

# MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2019.07.02



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

COVER SHEET AND DRAWING INDEX

DATE:  
2019.07.02

A0-00

# BOUNDARY AND TOPOGRAPHIC SURVEY

- ABBREVIATIONS:**
- A = ARC LENGTH
  - ASPH = ASPHALT
  - ASDC = 2" ALUMINUM DISC IN CONCRETE
  - ASDC = 2" ALUMINUM DISC IN CONCRETE MONUMENT
  - BCED = BROWARD COUNTY ENGINEERING DEPARTMENT
  - BCR = BROWARD COUNTY RECORDS
  - BE = BESSYNE ENGINEERING COMPANY
  - BL = BOUNDARY LINE
  - BN = BENCHMARK
  - BS = BOOK OF SURVEY
  - CA = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
  - CA = CENTRAL ANGLE
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - CDR = CERTIFIED CORNER RECORD
  - CL = CLEARANCE
  - CLT = CHAIN LINK FENCE
  - CM = CONCRETE MONUMENT
  - CMF = CORRUGATED METAL PIPE
  - CONG = CONCRETE
  - CRK = CORNER
  - C&G = CURB AND GUTTER
  - DC = DEPRESSION CURB
  - D.S. = DEED BOOK
  - E = EAST
  - EA = EDGE OF PAVEMENT
  - DBH = DIAMETER AT BREAST HEIGHT
  - DEF = DEPRESSION CURB
  - DH = DIRT HOLE
  - EL = ELEVATION
  - ENC = ENCROACHMENT
  - FDC = FOUND BRASS DISC IN CONCRETE
  - FFP = FOUND IRON PIPE
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FL = FLOW LINE
  - FND = FOUND
  - ID = IDENTIFICATION
  - IP = INVERT ELEVATION
  - IP = IRON PIPE
  - IP&C = IRON PIPE AND CAP
  - IRI = IRON ROD IDENTIFICATION
  - IR&C = 5/8" IRON ROD AND CAP
  - IRC = IRON ROD IN CONCRETE
  - LD = PER LEGAL DESCRIPTION
  - L = ARC LENGTH
  - LAT = LATITUDE
  - LB = UNDEVELOPED BUSINESS
  - LONG = LONGITUDE
  - (M) = MEASURED
  - MB = MANNHOLE
  - MIN&W = NAIL, NAIL AND WASHER
  - MON = MONUMENT
  - N = NORTH
  - N&WT = NAIL AND TIN TAB
  - N&W = NAIL AND WASHER
  - N&W-85 = NORTH AMERICAN VERTICAL DATUM OF 1985
  - N&W = NON-VERTICAL ACCESS LINE PER PLAT
  - NTS = NOT TO SCALE
  - OR.B. = OFFICIAL RECORDS BOOK
  - OFF = OFFICE
  - OP = PER PLAT
  - P&V = PAVEMENT
  - P.B. = PLAT BOOK
  - PCC = POINT OF COMPOUND CURVATURE
  - PL = PLANE
  - P.I. = POINT OF INTERSECTION
  - PK N&B = PARKER KALON NAIL AND WASHER
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - PP = POWER POLE
  - PRC = POINT OF REVERSE CURVATURE
  - PT = POINT OF TANGENT
  - (R) = RECORD
  - R = RANGE
  - R&R = RAILROAD
  - RISE = RISE
  - R/W = RIGHT-OF-WAY
  - S = SECTION
  - SEC. = SECTION
  - SEWD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
  - SR = STATE ROAD
  - STK = STATION
  - T&M = TEMPORARY BENCHMARK
  - TC = TOP OF CURB
  - T.G.B. = TOP OF BANK
  - TRF = TRAFFIC REFERENCE
  - TWP = TOWNSHIP
  - UG = UNDERGROUND
  - U.S. = UNITED STATES
  - W = WEST
  - WM = WATER METER
  - W = WATER
  - ± = MORE OR LESS

## LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST 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 N89°05'57"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 388.34 FEET; THENCE N02°04'00"W, 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 238.08 FEET TO THE POINT OF BEGINNING; THENCE S03°29'22"E, 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 53.99 FEET TO THE POINT OF BEGINNING; THENCE S03°29'22"E, ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 238.58 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E, THENCE S03°29'22"E, ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48", THENCE N88°01'48"E, A DISTANCE OF 13.05 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N88°01'48"E, A DISTANCE OF 297.49 FEET; THENCE S03°29'22"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 309.96 FEET; THENCE S88°00'53"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 309.96 FEET TO THE BEGINNING OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N47°01'33"W, THENCE N02°04'00"W, A DISTANCE OF 39.94 FEET, THROUGH A CENTRAL ANGLE OF 89°55'08" 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 PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, HAVING AS ITS LOWER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 25.89 FEET (NORTH AMERICAN VERTICAL DATUM OF 1985), HAVING AS ITS UPPER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 52.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1985), THE PERMEATRICAL BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SAID POINT "A", THENCE N02°29'22"W, A DISTANCE OF 53.99 FEET; THENCE N88°30'38"E, A DISTANCE OF 30.00 FEET; THENCE S03°29'22"E, A DISTANCE OF 54.78 FEET; THENCE S88°01'48"W, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING SAID POINT "A".



## SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 53 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 N89°05'57"E.
- ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD-85), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:  
 (1) CITY OF MIAMI BEACH BENCHMARK T&M MA 127, ELEVATION 7.56' (NAVD-85), IN NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND NORTON AVENUE.  
 (2) CITY OF MIAMI BEACH BENCHMARK T&M 007, ELEVATION 5.33' (NAVD-85), IN NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PHAROS AVENUE.
- VERTICAL BENCHMARKS #1 AND #2 WERE MEASURED USING A LEVELING INSTRUMENT.
- LINES SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 6', PER COMMUNITY PANEL NO. 120601-5517-L, MAP REVISED SEPTEMBER 11, 2009.
- DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.
- THE ELEVATIONS OF AIR RIGHTS AND PROPOSED CONVENTION CENTER BUILDING LINE PROVIDED BY PENTRESS ARCHITECTS.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS INDICATED HEREON WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (TOTAL) UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE FIELD LOCATED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (TSDM), 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 HEREON WERE FIELD LOCATED; SYMBOLS SHOWN HEREON 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 INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBER FILLS.
- 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 TYPE OF CONSTRUCTION TO BE DETERMINED BY ARCHITECT. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR COMPLIANT 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 HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REBOUND MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP ACCURACY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS, THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.03 FEET HORIZONTALLY, ± 0.02 FEET VERTICALLY ON HARD SURFACES AND ± 0.1 FEET ON GROUND SURFACES.
- SURVEYED BUILDINGS WERE LOCATED CROSSING THE BOUNDARY LINES, PARTICULARLY OVER THE EASTERLY BOUNDARY AS SHOWN HEREON.
- THIS SITE WAS NOT ABSTRACTED 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 BRINDSON (PRESIDENT, TROPICAL DESIGNS OF FLORIDA, INC., MEMBER, AMERICAN SOCIETY OF CONSULTING ARBORISTS, ISA CERTIFIED ARBORIST MUNICIPAL SPECIALIST PL-102208, GA TREE RISK ASSESSMENT QUALIFICATION LWF FLORIDA CERTIFIED LANDSCAPE INSPECTOR - 2016-2170). 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 BISSAYNE ENGINEERING COMPANY IS LB-3128.
- REFERENCE: BEC WORK ORDER 00-86130 (SKETCH & LEGAL DESCRIPTION OF PROPOSED HOTEL PARCEL), DRAWING NUMBER 00-01, DATED 04/26/2018; BEC WORK ORDER 00-86800 (TOPOGRAPHIC SURVEY OF MIAMI BEACH CONVENTION CENTER), DRAWING NUMBER 00-0086, DATED 02/07/14; BOUNDARY LIMITS SHOWN HEREON WERE DETERMINED BY CITY OF MIAMI BEACH CITY SURVEYOR BRUN T. BELLINO P.S.M., AS PER SKETCH OF DESCRIPTION, DRAWING 00-01 (FILE NAME "00-33147"), PROVIDED TO BEC ON 04/25/2018.

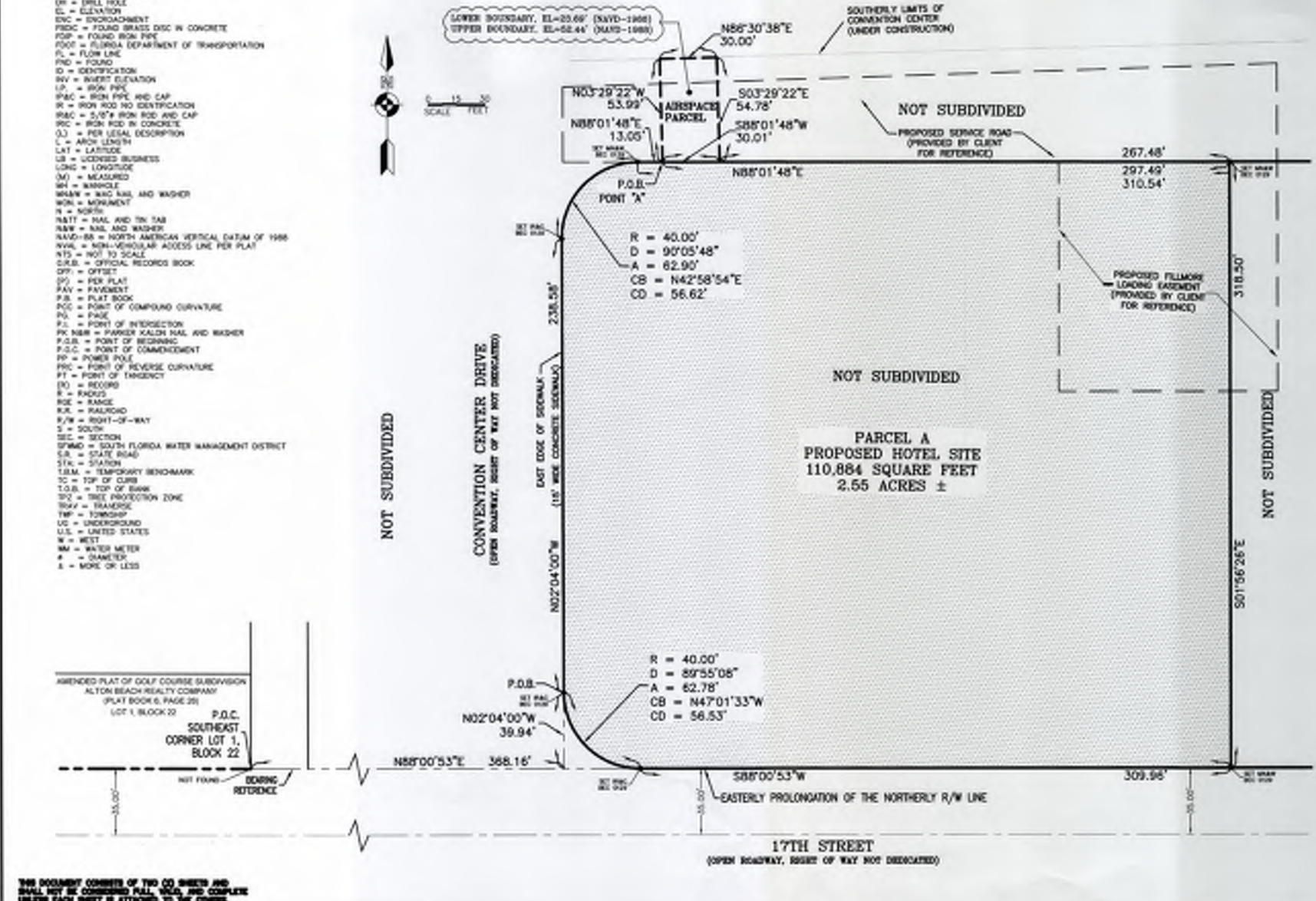
## SURVEYOR'S CERTIFICATE:

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 472-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

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

  
**X. Negrin, P.S.M.** for the Firm  
 Professional Surveyor and Mapper  
 License No. 55857  
 State of Florida

SURVEY DATE: 12/12/2018



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

**MIAMI BEACH PUBLIC WORKS DEPARTMENT**  
 1750 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

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

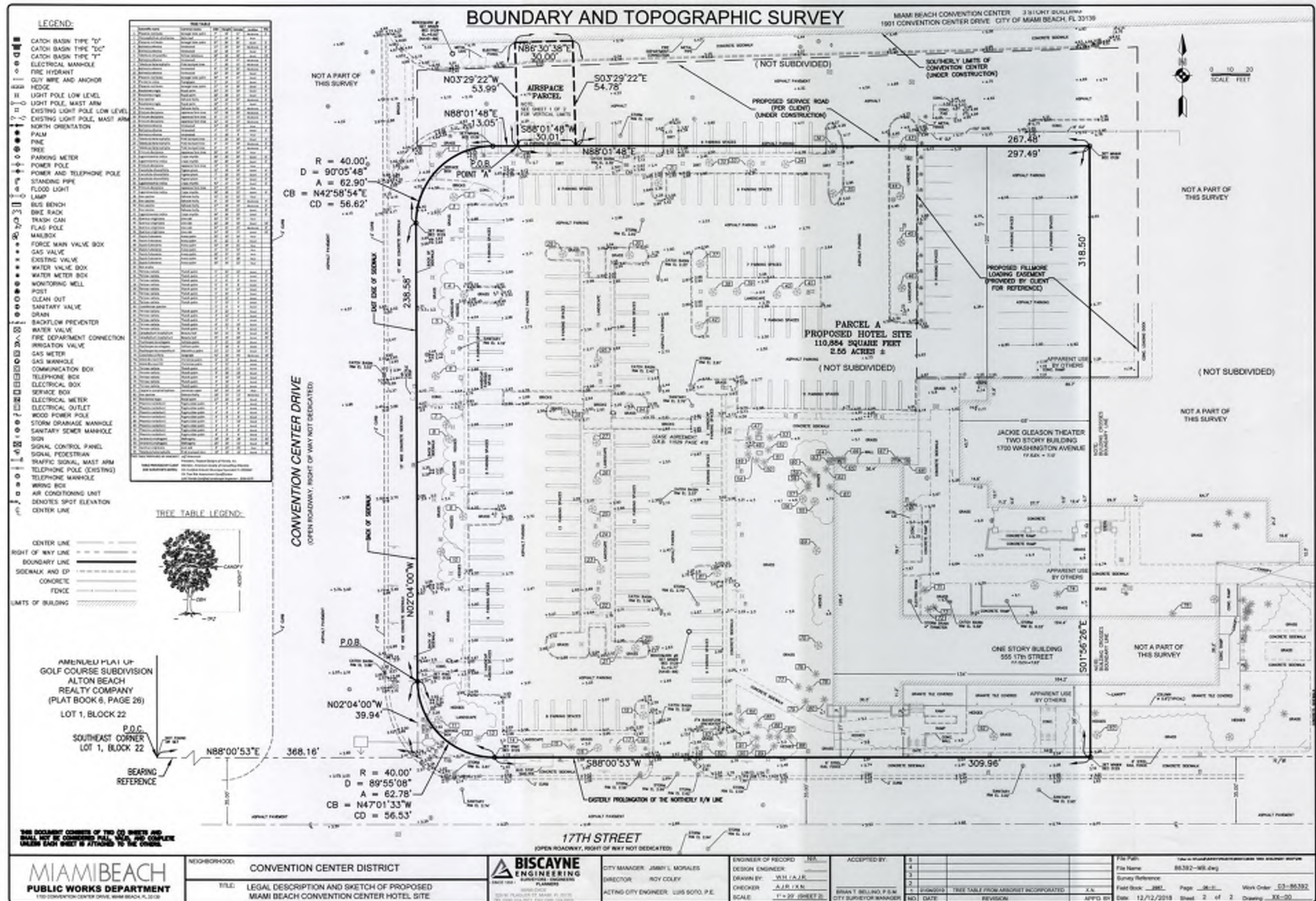
**BISSAYNE ENGINEERING ARCHITECTURE ENGINEERS PLANNERS**  
 2500 FLORIDA ST. MIAMI, FL 33133  
 (305) 369-2722

CITY MANAGER: JIMMY L. MORALES  
 DIRECTOR: ROY COLEY  
 ACTING CITY ENGINEER: LUIS SOTO, P.E.

ENGINEER OF RECORD: [Signature]  
 DESIGN ENGINEER: [Signature]  
 DRAWN BY: M.H.A.J.E.  
 CHECKER: A.J.R./X.M.  
 SCALE: 1" = 30' (SHEET 5)

ACCEPTED BY: [Signature]  
 BRUN T. BELLINO, P.E. CITY SURVEYOR/MAPPER

FILE PATH: 00392-MS.dwg  
 SURVEY REFERENCE: FIELD BOOK 2882, PAGE 28C  
 DATE: 12/12/2018 SHEET 1 of 2 DRAWING 00-0086



## ARQUITECTONICA

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

SITE SURVEY

DATE:  
2019.07.02

A0-02



**ARQUITECTONICA**

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

**LOCATION MAP**

**DATE:**  
**2019.07.02**

**A0-03**



**ARQUITECTONICA**

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

**CONTEXT - AERIAL VIEWS**

**DATE:**  
**2019.07.02**

**A0-04**



VIEW 1



VIEW 2



VIEW 3

**ARQUITECTONICA**

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

CURRENT COLOR PHOTOGRAPHS

DATE:  
2019.07.02

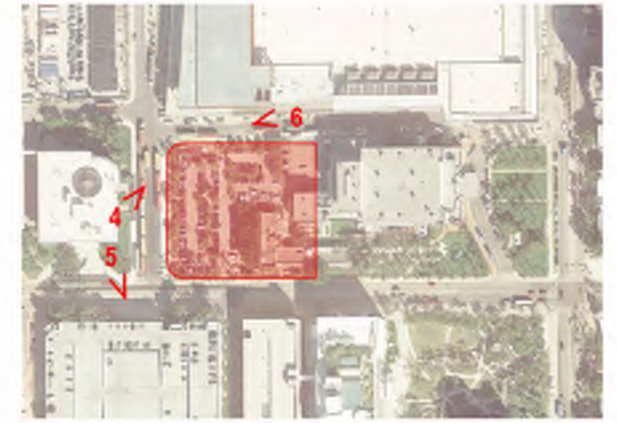
A0-05



VIEW 4



VIEW 5



VIEW 6

**ARQUITECTONICA**

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

**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
**2019.07.02**

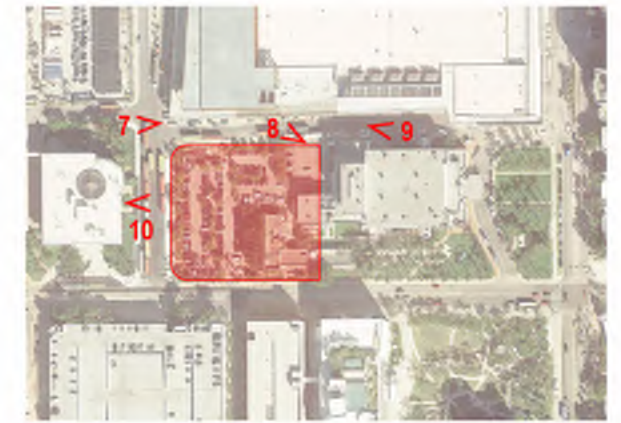
**A0-06**



VIEW 7



VIEW 8



VIEW 9



VIEW 10

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**A0-07**

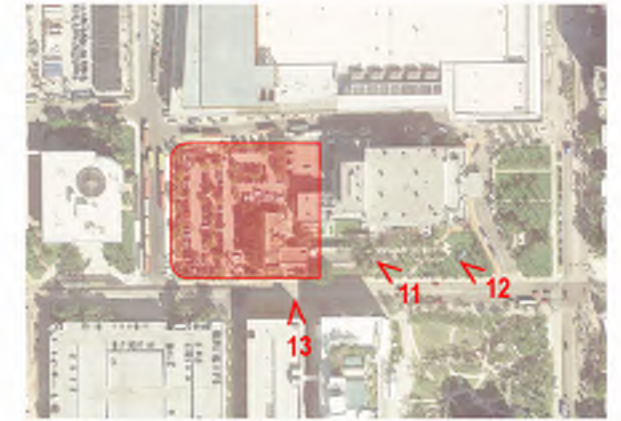




VIEW 11



VIEW 12



VIEW 13

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**A0-08**



VIEW 14



VIEW 15



VIEW 16

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**CURRENT COLOR PHOTOGRAPHS**

**DATE:**  
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**A0-09**



**VIEW 17**



**VIEW 18**

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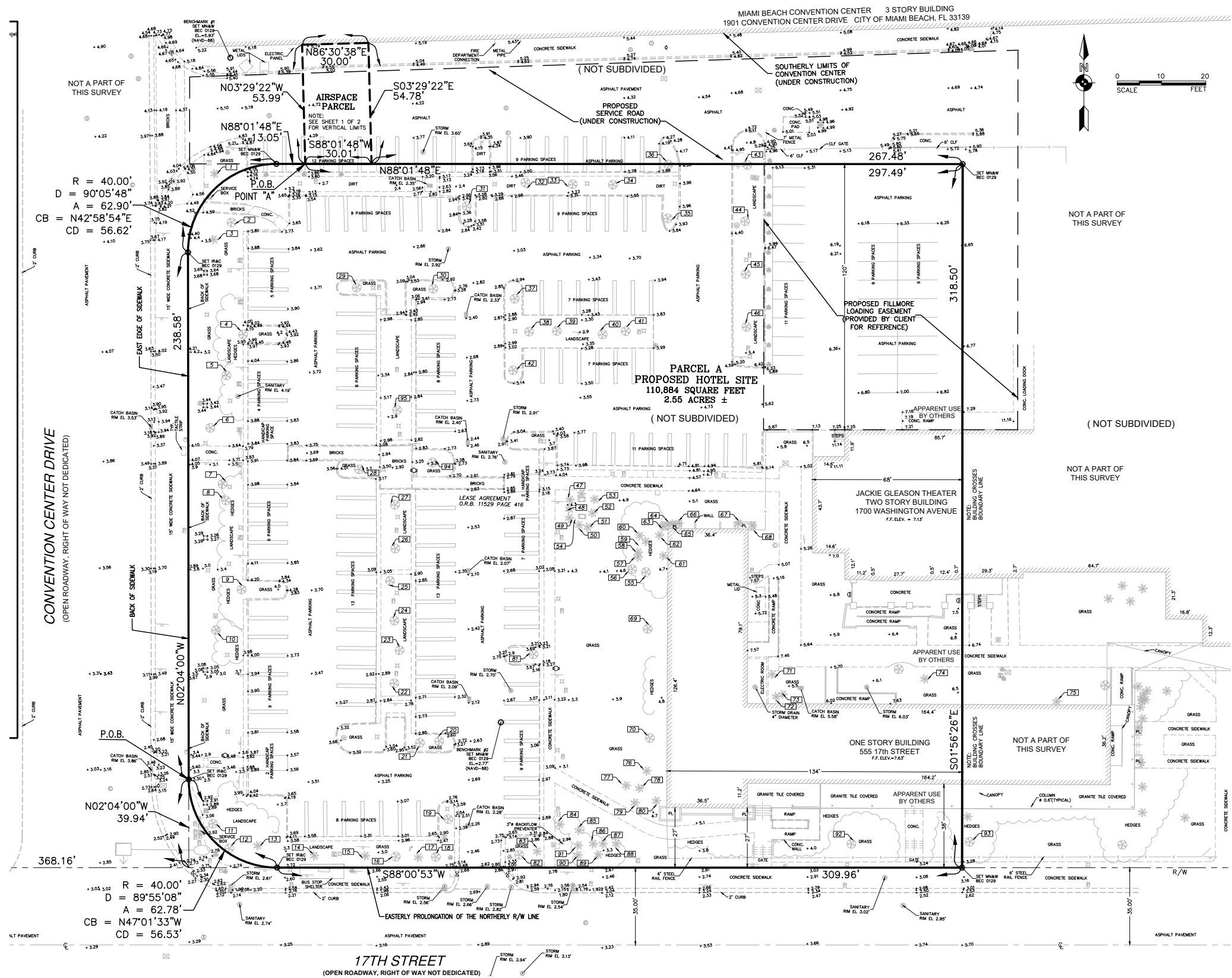
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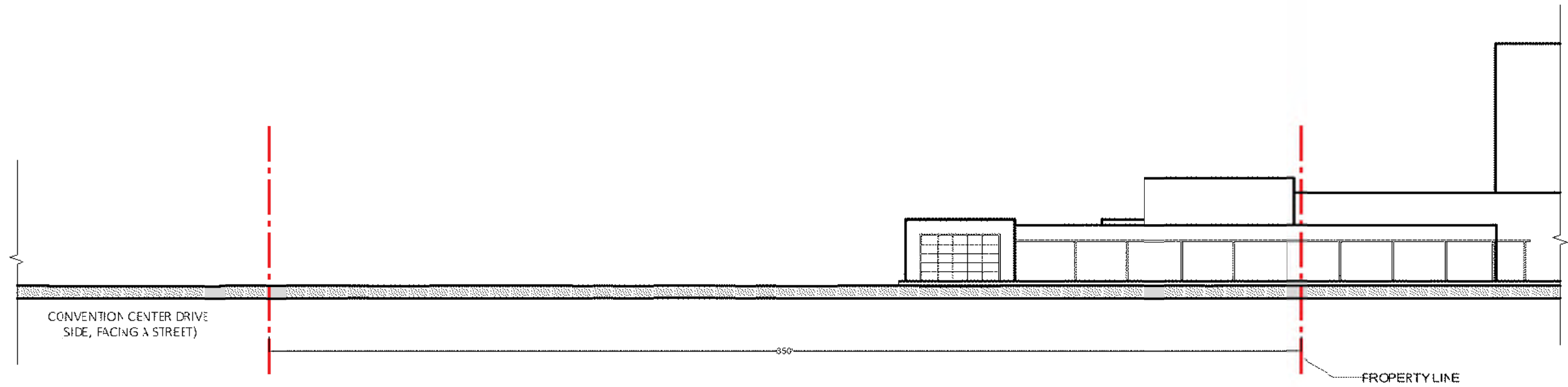
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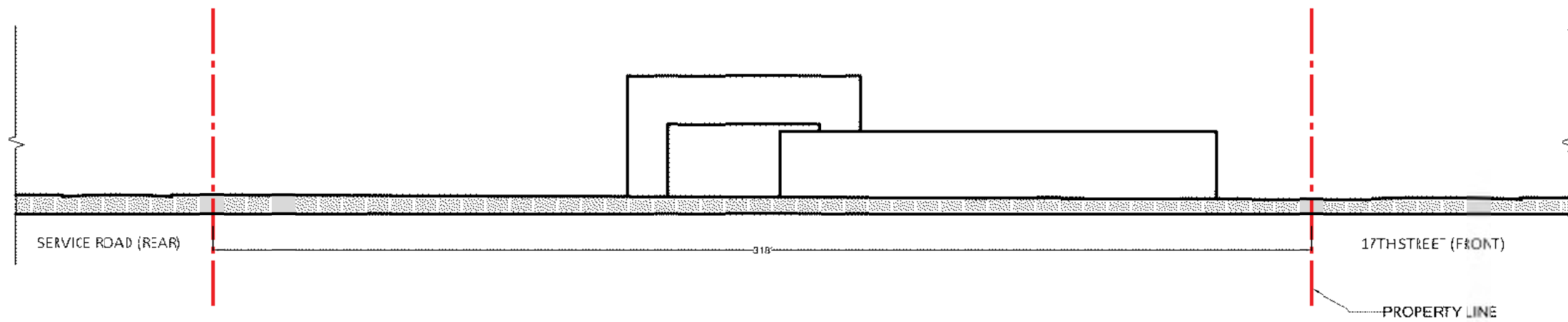
**DATE:**  
**2019.07.02**

**A0-10**

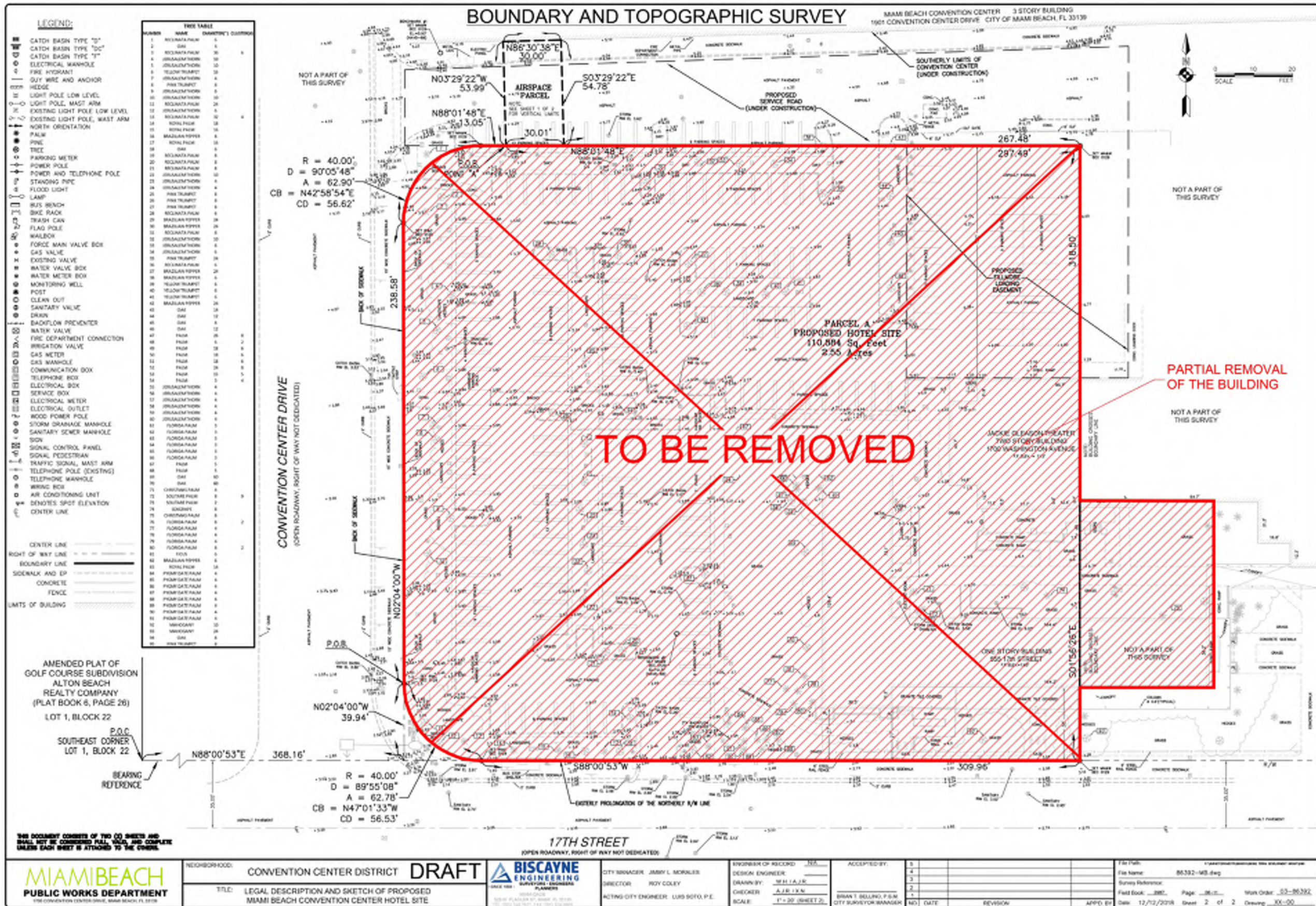




SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION



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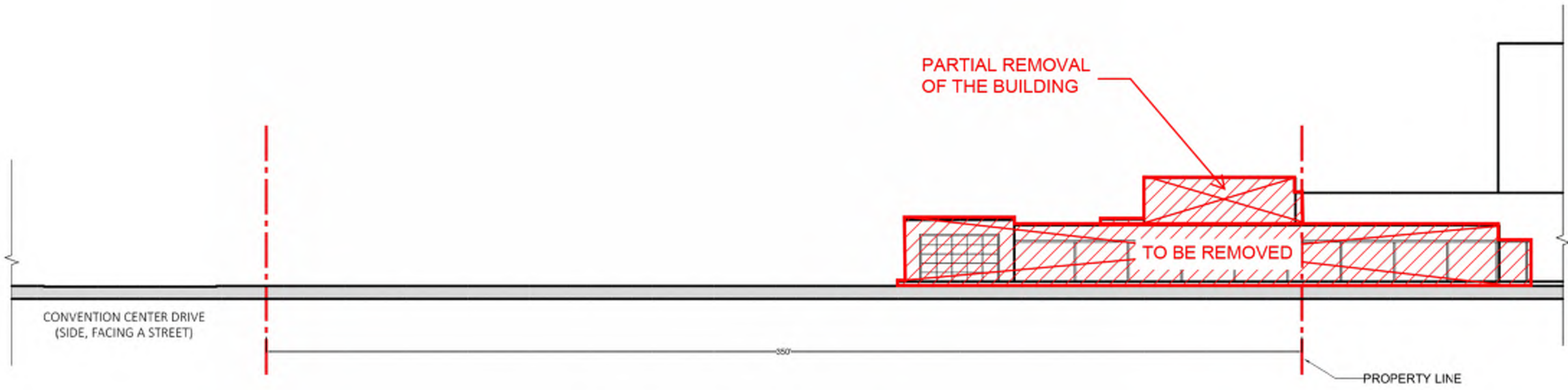
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

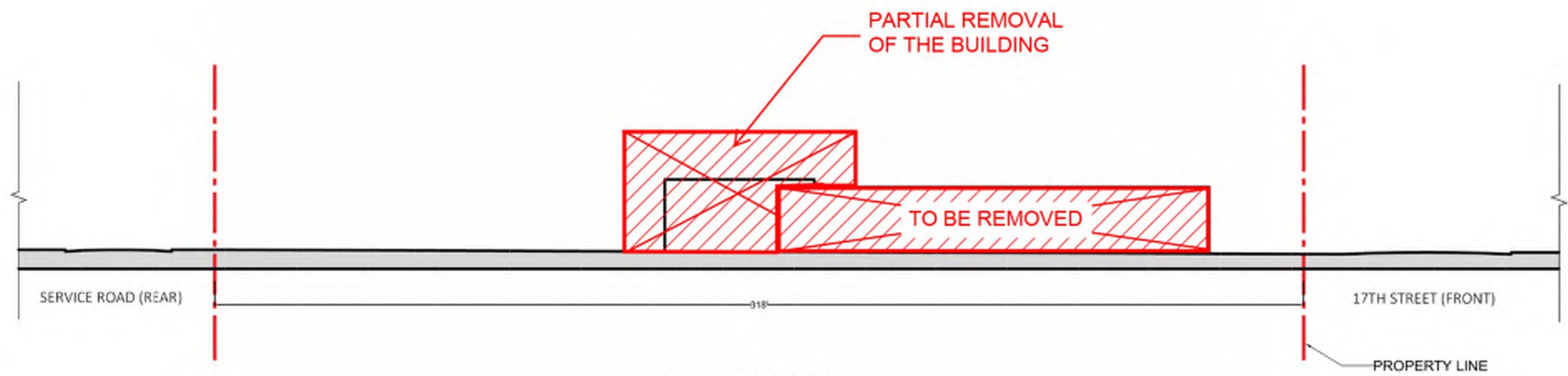
**DEMOLITION PLAN**

**DATE:**  
**2019.07.02**

**A0-13**



SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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

**DEMOLITION ELEVATION**

**DATE:**  
**2019.07.02**

**A0-14**

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	N/A	185'	
11	Number of Stories	N/A	17	
12	FAR	N/A	2.75	
13	Gross square footage	N/A	790,160 SF	
14	Square Footage by use	N/A	N/A	
15	Number of units Residential	N/A	N/A	
16	Number of units Hotel	N/A	800 KEYS	
17	Number of seats	N/A	N/A	
18	Occupancy load	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>					
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	
<b>At Grade Parking:</b>					
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	
<b>Pedestal:</b>					
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'	
<b>Tower:</b>					
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

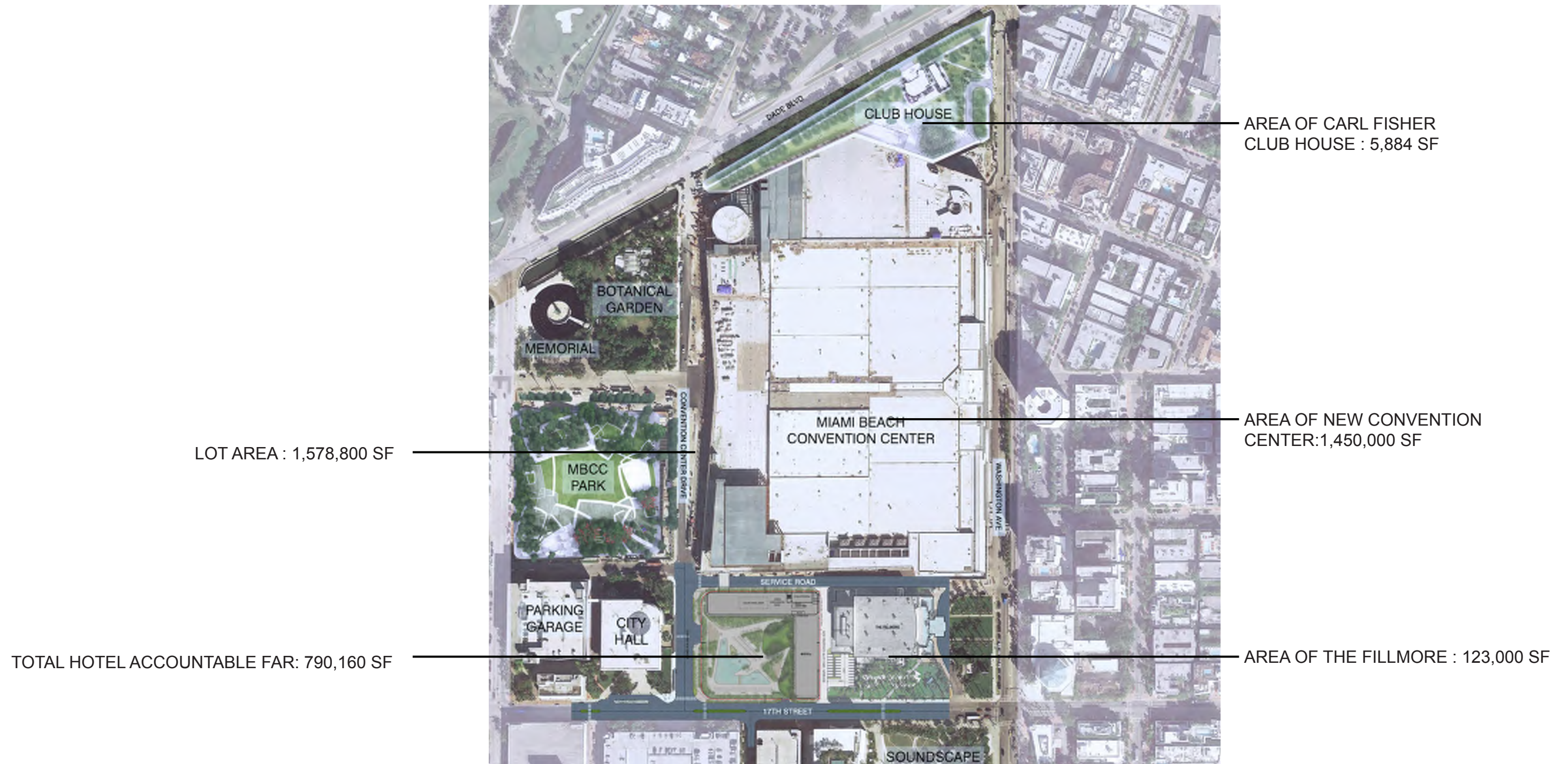
Area of Gleason Theater (estimated as noted above) = 123,000 SF

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

Lot area ( not including Convention Center Drive) =  $\sim 1,578,800 \text{ SF} \times 2.75 = 4,341,700 \text{ SF}$  (Max FAR)

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Area of Carl Fisher Club House =  $\sim 5,884 \text{ SF}$

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

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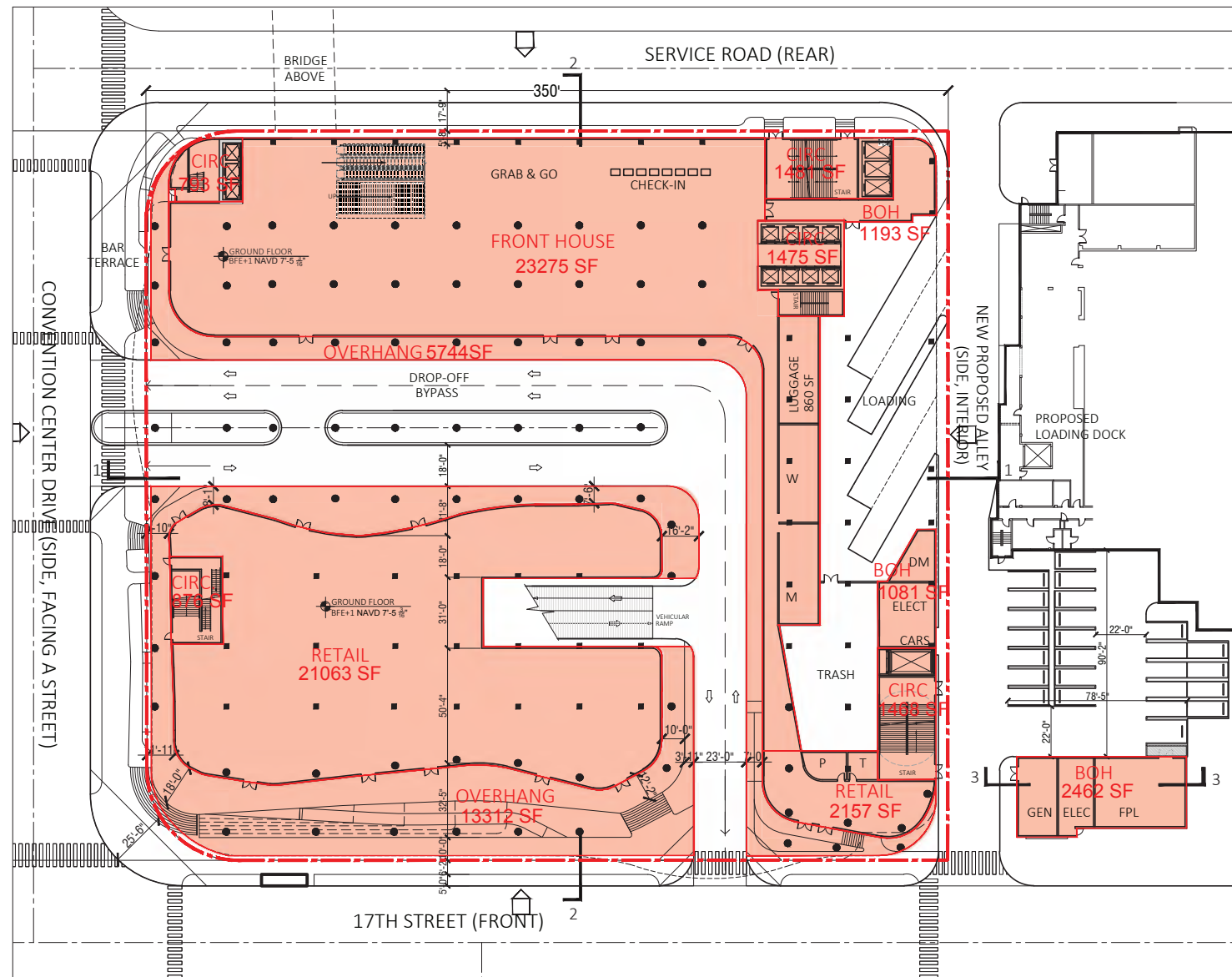
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

OVERALL FAR CALCULATION

DATE:  
2019.07.02

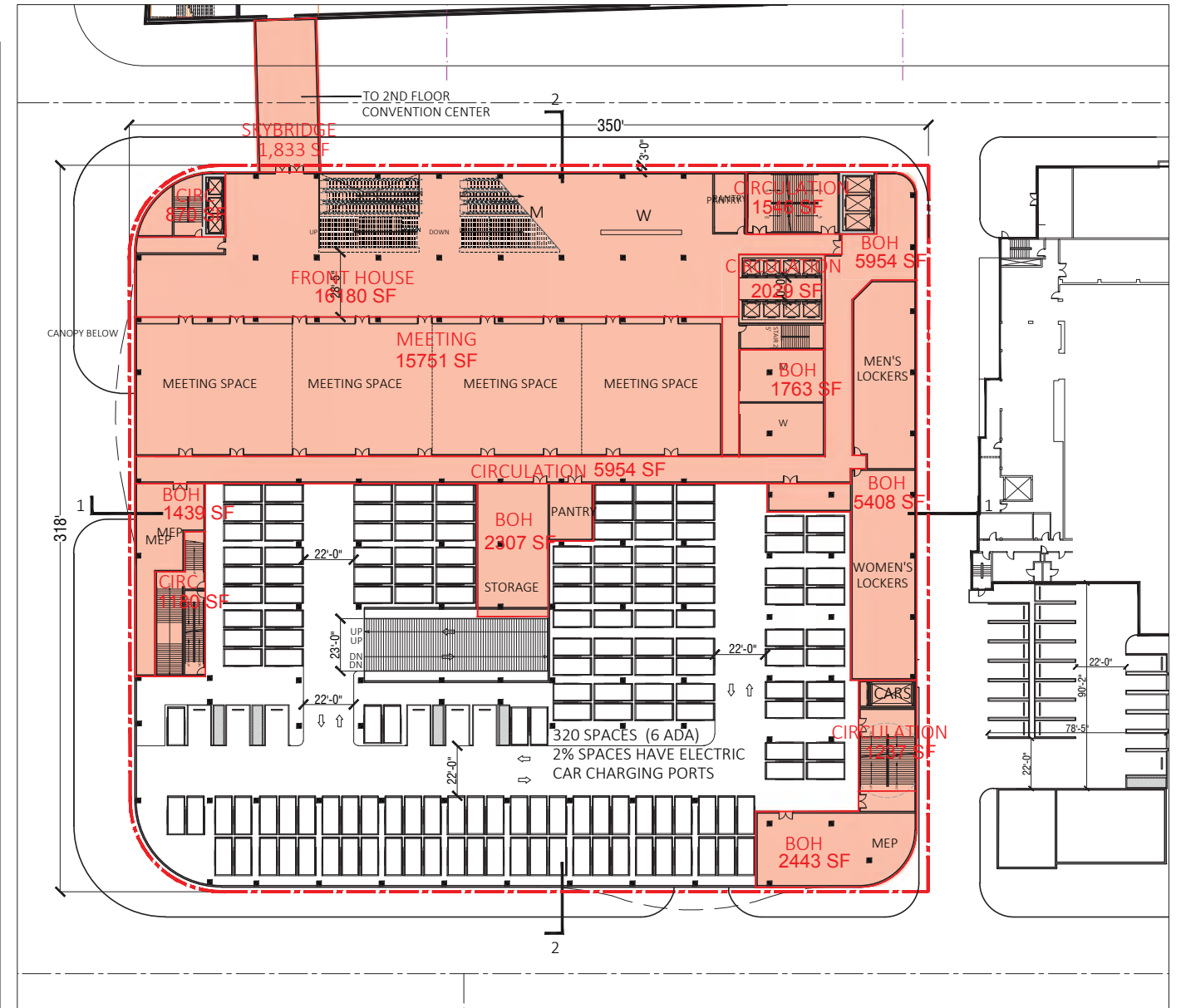
A1-16



LEVEL 1

FRONT HOUSE: 23,275 SF  
 BOH: 1,193 + 1,081 + 2,462 = 4,736 SF  
 RETAIL: 21,063 + 2,157 = 23,220 SF  
 CIRCULATION: 793 + 1,481 + 1,475 + 1,468 + 876 = 6,093 SF  
 OVERHANG: 13,312 + 5,744 = 19,056 SF

TOTAL GSF ACCOUNTABLE: 76,380 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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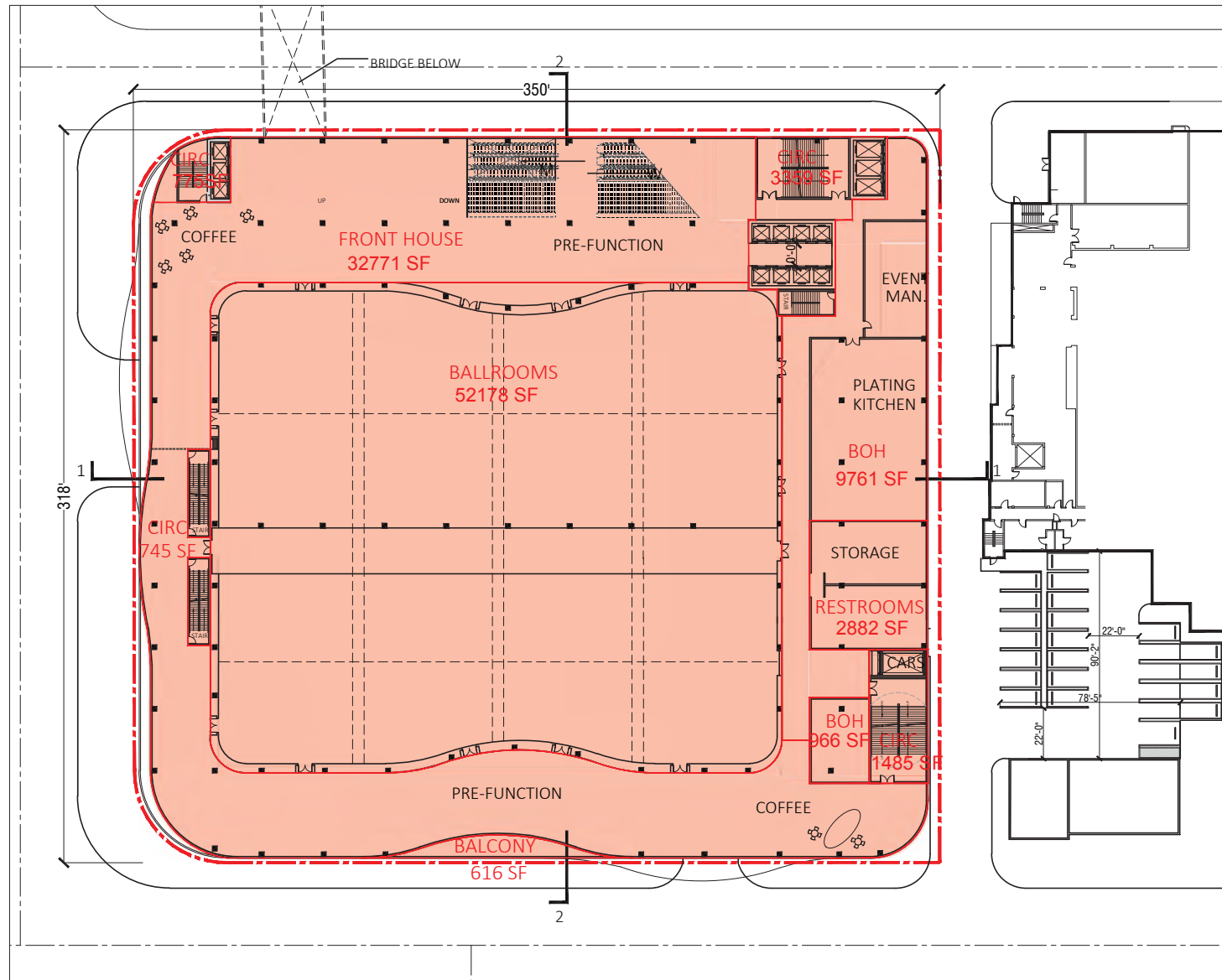
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

DATE:  
 2019.07.02

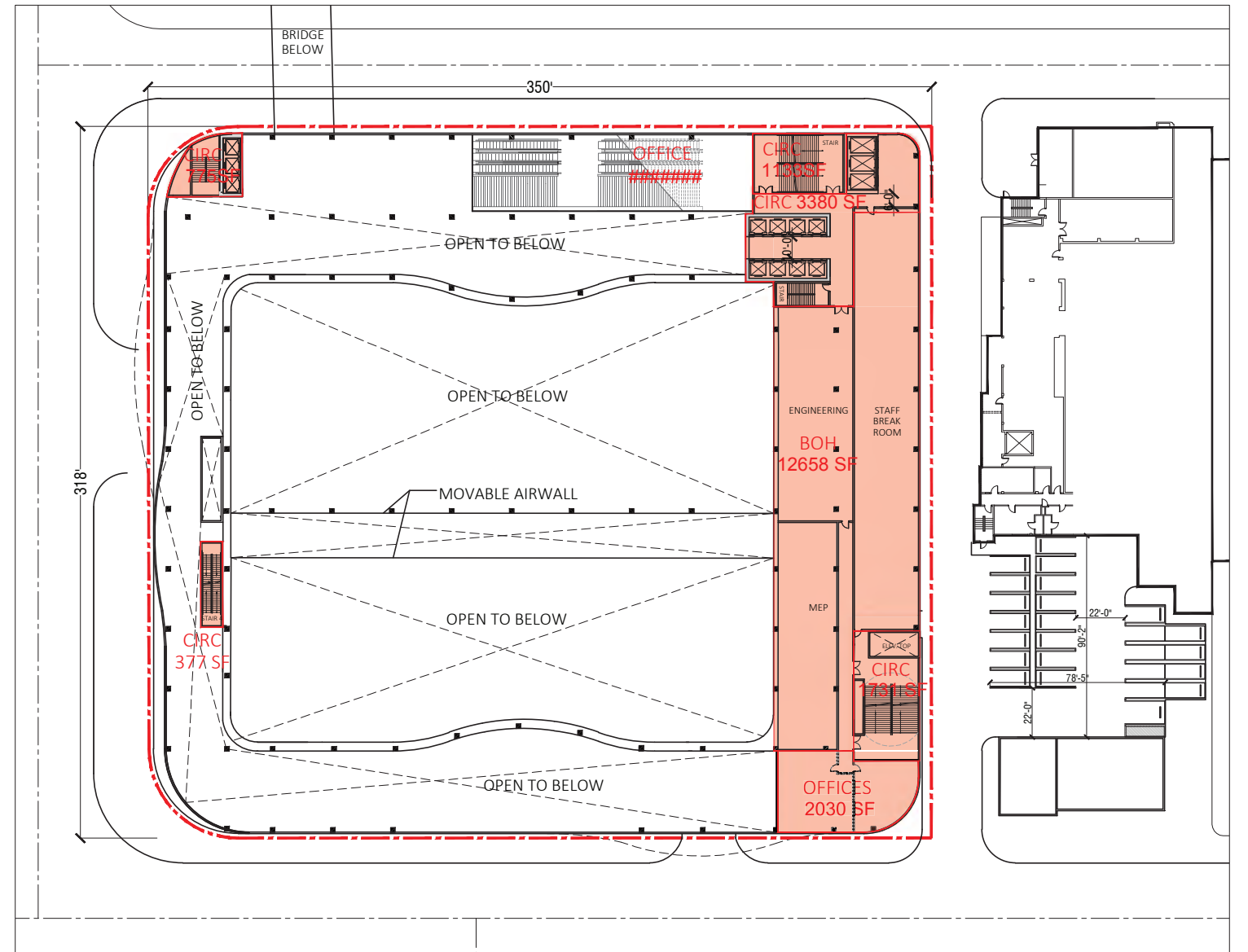
A0-17



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

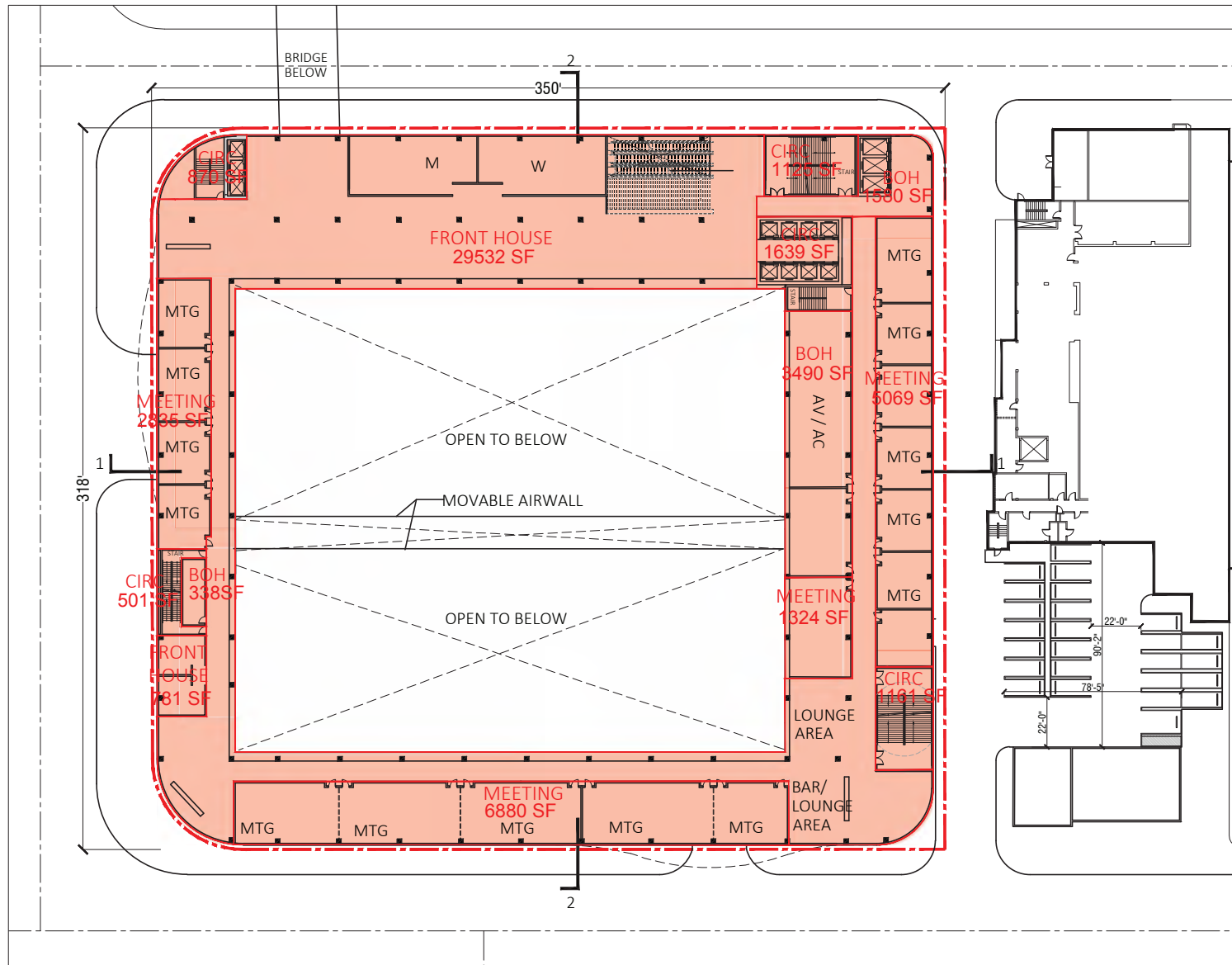
TOTAL GSF ACCOUNTABLE: 104,572 SF



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**

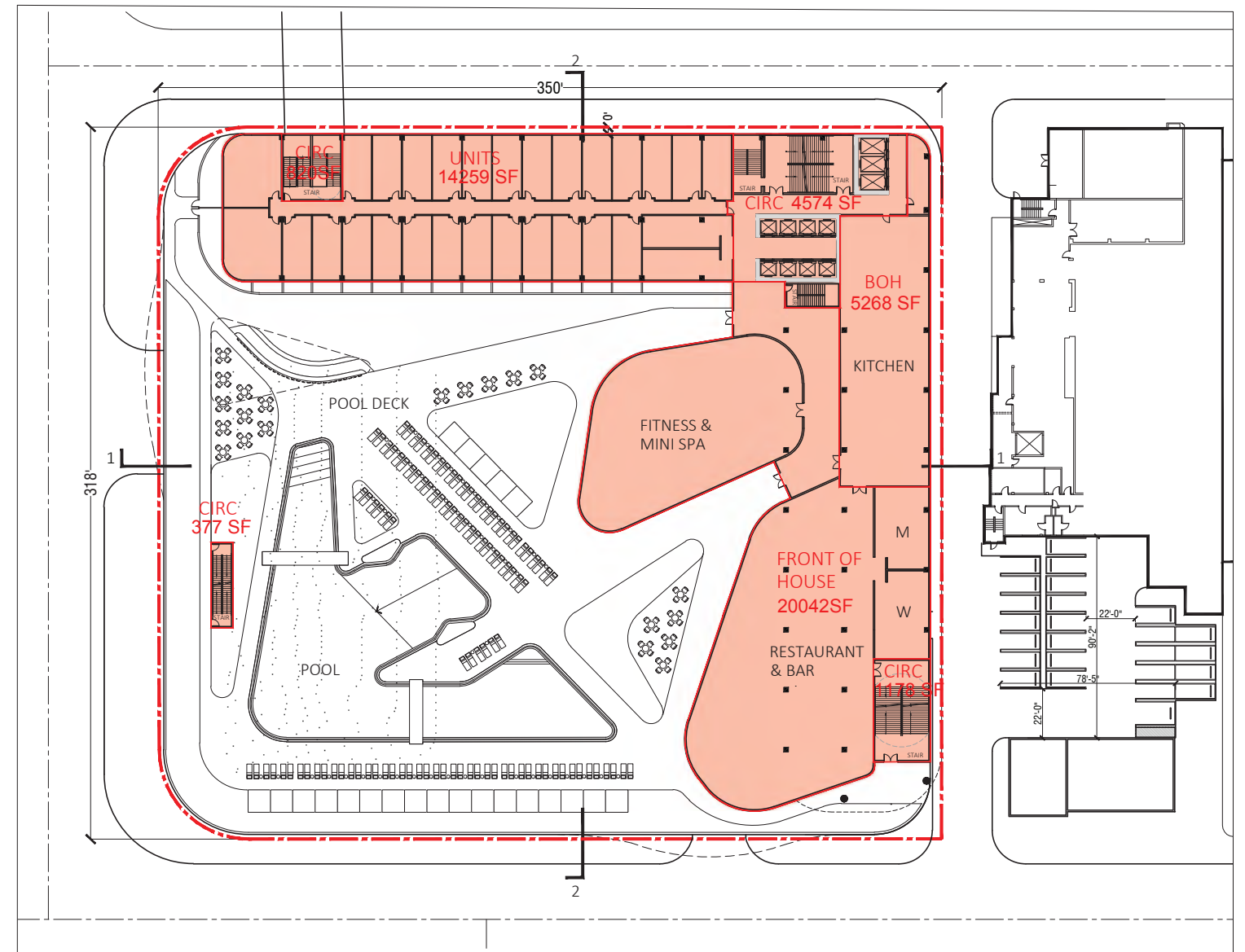
CIRCULATION :  $870 + 1,125 + 1,639 + 1,161 + 501 = 5,296$  SF

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**

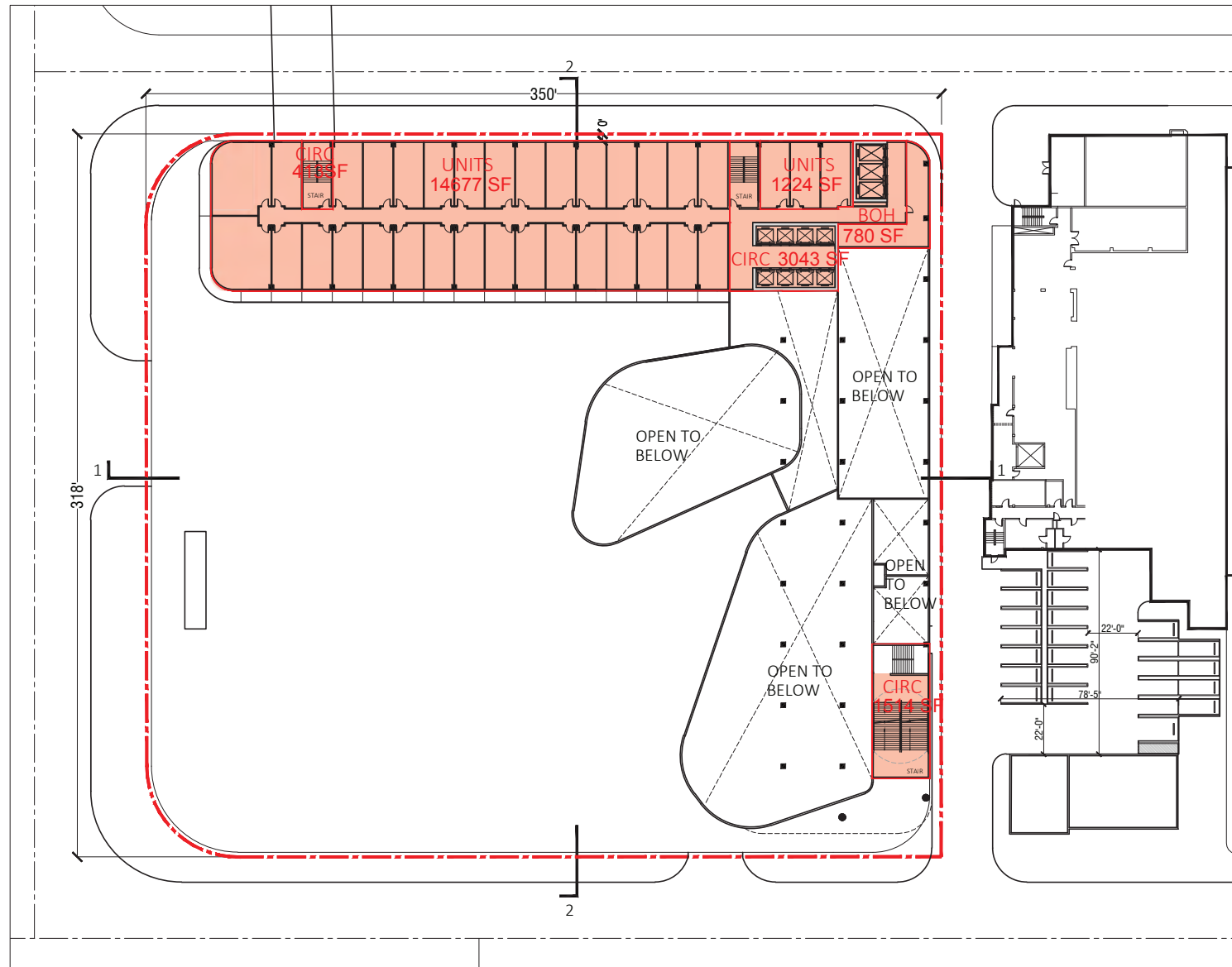
UNITS : 14,259 SF

FRONT OF HOUSE : 20,042 SF

BOH : 5,268 SF

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

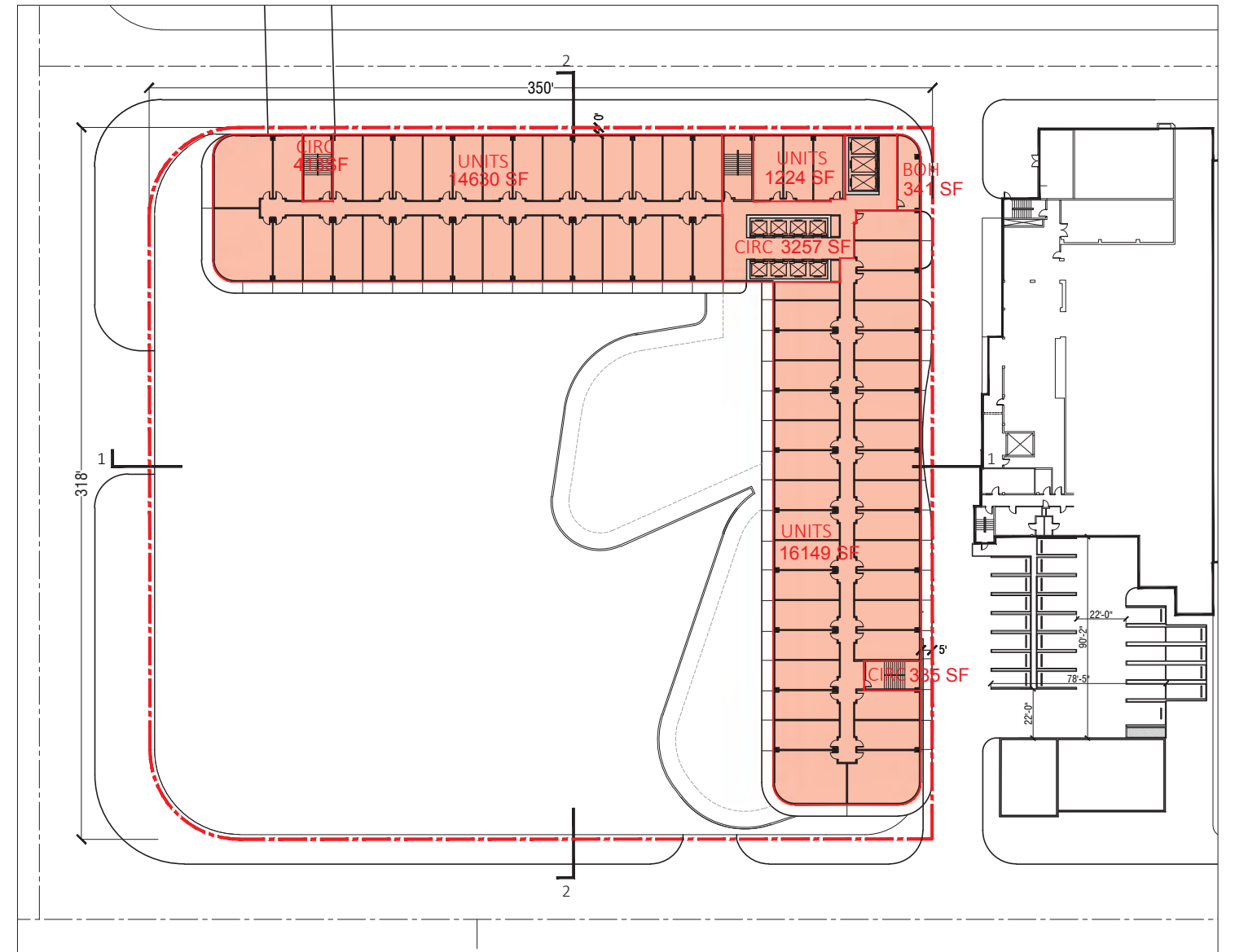
TOTAL GSF ACCOUNTABLE: 46,518 SF



LEVEL 6

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

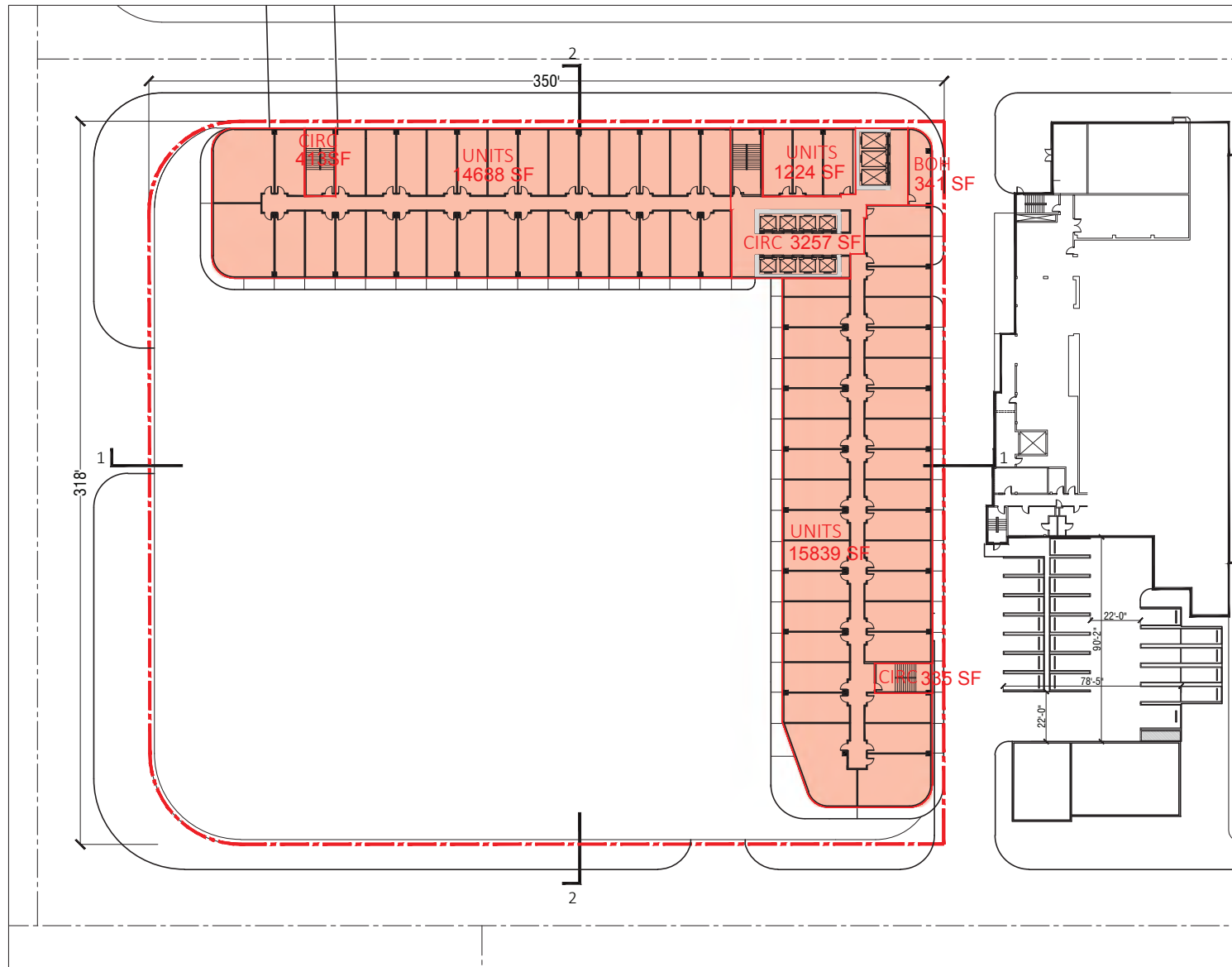
TOTAL GSF ACCOUNTABLE: 20,871 SF



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



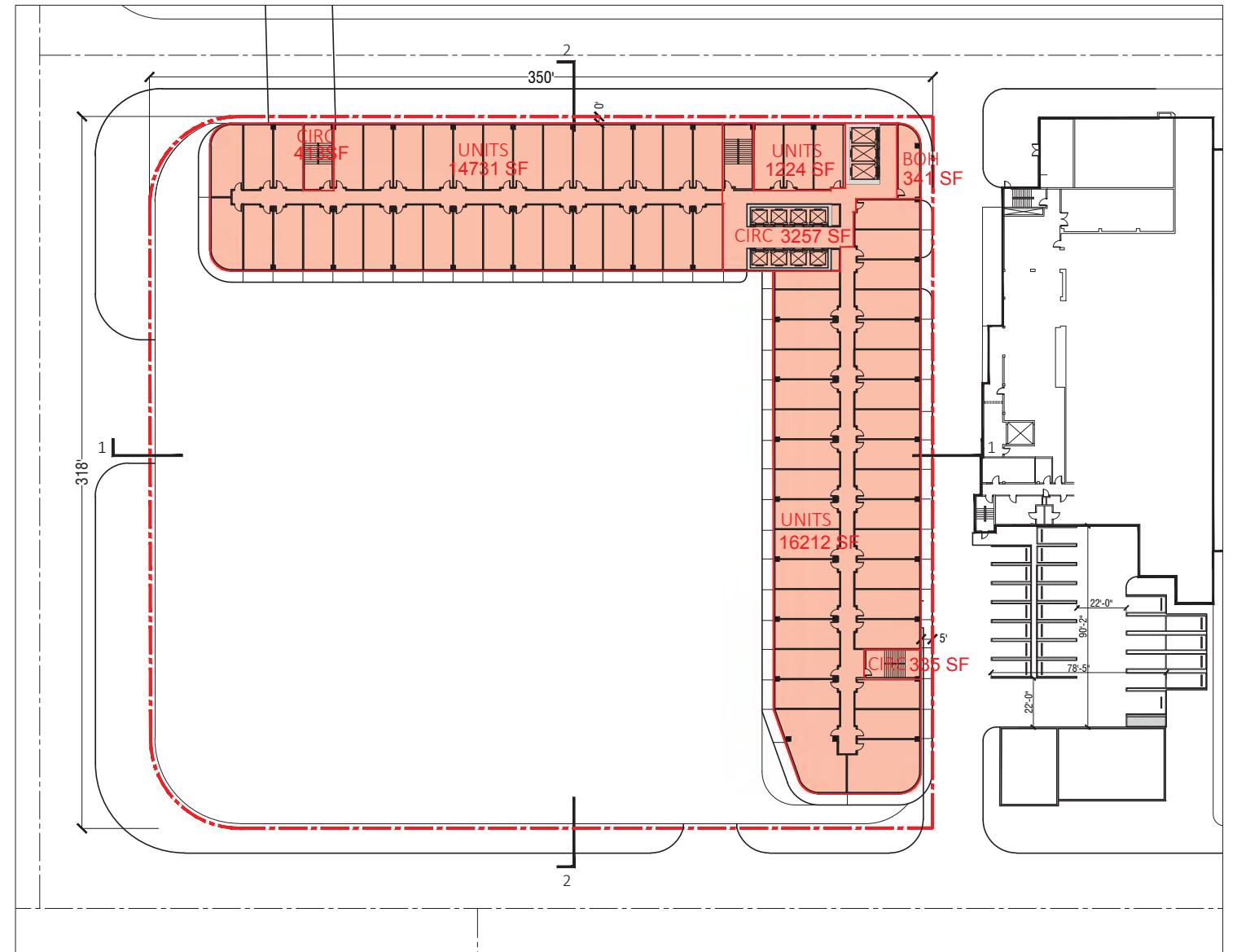
**LEVEL 8**

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



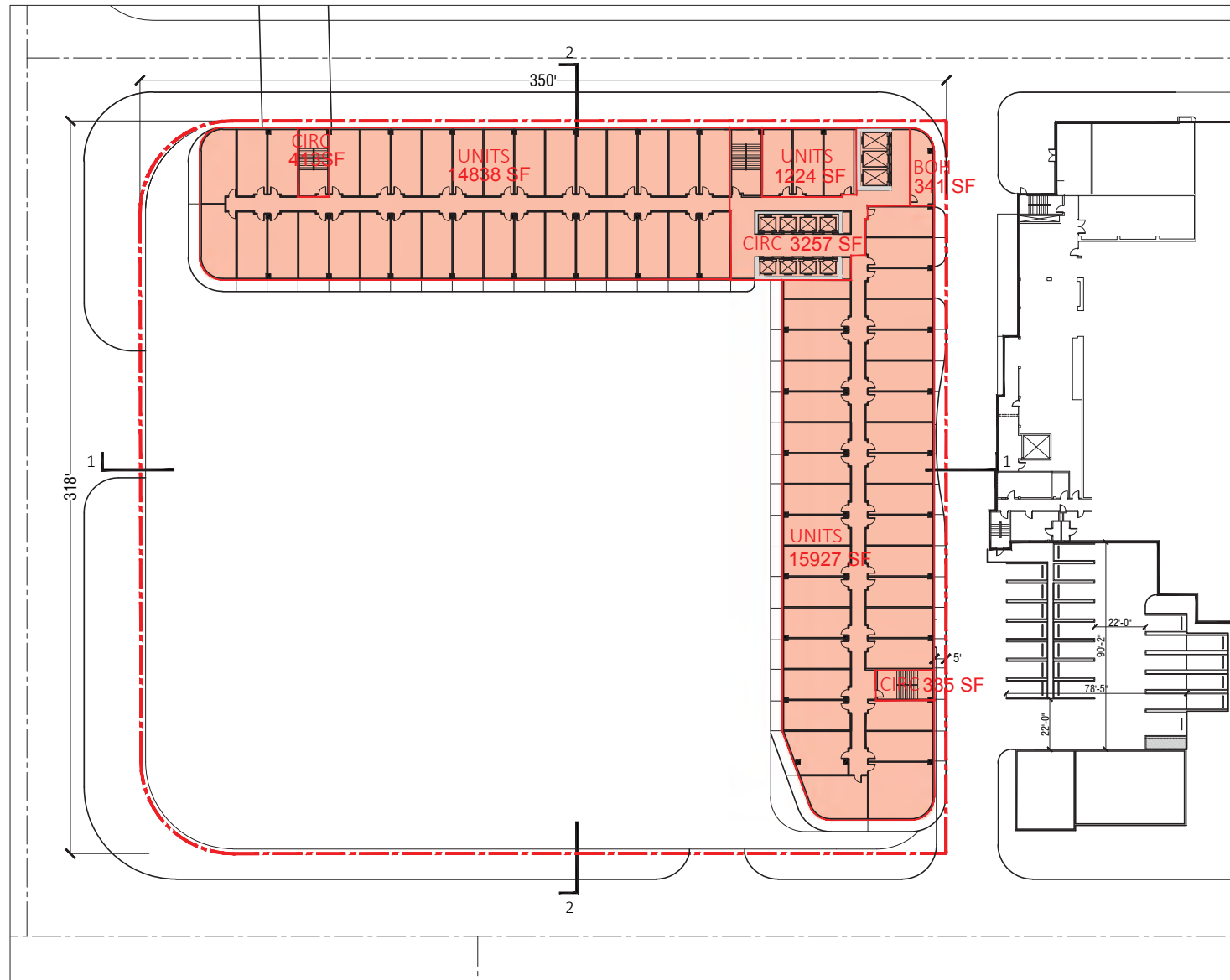
**LEVEL 9**

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



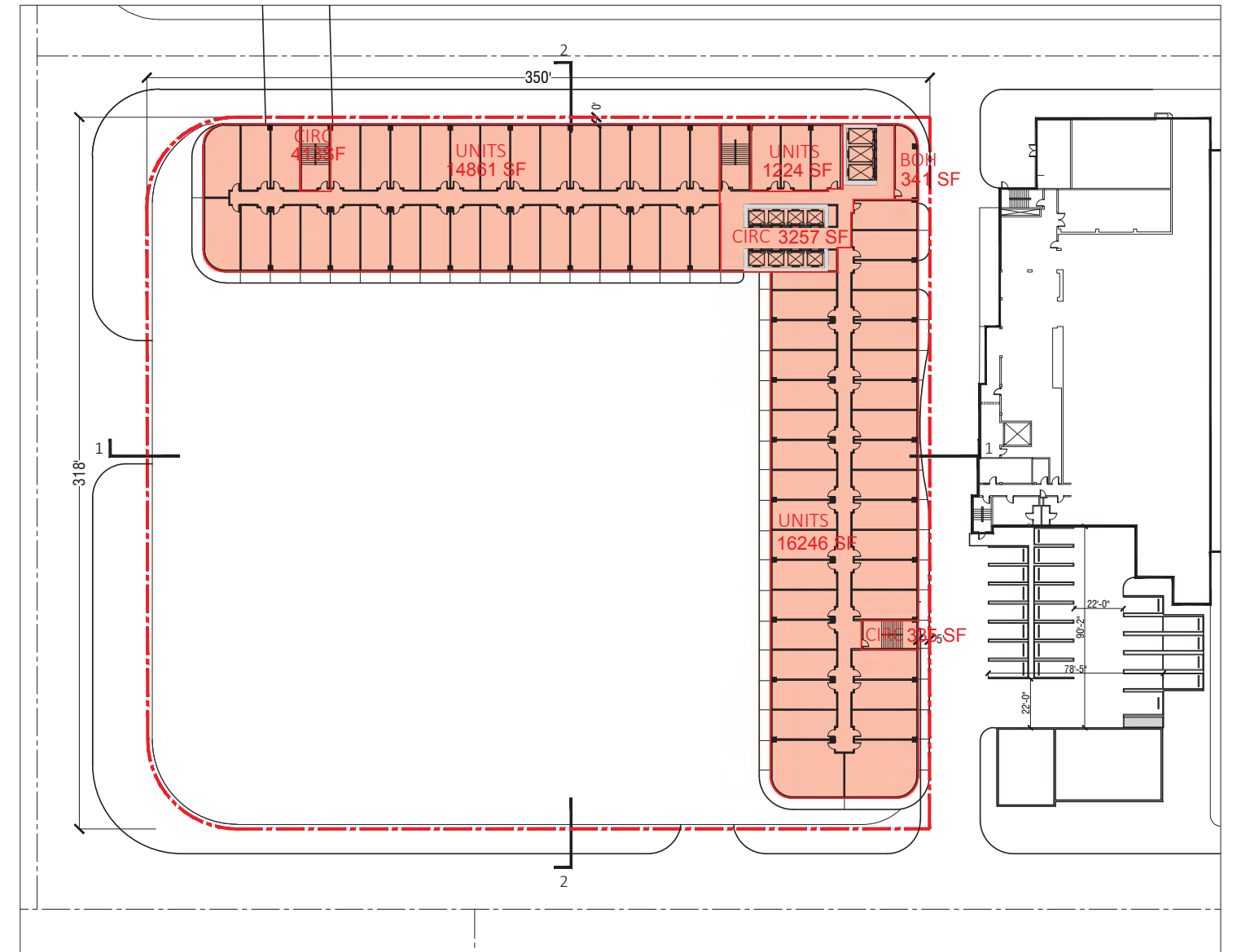
LEVEL 10

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



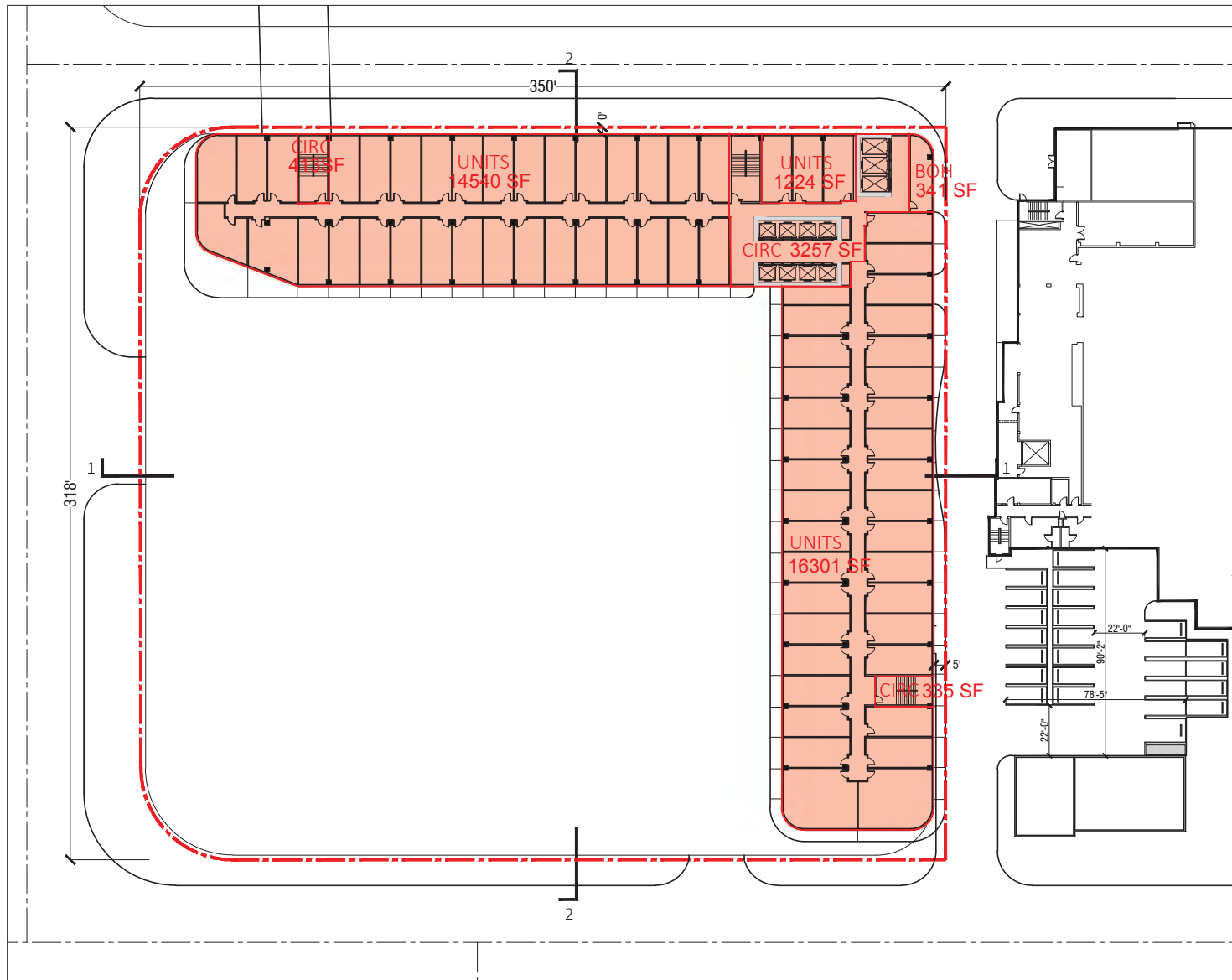
LEVEL 11

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



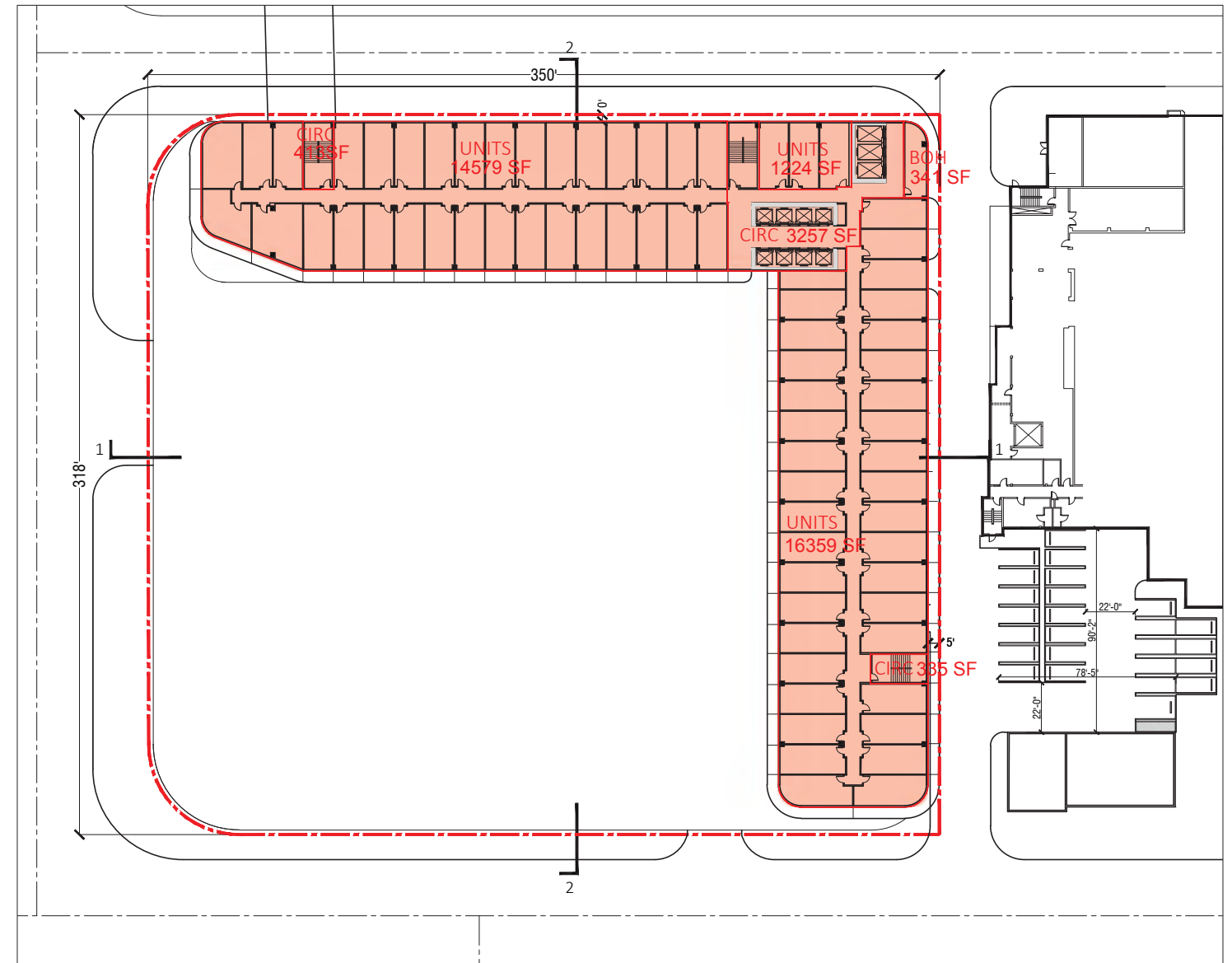
**LEVEL 12**

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**

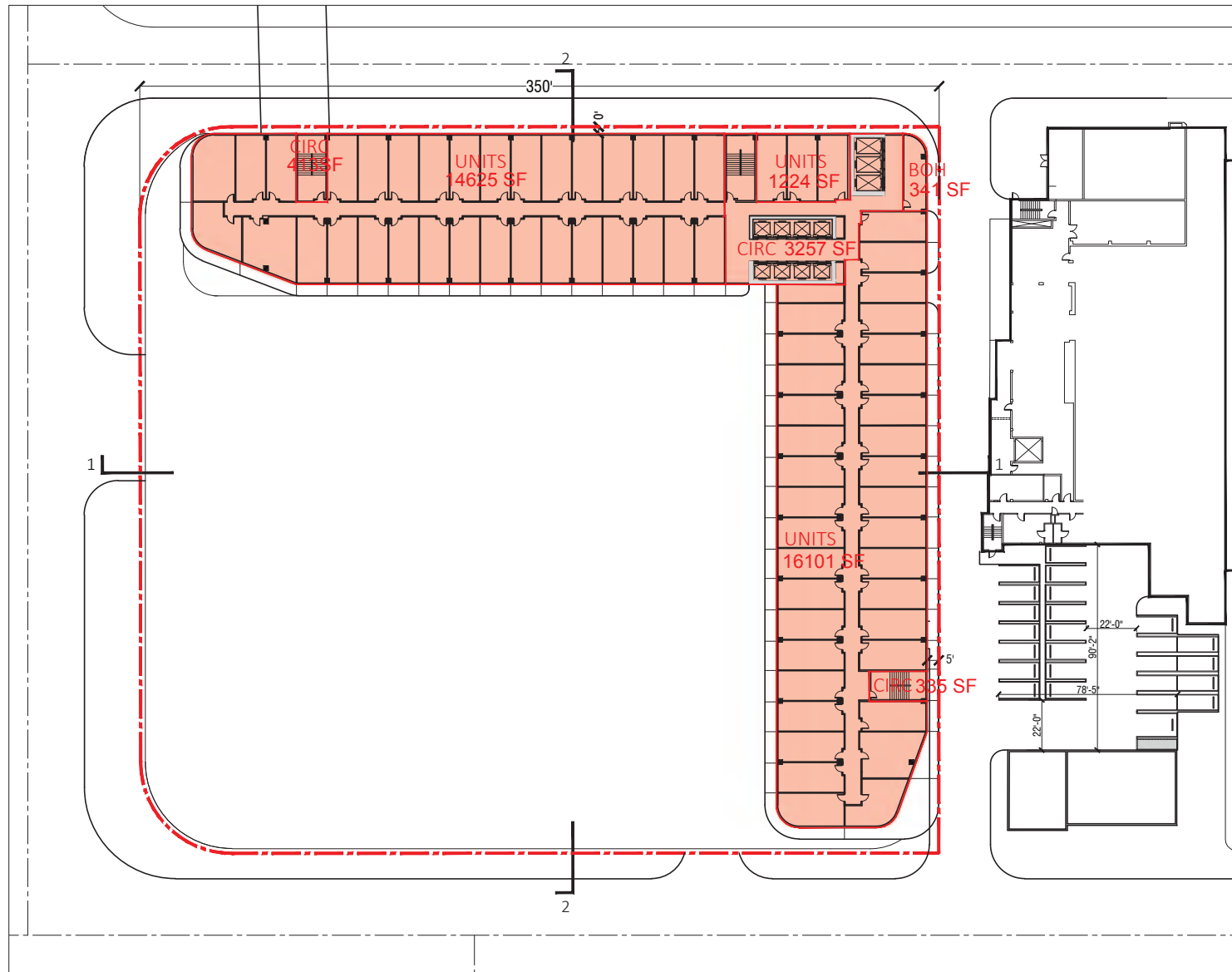
HOTEL UNITS :  $14,579 + 16,359 + 1,224 = 32,162$  SF

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

BOH : 341

TOTAL GSF ACCOUNTABLE: 36,508 SF





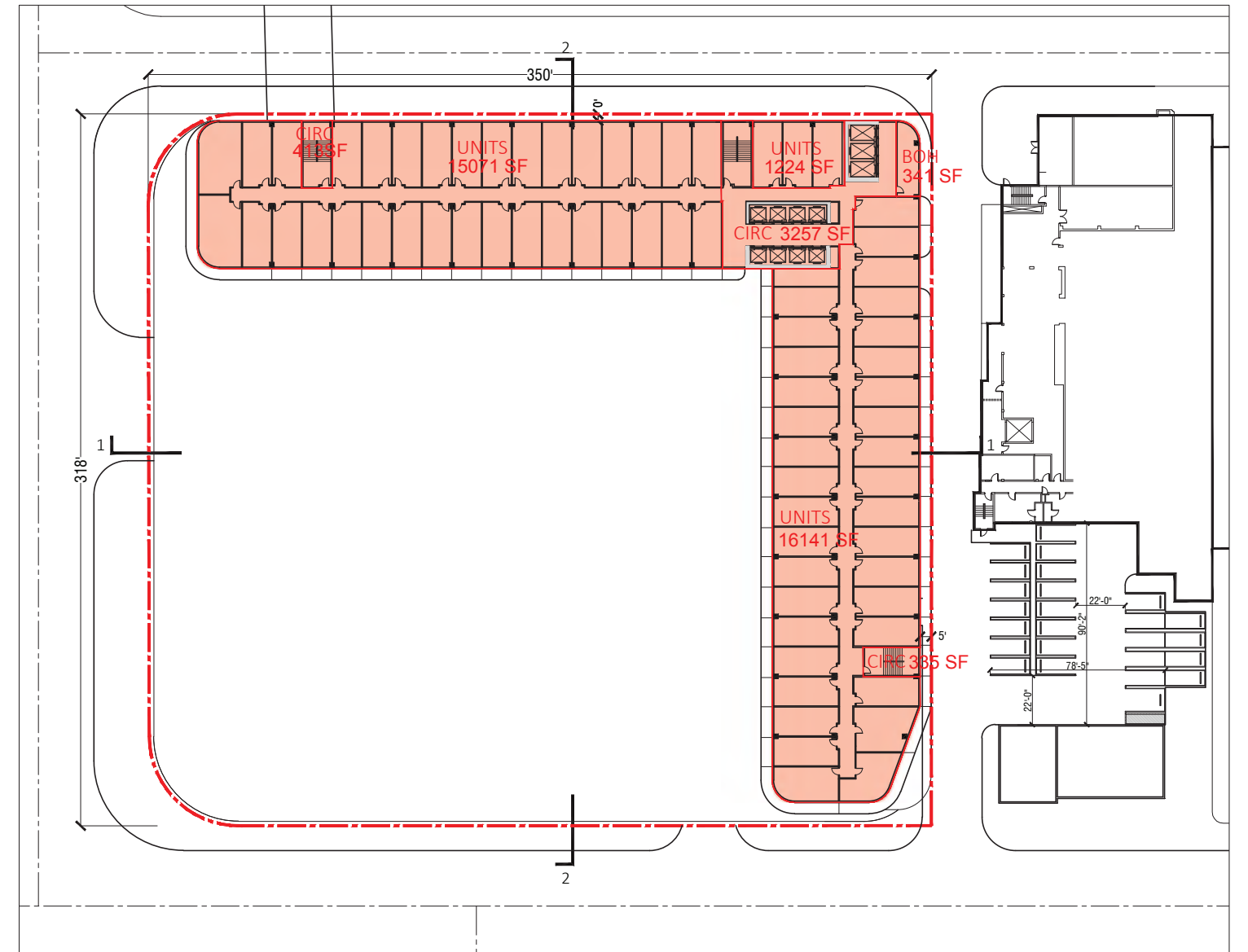
**LEVEL 14**

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



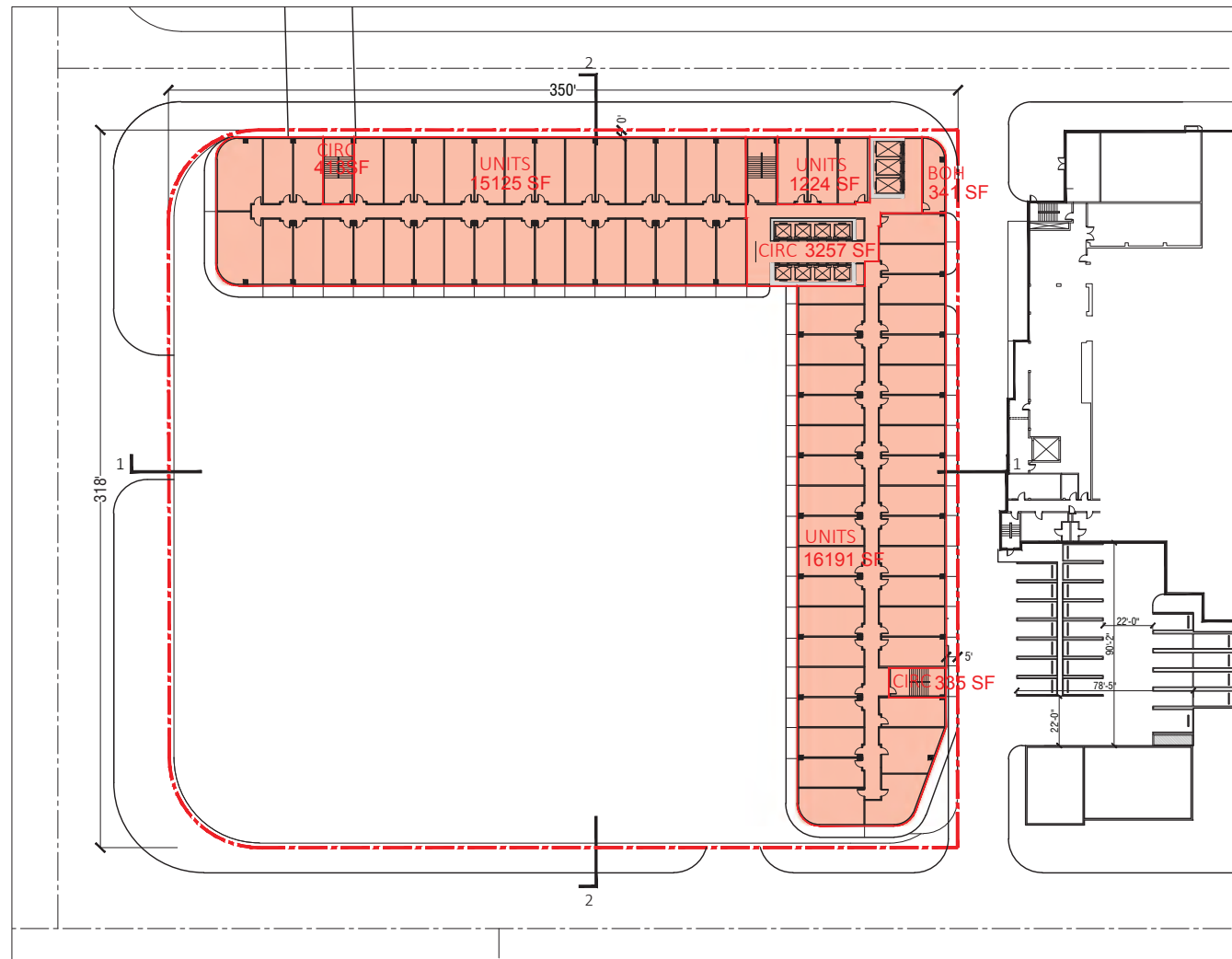
**LEVEL 15**

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

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

BOH : 341

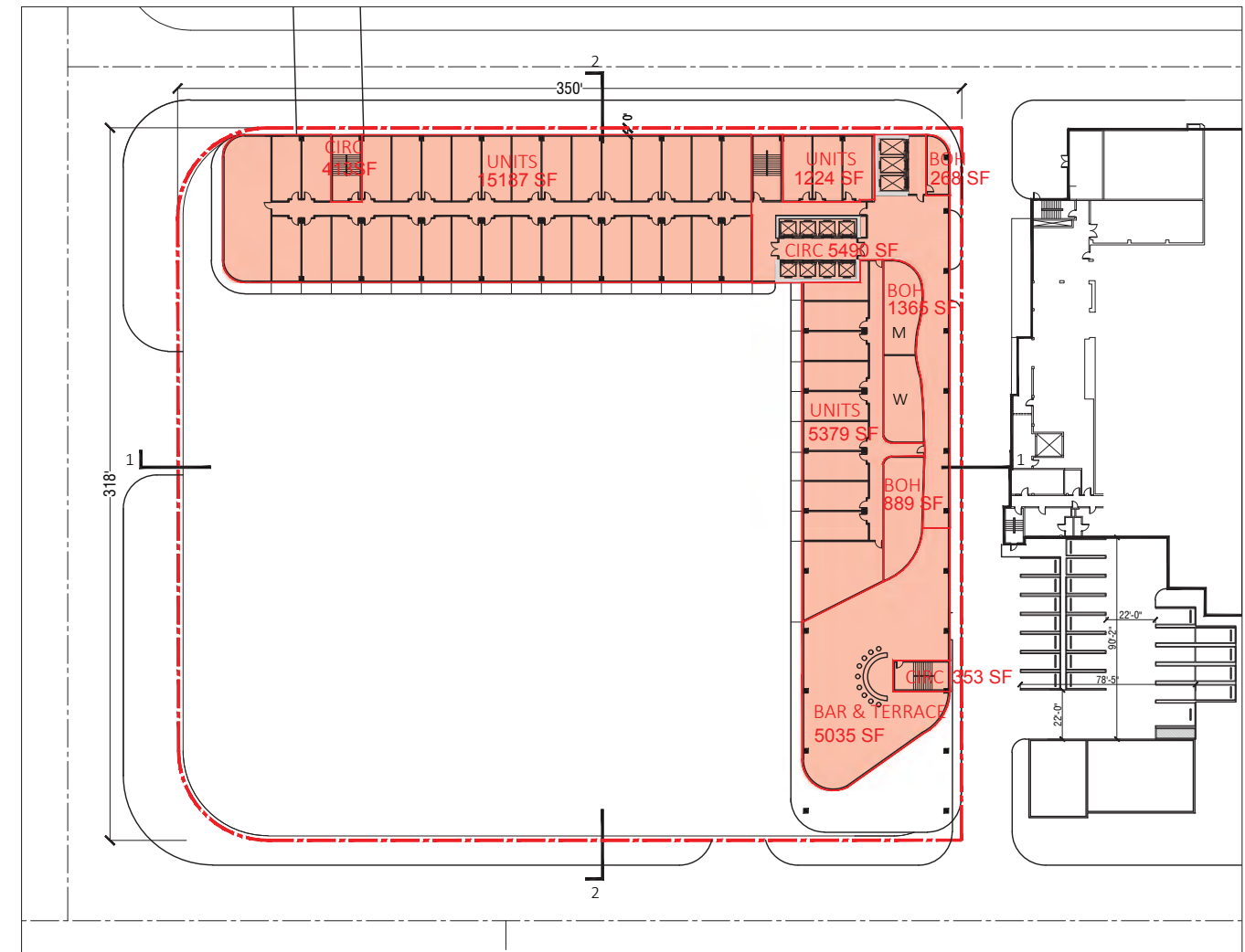
TOTAL GSF ACCOUNTABLE: 36,782 SF



LEVEL 16

HOTEL UNITS : 15,125 + 16,191 + 1,224 = 32,540 SF  
 CIRCULATION : 413 + 3,257 + 335 = 4,005 SF  
 BOH : 341 SF

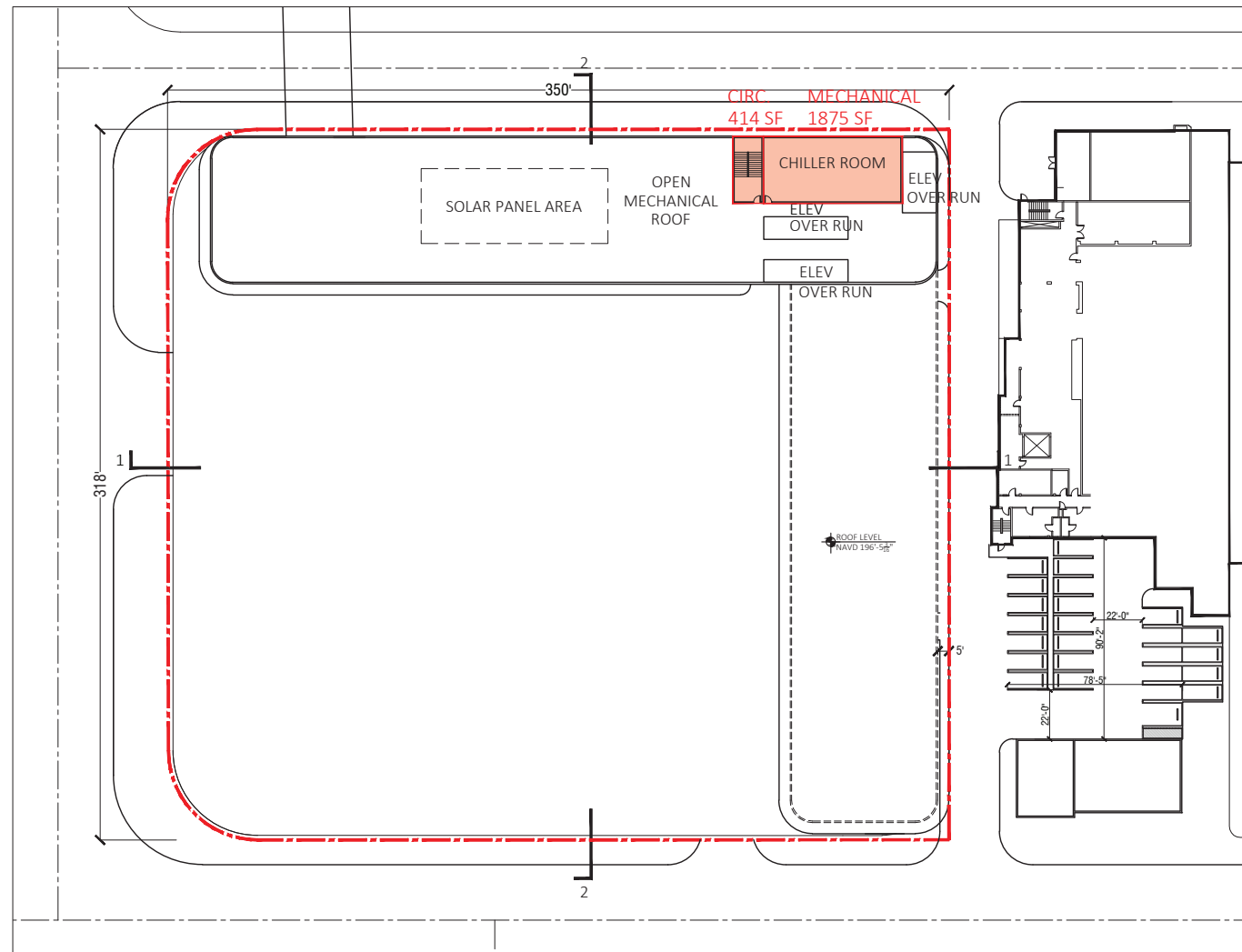
TOTAL GSF ACCOUNTABLE: 36,886 SF



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

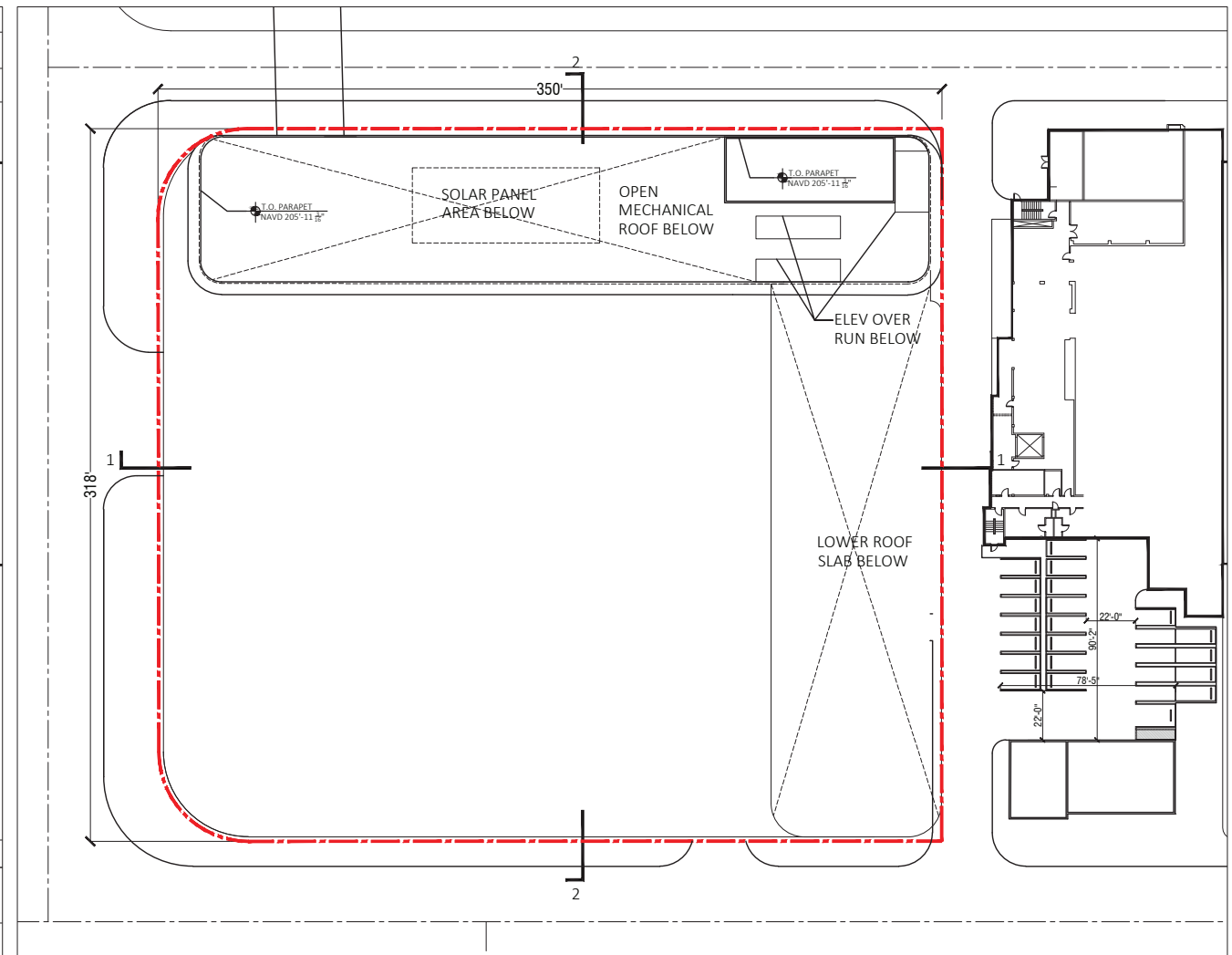
TOTAL GSF ACCOUNTABLE: 30,573 SF



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	22,084 SF
LEVEL 3	104,572 SF
LEVEL 2	65,894 SF
LEVEL 1	76,380 SF

**TOTAL HOTEL ACCOUNTABLE GSF : 790,160 SF**

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

FAR DIAGRAM

DATE:  
2019.07.02

A0-27



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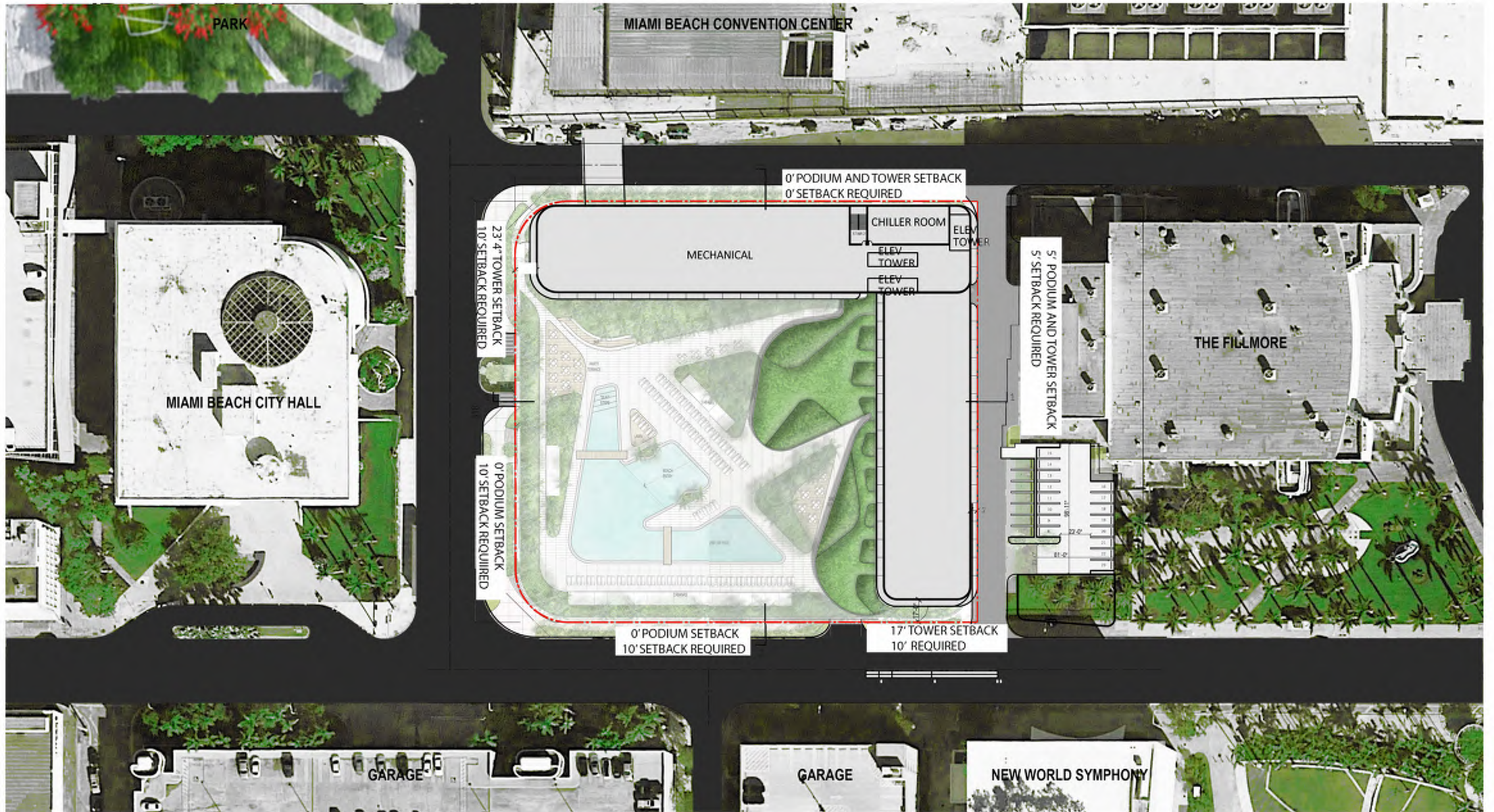
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**CONTEXT LOCATION PLAN  
 CCC DISTRICT**

**DATE:  
 2019.07.02**

**A1-00**



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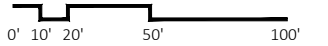
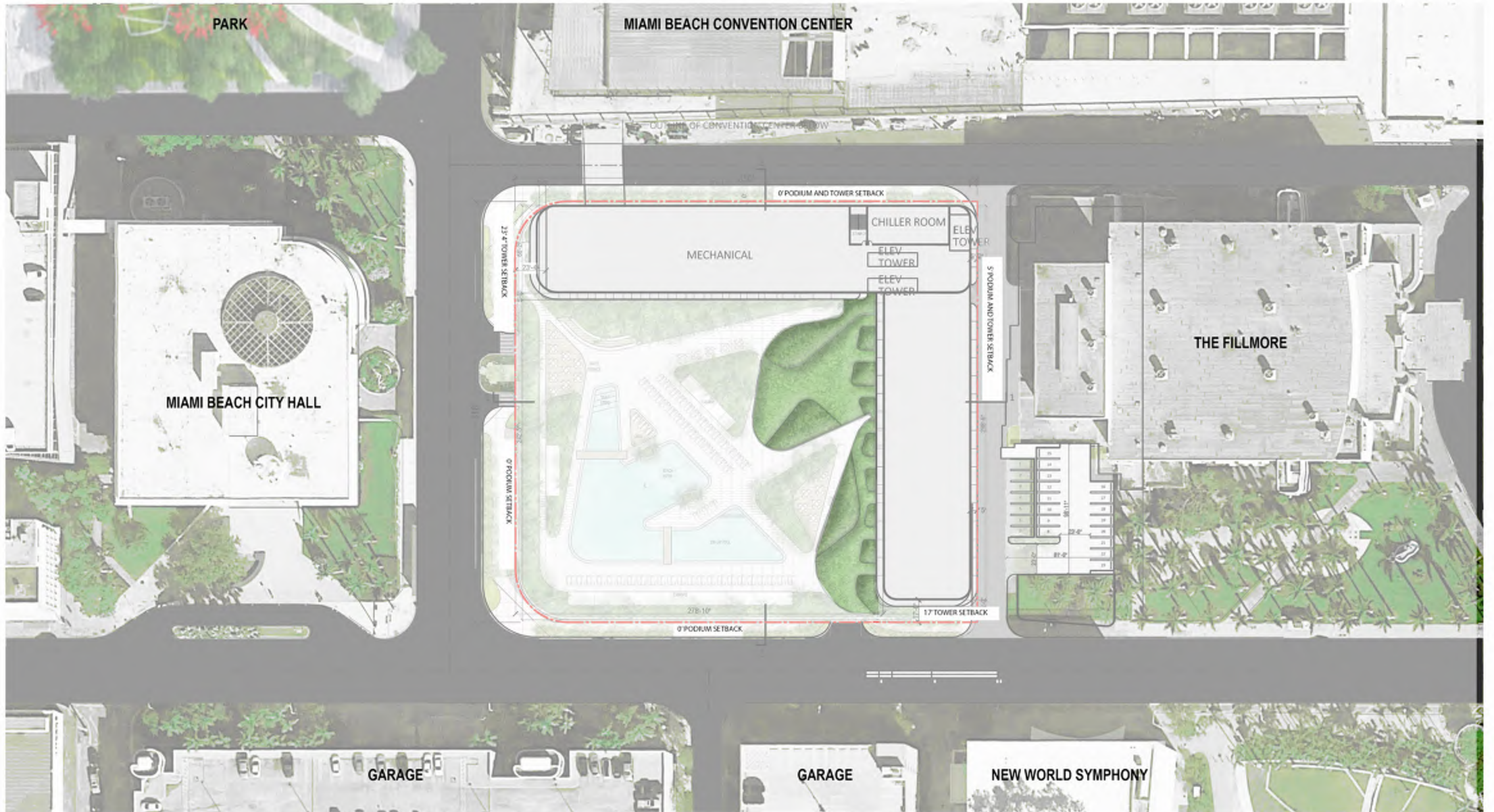
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**SITE PLAN  
 SETBACK DIAGRAM**

**DATE:  
 2019.07.02**

**A1-01**



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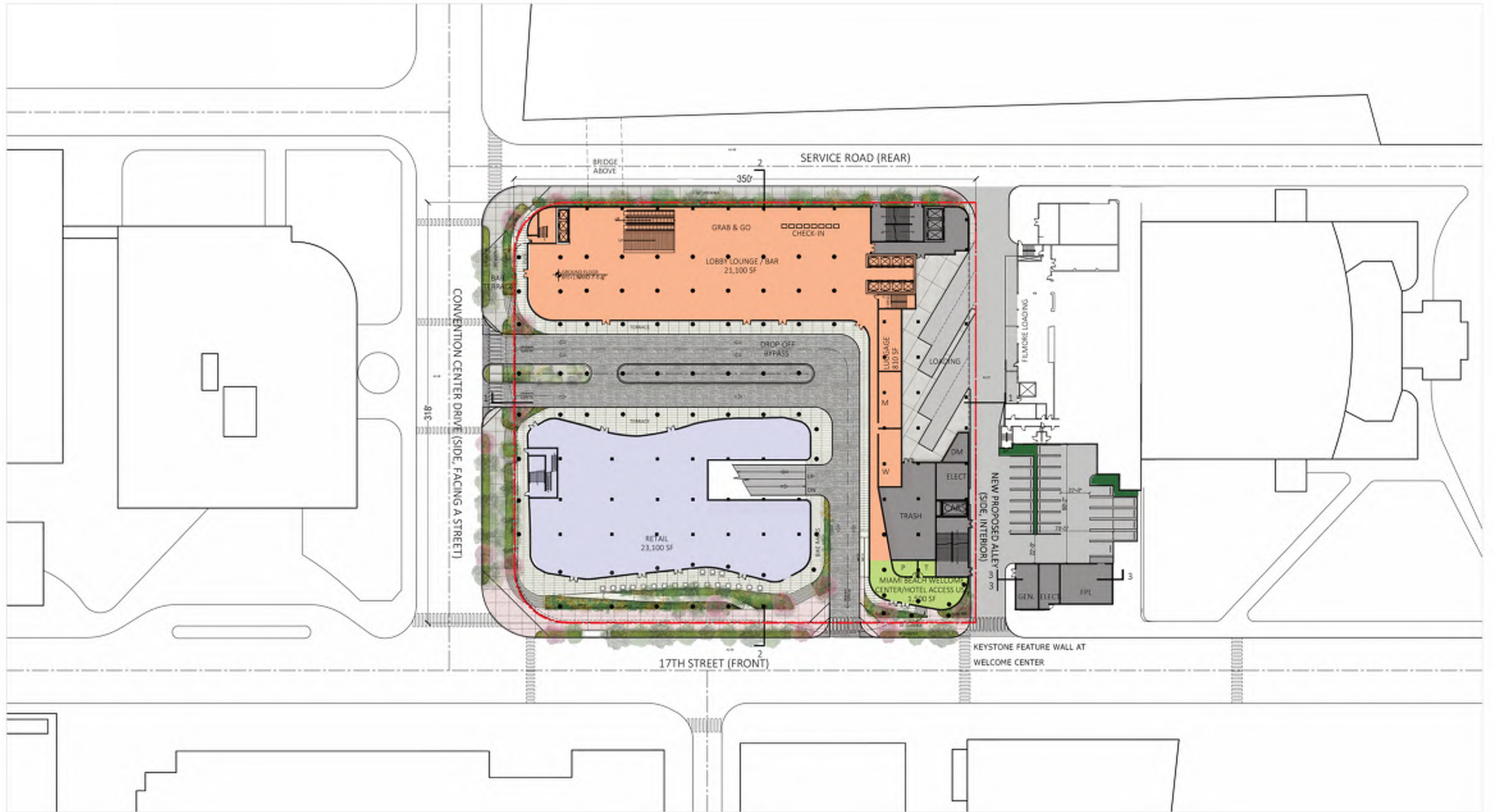
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**RENDERED SITE PLAN**

**DATE:**  
**2019.07.02**

**A1-02**



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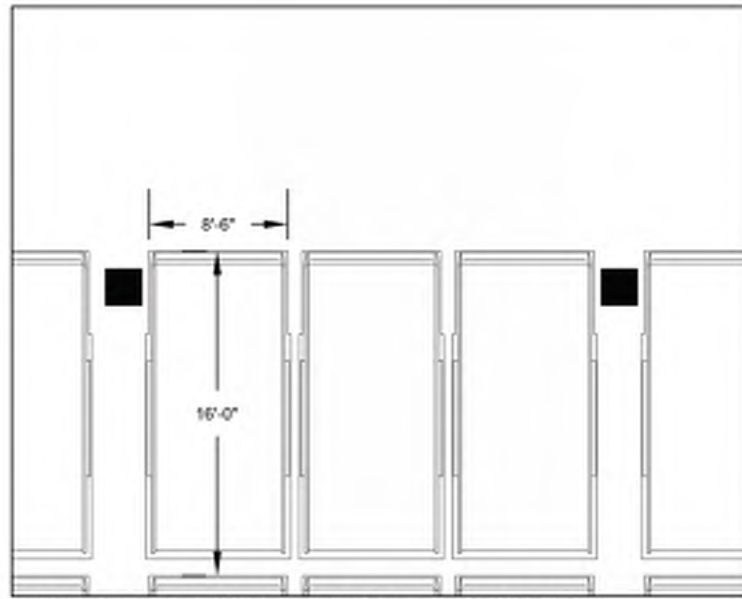
MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**GROUND LEVEL**

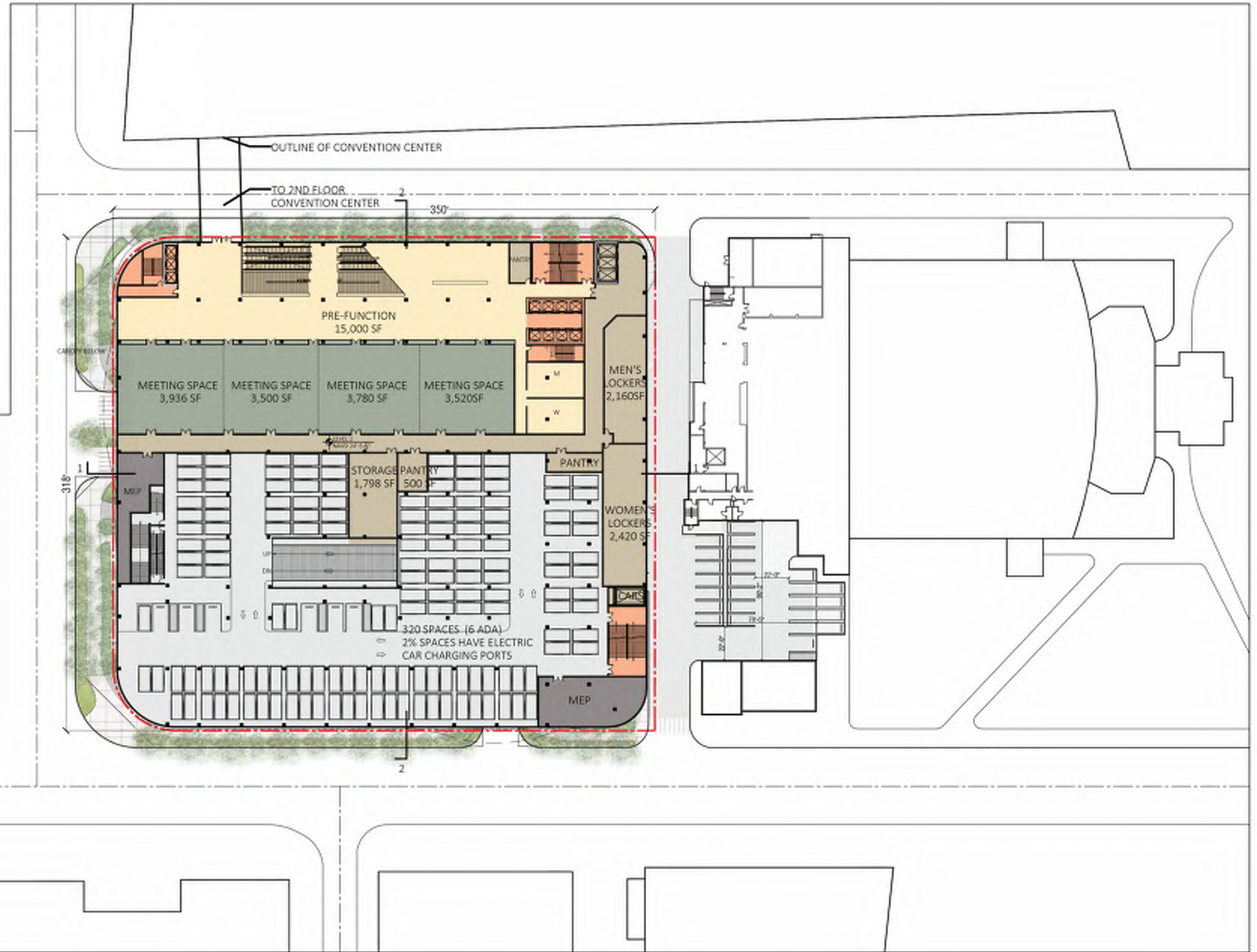
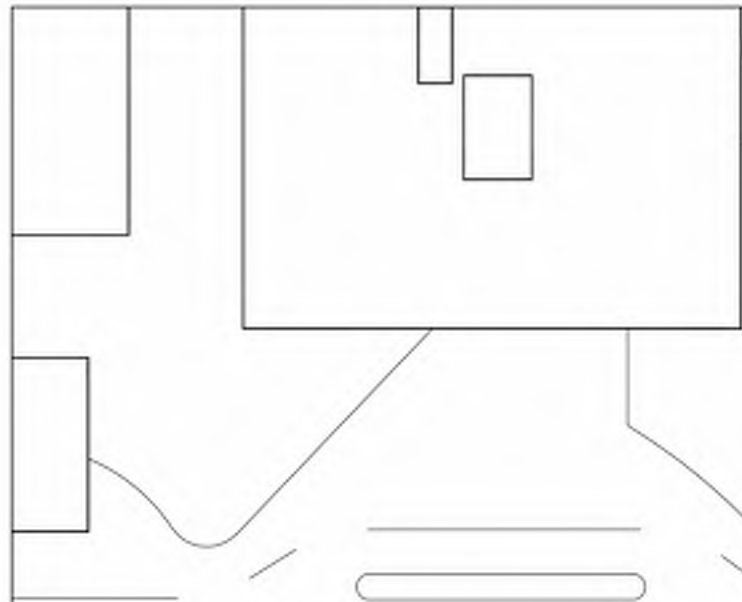
**DATE:**  
**2019.07.02**

**A1-03**





VALET PARKING SPACE DIMENSION  
(DOUBLE STACKER)



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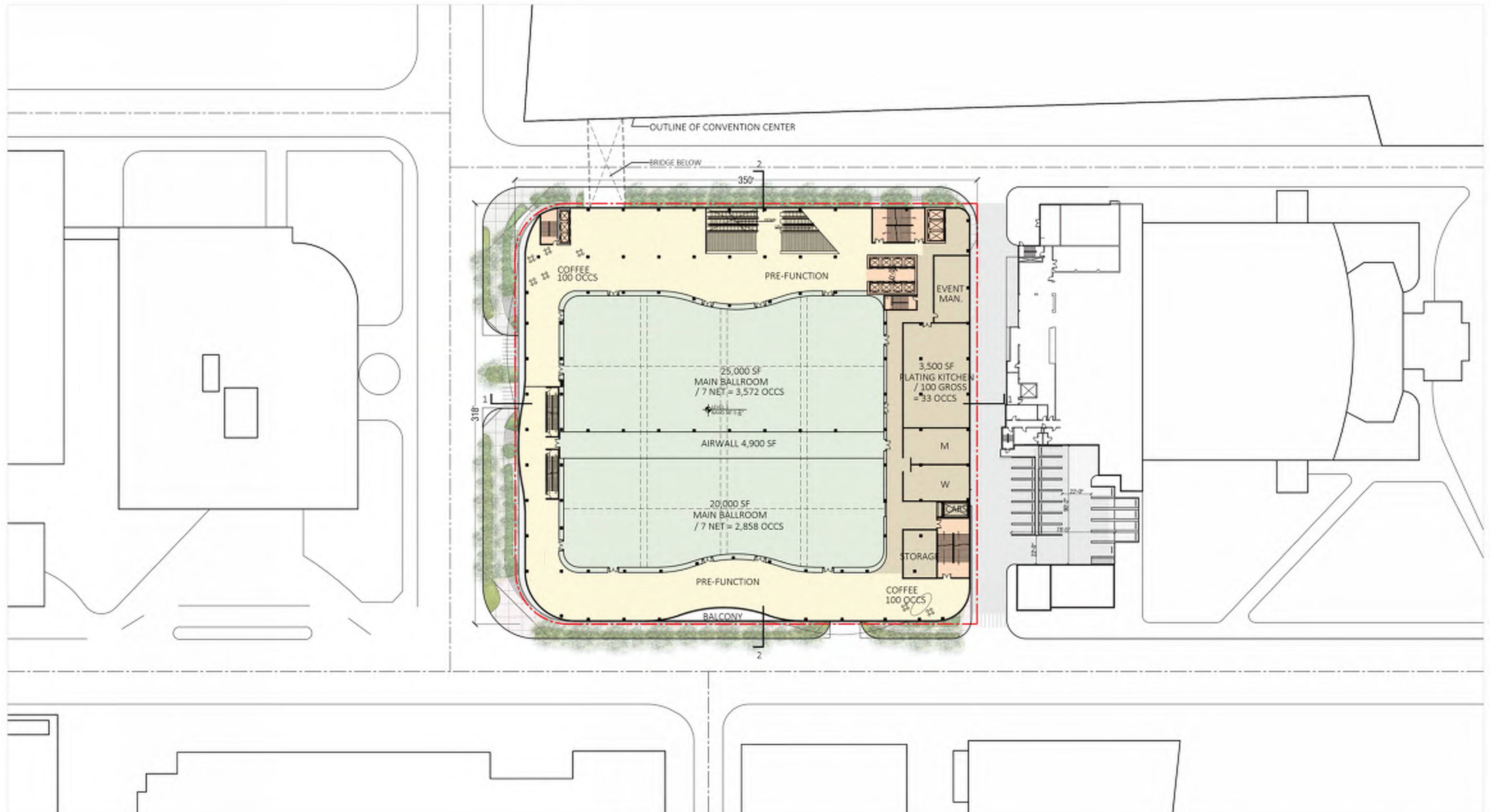
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**LEVEL 02 - PARKING**

**DATE:**  
**2019.07.02**

**A1-04**



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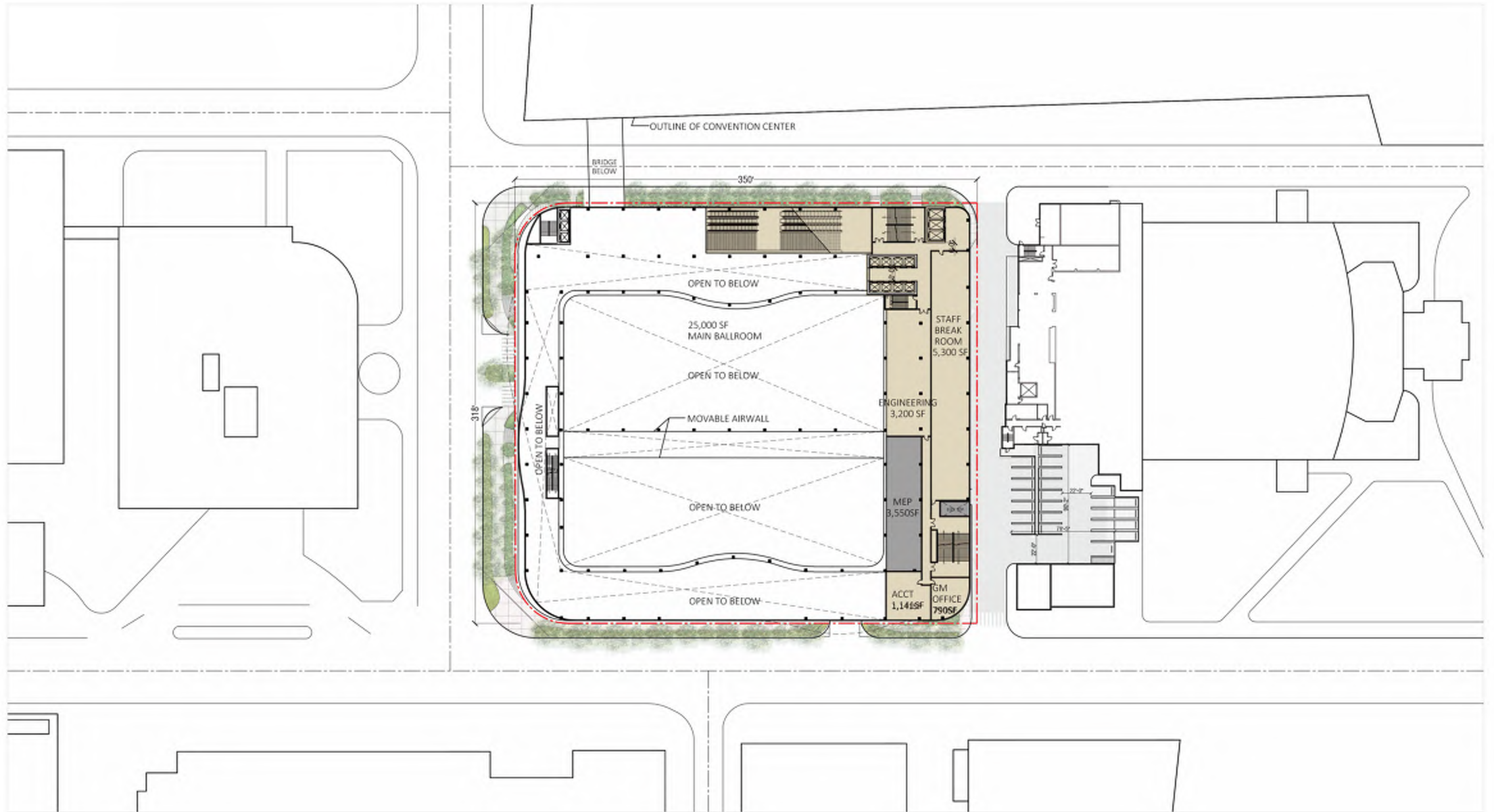
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**LEVEL 03 - BALLROOM**

**DATE:**  
**2019.07.02**

**A1-05**



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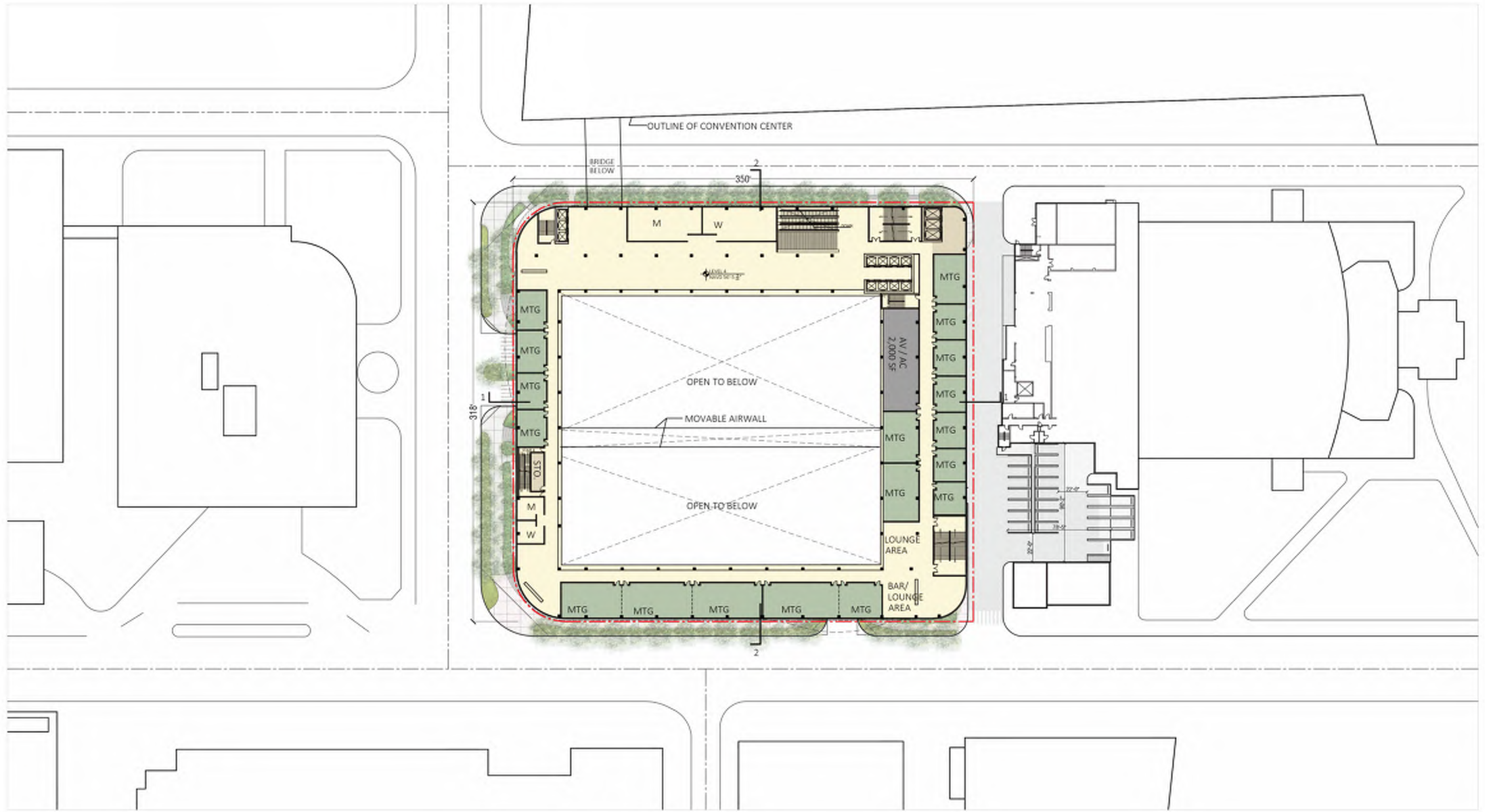
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**LEVEL 03 - MEZZANINE**

**DATE:**  
**2019.07.02**

**A1-06**



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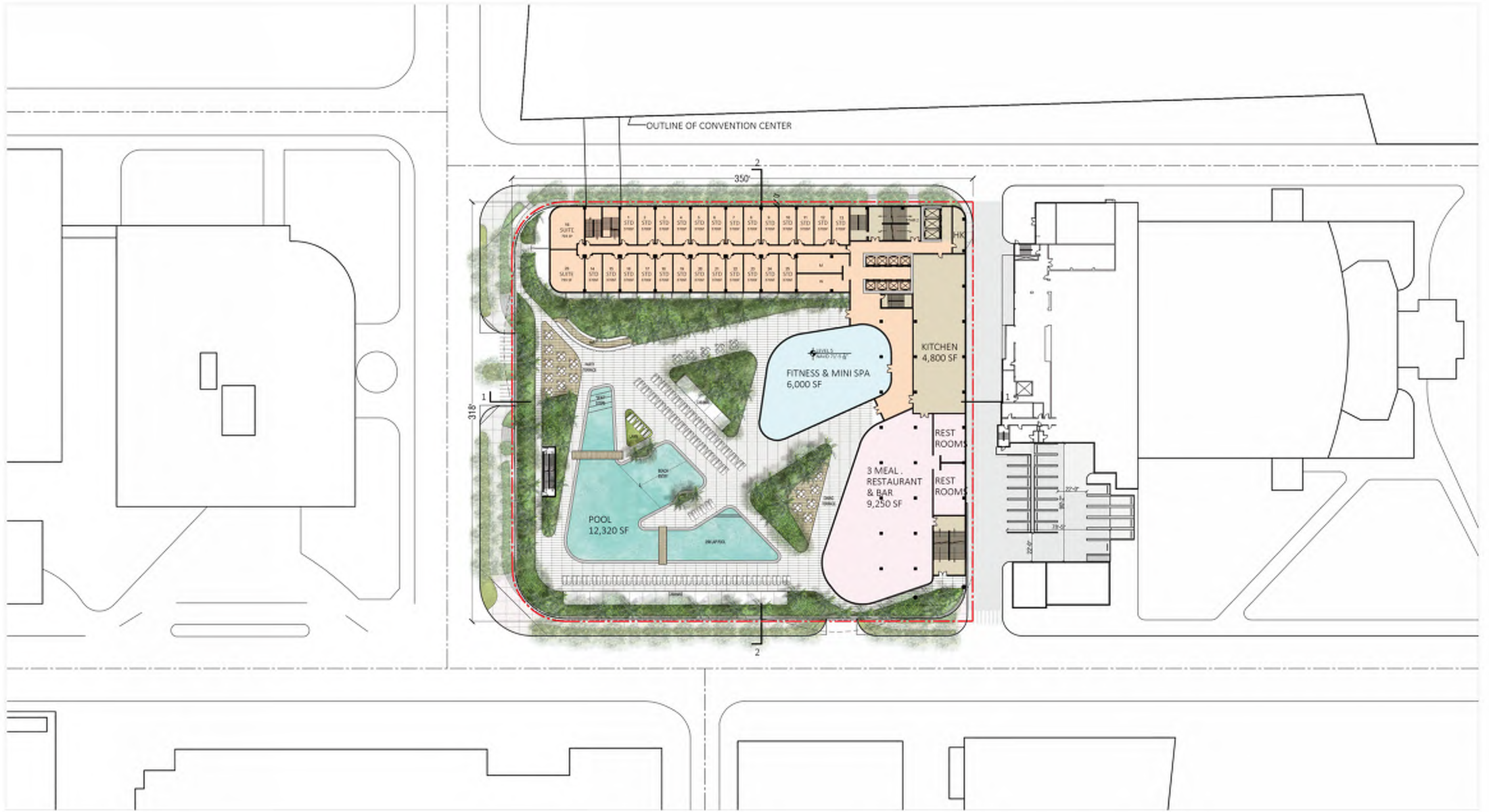
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**LEVEL 04 - MEETING ROOMS**

**DATE:**  
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**A1-07**



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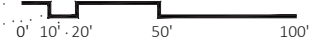
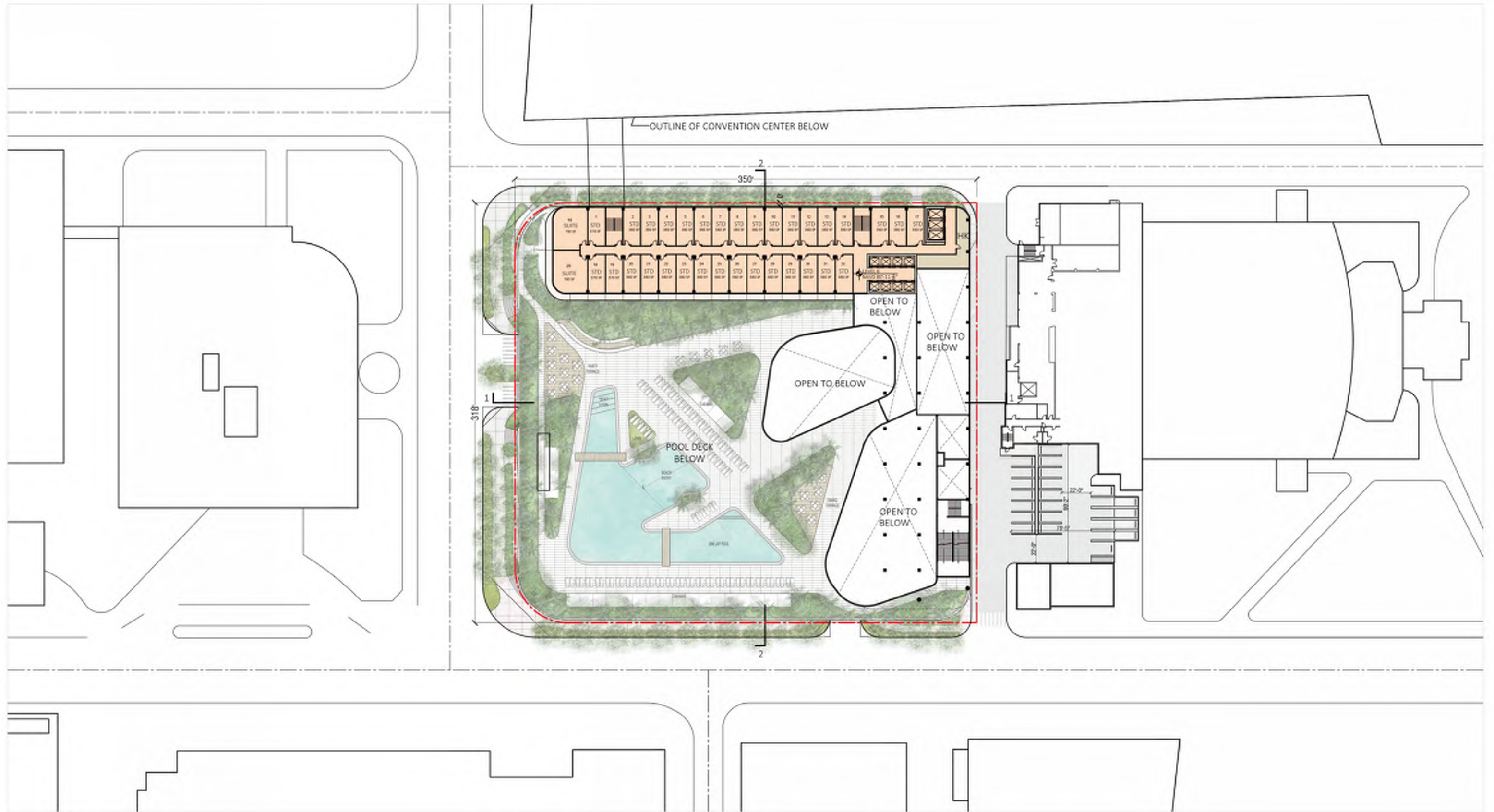
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**LEVEL 05 - POOL DECK**

**DATE:**  
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**A1-08**



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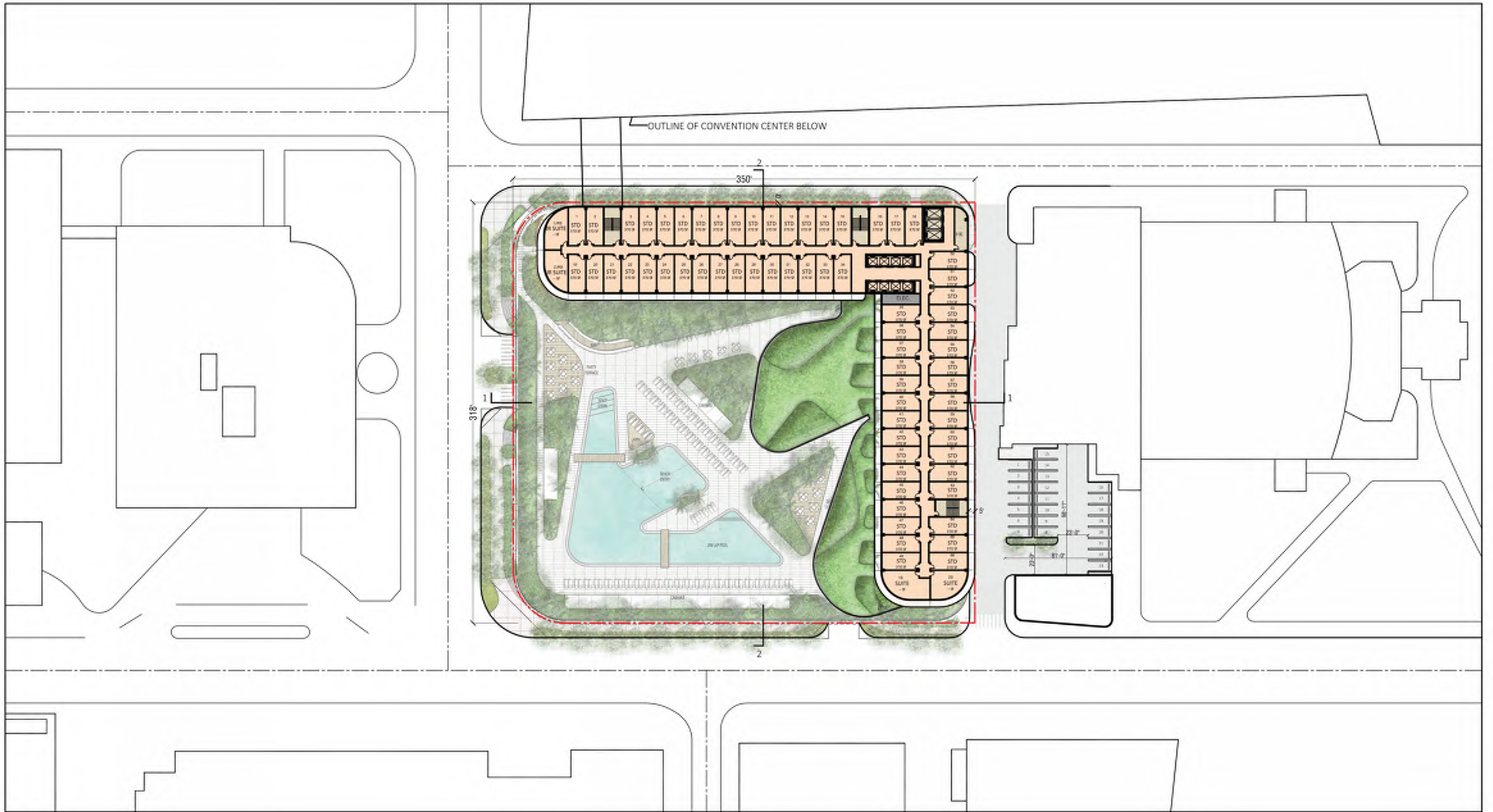
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**LEVEL 06**

**DATE:**  
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**A1-09**



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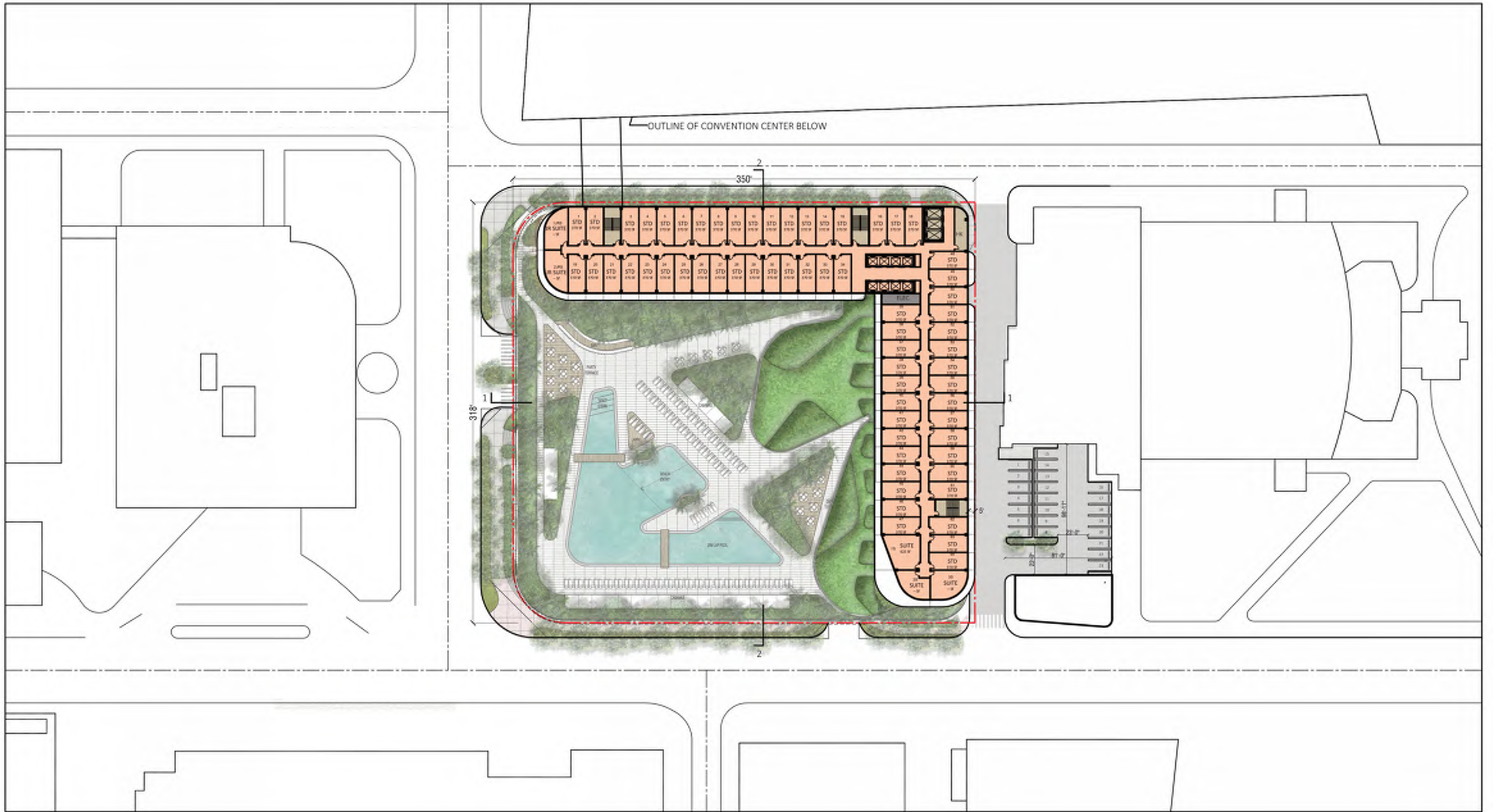
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**LEVEL 07**

**DATE:**  
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**A1-10**



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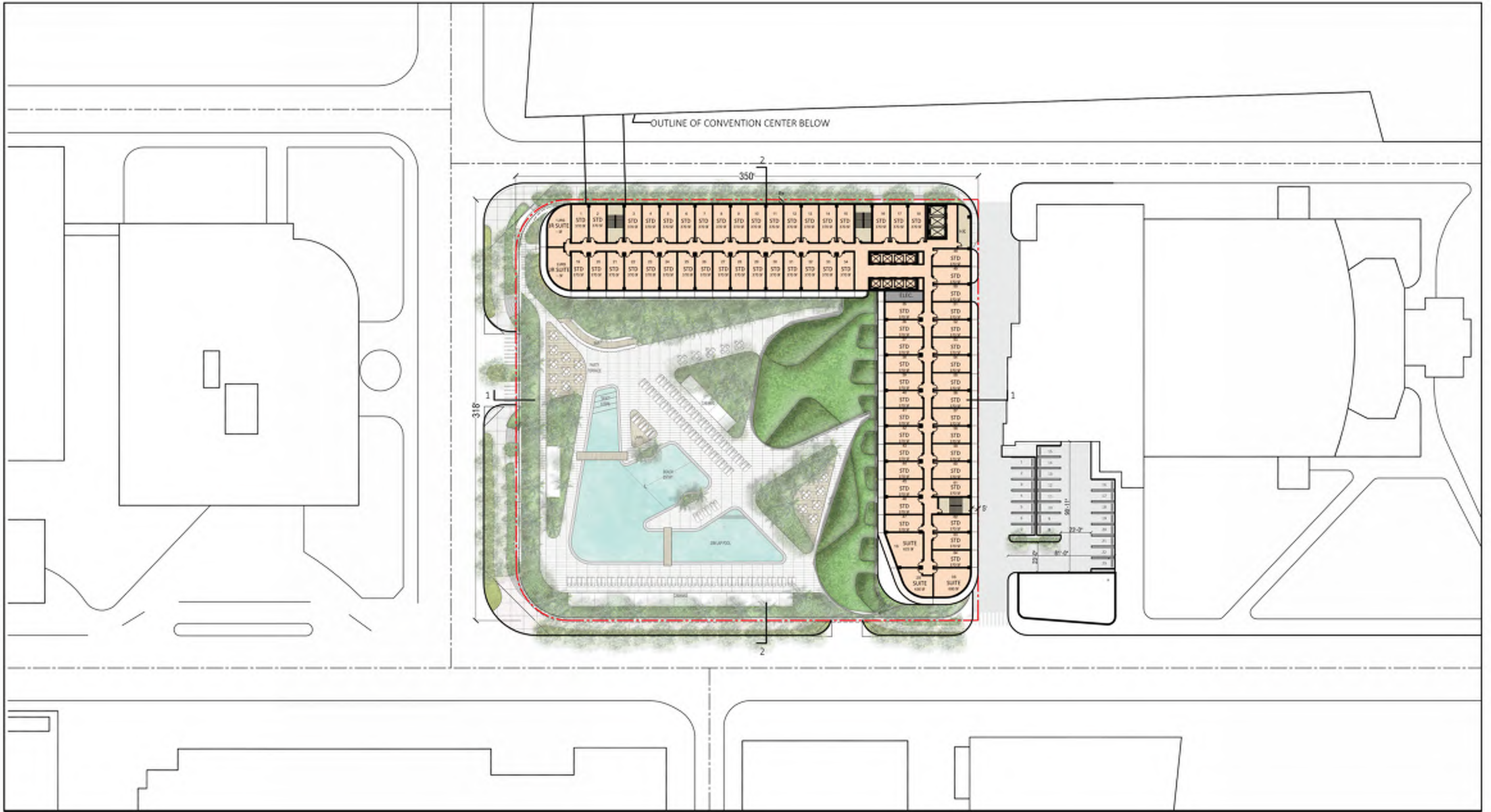
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**LEVEL 08**

**DATE:**  
**2019.07.02**

**A1-11**





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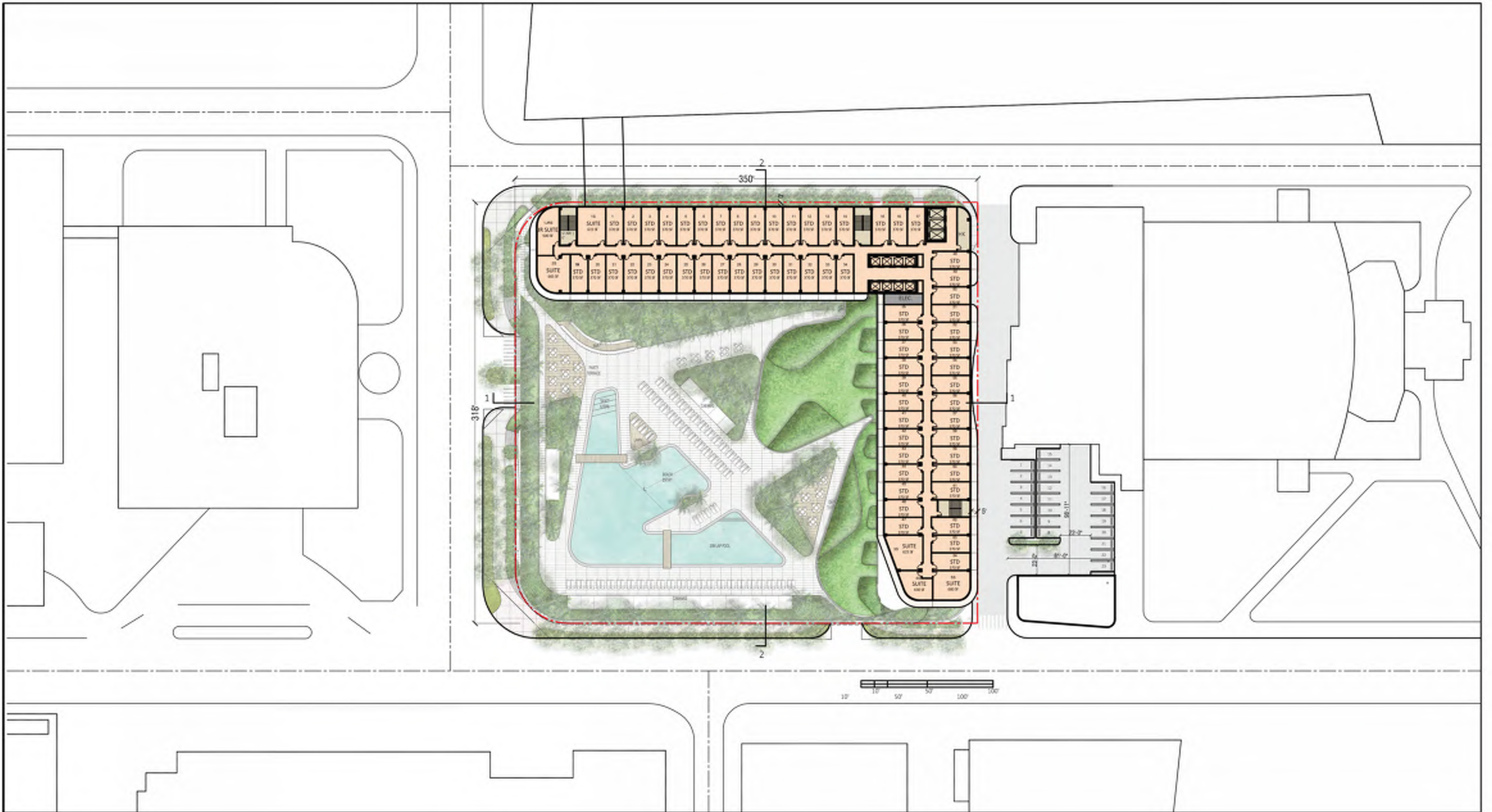
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**LEVEL 09**

**DATE:**  
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**A1-12**



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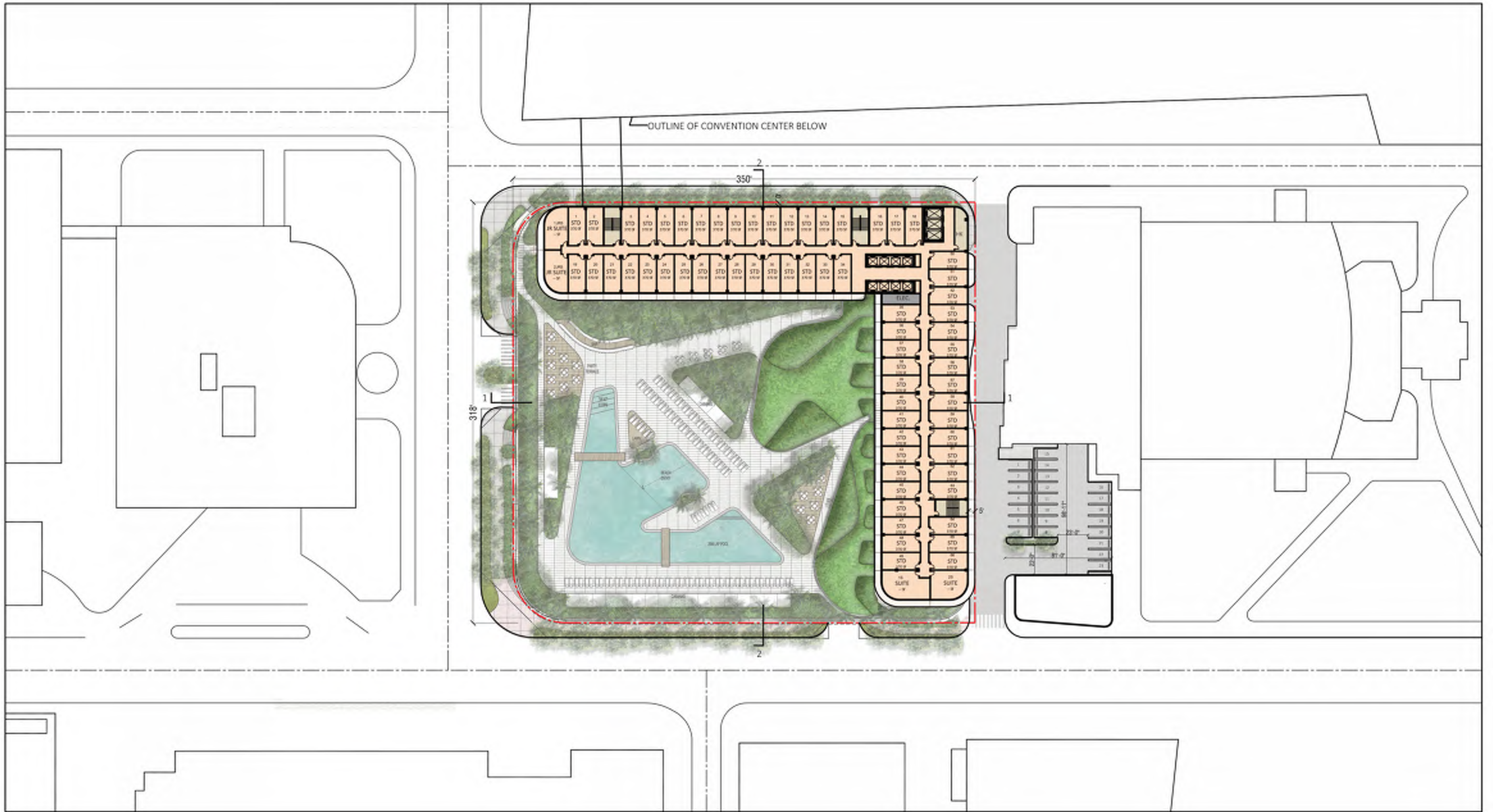
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**LEVEL 10**

**DATE:**  
**2019.07.02**

**A1-13**



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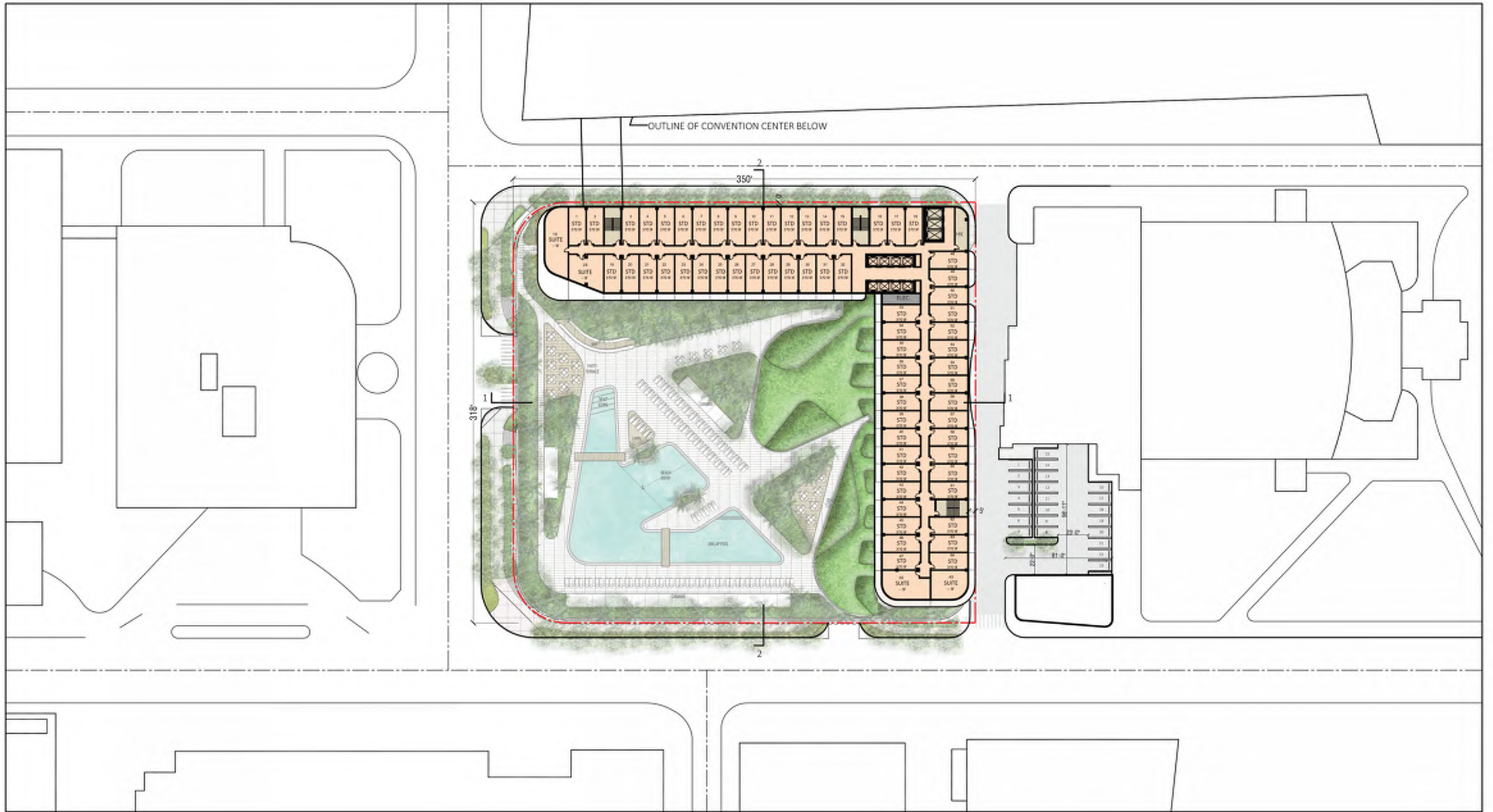
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**LEVEL 11**

**DATE:**  
**2019.07.02**

**A1-14**



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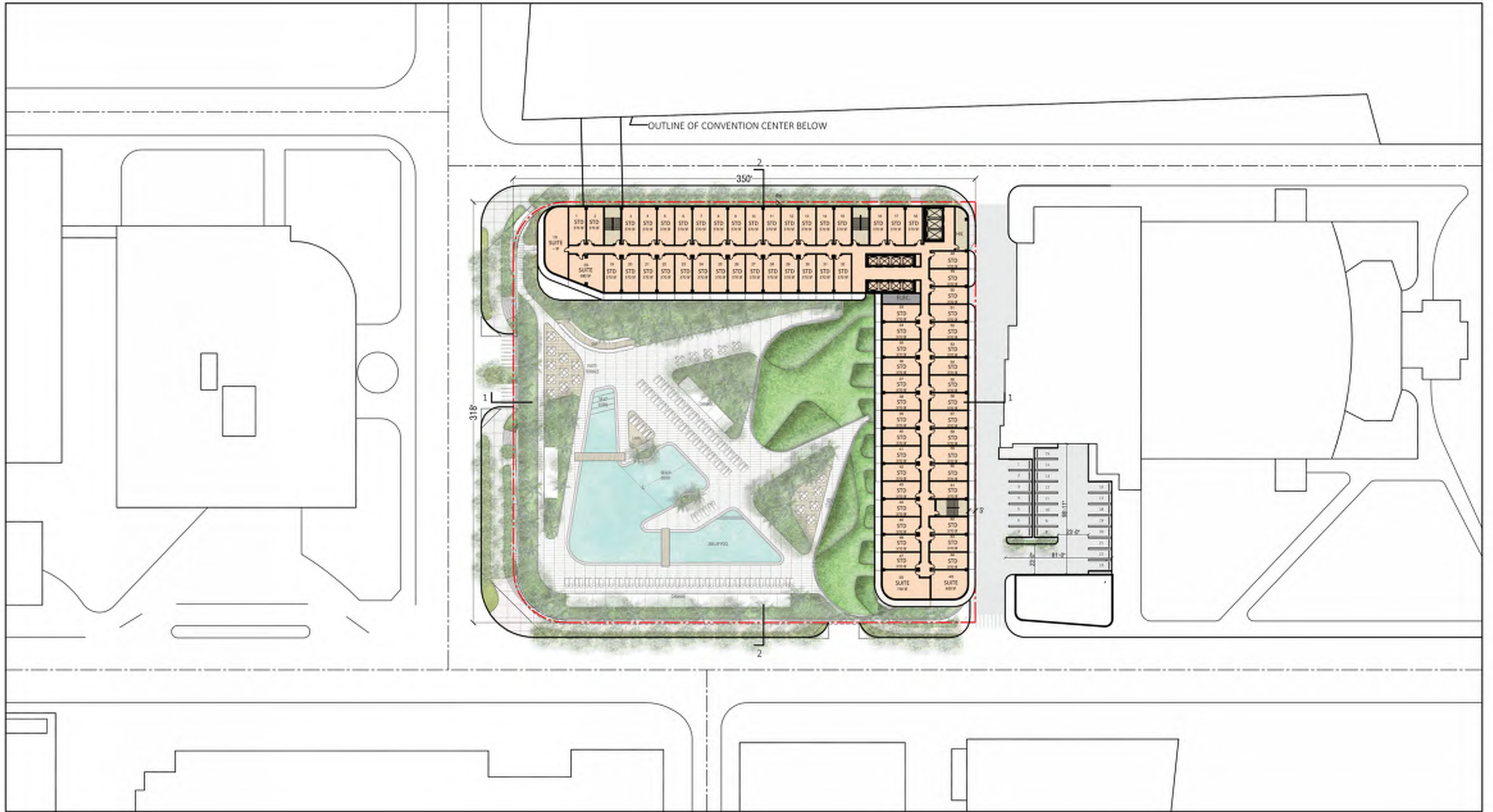
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**LEVEL 12**

**DATE:**  
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**A1-15**



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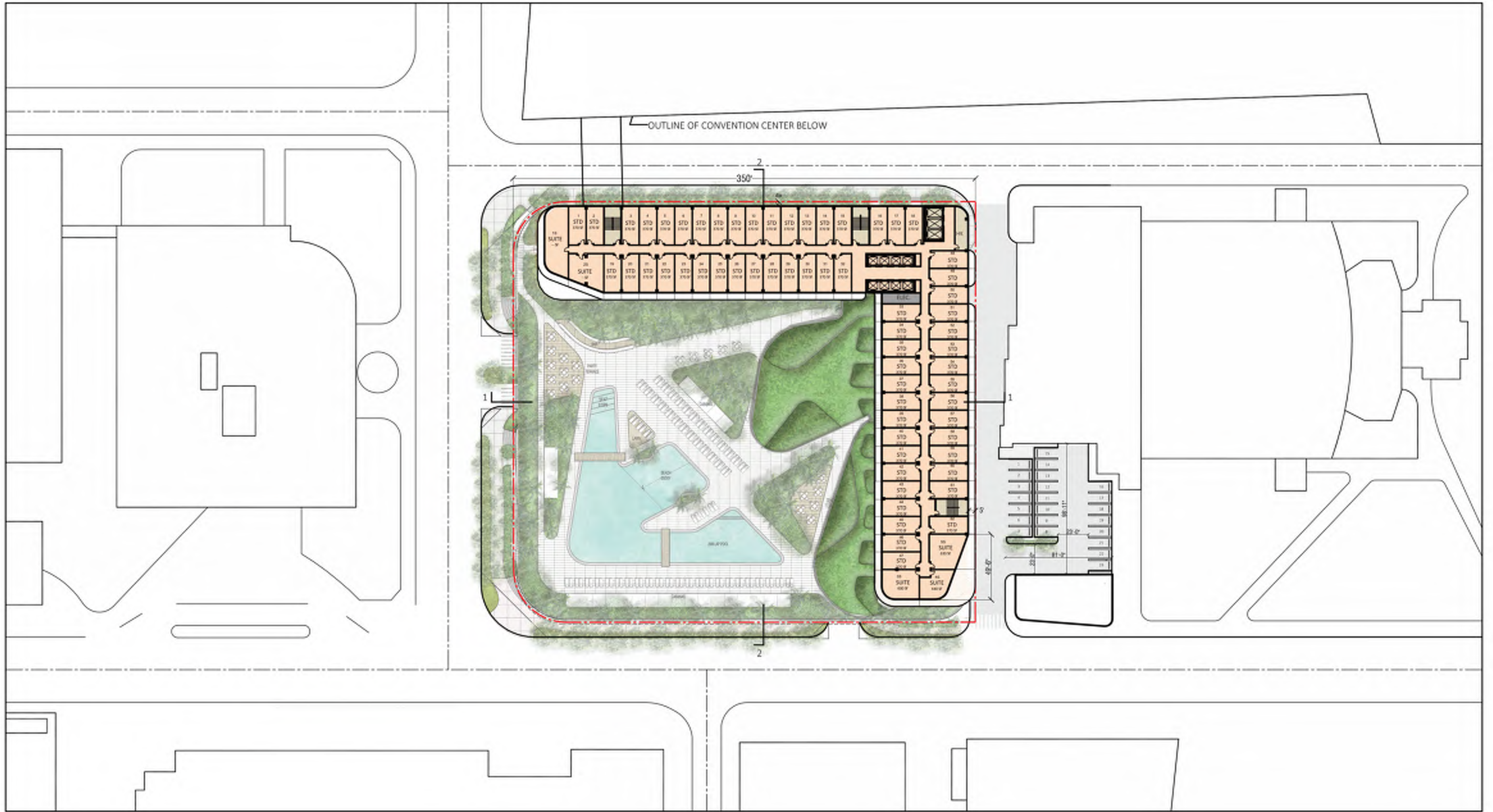
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**LEVEL 13**

**DATE:**  
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**A1-16**



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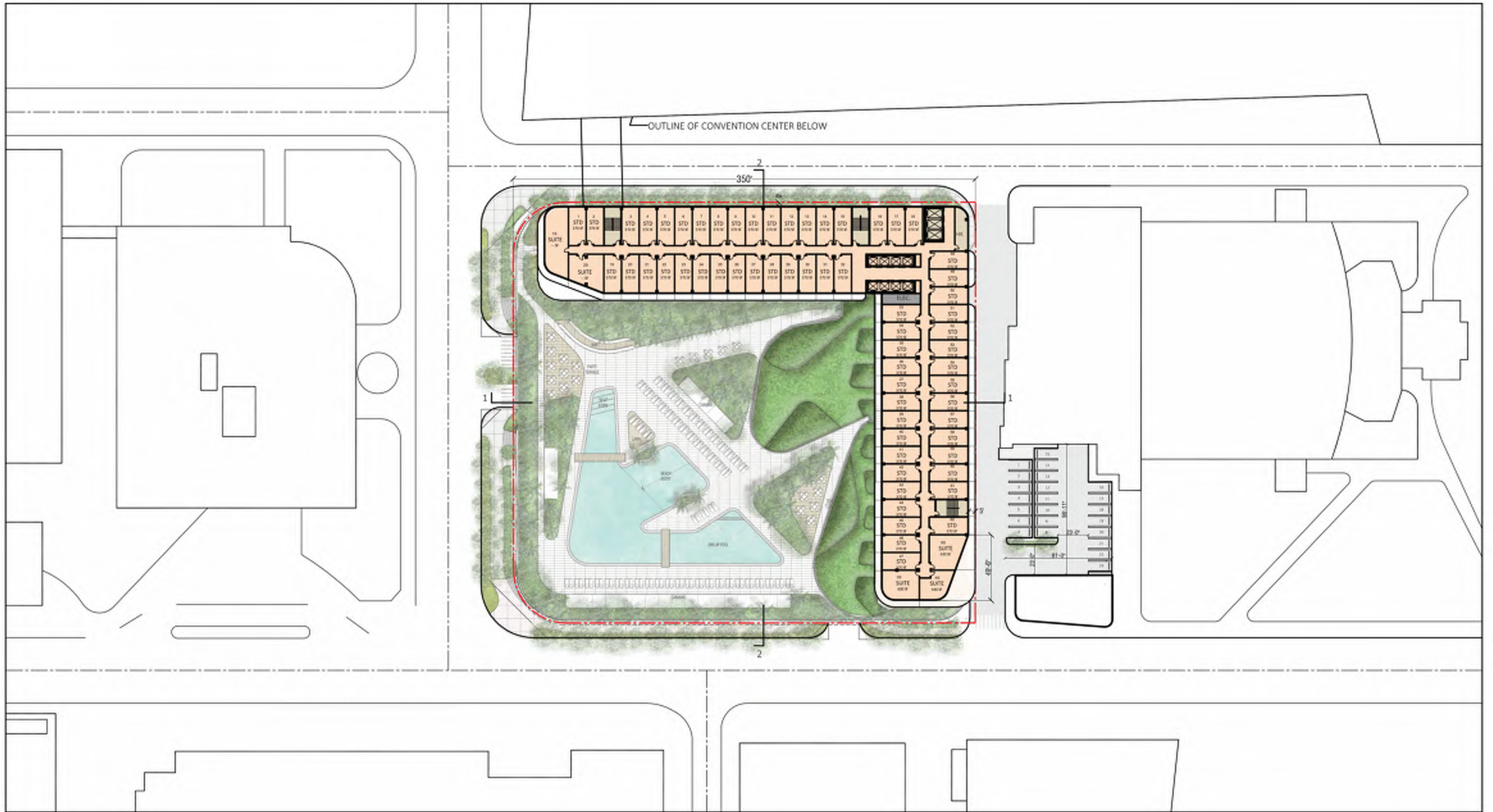
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**LEVEL 14**

**DATE:**  
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**A1-17**



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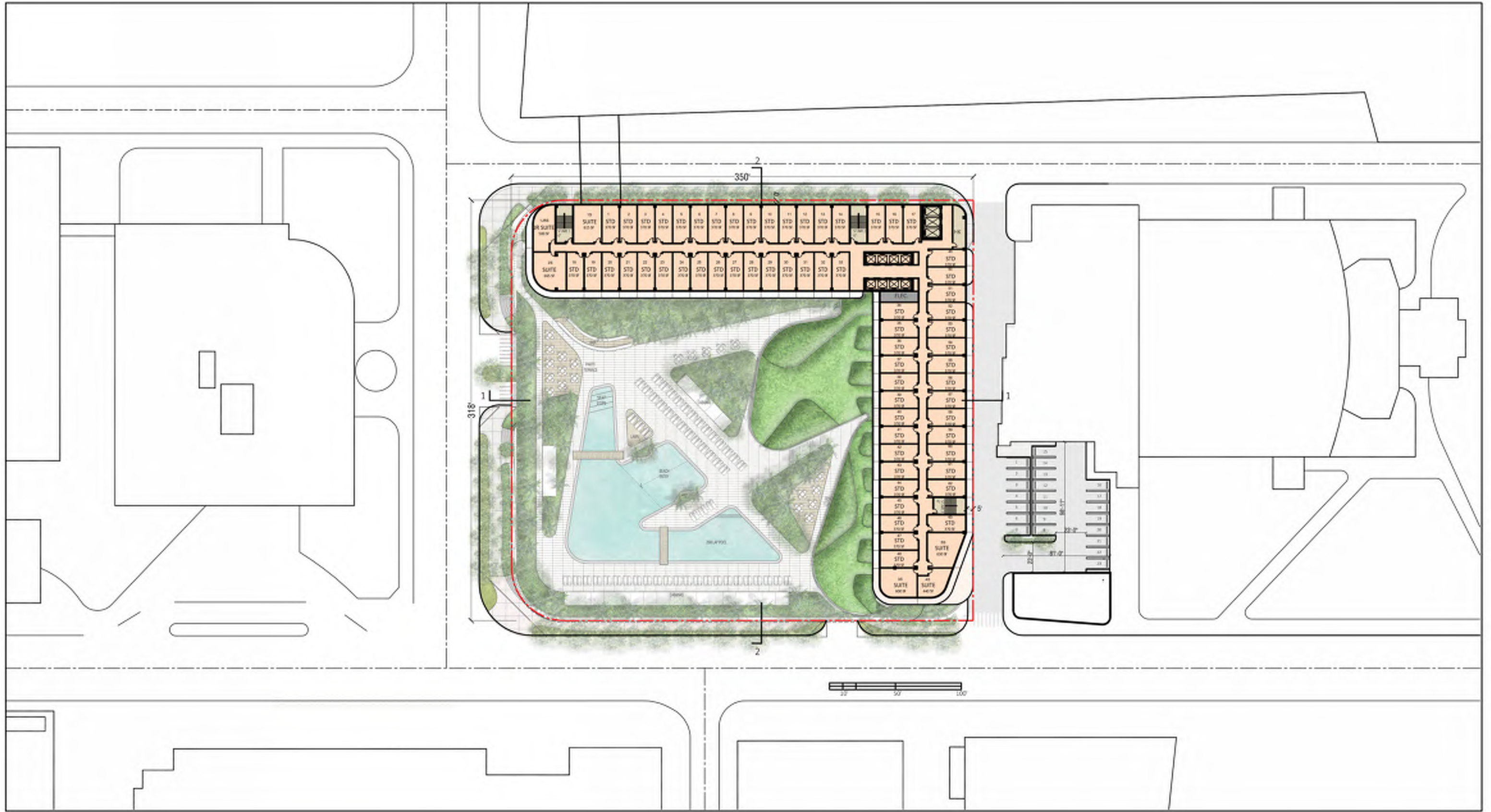
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**LEVEL 15**

**DATE:**  
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**A1-18**



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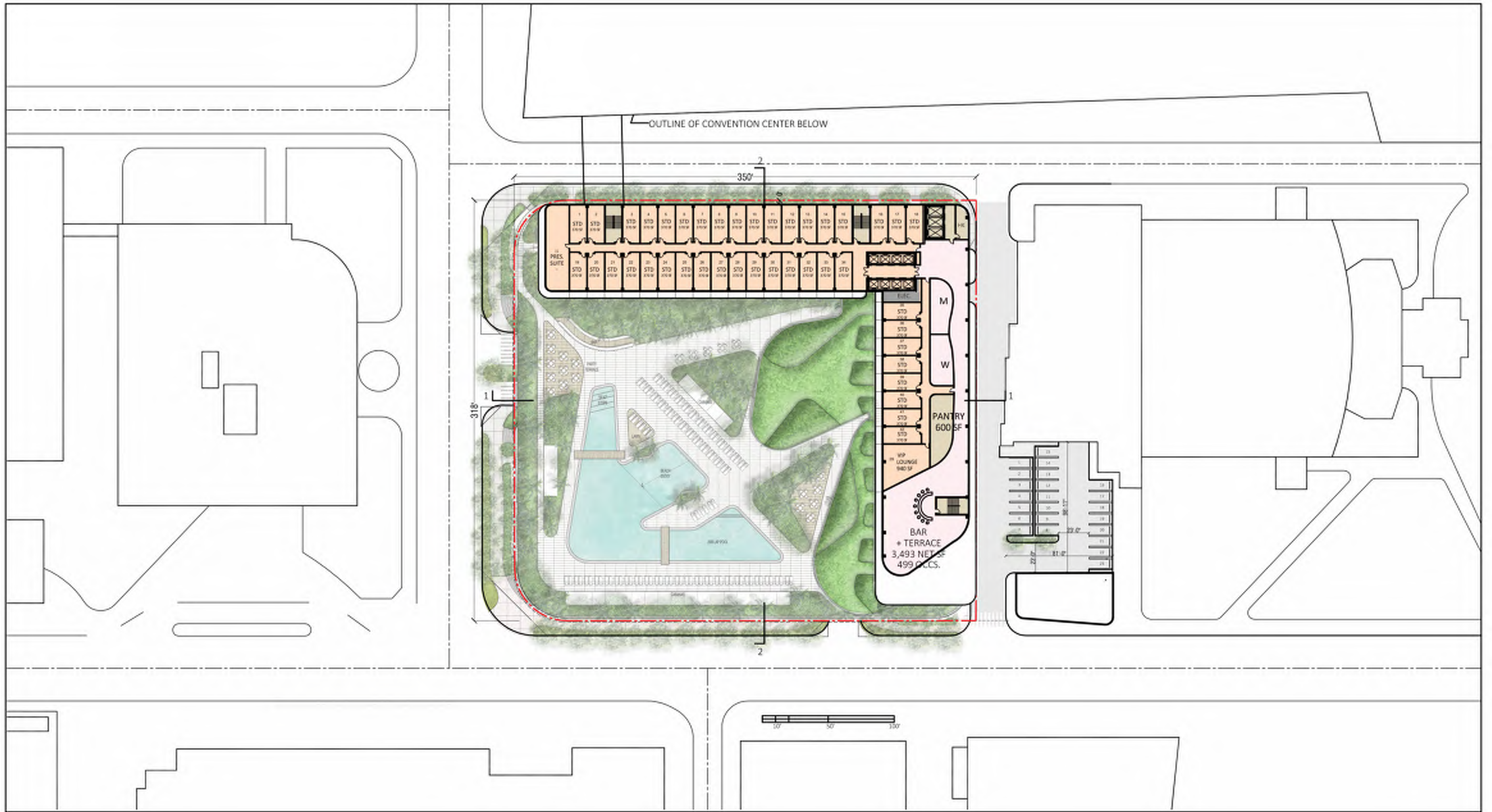
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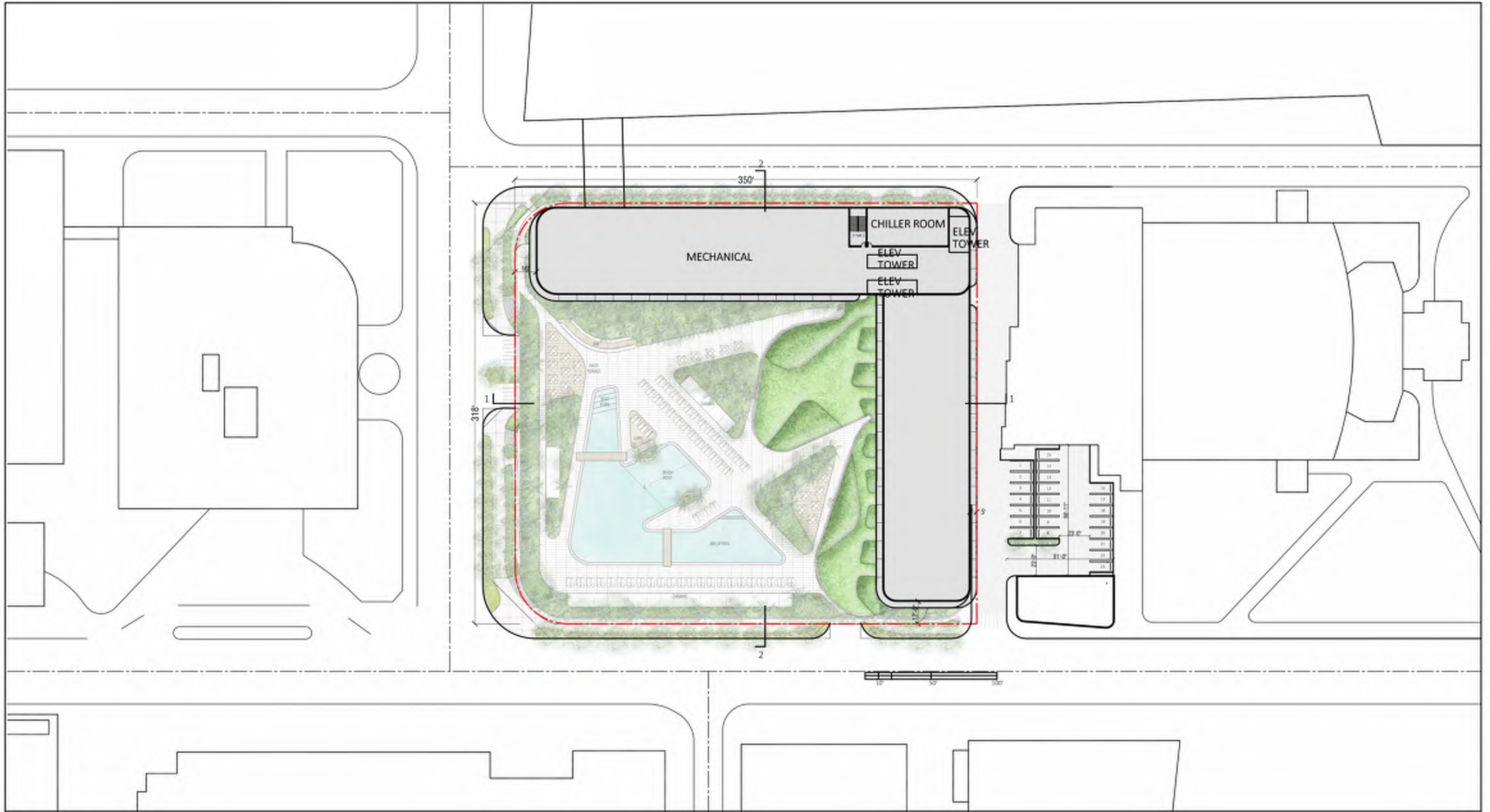
**LEVEL 16**

**DATE:**  
**2019.07.02**

**A1-19**







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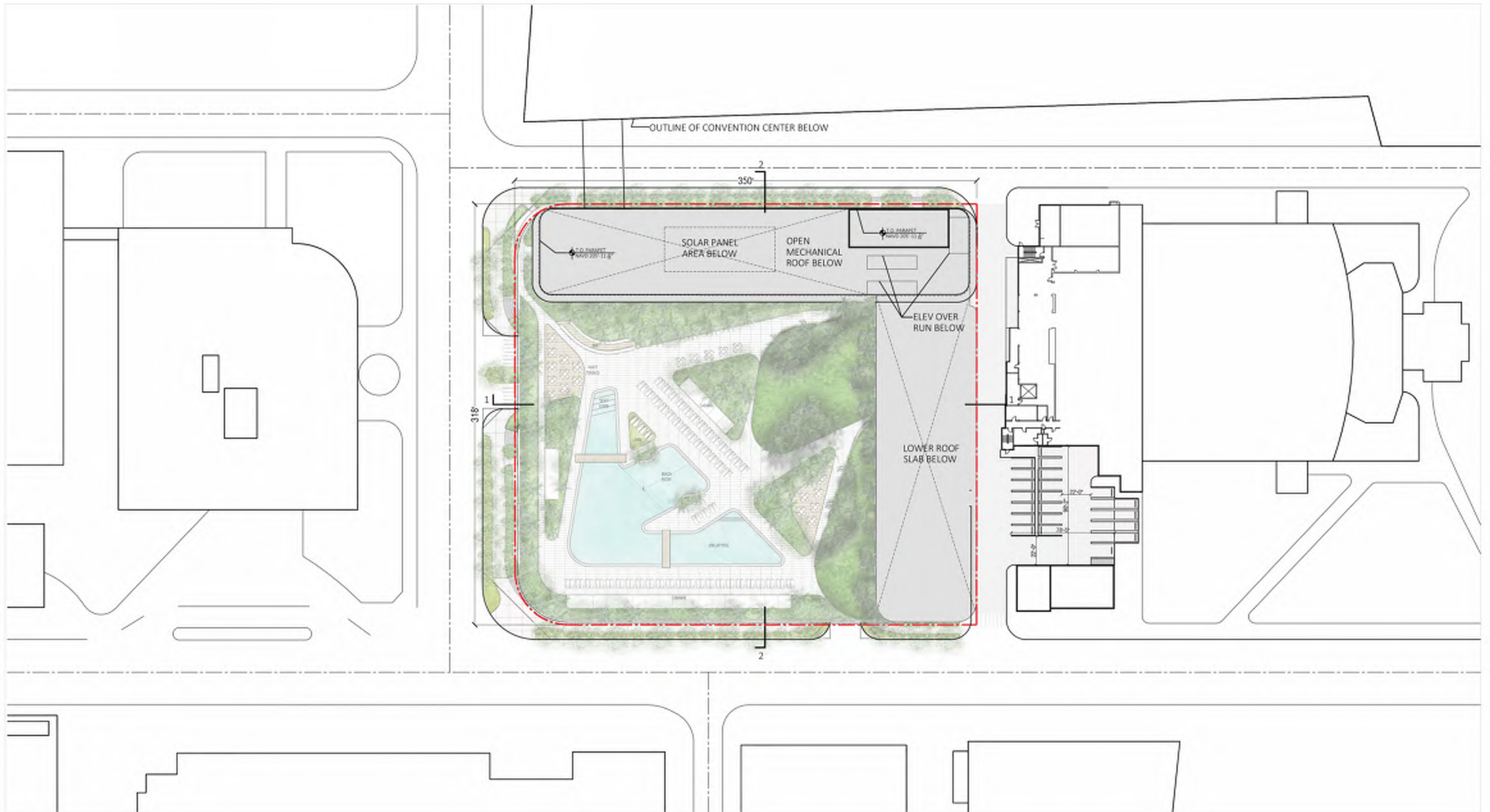
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**ROOF PLAN**

**DATE:**  
**2019.07.02**

**A1-21**



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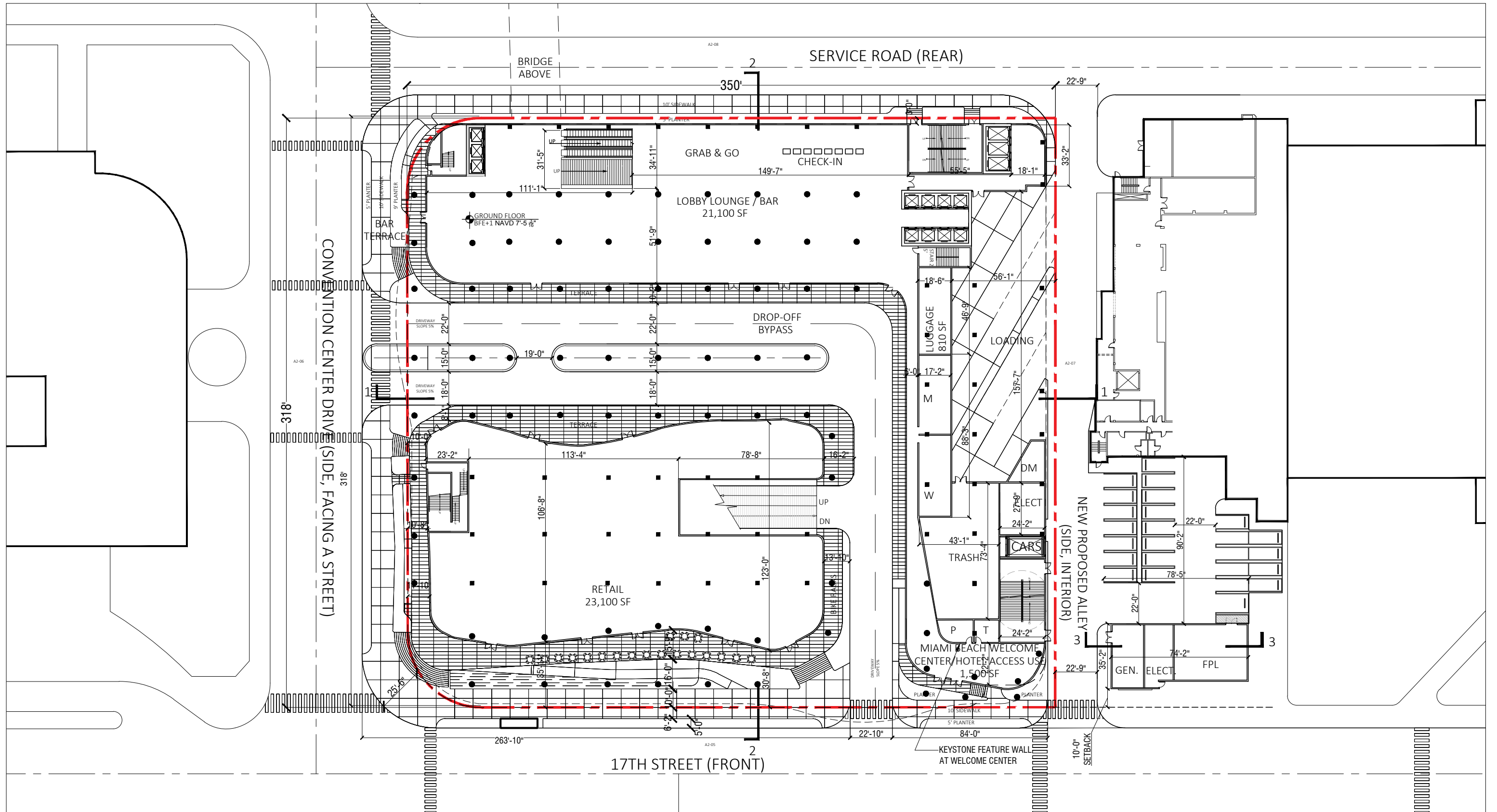
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**UPPER ROOF PLAN**

**DATE:**  
**2019.07.02**

**A1-22**



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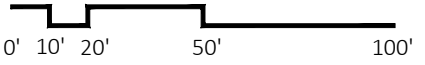
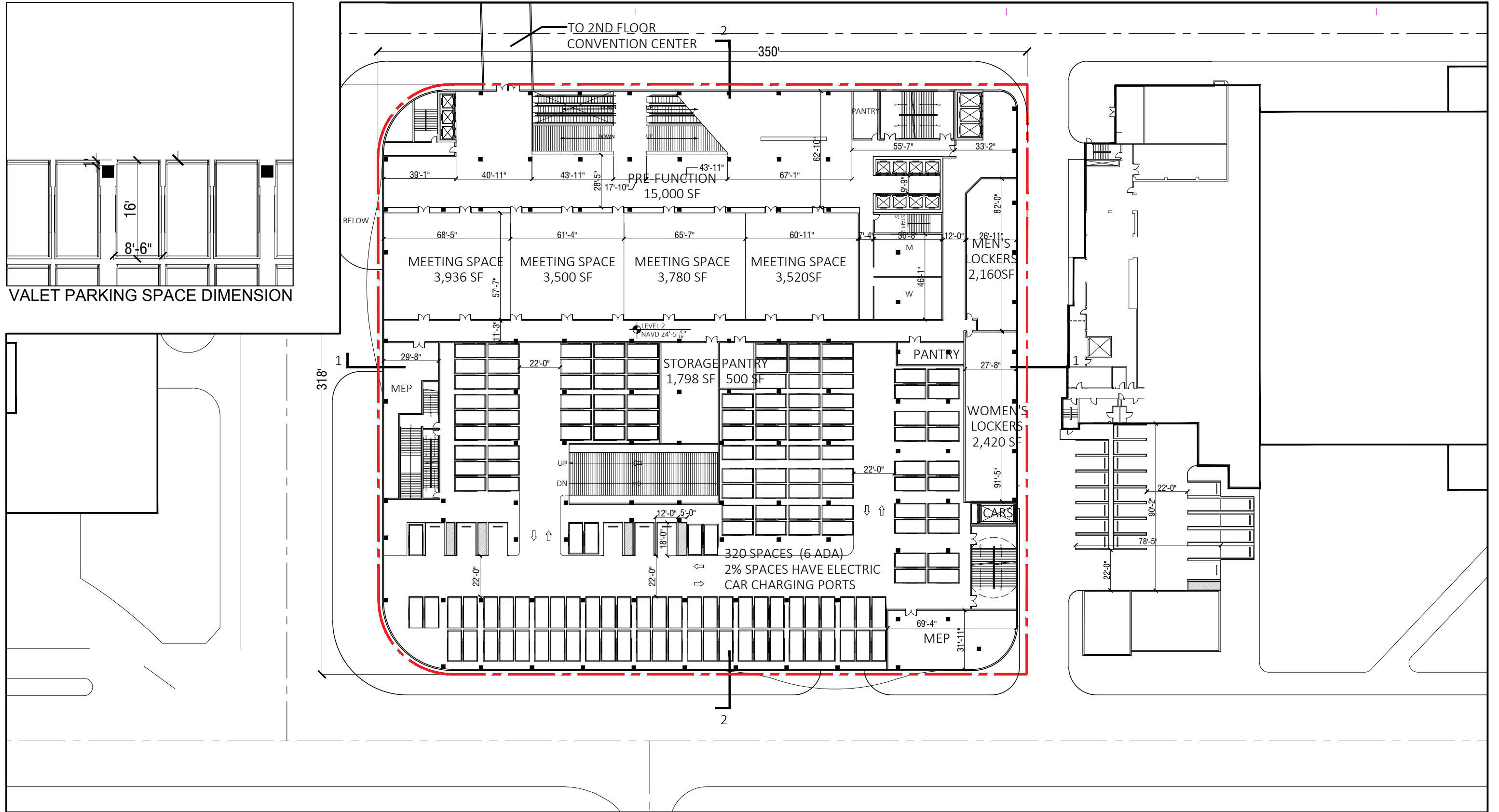
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**B/W PLAN  
 GROUND LEVEL**

**DATE:  
 2019.07.02**

**A1-23**



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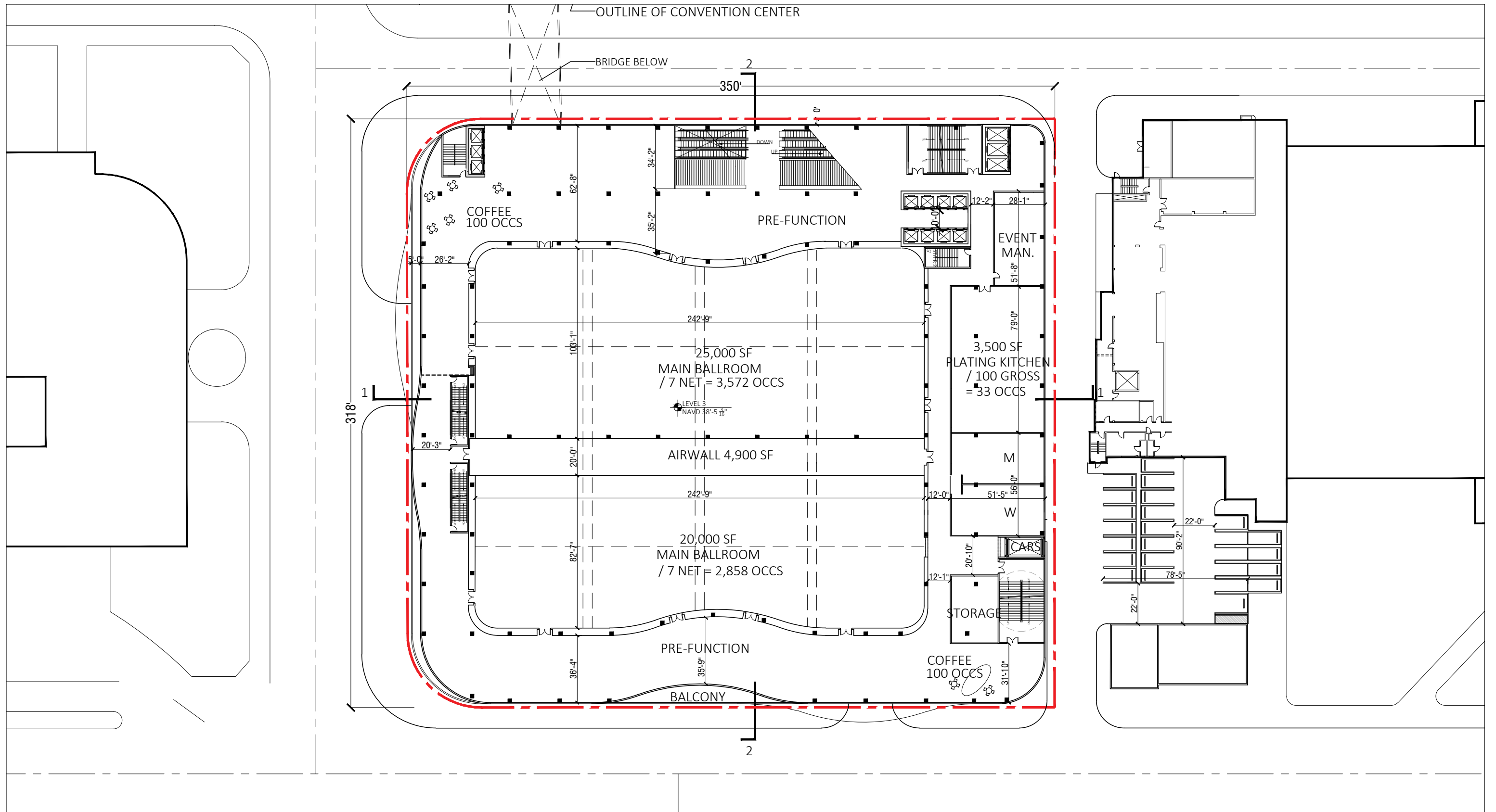
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**B/W PLAN  
 LEVEL 02 - PARKING**

**DATE:  
 2019.07.02**

**A1-24**



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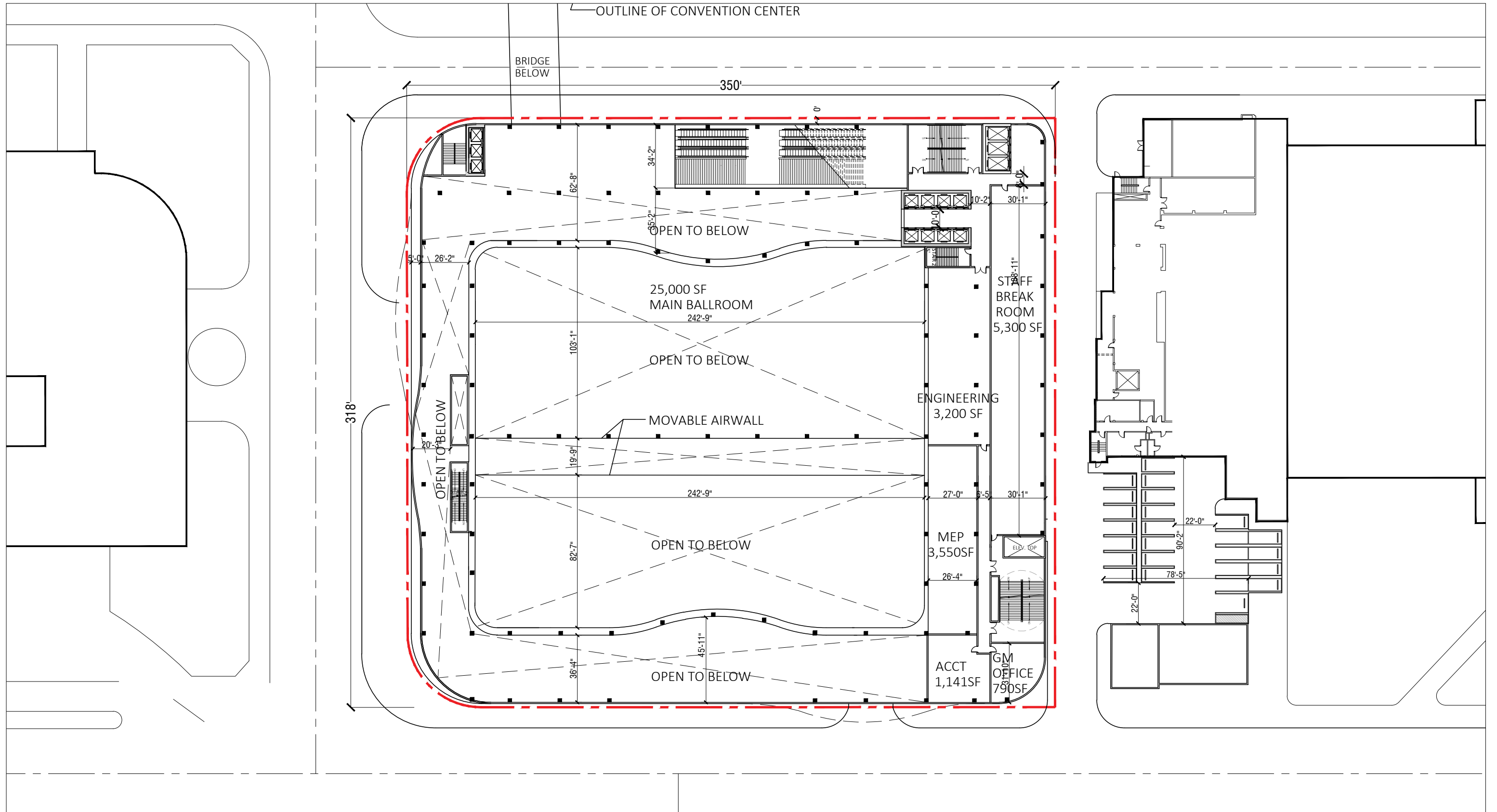
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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

**DATE:  
 2019.07.02**

**A1-25**



**ARQUITECTONICA**

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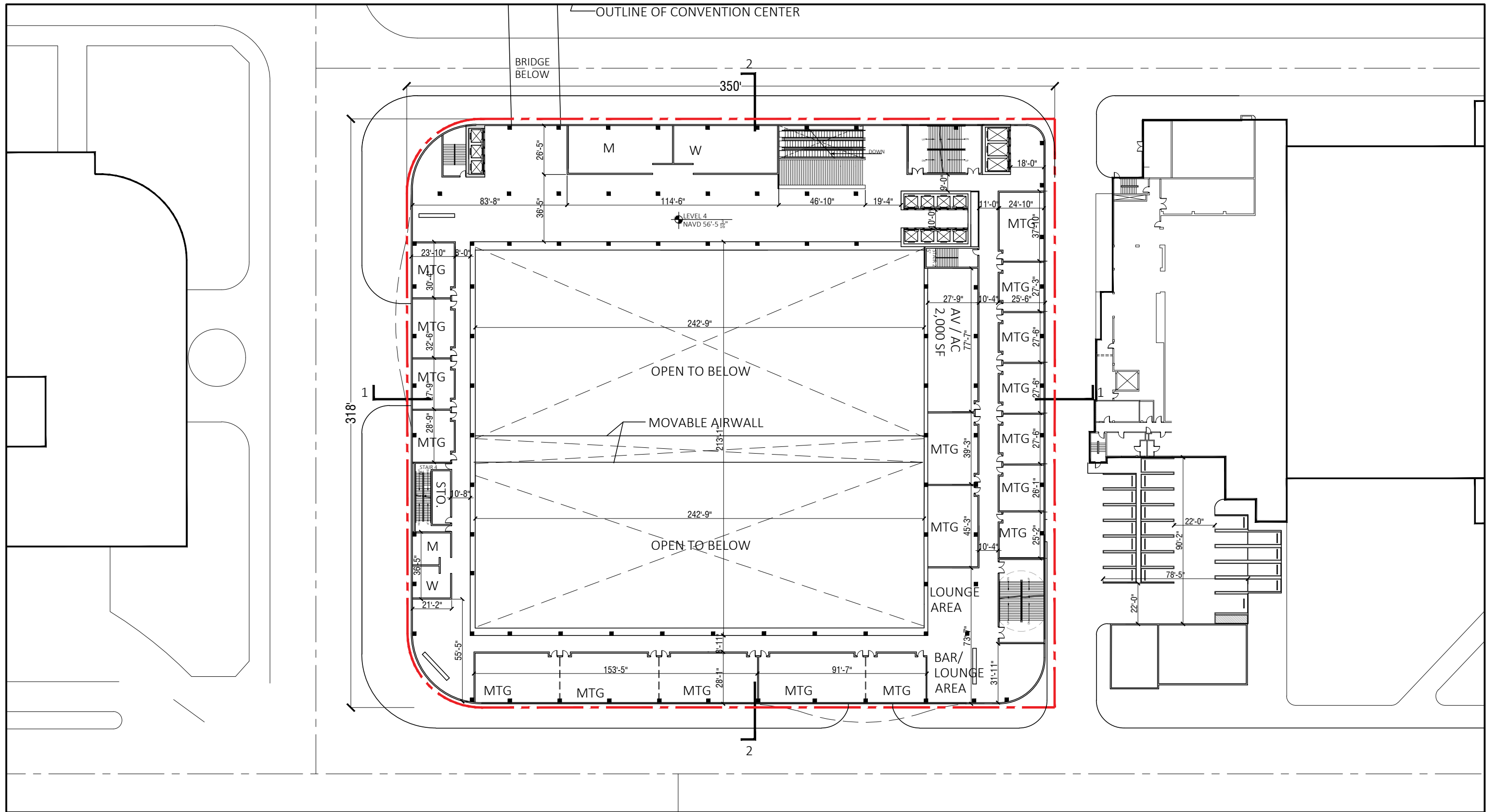
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 03 MEZZANINE**

**DATE:  
 2019.07.02**

**A1-26**



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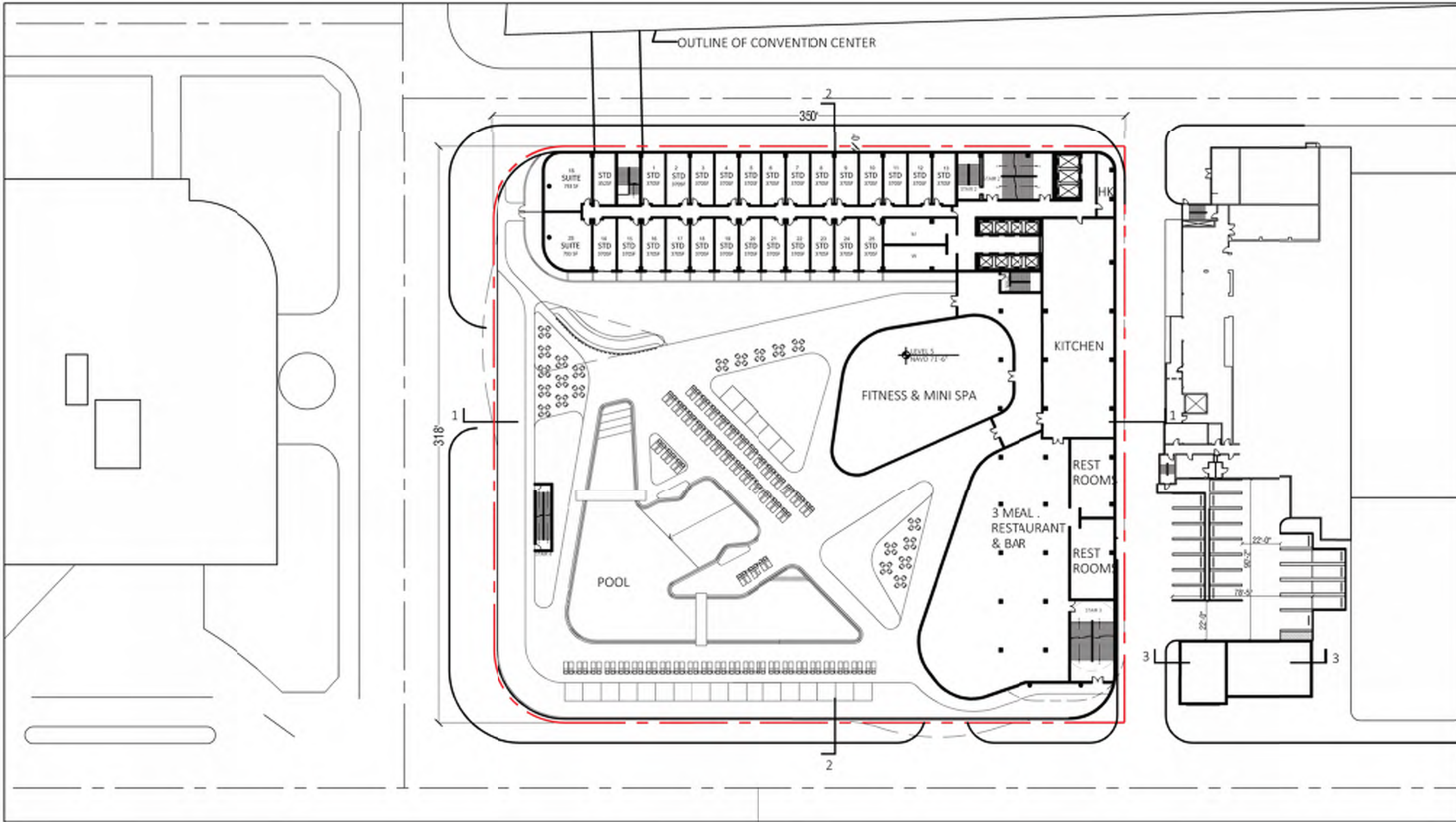
MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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

**DATE:  
 2019.07.02**

**A1-27**





**ARQUITECTONICA**

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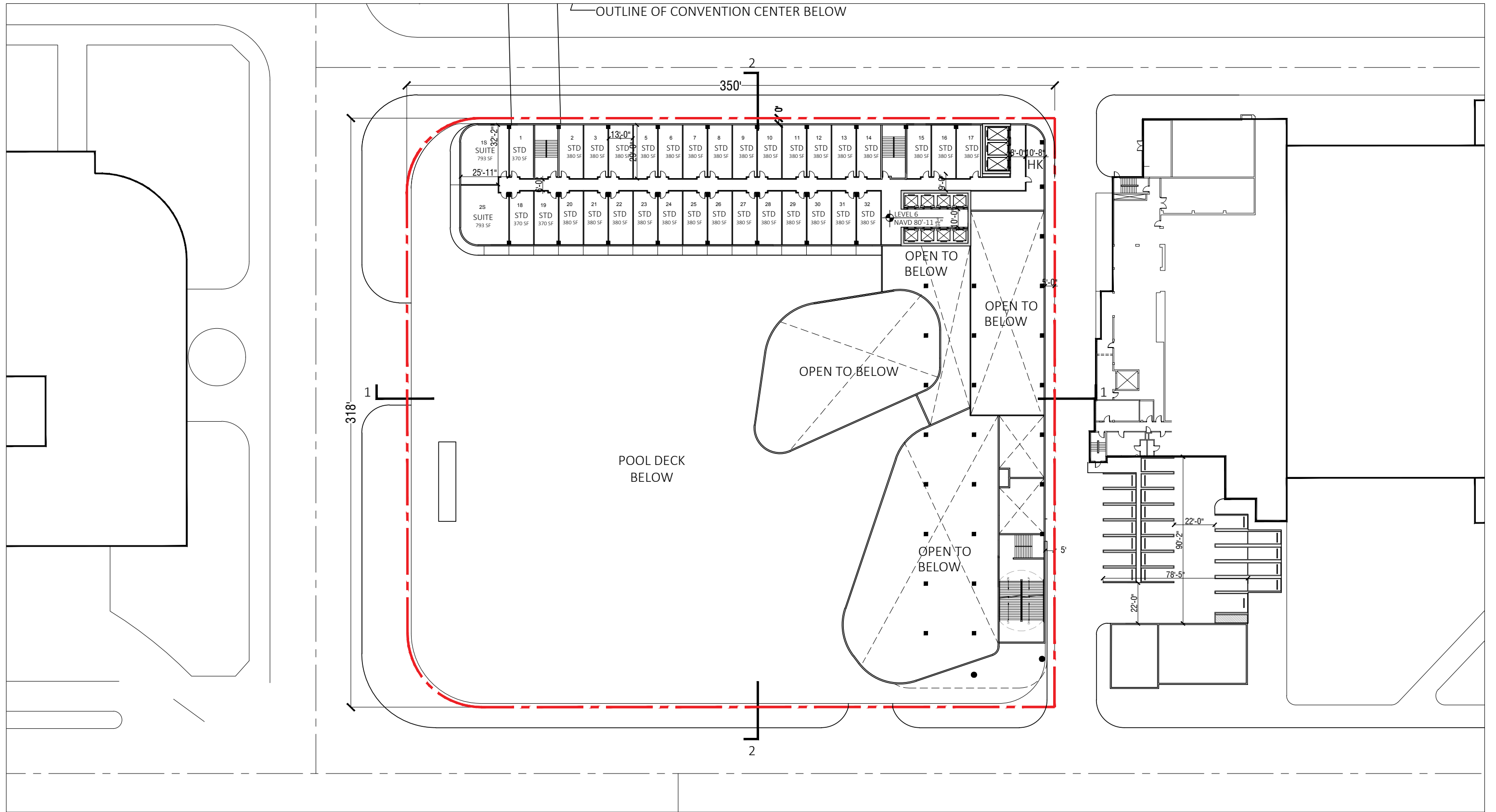
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**B/W PLAN  
 LEVEL 05 POOL DECK**

**DATE:  
 2019.07.02**

**A1-28**



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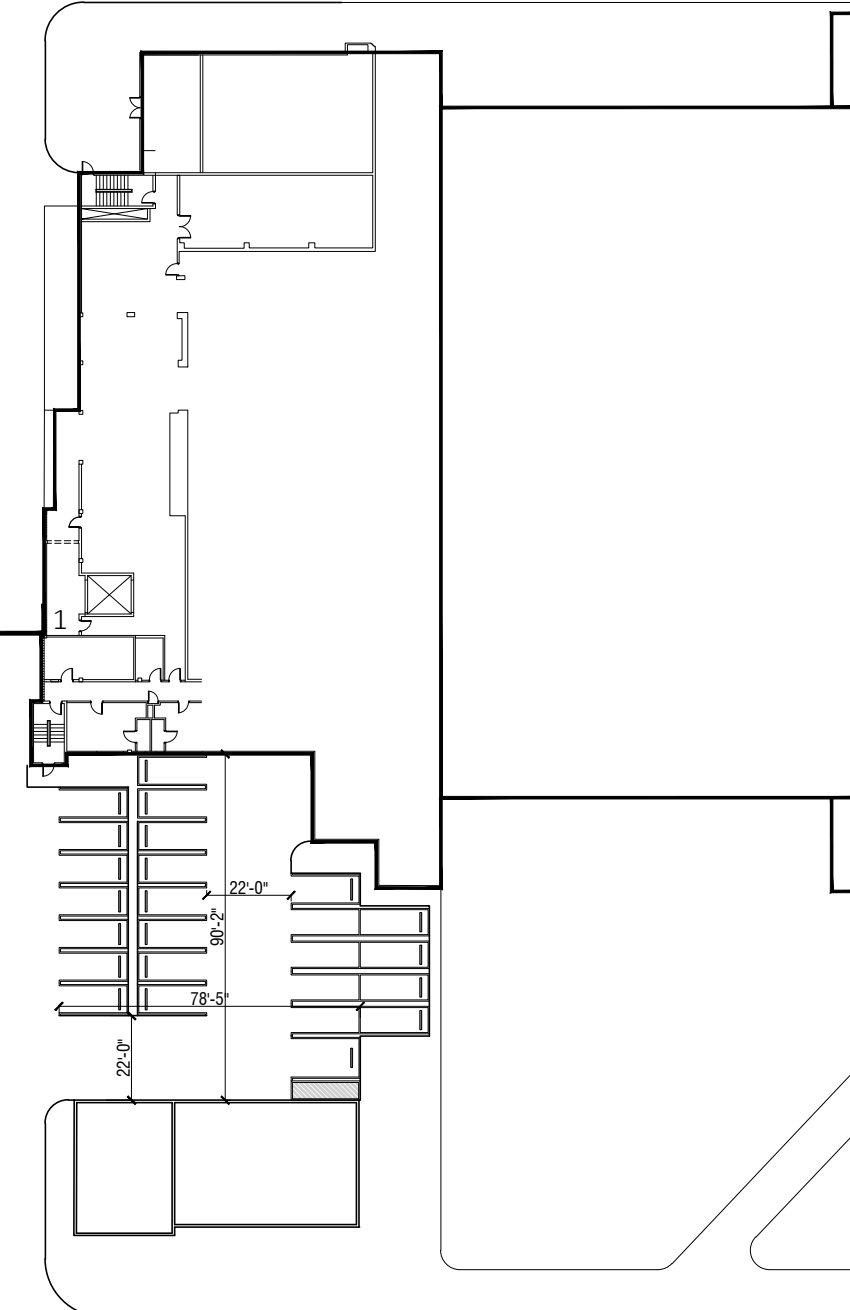
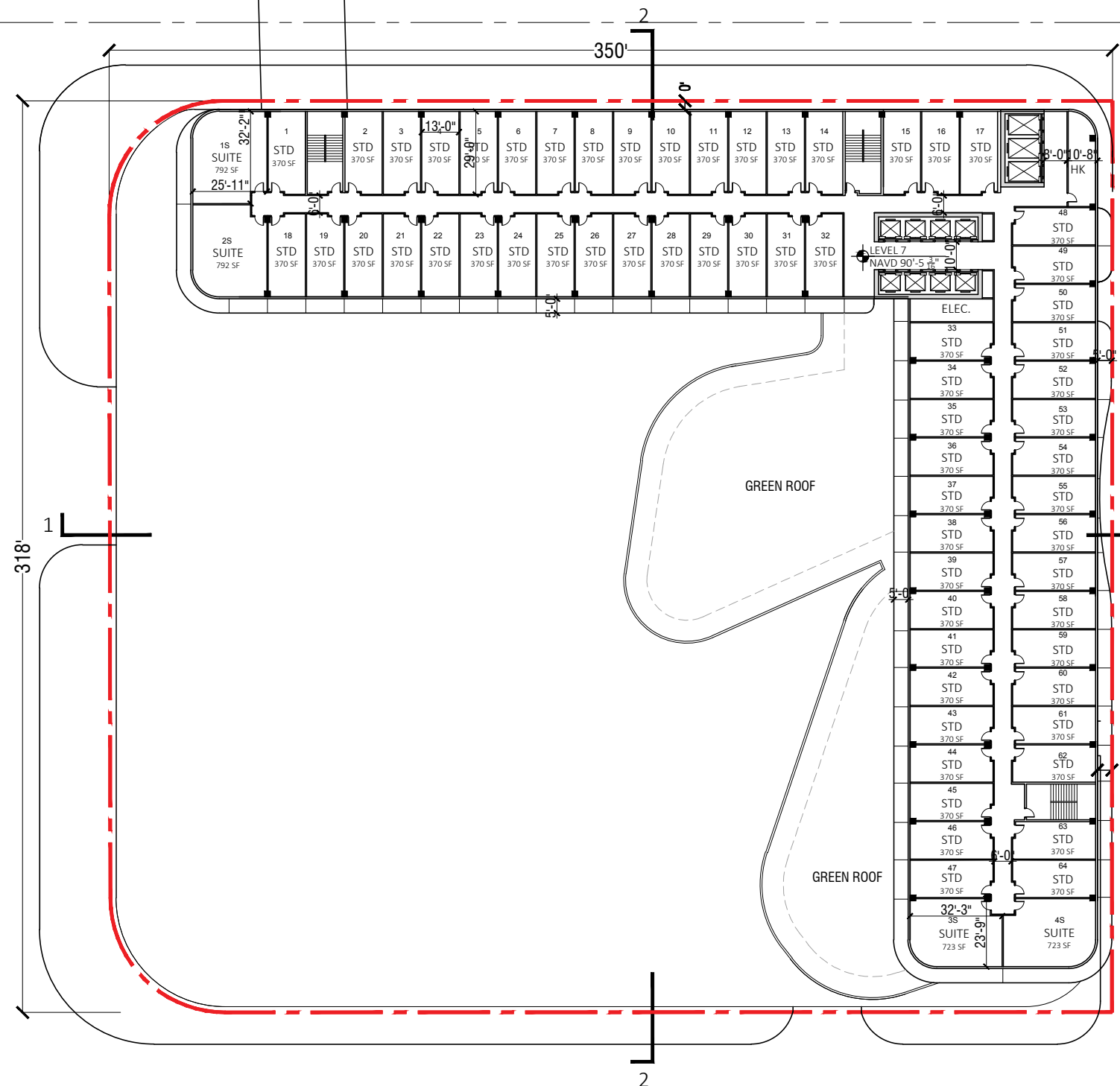
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 06**

**DATE:  
 2019.07.02**

**A1-29**

OUTLINE OF CONVENTION CENTER BELOW



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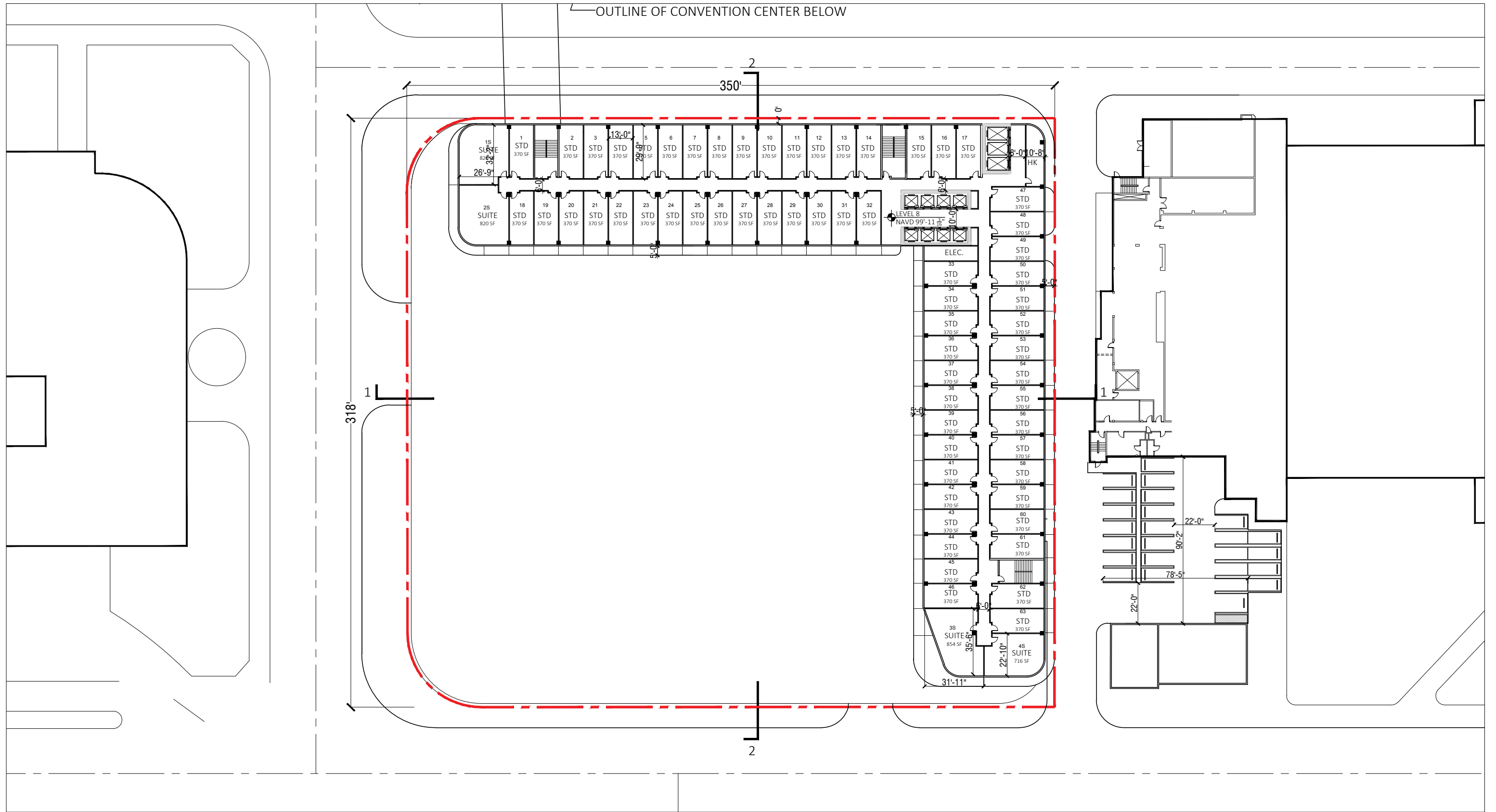
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**B/W PLAN  
 LEVEL 07**

**DATE:  
 2019.07.02**

**A1-30**



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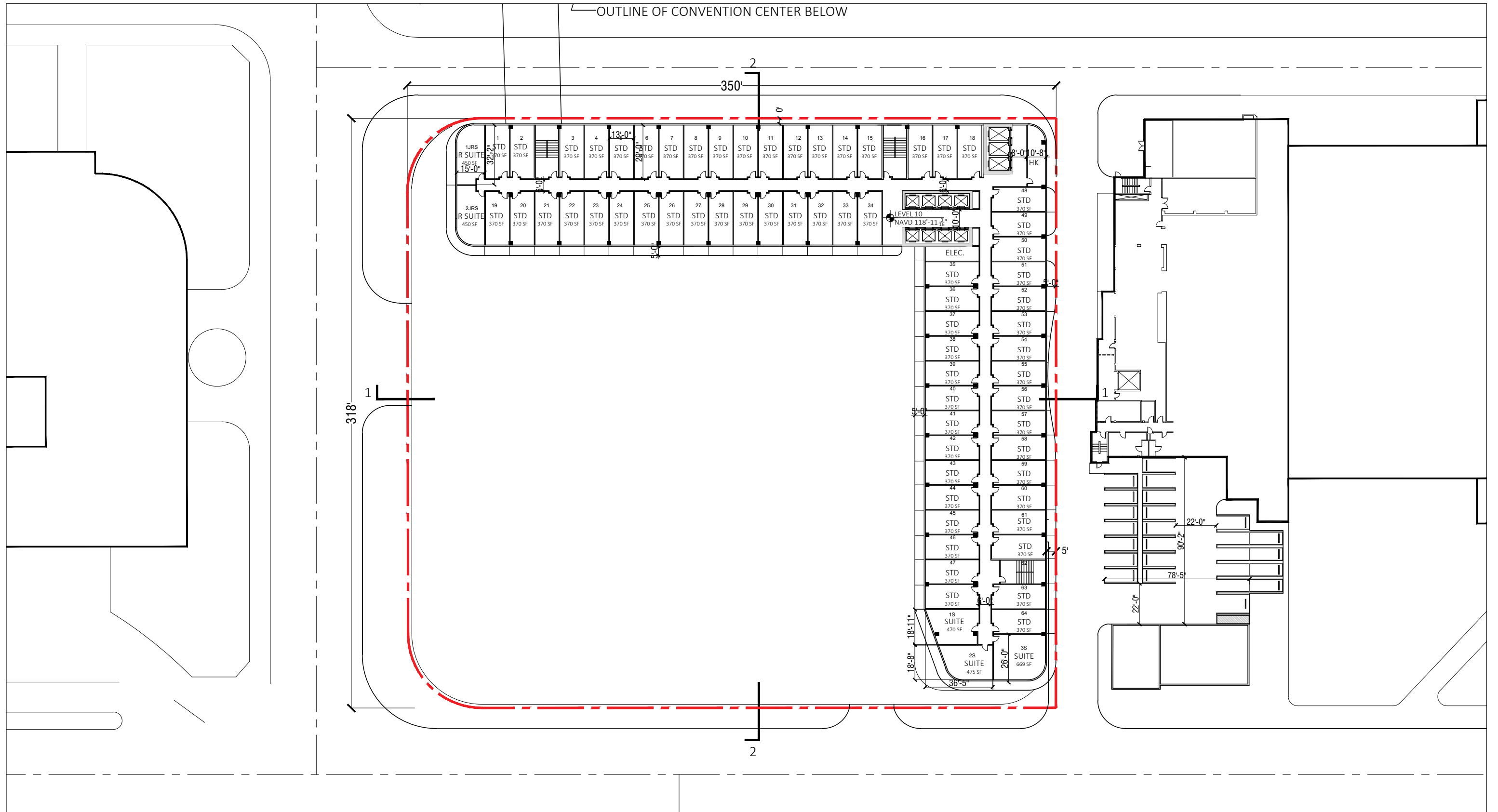
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 08**

**DATE:  
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**A1-31**



← OUTLINE OF CONVENTION CENTER BELOW



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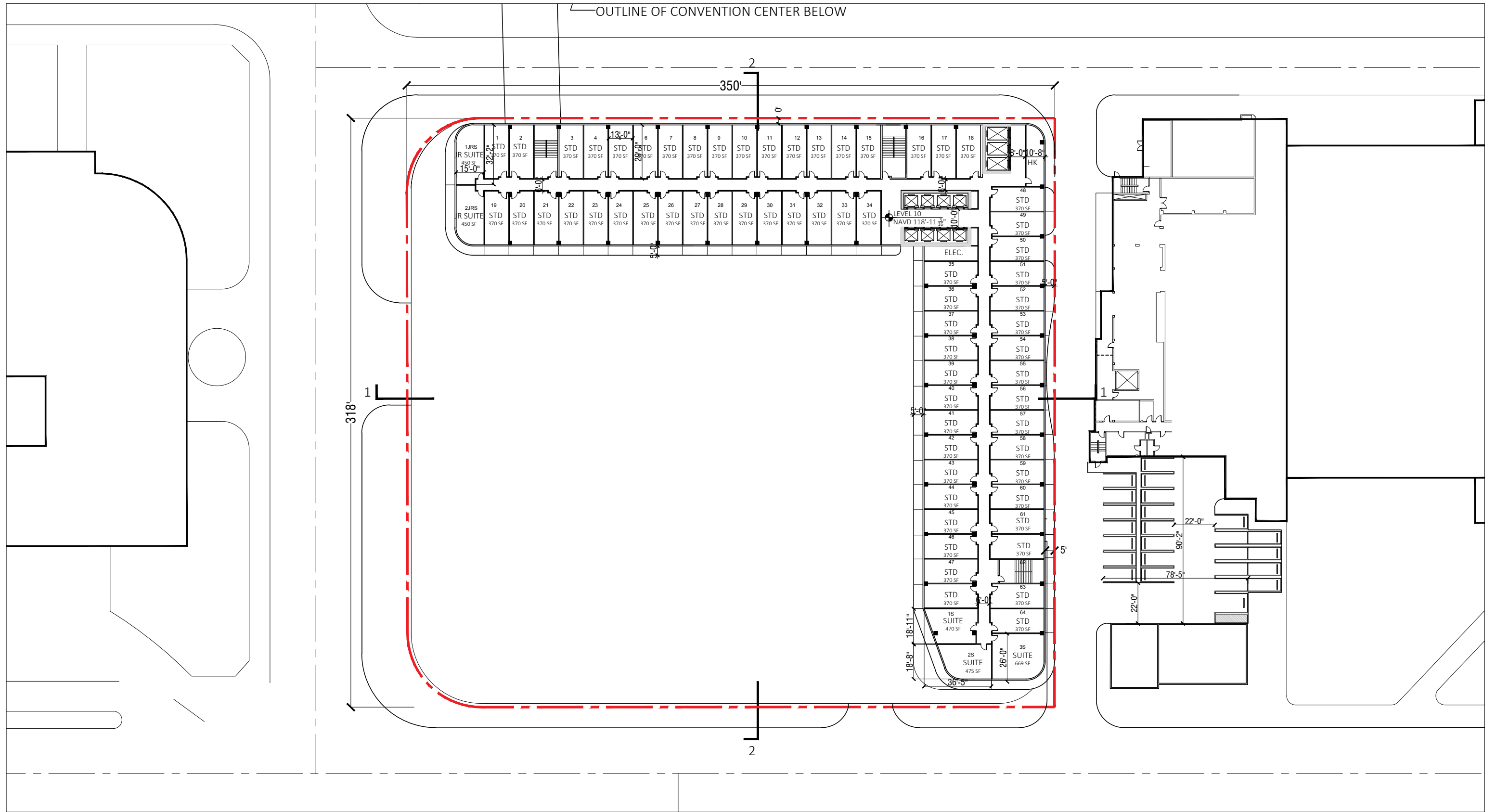
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 09**

**DATE:  
 2019.07.02**

**A1-32**



← OUTLINE OF CONVENTION CENTER BELOW

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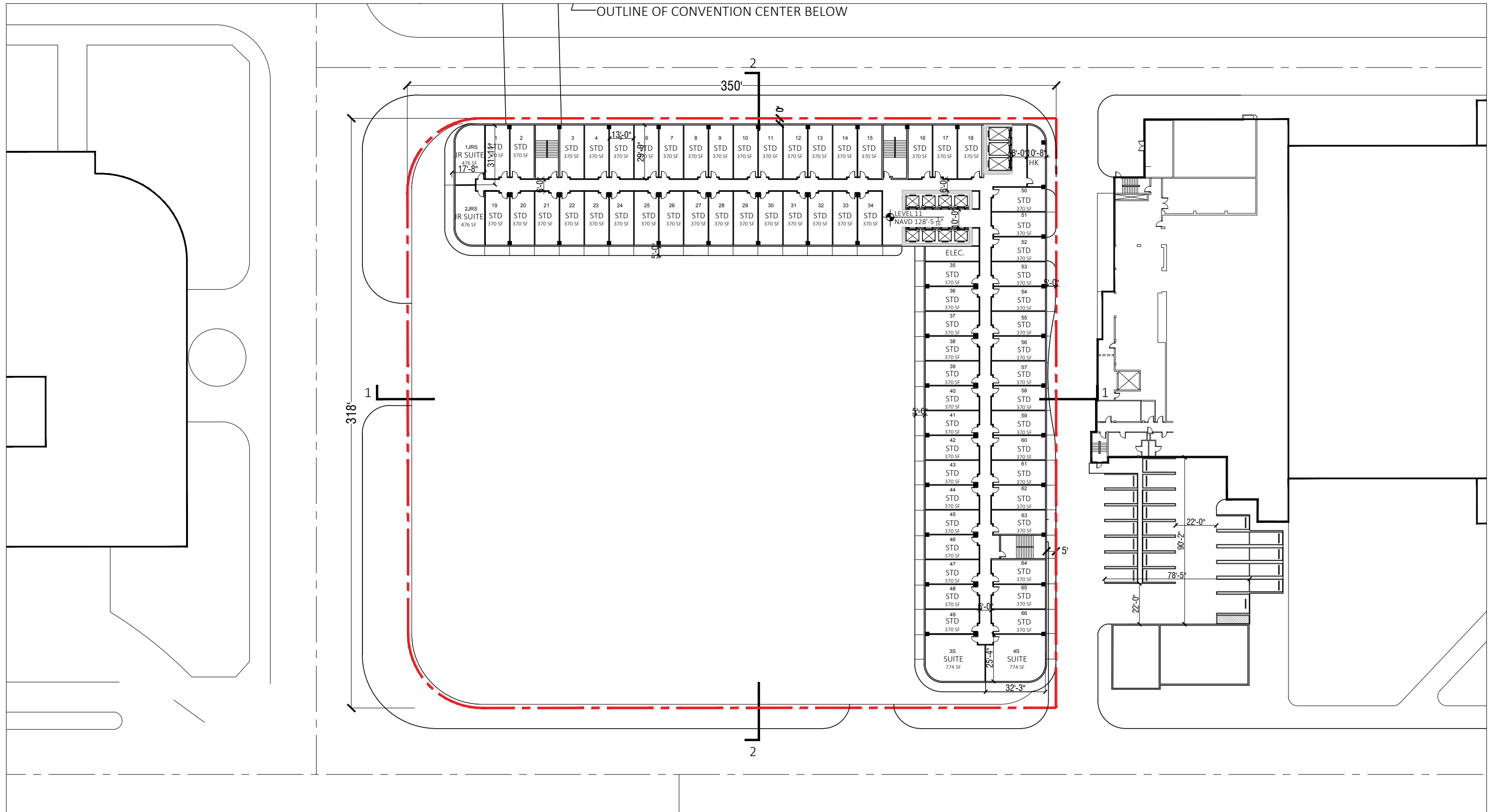
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 10**

**DATE:  
 2019.07.02**

**A1-33**



← OUTLINE OF CONVENTION CENTER BELOW



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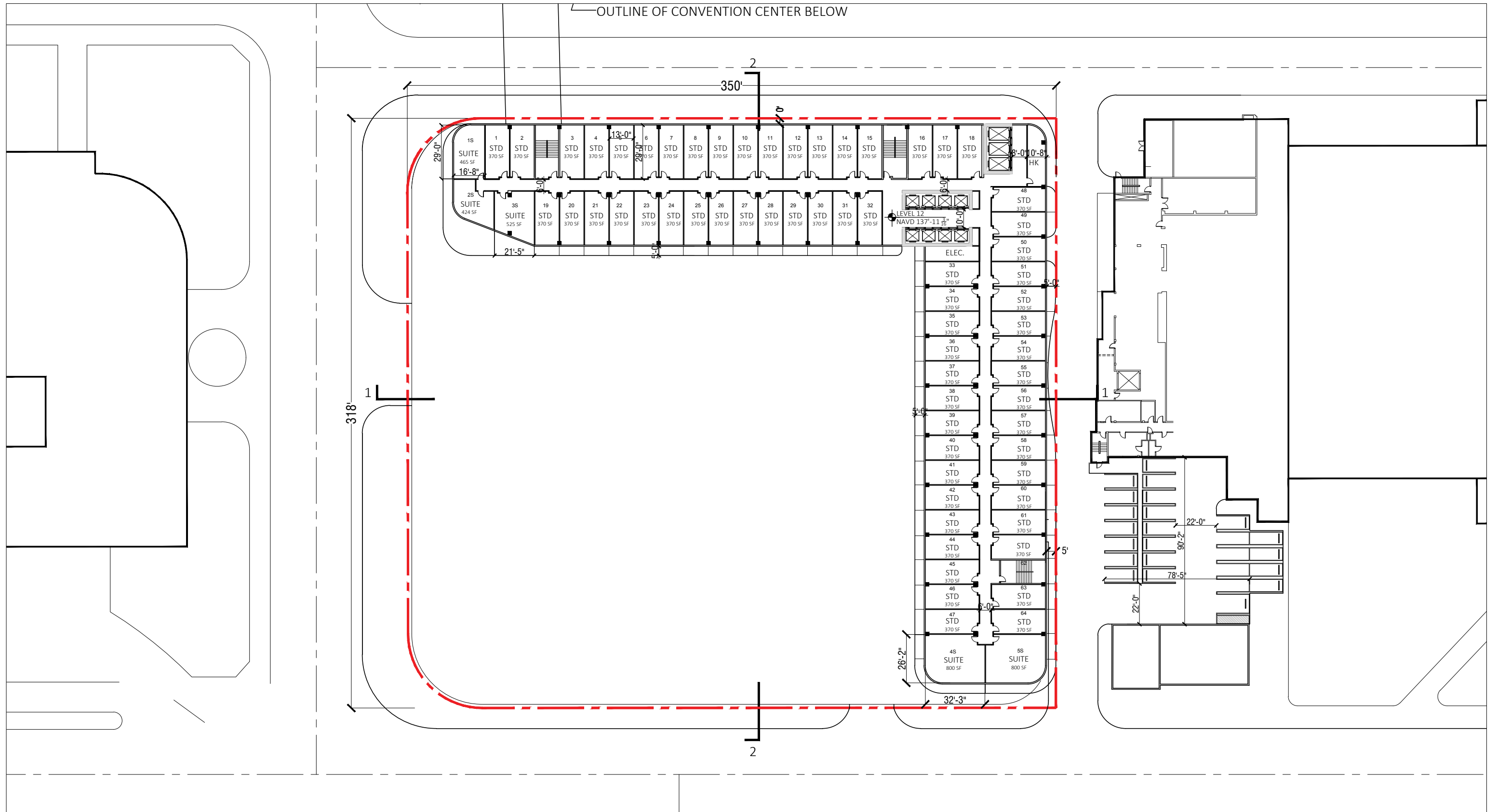
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 11**

**DATE:  
 2019.07.02**

**A1-34**



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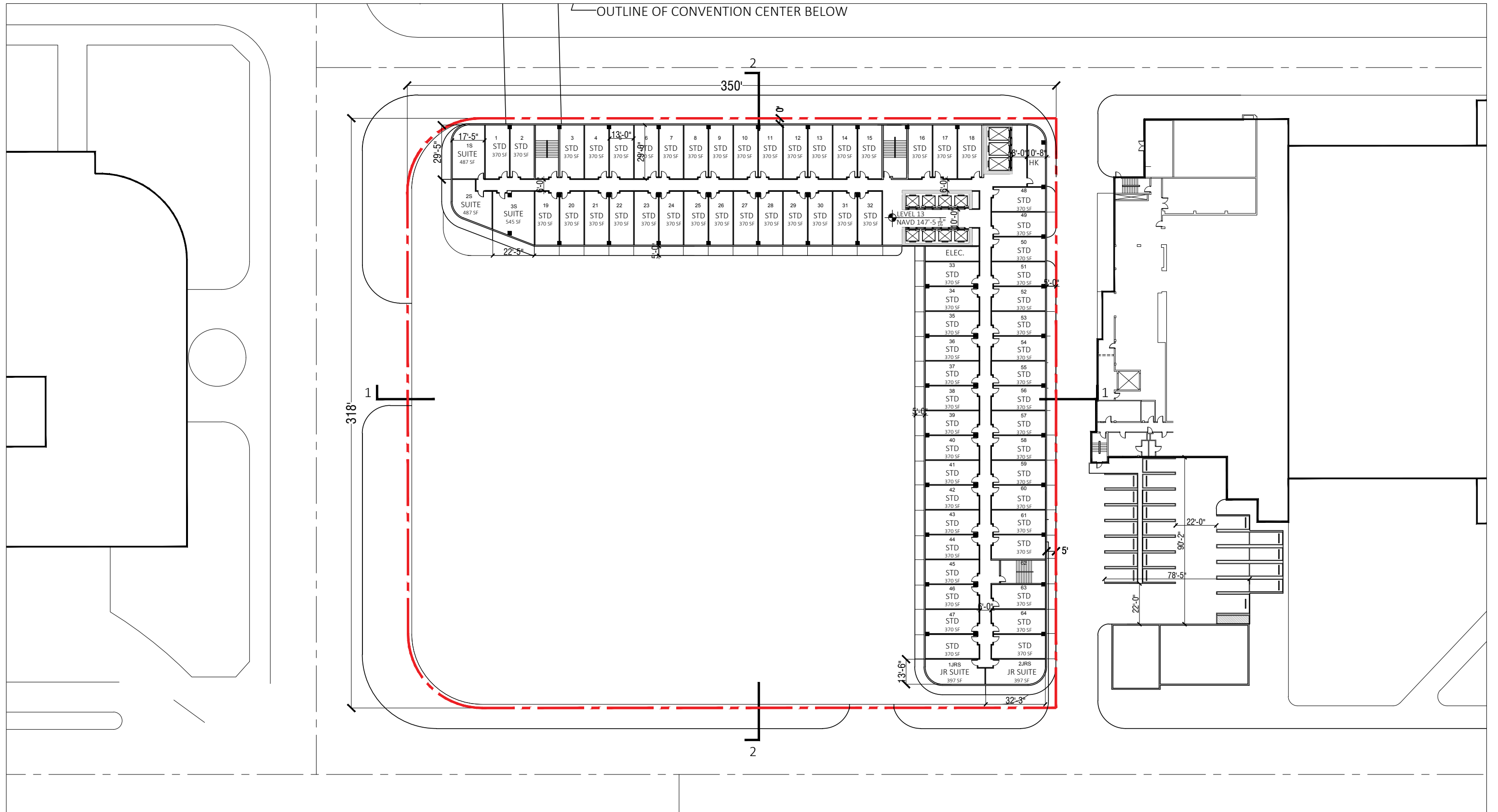
MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 12**

**DATE:  
 2019.07.02**

**A1-35**





← OUTLINE OF CONVENTION CENTER BELOW



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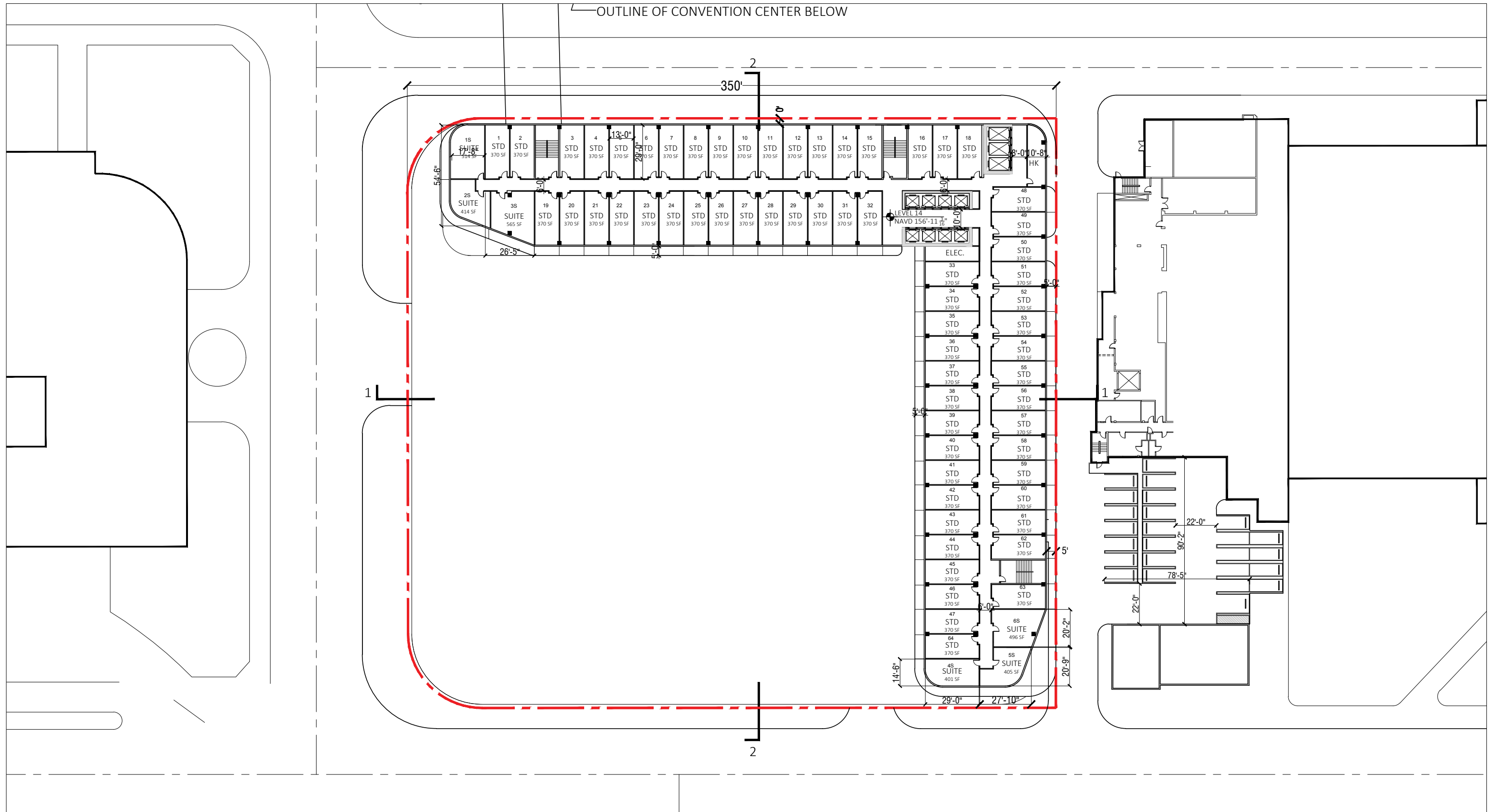
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

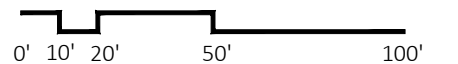
**B/W PLAN  
 LEVEL 13**

**DATE:  
 2019.07.02**

**A1-36**



OUTLINE OF CONVENTION CENTER BELOW



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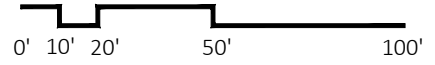
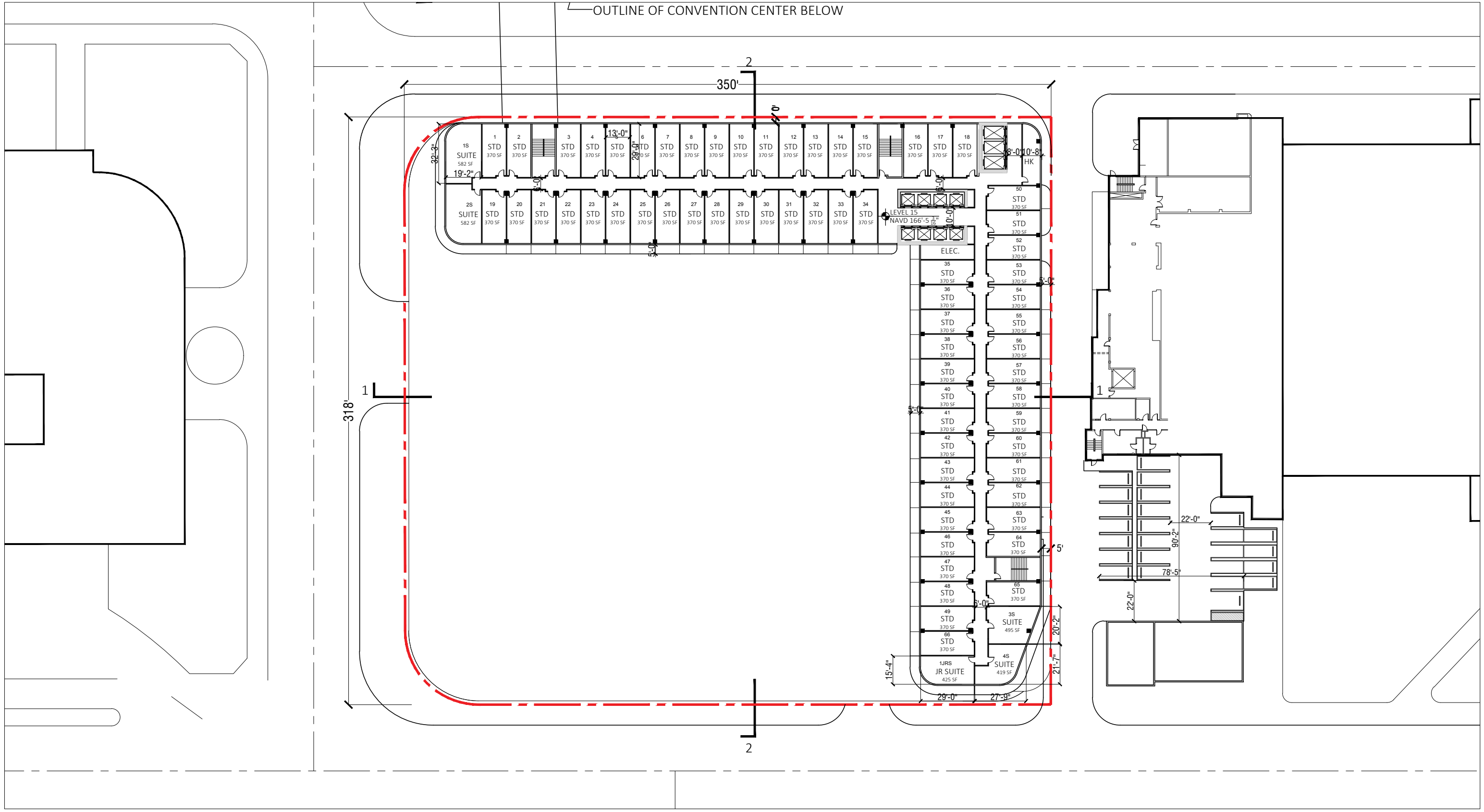
MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
LEVEL 14**

**DATE:  
2019.07.02**

**A1-37**

OUTLINE OF CONVENTION CENTER BELOW



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2900 Oak Avenue, Miami, FL 33133  
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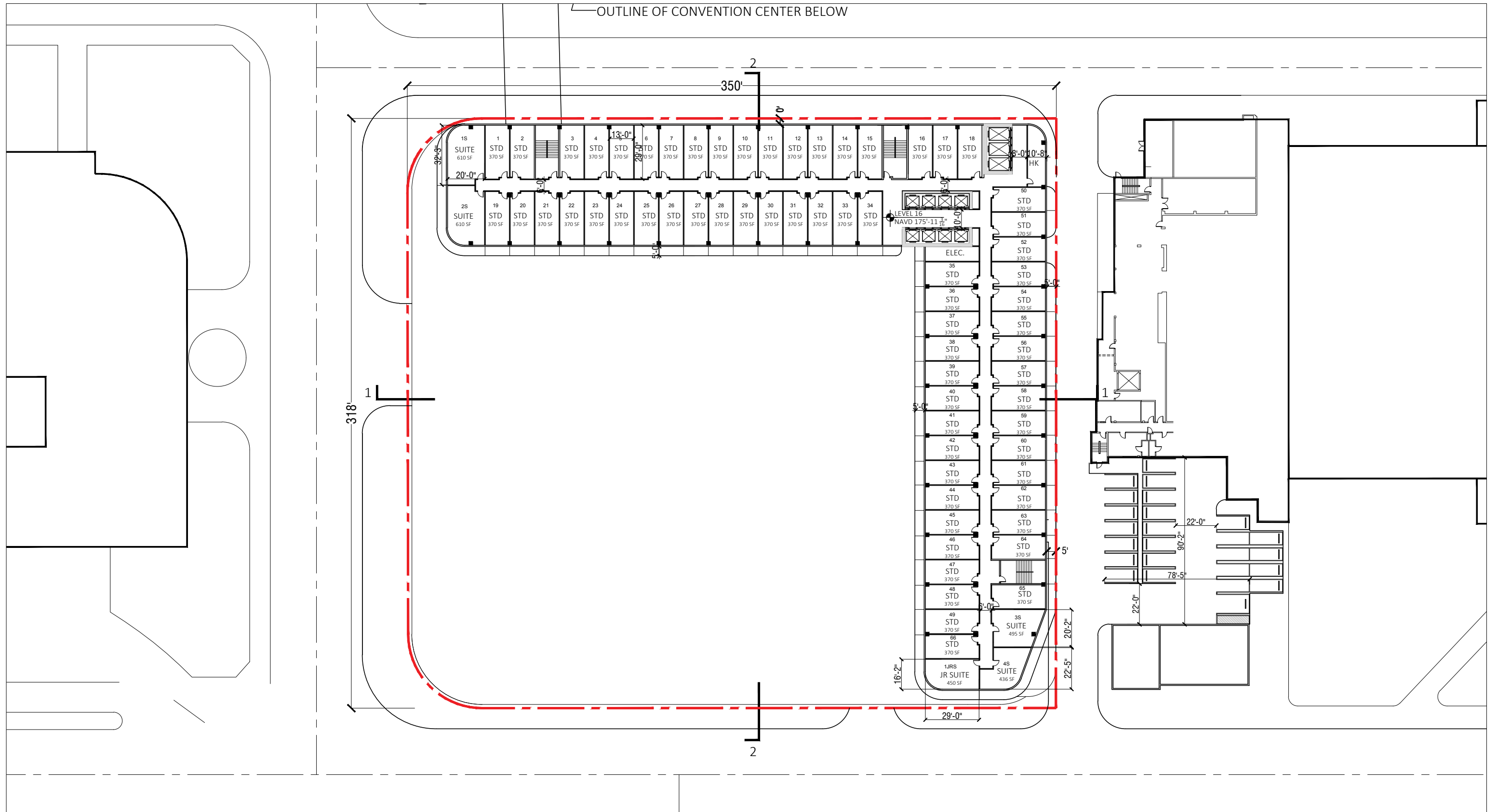
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
LEVEL 15**

**DATE:  
2019.07.02**

**A1-38**



**ARQUITECTONICA**

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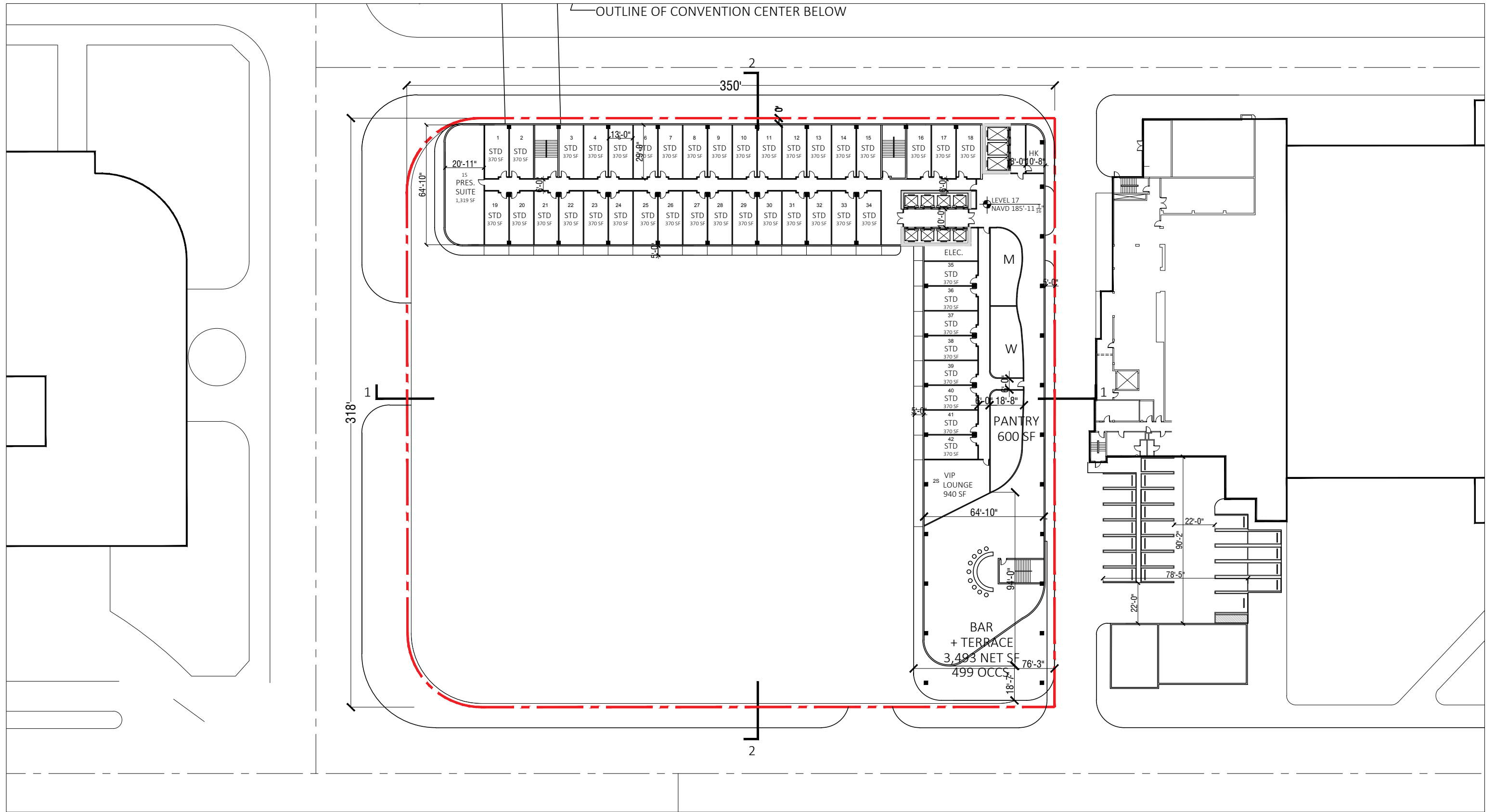
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 16**

**DATE:  
 2019.07.02**

**A1-39**



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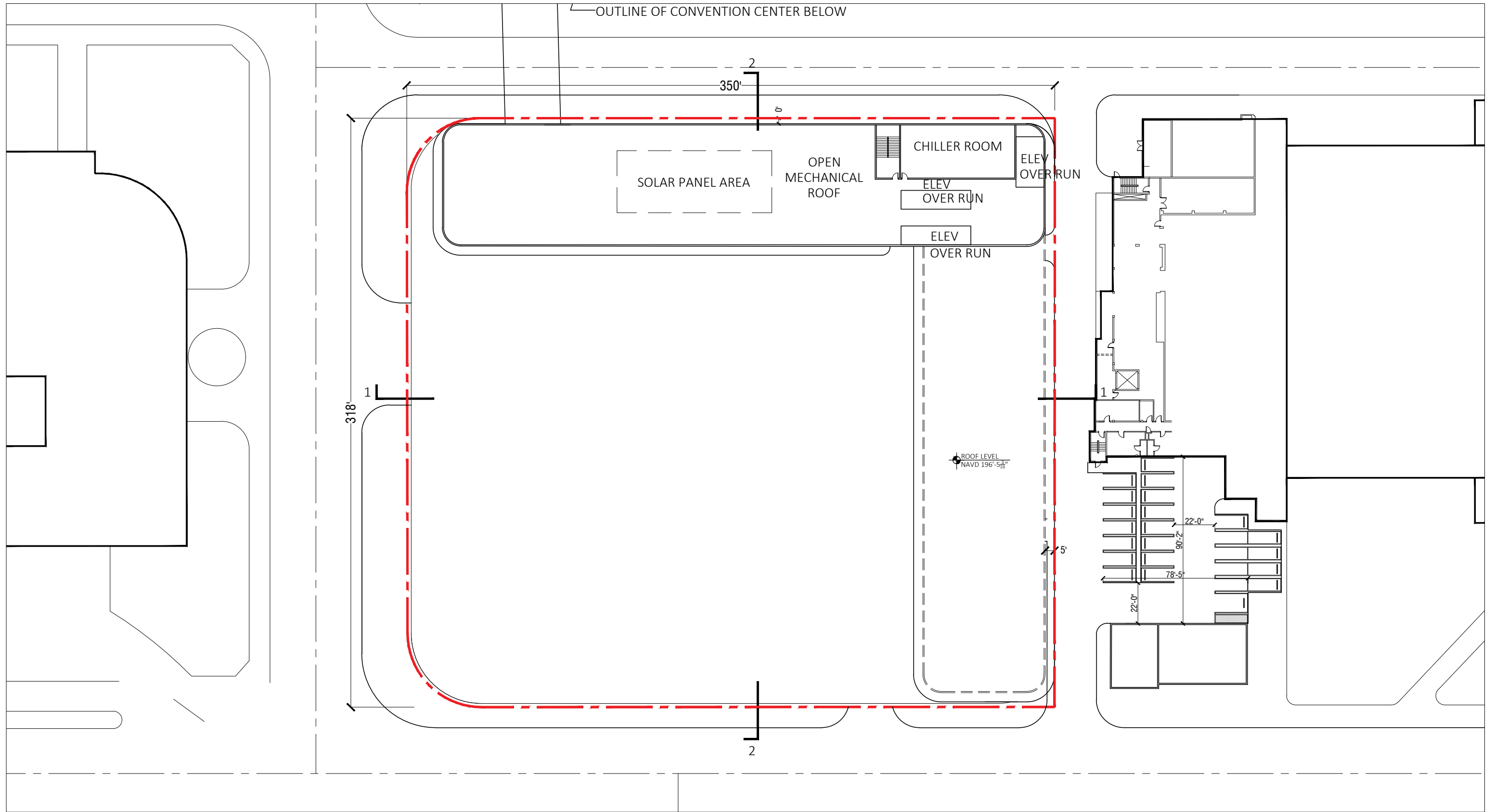
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 LEVEL 17**

**DATE:  
 2019.07.02**

**A1-40**



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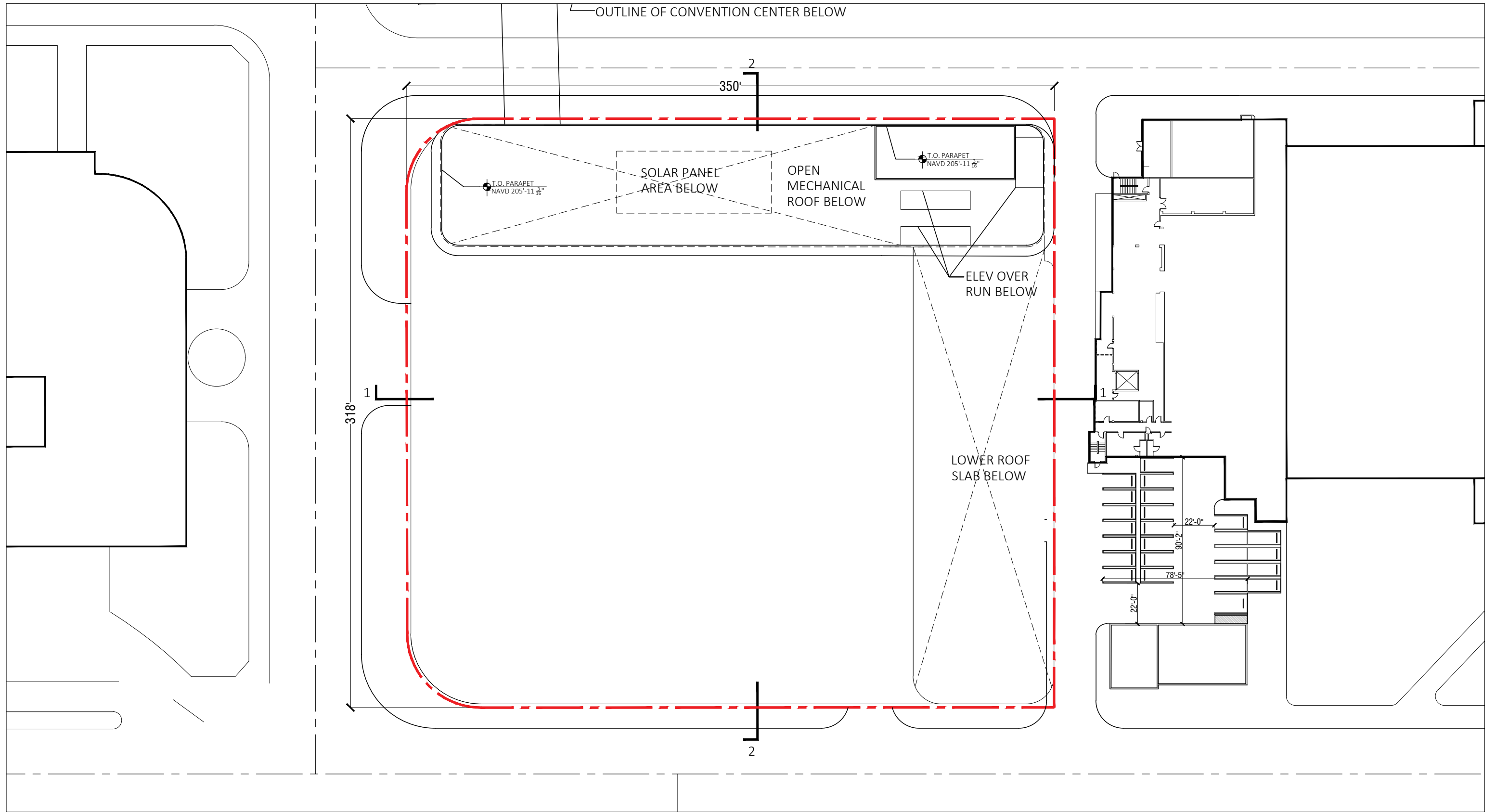
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN  
 ROOF**

**DATE:  
 2019.07.02**

**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:  
 2019.07.02**

**A1-42**



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

**MATERIAL BOARD**

**DATE:**  
**2019.07.02**

**A2-00**





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

**RENDERED SOUTH ELEVATION**

**DATE:**  
**2019.07.02**

**A2-01**



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

**RENDERED WEST ELEVATION**

**DATE:**  
**2019.07.02**

**A2-02**



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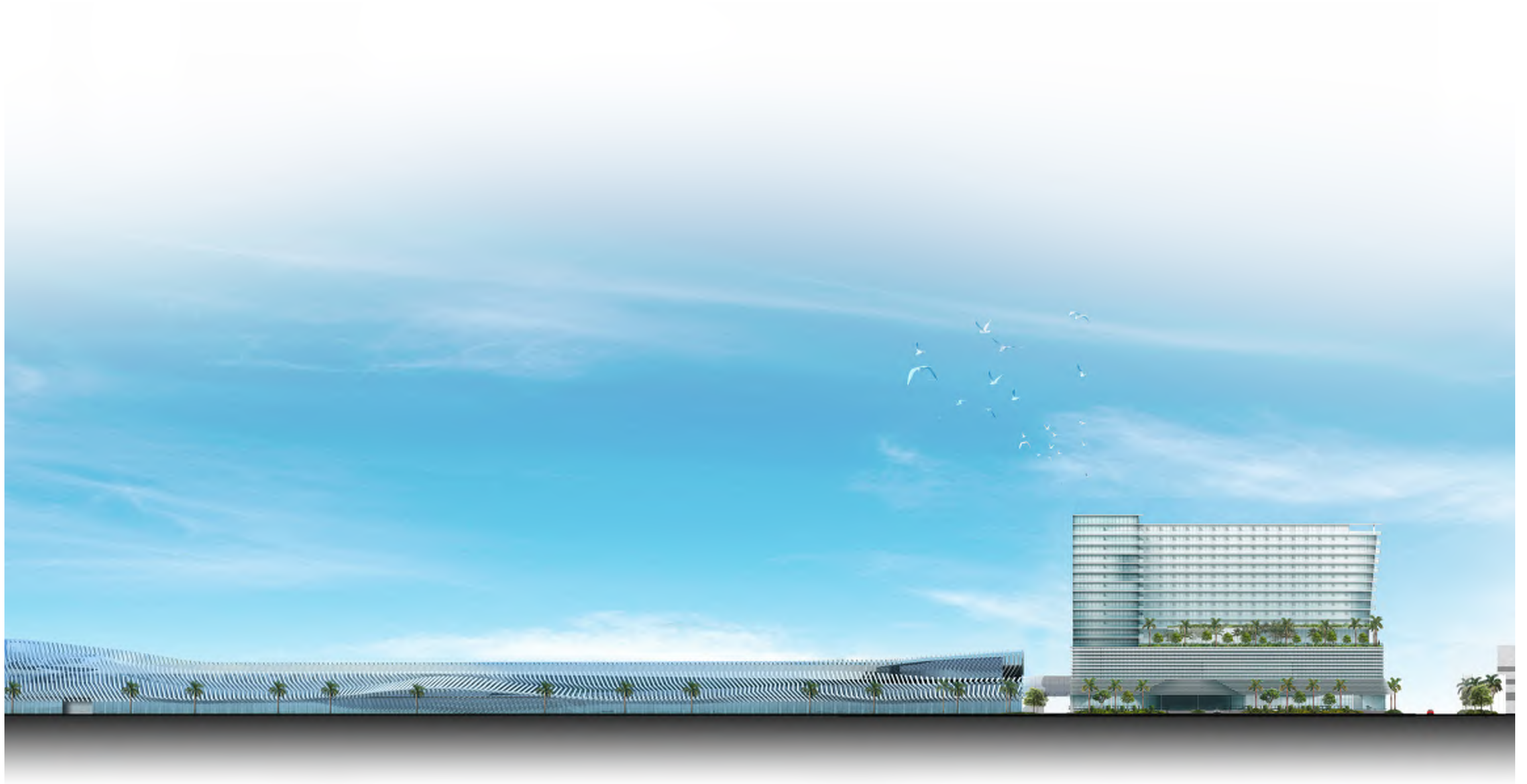
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION  
17TH STREET**

**DATE:  
2019.07.02**

**A2-03**



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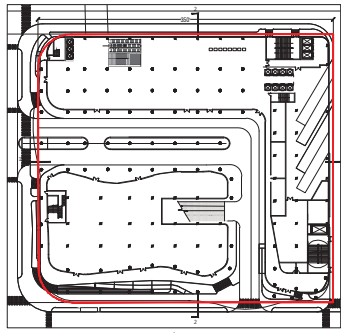
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION  
CONVENTION CENTER DRIVE**

**DATE:  
2019.07.02**

**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)

STOREFRONT  
CONCRETE STEPS  
PER FLOOR PLAN

SLOPED WALKWAY  
ALUM. & GLASS  
RAILING TYP.

CONC. STEPS PER  
FLOOR PLAN

ADA RAMP

5' SETBACK REQUIRED  
FOR PODIUM AND TOWER  
PROPERTY LINE

NEW PROPOSED ALLEY  
(SIDE, INTERIOR)

MECHANICAL AREA BEYOND

FITNESS  
BEYOND

RESTAURANT

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

185'



Scale: 1" = 30' - 0"

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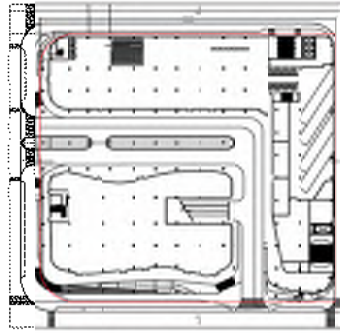
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W SOUTH ELEVATION**

**DATE:**  
2019.07.02

**A2-05**



KEY PLAN  
NTS.

GLASS / ALUM.TYP.

MECH SCREEN

ROOFTOP BAR

T.O. PARAFET

NAVD 205'-11 1/2"

9'-6"

ROOF

NAVD 196'-3 3/8"

10'-6"

LEVEL 17

NAVD 185'-11 1/8"

10'

LEVEL 16

NAVD 175'-11 1/8"

9'-6"

LEVEL 15

NAVD 168'-5 1/8"

9'-6"

LEVEL 14

NAVD 158'-11 1/8"

9'-6"

LEVEL 13

NAVD 147'-3 3/8"

9'-6"

LEVEL 12

NAVD 137'-11 1/8"

9'-6"

LEVEL 11

NAVD 128'-3 3/8"

9'-6"

LEVEL 10

NAVD 118'-11 1/8"

9'-6"

LEVEL 9

NAVD 109'-3 3/8"

9'-6"

LEVEL 8

NAVD 99'-11 1/8"

9'-6"

LEVEL 7

NAVD 90'-5 5/8"

9'-6"

LEVEL 6

NAVD 80'-11 1/8"

15'

LEVEL 5

NAVD 71'-5 5/8"

5'

INTERSTITIAL

10'

LEVEL 4

NAVD 58'-5 5/8"

10'

LEVEL 3 MEZZ

64'

LEVEL 3

NAVD 38'-5 5/8"

14'

LEVEL 2

NAVD 24'-5 5/8"

5'-7"

LEVEL 1

13'

BFE+7'

4' GROUND LEVEL

1' BFE+1' NAVD 7'-5 1/2"

3'-1" 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

SCOPED  
DRIVEWAY

SCOPED  
DRIVEWAY

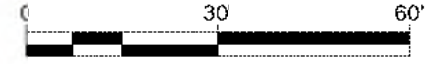
ADA RAMP

SPANDREL

STOREFRONT

10' SETBACK REQUIRED  
FOR PODIUM AND TOWER  
EDGE OF SIDEWALK

SEE SITE PLAN  
17TH STREET (FRONT)



Scale: 1" = 30' - 0"

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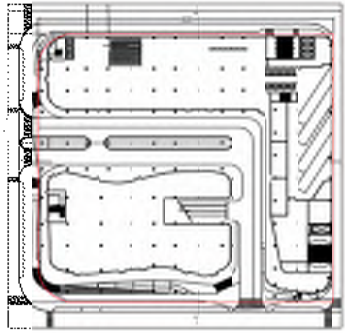
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**BW WEST ELEVATION**

**DATE:**  
2019.07.02

**A2-06**



KEY PLAN  
N.T.S.

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 205'-11 1/8"

3'-6"  
ROOF  
NAVD 96'-5 1/2"

10'-6"  
LEVEL 17  
NAVD 85'-11 1/8"

10'  
LEVEL 16  
NAVD 75'-11 1/8"

9'-6"  
LEVEL 15  
NAVD 66'-5 1/2"

9'-6"  
LEVEL 14  
NAVD 56'-11 1/8"

9'-6"  
LEVEL 13  
NAVD 47'-5 1/2"

9'-6"  
LEVEL 12  
NAVD 37'-11 1/8"

9'-6"  
LEVEL 11  
NAVD 28'-5 1/2"

9'-6"  
LEVEL 10  
NAVD 18'-11 1/8"

9'-6"  
LEVEL 9  
NAVD 9'-5 1/2"

9'-6"  
LEVEL 8  
NAVD 0'-11 1/8"

9'-6"  
LEVEL 7  
NAVD 0'-5 1/2"

9'-6"  
LEVEL 5  
NAVD 0'-11 1/8"

9'-6"  
LEVEL 5  
NAVD 1'-5 1/2"

5'  
INTERSTITIAL  
NAVD 1'-5 1/2"

10'  
LEVEL 4  
NAVD 16'-5 1/2"

13'  
LEVEL 3 MEZZ  
NAVD 18'-5 1/2"

14'  
LEVEL 3  
NAVD 18'-5 1/2"

13'  
LEVEL 2  
NAVD 14'-5 1/2"

13'  
BFE+5  
4' GROUND LEVEL  
1' BFE+11  
NAVD 7'-5 1/8"

3'-1" NAVD

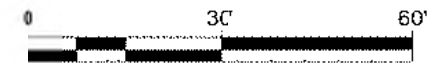
BOH AREA TYP.

PROPERTY LINE

STOREFRONT TYP.

0' SETBACK REQUIRED  
FOR PODIUM AND  
TOWER

SERVICE ROAD (REAR)



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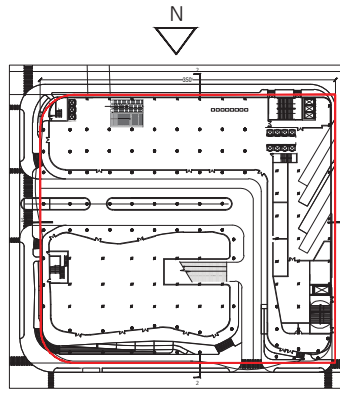
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

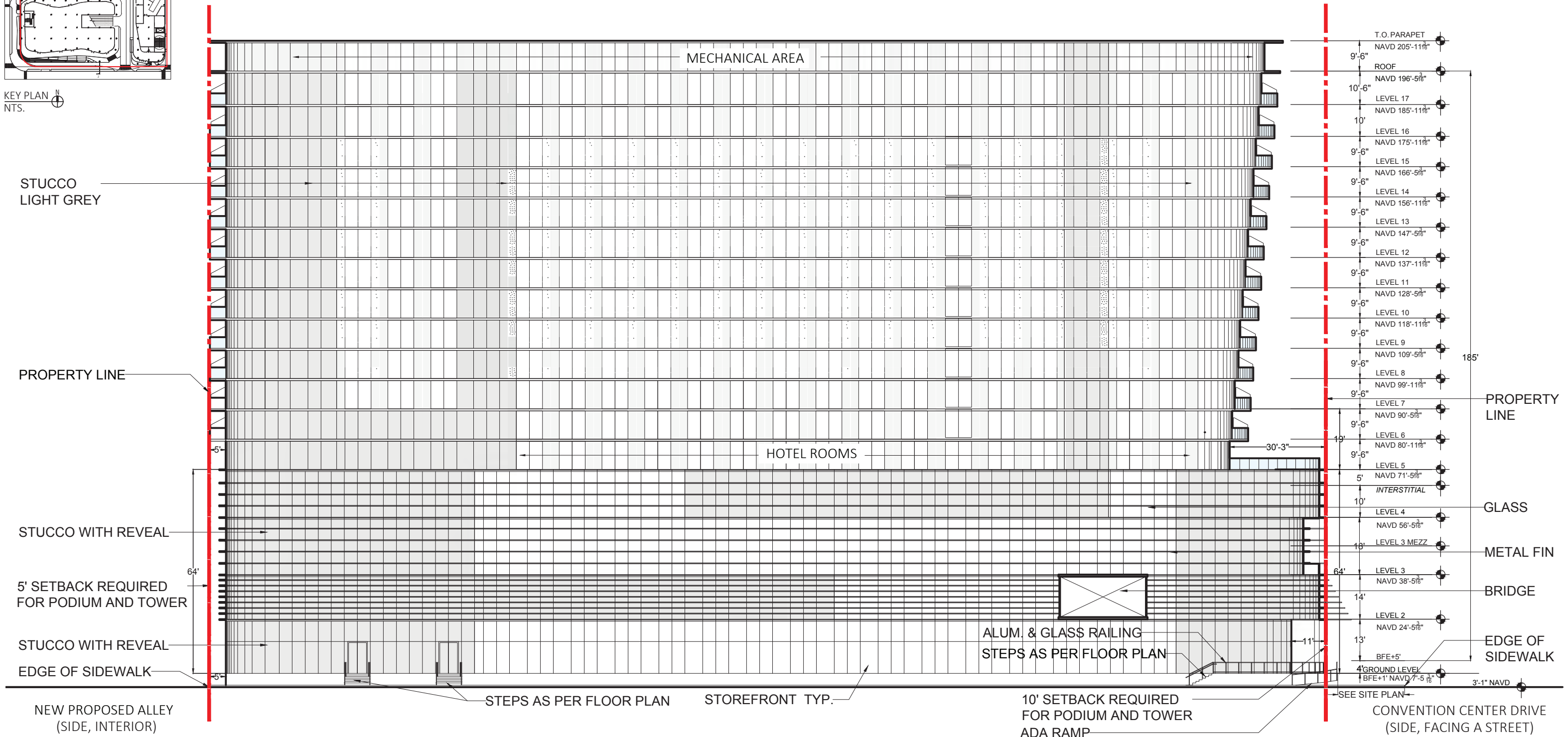
**B/W EAST ELEVATION**

**DATE:**  
2019.07.02

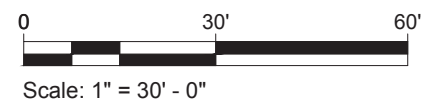
**A2-07**



KEY PLAN  
NTS.



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"
40'	
LEVEL 3 MEZZ	
64'	
LEVEL 3	NAVD 38'-5 3/8"
14'	
LEVEL 2	NAVD 24'-5 3/8"
13'	
BFE+5'	
4'GROUND LEVEL	BFE+1' NAVD 7'-5 3/8"
3'-1" NAVD	



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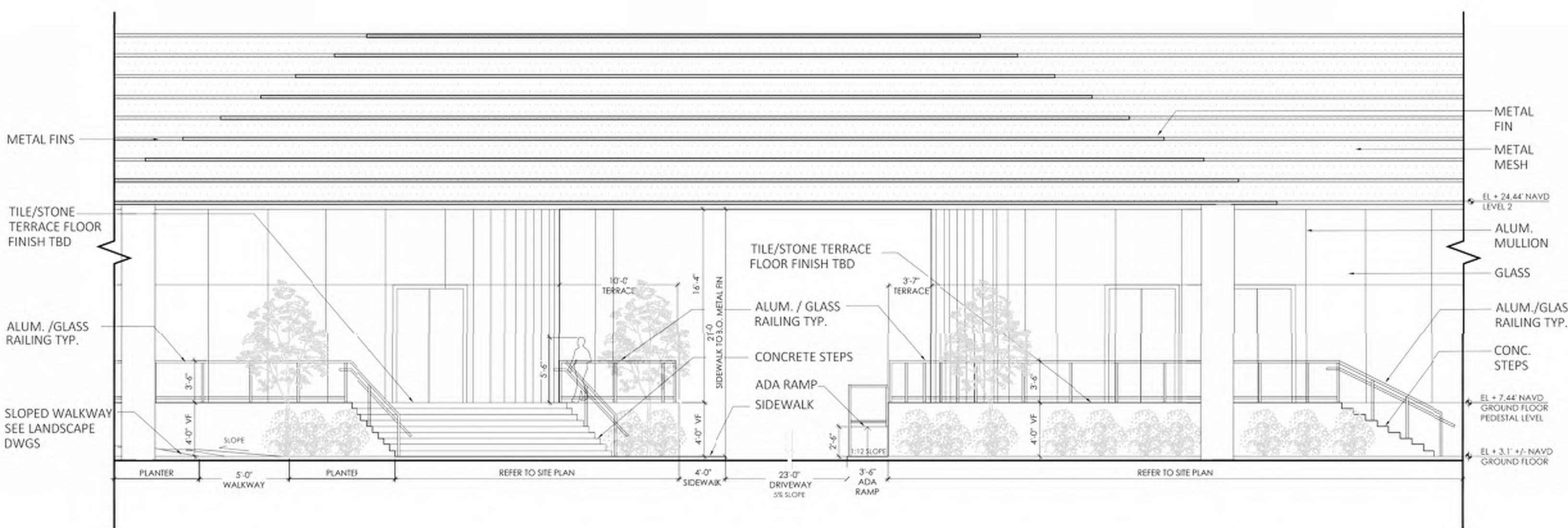
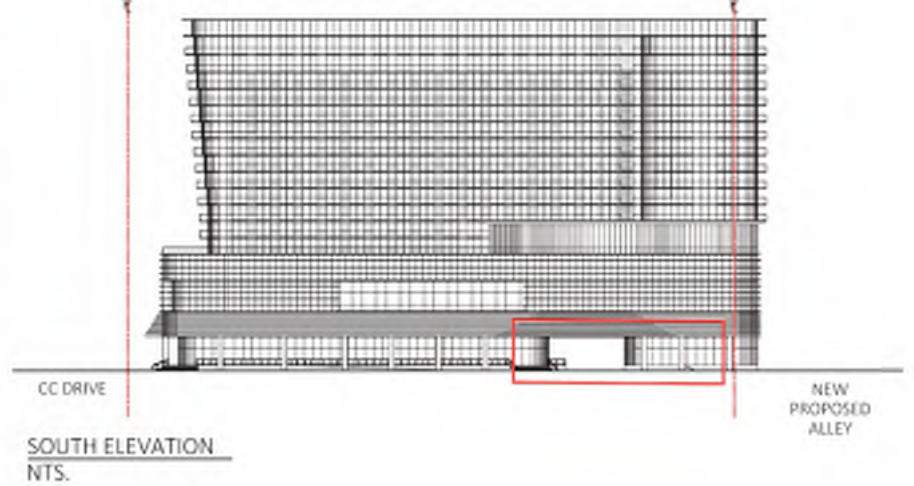
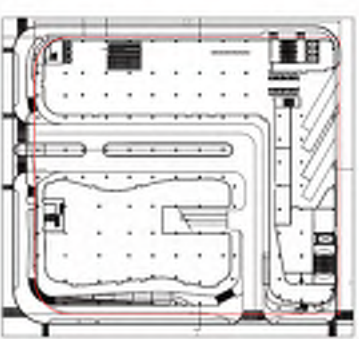
MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W NORTH ELEVATION**

**DATE:**  
**2019.07.02**

**A2-08**





ENLARGED SOUTH ELEVATION (17TH STREET)  
SCALE: 1/4" = 1'-0"

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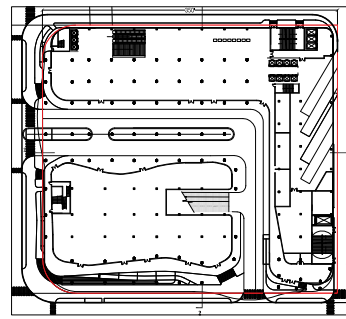
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

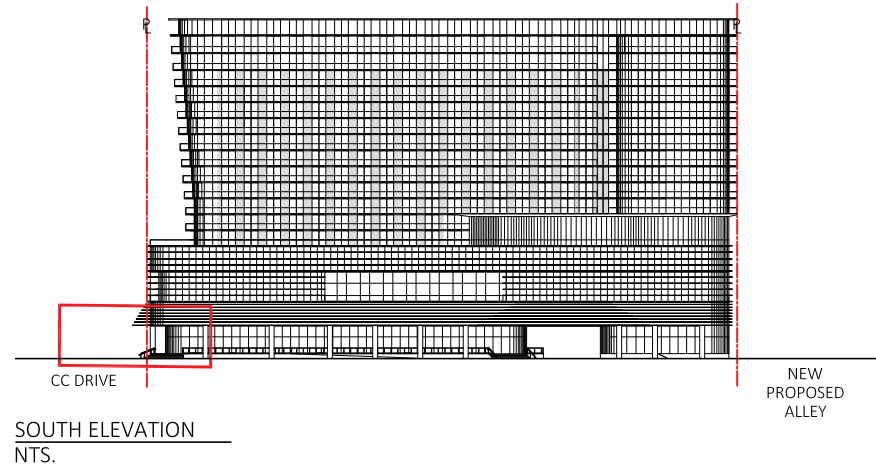
**ENLARGED GROUND FLOOR ELEVATION**

**DATE:**  
**2019.07.02**

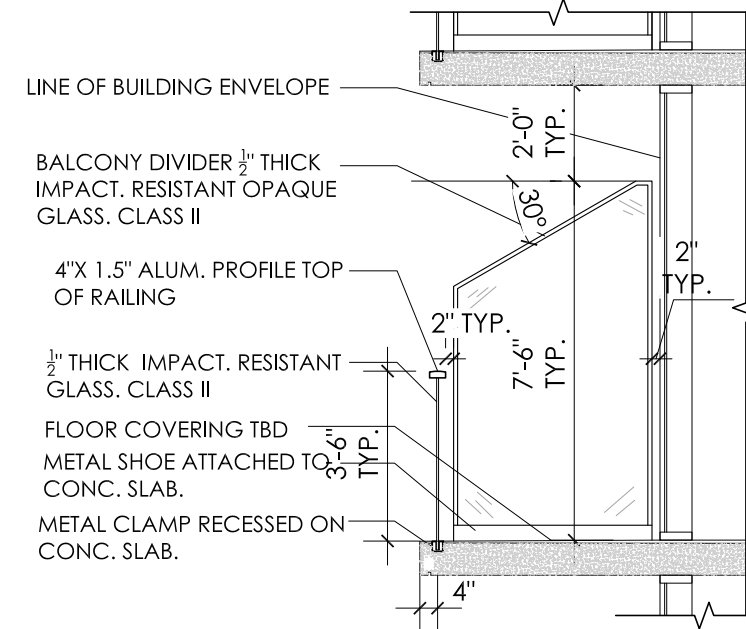
**A2-09**



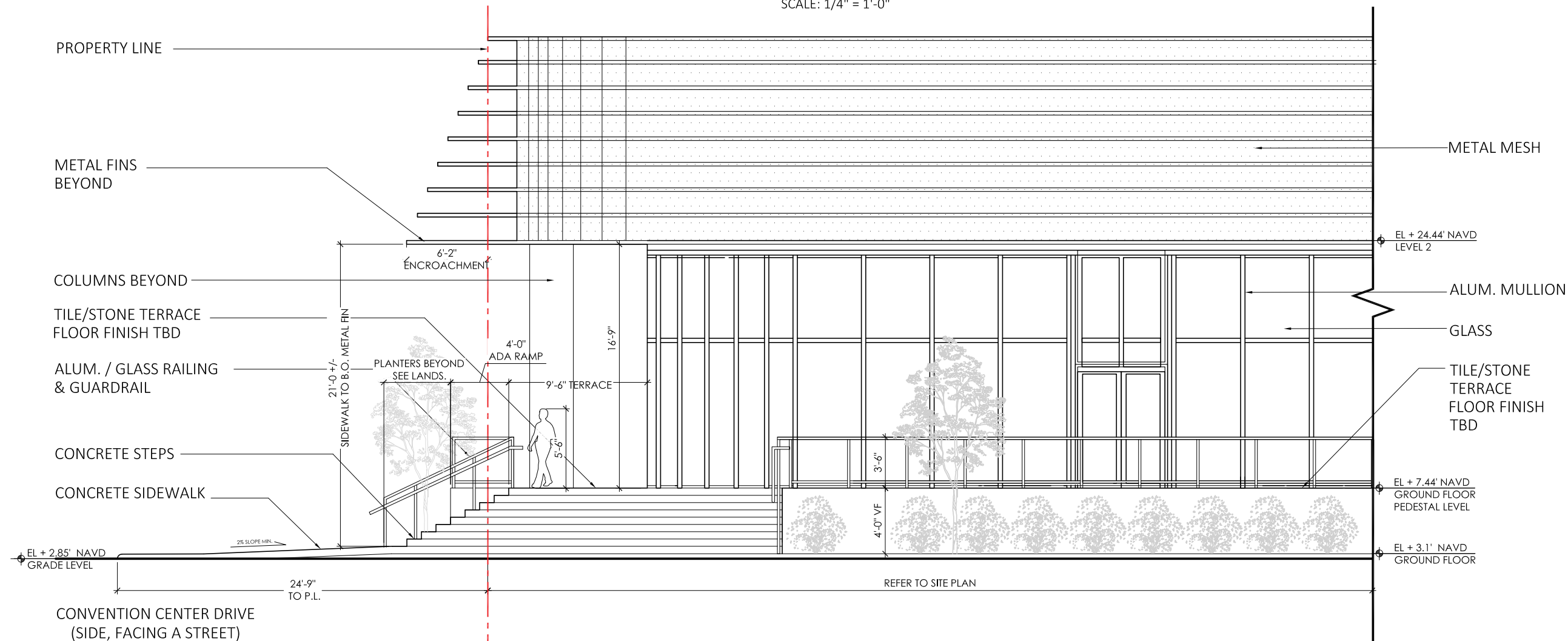
KEY PLAN  
NTS.



SOUTH ELEVATION  
NTS.



TYPICAL BALCONY DIVIDER  
SCALE: 1/4" = 1'-0"



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

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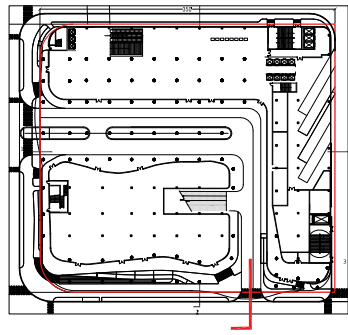
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

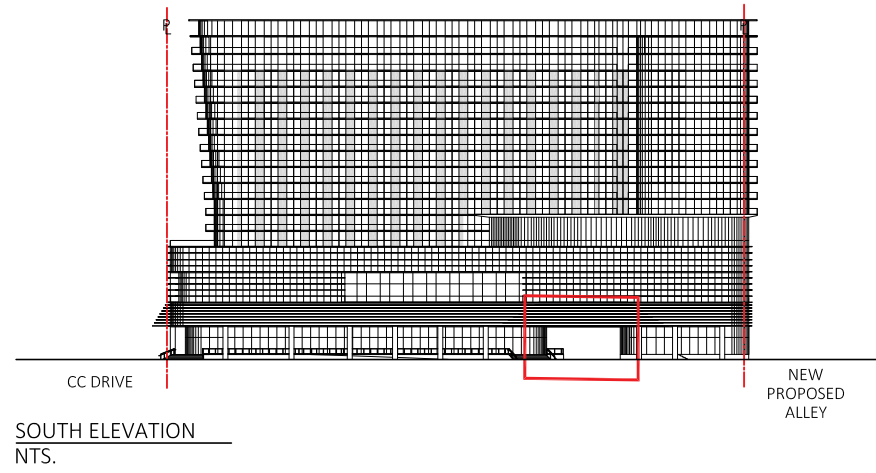
**ENLARGED GROUND FLOOR ELEVATION  
/ STOREFRONT SYSTEM**

**DATE:  
2019.07.02**

**A2-10**

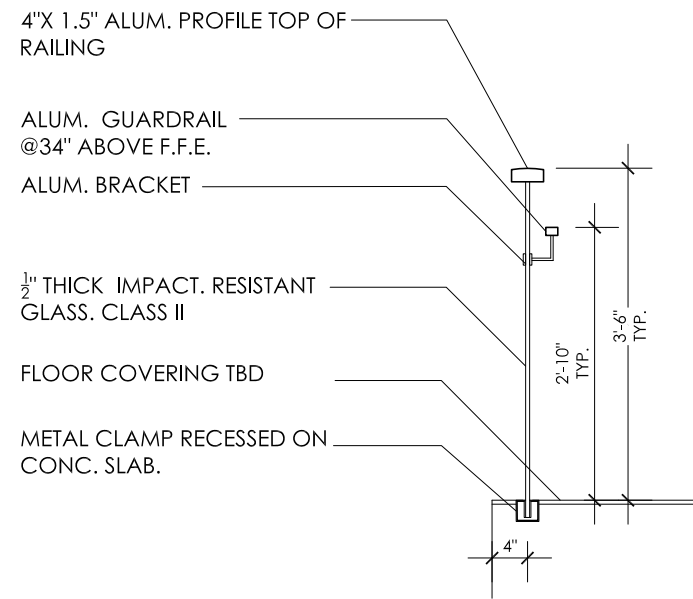


KEY PLAN  
NTS.

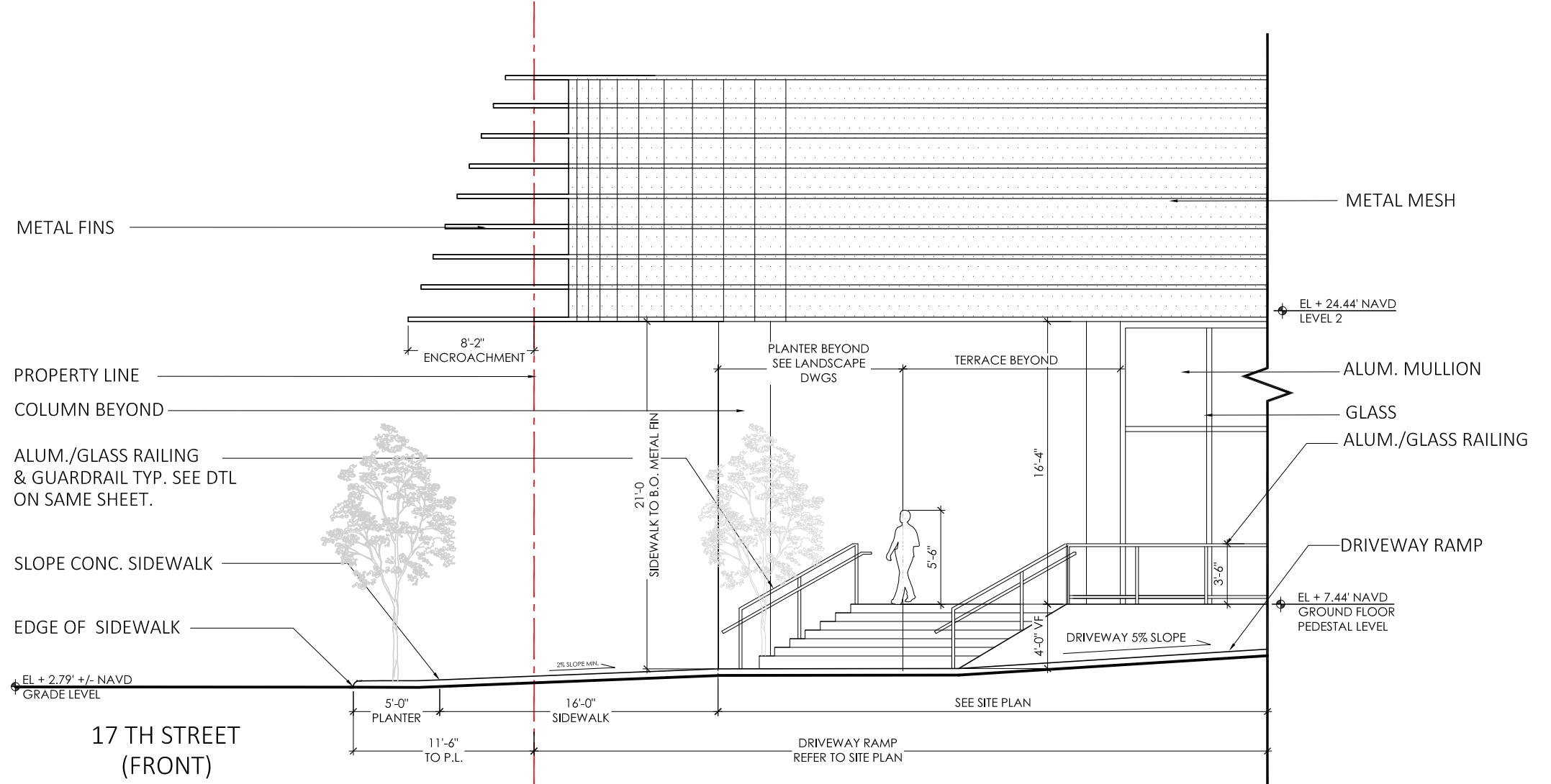


SOUTH ELEVATION  
NTS.

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



TYPICAL RAILING DETAIL  
SCALE: 1/2" = 1'-0"



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

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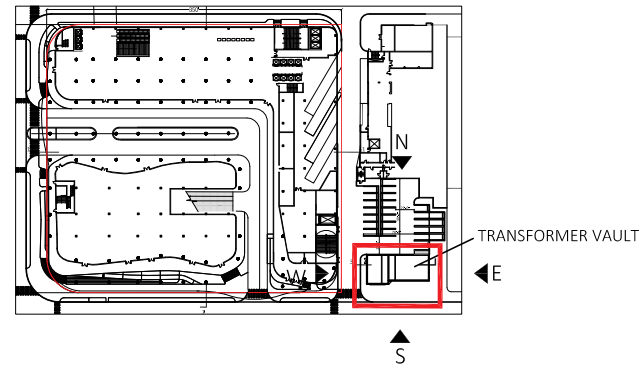
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

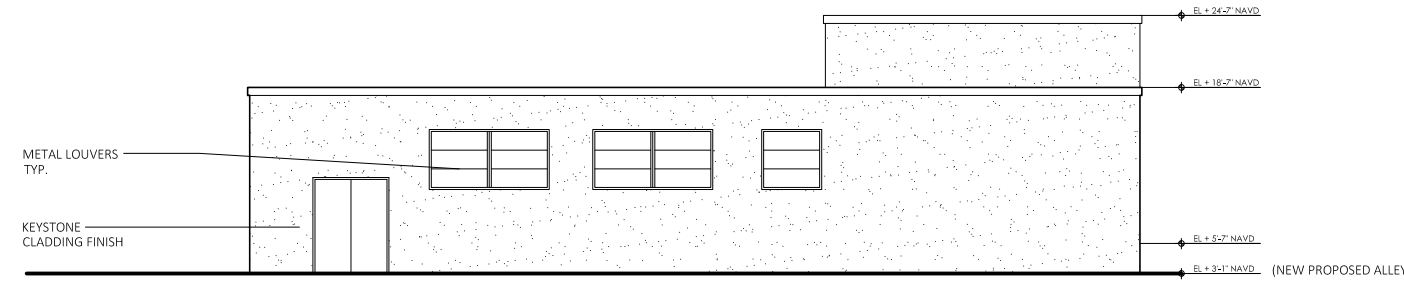
**ENLARGED DETAILS**

**DATE:**  
**2019.07.02**

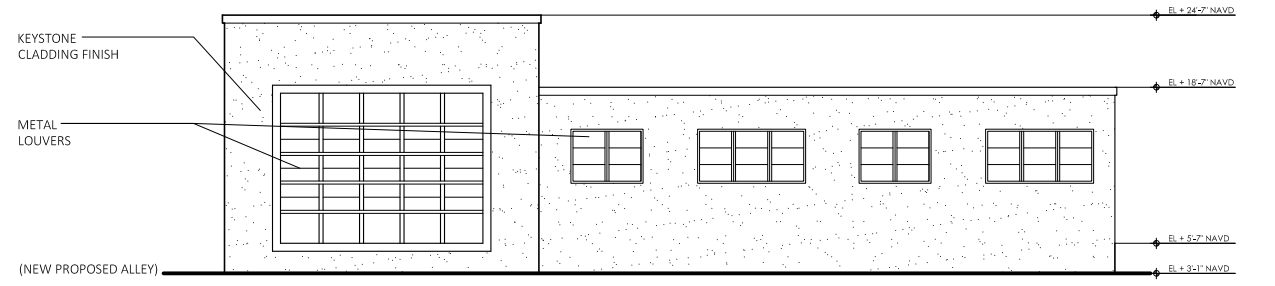
**A2-11**



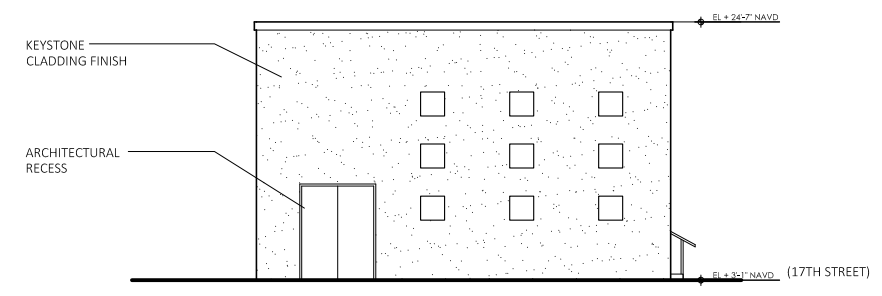
KEY PLAN  
NTS.



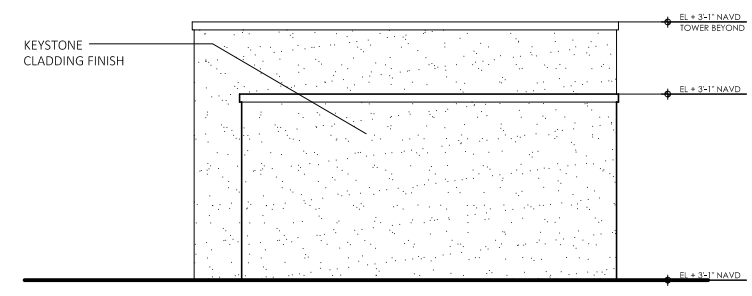
TRANSFORMER VAULT NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



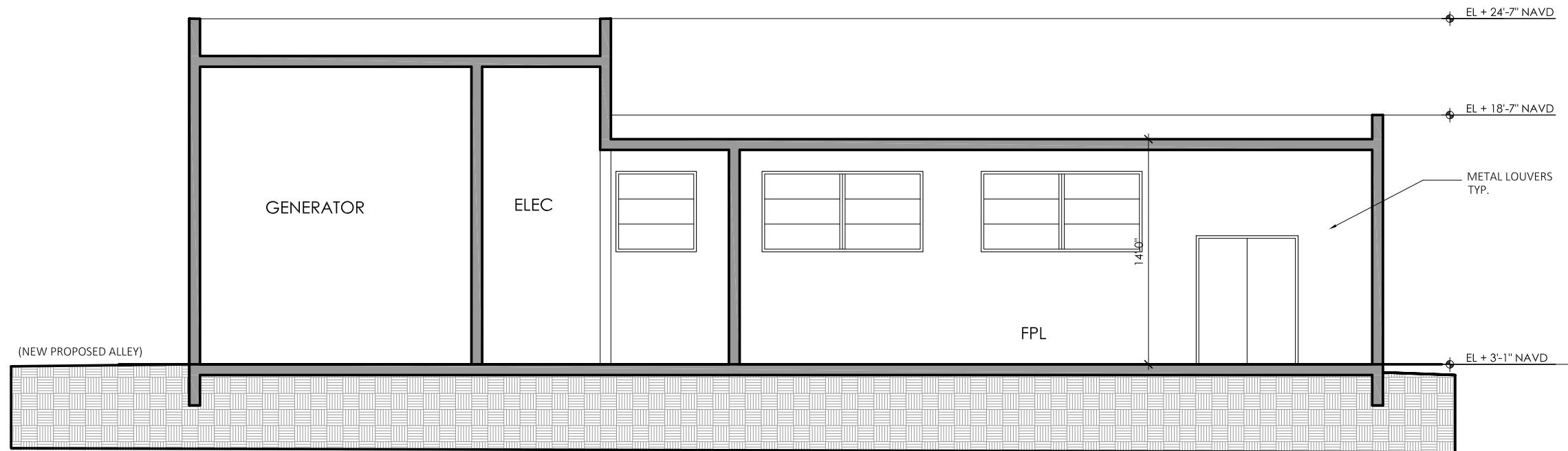
TRANSFORMER VAULT SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



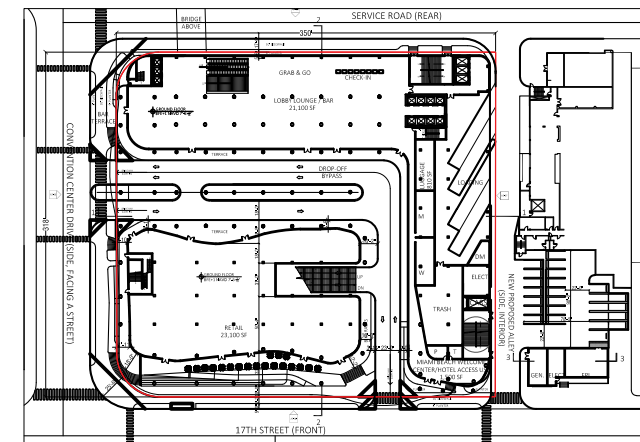
TRANSFORMER VAULT WEST ELEVATION  
SCALE: 1/16" = 1'-0"

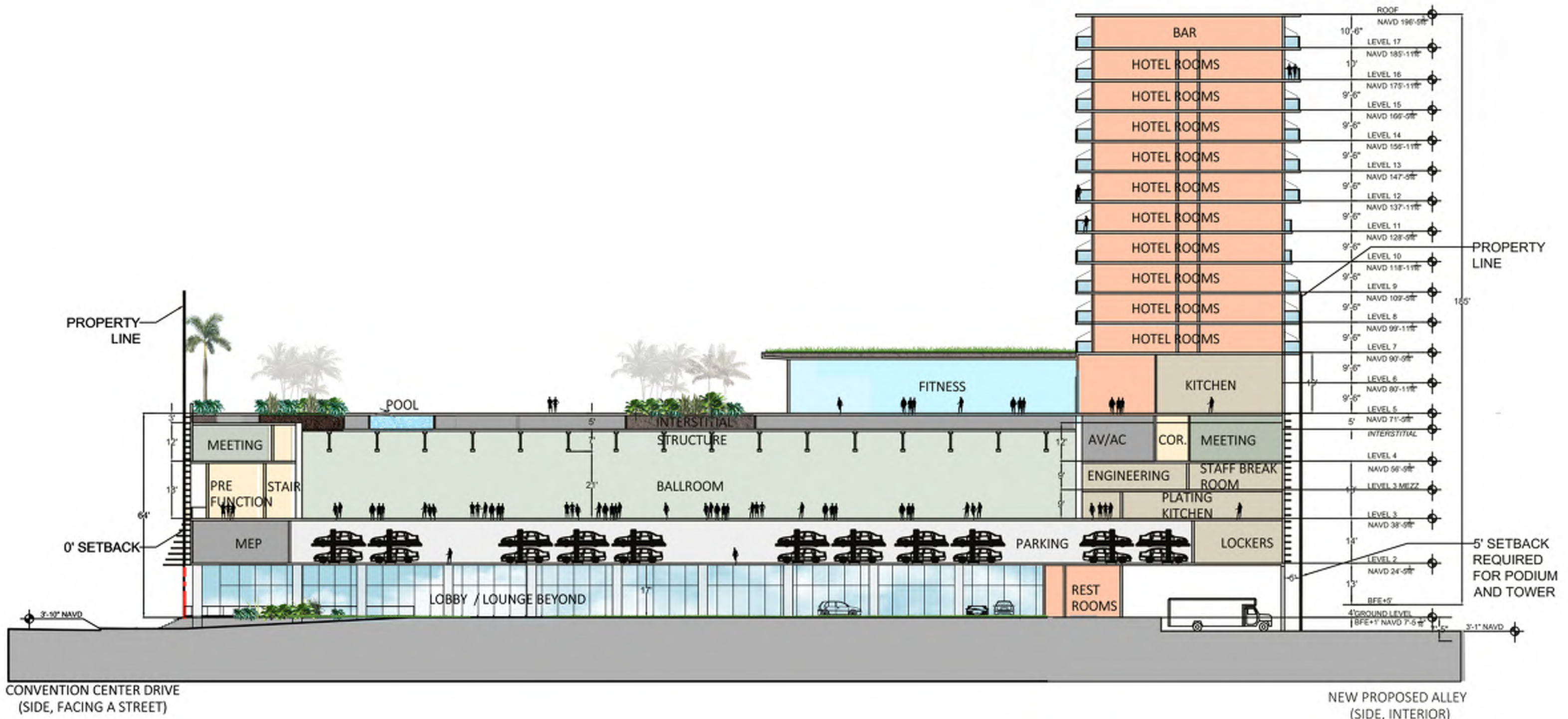


TRANSFORMER VAULT EAST ELEVATION  
SCALE: 1/16" = 1'-0"



SECTION 3 - TRANSFORMER VAULT





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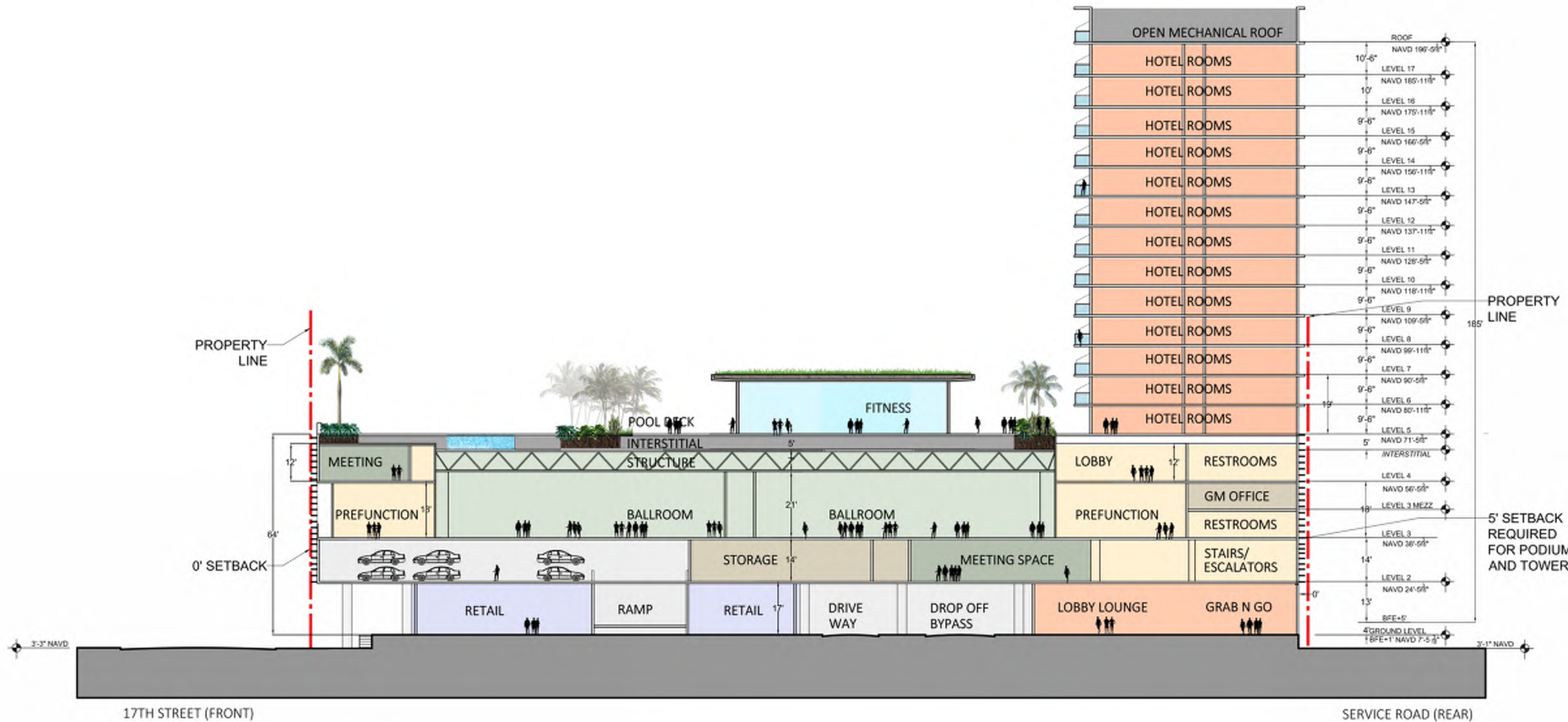
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SECTION 1-1

DATE:  
 2019.07.02

A3-00



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**SECTION 2-2**

**DATE:**  
**2019.07.02**

**A3-01**



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

**RENDERING 01**

**DATE:**  
**2019.07.02**

**A4-00**





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**RENDERING 02**

**DATE:**  
**2019.07.02**

**A4-01**



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**RENDERING 03**

**DATE:**  
**2019.07.02**

**A4-02**



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**RENDERING 05**

**DATE:**  
**2019.07.02**

**A4-03**



**ARQUITECTONICA**

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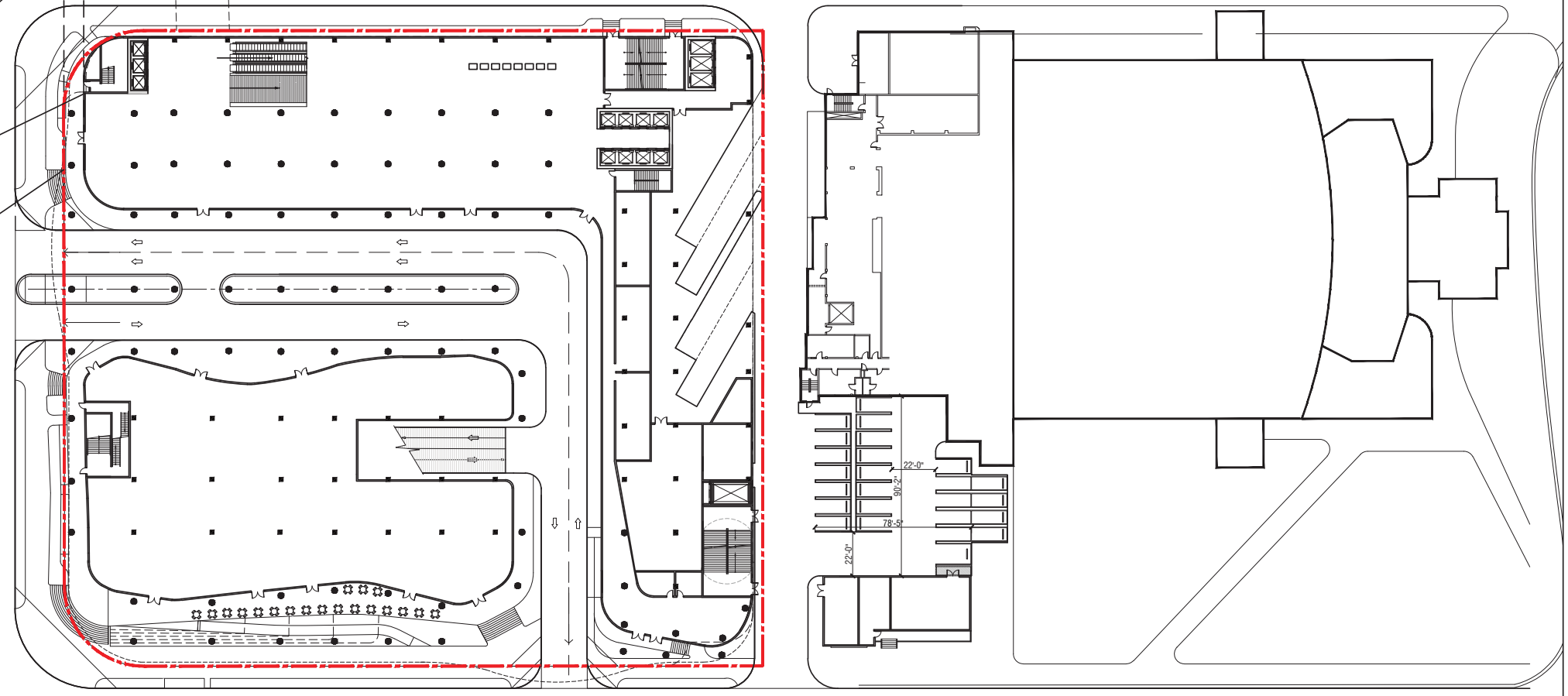
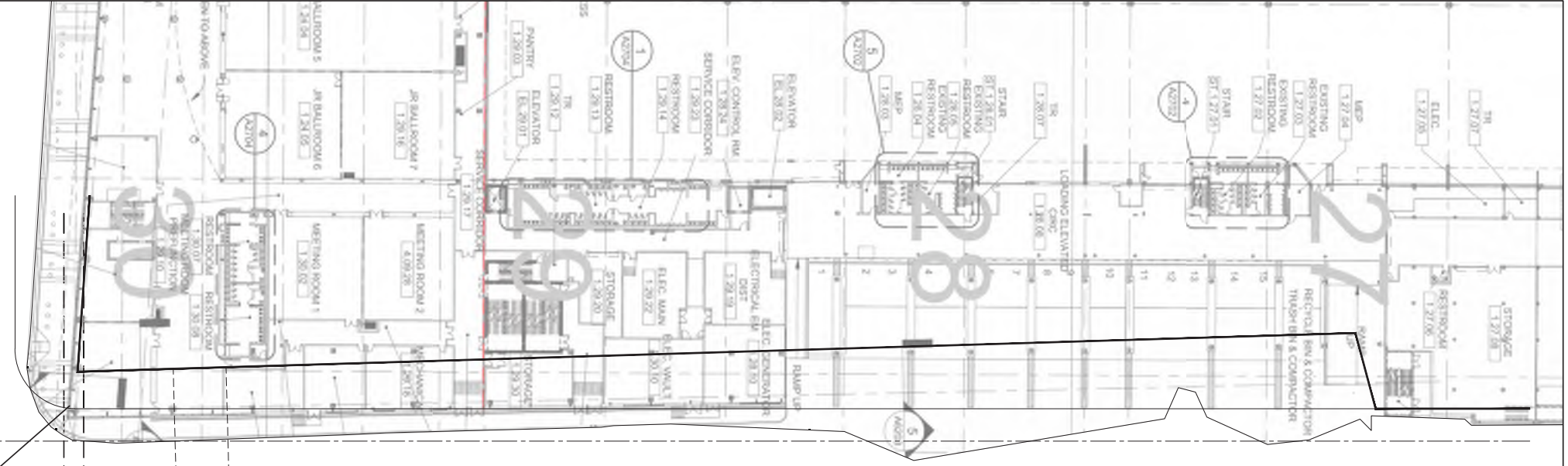
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MIAMI BEACH CONVENTION CENTER HOTEL  
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**RENDERING 09**

**DATE:**  
**2019.07.02**

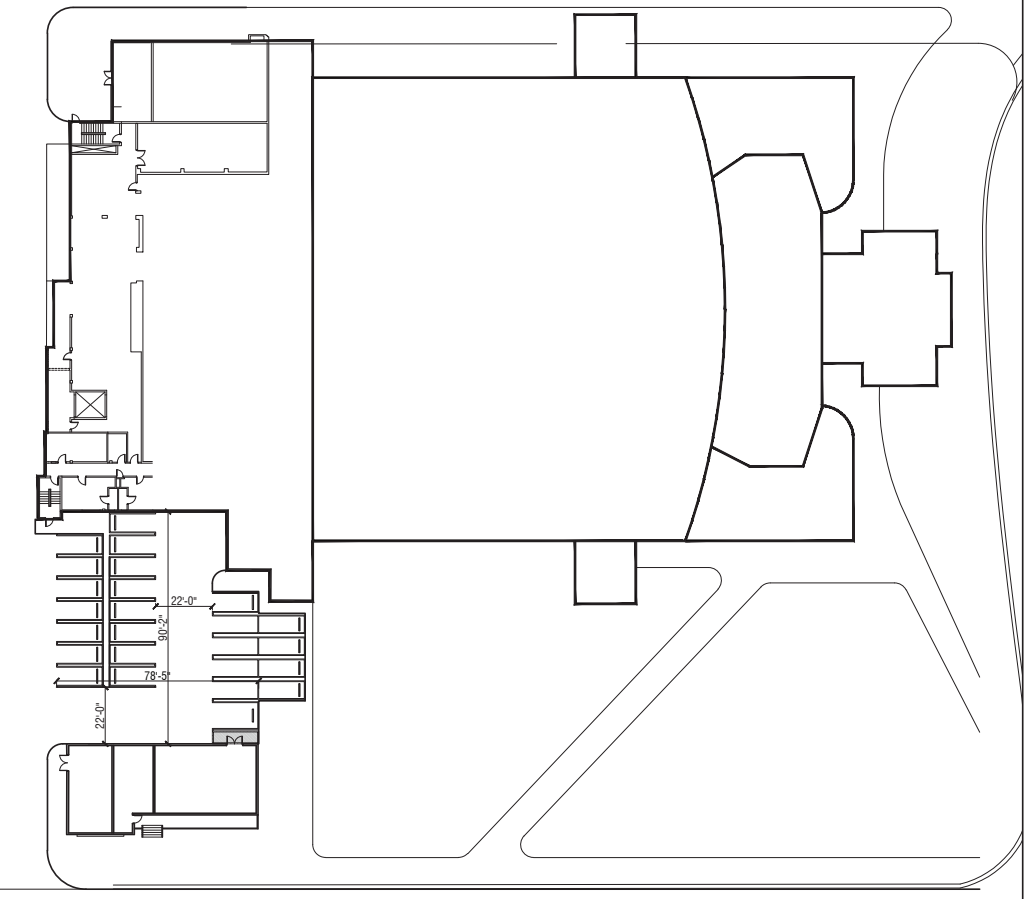
**A4-06**

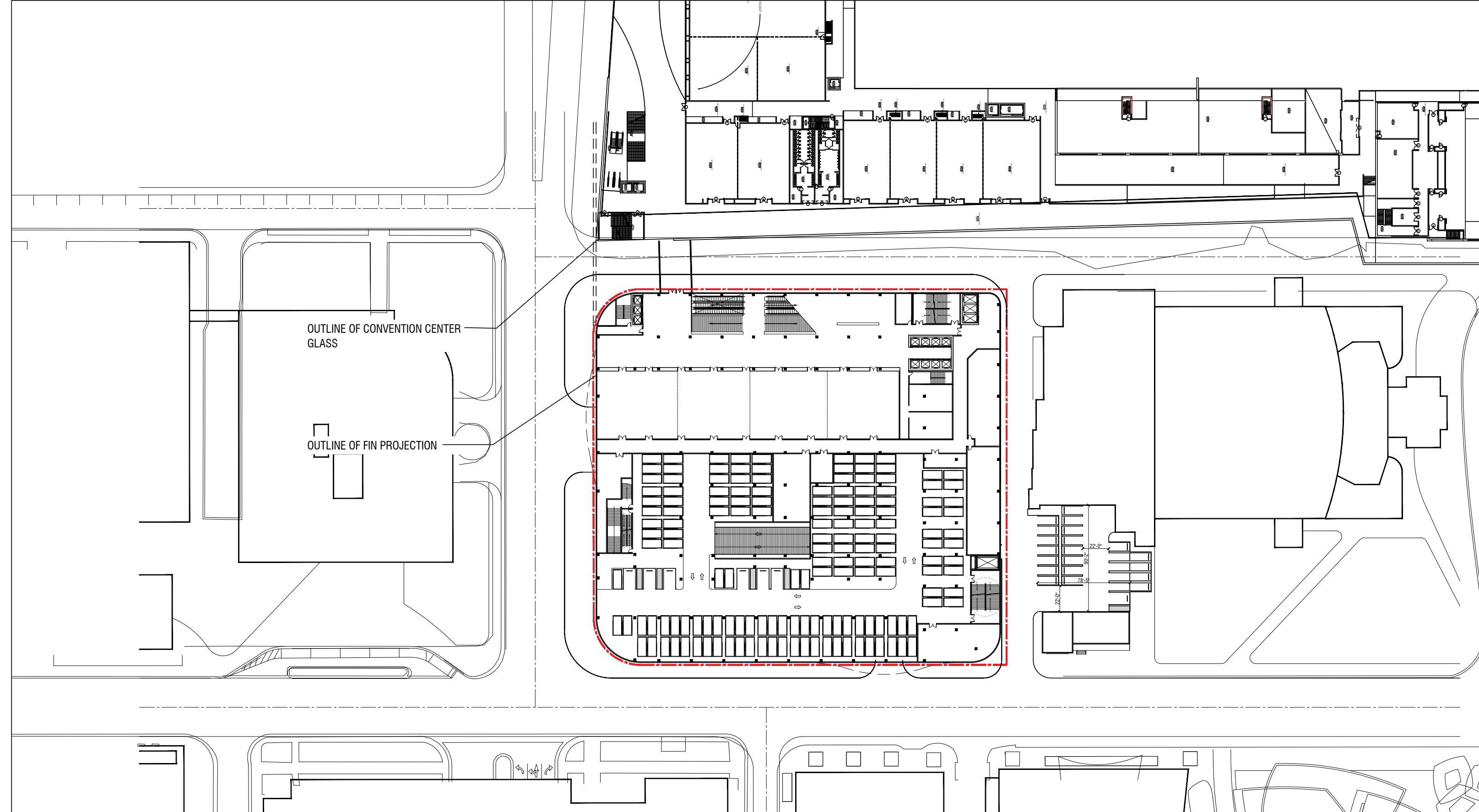


OUTLINE OF CONVENTION CENTER  
GLASS AT GROUND LEVEL

OUTLINE OF PROPOSED HOTEL  
GLASS AT GROUND LEVEL

OUTLINE OF HOTEL PROJECTION AT  
LEVEL 2





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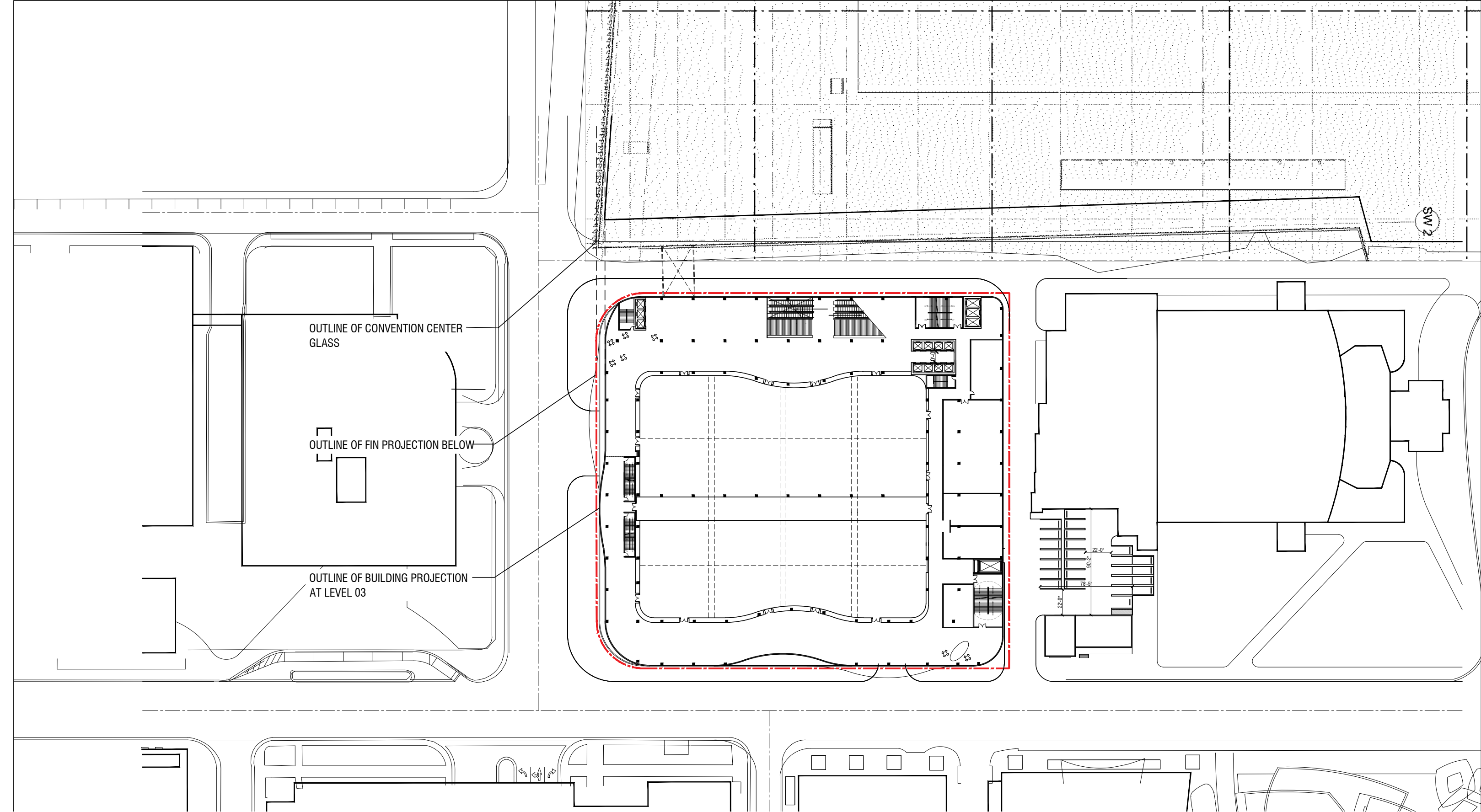
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MIAMI BEACH CONVENTION CENTER HOTEL  
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**ALIGNMENT DIAGRAM  
 LEVEL 2**

**DATE:  
 2019.07.02**

**A5-02**



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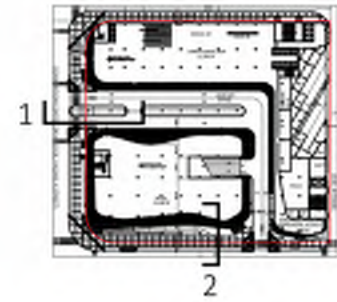
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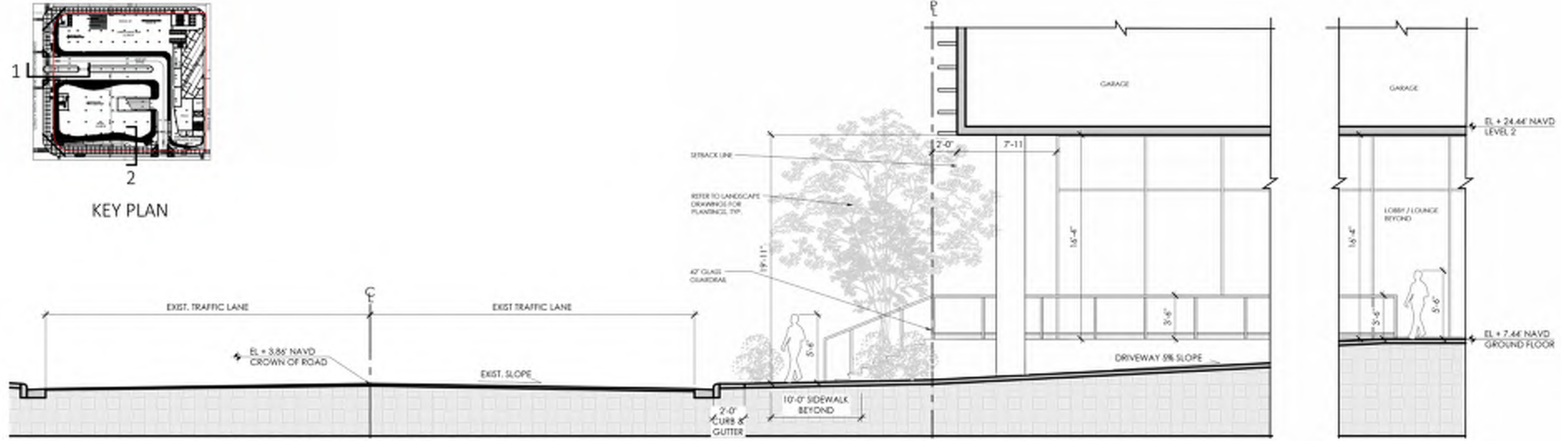
**ALIGNMENT DIAGRAM  
 LEVEL 3**

**DATE:  
 2019.07.02**

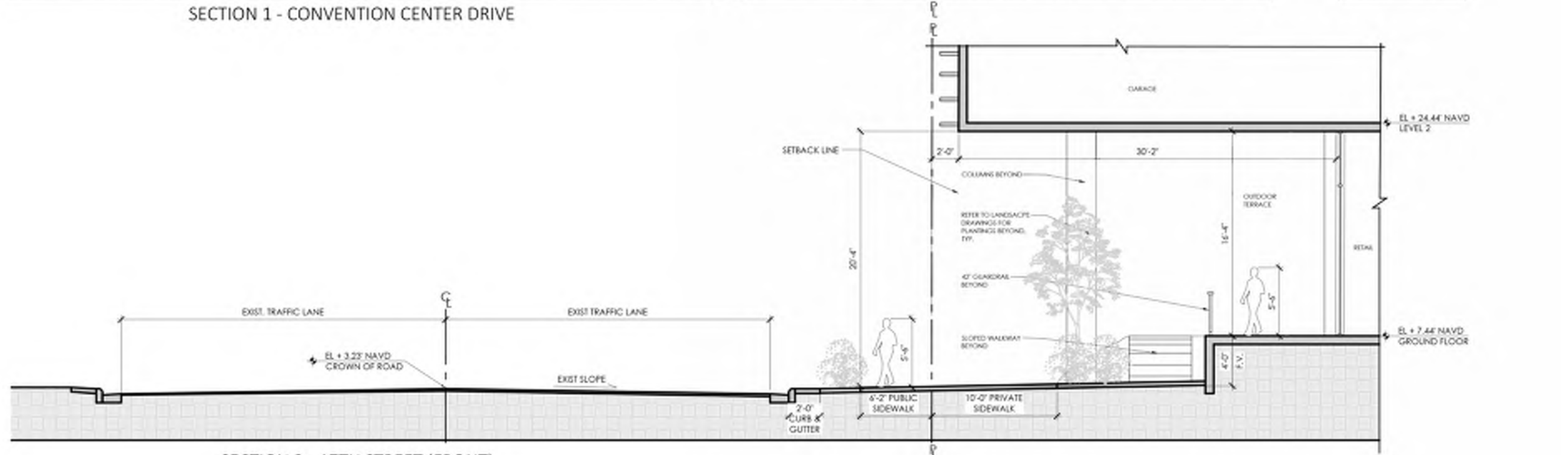
**A5-03**



KEY PLAN



SECTION 1 - CONVENTION CENTER DRIVE



SECTION 2 - 17TH STREET (FRONT)





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

**RENDERED SOUTH ELEVATION  
 LOUVERS OPTION**

**DATE:  
 2019.07.02**

**EXHIBIT A**



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

**17th ST RENDERING**

**DATE:**  
**2019.07.02**

**EXHIBIT A**



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

**17th ST RENDERING**

**DATE:  
2019.07.02**

**EXHIBIT A**