

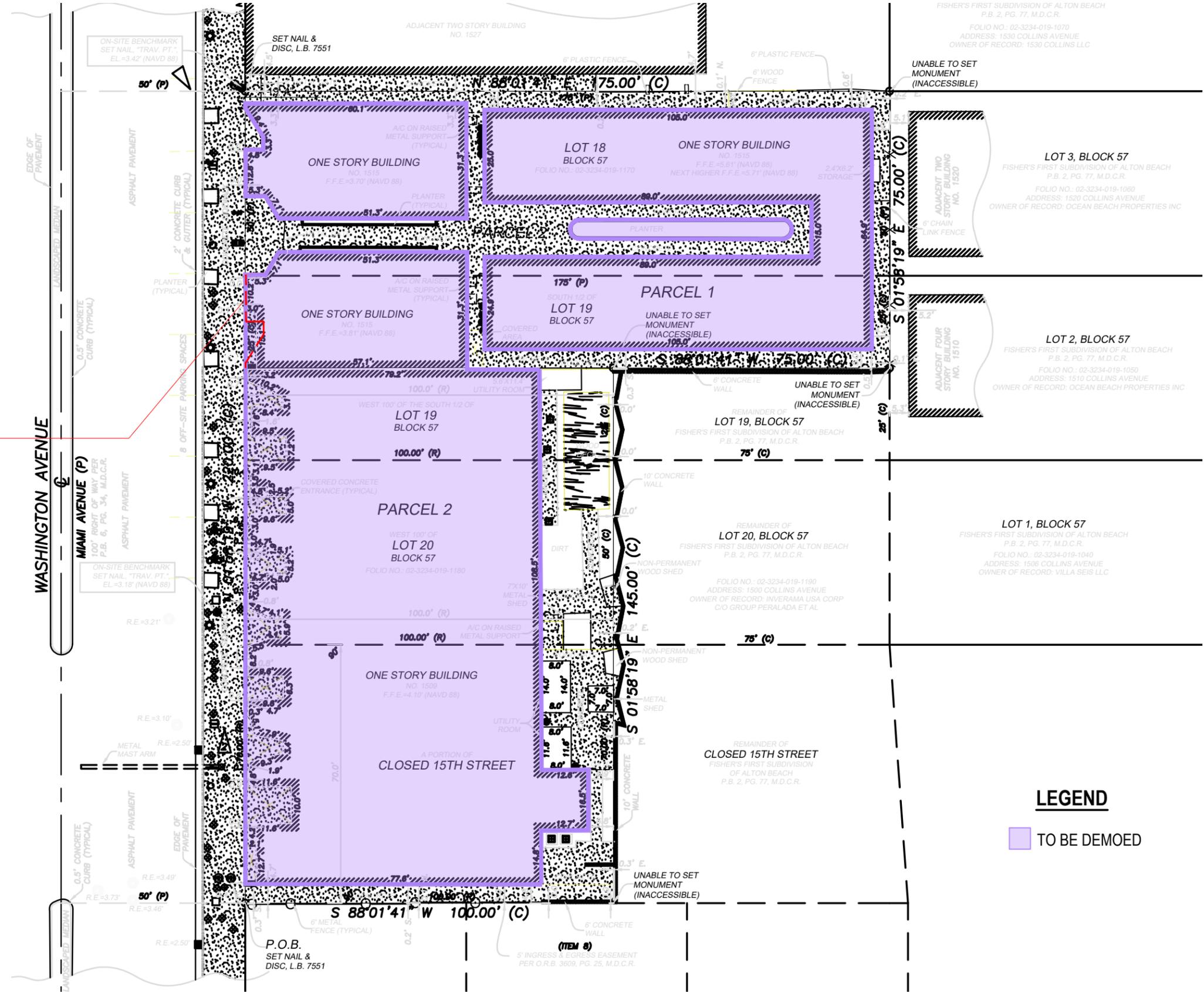
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.



ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



ACTUAL TERRAZO FLOORING.



LEGEND

TO BE DEMOED

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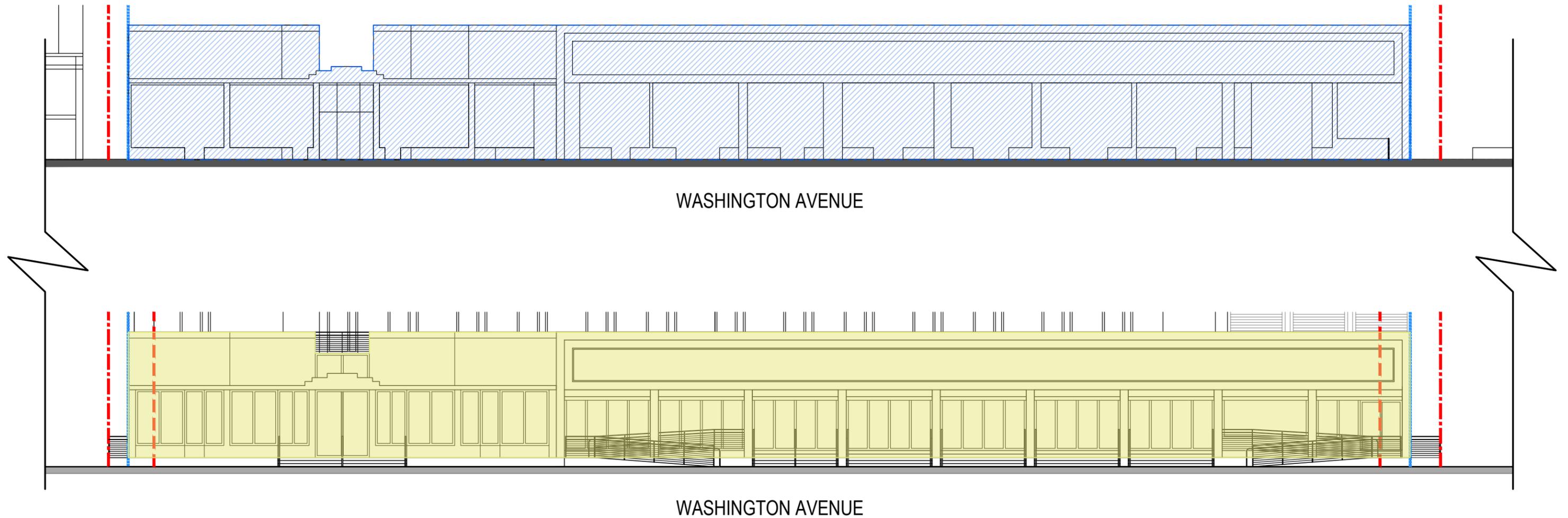
PB FINAL SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

DEMOLITION DIAGRAM



DATE:
FEB 25, 2024

A0-29



LEGEND

- PROPERTY LINE
- EXISTING SETBACK LINE
- AREA TO BE DEMOLISHED
- AREA TO BE RECONSTRUCTED

Proposed total demolition and reconstructed to it's original design intent; to be elevated at the future crown of road in compliance with the MB resiliency code.

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DEMOLITION / PROPOSED
WEST ELEVATION



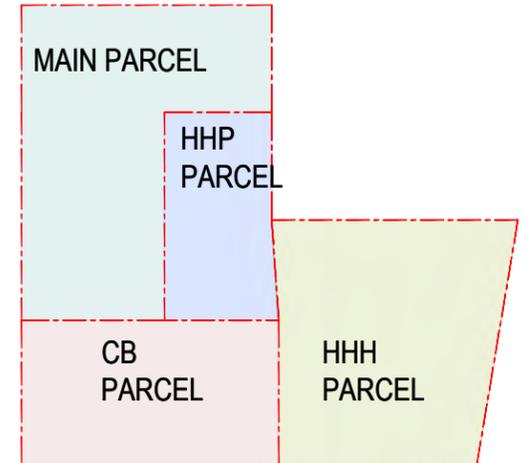
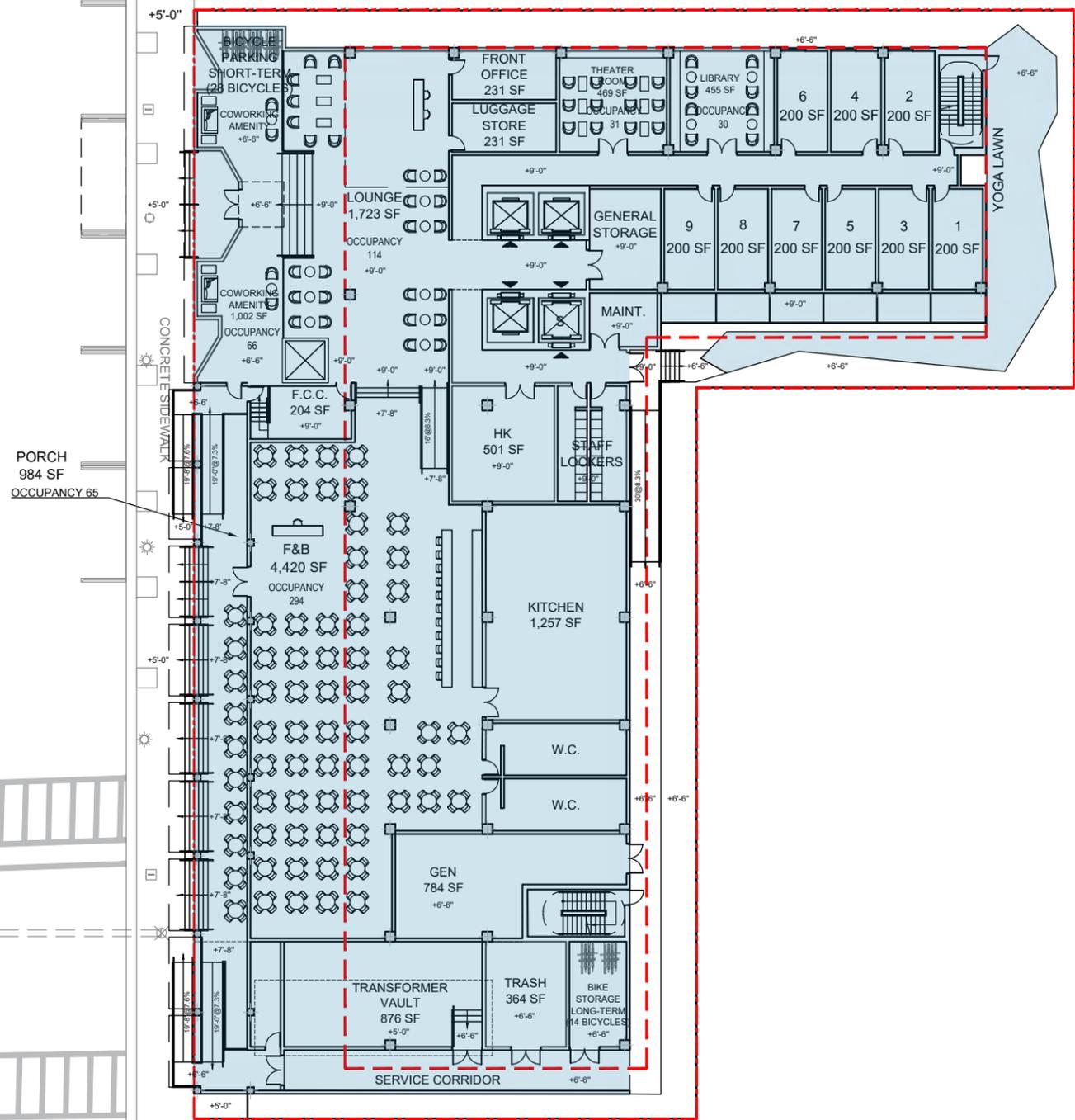
SCALE: 1/16" = 1'



DATE:
FEB 25, 2024

A0-30

WASHINGTON AVENUE



KEY PLAN

LEGEND

GSF: 23,032 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

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GSF DIAGRAM - GROUND LEVEL



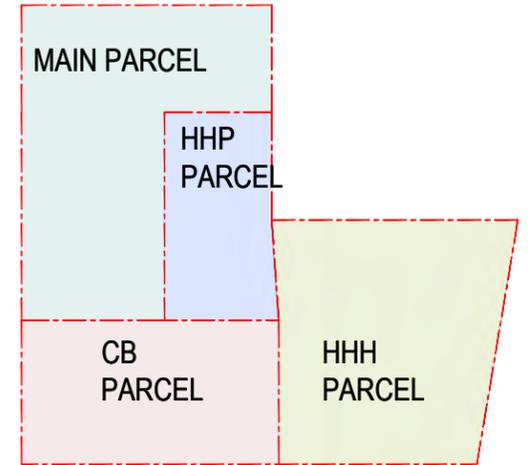
SCALE: 1" = 30'



DATE:
FEB 25, 2024

A0-31

WASHINGTON AVENUE



KEY PLAN

LEGEND

GSF: 20,039 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

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GSF DIAGRAM - LEVEL 2

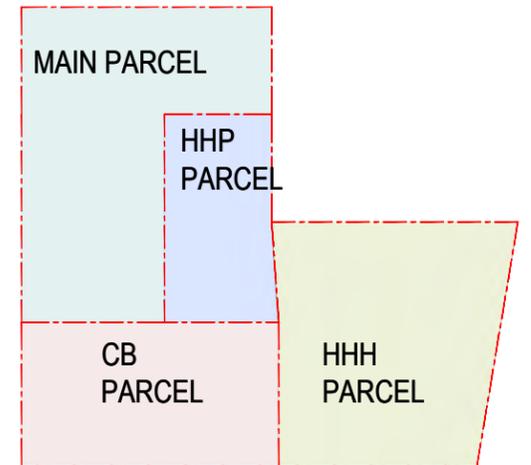


SCALE: 1" = 30'



DATE:
FEB 25, 2024

A0-32



KEY PLAN

GSF BY LEVEL	
GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 13,436 SF
TOTAL GSF	:106,839 SF

LEGEND

 GSF: 12,583 SF

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GSF DIAGRAM - LEVEL 3 TO 6



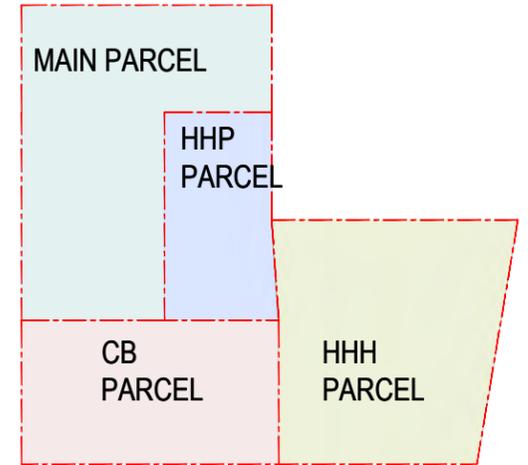
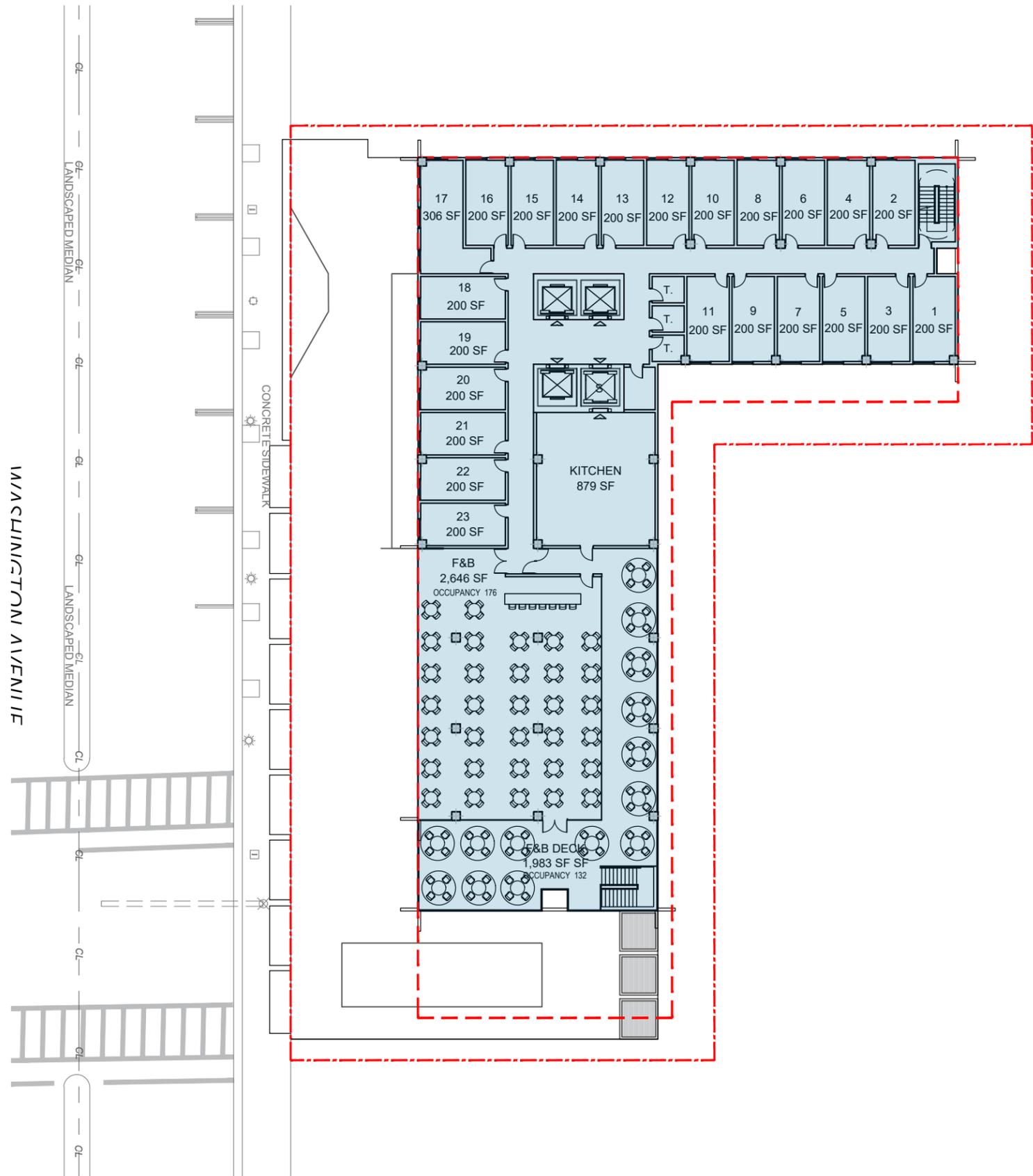
SCALE: 1" = 30'



DATE:
FEB 25, 2024

A0-33

WASHINGTON AVENUE



KEY PLAN

LEGEND

■ GSF: 13,436 SF

GSF BY LEVEL

GROUND	: 23,032 SF
LEVEL 2	: 20,039 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: <u>13,436 SF</u>
TOTAL GSF	:106,839 SF

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GSF DIAGRAM - LEVEL 7

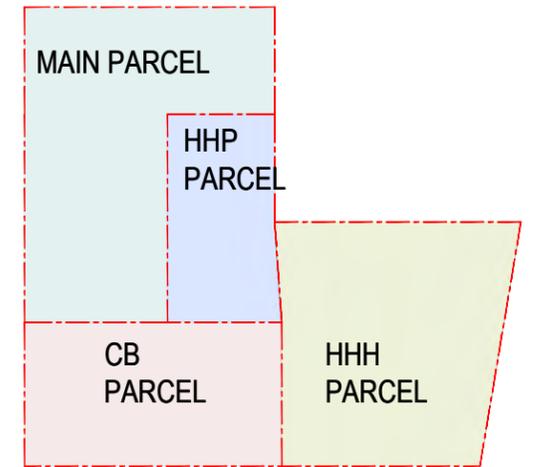
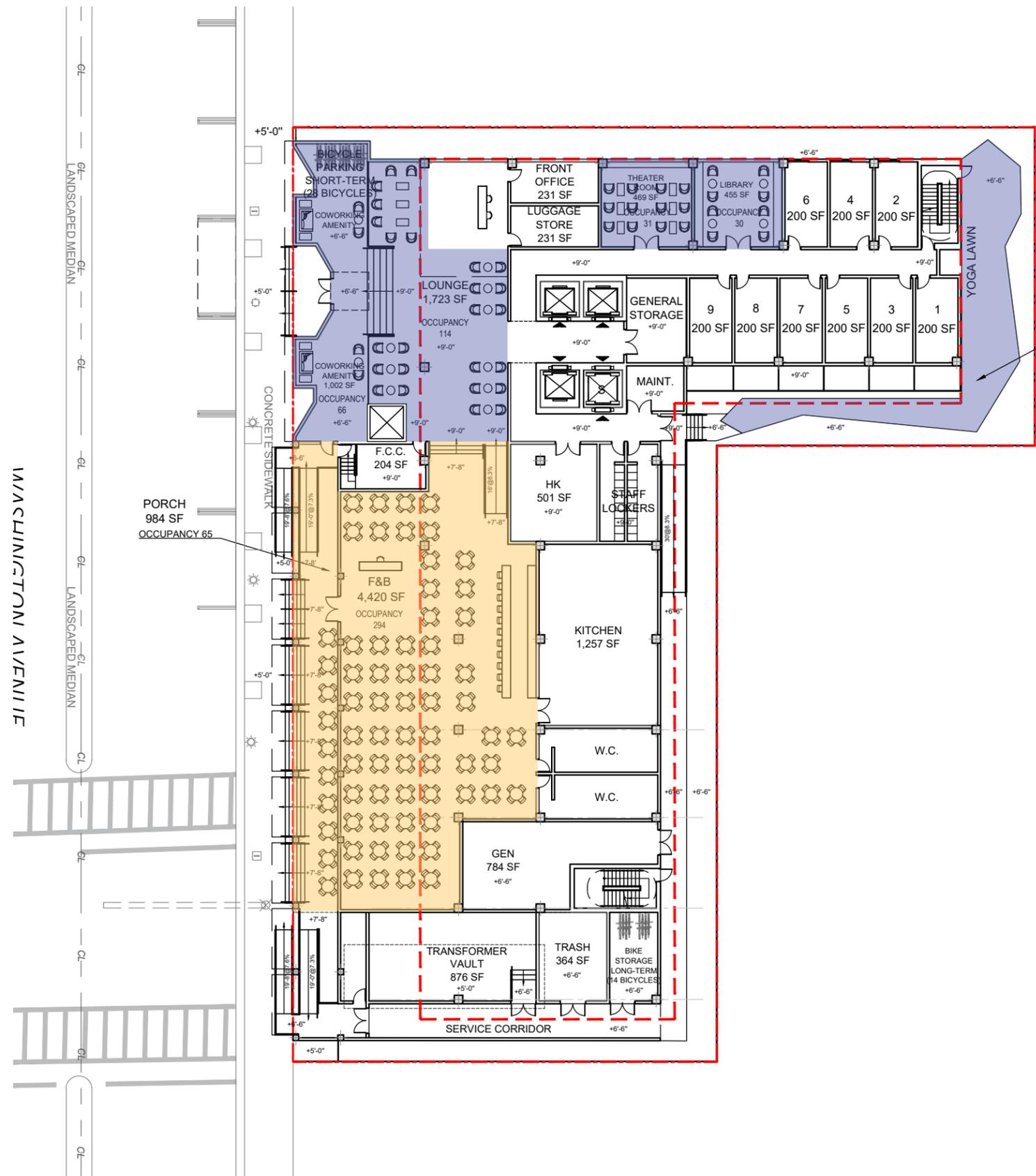


SCALE: 1" = 30'



DATE:
FEB 25, 2024

A0-34



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF Required (20% of GSF)			106,839 SF
50% from F&B			21,368 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

LEGEND

- NON F&B: 4,740 SF
- F&B: 5,578 SF
- TOTAL: 10,318 SF**

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AMENITY DIAGRAM - GROUND LEVEL



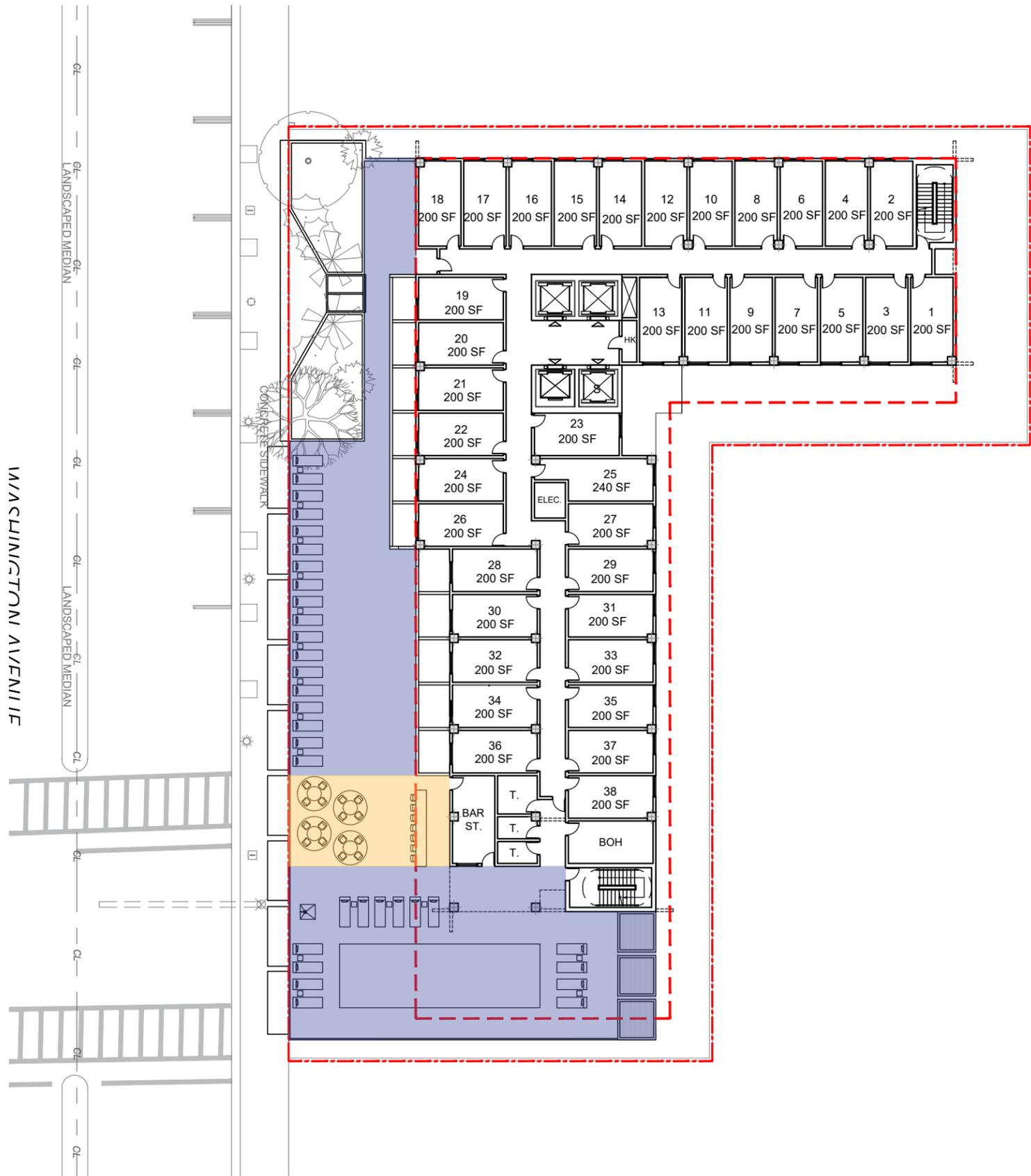
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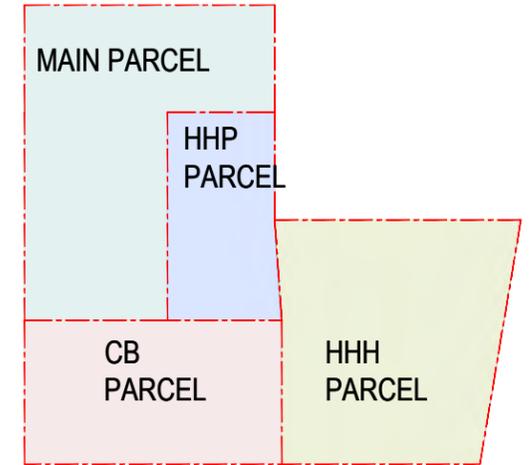
A0-35

WASHINGTON AVENUE



LEGEND

- NON F&B: 6,091 SF
- F&B: 811 SF
- TOTAL: 6,902 SF**



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF			106,839 SF
Required (20% of GSF)			21,368 SF
50% from F&B			10,684 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

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AMENITY DIAGRAM - LEVEL 2



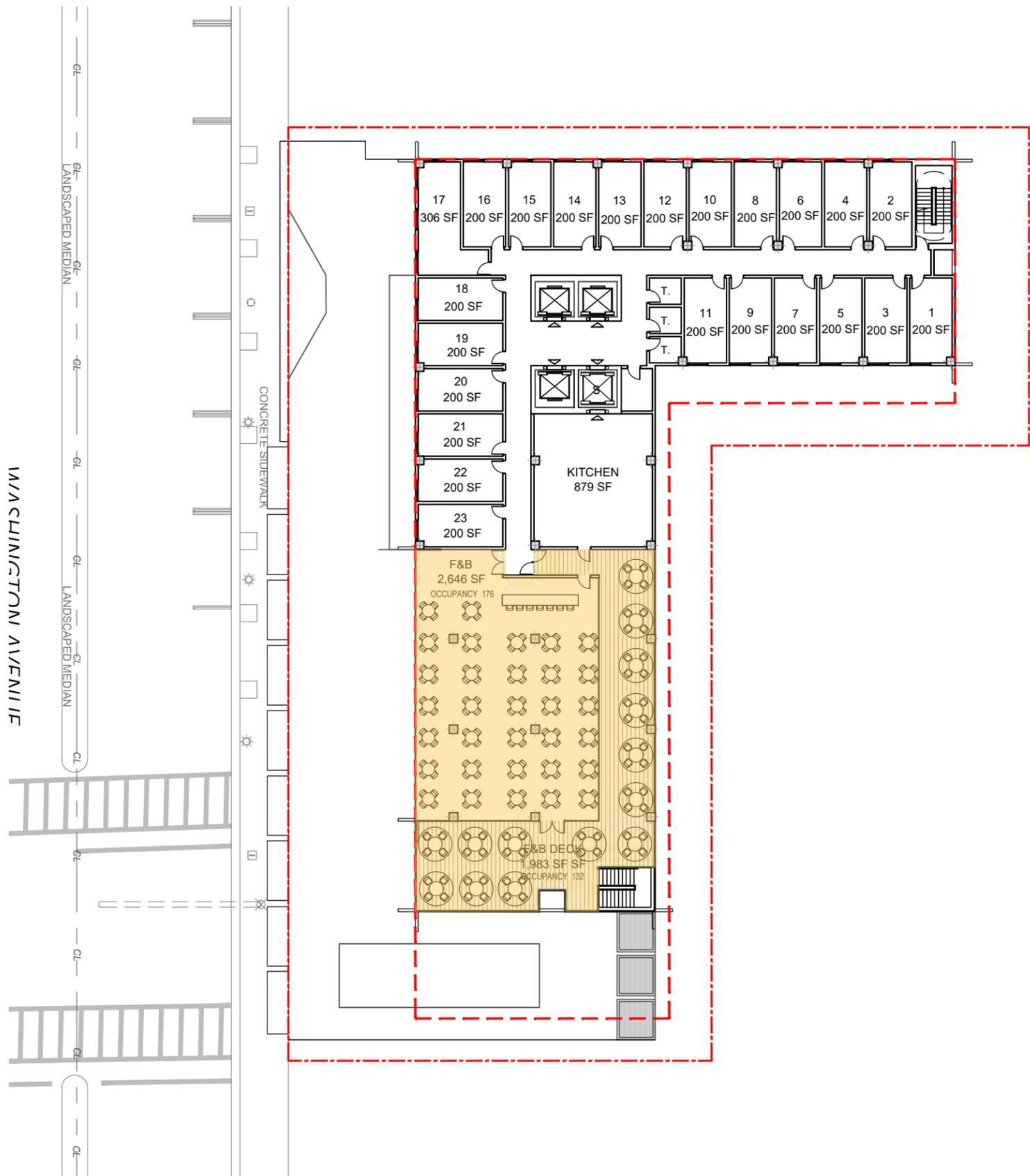
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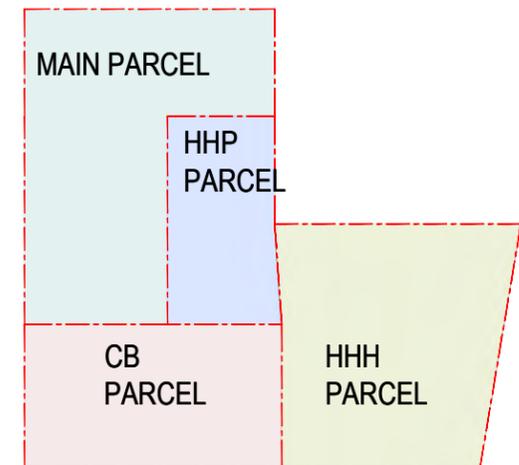
A0-36

WASHINGTON AVENUE



LEGEND

- F&B 4,629 SF
- TOTAL: 4,629 SF**



KEY PLAN

TOTAL FIGURES

	Non-F&B	F&B	Subtotals
Ground	4,740 SF	5,578 SF	10,318 SF
Level 2	6,091 SF	811 SF	6,902 SF
Level 7		4,629 SF	4,629 SF
Total Provided			21,849 SF
Total GSF			106,839 SF
Required (20% of GSF)			21,368 SF
50% from F&B			10,684 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

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AMENITY DIAGRAM - LEVEL 7

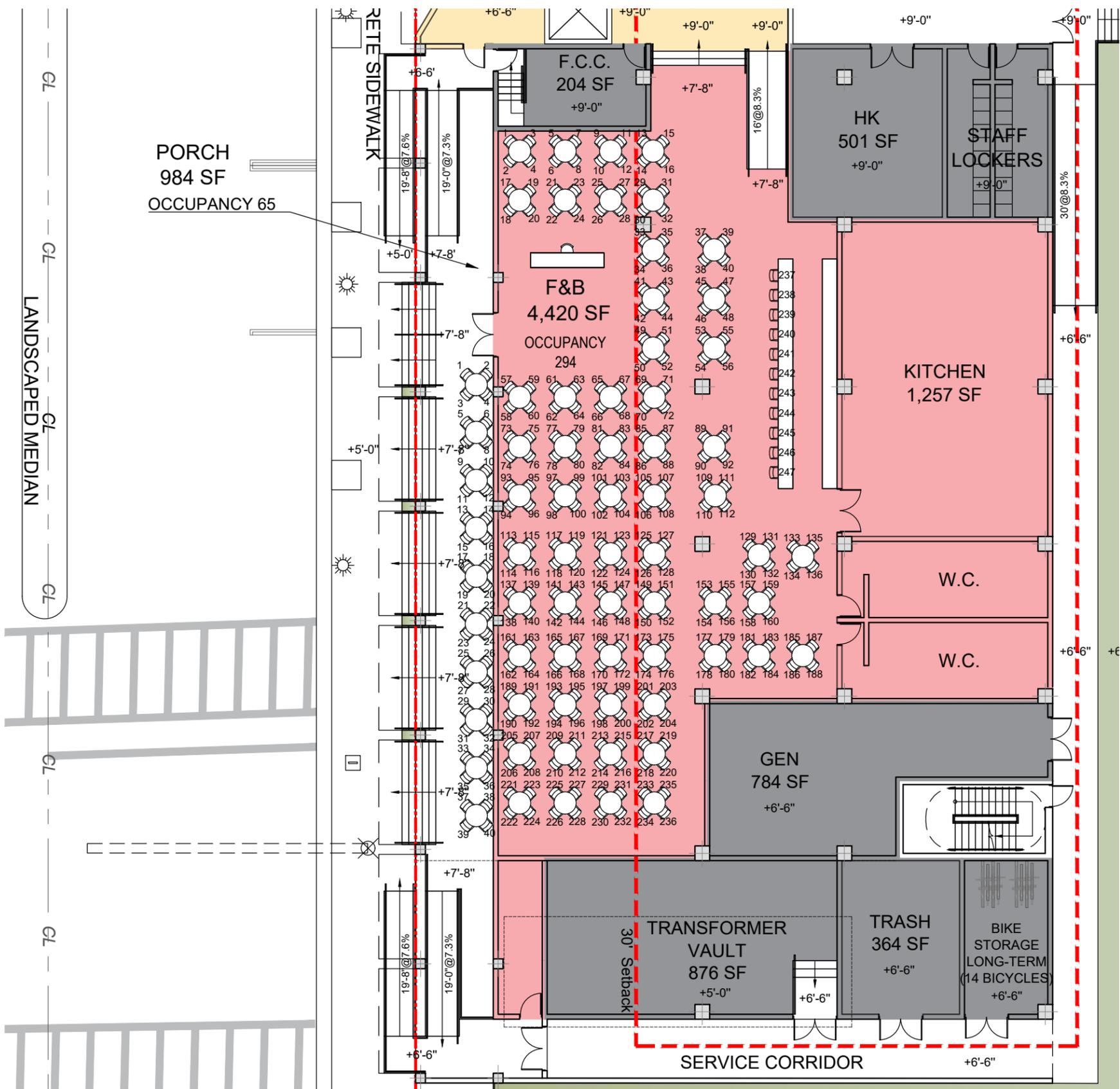


SCALE: 1" = 30'



DATE:
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A0-37



F&B GROUND FLOOR

OCCUPANCY COUNT

F&B	294
PORCH	65
TOTAL	359

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	247
PORCH (exterior seats)	40
TOTAL	287

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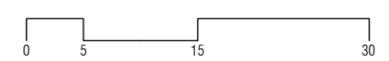
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SEATING DIAGRAM - GROUND LEVEL



SCALE: 1/16" = 1'

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A0-38



LOBBY GROUND FLOOR

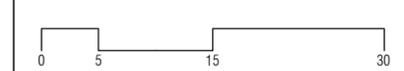
OCCUPANCY COUNT

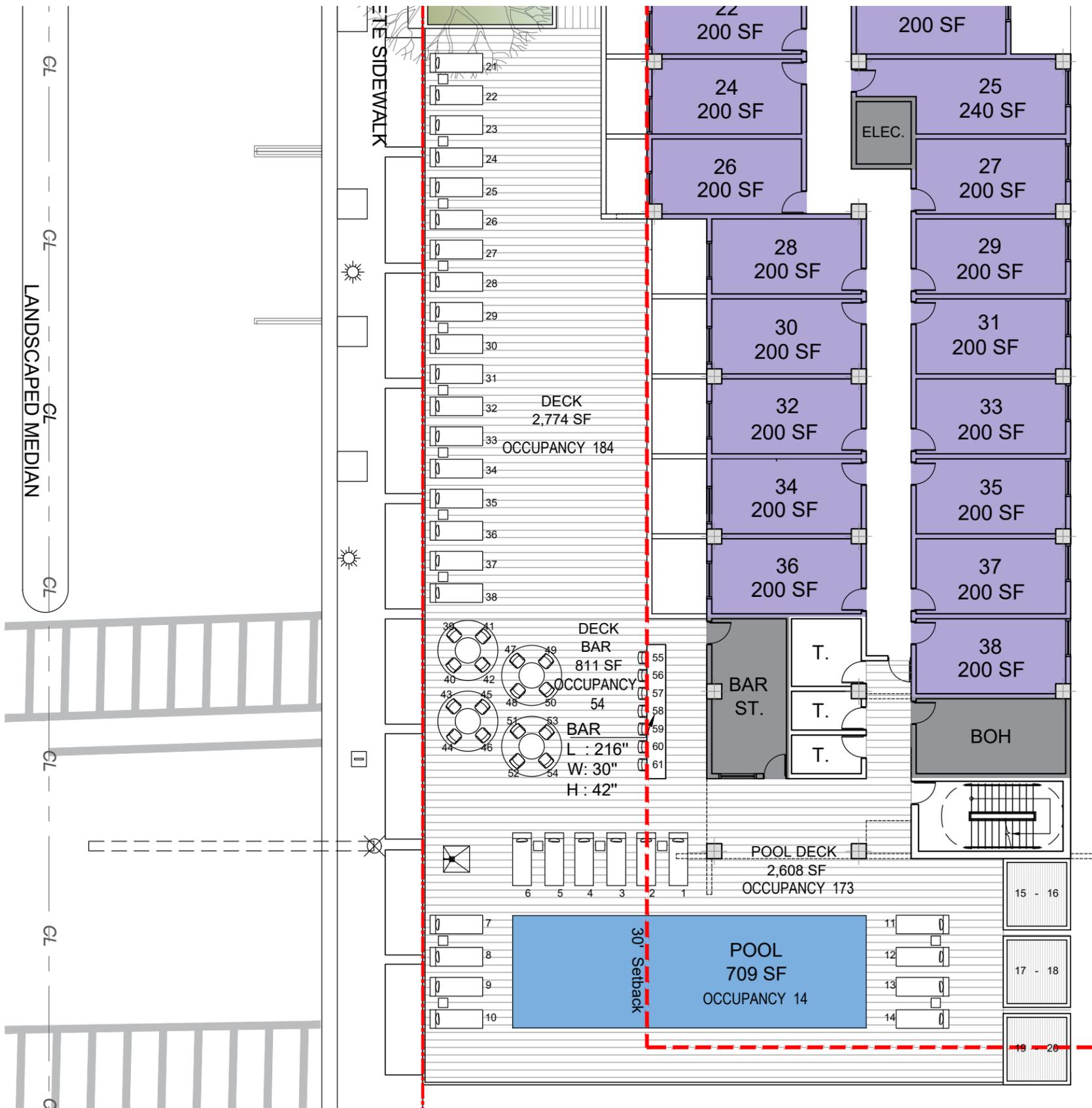
COWORKING	66
LOUNGE	114
THEATER ROOM	31
LIBRARY	30
TOTAL	241

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

COWORKING	8
LOUNGE	25
THEATER ROOM	12
LIBRARY	8
TOTAL	53





LEVEL 02

OCCUPANCY COUNT

F&B DECK	54
POOL DECK	173
DECK	184
POOL	14
CABANAS	6 (2 PER CABANA)

TOTAL 431

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B DECK	23
POOL DECK	32
POOL	0
CABANAS	6 (2 PER CABANA)

TOTAL (exterior seats) 61

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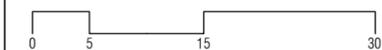
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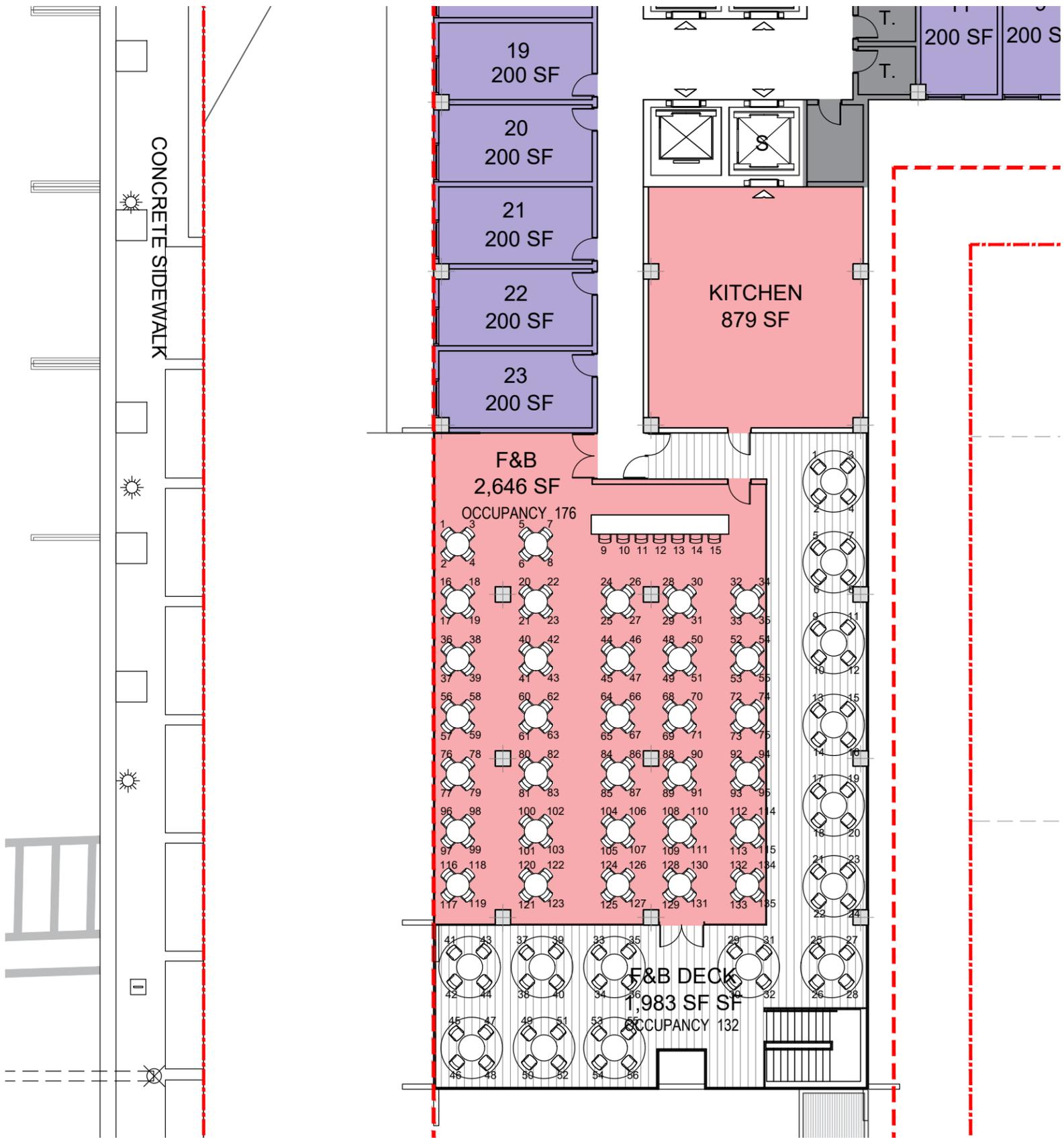
SEATING DIAGRAM - LEVEL 2



SCALE: 1/16" = 1'

DATE:
FEB 25, 2024

A0-40



LEVEL 07

OCCUPANCY COUNT

F&B	176
F&B DECK	132
TOTAL	308

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	135
F&B DECK (exterior seats)	56
TOTAL	191

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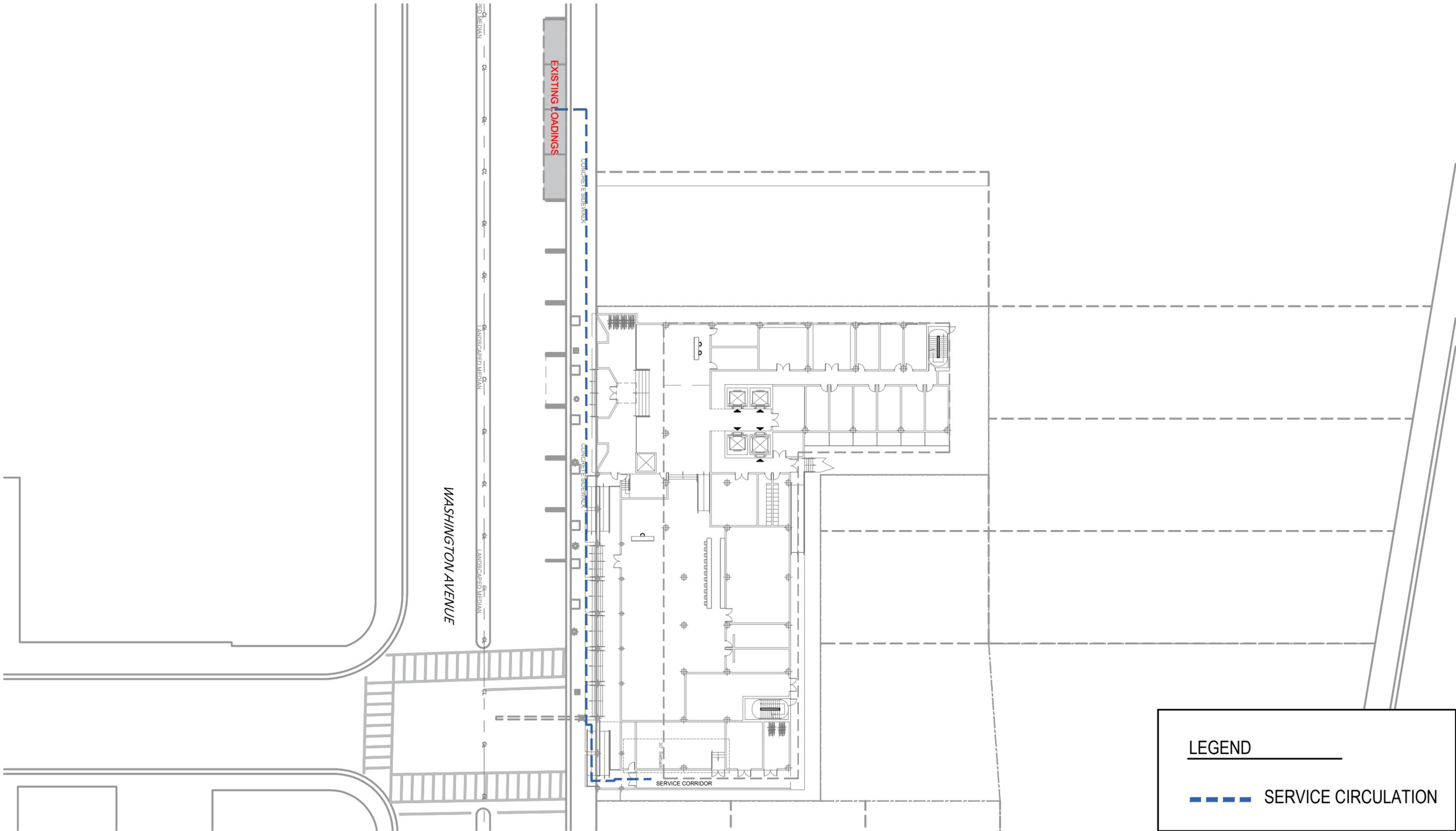
SEATING DIAGRAM - LEVEL 7



SCALE: 1/16" = 1'

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LOADING DIAGRAM

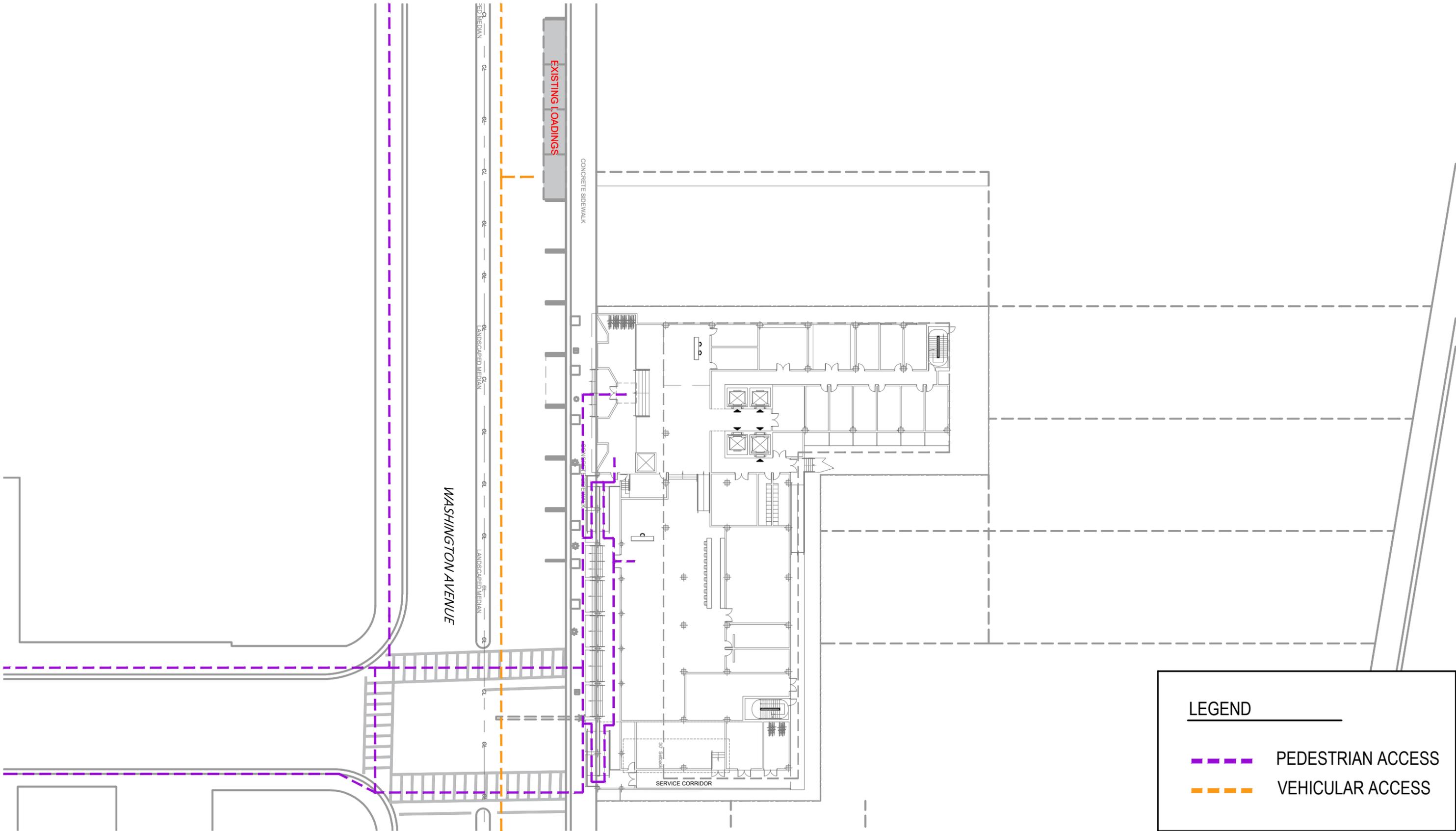


SCALE: 1/40" = 1'



DATE:
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A0-42



LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS

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PB FINAL SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

ACCESS DIAGRAM



SCALE: 1/40" = 1'



DATE:
 FEB 25, 2024

A0-43



Albert Anis - Architectural ornamentation and movement of the facade.



Proposed rendering - Architectural ornamentation and movement of the facade.



AT MIAMI BEACH, this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifer Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.



Geometric Pattern.



Albert Anis - Architectural ornamentation and movement of the facade.



Geometric Pattern.

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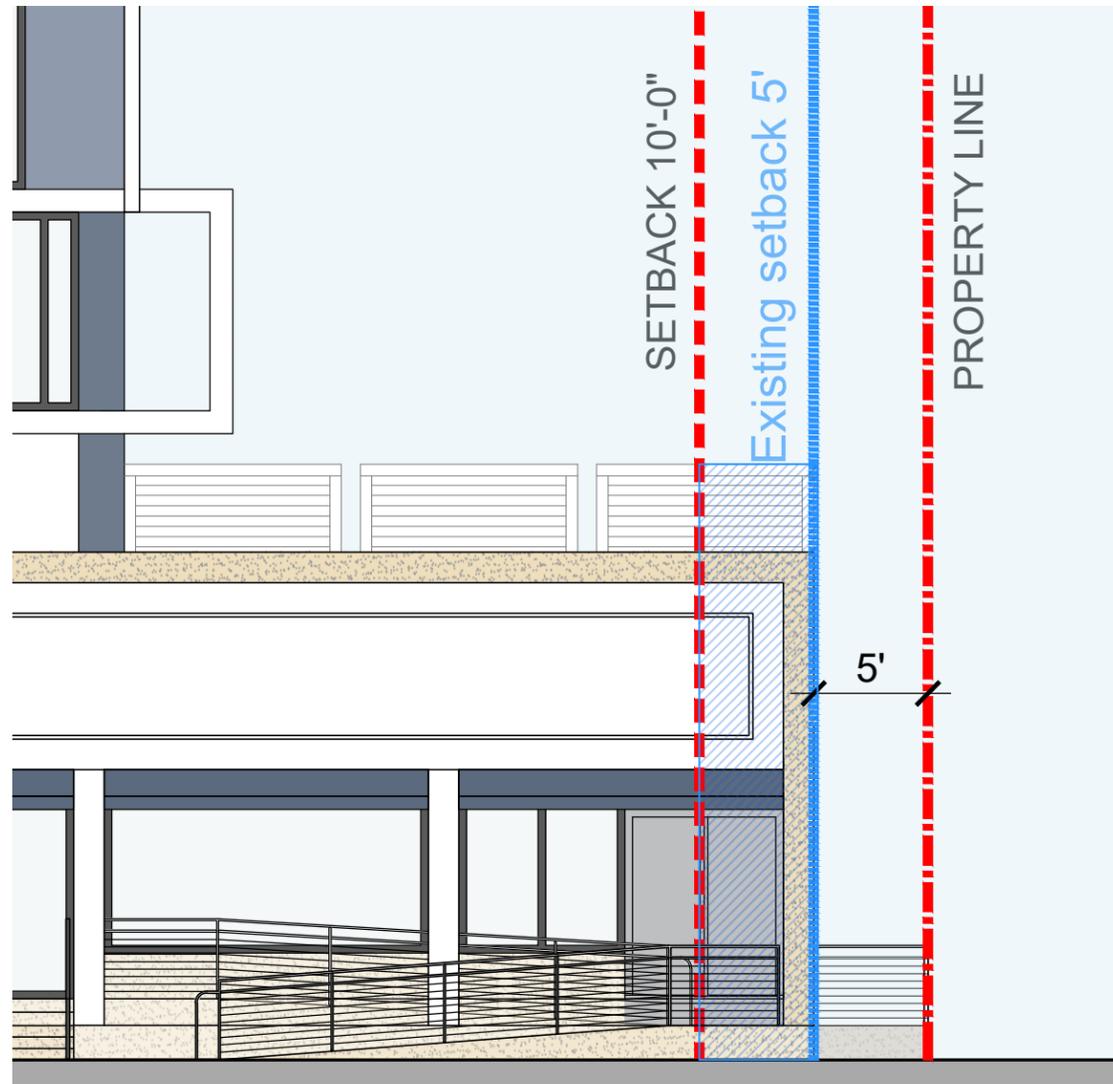


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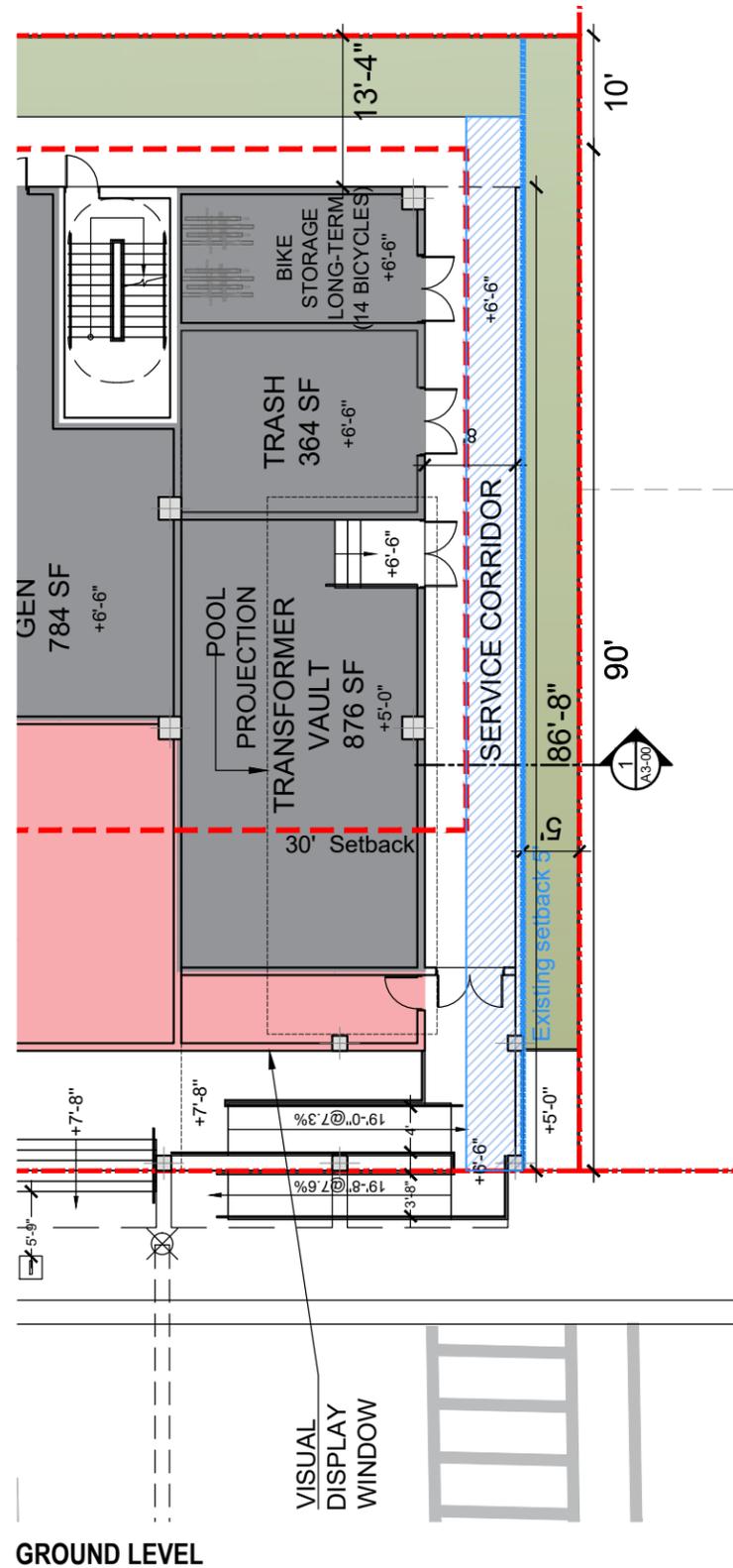
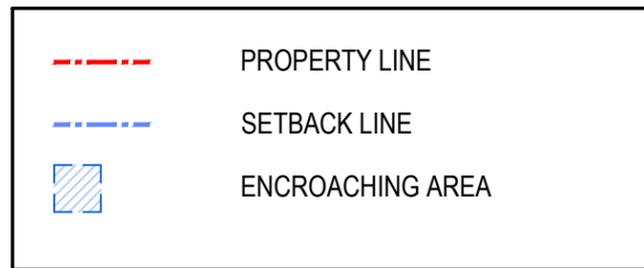
INSPIRATIONAL DIAGRAM

DATE:
FEB 25, 2024

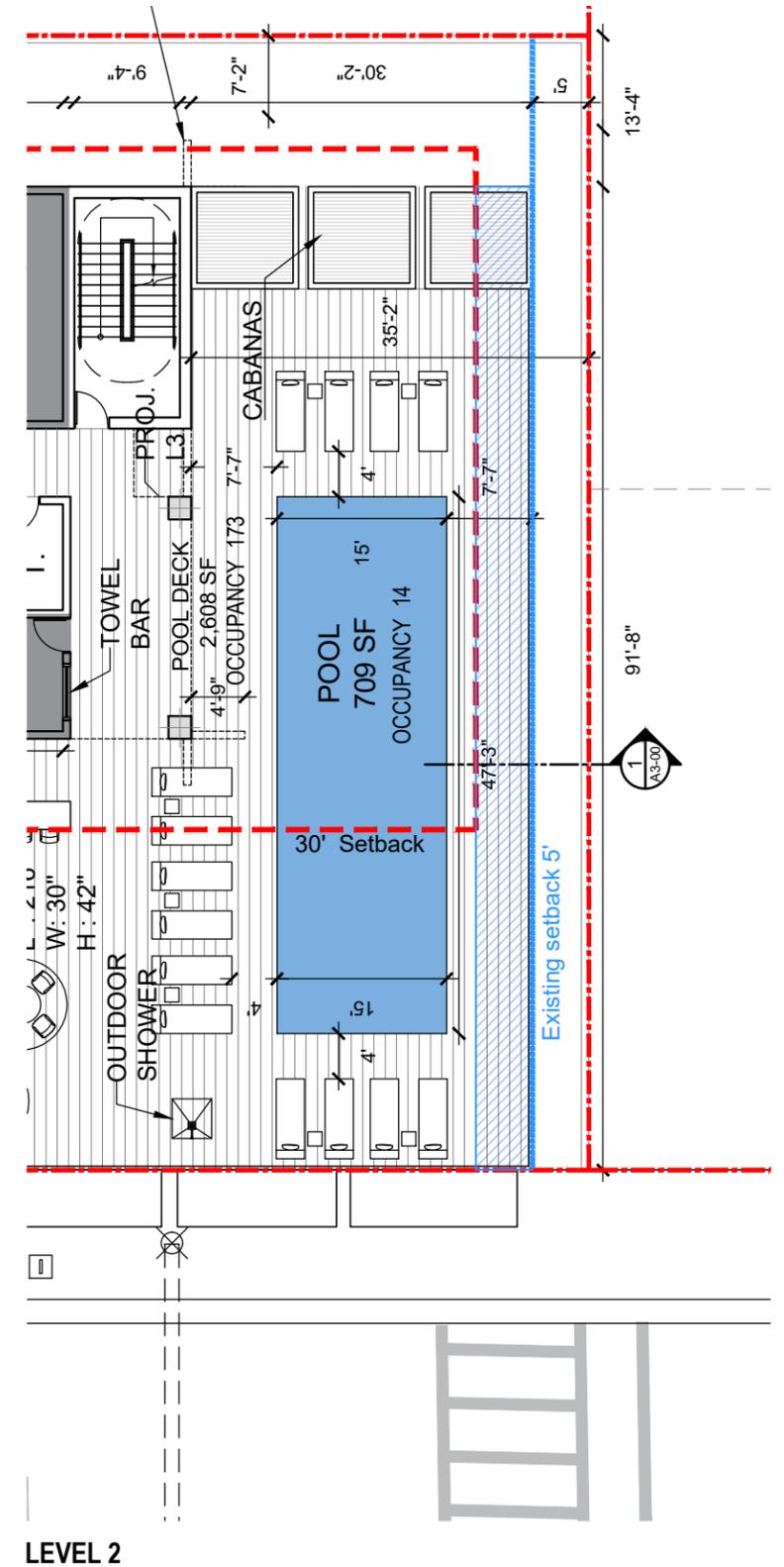
A0-44



LEGEND



GROUND LEVEL



LEVEL 2

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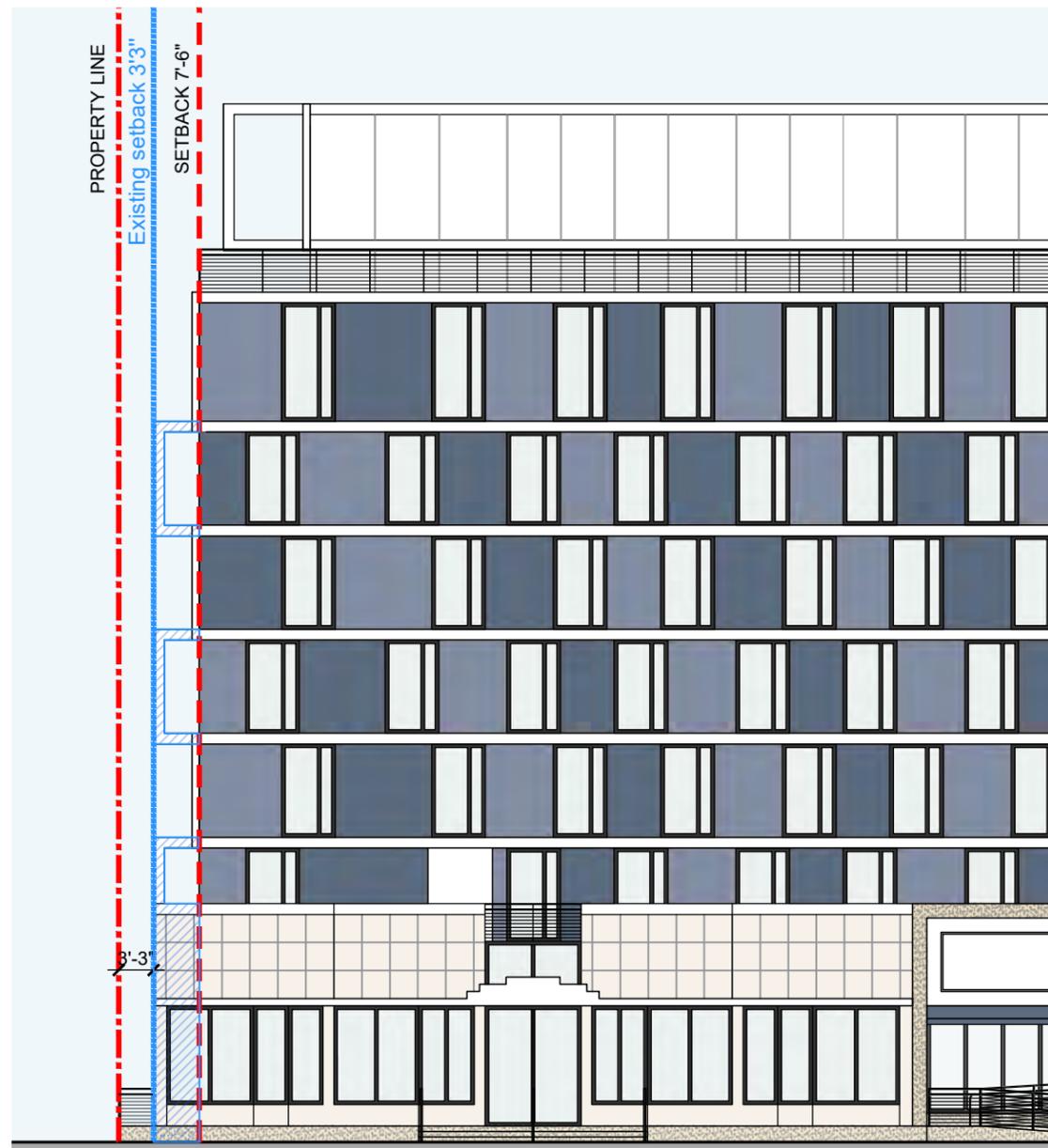
SOUTH SETBACK DIAGRAM



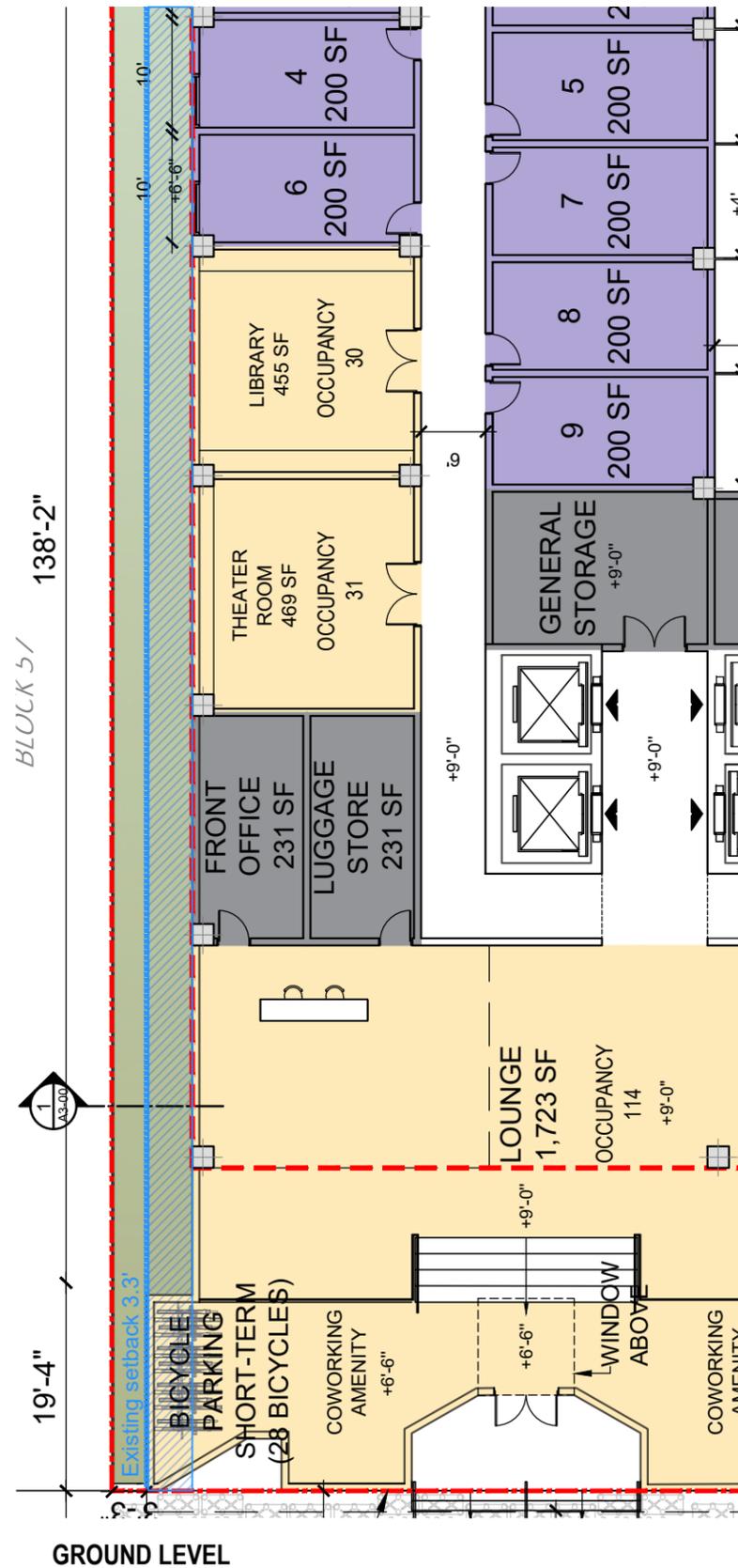
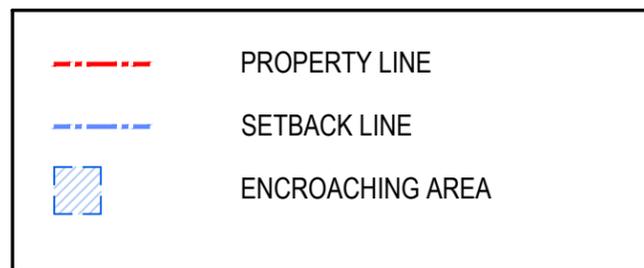
SCALE: 1/16" = 1'

DATE:
FEB 25, 2024

A0-45



LEGEND



GROUND LEVEL



TYPICAL LEVEL

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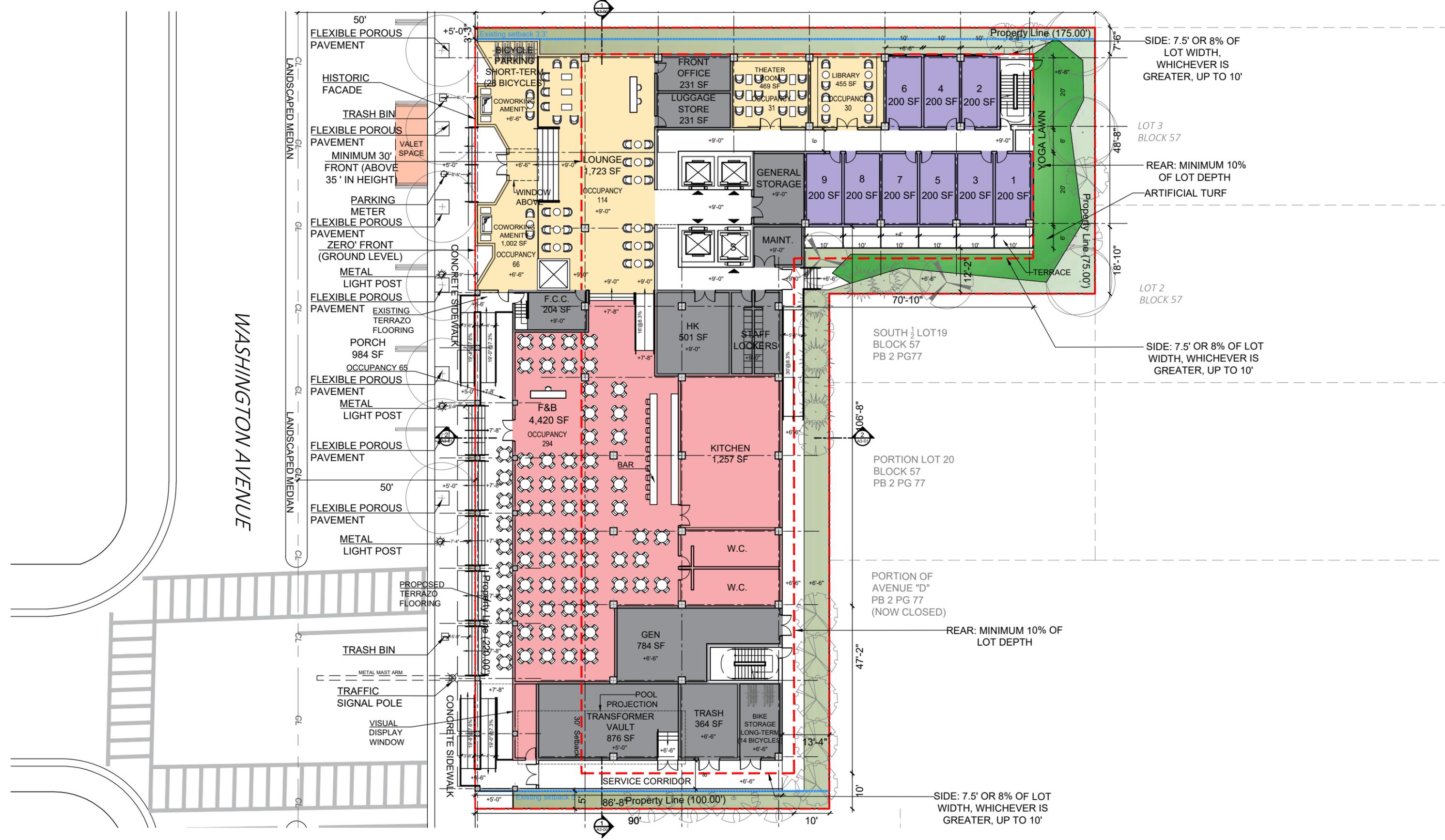
NORTH VARIANCE DIAGRAM



SCALE: 1/16" = 1'

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A0-46



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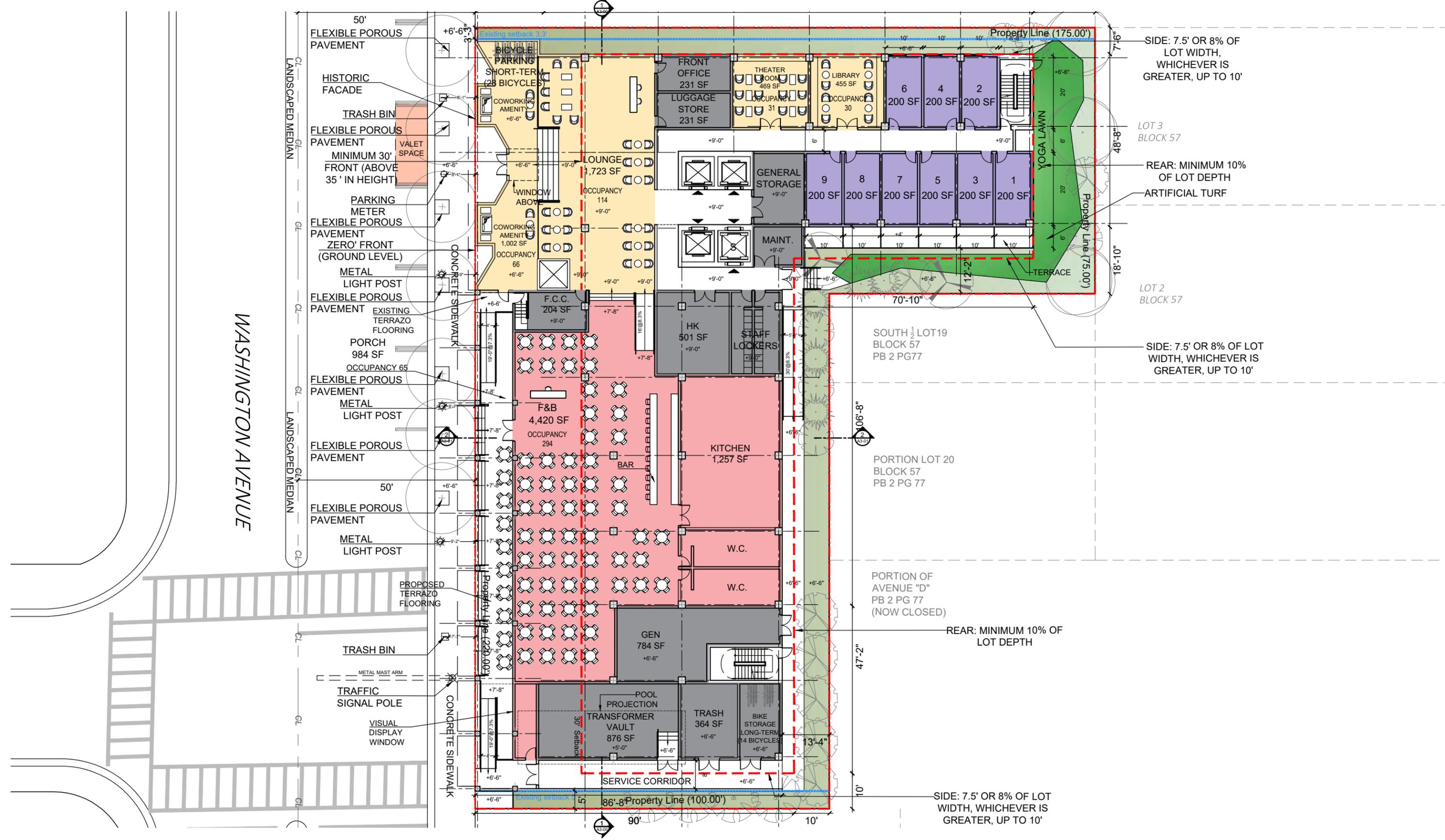
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GROUND LEVEL
(CURRENT R.O.W. CONDITION)
 0 5 10 20 40 50
 SCALE: 1/25" = 1'



DATE:
FEB 25, 2024

A1-00a



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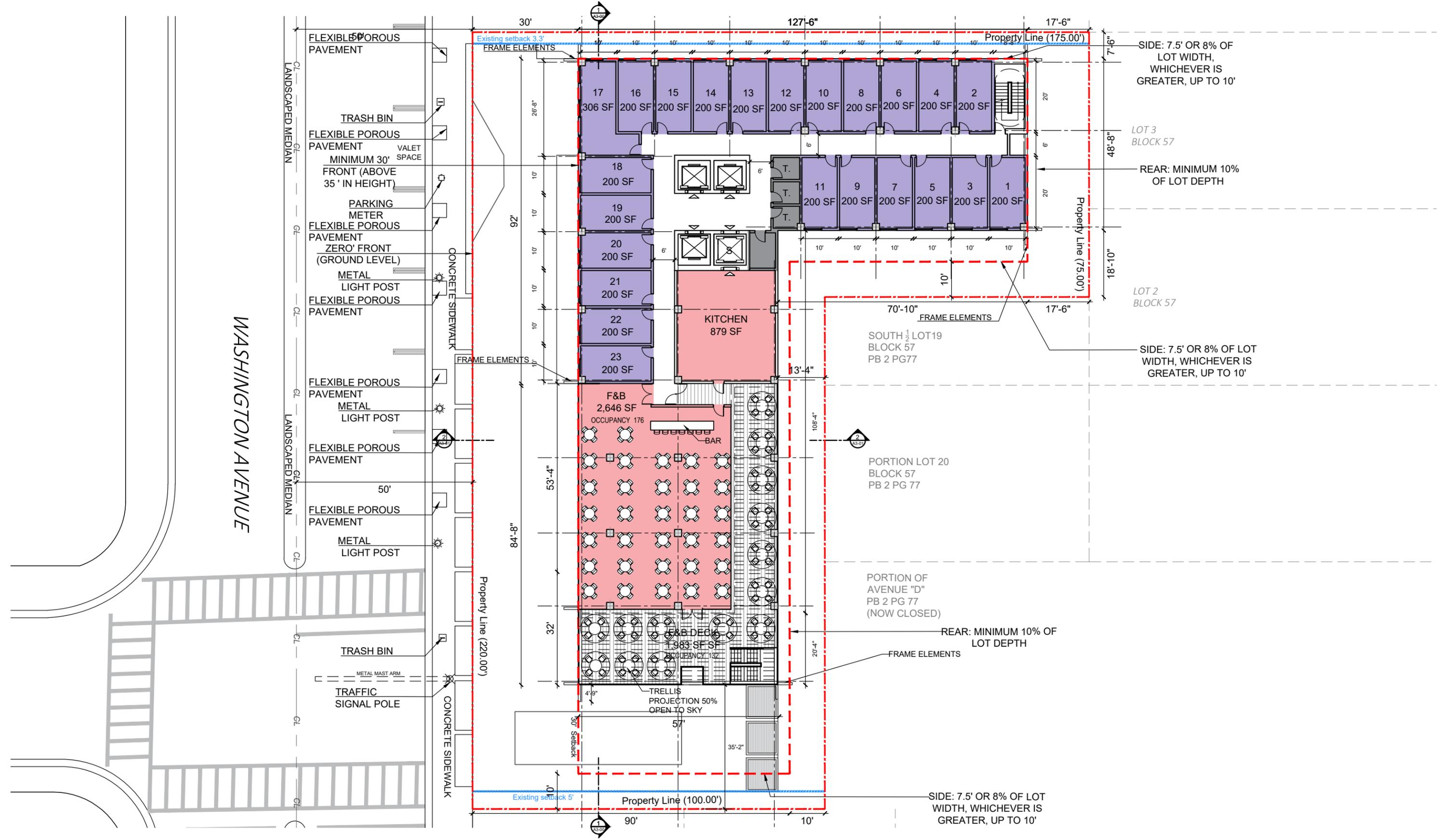
GROUND LEVEL
 (FUTURE R.O.W. CONDITION)

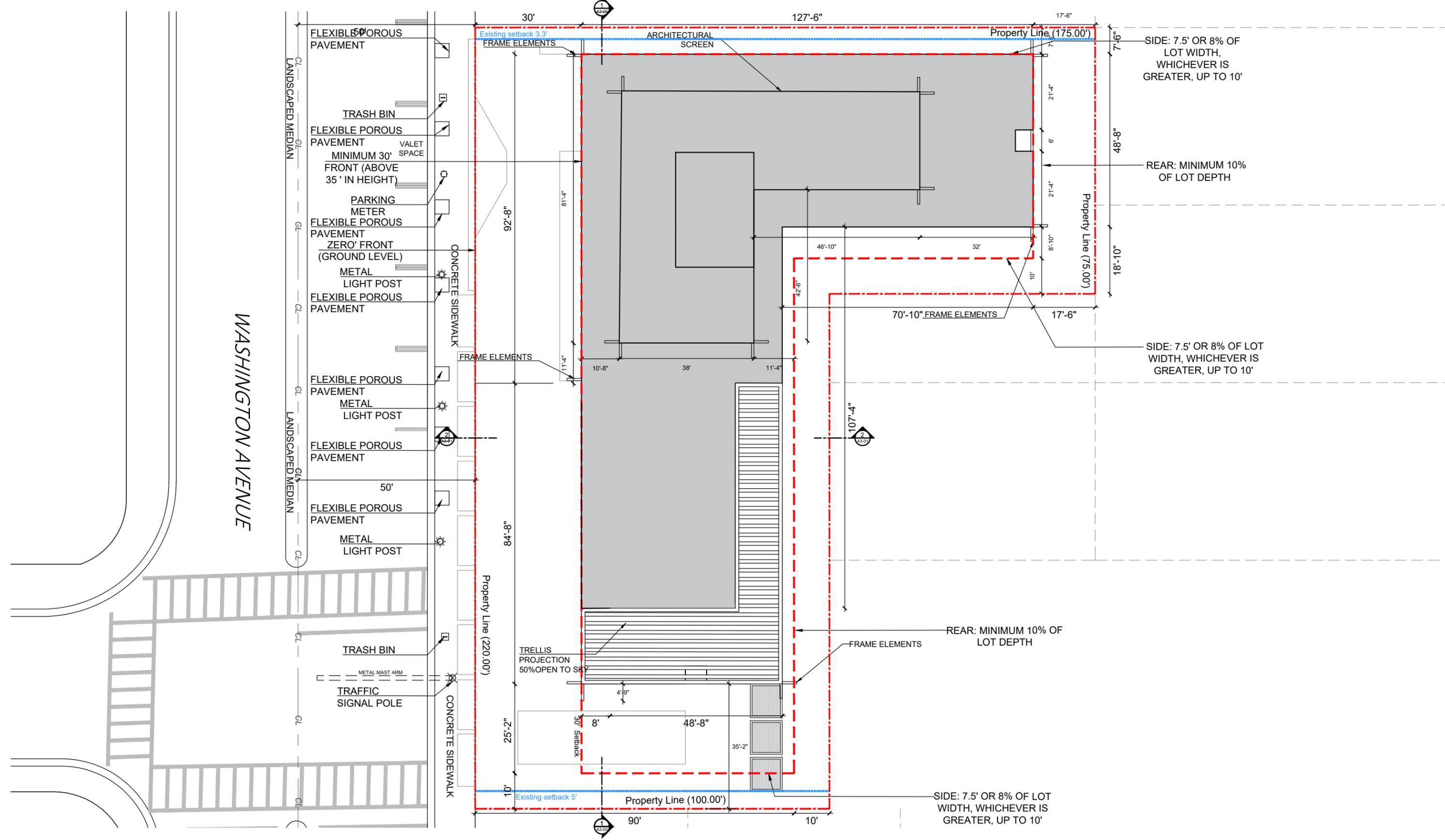
SCALE: 1/25" = 1'



DATE:
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A1-00b





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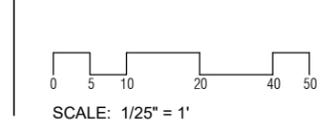
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T. O ROOF TOP



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A1-04