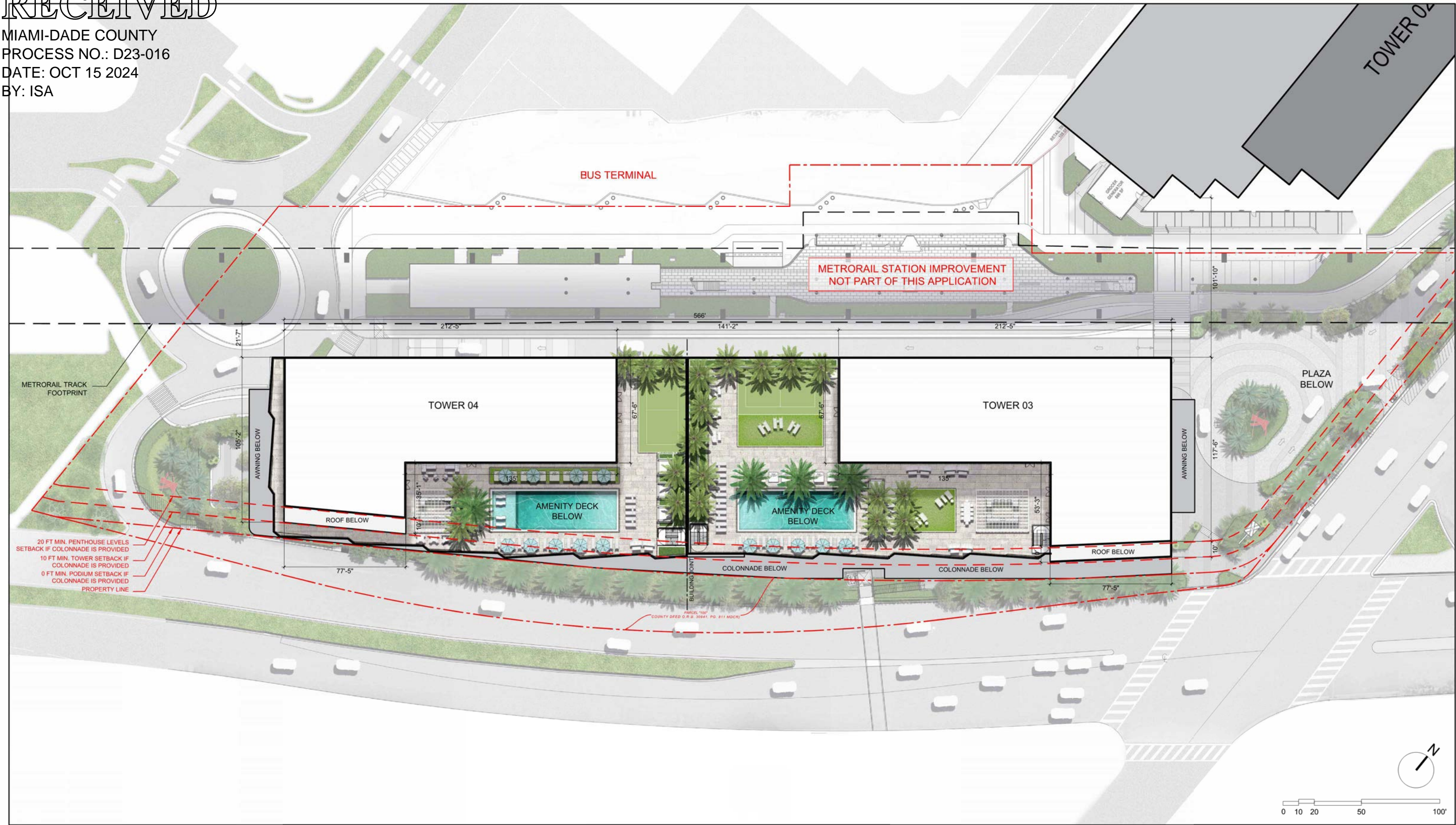


FINAL APPROVED PLANS

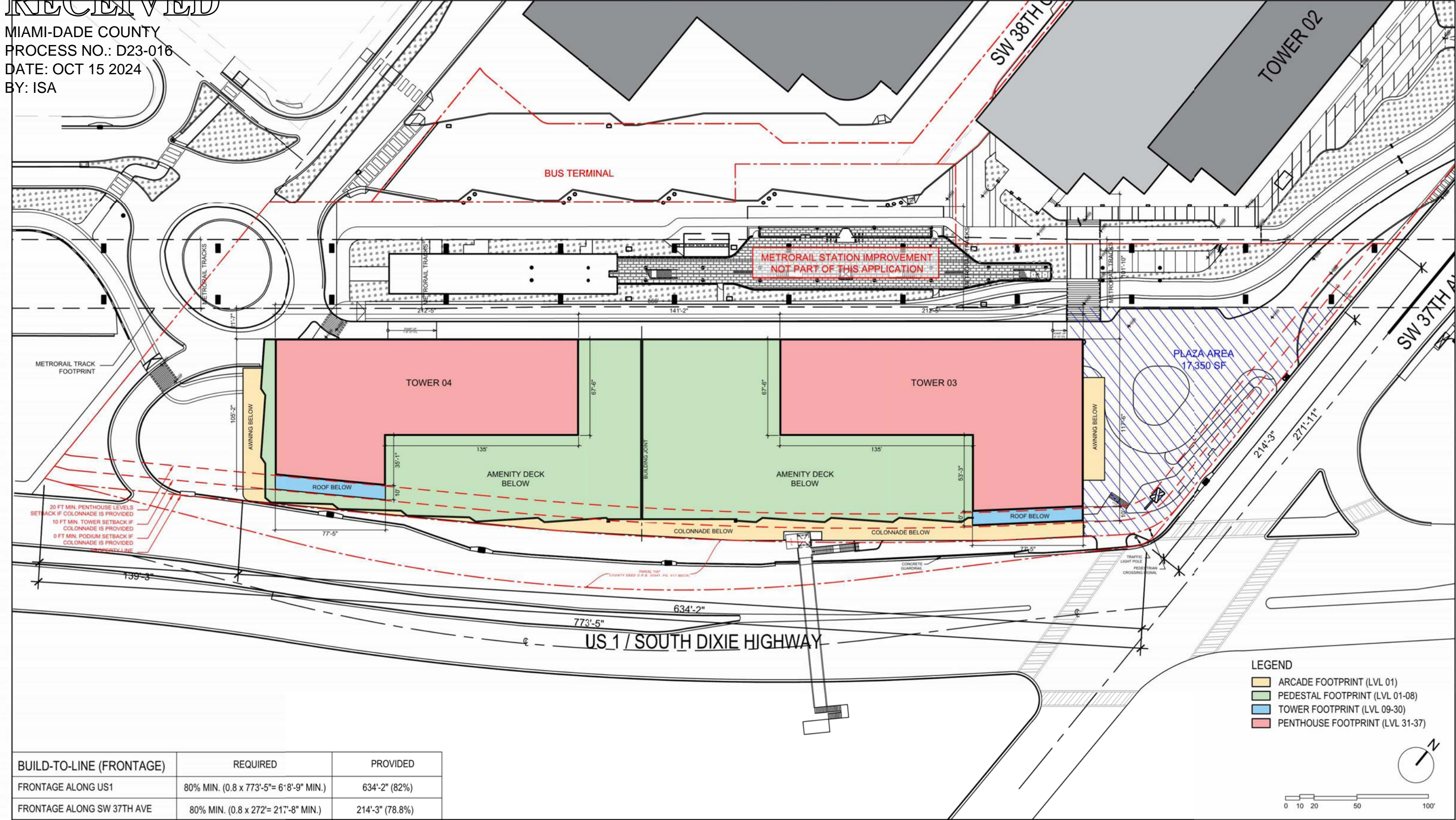
MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA



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DATE: OCT 15 2024
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

SETBACK PLAN

SCALE:

DATE:
10/11/2024

A009

MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA

[illegible]

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OPEN SPACE DIAGRAM

SCALE:

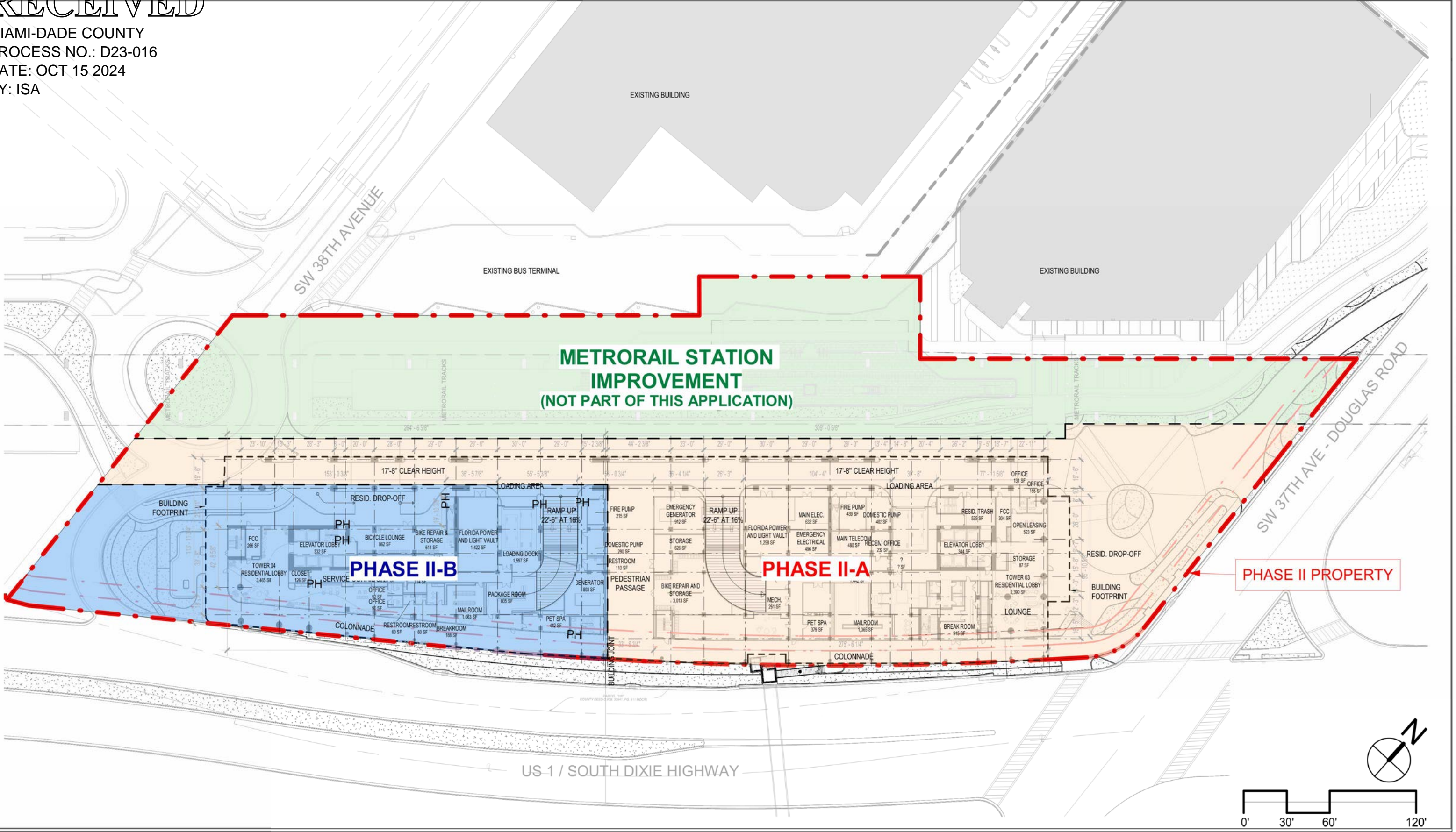
DATE:
10/11/2024

A010

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DATE: OCT 15 2024
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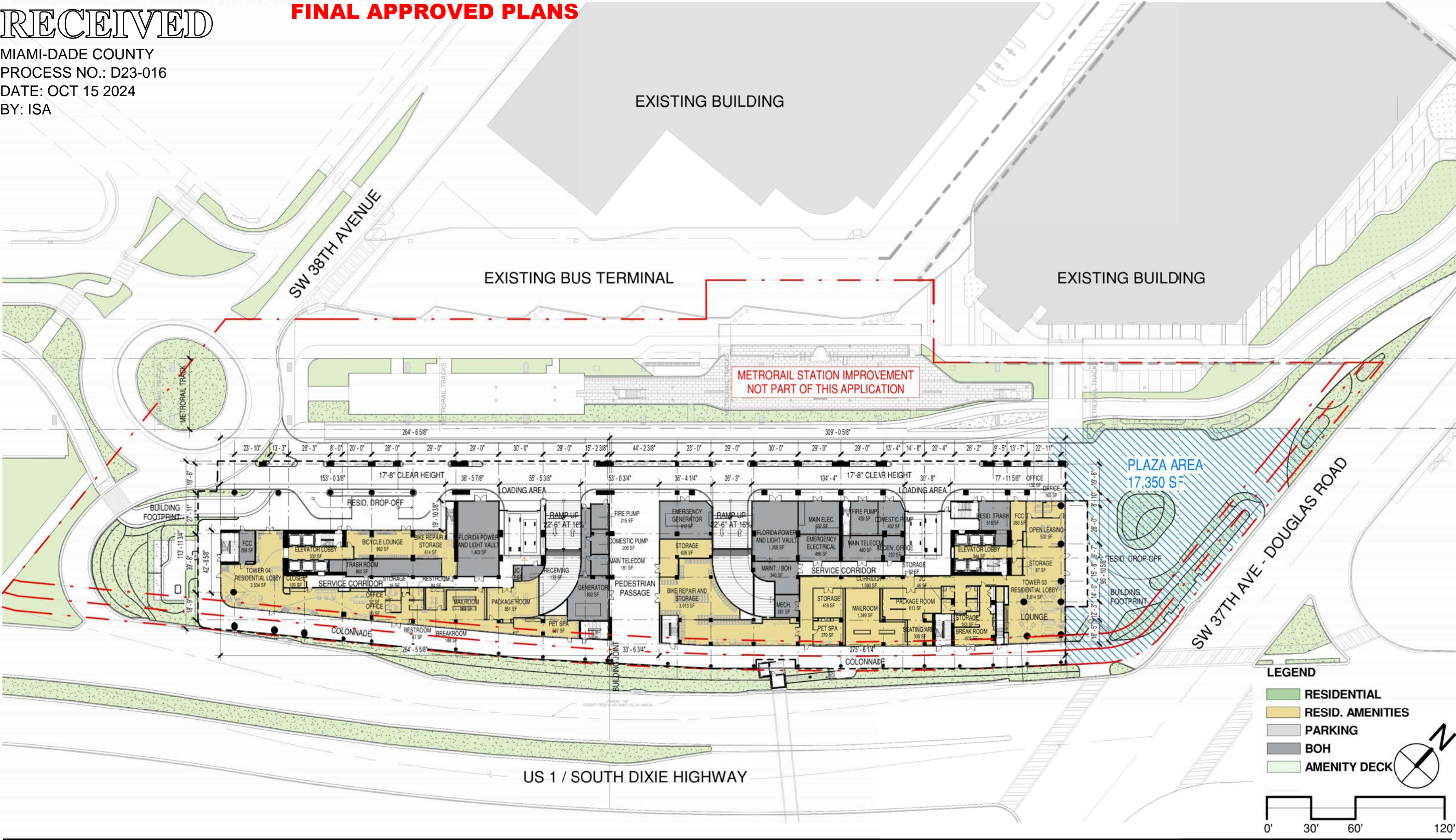
LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PHASING PLAN

SCALE:

DATE:
10/11/2024

A012



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DATE: OCT 15 2024
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FINAL APPROVED PLANS

LEGEND

- RESIDENTIAL
- RESID. AMENITIES
- PARKING
- BOH
- AMENITY DECK

0' 30' 60' 120'

10/12/2023 5:16:36 PM

ARQUITECTONICA

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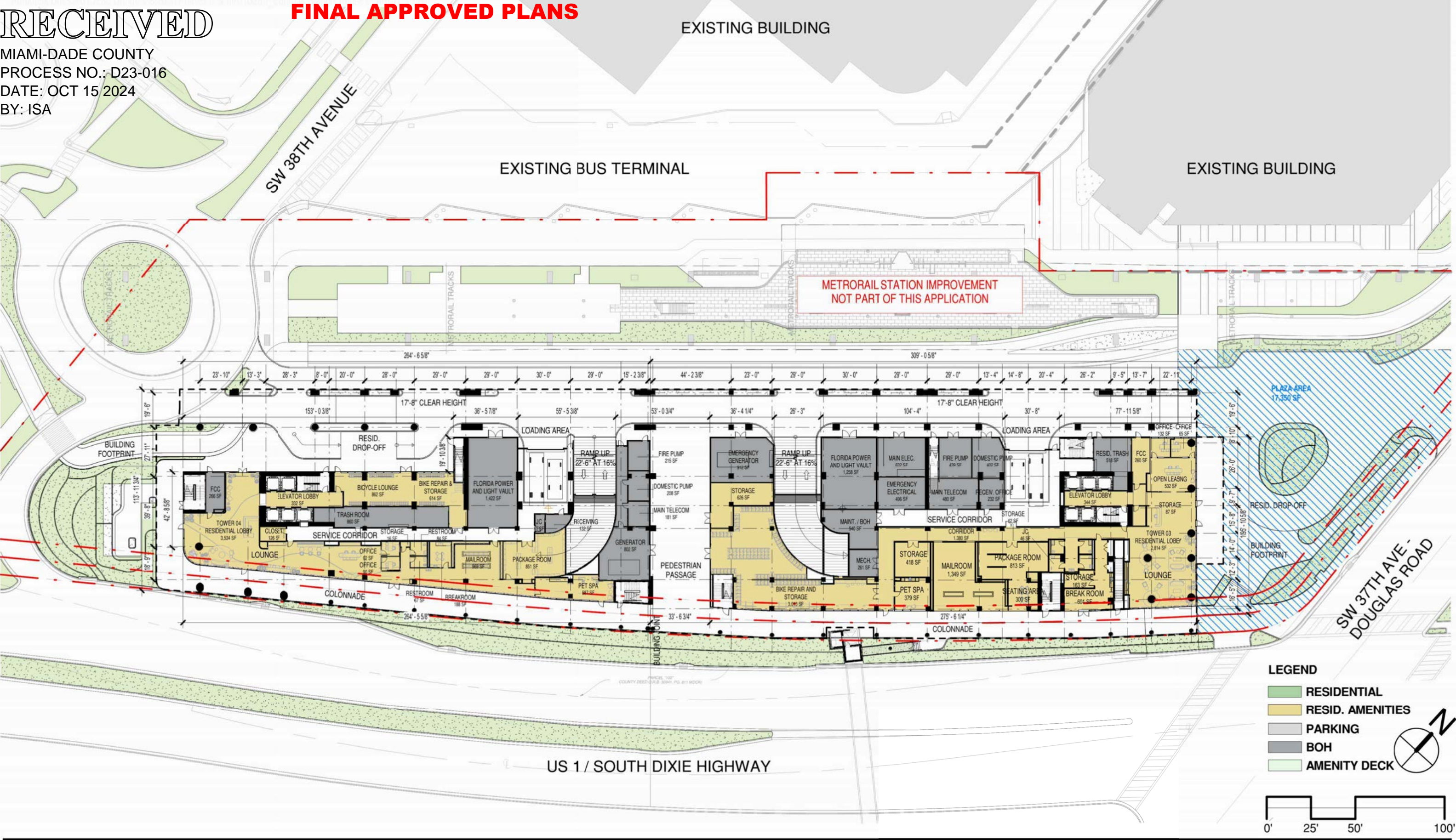
LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

GROUND LEVEL - OVERALL SITE

SCALE: 1" = 60'-0"

DATE:
10/11/2024

A101A



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA

FINAL APPROVED PLANS

EXISTING BUILDING

EXISTING BUS TERMINAL

EXISTING BUILDING

METRO RAIL STATION IMPROVEMENT
NOT PART OF THIS APPLICATION

LEGEND

- RESIDENTIAL
- RESID. AMENITIES
- PARKING
- BOH
- AMENITY DECK

0' 25' 50' 100'

10/12/2023 5:19:11 PM

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

GROUND LEVEL

SCALE: 1" = 50'-0"

DATE:
10/11/2024

A101B

MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA

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MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA

BUS TERMINAL

METORAIL TRACKS

METORAIL STATION IMPROVEMENT
NOT PART OF THIS APPLICATION

METORAIL TRACK FOOTPRINT

BUILDING FOOTPRINT

OPEN TO BELOW

EMERG. ELEC. 750 SF
11'0" CLEAR HEIGHT
11'0" CLEAR HEIGHT

MAIN ELEC. 750 SF
11'0" CLEAR HEIGHT
11'0" CLEAR HEIGHT

PEDESTRIAN PASSAGE BELOW

OPEN TO BELOW

COLONNADE

BUILDING FOOTPRINT

OVERHEAD PEDESTRIAN BRIDGE

CONCRETE GUARDRAIL

TRAFFIC LIGHT POLE

PEDESTRIAN CROSSING SIGNAL

LEGEND

- RESIDENTIAL
- RESID. AMENITIES
- PARKING
- BOH

US 1 / SOUTH DIXIE HIGHWAY

SW 38TH COURT

100'

0 10 20 50 100'

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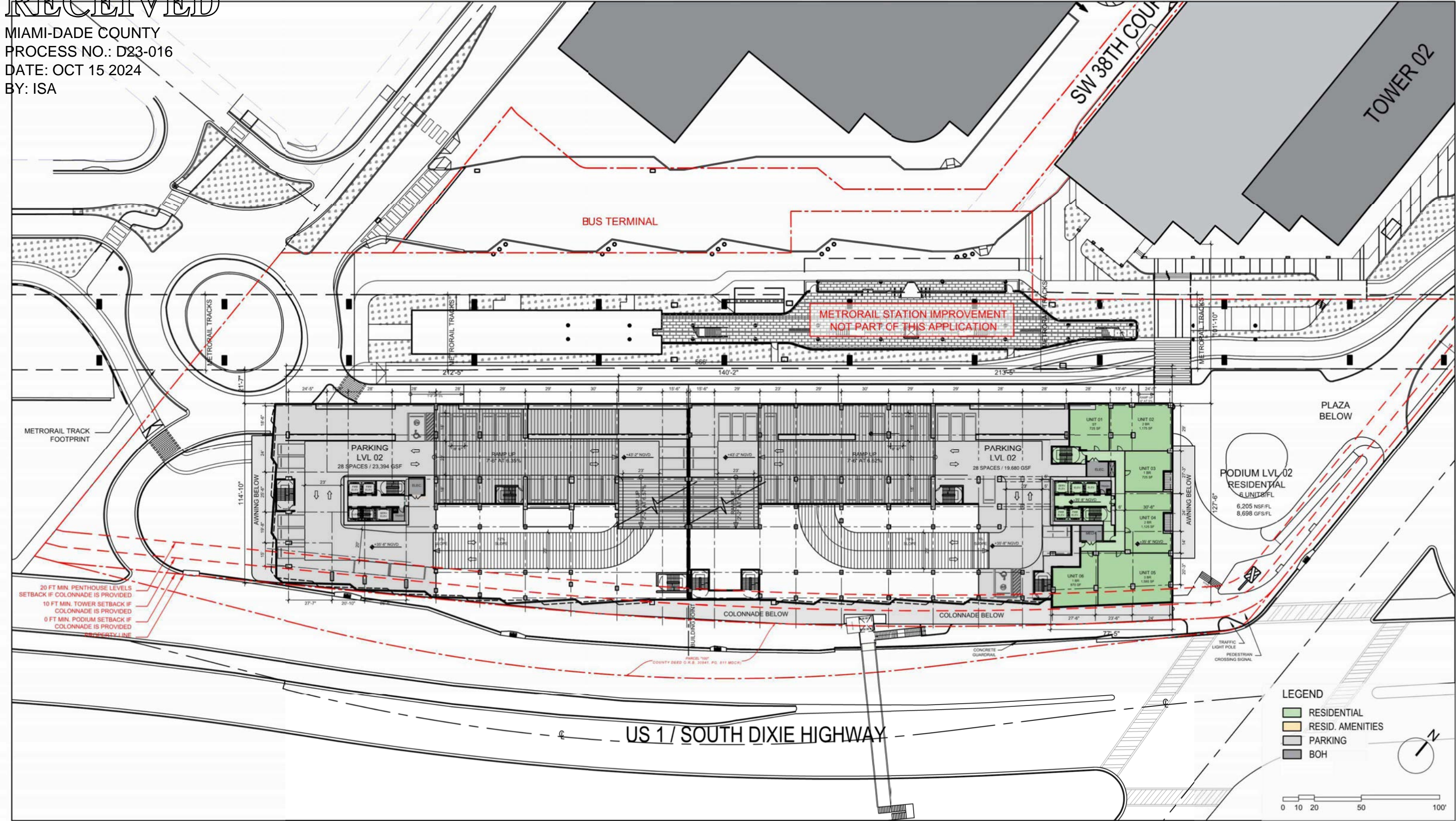
SCALE:

A102

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MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 02

SCALE:

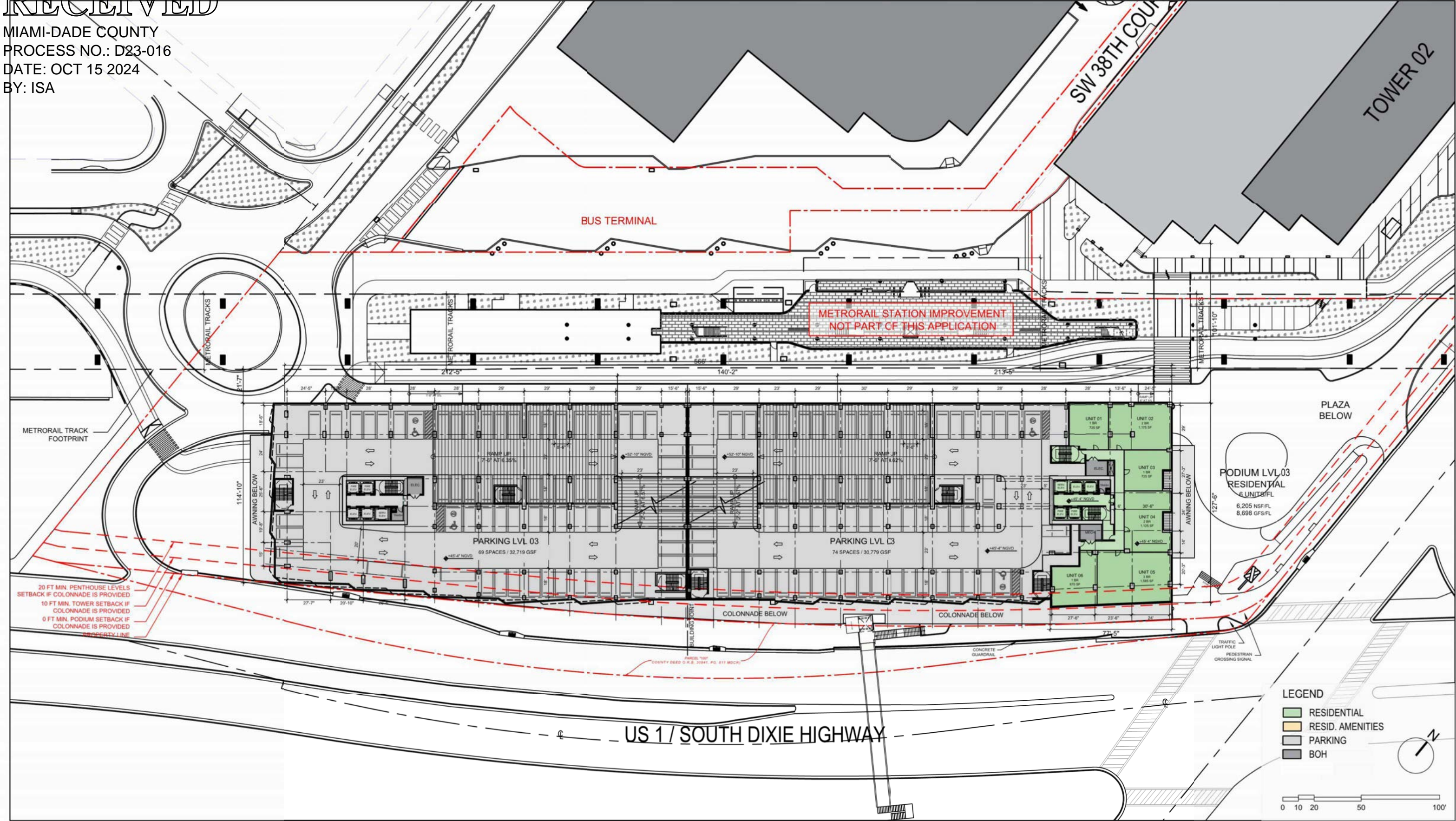
DATE:
10/11/2024

A103

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 03

SCALE:

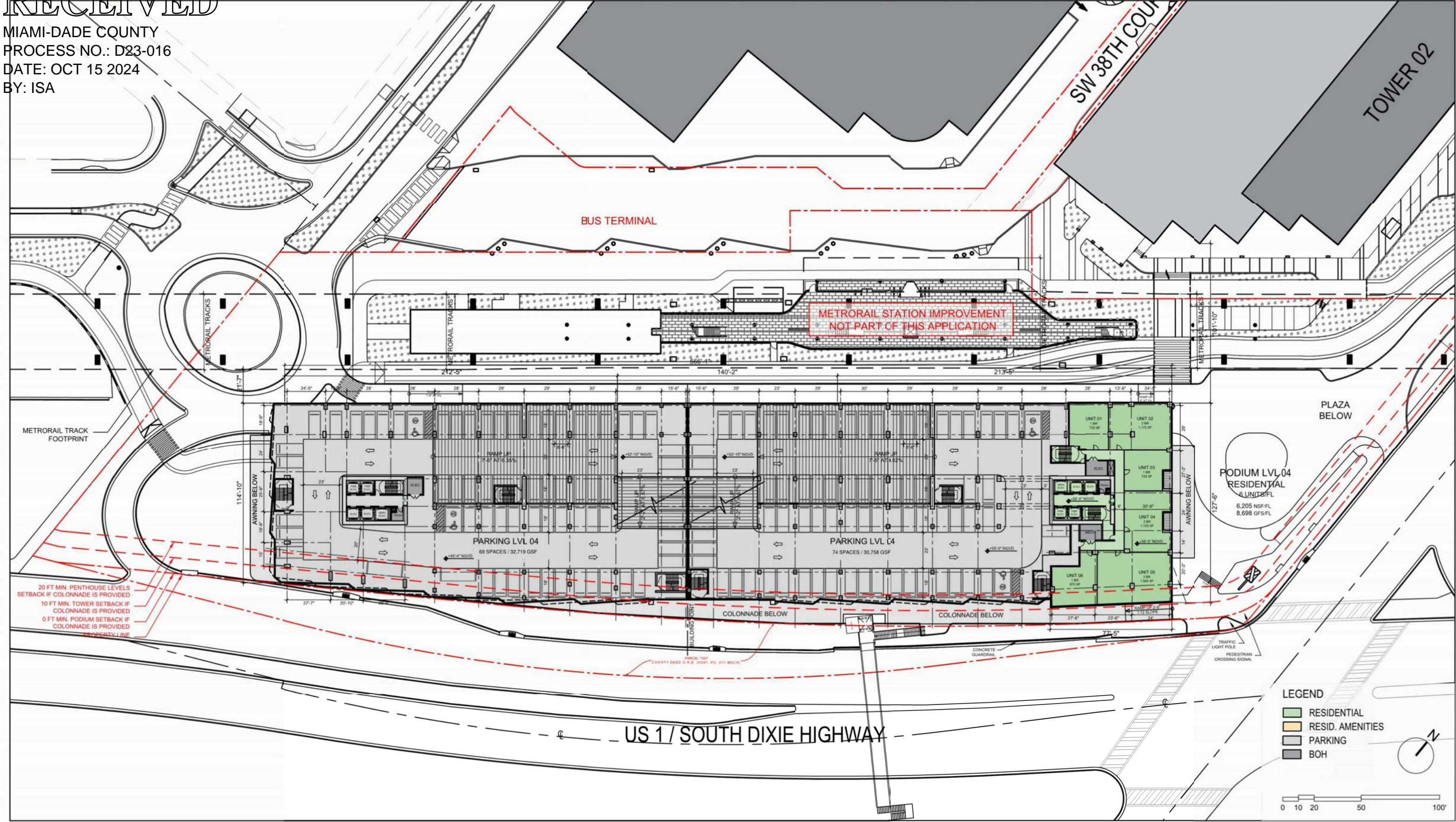
DATE:
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A104

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 04

SCALE:

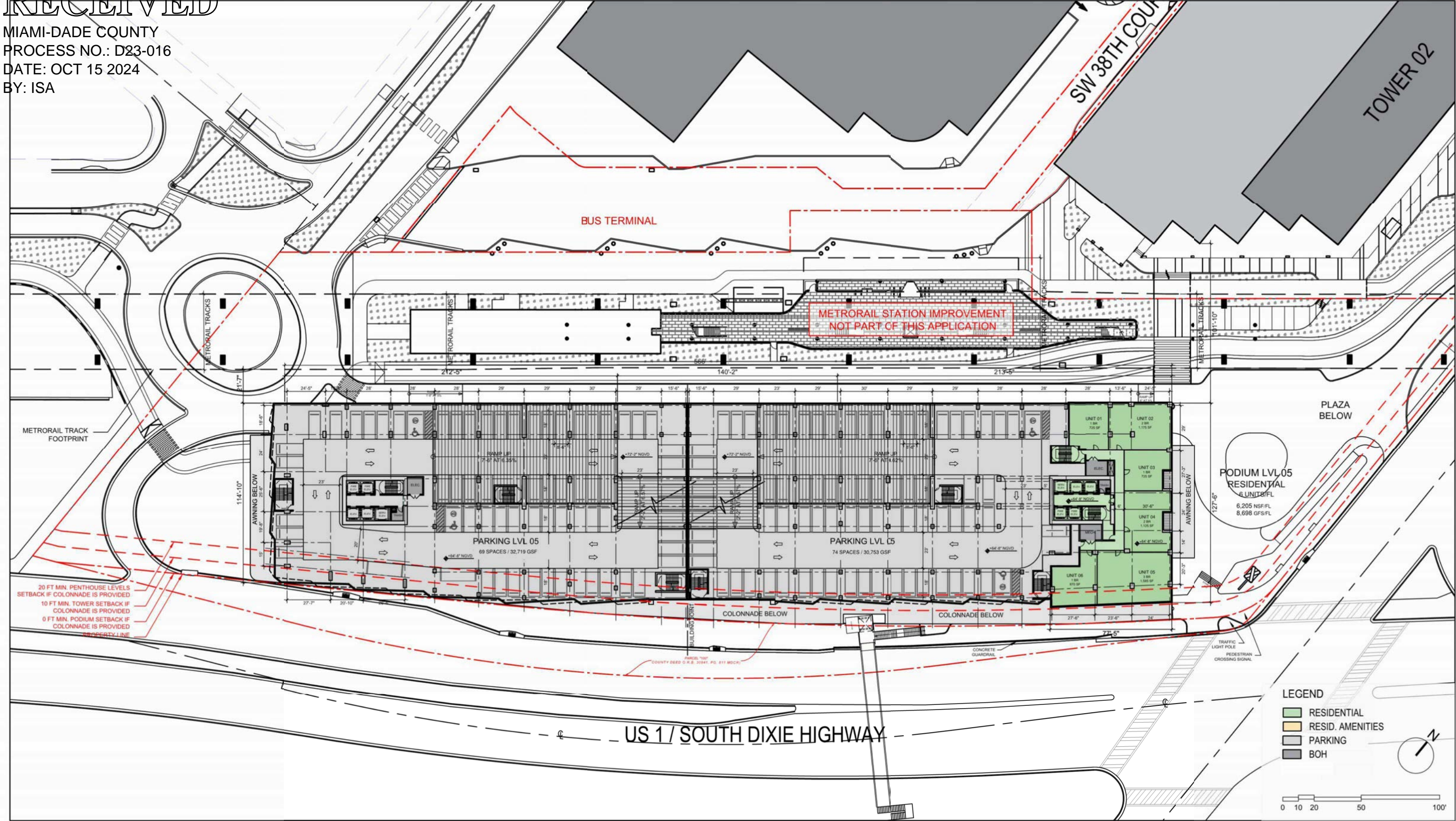
DATE:
10/11/2024

A105

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 05

SCALE:

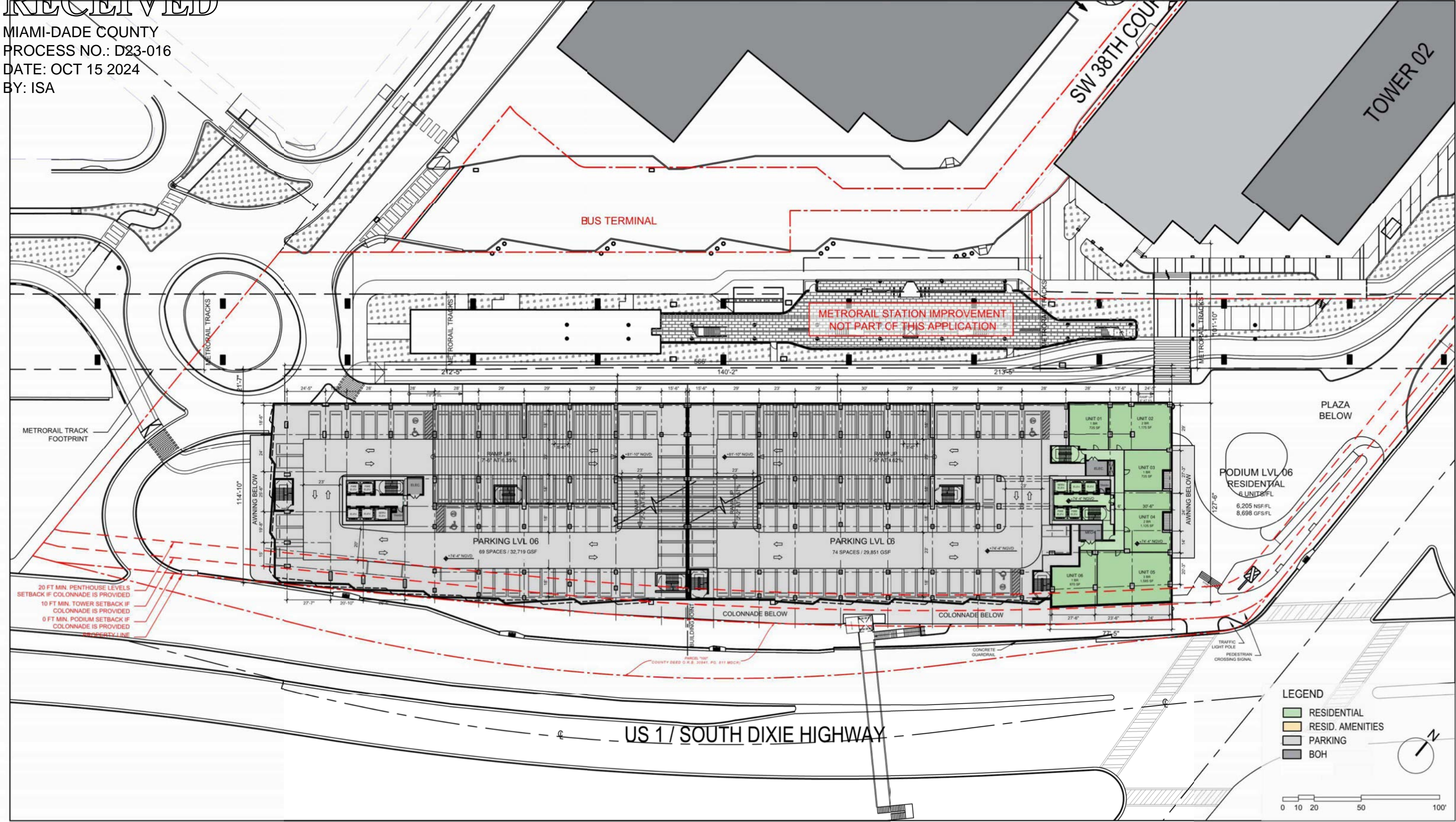
DATE:
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A106

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 06

SCALE:

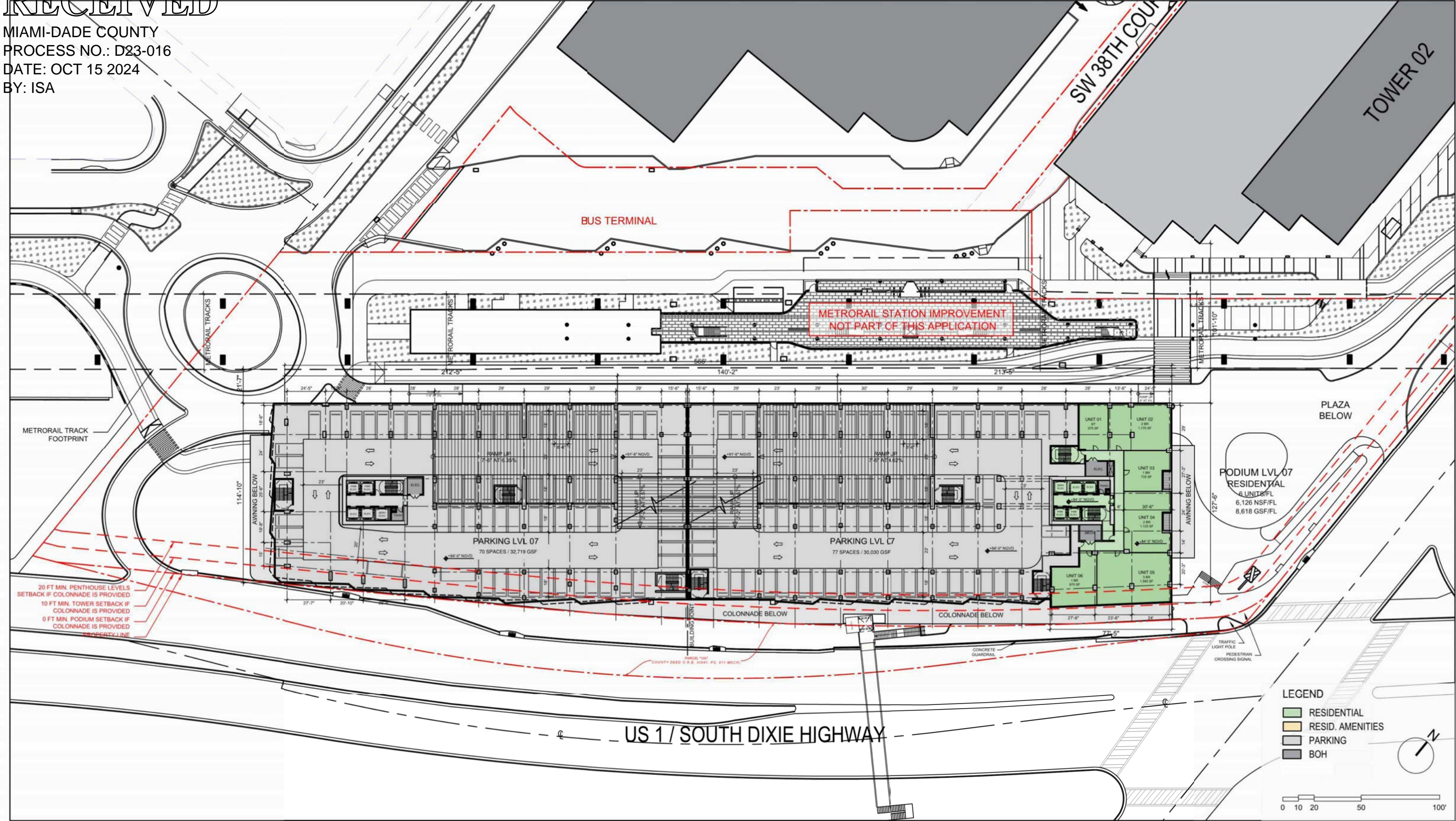
DATE:
10/11/2024

A107

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 07

SCALE:

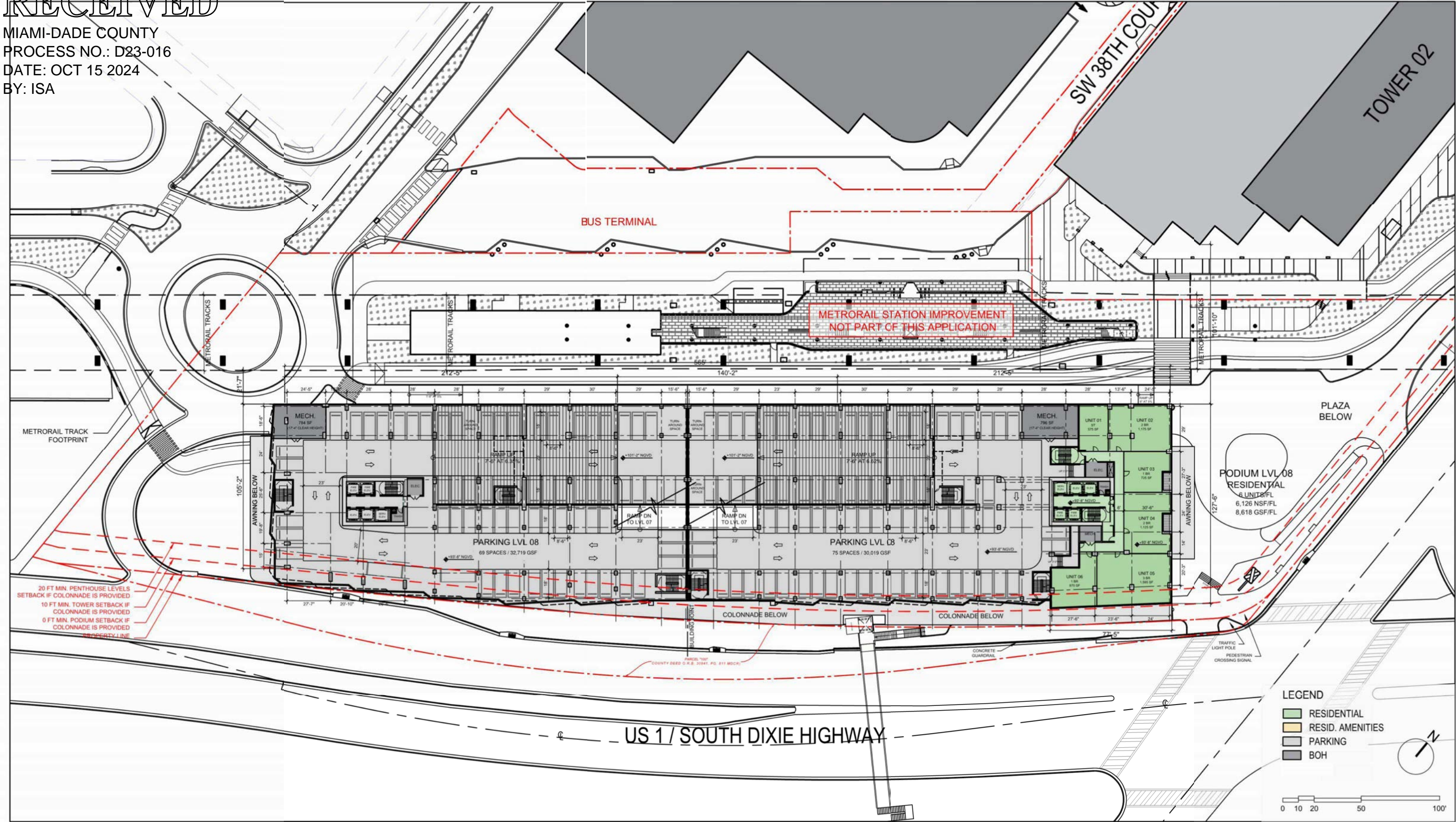
DATE:
10/11/2024

A108

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PODIUM LEVEL 08

SCALE:

DATE:
10/11/2024

A109

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PROCESS NO.: D23-016
DATE: OCT 15 2024
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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: D23-016
DATE: OCT 15 2024
BY: ISA

BUS TERMINAL

METORAIL STATION IMPROVEMENT
NOT PART OF THIS APPLICATION

SW 37TH COURT

TOWER 02

METORAIL TRACKS

PLAZA BELOW

COLONNADE BELOW

US 1 / SOUTH DIXIE HIGHWAY

LEGEND

- RESIDENTIAL
- RESID. AMENITIES
- PARKING
- BOH

0 10 20 50 100'

2900 Oak Avenue, Miami, FL 33133
T: 305.372.1812

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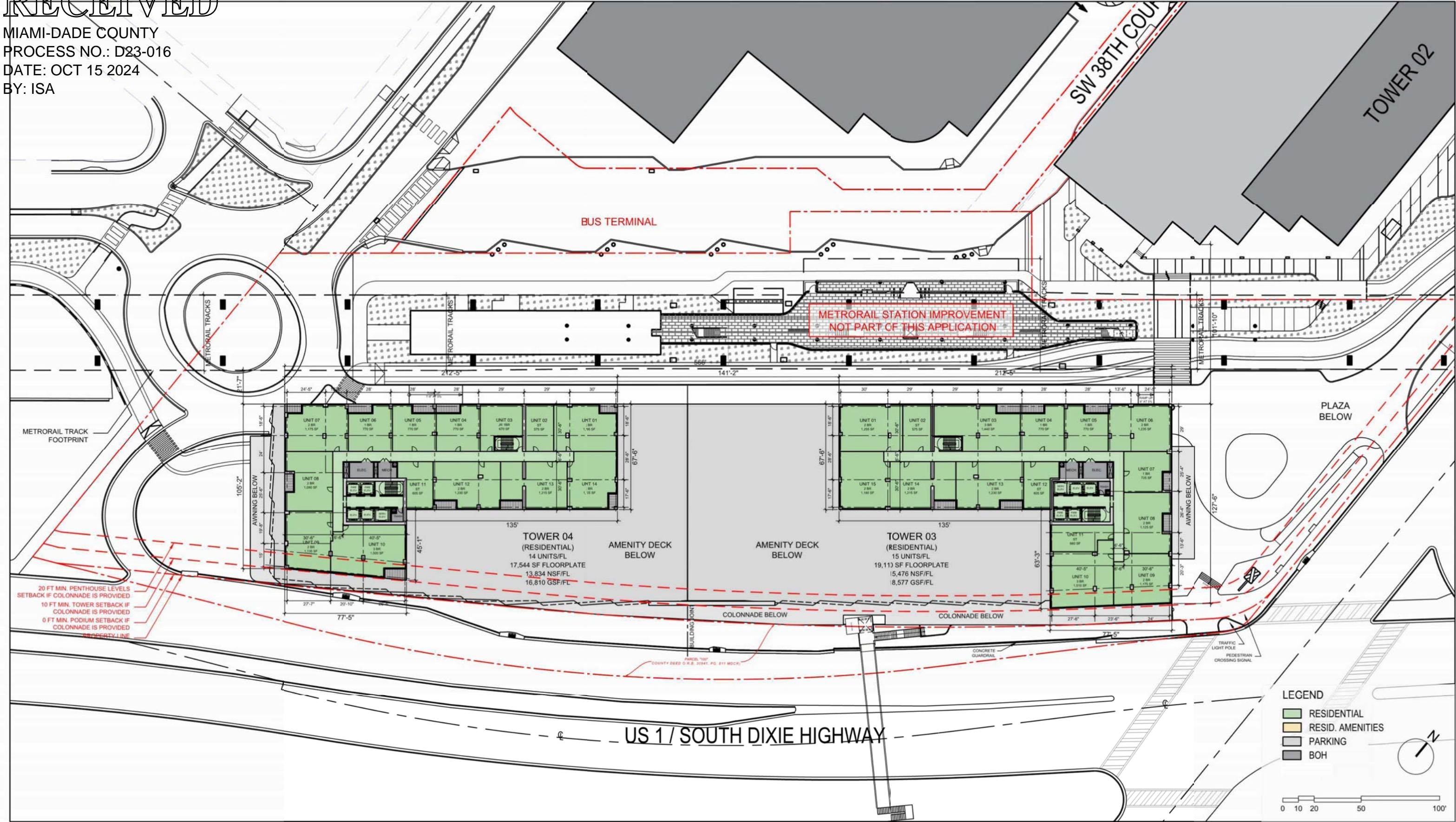
SCALE:

A110

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

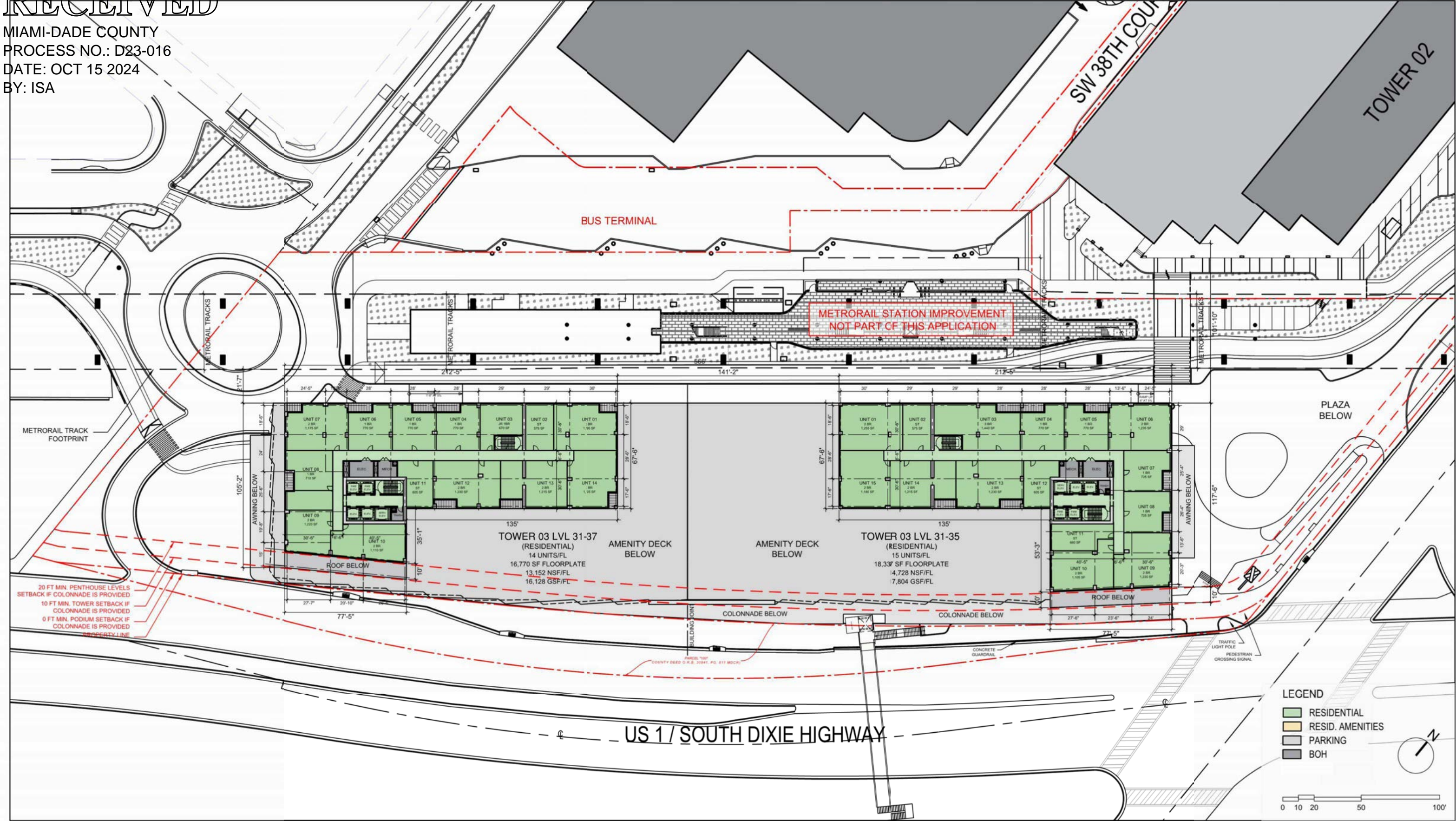
LEVEL 10-30
TYPICAL TOWER LEVEL

SCALE:

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PROCESS NO.: D23-016
DATE: OCT 15 2024
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

LEVEL 31-37
TYPICAL PENTHOUSE LEVEL

SCALE:

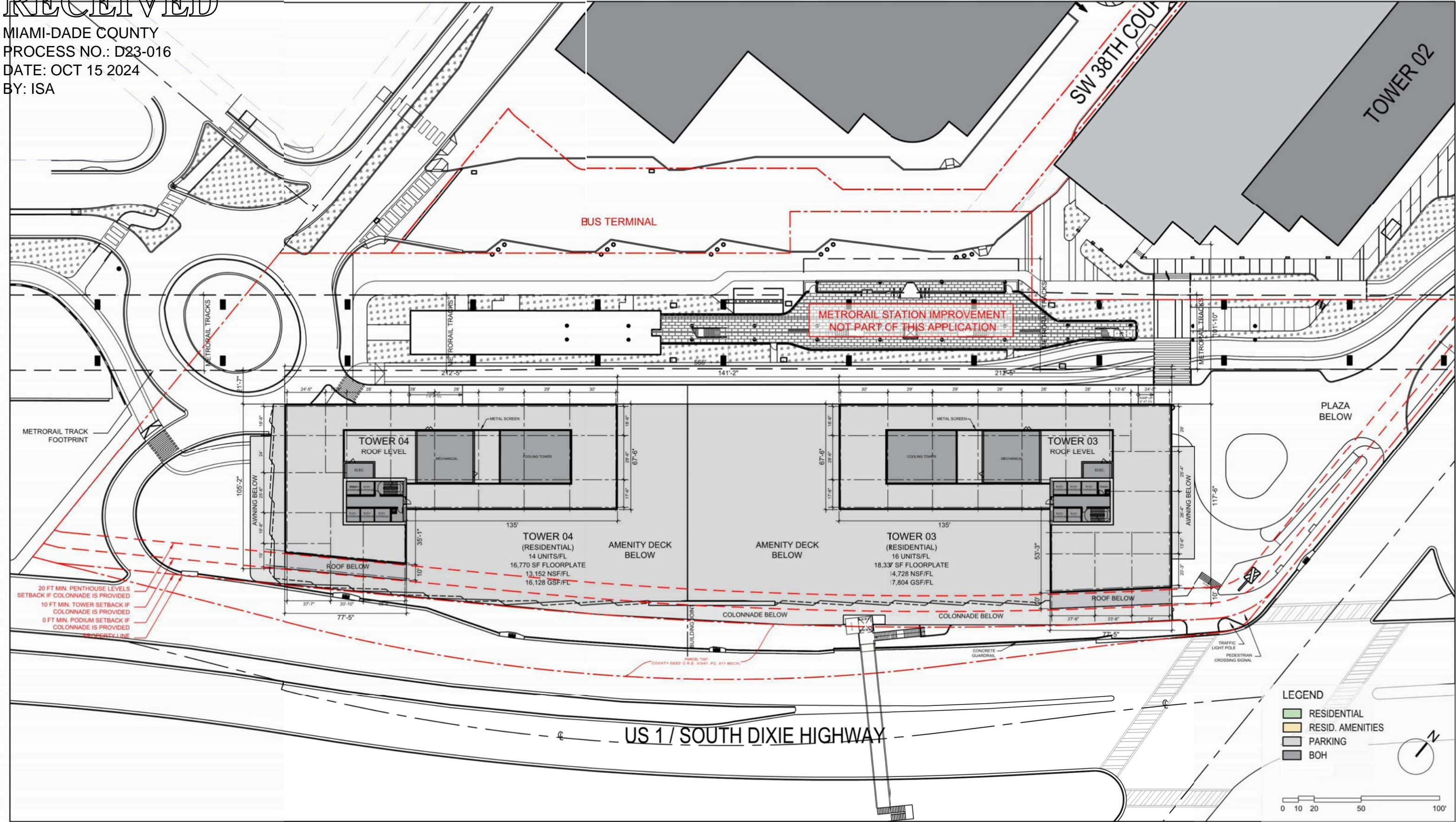
DATE:
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A112

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PROCESS NO.: D23-016
DATE: OCT 15 2024
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

ROOF LEVEL

SCALE:

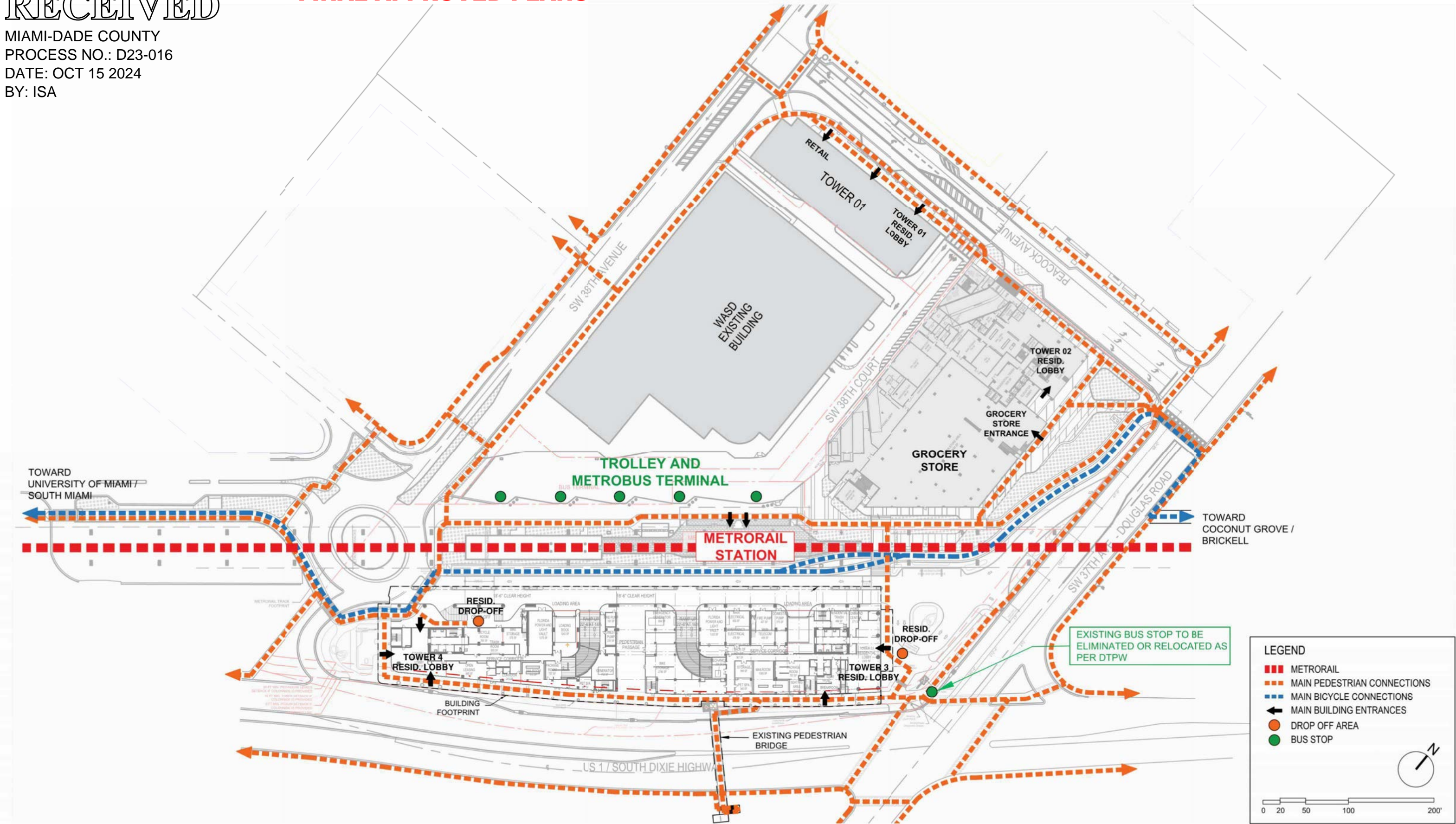
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PEDESTRIAN AND BICYCLE
CIRCULATION DIAGRAM -
OVERALL SITE

SCALE:

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10/11/2024

A114

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LEGEND

- MAIN PEDESTRIAN CONNECTIONS
- MAIN BICYCLE CONNECTIONS
- COVERED PEDESTRIAN WALKWAYS
- DROP OFF AREA
- MAIN BUILDING ENTRANCES

PLAZA AREA
17,350 SF

BUS TERMINAL STATION

GROCERY STORE

RESID. DROP-OFF

US 1 / SOUTH DIXIE HIGHWAY

SW 38TH C

SW 37TH C

SW 36TH C

SW 35TH C

SW 34TH C

SW 33TH C

SW 32TH C

SW 31TH C

SW 30TH C

SW 29TH C

SW 28TH C

SW 27TH C

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SW -2

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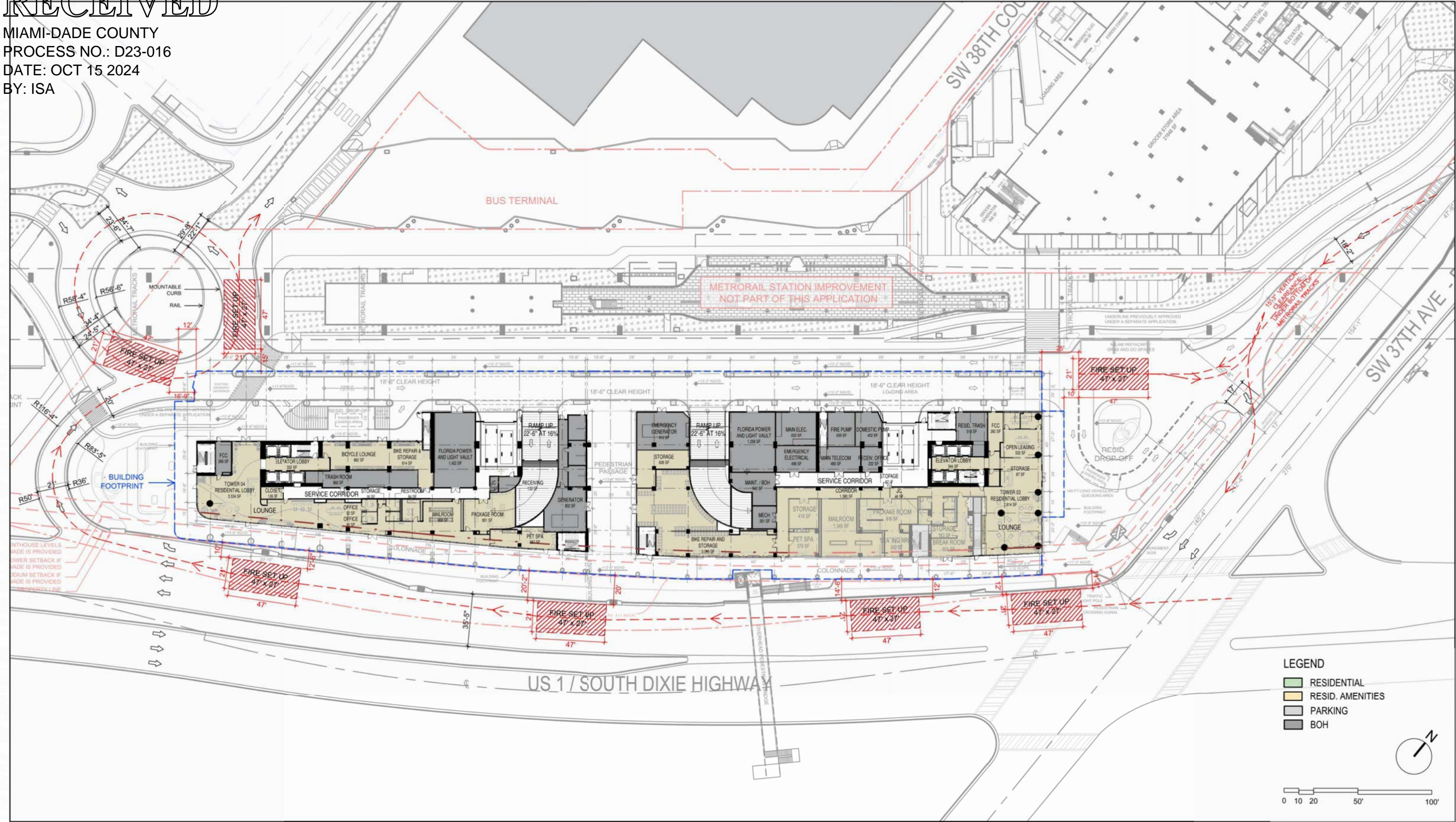
SCALE:

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

FIRE SET UP DIAGRAM -
GROUND LEVEL

SCALE:

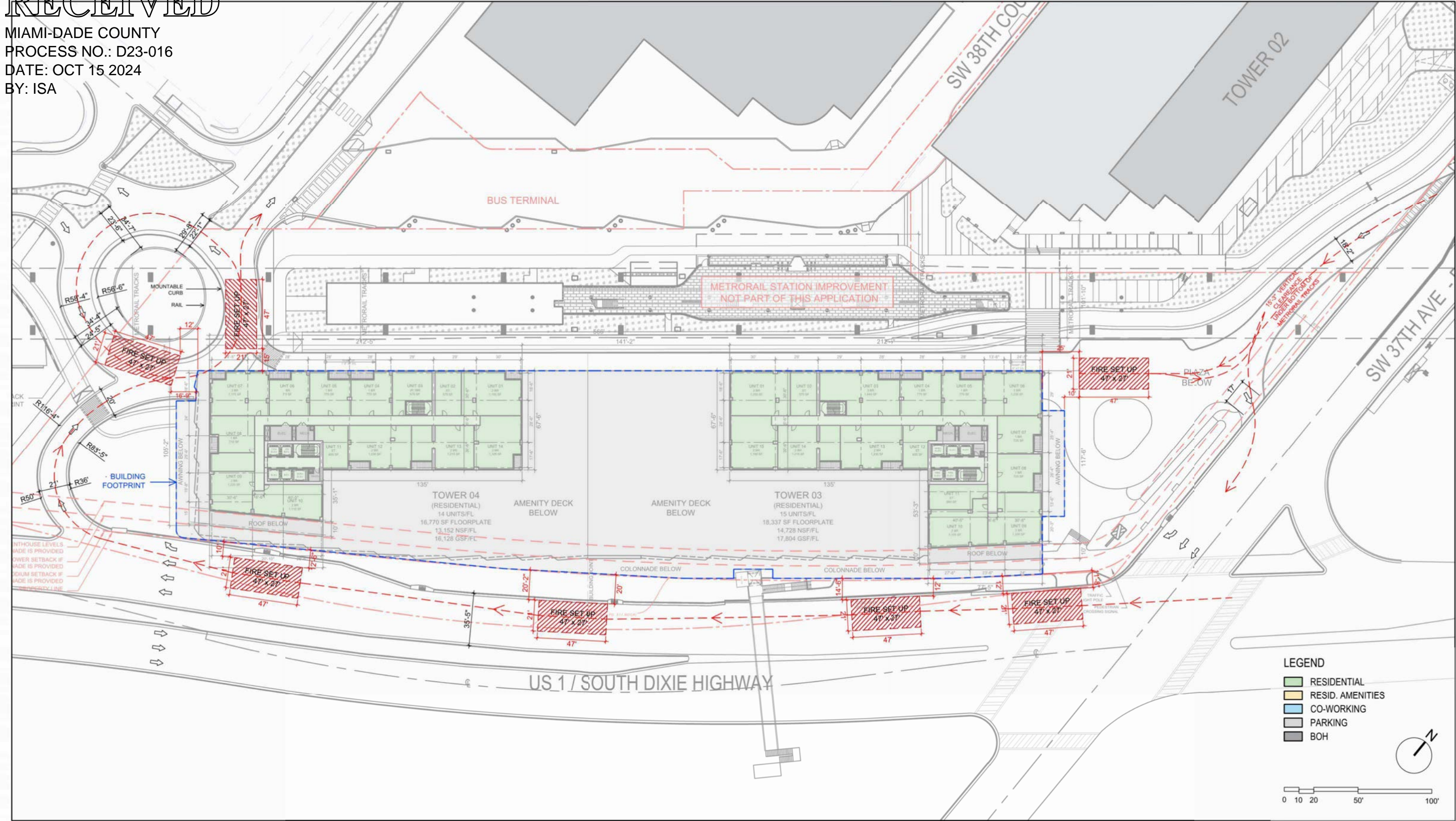
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LINK AT DOUGLAS - PHASE II
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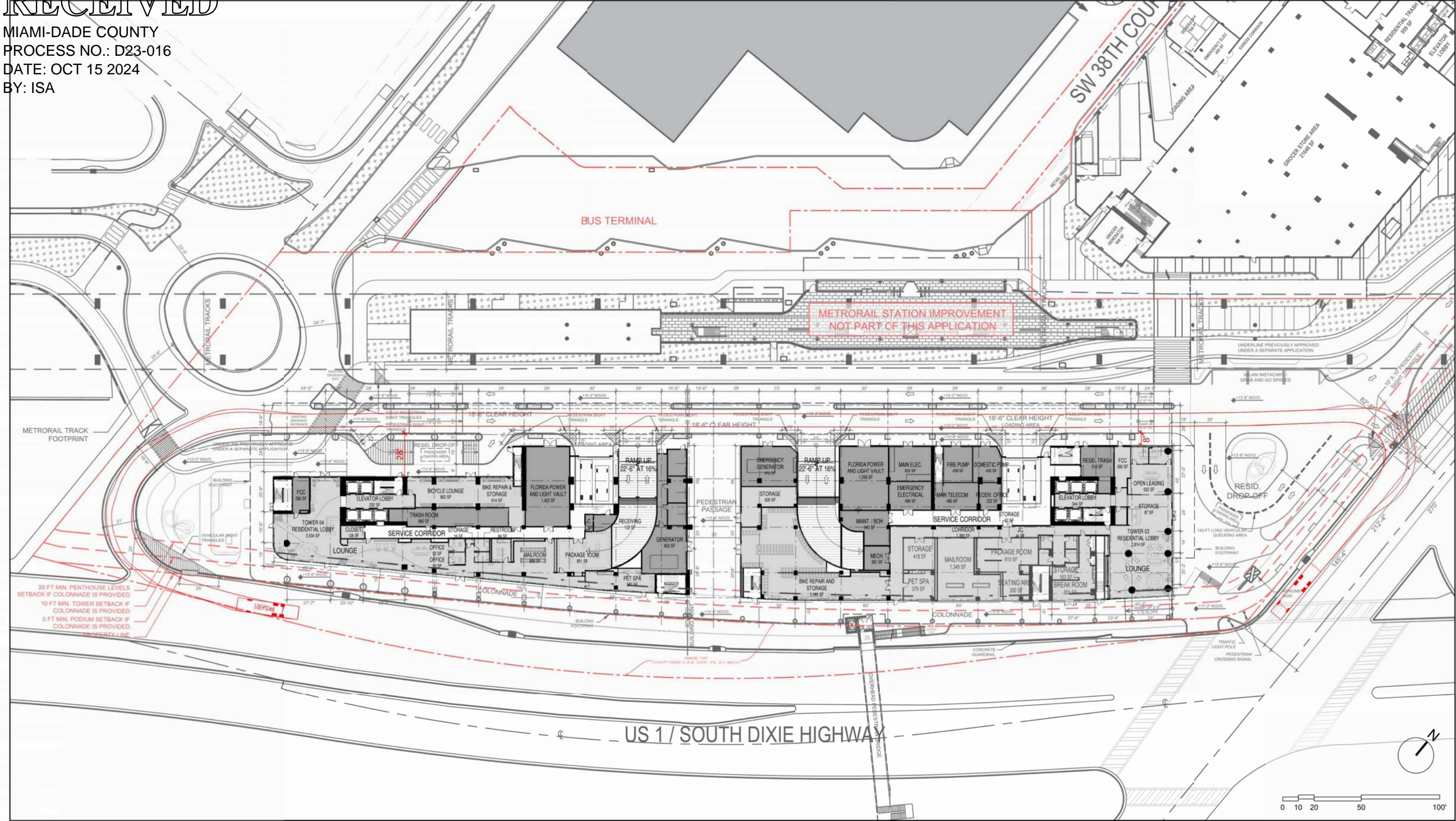
FIRE SET UP DIAGRAM -
TYPICAL TOWER LEVEL

SCALE:

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

FIRE TRUCK MANEUVERING
DIAGRAM - 01

SCALE:

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A118

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GROCER STORE AREA
 21648 SF

GROCER GENERATOR
 668 SF

METROPOLITAN TRACKS

UNDERLINE PREVIOUSLY APPROVED
 UNDER A SEPARATE APPLICATION.

MILAM INSTACART /
 GRAB AND GO SPACES

VEHICULAR SIGHT TRIANGLES

SW 37TH AVE - DOUGLAS ROAD

VEHICULAR SIGHT TRIANGLES

MONUMENT SIGN

RESID. DROP-OFF

PASSENGER LOADING AREA

140 FT LONG VEHICULAR
 QUEUEING AREA

BUILDING FOOTPRINT

LOUNGE

TOWER 03
 RESID. LOBBY
 4,675 SF

FCG
 210 SF

RESID. SH
 SF

RAMP UP 8' AT 5%

RAMP UP 8' AT 5%

RAMP UP 2'-6" 1:12 SLOPE

40'-7"

23'-6"

24'

20'-3"

5'

14'

27'-3"

45'

24'

15'

29'

20'

13'-8" NGVD

13'-8" NGVD

13'-8" NGVD

11'-2" NGVD

145'-4"

212'-4"

270'

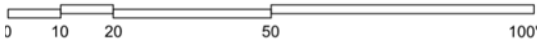
154'-1"

47'-9"

98'-5"

44' SIGHT DISTANCE

319' TO EDGE OF PAVEMENT



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[illegible]

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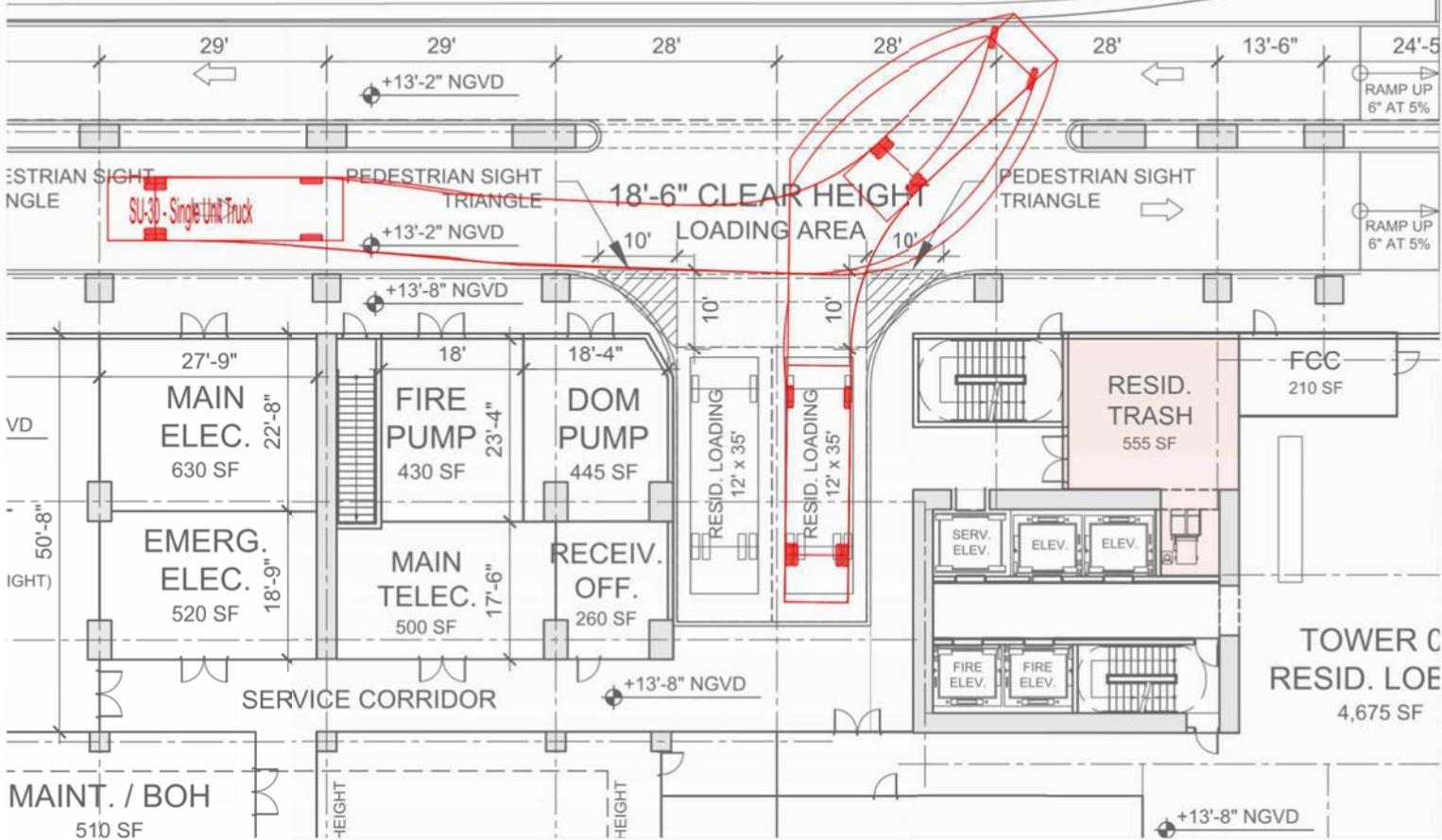
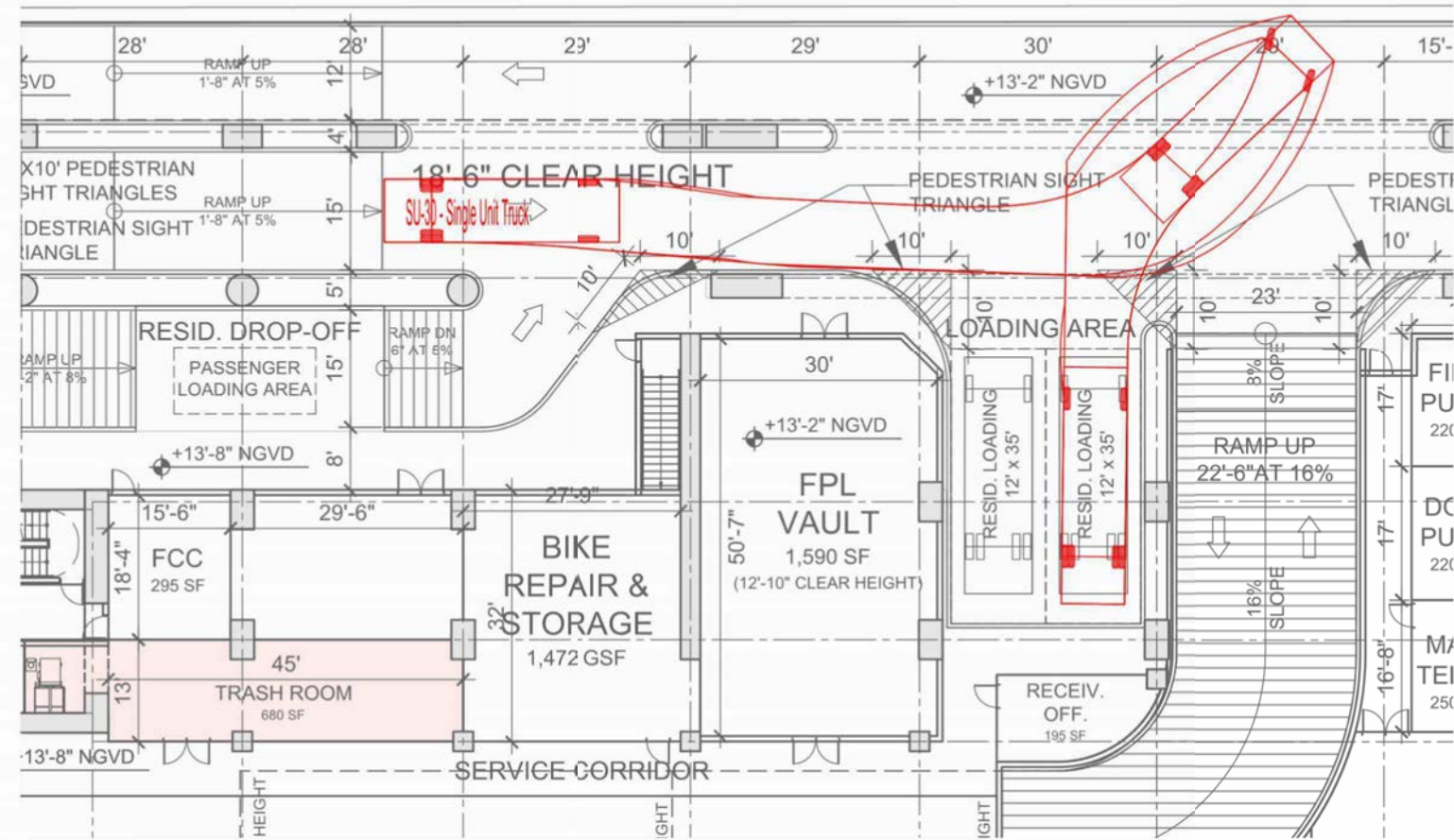
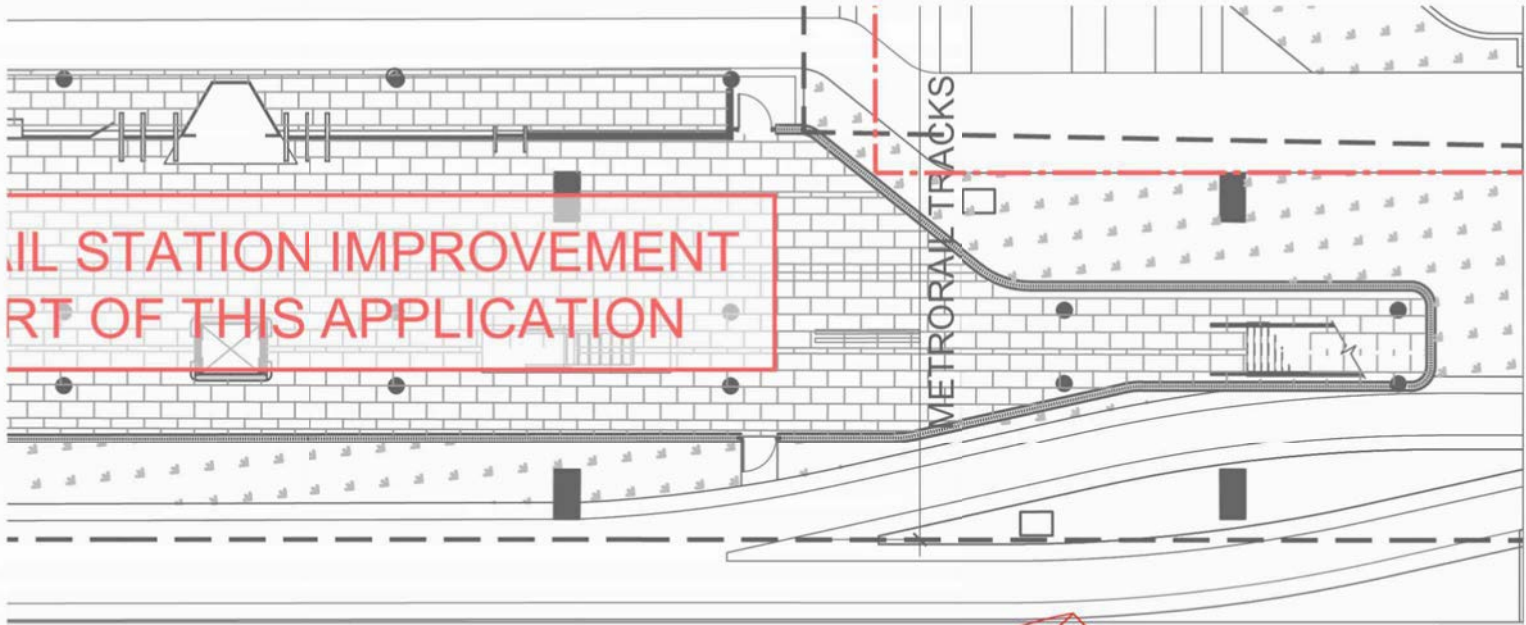
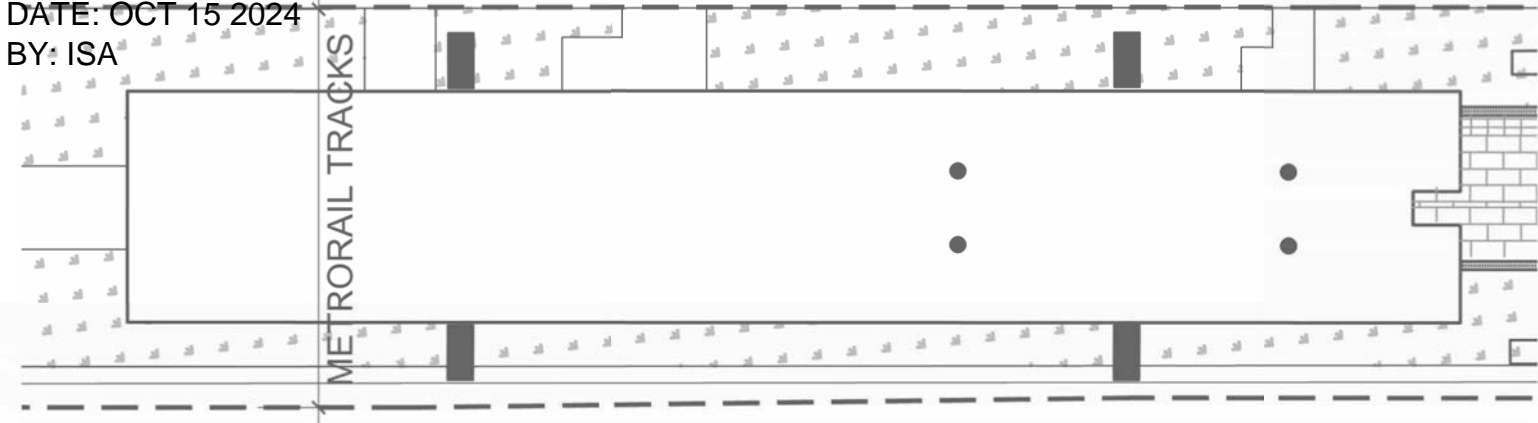
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

WASTE TRUCK MANEUVERING
DIAGRAM - 01

SCALE:

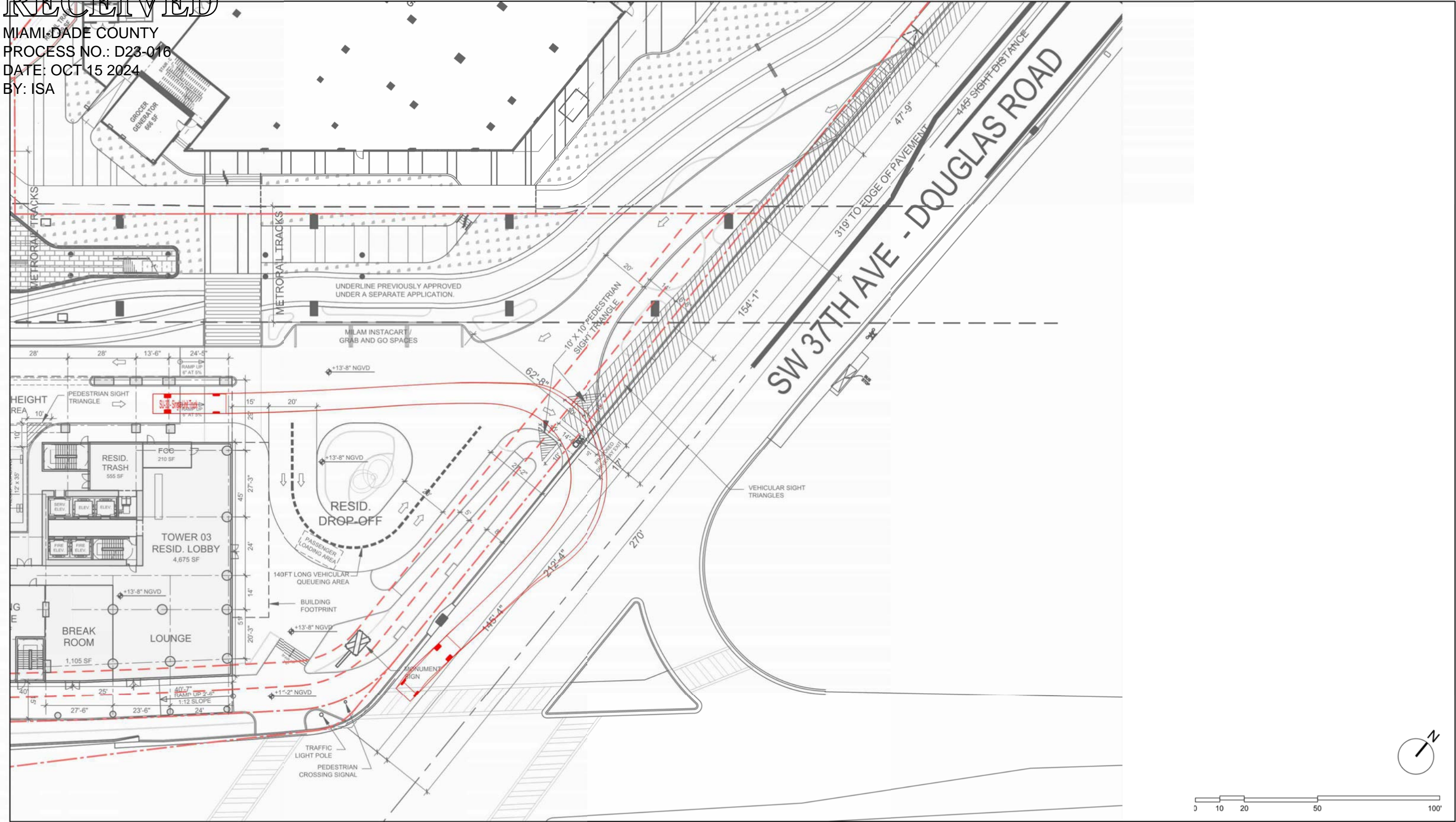
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

WASTE TRUCK MANEUVERING
DIAGRAM - 02

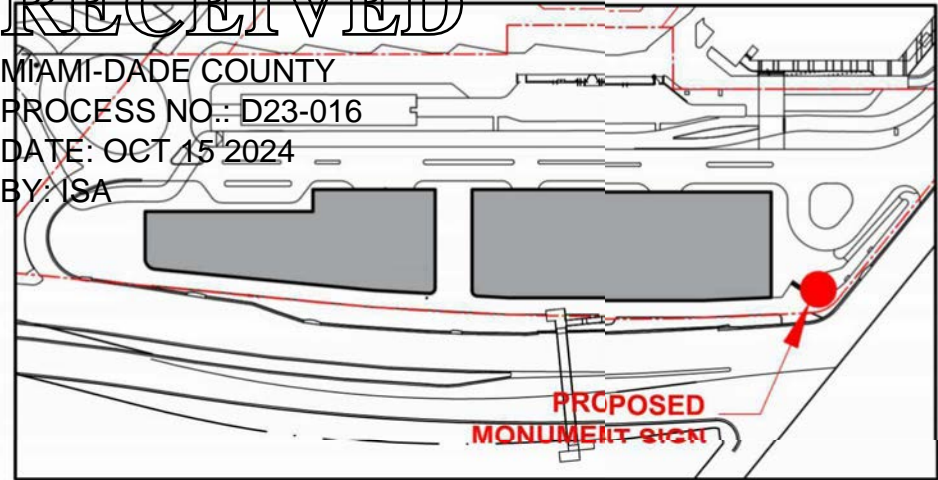
SCALE:

DATE:
10/11/2024

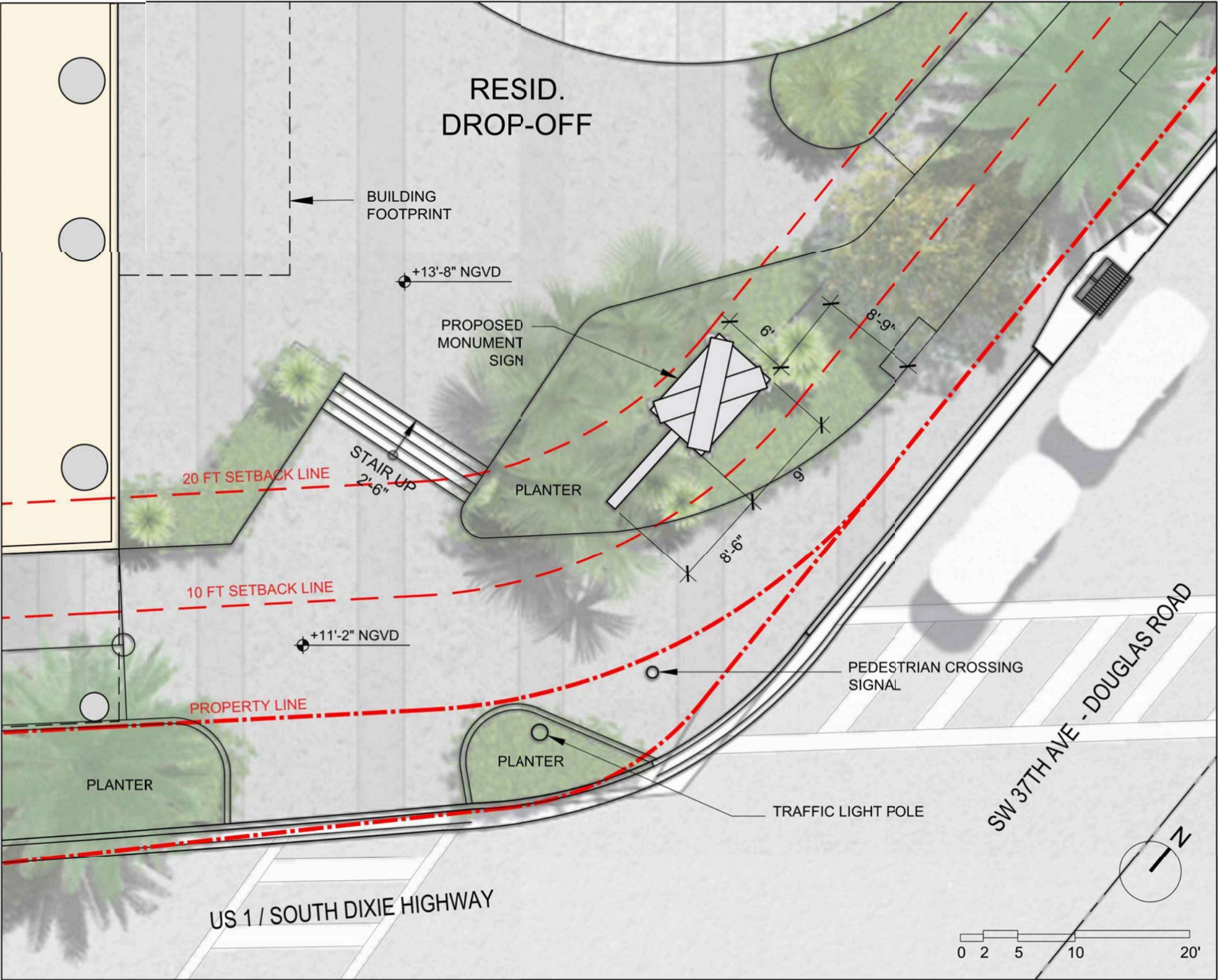
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GROUND LEVEL PLAN VIEW

APPROVED - NO CHANGES

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PROPOSED MONUMENT SIGN
LAYOUT

SCALE:

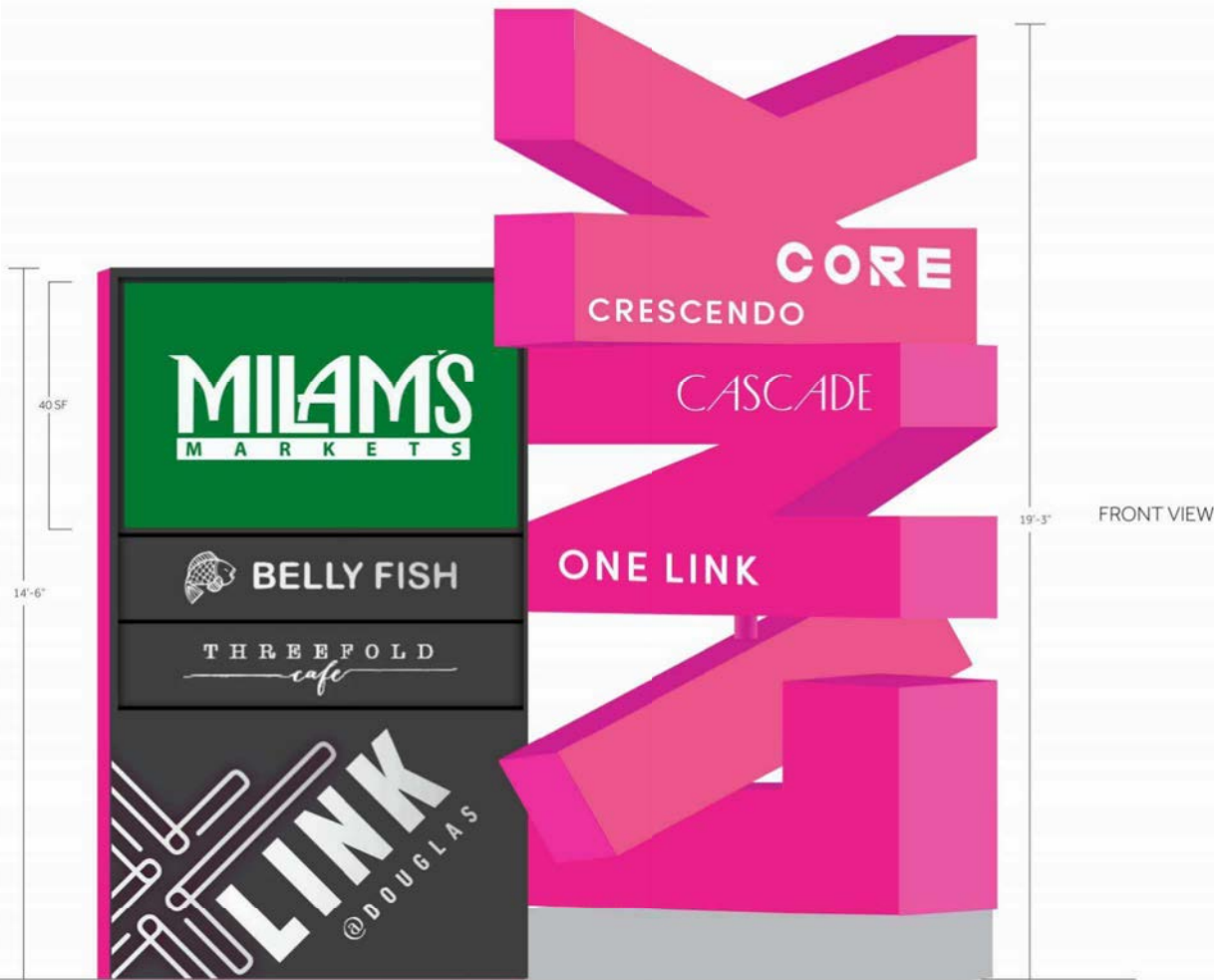
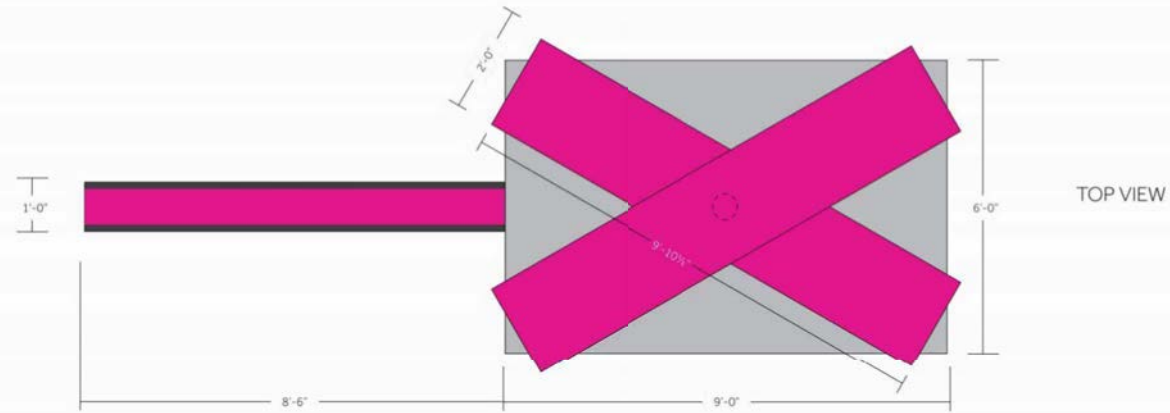
DATE:
10/11/2024

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A DIRECTIONAL

B MONUMENTAL

APPROVED - NO CHANGES



MATCH PMS 225 C



MATCH PMS 356 C



PRECEDENT

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PROPOSED MONUMENT SIGN
ELEVATIONS - 01

SCALE:

DATE:
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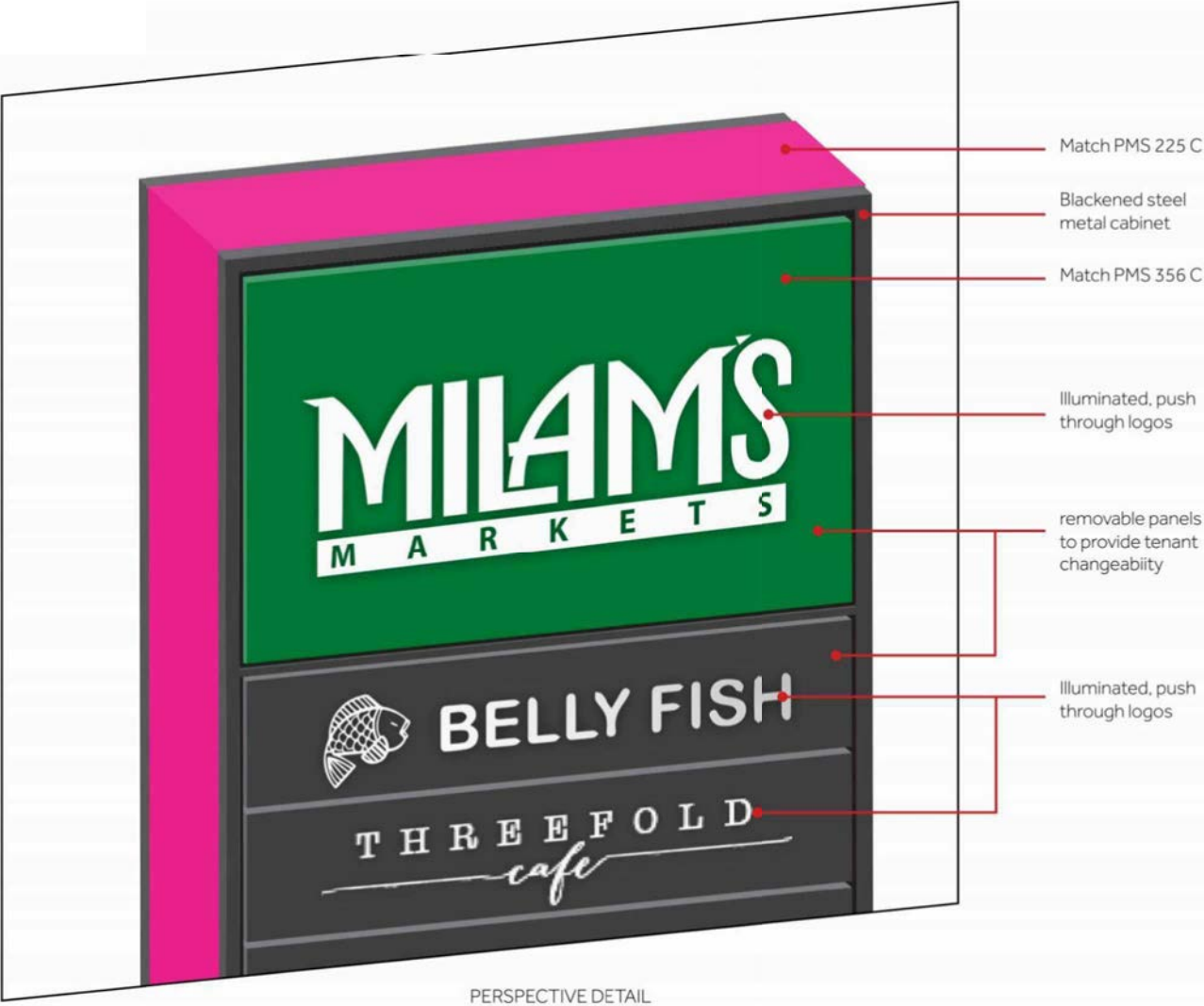
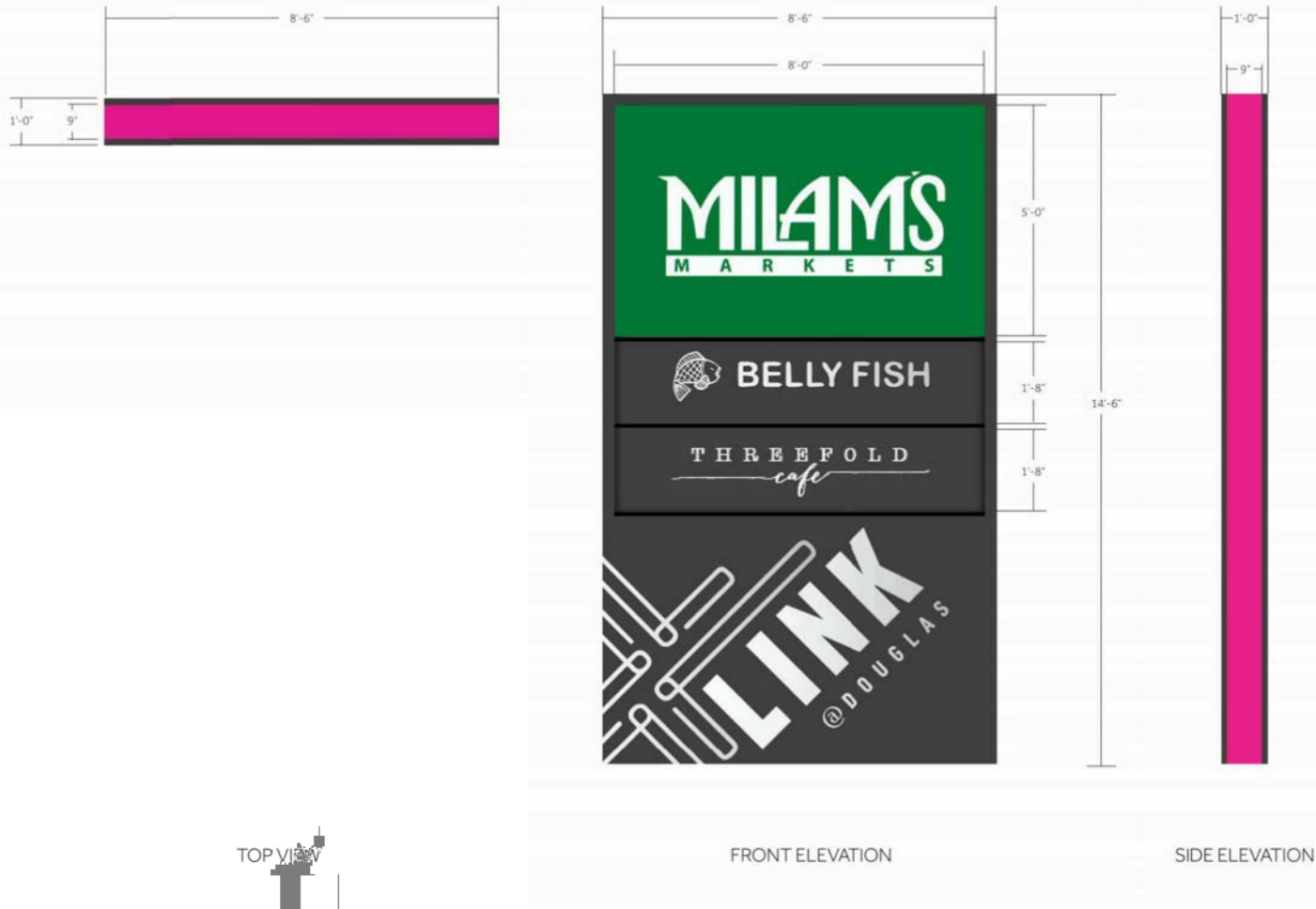
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PROPOSED MONUMENT SIGN
ELEVATIONS - 02

SCALE:

DATE:
10/11/2024

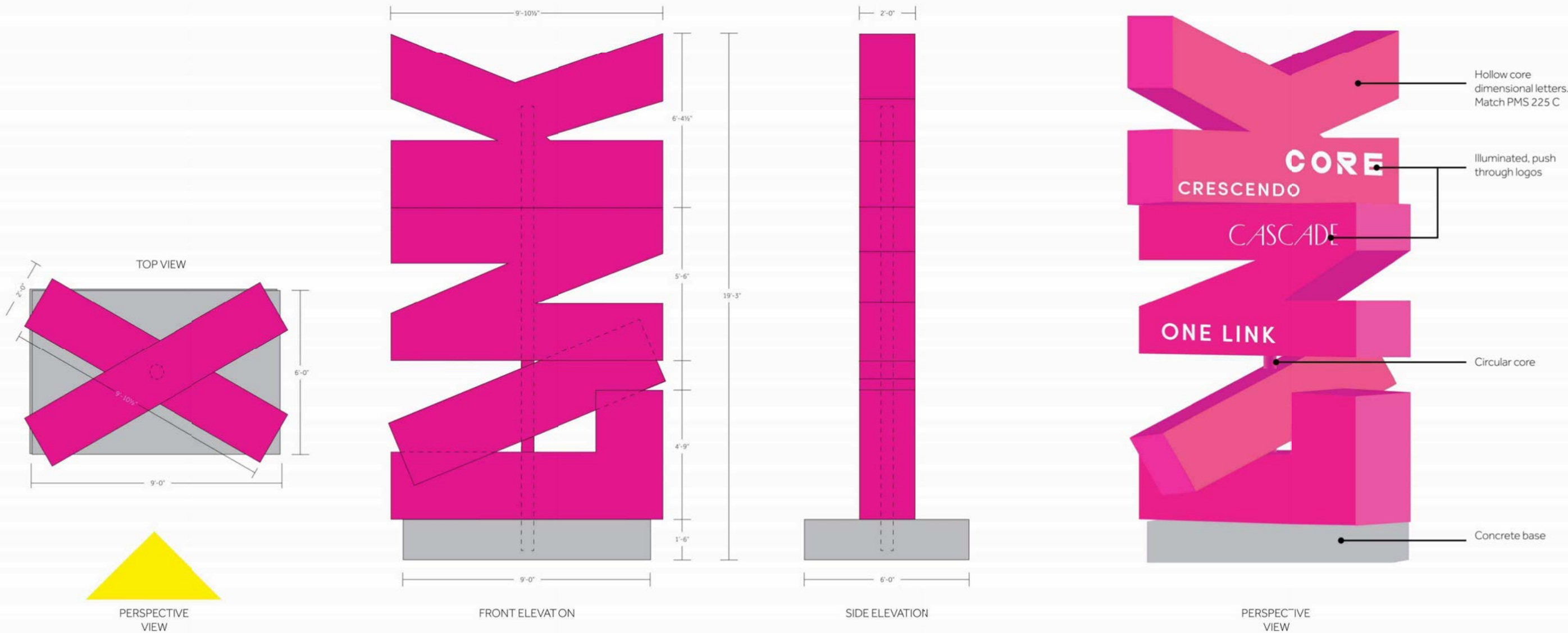
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PROPOSED MONUMENT SIGN
ELEVATIONS - 03

SCALE:

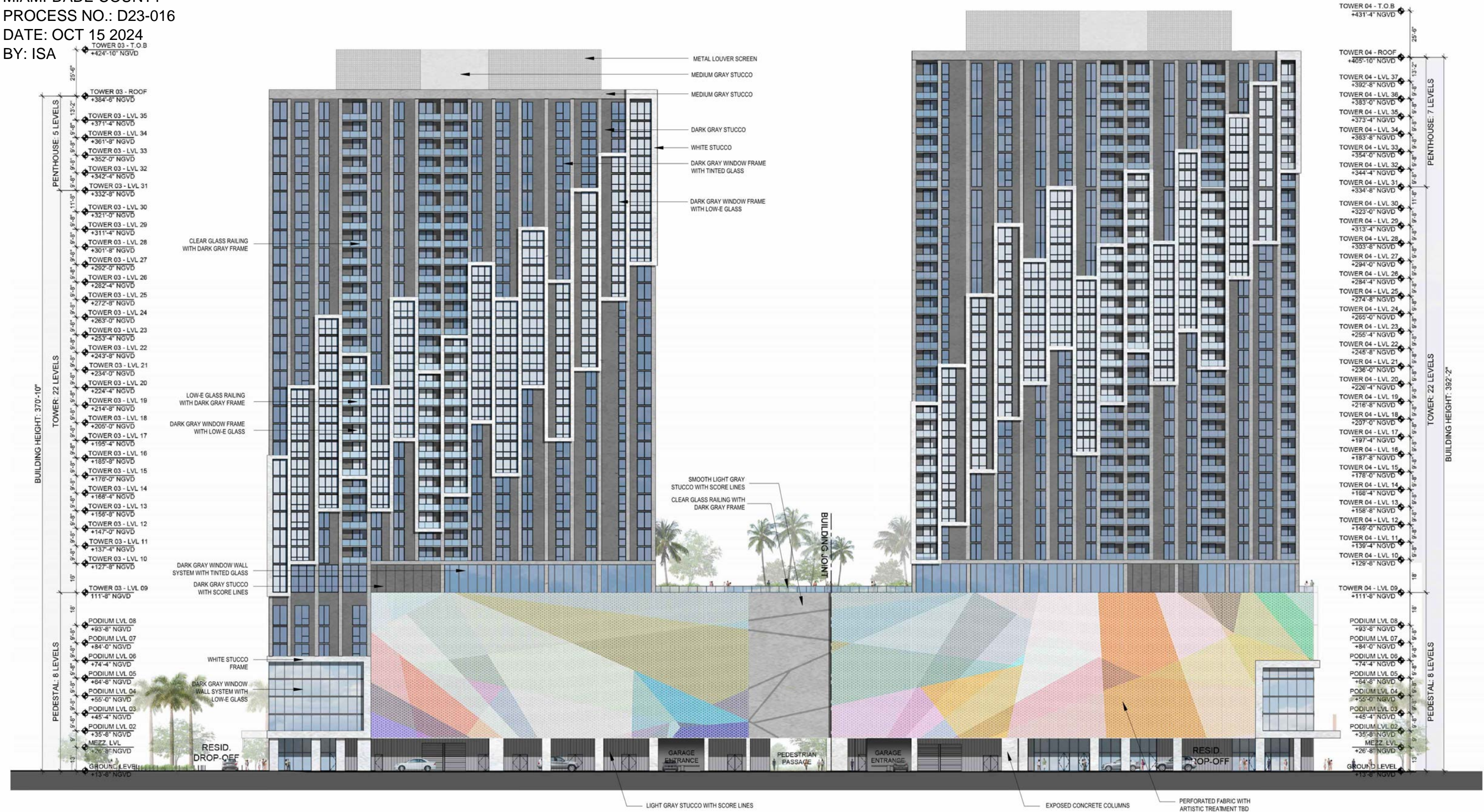
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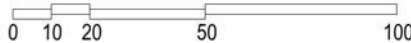
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LINK AT DOUGLAS - PHASE II
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NORTH ELEVATION

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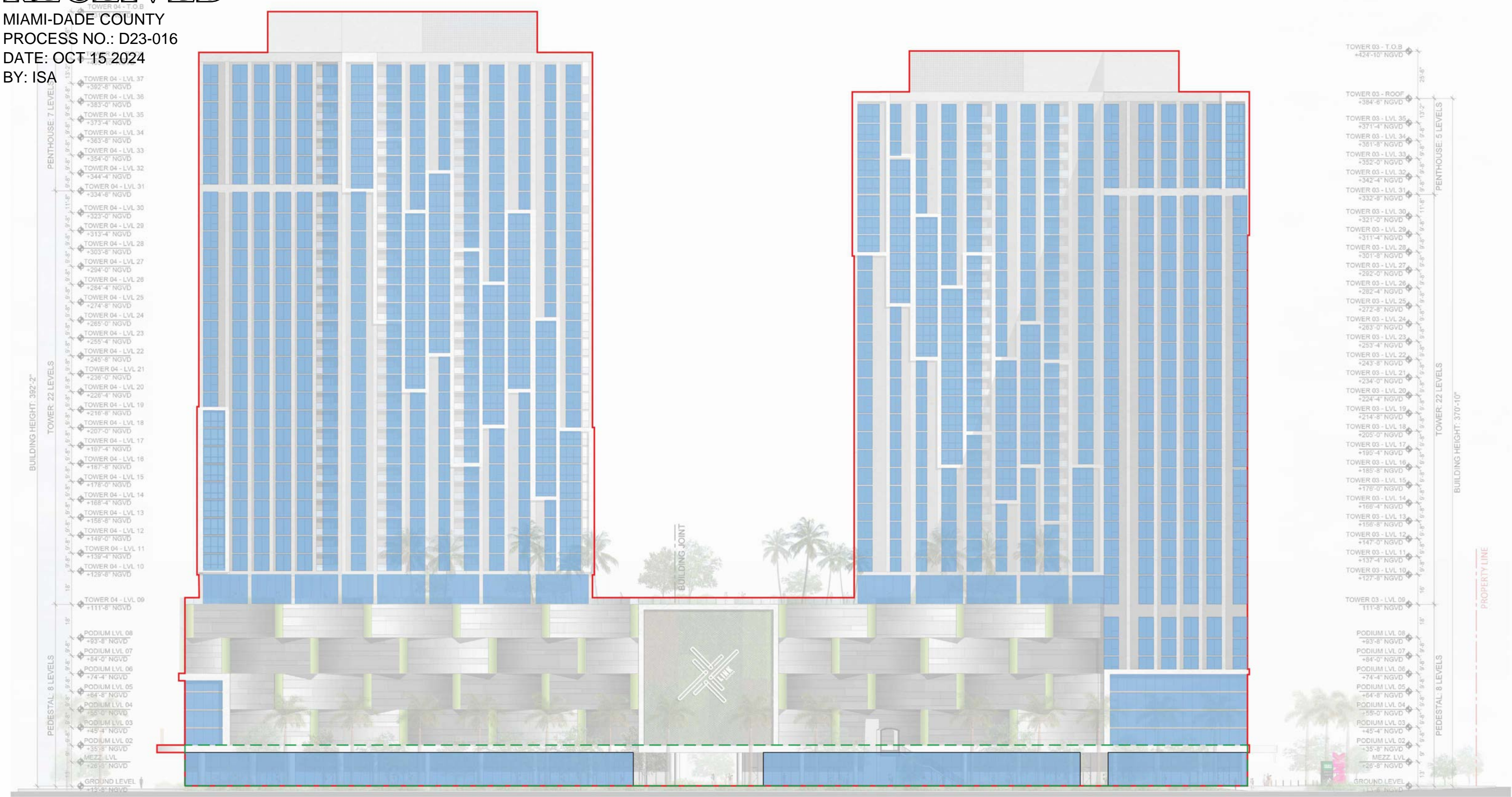
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GLAZING CALCULATION
LEGEND

- TOTAL FACADE AREA: 185,484 SF
- TOTAL WINDOW AREA: 79,057 SF (42.6%)
- TOTAL GROUND LEVEL FACADE AREA: 12,617 SF
- TOTAL GROUND LEVEL WINDOW AREA: 8,778 SF (69.6%)

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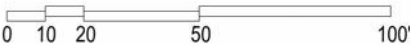
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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

SOUTH ELEVATION - GLAZING DIAGRAM

SCALE:



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A202B

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BUILDING HEIGHT: 370'-10"

PENTHOUSE: 5 LEVELS

TOWER: 22 LEVELS

PEDESTAL: 8 LEVELS

TOWER 03 - T.O.B
+424'-10" NGVD

TOWER 03 - ROOF
+384'-6" NGVD

TOWER 03 - LVL 35
+371'-4" NGVD

TOWER 03 - LVL 34
+361'-8" NGVD

TOWER 03 - LVL 33
+352'-0" NGVD

TOWER 03 - LVL 32
+342'-4" NGVD

TOWER 03 - LVL 31
+332'-8" NGVD

TOWER 03 - LVL 30
+321'-0" NGVD

TOWER 03 - LVL 29
+311'-4" NGVD

TOWER 03 - LVL 28
+301'-8" NGVD

TOWER 03 - LVL 27
+292'-0" NGVD

TOWER 03 - LVL 26
+282'-4" NGVD

TOWER 03 - LVL 25
+272'-8" NGVD

TOWER 03 - LVL 24
+263'-0" NGVD

TOWER 03 - LVL 23
+253'-4" NGVD

TOWER 03 - LVL 22
+243'-8" NGVD

TOWER 03 - LVL 21
+234'-0" NGVD

TOWER 03 - LVL 20
+224'-4" NGVD

TOWER 03 - LVL 19
+214'-8" NGVD

TOWER 03 - LVL 18
+205'-0" NGVD

TOWER 03 - LVL 17
+195'-4" NGVD

TOWER 03 - LVL 16
+185'-8" NGVD

TOWER 03 - LVL 15
+176'-0" NGVD

TOWER 03 - LVL 14
+166'-4" NGVD

TOWER 03 - LVL 13
+156'-8" NGVD

TOWER 03 - LVL 12
+147'-0" NGVD

TOWER 03 - LVL 11
+137'-4" NGVD

TOWER 03 - LVL 10
+127'-8" NGVD

TOWER 03 - LVL 09
+111'-8" NGVD

PODIUM LVL 08
+93'-8" NGVD

PODIUM LVL 07
+84'-0" NGVD

PODIUM LVL 06
+74'-4" NGVD

PODIUM LVL 05
+64'-8" NGVD

PODIUM LVL 04
+55'-0" NGVD

PODIUM LVL 03
+45'-4" NGVD

PODIUM LVL 02
+35'-8" NGVD

MEZZ. LVL
+26'-8" NGVD

GROUND LEVEL
+13'-8" NGVD

DOUGLAS STATION METRORAIL

MATERIALS AND FEATURES:

- METAL LOUVER SCREEN
- MEDIUM GRAY STUCCO
- WHITE STUCCO FRAME
- DARK GRAY WINDOW FRAME WITH LOW-E GLASS
- DARK GRAY STUCCO
- MEDIUM GRAY STUCCO
- DARK GRAY WINDOW FRAME WITH TINTED GLASS
- DARK GRAY WINDOW FRAME WITH TINTED GLASS
- CLEAR GLASS RAILING WITH NATURAL ALUMINUM FRAME
- SOLID WALL WITH MURAL (ARTISTIC TREATMENT TBD)
- PERFORATED METAL SCREEN
- WHITE STUCCO
- WHITE CONCRETE COLUMNS
- MEDIUM GRAY STUCCO WITH SCORE LINES
- DARK GRAY WINDOW WALL SYSTEM WITH CLEAR GLASS

SETBACKS:

- 20 FT SETBACK
- 10 FT SETBACK
- PROPERTY LINE

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A203

MIAMI-DADE COUNTY
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BUILDING HEIGHT: 392'-2"

PEDESTAL: 8 LEVELS

TOWER: 22 LEVELS

PENTHOUSE: 7 LEVELS

GROUND LEVEL

DOUGLAS STATION METRO RAIL

CRESCENDO

WHITE STUCCO

WHITE CONCRETE COLUMNS

MATERIALS AND FINISHES:

- METAL LOUVER SCREEN
- MEDIUM GRAY STUCCO
- LOW-E GLASS RAILING WITH DARK GRAY FRAME
- DARK GRAY WINDOW FRAME WITH LOW-E GLASS
- WHITE STUCCO FRAME
- MEDIUM GRAY STUCCO
- DARK GRAY STUCCO
- DARK GRAY WINDOW FRAME WITH TINTED GLASS
- DARK GRAY WINDOW FRAME WITH LOW-E GLASS
- LOW-E GLASS RAILING WITH DARK GRAY FRAME
- CLEAR GLASS RAILING WITH DARK GRAY FRAME
- DARK GRAY WINDOW FRAME WITH TINTED GLASS
- DARK GRAY WINDOW FRAME WITH TINTED GLASS
- PERFORATED METAL PANEL
- SOLID COLORED METAL PANEL

LEVELS AND ELEVATIONS:

- TOWER 04 - T.O.B. +431'-4" NGVD
- TOWER 04 - ROOF +405'-10" NGVD
- TOWER 04 - LVL 37 +392'-8" NGVD
- TOWER 04 - LVL 36 +383'-0" NGVD
- TOWER 04 - LVL 35 +373'-4" NGVD
- TOWER 04 - LVL 34 +363'-8" NGVD
- TOWER 04 - LVL 33 +354'-0" NGVD
- TOWER 04 - LVL 32 +344'-4" NGVD
- TOWER 04 - LVL 31 +334'-8" NGVD
- TOWER 04 - LVL 30 +323'-0" NGVD
- TOWER 04 - LVL 29 +313'-4" NGVD
- TOWER 04 - LVL 28 +303'-8" NGVD
- TOWER 04 - LVL 27 +294'-0" NGVD
- TOWER 04 - LVL 26 +284'-4" NGVD
- TOWER 04 - LVL 25 +274'-8" NGVD
- TOWER 04 - LVL 24 +265'-0" NGVD
- TOWER 04 - LVL 23 +255'-4" NGVD
- TOWER 04 - LVL 22 +245'-8" NGVD
- TOWER 04 - LVL 21 +236'-0" NGVD
- TOWER 04 - LVL 20 +226'-4" NGVD
- TOWER 04 - LVL 19 +216'-8" NGVD
- TOWER 04 - LVL 18 +207'-0" NGVD
- TOWER 04 - LVL 17 +197'-4" NGVD
- TOWER 04 - LVL 16 +187'-8" NGVD
- TOWER 04 - LVL 15 +178'-0" NGVD
- TOWER 04 - LVL 14 +168'-4" NGVD
- TOWER 04 - LVL 13 +158'-8" NGVD
- TOWER 04 - LVL 12 +149'-0" NGVD
- TOWER 04 - LVL 11 +139'-4" NGVD
- TOWER 04 - LVL 10 +129'-8" NGVD
- TOWER 04 - LVL 09 +111'-8" NGVD
- PODIUM LVL 08 +93'-8" NGVD
- PODIUM LVL 07 +84'-0" NGVD
- PODIUM LVL 06 +74'-4" NGVD
- PODIUM LVL 05 +64'-8" NGVD
- PODIUM LVL 04 +55'-0" NGVD
- PODIUM LVL 03 +45'-4" NGVD
- PODIUM LVL 02 +35'-8" NGVD
- MEZZ. LVL +26'-8" NGVD
- GROUND LEVEL +13'-8" NGVD

SETBACKS:

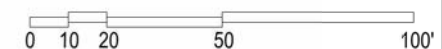
- 20 FT SETBACK
- 10 FT SETBACK
- PROPERTY LINE

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WEST ELEVATION

SCALE:



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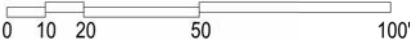
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EAST ELEVATION

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GLAZING CALCULATION

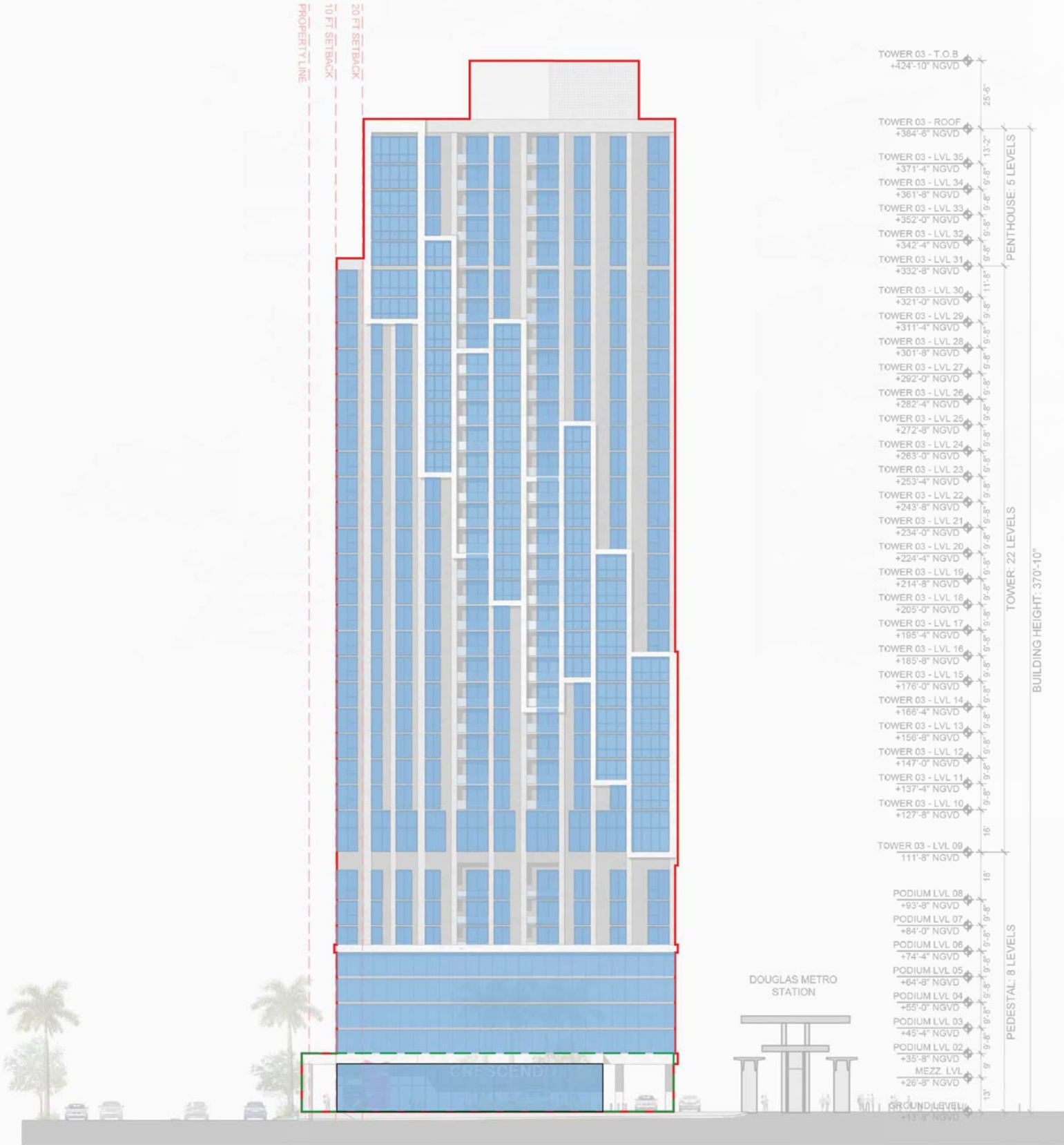
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PROCESS NO.: D23-016

DATE: OCT 15 2024

BY: ISA

- LEGEND
- TOTAL FACADE AREA: 49,037 SF
- TOTAL WINDOW AREA: 26,878 SF (54.8%)
- TOTAL GROUND FL FACADE AREA: 3,083 SF
- TOTAL GROUND FL WINDOW AREA: 1,808 SF (58.6%)



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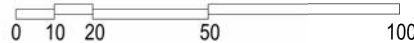
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EAST ELEVATION - GLAZING DIAGRAM

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EAST-WEST SECTION

SCALE:

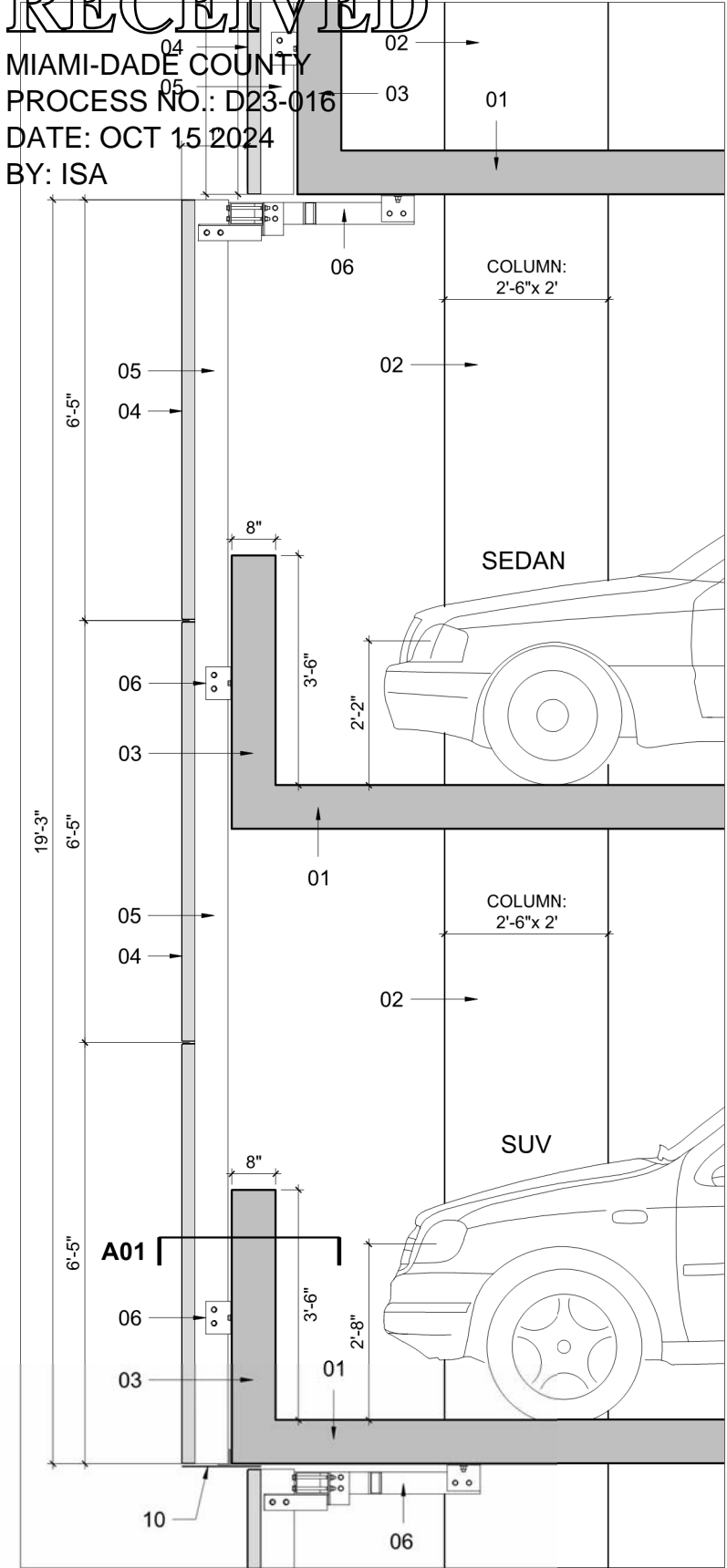
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A301

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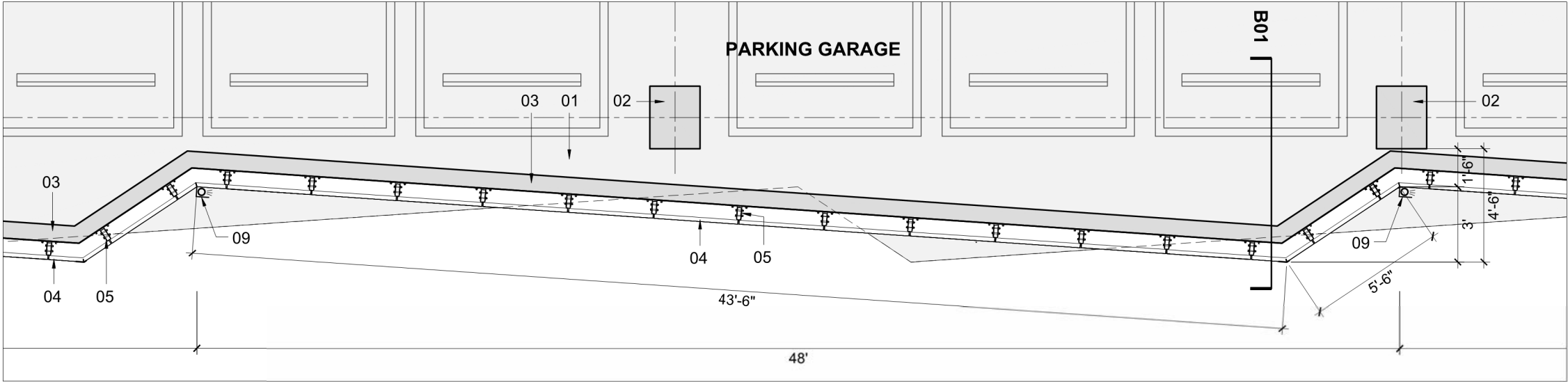
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SECTION - B01

3/8"=1'-0"



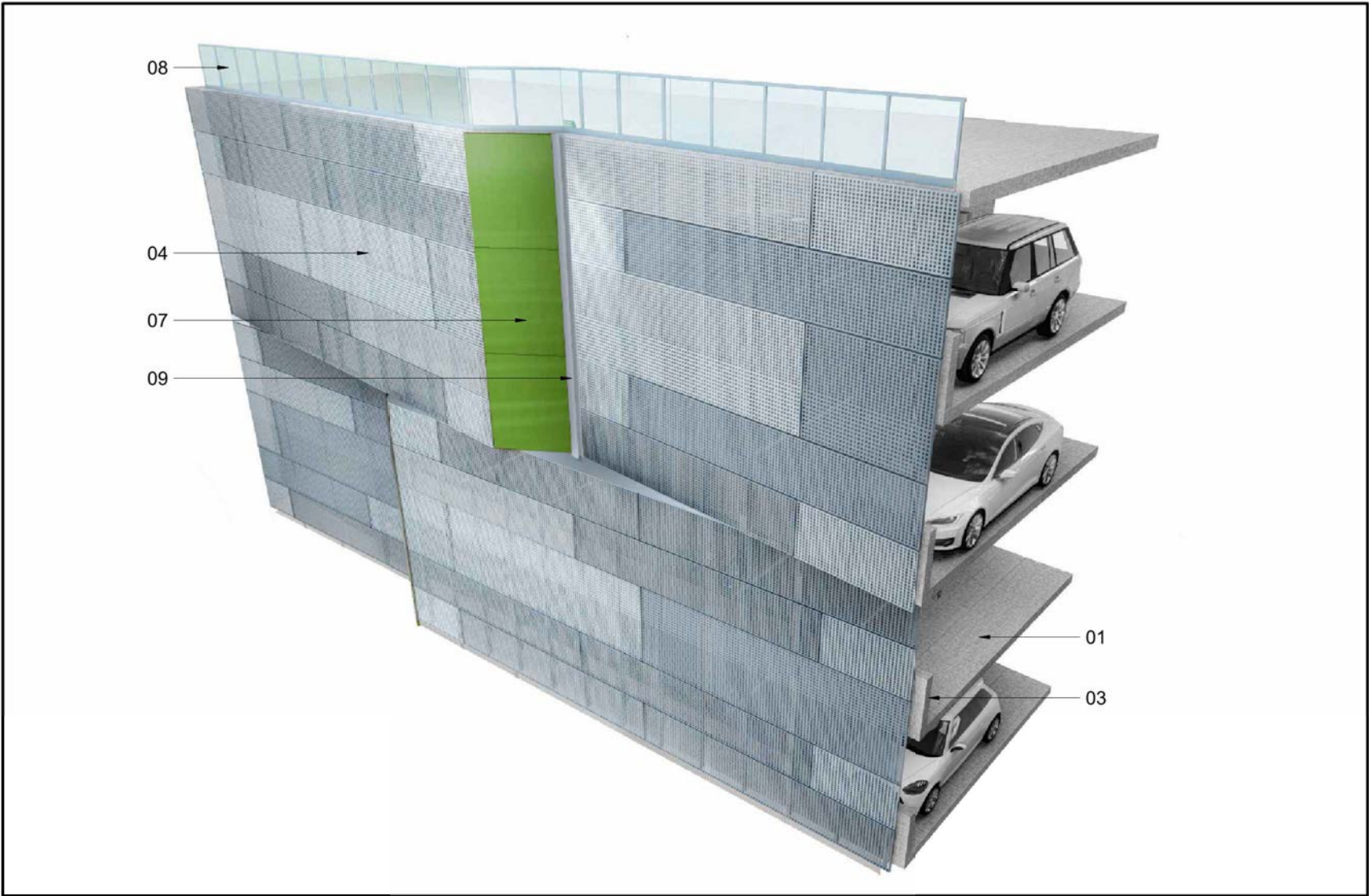
PLAN VIEW - A01

3/16"=1'-0"

LEGEND

- 01 - Concrete slab
- 02 - Concrete columns
- 03 - 42" high Concrete crash wall
- 04 - Perforated metal panel
- 05 - Metal substructure (vertical mullion)
- 06 - Metal bracket
- 07 - Solid colored metal panel
- 08 - Glass railing at amenity deck level
- 09 - Exterior light fixture
- 10 - Metal trim

NOTE:
* Dimensions varies. Refer to Plan view.



3D VIEW

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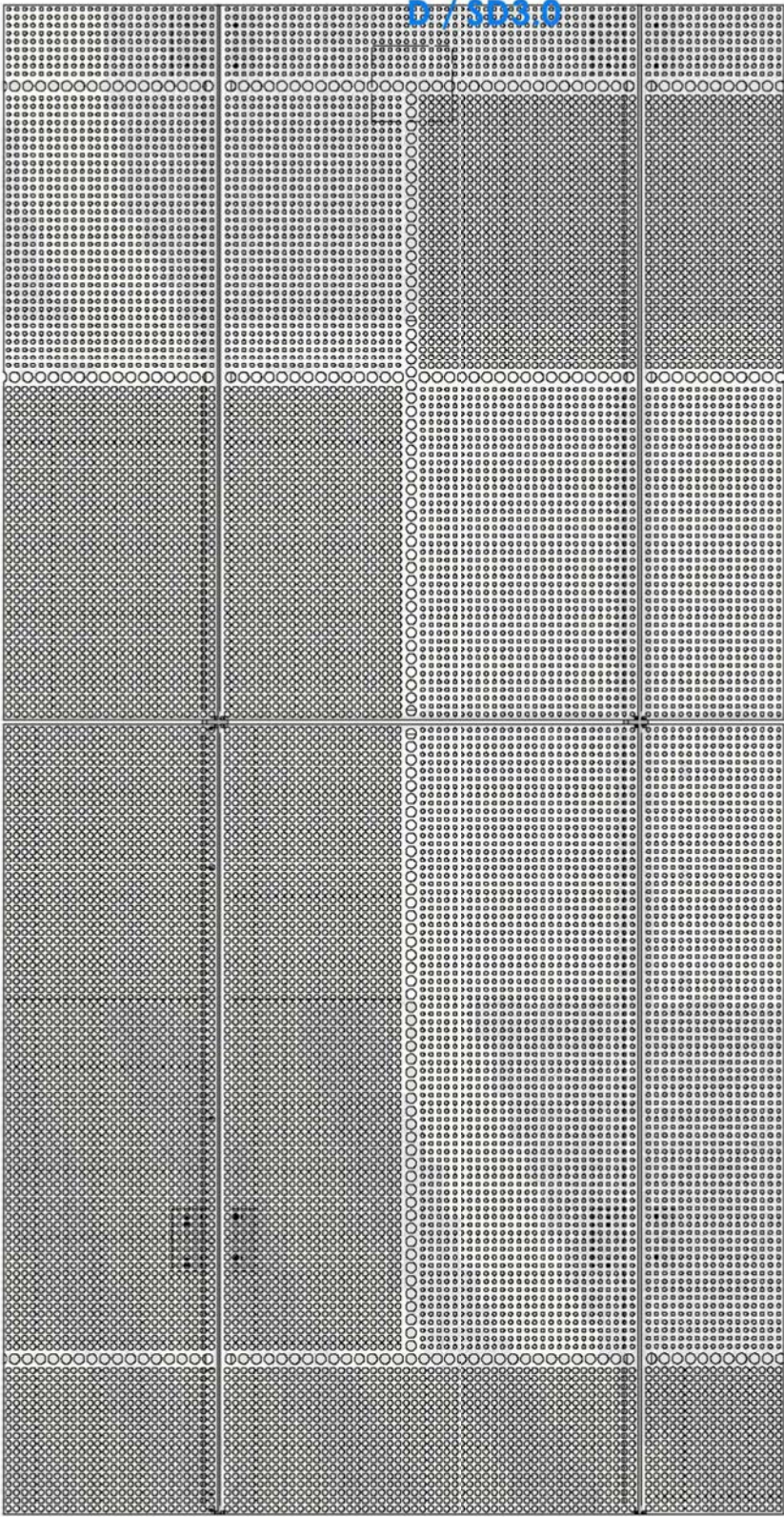
LINK AT DOUGLAS - PHASE II
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CONCEPTUAL GARAGE SCREEN
DETAILS - SOUTH FACADE

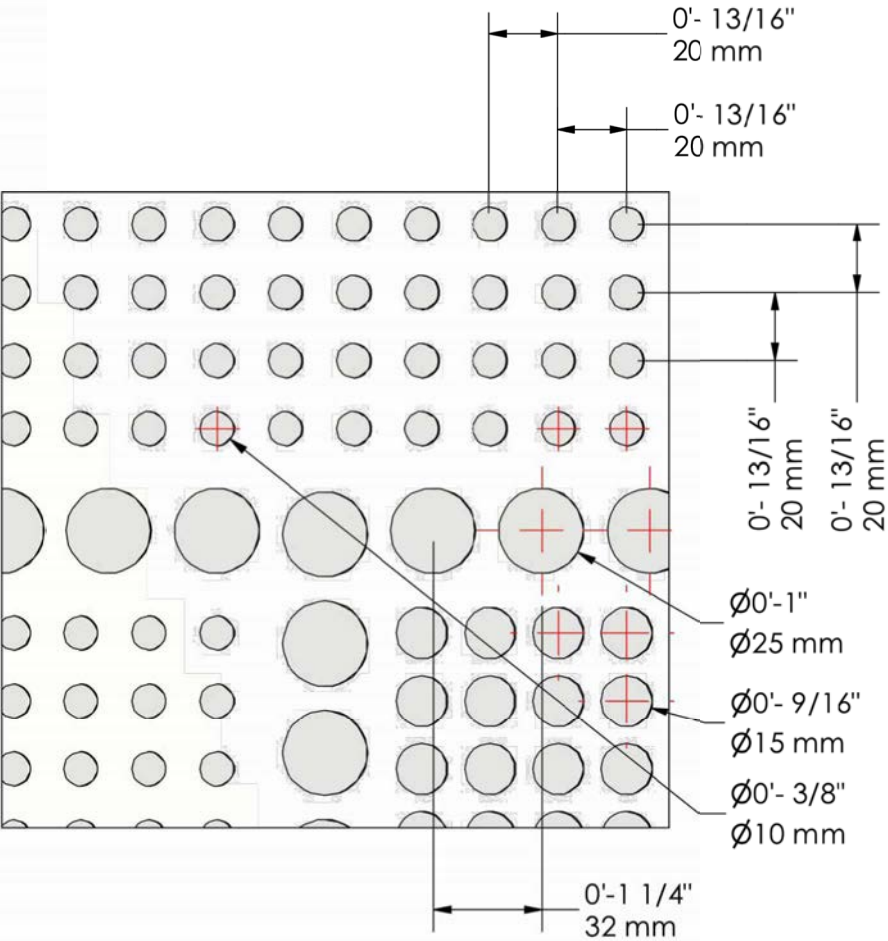
SCALE:

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10/11/2024

A401



DETAIL B / SD3.0
SCALE 3/4" = 1'-0"



DETAIL D / SD3.0
SCALE 6" = 1'-0"

AVERAGE OPEN AIR : 17.04%

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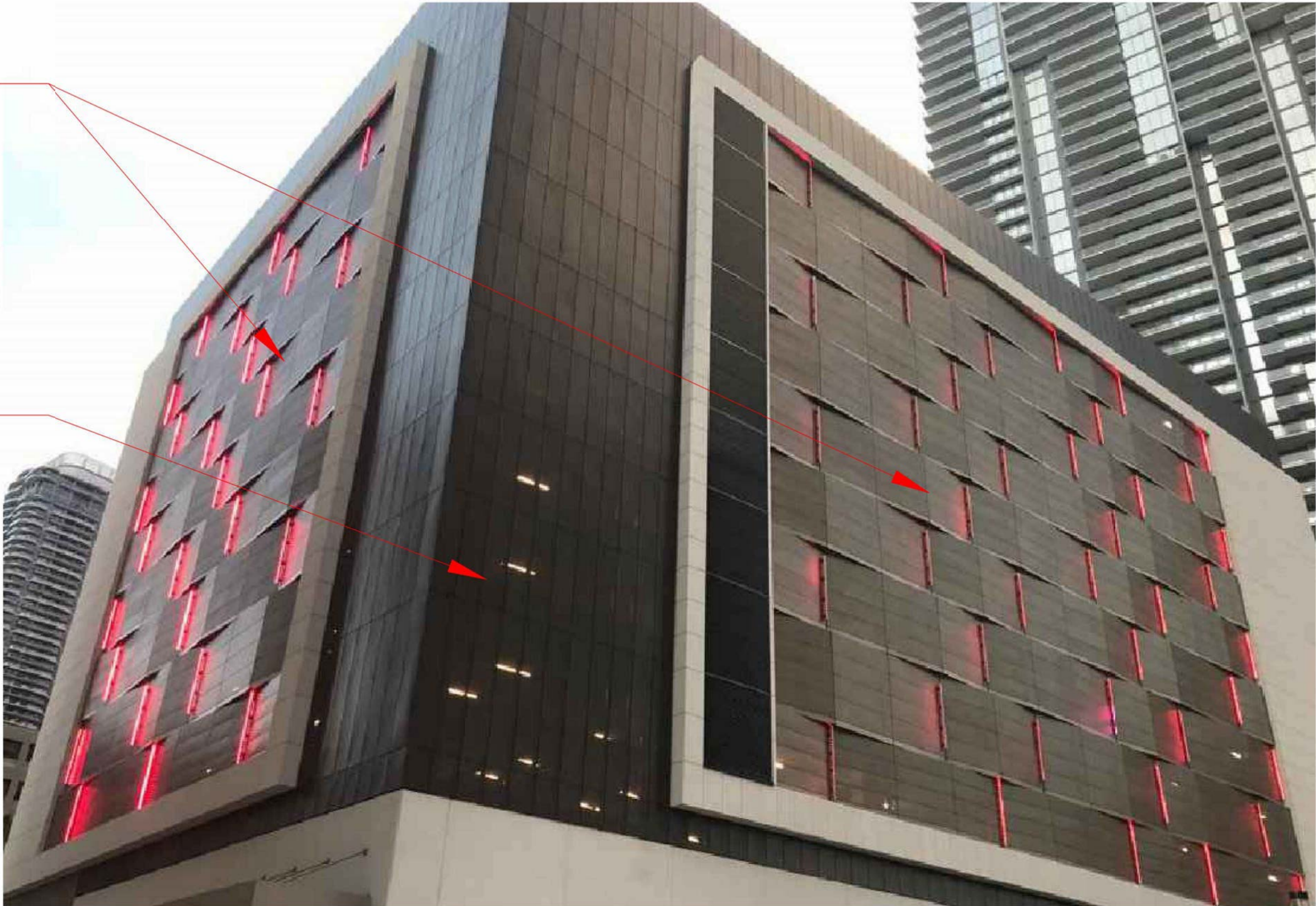
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DATE: OCT 15 2024

BY: ISA **SIMILAR TO THIS**

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NOT SIMILAR TO THIS



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CONCEPTUAL GARAGE SCREEN -
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RENDERING 01

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

RENDERING 03

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IR010	GROUND LEVEL IRRIGATION

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

LOCATION MAP

SCALE: NTS

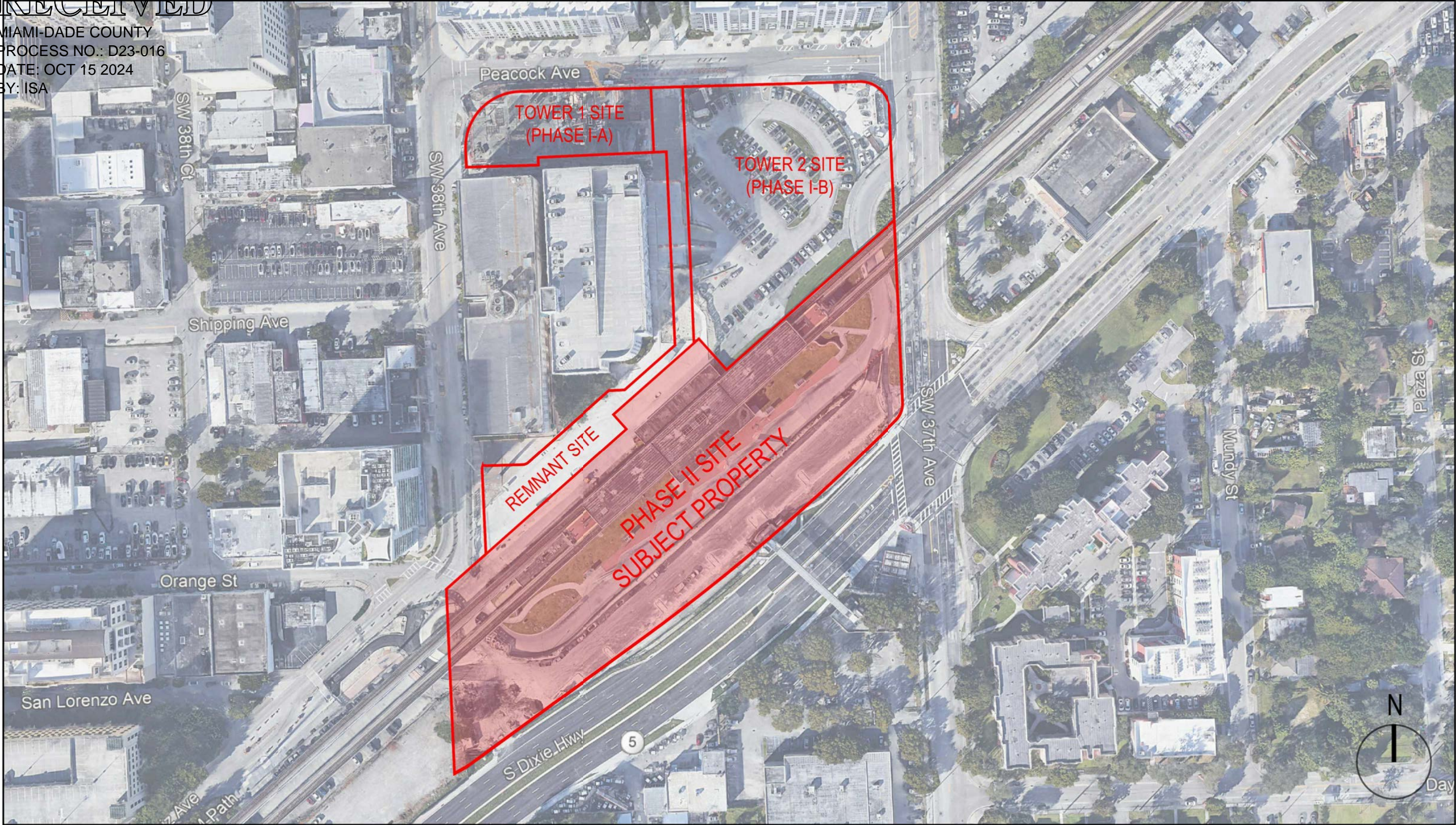
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PROJECT SITE

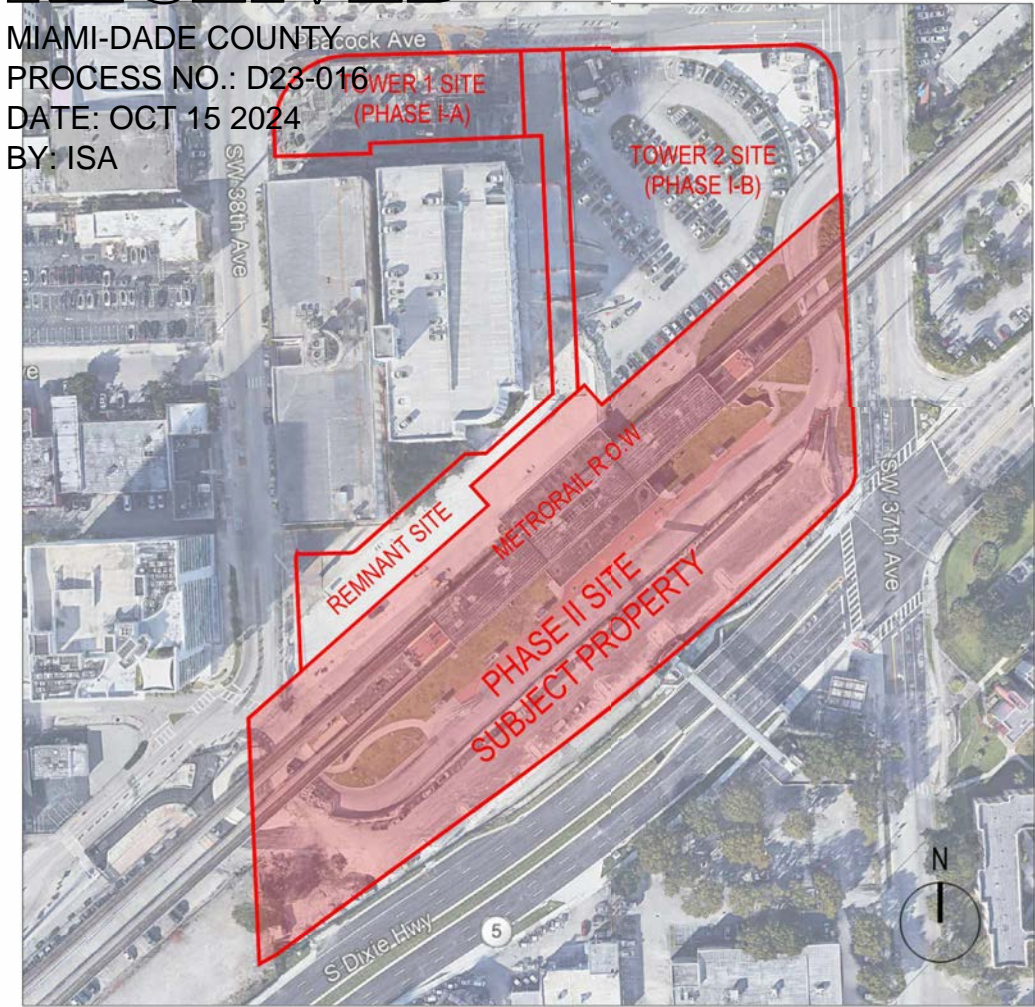
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ZONING DATA

Lot Information					
Lot Addresses:					
Folio Numbers:					
Miami 21 Zone: Rapid Transit Zone for non-Metrorail development within the City of Miami					
	REQUIRED (OVERALL SITE)	PROVIDED (TOWER 1 SITE)	PROVIDED (TOWER 2 SITE)	PROVIDED (PHASE II SITE)	REMNANT SITE
LOT AREA					
	309,876 sf (7.11 acres)	21,785 sf (0.5 acres)	84,534 sf (1.94 acres)	177,003 sf (4.06 acres)	26,554 sf (0.60 acres)
LOT COVERAGE					
FLOOR AREA RATIO	8 max. (2,479,008 sf) / 3 min. (929,628 sf)	286,833 sf	579,961 sf	1,095,242 sf	516972 sf remaining
OPEN SPACE	15% min. (46,482 sf)	3,848 sf (17.6%)	29,224 sf (34.6%)	39,216 sf (22.15%)	0 sf remaining (Total provided exceeds requirements)
DENSITY	250 unit/acre (1,777 units max.)	312 units (125 units max.)	421 units (485 units max.)	824 units (1,015 units max.)	238 units remaining
BUILDING SETBACKS					
A. PEDESTAL	TBD PER PHASE	0'-0"	0'-0" (15' colonnade provided)	0'-0" (15' colonnade provided)	
B. TOWER		20'-3"	10'-0"	10'-0" (15' colonnade provided)	
C. PENTHOUSE		20'-3"	20'-0"	20'-0" (15' colonnade provided)	
BUILDING HEIGHT (STORIES)					
A. PEDESTAL	TBD PER PHASE	3 stories	9 stories	8 stories	
B. TOWER		18 stories	20 stories	22 stories	
C. PENTHOUSE		2 stories	7 stories	5 stories (Tower 3); 7 stories (Tower 4)	
TOTAL		21 stories	36 stories	35 stories (Tower 3); 37 stories (Tower 4)	
PARKING					
PARKING SPACES		0 spaces	708 spaces	920 spaces	
LOADING ZONE					
LOADING SPACES		2 loading berth	3 loading berth	4 loading berth	

NOTES:

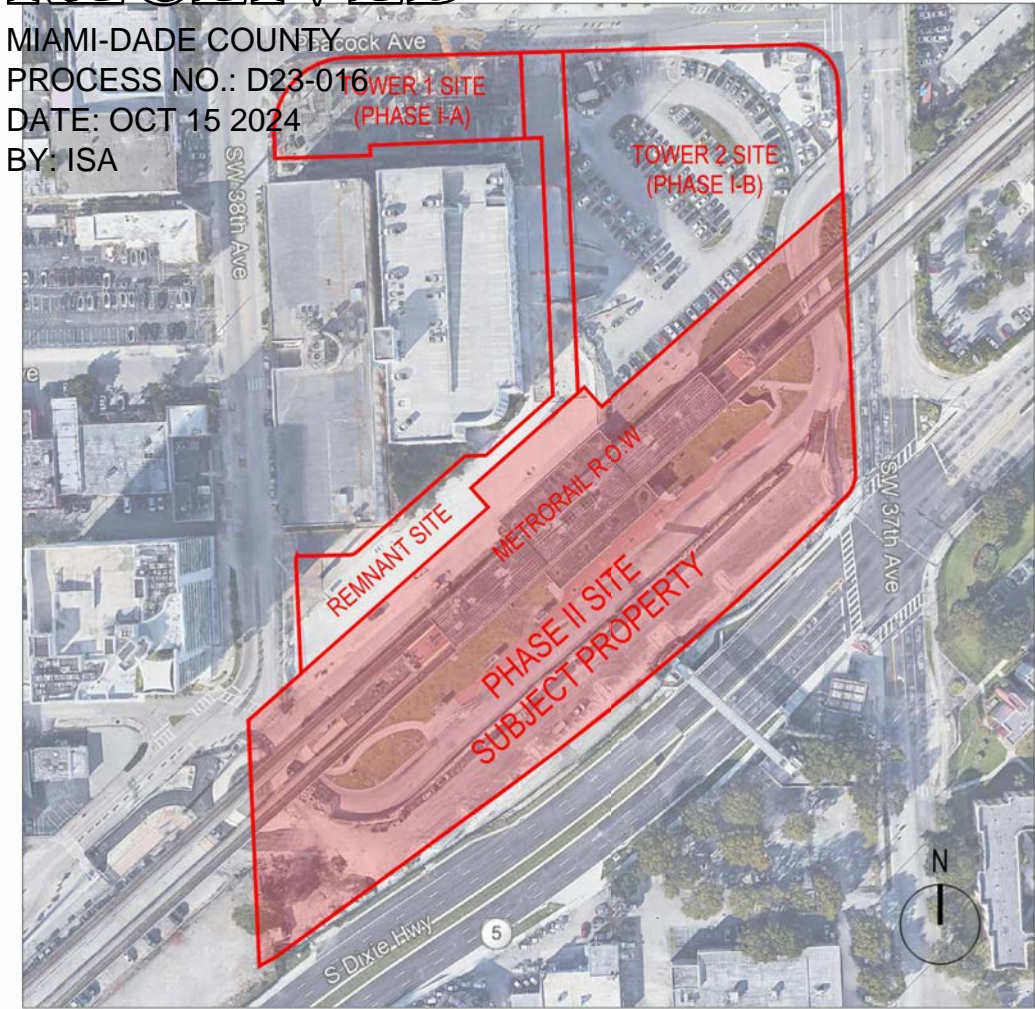
- Building to comply with LEED GOLD equivalent Florida Green Building Coalition (FGBC)
- 12.5% of units on total development will be priced within the 140% AMI rent to comply with Workforce Housing Unit (WHU)

VARIANCES:

- 1- Variance from 33C-8(C)(6) related to build-to-line from streets and drives for portion of Phase 2 facing Douglas Road/SW 37 Avenue.
- 2- Variance from 33C-8(C)(7) related to the requirement for multi-story parking garage structures to include a liner with a minimum depth of 20 feet of habitable along the US-1 facing portion of Phase 2.
- 3- Variance of 33-284.87(C)(2) to permit a monument sign facing US-1 of forty-eight (48) square feet in size and a sign facing Douglas Road / SW 37 Avenue of sixty (60) square feet in size where forty (40) square feet per sign face is permitted.
- 4- Variance from 33C-8(C)(9) related to the colonnade vertical proportion.
- 5- Variance to waive the tree count requirement for the site.
- 6- Variance to waive the requirements for a minimum of 6ft sidewalk within the public right-of-way.

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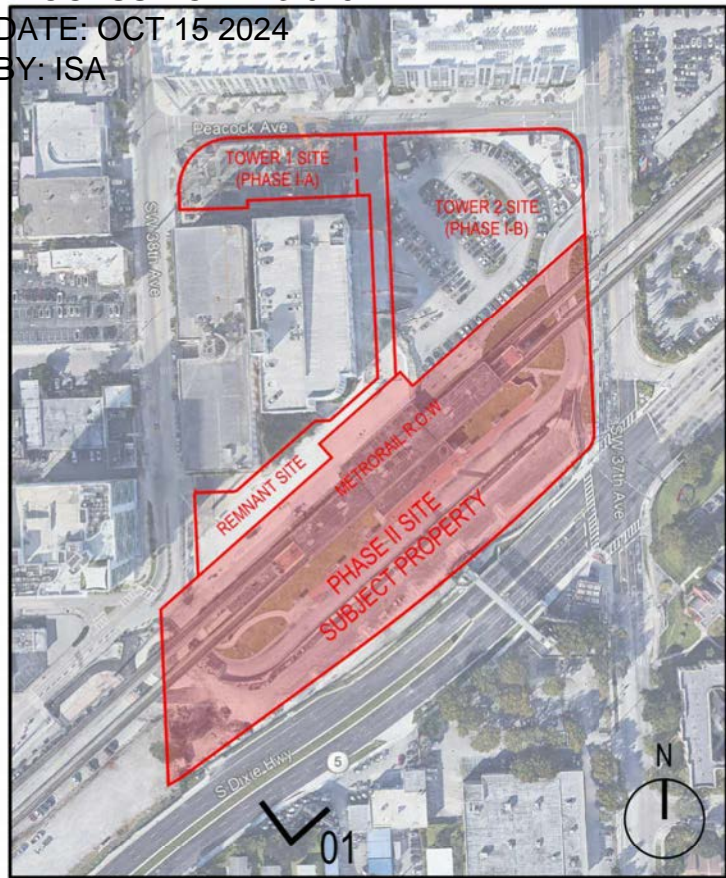
ZONING DATA COMPARISON (APPROVED VS REVISED)

	APPROVED	REVISED	DELTA
	PROVIDED (PHASE II SITE)	PROVIDED (PHASE II SITE)	PROVIDED (PHASE II SITE)
LOT AREA			
LOT AREA	177,003 sf (4.06 acres)	177,003 sf (4.06 acres)	No change
LOT OCCUPATION			
LOT COVERAGE			
EXISTING METRORAIL STRUCTURE	42,212 sf	42,212 sf	No change
PROPOSED BUILDING	79,307 sf	79,307 sf	No change
TOTAL LOT COVERAGE	121,519 sf	121,519 sf	No change
FLOOR AREA RATIO	1,108,690 sf	1,095,242 sf	-13,448 sf
OPEN SPACE	39,216 sf (22.15%)	39,216 sf (22.15%)	No change
DENSITY	815 units (1,015 units max.)	824 units (1,015 units max.)	+ 9 units
BUILDING SETBACKS			
A. PEDESTAL	0'-0" (15' colonnade provided)	0'-0" (15' colonnade provided)	No change
B. TOWER	10'-0" (15' colonnade provided)	10'-0" (15' colonnade provided)	No change
C. PENTHOUSE	20'-0" (15' colonnade provided)	20'-0" (15' colonnade provided)	No change
BUILDING HEIGHT (STORIES)			
A. PEDESTAL	8 stories	8 stories	No change
B. TOWER	22 stories	22 stories	No change
C. PENTHOUSE	6 stories (Tower 3); 7 stories (Tower 4)	5 stories (Tower 3); 7 stories (Tower 4)	- 1 story on Tower 3 No change on Tower 4
TOTAL	36 stories (Tower 3); 37 stories (Tower 4)	35 stories (Tower 3); 37 stories (Tower 4)	- 1 stories on Tower 3 No change on Tower 4
PARKING			
PARKING SPACES	936 spaces	920 spaces	-16 spaces
LOADING ZONE			
LOADING SPACES	4 loading berth	4 loading berth	No change

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LINK AT DOUGLAS - PHASE II
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EXISTING CONDITIONS -
AERIAL VIEW 01

SCALE: NTS

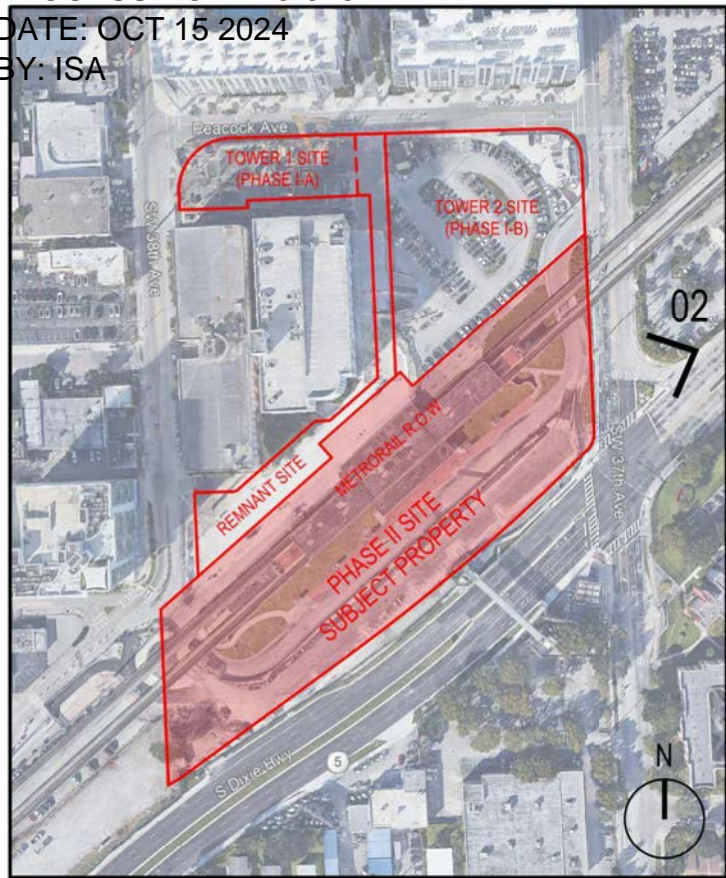
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VIEW 02

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EXISTING CONDITIONS -
AERIAL VIEW 02

SCALE: NTS

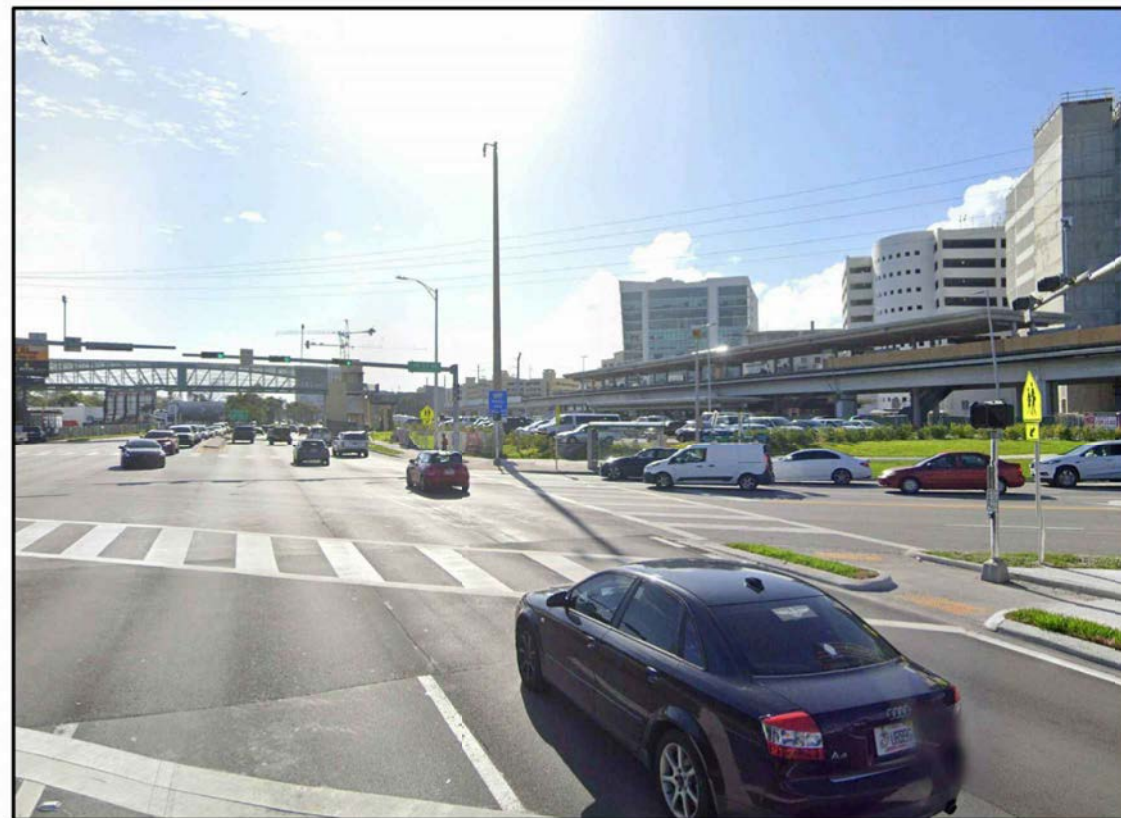
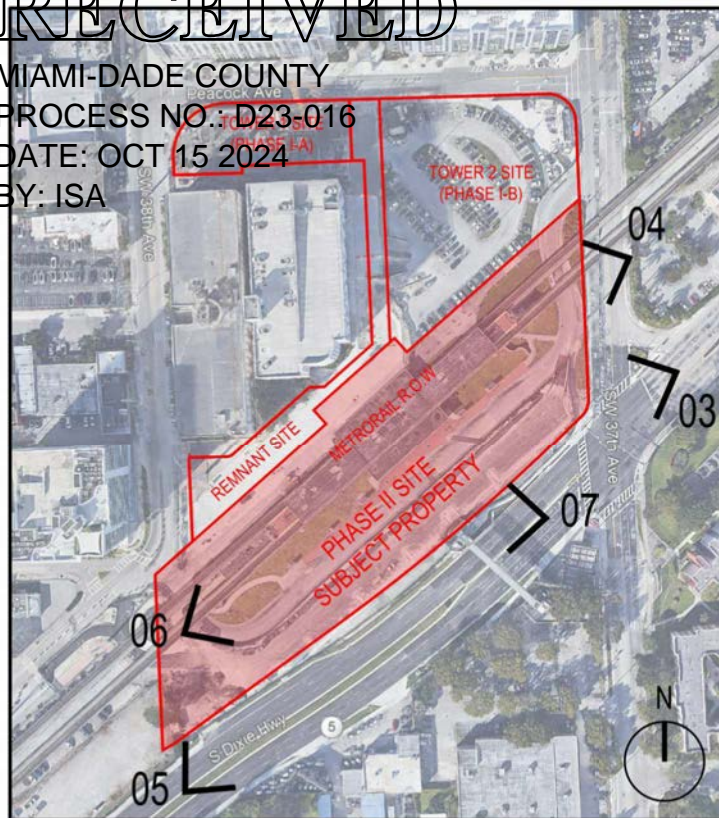
DATE:
10/11/2024

A006

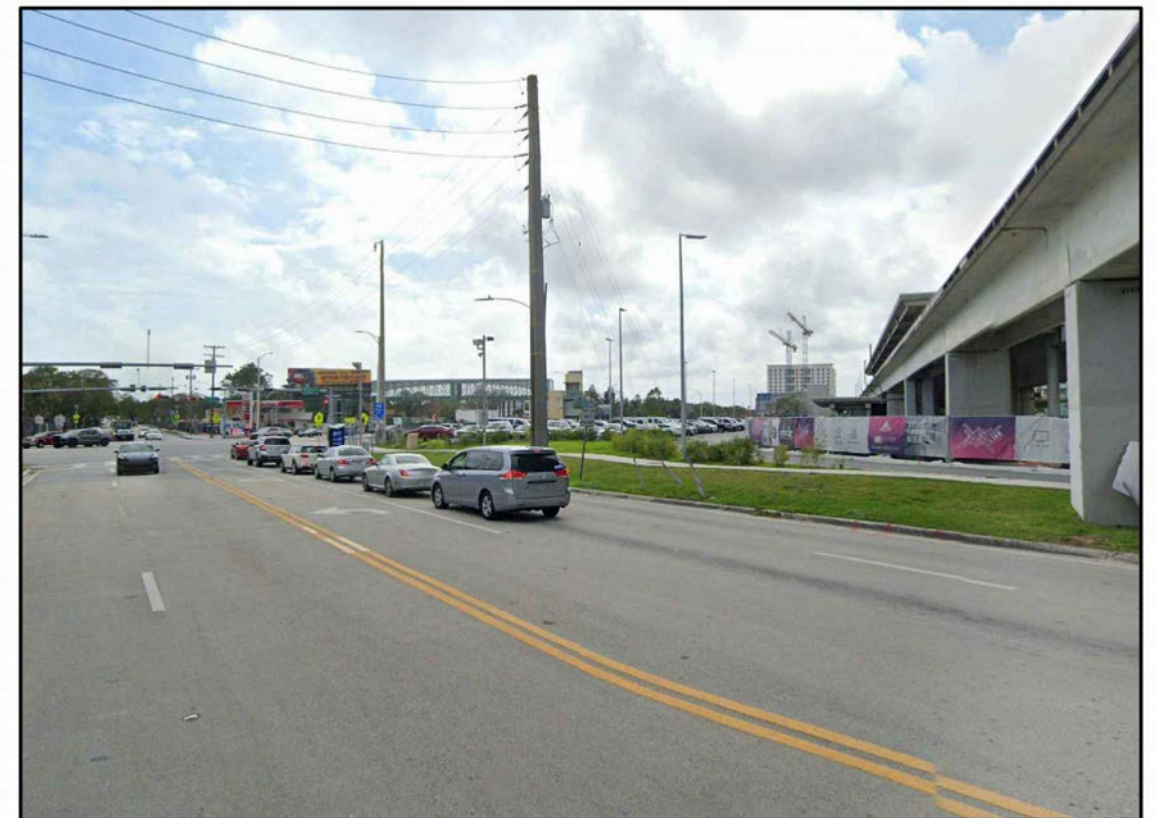
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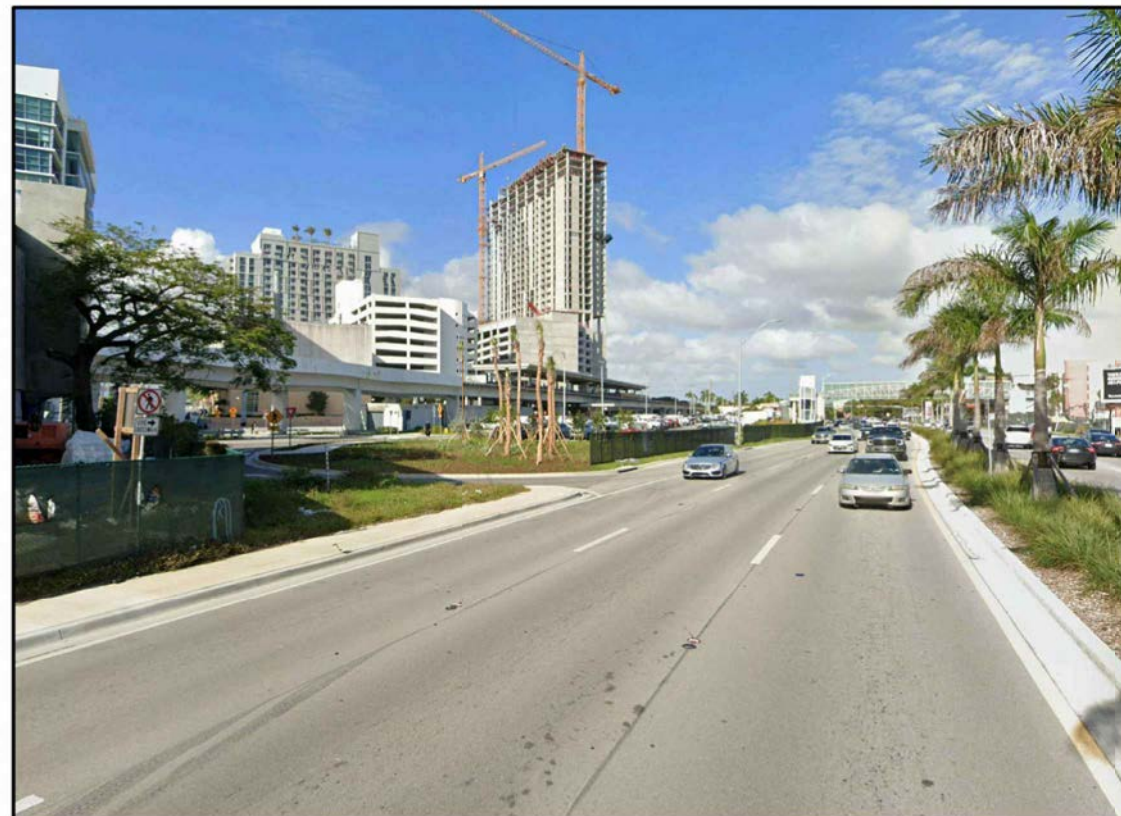
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VIEW 03



VIEW 04



VIEW 05



VIEW 06

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EXISTING CONDITIONS -
STREET VIEWS

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		PHASE II-B				PHASE II-A				
		TOWER 4 - RESIDENTIAL		TOWER 3 - RESIDENTIAL						
		UNITS	FAR			UNITS	FAR			
7 PENTHOUSE LEVELS	ROOF LEVEL		1,415 SF					ROOF LEVEL		
	LEVEL 37	14 UNITS	16,148 SF					LEVEL 35		
	LEVEL 36	14 UNITS	16,148 SF				1,415 SF	LEVEL 34		
	LEVEL 35	14 UNITS	16,148 SF			15 UNITS	17,831 SF	LEVEL 33		
	LEVEL 34	14 UNITS	16,148 SF			15 UNITS	17,831 SF	LEVEL 32		
	LEVEL 33	14 UNITS	16,148 SF			15 UNITS	17,831 SF	LEVEL 31		
	LEVEL 32	14 UNITS	16,148 SF			15 UNITS	17,831 SF	LEVEL 30		
22 TOWER LEVELS	LEVEL 31	14 UNITS	16,148 SF			15 UNITS	18,628 SF	LEVEL 29		
	LEVEL 30	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 28		
	LEVEL 29	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 27		
	LEVEL 28	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 26		
	LEVEL 27	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 25		
	LEVEL 26	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 24		
	LEVEL 25	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 23		
	LEVEL 24	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 22		
	LEVEL 23	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 21		
	LEVEL 22	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 20		
	LEVEL 21	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 19		
	LEVEL 20	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 18		
	LEVEL 19	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 17		
	LEVEL 18	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 16		
	LEVEL 17	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 15		
	LEVEL 16	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 14		
	LEVEL 15	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 13		
	LEVEL 14	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 12		
	LEVEL 13	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 11		
	LEVEL 12	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 10		
	LEVEL 11	14 UNITS	16,833 SF			15 UNITS	18,628 SF	LEVEL 09		
	LEVEL 10	14 UNITS	16,833 SF			15 UNITS	18,628 SF			
	LEVEL 09	RESID. AMENITIES	17,545 SF					RESID. AMENITIES	19,103 SF	
8 PEDESTAL LEVELS	PRKG LVL 08	PARKING	0 SF	69 SPACES	0 SF	75 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 08
	PRKG LVL 07	PARKING	0 SF	70 SPACES	0 SF	77 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 07
	PRKG LVL 06	PARKING	0 SF	69 SPACES	0 SF	74 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 06
	PRKG LVL 05	PARKING	0 SF	69 SPACES	0 SF	74 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 05
	PRKG LVL 04	PARKING	0 SF	69 SPACES	0 SF	74 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 04
	PRKG LVL 03	PARKING	0 SF	69 SPACES	0 SF	74 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 03
	PRKG LVL 02	PARKING	0 SF	29 SPACES	0 SF	28 SPACES	0 SF	6 UNITS	9,281 SF	PODIUM LVL 02
	MEZZ. LVL									
LEVEL 01	RESID. LOBBY/BOH	2,110 SF	BOH				RESID. LOBBY / BOH	24,747 SF	LEVEL 01	
		392 UNITS	504,667 SF	444 SPACES	0 SF	476 SPACES	0 SF	432 UNITS	590,575 SF	

	UNITS	SPACES	FAR
RESIDENTIAL	824 UNITS		1,095,242 SF
PARKING		920 SPACES	
TOTAL	824 UNITS	920 SPACES	1,095,242 SF

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.372.1812

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LINK AT DOUGLAS - PHASE II
ASPR SUBMITTAL

PROJECT DATA

SCALE:

DATE:
10/11/2024

A011