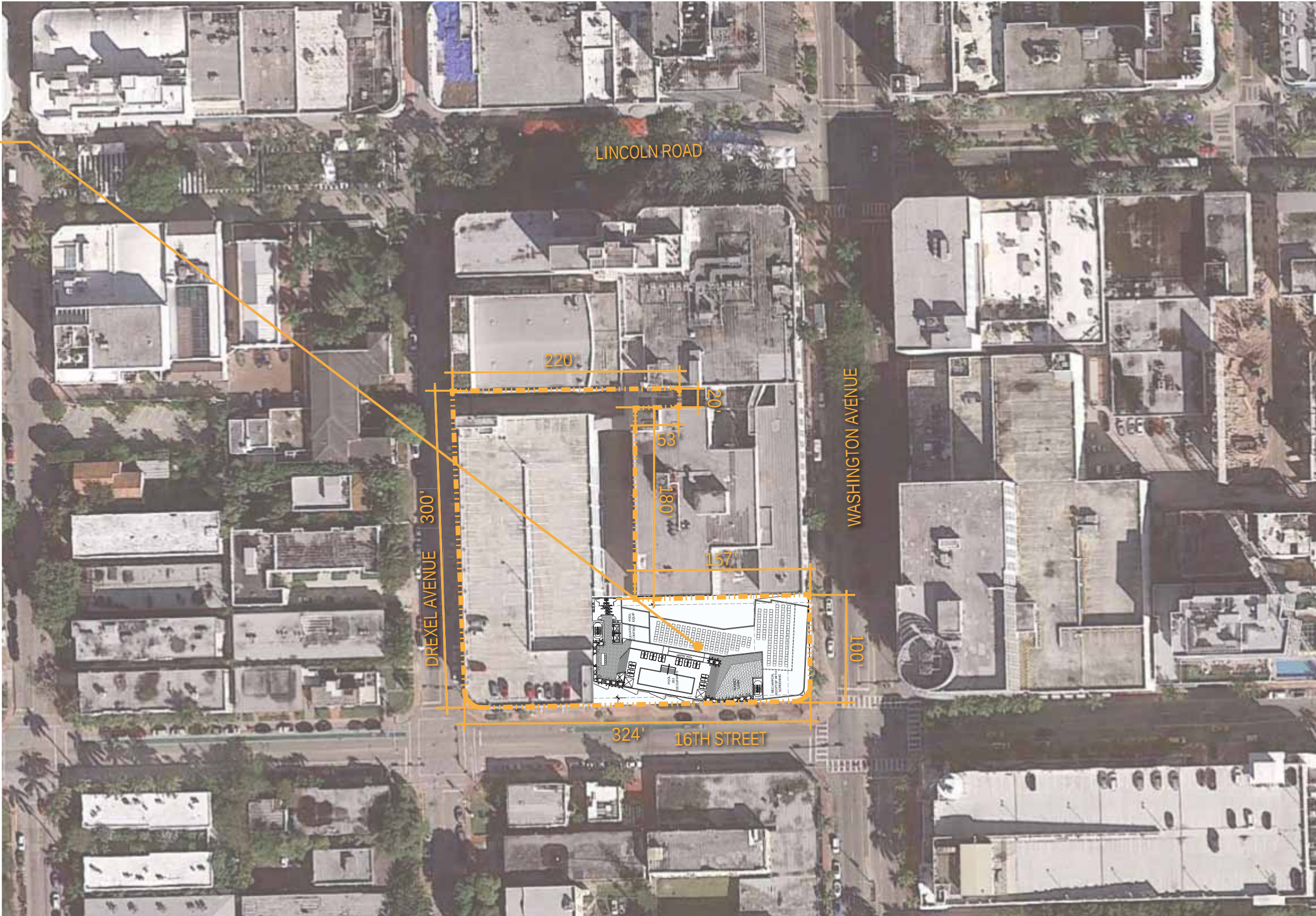


PROPOSED : SITE PLAN & ANALYSIS

- D-3: Proposed Site Plan
- B-14: Neighborhood Context Study
- B-15: Courtyard Diagram
- B-2: Open Space Calculation

PROPOSED 10-STORY
MIXED USE APARTMENT
BUILDING



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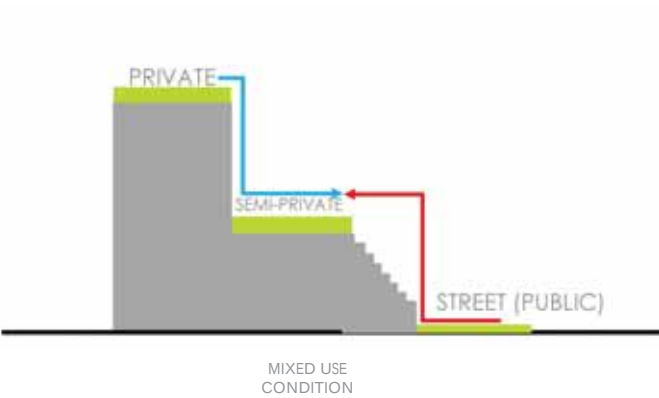
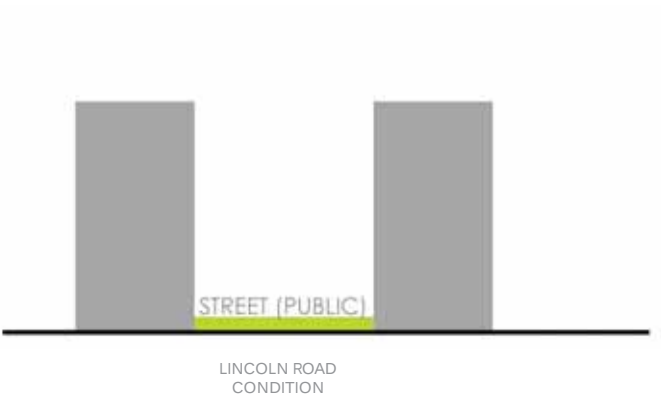
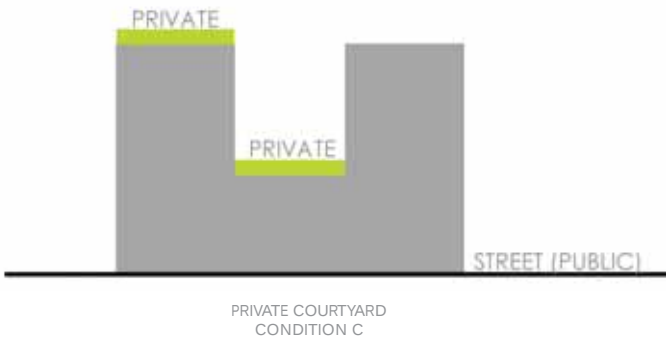
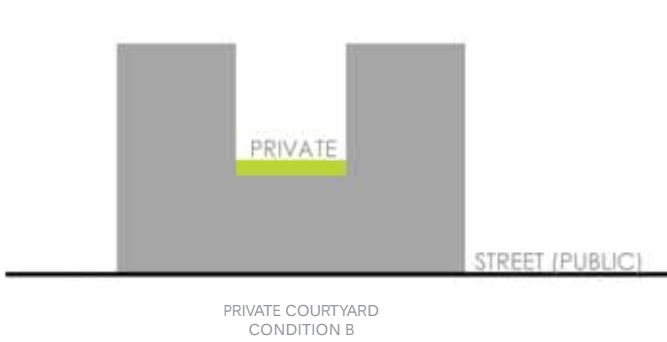
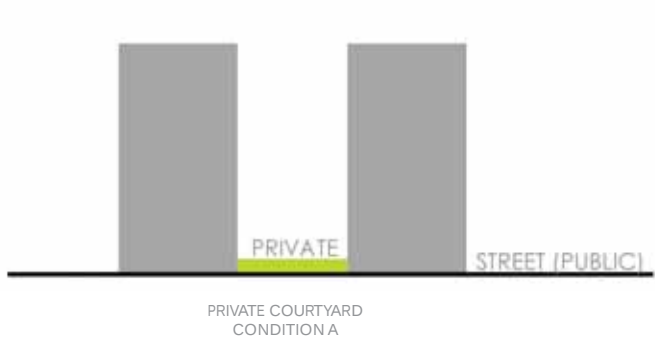
RELATIONSHIP WITH PLAZA SPACES- existing condition



RELATIONSHIP WITH PLAZA SPACES- existing condition

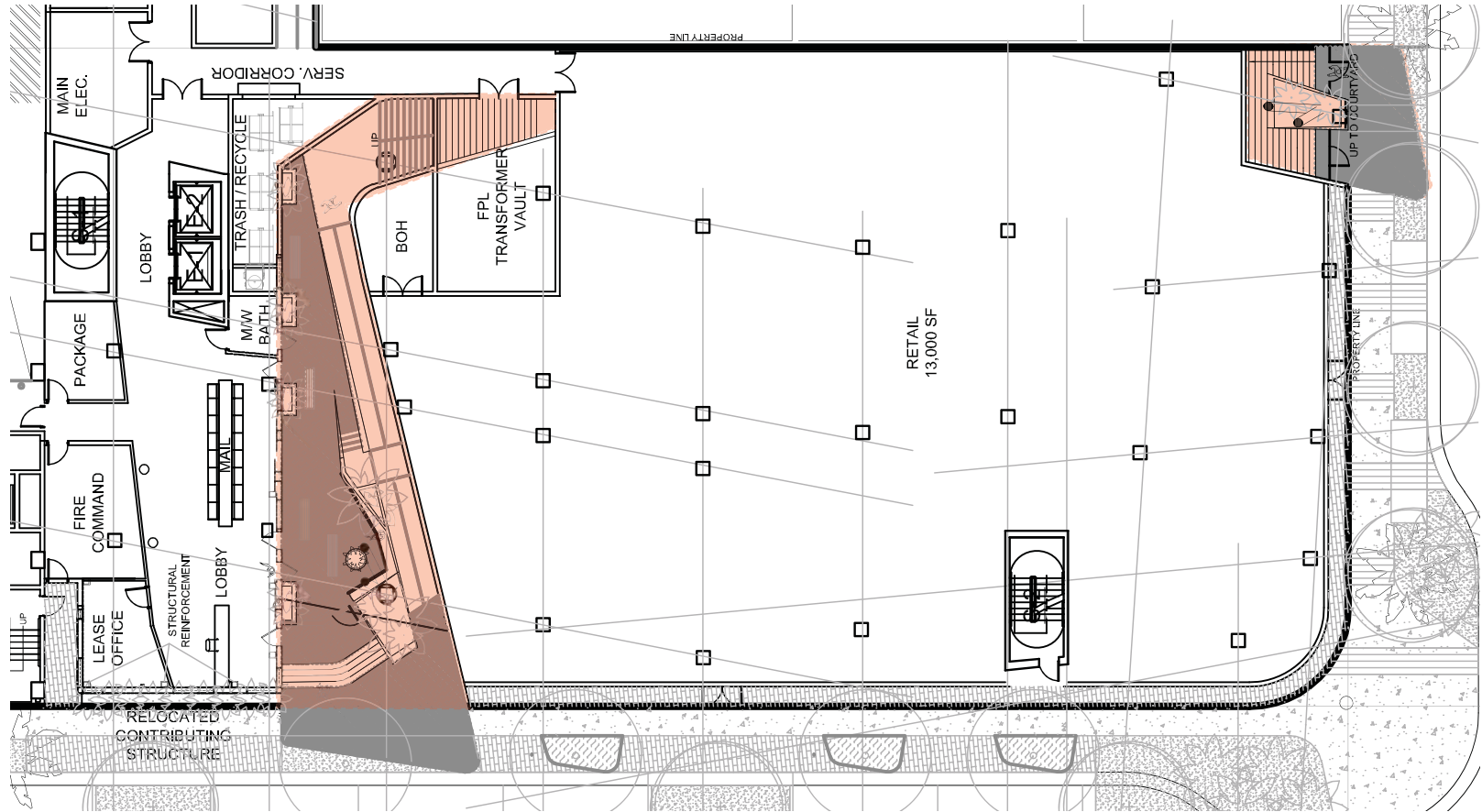


RELATIONSHIP WITH STREET RETAIL AND PLAZA SPACES- private vs public





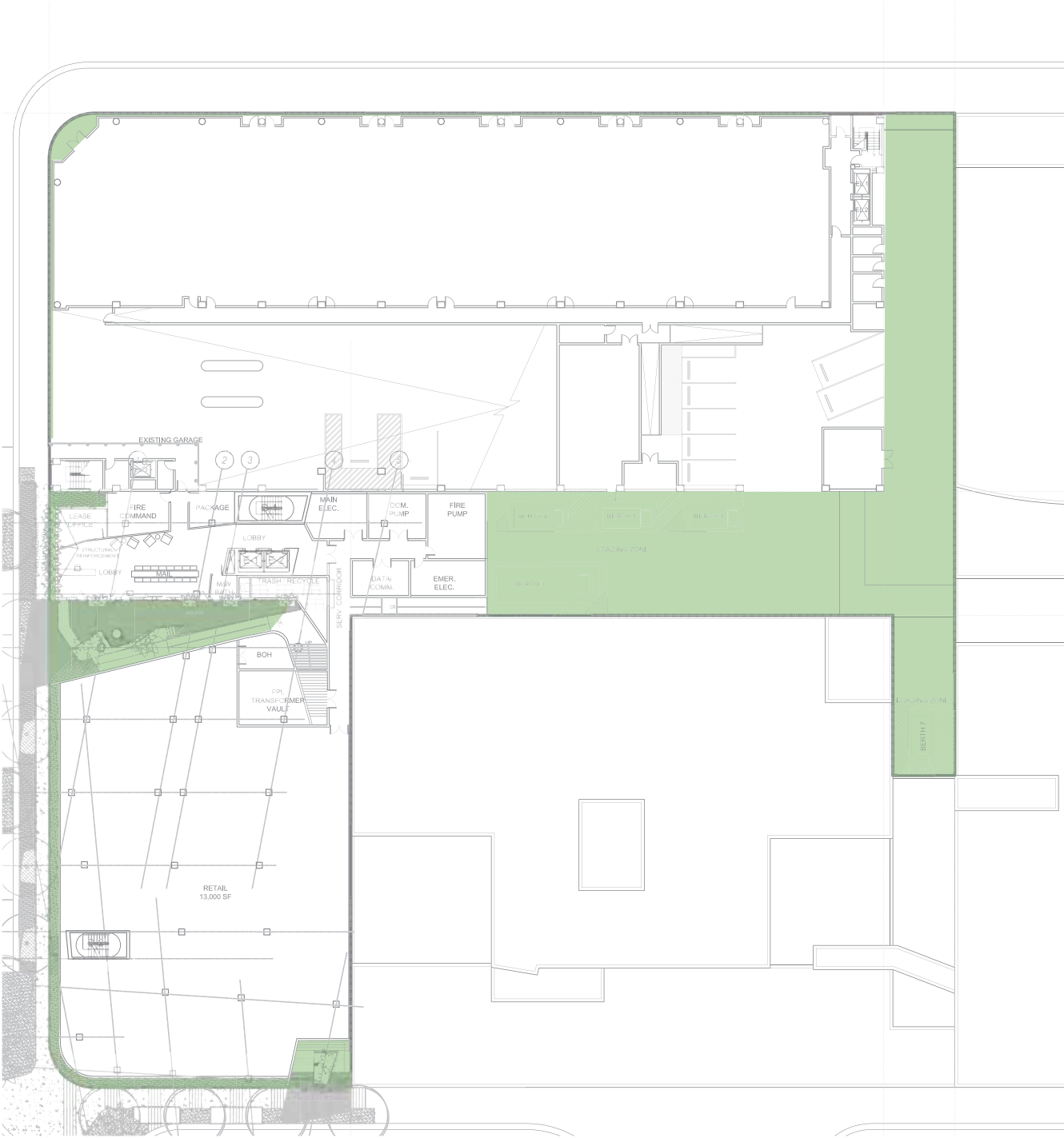
PROPOSED COURTYARD CONNECTION - SECOND FLOOR



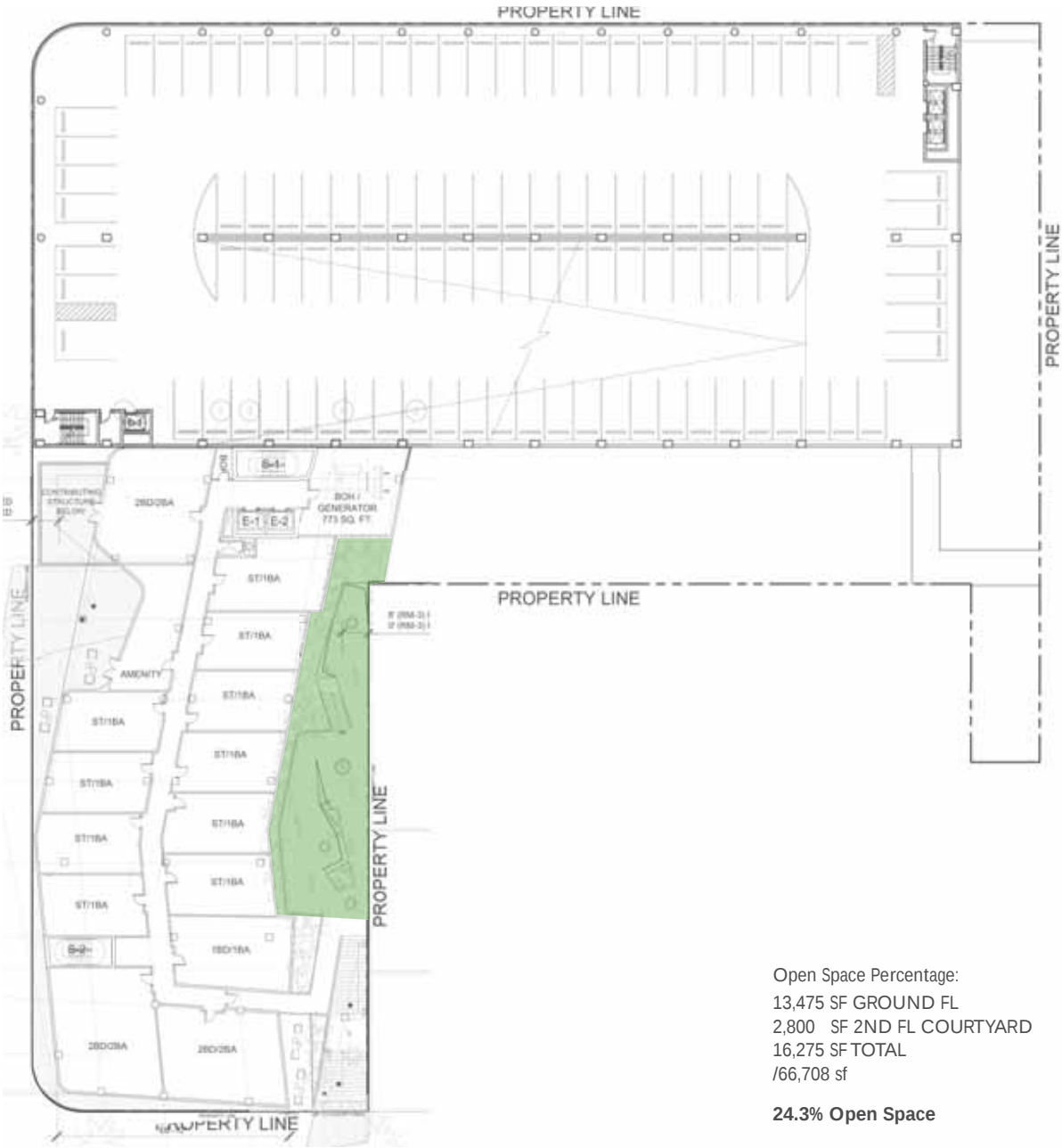
PROPOSED COURTYARD CONNECTION- GROUND FLOOR



EXISTING COURTYARD CONNECTION CON-



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



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

Open Space Percentage:
13,475 SF GROUND FL
2,800 SF 2ND FL COURTYARD
16,275 SF TOTAL
/66,708 sf
24.3% Open Space

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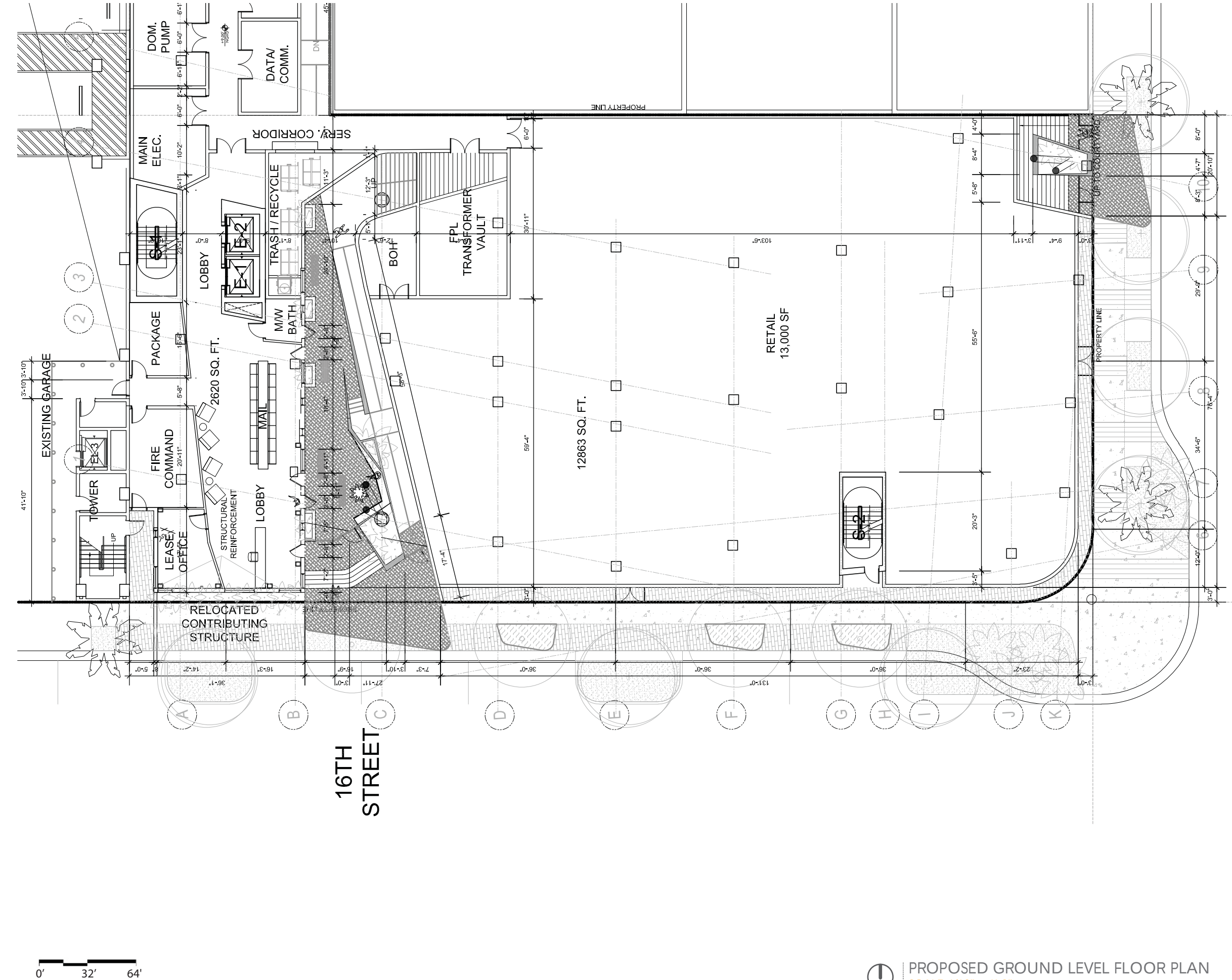
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PROPOSED : Typical Floor Plans / Elevations

- E-9: Proposed Ground Floor Plan
- E-10: Proposed Level 02 Floor Plan
- E-11: Proposed Level 03 -10 Floor Plan
- E-12: Proposed Roof Floor Plan
- E-13: Proposed Roof Floor Plan
- E-14: Maneuvering & Loading Diagrams



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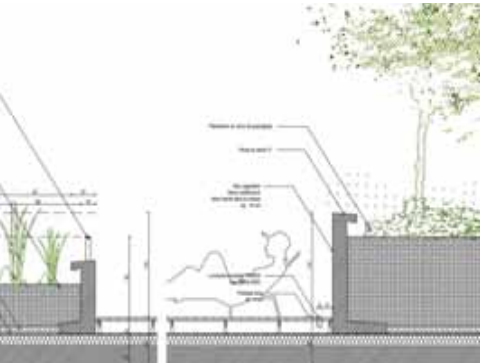
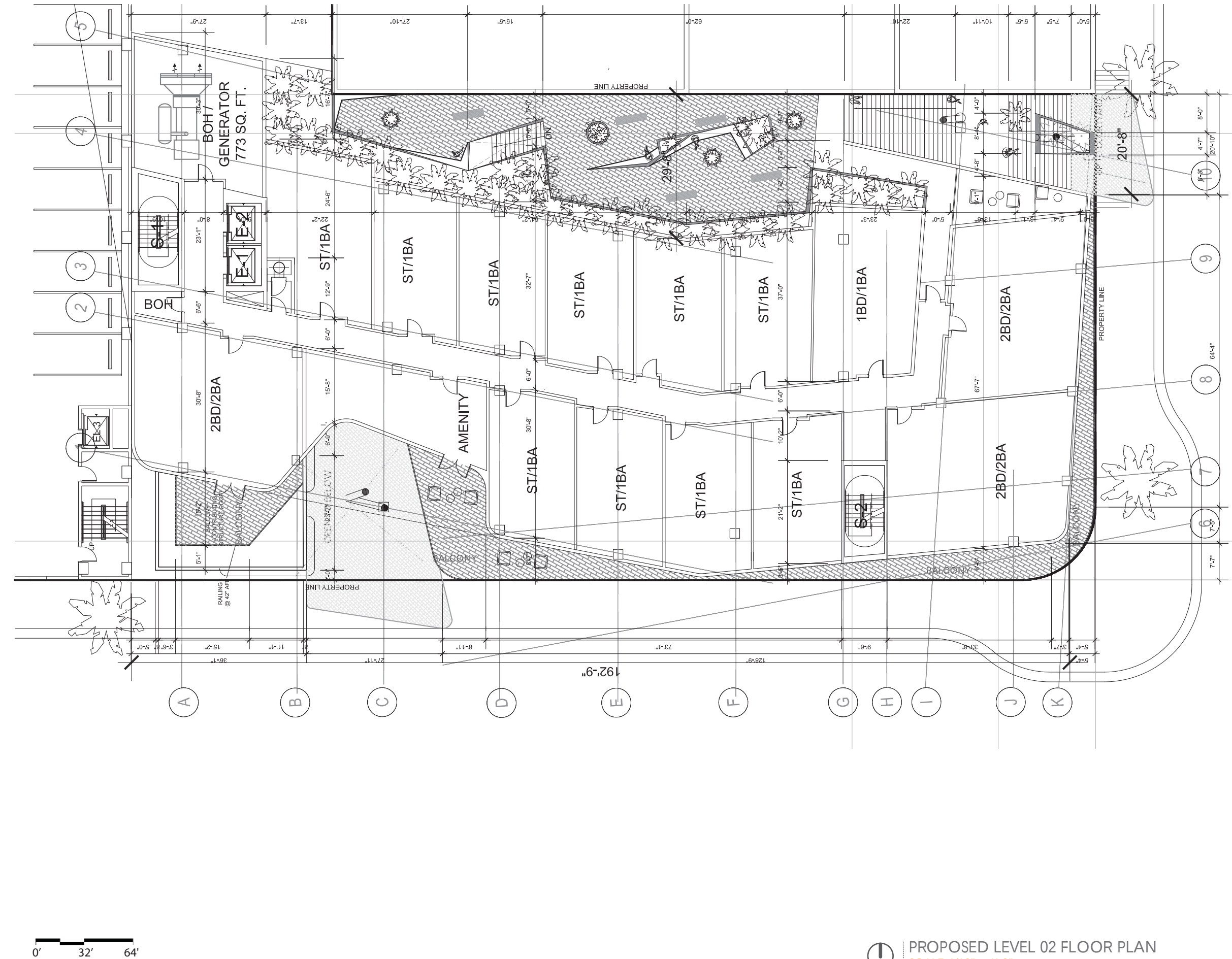
PROPOSED GROUND FLOOR PLAN



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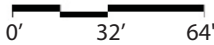
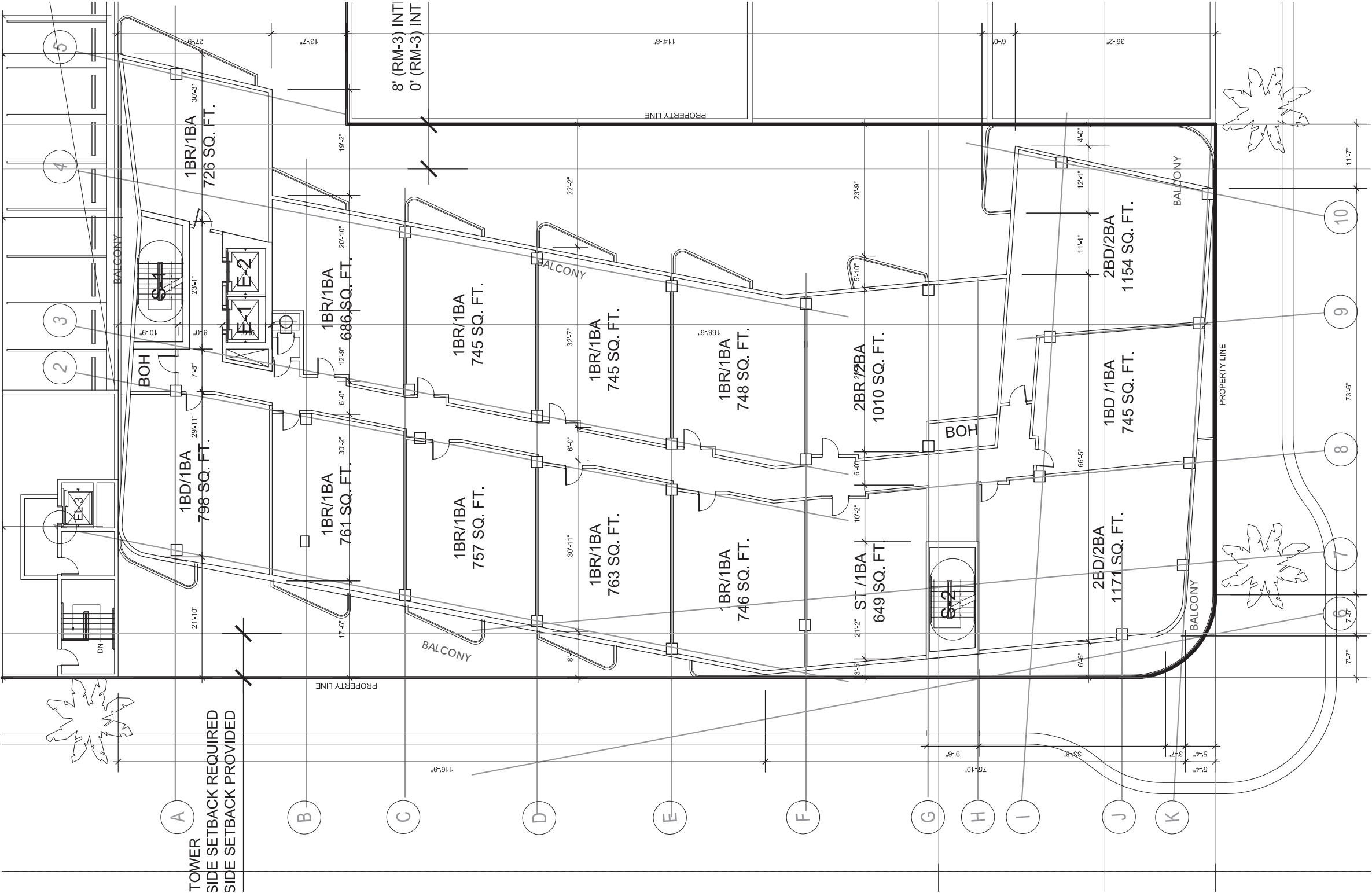


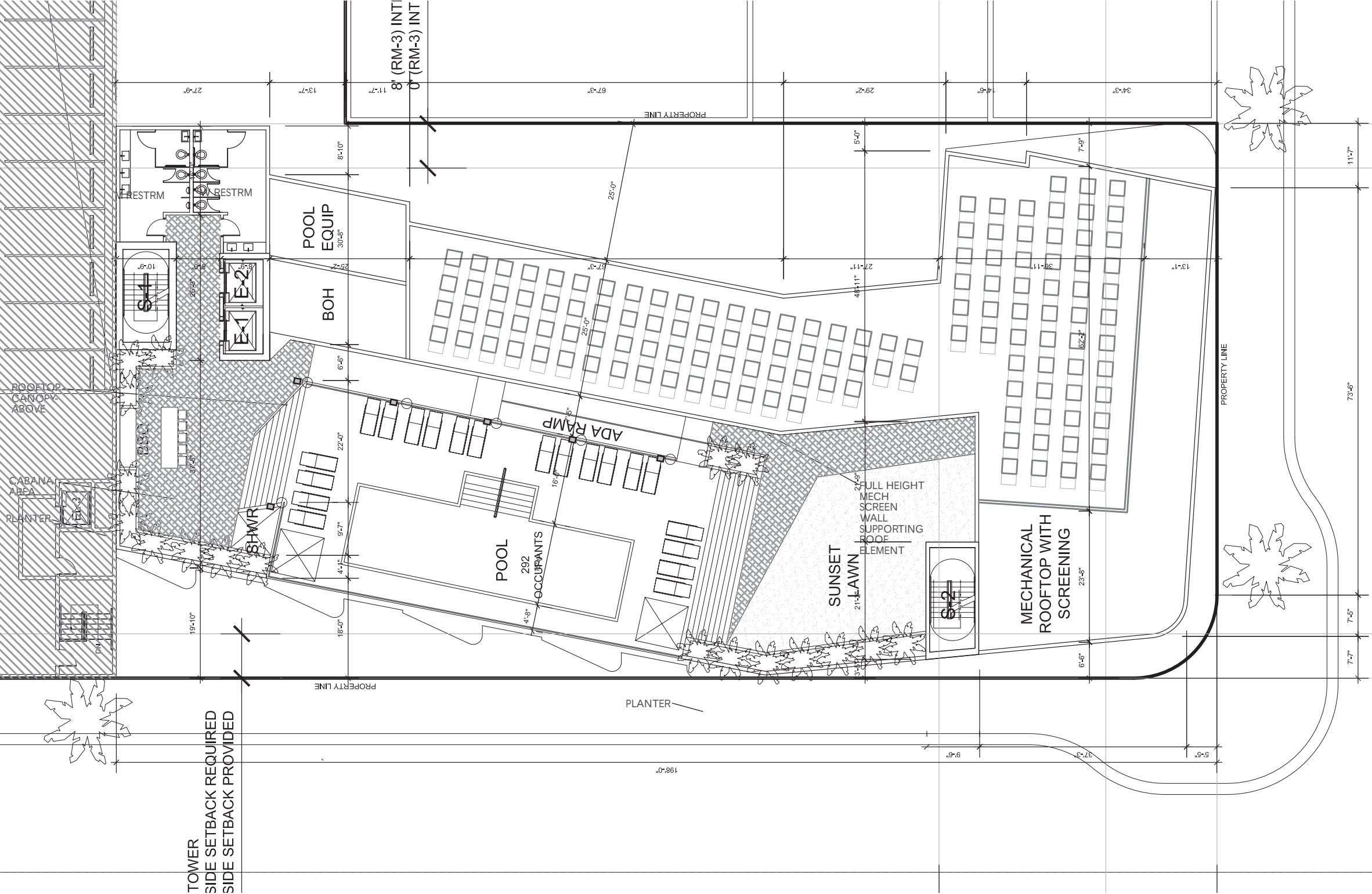
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PROPOSED LEVEL 02 FLOOR PLAN
SCALE: 1/16" = 1'-0"

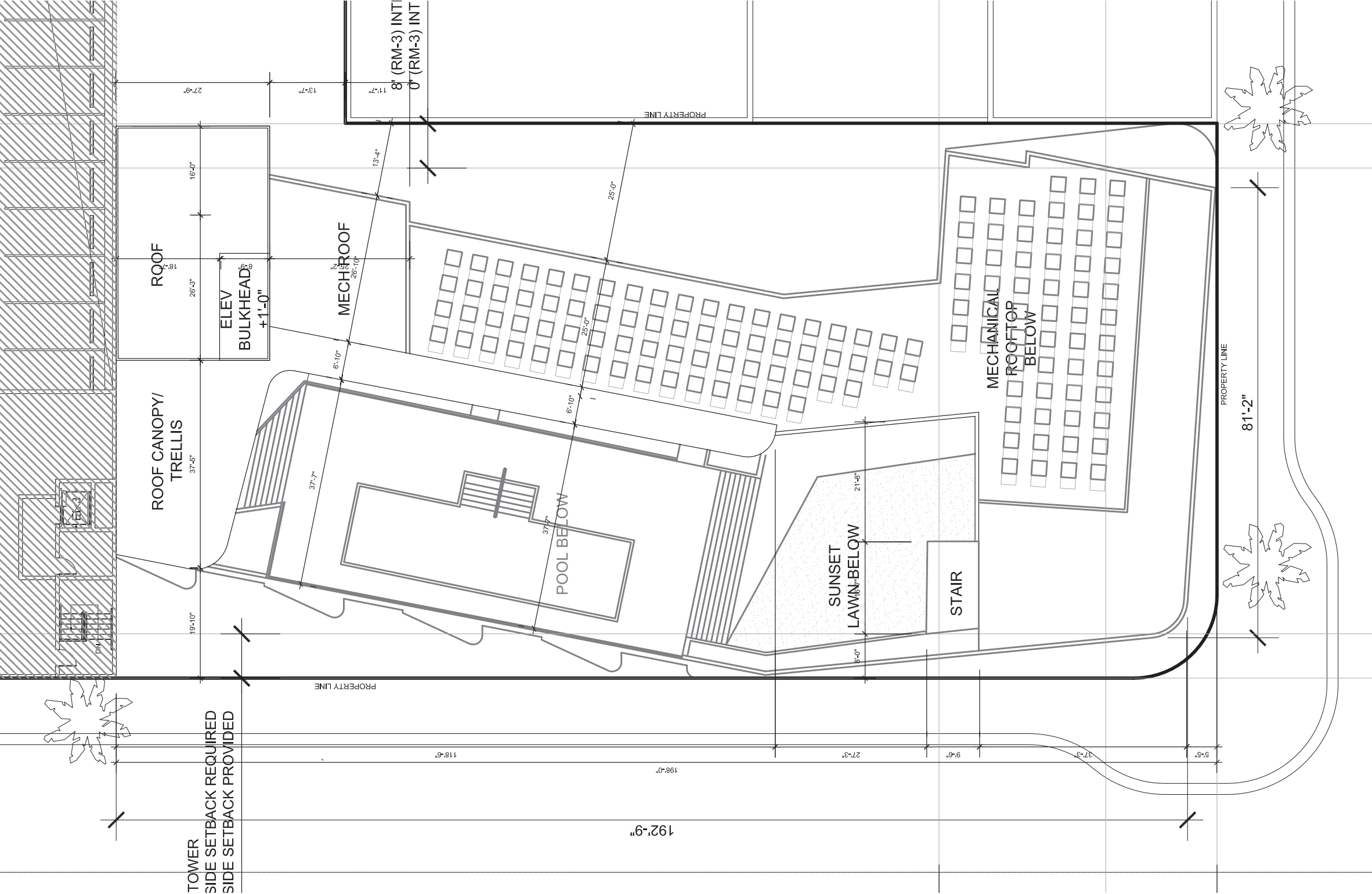




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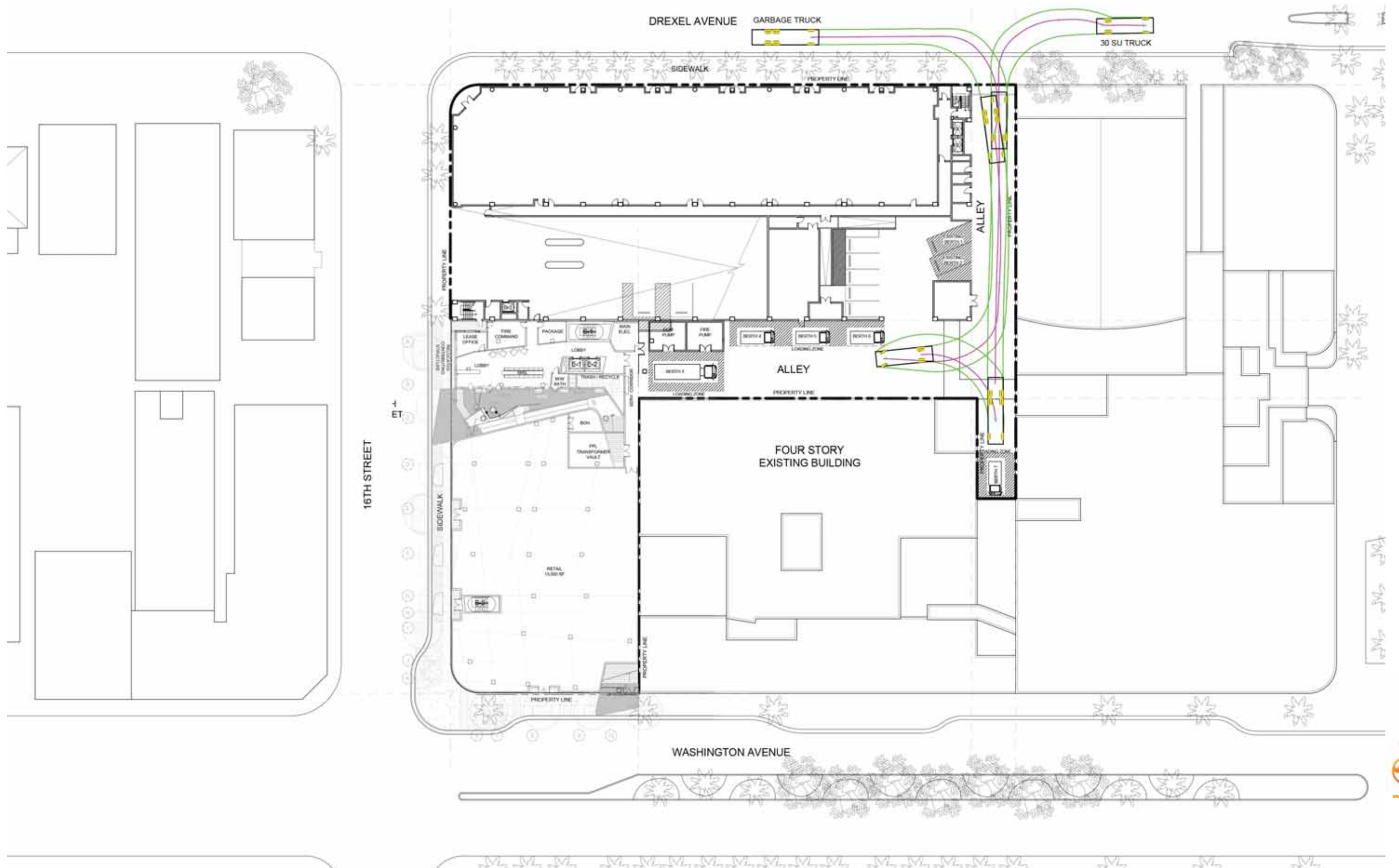
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0' 32' 64'

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



0' 50' 100'

MANEUVERING & LOADING DIAGRAMS
SCALE: 1" = 50'

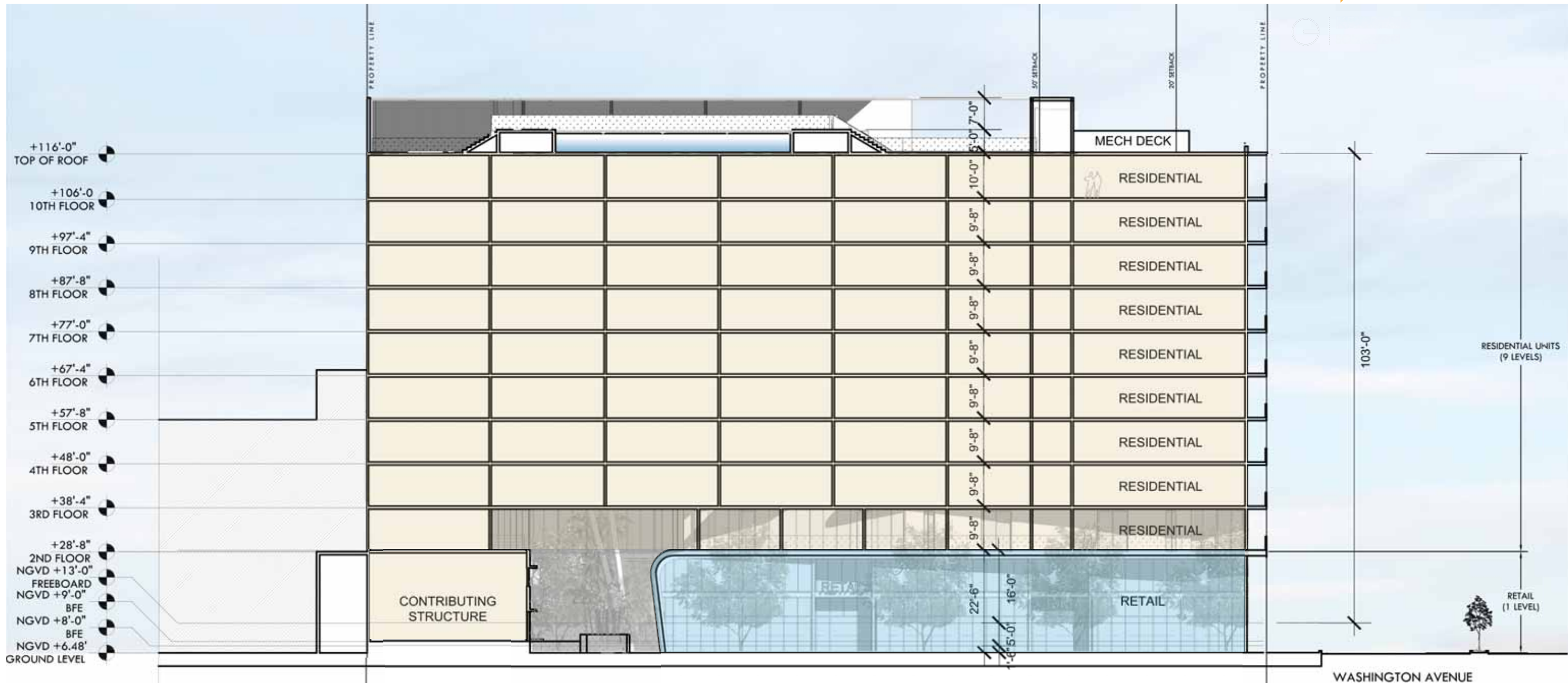
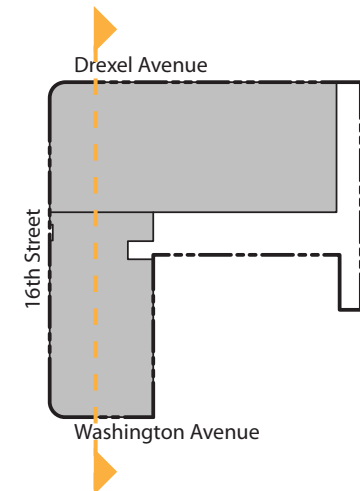
PROPOSED : Building Sections and Renderings

- G-2: Proposed Longitudinal Section
- G-3: Proposed Transverse Section
- G-4: Proposed Transverse Section
- G-5: Proposed Transverse Section
- C-2: Proposed Perspective
- C-3: Proposed Perspective
- C-4: Proposed Perspective

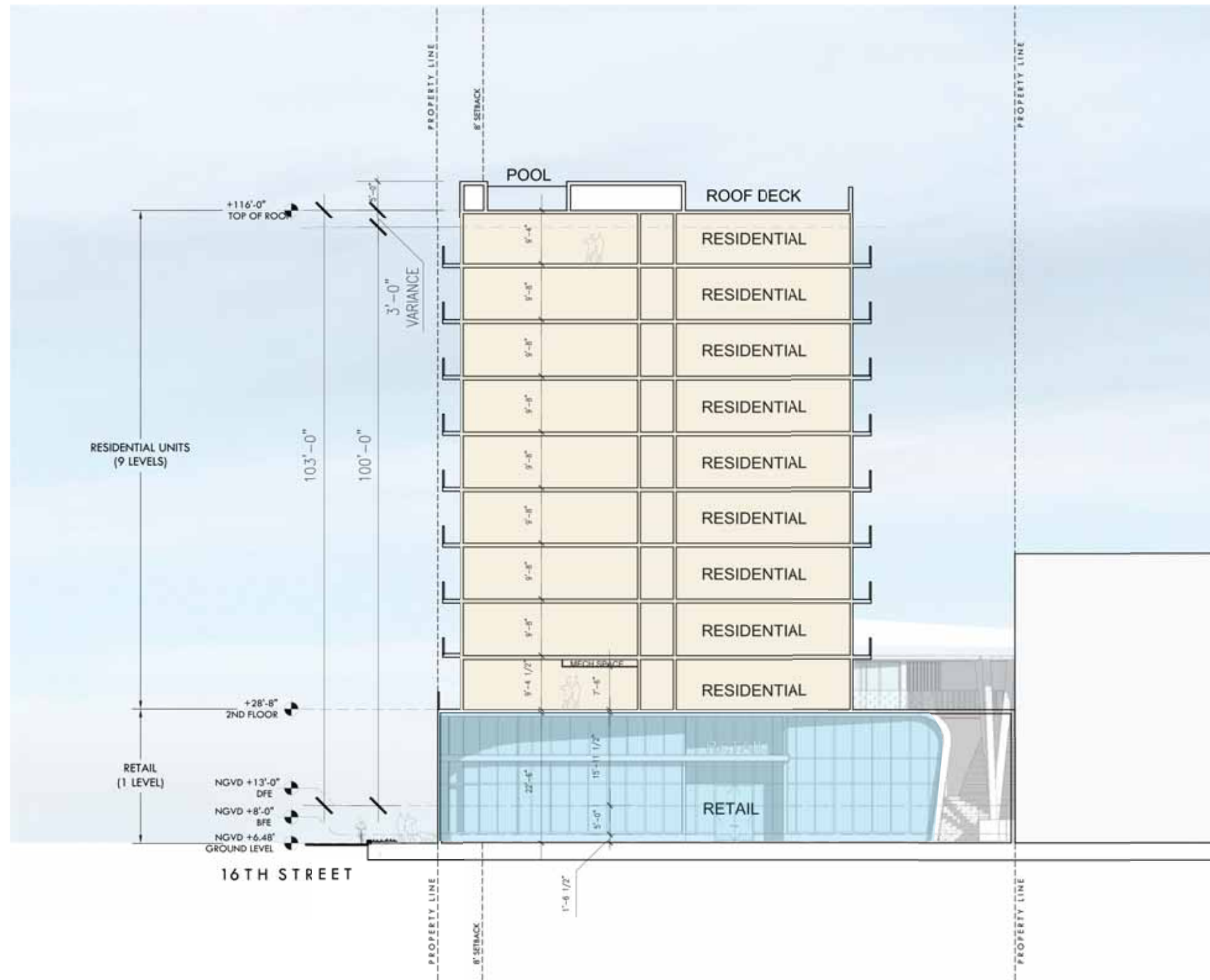
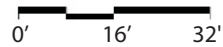


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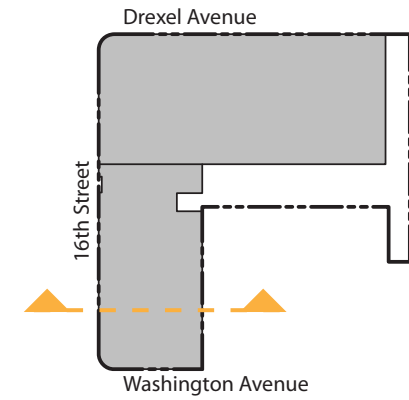


1 PROPOSED LONGITUDINAL SECTION
SCALE: 1/32" = 1'-0"



1 PROPOSED TRANSVERSE SECTION
SCALE: 1/16" = 1'-0"

PROPOSED TRANSVERSE SECTION



KEY PLAN
SCALE: NTS

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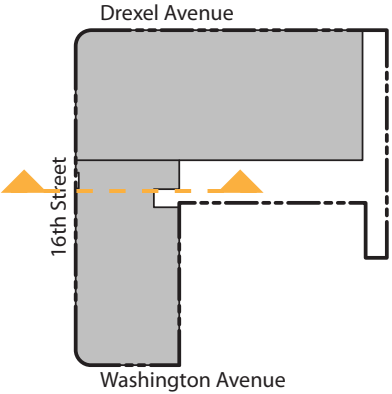
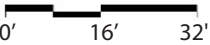
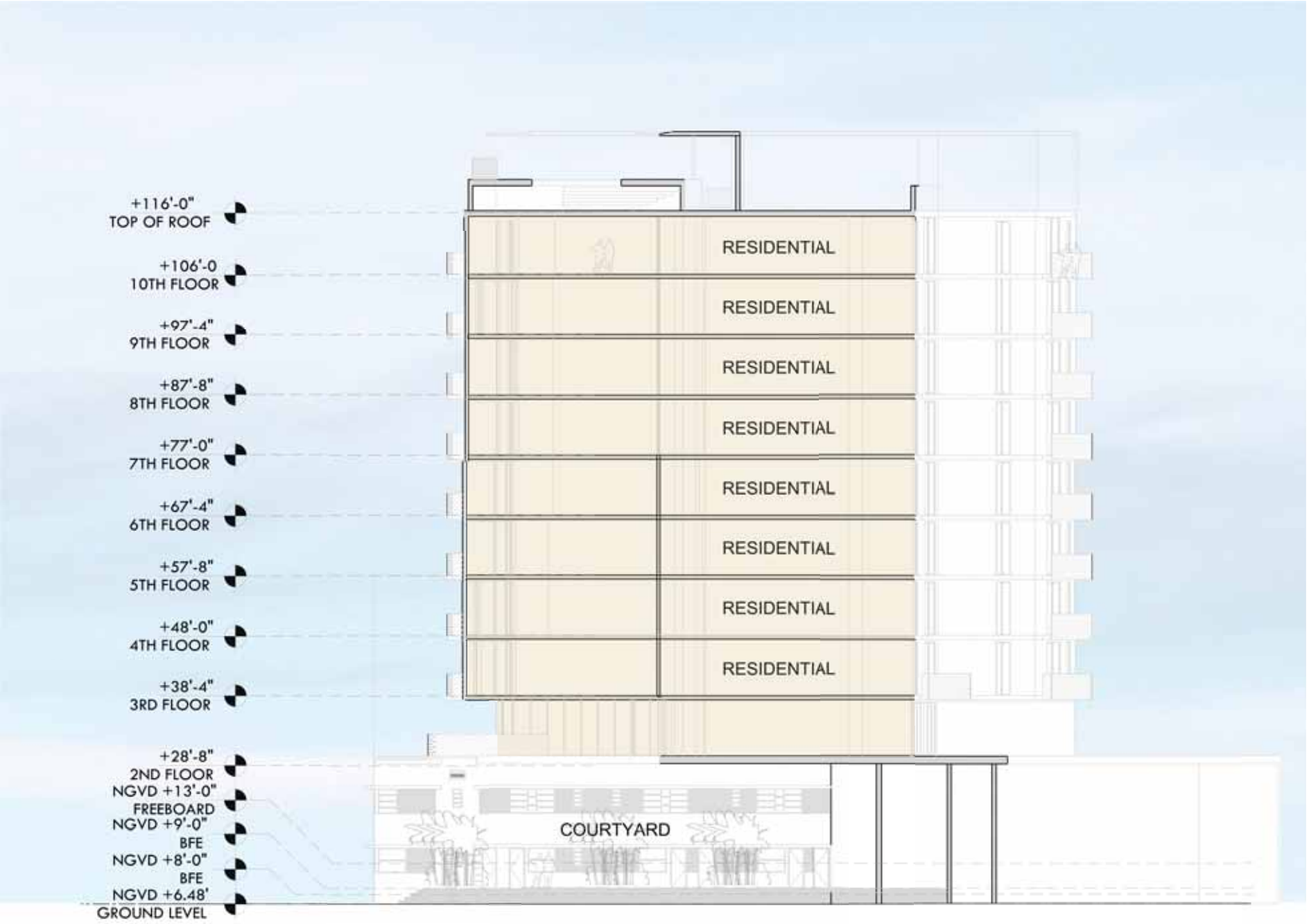


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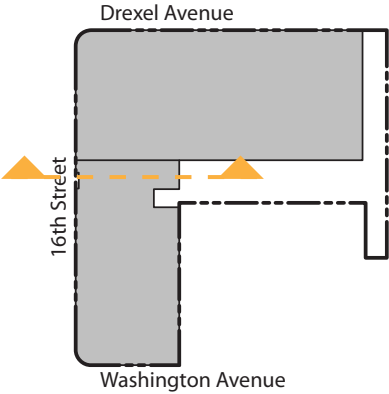
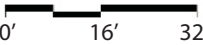
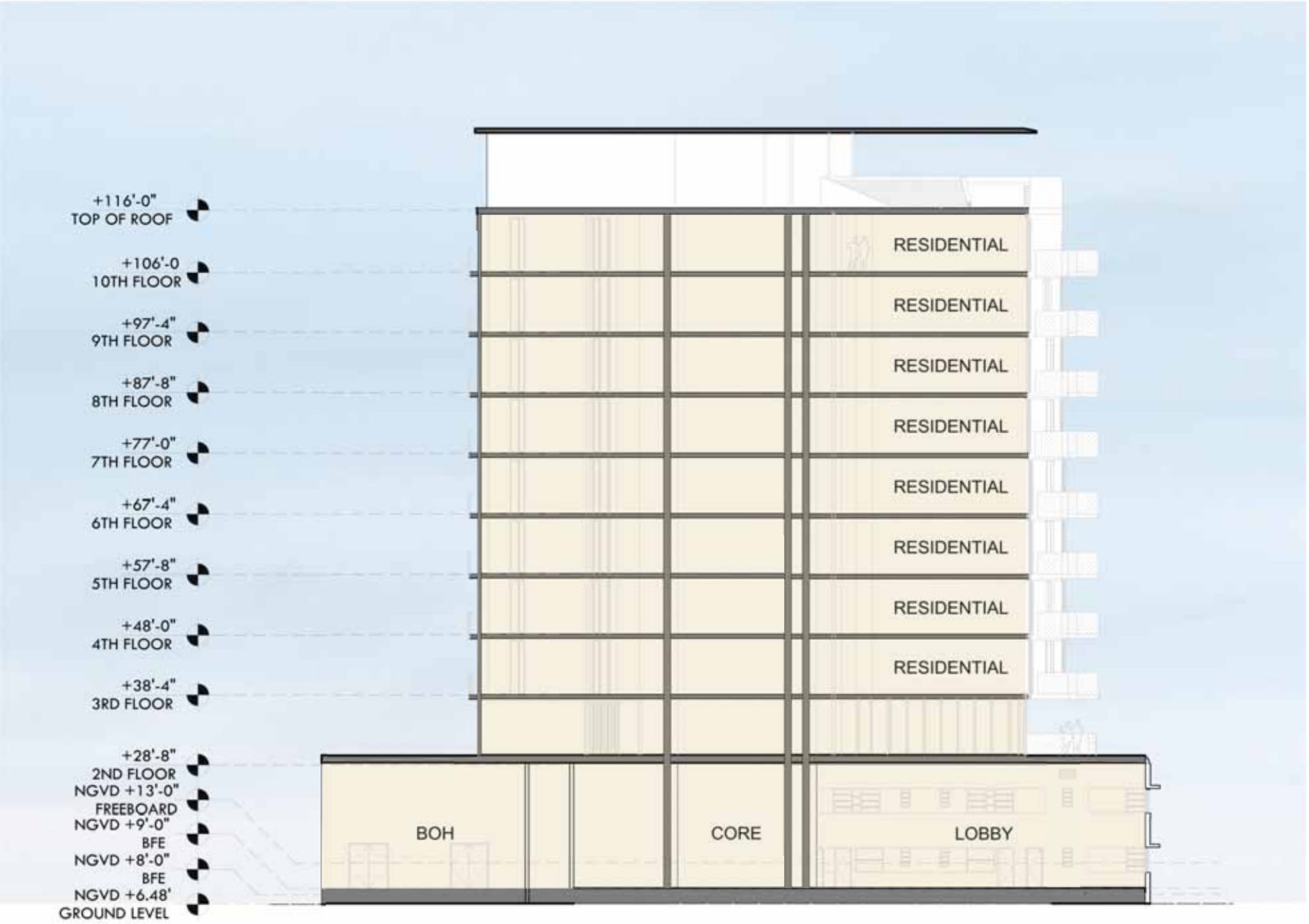


KEY PLAN
 SCALE: NTS

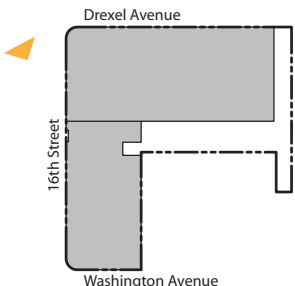


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KEY PLAN
SCALE: NTS

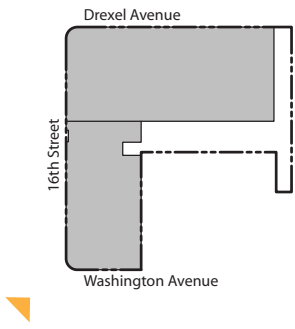


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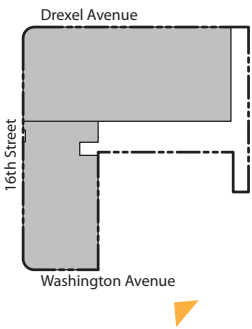


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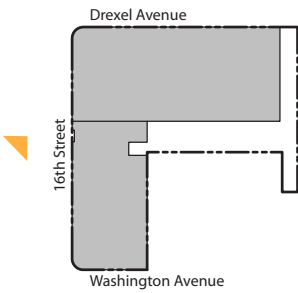
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PROPOSED : Perspectives / Studies / Details

- C-5: Proposed Perspective
- C-6: Proposed Perspective
- C-7: Proposed Perspective
- C-8: Proposed Perspective
- C-9: Proposed Courtyard Plan
- F-9: Railing Study
- F-10: Balcony Details
- F-11: Gate Details
- F-12: Gate Details



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EXISTING STAIR



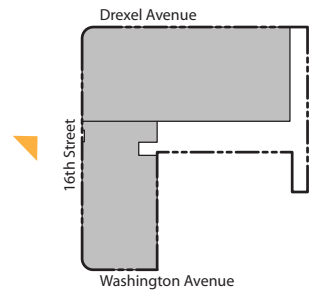
EXISTING COURTYARD



NEIGHBORHOOD COURTYARD



EXISTING STAIR



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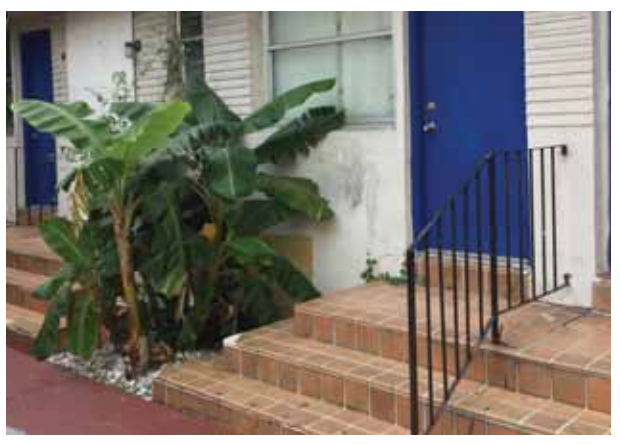
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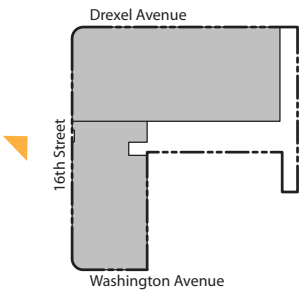
NEIGHBORHOOD COURTYARD



EXISTING STAIR

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PRECEDENT FOR BUILDING SIGNAGE



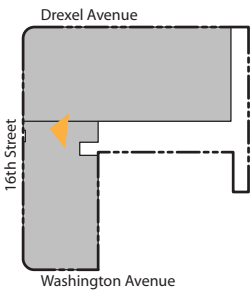
EXISTING STAIRS AND PLANTER



EXISTING COURTYARD



EXISTING VISIBILITY FROM 16TH STREET



EXISTING STAIRS AND PLANTER



PRECEDENT COURTYARD



NEIGHBORHOOD COURTYARD

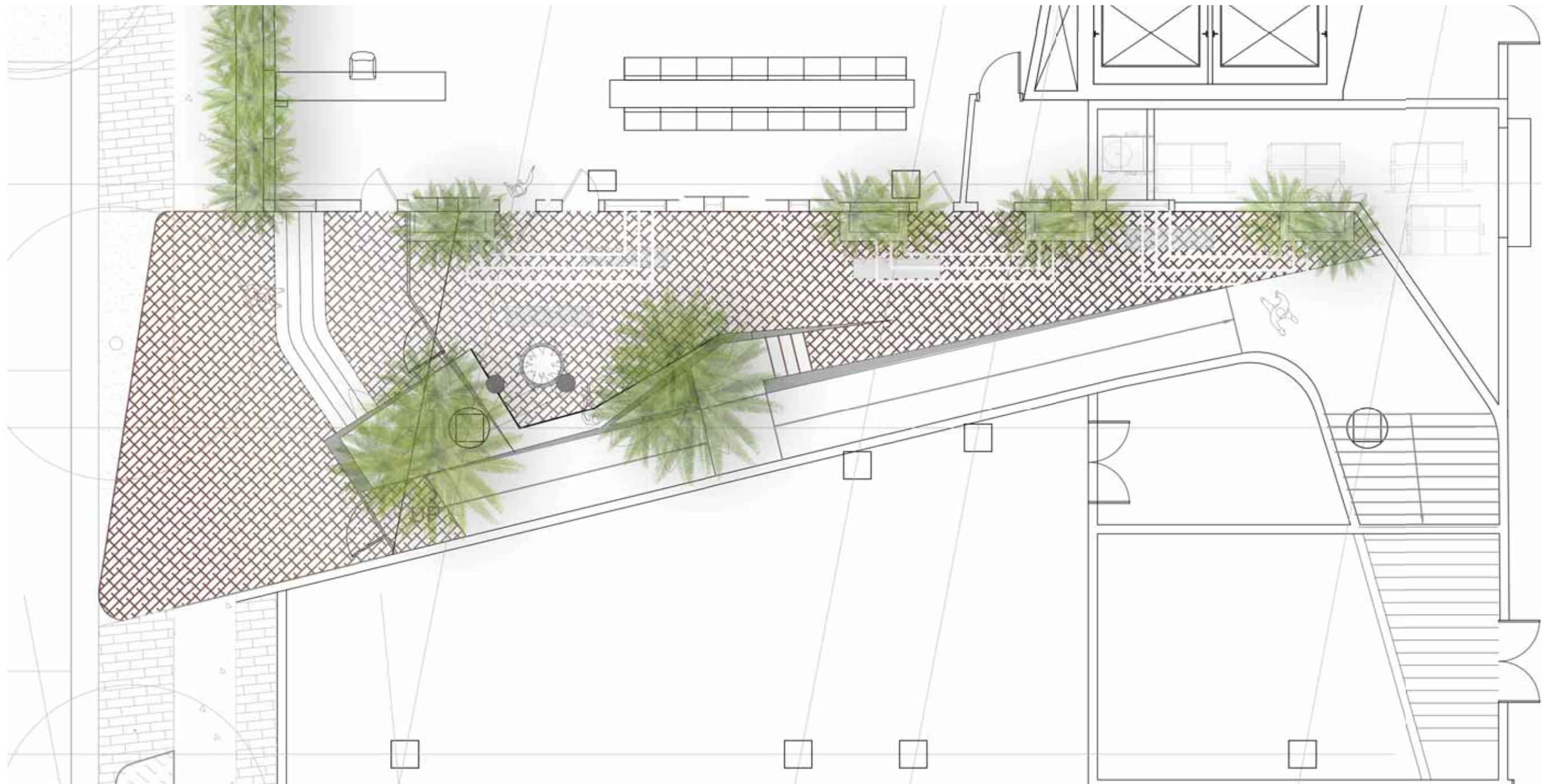


NEIGHBORHOOD COURTYARD

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EXISTING STAIRS AND PLANTER



EXISTING ENTRANCE

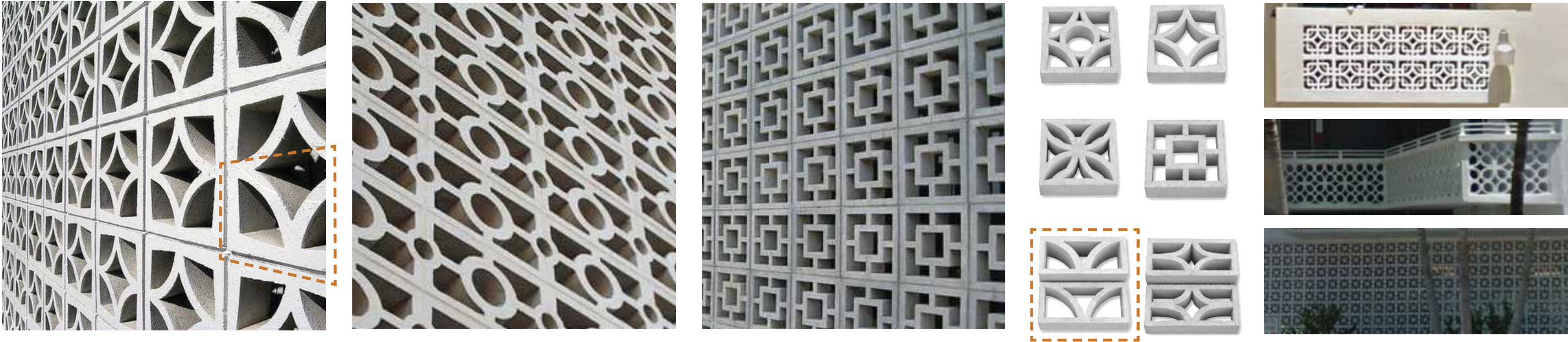


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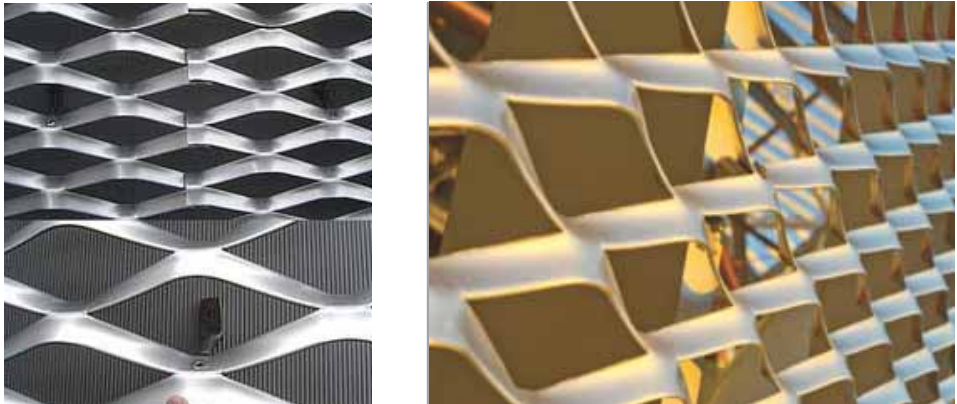
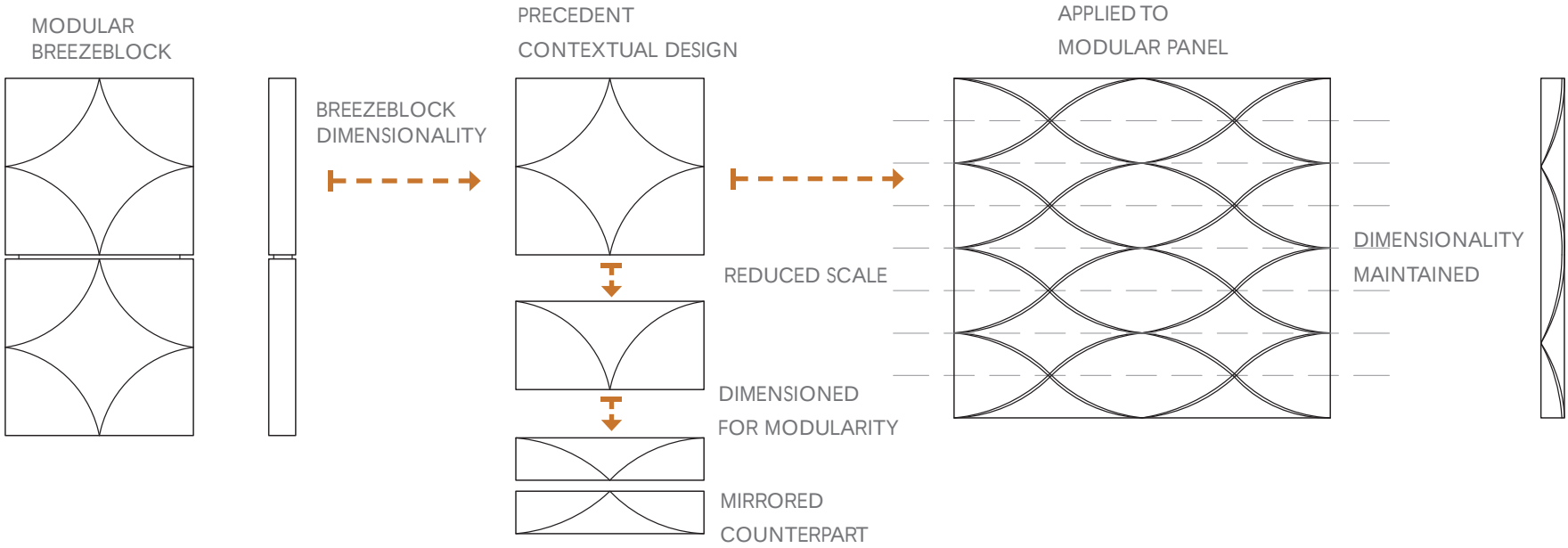
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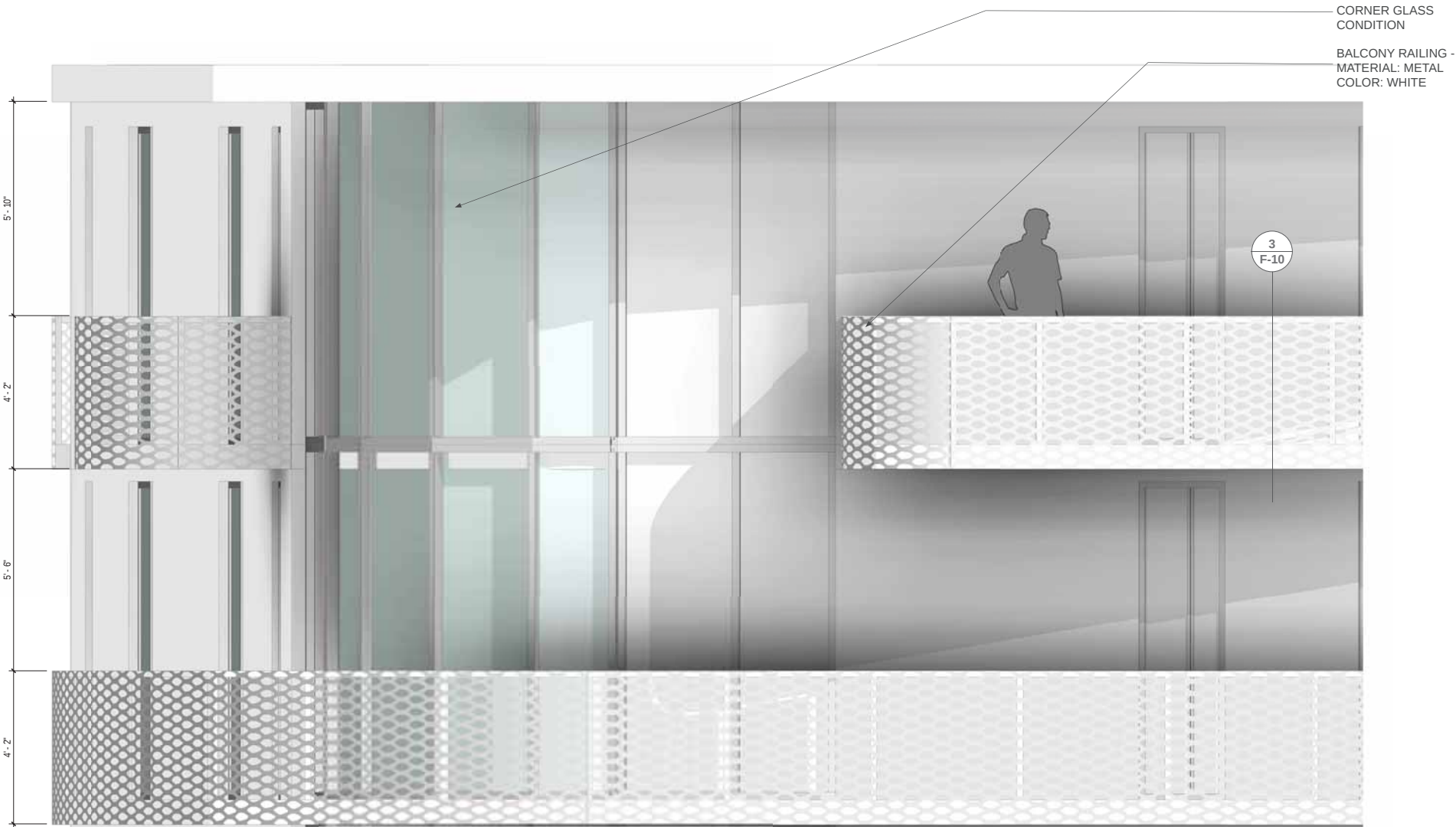
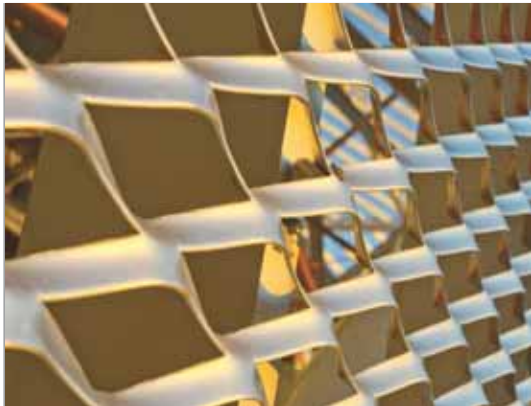
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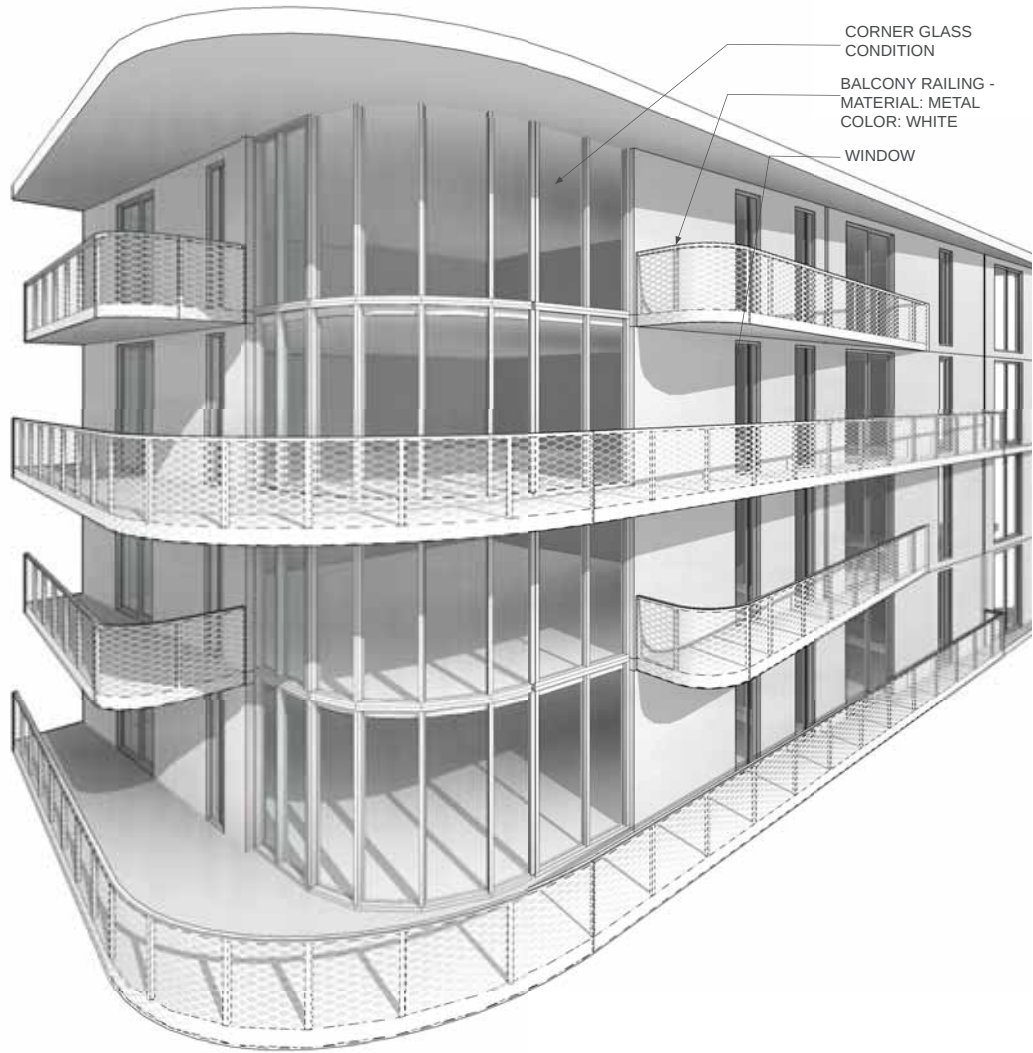
1 BREEZEBLOCK NEIGHBORHOOD REFERENCES



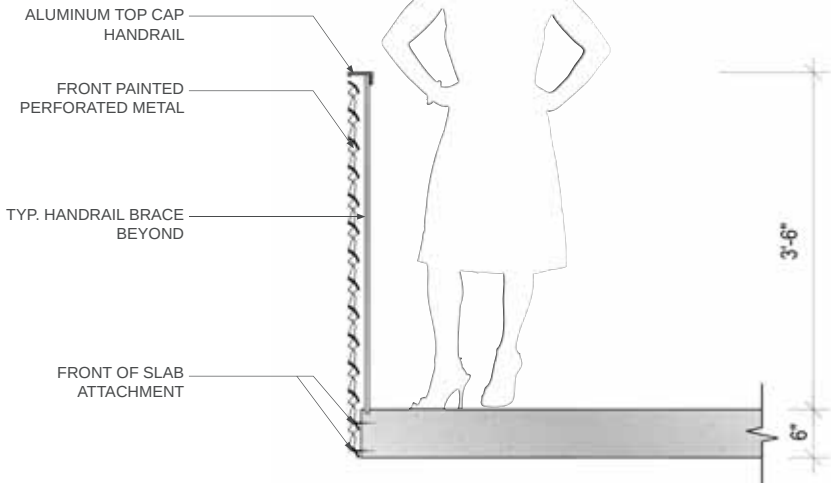
2 ADAPTED BREEZEBLOCK GEOMETRY



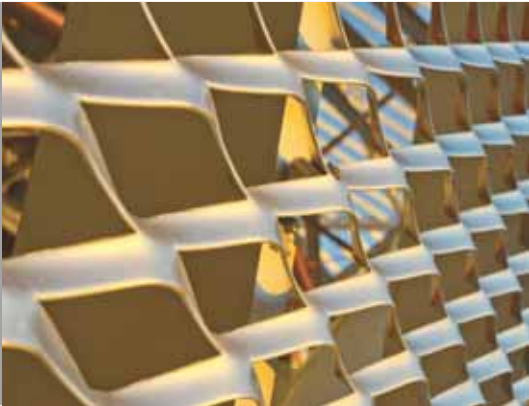
2 CORNER BALCONY ELEVATION - PROPOSED
SCALE: 1/2" = 1'-0"



3 CORNER BALCONY VIEW
SCALE: NTS



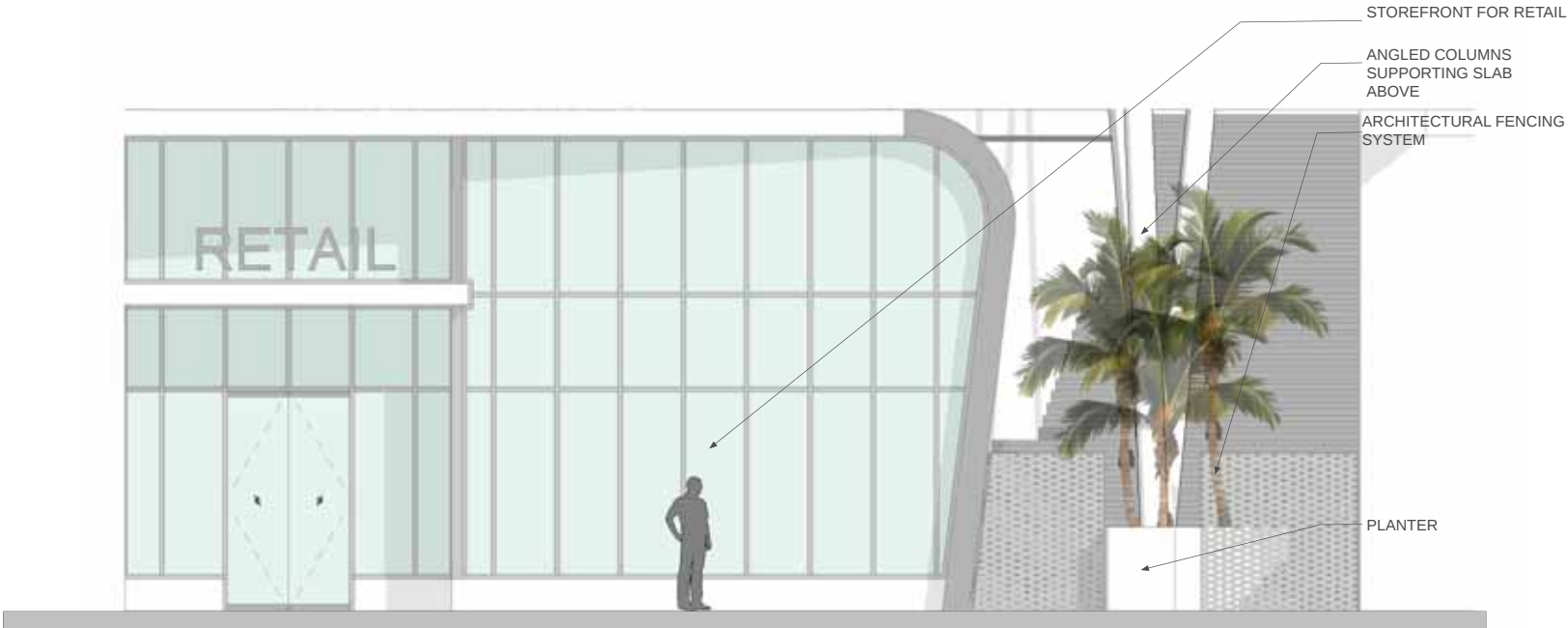
3 CORNER BALCONY VIEW
SCALE: NTS



REFERENCE IMAGE FOR GATE



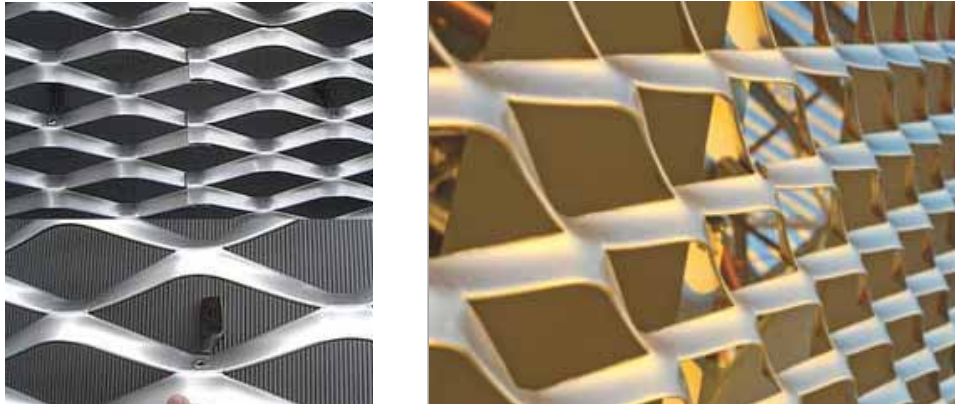
1 WASHINGTON AVE GATE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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



3 WASHINGTON AVE GATE VIEW
SCALE: NTS



REFERENCE IMAGE FOR GATE

1 16TH STREET GATE DIAGRAM
SCALE: NTS



2 16TH STREET GATE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



3 16TH STREET GATE VIEW
SCALE: NTS

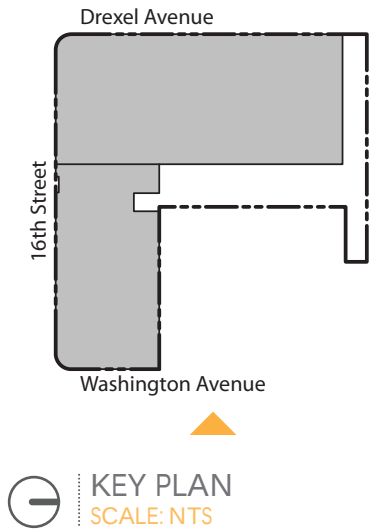
PROPOSED : Elevations

- F-3: Proposed East Elevation
- F-5: Proposed South Elevation
- F-6: Proposed North Elevation
- F-7: Proposed West Elevation
- F-8: South Elevation Proportion Study
- G-7: Line of Sight_East Elevation
- G-8: Line of Sight_ South Elevation



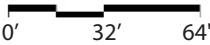
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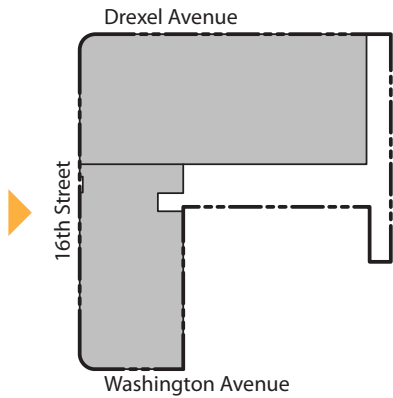
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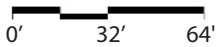
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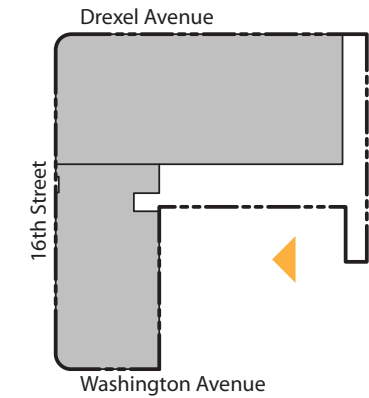




KEY PLAN
SCALE: NTS

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1600 WASHINGTON AVENUE MIAMI BEACH, FL 33139





KEY PLAN
SCALE: NTS

1600 WASHINGTON AVENUE
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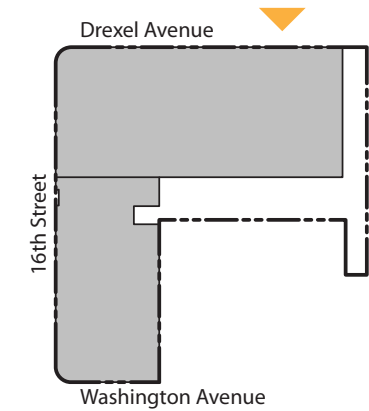
0' 32' 64'

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

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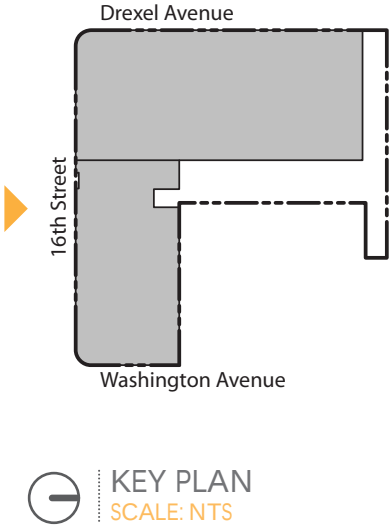


KEY PLAN
SCALE: NTS

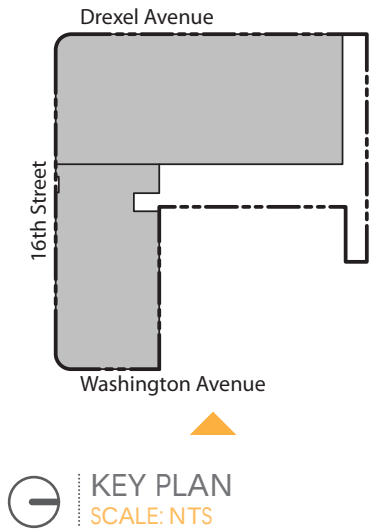


0' 32' 64'

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

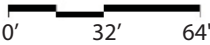


1 SOUTH ELEVATION - PROPORTION STUDY
SCALE: NTS

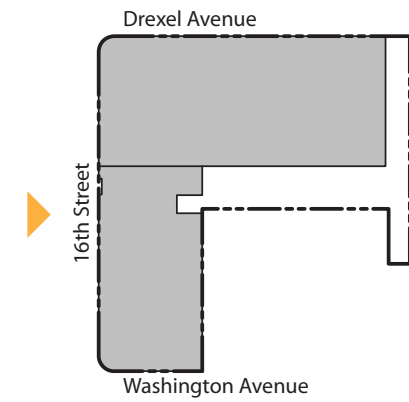


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LINE OF SIGHT_SOUTH ELEVATION



 KEY PLAN
SCALE: NTS

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

G-8

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