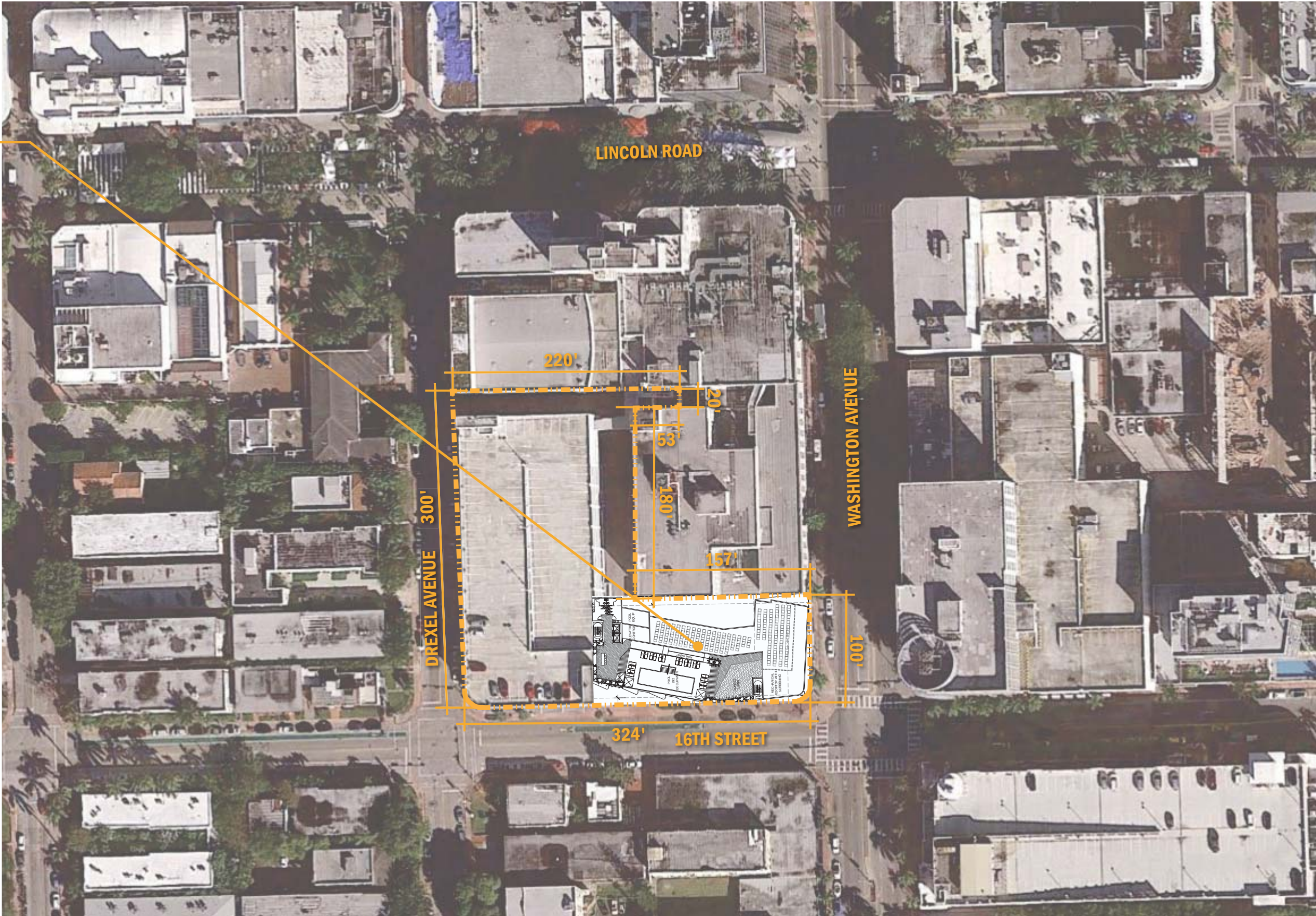


PROPOSED : SITE PLAN & ANALYSIS

- D-1: Proposed Site Plan
- D-2: Neighborhood Context Study
- D-3: Courtyard Diagram
- D-4: Open Space Calculation

PROPOSED 10-STORY
MIXED USE APARTMENT
BUILDING



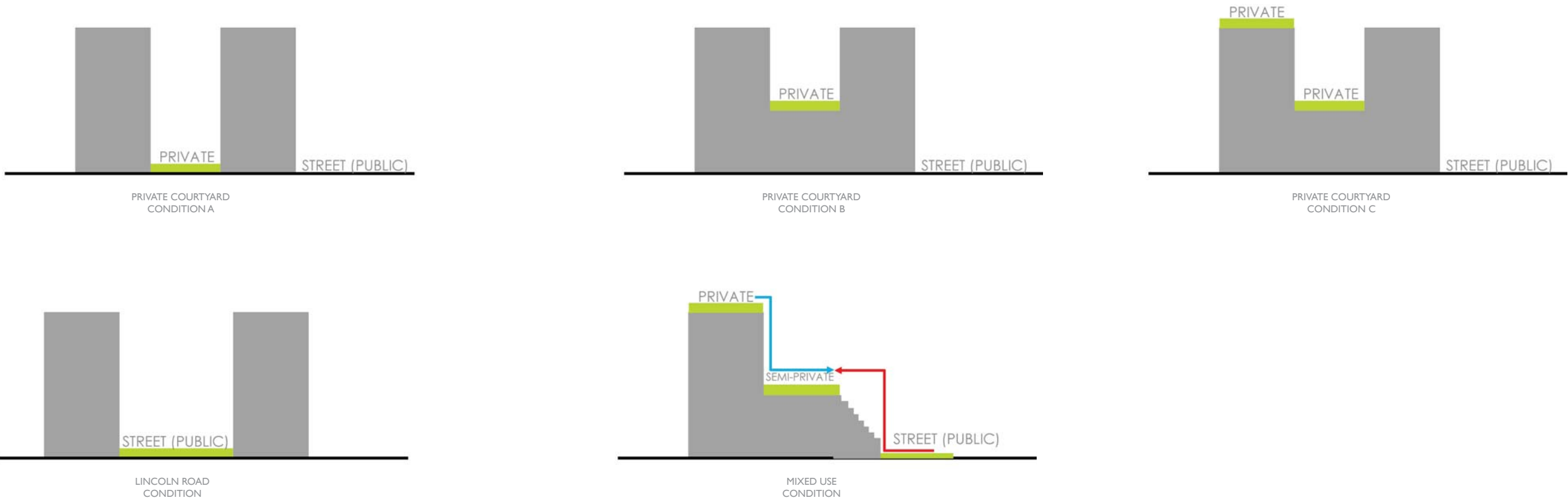
RELATIONSHIP WITH PLAZA SPACES- existing condition



RELATIONSHIP WITH PLAZA SPACES- existing condition

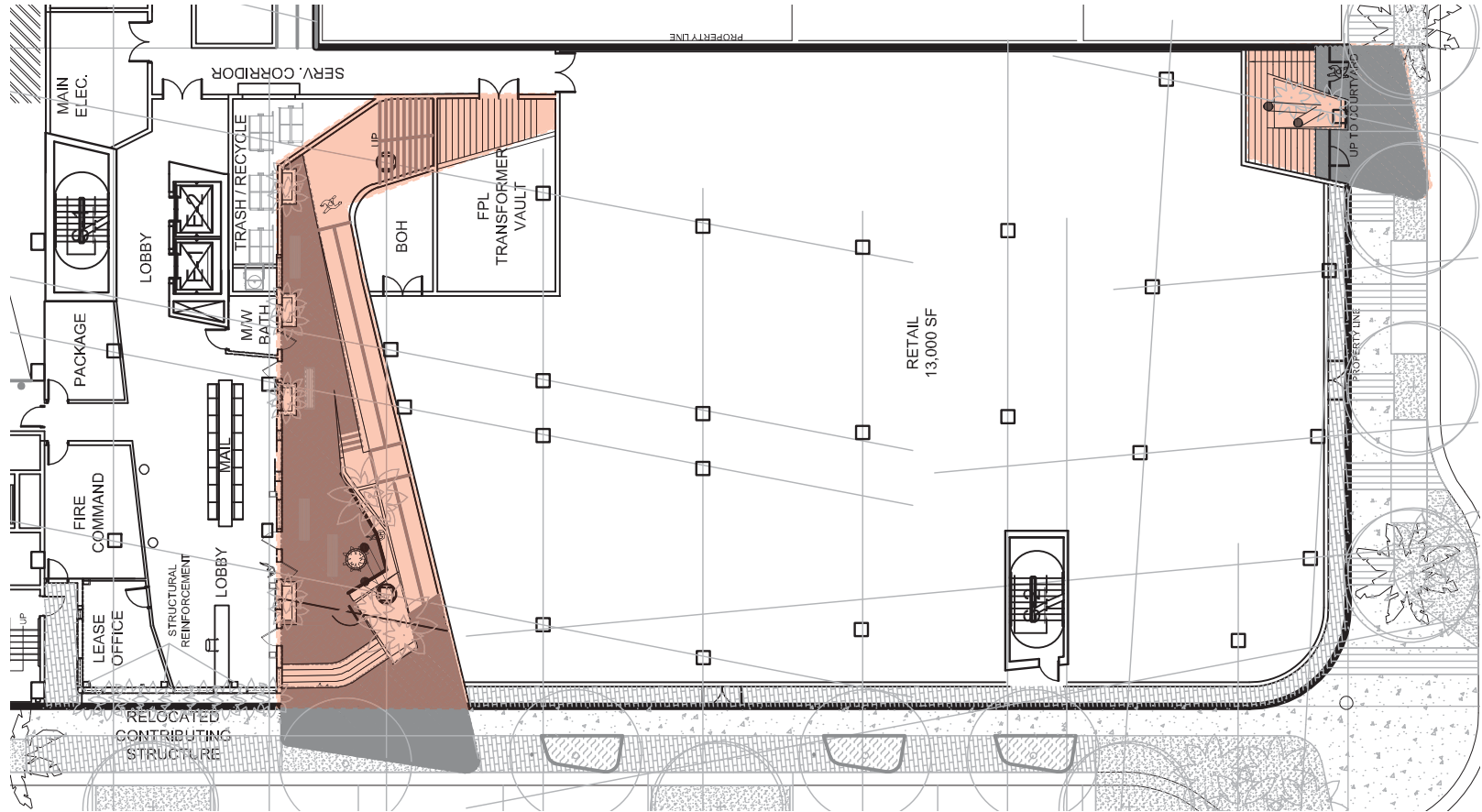


RELATIONSHIP WITH STREET RETAIL AND PLAZA SPACES- private vs public





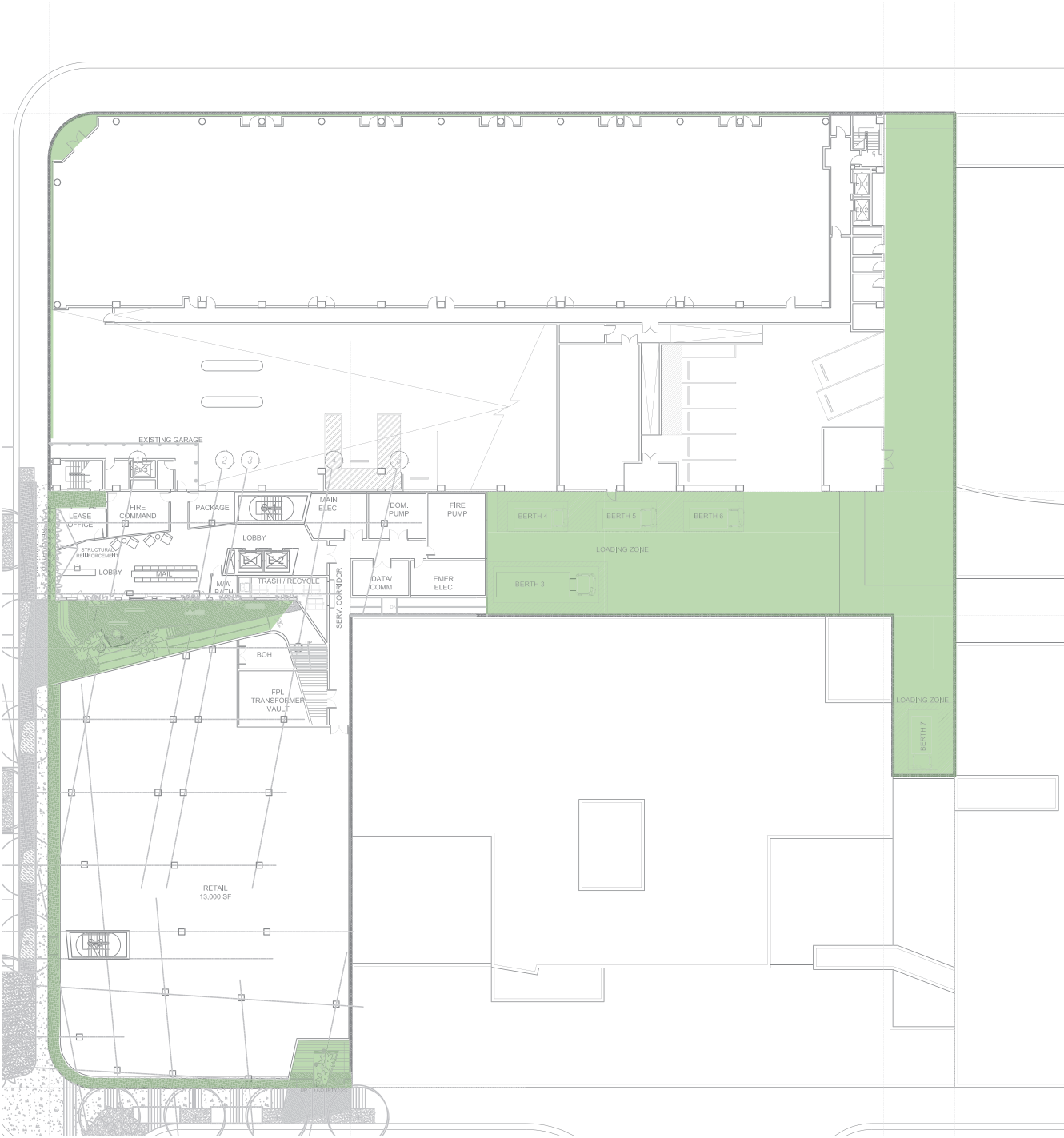
PROPOSED COURTYARD CONNECTION - SECOND FLOOR



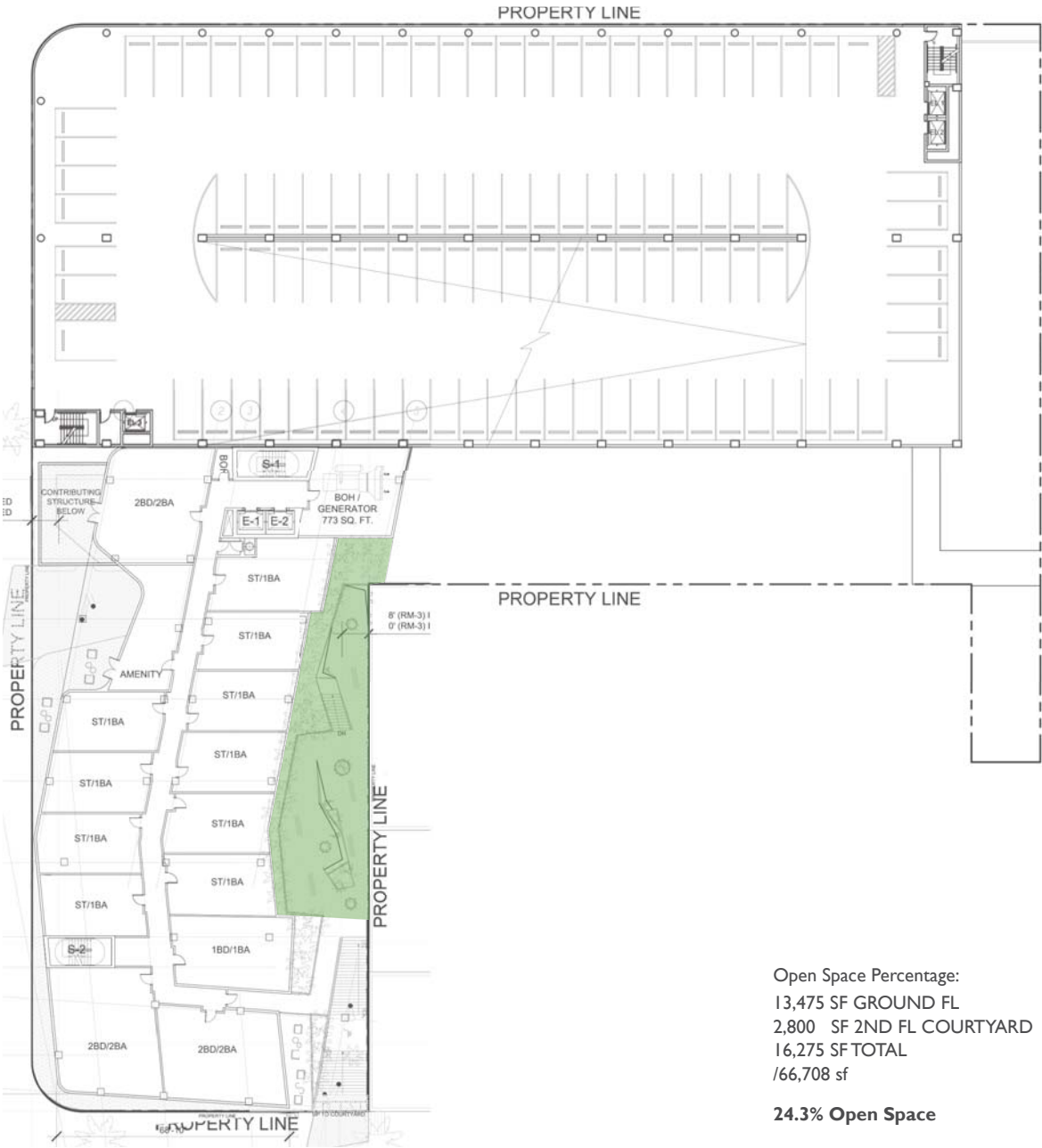
PROPOSED COURTYARD CONNECTION- GROUND FLOOR



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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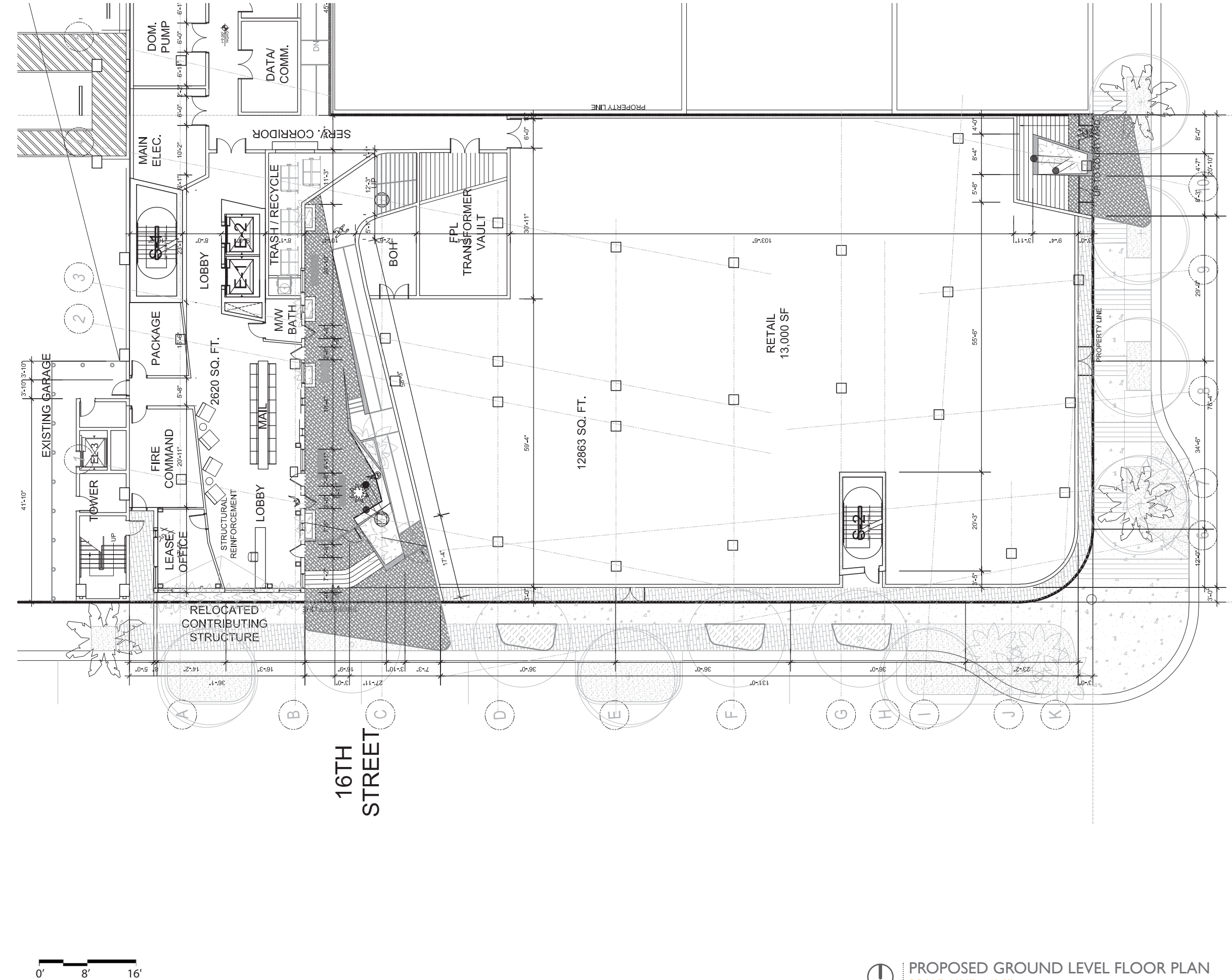
PROPOSED : Typical Floor Plans / Elevations

- E-1: Proposed Ground Floor Plan
- E-2: Proposed Level 02 Floor Plan
- E-3: Proposed Level 03 -10 Floor Plan
- E-4: Proposed Roof Floor Plan
- E-5: Proposed Roof Floor Plan
- E-6: Maneuvering & Loading Diagrams

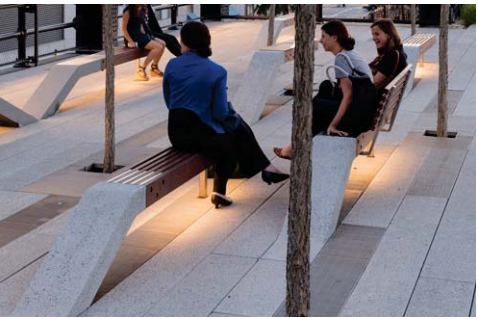


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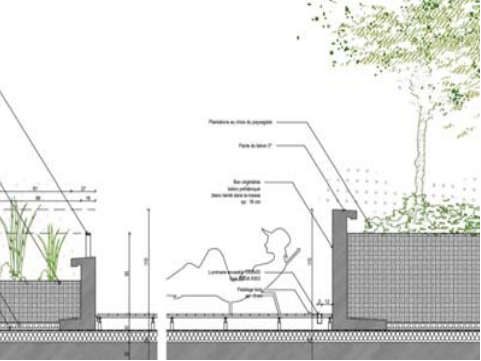
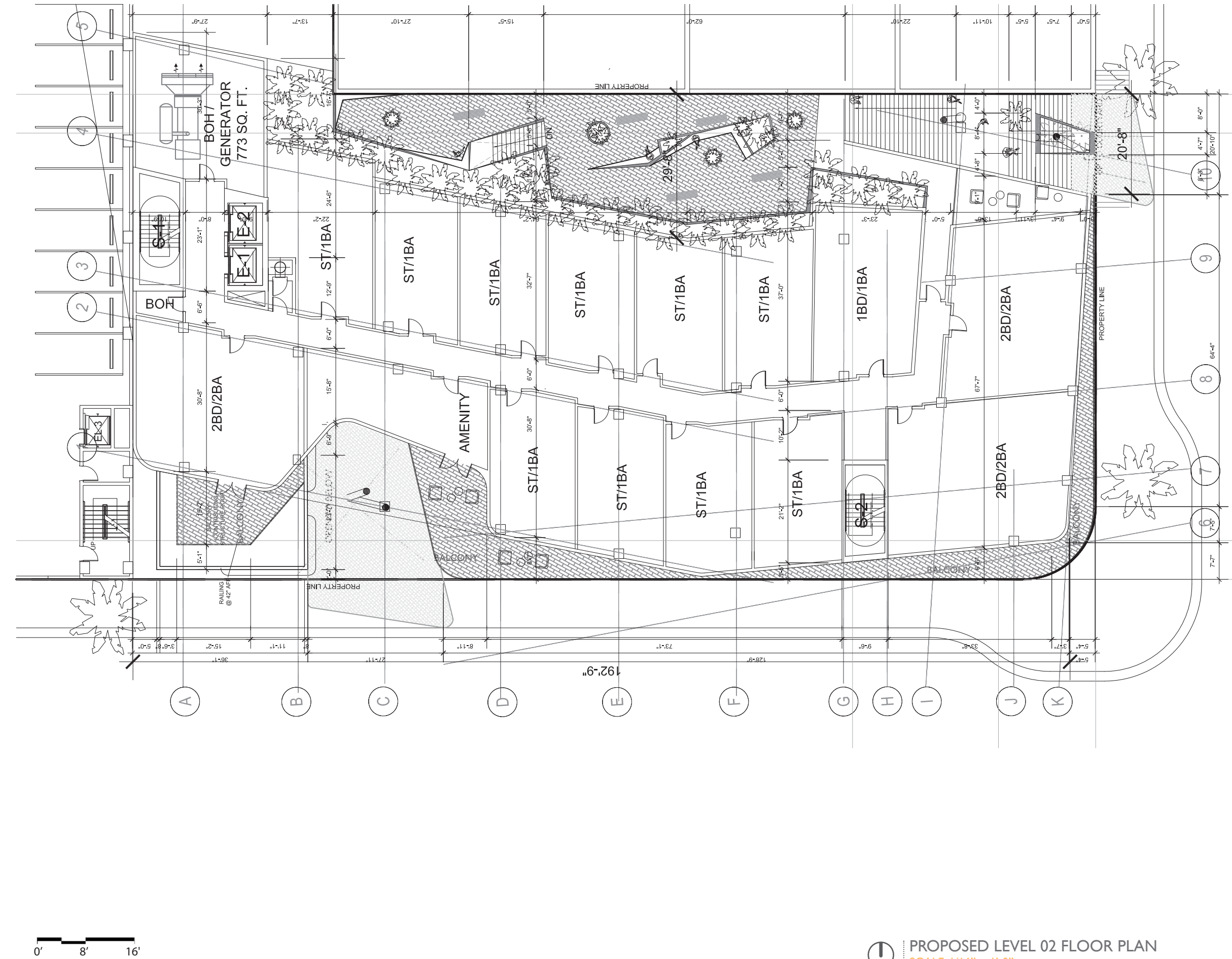
PROPOSED GROUND FLOOR PLAN



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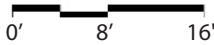
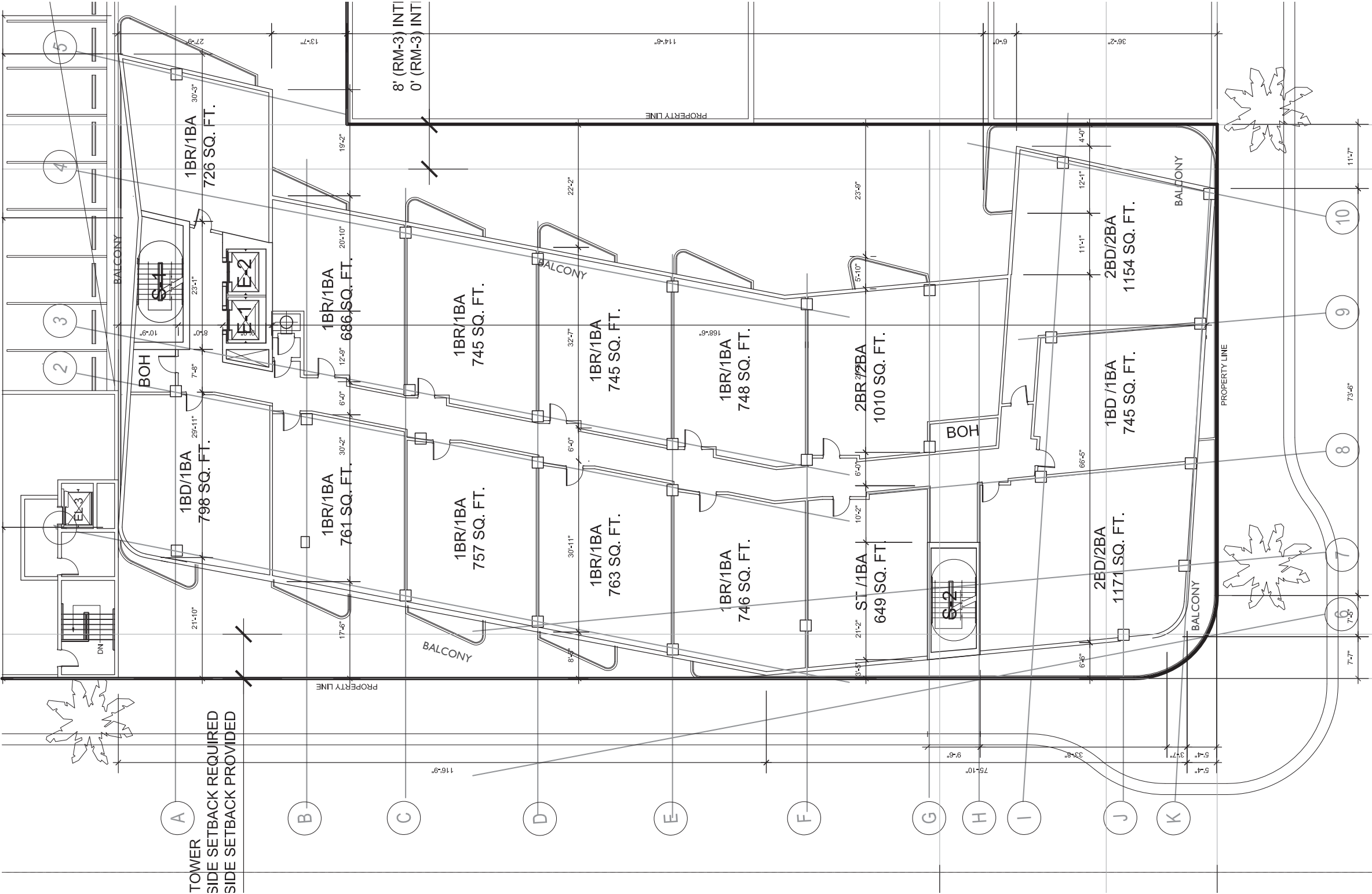


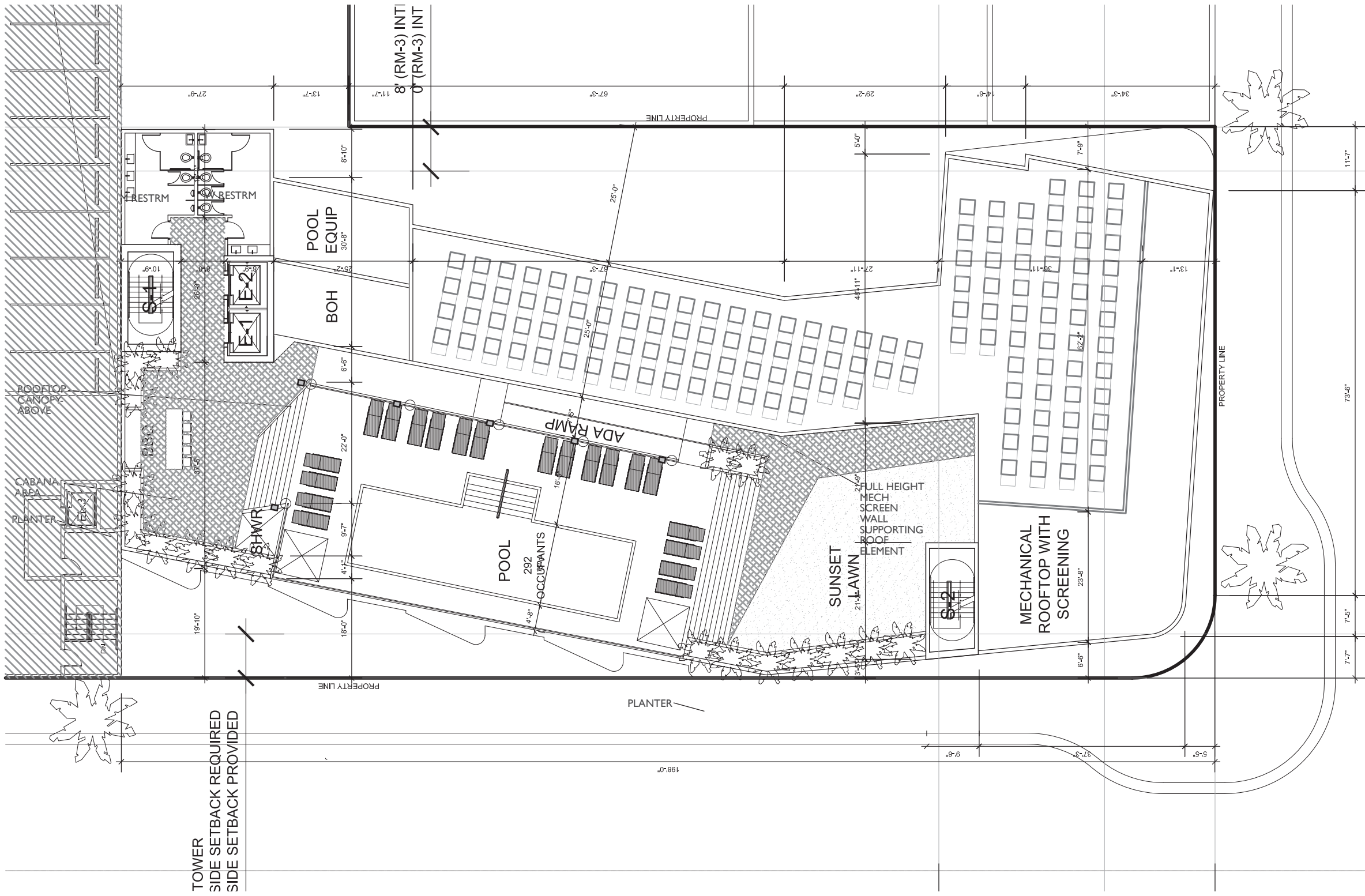
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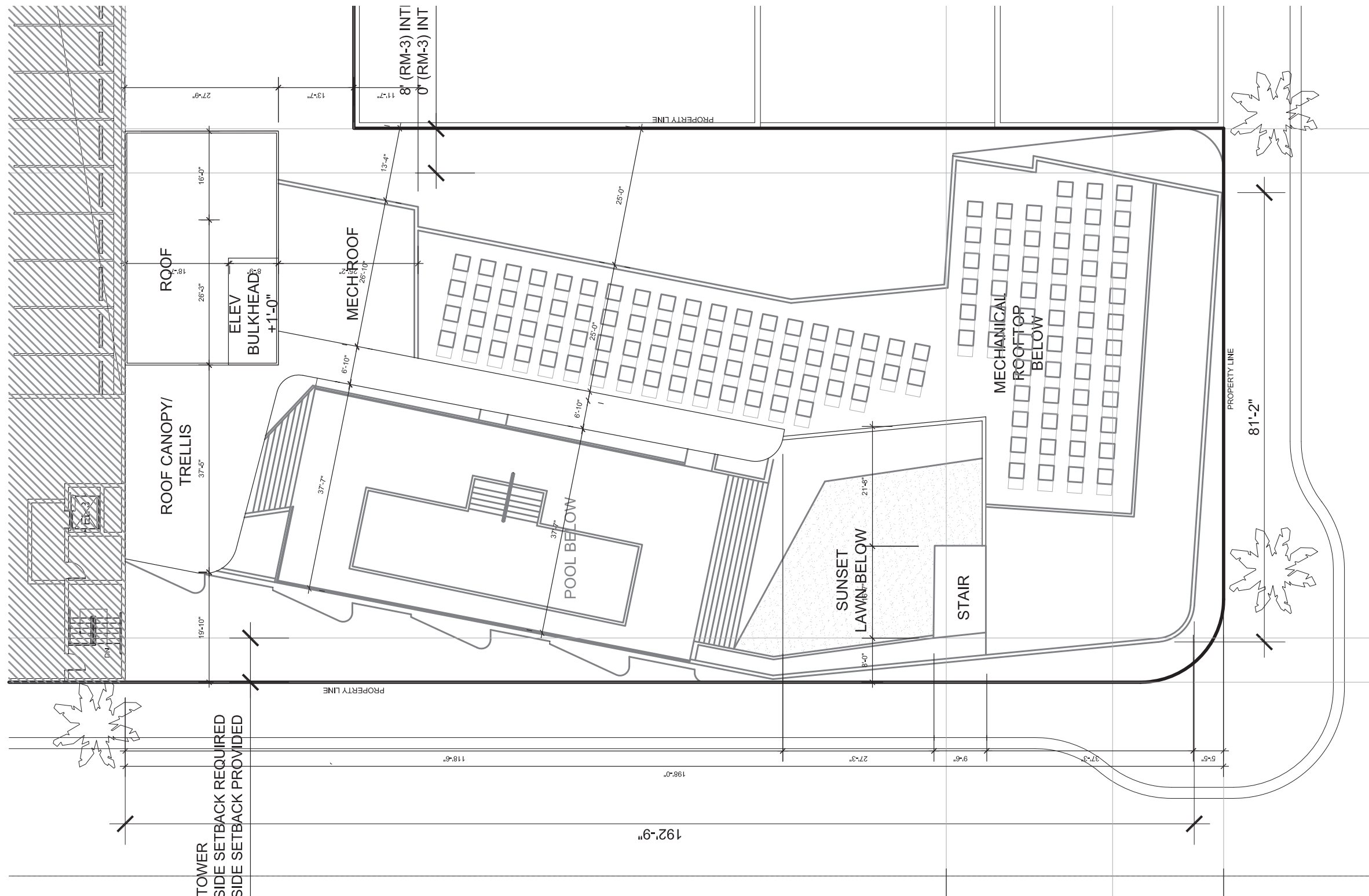




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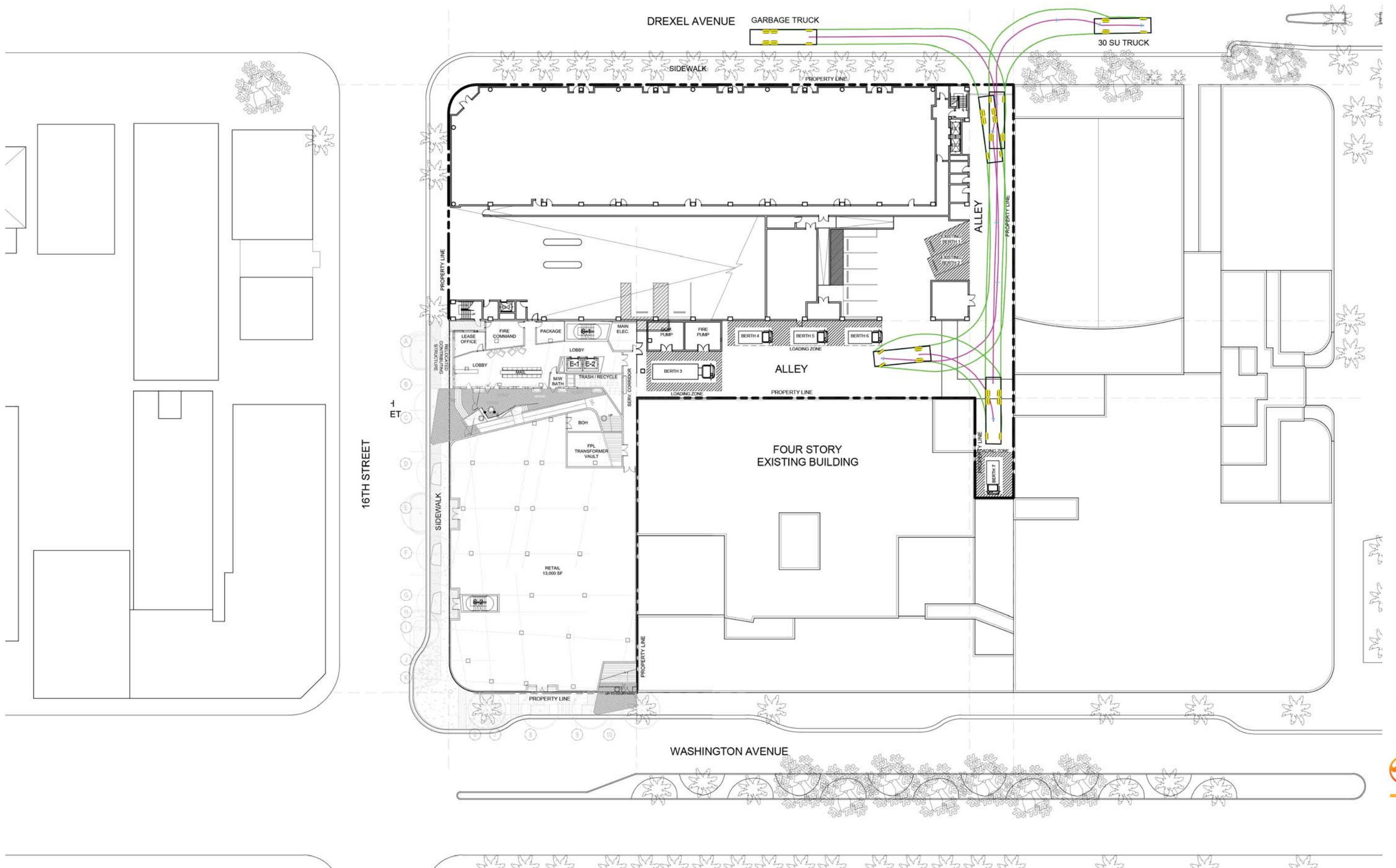
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 PROPOSED UPPER ROOF LEVEL PLAN
SCALE: 1/16" = 1'-0"

0' 25' 50'

MANEUVERING & LOADING DIAGRAMS
SCALE: 1" = 50'



PROPOSED : Building Sections and Renderings

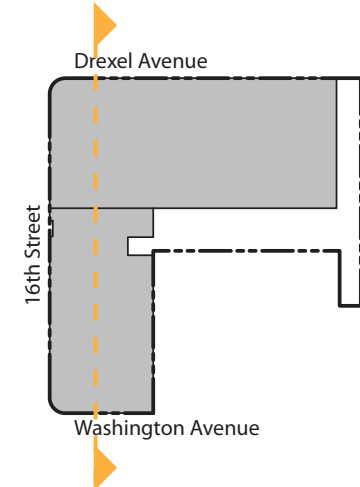
- F-1: Proposed Longitudinal Section
- F-2: Proposed Transverse Section
- F-3: Proposed Transverse Section
- F-4: Proposed Transverse Section
- F-5: Proposed Perspective
- F-6: Proposed Perspective
- F-7: Proposed Perspective



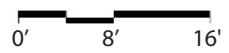
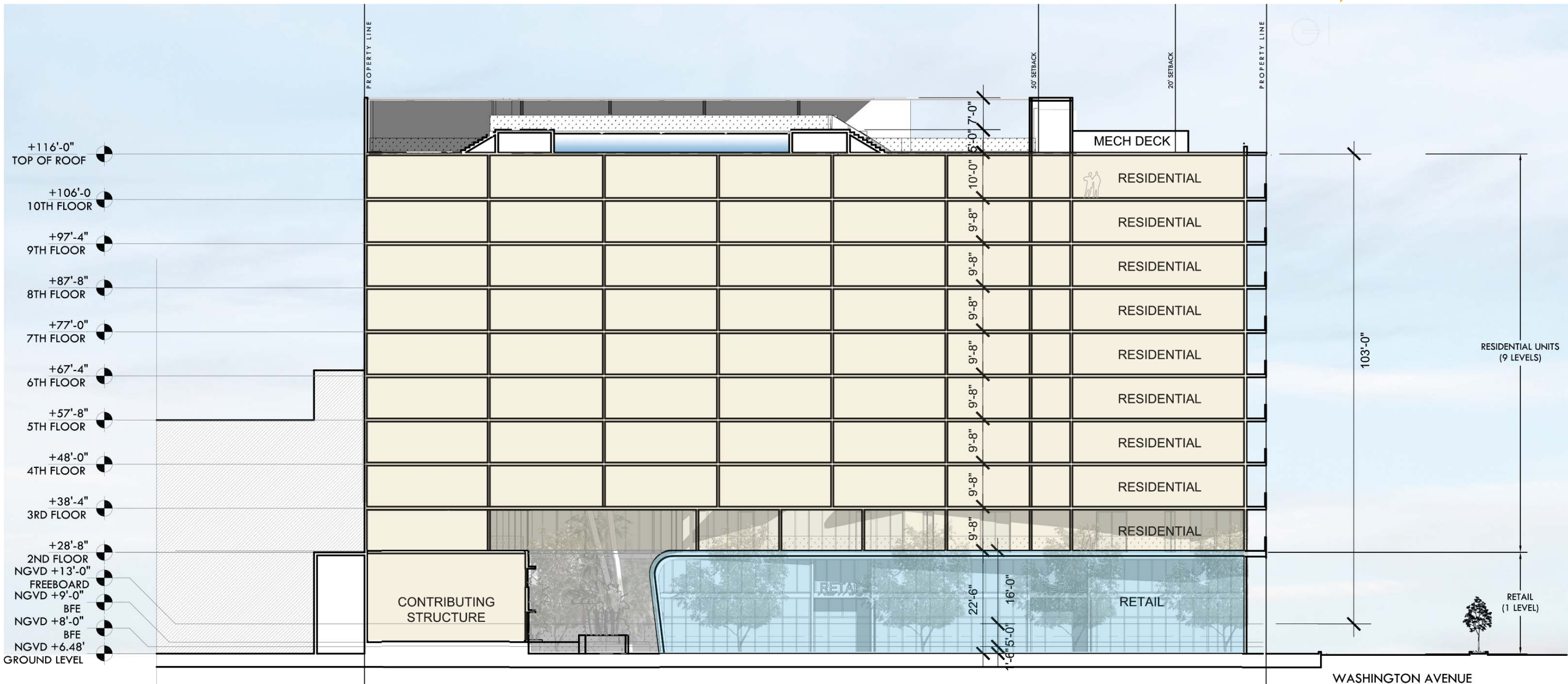
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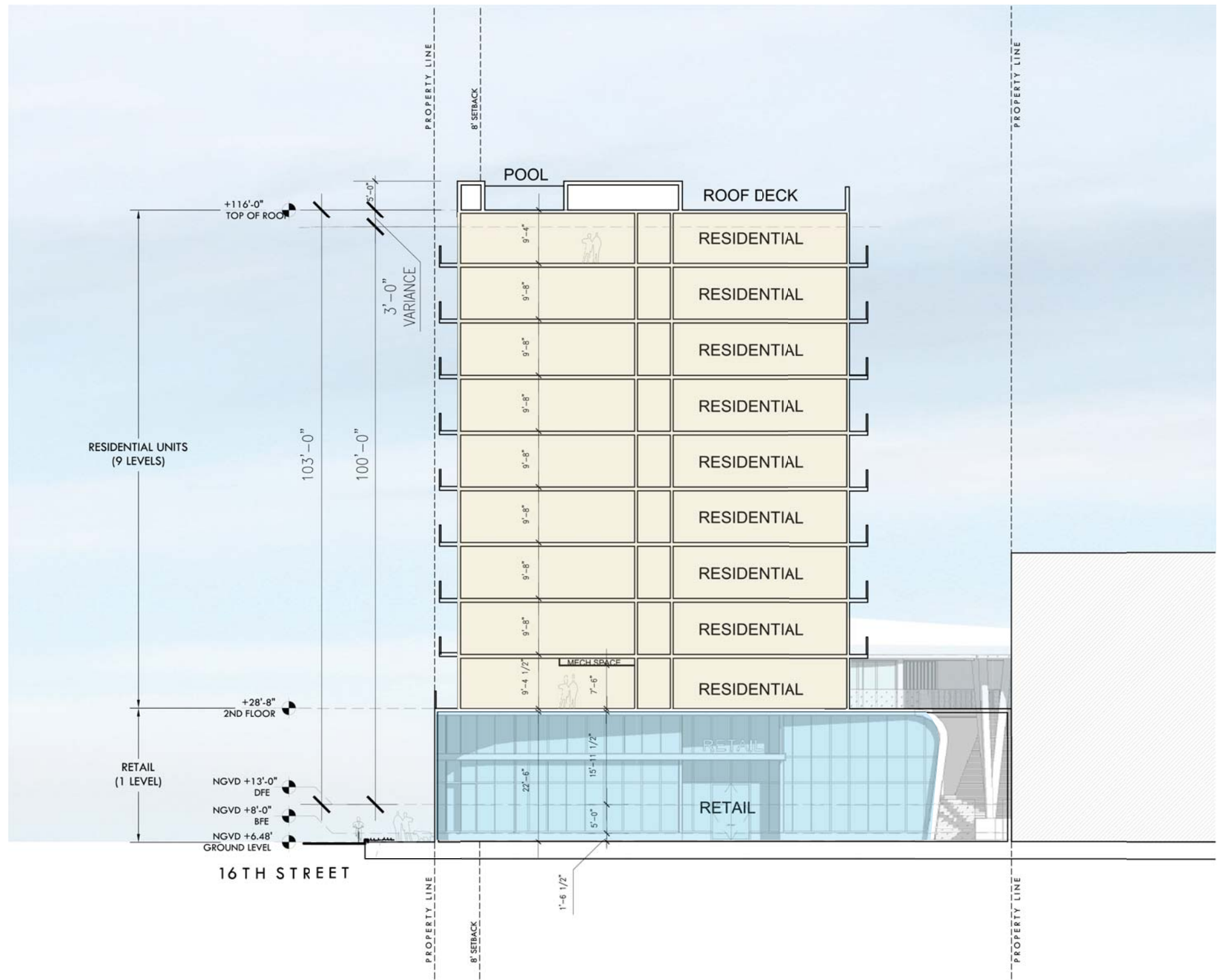
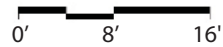
PROPOSED LONGITUDINAL SECTION



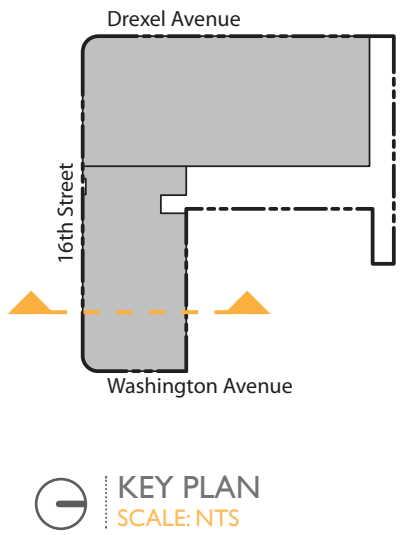
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PROPOSED LONGITUDINAL SECTION
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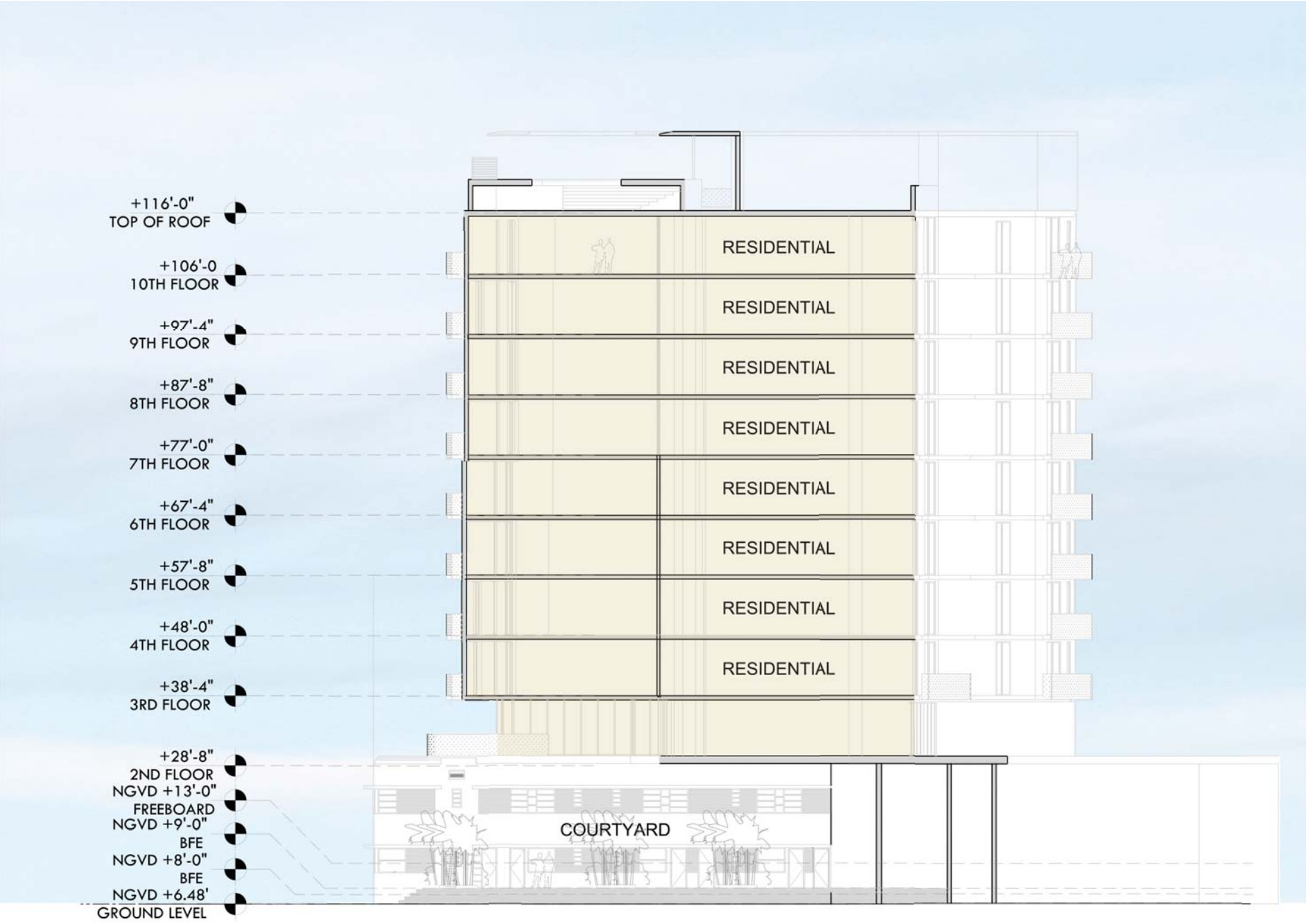
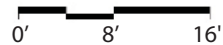
PROPOSED TRANSVERSE SECTION
SCALE: 1/16" = 1'-0"



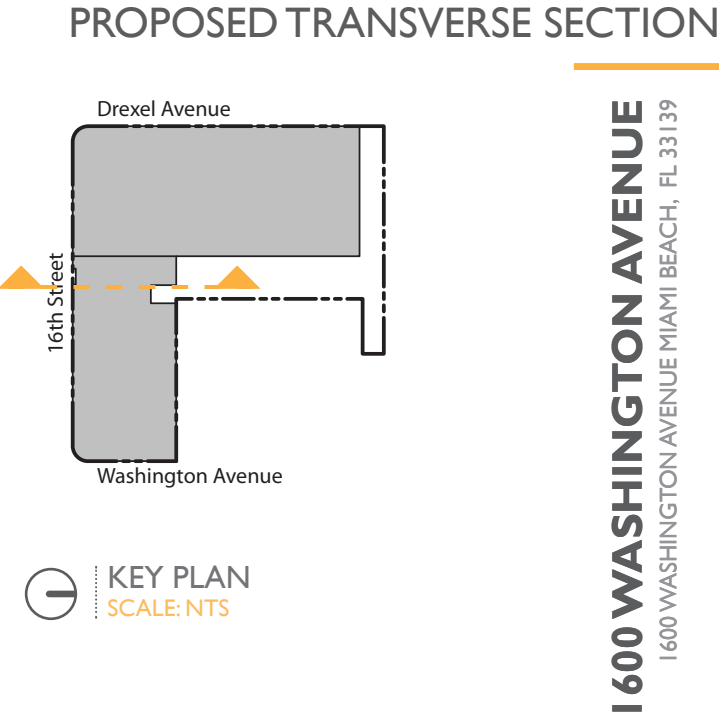
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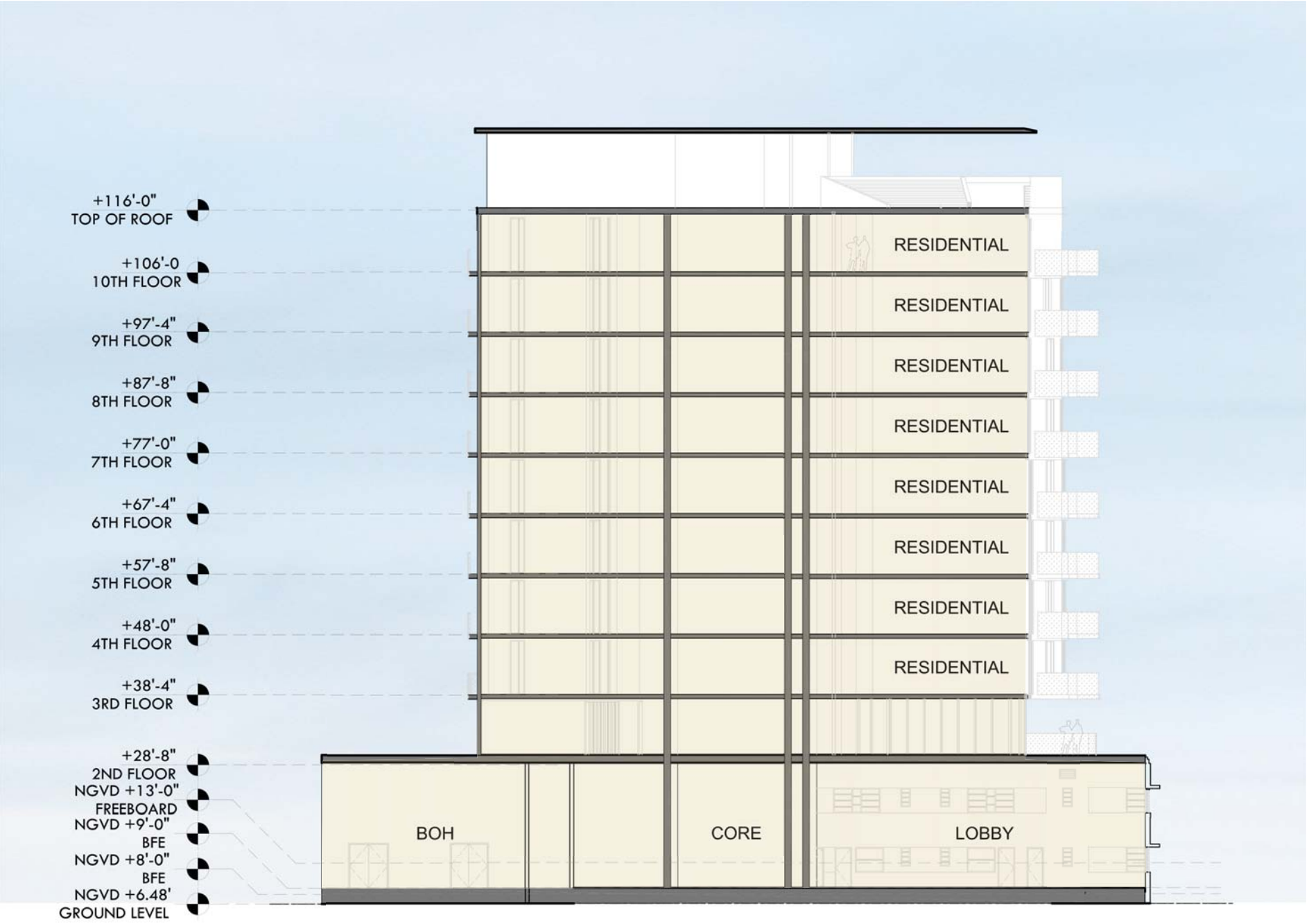
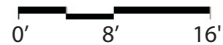
PROPOSED TRANSVERSE SECTION
SCALE: 1/16" = 1'-0"



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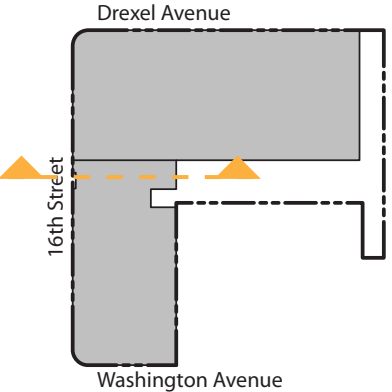
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PROPOSED TRANSVERSE SECTION
SCALE: 1/16" = 1'-0"

PROPOSED TRANSVERSE SECTION



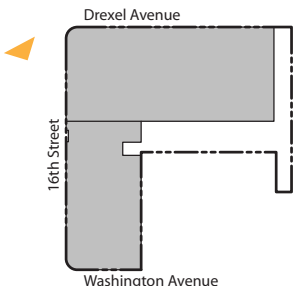
KEY PLAN
SCALE: NTS

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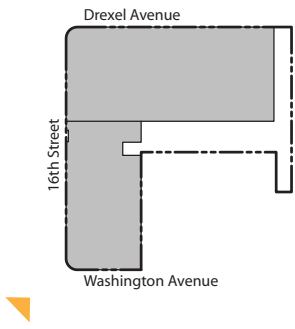


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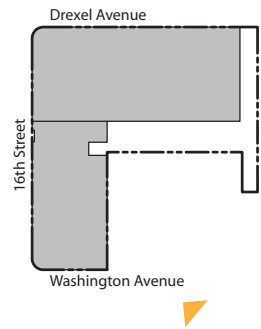


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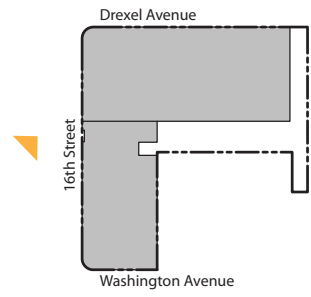
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PROPOSED : Perspectives / Studies / Details

- G-1: Proposed Perspective
- G-2: Proposed Perspective
- G-3: Proposed Perspective
- G-4: Proposed Perspective
- G-5: Proposed Courtyard Plan
- G-6: Railing Study
- G-7: Balcony Details
- G-8: Gate Details
- G-9: Gate Details



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EXISTING STAIR



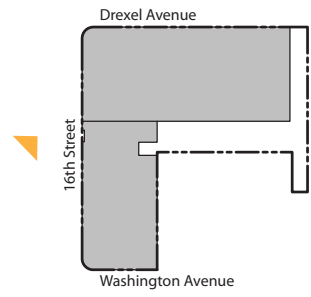
EXISTING COURTYARD



NEIGHBORHOOD COURTYARD



EXISTING STAIR



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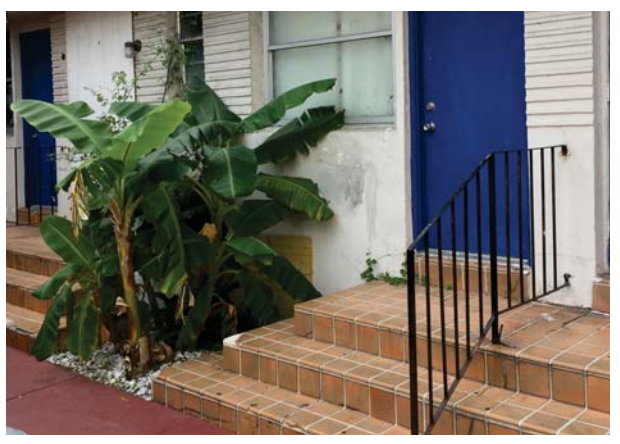
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EXISTING COURTYARD



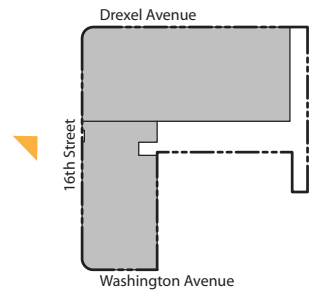
NEIGHBORHOOD COURTYARD



EXISTING STAIR

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PRECEDENT FOR BUILDING SIGNAGE



EXISTING STAIRS AND PLANTER



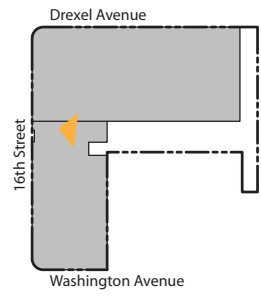
EXISTING COURTYARD



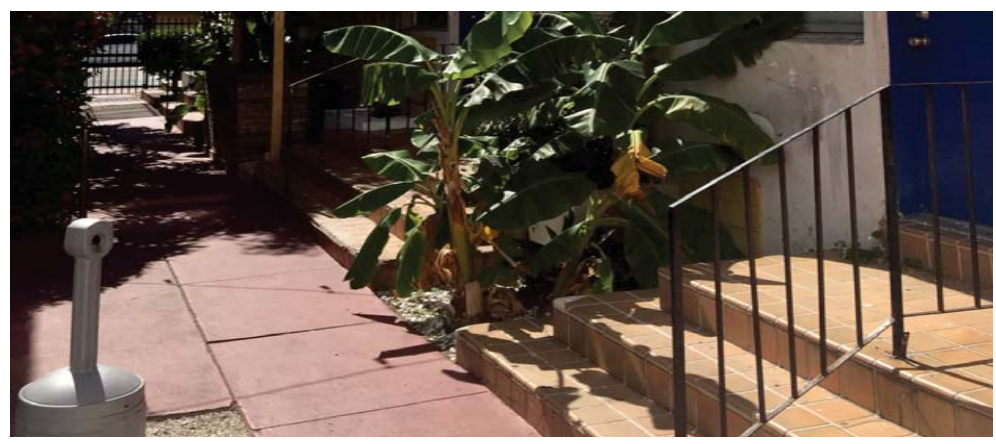
EXISTING VISIBILITY FROM 16TH STREET

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EXISTING STAIRS AND PLANTER



PRECEDENT COURTYARD



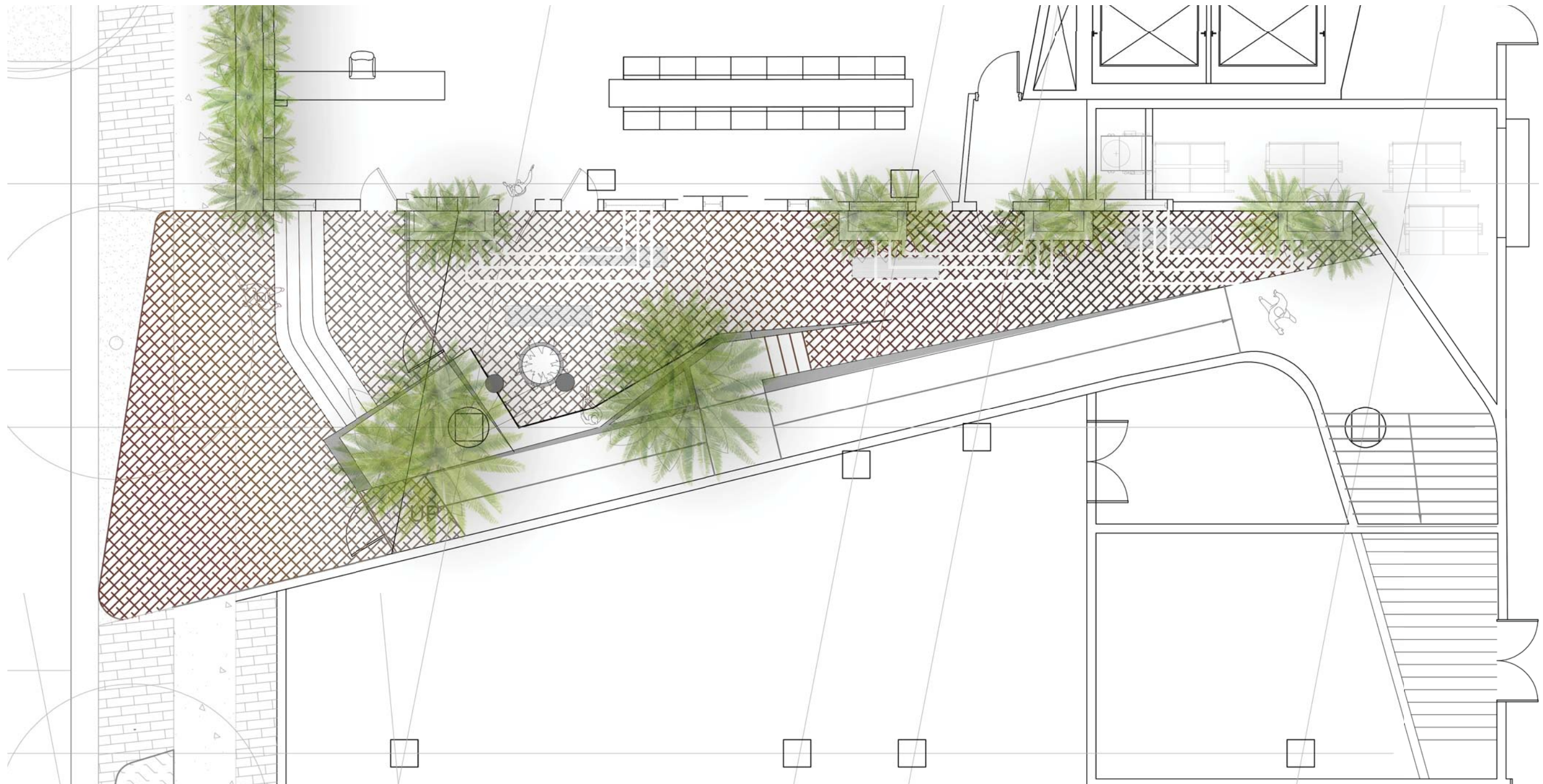
NEIGHBORHOOD COURTYARD



NEIGHBORHOOD COURTYARD

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EXISTING STAIRS AND PLANTER



EXISTING ENTRANCE



EXISTING STAIRS - TERRAZO

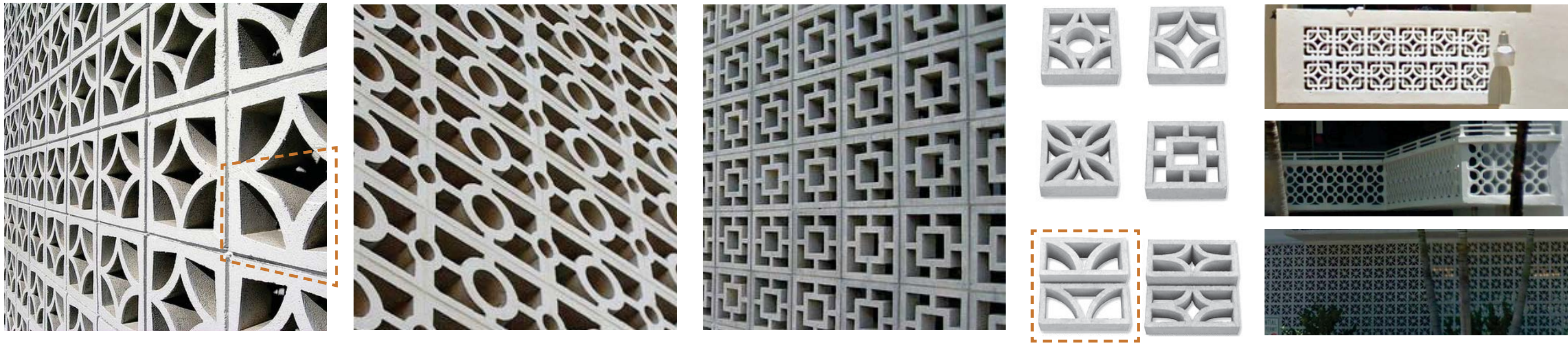
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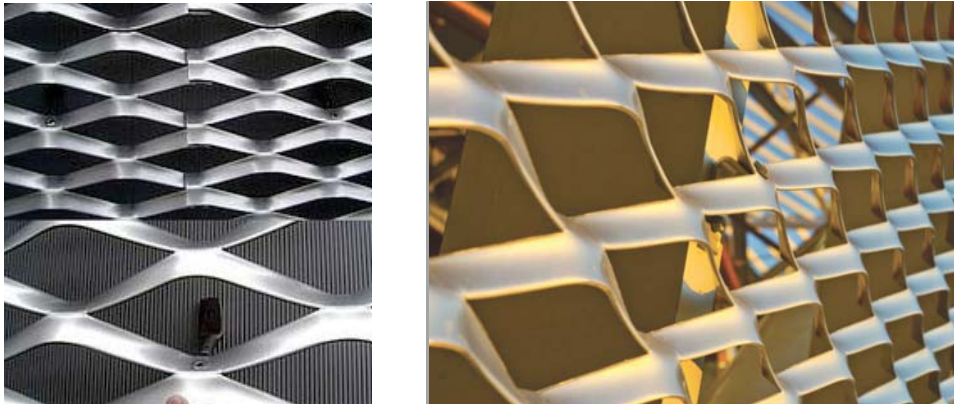
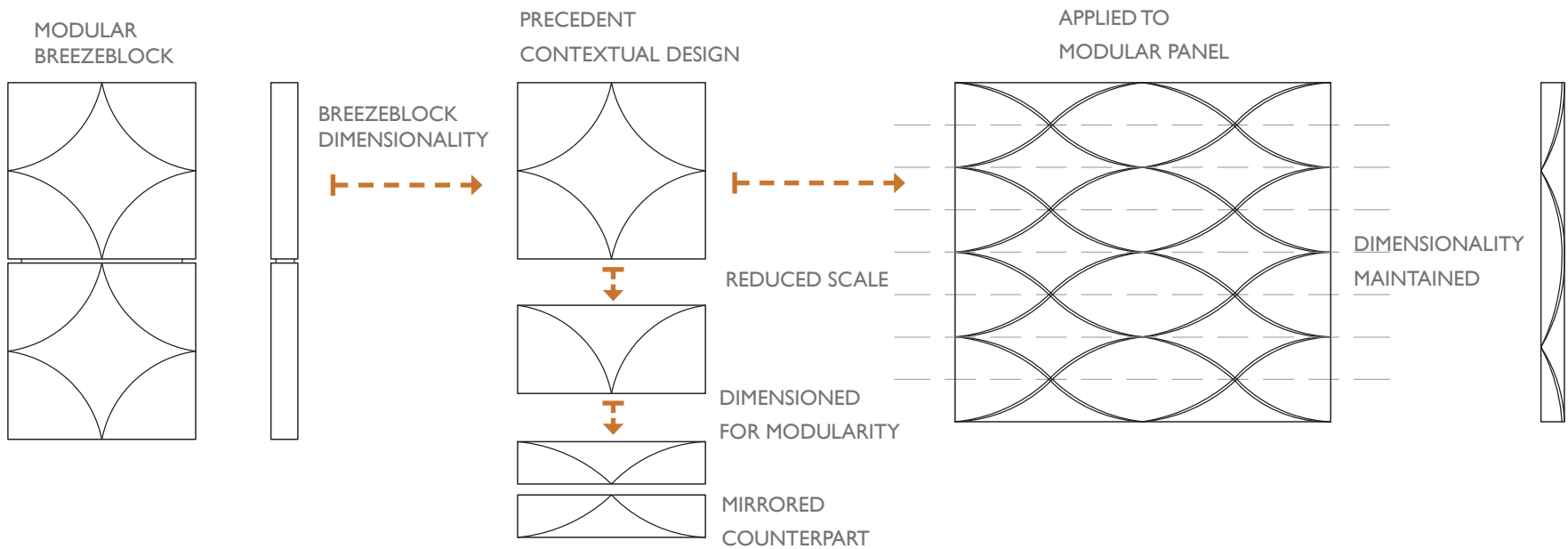
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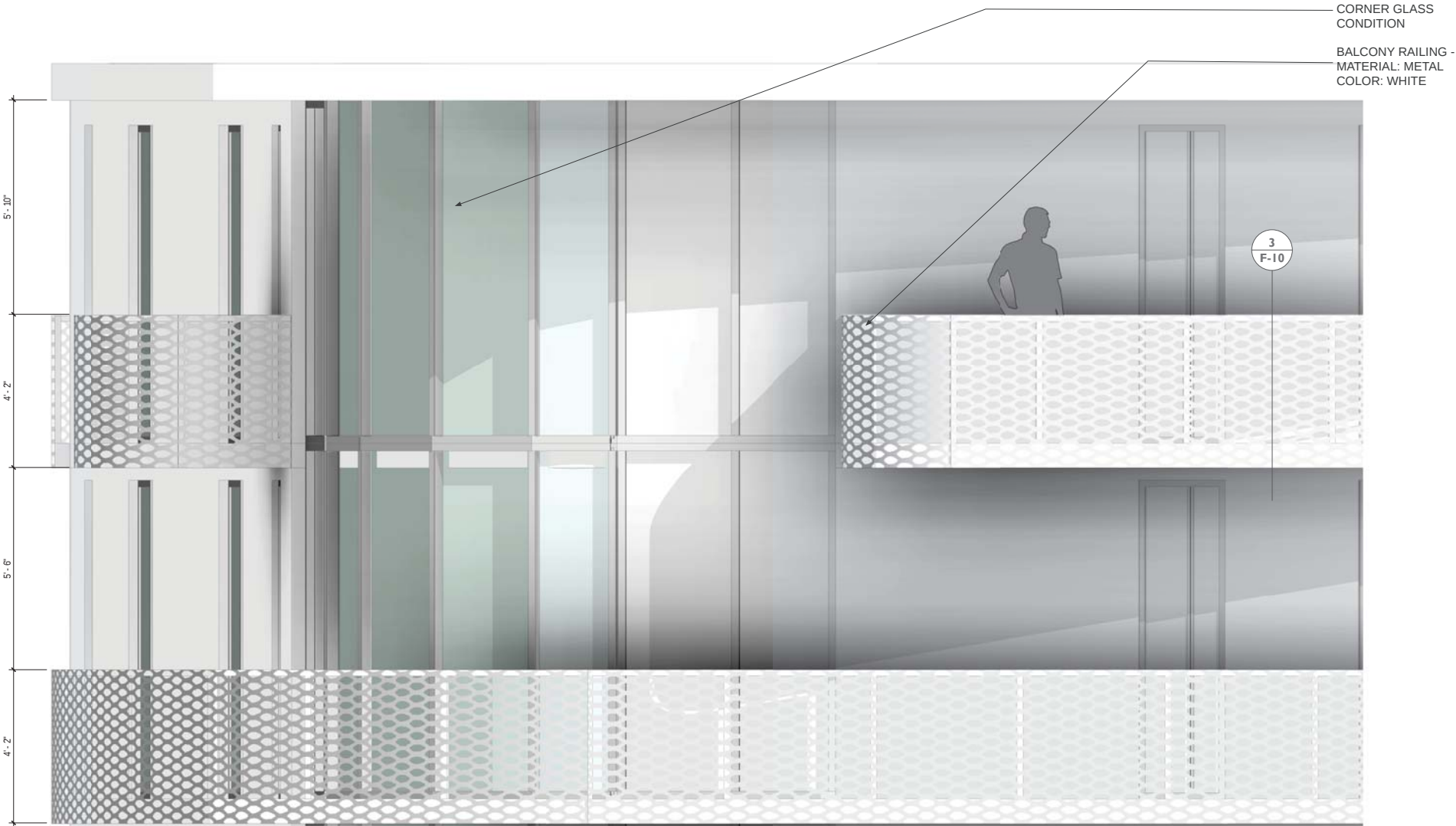
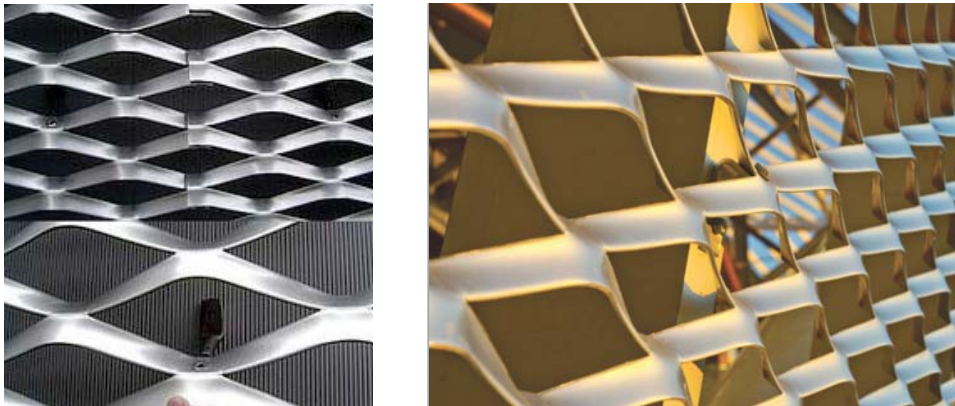
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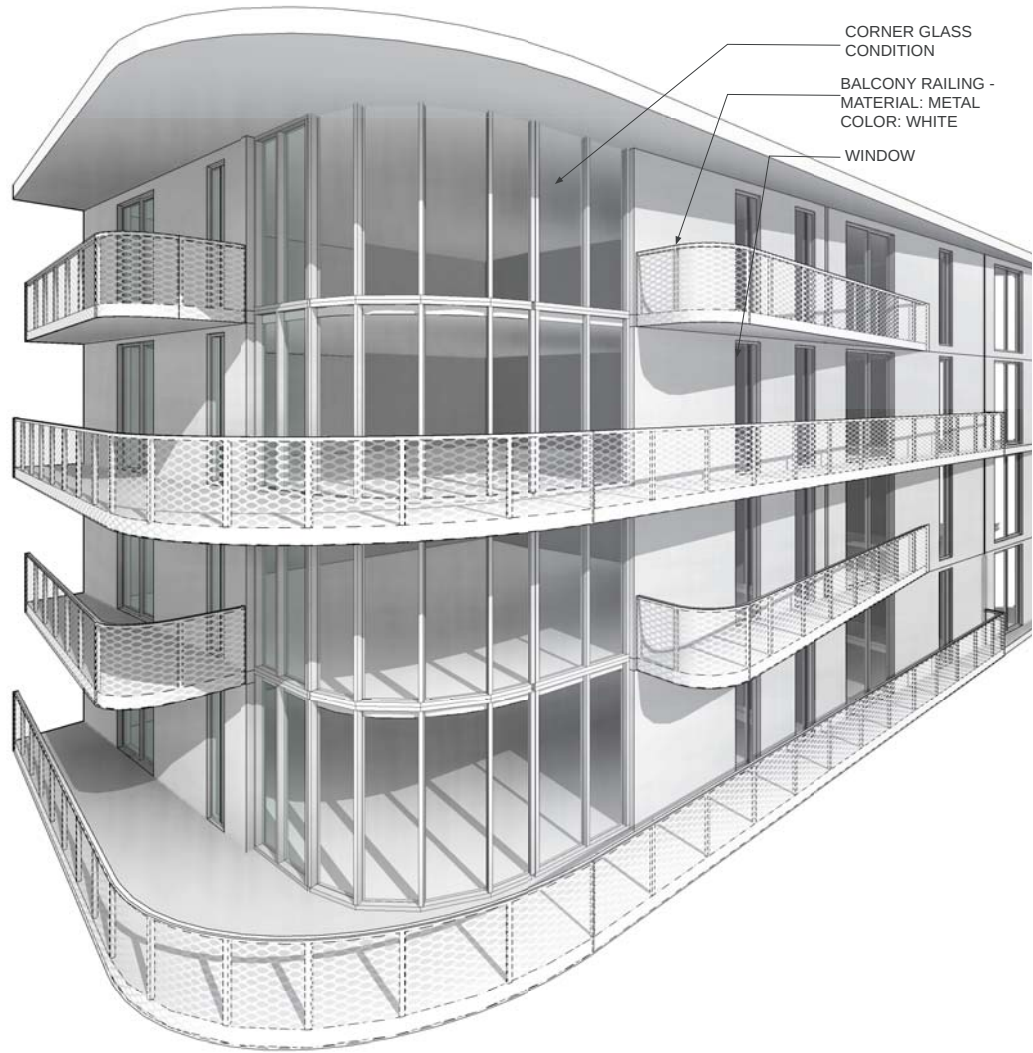
BREEZEBLOCK NEIGHBORHOOD REFERENCES



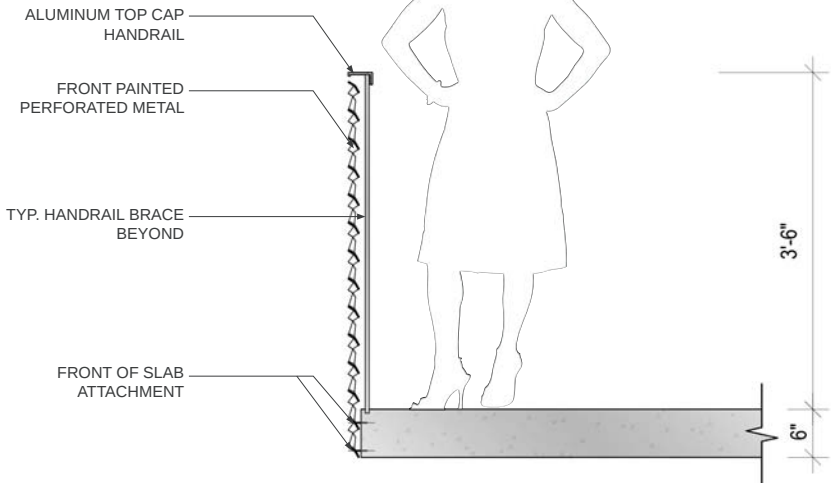
ADAPTED BREEZEBLOCK GEOMETRY



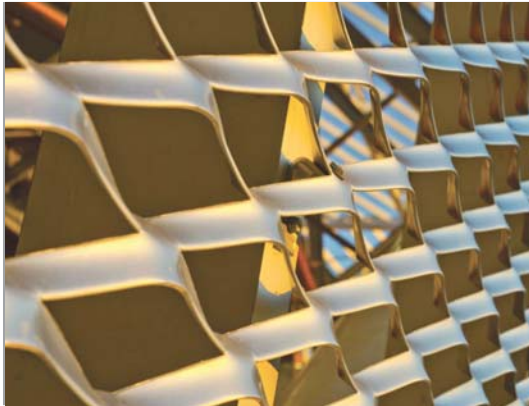
2 CORNER BALCONY ELEVATION - PROPOSED
SCALE: 1/2" = 1'-0"



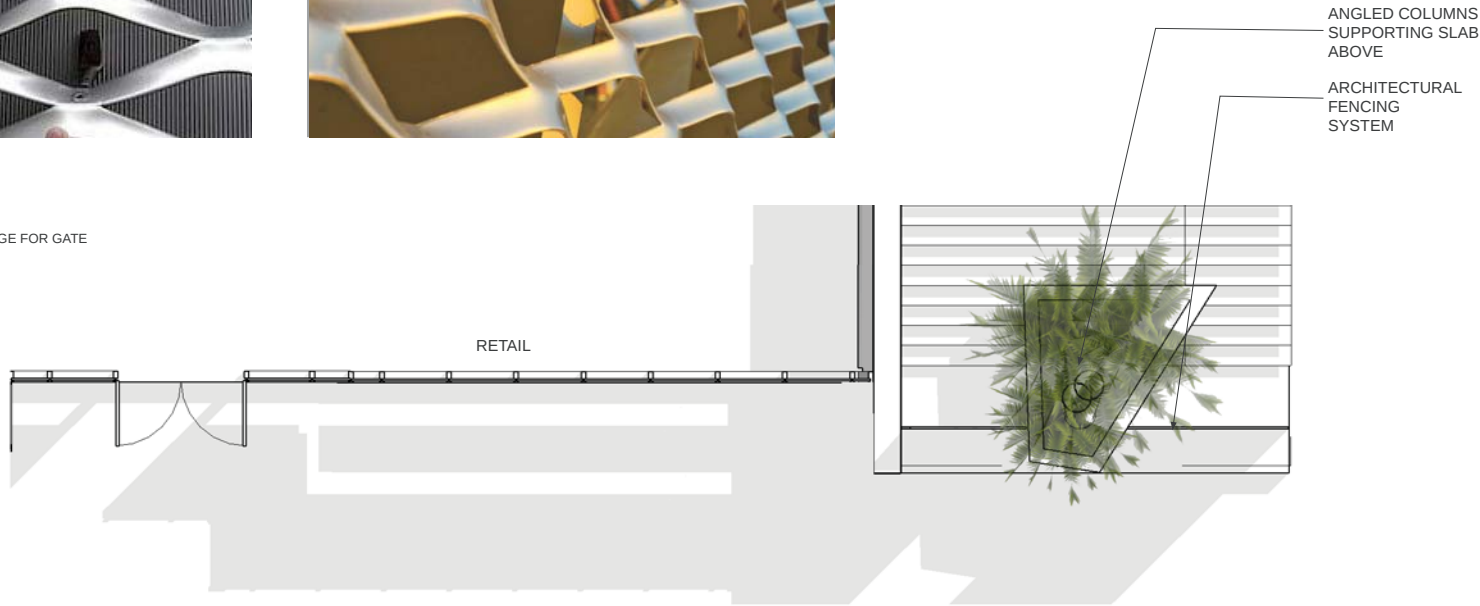
3 CORNER BALCONY VIEW
SCALE: NTS



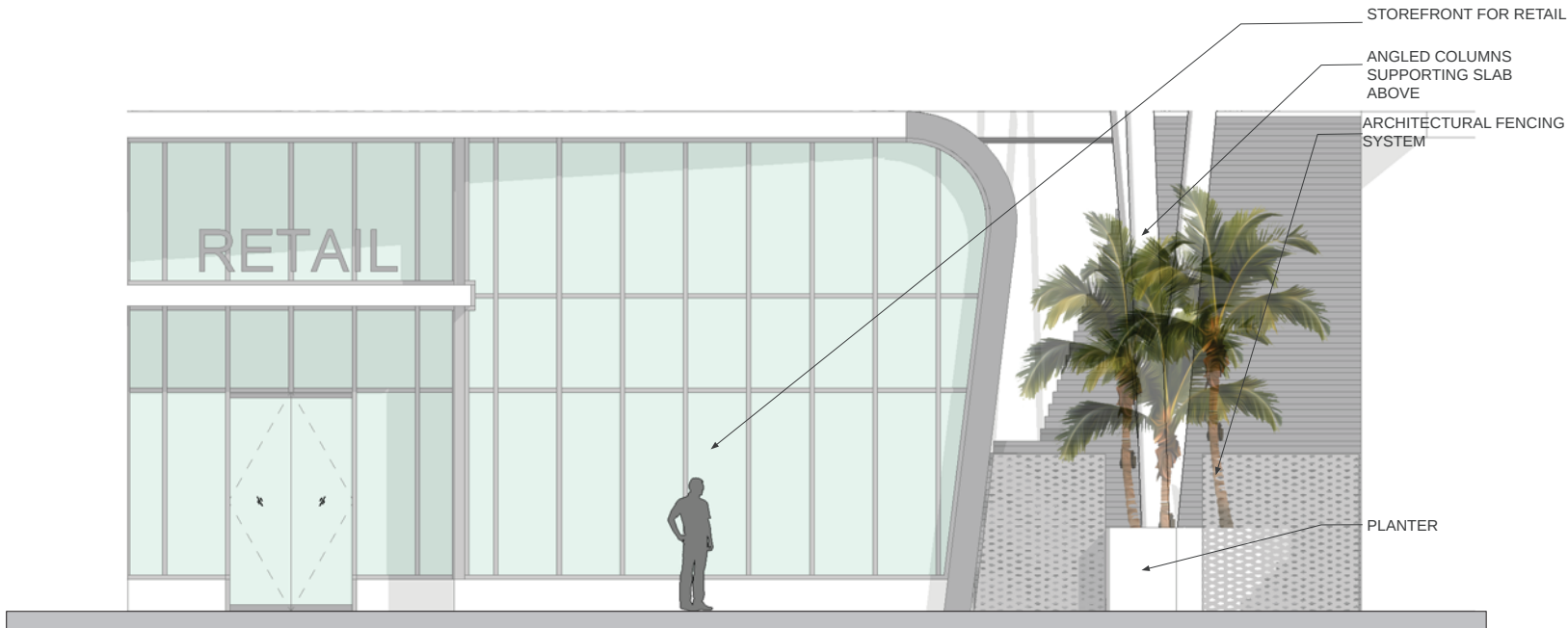
3 CORNER BALCONY VIEW
SCALE: NTS



REFERENCE IMAGE FOR GATE



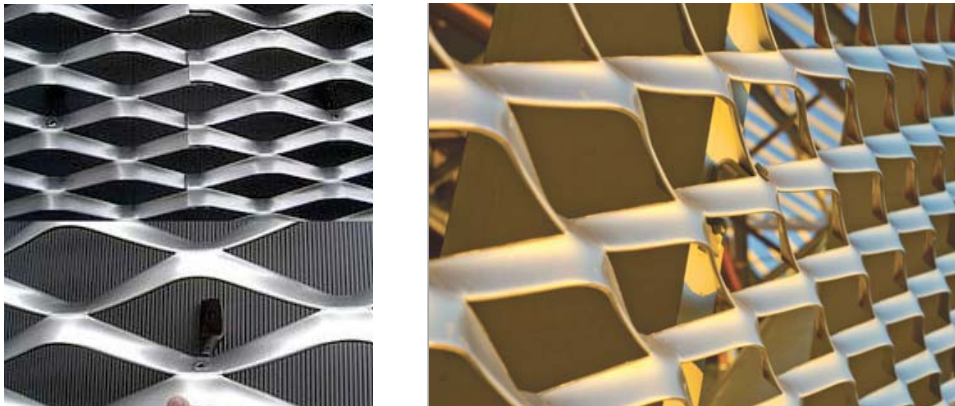
1 WASHINGTON AVE GATE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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



3 WASHINGTON AVE GATE VIEW
SCALE: NTS



REFERENCE IMAGE FOR GATE

1 I6TH STREET GATE DIAGRAM
SCALE: NTS



- ANGLED COLUMNS SUPPORTING SLAB ABOVE
- ARCHITECTURAL FENCING SYSTEM
- STOREFRONT FOR RETAIL
- CLAY TILE STEPPED ENTRY
- PLANTER

2 I6TH STREET GATE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



3 I6TH STREET GATE VIEW
SCALE: NTS

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PROPOSED : Elevations

- H-1: Proposed East Elevation
- H-2: Proposed South Elevation
- H-3: Proposed North Elevation
- H-4: Proposed West Elevation
- H-5: South Elevation Proportion Study
- H-6: Line of Sight_East Elevation
- H-7: Line of Sight_ South Elevation

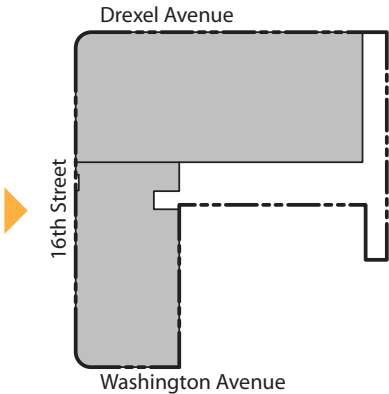


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KEY PLAN
SCALE: NTS

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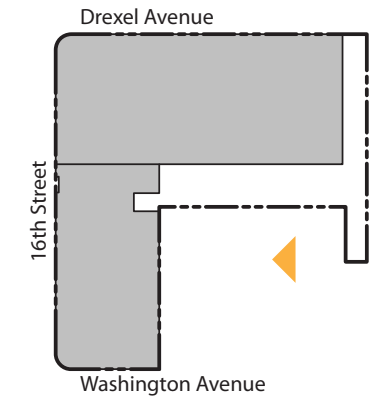
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SOUTH ELEVATION - PROPOSED
SCALE: 1/32" = 1'-0"

PROPOSED NORTH ELEVATION



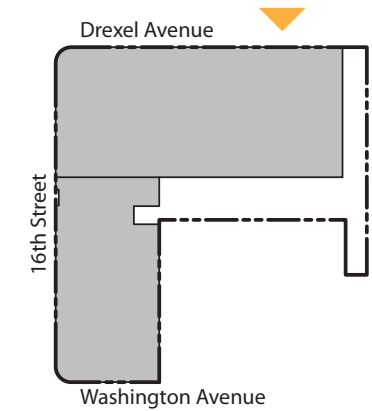
KEY PLAN
SCALE: NTS

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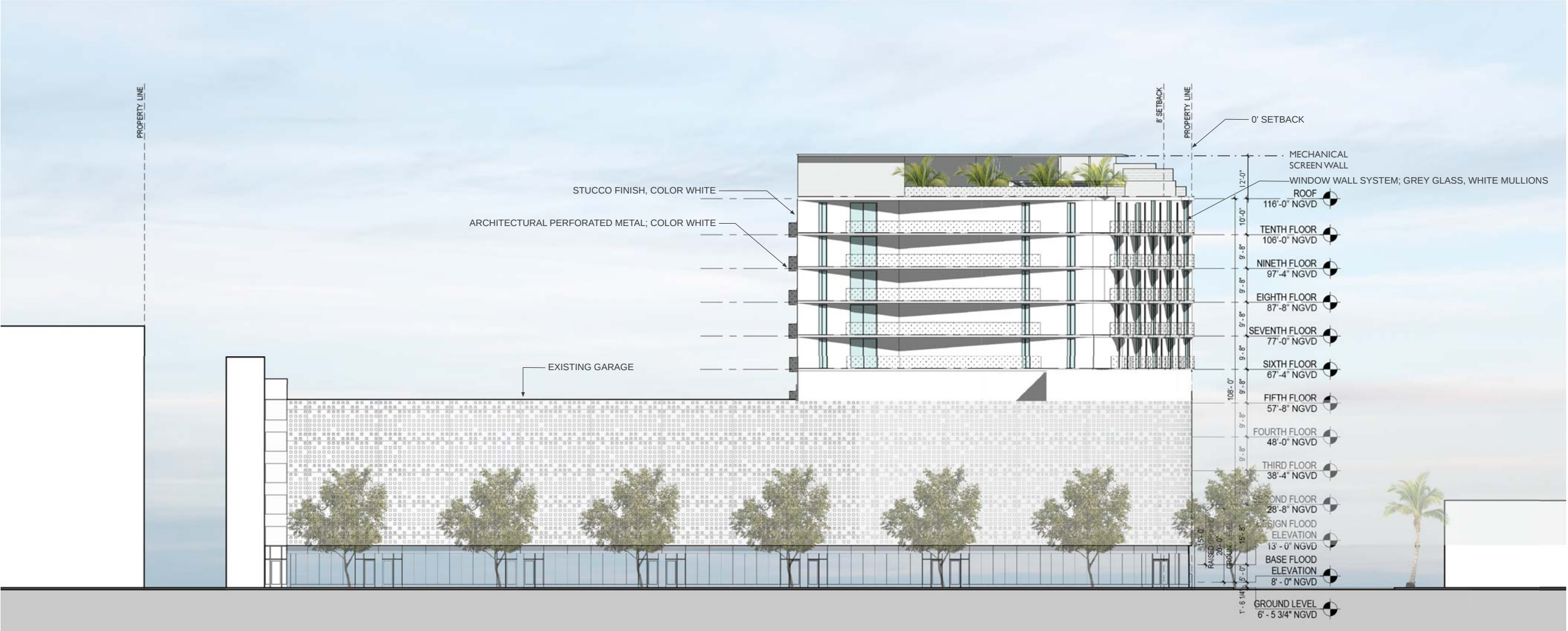
0' 16' 32'

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



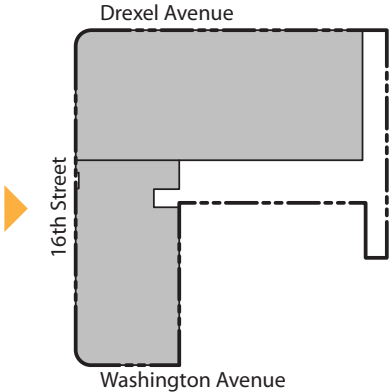
KEY PLAN
SCALE: NTS

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0' 16' 32'

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



KEY PLAN
SCALE: NTS



SOUTH ELEVATION - PROPORTION STUDY
SCALE: NTS

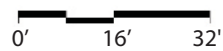
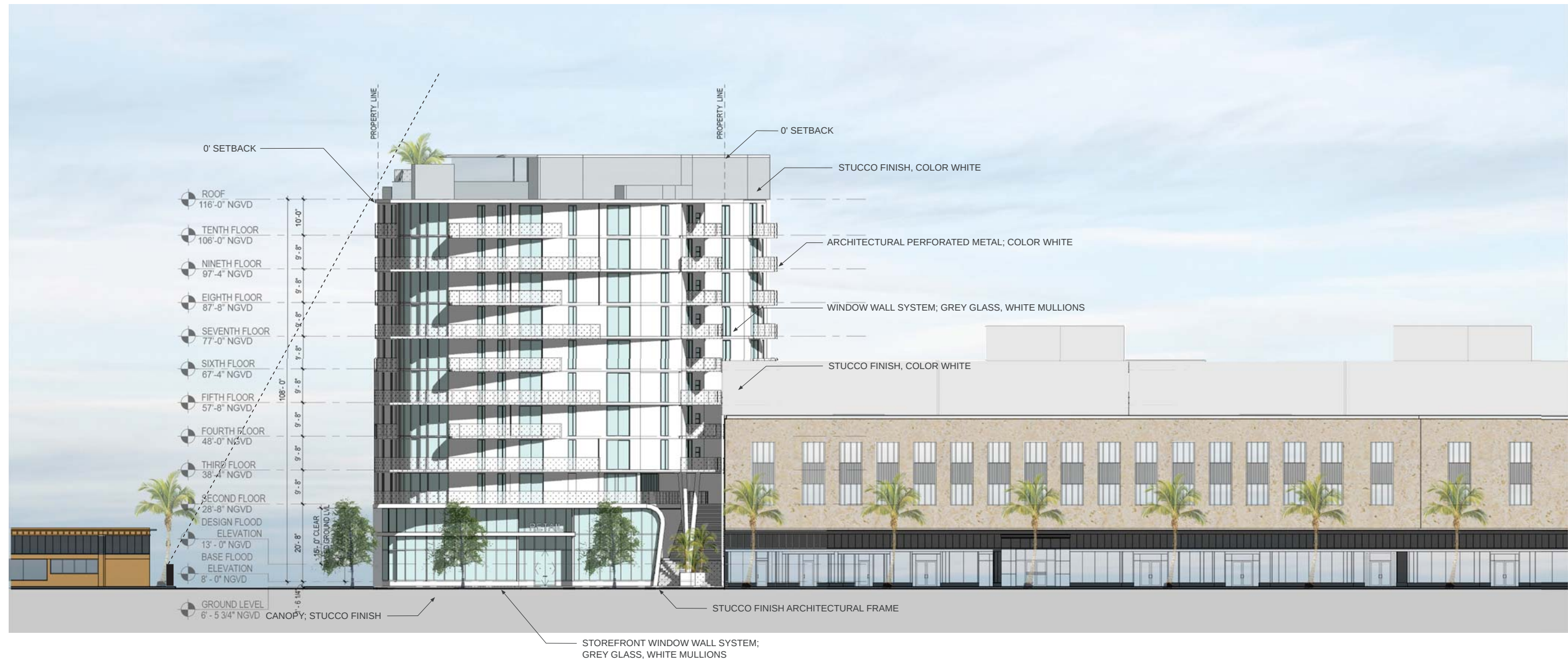
Drexel Avenue

16th Street

Washington Avenue

KEY PLAN
SCALE: NTS

I 600 WASHINGTON AVENUE
I 600 WASHINGTON AVENUE MIAMI BEACH, FL 33139



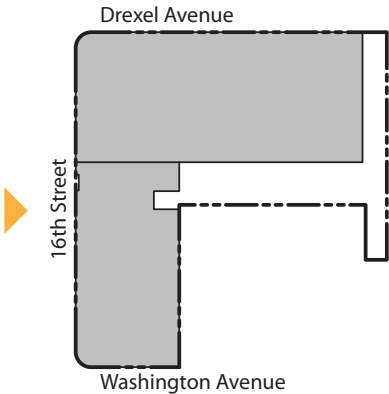
EAST ELEVATION - LINE OF SIGHT
SCALE: 1/32" = 1'-0"



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PB SUBMITTAL
03.19.2018

H-6



KEY PLAN
SCALE: NTS

1600 WASHINGTON AVENUE
1600 WASHINGTON AVENUE MIAMI BEACH, FL 33139



0' 16' 32'

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