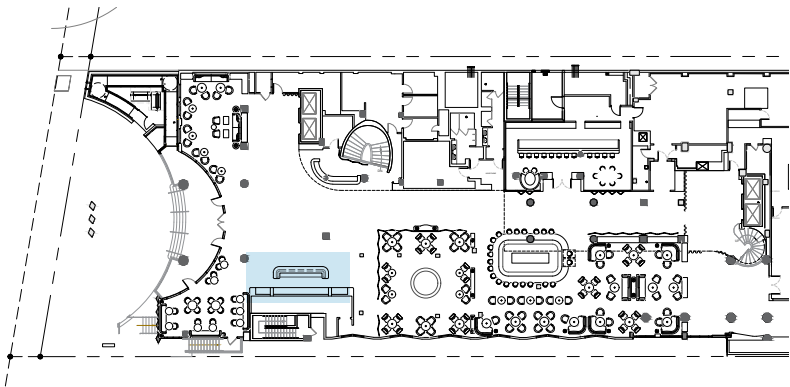


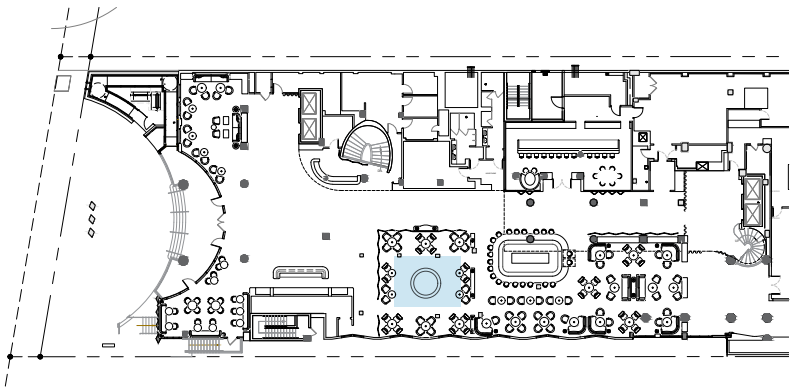
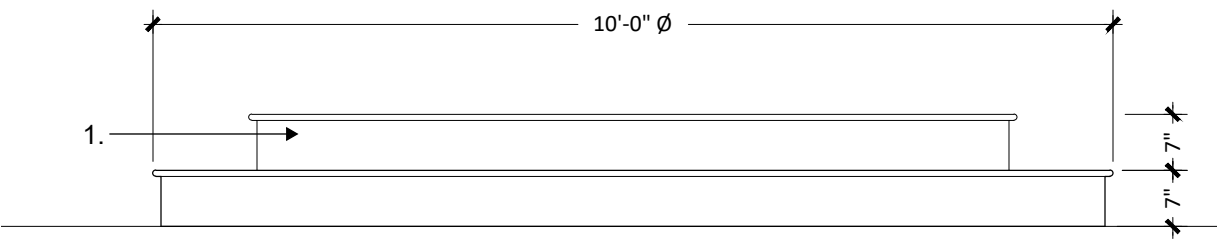
3 SIDE BAR SOUTH ELEVATION: 1/4" = 1'-0"

- 1. NEW TERRAZZO CASING AND BASE
- 2. NEW PAINTED WALLS
- 3. NEW WOOD VENEER BACK BAR STORAGE
- 4. NEW PAINTED CROWN



4 STAGE FRONT ELEVATION: 1/2" = 1'-0"

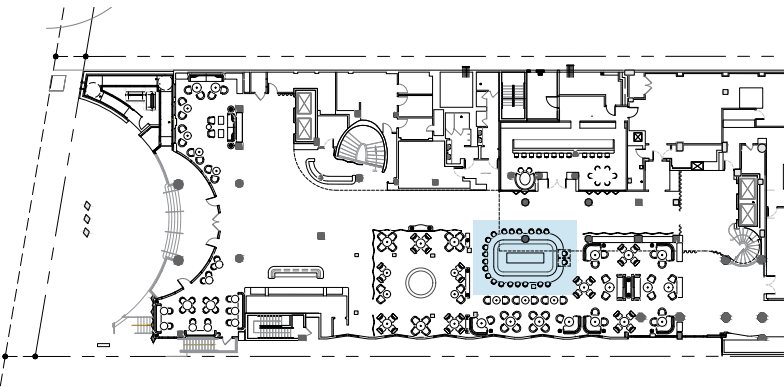
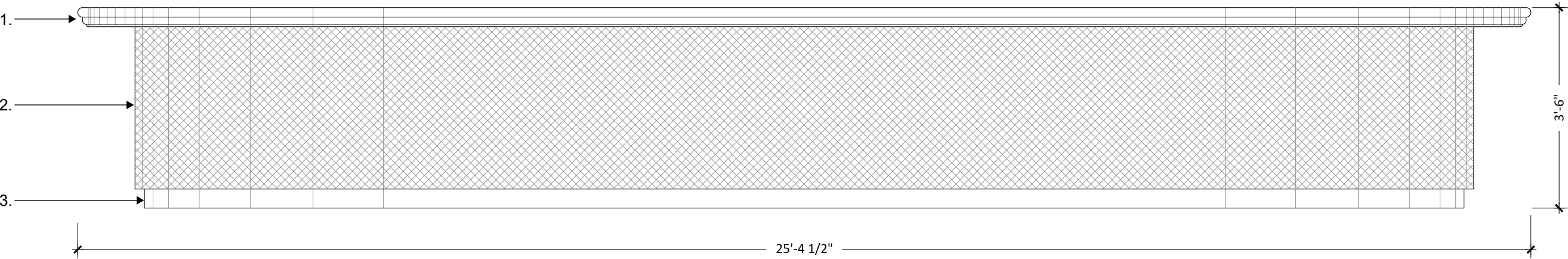
1. TERRAZZO PLATFORM STEPS

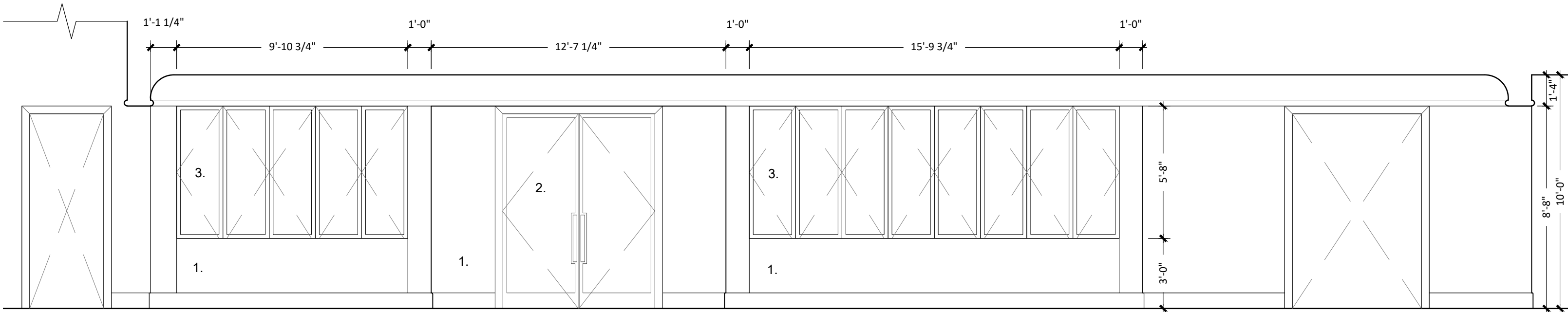


5 BAR FRONT ELEVATION: 1/2" = 1'-0"

- 1. STONE COUNTERTOP
- 2. CUSTOM SEASHELL MOSAIC BAR FRONT
- 3. STONE BASE

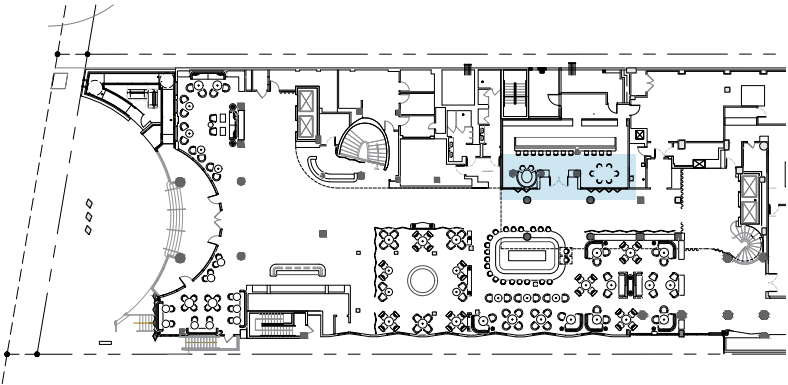
MAIN BAR INSPIRATION IMAGE





6 SUSHI RESTAURANT FRONT ELEVATION: 1/4" = 1'-0"

- 1. WALL FINISH TO RECIEVE PAINT WITH MINIMAL DECORATIVE PAINTED TRIM AND WOOD DETAILS.
- 2. NEW GLAZED DOUBLE DOOR WITH METAL DETAILS.
- 3. NEW OPERABLE GLAZED WINDOWS.



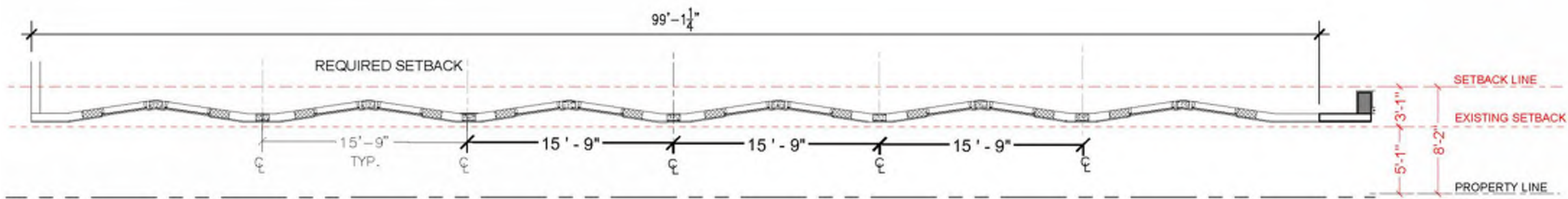
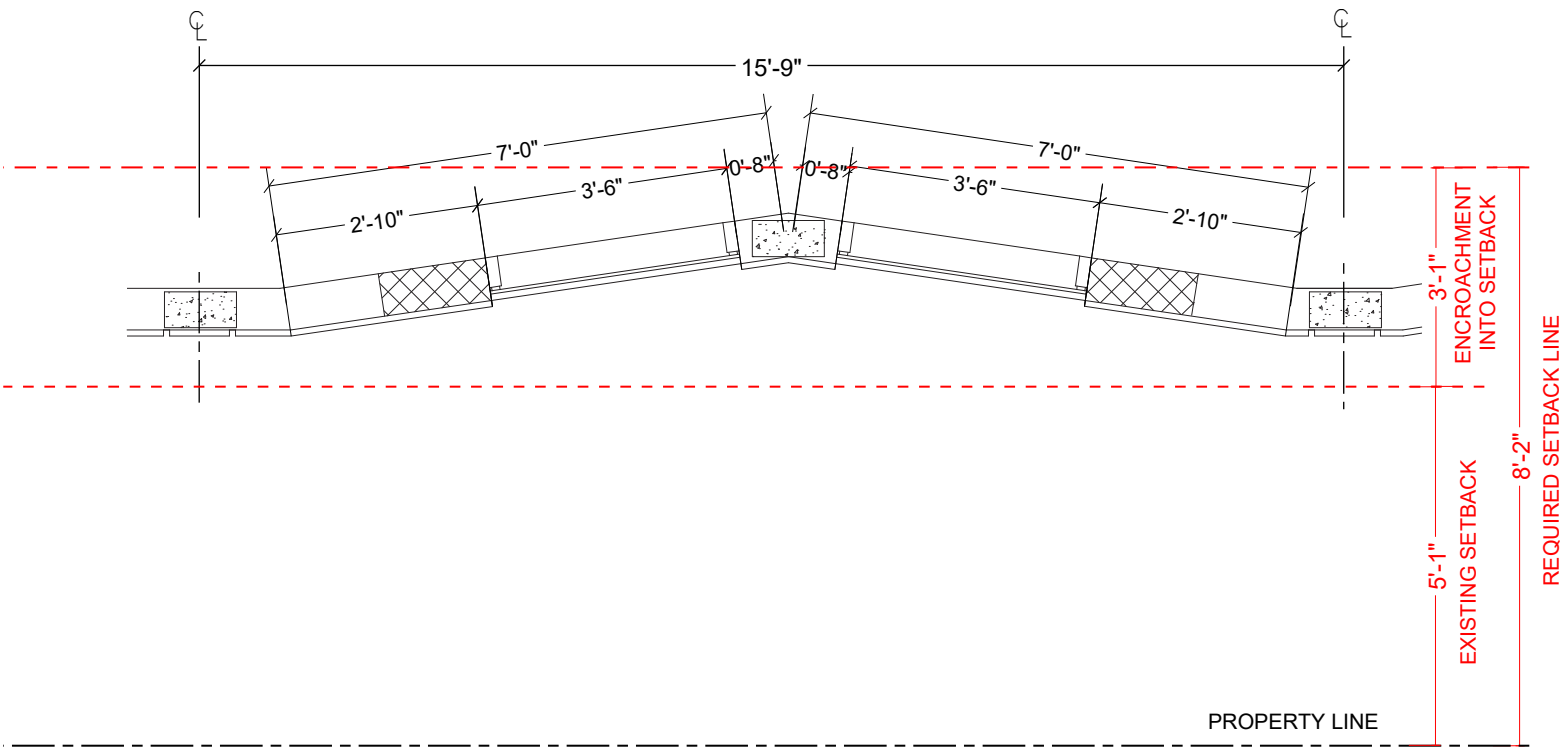


(A) CEILING & CROWN PAINT (B) WALL PAINT (C) EXISITING TERRAZZO FLOOR (D) TERRAZZO ARCHITECTURAL DETAILS (E) RATTAN DETAILS TO EXISTING & NEW COLUMNS

REQUESTED VARIANCES

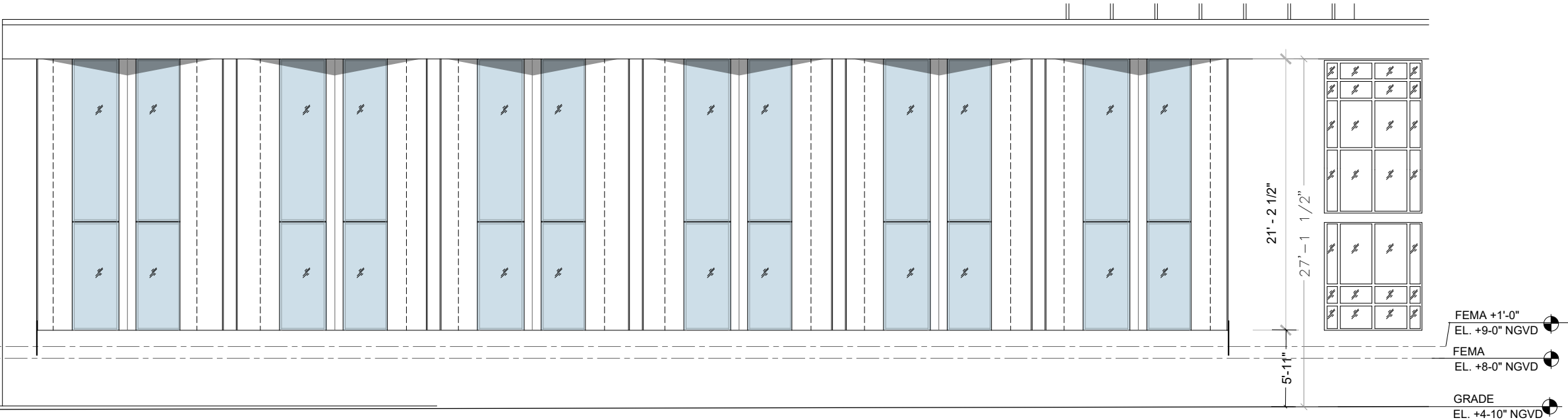
1. Variance from City Code Section 142-247(a), to permit a reinterpretation of the southern façade and addition of a retractable canopy system on the existing mezzanine event terrace to follow the existing legal nonconforming side facing a street setback of five feet, one inch (5'1"), where a minimum pedestal side facing a street setback of eight feet, two inches (8'2") is required ("Variance 1").

PROPOSED WINDOW FACADE VARIANCE



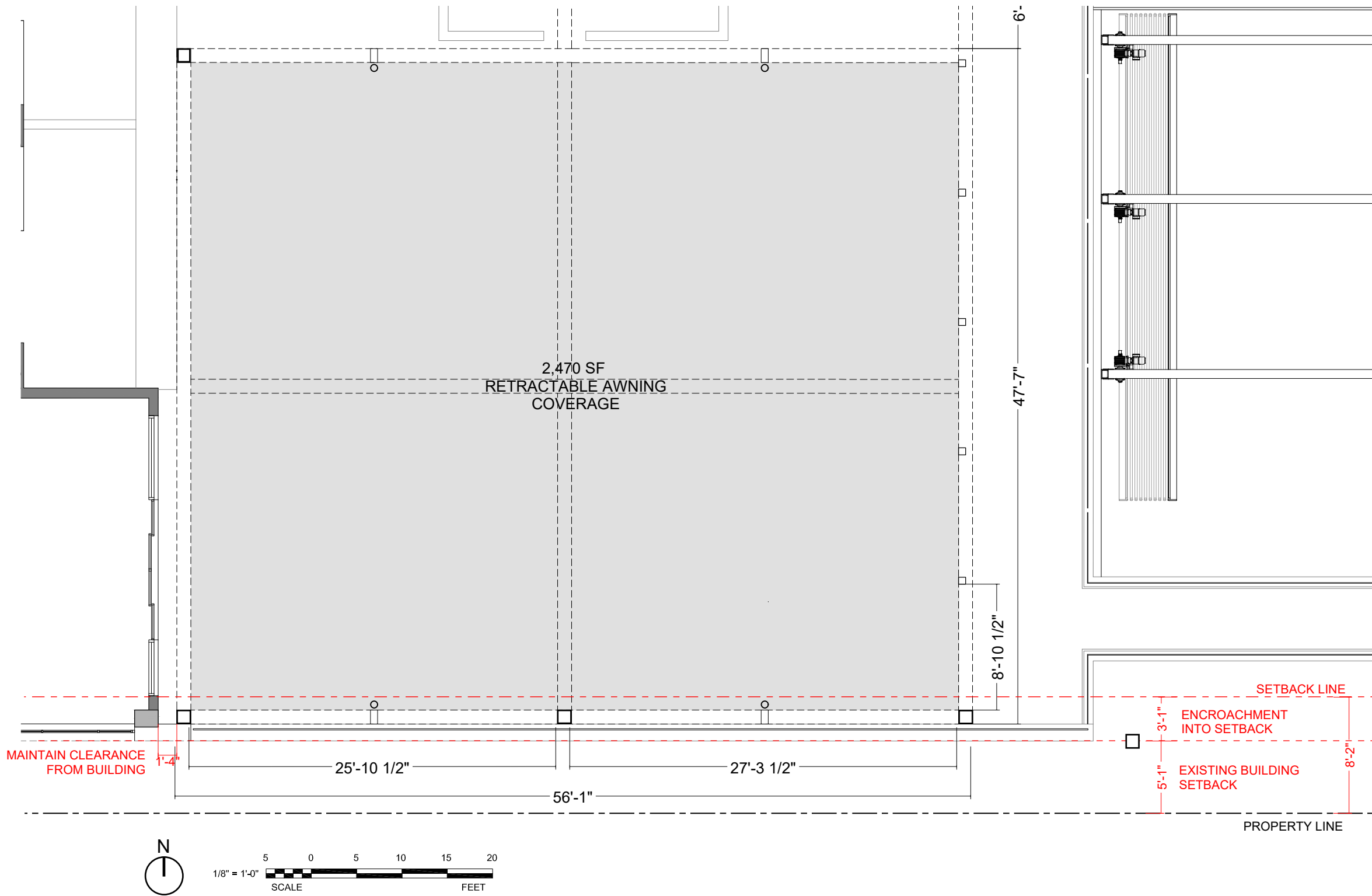
REQUESTED VARIANCES

PROPOSED WINDOW FACADE



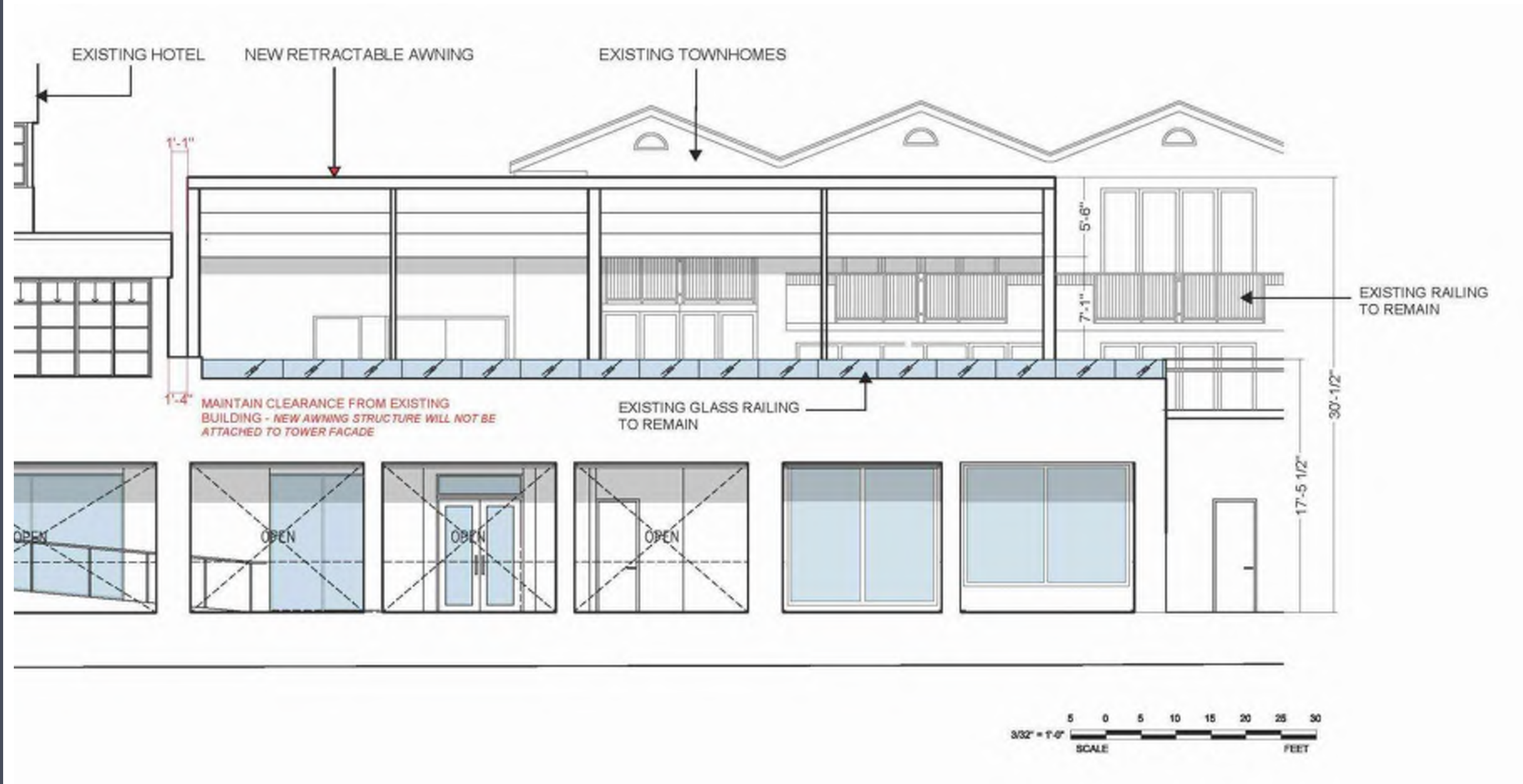
REQUESTED VARIANCES

PROPOSED RETRACTABLE AWNING TERRACE FLOOR PLAN



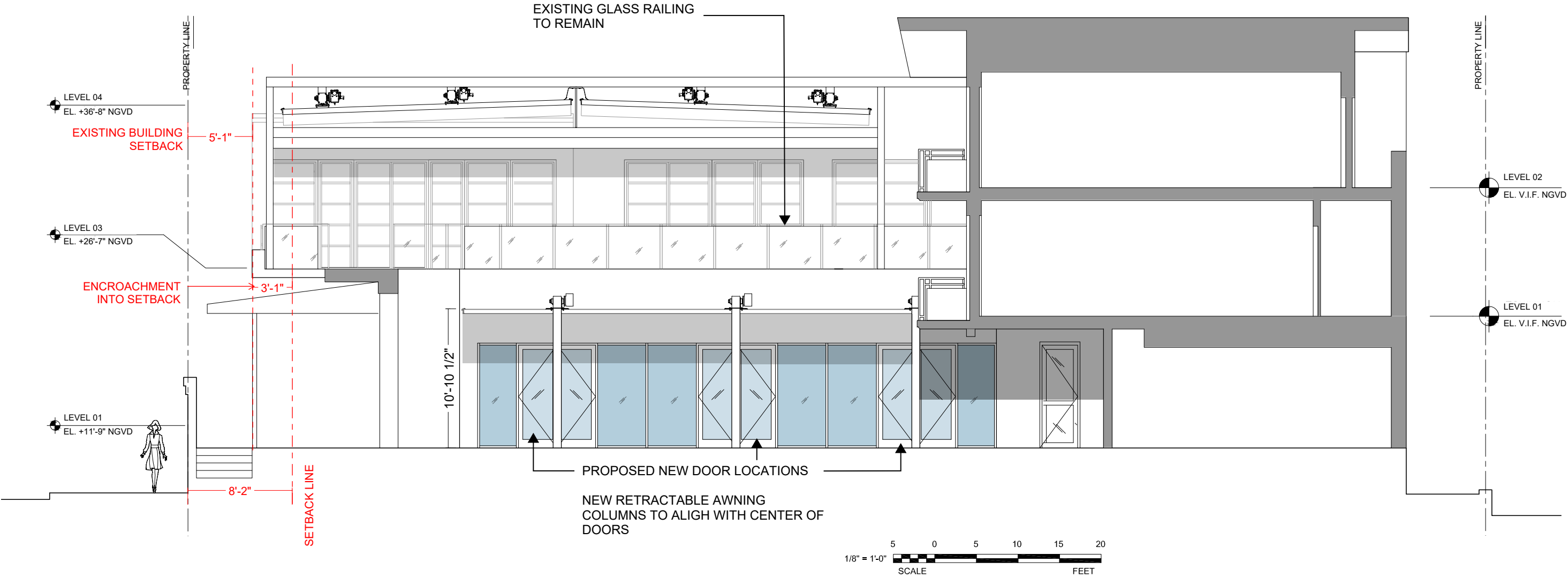
REQUESTED VARIANCES

SOUTH ELEVATION



REQUESTED VARIANCES

PROPOSED AWNING ELEVATION VARIANCE



LANDSCAPE PLANS | VARIANCES PLAN

Variance 2



LEGEND

REAR YARD TOTAL AREA 13,200 SQ.FT.		
	SQ.FT.	%
PLANTING	1,302	10%
LAWN	0	0%
TOTAL LANDSCAPE	1,302	10%
ARTIFICIAL TURF	3,667	28%
HARDSCAPE	8,219	62%
TOTAL HARDSCAPE	11,886	90%

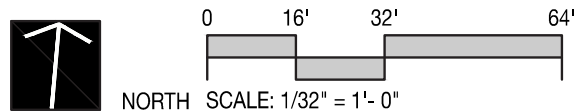
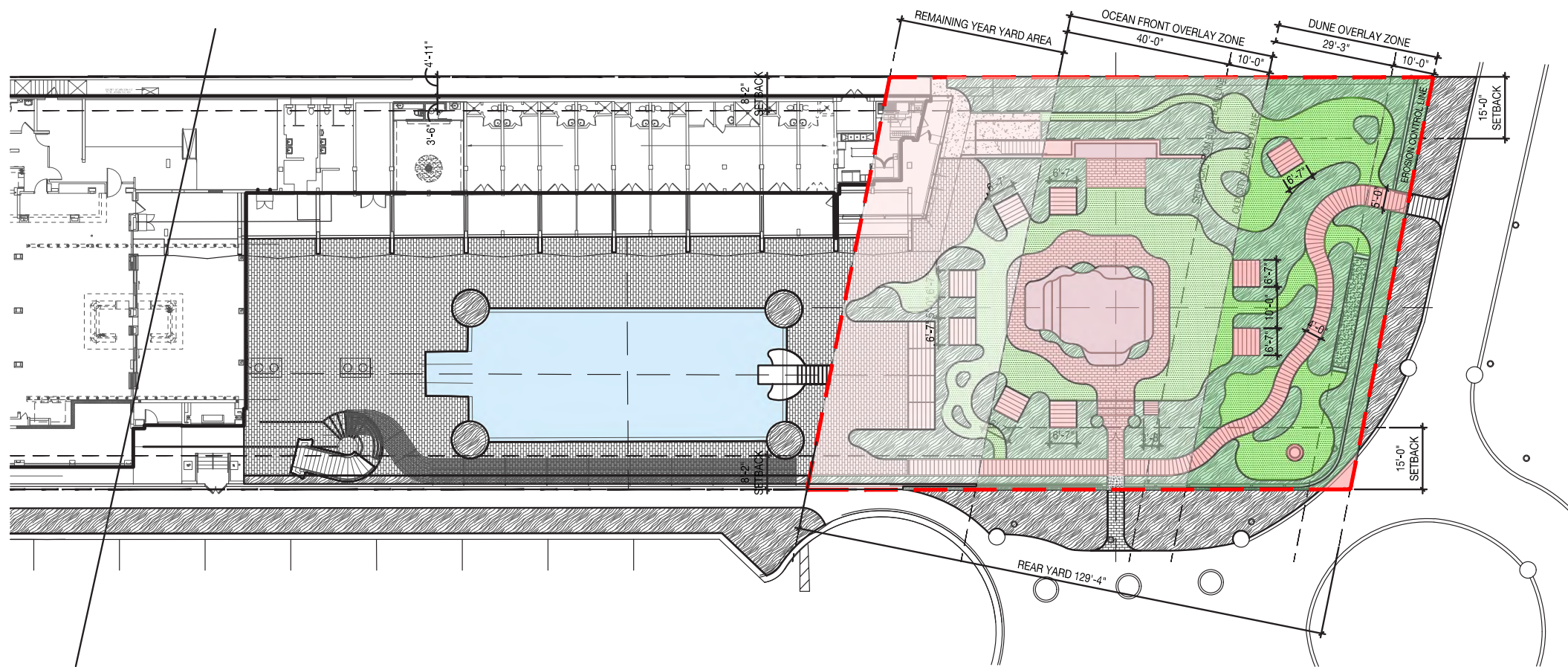
REMAINING REAR YARD AREA 4,096 SQ.FT.		
	SQ.FT.	%
PLANTING	316	8%
LAWN	0	0%
TOTAL LANDSCAPE	316	8%
HARDSCAPE	3,775	92%
ARTIFICIAL TURF	0	0%
TOTAL HARDSCAPE	3,775	92%

OCEAN FRONT OVERLAY AREA 5,104 SQ.FT.		
	SQ.FT.	%
PLANTING	911	18%
LAWN	0	0%
TOTAL LANDSCAPE	911	18%
HARDSCAPE	3,667	72%
ARTIFICIAL TURF	522	10%
TOTAL HARDSCAPE	4,189	82%




DUNE OVERLAY AREA 4,004 SQ.FT.		
	SQ.FT.	%
PLANTING	75	2%
LAWN	0	0%
TOTAL LANDSCAPE	75	2%
HARDSCAPE	777	19%
ARTIFICIAL TURF	3,145	79%
TOTAL HARDSCAPE	3,922	98%




L003




Variance from City Code Section 1420-1132(j) to permit accessory structures, including decks, to occupy sixty percent (60%) of the required rear yard. Note that per Staff's interpretation, the "required rear yard" on this Property consists only of the portion of the rear yard located west of the Oceanfront Overlay, which is only 4,096 square feet in size and includes portions of the existing pool deck and pool bar structures. Where a maximum coverage of thirty percent (30%) of the required rear yard is permitted ("Variance 2").



REAR YARD TOTAL AREA 13,200 SQ.FT.		
	SQ.FT.	%
PLANTING	4,989	37%
LAWN	3,289	26%
TOTAL LANDSCAPE	8,278	63%
TOTAL HARDSCAPE	4,927	37%

REMAINING REAR YARD AREA 4,096 SQ.FT.		SQ.FT.	%
	PLANTING	1,098	26%
	LAWN	513	14%
TOTAL LANDSCAPE		1,611	40%
	TOTAL HARDSCAPE	2,485	60%

OCEAN FRONT OVERLAY AREA 5,104 SQ.FT.		
50% LANDSCAPE AREA REQUIRED		
	SQ.FT.	%
 PLANTING	1,855	37%
 LAWN	1,398	27%
TOTAL LANDSCAPE	3,237	64%
 TOTAL HARDSCAPE	1,851	36%

DUNE OVERLAY AREA 4,004 SQ.FT., 80% LANDSCAPE AREA REQUIRED		
	SQ.FT.	%
 PLANTING	2,036	51%
 LAWN	1,378	34%
TOTAL LANDSCAPE	3,414	85%
 TOTAL HARDSCAPE	591	15%

L-VAR



OWNER:

Shelborne Hotel Partners WC LP
1801 Collins Avenue
Miami Beach, FL 33139

claro
development

PROJECT MANAGER:

Claro Development
1035 N. Miami Ave, Suite 201
Miami, FL 33136

BA
Bermello Ajamil & Partners

ARCHITECT OF RECORD:

Bermello Ajamil & Partners
2601 S. Bayshore Drive, 10th Floor
Miami, FL 33133

MARTIN
BRUDNIZKI
DESIGN
STUDIO

INTERIOR DESIGNER:

Martin Brudnizki Design Studio
227 West 29th Street, 13th Floor
New York, NY 10010

HERITAGE
ARCHITECTURAL
ASSOCIATES

HISTORIC ARCHITECT:

Heritage Architectural Associates
4770 Alton Road
Miami Beach, FL 33140

L & N D

LANDSCAPE ARCHITECT:

L&ND
7294 NW 1st Court
Miami, FL 33150

