

1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

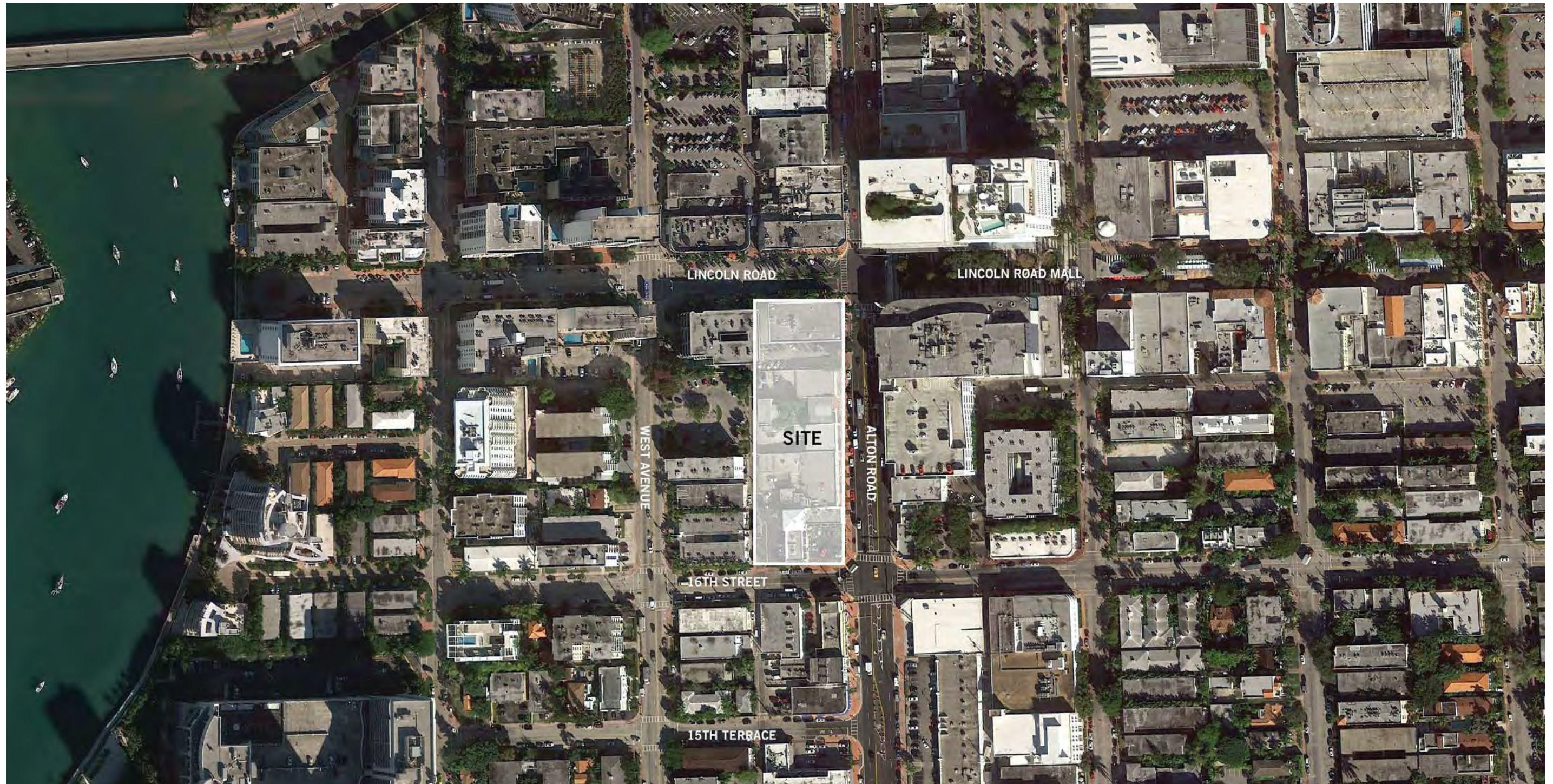
DESIGN REVIEW BOARD

ORIGINAL SUBMITTAL APRIL 15, 2016

REVISED SUBMITTAL OCT. 28, 2016

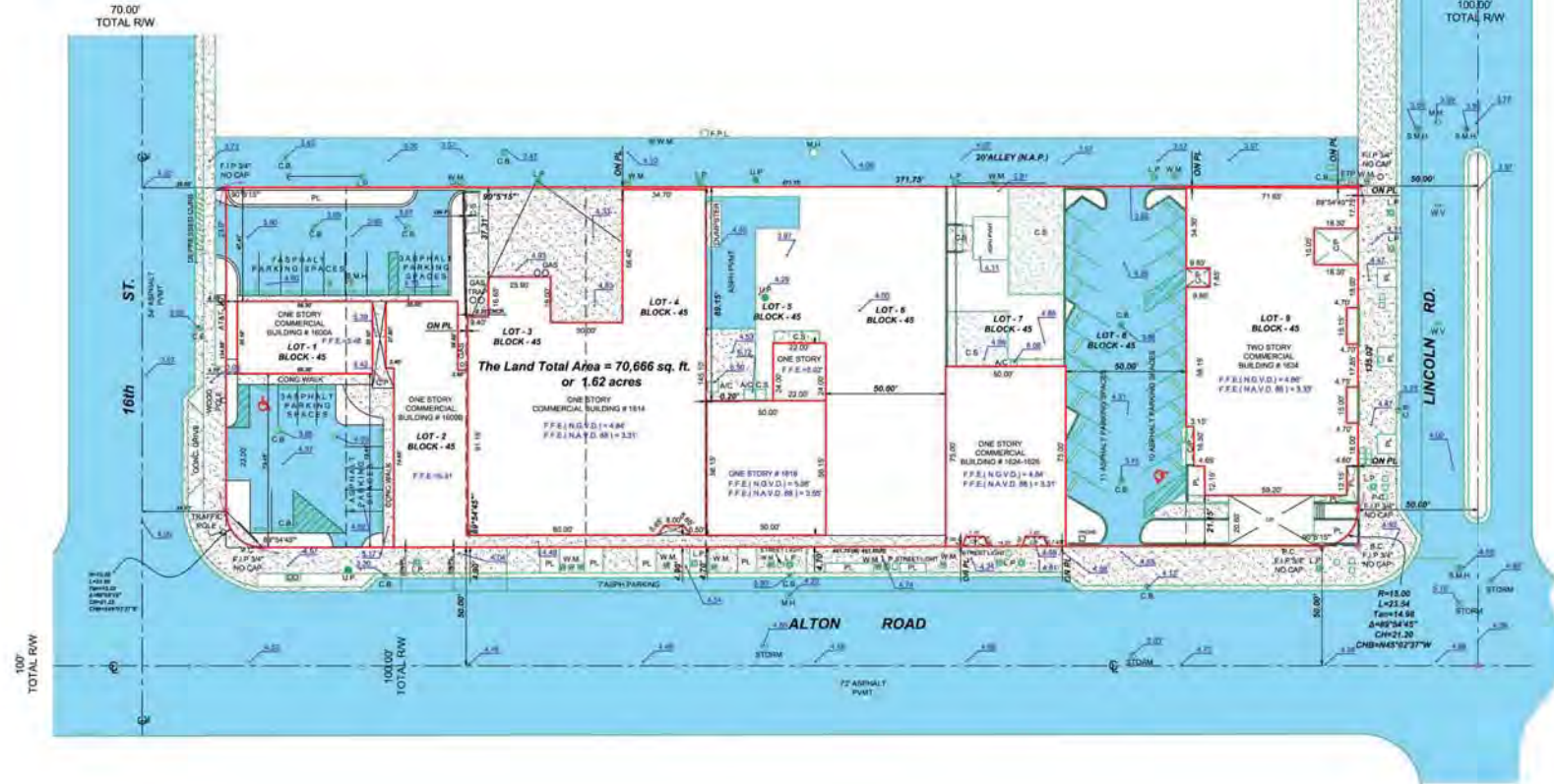
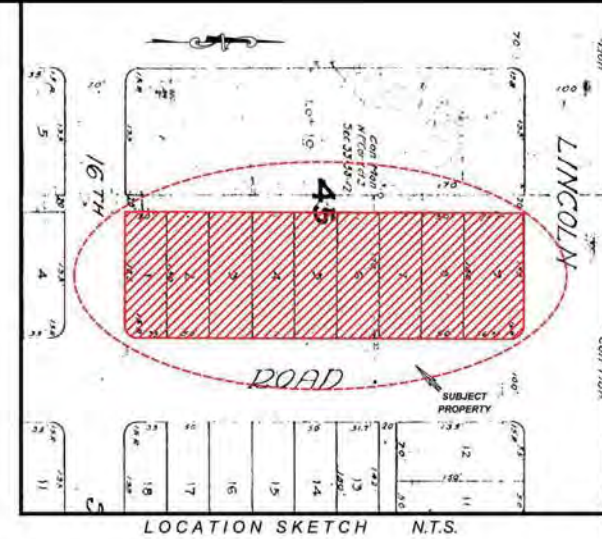
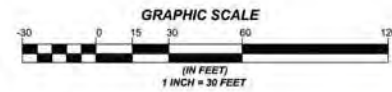
CURRENT REVISED SUBMITTAL JULY 19, 2017

FINAL SUBMITTAL OCT. 03, 2017



SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 1-9, BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) NORTH ARROW BASED ON PLAT.
- 3) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK # D-104, LOCATOR NO. 4230 N. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 4) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- 5) THIS IS A SPECIFIC PURPOSE SURVEY.
- 6) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA
70,686 SQ.FT. OR 1.62 ACRES

BY: _____ 03/10/2016
GEORGE IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. : 2534
 STATE OF FLORIDA
 FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISÉ ON: _____

REVISÉ ON: _____

PERKINS
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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

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SUITE 600
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URBANROBOT.NET
LA 666853

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**

MARK	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver

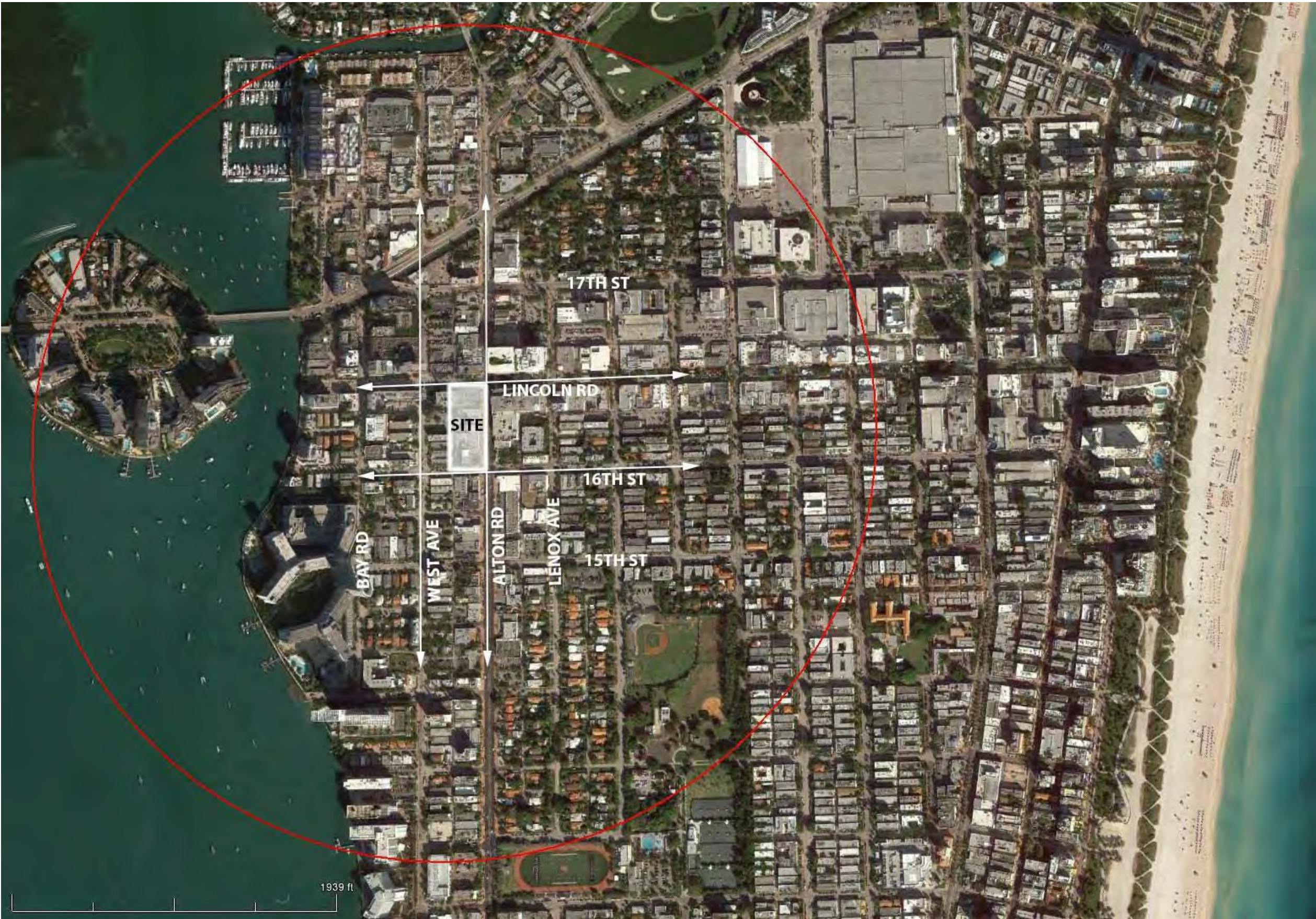
TITLE

SURVEY

SHEET NUMBER

SUR-01

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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)	49480 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 REQUESTS NO. 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 DATA AND
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A00-00

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ZONING AND
VARIANCES

SHEET NUMBER

A00-01A

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LINCOLN ROAD

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

16TH STREET

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

LINCOLN ROAD

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.

EXISTING 20' ALLEY
PHASE 1
PHASE 2

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

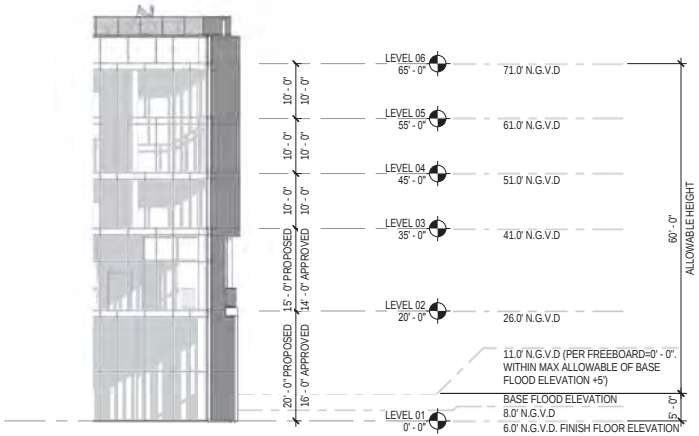
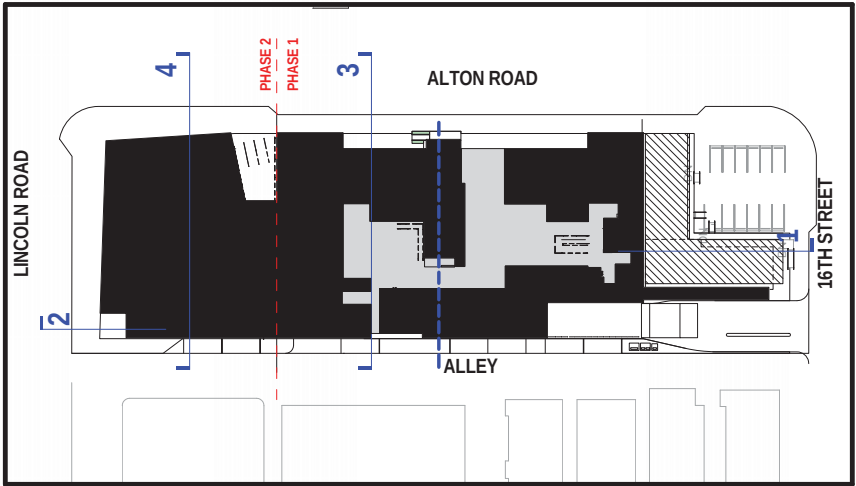
Roof variance request to allow deck at 5'-0".

ALTON ROAD

16TH STREET

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

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



VARIANCES GRANTED JULY. 05, 2016

- VARIANCE REQUEST NO. 2:**
A rear setback tower variance to permit the hotel use to be located 0 feet from the rear.
- VARIANCE REQUEST 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 REQUEST 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.

4 TRANSVERSE SECTION-HOTEL
1/16" = 1'-0"

VARIANCES GRANTED JULY. 05, 2016

- VARIANCE REQUEST 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.
- VARIANCE REQUEST 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.

VARIANCES GRANTED JULY. 05, 2016
REQD CD2 SETBACK=0FT PROPOSED
CD2 SETBACK= VARIES FROM 0FT TO 4'9" (FLOORS 1&2)

VARIANCES GRANTED JULY. 05, 2016

- VARIANCE REQUEST NO. 4:**
A side street setback tower variance to permit the hotel use 0 feet from the north property line.
- 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.

2 LONGITUDINAL SECTION 2
1/16" = 1'-0"

VARIANCES GRANTED JULY. 05, 2016

- VARIANCE REQUEST NO. 7-B:**
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.
- VARIANCE REQUEST NO. 7-A:**
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

3 TRANSVERSE SECTION-MARKET
1/16" = 1'-0"

0FT SETBACK (FLOORS 3,4,5)
SETBACK VARIES (SEE PLAN)
SETBACK VARIES (SEE PLAN)

1 LONGITUDINAL SECTION1
1/16" = 1'-0"

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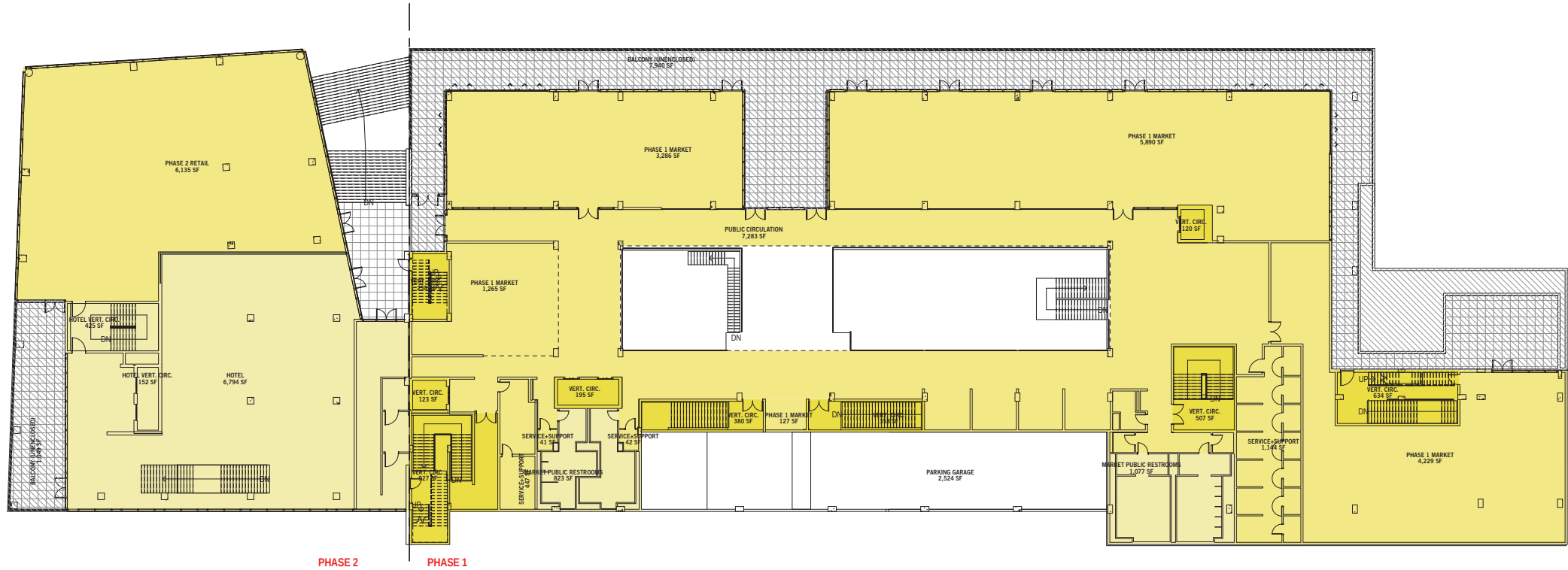
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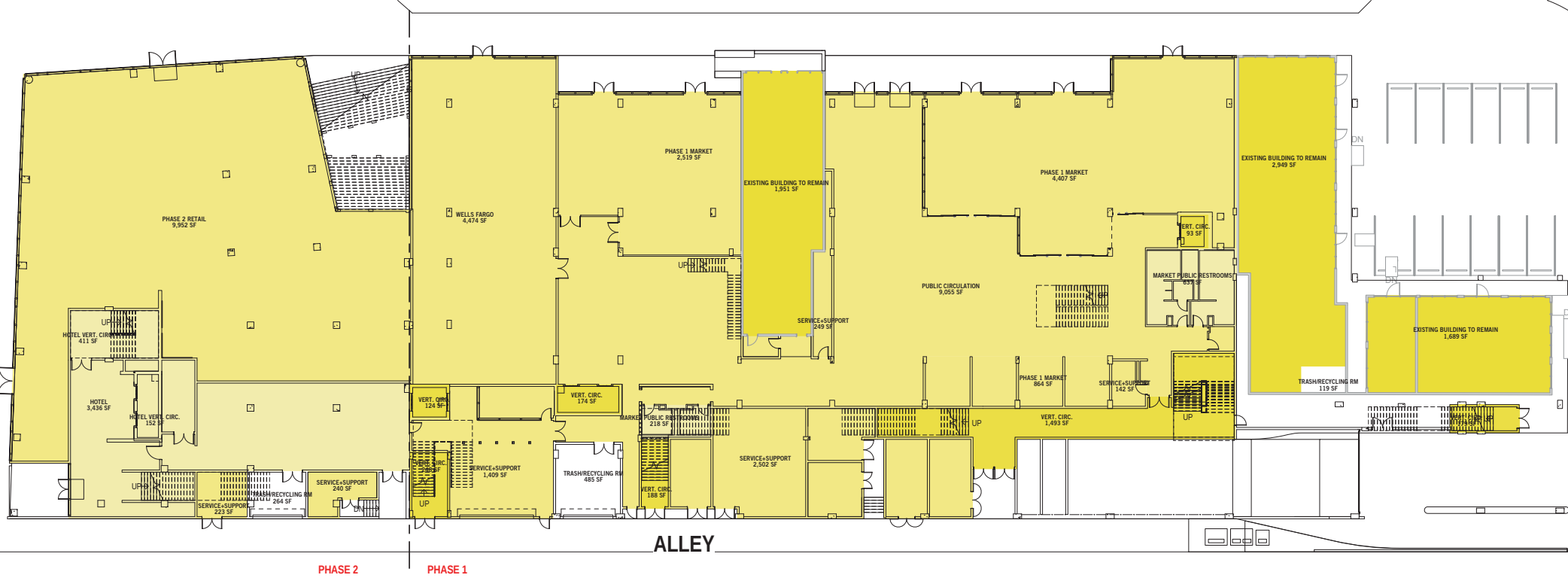
**ZONING AND
VARIANCES**

SHEET NUMBER

A00-01B



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	3,436 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.	249 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	147 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
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		1,689 SF
		140,932 SF

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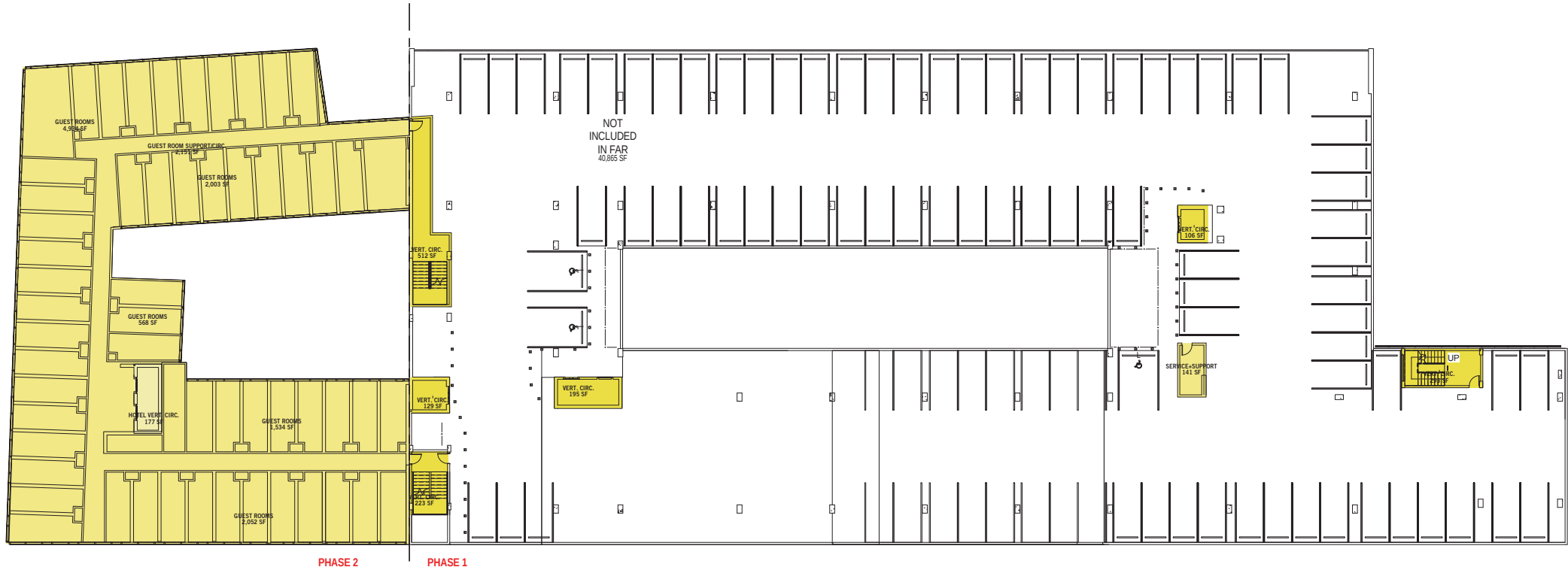
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DATE	ISSUE	DATE
Job Number		810414.000
Drawn		Author
Checked		Checker
Approved		Approver
TITLE		

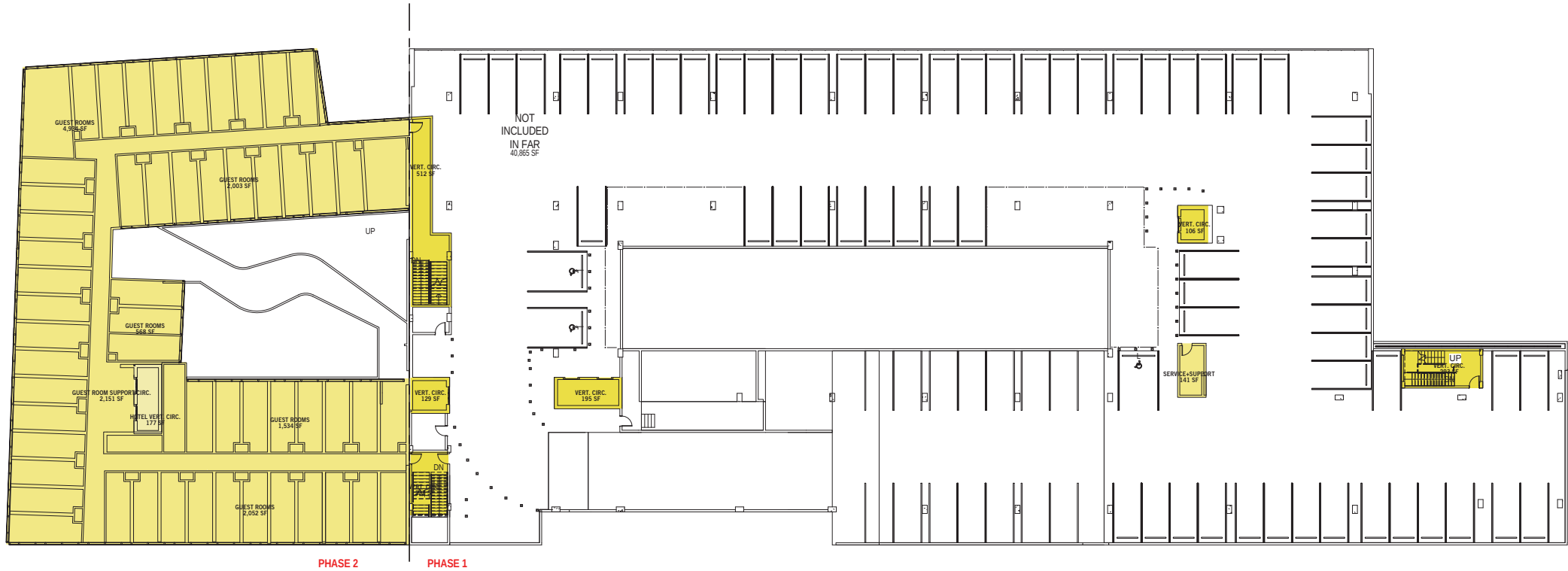
FAR DIAGRAMS

SHEET NUMBER

A00-01C



2 LEVEL 04
1" = 20'-0"



1 LEVEL 03
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	3,436 SF
LEVEL 01	HOTEL VERT. CIRC.	152 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,949 SF
LEVEL 01	PUBLIC CIRCULATION	9,065 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	7,293 SF
LEVEL 02	SERVICE+SUPPORT	147 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	823 SF
LEVEL 02	VERT. CIRC.	258 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
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LEVEL 05	VERT. CIRC.	195 SF
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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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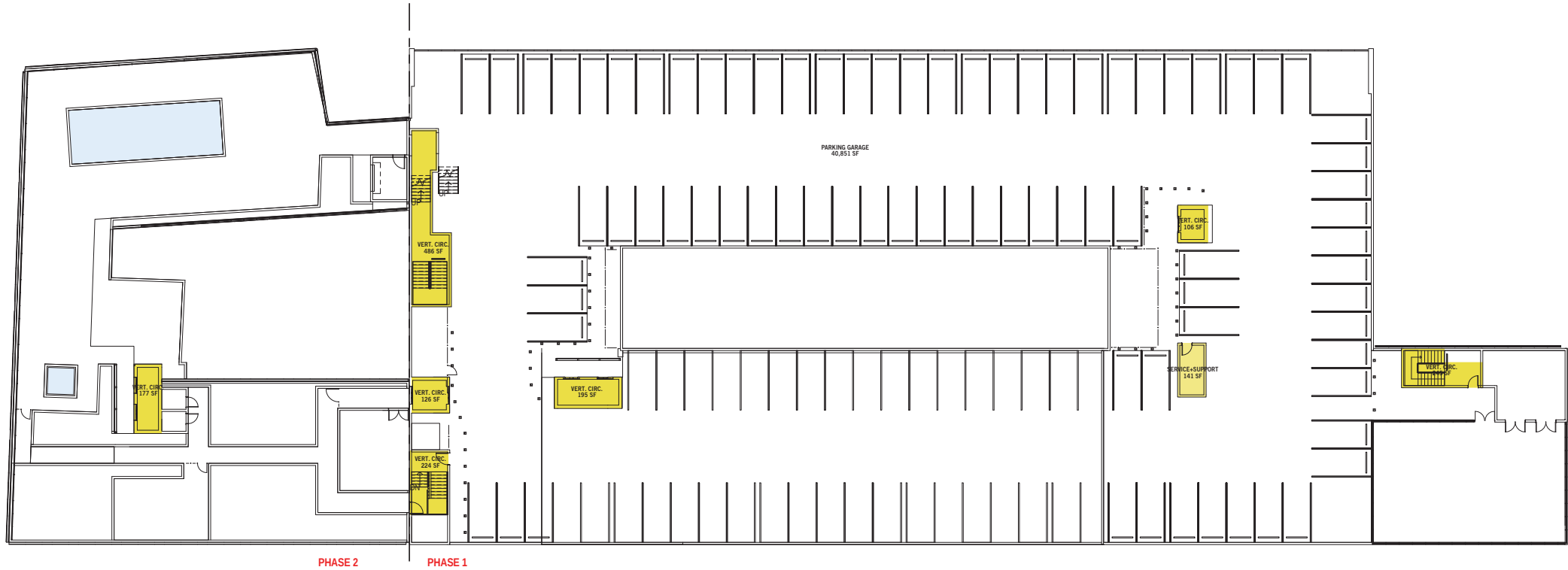
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TITLE		

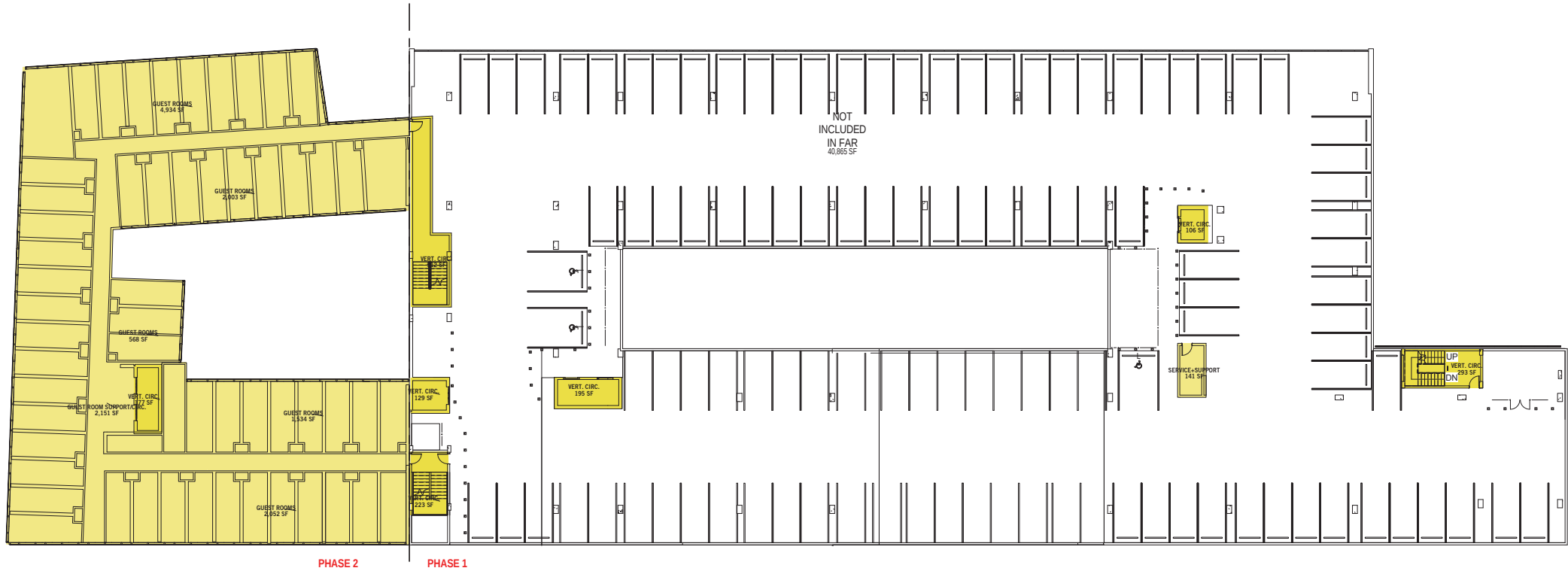
FAR DIAGRAMS

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	3,436 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
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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
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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
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LEVEL 02	PUBLIC CIRCULATION	7,293 SF
LEVEL 02	SERVICE+SUPPORT	147 SF
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LEVEL 02: 30		44,140 SF

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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

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LEVEL 04	SERVICE+SUPPORT	141 SF
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LEVEL 04: 14		15,017 SF

LEVEL 05	VERT. CIRC.	195 SF
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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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DESIGN REVIEW
BOARD
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08-03-2017

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TITLE		

FAR DIAGRAMS

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08-03-2017

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Approved	Approver	
TITLE		

HOTEL UNITS

SHEET NUMBER

A00-01G

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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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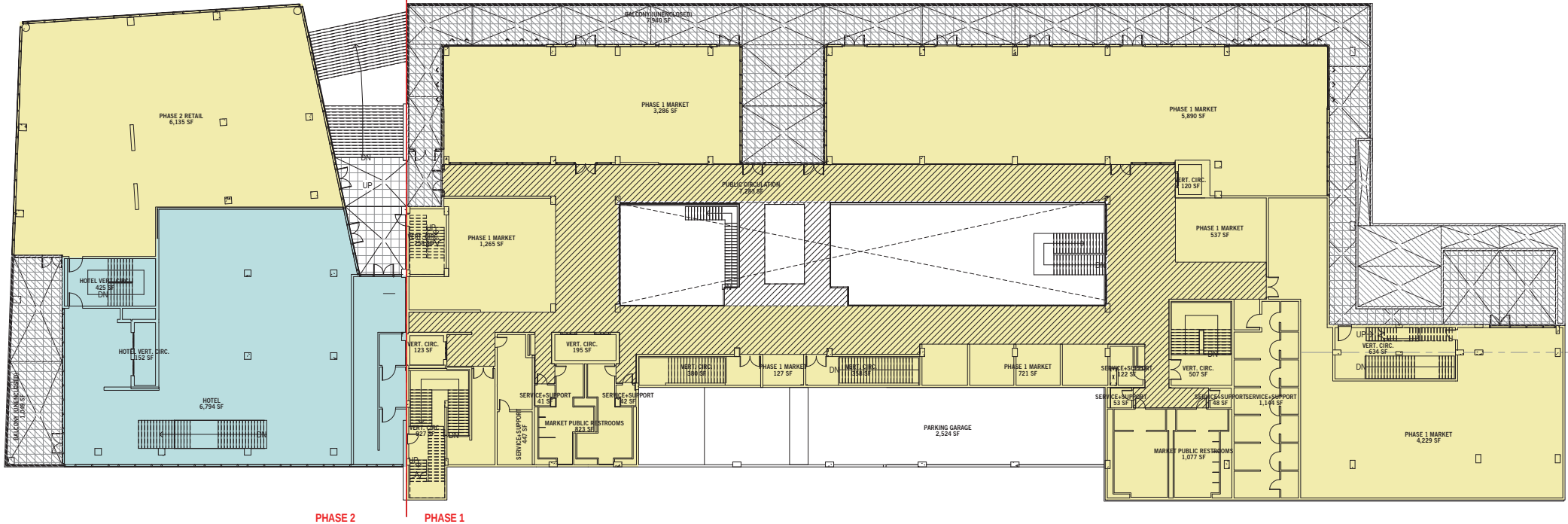
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Drawn	Author	
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Approved	Approver	
TITLE		

HOTEL AREA
DIAGRAMS

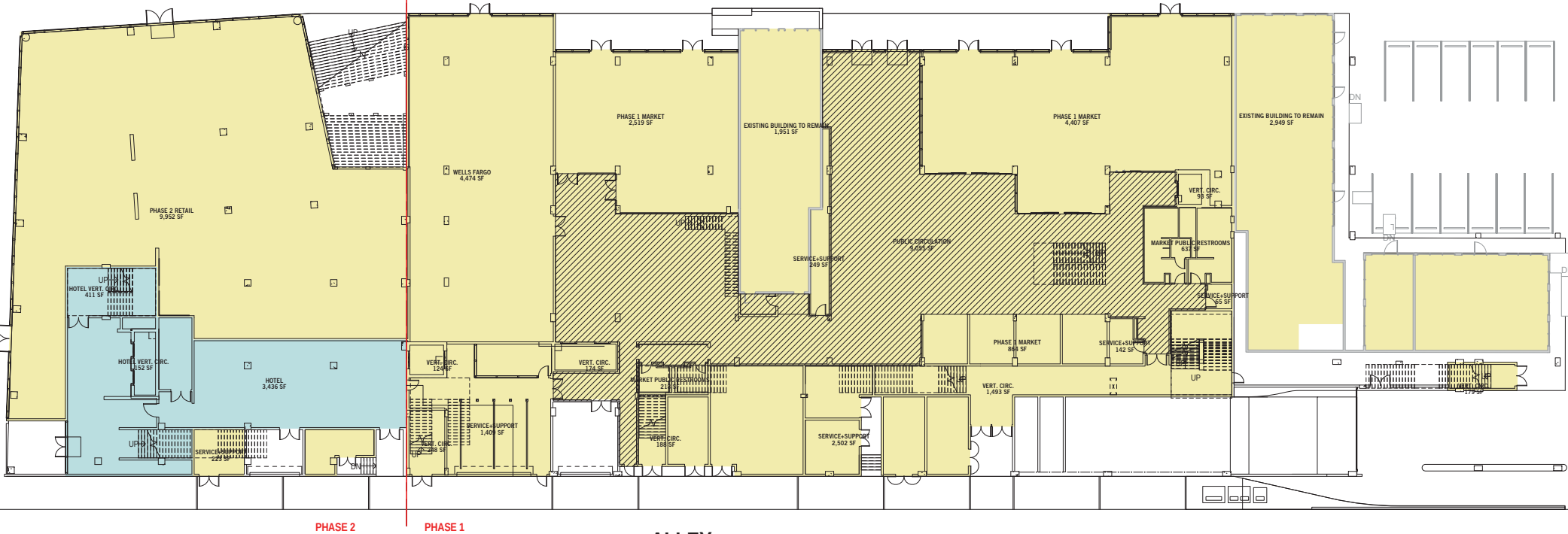
SHEET NUMBER

A00-01H

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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	



EXISTING BUILDING TO REMAIN
HOTEL
HOTEL VERT. CIRC.
MARKET PUBLIC RESTROOMS
PHASE 1 MARKET
PHASE 2 RETAIL
PUBLIC CIRCULATION
SERVICE+SUPPORT
TRASH/RECYCLING RM
VERT. CIRC.
WELLS FARGO

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

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

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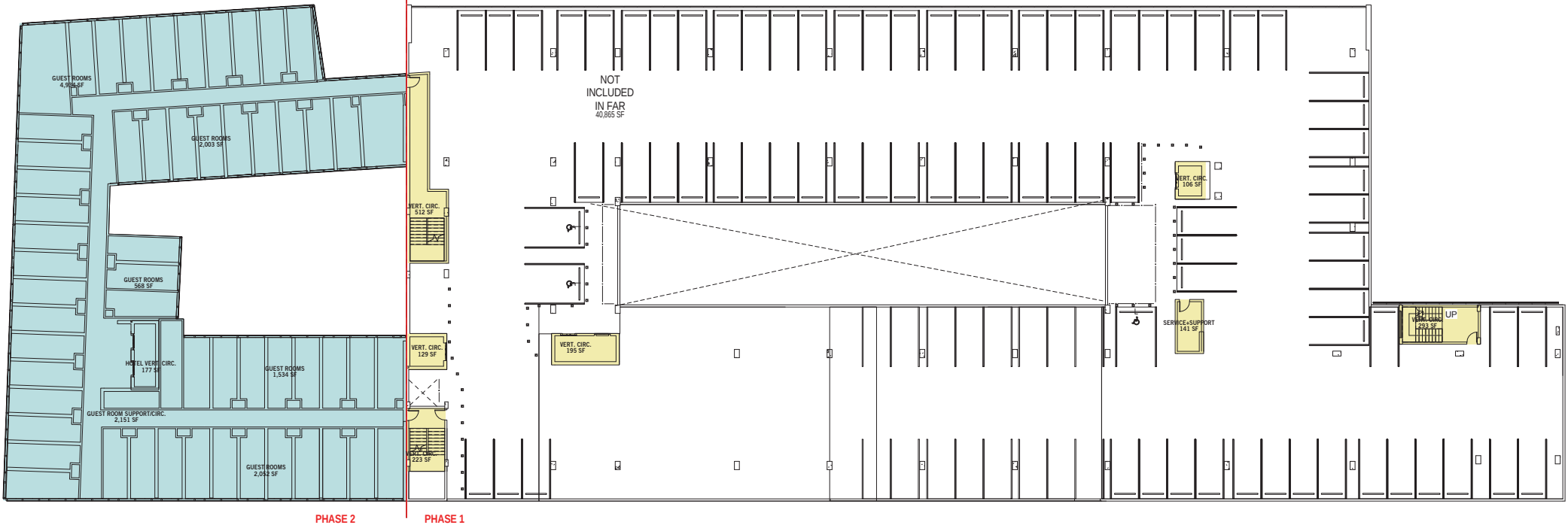
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Job Number	810414.000	
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TITLE		

HOTEL AREA
DIAGRAMS

SHEET NUMBER

A00-011

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FAR AREA			
LEVEL	AREA NAME	AREA	Comments

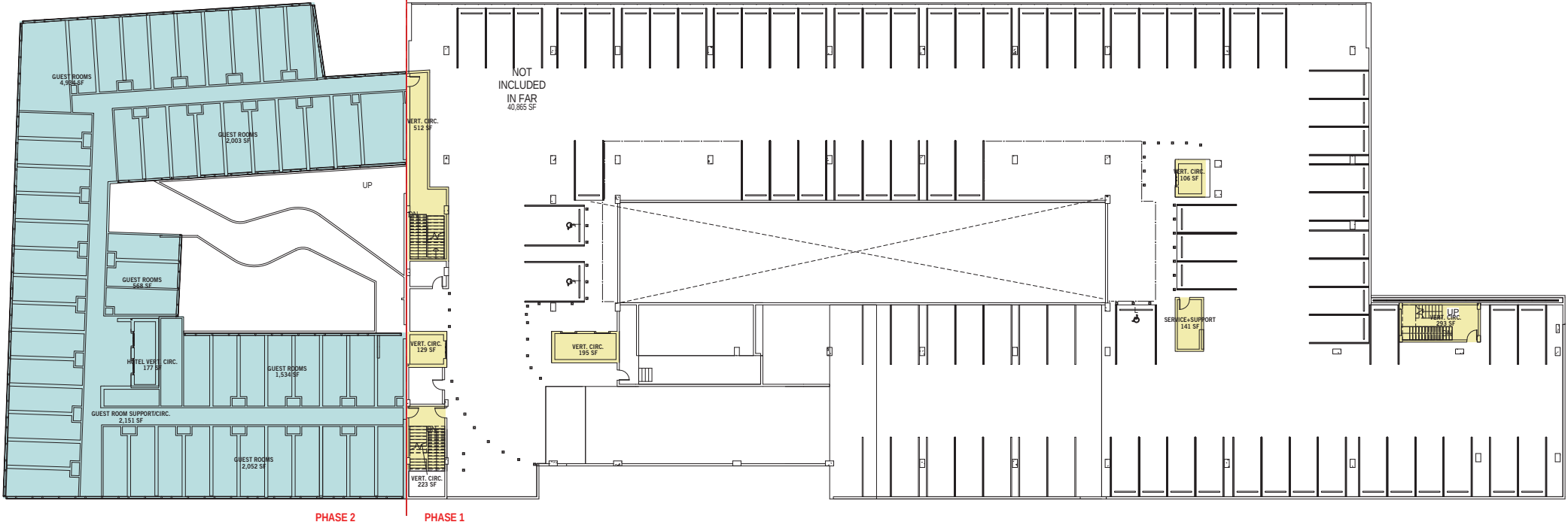
LEVEL 01	HOTEL	3,436 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	152 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	411 SF	HOTEL
LEVEL 01: 3		3,999 SF	

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	

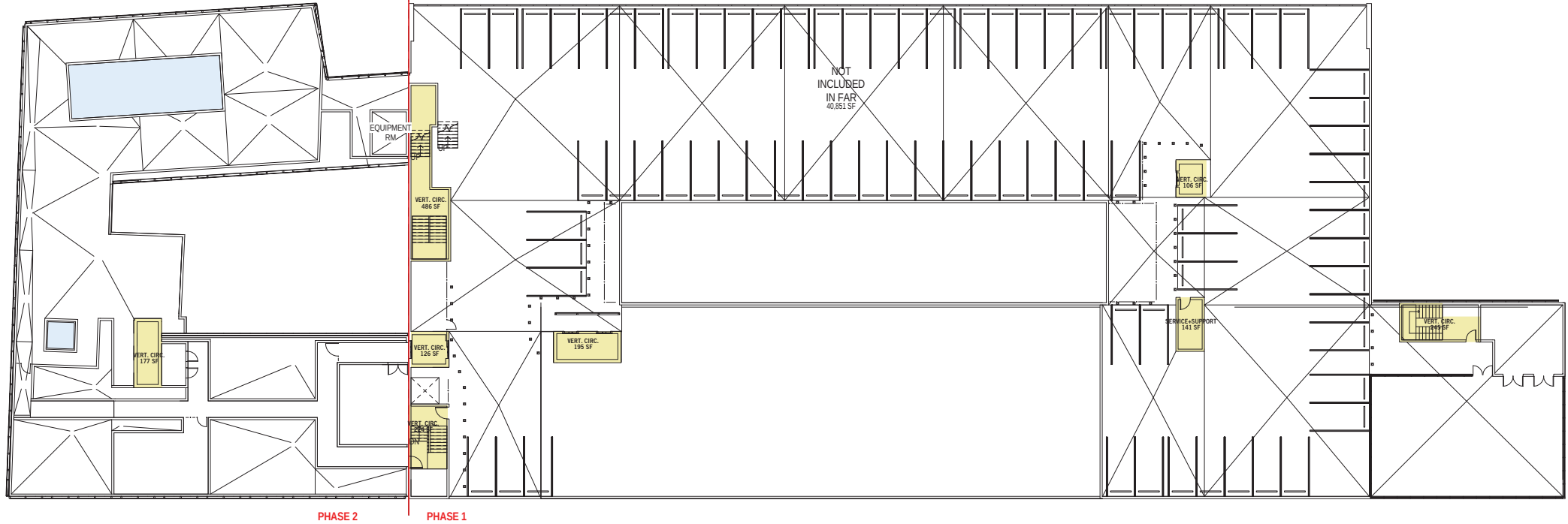
LEVEL 04	HOTEL VERT. CIRC.	177 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	2,151 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,934 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,003 SF	HOTEL
LEVEL 04	GUEST ROOMS	568 SF	HOTEL
LEVEL 04	GUEST ROOMS	1,534 SF	HOTEL
LEVEL 04	GUEST ROOMS	2,062 SF	HOTEL
LEVEL 04: 7		13,418 SF	
		38,205 SF	

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

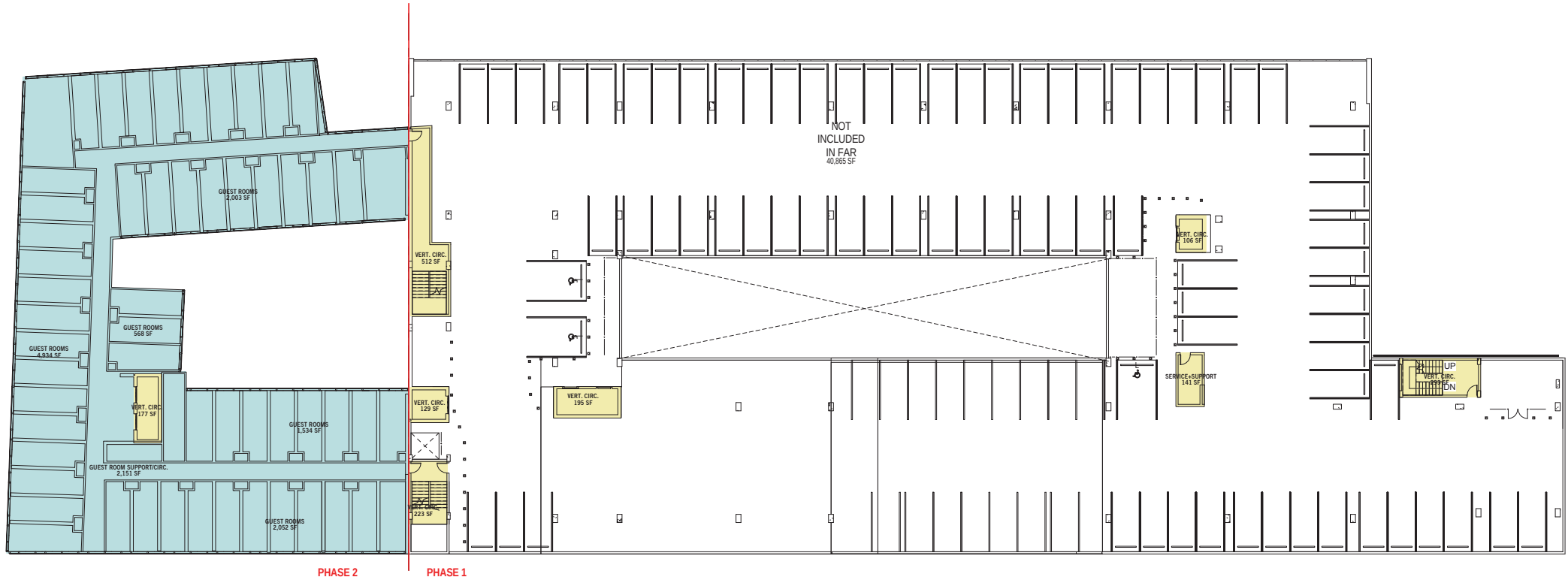


2 LEVEL 04 HOTEL FLOOR DIAGRAM
1" = 20'-0"

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



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
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LEVEL 03	GUEST ROOMS	2,003 SF	HOTEL
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LEVEL 04	HOTEL VERT. CIRC.	177 SF	HOTEL
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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.

PERKINS + WILL

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

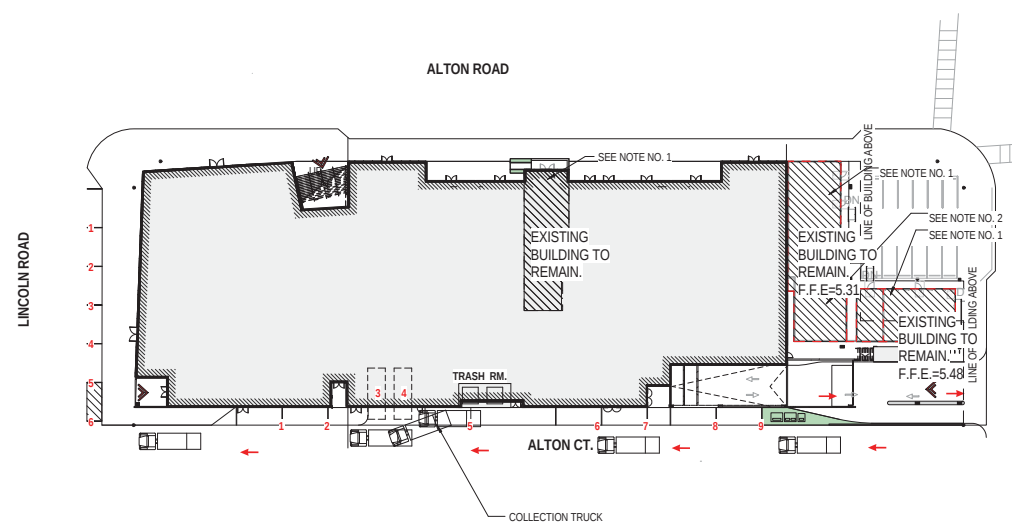
DESIGN REVIEW BOARD FINAL SUBMITTAL 08-03-2017

WORK	ISSUE	DATE
Job Number	810414.000	
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TITLE		

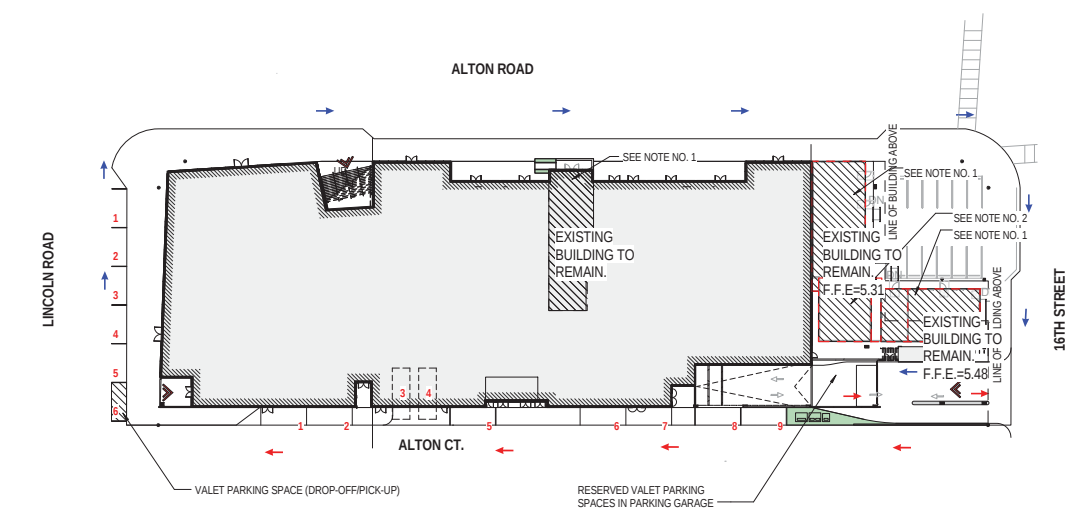
HOTEL AREA
DIAGRAMS

SHEET NUMBER

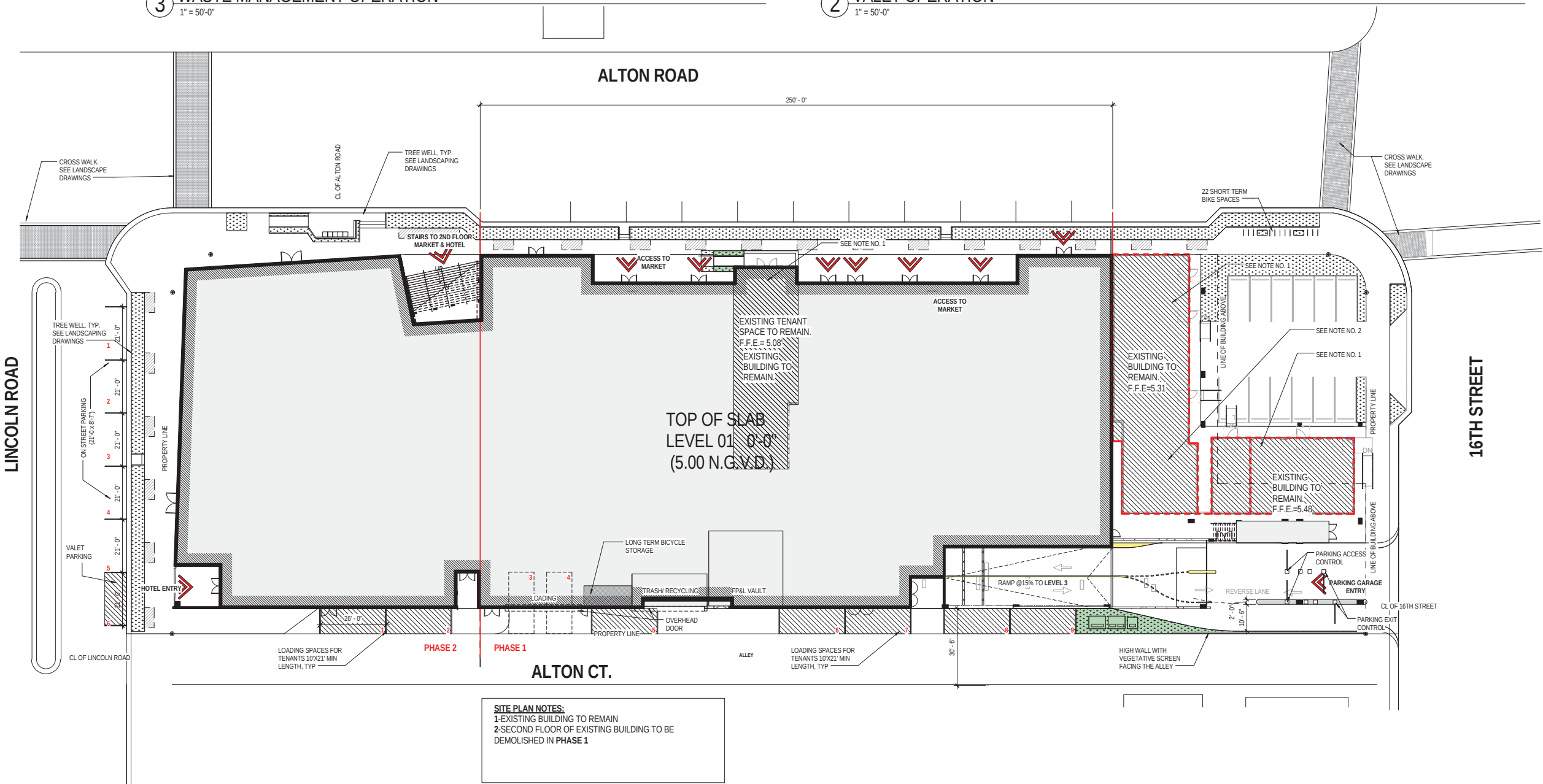
A00-01J



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



2 VALET OPERATION
1" = 50'-0"



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

**PERKINS
+ WILL**
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
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LINCOLN ROAD**

CRESCENT HEIGHTS
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LANDSCAPE ARCHITECT

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LLC**
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Approved	Approver	
TITLE		

SITE PLAN

SHEET NUMBER

A00-02

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CC - Occupant Load & Min. Egress Width Calcs - Level 1 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
VERT. CIRC.		313 SF		
WELLS FARGO	BUSINESS	4,434 SF	IBC	
HOTEL BACK OF HOUSE	MECH / EQUIP / STOR.	1,113 SF	IBC	
SERVICE+SUPPORT	MECH / EQUIP / STOR.	1,771 SF	IBC	
SERVICE+SUPPORT	MECH / EQUIP / STOR.	2,220 SF	IBC	
SERVICE+SUPPORT	MECH / EQUIP / STOR.	279 SF	IBC	
SERVICE+SUPPORT	MECH / EQUIP / STOR.	85 SF	IBC	
SERVICE+SUPPORT	MECH / EQUIP / STOR.	731 SF	IBC	
PHASE 1 MARKET	MERCANTILE - BASEMENT & GRADE	17,177 SF	IBC	
PHASE 2 RETAIL	MERCANTILE - BASEMENT & GRADE	10,793 SF	IBC	
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	339 SF	IBC	
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	650 SF	IBC	
PUBLIC RESTROOMS	MERCANTILE - BASEMENT & GRADE	163 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	411 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	236 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	174 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	113 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	192 SF	IBC	
VERT. CIRC.	MERCANTILE - BASEMENT & GRADE	109 SF	IBC	
VERT. CIRC./EXIT CORR.	MERCANTILE - BASEMENT & GRADE	1,495 SF	IBC	
HOTEL FRONT OF HOUSE	RESIDENTIAL	1,334 SF	IBC	
VERT. CIRC.	RESIDENTIAL	150 SF	IBC	
		44,281 SF		

Area Schedule Level 01				
Level	Name	CC_NetOfGross_P WProj	Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	9,952 SF	LEASABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,474 SF	LEASABLE 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	1,407 SF	
LEVEL 01	VERT. CIRC.	Gross	174 SF	
LEVEL 01	SERVICE+SUPPORT	Gross	1,409 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	2,502 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	



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN
2-SECOND FLOOR OF EXISTING BUILDING TO BE DEMOLISHED ON PHASE 1

1 LEVEL 01
1" = 20'-0"

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DESIGN REVIEW BOARD FINAL SUBMITTAL 08-03-2017

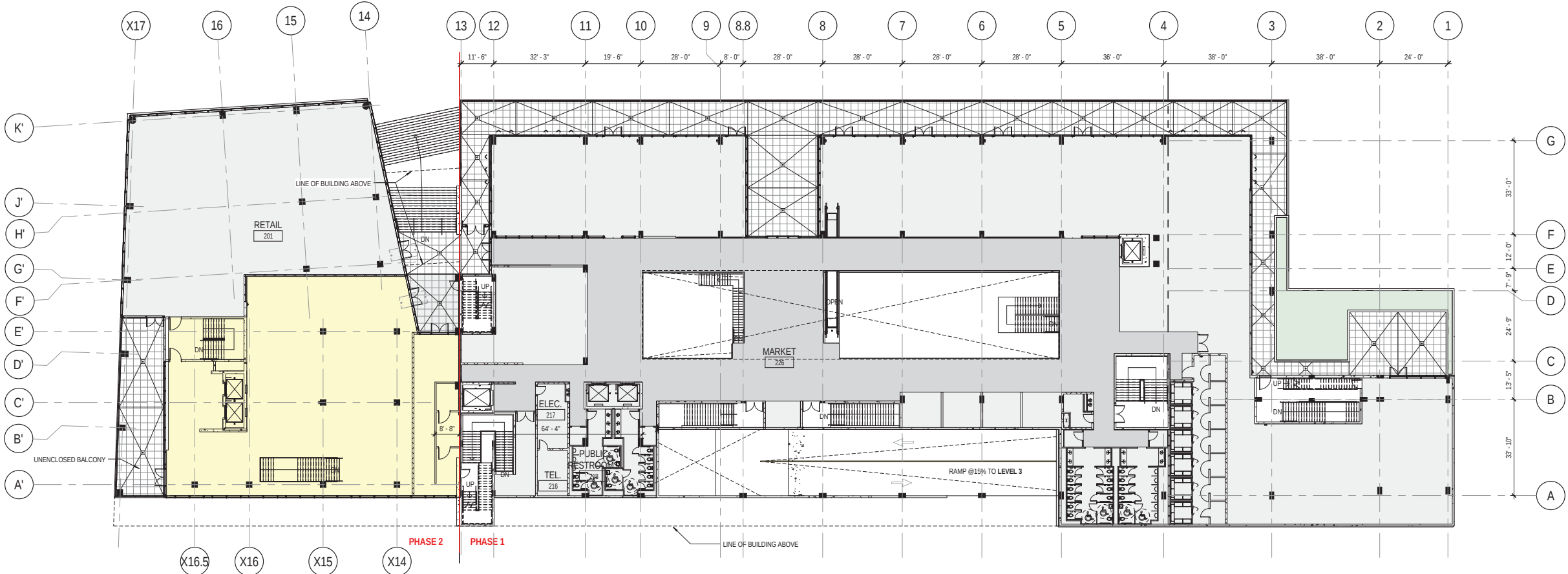
WORK	ISSUE	DATE
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Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

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
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, NetOfGross, 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	1,285 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	6,784 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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+ WILL

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MIAMI, FLORIDA

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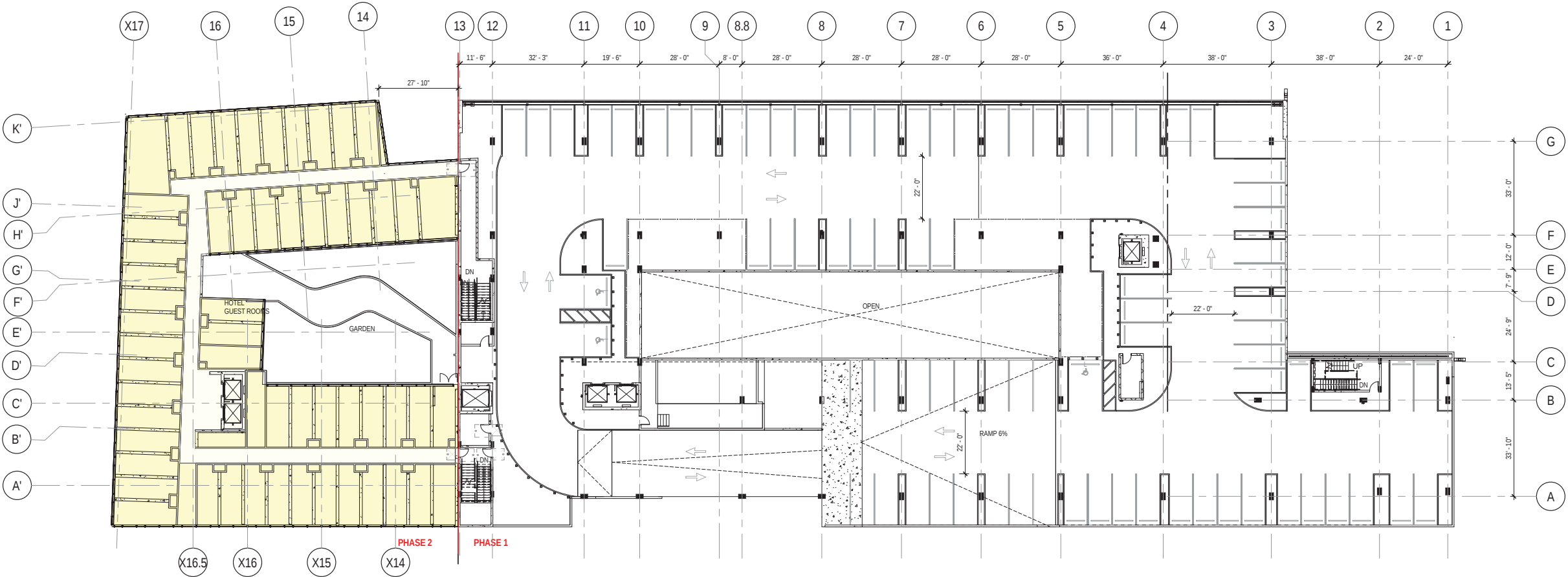
LEVEL 02 PLAN

SHEET NUMBER

A00-06

CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)				
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD
COURTYARD UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	964 SF	IBC	
PARKING GARAGE	PARKING GARAGE	40,844 SF	IBC	
SERVICE+SUPPORT	PARKING GARAGE	129 SF	IBC	
SERVICE+SUPPORT	PARKING GARAGE	96 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	327 SF	IBC	
HOTEL	RESIDENTIAL	14,193 SF	IBC	
VERT. CIRC.	RESIDENTIAL	148 SF	IBC	
		57,957 SF		

Area Schedule Level 03				
Level	Name	CC, NetGross, P WProj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	186 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	108 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	



1 LEVEL 03
1" = 20'-0"

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+ WILL

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33134

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LANDSCAPE ARCHITECT

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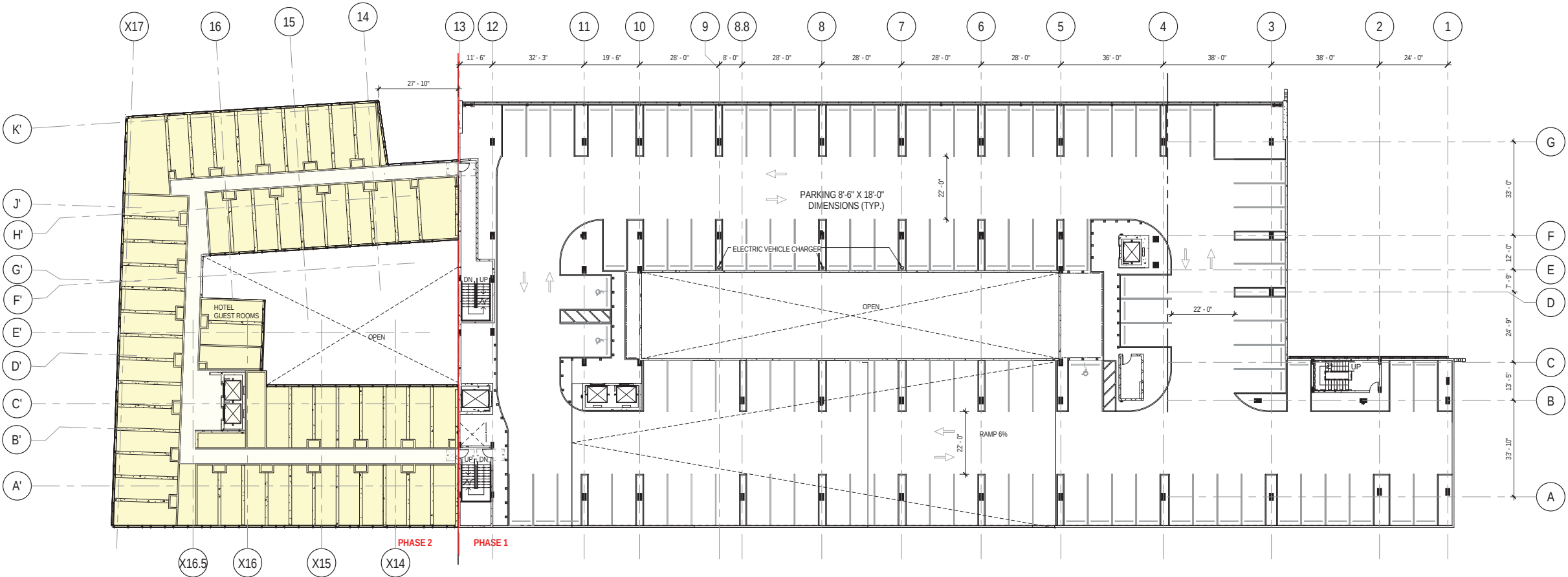
LEVEL 03 PLAN

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	CC, NetOrGross, P WProj	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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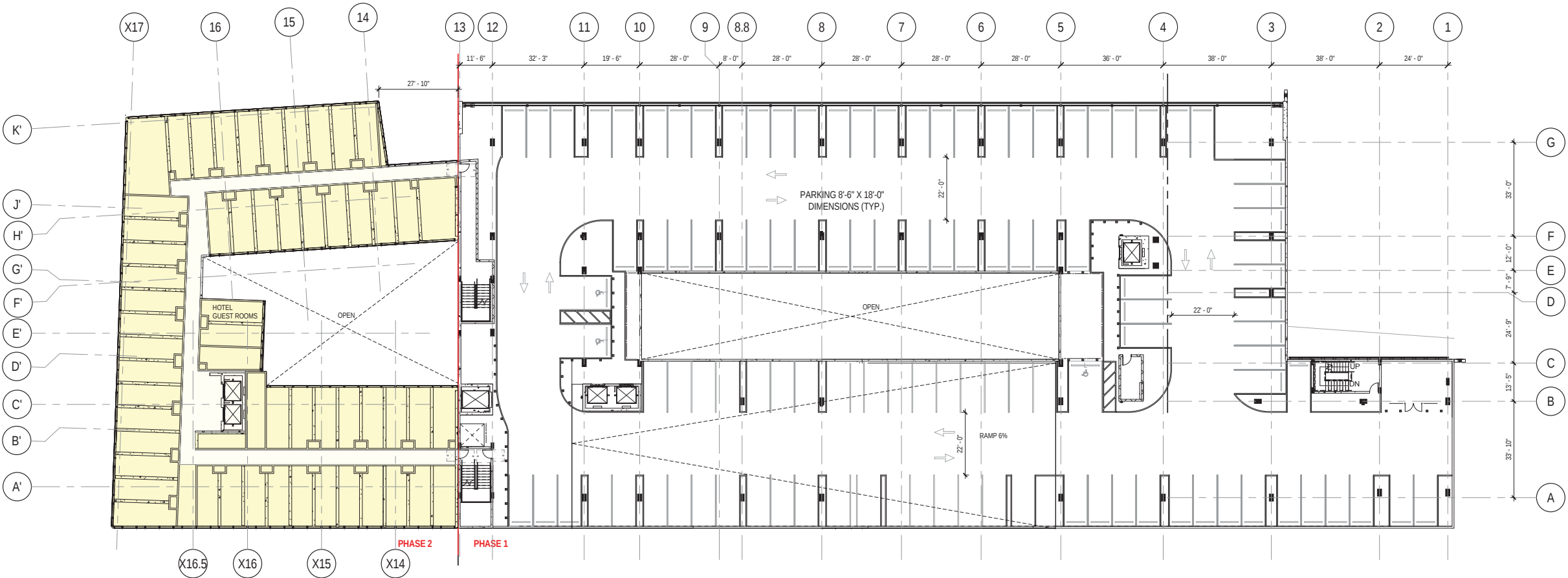
LEVEL 04 PLAN

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, NetOfGross, 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		40,895 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"

PERKINS
+ WILL

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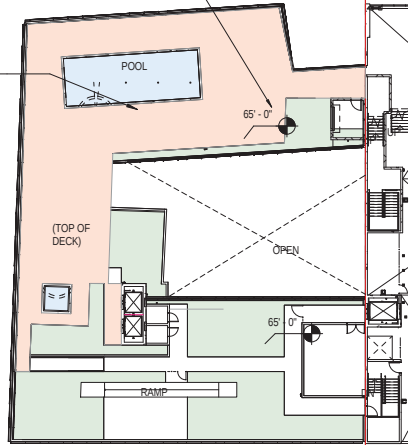
LEVEL 05 PLAN

SHEET NUMBER

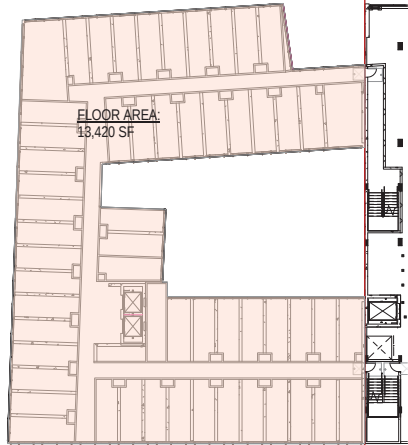
A00-09

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

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



2 LEVEL 06
NOT TO SCALE



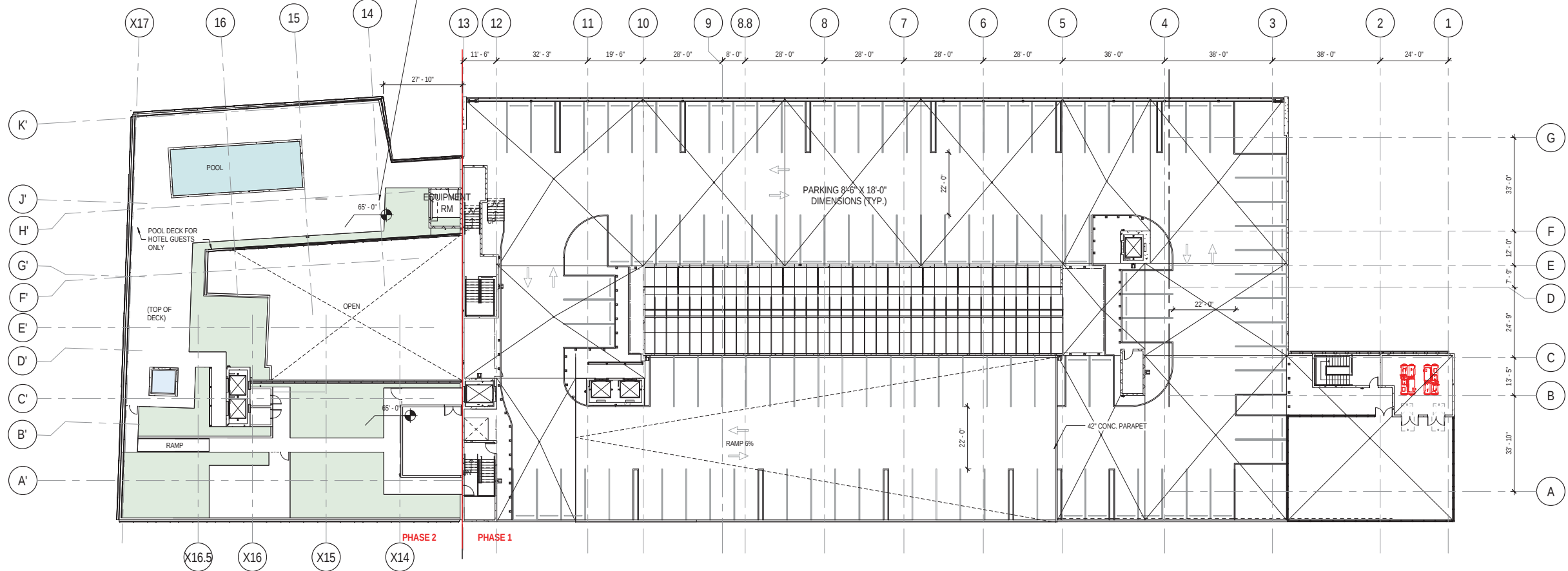
3 LEVEL 05
NOT TO SCALE

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, NetGross, 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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LINCOLN ROAD

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MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT
LLC

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

MEP

BR+A

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SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

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SUITE 104
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DESIGN REVIEW
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WORK	ISSUE	DATE
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ROOF PLAN

SHEET NUMBER

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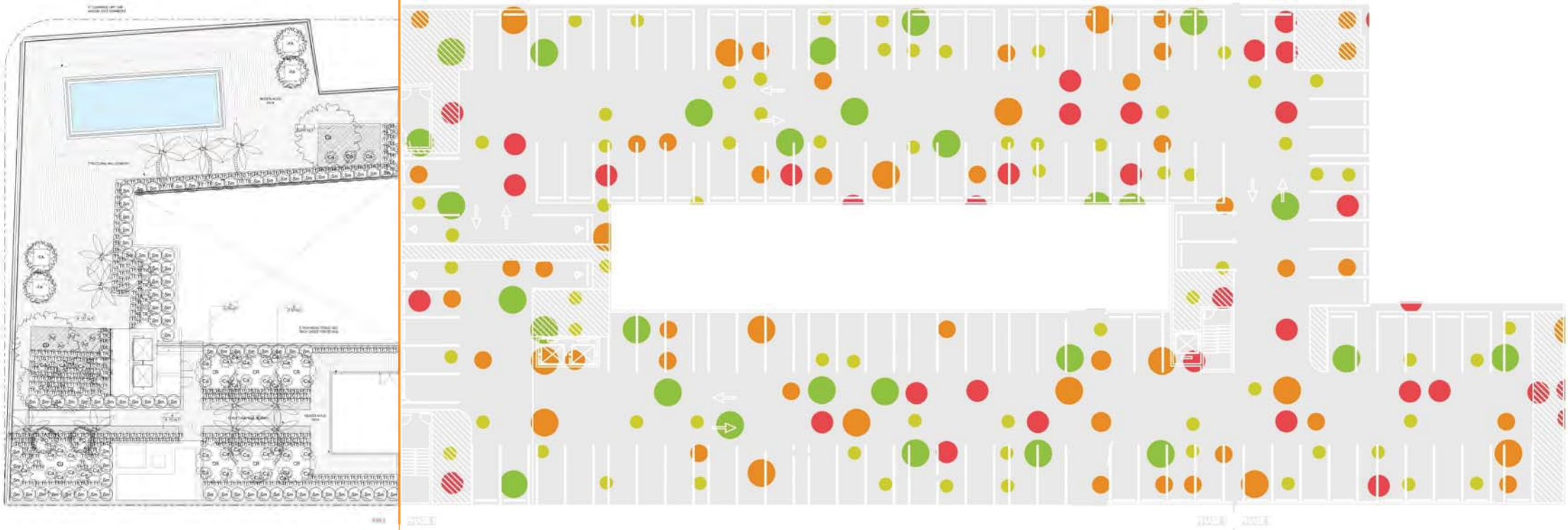
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ROOF PAVING
PATTERN

SHEET NUMBER

A00-10A

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1 ROOF PAVING PATTERN
NOT TO SCALE

LEGEND	
	DESCRIPTION
14	
ACIP-1	ARCHITECTURAL CONCRETE SLAB EDGE - SMOOTH FINISH
MTL-SCREEN	

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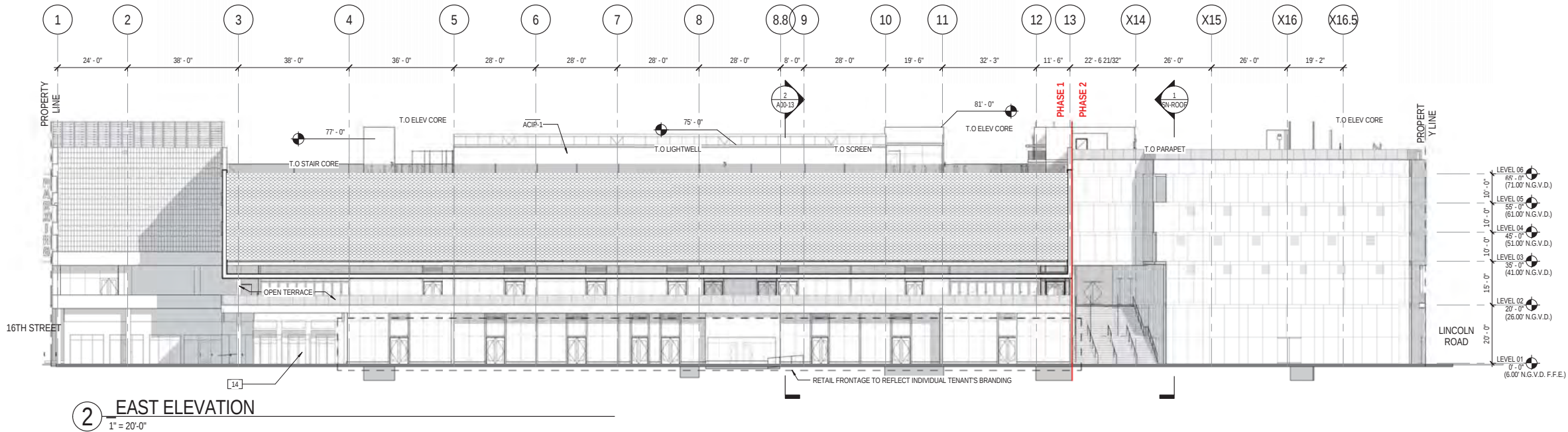
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EXTERIOR
ELEVATIONS

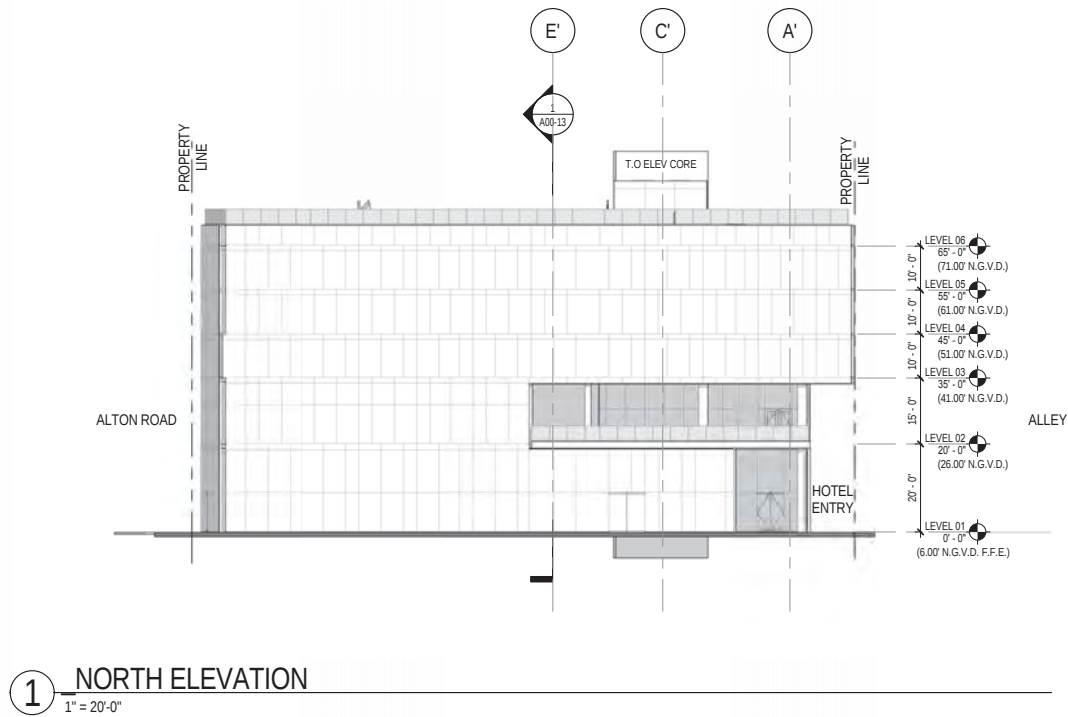
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A00-12A

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1 NORTH ELEVATION
1" = 20'-0"

LEGEND	
	DESCRIPTION

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NORTH ELEVATION

SHEET NUMBER

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LEGEND	
MTL-SCREEN	DESCRIPTION

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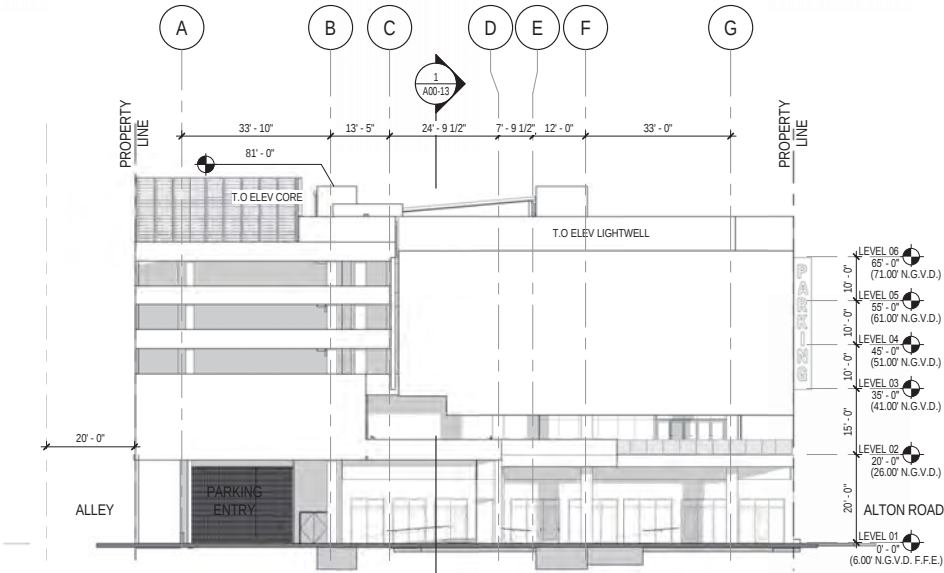
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SOUTH ELEVATION

SHEET NUMBER

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1 SOUTH ELEVATION
1" = 20'-0"

LEGEND	
MTL-SCREEN	DESCRIPTION

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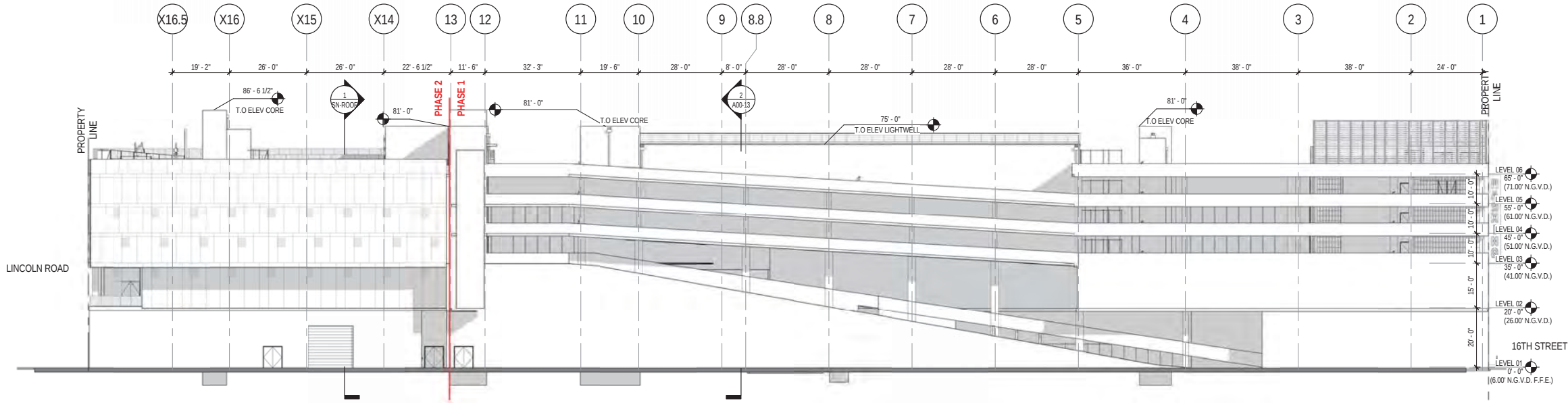
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WEST ELEVATION

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1 WEST ELEVATION
1" = 20'-0"

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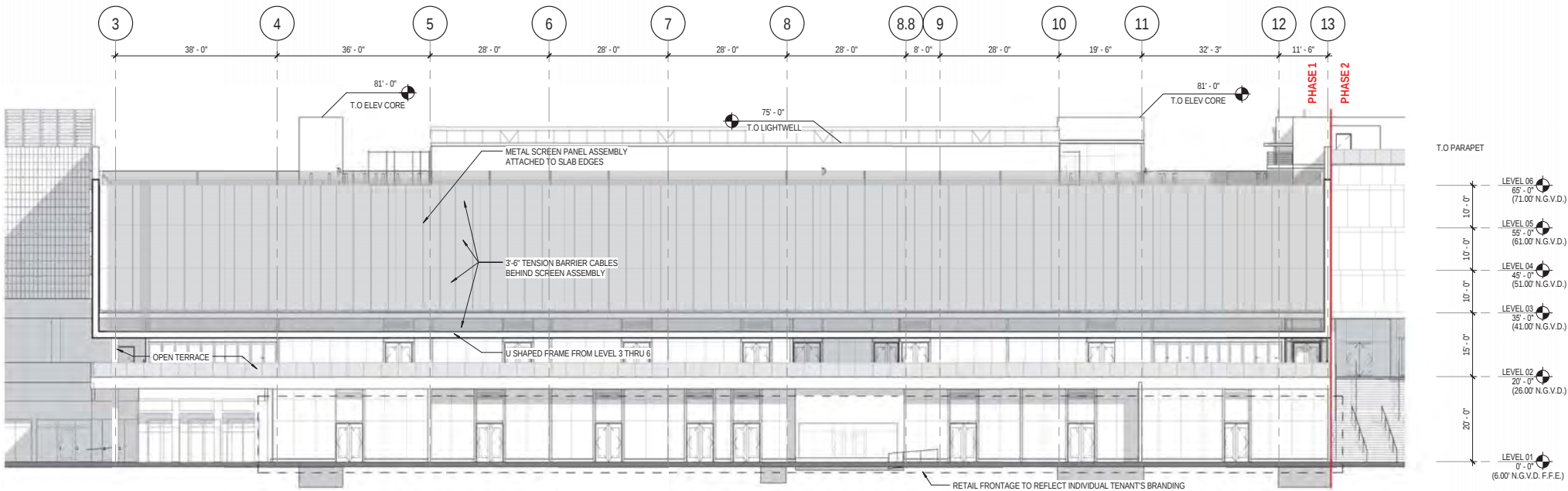
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PARKING GARAGE
ELEVATIONS

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

LEGEND
DESCRIPTION

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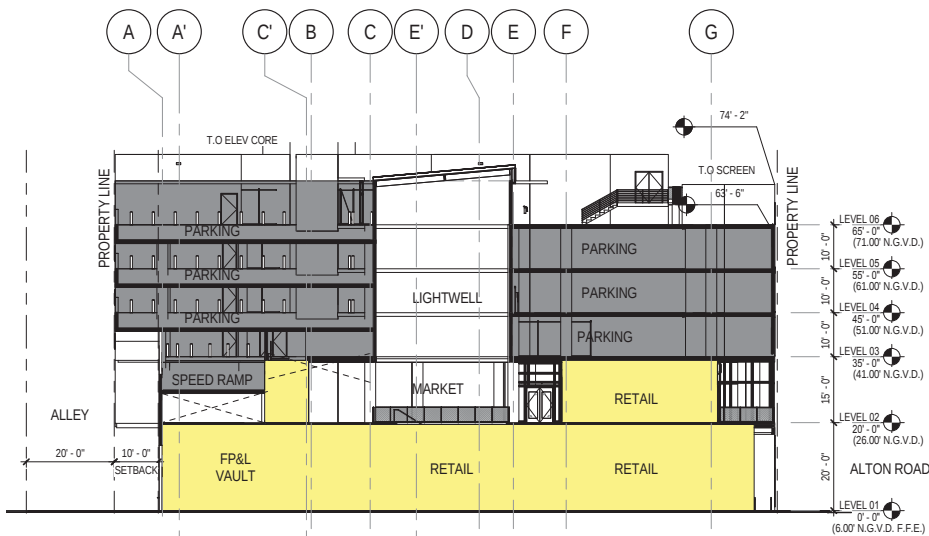
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BUILDING SECTIONS

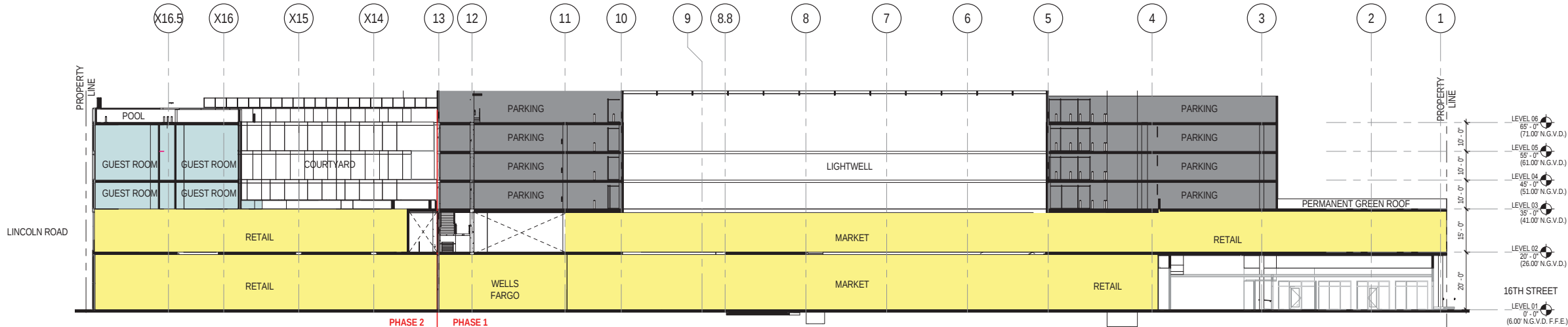
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2 TRANSVERSE SECTION
1" = 20'-0"



1 LONGITUDINAL SECTION
1" = 20'-0"

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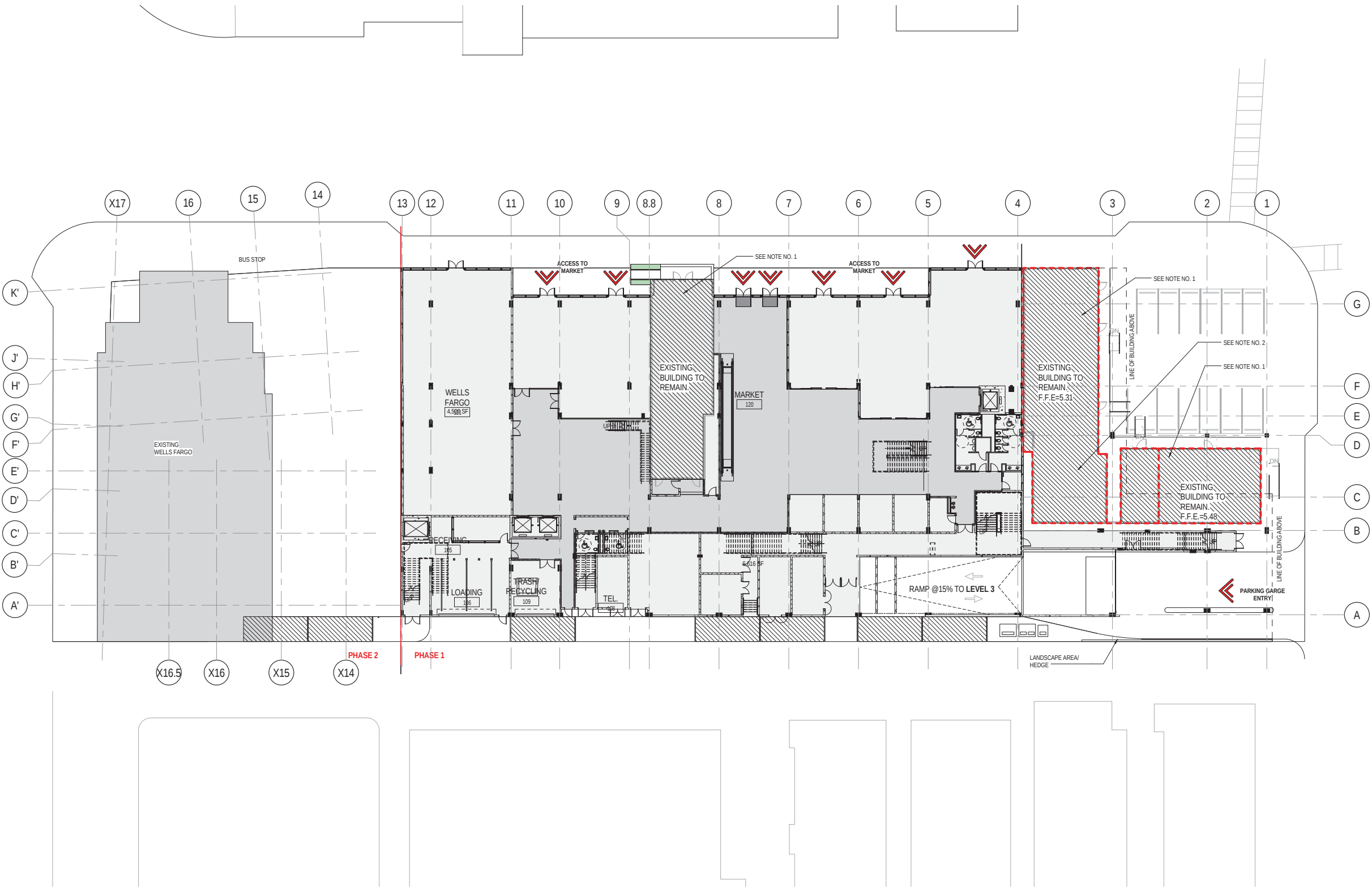
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LEVEL 01 PLAN -
PHASE 1

SHEET NUMBER

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

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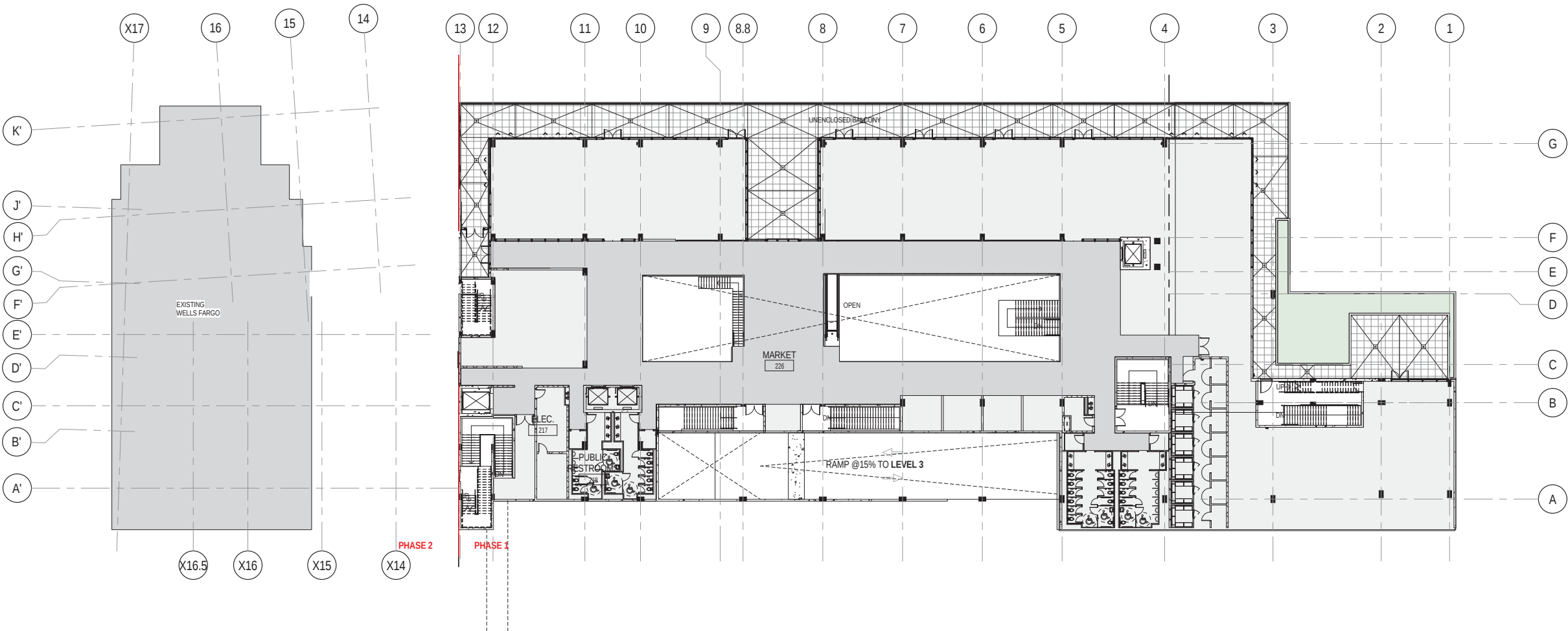
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LEVEL 02 PLAN -
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SHEET NUMBER

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① PHASE 1 - LEVEL 02
1" = 20'-0"

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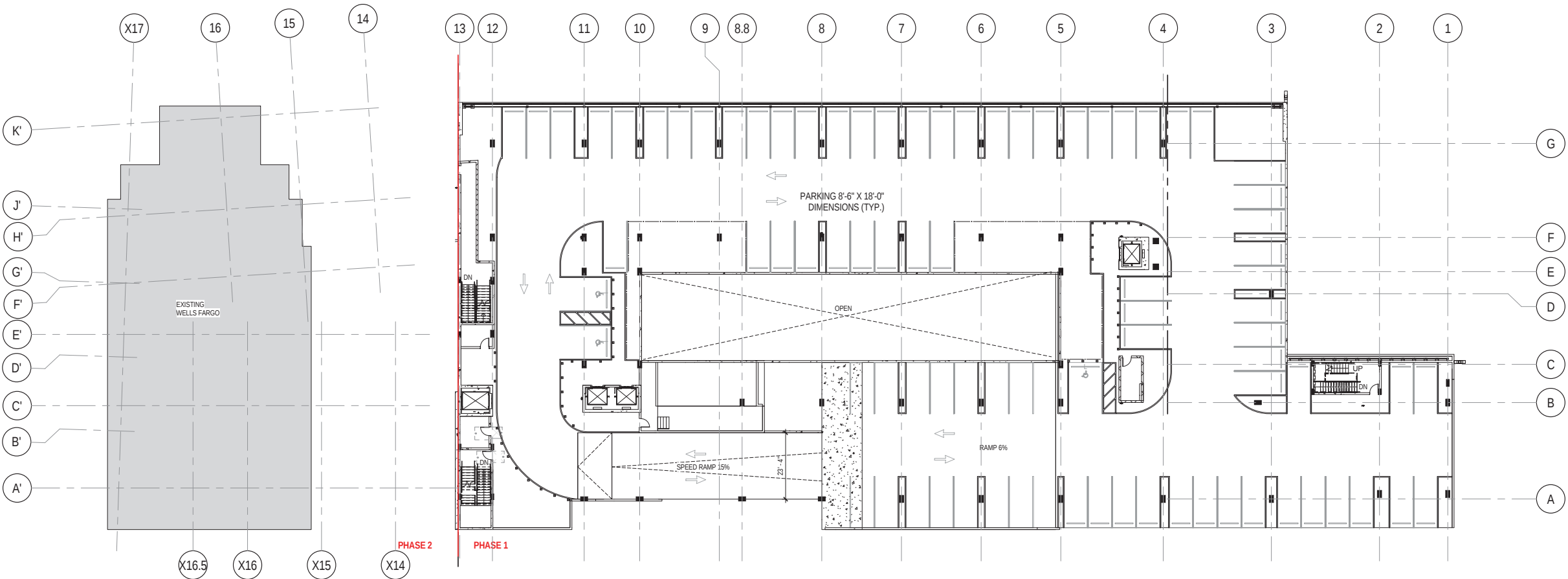
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TITLE		

LEVEL 03 PLAN -
PHASE 1

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

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LLC

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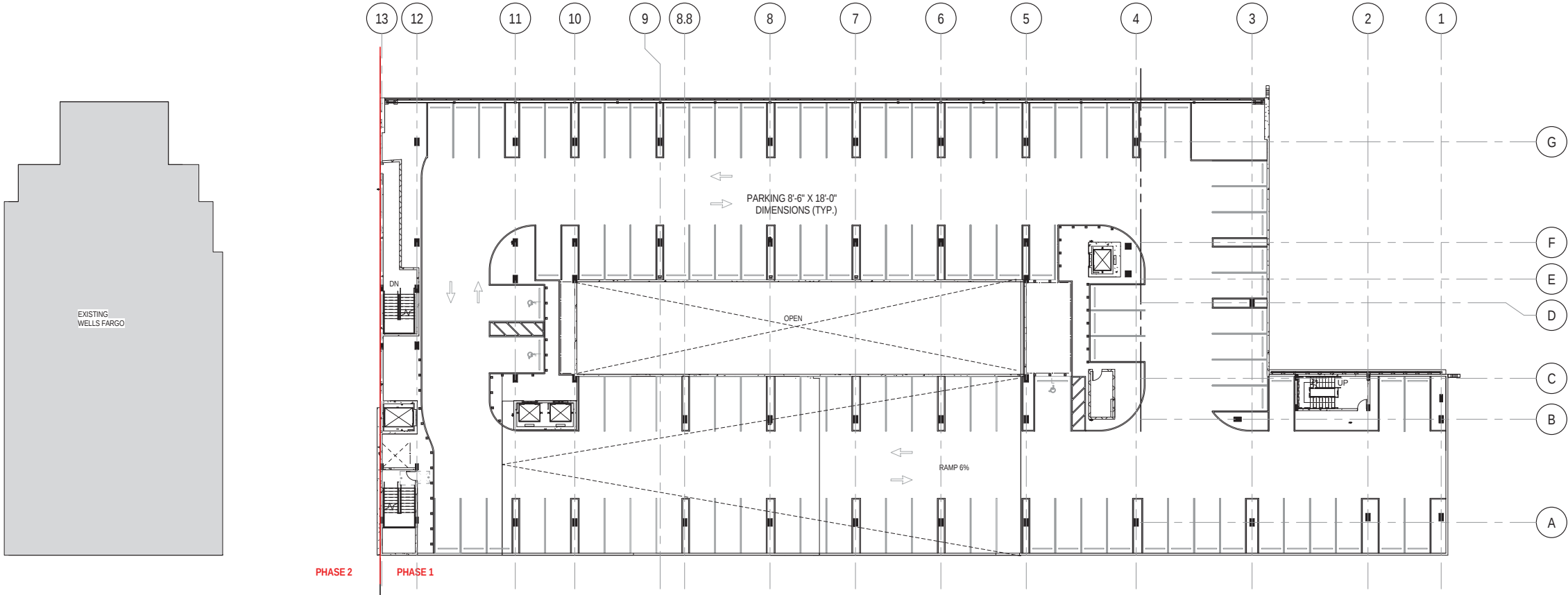
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LEVEL 04 PLAN -
PHASE 1

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

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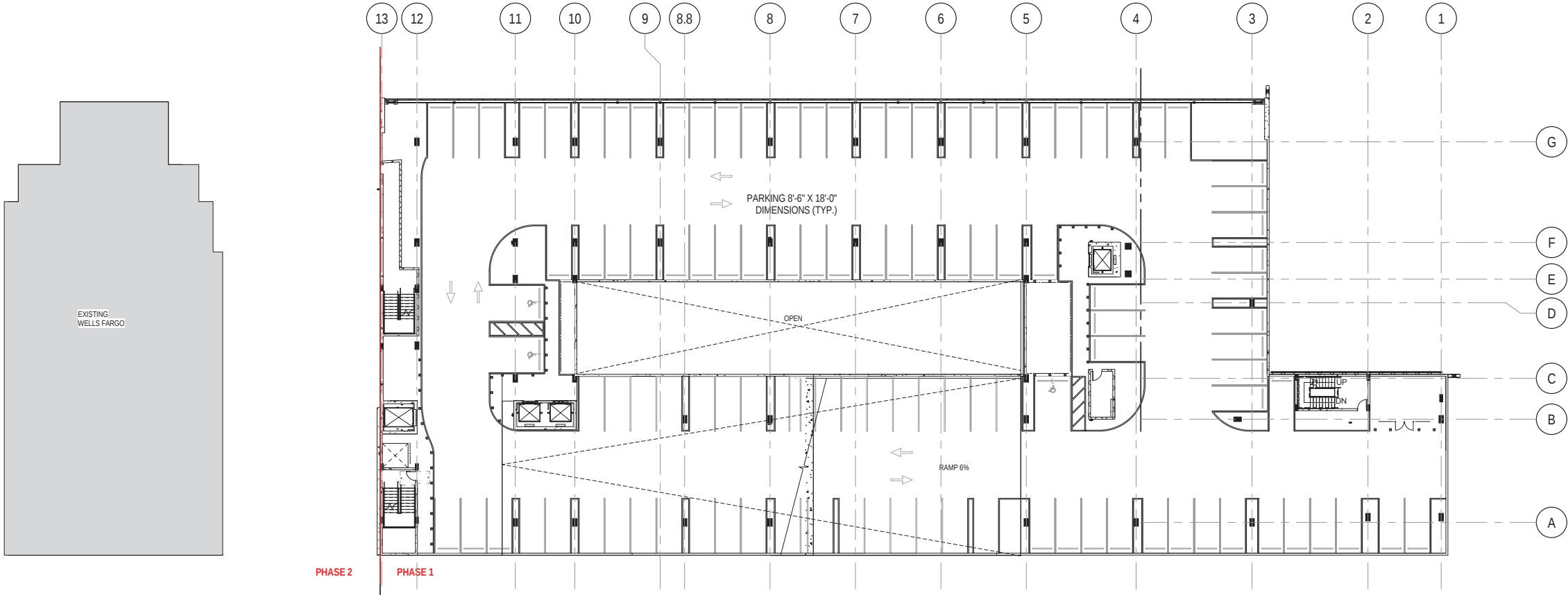
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LEVEL 05 PLAN -
PHASE 1

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

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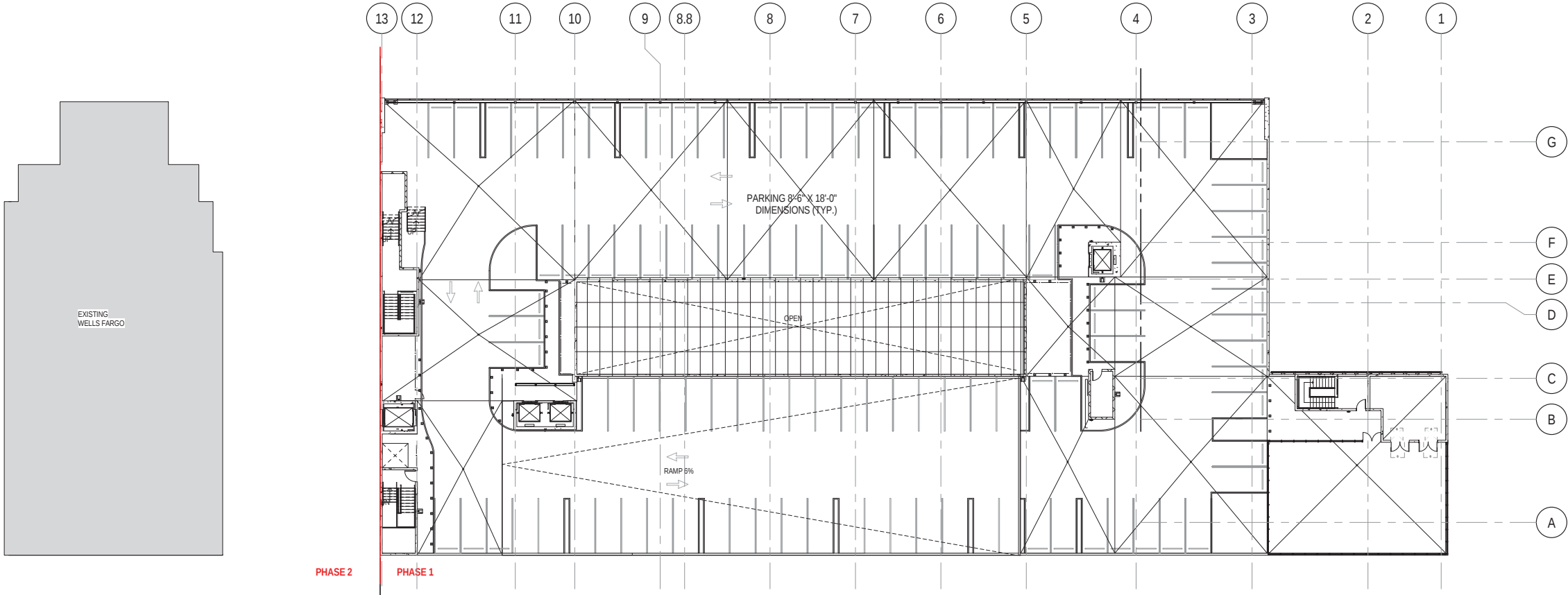
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ROOF PLAN - PHASE 1

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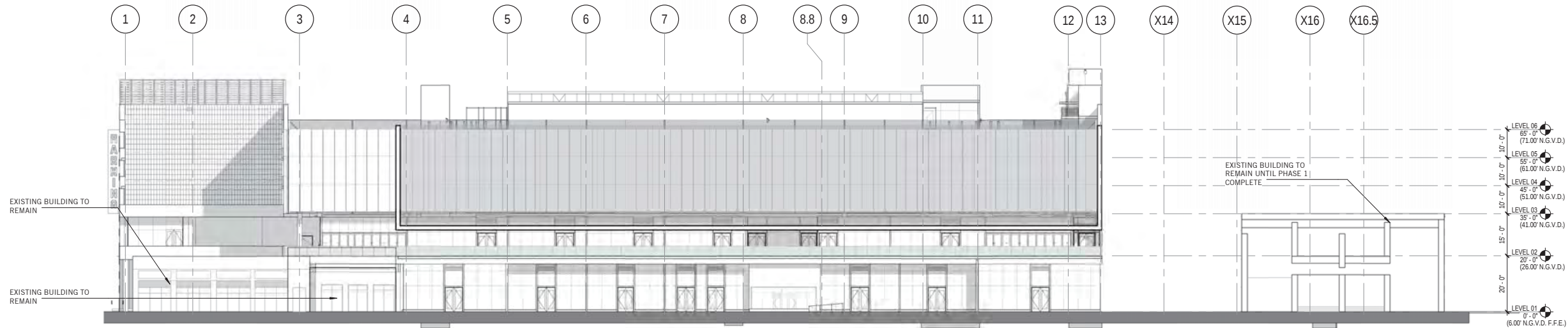
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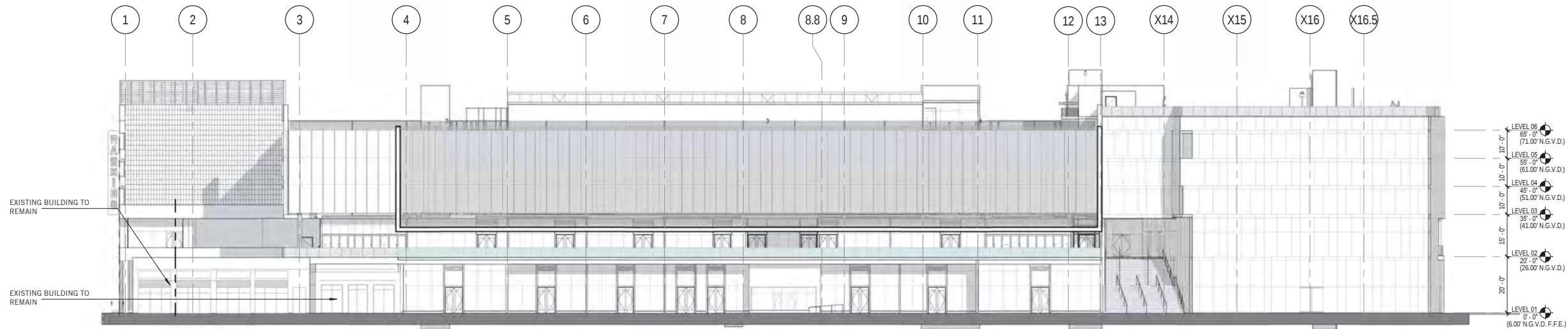
1 PHASE 1 - LEVEL 06
1" = 20'-0"

PHASE 1



1 EAST ELEVATION_PHASE 1
1" = 20'-0"

PHASE 2



2 EAST ELEVATION_PHASE 2
1" = 20'-0"

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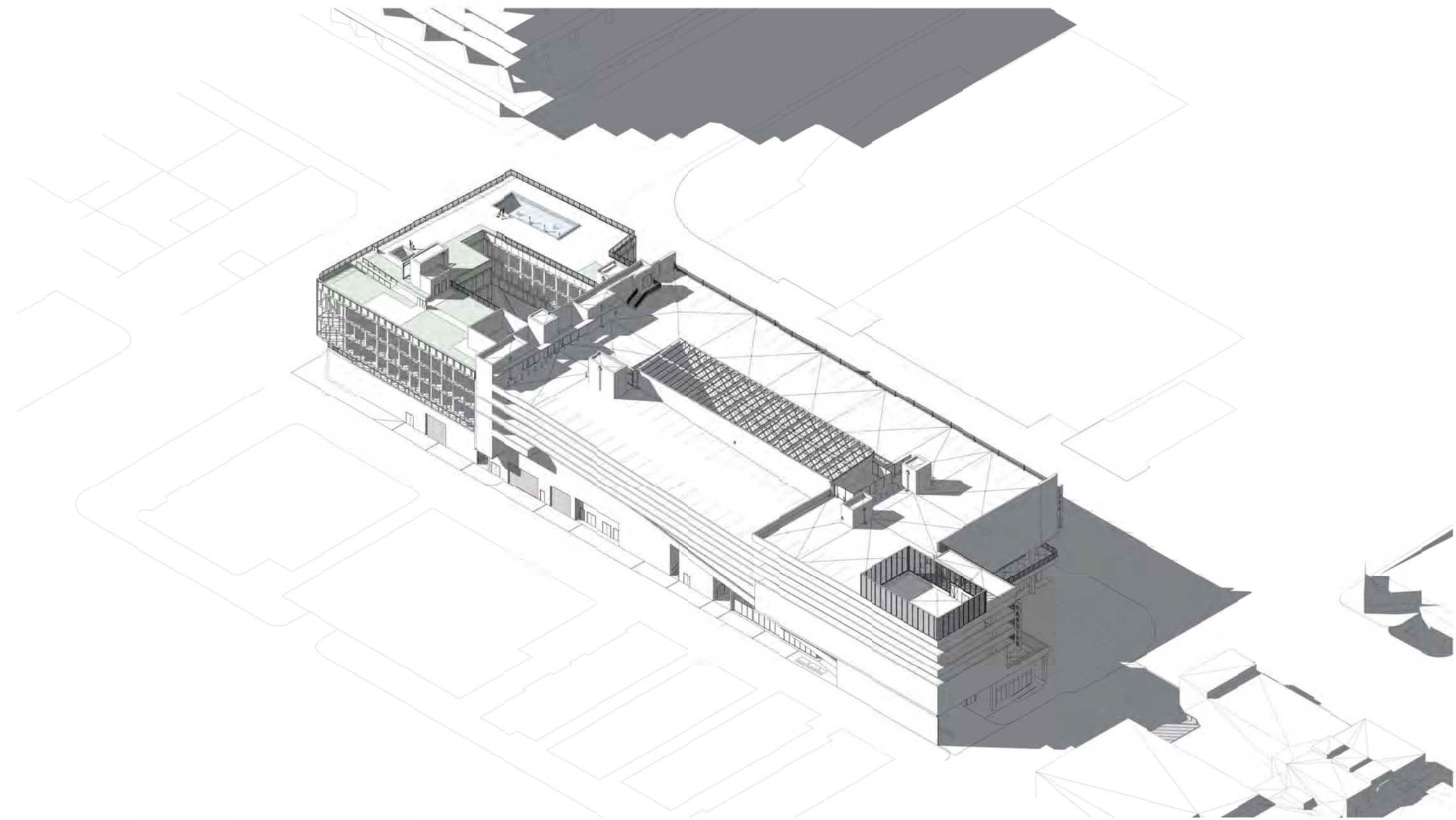
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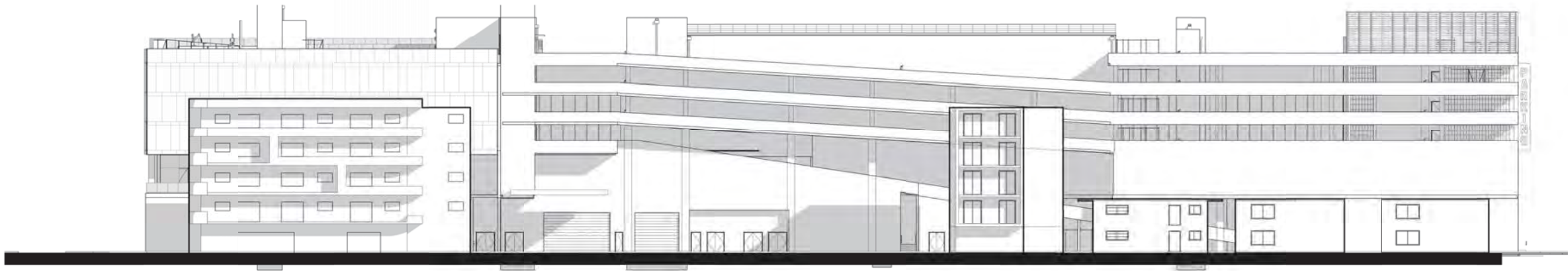
ELEVATION PHASING

SHEET NUMBER

A00-21



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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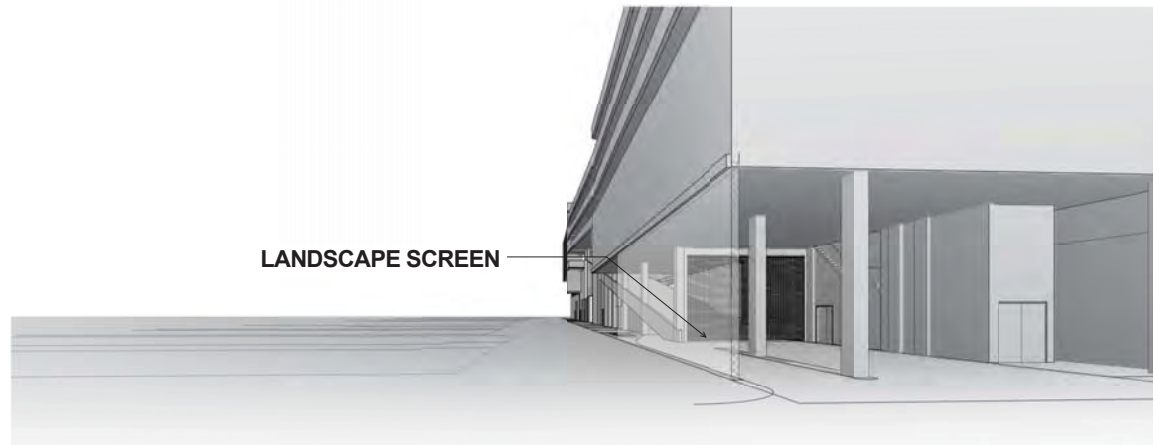
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⑥ 16TH AND ALTON CT. (ALLEY VIEW)



⑤ ALTON RD AND LINCOLN RD INTERSECTION



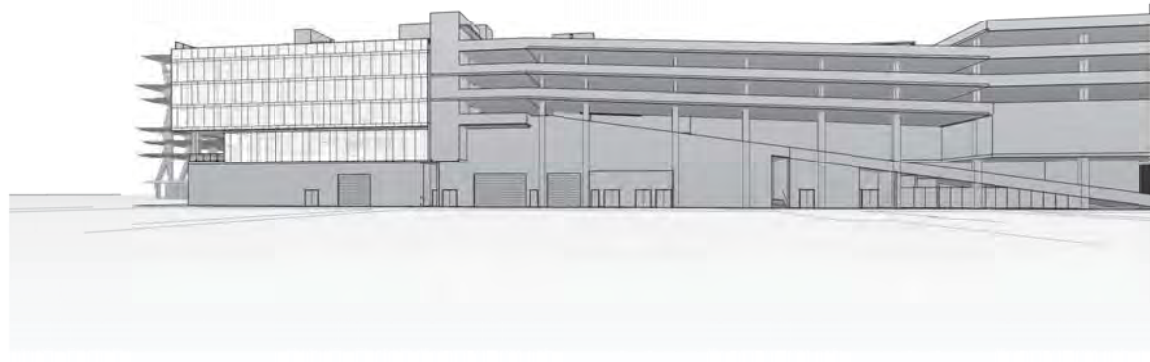
④ GARAGE ENTRANCE



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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RENDERING

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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**

MARK	ISSUE	DATE
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

RENDERING

SHEET NUMBER

A00-25

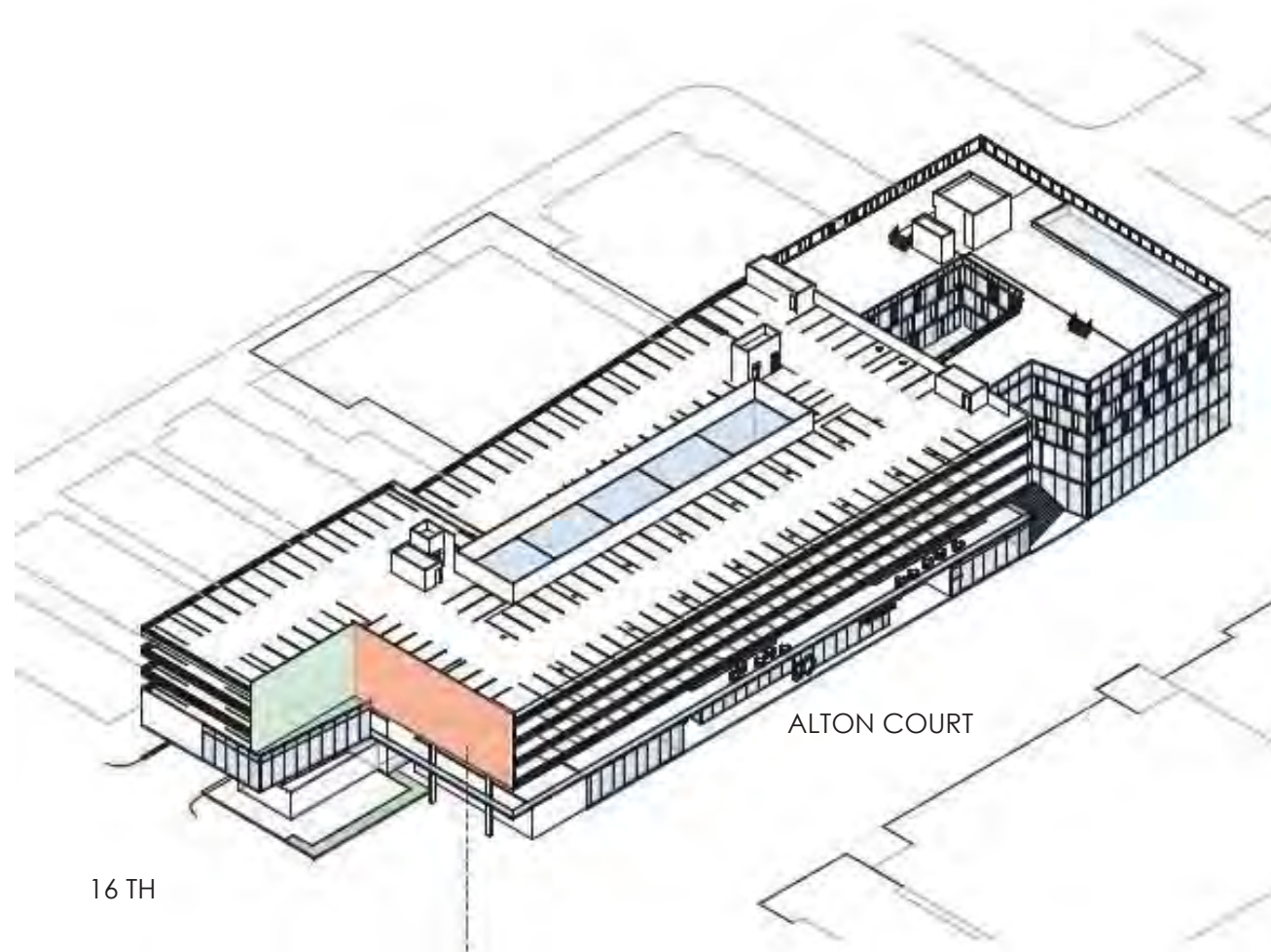


APPENDIX A: GRAPHICS INFORMATION FOR REFERENCE ONLY



1212 LINCOLN ROAD
GRAPHIC WALL MOCK UP SUBMISSION

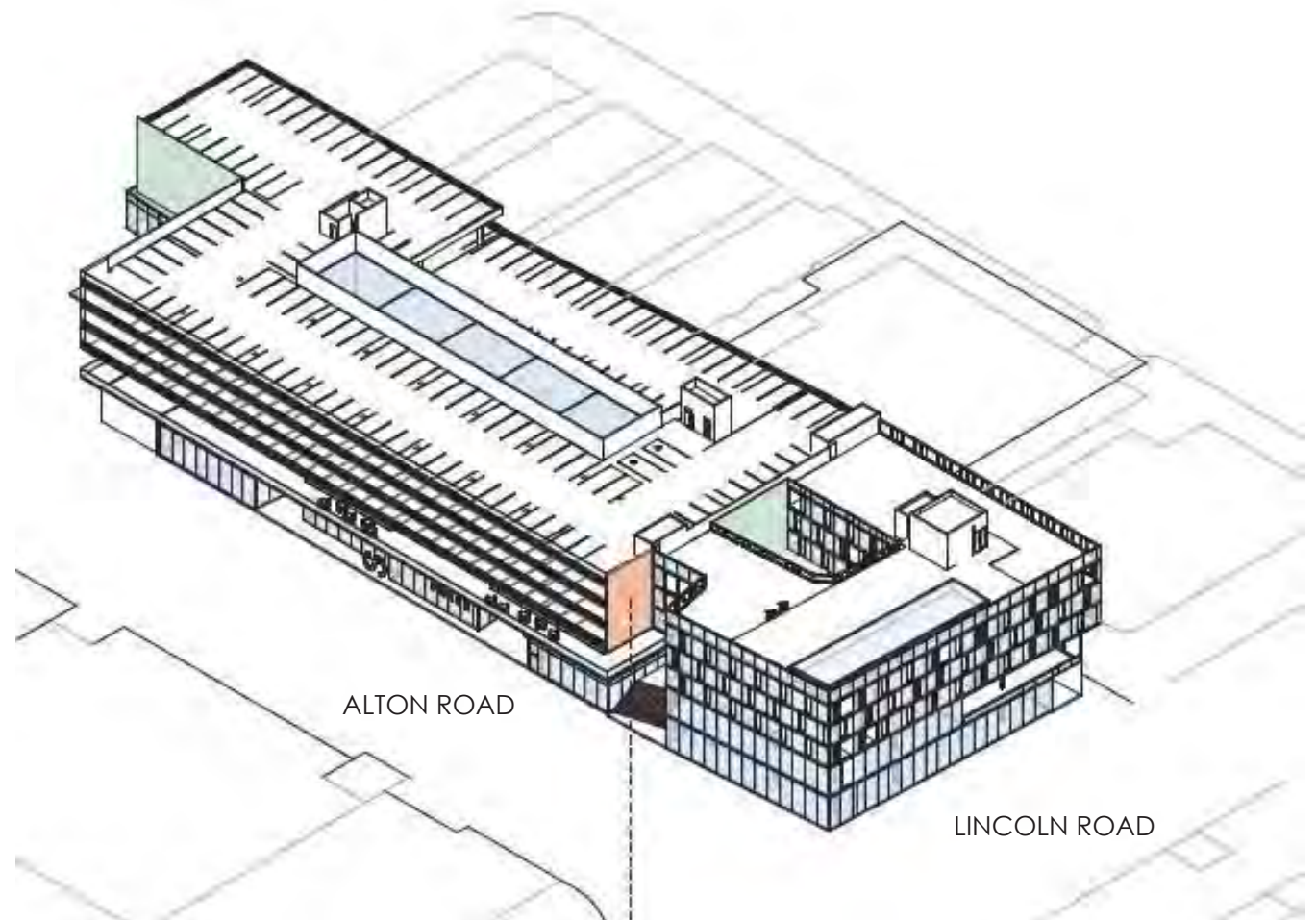
FOR REFERENCE ONLY



16 TH

ALTON COURT

SOUTH WALL



ALTON ROAD

LINCOLN ROAD

NORTH WALL

FOR REFERENCE ONLY



MARKTHAL ROTTERDAM

The unique Markthal Rotterdam is a combination of versatile shopping possibilities, culinary delicacies and highly comfortable apartments. The project was part of an effort to turn Laurenskwartier, a city in Germany, into a lively and bustling area. At Markthal, visitors are able to shop, eat, enjoy a drink on the terrace, live and park their cars all underneath the tall 40-meter-high arch.

ABOUT MARKTHAL:

Markthal combines 96 fresh food stalls and shopping units ranging from Rotterdam based businesses and market vendors to established local heroes, each offering a diverse range of products: from fresh fish to game, from cappuccino to cheese, from Chinese to Dutch, from ice cream to local produce, from bargains to exclusive slow food and much more.

The ground and first floor accommodate 20 retail units, restaurants and cafés. All shops are food-related and include a crockery- and a wine shop. A supermarket is located on the 1st underground level allowing the shoppers to complete their shopping under one roof. 'The World of Taste', a center for education, information and innovation in the field of healthy eating was also introduced.

PROJECTION WALL:

The large mural which covers the vaulted interior, Cornucopia by artists Arno Coenen and Iris Roskam has a total surface of 11.000 square meters. Cornucopia shows oversized images of market produce which can be bought at the market, while the flowers and insects refer to the work of Dutch still life masters from the 17th century. In order to achieve the required sharpness, the image was rendered by Pixar software. The print resolution of the art work is comparable to a glossy magazine.

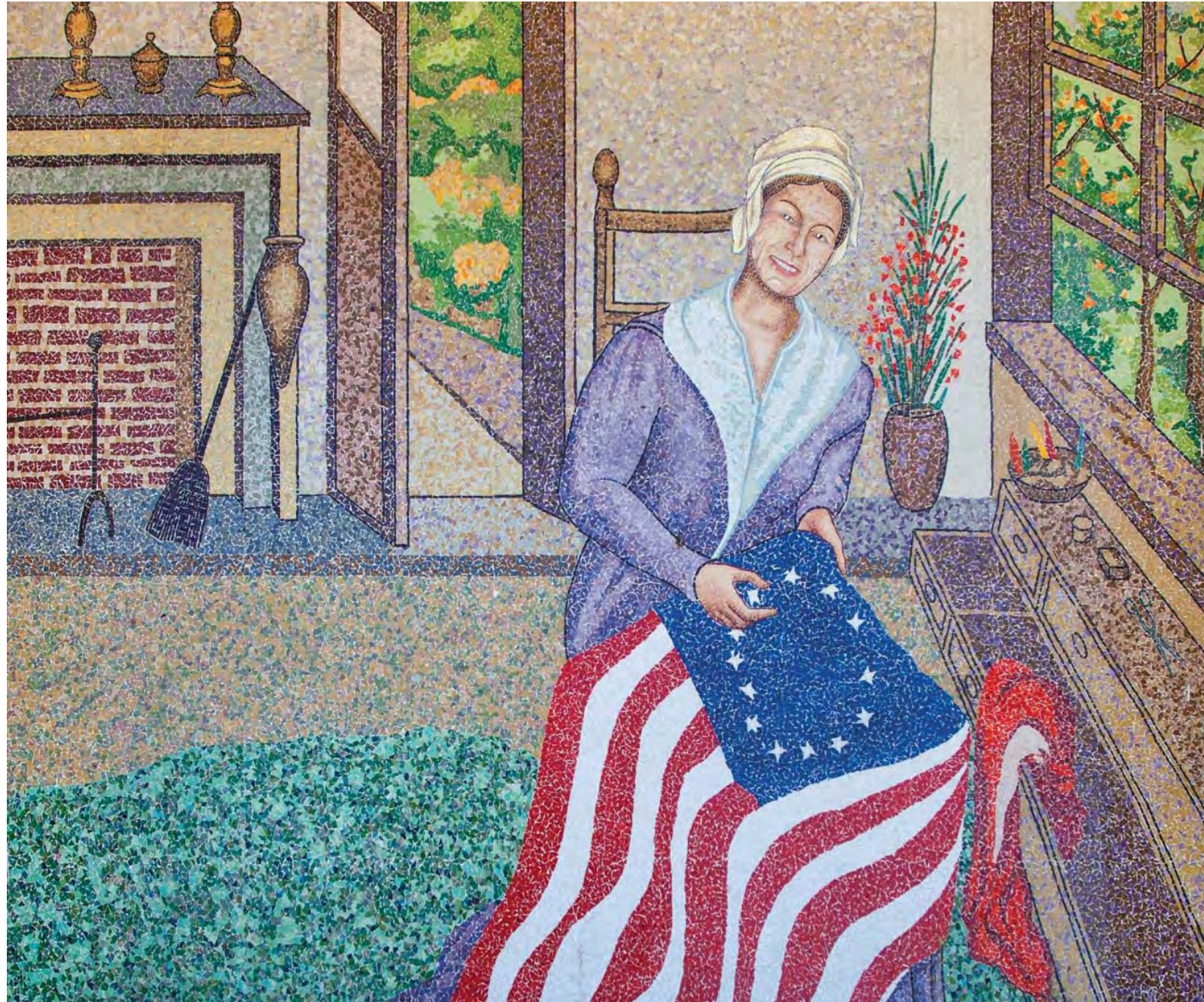


FOR REFERENCE ONLY

NORTH & SOUTH WALL INSPIRATIONS - ARTISTS

1212 LINCOLN ROAD, MIAMI

 CRESCENT HEIGHTS
INSPIRATIONAL LIVING



NORTH & SOUTH WALL INSPIRATIONS - ARTISTS

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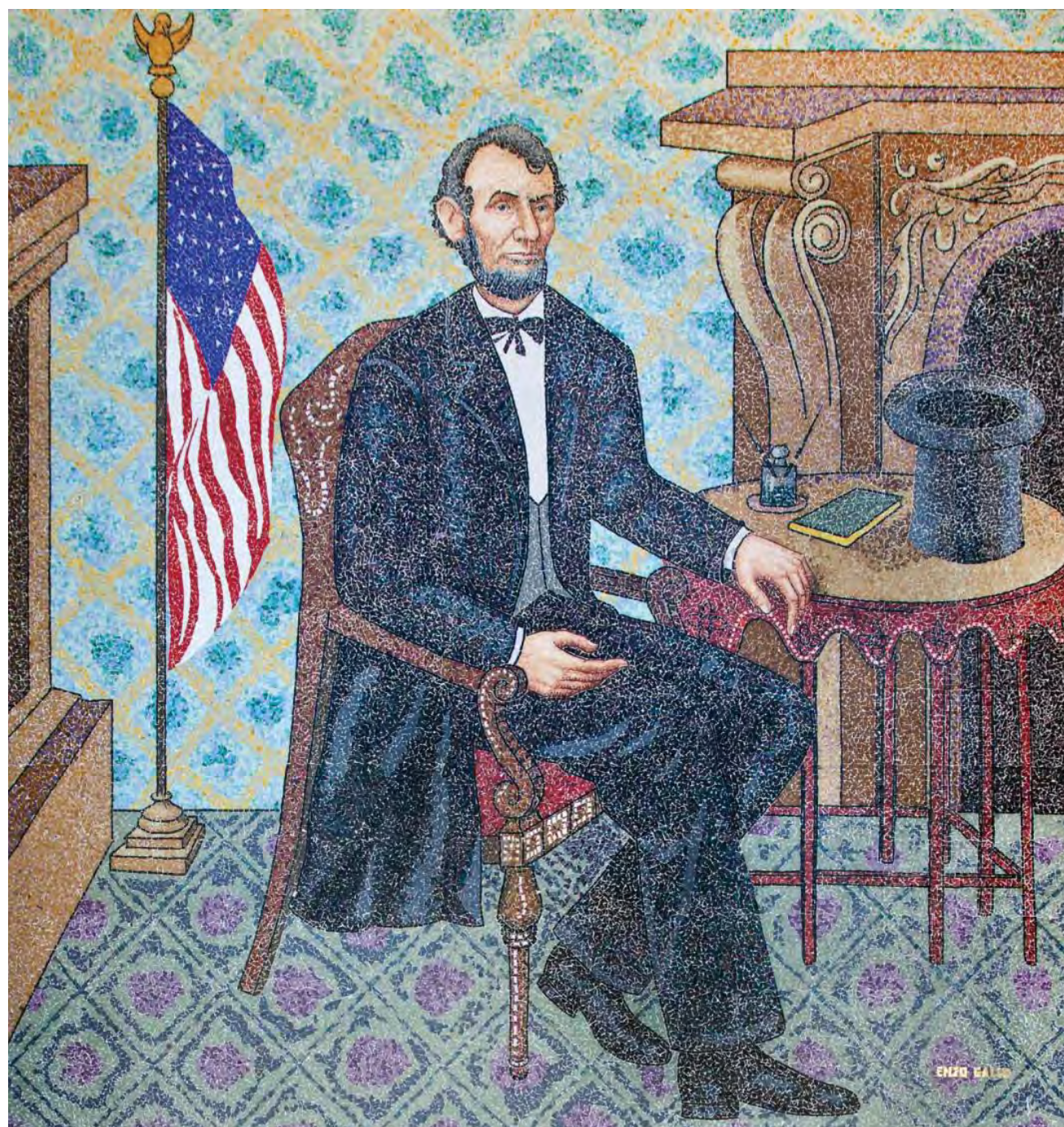


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NORTH & SOUTH WALL INSPIRATIONS - ARTISTS

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 **CRESCENT HEIGHTS**
INSPIRATIONAL LIVING

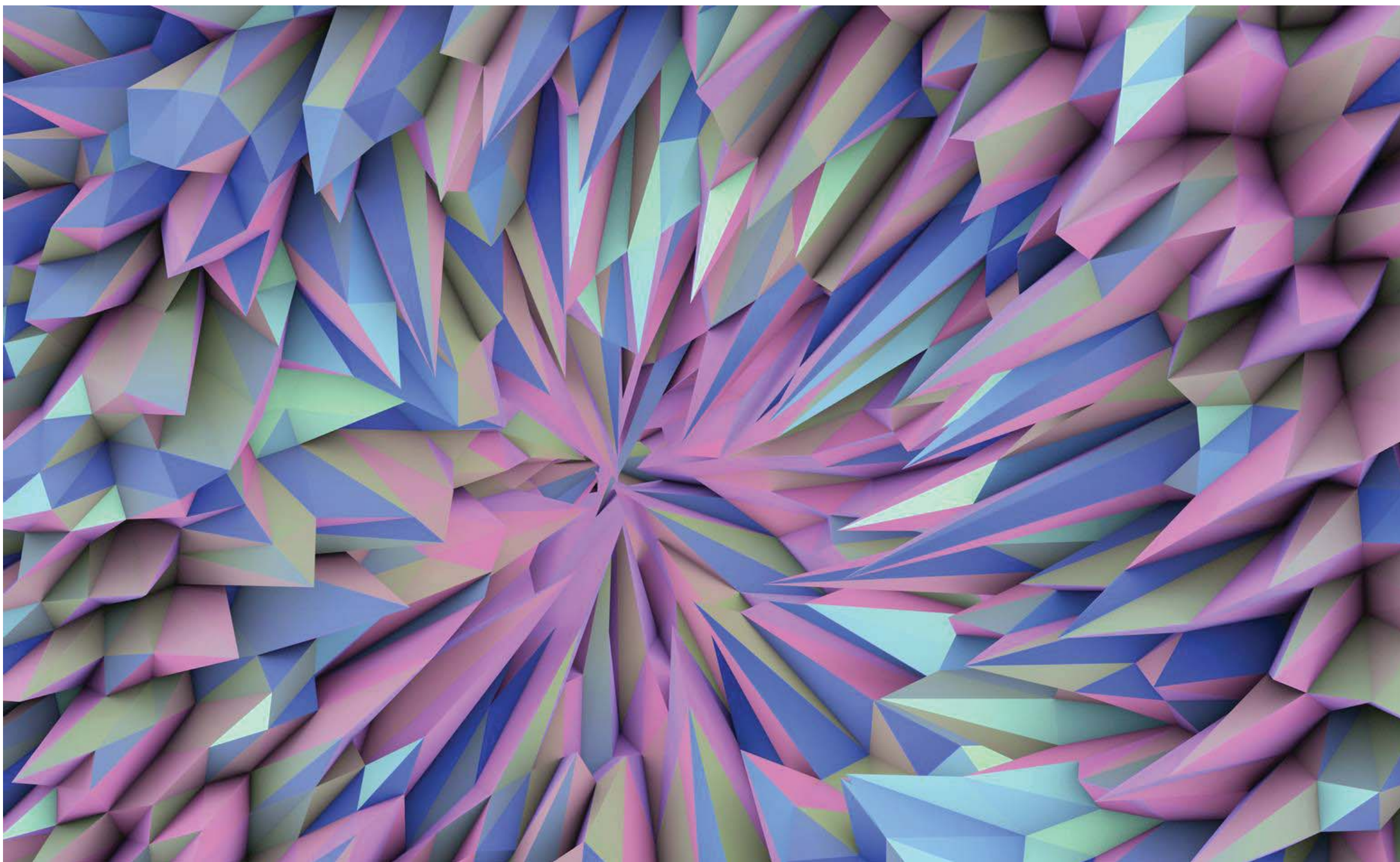


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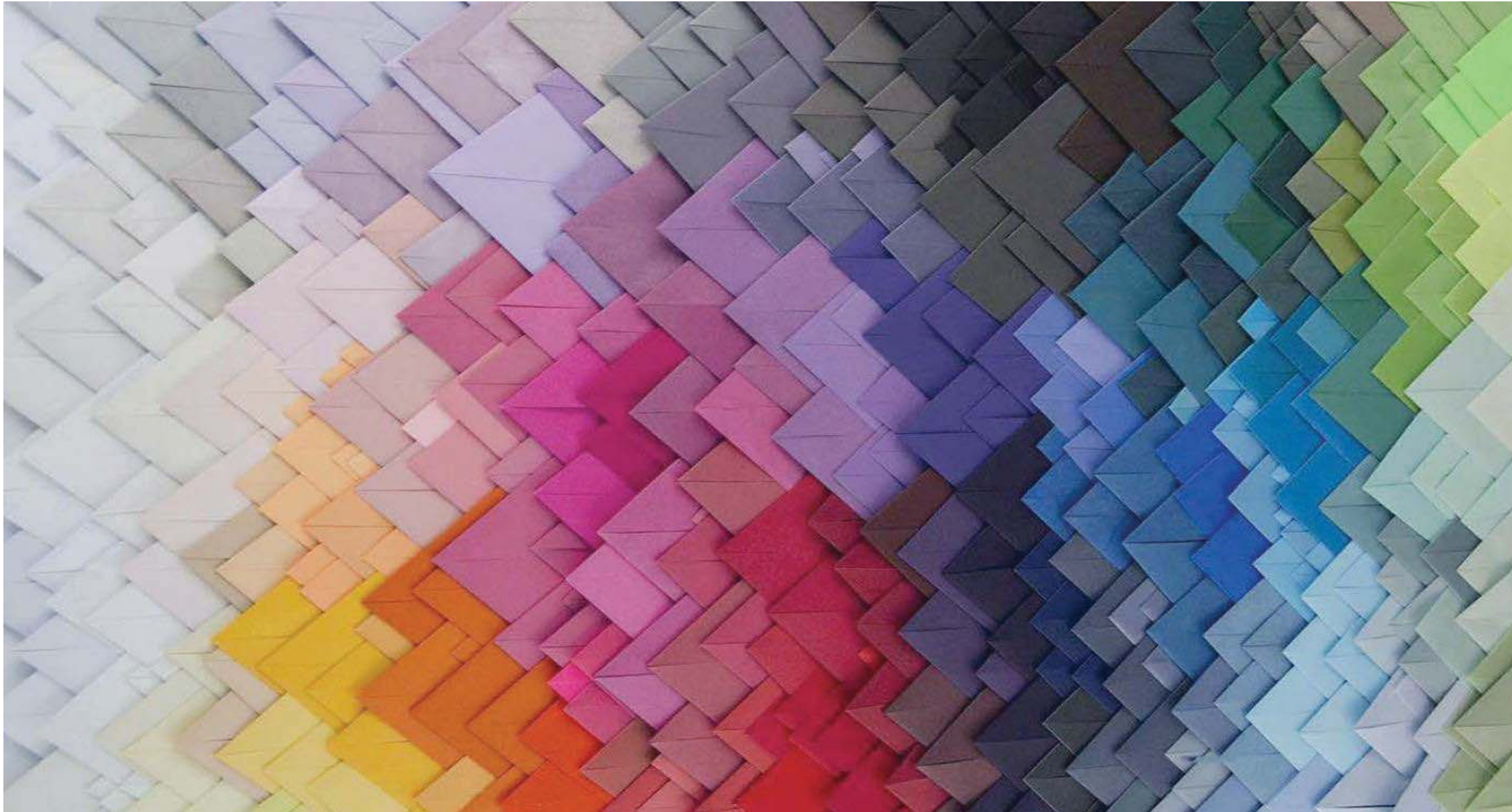


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NORTH & SOUTH WALL INSPIRATIONS - ARTISTS

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NORTH & SOUTH WALL INSPIRATIONS - ARTISTS

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1212 LINCOLN ROAD, MIAMI

 CRESCENT HEIGHTS
UNBYPASSIONAL LIVING



NORTH & SOUTH WALL INSPIRATIONS – MIAMI BEACH

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NORTH & SOUTH WALL INSPIRATIONS - MIAMI BEACH

1212 LINCOLN ROAD, MIAMI





FOR REFERENCE ONLY

NORTH & SOUTH WALL INSPIRATIONS - MIAMI BEACH

1212 LINCOLN ROAD, MIAMI



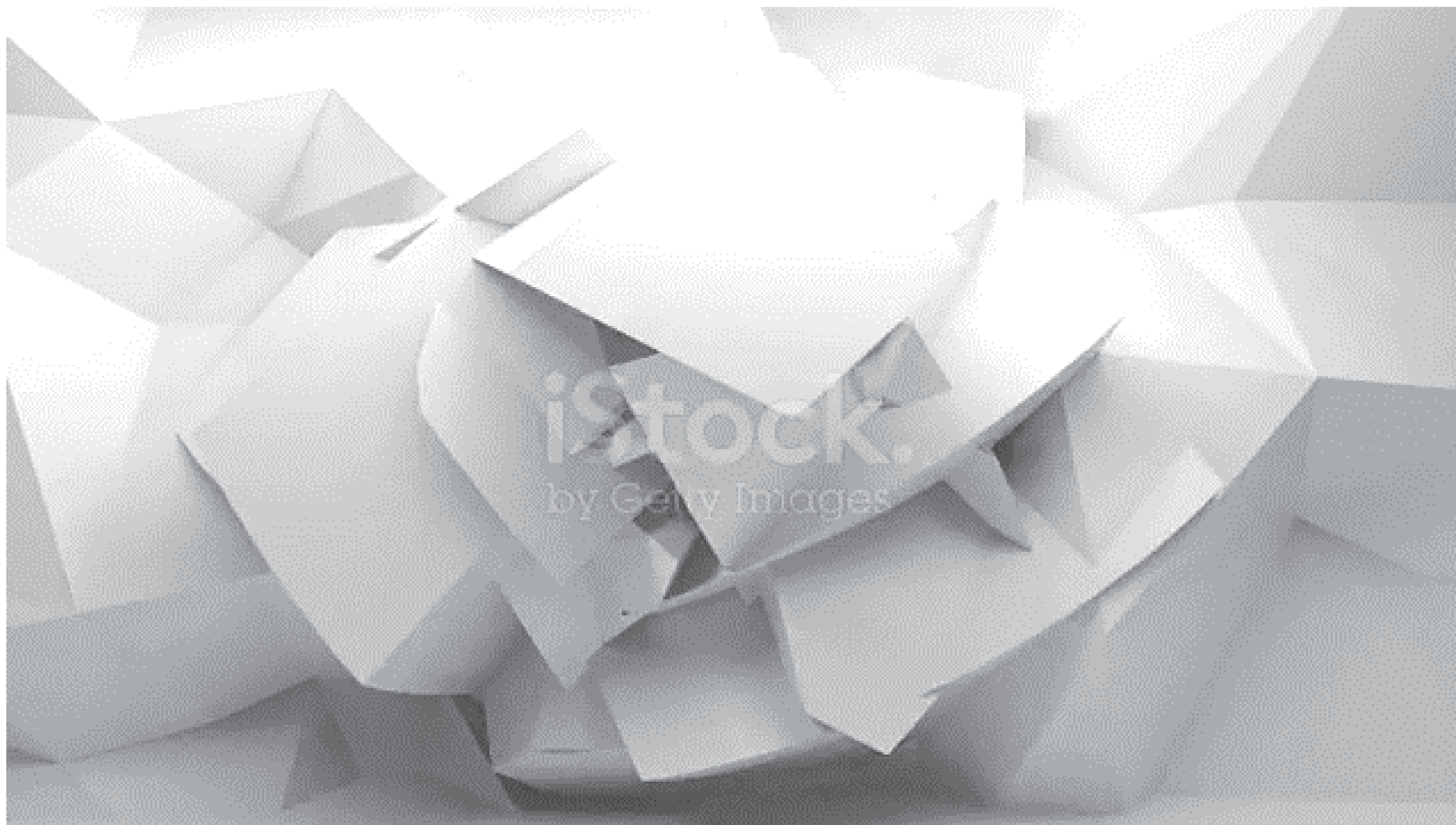


NORTH & SOUTH WALL INSPIRATIONS - VIDEO

FOR REFERENCE ONLY

1212 LINCOLN ROAD, MIAMI

 CRESCENT HEIGHTS
INSPIRATIONAL LIVING

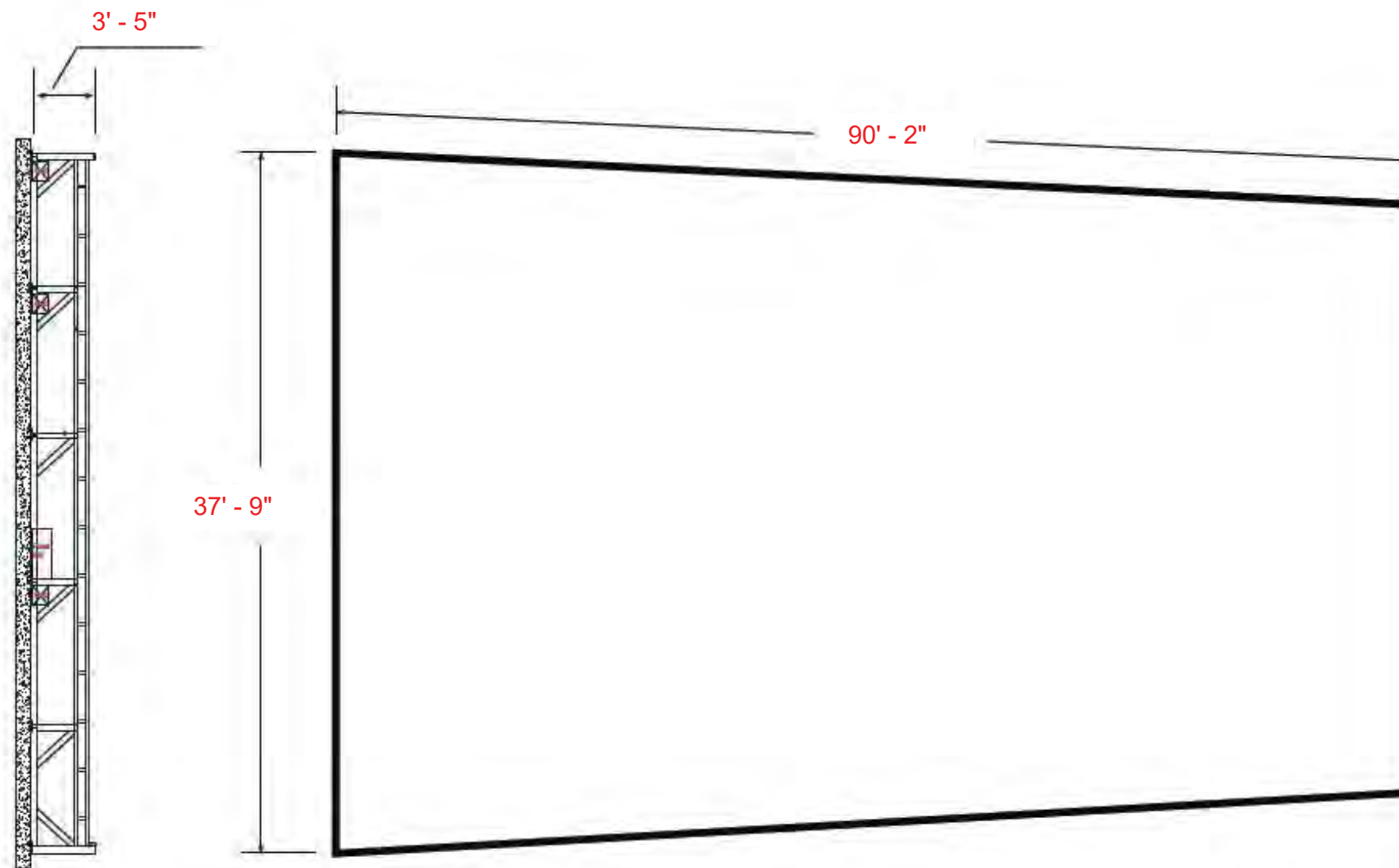


NORTH & SOUTH WALL INSPIRATIONS - VIDEO

FOR REFERENCE ONLY

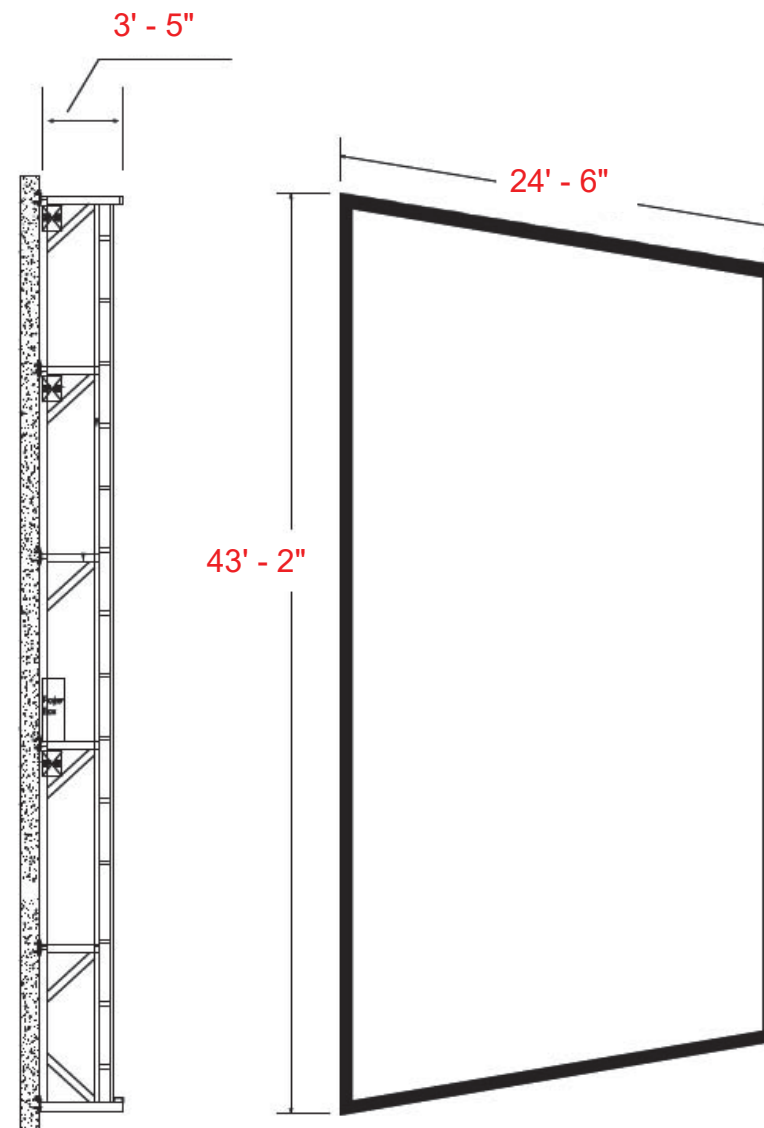
1212 LINCOLN ROAD, MIAMI





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Weight of LED Board estimated to be 9.7 T

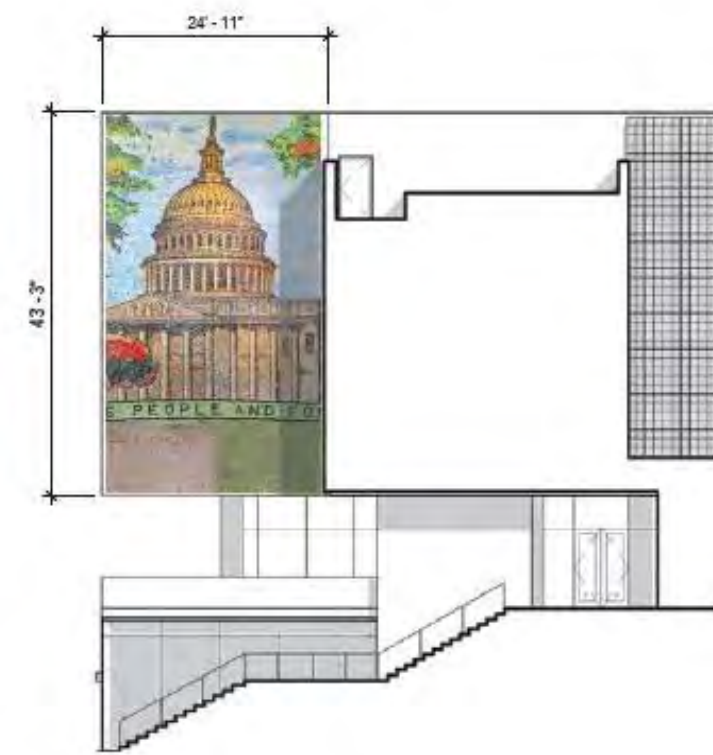
FOR REFERENCE ONLY



FOR REFERENCE ONLY



SOUTH ELEVATION VIEW



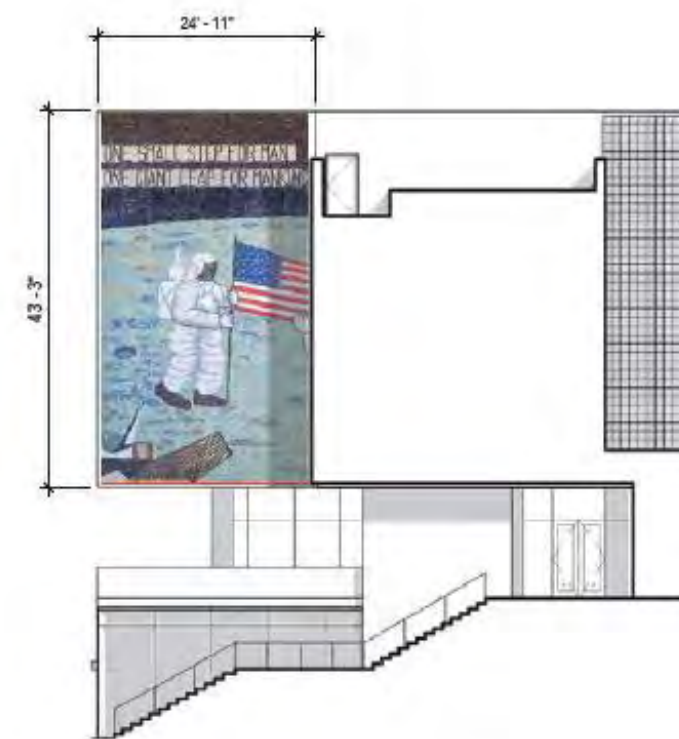
STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



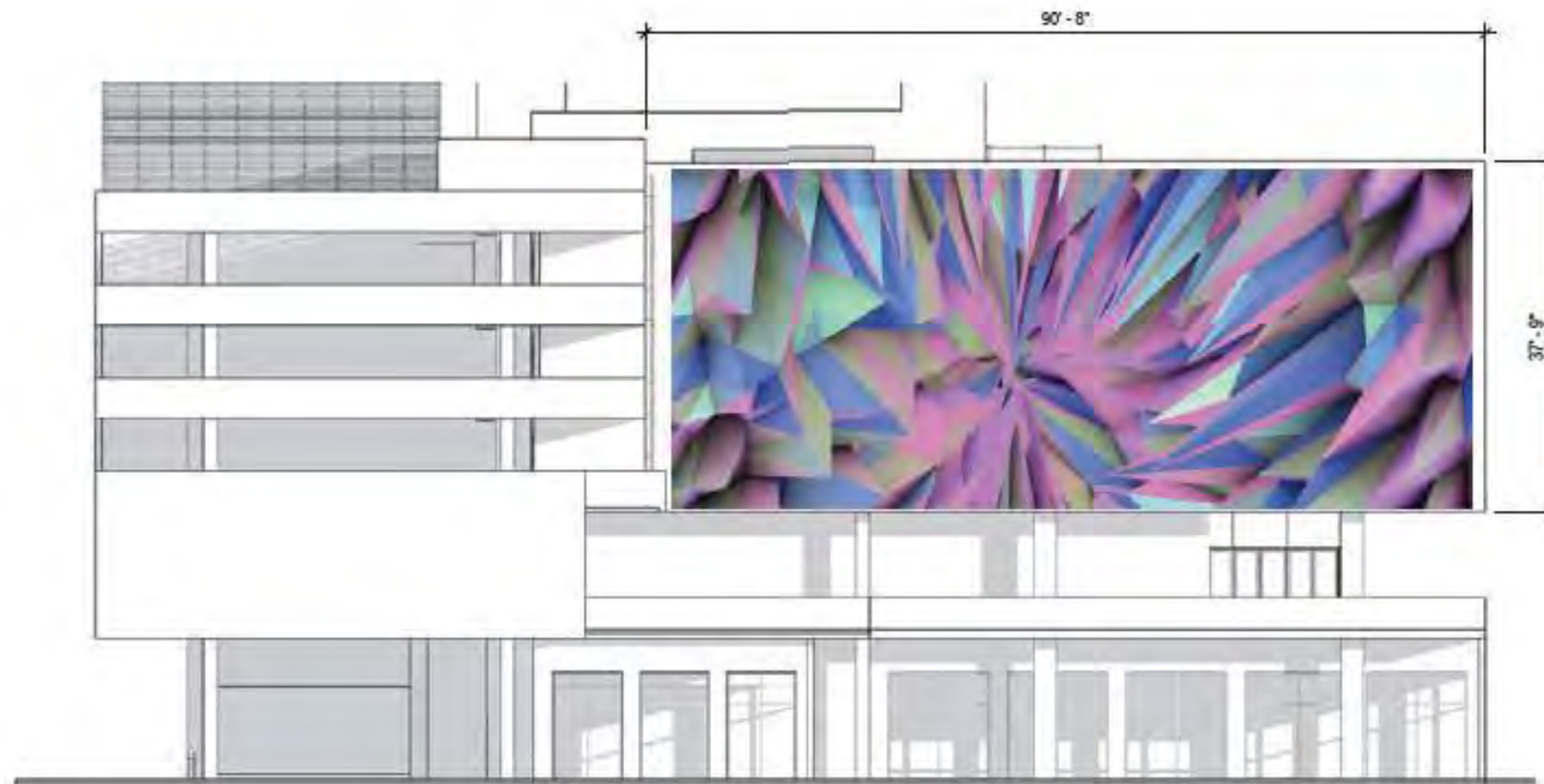
SOUTH ELEVATION VIEW



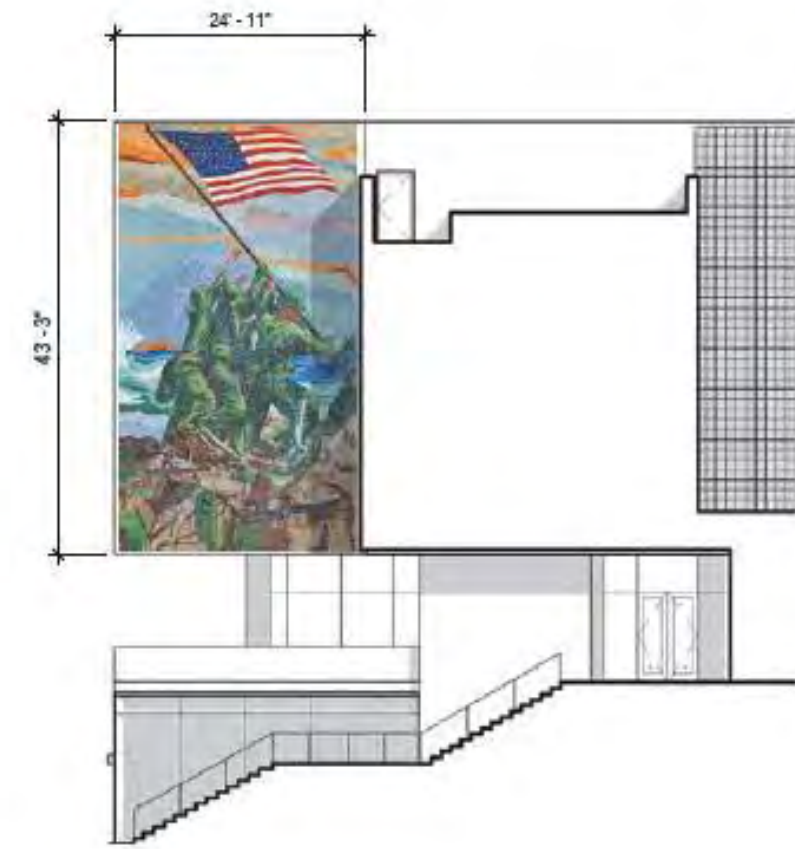
STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



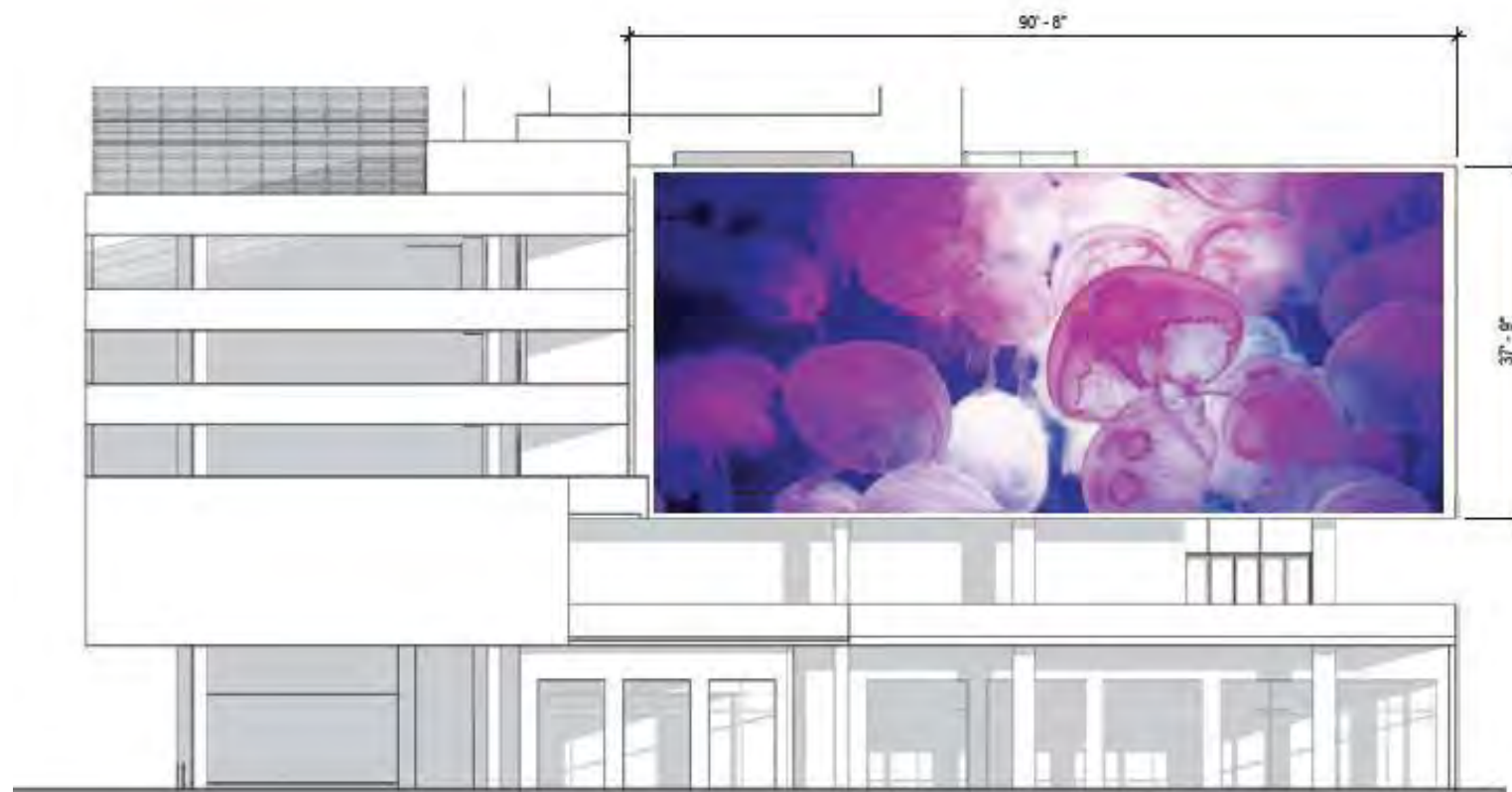
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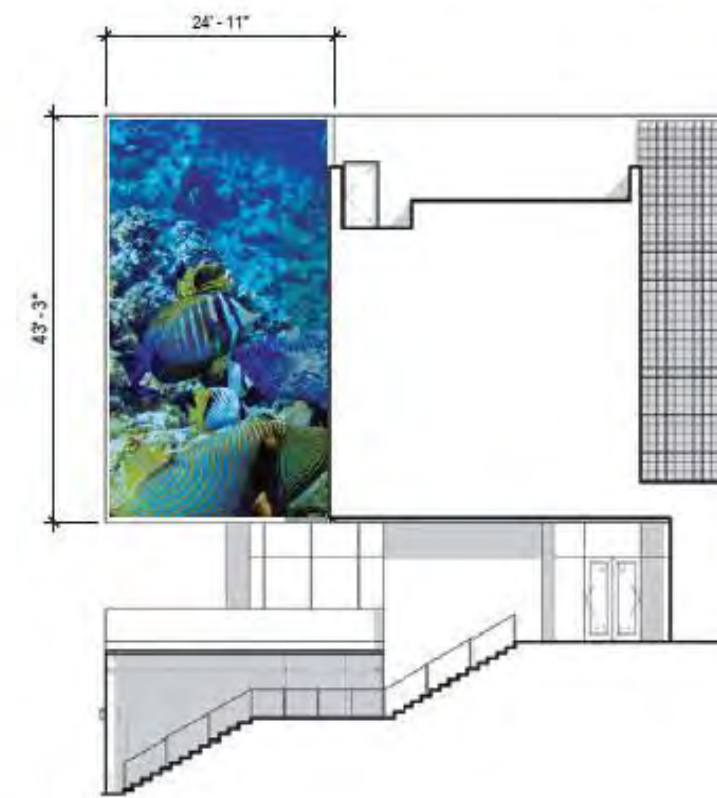
STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



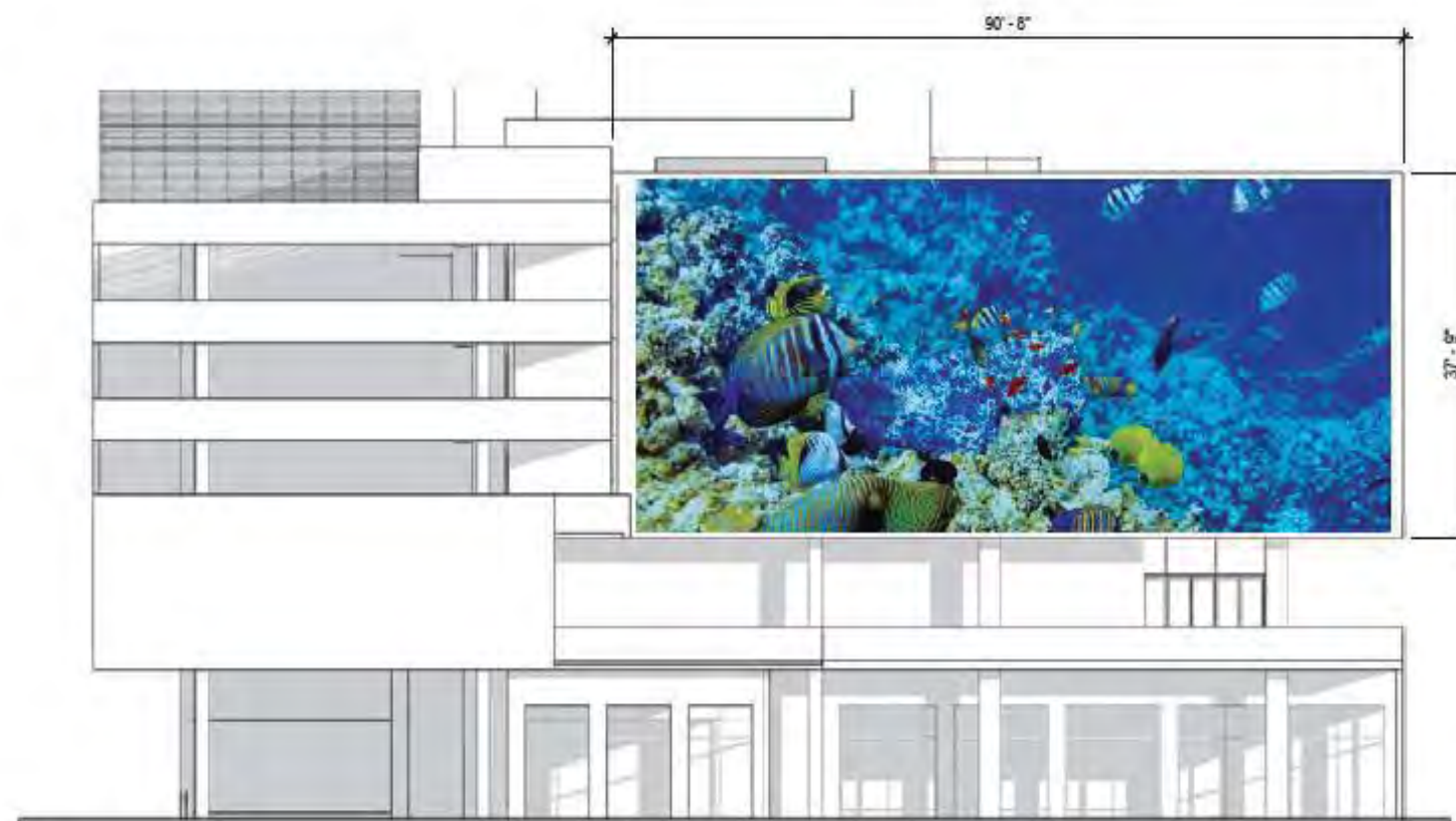
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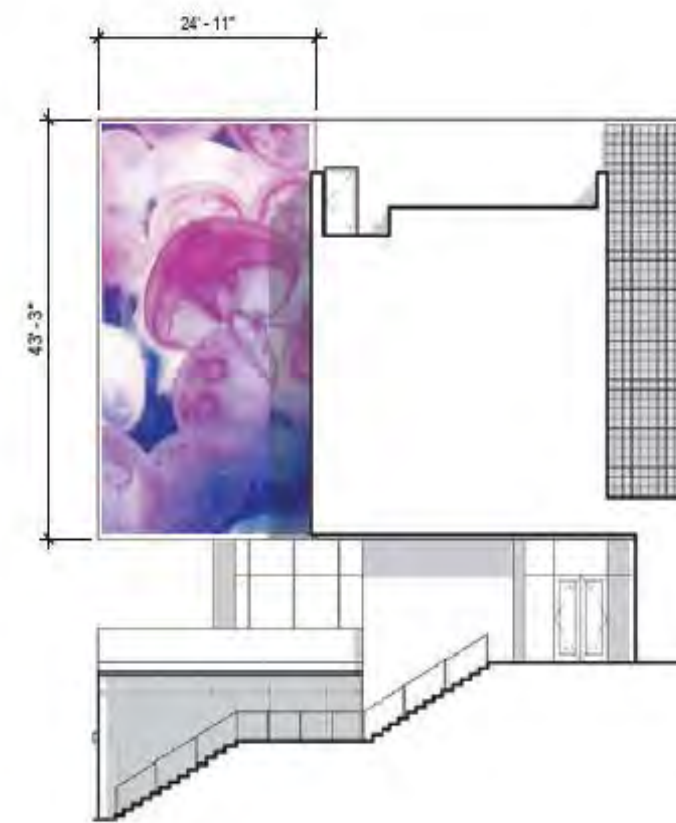
STAIR VIEW

ELEVATIONS

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SOUTH ELEVATION VIEW



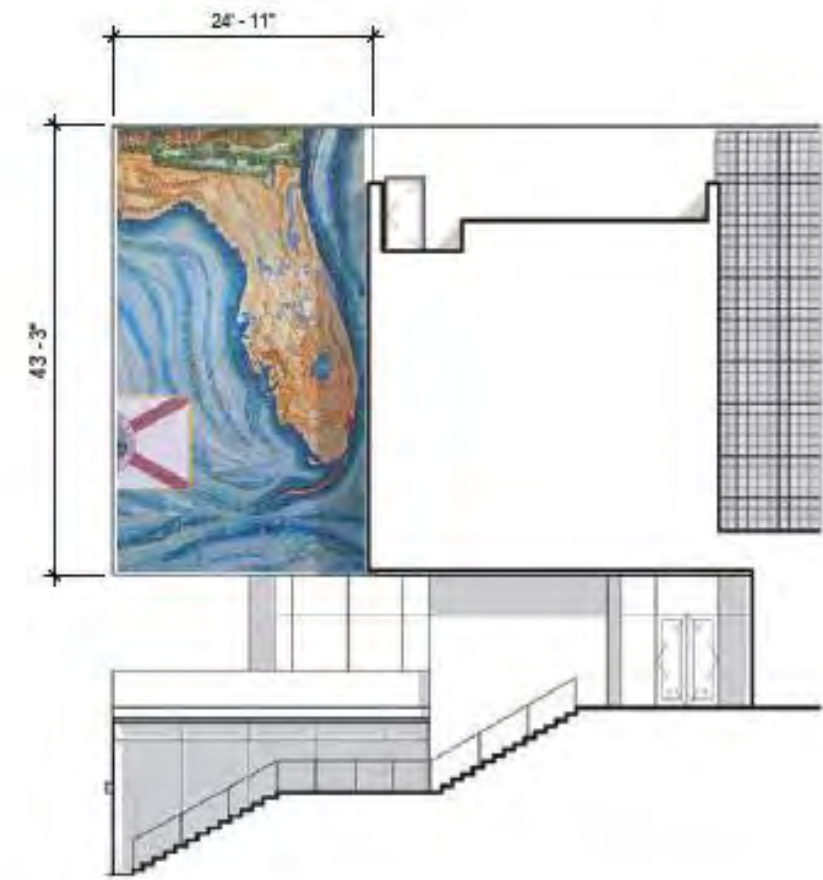
STAIR VIEW

ELEVATIONS

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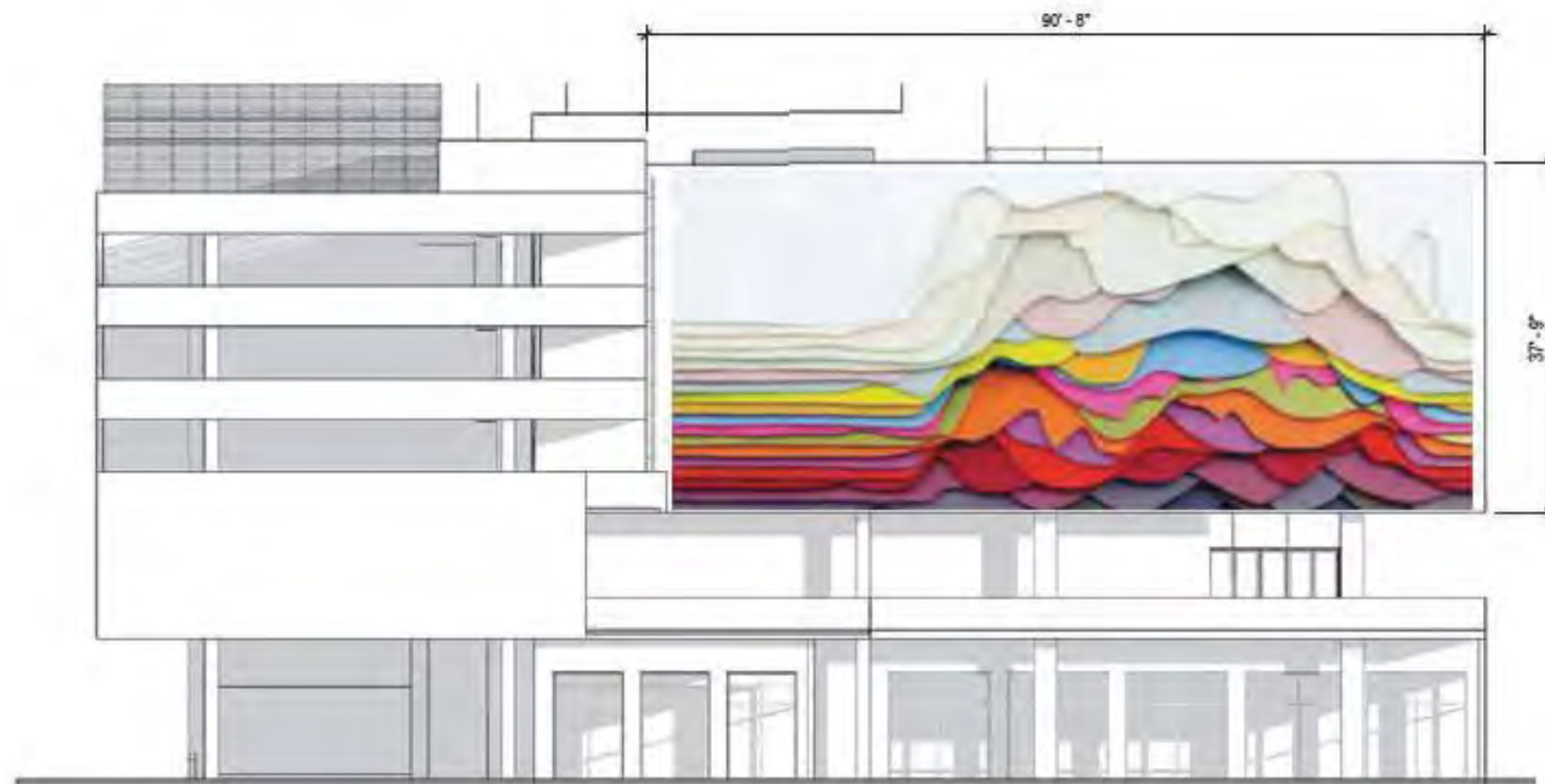
SOUTH ELEVATION VIEW



STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



SOUTH ELEVATION VIEW



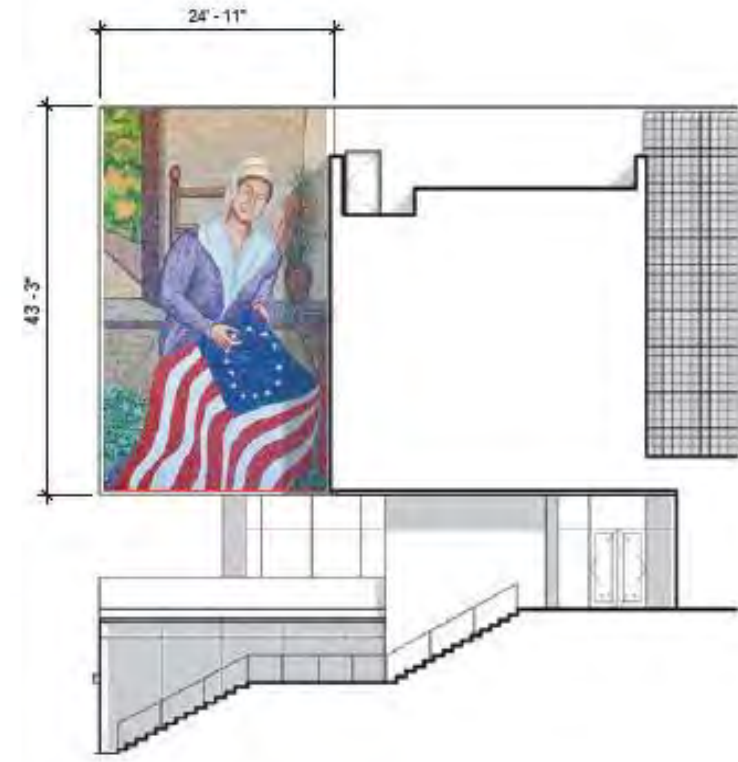
STAIR VIEW

ELEVATIONS

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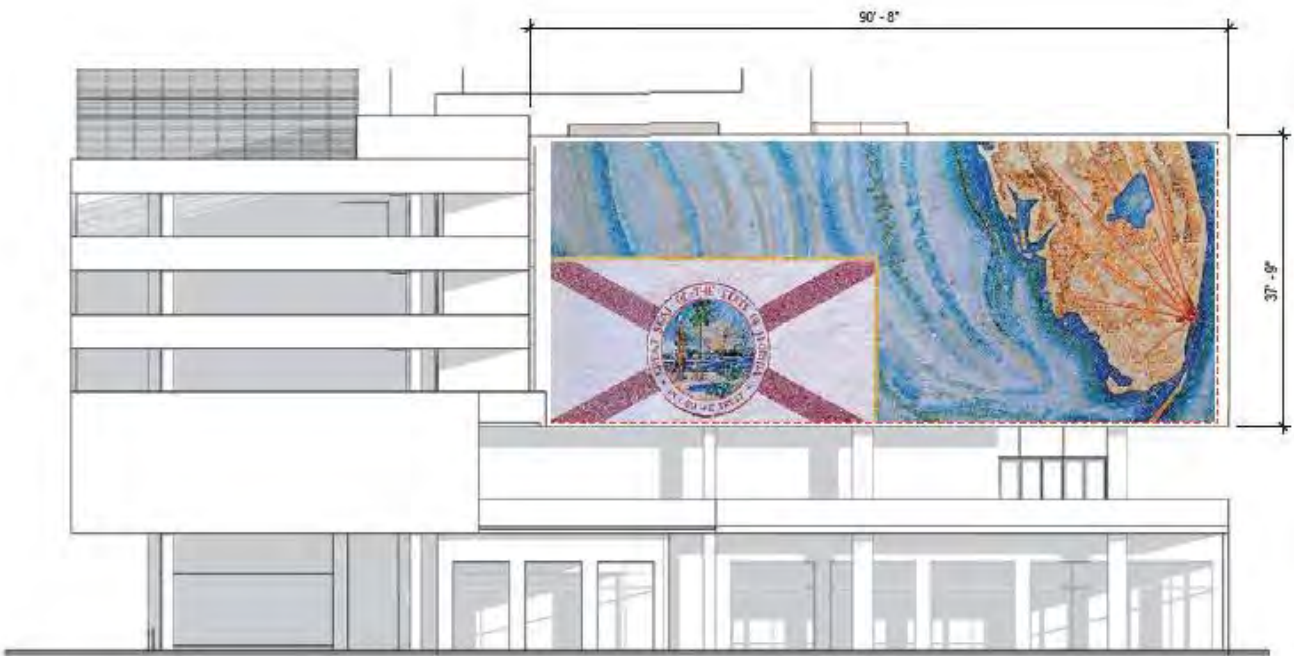


SOUTH ELEVATION VIEW



STAIR VIEW

ELEVATIONS



SOUTH ELEVATION VIEW



STAIR VIEW

ELEVATIONS



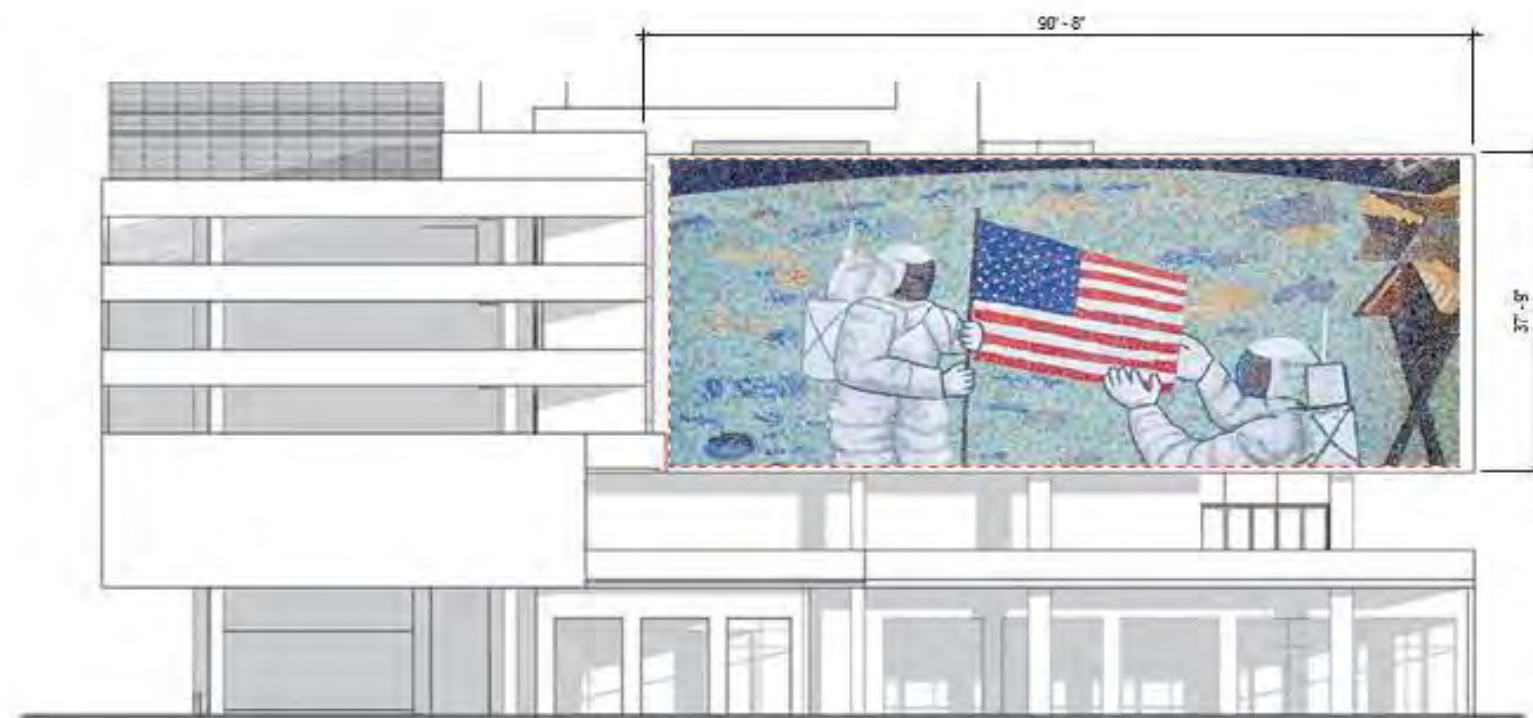
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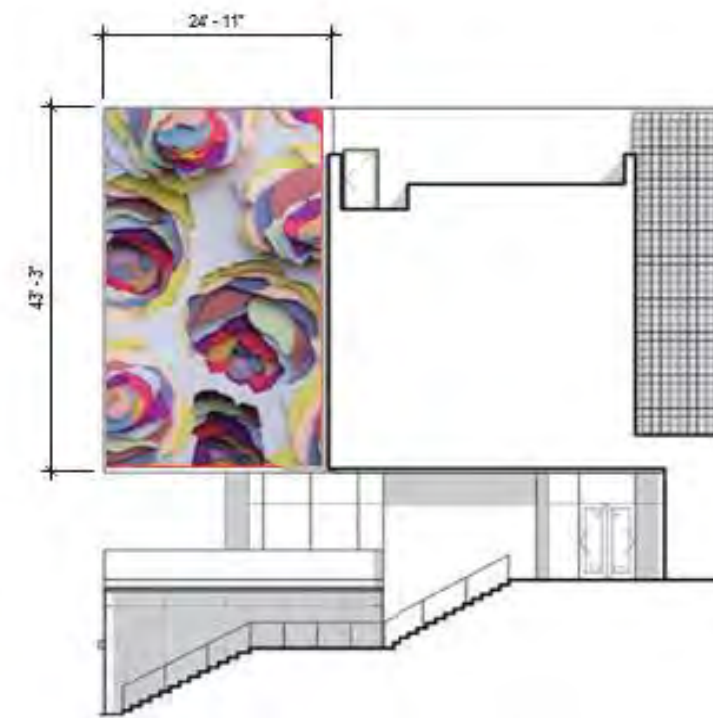
STAIR VIEW

ELEVATIONS

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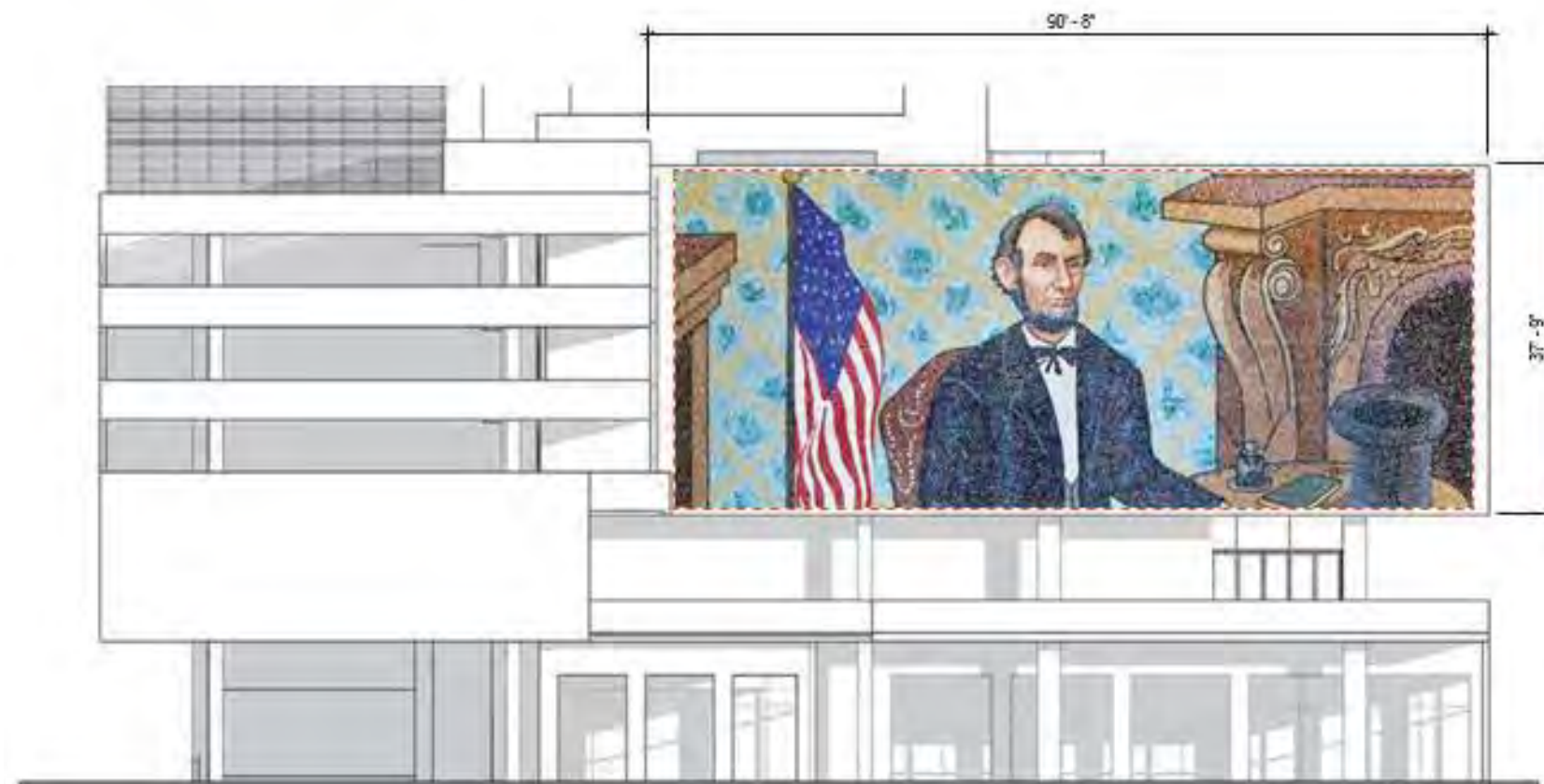
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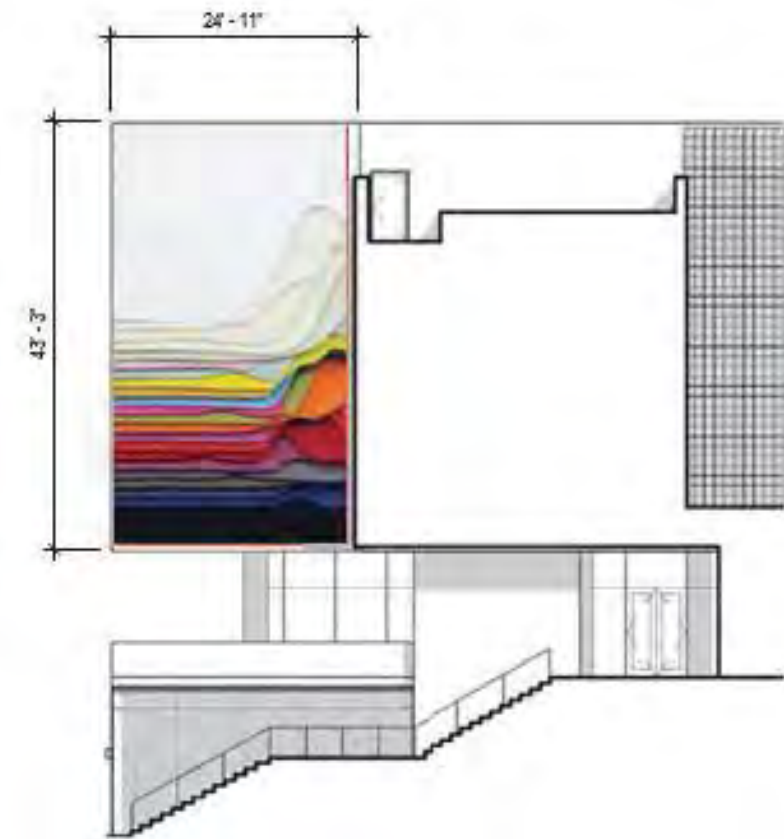
STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



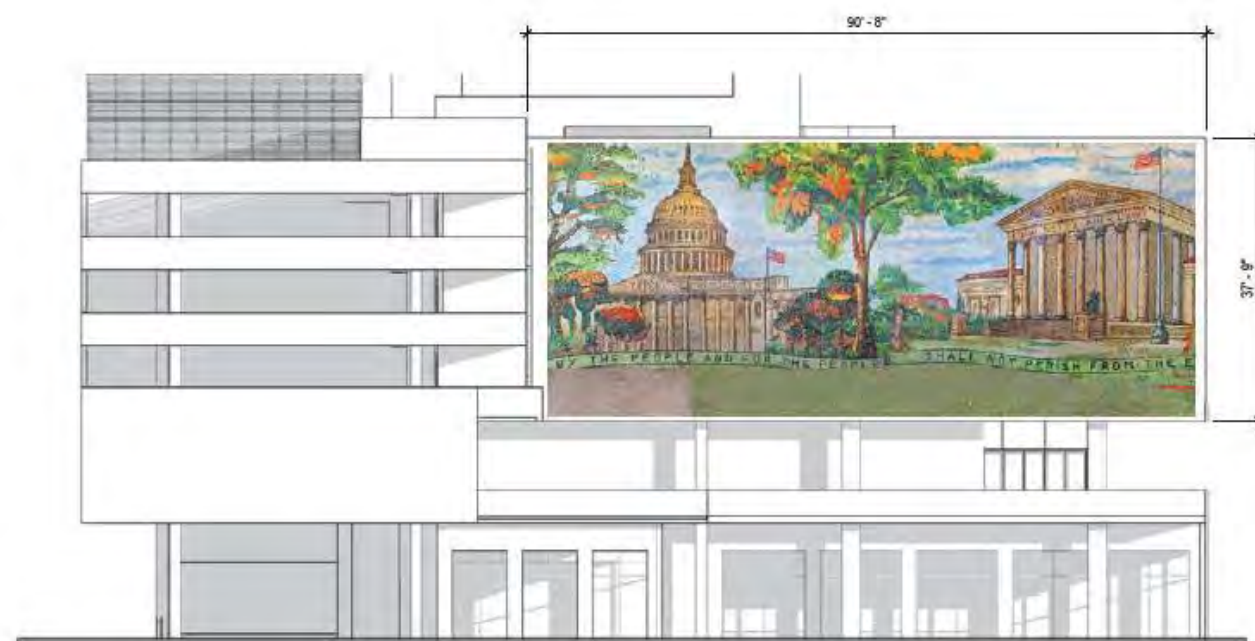
SOUTH ELEVATION VIEW



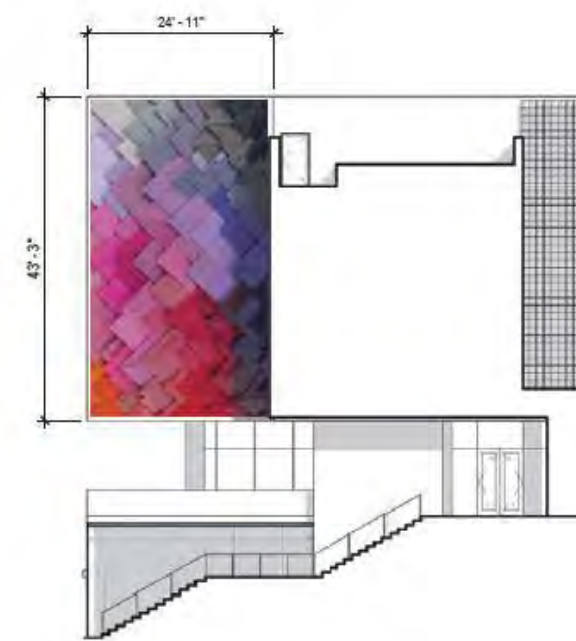
STAIR VIEW

ELEVATIONS

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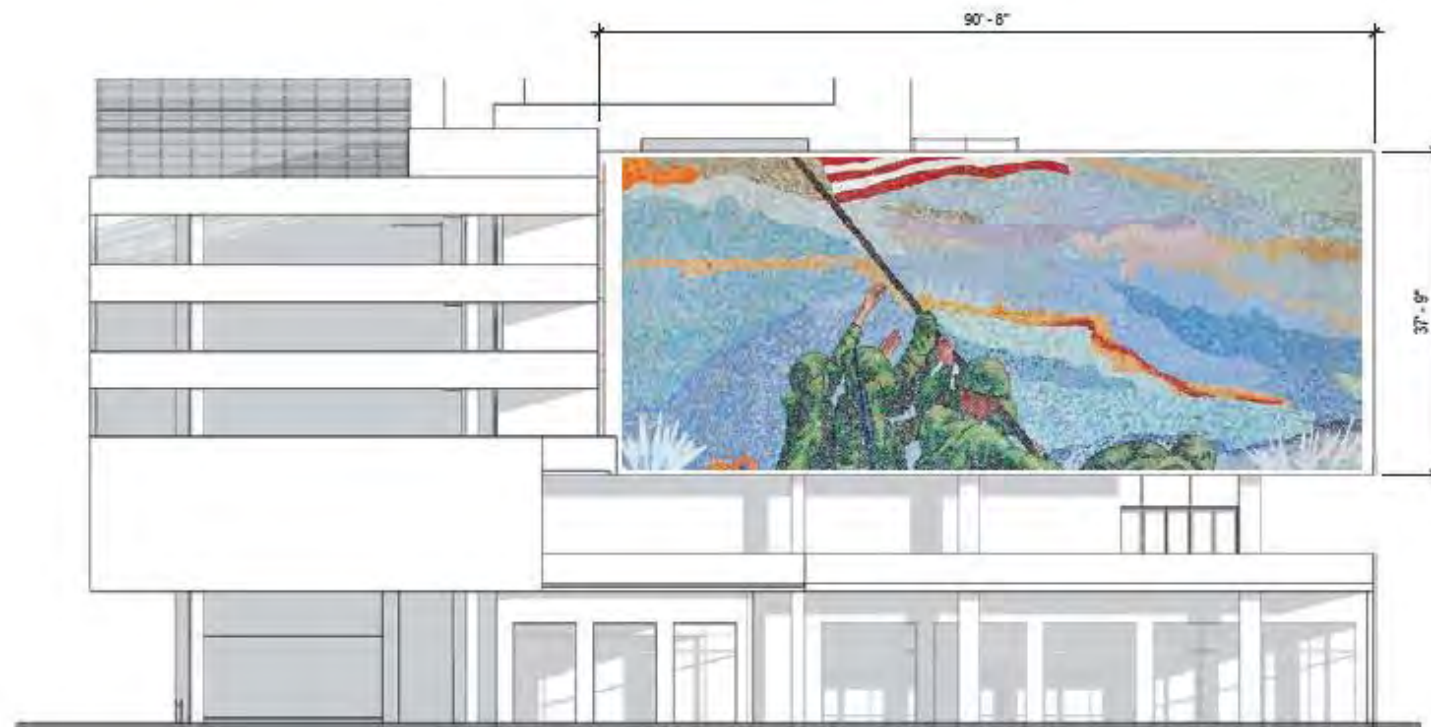
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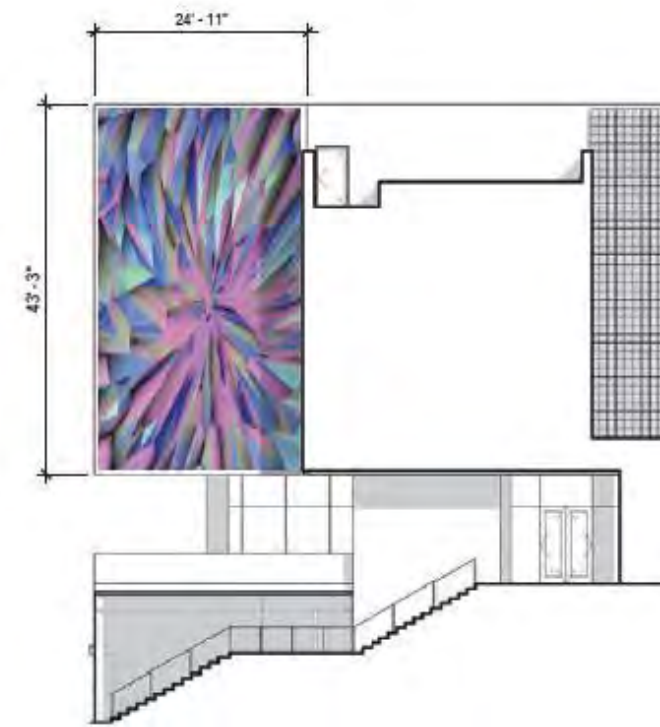
STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY



SOUTH ELEVATION VIEW



STAIR VIEW

ELEVATIONS

FOR REFERENCE ONLY

APPENDIX B: CITIZEN M INFORMATION





CITIZEN M LA DEFENSE



CITIZEN M LA DEFENSE



CITIZEN M TAIPEI



CITIZEN M UK



CITIZEN M UK



CITIZEN M UK



CITIZEN M GLASGOW



CITIZEN M BANKSIDE



CITIZEN M LONDON



CITIZEN M NEW YORK - TIMES SQUARE

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C

B

A

APPENDIX C FOR REFERENCE ONLY

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SUITE 1100
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YHCE ENGINEERING

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SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD
FINAL SUBMITTAL
08-03-2017

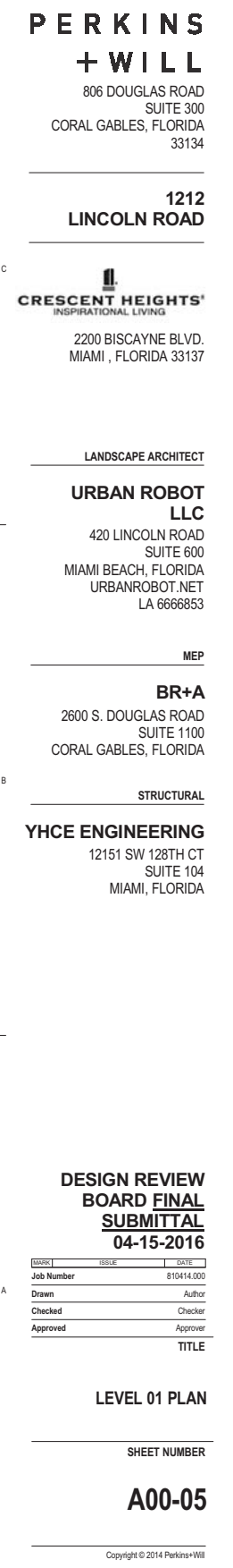
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Approved	Approver	
TITLE		

PREVIOUS DRB PLANS
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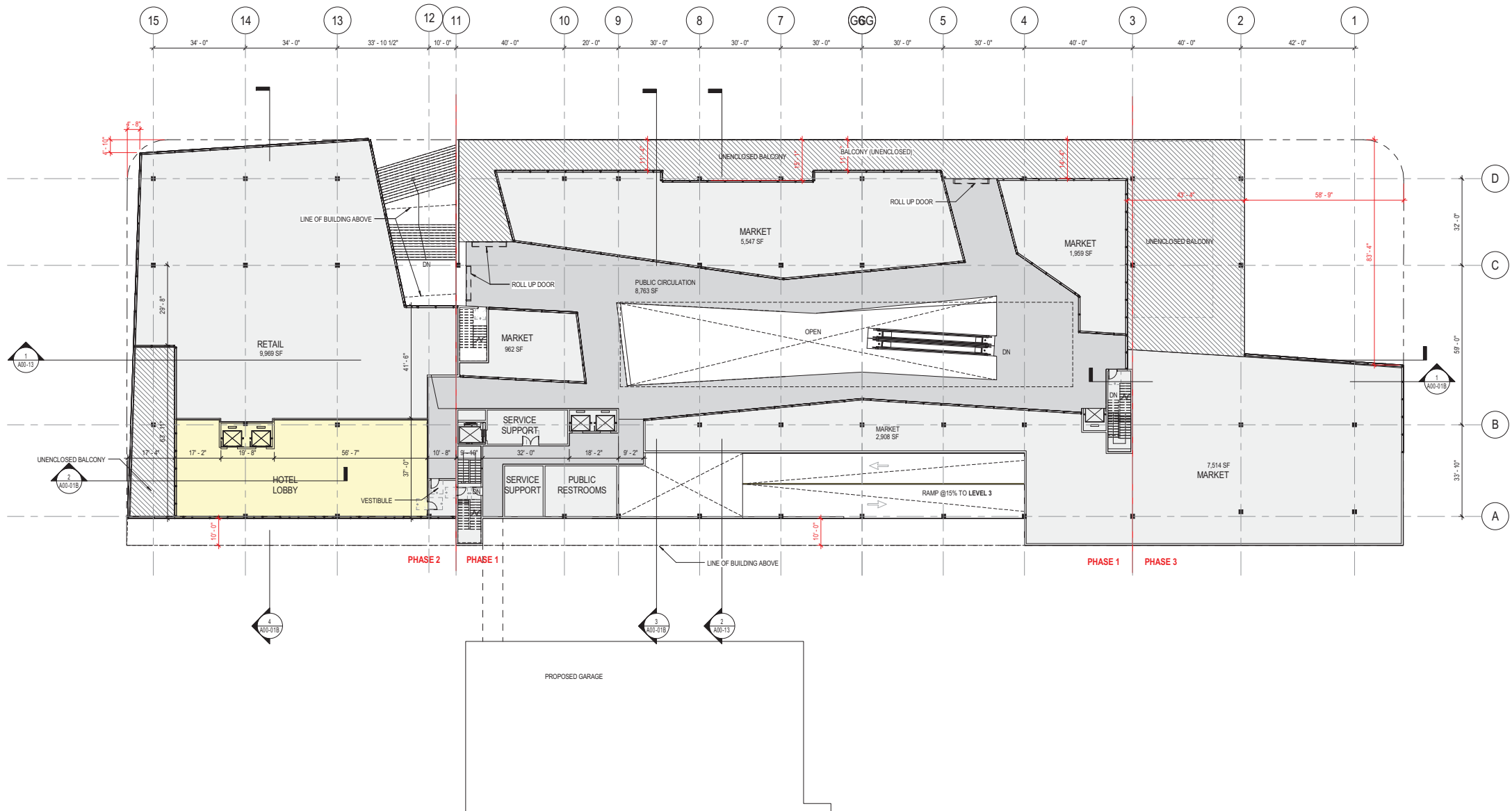
APPENDIX C

Level	Name	CC, Net/Gross, P W/hqj	Area	Comments
LEVEL 01	PHASE 2 RETAIL	Gross	12,931 SF	LEASABLE AREA
LEVEL 01	WELLS FARGO	Gross	4,457 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	1,006 SF	LEASABLE AREA
LEVEL 01	PHASE 1 MARKET	Gross	3,590 SF	LEASABLE AREA
LEVEL 01	HOTEL	Gross	793 SF	HOTEL
LEVEL 01	HOTEL	Gross	1,081 SF	HOTEL
LEVEL 01	PHASE 3 MARKET	Gross	1,078 SF	LEASABLE AREA
LEVEL 01	PHASE 3 MARKET	Gross	6,022 SF	LEASABLE AREA
LEVEL 01	PHASE 3 MARKET	Gross	5,132 SF	LEASABLE AREA
LEVEL 01	PUBLIC CIRCULATION	Gross	8,346 SF	
LEVEL 01	VERT. CIRC.	Gross	254 SF	
LEVEL 01	HOTEL VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 01	VERT. CIRC.	Gross	161 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	965 SF	
LEVEL 01	MARKET PUBLIC RESTROOMS	Gross	416 SF	
LEVEL 01	SERVICE-SUPPORT	Gross	393 SF	
LEVEL 01	TRASH/RECYCLING RM	Gross	420 SF	NOT INCLUDED IN FAR
LEVEL 01	PARKING GARAGE	Gross	3,393 SF	NOT INCLUDED IN FAR
LEVEL 01	VERT. CIRC.	Gross	242 SF	
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,005 SF	
LEVEL 01: 20			52,571 SF	
Grand total: 20			52,571 SF	



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 - UNCONC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE+SUPPORT	MEDICAL EQUIP./STOR.	535 SF	IBC	300 SF	2
SERVICE+SUPPORT	MEDICAL 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	1,958 SF	IBC	60 SF	33
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	1,368 SF	IBC	60 SF	23
PHASE 1 MARKET	MERCANTILE - OTHER	2,768 SF	IBC	60 SF	47
PHASE 2 RETAIL	MERCANTILE - OTHER	13,682 SF	IBC	60 SF	229
PHASE 3 MARKET	MERCANTILE - OTHER	6,968 SF	IBC	60 SF	117
PUBLIC RESTROOMS	MERCANTILE - OTHER	527 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	229 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	161 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	364 SF	IBC	60 SF	7
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	337 SF	IBC	200 SF	2
		52,073 SF			
					1076

Area Schedule Level 02				
Level	Name	CC, NetOrGross, P WProj	Area	Comments
LEVEL 02	HOTEL VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	161 SF	
LEVEL 02	VERT. CIRC.	Gross	364 SF	
LEVEL 02	PHASE 1 MARKET	Gross	999 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	1,951 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	11,283 SF	LEASABLE AREA
LEVEL 02	PHASE 2 RETAIL	Gross	10,457 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	5,547 SF	LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	Gross	8,513 SF	
LEVEL 02	BALCONY (UNENCLOSED)	Gross	7,483 SF	
LEVEL 02	BALCONY (UNENCLOSED)	Gross	1,050 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	292 SF	
LEVEL 02	MARKET PUBLIC RESTROOMS	Gross	557 SF	
LEVEL 02	PARKING GARAGE	Gross	2,499 SF	NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	Gross	229 SF	
LEVEL 02	VERT. CIRC.	Gross	356 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	460 SF	
LEVEL 02	HOTEL	Gross	3,224 SF	HOTEL
LEVEL 02: 18		55,609 SF		
Grand total: 18		55,609 SF		



1 LEVEL 02
1" = 20'-0"

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SUITE 1100
CORAL GABLES, FLORIDA

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YHCE ENGINEERING

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SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

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Approved	Approver	
TITLE		

LEVEL 02 PLAN

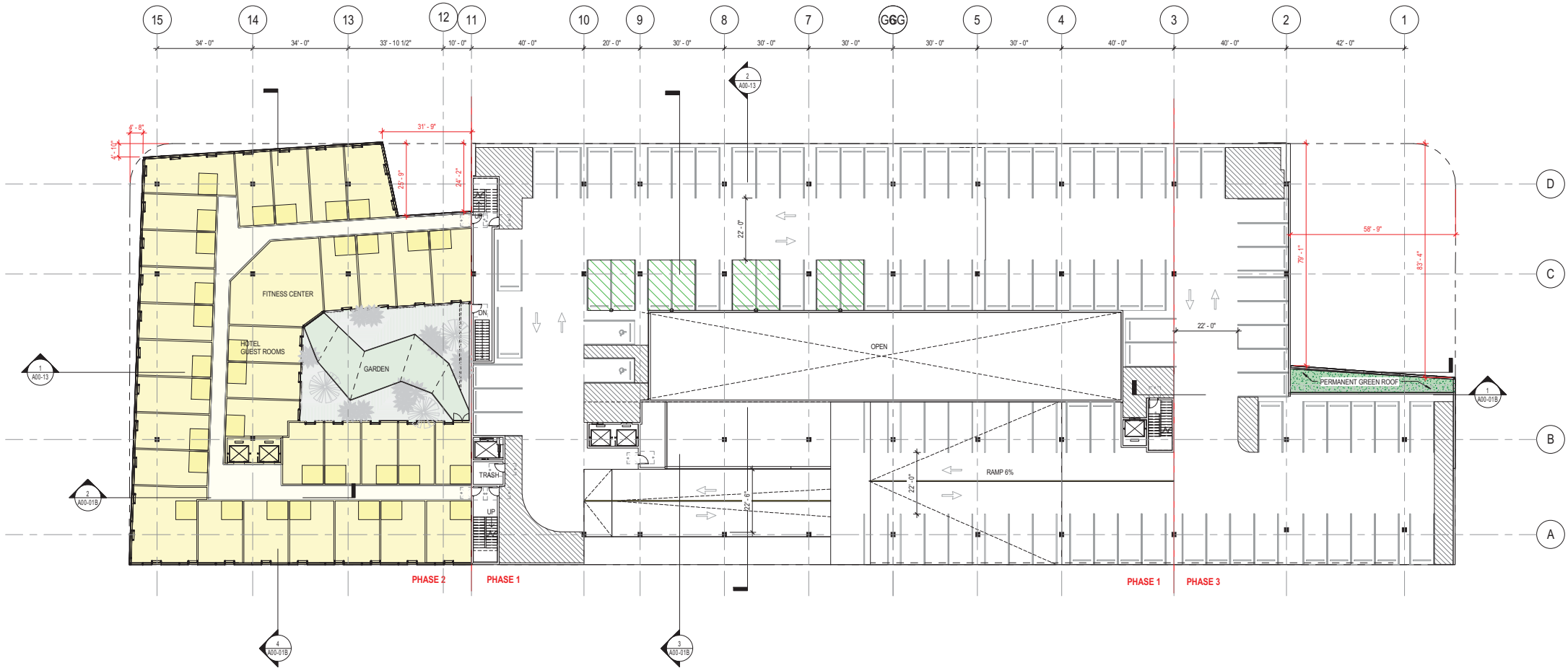
SHEET NUMBER

A00-06

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CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,838 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	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	516 SF	IBC	200 SF	3
		56,576 SF			287

Area Schedule Level 03				
Level	Name	CC, NetOrGross, P Wtqj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	160 SF	
LEVEL 03	VERT. CIRC.	Gross	280 SF	
LEVEL 03	HOTEL VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	Gross	2,154 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	7,623 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	280 SF	
LEVEL 03	GUEST ROOMS	Gross	4,576 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	516 SF	
LEVEL 03	PARKING GARAGE		40,838 SF	NOT INCLUDED IN FAR
LEVEL 03: 9			56,569 SF	
Grand total: 9			56,569 SF	



1 LEVEL 03
1" = 20'-0"

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SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

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SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

DATE	ISSUE	DATE
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Drawn	Author	
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Approved	Approver	
TITLE		

LEVEL 03 PLAN

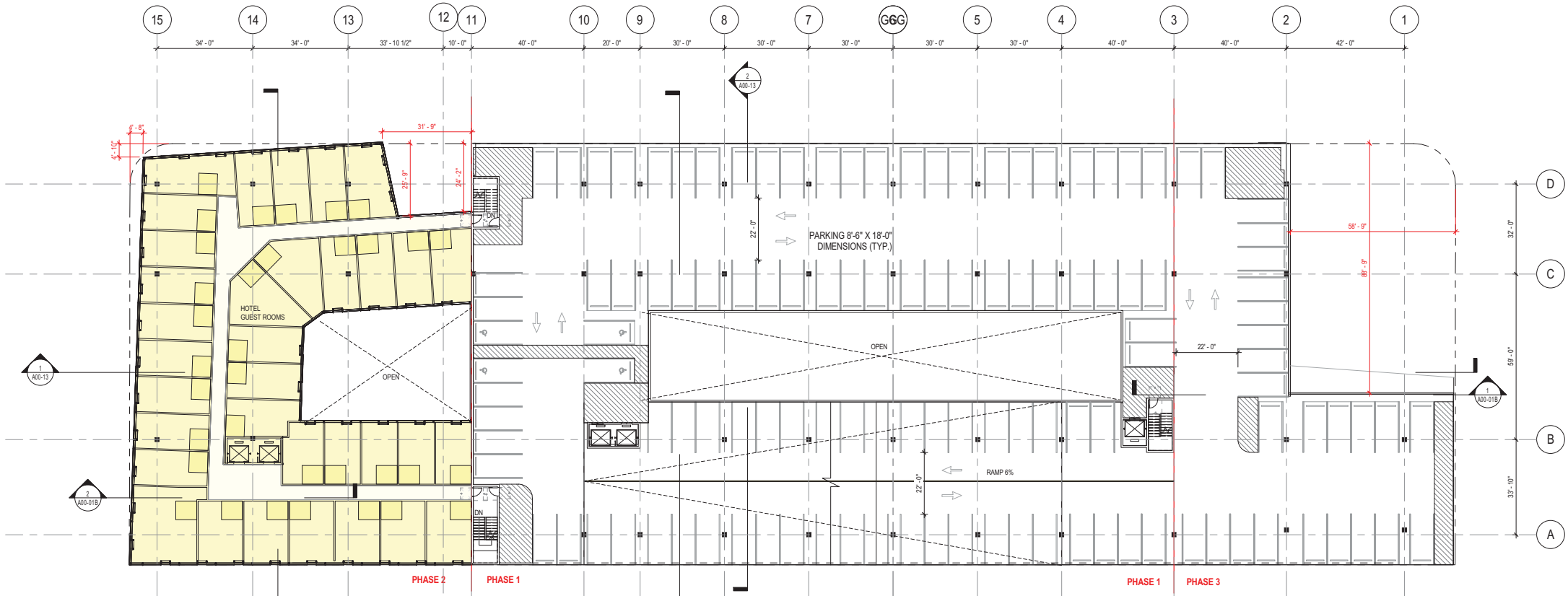
SHEET NUMBER

A00-07

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CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,090 SF	IBC	200 SF	208
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	8,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	186 SF	IBC	200 SF	1
		56,489 SF			286

Area Schedule Level 04				
Level	Name	CC, NetOrGross, P WPrty	Area	Comments
LEVEL 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 ROOM SUPPORT/CIRC.	Gross	1,858 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	4,873 SF	HOTEL
LEVEL 04	VERT. CIRC.	Gross	186 SF	
LEVEL 04	PARKING GARAGE		41,090 SF	NOT INCLUDED IN FAR
LEVEL 04: 9			56,489 SF	
Grand total: 9			56,489 SF	



1 LEVEL 04
1" = 20'-0"

PERKINS
+ WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD

CRESCENT HEIGHTS®
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MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A

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SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

DESIGN REVIEW
BOARD FINAL
SUBMITTAL
04-15-2016

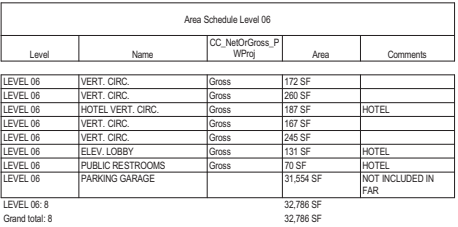
WORK	ISSUE	DATE
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

LEVEL 04 PLAN

SHEET NUMBER

A00-08

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