

# SYMPHONY PARK HOTEL

1685 Washington Avenue, Miami Beach, FL 33139

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:

COVER PAGE



## SCOPE OF WORK

- DEMOLITION OF A 1-STORY, NON-HISTORIC BANK STRUCTURE
- NEW CONSTRUCTION OF AN 8 STORY MIXED-USE HOTEL AND RETAIL STRUCTURE
- 150 GUESTROOM PROPOSED IN THE HOTEL

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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UPDATED  
RENDERING

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**Symphony Park  
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VIEW FACING NORTH ALONG WASHINGTON AVENUE

**Symphony Park  
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**RENDERING  
COMPARISON**

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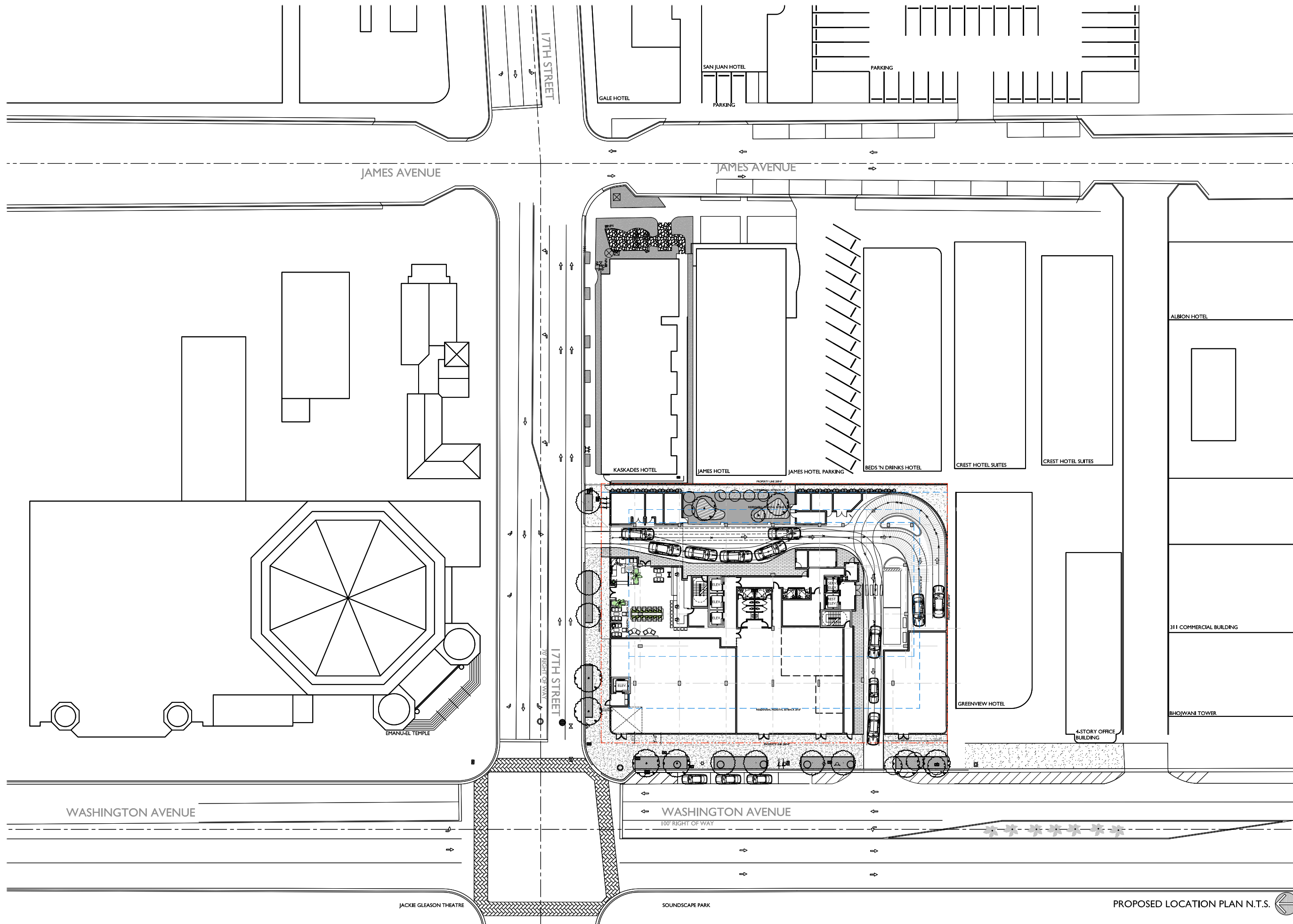


PREVIOUS RENDERING - VIEW FACING EAST FROM INTERSECTION OF WASHINGTON AVENUE AND 17TH STREET



UPDATED RENDERING - VIEW FACING EAST FROM INTERSECTION OF WASHINGTON AVENUE AND 17TH STREET





7500 NE 4th Court  
Studio 103  
Miami, FL 33138

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DRAWING:

**PROPOSED  
LOCATION  
PLAN**

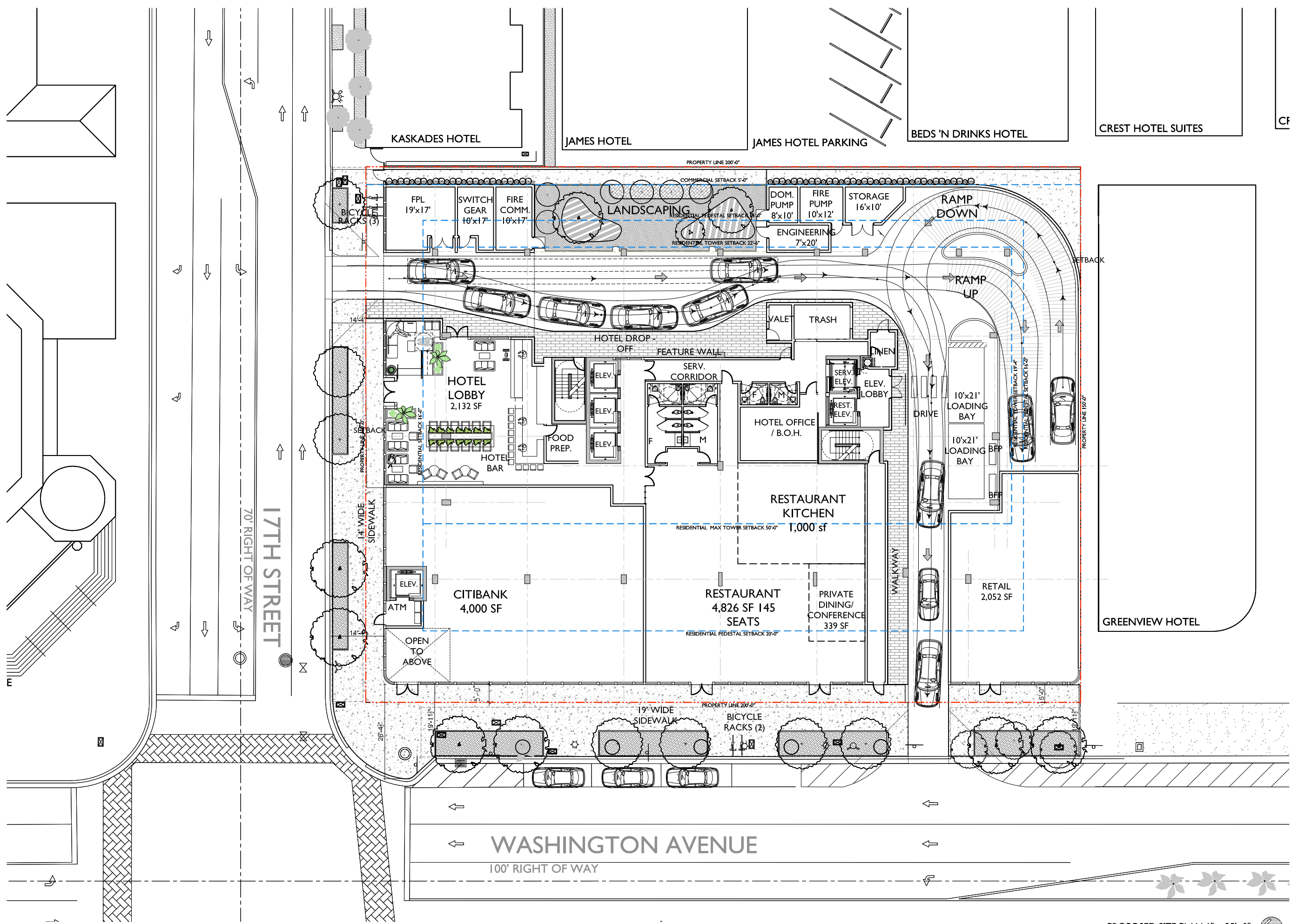
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PROPOSED LOCATION PLAN N.T.S.

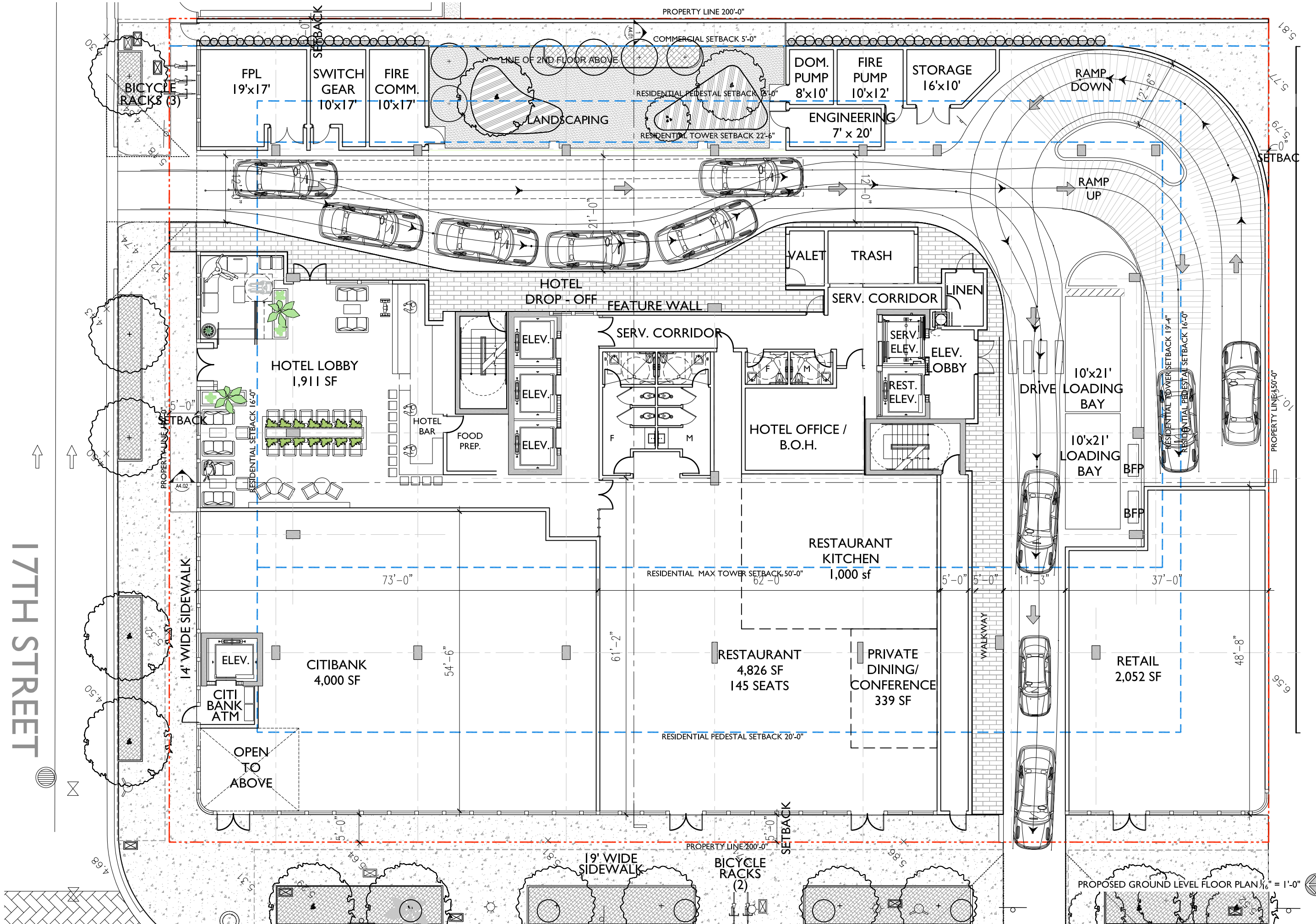
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PROPOSED SITE PLAN 1" = 25'- 0"

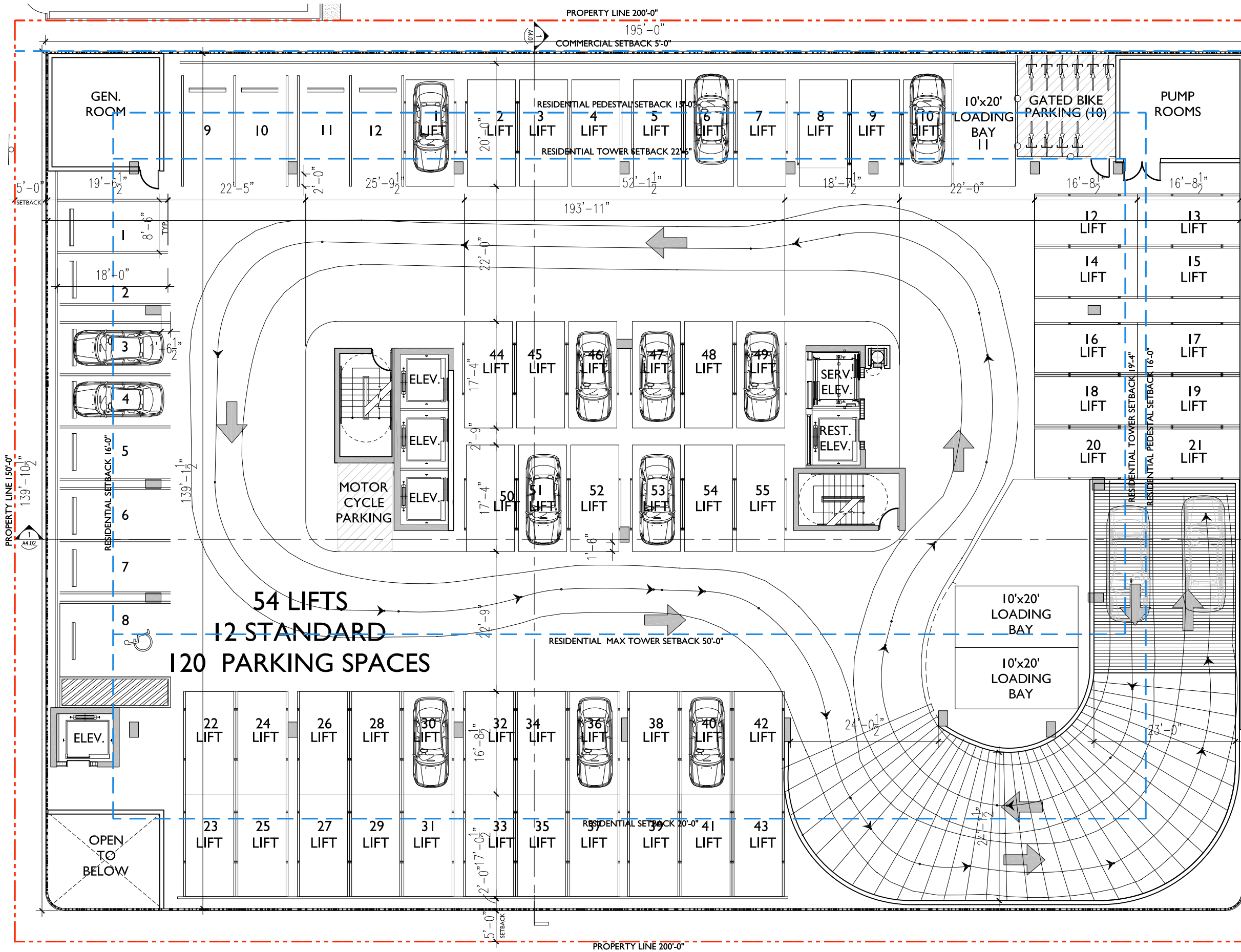




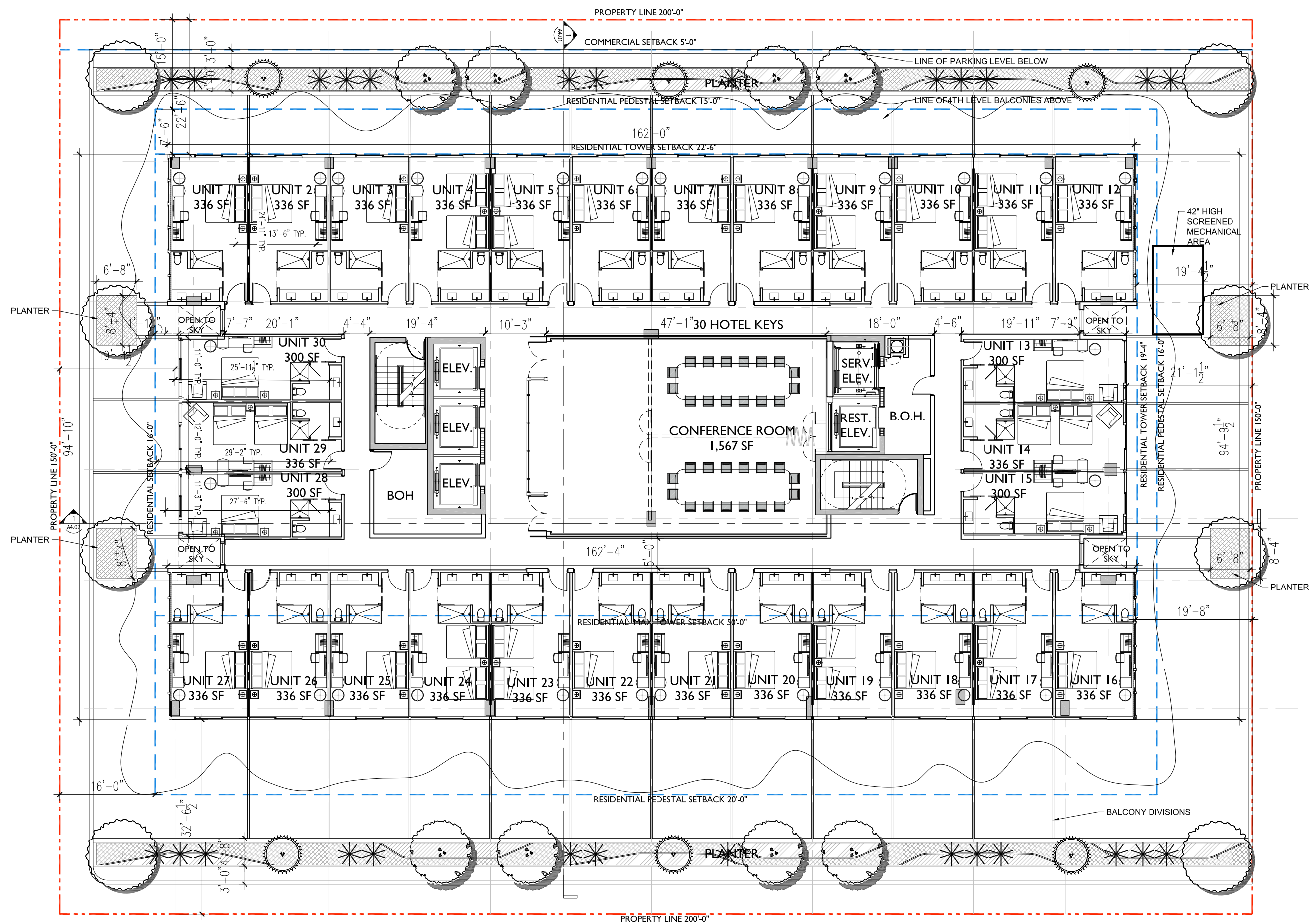
17TH STREET

PROPOSED GROUND LEVEL FLOOR PLAN 1/8" = 1'-0"



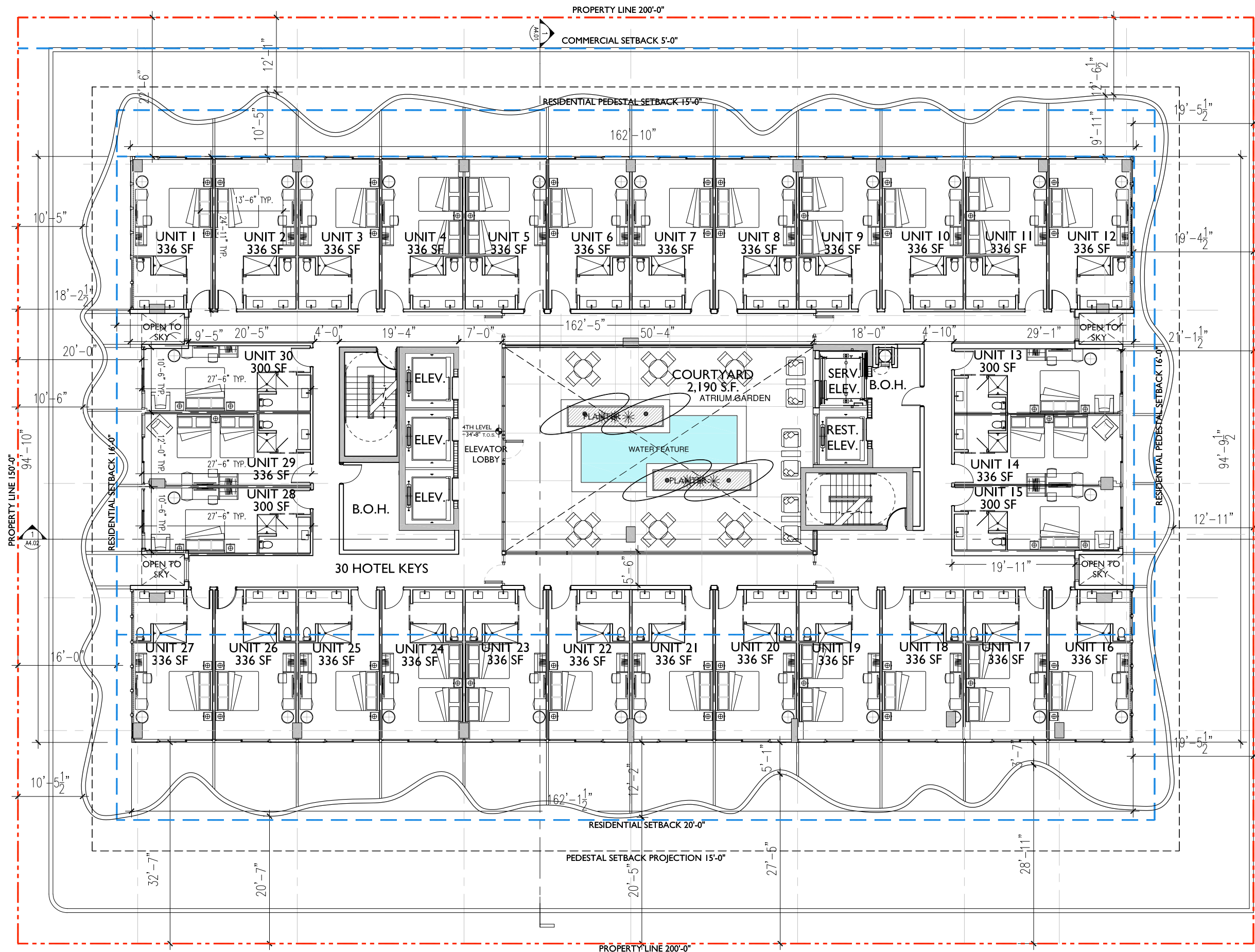




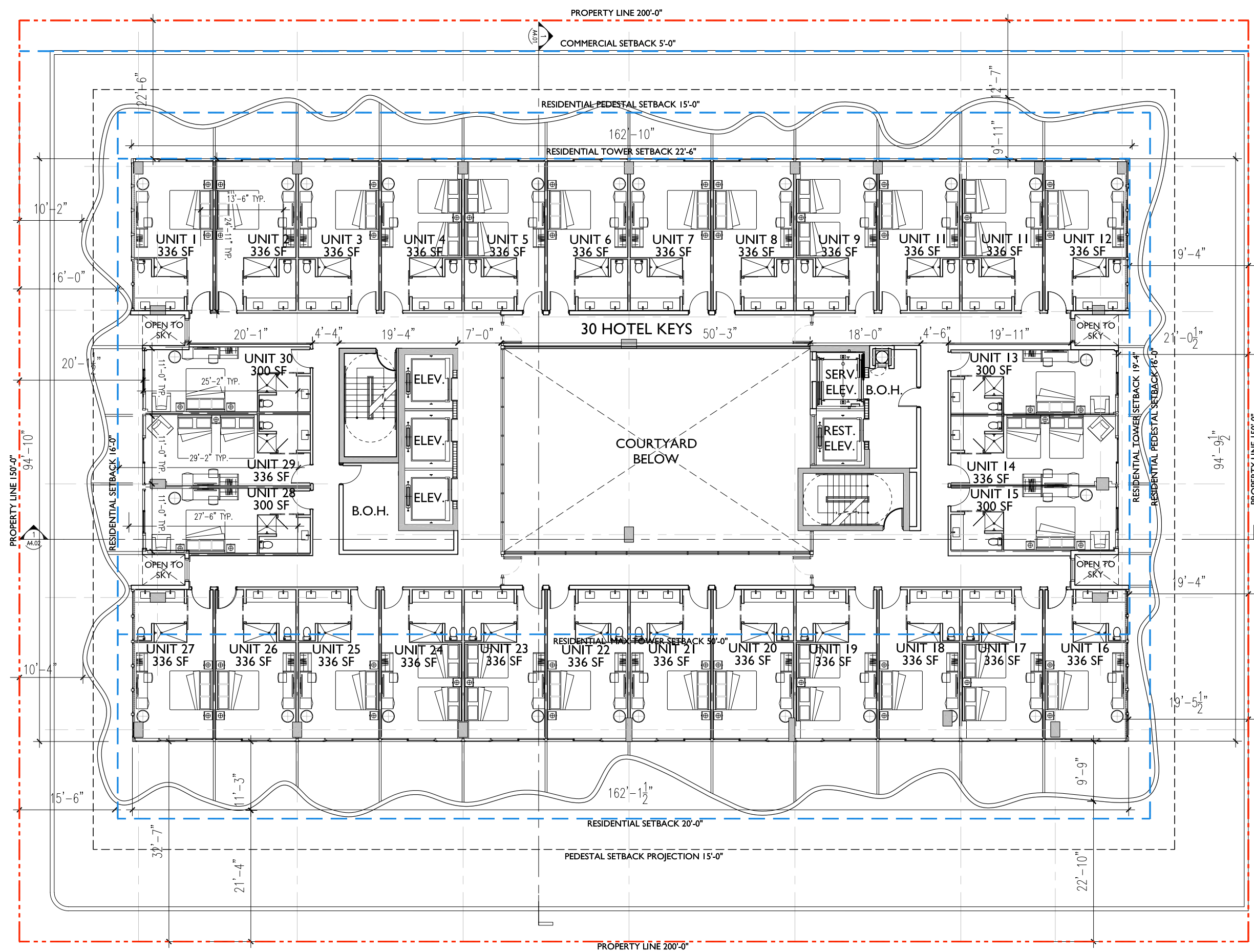


PROPOSED 3RD LEVEL FLOOR PLAN 1/16" = 1'-0"

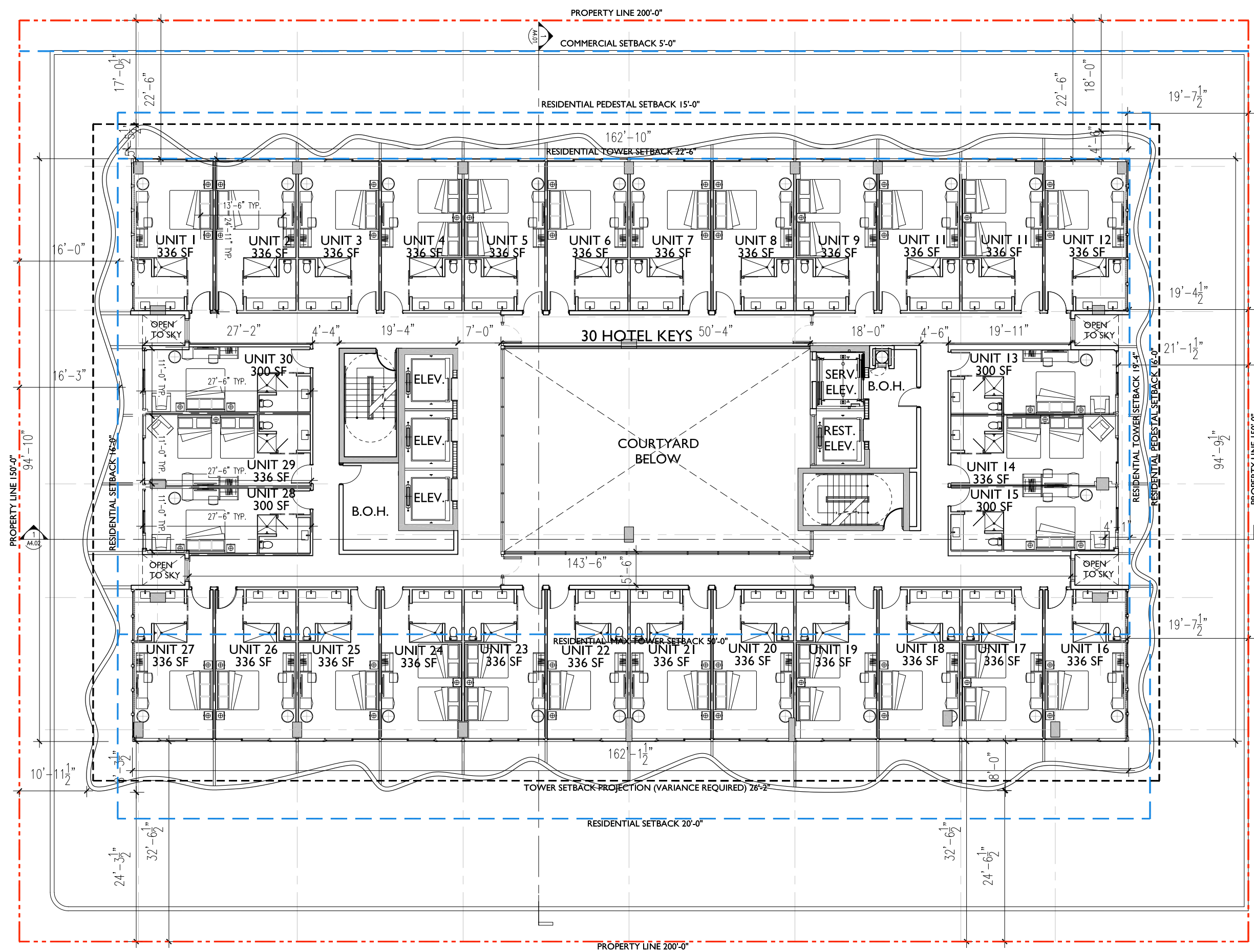




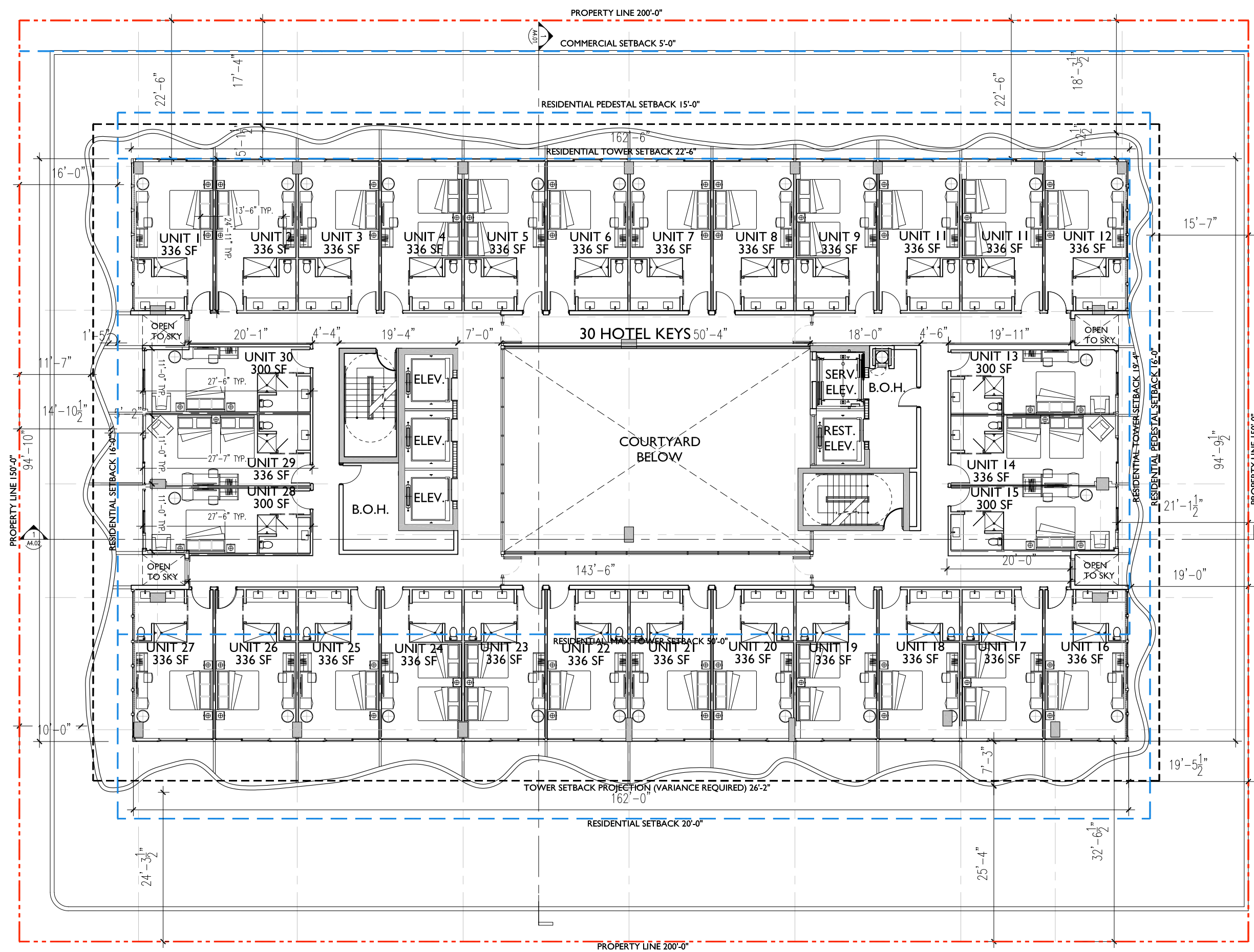






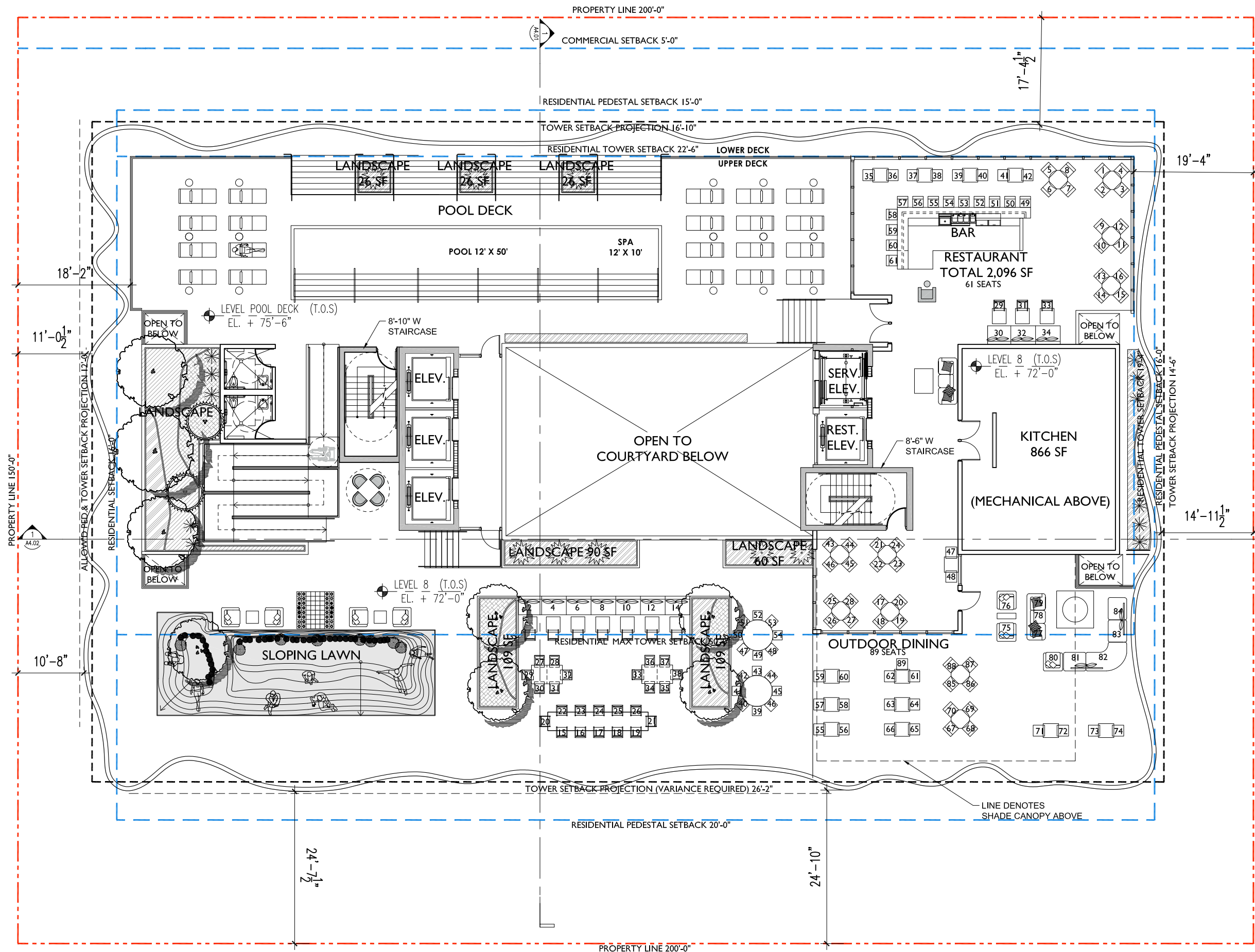




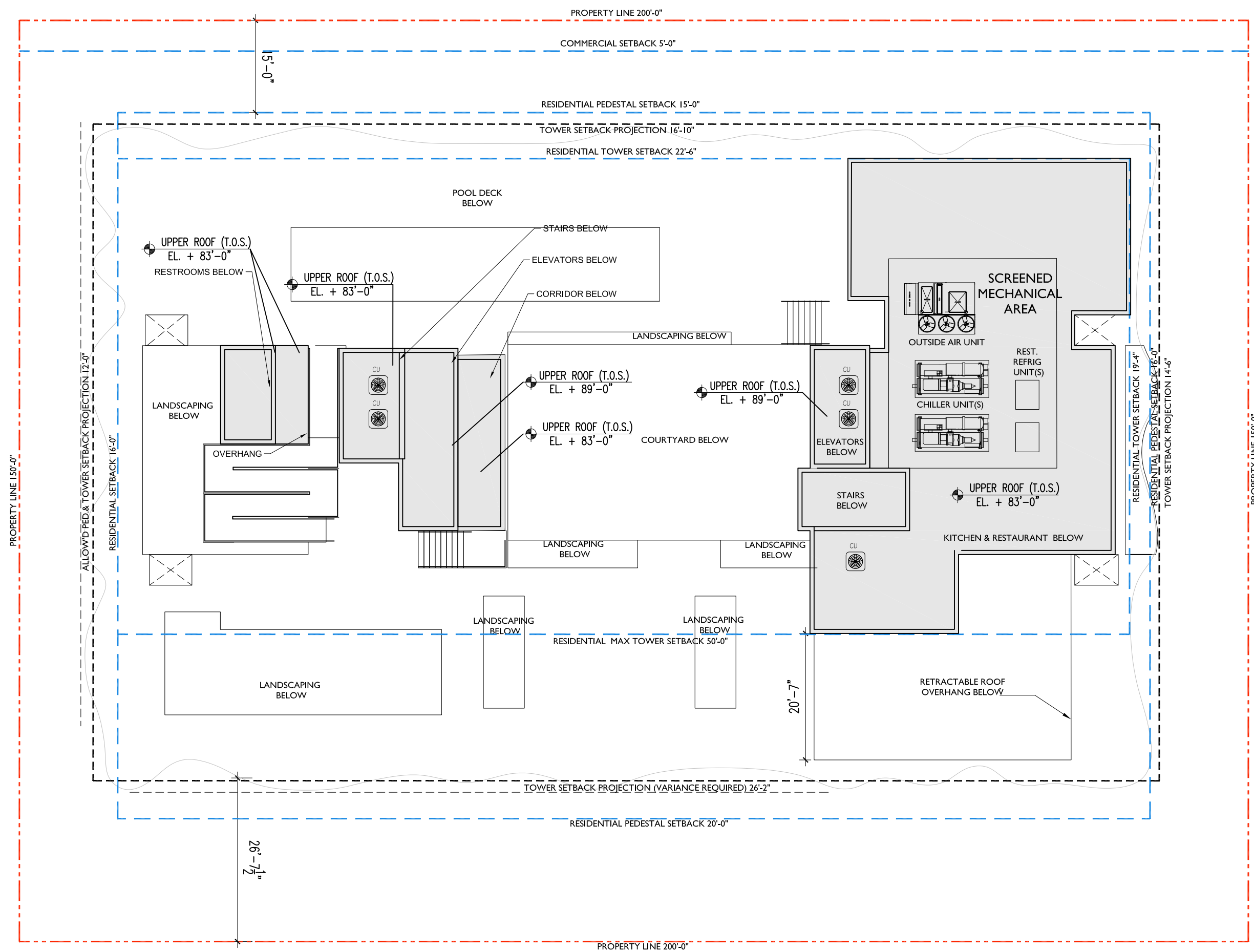


PROPOSED 7TH LEVEL FLOOR PLAN 1/8" = 1'-0"











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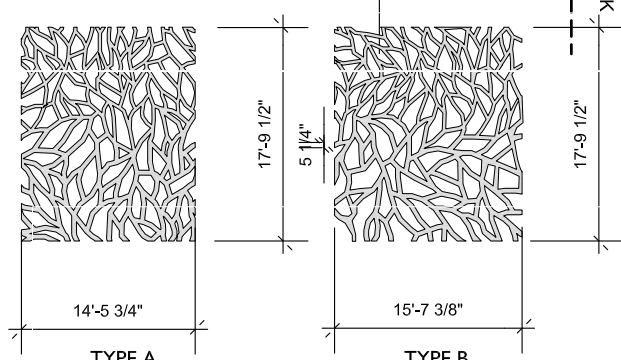
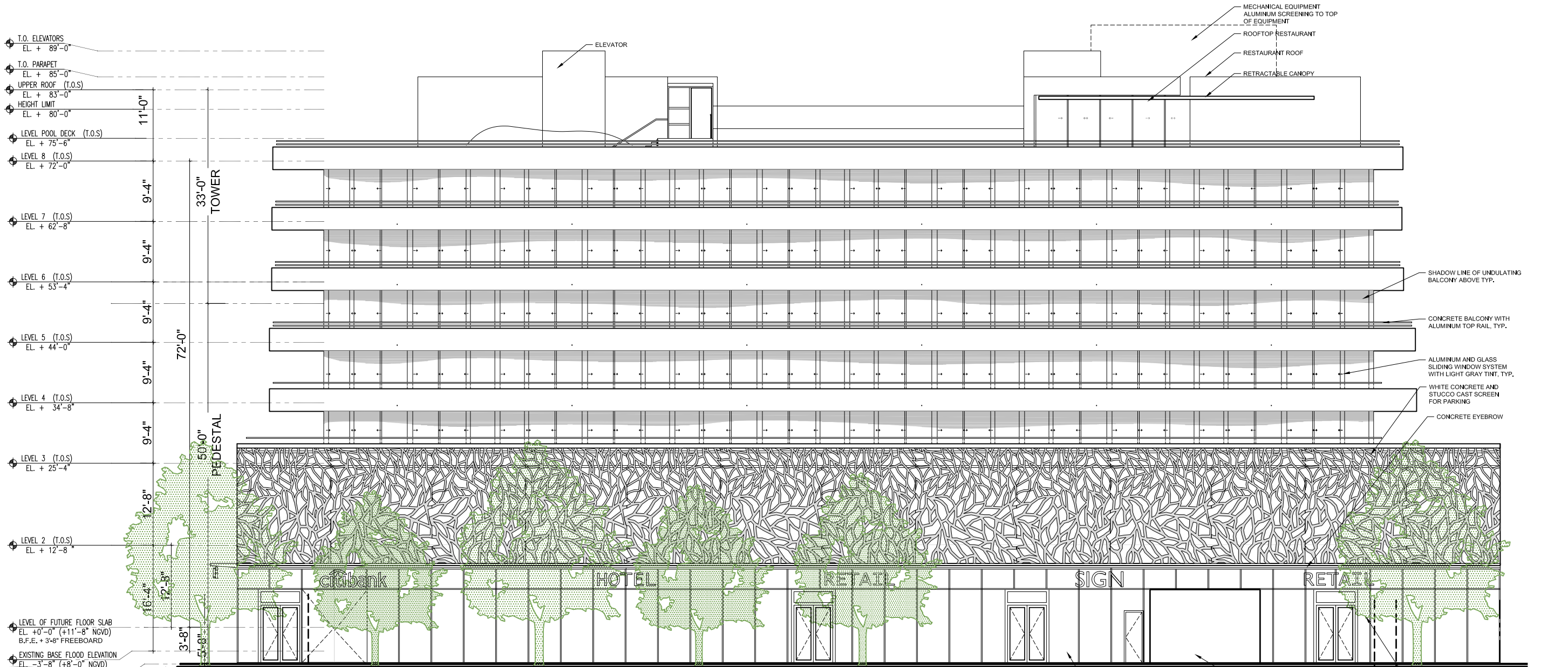
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RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

PROPOSED  
WEST  
ELEVATION



PROPOSED CONTEXT WEST ELEVATION 1/64" = 1"-0"

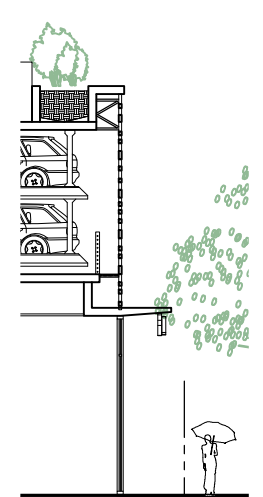
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PROPOSED WALL SECTION THROUGH SCREEN AND GLASS FACADE 1/16" = 1'-0"



PROPOSED CONTEXT WEST ELEVATION 1/64" = 1'-0"



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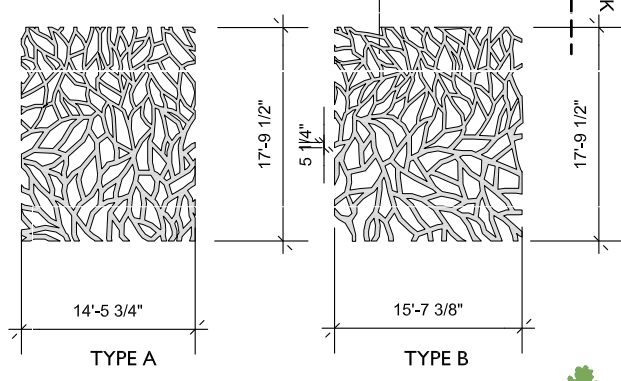
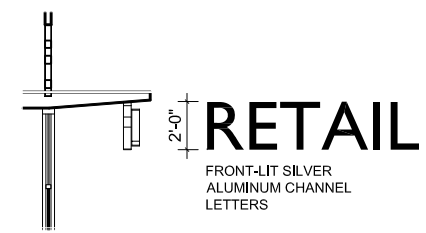
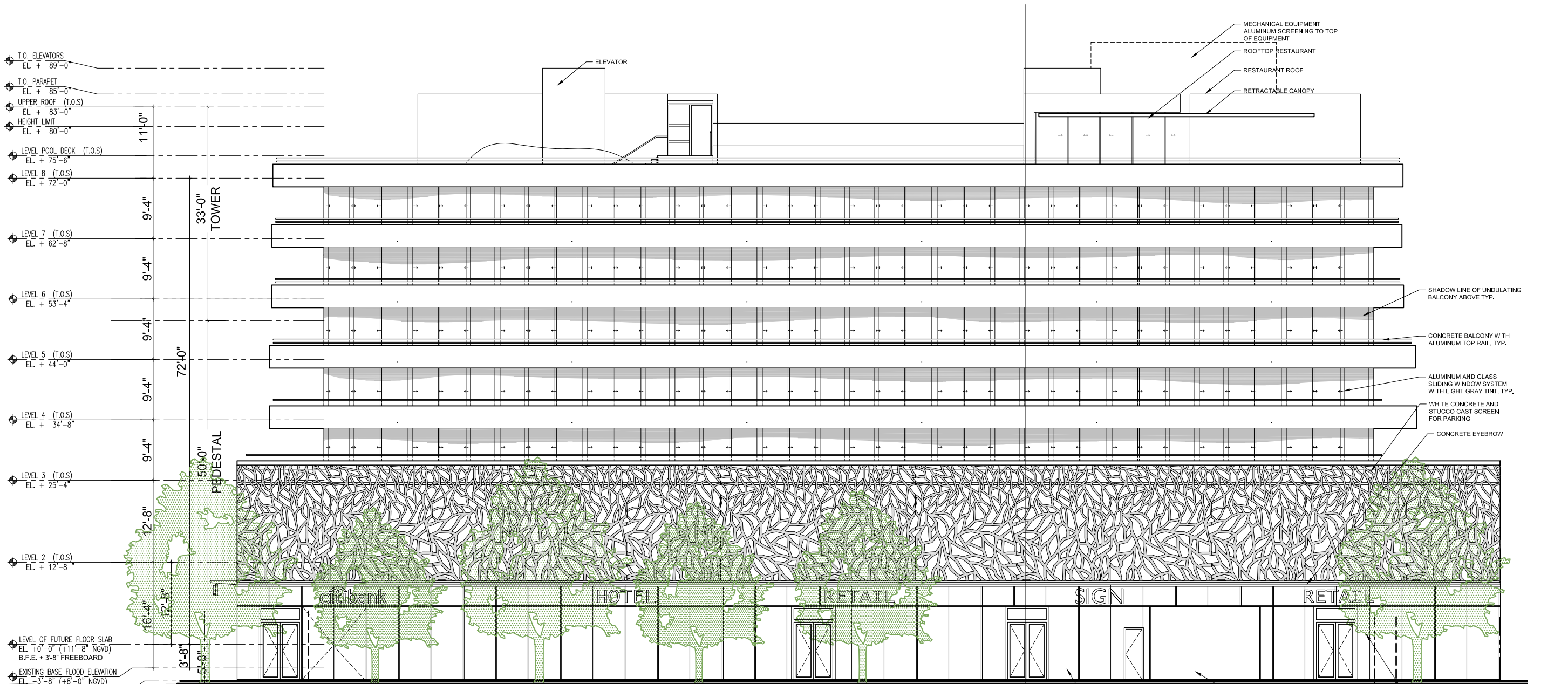
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DRAWING:

PROPOSED  
WEST  
ELEVATION



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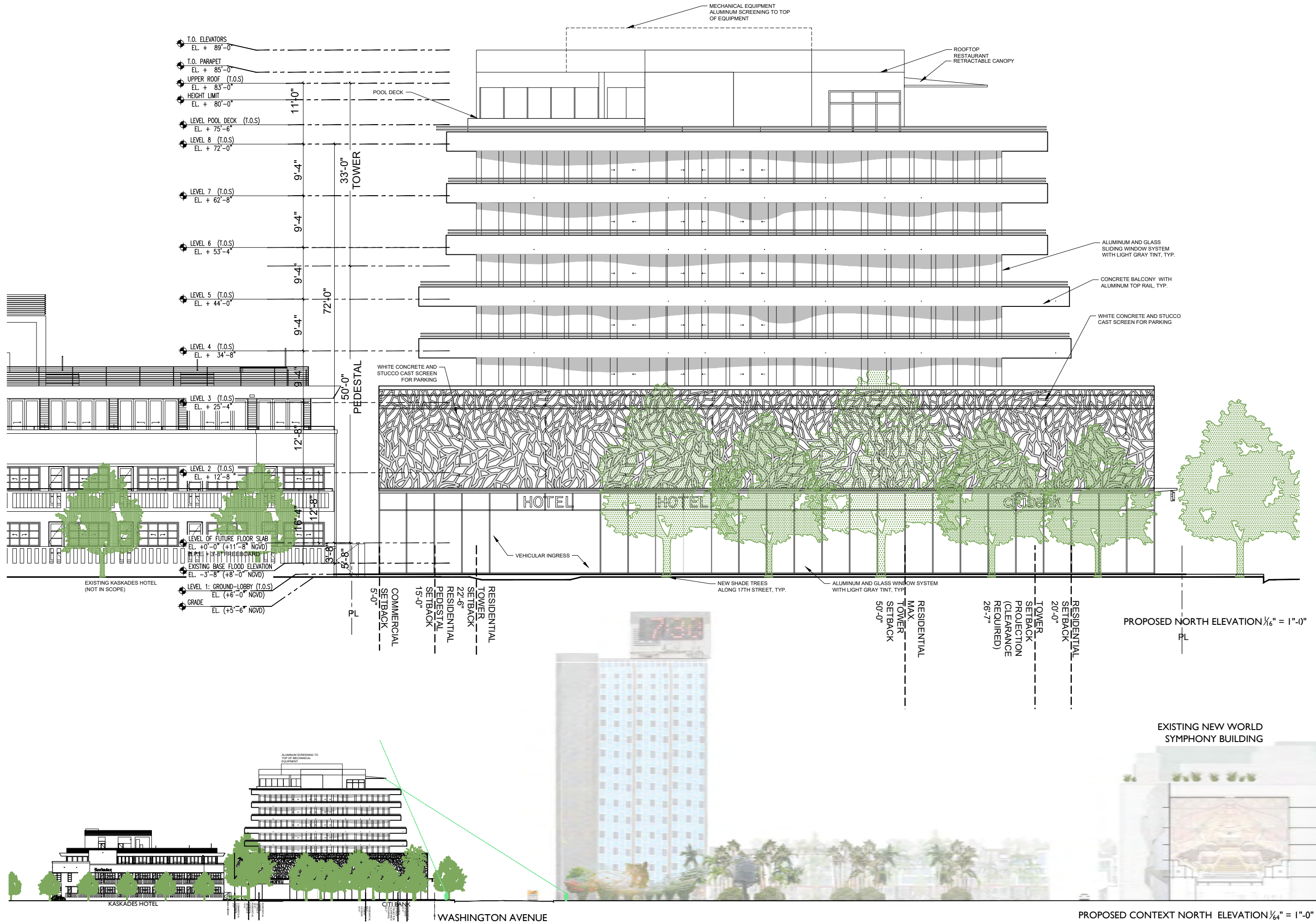
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DRAWING:

PROPOSED  
NORTH  
ELEVATION



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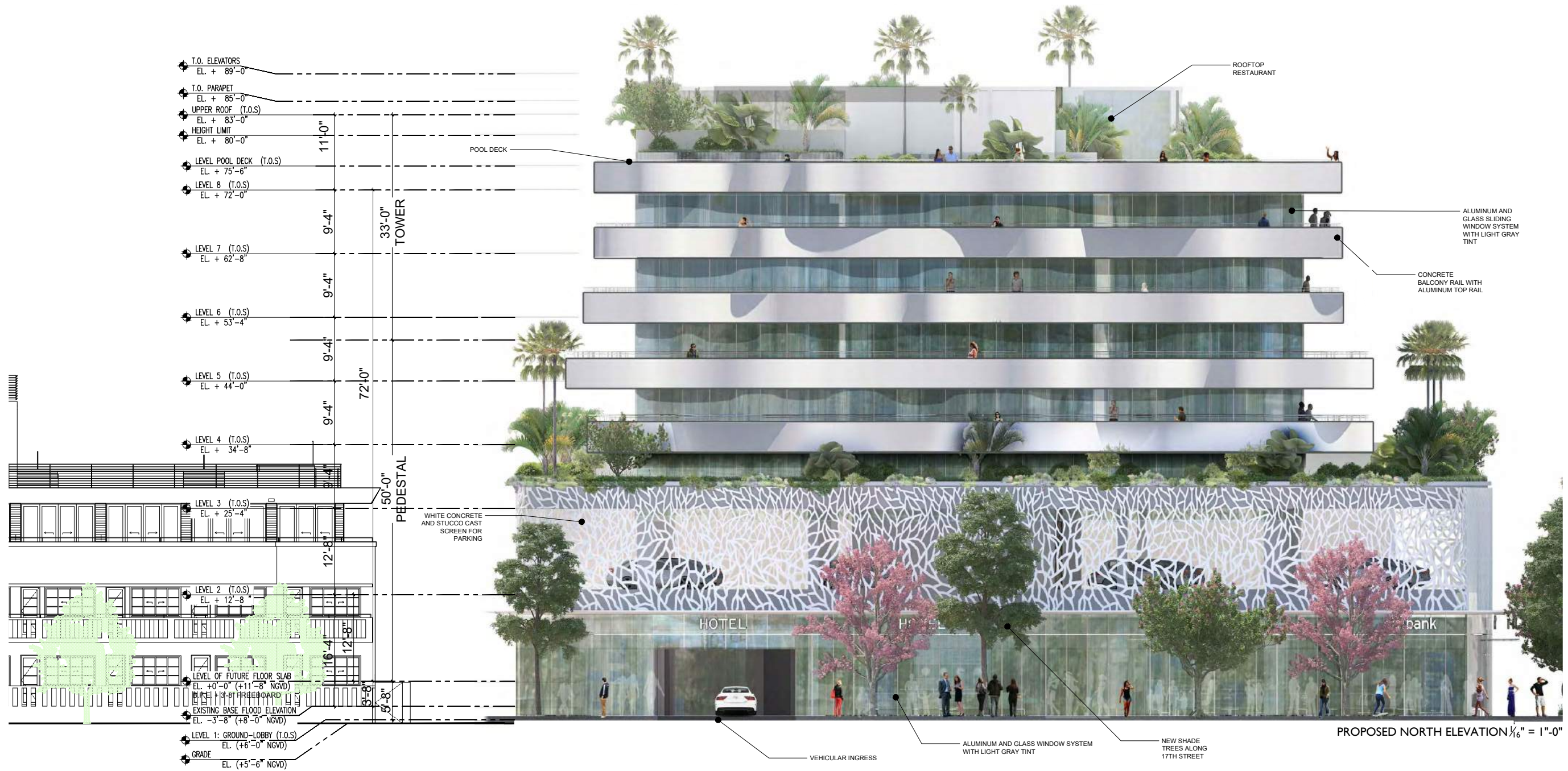
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DRAWING:

**PROPOSED NORTH ELEVATION**



PROPOSED NORTH ELEVATION 1/16" = 1"-0"



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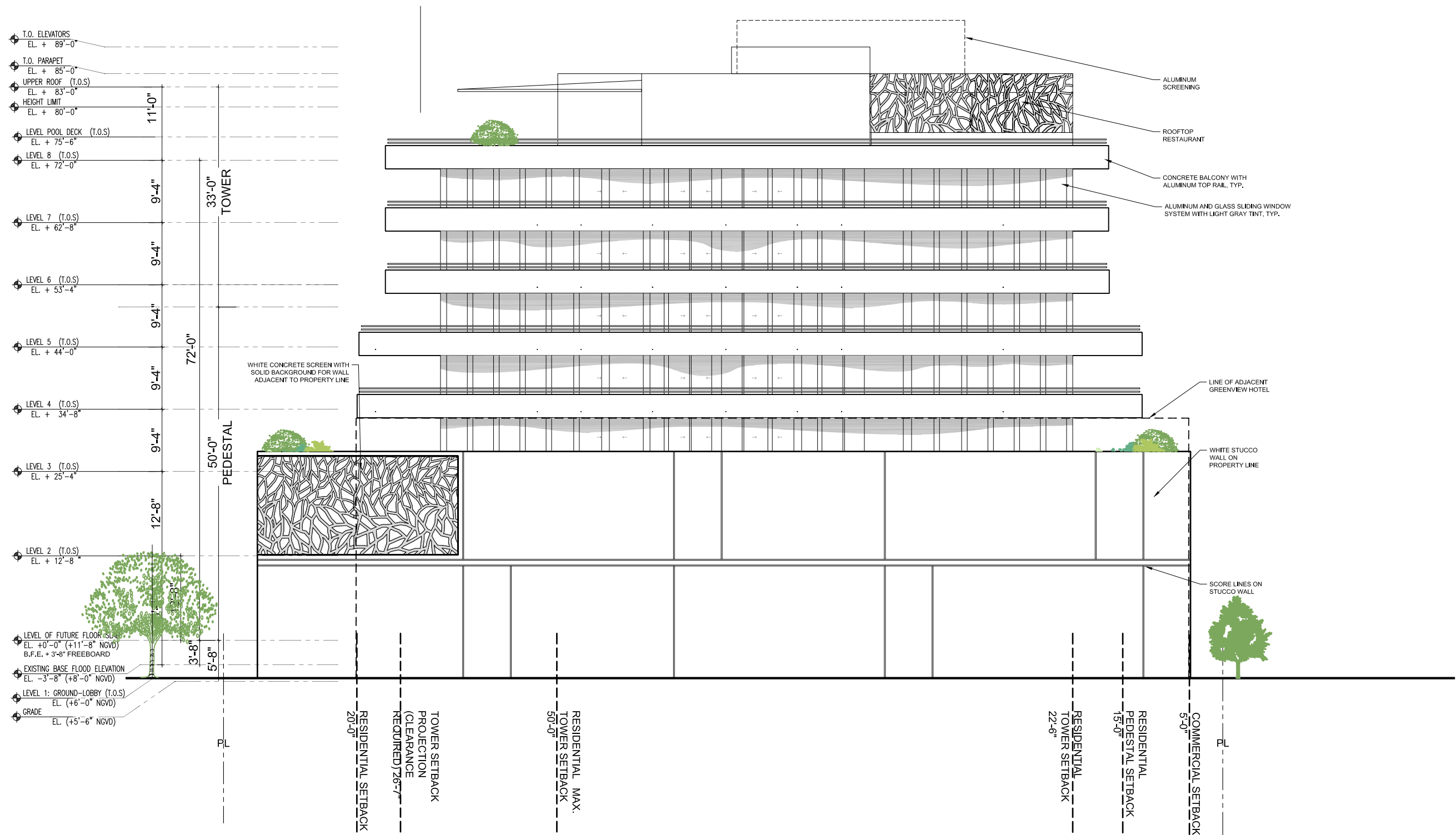
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DRAWING:

PROPOSED  
SOUTH  
ELEVATION



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T.O. ELEVATORS EL. + 89'-0"		
T.O. PARAPET EL. + 85'-0"		
UPPER ROOF (T.O.S) EL. + 83'-0"	11'-0"	
HEIGHT LIMIT EL. + 80'-0"		
LEVEL POOL DECK (T.O.S) EL. + 75'-6"		
LEVEL 8 (T.O.S) EL. + 72'-0"	9'-4"	33'-0" TOWER
LEVEL 7 (T.O.S) EL. + 62'-8"	9'-4"	
LEVEL 6 (T.O.S) EL. + 53'-4"	9'-4"	
LEVEL 5 (T.O.S) EL. + 44'-0"	9'-4"	72'-10"
LEVEL 4 (T.O.S) EL. + 34'-8"	9'-4"	
LEVEL 3 (T.O.S) EL. + 25'-4"	9'-4"	50'-0" PEDESTAL
LEVEL 2 (T.O.S) EL. + 12'-8"	12'-8"	
LEVEL OF FUTURE FLOOR SLAB EL. +0'-0" (+11'-8" NGVD) B.F.E. + 3'-8" FREEBOARD	16'-4"	
EXISTING BASE FLOOD ELEVATION EL. -3'-8" (+8'-0" NGVD)	9'-8"	
LEVEL 1: GROUND-LOBBY (T.O.S) EL. (+6'-0" NGVD)	5'-8"	
GRADE EL. (+5'-6" NGVD)		



PROPOSED SOUTH ELEVATION 1/16" = 1'-0"

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DRAWING:

PROPOSED  
EAST  
ELEVATION

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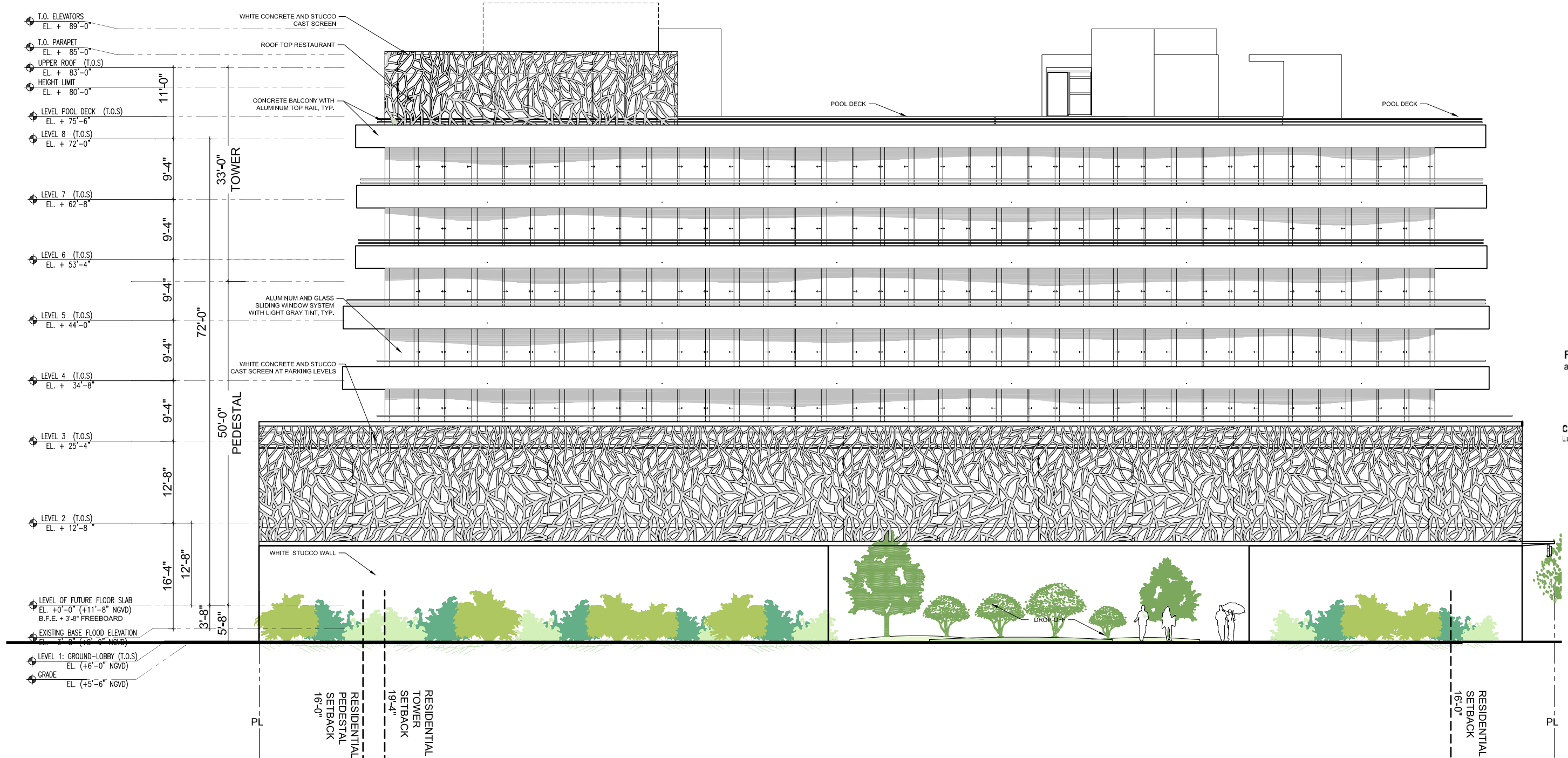
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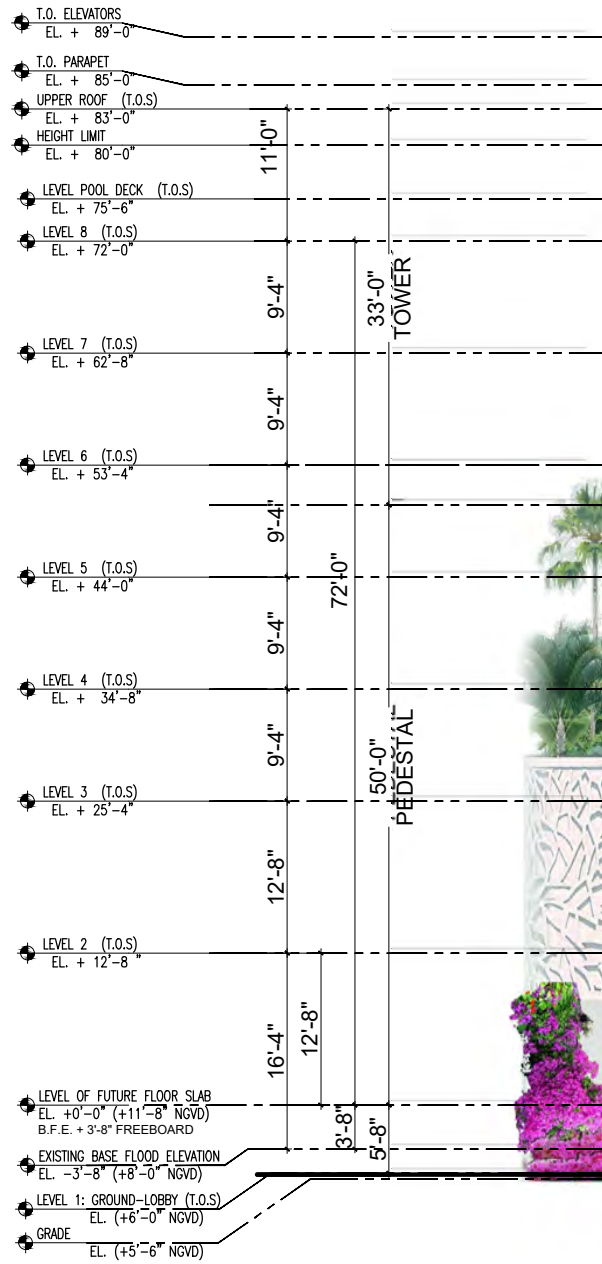
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DRAWING:

**PROPOSED  
EAST  
ELEVATION**





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DRAWING:

PROPOSED  
SECTION  
COLOR

PROPOSED SECTION  
1/16" = 1' - 0"



SITE SECTION FACING SOUTH  
N.T.S.

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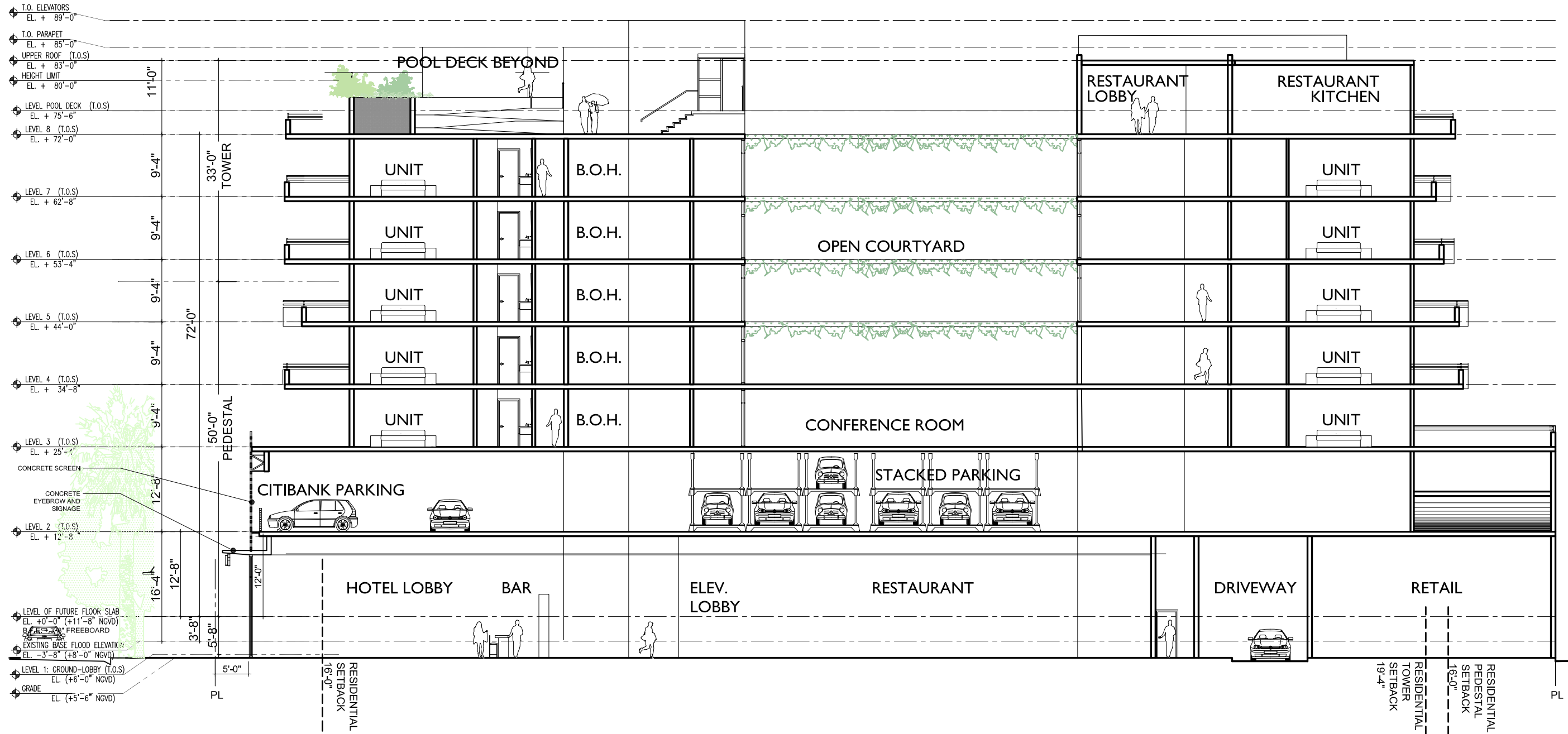
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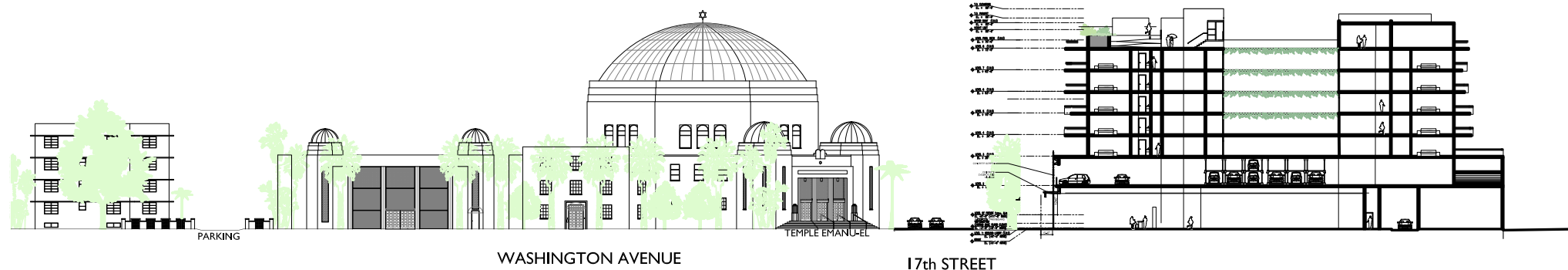
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DRAWING:

**PROPOSED SECTION**



PROPOSED SECTION 1/16" = 1' - 0"



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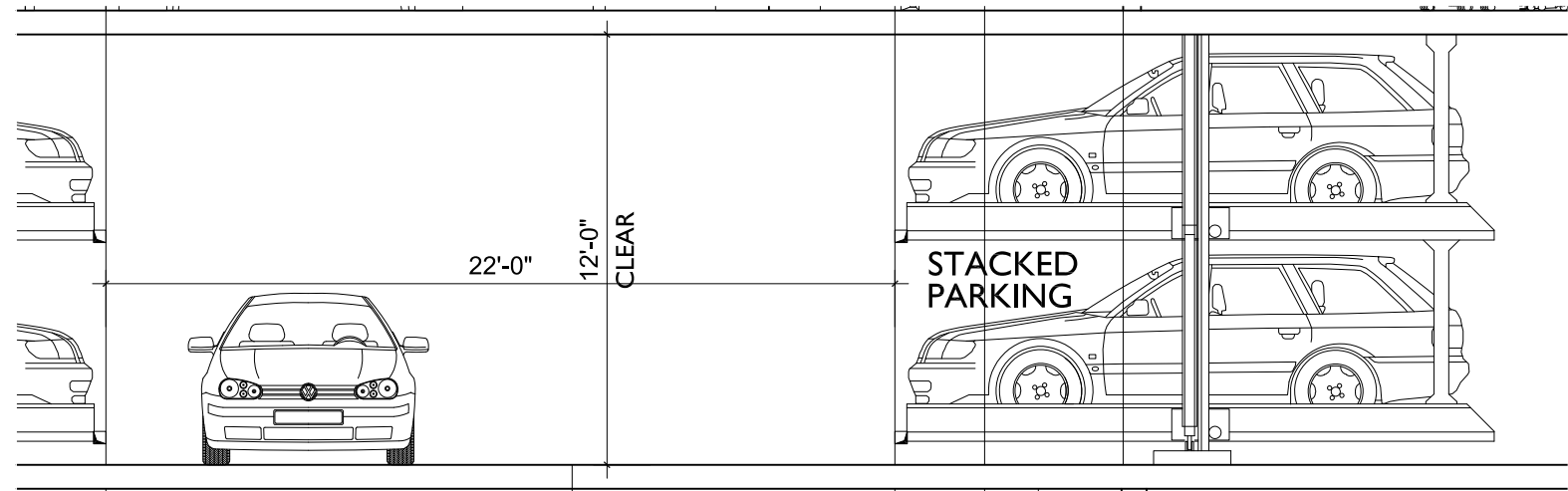
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PARKING SECTION 3/16" = 1' - 0"

