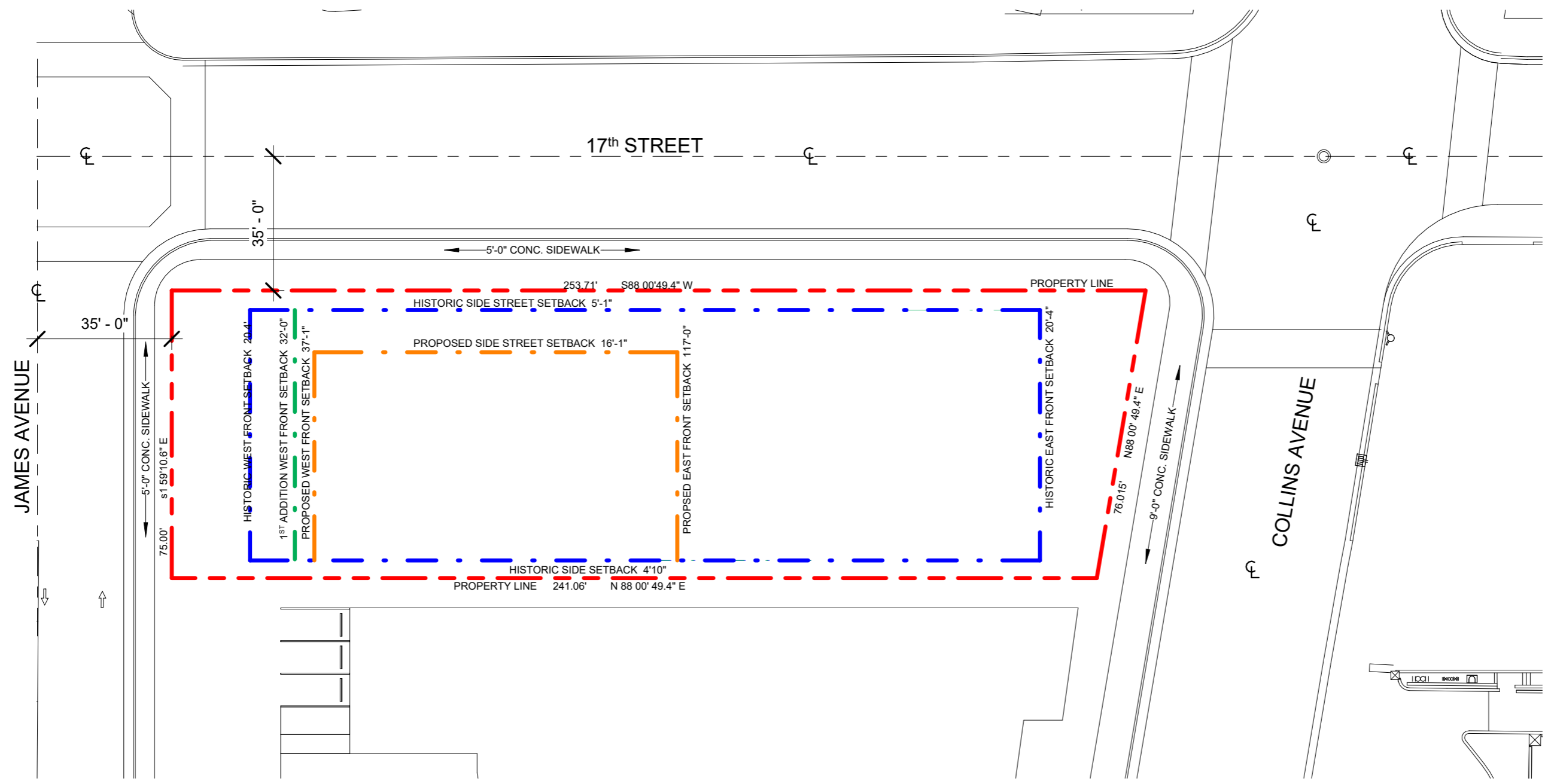


**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**SETBACK  
 DIAGRAM**



1 SITE PLAN - SETBACK  
 1" = 30'-0"



STUDIO MCG+G ARCHITECTURE  
 JENNIFER MCCONNEY FLORIDA LIC# AR93044

SCALE: 1" = 30'-0"  
 DRAWN BY: MWR / CA  
 CHECK: \_\_\_\_\_  
 DATE: 08/08/2022

SHEET NUMBER



① CONTEXT ELEVATION NORTH - EXISTING  
 1" = 80'-0"



② CONTEXT ELEVATION NORTH - PROPOSED  
 1" = 80'-0"



③ CONTEXT ELEVATION WEST - EXISTING  
 1" = 80'-0"



④ CONTEXT ELEVATION WEST - PROPOSED  
 1" = 80'-0"

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**CONTEXT  
 ELEVATION**



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SCALE: 1" = 80'-0"  
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 CHECK:  
 DATE: 08/08/2022  
 SHEET NUMBER

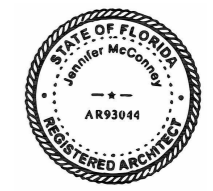
**A0.15**

**GALE SOUTH  
BEACH**

1690 Collins Ave. Miami  
Beach, FL 33139

CONCEPT DESIGN

**F.A.R.  
DIAGRAMS**



STUDIO MCG+G ARCHITECTURE  
JENNIFER MCCONNEY FLORIDA LIC# AR93044

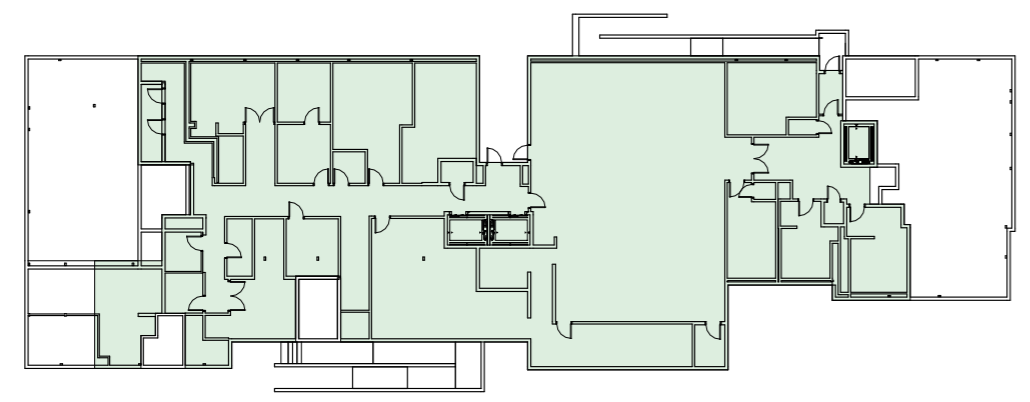
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DATE: 08/08/2022

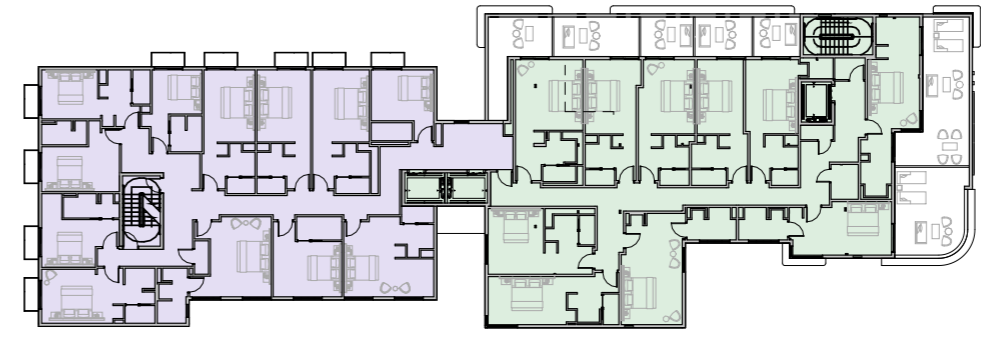
SHEET NUMBER

**A0.16**



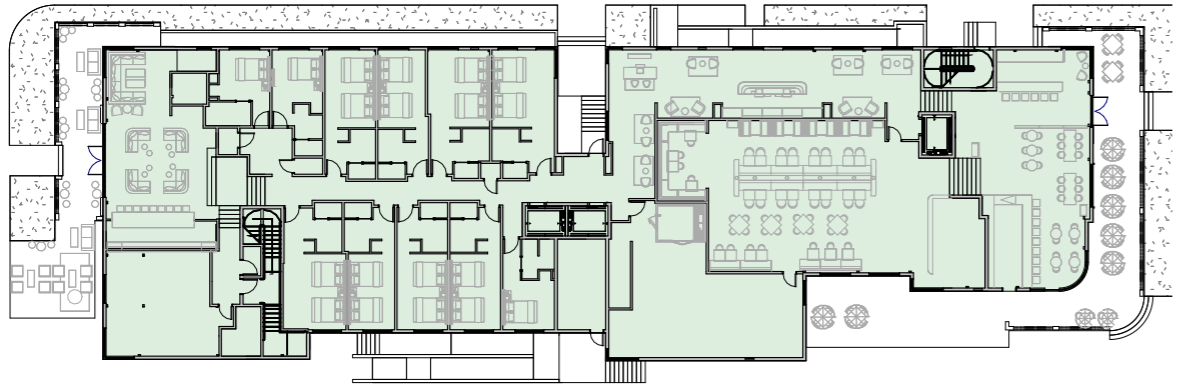
1 BASEMENT LEVEL - FAR  
1" = 40'-0"

FAR BASEMENT LEVEL		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
SUB TOTAL / 2 = 8,596 SF / 2		4,298 SF
= 4,298 SF		



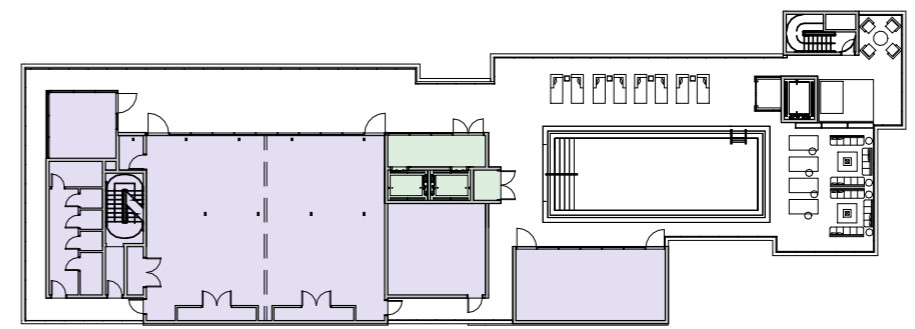
5 LEVEL 4 - FAR  
1" = 40'-0"

FAR LEVEL 4		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
5,364 SF	3,316 SF (ADDED FAR)	8,680 SF



2 LEVEL 1 - FAR  
1" = 40'-0"

FAR LEVEL 1		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
11,917 SF		11,917 SF



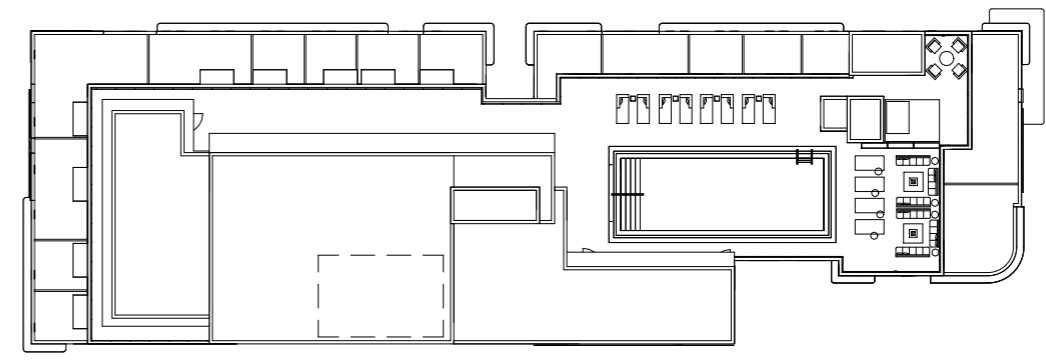
6 LEVEL 5 - FAR  
1" = 40'-0"

FAR LEVEL 5		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
658 SF	3,112 SF (ADDED AREA)	3,770 SF

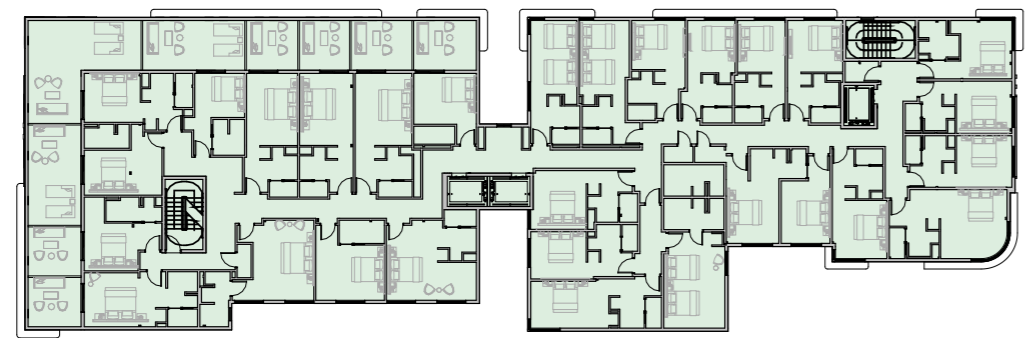


3 LEVEL 2 - FAR  
1" = 40'-0"

FAR LEVEL 2		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
11,656 SF		11,656 SF



7 ROOF LEVEL - FAR  
1" = 40'-0"



4 LEVEL 3 - FAR  
1" = 40'-0"

FAR LEVEL 3		
EXISTING FAR / APPROVED AREA	PROPOSED AREA	TOTAL FAR
9,974 SF		9,974 SF

AREA	
[Purple Box]	PROPOSED AREA
[Green Box]	EXISTING AREA

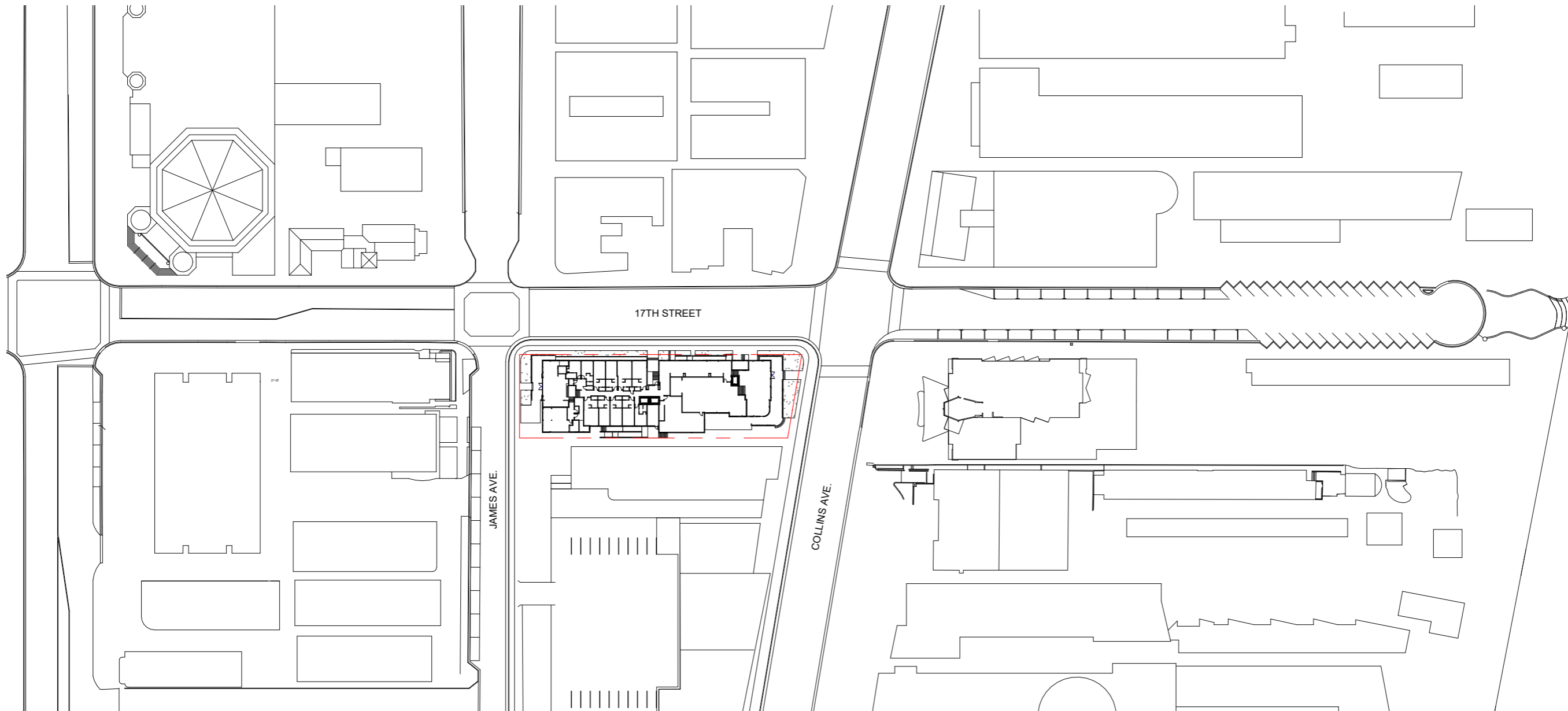
OVERALL FAR			
LEVEL	EXISTING / APPROVED AREA	PROPOSED AREA	TOTAL FAR
BASEMENT	4,298 SF	-	4,298 SF
LEVEL 01	11,917 SF	-555 SF (AREA REMOVED) +555 SF (ADDED AREA)	11,917 SF
LEVEL 02	11,656 SF	-	11,656 SF
LEVEL 03	9,974 SF	-	9,974 SF
LEVEL 04	5,364 SF	-539 SF (AREA REMOVED) +3,855 SF (ADDED AREA)	8,680 SF
LEVEL 05	658 SF	+3,112 SF (ADDED AREA)	3,770 SF
ROOF			
TOTAL	43,927 SF EXISTING FAR		51,606.5 SF (MAX AREA ALLOWED) 50,295 SF (PROPOSED)

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**LOCATION  
 PLAN**



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SCALE: 1" = 100'-0"  
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 CHECK:  
 DATE: 08/08/2022  
 SHEET NUMBER

① LOCATION PLAN  
 1" = 100'-0"



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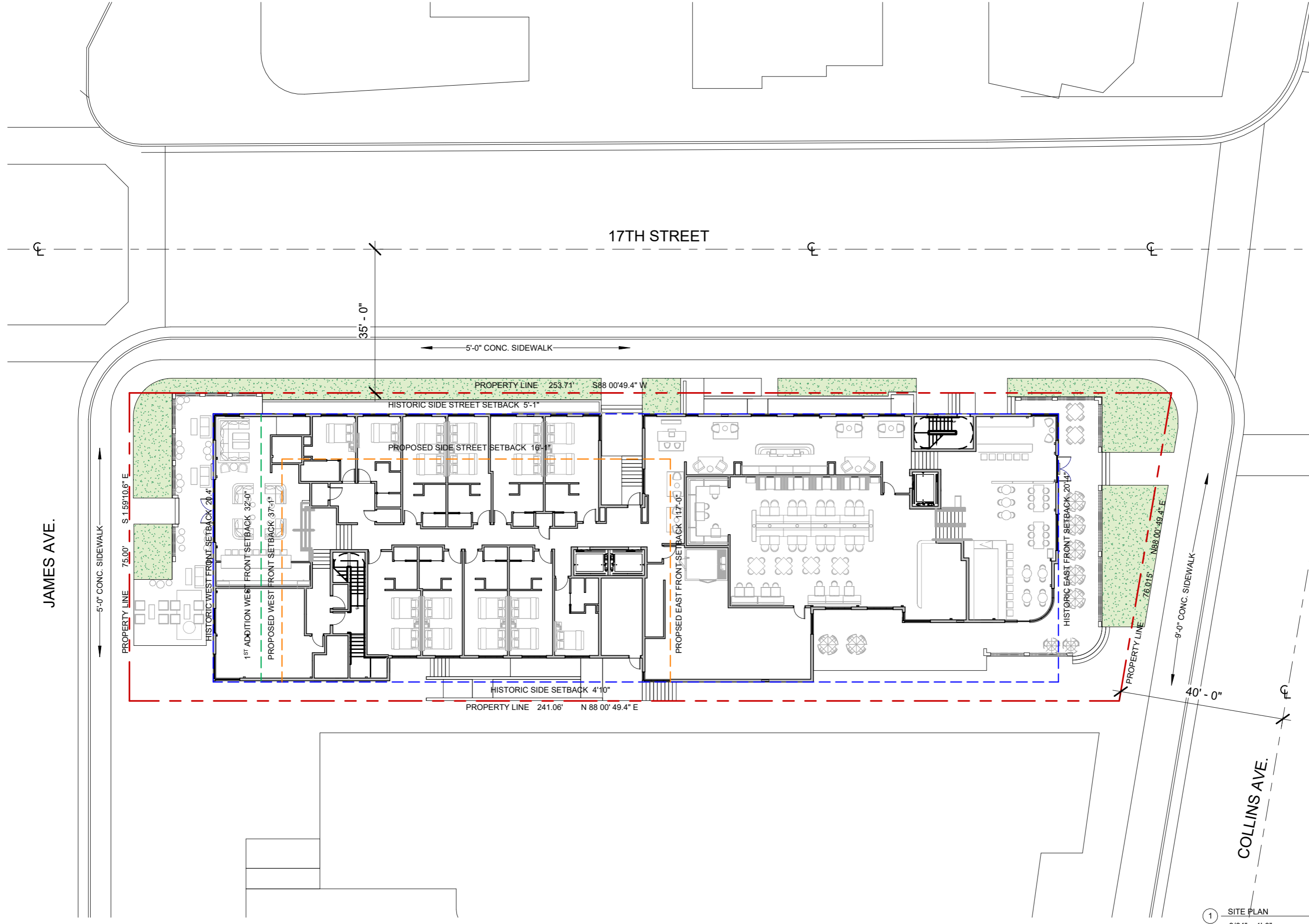
SCALE: 3/64" = 1'-0"

DRAWN BY: MWR / CA

CHECK:

DATE 08/08/2022

SHEET NUMBER



**GALE SOUTH  
 BEACH**

1690 Collins Ave, Miami  
 Beach, FL 33139

CONCEPT DESIGN

**BASEMENT  
 & LEVEL 1 -  
 EXISTING /  
 DEMO**



STUDIO MCG ARCHITECTURE  
 JENNIFER McCONNIEY FLORIDA LIC# AR93044

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SCALE: 1/16" = 1'-0"

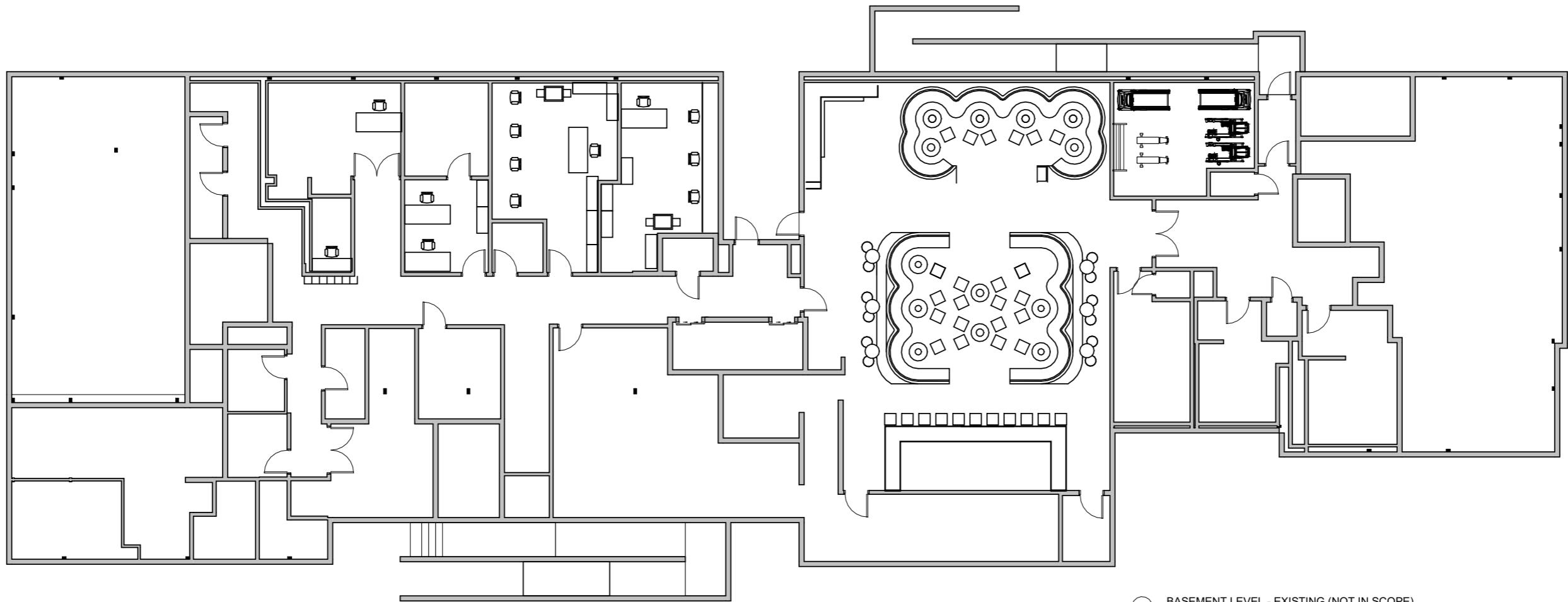
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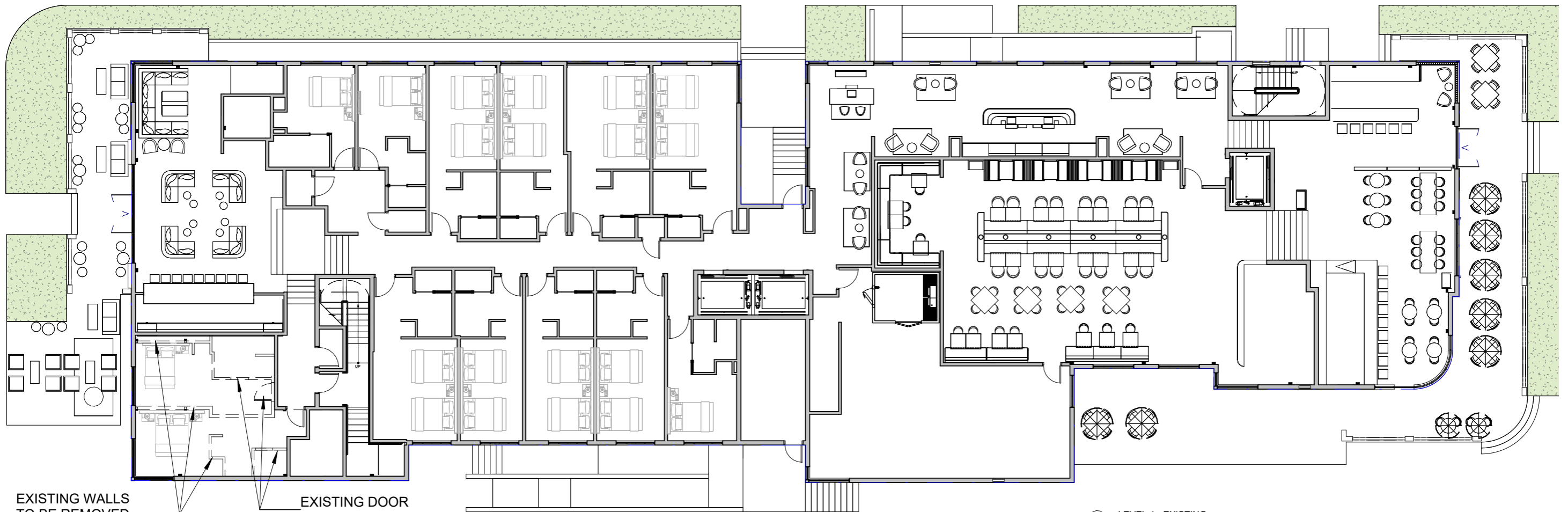
DATE: 08/08/2022

SHEET NUMBER

**A1.01**



① BASEMENT LEVEL - EXISTING (NOT IN SCOPE)  
 1/16" = 1'-0"



EXISTING WALLS  
 TO BE REMOVED

EXISTING DOOR  
 TO BE REMOVED

② LEVEL 1 - EXISTING  
 1/16" = 1'-0"

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**LEVEL 2 & 3  
 - FLOOR  
 PLAN  
 EXISTING /  
 DEMO**



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SCALE: 1/16" = 1'-0"

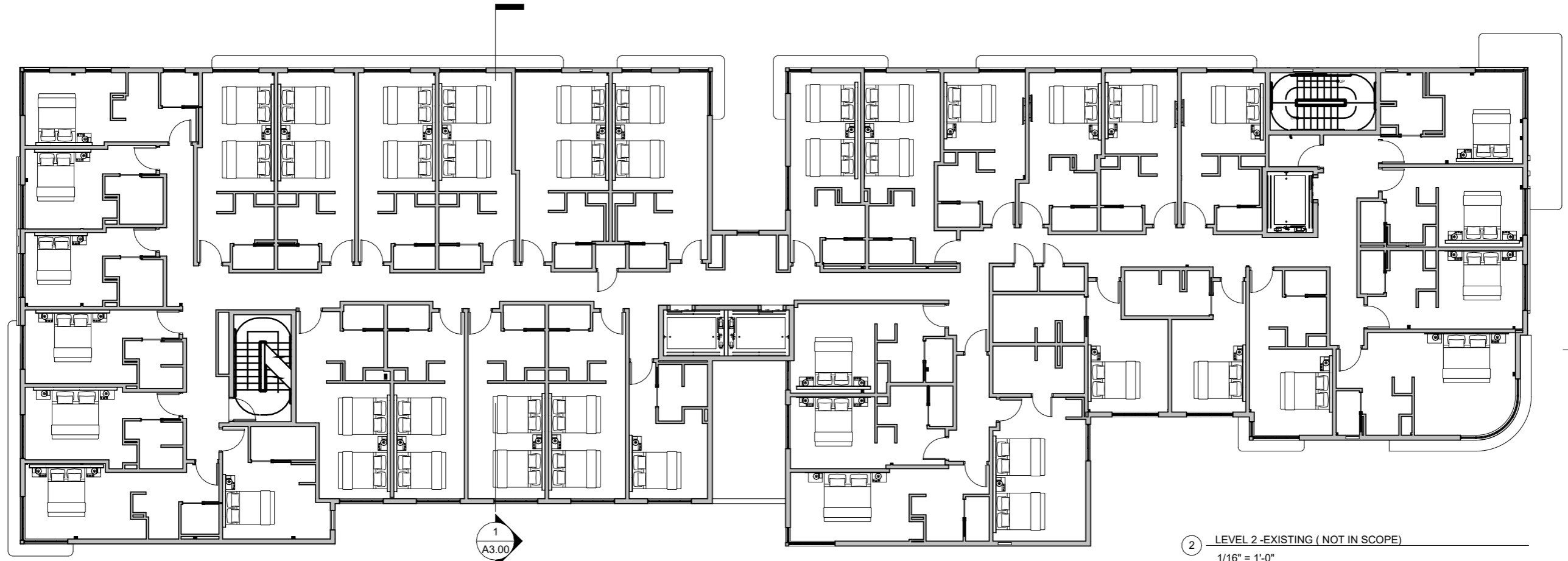
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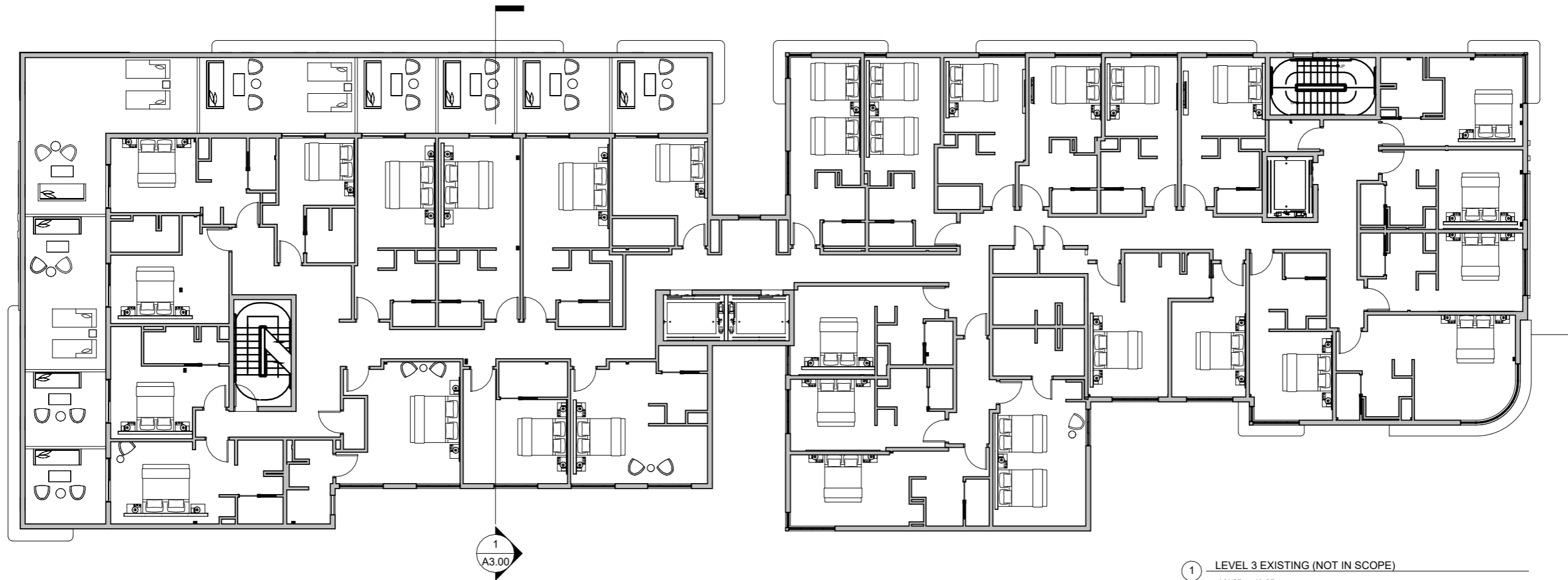
DATE 08/08/2022

SHEET NUMBER

**A1.02**



② LEVEL 2 - EXISTING ( NOT IN SCOPE)  
 1/16" = 1'-0"



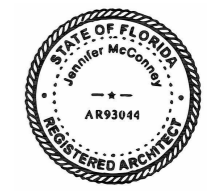
① LEVEL 3 EXISTING ( NOT IN SCOPE)  
 1/16" = 1'-0"

**GALE SOUTH BEACH**

1690 Collins Ave. Miami  
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CONCEPT DESIGN

**LEVEL 4 & 5  
 - FLOOR  
 PLAN  
 EXISTING /  
 DEMO**



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SCALE: 1/16" = 1'-0"

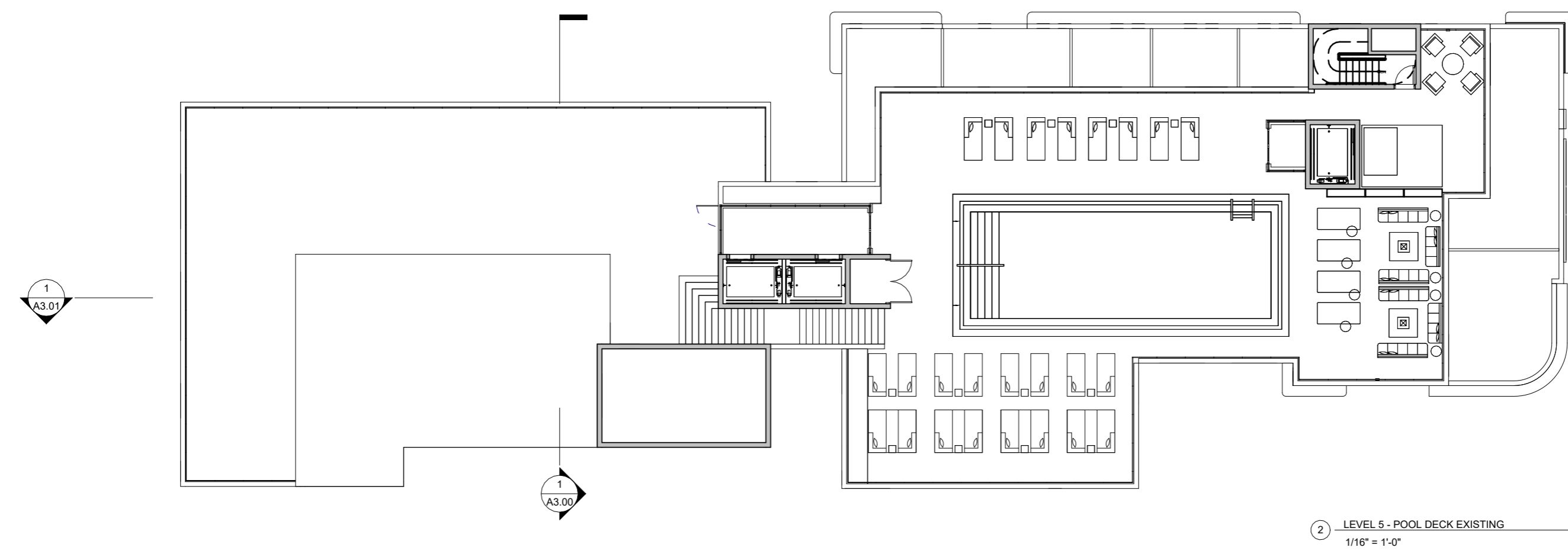
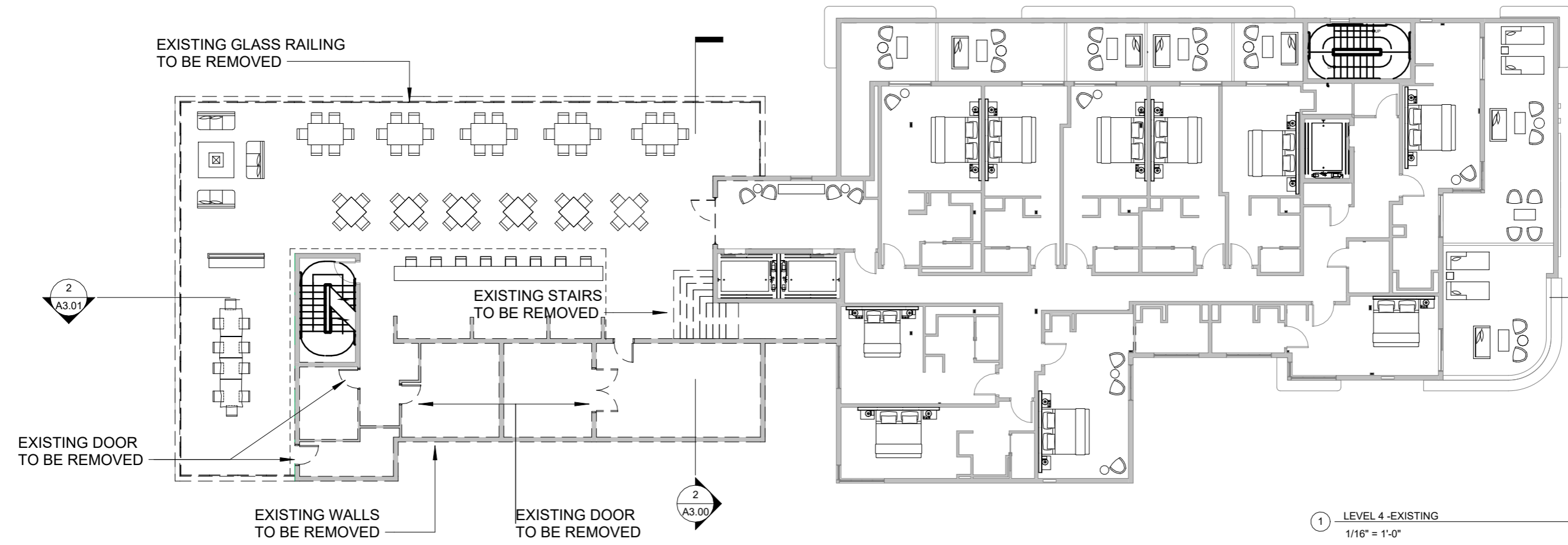
DRAWN BY: MWR / CA

CHECK:

DATE 08/08/2022

SHEET NUMBER

**A1.03**





**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**ROOF  
 LEVEL -  
 FLOOR  
 PLAN  
 EXISTING /  
 DEMO**



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 JENNIFER MCCONNEY FLORIDA LIC# AR93044

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SCALE: 1/16" = 1'-0"

DRAWN BY: MWR / CA

CHECK:

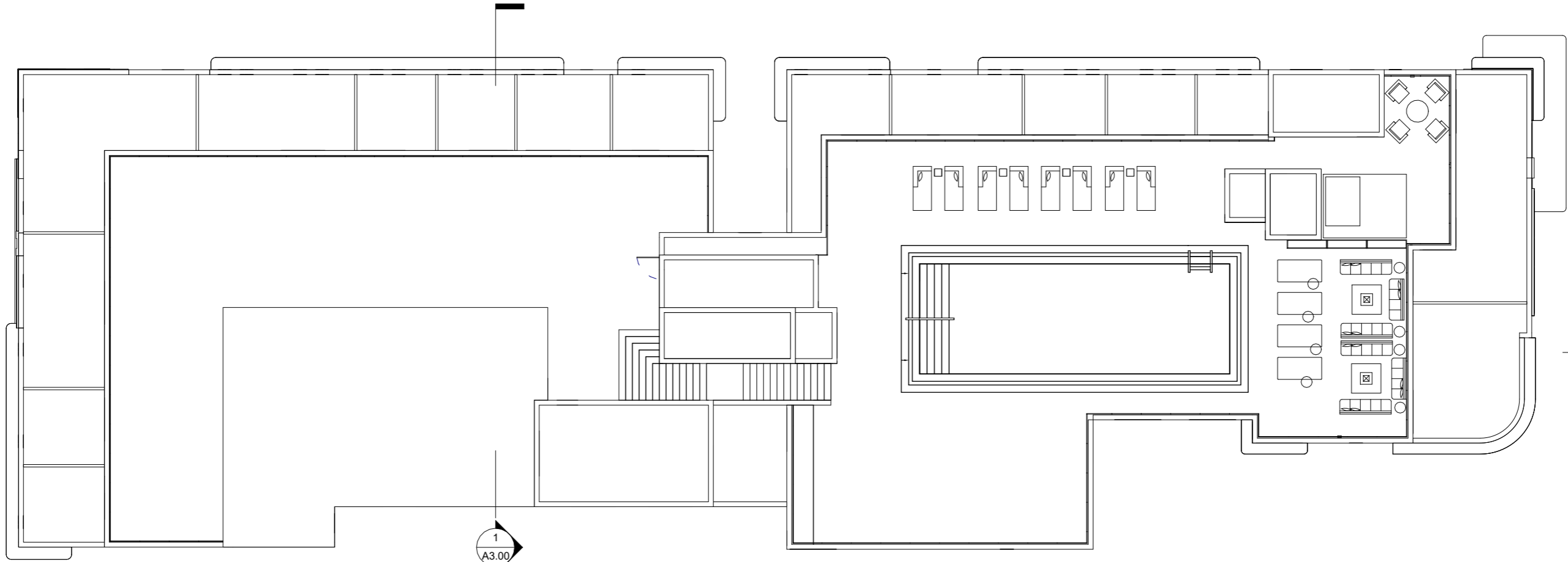
DATE 08/08/2022

SHEET NUMBER

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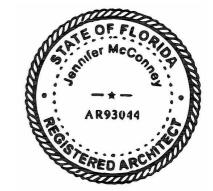
1  
 A3.00

2 ROOF LEVEL EXISTING  
 1/16" = 1'-0"



**GALE SOUTH  
BEACH**

**LEVEL 1 & 4  
- FLOOR  
PLAN  
PROPOSED**

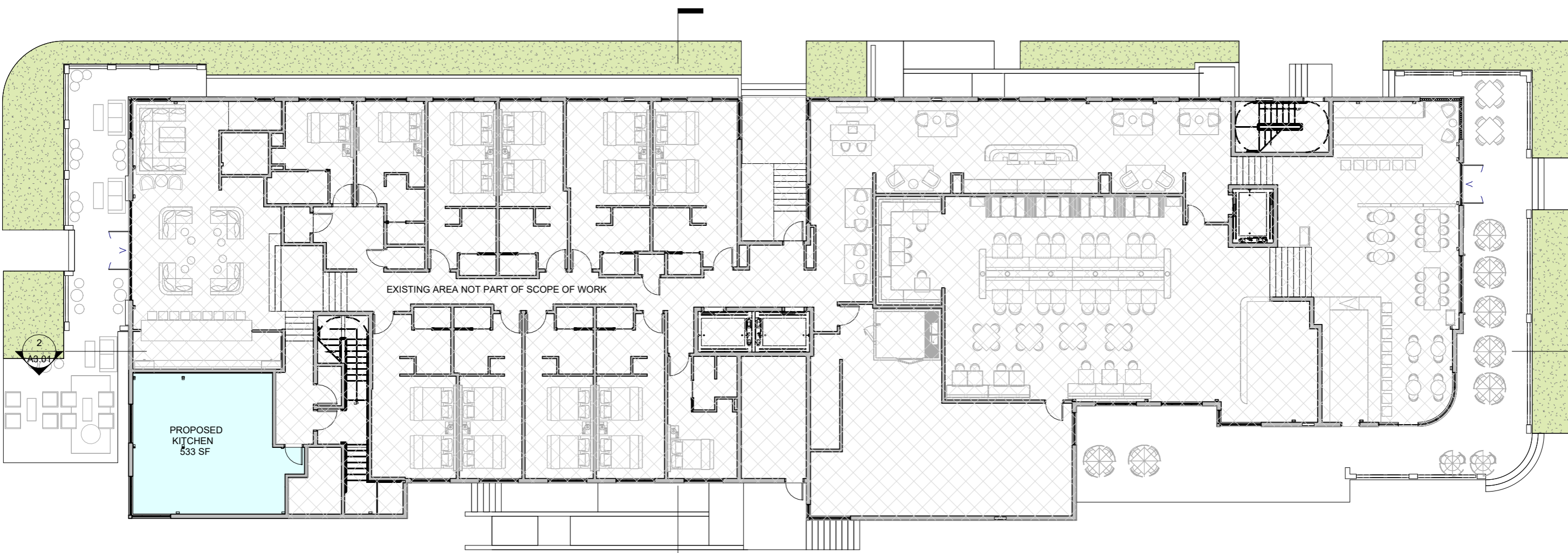


STUDIO MCG+G ARCHITECTURE  
JENNIFER McCONNEY FLORIDA LIC# AR93044

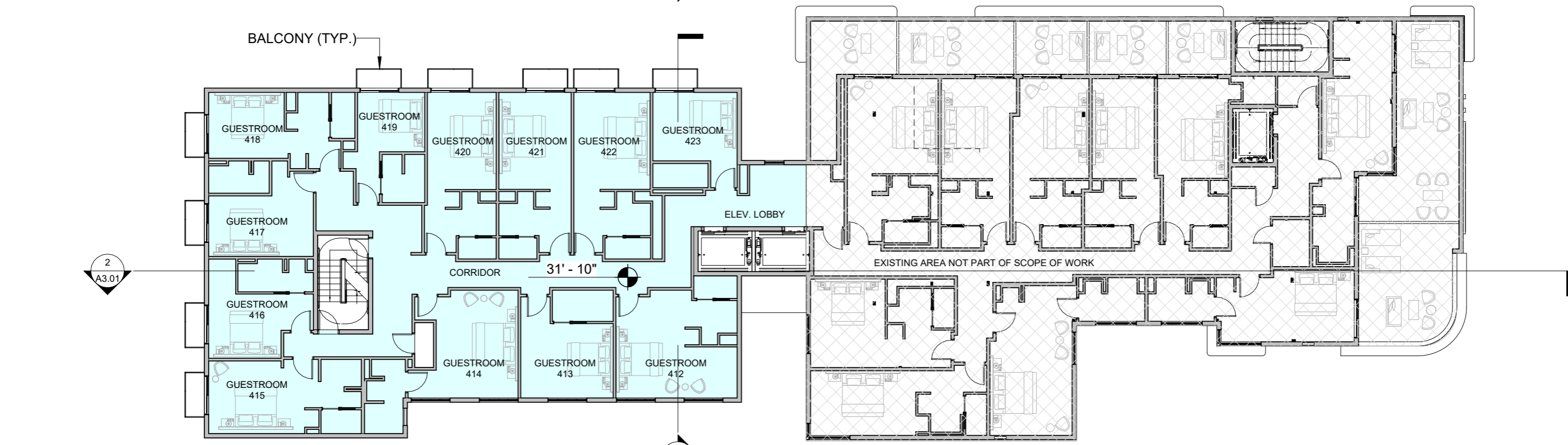
SCALE: 1/16" = 1'-0"  
DRAWN BY: MWR / CA  
CHECK: \_\_\_\_\_  
DATE: 08/08/2022

SHEET NUMBER

**A1.05**



① LEVEL 1 - PROPOSED  
1/16" = 1'-0"



② LEVEL 4 - PROPOSED  
1/16" = 1'-0"

NEW ENCLOSED AREA TOTAL OF 12 UNITS

**GALE SOUTH BEACH**

1690 Collins Ave. Miami Beach, FL 33139

CONCEPT DESIGN

**LEVEL 5 & ROOF-FLOOR PLAN PROPOSED**



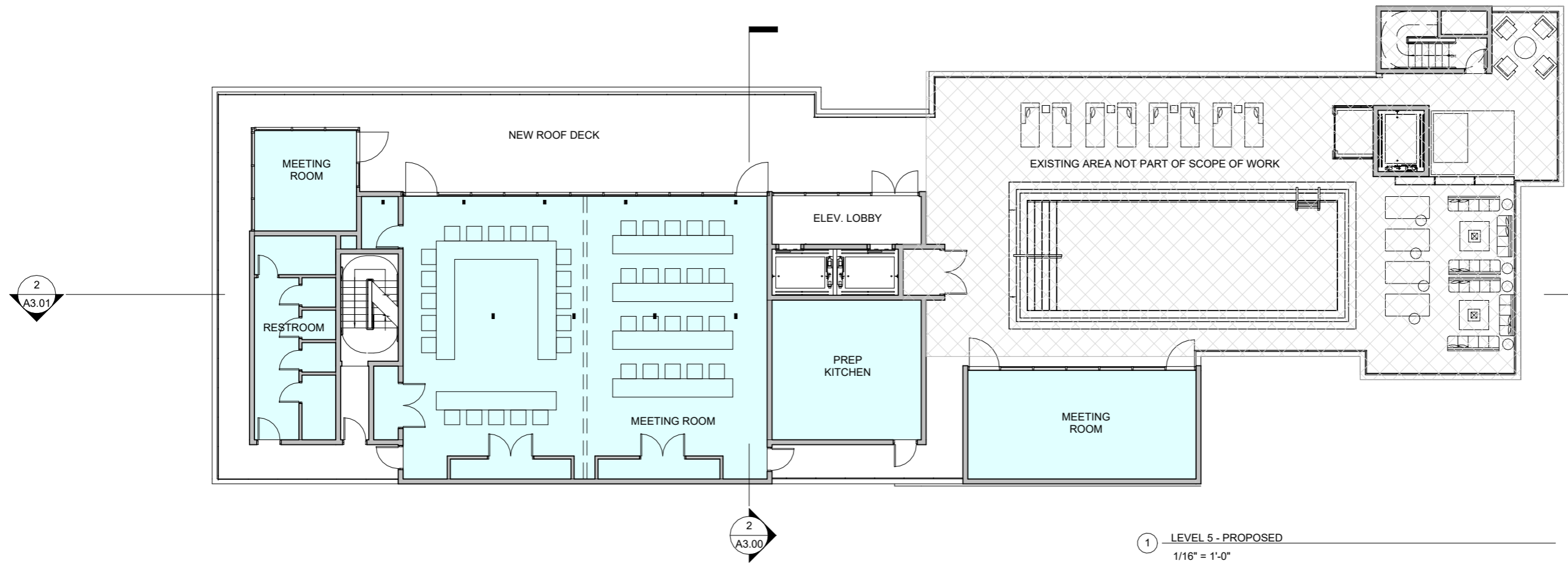
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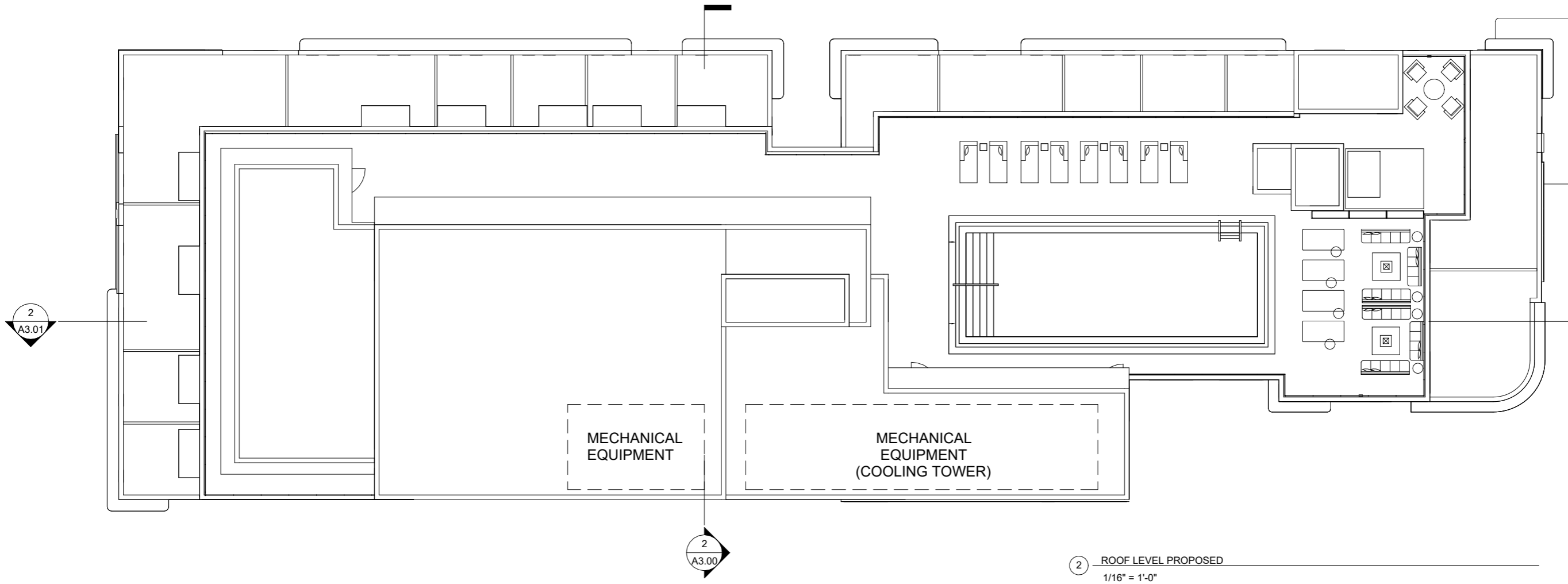
SCALE: 1/16" = 1'-0"  
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 CHECK: \_\_\_\_\_  
 DATE: 08/08/2022

SHEET NUMBER

**A1.06**



① LEVEL 5 - PROPOSED  
 1/16" = 1'-0"



② ROOF LEVEL PROPOSED  
 1/16" = 1'-0"

PROPERTY LINE

- TOP OF ELEVATOR (69'-11" NGVD) 76' - 5"
- TOP OF ROOF (62'-6" NGVD) 69' - 0"
- POOL DECK - LEVEL 5 (52'-6" NGVD) 59' - 0"
- BOTTOM OF POOL (48'-6" NGVD) 55' - 0"
- LEVEL 4 (36'-6" NGVD) 43' - 0"
- LEVEL 3 (24'-6" NGVD) 31' - 0"
- LEVEL 2 (14'-7" NGVD) 21' - 1"
- LEVEL 1 - LOBBY (4'-8" NGVD) 11' - 2"
- ENTRY VESTIBULE (0'-0" NGVD) 6' - 6"

**GALE SOUTH BEACH**

1690 Collins Ave. Miami Beach, FL 33139

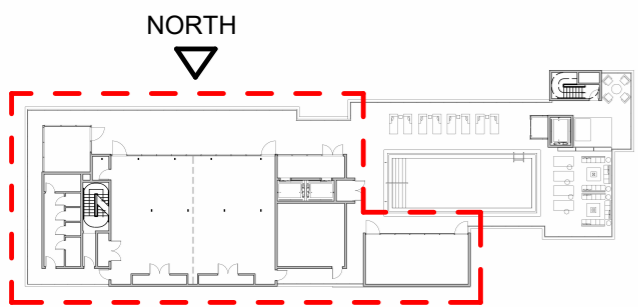
CONCEPT DESIGN

**NORTH ELEVATION - EXISTING**



17TH STREET

① NORTH ELEVATION - EXISTING  
1/16" = 1'-0"



PROJECT SCOPE KEY PLAN  
N.T.S.



② NORTH ELEVATION - LINE OF SIGHT - EXISTING  
1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



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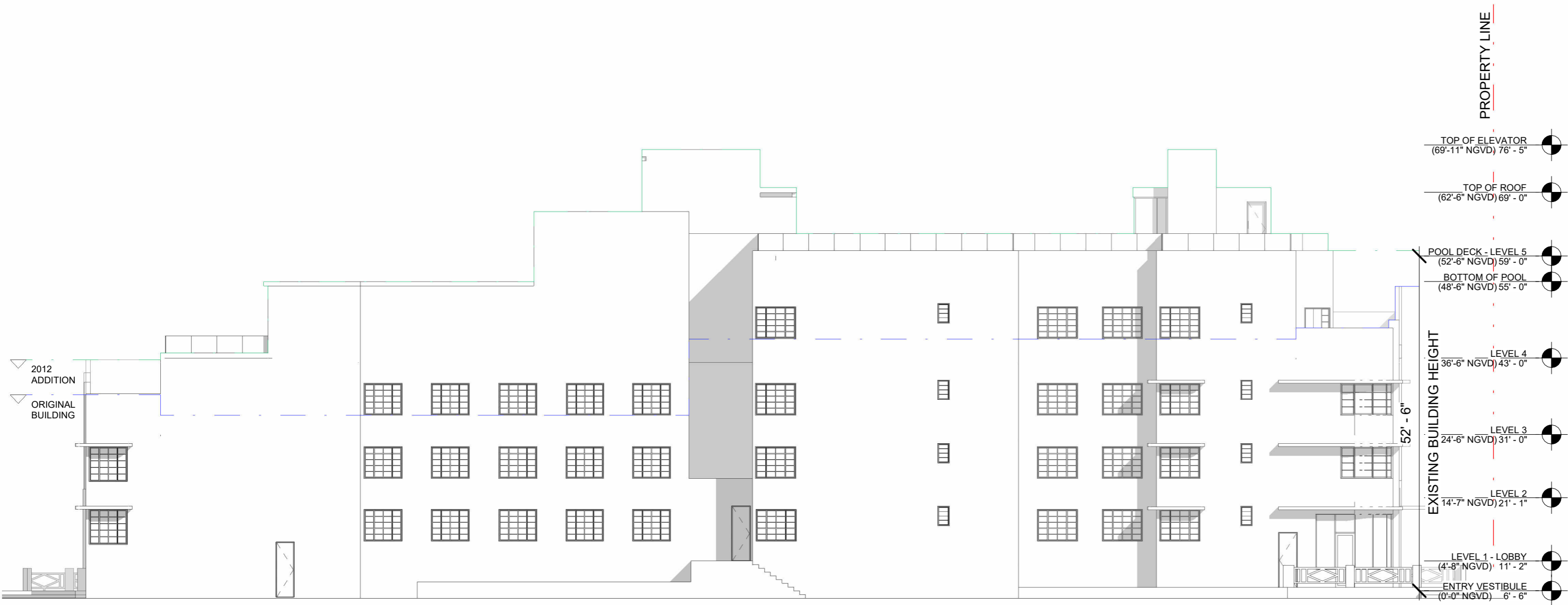
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DRAWN BY: MWR / CA  
CHECK: \_\_\_\_\_  
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SHEET NUMBER

**GALE SOUTH BEACH**

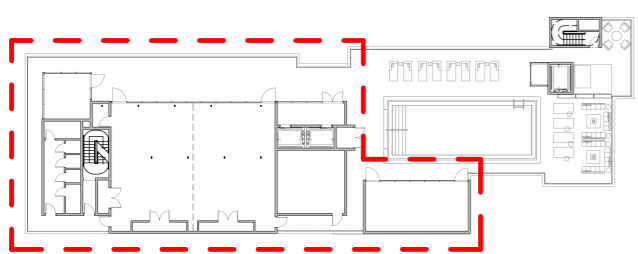
1690 Collins Ave. Miami Beach, FL 33139

CONCEPT DESIGN

**SOUTH ELEVATION - EXISTING**

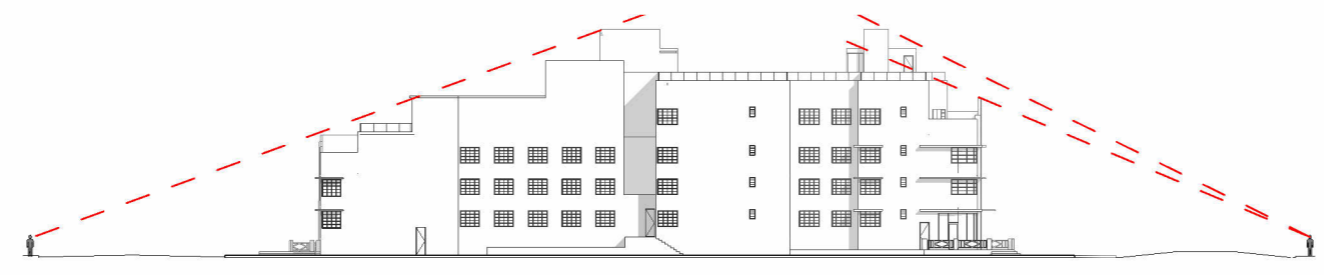


① SOUTH ELEVATION - EXISTING  
 1/16" = 1'-0"



SOUTH

PROJECT SCOPE KEY PLAN  
 N.T.S.



② SOUTH ELEVATION - LINE OF SIGHT - EXISTING  
 1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



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 JENNIFER MCCONNEY FLORIDA LIC# AR93044

SCALE: As indicated  
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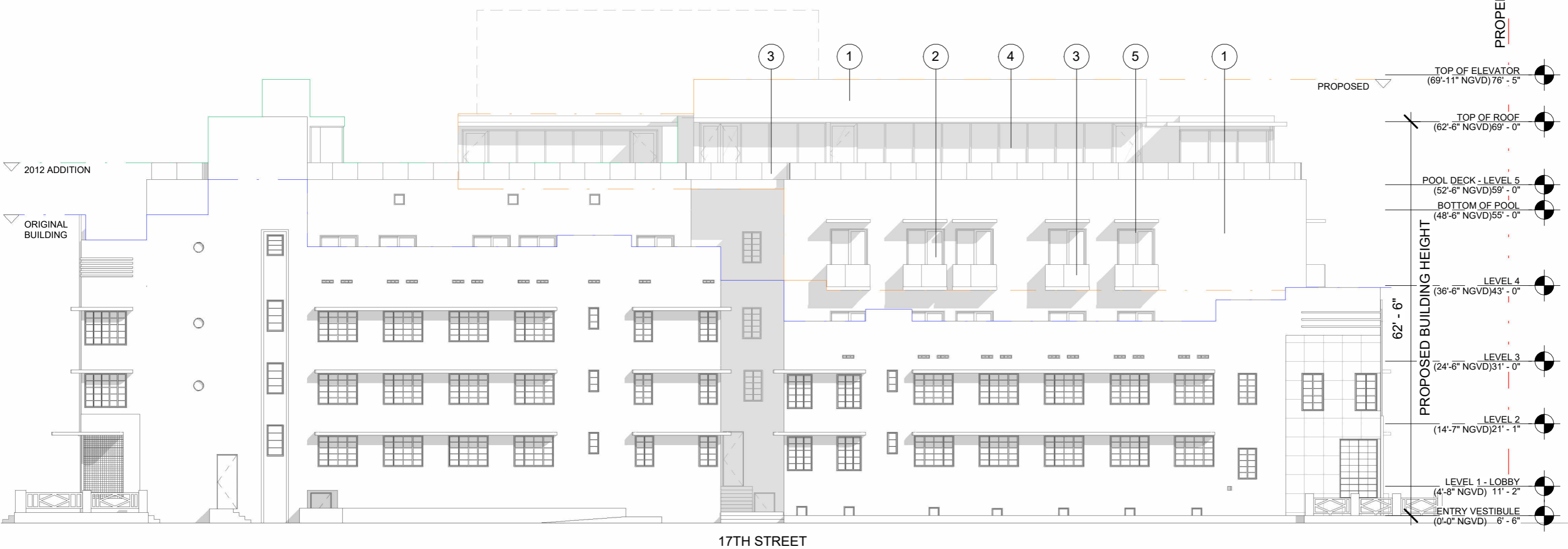
**GALE SOUTH BEACH**

1690 Collins Ave. Miami Beach, FL 33139

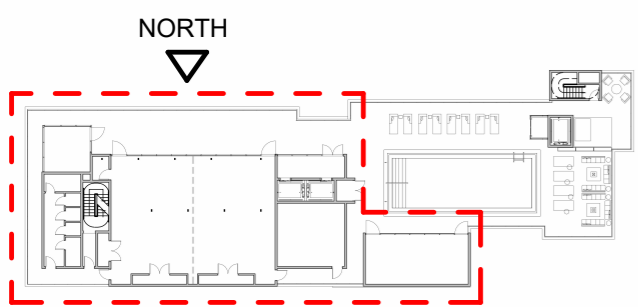
CONCEPT DESIGN

**NORTH ELEVATION - PROPOSED**

PROPERTY LINE



1 NORTH ELEVATION - PROPOSED  
1/16" = 1'-0"



PROJECT SCOPE KEY PLAN  
N.T.S.



2 NORTH ELEVATION - LINE OF SIGHT - PROPOSED  
1" = 60'-0"

ELEVATION LEGEND	
1	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
2	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
3	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
4	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
5	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



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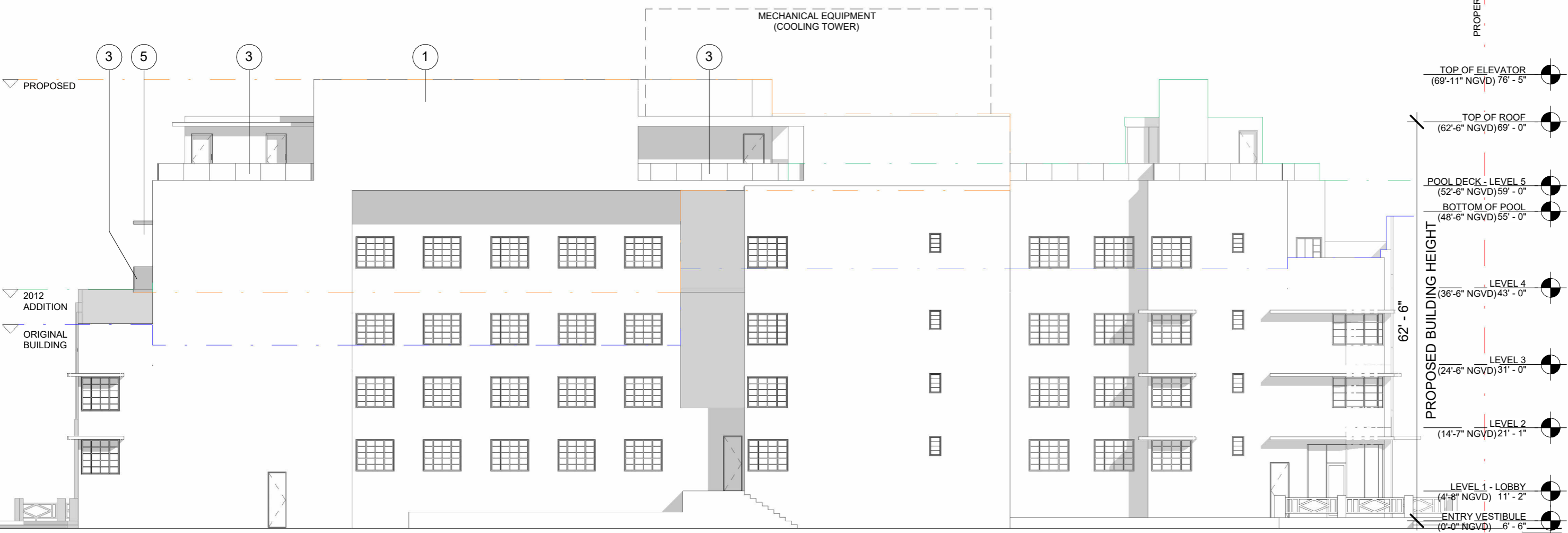
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DRAWN BY: MWR / CA  
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**GALE SOUTH BEACH**

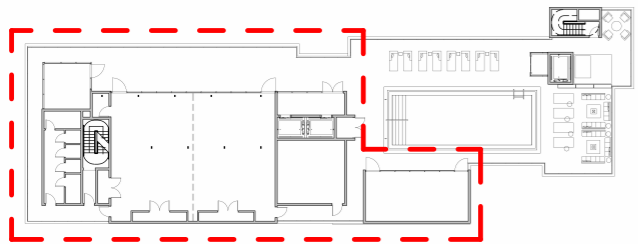
1690 Collins Ave. Miami Beach, FL 33139

CONCEPT DESIGN

**SOUTH ELEVATION - PROPOSED**



① SOUTH ELEVATION - PROPOSED  
1/16" = 1'-0"



SOUTH

PROJECT SCOPE KEY PLAN  
N.T.S.



② SOUTH ELEVATION - LINE OF SIGHT - PROPOSED  
1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



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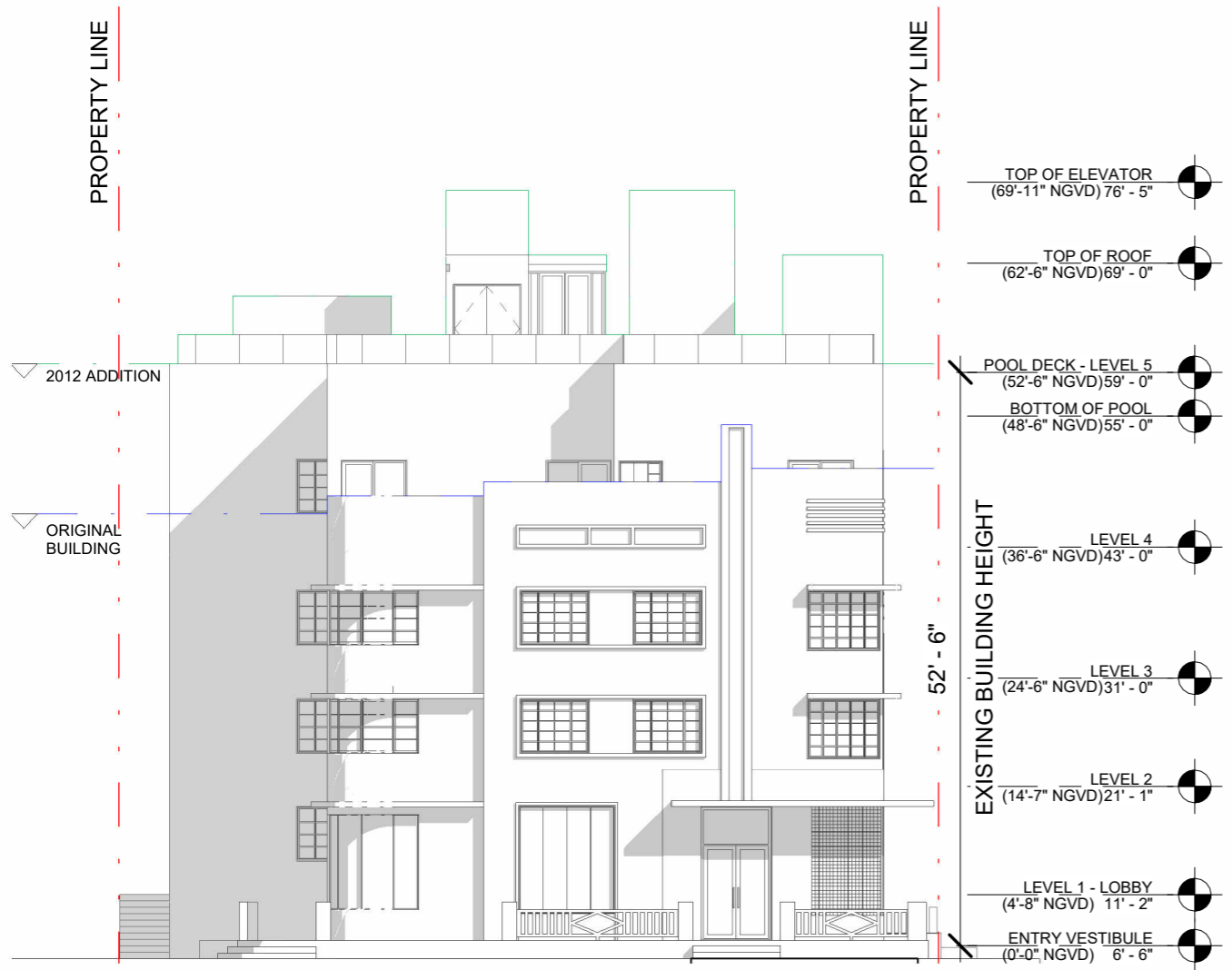
SCALE: As indicated  
DRAWN BY: MWR / CA  
CHECK: \_\_\_\_\_  
DATE: 08/08/2022  
SHEET NUMBER

**GALE SOUTH BEACH**

1690 Collins Ave. Miami  
Beach, FL 33139

CONCEPT DESIGN

**EAST & WEST ELEVATION - EXISTING**



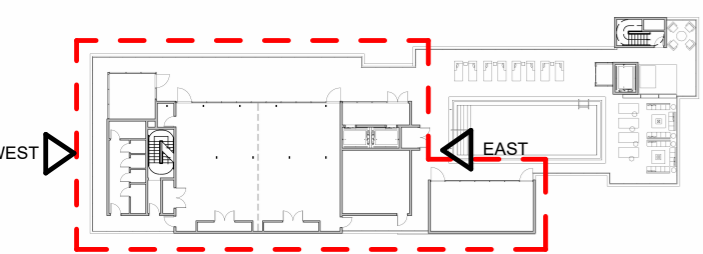
COLLINS AVENUE

① EAST ELEVATION - EXISTING  
1/16" = 1'-0"



JAMES AVENUE

② WEST ELEVATION - EXISTING  
1/16" = 1'-0"



PROJECT SCOPE KEY PLAN  
N.T.S.



③ WEST ELEVATION - LINE OF SIGHT - EXISTING  
1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



STUDIO MCG ARCHITECTURE  
JENNIFER MCCONNEY FLORIDA LIC# AR93044

SCALE: As indicated  
DRAWN BY: MWR / CA  
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DATE: 08/08/2022

SHEET NUMBER



**GALE SOUTH BEACH**

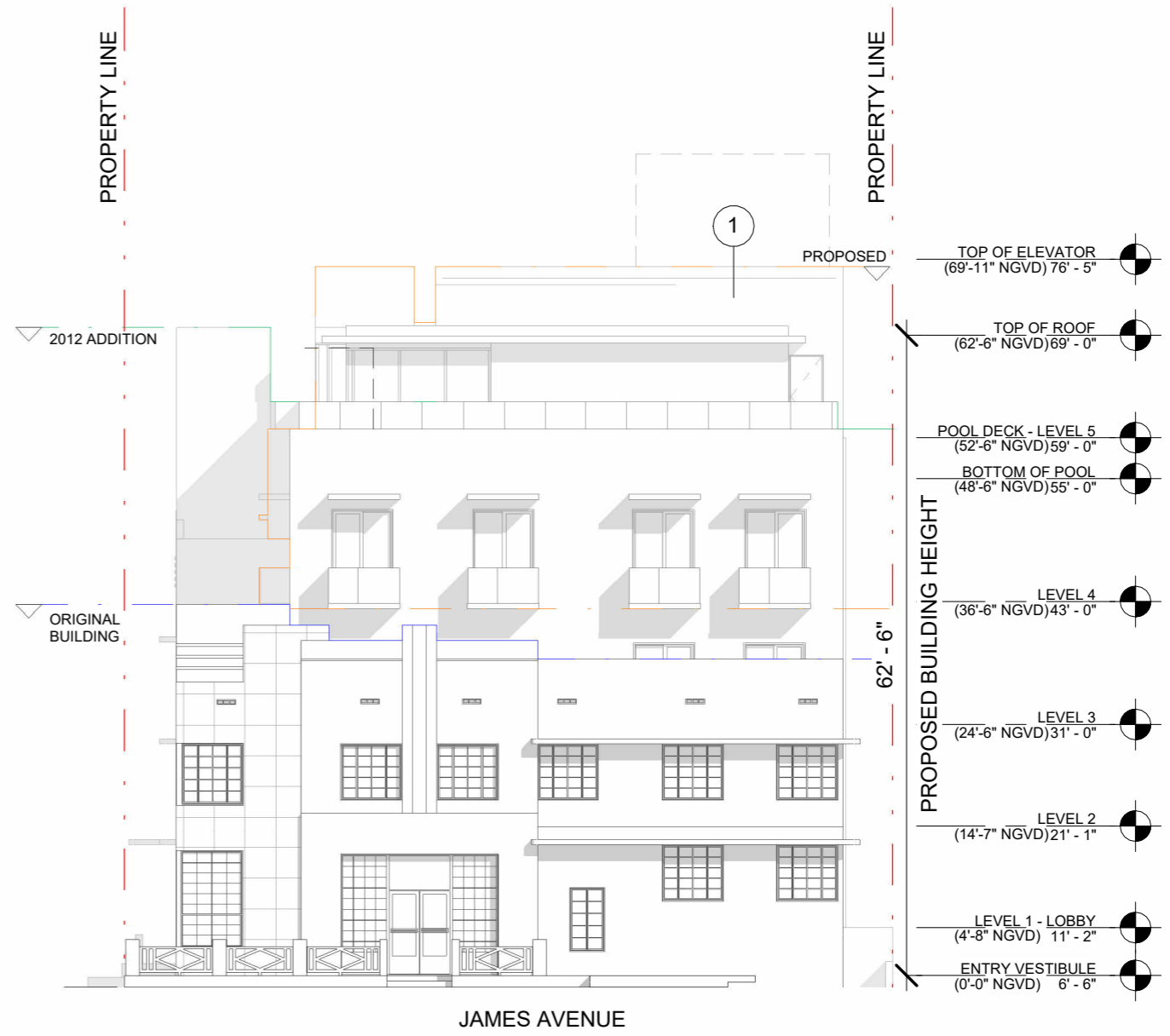
1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

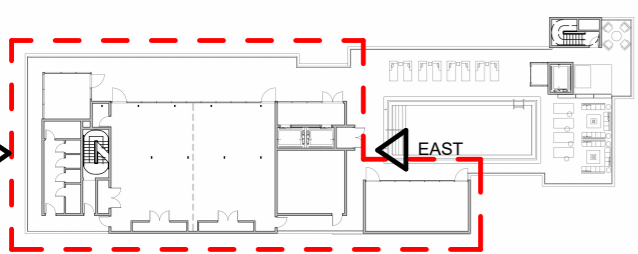
**EAST & WEST ELEVATION - PROPOSED**



1 EAST ELEVATION - PROPOSED  
 1/16" = 1'-0"



2 WEST ELEVATION - PROPOSED  
 1/16" = 1'-0"



PROJECT SCOPE KEY PLAN  
 N.T.S.



3 WEST ELEVATION - LINE OF SIGHT - PROPOSED  
 1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)



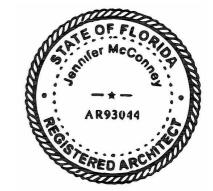
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GALE SOUTH BEACH

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CONCEPT DESIGN

NORTH & SOUTH ELEVATION - RENDERED



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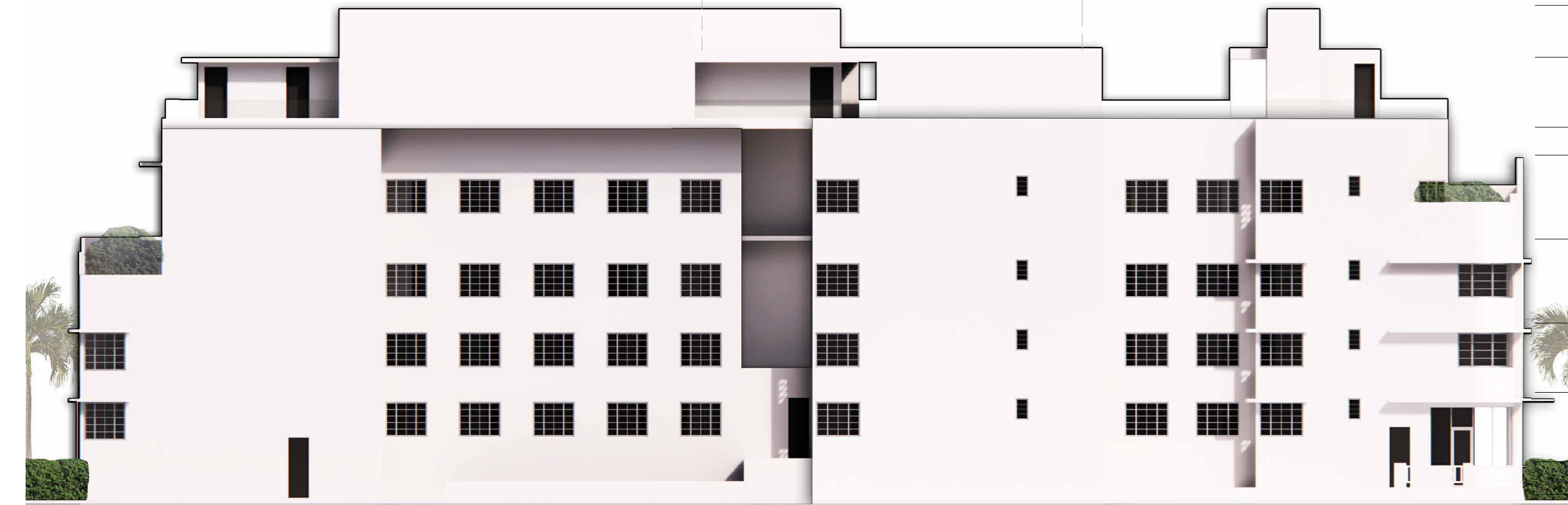
A2.06



17TH STREET

1 NORTH ELEVATION - RENDERED  
1/16" = 1'-0"

- TOP OF ELEVATOR (69'-11" NGVD) 76' - 5"
- TOP OF ROOF (62'-6" NGVD) 69' - 0"
- POOL DECK - LEVEL 5 (52'-6" NGVD) 59' - 0"
- BOTTOM OF POOL (48'-6" NGVD) 55' - 0"
- LEVEL 4 (36'-6" NGVD) 43' - 0"
- LEVEL 3 (24'-6" NGVD) 31' - 0"
- LEVEL 2 (14'-7" NGVD) 21' - 1"
- LEVEL 1 - LOBBY (4'-8" NGVD) 11' - 2"
- ENTRY VESTIBULE (0'-0" NGVD) 6' - 6"



2 SOUTH ELEVATION - RENDERED  
1/16" = 1'-0"

- TOP OF ELEVATOR (69'-11" NGVD) 76' - 5"
- TOP OF ROOF (62'-6" NGVD) 69' - 0"
- POOL DECK - LEVEL 5 (52'-6" NGVD) 59' - 0"
- BOTTOM OF POOL (48'-6" NGVD) 55' - 0"
- LEVEL 4 (36'-6" NGVD) 43' - 0"
- LEVEL 3 (24'-6" NGVD) 31' - 0"
- LEVEL 2 (14'-7" NGVD) 21' - 1"
- LEVEL 1 - LOBBY (4'-8" NGVD) 11' - 2"
- ENTRY VESTIBULE (0'-0" NGVD) 6' - 6"

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**EAST &  
 WEST  
 ELEVATION  
 - RENDERED**



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SCALE: 1/16" = 1'-0"

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**A2.07**



COLLINS AVENUE

① EAST ELEVATION - RENDERED  
 1/16" = 1'-0"



JAMES AVENUE

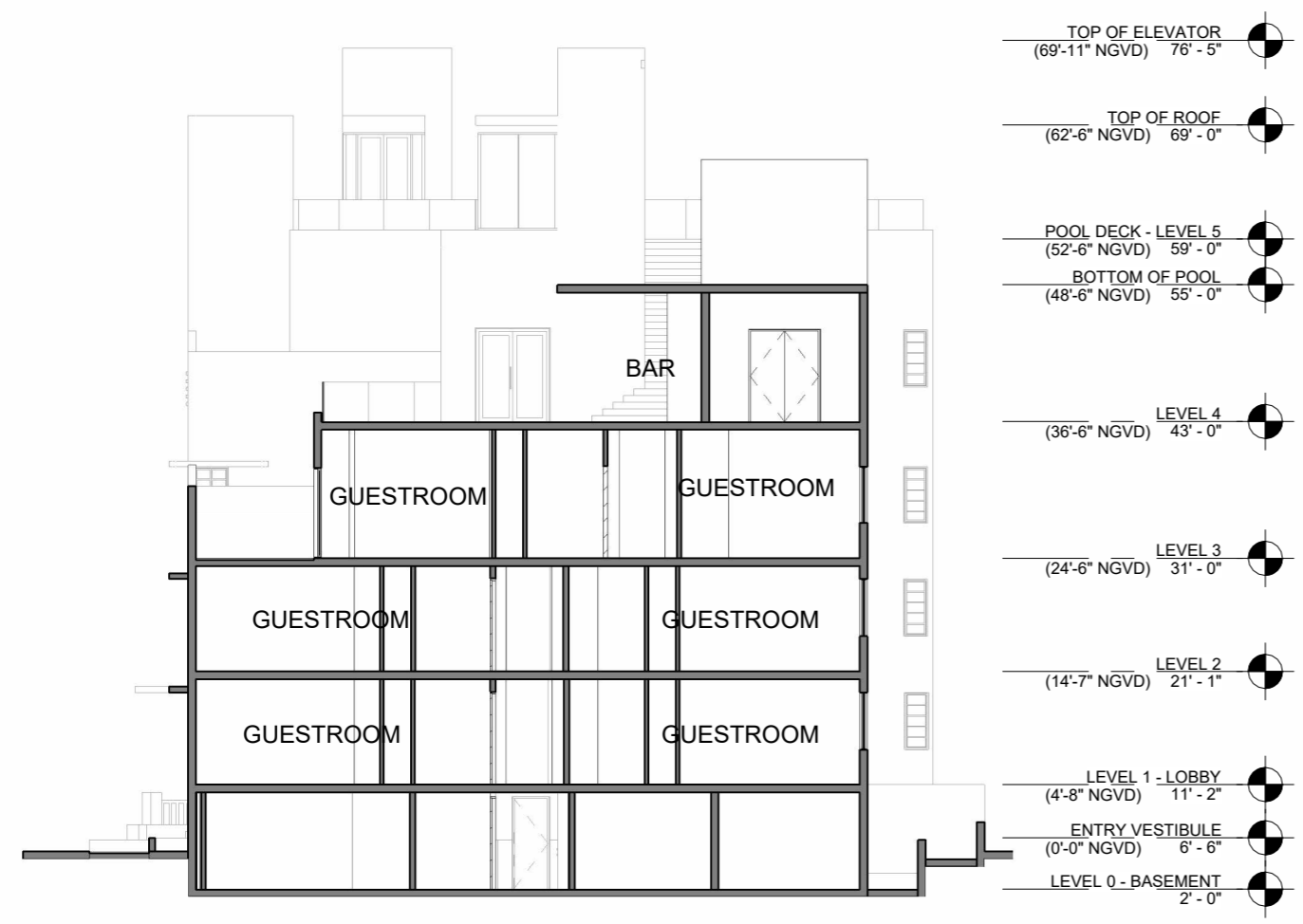
② WEST ELEVATION - RENDERED  
 1/16" = 1'-0"

**GALE SOUTH BEACH**

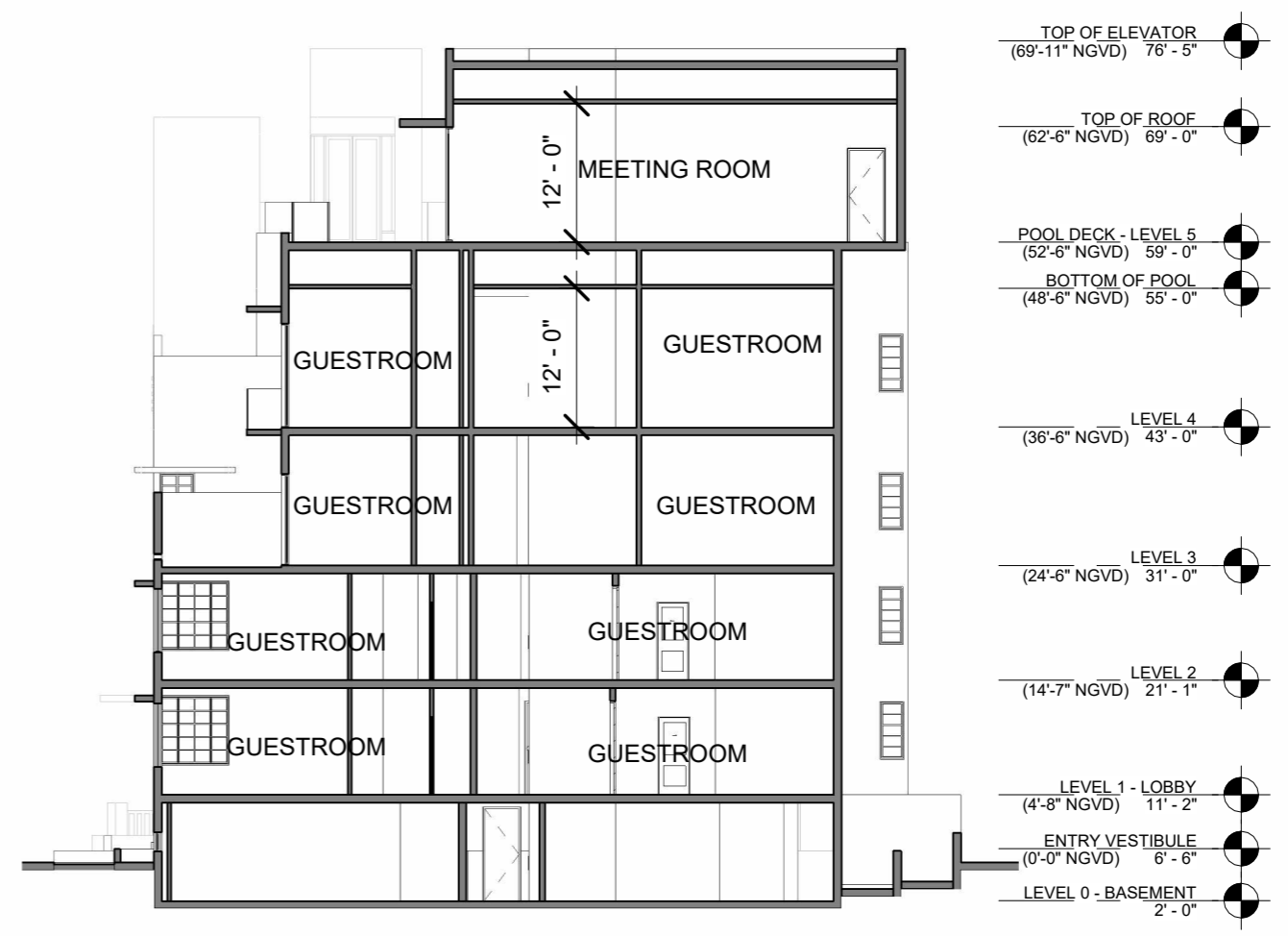
1690 Collins Ave, Miami Beach, FL 33139

CONCEPT DESIGN

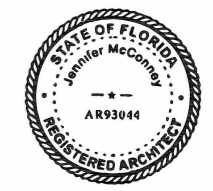
**BUILDING SECTION**



1 SECTION A - EXISTING  
 1/16" = 1'-0"



2 SECTION A - PROPOSED  
 1/16" = 1'-0"



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SCALE: 1/16" = 1'-0"  
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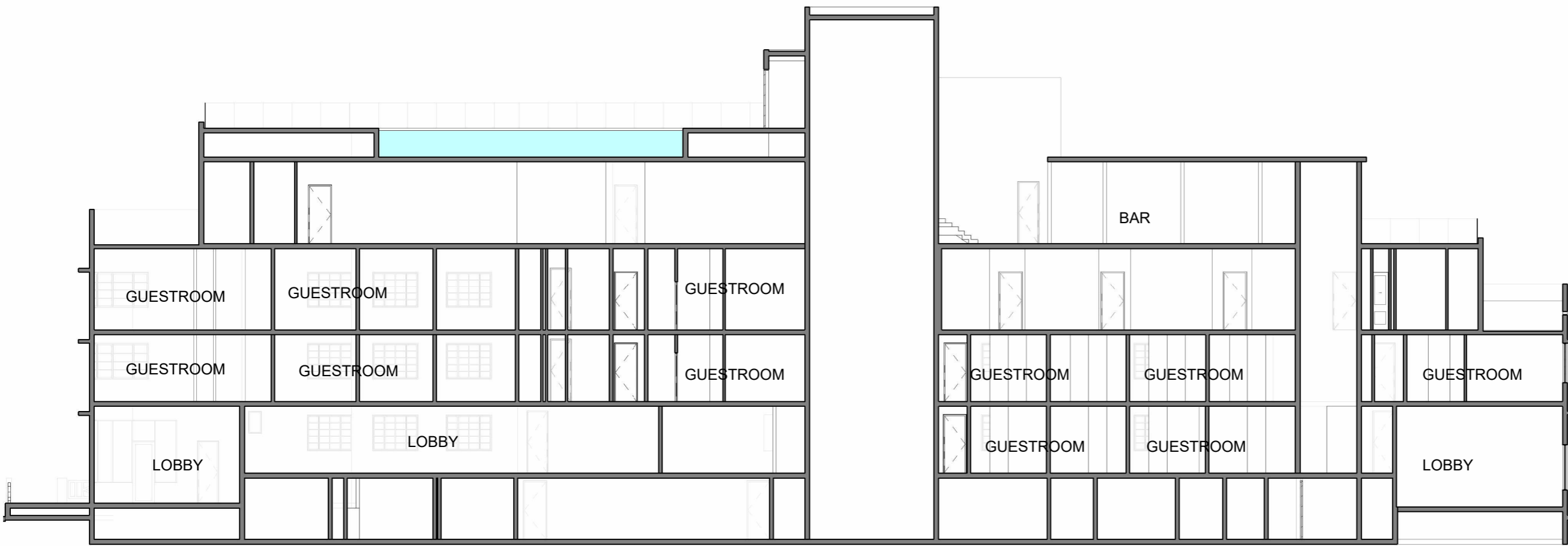
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GALE SOUTH  
BEACH

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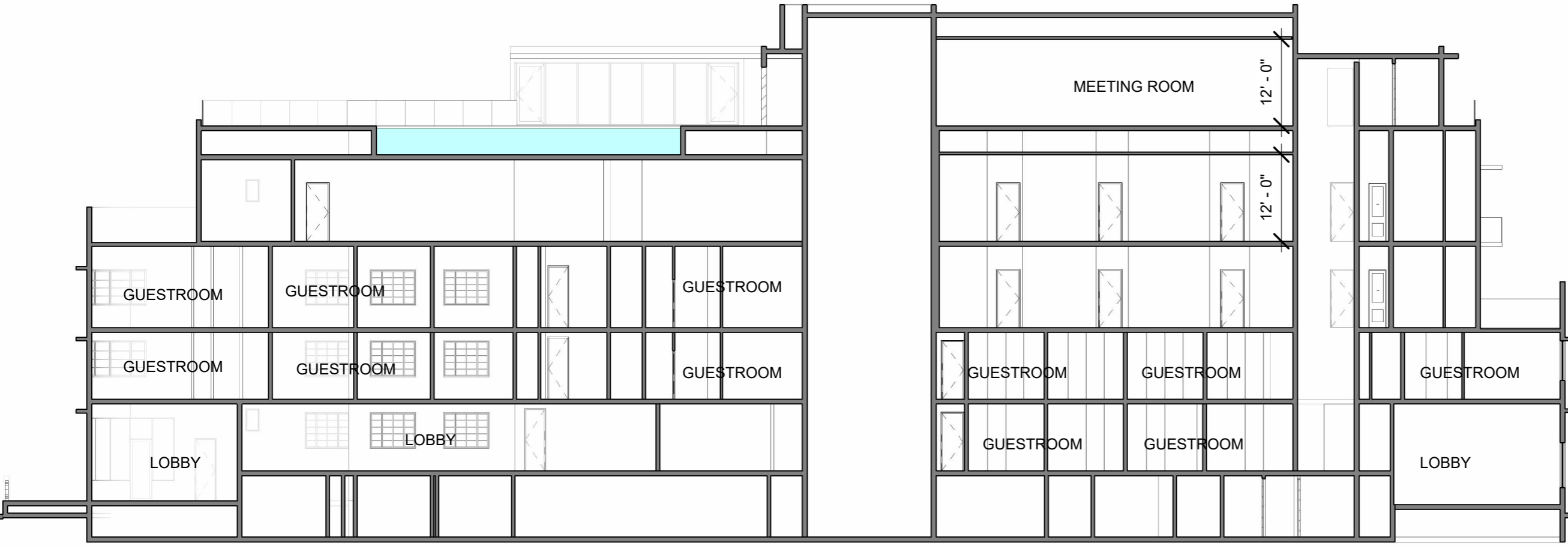
CONCEPT DESIGN

- TOP OF ELEVATOR  
(69'-11" NGVD) 76' - 5"
- TOP OF ROOF  
(62'-6" NGVD) 69' - 0"
- POOL DECK - LEVEL 5  
(52'-6" NGVD) 59' - 0"
- BOTTOM OF POOL  
(48'-6" NGVD) 55' - 0"
- LEVEL 4  
(36'-6" NGVD) 43' - 0"
- LEVEL 3  
(24'-6" NGVD) 31' - 0"
- LEVEL 2  
(14'-7" NGVD) 21' - 1"
- LEVEL 1 - LOBBY  
(4'-8" NGVD) 11' - 2"
- ENTRY VESTIBULE  
(0'-0" NGVD) 6' - 6"
- LEVEL 0 - BASEMENT  
2' - 0"



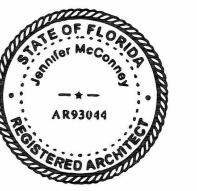
1 SECTION B - EXISTING  
1/16" = 1'-0"

- TOP OF ELEVATOR  
(69'-11" NGVD) 76' - 5"
- TOP OF ROOF  
(62'-6" NGVD) 69' - 0"
- POOL DECK - LEVEL 5  
(52'-6" NGVD) 59' - 0"
- BOTTOM OF POOL  
(48'-6" NGVD) 55' - 0"
- LEVEL 4  
(36'-6" NGVD) 43' - 0"
- LEVEL 3  
(24'-6" NGVD) 31' - 0"
- LEVEL 2  
(14'-7" NGVD) 21' - 1"
- LEVEL 1 - LOBBY  
(4'-8" NGVD) 11' - 2"
- ENTRY VESTIBULE  
(0'-0" NGVD) 6' - 6"
- LEVEL 0 - BASEMENT  
2' - 0"



2 SECTION B - PROPOSED  
1/16" = 1'-0"

BUILDING  
SECTION



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A3.01