



**FINAL SUBMITTAL**  
*Scope of work: Modification of a condition of approval to add left-in to property from southbound Lenox Avenue.*

**1557LENO The BLVD at Lenox**

1045 5th Street Miami Beach, Florida

Cover

August 3, 2017

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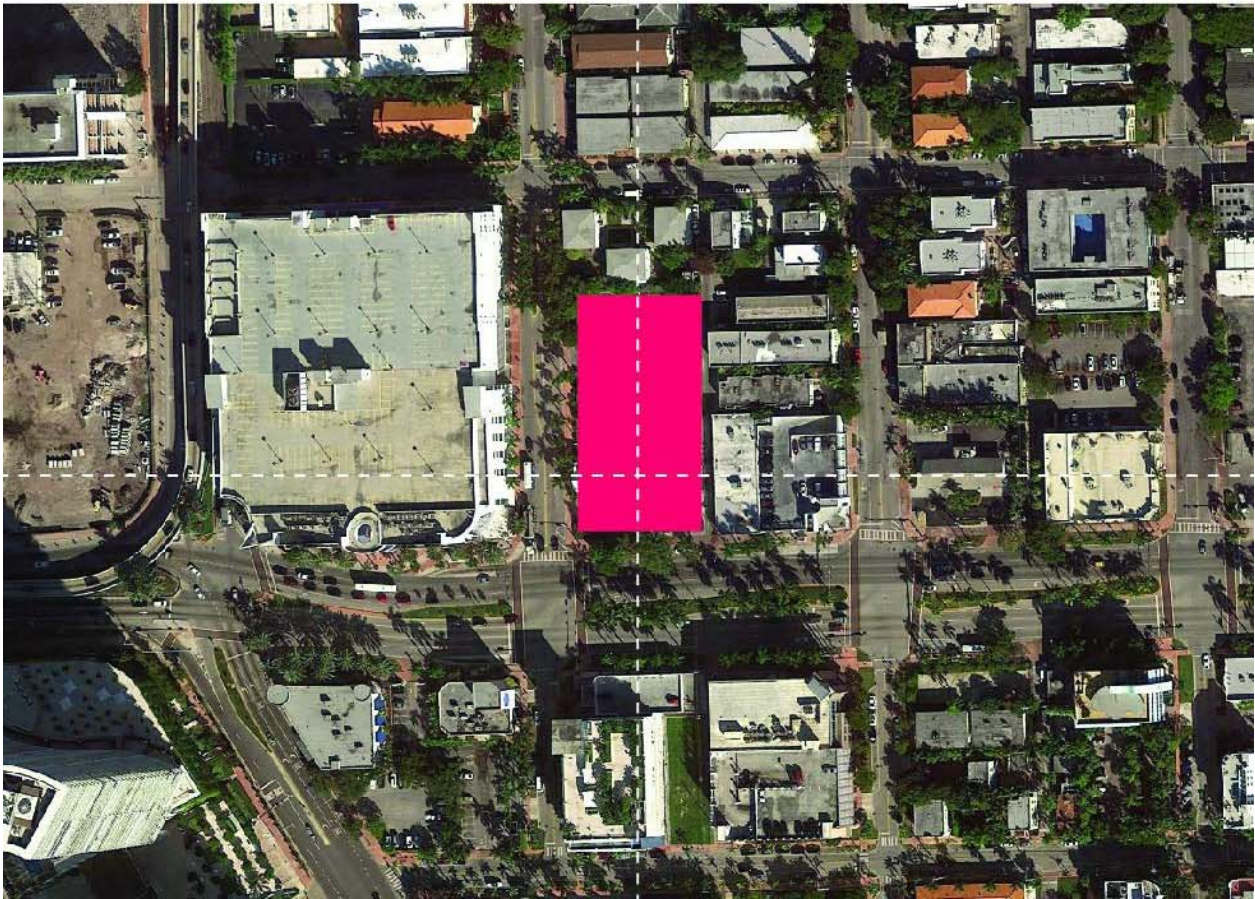
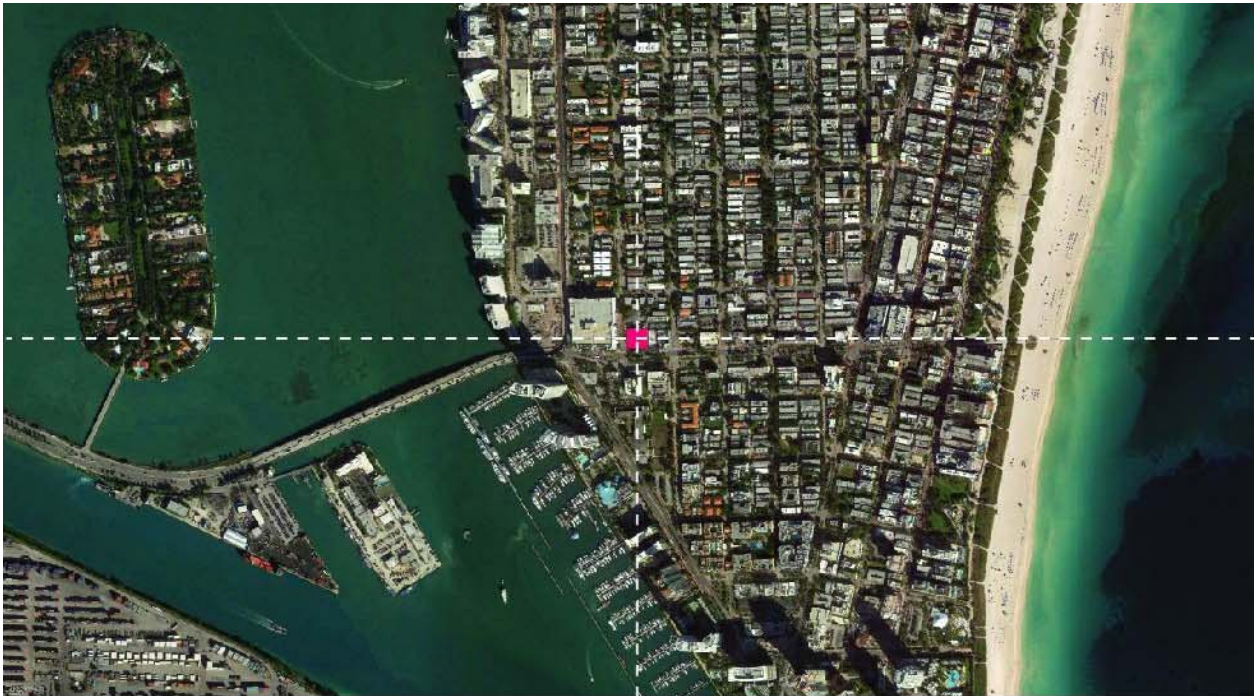
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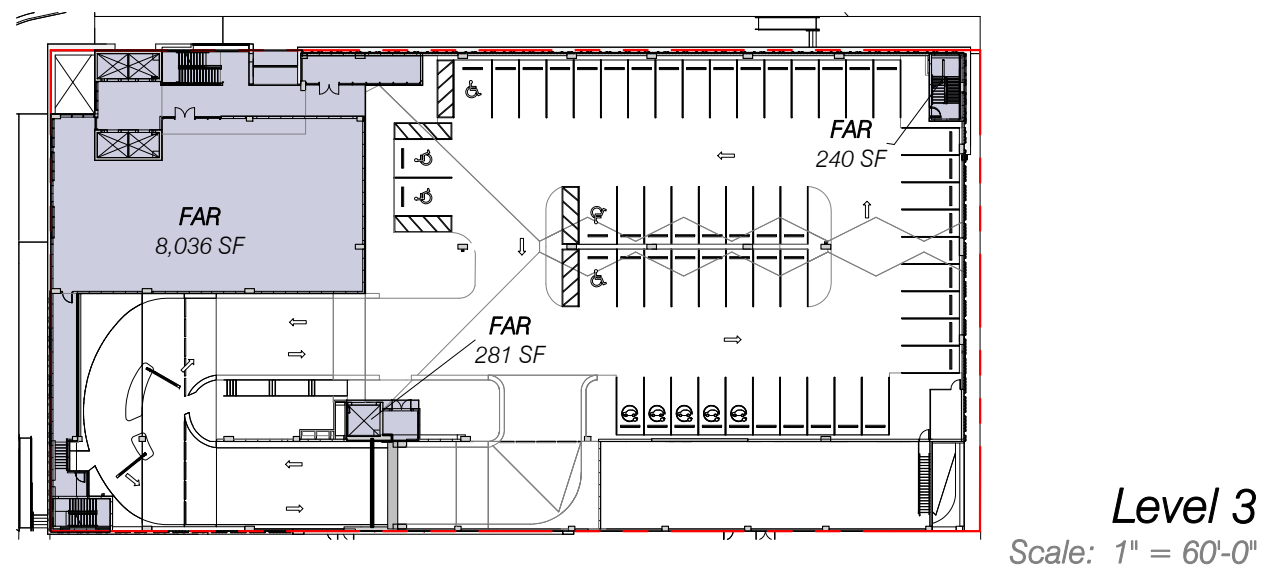
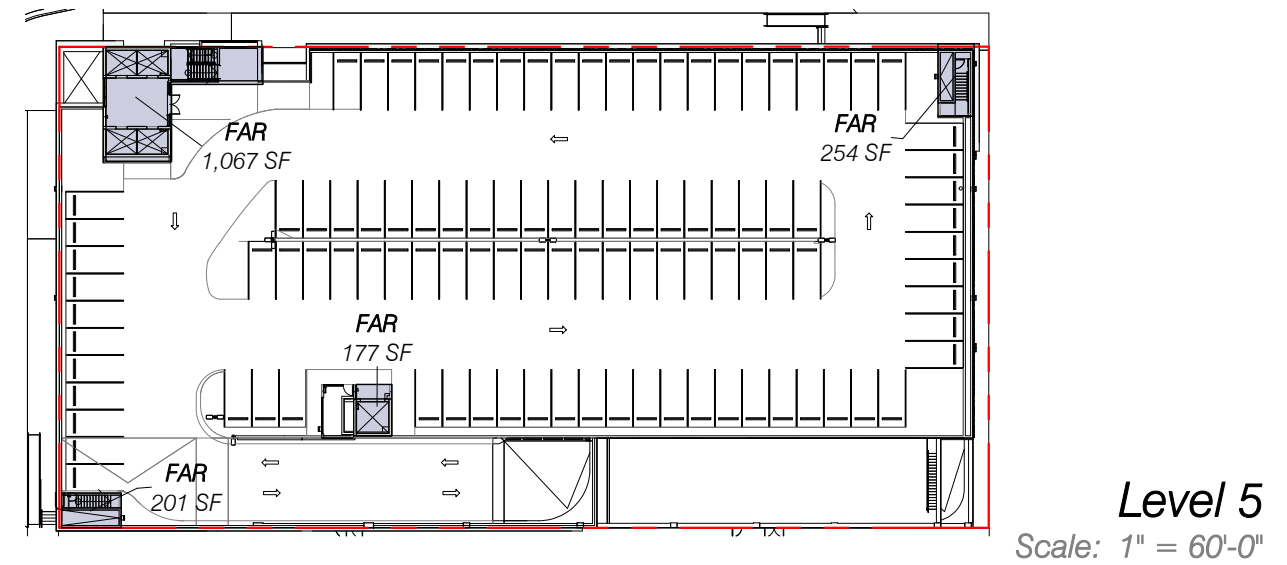
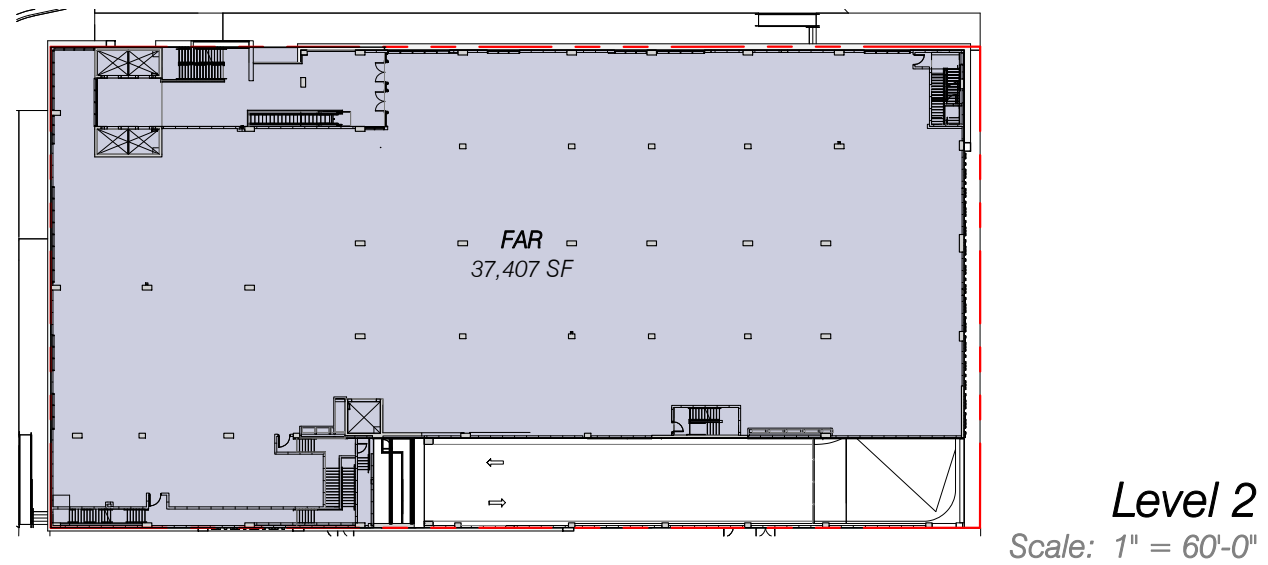
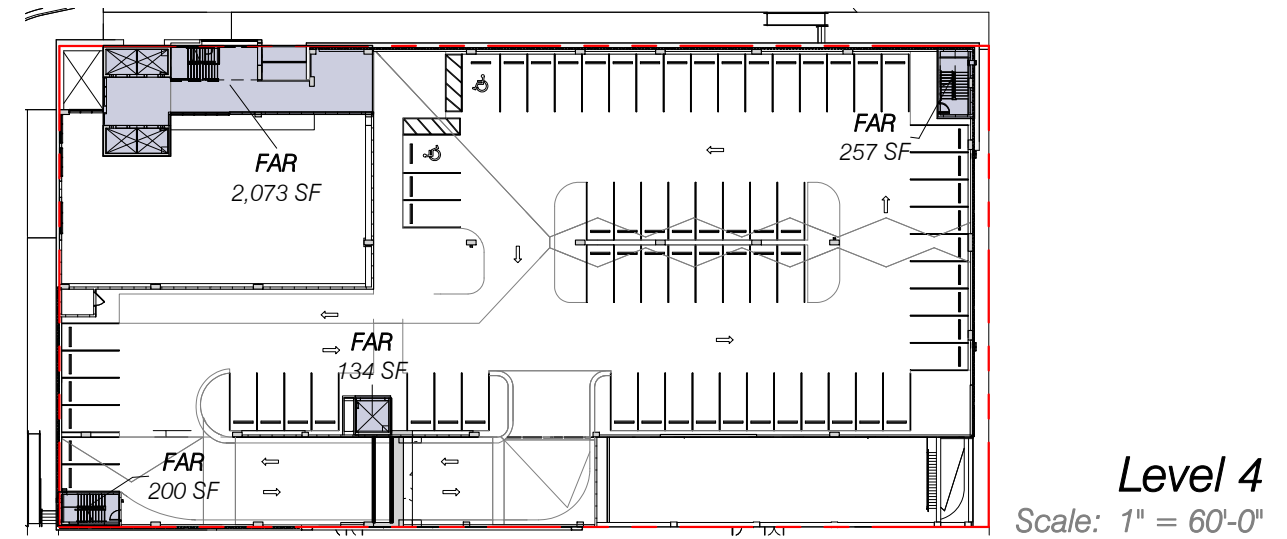
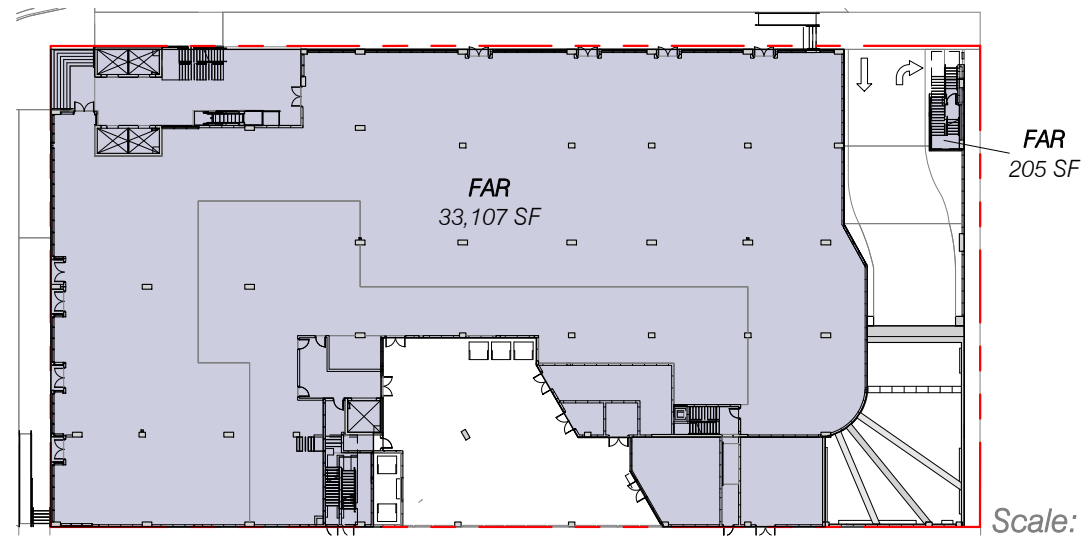


CITY OF MIAMI BEACH ZONING INFORMATION				
ADDRESS	1045 5 ST , MIAMI BEACH, FL 33139-6504			
BOARD AND FILE NUMBERS				
Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
Base Flood Elevation	ZONE AE-8			
Zoning District	C-PS2			
Adjusted Grade (Flood + Grade/2)				
Lot Width	150'-0"			
Lot Depth	290'-0"			
Lot Area	43,500 SF			
Minimum Unit Size	N/A			
Grade value in NGVD	4.62' NGVD			
	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
Existing Use		NIGHT CLUB	RETAIL	RETAIL
Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance		BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 2'-1" approved variance
Number of Stories	5		5 STORIES	5 STORIES
FAR	2.0 * 43,500 SF = 87,000 SF		83,641 SF	82,947 SF
Gross Square Footage		15,380 SF	195,541 SF	193,637 SF
Square Footage by Use		15,380 SF	67,003 (RETAIL)	65,522 (RETAIL)

	MAXIMUM	EXISTING	PROPOSED	PREV. APPROVED
SETBACK PEDESTAL				
Front Setback	0'-0"		0'-0"	0'-0"
Side Setback	0'-0"		N/A	N/A
Side Setback	0'-0"		0'-0"	0'-0"
Side Setback Facing Street	0'-0"		0'-0"	0'-0"
Rear Setback	5'-0"		5'-0"	5'-0"
PARKING				
PARKING AND LOADING SPACE REQUIRED	67,003 SF(RETAIL)/300 PARKING SPACES = 224		224	220
Parking Space Dimensions			8'-6" X 18'-0"	8'-6" X 18'-0"
Parking Space configuration (45,60,90,Parallel)			90 DEGREES	90 DEGREES
ADA Spaces	7		7	7
Tandem Spaces		0	0	0
LEV/FEV Parking Spaces	11		11	
Drive aisle width			22'-0" & 24'-0"	22'-0" & 24'-0"
Loading zones and Trash collection areas	67,003 SF(RETAIL) = 5 LOADING (10'X20')		5 LOADING 2 TRASH	5 LOADING
Racks			40	
Is this a contributing building?	NO		NO	NO
Located within a Local Historic District?			HISTORIC DISTRICT Ocean Beach HD	HISTORIC DISTRICT Ocean Beach HD

PARKING COUNT		
Level	Type	Count
Level 3	8'-6" x 18'-0"	40
Level 3	8'-6" x 18'-0" EV	5
Level 3	8'-6" x 18'-0" LEV/FEV	3
Level 3	ADA 12'-0" x 18'-0"	5
		53
Level 4	8'-6" x 18'-0"	62
Level 4	8'-6" x 18'-0" LEV/FEV	4
Level 4	ADA 12'-0" x 18'-0"	2
		68
Level 5	8'-6" x 18'-0"	100
Level 5	8'-6" x 18'-0" LEV/FEV	3
		103
GRAND TOTAL		224

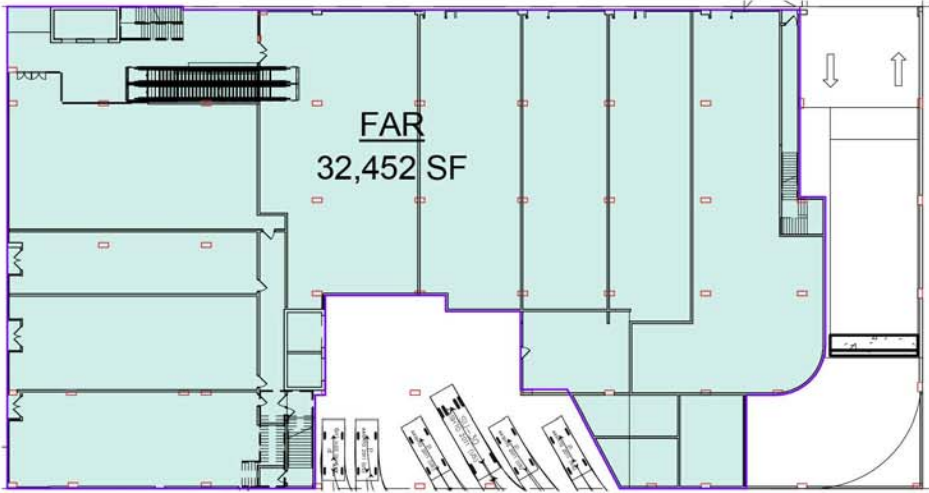




FAR		
Level	Name	Area
Level 1	FAR	33,312 SF
Level 2	FAR	37,407 SF
Level 3	FAR	8,557 SF
Level 4	FAR	2,663 SF
Level 5	FAR	1,700 SF
		83,641 SF

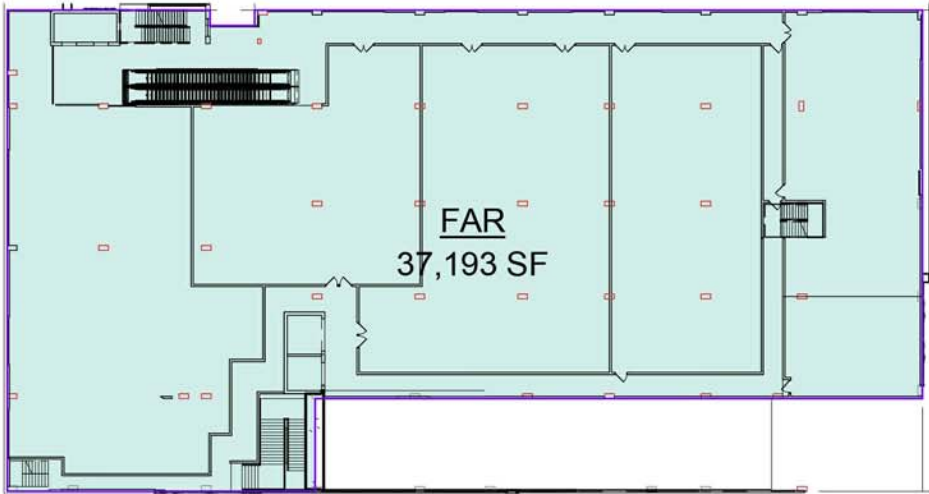


Area Schedule (FAR)	
Level	Area
Level 1	32,452 SF
	32,452 SF
Level 2	37,193 SF
	37,193 SF
Level 2.5	528 SF
Level 2.5	340 SF
Level 2.5	243 SF
	1,110 SF
Level 3	8,103 SF
Level 3	154 SF
Level 3	246 SF
	8,503 SF
Level 4	2,164 SF
Level 4	188 SF
Level 4	246 SF
	2,599 SF
Level 5	656 SF
Level 5	188 SF
Level 5	246 SF
	1,090 SF
	82,947 SF



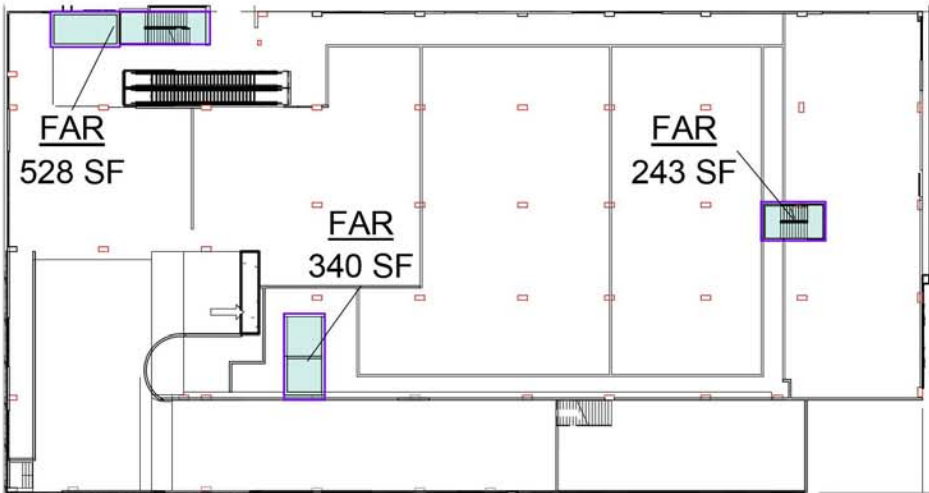
Level 1

Scale: 1" = 60'-0"



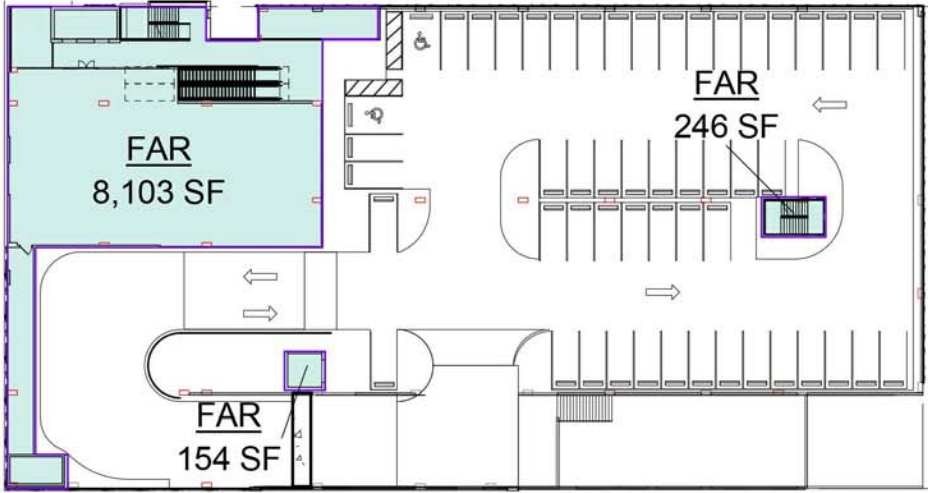
Level 2

Scale: 1" = 60'-0"



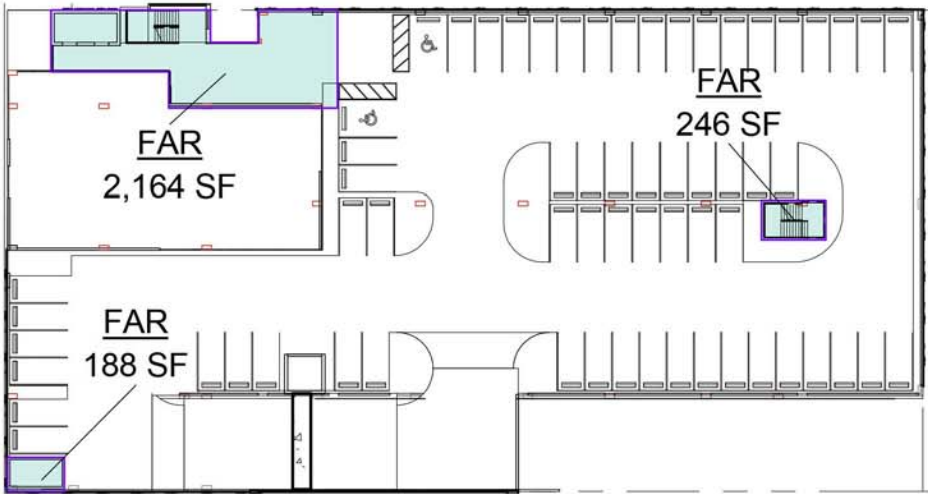
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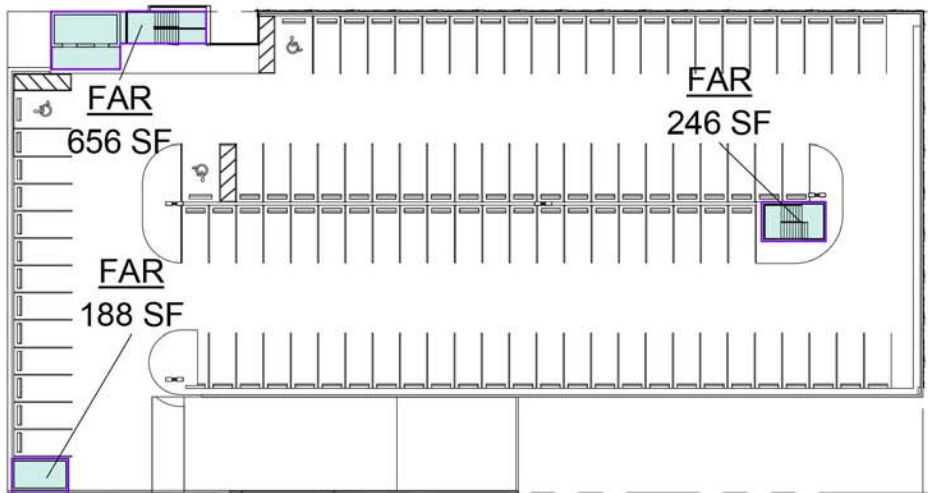
Level 3

Scale: 1" = 60'-0"



Level 4

Scale: 1" = 60'-0"



Level 5

Scale: 1" = 60'-0"

REVISED

1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved FAR  
Analysis

August 3, 2017

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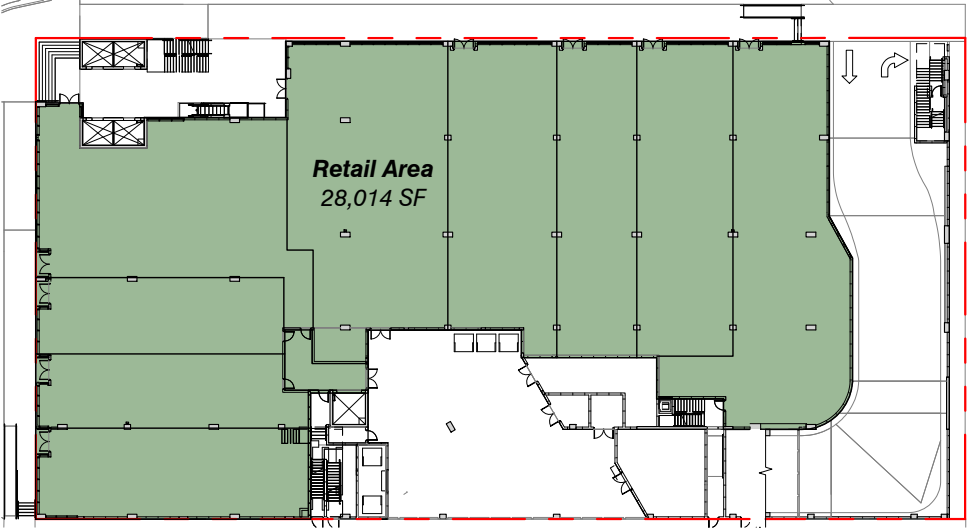
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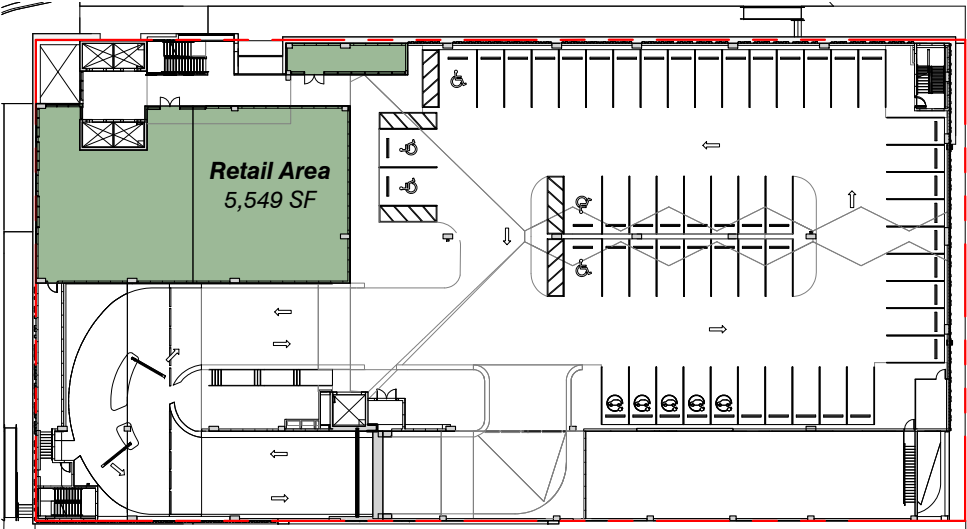




**Level 1**  
Scale: 1" = 60'-0"



**Level 2**  
Scale: 1" = 60'-0"

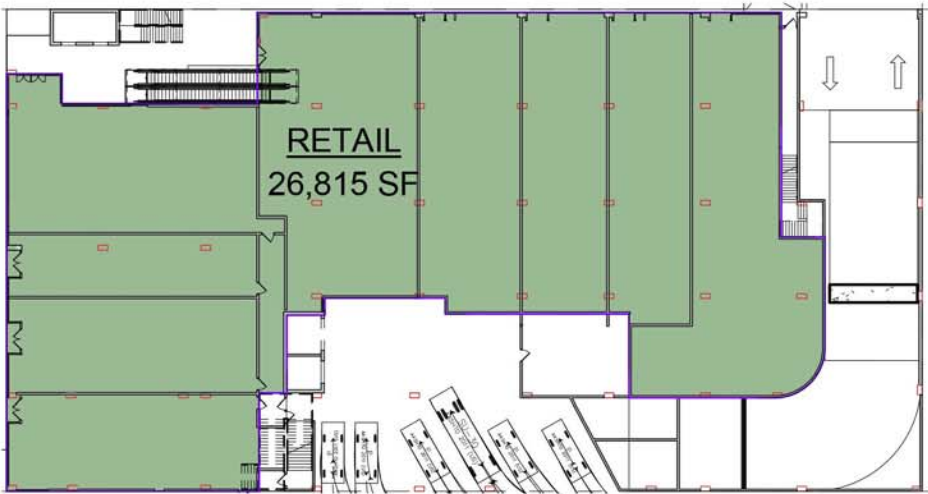


**Level 3**  
Scale: 1" = 60'-0"

Retail Area	
Level	Area
Level 1	28,014 SF
Level 2	33,440 SF
Level 3	5,549 SF
	67,003 SF

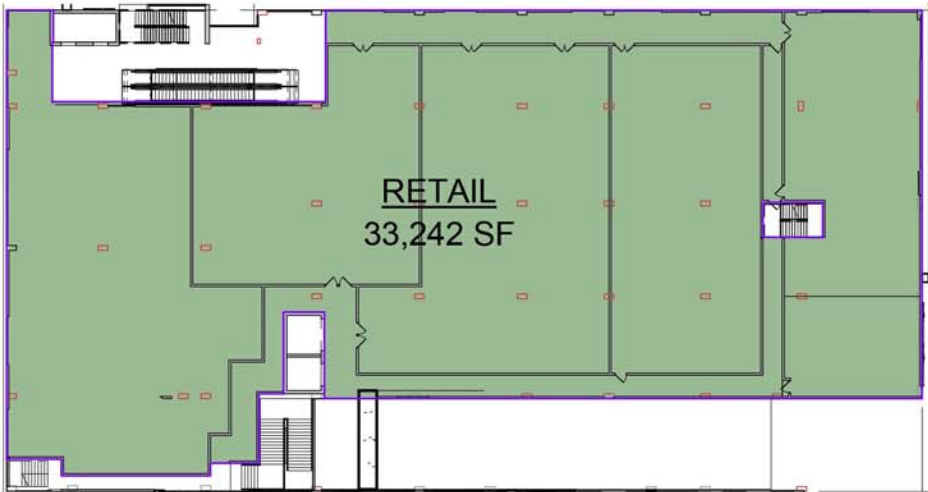


Area Schedule (Retail)	
Level	Area
Level 1	26,815 SF
Level 2	33,242 SF
Level 3	5,066 SF
Level 3	399 SF
	65,522 SF



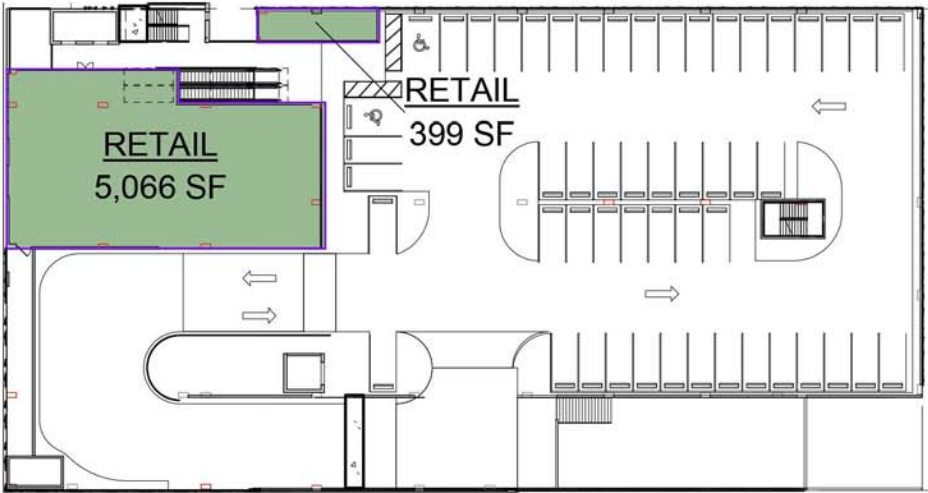
Level 1

Scale: 1" = 60'-0"



Level 2

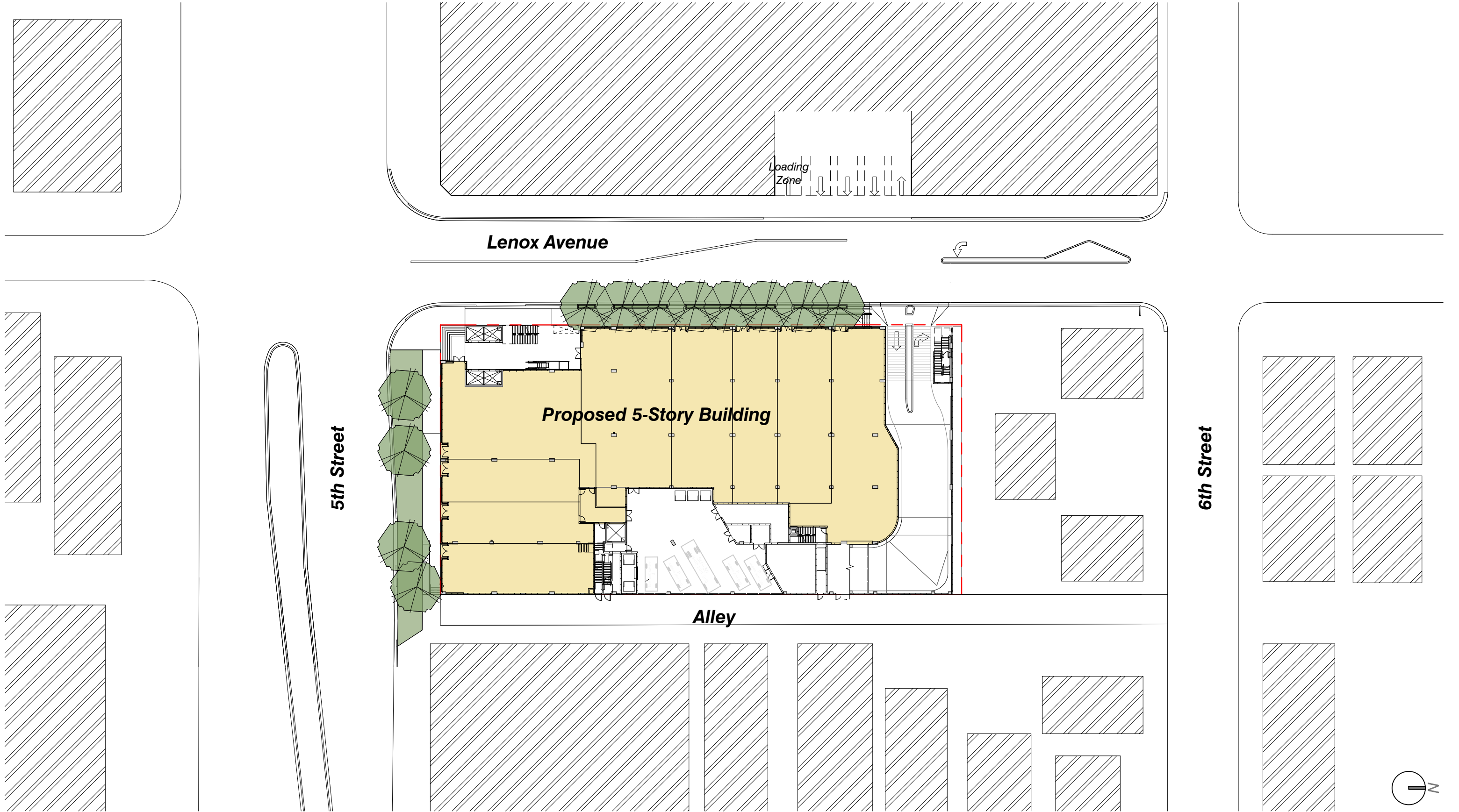
Scale: 1" = 60'-0"



Level 3

Scale: 1" = 60'-0"













View 1



View 2



View 3





View 4



View 5



View 6

**1557LENO The BLVD at Lenox**

1045 5th Street Miami Beach, Florida

Context (2)

August 3, 2017

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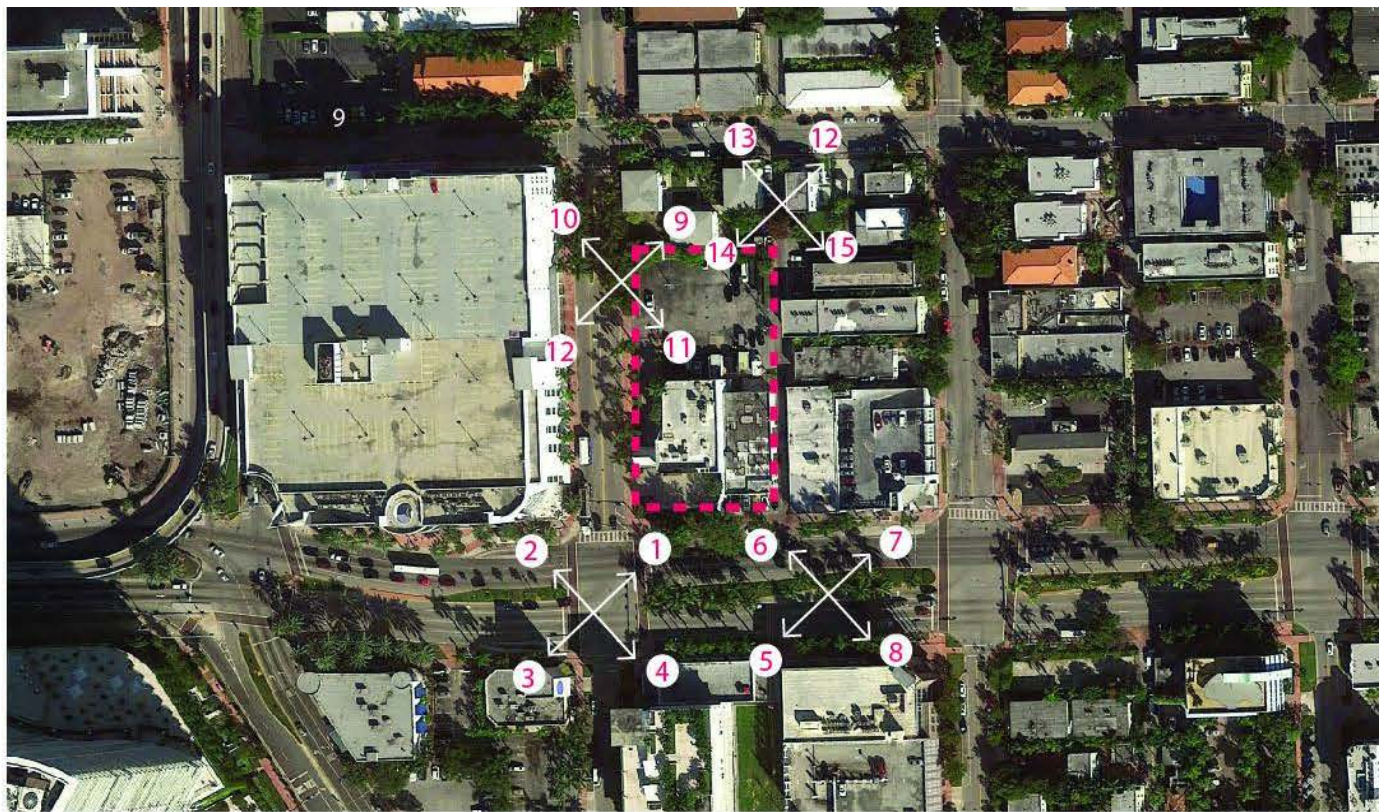
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View 7



View 8



View 9

# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Context (3)

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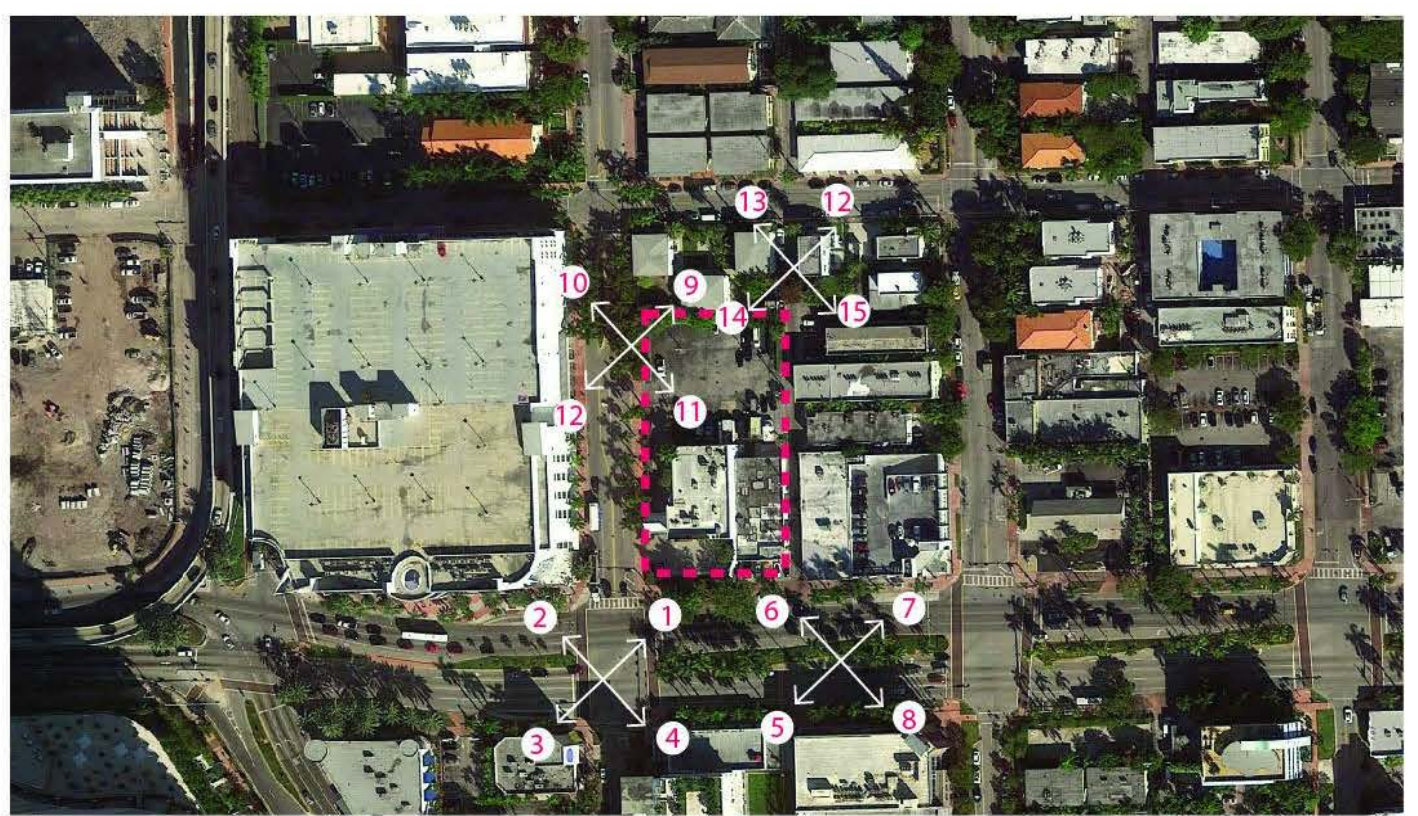
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View 10



View 11



View 12

## 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Context (4)

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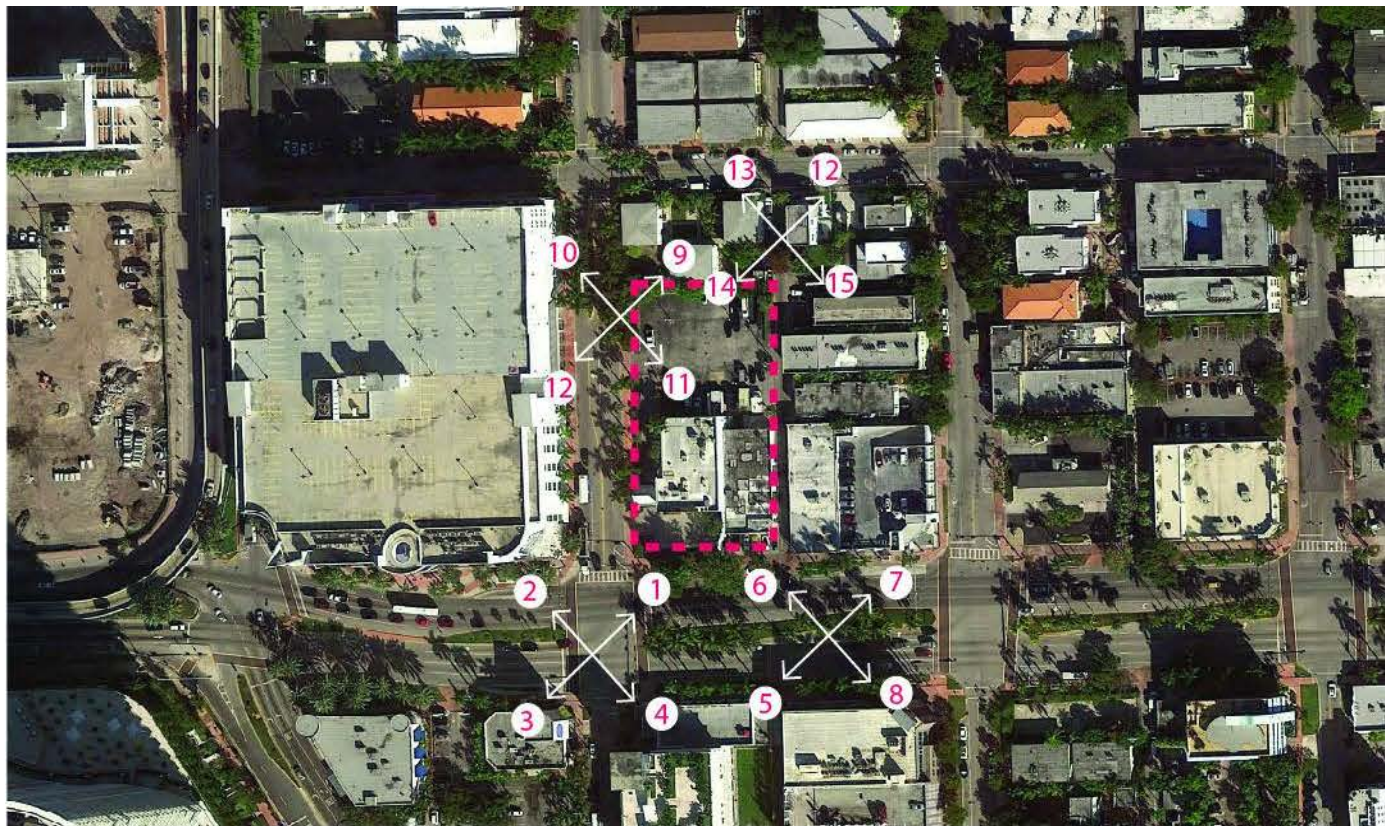
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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Context (5)

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Alley Images - North Side



Alley Images - Middle



Alley Images - Middle



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1045 5th Street Miami Beach, Florida

Context (6)

August 3, 2017

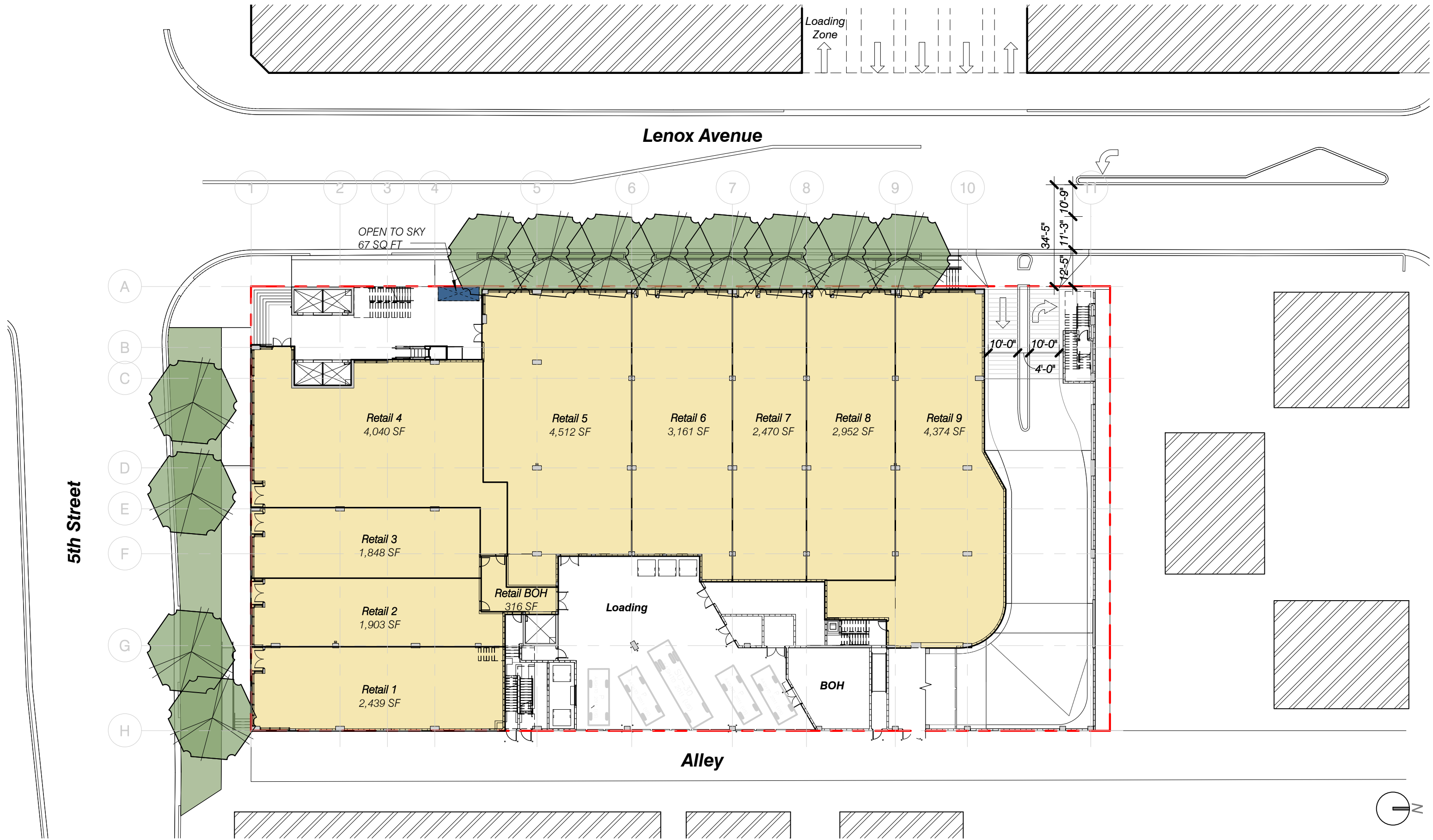
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 1st Floor Plan

1" = 30'-0"

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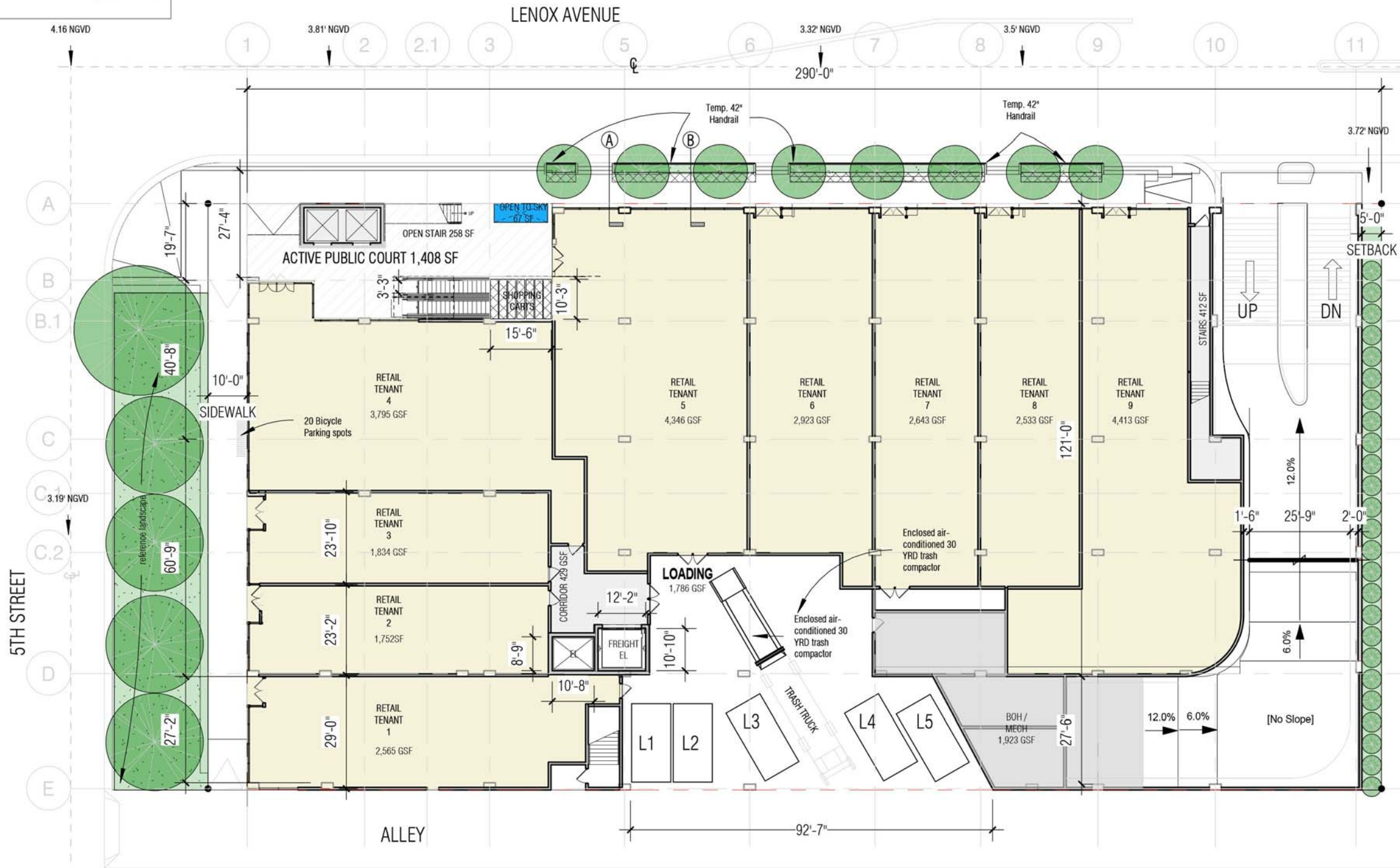
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PB-16



OPEN AIR	1,408	SF
OPEN TO SKY	67	SF
TOTAL	1,475	SF



Note on Lenox: Existing Sidewalk varies in width from 7'-6" to 8'-0". Temporary 42" handrails will be installed until the raising of the road. Once the roads are raised handrails will be removed, and sidewalk will be a min. of 8'-0"+ along retail on Lenox except at palm trees (7'-6"). Reference Street Section A

Previously approved

1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously Approved 1st Floor Plan

1" = 30'-0"

August 3, 2017

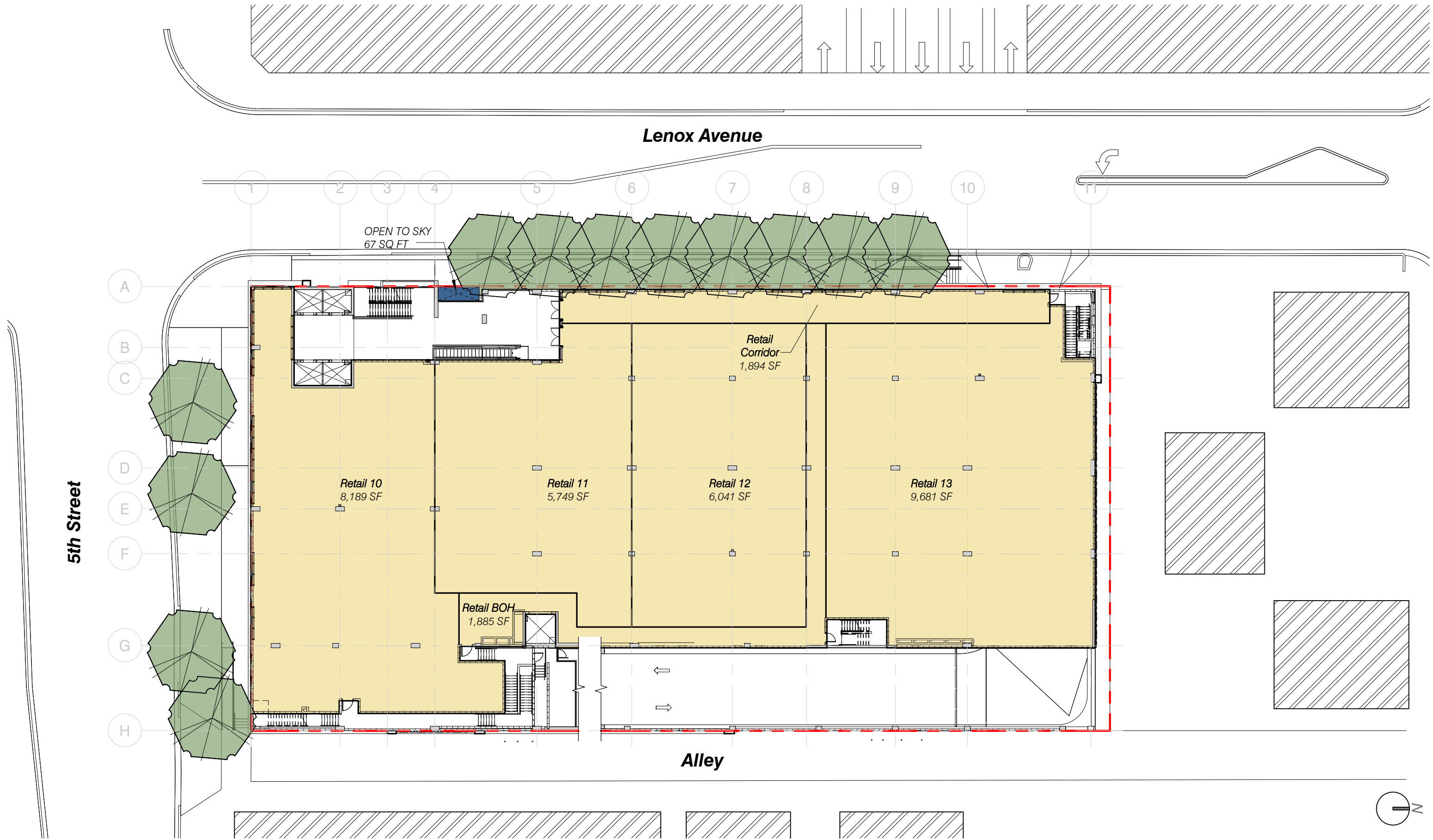
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 2nd Floor Plan

1" = 30'-0"

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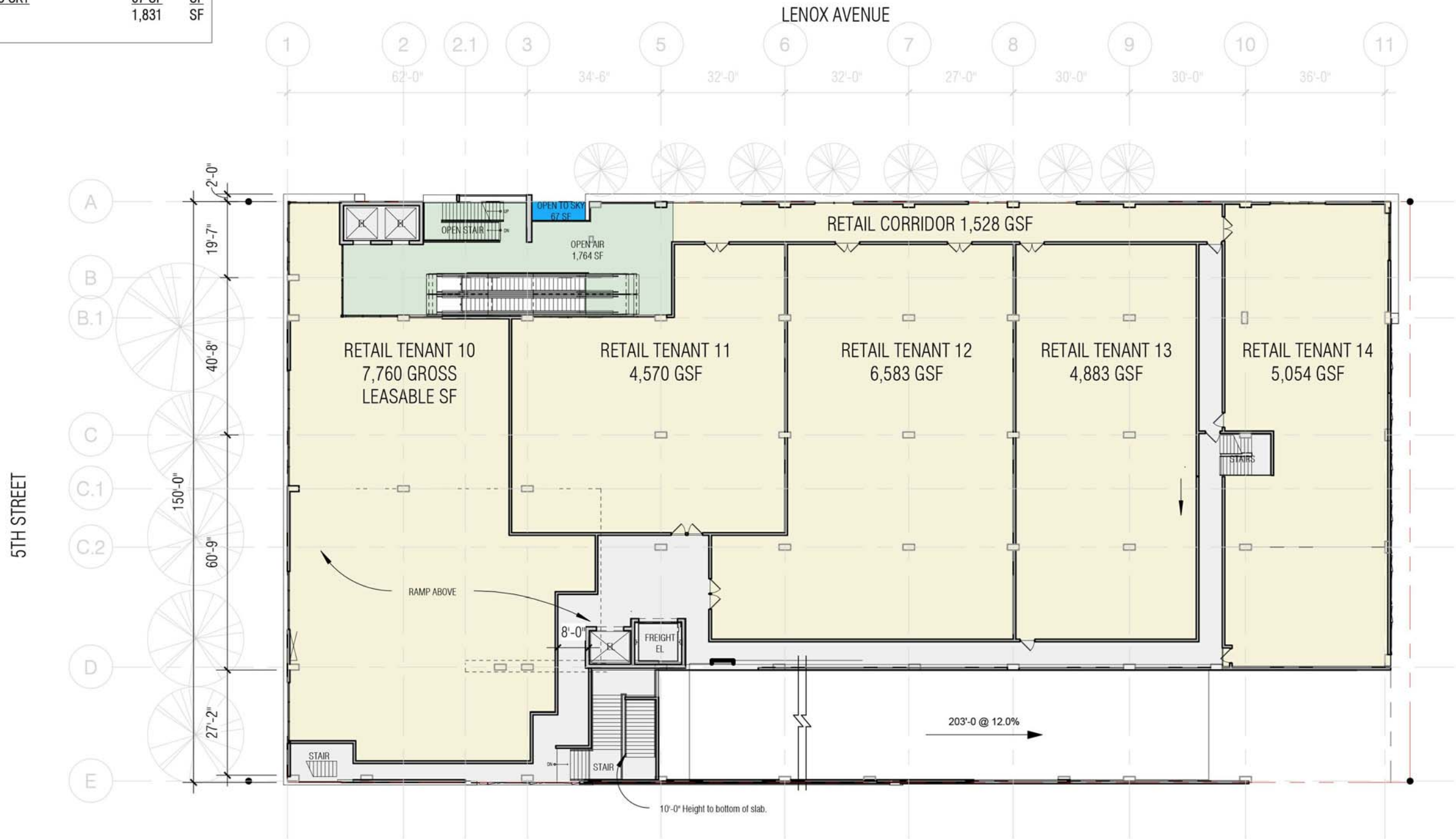
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OPEN AIR	1,764	SF
OPEN TO SKY	67	SF
TOTAL	1,831	SF



1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 2nd  
Floor Plan

1" = 30'-0"

August 3, 2017

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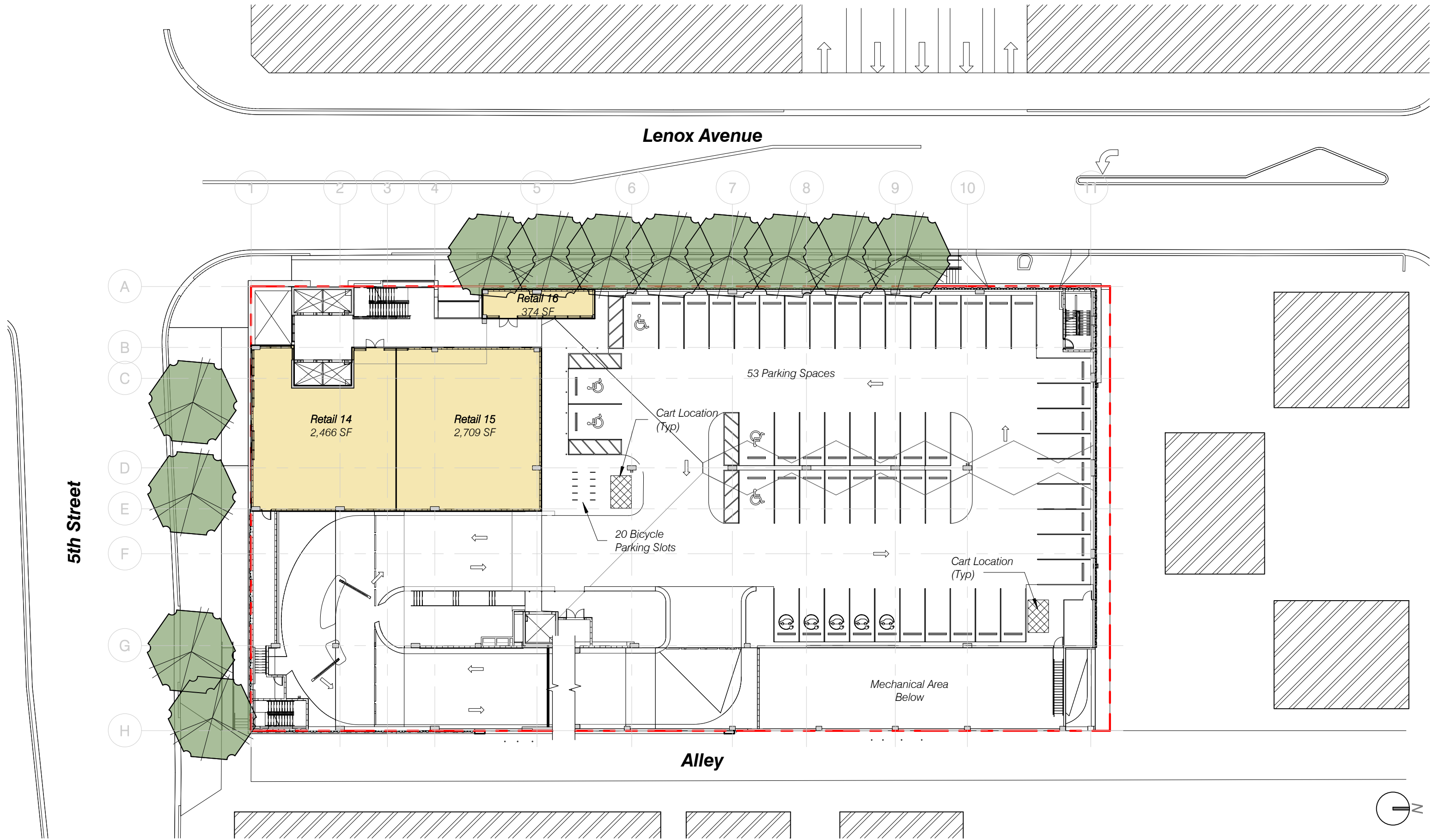
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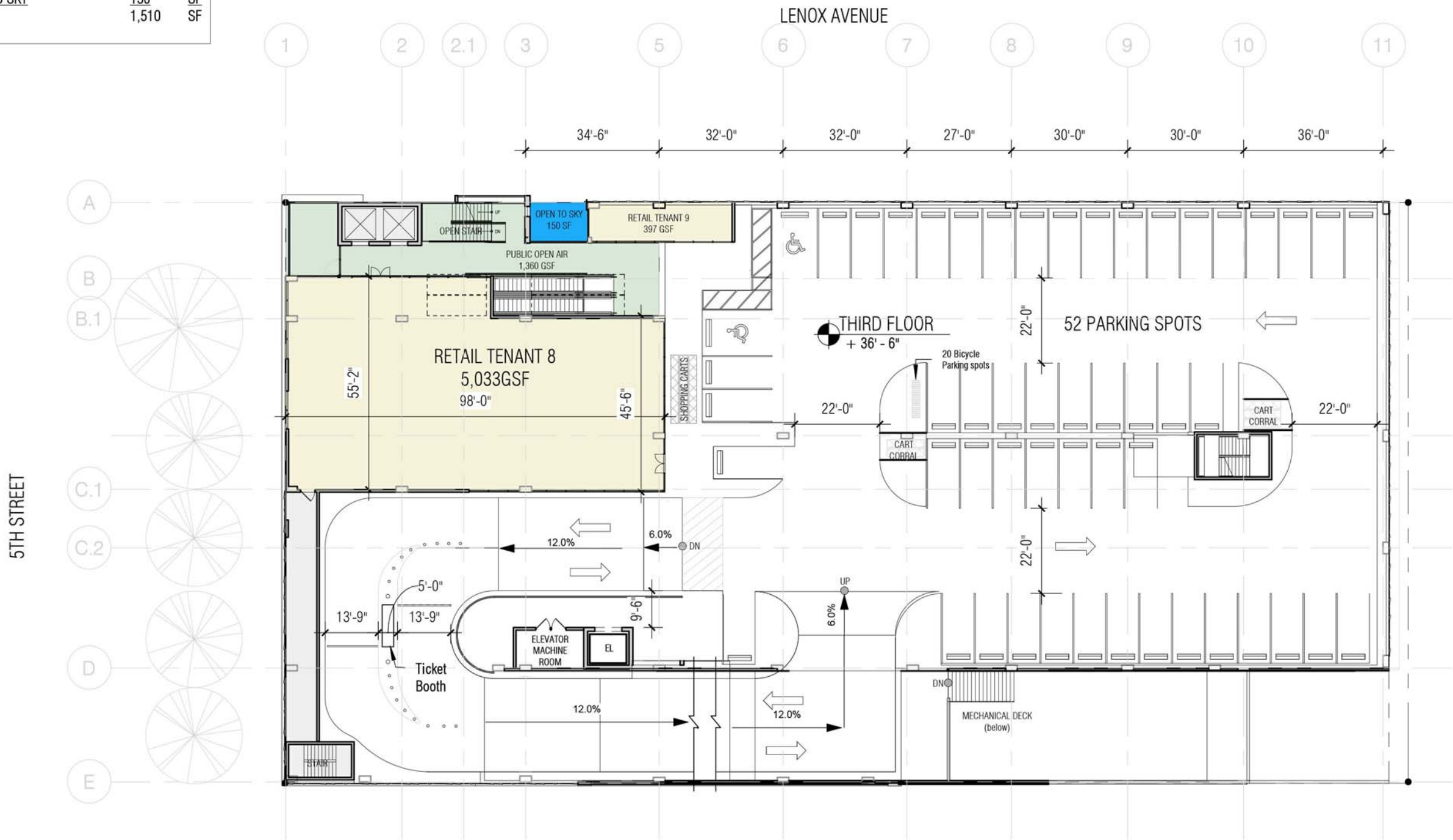
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OPEN AIR	1,360	SF
OPEN TO SKY	150	SF
TOTAL	1,510	SF



1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 3rd  
Floor Plan

1" = 30'-0"

August 3, 2017

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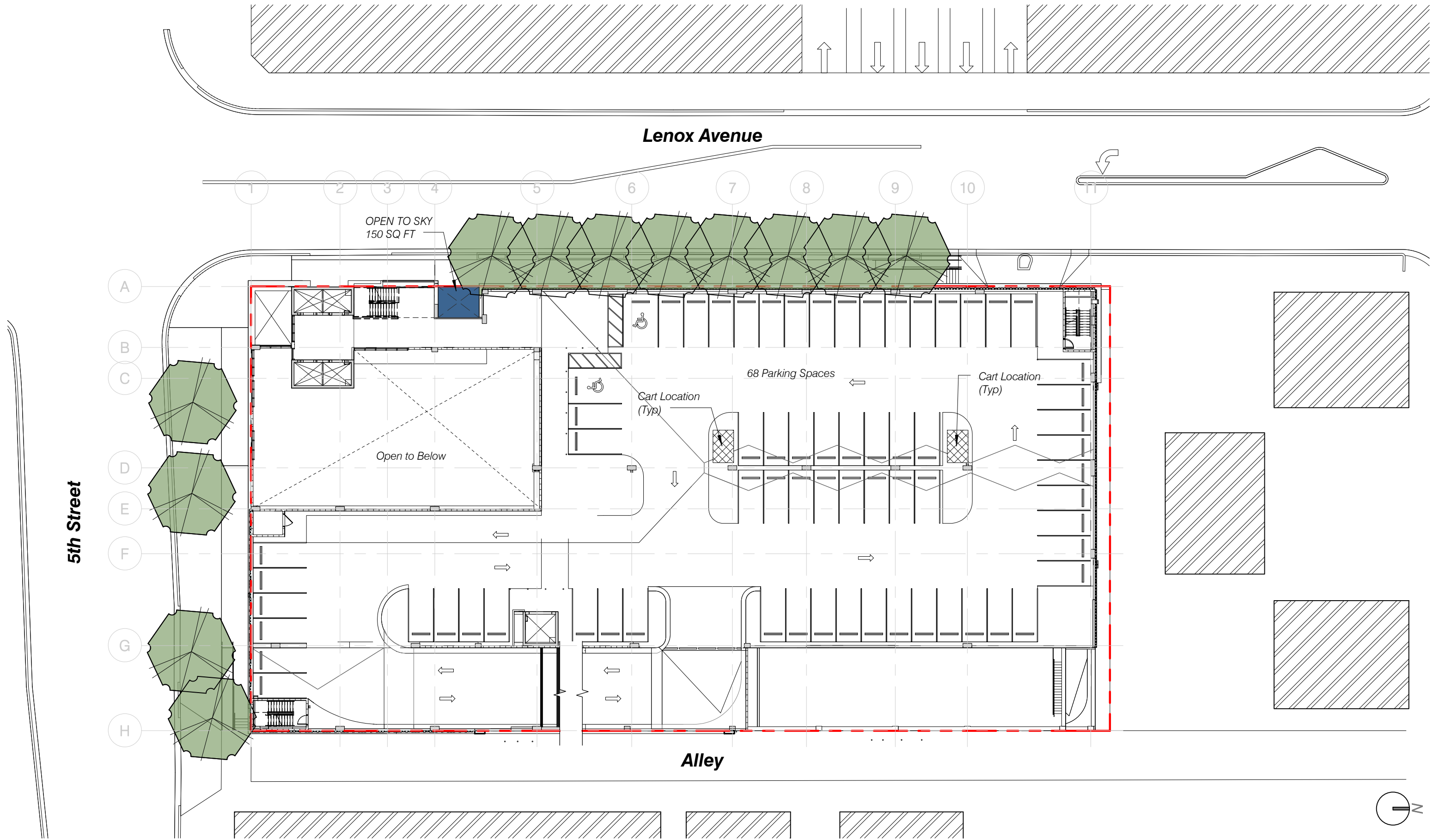
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# 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Proposed 4th Floor Plan

1" = 30'-0"

August 3, 2017

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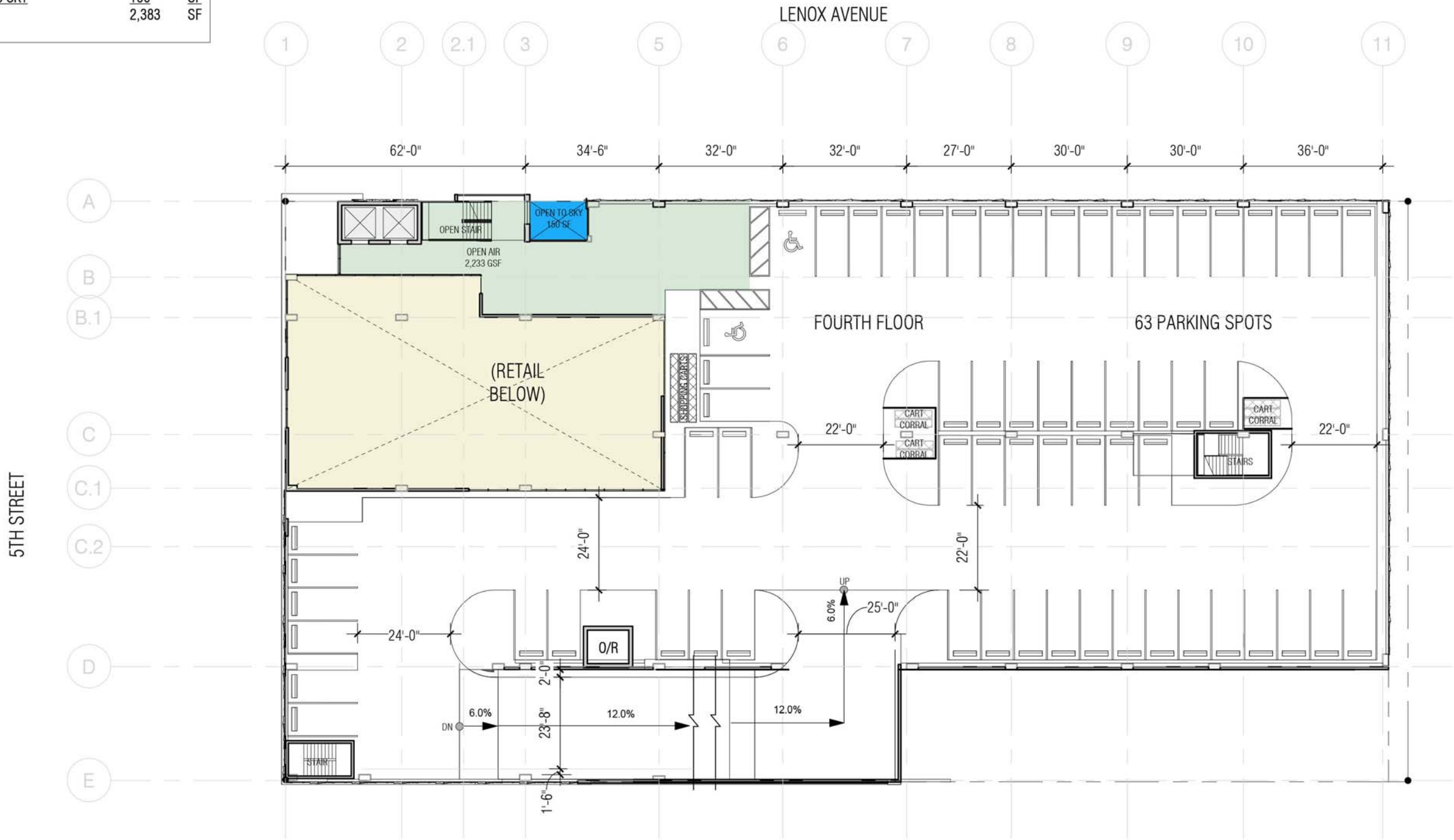
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PB-22



OPEN AIR	2,233	SF
OPEN TO SKY	150	SF
TOTAL	2,383	SF



1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 4th  
Floor Plan

1" = 30'-0"

August 3, 2017

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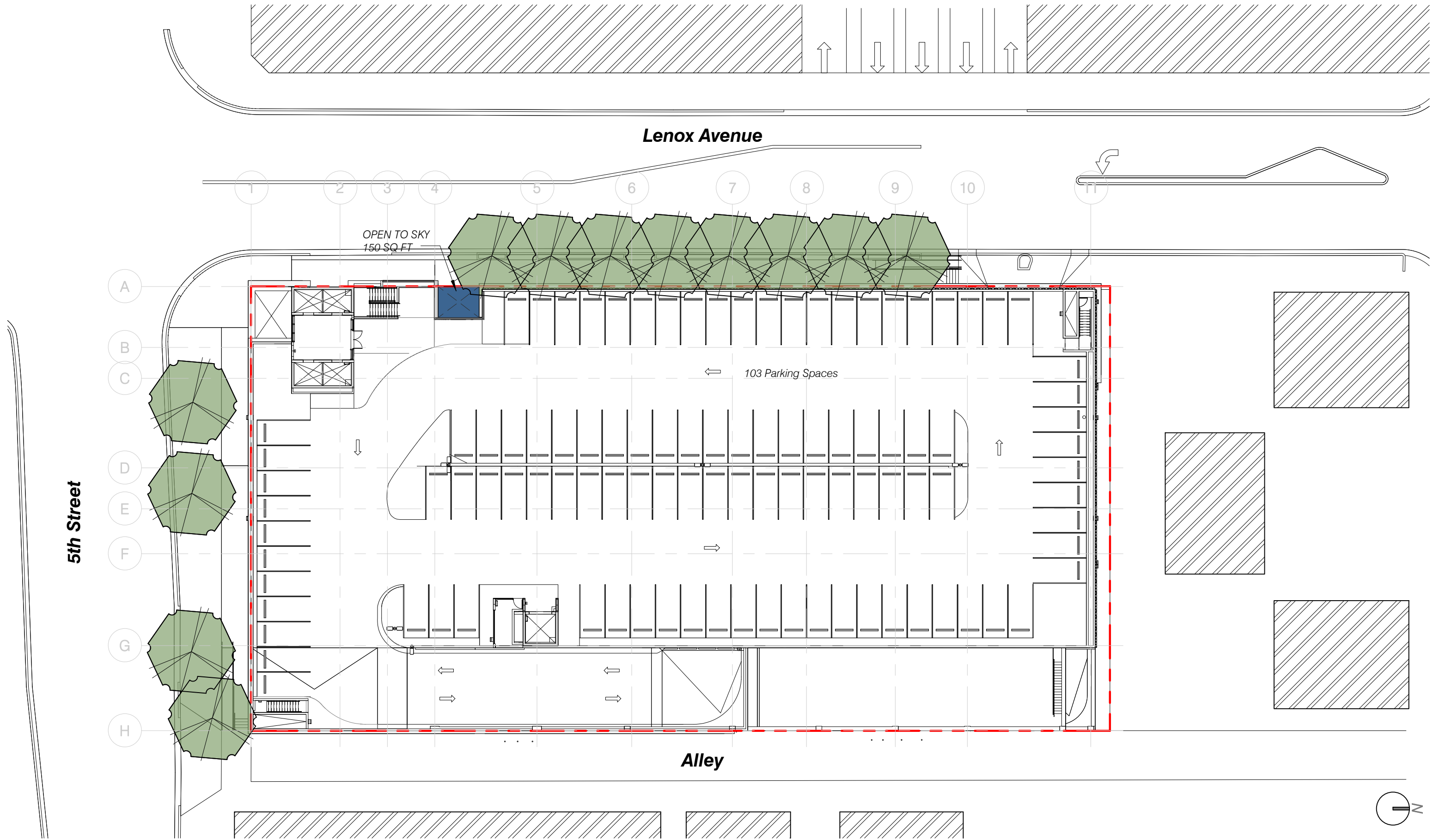
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# 1557LENO The BLVD at Lenox

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Proposed 5th Floor Plan

1" = 30'-0"

August 3, 2017

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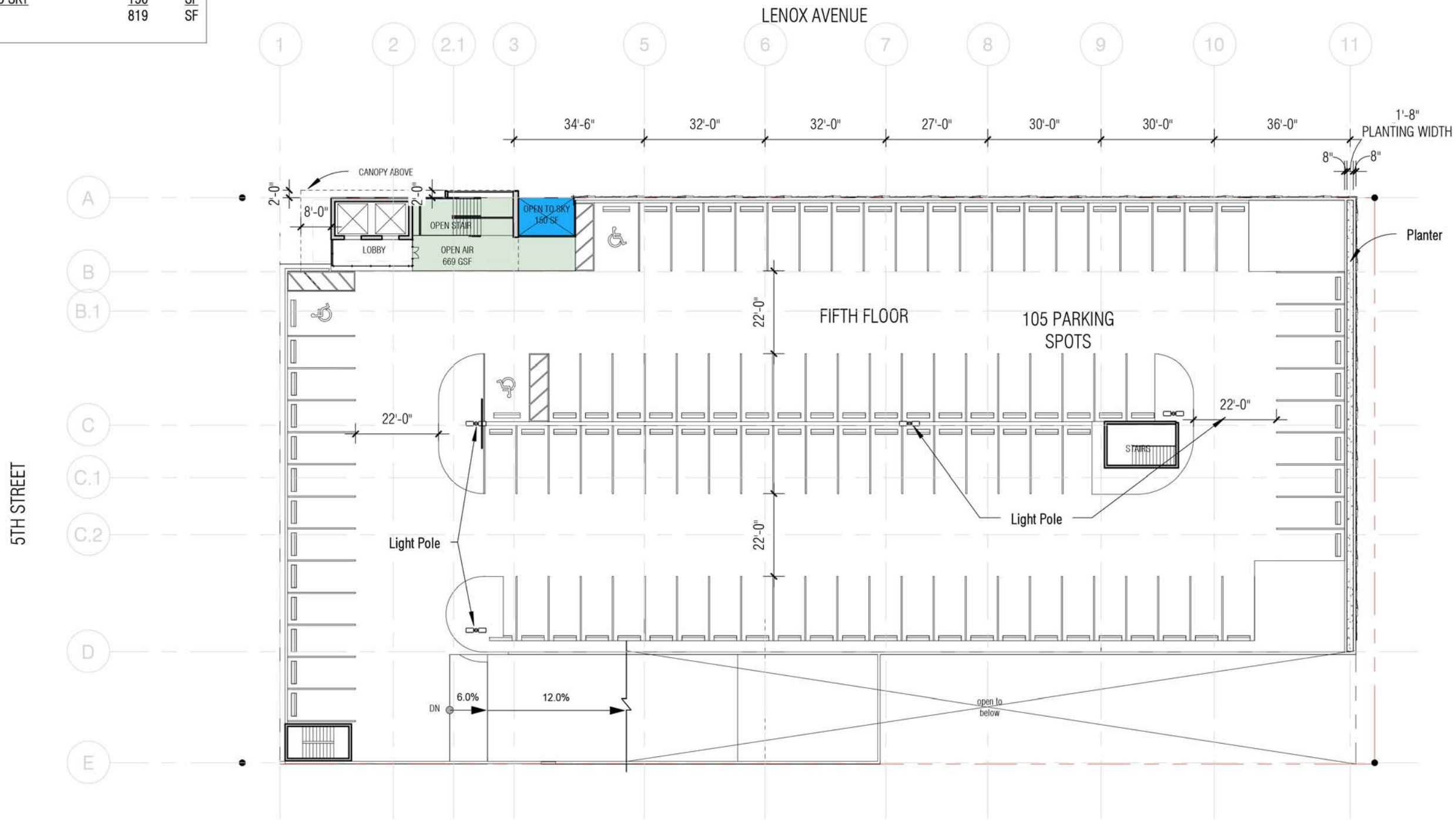
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PB-24



OPEN AIR	669	SF
OPEN TO SKY	150	SF
TOTAL	819	SF



1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 5th  
Floor Plan

1" = 30'-0"

August 3, 2017

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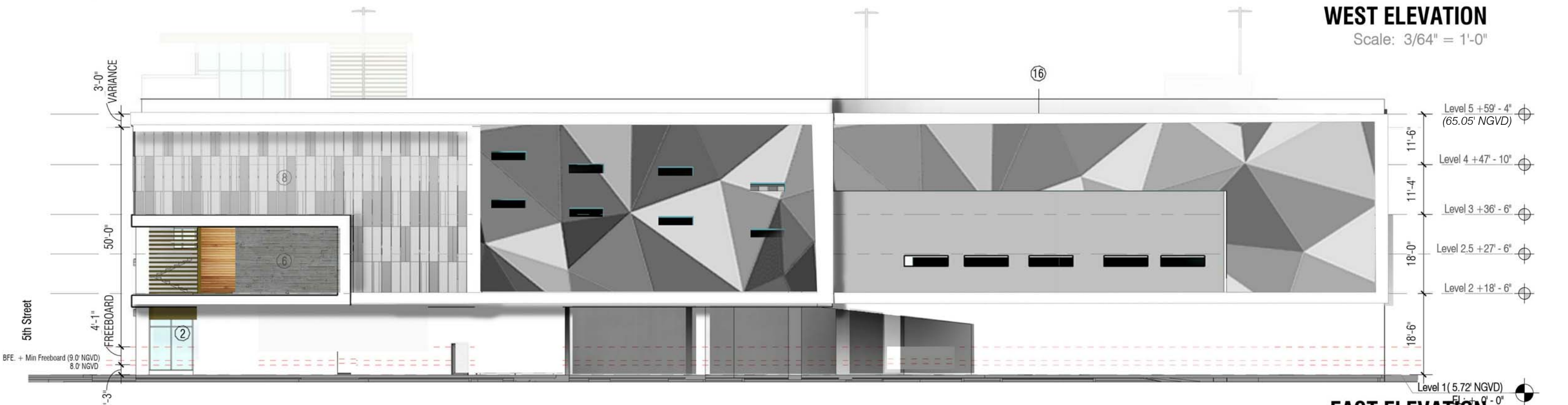
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- |                                      |                            |                      |   |
|--------------------------------------|----------------------------|----------------------|---|
| 1. White painted stucco              | 5. Metal handrail          | 9. Composite Wood    | 13. Composite Wood Louvers                      |
| 2. Glass                             | 6. Dark Grey Concrete      | 10. Glass Door       | 14. Cast in place Concrete                      |
| 3. White powder coated AluminumFrame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint                                |
| 4. Metal handrail                    | 8. Garage Screen           | 12. Escalator        | 16. Geometric pattern (paint and scored stucco) |

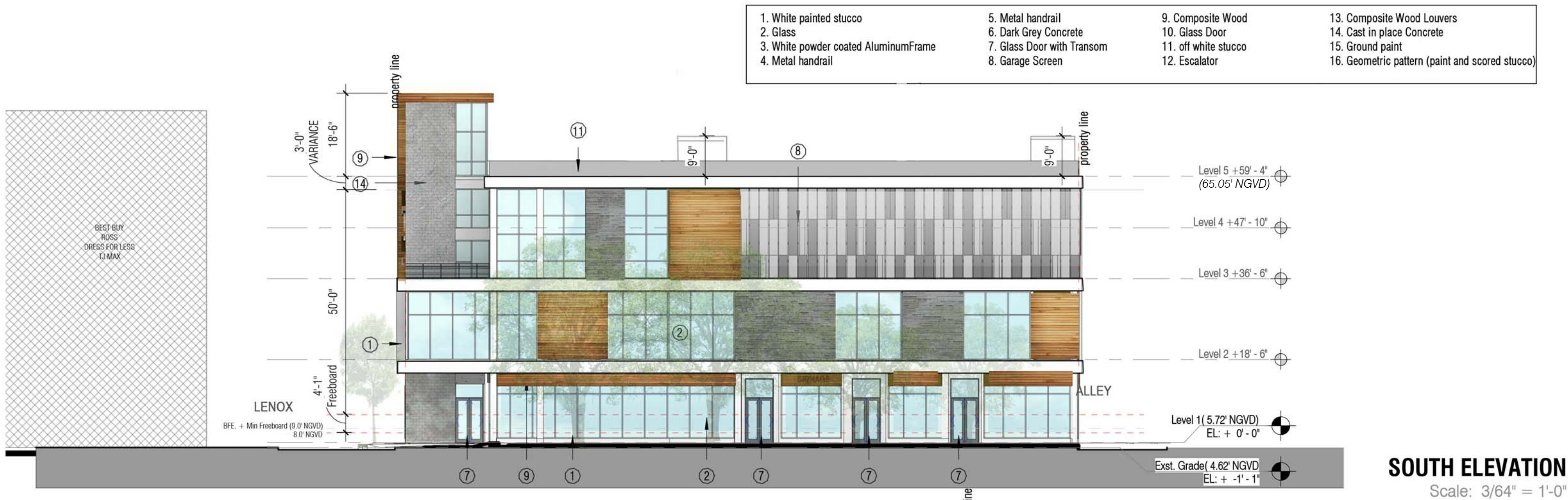


**WEST ELEVATION**  
Scale: 3/64" = 1'-0"



**EAST ELEVATION**  
Scale: 3/64" = 1'-0"





## 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously approved

Prev. Approved Elevations

August 3, 2017

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South Elevation



West Elevation

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Context Elevations

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1557LENO The BLVD at Lenox	1045 5th Street Miami Beach, Florida	View looking West on 5th St	August 3, 2017
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5th Street View

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1045 5th Street Miami Beach, Florida

Lenox View 01

August 3, 2017

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1045 5th Street Miami Beach, Florida

NE View

August 3, 2017

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## 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

NE View

August 3, 2017

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<b>1557LENO The BLVD at Lenox</b>	1045 5th Street Miami Beach, Florida	View of 5th Street		August 3, 2017
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## 1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Lenox View 2

August 3, 2017

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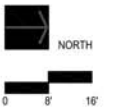
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