

1600 WASHINGTON AVE.

1600 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Submitted to: City of Miami Beach

Architect: Stantec
Landscape Architect: Savino & Miller Design
Land Use: Bercow Radell & Fernandez, P.A.
Client: Lincoln Road Development, LLC.

Final Submission Date: 14 September 2017



PROPOSED VARIANCES:

1. A variance to exceed the maximum building height allowed. Maximum: 100'-0", Proposed: 109'-11" (measured from finish floor elevation of 8'-0")
2. A variance from the required pedestal front setback for residential uses. Proposed: 0'-0", Required: 20'-0".
3. A variance from the required pedestal interior side setback for residential uses. Proposed: 0'-0", Required: 8'-0".
4. A variance from the required pedestal sum of the side setbacks for residential uses. Proposed: 0'-0", Required: 16'-0".
5. A variance from the required pedestal rear setback for residential uses. Proposed: 0'-0", Required: 10'-0".
6. A variance from the required tower front setback for residential uses. Proposed: 0'-0", Required: 50'-0".
7. A variance from the required tower interior side setback for residential uses. Proposed: 0'-0", Required: 19'-0".
8. A variance from the required tower street side setback for residential uses. Proposed: 0'-0", Required: 8'-0".
9. A variance from the required tower rear setback for residential uses. Proposed: Not provided, Required: 24'-4".
10. A variance from the required rear setback for a driveway. Proposed: 0', Required: 5'-0"
11. A variance from the required interior side setback for a driveway. Proposed: 0', Required: 5'-0" .
12. A variance from the required width of 22' for a two-way driveway.

PROJECT TEAM

Owner:

Lincoln Road Development, LLC.
420 Lincoln Road, Suite 330
Miami Beach, FL 33139
T: 305.531.5220

Architect:



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One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Landscape Architect:



Savino & Miller Design Studio
12345 NE 6th Avenue #A
Miami, FL 33161
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Land Use:



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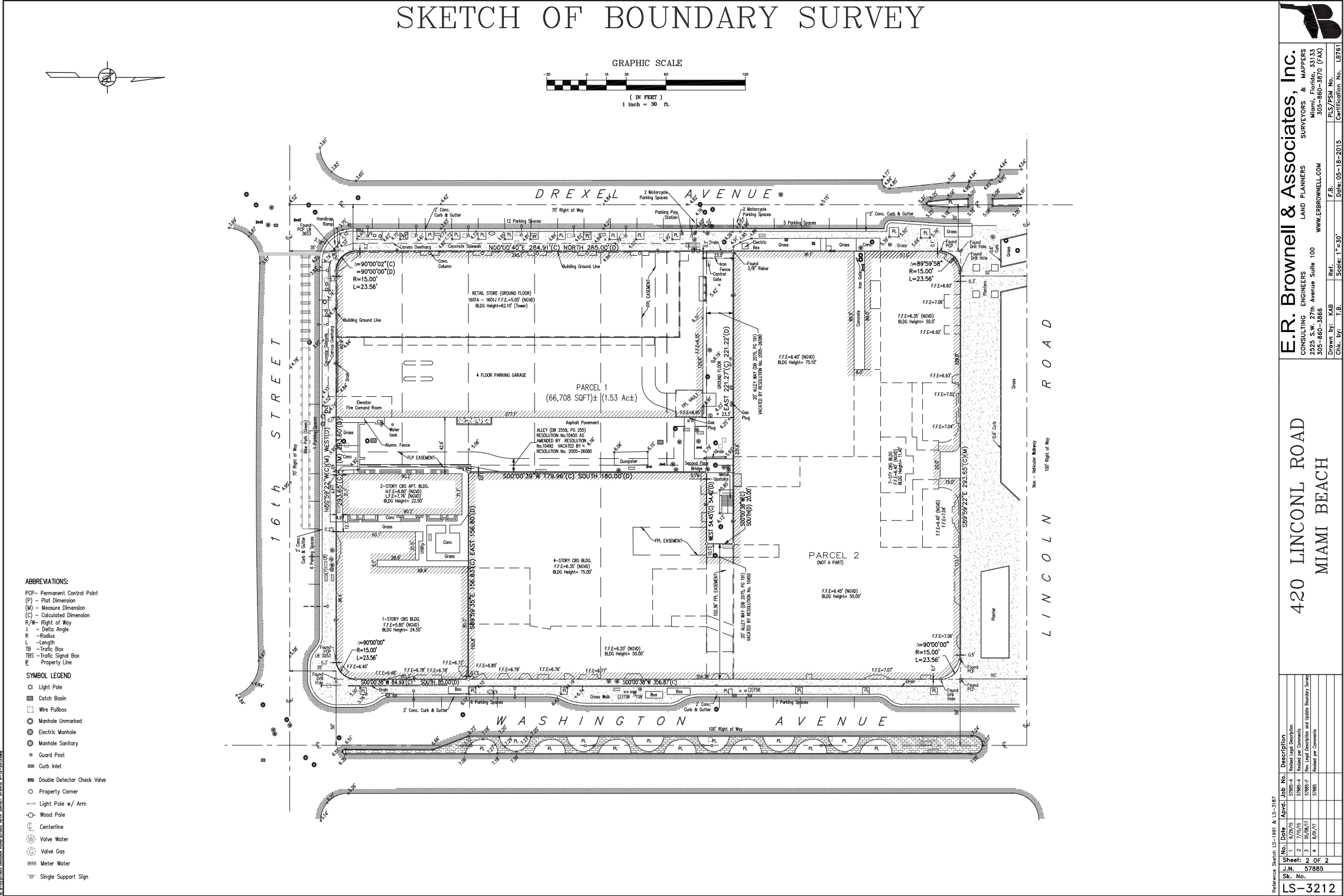
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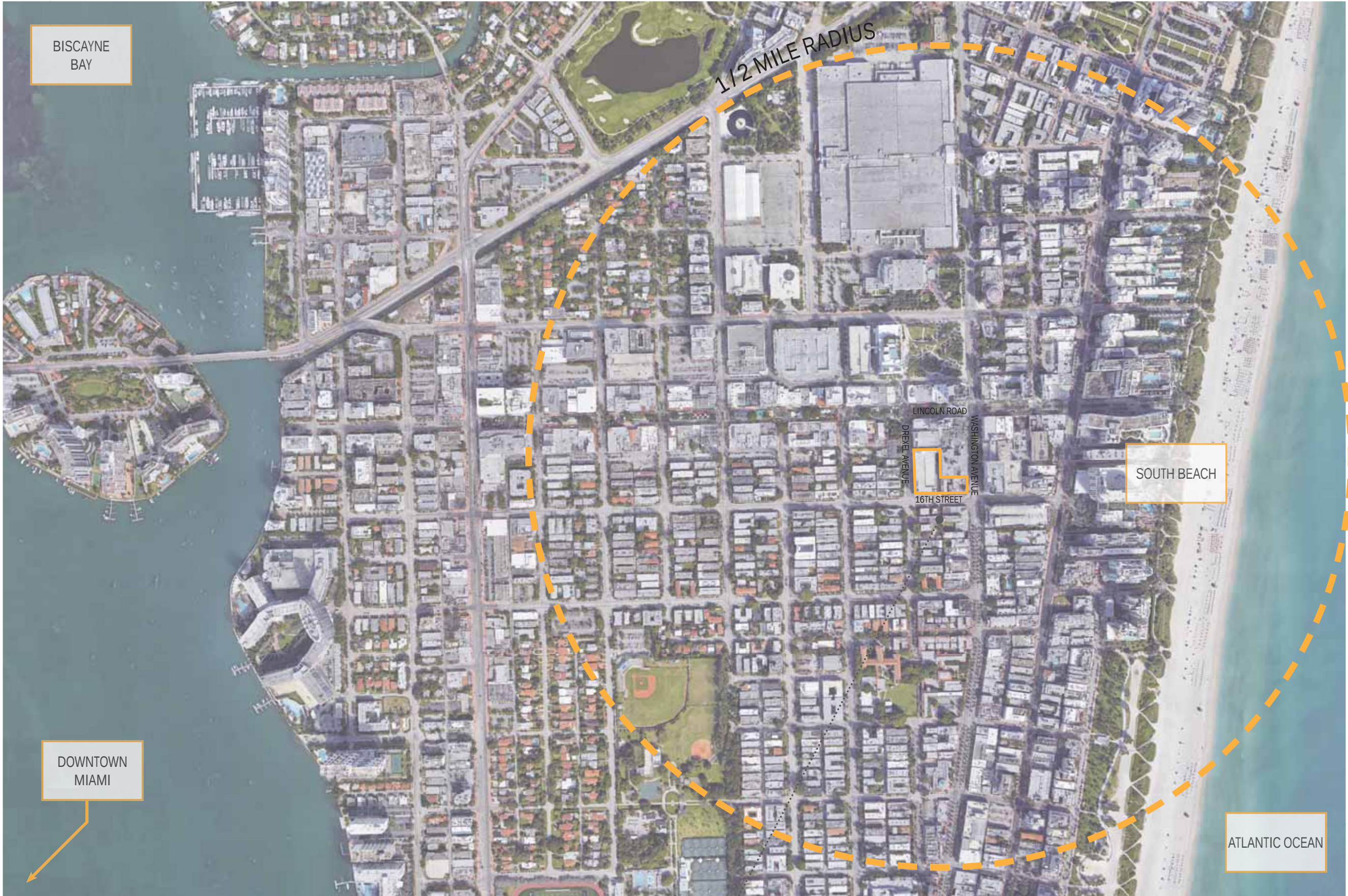
VICINITY MAP

Reference Sketch LS-1991 & LS-3187	No.	Date	Apvd.	J.
	1	6/29/75		5
	2	7/15/75		5
	3	05/08/77	DA	5
	4	8/01/77	TB	5
Sheet: 1 OF 2				
J.N. 57885				
Sk. No.				
LS-3212				

420 LINCOLN ROAD
MIAMI BEACH

Reference	J.N. 57885
	Sk. No.
	LS-3212





LOCATION MAP
NTS

1600 WASHINGTON AVENUE - MIAMI BEACH, FL
1601 DREXEL AVENUE - MIAMI BEACH, FL

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Item #	Zoning information			
1	West Parcel Address:	1601 Drexel Avenue		
2	East Parcel Address:	1600 Washington Avenue		
3	Board and file numbers			
4	West parcel Folio number(s):	02-3234-006-0040		
5	East Parcel Folio number(s):	02-3234-006-0010		
6	West parcel year constructed:	2012	Zoning District:	CD-3 Commercial, Liberal
7	East parcel year constructed:	1938	Zoning District:	CD-3 Commercial, Liberal
8	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	5.8'
9	Adjusted grade (Flood+Grade/2)	6.9' NGVD	Lot Area:	66,708 SF
10	West Parcel Lot width:	277'-1"	West Parcel Lot Depth:	163'-8"
11	East Parcel Lot width:	100'-0"	East Parcel Lot Depth:	162'-0"
12	Alley Lot width:	23'-0"	Alley Lot Depth:	232'-0"
13	Minimum Unit Size	550SF	Min. Average Unit size	800 SF
14	West Parcel Existing use:	Parking Garage/Retail		
15	East Parcel Existing use:	Residential/Retail	Proposed Use:	Mixed-Use Retail (CD-3)/Residential (RM-3)

	Lot Area Summary	Maximum	Existing	Proposed	Deficiencies
16	Height	100'-0"	24'-6"	108'-0"*****	N/A
17	Number of stories	10	2	10	N/A
18	FAR	183,964 GSF	40,969 GSF	180,284 GSF	N/A
19	Gross Square Footage	N/A	212,802 GSF	382,377 GSF	N/A
	Square Footage by use:	N/A	N/A	N/A	N/A
	a. Retail	N/A	25,467 GSF	28,520 GSF	N/A
	b. Residential	N/A	5,606 GSF	112,126 GSF	N/A
	c. Parking	N/A	168,401 GSF	168,401 GSF	N/A
	d. BOH	N/A	N/A	5,997 GSF	N/A
20	Number of units Residential	N/A	N/A	134	N/A
21	Number of units Hotel	N/A	N/A	N/A	N/A
22	Number of seats	N/A	N/A	N/A	N/A
23	Ocuppancy Load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal: CD-3				
24	Front Setback	0'	0'	0'	N/A
25	Side Interior Setback	0'	10'	0'	N/A
26	Side Setback facing Street:	0'	0'	0'	N/A
27	Rear Setback	5'	0'	[0']	N/A
	Pedestal: RM-2*				
28	Front Setback	20'	N/A	[0']	N/A
29	Side Interior Setback	8**	N/A	[0']	N/A
30	Side Setback facing Street	8**	5'	[0']	N/A
31	Rear Setback	10'*****	N/A	[0']	N/A
	Tower: RM-2*				
32	Front Setback	50' Max.***	N/A	[0']	N/A
33	Side Interior Setback:	19'*****	N/A	[0']	N/A
34	Side Setback facing Street:	8**	N/A	[0']	N/A
35	Rear Setback:	15'*****	N/A	[0']	N/A

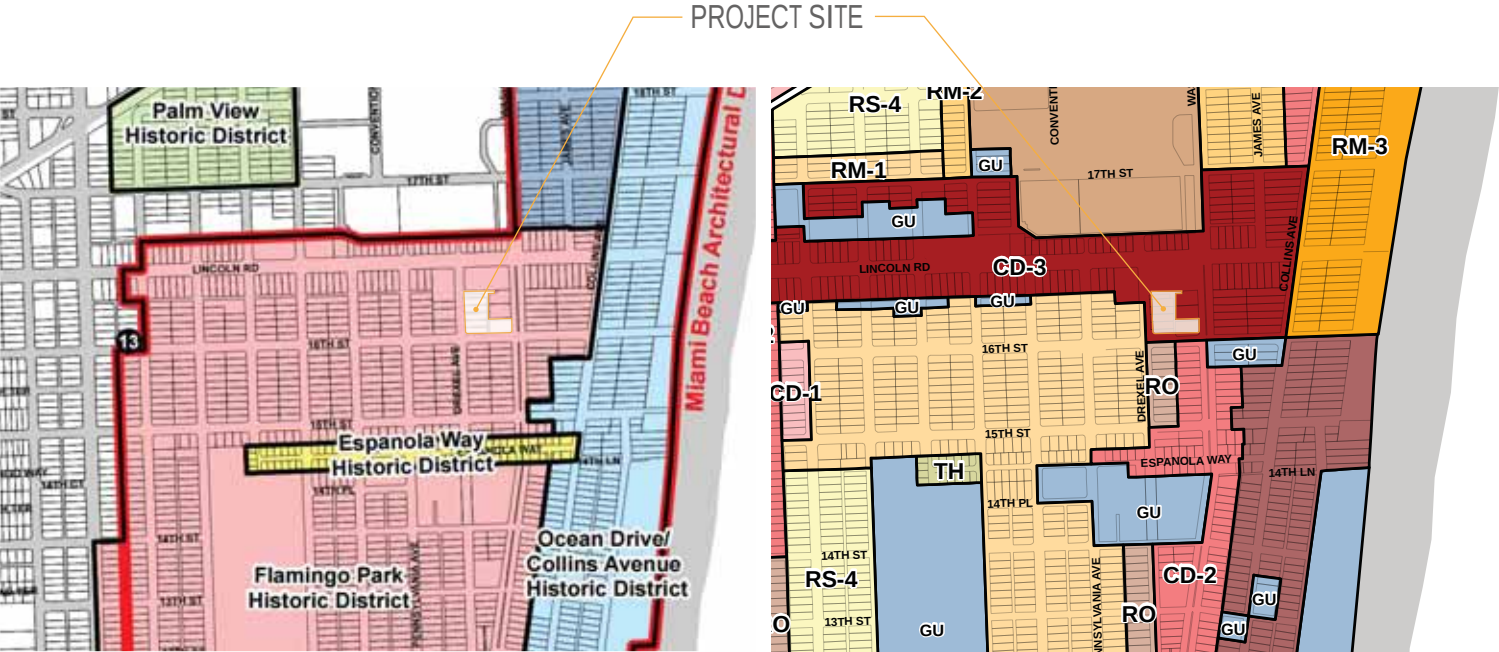
- * Residential uses in CD-3 district should follow RM-2 setbacks
- ** Sum of side setbacks shall equal 16% of lot width: Minimum of 7.5' or 8% of lot width, whichever is greater
- *** 20' + 1' for every 1' increase in height above 50' to a maximum of 50'
- **** Required pedestal setback plus 10% of the height of the tower portion of the building, not to exceed 50'
- ***** 10% of Lot Depth
- ***** 15% of Lot Depth
- *****
 - Includes 3'-0" Variance
 - Includes 5'-0" - Future Flood Elevation
 - Includes min. height required for future height retail use of 15'-0"

Item #	Parking	Required	Existing	Proposed	Deficiencies
36	Parking district	(W) District 7 (E) District 7	(W) District 7 (E) District 7	(W) District 7 (E) District 7	N/A
37	Total # of Parking spaces	492	494	494	N/A
	a. Residential Units	207	N/A	N/A	N/A
	b. Visitor Parking	21	N/A	N/A	N/A
	c. New World Symphony	175	N/A	N/A	N/A
	d. Time Out Market	80	N/A	N/A	N/A
	e. Proposed Retail	9	N/A	N/A	
38	Parking Space Dimensions	8'-6"w x 18'-0" d	8'-6"w x 18'-0" d	8'-6"w x 18'-0" d	N/A
39	Parking space configuration (45,60,90 Parallel)	90	90	90	N/A
40	ADA spaces	12'-0"w x18'-0"d 5' w access path	12'-0"w x18'-0"d 5' w access path	12'-0"w x18'-0"d 5' w access path	N/A
41	Tandem Spaces	N/A	N/A	N/A	N/A
42	Drive aisle Width	22'	22'	22'	N/A
43	Valet Drop off and pick up	N/A	N/A	N/A	N/A
44	Loading zones and trash collection areas	5 berths	2 berths	3 additional berths - 5 total	N/A
45	Bicycle parking, Location and number of racks	Short term: 6 racks Long Term: 6 racks	Short term: 17 racks Long Term: 17 racks	Short term: 17 racks Long Term: 17 racks	N/A
46	Is this an NIE? (Neighborhood Impact Establishment see CBM 141-1361)	N/A			
47	Is dancing and/or entertainment proposed? (see CBM 141-1361)	N/A			
48	is this a contributing building?	N/A			
49	Located within a Local Historic District?	Flamingo Park Historic District			

NOTE:
New Construction FAR: 152,850 SF
New Construction Gross: 168,369 SF

ZONING INFORMATION

NTS



HISTORICAL DISTRICT MAP

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ZONING MAP

NTS

ZONING INFORMATION

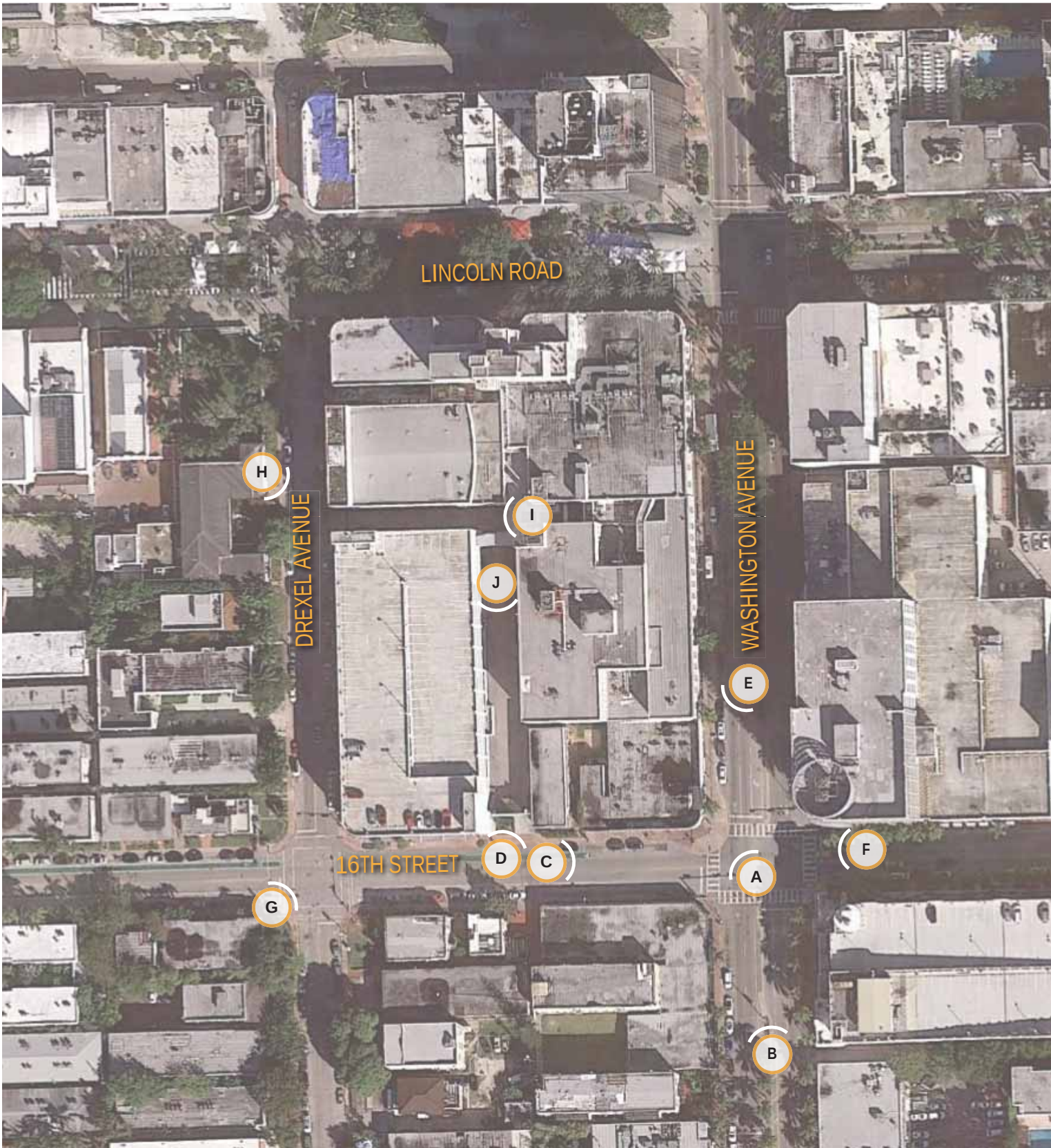
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VIEW A



VIEW B



1 KEY DIRECTIONAL MAP
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VIEW C



VIEW E



VIEW D



VIEW F



VIEW G



VIEW I



VIEW H



VIEW J

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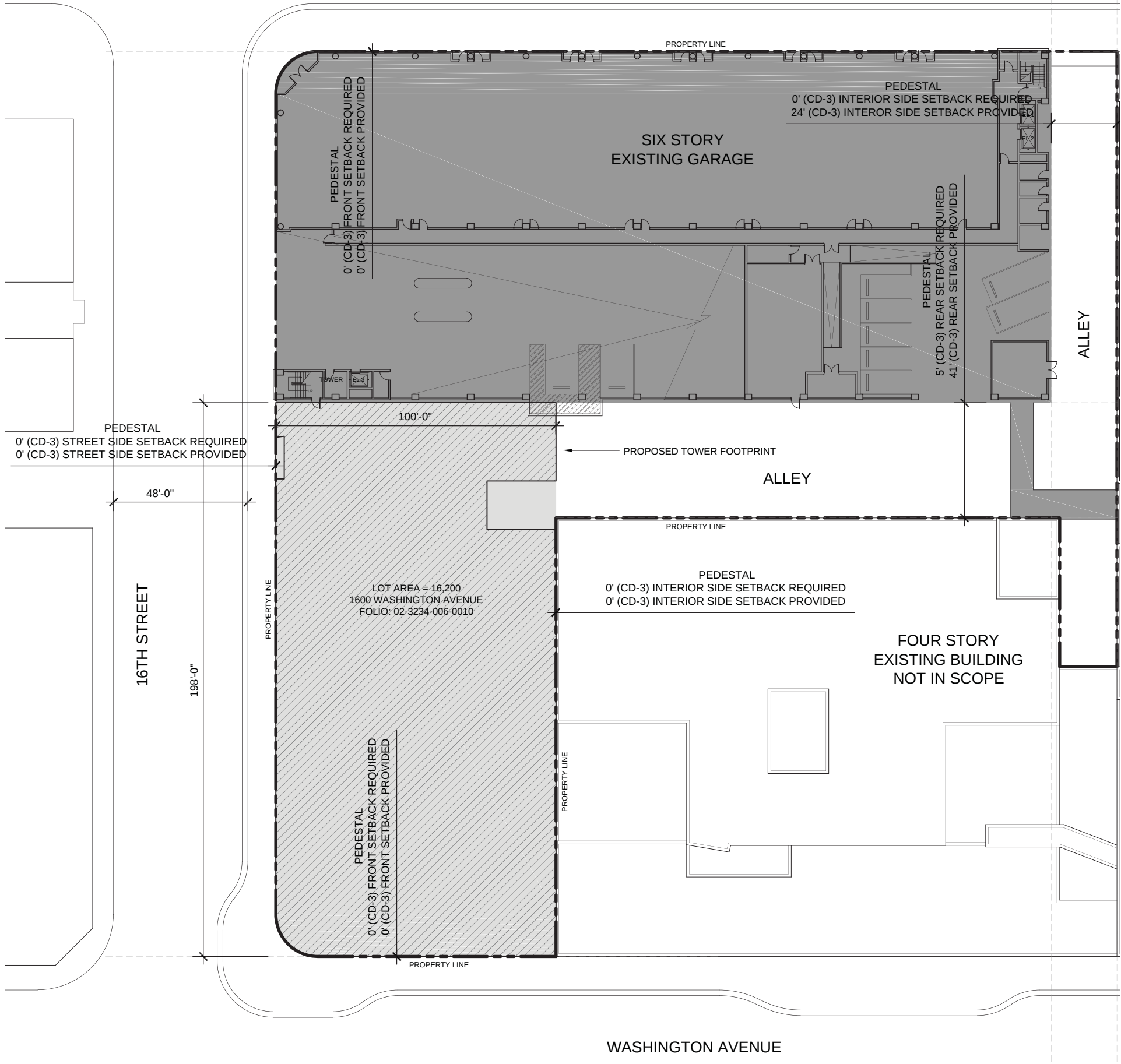


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8.10.2017

- BUILDABLE FOOTPRINT AS PER CODE
- PROPOSED FOOTPRINT
- EXISTING BUILDING IN SCOPE



PROPOSED VARIANCES:
None required on ground level for CD-3 retail use.

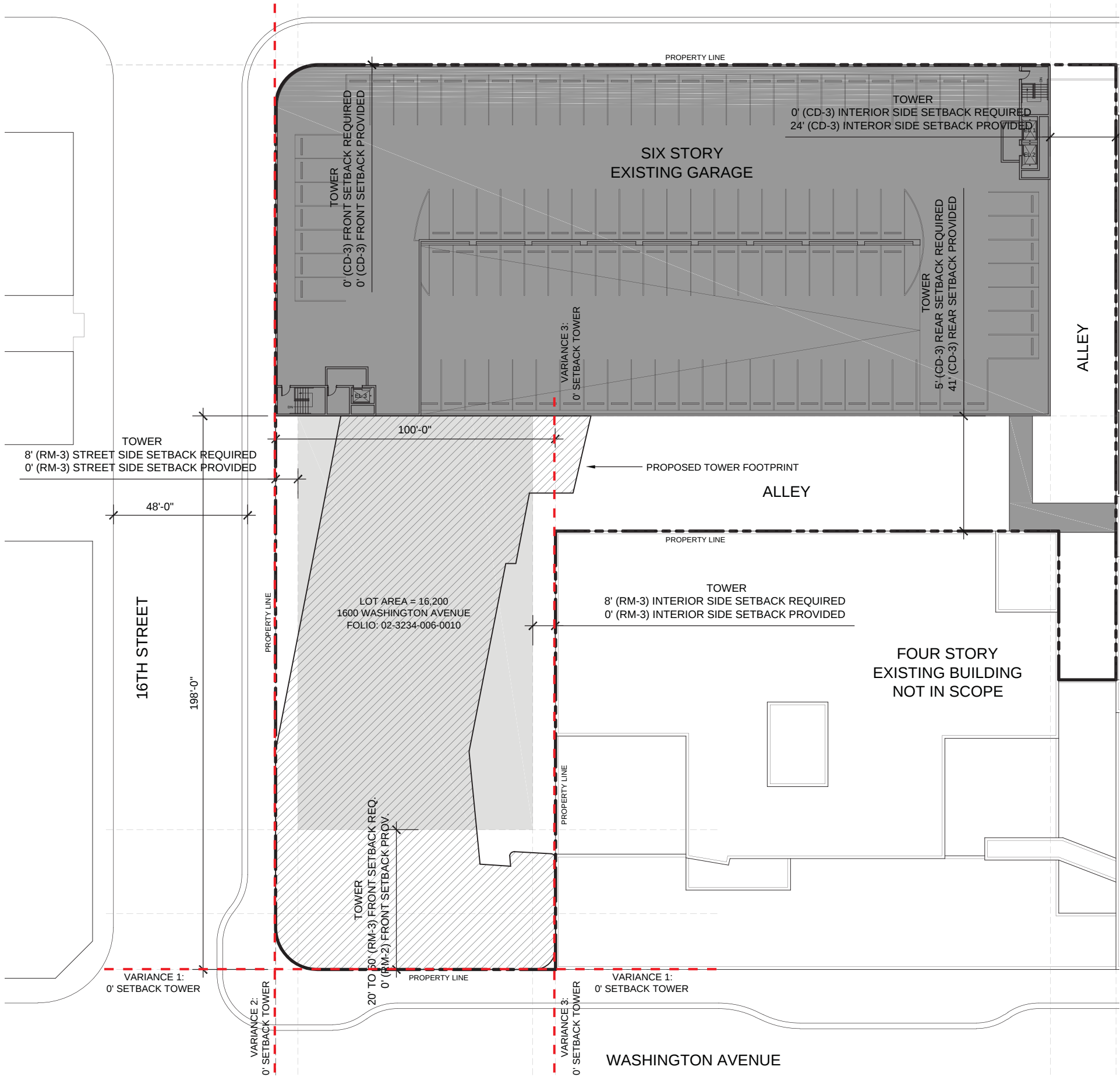
GROUND LEVEL PLAN SETBACK DIAGRAM
SCALE: 1" = 40'-0"

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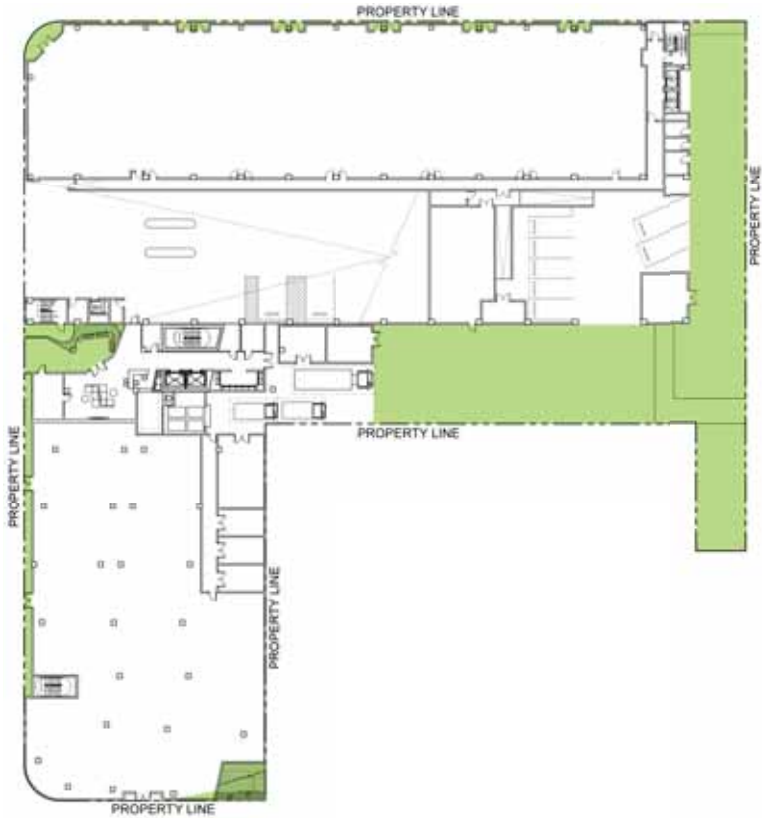
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- BUILDABLE FOOTPRINT AS PER CODE
- PROPOSED FOOTPRINT REQUIRING MODIFIED VARIANCES
- EXISTING BUILDING IN SCOPE

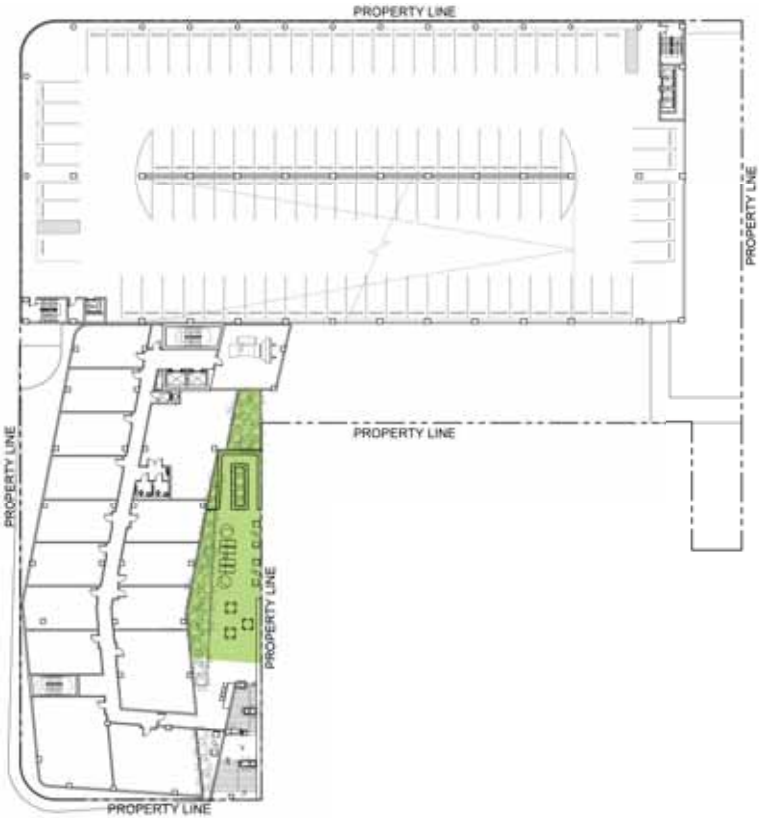


- PROPOSED VARIANCES:
1. A variance from the minimum required front tower setback of 20'-0" + 1' for every 1' increase in height above 50' (for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing Washington Avenue.
 2. A variance from the minimum required street side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing 16th Street.
 3. A variance from the minimum required interior side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the neighboring existing building.
 4. A variance from the maximum building height of 100'.

LEVEL 02-10 PLAN SETBACK DIAGRAM
SCALE: 1" = 40'-0"

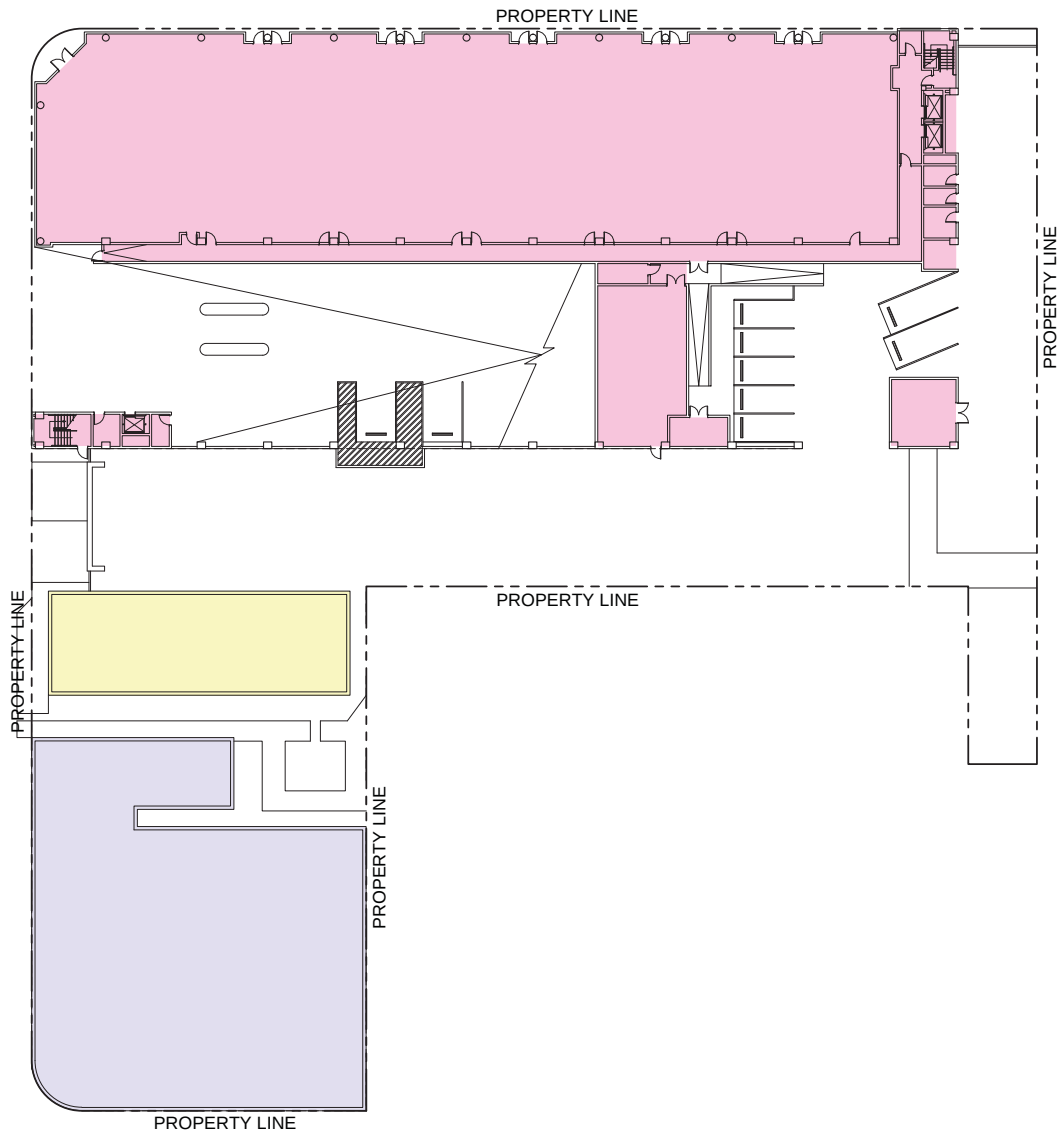


1 LEVEL 01 - OPEN SPACE DIAGRAM
SCALE: 1" = 80'-0"



2 LEVEL 02 - OPEN SPACE DIAGRAM
SCALE: 1" = 80'-0"

Open Space Percentage:
14,998 sf / 66,708 sf = .84
22% Open Space

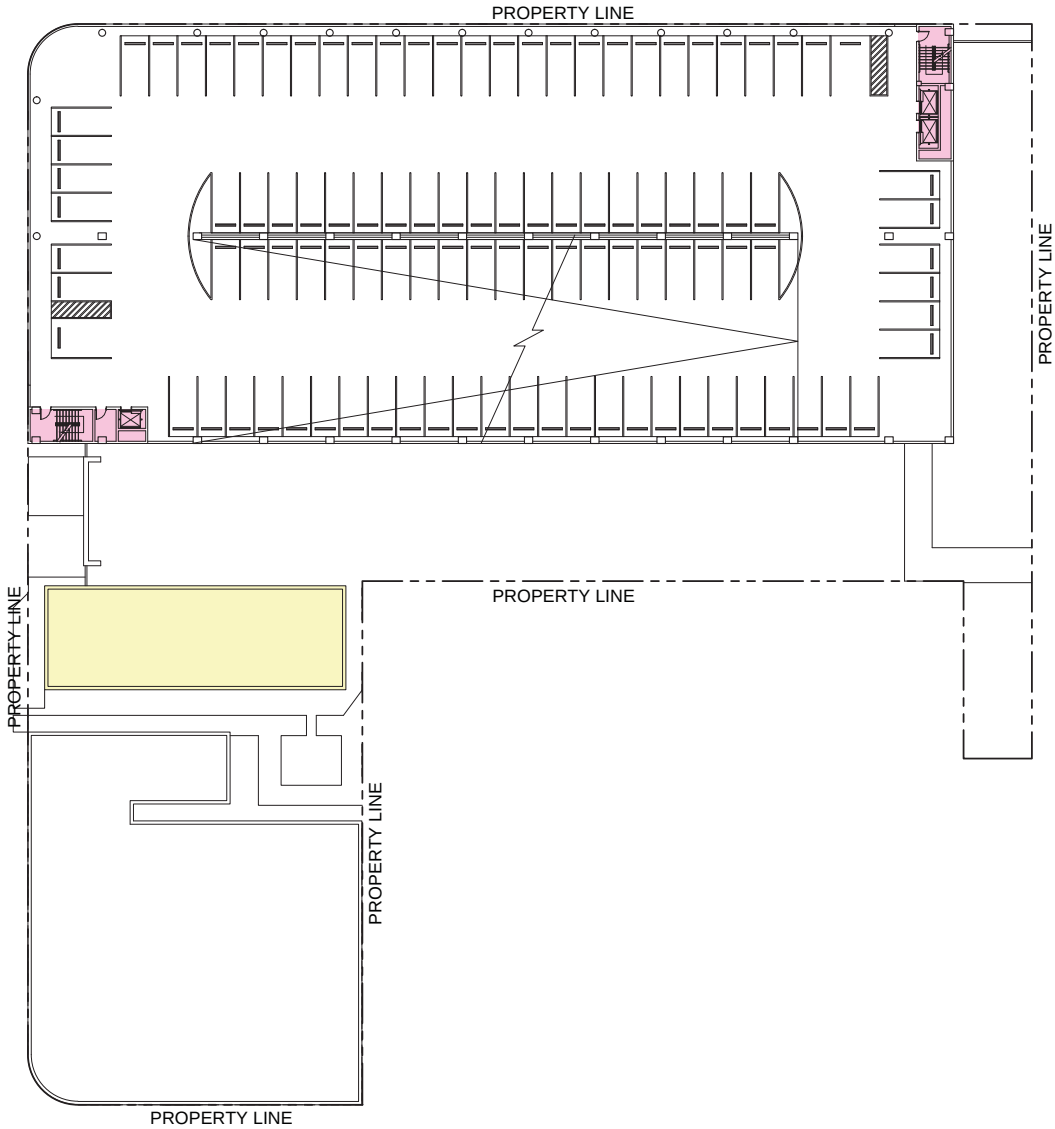


AREA SCHEDULE (FAR) EXISTING GROUND LEVEL		
Level	Comments	Area
Ground Level	Residential FAR	2,803 SF
Ground Level	Retail FAR	9,810 SF
Ground Level	Existing Garage FAR	21,802 SF
Total		34,415 SF

AREAS FAR/NON-FAR

- RESIDENTIAL FAR
- RETAIL FAR
- EXISTING GARAGE FAR

1 LEVEL 01 FAR DIAGRAM - EXISTING
SCALE: 1" = 80'-0"

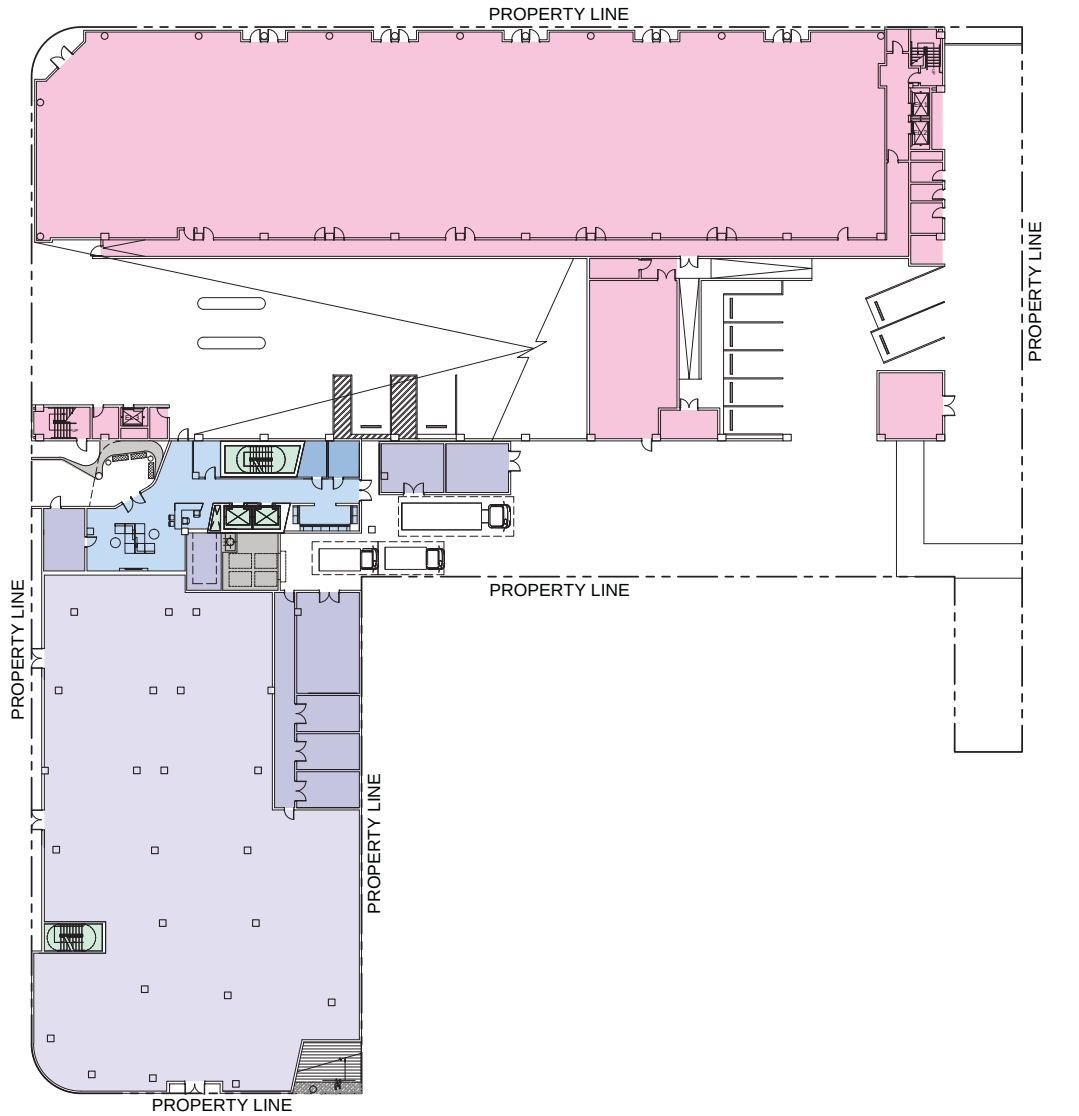


AREA SCHEDULE (FAR) EXISTING LEVEL 02		
Level	Comments	Area
Level 02	Residential FAR	2,803 SF
Level 02-Roof	Existing Garage FAR	3,751 SF
Total		6,554 SF

AREAS FAR/NON-FAR

- RESIDENTIAL FAR
- EXISTING GARAGE FAR

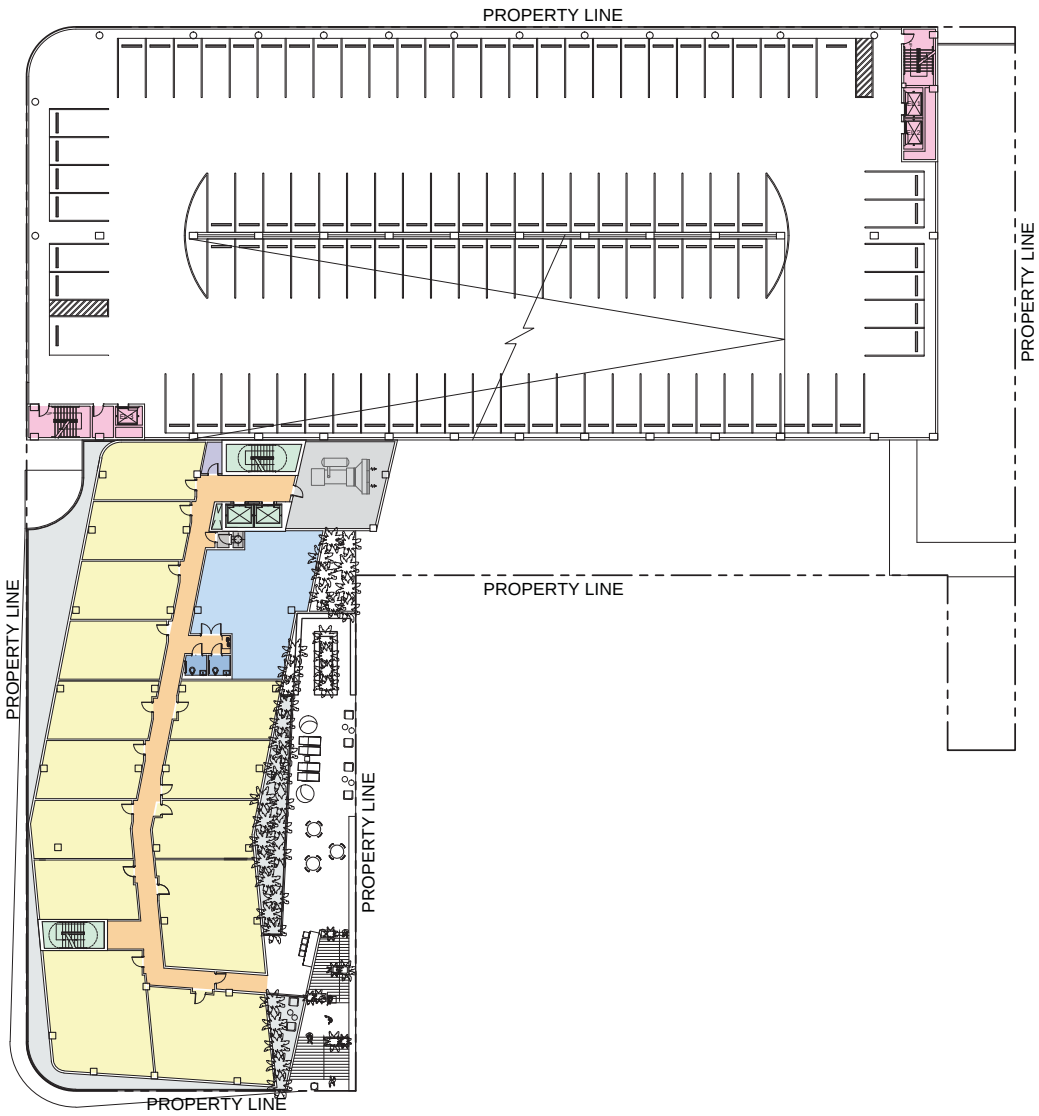
2 LEVEL 02 FAR DIAGRAM - EXISTING
SCALE: 1" = 80'-0"



AREA SCHEDULE (FAR) GROUND LEVEL		
Level	Comments	Area
Ground Level	Core FAR	643 SF
Ground Level	Retail FAR	12,863 SF
Ground Level	Service/BOH FAR	3,203 SF
Ground Level	Lobby/Amenity FAR	1,914 SF
Ground Level	Restroom FAR	89 SF
Ground Level	Existing Garage FAR	21,802 SF
Total		40,514 SF

- AREAS FAR/NON-FAR
- CORE FAR
 - RETAIL FAR
 - SERVICE/BOH FAR
 - LOBBY/AMENITY FAR
 - RESTROOM FAR
 - TRASH NON-FAR
 - EXISTING GARAGE FAR

1 LEVEL 01 FAR DIAGRAM - PROPOSED
SCALE: NTS



AREA SCHEDULE (FAR) LEVEL 02		
Level	Comments	Area
Level 02	Core FAR	643 SF
Level 02	Common FAR	1,563 SF
Level 02	Residential FAR	9,606 SF
Level 02	Service/BOH FAR	916 SF
Level 02	Lobby/Amenity FAR	1,170 SF
Level 02	Restroom FAR	84 SF
Level 02	Existing Garage FAR	714 SF
Total		14,696 SF

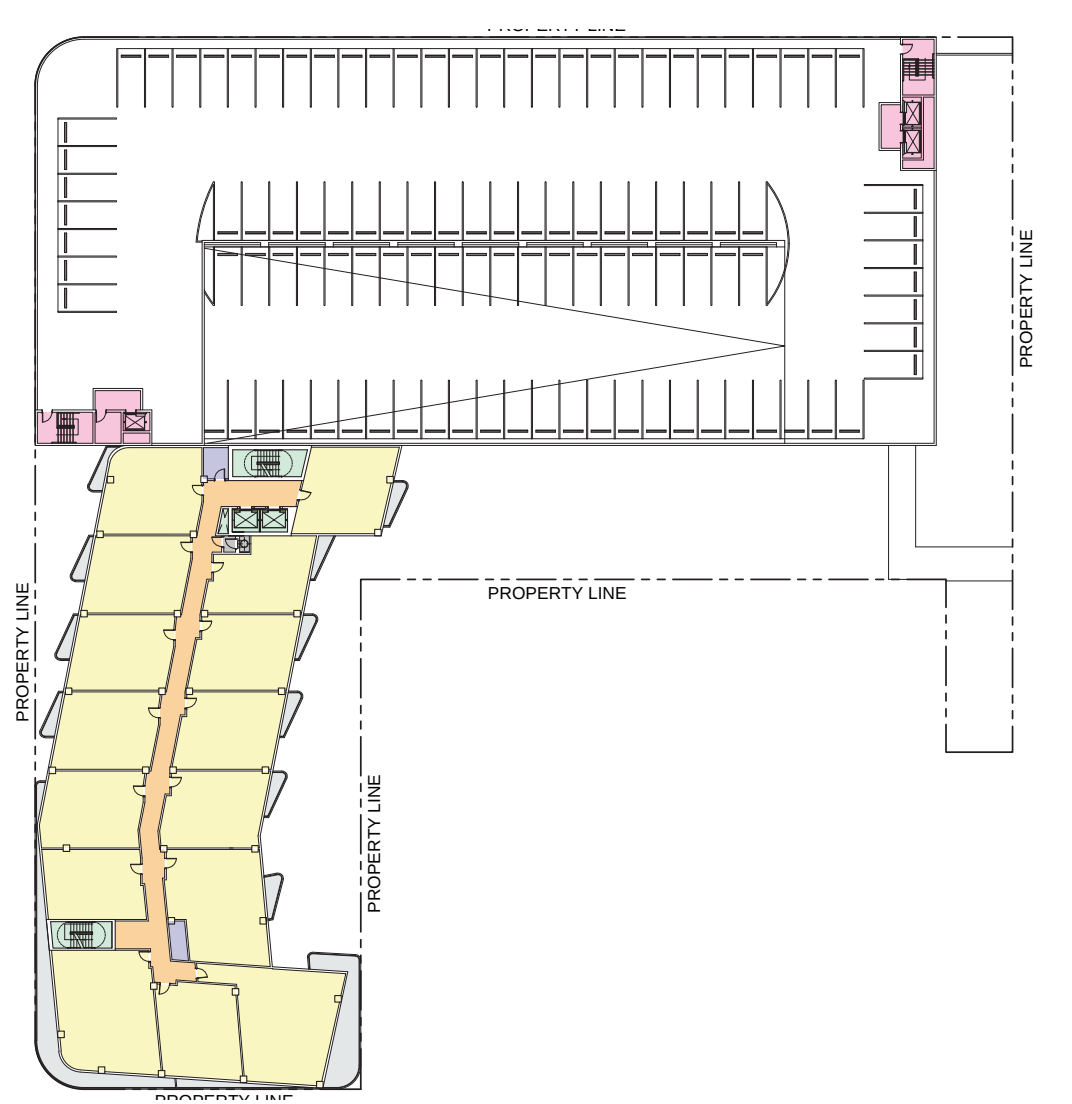
- AREAS FAR/NON-FAR
- CORE FAR
 - COMMON FAR
 - RESIDENTIAL FAR
 - SERVICE/BOH FAR
 - LOBBY/AMENITY FAR
 - RESTROOM FAR
 - TRASH NON-FAR
 - GENERATOR NON-FAR
 - BALCONY NON-FAR
 - EXISTING GARAGE FAR

2 LEVEL 02 FAR DIAGRAM - PROPOSED
SCALE: NTS



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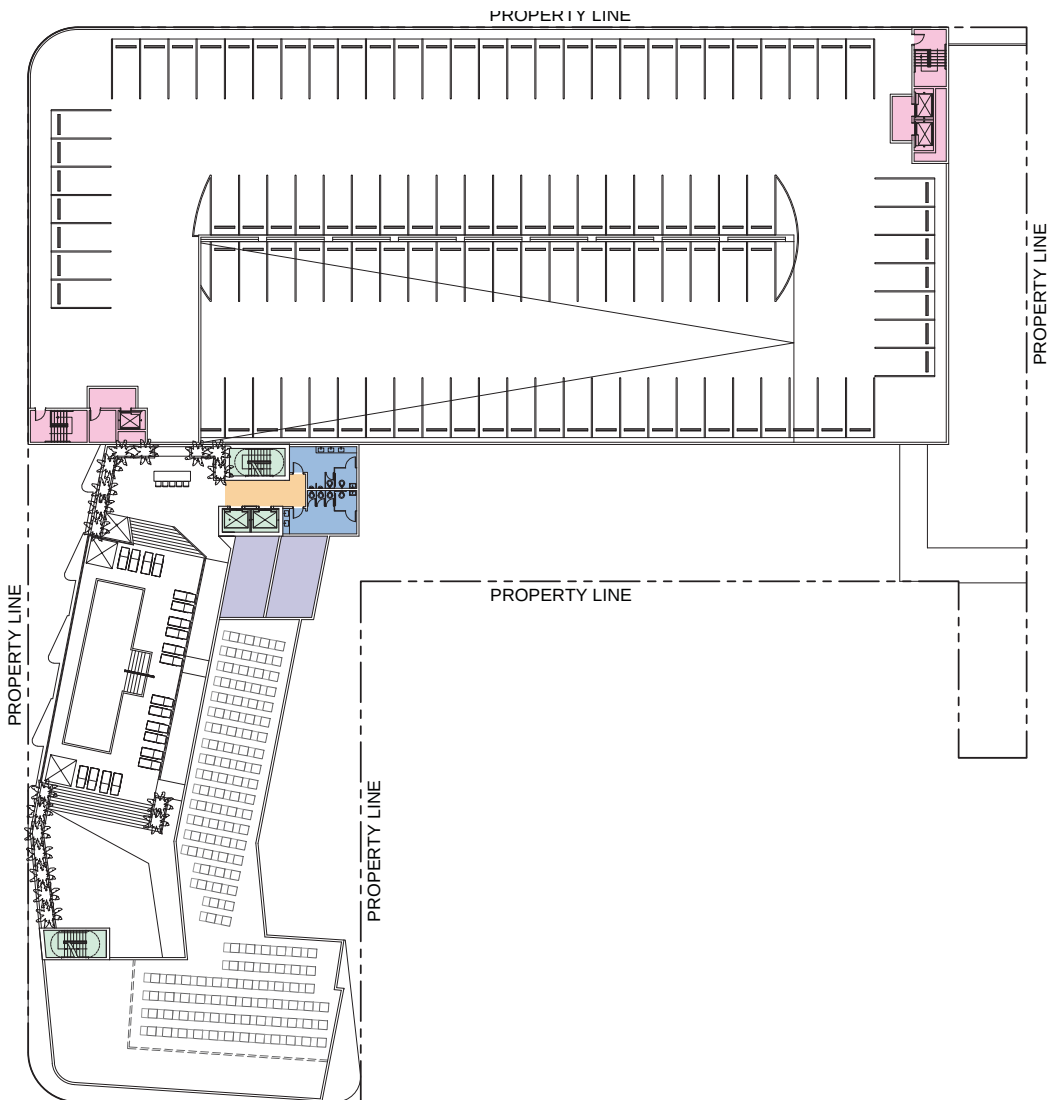
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Lic #: AR93931



AREA SCHEDULE (FAR) LEVEL 03-10 (PER FLOOR)		
Level	Comments	Area
Level 03-10	Core FAR	643 SF
Level 03-10	Common FAR	1,387 SF
Level 03-10	Residential FAR	16,315 SF
Level 03-10	Service/BOH FAR	143 SF
Level 03-05	Existing Garage FAR	714 SF
Total		19,202 SF

AREAS FAR/NON-FAR	
CORE FAR	
COMMON FAR	
RESIDENTIAL FAR	
SERVICE/BOH FAR	
TRASH NON-FAR	
BALCONY NON-FAR	
EXISTING GARAGE FAR	

3 LEVEL 03-10 FAR DIAGRAM - PROPOSED
SCALE: NTS



AREA SCHEDULE (FAR) ROOF LEVEL		
Level	Comments	Area
Roof Level	Core FAR	643 SF
Roof Level	Common FAR	206 SF
Roof Level	Service/BOH FAR	734 SF
Roof Level	Restroom FAR	548 SF
Roof Level	Existing Garage FAR	895 SF
Total		3,026 SF

AREAS FAR/NON-FAR	
CORE FAR	
COMMON FAR	
SERVICE/BOH FAR	
RESTROOM FAR	
EXISTING GARAGE FAR	

4 ROOF LEVEL FAR DIAGRAM - PROPOSED
SCALE: NTS

AREA SCHEDULE (FAR) GROUND LEVEL		
Level	Comments	Area
Ground Level	Core FAR	643 SF
Ground Level	Retail FAR	12,863 SF
Ground Level	Service/BOH FAR	3,203 SF
Ground Level	Lobby/Amenity FAR	1,914 SF
Ground Level	Restroom FAR	89 SF
Ground Level	Existing Garage FAR	21,802 SF
Total		40,514 SF

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Level	Comments	Area
Level 03-10	Core FAR	643 SF
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Level 03-05	Existing Garage FAR	714 SF
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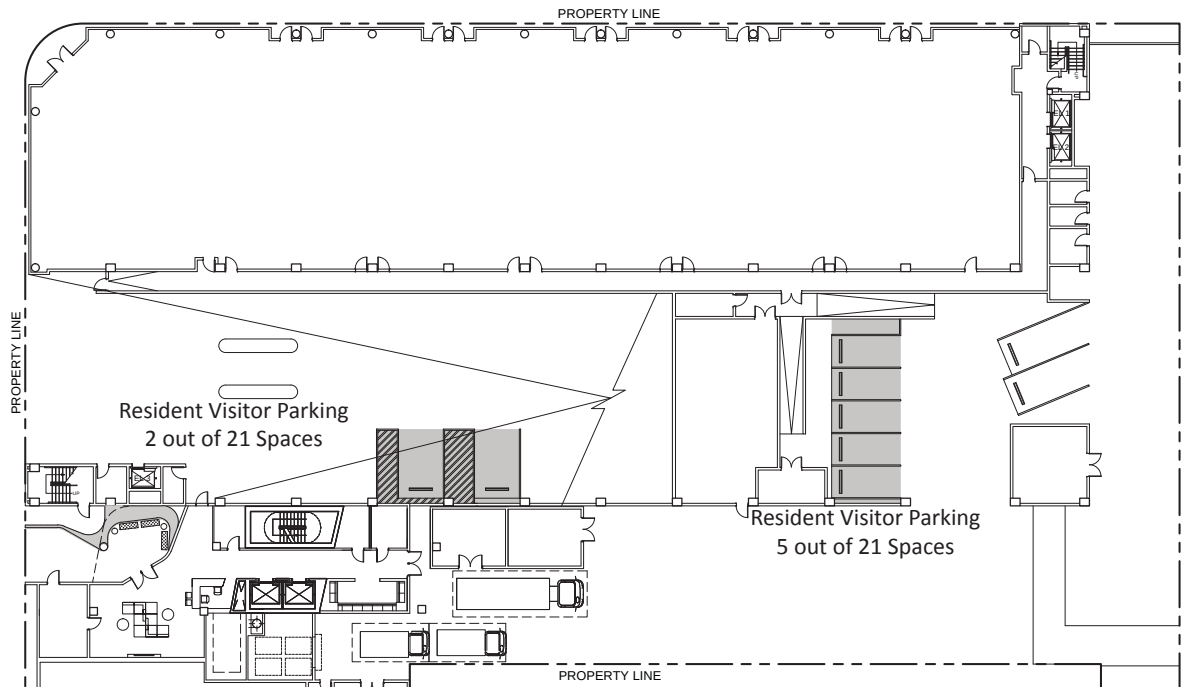
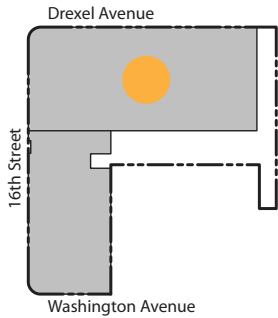
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Total		14,696 SF

AREA SCHEDULE (FAR) ROOF LEVEL		
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Roof Level	Core FAR	643 SF
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Roof Level	Service/BOH FAR	734 SF
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Roof Level	Existing Garage FAR	895 SF
Total		3,028 SF

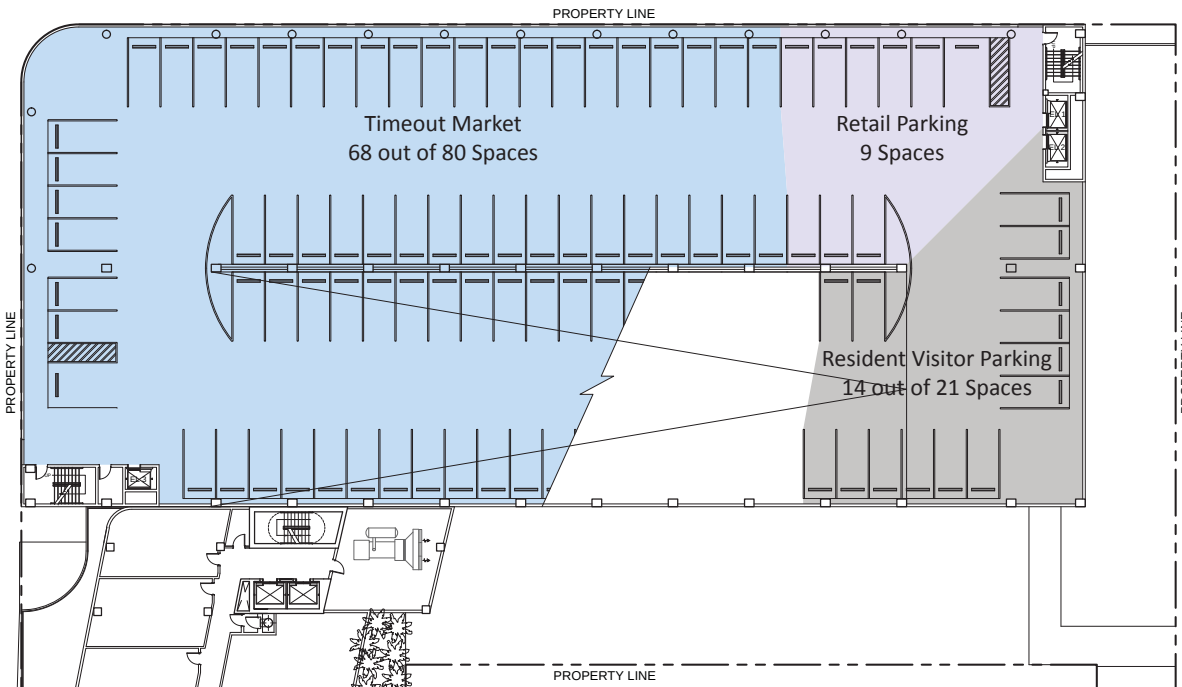
AREA SCHEDULE (FAR) TOTAL	
Comments	Area

Core FAR	7,073 SF
Common FAR	12,867 SF
Residential FAR	112,126 SF
Retail FAR	12,863 SF
Service/BOH FAR	5,997 SF
Lobby/Amenity FAR	3,084 SF
Restroom FAR	721 SF
Existing Garage FAR	25,553 SF
180,284 SF	

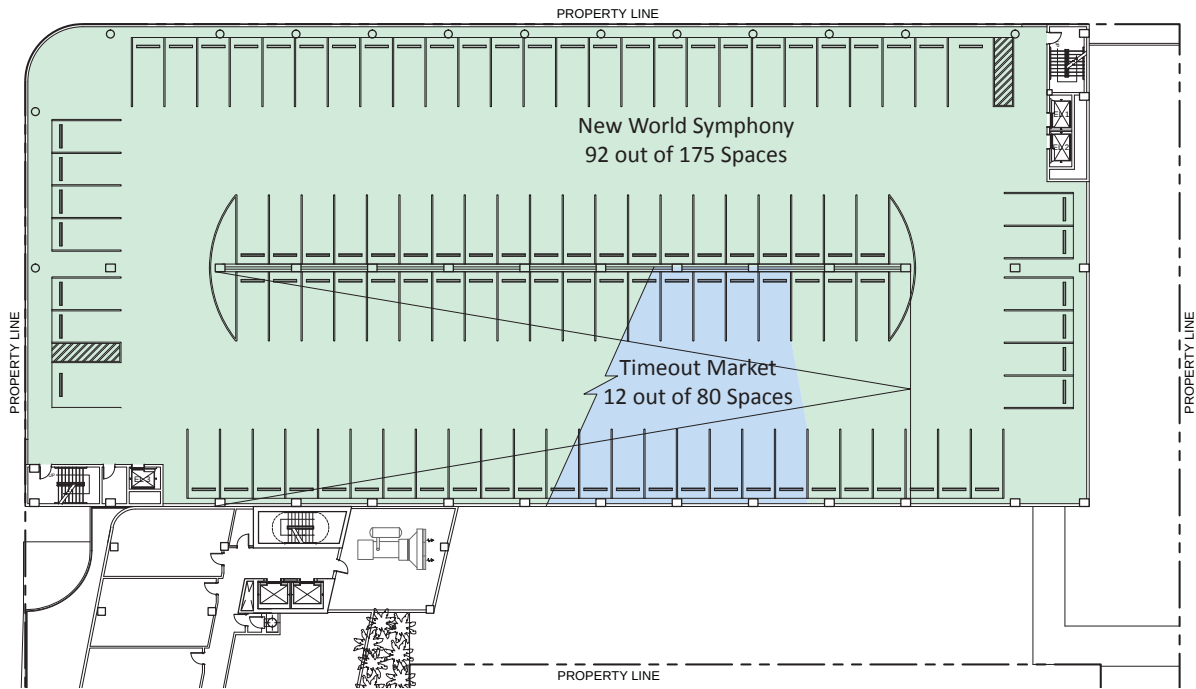
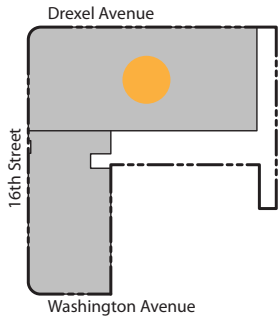
1 TOTAL FAR
NTS



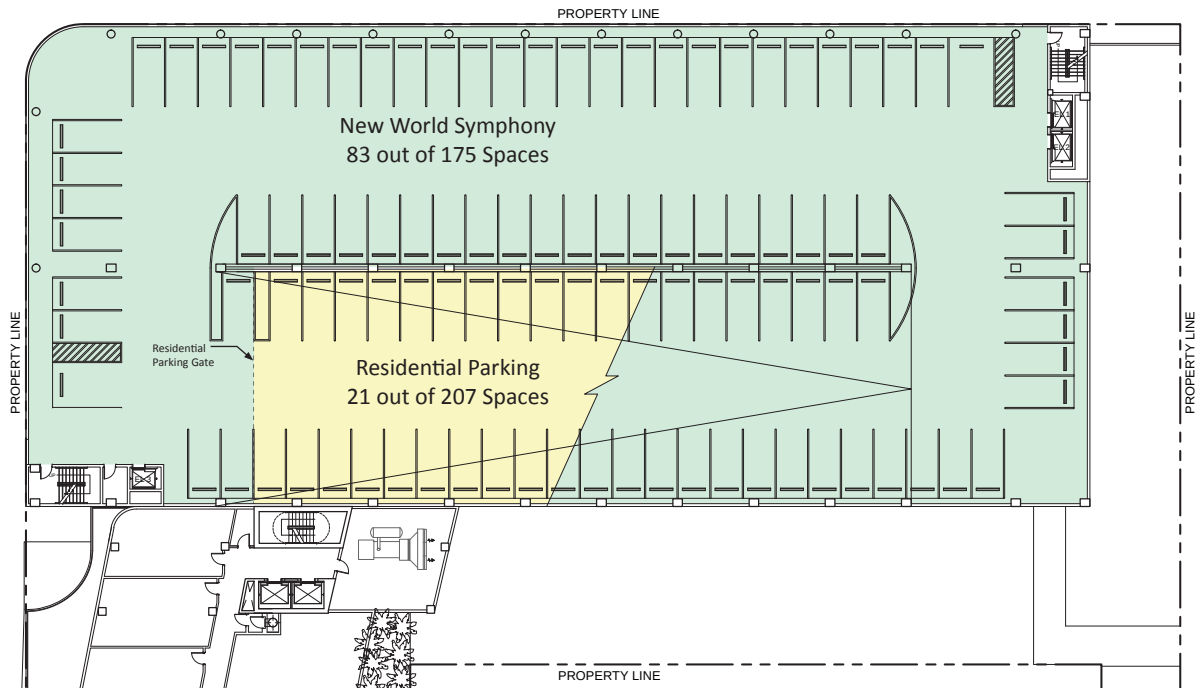
1 PARKING LEVEL 01
SCALE: 1" = 50'-0"



2 PARKING LEVEL 02
SCALE: 1" = 50'-0"



3 PARKING LEVEL 03
SCALE: 1" = 50'-0"



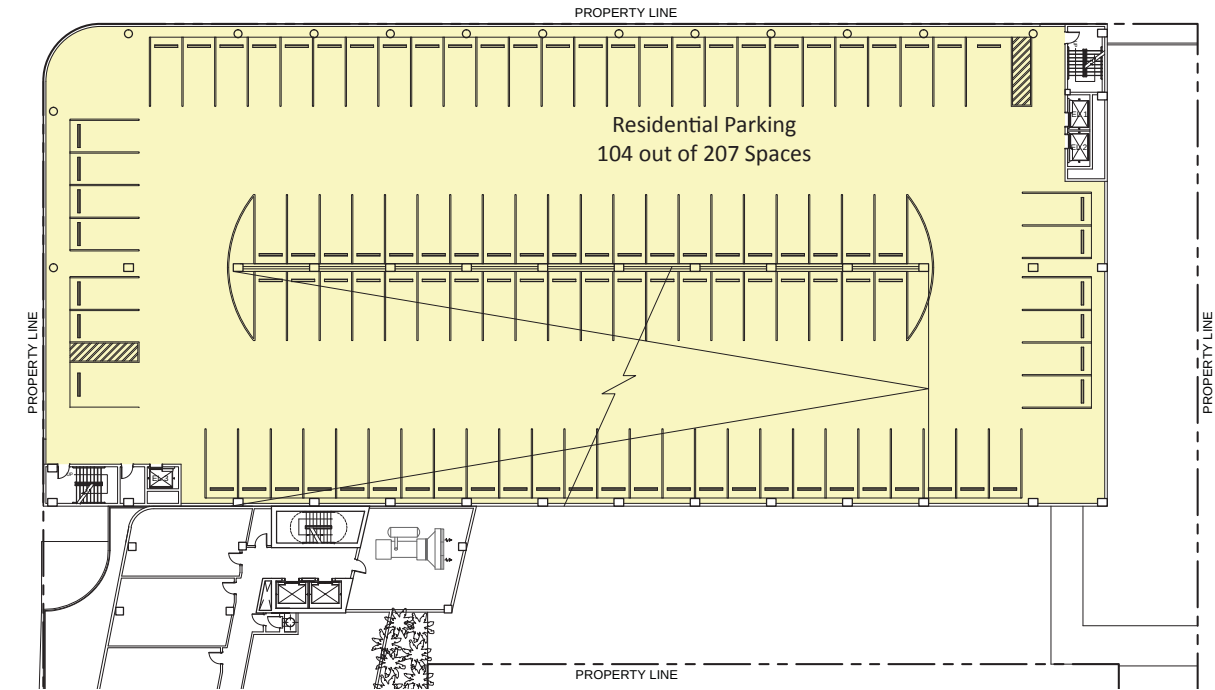
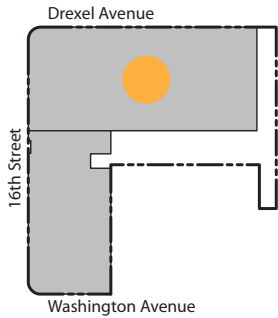
4 PARKING LEVEL 04
SCALE: 1" = 50'-0"



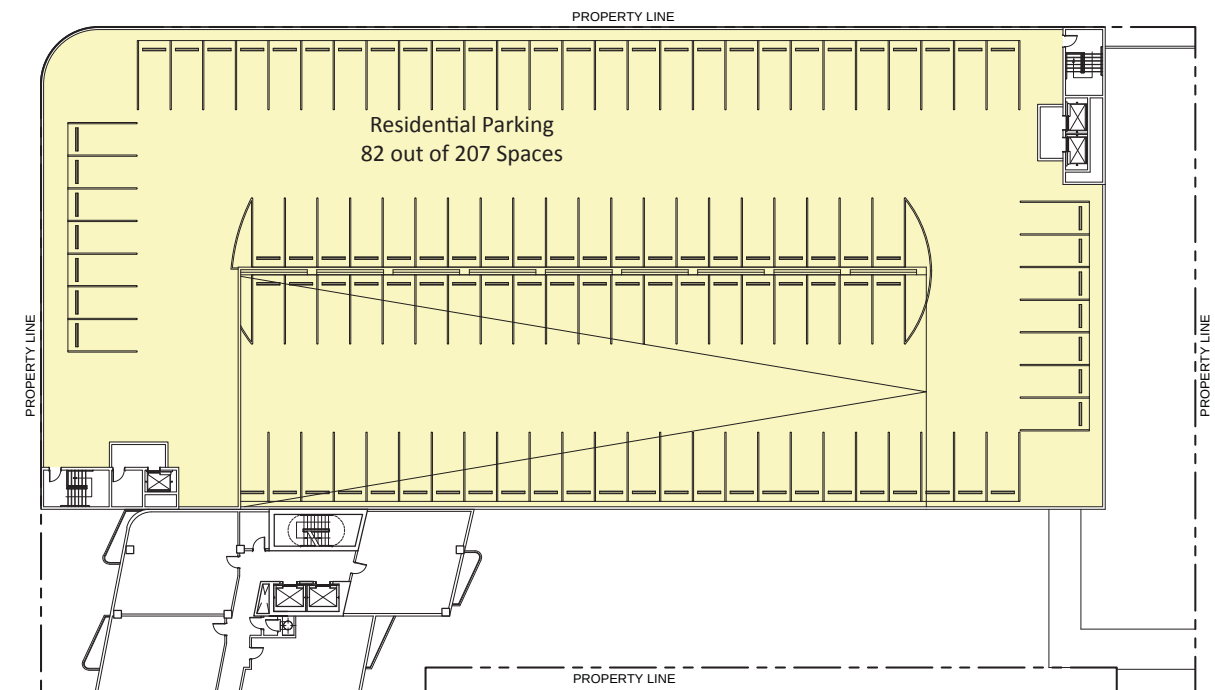
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1 PARKING LEVEL 05
SCALE: 1" = 50'-0"



2 PARKING ROOF
SCALE: 1" = 50'-0"

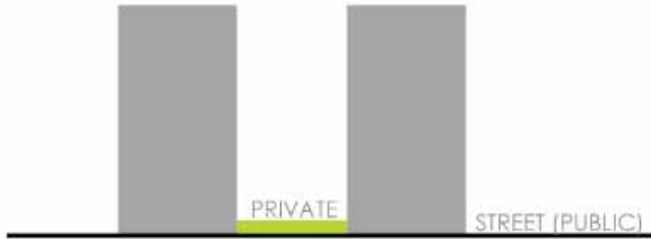
RELATIONSHIP WITH PLAZA SPACES- existing condition



RELATIONSHIP WITH PLAZA SPACES- existing condition



RELATIONSHIP WITH STREET RETAIL AND PLAZA SPACES- private vs public



PRIVATE COURTYARD
CONDITION C

LINCOLN ROAD
CONDITION

MIXED USE
CONDITION

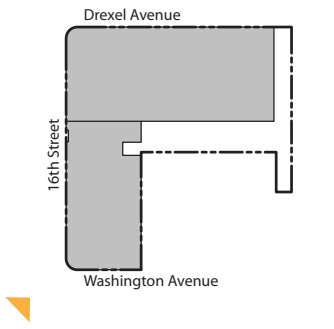
C-1: Perspective Renderings

- C-2: Proposed Perspective
- C-3: Proposed Perspective
- C-4: Proposed Perspective



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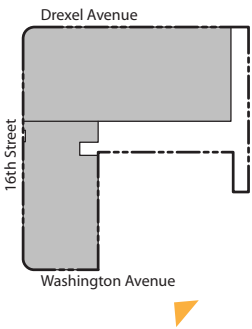


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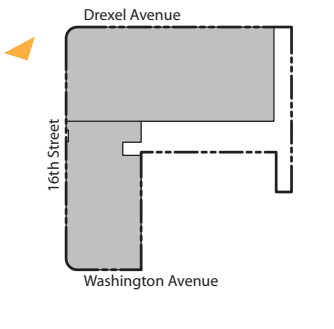


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D-1: Site Plans

D-2: Existing Site Plan

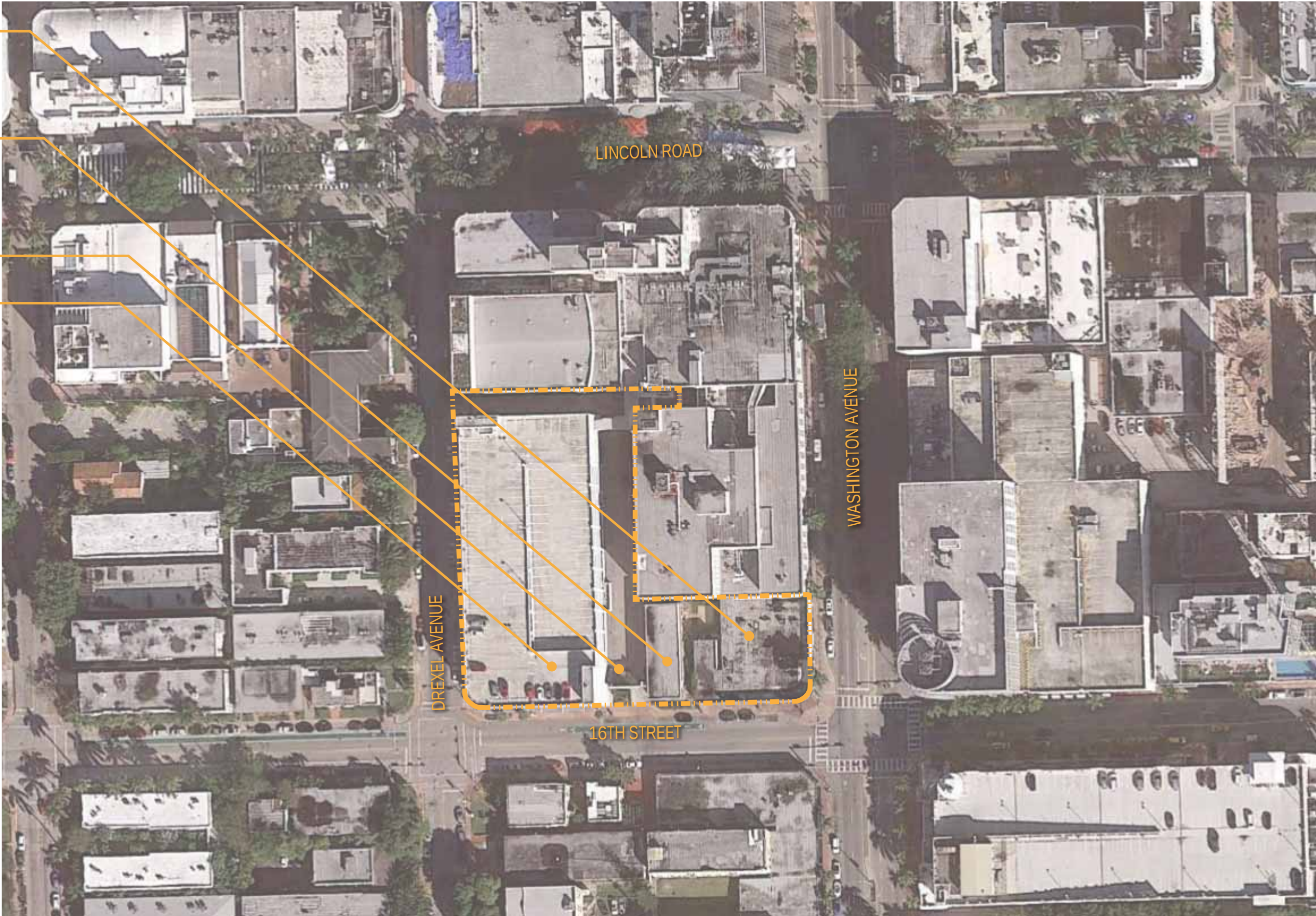
D-3: Proposed Site Plan



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- 1600 WASHINGTON AVENUE
EXISTING 1-STORY
BUILDING
- 1600 WASHINGTON AVENUE
EXISTING 2-STORY
BUILDING
- EXISTING ALLEY
- 1601 DREXEL AVENUE
EXISTING PARKING
GARAGE



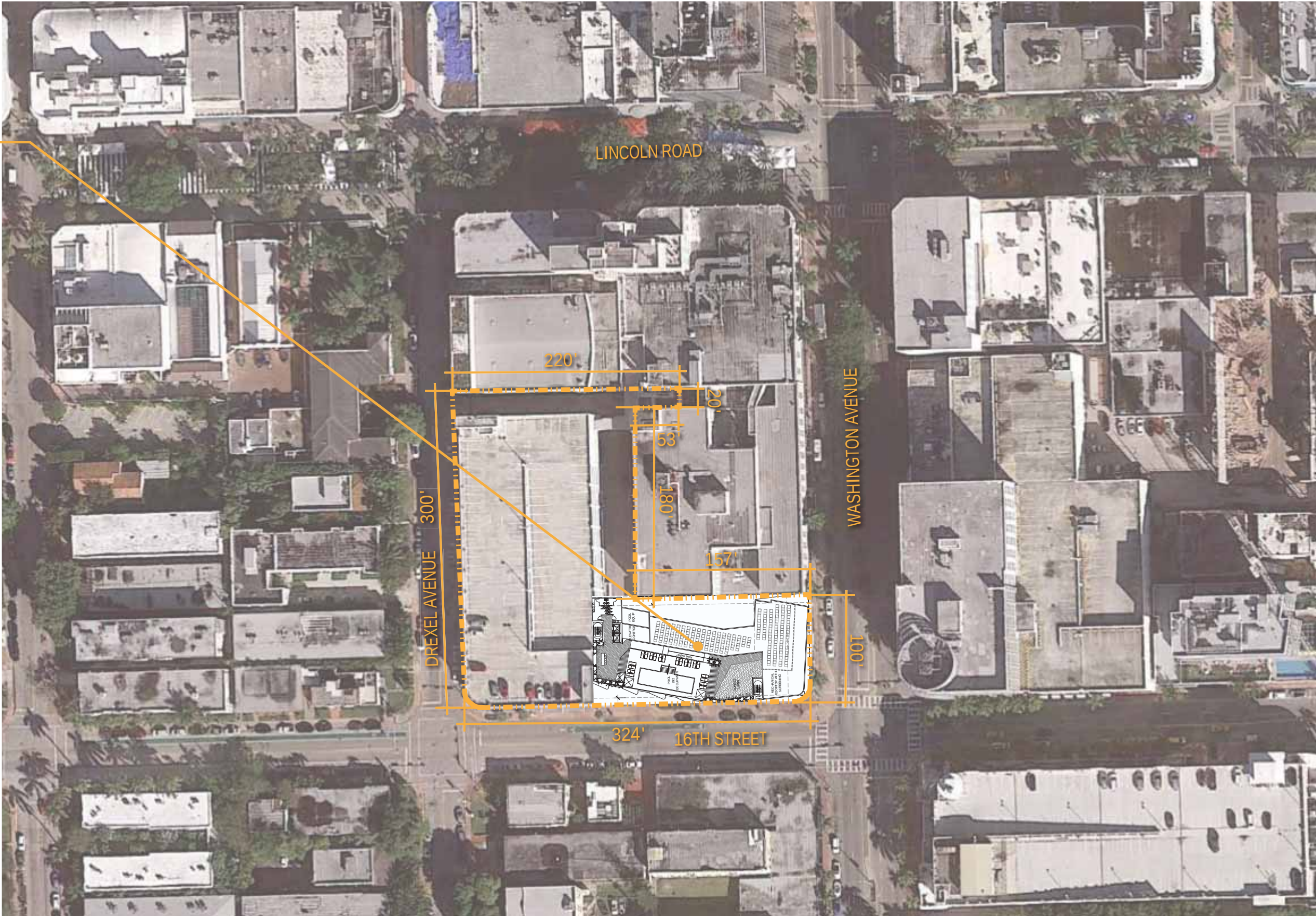
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PROPOSED 10-STORY
MIXED USE APARTMENT
BUILDING



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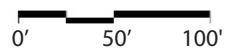
E-1: Typical Floor Plans

- E-2: Overall Existing/Demolition Plan
- E-3: Proposed Ground Floor Plan
- E-4: Proposed Level 02 Floor Plan
- E-5: Proposed Level 03-10 Residential Floor Plan
- E-6: Proposed Roof Level Floor Plan
- E-7: Proposed Upper Roof Level Plan
- E-8: Manuevering & Loading Diagrams

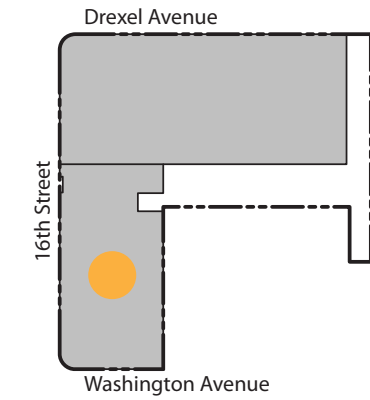
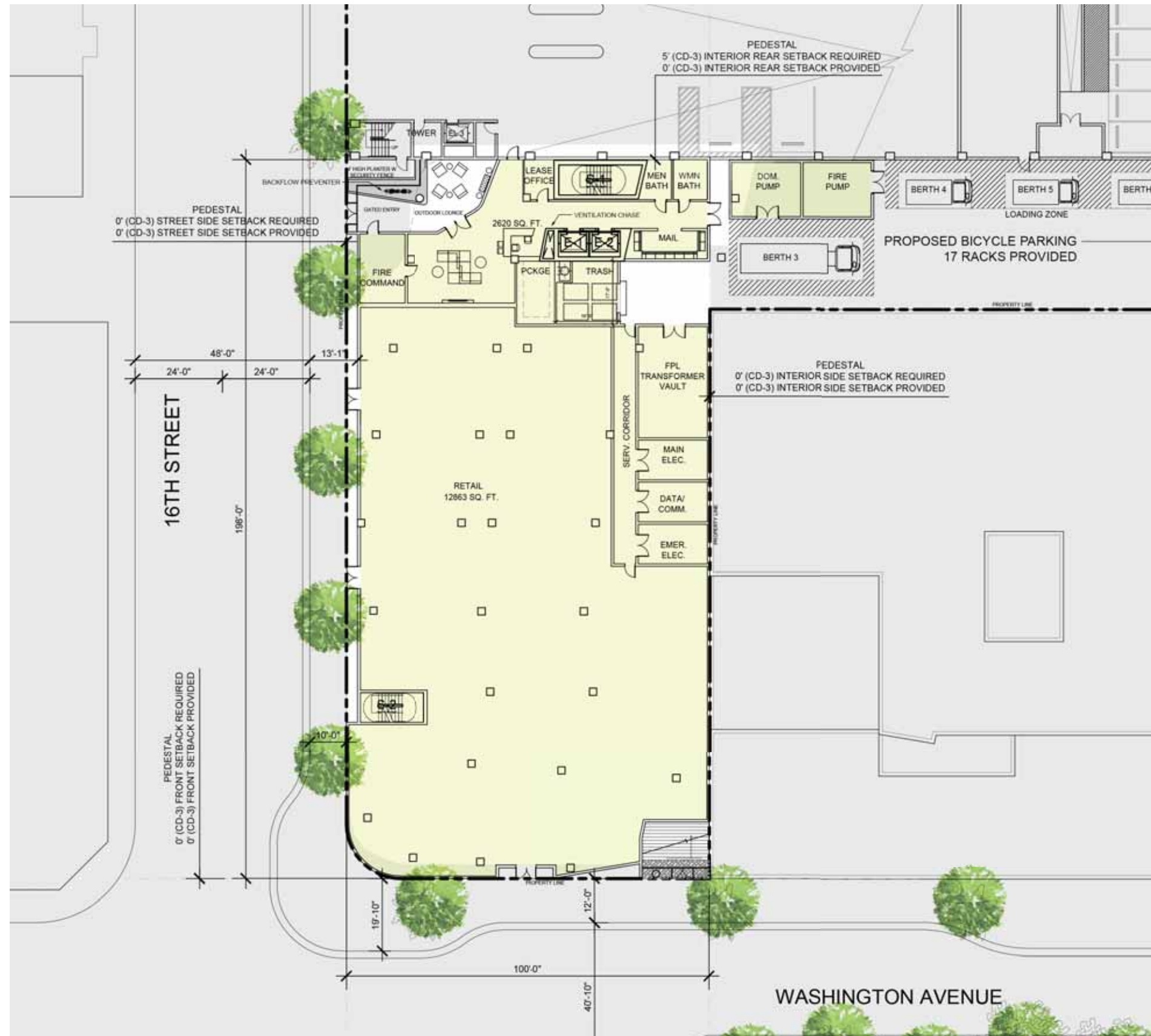


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PROPOSED GROUND FLOOR PLAN



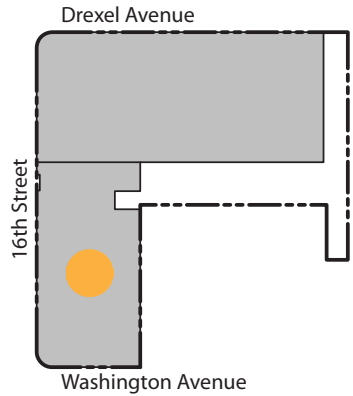
 KEY PLAN
SCALE: NTS

PROPOSED VARIANCES:

1. A variance from the minimum required pedestal setback of 5'-0" for the residential uses in order to construct a building with residential use up to the neighboring existing parking garage.



BICYCLE RACK EXAMPLES



KEY PLAN
SCALE: NTS

- PROPOSED VARIANCES:
1. A variance from the minimum required front tower setback of 20'-0" + 1' for every 1' increase in height above 50' (for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing Washington Avenue.
 2. A variance from the minimum required street side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing 16th Street.
 3. A variance from the minimum required interior side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the neighboring existing building.
 4. A variance from the minimum required rear tower setback of 15'-0" for the residential uses in order to construct a building with residential use up to the neighboring existing parking garage.

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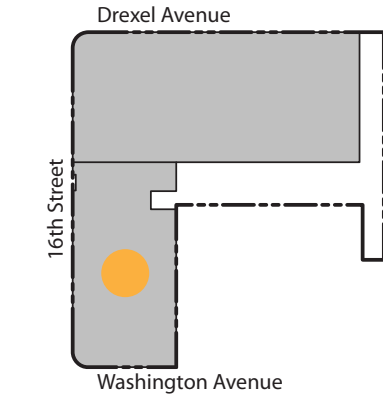
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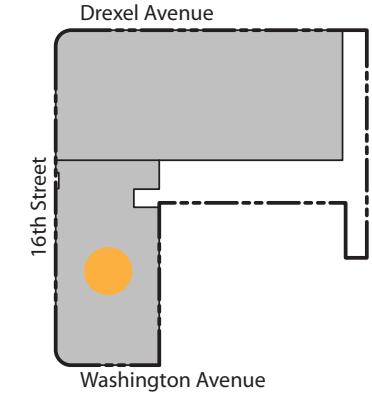
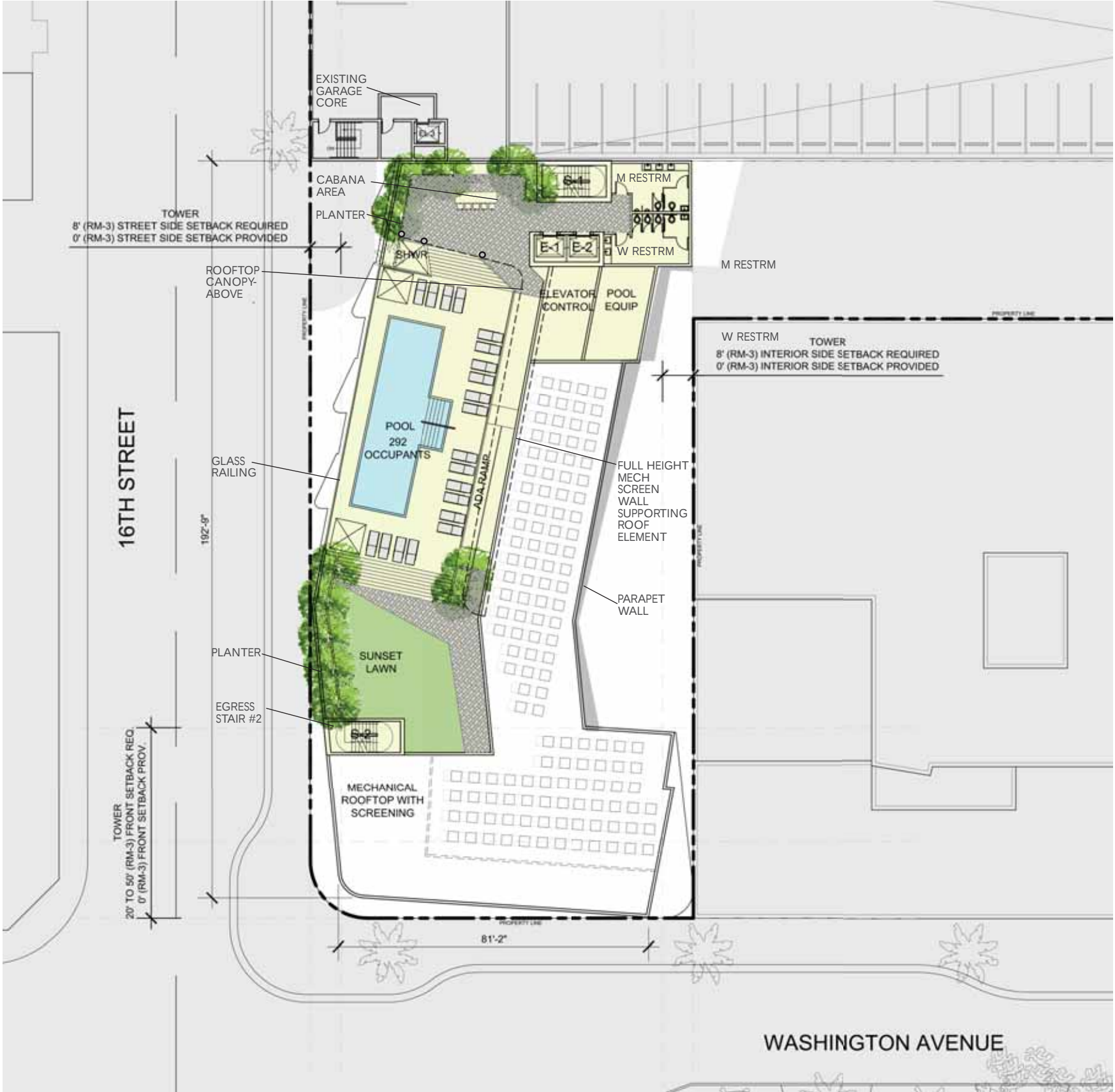
0' 32' 64'

PROPOSED LEVEL 02 FLOOR PLAN
SCALE: 1/32" = 1'-0"



PROPOSED VARIANCES:

1. A variance from the minimum required front tower setback of 20'-0" + 1' for every 1' increase in height above 50' (for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing Washington Avenue.
2. A variance from the minimum required street side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing 16th Street.
3. A variance from the minimum required interior side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the neighboring existing building.
4. A variance from the minimum required rear tower setback of 15'-0" for the residential uses in order to construct a building with residential use up to the neighboring existing parking garage.



KEY PLAN
SCALE: NTS

- PROPOSED VARIANCES:**
1. A variance from the minimum required front tower setback of 20'-0" + 1' for every 1' increase in height above 50' (for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing Washington Avenue.
 2. A variance from the minimum required street side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing 16th Street.
 3. A variance from the minimum required interior side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the neighboring existing building.
 4. A variance from the minimum required rear tower setback of 15'-0" for the residential uses in order to construct a building with residential use up to the neighboring existing parking garage.

0' 32' 64'

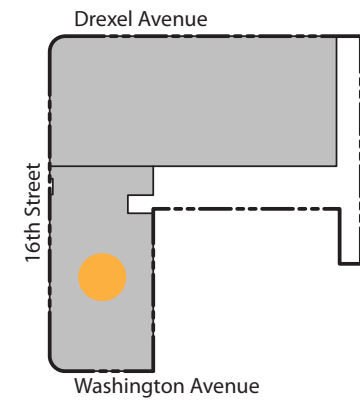
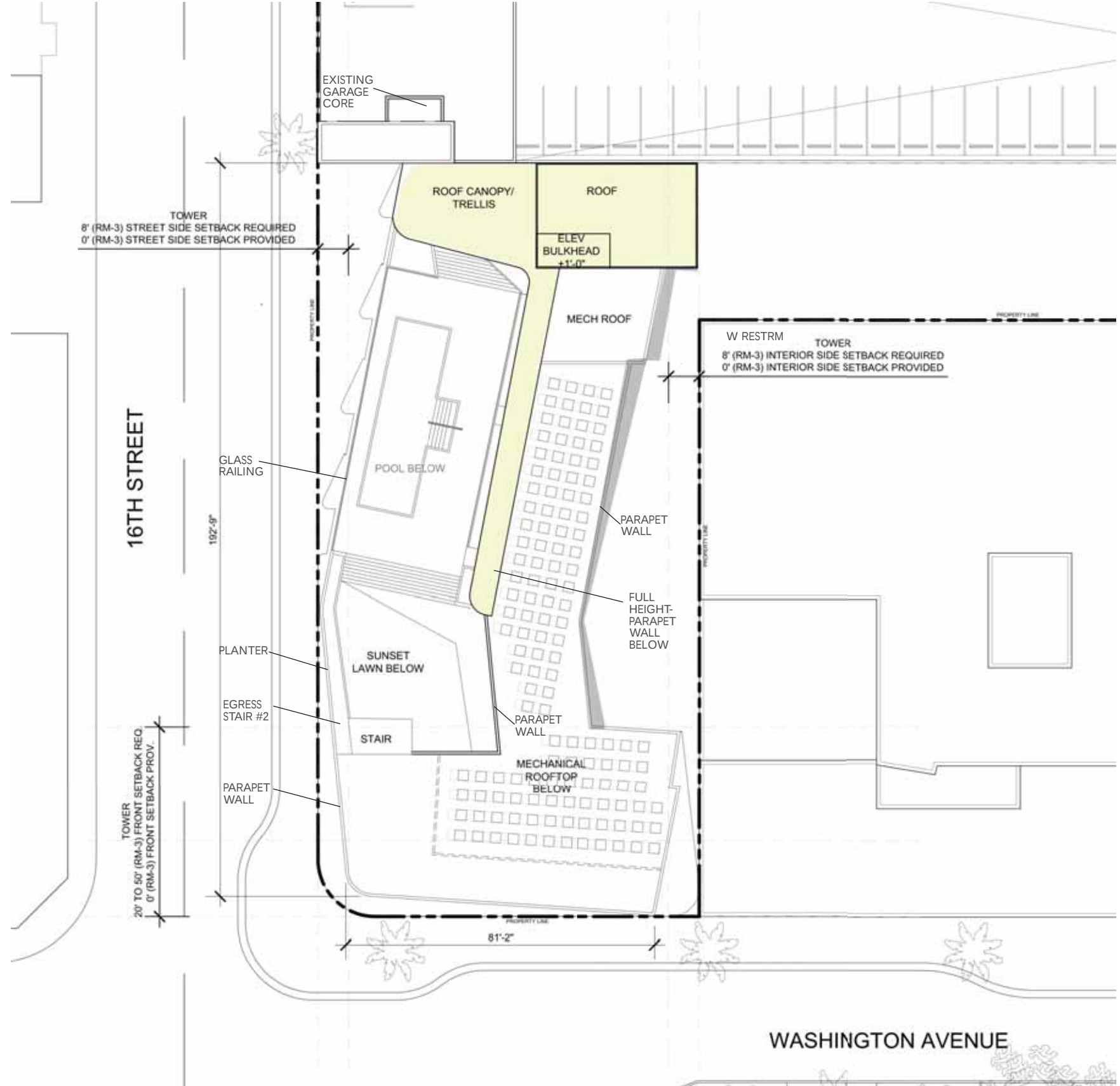
PROPOSED ROOF LEVEL FLOOR PLAN
SCALE: 1/32" = 1'-0"

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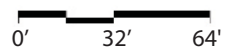
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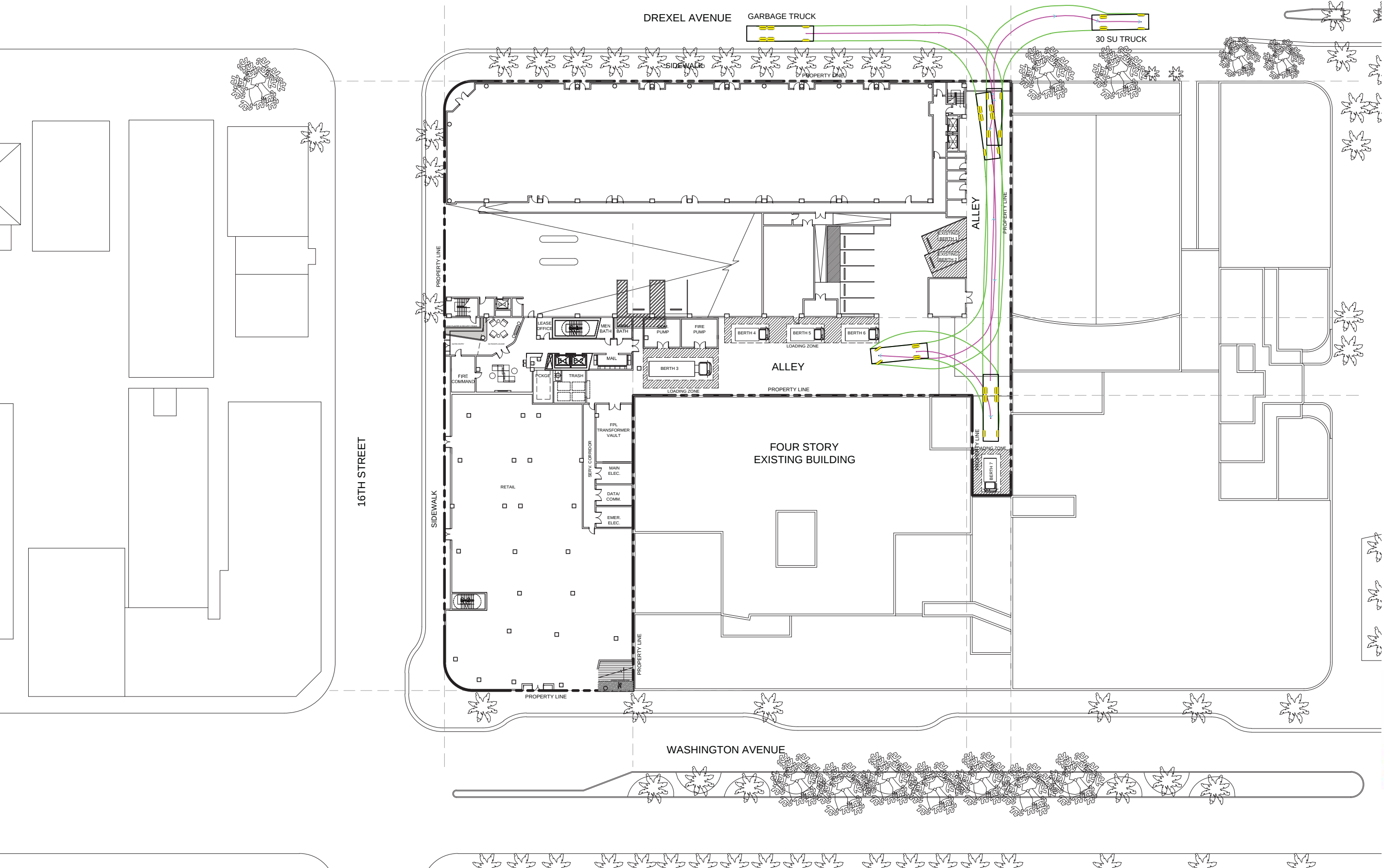
KEY PLAN
SCALE: NTS

- PROPOSED VARIANCES:**
1. A variance from the minimum required front tower setback of 20'-0" + 1' for every 1' increase in height above 50' (for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing Washington Avenue.
 2. A variance from the minimum required street side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the property line facing 16th Street.
 3. A variance from the minimum required interior side tower setback of 8'-0" (8% of lot width for RM-3 zoning district) for the residential uses in order to construct a building with residential use up to the neighboring existing building.
 4. A variance from the minimum required rear tower setback of 15'-0" for the residential uses in order to construct a building with residential use up to the neighboring existing parking garage.



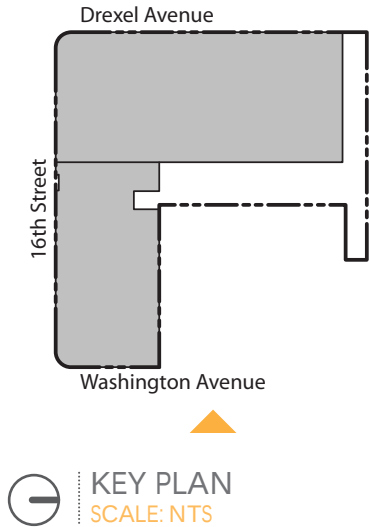
PROPOSED UPPER ROOF LEVEL PLAN
SCALE: 1/32" = 1'-0"

0' 50' 100'

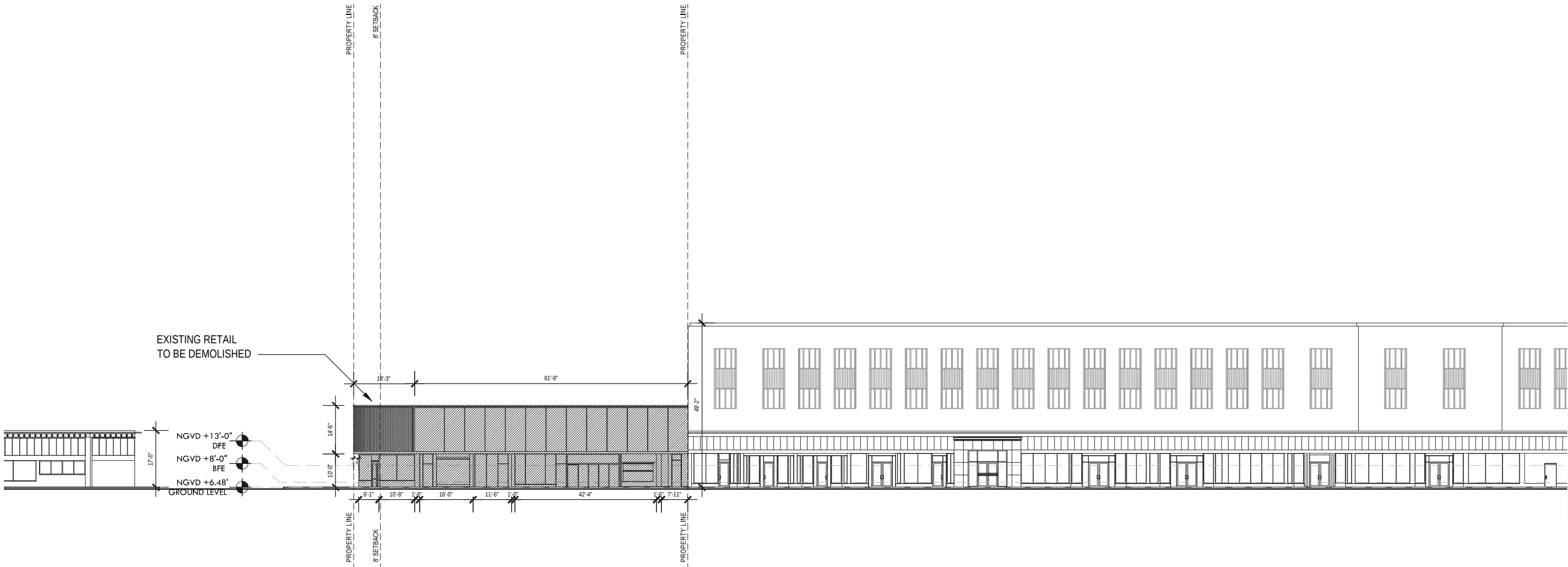


MANEUVERING & LOADING DIAGRAMS
SCALE: 1" = 50'

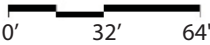
F-1:	Building Elevations
F-2:	Existing East Elevation
F-3:	Proposed East Elevation
F-4:	Existing SouthElevation
F-5:	Proposed South Elevation
F-6:	Proposed North Elevation
F-7:	Proposed West Elevation
F-8:	Proposed Balcony Railing Design
F-9:	Proposed Washington Ave Gate Design



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NOTE: EXISTING BUILDINGS WITHIN
HATCHED AREA TO BE DEMOLISHED

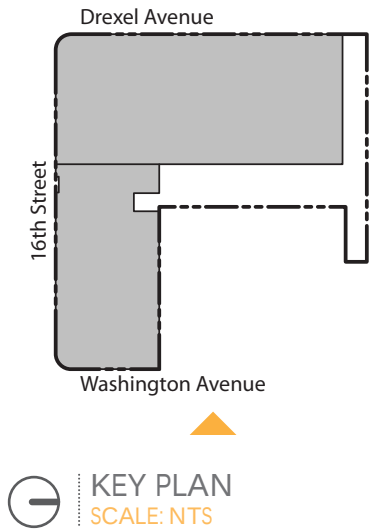


1 EAST ELEVATION - EXISTING
SCALE: 1/32" = 1'-0"



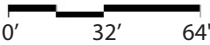
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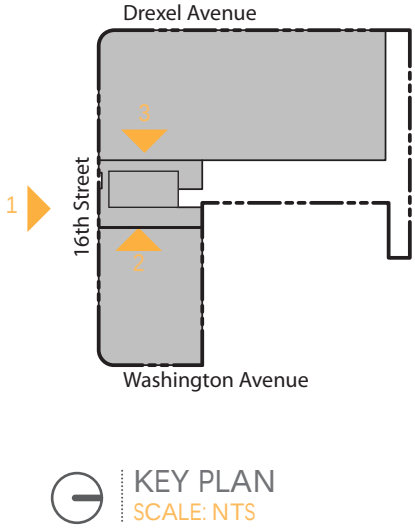
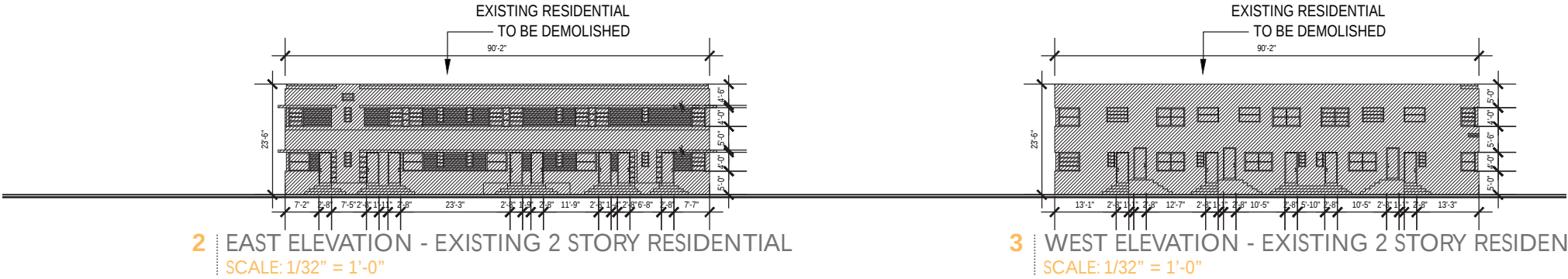
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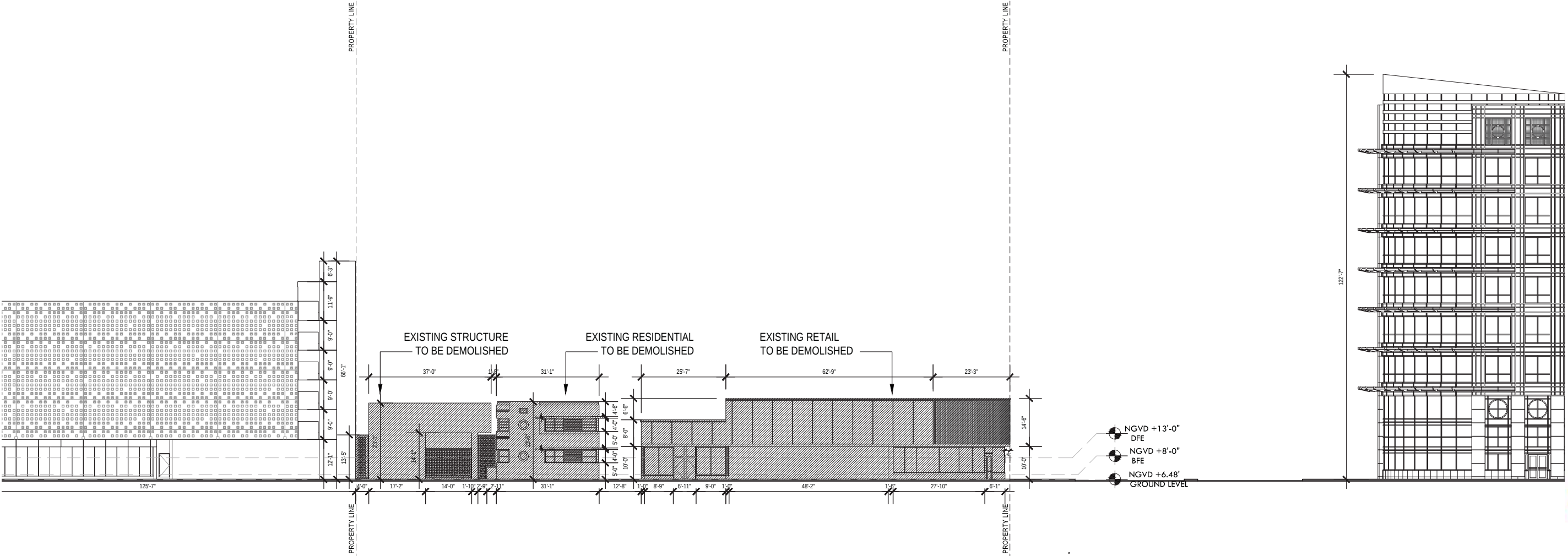
1600 WASHINGTON AVENUE

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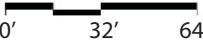


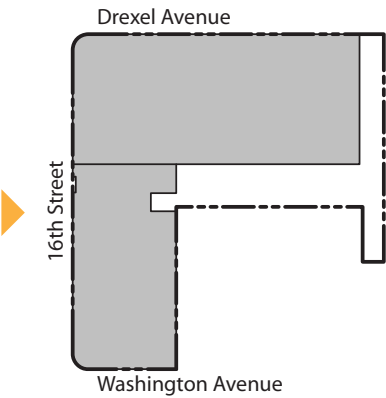


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1 SOUTH ELEVATION - EXISTING
SCALE: 1/32" = 1'-0"





KEY PLAN
SCALE: NTS

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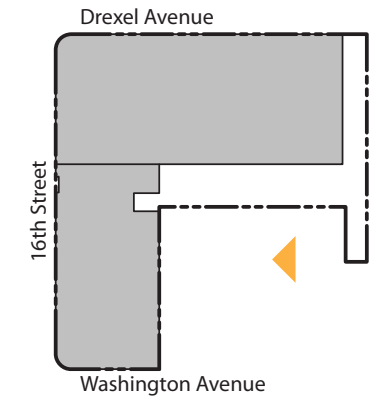
0' 32' 64'

1 SOUTH ELEVATION - PROPOSED
SCALE: 1/32" = 1'-0"

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PROPOSED NORTH ELEVATION



KEY PLAN
SCALE: NTS

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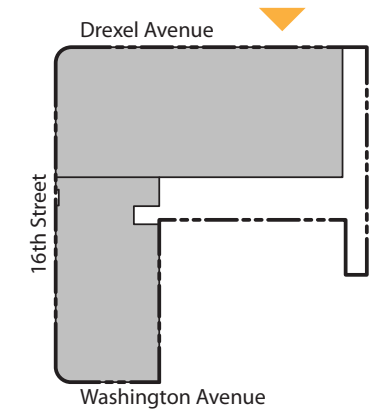
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0' 32' 64'

1 NORTH ELEVATION - PROPOSED
SCALE: 1/32" = 1'-0"



KEY PLAN
SCALE: NTS

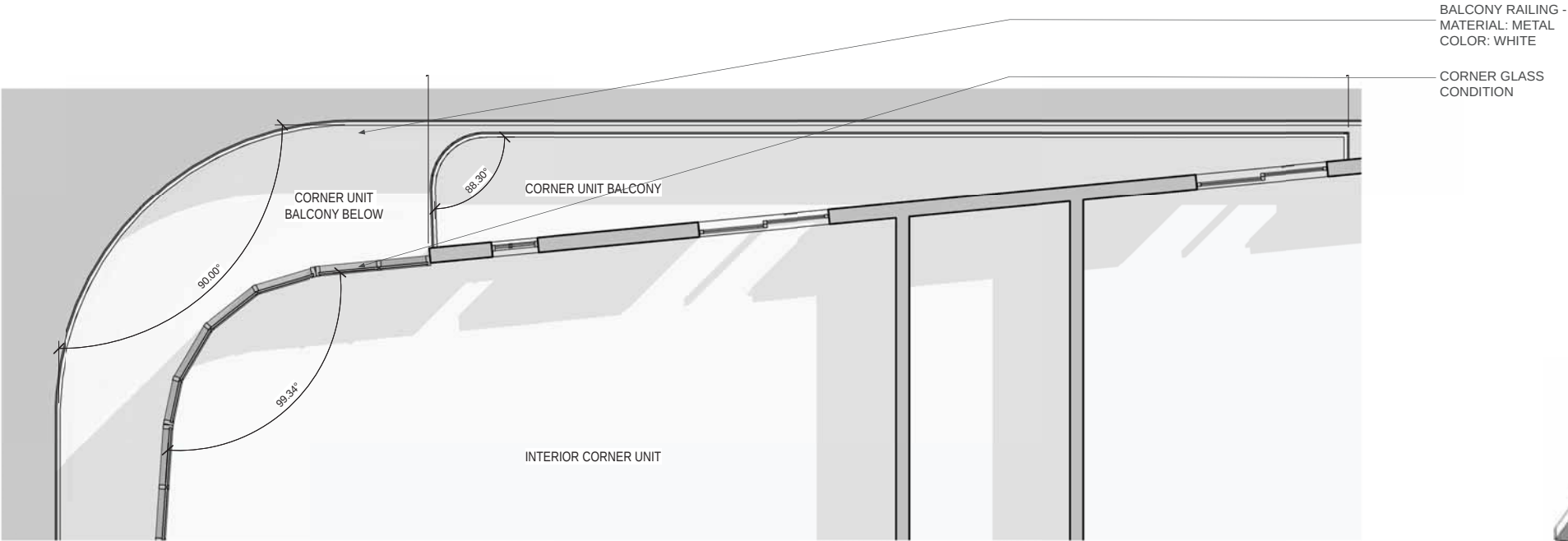


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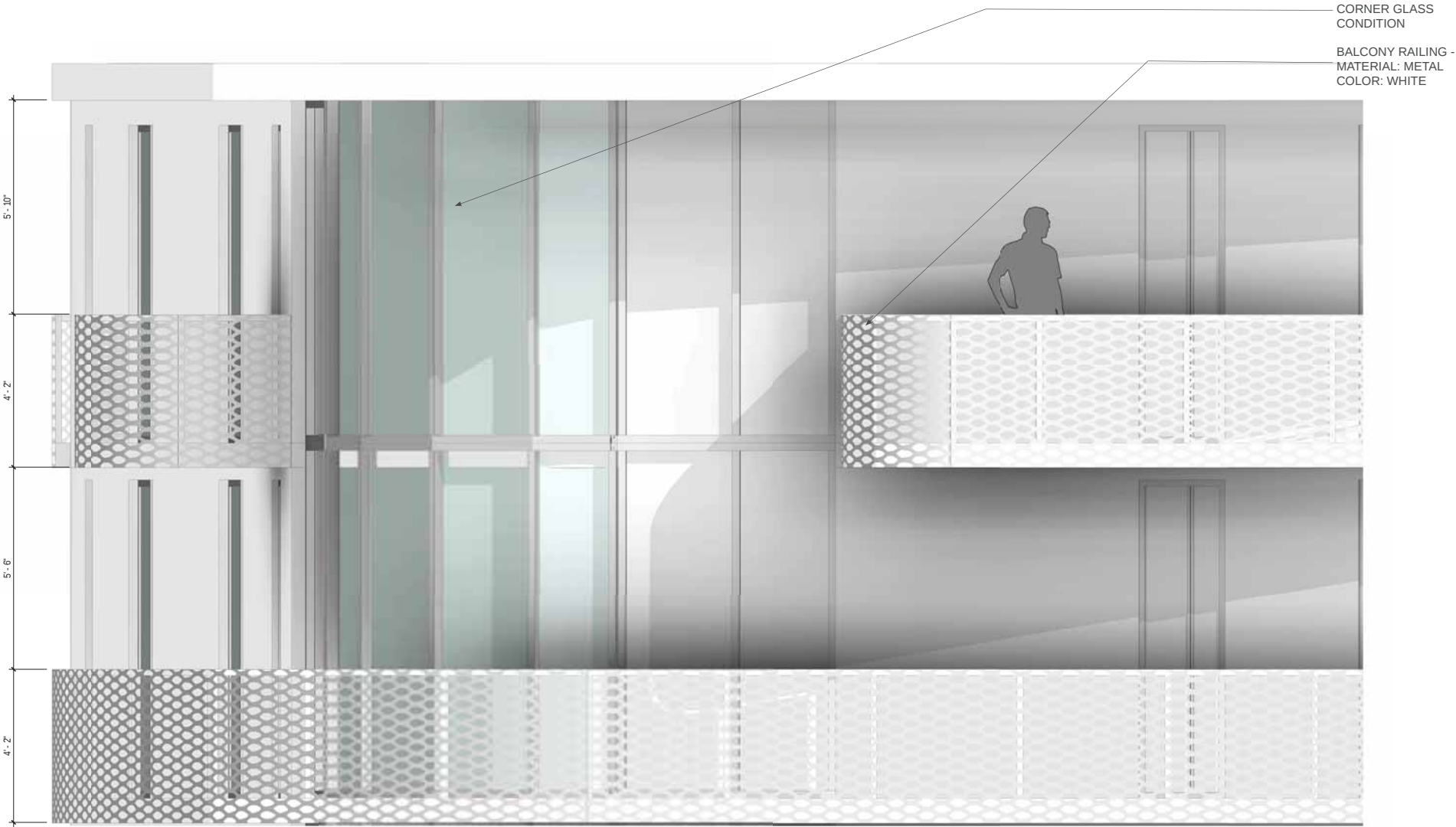


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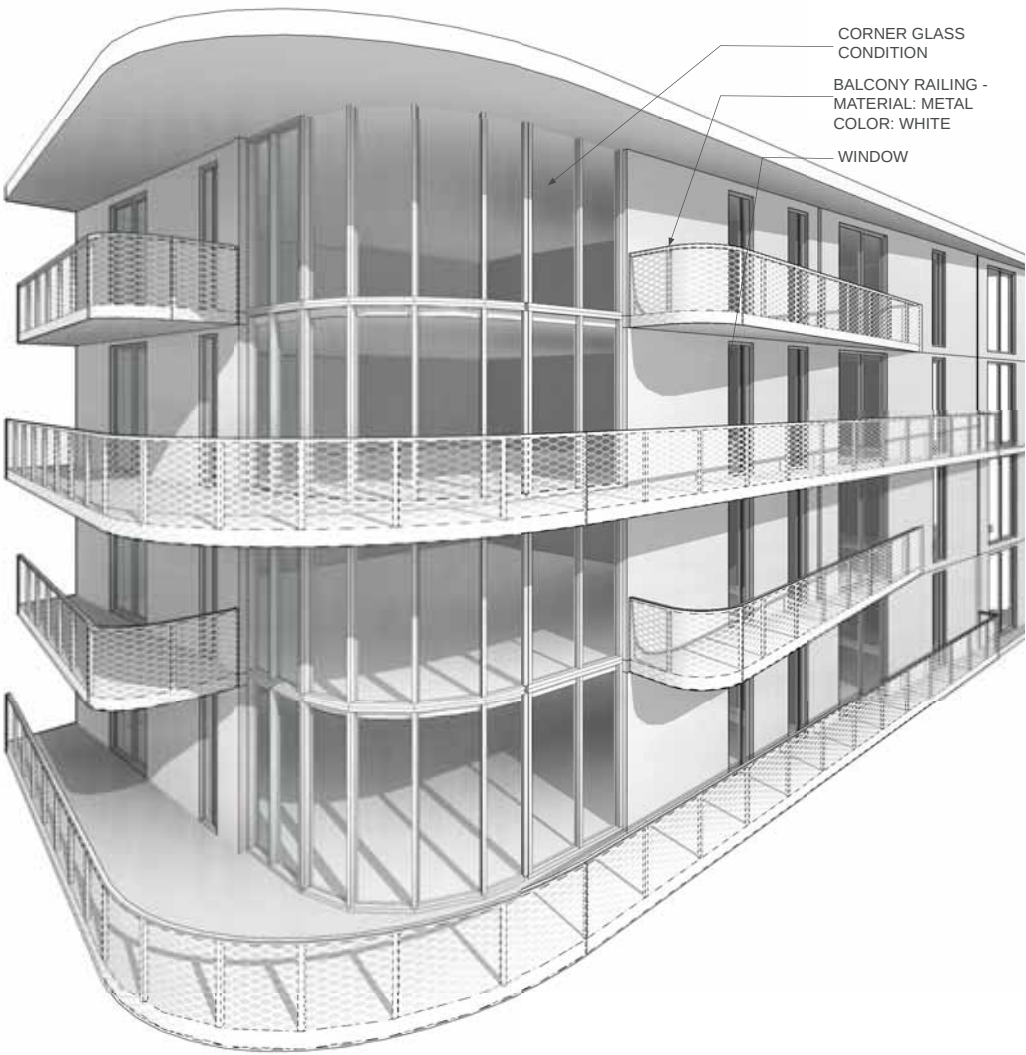
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1 CORNER BALCONY PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



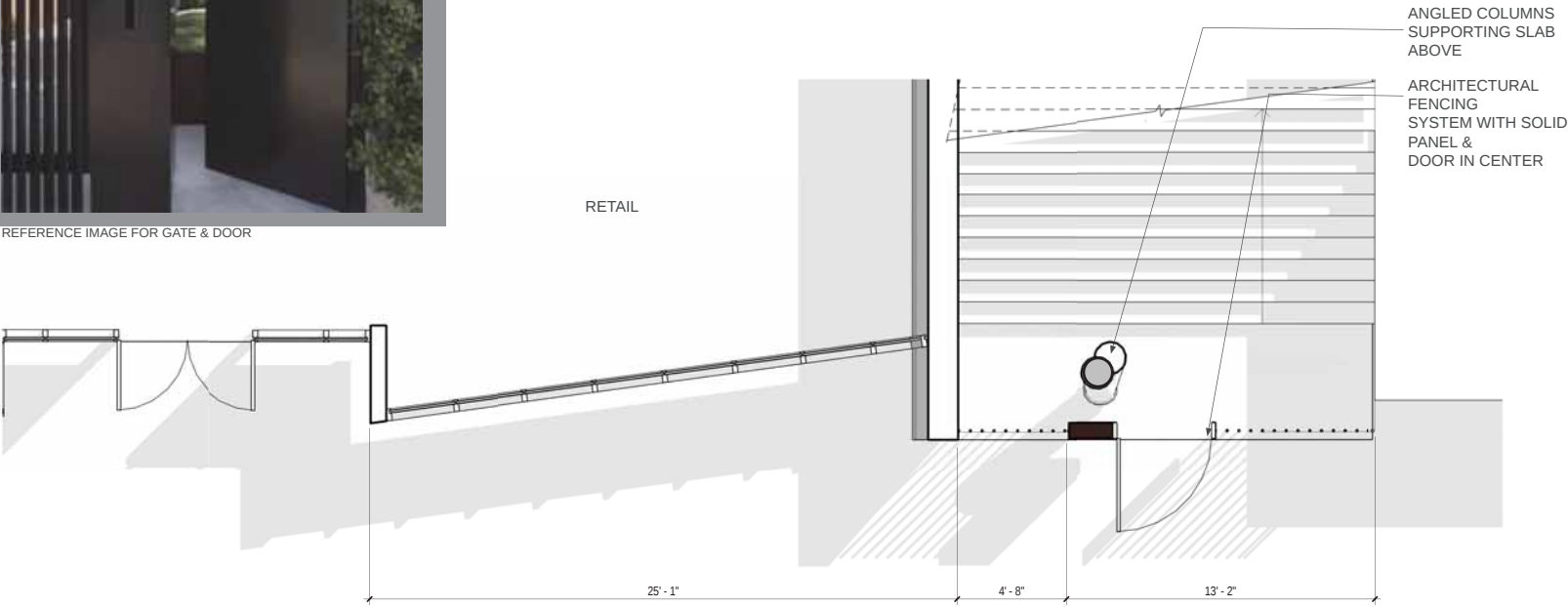
2 CORNER BALCONY ELEVATION - PROPOSED
SCALE: 1/2" = 1'-0"



3 CORNER BALCONY VIEW
SCALE: NTS



REFERENCE IMAGE FOR GATE & DOOR



1 WASHINGTON AVE GATE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



2 WASHINGTON AVE GATE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



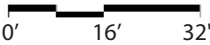
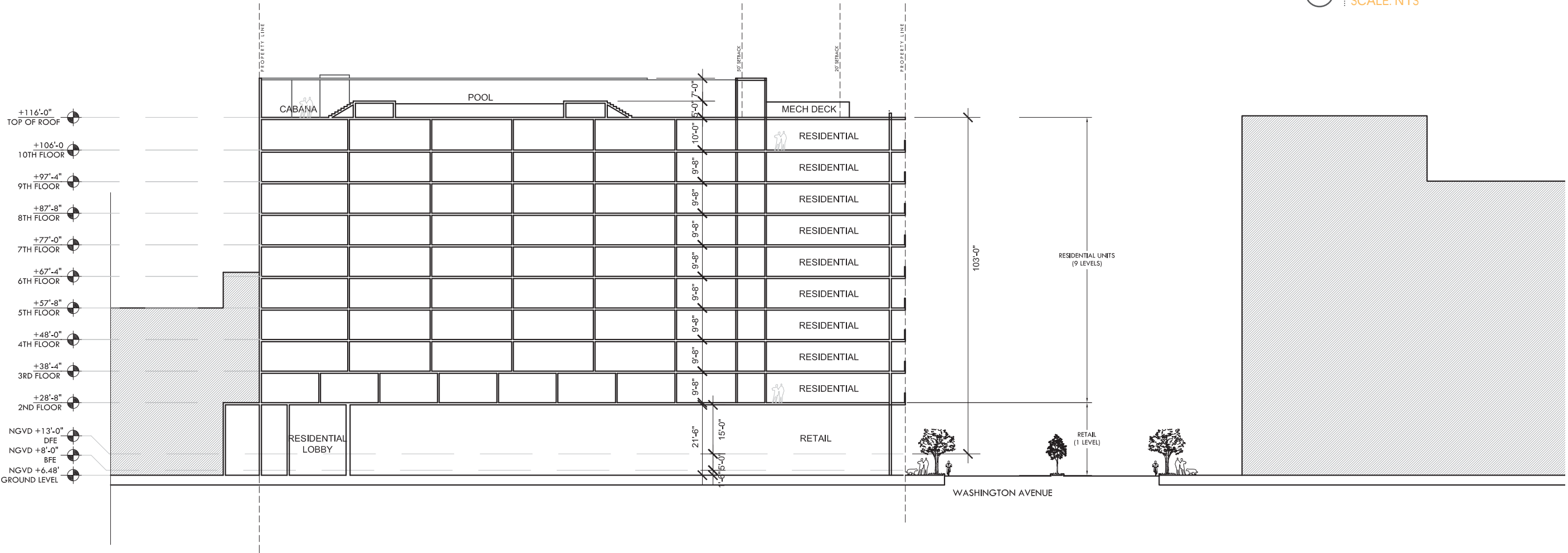
3 WASHINGTON AVE GATE VIEW
SCALE: NTS

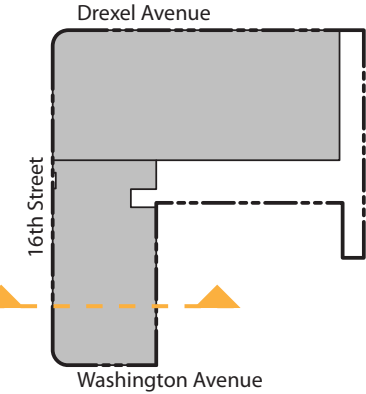
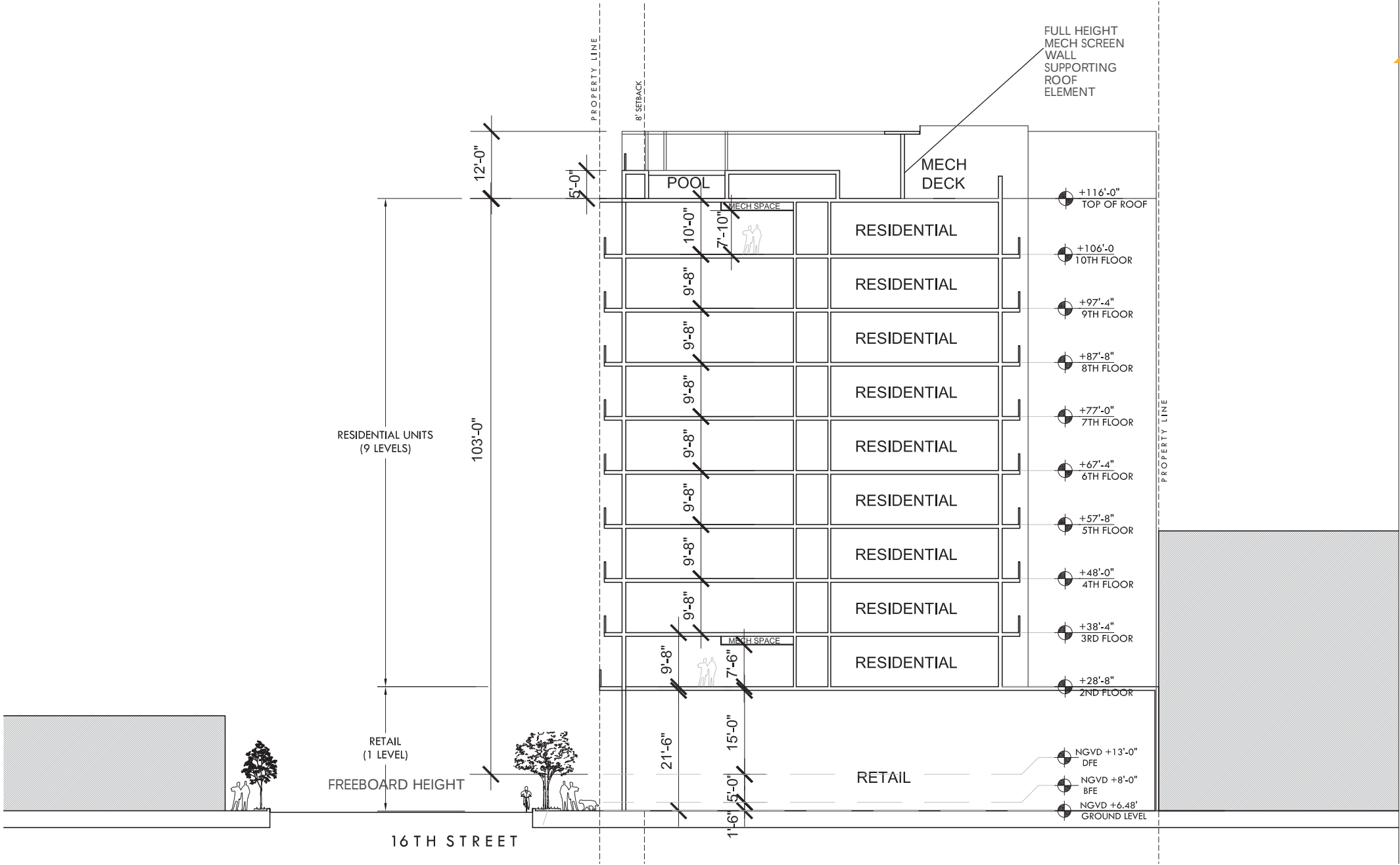
G-1: Building Sections and Diagrams

- G-2: Proposed Longitudinal Section
- G-3: Proposed Cross Section
- G-4: Proposed Wall Section
- G-5: Materials Page
- G-6: East Line of sight Diagram
- G-7: South Line of sight Diagram

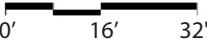


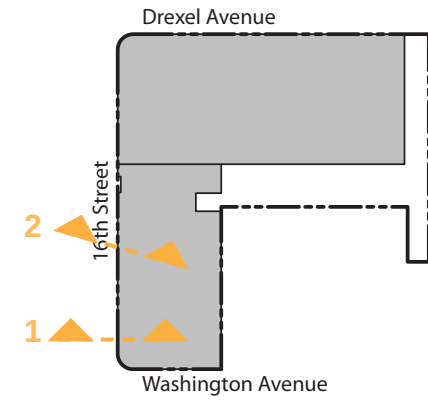
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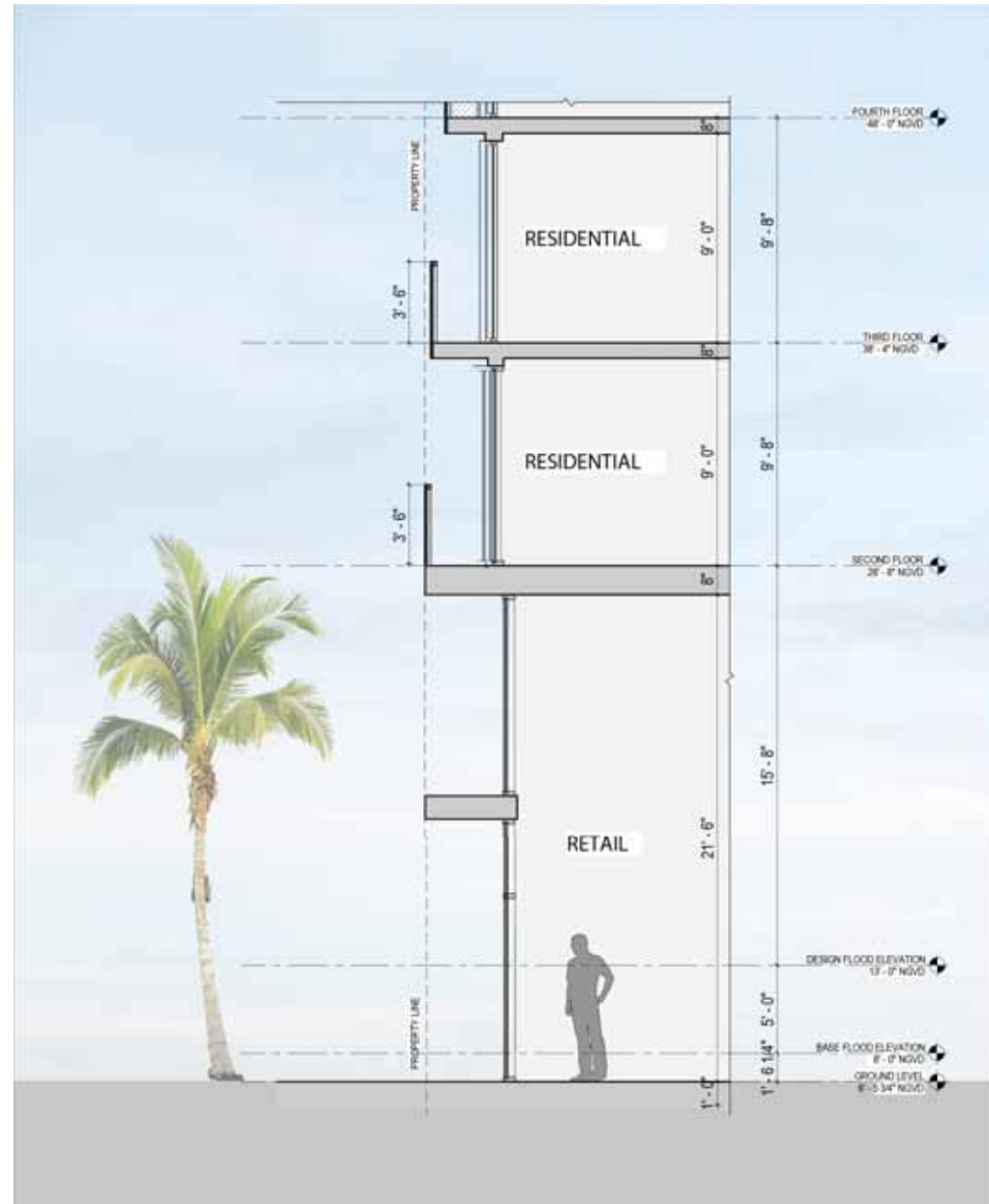
KEY PLAN
SCALE: NTS



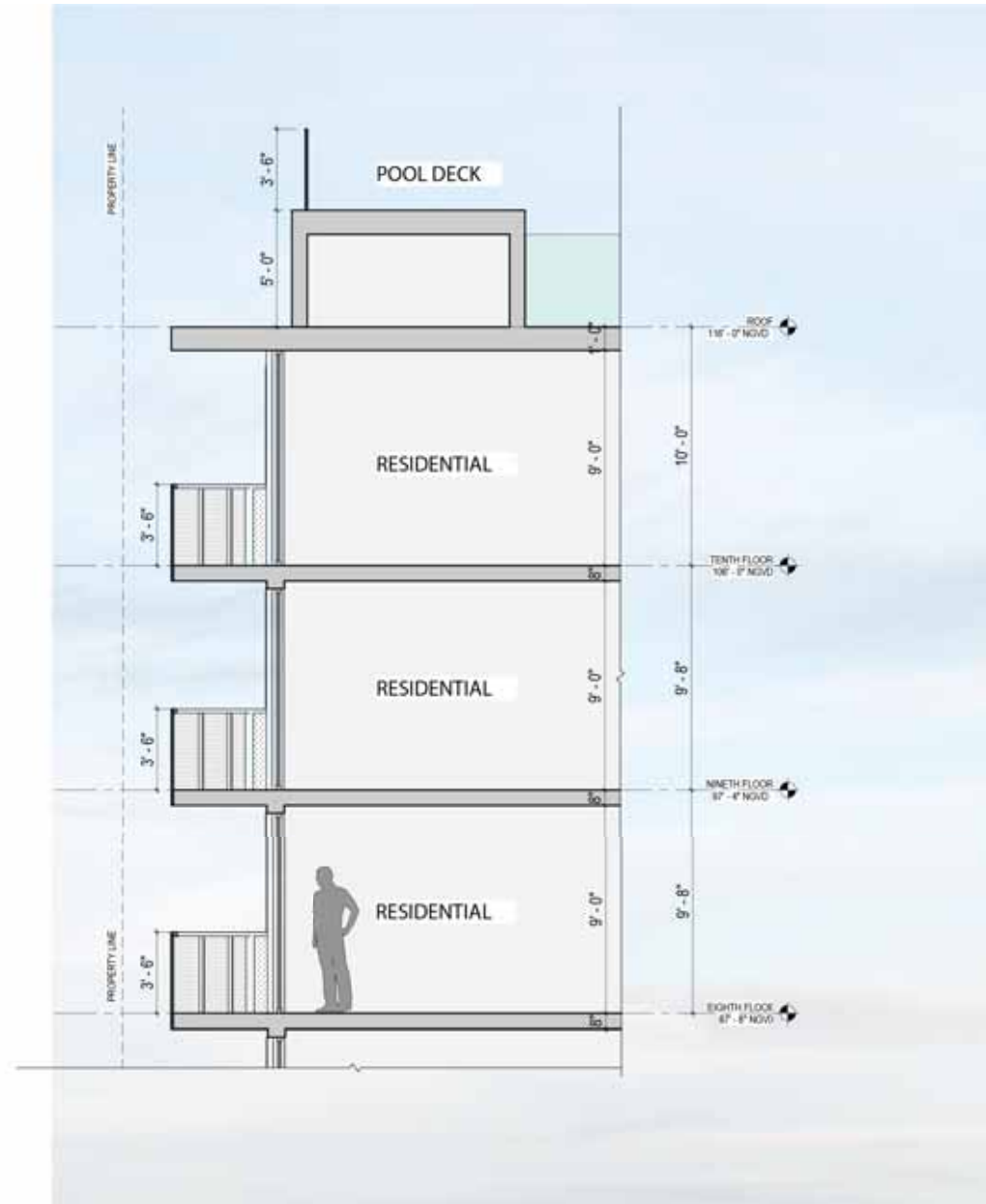


KEY PLAN
SCALE: NTS

1600 WASHINGTON AVENUE
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1 PROPOSED WALL SECTION
SCALE: 1/8" = 1'-0"



2 PROPOSED WALL SECTION
SCALE: 1/8" = 1'-0"

0' 8' 16'

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PROPOSED MATERIALS



BLACK METAL GATE



PERFORATED METAL

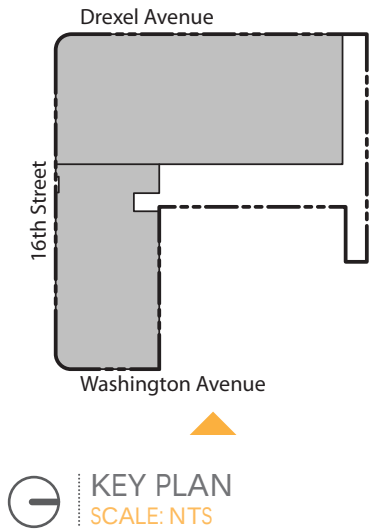


WHITE STUCCO



WINDOW SYSTEM





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0' 32' 64'

1 EAST ELEVATION - LINE OF SIGHT

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

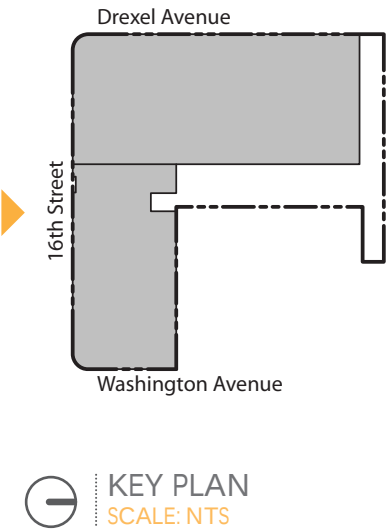
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0' 32' 64'

1 SOUTH ELEVATION - LINE OF SIGHT
SCALE: 1/32" = 1'-0"

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