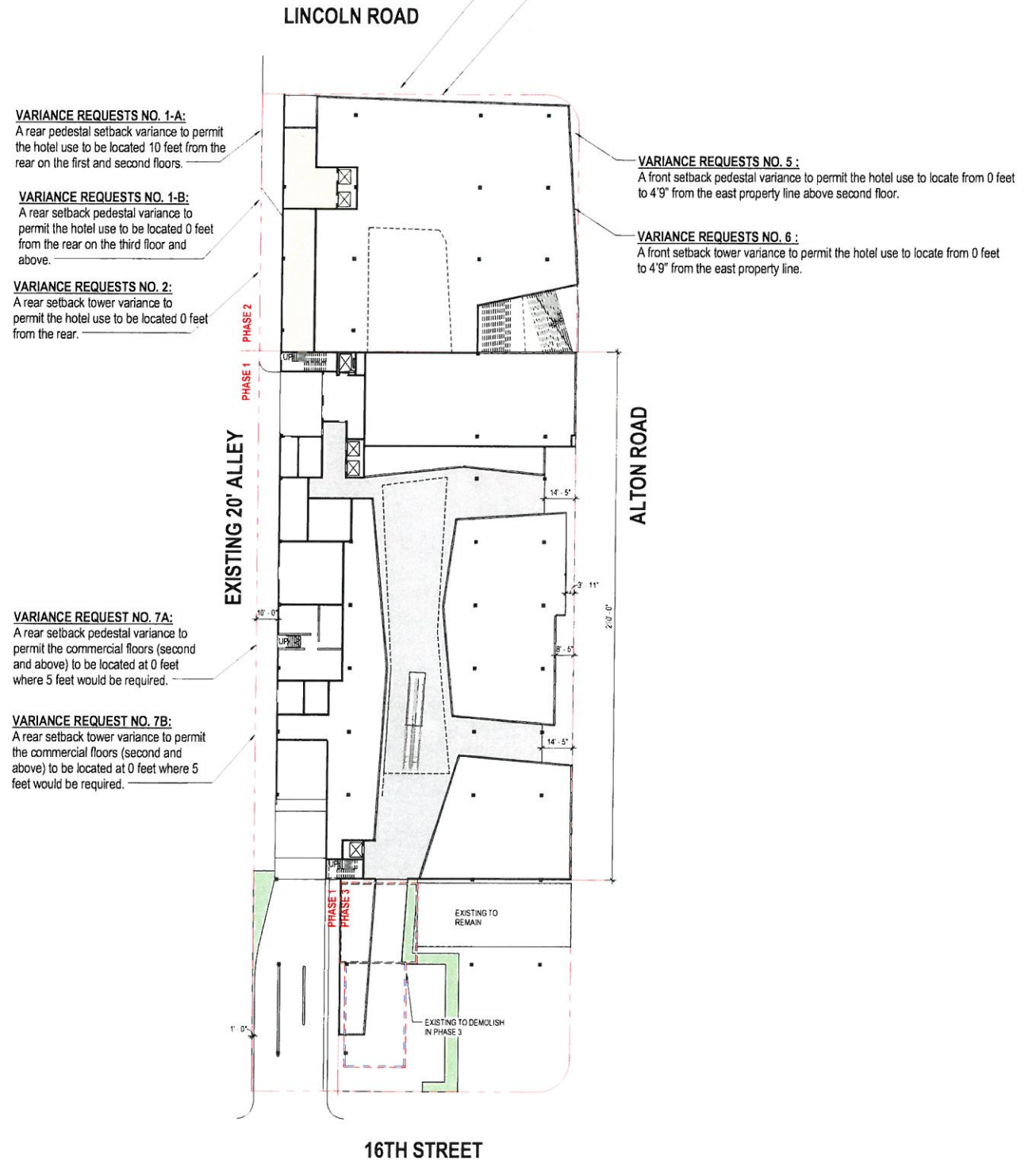


EXISTING CD2 COMMERCIAL MEDIUM DENSITY
 ② 1" = 30'-0"



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

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

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 lower variance to permit the hotel use 0 feet from the north property line.

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 lower variance to permit the hotel use to be located 0 feet from the rear.

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 lower variance to permit the hotel use to locate from 0 feet to 4'9" from the east property line.

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 lower variance to permit the commercial floors (second and above) to be located at 0 feet where 5 feet would be required.

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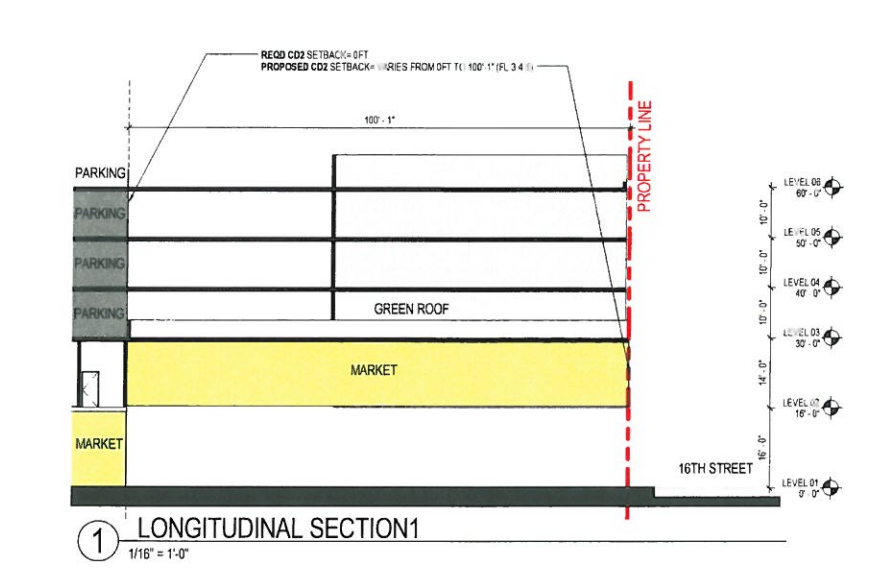
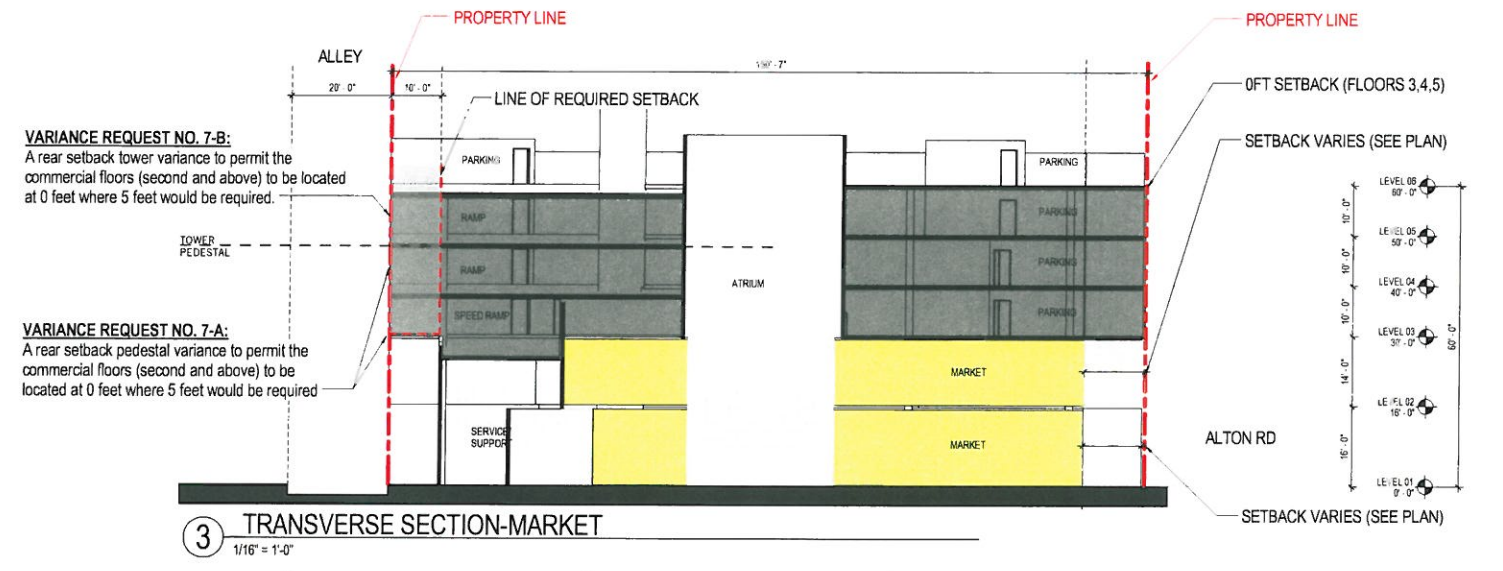
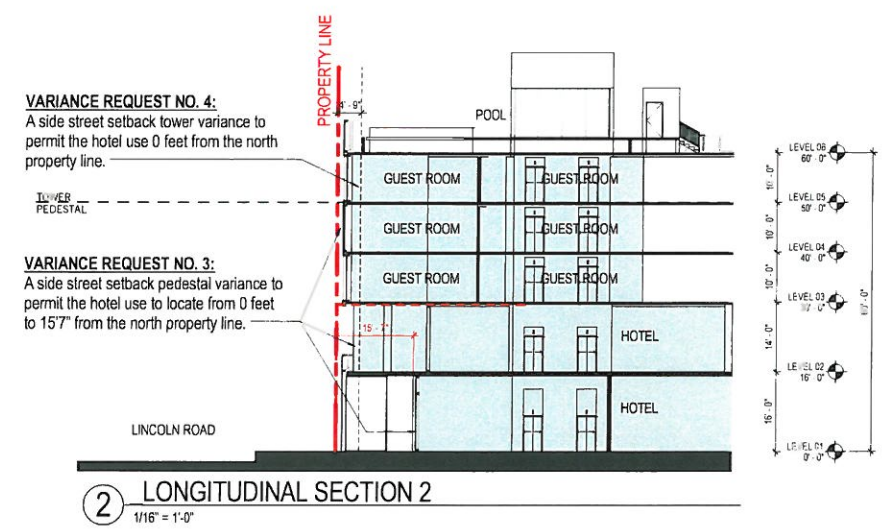
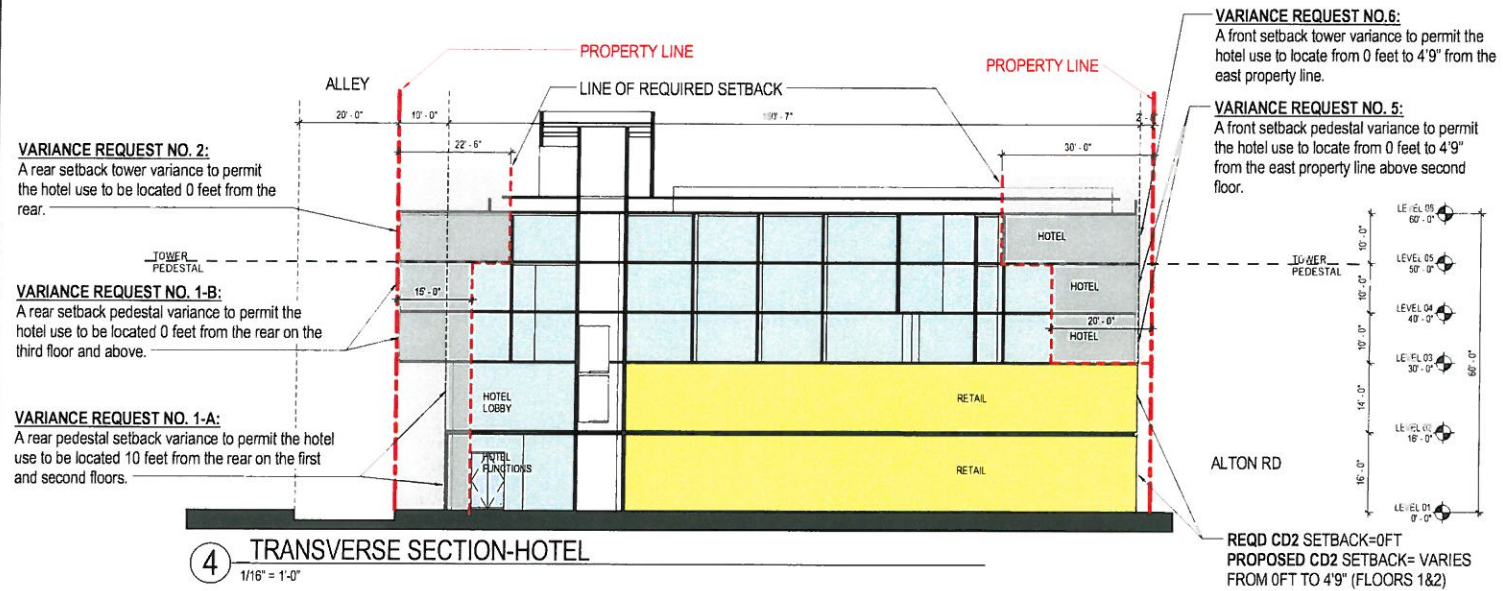
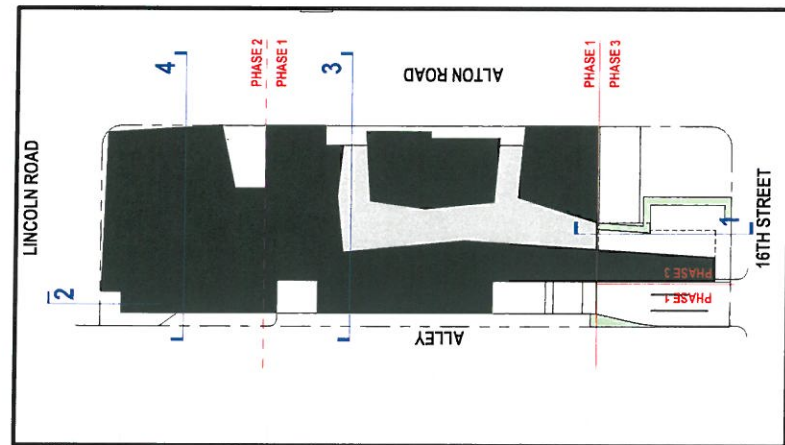
DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

QUANTITY	REVISION	DATE
Job Number		8104 14 000
Drawn	Author	
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Approved	Approver	
TITLE		

ZONING AND VARIANCES

SHEET NUMBER

A00-01A



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DESIGN REVIEW BOARD FINAL SUBMITTAL 04-15-2016

DATE	ISSUE	STATUS
04/15/16	01	ISSUED

Job Number: 810414 (01)
 Drawn: Author
 Checked: Checker
 Approved: Approver

ZONING AND VARIANCES

SHEET NUMBER
A00-01B

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BOARD FINAL
SUBMITTAL
04-15-2016**

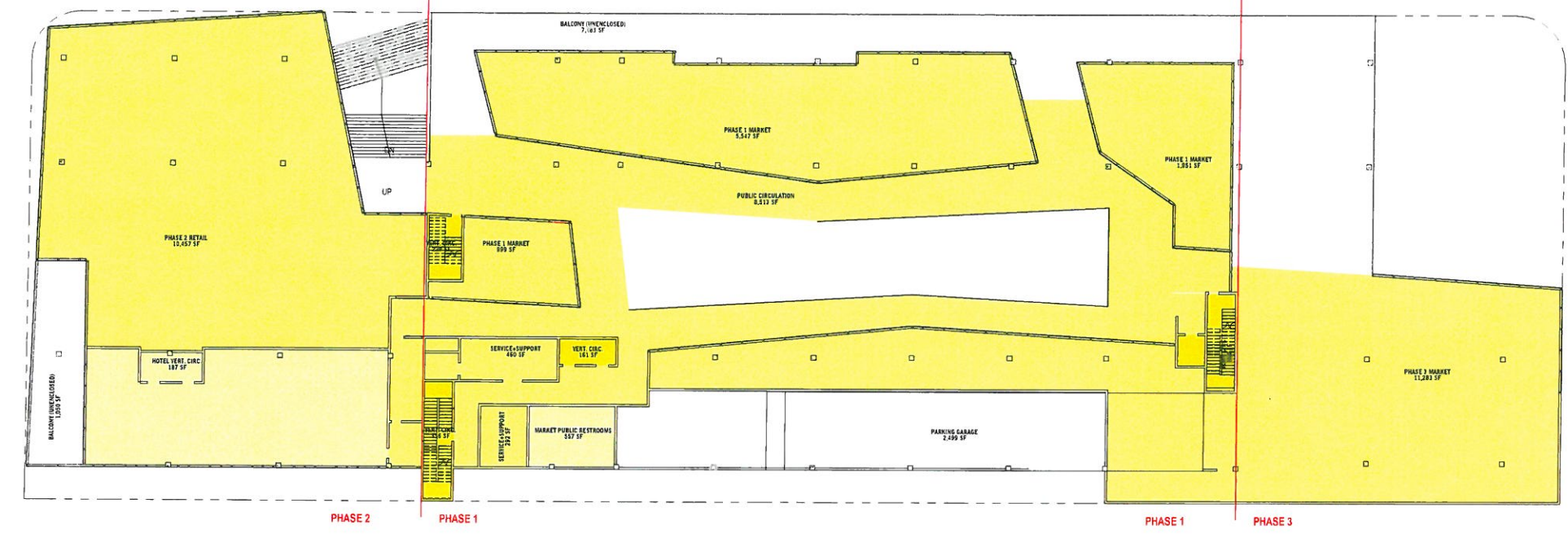
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Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

FAR DIAGRAMS

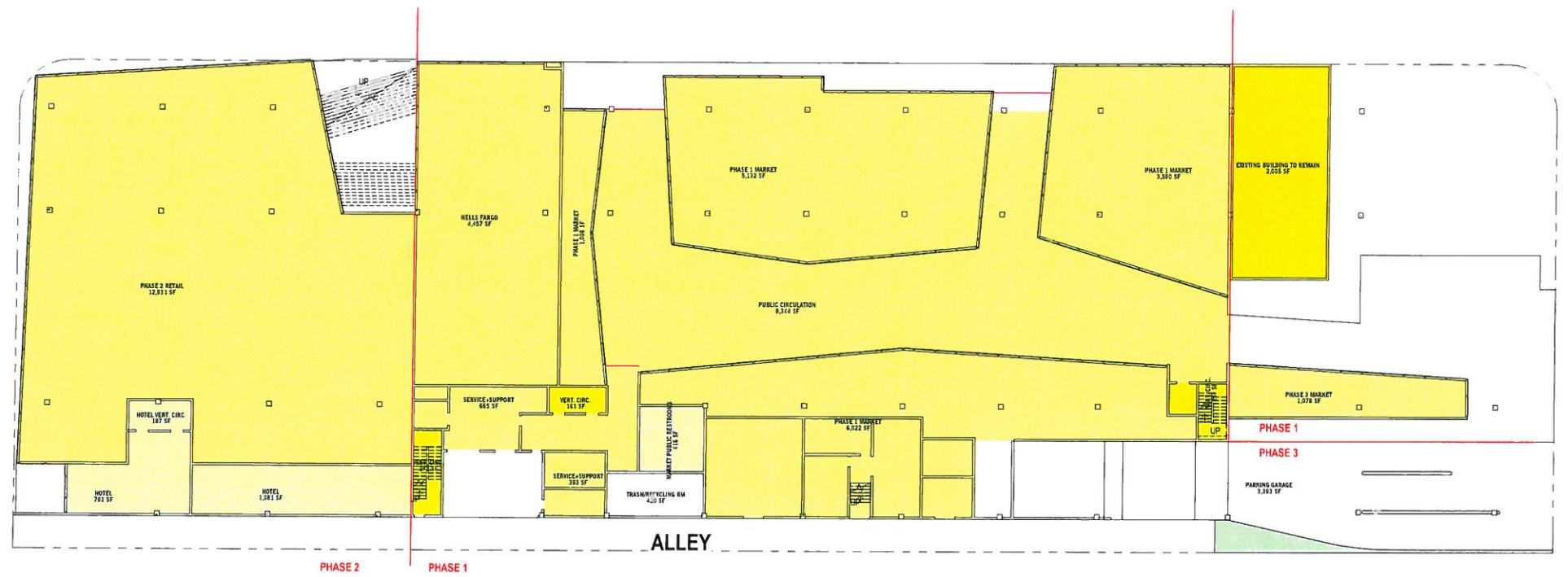
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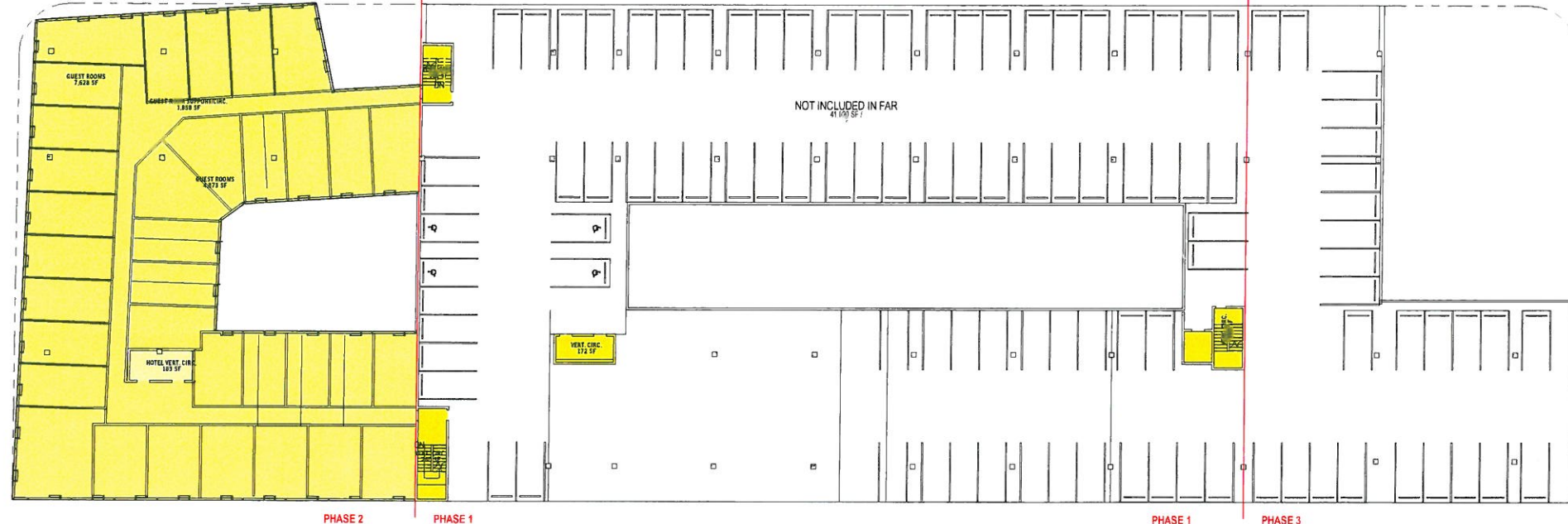
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1" = 20'-0"



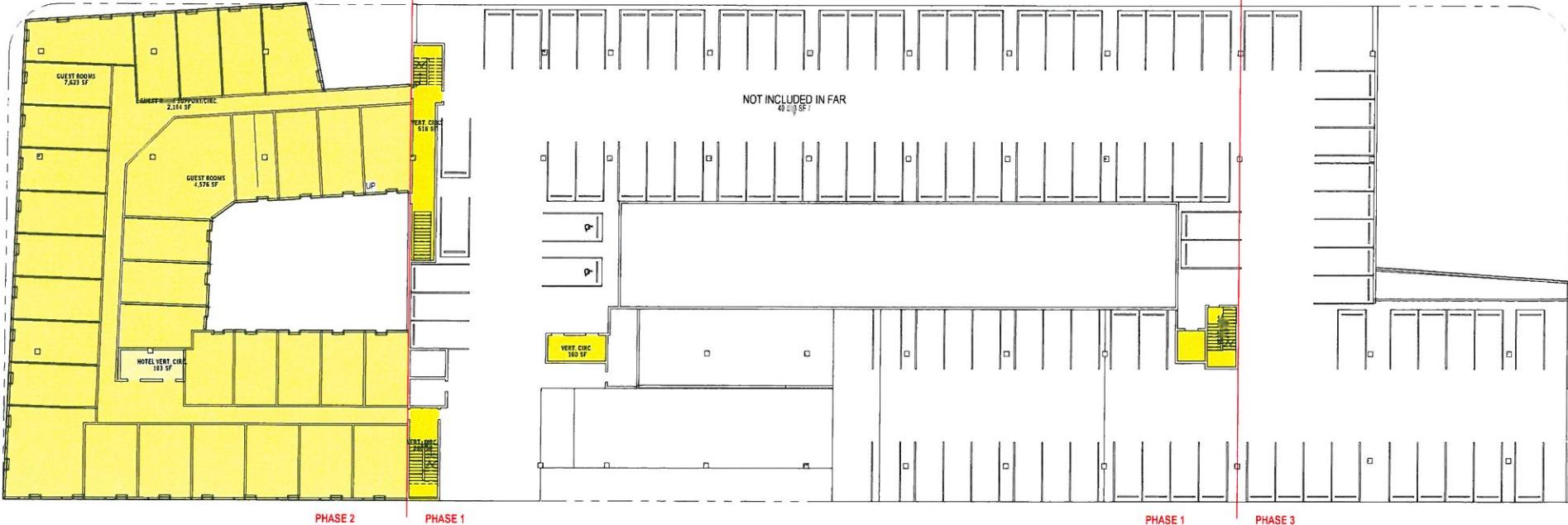
1 LEVEL 01
1" = 20'-0"

FAR AREA Copy 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12 901 SF
LEVEL 01	WELLS FARGO	4 457 SF
LEVEL 01	PHASE 1 MARKET	1 006 SF
LEVEL 01	PHASE 1 MARKET	3 590 SF
LEVEL 01	HOTEL	7 081 SF
LEVEL 01	HOTEL	1 081 SF
LEVEL 01	PHASE 3 MARKET	1 078 SF
LEVEL 01	PHASE 1 MARKET	6 072 SF
LEVEL 01	PHASE 1 MARKET	5 132 SF
LEVEL 01	PUBLIC CIRCULATION	8 144 SF
LEVEL 01	VERT CIRC	254 SF
LEVEL 01	HOTEL VERT CIRC	187 SF
LEVEL 01	VERT CIRC	161 SF
LEVEL 01	SERVICE-SUPPORT	161 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE-SUPPORT	303 SF
LEVEL 01	VERT CIRC	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2 005 SF
LEVEL 01	IS	48 700 SF
LEVEL 02	HOTEL VERT CIRC	187 SF
LEVEL 02	VERT CIRC	161 SF
LEVEL 02	VERT CIRC	364 SF
LEVEL 02	PHASE 1 MARKET	699 SF
LEVEL 02	PHASE 1 MARKET	1 951 SF
LEVEL 02	PHASE 3 MARKET	1 120 SF
LEVEL 02	PHASE 2 RETAIL	10 457 SF
LEVEL 02	PHASE 1 MARKET	5 547 SF
LEVEL 02	PUBLIC CIRCULATION	8 512 SF
LEVEL 02	SERVICE-SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	577 SF
LEVEL 02	VERT CIRC	229 SF
LEVEL 02	VERT CIRC	356 SF
LEVEL 02	SERVICE-SUPPORT	460 SF
LEVEL 02	HOTEL	3 224 SF
LEVEL 02	IS	44 074 SF
LEVEL 03	VERT CIRC	160 SF
LEVEL 03	VERT CIRC	260 SF
LEVEL 03	HOTEL VERT CIRC	183 SF
LEVEL 03	GUEST ROOM SUPPORT CIRC	2 154 SF
LEVEL 03	GUEST ROOMS	7 223 SF
LEVEL 03	VERT CIRC	103 SF
LEVEL 03	GUEST ROOMS	4 715 SF
LEVEL 03	VERT CIRC	5 6 5 SF
LEVEL 03	IS	15 711 SF
LEVEL 04	VERT CIRC	172 SF
LEVEL 04	VERT CIRC	260 SF
LEVEL 04	VERT CIRC	303 SF
LEVEL 04	HOTEL VERT CIRC	183 SF
LEVEL 04	GUEST ROOM SUPPORT CIRC	1 858 SF
LEVEL 04	GUEST ROOMS	7 628 SF
LEVEL 04	GUEST ROOMS	4 873 SF
LEVEL 04	VERT CIRC	166 SF
LEVEL 04	IS	15 400 SF
LEVEL 05	VERT CIRC	172 SF
LEVEL 05	VERT CIRC	260 SF
LEVEL 05	VERT CIRC	257 SF
LEVEL 05	HOTEL VERT CIRC	183 SF
LEVEL 05	GUEST ROOM SUPPORT CIRC	1 858 SF
LEVEL 05	HOTEL	7 628 SF
LEVEL 05	GUEST ROOMS	4 873 SF
LEVEL 05	VERT CIRC	285 SF
LEVEL 05	IS	15 510 SF
LEVEL 06	VERT CIRC	172 SF
LEVEL 06	VERT CIRC	260 SF
LEVEL 06	HOTEL VERT CIRC	183 SF
LEVEL 06	VERT CIRC	187 SF
LEVEL 06	VERT CIRC	245 SF
LEVEL 06	LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06	IS	1 232 SF
LEVEL 06	IS	141 215 SF

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2 LEVEL 04
1" = 20'-0"



1 LEVEL 03
1" = 20'-0"

FAR AREA C (1) 1		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,901 SF
LEVEL 01	WELLS FARGO	4,457 SF
LEVEL 01	PHASE 1 MARKET	1,008 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL	793 SF
LEVEL 01	HOTEL	1,281 SF
LEVEL 01	PHASE 3 MARKET	1,078 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	8,344 SF
LEVEL 01	VERT. CIRC.	214 SF
LEVEL 01	HOTEL VERT. CIRC.	183 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERV. CIRC. SUPPORT	67 SF
LEVEL 01	MARKET PUBLIC RESTROOMS	411 SF
LEVEL 01	SERVICE SUPPORT	213 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,065 SF
LEVEL 01		46,758 SF
LEVEL 02	HOTEL VERT. CIRC.	117 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	384 SF
LEVEL 02	PHASE 1 MARKET	99 SF
LEVEL 02	PHASE 1 MARKET	1,151 SF
LEVEL 02	PHASE 3 MARKET	1,128 SF
LEVEL 02	PHASE 2 RETAIL	10,457 SF
LEVEL 02	PHASE 1 MARKET	5,617 SF
LEVEL 02	PUBLIC CIRCULATION	8,517 SF
LEVEL 02	SERV. CIRC. SUPPORT	292 SF
LEVEL 02	MARKET PUBLIC RESTROOMS	557 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	718 SF
LEVEL 02	SERVICE SUPPORT	460 SF
LEVEL 02	HOTEL	3,224 SF
LEVEL 02		44,571 SF
LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	HOTEL VERT. CIRC.	183 SF
LEVEL 03	LOBBY SUPPORT CIRC.	2,114 SF
LEVEL 03	LOBBY SUPPORT CIRC.	713 SF
LEVEL 03	LOBBY SUPPORT CIRC.	260 SF
LEVEL 03	LOBBY SUPPORT CIRC.	4,581 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03		11,731 SF
LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	269 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	HOTEL VERT. CIRC.	183 SF
LEVEL 04	LOBBY SUPPORT CIRC.	1,858 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	4,873 SF
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04		15,400 SF
LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	217 SF
LEVEL 05	HOTEL VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT CIRC.	1,188 SF
LEVEL 05	HOTEL	7,228 SF
LEVEL 05	GUEST ROOMS	4,873 SF
LEVEL 05	VERT. CIRC.	310 SF
LEVEL 05		14,516 SF
LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	210 SF
LEVEL 06	HOTEL VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06	ELEV. LOBBY	131 SF
LEVEL 06	PUBLIC RESTROOMS	70 SF
LEVEL 06		1,423 SF
LEVEL 06		141,211 SF

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		Author
		Checker
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		TITLE

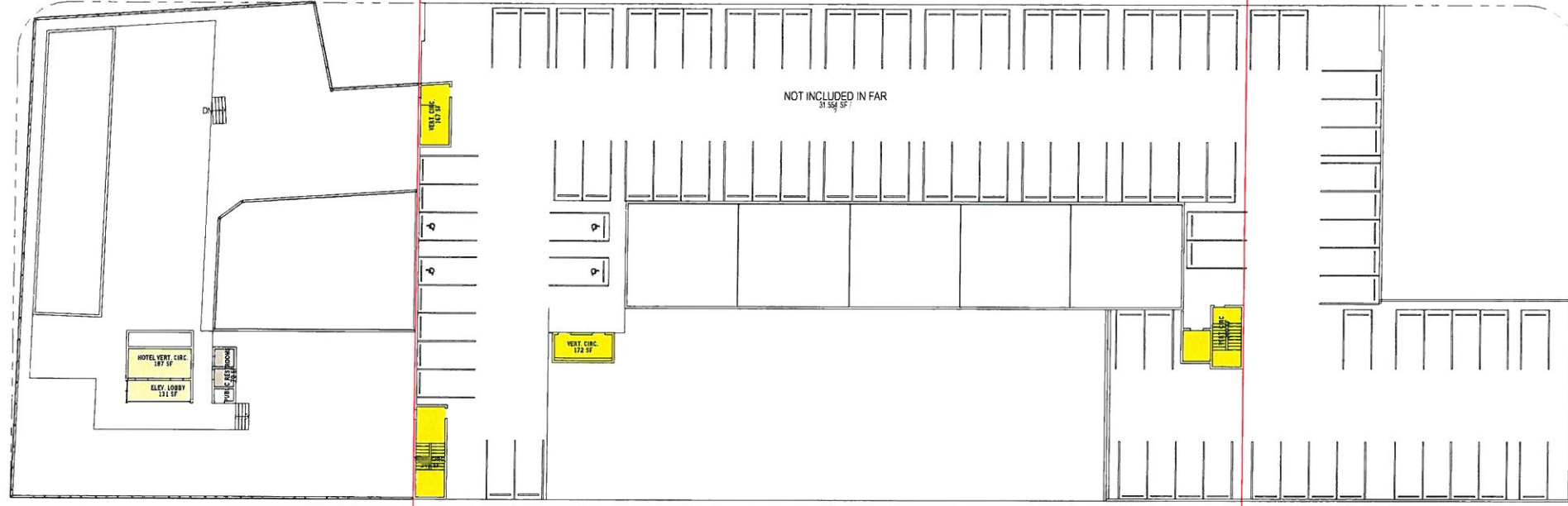
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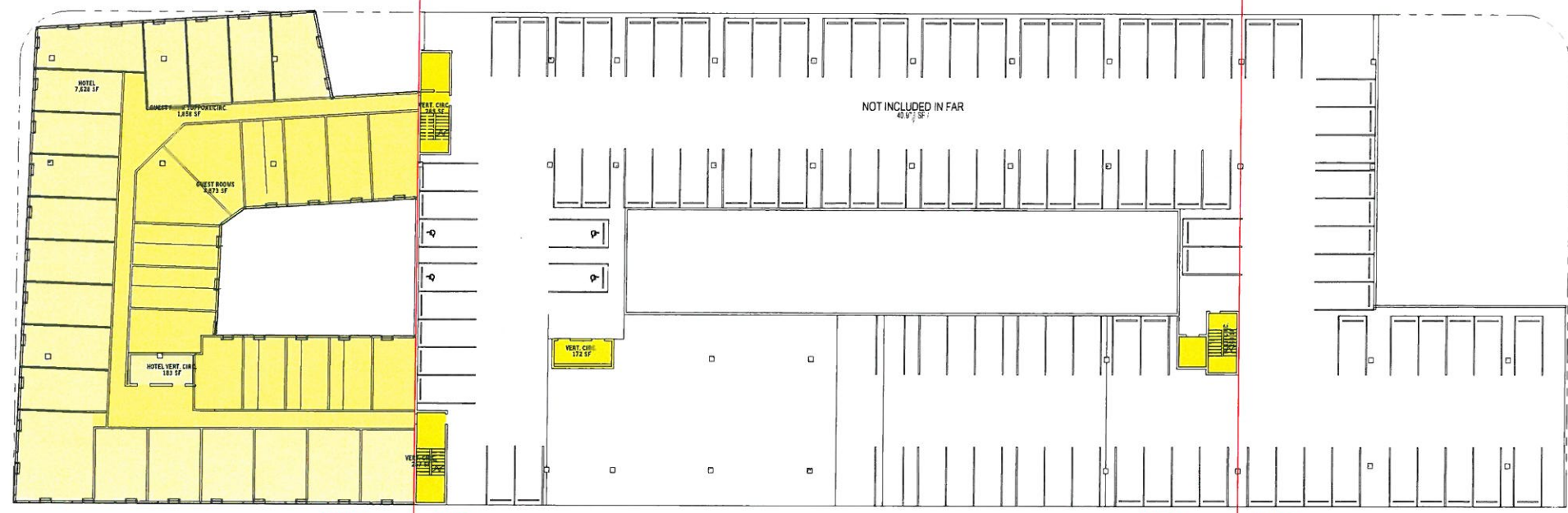
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2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

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

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Approved		TITLE

HOTEL UNITS

SHEET NUMBER

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

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



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

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



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

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

HOTEL GUEST ROOMS

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

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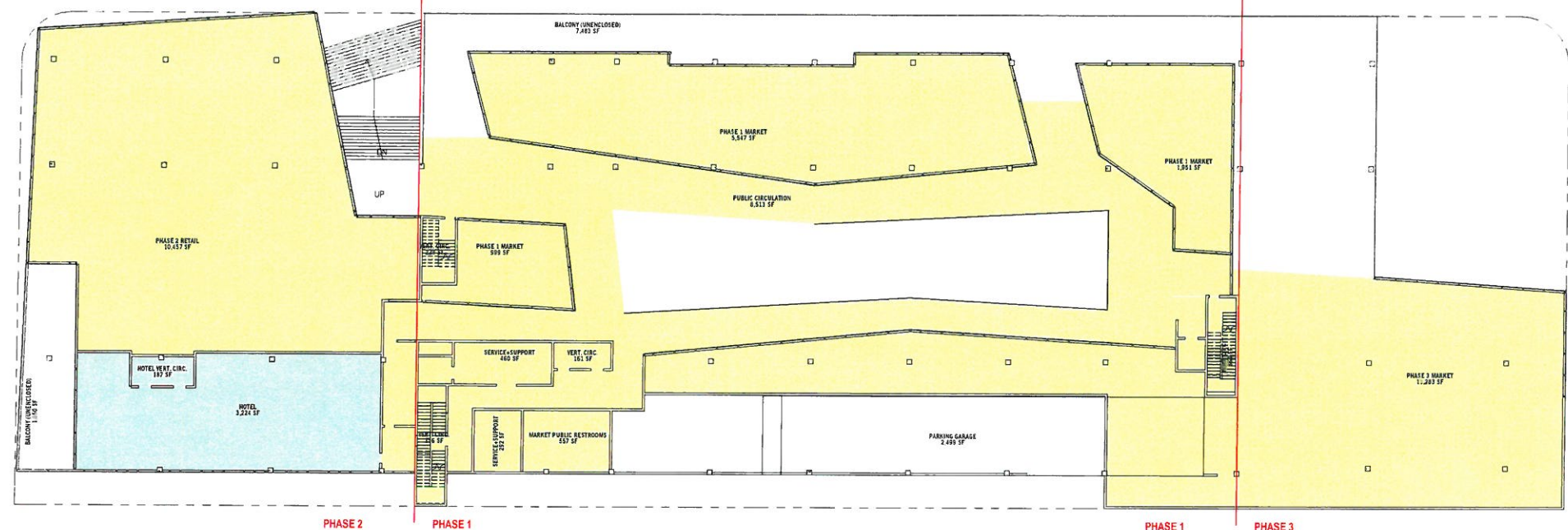
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TITLE		

**HOTEL AREA
DIAGRAMS**

SHEET NUMBER

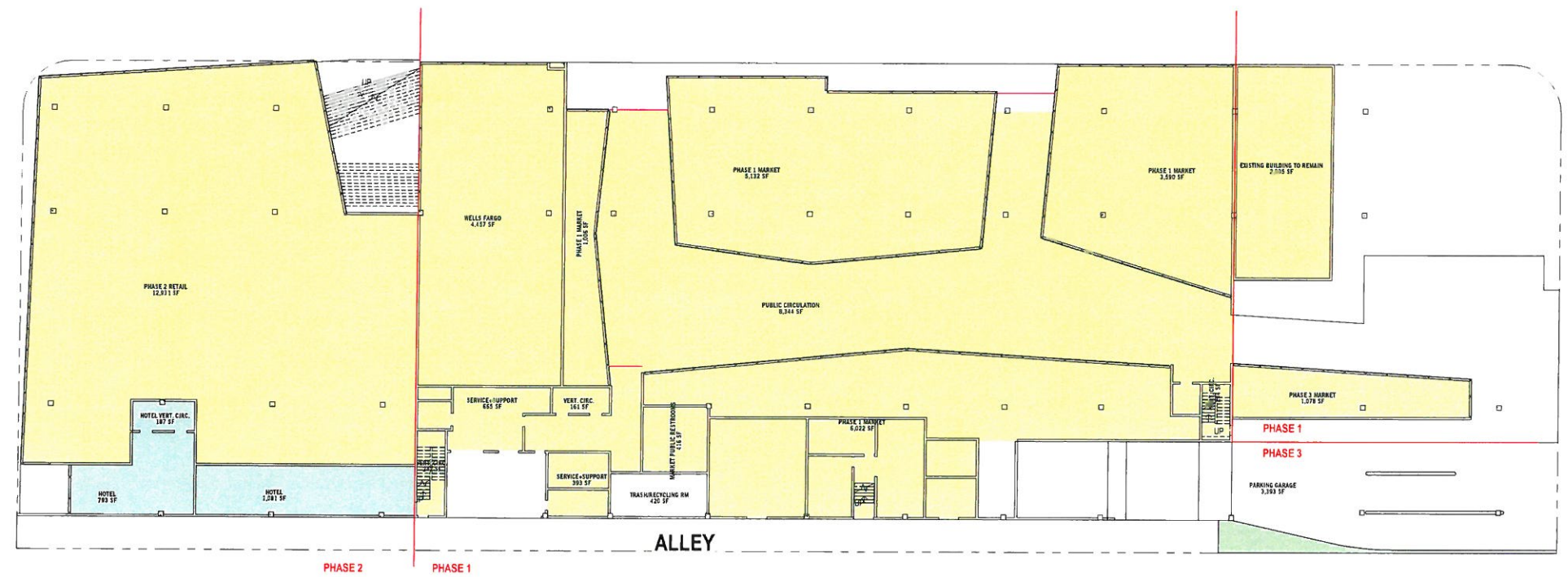
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② LEVEL 02 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREA NAME	AREA	Comments
LE-EL 01	HOTEL	750 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LE-EL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01 3		2,081 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,224 SF	HOTEL
LE-EL 02 2		3,411 SF	
LEVEL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 03	GUEST ROOM SUPPORT/CIRC.	7,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	7,223 SF	HOTEL
LEVEL 03	GUEST ROOMS	4,673 SF	HOTEL
LE-EL 03 4		11,536 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,638 SF	HOTEL
LEVEL 04	GUEST ROOMS	7,628 SF	HOTEL
LE-EL 04	GUEST ROOMS	4,873 SF	HOTEL
LEVEL 04 4		14,592 SF	
LEVEL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LEVEL 05	HOTEL	7,338 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,873 SF	HOTEL
LEVEL 05 4		14,542 SF	
LE-EL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 06	ELEV. LOBBY	131 SF	HOTEL
LEVEL 06	PUBLIC RESTROOMS	70 SF	HOTEL
LEVEL 06 3		708 SF	
LEVEL 06 3		49,480 SF	



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

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

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LANDSCAPE ARCHITECT

**URBAN ROBOT
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URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

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

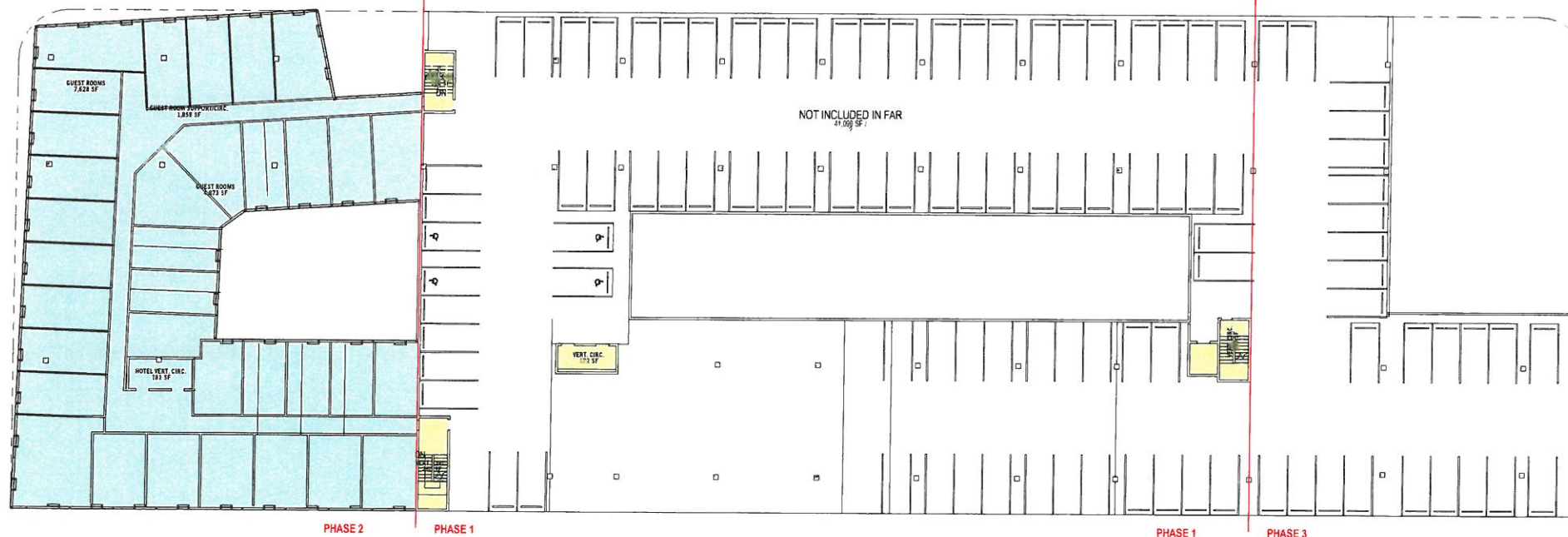
DATE	BY	SAVED
Job Number	8104 14 110	
Drawn	Author	
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Approved	Approver	
TITLE		

**HOTEL AREA
DIAGRAMS**

SHEET NUMBER

A00-011

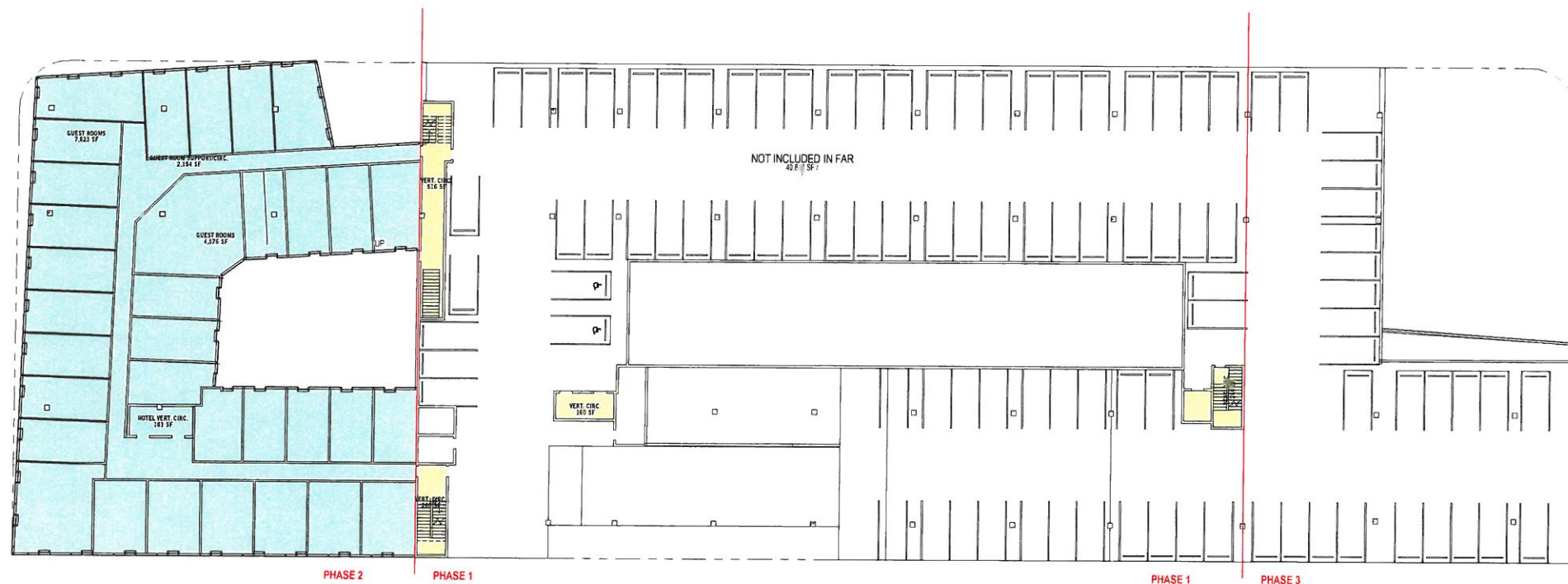
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② LEVEL 04 HOTEL FLOOR DIAGRAM
1" = 20'-0"

FAR AREA			
LEVEL	AREANAME	AREA	CURVEAREA
LE-EL 01	HOTEL	790 SF	HOTEL
LE-EL 01	HOTEL	1,081 SF	HOTEL
LEVEL 01	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 01 3		2,061 SF	
LE-EL 02	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 02	HOTEL	3,214 SF	HOTEL
LEVEL 02 2		3,411 SF	
LE-EL 03	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF	HOTEL
LE-EL 03	GUEST ROOMS	2,103 SF	HOTEL
LE-EL 03	GUEST ROOMS	4,671 SF	HOTEL
LE-EL 03 4		14,549 SF	
LEVEL 04	HOTEL VERT. CIRC.	187 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	1,841 SF	HOTEL
LE-EL 04	GUEST ROOMS	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	4,671 SF	HOTEL
LEVEL 04 4		14,542 SF	
LE-EL 05	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 05	GUEST ROOM SUPPORT/CIRC.	1,858 SF	HOTEL
LE-EL 05	HOTEL	7,628 SF	HOTEL
LEVEL 05	GUEST ROOMS	4,873 SF	HOTEL
LE-EL 05 4		14,542 SF	
LEVEL 06	HOTEL VERT. CIRC.	187 SF	HOTEL
LE-EL 06	LOBBY	171 SF	HOTEL
LE-EL 06	PUBLIC RESTROOMS	71 SF	HOTEL
LE-EL 06 3		388 SF	
		49,493 SF	

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



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

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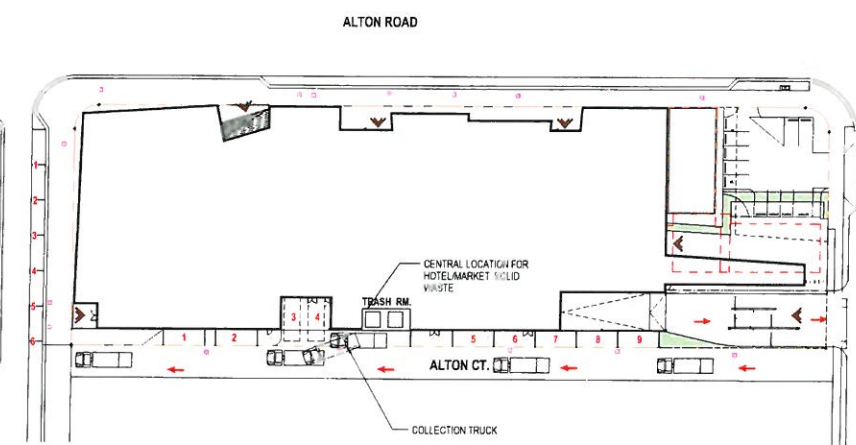
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SITE PLAN

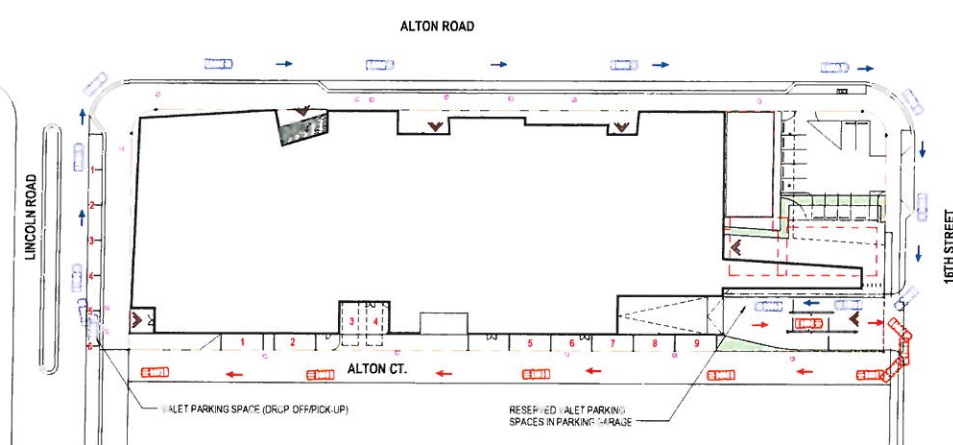
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A00-02

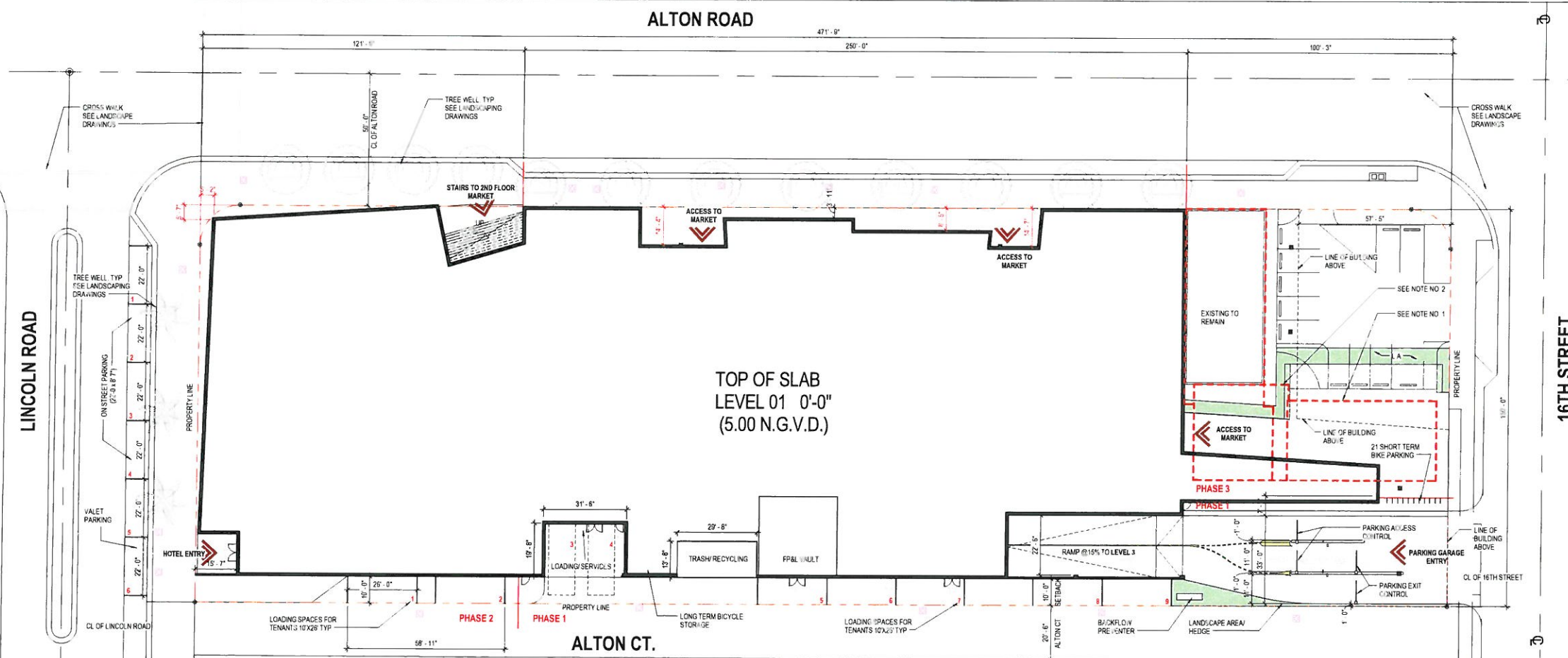
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3 WASTE MANAGEMENT OPERATION
1" = 50'-0"



2 VALET OPERATION
1" = 50'-0"



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

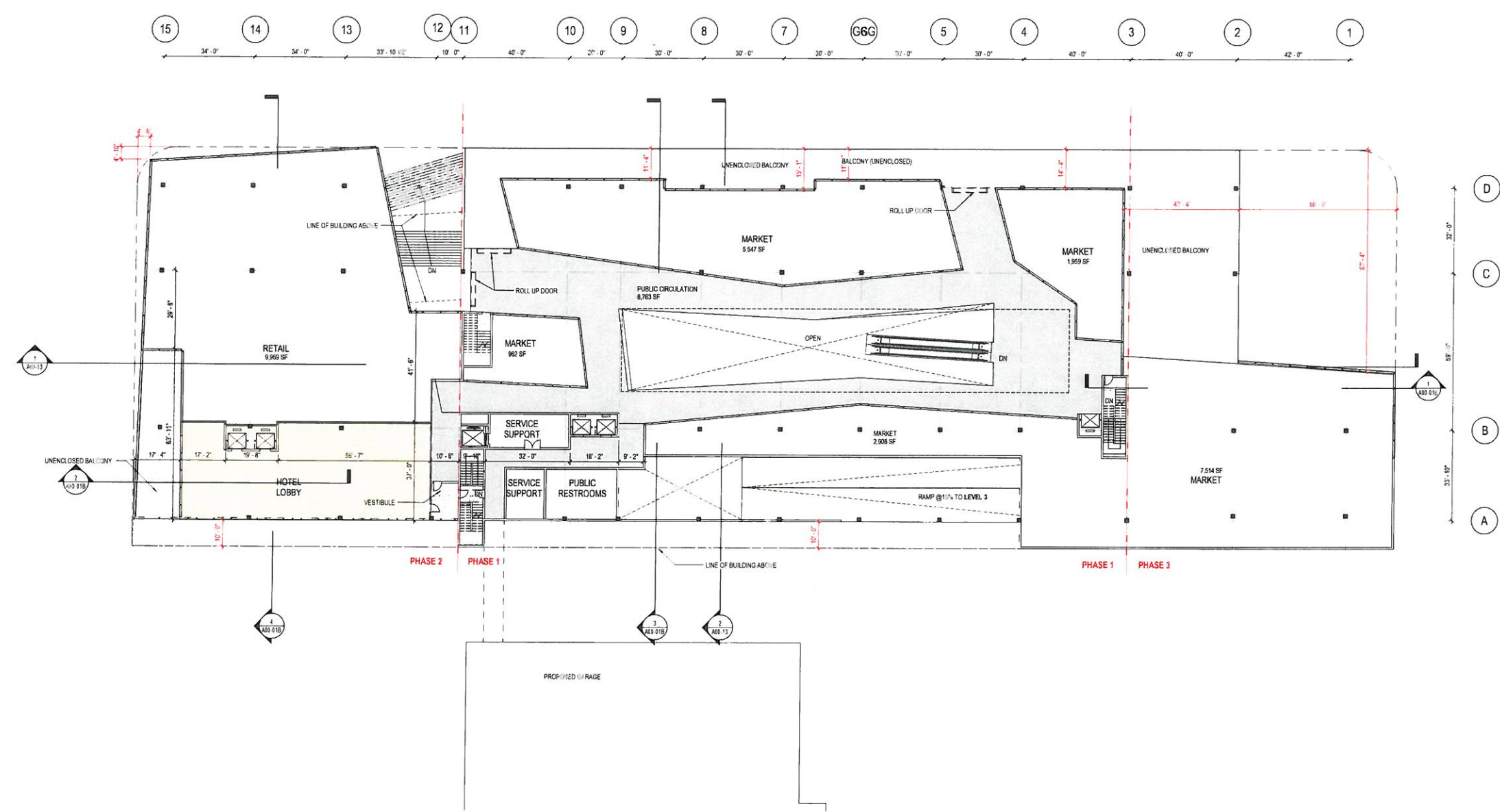
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (26' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (26' X 10" PARALLEL PARKING LOADING SPACE)

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

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CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC LOAD FACTOR	OCC LOAD
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY UNENC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE-SUPPORT	MED. / EQUIP. STOR.	155 SF	IBC	200 SF	2
SERVICE-SUPPORT	MED. / EQUIP. STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,558 SF	IBC	60 SF	26
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,254 SF	IBC	60 SF	21
PHASE 1 MARKET	MERCANTILE - OTHER	1,188 SF	IBC	60 SF	20
PHASE 2 RETAIL	MERCANTILE - OTHER	13,632 SF	IBC	60 SF	228
PHASE 3 MARKET	MERCANTILE - OTHER	5,968 SF	IBC	60 SF	117
PUBLIC RESTROOMS	MERCANTILE - OTHER	517 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	249 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	151 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	354 SF	IBC	60 SF	7
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	17 SF	IBC	200 SF	2
		52,073 SF			103

Area Schedule Level 02				
Level	Name	Code	Area	Comments
LE-EL-01	HOTEL VERT. CIRC.	Gross	187 SF	HOTEL
LE-EL-02	VERT. CIRC.	Gross	181 SF	
LE-EL-02	VERT. CIRC.	Gross	214 SF	
LE-EL-02	PHASE 1 MARKET	Gross	11,011 SF	LEASABLE AREA
LE-EL-02	PHASE 2 MARKET	Gross	11,283 SF	LEASABLE AREA
LE-EL-02	PHASE 3 MARKET	Gross	10,457 SF	LEASABLE AREA
LE-EL-02	PHASE 1 MARKET	Gross	5,547 SF	LEASABLE AREA
LE-EL-01	PUBLIC CIRCULATION	Gross	7,113 SF	
LE-EL-02	BALCONY (UNENCLOSED)	Gross	7,483 SF	
LE-EL-02	BALCONY (UNENCLOSED)	Gross	11,910 SF	
LE-EL-02	SERVICE-SUPPORT	Gross	292 SF	
LE-EL-02	MARKET PUBLIC RESTROOMS	Gross	557 SF	
LE-EL-01	PARKING GARAGE	Gross	2,499 SF	NOT INCLUDED IN FAR
LE-EL-02	VERT. CIRC.	Gross	229 SF	
LE-EL-02	VERT. CIRC.	Gross	358 SF	
LE-EL-02	SERVICE-SUPPORT	Gross	400 SF	
LE-EL-02	HOTEL	Gross	1,204 SF	HOTEL
LE-EL-01-18		Gross	5,409 SF	
Grand Total 18		Gross	55,609 SF	



1 LEVEL 02
1" = 20'-0"

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BOARD FINAL
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04-15-2016

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Job Number	810414 000	
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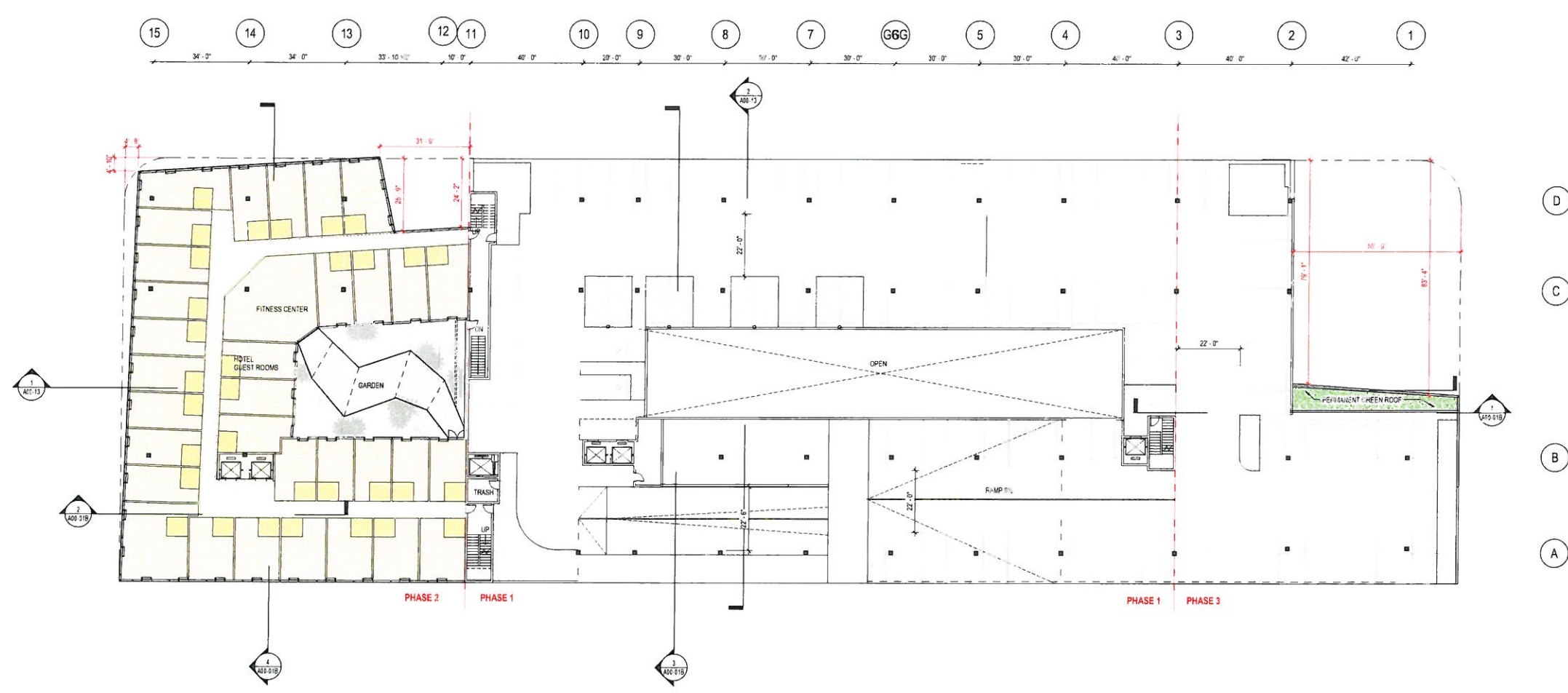
LEVEL 02 PLAN

SHEET NUMBER

A00-06

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

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



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LEVEL 03 PLAN

SHEET NUMBER

A00-07

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1 LEVEL 03
 1" = 20'-0"

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

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

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Job Number	810414 000	Author	
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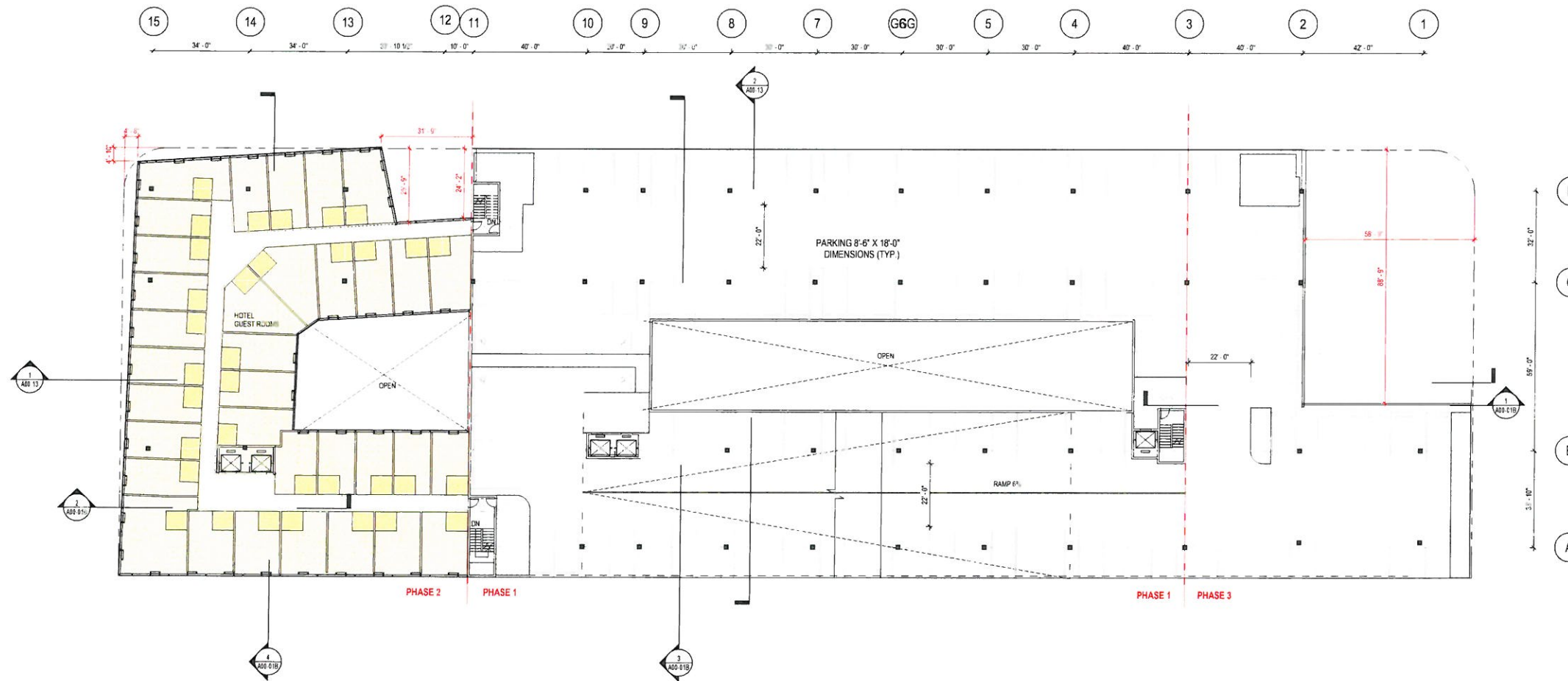
TITLE

LEVEL 04 PLAN

SHEET NUMBER

A00-08

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1 LEVEL 04
 1" = 20'-0"

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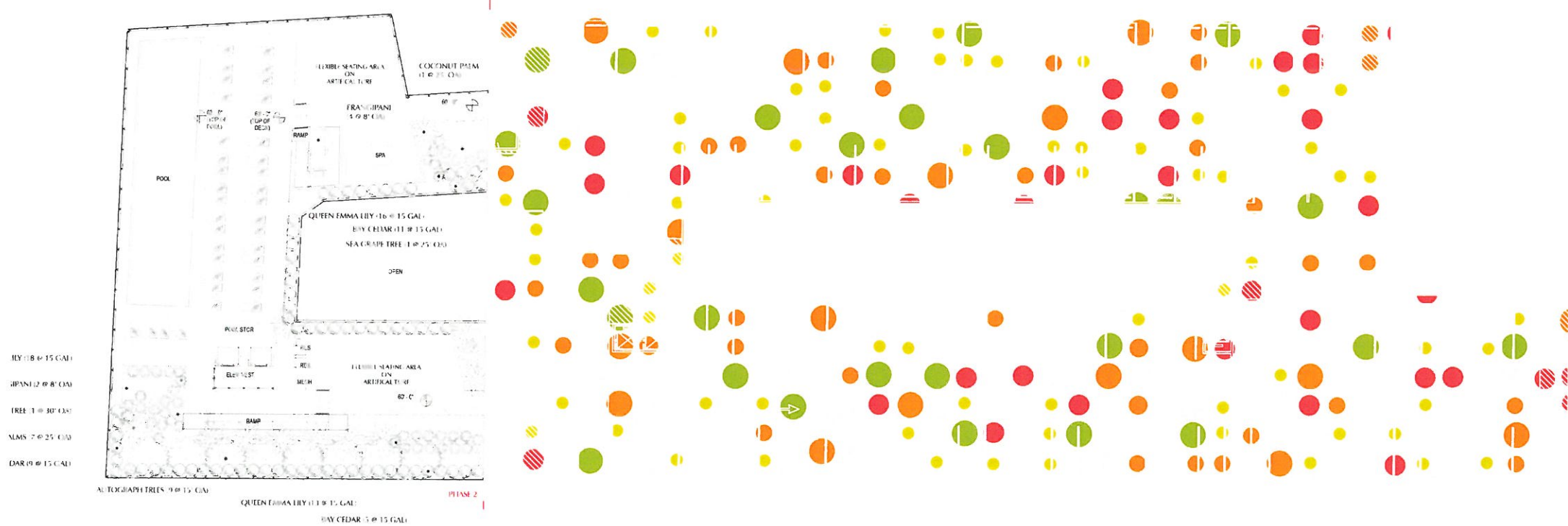
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PATTERN**

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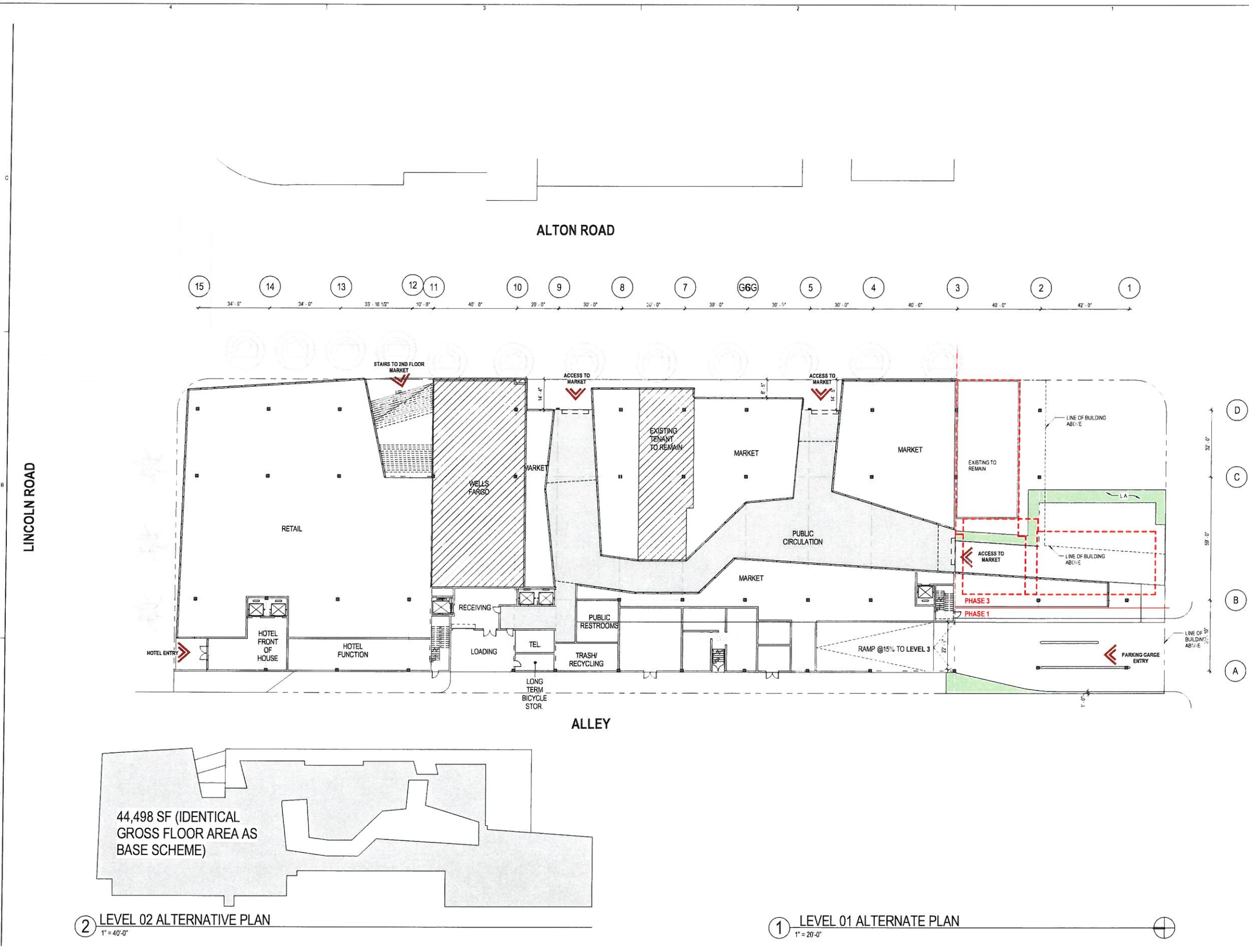
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**LEVEL 01 ALTERNATE
PLAN**

SHEET NUMBER

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

① LEVEL 01 ALTERNATE PLAN
1" = 20'-0"

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LEGEND	
	DESCRIPTION
2	ARCHITECTURAL OP WHITE CONCRETE
3	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLES ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZED COLOR OR LIT TINTION GLAZING
4	STRUCT SEALANT GLAZED ALUM WINDOW WALL CAPLES ZERO SIGHTLINE WITH INSULATING LAMINATED TINTION GLAZING
7	GLAZED OPERATIVE METAL RAILING
8	STAINLESS STEEL CABLE RAILING
9	GREENSCREEN TRELLIS PANELS
10	METAL SCREEN
11	SLIDING GLASS DOOR WITH STAINLESS STEEL CABLE RAILING ON INTERIOR SIDE
14	EXISTING BUILDING TO REMAIN

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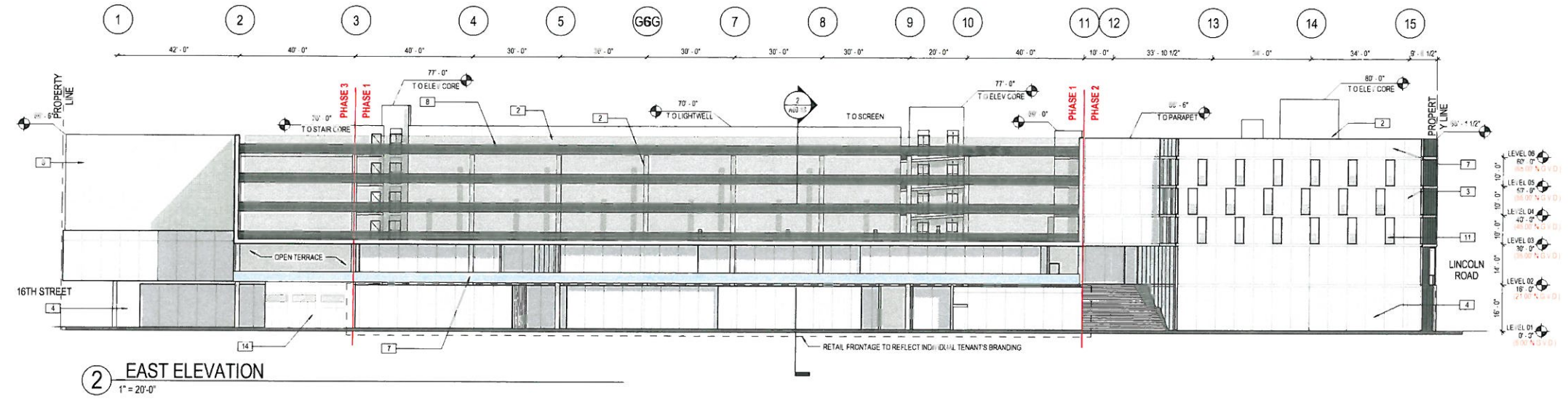
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Job Number	810414.000	
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TITLE		

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A00-12A

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LEGEND	
	DESCRIPTION
2	ARCHITECTURAL DIP WHITE CURVED EYE
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED GLASS (REVIEW COLOR LIT VISION GLAZING)
4	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL, CAPLESS ZERO SIGHTLINE WITH INSULATING LAMINATED VISION GLAZING
7	GLAZED OPERABLE METAL RAILING
11	SLIDING GLASS CURTAIN WITH 5" THICKNESS STEEL CABLE RAILING ON INTERIOR SIDE
12	ALUM. GLASS DOOR, INTEGRATED WITH ALUM. WINDOW WALL

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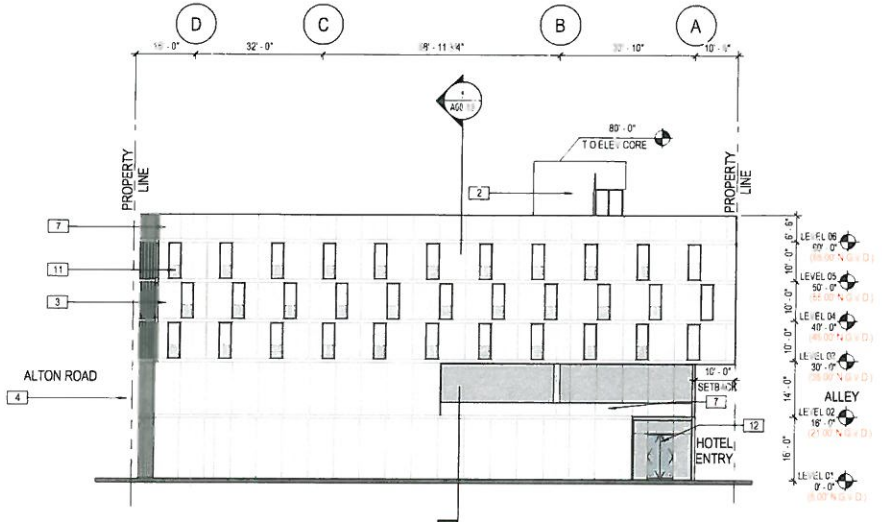
NAME	ROLE	DATE
Job Number	8104 14 110	
Drawn	Author	
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Approved	Approver	
TITLE		

NORTH ELEVATION

SHEET NUMBER

A00-012B

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1 NORTH ELEVATION
1" = 20'-0"

LEGEND	
	DESCRIPTION
2	ARCHITECTURAL COP WHITE CONCRETE
4	STRUCT SEALANT GLAZED ALUM WINDOW WALL (APLSS) ZERO SIGHTLINE WITH INSULATING LAMINATED GLAZING
7	GLAZED DECORATIVE METAL RAILING
10	METAL GREEN
14	EXISTING BUILDING TO REMAIN

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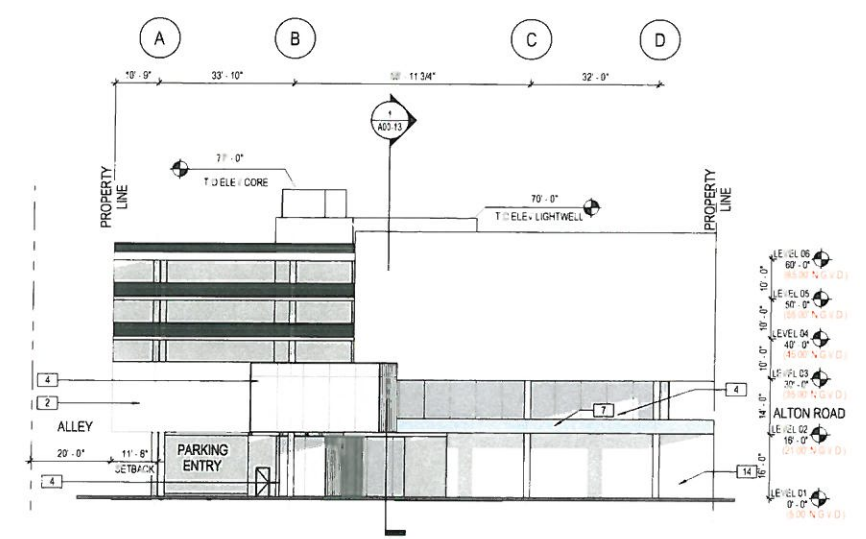
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TITLE	

SOUTH ELEVATION

SHEET NUMBER

A00-012C

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1 SOUTH ELEVATION
1" = 20'-0"

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

**PERKINS
+ WILL**
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

**1212
LINCOLN ROAD**

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

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

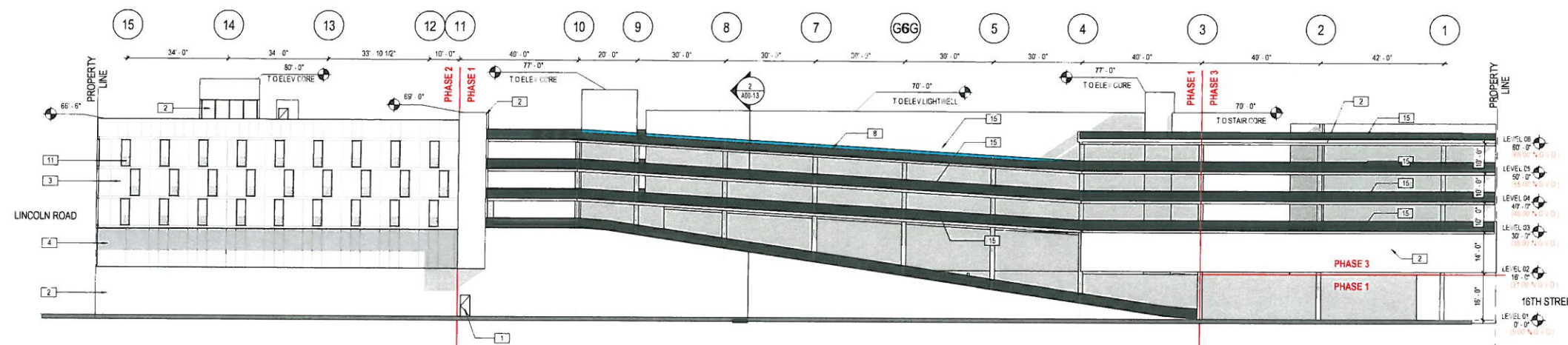
NO.	ISSUE	DATE
Job Number	815414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

WEST ELEVATION

SHEET NUMBER

A00-012D

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1 WEST ELEVATION
1" = 20'-0"