



2018-03-07
13. APPROACHING THE SITE FROM 17TH STREET



2018-03-07
12. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY



2018-03-07
11. VIEW OF THE ALBION HOTEL AND LINCOLN ROAD FACING WEST



2018-03-07
10. VIEW TOWARDS NEIGHBORING STRUCTURES



2018-03-07
9. VIEW OF CREST HOTEL AND SUITES FACING WEST





19.VIEW TOWARDS EAST FROM CORNER OF LINCOLN ROAD AND WASHINGTON AVENUE



18.VIEW TOWARDS NORTH FROM CORNER OF LINCOLN ROAD AND JAMES AVENUE



17.VIEW TOWARDS THE FILMORE CENTER



16.VIEW TOWARDS EAST OF GREENVIEW HOTEL

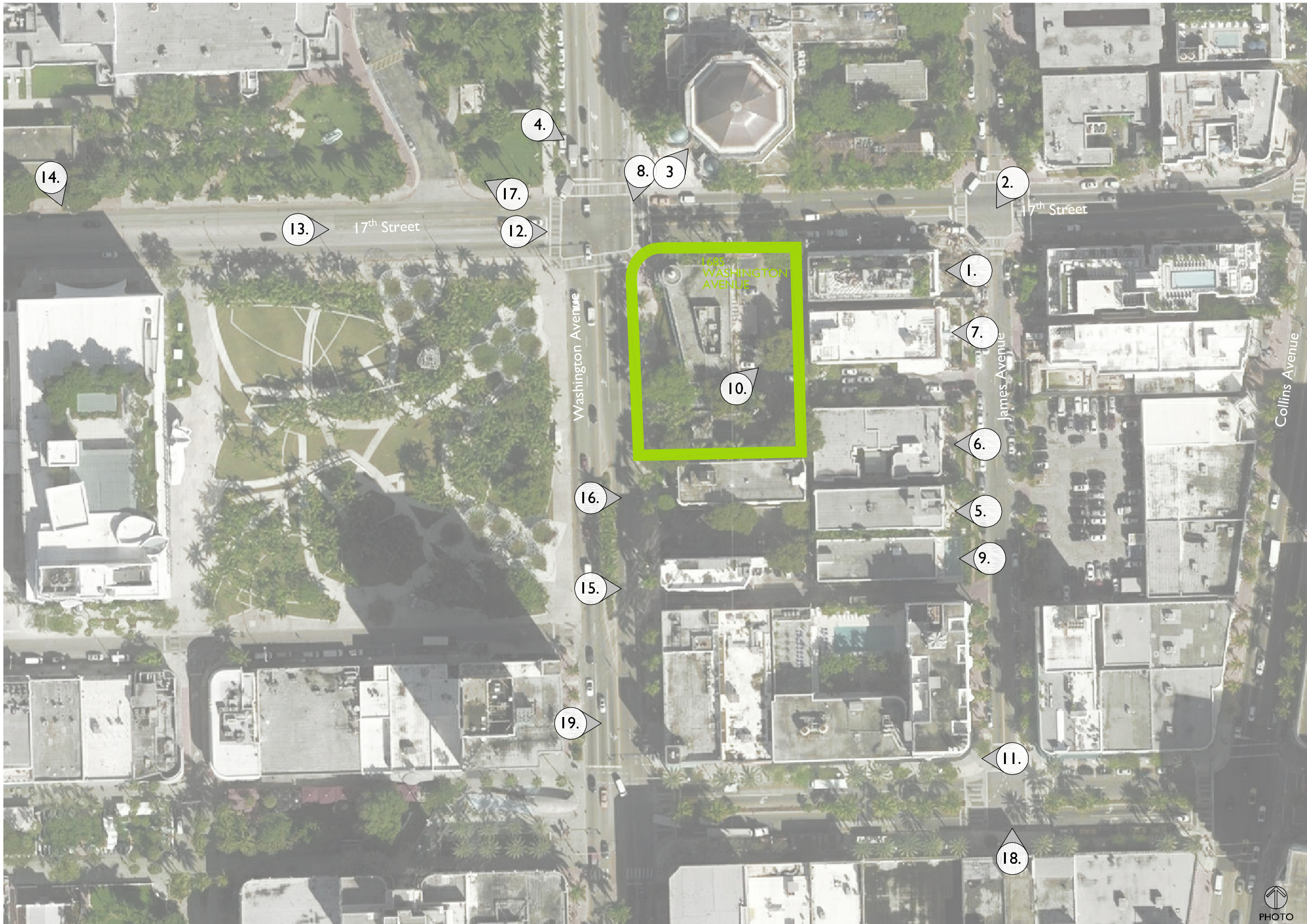


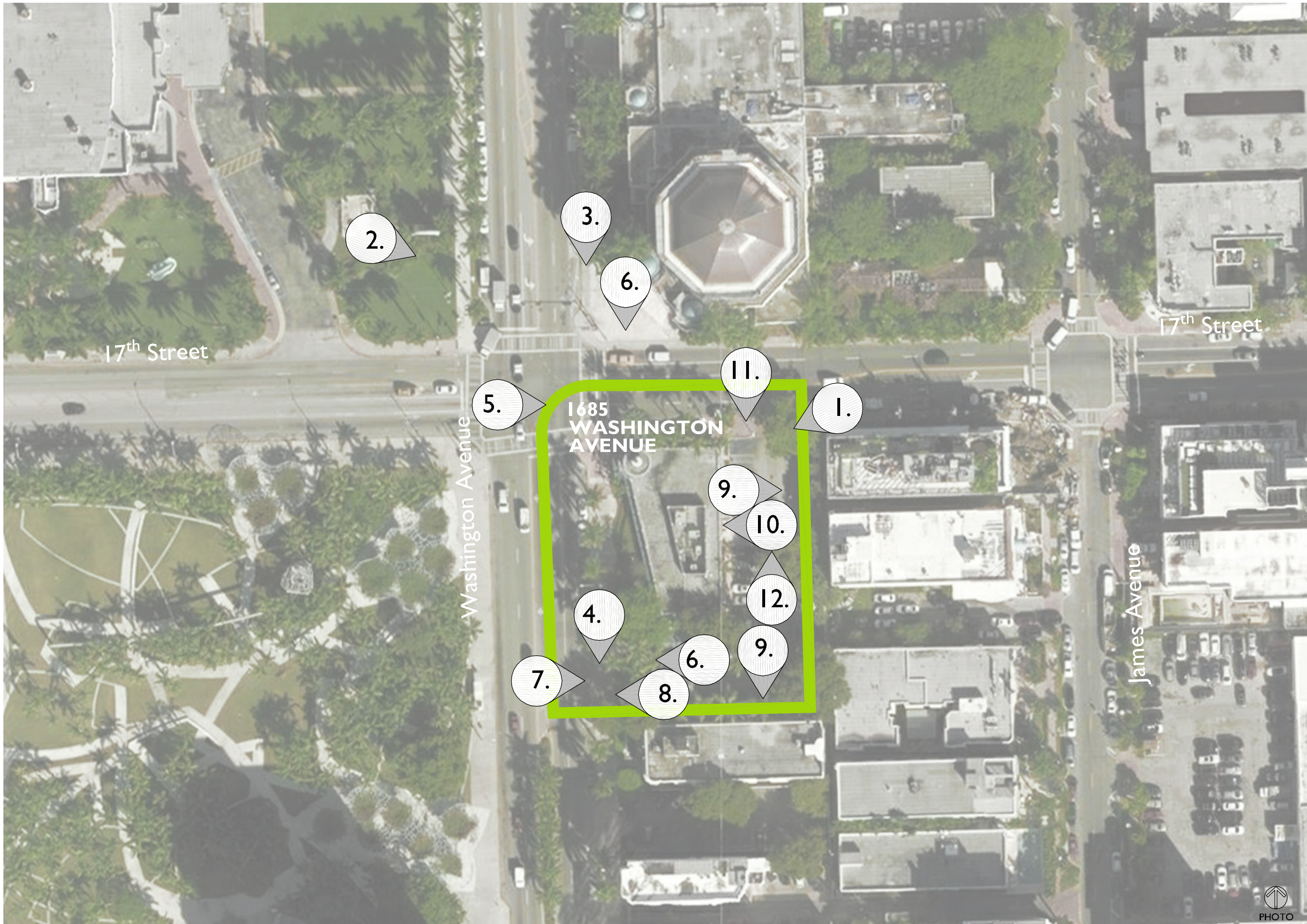
15.VIEW TOWARDS EAST OF OFFICE BUILDING



14.VIEW TOWARDS SOUTH EAST OF SOUNDSCAPE PARK AND NEW WORLD CENTER BUILDING

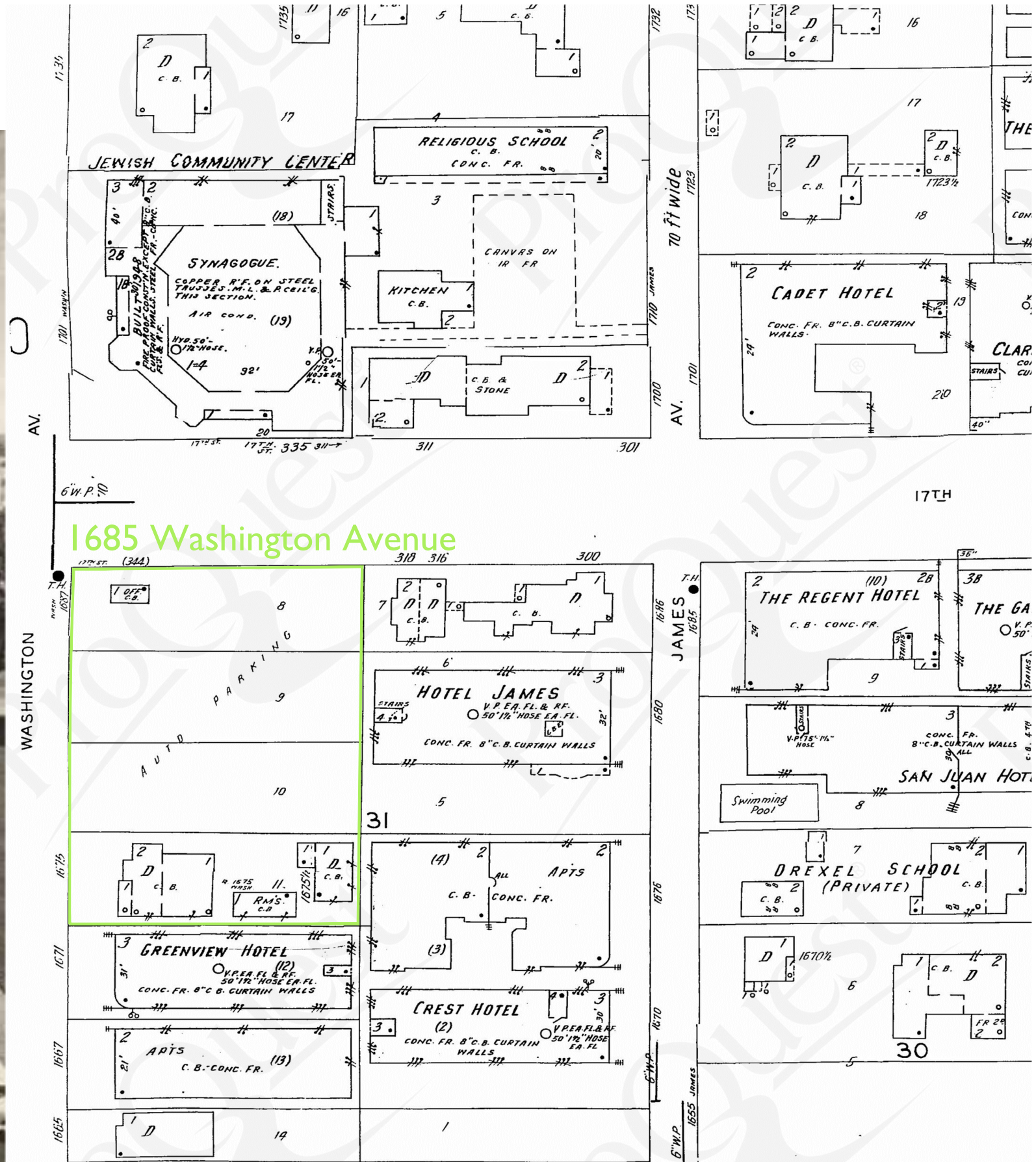








Miami Archives (2015). Washington Avenue looking south from 17th Street. (1957). [image]
 Available at:
<http://miamiarchives.blogspot.com/2015/04/1950s-and-60s-miami-beach-street-scenes.html>
 [Accessed 7 Mar. 2018].



Sanborn Fire Insurance Map Company (1951). Miami Beach 1921-Nov. 1951. [image] Available at:
<http://sanborn1.proquest.com/map.php?m=91417> [Accessed 7 Mar. 2018].



1705

PROJECT NUMBER

PROJECT:

**Symphony Park
Hotel**

1685 Washington Ave
Miami Beach, FL 33139



FINVARB
GROUP
CLIENT

RUDY RICCIOTTI
architecte
DESIGNER

CHRISTOPHER CAWLEY | CC
Landscape Architecture LLC | LA
LANDSCAPE ARCHITECT

DRAWING:

**HISTORIC SITE
PHOTOGRAPHY**



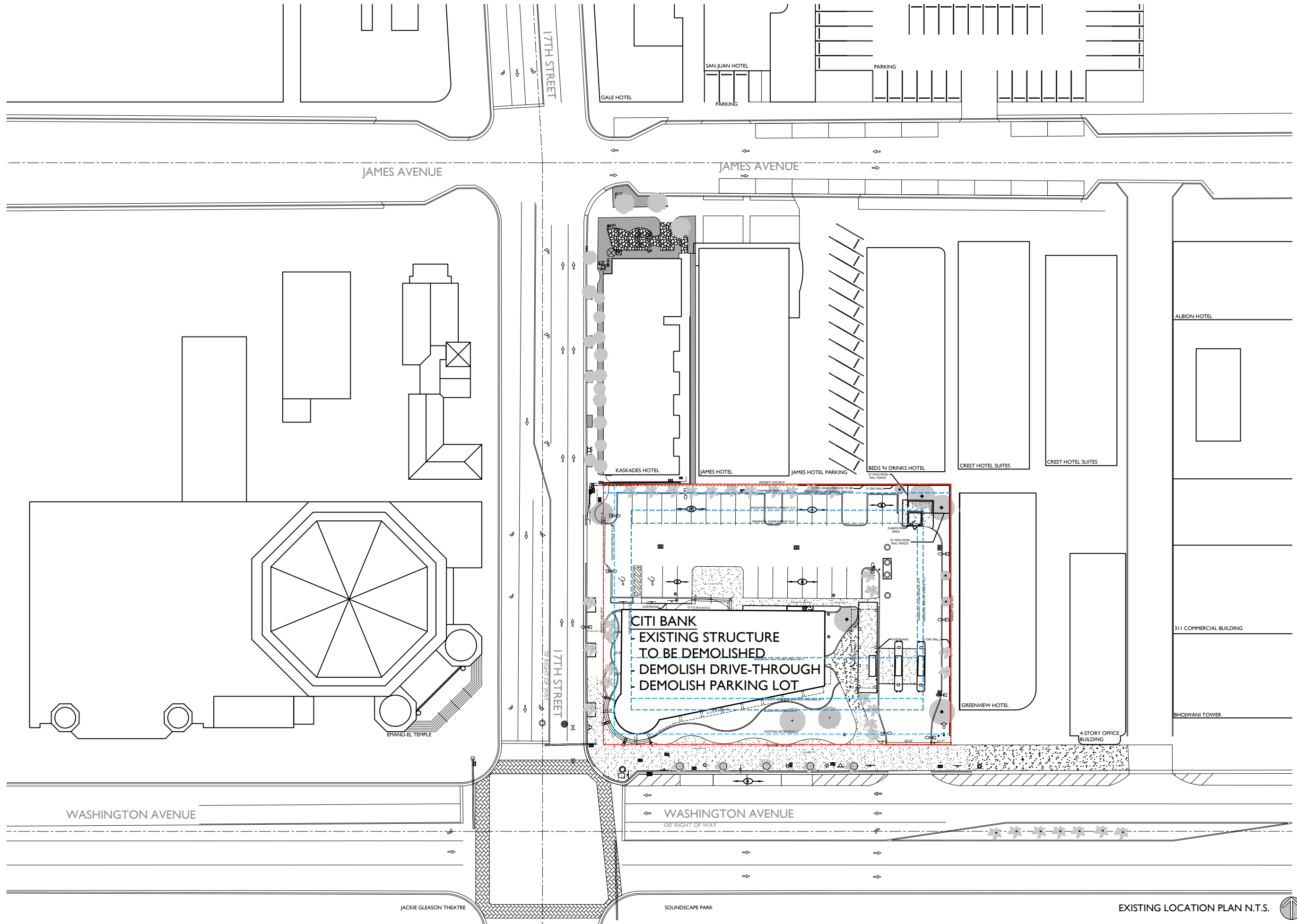
Temple Emanu-el on Washington Avenue. March 1949. [image]
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[Accessed 7 Mar. 2018].

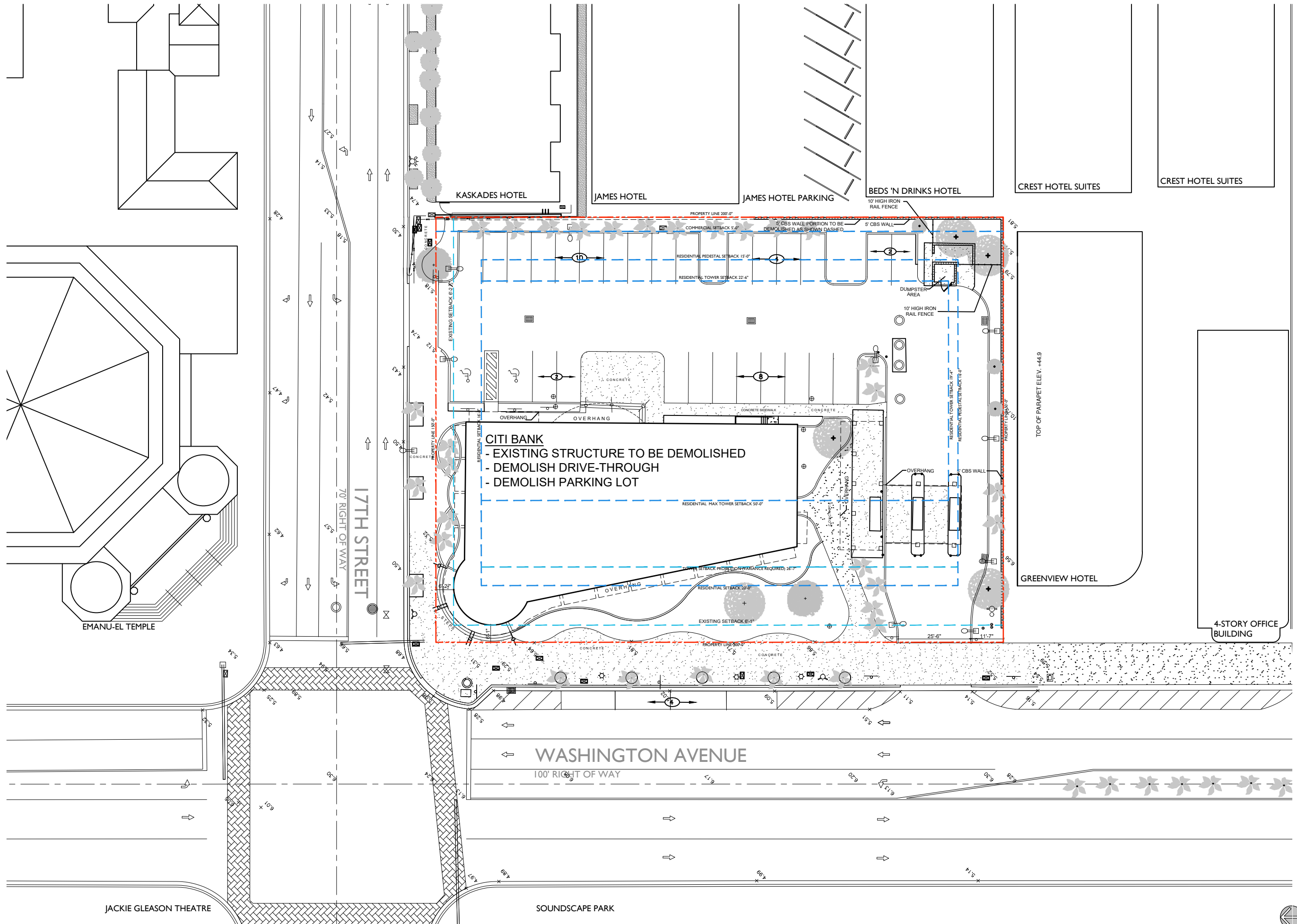


View showing Temple Emanu-el on Washington Avenue. June 1966. [image] Available at:
<https://www.floridamemory.com/items/show/17994> [Accessed 7 Mar. 2018].



Construction of the Miami Beach Jewish Community. 1943-1944.
[image] Available at:
<https://www.floridamemory.com/items/show/135834>
[Accessed 7 Mar. 2018].





Symphony Park Hotel

1685 Washington Ave
Miami Beach, FL 33139



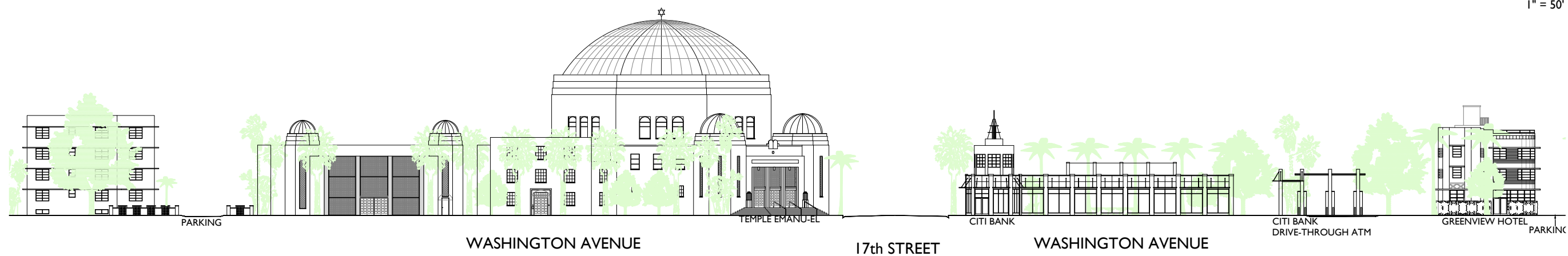
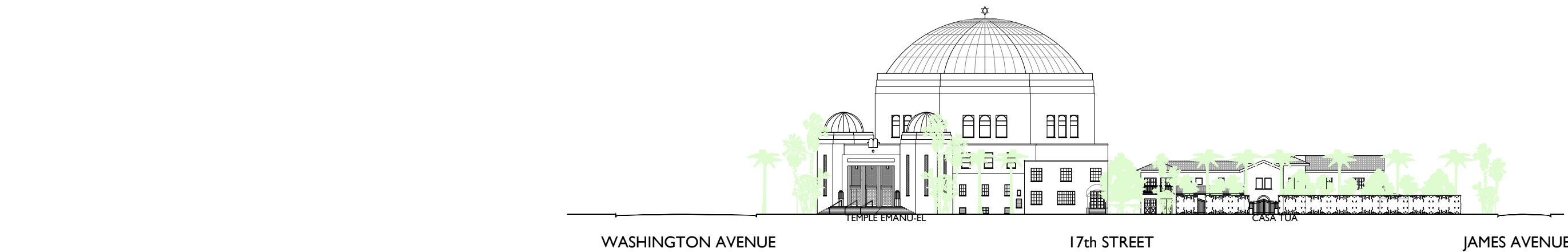
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LANDSCAPE ARCHITECT

DRAWING:

EXISTING STREET ELEVATIONS



EXISTING STREET ELEVATIONS
1" = 50'

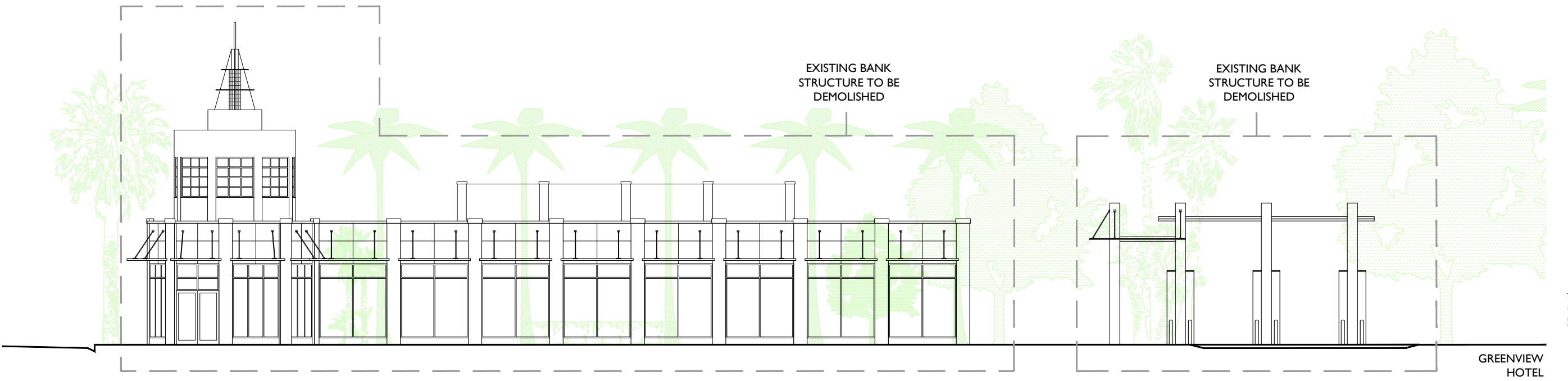
EXISTING STREET ELEVATIONS
1" = 50'

JENNIFER McCONNIEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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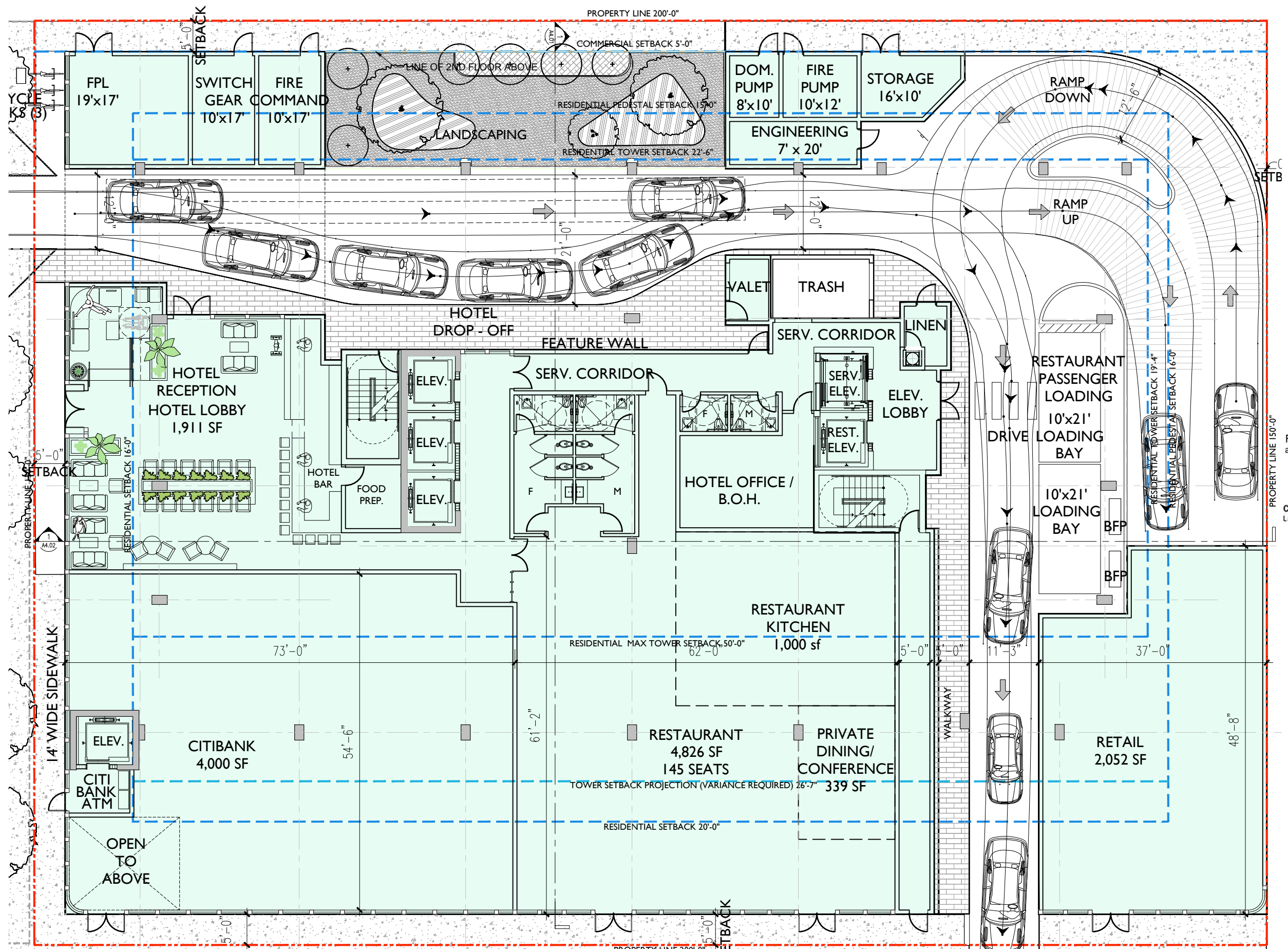
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CHECK: JMcG
DATE: 04/27/2018
SHEET NUMBER



EXISTING NORTH ELEVATIONS SHOWING DEMOLITION
1/16" = 1'-0"

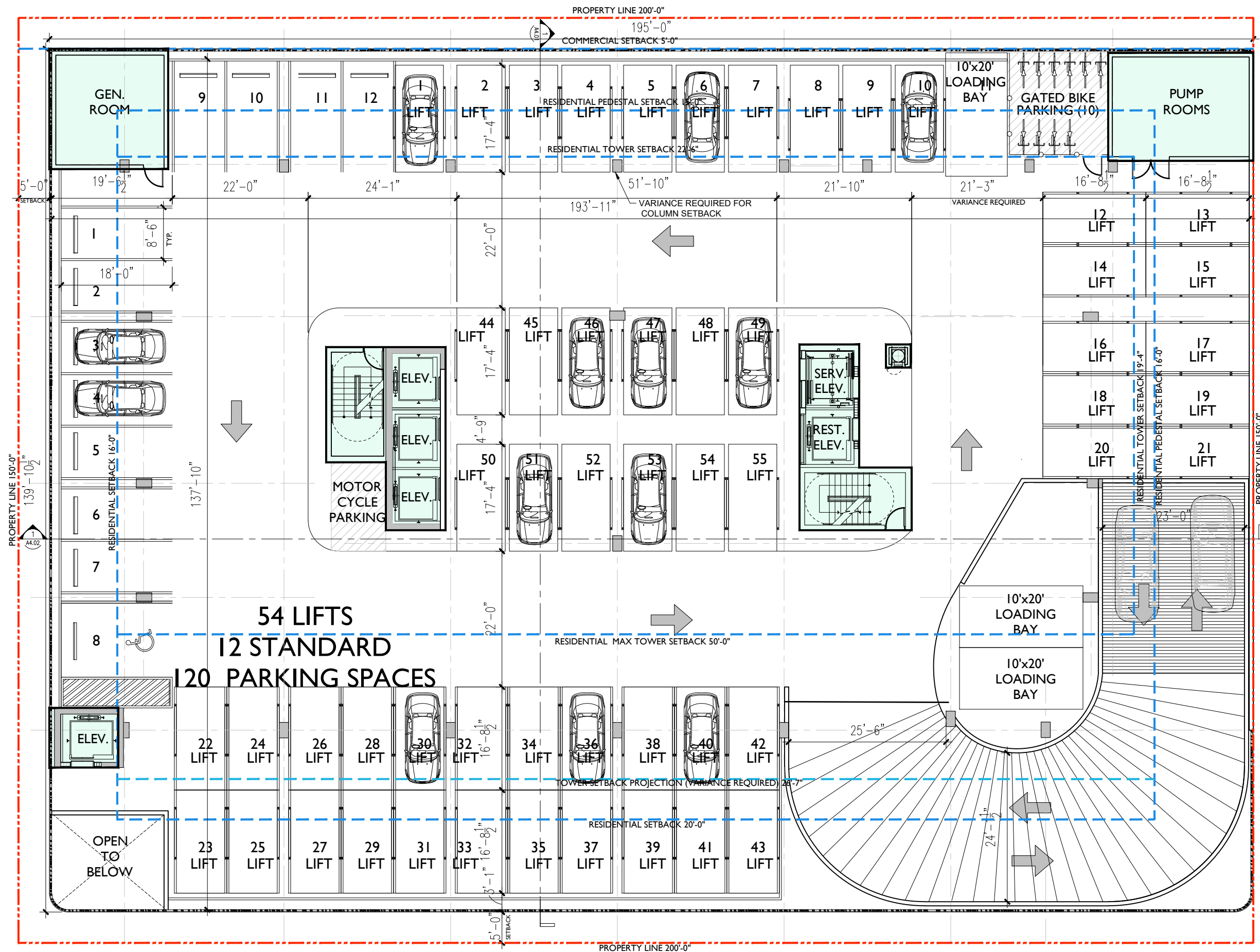


EXISTING WEST ELEVATIONS SHOWING DEMOLITION
1/16" = 1'-0"



GROSS AREA = 27,089 S.F.
F.A.R. = 15,135 S.F.

F.A.R. DIAGRAM GROUND LEVEL 1/16" = 1'-0"



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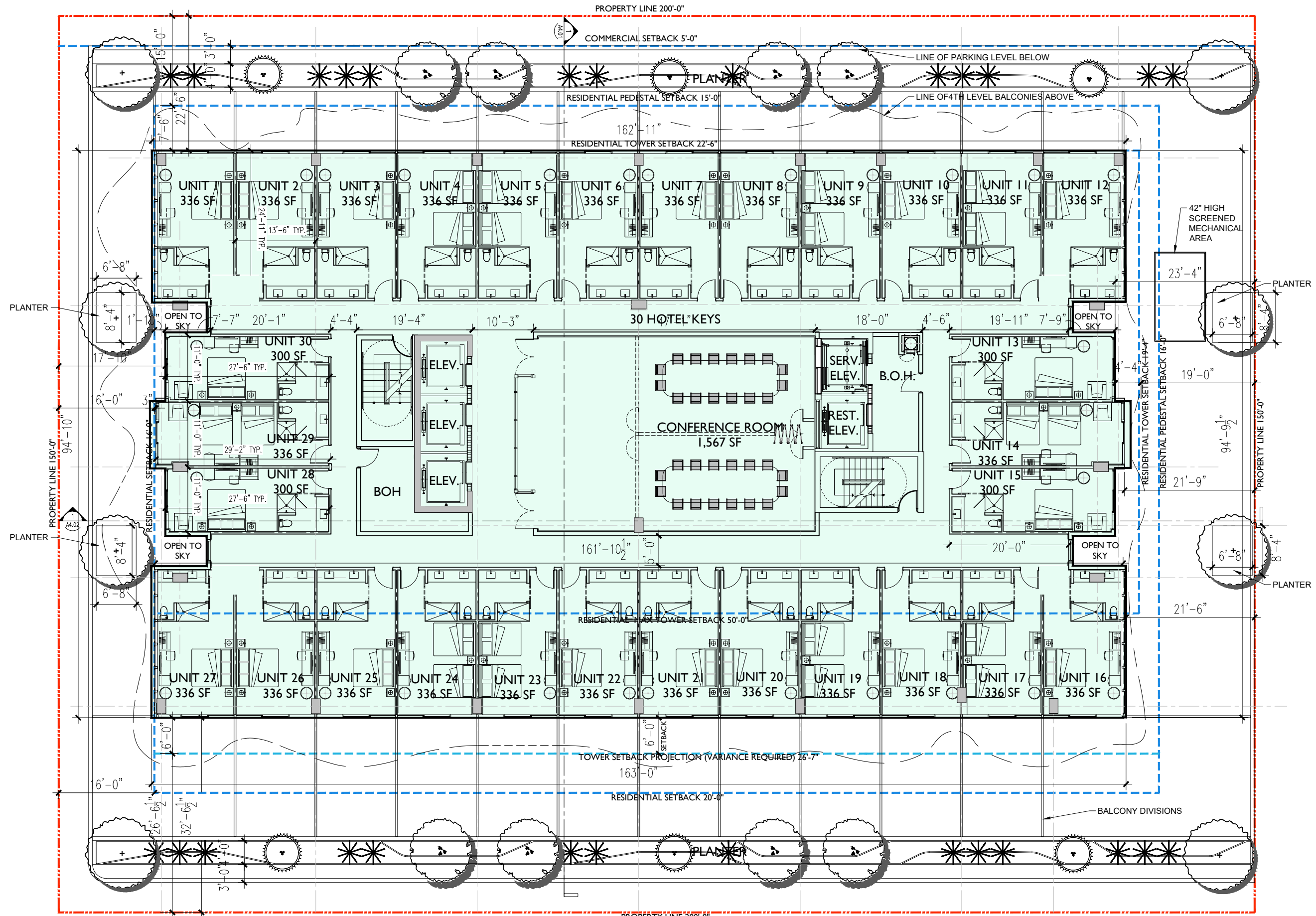
DRAWING:

**F.A.R. DIAGRAM
3RD LEVEL**

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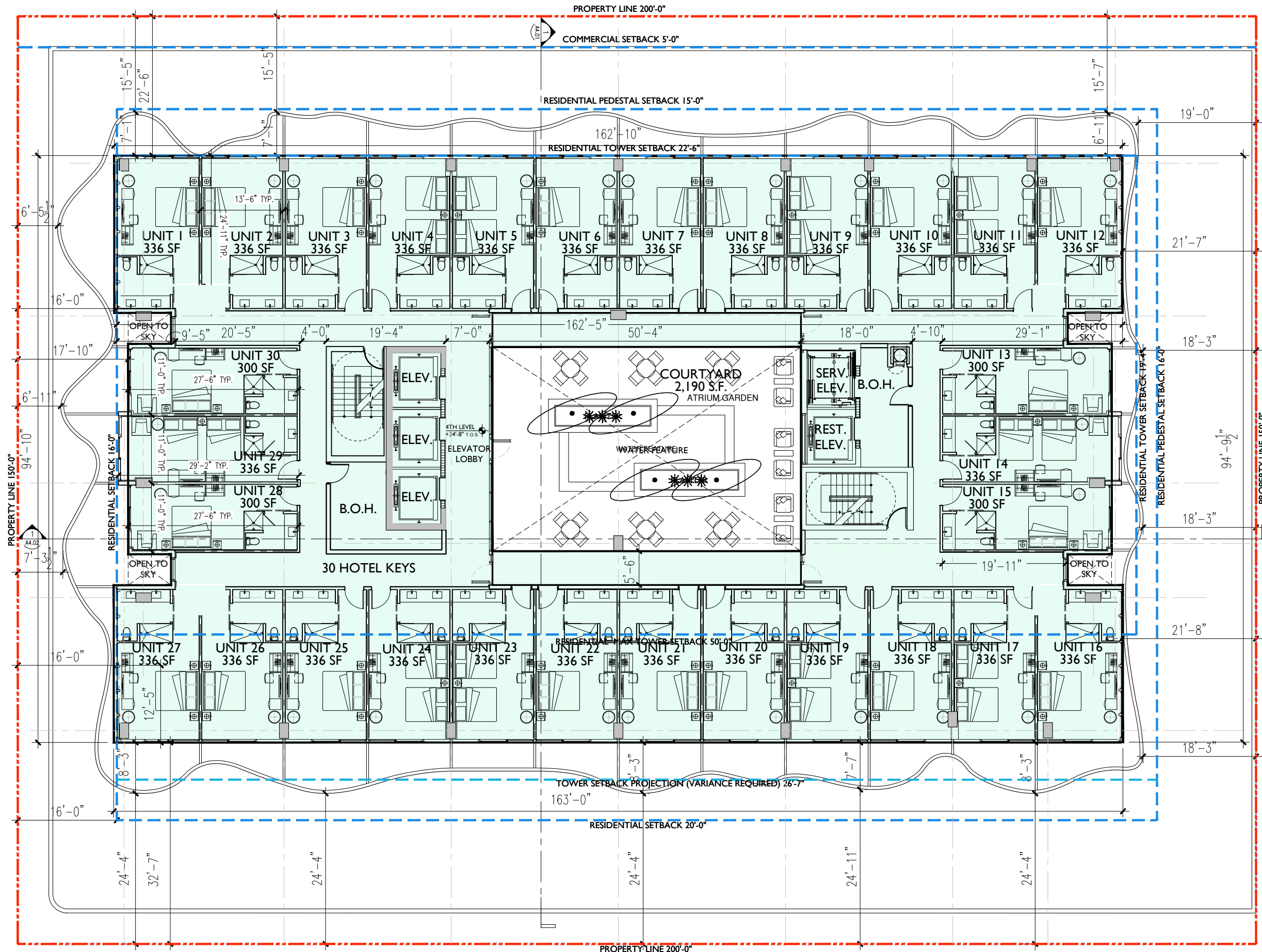
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SHEET NUMBER

A5.03



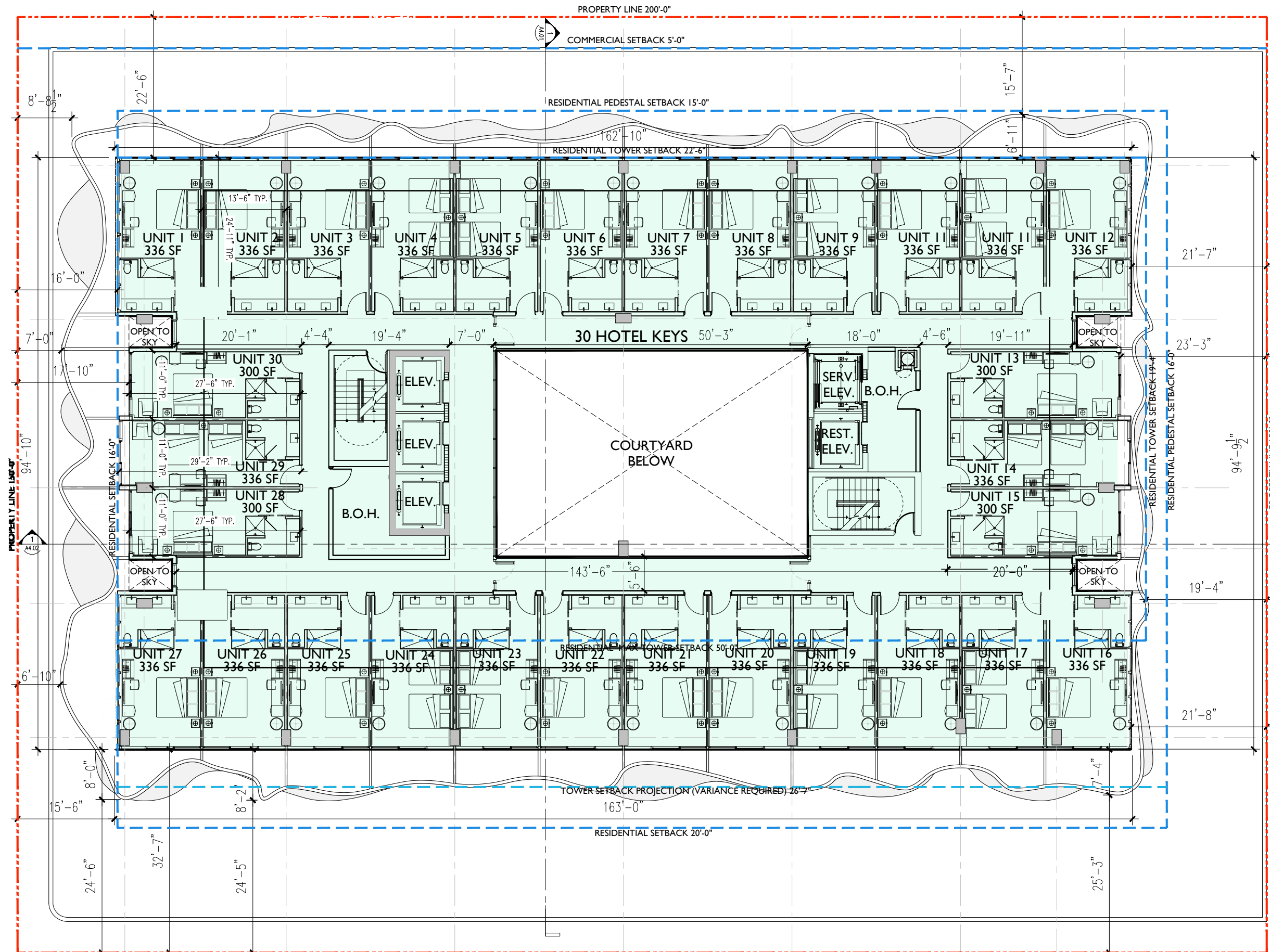
18,443 S.F. = GROSS AREA
13,791 S.F. = F.A.R.

F.A.R. DIAGRAM, 3RD LEVEL 1/16" = 1'-0"



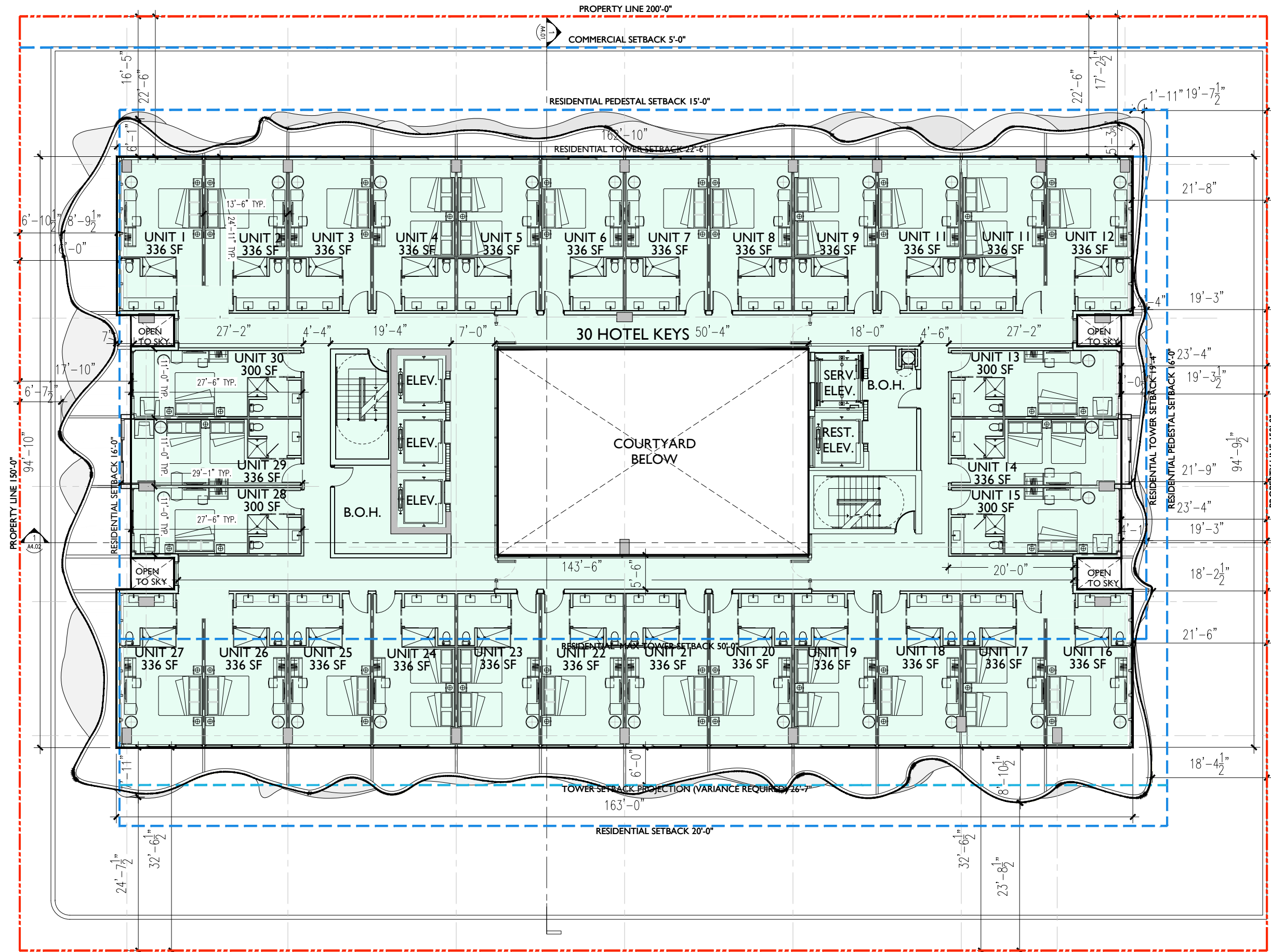
GROSS AREA = 18,443 S.F.
F.A.R. = 12,151 S.F.





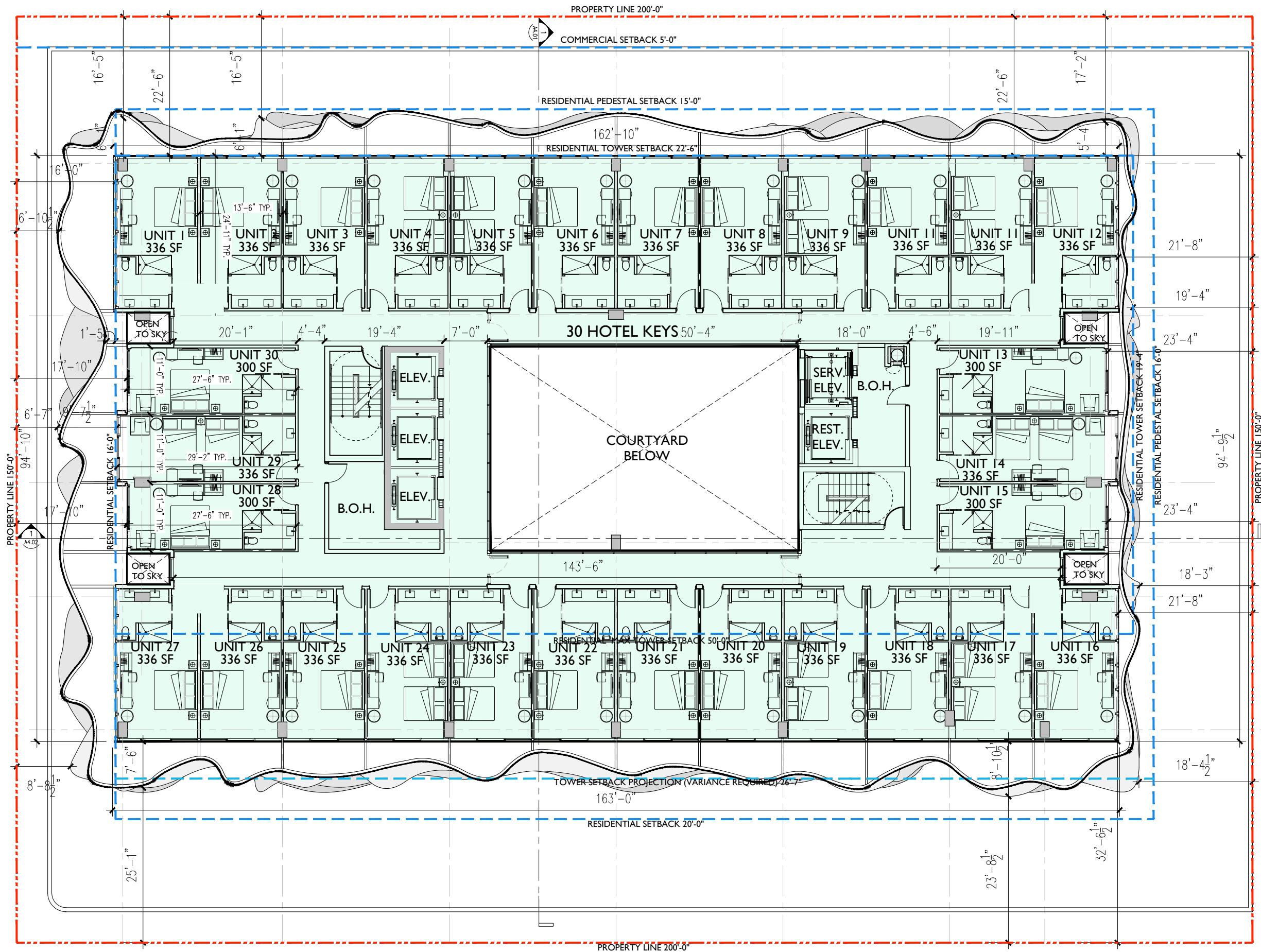
GROSS AREA = 16,799 S.F.
F.A.R. = 12,151 S.F.





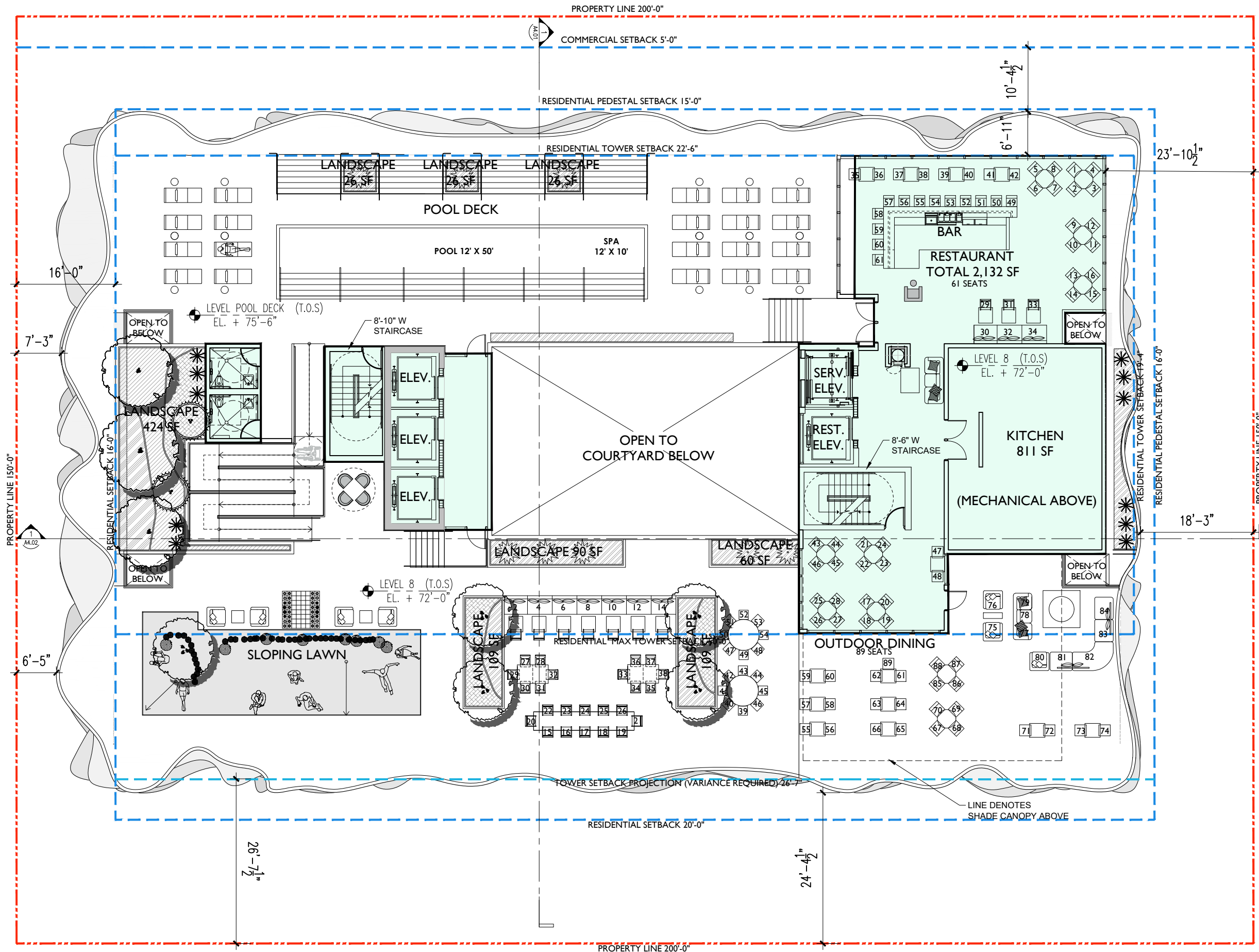
GROSS AREA = 16,011 S.F.
F.A.R. = 12,151 S.F.

F.A.R. DIAGRAM 6TH LEVEL 1/16" = 1'-0"

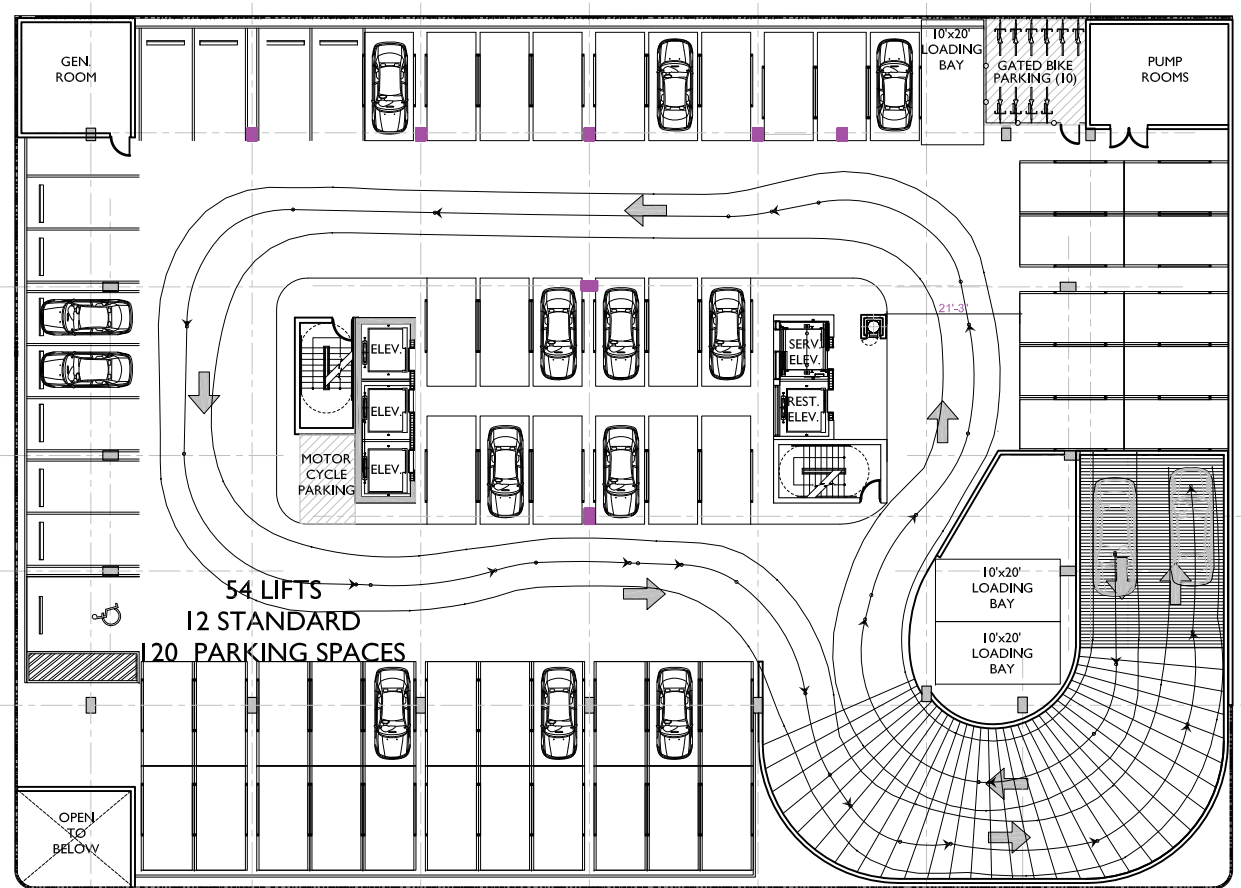


GROSS AREA = 16,011 S.F.
F.A.R. = 12,151 S.F.

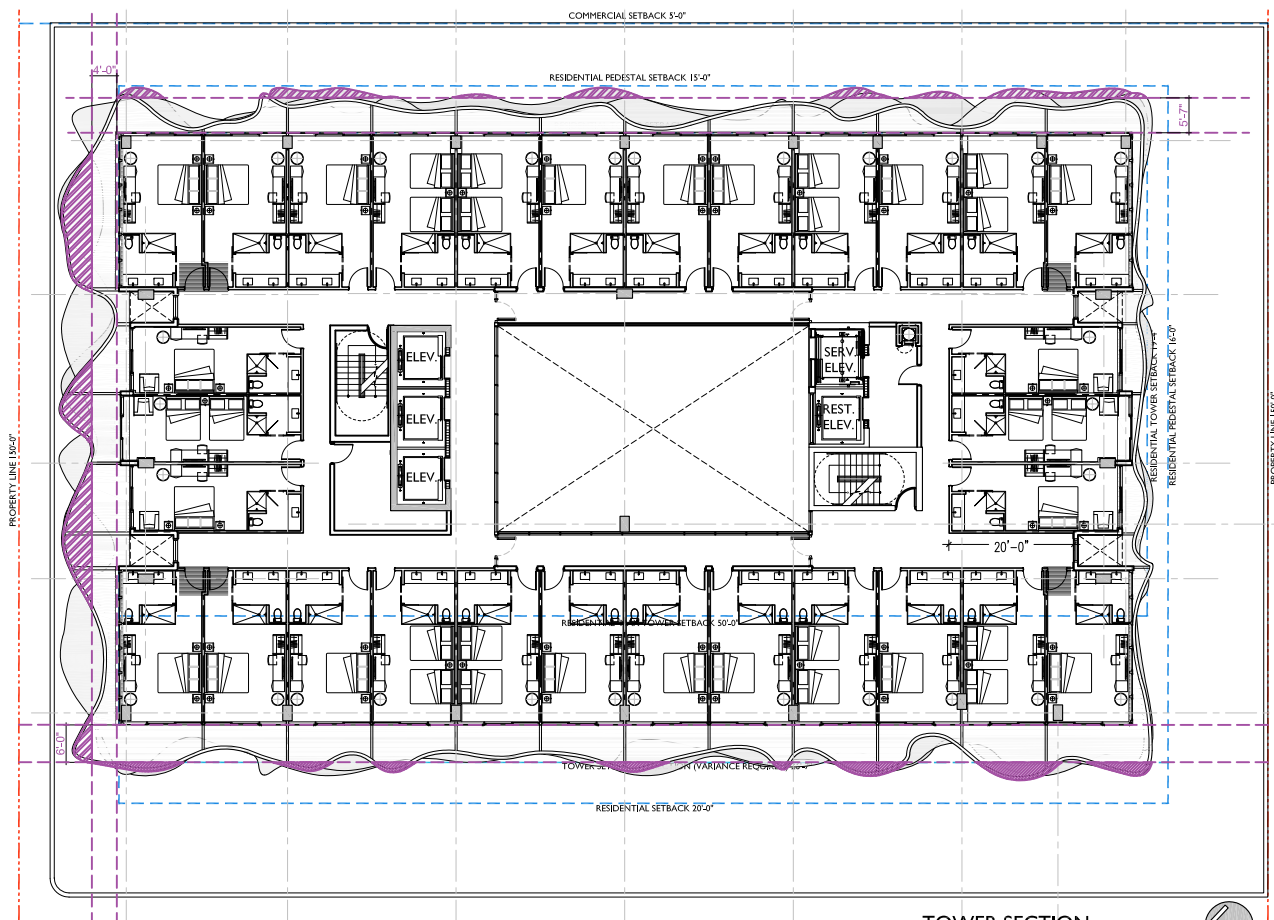
F.A.R. DIAGRAM 7TH LEVEL 1/16"=1'-0"



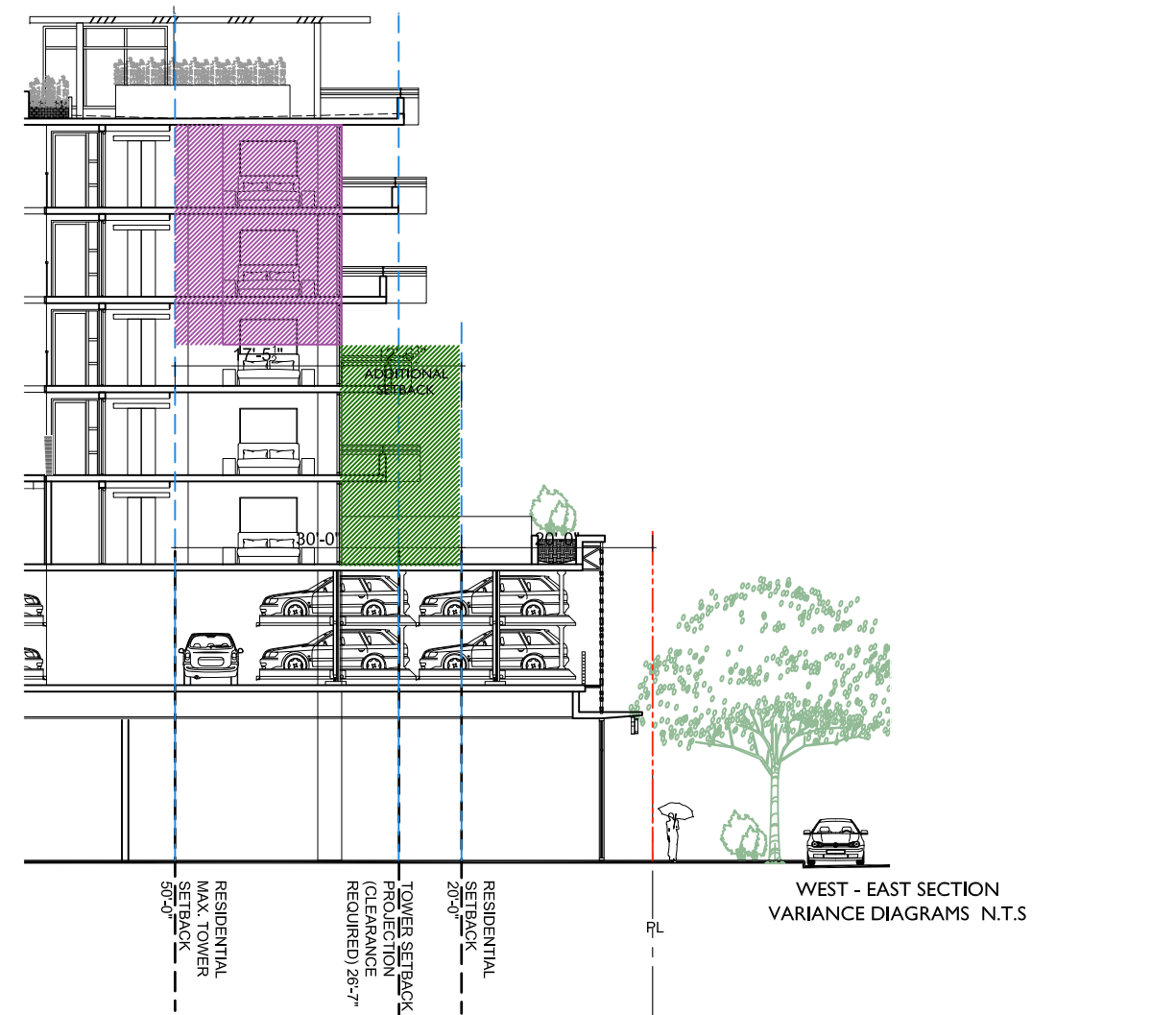
GROSS AREA = 16,968 S.F.
F.A.R. = 3,924 S.F.



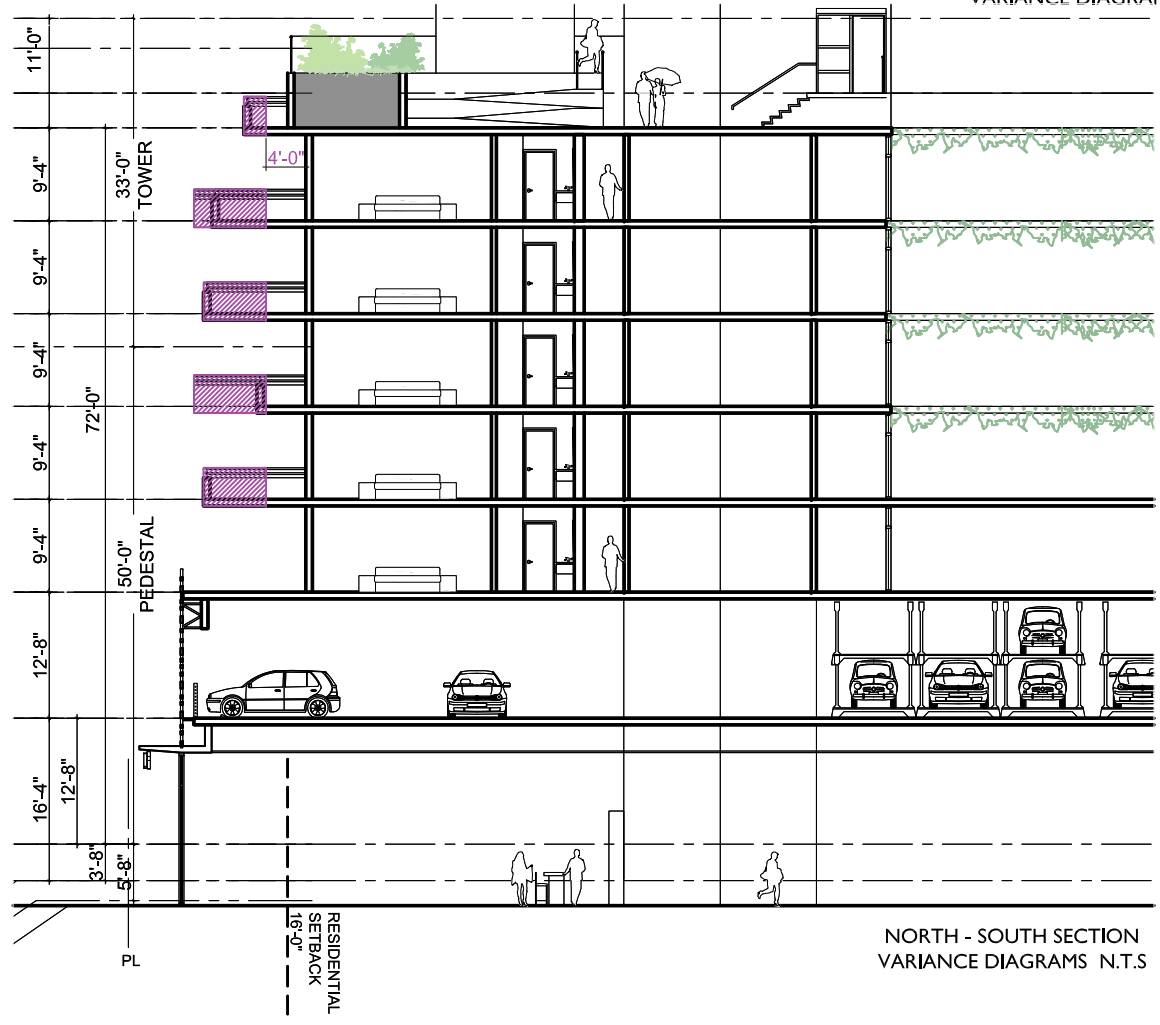
PARKING LEVEL
VARIANCE DIAGRAMS N.T.S.



TOWER SECTION
VARIANCE DIAGRAMS N.T.S.



WEST - EAST SECTION
VARIANCE DIAGRAMS N.T.S.



NORTH - SOUTH SECTION
VARIANCE DIAGRAMS N.T.S.