



EXISTING BUILDING-FRONT



EXISTING BUILDING-FRONT

THE WEBER STUDIO

AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

INTERIOR + EXTERIOR ALTERATIONS
FOR:
CASA OCEAN
334 OCEAN DRIVE
MIAMI BEACH, FL 33139

DATE: 03.06.2020

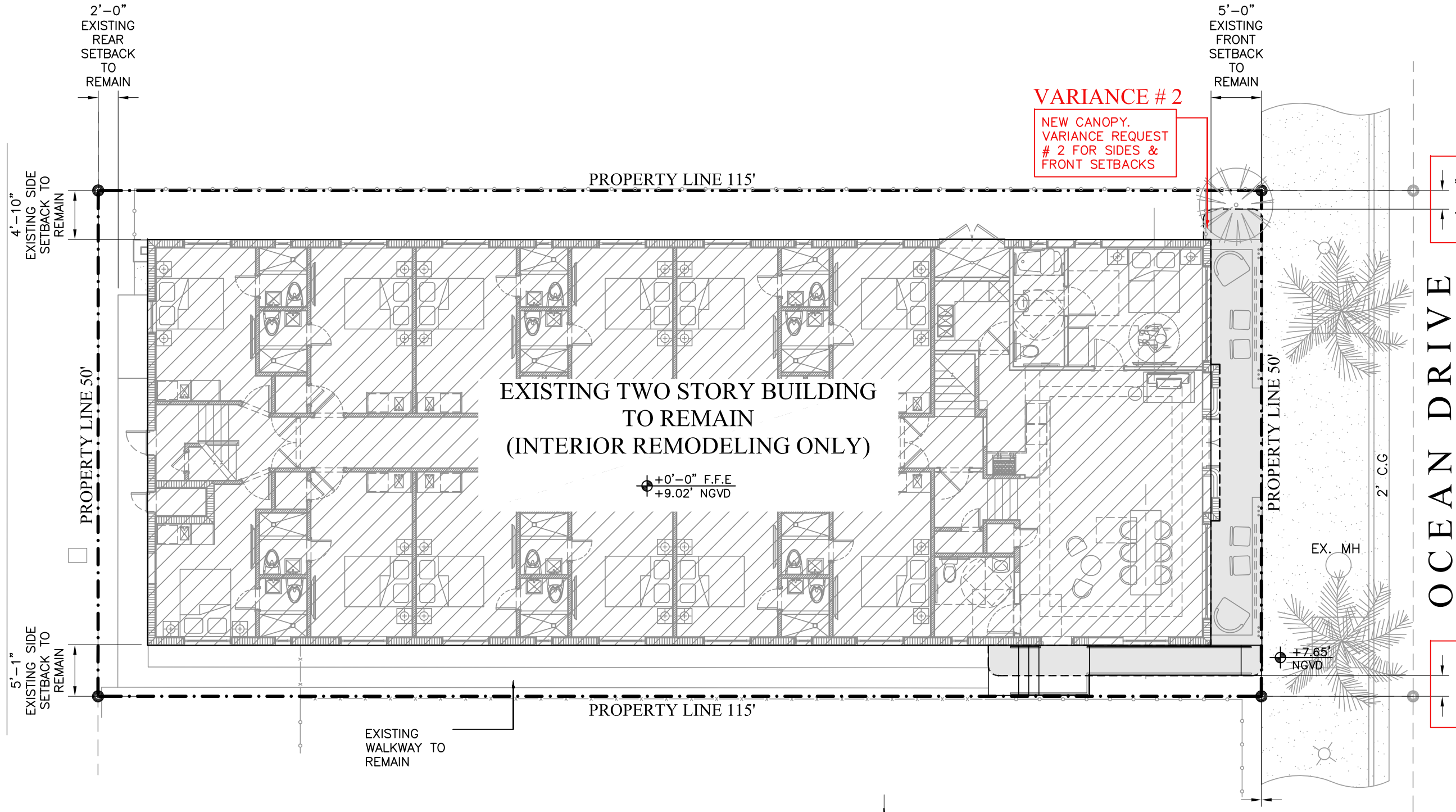
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A1.2



OCEAN COURT



SITE PLAN

3/32" = 1'-0"



VARIANCES:

1. REDUCE MINIMUM AREA OF ALL EXISTING UNITS AND REDUCE SIZE OF NEW ADA ROOM
2. ELIMINATE FRONT SETBACK-NEW CANOPY
3. EXCEED MAX 25% PROJECTION ALLOWED ON THE NORTH SIDE YARD FOR A CANOPY
3. EXCEED MAX 25% PROJECTION ALLOWED ON THE SOUTH SIDE YARD FOR A CANOPY

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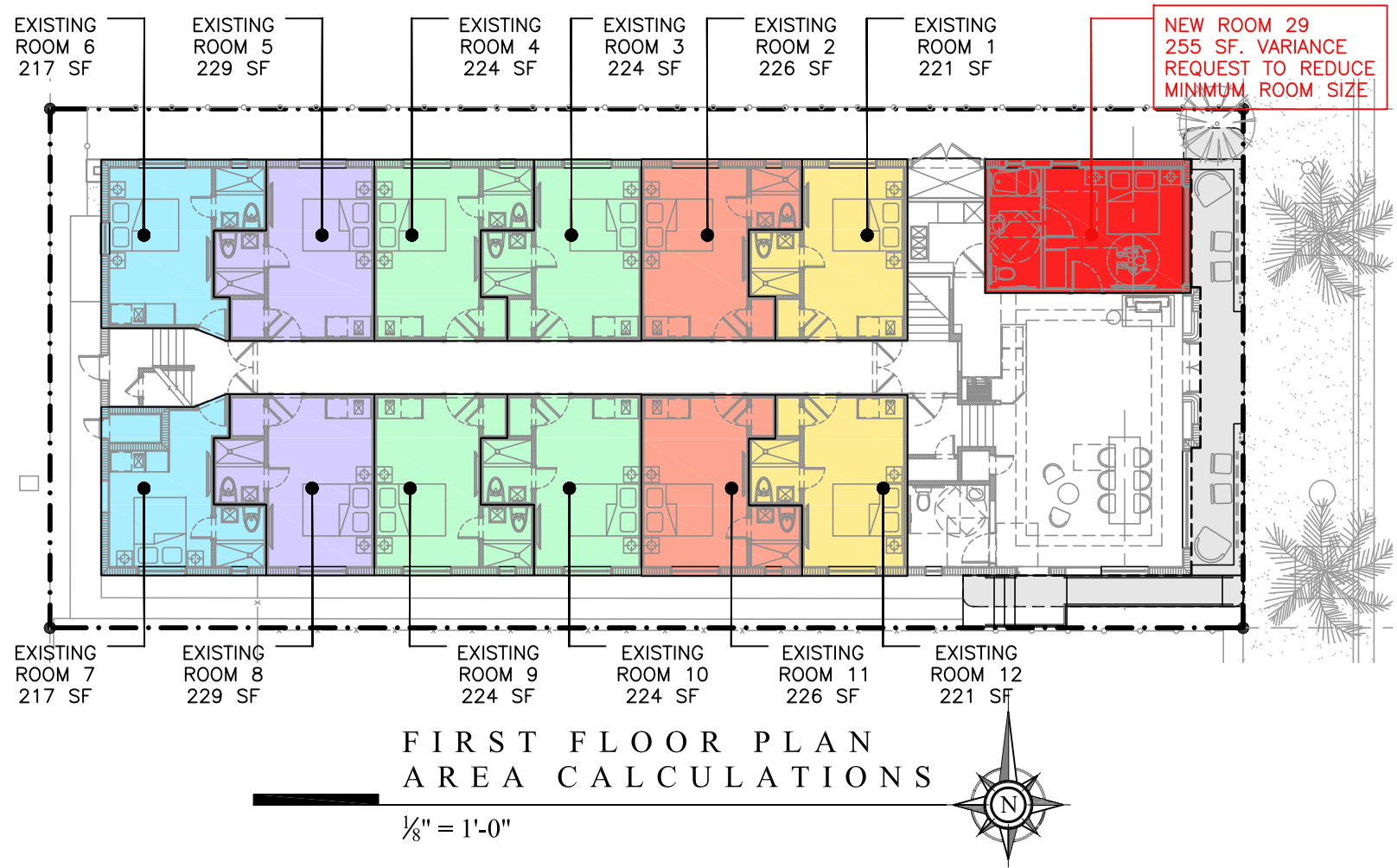
334 OCEAN DRIVE
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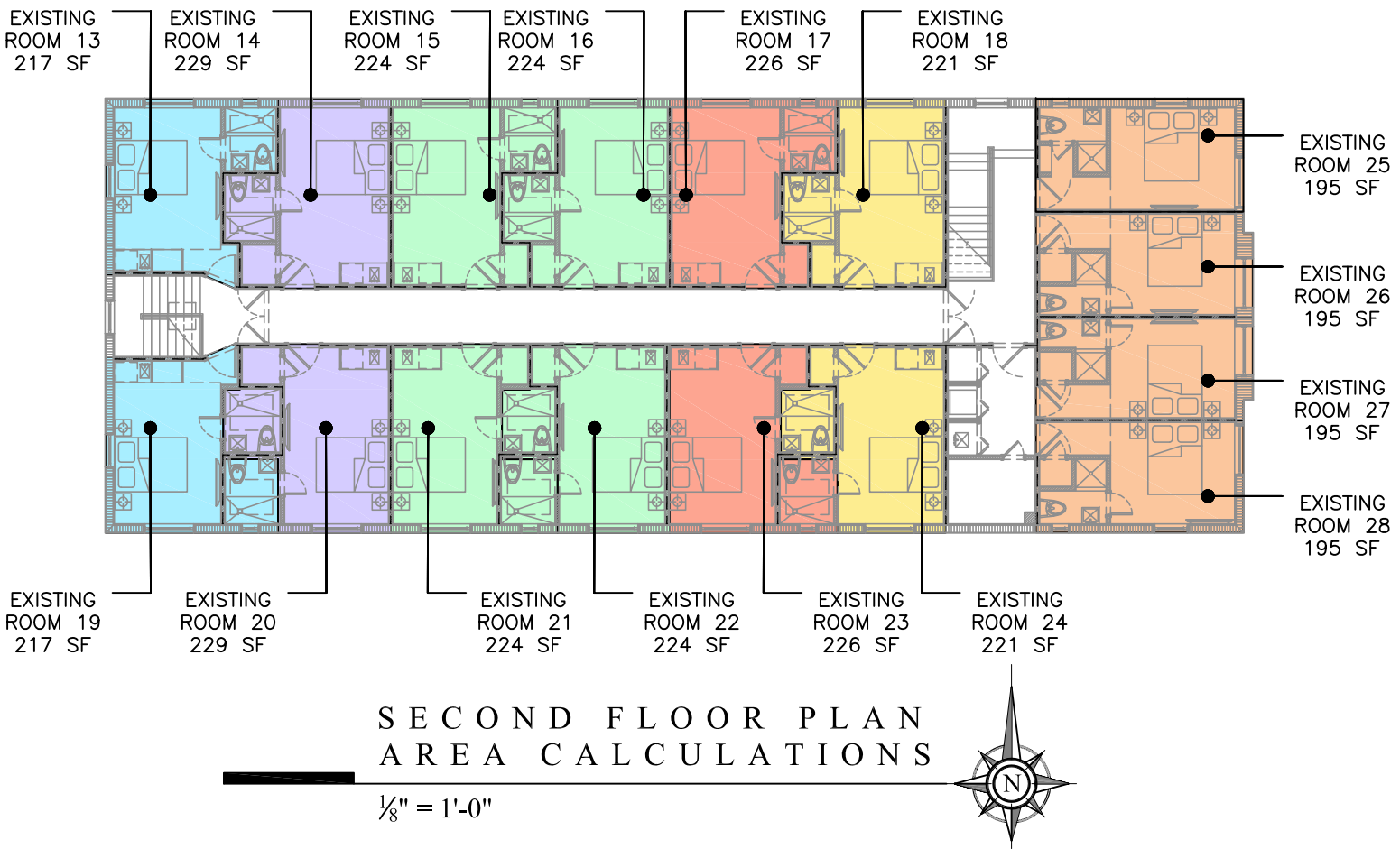
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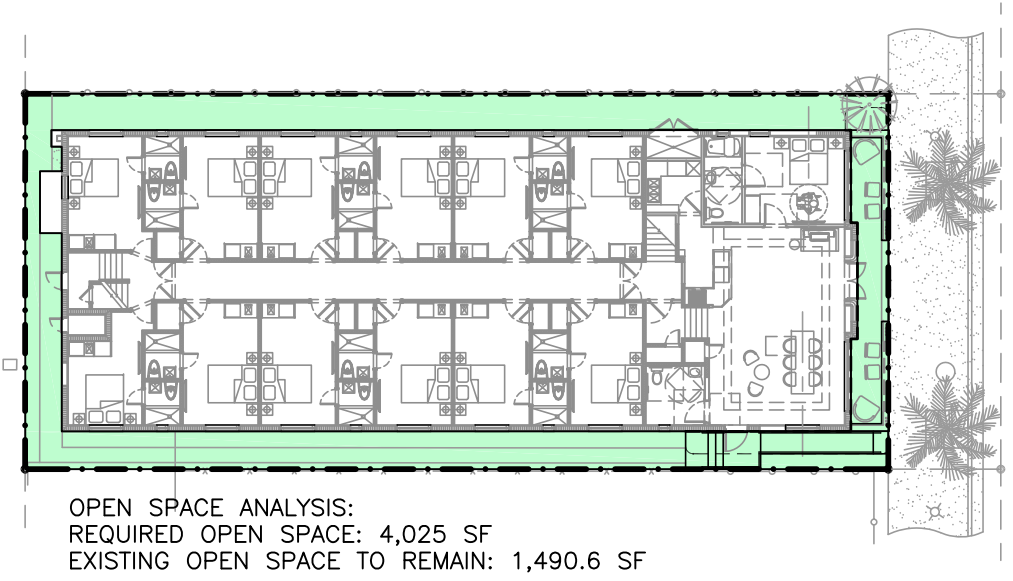
FIRST FLOOR PLAN
AREA CALCULATIONS



SECOND FLOOR PLAN
AREA CALCULATIONS

ZONING DATA	
ZONING LAND USE:	TRANSIENT-RESIDENTIAL (HOTEL/MOTELS)
ZONING DESIGNATION:	R-PS3
FLOOD ZONE:	AE
BASE FLOOD ELEVATION (+1' FREE BOARD) +8.00'	NGVD + 1' = +9.00' NGVD

PERFORMANCE STANDARDS			
	ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,750 SF	5,750 SF	EXISTING TO REMAIN
MINIMUM LOT WIDTH	50'	50'	EXISTING TO REMAIN
MAXIMUM BUILDING HEIGHT	40'		EXISTING TO REMAIN
MAXIMUM NUMBER OF STORIES	4	2	EXISTING TO REMAIN
MAXIMUM FLOOR AREA RATIO	1.75	1.47	EXISTING TO REMAIN
MINIMUM FLOOR AREA PER HOTEL UNIT	15%: 300-335 SF 85%: +335 SF	SEE AREA CALCULATION DIAGRAMS ON THIS SHEET	100%: LESS THAN 300 SF AVERAGE: 220.6 SF
MINIMUM PARKING	N/A	N/A	N/A
SETBACK REQUIREMENTS			
FRONT	5'	5'	EXISTING TO REMAIN
SIDE INTERIOR	7.5'	5'	EXISTING TO REMAIN
REAR	5'	2'	2'



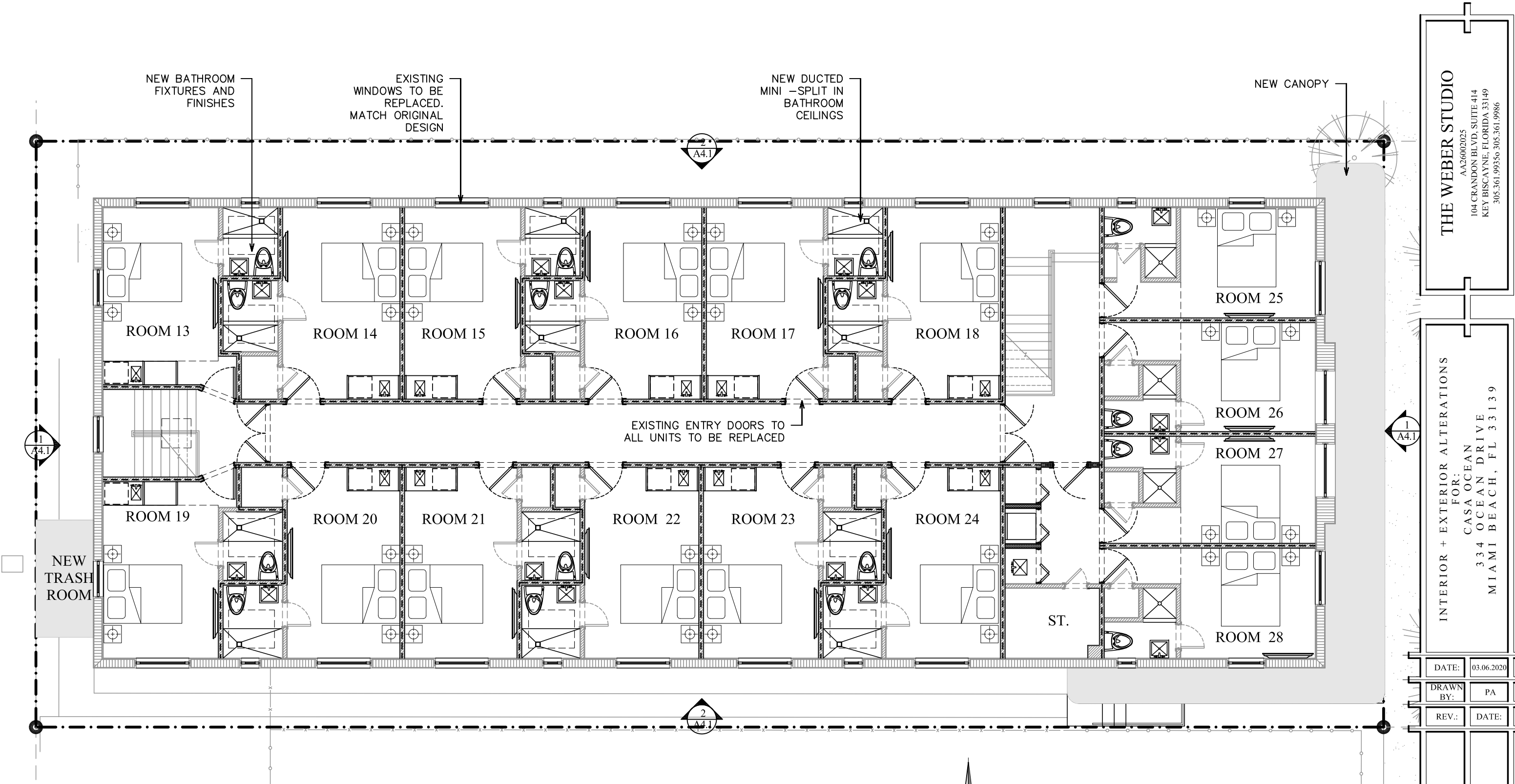
OPEN SPACE ANALYSIS:
REQUIRED OPEN SPACE: 4,025 SF
EXISTING OPEN SPACE TO REMAIN: 1,490.6 SF

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PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

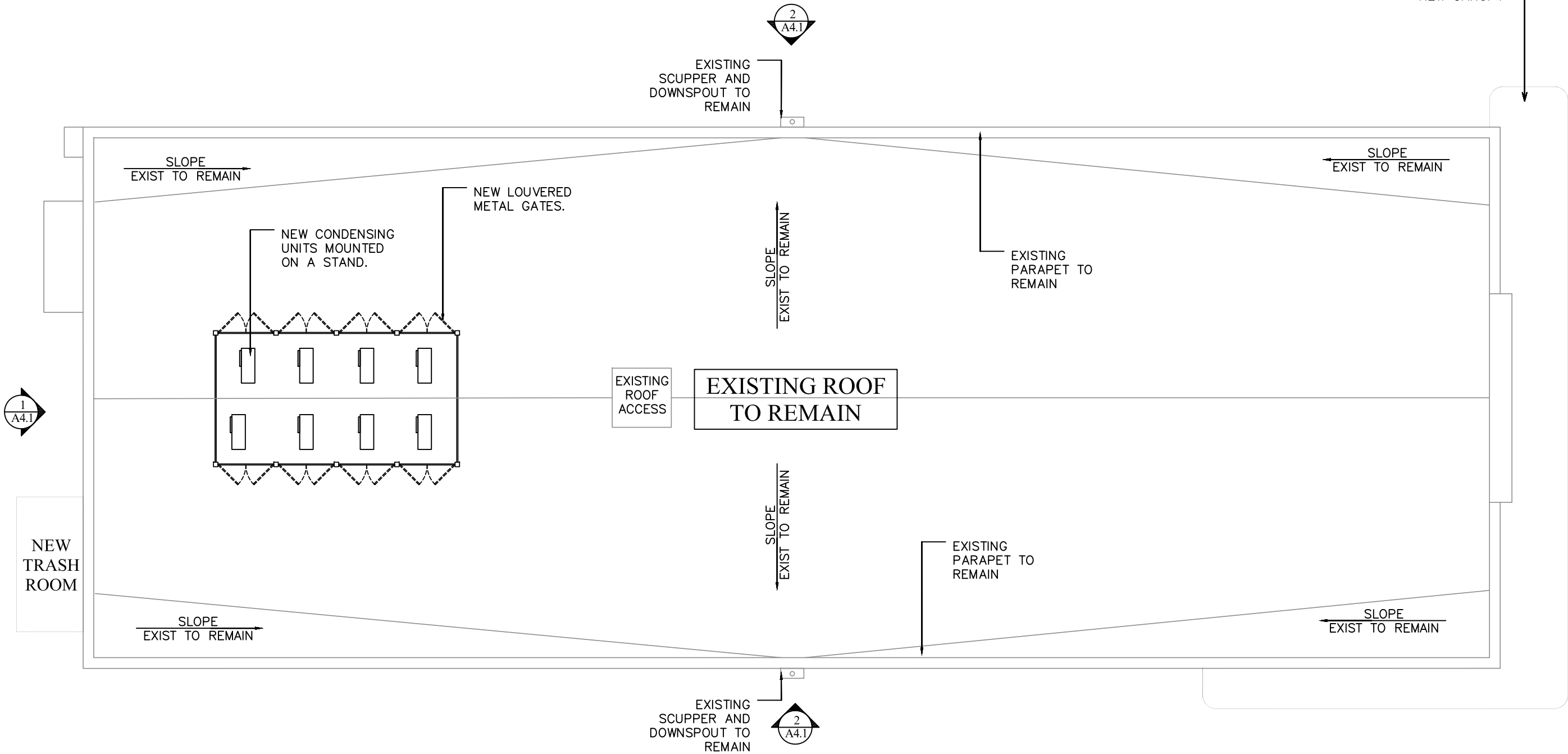


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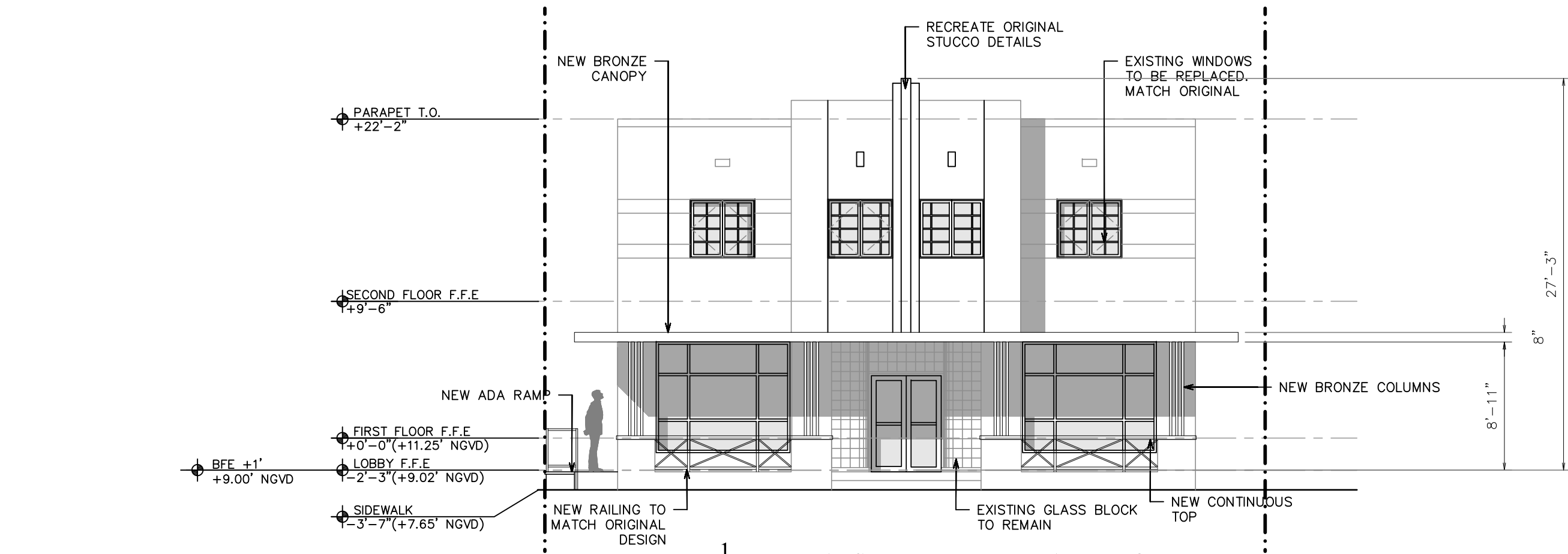
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A3.3

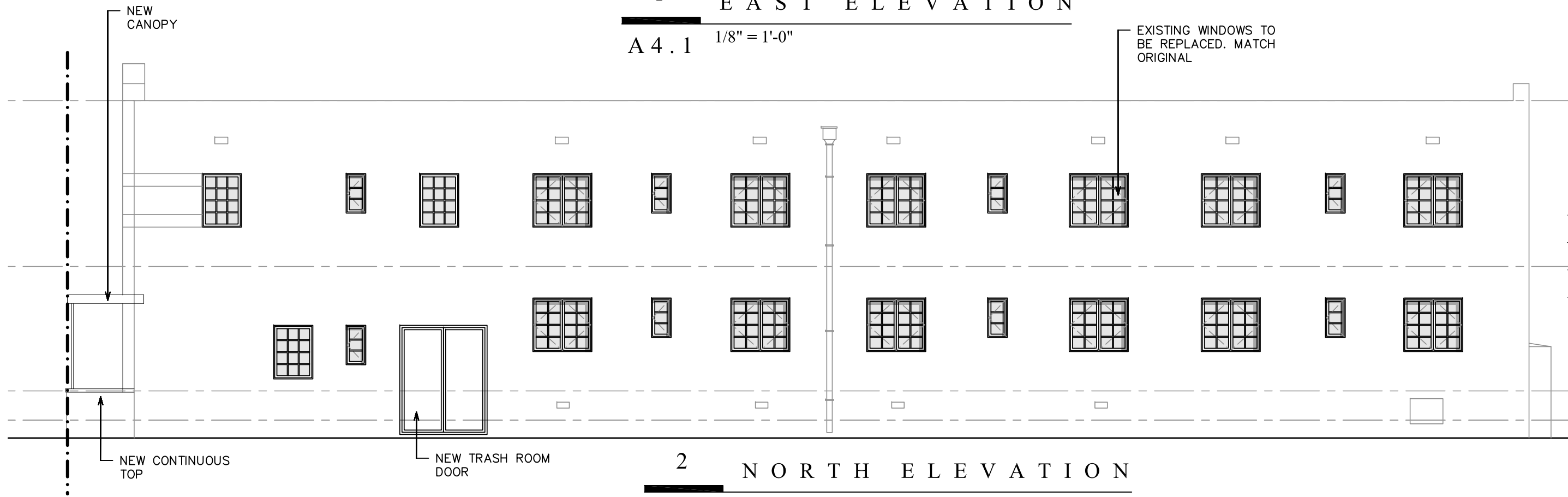
PROPOSED ROOF PLAN

1/8" = 1'-0"





1 EAST ELEVATION
A 4 . 1 1/8" = 1'-0"



2 NORTH ELEVATION
A 4 . 1 1/8" = 1'-0"

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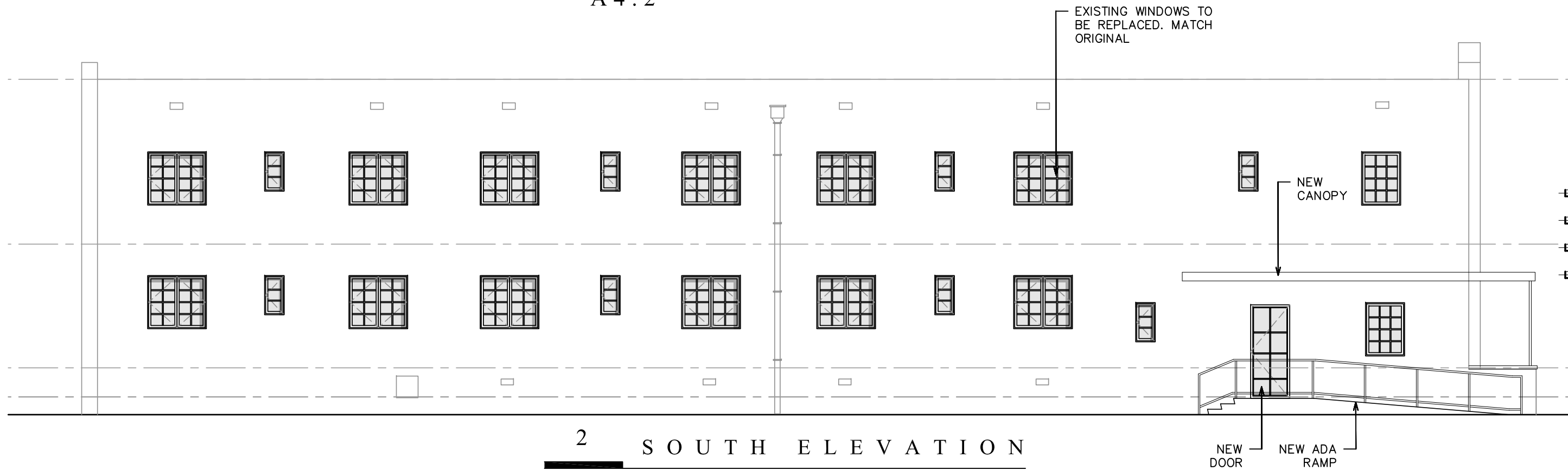
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1 WEST ELEVATION
A 4 . 2 1/8" = 1'-0"



2 SOUTH ELEVATION
A 4 . 2 1/8" = 1'-0"

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EXISTING BUILDING-FRONT



EXISTING BUILDING-CANOPY

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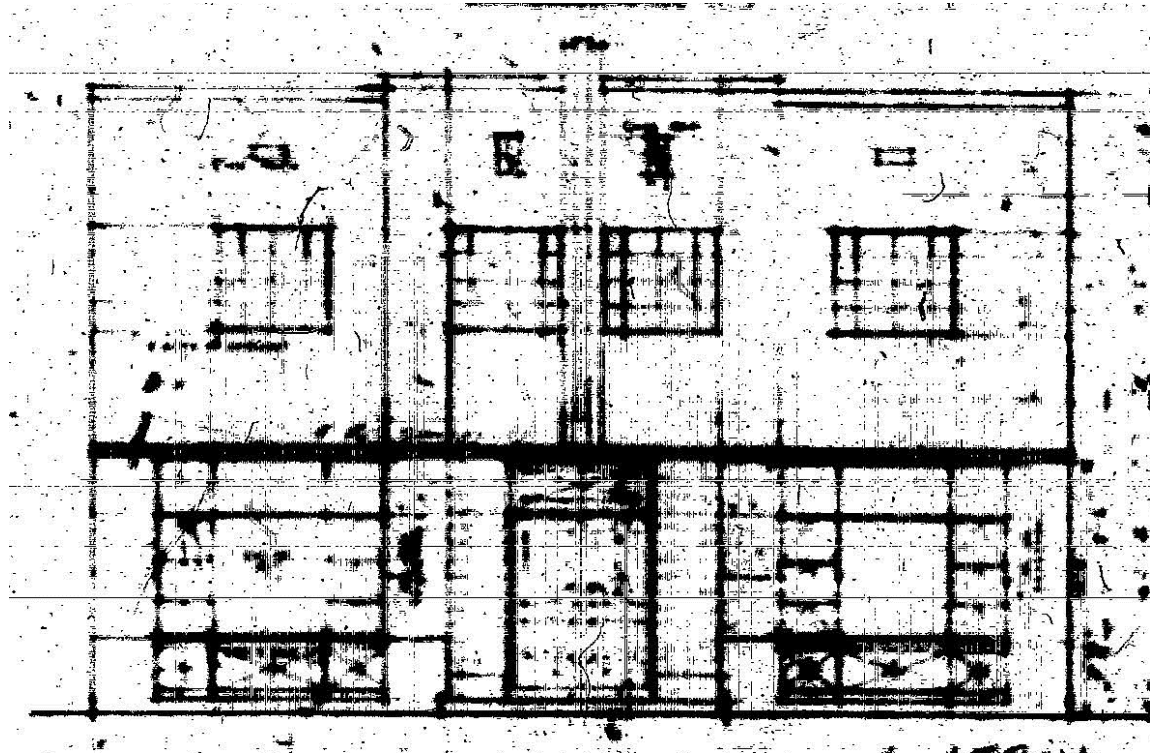
INTERIOR + EXTERIOR ALTERATIONS
FOR:
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DATE: 06.05.2020

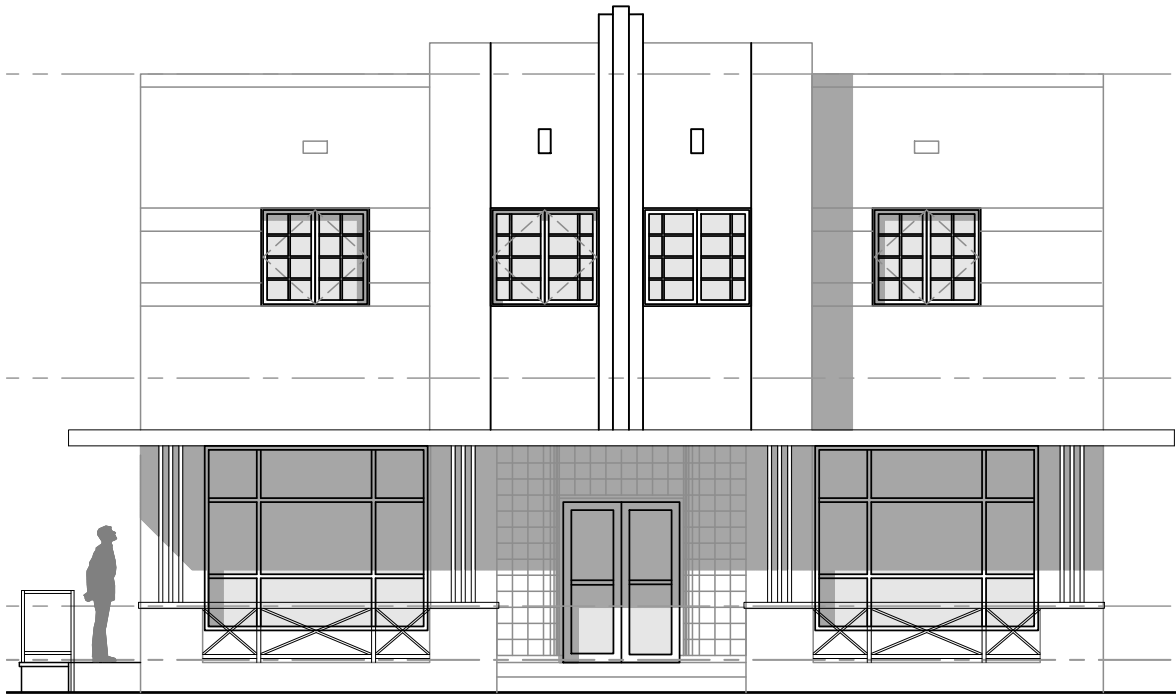
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2 MICROFILM
A 5.2 NTS



3 PROPOSED ELEVATION
A 5.2 NTS

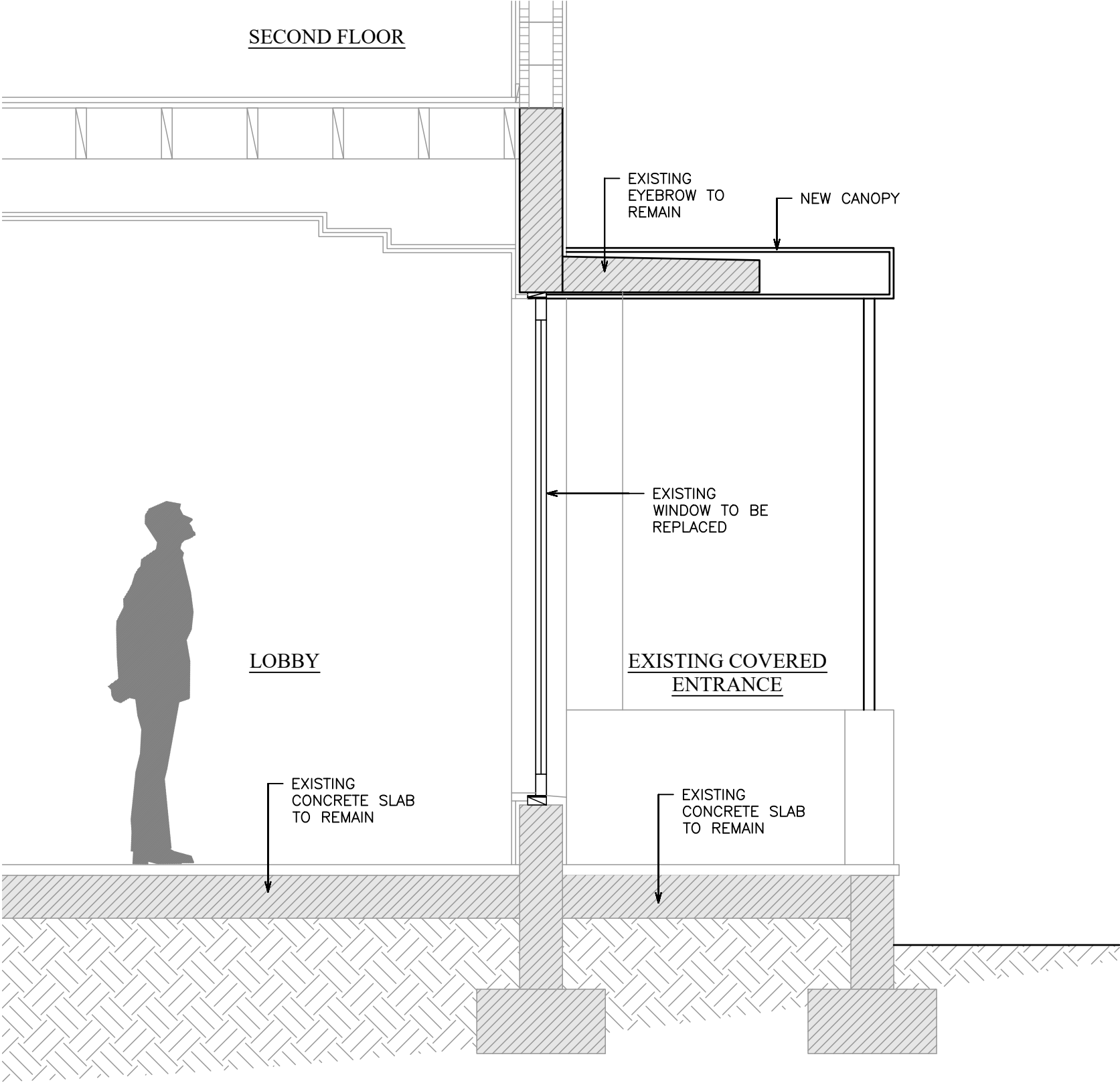
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1
NEW CANOPY DETAIL
A 5 . 3 NTS

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FLAT MOSS in ceiling and small lights



LOBBY

allula

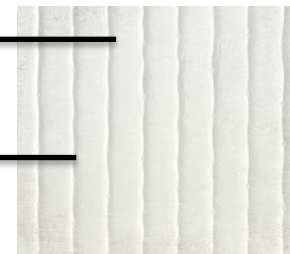


COUNTER

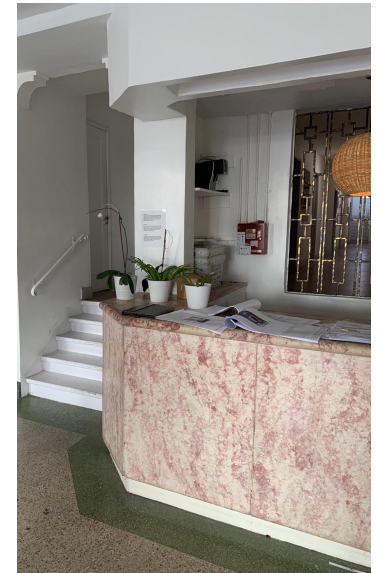
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Marble top



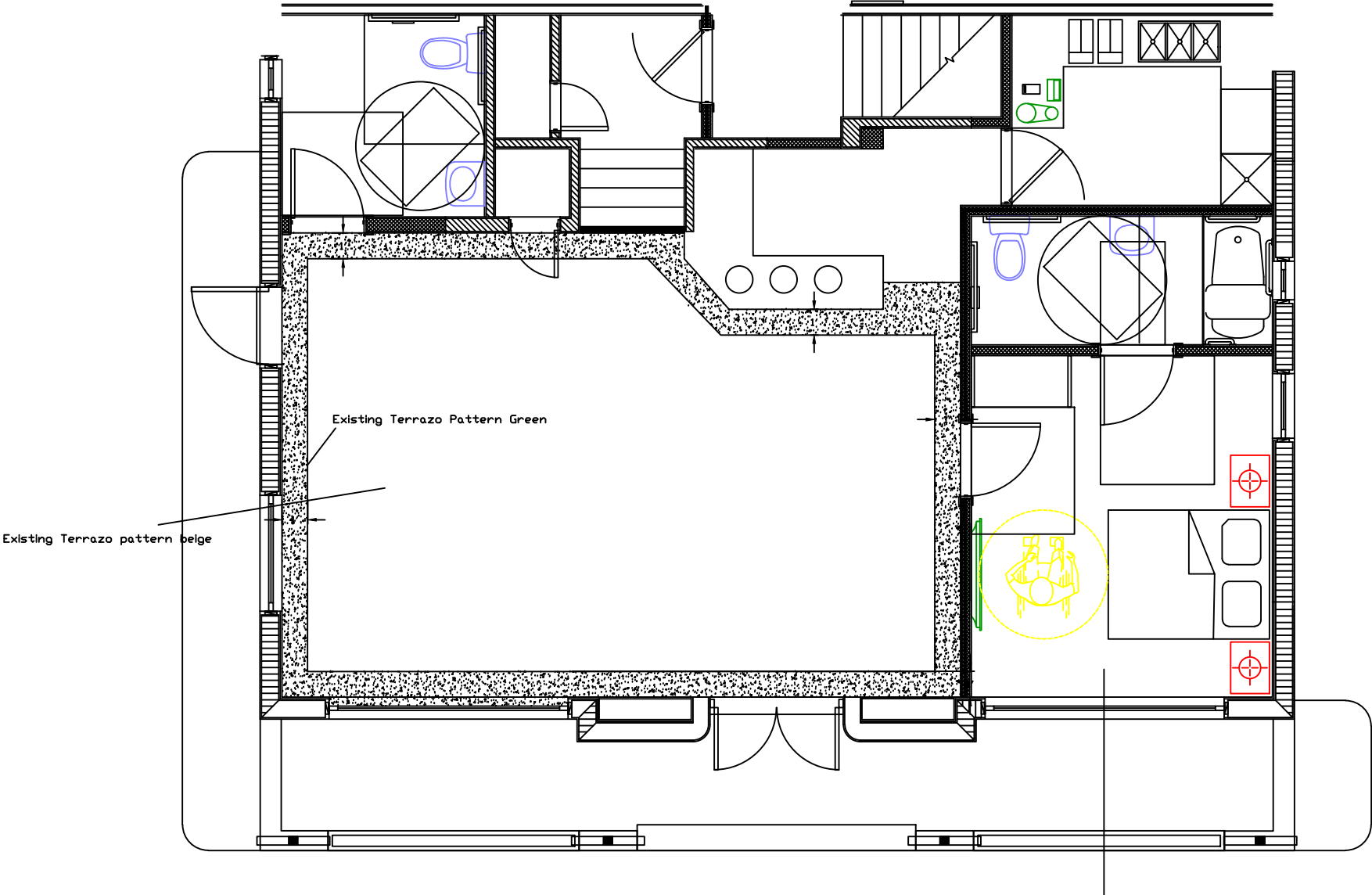
Tile on front



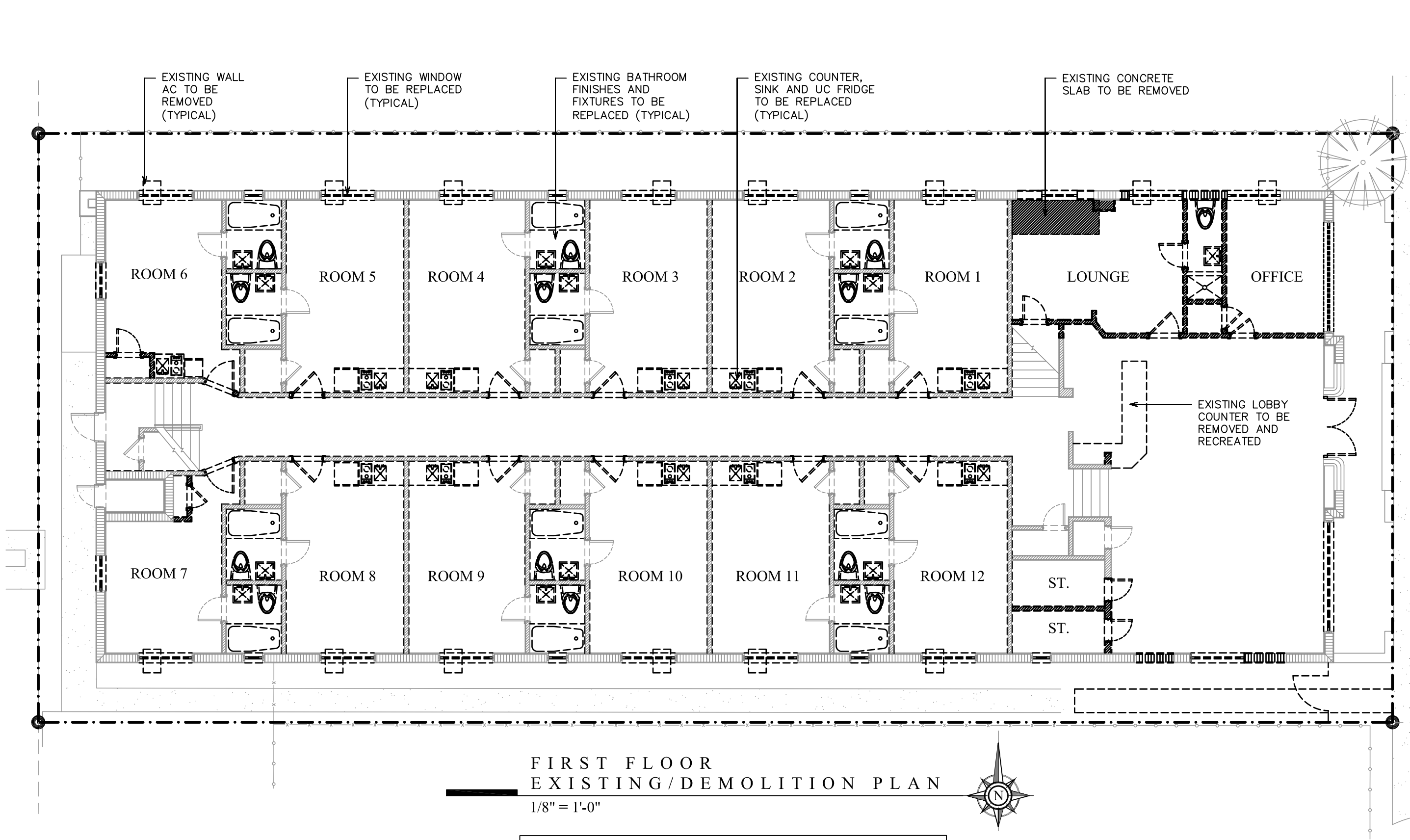
Existing

TERRAZO PATTERN
FLOOR

allula



PROPOSED FLOOR PLAN



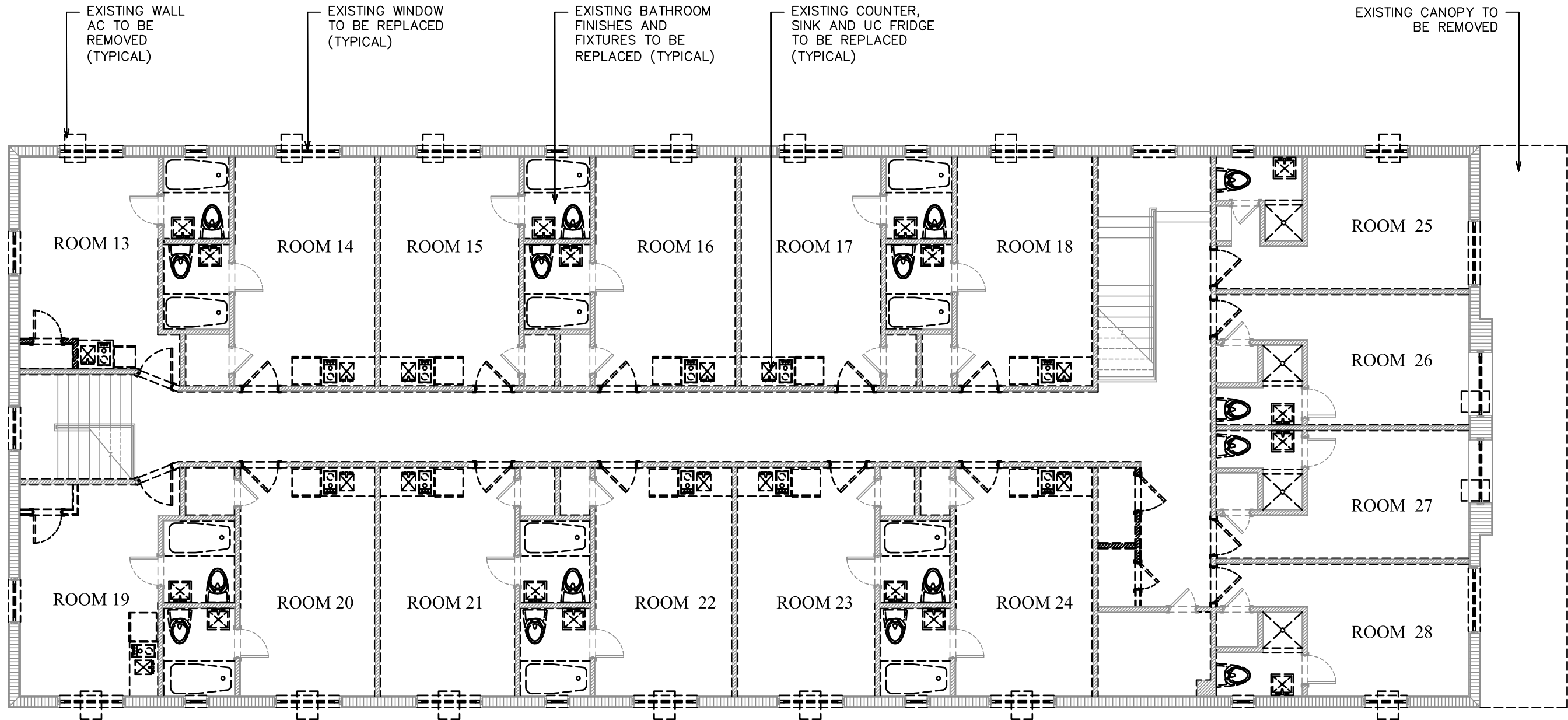
DEMOLITION LEGEND	
	EXISTING MASONRY BLOCK WALL TO REMAIN
	EXISTING FRAMED PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED

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SECOND FLOOR
EXISTING/DEMOLITION PLAN

1/8" = 1'-0"



DEMOLITION LEGEND	
	EXISTING MASONRY BLOCK WALL TO REMAIN
	EXISTING FRAMED PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED

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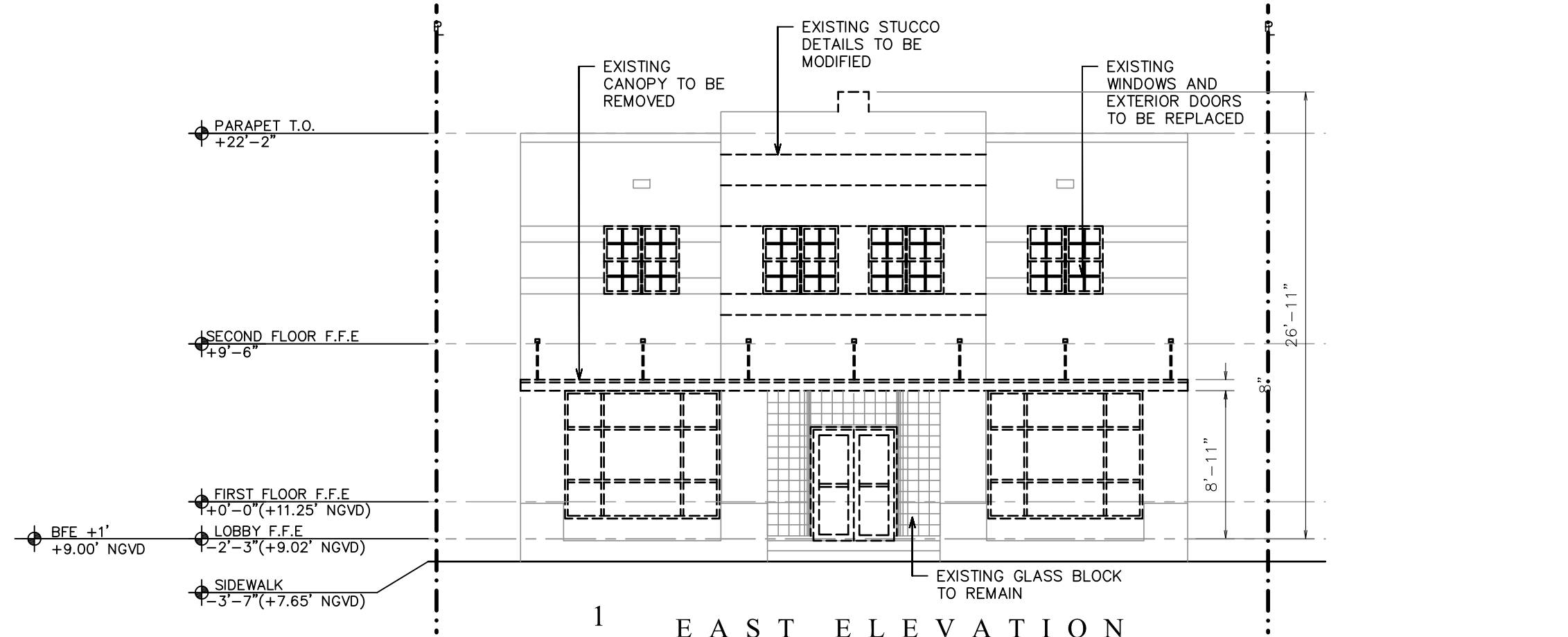
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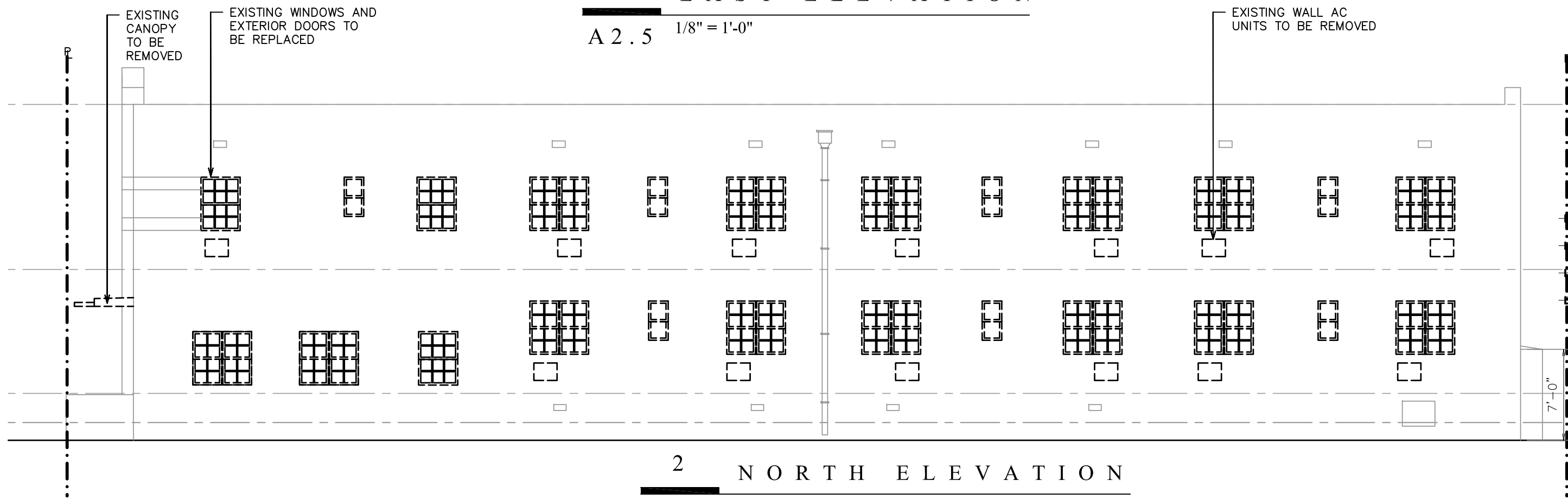
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1 EAST ELEVATION
A 2.5 1/8" = 1'-0"



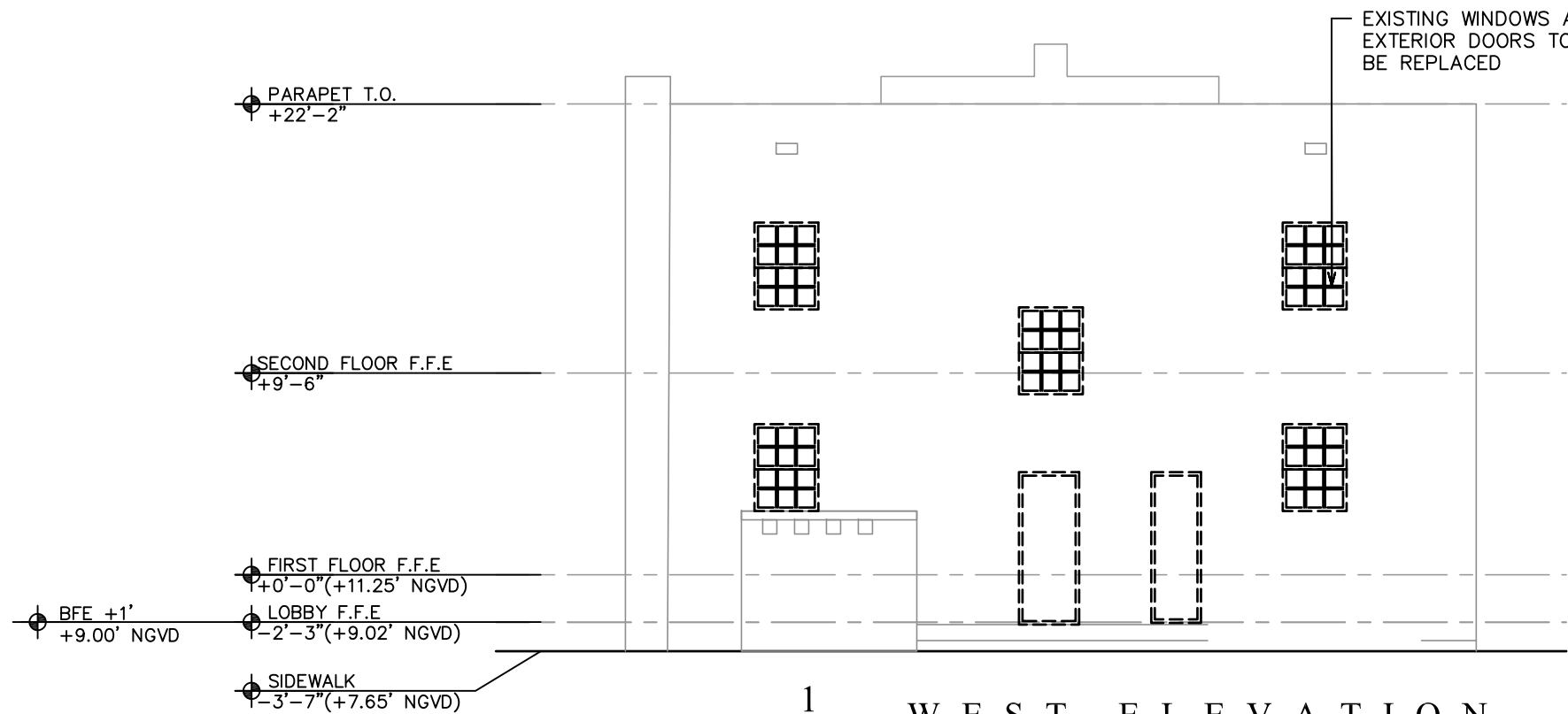
2 NORTH ELEVATION
A 2.5 1/8" = 1'-0"

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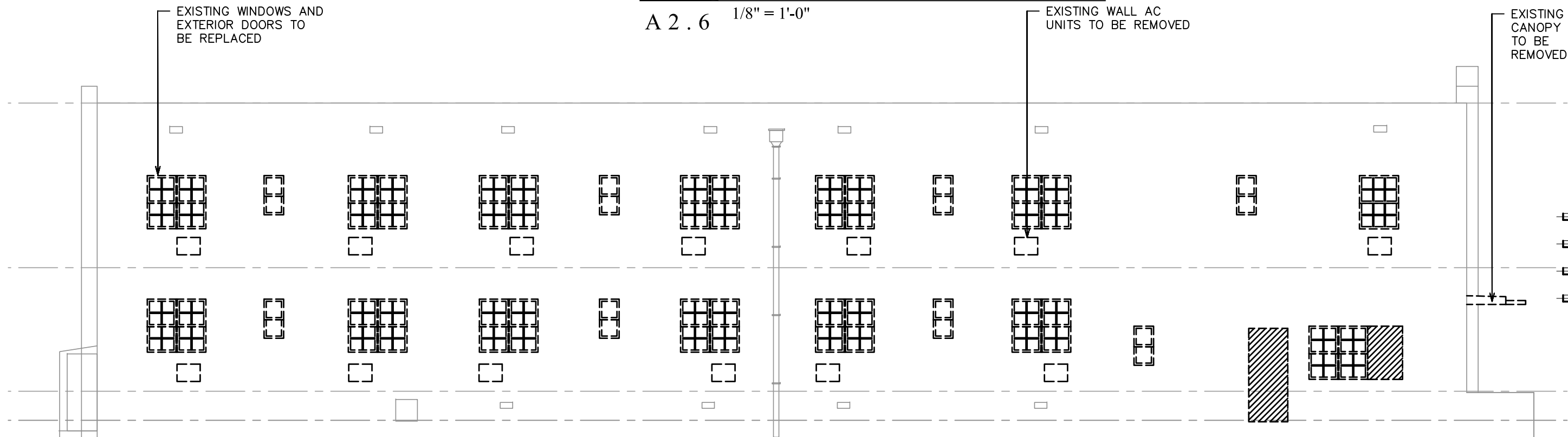
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1 WEST ELEVATION

A 2 . 6 1/8" = 1'-0"



2 SOUTH ELEVATION

A 2 . 6 1/8" = 1'-0"

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