

MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2019.05.13



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

COVER SHEET AND DRAWING INDEX

DATE:
2019.05.13

A0-00

BOUNDARY AND TOPOGRAPHIC SURVEY

ABBREVIATIONS:

- A = ARC LENGTH
- ASPH = ASPHALT
- ALUM = 2" ALUMINUM DISC IN CONCRETE
- ALUMC = 2" ALUMINUM DISC IN CONCRETE MONUMENT
- BCEC = BROWARD COUNTY ENGINEERING DEPARTMENT
- BCC = BROWARD COUNTY RECORDS
- BEC = BROWARD COUNTY RECORDS
- BK = BENCHMARK
- BK = BENCHMARK
- BR = BOUNDARY
/>

LEGAL DESCRIPTION:

BEING A PART OF LAND LYING IN SECTION 34, TOWNSHIP 33 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N85°30'38"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, SAID RIGHT-OF-WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE 368.16 FEET; THENCE N02°04'00"W, ALONG THE EASTERN EDGE OF AN EXISTING 15 FEET WIDE SIDEWALK LYING ON THE EAST SIDE OF CONVENTION CENTER DRIVE AS NOW Laid OUT AND IN USE, A DISTANCE OF 368.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°04'00"W ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 336.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48"; THENCE N85°01'48"E, THROUGH A CENTRAL ANGLE OF 13.05 DEGREES TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N85°01'48"E, A DISTANCE OF 297.40 FEET, THENCE S02°04'00"W TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY OF 17TH STREET, A DISTANCE OF 368.16 FEET; THENCE S89°05'07"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY OF 17TH STREET, A DISTANCE OF 306.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N47°01'33"W, THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48"; THENCE S02°04'00"W TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINS 110,884 SQUARE FEET OR 2.55 ACRES MORE OR LESS.

TOGETHER WITH:

AN AIRSPACE PARCEL BEING A PART OF LAND LYING IN SECTION 34, TOWNSHIP 33 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, HAVING AS ITS LOWER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 23.68 FEET NORTH AMERICAN VERTICAL DATUM OF 1988, HAVING AS ITS UPPER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 22.44 FEET NORTH AMERICAN VERTICAL DATUM OF 1988, THE FORMER BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

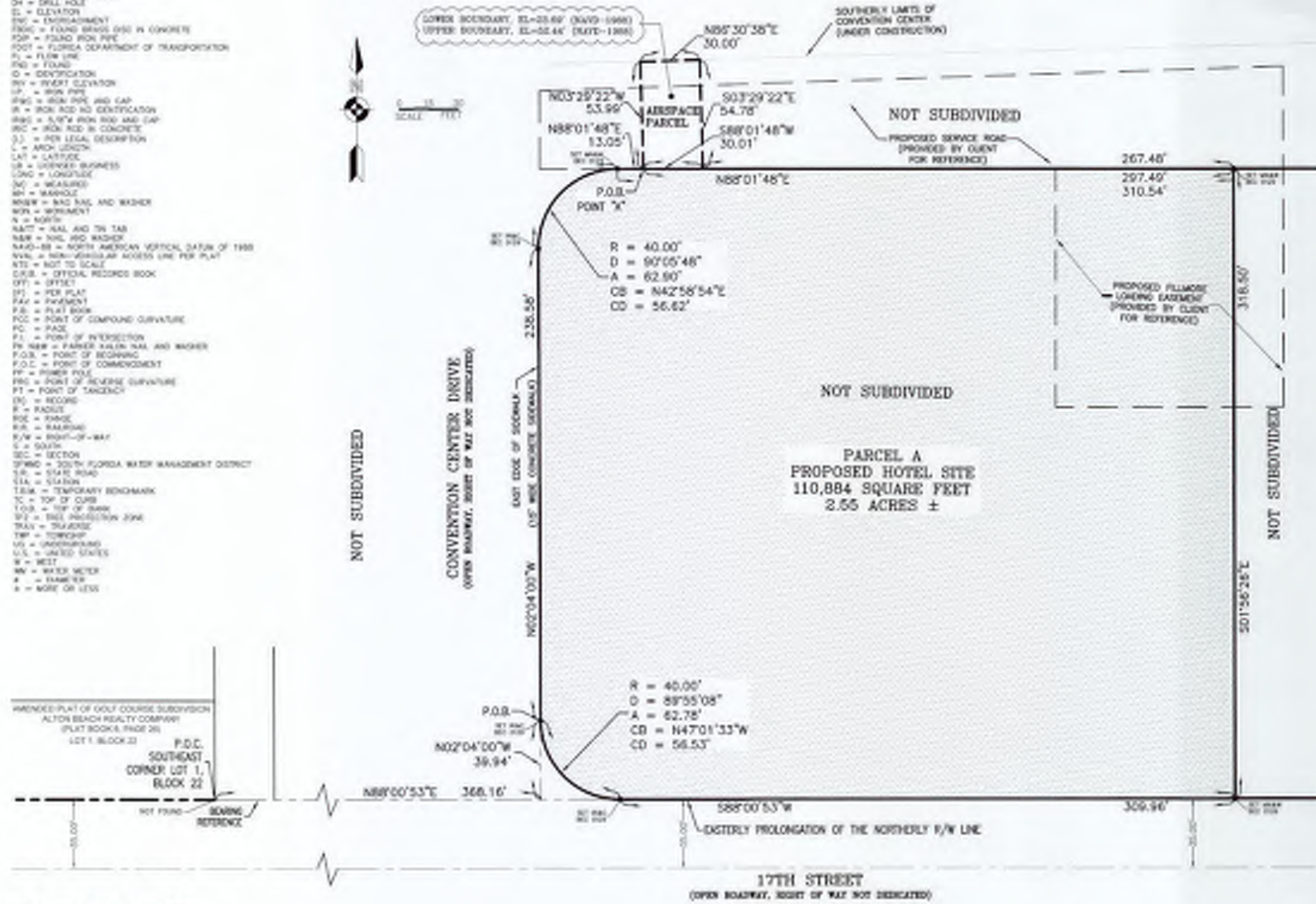
BEGIN AT SAID POINT "A", THENCE N02°04'00"W A DISTANCE OF 53.89 FEET, THENCE N85°30'38"E A DISTANCE OF 30.00 FEET, THENCE S02°04'00"W A DISTANCE OF 34.78 FEET, THENCE S89°05'07"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING POINT "A".



LOCATION SKETCH (NTS)

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 33 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- BEARING SHOWN HEREIN ARE ASSUMED AND REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, ASSIGNED TO BEAR NAD83/88.
- ELEVATIONS SHOWN HEREIN ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD-88), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
- CITY OF MIAMI BEACH BENCHMARK "28-BA-12", ELEVATION 7.50' (NAD-88) PK NAL AND WAKER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DIXIE BOULEVARD AND NORTON AVENUE.
- CITY OF MIAMI BEACH BENCHMARK "28-20", ELEVATION 5.30' (NAD-88) PK NAL AND WAKER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DIXIE BOULEVARD AND PHOENIX AVENUE.
- VERTICAL BENCHMARKS #1 AND #2 WERE MEASURED USING A LEVELING INSTRUMENT.
- LANDS SHOWN HEREIN ARE LOCATED IN FEDERAL FLOOD ZONE "A1", ELEVATION 8.7' PER COUNTY PANEL NO. "120051-C017-L", MAP REVISED SEPTEMBER 11, 2008.
- DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.
- THE ELEVATIONS OF AIR RIGHTS AND PROPOSED CONVENTION CENTER BUILDING LINE PROVIDED BY FENTRESS ARCHITECTS.
- SYMBOLS SHOWN HEREIN ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS BOICATED HEREIN WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC FEATURES SHOWN HEREIN WERE FIELD LOCATED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S FORMER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREIN WERE FIELD LOCATED. SYMBOLS SHOWN HEREIN ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN HEREIN BUT NOT LIMITED TO BALCONIES, STRUCTURAL APERTURANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBER TIES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCED TO THE CITY OF MIAMI BEACH OR MIAMI-DADE BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON TIME OF CONSTRUCTION OF SUBJECT. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREIN IS BASED ON THE TYPE OF SURVEY AND EXPRESSED LINE OF THE SURVEY RELEVANT MEASUREMENTS AND COMPUTATION BEING SUBSTANTIAL. THE SURVEY MAP, BOUNDARIES OF MEASUREMENTS WAS OBTAINED BY MEASURING OCCUPATIONS OF FOUND AND SET CORNER POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF A 0.07 FEET HORIZONTALLY, & 0.33 FEET VERTICALLY ON HARD SURFACES AND 0.51 FEET ON UNPAVED SURFACES.
- SURVEYED BUILDINGS WERE LOCATED CROSSING THE BOUNDARY LINES, PARTICULARLY OVER THE EASTERLY BOUNDARY AS SHOWN HEREIN.
- THIS SITE WAS NOT RESTRICTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY AT LAW. CLIENT IS ADVISED TO GET TITLE INSURANCE WHICH WILL REVEAL MATTERS OF RECORD. THIS SURVEY IS SUBJECT TO FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- TREES WERE LOCATED BY THE SURVEYOR; HOWEVER, TREES WERE MEASURED AND IDENTIFIED, AS SHOWN ON THE TREE TABLE, BY CERTIFIED ARBORIST JEFF SHAWHUN (P.F.S.00007), "BOTANICAL DESIGNER OF FLORIDA, INC." MEMBER, AMERICAN SOCIETY OF SHRUB AND ARBORISTS, (IA CERTIFIED HORTICULTURAL MANAGER, SPECIALIST PL-157486), (IA 985) WITH ASSISTANT QUALIFICATION; LAF FLORIDA CERTIFIED LANDSCAPE ARCHITECT - 2018-0170. TREE TABLE DATA WAS PROVIDED BY CLIENT TO BEC ON 01/24/2018.
- THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY IS 18-0126.
- REFERENCE: BEC WORK ORDER 03-88103 (CRECH & USPL) LEGAL DESCRIPTION OF PROPOSED HOTEL PARKING, DRAWING NUMBER 03-08, DATED 04/20/2018; BEC WORK ORDER 03-88103 (TOPOGRAPHIC SURVEY OF MIAMI BEACH CONVENTION CENTER), DRAWING NUMBER 03-08, DATED 06/06/14. BOUNDARY LIMITS SHOWN HEREIN WERE DETERMINED BY CITY OF MIAMI BEACH CITY SURVEYOR, BRANT S. BELLON, P.F.S., AS PER SKETCH OF DESCRIPTION, DRAWING 03-01 (FILE NAME "03-2014"), PROVIDED TO BEC ON 04/20/2018.



SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" complies with the standards of practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 33-13, Florida Administrative Code, pursuant to chapter 472.007, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Blayne Engineering Company, Inc.
 5155 West Pogue Street, Miami, FL 33130
 305-324-7871

X. Nayth, P.S.M., for the Firm
 Professional Surveyor and Mapper
 No. 5587
 State of Florida

SURVEY DATE: 12/12/2018



NEIGHBORHOOD: CONVENTION CENTER DISTRICT

TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE



CITY MANAGER: JIMMY L. MORALES	ENGINEER OF RECORD: [Signature]	ACCEPTED BY: [Signature]
DIRECTOR: ROY COLBY	DESIGN ENGINEER: [Signature]	
ACTING CITY ENGINEER: LUIS BOTZ, P.E.	DRAWN BY: J.A. / A.R.	
	CHECKER: A.R. / J.B.	
	SCALE: 1" = 30' (SHEET 1)	
		BRANT S. BELLON, P.F.S.M. CITY SURVEYOR MANAGER

FILE PATH:	FILE NAME:	PAGE:	WORK ORDER:
	88103-145.dwg	286	03-88103
SURVEY REFERENCE:	DATE:	SHEET:	DRAWING:
	12/12/2018	1 of 3	XX-00

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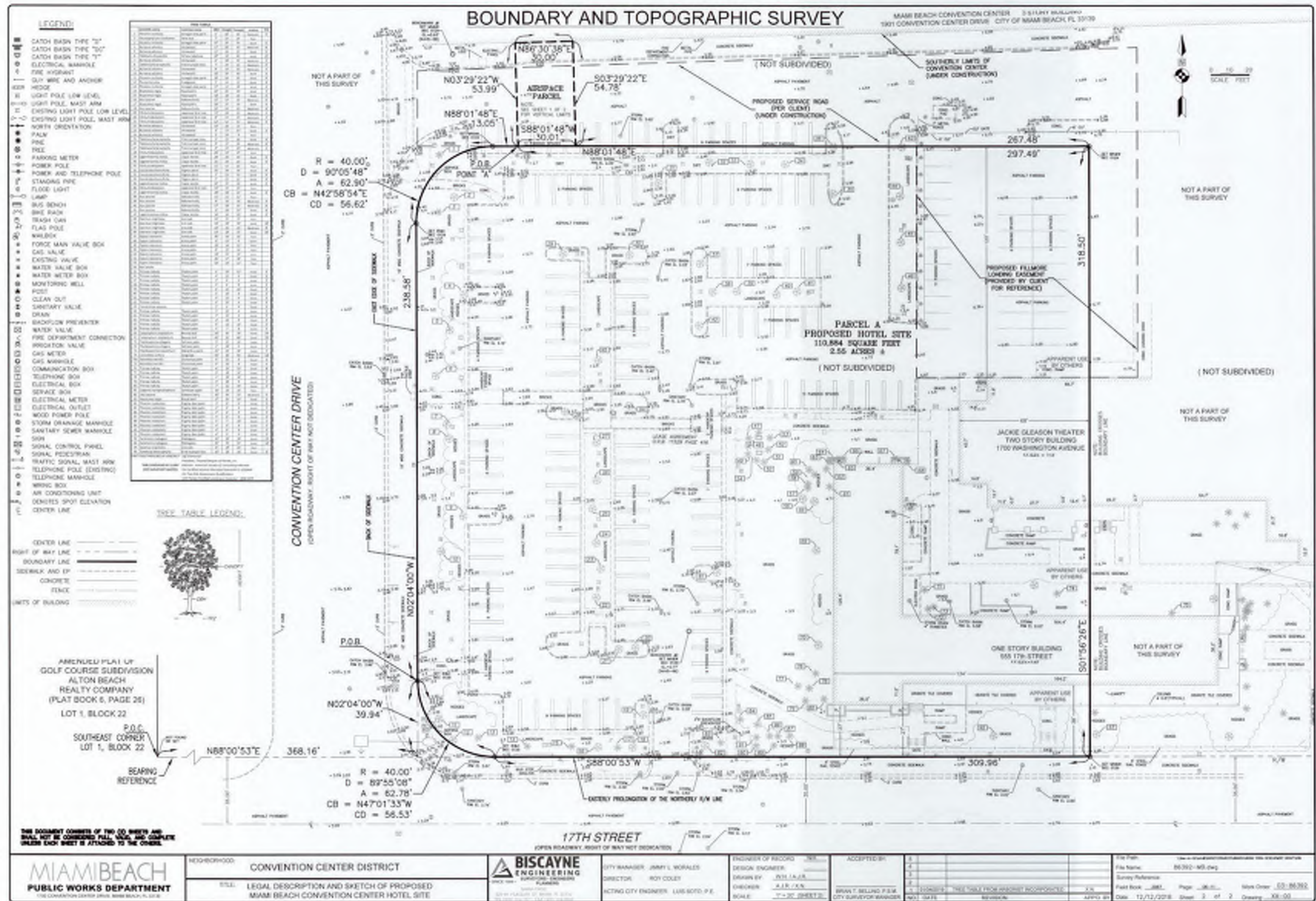
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SITE SURVEY

DATE:
 2019.05.13

A0-01



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SITE SURVEY

DATE:
2019.05.13

A0-02



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LOCATION MAP

DATE:
2019.05.13

A0-03



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CONTEXT - AERIAL VIEWS

DATE:
2019.05.13

A0-04



VIEW 1



VIEW 2



VIEW 3

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

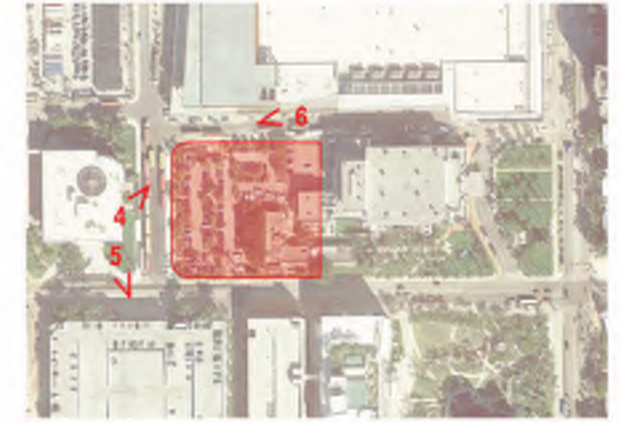
A0-05



VIEW 4



VIEW 5



VIEW 6

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

A0-06



VIEW 7



VIEW 8



VIEW 9



VIEW 10

ARQUITECTONICA

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

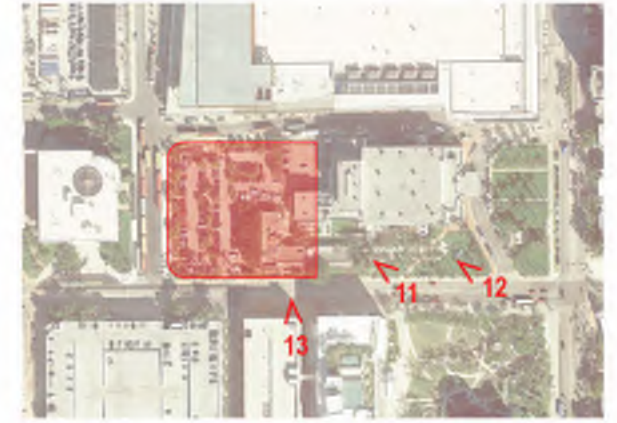
A0-07



VIEW 11



VIEW 12



VIEW 13

ARQUITECTONICA

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

A0-08



VIEW 14



VIEW 15



VIEW 16

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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

A0-09



VIEW 17



VIEW 18

ARQUITECTONICA

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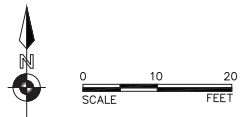
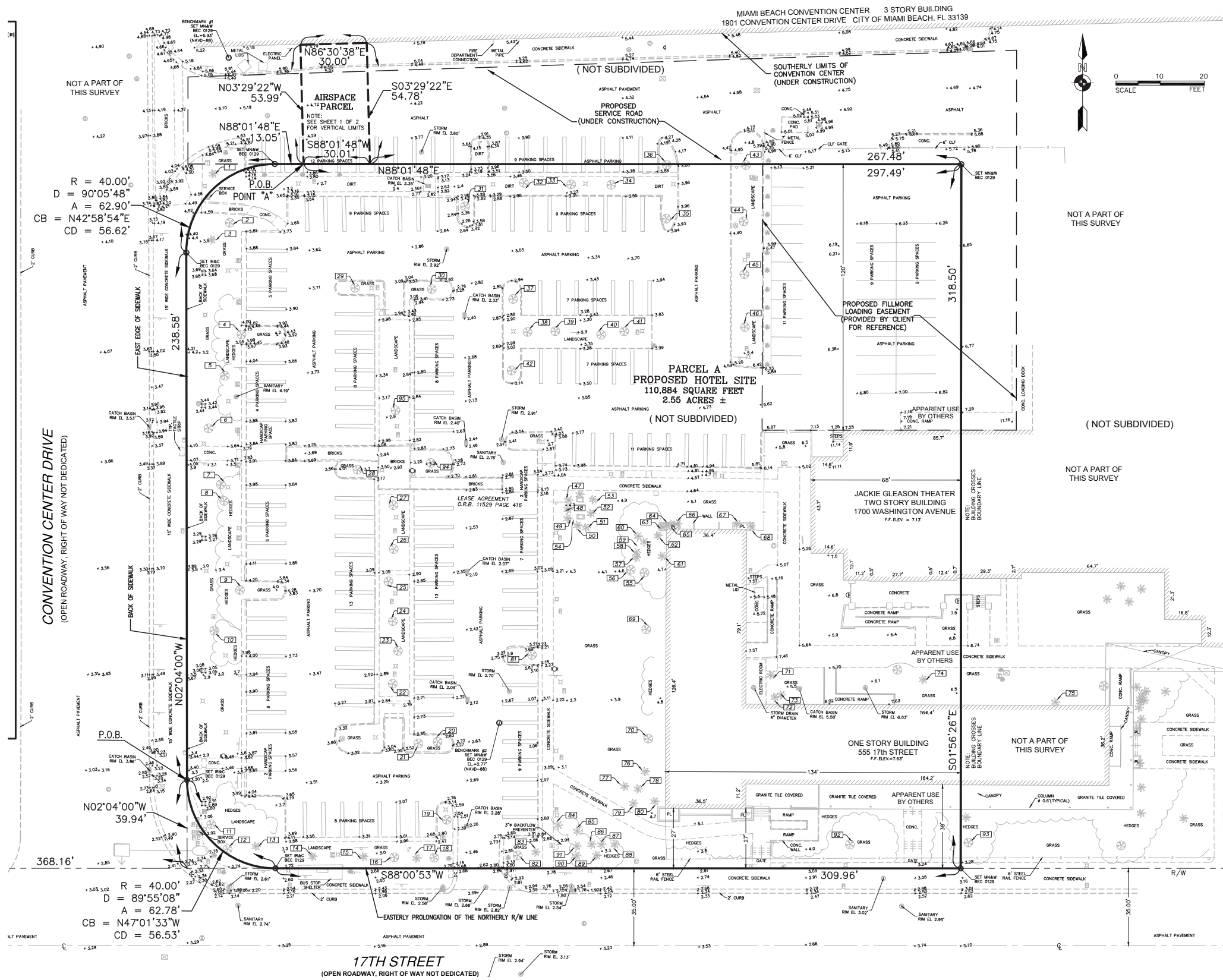
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2019.05.13

A0-10



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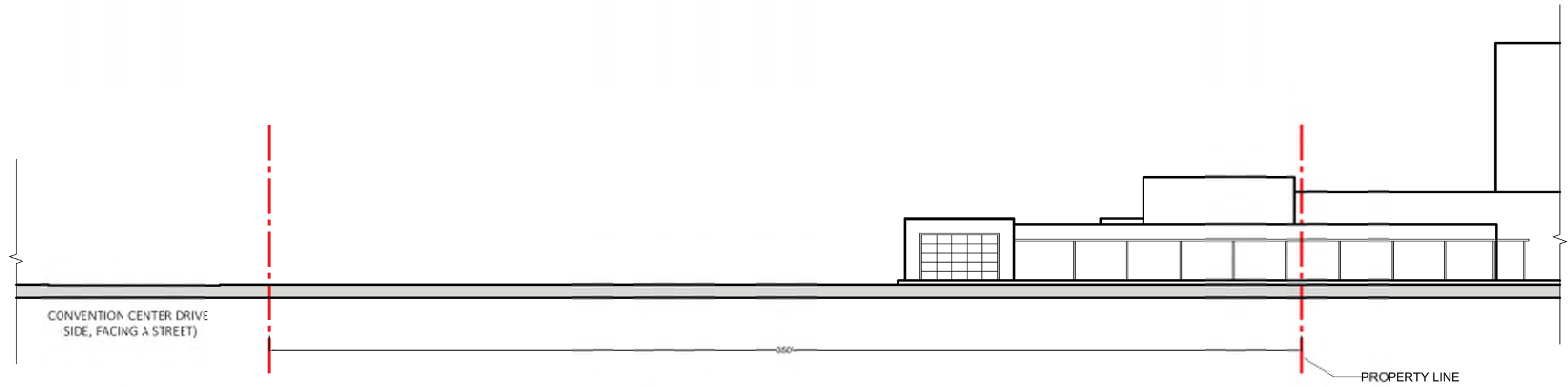
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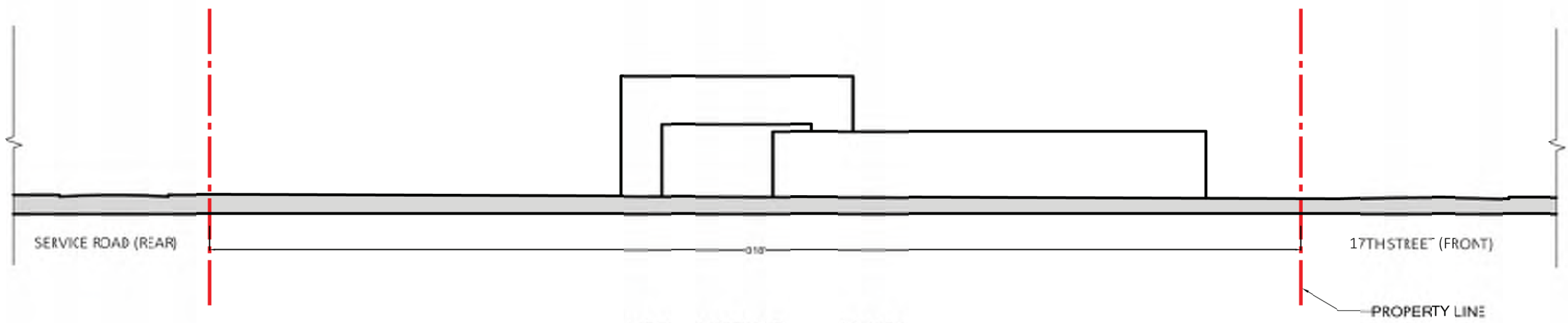
**EXISTING CONDITIONS
 FLOOR PLAN**

**DATE:
 2019.05.13**

A0-11



SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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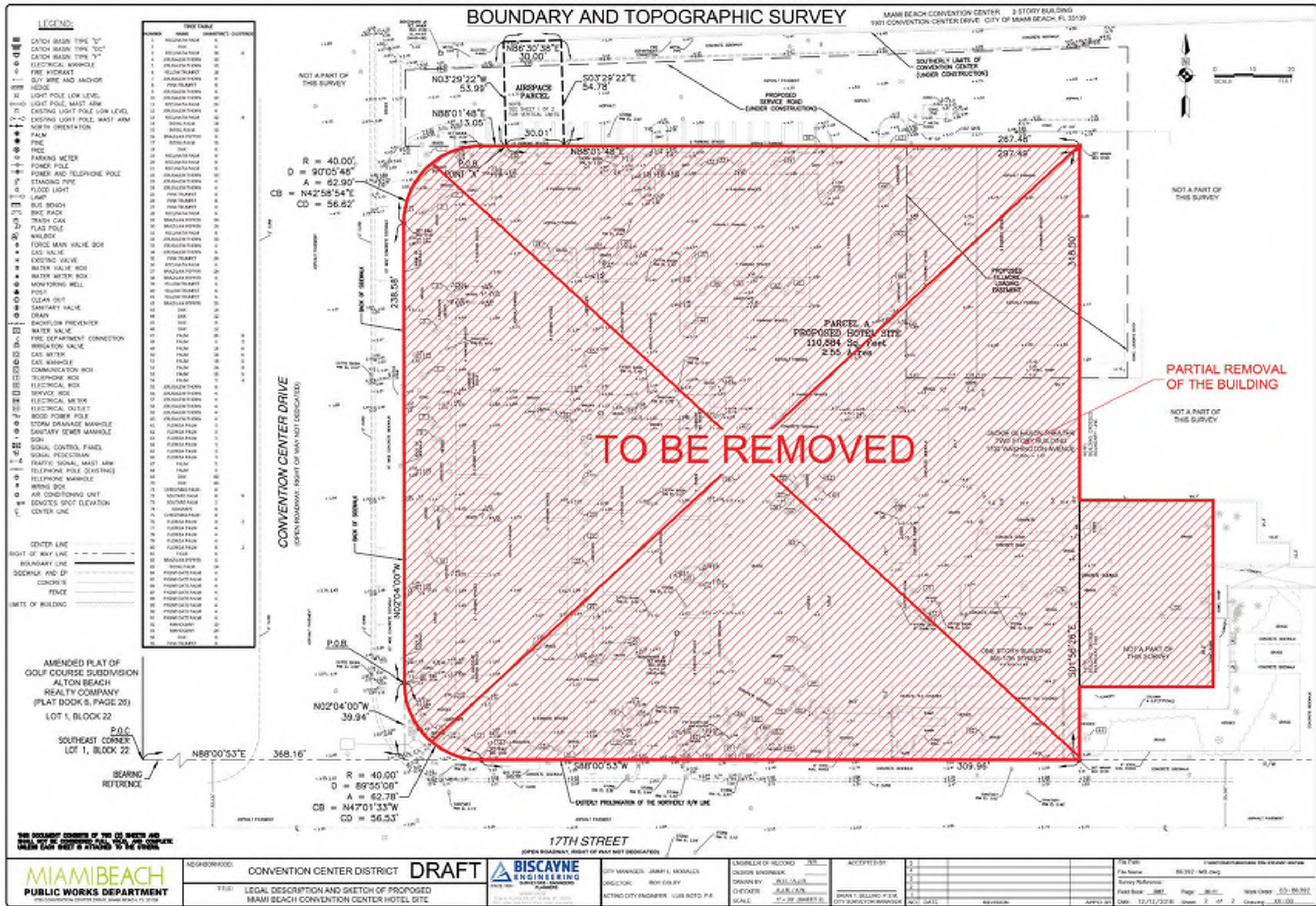
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**EXISTING CONDITIONS
 ELEVATION**

**DATE:
 2019.05.13**

A0-12



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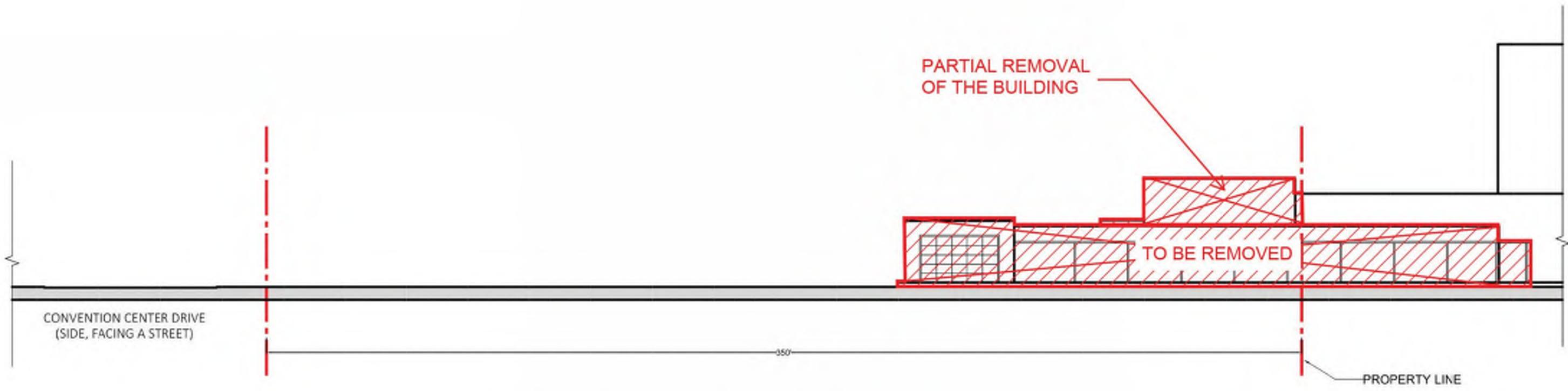
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

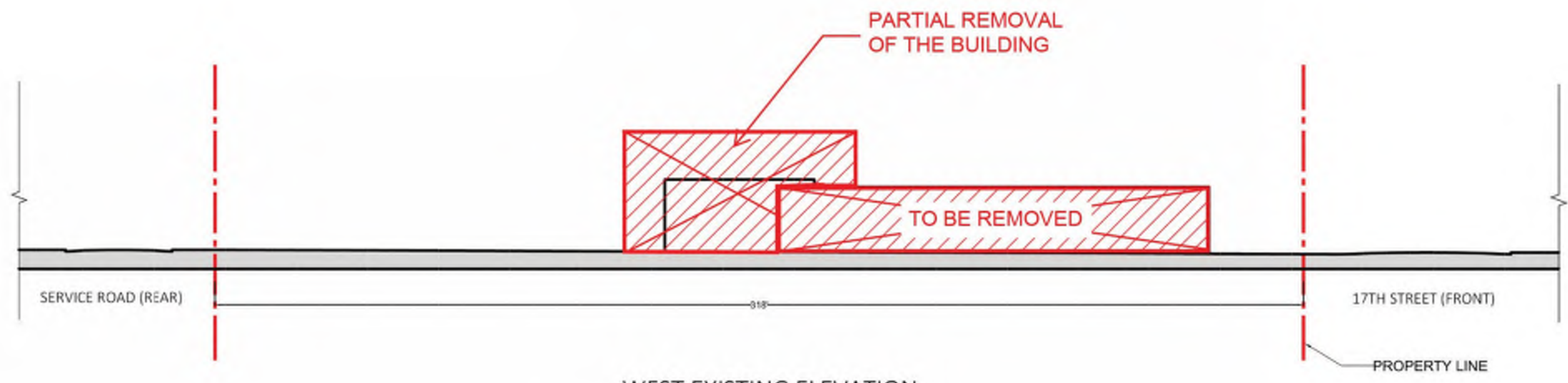
DEMOLITION PLAN

DATE:
2019.05.13

A0-13



SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1701 Convention Center Drive		
2	Board and file numbers :	N/A		
3	Folio number(s):	02-3227-000-0090		
4	Year constructed:	N/A	Zoning District:	CCC Civic and Convention Center District
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	8
6	Adjusted grade (Flood+Grade/2):	9' NGVD	Lot Area:	110,884 sf
7	Lot width:	350'	Lot Depth:	318'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Parking	Proposed use:	Hotel

	Maximum	Existing	Proposed	Deficiencies
10	Height	300'	N/A	185'
11	Number of Stories	N/A	N/A	17
12	FAR	2.75**	N/A	2.75
13	Gross square footage	2,762,816 SF	N/A	775,949 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	800 KEYS
17	Number of seats	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback (17th Street):	10' ***	N/A	0'	
30	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street (Convention Center Drive):	10' ***	N/A	0'	
33	Rear Setback (Service Road):	0' ***	N/A	0'	
	Tower:				
34	Front Setback (17th Street):	10' ***	N/A	7'-9"	
35	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street (Convention Center Drive):	10' ***	N/A	19'-3"	
38	Rear Setback (Service Road):	0' ***	N/A	0'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District No.1 (CCC)	N/A	District No.1 (CCC)	
40	Total # of parking spaces	0.4 X 767 = 307	N/A	320	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	8.5' x 16' (Valet)	N/A	8.5' x 16' (Valet)	
44	Parking Space configuration (45o,60o,90o,Parallel)	90	N/A	90	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	Per CCC	N/A	320	
47	Drive aisle width	22'	N/A	22'	
48	Valet drop off and pick up	N/A	N/A	yes	
49	Loading zones and Trash collection areas	4 ***	N/A	4	
50	Bicycle parking, location and Number of racks	N/A	N/A	yes	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	N/A
57	Located within a Local Historic District?	N/A

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

*Can accommodate BFE+5' in the future

**Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area (not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 SF (Max FAR)

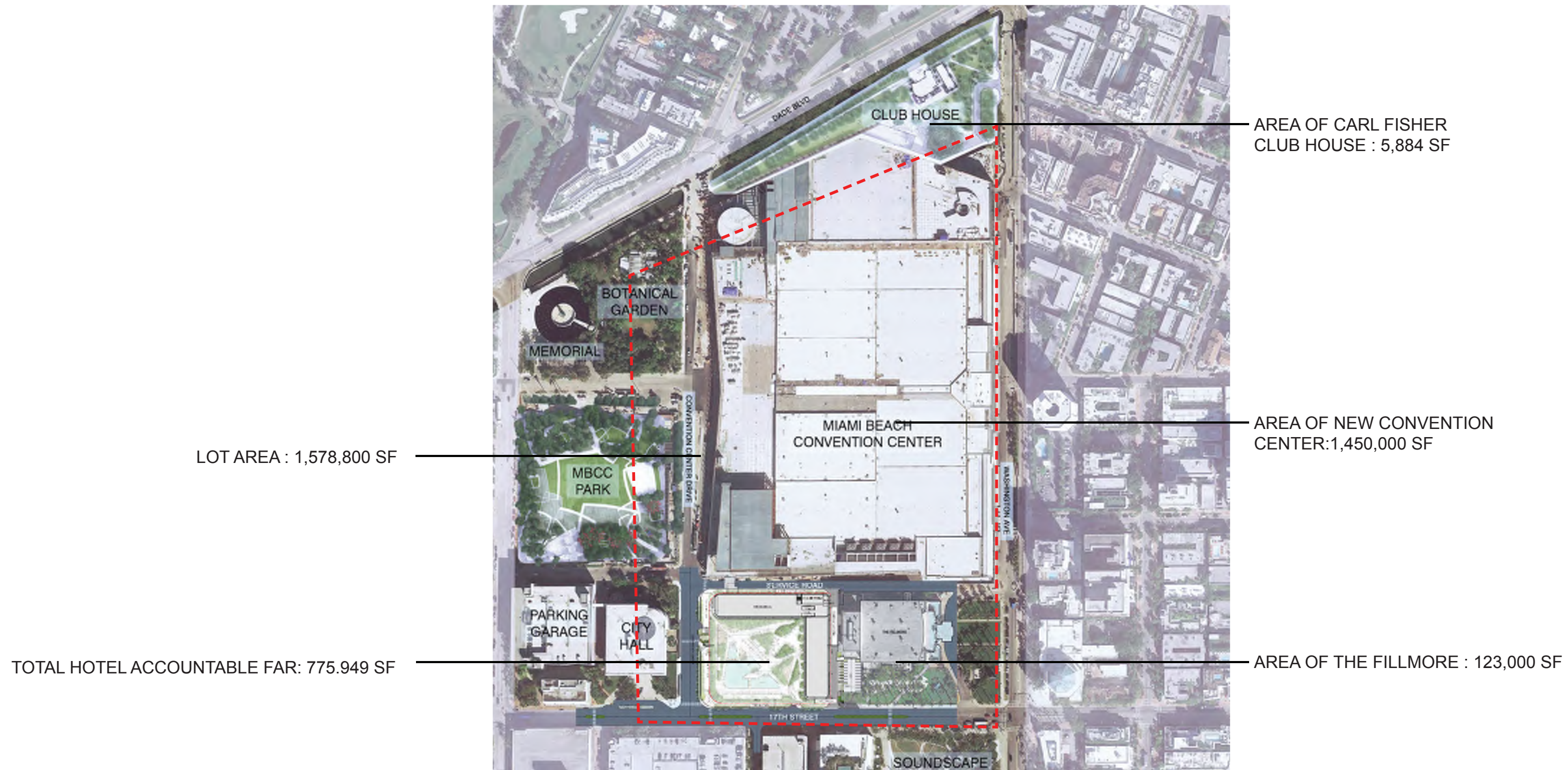
Area of new Convention Center (based upon DRB file) = 1,450,000 SF

Area of Gleason Theater (estimated as noted above) = 123,000 SF

Area of Carl Fisher Club House = ~5,884 SF

Remaining available F.A.R. = (4,341,700 - 1,450,000 - 123,000 - 5,884) = 2,762,816 SF

*** Based on Proposed Code Amendment



*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

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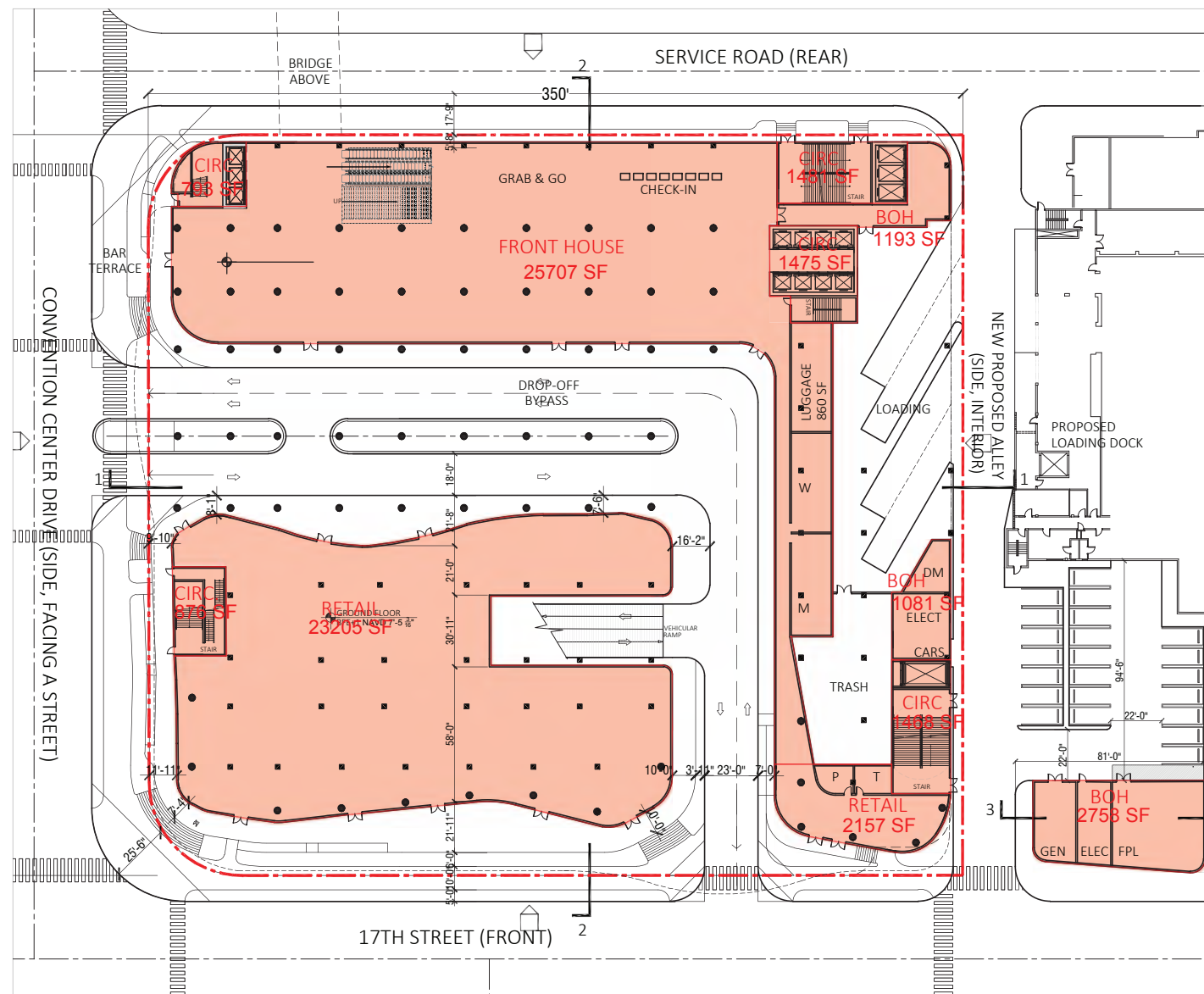
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

OVERALL FAR CALCULATION

DATE:
2019.05.13

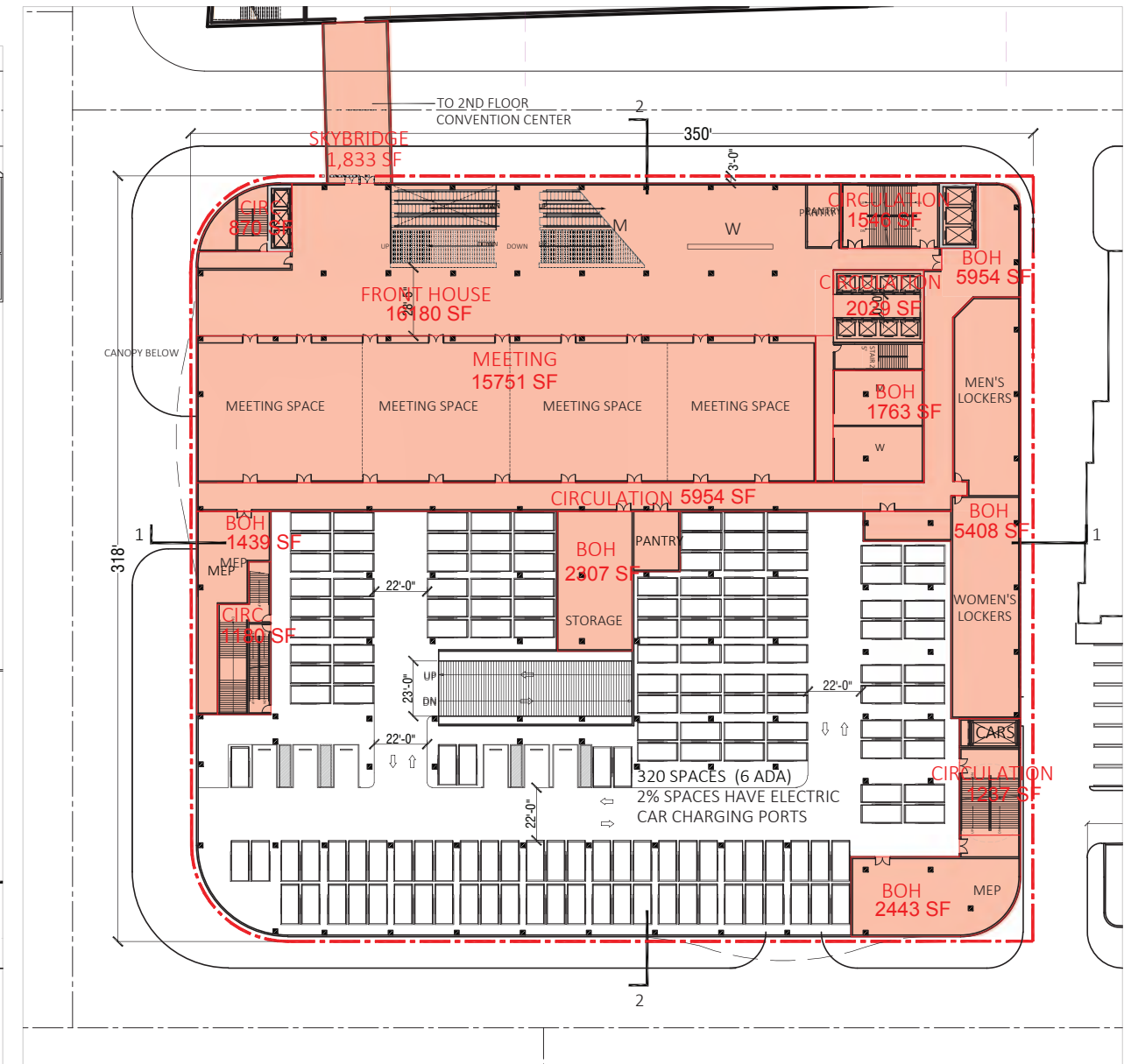
A1-16



LEVEL 1

FRONT HOUSE: 23,275 SF
 BOH: 1,193 + 1,081 + 2,758 = 5,032 SF
 RETAIL: 23,514 + 2,157 = 25,671 SF
 CIRCULATION: 793 + 1,481 + 1,475 + 1,468 + 876 = 6,093

TOTAL GSF ACCOUNTABLE: 60,071 SF



LEVEL 2

CIRCULATION : 870 + 1,546 + 2,029 + 1,237 + 5,954 + 1,180 = 12,816 SF
 BOH : 5,954 + 1,763 + 5,408 + 2,443 + 2,307 + 1,439 = 19,314
 MEETING : 15,751 SF
 FRONT HOUSE: 16,180 SF
 SKYBRIDGE : 1,833 SF

TOTAL GSF ACCOUNTABLE: 65,894 SF

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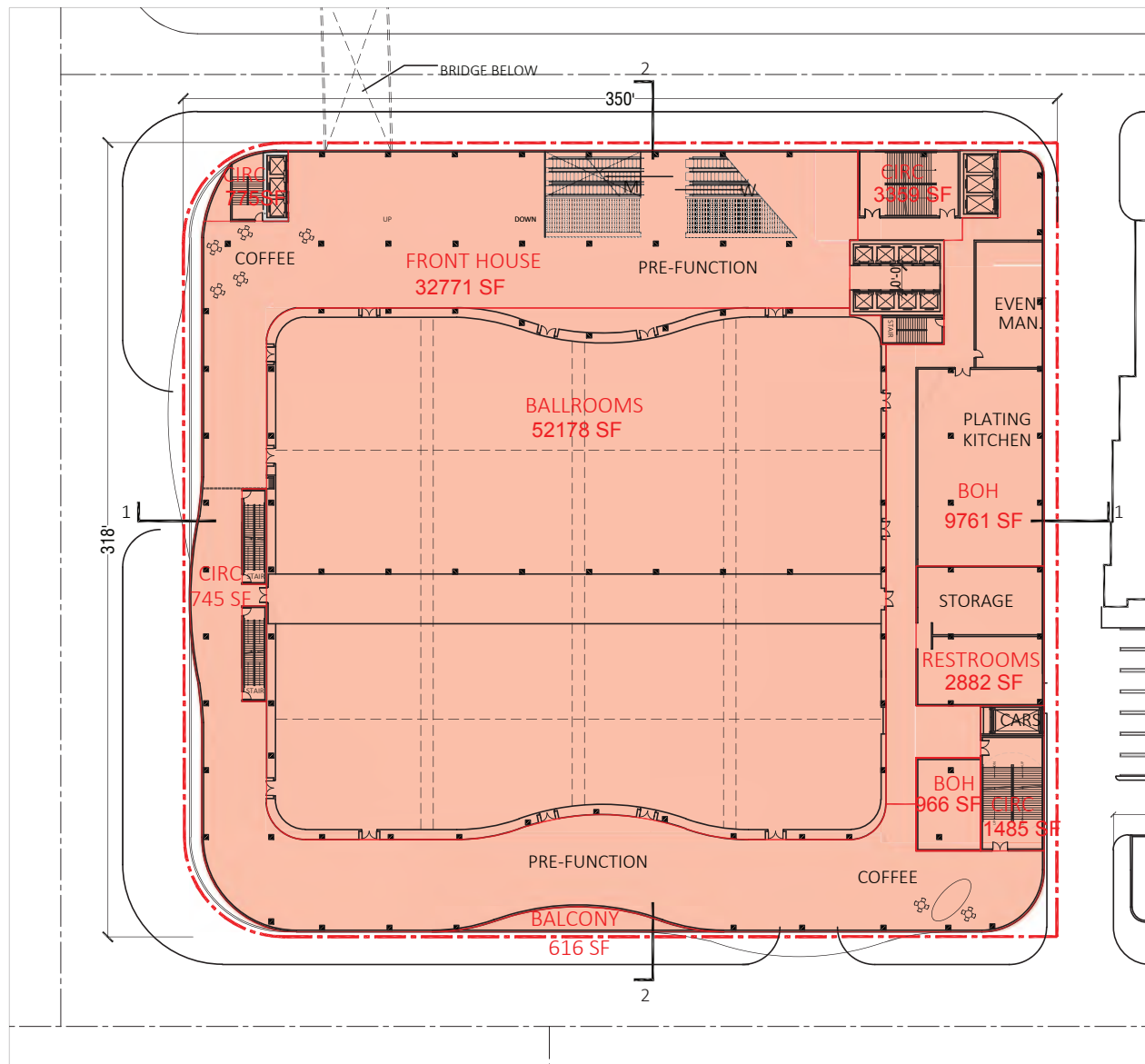
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

DATE:
2019.05.13

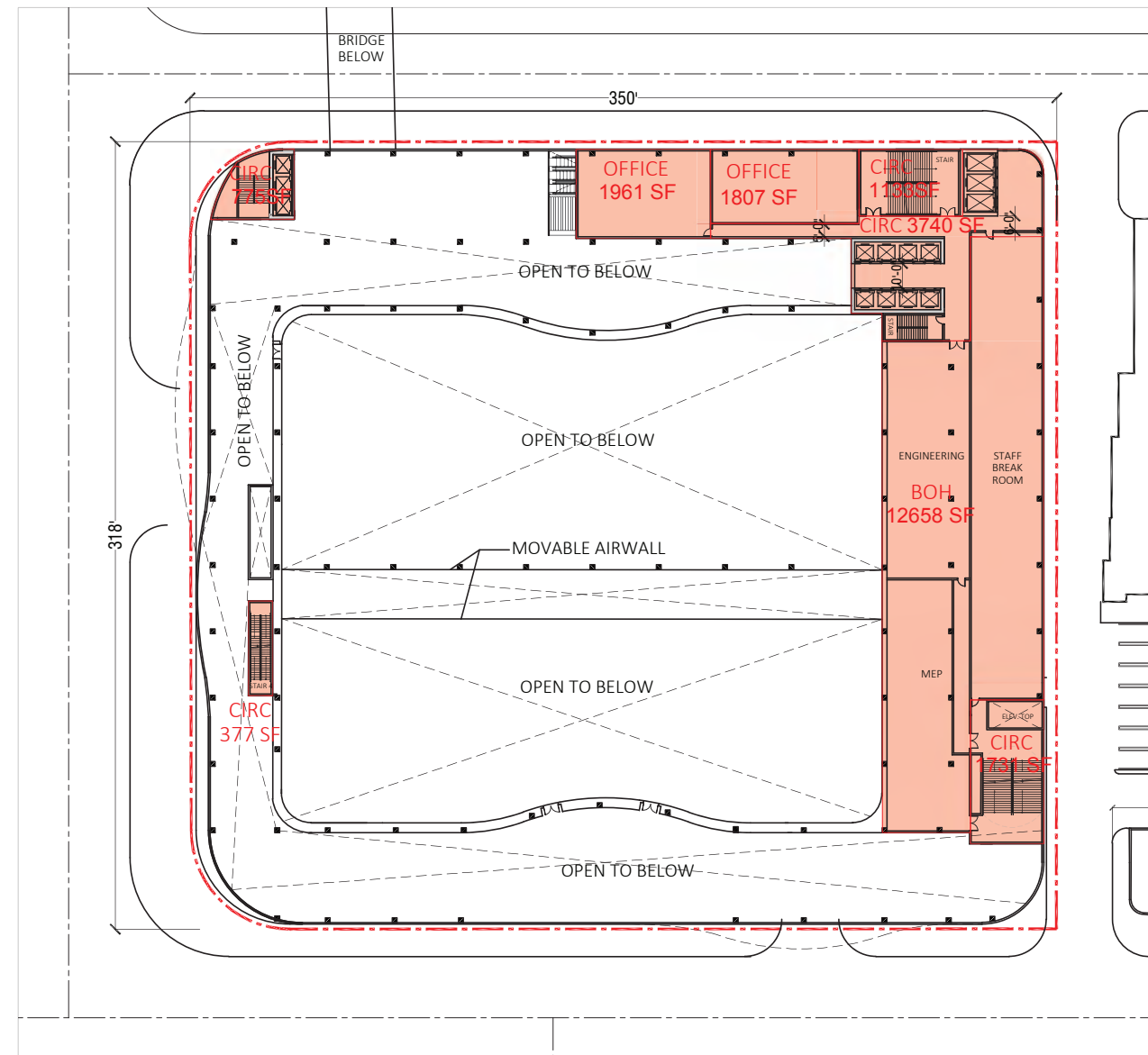
A0-17



LEVEL 3

FRONT HOUSE : $32,771 + 2,882 = 35,653$ SF
 BOH : 9,761 SF
 BALLROOM : 52,178 SF
 CIRCULATION : $775 + 3,359 + 745 + 1,485 = 6,364$ SF
 BALCONY : 616 SF

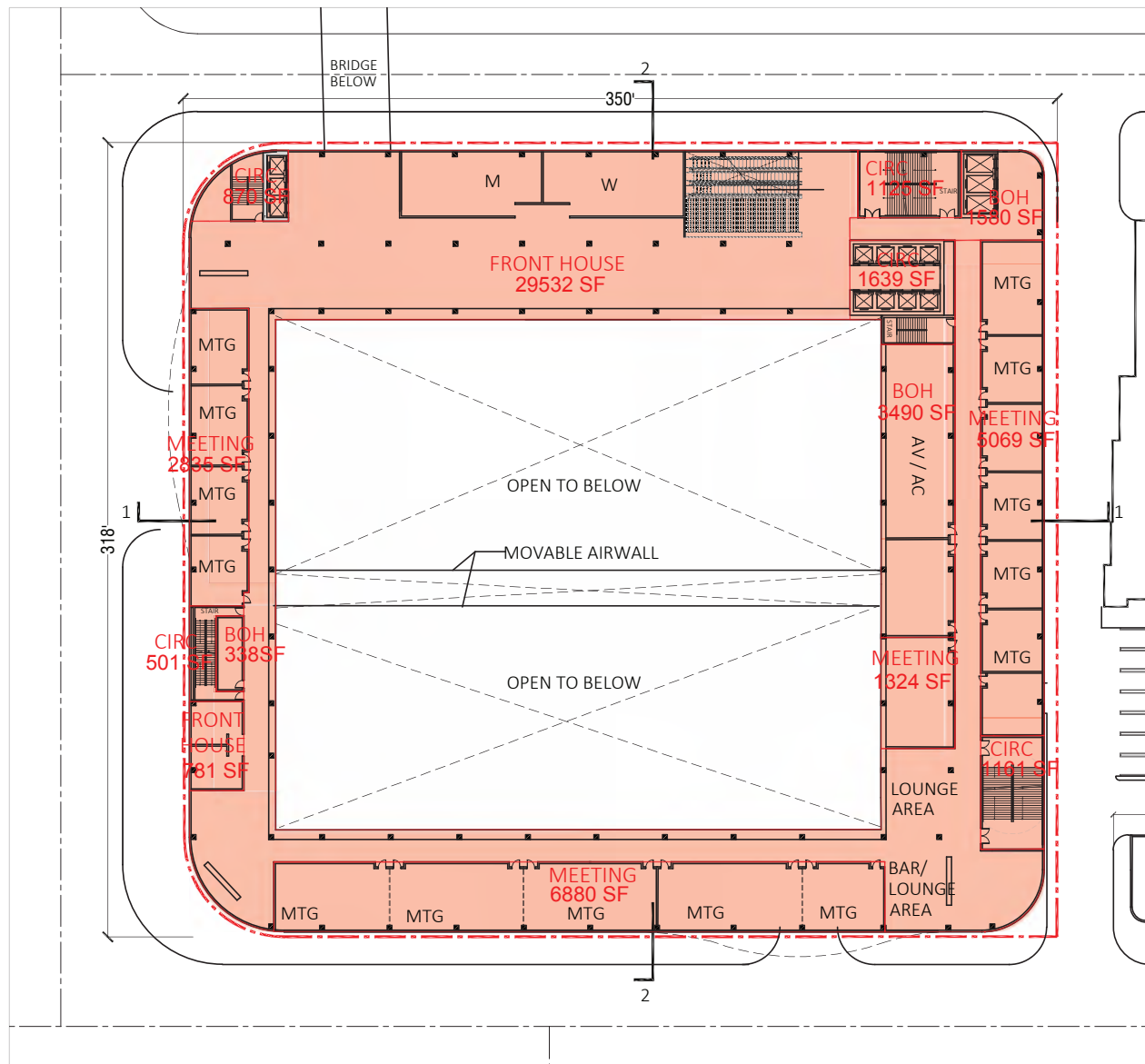
TOTAL GSF ACCOUNTABLE: 104,572 SF



LEVEL 3 MEZZANINE

CIRCULATION $775 + 1,133 + 3,740 + 1,731 + 377 = 7,756$ SF
 OFFICE $1,961 + 1,807 = 3,768$ SF
 BOH 12,658 SF

TOTAL GSF ACCOUNTABLE: 24,182 SF



LEVEL 4

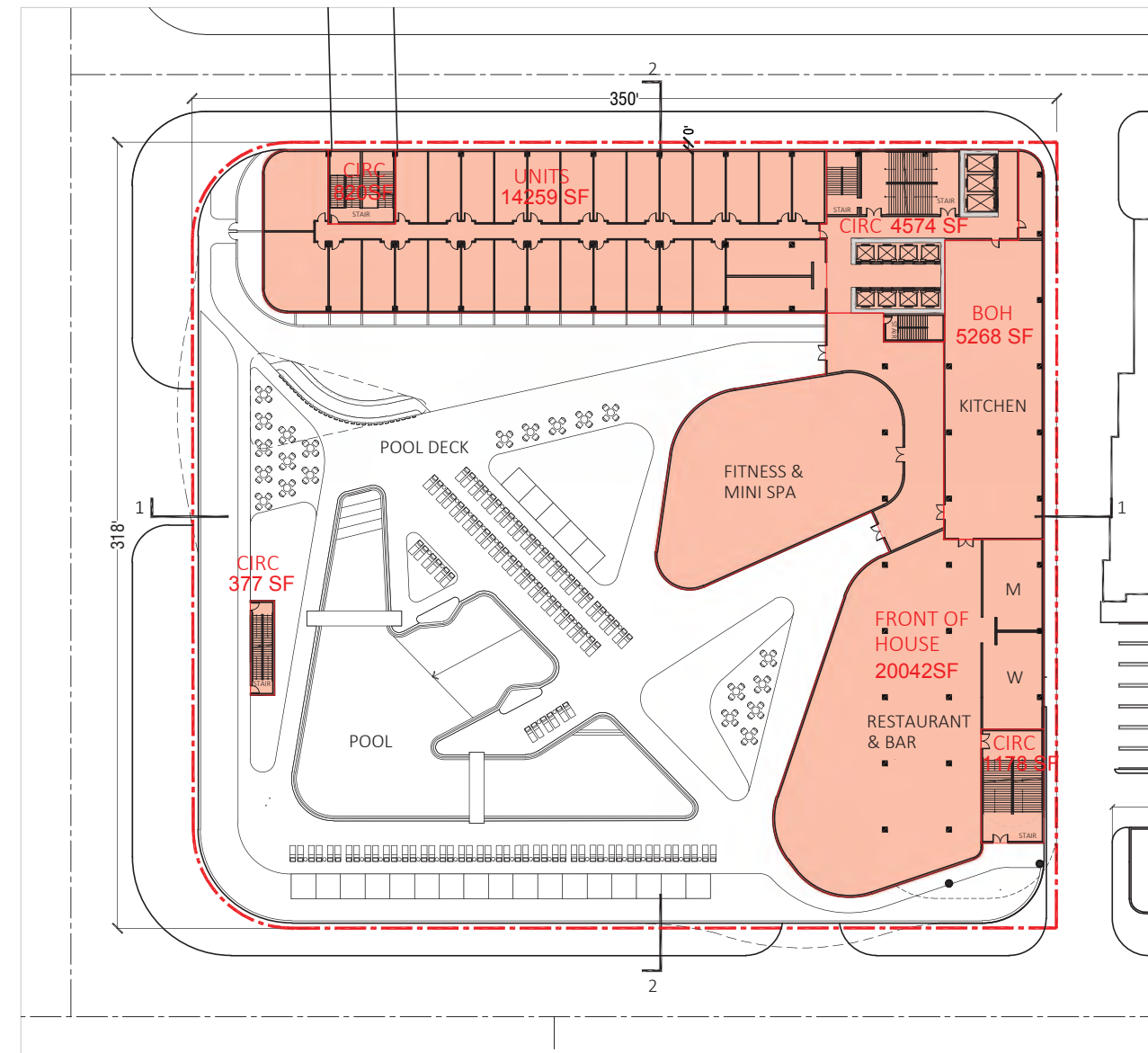
CIRCULATION : $870 + 1,125 + 1,639 + 1,161 + 501 = 5,296$ SF

BOH : $1,580 + 3,490 + 338 = 5,408$ SF

FRONT HOUSE : $29,532 + 781 = 30,313$ SF

MEETING : $5,069 + 1,324 + 6,880 + 2,835 = 16,108$ SF

TOTAL GSF ACCOUNTABLE: 57,125 SF



LEVEL 5

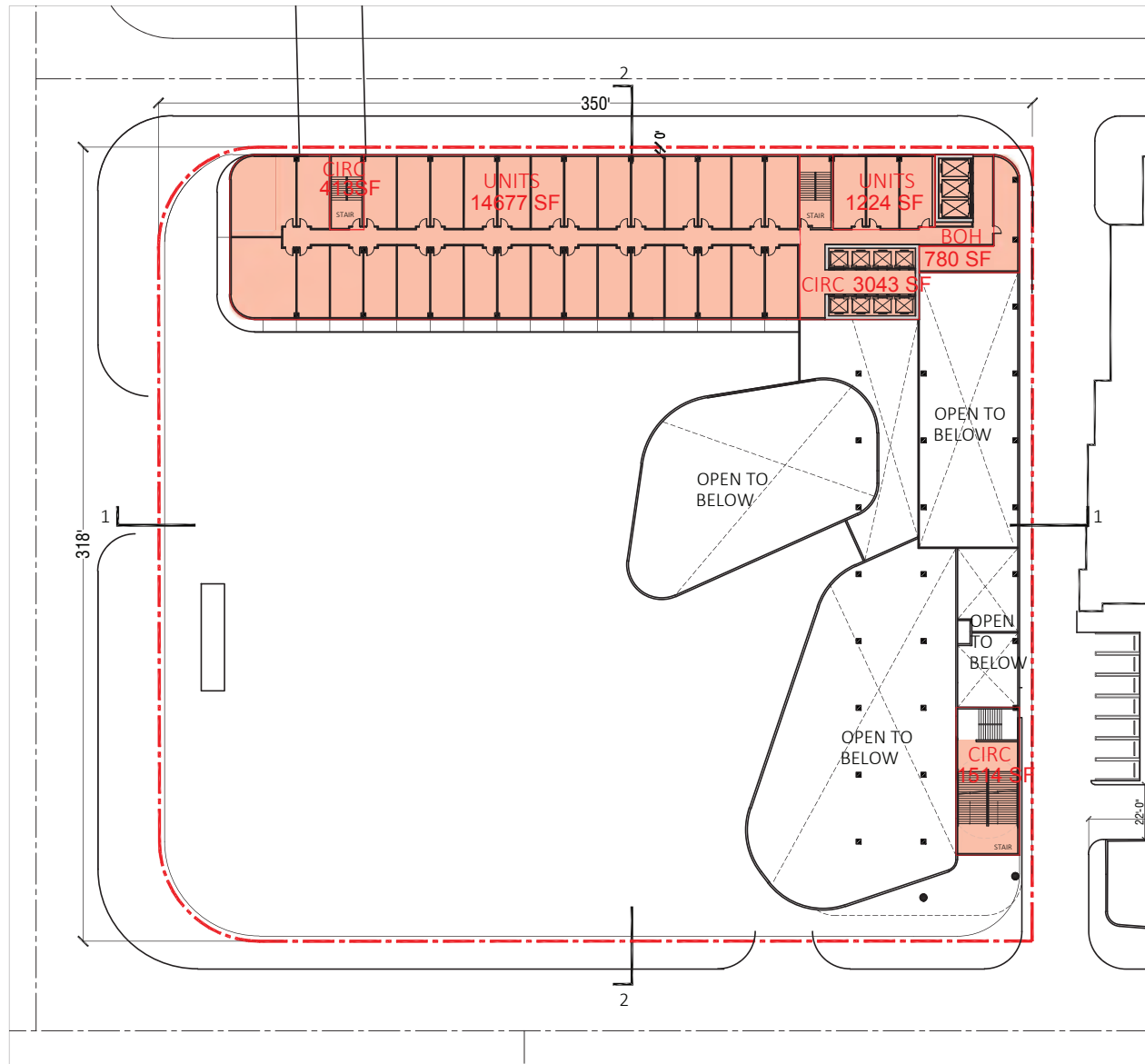
UNITS : 14,259 SF

FRONT OF HOUSE : 20,042 SF

BOH : 5,268 SF

CIRCULATION : $820 + 4,574 + 377 + 1,178 = 6,949$ SF

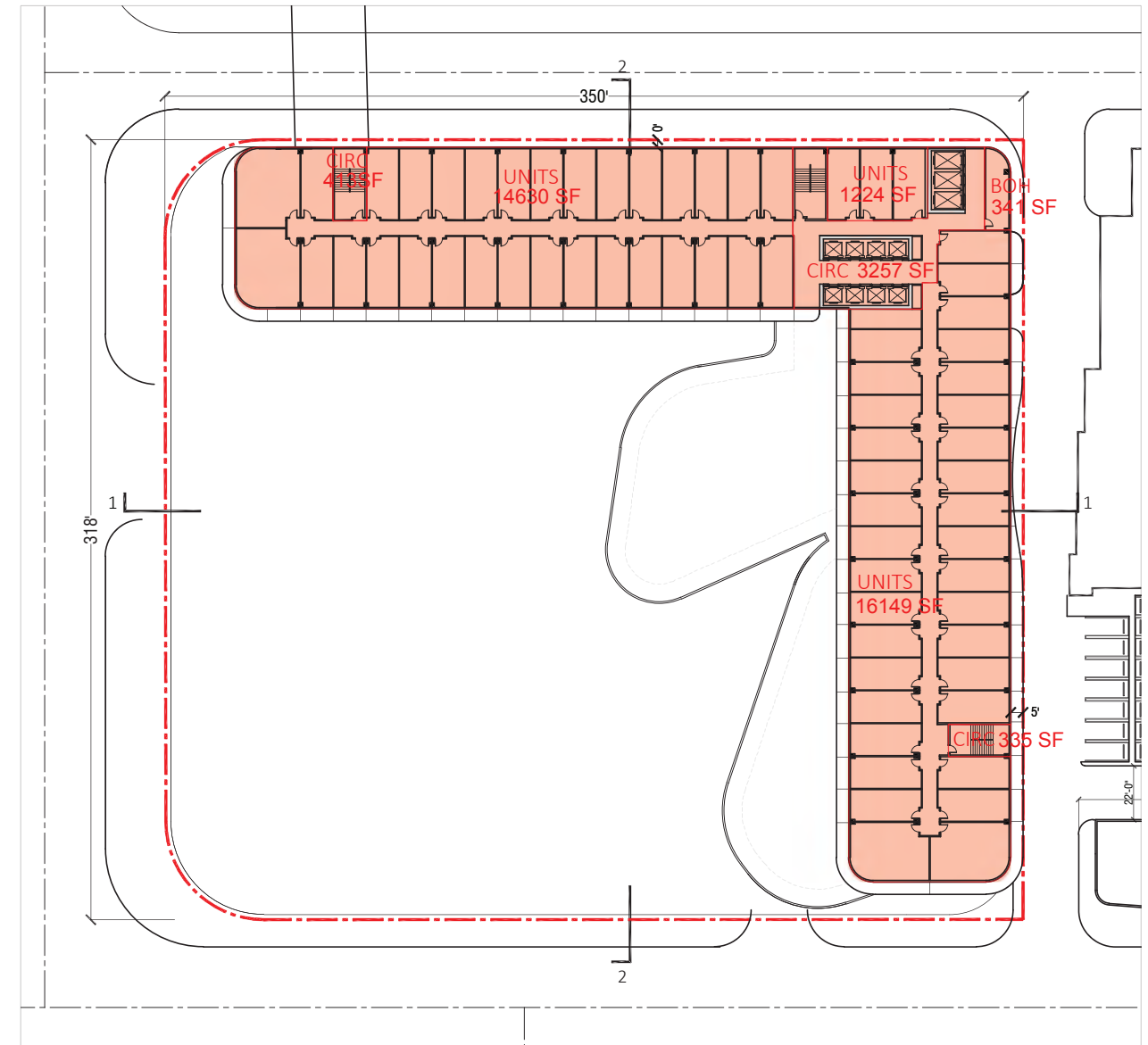
TOTAL GSF ACCOUNTABLE: 46,518 SF



LEVEL 6

HOTEL UNITS : 14,677+ 1,224 = 15,901 SF
 CIRCULATION : 413 + 3,043 + 1,514 = 4,970 SF

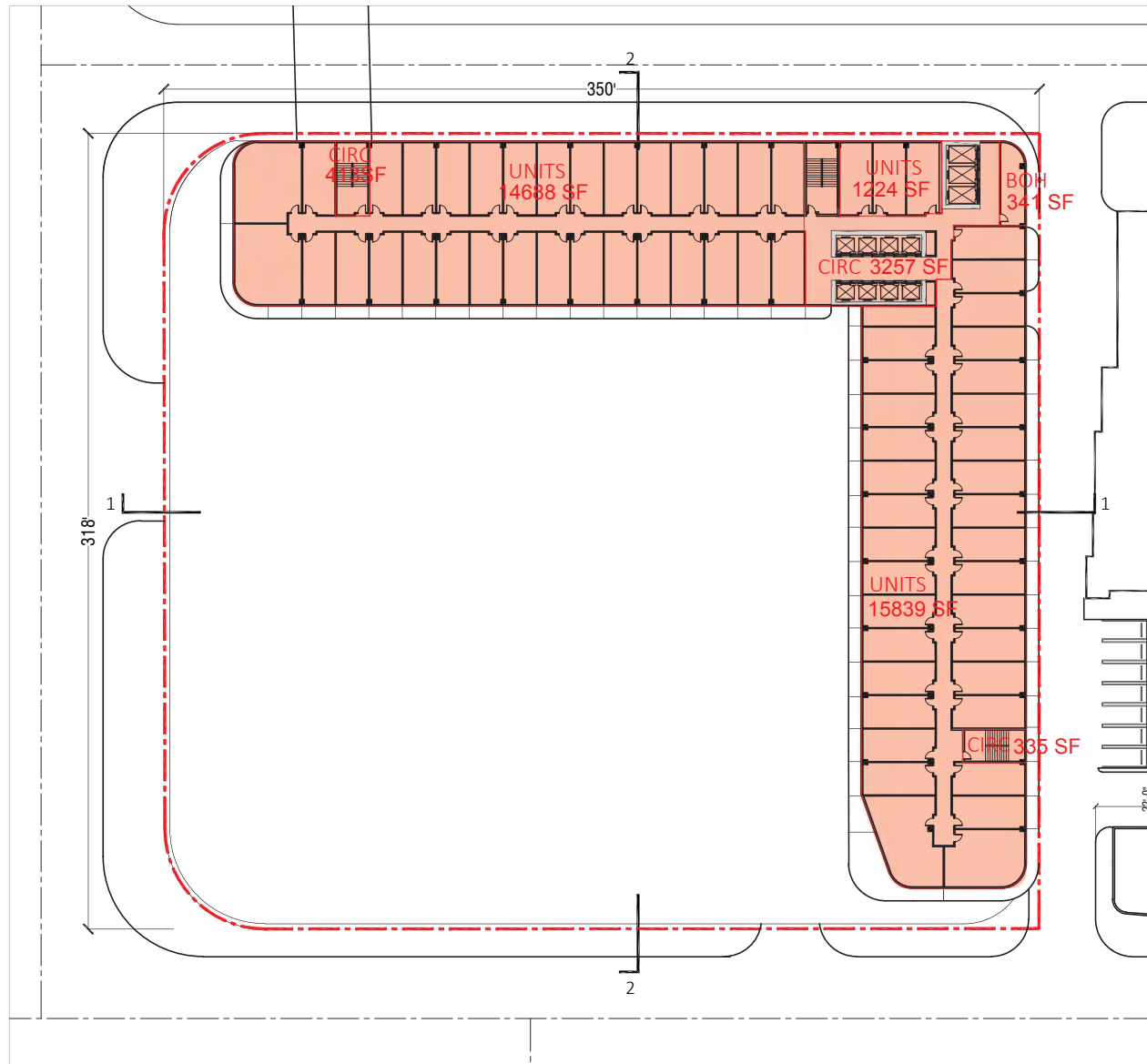
TOTAL GSF ACCOUNTABLE: 20,871 SF



LEVEL 7

HOTEL UNITS : 14,630 + 16,149 + 1,224 = 32,003 SF
 CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
 BOH : 341

TOTAL GSF ACCOUNTABLE: 36,349 SF



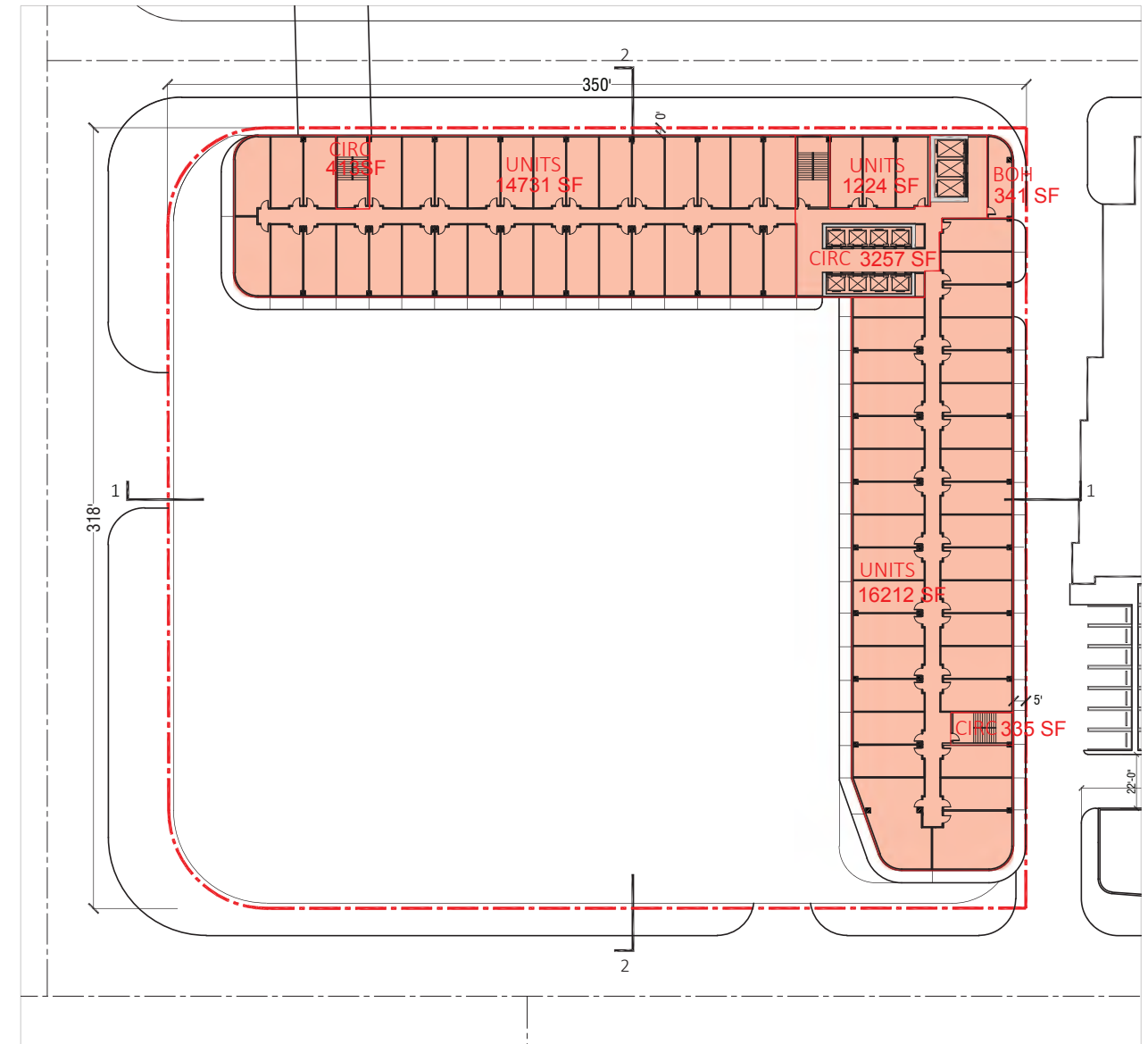
LEVEL 8

HOTEL UNITS : $14,688 + 15,839 + 1,224 = 31,751$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,097 SF



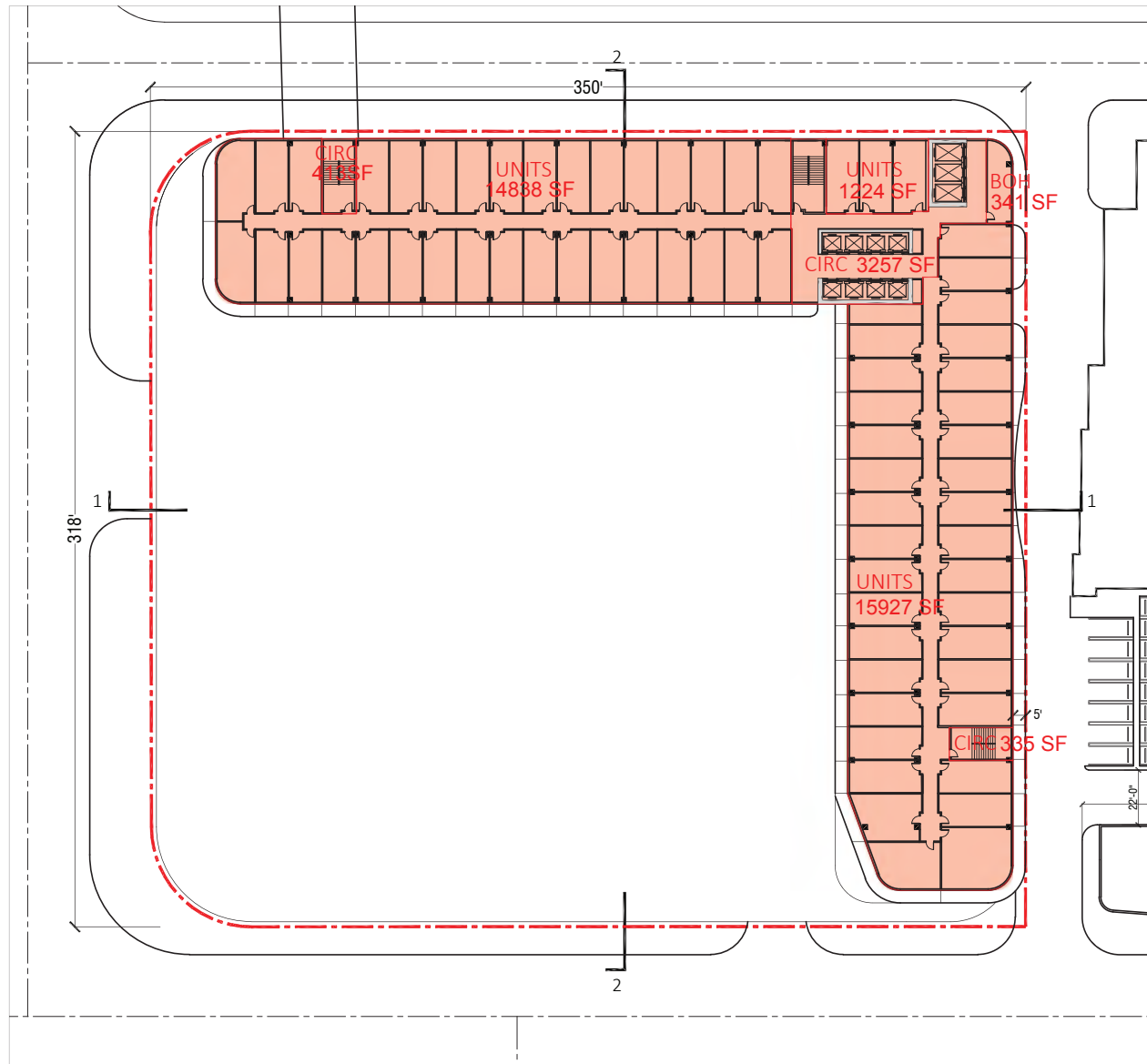
LEVEL 9

HOTEL UNITS : $14,731 + 16,212 + 1,224 = 32,167$ SF

CIRCULATION : $413 + 335 + 3,257 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,513 SF



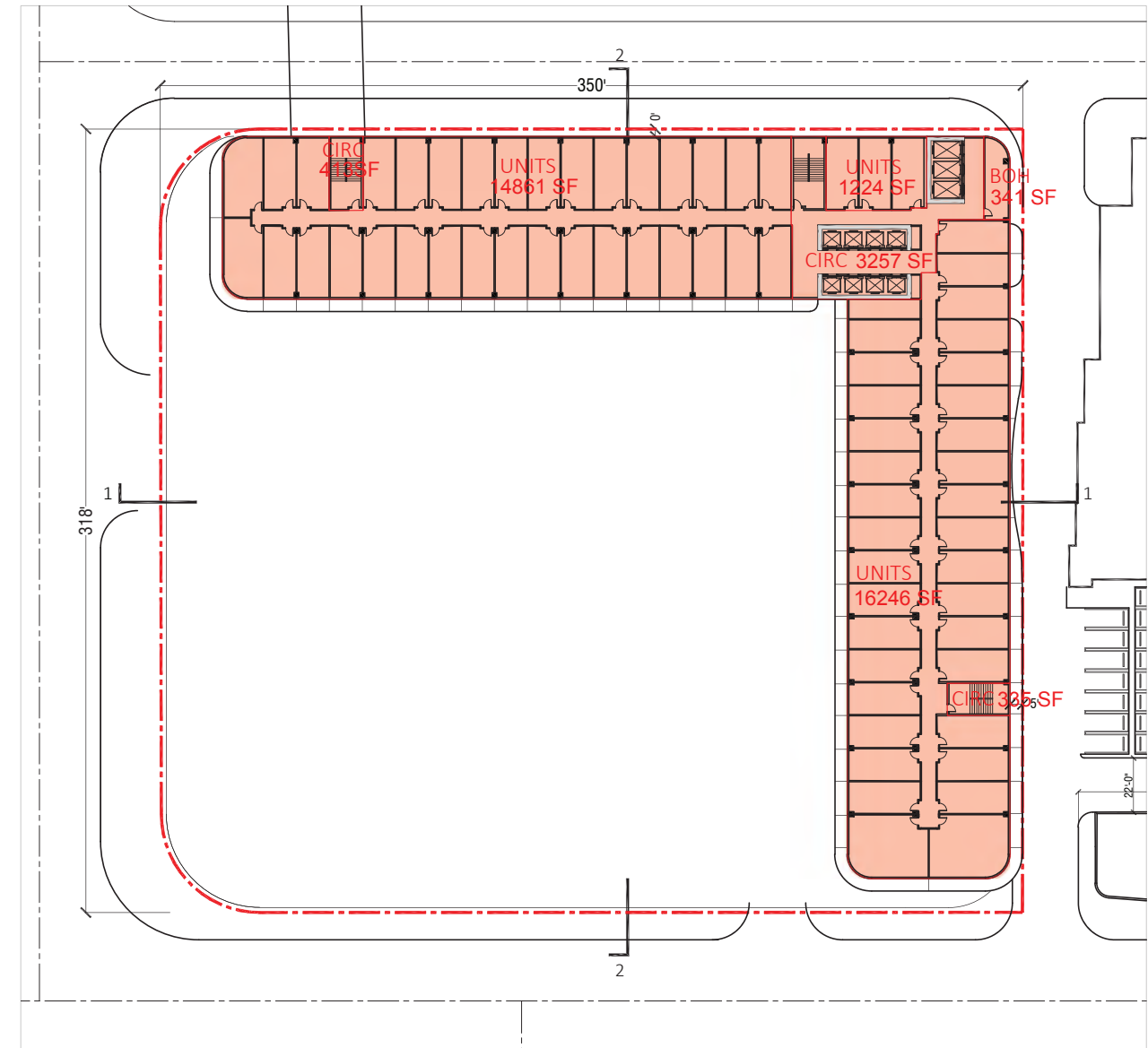
LEVEL 10

HOTEL UNITS : $14,838 + 15,927 + 1,224 = 31,989$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,335 SF



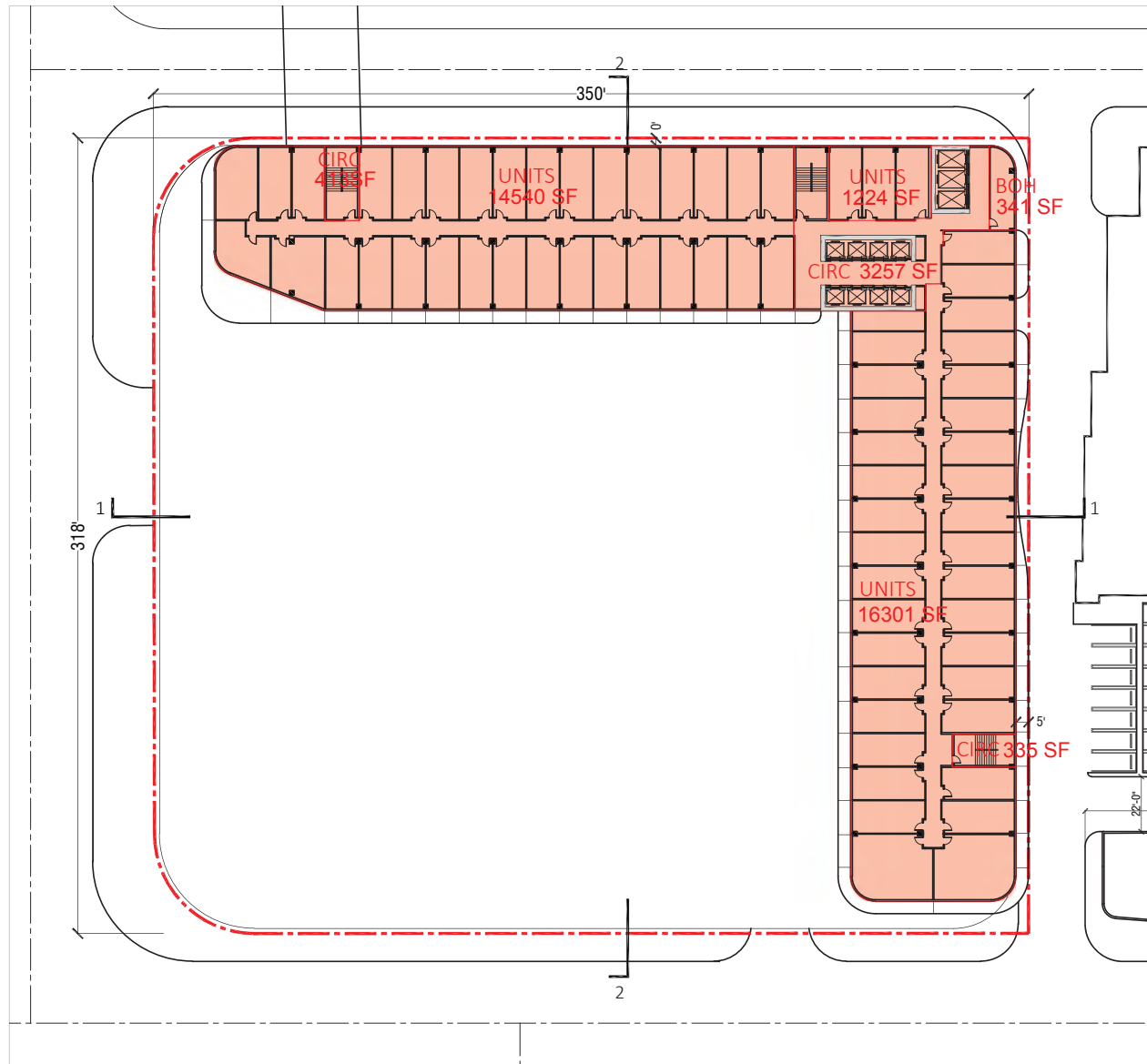
LEVEL 11

HOTEL UNITS : $14,681 + 16,246 + 1,224 = 32,331$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,677 SF



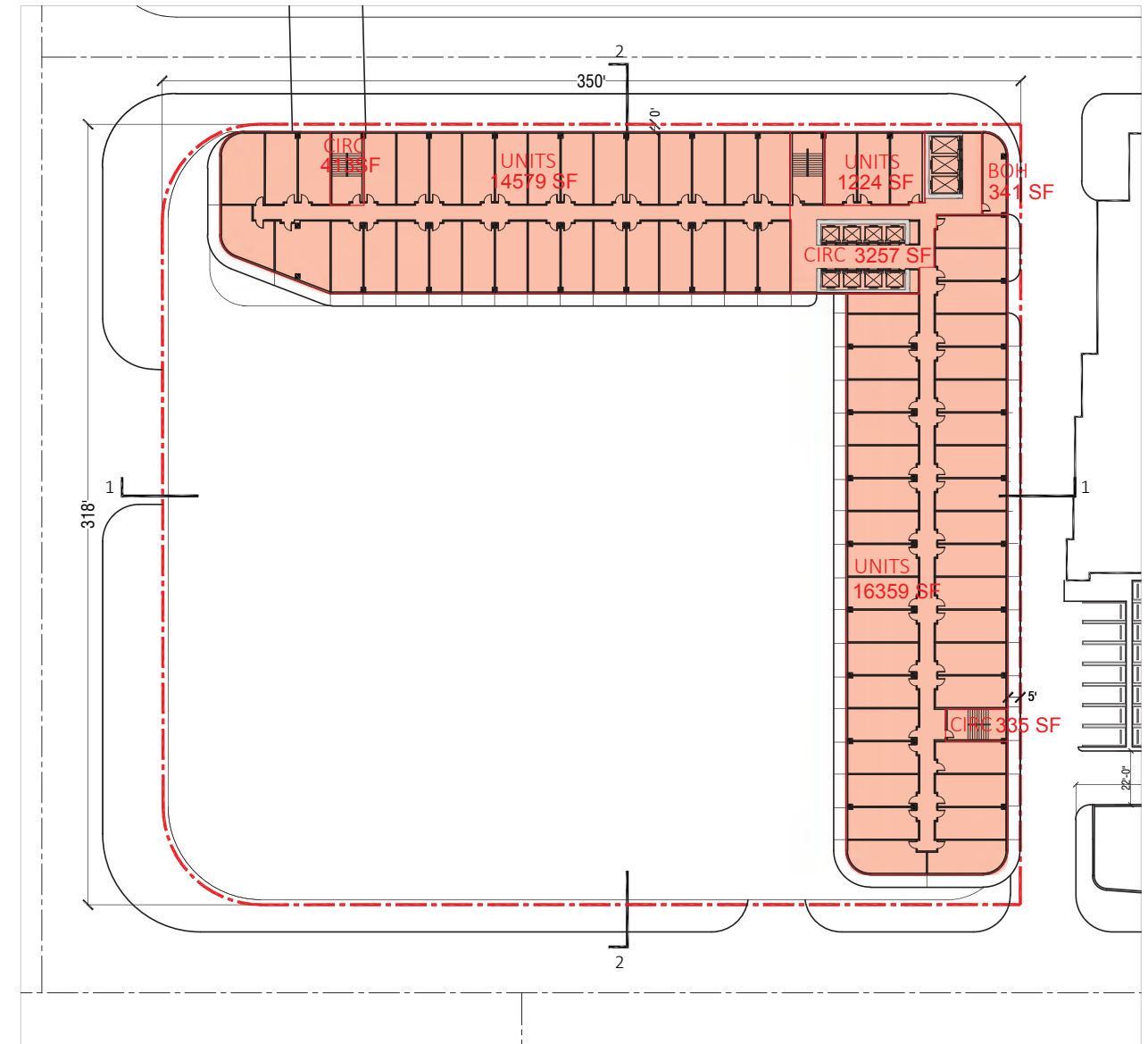
LEVEL 12

HOTEL UNITS : $14,540 + 16,301 + 1,224 = 32,065$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,411 SF



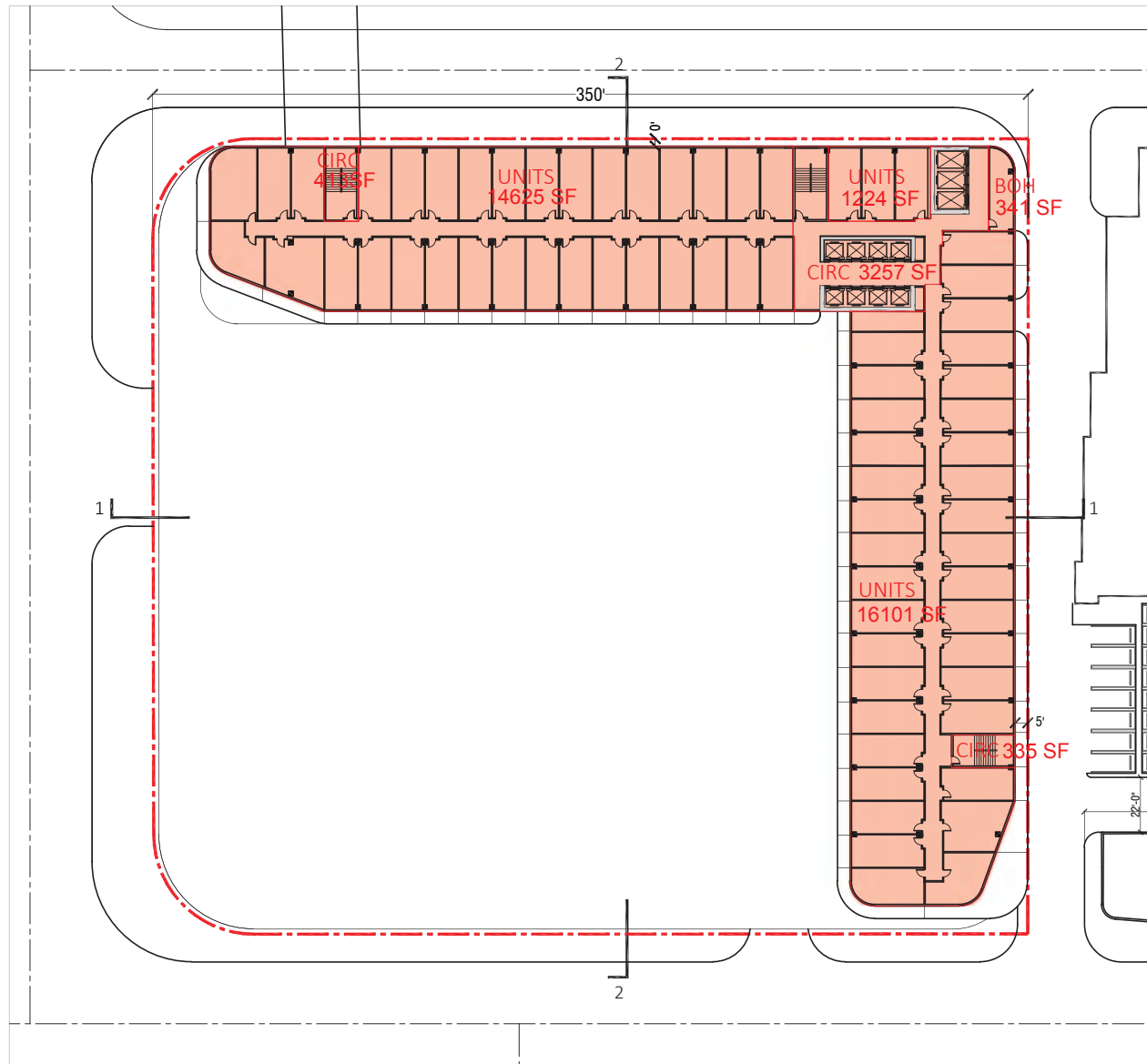
LEVEL 13

HOTEL UNITS : $14,579 + 16,359 + 1,224 = 32,162$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,508 SF



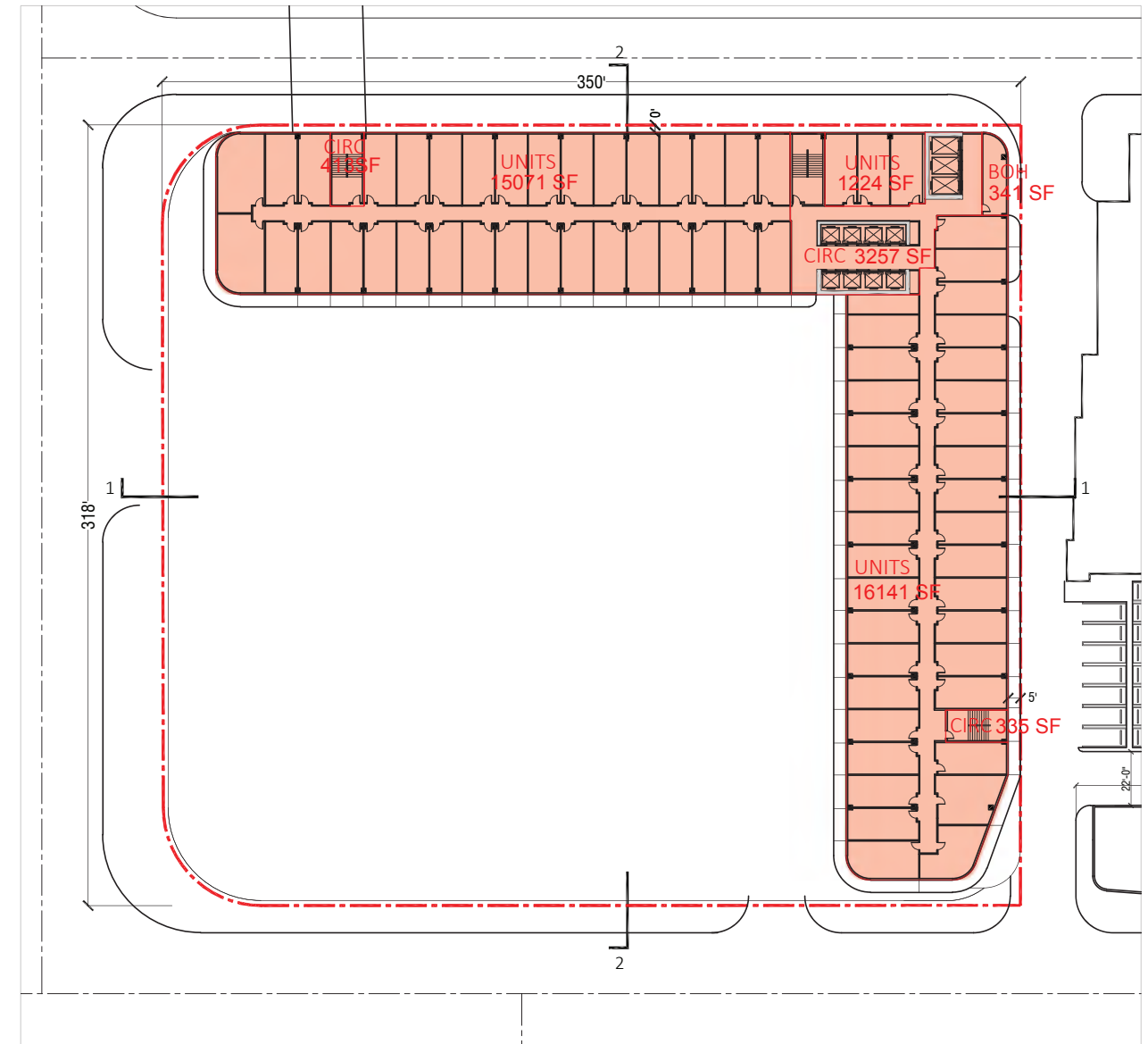
LEVEL 14

HOTEL UNITS : $14,625 + 16,101 + 1,224 = 31,950$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,296 SF



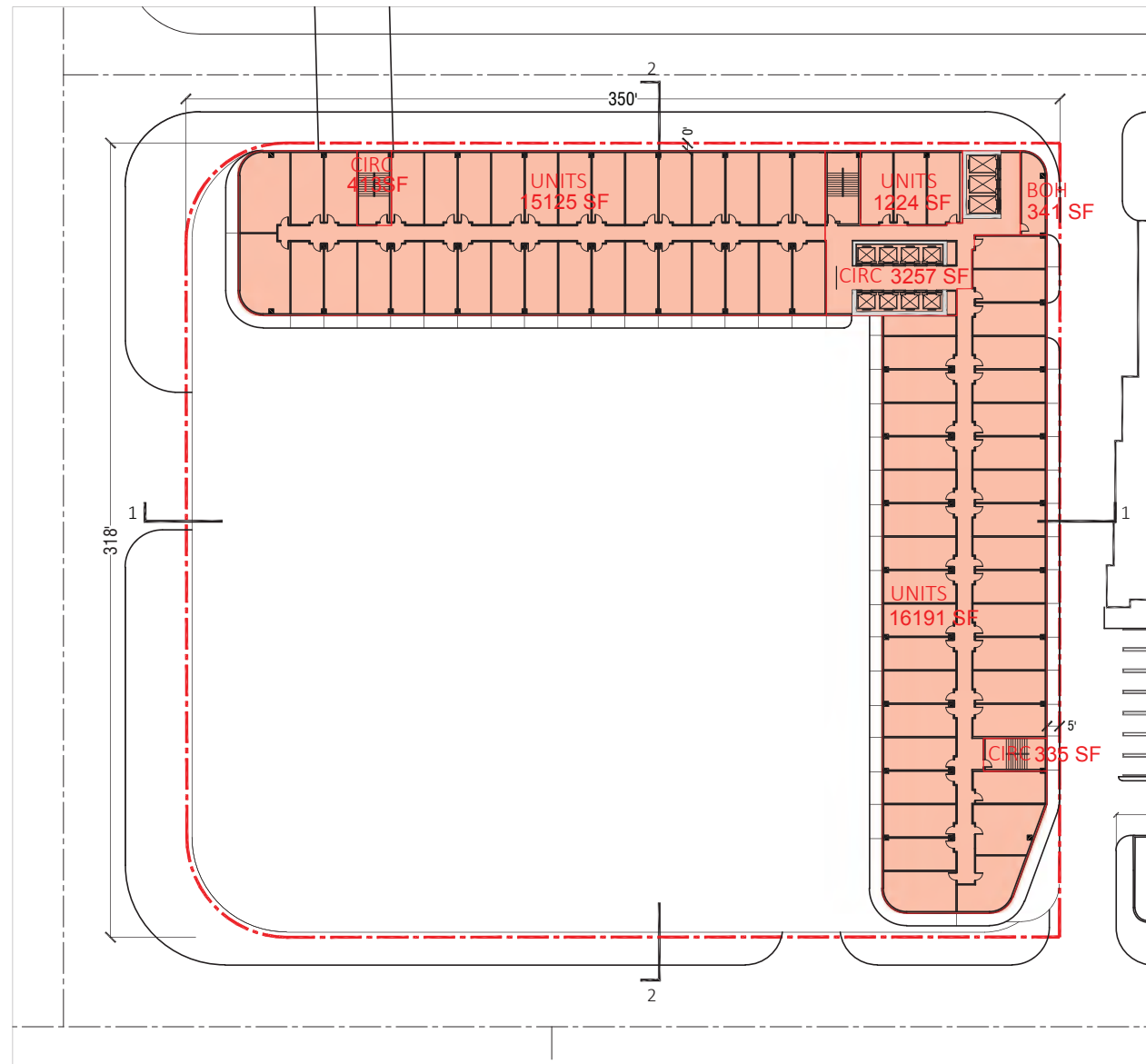
LEVEL 15

HOTEL UNITS : $15,071 + 16,141 + 1,224 = 32,436$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,782 SF



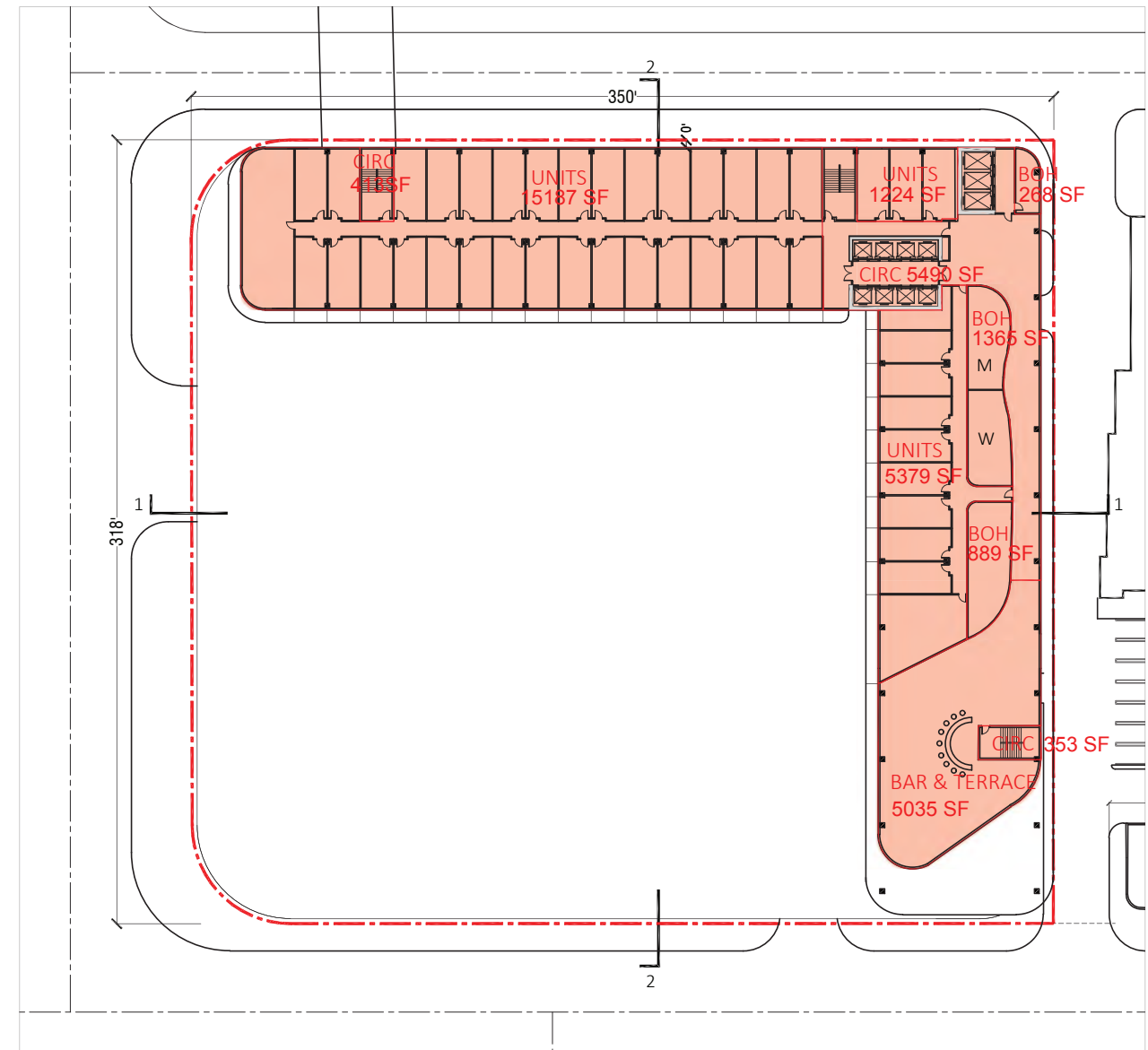
LEVEL 16

HOTEL UNITS : $15,125 + 16,191 + 1,224 = 32,540$ SF

CIRCULATION : $413 + 3,257 + 335 = 4,005$ SF

BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,886 SF



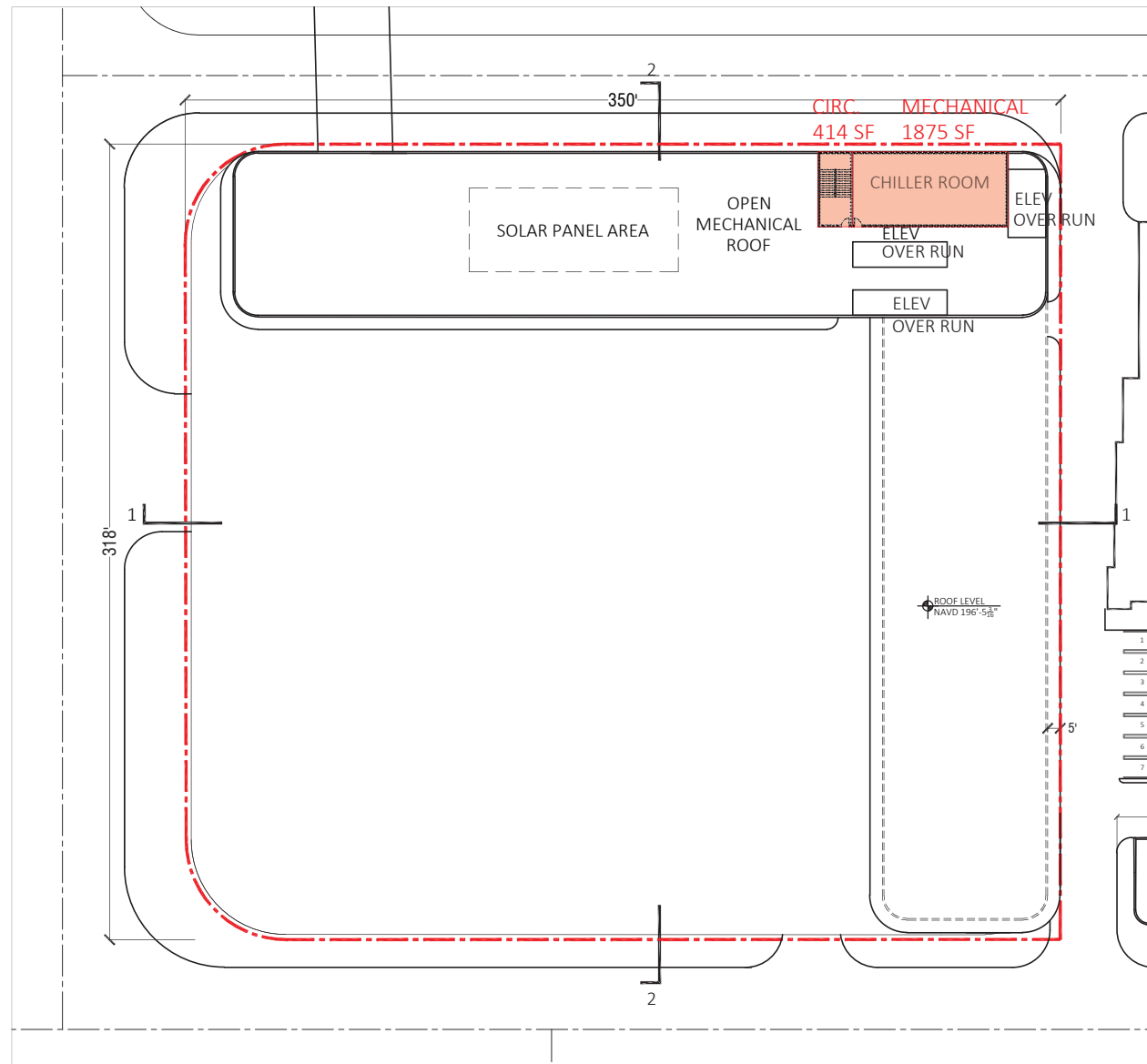
LEVEL 17

HOTEL UNITS : $15,187 + 5,379 + 1,224 = 21,790$ SF

CIRCULATION : $425 + 5,483 + 353 = 6,261$ SF

BOH : $268 + 1,365 + 889 = 2,522$ SF

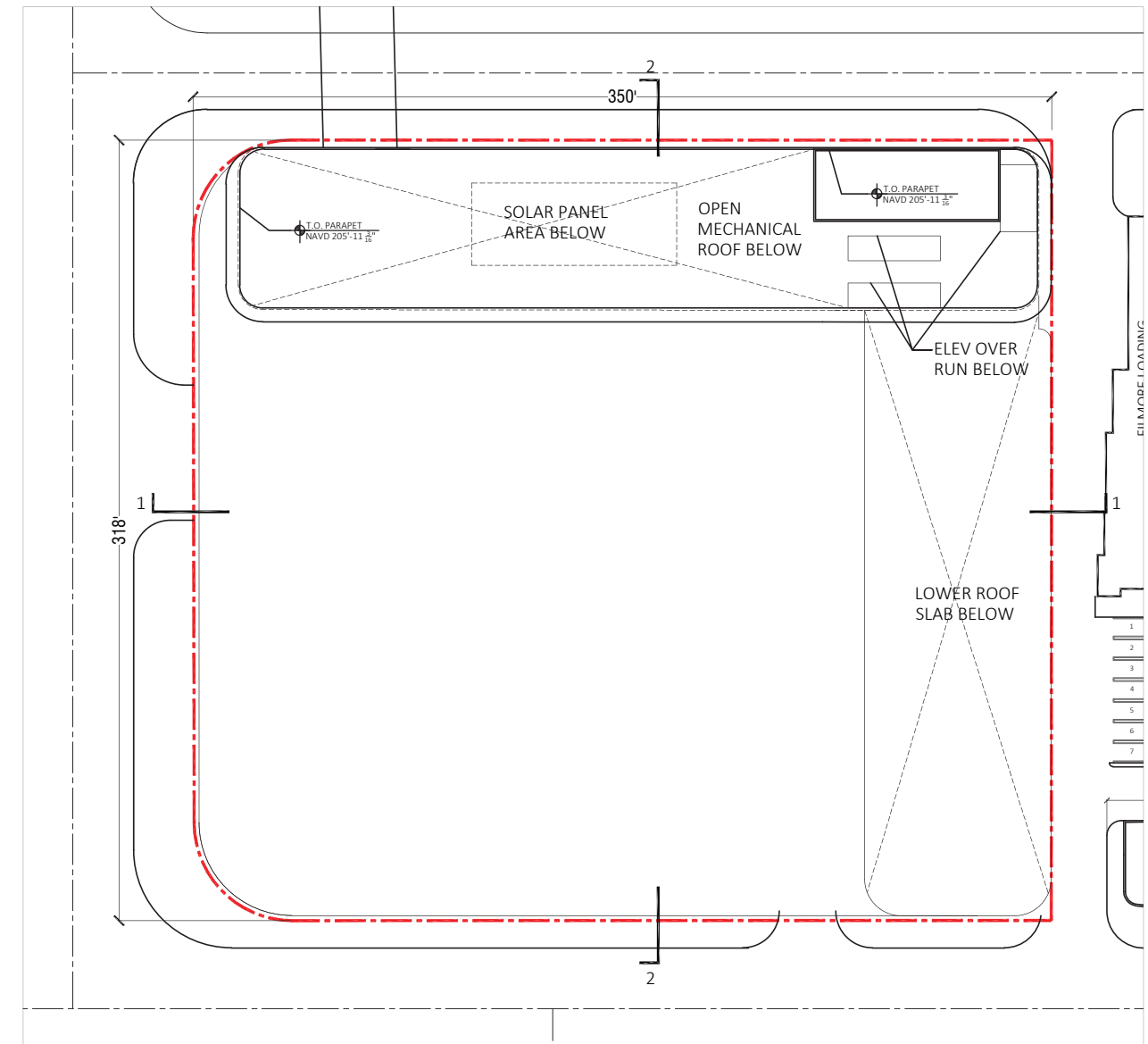
TOTAL GSF ACCOUNTABLE: 30,573 SF



ROOF LEVEL :

MECHANICAL : 1,875 SF
 CIRCULATION : 414 SF

TOTAL GSF ACCOUNTABLE: 2,289 SF



UPPER ROOF LEVEL :

THERE IS 0 SF ACCOUNTABLE FAR AT UPPER ROOF

TOTAL FAR PROVIDED

UPPER ROOF	0 SF
ROOF	2,289 SF
LEVEL 17	30,573 SF
LEVEL 16	36,886 SF
LEVEL 15	36,782 SF
LEVEL 14	36,296 SF
LEVEL 13	36,508 SF
LEVEL 12	36,411 SF
LEVEL 11	36,677 SF
LEVEL 10	36,335 SF
LEVEL 9	36,513 SF
LEVEL 8	35,097 SF
LEVEL 7	36,349 SF
LEVEL 6	20,871 SF
LEVEL 5	46,518 SF
LEVEL 4	57,125 SF
LEVEL 3M	24,182 SF
LEVEL 3	104,572 SF
LEVEL 2	65,894 SF
LEVEL 1	60,071 SF
TOTAL HOTEL ACCOUNTABLE GSF : 775,949 SF	



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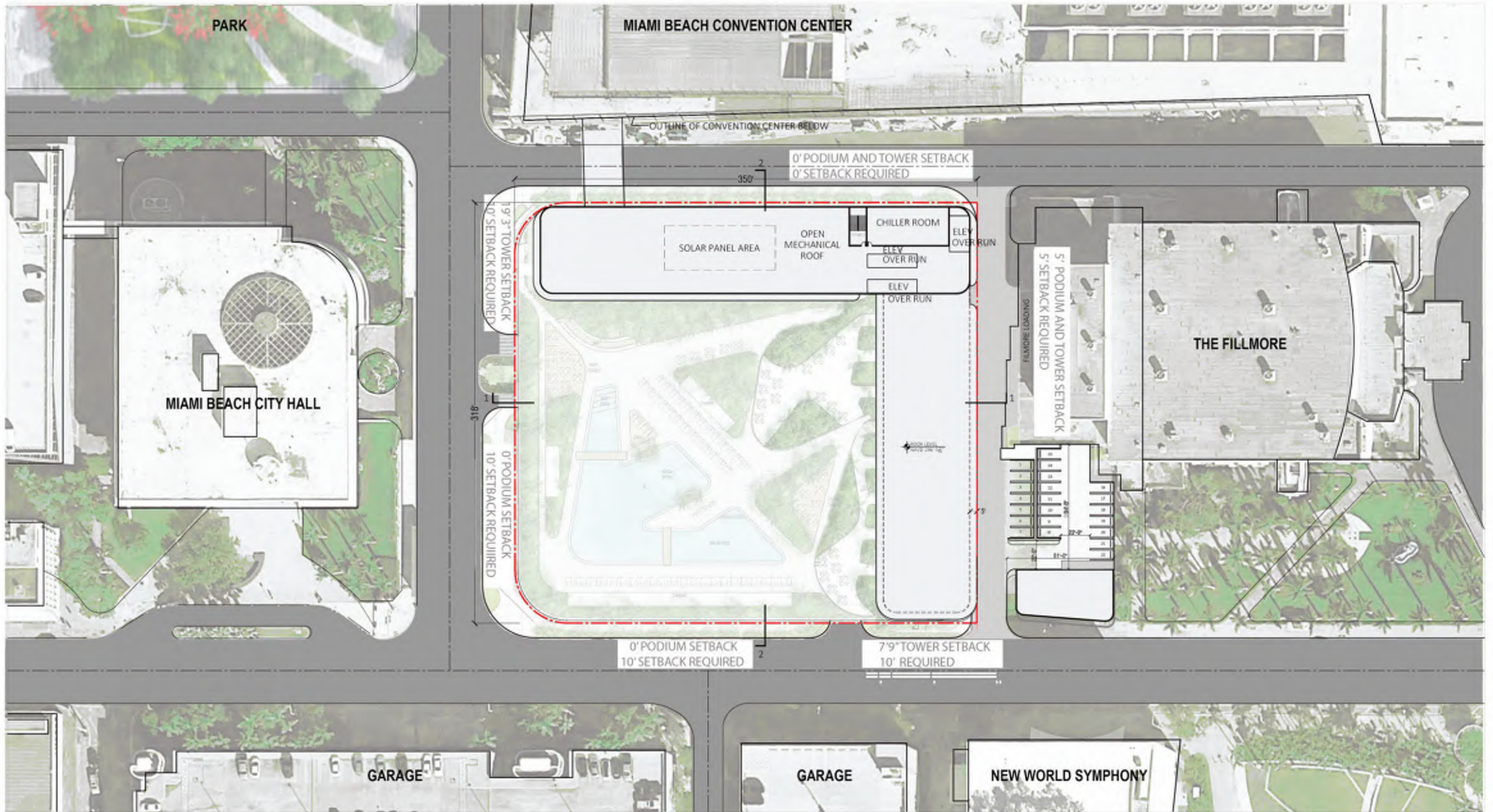
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CONTEXT LOCATION PLAN
 CCC DISTRICT**

**DATE:
 2019.05.13**

A1-00



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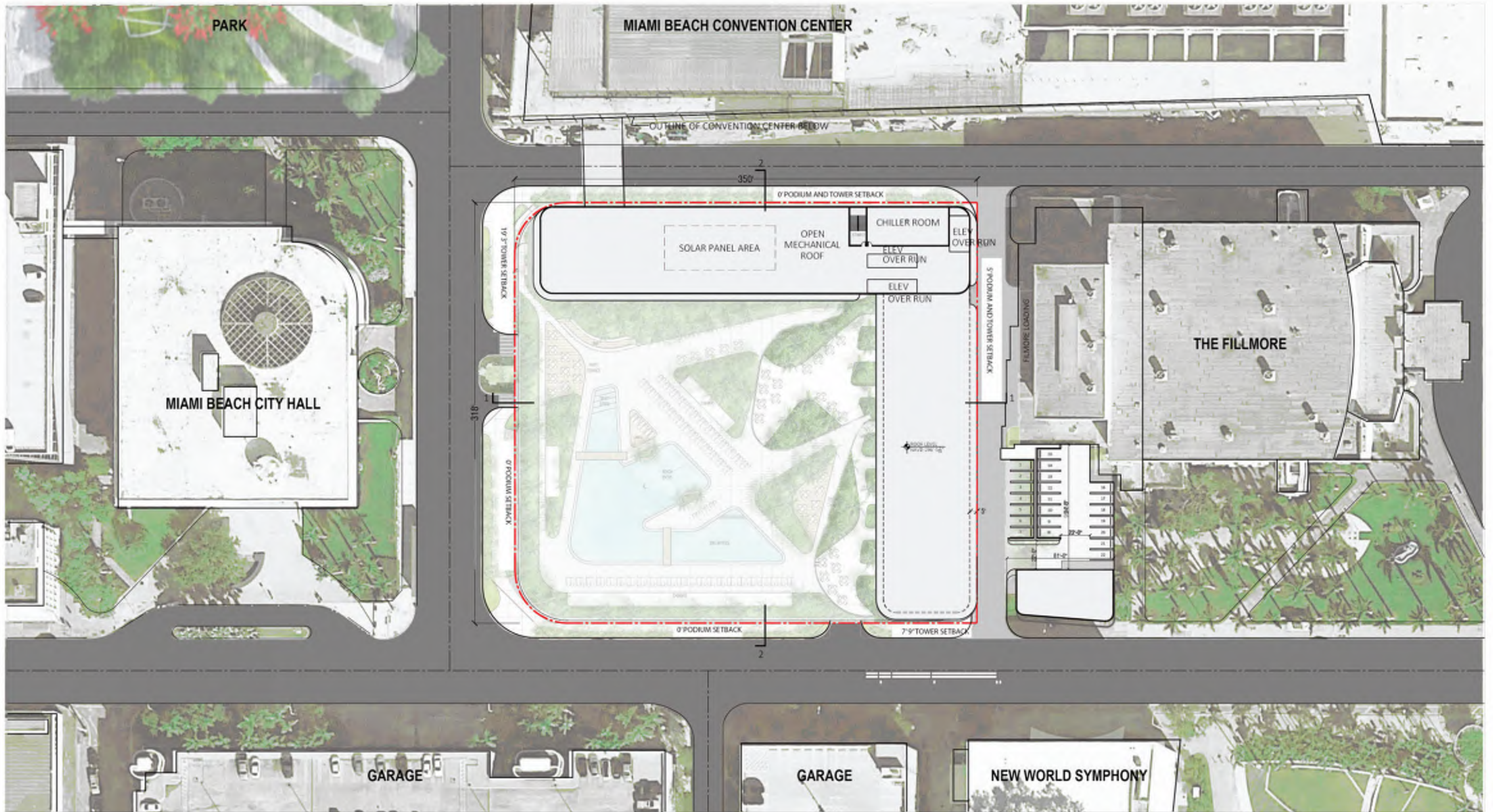
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**SITE PLAN
SETBACK DIAGRAM**

**DATE:
2019.05.13**

A1-01



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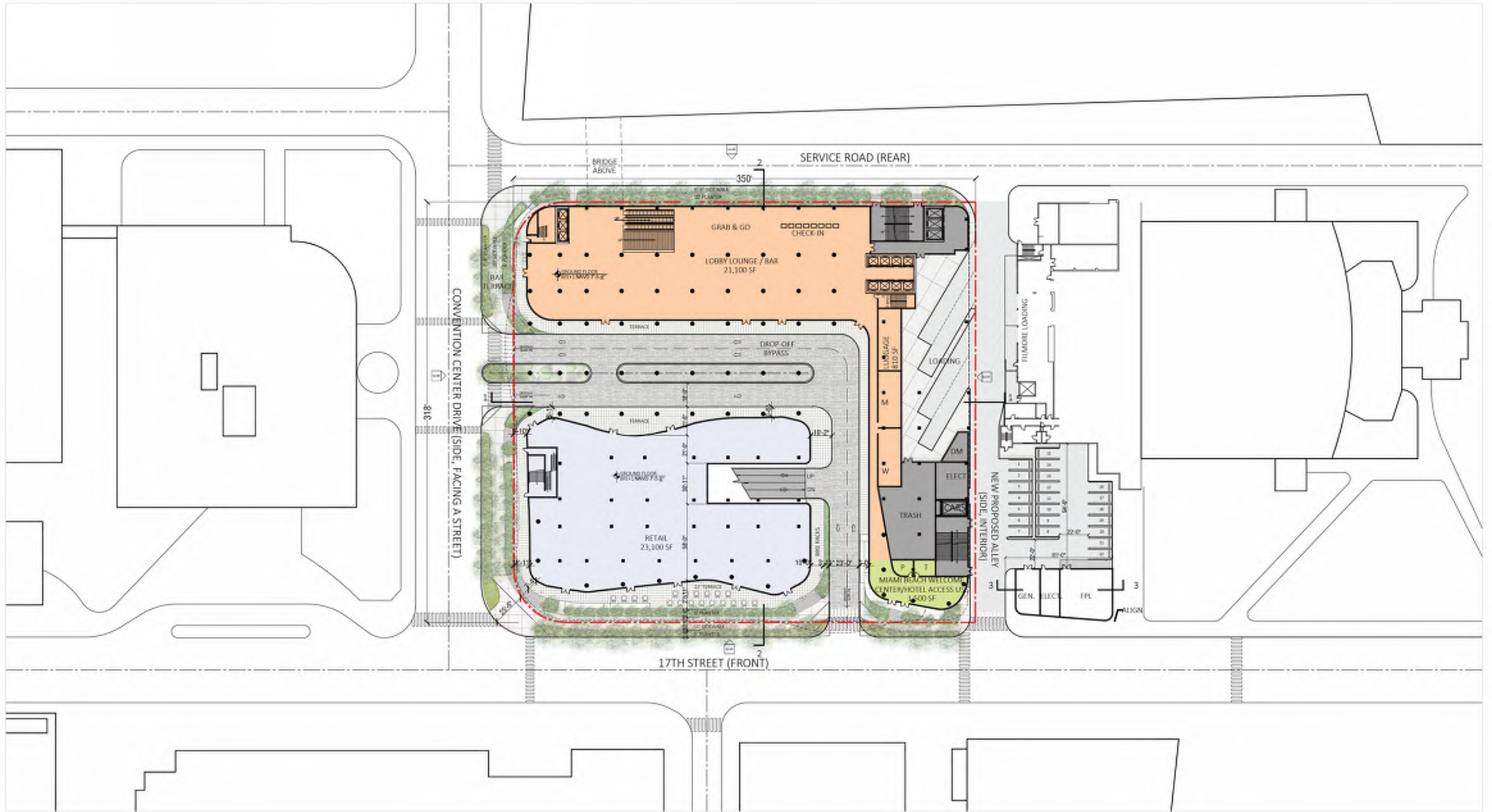
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERED SITE PLAN

DATE:
2019.05.13

A1-02



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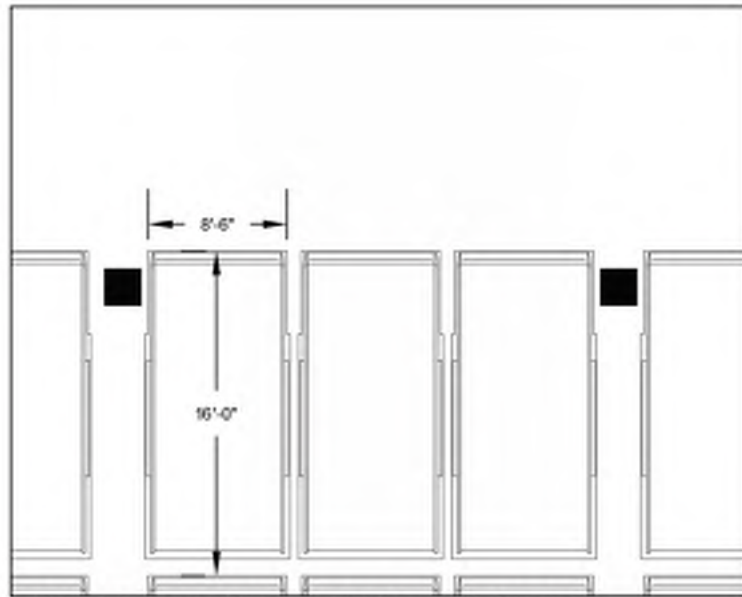
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

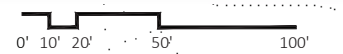
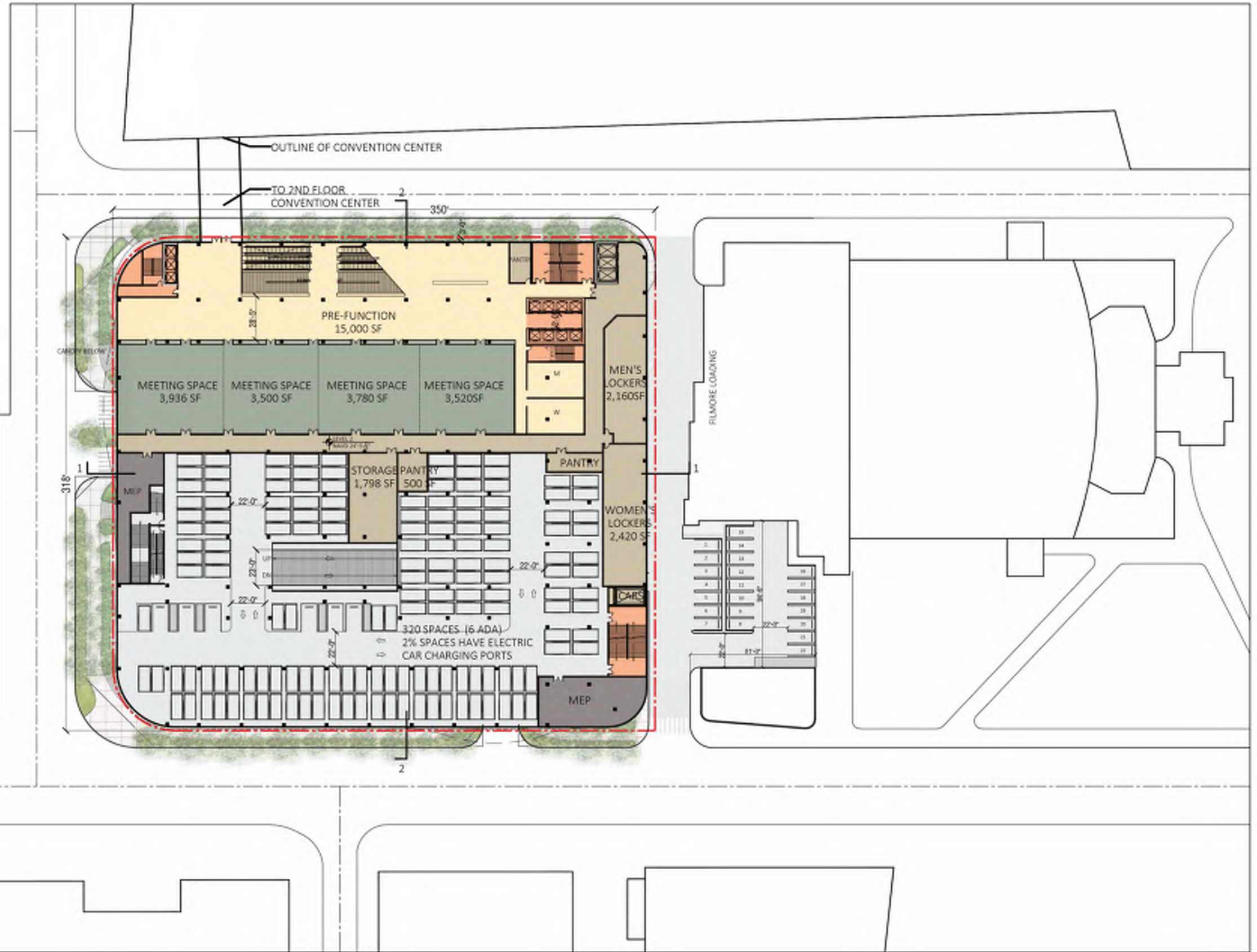
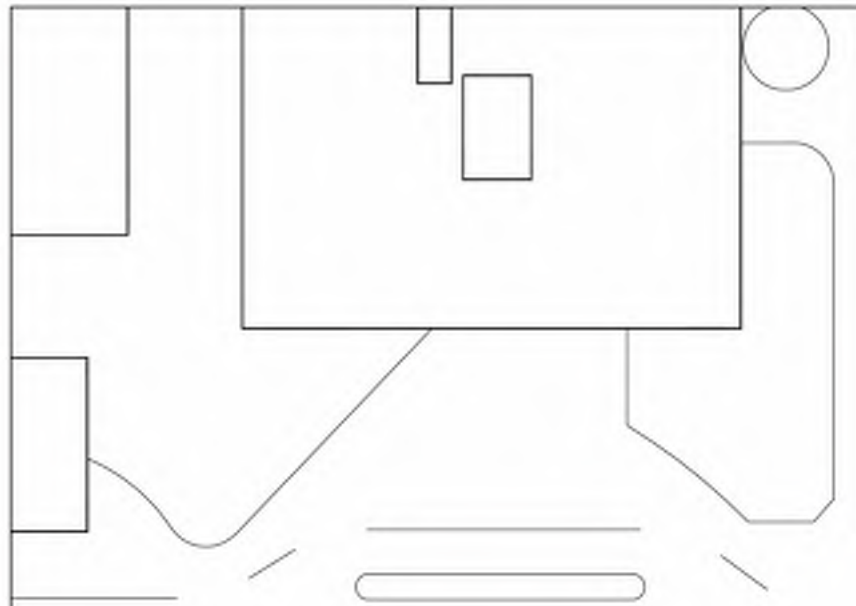
GROUND LEVEL

DATE:
2019.05.13

A1-03



VALET PARKING SPACE DIMENSION
(DOUBLE STACKER)



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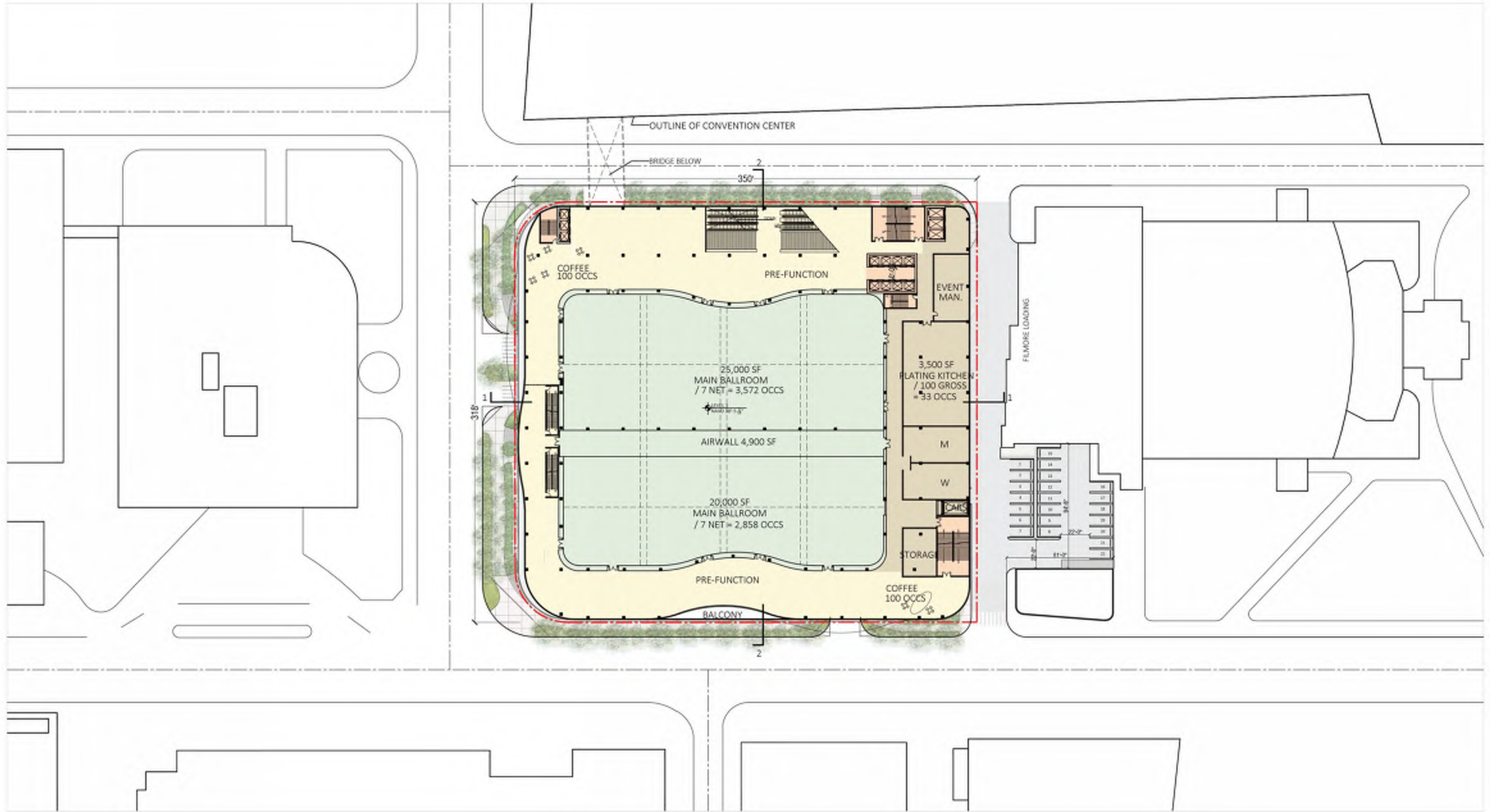
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LEVEL 02 - PARKING

DATE:
2019.05.13

A1-04



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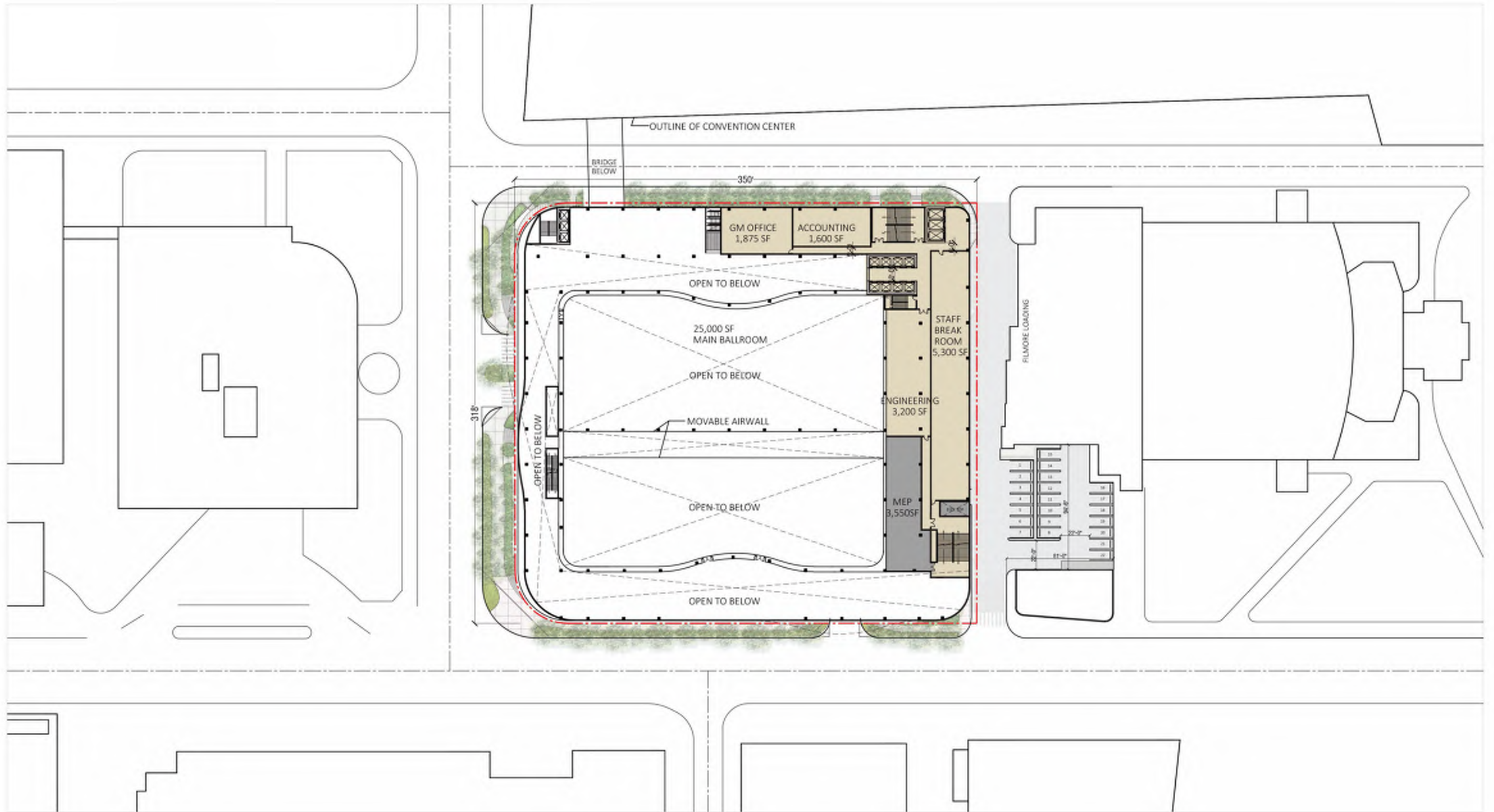
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LEVEL 03 - BALLROOM

DATE:
2019.05.13

A1-05



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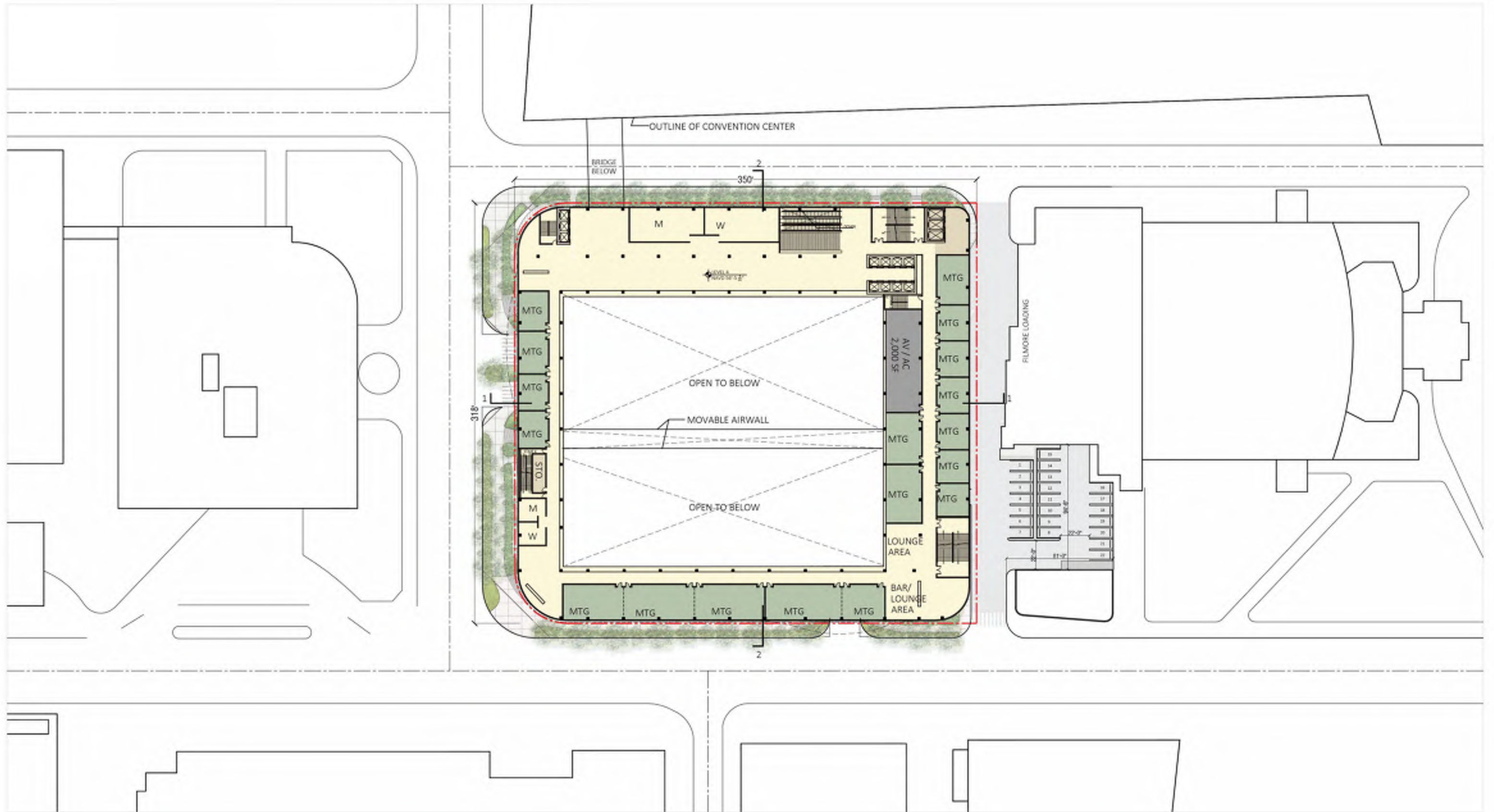
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LEVEL 03 - MEZZANINE

DATE:
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A1-06



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LEVEL 04 - MEETING ROOMS

DATE:
2019.05.13

A1-07



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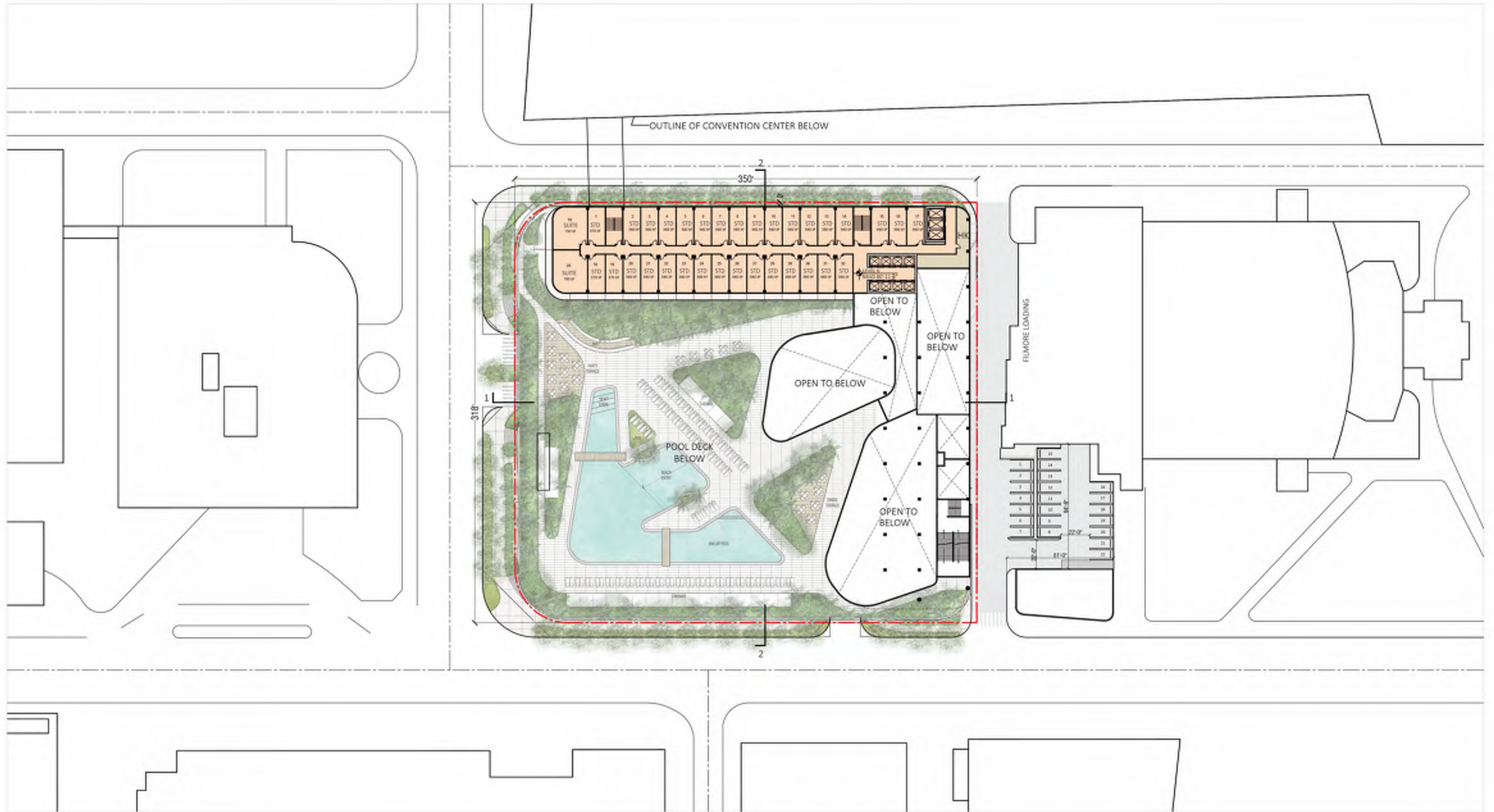
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LEVEL 05 - POOL DECK

DATE:
2019.05.13

A1-08



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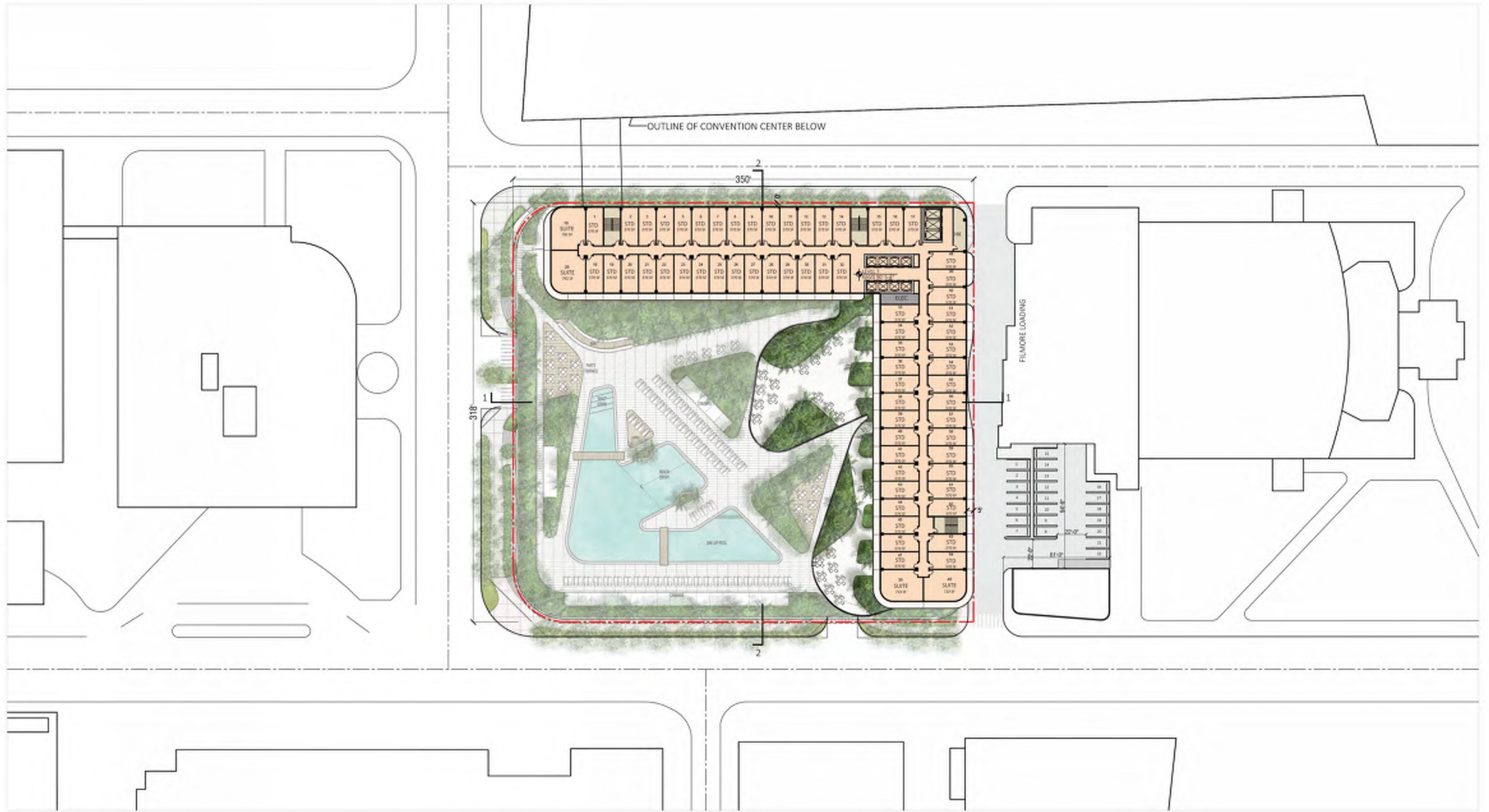
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LEVEL 06

DATE:
2019.05.13

A1-09



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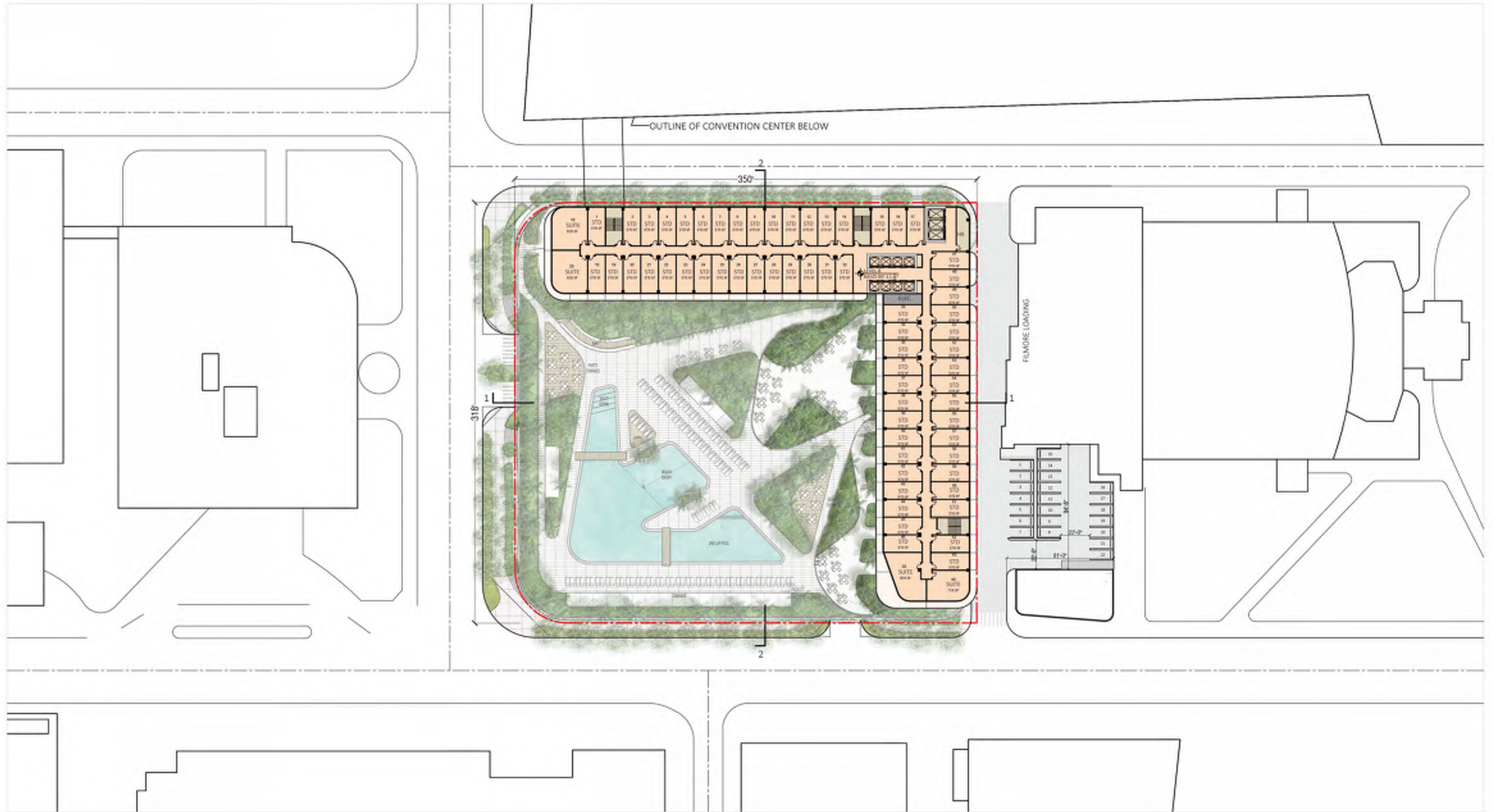
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LEVEL 07

DATE:
2019.05.13

A1-10



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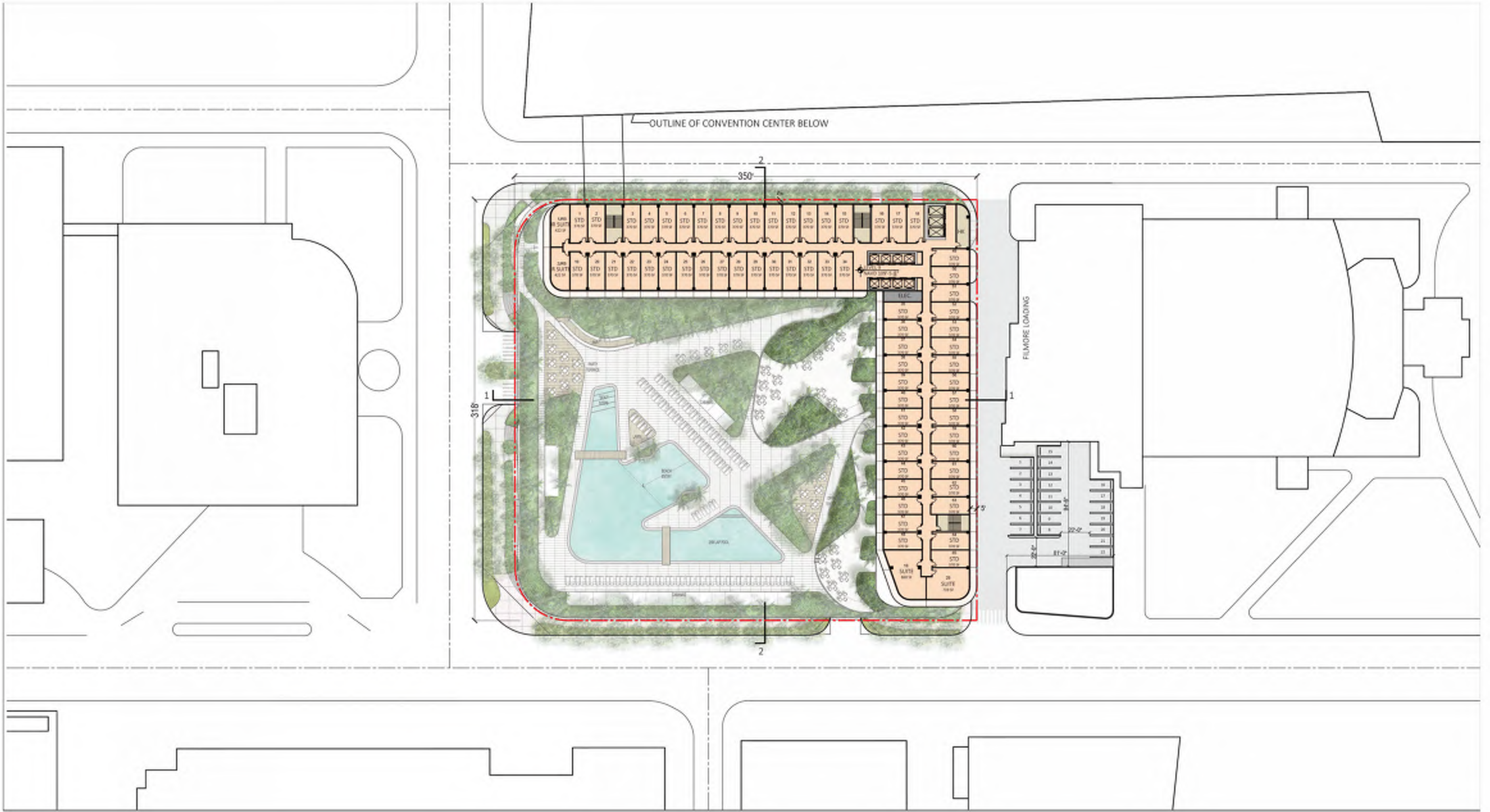
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LEVEL 08

DATE:
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A1-11



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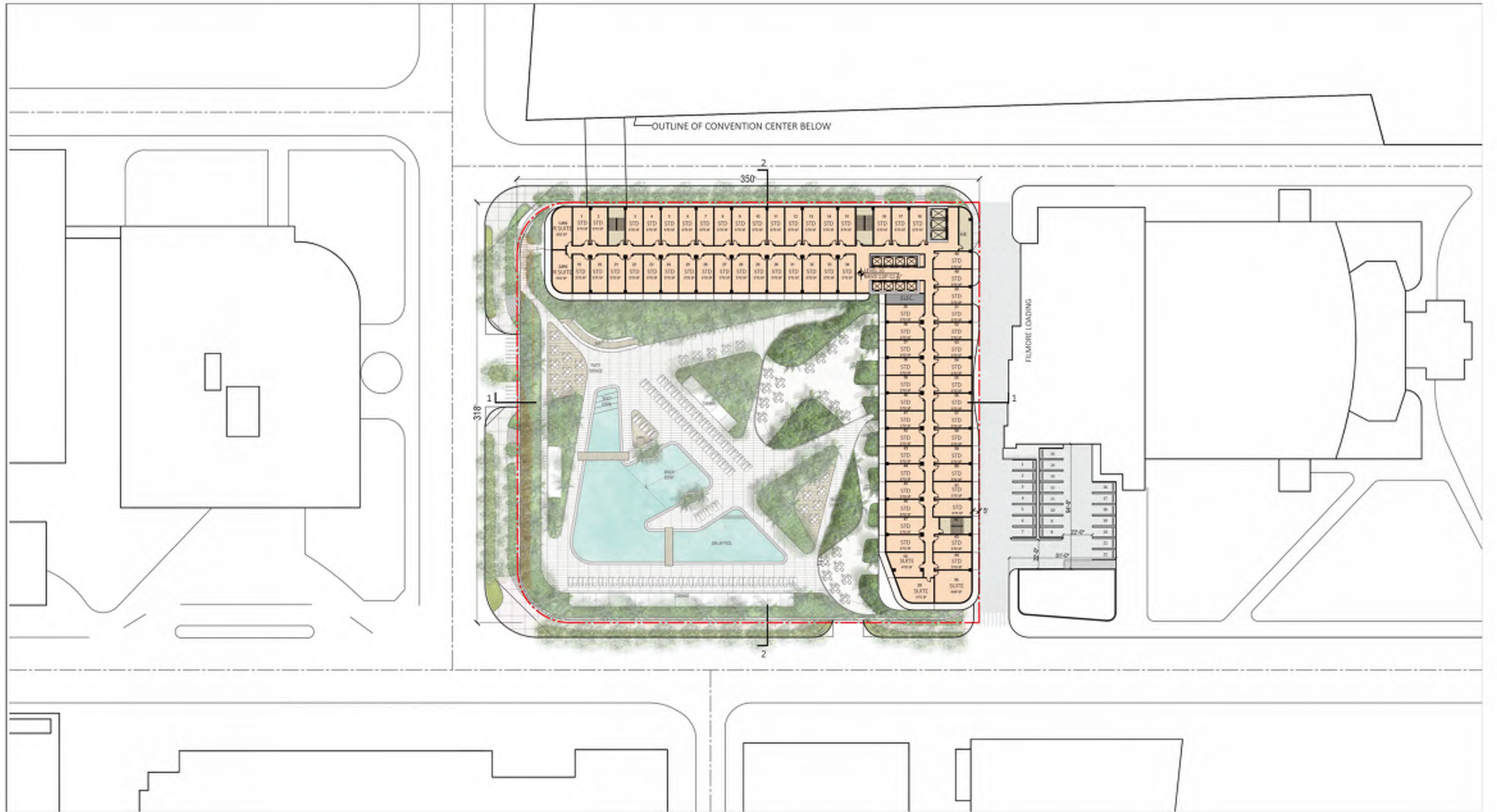
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LEVEL 09

DATE:
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A1-12



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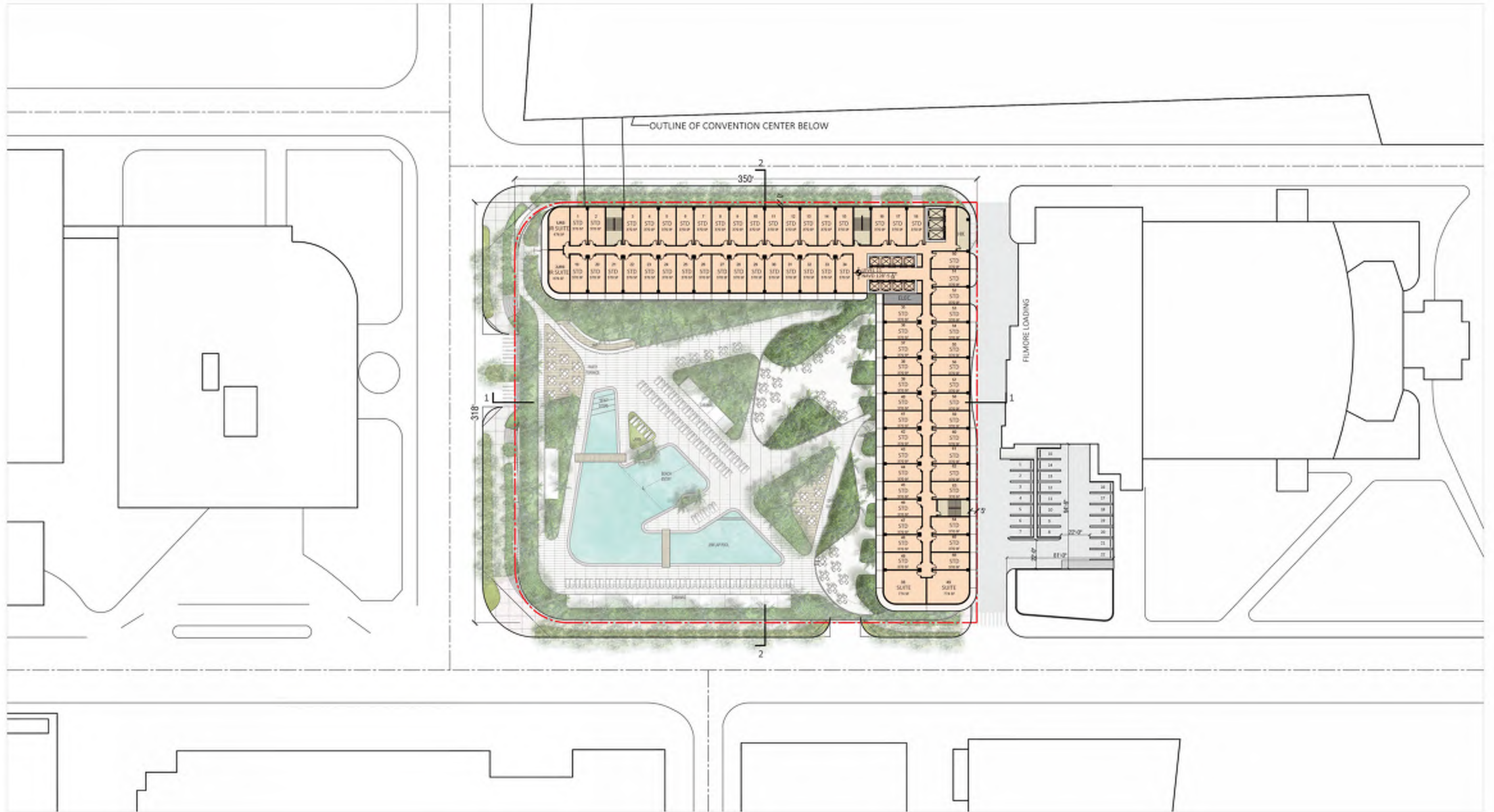
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LEVEL 10

DATE:
2019.05.13

A1-13



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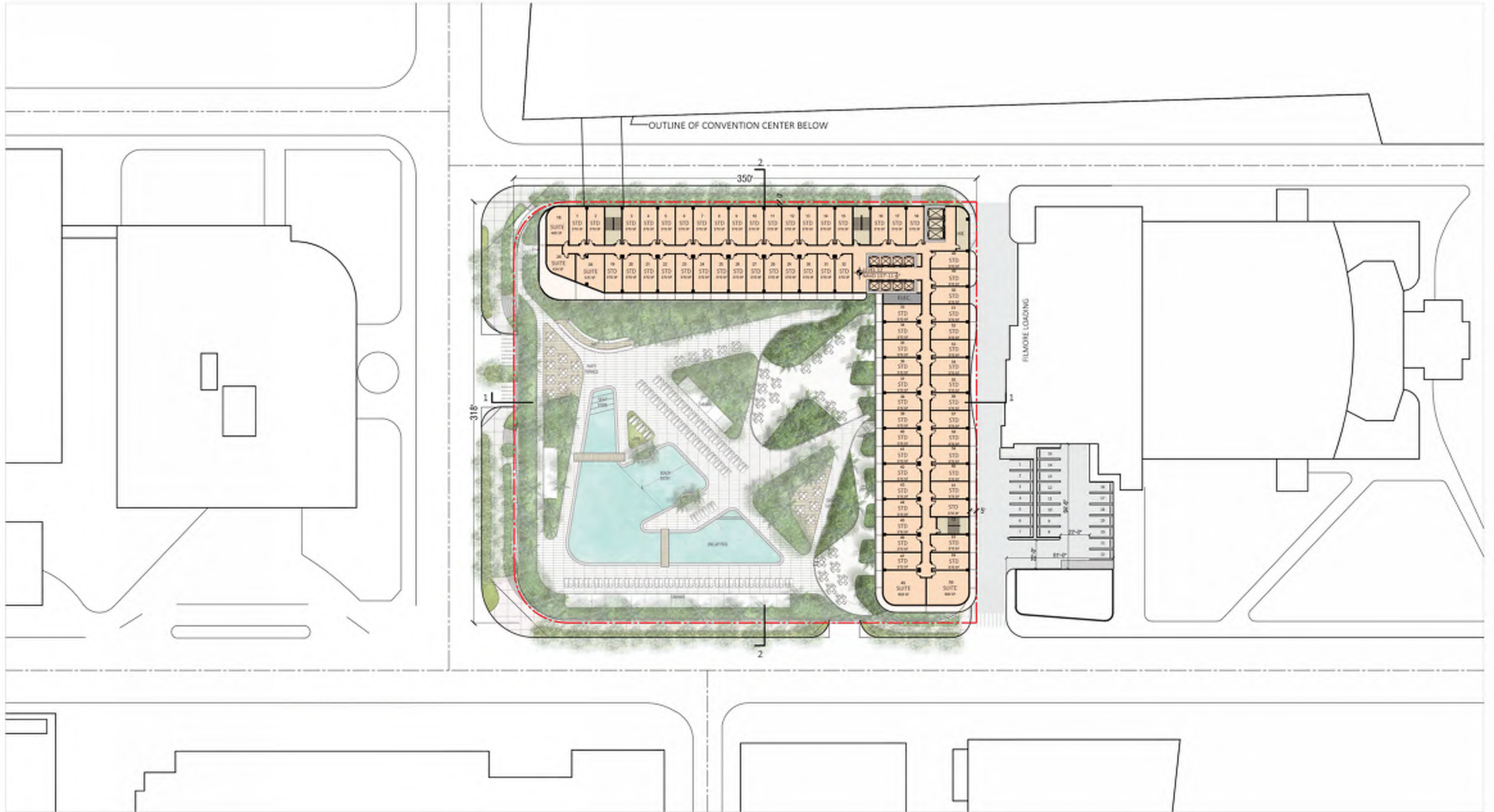
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LEVEL 11

DATE:
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LEVEL 12

DATE:
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A1-15



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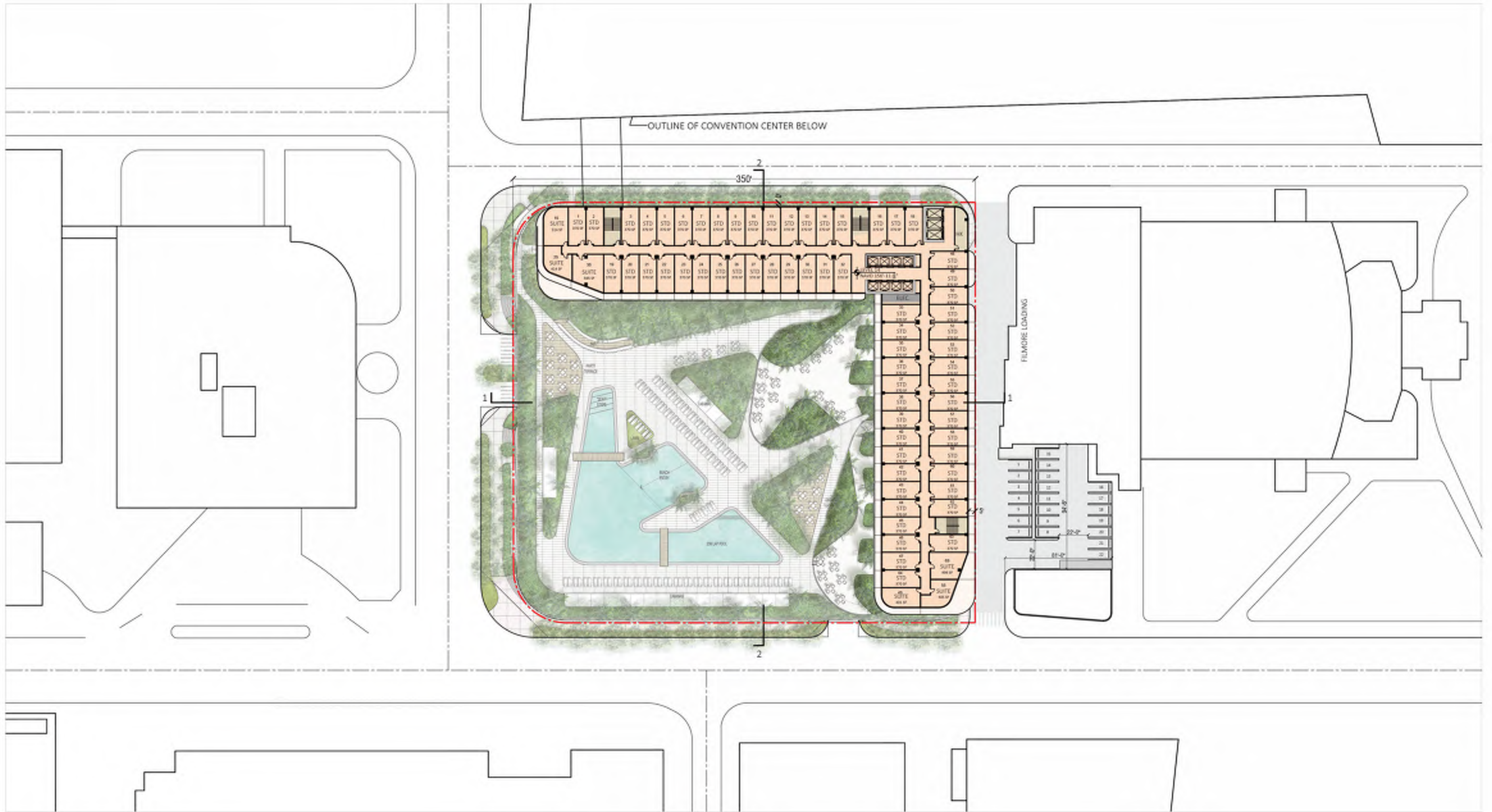
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LEVEL 13

DATE:
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A1-16



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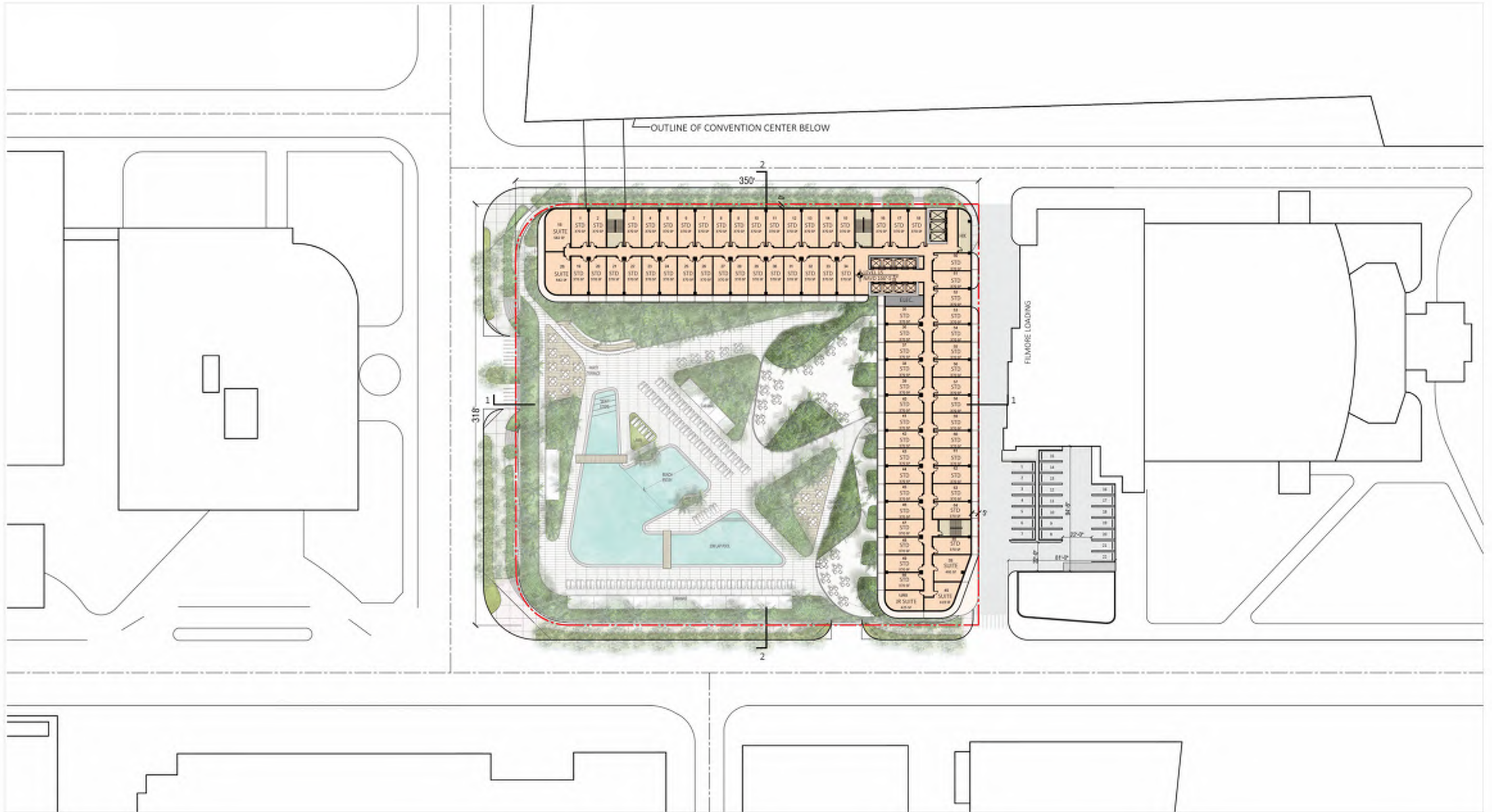
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LEVEL 14

DATE:
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A1-17



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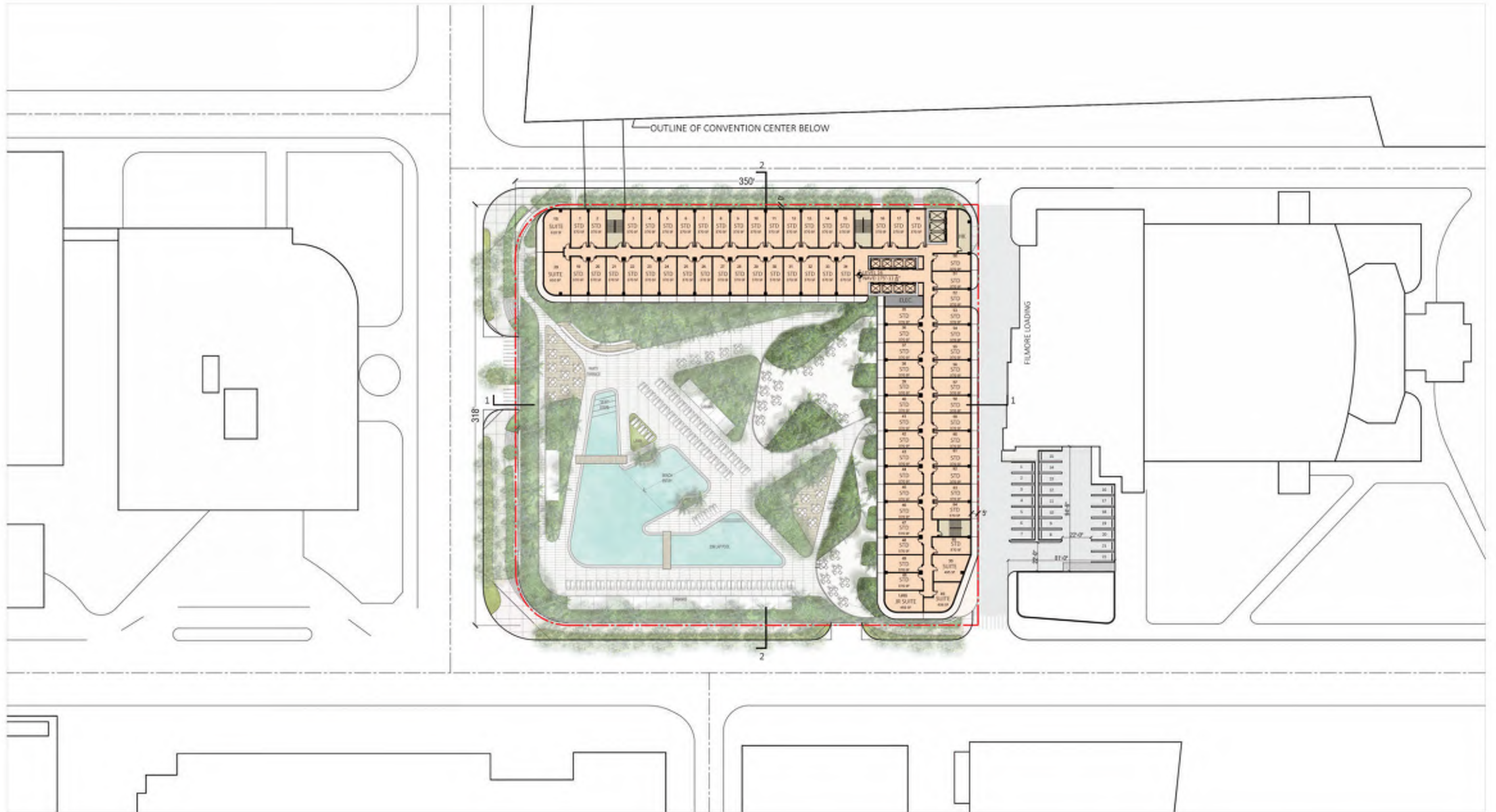
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LEVEL 15

DATE:
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A1-18



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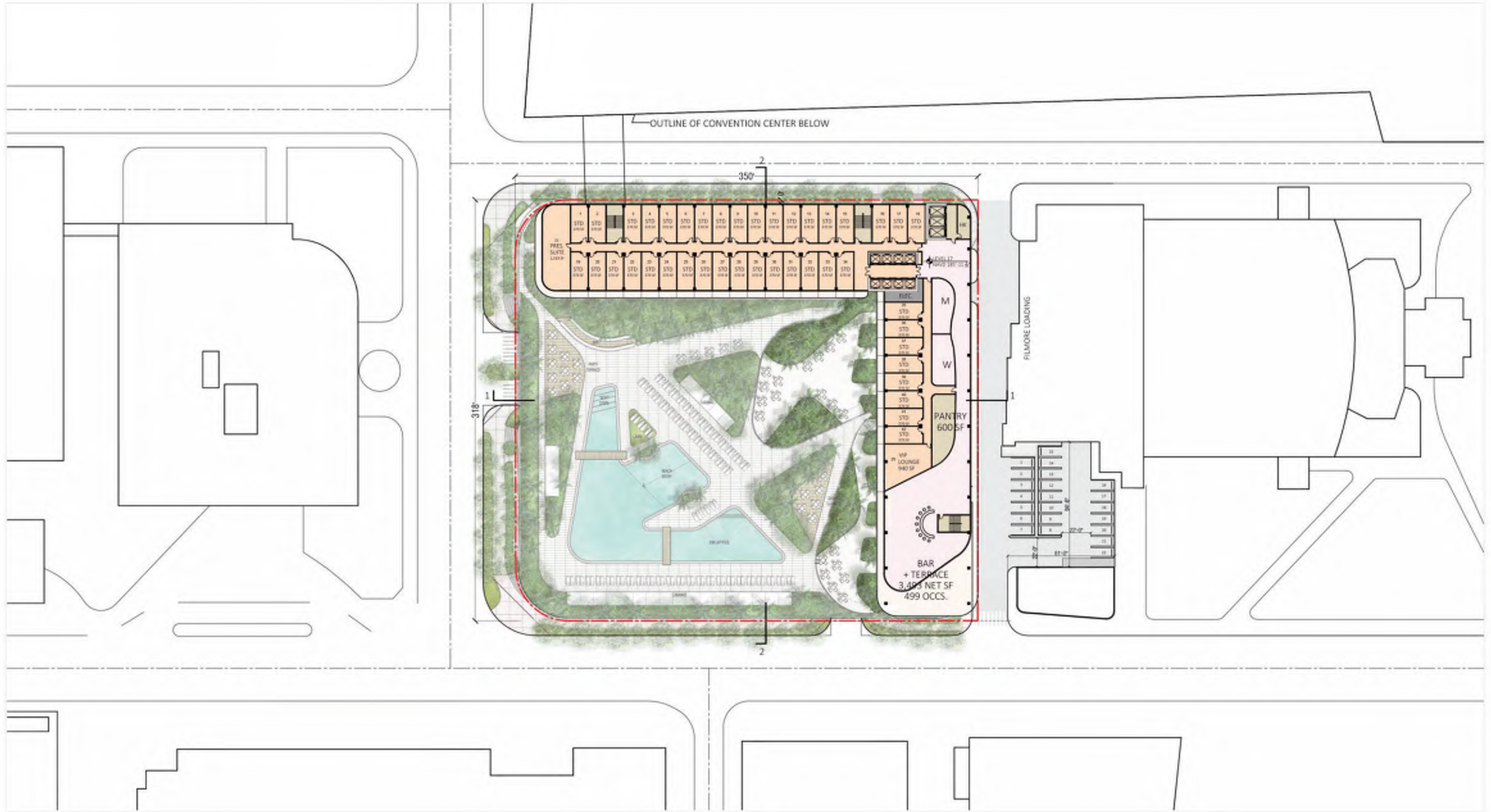
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LEVEL 16

DATE:
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A1-19



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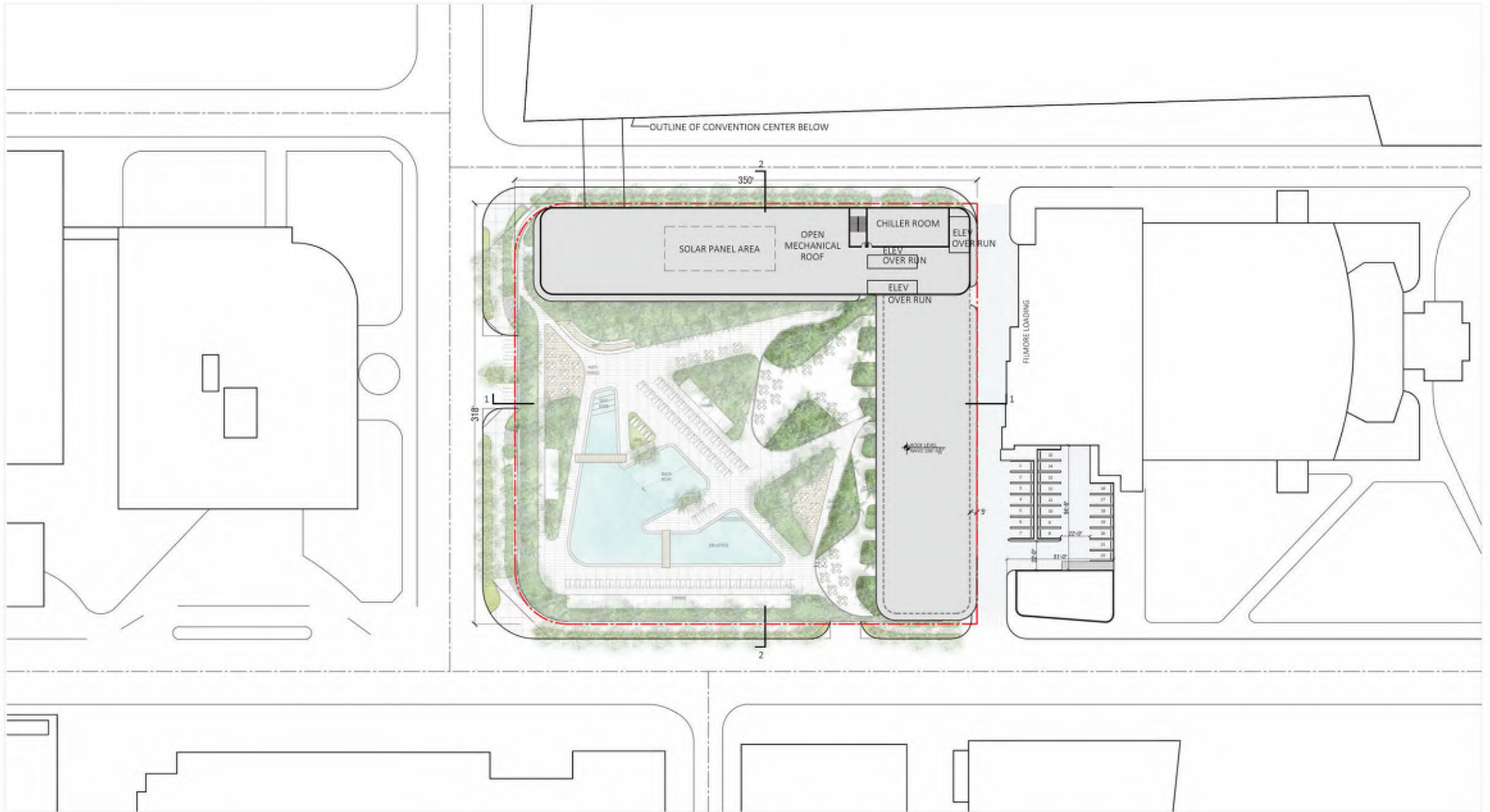
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LEVEL 17

DATE:
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A1-20



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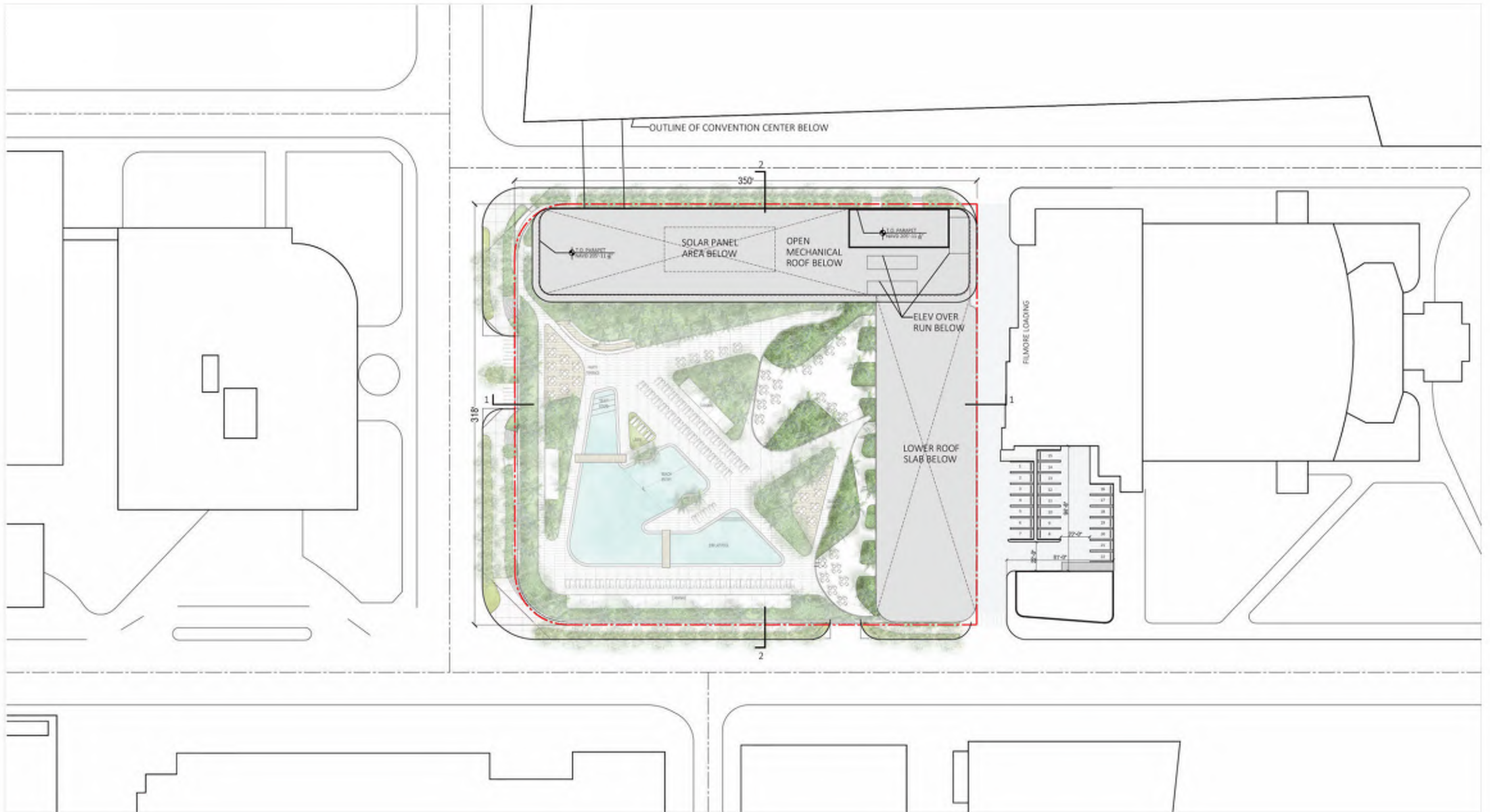
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ROOF PLAN

DATE:
2019.05.13

A1-21



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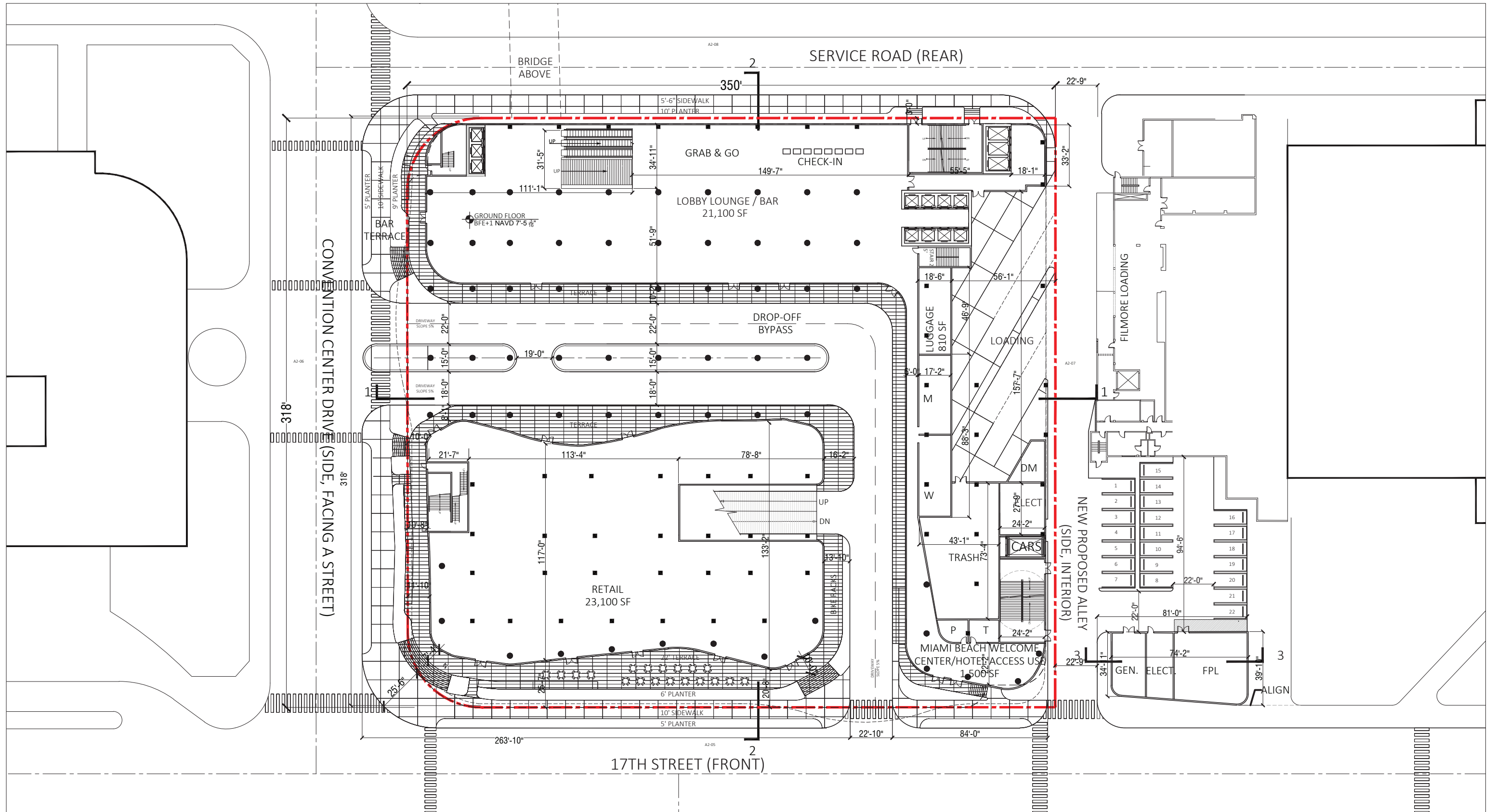
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UPPER ROOF PLAN

DATE:
2019.05.13

A1-22



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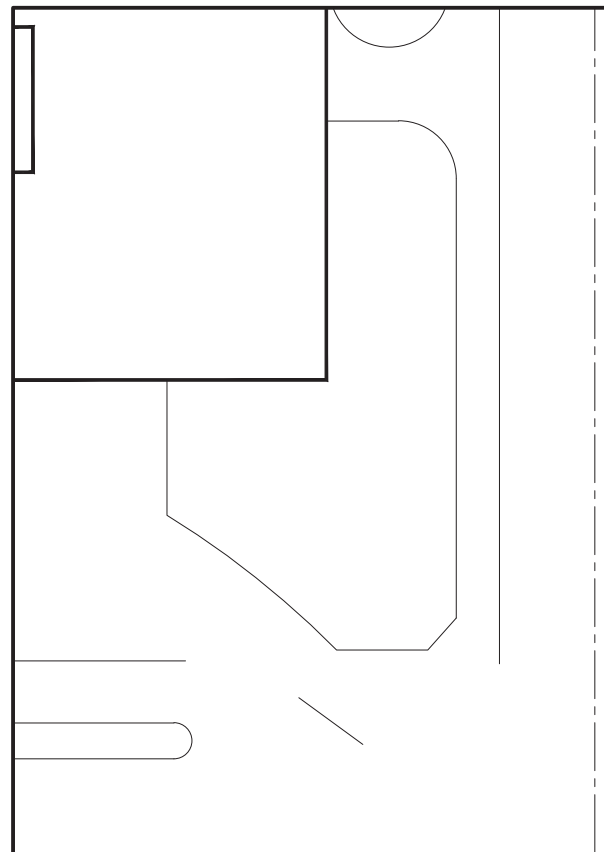
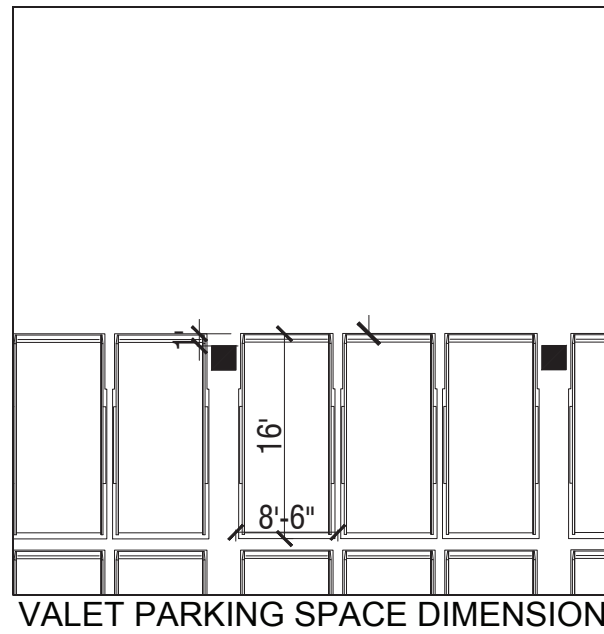
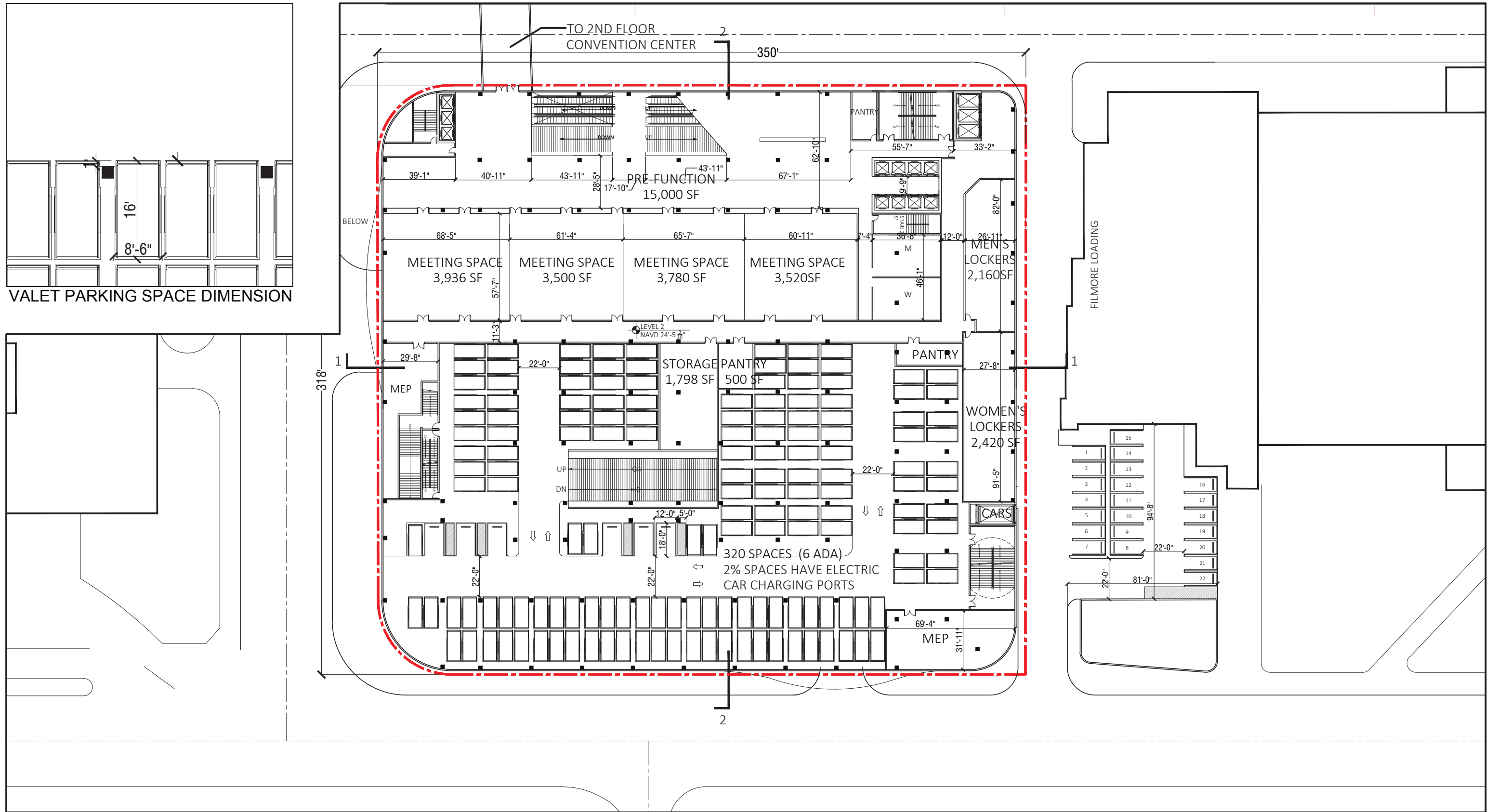
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**B/W PLAN
 GROUND LEVEL**

**DATE:
 2019.05.13**

A1-23



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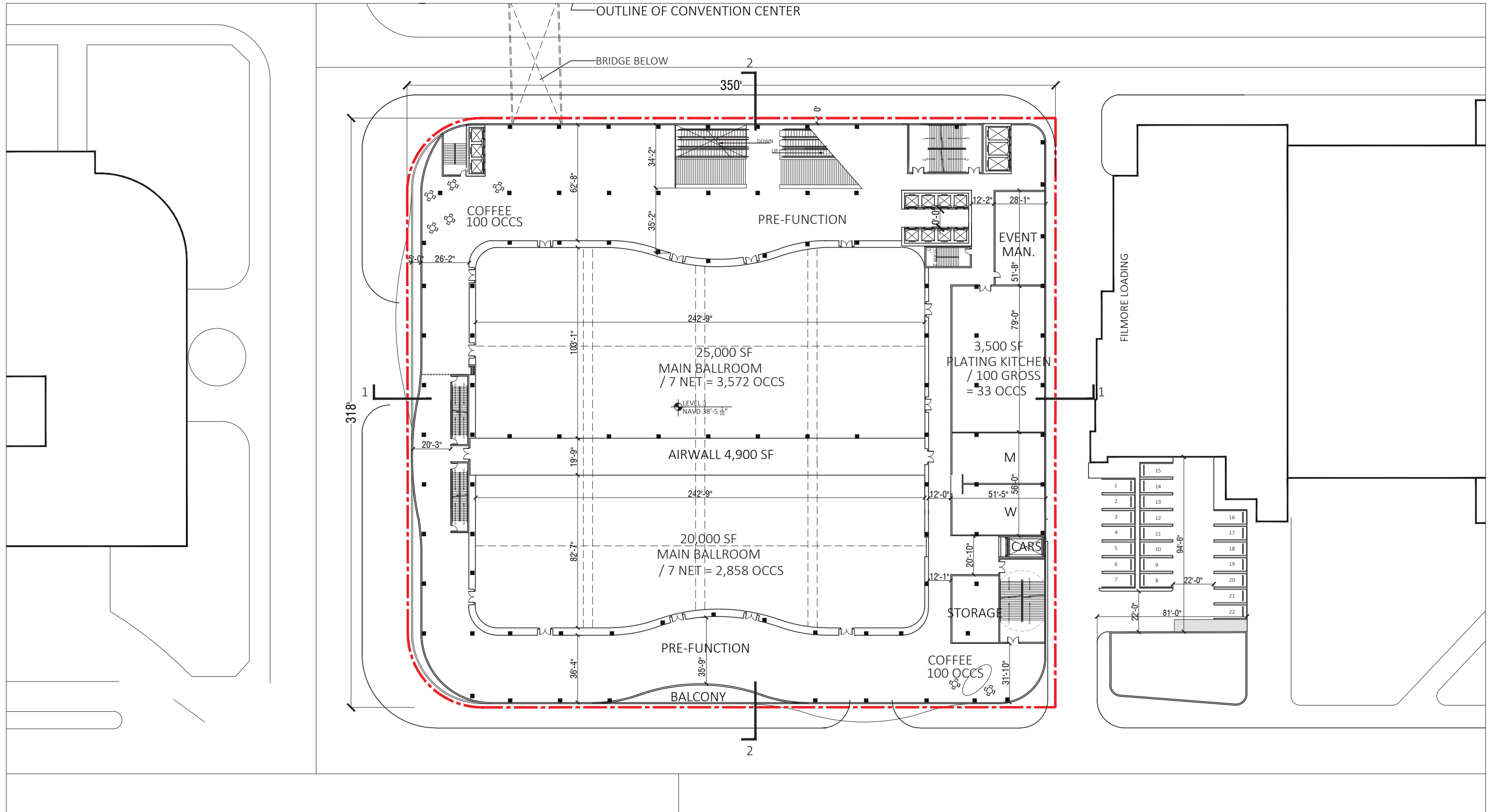
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**B/W PLAN
 LEVEL 02 - PARKING**

**DATE:
 2019.05.13**

A1-24



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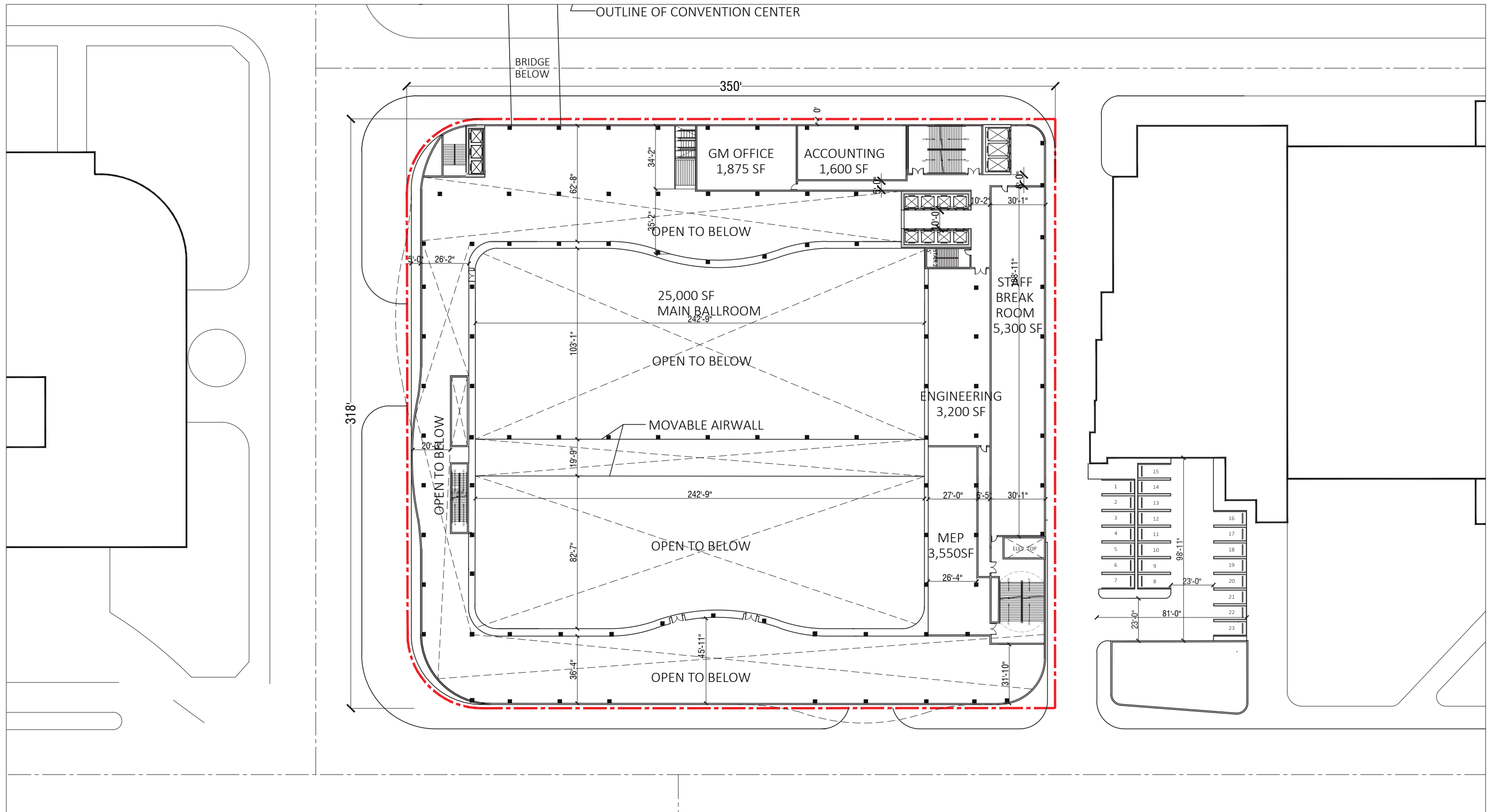
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**B/W PLAN
LEVEL 03 - BALLROOM**

**DATE:
2019.05.13**

A1-25



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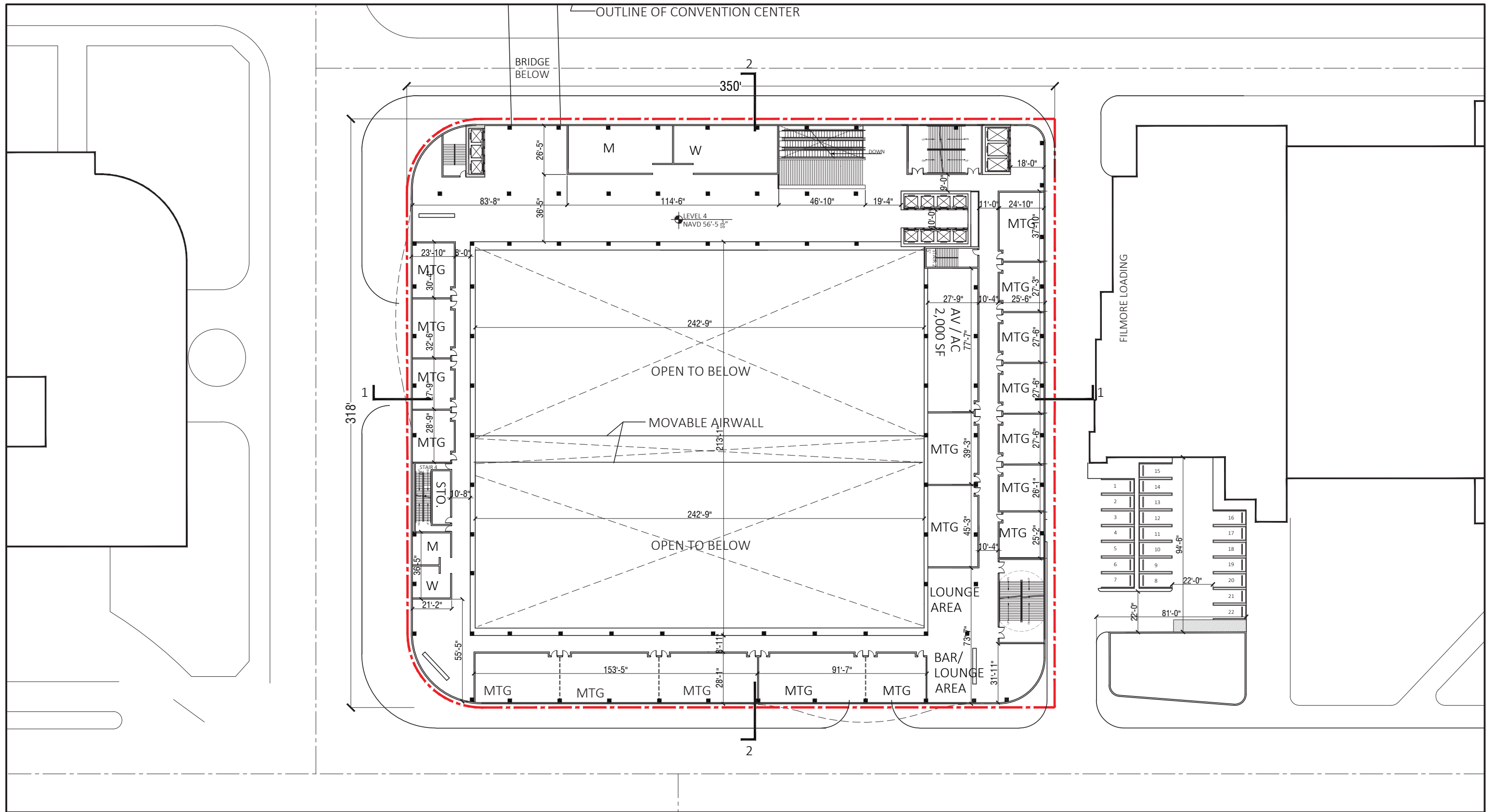
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**B/W PLAN
 LEVEL 03 MEZZANINE**

**DATE:
 2019.05.13**

A1-26



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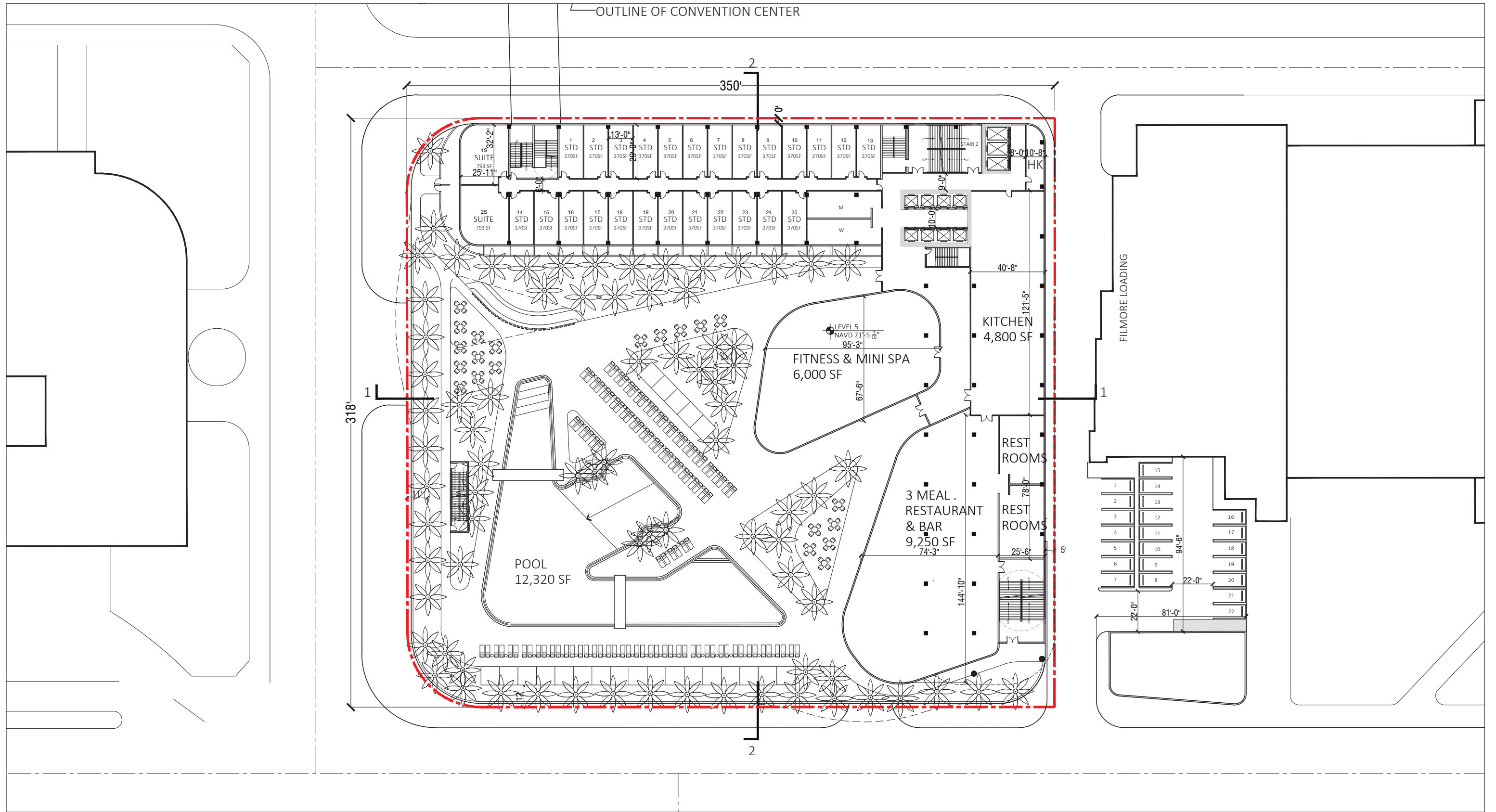
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**B/W PLAN
LEVEL 04 - MEETING**

**DATE:
2019.05.13**

A1-27



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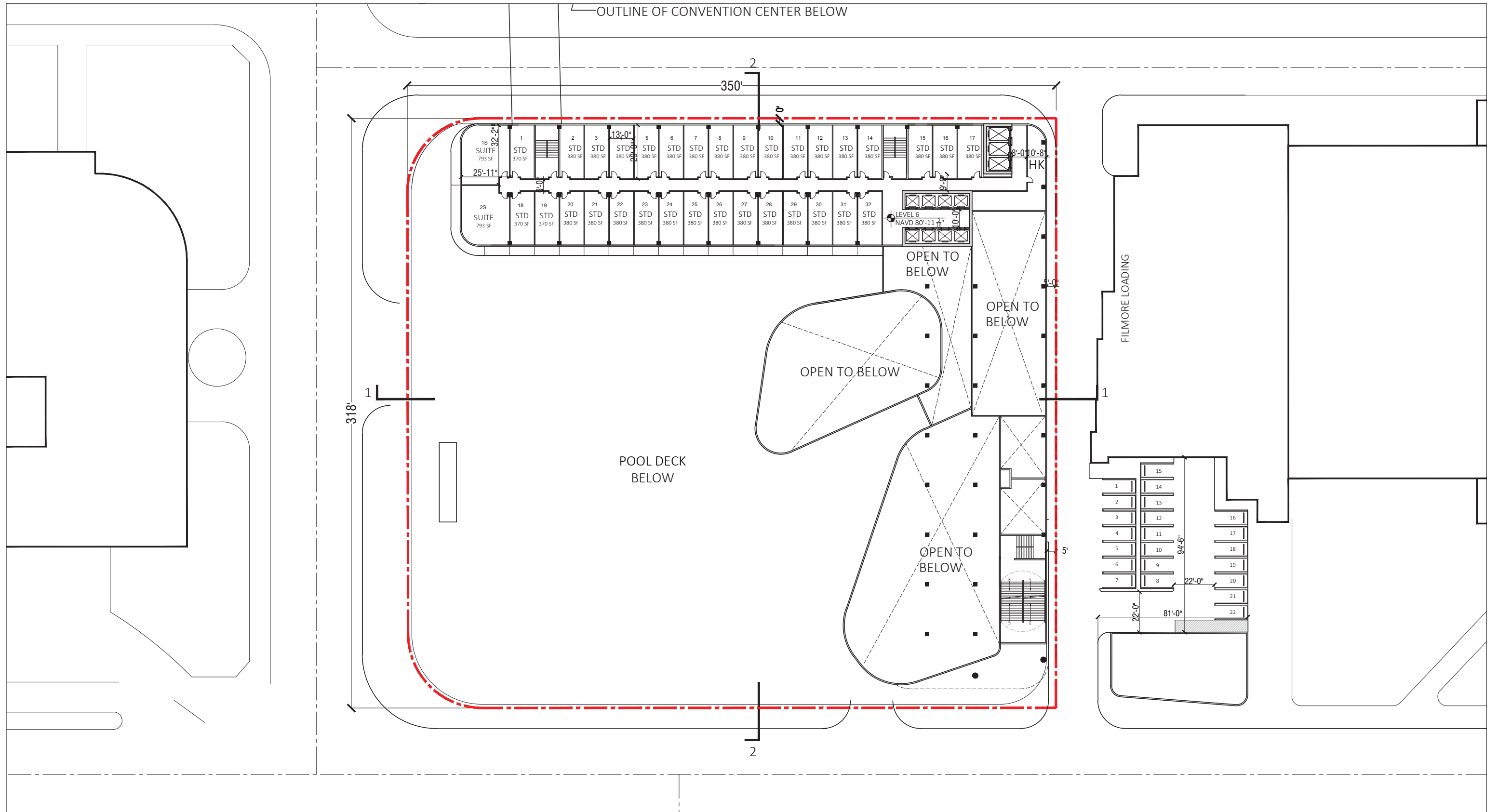
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**B/W PLAN
 LEVEL 05 POOL DECK**

**DATE:
 2019.05.13**

A1-28



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 T 305.372.1812 F 305.372.1175

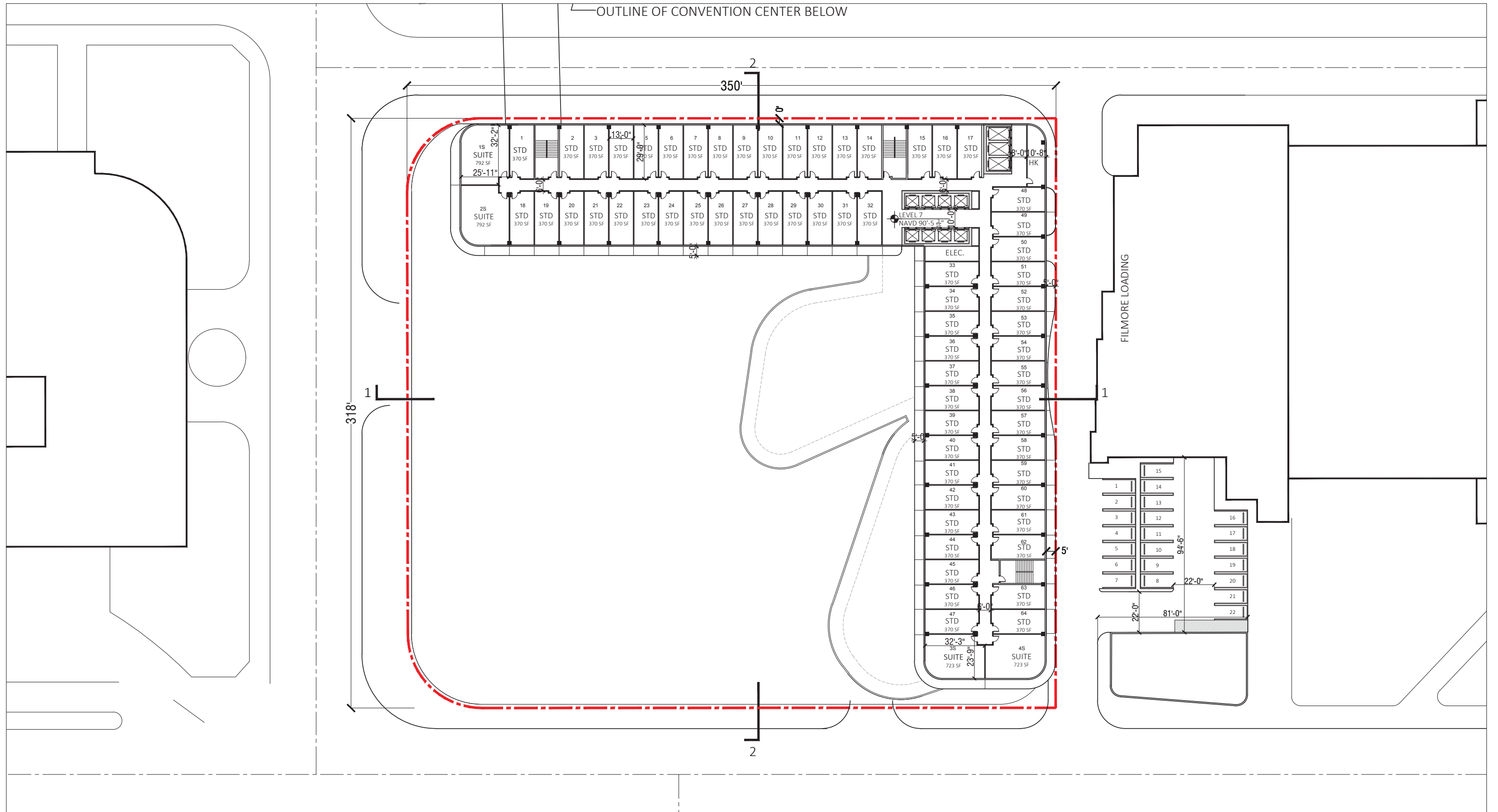
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 06**

**DATE:
 2019.05.13**

A1-29



OUTLINE OF CONVENTION CENTER BELOW



ARQUITECTONICA

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 T 305.372.1812 F 305.372.1175

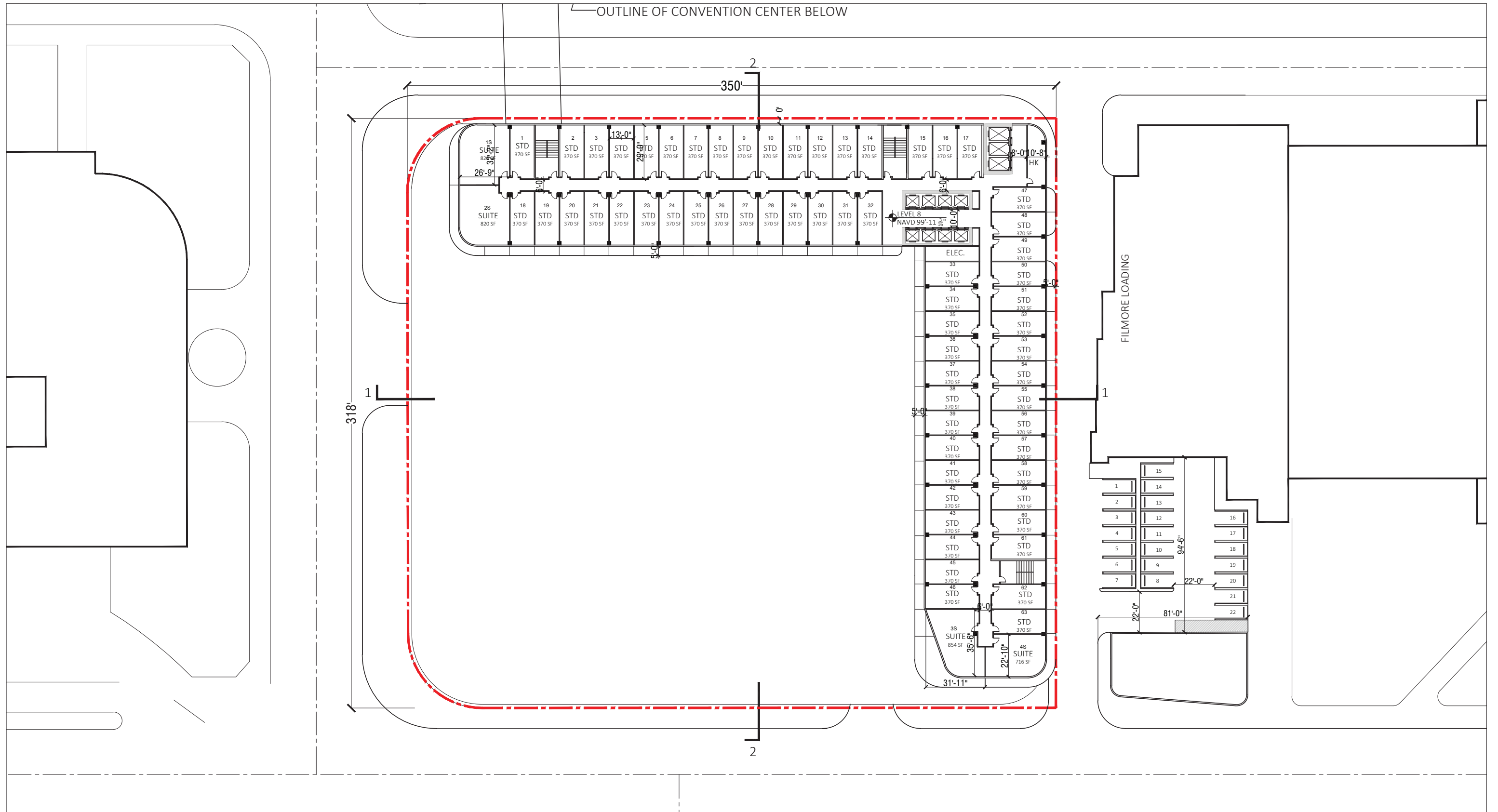
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 07**

**DATE:
 2019.05.13**

A1-30



← OUTLINE OF CONVENTION CENTER BELOW



ARQUITECTONICA

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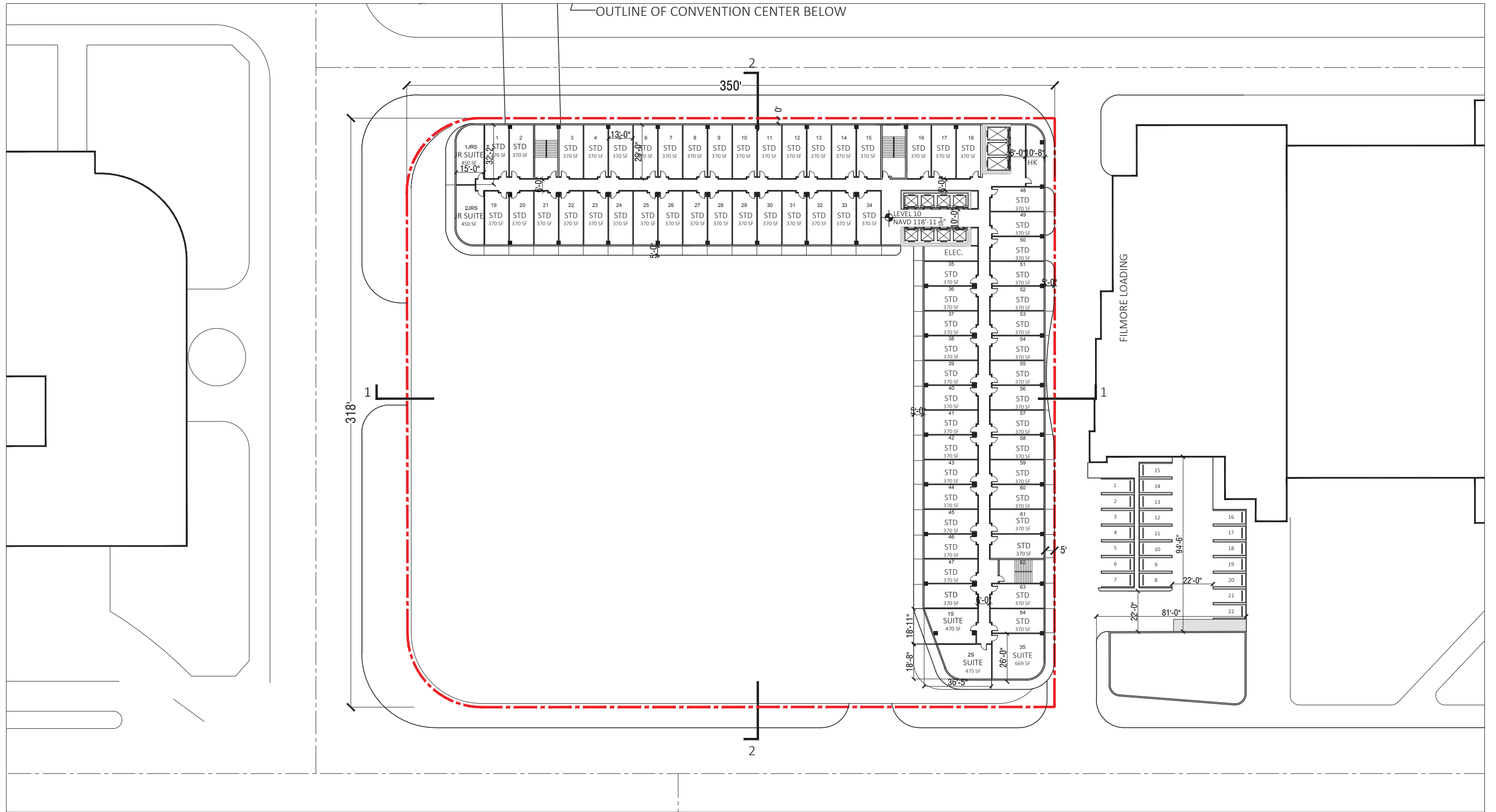
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 08**

**DATE:
 2019.05.13**

A1-31



ARQUITECTONICA

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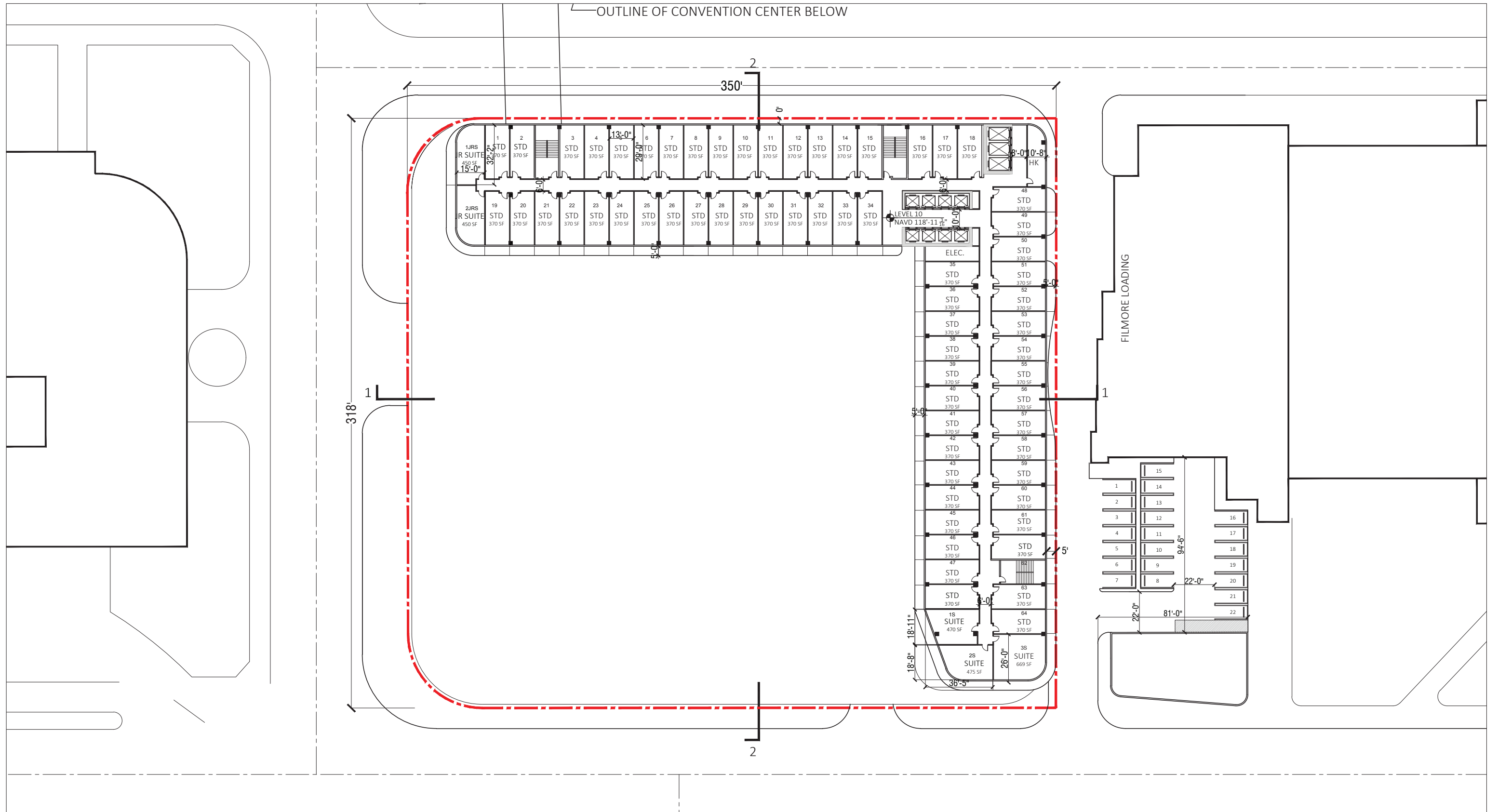
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 09**

**DATE:
 2019.05.13**

A1-32



OUTLINE OF CONVENTION CENTER BELOW



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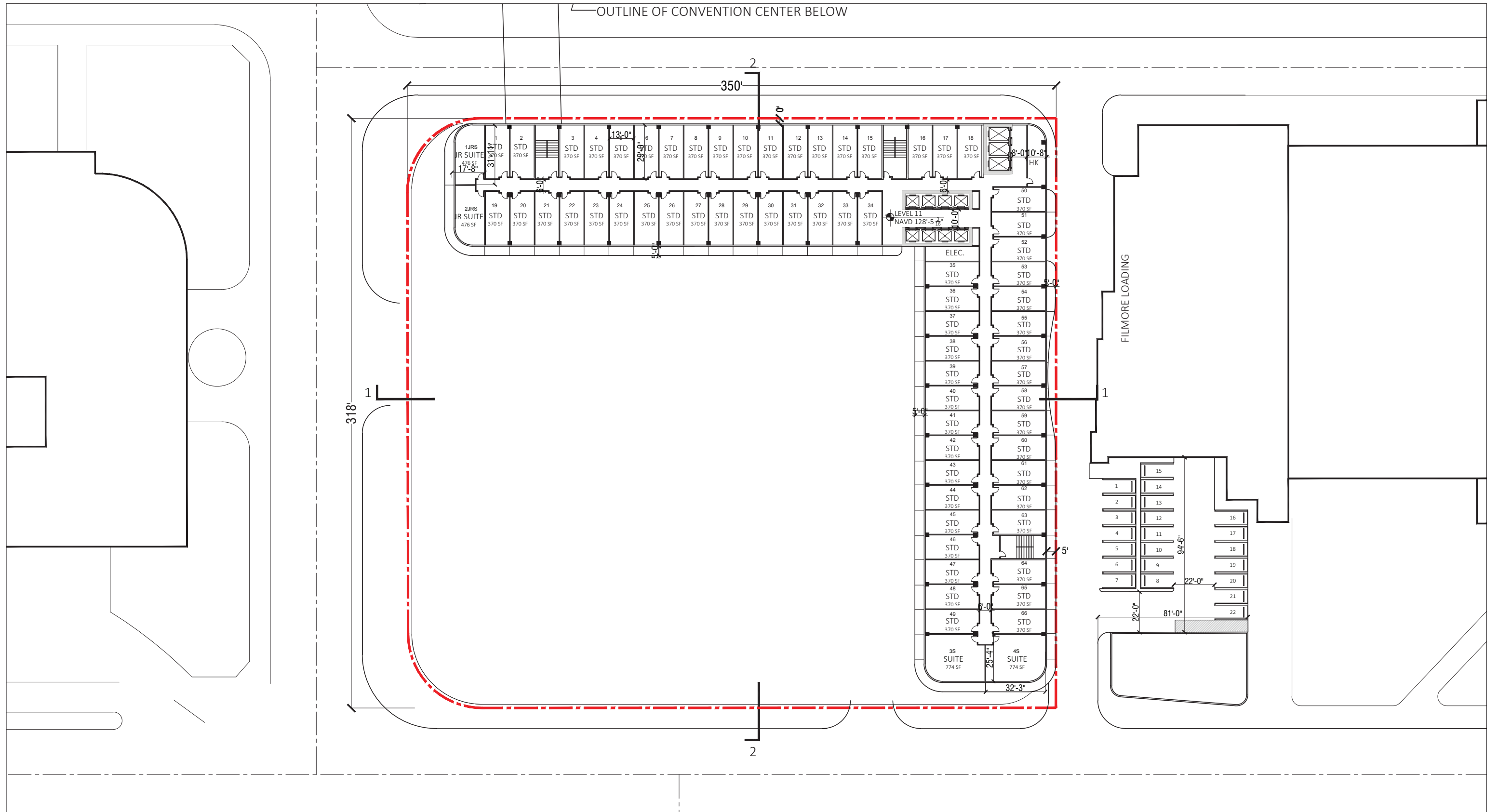
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 10**

**DATE:
 2019.05.13**

A1-33



ARQUITECTONICA

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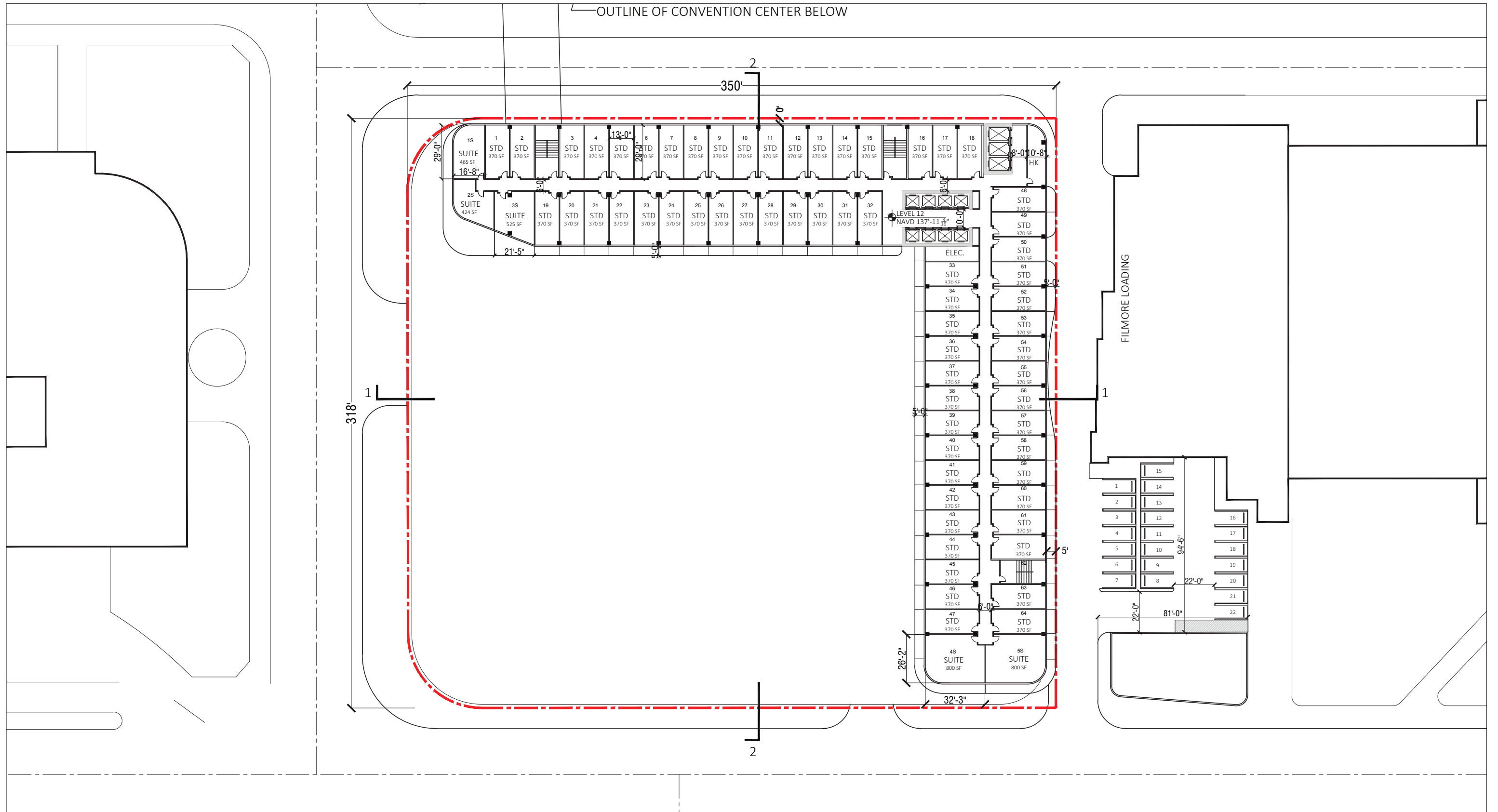
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 11**

**DATE:
 2019.05.13**

A1-34



ARQUITECTONICA

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 T 305.372.1812 F 305.372.1175

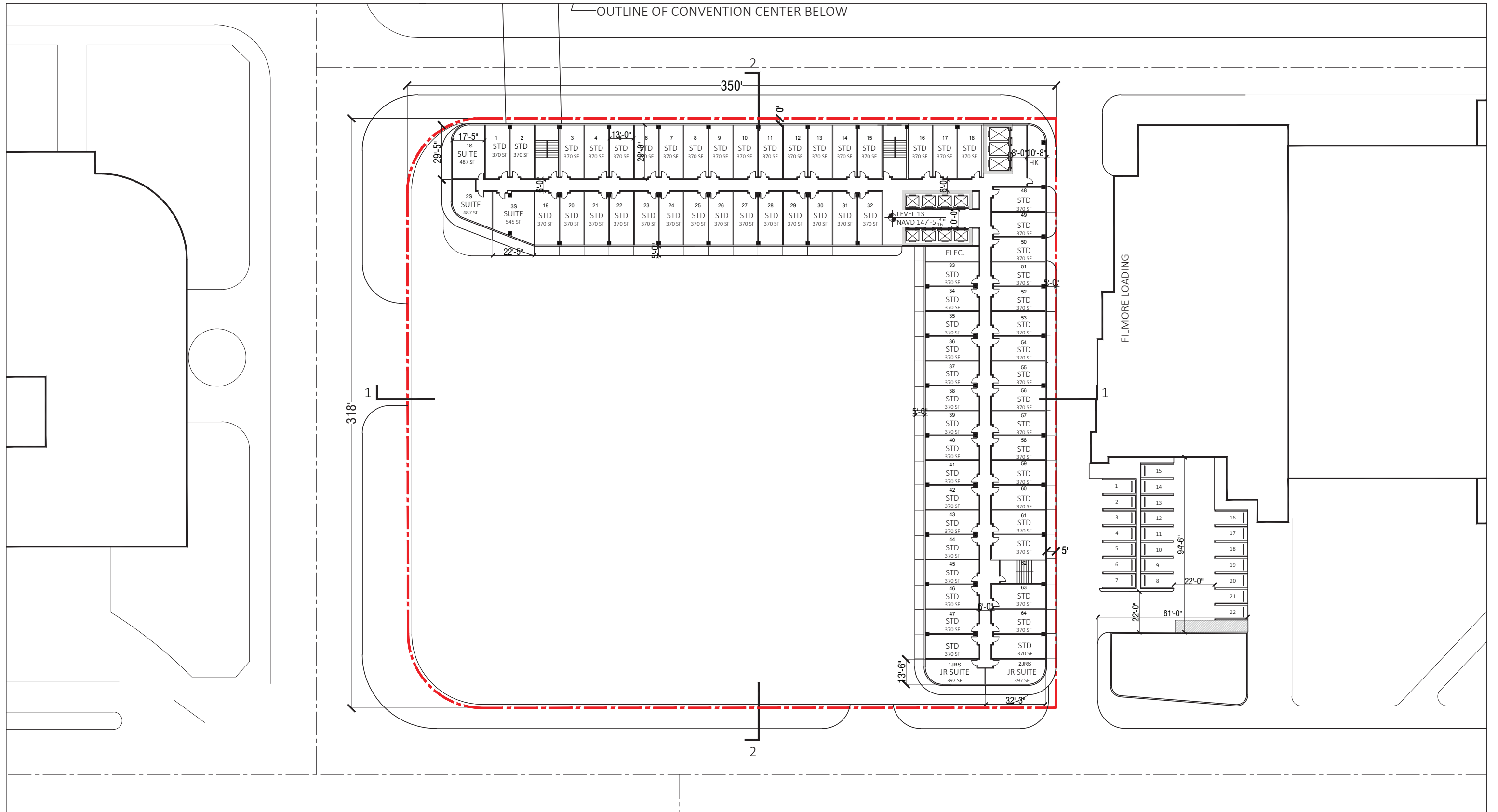
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 12**

**DATE:
 2019.05.13**

A1-35



OUTLINE OF CONVENTION CENTER BELOW



ARQUITECTONICA

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 T 305.372.1812 F 305.372.1175

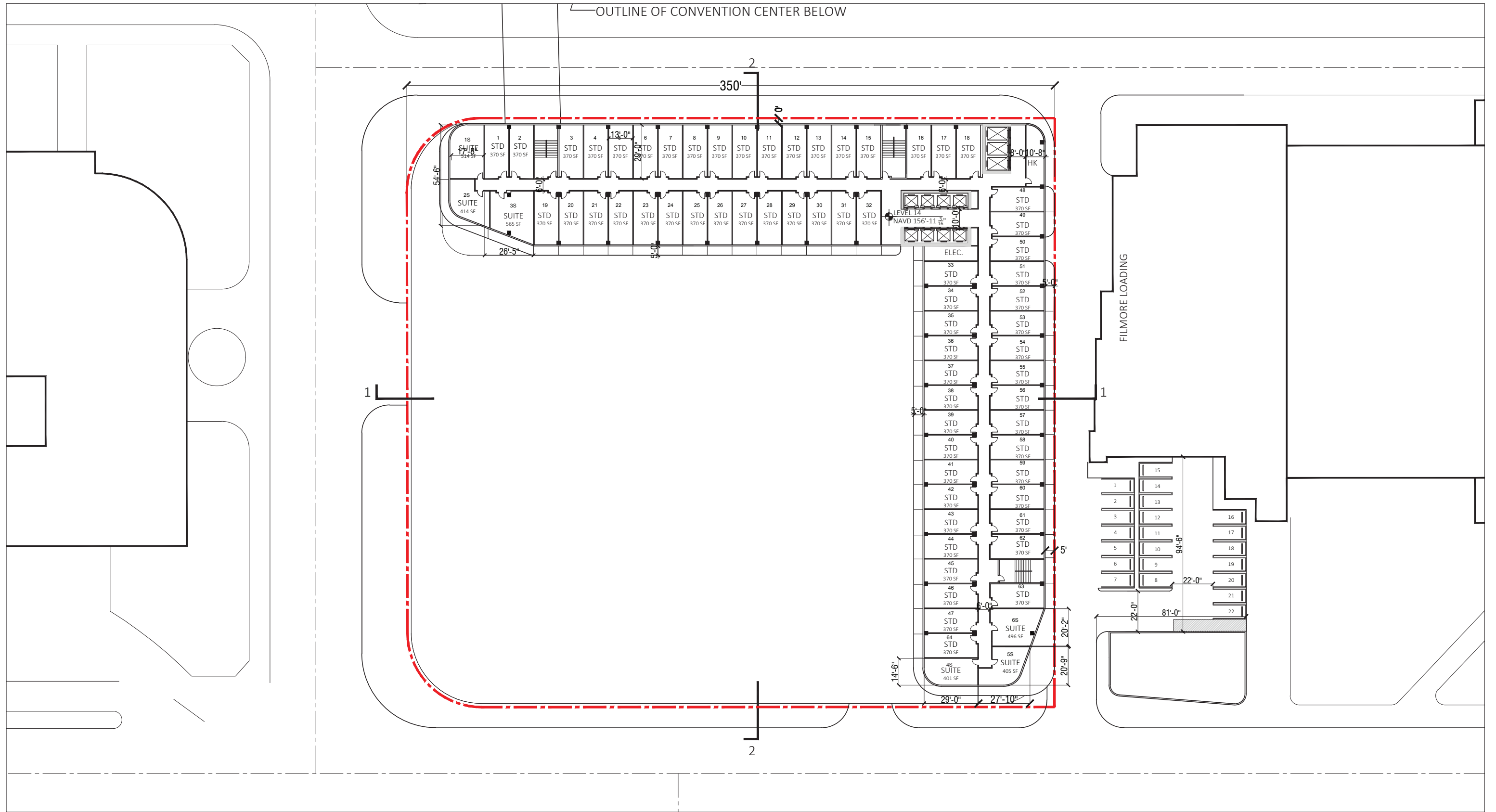
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 13**

**DATE:
 2019.05.13**

A1-36



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

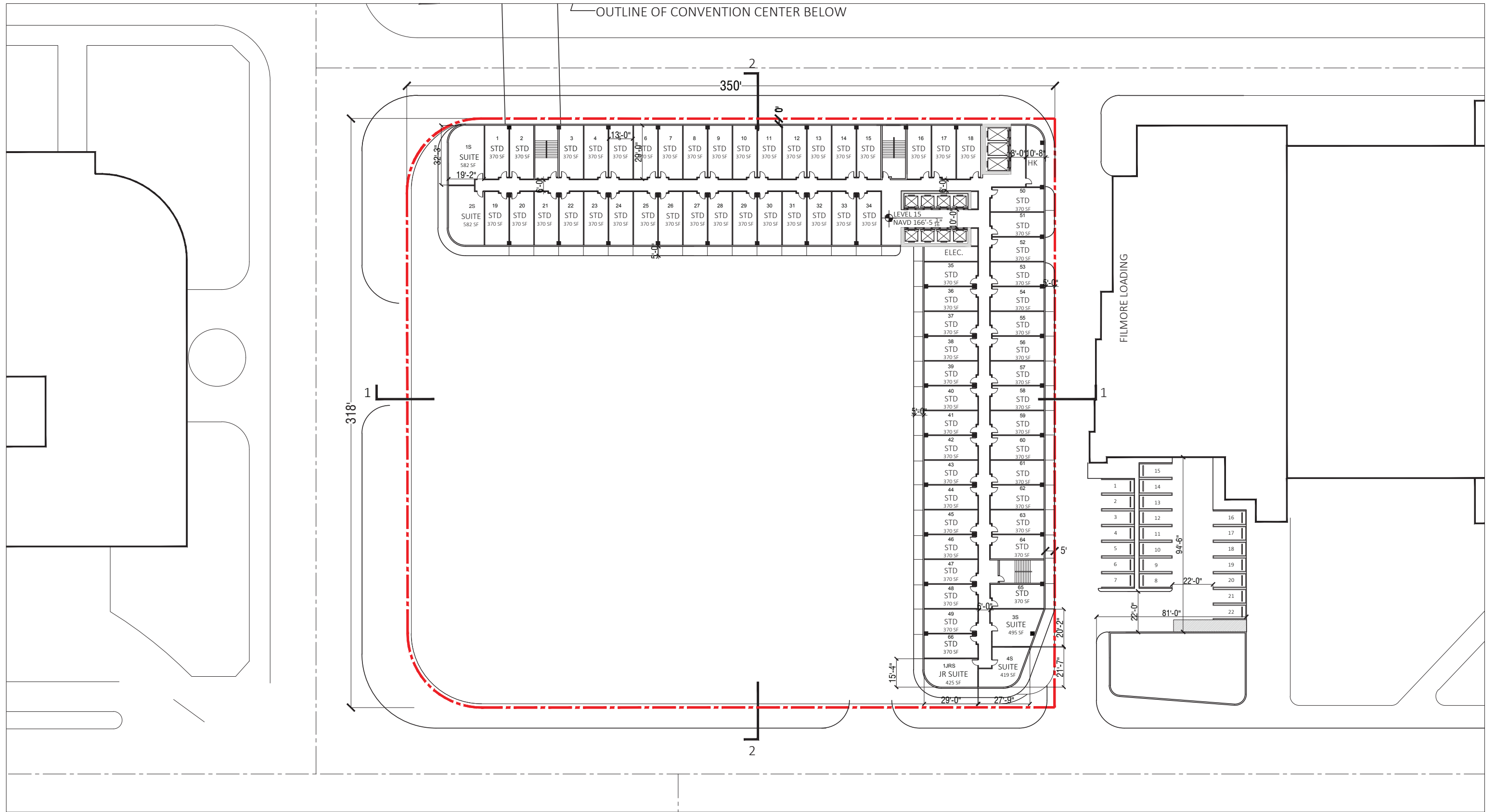
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 14**

**DATE:
 2019.05.13**

A1-37



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

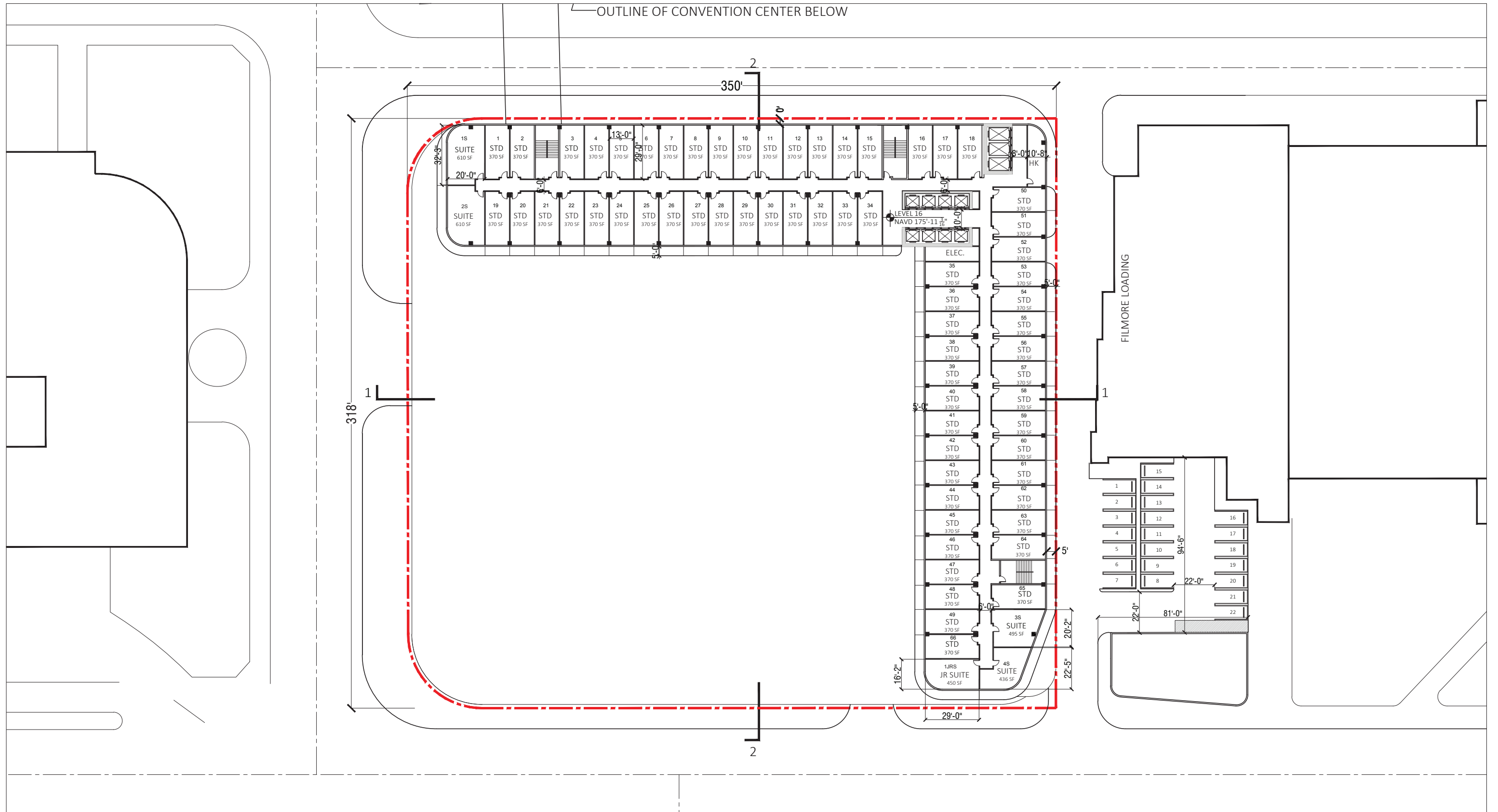
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 15**

**DATE:
 2019.05.13**

A1-38



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

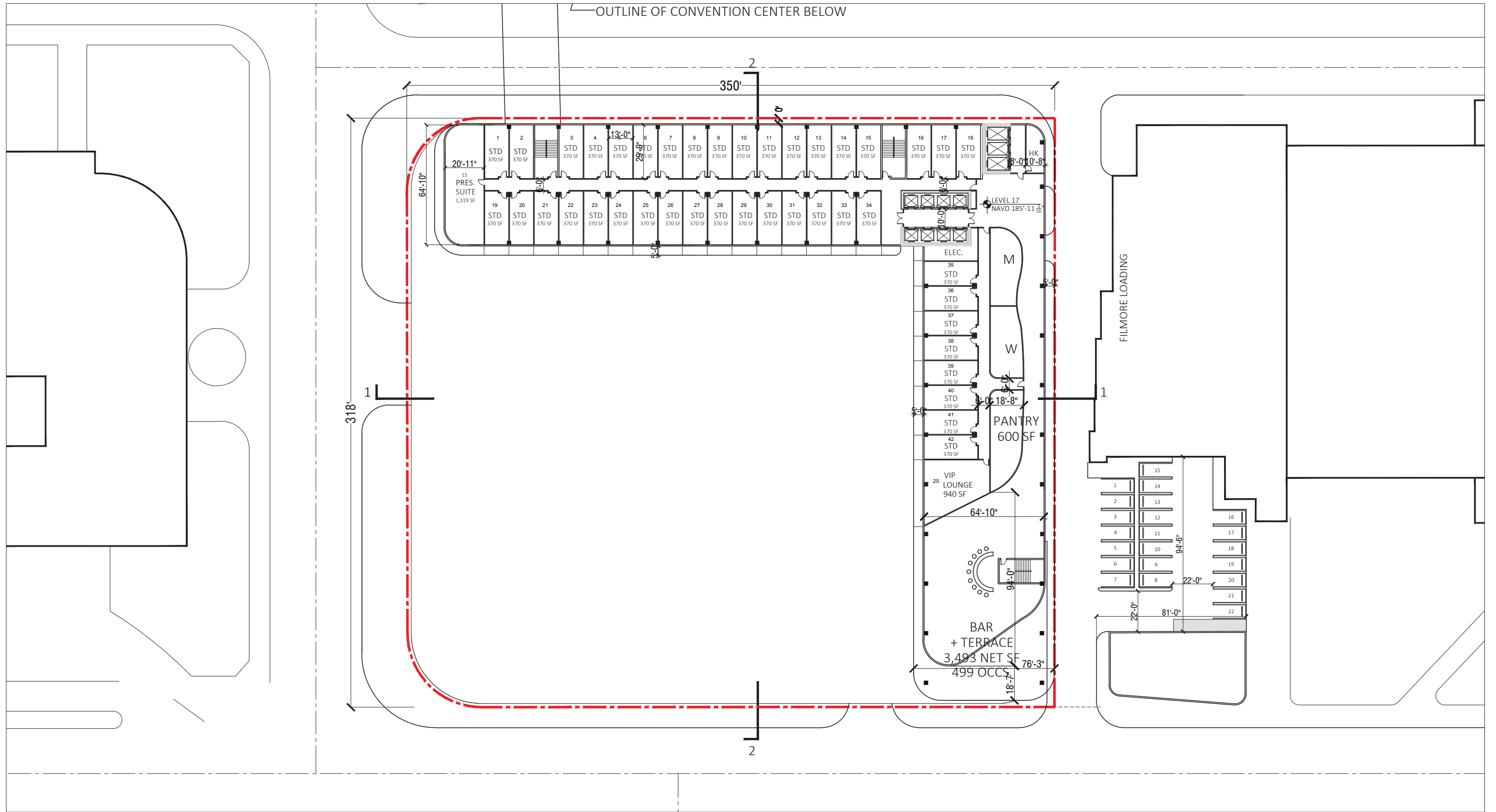
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 16**

**DATE:
 2019.05.13**

A1-39



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

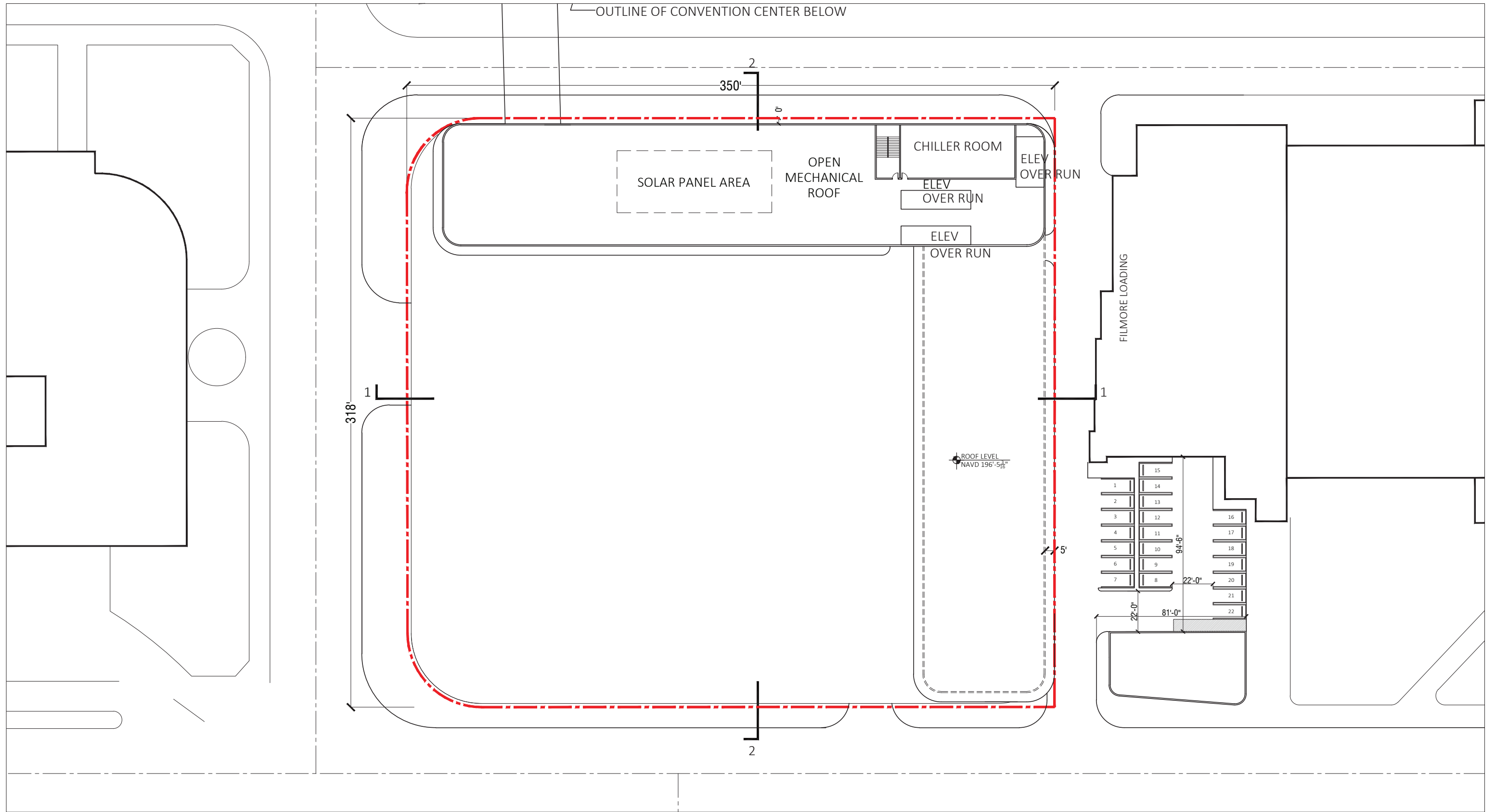
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 17**

**DATE:
 2019.05.13**

A1-40



ARQUITECTONICA

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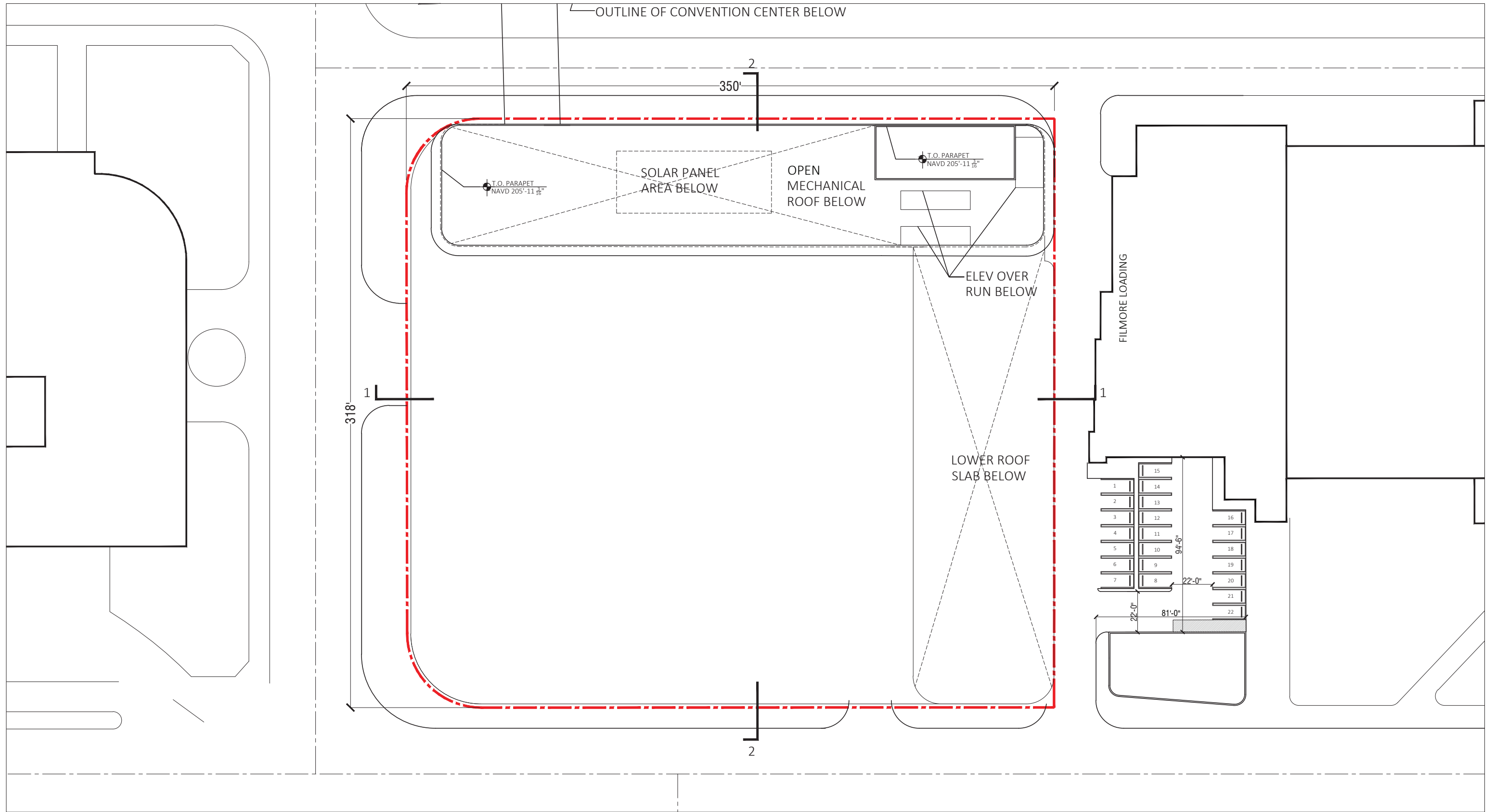
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 ROOF**

**DATE:
 2019.05.13**

A1-41



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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 UPPER ROOF**

**DATE:
 2019.05.13**

A1-42



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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

MATERIAL BOARD

DATE:
2019.05.13

A2-00



ARQUITECTONICA

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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERED SOUTH ELEVATION

DATE:
2019.05.13

A2-01



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

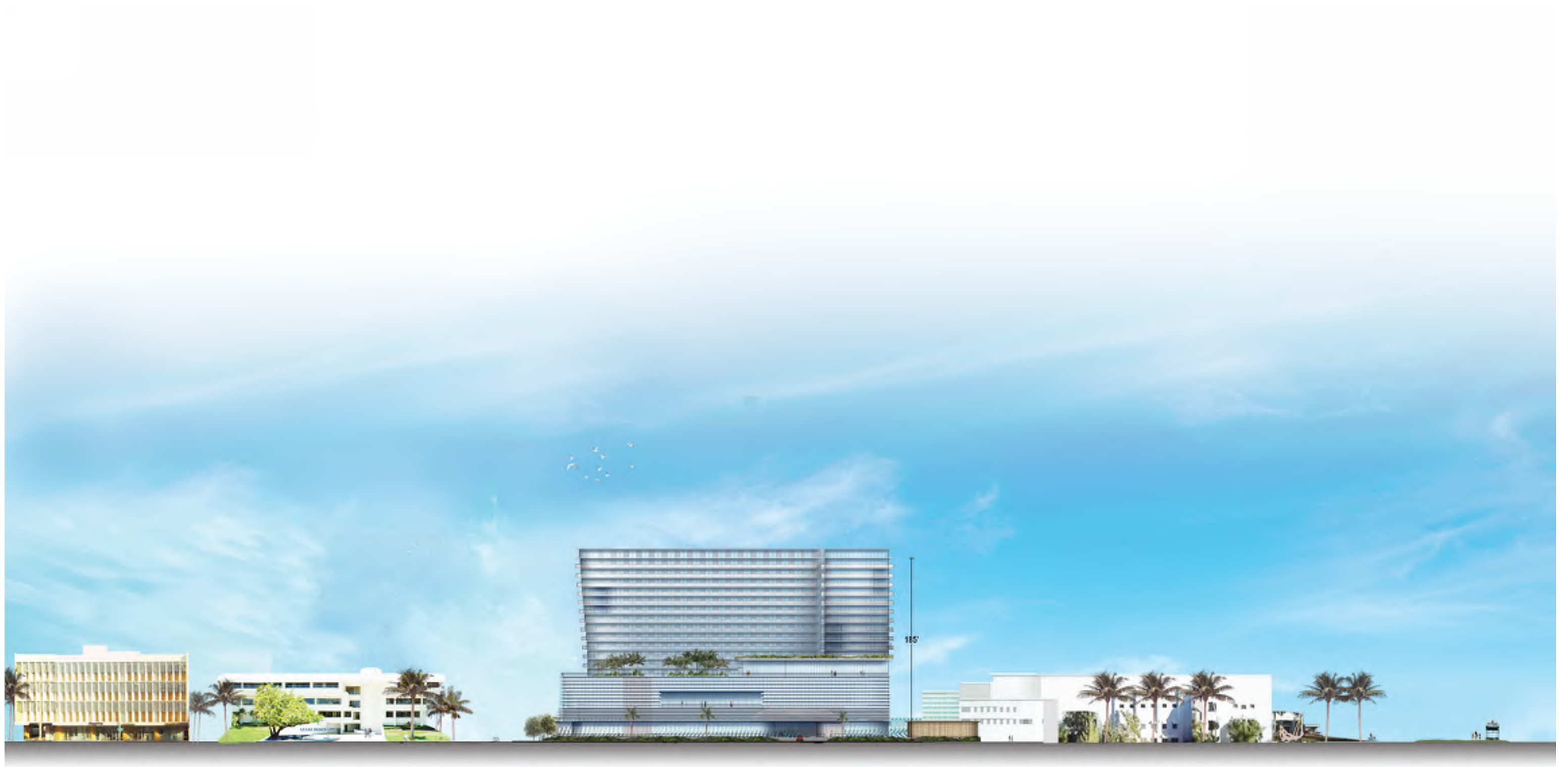
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERED WEST ELEVATION

DATE:
2019.05.13

A2-02



ARQUITECTONICA

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T 305.372.1812 F 305.372.1175

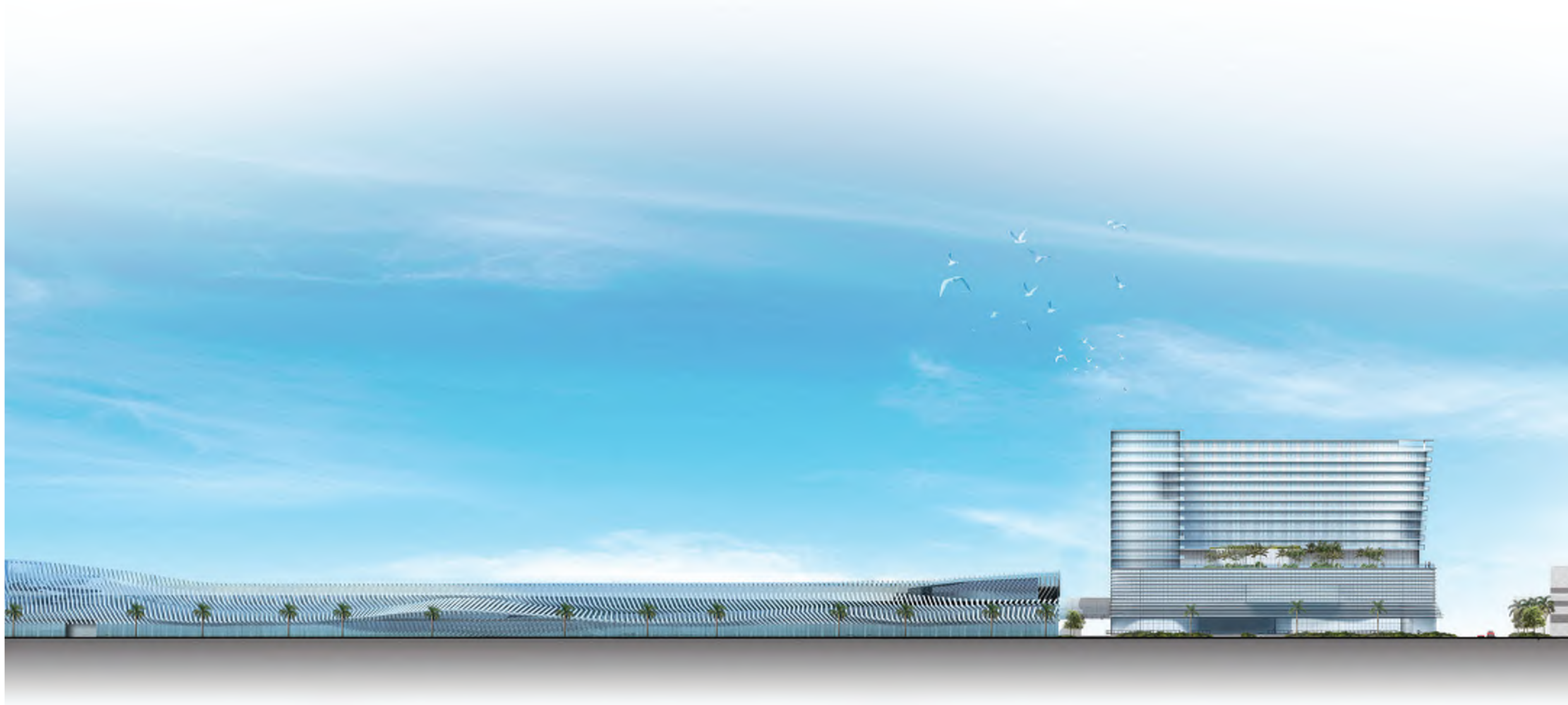
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
17TH STREET**

**DATE:
2019.05.13**

A2-03



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

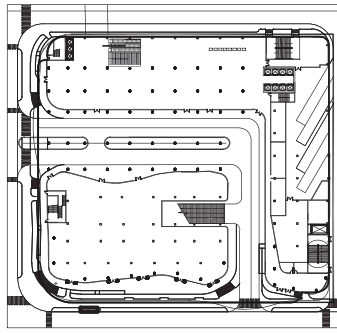
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
CONVENTION CENTER DRIVE**

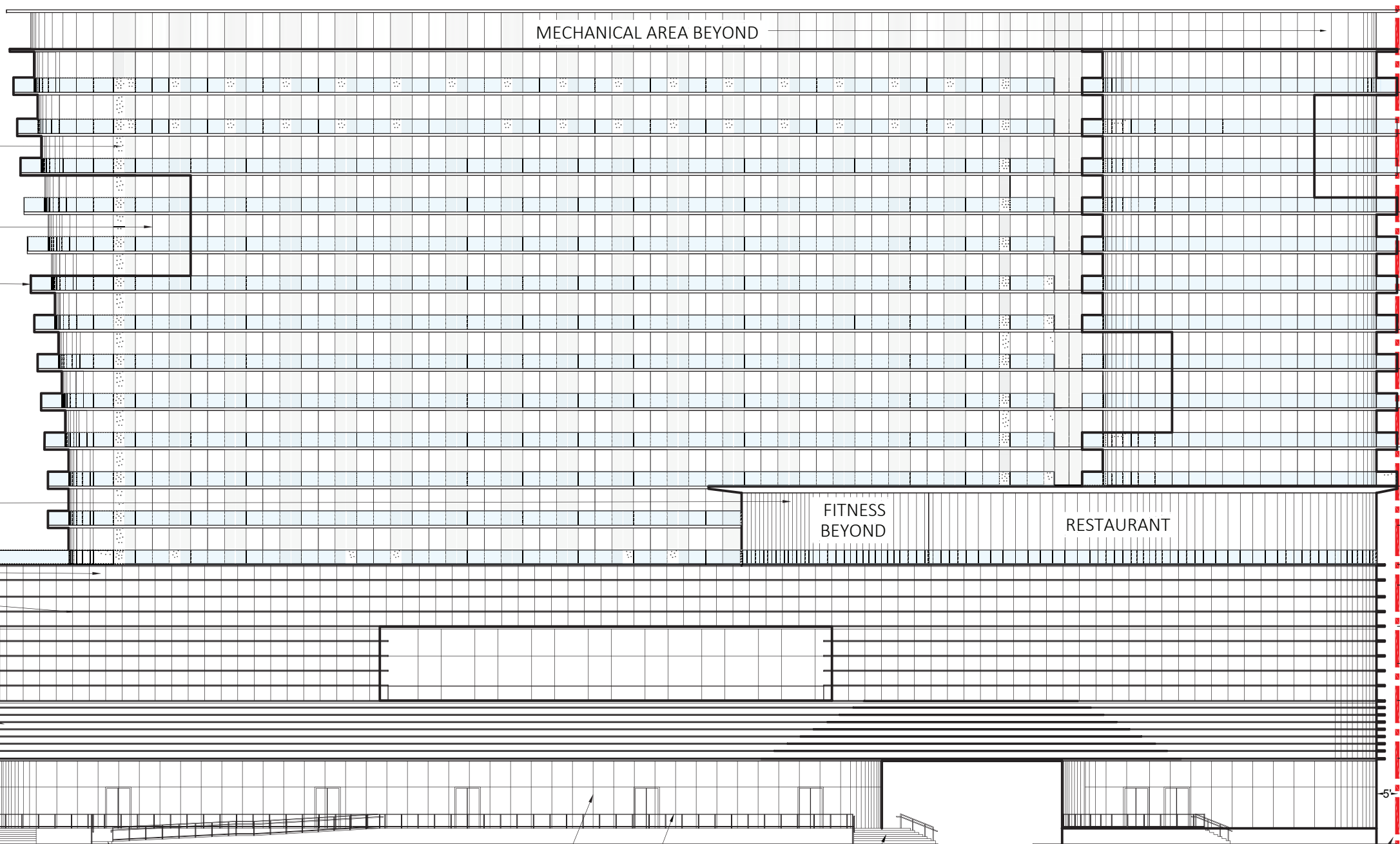
**DATE:
2019.05.13**

A2-04

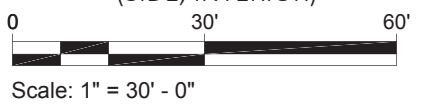


KEY PLAN
NTS.

- STUCCO
LIGHT GREY
- SLIDING GLASS DOOR
- GLASS BALCONY RAILING
- PROPERTY LINE
- STOREFRONT
- GLASS
- METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINIS
- METAL MESH
- 10' SETBACK REQUIRED
FOR PODIUM AND TOWER
- EDGE OF
SIDEWALK
- CONVENTION CENTER DRIVE
(SIDE, FACING A STREET)
- ADA RAMP
- CONCRETE STEPS
PER FLOOR PLAN
- ALUM. & GLASS
RAILING TYP.
- CONC. STEPS PER
FLOOR PLAN
- DRIVEWAY
- 5' SETBACK REQUIRED
FOR PODIUM AND TOWER
PROPERTY LINE
- NEW PROPOSED ALLEY
(SIDE, INTERIOR)



T.O. PARAPET	NAVD 205'-11 1/8"	
9'-6"	ROOF	NAVD 196'-5 3/8"
10'-6"	LEVEL 17	NAVD 185'-11 1/8"
10'	LEVEL 16	NAVD 175'-11 1/8"
9'-6"	LEVEL 15	NAVD 166'-5 3/8"
9'-6"	LEVEL 14	NAVD 156'-11 1/8"
9'-6"	LEVEL 13	NAVD 147'-5 3/8"
9'-6"	LEVEL 12	NAVD 137'-11 1/8"
9'-6"	LEVEL 11	NAVD 128'-5 3/8"
9'-6"	LEVEL 10	NAVD 118'-11 1/8"
9'-6"	LEVEL 9	NAVD 109'-5 3/8"
9'-6"	LEVEL 8	NAVD 99'-11 1/8"
9'-6"	LEVEL 7	NAVD 90'-5 3/8"
9'-6"	LEVEL 6	NAVD 80'-11 1/8"
9'-6"	LEVEL 5	NAVD 71'-5 3/8"
5'	INTERSTITIAL	
10'	LEVEL 4	NAVD 56'-5 3/8"
18'	LEVEL 3 MEZZ	
	LEVEL 3	NAVD 38'-5 3/8"
14'	LEVEL 2	NAVD 24'-5 3/8"
13'	BFE+5'	
	4' GROUND LEVEL	1' BFE+1' NAVD 7'-5 3/8"



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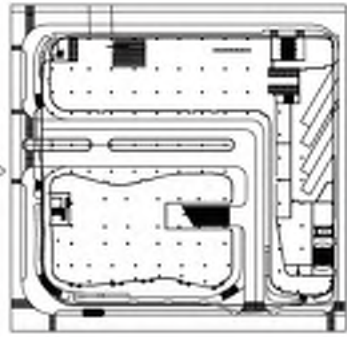
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W SOUTH ELEVATION

DATE:
2019.05.13

A2-05



KEY PLAN
NTS.

GLASS / ALUM.TYP.

MECH SCREEN

ROOFTOP BAR

- T.O. PARAPET
NAVD 205'-11 1/2"
- 9'-6"
- ROOF
NAVD 196'-0 1/2"
- 10'-6"
- LEVEL 17
NAVD 185'-11 1/2"
- 10'
- LEVEL 16
NAVD 175'-11 1/2"
- 9'-6"
- LEVEL 15
NAVD 166'-5 1/2"
- 9'-6"
- LEVEL 14
NAVD 156'-11 1/2"
- 9'-6"
- LEVEL 13
NAVD 147'-5 1/2"
- 9'-6"
- LEVEL 12
NAVD 137'-11 1/2"
- 9'-6"
- LEVEL 11
NAVD 128'-5 1/2"
- 9'-6"
- LEVEL 10
NAVD 118'-11 1/2"
- 9'-6"
- LEVEL 9
NAVD 109'-5 1/2"
- 9'-6"
- LEVEL 8
NAVD 99'-11 1/2"
- 9'-6"
- LEVEL 7
NAVD 90'-5 1/2"
- 9'-6"
- LEVEL 6
NAVD 80'-11 1/2"
- 10'
- LEVEL 5
NAVD 71'-5 1/2"
- 0'
- INTERSTITIAL
- 10'
- LEVEL 4
NAVC 56'-5 1/2"
- 10'
- LEVEL 3 MEZZ
NAVC 38'-5 1/2"
- 64'
- LEVEL 3
NAVC 38'-5 1/2"
- 14'
- LEVEL 2
NAVC 24'-5 1/2"
- 5'-7"
- LEVEL 1
NAVC 24'-5 1/2"
- 13'
- BFE+7
- 4' GROUND LEVEL
BFE+1' NAVD 7'-5 1/2"
- 3'-11" NAVD

- STUCCO LIGHT GREY
- SLIDING GLASS DOOR
- GLASS BALCONY RAILING
- PROPERTY LINE
- GLASS
- METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINIS
- METAL MESH
- STOREFRONT

PROPERTY LINE

FITNESS & RESTAURANT AREAS BEYOND

ALUM. & GLASS
RAILING TYP.
ADA RAMP

EDGE OF
SIDEWALK

SEE SITE PLAN
SERVICE ROAD (REAR)

CONC. STEPS AS
PER FLOOR PLAN

DRIVEWAY

DRIVEWAY

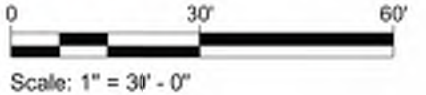
ADA RAMP

SPANDREL

STOREFRONT

10' SETBACK REQUIRED
FOR PODIUM AND TOWER
EDGE OF SIDEWALK

SEE SITE PLAN
17TH STREET (FRONT)



ARQUITECTONICA

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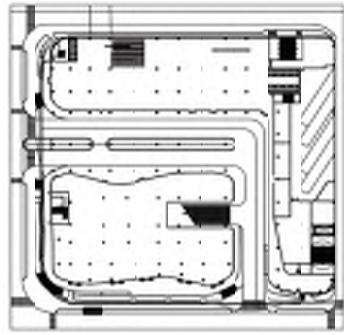
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W WEST ELEVATION

DATE:
2019.05.13

A2-06



KEY PLAN
NTS.

STUCCO
LIGHT GREY

SLIDING GLASS DOOR

GLASS BALCONY RAILING

PROPERTY LINE

METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINIS

STUCCO WITH REVEAL

10' SETBACK REQUIRED
FOR PODIUM & TOWER

STEPS BEYOND

EDGE OF
SIDEWALK

SEE SITE PLAN

17TH STREET (FRONT)

STOREFRONT

ALUM. & GLASS RAILING TYP.

ROOFTOP BAR

MECH SCREEN

LOADING
DOCKS

LOADING
DOCKS

ALUM. & GLASS RAILING TYP.

CONC. STEPS AS PER FLOOR PLAN

EDGE OF SIDEWALK

GLASS / ALUM. TYP.

T.O. PARAPET

NAVD 206'-11 1/2"

9'-6"

ROOF

NAVD 196'-10"

10'-6"

LEVEL 17

NAVD 185'-11 1/2"

10'

LEVEL 16

NAVD 175'-11 1/2"

9'-6"

LEVEL 15

NAVD 166'-5 1/2"

9'-6"

LEVEL 14

NAVD 156'-11 1/2"

9'-6"

LEVEL 13

NAVD 147'-5 1/2"

9'-6"

LEVEL 12

NAVD 137'-11 1/2"

9'-6"

LEVEL 11

NAVD 128'-5 1/2"

9'-6"

LEVEL 10

NAVD 118'-11 1/2"

9'-6"

LEVEL 9

NAVD 109'-5 1/2"

9'-6"

LEVEL 8

NAVD 99'-1 1/2"

9'-6"

LEVEL 7

NAVD 89'-5 1/2"

9'-6"

LEVEL 6

NAVD 80'-1 1/2"

9'-6"

LEVEL 5

NAVD 71'-5 1/2"

5'

INTERSTITIAL

10'

LEVEL 4

NAVD 66'-5 1/2"

10'

LEVEL 3 MEZZ

14'

LEVEL 3

NAVD 56'-5 1/2"

14'

LEVEL 2

NAVD 46'-5 1/2"

13'

RFE+5

4' ROUND LEVEL

1' RFE+11' NAVD 7-5 1/2"

31'-2" NAVD

BOH AREA TYP.

PROPERTY LINE

STOREFRONT TYP.

0' SETBACK REQUIRED
FOR PODIUM AND
TOWER

SEE SITE PLAN

SERVICE ROAD (REAR)



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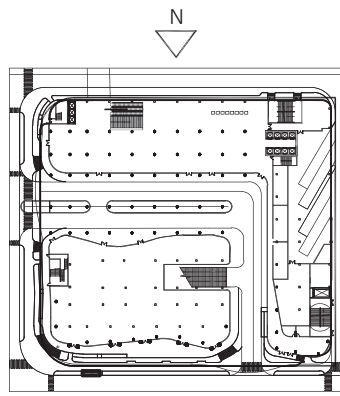
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

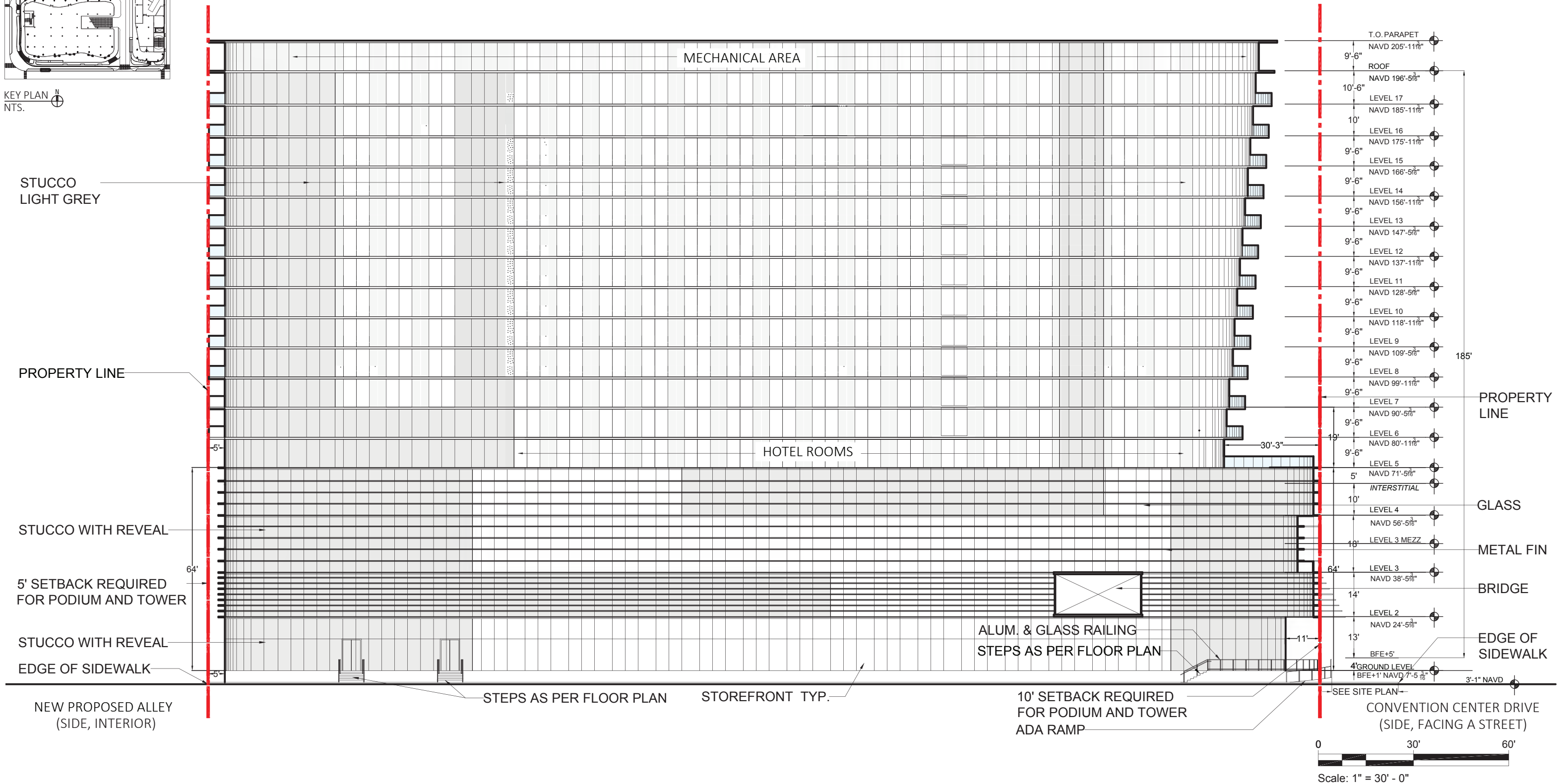
B/W EAST ELEVATION

DATE:
2019.05.13

A2-07



KEY PLAN
NTS.



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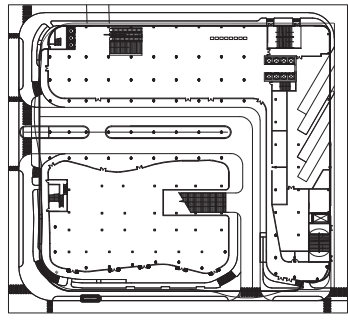
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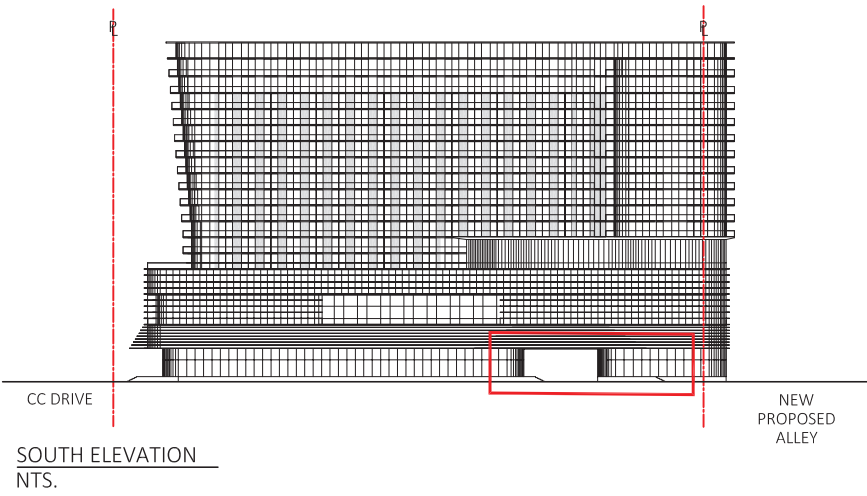
B/W NORTH ELEVATION

DATE:
2019.05.13

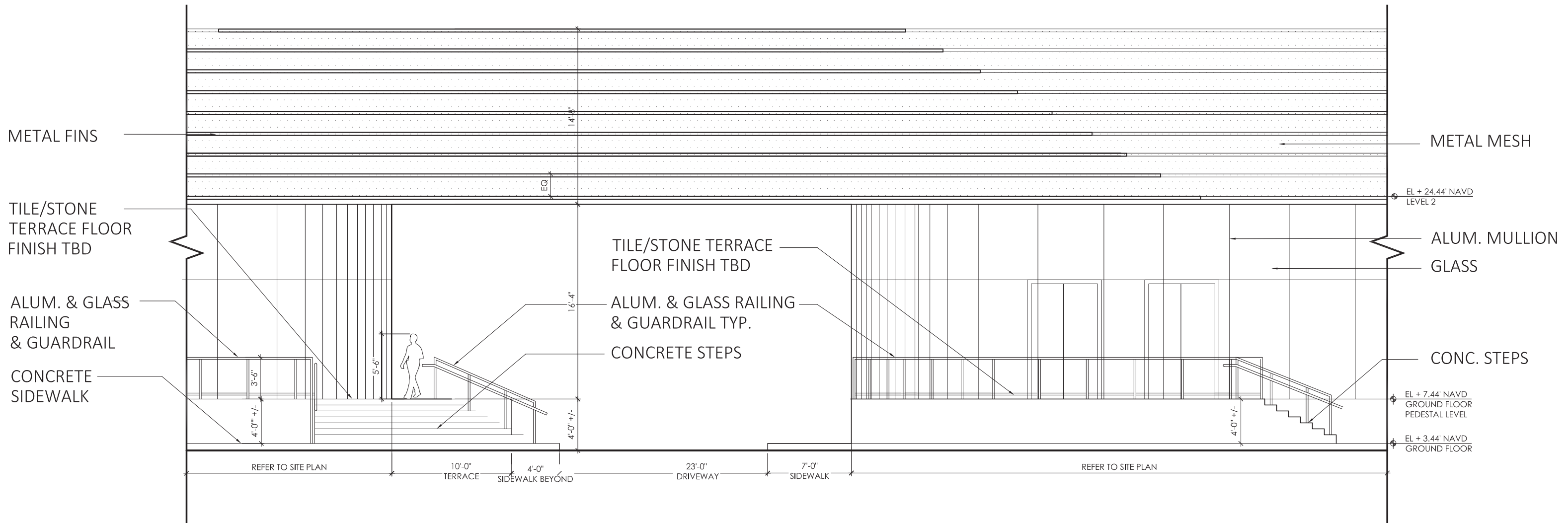
A2-08



KEY PLAN
NTS.



SOUTH ELEVATION
NTS.



ENLARGED SOUTH ELEVATION (17TH STREET)
SCALE: $\frac{1}{8}'' = 1'-0''$

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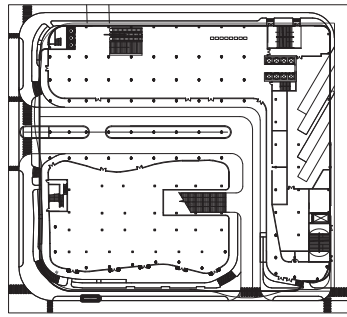
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

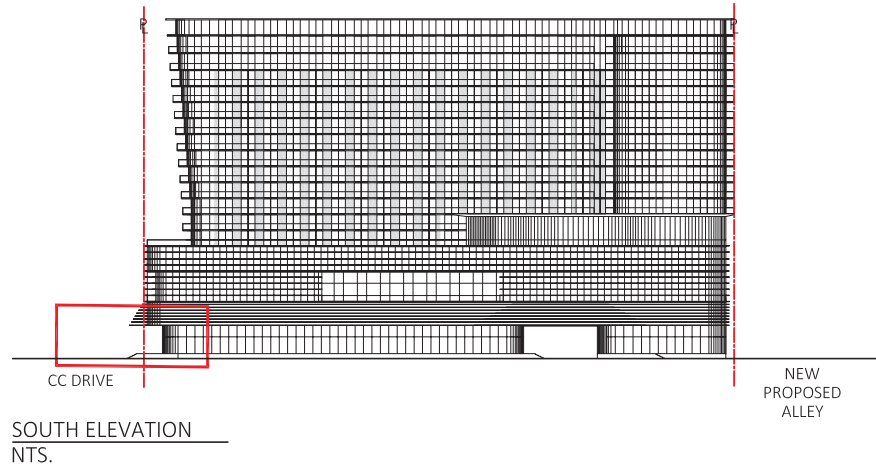
ENLARGED GROUND FLOOR ELEVATION

DATE:
2019.05.13

A2-09



KEY PLAN
NTS.



PROPERTY LINE

METAL FINNS
BEYOND

TILE/STONE TERRACE
FLOOR FINISH TBD

ALUM. & GLASS RAILING
& GUARDRAIL

CONCRETE STEPS

CONCRETE SIDEWALK

CONVENTION CENTER DRIVE
(SIDE, FACING A STREET)

METAL MESH

EL + 24.44' NAVD
LEVEL 2

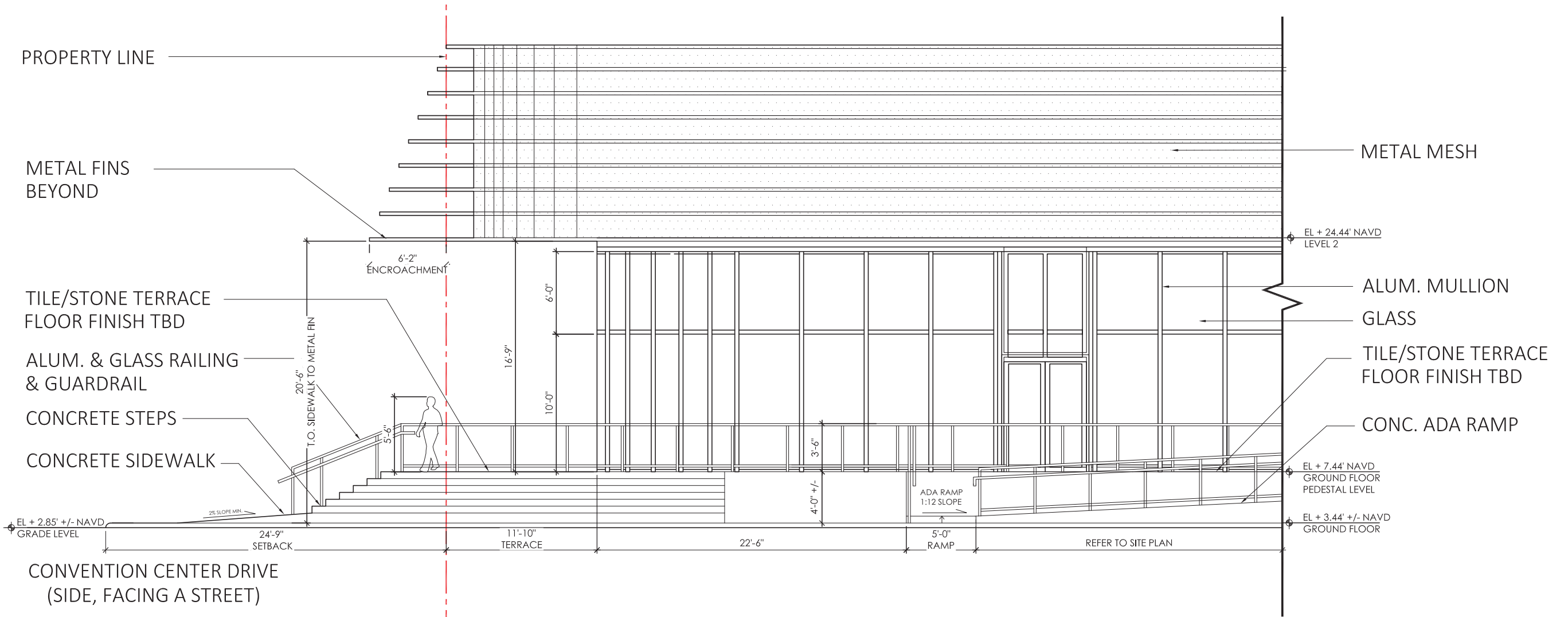
ALUM. MULLION
GLASS

TILE/STONE TERRACE
FLOOR FINISH TBD

CONC. ADA RAMP

EL + 7.44' NAVD
GROUND FLOOR
PEDESTAL LEVEL

EL + 3.44' +/- NAVD
GROUND FLOOR



ENLARGED SOUTH ELEVATION (17TH STREET & CC DRIVE)
SCALE: 1/8" = 1'-0"

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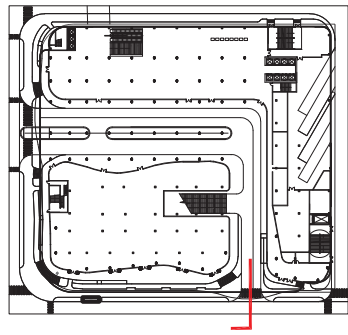
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

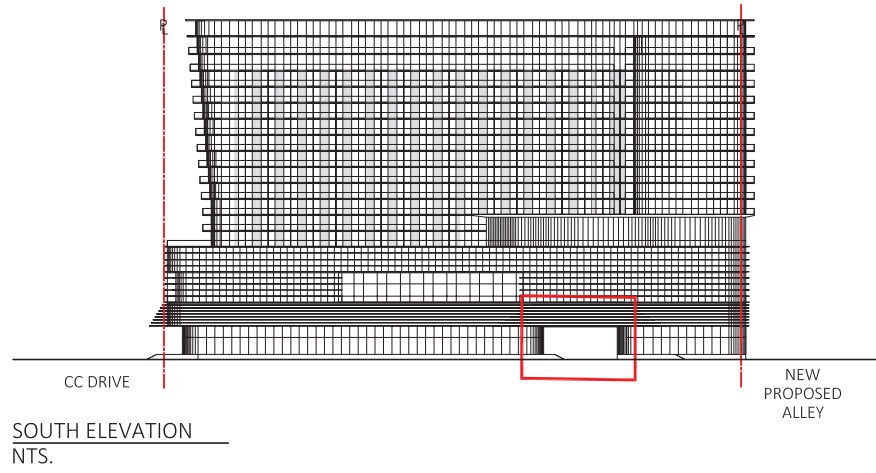
**ENLARGED GROUND FLOOR ELEVATION
/ STOREFRONT SYSTEM**

**DATE:
2019.05.13**

A2-10



KEY PLAN
NTS.



SOUTH ELEVATION
NTS.

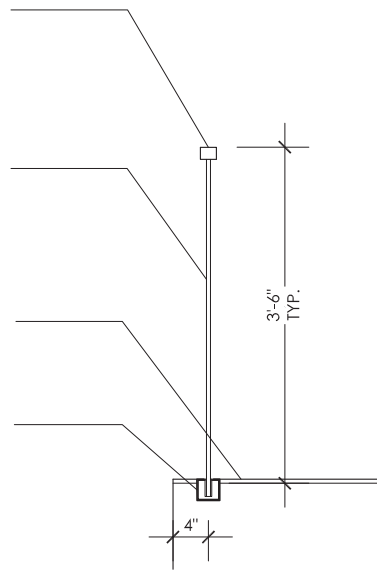
ALL RAILINGS TO BE AS PER
MANUFACTURE'S SPECIFICATIONS.
CONDITIONS MAY VARY ON
DIFFERENT LOCATIONS. UNDER
SEPARATE PERMIT

2"X 2" ALUM. FLAT
PROFILE TOP OF
RAILING

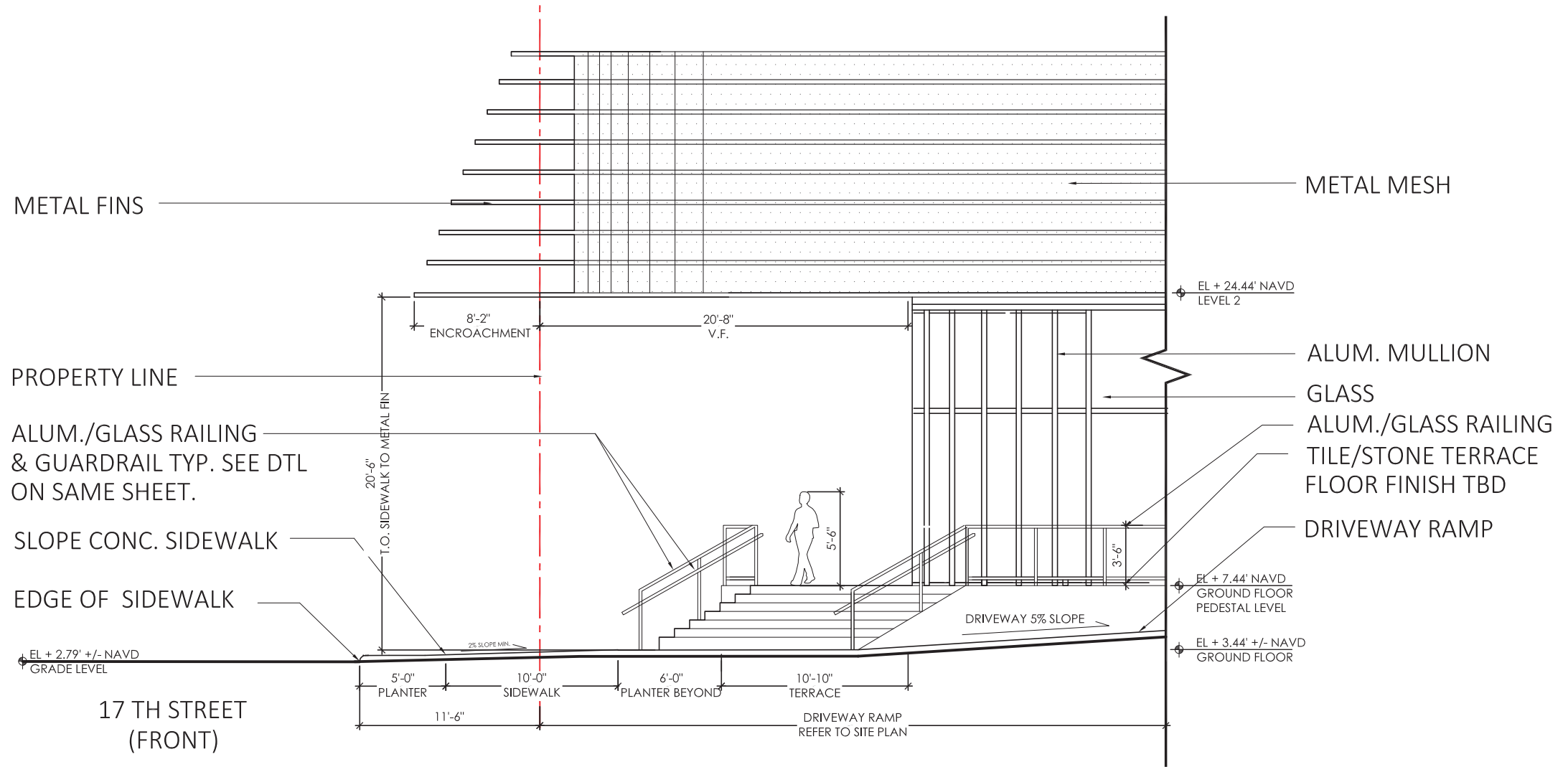
1/2" THICK. IMPACT.
RESISTANT GLASS.
CLASS II

FLOOR COVERING
TBD

METAL CLAMP ON
CONC. SLAB.



TYPICAL RAILING DETAIL
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION (17TH ST. & DRIVEWAY RAMP)
SCALE: 1/8" = 1'-0"

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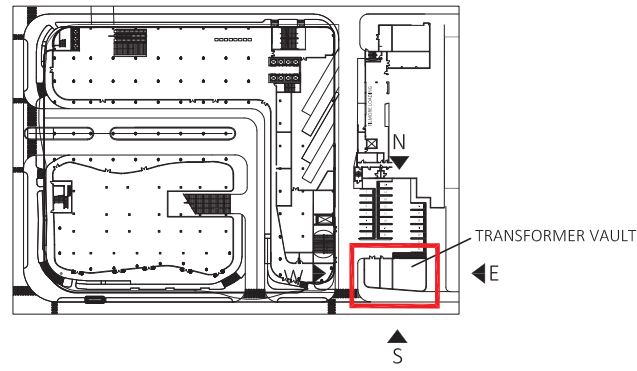
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

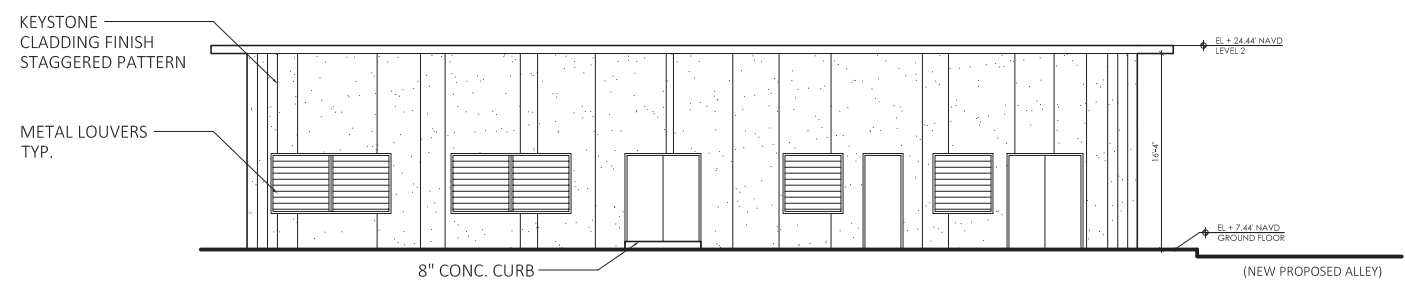
ENLARGED DETAILS

DATE:
2019.05.13

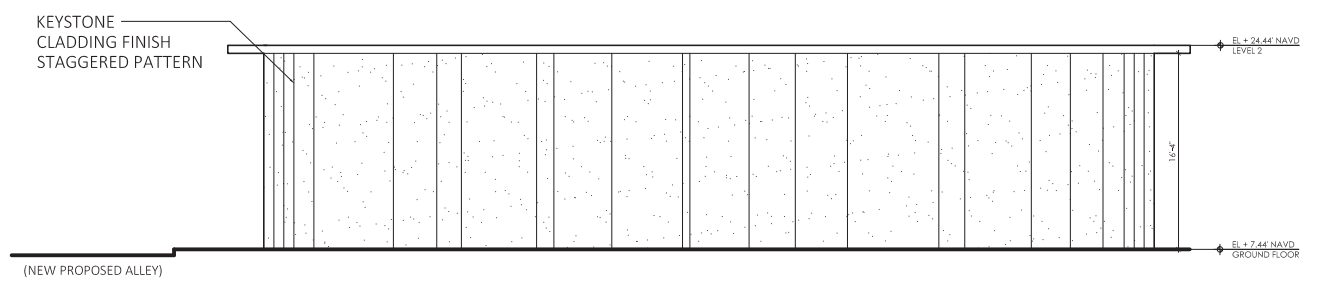
A2-11



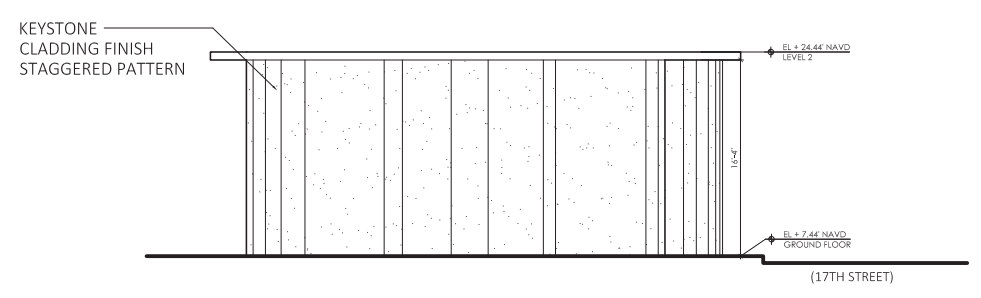
KEY PLAN
NTS.



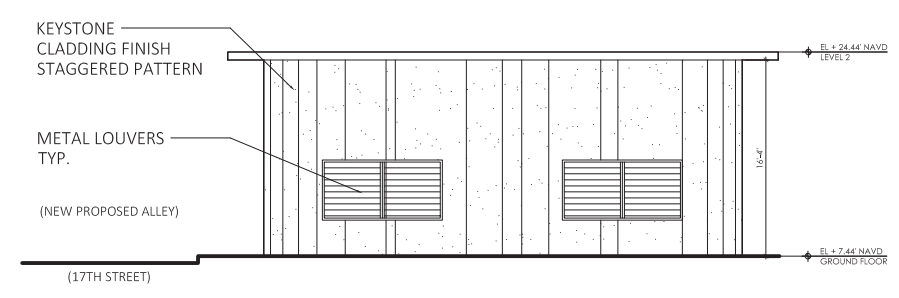
TRANSFORMER VAULT NORTH ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



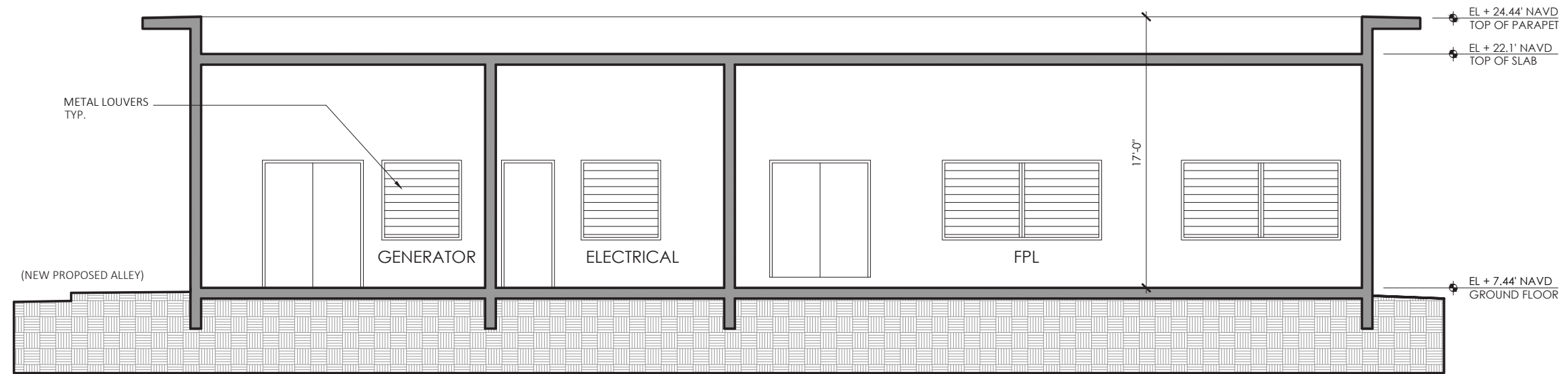
TRANSFORMER VAULT SOUTH ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



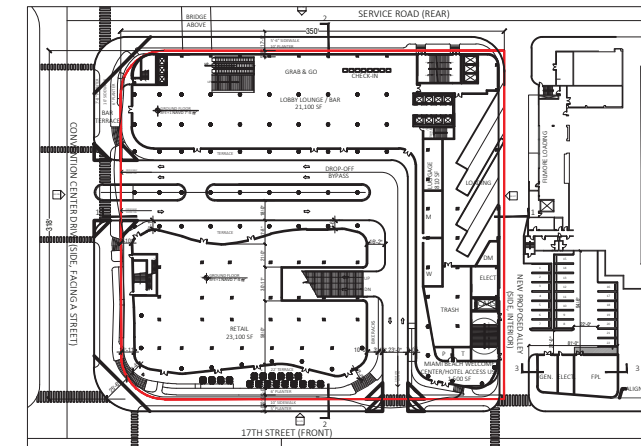
TRANSFORMER VAULT WEST ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$

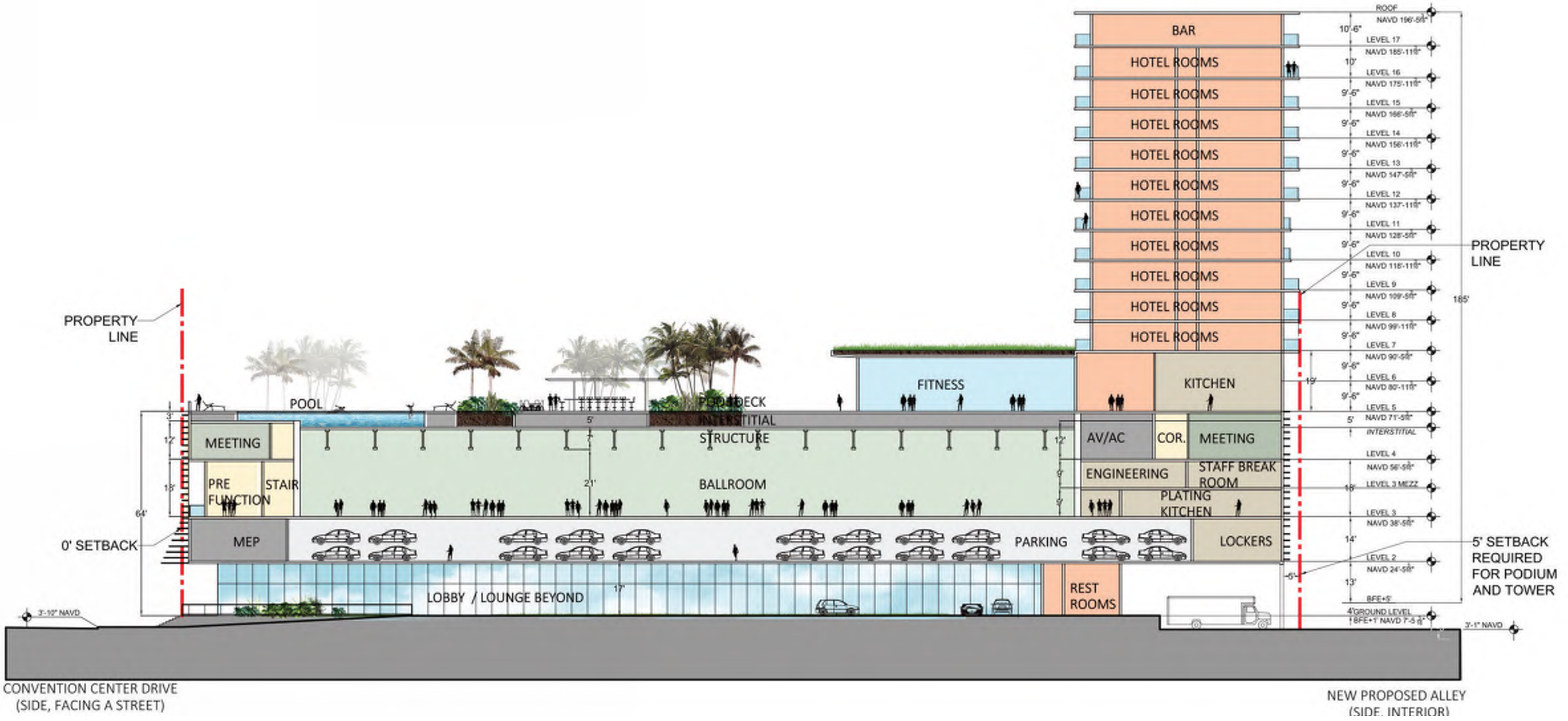


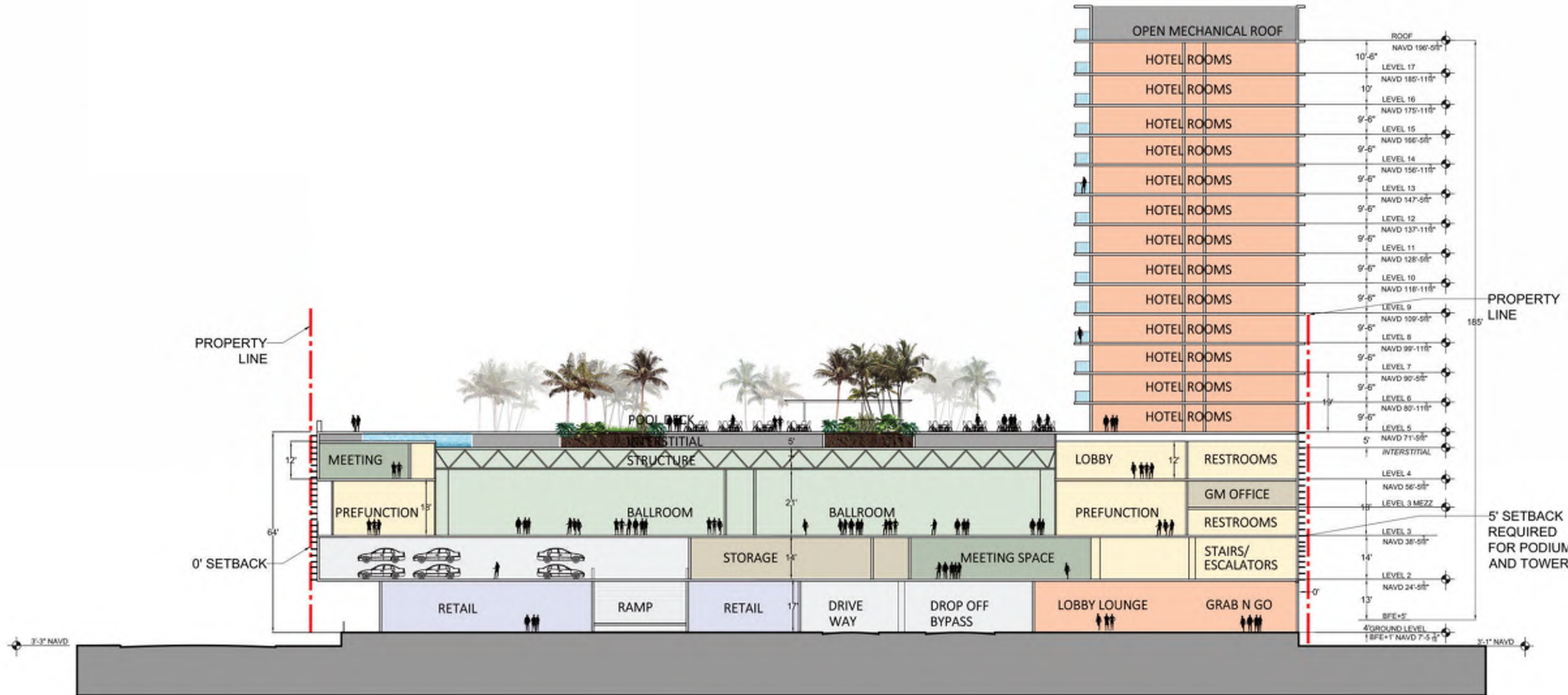
TRANSFORMER VAULT EAST ELEVATION
SCALE: $\frac{1}{16}'' = 1'-0''$



SECTION 3 - TRANSFORMER VAULT







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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SECTION 2-2

DATE:
2019.05.13

A3-01



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RENDERING 01

DATE:
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A4-00



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RENDERING 02

DATE:
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A4-01



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RENDERING 03

DATE:
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A4-02



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RENDERING 05

DATE:
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A4-03



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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERING 06 ENLARGED VIEW

DATE:
2019.05.13

A4-04



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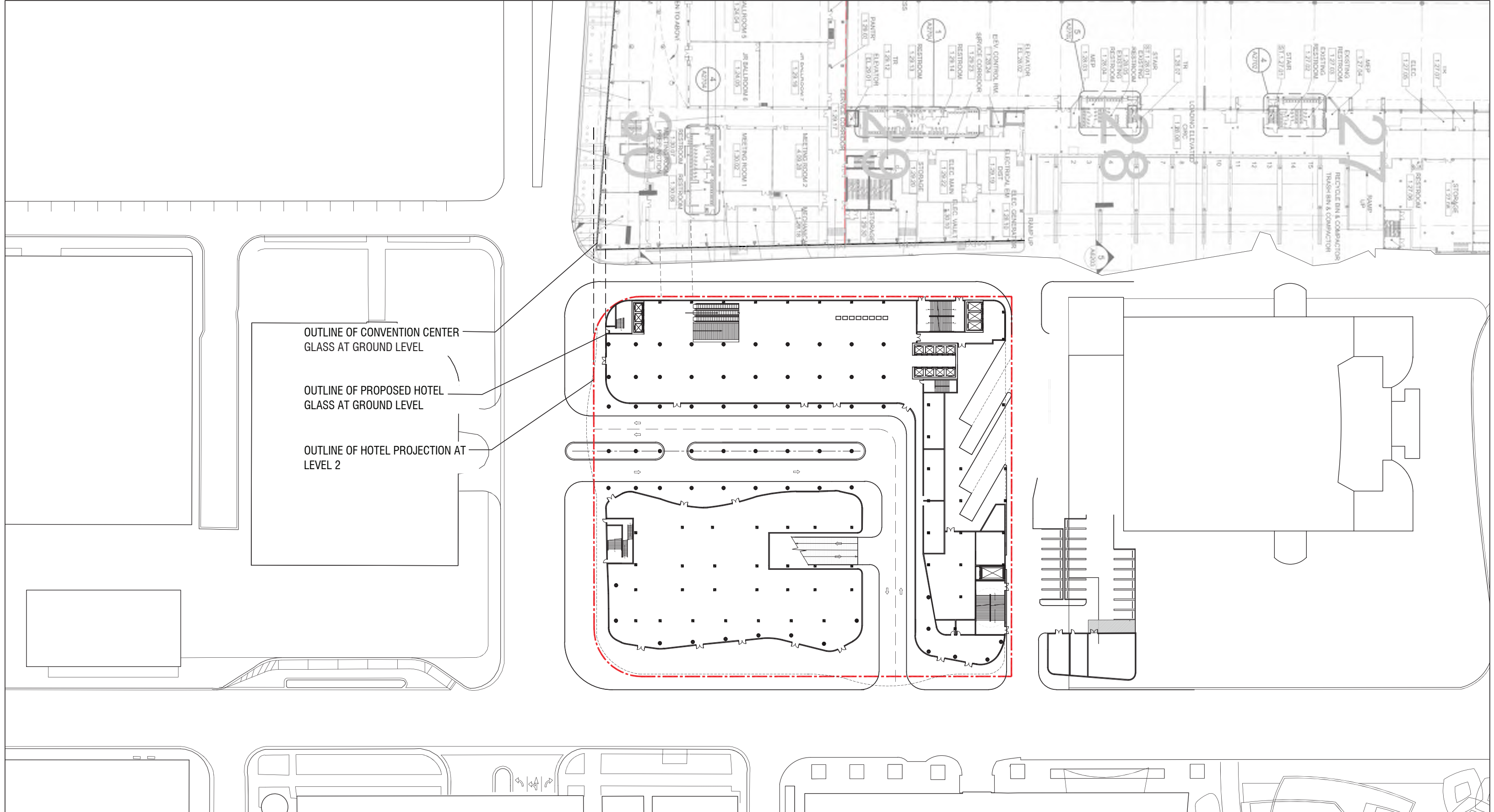
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RENDERING 09

DATE:
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A4-06



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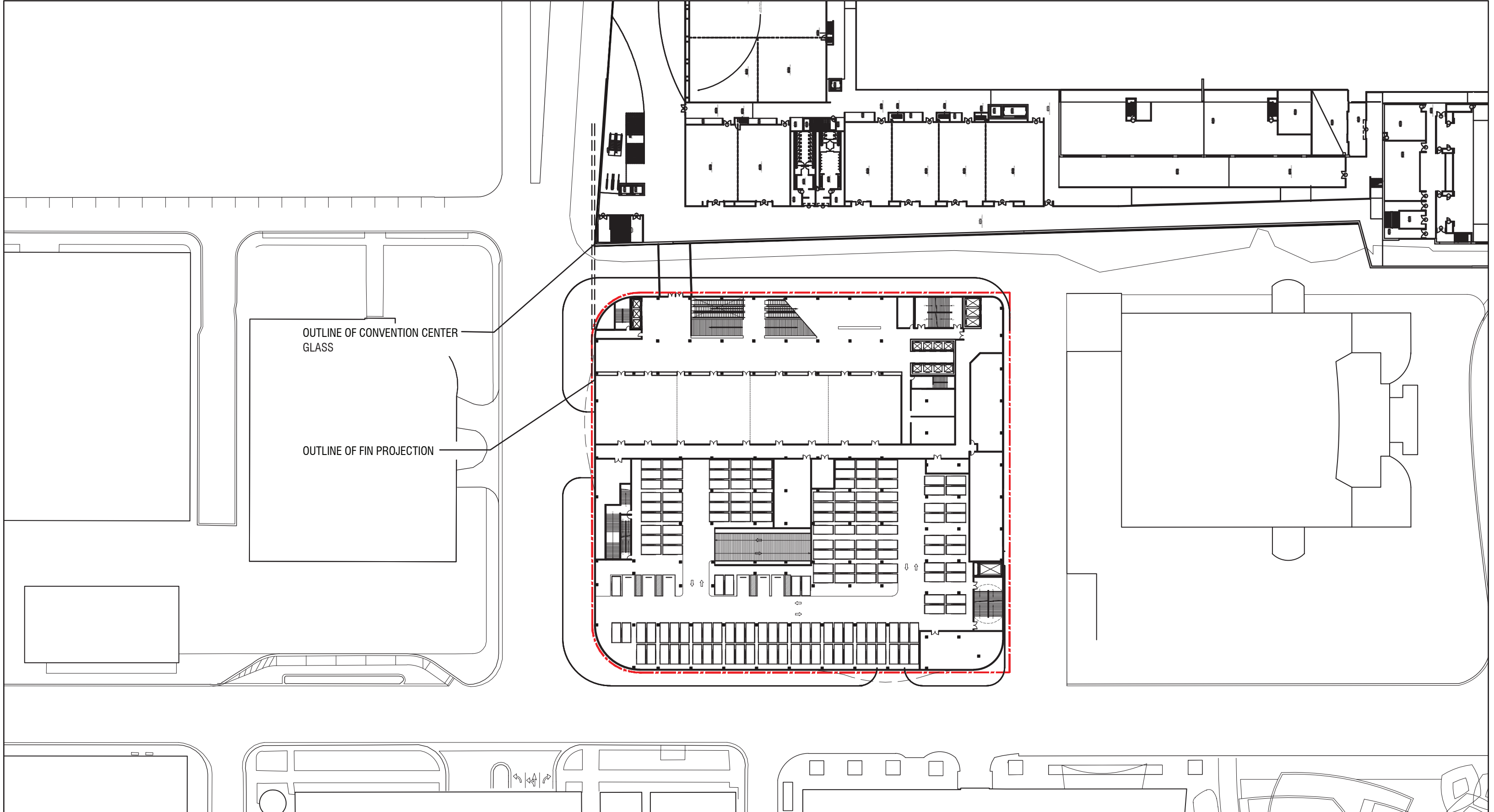
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**ALIGNMENT DIAGRAM
 GROUND LEVEL**

**DATE:
 2019.05.13**

A5-01



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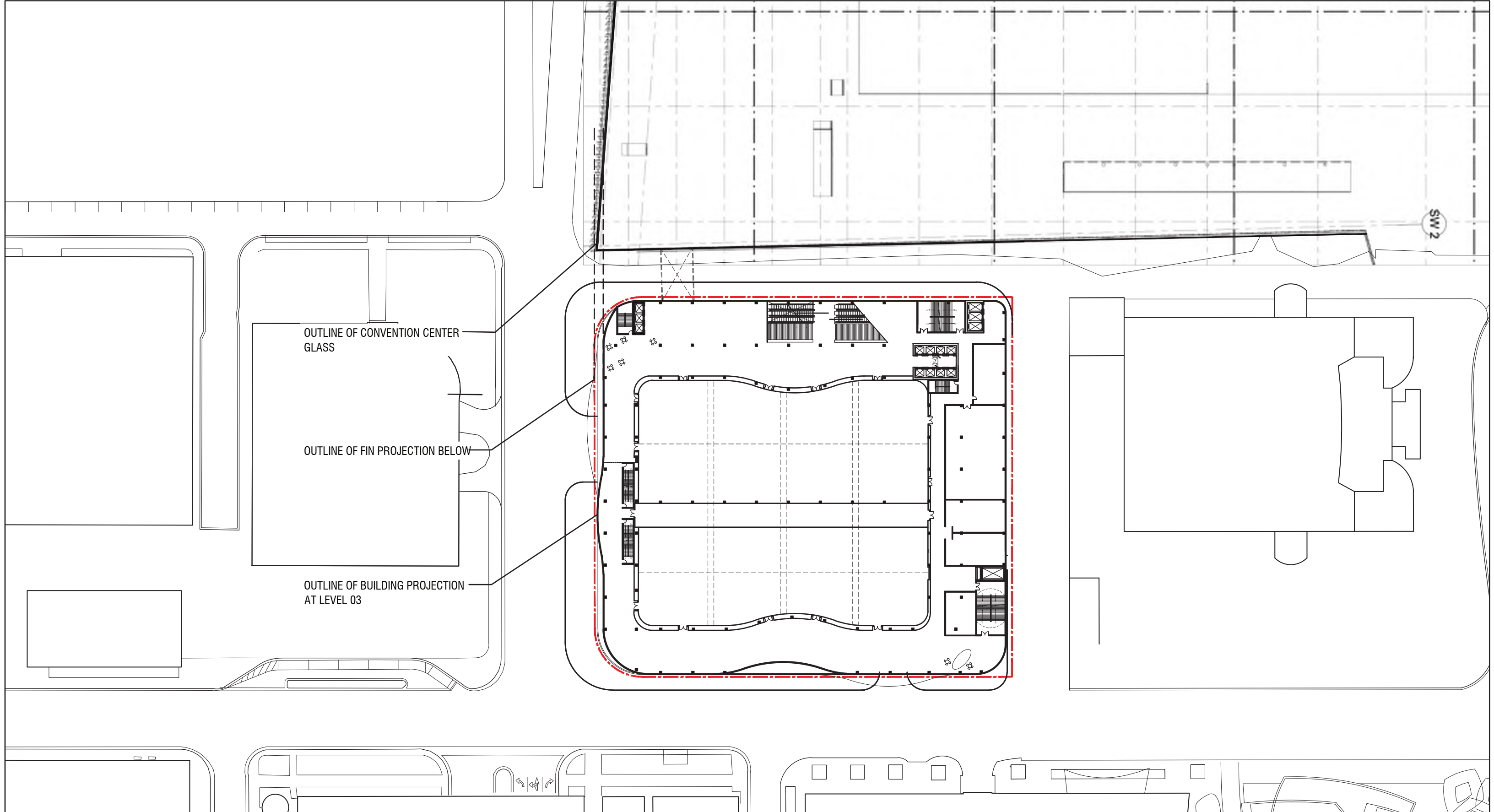
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**ALIGNMENT DIAGRAM
 LEVEL 2**

**DATE:
 2019.05.13**

A5-02



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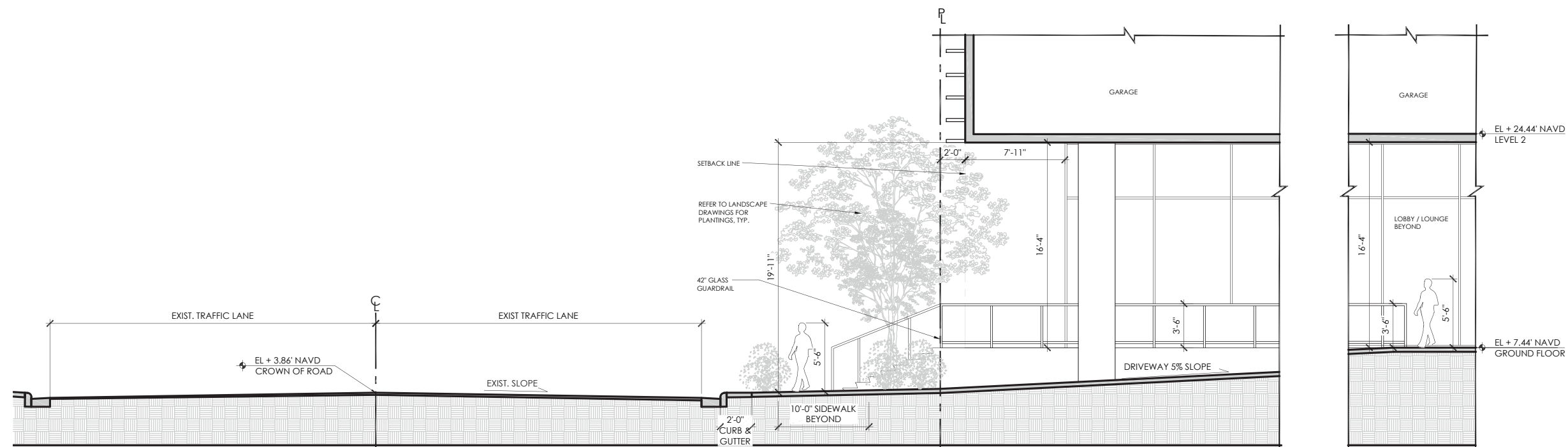
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

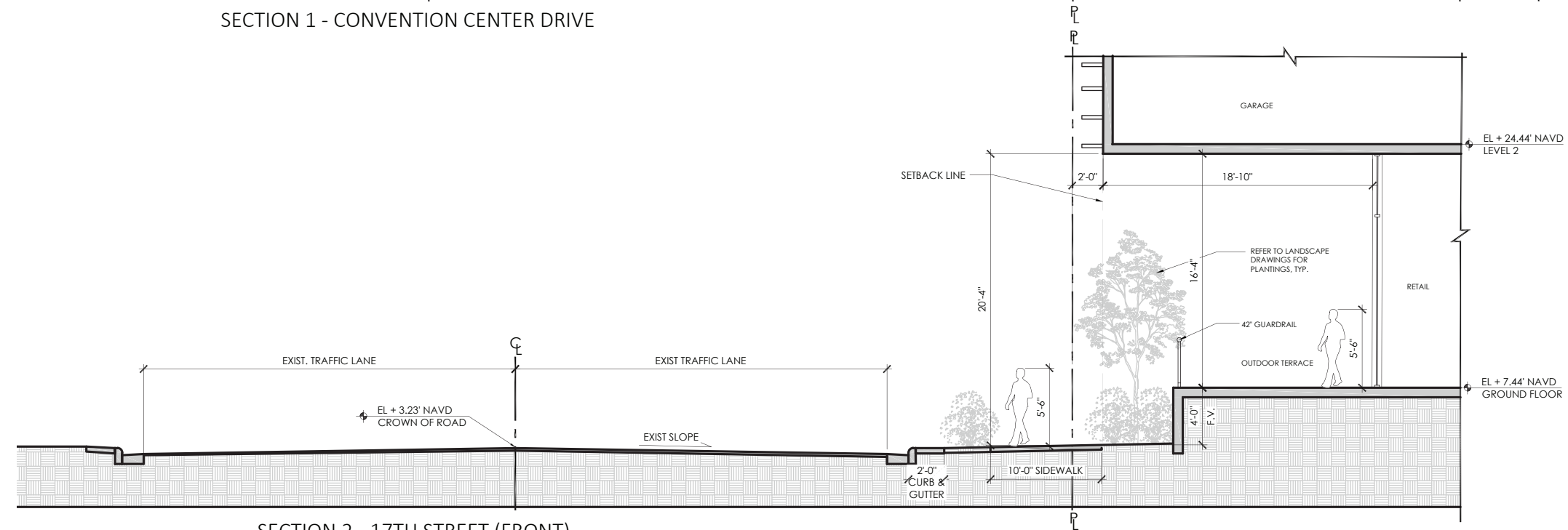
**ALIGNMENT DIAGRAM
 LEVEL 3**

**DATE:
 2019.05.13**

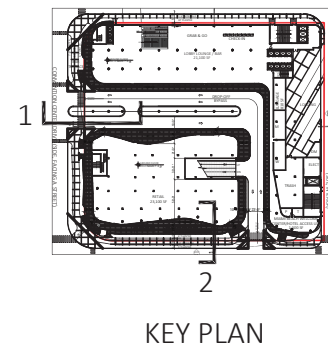
A5-03



SECTION 1 - CONVENTION CENTER DRIVE



SECTION 2 - 17TH STREET (FRONT)



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

ENLARGED SECTIONS

DATE:
2019.05.13

A5-04