

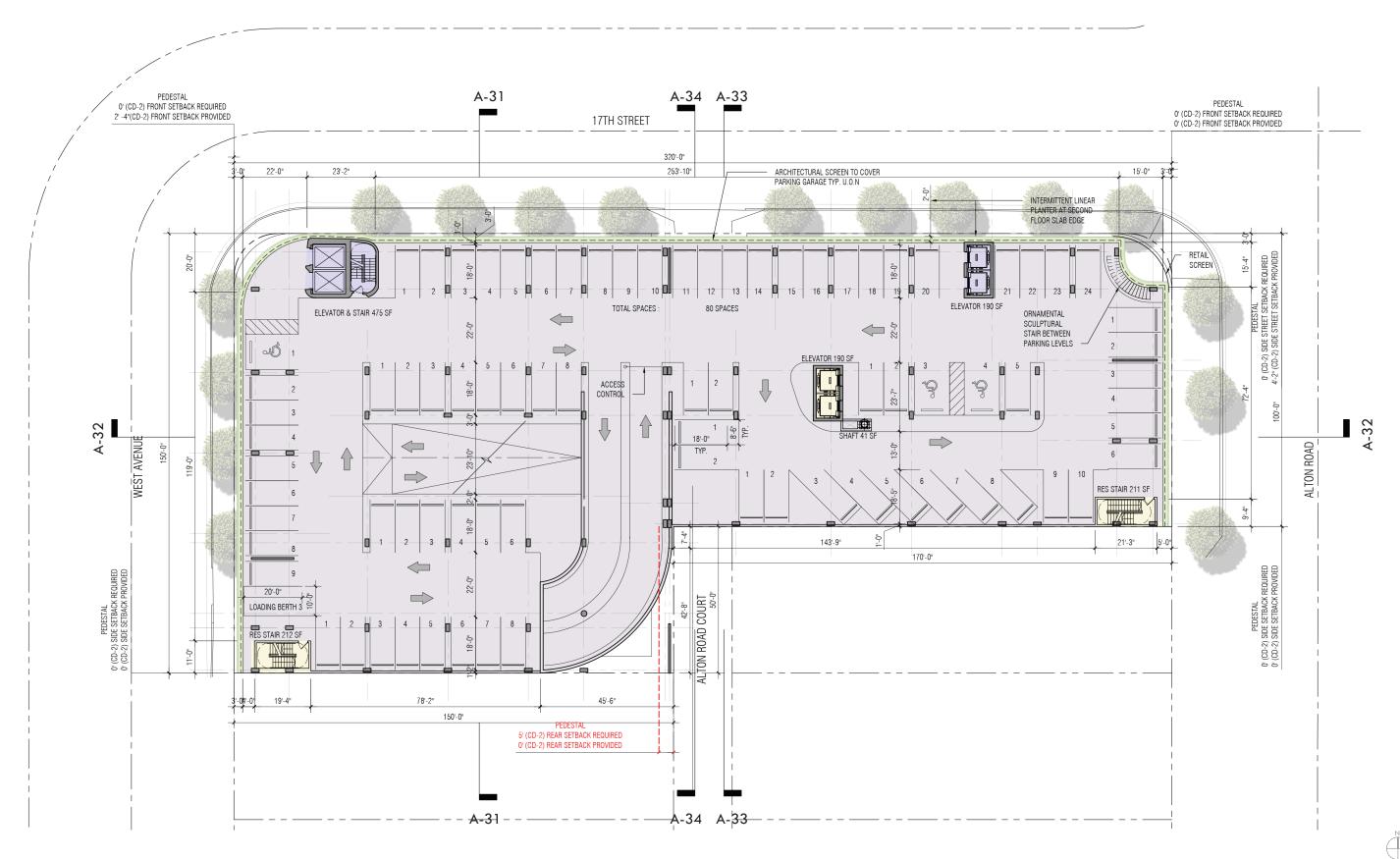


MIAMI BEACH, FLORIDA

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PROPOSED GROUND FLOOR PLAN / SITE PLAN SCALE: 1'-0" = 1/32"



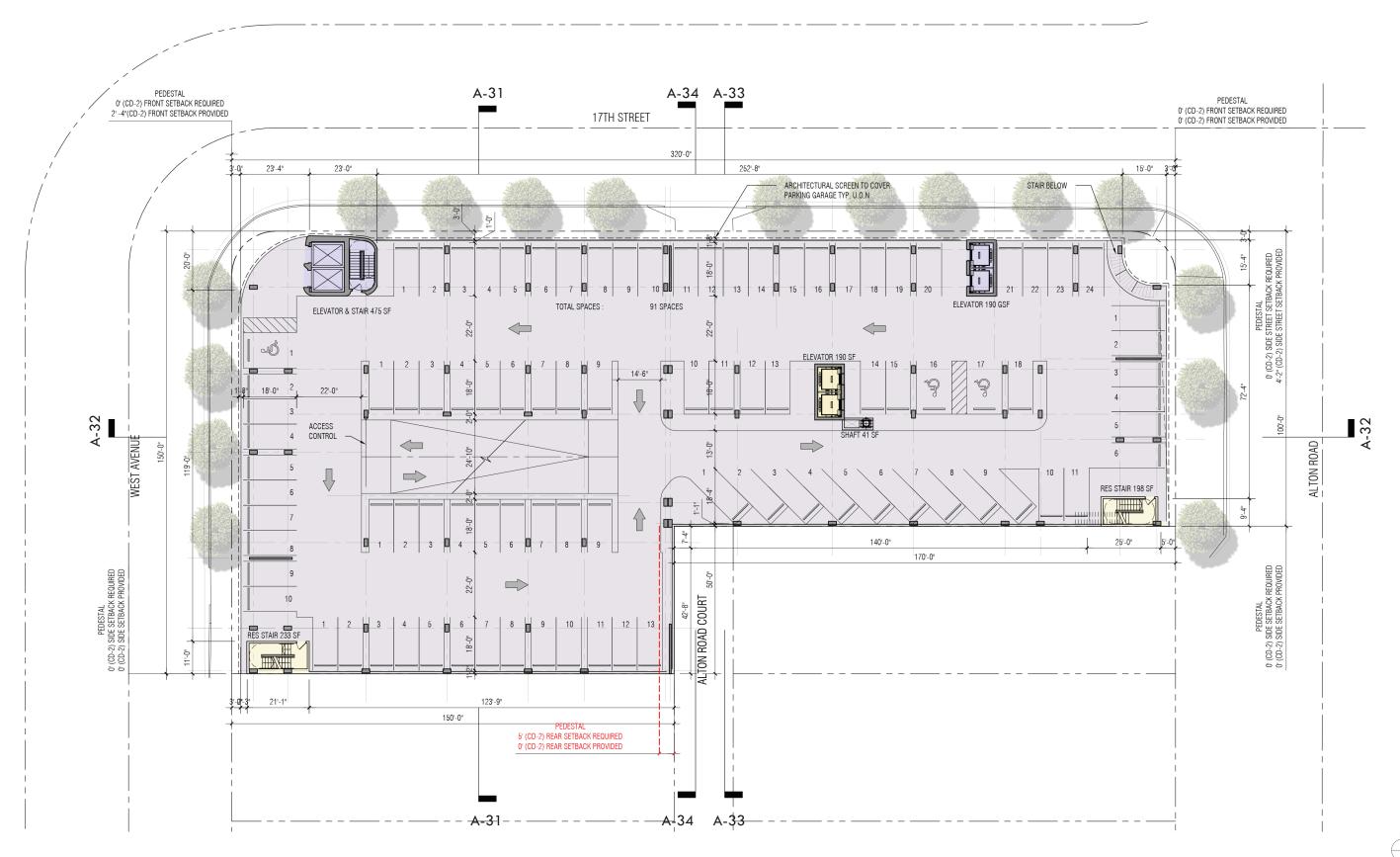


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PROPOSED SECOND FLOOR PLAN SCALE: 1'-0" = 1/32"



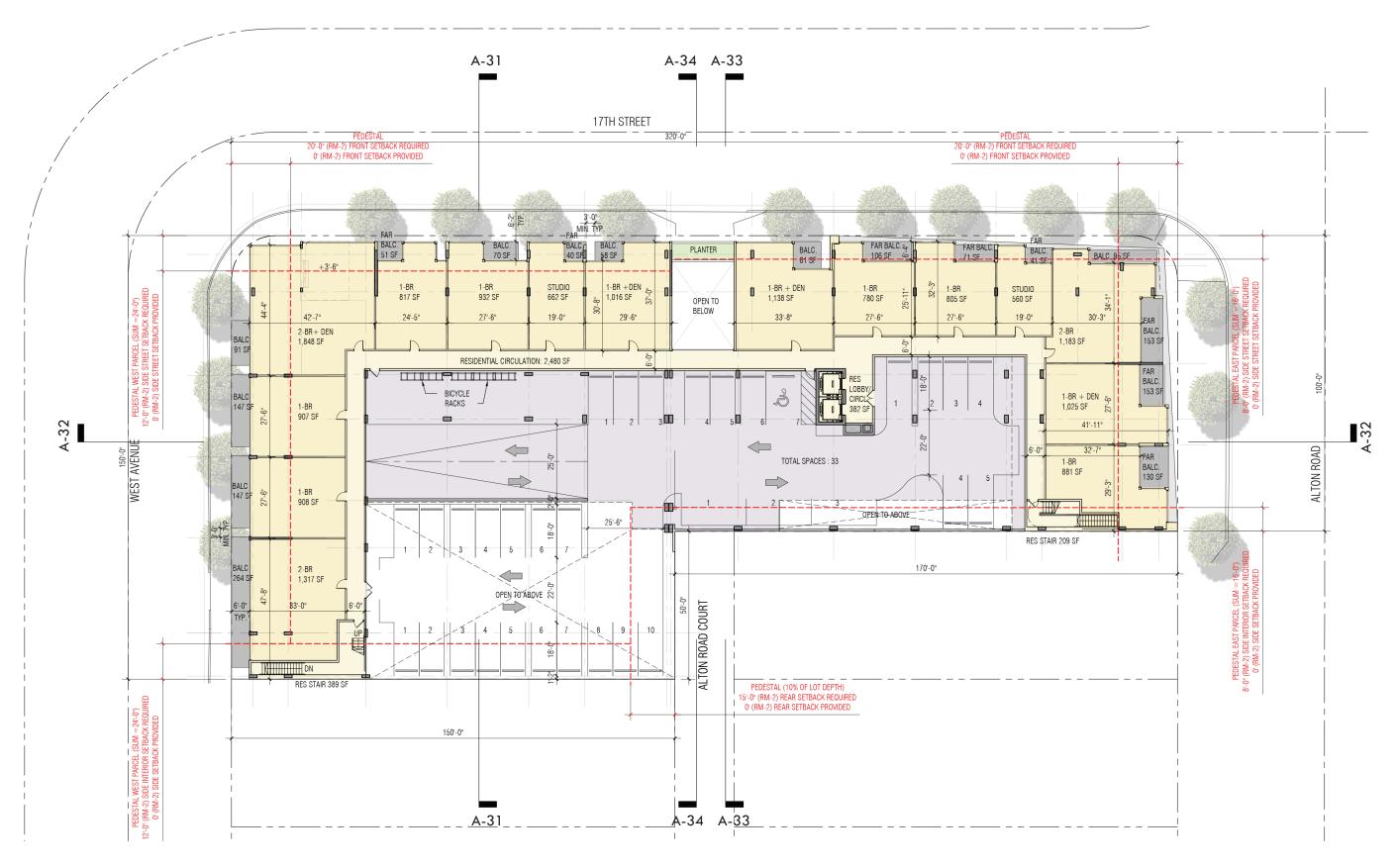


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PROPOSED THIRD FLOOR PLAN SCALE: 1'-0" = 1/32"



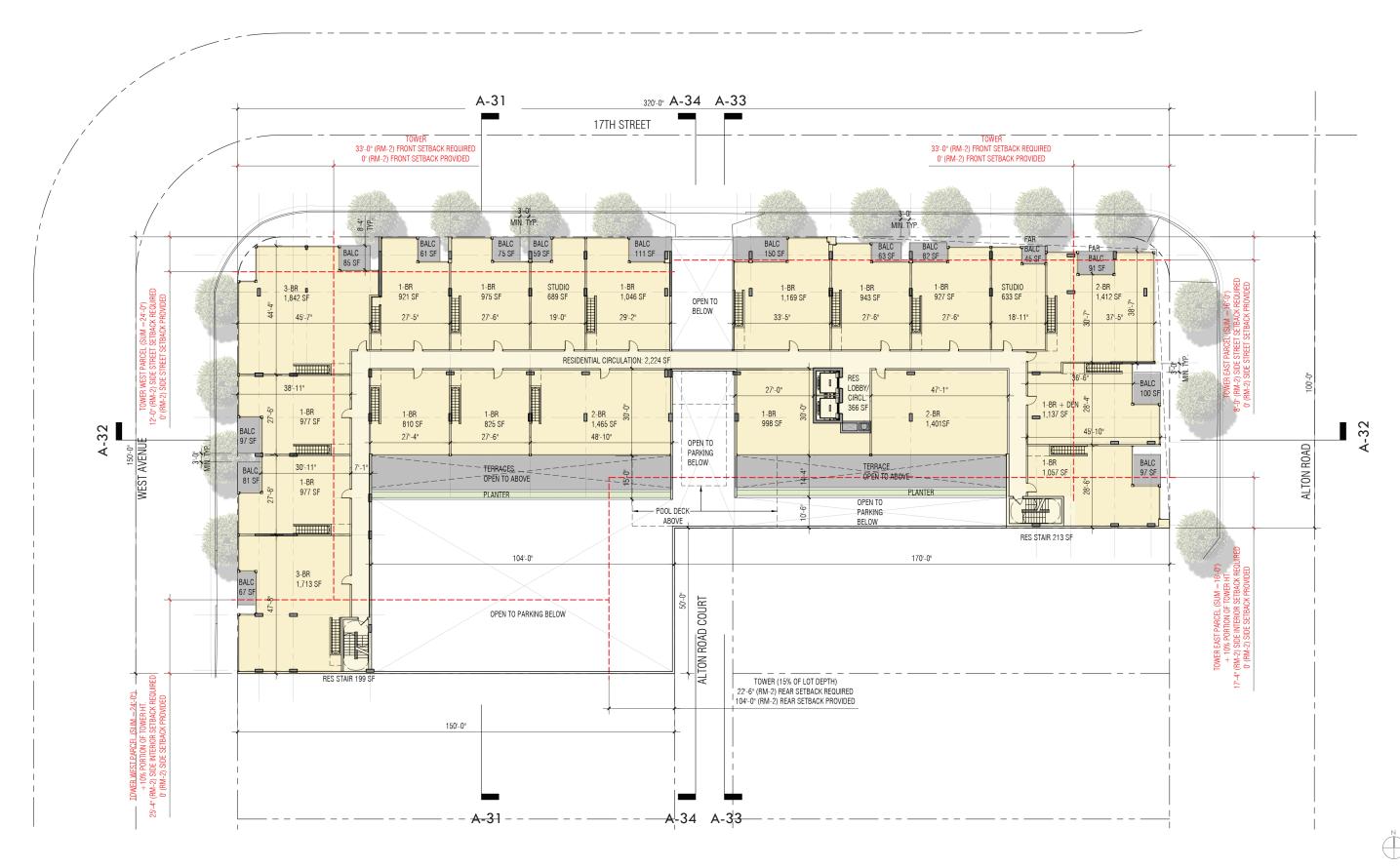


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PROPOSED FOURTH FLOOR PLAN SCALE: 1'-0" = 1/32"





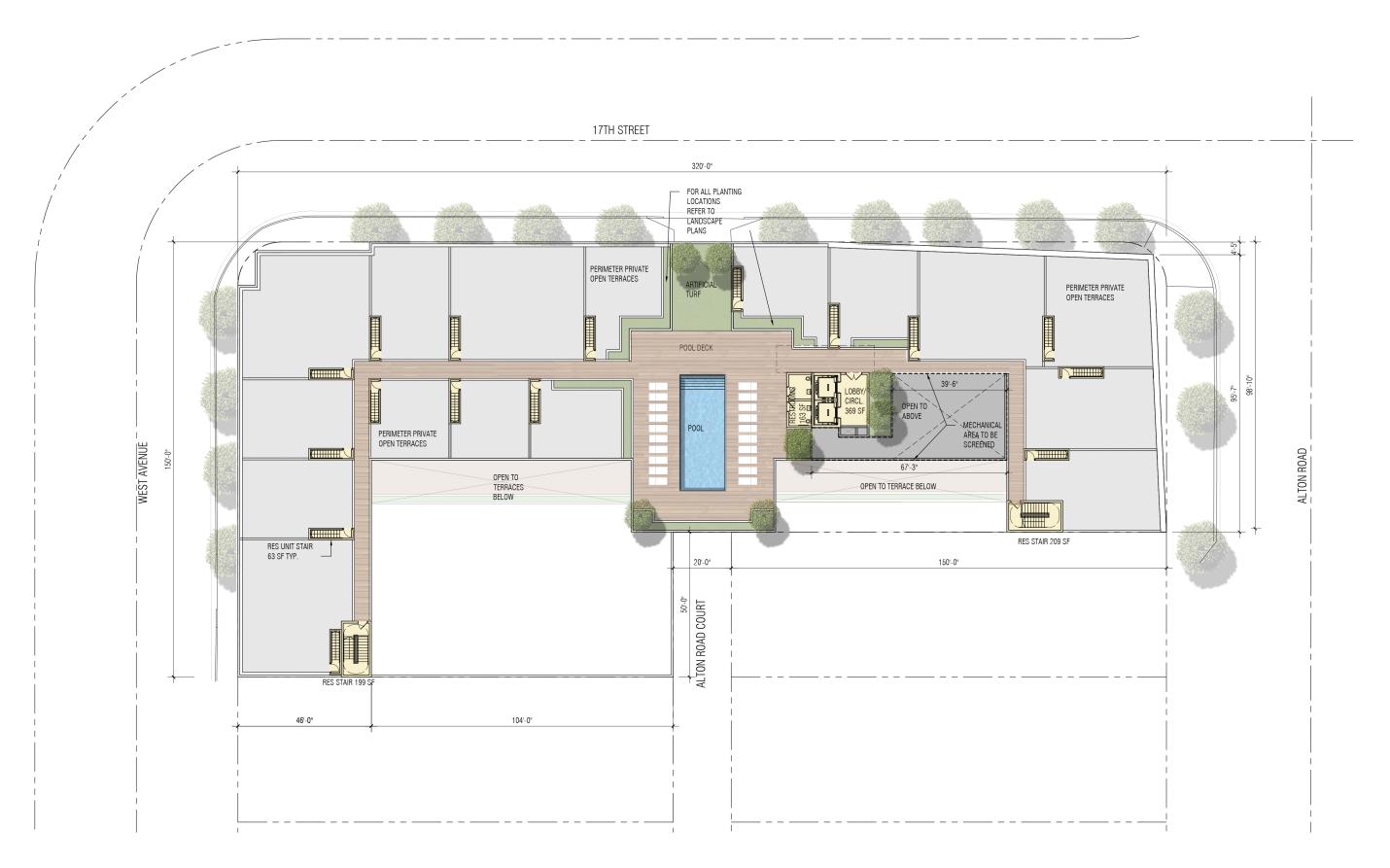
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PROPOSED FIFTH FLOOR PLAN

SCALE: 1'-0" = 1/32"

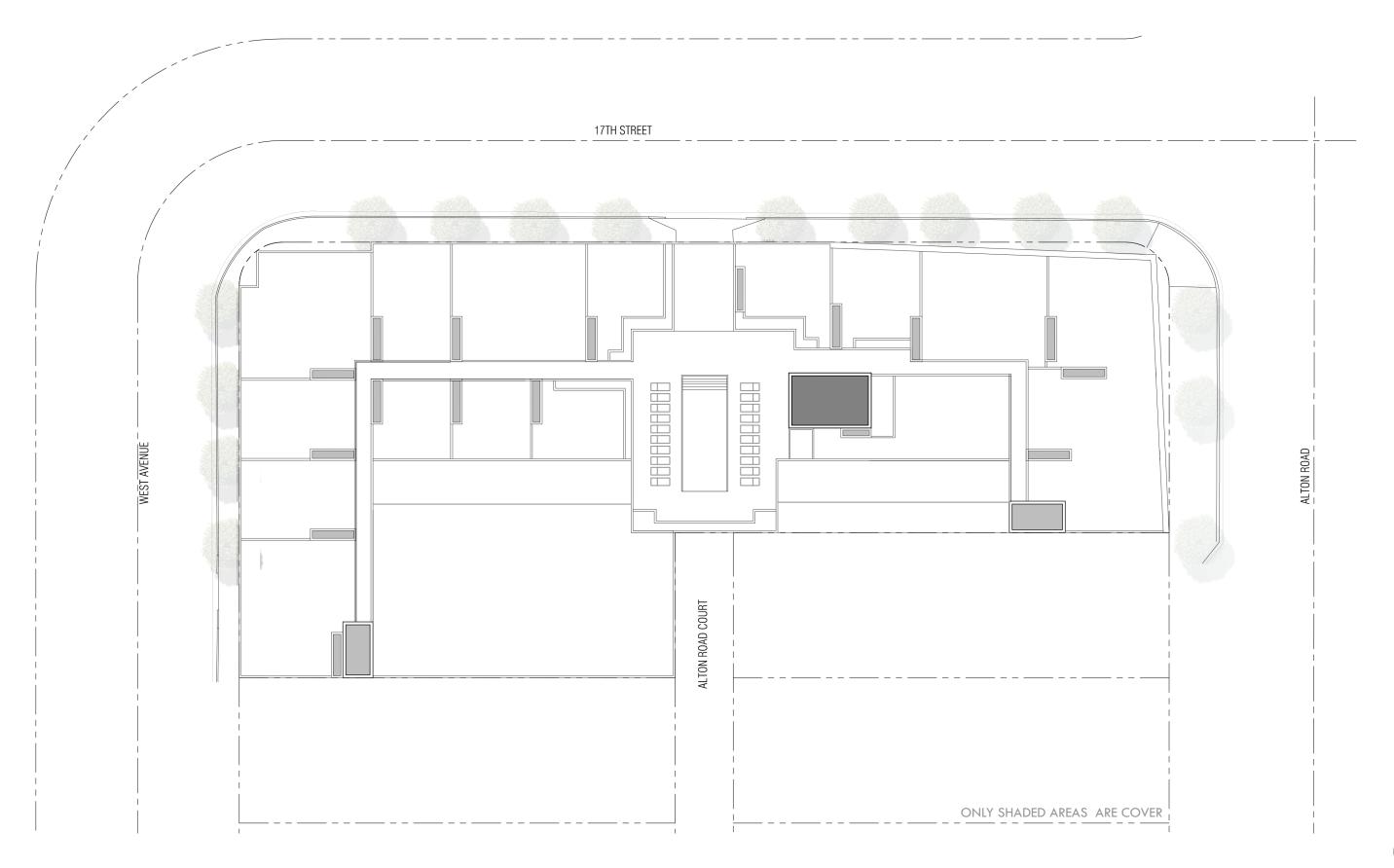




PROPOSED ROOF TERRACE PLAN SCALE: 1'-0" = 1/32"

MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE

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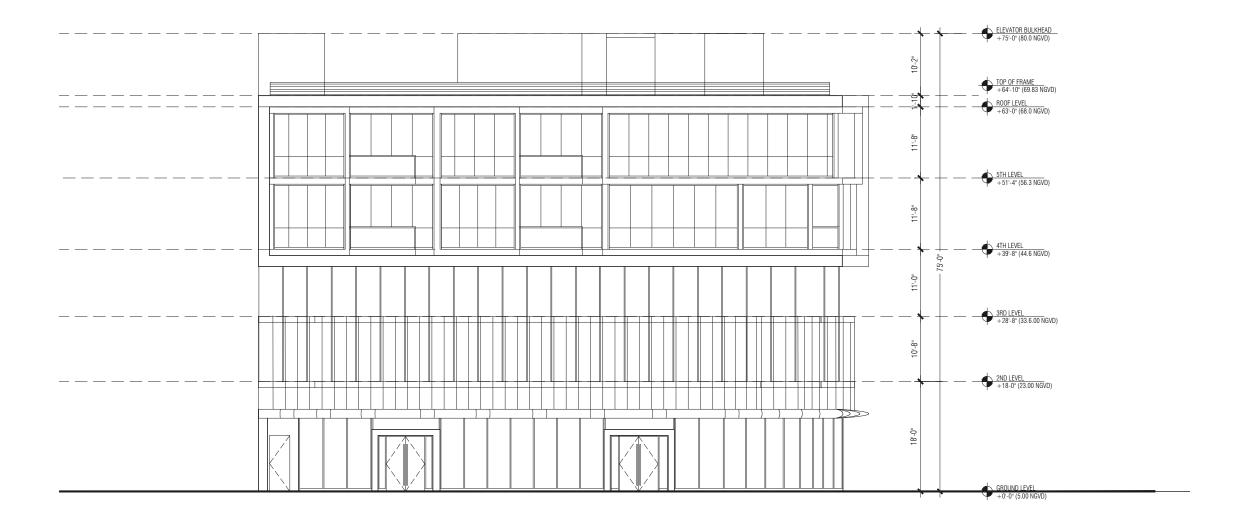
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SCALE: 1'-0" = 1/32"

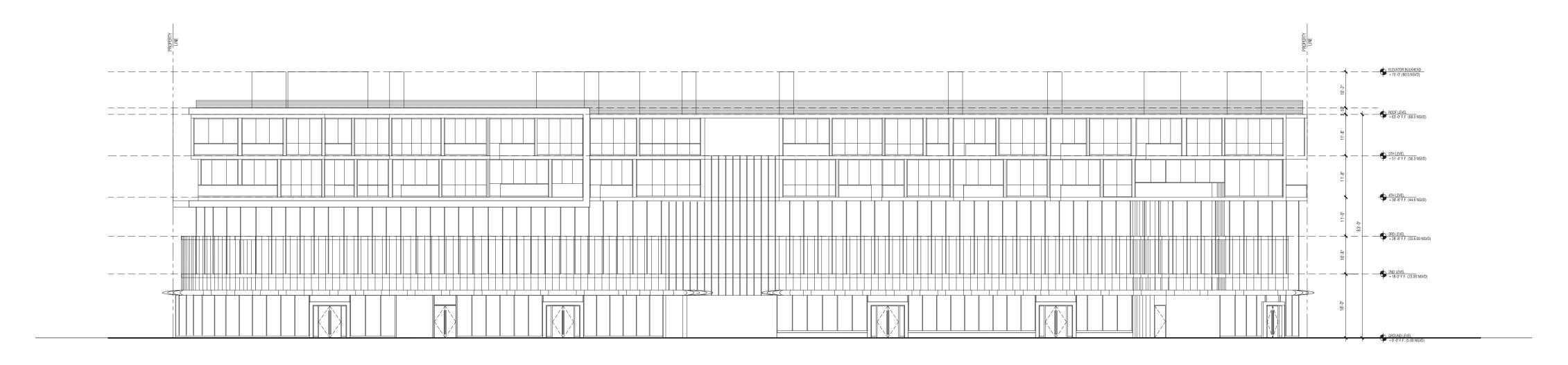
PROPOSED ROOF PLAN





PROPOSED ELEVATION ALTON ROAD SCALE: 1'-0" = 1/16"

A-24





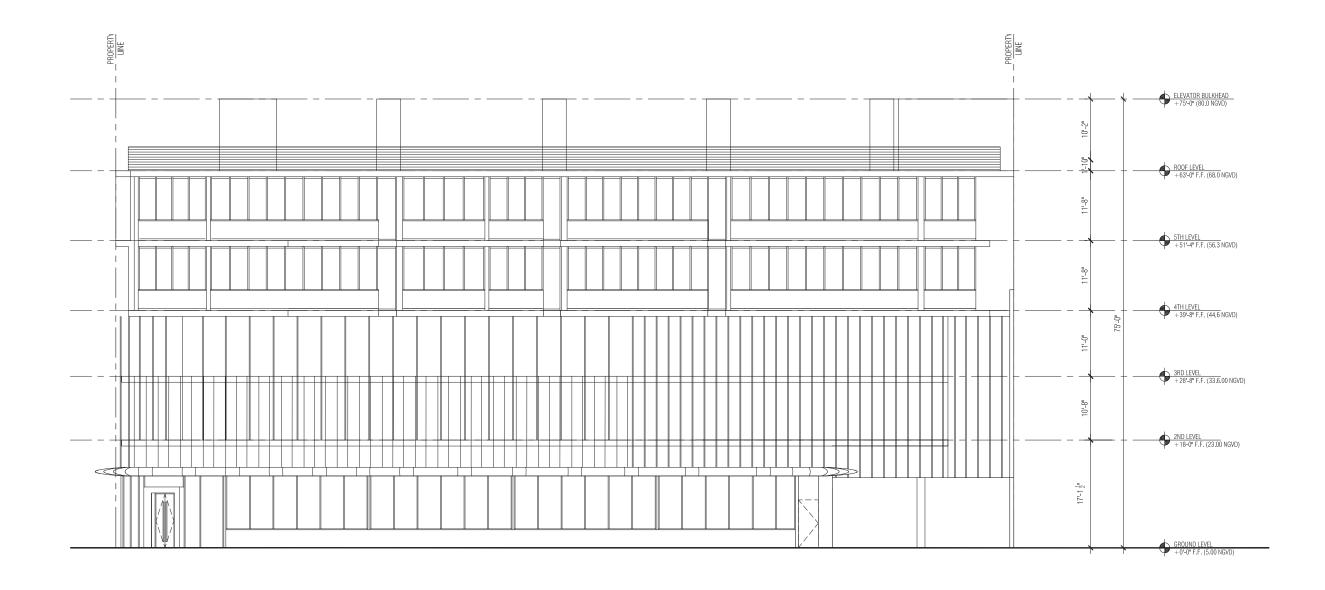
PROPOSED ELEVATION - 17TH STREET

SCALE: 1'-0" = 1/16"

MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE

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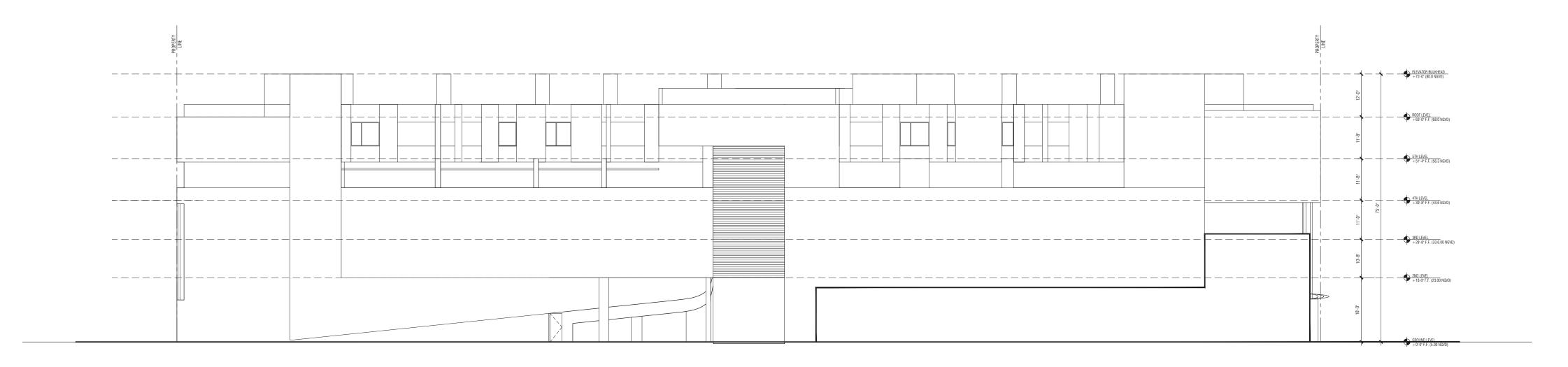
A-25





PROPOSED ELEVATION - WEST AVENUE SCALE: 1'-0" = 1/16"

A-26

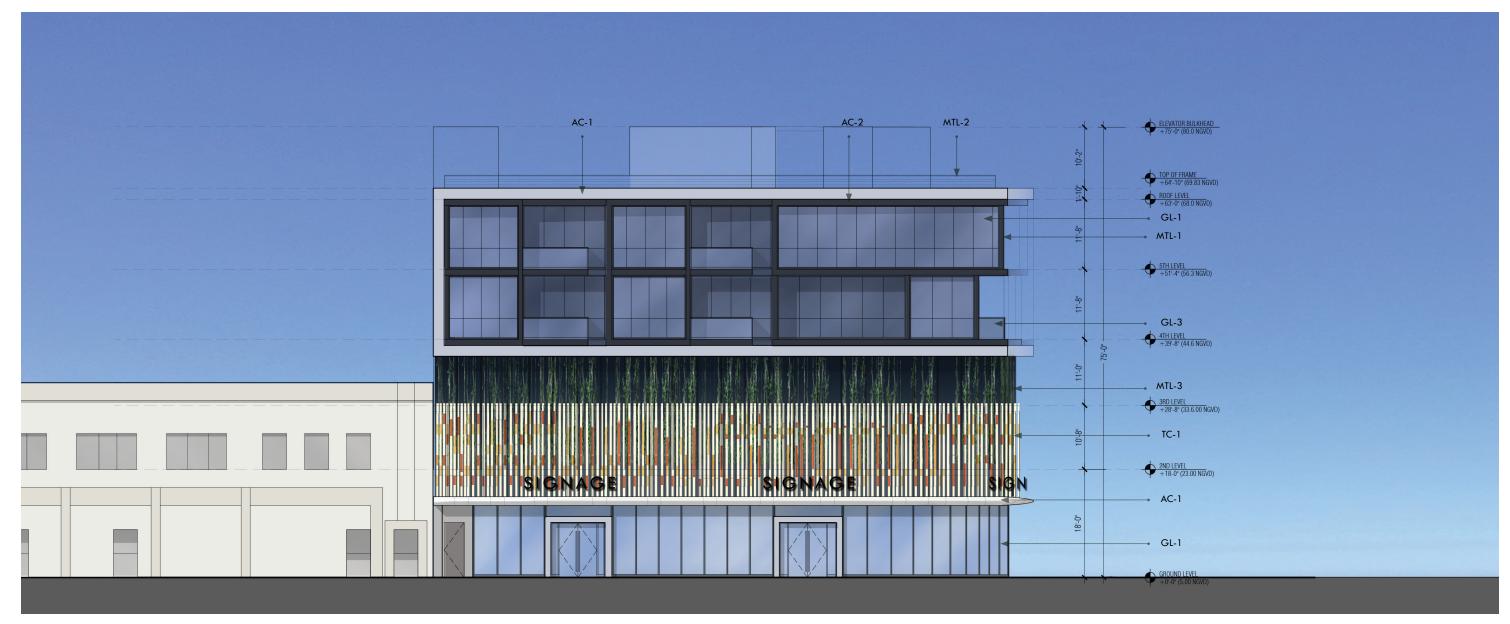




PROPOSED ELEVATION - SOUTH
MIAMI BEACH, FLORIDA

PROPOSED ELEVATION - SOUTH
SCALE: 1'-0" = 1/16"

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CM-1 GLAZED TILE
CM-2 PAINTED STUCCO
AC-1 ARCHITECTURAL CONCRETE - LIGHT
AC-2 ARCHITECTURAL CONCRETE - DARK
TC -1 DIMENSIONAL SCREEEN CLADDING SYSTEM

GL-1 LAMINATED IMPACT GLASS
GL-2 OPERABLE LAMINATED IMPACT GLAZING
GL-3 GLASS GUARDRAIL
MTL-1 BREAK METAL CLADDING -COLORED GUNMETAL
MTL-2 DARK FINISH METAL GUARDRAIL
MTL-3 STAINLESS STEEL CABLE

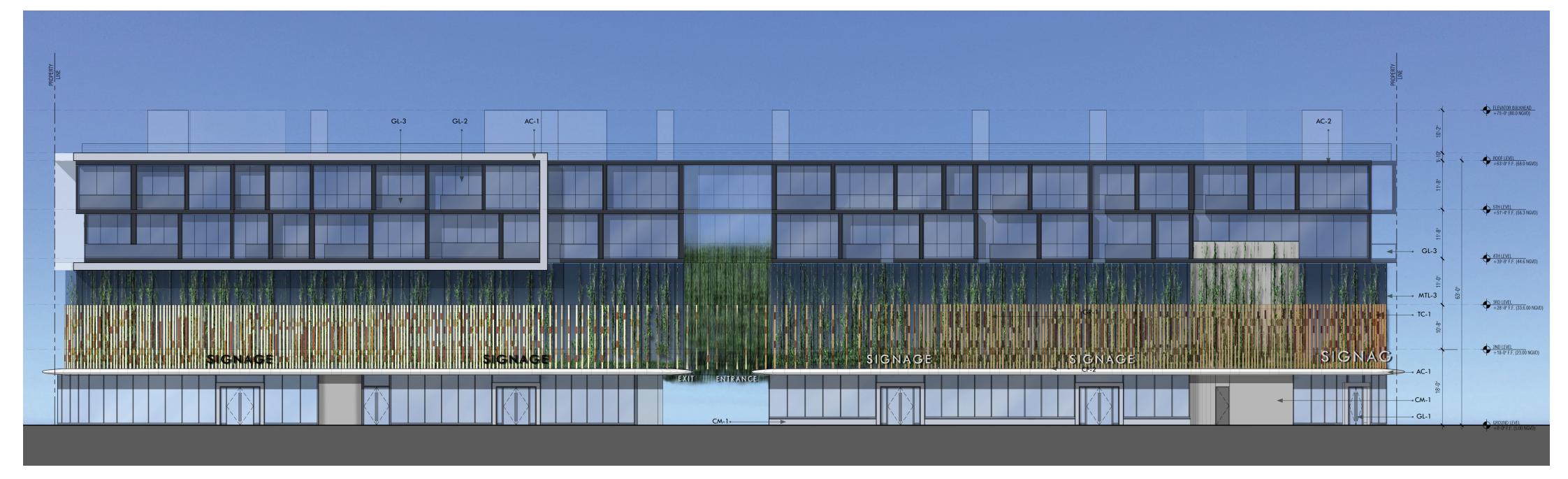
PROPOSED ELEVATION ALTON ROAD

SCALE: 1'-0" = 1/16"

TOUZET STUDIO MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE

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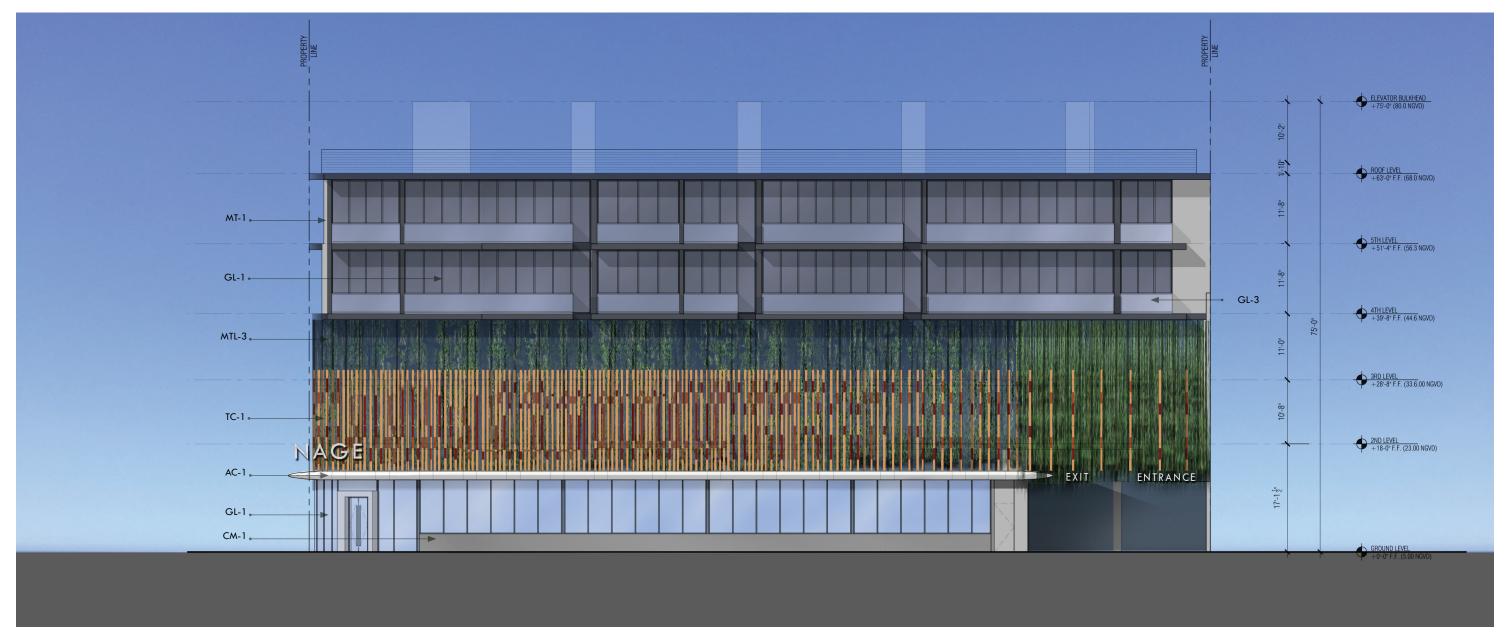


CM-1 GLAZED TILE
CM-2 PAINTED STUCCO
AC-1 ARCHITECTURAL CONCRETE - LIGHT
AC-2 ARCHITECTURAL CONCRETE - DARK
TC -1 DIMENSIONAL SCREEEN CLADDING SYSTEM

GL-1 LAMINATED IMPACT GLASS
GL-2 OPERABLE LAMINATED IMPACT GLAZING
GL-3 GLASS GUARDRAIL
MTL-1 BREAK METAL CLADDING -COLORED GUNMETAL
MTL-2 DARK FINISH METAL GUARDRAIL
MTL-3 STAINLESS STEEL CABLE



PROPOSED ELEVATION - 17TH STREET SCALE: 1'-0" = 1/16"



CM-1 GLAZED TILE
CM-2 PAINTED STUCCO
AC-1 ARCHITECTURAL CONCRETE - LIGHT
AC-2 ARCHITECTURAL CONCRETE - DARK
TC -1 DIMENSIONAL SCREEEN CLADDING SYSTEM

GL-1 LAMINATED IMPACT GLASS
GL-2 OPERABLE LAMINATED IMPACT GLAZING
GL-3 GLASS GUARDRAIL
MTL-1 BREAK METAL CLADDING -COLORED GUNMETAL
MTL-2 DARK FINISH METAL GUARDRAIL
MTL-3 STAINLESS STEEL CABLE

PROPOSED ELEVATION - WEST AVENUE SCALE: 1'-0" = 1/16"

DESIGN REVIEW BOARD FINAL SUBMITTAL - 11TH MARCH 2016



MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE MIAMI BEACH, FLORIDA

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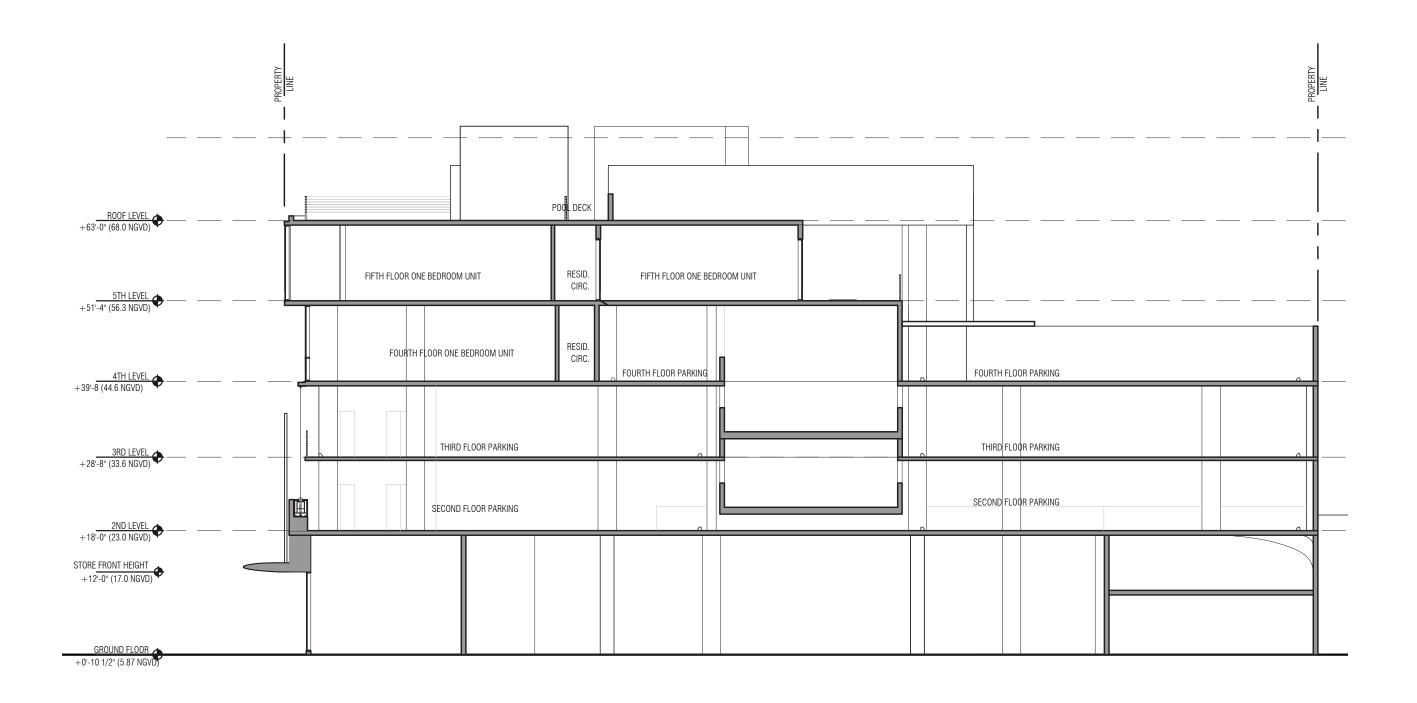
CM-1 GLAZED TILE CM-2 PAINTED STUCCO AC-1 ARCHITECTURAL CONCRETE - LIGHT AC-2 ARCHITECTURAL CONCRETE - DARK TC -1 DIMENSIONAL SCREEEN CLADDING SYSTEM

GL-1 LAMINATED IMPACT GLASS GL-2 OPERABLE LAMINATED IMPACT GLAZING GL-3 GLASS GUARDRAIL MTL-1 BREAK METAL CLADDING -COLORED GUNMETAL MTL-2 DARK FINISH METAL GUARDRAIL MTL-3 STAINLESS STEEL CABLE

PROPOSED SOUTH ELEVATION -SCALE: 1'-0" = 1/16"



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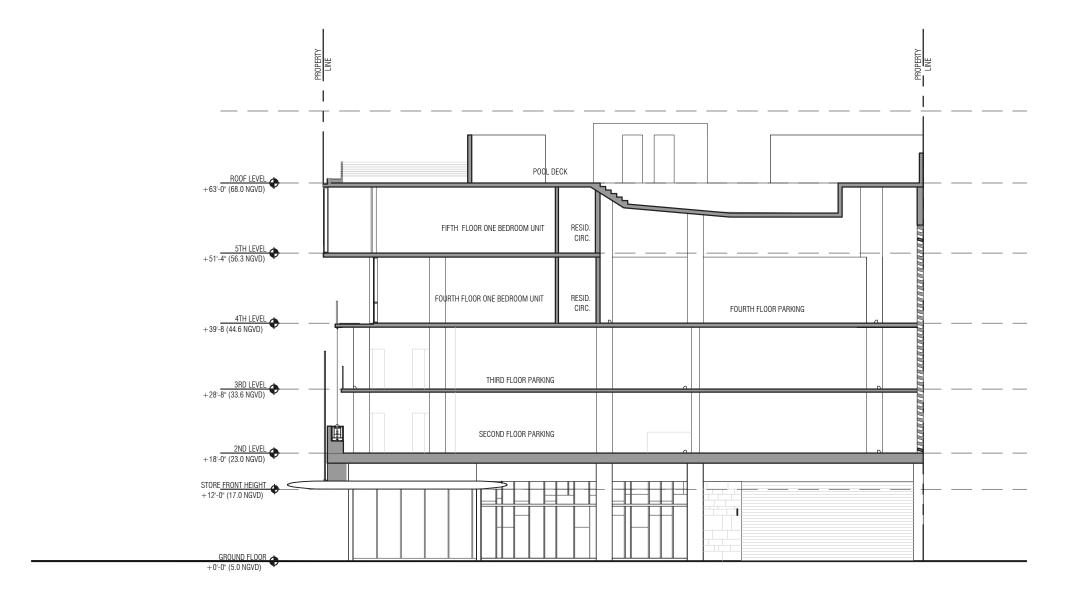


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SCALE: 1'-0" = 1/16"

CROSS SECTION



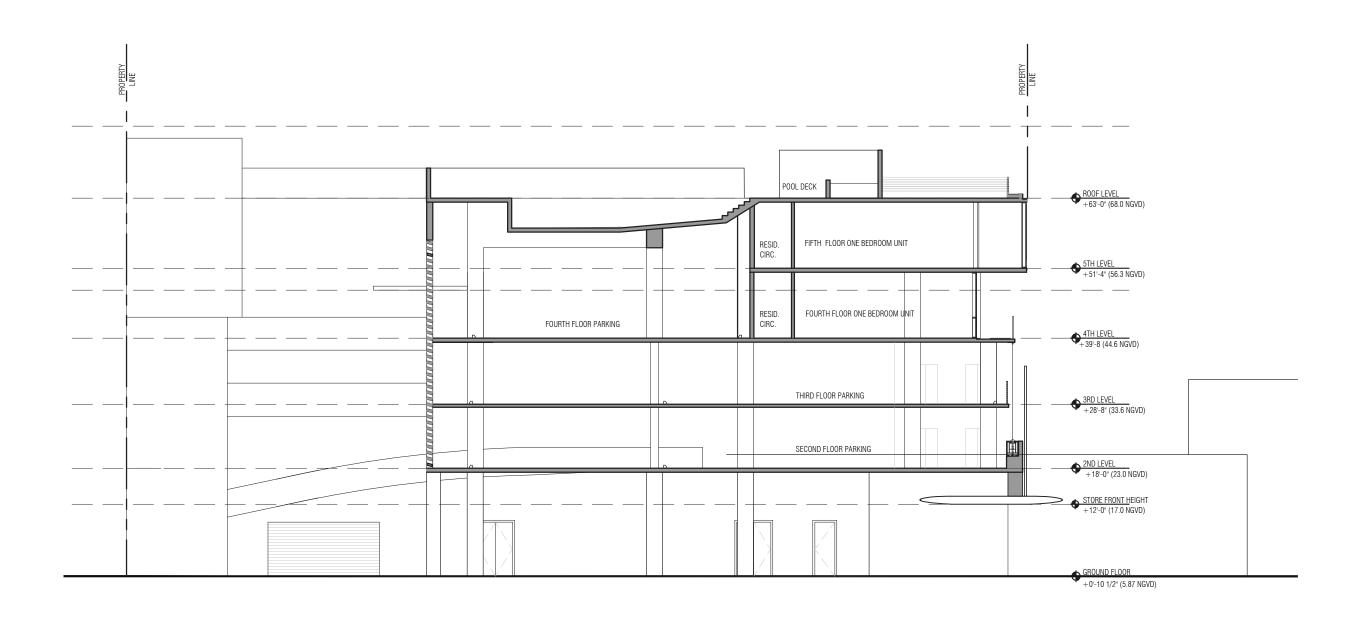


MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE
MIAMI BEACH, FLORIDA

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SCALE: 1'-0" = 1/16"

ALLEY CROSS SECTION



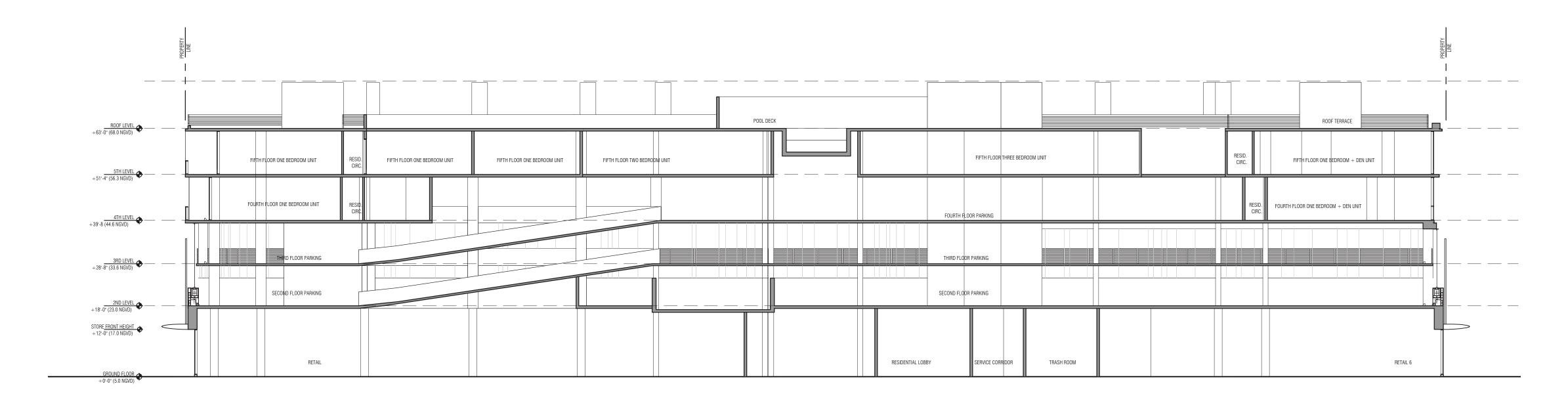


MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE MIAMI BEACH, FLORIDA

ALLEY CROSS SECTION SCALE: 1'-0" = 1/16"

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MIXED-USE DEVELOPMENT ON 17TH & WEST AVENUE MIAMI BEACH, FLORIDA

SCALE: 1'-0" = 1/16"

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LONGITUDINAL SECTION