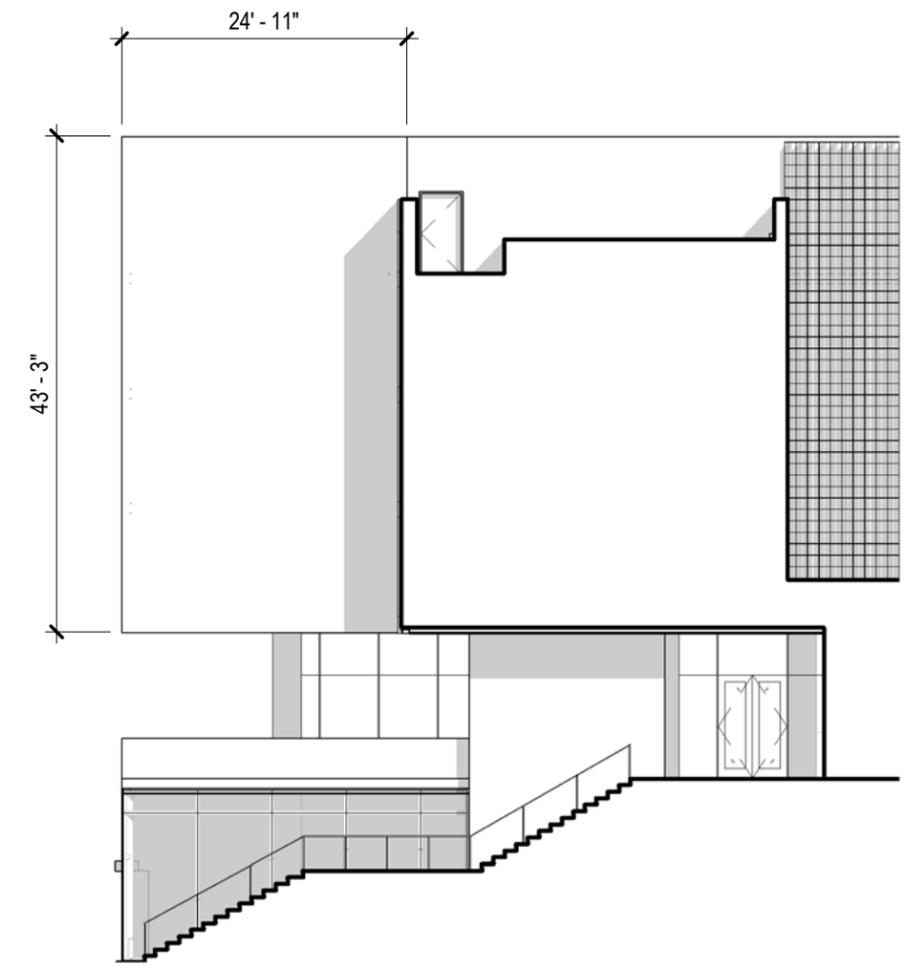


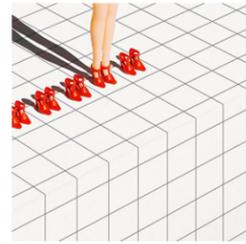
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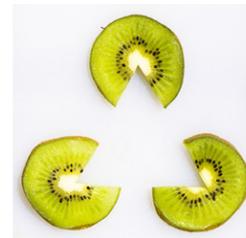
STAIR VIEW

ELEVATIONS

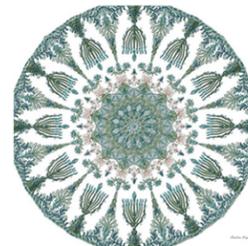
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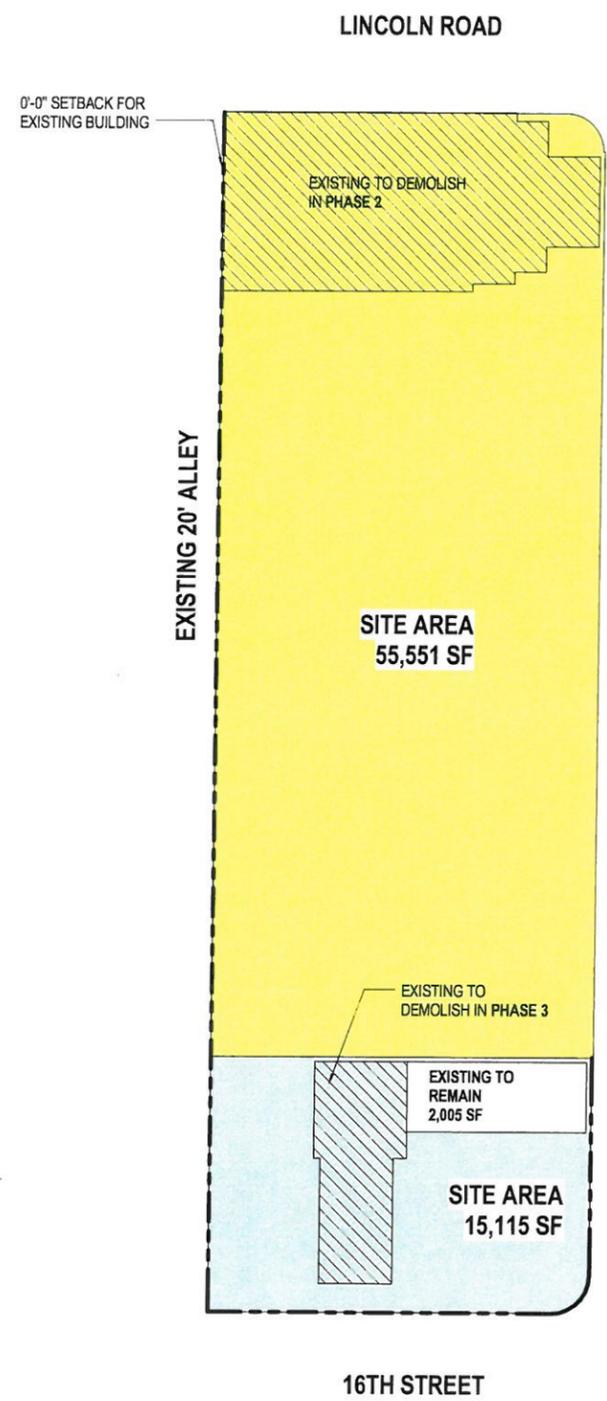
FOOD



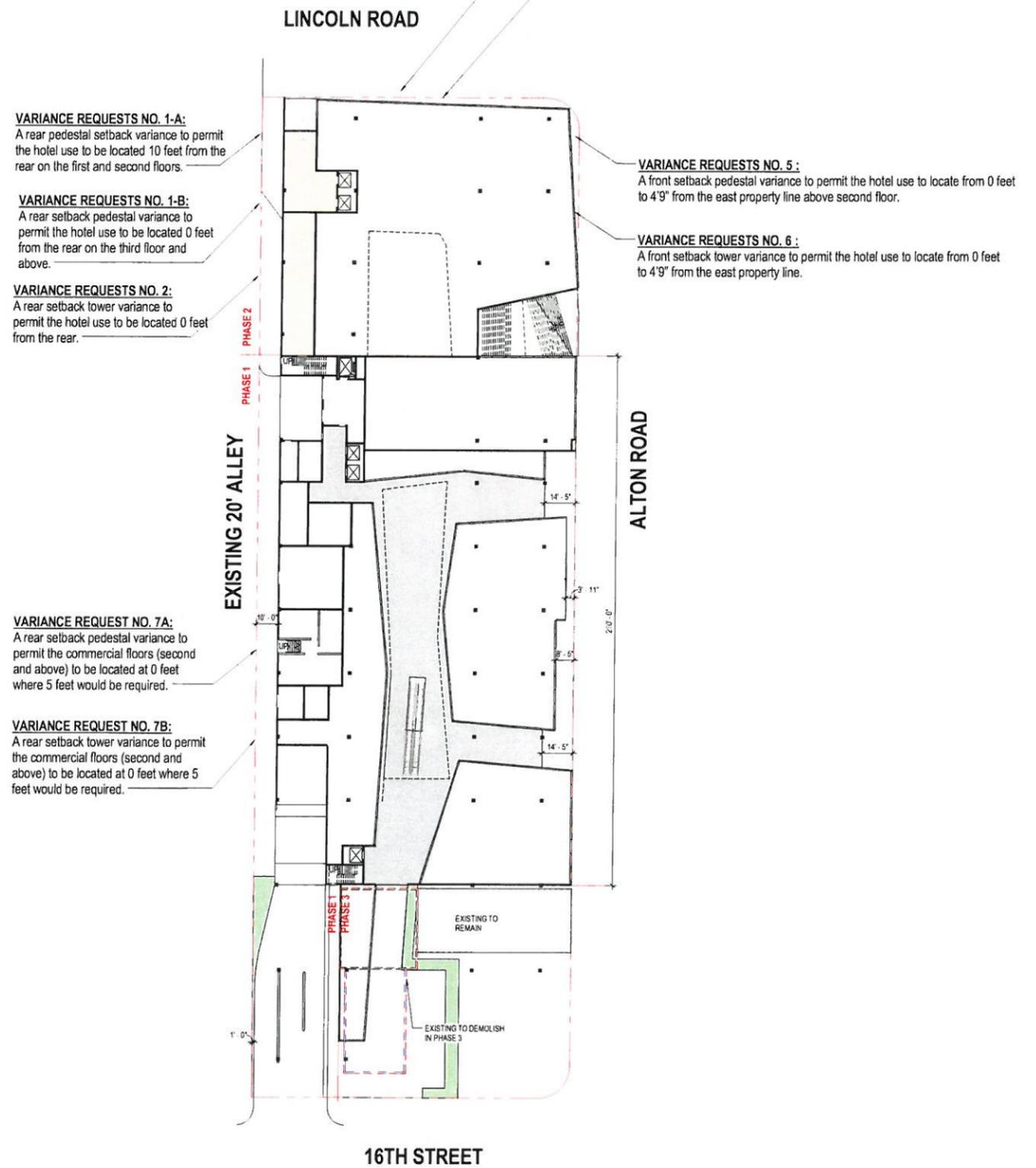
HOLIDAY



IMAGES



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



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

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

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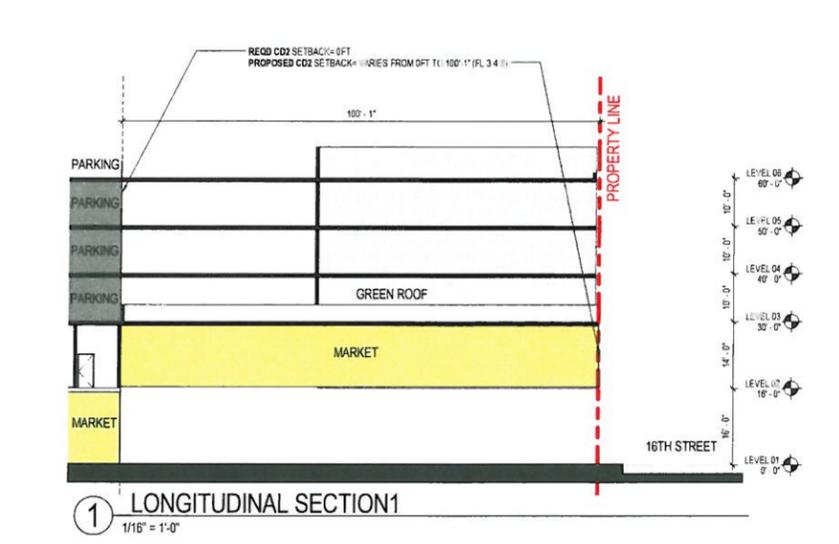
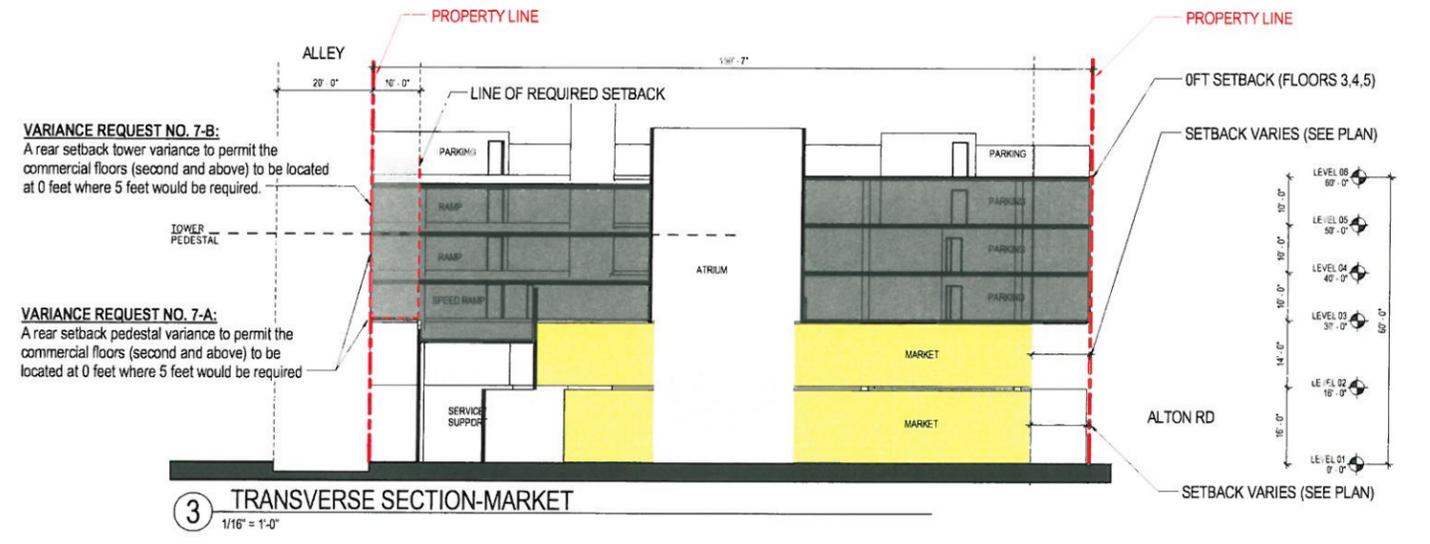
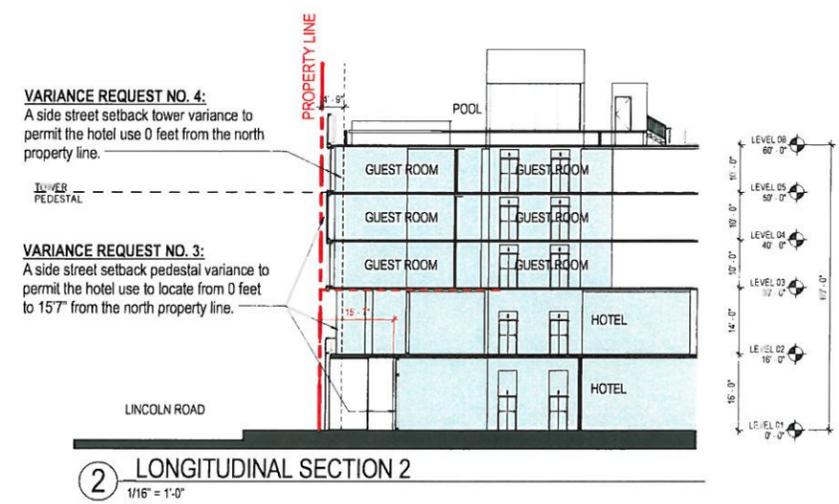
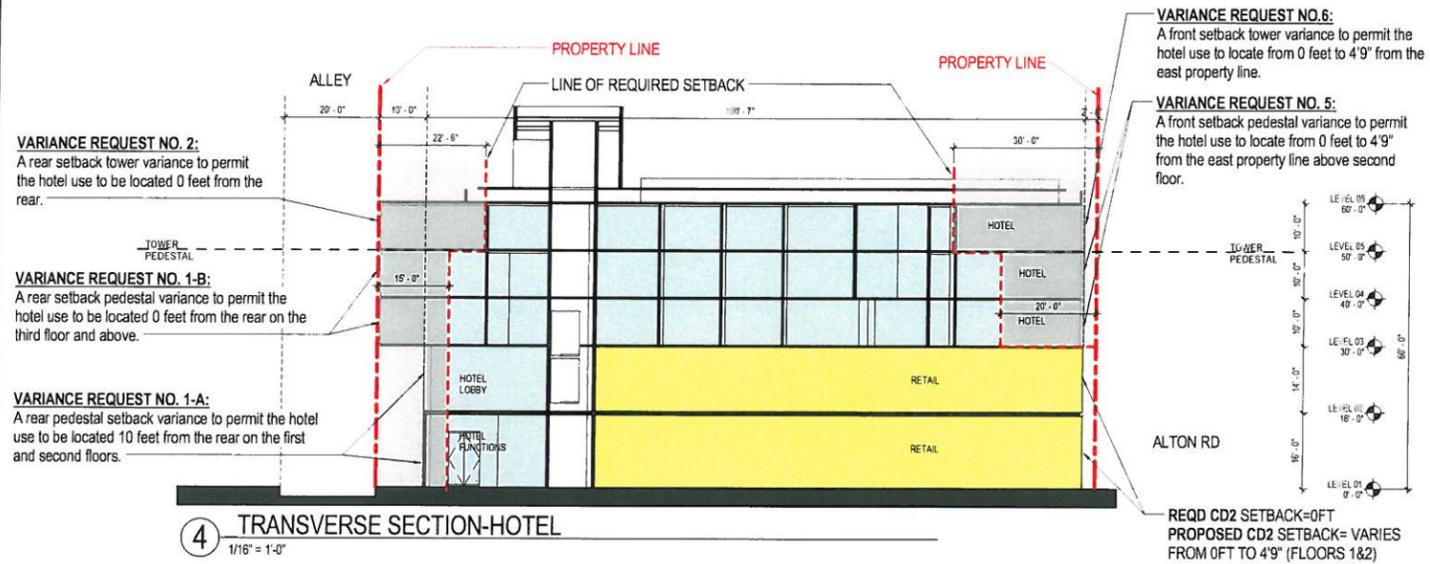
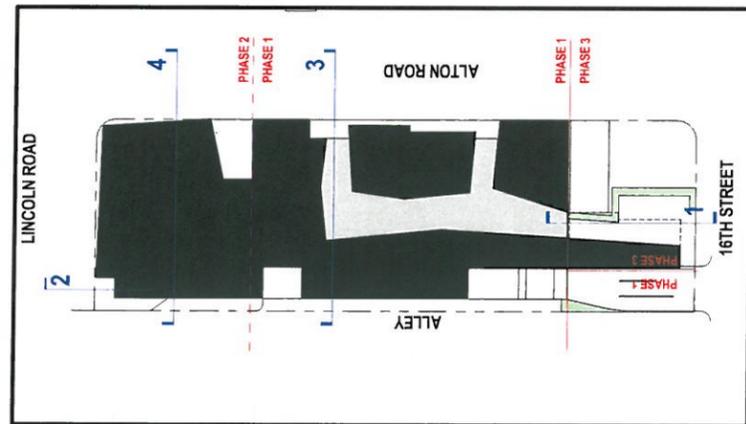
STRUCTURAL
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 SUITE 104
 MIAMI, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

QUANTITY	DESIGN	DATE
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MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
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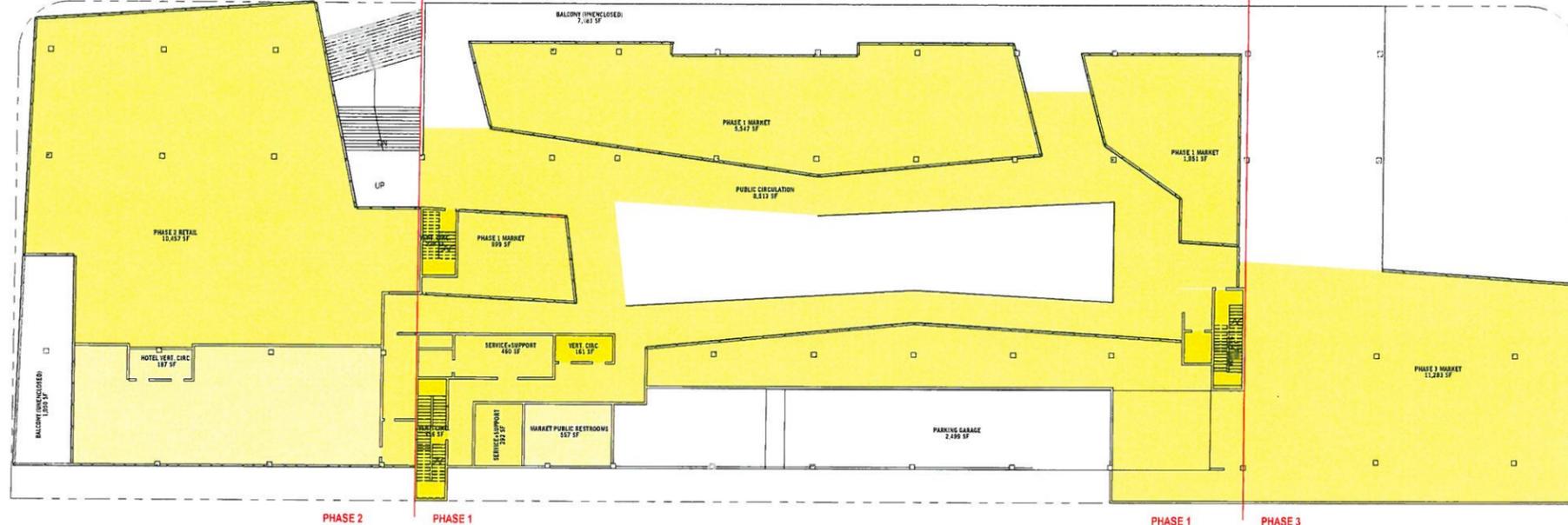
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Job Number	810414 000
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Approved	Approver
TITLE	

FAR DIAGRAMS

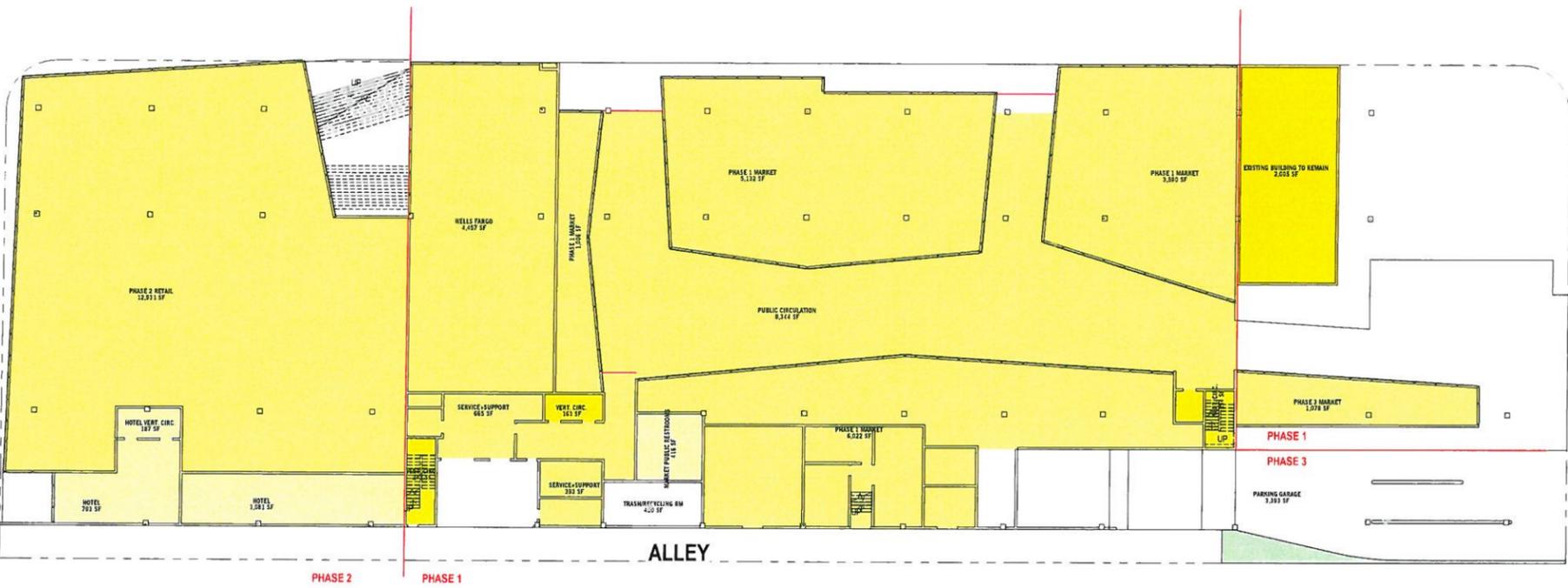
SHEET NUMBER

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2 LEVEL 02
1" = 20'-0"



1 LEVEL 01
1" = 20'-0"

FAR AREA Copy 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12 901 SF
LEVEL 01	WELLS FARGO	4 457 SF
LEVEL 01	PHASE 1 MARKET	1 006 SF
LEVEL 01	PHASE 1 MARKET	3 590 SF
LEVEL 01	HOTEL	7 081 SF
LEVEL 01	HOTEL	1 081 SF
LEVEL 01	PHASE 3 MARKET	1 078 SF
LEVEL 01	PHASE 1 MARKET	6 072 SF
LEVEL 01	PHASE 1 MARKET	5 132 SF
LEVEL 01	PUBLIC CIRCULATION	8 144 SF
LEVEL 01	VERT CIRC	1 254 SF
LEVEL 01	HOTEL VERT CIRC	187 SF
LEVEL 01	VERT CIRC	161 SF
LEVEL 01	SERVICE-SUPPORT	161 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE-SUPPORT	303 SF
LEVEL 01	VERT CIRC	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2 005 SF
LEVEL 01	IS	48 700 SF
LEVEL 02	HOTEL VERT CIRC	187 SF
LEVEL 02	VERT CIRC	161 SF
LEVEL 02	VERT CIRC	364 SF
LEVEL 02	PHASE 1 MARKET	699 SF
LEVEL 02	PHASE 1 MARKET	1 951 SF
LEVEL 02	PHASE 3 MARKET	1 120 SF
LEVEL 02	PHASE 2 RETAIL	10 457 SF
LEVEL 02	PHASE 1 MARKET	5 547 SF
LEVEL 02	PUBLIC CIRCULATION	8 512 SF
LEVEL 02	SERVICE-SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	577 SF
LEVEL 02	VERT CIRC	229 SF
LEVEL 02	VERT CIRC	356 SF
LEVEL 02	SERVICE-SUPPORT	460 SF
LEVEL 02	HOTEL	3 224 SF
LEVEL 02	IS	44 074 SF
LEVEL 03	VERT CIRC	160 SF
LEVEL 03	VERT CIRC	260 SF
LEVEL 03	HOTEL VERT CIRC	183 SF
LEVEL 03	GUEST ROOM SUPPORT CIRC	2 154 SF
LEVEL 03	GUEST ROOMS	7 223 SF
LEVEL 03	VERT CIRC	103 SF
LEVEL 03	GUEST ROOMS	4 715 SF
LEVEL 03	VERT CIRC	5 6 5 SF
LEVEL 03	IS	15 711 SF
LEVEL 04	VERT CIRC	172 SF
LEVEL 04	VERT CIRC	260 SF
LEVEL 04	VERT CIRC	303 SF
LEVEL 04	HOTEL VERT CIRC	183 SF
LEVEL 04	GUEST ROOM SUPPORT CIRC	1 858 SF
LEVEL 04	GUEST ROOMS	7 628 SF
LEVEL 04	GUEST ROOMS	4 873 SF
LEVEL 04	VERT CIRC	168 SF
LEVEL 04	IS	15 400 SF
LEVEL 05	VERT CIRC	172 SF
LEVEL 05	VERT CIRC	260 SF
LEVEL 05	VERT CIRC	257 SF
LEVEL 05	HOTEL VERT CIRC	183 SF
LEVEL 05	GUEST ROOM SUPPORT CIRC	1 858 SF
LEVEL 05	HOTEL	7 628 SF
LEVEL 05	GUEST ROOMS	4 873 SF
LEVEL 05	VERT CIRC	285 SF
LEVEL 05	IS	15 510 SF
LEVEL 06	VERT CIRC	172 SF
LEVEL 06	VERT CIRC	260 SF
LEVEL 06	HOTEL VERT CIRC	183 SF
LEVEL 06	VERT CIRC	187 SF
LEVEL 06	VERT CIRC	245 SF
LEVEL 06	LEL LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	IS	1 232 SF
LEVEL 06	IS	141 215 SF

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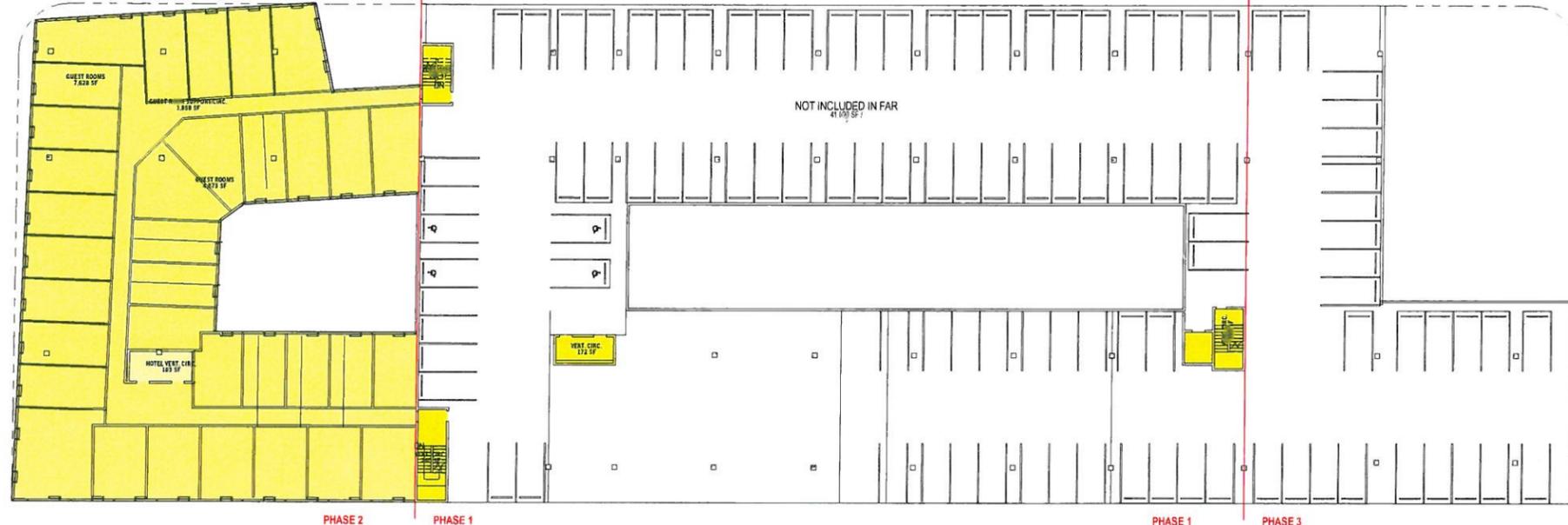
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Job Number	8/04/14/010
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Approved	Approver
TITLE	

FAR DIAGRAMS

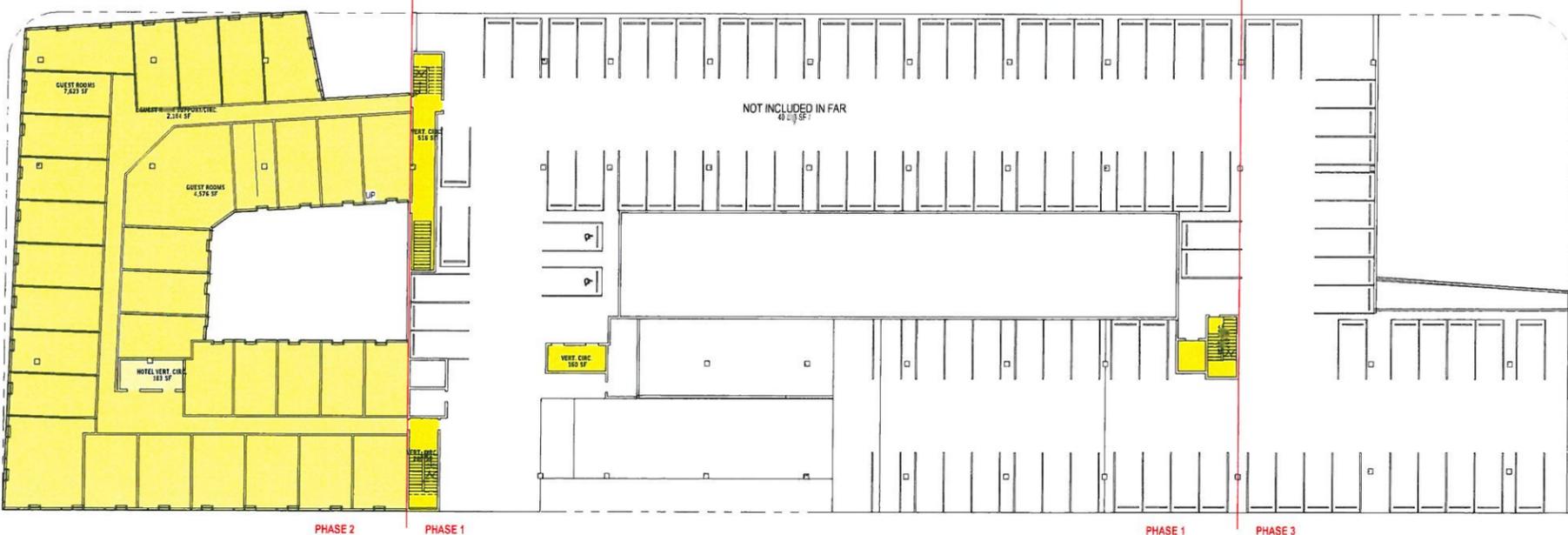
SHEET NUMBER

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2 LEVEL 04
 1" = 20'-0"



1 LEVEL 03
 1" = 20'-0"

FAR AREA C (1) 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,901 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,008 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL	793 SF
LEVEL 01	HOTEL	1,281 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	214 SF
LEVEL 01	HOTEL VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERV. + SUPPORT	67 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	411 SF
LEVEL 01	SERV. + SUPPORT	243 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,065 SF
LEVEL 01		46,758 SF
LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	384 SF
LEVEL 02	PHASE 1 MARKET	99 SF
LEVEL 02	PHASE 1 MARKET	1,151 SF
LEVEL 02	PHASE 3 MARKET	1,128 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,617 SF
LEVEL 02	PUBLIC CIRCULATION	8,517 SF
LEVEL 02	SERV. + SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	557 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	718 SF
LEVEL 02	SERV. + SUPPORT	460 SF
LEVEL 02	HOTEL	3,224 SF
LEVEL 02		44,571 SF
LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	183 SF
LEVEL 03	QUEST ROOM SUPPORT/CIRC.	2,114 SF
LEVEL 03	QUEST ROOMS	7,123 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	QUEST ROOMS	4,581 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03		11,731 SF
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	QUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 04	QUEST ROOMS	7,628 SF
LEVEL 04	QUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04		15,400 SF
LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	217 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	QUEST ROOM SUPPORT/CIRC.	1,188 SF
LEVEL 05	HOTEL	7,228 SF
LEVEL 05	QUEST ROOMS	4,871 SF
LEVEL 05	VERT. CIRC.	310 SF
LEVEL 05		11,516 SF
LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	210 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELEV. LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06		1,421 SF
LEVEL 06		141,211 SF

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**DESIGN REVIEW
BOARD FINAL
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04-15-2016**

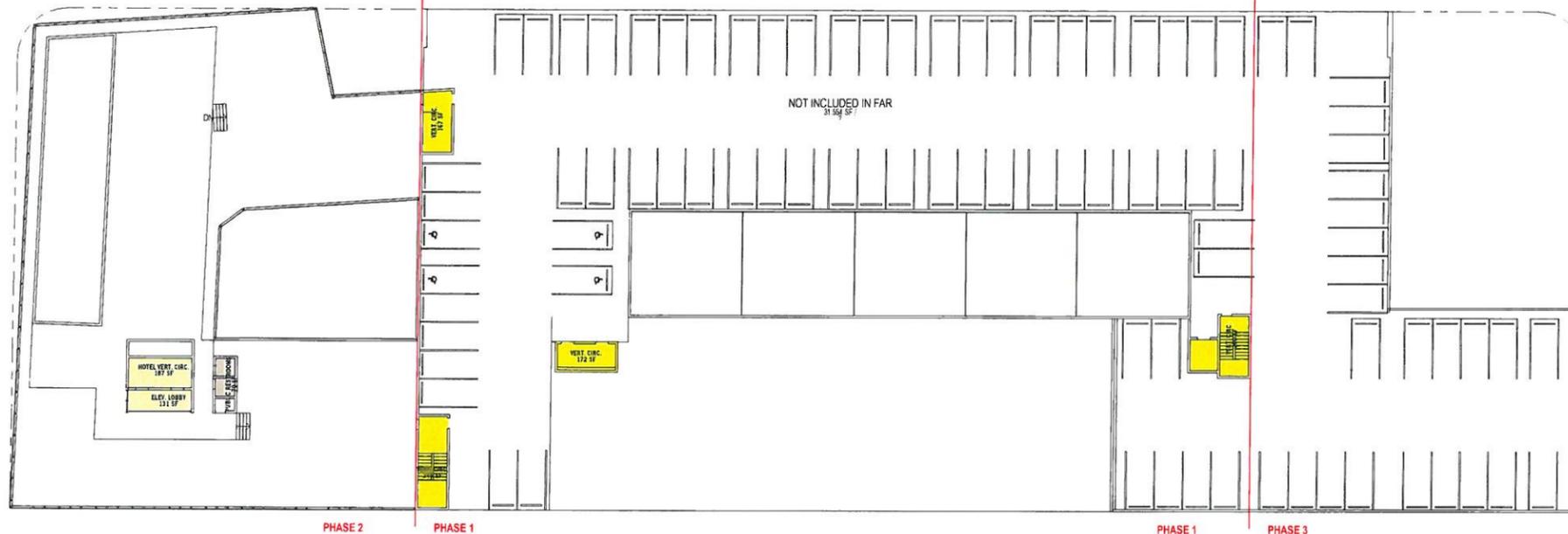
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5/10/14	14.000	Job Number
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	Approver	Approved
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FAR DIAGRAMS

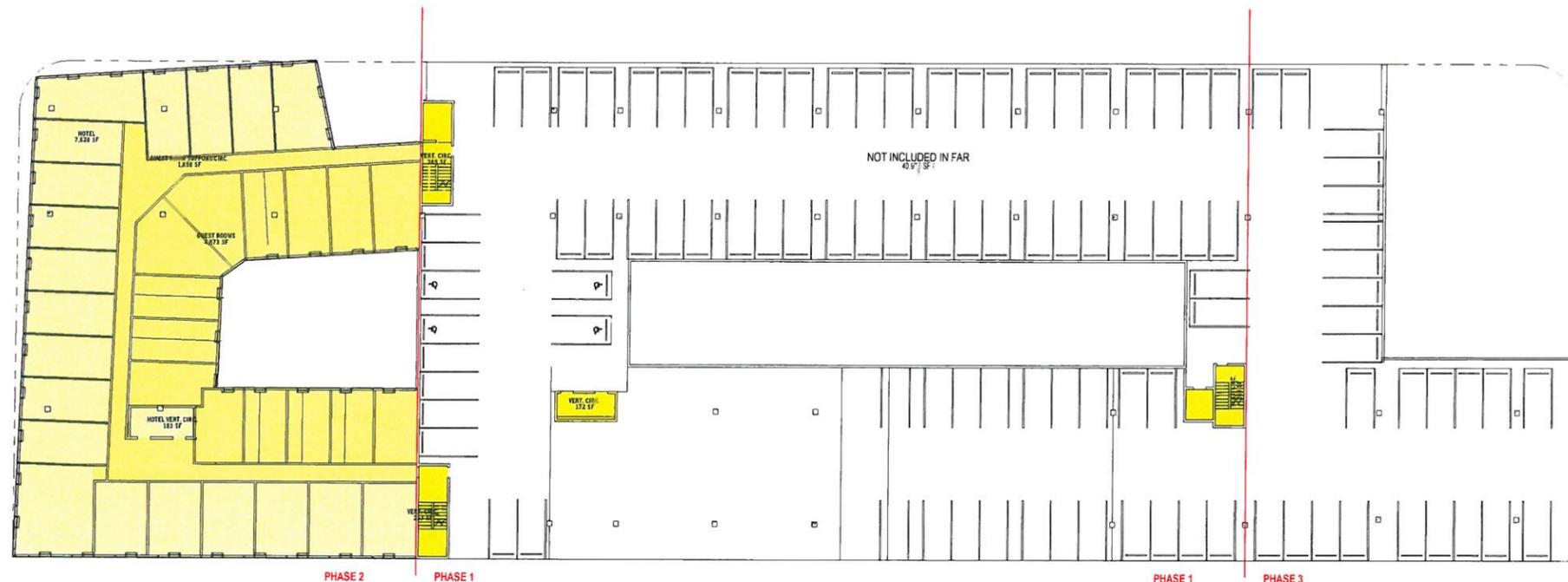
SHEET NUMBER

A00-01E

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2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

FAR AREA Copy 1

LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,801 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,007 SF
LEVEL 01	PHASE 1 MARKET	1,990 SF
LEVEL 01	HOTEL	7,901 SF
LEVEL 01	HOTEL	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	1,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,241 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	HOTEL VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SER. VICE-SUPPORT	665 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SER. VICE-SUPPORT	411 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,095 SF
LEVEL 01	B	48,758 SF
LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	384 SF
LEVEL 02	PHASE 1 MARKET	965 SF
LEVEL 02	PHASE 1 MARKET	1,507 SF
LEVEL 02	PHASE 3 MARKET	1,128 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	9,111 SF
LEVEL 02	SERVICE-SUPPORT	2,222 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	657 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	366 SF
LEVEL 02	SERVICE-SUPPORT	460 SF
LEVEL 02	HOTEL	1,224 SF
LEVEL 02	B	41,598 SF
LEVEL 03	VERT. CIRC.	180 SF
LEVEL 03	VERT. CIRC.	210 SF
LEVEL 03	HOTEL VERT. CIRC.	161 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,413 SF
LEVEL 03	VERT. CIRC.	280 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03	B	15,714 SF
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 04	GUEST ROOMS	7,428 SF
LEVEL 04	GUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	180 SF
LEVEL 04	B	15,400 SF
LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF
LEVEL 05	HOTEL	7,628 SF
LEVEL 05	GUEST ROOMS	4,873 SF
LEVEL 05	VERT. CIRC.	215 SF
LEVEL 05	B	15,516 SF
LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELE. LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	B	1,232 SF
LEVEL 06	B	141,216 SF

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Approved		TITLE

HOTEL UNITS

SHEET NUMBER

A00-01G

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- Between 300 SF and 335 SF
- 336 SF - 0 SF
- Calculating...

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



- Between 300 SF and 335 SF
- 336 SF - 0 SF
- Calculating...

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



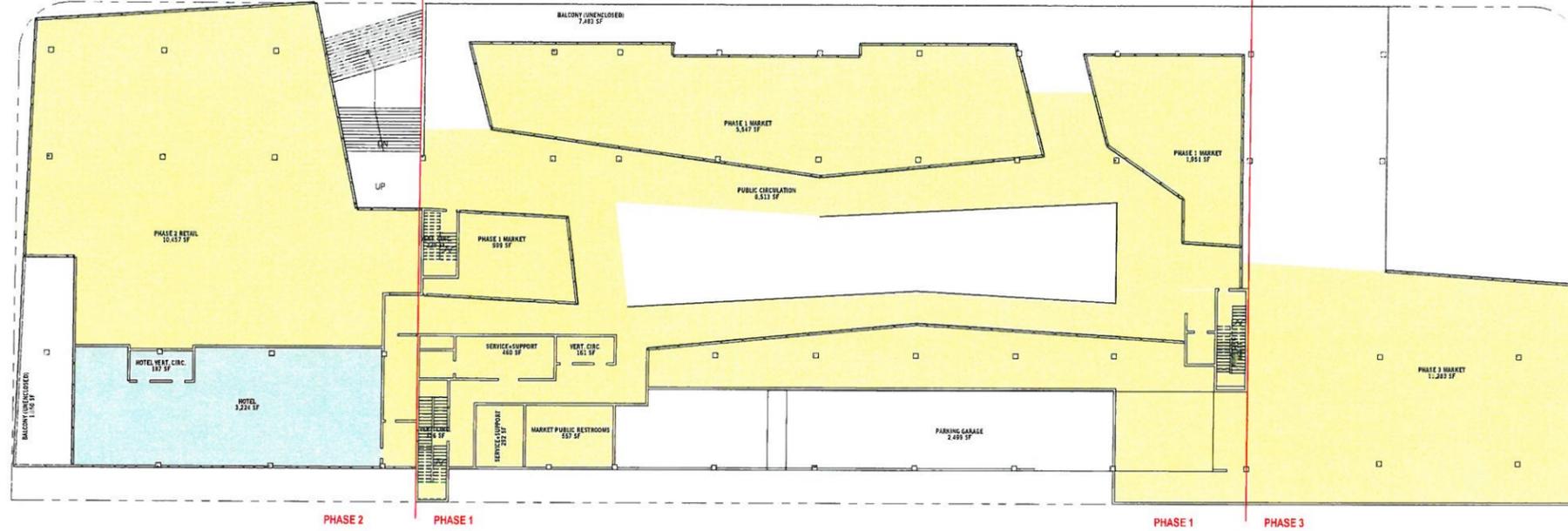
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- 336 SF - 0 SF
- Calculating...

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

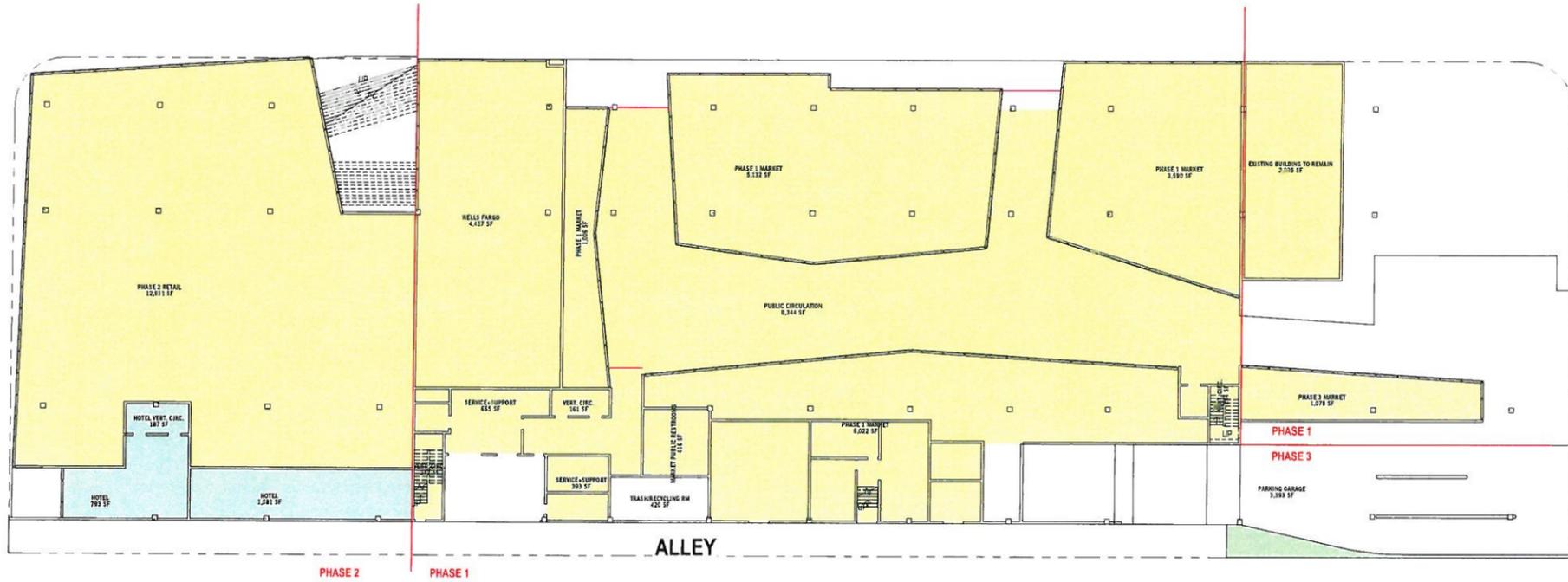
HOTEL GUEST ROOMS

LEVEL 03	32	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
LEVEL 04	34	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
LEVEL 05	34	GUEST ROOMS	5	GUEST ROOMS BETWEEN 300 SF AND 335 SF
	100	GUEST ROOMS	15	GUEST ROOMS BETWEEN 300 SF AND 335 SF

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



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

FAR AREA			
LEVEL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	750 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01 3		2,081 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02 2		3,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 03	GUEST ROOM SUPPORT/CIRC.	7,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,223 SF	HOTEL
LEVEL 03	GUEST ROOMS	4,673 SF	HOTEL
LE-EL 03 4		14,538 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,733 SF	HOTEL
LEVEL 04	GUEST ROOMS	7,628 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,873 SF	HOTEL
LEVEL 04 4		14,592 SF	
LEVEL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LEVEL 05	HOTEL	7,338 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,873 SF	HOTEL
LEVEL 05 4		14,542 SF	
LE-EL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LEVEL 06	PUBLIC RESTROOMS	70 SF	HOTEL
LEVEL 06 3		708 SF	
LEVEL 06 3		49,480 SF	

- EXISTING BUILDING TO REMAIN
- HOTEL
- HOTEL VERT. CIRC.
- MARKET PUBLIC RESTROOMS
- PARKING GARAGE
- PHASE 1 MARKET
- PHASE 2 RETAIL
- PHASE 3 MARKET
- PUBLIC CIRCULATION
- SERVICE+UPPORT
- TRASH/RECYCLING RM
- VERT. CIRC.
- WELLS FARGO
- Calculating...

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SUITE 300
CORAL GABLES, FLORIDA
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ISSUED	ISSUE	DATE
Job Number	Author	910414 000
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TITLE		

HOTEL AREA DIAGRAMS

SHEET NUMBER

A00-01H

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**DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016**

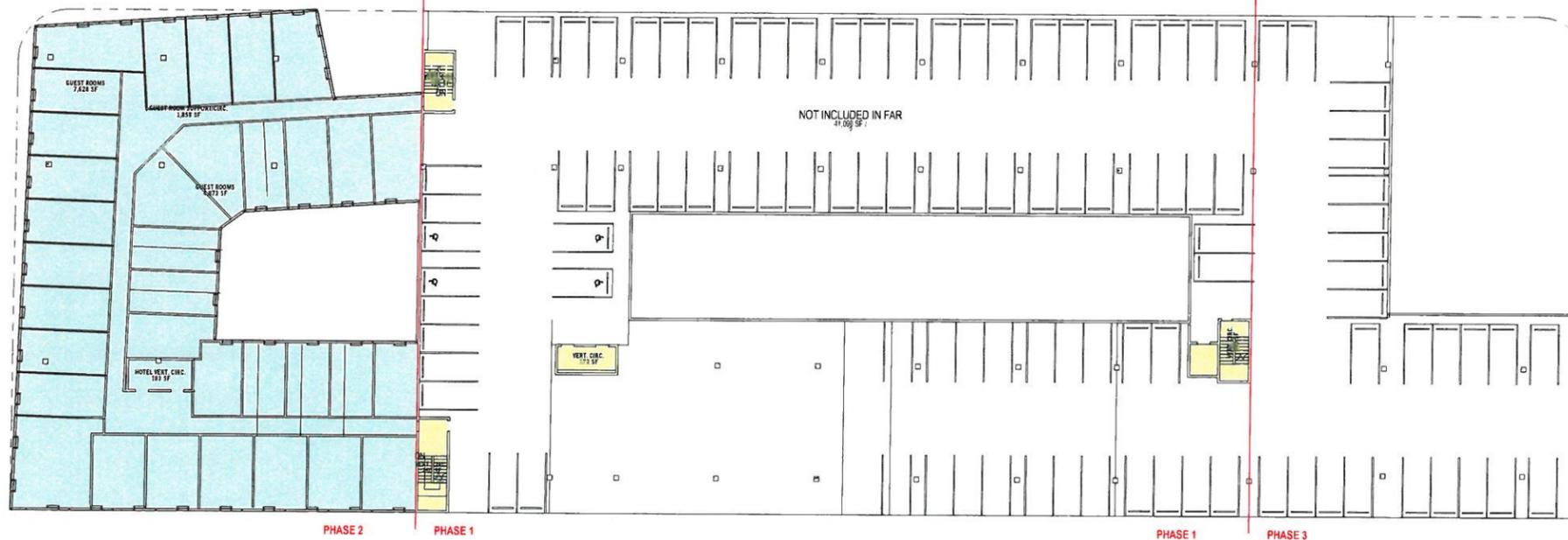
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**HOTEL AREA
DIAGRAMS**

SHEET NUMBER

A00-011

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

FAR AREA			
LEVEL	AREANAME	AREA	CURRENT
LE-EL 01	HOTEL	790 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01 3		2,061 SF	

LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,214 SF	HOTEL
LEVEL 02 2		3,411 SF	

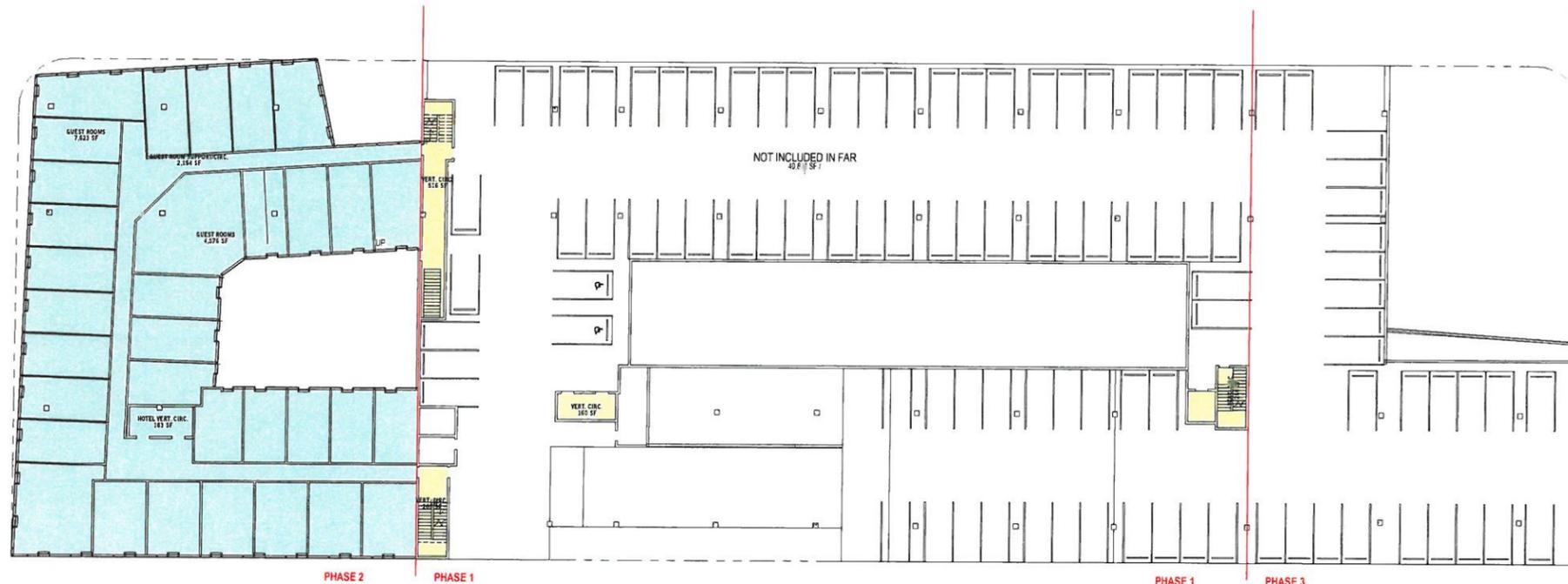
LE-EL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,123 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 03 4		14,149 SF	

LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,744 SF	HOTEL
LE-EL 04	GUEST ROOMS	7,628 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,671 SF	HOTEL
LEVEL 04 4		14,162 SF	

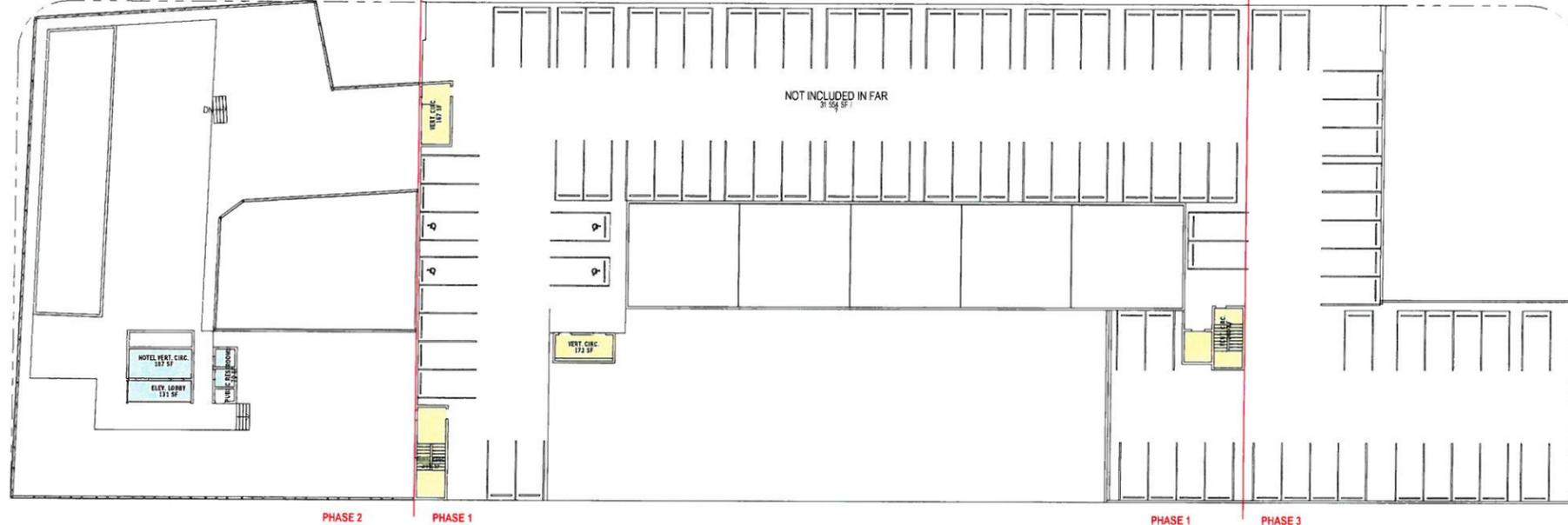
LE-EL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,873 SF	HOTEL
LE-EL 05 4		14,542 SF	

LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 06	LOBBY	171 SF	HOTEL
LE-EL 06	PUBLIC RESTROOMS	71 SF	HOTEL
LE-EL 06 3		388 SF	
		49,493 SF	

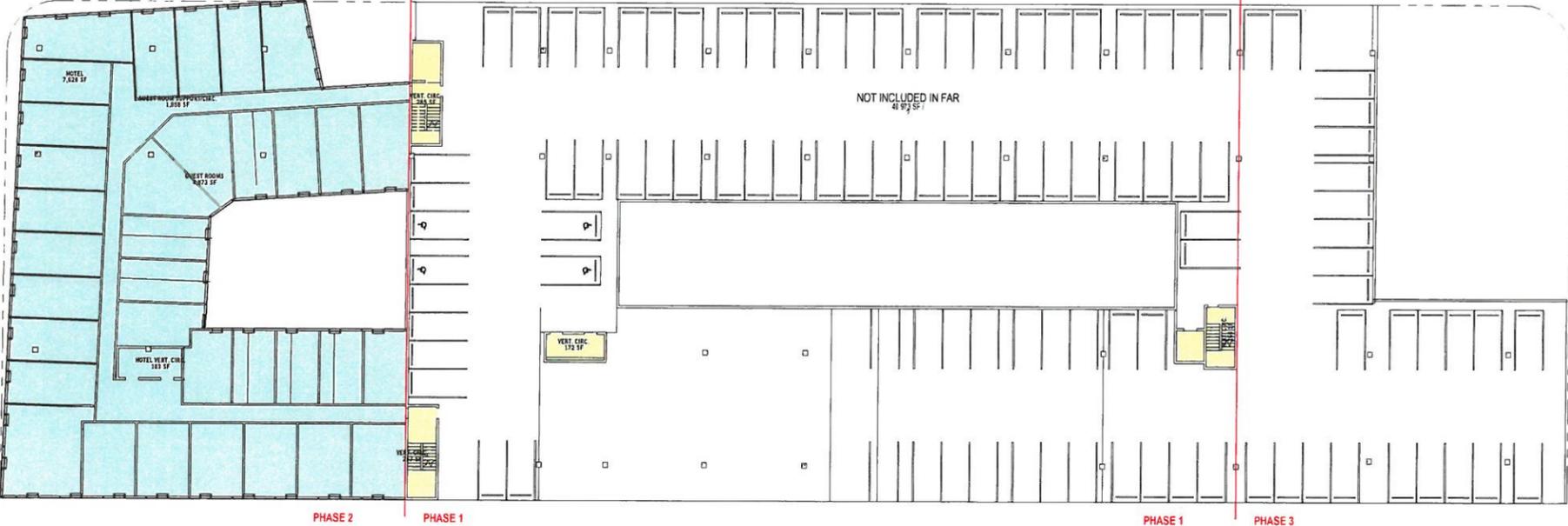
- GUEST ROOM SUPPORT/CIRC.
- GUEST ROOMS
- HOTEL VERT. CIRC.
- PARKING GARAGE
- VERT. CIRC.
- Calculating...



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



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



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

HOTEL AREA			
LE-EL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	790 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 01 S		2,058 SF	
LEVEL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02		7,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	185 SF	HOTEL
LE-EL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,523 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,576 SF	HOTEL
LEVEL 03 S		14,512 SF	
LEVEL 04	HOTEL VERT. CIRC.	183 SF	HOTEL
LE-EL 04	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LEVEL 04	GUEST ROOMS	7,526 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,271 SF	HOTEL
LEVEL 04 S		14,512 SF	
LEVEL 05	HOTEL VERT. CIRC.	181 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LEVEL 05	HOTEL	7,626 SF	HOTEL
LE-EL 05	GUEST ROOMS	4,271 SF	HOTEL
LEVEL 05 S		14,542 SF	
LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LE-EL 06	PUBLIC RESTROOM	79 SF	HOTEL
LEVEL 06 S		388 SF	
LEVEL 06 S		49,480 SF	

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

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

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STRUCTURAL

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SUITE 104
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Job Number	810414.000	
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HOTEL AREA
DIAGRAMS

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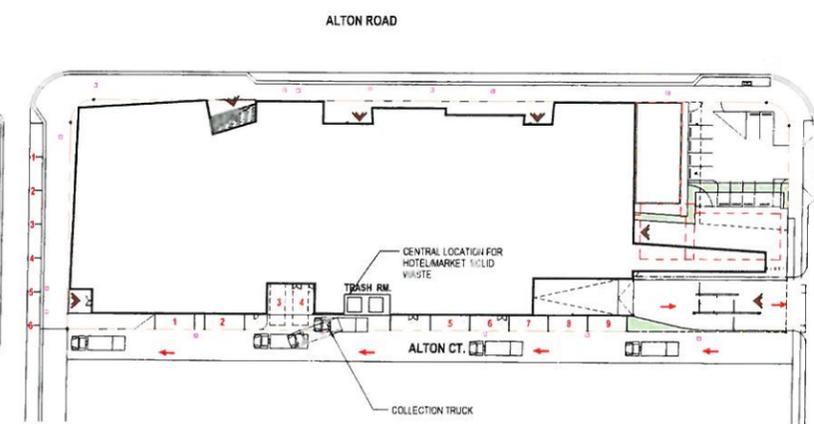
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SITE PLAN

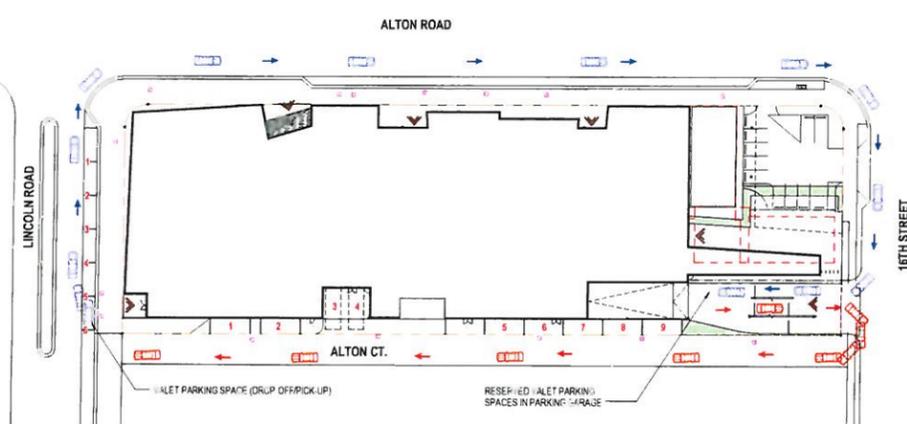
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A00-02

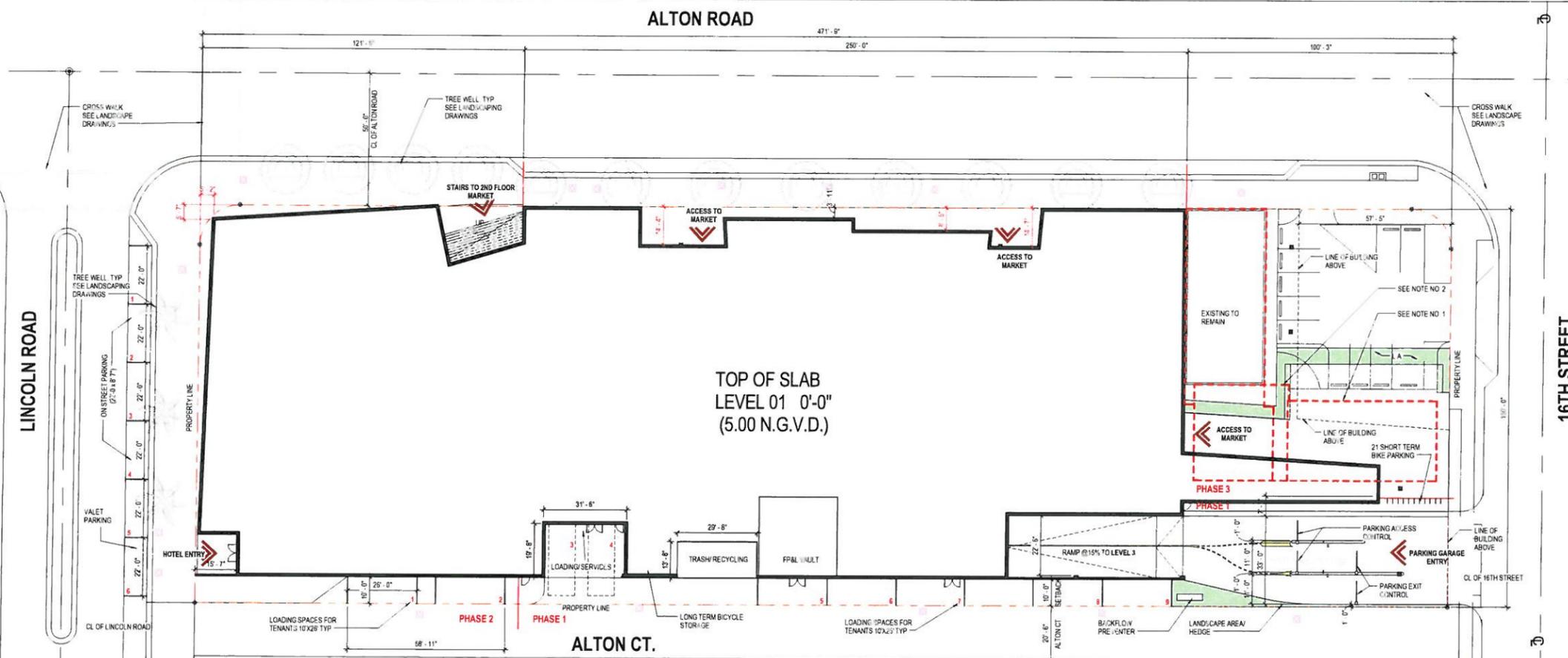
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3 WASTE MANAGEMENT OPERATION
1" = 50'-0"



2 VALET OPERATION
1" = 50'-0"



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3
GROUND FLOOR ENTRY TO BE PROVIDED UPON
DEMOLITION OF EXISTING BUILDING. SEE ELEVATION
PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE
DEMOLISHED ON PHASE 1

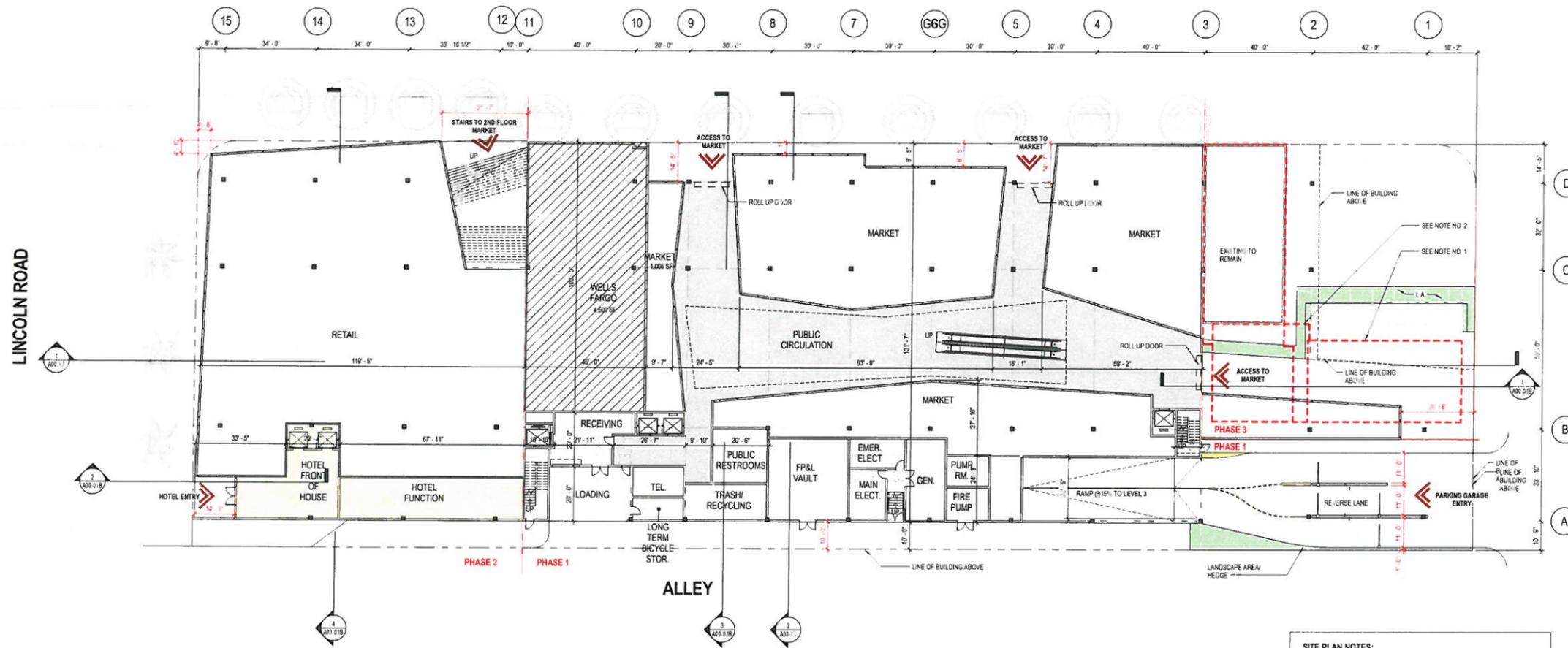
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (26' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (26' X 10" PARALLEL PARKING LOADING SPACE)

1 SITE PLAN
3/64" = 1'-0"

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CC - Occupant Load & Min. Egress Width Calcs - Level 1 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ FTG	CO DE	OCC LOAD FACTOR	OCC. LOAD
WELLS FARGO	BUSINESS	4,482 SF	IBC	100 SF	45
HOTEL FRONT OF HOUSE	MEDIA EQUIP/STOR	1,000 SF	IBC	300 SF	4
SERVICE+SUPPORT	MEDIA EQUIP/STOR	619 SF	IBC	300 SF	3
SERVICE+SUPPORT	MEDIA EQUIP/STOR	717 SF	IBC	300 SF	2
SERVICE+SUPPORT	MEDIA EQUIP/STOR	212 SF	IBC	300 SF	1
TRASH/RECYCLING RM	MEDIA EQUIP/STOR	420 SF	IBC	300 SF	2
EXISTING BUILDING TO REMAN	MERCANTILE - BASEMENT & GRADE	2,007 SF	IBC	30 SF	67
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	1,048 SF	IBC	30 SF	34
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	6,022 SF	IBC	30 SF	201
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	3,540 SF	IBC	30 SF	120
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	5,132 SF	IBC	30 SF	172
PHASE 2 RETAIL	MERCANTILE - BASEMENT & GRADE	12,124 SF	IBC	30 SF	431
PHASE 3 MARKET	MERCANTILE - BASEMENT & GRADE	1,034 SF	IBC	30 SF	34
PUBLIC CIRCULATION	MERCANTILE - BASEMENT & GRADE	8,344 SF	IBC	30 SF	279
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	416 SF	IBC	30 SF	14
VERT CIRC	MERCANTILE - BASEMENT & GRADE	161 SF	IBC	30 SF	6
VERT CIRC	MERCANTILE - BASEMENT & GRADE	254 SF	IBC	30 SF	9
PARKING GARAGE	PARKING GARAGE	4,212 SF	IBC	200 SF	22
HOTEL FRONT OF HOUSE	RESIDENTIAL	786 SF	IBC	200 SF	4
VERT CIRC	RESIDENTIAL	157 SF	IBC	200 SF	1
VERT CIRC	RESIDENTIAL	245 SF	IBC	200 SF	2
		53,664 SF			1465

Area Schedule Level 01				
Level	Name	CC, Min, Max, P, W, P, S	Area	Comments
LE-EL-01	PHASE 2 RETAIL	Gross	11,111 SF	LEASABLE AREA
LE-EL-01	WELLS FARGO	Gross	4,482 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	1,048 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	7,500 SF	LEASABLE AREA
LEVEL 01	HOTEL	Gross	753 SF	HOTEL
LEVEL 01	HOTEL	Gross	1,081 SF	HOTEL
LE-EL-01	PHASE 3 MARKET	Gross	1,034 SF	LEASABLE AREA
LE-EL-01	PHASE 1 MARKET	Gross	6,022 SF	LEASABLE AREA
LE-EL-01	PHASE 1 MARKET	Gross	5,132 SF	LEASABLE AREA
LE-EL-01	PUBLIC CIRCULATION	Gross	8,344 SF	
LE-EL-01	VERT CIRC	Gross	254 SF	
LE-EL-01	HOTEL VERT CIRC	Gross	187 SF	HOTEL
LE-EL-01	VERT CIRC	Gross	161 SF	
LE-EL-01	SER VICE+SUPPORT	Gross	691 SF	
LE-EL-01	MARKET PUBLIC RESTROOMS	Gross	416 SF	
LE-EL-01	SER VICE+SUPPORT	Gross	717 SF	
LEVEL 01	TRASH/RECYCLING RM		420 SF	NOT INCLUDED IN FAR
LEVEL 01	PARKING GARAGE		1,140 SF	NOT INCLUDED IN FAR
LE-EL-01	VERT CIRC	Gross	242 SF	
LE-EL-01	EXISTING BUILDING TO REMAN	Gross	4,195 SF	
LEVEL 01-20			51,371 SF	
Grand total-20			57,211 SF	



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3
GROUND FLOOR ENTRY TO BE PROVIDED UPON DEMOLITION OF EXISTING BUILDING. SEE ELEVATION PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE DEMOLISHED ON PHASE 1

1 LEVEL 01
1" = 20'-0"

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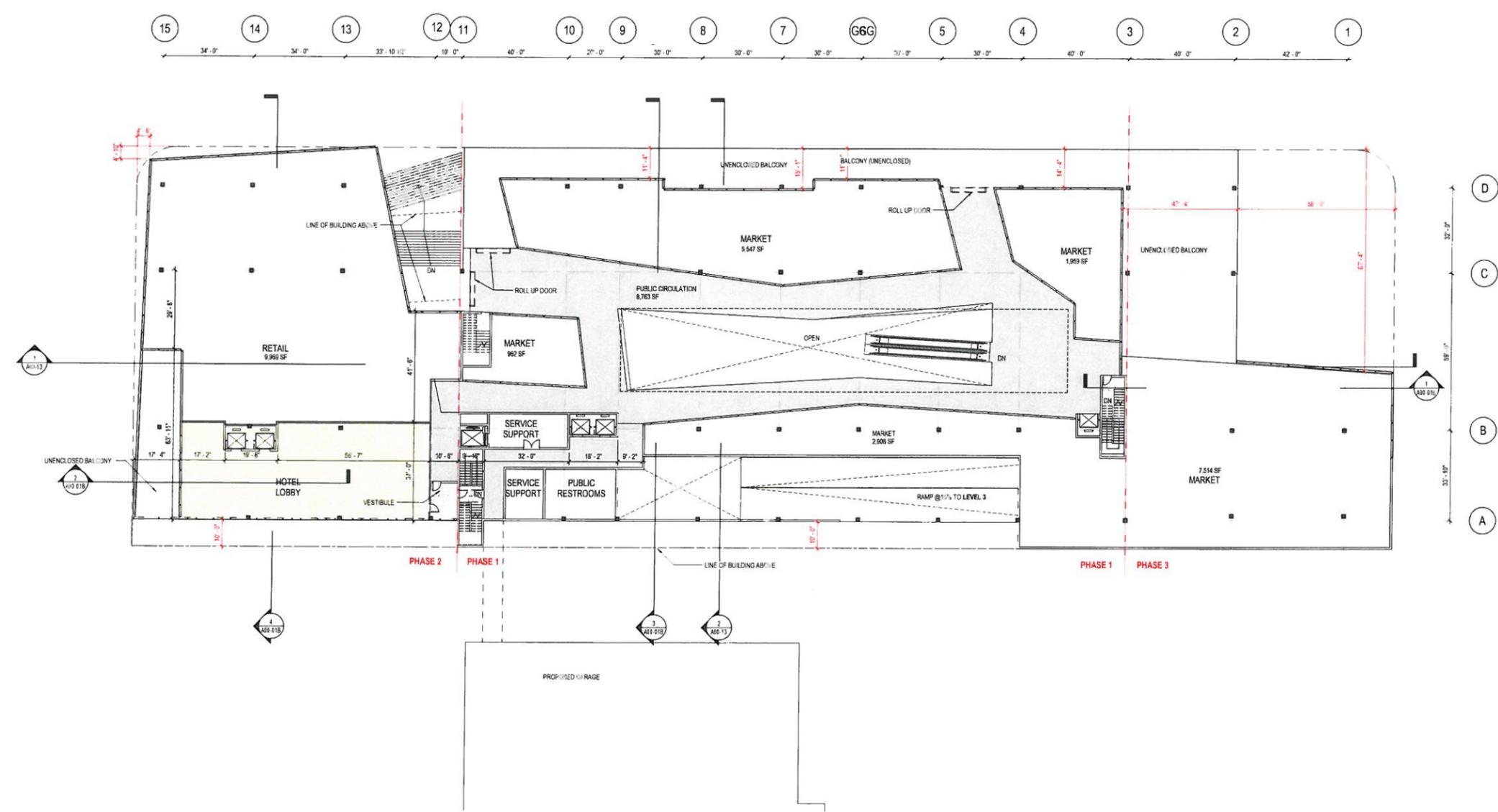
LEVEL 01 PLAN

SHEET NUMBER

A00-05

CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC LOAD FACTOR	OCC LOAD
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE-SUPPORT	MED. EQUIP. STOR.	155 SF	IBC	200 SF	2
SERVICE-SUPPORT	MED. EQUIP. STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,558 SF	IBC	60 SF	26
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,254 SF	IBC	60 SF	21
PHASE 1 MARKET	MERCANTILE - OTHER	1,188 SF	IBC	60 SF	20
PHASE 2 RETAIL	MERCANTILE - OTHER	13,632 SF	IBC	60 SF	228
PHASE 3 MARKET	MERCANTILE - OTHER	5,968 SF	IBC	60 SF	117
PUBLIC RESTROOMS	MERCANTILE - OTHER	517 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	249 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	151 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	354 SF	IBC	60 SF	6
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	17 SF	IBC	200 SF	2
		52,073 SF			103

Area Schedule Level 02				
Level	Name	Area	Comments	
LE-EL-01	HOTEL VERT. CIRC.	Gross 187 SF		HOTEL
LE-EL-02	VERT. CIRC.	Gross 181 SF		
LE-EL-02	VERT. CIRC.	Gross 249 SF		
LE-EL-02	PHASE 1 MARKET	Gross 11,011 SF		LEASABLE AREA
LE-EL-02	PHASE 2 MARKET	Gross 11,283 SF		LEASABLE AREA
LE-EL-02	PHASE 3 MARKET	Gross 10,457 SF		LEASABLE AREA
LE-EL-02	PHASE 1 MARKET	Gross 5,547 SF		LEASABLE AREA
LE-EL-01	PUBLIC CIRCULATION	Gross 7,113 SF		
LE-EL-02	BALCONY (UNENCLOSED)	Gross 7,485 SF		
LE-EL-02	BALCONY (UNENCLOSED)	Gross 11,910 SF		
LE-EL-02	SERVICE-SUPPORT	Gross 292 SF		
LE-EL-02	MARKET PUBLIC RESTROOMS	Gross 557 SF		
LE-EL-01	PARKING GARAGE	Gross 2,499 SF		NOT INCLUDED IN FAR
LE-EL-02	VERT. CIRC.	Gross 229 SF		
LE-EL-02	VERT. CIRC.	Gross 358 SF		
LE-EL-02	SERVICE-SUPPORT	Gross 490 SF		
LE-EL-02	HOTEL	Gross 1,204 SF		HOTEL
LE-EL-01-18		Gross 5,409 SF		
Grand Total 18		Gross 55,608 SF		



1 LEVEL 02
1" = 20'-0"

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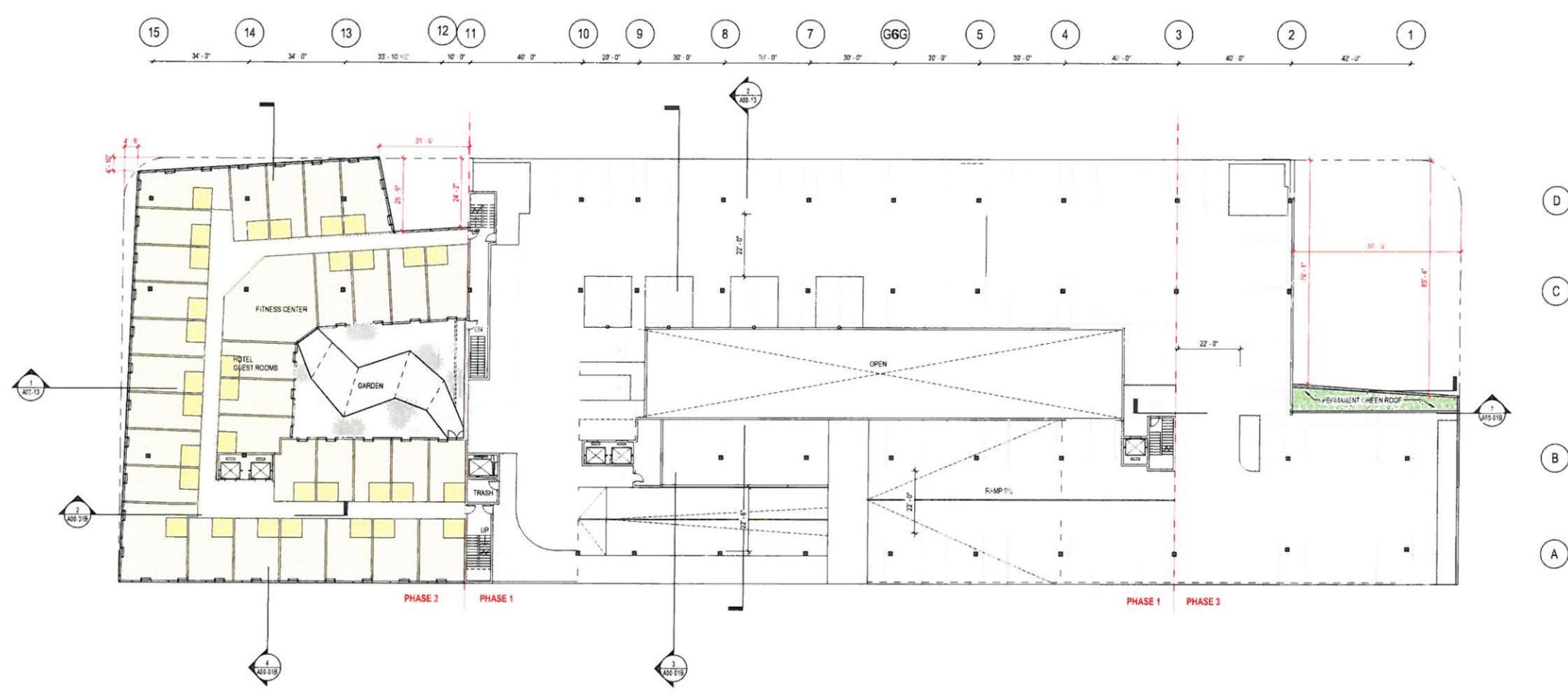
LEVEL 02 PLAN

SHEET NUMBER

A00-06

CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SO FTG.	CO DE	OCC LOAD FACTOR	OCC LOAD
PARKING GARAGE	PARKING GARAGE	42,838 SF	IBC	200 SF	205
VERT CIRC	PARKING GARAGE	160 SF	IBC	200 SF	1
VERT CIRC	PARKING GARAGE	280 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	200 SF	IBC	200 SF	1
VERT CIRC	RESIDENTIAL	153 SF	IBC	200 SF	1
VERT CIRC	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT CIRC	RESIDENTIAL	516 SF	IBC	200 SF	3
		57,576 SF			207

Area Schedule Level 03				
Level	Name	Col. No	Area	Comments
LEVEL 03	VERT CIRC	Gross	160 SF	
LEVEL 03	VERT CIRC	Gross	270 SF	
LEVEL 03	HOTEL VERT CIRC	Gross	183 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPLY RT VIRC	Gross	154 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	7,628 SF	
LEVEL 03	VERT CIRC	Gross	260 SF	
LEVEL 03	GUEST ROOMS	Gross	4,516 SF	HOTEL
LEVEL 03	VERT CIRC	Gross	516 SF	
LEVEL 03	PARKING GARAGE	Gross	42,838 SF	NOT INCLUDED IN FAR
LEVEL 03			56,569 SF	
Grand Total			56,569 SF	



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

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LEVEL 03 PLAN

SHEET NUMBER

A00-07

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1 LEVEL 03
 1" = 20'-0"

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CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG	CD DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,990 SF	IBC	200 /F	206
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 /F	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,131 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Residential Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 /F	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 /F	2
VERT. CIRC.	RESIDENTIAL	166 SF	IBC	200 /F	1
		56,469 SF			286

Area Schedule Level 04				
Le. #1	Name	Calc. Net/Gross P. W/Req.	Area	Comments
LE-EL 04	VERT. CIRC.	Gross	172 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	HOTEL - VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 04	GUEST ROOMS/SUPPORT - CIRC.	Gross	1,318 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	7,128 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	4,873 SF	HOTEL
LEVEL 04	VERT. CIRC.	Gross	166 SF	
LE-EL 04	PARKING GARAGE		41,990 SF	NOT INCLUDED IN FAR
LE-EL 04			56,469 SF	
Grand Total:			56,469 SF	

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DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

DATE	BY	DATE	BY
Job Number	810414 000	Author	
Drawn		Checker	
Checked		Approver	
Approved			

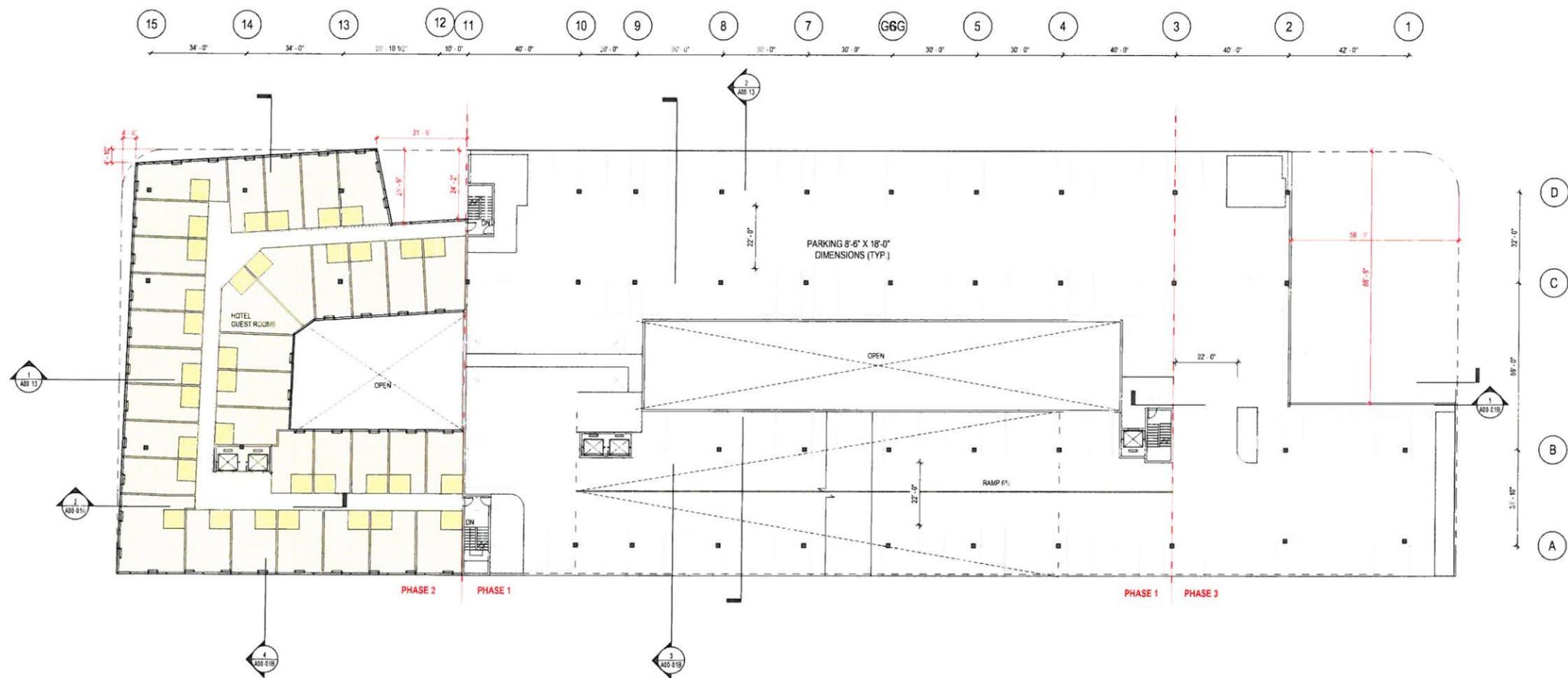
TITLE

LEVEL 04 PLAN

SHEET NUMBER

A00-08

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1 LEVEL 04
 1" = 20'-0"

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806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

**1212
LINCOLN ROAD**

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
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
04-15-2016**

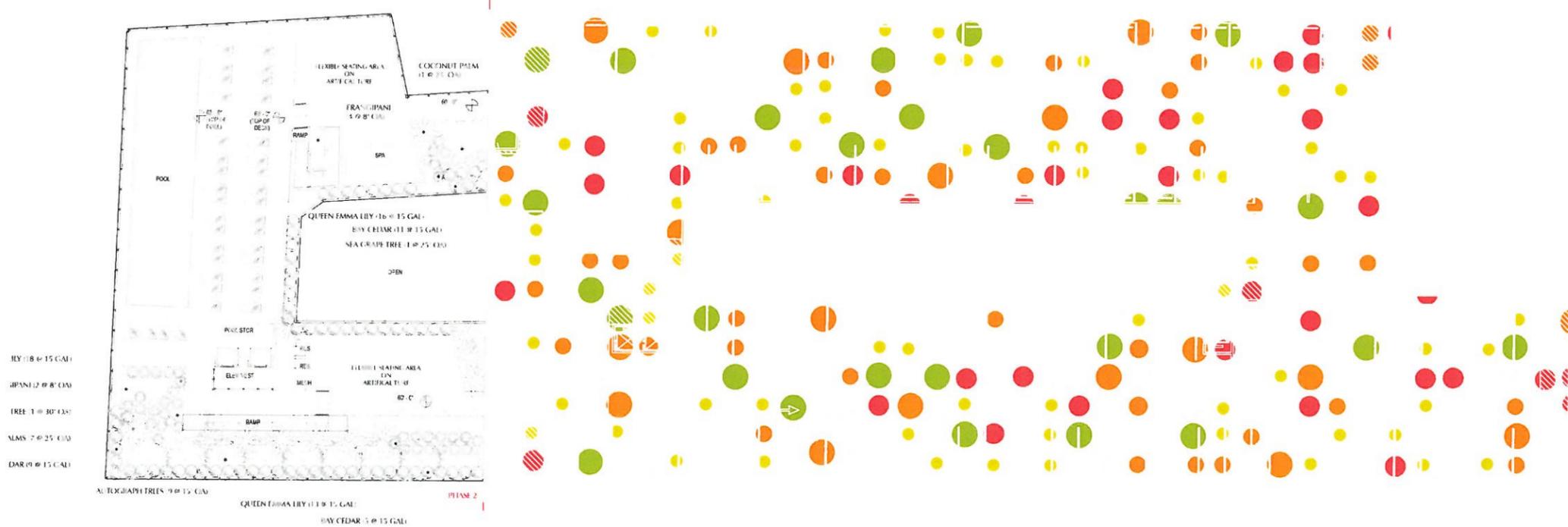
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Job Number	810414 000	
Drawn	Author	
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Approved	Approver	
TITLE		

**ROOF PAVING
PATTERN**

SHEET NUMBER

A00-10A

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1 ROOF PAVING PATTERN
NOT TO SCALE

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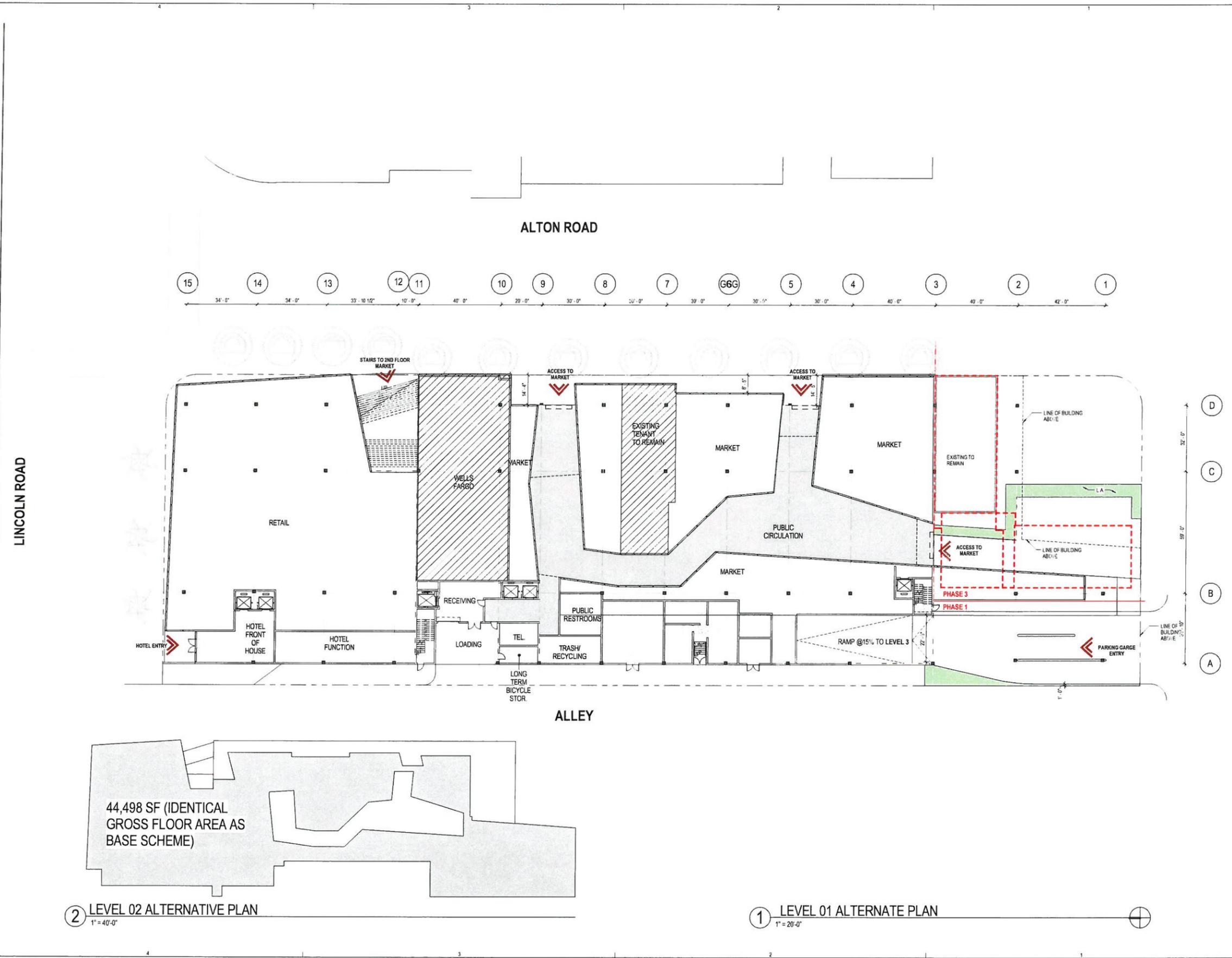
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		Approver
		TITLE

**LEVEL 01 ALTERNATE
PLAN**

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A00-11

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② LEVEL 02 ALTERNATIVE PLAN
1" = 40'-0"

① LEVEL 01 ALTERNATE PLAN
1" = 20'-0"

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LEGEND	
NO.	DESCRIPTION
1	MCL METAL DOOR WITH PAINTED FINISH
2	ARCHITECTURAL CP WHITE C. CONCRETE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZED/CLOR/LIT. TISION GLAZING
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
8	31" IN. X 3" STEEL CABLE RAILING
10	METAL SCREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
15	42" HIGH METAL SHIELD TO PREVENT LIGHT SPILLAGE

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LLC**
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SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

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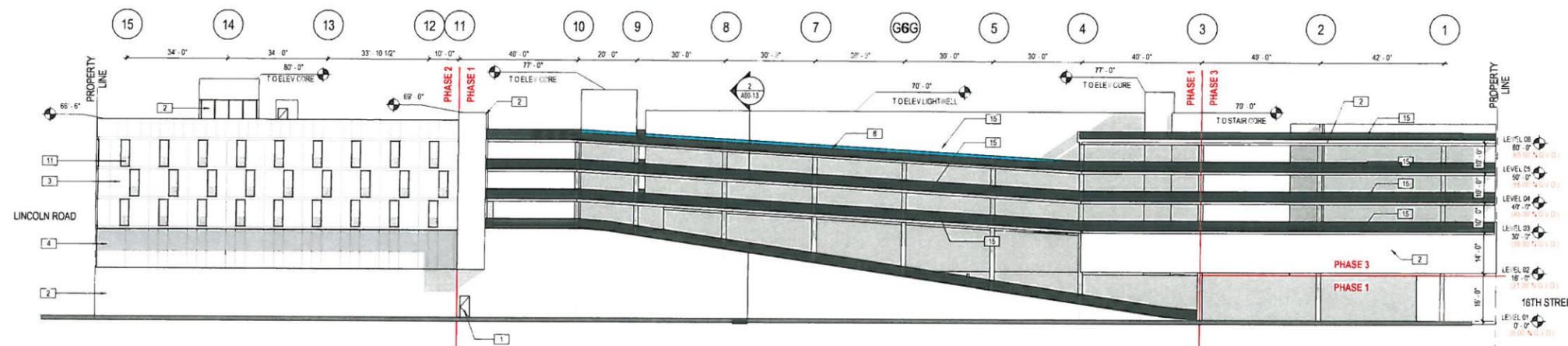
NO.	ISSUE	DATE
Job Number	815414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

WEST ELEVATION

SHEET NUMBER

A00-012D

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1 WEST ELEVATION
1" = 20'-0"

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