

1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

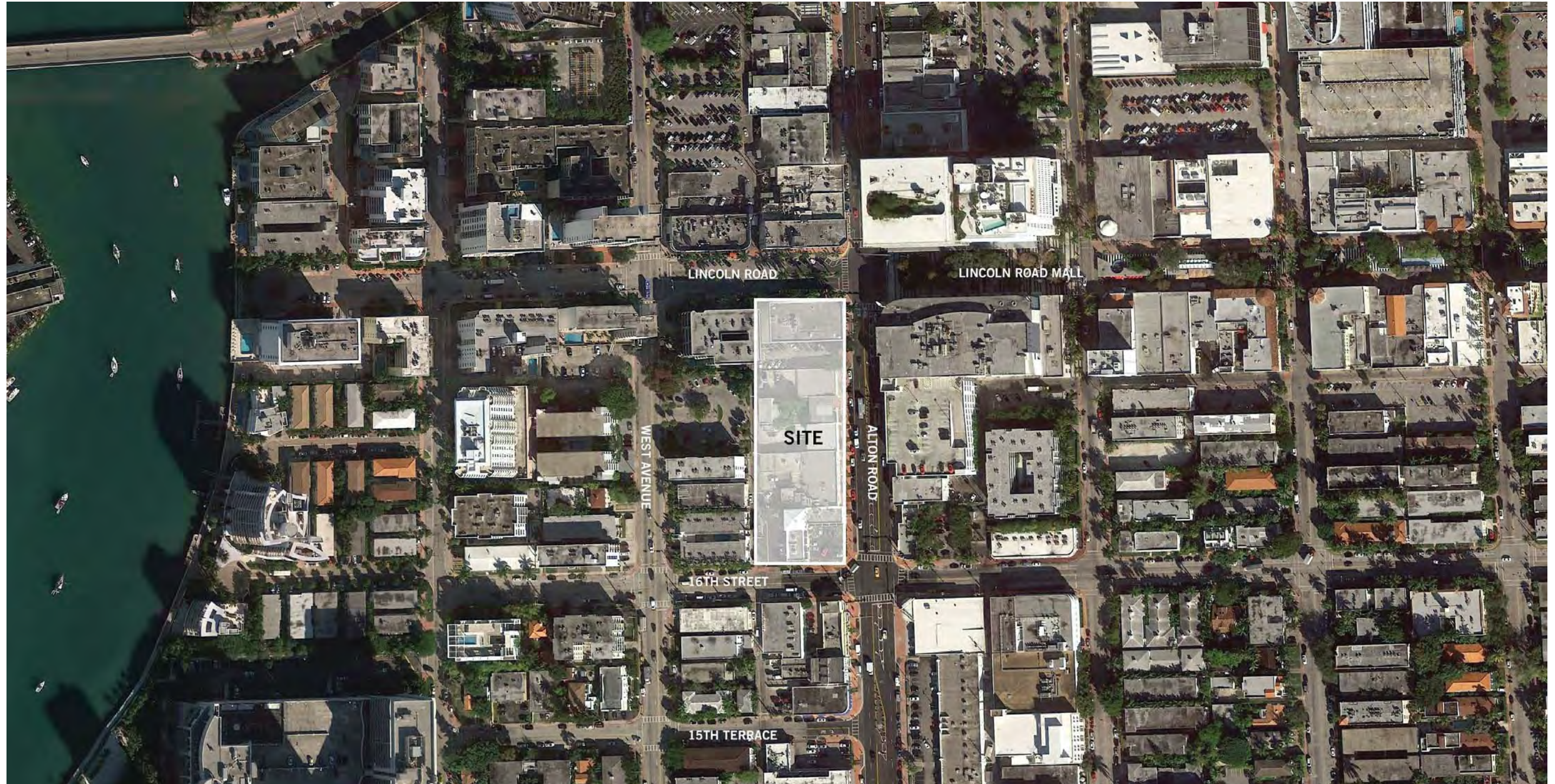
DESIGN REVIEW BOARD

ORIGINAL SUBMITTAL APRIL 15, 2016

REVISED SUBMITTAL OCT. 28, 2016

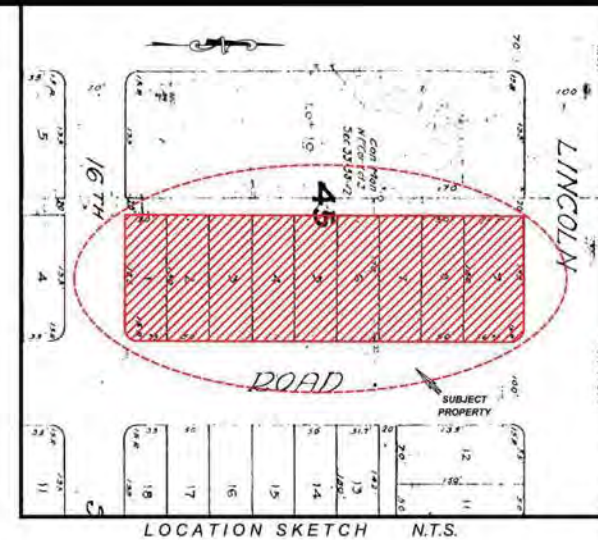
CURRENT REVISED SUBMITTAL JULY 19, 2017

FINAL SUBMITTAL OCT. 03, 2017

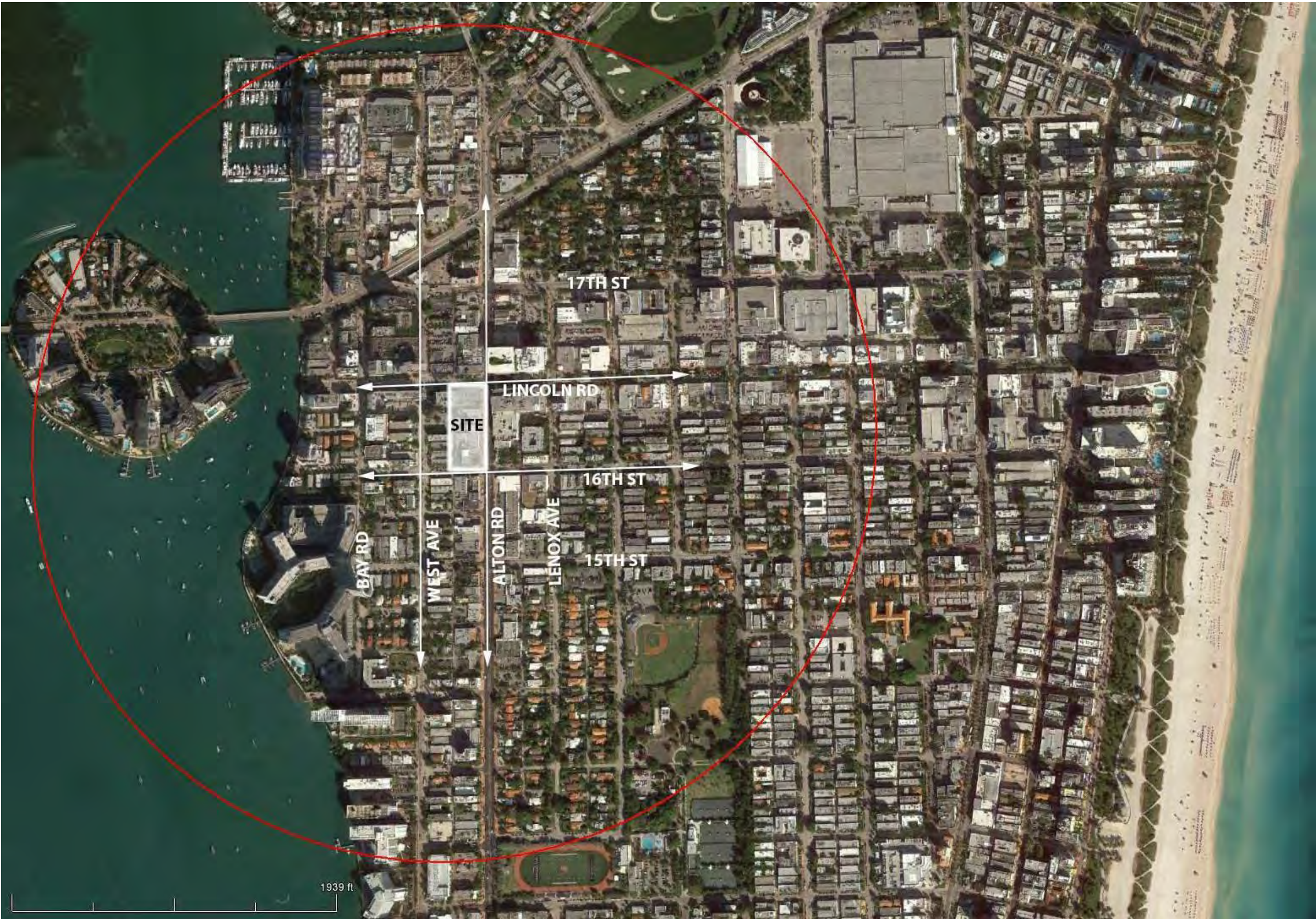


GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET

[illegible]

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806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

**1212
LINCOLN ROAD**



2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

**URBAN ROBOT
LLC**

420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A

2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**DESIGN REVIEW
BOARD
FINAL SUBMITTAL
08-03-2017**

WORK	ISSUE	DATE
Job Number	810414.000	
Drawn	Author	
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Approved	Approver	
TITLE		

LOCATION PLAN

SHEET NUMBER

A00-00A

NEW VARIANCE SOUGHT OCT. 03, 2017

ZONING DATA

ZONING DATA SUMMARY		
SITE AREA = 70,666 SF		
ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS		
REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USED)	2
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW+ 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% = 35,305 SF (141,215 X .25)	49,480 SF
MINIMUM LOT AREA	7000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)		
REGULATION (PEDESTAL + TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES: 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT, 10 FT IF ABUTTING RESIDENTIAL	VARIES: 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUEST NO. 1) GRANTED JULY 5, 2016
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)		
REGULATION (PEDESTAL + TOWER)	REQUIREMENT	PROPOSED
PEDESTAL - FRONT	20 FT	VARIES: 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5 FOR FLOORS ABOVE SECOND FLOOR) GRANTED JULY 5, 2016
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	37'-9" (SUM OF SIDE YARDS = 8% OF LOT WIDTH)	VARIES: 0 FT TO 15'-7" (VARIANCE REQUEST NO. 3) GRANTED JULY 5, 2016
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES: 10 FT AT HOTEL GROUND FLOOR & 2ND, 0" ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 4) GRANTED JULY 5, 2016
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES: 0 FT TO 4'-9" (VARIANCE REQUEST NO. 6) GRANTED JULY 5, 2016
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	37'-9" (8% OF LOT WIDTH)	0 FT (VARIANCE REQUEST NO. 4) GRANTED JULY 5, 2016
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2) GRANTED JULY 5, 2016
130-33@ OFF STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2,3,4,5 AND 6		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICES	310 SPACES = 92,725 SF/300 (1 SPCE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	87	87
BICYCLE FOR RETAIL	(10) SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	(10) SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	(17) SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES FOR LONG TERM	(17) SHORT TERM / 4 LONG TERM
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
REGULATION	3 SPACES (3 SPACES FOR 101-200 UNITS)	3
HOTEL RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5
142-306 DEVELOPMENT REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY HOTEL)		
REGULATION	REQUIREMENT	PROPOSED
MINIMUM UNIT SIZE	300-335 SF (15% OF THE UNITS) AND 335+ SF (85% OF THE UNITS)	VARIANCE REQUESTED FOR 187 SF UNITS THROUGHOUT (VARIANCE REQUEST NO. 9)
142-1161 HEIGHT REGULATION EXCEPTIONS		
REGULATION	REQUIREMENT	PROPOSED
ROOF DECK HEIGHT EXCEPTION	DECKS DO NOT EXCEED 50% OF ENCLOSED FLOOR AREA BELOW ELEVATOR BULKHEADS OR MECHANICAL ROOMS BATHROOMS REQUIRED BY FLORIDA BUILDING CODE	VARIANCE REQUESTED FOR DECK TO BE AT 5'-0" (VARIANCE REQUEST NO. 8) GRANTED OCT. 28, 2016

DRAWING LIST

Sheet Number	Sheet Name
A00	COVER SHEET
SUR-01	SURVEY
A00 -14	LEVEL 01 PLAN - PHASE 1
A00 -15	LEVEL 02 PLAN - PHASE 1
A00 -16	LEVEL 03 PLAN - PHASE 1
A00-00	ZONING DATA AND DRAWING LIST
A00-00A	LOCATION PLAN
A00-01A	ZONING AND VARIANCES
A00-01B	ZONING AND VARIANCES
A00-01C	FAR DIAGRAMS
A00-01D	FAR DIAGRAMS
A00-01E	FAR DIAGRAMS
A00-01G	HOTEL UNITS
A00-01H	HOTEL AREA DIAGRAMS
A00-01I	HOTEL AREA DIAGRAMS
A00-01J	HOTEL AREA DIAGRAMS
A00-01K	HOTEL ROOM COMPARISON
A00-02	SITE PLAN
A00-03	EXISTING BUILDING KEY DIRECTIONAL PLAN
A00-03A	EXISTING BUILDING SITE PHOTOS
A00-03B	EXISTING BUILDING SITE PHOTOS
A00-03C	EXISTING BUILDING SITE PHOTOS
A00-03D	EXISTING BUILDING SITE PHOTOS
A00-03E	EXISTING BUILDING SITE PHOTOS
A00-03F	EXISTING BUILDING SITE PHOTOS
A00-04	EXISTING CONTEXT KEY DIRECTIONAL PLAN
A00-04A	EXISTING CONTEXT SITE PHOTOS
A00-04B	EXISTING CONTEXT SITE PHOTOS
A00-04C	EXISTING CONTEXT SITE PHOTOS
A00-04D	EXISTING CONTEXT SITE PHOTOS
A00-04E	EXISTING CONTEXT SITE PHOTOS
A00-05	LEVEL 01 PLAN
A00-06	LEVEL 02 PLAN
A00-07	LEVEL 03 PLAN
A00-08	LEVEL 04 PLAN
A00-09	LEVEL 05 PLAN
A00-10	ROOF PLAN
A00-10A	ROOF PAVING PATTERN
A00-12A	EXTERIOR ELEVATIONS
A00-012B	NORTH ELEVATION
A00-012C	SOUTH ELEVATION
A00-012D	WEST ELEVATION
A00-012E	PARKING GARAGE ELEVATIONS
A00-13	BUILDING SECTIONS
A00-17	LEVEL 04 PLAN - PHASE 1
A00-18	LEVEL 05 PLAN - PHASE 1
A00-19	ROOF PLAN - PHASE 1
A00-21	ELEVATION PHASING
A00-22	WEST AVENUE ELEVATION AXO
A00-23	PERSPECTIVE VIEWS
A00-24	RENDERING
A00-25	RENDERING
L 203	ROOF LEVEL LANDSCAPE PLAN
L 303	ROOF LEVEL LIGHTING PLAN
E00-01	LEVEL 01 PHOTOMETRIC PLAN
E00-02	LEVEL 02 PHOTOMETRIC PLAN
E00-03	LEVEL 03 PHOTOMETRIC PLAN
E00-04	LEVEL 04 PHOTOMETRIC PLAN
E00-05	LEVEL 05 PHOTOMETRIC PLAN
E00-06	ROOF PHOTOMETRIC PLAN
APPENDIX A	GRAPHICS INFORMATION FOR REFERENCE ONLY
APPENDIX B	CITIZEN M INFORMATION FOR REFERENCE ONLY
APPENDIX C	PREVIOUS DRB PLANS FOR REFERENCE ONLY

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ZONING AND
VARIANCES

SHEET NUMBER

A00-01A

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VARIANCES GRANTED JULY 05, 2016

VARIANCE REQUEST NO. 3:

A side street setback pedestal variance to permit the hotel use to locate from 0 feet to 15'7" from the north property line.

VARIANCE REQUEST NO. 4:

A side street setback tower variance to permit the hotel use 0 feet from the north property line.

VARIANCE REQUESTS NO. 5 :

A front setback pedestal variance to permit the hotel use to locate from 0 feet to 4'9" from the east property line above second floor.

VARIANCE REQUESTS NO. 6 :

A front setback tower variance to permit the hotel use to locate from 0 feet to 4'9" from the east property line.

VARIANCES GRANTED OCT. 28, 2016

VARIANCE REQUEST NO. 8

Roof variance request to allow deck at 5'-0".

VARIANCES GRANTED JULY 05, 2016

VARIANCE REQUESTS NO. 1-A:

A rear pedestal setback variance to permit the hotel use to be located 10 feet from the rear on the first and second floors.

VARIANCE REQUESTS NO. 1-B:

A rear setback pedestal variance to permit the hotel use to be located 0 feet from the rear on the third floor and above.

VARIANCE REQUESTS NO. 2:

A rear setback tower variance to permit the hotel use to be located 0 feet from the rear.

VARIANCE REQUEST NO. 7A:

A rear setback pedestal variance to permit the commercial floors (second and above) to be located at 0 feet where 5 feet would be required.

VARIANCE REQUEST NO. 7B:

A rear setback tower variance to permit the commercial floors (second and above) to be located at 0 feet where 5 feet would be required.

LINCOLN ROAD

EXISTING 20' ALLEY

ALTON ROAD

16TH STREET

1 PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

LINCOLN ROAD

ALTON ROAD

16TH STREET

2 EXISTING CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

0'-0" SETBACK FOR
EXISTING BUILDING

EXISTING TO DEMOLISH
IN PHASE 2

EXISTING TO
REMAIN
2,005 SF

SITE AREA
55,551 SF

2ND FLOOR TO BE
DEMOLISHED

EXISTING TO
REMAIN
2,005 SF

EXISTING
TO
REMAIN
2,815 SF

SITE AREA
15,115 SF

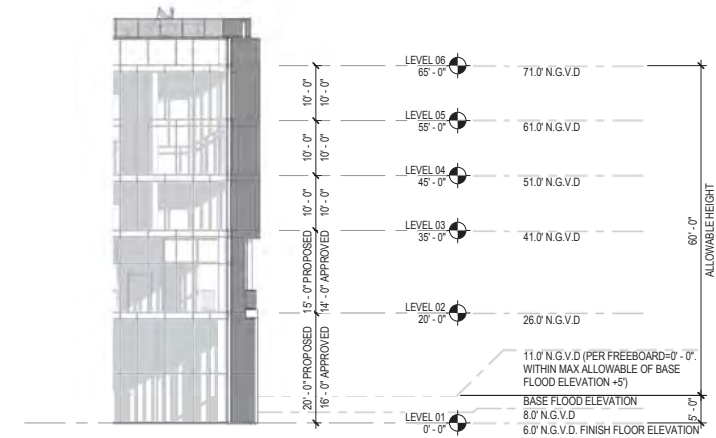
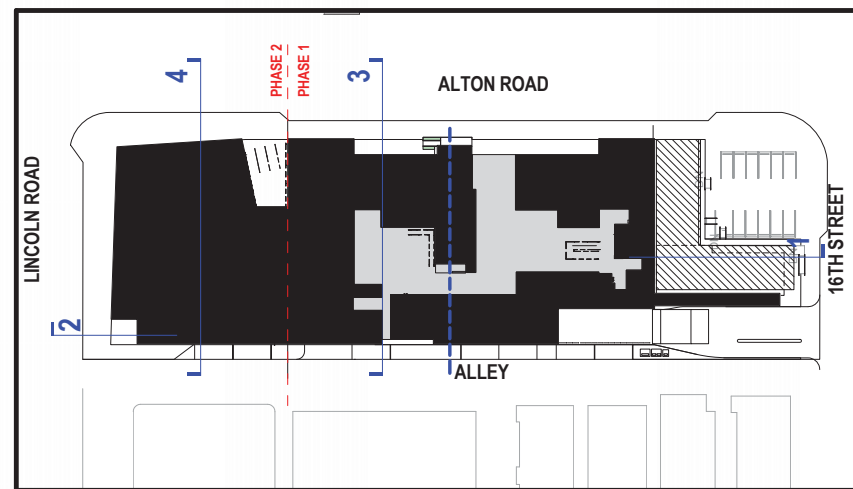
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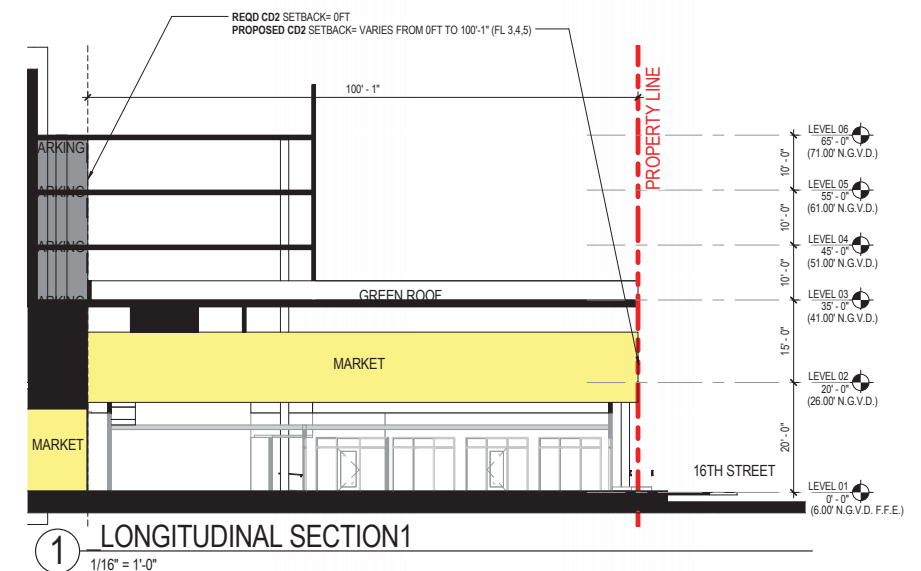
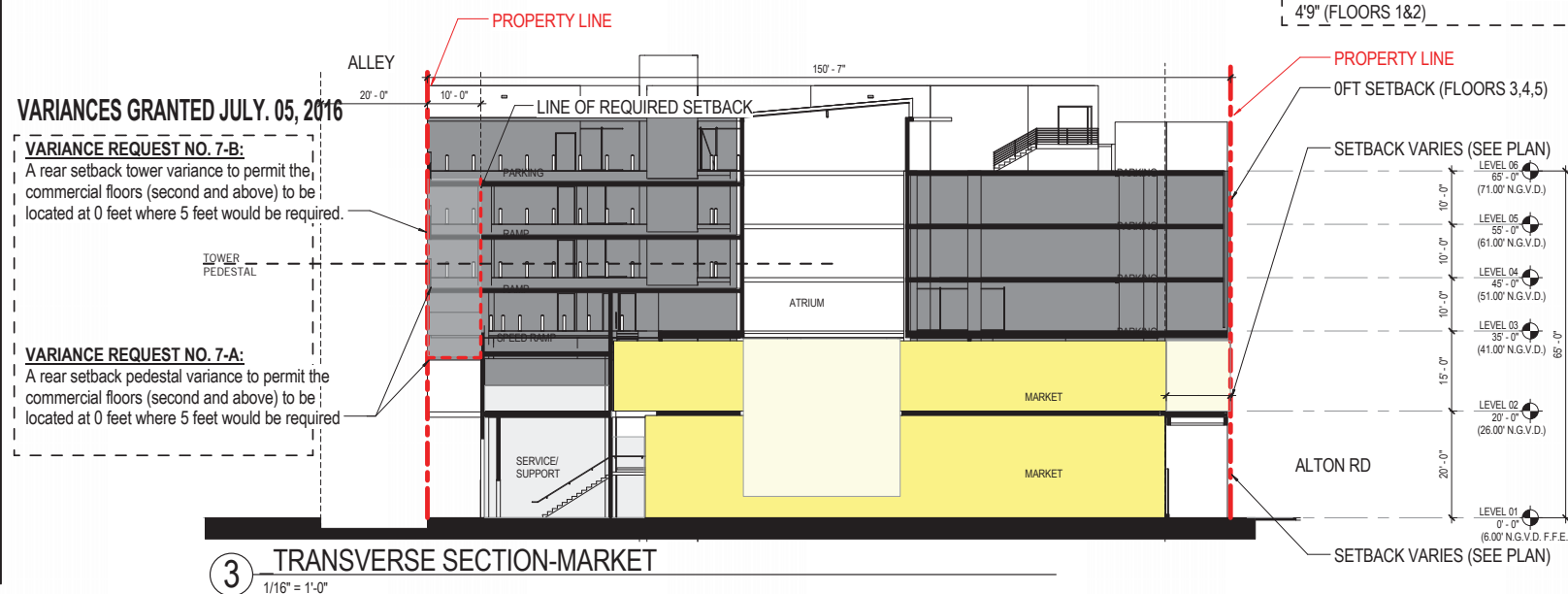
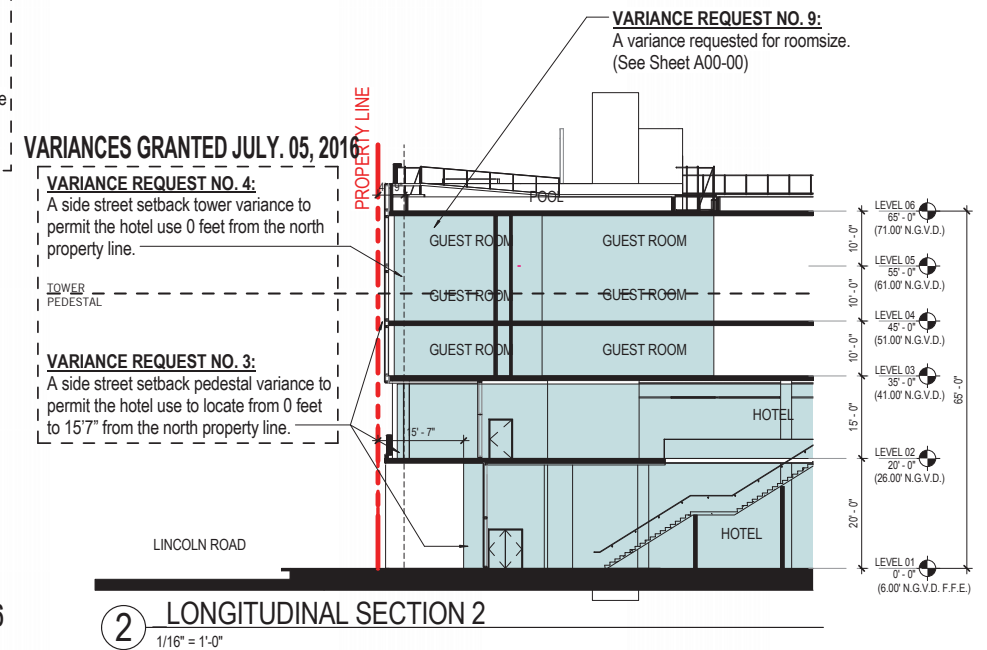
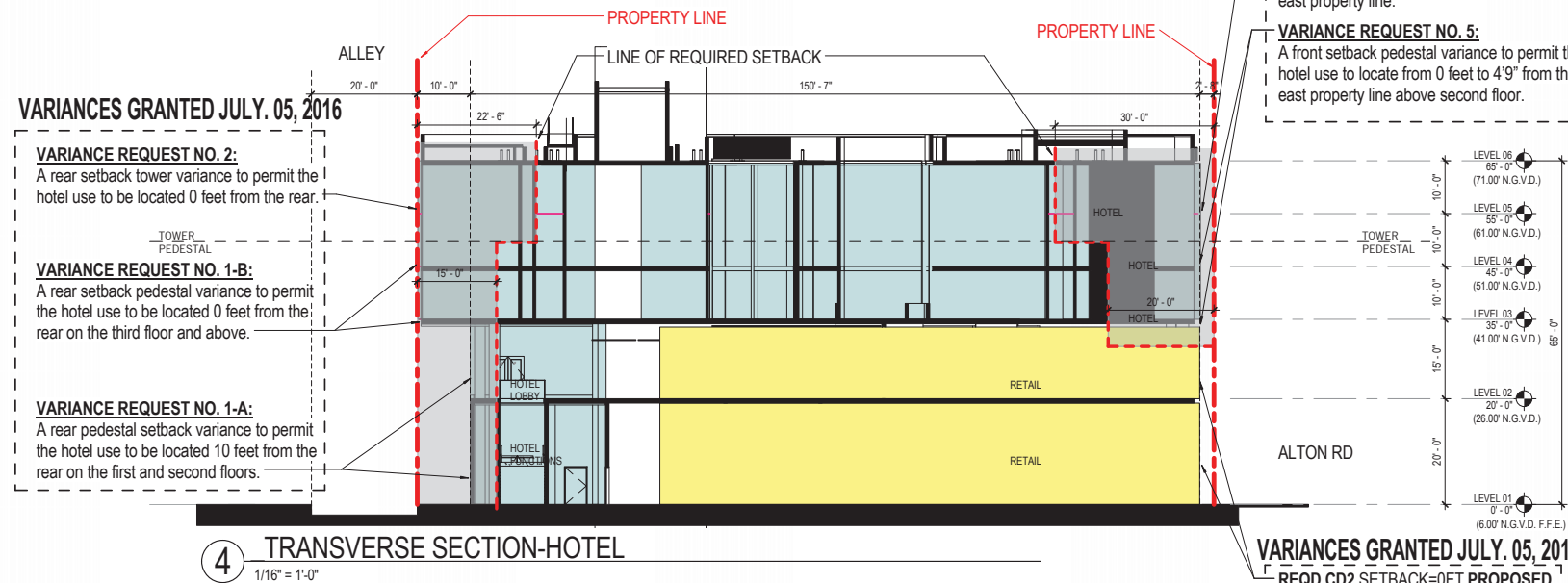
ZONING AND VARIANCES

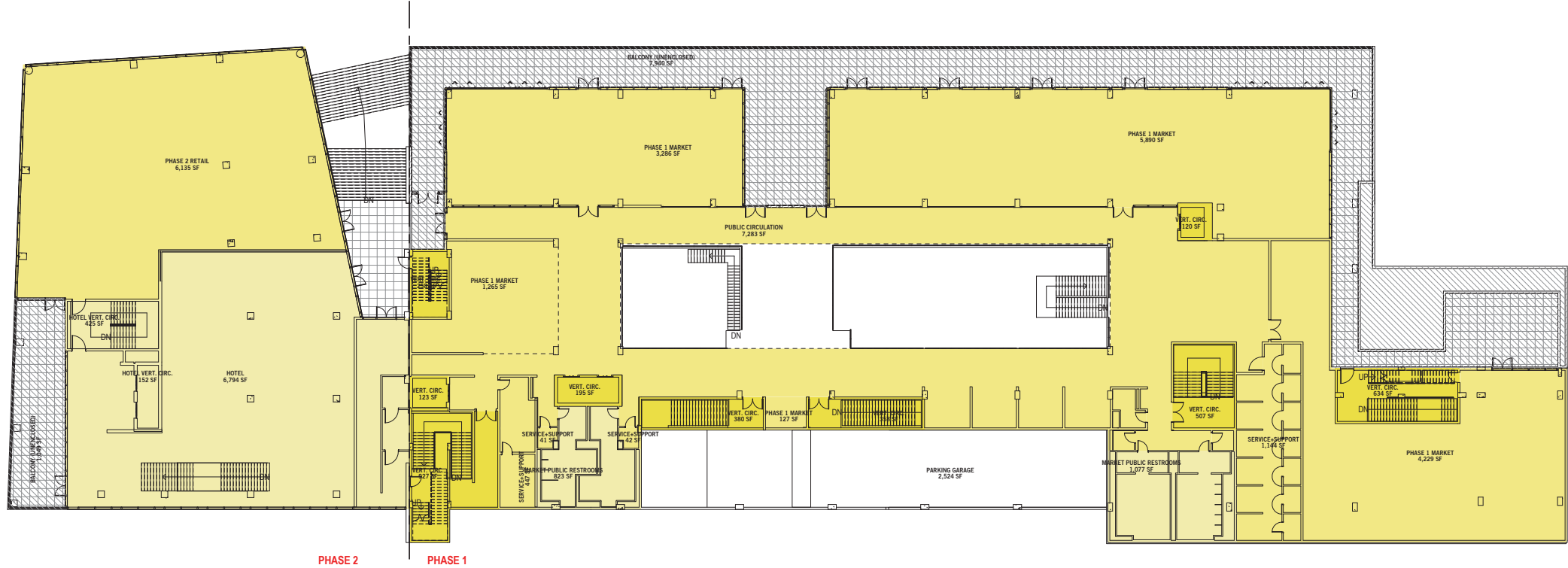
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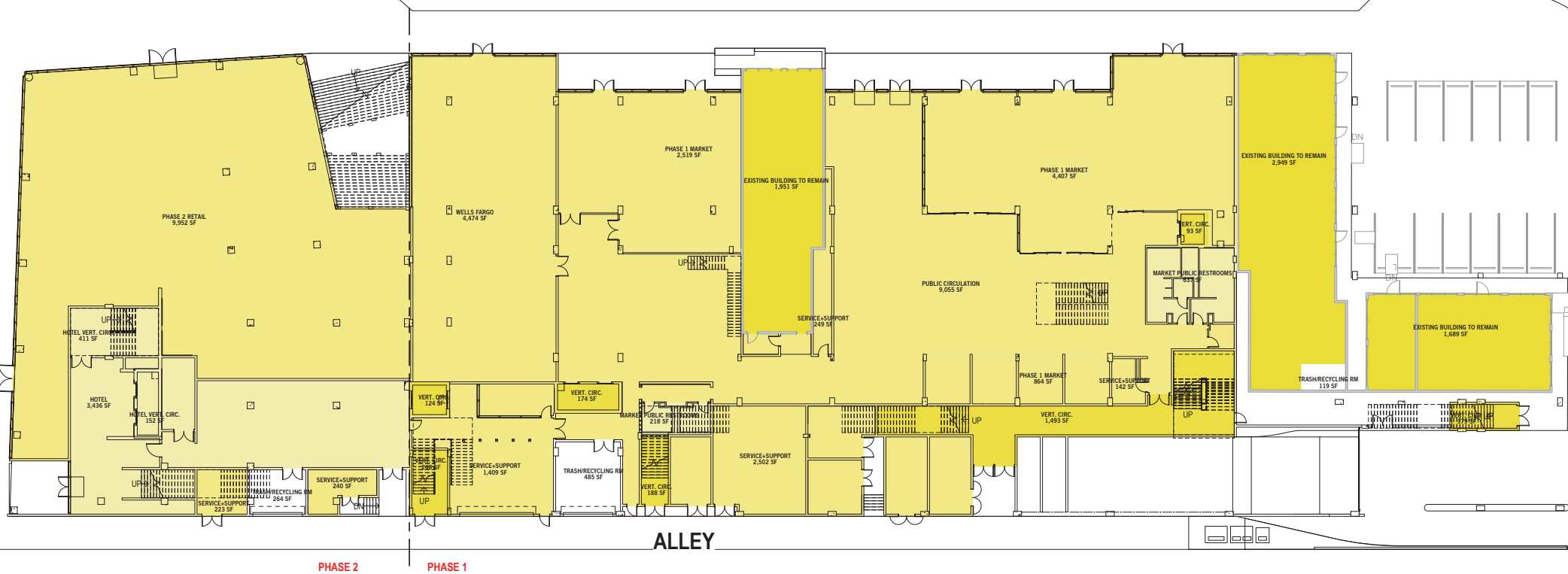


5 FREEBOARD ELEVATION DIAGRAM
1/16" = 1'-0"





2 LEVEL 02
1" = 20'-0"



1 LEVEL 01
1" = 20'-0"

FAR AREA DRB		
wt	AREA NAME	AREA

LEVEL 01	PHASE 2 RETAIL	9,952 SF
LEVEL 01	WELLS FARGO	4,474 SF
LEVEL 01	HOTEL	3,438 SF
LEVEL 01	HOTEL VERT. CIRC.	152 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,949 SF
LEVEL 01	PUBLIC CIRCULATION	9,055 SF
LEVEL 01	PHASE 1 MARKET	2,519 SF
LEVEL 01	PHASE 1 MARKET	4,407 SF
LEVEL 01	VERT. CIRC.	174 SF
LEVEL 01	SERVICE+SUPPORT	1,409 SF
LEVEL 01	VERT. CIRC.	124 SF
LEVEL 01	VERT. CIRC.	188 SF
LEVEL 01	VERT. CIRC.	1,493 SF
LEVEL 01	VERT. CIRC.	179 SF
LEVEL 01	VERT. CIRC.	93 SF
LEVEL 01	VERT. CIRC.	248 SF
LEVEL 01	HOTEL VERT. CIRC.	411 SF
LEVEL 01	SERVICE+SUPPORT	223 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	1,951 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	637 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	218 SF
LEVEL 01	PHASE 1 MARKET	864 SF
LEVEL 01	SERVICE+SUPPORT	142 SF
LEVEL 01	SERVICE+SUPPORT	65 SF
LEVEL 01	SERVICE+SUPPORT	249 SF
LEVEL 01	SERVICE+SUPPORT	2,502 SF
LEVEL 01	SERVICE+SUPPORT	240 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	1,689 SF
LEVEL 01: 28		50,042 SF

LEVEL 02	HOTEL VERT. CIRC.	152 SF
LEVEL 02	VERT. CIRC.	195 SF
LEVEL 02	VERT. CIRC.	507 SF
LEVEL 02	PHASE 1 MARKET	1,265 SF
LEVEL 02	PHASE 1 MARKET	5,890 SF
LEVEL 02	PHASE 1 MARKET	4,229 SF
LEVEL 02	PHASE 2 RETAIL	6,135 SF
LEVEL 02	PHASE 1 MARKET	3,286 SF
LEVEL 02	PUBLIC CIRCULATION	7,283 SF
LEVEL 02	SERVICE+SUPPORT	447 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	823 SF
LEVEL 02	VERT. CIRC.	298 SF
LEVEL 02	VERT. CIRC.	927 SF
LEVEL 02	SERVICE+SUPPORT	1,144 SF
LEVEL 02	HOTEL	6,794 SF
LEVEL 02	HOTEL VERT. CIRC.	425 SF
LEVEL 02	VERT. CIRC.	123 SF
LEVEL 02	VERT. CIRC.	380 SF
LEVEL 02	VERT. CIRC.	358 SF
LEVEL 02	VERT. CIRC.	634 SF
LEVEL 02	VERT. CIRC.	120 SF
LEVEL 02	SERVICE+SUPPORT	41 SF
LEVEL 02	SERVICE+SUPPORT	42 SF
LEVEL 02	SERVICE+SUPPORT	48 SF
LEVEL 02	SERVICE+SUPPORT	53 SF
LEVEL 02	SERVICE+SUPPORT	122 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	1,077 SF
LEVEL 02	PHASE 1 MARKET	537 SF
LEVEL 02	PHASE 1 MARKET	127 SF
LEVEL 02	PHASE 1 MARKET	721 SF
LEVEL 02: 30		44,140 SF

LEVEL 03	VERT. CIRC.	195 SF
LEVEL 03	SERVICE+SUPPORT	141 SF
LEVEL 03	HOTEL VERT. CIRC.	177 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 03	GUEST ROOMS	4,934 SF
LEVEL 03	VERT. CIRC.	223 SF
LEVEL 03	GUEST ROOMS	568 SF
LEVEL 03	VERT. CIRC.	512 SF
LEVEL 03	GUEST ROOMS	2,003 SF
LEVEL 03	GUEST ROOMS	2,052 SF
LEVEL 03	GUEST ROOMS	1,534 SF
LEVEL 03	VERT. CIRC.	106 SF
LEVEL 03	VERT. CIRC.	293 SF
LEVEL 03	VERT. CIRC.	129 SF
LEVEL 03: 14		15,017 SF

LEVEL 04	VERT. CIRC.	195 SF
LEVEL 04	SERVICE+SUPPORT	141 SF
LEVEL 04	VERT. CIRC.	223 SF
LEVEL 04	HOTEL VERT. CIRC.	177 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF
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LEVEL 05	VERT. CIRC.	177 SF
LEVEL 05: 14		15,017 SF

LEVEL 06	VERT. CIRC.	195 SF
LEVEL 06	VERT. CIRC.	224 SF
LEVEL 06	VERT. CIRC.	486 SF
LEVEL 06	VERT. CIRC.	126 SF
LEVEL 06	SERVICE+SUPPORT	141 SF
LEVEL 06	VERT. CIRC.	106 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	VERT. CIRC.	177 SF
LEVEL 06: 8		1,689 SF
		140,932 SF

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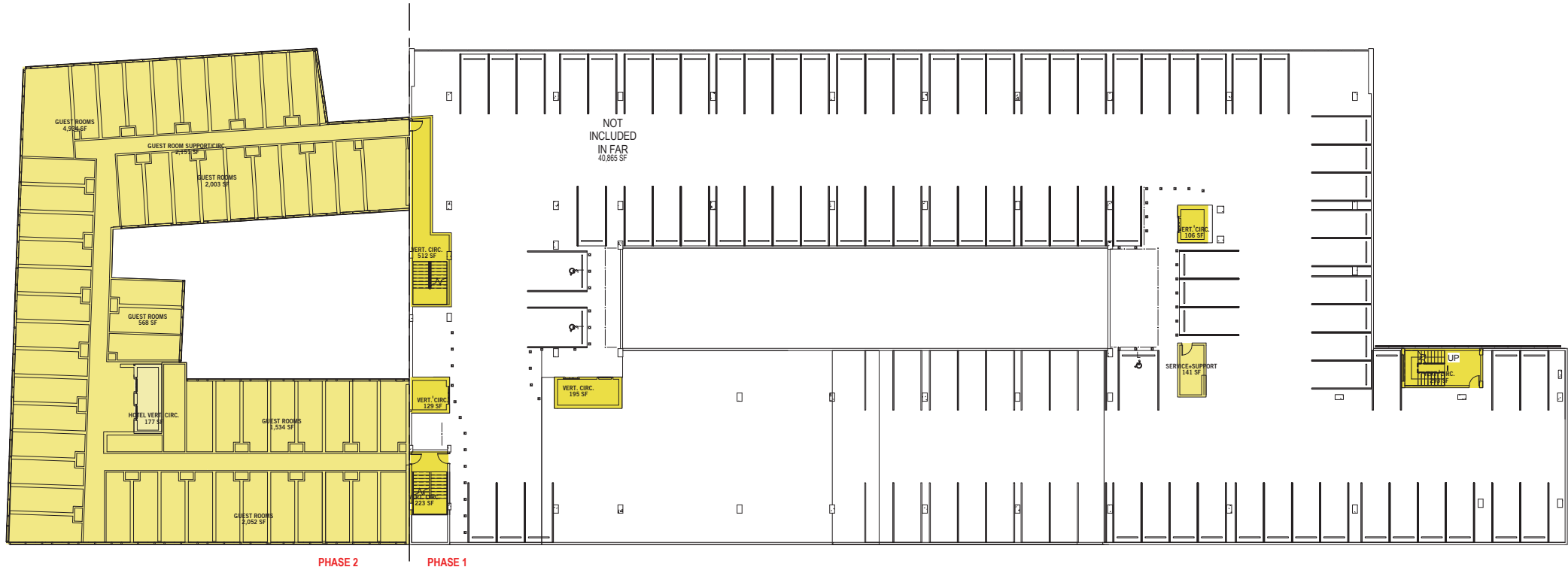
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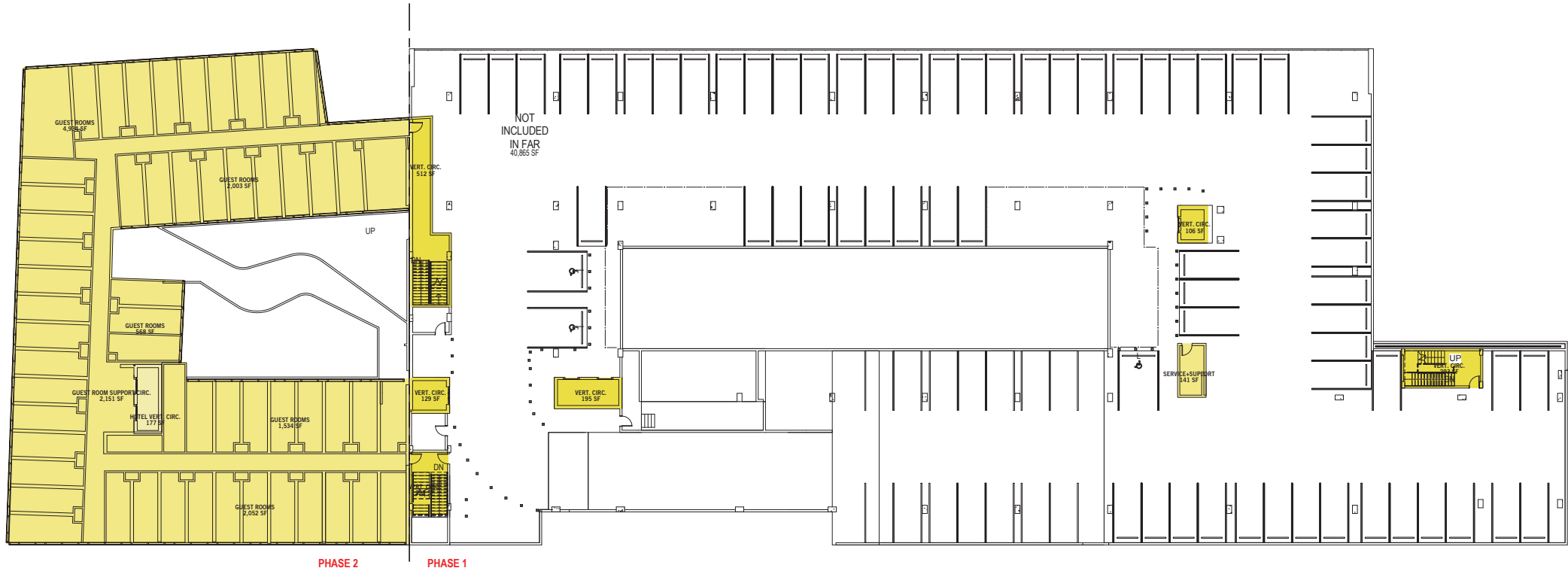
FAR DIAGRAMS

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1" = 20'-0"



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LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 03	GUEST ROOMS	4,934 SF
LEVEL 03	VERT. CIRC.	223 SF
LEVEL 03	GUEST ROOMS	568 SF
LEVEL 03	VERT. CIRC.	512 SF
LEVEL 03	GUEST ROOMS	2,003 SF
LEVEL 03	GUEST ROOMS	2,052 SF
LEVEL 03	GUEST ROOMS	1,534 SF
LEVEL 03	VERT. CIRC.	106 SF
LEVEL 03	VERT. CIRC.	293 SF
LEVEL 03	VERT. CIRC.	129 SF
LEVEL 03: 14		15,017 SF

LEVEL 04	VERT. CIRC.	195 SF
LEVEL 04	SERVICE+SUPPORT	141 SF
LEVEL 04	VERT. CIRC.	223 SF
LEVEL 04	HOTEL VERT. CIRC.	177 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 04	GUEST ROOMS	4,934 SF
LEVEL 04	GUEST ROOMS	2,003 SF
LEVEL 04	VERT. CIRC.	512 SF
LEVEL 04	VERT. CIRC.	129 SF
LEVEL 04	VERT. CIRC.	106 SF
LEVEL 04	VERT. CIRC.	293 SF
LEVEL 04	GUEST ROOMS	568 SF
LEVEL 04	GUEST ROOMS	1,534 SF
LEVEL 04	GUEST ROOMS	2,052 SF
LEVEL 04: 14		15,017 SF

LEVEL 05	VERT. CIRC.	195 SF
LEVEL 05	VERT. CIRC.	223 SF
LEVEL 05	VERT. CIRC.	512 SF
LEVEL 05	GUEST ROOMS	4,934 SF
LEVEL 05	GUEST ROOMS	568 SF
LEVEL 05	GUEST ROOMS	1,534 SF
LEVEL 05	GUEST ROOMS	2,052 SF
LEVEL 05	GUEST ROOMS	2,003 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 05	VERT. CIRC.	129 SF
LEVEL 05	SERVICE+SUPPORT	141 SF
LEVEL 05	VERT. CIRC.	106 SF
LEVEL 05	VERT. CIRC.	293 SF
LEVEL 05	VERT. CIRC.	177 SF
LEVEL 05: 14		15,017 SF

LEVEL 06	VERT. CIRC.	195 SF
LEVEL 06	VERT. CIRC.	224 SF
LEVEL 06	VERT. CIRC.	486 SF
LEVEL 06	VERT. CIRC.	126 SF
LEVEL 06	SERVICE+SUPPORT	141 SF
LEVEL 06	VERT. CIRC.	106 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	VERT. CIRC.	177 SF
LEVEL 06: 8		1,688 SF
		140,932 SF

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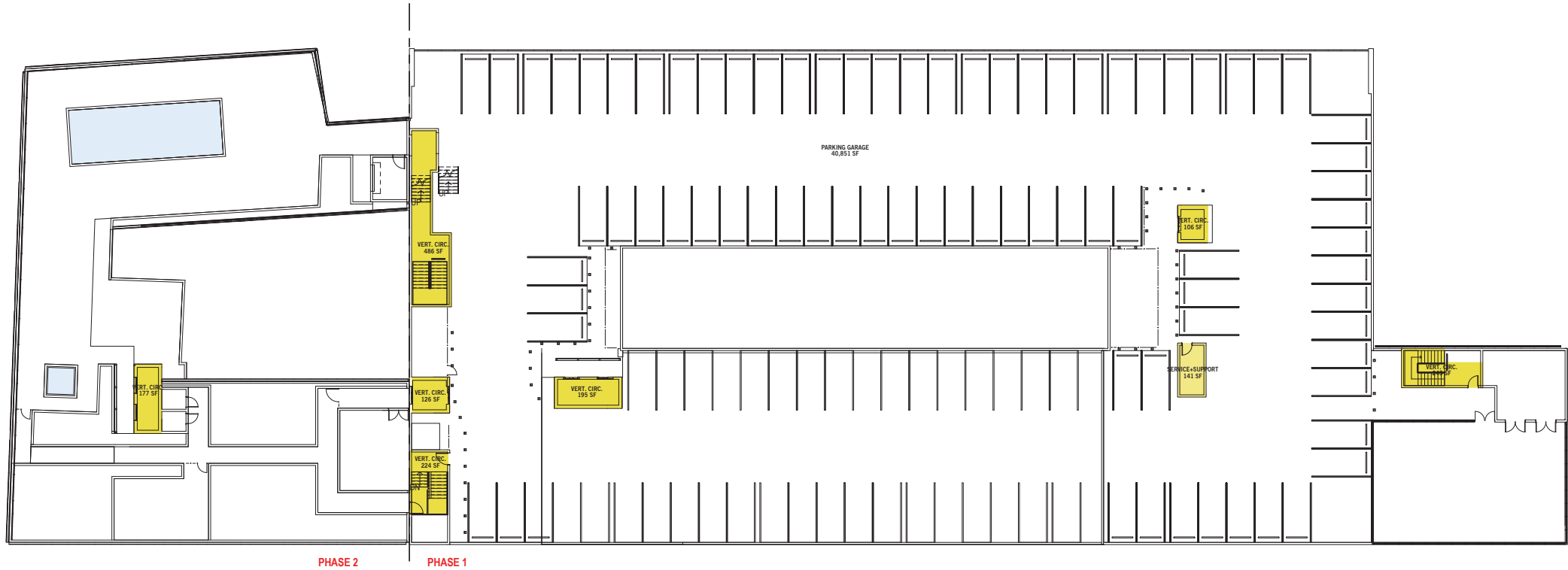
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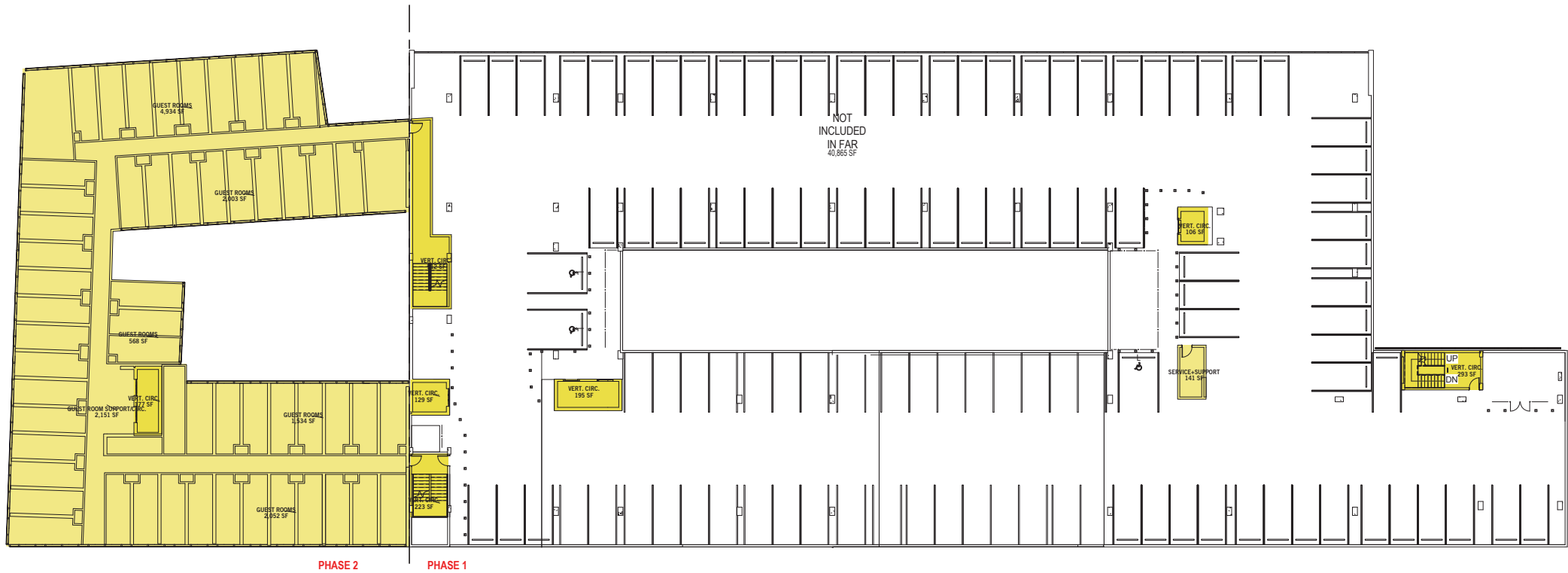
FAR DIAGRAMS

SHEET NUMBER

A00-01D



2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

FAR AREA DRB		
wt	AREA NAME	AREA

LEVEL 01	PHASE 2 RETAIL	9,952 SF
LEVEL 01	WELLS FARGO	4,474 SF
LEVEL 01	HOTEL	3,438 SF
LEVEL 01	HOTEL VERT. CIRC.	152 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,949 SF
LEVEL 01	PUBLIC CIRCULATION	9,055 SF
LEVEL 01	PHASE 1 MARKET	2,519 SF
LEVEL 01	PHASE 1 MARKET	4,407 SF
LEVEL 01	VERT. CIRC.	174 SF
LEVEL 01	SERVICE+SUPPORT	1,409 SF
LEVEL 01	VERT. CIRC.	124 SF
LEVEL 01	VERT. CIRC.	188 SF
LEVEL 01	VERT. CIRC.	1,493 SF
LEVEL 01	VERT. CIRC.	179 SF
LEVEL 01	VERT. CIRC.	93 SF
LEVEL 01	VERT. CIRC.	248 SF
LEVEL 01	HOTEL VERT. CIRC.	411 SF
LEVEL 01	SERVICE+SUPPORT	223 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	1,951 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	637 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	218 SF
LEVEL 01	PHASE 1 MARKET	864 SF
LEVEL 01	SERVICE+SUPPORT	142 SF
LEVEL 01	SERVICE+SUPPORT	65 SF
LEVEL 01	SERVICE+SUPPORT	249 SF
LEVEL 01	SERVICE+SUPPORT	2,502 SF
LEVEL 01	SERVICE+SUPPORT	240 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	1,689 SF
LEVEL 01: 28		50,042 SF

LEVEL 02	HOTEL VERT. CIRC.	152 SF
LEVEL 02	VERT. CIRC.	195 SF
LEVEL 02	VERT. CIRC.	507 SF
LEVEL 02	PHASE 1 MARKET	1,265 SF
LEVEL 02	PHASE 1 MARKET	5,890 SF
LEVEL 02	PHASE 1 MARKET	4,229 SF
LEVEL 02	PHASE 2 RETAIL	6,135 SF
LEVEL 02	PHASE 1 MARKET	3,286 SF
LEVEL 02	PUBLIC CIRCULATION	7,283 SF
LEVEL 02	SERVICE+SUPPORT	447 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	823 SF
LEVEL 02	VERT. CIRC.	298 SF
LEVEL 02	VERT. CIRC.	927 SF
LEVEL 02	SERVICE+SUPPORT	1,144 SF
LEVEL 02	HOTEL	6,794 SF
LEVEL 02	HOTEL VERT. CIRC.	426 SF
LEVEL 02	VERT. CIRC.	123 SF
LEVEL 02	VERT. CIRC.	380 SF
LEVEL 02	VERT. CIRC.	358 SF
LEVEL 02	VERT. CIRC.	634 SF
LEVEL 02	VERT. CIRC.	120 SF
LEVEL 02	SERVICE+SUPPORT	41 SF
LEVEL 02	SERVICE+SUPPORT	42 SF
LEVEL 02	SERVICE+SUPPORT	48 SF
LEVEL 02	SERVICE+SUPPORT	53 SF
LEVEL 02	SERVICE+SUPPORT	122 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	1,077 SF
LEVEL 02	PHASE 1 MARKET	537 SF
LEVEL 02	PHASE 1 MARKET	127 SF
LEVEL 02	PHASE 1 MARKET	721 SF
LEVEL 02: 30		44,140 SF

LEVEL 03	VERT. CIRC.	195 SF
LEVEL 03	SERVICE+SUPPORT	141 SF
LEVEL 03	HOTEL VERT. CIRC.	177 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 03	GUEST ROOMS	4,934 SF
LEVEL 03	VERT. CIRC.	223 SF
LEVEL 03	GUEST ROOMS	568 SF
LEVEL 03	VERT. CIRC.	512 SF
LEVEL 03	GUEST ROOMS	2,003 SF
LEVEL 03	GUEST ROOMS	2,052 SF
LEVEL 03	GUEST ROOMS	1,534 SF
LEVEL 03	VERT. CIRC.	106 SF
LEVEL 03	VERT. CIRC.	293 SF
LEVEL 03	VERT. CIRC.	129 SF
LEVEL 03: 14		15,017 SF

LEVEL 04	VERT. CIRC.	195 SF
LEVEL 04	SERVICE+SUPPORT	141 SF
LEVEL 04	VERT. CIRC.	223 SF
LEVEL 04	HOTEL VERT. CIRC.	177 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 04	GUEST ROOMS	4,934 SF
LEVEL 04	GUEST ROOMS	2,003 SF
LEVEL 04	VERT. CIRC.	512 SF
LEVEL 04	VERT. CIRC.	129 SF
LEVEL 04	VERT. CIRC.	106 SF
LEVEL 04	VERT. CIRC.	293 SF
LEVEL 04	GUEST ROOMS	568 SF
LEVEL 04	GUEST ROOMS	1,534 SF
LEVEL 04	GUEST ROOMS	2,052 SF
LEVEL 04: 14		15,017 SF

LEVEL 05	VERT. CIRC.	195 SF
LEVEL 05	VERT. CIRC.	223 SF
LEVEL 05	VERT. CIRC.	512 SF
LEVEL 05	GUEST ROOMS	4,934 SF
LEVEL 05	GUEST ROOMS	568 SF
LEVEL 05	GUEST ROOMS	1,534 SF
LEVEL 05	GUEST ROOMS	2,052 SF
LEVEL 05	GUEST ROOMS	2,003 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	2,151 SF
LEVEL 05	VERT. CIRC.	129 SF
LEVEL 05	SERVICE+SUPPORT	141 SF
LEVEL 05	VERT. CIRC.	106 SF
LEVEL 05	VERT. CIRC.	293 SF
LEVEL 05	VERT. CIRC.	177 SF
LEVEL 05: 14		15,017 SF

LEVEL 06	VERT. CIRC.	195 SF
LEVEL 06	VERT. CIRC.	224 SF
LEVEL 06	VERT. CIRC.	486 SF
LEVEL 06	VERT. CIRC.	126 SF
LEVEL 06	SERVICE+SUPPORT	141 SF
LEVEL 06	VERT. CIRC.	106 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	VERT. CIRC.	177 SF
LEVEL 06: 8		1,688 SF
		140,932 SF

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HOTEL UNITS

SHEET NUMBER

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Between 186 SF and 218 SF
291 SF
421 SF

4 LEVEL 05
1/16" = 1'-0"



Between 186 SF and 218 SF
291 SF
421 SF

5 LEVEL 04
1/16" = 1'-0"



Between 186 SF and 218 SF
291 SF
421 SF

6 LEVEL 03
1/16" = 1'-0"

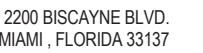
HOTEL GUEST ROOMS

	188 - 218 SF	291 SF	421 SF
LEVEL 03	54	1	1
LEVEL 04	54	1	1
LEVEL 05	54	1	1
TOTAL	162	3	3

TOTAL ROOM COUNT 168

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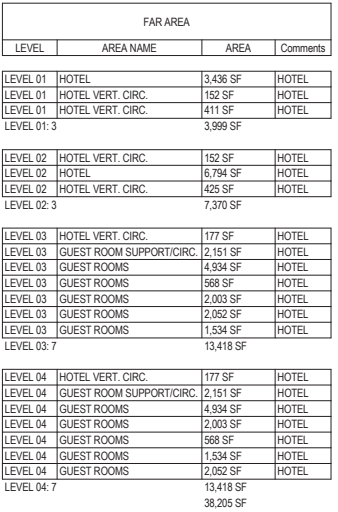
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HOTEL AREA DIAGRAMS

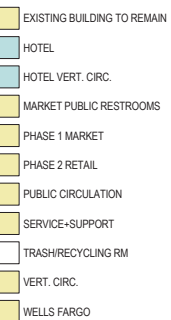
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2 LEVEL 02 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 01 HOTEL FLOOR DIAGRAM
1" = 20'-0"

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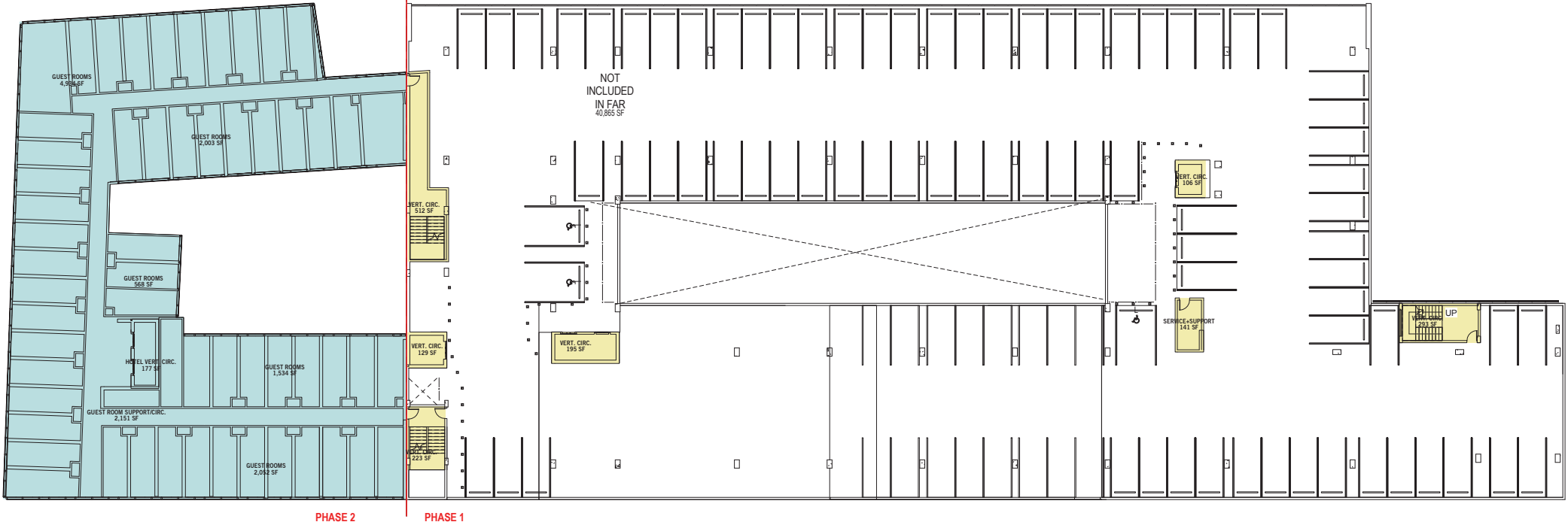
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HOTEL AREA
DIAGRAMS

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FAR AREA			
LEVEL	AREA NAME	AREA	Comments

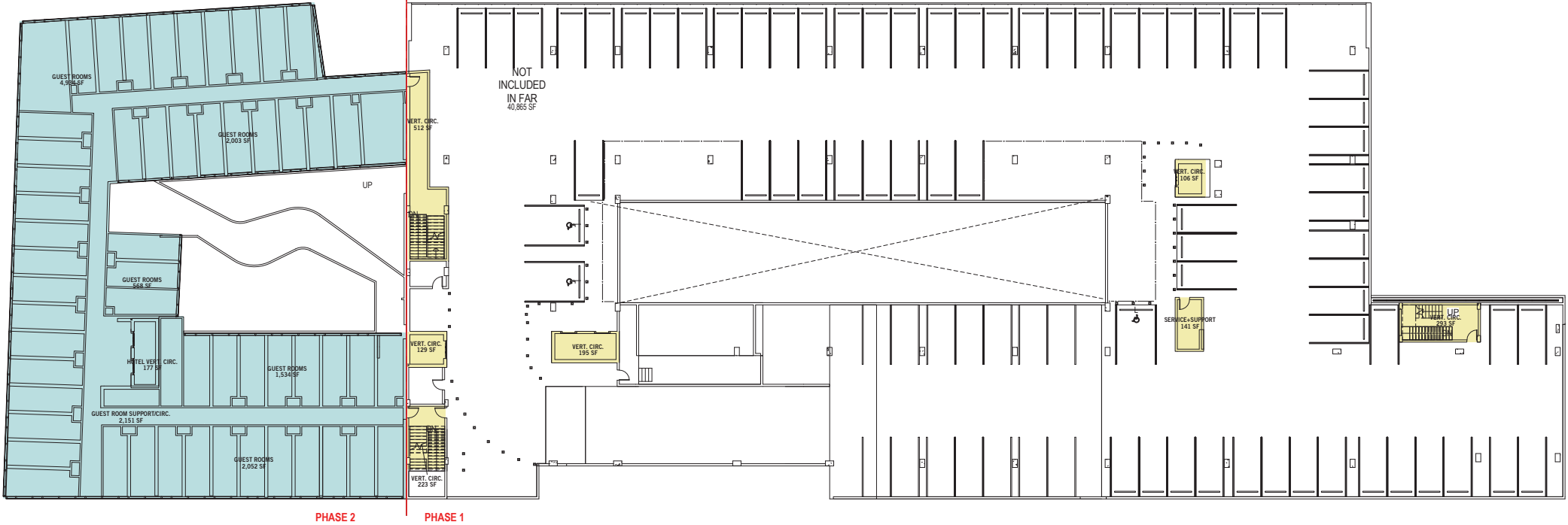
LEVEL 01	HOTEL	3,436 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	152 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	411 SF	HOTEL
LEVEL 01:3		3,999 SF	

LEVEL 02	HOTEL VERT. CIRC.	152 SF	HOTEL
LEVEL 02	HOTEL	6,794 SF	HOTEL
LEVEL 02	HOTEL VERT. CIRC.	425 SF	HOTEL
LEVEL 02:3		7,370 SF	

LEVEL 03	HOTEL VERT. CIRC.	177 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,151 SF	HOTEL
LEVEL 03	GUEST ROOMS	4,934 SF	HOTEL
LEVEL 03	GUEST ROOMS	568 SF	HOTEL
LEVEL 03	GUEST ROOMS	2,003 SF	HOTEL
LEVEL 03	GUEST ROOMS	2,062 SF	HOTEL
LEVEL 03	GUEST ROOMS	1,534 SF	HOTEL
LEVEL 03:7		13,418 SF	

LEVEL 04	HOTEL VERT. CIRC.	177 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,934 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,003 SF	HOTEL
LEVEL 04	GUEST ROOMS	568 SF	HOTEL
LEVEL 04	GUEST ROOMS	1,534 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,062 SF	HOTEL
LEVEL 04:7		13,418 SF	
		38,205 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL VERT. CIRC.
- PARKING GARAGE
- SERVICE+SUPPORT
- VERT. CIRC.



2 LEVEL 04 HOTEL FLOOR DIAGRAM
1" = 20'-0"

1 LEVEL 03 HOTEL FLOOR DIAGRAM
1" = 20'-0"

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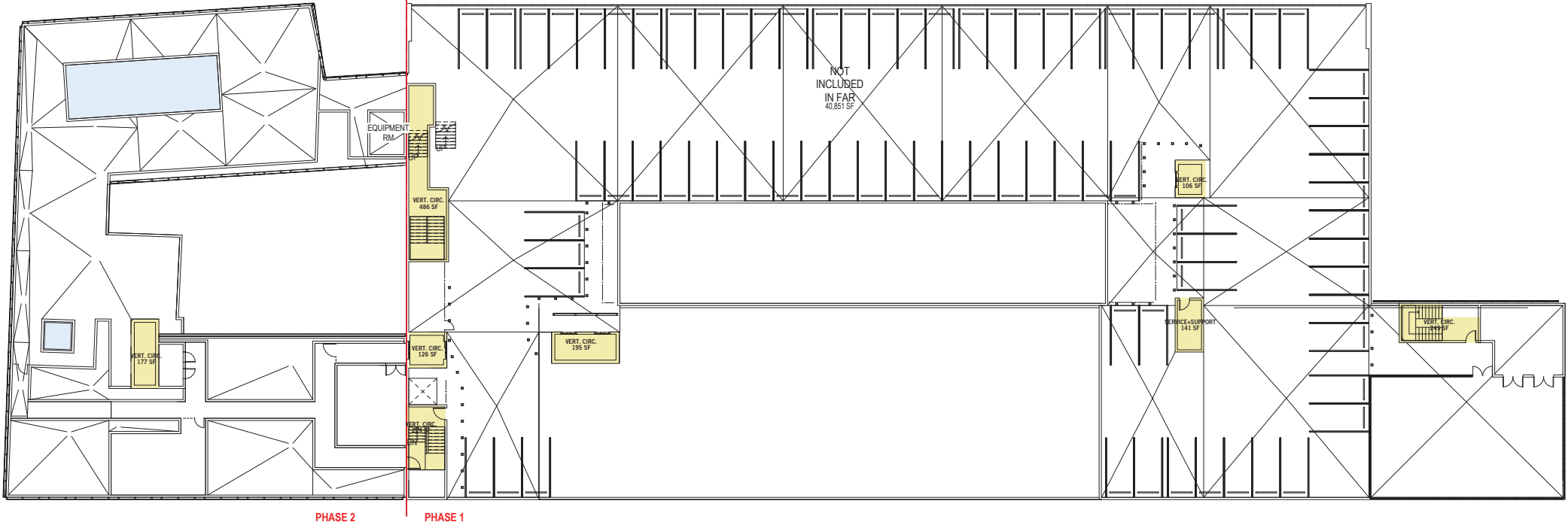
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HOTEL AREA
DIAGRAMS

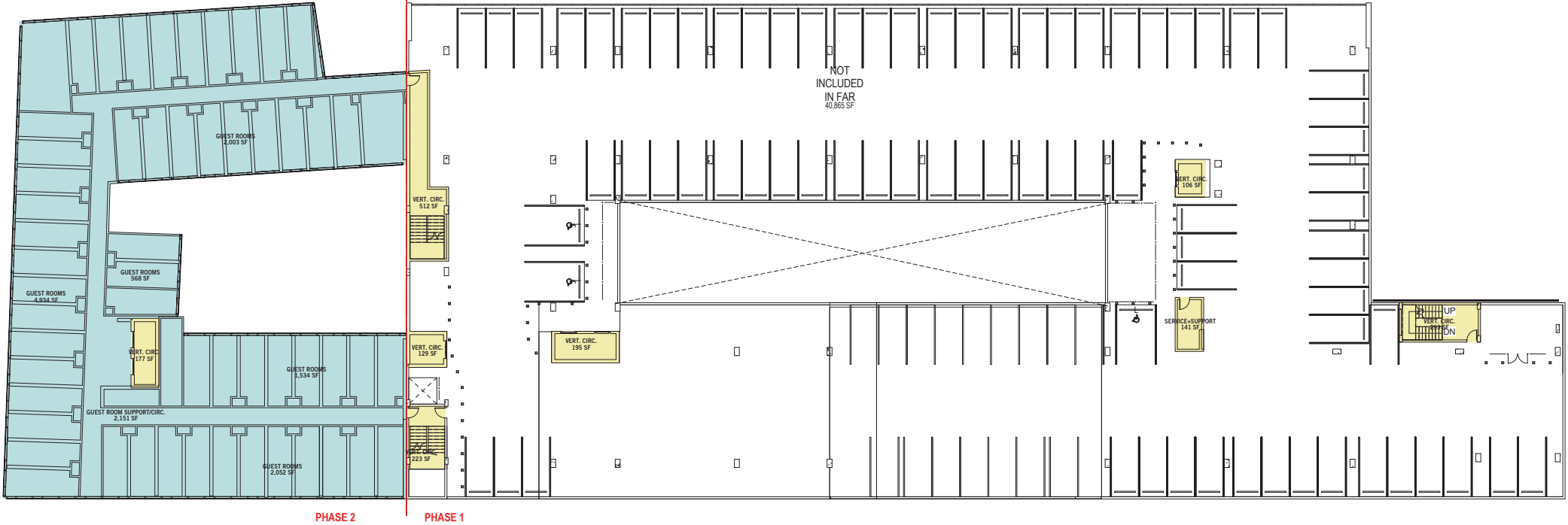
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2 LEVEL 06 HOTEL FLOOR DIAGRAM
1" = 20'-0"



1 LEVEL 05 HOTEL FLOOR DIAGRAM
1" = 20'-0"

HOTEL AREA			
LEVEL	AREA NAME	AREA	Comments
LEVEL 01	HOTEL	3,436 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	152 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	411 SF	HOTEL
LEVEL 01: 3		3,999 SF	
LEVEL 02	HOTEL VERT. CIRC.	152 SF	HOTEL
LEVEL 02	HOTEL	6,794 SF	HOTEL
LEVEL 02	HOTEL VERT. CIRC.	425 SF	HOTEL
LEVEL 02: 3		7,370 SF	

LEVEL 03	HOTEL VERT. CIRC.	177 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,151 SF	HOTEL
LEVEL 03	GUEST ROOMS	4,934 SF	HOTEL
LEVEL 03	GUEST ROOMS	568 SF	HOTEL
LEVEL 03	GUEST ROOMS	2,003 SF	HOTEL
LEVEL 03	GUEST ROOMS	2,062 SF	HOTEL
LEVEL 03	GUEST ROOMS	1,534 SF	HOTEL
LEVEL 03: 7		13,418 SF	

LEVEL 04	HOTEL VERT. CIRC.	177 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,934 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,003 SF	HOTEL
LEVEL 04	GUEST ROOMS	568 SF	HOTEL
LEVEL 04	GUEST ROOMS	1,534 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,062 SF	HOTEL
LEVEL 04: 7		13,418 SF	
		38,205 SF	

- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- PARKING GARAGE
- SERVICE-SUPPORT
- VERT. CIRC.

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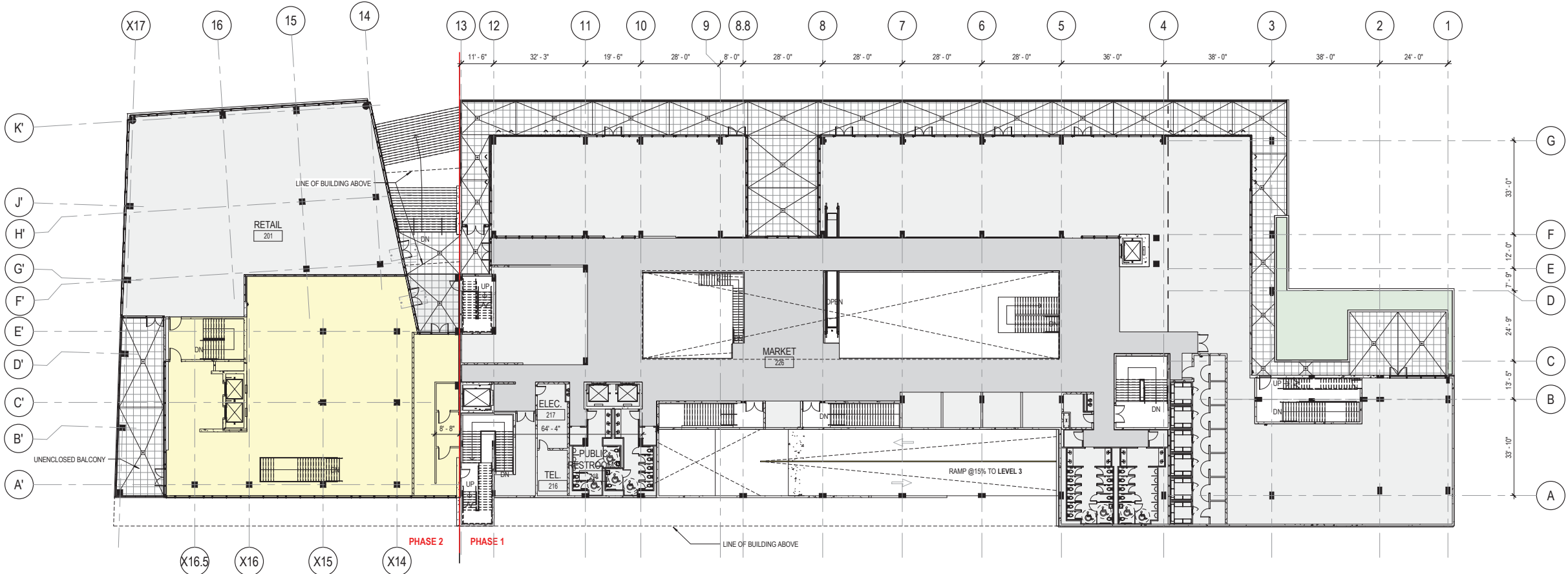


Area Schedule Level 01				
Level	Name	CC_NetOrGross_P WPhog	Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	9,952 SF	LEASEABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,474 SF	LEASEABLE AREA
LEVEL 01	HOTEL	Gross	3,436 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	Gross	152 SF	HOTEL
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,949 SF	
LEVEL 01	PUBLIC CIRCULATION	Gross	9,055 SF	
LEVEL 01	PHASE 1 MARKET	Gross	2,519 SF	
LEVEL 01	PHASE 1 MARKET	Gross	4,407 SF	
LEVEL 01	VERT. CIRC.	Gross	174 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	1,493 SF	
LEVEL 01	VERT. CIRC.	Gross	124 SF	
LEVEL 01	VERT. CIRC.	Gross	188 SF	
LEVEL 01	VERT. CIRC.	Gross	1,493 SF	
LEVEL 01	VERT. CIRC.	Gross	179 SF	
LEVEL 01	VERT. CIRC.	Gross	93 SF	
LEVEL 01	VERT. CIRC.	Gross	248 SF	
LEVEL 01	HOTEL VERT. CIRC.	Gross	411 SF	HOTEL
LEVEL 01	SERVICE-SUPPORT	Gross	223 SF	
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	1,951 SF	
LEVEL 01	MARKET PUBLIC RESTROOMS	Gross	637 SF	
LEVEL 01	MARKET PUBLIC RESTROOMS	Gross	218 SF	
LEVEL 01	PHASE 1 MARKET	Gross	864 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	142 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	65 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	249 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	2,892 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	240 SF	
LEVEL 01	TRASH/RECYCLING RM	Gross	264 SF	
LEVEL 01	TRASH/RECYCLING RM	Gross	485 SF	
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	1,689 SF	
LEVEL 01	TRASH/RECYCLING RM	Gross	119 SF	
LEVEL 01: 31			50,909 SF	
Grand total: 31			50,909 SF	



CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
PUBLIC RESTROOMS		2,318 SF		
VERT. CIRC.		4,626 SF		
BAR	ASSEMBLY - STANDING SPACE	848 SF	IBC	
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	6,753 SF	IBC	
DINING AREA	ASSEMBLY - UNCONC. TABLES & CHAIRS	11,881 SF	IBC	
PHASE 2 RESTAURANT	ASSEMBLY - UNCONC. TABLES & CHAIRS	4,546 SF	IBC	
YOGA GARDEN	ASSEMBLY - UNCONC. TABLES & CHAIRS	895 SF	IBC	
HOTEL LOBBY	BUSINESS	5,459 SF	IBC	
PUBLIC RESTROOMS	BUSINESS	148 SF	IBC	
VERT. CIRC.	BUSINESS	151 SF	IBC	
FITNESS	EXERCISE ROOM	4,235 SF	IBC	
KITCHEN	KITCHEN	3,876 SF	IBC	
PHASE 1 MARKET BACK OF HOUSE	MECH / EQUIP / STOR.	3,600 SF	IBC	
SERVICE-SUPPORT	MECH / EQUIP / STOR.	738 SF	IBC	
PHASE 2 RETAIL	MERCANTILE - OTHER	1,199 SF	IBC	
		51,271 SF		

Area Schedule Level 02				
Level	Name	CC, NetOrGross, P WProj	Area	Comments
LEVEL 02	HOTEL VERT. CIRC.	Gross	152 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	195 SF	
LEVEL 02	VERT. CIRC.	Gross	507 SF	
LEVEL 02	PHASE 1 MARKET	Gross	1,265 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	5,890 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	4,229 SF	LEASABLE AREA
LEVEL 02	PHASE 2 RETAIL	Gross	6,135 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	3,286 SF	LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	Gross	7,283 SF	
LEVEL 02	BALCONY (UNENCLOSED)		7,940 SF	
LEVEL 02	BALCONY (UNENCLOSED)		1,049 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	447 SF	
LEVEL 02	MARKET PUBLIC RESTROOMS	Gross	823 SF	
LEVEL 02	PARKING GARAGE		2,524 SF	NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	Gross	258 SF	
LEVEL 02	VERT. CIRC.	Gross	927 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	1,144 SF	
LEVEL 02	HOTEL	Gross	6,794 SF	HOTEL
LEVEL 02	HOTEL VERT. CIRC.	Gross	425 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	123 SF	
LEVEL 02	VERT. CIRC.	Gross	380 SF	
LEVEL 02	VERT. CIRC.	Gross	358 SF	
LEVEL 02	VERT. CIRC.	Gross	634 SF	
LEVEL 02	VERT. CIRC.	Gross	120 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	41 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	42 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	48 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	53 SF	
LEVEL 02	SERVICE-SUPPORT	Gross	122 SF	
LEVEL 02	MARKET PUBLIC RESTROOMS	Gross	1,077 SF	
LEVEL 02	PHASE 1 MARKET	Gross	537 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	127 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	721 SF	LEASABLE AREA
LEVEL 02: 33			55,653 SF	
Grand total: 33			55,653 SF	



1 LEVEL 02
1" = 20'-0"

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806 DOUGLAS ROAD
SUITE 300
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**1212
LINCOLN ROAD**

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LANDSCAPE ARCHITECT

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LLC**
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SUITE 600
MIAMI BEACH, FLORIDA
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LA 6666853

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2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**DESIGN REVIEW
BOARD
FINAL SUBMITTAL
08-03-2017**

WORK	ISSUE	DATE
Job Number		810414.000
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Approved	Approver	
TITLE		

LEVEL 02 PLAN

SHEET NUMBER

A00-06

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Area Schedule Level 03				
Level	Name	CC, NatOrGross, P WProj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	195 SF	
LEVEL 03	SERVICE+SUPPORT	Gross	141 SF	
LEVEL 03	HOTEL VERT. CIRC.	Gross	177 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	Gross	2,151 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	4,934 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	223 SF	
LEVEL 03	GUEST ROOMS	Gross	568 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	512 SF	
LEVEL 03	PARKING GARAGE		40,865 SF	NOT INCLUDED IN FAR
LEVEL 03	GUEST ROOMS	Gross	2,003 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	2,052 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	1,534 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	106 SF	
LEVEL 03	VERT. CIRC.	Gross	293 SF	
LEVEL 03	VERT. CIRC.	Gross	129 SF	
LEVEL 03: 15			55,883 SF	
Grand total: 15			55,883 SF	

Area Schedule Level 03				
Level	Name	CC, NatOrGross, P WProj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	195 SF	
LEVEL 03	SERVICE+SUPPORT	Gross	141 SF	
LEVEL 03	HOTEL VERT. CIRC.	Gross	177 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	Gross	2,151 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	4,934 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	223 SF	
LEVEL 03	GUEST ROOMS	Gross	568 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	512 SF	
LEVEL 03	PARKING GARAGE		40,865 SF	NOT INCLUDED IN FAR
LEVEL 03	GUEST ROOMS	Gross	2,003 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	2,052 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	1,534 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	106 SF	
LEVEL 03	VERT. CIRC.	Gross	293 SF	
LEVEL 03	VERT. CIRC.	Gross	129 SF	
LEVEL 03: 15			55,883 SF	
Grand total: 15			55,883 SF	



806 DOUGLAS ROAD
SUITE 300
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LANDSCAPE ARCHITECT

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**DESIGN REVIEW
BOARD
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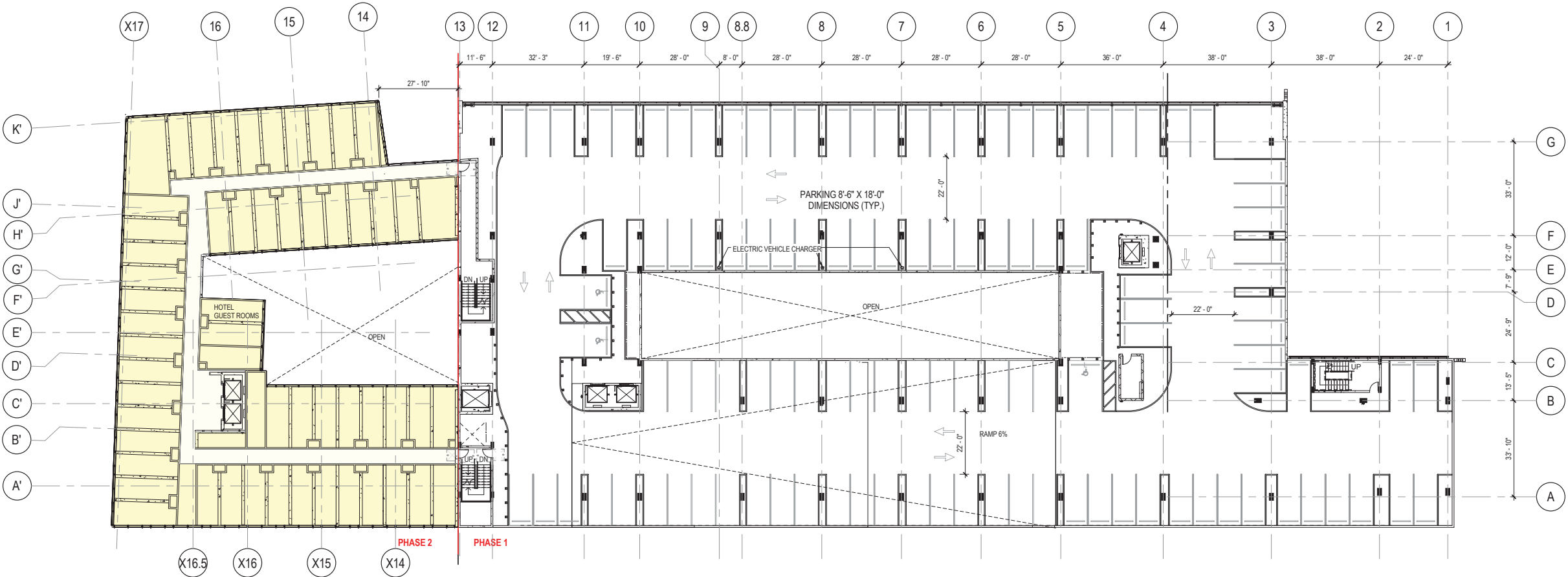
LEVEL 03 PLAN

SHEET NUMBER

A00-07

CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,092 SF	IBC	
SERVICE-SUPPORT	PARKING GARAGE	125 SF	IBC	
VERT. CIRC.	PARKING GARAGE	171 SF	IBC	
VERT. CIRC.	PARKING GARAGE	91 SF	IBC	
VERT. CIRC.	PARKING GARAGE	277 SF	IBC	
VERT. CIRC.	PARKING GARAGE	113 SF	IBC	
VERT. CIRC.	PARKING GARAGE	480 SF	IBC	
VERT. CIRC.	PARKING GARAGE	328 SF	IBC	
HOTEL	RESIDENTIAL	14,217 SF	IBC	
VERT. CIRC.	RESIDENTIAL	148 SF	IBC	
		57,042 SF		

Area Schedule Level 04				
Level	Name	OC, NetOrGross, P WPrqj	Area	Comments
LEVEL 04	VERT. CIRC.	Gross	195 SF	
LEVEL 04	SERVICE-SUPPORT	Gross	141 SF	
LEVEL 04	VERT. CIRC.	Gross	223 SF	
LEVEL 04	HOTEL VERT. CIRC.	Gross	177 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	Gross	2,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	4,934 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	2,003 SF	HOTEL
LEVEL 04	VERT. CIRC.	Gross	512 SF	
LEVEL 04	PARKING GARAGE		40,865 SF	NOT INCLUDED IN FAR
LEVEL 04	VERT. CIRC.	Gross	129 SF	
LEVEL 04	VERT. CIRC.	Gross	106 SF	
LEVEL 04	VERT. CIRC.	Gross	293 SF	
LEVEL 04	GUEST ROOMS	Gross	568 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	1,534 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	2,052 SF	HOTEL
LEVEL 04: 15			55,883 SF	
Grand total: 15			55,883 SF	



1 LEVEL 04
1" = 20'-0"

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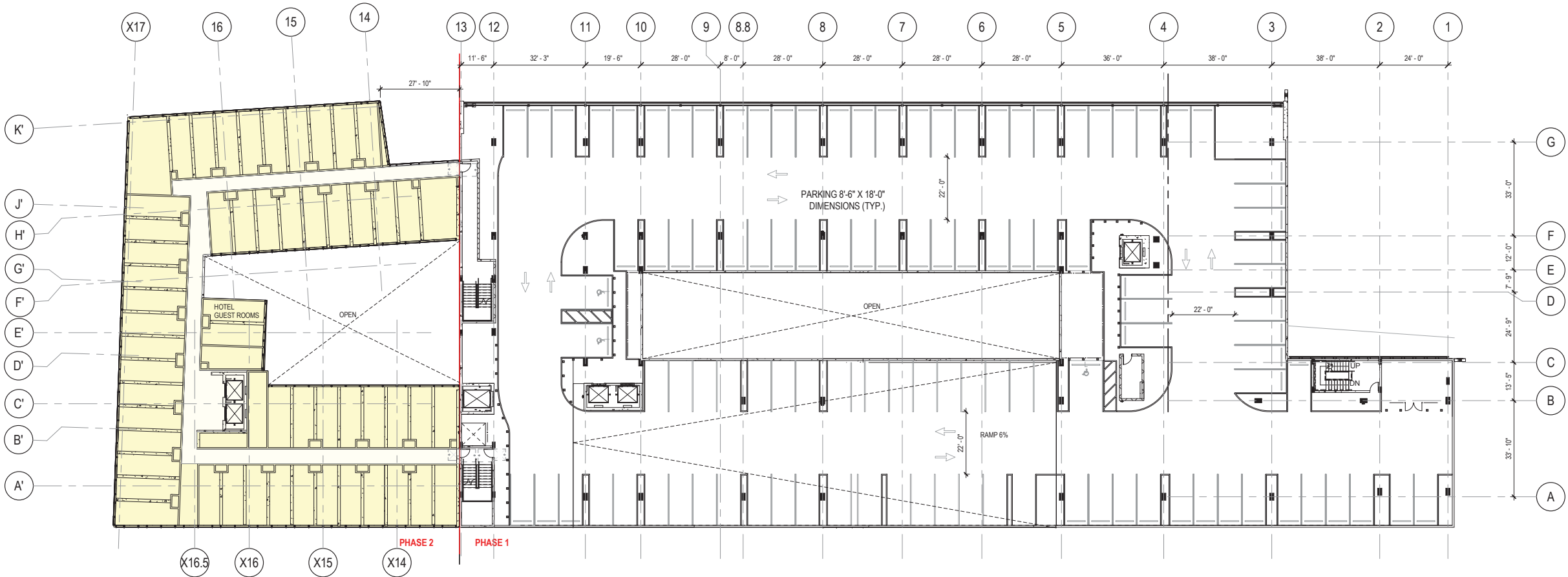
LEVEL 04 PLAN

SHEET NUMBER

A00-08

CC - Occupant Load & Min. Egress Width Calcs - Level 5 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,101 SF	IBC	
SERVICE+SUPPORT	PARKING GARAGE	125 SF	IBC	
VERT. CIRC.	PARKING GARAGE	171 SF	IBC	
VERT. CIRC.	PARKING GARAGE	91 SF	IBC	
VERT. CIRC.	PARKING GARAGE	277 SF	IBC	
VERT. CIRC.	PARKING GARAGE	113 SF	IBC	
VERT. CIRC.	PARKING GARAGE	480 SF	IBC	
VERT. CIRC.	PARKING GARAGE	328 SF	IBC	
HOTEL	RESIDENTIAL	14,217 SF	IBC	
VERT. CIRC.	RESIDENTIAL	148 SF	IBC	
		57,061 SF		

Area Schedule Level 05				
Level	Name	CC, NetOrGross, P WProj	Area	Comments
LEVEL 05	VERT. CIRC.	Gross	195 SF	
LEVEL 05	VERT. CIRC.	Gross	223 SF	
LEVEL 05	VERT. CIRC.	Gross	512 SF	
LEVEL 05	PARKING GARAGE	Gross	40,865 SF	NOT INCLUDED IN FAR
LEVEL 05	GUEST ROOMS	Gross	4,934 SF	HOTEL GUEST ROOMS
LEVEL 05	GUEST ROOMS	Gross	568 SF	HOTEL GUEST ROOMS
LEVEL 05	GUEST ROOMS	Gross	1,534 SF	HOTEL GUEST ROOMS
LEVEL 05	GUEST ROOMS	Gross	2,052 SF	HOTEL GUEST ROOMS
LEVEL 05	GUEST ROOMS	Gross	2,003 SF	HOTEL GUEST ROOMS
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	Gross	2,151 SF	
LEVEL 05	VERT. CIRC.	Gross	129 SF	
LEVEL 05	SERVICE+SUPPORT	Gross	141 SF	
LEVEL 05	VERT. CIRC.	Gross	106 SF	
LEVEL 05	VERT. CIRC.	Gross	293 SF	
LEVEL 05	VERT. CIRC.	Gross	177 SF	
LEVEL 05: 15			55,883 SF	
Grand total: 15			55,883 SF	



1 LEVEL 05
1" = 20'-0"

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LANDSCAPE ARCHITECT

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LEVEL 05 PLAN

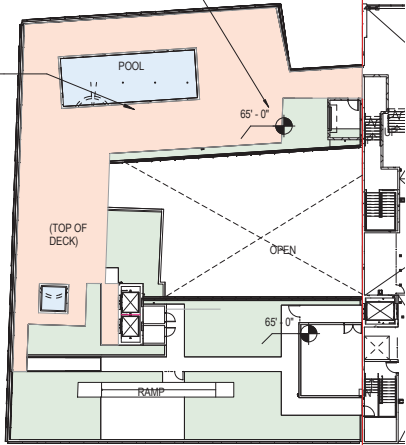
SHEET NUMBER

A00-09

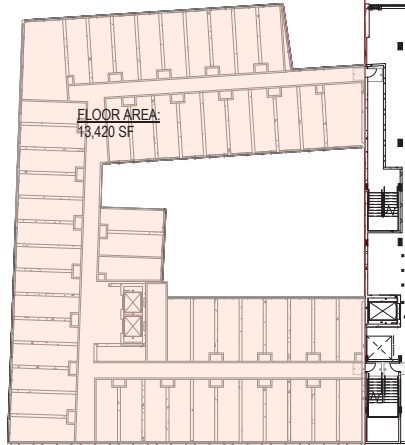
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VARIANCE REQUEST NO. 8,
GRANTED OCT. 28, 2016

DECK AREA: 5,300 SF
40% OF FLOOR AREA
BELOW



2 LEVEL 06
NOT TO SCALE



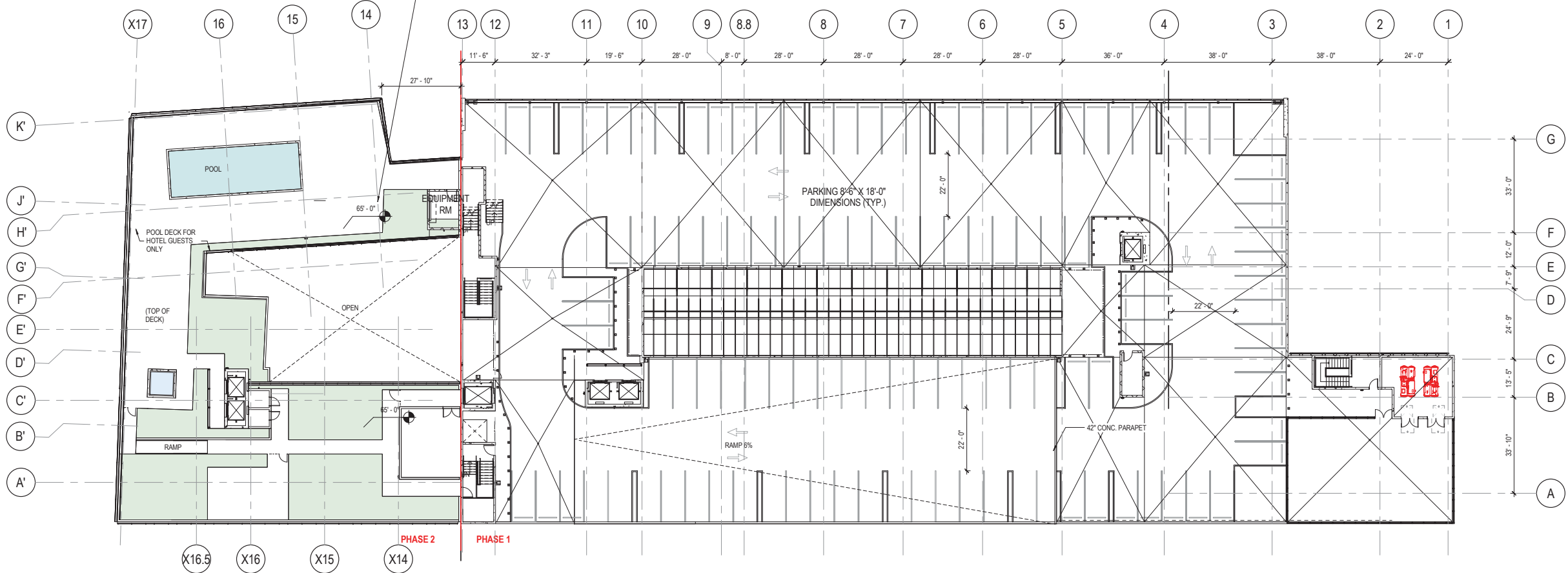
3 LEVEL 05
NOT TO SCALE

CC - Occupant Load & Min. Egress Width Calcs - Level 6 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
PUBLIC RESTROOMS		119 SF		
PUBLIC RESTROOMS		1,128 SF		
PUBLIC RESTROOMS		277 SF		
VERT. CIRC.		6,488 SF		
ROOF TOP POOL DECK	ASSEMBLY - UNCONC. TABLES & CHAIRS	1,678 SF	IBC	
SERVICE-SUPPORT	MECH / EQUIP / STOR.	573 SF	IBC	
SERVICE-SUPPORT	MECH / EQUIP / STOR.	2,725 SF	IBC	
SERVICE-SUPPORT	MECH / EQUIP / STOR.	560 SF	IBC	
PARKING GARAGE	PARKING GARAGE	28,845 SF	IBC	
SERVICE-SUPPORT	PARKING GARAGE	125 SF	IBC	
VERT. CIRC.	PARKING GARAGE	171 SF	IBC	
VERT. CIRC.	PARKING GARAGE	91 SF	IBC	
VERT. CIRC.	PARKING GARAGE	277 SF	IBC	
VERT. CIRC.	PARKING GARAGE	113 SF	IBC	
VERT. CIRC.	PARKING GARAGE	482 SF	IBC	
VERT. CIRC.	PARKING GARAGE	327 SF	IBC	
SWIMMING POOL	SWIMMING POOL	1,216 SF	IBC	
SWIMMING POOL	SWIMMING POOL	100 SF	IBC	
ROOF TOP POOL DECK	SWIMMING POOL DECK	2,553 SF	IBC	
		47,849 SF		

Area Schedule Level 06				
Level	Name	CC, NetOrGross, P WProj	Area	Comments
LEVEL 06	VERT. CIRC.	Gross	195 SF	VERT. CIRC.
LEVEL 06	VERT. CIRC.	Gross	224 SF	VERT. CIRC.
LEVEL 06	VERT. CIRC.	Gross	486 SF	VERT. CIRC.
LEVEL 06	PARKING GARAGE	Gross	40,851 SF	NOT INCLUDED IN FAR
LEVEL 06	VERT. CIRC.	Gross	126 SF	VERT. CIRC.
LEVEL 06	SERVICE-SUPPORT	Gross	141 SF	
LEVEL 06	VERT. CIRC.	Gross	106 SF	
LEVEL 06	VERT. CIRC.	Gross	245 SF	
LEVEL 06	VERT. CIRC.	Gross	177 SF	VERT. CIRC.
LEVEL 06: 9			42,549 SF	
Grand total: 9			42,549 SF	

VARIANCES GRANTED OCT. 28, 2016

VARIANCE REQUEST NO. 8
Roof variance request to allow deck at 5'-0".



1 LEVEL 06
1" = 20'-0"

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SUITE 300
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1212
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LANDSCAPE ARCHITECT

URBAN ROBOT
LLC

420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

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2600 S. DOUGLAS ROAD
SUITE 1100
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STRUCTURAL

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12151 SW 128TH CT
SUITE 104
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DESIGN REVIEW
BOARD
FINAL SUBMITTAL
08-03-2017

WORK	ISSUE	DATE
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ROOF PLAN

SHEET NUMBER

A00-10

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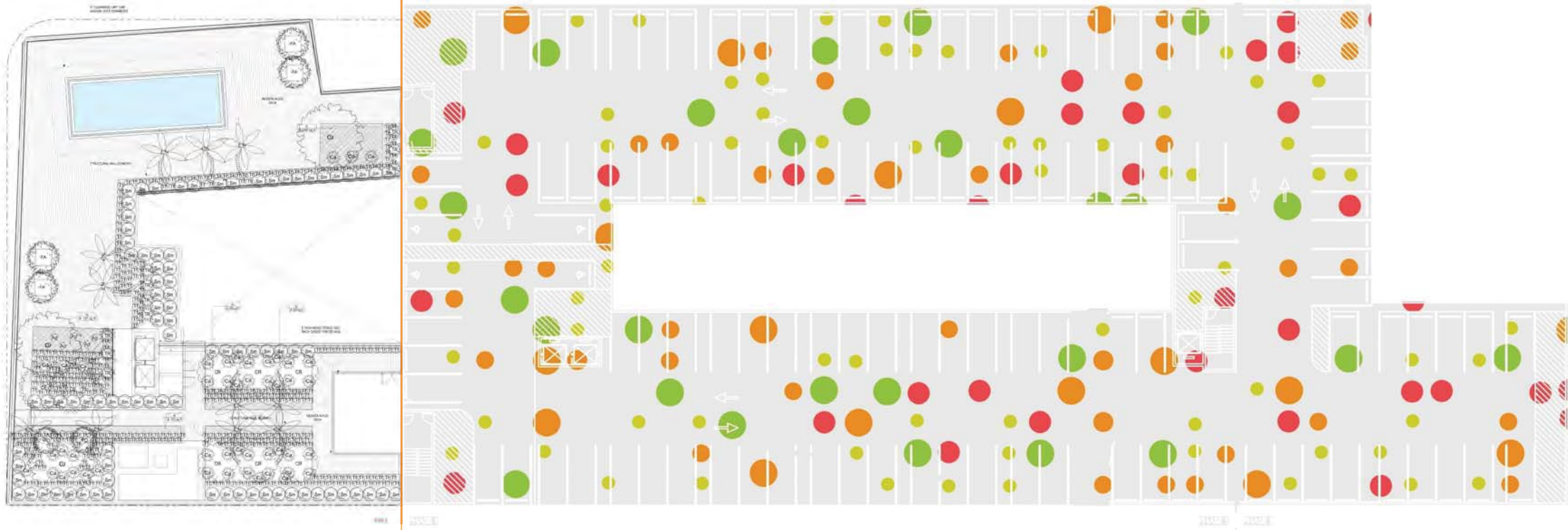
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ROOF PAVING
PATTERN

SHEET NUMBER

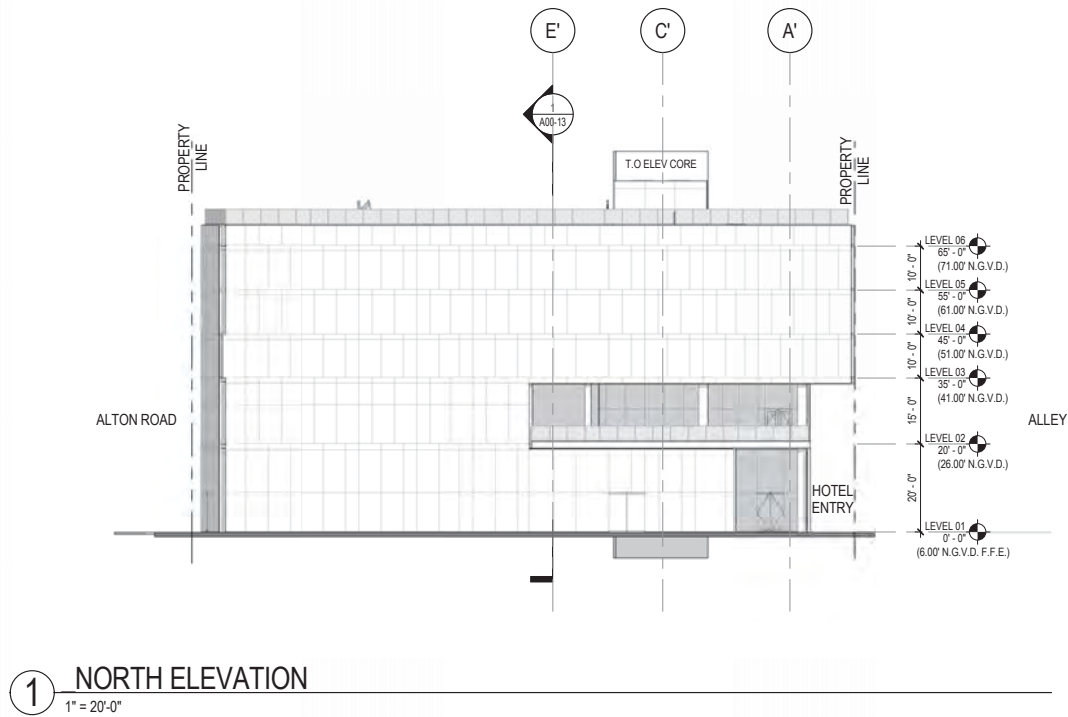
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1 ROOF PAVING PATTERN
NOT TO SCALE

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LEGEND	
	DESCRIPTION

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TITLE		

NORTH ELEVATION

SHEET NUMBER

A00-012B

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LEGEND	
MTL-SCREEN	DESCRIPTION

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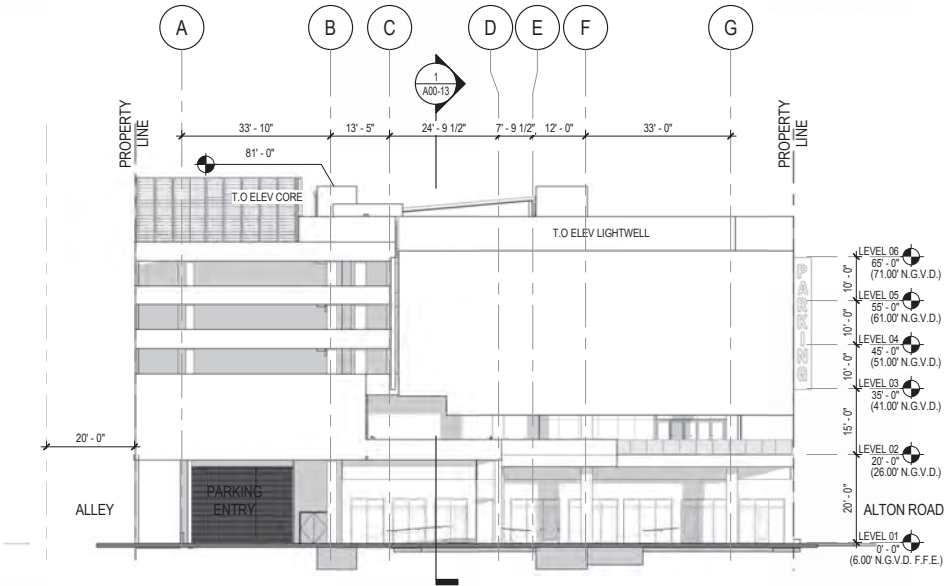
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SOUTH ELEVATION

SHEET NUMBER

A00-012C

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1 SOUTH ELEVATION
1" = 20'-0"

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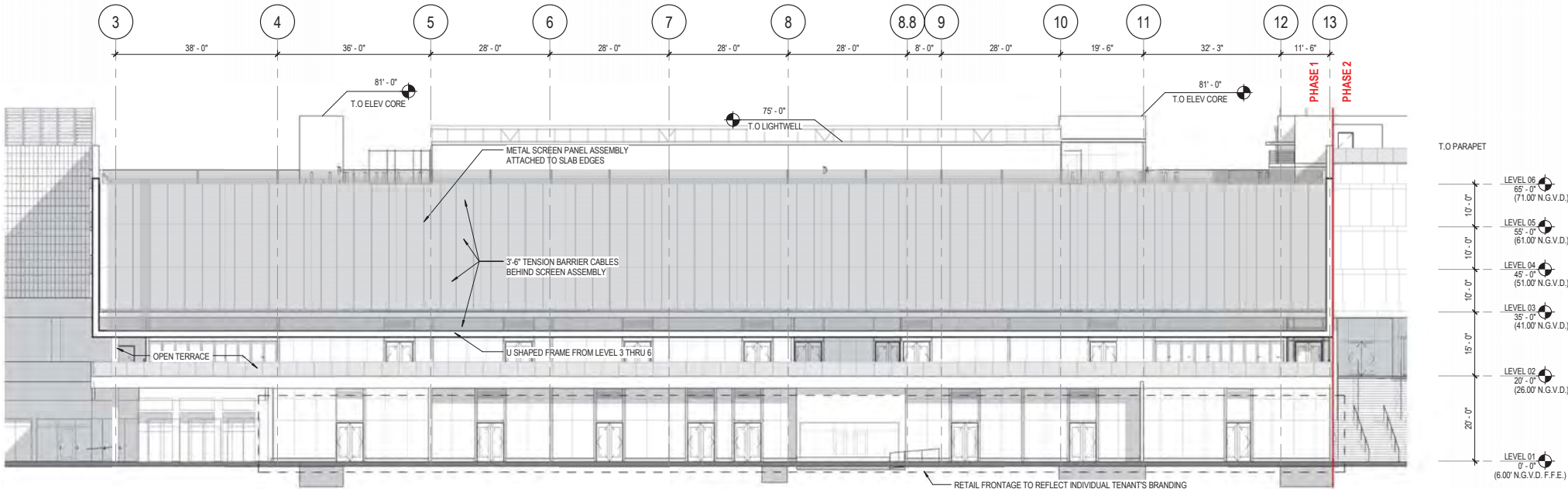
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TITLE		

PARKING GARAGE
ELEVATIONS

SHEET NUMBER

A00-012E

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1 PARKING GARAGE ELEVATION
1/16" = 1'-0"

LEGEND
DESCRIPTION

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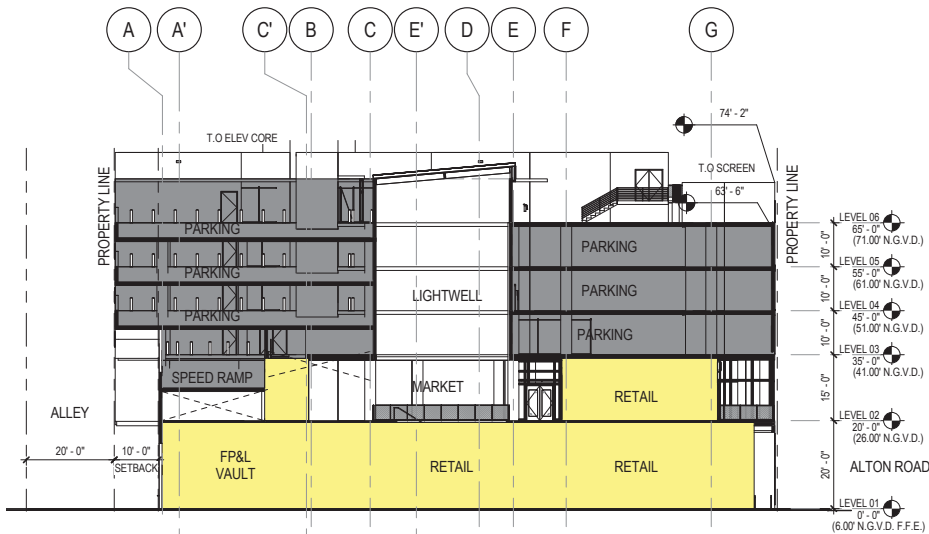
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Approved	Approver	
TITLE		

BUILDING SECTIONS

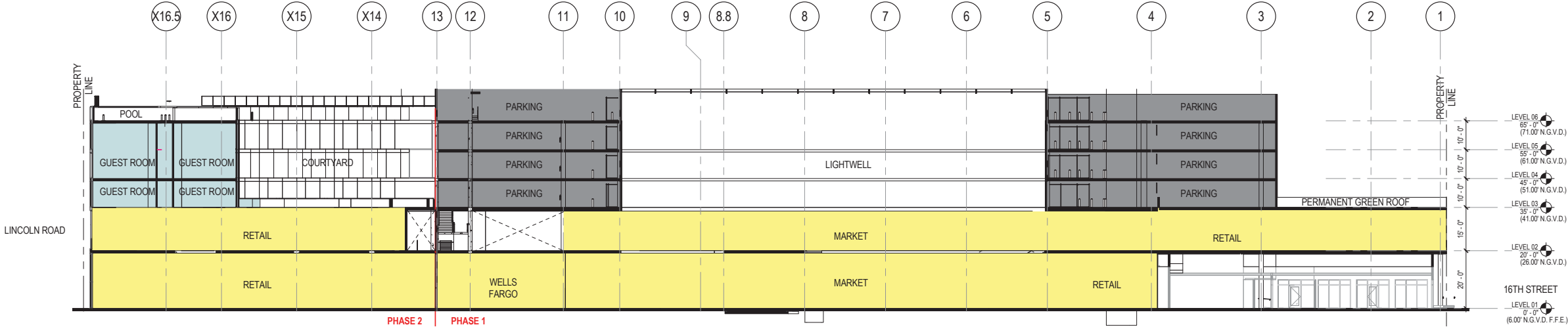
SHEET NUMBER

A00-13

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2 TRANSVERSE SECTION
1" = 20'-0"



1 LONGITUDINAL SECTION
1" = 20'-0"

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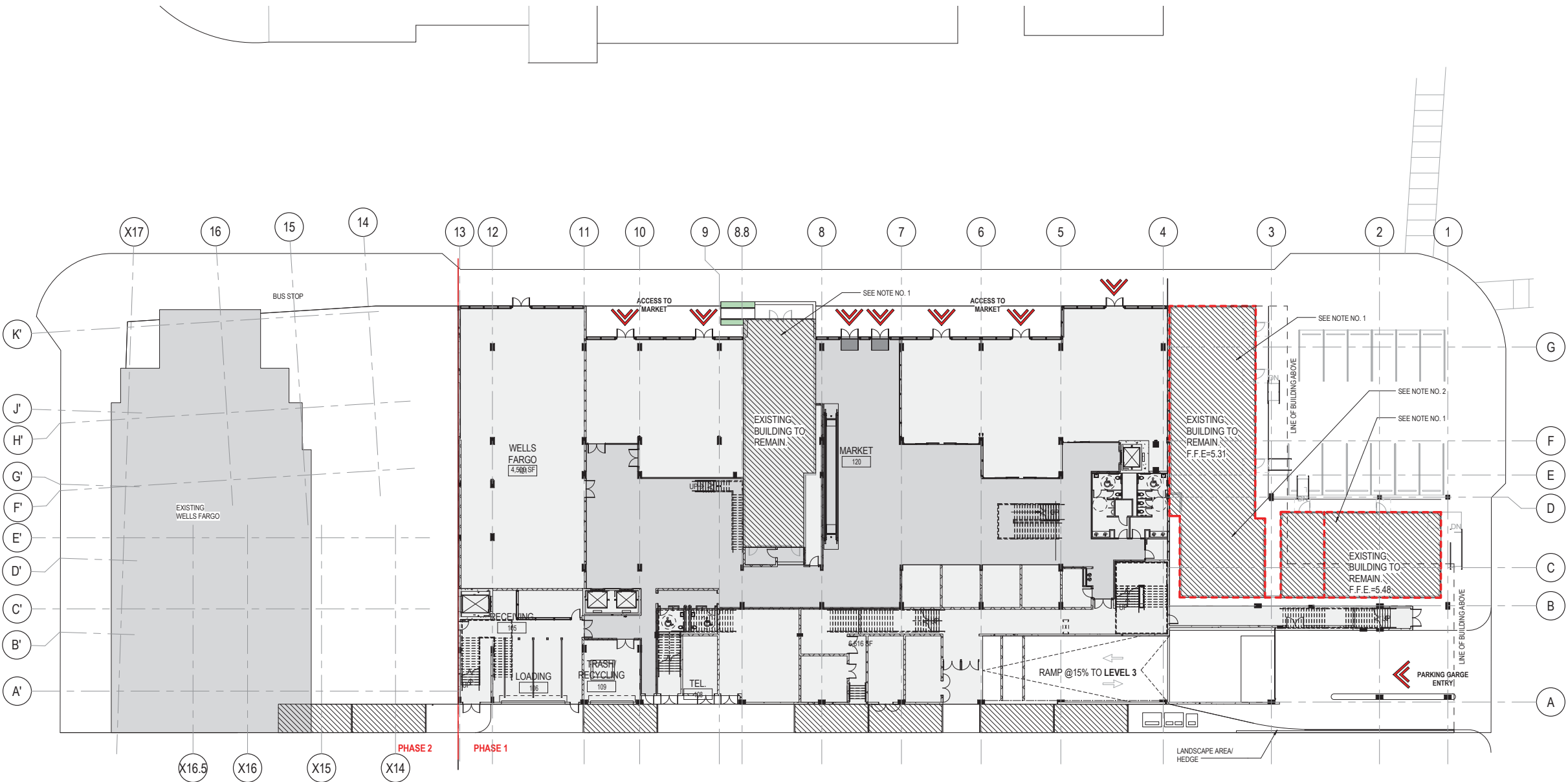
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Approved	Approver	
TITLE		

LEVEL 01 PLAN -
PHASE 1

SHEET NUMBER

A00 -14

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1 PHASE 1 - LEVEL 01
1" = 20'-0"

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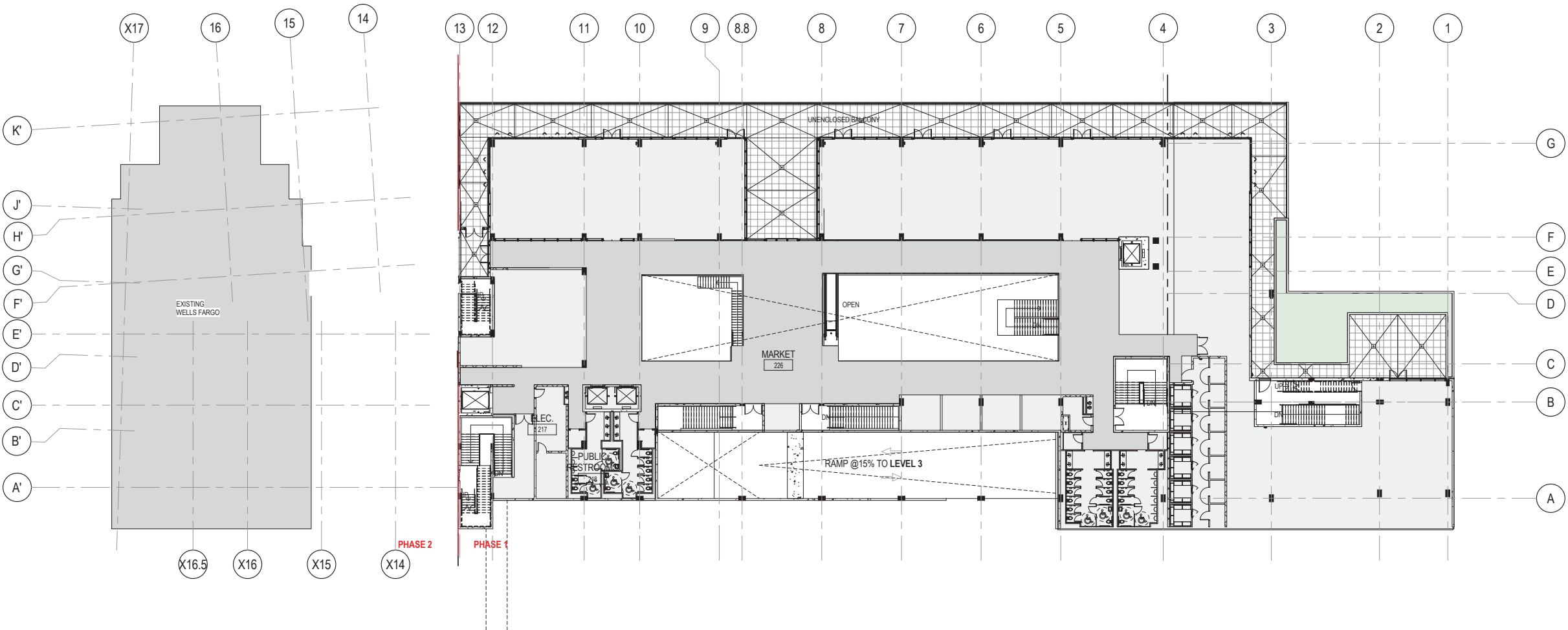
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TITLE		

LEVEL 02 PLAN -
PHASE 1

SHEET NUMBER

A00 -15

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① PHASE 1 - LEVEL 02
1" = 20'-0"

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33134

1212
LINCOLN ROAD



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MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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LLC

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SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A

2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
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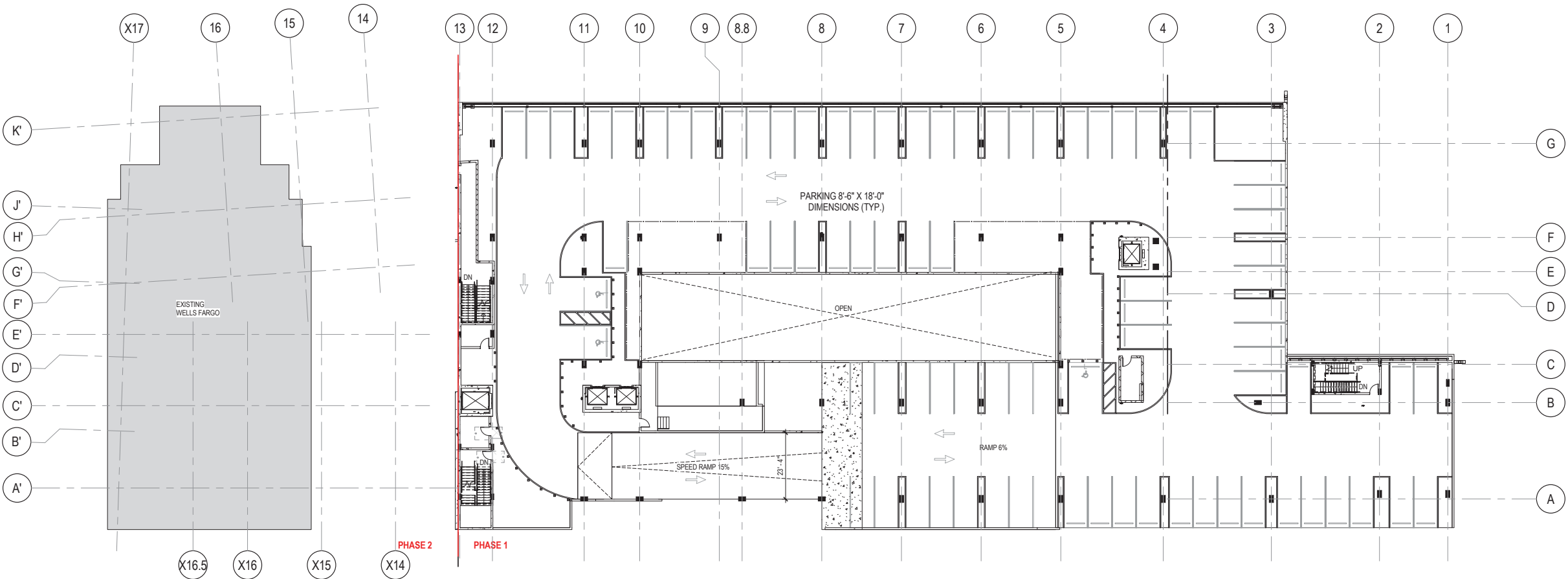
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Checked	Checker	
Approved	Approver	
TITLE		

LEVEL 03 PLAN -
PHASE 1

SHEET NUMBER

A00 -16

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1 PHASE 1 - LEVEL 03
1" = 20'-0"

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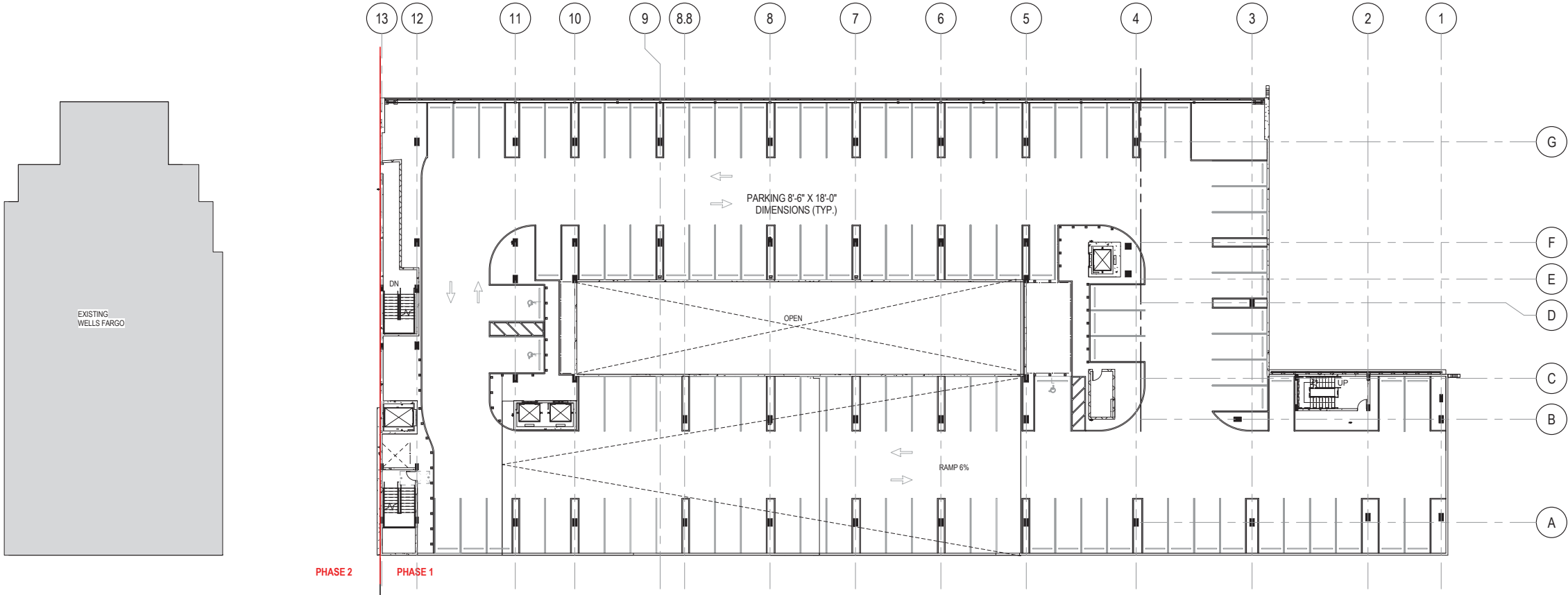
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LEVEL 04 PLAN -
PHASE 1

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1 PHASE 1 - LEVEL 04
1" = 20'-0"



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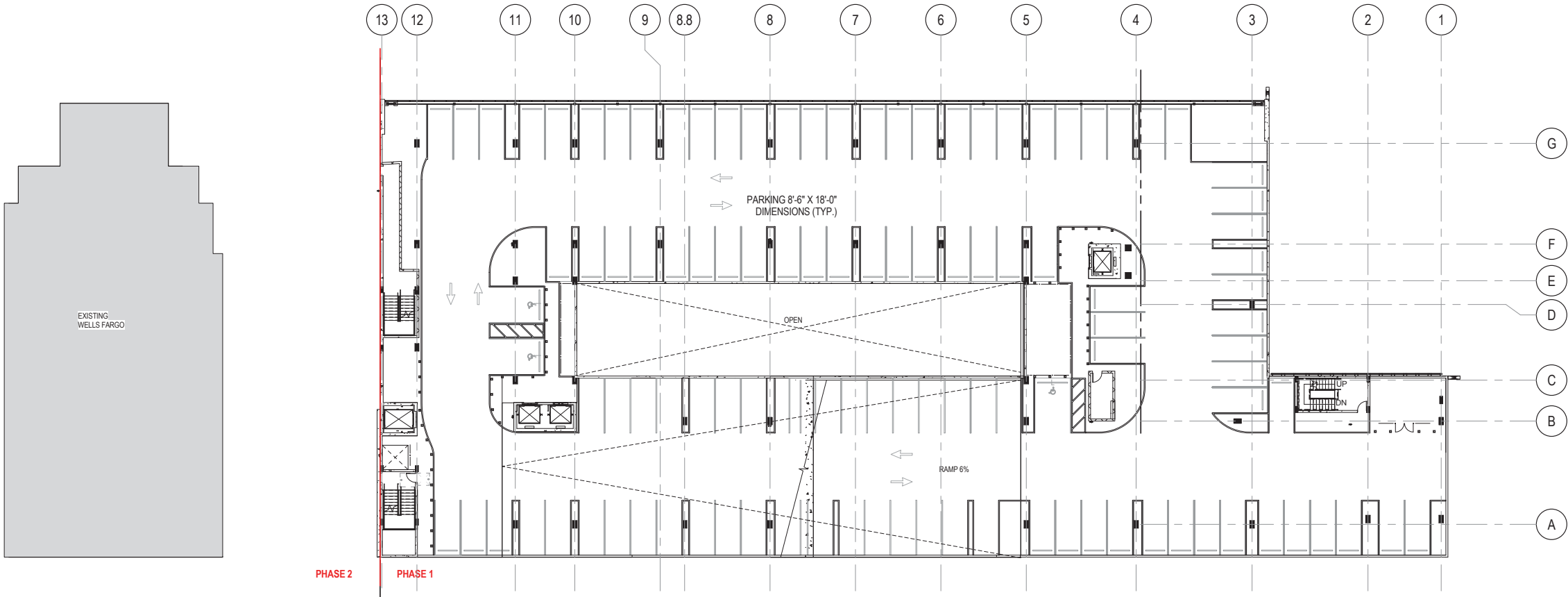
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LEVEL 05 PLAN -
PHASE 1

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A00-18

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1 PHASE 1 - LEVEL 05
1" = 20'-0"

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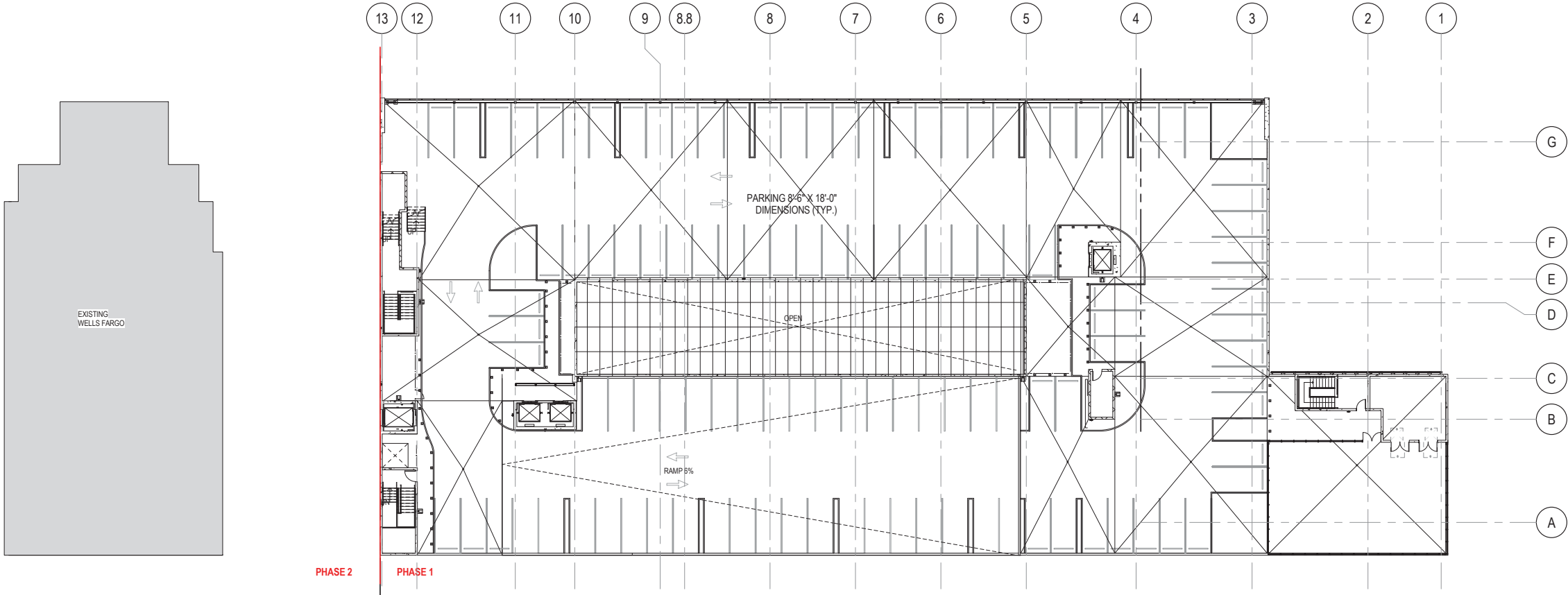
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ROOF PLAN - PHASE 1

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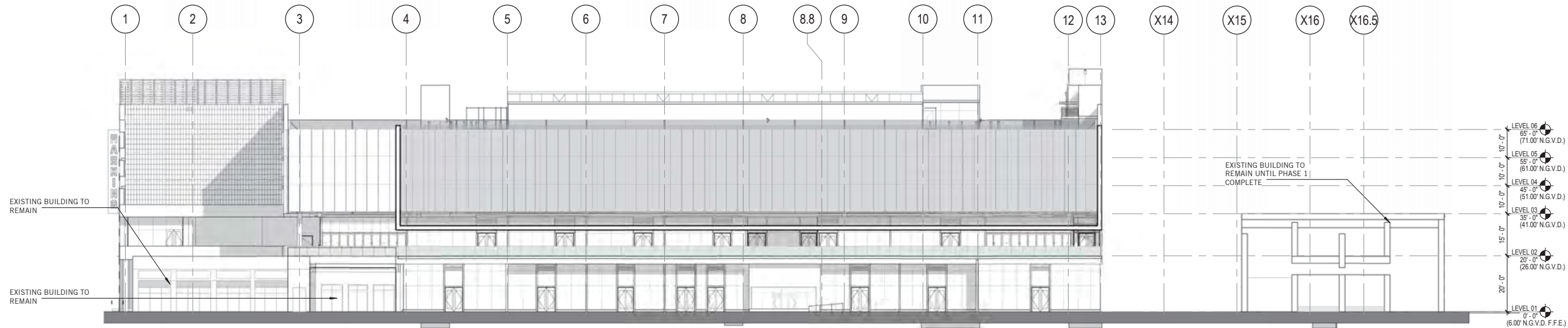
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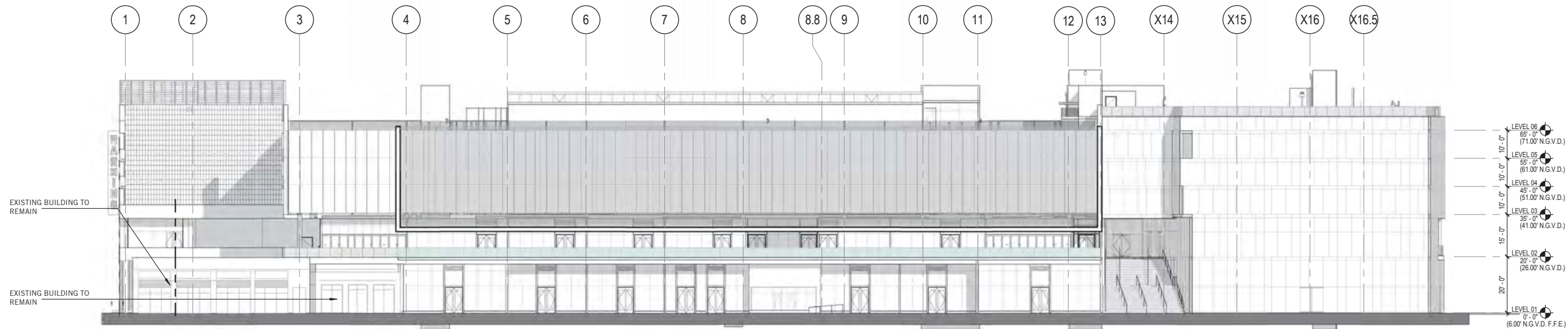
1 PHASE 1 - LEVEL 06
1" = 20'-0"

PHASE 1



1 EAST ELEVATION PHASE 1
1" = 20'-0"

PHASE 2



2 EAST ELEVATION PHASE 2
1" = 20'-0"

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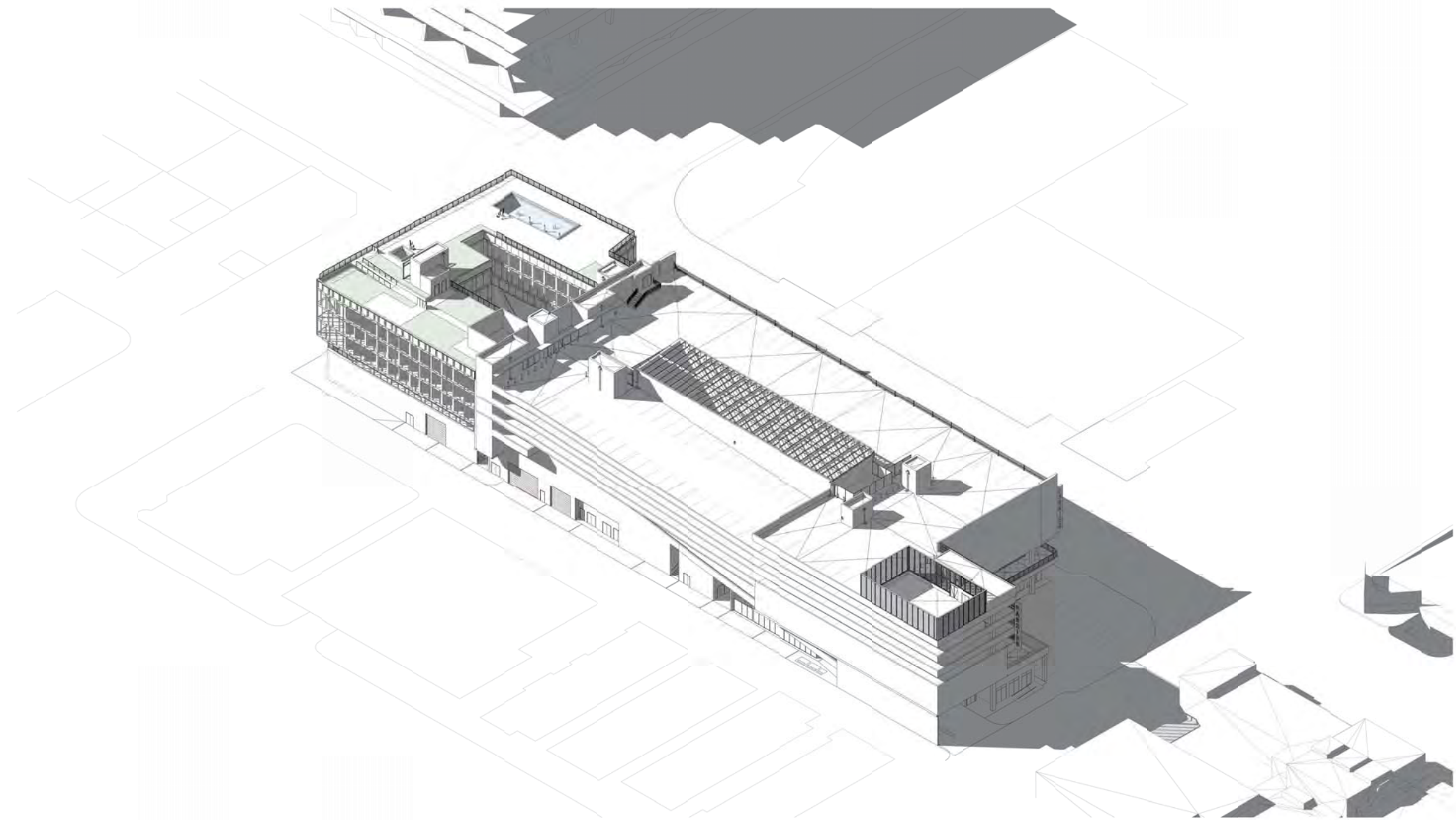
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ELEVATION PHASING

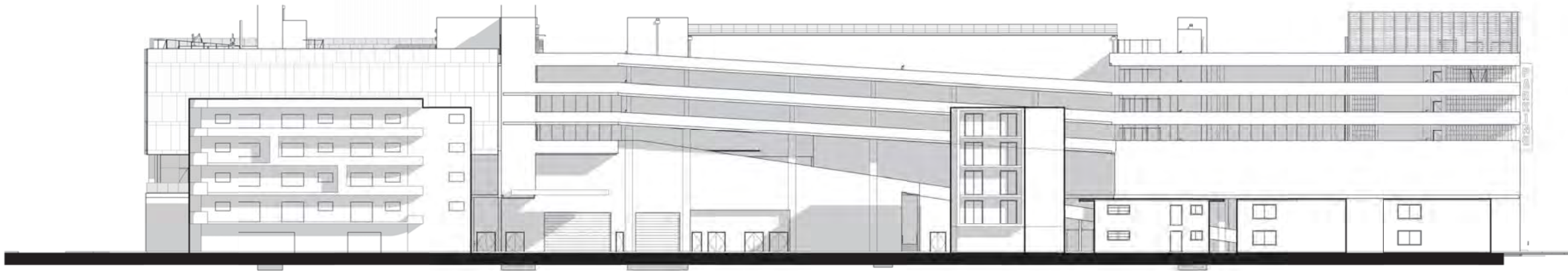
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1 WEST AVENUE AXONOMETRIC



2 WEST AVENUE CONTEXT ELEVATION
1" = 20'-0"

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WEST AVENUE
ELEVATION AXO

SHEET NUMBER

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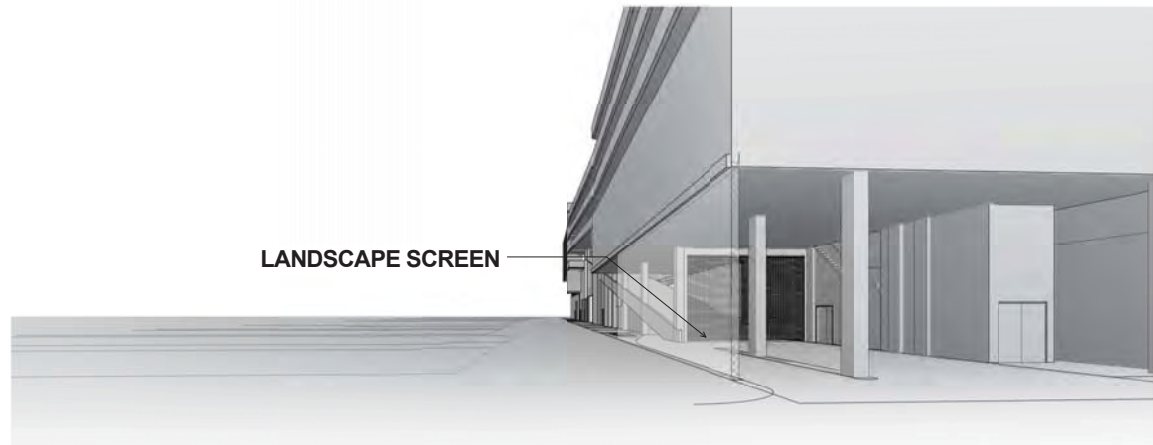
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⑥ 16TH AND ALTON CT. (ALLEY VIEW)



⑤ ALTON RD AND LINCOLN RD INTERSECTION



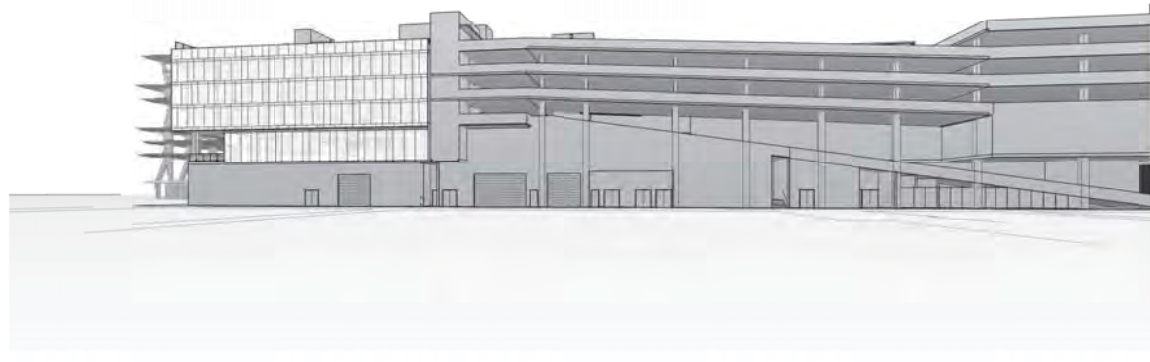
④ GARAGE ENTRANCE



③ 16TH AND ALTON (ALLEY VIEW)



② ALTON ROAD AND 16TH INTERSECTION



① WEST AVENUE

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PERSPECTIVE VIEWS

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