

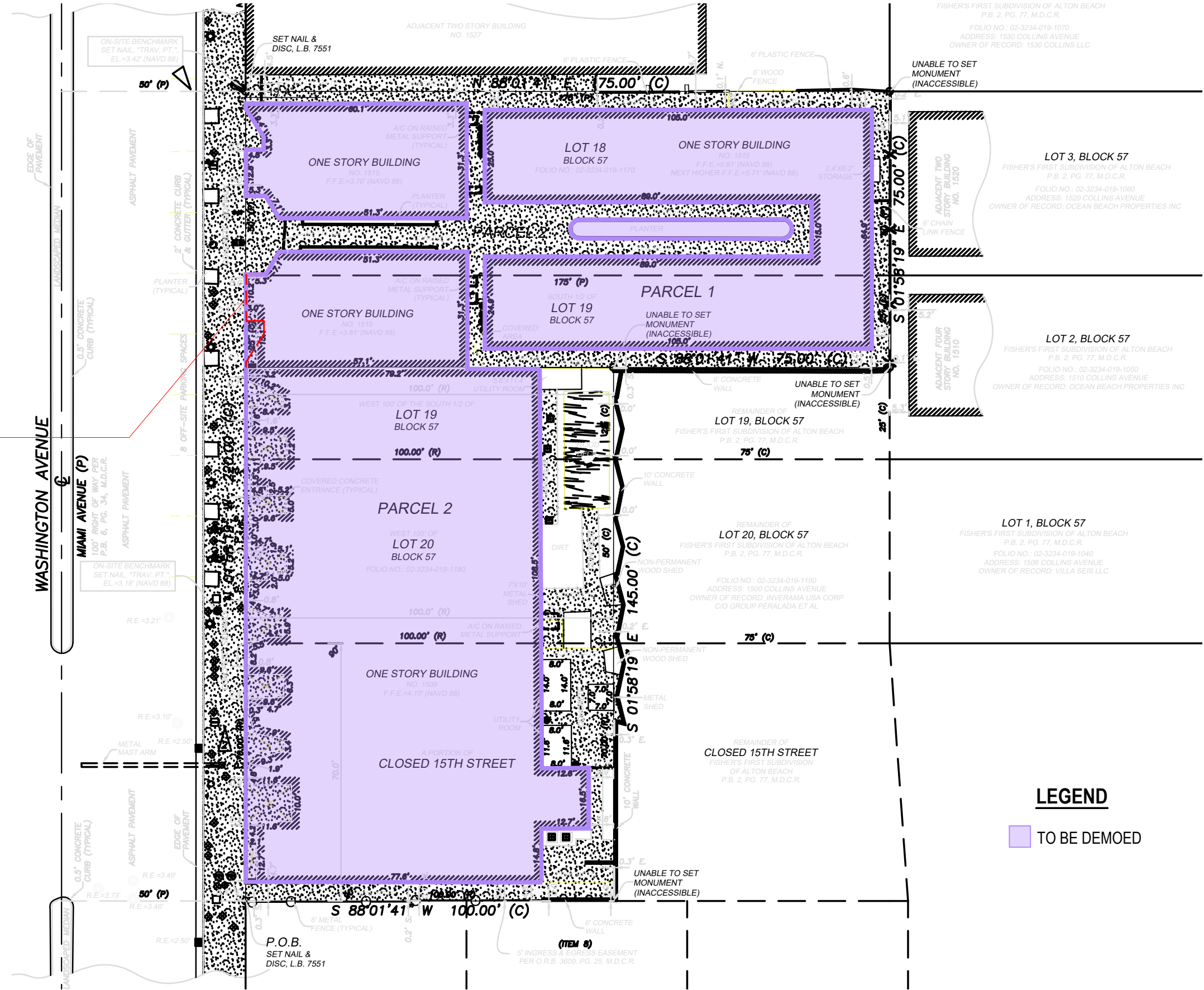
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.




ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



ACTUAL TERRAZO FLOORING.



LEGEND

 TO BE DEMOED

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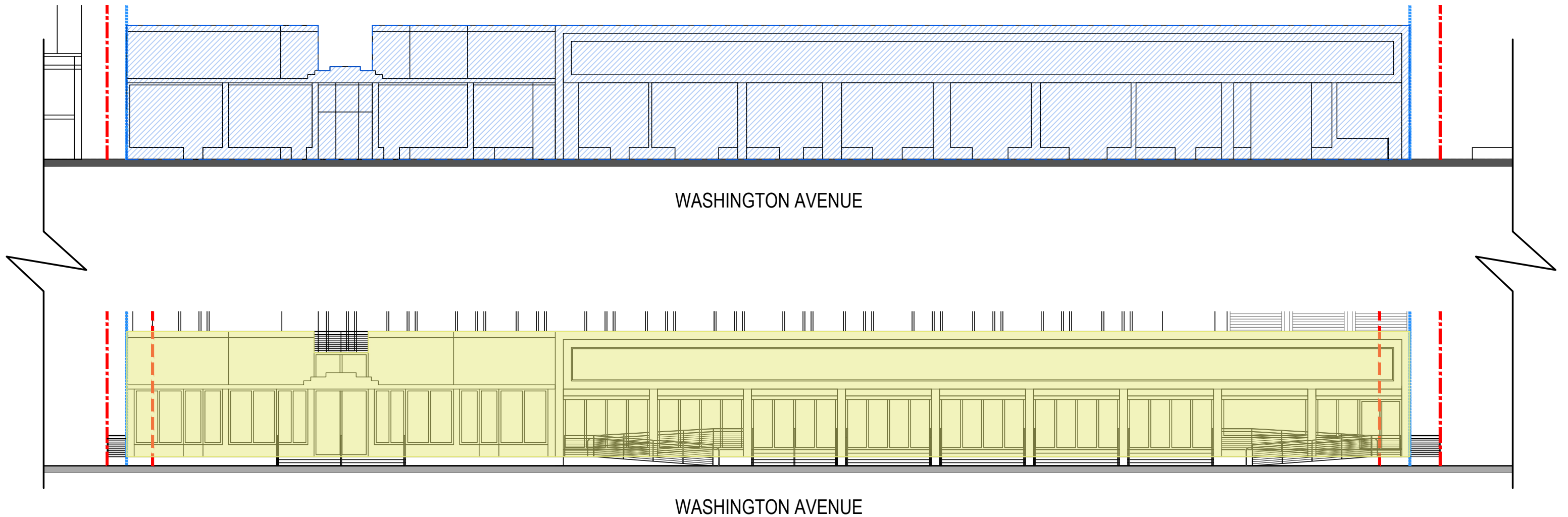
HPB FINAL SUBMITTAL
1509 - 1515 WASHINGTON AVE
MIAMI BEACH, FL, 33139

DEMOLITION DIAGRAM



DATE:
03/10/2024

A0-29



LEGEND

- PROPERTY LINE
- EXISTING SETBACK LINE
- AREA TO BE DEMOLISHED
- AREA TO BE RECONSTRUCTED

Proposed total demolition and reconstructed to it's original design intent; to be elevated at the future crown of road in compliance with the MB resiliency code.

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DEMOLITION / PROPOSED
WEST ELEVATION

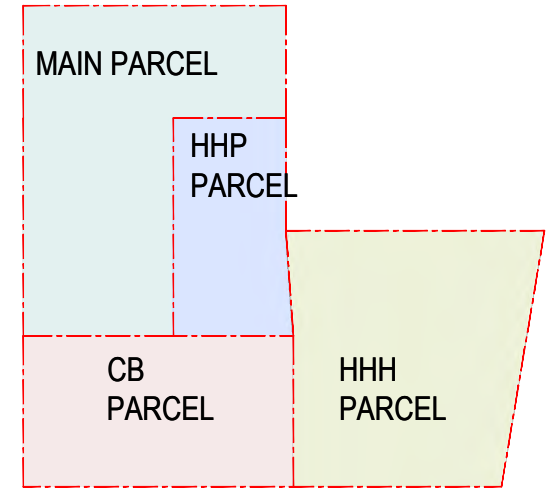
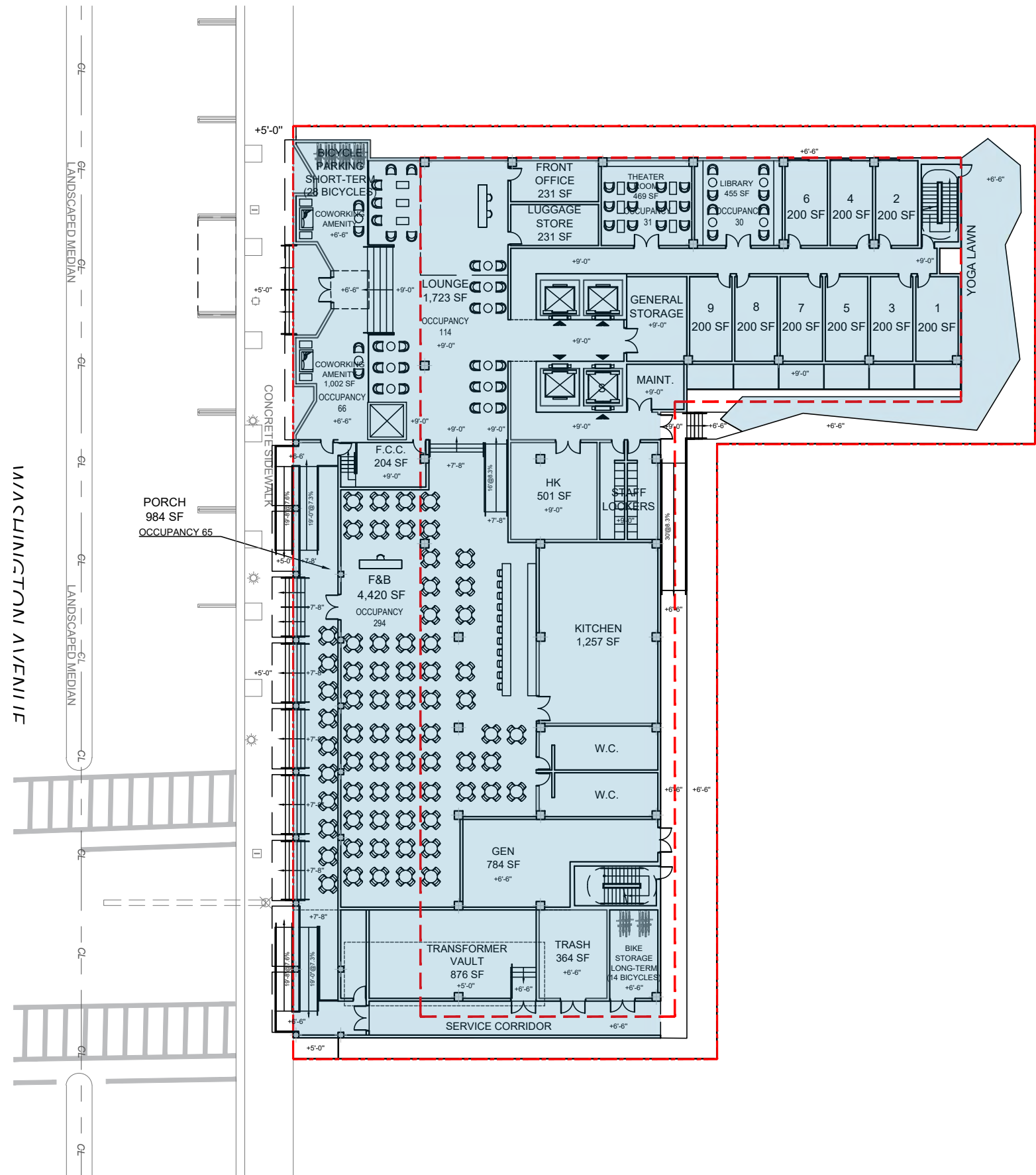


SCALE: 1/16" = 1'



DATE:
03/10/2024

A0-30



KEY PLAN

LEGEND

■ GSF: 23,032 SF

| GSF BY LEVEL | |
|---------------------|--------------------|
| GROUND | : 23,032 SF |
| LEVEL 2 | : 20,039 SF |
| LEVEL 3 | : 12,583 SF |
| LEVEL 4 | : 12,583 SF |
| LEVEL 5 | : 12,583 SF |
| LEVEL 6 | : 12,583 SF |
| LEVEL 7 | : 13,436 SF |
| TOTAL GSF | :106,839 SF |

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GSF DIAGRAM - GROUND LEVEL



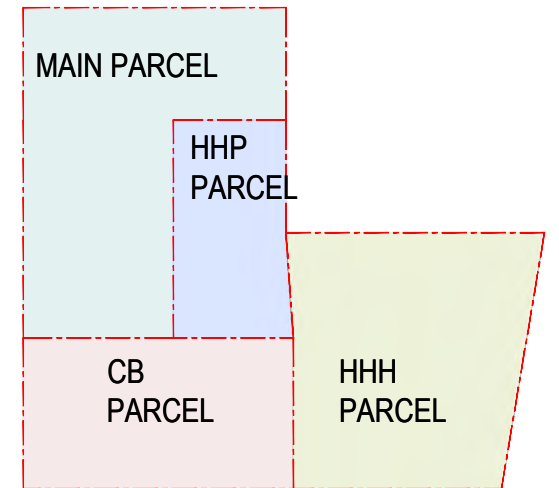
SCALE: 1" = 30'



DATE:
03/10/2024

A0-31

WASHINGTON AVENUE



KEY PLAN

LEGEND

■ GSF: 20,039 SF

GSF BY LEVEL

| | |
|------------------|--------------------|
| GROUND | : 23,032 SF |
| LEVEL 2 | : 20,039 SF |
| LEVEL 3 | : 12,583 SF |
| LEVEL 4 | : 12,583 SF |
| LEVEL 5 | : 12,583 SF |
| LEVEL 6 | : 12,583 SF |
| LEVEL 7 | : 13,436 SF |
| TOTAL GSF | :106,839 SF |

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GSF DIAGRAM - LEVEL 2

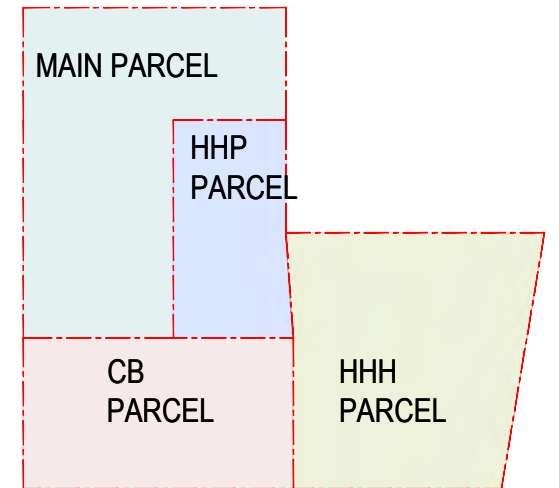


SCALE: 1" = 30'



DATE:
03/10/2024


A0-32



KEY PLAN

| GSF BY LEVEL | |
|---------------------|--------------------|
| GROUND | : 23,032 SF |
| LEVEL 2 | : 20,039 SF |
| LEVEL 3 | : 12,583 SF |
| LEVEL 4 | : 12,583 SF |
| LEVEL 5 | : 12,583 SF |
| LEVEL 6 | : 12,583 SF |
| LEVEL 7 | : 13,436 SF |
| TOTAL GSF | :106,839 SF |

LEGEND

 GSF: 12,583 SF

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GSF DIAGRAM - LEVEL 3 TO 6



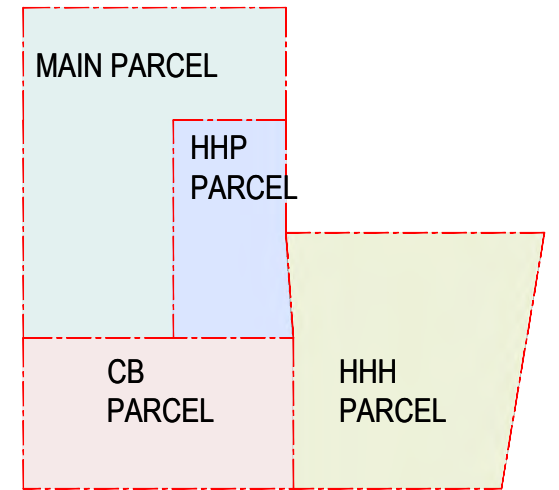
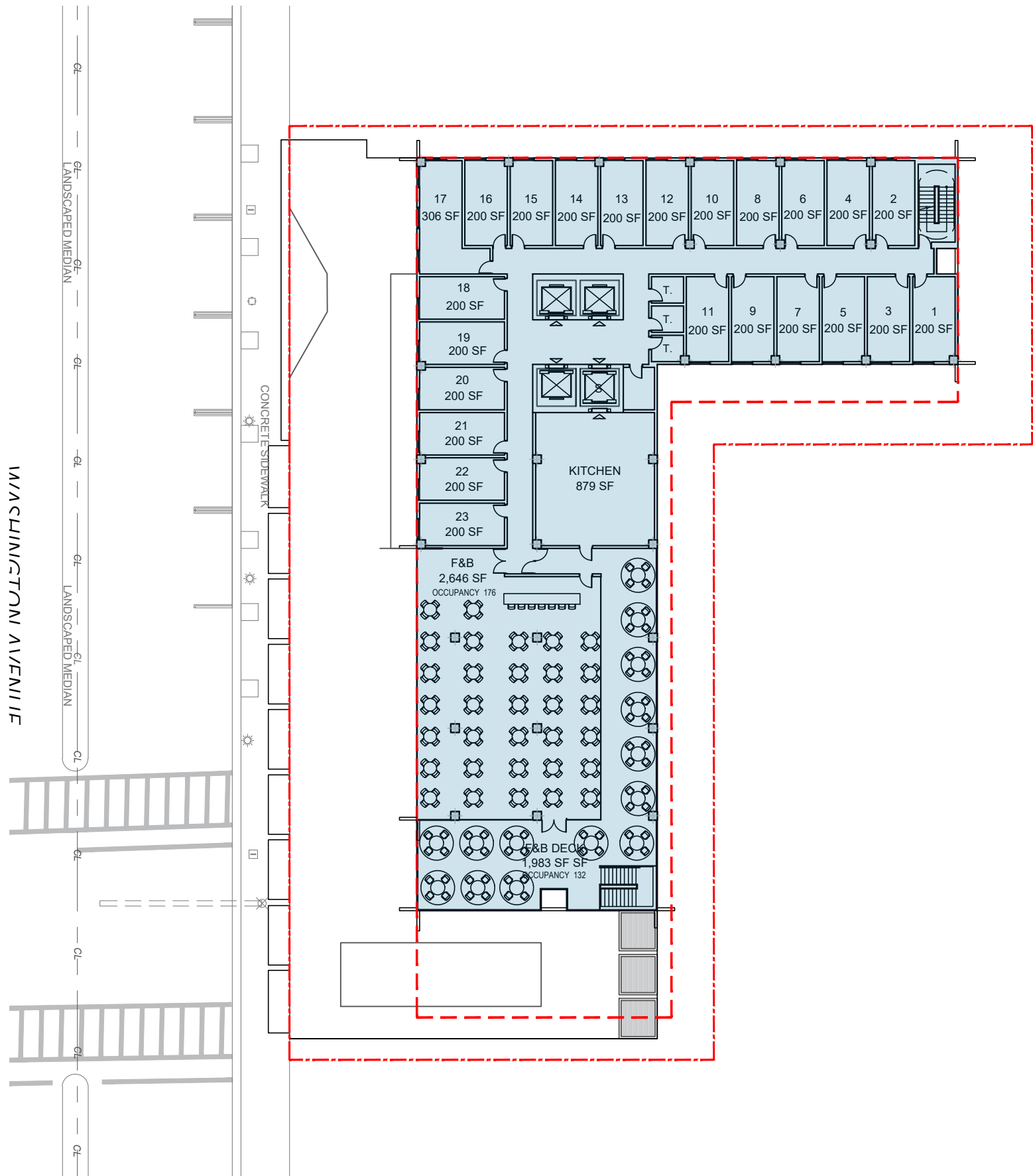
SCALE: 1" = 30'



DATE:
03/10/2024

A0-33

WASHINGTON AVENUE



KEY PLAN

LEGEND

■ GSF: 13,436 SF

GSF BY LEVEL

| | |
|------------------|--------------------|
| GROUND | : 23,032 SF |
| LEVEL 2 | : 20,039 SF |
| LEVEL 3 | : 12,583 SF |
| LEVEL 4 | : 12,583 SF |
| LEVEL 5 | : 12,583 SF |
| LEVEL 6 | : 12,583 SF |
| LEVEL 7 | : 13,436 SF |
| TOTAL GSF | :106,839 SF |

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GSF DIAGRAM - LEVEL 7

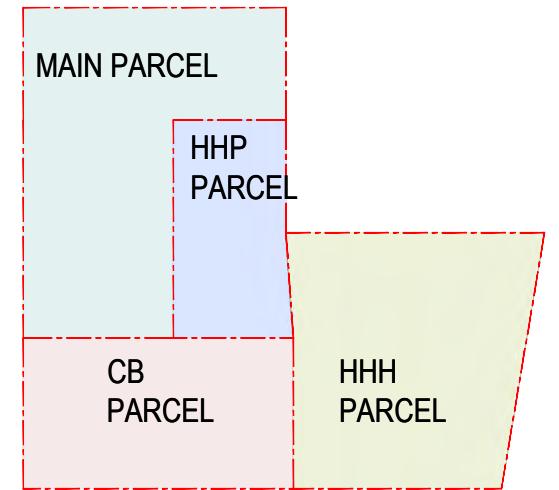
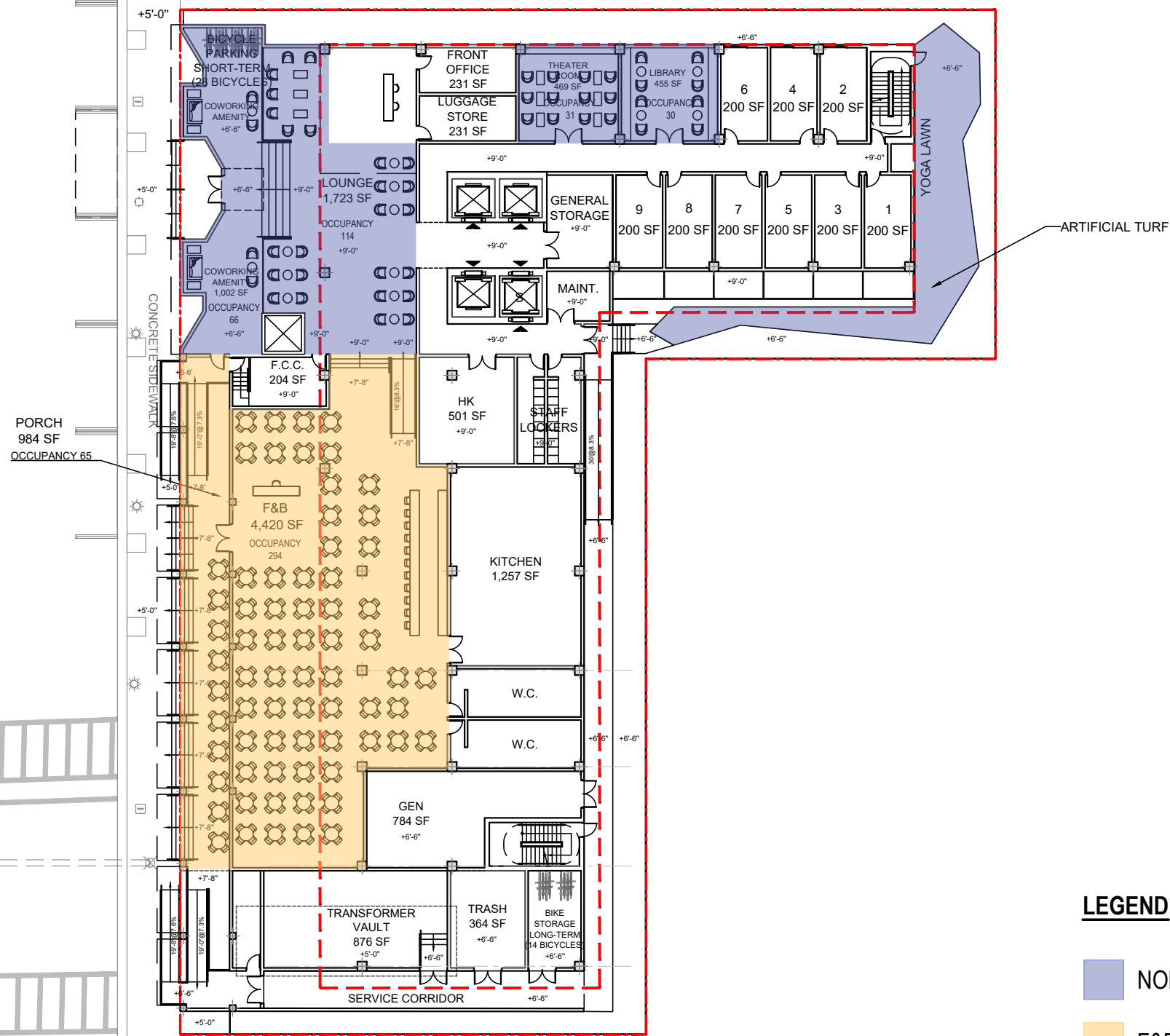


SCALE: 1" = 30'



DATE:
03/10/2024

A0-34



KEY PLAN

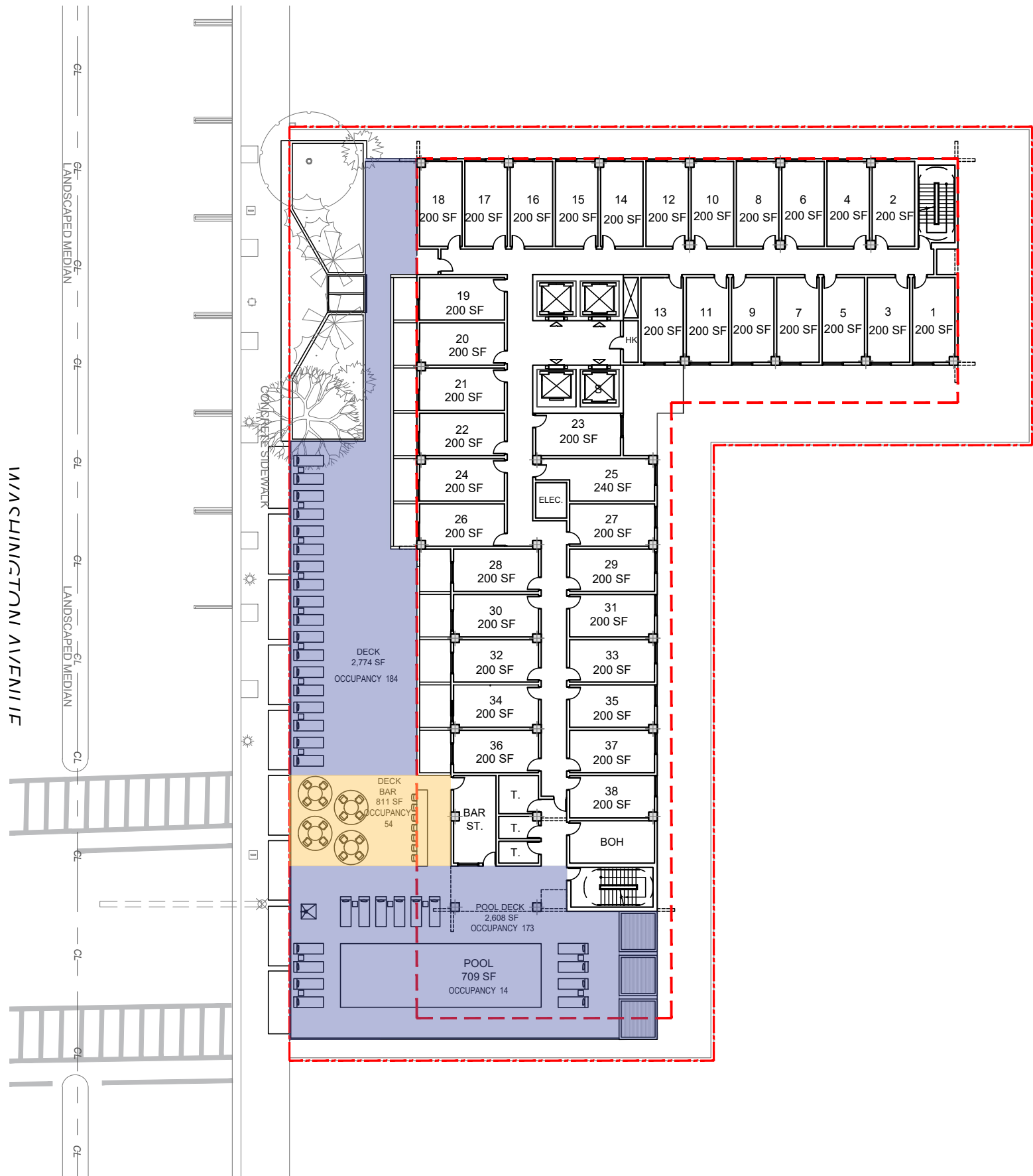
TOTAL FIGURES

| | Non-F&B | F&B | Subtotals |
|-----------------------|------------------|------------------|------------------|
| Ground | 4,740 SF | 5,578 SF | 10,318 SF |
| Level 2 | 6,091 SF | 811 SF | 6,902 SF |
| Level 7 | | 4,629 SF | 4,629 SF |
| Total Provided | | | 21,849 SF |
| Total GSF | | | 106,839 SF |
| Required (20% of GSF) | | | 21,368 SF |
| 50% from F&B | | | 10,684 SF |
| Total Provided | 10,831 SF | 10,684 SF | 21,515 SF |

LEGEND

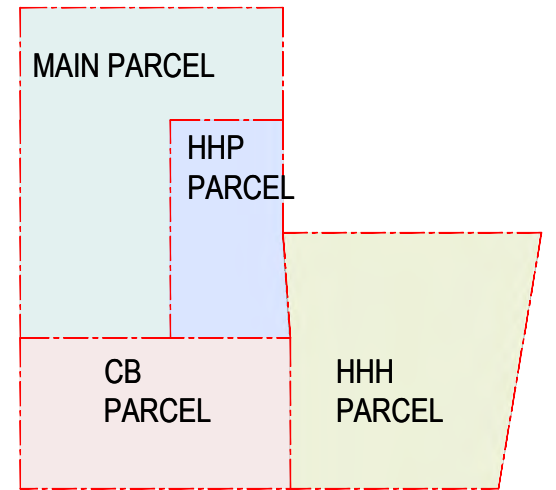
- NON F&B: 4,740 SF
- F&B: 5,578 SF
- TOTAL: 10,318 SF**

WASHINGTON AVENUE



LEGEND

- NON F&B: 6,091 SF
- F&B: 811 SF
- TOTAL: 6,902 SF**



KEY PLAN

TOTAL FIGURES

| | Non-F&B | F&B | Subtotals |
|-----------------------|------------------|------------------|------------------|
| Ground | 4,740 SF | 5,578 SF | 10,318 SF |
| Level 2 | 6,091 SF | 811 SF | 6,902 SF |
| Level 7 | | 4,629 SF | 4,629 SF |
| Total Provided | | | 21,849 SF |
| Total GSF | | | 106,839 SF |
| Required (20% of GSF) | | | 21,368 SF |
| 50% from F&B | | | 10,684 SF |
| Total Provided | 10,831 SF | 10,684 SF | 21,515 SF |

ARQUITECTONICA

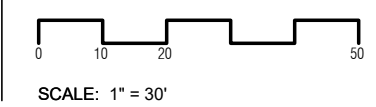
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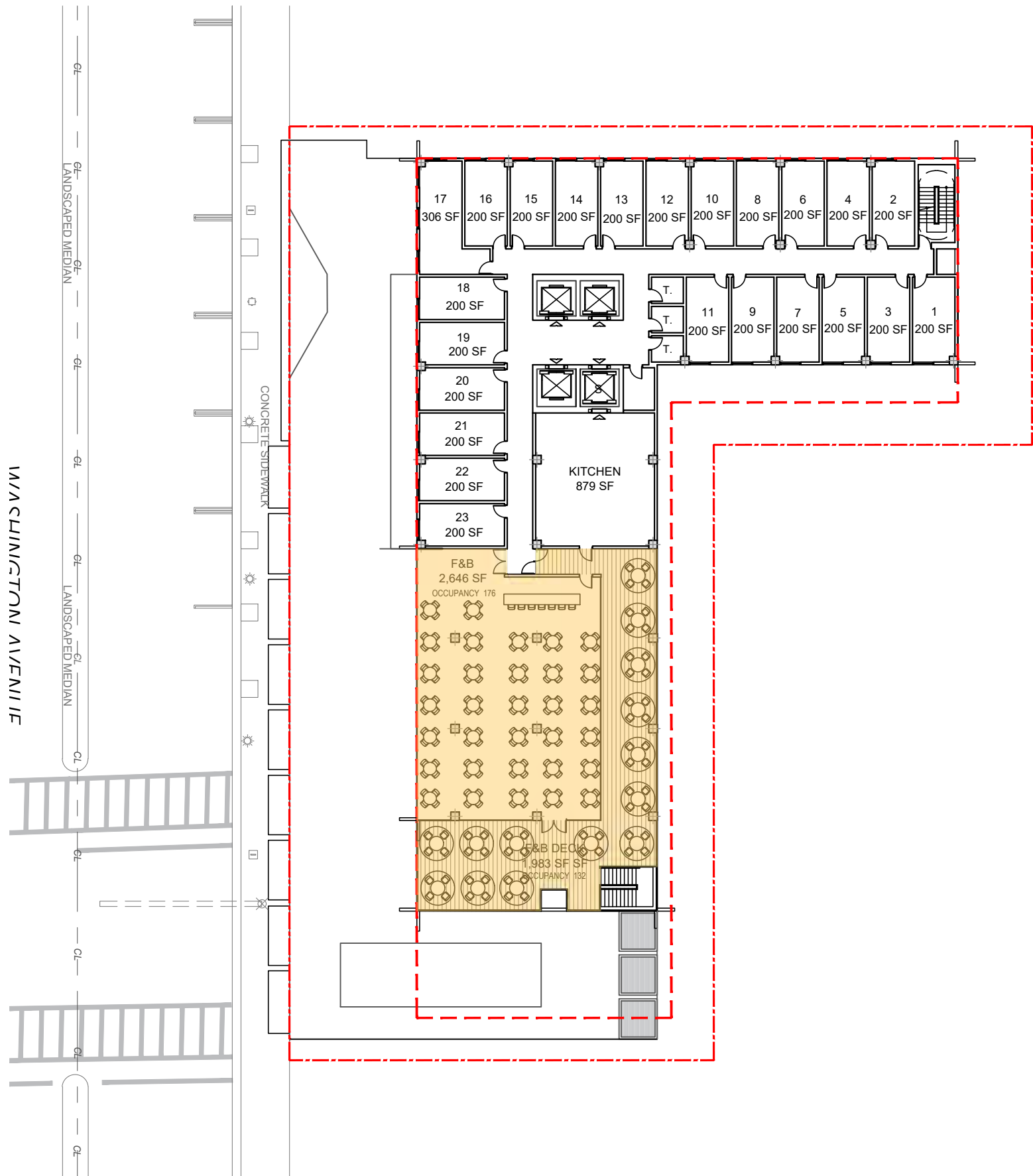
AMENITY DIAGRAM - LEVEL 2



DATE:
03/10/2024

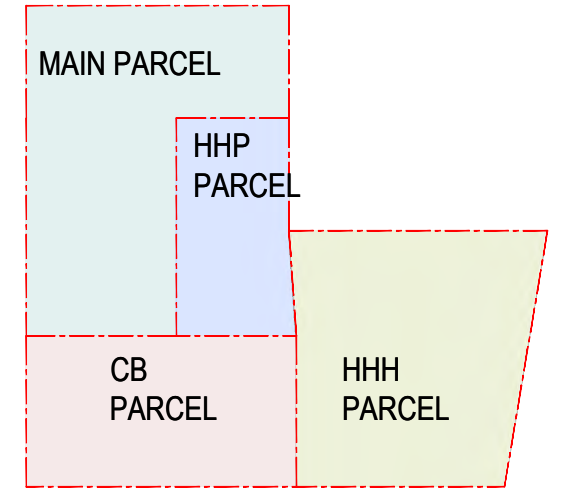
A0-36

WASHINGTON AVENUE



LEGEND

- F&B 4,629 SF
- TOTAL: 4,629 SF**



KEY PLAN

TOTAL FIGURES

| | Non-F&B | F&B | Subtotals |
|-----------------------|------------------|------------------|------------------|
| Ground | 4,740 SF | 5,578 SF | 10,318 SF |
| Level 2 | 6,091 SF | 811 SF | 6,902 SF |
| Level 7 | | 4,629 SF | 4,629 SF |
| Total Provided | | | 21,849 SF |
| Total GSF | | | 106,839 SF |
| Required (20% of GSF) | | | 21,368 SF |
| 50% from F&B | | | 10,684 SF |
| Total Provided | 10,831 SF | 10,684 SF | 21,515 SF |

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AMENITY DIAGRAM - LEVEL 7

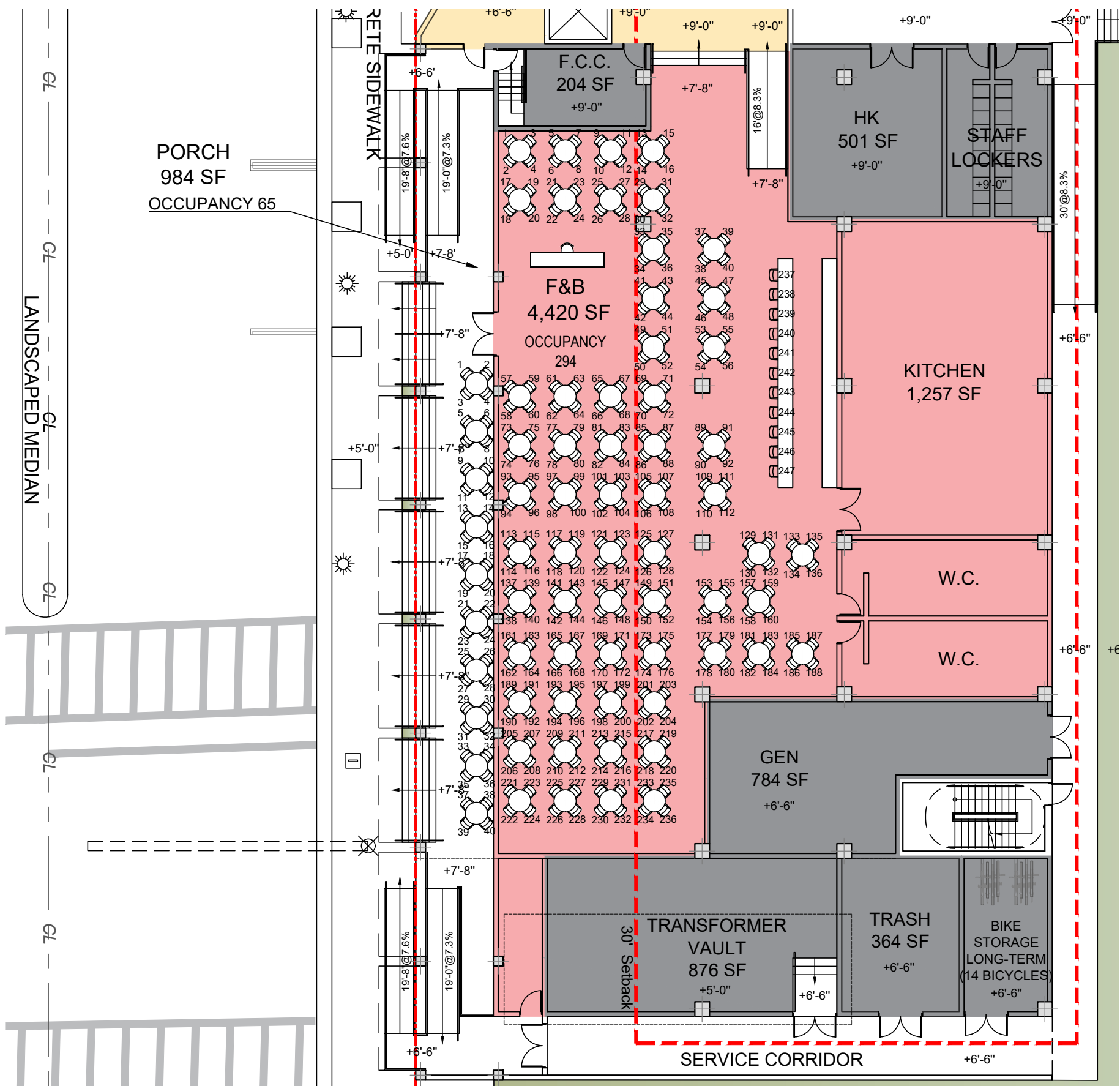


SCALE: 1" = 30'



DATE:
03/10/2024

A0-37



F&B GROUND FLOOR

OCCUPANCY COUNT

| | |
|--------------|------------|
| F&B | 294 |
| PORCH | 65 |
| TOTAL | 359 |

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

| | |
|------------------------|------------|
| F&B (interior seats) | 247 |
| PORCH (exterior seats) | 40 |
| TOTAL | 287 |



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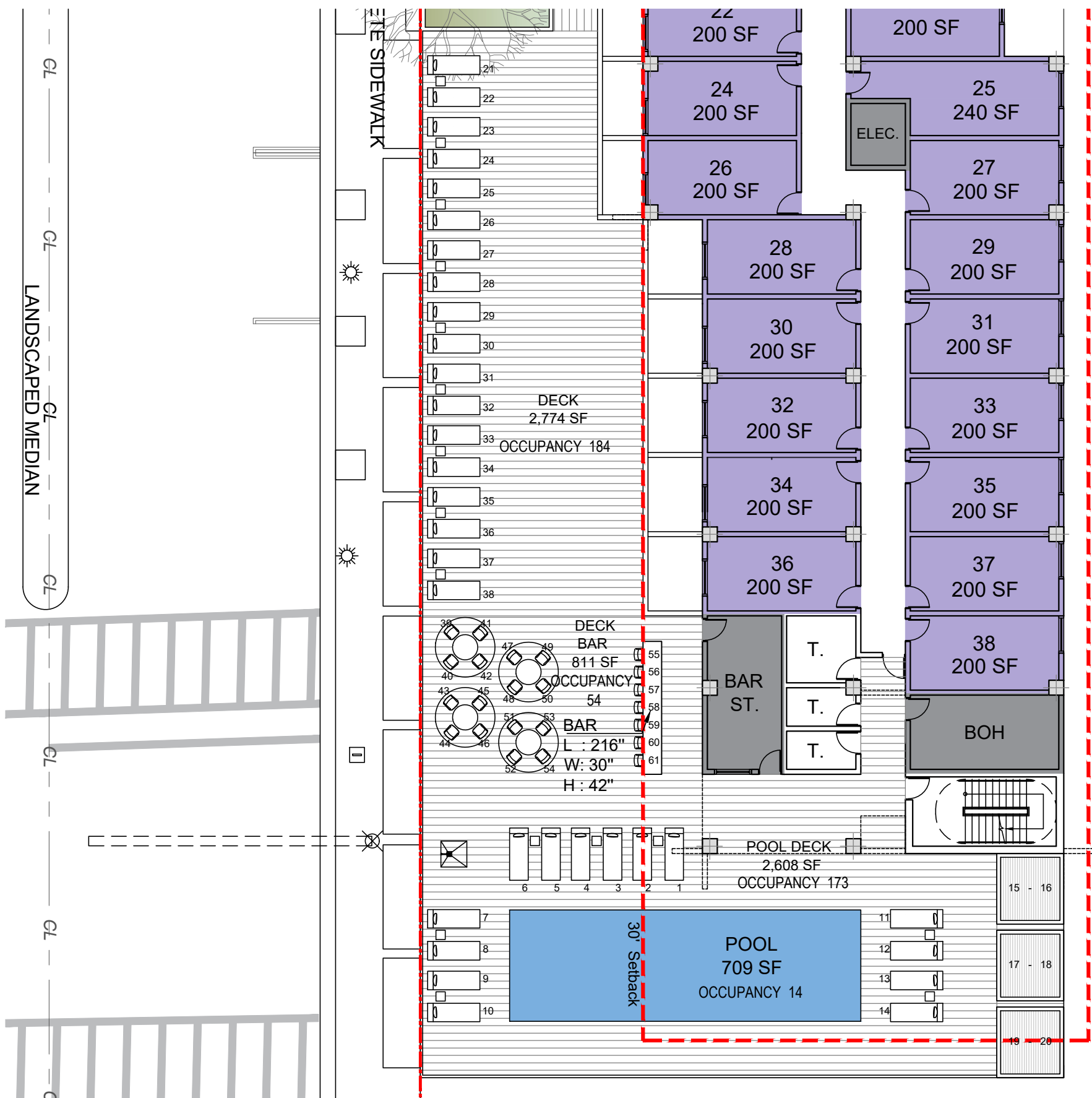
SEATING DIAGRAM - GROUND LEVEL



SCALE: 1/16" = 1'

DATE:
03/10/2024

A0-39



LEVEL 02

OCCUPANCY COUNT

| | |
|-----------|------------------|
| F&B DECK | 54 |
| POOL DECK | 173 |
| DECK | 184 |
| POOL | 14 |
| CABANAS | 6 (2 PER CABANA) |

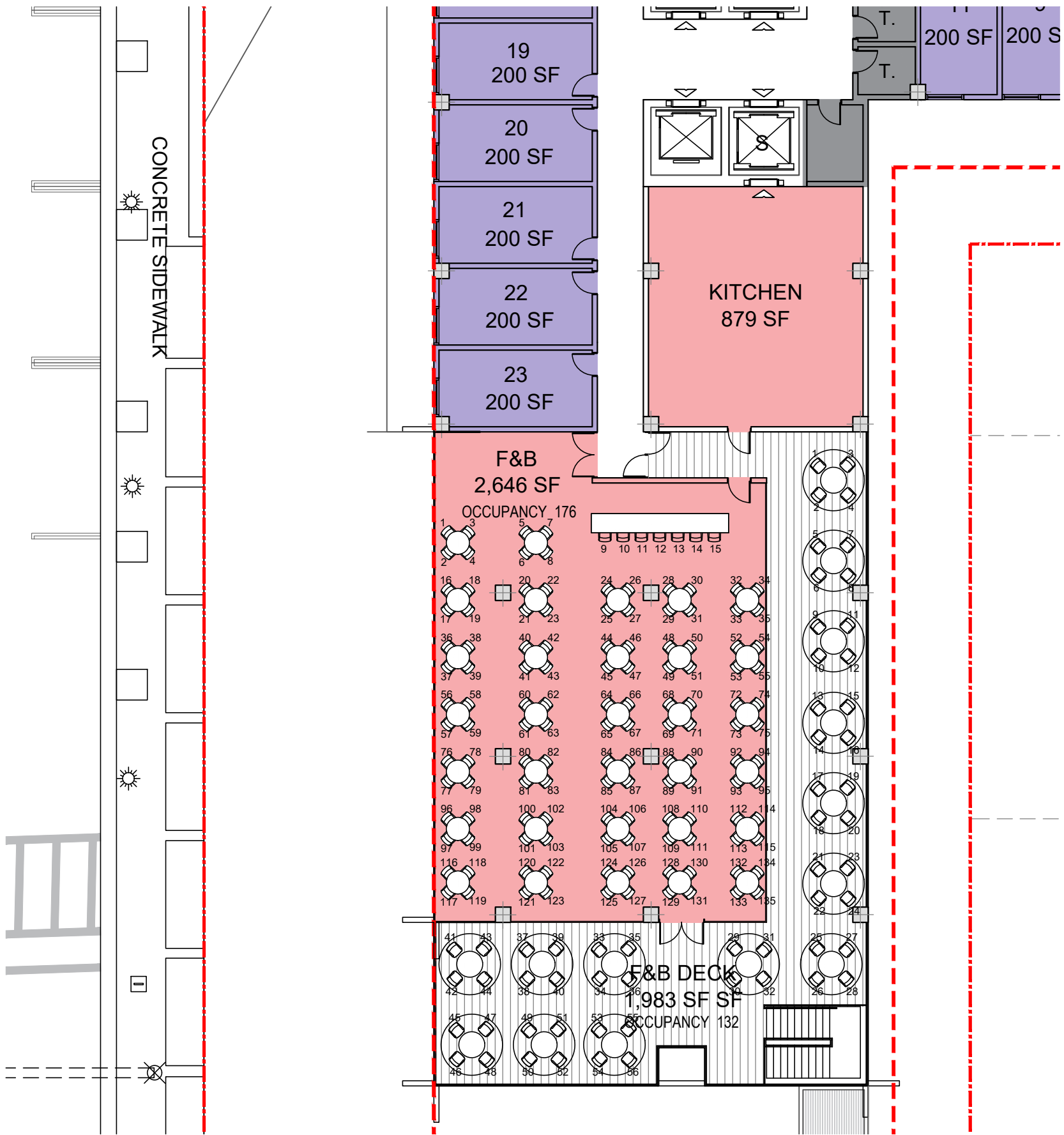
TOTAL 431

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

| | |
|-----------|------------------|
| F&B DECK | 23 |
| POOL DECK | 32 |
| POOL | 0 |
| CABANAS | 6 (2 PER CABANA) |

TOTAL (exterior seats) 61



LEVEL 07

OCCUPANCY COUNT

| | |
|--------------|------------|
| F&B | 176 |
| F&B DECK | 132 |
| TOTAL | 308 |

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

| | |
|---------------------------|------------|
| F&B (interior seats) | 135 |
| F&B DECK (exterior seats) | 56 |
| TOTAL | 191 |

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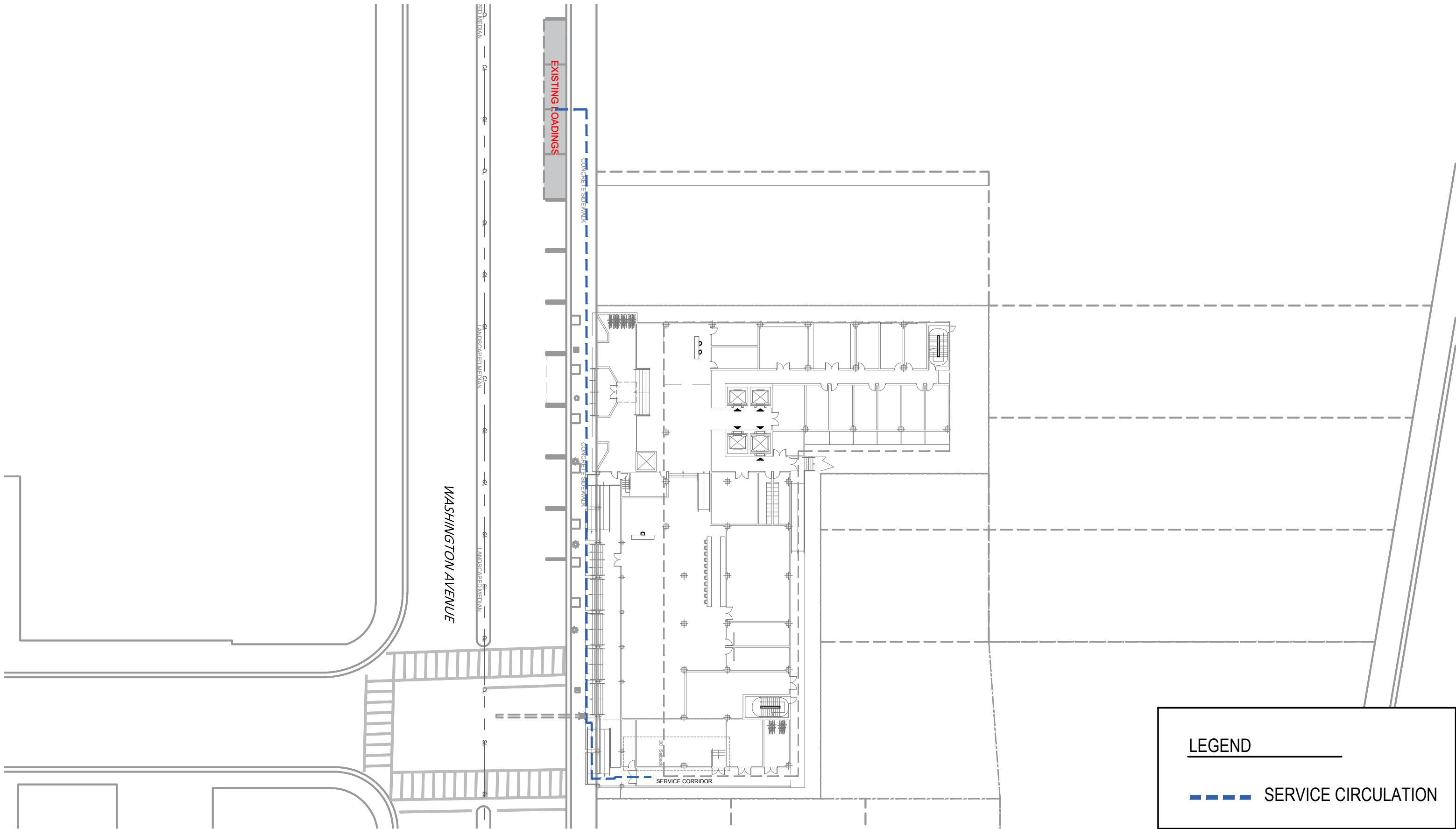
SEATING DIAGRAM - LEVEL 7



SCALE: 1/16" = 1'

DATE:
03/10/2024

A0-41



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LOADING DIAGRAM

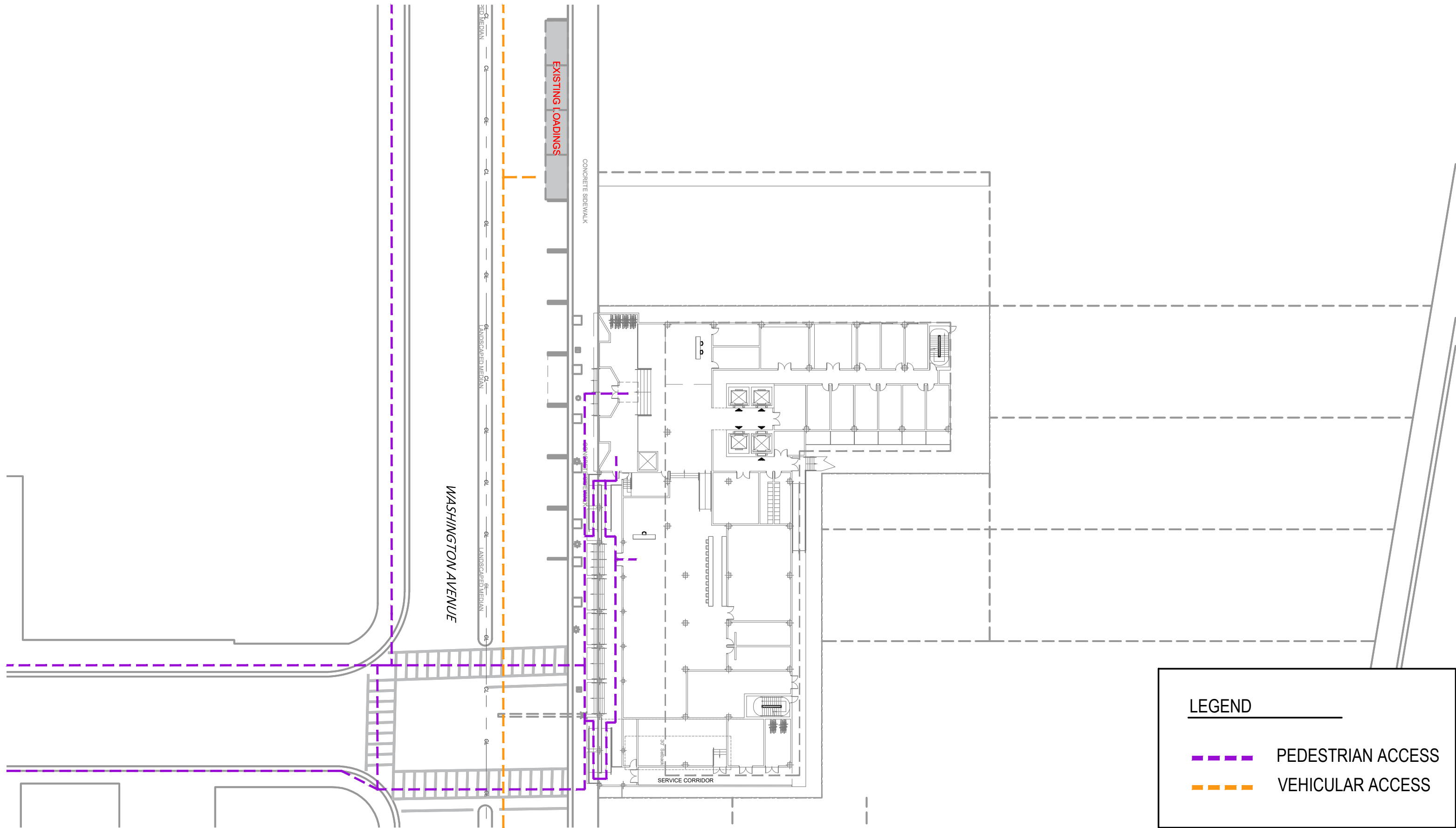


SCALE: 1/40" = 1'



DATE:
03/10/2024

A0-42



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ACCESS DIAGRAM

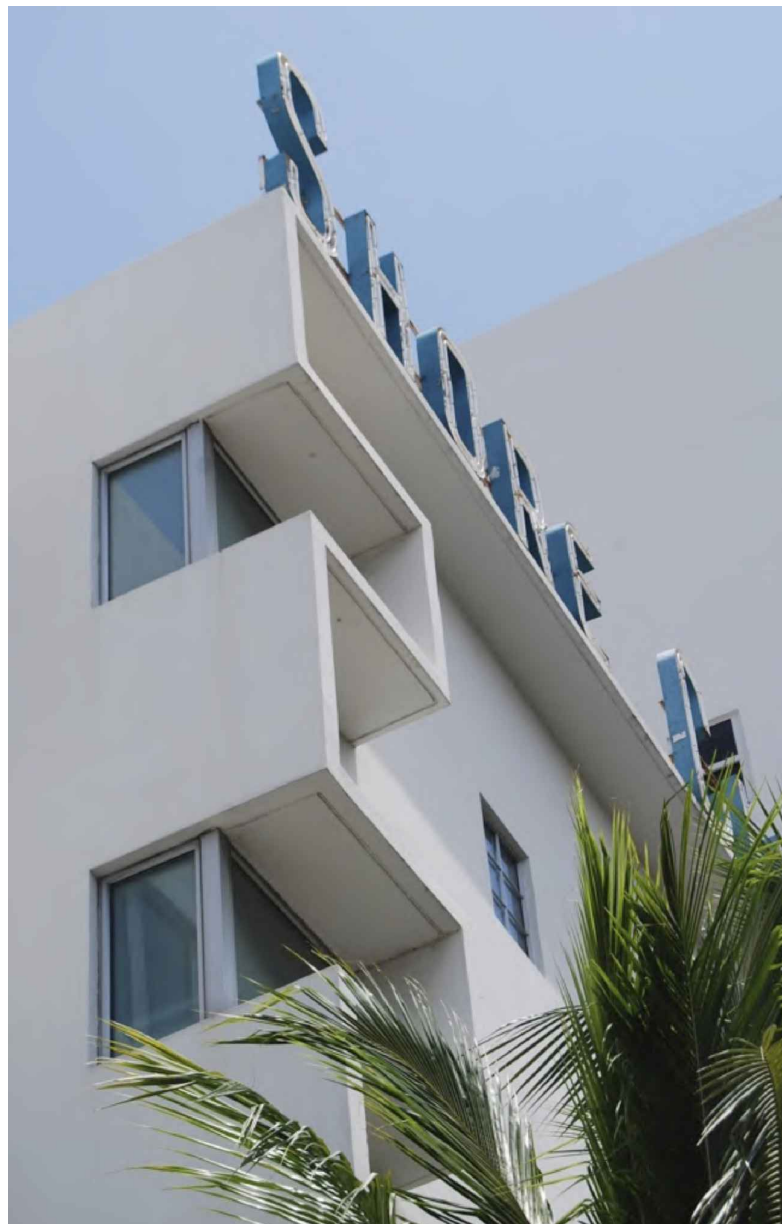


SCALE: 1/40" = 1'



DATE:
03/10/2024

A0-43



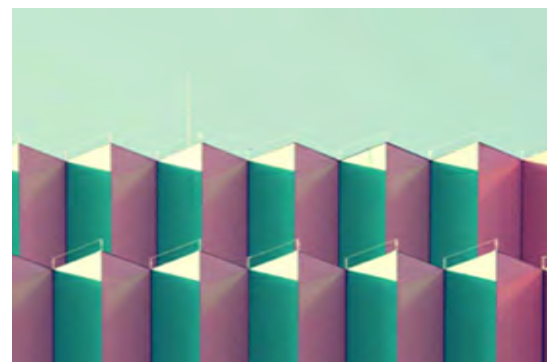
Albert Anis - Architectural ornamentation and movement of the facade.



Proposed rendering - Architectural ornamentation and movement of the facade.



AT MIAMI BEACH, this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifer Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.



Geometric Pattern.



Albert Anis - Architectural ornamentation and movement of the facade.



Geometric Pattern.

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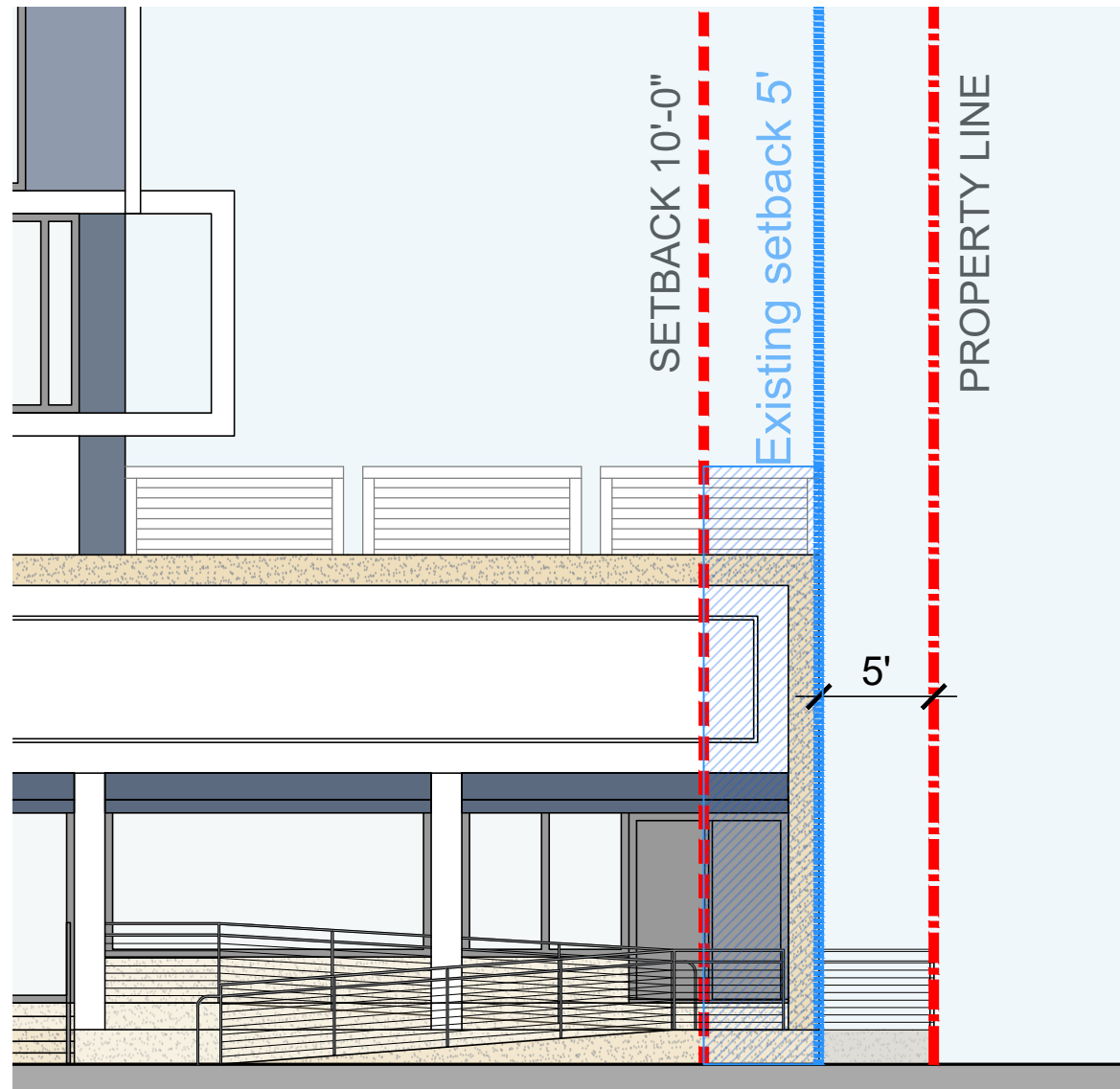


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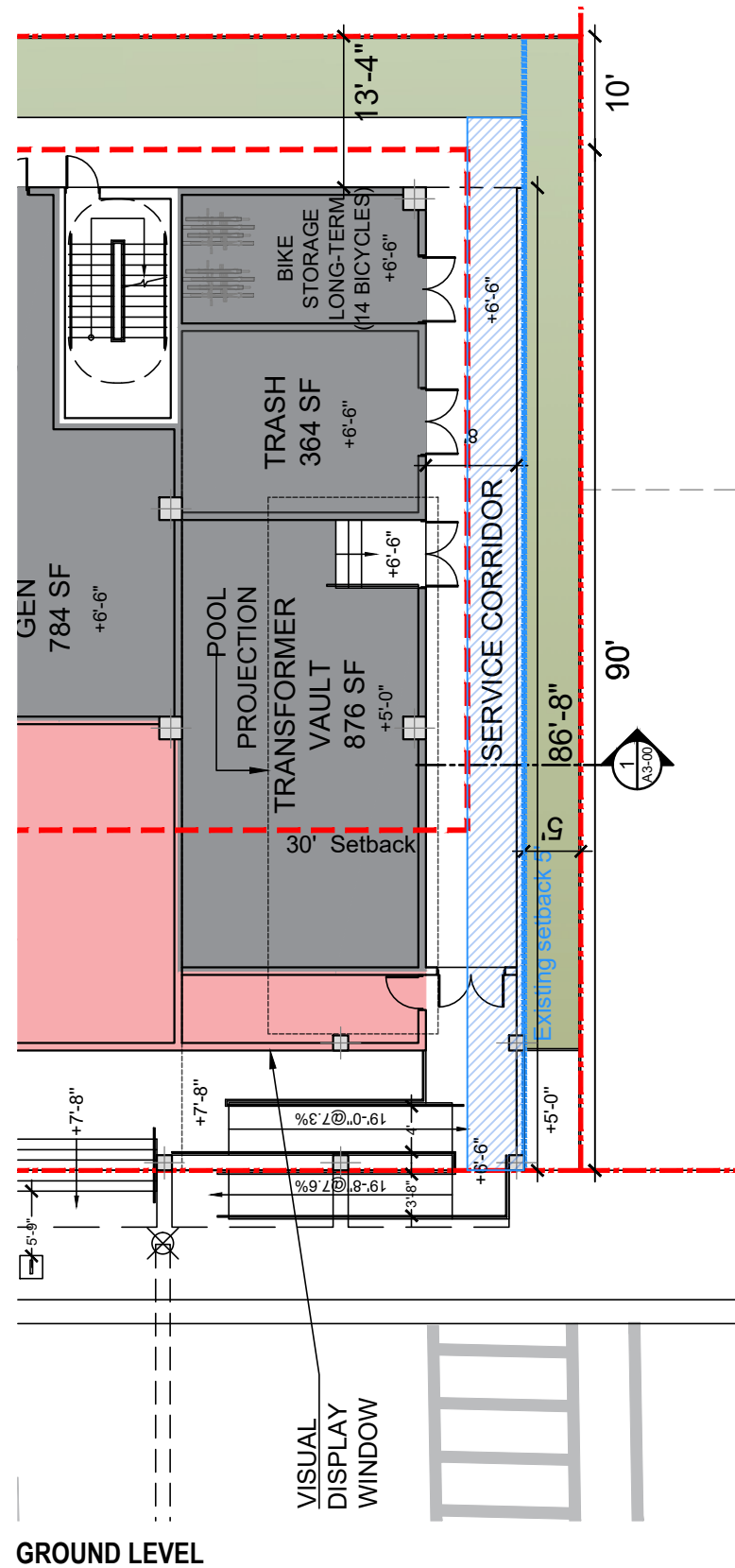
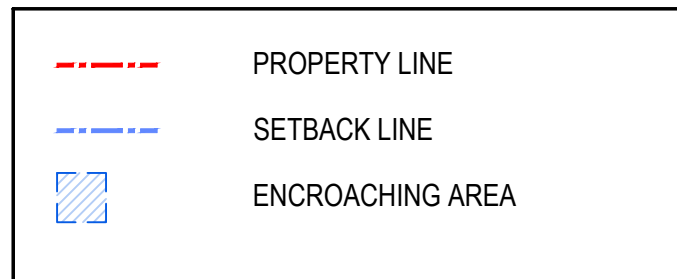
INSPIRATIONAL DIAGRAM

DATE:
03/10/2024

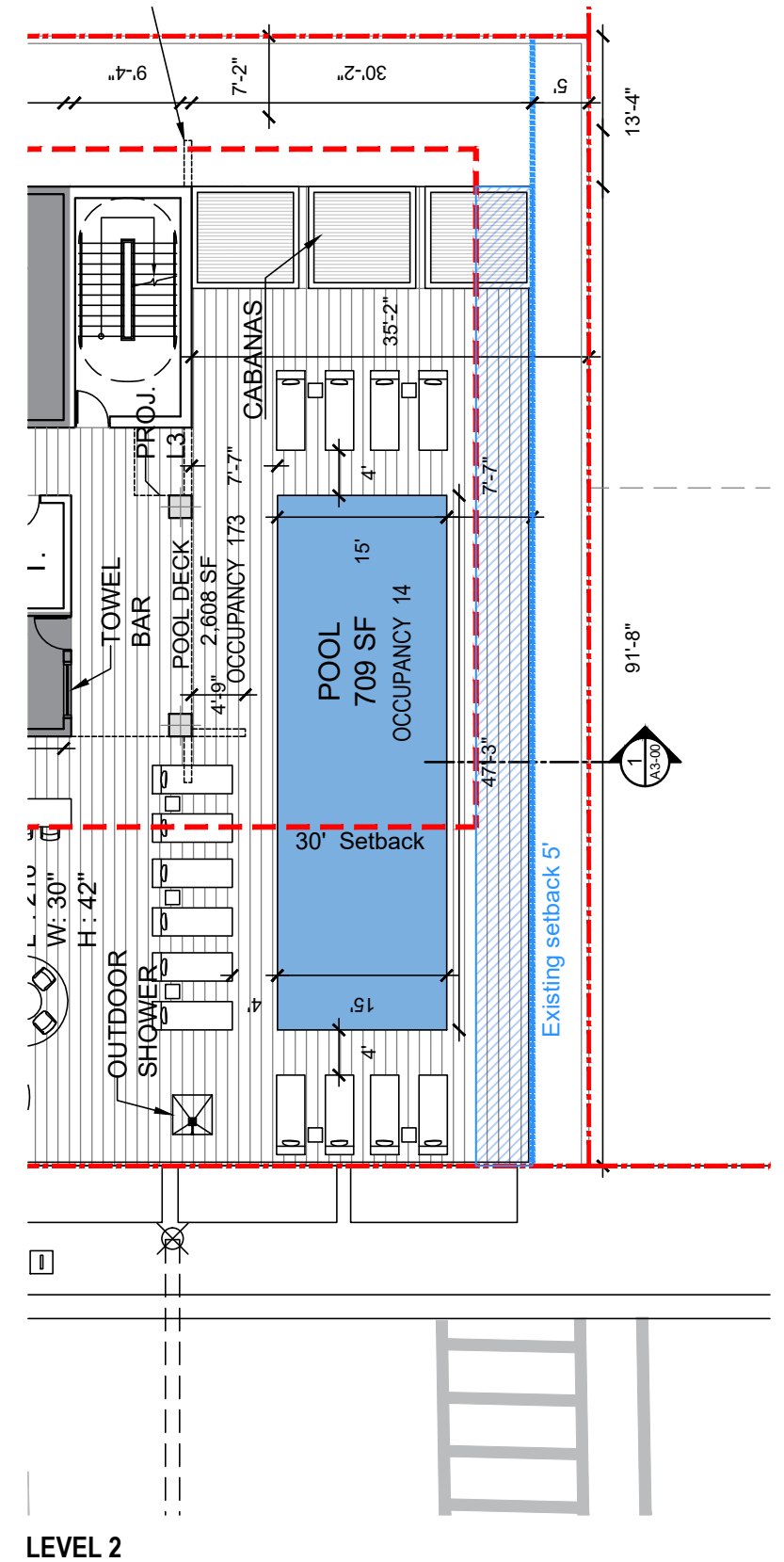
A0-44



LEGEND



GROUND LEVEL



LEVEL 2

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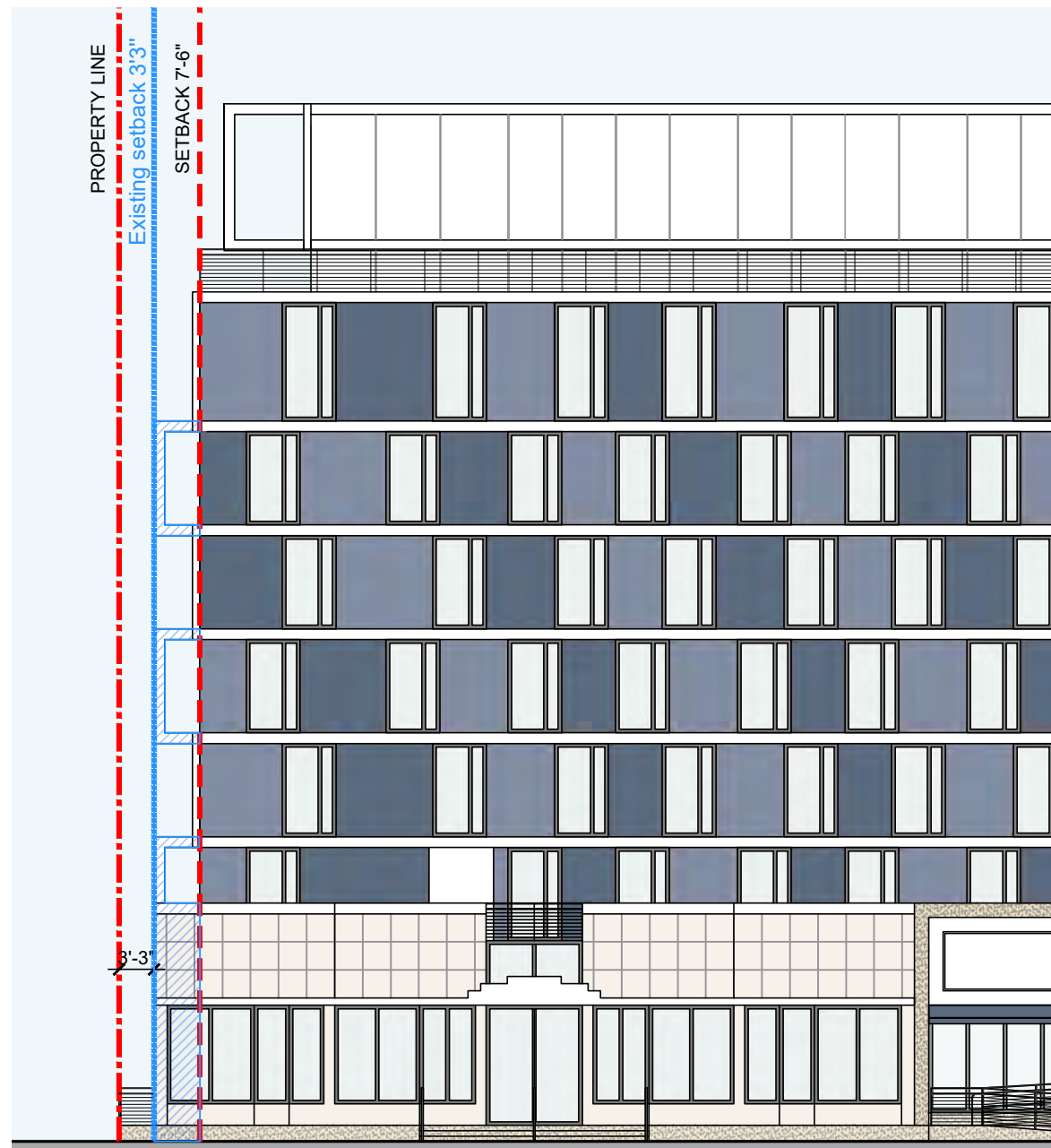
SOUTH SETBACK DIAGRAM



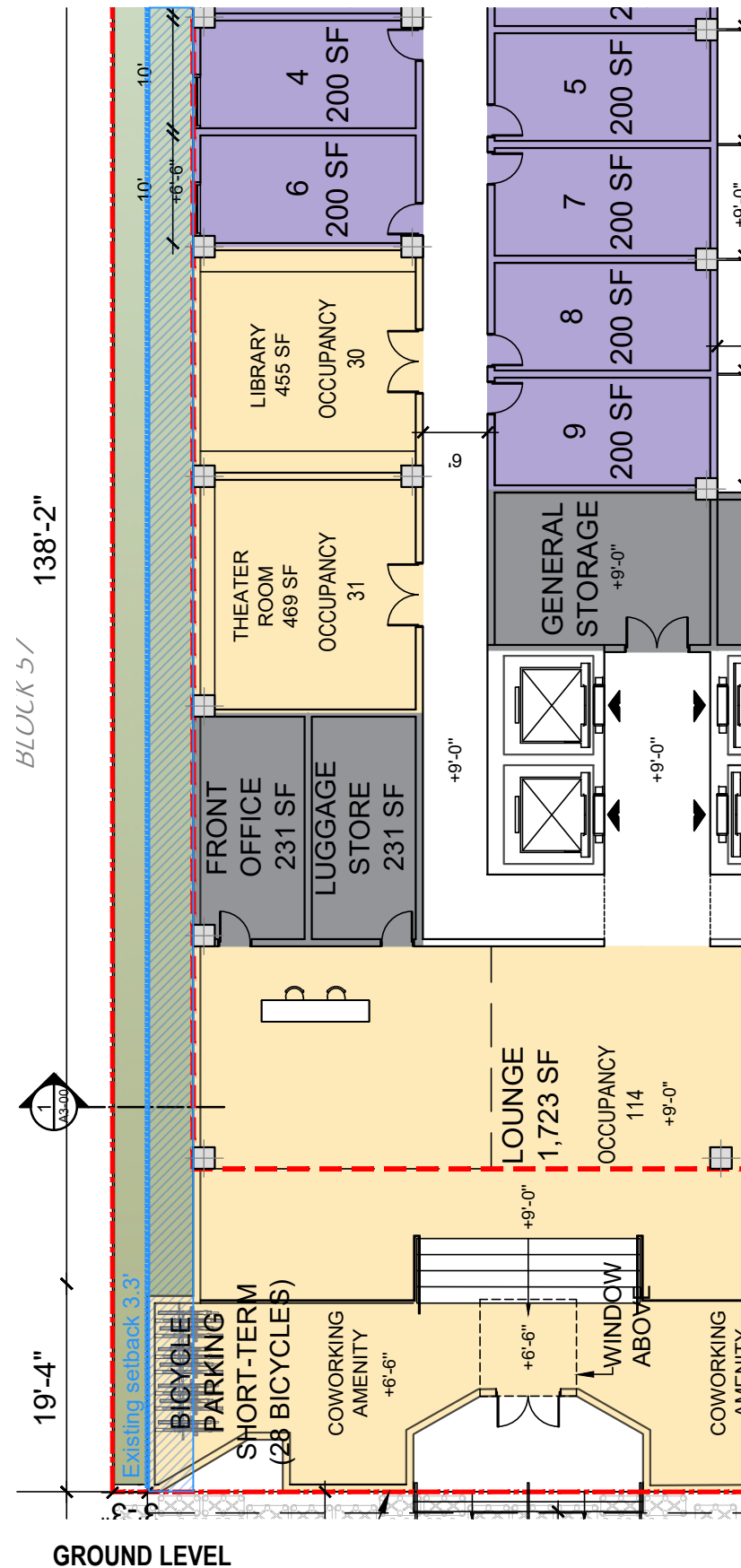
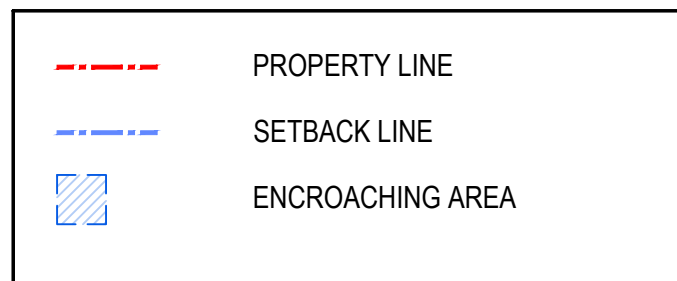
SCALE: 1/16" = 1'

DATE:
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A0-45



LEGEND



GROUND LEVEL



TYPICAL LEVEL

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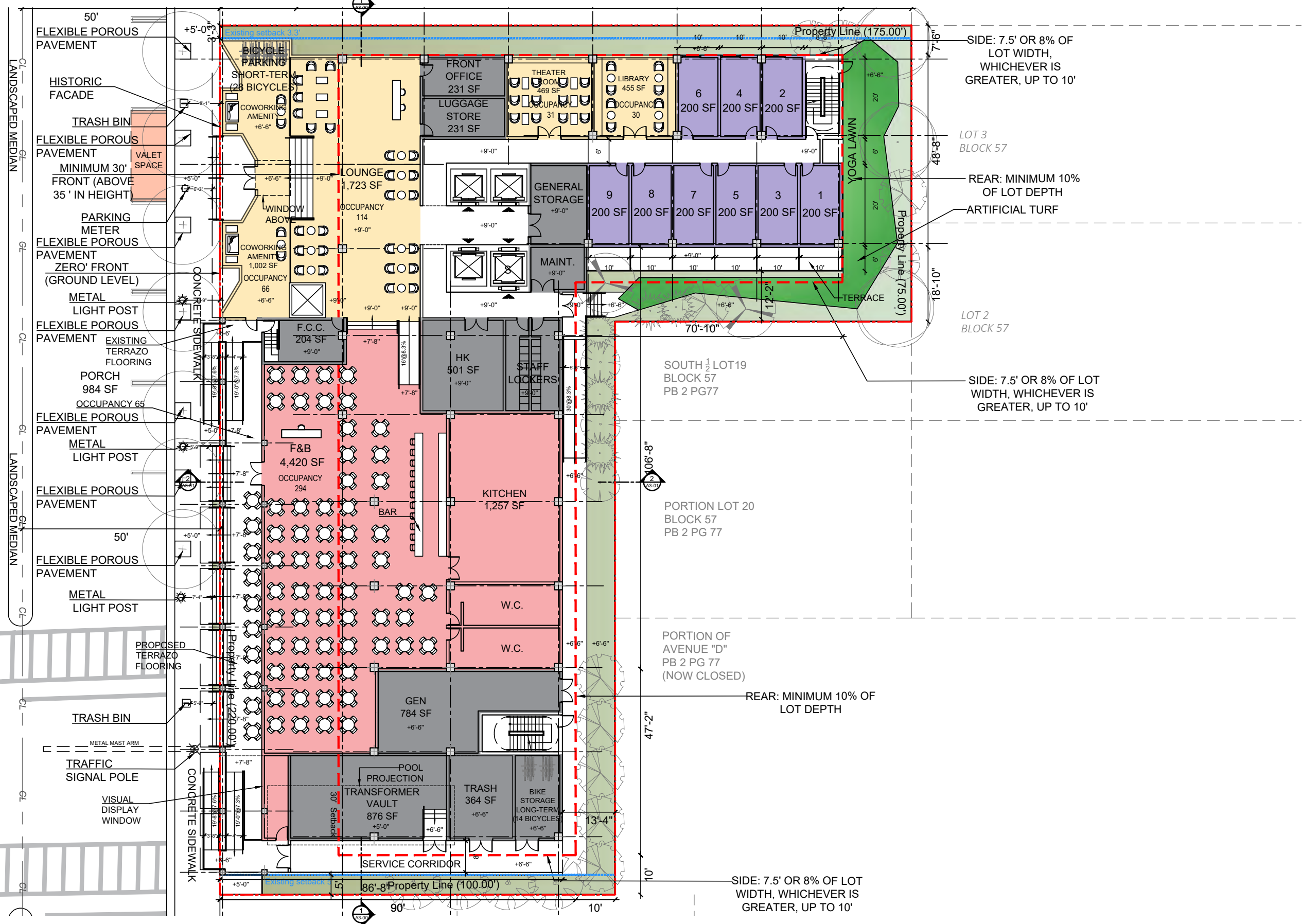
NORTH VARIANCE DIAGRAM



SCALE: 1/16" = 1'

DATE:
03/10/2024

A0-46



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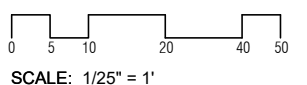
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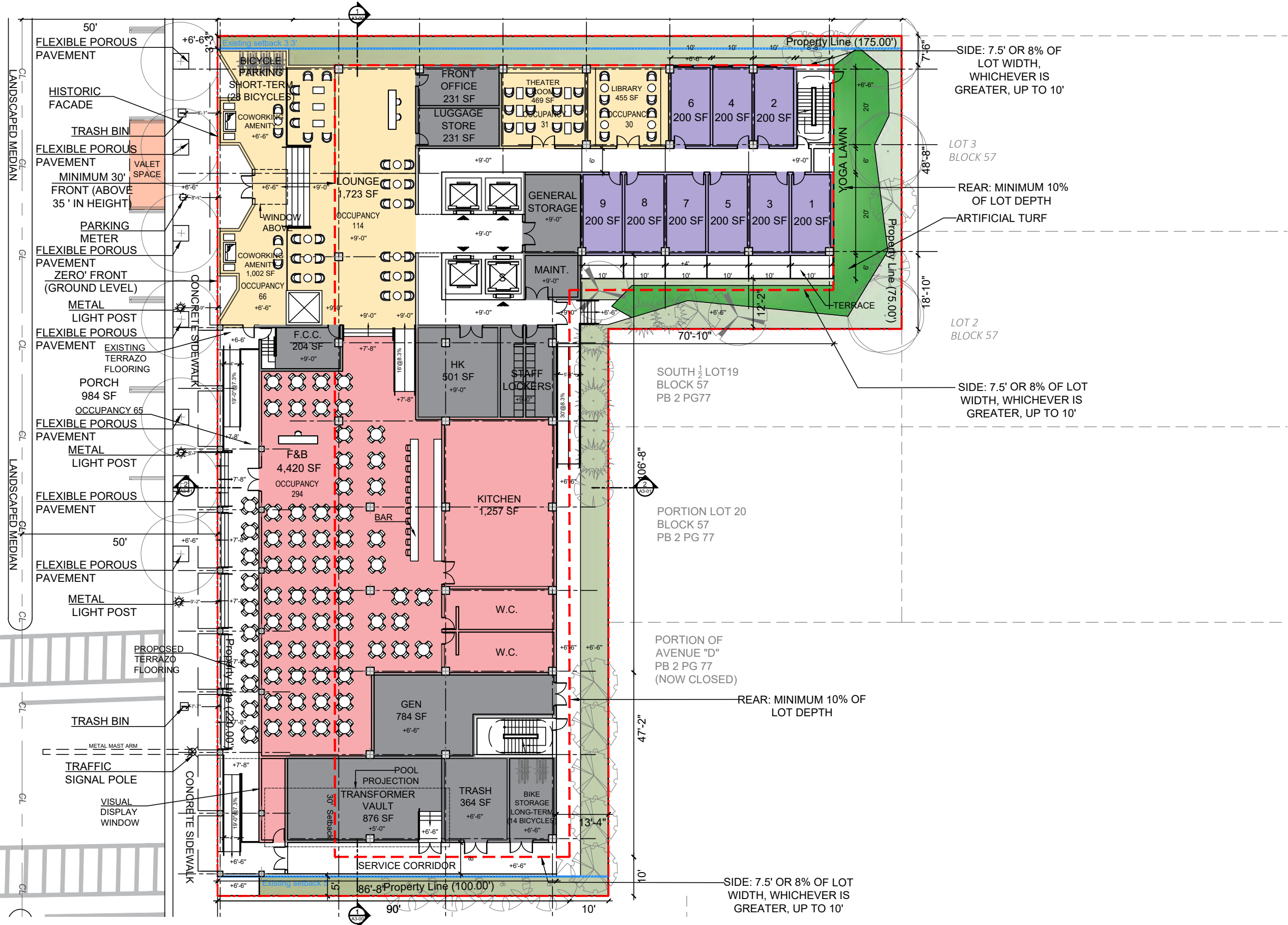
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GROUND LEVEL
 (CURRENT R.O.W. CONDITION)



DATE:
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A1-00a



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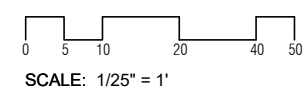
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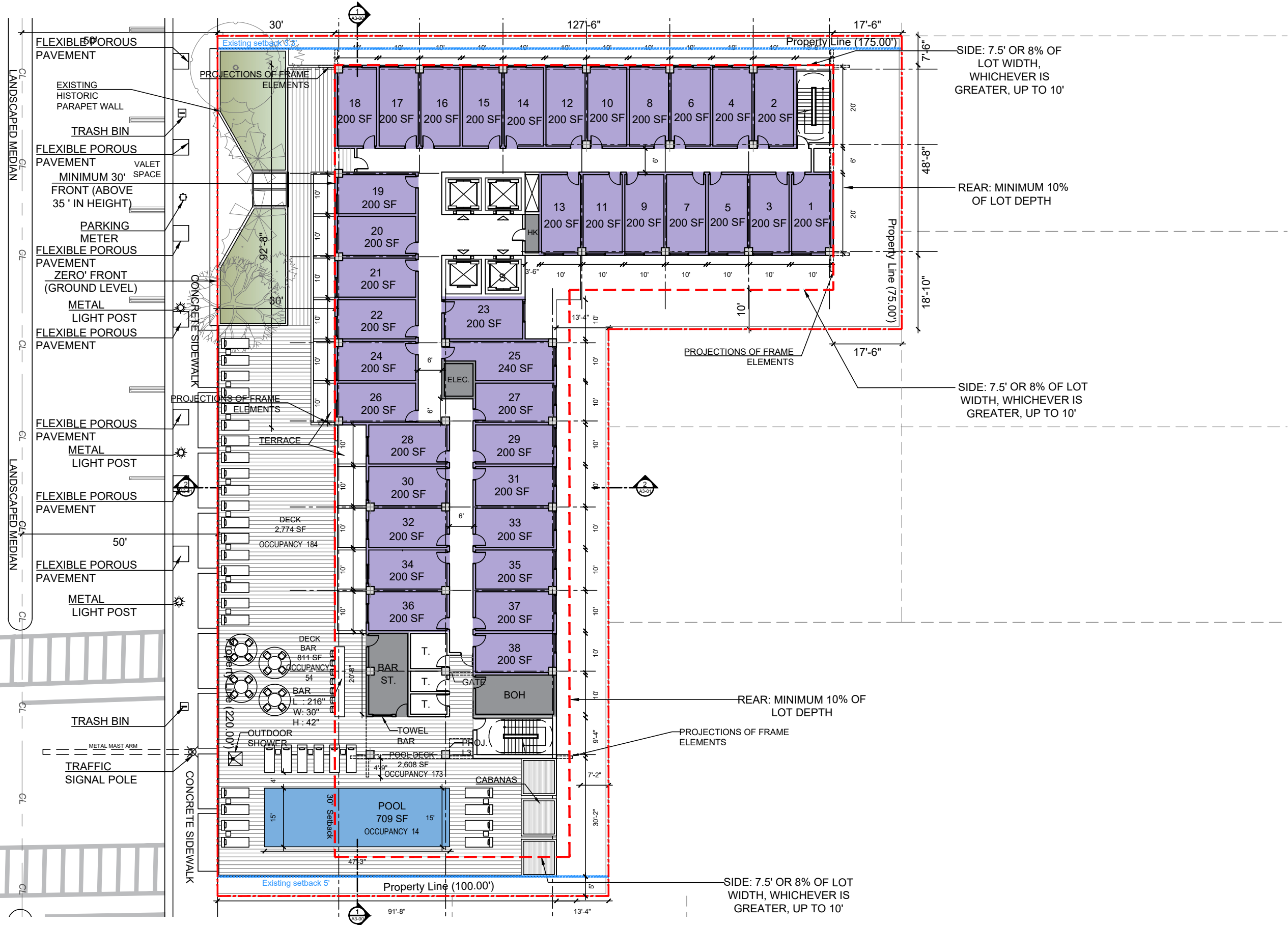
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GROUND LEVEL
 (FUTURE R.O.W. CONDITION)



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A1-00b



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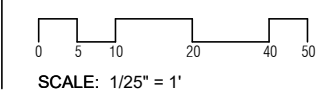
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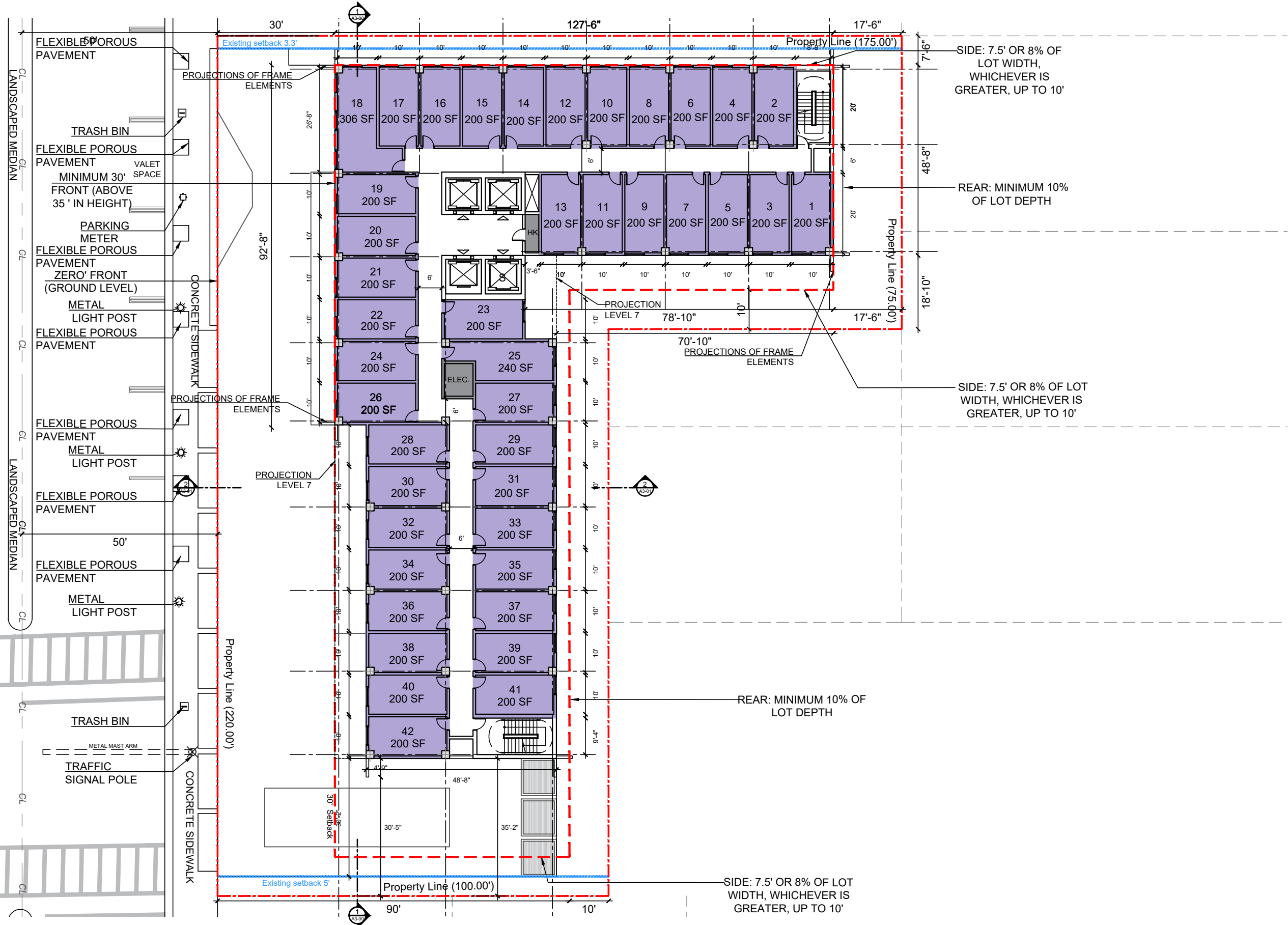
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LEVEL 2



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A1-01



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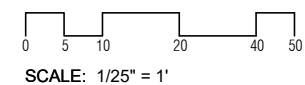
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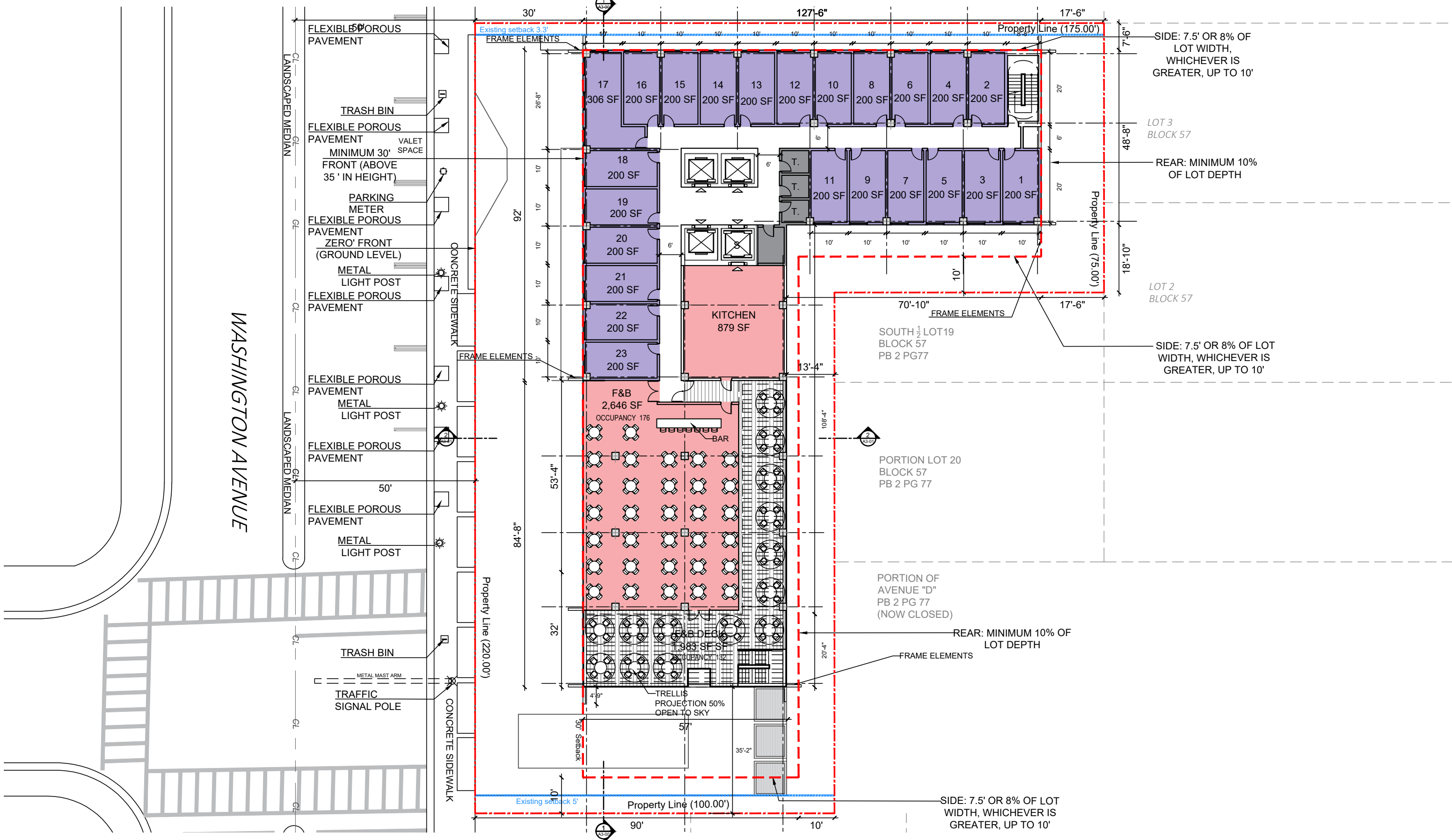
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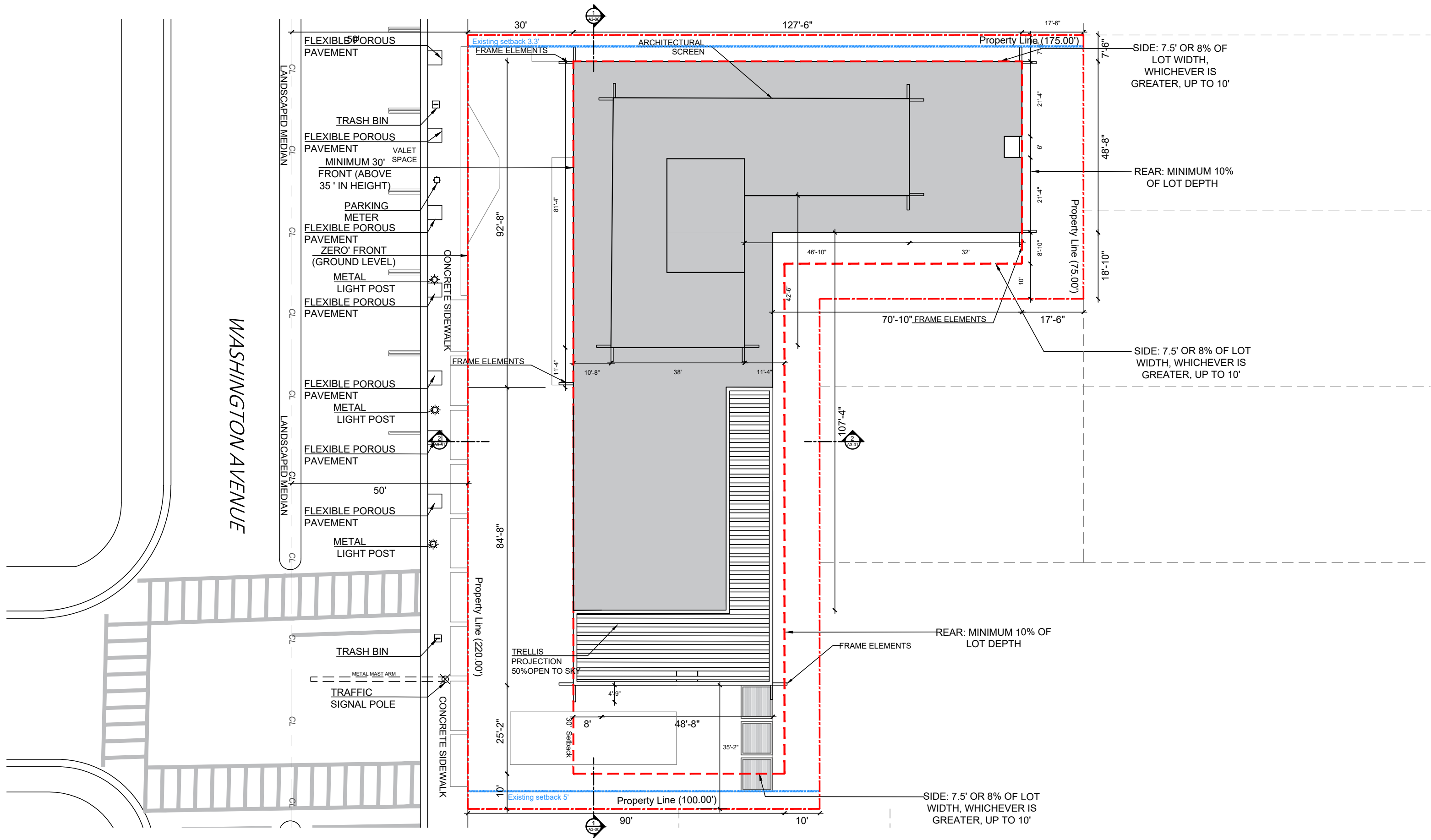
TYPICAL LEVEL 3 - 6



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A1-02





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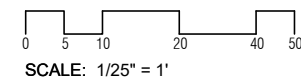
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A1-04