

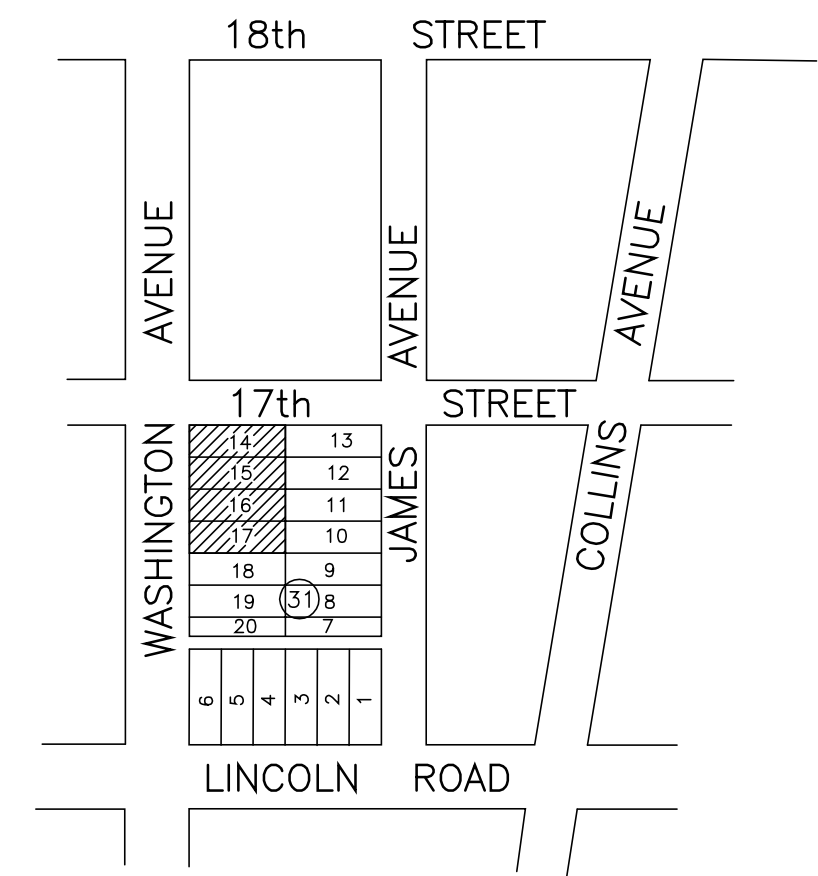
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	1	ADD	CERTIFICATION TO:	O.N.
No.	2	UPDATE	SURVEY (10/31/17)C	BLS
No.				BLS

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**ALTANSPS LAND TITLE SURVEY**  
**CITIBANK - 1685 WASHINGTON AVENUE**  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/13/17
Scale	1"=20'
Drawn By	MAP
CAD No.	170074
Plotted	11/2/17 3:07p
Ref. Dwg.	295-214-1
Field Book	486/218FLD.SHT. TC
Job No.	170074
Dwg. No.	2017-015
Sheet	1 of 1



**LOCATION SKETCH**  
NOT TO SCALE

**LEGEND**

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		I.D.
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	HANDHOLE		ASPHALT PAVEMENT
	SIGN		

**LEGAL DESCRIPTION:**

Lots 14, 15, 16 and 17, Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company, File No. 3020-831539 with an effective date of January 12, 2017. All restrictions, easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B 11 - B Standard Exceptions not addressed.
- Provisions of the Plat of Fishers First Subdivision of Alton Beach, recorded in Plat Book 2, Page 77.
- No easements per plat that encumber parcel to plot. Right-of-Way per plat that adjoins parcel is shown on survey.
- Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. Standard Exception not addressed. Not a survey matter.
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- Standard Exception not addressed. Not a survey matter.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.
- Bearings hereon are referred to an assumed value of N 00°23'39" W for the East right of way line of Washington Avenue, and evidenced by found 1/2" pipe & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-371, Elevation +5.38 and located by PK nail & aluminum washer in concrete catch basin at 17th Street (36' West of centerline) and Washington Avenue (69' South of centerline).
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 29,978 square feet, or 0.688 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Total striped parking spaces within legal description: 26 Regular and 2 Handicap. Parking spaces were not verified for any applicable requirements.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

**CERTIFICATION TO:**

Citibank, N.A.  
First American Title Insurance Company File No.: 3020-831539  
Sobe Center, LLC

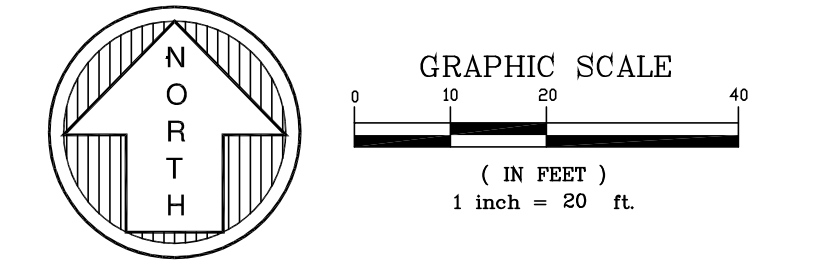
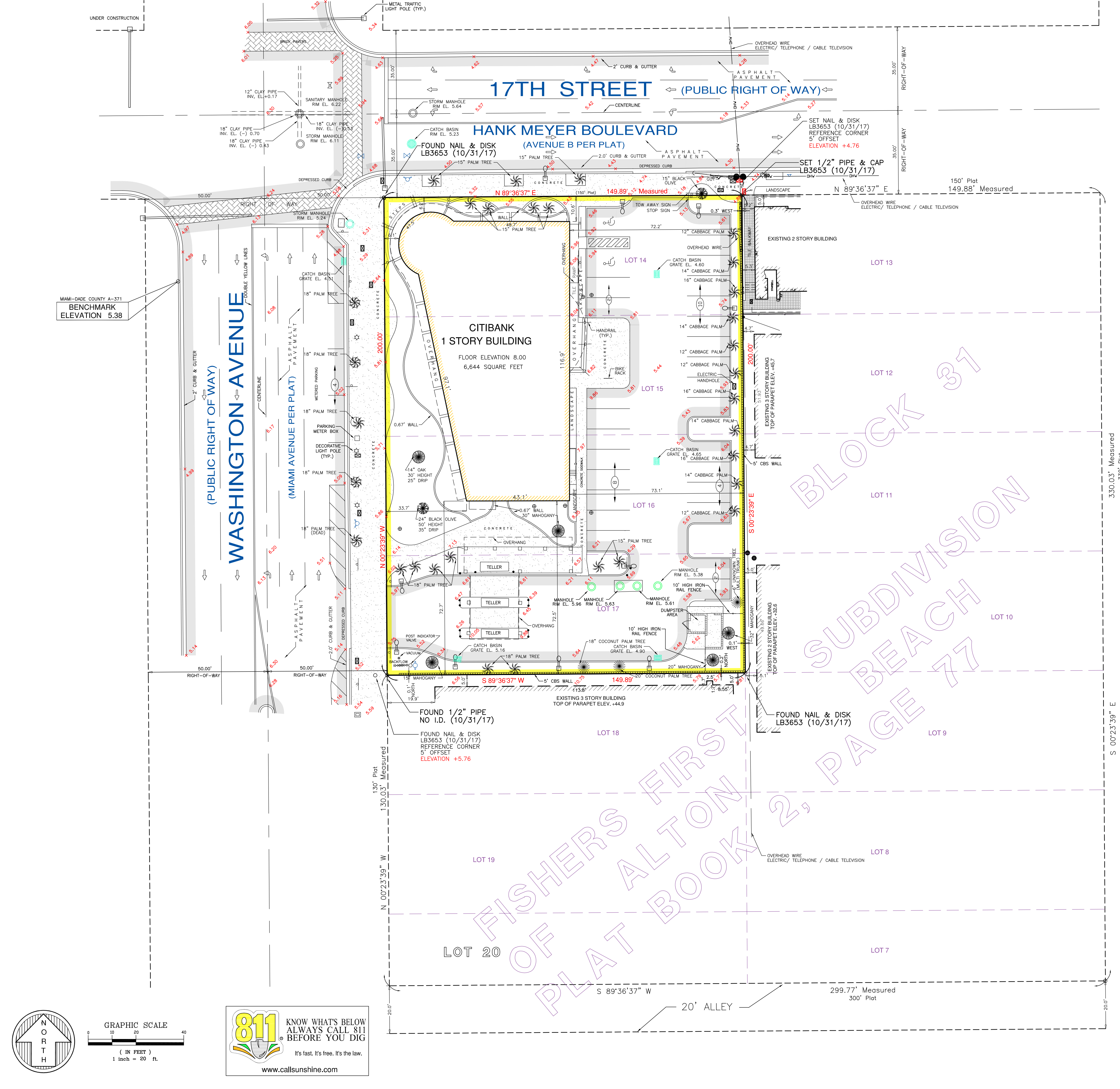
**SURVEYOR'S CERTIFICATION:**

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 13, 2017, and updated October 31, 2017, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 31, 2017.

\*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.



**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
It's fast. It's free. It's the law.  
www.callsunshine.com

FISHERS FIRST SUBDIVISION OF ALTON BEACH  
 PLAT BOOK 2, PAGE 77



INDEX OF DRAWINGS

A0.00	COVER SHEET
	RENDERINGS
	SURVEY
A0.01	INDEX AND DATA
A0.02	AERIALS
A0.02A	MAP OF HISTORIC DISTRICT AND SITES
A0.03	SITE PHOTOS
A0.04	SITE PHOTOS
A0.05	SITE PHOTOS
A0.06	SITE PHOTOS
A0.07	SITE PHOTOS
A0.08	SITE PHOTOS
A0.09	SITE PHOTOS
A0.10	SITE PHOTOS
A0.11	SITE PHOTO LOCATIONS
A0.12	HISTORIC SITE PHOTOS
A0.13	HISTORIC SITE PHOTOS
A0.14	SITE SETBACKS DIAGRAM
A1.00	EXISTING LOCATION PLAN
A1.01	EXISTING SITE PLAN W/ DEMOLITION
A1.02	EXISTING STREET ELEVATIONS
A1.03	EXISTING ELEVATIONS W/ DEMOLITION
A1.04	PRECEDENT PROJECTS BY RUDY RUCCIOTTI
A1.05	SURROUNDING AREA COMPARISON
A1.06	HISTORIC DISTRICT RELATIONSHIP COMPARISON
A2.00A	PROPOSED LOCATION PLAN
A2.00B	PROPOSED SITE PLAN
A2.01	PROPOSED GROUND LEVEL PLAN
A2.02	PROPOSED 2ND LEVEL PLAN
A2.03	PROPOSED 3RD LEVEL PLAN
A2.04	PROPOSED 4TH LEVEL PLAN
A2.05	PROPOSED 5TH LEVEL PLAN
A2.06	PROPOSED 6TH LEVEL PLAN
A2.07	PROPOSED 7TH LEVEL PLAN
A2.08	PROPOSED 8TH LEVEL/ROOF PLAN
A2.09	UPPER ROOF PLAN
A3.01A	PROPOSED WEST ELEVATION
A3.01B	PROPOSED WEST ELEVATION RENDERING
A3.02A	PROPOSED NORTH ELEVATION
A3.02B	PROPOSED NORTH ELEVATION RENDERING
A3.03A	PROPOSED SOUTH ELEVATION
A3.03B	PROPOSED SOUTH ELEVATION RENDERING
A3.04A	PROPOSED EAST ELEVATION
A3.04B	PROPOSED EAST ELEVATION RENDERING
A4.01	PROPOSED SECTION_RENDERING
A4.02	PROPOSED SECTION
A4.03	PROPOSED SECTION
A5.01	F.A.R. AND GROSS AREA DIAGRAM GROUND LEVEL
A5.02	F.A.R. AND GROSS AREA DIAGRAM 2ND LEVEL
A5.03	F.A.R. AND GROSS AREA DIAGRAM 3RD LEVEL
A5.04	F.A.R. AND GROSS AREA DIAGRAM 4TH LEVEL
A5.05	F.A.R. AND GROSS AREA DIAGRAM 5TH LEVEL
A5.06	F.A.R. AND GROSS AREA DIAGRAM 6TH LEVEL
A5.07	F.A.R. AND GROSS AREA DIAGRAM 7TH LEVEL
A5.08	F.A.R. AND GROSS AREA DIAGRAM 8TH LEVEL/ ROOF
A5.09	VARIANCE DIAGRAMS
L0.00	COVER SHEET& INDEX_LANDSCAPE
L1.00	EXISTING TREE SURVEY AND DISPOSITION PLAN
L1.01	DISPOSITION CHART AND MITIGATION SUMMARY
L2.00	GROUND LEVEL LANDSCAPE PLAN
L2.01	THIRD FLOOR LANDSCAPE PLAN
L2.02	FOURTH FLOOR LANDSCAPE PLAN
L2.03	ROOF LANDSCAPE PLAN
L2.04	LANDSCAPE LEGEND, NOTES AND DETAILS

PARKING CALCULATIONS

SPACE	SF	SEATS/UNITS	RATIO	PARKING SPACES
HOTEL		150 UNITS	0	0
CITIBANK	4,000 SF		300	13.33
RETAIL	2,052 SF		300	6.84
RESTAURANT	4,826 SF	145 SEATS	0.25	36.25
RESTAURANT	2,943 SF	150 SEATS	0.25	37.5
<b>TOTAL</b>				<b>93.92</b>

LOADING CALCULATIONS

SPACE	SQFT / UNITS	LOADING REQUIREMENTS	LOADING PROVIDED
COMMERCIAL SPACE	13,821 SQFT	2	2
HOTEL	150 UNITS	3	3
<b>TOTAL</b>		<b>5</b>	<b>5</b>

OCCUPANT LOAD CHART

LOCATION	SF	O/SF	OCCUPANTS
<b>Ground Floor:</b>			
RESTAURANT	2,405	15	160
HOTEL LOBBY BAR	400	15	27
<b>Roof Level:</b>			
RESTAURANT	1,876	15	125
OUTDOOR SEATING AREA	1,227	15	82
<b>TOTAL</b>			<b>394</b>

AREA CALCULATIONS & UNITS

	AREA - FAR	AREA - GROSS	AREA NET LEASABLE	UNITS	UNITS UNDER 335 SF
LEVEL 1	15,135	27,089	10,878		
LEVEL 2	877	26,730			
LEVEL 3	13,791	18,443		30	4
LEVEL 4	12,151	18,443		30	4
LEVEL 5	12,151	16,799		30	4
LEVEL 6	12,151	16,011		30	4
LEVEL 7	12,151	16,011		30	4
LEVEL 8	3,924	16,968	2,943		
ROOF	0				
<b>TOTAL</b>	<b>82,331</b>	<b>156,494</b>	<b>13,821</b>	<b>150</b>	<b>20</b>

FAR Allowed 82,439 SF

DATA

MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1685 Washington Avenue, Miami Beach, FL 33139		May 2, 2018
2	Board and File numbers:			
3	Folio number(s):	02-3234-019-0730		
4	Year constructed:	1996	Zoning District:	CD-3
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5.81' NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	29978 SF or 0.688 acres
7	Lot Width	200'	Lot Depth:	149.89'
8	Minimum Unit Size	300SF	Average Unit Size:	N/A
9	Existing User	Citi Bank	Proposed Use:	MIXED USE RETAIL AND HOTEL

	Maximum	Existing	Proposed	Deficiencies	
10	Height	80'-0"	47'-10"	83'-0"	3'-0" VARIANCE REQUIRED
11	Number of Stories	N/A	1 STORY	8 STORIES	-
12	FAR	2.75	N/A	2.75	-
13	FLOOR AREA Square Footage	82,439 SF	N/A	82,439 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	0	-
16	Number of Units Hotel	N/A	N/A	150	-
17	Number of Seats	N/A	N/A	295	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Required	Existing	Proposed	Deficiencies	
<b>Setbacks</b>					
<b>Commerical Pedestal:</b>					
19	Front Setback (West):	0'-0"	6.1'	5'-0"	-
20	Rear Setback (East):	5'-0"	72.1'	5'-0"	-
21	Side Setback facing Street (North):	0'-0"	6.2'	5'-0"	-
22	Side Setback (South):	0'-0"	72.5'	0'-0"	-
<b>Residential Pedestal(CD-3)</b>					
23	Front Setback (West):	20'-0"	N/A	32'-6 1/2"	-
24	Rear Setback (East):	15'-0"	N/A	22'-6"	-
25	Side Setback facing Street (North):	16'-0"	N/A	16'-0"	-
26	Side Setback (South):	16'-0"	N/A	21'-0"	-
<b>Residential Tower (CD-3)</b>					
27	Front Setback (West):	50'-0"	N/A	32'-06 1/2"	17'-5 1/2" variance required
28	Rear Setback (East):	22'-6"	N/A	22'-6"	-
29	Side Setback facing Street (North):	16'-0"	N/A	16'-0"	-
30	Side Setback (South):	19'-4"	N/A	21'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	7	7	7	-
32	Total # of parking spaces	94	28	120	-
33	# of parking spaces required	see chart	28	122	-
34	Parking Space Dimensions	8.5' X 18'		8.5' X 18'	-
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE		90 DEGREE	-
36	ADA Spaces	1	2	1	-
37	Tandem Spaces	N/A	N/A	32	-
38	Drive Aisle Width	22'	22'	22'	-
39	Valet Drop off and pick up	N/A	N/A	ground level	-
40	Loading zones and Trash collection	5	0	5	-
41	Bike Racks	N/A	N/A	15	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	BANK	HOTEL/COMMERCIAL	-
43	Total # of Seats	N/A	N/A	295	-
44	Total # of Seats per venue	N/A	N/A	145, 150	-
45	Total Occupant Content	N/A	N/A	N/A	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	SEE CHART	-

47	Is this a contributing building?	NO
48	Located within a Local Historic Dist	YES

VARIANCES REQUESTED

- 3' height variance for the 8<sup>th</sup> floor
- Front setback variance for the tower portion of the structure to reduce the setback from 50'-0" to 32'-6"
- Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-4" (previously 8'-10")
- Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 6'-0" (previously 9'-4")



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park Hotel

1685 Washington Ave  
Miami Beach, FL 33139



FINVARB GROUP  
CLIENT

RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

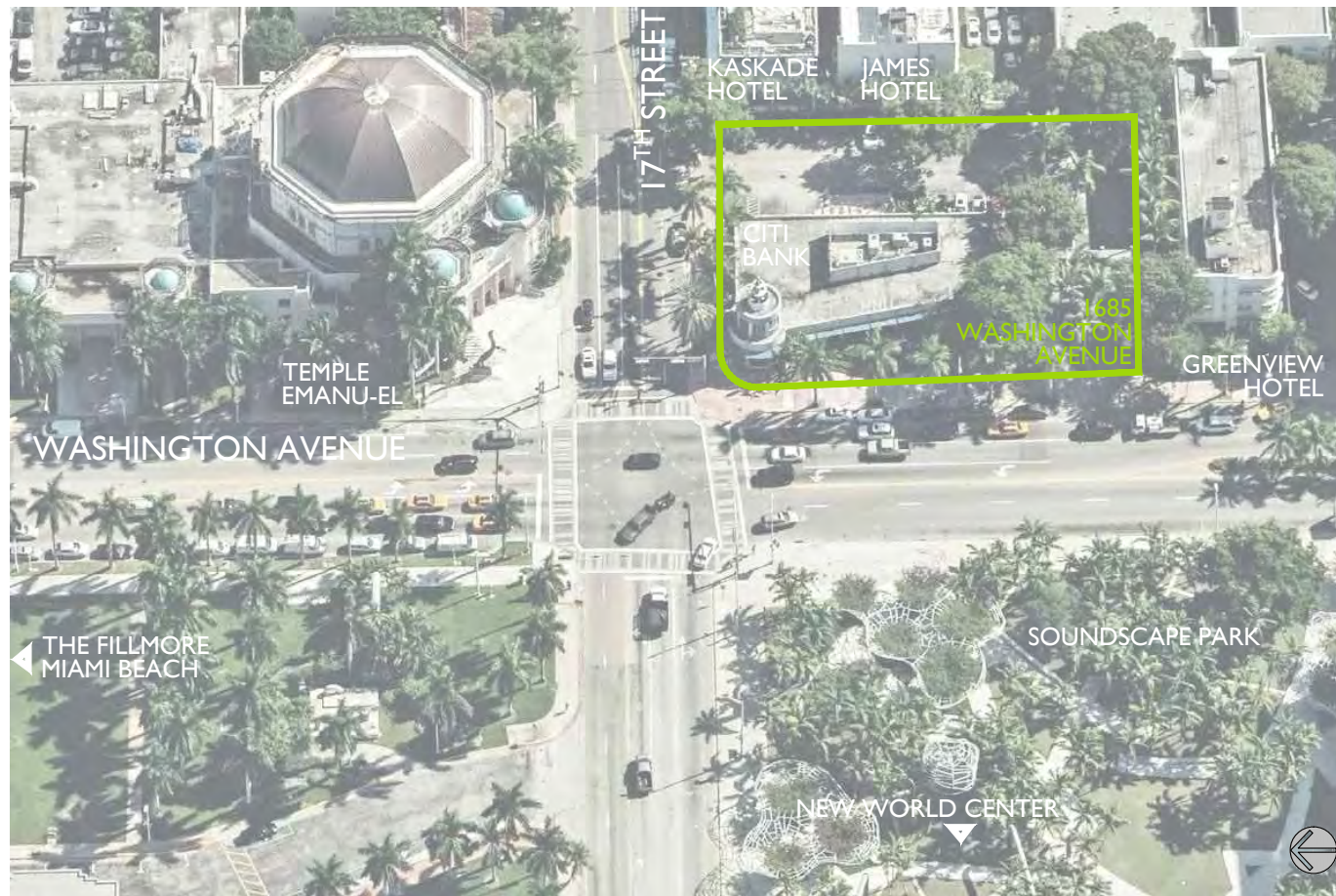
INDEX & DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. © 2017

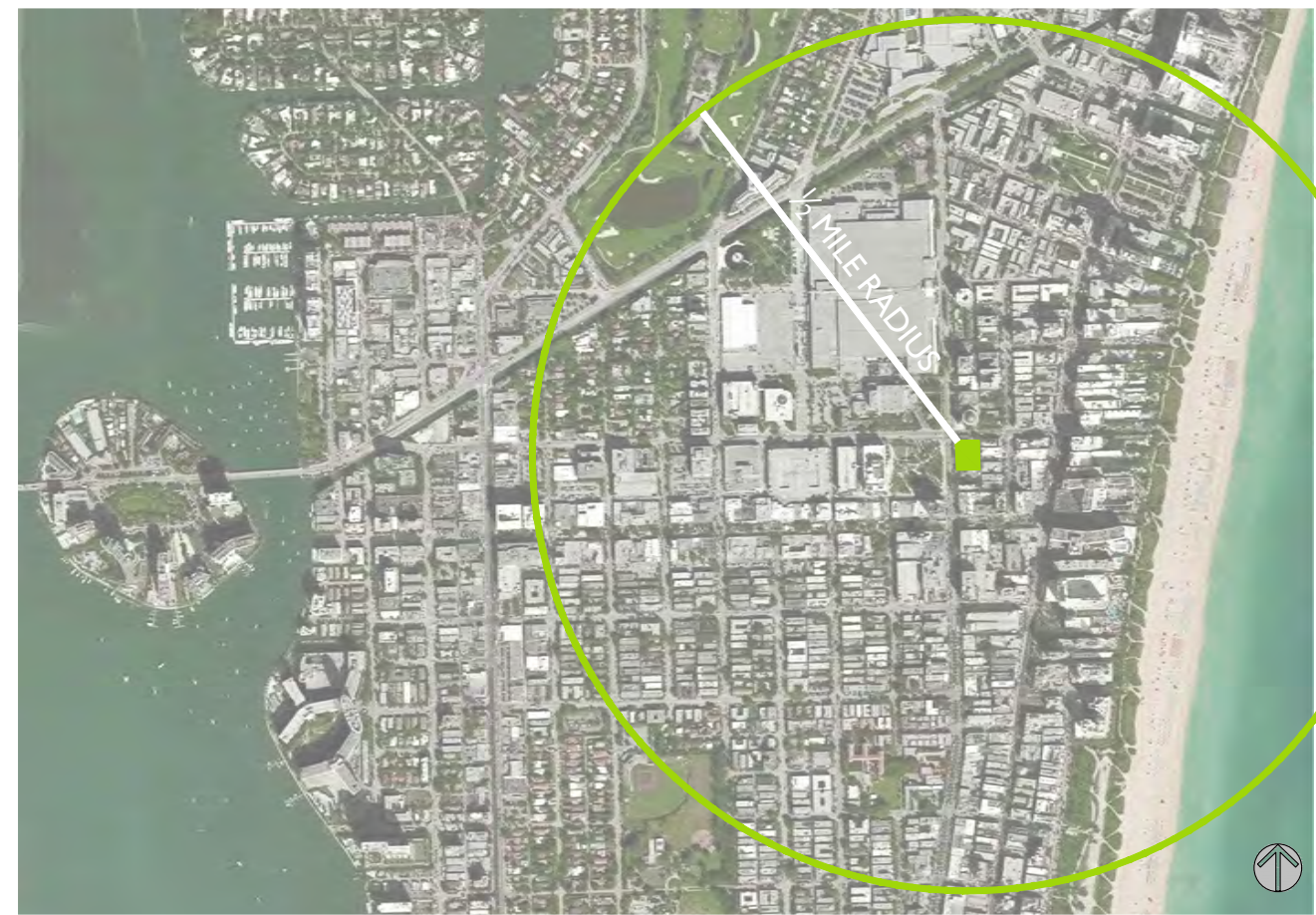
SCALE:  
CHECK: JMcG  
DATE: 07/30/2018  
SHEET NUMBER

A0.01

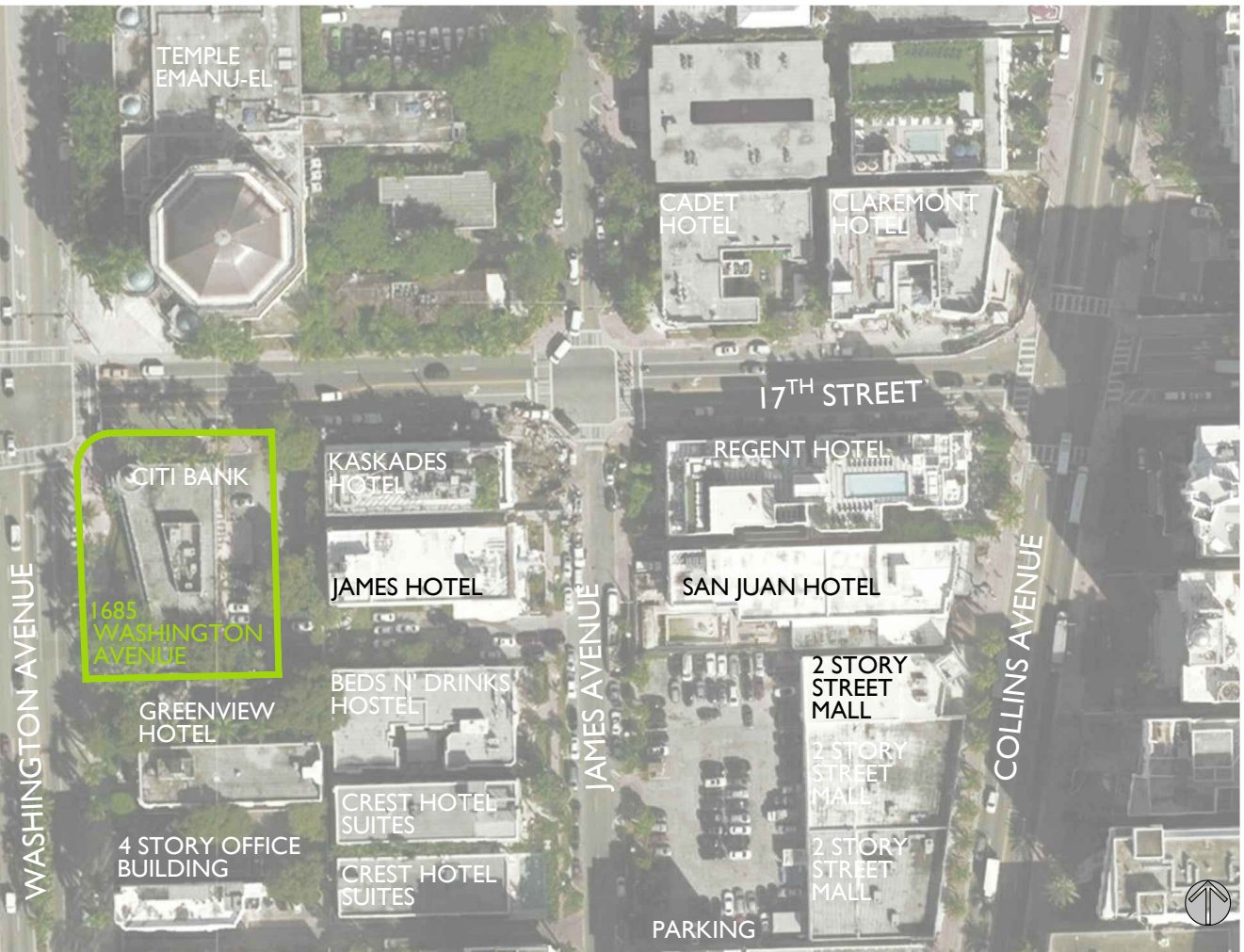




AXONOMETRIC VIEW



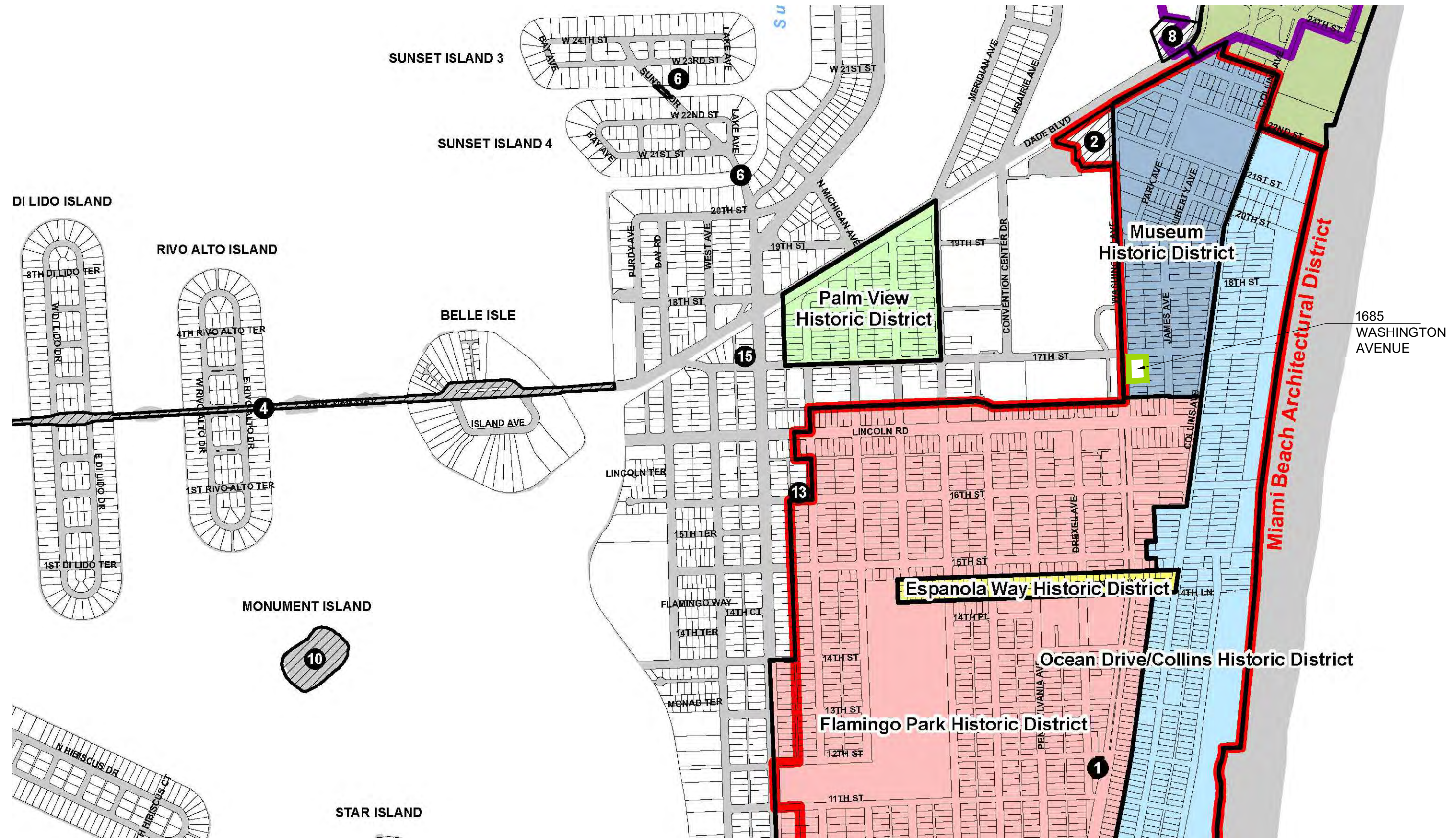
AERIAL MAP



AERIAL MAP ENLARGED







HISTORIC DISTRICT MAP





2018-03-07  
3. SITE FACING 17TH STREET



2018-03-07  
2. SITE FACING WASHINGTON AVENUE



2018-03-07

I. CITI BANK PARKING VIEW FROM KASKADES HOTEL





2018-03-07  
8. CITI BANK DRIVE-THROUGH



2018-03-07

7. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

5. CITI BANK ENTRANCE



2018-03-07

6. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

4. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE







12. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



11. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



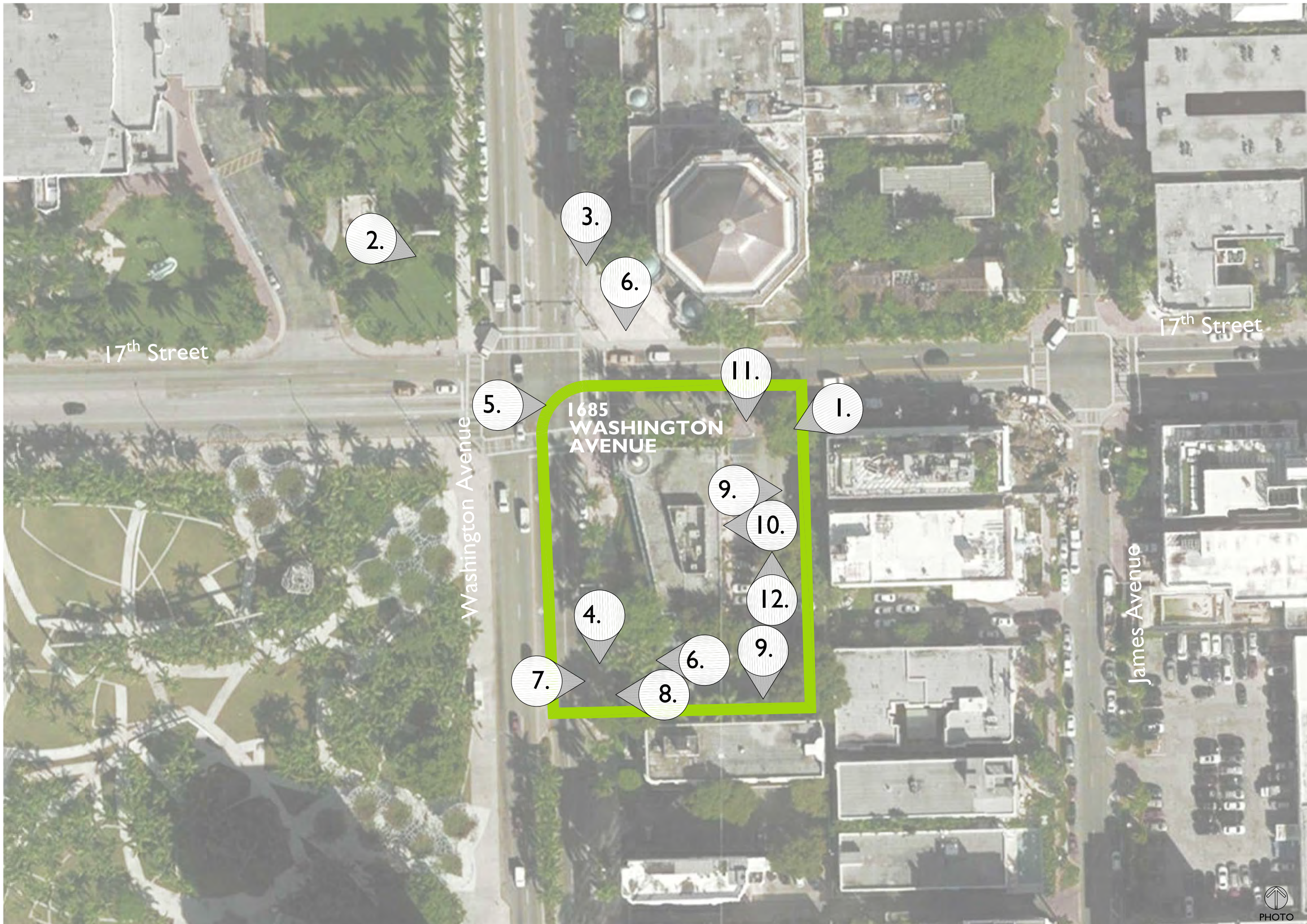
10. VIEW TOWARDS CITIBANK



9. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING











2018-03-07

3. TEMPLE EMANU-EL

1705

PROJECT NUMBER

PROJECT:

**Symphony Park  
Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB**  
GROUP  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**SITE  
PHOTOGRAPHY**

JENNIFER McCONNERY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. © 2017

SCALE:

CHECK: JMcG

DATE: 07/30/2018

SHEET NUMBER

**A0.07**



2018-03-07

2. PHOTO OF THE EXISTING KASKADES HOTEL



2018-03-07

1. KASKADES HOTEL OUTDOOR AREA

Urban Robot Associates (2014). Photo of the Kaskades Hotel. [image] Available at: <http://www.urbanrobot.net/gipfel/ln61k411wiol53iv5rqi9de8djsiye> [Accessed 7 March 2018].





2018-03-07

8. APPROACHING THE SITE FROM TEMPLE EMANUEL



2018-03-07

7. JAMES HOTEL FACING JAMES AVENUE



2018-03-07

6. BEDS 'N DRINKS/CHATAM APARTMENTS HOSTEL FACING JAMES AVENUE



2018-03-07

5. CREST HOTEL SUITES FACING JAMES AVENUE



2018-03-07

4. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY







2018-03-07  
13. APPROACHING THE SITE FROM 17TH STREET



2018-03-07  
12. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY



2018-03-07  
11. VIEW OF THE ALBION HOTEL AND LINCOLN ROAD FACING WEST



2018-03-07  
10. VIEW TOWARDS NEIGHBORING STRUCTURES



2018-03-07  
9. VIEW OF CREST HOTEL AND SUITES FACING WEST







19.VIEW TOWARDS EAST FROM CORNER OF LINCOLN ROAD AND WASHINGTON AVENUE



18.VIEW TOWARDS NORTH FROM CORNER OF LINCOLN ROAD AND JAMES AVENUE



17.VIEW TOWARDS THE FILMORE CENTER



16.VIEW TOWARDS EAST OF GREENVIEW HOTEL



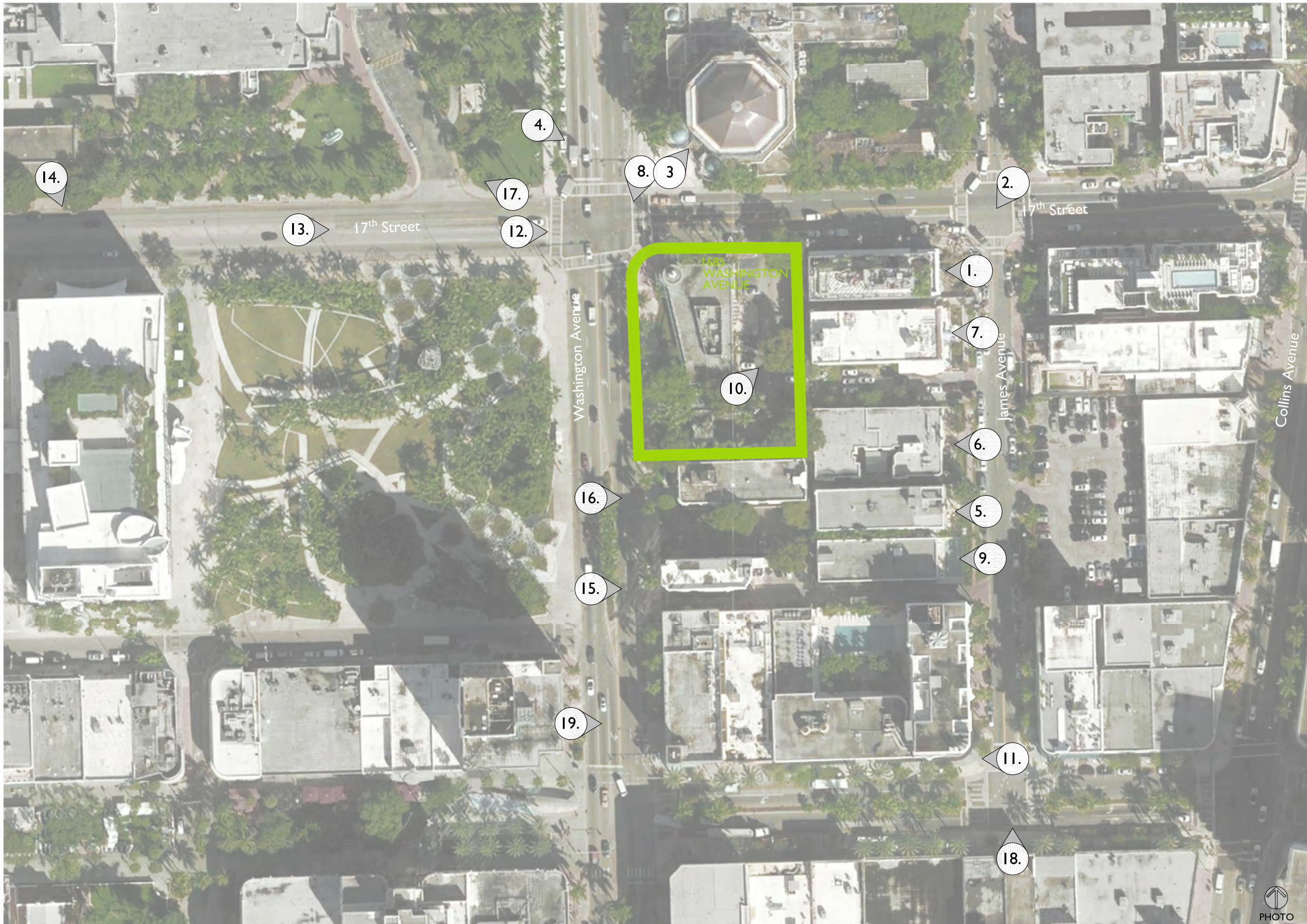
15.VIEW TOWARDS EAST OF OFFICE BUILDING



14.VIEW TOWARDS SOUTH EAST OF SOUNDSCAPE PARK AND NEW WORLD CENTER BUILDING



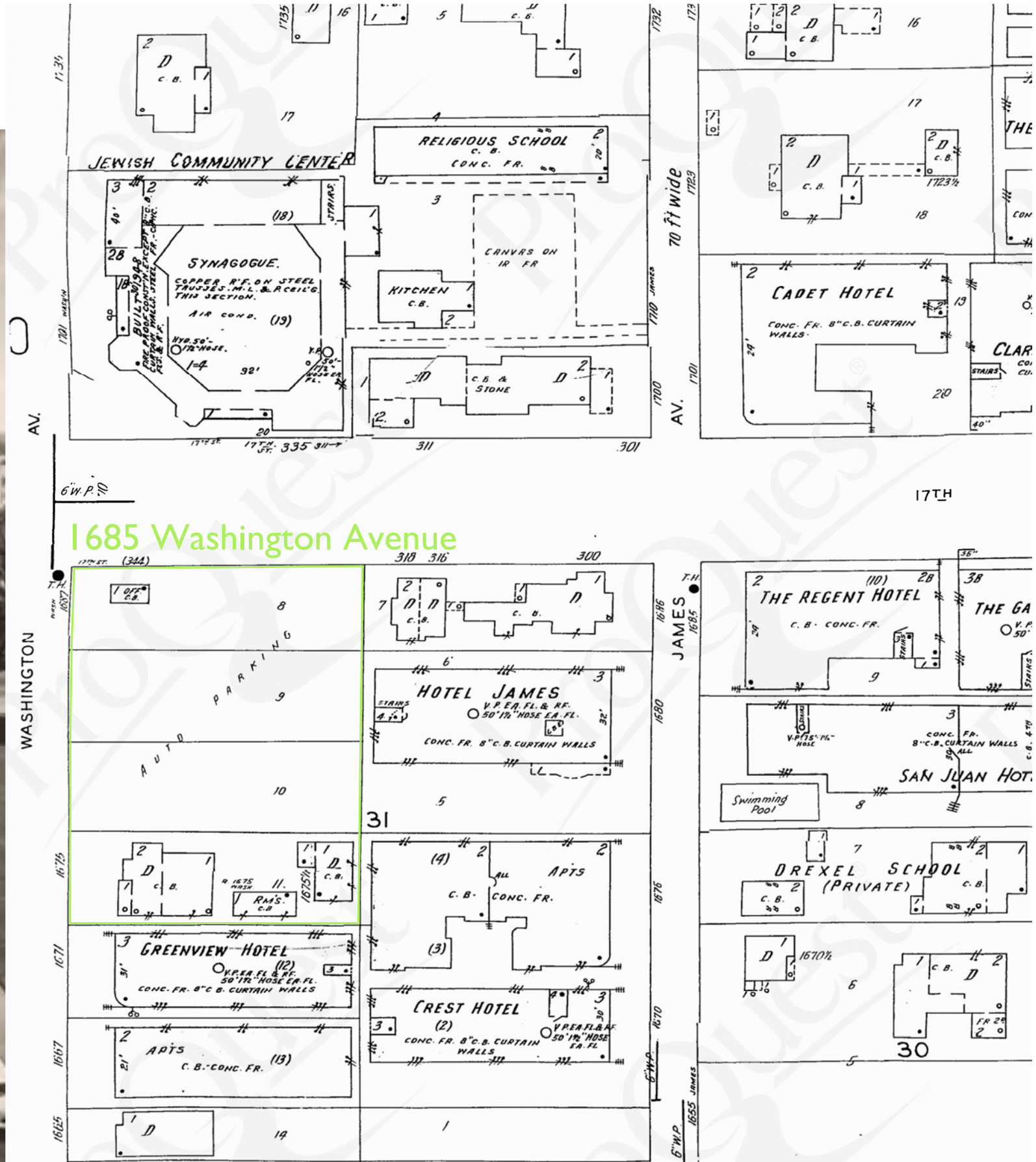








Miami Archives (2015). Washington Avenue looking south from 17th Street. (1957). [image] Available at: <http://miamiarchives.blogspot.com/2015/04/1950s-and-60s-miami-beach-street-scenes.html> [Accessed 7 Mar. 2018].



Sanborn Fire Insurance Map Company (1951). Miami Beach 1921-Nov. 1951. [image] Available at: <http://sanborn1.proquest.com/map.php?m=91417> [Accessed 7 Mar. 2018].





**1705**

PROJECT NUMBER

PROJECT:

**Symphony Park  
Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB  
GROUP**  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**HISTORIC SITE  
PHOTOGRAPHY**



Temple Emanu-el on Washington Avenue. March 1949. [image]  
Available at:  
<https://www.floridamemory.com/items/show/135834>  
[Accessed 7 Mar. 2018].



View showing Temple Emanu-el on Washington Avenue. June 1966. [image] Available at:  
<https://www.floridamemory.com/items/show/17994> [Accessed 7 Mar. 2018].



Construction of the Miami Beach Jewish Community. 1943-1944.  
[image] Available at:  
<https://www.floridamemory.com/items/show/135834>  
[Accessed 7 Mar. 2018].

JENNIFER MCCONNEY FLORIDA LIC# AR30344

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2017

SCALE:

CHECK: JMcG

DATE: 07/30/2018

SHEET NUMBER



KASKADES HOTEL

PROPERTY LINE 200'-0"

COMMERCIAL SETBACK 5'-0"

PEDESTAL SETBACK PROJECTION 11'-3"

RESIDENTIAL PEDESTAL SETBACK 15'-0"

TOWER SETBACK PROJECTION 16'-10"

RESIDENTIAL TOWER SETBACK 22'-6"

ALLOWED PED. & TOWER SETBACK PROJECTION 12'-0"

RESIDENTIAL SETBACK 16'-0"

RESIDENTIAL TOWER SETBACK 19'-4"

RESIDENTIAL PEDESTAL SETBACK 16'-0"

TOWER SETBACK PROJECTION 14'-6"

PEDESTAL SETBACK PROJECTION 12'-0"

RESIDENTIAL MAX TOWER SETBACK 50'-0"

TOWER SETBACK PROJECTION (VARIANCE REQUIRED) 26'-2"

RESIDENTIAL PEDESTAL SETBACK 20'-0"

PEDESTAL SETBACK PROJECTION 15'-0"

PROPERTY LINE 200'-0"

WASHINGTON AVENUE

17TH STREET

PROPERTY LINE 150'-0"

PROPERTY LINE 150'-0"

GREENVIEW HOTEL



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

1705

PROJECT NUMBER

PROJECT:

Symphony Park  
Hotel

1685 Washington Ave  
Miami Beach, FL 33139



FINVARB  
GROUP  
CLIENT

RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

SITE SETBACK  
DIAGRAMS

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. © 2017

SCALE:

CHECK: JMcG

DATE: 07/30/2018

SHEET NUMBER

SITE SETBACK DIAGRAMS 1/16"=1'-0"



A0.14



**Symphony Park Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB**  
GROUP  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**EXISTING LOCATION PLAN**

JENNIFER McCONNAY FLORIDA LIC# AR93044

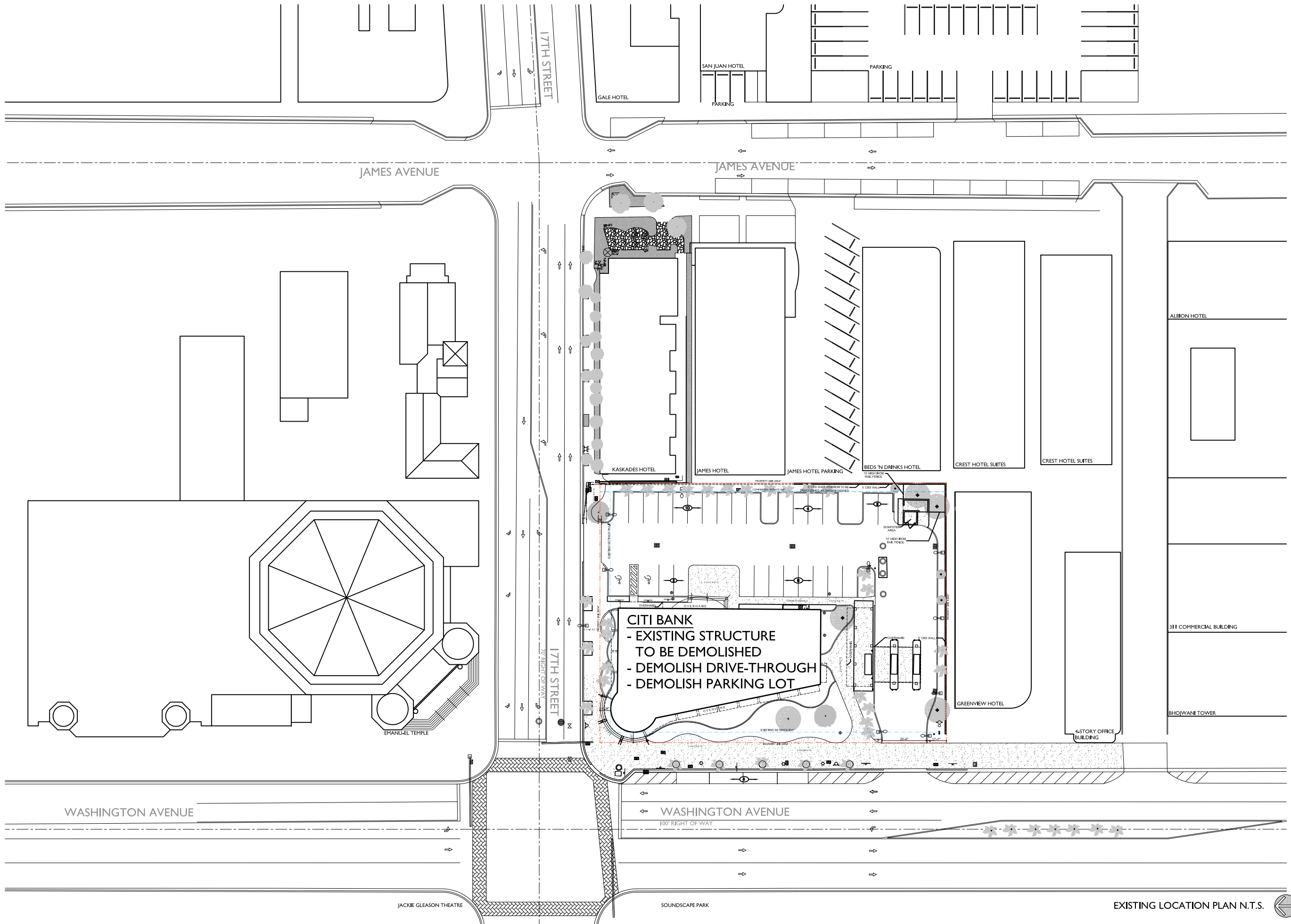
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE & PLANNING, INC. (c) 2017

SCALE:

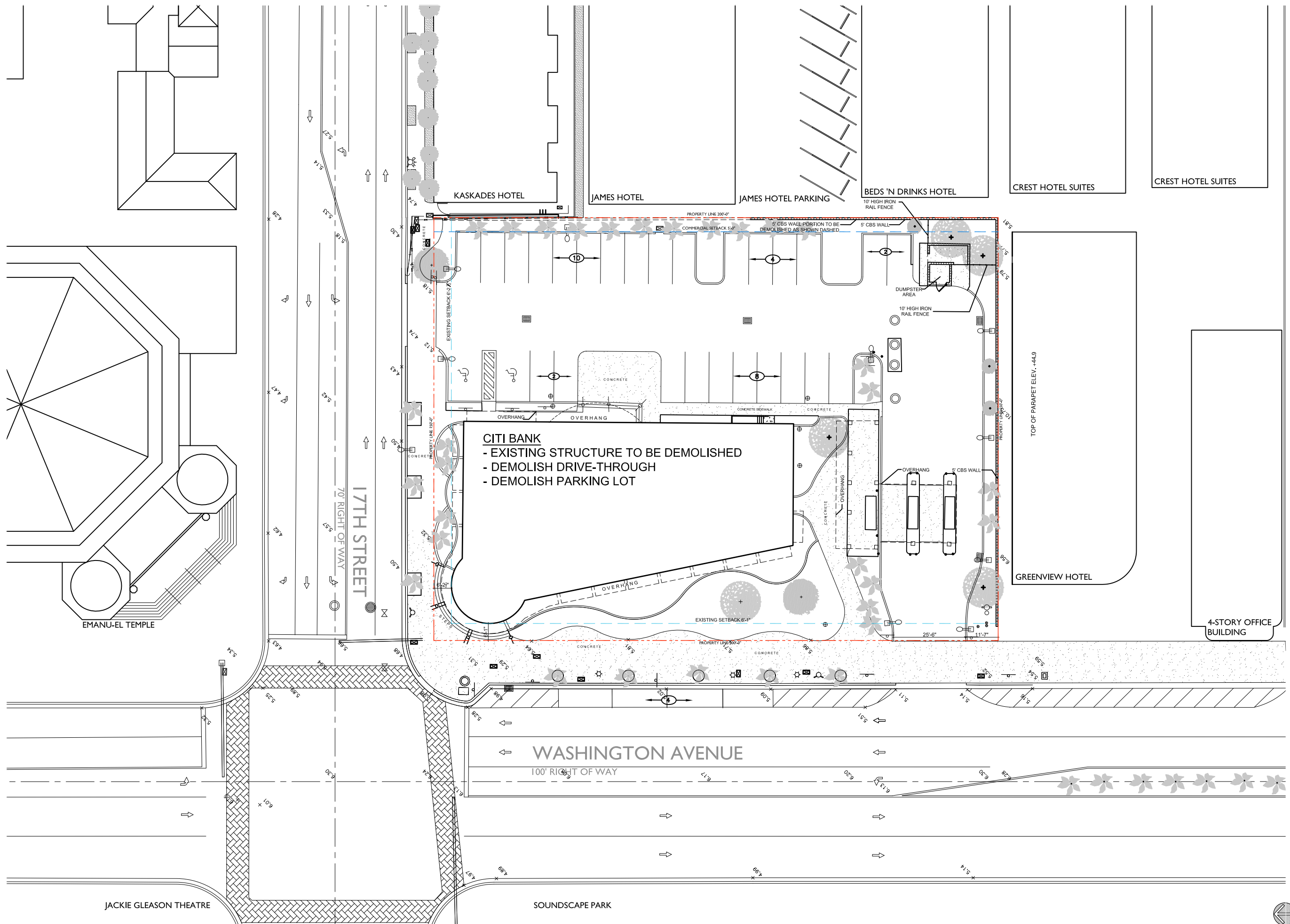
CHECK: JMcG

DATE: 07/30/2018

SHEET NUMBER









**Symphony Park Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



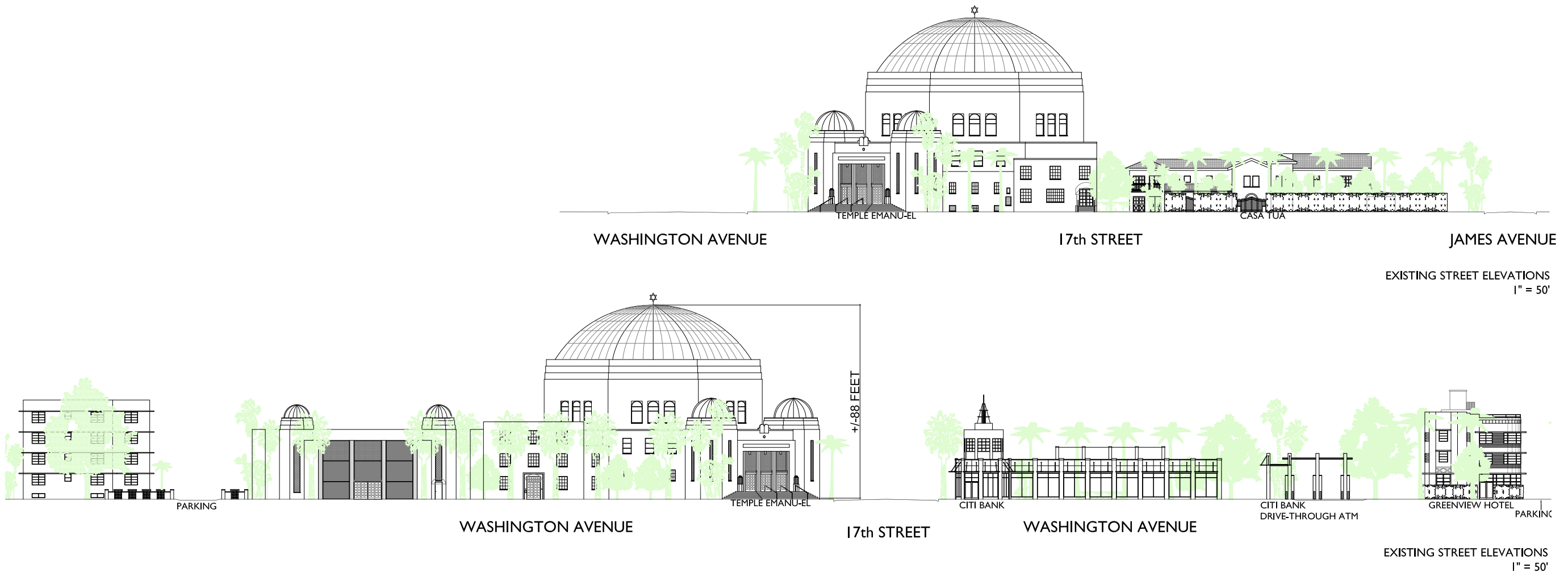
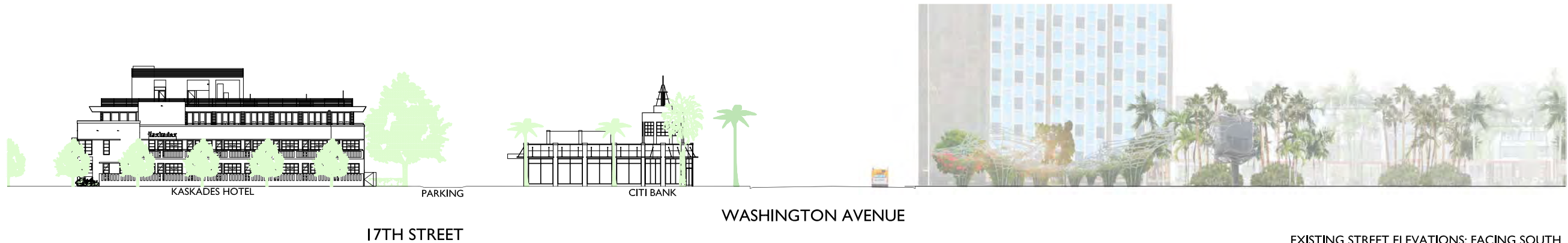
FINVARB  
GROUP  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

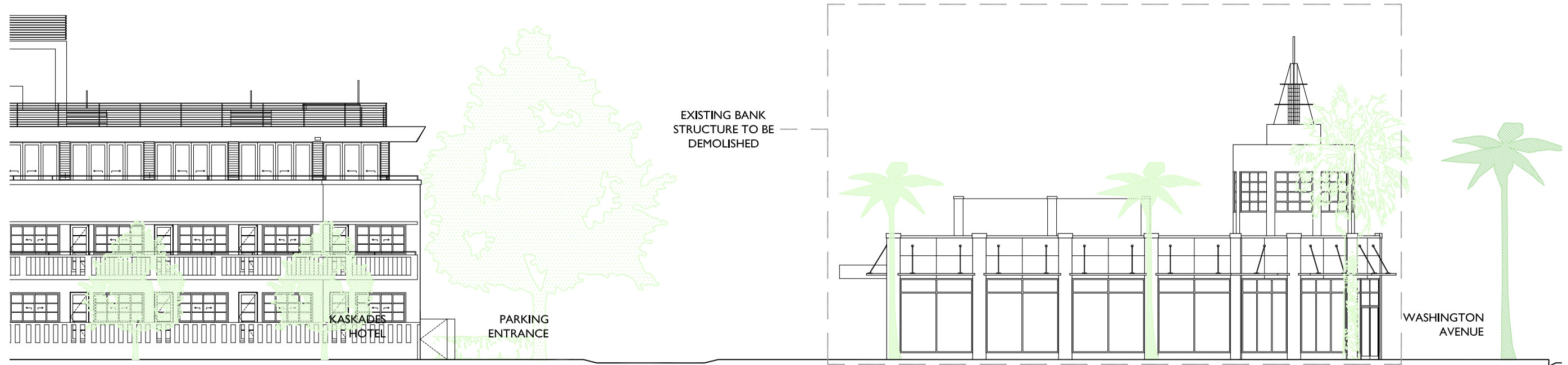
**EXISTING STREET ELEVATIONS**



JENNIFER McCONNAY FLORIDA LIC# AR30344  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2017

SCALE: \_\_\_\_\_  
CHECK: \_\_\_\_\_ JMcG  
DATE: \_\_\_\_\_ 07/30/2018  
SHEET NUMBER





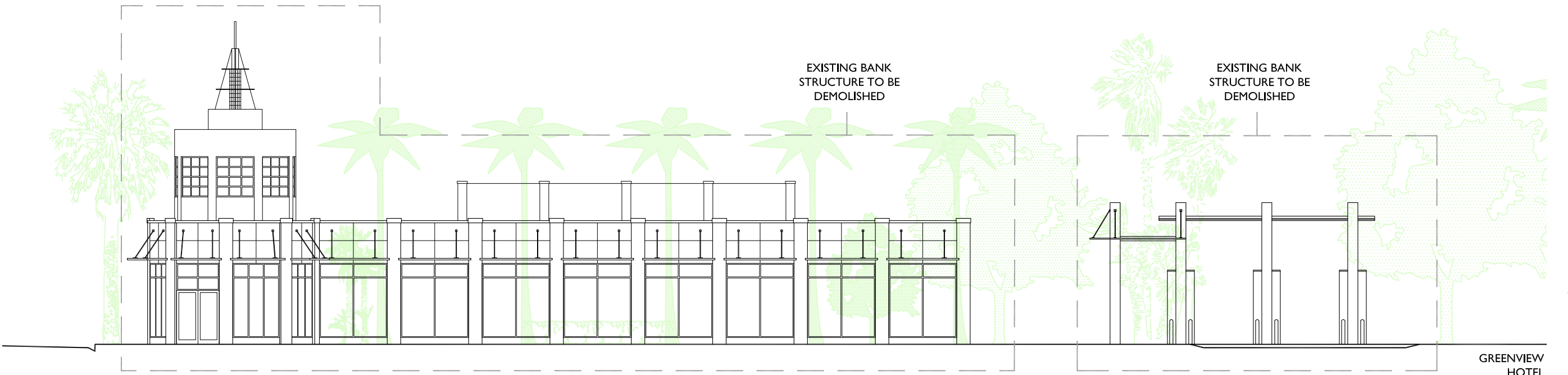
EXISTING NORTH ELEVATIONS SHOWING DEMOLITION  
1/16" = 1'-0"

RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

EXISTING  
ELEVATIONS  
WITH  
DEMOLITION



EXISTING WEST ELEVATIONS SHOWING DEMOLITION  
1/16" = 1'-0"

JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. © 2017

SCALE:  
CHECK: JMcG  
DATE: 07/30/2018  
SHEET NUMBER



1705

PROJECT NUMBER

PROJECT:

**Symphony Park Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB**  
GROUP  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**PRECEDENT  
PROJECTS BY  
RUDY  
RICCIOTTI**

JENNIFER McCONNERY FLORIDA LIC# AR93044

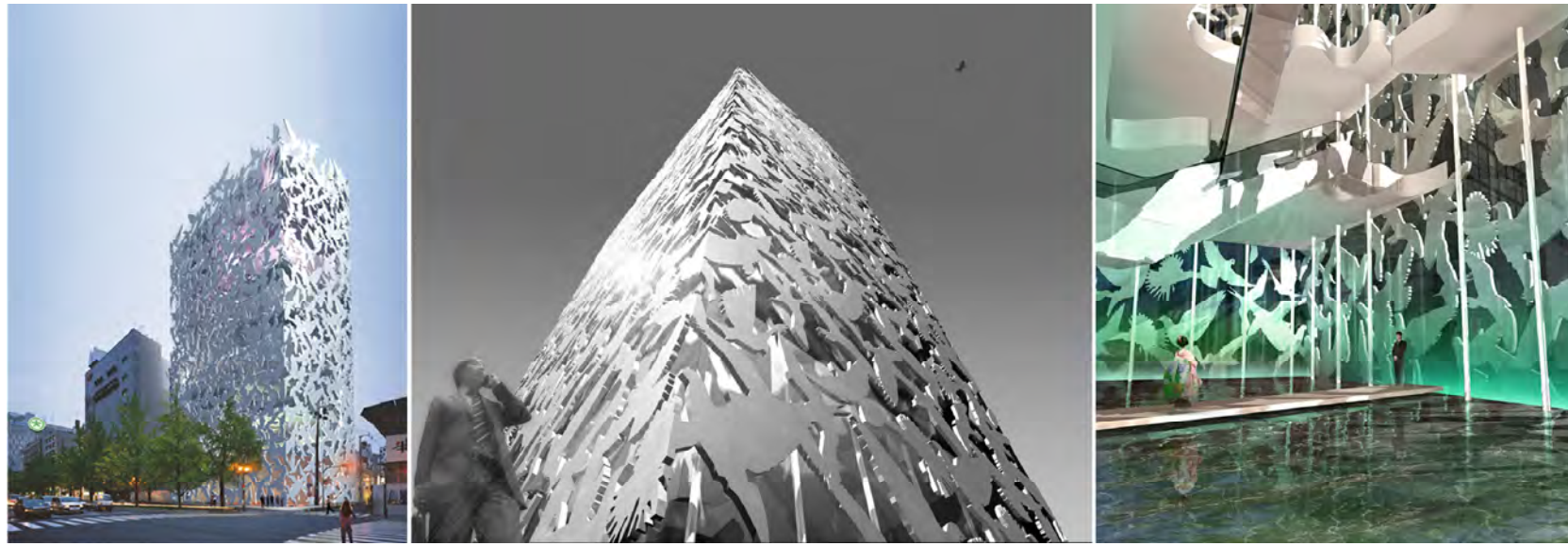
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. © 2017

SCALE:

CHECK: JMcG

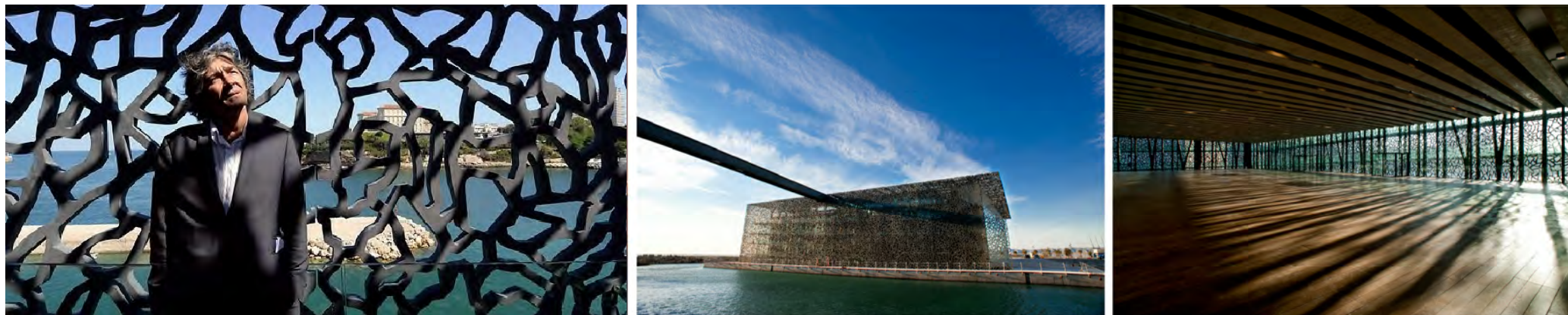
DATE: 07/30/2018

SHEET NUMBER



**RUDY RICCIOTTI**  
architecte

LOUIS VUITTON, JAPAN



MARSEILLE MUSEUM, FRANCE



MAISON DU PEUPLE DE CLICHY, FRANCE



SOUNDSCAPE PARK



SOUNDSCAPE VEGETATION - BOUGAINVILLEA



SOUNDSCAPE PARK ELEMENTS



BOUGAINVILLEA

ART DECO FLORAL MOTIFS



ART DECO ORNAMENT



ART DECO ORNAMENT



ART DECO ORNAMENT

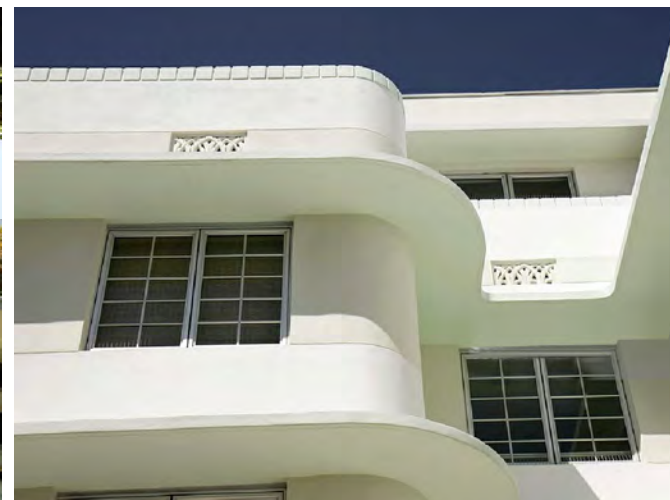


BOUGAINVILLEA INSPIRED SYMPHONY PARK HOTEL PROPOSED SCREEN

CONTEXTUAL ARCHITECTURAL ELEMENTS



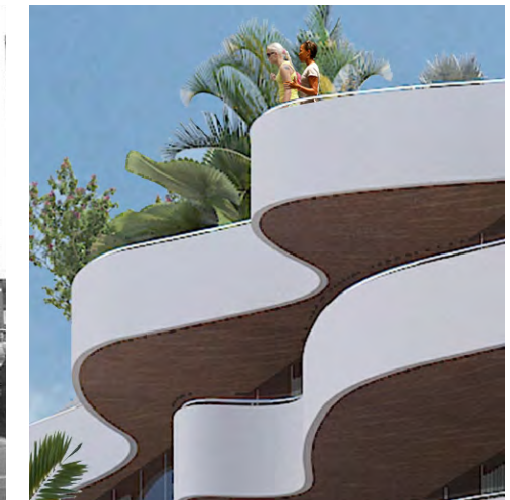
GREENVIEW HOTEL



ARCHITECTURAL CONTINUITY



INTERSECTION OF COLLINS AVENUE AND LINCOLN ROAD



SYMPHONY PARK HOTEL PROPOSED BALCONIES



SURROUNDING  
AREA  
RELATIONSHIP  
COMPARISON

JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2017

SCALE:

CHECK: JMcG

DATE: 07/30/2018

SHEET NUMBER





FONTAINEBLEAU BALCONIES



SAXONY HOTEL BALCONIES



EDEN ROC BALCONIES



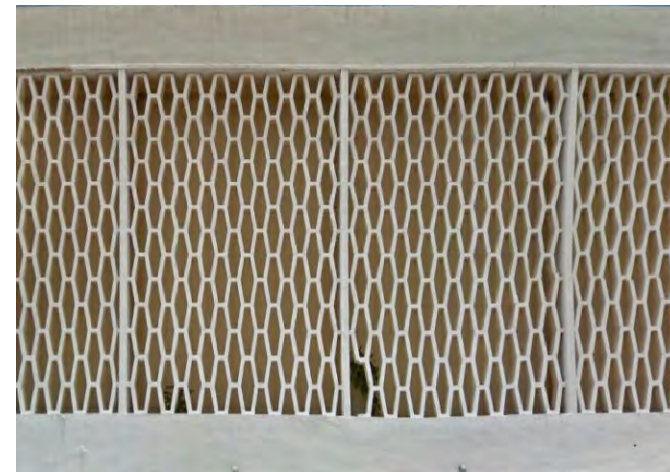
PROPOSED HOTEL BALCONIES



FONTAINEBLEAU SCREEN



DILIDO SCREEN



DEAUVILLE HOTEL SCREEN



PROPOSED HOTEL SCREEN



THE NETHERLAND FLORAL MOTIF



THE CADET HOTEL FLORAL MOTIF



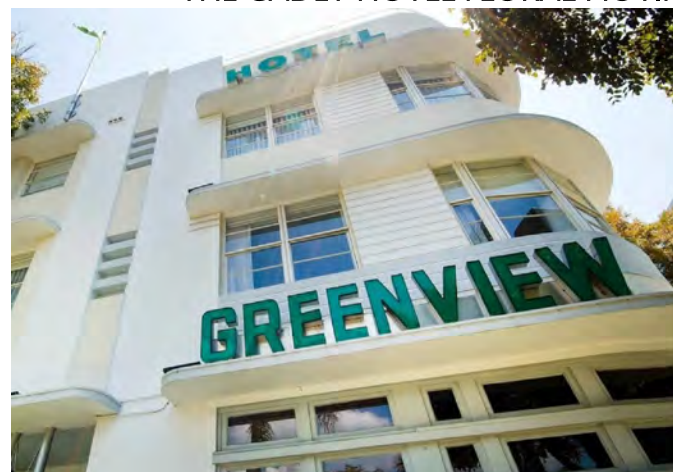
LINCOLN THEATRE FLORAL MOTIF



FLORAL MOTIF



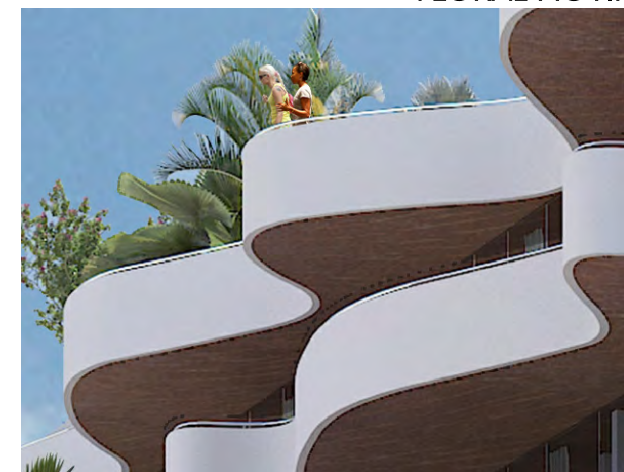
HADDON HALL CURVES



GREENVIEW HOTEL CURVES



TEMPLE BETH SHMUEL CURVES



CURVILINEAR BALCONY OUTLINE

