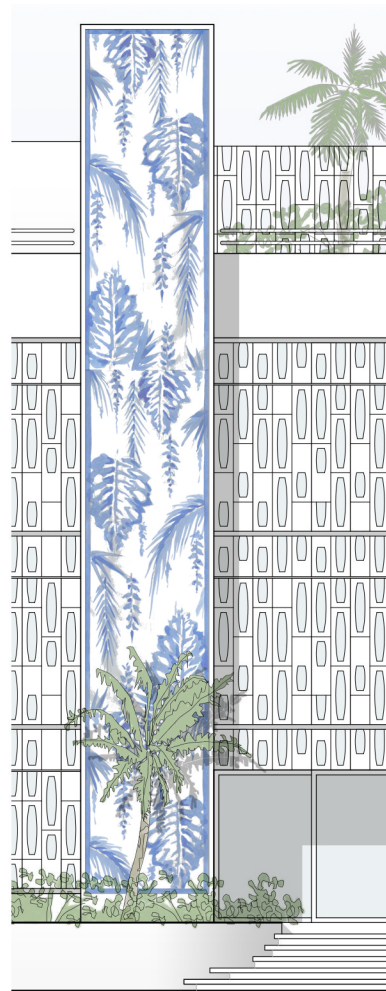
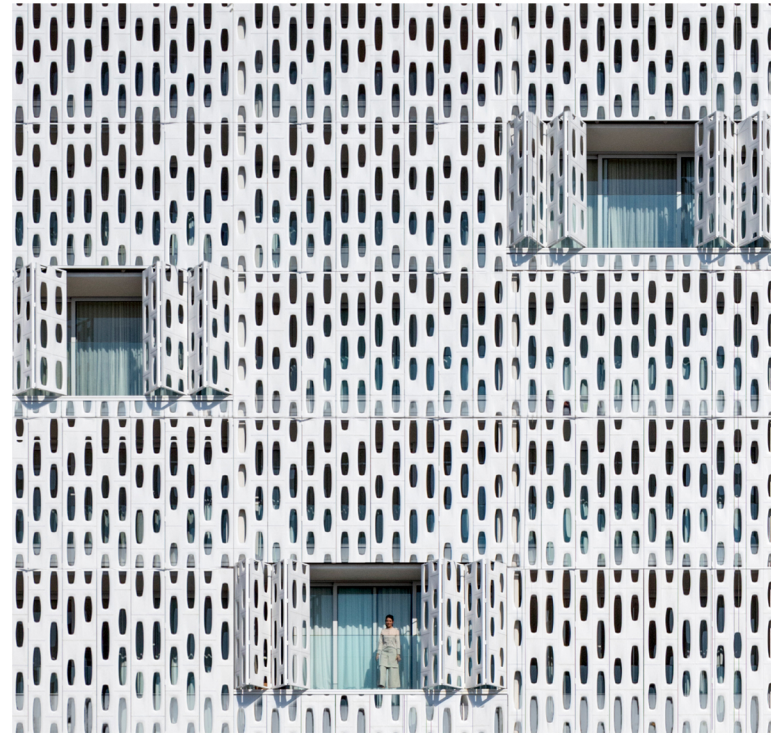




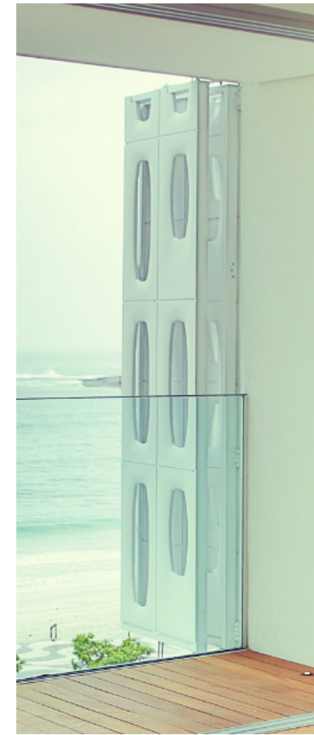
1.



2.



FOLDING SUNSCREEN INSPIRED BY THE EMILIANO HOTEL IN RIO DE JANEIRO



1. TROPICAL LEAVES

DIRECTLY INSPIRED FROM MIAMI NATIVE FLORA, THESE STYLIZED LEAVES MADE OF A COMBINATION OF GLASS & CERAMIC MOSAICS WILL BE APPLIED ON THE ELEVATOR TOWER. DIFFERENT TONES OF BLUE AND WHITE PLAY WITH THE GLOSSY AND MATTE TEXTURE OF THE MOSAICS TO GIVE DEPTH AND RICHNESS TO THE DESIGN. BEING VISIBLE FROM THE 71 STREET AND DICKENS AVENUE, IT WILL ALSO SERVE AS A LANDMARK

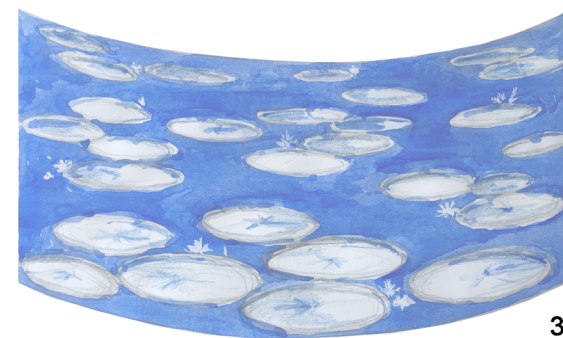
2. ALLEGORY OF THE OCEAN

THE ABSTRACT DESIGN OF THE WAVES AND THE OCEAN AMPLIFIES THE FLOATING EFFECT OF THE CANTILEVER ABOVE GIVING A SENSE OF LIGHTNESS TO THE BUILDING

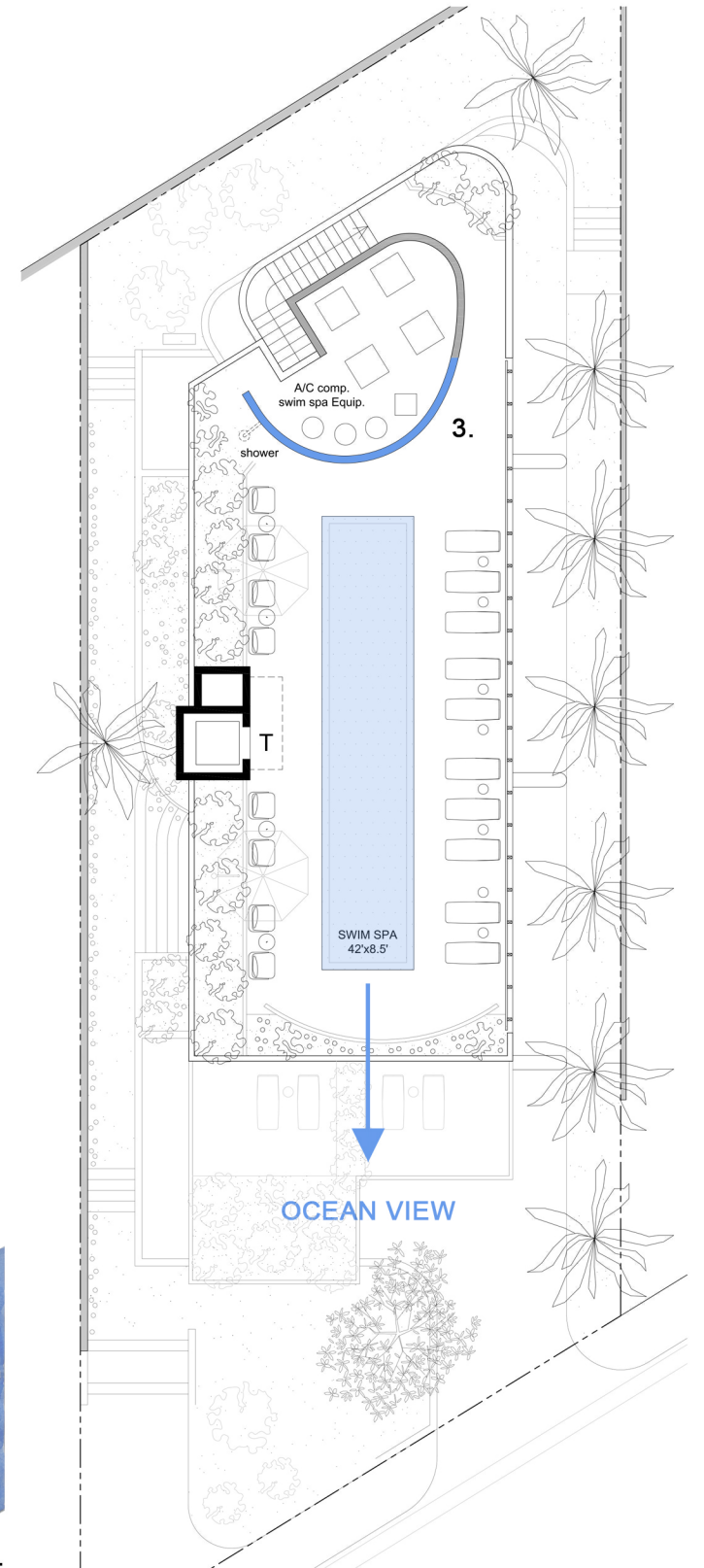
3. LILY PADS

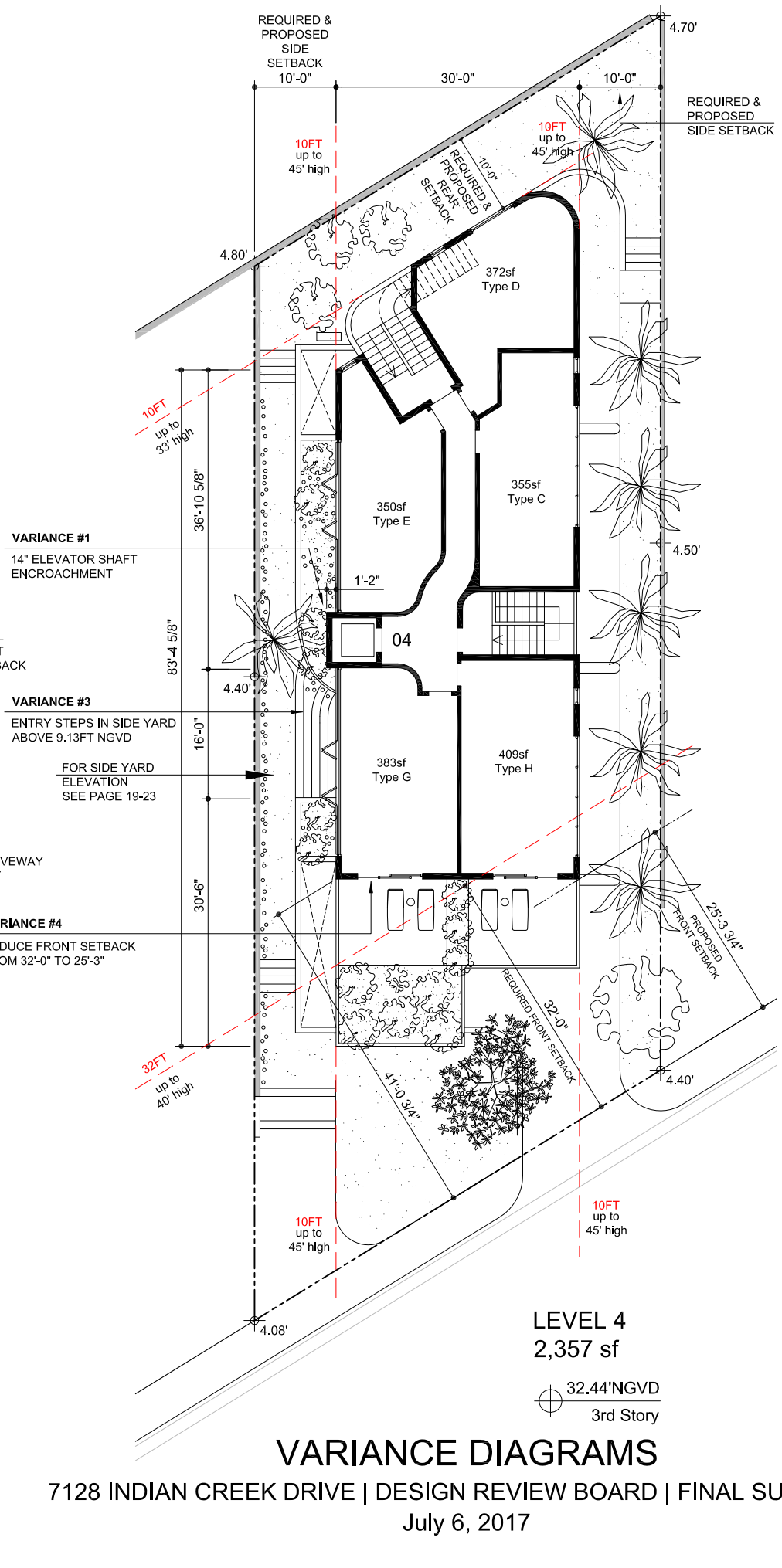
THE LILY PADS AND THE CURVED NATURE OF THE WALL ON THE ROOFTOP CREATE DEPTH OF FIELD GIVING THE GUESTS A SENSE OF RELAXED OPENNESS

ALL 03 MOSAICS CONSISTENTLY KEEP THE SAME PALETTE OF WHITE AND BLUE AND ARE MADE OF GLASS & CERAMIC

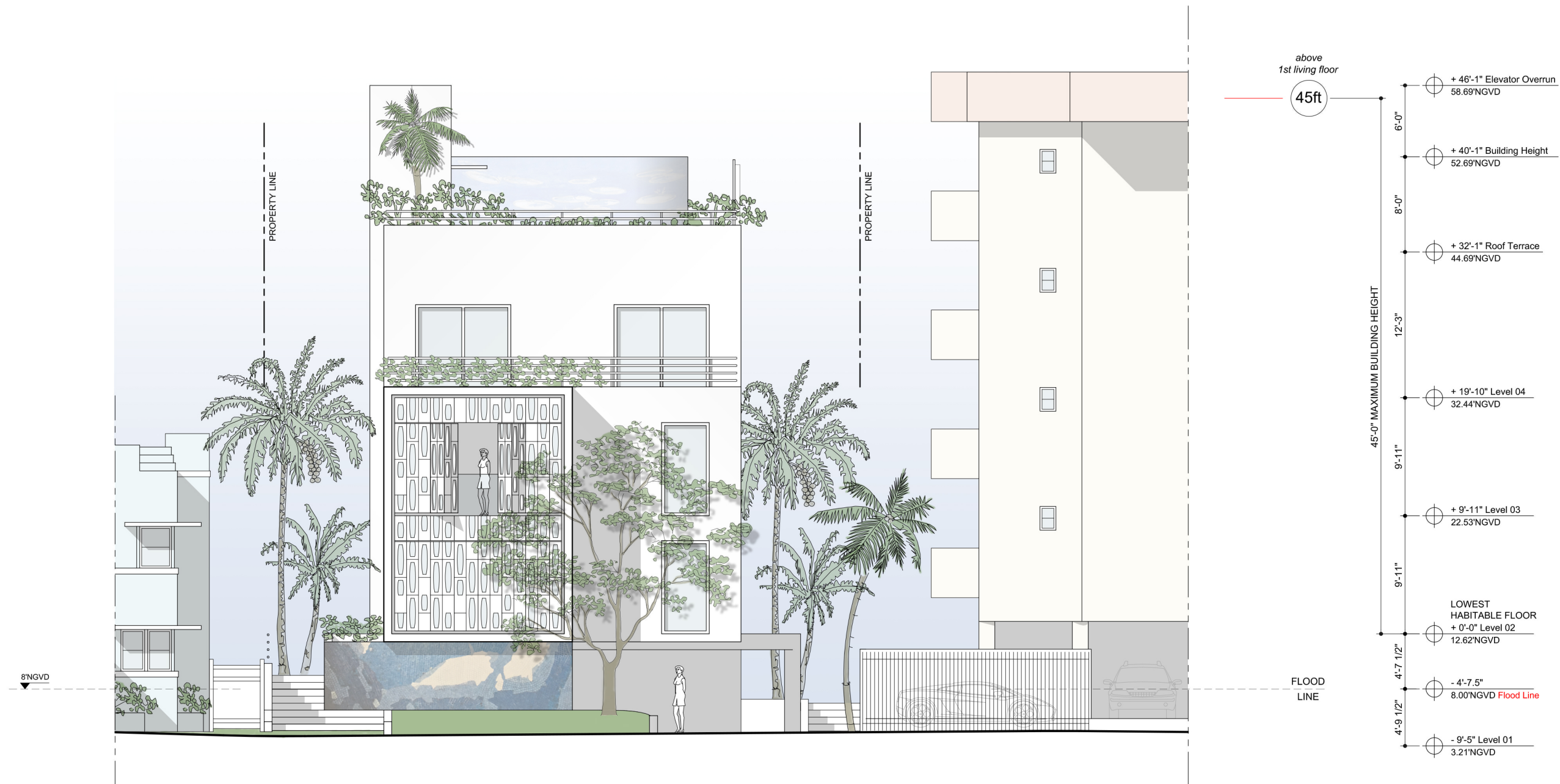
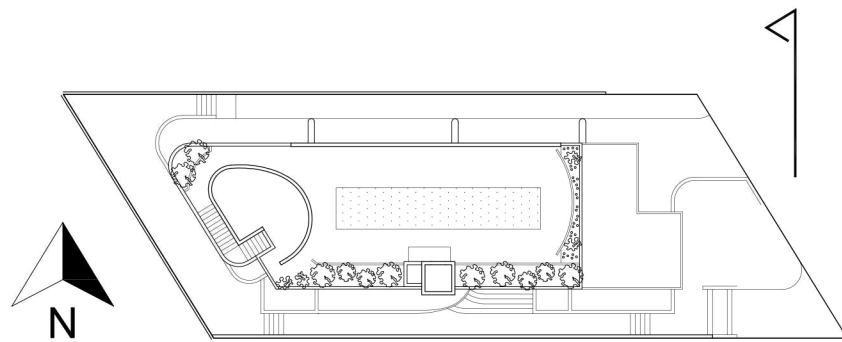


3.





1. PEDESTAL SIDE SETBACK FOR PARKING ON SOUTH SIDE OF PROPERTY:
PROPOSED: 5'-0" REQUIRED: 10'-0"
THE PARALLELOGRAM SHAPE OF THE PROPERTY CREATES A FRONTAGE OF 58'-10", SO ZONING CODES REQUIRE CONFORMANCE WITH STANDARDS FOR LOTS OVER 50'-0" WIDE.
HOWEVER, THE PROPERTY BEHAVES LIKE A 50'-0" LOT -ITS ORTHOGONAL WIDTH.
THEREFORE, WE REQUEST TO FOLLOW THE SETBACKS NORMALLY APPLICABLE TO 50'-0" LOTS, INCLUDING THE 5'-0" SETBACK AT THE PARKING LEVEL / PEDESTAL.
WITHOUT THIS VARIANCE THERE COULD BE NO ON-SITE PARKING.
TO ALLOW THE ELEVATOR SHAFT TO ENCROACH 1'-2" INTO THE SOUTH SIDE SETBACK:
IN ORDER TO FIT THE DRIVEWAY, THEN PROVIDE A 5'-0" LANDING IN FRONT OF THE ELEVATOR, AND PROVIDE AN ADA-COMPLIANT ELEVATOR CAB, THE ELEVATOR SHAFT ENCROACHES 14" INTO THE SIDE SETBACK.
2. PEDESTAL SIDE SETBACK FOR PARKING ON NORTH SIDE OF PROPERTY:
PROPOSED: 5'-0" REQUIRED: 10'-0"
THE PARALLELOGRAM SHAPE OF THE PROPERTY CREATES A FRONTAGE OF 58'-10", SO ZONING CODES REQUIRE CONFORMANCE WITH STANDARDS FOR LOTS OVER 50'-0" WIDE.
HOWEVER, THE PROPERTY BEHAVES LIKE A 50'-0" LOT -ITS ORTHOGONAL WIDTH.
THEREFORE, WE REQUEST TO FOLLOW THE SETBACKS NORMALLY APPLICABLE TO 50'-0" LOTS, INCLUDING THE 5'-0" SETBACK AT THE PARKING LEVEL / PEDESTAL.
WITHOUT THIS VARIANCE THERE COULD BE NO ON-SITE PARKING.
WITHOUT THIS VARIANCE, STRUCTURAL COLUMNS ON THE NORTH SIDE OF THE STRUCTURE WOULD HAVE TO BE REMOVED, AND THE STRUCTURE OF THE BUILDING WOULD BE MASSIVELY EXPENSIVE.
3. TO EXCEED THE MAXIMUM ELEVATION ALLOWED WITHIN THE REQUIRED SOUTH SIDE YARD.
MAXIMUM ALLOWED: 9.13' NGVD (30" ABOVE ADJUSTED GRADE, PER CMB PUBLIC WORKS DEPT.)
PROPOSED: STEPS FROM 9.13' NGVD TO 12.62' NGVD
TO AVOID A TALL, CONTINUOUS STAIRWAY FROM THE SIDEWALK TO THE MAIN ENTRY LEVEL, AND TO ALLOW FOR PARKING UNDER THE BUILDING, THE MAIN ENTRY STAIRS ARE RECESSED ABOUT 30 FEET FROM THE MAIN FAÇADE.
WITHOUT THIS VARIANCE, THE STAIRS WOULD INFRINGE ON THE PARKING AND ON THE HOTEL LOBBY.
4. TO REDUCE THE REQUIRED SETBACK OF THE BUILDING FRONT FAÇADE ABOVE 23FT IN HEIGHT FROM 32'-0" TO 25'-3". THE PARALLELOGRAM SHAPE OF THE PROPERTY SKEWS THE STANDARD ORTHOGONAL SETBACK REQUIREMENTS, THE ORTHOGONAL SHAPE OF THE DESIGN KEEPS THE MASSING OF THE BUILDING IN HARMONY W/ NEIGHBORHOOD SCALE AND ALLOWS 02 FUNCTIONAL HOTEL ROOMS TO FIT ON EACH FLOOR. A SCANTED FAÇADE WOULD ADVERSELY AFFECT THE LAYOUT OF THE ROOMS, THE PROGRAM OF THE PROJECT AND THE FRONTAGE OF THE BUILDINGS ON THE STREET.
5. TO REDUCE THE REQUIRED DRIVEWAY WIDTH OF 22'-0" FOR PERPENDICULAR PARKING OR REDUCE THE LENGTH OF THE PARKING SPACES FROM 18'-0" TO 16'-0"
DRIVEWAY PROPOSED: 20'-0", REQUIRED 22'-0" OR PARKING STALL PROPOSED: 16'-0", REQUIRED: 18'-0"
THIS IS TYPICAL OF A 50'-0" LOT, AND THE ZONING ORDINANCE ALREADY MAKES STANDARD ALLOWANCES FOR THIS SITUATION -SEE SECTION 142-739(B) AND SECTION 130-61 (5): LOTS WHICH ARE 55 FEET WIDE OR LESS MAY HAVE 90° PARKING STALLS MEASURING EIGHT AND ONE-HALF FEET BY 16 FEET.



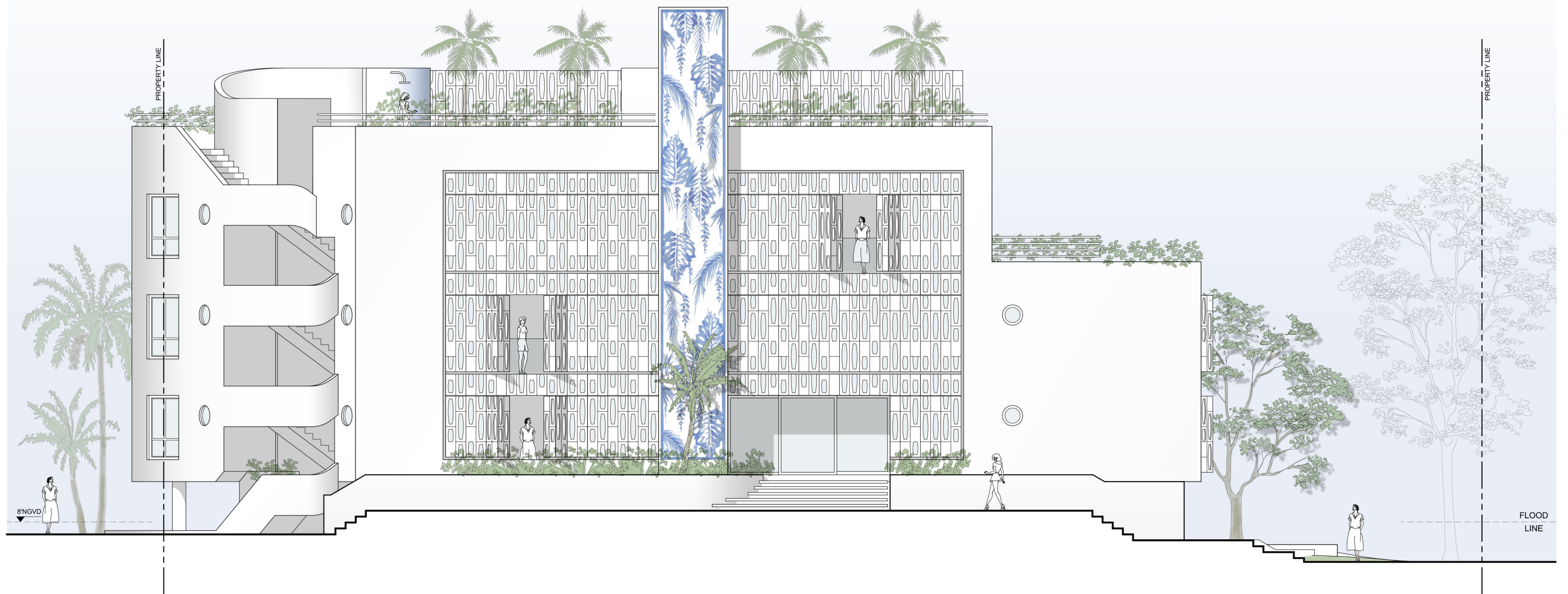
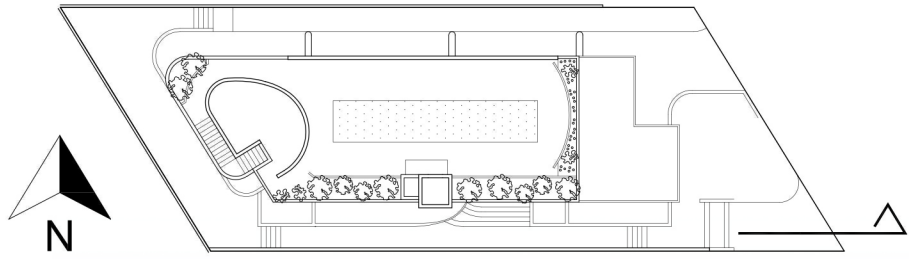
East Facade | Street View

0' 2' 5' 10'

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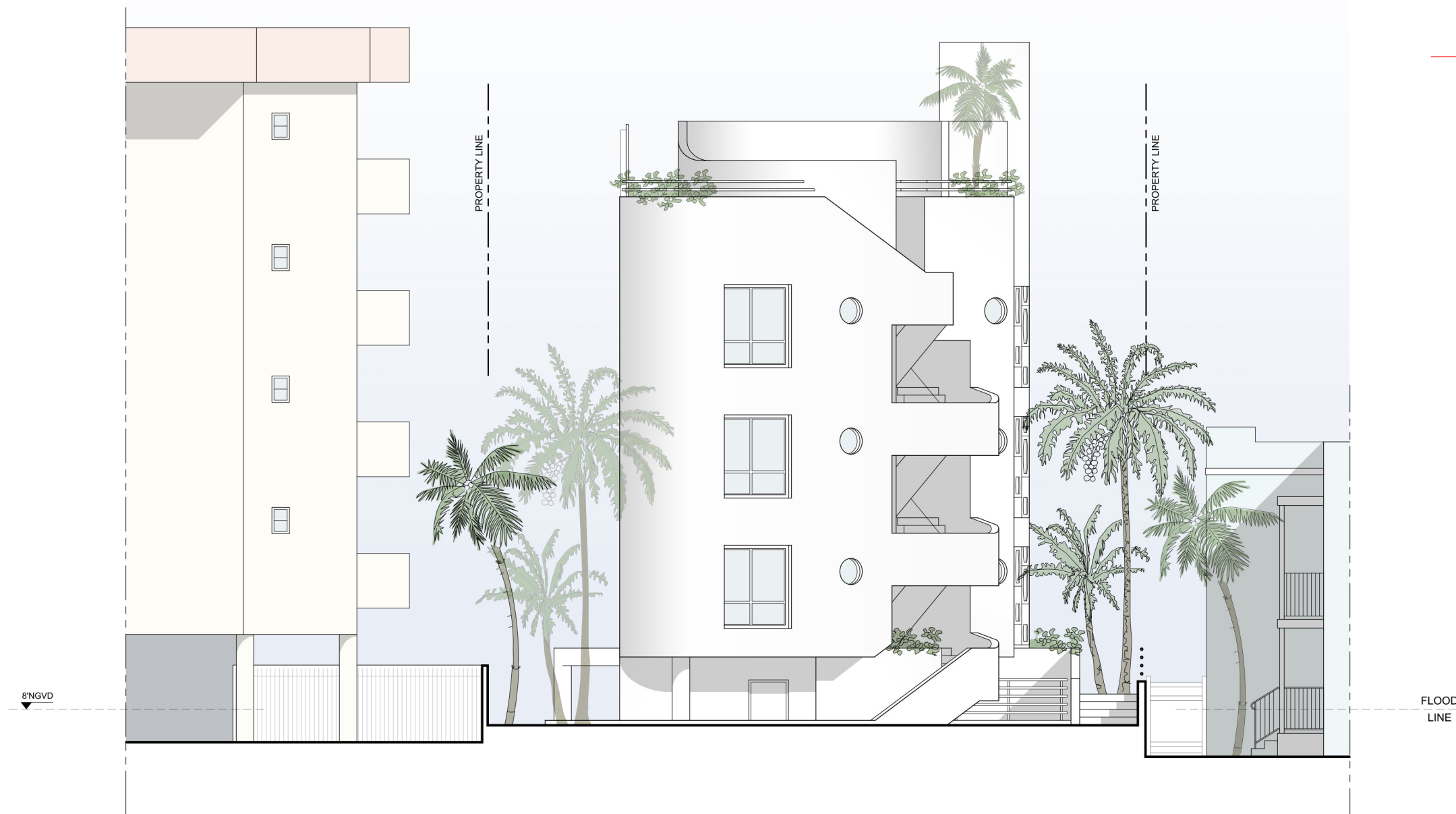
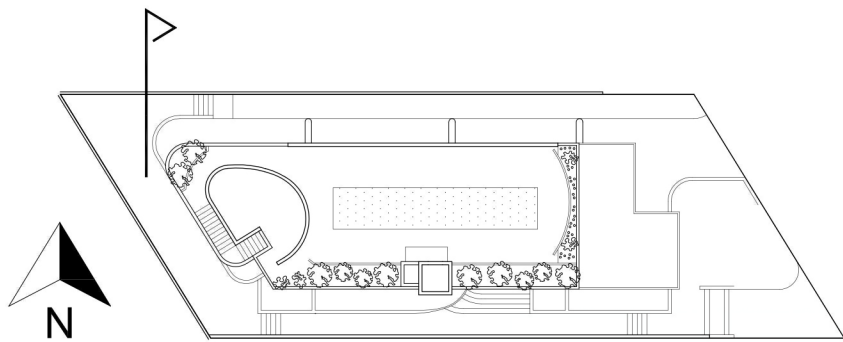
Laure Tirouflet Architecture | CIC
Architect of Record Jose R. Carlo, FI License N° AR-16566
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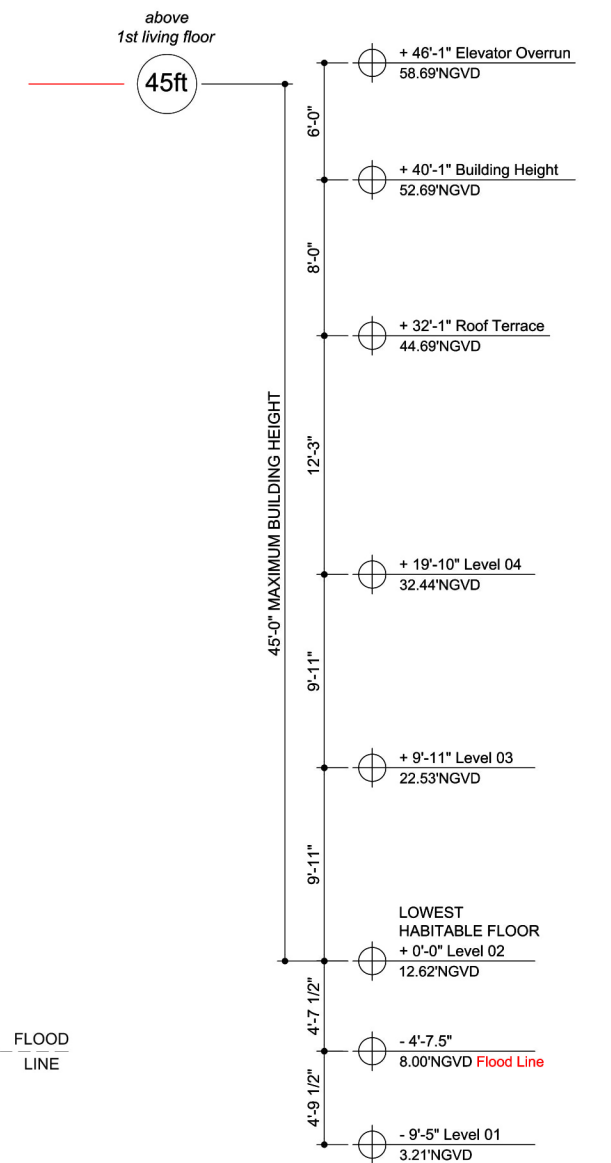
South Facade

0' 2' 5' 10'

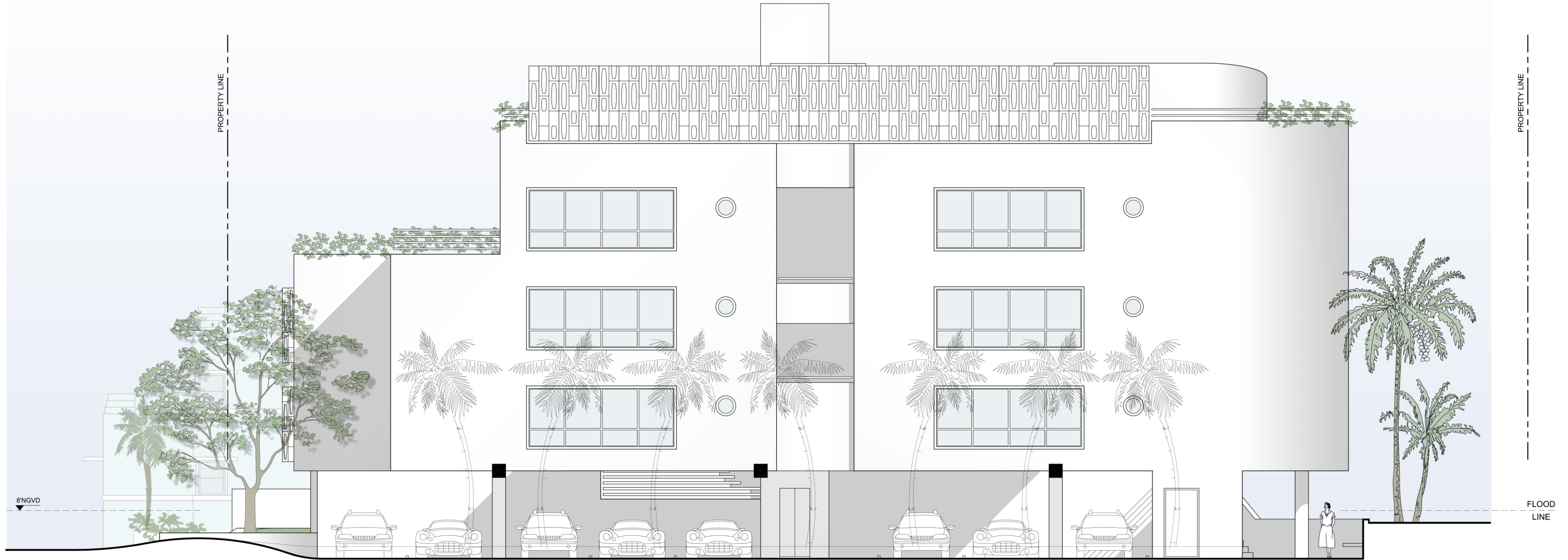
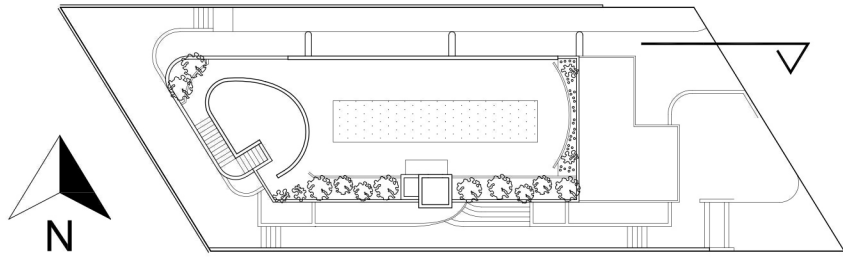
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West Facade | Rear View



0' 2' 5' 10'



North Facade

0' 2' 5' 10'