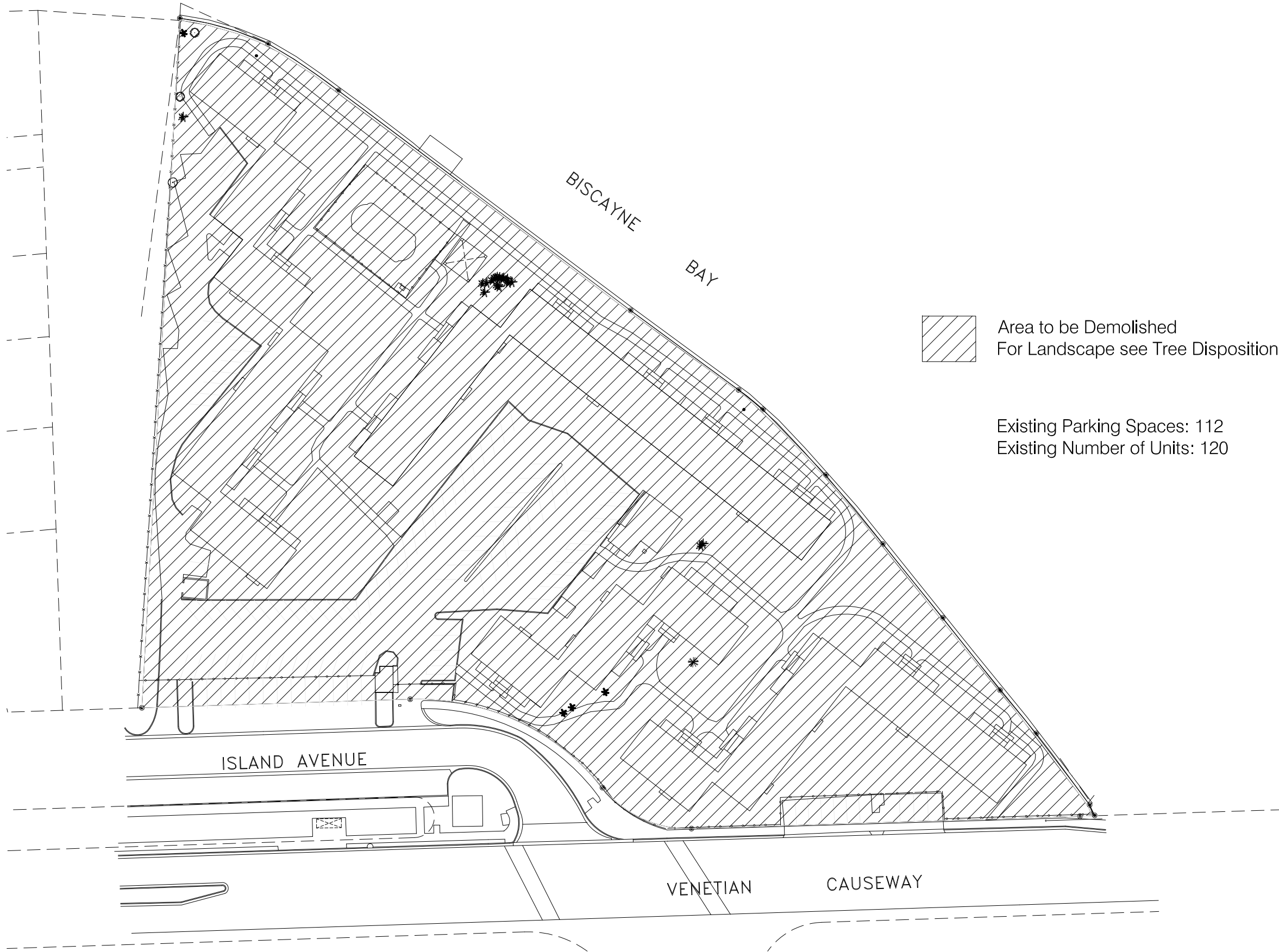
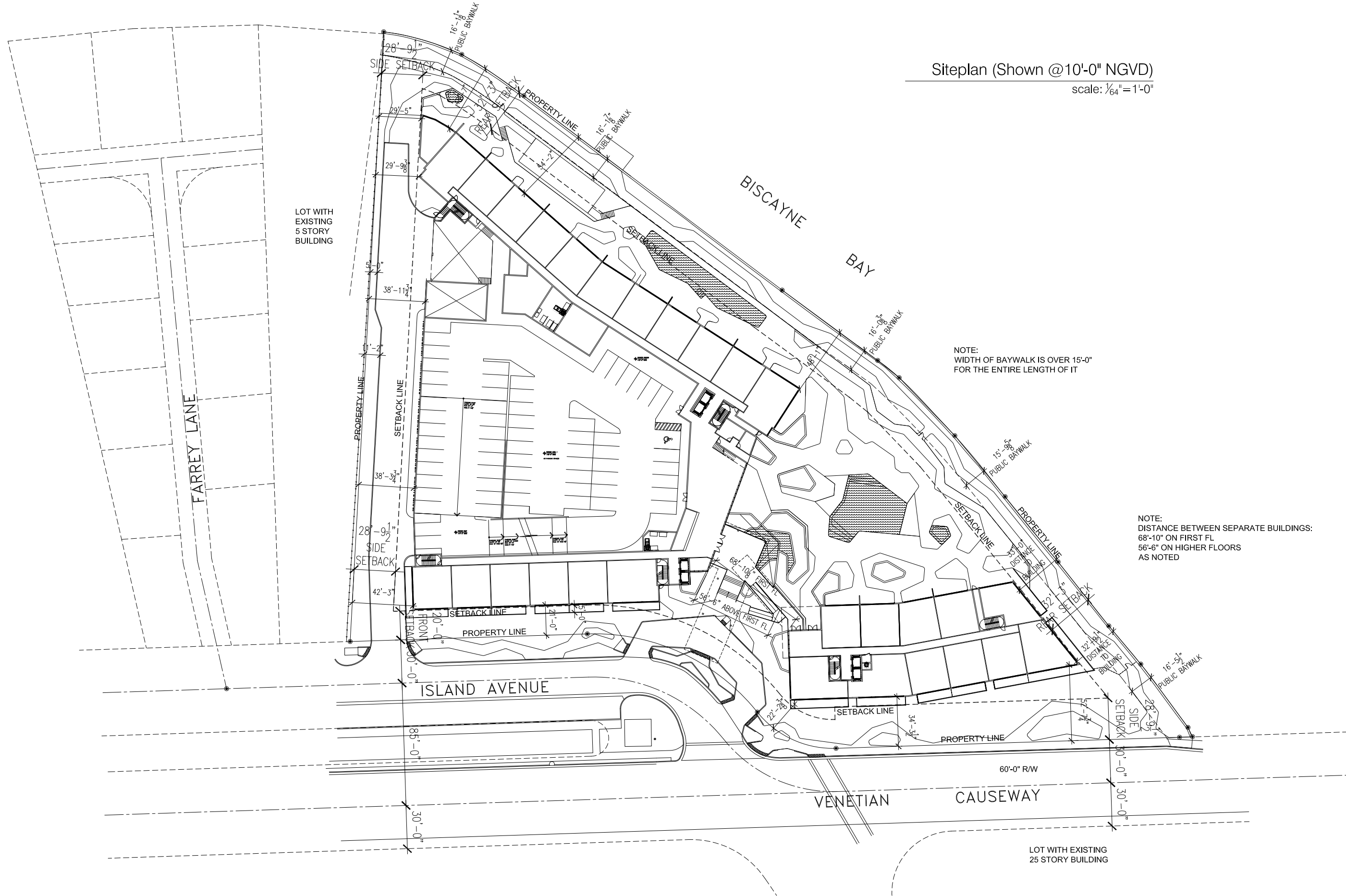


Area to be Demolished
For Landscape see Tree Disposition Plan

Existing Parking Spaces: 112
Existing Number of Units: 120

Demoliton Plan
scale: 1/64" = 1'-0"

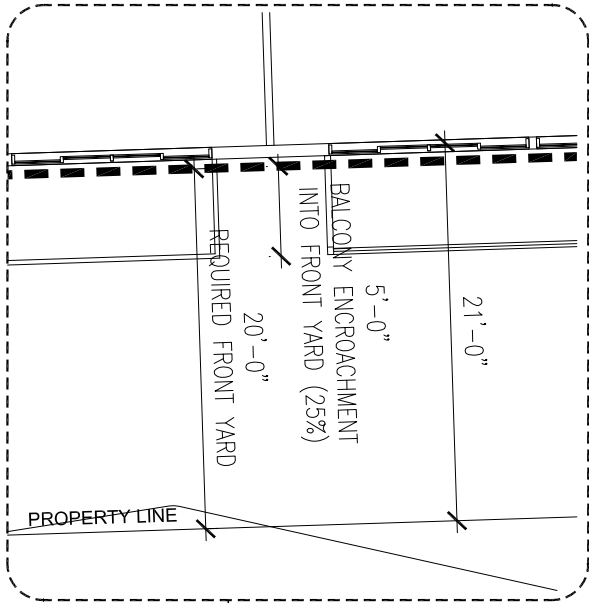


Siteplan (Shown @10'-0" NGVD)

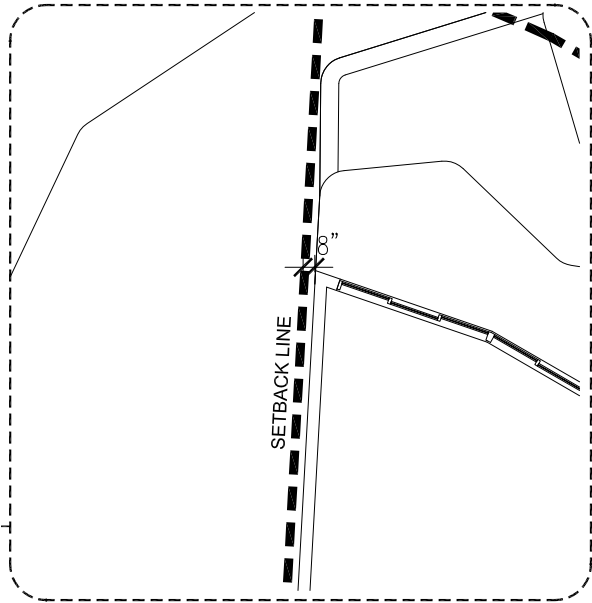
scale: 1/64" = 1'-0"

NOTE:
WIDTH OF BAYWALK IS OVER 15'-0"
FOR THE ENTIRE LENGTH OF IT

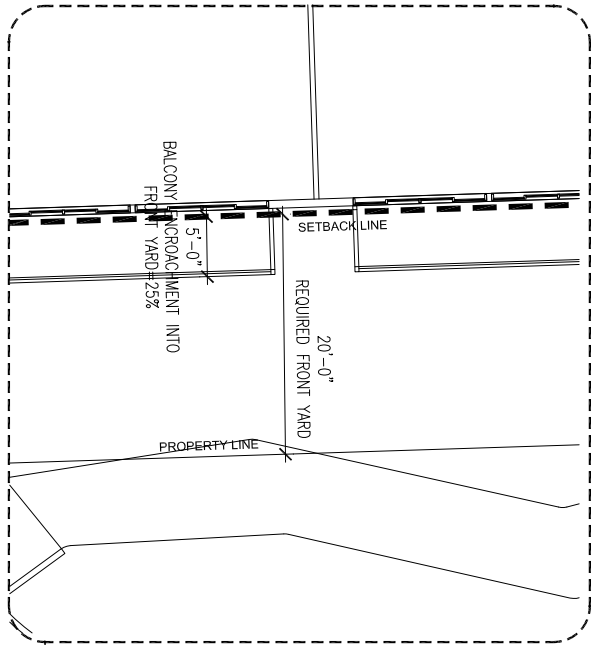
NOTE:
DISTANCE BETWEEN SEPARATE BUILDINGS:
68'-10" ON FIRST FL
56'-6" ON HIGHER FLOORS
AS NOTED



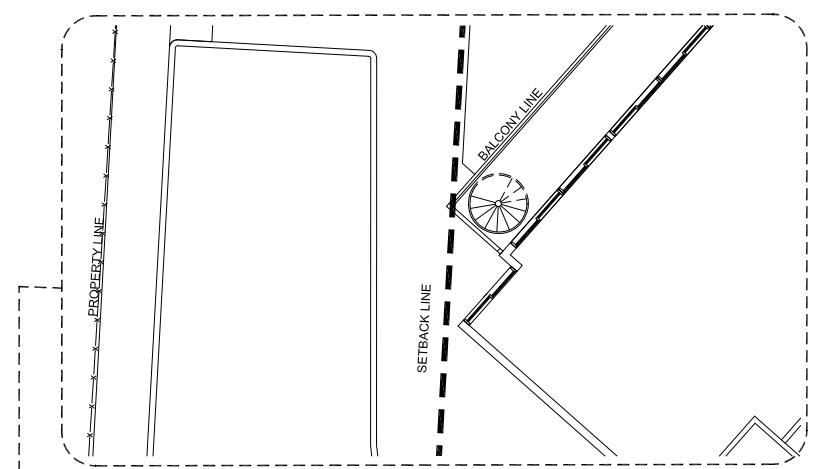
Setback Detail West
scale: $\frac{3}{32}$ " = 1'-0"



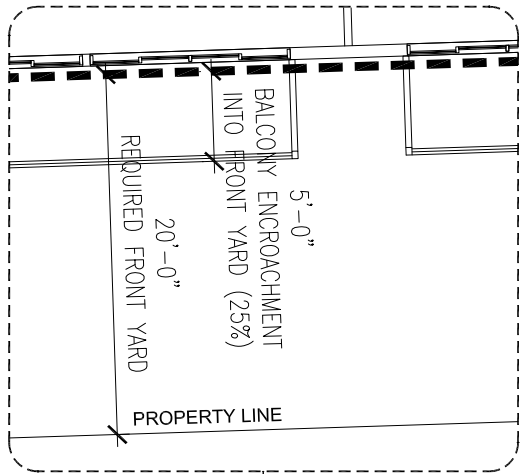
Setback Detail West
scale: $\frac{3}{32}$ " = 1'-0"



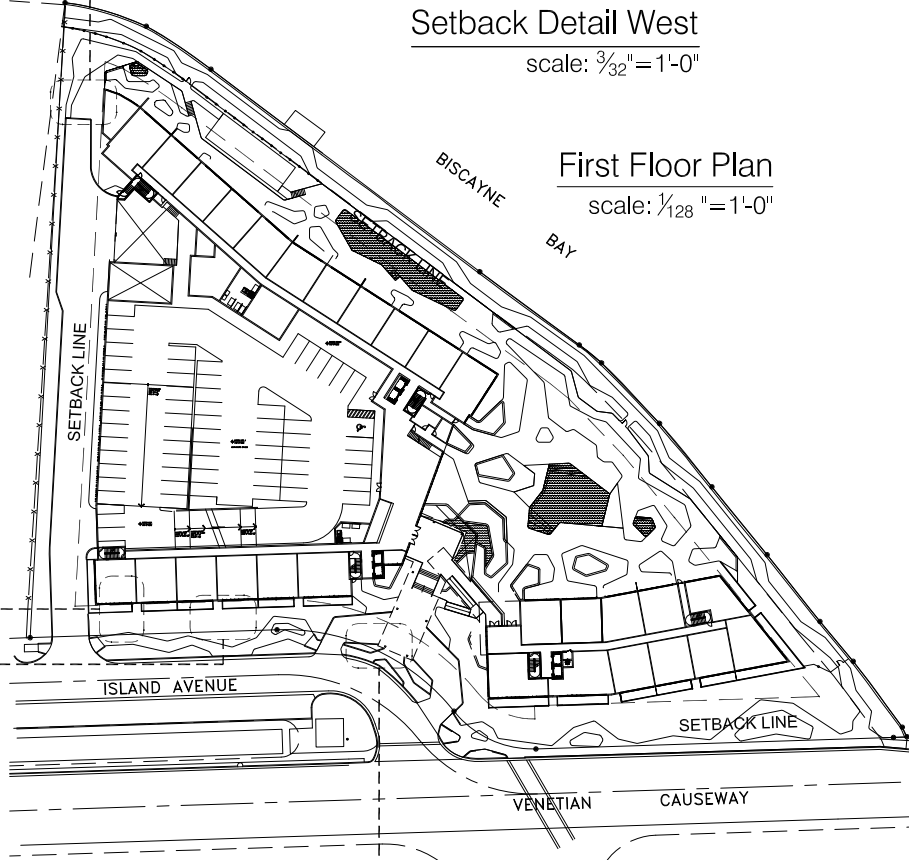
Balcony Encroachment Detail (Typ.)
scale: $\frac{1}{16}$ " = 1'-0"



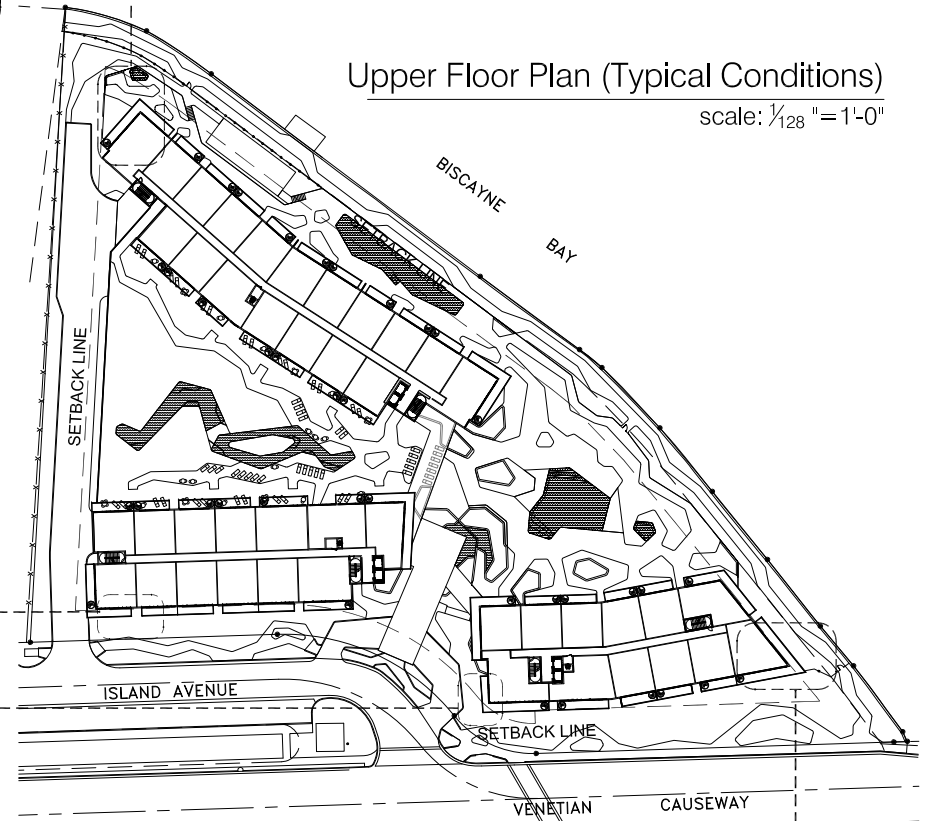
Setback Detail North West
scale: $\frac{1}{16}$ " = 1'-0"



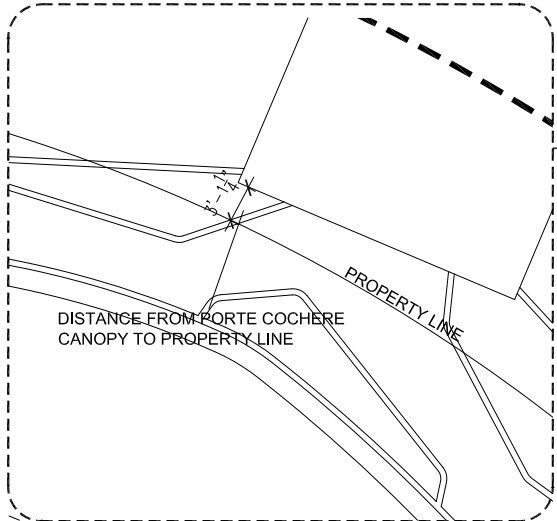
Setback Detail Balcony Encroachment
scale: $\frac{3}{32}$ " = 1'-0"



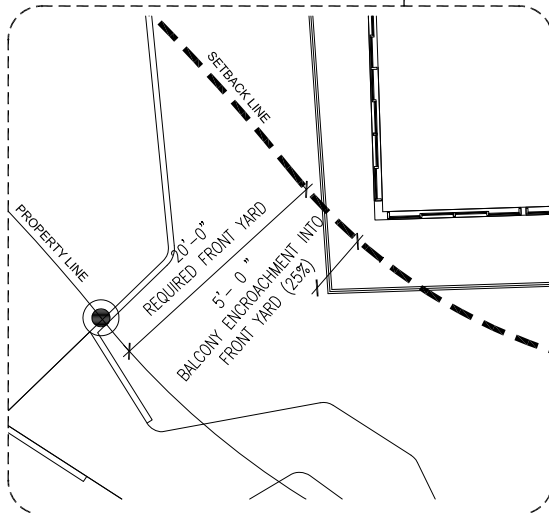
First Floor Plan
scale: $\frac{1}{128}$ " = 1'-0"



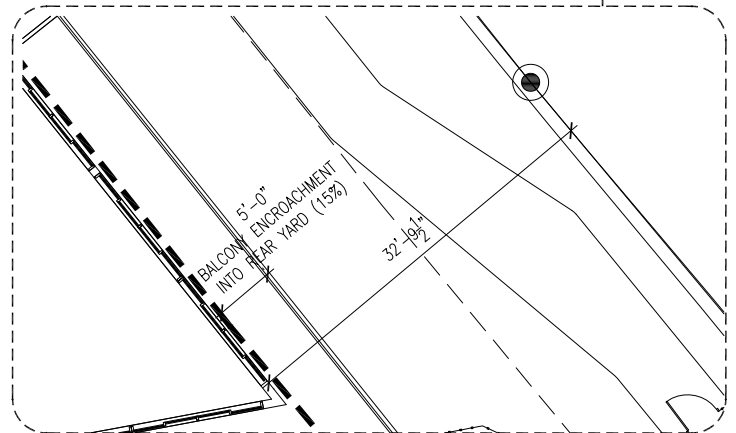
Upper Floor Plan (Typical Conditions)
scale: $\frac{1}{128}$ " = 1'-0"



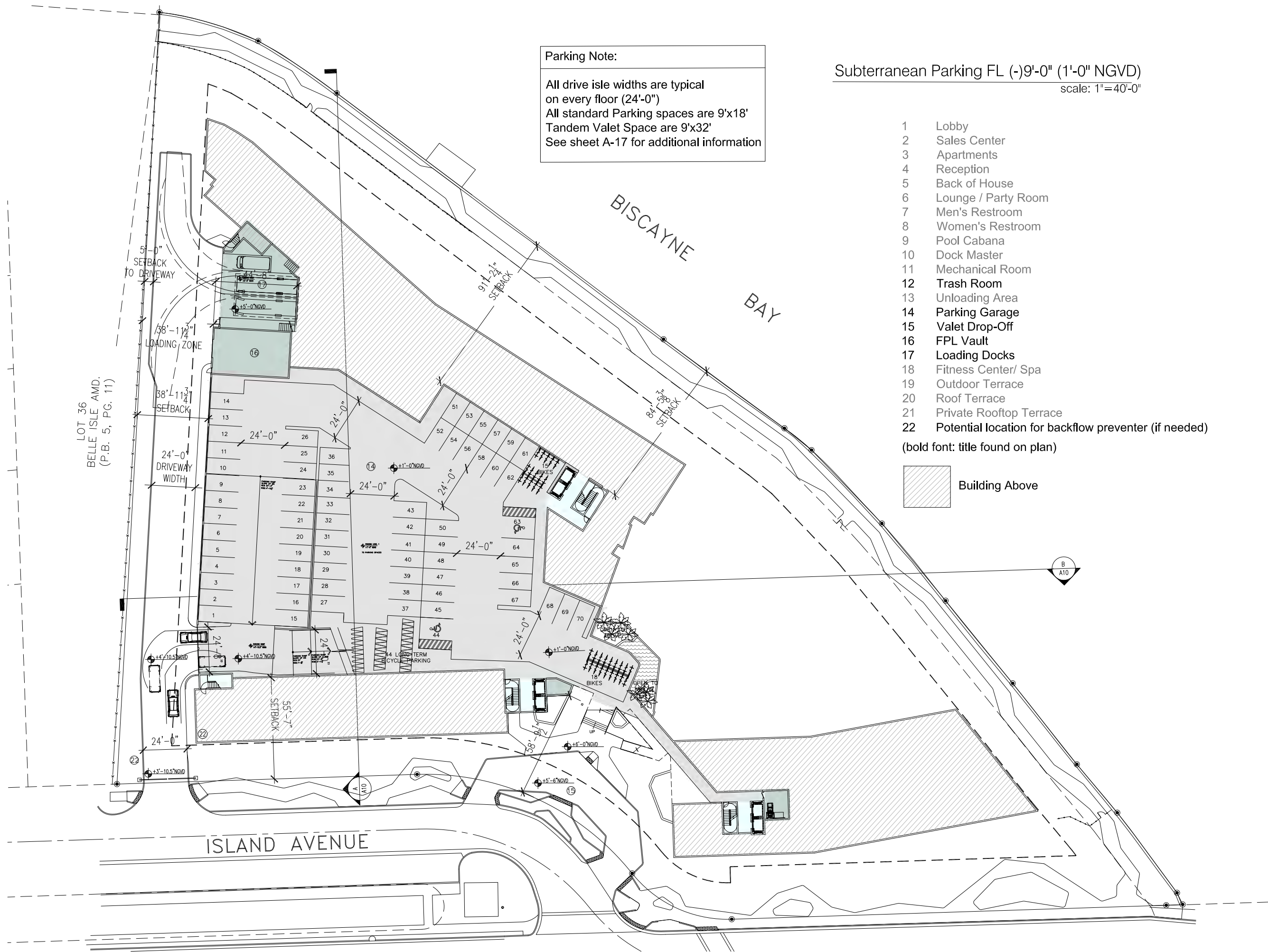
Porte Cochere Setback Detail
scale: $\frac{1}{16}$ " = 1'-0"

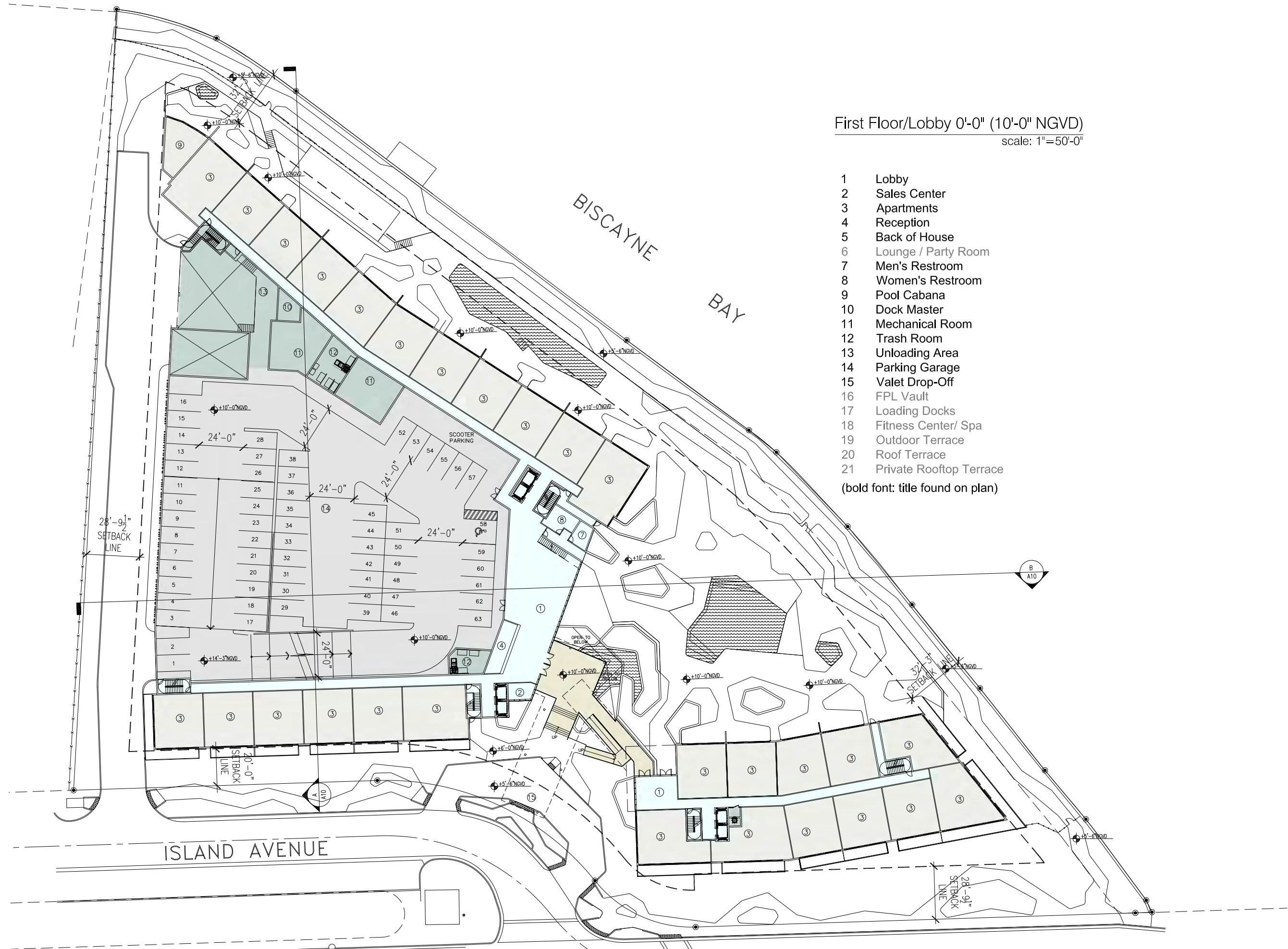


Setback Detail East
scale: $\frac{3}{32}$ " = 1'-0"



Balcony Encroachment Detail (Typ.)
scale: $\frac{1}{16}$ " = 1'-0"

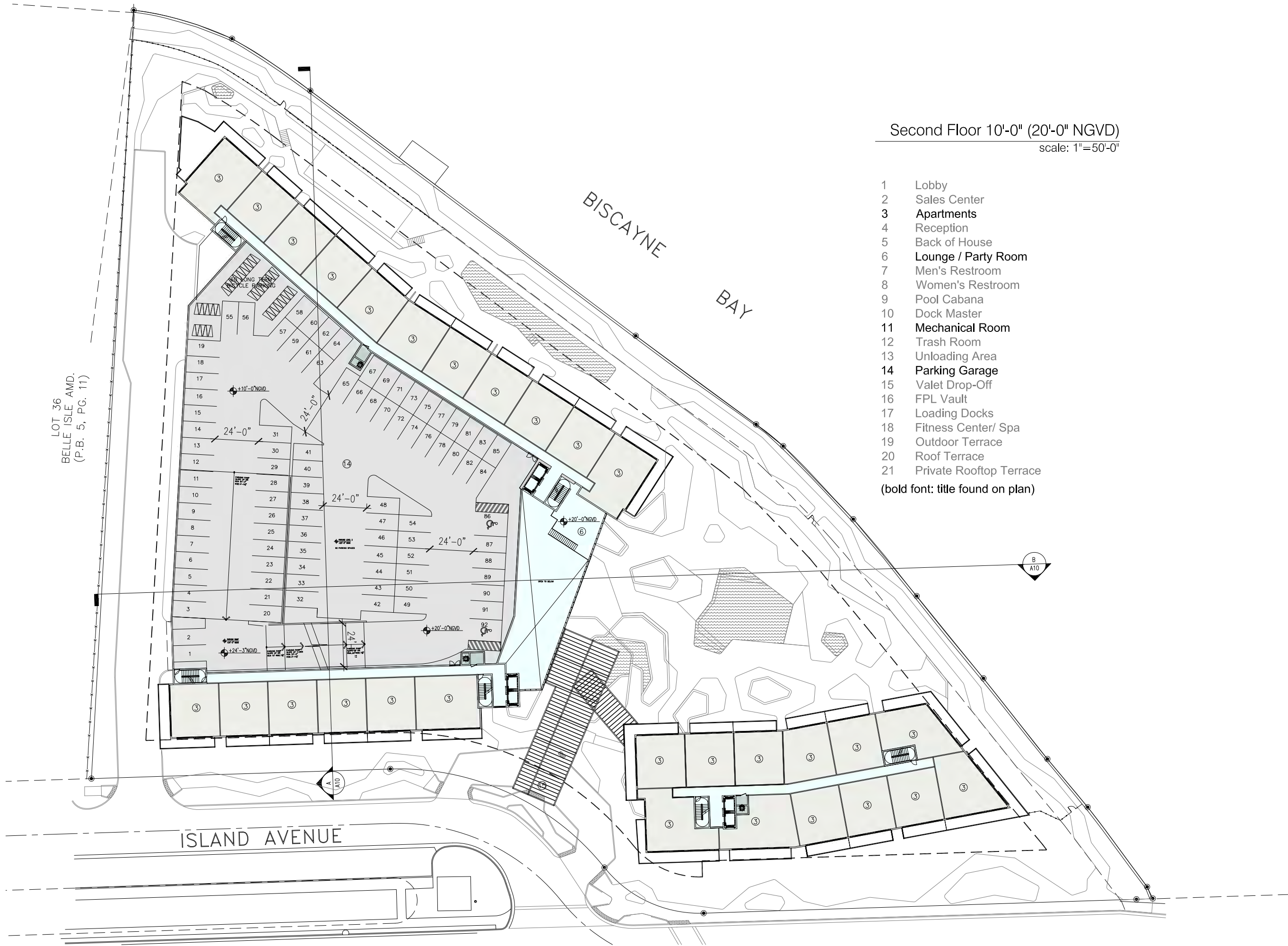




First Floor/Lobby 0'-0" (10'-0" NGVD)
scale: 1"=50'-0"

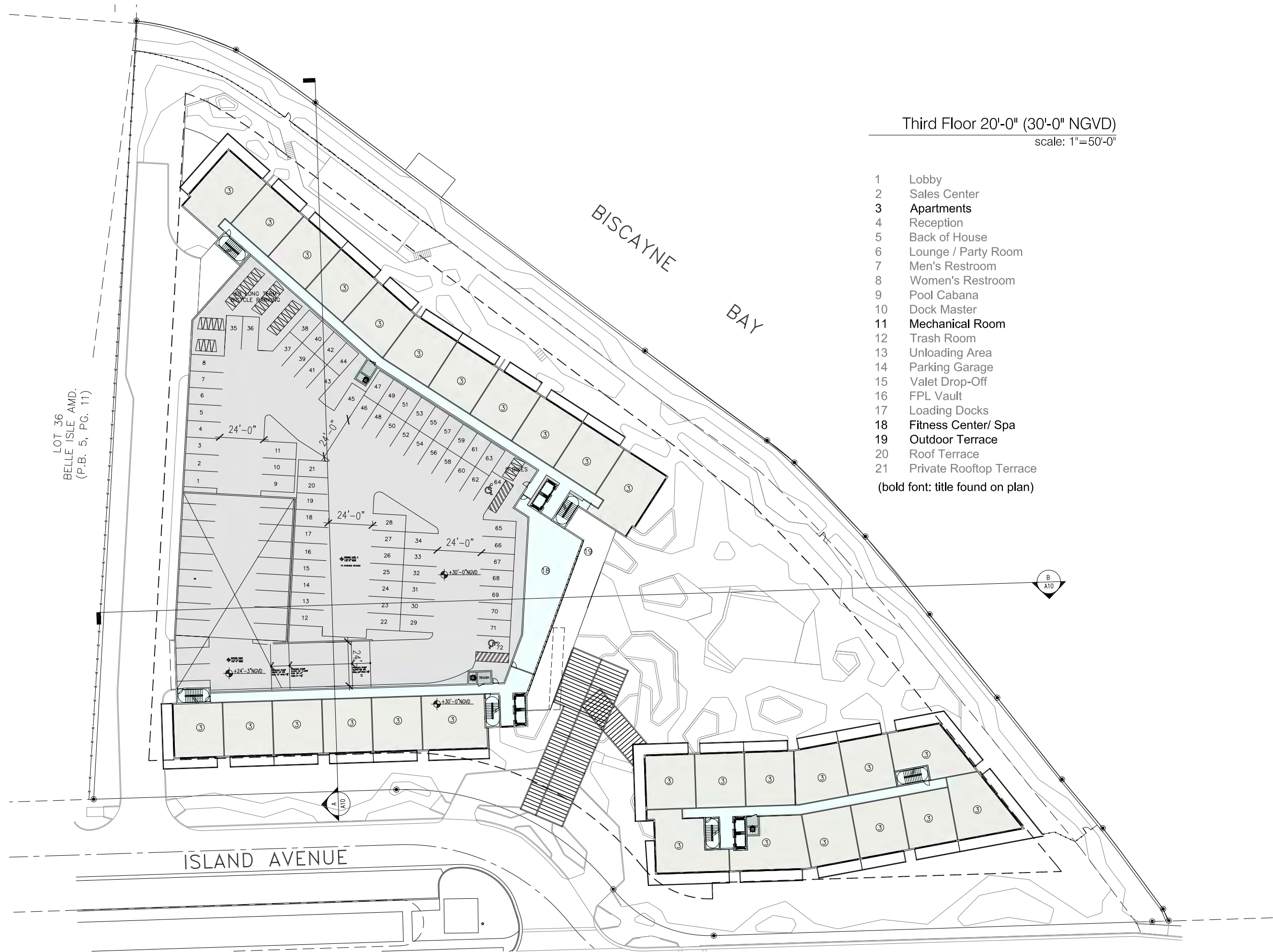
- 1 Lobby
 - 2 Sales Center
 - 3 Apartments
 - 4 Reception
 - 5 Back of House
 - 6 Lounge / Party Room
 - 7 Men's Restroom
 - 8 Women's Restroom
 - 9 Pool Cabana
 - 10 Dock Master
 - 11 Mechanical Room
 - 12 Trash Room
 - 13 Unloading Area
 - 14 Parking Garage
 - 15 Valet Drop-Off
 - 16 FPL Vault
 - 17 Loading Docks
 - 18 Fitness Center/ Spa
 - 19 Outdoor Terrace
 - 20 Roof Terrace
 - 21 Private Rooftop Terrace
- (bold font: title found on plan)





Second Floor 10'-0" (20'-0" NGVD)
scale: 1"=50'-0"

- 1 Lobby
 - 2 Sales Center
 - 3 **Apartments**
 - 4 Reception
 - 5 Back of House
 - 6 Lounge / Party Room
 - 7 Men's Restroom
 - 8 Women's Restroom
 - 9 Pool Cabana
 - 10 Dock Master
 - 11 **Mechanical Room**
 - 12 Trash Room
 - 13 Unloading Area
 - 14 **Parking Garage**
 - 15 Valet Drop-Off
 - 16 FPL Vault
 - 17 Loading Docks
 - 18 Fitness Center/ Spa
 - 19 Outdoor Terrace
 - 20 Roof Terrace
 - 21 Private Rooftop Terrace
- (bold font: title found on plan)

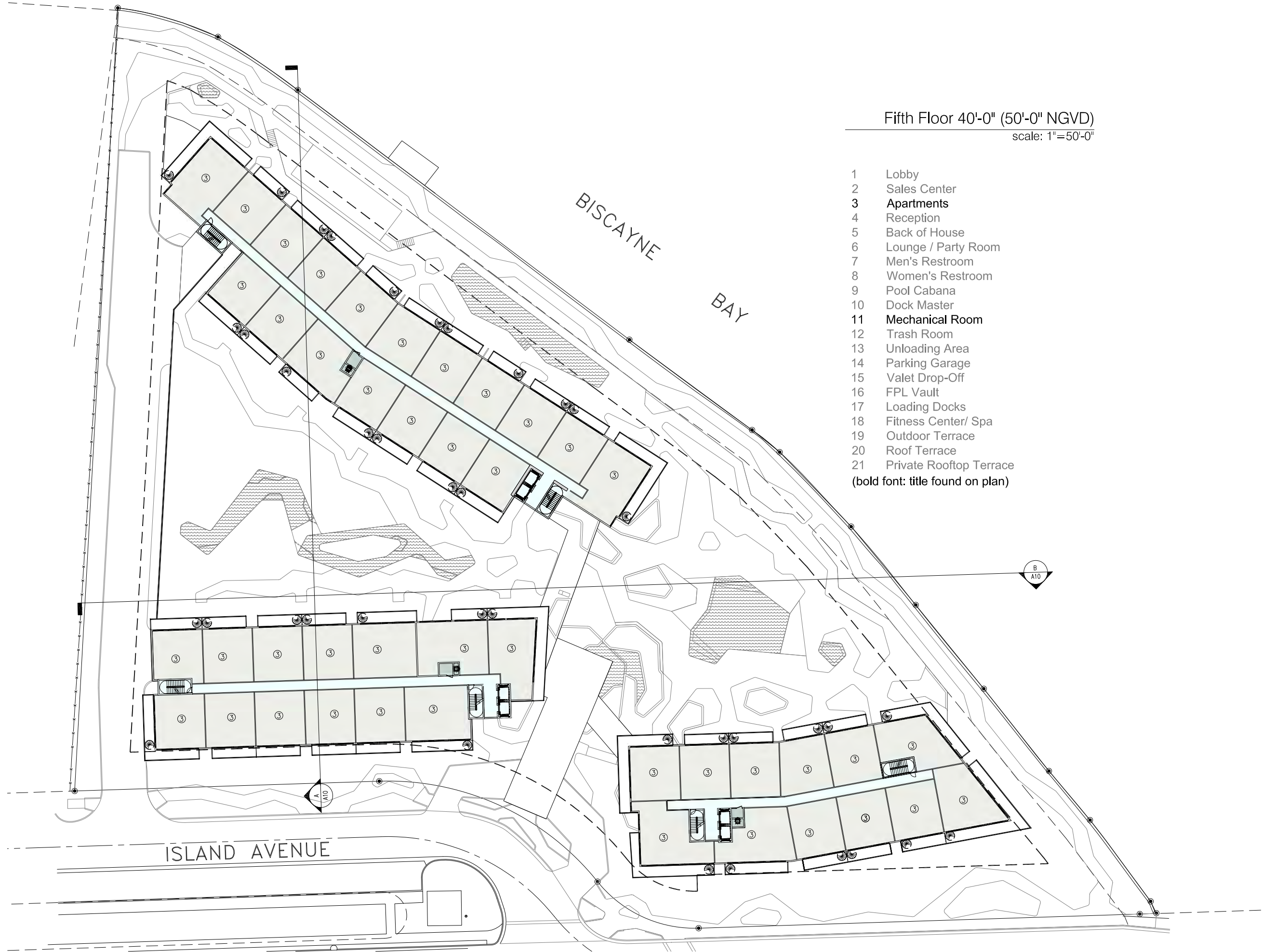




Fourth Floor 30'-0" (40'-0" NGVD)
scale: 1"=50'-0"

- 1 Lobby
 - 2 Sales Center
 - 3 Apartments**
 - 4 Reception
 - 5 Back of House
 - 6 Lounge / Party Room
 - 7 Men's Restroom
 - 8 Women's Restroom
 - 9 Pool Cabana
 - 10 Dock Master
 - 11 Mechanical Room**
 - 12 Trash Room
 - 13 Unloading Area
 - 14 Parking Garage
 - 15 Valet Drop-Off
 - 16 FPL Vault
 - 17 Loading Docks
 - 18 Fitness Center/ Spa
 - 19 Outdoor Terrace
 - 20 Roof Terrace**
 - 21 Private Roof Terrace**
- (bold font: title found on plan)





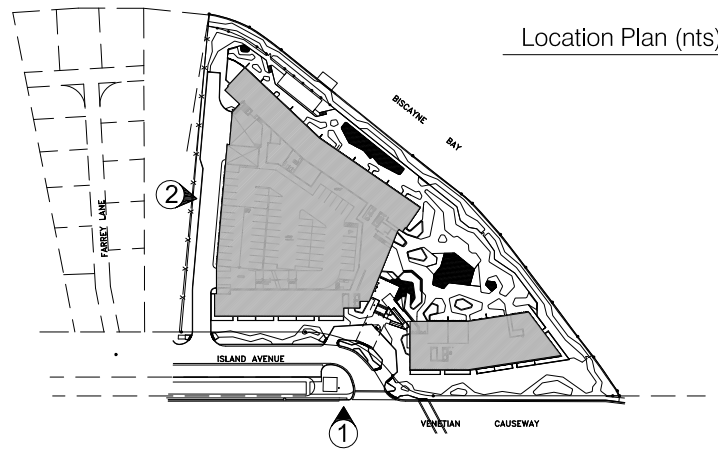
Fifth Floor 40'-0" (50'-0" NGVD)
scale: 1"=50'-0"

- 1 Lobby
 - 2 Sales Center
 - 3 **Apartments**
 - 4 Reception
 - 5 Back of House
 - 6 Lounge / Party Room
 - 7 Men's Restroom
 - 8 Women's Restroom
 - 9 Pool Cabana
 - 10 Dock Master
 - 11 **Mechanical Room**
 - 12 Trash Room
 - 13 Unloading Area
 - 14 Parking Garage
 - 15 Valet Drop-Off
 - 16 FPL Vault
 - 17 Loading Docks
 - 18 Fitness Center/ Spa
 - 19 Outdoor Terrace
 - 20 Roof Terrace
 - 21 Private Rooftop Terrace
- (bold font: title found on plan)



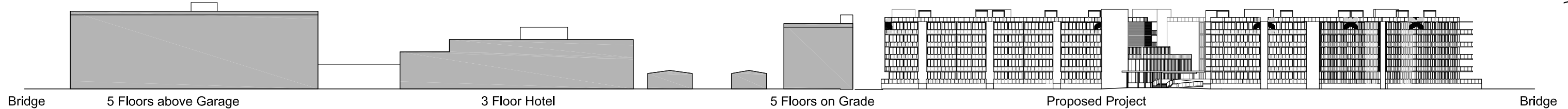
Rooftop Terrace 50'-0" (60'-0" NGVD)
scale: 1"=40'-0"

- 1 Lobby
 - 2 Sales Center
 - 3 Apartments
 - 4 Reception
 - 5 Back of House
 - 6 Lounge / Party Room
 - 7 Men's Restroom
 - 8 Women's Restroom
 - 9 Pool Cabana
 - 10 Dock Master
 - 11 Mechanical Room
 - 12 Trash Room
 - 13 Unloading Area
 - 14 Parking Garage
 - 15 Valet Drop-Off
 - 16 FPL Vault
 - 17 Loading Docks
 - 18 Fitness Center/ Spa
 - 19 Outdoor Terrace
 - 20 Roof Terrace
 - 21 Private Rooftop Terrace
 - 22 Roof Deck Typical. (30"A.F.F)
 - 23 Private Outdoor Tub
 - 24 Mechanical Space
 - 25 General Cooling Tower Location
- (bold font: title found on plan)



Location Plan (nts)

Note: Structures shown above roof deck are limited to elevator/stair bulkhead, cooling tower, 42" guard rails, 36" planters and open trellis structures.



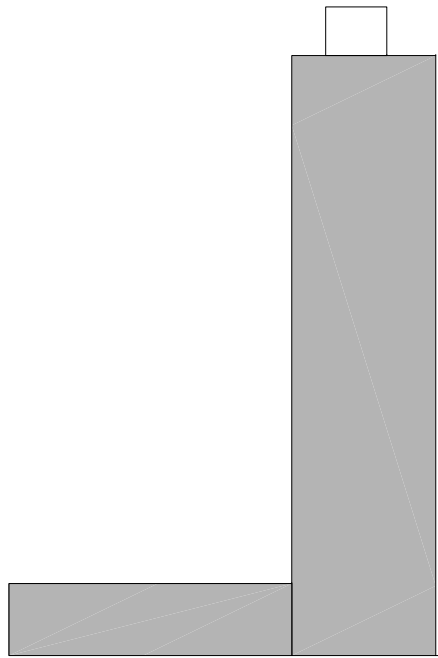
1- South Elevation with Context (Venetian Way)
scale: 1"=80'-0"



1- South Elevation (Venetian Way)
scale: 1"=40'-0"

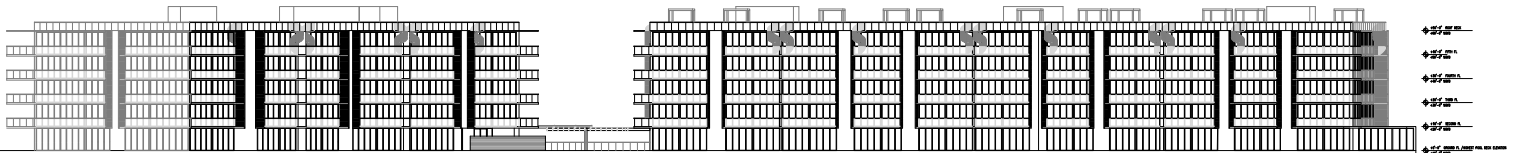


2- West Elevation
scale: 1"=40'-0"



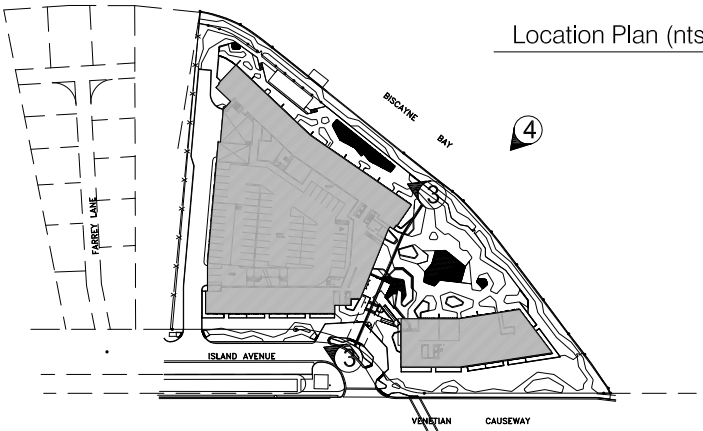
Existing Building
25 Floors

Venetian Way



Proposed Project

Note: Structures shown above roof deck are limited to elevator/stair bulkhead, cooling tower, 42" guard rails, 36" planters and open trellis structures.



Location Plan (nts)

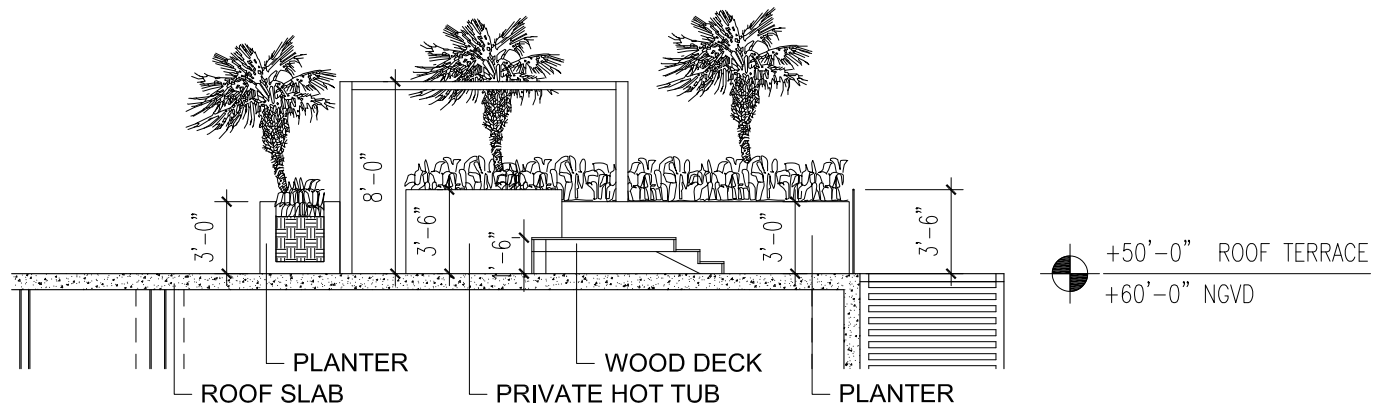
Bay
4- East Elevation with Context
scale: 1"=80'-0"



3- Sectional Elevation
scale: 1"=40'-0"



4- East Elevation (Bayfront)
scale: 1"=40'-0"

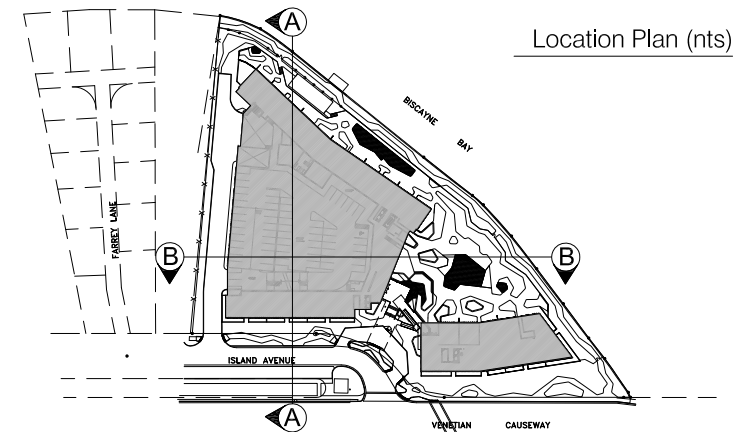


Rooftop Partial Section
scale: 1/8"=1'-0"

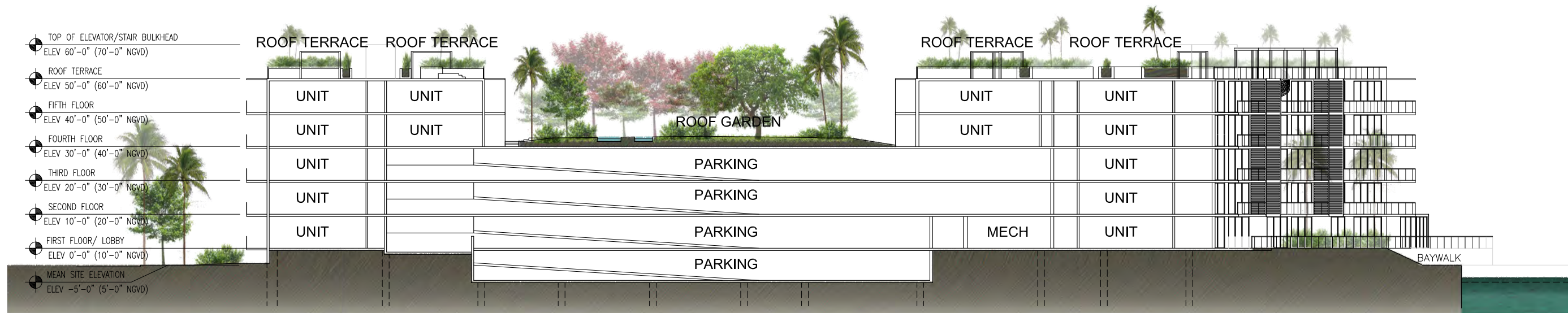
The Size of Roof Wood Deck is 65 sf representing 9% of the smallest unit below. All Roof Wood Decks are typical.

Rooftop Trellises are 12'x10'x 8' high.

The Area covered by the Rooftop Trellis is 120 sf, representing 16% of the smallest unit below. All Rooftop Trellises are typical.



Location Plan (nts)



Section A
scale: 1/32"=1'-0"



Section B
scale: 1/32"=1'-0"