

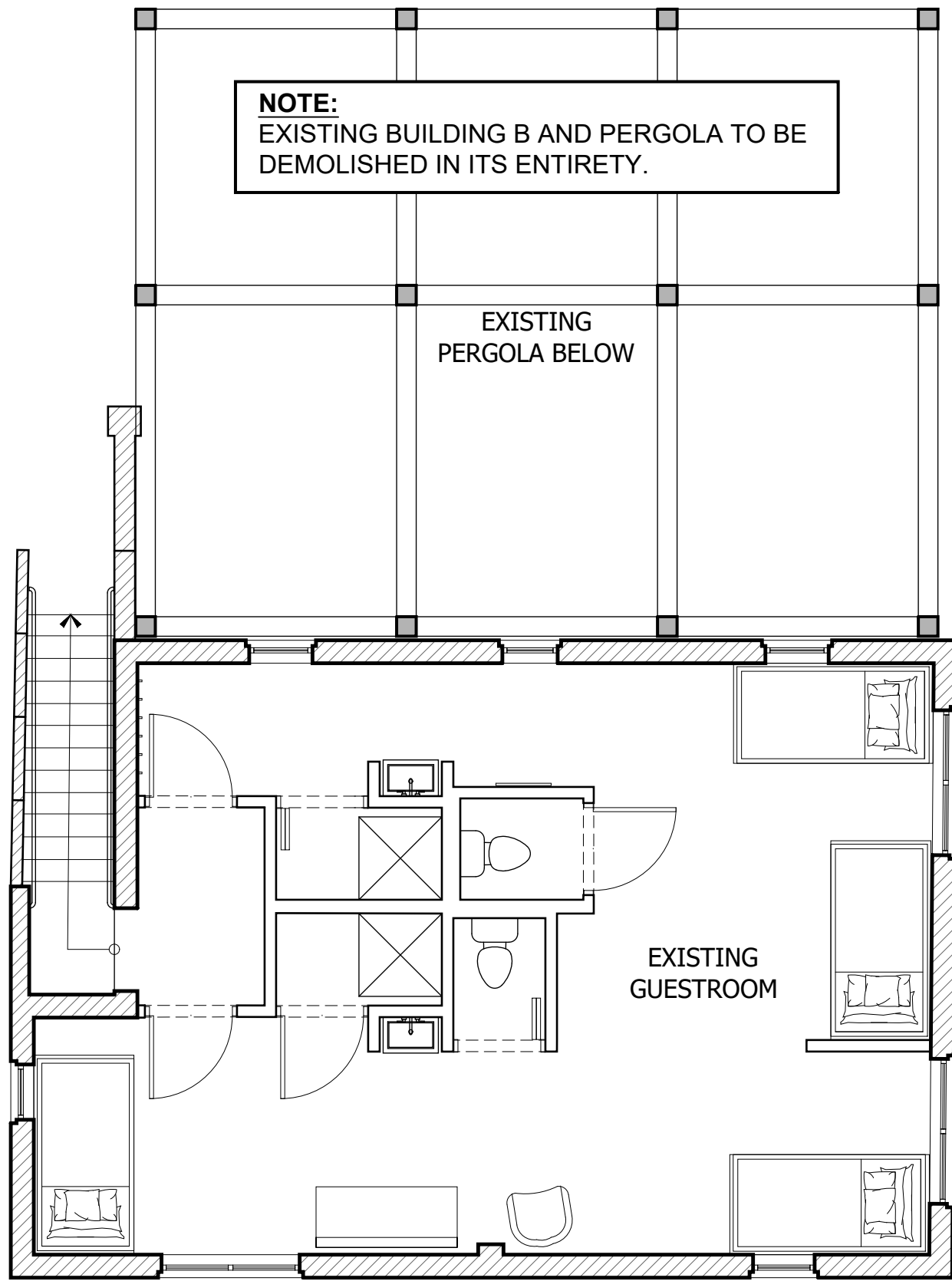
EXISTING OCCUPANCY SUMMARY
FOR PUBLIC FOOD & BEVERAGE AREAS

PUBLIC INTERIOR SPACE	
LOBBY:	121
LOUNGE:	21
RESTAURANT:	36
INTERIOR TOTAL:	178
PUBLIC EXTERIOR SPACE	
FRONT PORCH:	46
DINING TERRACE:	46
EXTERIOR TOTAL:	92
PUBLIC SPACE GRAND TOTAL:	270 PERSONS

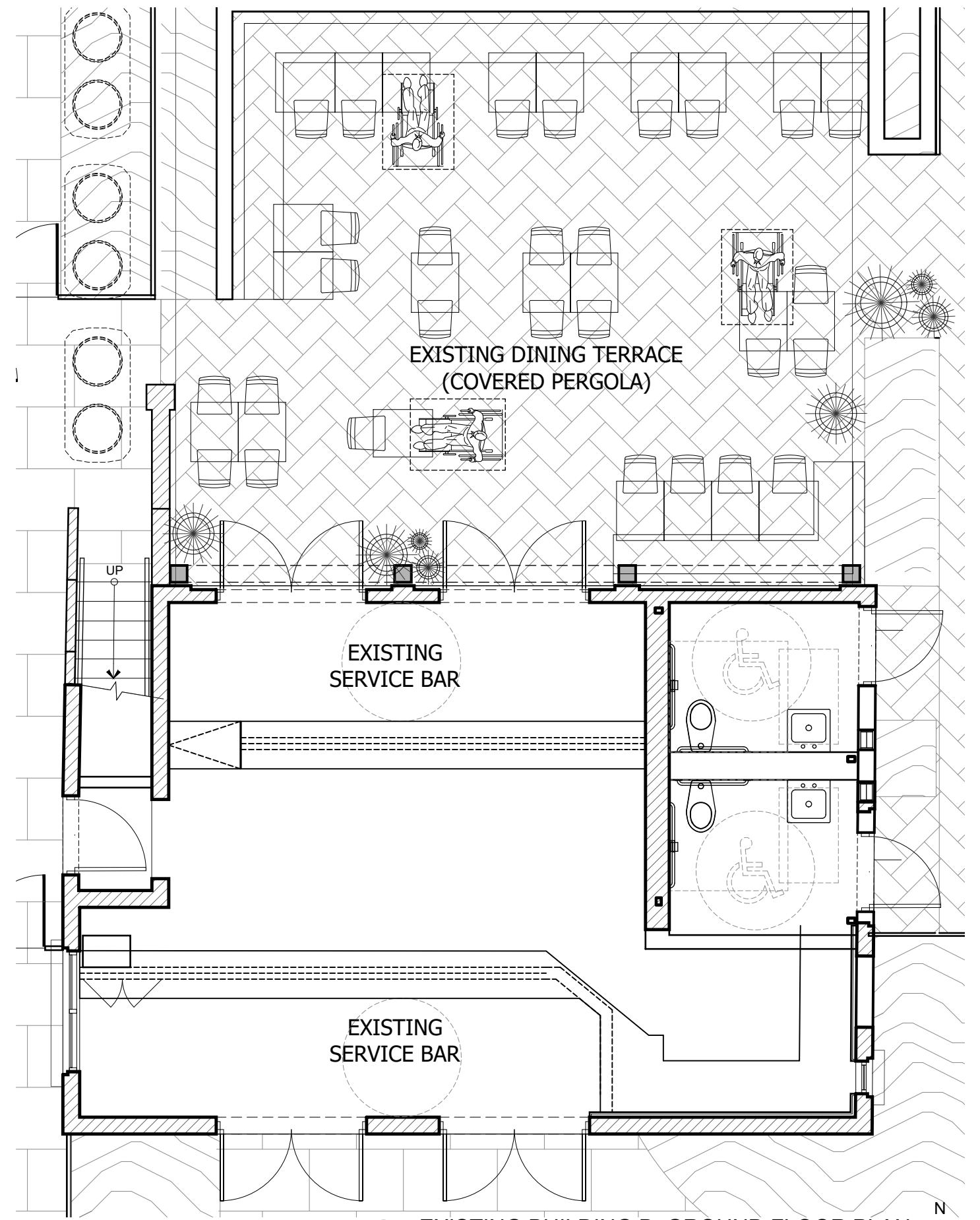
NOTE: POOL DECK RESERVED FOR HOTEL GUESTS ONLY.

EXISTING TO REMAIN
NOT IN SCOPE OF WORK

1 EXISTING SITE PLAN
SCALE: 1" = 20'



2 EXISTING BUILDING B: SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



1 EXISTING BUILDING B: GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

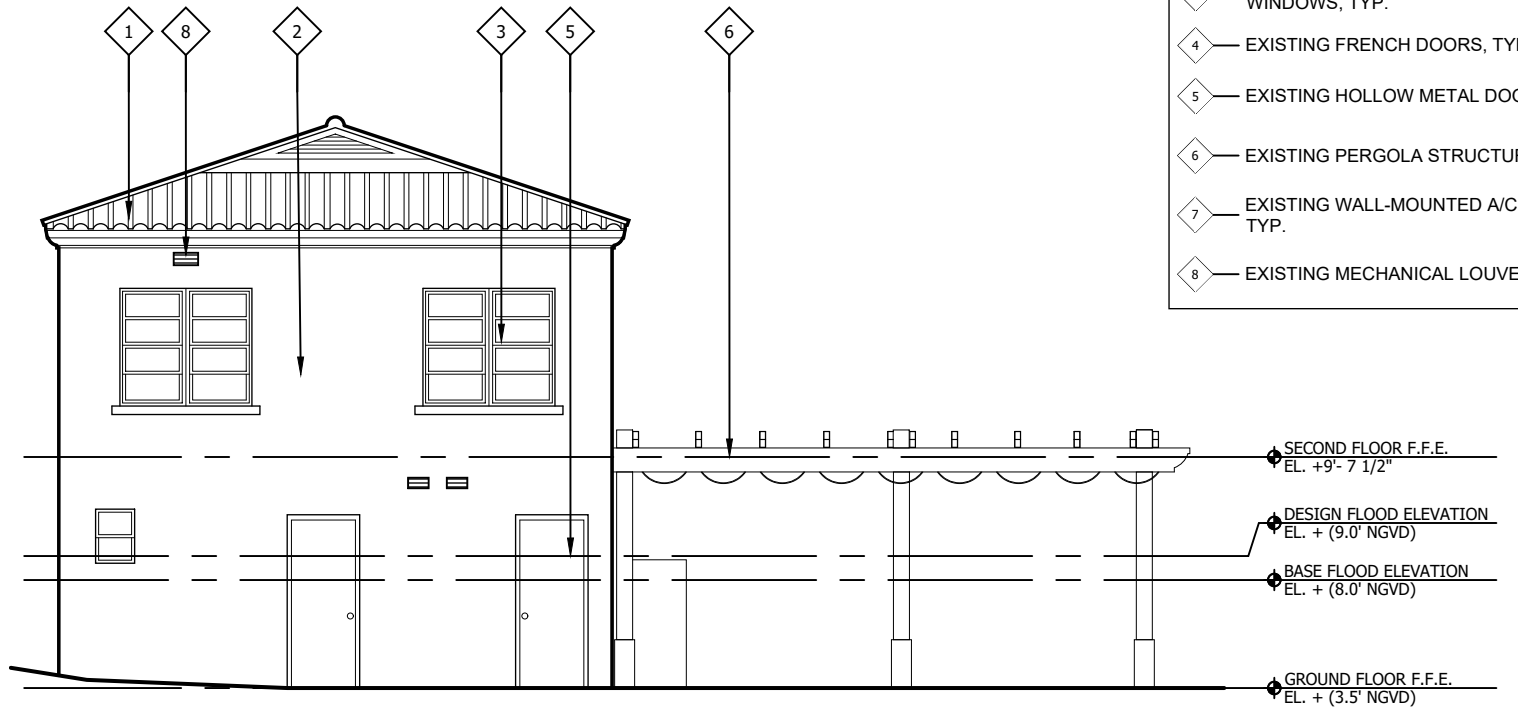


NOTE:
EXISTING BUILDING B AND PERGOLA TO BE
DEMOLISHED IN ITS ENTIRETY.

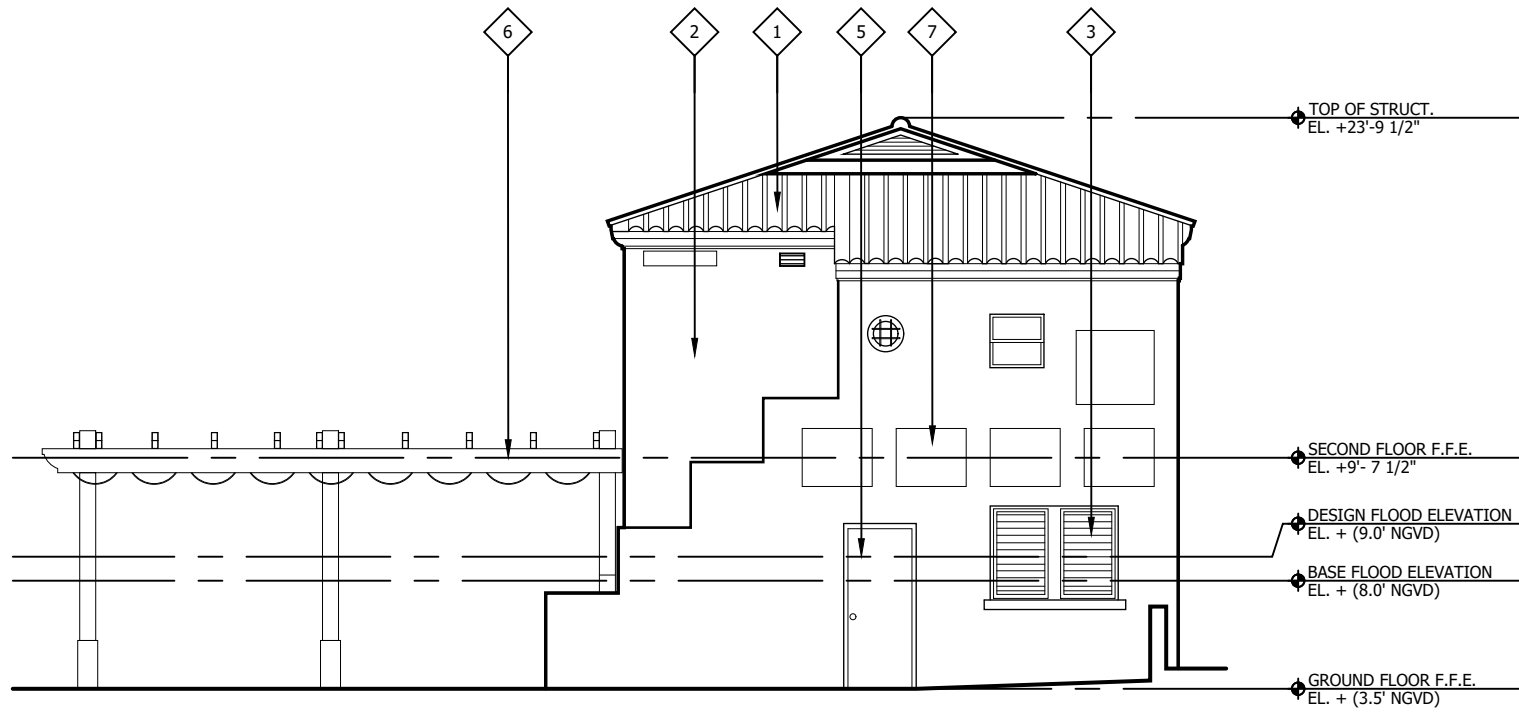
- EXISTING ELEVATION LEGEND**
- 1 — EXISTING BARREL TILE ROOF
 - 2 — EXISTING PAINTED STUCCO WALLS, TYP.
 - 3 — EXISTING SINGLE-HUNG IMPACT WINDOWS, TYP.
 - 4 — EXISTING FRENCH DOORS, TYP.
 - 5 — EXISTING HOLLOW METAL DOORS, TYP.
 - 6 — EXISTING PERGOLA STRUCTURE
 - 7 — EXISTING WALL-MOUNTED A/C UNITS, TYP.
 - 8 — EXISTING MECHANICAL LOUVERS, TYP.



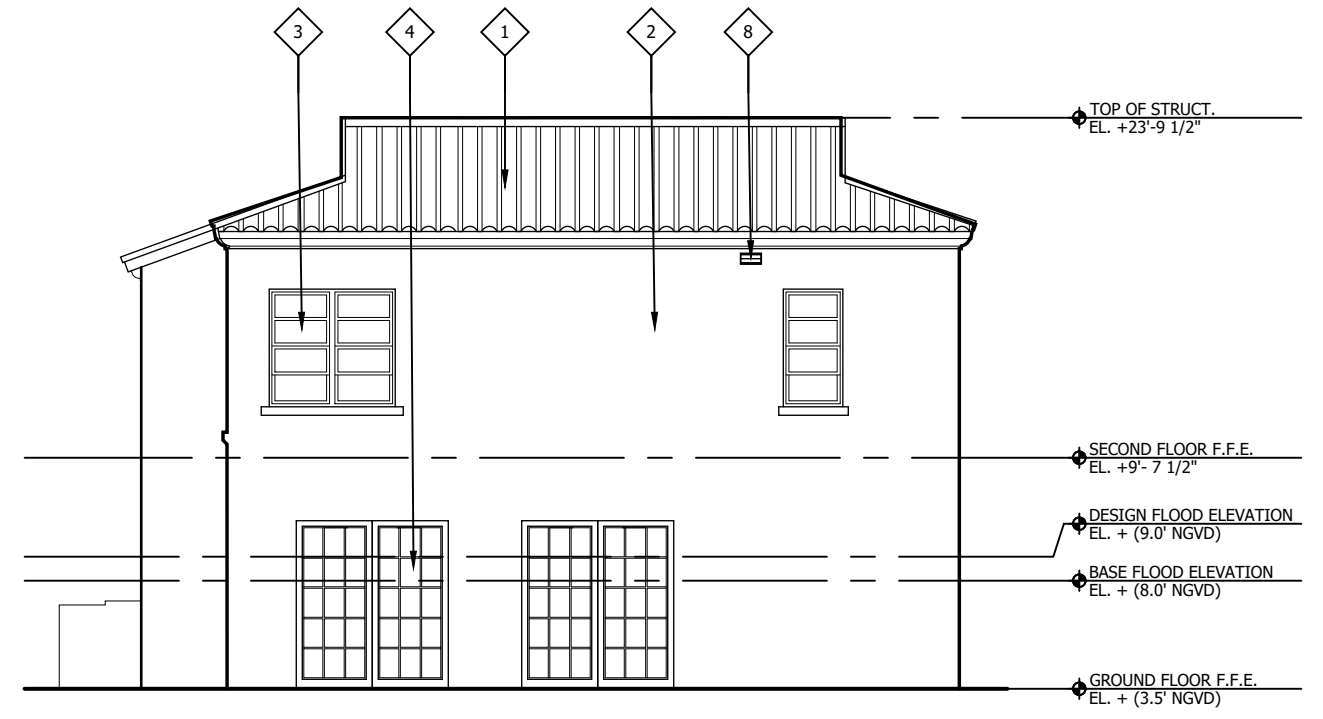
D EXISTING BUILDING B: NORTH ELEVATION
SCALE: 1/8"=1'-0"



C EXISTING BUILDING B: EAST ELEVATION
SCALE: 1/8"=1'-0"

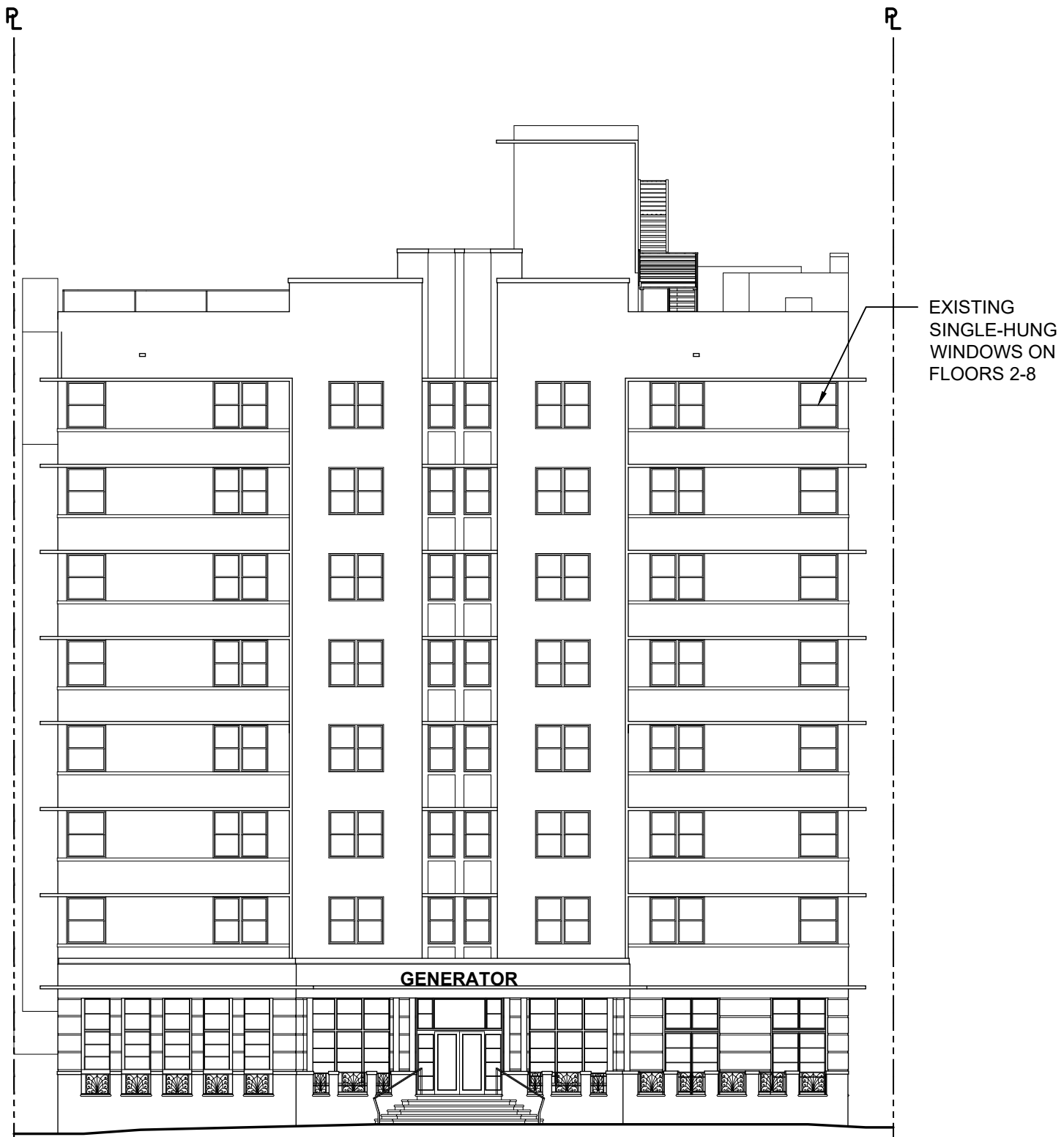


B EXISTING BUILDING B: WEST ELEVATION
SCALE: 1/8"=1'-0"

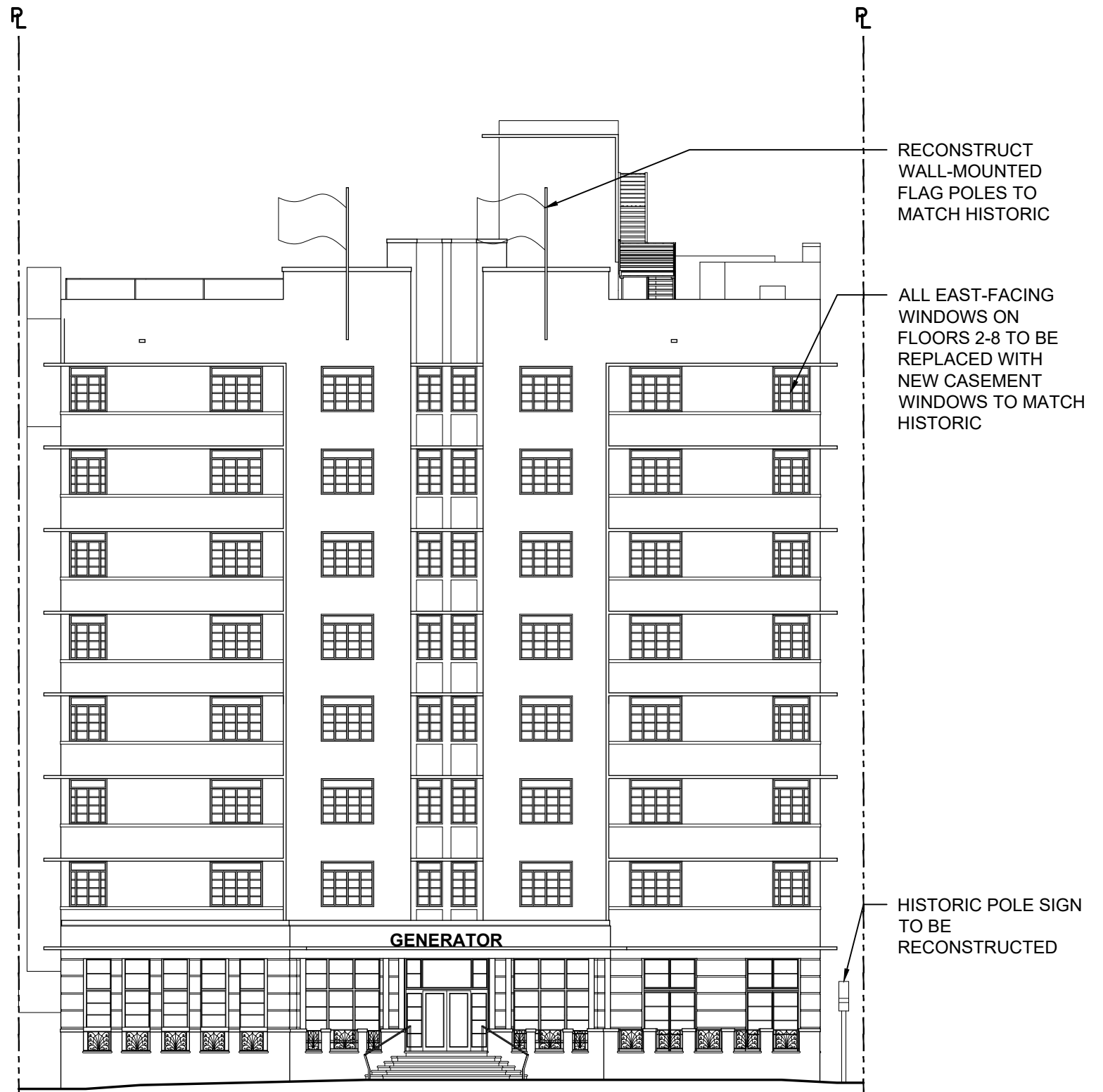


A EXISTING BUILDING B: SOUTH ELEVATION
SCALE: 1/8"=1'-0"





1 EXISTING BUILDING C: EAST ELEVATION
SCALE: 1/16"=1'-0"



2 PROPOSED BUILDING C: EAST ELEVATION
SCALE: 1/16"=1'-0"





A PERSPECTIVE VIEW: 32ND STREET
SCALE: N.T.S





A PERSPECTIVE VIEW: POOL DECK
SCALE: N.T.S





A PERSPECTIVE VIEW: FACING NW
SCALE: N.T.S





A PERSPECTIVE VIEW: INDIAN CREEK DRIVE FACING SE
SCALE: N.T.S.





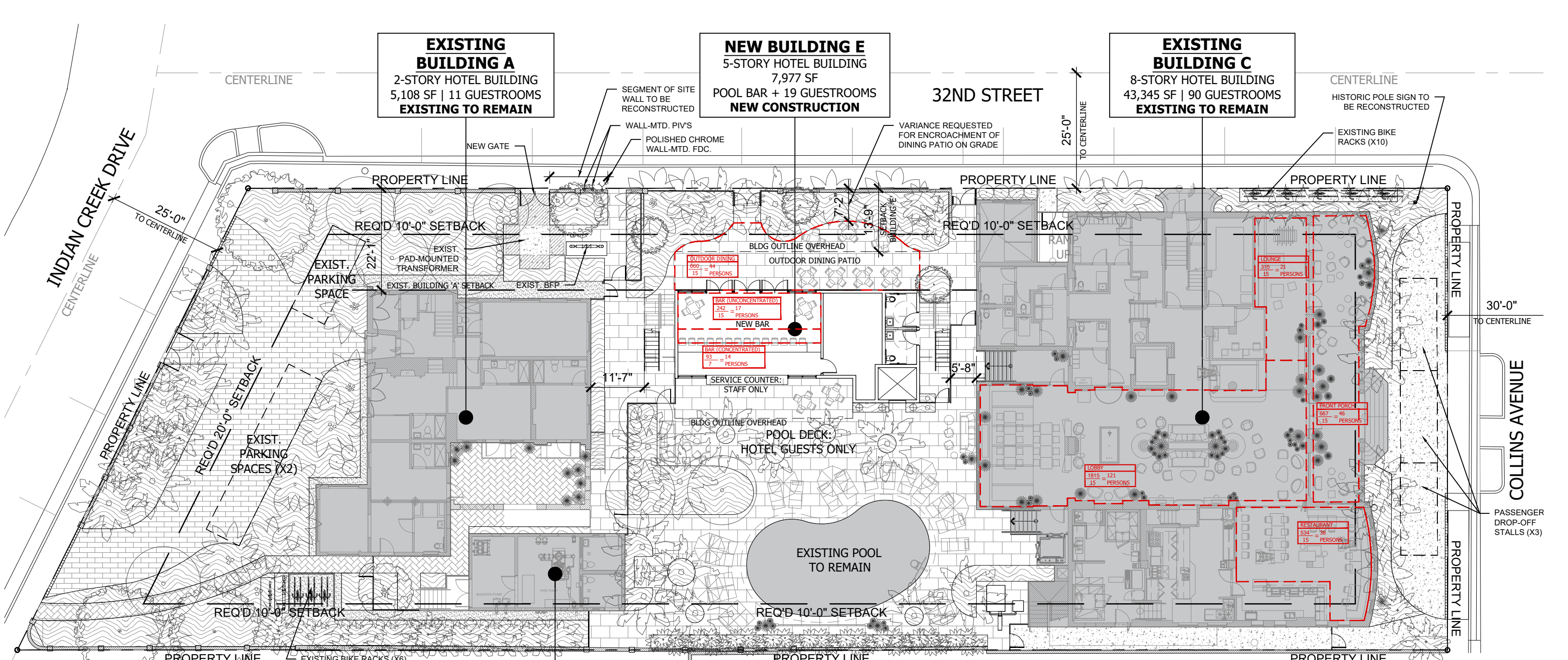
A STREET VIEW: 32nd STREET
SCALE: N.T.S



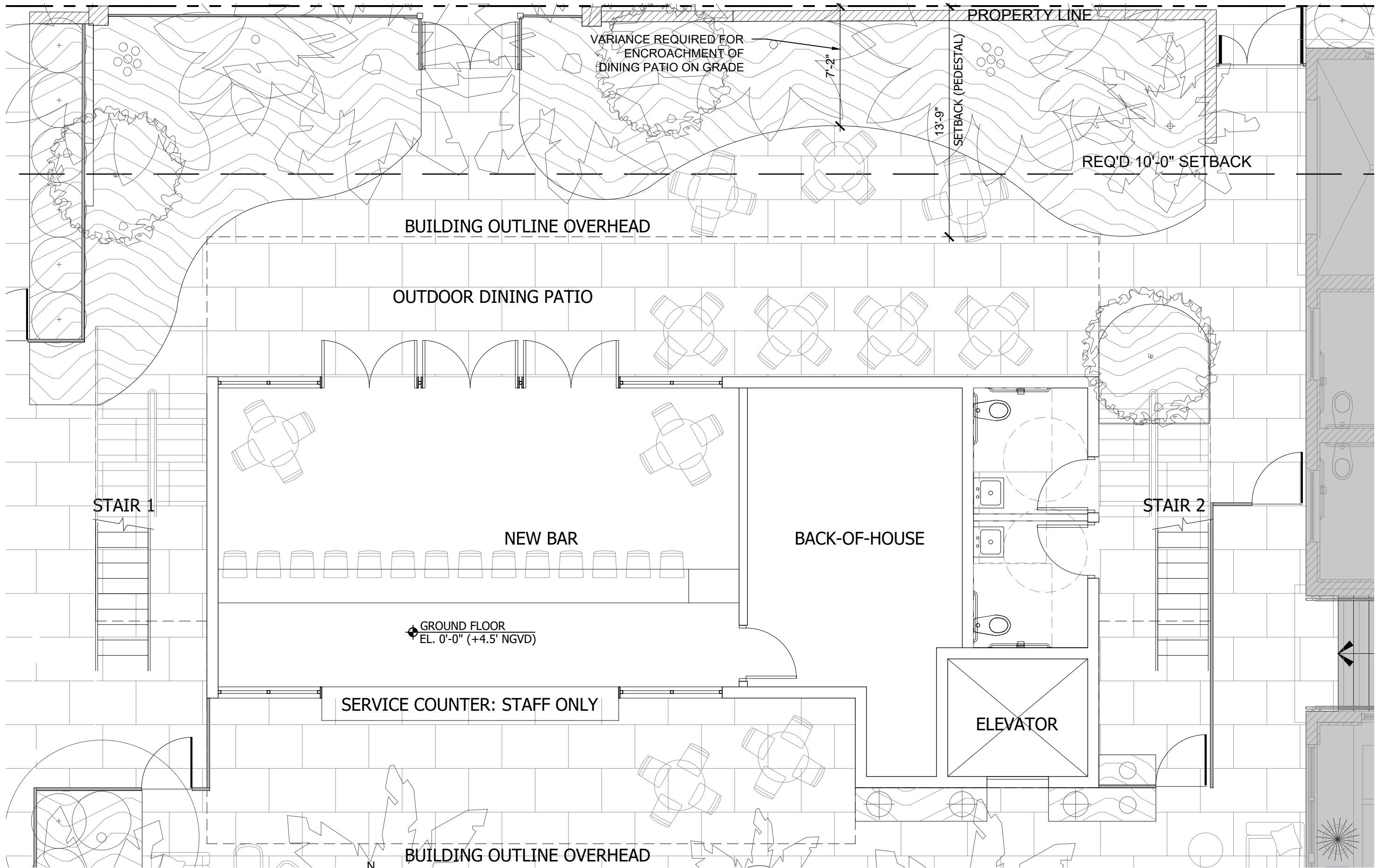


A BIRD'S EYE VIEW
SCALE: N.T.S





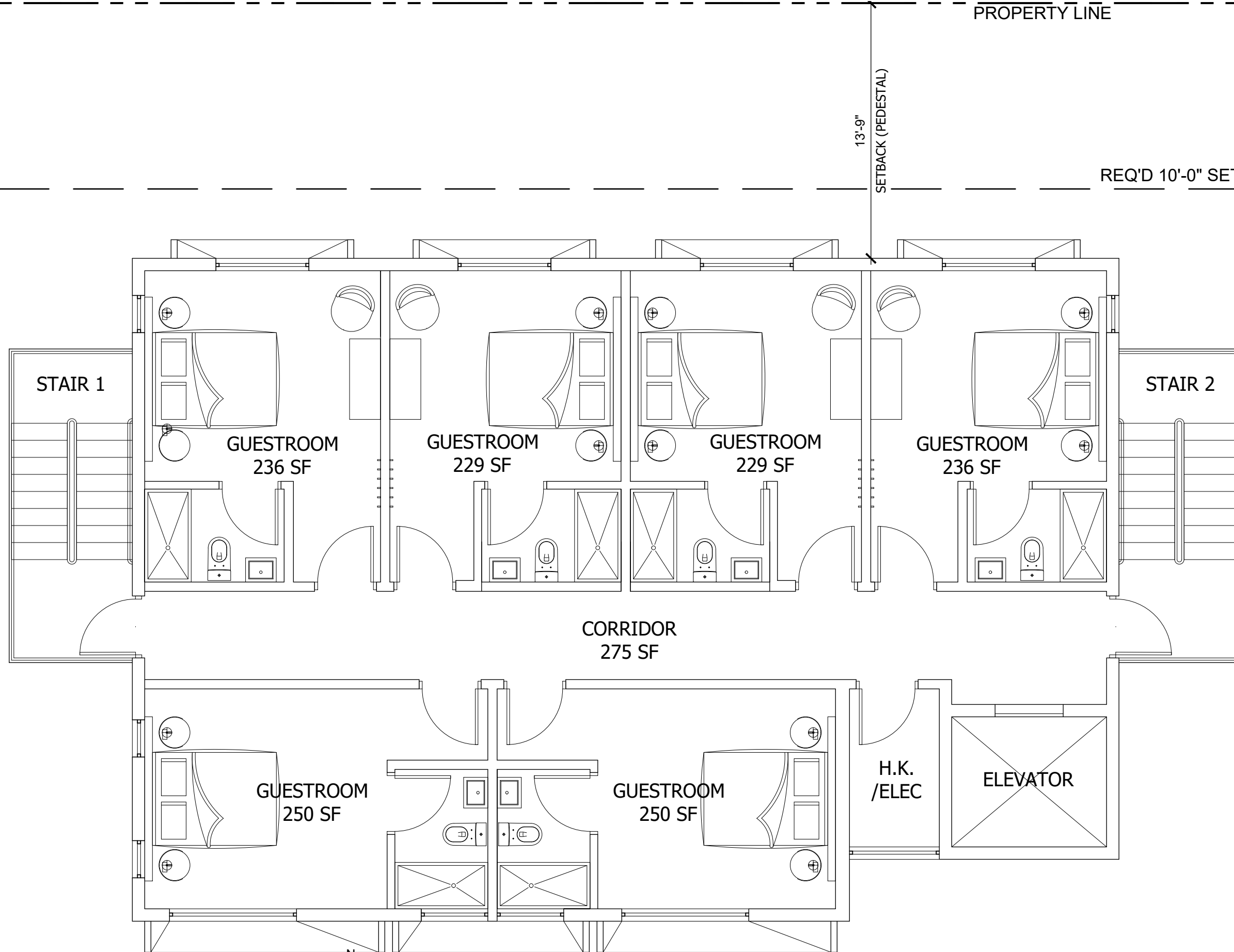
1 PROPOSED SITE PLAN
SCALE: 1" = 20'



1 BUILDING E: PROPOSED GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

EXISTING TO REMAIN
 NOT IN SCOPE OF WORK





PROPERTY LINE

13'-9"
SETBACK (PEDESTAL)

REQ'D 10'-0" SETBACK

STAIR 1

GUESTROOM
236 SF

GUESTROOM
229 SF

GUESTROOM
229 SF

GUESTROOM
236 SF

STAIR 2

CORRIDOR
275 SF

GUESTROOM
250 SF

GUESTROOM
250 SF

H.K.
/ELEC

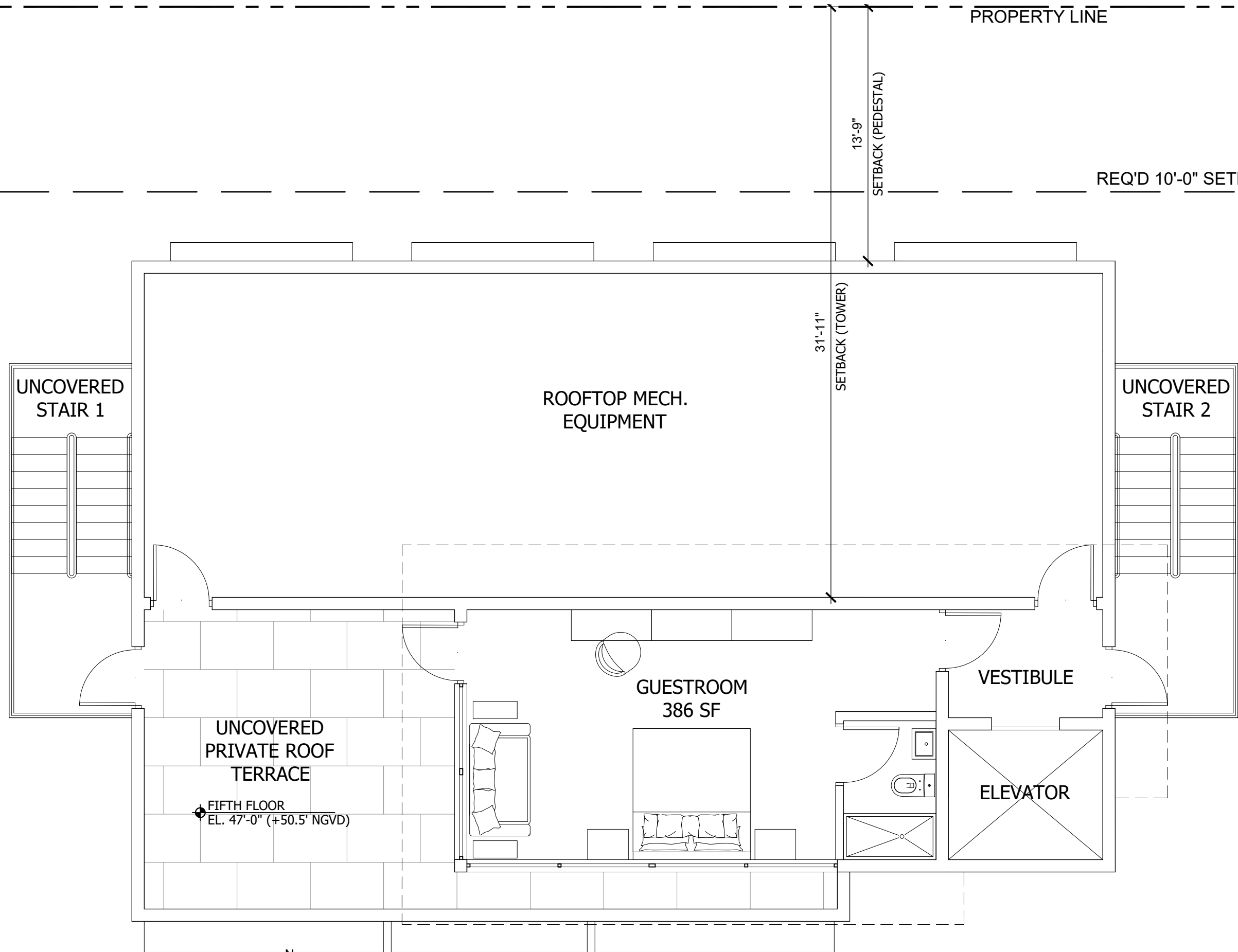
ELEVATOR

1 BUILDING E: PROPOSED TYPICAL FLOOR (2-4) PLAN



EXISTING TO REMAIN
NOT IN SCOPE OF WORK





1

BUILDING E: PROPOSED FIFTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

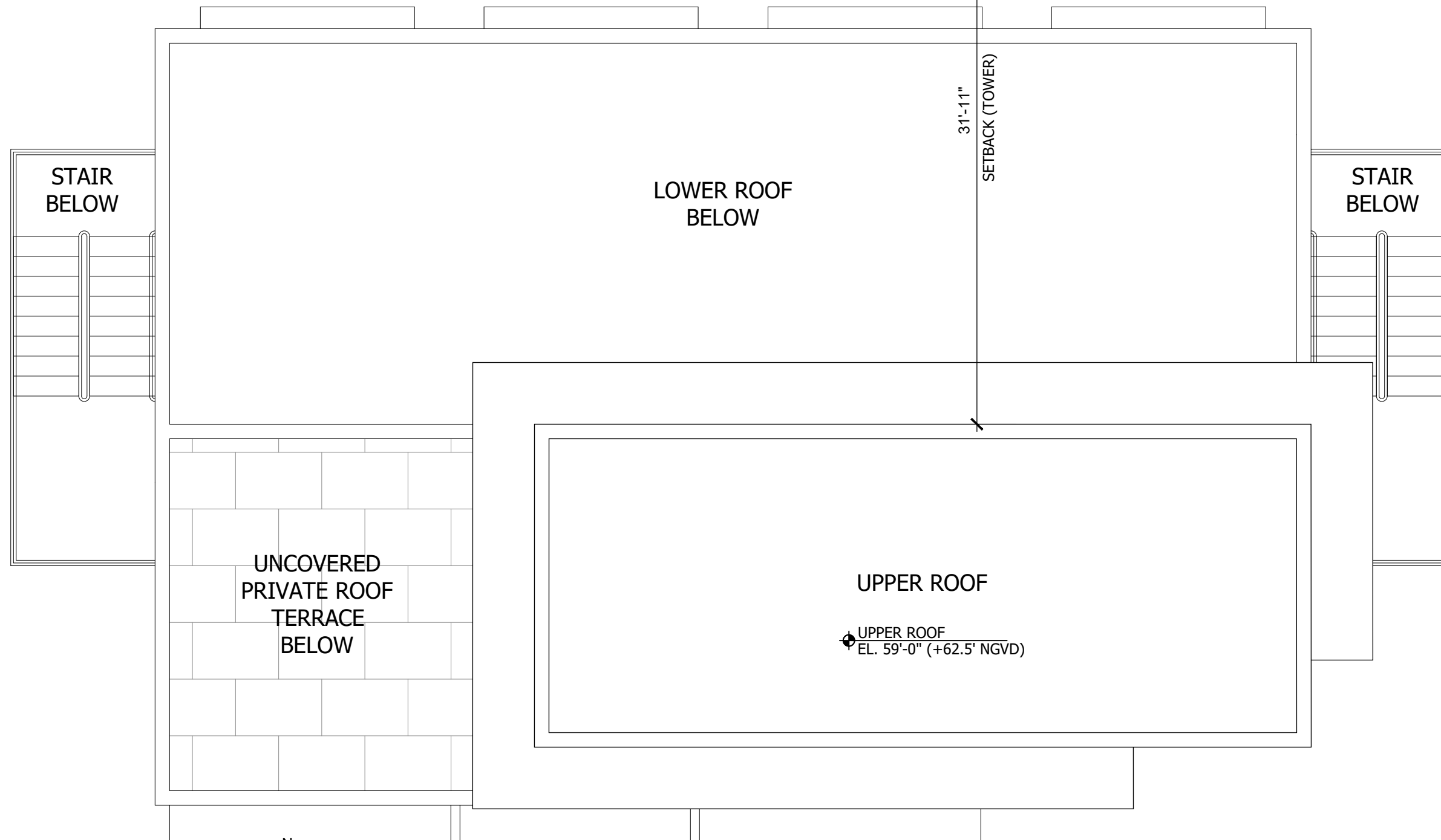


EXISTING TO REMAIN
NOT IN SCOPE OF WORK



PROPERTY LINE

REQ'D 10'-0" SETBACK



1 BUILDING E: PROPOSED ROOF PLAN

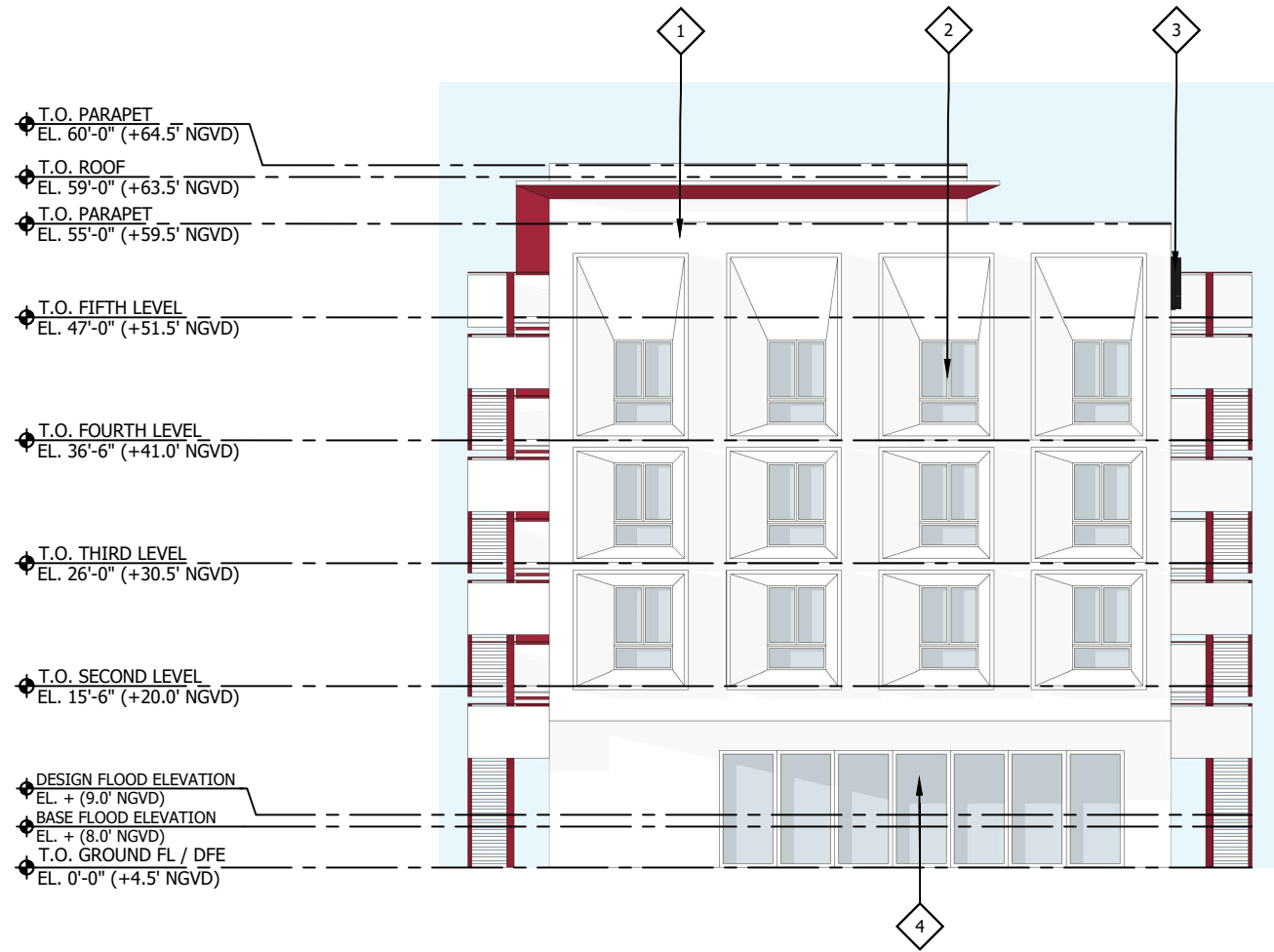
SCALE: 3/16" = 1'-0"



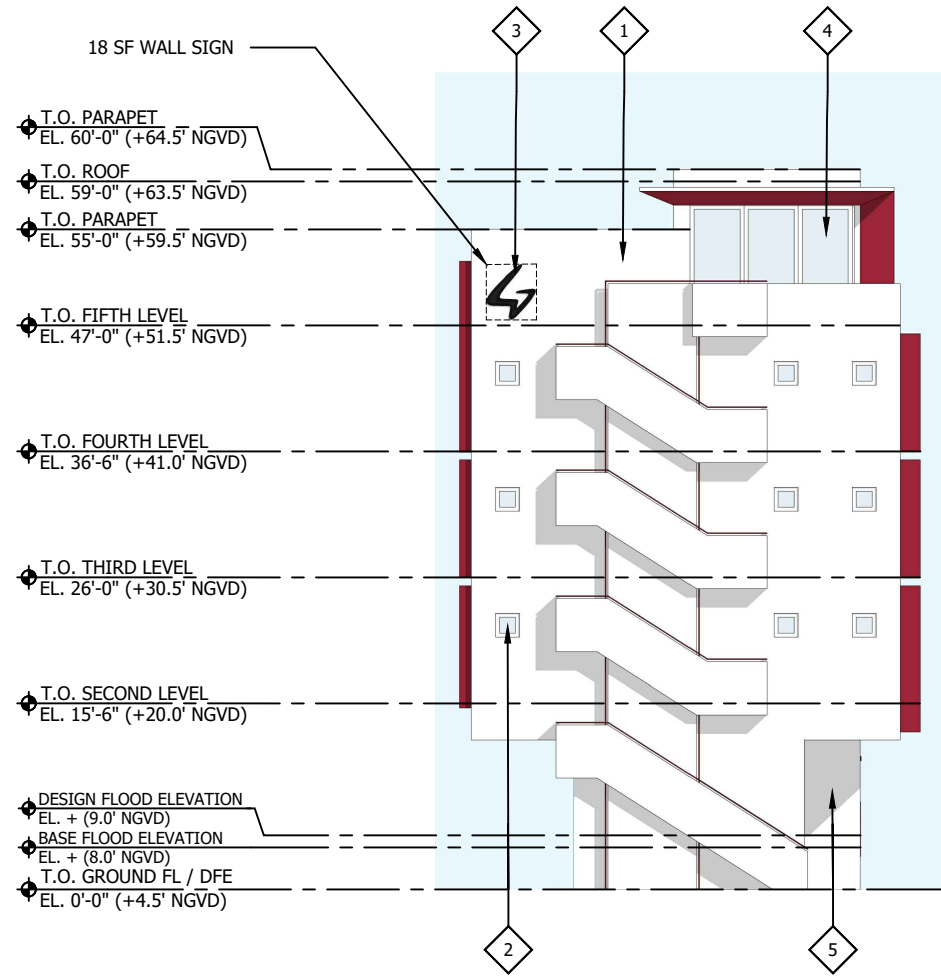
EXISTING TO REMAIN
NOT IN SCOPE OF WORK



ELEVATION LEGEND	
1	PAINTED STUCCO WALL, TYP.
2	NEW CLEAR GLASS WINDOW, TYP.
3	NEW EDGE-LIT WALL SIGN
4	NEW CLEAR GLASS SWING DOOR
5	NEW CLEAR GLASS FIXED WINDOW



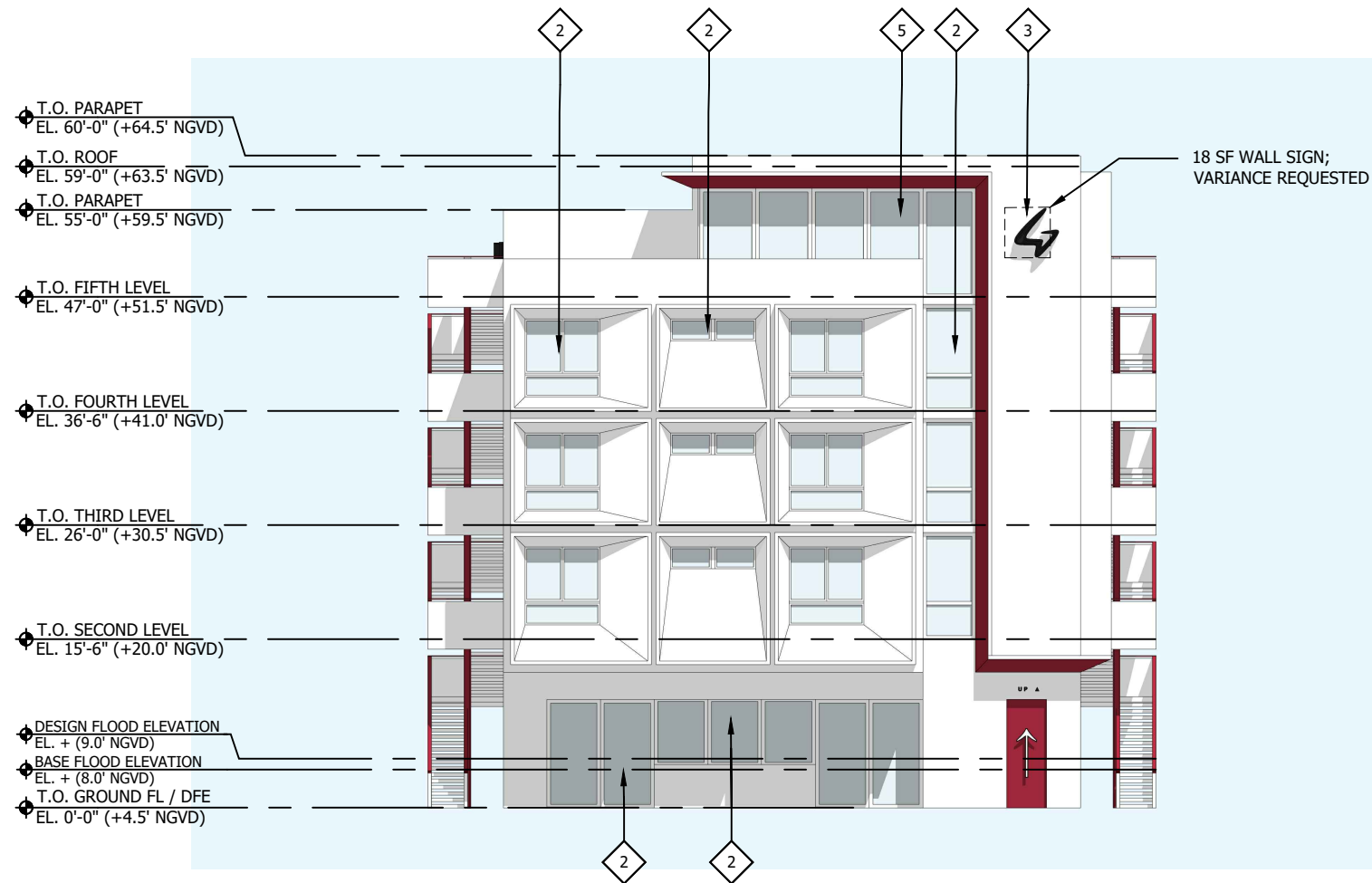
A BUILDING E: PROPOSED NORTH ELEVATION
SCALE: 1/16"=1'-0"



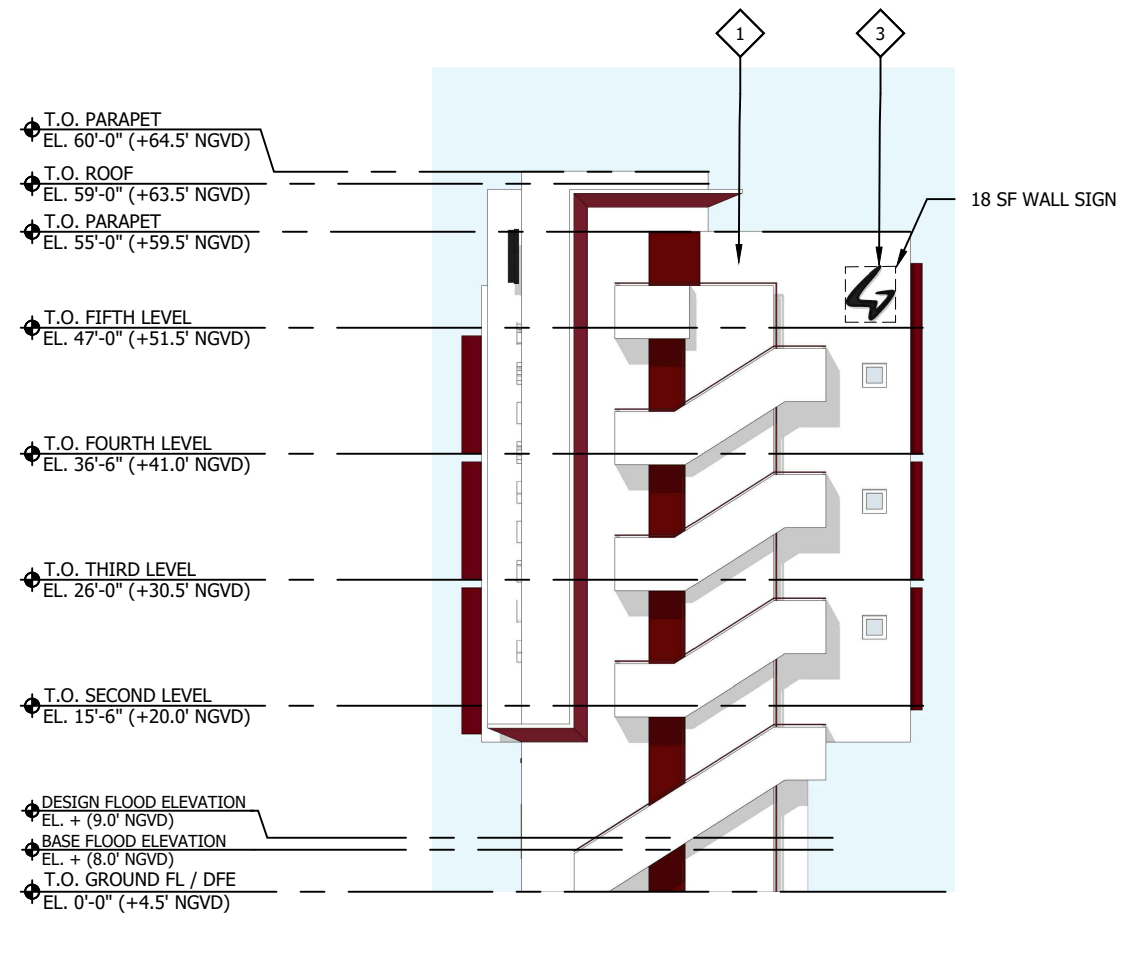
B BUILDING E: PROPOSED WEST ELEVATION
SCALE: 1/16"=1'-0"

ELEVATION LEGEND

- 1 — PAINTED STUCCO WALL, TYP.
- 2 — NEW CLEAR GLASS WINDOW, TYP.
- 3 — NEW EDGE-LIT WALL SIGN
- 4 — NEW CLEAR GLASS SWING DOOR
- 5 — NEW CLEAR GLASS FIXED WINDOW



A BUILDING E: PROPOSED SOUTH ELEVATION
SCALE: 1/16"=1'-0"



B BUILDING E: PROPOSED EAST ELEVATION
SCALE: 1/16"=1'-0"





1

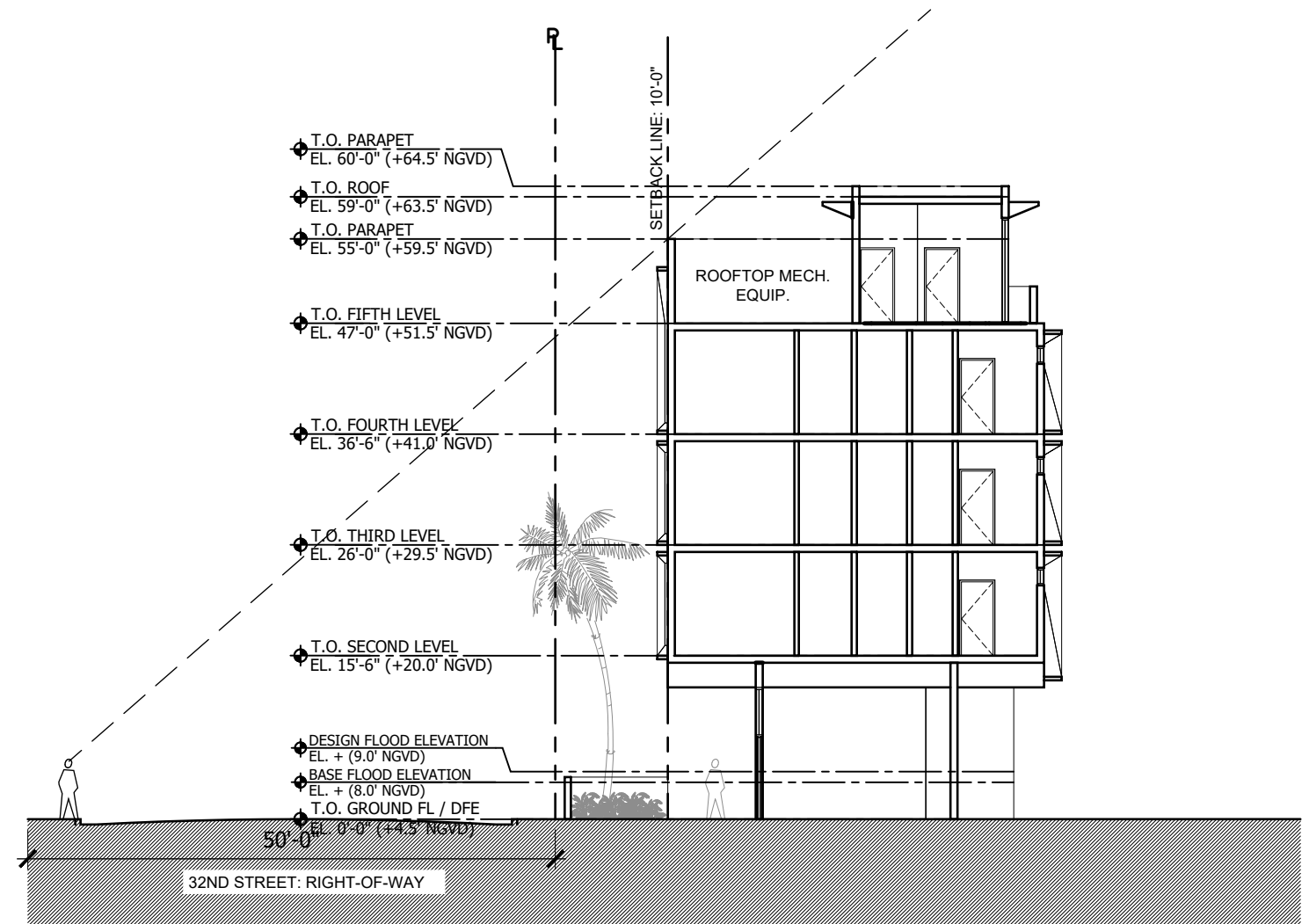
32ND ST CONTEXTUAL ELEVATION

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

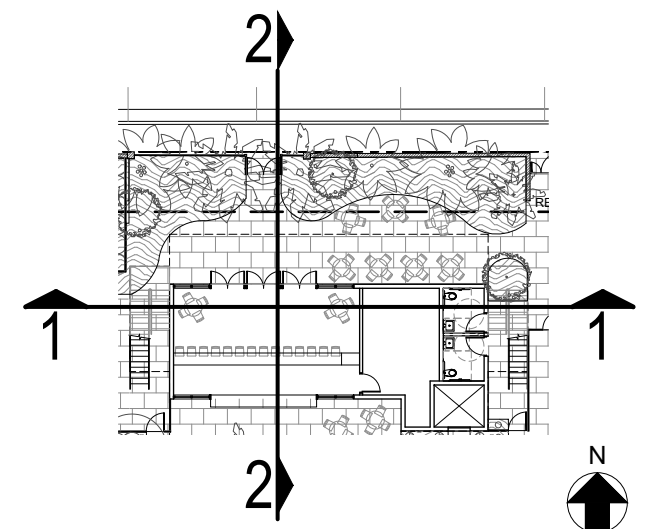




1 BUILDING SECTION 1
SCALE: 1/16"=1'-0"



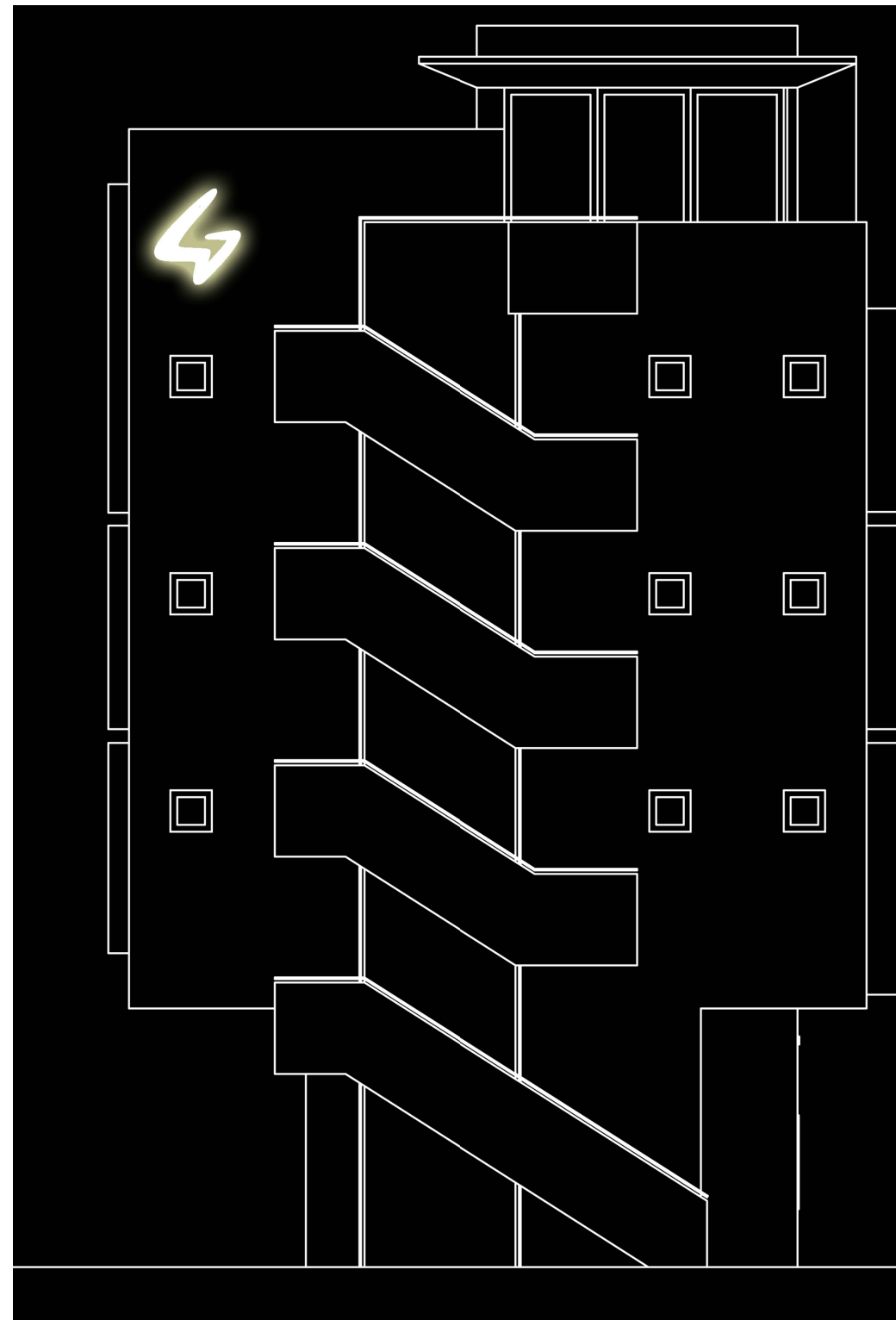
2 BUILDING SECTION 2 / LINE-OF-SIGHT STUDY
SCALE: 1/16"=1'-0"



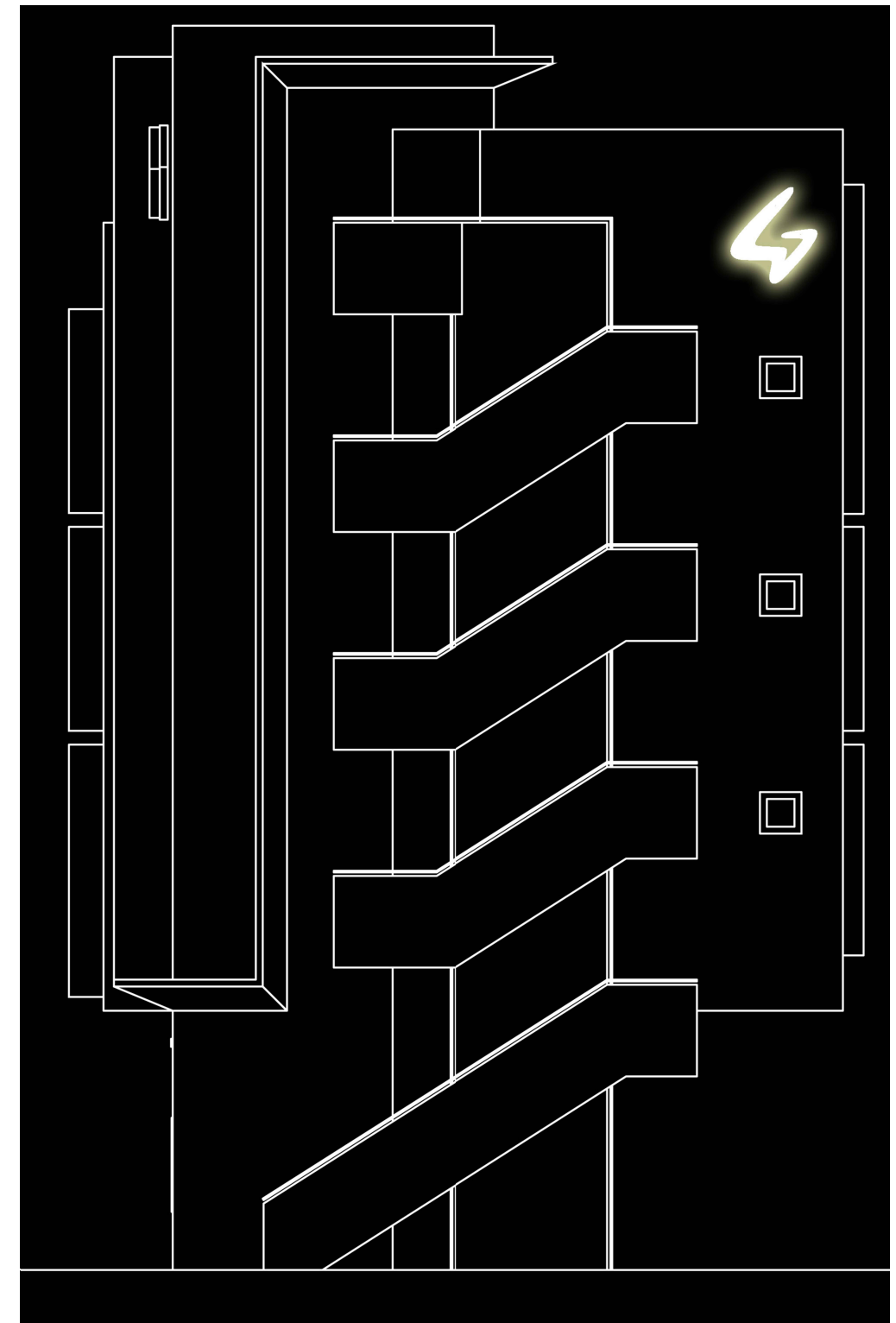
- ALL THREE WALL SIGNS ('G' LOGO) TO BE ALUMINUM BACKLIT SIGNS. (NO OPEN FACE LETTERING)
- EACH SIGN IS 18 SQUARE FEET IN SIZE
- SIGNS TO BE PERMITTED BY SIGNAGE MANUFACTURER UNDER SEPARATE PERMIT.



3 WALL SIGN ILLUMINATION: SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WALL SIGN ILLUMINATION: WEST ELEVATION
SCALE: 1/8"=1'-0"



1 WALL SIGN ILLUMINATION: EAST ELEVATION
SCALE: 1/8"=1'-0"



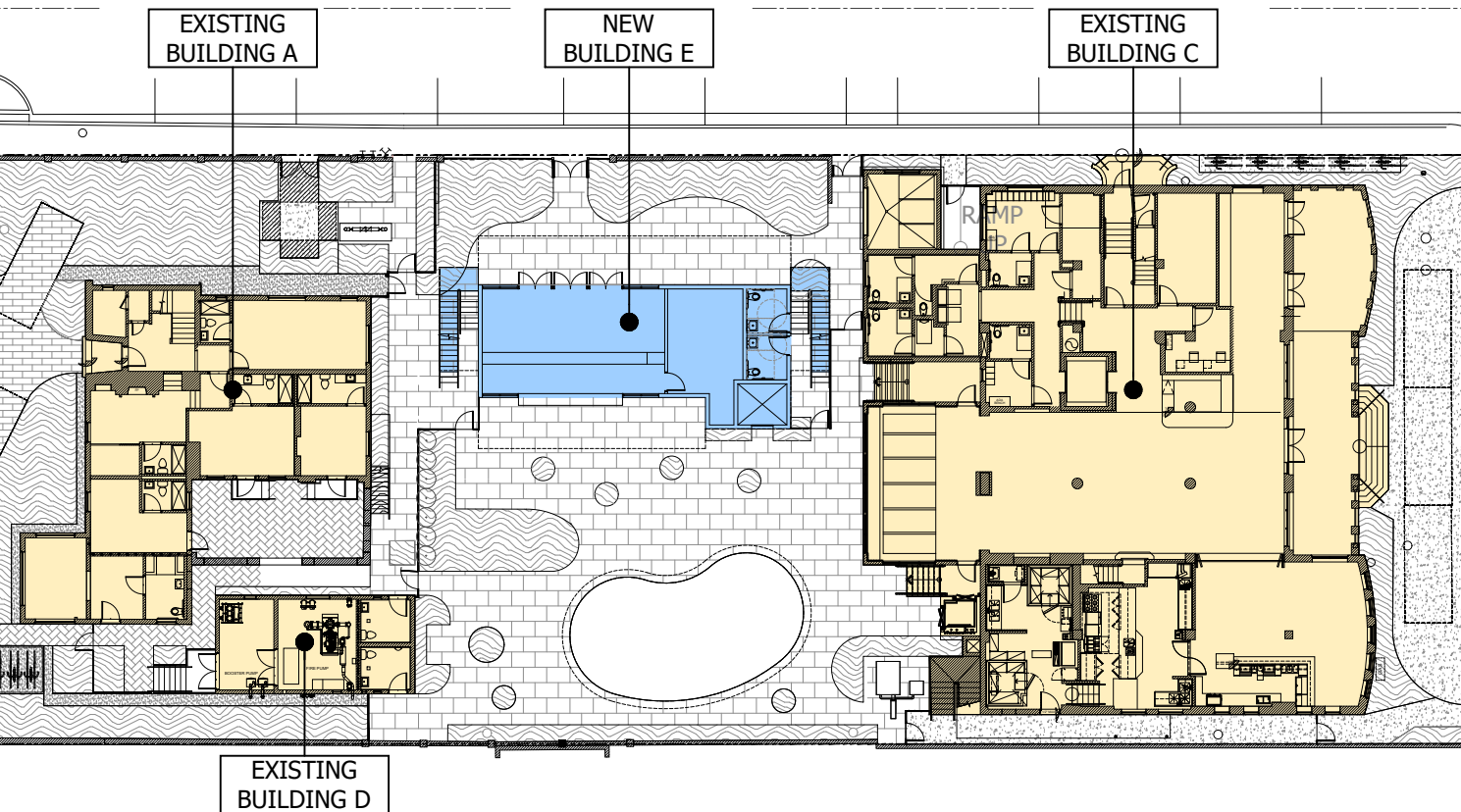
FLOOR AREA* SUMMARY (Square Feet)

Floor	Building A - EXISTING -	Building B - DEMOLISHED -	Building C - EXISTING -	Building D - EXISTING -	Building E - NEW -
Basement	-	-	2,048	-	-
First	2,627	(774)	6,510	567	1,234
Second	2,481	(755)	4,831	-	2,071
Third	-	-	4,831	-	2,071
Fourth	-	-	4,831	-	2,071
Fifth	-	-	4,831	-	530
Sixth	-	-	4,831	-	-
Seventh	-	-	4,831	-	-
Eighth	-	-	4,831	-	-
Roof	-	-	970	-	-
Total	5,108	-1,529	43,345	567	7,977
TOTAL EXISTING FAR					50,549
TOTAL DEMOLISHED FAR					(1,529)
TOTAL ADDITIONAL FAR					7,977
TOTAL PROPOSED FAR					56,997
MAXIMUM FAR					28,500 sf (Lot Area) x 2.0 = 57,000

* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.

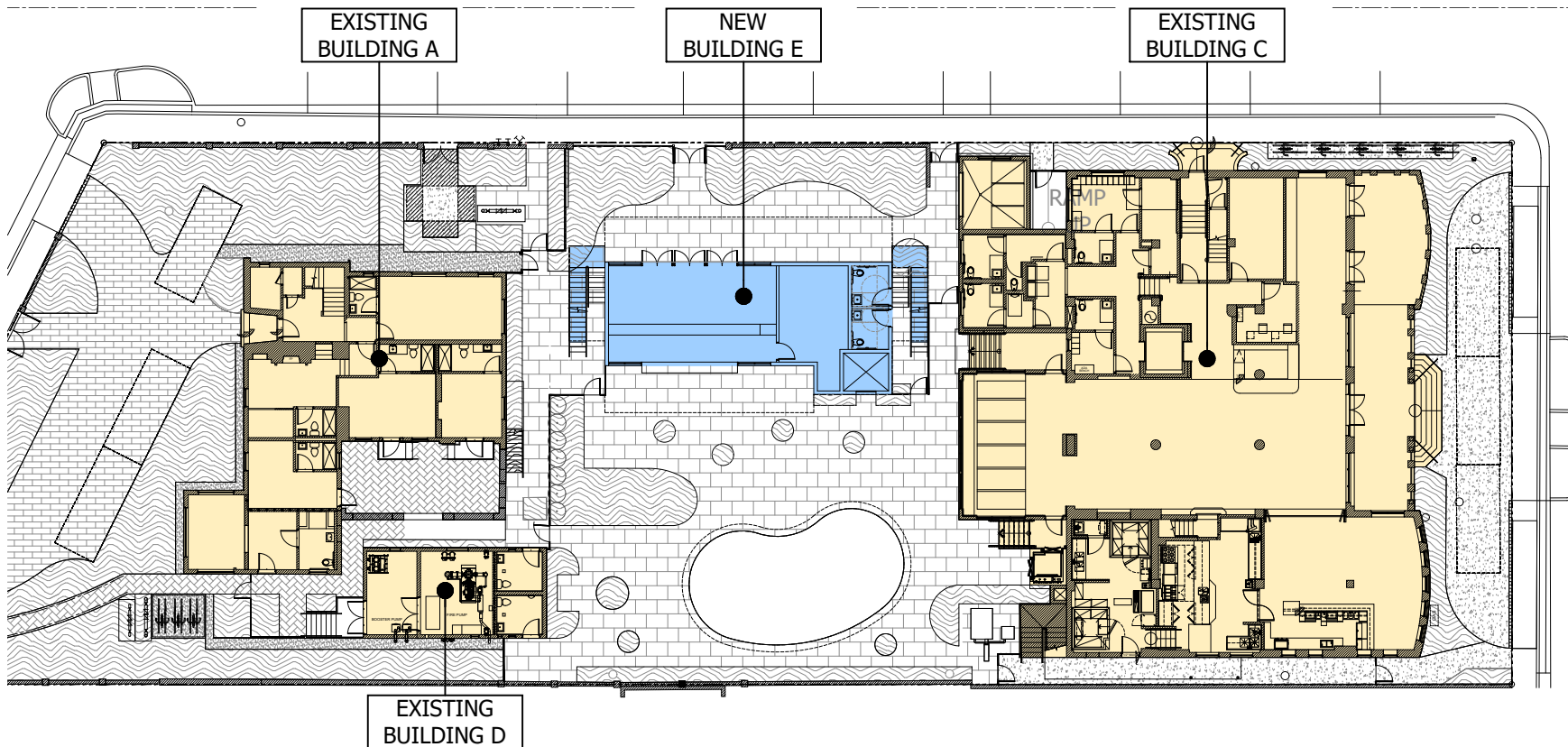
2 FAR DIAGRAM: SECOND FLOOR

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



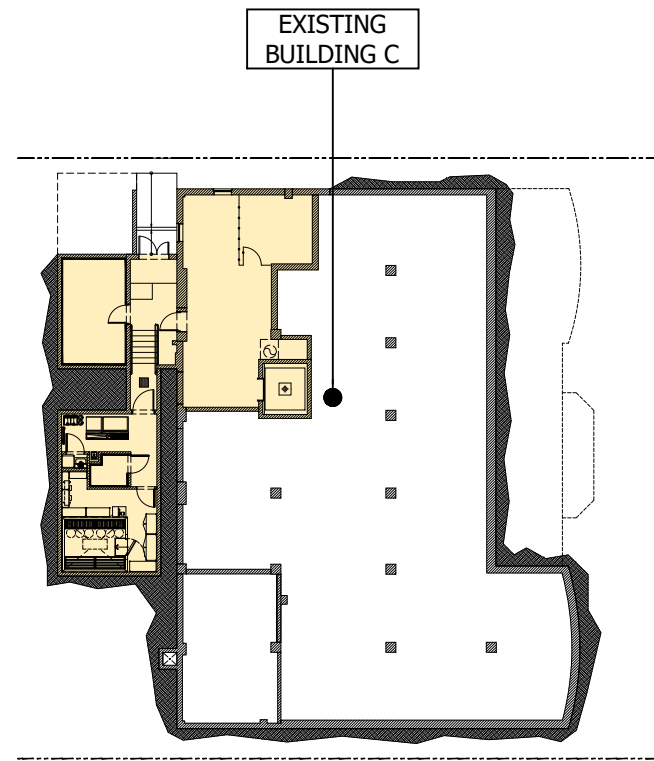
1 FAR DIAGRAM: FIRST FLOOR

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



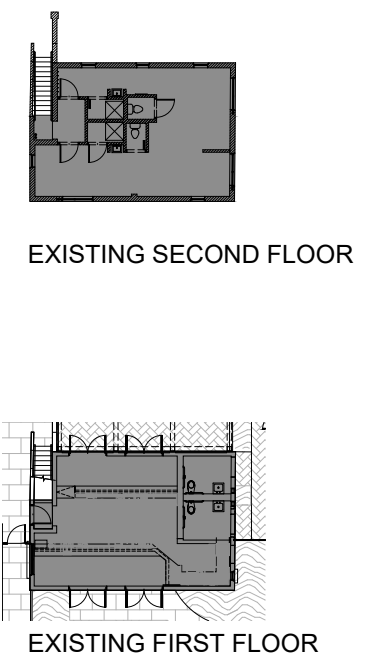
0 FAR DIAGRAM: BASEMENT

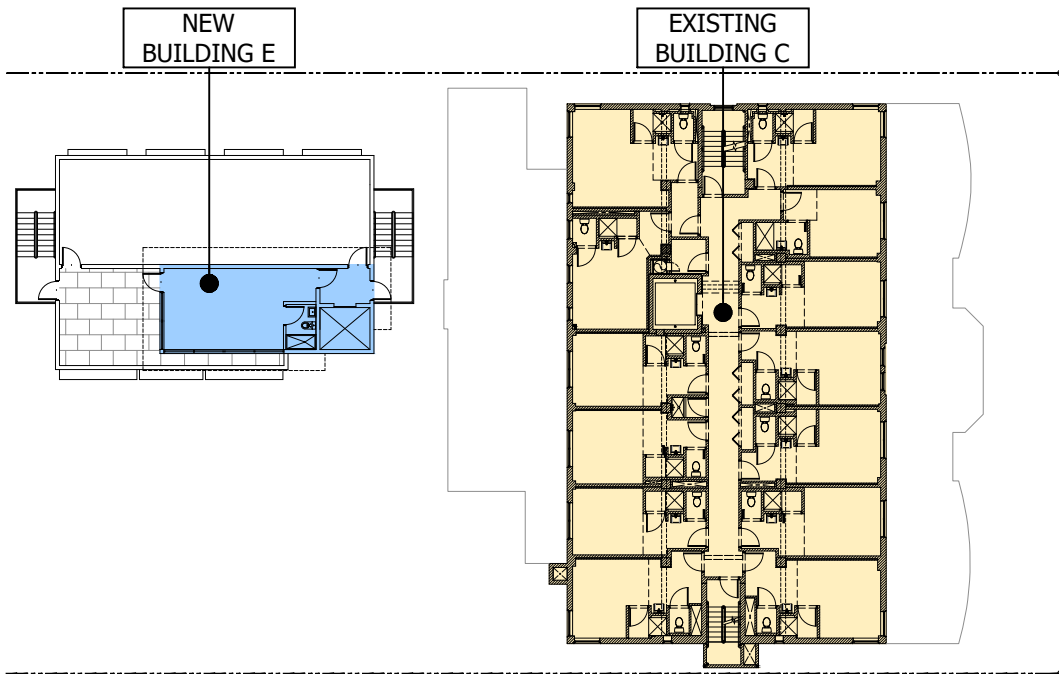
SCALE: 1/32"=1'-0"



B FAR DIAGRAMS: BUILDING B (DEMO)

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

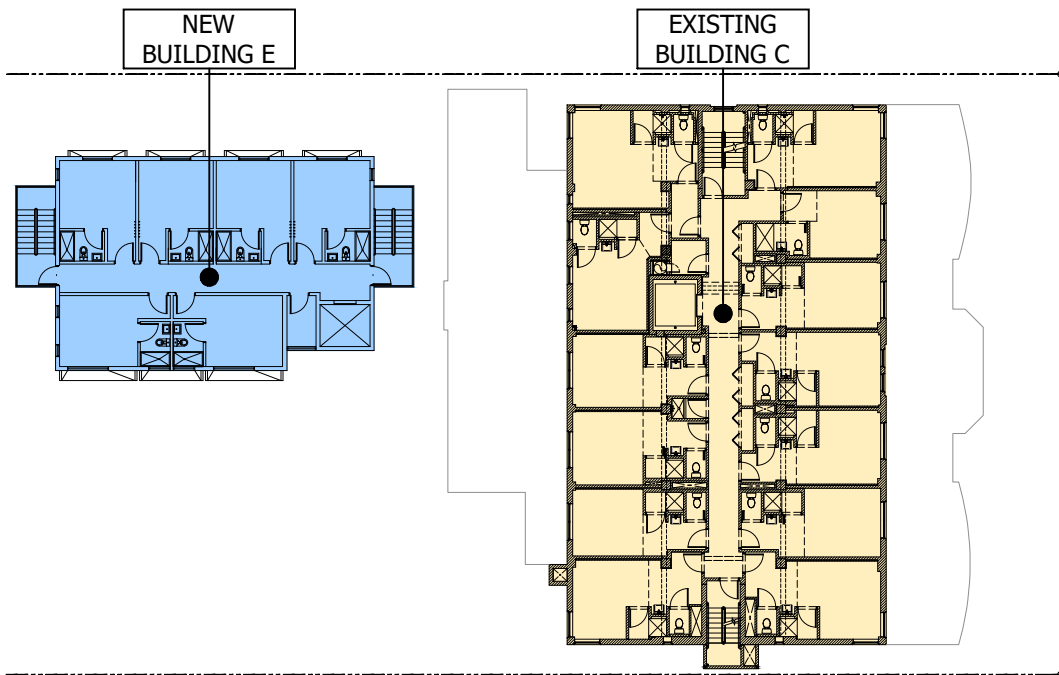




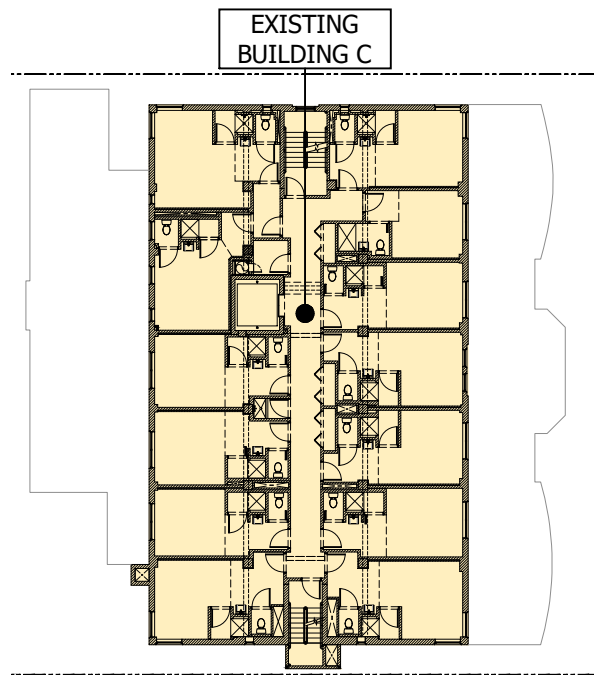
2 FAR DIAGRAM: 5TH FLOOR
SCALE: 1/32"=1'-0"

FLOOR AREA* SUMMARY (Square Feet)					
Floor	Building A - EXISTING -	Building B - DEMOLISHED -	Building C - EXISTING -	Building D - EXISTING -	Building E - NEW -
Basement	-	-	2,048	-	-
First	2,627	(774)	6,510	567	1,234
Second	2,481	(755)	4,831	-	2,071
Third	-	-	4,831	-	2,071
Fourth	-	-	4,831	-	2,071
Fifth	-	-	4,831	-	530
Sixth	-	-	4,831	-	-
Seventh	-	-	4,831	-	-
Eighth	-	-	4,831	-	-
Roof	-	-	970	-	-
Total	5,108	-1,529	43,345	567	7,977
TOTAL EXISTING FAR					50,549
TOTAL DEMOLISHED FAR					(1,529)
TOTAL ADDITIONAL FAR					7,977
TOTAL PROPOSED FAR					56,997
MAXIMUM FAR					28,500 sf (Lot Area) x 2.0 = 57,000

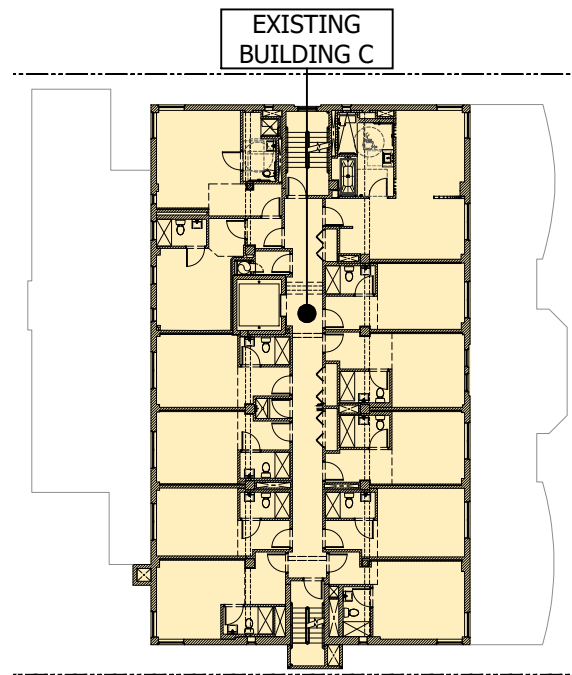
* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.



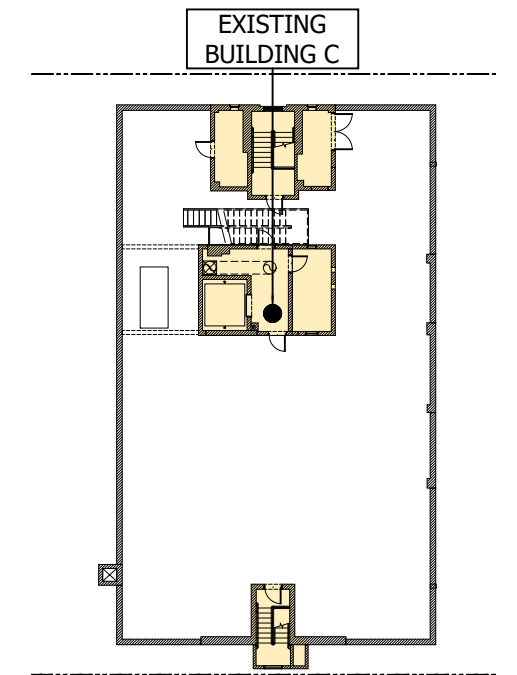
1 FAR DIAGRAM: 3RD & 4TH FLOORS
SCALE: 1/32"=1'-0"



3 FAR DIAGRAM: 6TH & 7TH FLOORS
SCALE: 1/32"=1'-0"





4 FAR DIAGRAM: 8TH FLOOR
SCALE: 1/32"=1'-0"

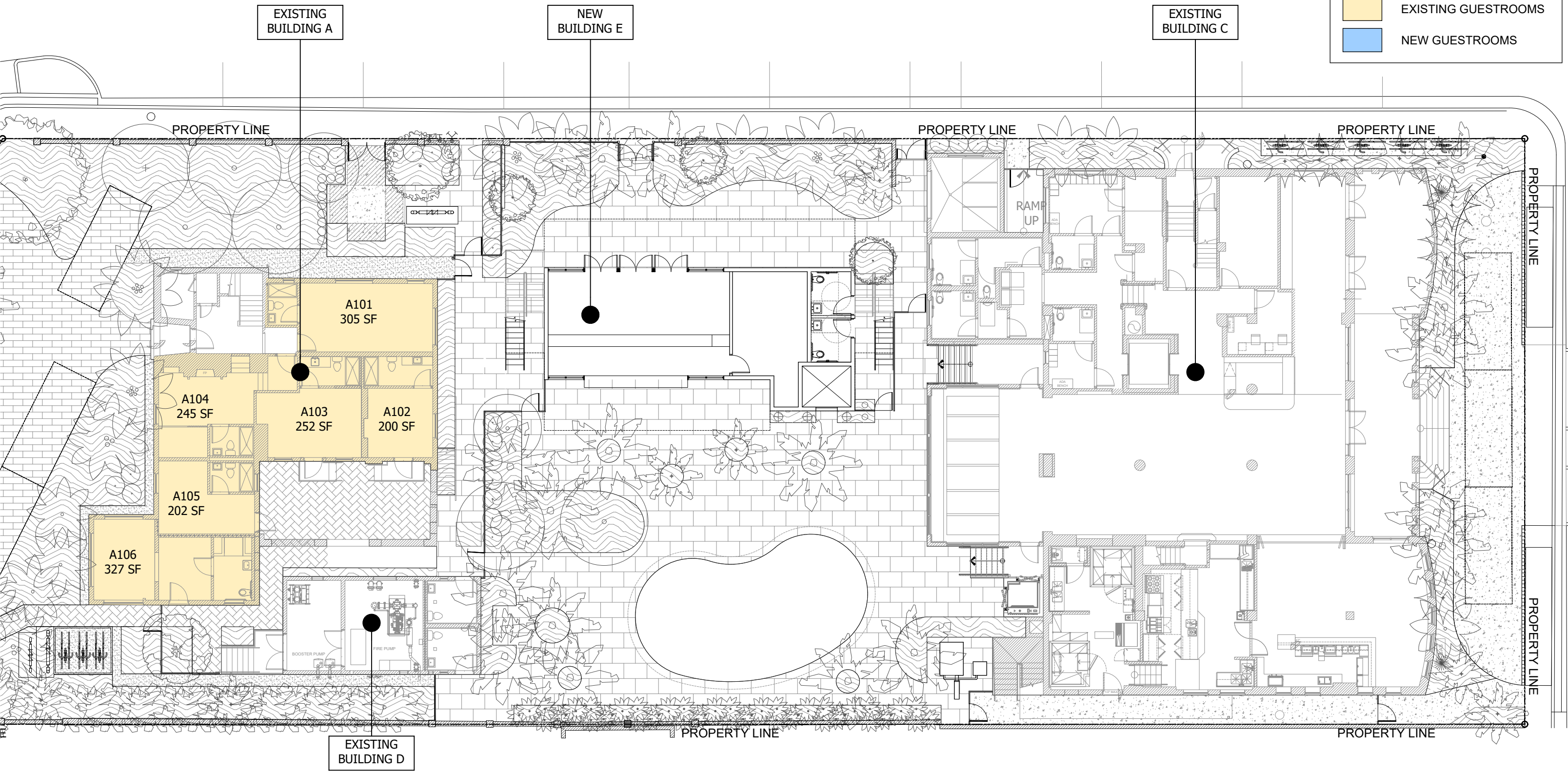


5 FAR DIAGRAM: ROOF
SCALE: 1/32"=1'-0"



GUESTROOM FLOOR AREAS

-  EXISTING GUESTROOMS
-  NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: FIRST FLOOR
SCALE: 1/16"=1'-0" 



GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: SECOND FLOOR
 SCALE: 1/16"=1'-0" N

GUESTROOM FLOOR AREAS

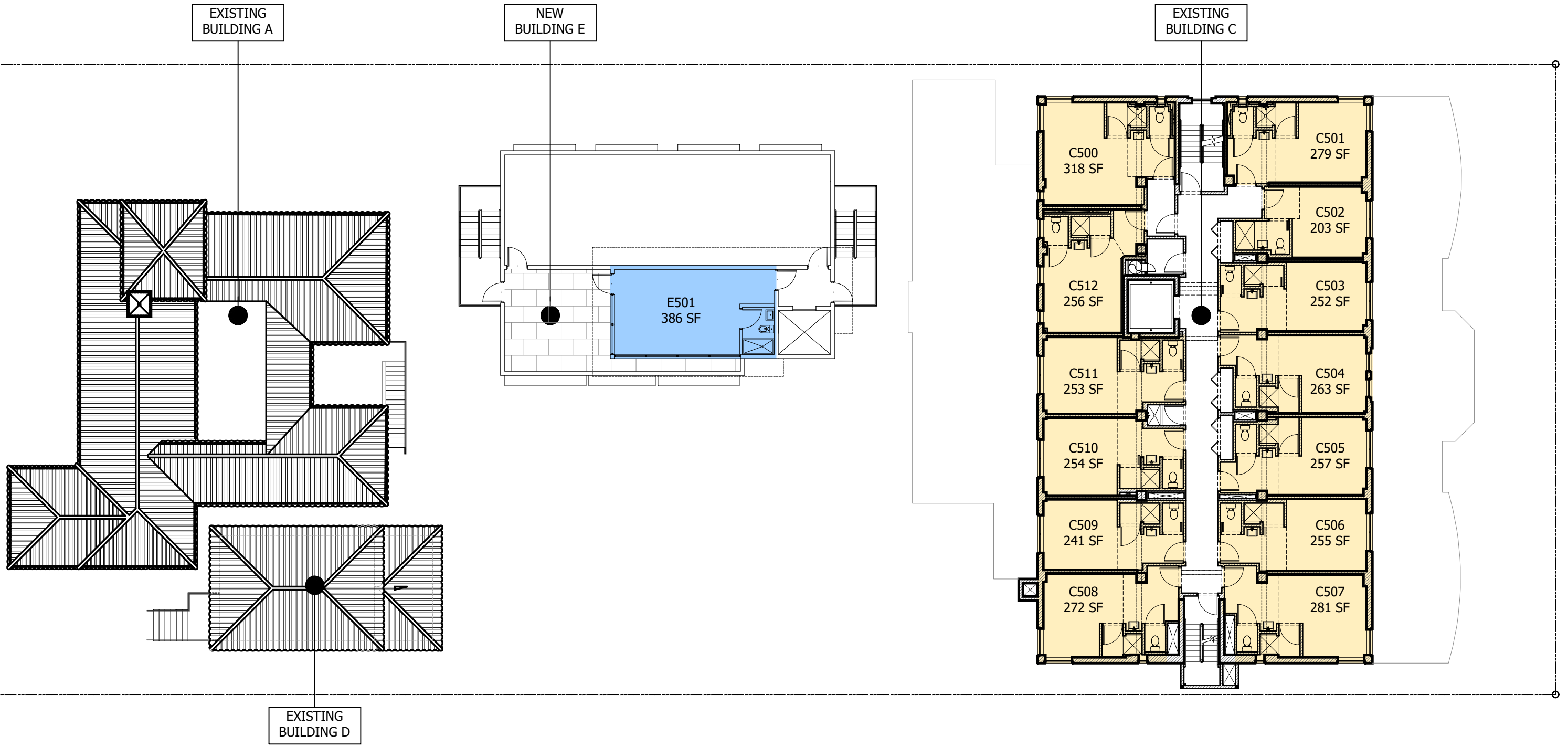
- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: 3RD & 4TH FLOOR
 SCALE: 1/16"=1'-0" N

GUESTROOM FLOOR AREAS

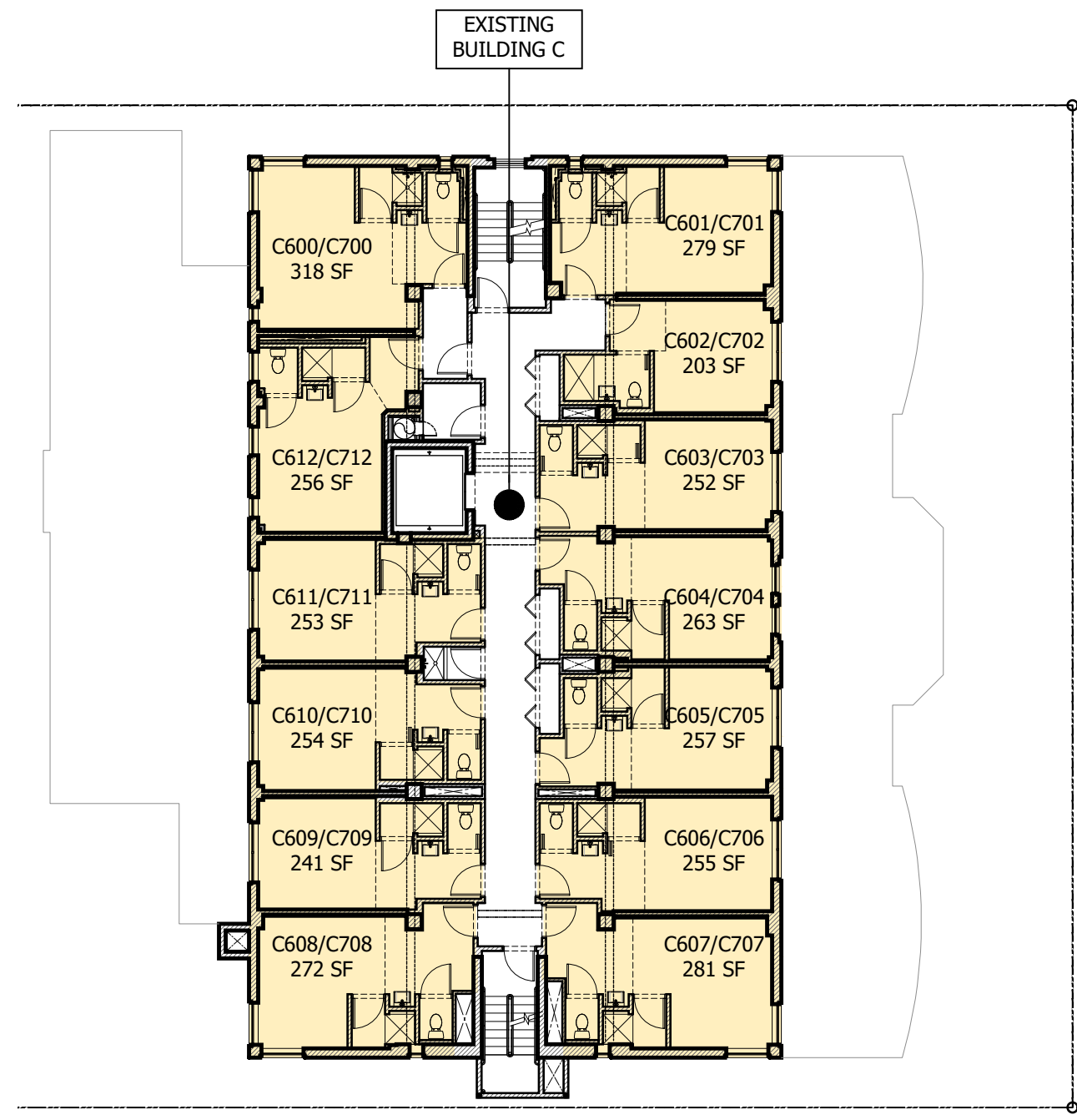
- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: 5TH FLOOR
 SCALE: 1/16"=1'-0" N

GUESTROOM FLOOR AREAS

- EXISTING GUESTROOMS
- NEW GUESTROOMS



1 GUESTROOM SIZE VARIANCE DIAGRAM: 6TH & 7TH FLOOR
SCALE: 1/16"=1'-0"



2 GUESTROOM SIZE VARIANCE DIAGRAM: 8TH FLOOR
SCALE: 1/16"=1'-0"



GUESTROOM FLOOR AREA* (Sq. Ft.)			
Guestroom	Existing Area	Proposed Area	
Building A (EXISTING TO REMAIN)			
A101	305	Existing To Remain	
A102	200		
A103	252		
A104	245		
A105	202		
A106	327		
A200	362		
A201	270		
A202	228		
A203	392		
A204	530		
Building B (EXISTING TO BE DEMOLISHED)			
B201	612		0 (DEMOLISHED)
Building C (EXISTING TO REMAIN)			
C200	318	Existing To Remain	
C201	279		
C202	203		
C203	252		
C204	263		
C205	257		
C206	255		
C207	281		
C208	272		
C209	241		
C210	254		
C211	253		
C212	256		
C300	318	Existing To Remain	
C301	279		
C302	203		
C303	252		
C304	263		
C305	257		
C306	255		
C307	281		
C308	272		
C309	241		
C310	254		
C311	253		
C312	256		
C400	318	Existing To Remain	
C401	279		
C402	203		
C403	252		
C404	263		
C405	257		
C406	255		
C407	281		
C408	272		
C409	241		
C410	254		
C411	253		
C412	256		

GUESTROOM FLOOR AREA* (Sq. Ft.)		
Guestroom	Existing Area	Proposed Area
C500	318	Existing To Remain
C501	279	
C502	203	
C503	252	
C504	263	
C505	257	
C506	255	
C507	281	
C508	272	
C509	241	
C510	254	
C511	253	
C512	256	
C600	318	Existing To Remain
C601	279	
C602	203	
C603	252	
C604	263	
C605	257	
C606	255	
C607	281	
C608	272	
C609	241	
C610	254	
C611	253	
C612	256	
C700	318	Existing To Remain
C701	279	
C702	203	
C703	252	
C704	263	
C705	257	
C706	255	
C707	281	
C708	272	
C709	241	
C710	254	
C711	253	
C712	256	
C800	318	Existing To Remain
C801	522	
C803	252	
C804	263	
C805	257	
C806	255	
C807	281	
C808	272	
C809	241	
C810	254	
C811	253	
C812	256	

GUESTROOM FLOOR AREA* (Sq. Ft.)		
Guestroom	Existing Area	Proposed Area
Building E (NEW CONSTRUCTION)		
E201	-	236
E202	-	229
E203	-	229
E204	-	236
E205	-	250
E206	-	250
E301	-	236
E302	-	229
E303	-	229
E304	-	236
E305	-	250
E306	-	250
E401	-	236
E402	-	229
E403	-	229
E404	-	236
E405	-	250
E406	-	250
E501	-	386
SUMMARY		
	EXISTING	PROPOSED
Total Guestrooms	102	121
Total Area (SF)	27,653	32,329
Average Area (SF)	271	267
Minimum Area (SF)	200	200

* "Floor area", as defined by City of Miami Beach Land Development Regulations, Section 114-1, Definitions.

