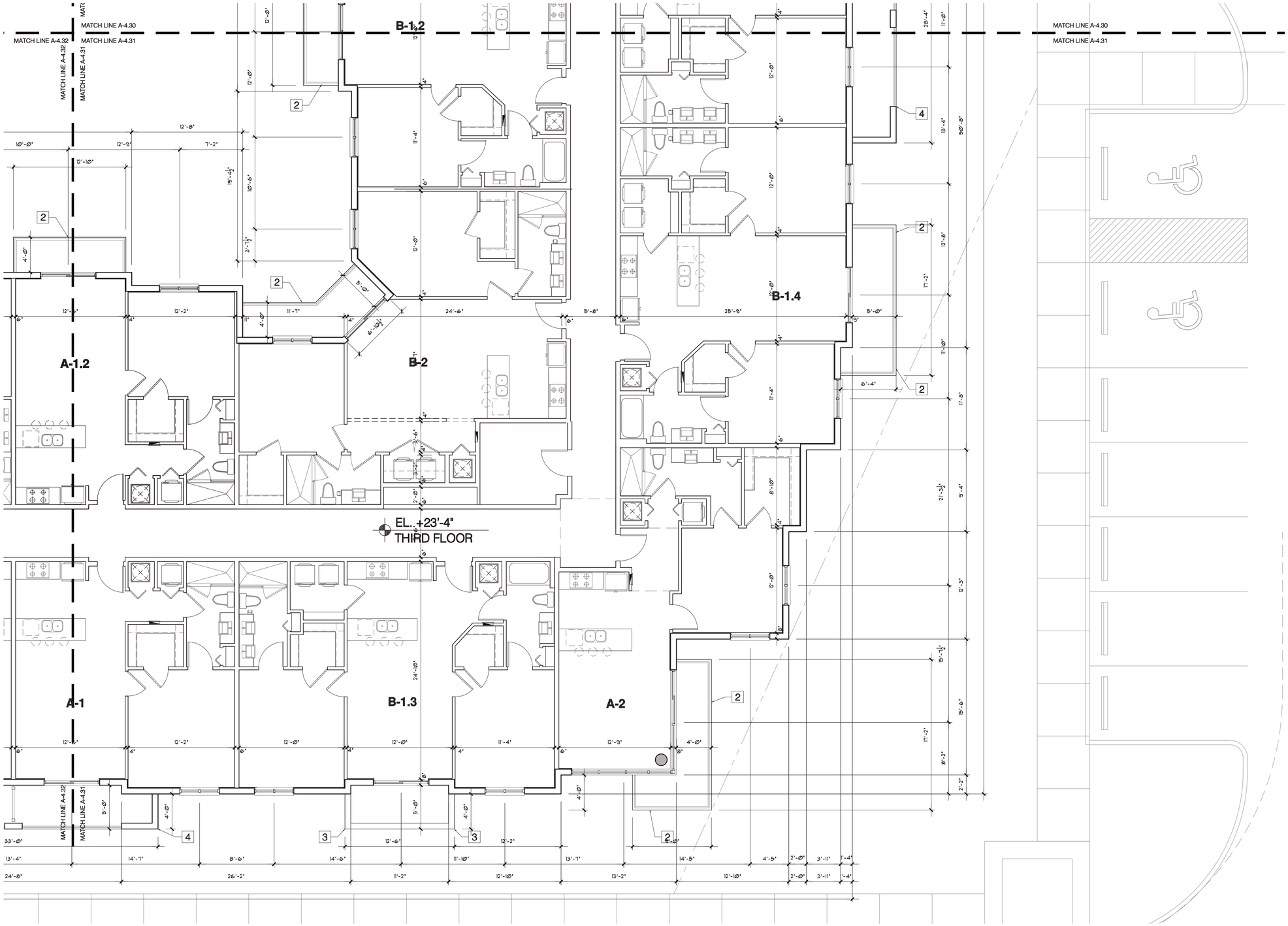
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

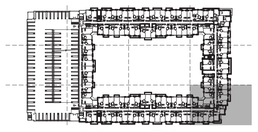


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Third Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE
PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0005643
AA 26001715

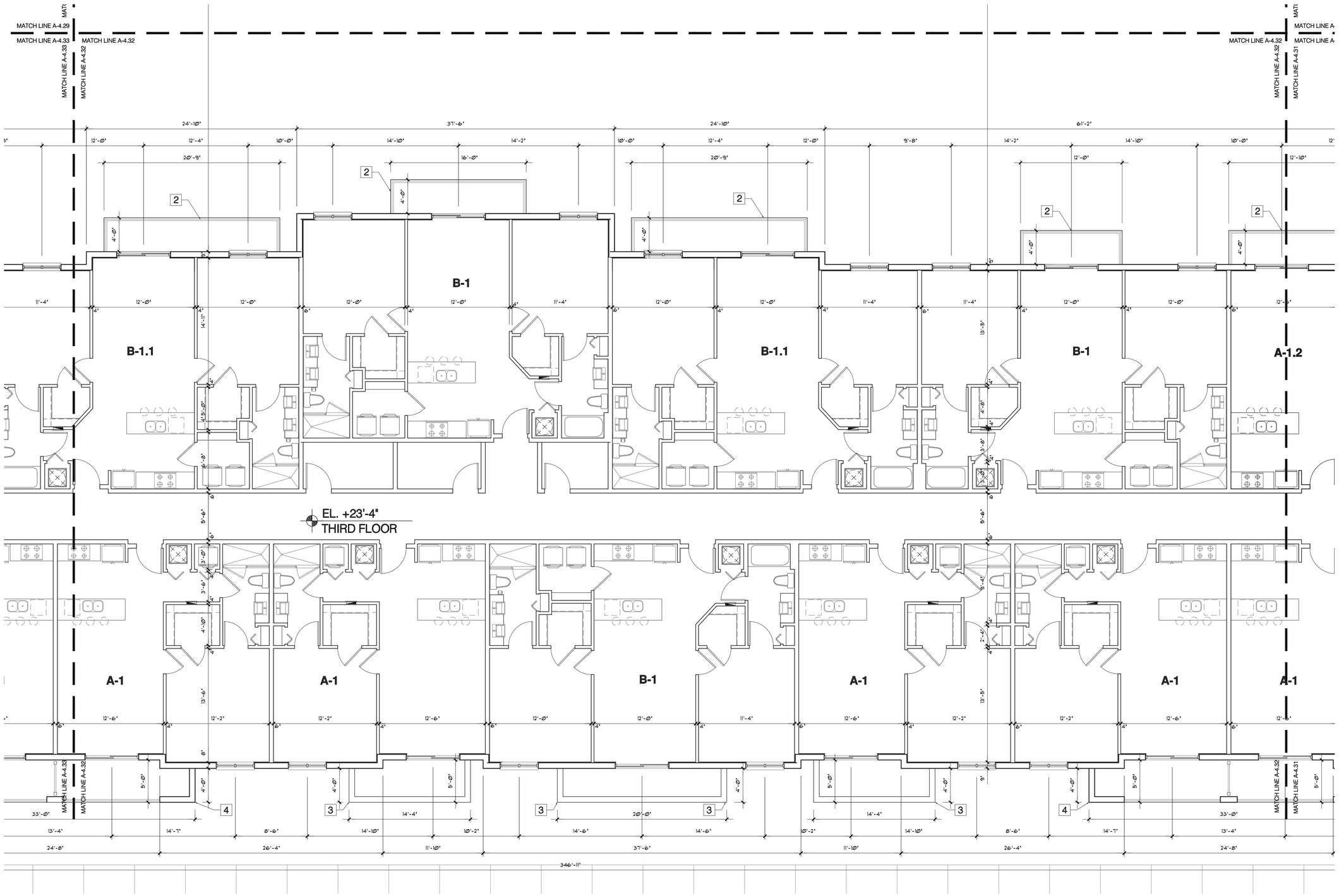
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.31

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

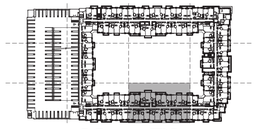


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Third Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0006649
AA 26001715

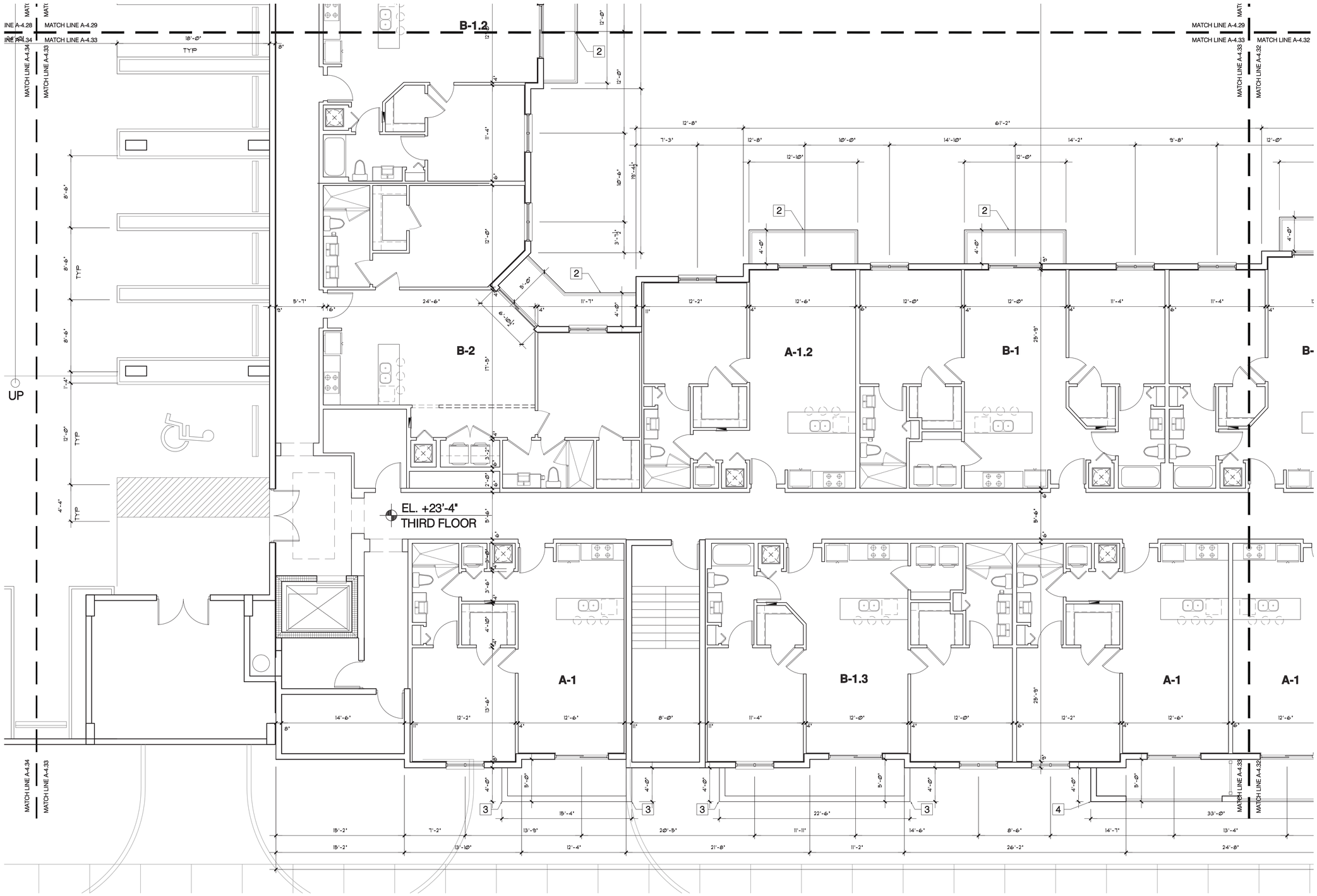
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.32

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

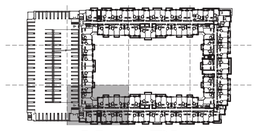


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Third Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0006643
AA 26001715

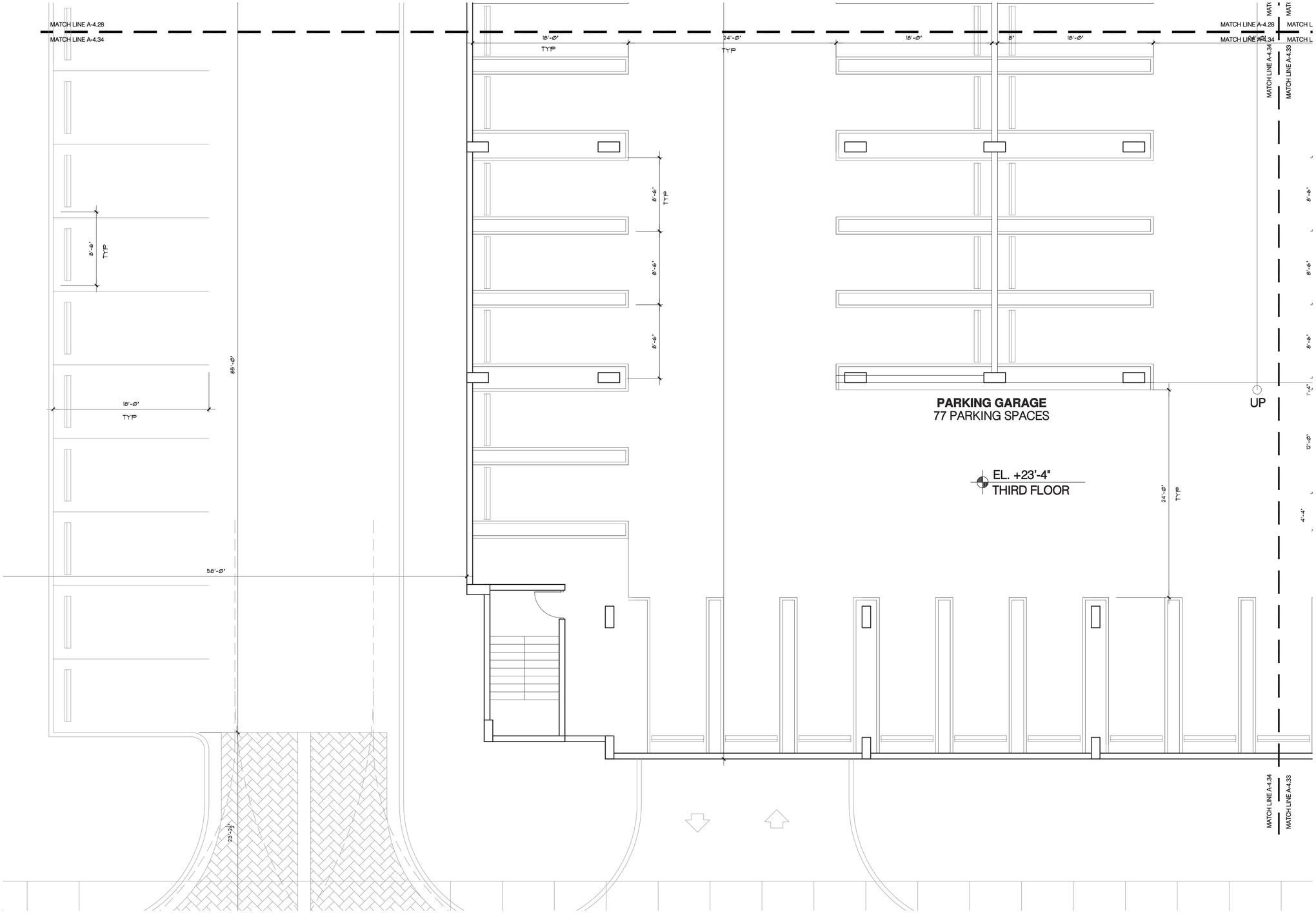
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.33

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

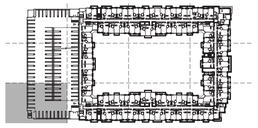


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Third Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0005643
AA 26001715

job no.

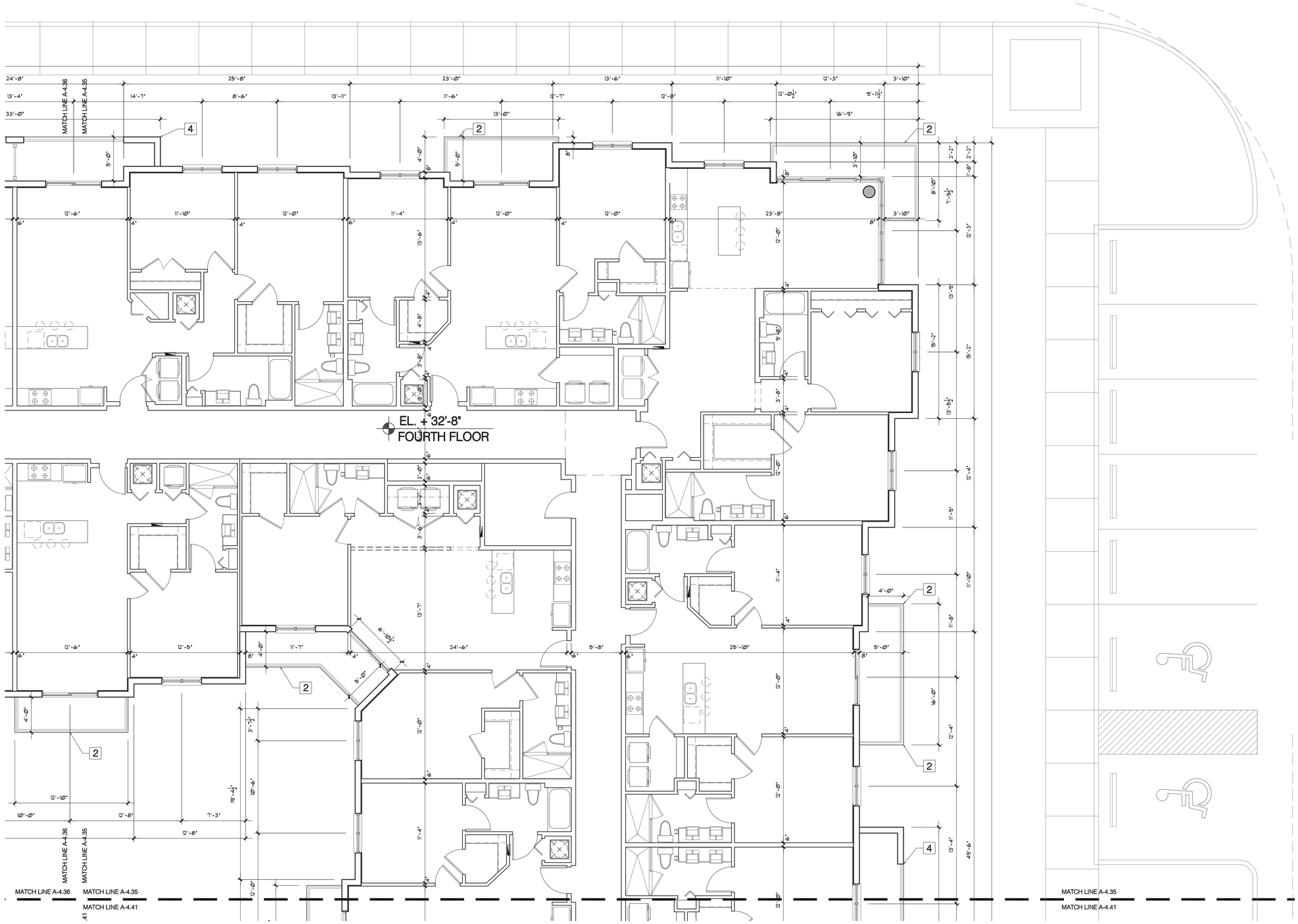
date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.34

These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

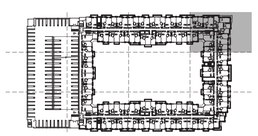


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0005643
AA 26001715

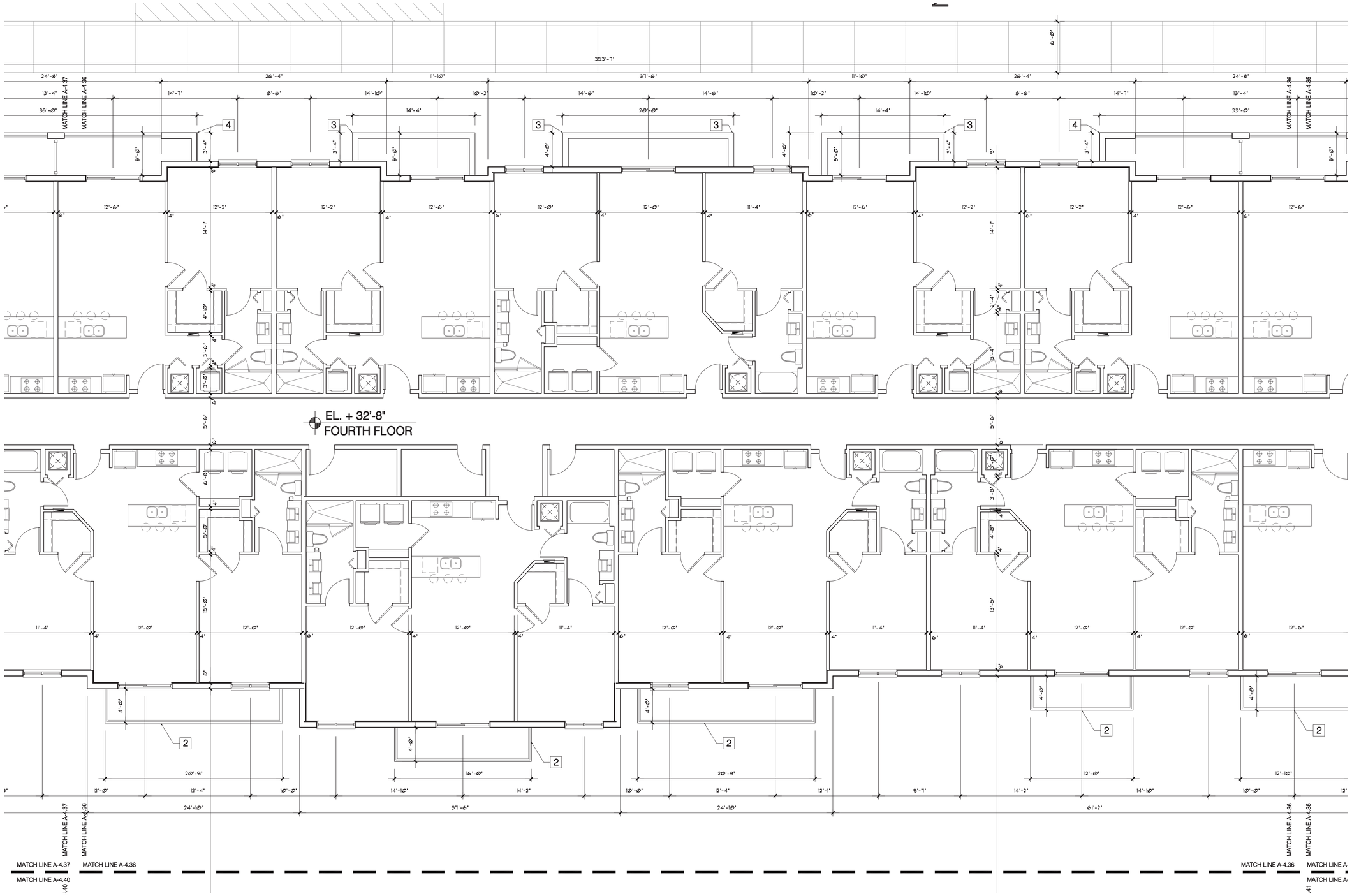
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.35

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

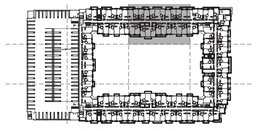


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0006643
AA 26001715

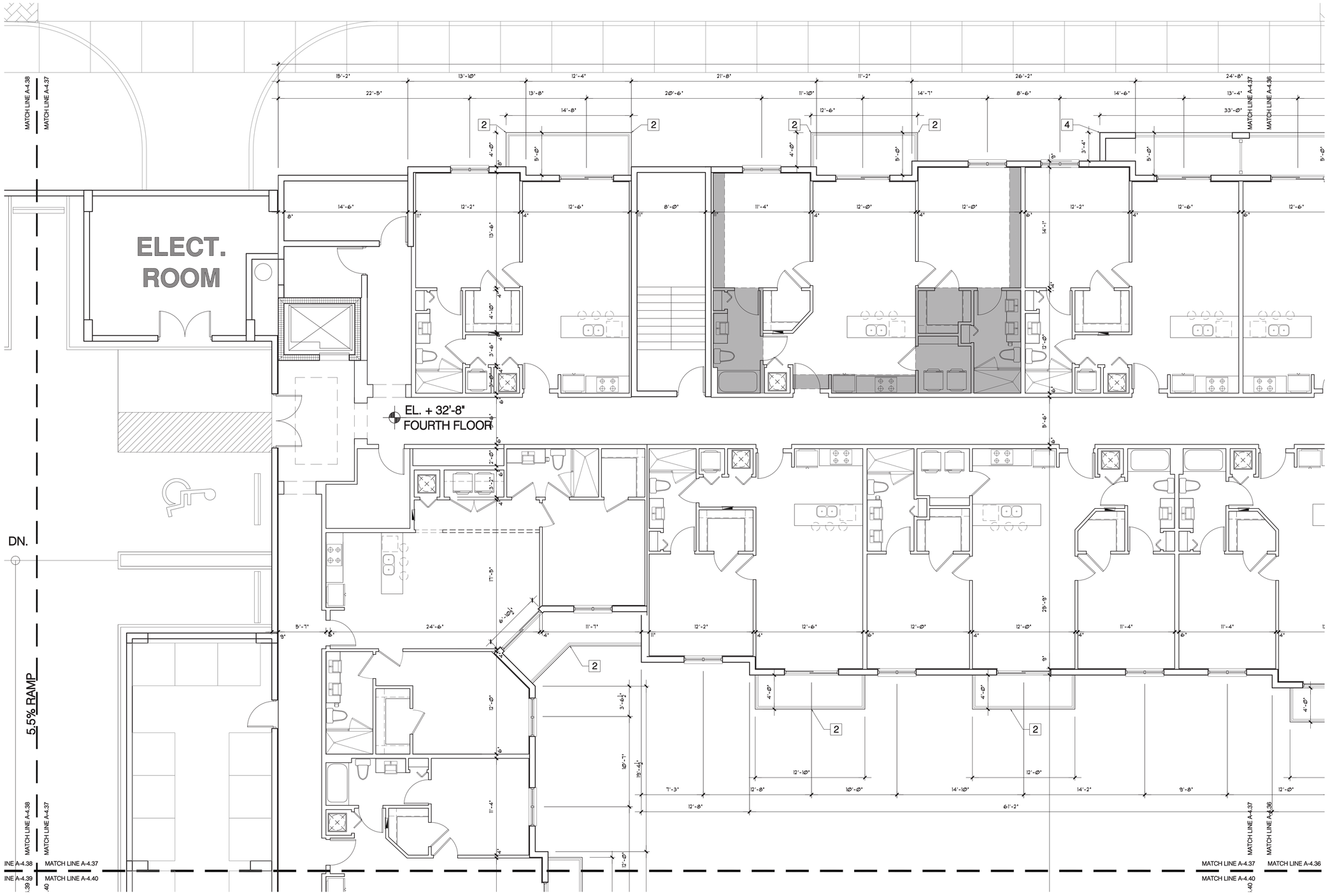
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.36

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

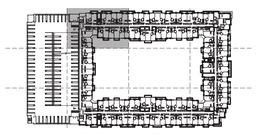


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0006643
AA 26001715

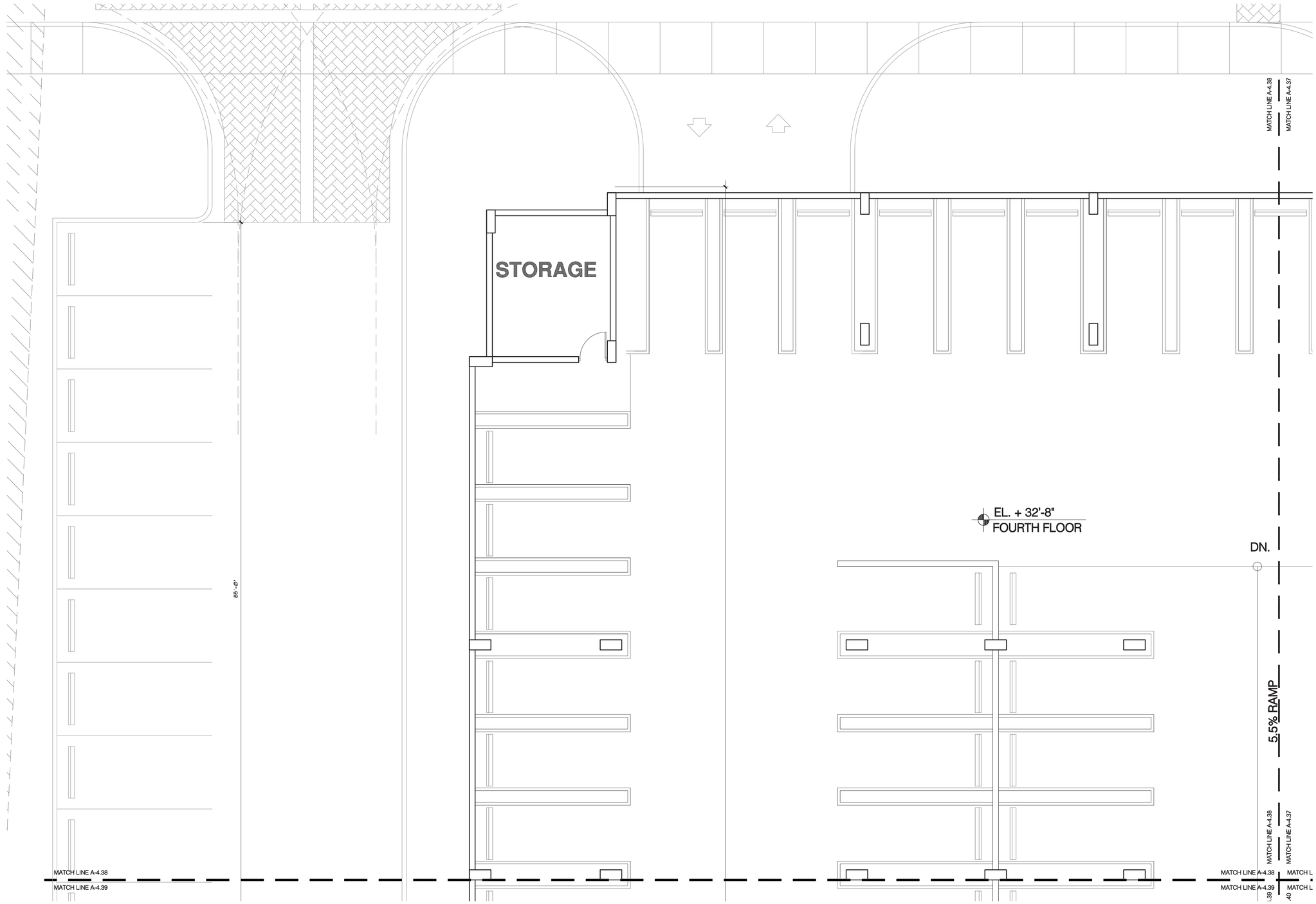
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.37

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

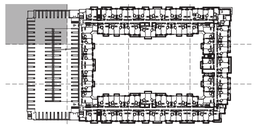


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0006643
AA 26001715

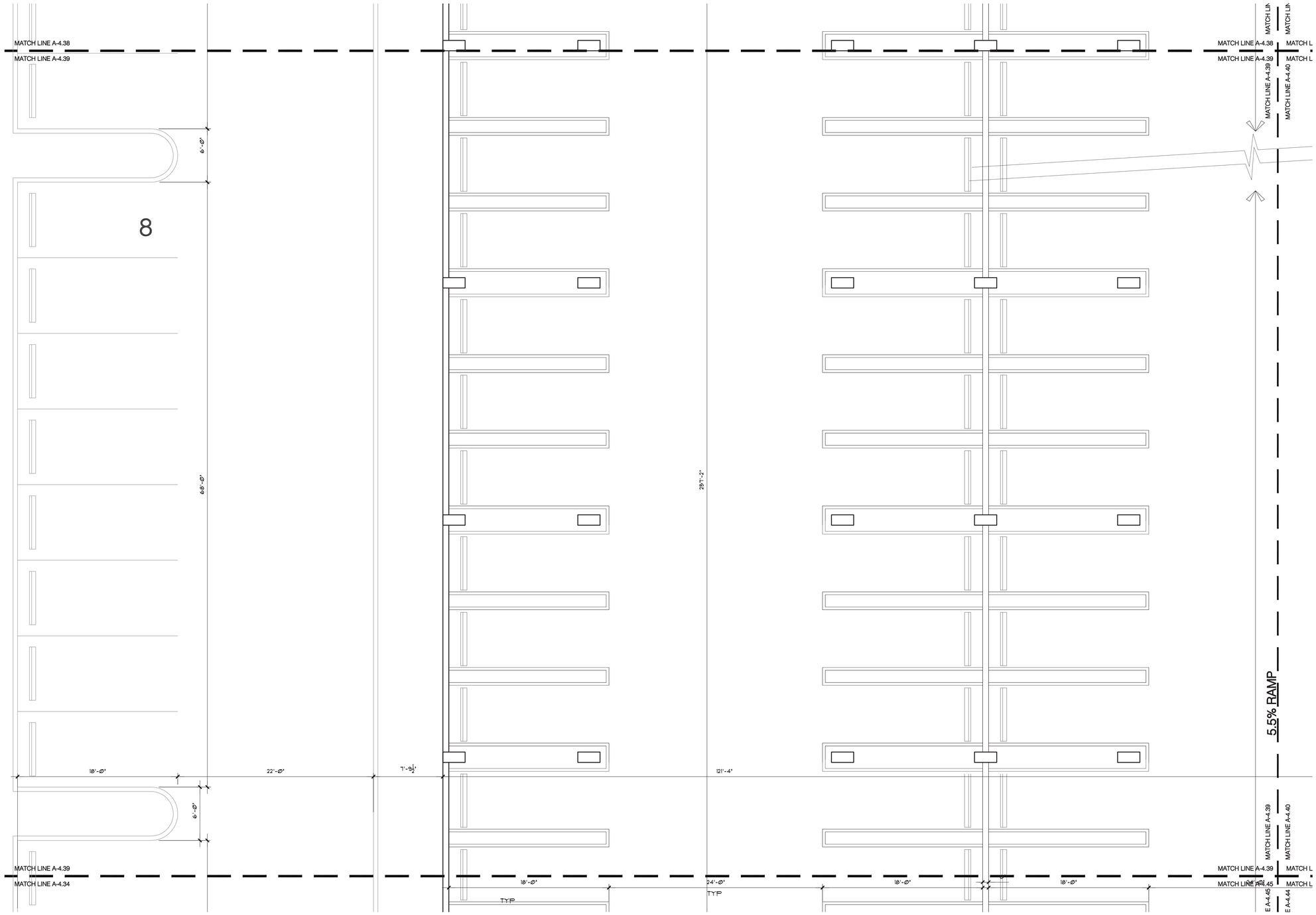
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.38

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

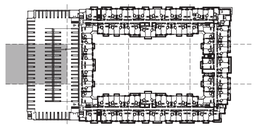


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0005643
AA 26001715

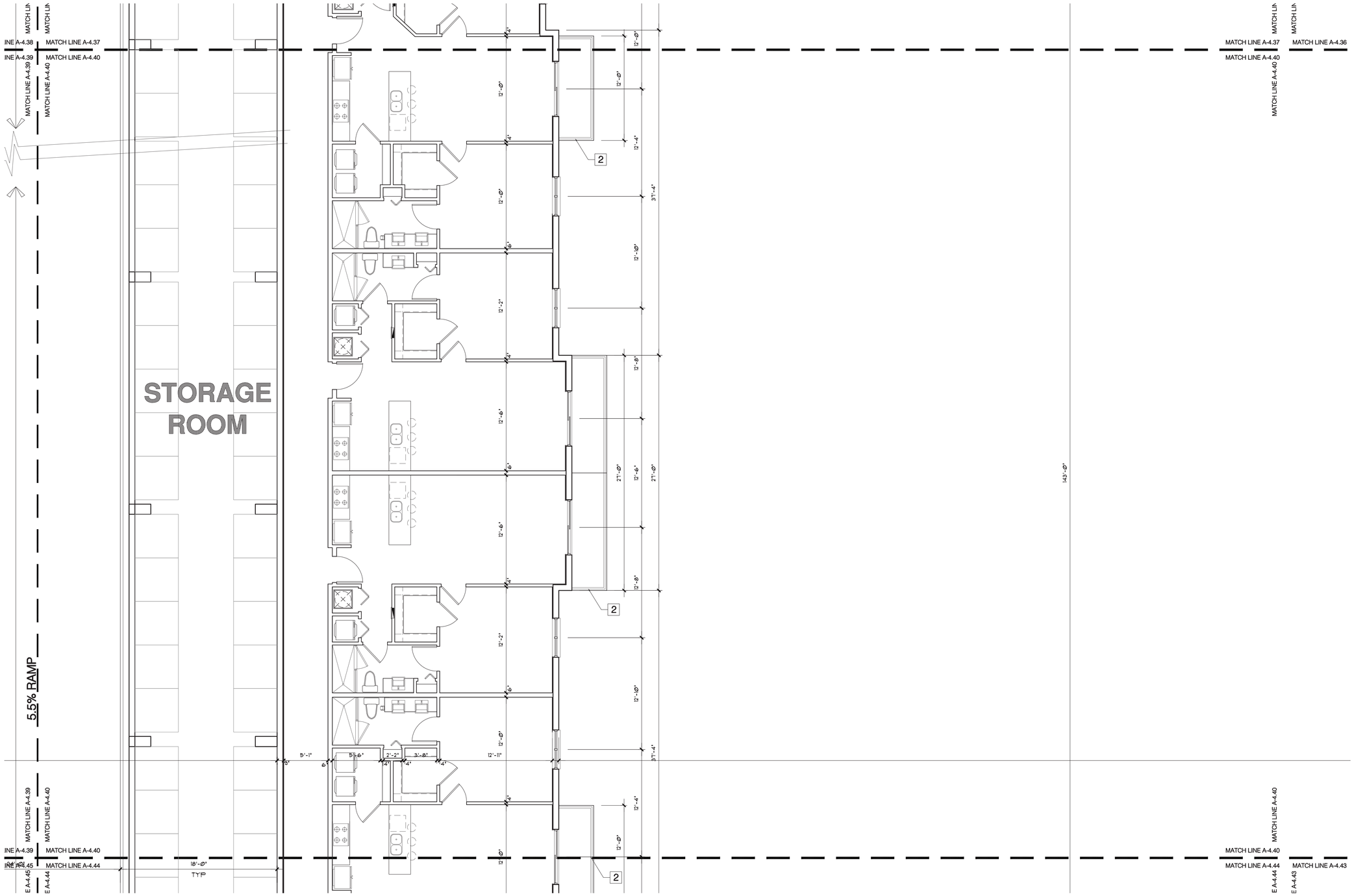
job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.39

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: D15-004
DATE: AUG 31 2015
BY: FURNEYS

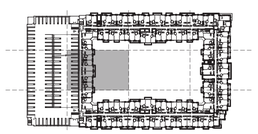


Balcony Legend

1. 4" ALUMINUM LOUVER GUARDRAIL AS PER ELEVATION
2. ALUMINUN RAILING 42" A.F.F MIN.
3. 8" C.M.U PARAPET GUARDRAIL 42" A.F.F MIN.
4. 8" C.M.U SEMI-ENCLOSED BALCONY W/ALUMINUM RAILING (3rd. to 7th FLOOR)
5. 8" C.M.U SEMI-ENCLOSED BALCONY

Fourth Floor Plan

SCALE 3/16" = 1'-0"



Key Plan

revisions:

project name:

ESPLANADE

PROPOSED MULTIFAMILY PROJECT
BISCAYNE BOULEVARD AND N.E. 112 TH ST
NORTH MIAMI,FLORIDA 33161

frances · anillo · toledo, llc
architecture & planning
3191 coral way, suite 400 miami, fl. 33145 email: architects@fatarch.com
tel: (305) 854-4070 tel: (305) 854-4079 fax: (305) 858-3445

ARCH. LICENSE
AR 0005643
AA 26001715

job no.

date.
08-12-2015
scale.
As Shown
drawn by.
F.A.T. TEAM

sheet no.
A-4.40

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Frances Anillo Toledo LLC, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Frances Anillo Toledo LLC.