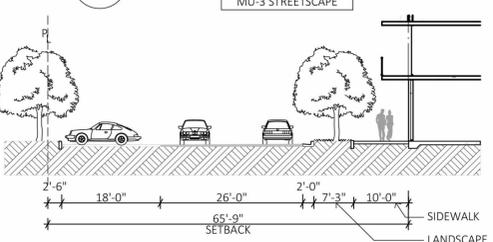


PROPOSED
2 STORY BLDG
UPTOWN
PROJECT

PROPOSED
16 STORY TOWER
UPTOWN
PROJECT

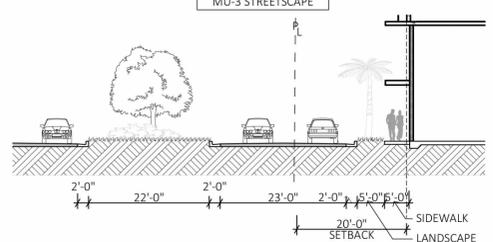
A OVERALL SITE PLAN

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



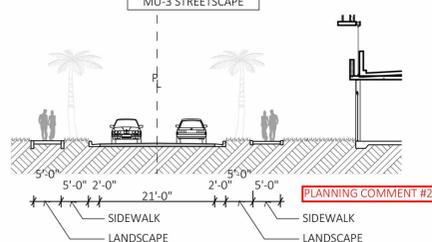
2 STREET SECTION

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



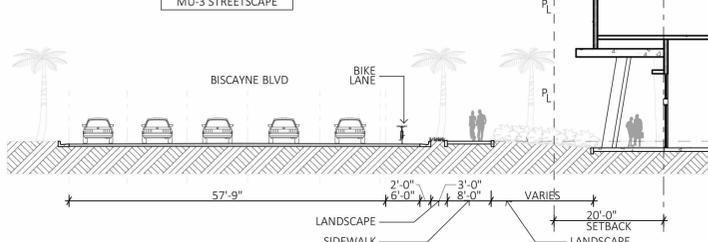
3 STREET SECTION

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



4 STREET SECTION

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



B LOCATION MAP



1 STREET SECTION

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

2 STREET SECTION

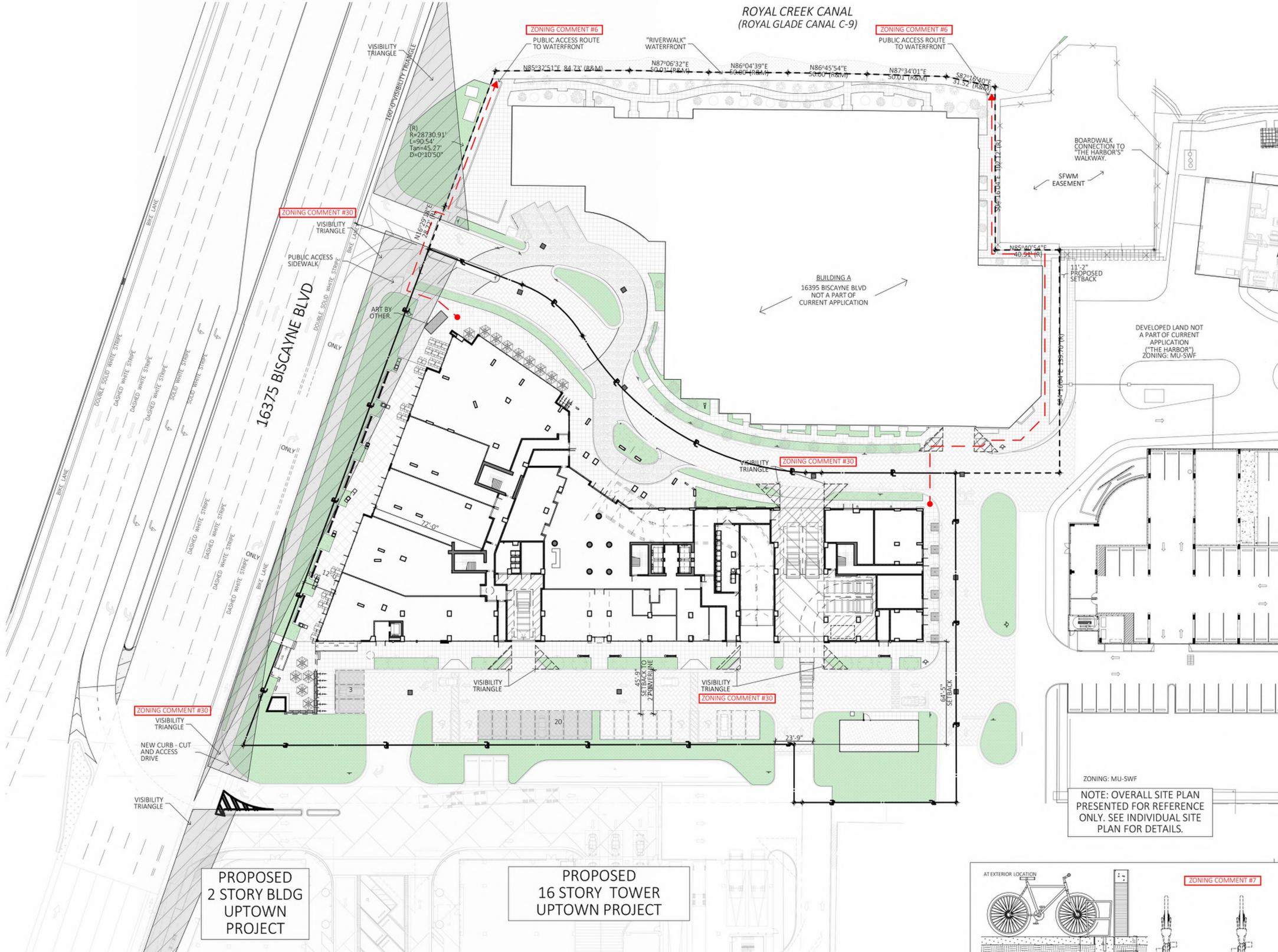
SCALE: 1/16" = 1'-0"

3 STREET SECTION

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

4 STREET SECTION

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



PROPOSED
2 STORY BLDG
UPTOWN
PROJECT

PROPOSED
16 STORY TOWER
UPTOWN
PROJECT

1 GROUND FLOOR SITE PLAN
SCALE: 1/32" = 1'-0"



17 PATH LIGHTING
STREET FURNISHINGS.



16 LIGHT POST
STREET FURNISHINGS.



15 BENCH
STREET FURNISHINGS.



14 BOLLARD
STREET FURNISHINGS.

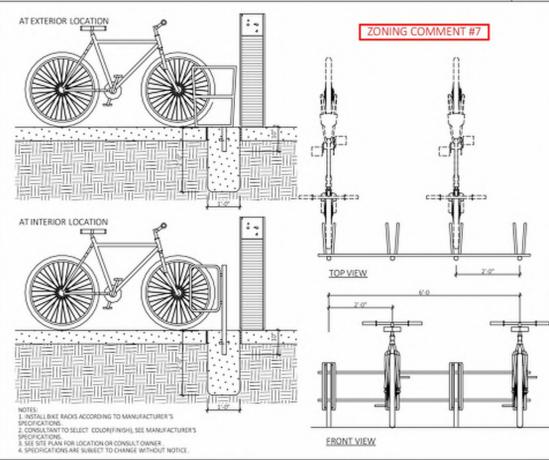


13 BIKE RACK
STREET FURNISHINGS.



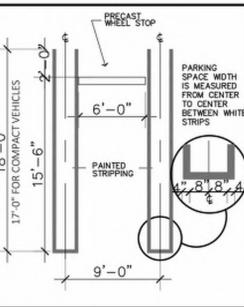
12 LITTER CAN
STREET FURNISHINGS.

PLANNING COMMENT #10



11 BICYCLE RACK DETAILS
SCALE: N.T.S.

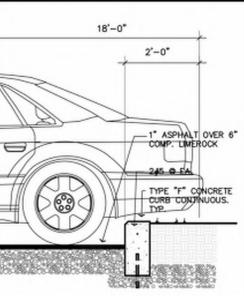
1 HANDICAPPED SIGN
SCALE: N.T.S.



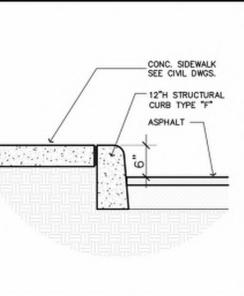
2 PARKING
SCALE: N.T.S.



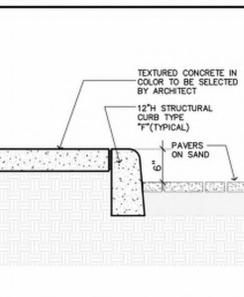
3 HANDICAP PARKING
SCALE: N.T.S.



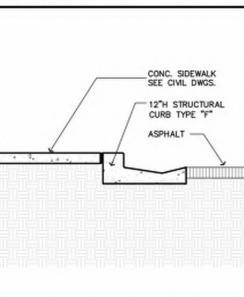
4 WHEEL STOP DETAIL
SCALE: N.T.S.



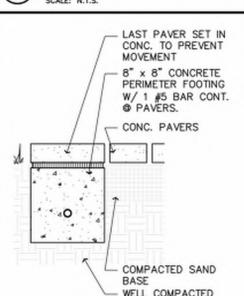
5 CURB EDGE DETAIL
SCALE: N.T.S.



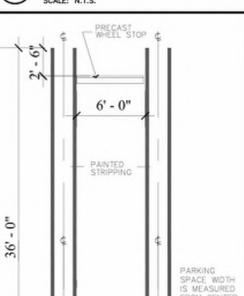
6 CURB EDGE DETAIL
SCALE: N.T.S.



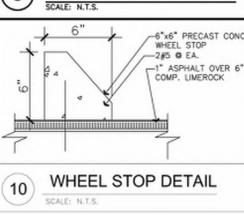
7 CURB EDGE DETAIL
SCALE: N.T.S.



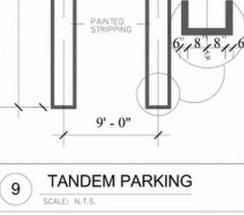
8 PAVERS ON SAND
SCALE: N.T.S.



9 WHEEL STOP DETAIL
SCALE: N.T.S.



10 TANDEM PARKING
SCALE: N.T.S.



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STRUCTURAL ENGINEER:
-

MULTI-FAMILY
DEVELOPMENT FOR:
SOLESTE ON THE BAY

16375 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, FL 33160

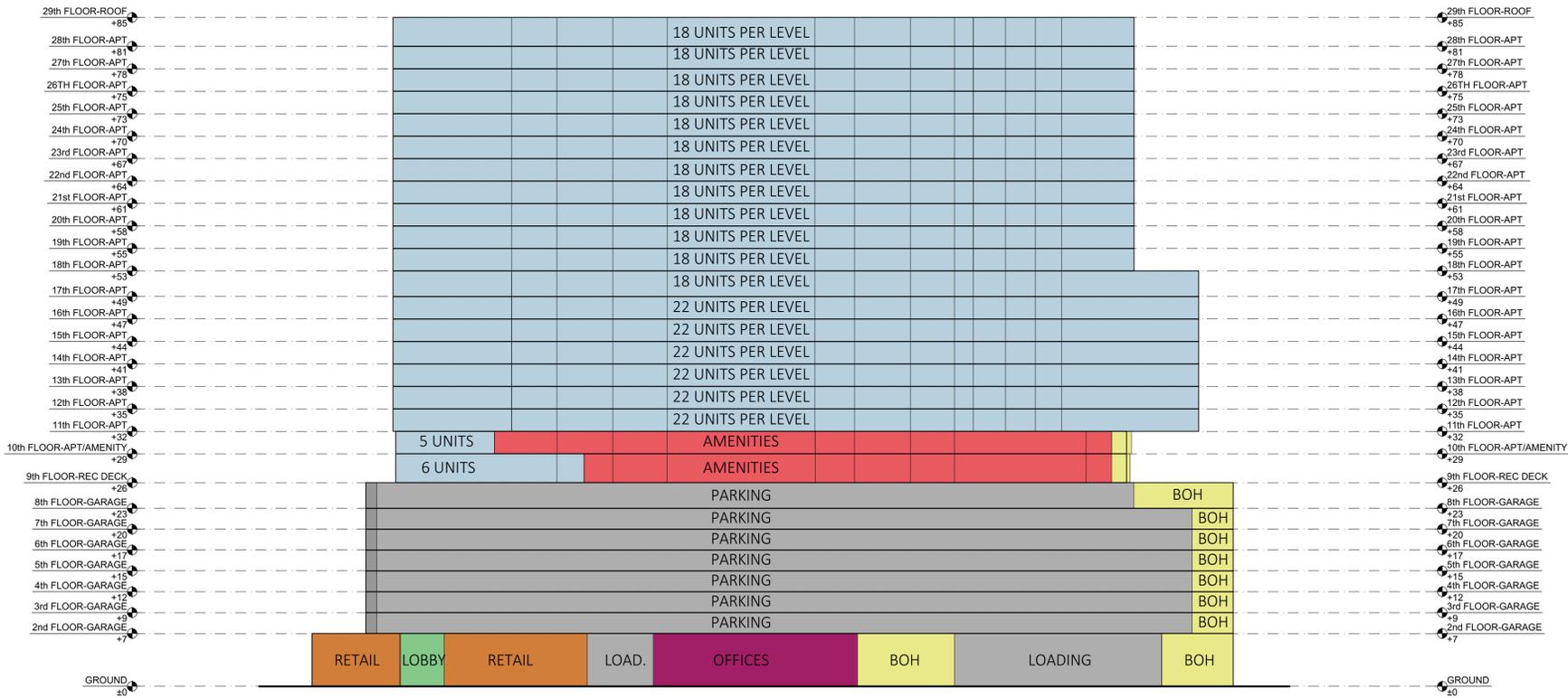
REVISIONS:
1 RESPONSE TO TRAD 05-05-22
2 RESPONSE TO TRAD 05-26-22

FORMGROUP
architecture + planning

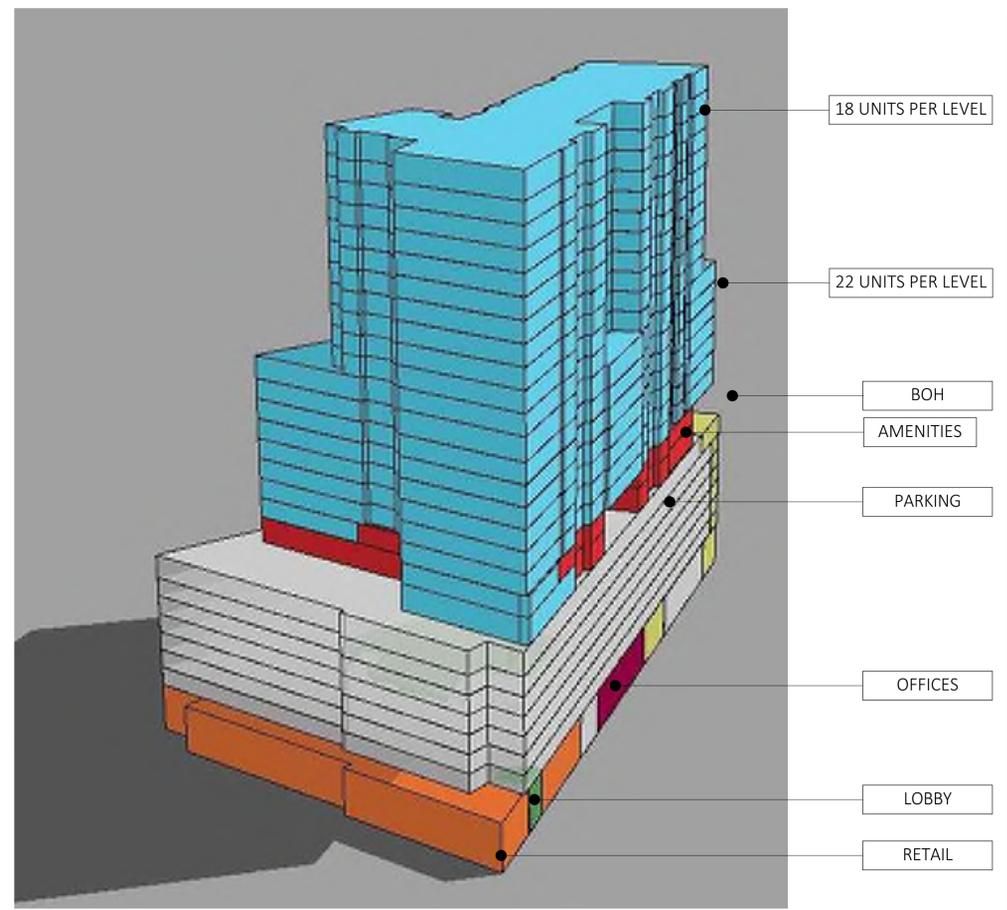
FORM GROUP, INC.
6740 SW 64 CT, MIAMI, FL 33143
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ARCHITECT OF RECORD:
OMAR MADRILES, AIA
AA-0014881

PROJECT NO. 22-0210
DATE: FEBRUARY 10, 2022

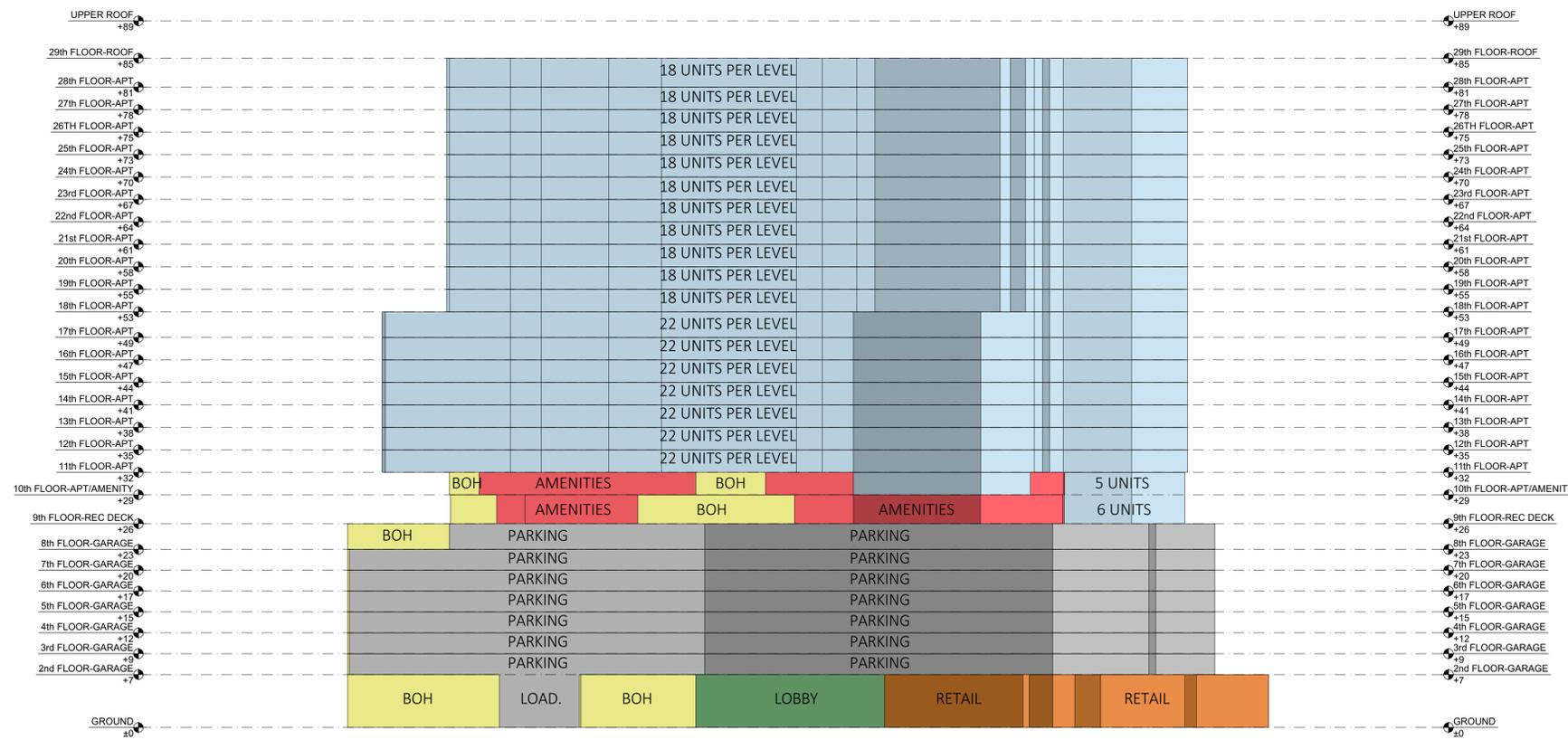
SCALE: AS SHOWN
DRAWING NO. A-006



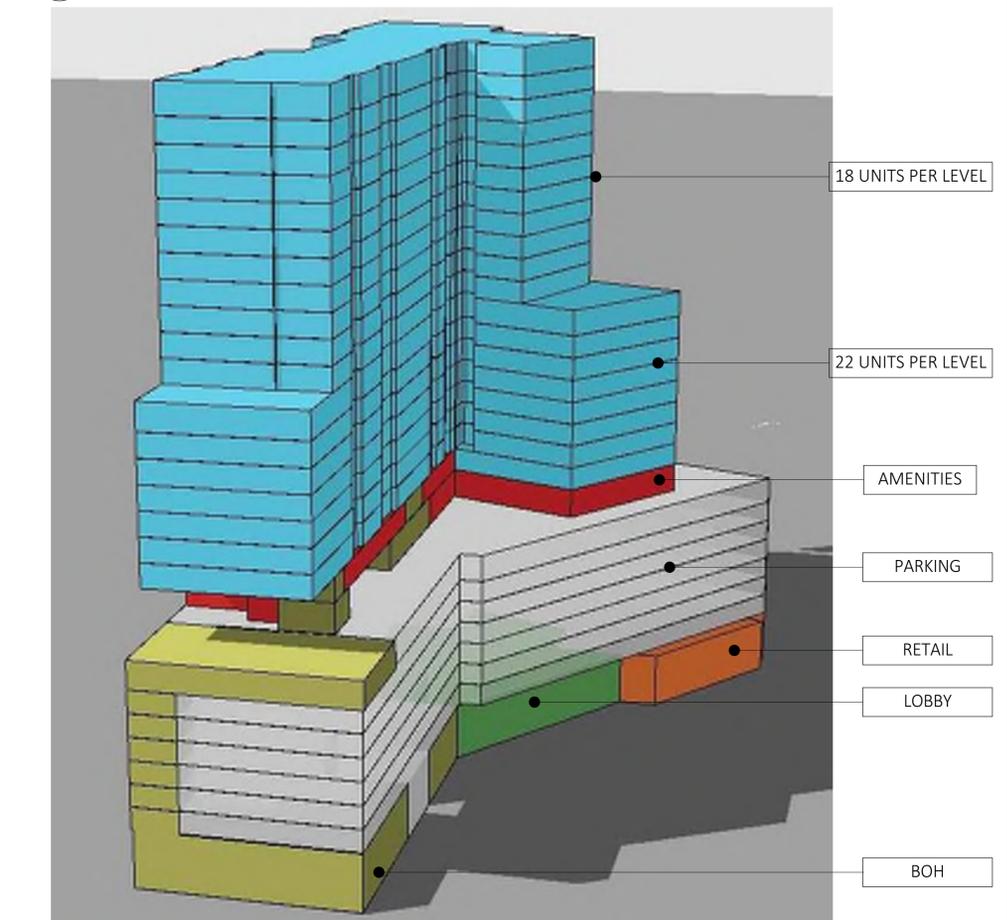
2 SOUTH ELEVATION DIAGRAM



1 SOUTH- WEST 3D DIAGRAM



4 NORTH ELEVATION DIAGRAM



3 NORTH- EAST 3D DIAGRAM

SOLESTE ON THE BAY

DEVELOPER:
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 EMAIL: TONYJR@FRANYE.COM

STRUCTURAL ENGINEER:
 --

MULTI-FAMILY DEVELOPMENT FOR:
SOLESTE ON THE BAY

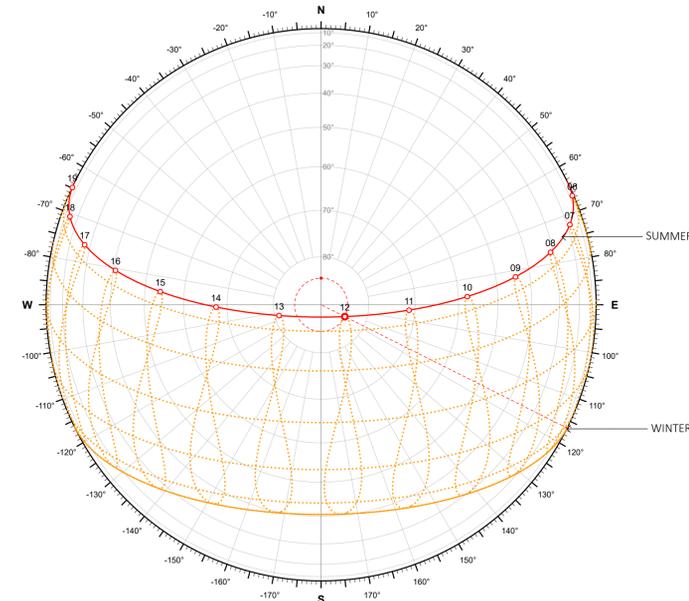
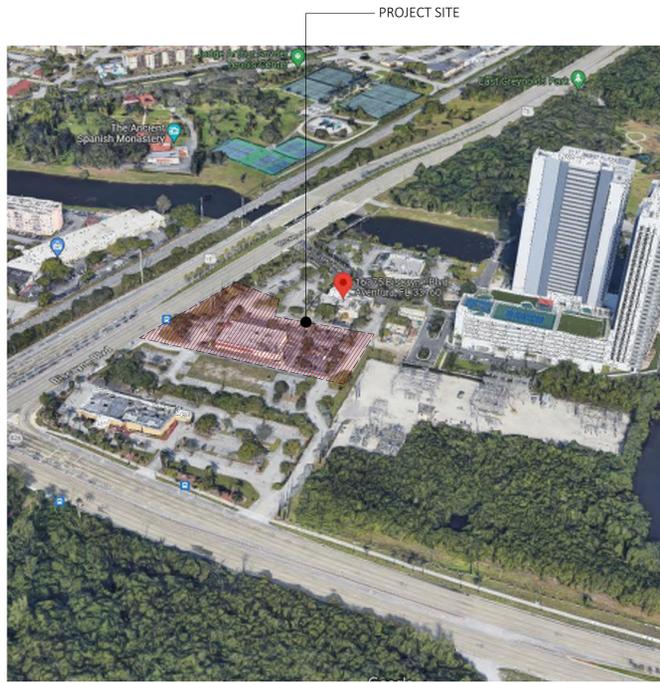
16375 BISCAYNE BOULEVARD
 NORTH MIAMI BEACH, FL 33160

REVISIONS:
 RESPONSE TO TRAD
 05-05-22

FORMGROUP
 architecture - planning

FORM GROUP, INC.
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 ARCHITECT OF RECORD:
 OMAR MORALES, AIA
 AS-0016851

PROJECT NO. 22-0210 TITLE: BUILDING DIAGRAM
 DATE: FEBRUARY 10, 2022
 SCALE: AS SHOWN DRAWING NO.: A-007



LATITUDE: 25.99
 LONGITUDE: -80.15
 TIME ZONE: UTC/GMT -5 hours



5 LOCATION PLAN
 NOT TO SCALE

4 SUN PATH DIAGRAM
 NOT TO SCALE

1 SUMMER 9:00 AM
 SCALE: 1/4" = 1'-0"



3 SUMMER 3:00 PM
 SCALE: 1/4" = 1'-0"

2 SUMMER 12:00 PM
 SCALE: 1/4" = 1'-0"

SOLESTE ON THE BAY

DEVELOPER:
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STRUCTURAL ENGINEER:
 -

MULTI-FAMILY DEVELOPMENT FOR:
SOLESTE ON THE BAY

16375 BISCAYNE BOULEVARD
 NORTH MIAMI BEACH, FL 33160

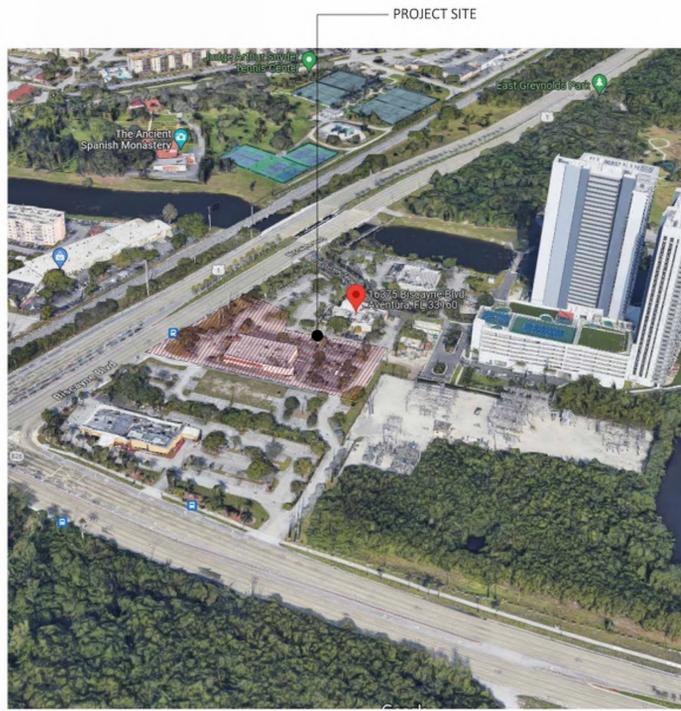
REVISIONS:
 RESPONSE TO TRAD
 05-05-22

FORMGROUP
 architecture - planning

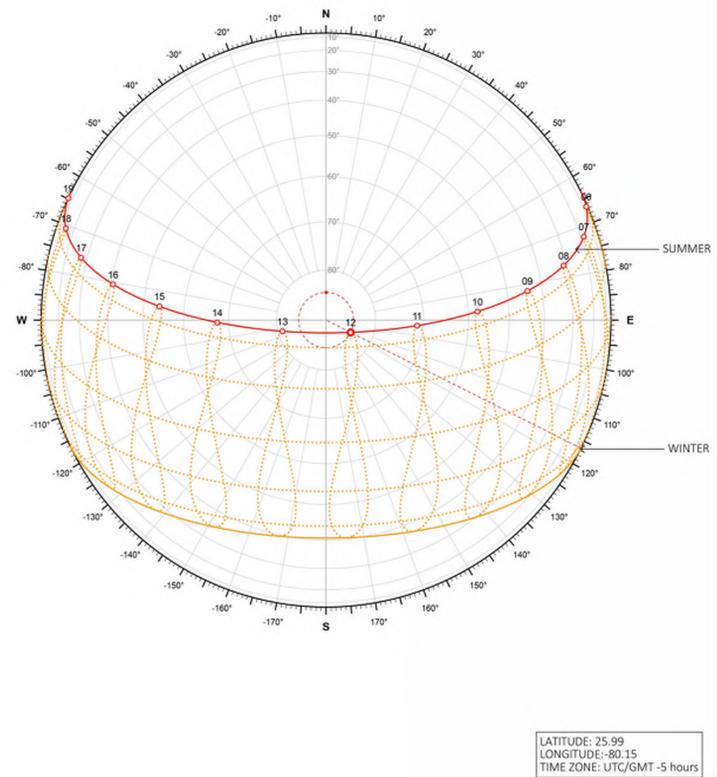
FORM GROUP, INC.
 6740 SW 64 CT, MIAMI, FL 33143
 TEL: 305-443-6244 FX: 305-443-3338
 ARCHITECT OF RECORD:
 OMAR MORALES, AIA
 AS-0016851

PROJECT NO.: 22-0210 TITLE: SUMMER SHADOW STUDIES
 DATE: FEBRUARY 10, 2022

SCALE: AS SHOWN DRAWING NO.: A-008



5 LOCATION PLAN
NOT TO SCALE



LATITUDE: 25.99
LONGITUDE: -80.15
TIME ZONE: UTC/GMT -5 hours

4 SUN PATH DIAGRAM
NOT TO SCALE



1 WINTER 9:00 AM
SCALE: 1/4" = 1'-0"



3 WINTER 3:00 PM
SCALE: 1/4" = 1'-0"



2 WINTER 12:00 PM
SCALE: 1/4" = 1'-0"

SOLESTE ON THE BAY

DEVELOPER:
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STRUCTURAL ENGINEER:
-

MULTI-FAMILY DEVELOPMENT FOR:
SOLESTE ON THE BAY

16375 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, FL 33160

REVISIONS:
RESPONSE TO TRAD
05-05-22

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AA-0014851

PROJECT NO.
22-0210
DATE:
FEBRUARY 10, 2022

SCALE:
AS SHOWN
DRAWING NO.:
A-009



C AERIAL SOUTHEAST VIEW



B NORTHWEST VIEW



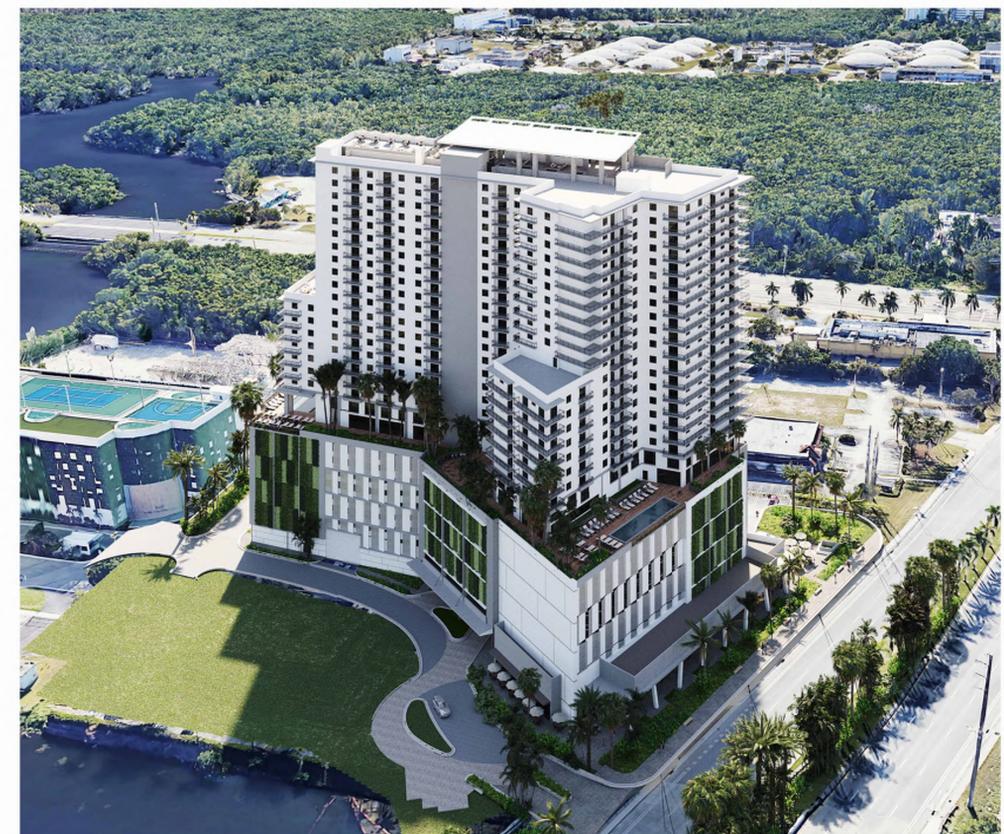
A SOUTHWEST VIEW



2 PROPOSED MASSING



1 MU/SWF - CITY CONCEPTUAL MASSING



D AERIAL NORTHWEST VIEW

SOLESTE ON THE BAY

DEVELOPER:
The Estate Companies

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STRUCTURAL ENGINEER:

MULTI-FAMILY DEVELOPMENT FOR:
SOLESTE ON THE BAY

16375 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, FL 33160

REVISIONS:
RESPONSE TO TRAD
05-05-22

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TEL: 305-443-4244 FX: 305-443-3338
ARCHITECT OF RECORD:
OMAR MORALES, AIA
AS-0014851

PROJECT NO. 22-0210 TITLE: RENDERINGS

DATE: FEBRUARY 10, 2022

SCALE: AS SHOWN DRAWING NO. A-010

	PARKING BREAKDOWN					LEVELS	TOTAL
	HC	SINGLE	CHARGING ST.	TANDEM	SUB-TOTAL		
GROUND FLOOR	4	19	0	0	23	1	23
3RD-5TH FLOOR	3	71	4	6	84	1	84
6TH-7TH FLOOR	1	83	0	6	90	3	270
8TH FLOOR	0	87	0	6	93	2	186
TOTAL	10	585	4	10	(SANS TANDEM)		599
ADDIT'L PARKING				46			46
OVERALL TOTAL	10	585	4	46			645

NOTE: ADDITIONAL TANDEM PARKING WILL BE ASSIGNED TO PRIVATE USE BY RESIDENTS WITH 2-BR/3BR APARTMENTS.

PLANNING COMMENT #13
TRAFFIC COMMENT #10

FLOOD NOTES

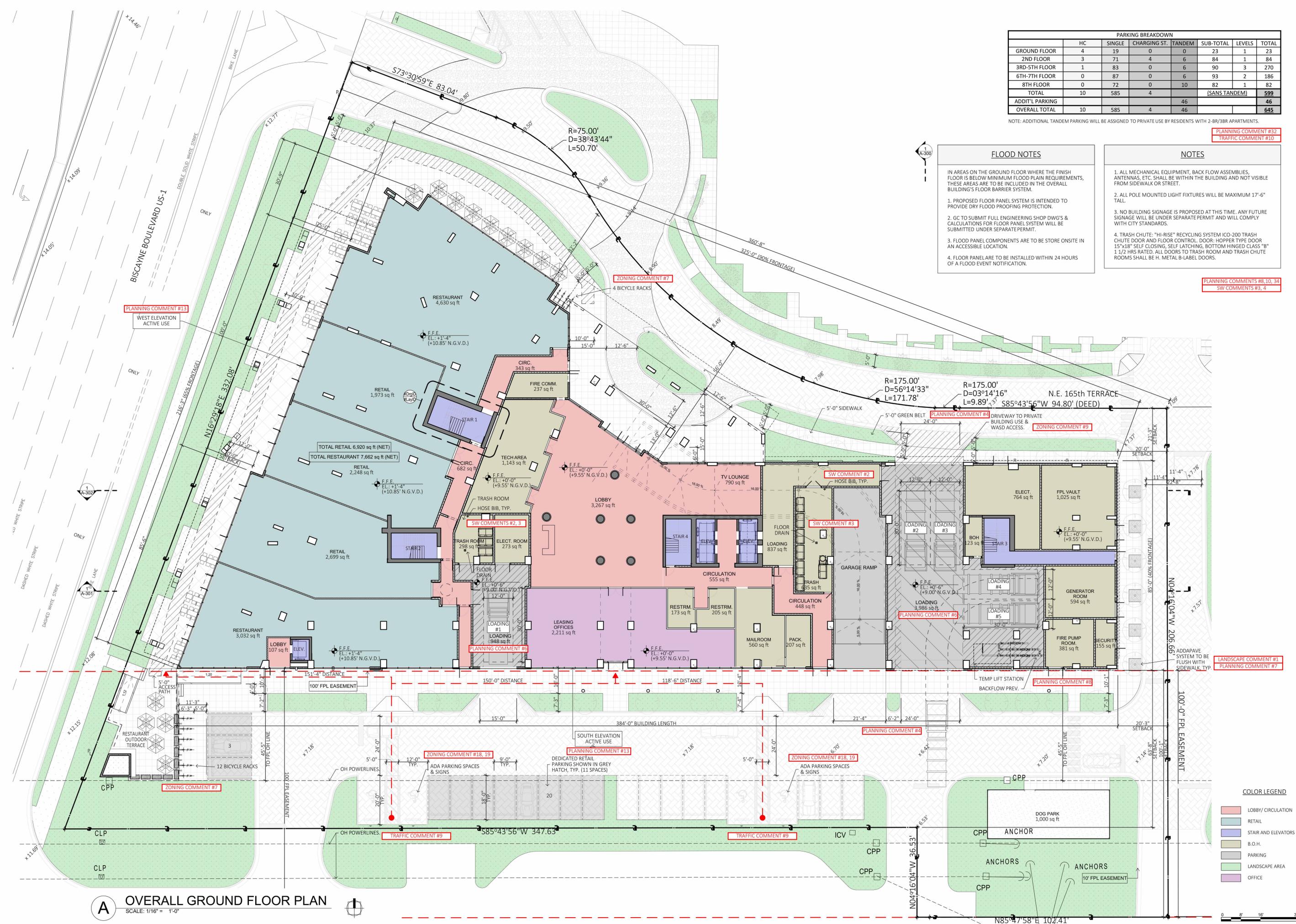
IN AREAS ON THE GROUND FLOOR WHERE THE FINISH FLOOR IS BELOW MINIMUM FLOOD PLAIN REQUIREMENTS, THESE AREAS ARE TO BE INCLUDED IN THE OVERALL BUILDING'S FLOOR BARRIER SYSTEM.

- PROPOSED FLOOR PANEL SYSTEM IS INTENDED TO PROVIDE DRY FLOOD PROOFING PROTECTION.
- GC TO SUBMIT FULL ENGINEERING SHOP DWG'S & CALCULATIONS FOR FLOOR PANEL SYSTEM WILL BE SUBMITTED UNDER SEPARATE PERMIT.
- FLOOD PANEL COMPONENTS ARE TO BE STORED ON SITE IN AN ACCESSIBLE LOCATION.
- FLOOR PANEL ARE TO BE INSTALLED WITHIN 24 HOURS OF A FLOOD EVENT NOTIFICATION.

NOTES

- ALL MECHANICAL EQUIPMENT, BACK FLOW ASSEMBLIES, ANTENNAS, ETC. SHALL BE WITHIN THE BUILDING AND NOT VISIBLE FROM SIDEWALK OR STREET.
- ALL POLE MOUNTED LIGHT FIXTURES WILL BE MAXIMUM 17'-6" TALL.
- NO BUILDING SIGNAGE IS PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE WILL BE UNDER SEPARATE PERMIT AND WILL COMPLY WITH CITY STANDARDS.
- TRASH CHUTE: "HI-RISE" RECYCLING SYSTEM IGO-200 TRASH CHUTE DOOR AND FLOOR CONTROL, DOOR: HOPPER TYPE DOOR 15"x18" SELF CLOSING, SELF LATCHING, BOTTOM HINGED CLASS "B" 1 1/2 HRS RATED, ALL DOORS TO TRASH ROOM AND TRASH CHUTE ROOMS SHALL BE H. METAL B-LABEL DOORS.

PLANNING COMMENTS #8,10,34
SW COMMENTS #3, 4



A OVERALL GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

COLOR LEGEND

- LOBBY / CIRCULATION
- RETAIL
- STAIR AND ELEVATORS
- B.O.H.
- PARKING
- LANDSCAPE AREA
- OFFICE