

LE ROYALE

1601 WASHINGTON AVE, MIAMI BEACH FL 33139
 CITY OF MIAMI BEACH PLANNING & ZONING

HPB - FINAL SUBMITTAL (#HPB 23-0588)
 ZONING DISTRICT CD-3 (COMMERCIAL, HIGH INTENSITY)

APPLICABLE CODES:

- ZONING CODE: City of Miami Beach CD-3
- FLORIDA BUILDING CODE: 2020 FBC, 7th Edition.
- LIFE SAFETY CODE: NFPA 101, 2017 Edition
- FLORIDA FIRE PREVENTION CODE: FFPC 2020, 7th Edition



SCOPE OF WORK:

- EXTERIOR RENOVATION OF EXISTING MIX USED 8 STORY BUILDING LOCATED AT 1601 WASHINGTON AVE WITH A FAÇADE MODIFICATIONS INCLUDING A:
- SELECTIVE DEMO OF STUCCO AND DECORATIVE MULLIONS IN FACADES.
- NEW CLADDING FINISH
- NEW STONE VENEER FINISH
- NEW EXTERIOR BALUSTRADES AND AWNINGS
- A NEW LANDSCAPE
- ADDITION OF A NEW BUILDING CROWN
- NEW JULIET BALCONIES.

Rev.	Date

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2335

LE ROYALE
 1601 WASHINGTON AVE
 MIAMI BEACH, FL 33139

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KOBI KARP
 Lic. # AR0012578

COVER SHEET

Date	07-01-2023	Sheet No.	A0.00
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Project	2335		

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A1.06	PROPOSED RENDERING	X	X
A1.07	PROPOSED RENDERING	X	X
A1.08	EXISTING SITE PLAN	X	X
A2.00	EXISTING GROUND FLOOR PLAN	X	X
A2.01	EXISTING 2ND FLOOR PLAN	X	X
A2.02	EXISTING 3RD FLOOR PLAN	X	X
A2.03	EXISTING 4TH FLOOR PLAN	X	X
A2.04	EXISTING 5TH FLOOR PLAN	X	X
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A2.06	EXISTING 7TH FLOOR PLAN	X	X
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A2.10	PROPOSED GROUND FLOOR PLAN	X	X
A2.11	PROPOSED 2ND FLOOR PLAN	X	X
A2.12	PROPOSED 3RD FLOOR PLAN	X	X
A2.13	PROPOSED 4TH FLOOR PLAN	X	X
A2.14	PROPOSED 5TH FLOOR PLAN	X	X
A2.15	PROPOSED 6TH FLOOR PLAN	X	X
A2.16	PROPOSED 7TH FLOOR PLAN	X	X
A2.17	PROPOSED 8TH FLOOR PLAN	X	X
A3.00	EXISTING NORTH & EAST ELEVATIONS	X	X
A3.01	EXISTING SOUTH & WEST ELEVATIONS	X	X
A3.10	PROPOSED NORTH & EAST ELEVATIONS	X	X
A3.11	PROPOSED SOUTH & WEST ELEVATIONS	X	X
A4.00	EXISTING SECTIONS A-A & B-B	X	X
A4.01	EXISTING SECTIONS C-C	X	X
A5.00	DETAILS SHEET	X	X
A5.01	DETAILS SHEET	X	X
A5.02	DETAILS SHEET	X	X
A5.03	DETAILS SHEET		X
A5.04	DETAILS SHEET		X
A5.05	DETAILS SHEET		X
A5.06	DETAILS SHEET		X
D2.00	DEMO NORTH & EAST ELEVATIONS	X	X
D2.01	DEMO SOUTH & WEST ELEVATIONS	X	X
D2.02	ENLARGED DEMO WEST ELEVATION	X	X
D3.00	ENLARGED DEMO FLOOR PLANS	X	X
D3.01	ENLARGED DEMO FLOOR PLANS	X	X

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D3.03	ENLARGED DEMO FLOOR PLANS	X	X
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D3.05	ENLARGED DEMO FLOOR PLANS	X	X
D3.06	ENLARGED DEMO FLOOR PLANS	X	X
D3.07	ENLARGED DEMO FLOOR PLANS	X	X
ELECTRICAL & PLUMBING (H. VIDAL & ASSOCIATES)			
E2.11	PROPOSED GRND FLOOR PLAN		X
E2.12	PROPOSED 2ND FLOOR PLAN		X
E2.13	PROPOSED 3RD FLOOR PLAN		X
E2.14	PROPOSED 4TH FLOOR PLAN		X
E2.15	PROPOSED 5TH FLOOR PLAN		X
E2.16	PROPOSED 6TH FLOOR PLAN		X
E2.17	PROPOSED 7TH FLOOR PLAN		X
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E3.00	NOTES & SCHEDULES		X
P1.00	NOTES & SCHEDULES		X
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P2.13	PROPOSED 3RD FLOOR PLAN		X
P2.14	PROPOSED 4TH FLOOR PLAN		X
P2.15	PROPOSED 5TH FLOOR PLAN		X
P2.16	PROPOSED 6TH FLOOR PLAN		X
P2.17	PROPOSED 7TH FLOOR PLAN		X
P2.18	PROPOSED 8TH FLOOR PLAN		X

Rev.	Date

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KOBI KARP
Lic. # AR0012578

DRAWING INDEX

Date	07-01-2023	Sheet No.	A0.01
Scale	AS SHOWN		
Project	2335		

"LE ROYALE"

1601 Washington Ave.
Miami Beach, FL 33139



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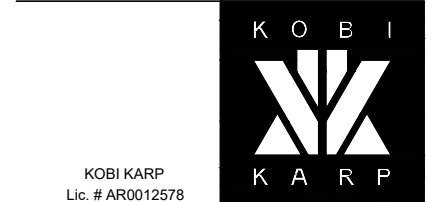
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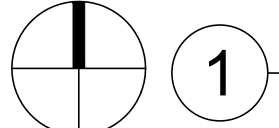
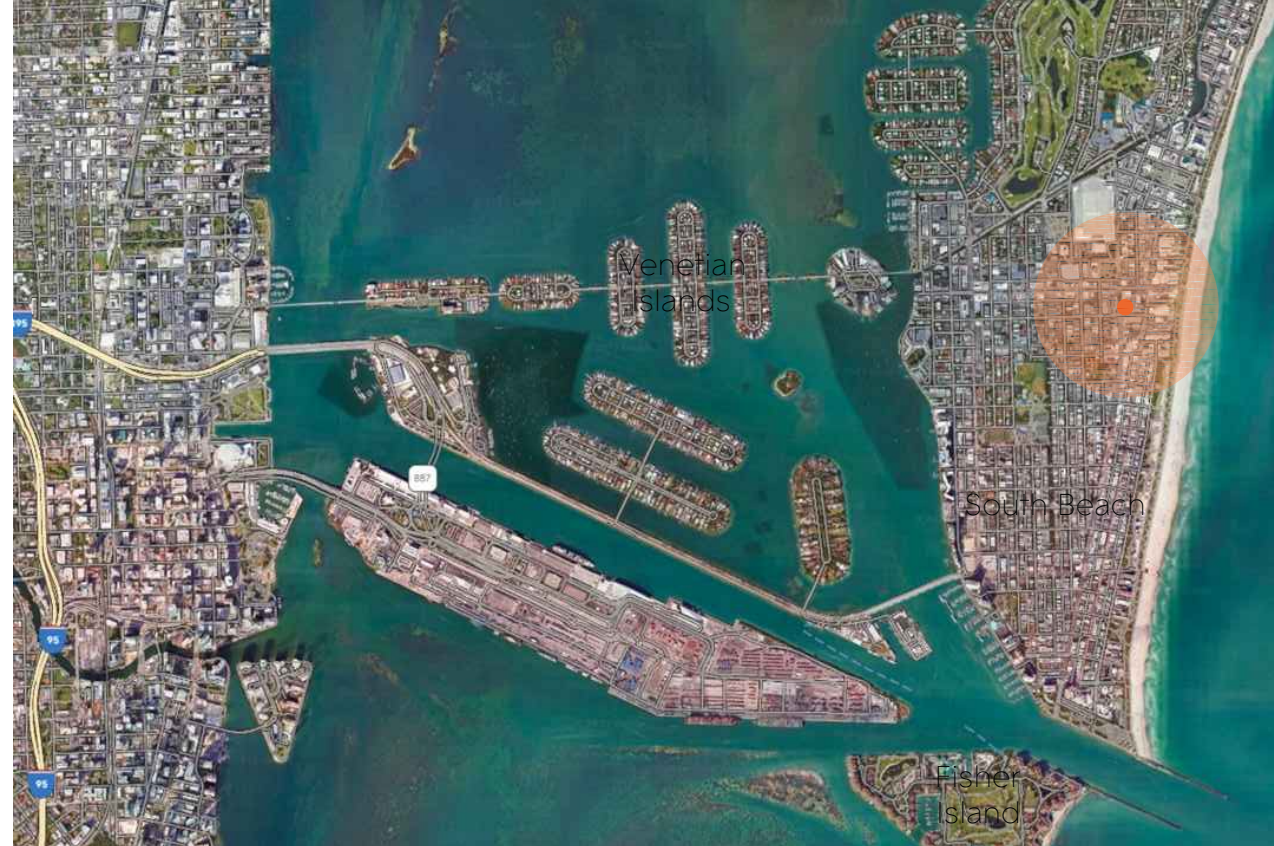
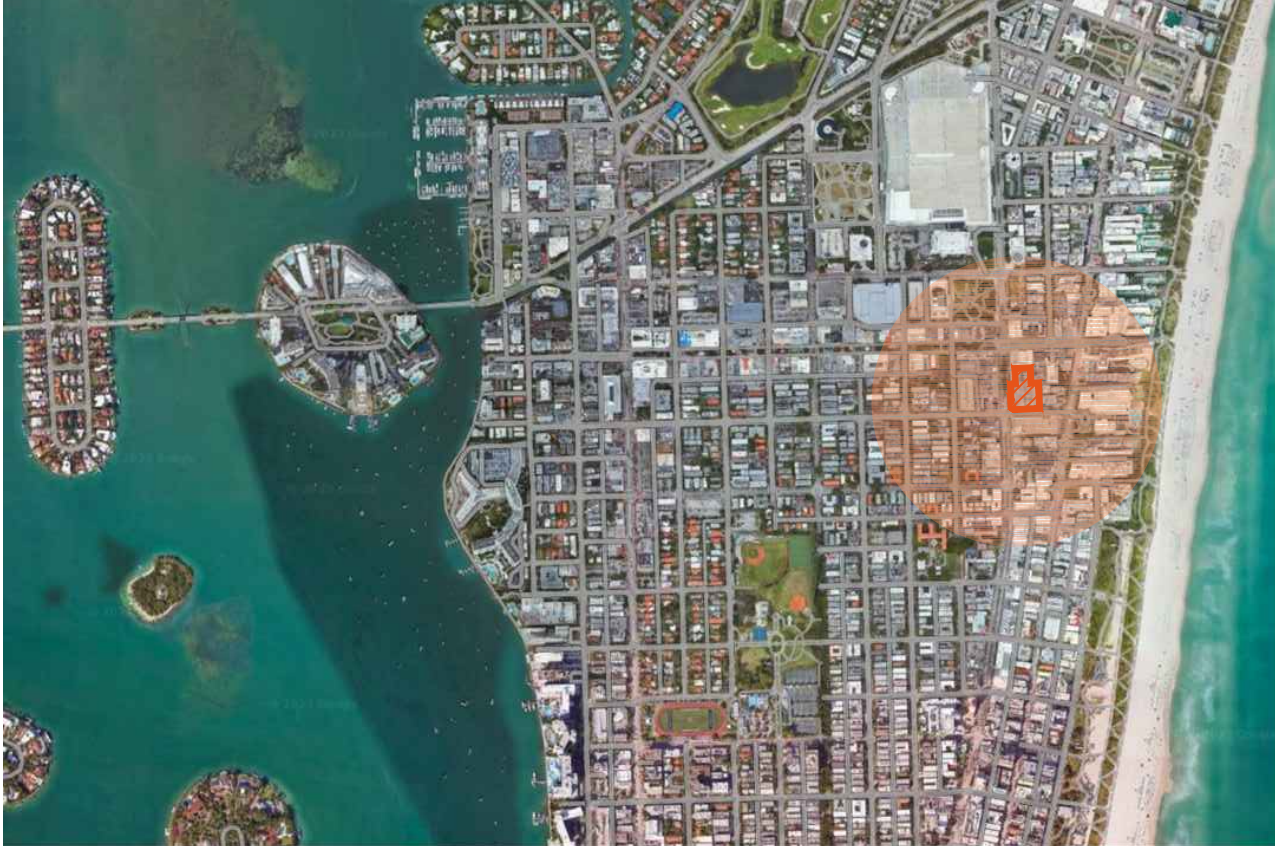
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LOCATION MAP / AERIAL VIEW

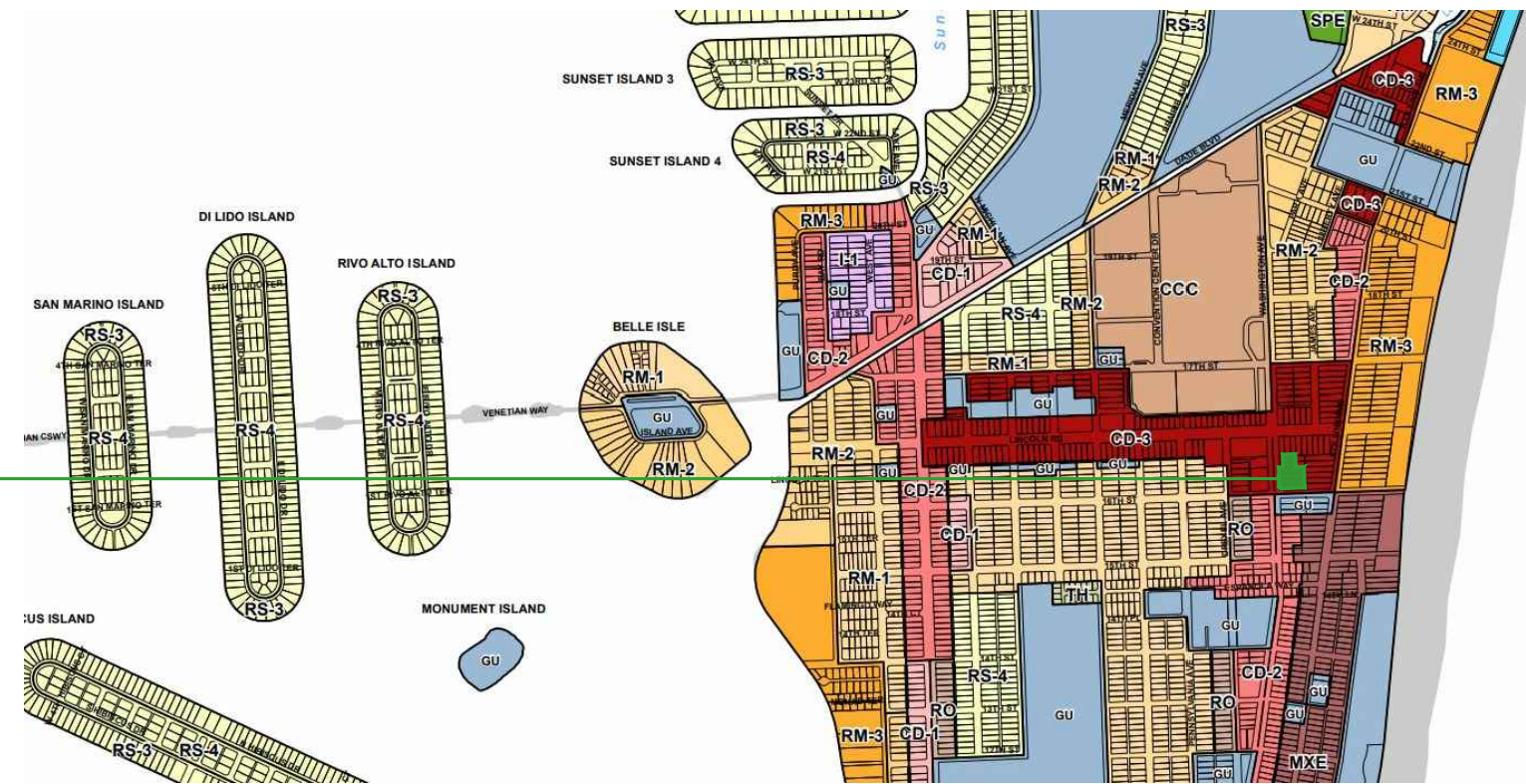


LOCATION MAPS

NTS

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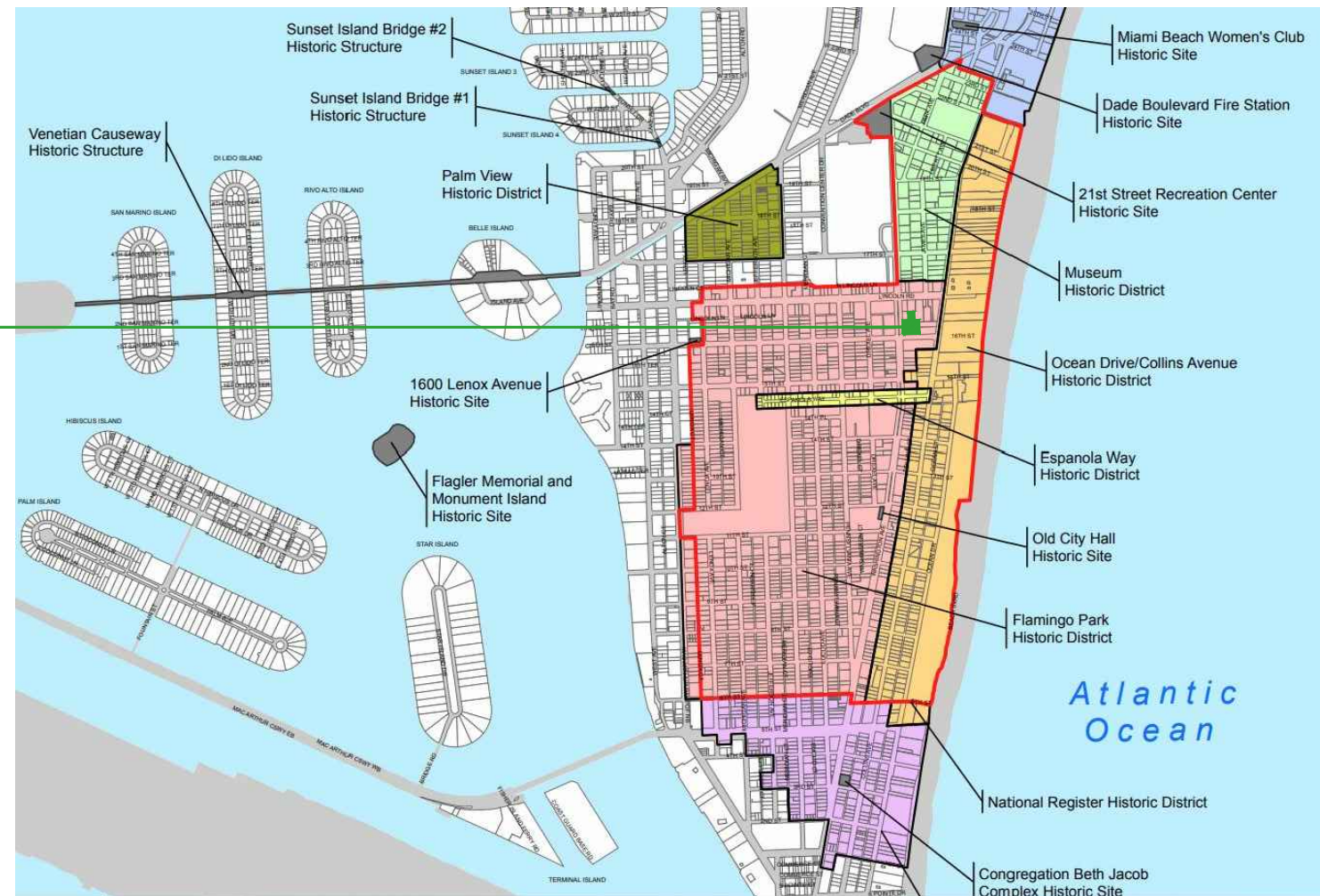
AREA OF WORK
ZONING DISTRICT CD-3
(COMMERCIAL, HIGH INTENSITY)



1 ZONING DISTRICT

SCALE: N/A

AREA OF WORK
HISTORICAL DISTRICT
FLAMINGO PARK



2 HISTORICAL DISTRICT

SCALE: N/A

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ZONING MAPS

Date	07-01-2023	Sheet No.	
Scale	AS SHOWN		A0.03
Project	2335		

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM	Zoning Information				
1	Address:	1601 WASHINGTON AVE, MIAMI BEACH FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-019-0840			
4	Year constructed:	2002	Zoning District:	CD-3 COMMERCIAL, HIGH INTENC	
5	Historic Designation	Local: FLAMINGO PARK DISTRICT			
		National: MIAMI BEACH ARCHITECTURAL DISTRICT			
6	Flood Zone:	Flood Zone: AE	Grade Value in NGVD:	EXISTING TO REMAIN: 6.4' NGVD	
7	Base Flood Elevation:	8'-0" NGVD			
8	Design Flood Elevation:	9'-0" NGVD			
9	Max. Wave Crest Elevation:	10'-0"			
10	Adjusted grade (Flood+Grade/2)	N/A			
11	Lot Area:	64,740 S.F.			
12	Lot Width	321.7'	Lot Depth:	225.0'	
13	Minimum Unit Size	-	Average Unit Size:	-	
14	Existing User	MIXED USE (BUSINESS & ASSEMBLY)	Proposed Use:	MIXED USE (BUSINESS & ASSEMBLY)	
		ALLOWED	EXISTING	PROPOSED	DEF.
10	Height	100'-0"	96'-3"	EXISTING TO REMAIN	-
	Architectural District-New Construction	-	-	-	-
	Ground Floor Additions	-	-	-	-
11	Number of Stories	11 STORIES	8 STORIES	EXISTING TO REMAIN	-
	Architectural District-New Construction	-	-	-	-
	Ground Floor Additions	-	-	-	-
12	FAR:	2.75 MAX. RATIO	2.10 RATIO	EXISTING TO REMAIN	-
13	Gross Square Footage	-	153,477	EXISTING TO REMAIN	-
14	Square Footage by use		OFFICE SPACE:120,235 S.F.	EXISTING TO REMAIN	-
			RETAIL SPACE:20,549 S.F.	EXISTING TO REMAIN	-
15	Number of Units Residential	N/A			
16	Number of Units Hotel	N/A			
17	Number of Seats	RESTAURANT 200 SEATS			
18	Occupancy Load		OFFICE SPACE:120,235 S.F./100=1203 P	EXISTING TO REMAIN	-
			RETAIL SPACE:20,549 S.F./30=685P		
			TOTAL OCC: 1,888 P		
		REQUIRED	EXISTING	PROPOSED	DEF.
	SETBACKS				
	At-Grade Parking Lot				
19	Front Setback	5'	0	EXISTING TO REMAIN	-
20	Side Setback	5'	0	EXISTING TO REMAIN	-
21	Side Setback	5'	0	EXISTING TO REMAIN	-
22	Rear Setback	5' IF ABUTTING AN ALLEY	0	EXISTING TO REMAIN	-
	Subterranean/ Pedestal / LVL 0-5				
23	Front Setback	0	0	EXISTING TO REMAIN	-
24	Side Setback	0	0	EXISTING TO REMAIN	-
25	Side Setback	0	0	EXISTING TO REMAIN	-
26	Rear Setback	0	0	EXISTING TO REMAIN	-
	Tower				
27	Front Setback	-	-	-	-
28	Side Setback	-	-	-	-
29	Side Setback	-	-	-	-
30	Rear Setback	-	-	-	-
	Detached Additions at 25 FT max height				
31	Front Setback	-	-	-	-
32	Side Setback	-	-	-	-
33	Side Setback	-	-	-	-
34	Rear Setback	-	-	-	-
		REQUIRED	EXISTING	PROPOSED	DEF.
	PARKING DISTRICT No 1				
31	Parking District No 1				
32	Total # of parking spaces				
33	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	OFFICE (120,235 SF /1PS) 400SF= 301 PS RETAIL (20,549 SF / 1PS) 300SF = 69 PS PUBLIC PARKING (CITY REQ.)=100 PS TOTAL REQ: 470 PARQ. SPACES	HANDICAP SPACES: 12 PS STANDARD SPACES: 481 PS TOTAL EXIST: 493 PARQ. SPACES	EXISTING TO REMAIN	-
34	Valet Drop off and pick up	-	-	-	-
35	Loading zones and Trash collection areas	-	-	-	-
36	Bike Racks	-	-	-	-
37	Is this a contributing building?	NO			
38	Located within a Local Historic District?	YES			

Rev. _____ Date _____

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PROJECT DATA

Date 07-01-2023	Sheet No.
Scale AS SHOWN	A0.04
Project 2335	



① SITE PICTURE
SCALE: N/A



② SITE PICTURE
SCALE: N/A



③ SITE PICTURE
SCALE: N/A



KEY PLAN
SCALE: N/A

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SITE PHOTOS

Date	07-01-2023	Sheet No.	
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4 SITE PICTURE
SCALE: N/A



5 SITE PICTURE
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6 SITE PICTURE
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7 SITE PICTURE
SCALE: N/A



8 SITE PICTURE
SCALE: N/A



9 SITE PICTURE
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KEY PLAN
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Address:

1601 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

FOLIO #: 02-3234-019-0840

Legal Description:

PARCEL 1:

LOTS 19 AND 20, LESS THE WESTERN 94 FEET THEREOF, AND ALL OF LOTS 21 AND 22, BLOCK 54, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM COLLINS AVENUE AND THE REAR OF LOT 19 HEREINABOVE DESCRIBED OVER AND ACROSS THAT CERTAIN 20ALLEYWAY FROM THE EAST SIDE OF SAID LOT 19 TO COLLINS AVENUE AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 20 FEET OF THE NORTH 1/2 OF LOT 4, BLOCK 54 AFORESAID

PARCEL 2:

THE WESTERLY PORTIONS OF LOTS 19 AND 20, BLOCK 54, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTH LOT LINE OF LOT 19 MEETS THE WEST LOT LINE OF LOT 19, THEN PROCEED ALONG THE WESTERLY LOT LINES OF LOT 19 AND 20 FOR A DISTANCE OF 100 FEET; THENCE EAST, PARALLELING THE NORTH LOT LINE OF LOT 21, A DISTANCE OF 94 FEET; THENCE NORTH, PARALLELING THE WESTERLY LOT LINES OF LOTS 19 AND 20 A DISTANCE OF 100 FEET TO THE NORTH LINE OF LOT 19; THENCE WEST ALONG THE NORTH LOT LINE OF LOT 19 TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF LOTS 17 AND 18 LESS THE EAST 60 FEET, AND INCLUDING THE 20 FEET OF ALLEY NOW CLOSED LYING NORTH OF LOT 17 LESS THE EAST 60 FEET, ALL WITHIN BLOCK 54, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTYFLORIDA.

LESS AND EXCEPT:

A PORTION OF LOTS 17, 18, AND A VACATED 20 FOOT ALLEY, ALL WITHIN BLOCK 54, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 54; THENCE SOUTH 00' 00' 00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE FOR 116.79 FEET; THENCE NORTH 89° 57' 01" EAST ALONG THE SOUTH LINE OF AN EXISTING TWO STORY BUILDING FOR 85.20 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE NORTH 00° 00' 23" WEST ALONG THE EASTERLY LINE OF SAID BUILDING AND ITS NORTHERLY EXTENSION THEREOF FOR 116.70 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED ALLEY; THENCE NORTH 89° 59' 29" WEST ALONG THE SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOTS 15 AND 16 OF SAID BLOCK 54 FOR 85.19 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (AIR RIGHTS):

A PORTION OF LOTS 17, 18, AND A VACATED 20 FOOT ALLEY, ALL WITHIN BLOCK 54, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 54; THENCE SOUTH 00' 00' 00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE FOR 116.79 FEET; THENCE NORTH 89° 57' 01" EAST ALONG THE SOUTH LINE OF AN EXISTING TWO STORY BUILDING FOR 85.20 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE NORTH 00° 00' 23" WEST ALONG THE EASTERLY LINE OF SAID BUILDING AND ITS NORTHERLY EXTENSION THEREOF FOR 116.70 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED ALLEY; THENCE NORTH 89° 59' 29" WEST ALONG THE SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOTS 15 AND 16 OF SAID BLOCK 54 FOR 85.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY AT ELEVATION +29.00 FEET, RELATIVE TO THE NATIONALGEODATIC VERTICAL DATUM OF 1929

Commitment for Title Insurance:

ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES

STATE: FLORIDA

COUNTY: MIAMI-DADE

AGENT FILE #: NCS-1178268-MIA

SCHEDULE A:

EFFECTIVE DATE: MAY 04, 2023 AT 8:00 AM

Zoning Information:

THE SURVEYED PROPERTY IS ZONED "CD-3" - COMMERCIAL, HIGH INTENSITY WITHIN THE FLAMINGO PARK LOCAL HISTORIC DISTRICT, CITY OF MIAMI BEACH FLORIDA.

FRONT SETBACK: 0'

SIDE SETBACK: 0'

REAR SETBACK: 0' BY VARIANCE

HEIGHT RESTRICTIONS: 11 STORIES/100'

MAXIMUM FLOOR AREA RATIO: 2.75

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 400 SQUARE FEET OF FLOOR AREA. HOWEVER, MEDICAL OFFICES AND CLINICS OR OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA

375 TOTAL PARKING SPACES REQUIRED

PER ZONING REPORT THE SURVEYED PROPERTY IS "LEGAL CONFORMING".

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM PZR ZONING REPORT DATED OCTOBER 27, 2016, SITE NO. 92950-1, PURSUANT TO ITEM 6A & 6B OF TABLE A.

Notes Corresponding to Schedule B - Section II

1 THROUGH 6, 8 AND 9, CONTAINS NOT PLOTTABLE SURVEY MATTER.

10. PROVISIONS OF THE PLAY OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, RECORDED JANUARY 15, 1914 IN PLAT BOOK 2, PAGE 77. THIS ITEM IS PLOTTED HEREON.

THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON

11. EASEMENT RIGHT OVER PRIVATE ROAD, AS RECORDED DECEMBER 17, 1945 IN DEED BOOK 2600 PAGE 459. THIS ITEM IS PLOTTED HEREON.

12. EASEMENTS AS CONTAINED IN WARRANTY DEEDS, RECORDED APRIL 17, 1957 IN BOOK 189 PAGE 315 AND ON MAY 7, 1957 IN BOOK 223 PAGE 283, AS AFFECTED BY DOCUMENT RECORDED JANUARY 28, 1963 IN BOOK 3507 PAGE 646. THIS ITEM IS PLOTTED HEREON. NOTE THE LOCATION OF THE 9' INGRESS/EGRESS EASEMENT "EASEMENT B" WITHIN THE ITEM IS NOT DEFINED, HOWEVER THE PORTION OF LOT 19 SUBJECT TO SAID EASEMENT IS PLOTTED HEREON.

13. ORDERS BY THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED OCTOBER 15, 1991 IN OFFICIAL RECORDS BOOK 15229 PAGE 2168, AND ON JANUARY 10, 2000 IN OFFICIAL RECORDS BOOK 18938 PAGE 4747. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

14. NOTICE OF FILING LEASE AGREEMENT, BY AND BETWEEN WASHINGTON JAL, INC., AS LESSOR, AND FIRST AMERICAN TELECOMMUNICATIONS CORP., AS LESSEE RECORDED JUNE 5, 1998 IN OFFICIAL RECORDS BOOK 18134 PAGE 2958. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON

15. TERMS AND PROVISIONS OF THE LEASE BY AND BETWEEN CITY OF MIAMI BEACH, FLORIDA AND 16TH STREET PARTNERS LLC AS EVIDENCED BY AN AGREEMENT OF LEASE DATED SEPTEMBER 1, 1999 RECORDED ON SEPTEMBER 31999 IN OR BOOK 18770 PAGE 46. FIRST AMENDMENT TO AGREEMENT OF LEASE AND DEVELOPMENT AGREEMENT DATED NOVEMBER 8, 2000 AND RECORDED DECEMBER 62000 IN OR BOOK 19395 PAGE 1106 AND RERECORDED JULY 232001 IN OR BOOK 19794 PAGE 1219. ASSIGNMENT AND ASSUMPTION OF LESSEE'S INTEREST IN LEASE TO TAG LINCOLN PLACE LLC DATED MAY 24, 2006 AND RECORDED JUNE 6, 2006 IN OR BOOK 24598 PAGE 2984. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

16. ORDERS OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED FEBRUARY 2, 2000 IN OFFICIAL RECORDS BOOK 18968 PAGE 3803 AND ON FEBRUARY 2, 2000 IN OFFICIAL RECORDS BOOK 18968 PAGE 3811. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

17. TERMS AND CONDITIONS OF AMENDED AND RESTATED EASEMENT, DATED JULY 28, 2000, BY AND AMONG WASHINGTON JAL, INC., A FLORIDA CORPORATION, PATRICIA O. SCHUTTE, INDIVIDUALLY AND AS TRUSTEE OF THAT CERTAIN IRREVOCABLE INTER VIVOS TRUST AGREEMENT, DATED SEPTEMBER 13, 1973, MADE BY AND BETWEEN LOUISE Z. OSIUS, AS SETTLOR, AND L. JULES ARKIN AND STANLEY H. ARKIN, AS TRUSTEES OF THE LINCOLN ROAD TRUST, RECORDED AUGUST 11, 2000, IN OFFICIAL RECORDS BOOK 19236 PAGE 4425. THE ABOVE AMENDED AND RESTATED EASEMENT AFFECTS EASEMENTS, SET FORTH IN AGREEMENTS BETWEEN LOUISE Z. OSIUS AND LINCOLN ENTERPRISES, INC. RECORDED DECEMBER 9, 1943 IN DEED BOOK 2337 PAGE 231 AND ON MAY 5, 1950 IN DEED BOOK 3279 PAGE 101; AS AFFECTED BY PRIVATE EASEMENT REFORMATION AGREEMENT RECORDED FEBRUARY 10, 1987 IN OFFICIAL RECORDS BOOK 13175 PAGE 1410, TOGETHER WITH JOINDER AND AGREEMENT OF PRIVATE EASEMENT REFORMATION AGREEMENT, RECORDED FEBRUARY 10, 1987 IN OFFICIAL RECORDS BOOK 13175 PAGE 1418. THIS ITEM IS PLOTTED HEREON.

18. EASEMENT AGREEMENT BETWEEN WASHINGTON JAL, INC. AND 16TH STREET PARTNERS, LLC, DATED AUGUST 8, 2000, RECORDED AUGUST 11, 2000 IN OFFICIAL RECORDS BOOK 19236 PAGE 4449. THIS ITEM IS PLOTTED HEREON.

19. EASEMENT AGREEMENT BETWEEN WASHINGTON JAL, INC. AND 16TH STREET PARTNERS, LLC, DATED AUGUST 8, 2000, RECORDED AUGUST 11, 2000 IN OFFICIAL RECORDS BOOK 19236 PAGE 4482. THIS ITEM IS PLOTTED HEREON.

20. AIR RIGHTS AGREEMENT BETWEEN WASHINGTON JAL, INC. AND 16TH STREET PARTNERS, LLC, DATED AUGUST 8, 2000RECORDED AUGUST 11, 2000 IN OFFICIAL RECORDS BOOK 19236 PAGE 4499. THIS ITEM IS PLOTTED HEREON.

21. NOTICE OF LANDLORD RECORDED APRIL 9, 2002 IN BOOK 20320, PAGE 3551. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON

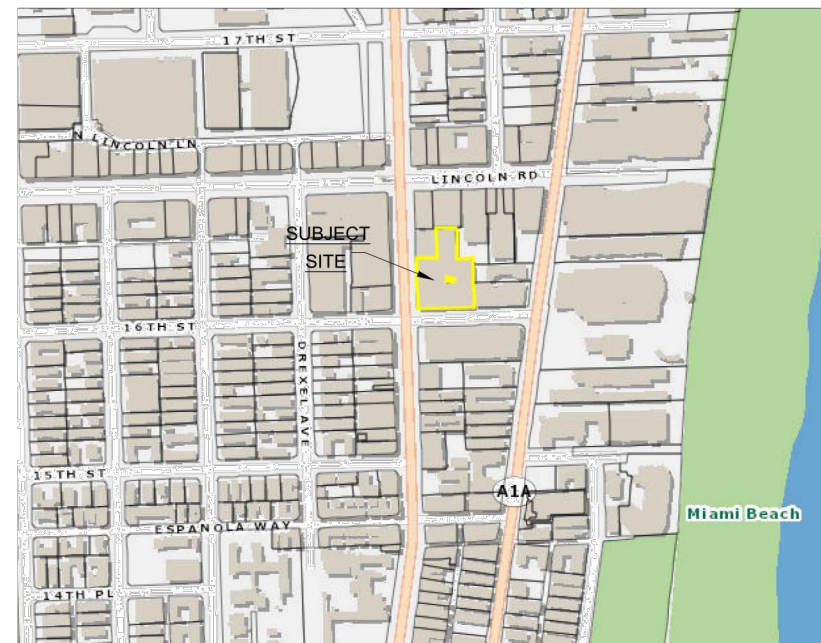
22. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 20325 PAGE 4476.

THIS ITEM IS PLOTTED HEREON.

23. NOTICE RECORDED AUGUST 19, 2015 IN BOOK 29744, PAGE 4219. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON

24. MEMORANDUM OF TENANTS-IN-COMMON BY AND BETWEEN NG 1601 WASHINGTON AVE LLC; JBL 1601 WASHINGTON LLC AND REVIEW AVENUE MIAMI, LLC RECORDED DECEMBER 30, 2016 IN BOOK 30368, PAGE 4918. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON

25. CONTAINS NOT PLOTTABLE SURVEY MATTER.



**VICINITY MAP
NOT TO SCALE**

Surveyor's Notes:

- 1. UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
- 2. THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
- 3. ELEVATIONS IF SHOWN RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 4. ADDITIONS OR DELETIONS TO SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
- 5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- 6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- 7. THIS PROPERTY LIES IN ZONE AE, ELEVATION 8.0', PER FEMA MAP 0317, COMMUNITY 120651 SUFFIX L, MAP DATED 9-11-2009.
- 8. THIS PROPERTY HAS 55,145.64 SQUARE FEET MORE OR LESS.
- 9. THERE ARE 484 STRIPED REGULAR PARKING SPACES AND 11 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 495 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 16, 17 AND 20 OF TABLE A THEREOF.

**PEDRO L
MARTINEZ**
Digitally signed by PEDRO L MARTINEZ
Date: 2023.07.13 10:47:59 -04'00'

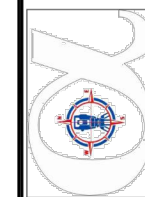


*PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER # 5443 STATE OF FLORIDA.*

This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

PREPARED FOR:

ALTA / NSPS LAND TITLE SURVEY



ALPHA C & N LAND SERVICES, LLC
5801 N.W. 2nd STREET, MIAMI, FLORIDA 33126
Phone: 305-586-6779 305-336-1123
ALPHACLANDSERVICES@GMAIL.COM
Business License # 8426

DRAWN BY: I.C.

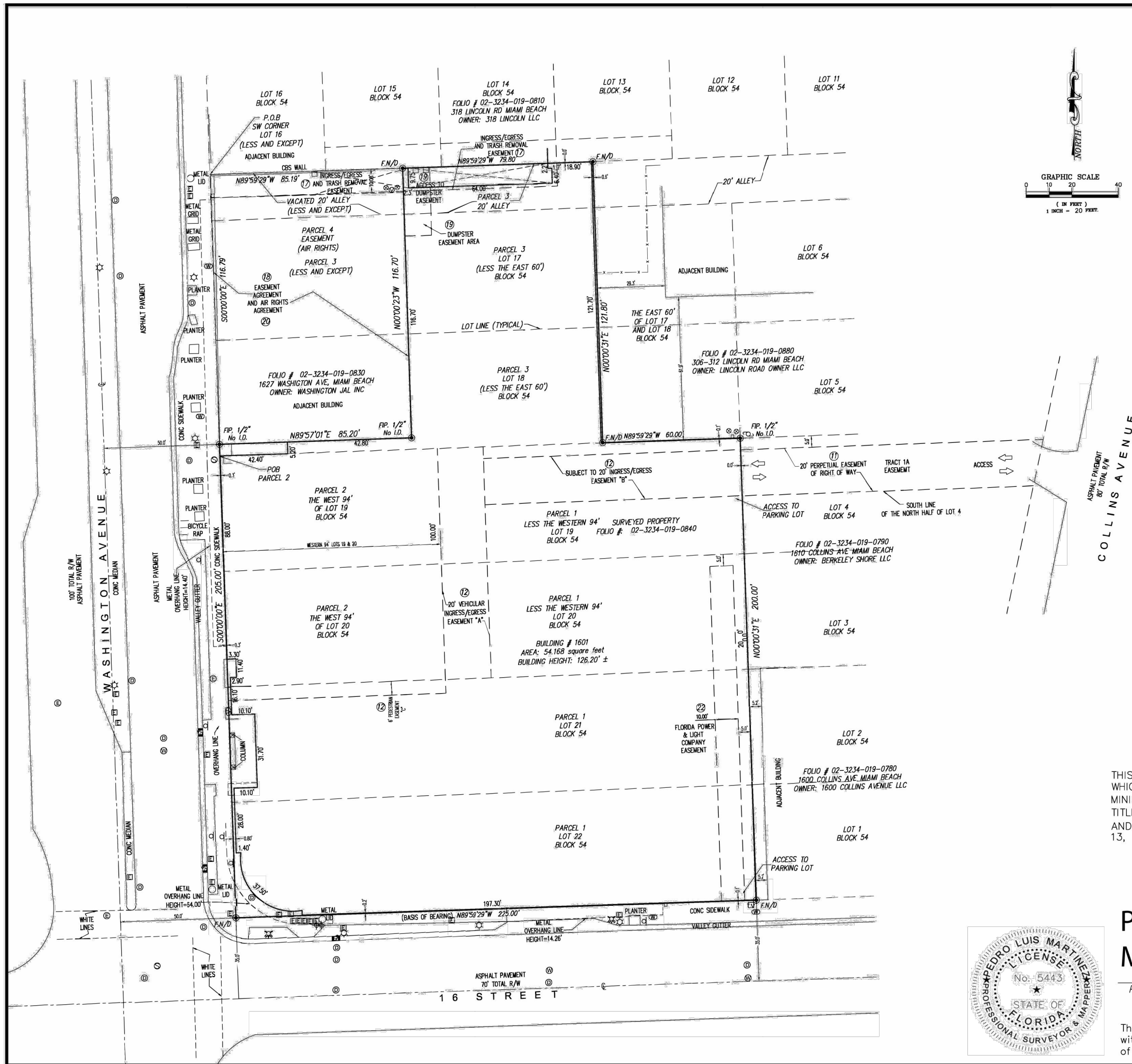
CHECKED BY: P.L.M.

DATE: 06-13-2023

SHEET:

1 of 2

JOB NUMBER: 230616

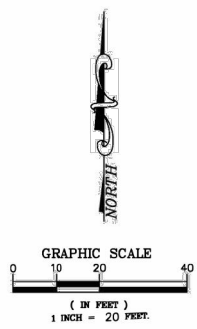


Symbol Legend

- ☐ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WOOD POWER POLE
- ⊕ LIGHT POLE
- ⊕ STAMP PIPE WALL MOUNTED
- ⊕ TRAFFIC METER
- ⊕ STREET LIGHT METER
- ⊕ CLEAN OUT
- ⊕ CABLE BOX
- ⊕ Electrical Manhole
- ⊕ Well Manhole
- ⊕ Drainage Manhole
- ⊕ MANHOLE
- ⊕ BOLLARDS
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ STREET SIGN
- ⊕ TRAFFIC SIGN
- ⊕ ELECTRIC METER
- ⊕ HANDICAP
- ⊕ METAL LID
- ⊕ ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE

Abbreviations

- FIR. 1/2" = FOUND IRON REBAR 1/2"
- FIP. 1/2" = FOUND IRON PIPE 1/2"
- F.N/D = FOUND NAIL AND DISC
- CONC. = CONCRETE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.I. = POINT OF INTERSECTION
- (M) = MEASURE
- (R) = RECORD
- O.R.B. = OFFICIAL RECORDS BOOK
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM 1929
- U.E. = UTILITY EASEMENT
- D = DIAMETER
- C/L = CENTER LINE
- R/W = RIGHT-OF-WAY
- L = LENGTH
- R = RADIUS
- Δ = DELTA



COLLINS AVENUE

ASPHALT PAVEMENT
80' TOTAL R/W

16 STREET

70' TOTAL R/W

ASPHALT PAVEMENT

CONC. SIDEWALK

VALLEY GUTTER

METAL LID

OVERHANG LINE

HEIGHT=14.40'

METAL LID

OVERHANG LINE

HEIGHT=14.40'

VALLEY GUTTER

CONC. SIDEWALK

ASPHALT PAVEMENT

70' TOTAL R/W

ASPHALT PAVEMENT

100' TOTAL R/W

CONC. SIDEWALK

VALLEY GUTTER

METAL LID

OVERHANG LINE

HEIGHT=14.40'

METAL LID

OVERHANG LINE

HEIGHT=14.40'

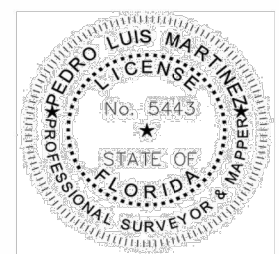
VALLEY GUTTER

CONC. SIDEWALK

ASPHALT PAVEMENT

100' TOTAL R/W

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF.

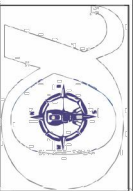


PEDRO L MARTINEZ
Digitally signed by PEDRO L MARTINEZ
Date: 2023.07.13 10:45:52 -04'00'

PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443 STATE OF FLORIDA.

This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. JOB NUMBER: 230616

ALTA / NSPS LAND TITLE SURVEY



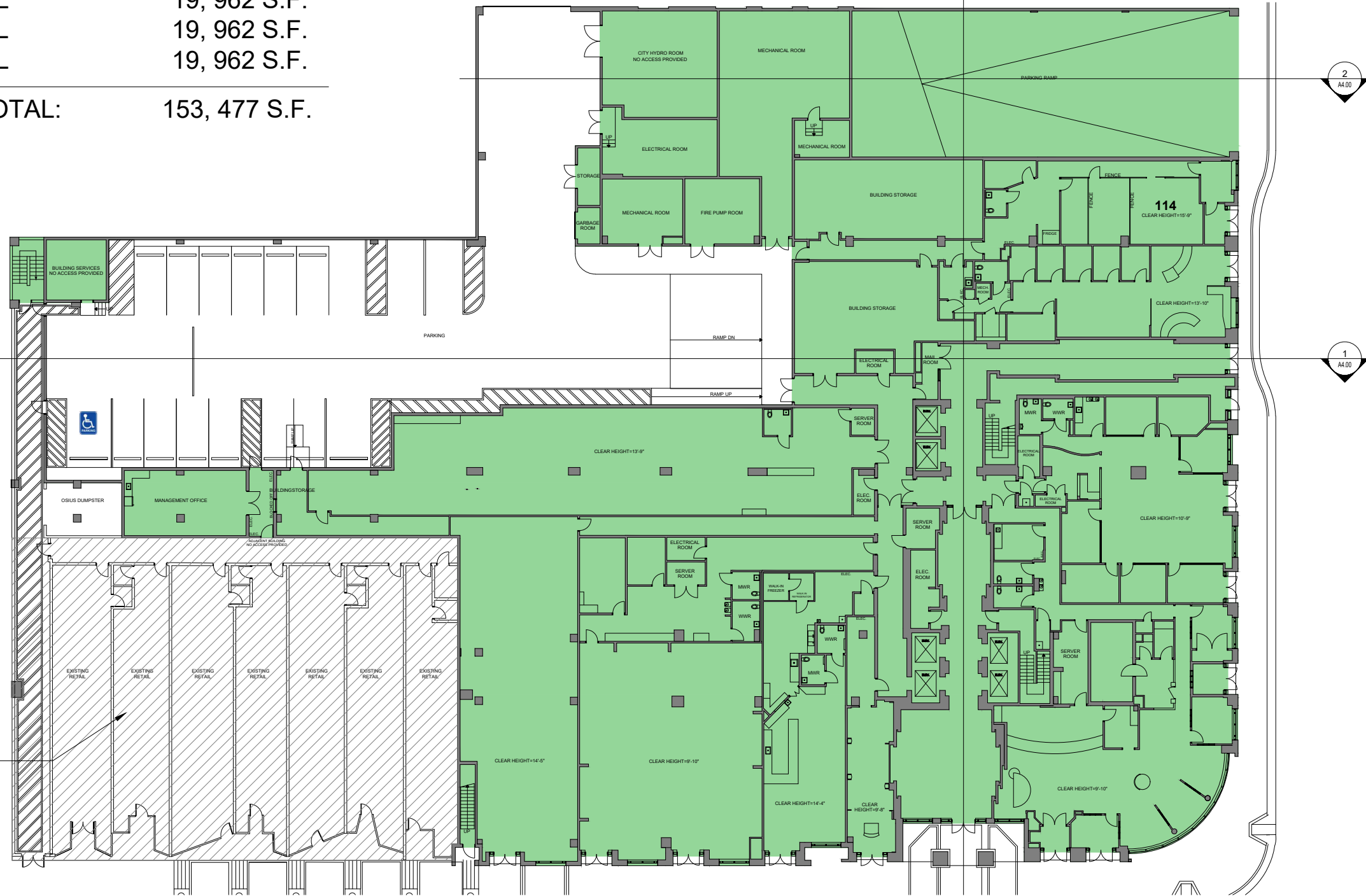
ALPHA C & N LAND SERVICES, LLC
5801 N.W. 2nd STREET, MIAMI, FLORIDA 33126
Phone: 305-588-6779 305-336-1123
ALPHALANDSERVICES@GMAIL.COM
Business License # 83726

DRAWN BY: I.C.
CHECKED BY: P.L.M.
DATE: 06-13-2023
SHEET: 2 of 2

TOTAL EXISTING FAR CALCULATIONS:

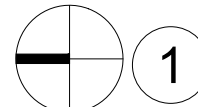
GROUND FLOOR	41, 371 S.F.
2ND LEVEL	10,692 S.F.
3RD LEVEL	10,514 S.F.
4TH LEVEL	10,514 S.F.
5TH LEVEL	20,500 S.F.
6TH LEVEL	19, 962 S.F.
7TH LEVEL	19, 962 S.F.
8TH LEVEL	19, 962 S.F.
GRAND TOTAL:	153, 477 S.F.

THIS AREA IS NOT INCLUDED IN SCOPE OF WORK



EXISTING FAR CALCULATIONS:

GROUND FLOOR - FAR AREA: 41, 371 S.F.



FAR GROUND FLOOR PLAN

SC: 1/32" = 1'-0"

Rev.	Date
2	A4.00

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HPB - FINAL SUBMITTAL

2335

LE ROYALE
1601 WASHINGTON AVE
MIAMI BEACH, FL 33139

Owner
Name NG 1601 WASHINGTON LLC
Address 1430 BROADWAY, 7TH FLOOR
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Tel: -
Email -

Landscape Architecture
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Tel: 561 404 7240
Email Tom.Hargrett@kimley-horn.com

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Email henry@vidalengineering.com

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Address Miami, FL 33125
Tel: (305)969-9424
Email YH@yhengineering.com

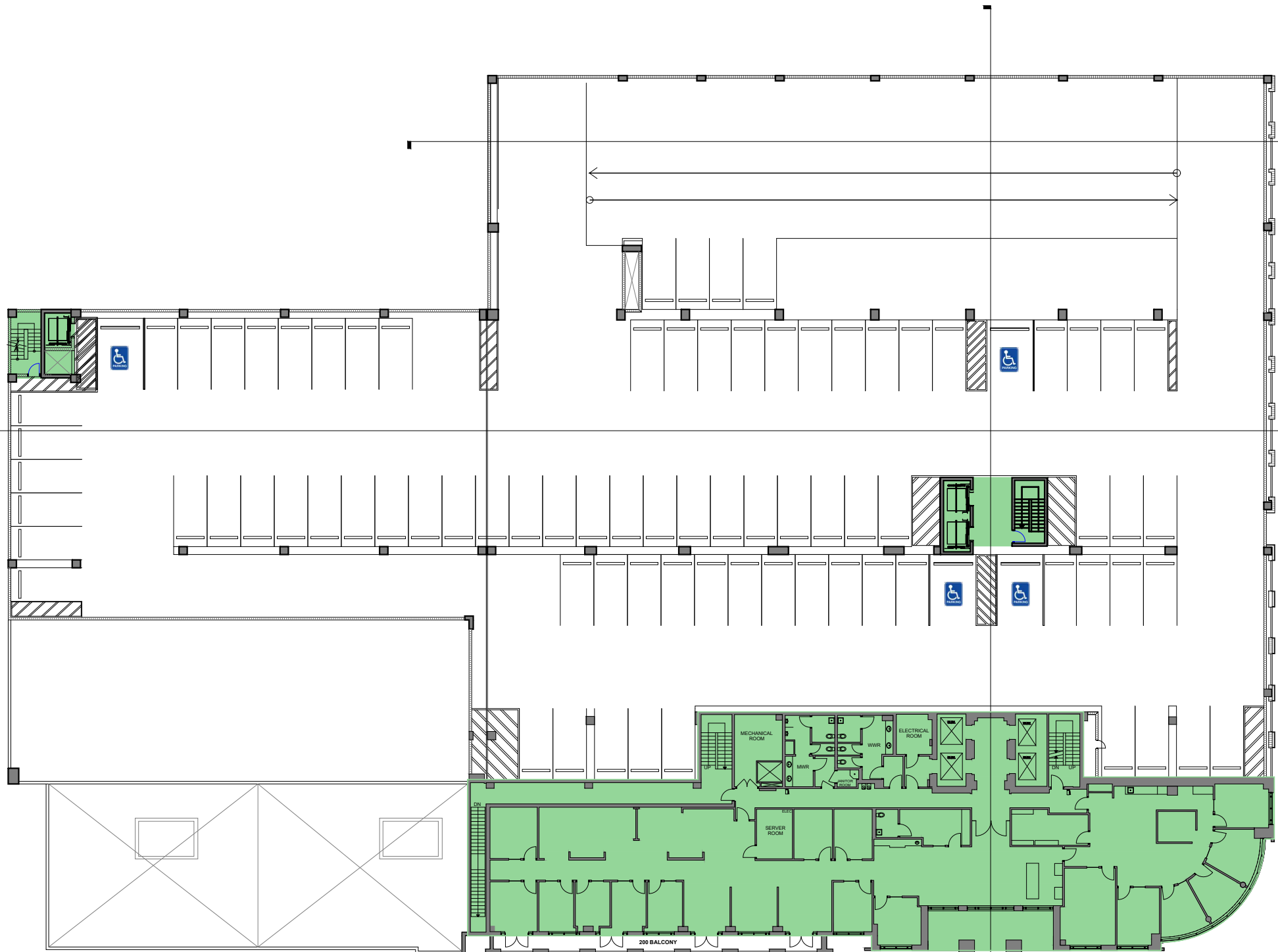
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

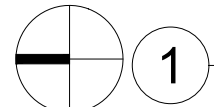
FAR CALCULATIONS
GROUND FLOOR

Date	07-01-2023	Sheet No.	A1.02
Scale	AS SHOWN		
Project	2335		



EXISTING FAR CALCULATIONS:

2ND LEVEL - FAR AREA: 10, 692 S.F.



FAR 2ND LEVEL

SC: 1/32" = 1'-0"

Rev.	Date

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2335

LE ROYALE
1601 WASHINGTON AVE
MIAMI BEACH, FL 33139

Owner
Name NG 1601 WASHINGTON LLC
Address 1430 BROADWAY, 7TH FLOOR
Address NEW YORK, NY 10018
Tel: -
Email -

Landscape Architecture
Name Kimley-Horn
Address 1615 S. Congress Avenue, Suite 201
Address Delray Beach, FL 33445
Tel: 561 404 7240
Email Tom.Hargrett@kimley-horn.com

MEP
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Address Miami, FL 33128
Tel: (305) 571-1860
Email henry@vidalengineering.com

STRUCTURAL
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Address 99 NW 27 AVE.
Address Miami, FL 33125
Tel: (305)969-9424
Email YH@yhengineering.com

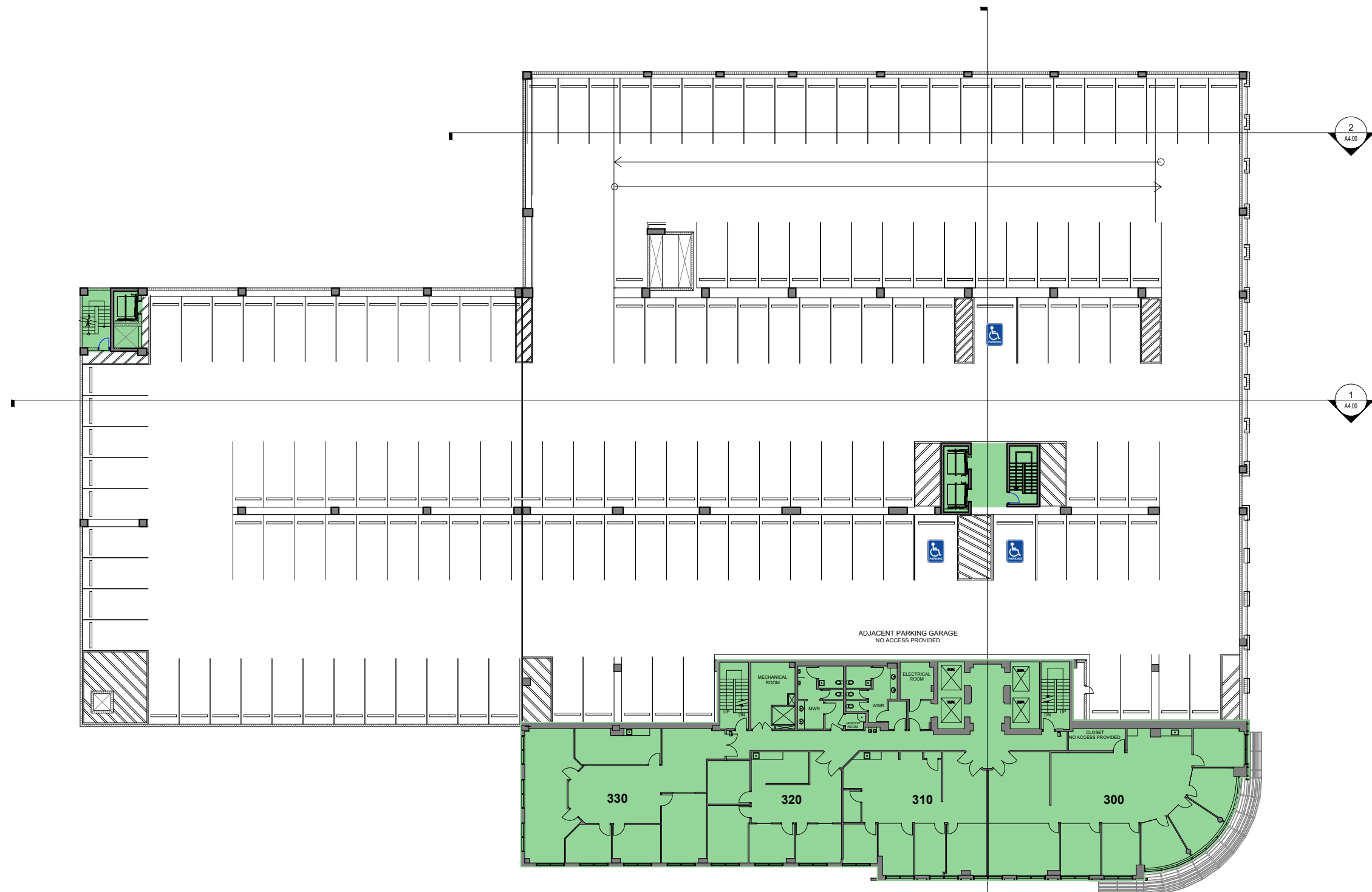
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

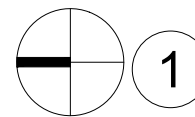
FAR CALCULATIONS
2ND LEVEL

Date	07-01-2023	Sheet No.	A1.02
Scale	AS SHOWN		
Project	2335		



EXISTING FAR CALCULATIONS:

3RD & 4th LEVEL - FAR AREA: 10, 514 S.F.



FAR 3RD & 4TH LEVEL

SC: 1/32" = 1'-0"

Rev.	Date

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STRUCTURAL
Name YOUSSEF HACHEM CONSULTING ENGINEERS
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Address Miami, FL 33125
Tel: (305)969-9424
Email YH@yhengineering.com

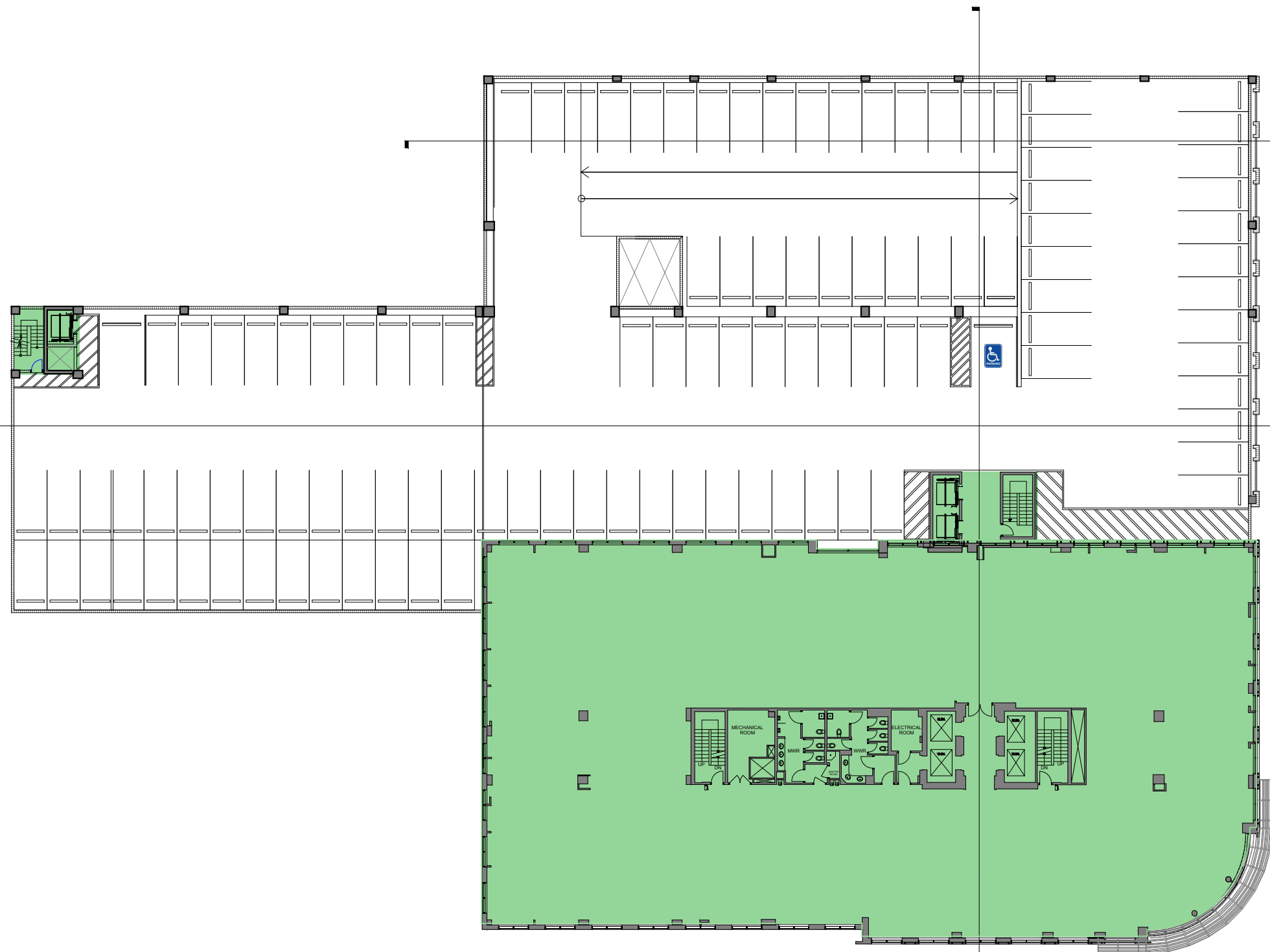
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KOBI KARP
Lic. # AR0012578



FAR CALCULATIONS
3RD & 4TH LEVEL

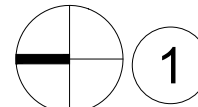
Date	07-01-2023	Sheet No.	A1.03
Scale	AS SHOWN		
Project	2335		



EXISTING FAR CALCULATIONS:

5TH LEVEL

- FAR AREA: 20, 500 S.F.



FAR 5TH LEVEL

SC: 1/32" = 1'-0"

Rev.	Date

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2335

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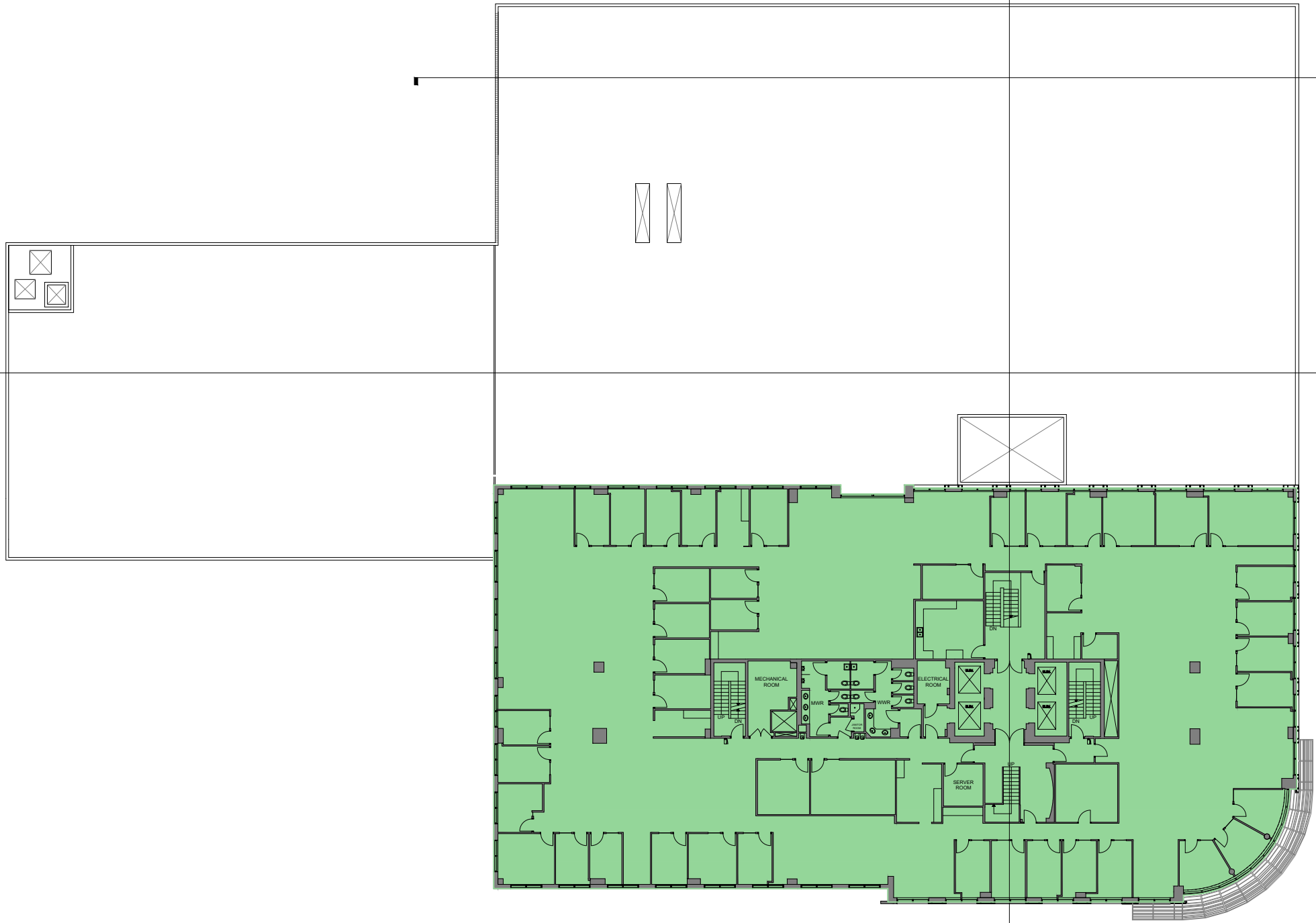
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FAR CALCULATIONS
 5TH LEVEL

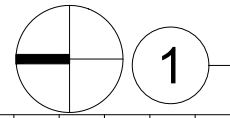
Date	07-01-2023	Sheet No.	A1.04
Scale	AS SHOWN		
Project	2335		



EXISTING FAR CALCULATIONS:

6TH, 7TH & 8TH LEVEL

- FAR AREA: 19, 962 S.F.



FAR 6TH, 7TH & 8TH LEVEL

SC: 1/32" = 1'-0"

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FAR CALCULATIONS
6TH, 7TH & 8TH LEVEL

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PROPOSED RENDERINGS

Date	07-01-2023	Sheet No.
Scale	AS SHOWN	A1.06
Project	2335	

1 PROPOSED RENDERING

SC: N/A



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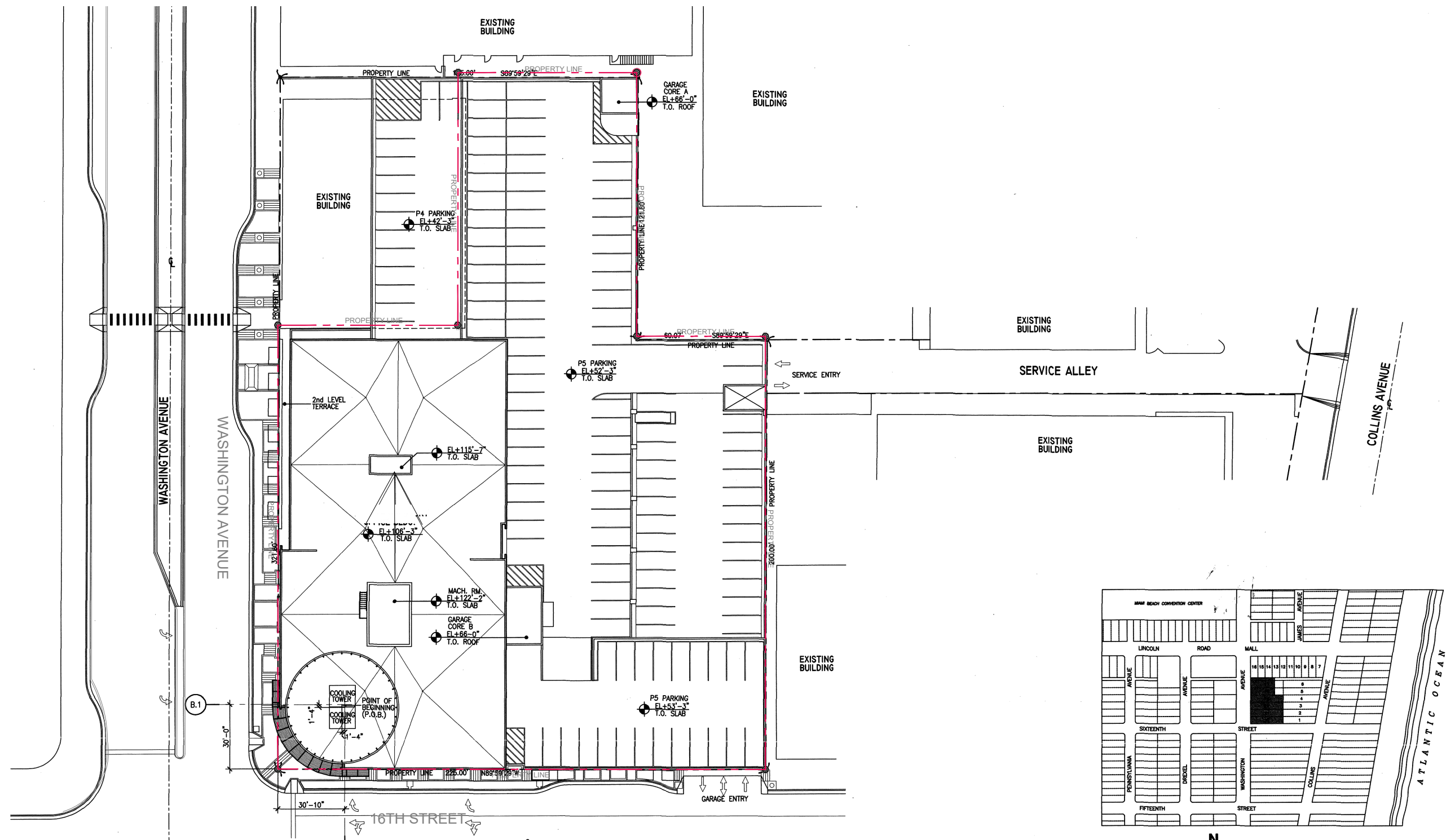


PROPOSED RENDERINGS

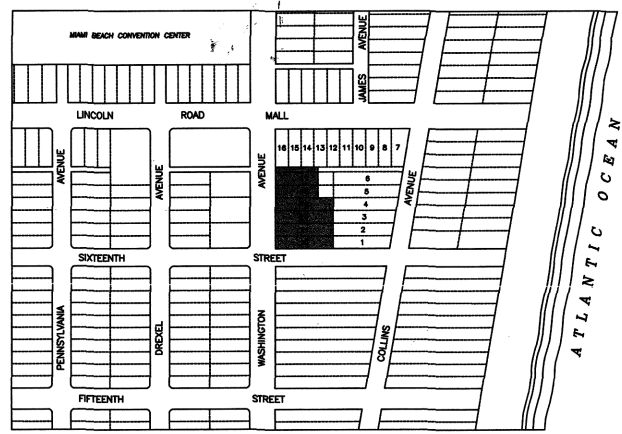
Date	07-01-2023	Sheet No.
Scale	AS SHOWN	A1.07
Project	2335	

1 PROPOSED RENDERING

SC: N/A



SITE PLAN
SCALE: 1" = 20'-0"



LOCATION PLAN
SCALE: 1" = 300'-0"

FULL LEGAL DESCRIPTION:

ALTON BEACH 1ST SUB
PB 2-77
LOTS 17 & 18 & 20 FT ALLEY LYG N
OF LOT 17 LESS E60FT & LESS BEG
SW COR OF LOT 16 TH S 00 DEG W
116.79FT N 89 DEG E 85.20FT N 00
DEG E 116.70FT N 89 DEG W 85.19FT
TO POB & ALL LOTS 19 THRU 22 &
AIR RIGHTS DESC IN OR 19236-4458
LOT SIZE 64740 SQ FT
IMPROVEMENT ON FOLIO 02 3234 019
0842

Rev.	Date

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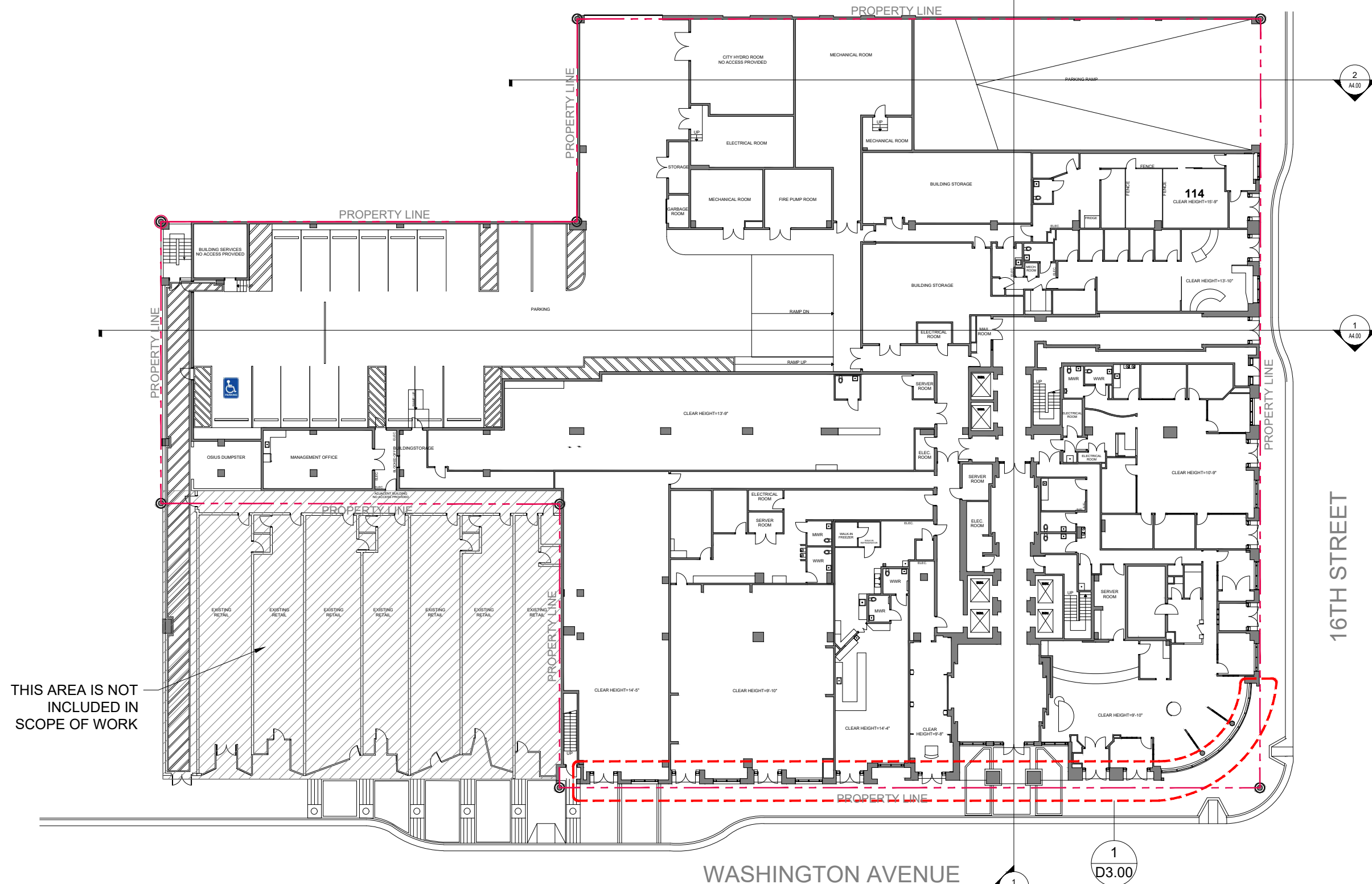
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EXISTING SITE PLAN

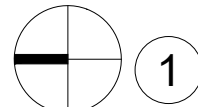
Date	07-01-2023	Sheet No.	A1.08
Scale	AS SHOWN		
Project	2335		

NOTE: ALL DIMENSIONAL MARKS REFER TO YOURS



THIS AREA IS NOT INCLUDED IN SCOPE OF WORK

NOTE:
REFER TO D3.00 FOR GROUND FLOOR ENLARGE SELECTIVE DEMOLITION PLAN



EXISTING GROUND FLOOR PLAN.

SCALE: 1/32" = 1'-0"

Rev. _____ Date _____

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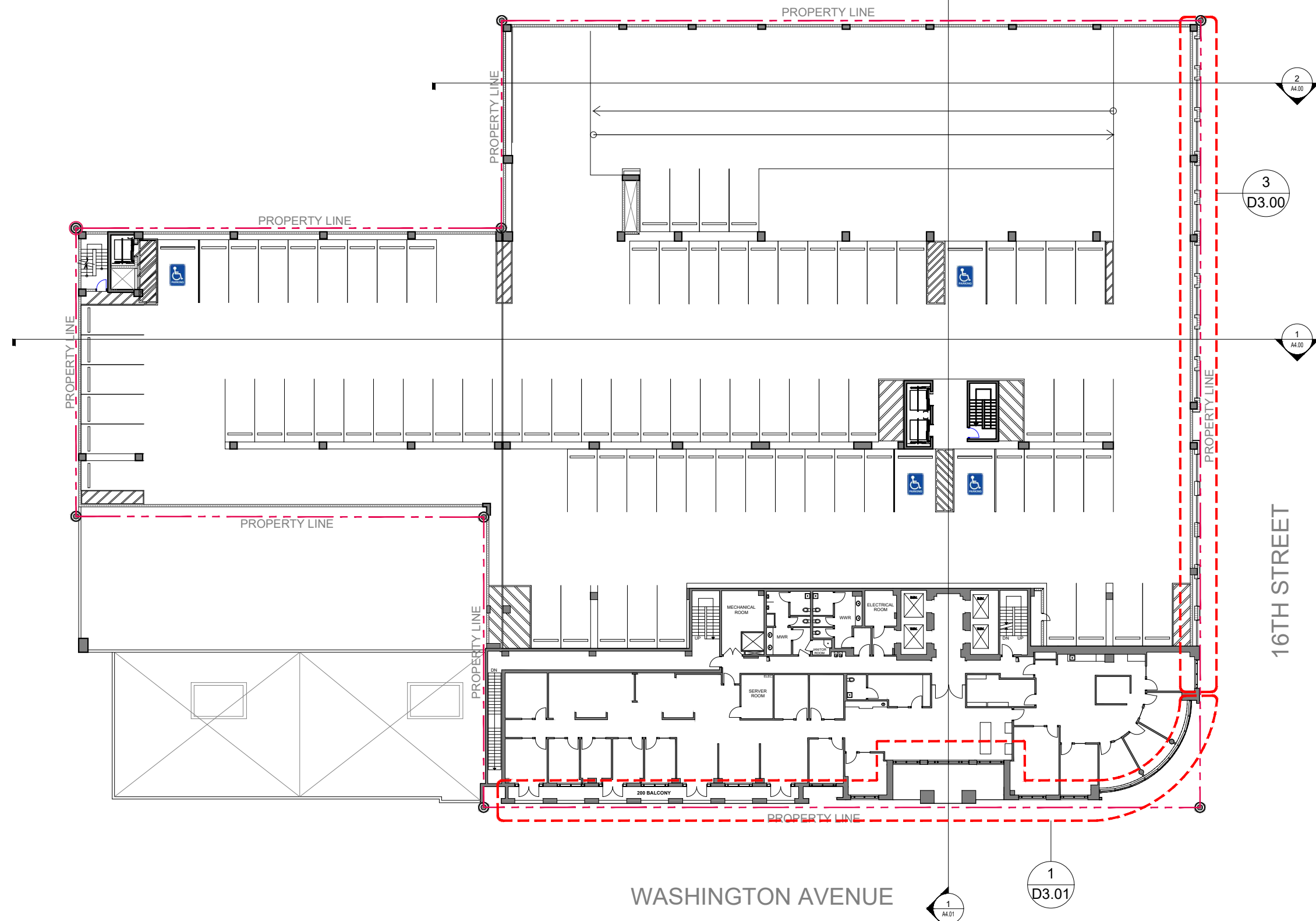
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EXISTING GROUND FLOOR PLAN

Date	07-01-2023	Sheet No.	
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Project	2335		



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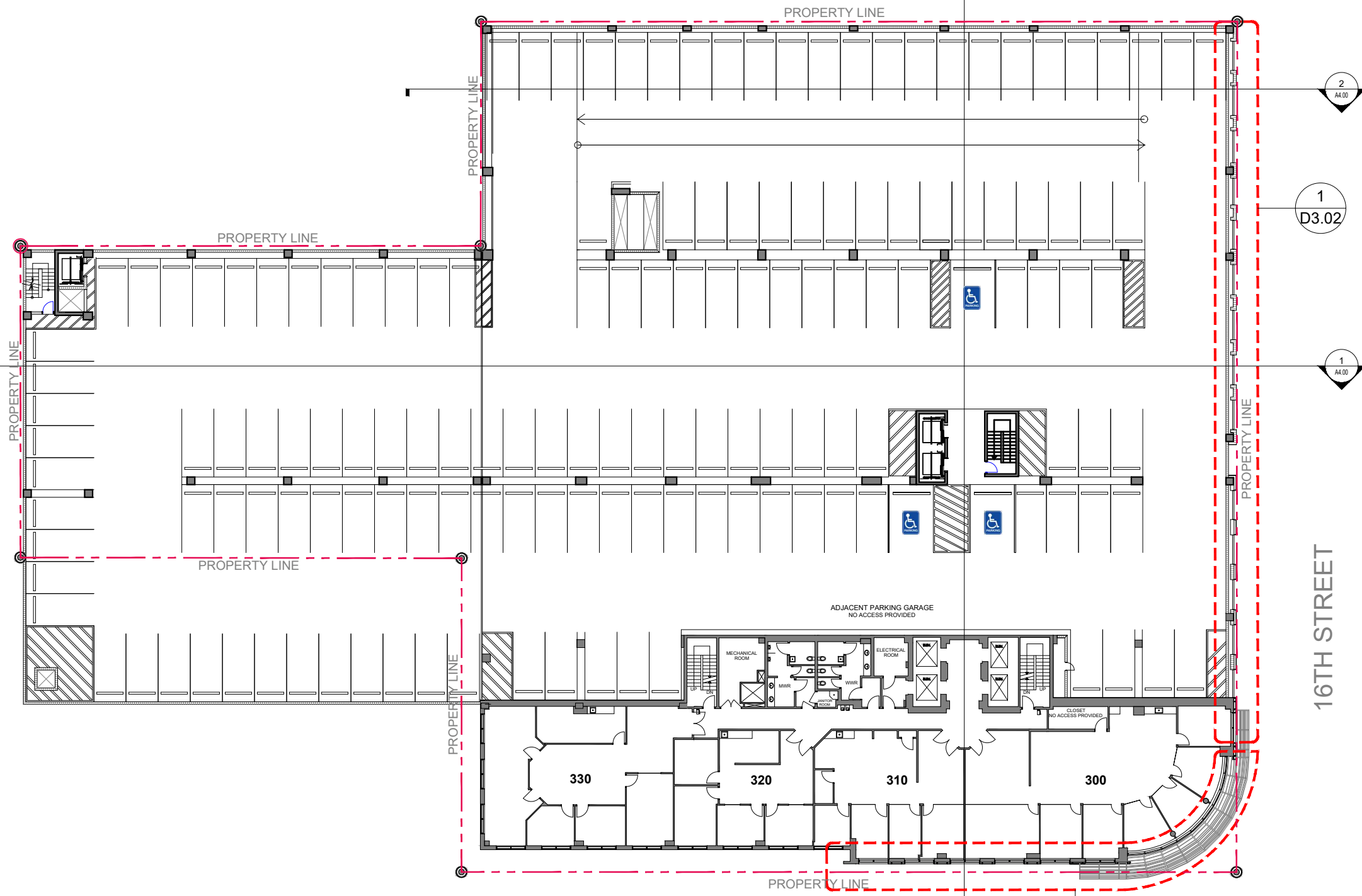


EXISTING 2nd FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.01
Scale	AS SHOWN		
Project	2335		

NOTE:
 REFER TO D3.00 & 3.01 FOR 2ND FLOOR ENLARGE SELECTIVE DEMOLITION PLAN

1 **EXISTING 2nd FLOOR PLAN.** SCALE: 1/32" = 1'-0"



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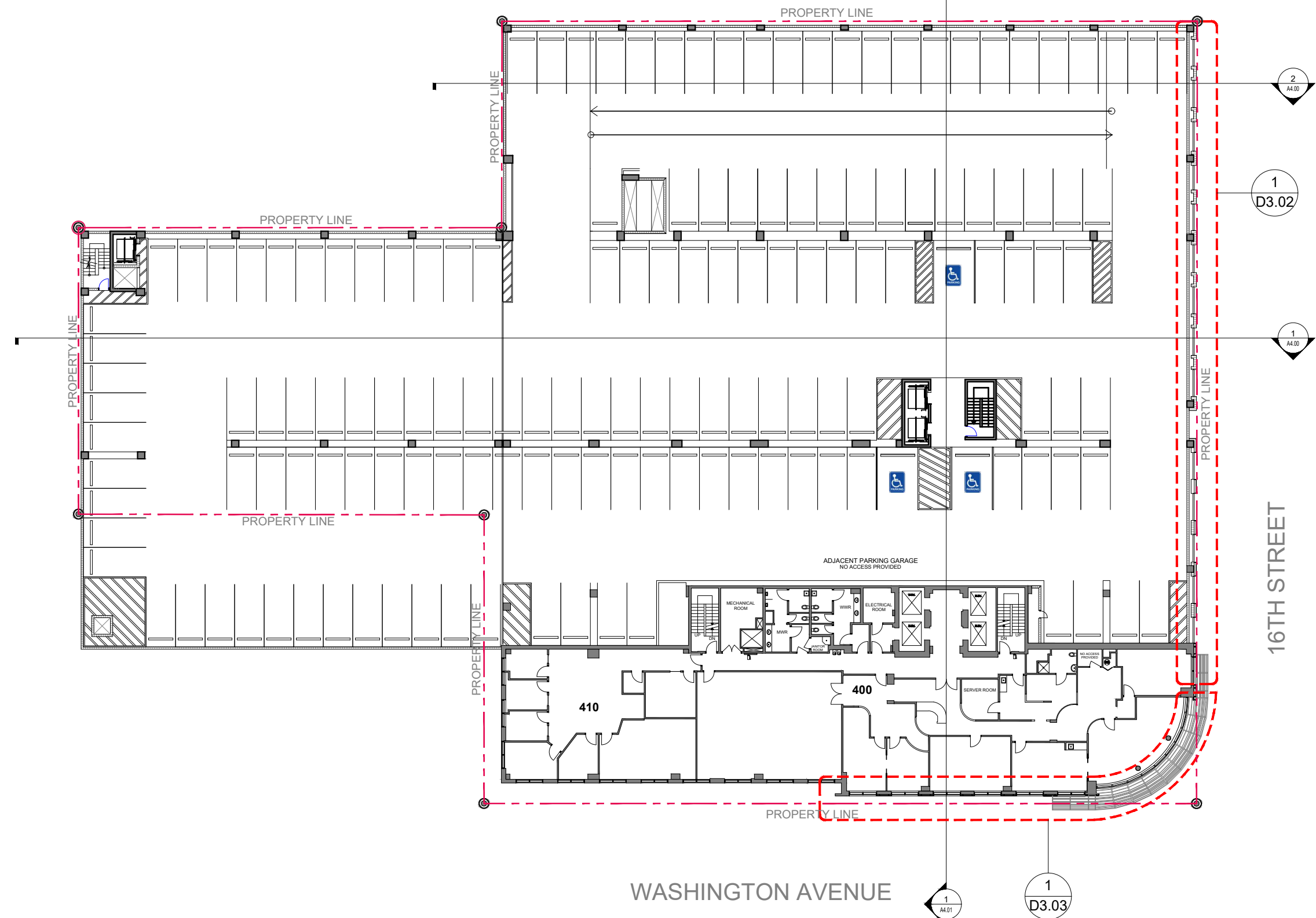


EXISTING 3rd FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.02
Scale	AS SHOWN		
Project	2335		

NOTE:
REFER TO D3.02 & 3.03 FOR 3RD FLOOR ENLARGE SELECTIVE DEMOLITION PLAN

1 **EXISTING 3rd FLOOR PLAN.** SCALE: 1/32" = 1'-0"



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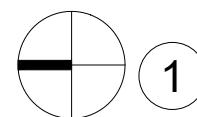
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EXISTING 4th FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.03
Scale	AS SHOWN		
Project	2335		

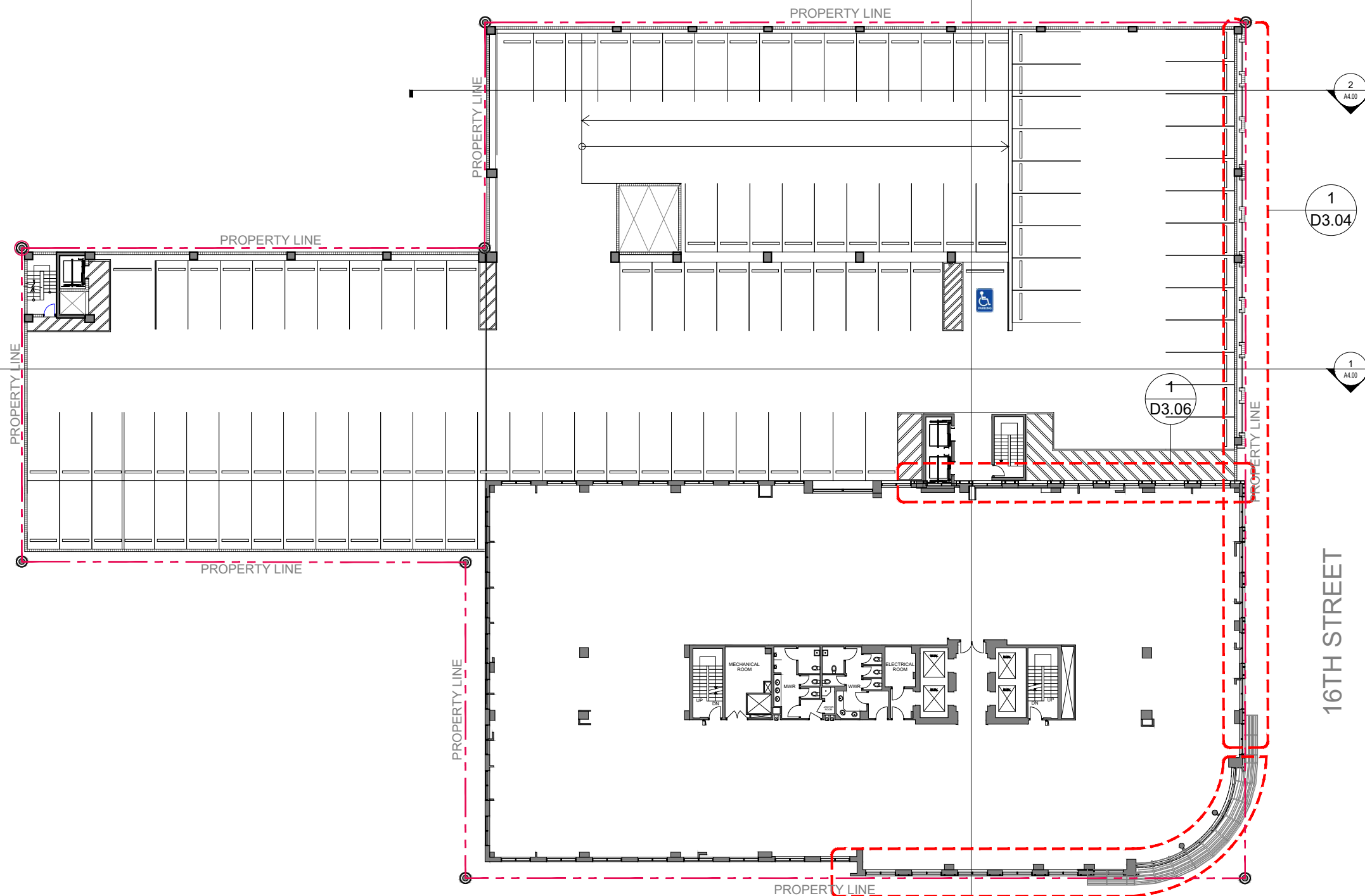
NOTE:

REFER TO D3.02 & 3.03 FOR 4TH FLOOR ENLARGE SELECTIVE DEMOLITION PLAN



EXISTING 4th FLOOR PLAN.

SCALE: 1/32" = 1'-0"



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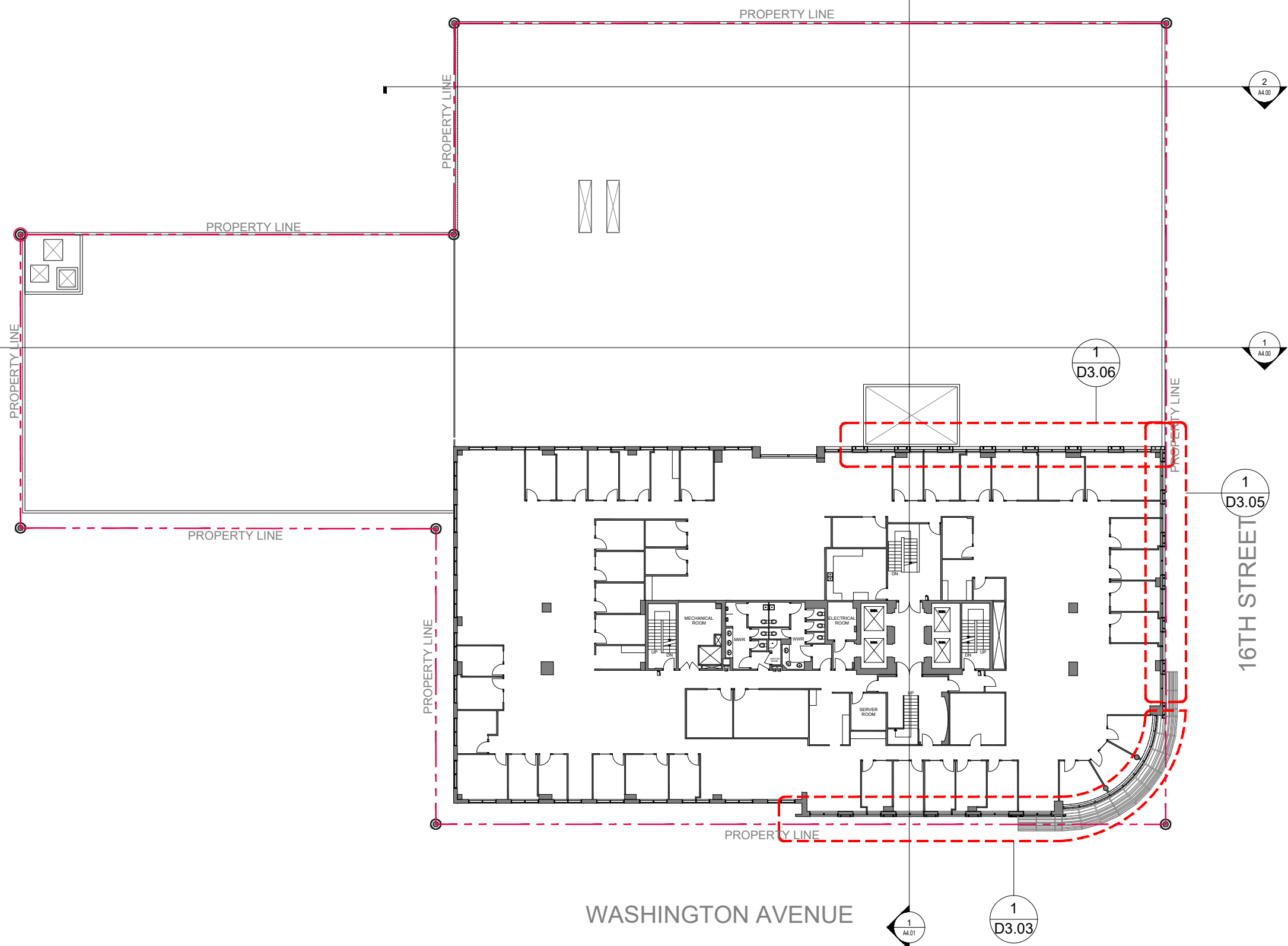
EXISTING 5th FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.04
Scale	AS SHOWN		
Project	2335		

NOTE:
 REFER TO D3.03, 3.04 & 3.06 FOR 5TH FLOOR ENLARGE SELECTIVE DEMOLITION PLANS

EXISTING 5th FLOOR PLAN.

SCALE: 1/32" = 1'-0"



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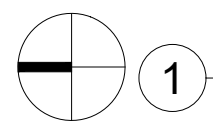
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EXISTING 6th FLOOR PLAN

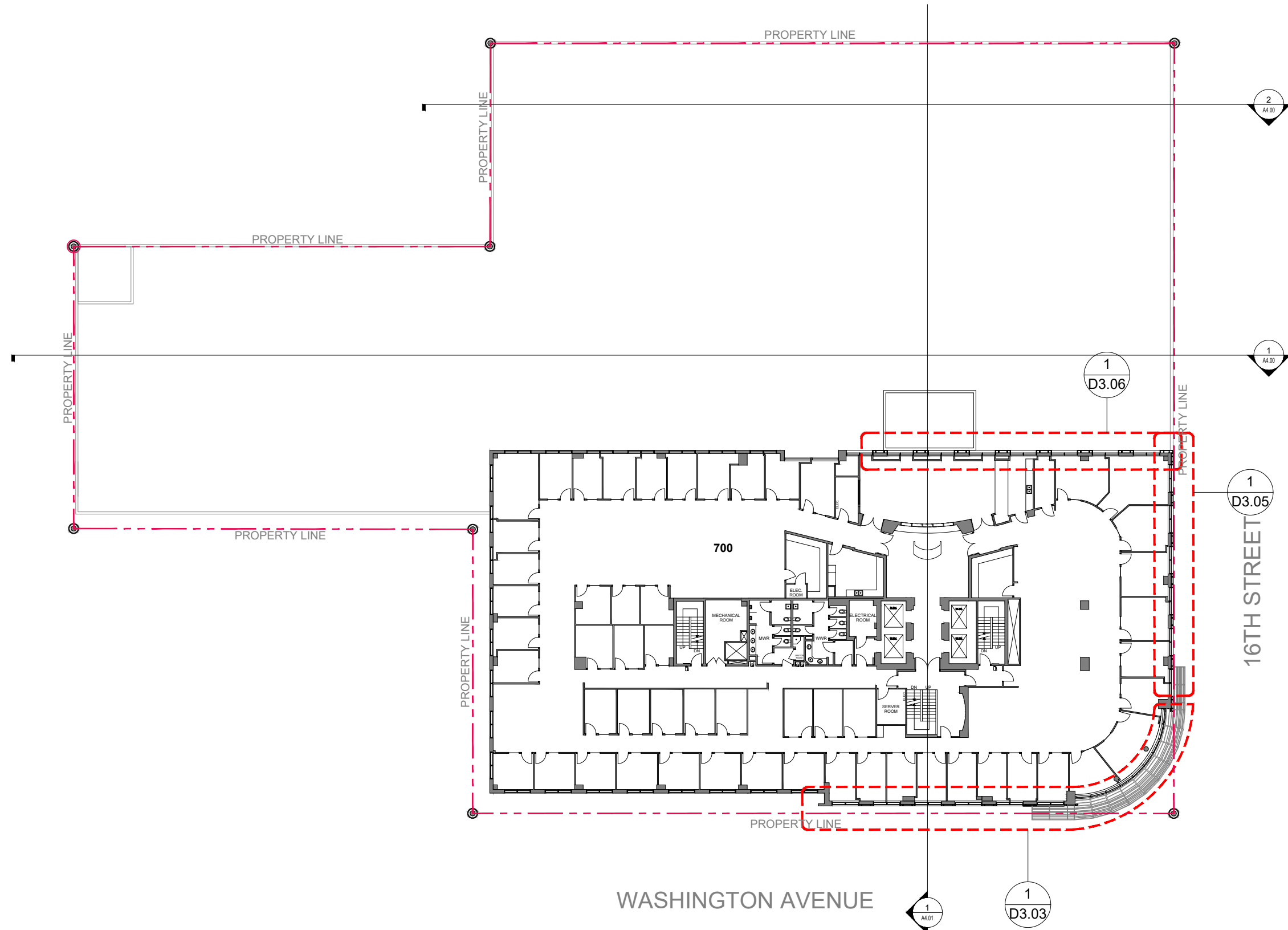
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Scale	AS SHOWN		A2.05
Project	2335		

NOTE:
REFER TO D3.03, 3.05 & 3.06 FOR 6TH FLOOR ENLARGE SELECTIVE DEMOLITION PLAN



EXISTING 6th FLOOR PLAN.

SCALE: 1/32" = 1'-0"



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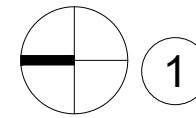
Architect:
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EXISTING 7th FLOOR PLAN

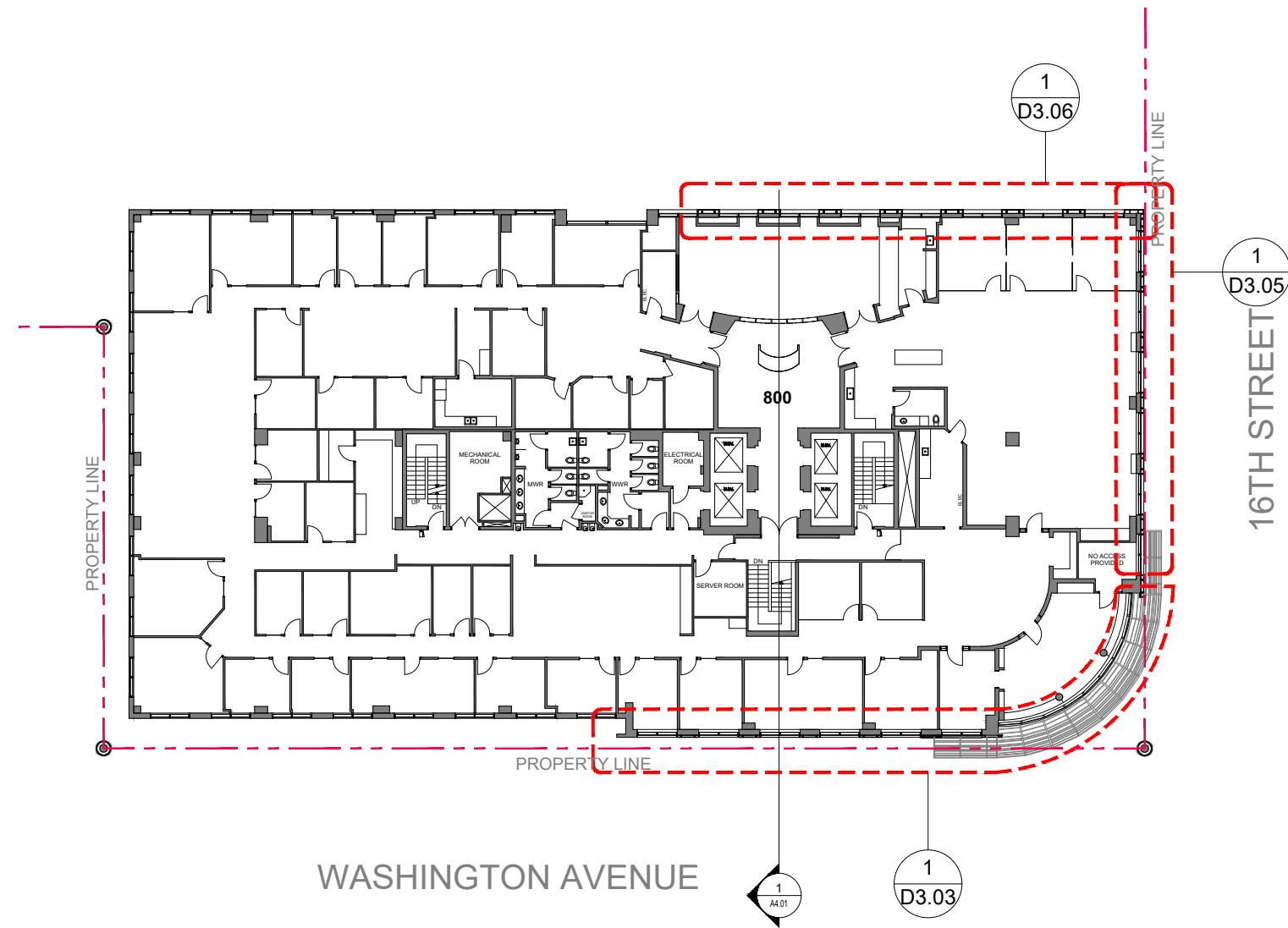
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Scale	AS SHOWN		
Project	2335		

NOTE:
 REFER TO D3.03, 3.05 & 3.06 FOR 7TH FLOOR ENLARGE SELECTIVE DEMOLITION PLAN



EXISTING 7th FLOOR PLAN.

SCALE: 1/32" = 1'-0"



Rev.	Date

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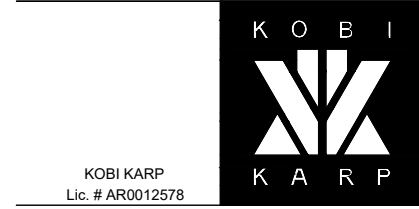
Owner
Name NG 1601 WASHINGTON LLC
Address 1430 BROADWAY, 7TH FLOOR
Address NEW YORK, NY 10018
Tel: -
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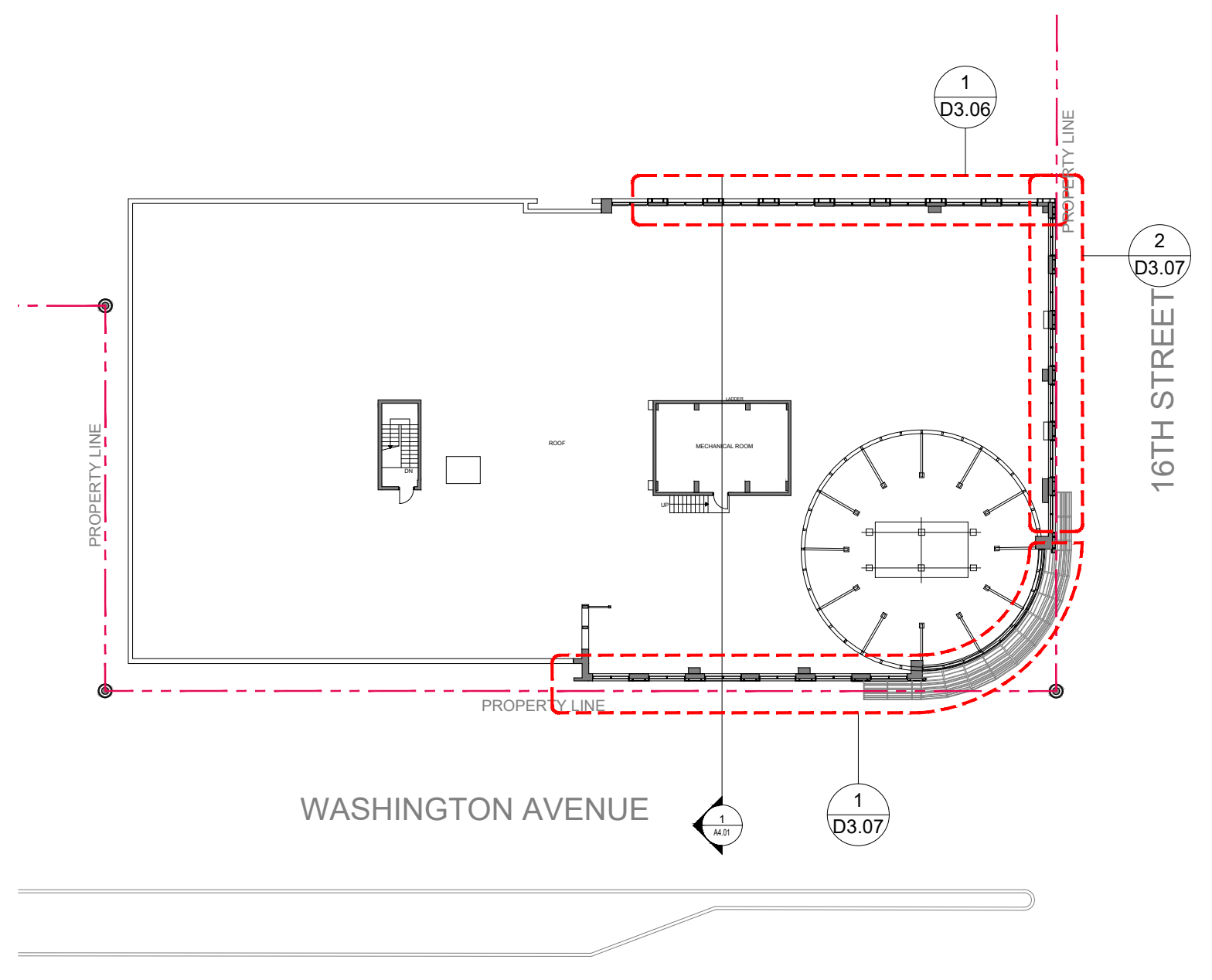
EXISTING 8th FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.07
Scale	AS SHOWN		
Project	2335		

NOTE:
REFER TO D3.03, 3.05 & 3.06 FOR 8TH FLOOR ENLARGE SELECTIVE DEMOLITION PLANS

1 EXISTING 8th FLOOR PLAN.

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



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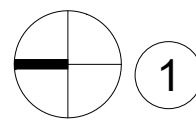
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EXISTING 9th ROOF PLAN

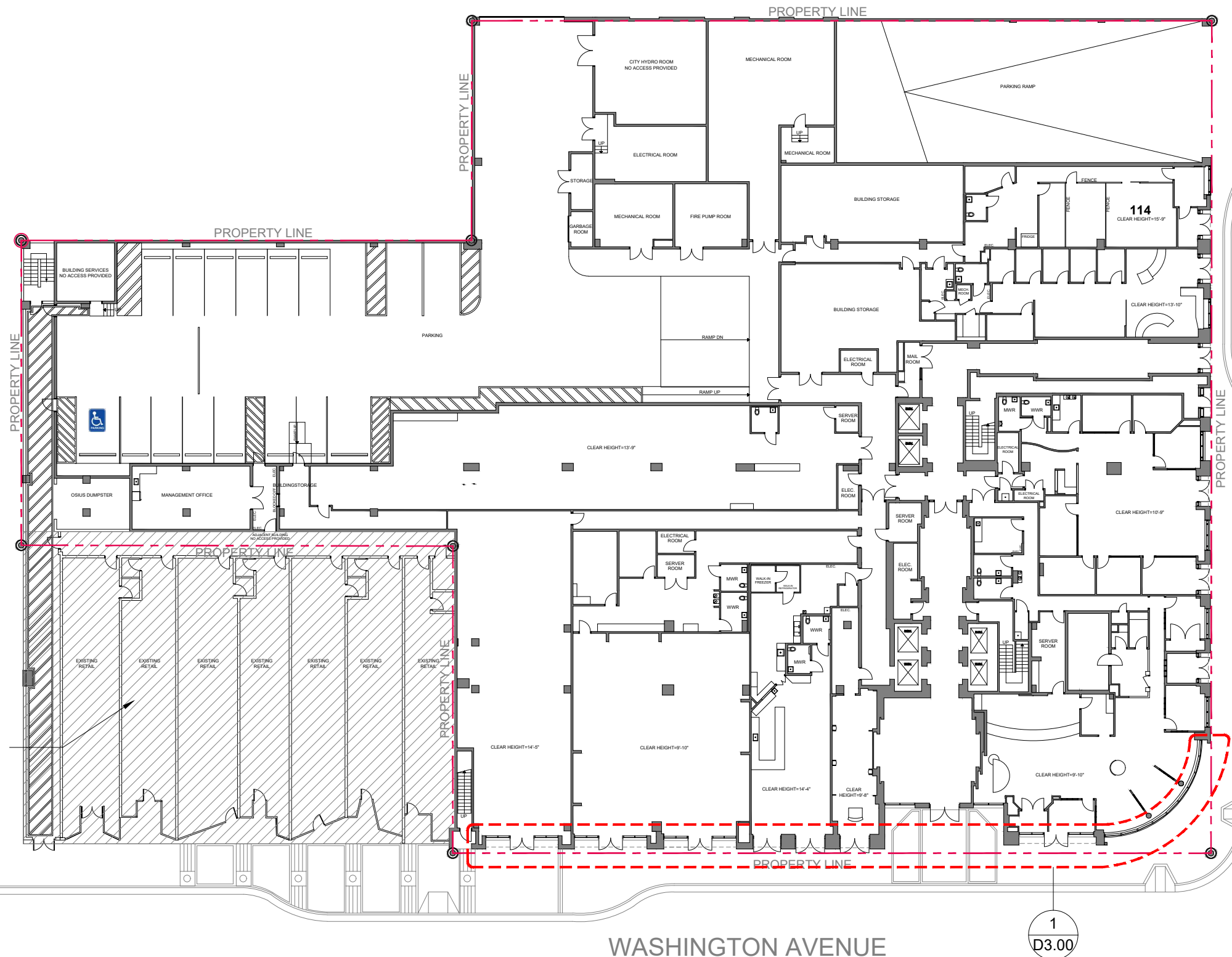
Date	07-01-2023	Sheet No.	A2.08
Scale	AS SHOWN		
Project	2335		

NOTE:
REFER TO D3.06 & 3.07 FOR 9TH FLOOR ENLARGE SELECTIVE DEMOLITION PLAN



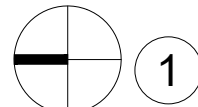
EXISTING 9th ROOF PLAN.

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



THIS AREA IS NOT INCLUDED IN SCOPE OF WORK

NOTE:
REFER TO D3.00 FOR GROUND FLOOR PROPOSED ENLARGE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN.

SCALE: 1/32" = 1'-0"

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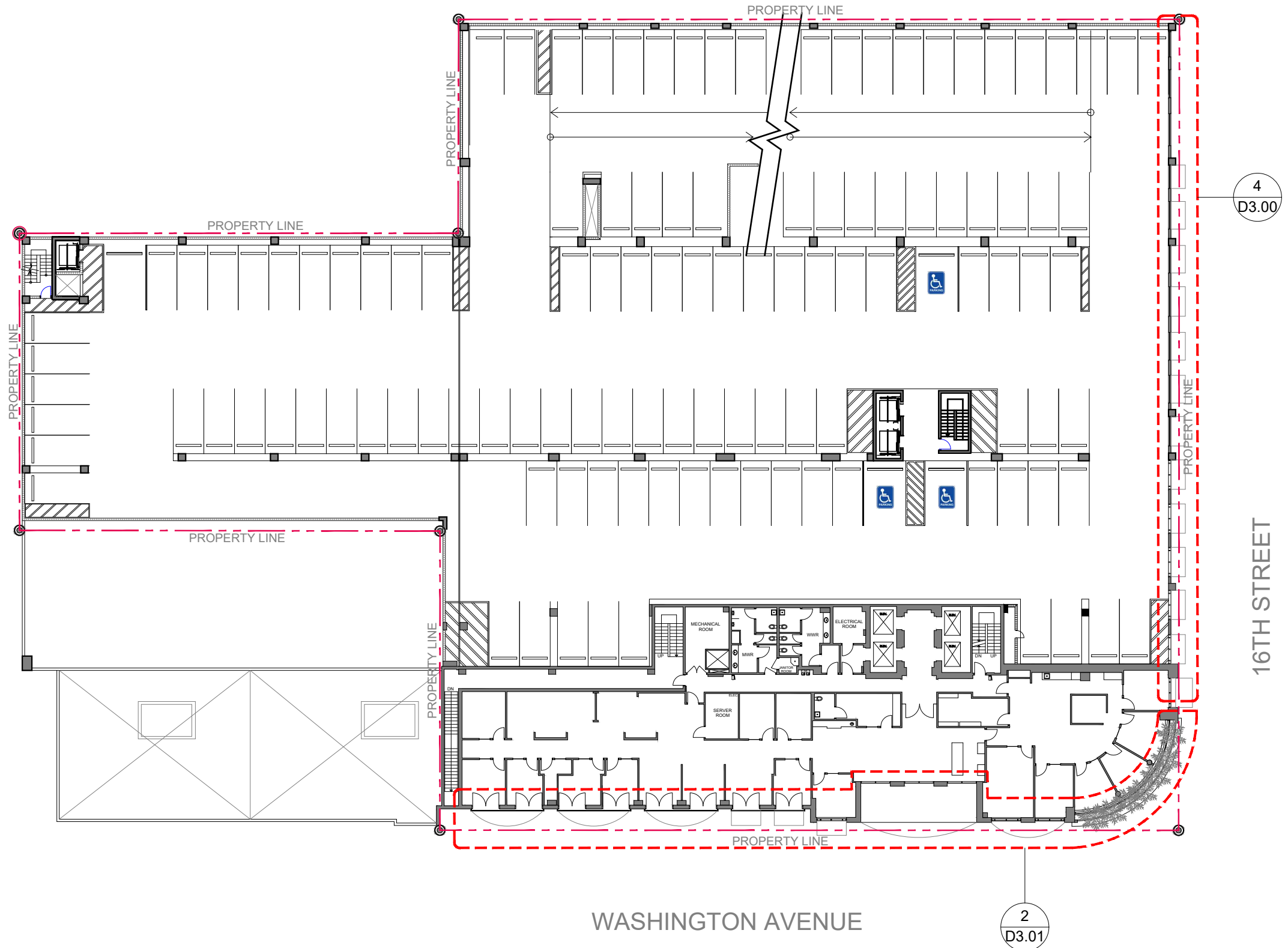
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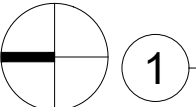


PROPOSED GROUND FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.10
Scale	AS SHOWN		
Project	2335		



NOTE:
REFER TO D3.00 & 3.01 FOR 2ND FLOOR PROPOSED ENLARGE FLOOR PLAN



PROPOSED 2nd FLOOR PLAN.

SCALE: 1/32" = 1'-0"

Rev.	Date

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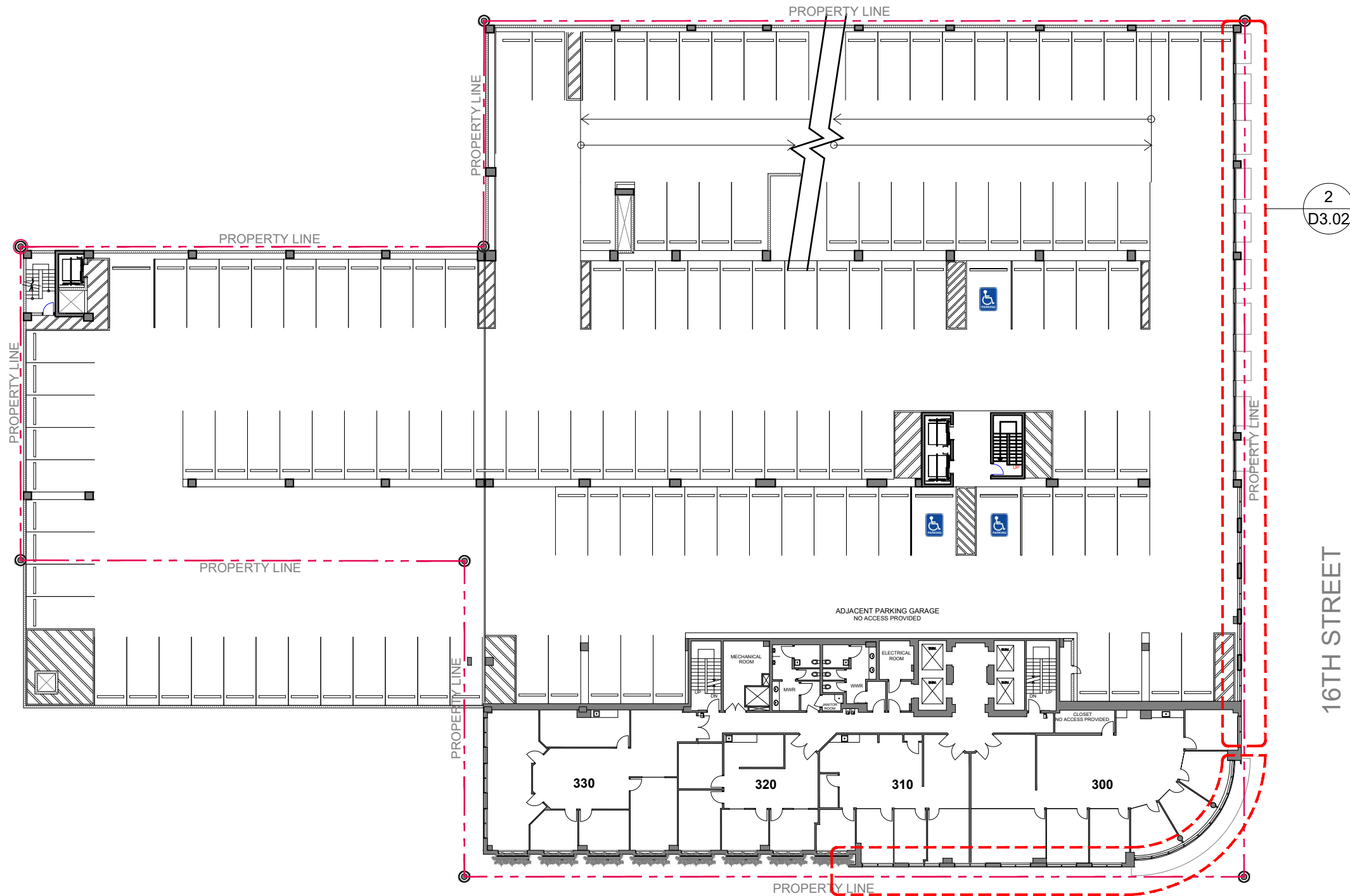
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PROPOSED 2nd FLOOR PLAN

Date	07-01-2023	Sheet No.	A2.11
Scale	AS SHOWN		
Project	2335		



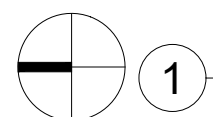
2
D3.02

2
D3.03

16TH STREET

WASHINGTON AVENUE

NOTE:
REFER TO D3.02 & 3.03 FOR 3RD FLOOR PROPOSED ENLARGED FLOOR PLAN



PROPOSED 3rd FLOOR PLAN.

SCALE: 1/32" = 1'-0"

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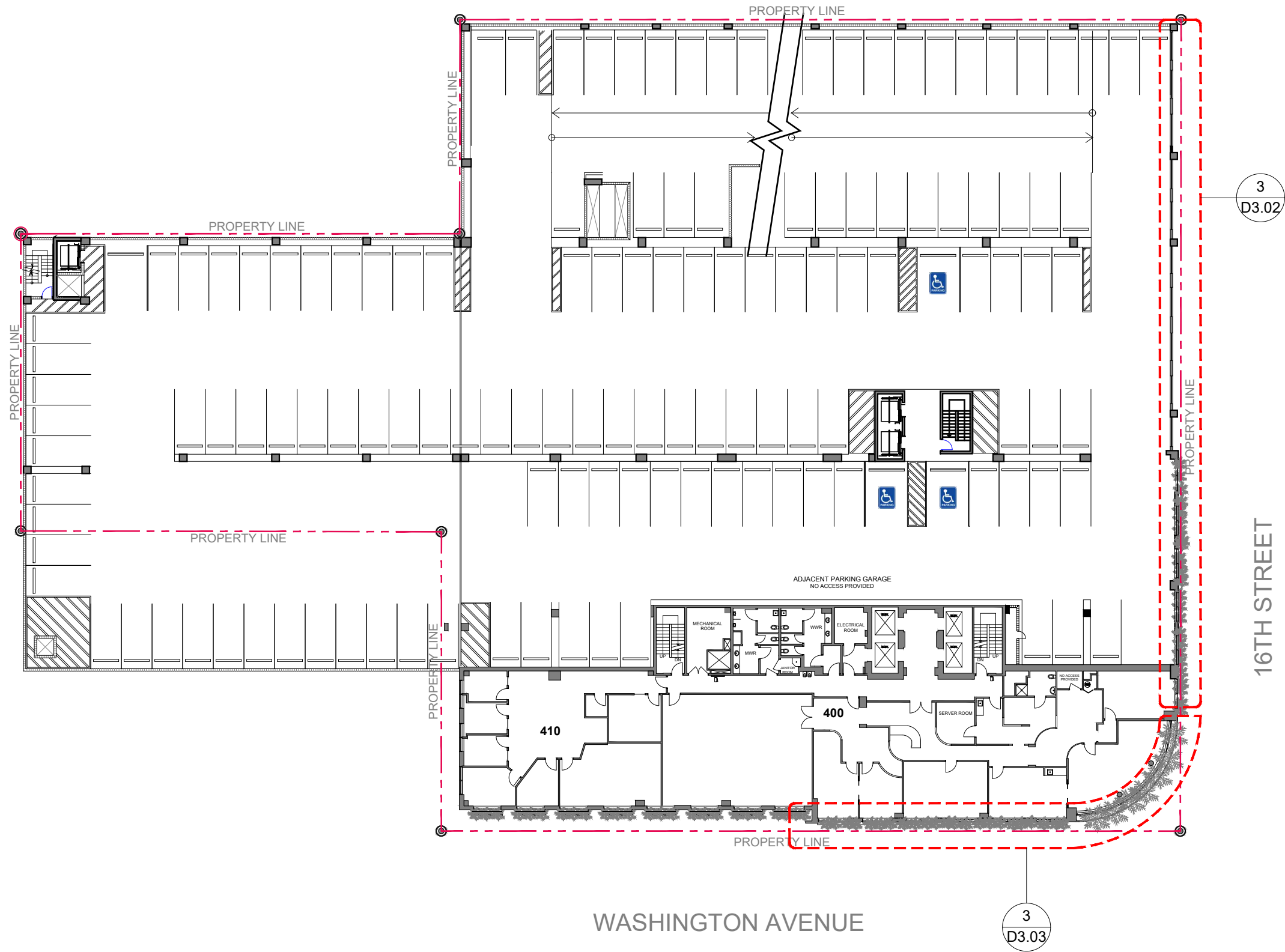
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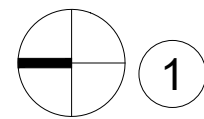


PROPOSED 3rd FLOOR PLAN

Date	07-01-2023	Sheet No.	
Scale	AS SHOWN		A2.12
Project	2335		



NOTE:
REFER TO D3.02 & 3.03 FOR 4TH FLOOR PROPOSED ENLARGED FLOOR PLAN



PROPOSED 4th FLOOR PLAN.

SCALE: 1/32" = 1'-0"

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KOBİ KARP
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PROPOSED 4th FLOOR PLAN

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Scale	AS SHOWN		
Project	2335		