



June 27, 2016

Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Fl.
Miami Beach, FL 33139

**RE: Fontainebleau Florida Hotel, LLC Land Use Board Hearing application
Final Submittal June 27, 2016**

To Whom It May Concern:

LSN Partners, LLC, represents Fontainebleau Florida Hotel, LLC, in its application to obtain a variance to Chapter 138 of the land development regulations of the City of Miami Beach Code (hereafter "City Code").

Fontainebleau is seeking to improve the flow of traffic in its property and reduce congestion on Collins Avenue by adding a sign that directs visitors arriving from Collins Avenue to the proper entrance of the hotel. Currently, the hotel has several entry and exit points on Collins Avenue, which causes confusion among visitors who do not know which entrance to use to get to the hotel. Visitors who access the wrong entrance usually have to drive back into Collins Avenue to find the correct entrance. This process not only inconveniences Fontainebleau's visitors but also causes unnecessary traffic on Collins Avenue. To solve this issue, Fontainebleau proposes:

- adding on its southern entrance a two-sided, two square feet sign (four square feet total) that reads "Main Drive."
- The sign will be placed two square feet from the property line to ensure adequate visibility.
- The proposed size and setbacks of the sign require obtaining a variance to increase the approved aggregate sign area on the property from 174 square feet to 178 square feet; and
- reduce the setback requirement in Section 138-9 if the City code from 10 square feet to 2 square feet.

The attached application provides with all of the items requested by the Planning Department. However, please let us know if there is any additional information that you need to make a decision. We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Diana C. Mendez".

Diana C. Mendez



OFFICE OF THE PROPERTY APPRAISER

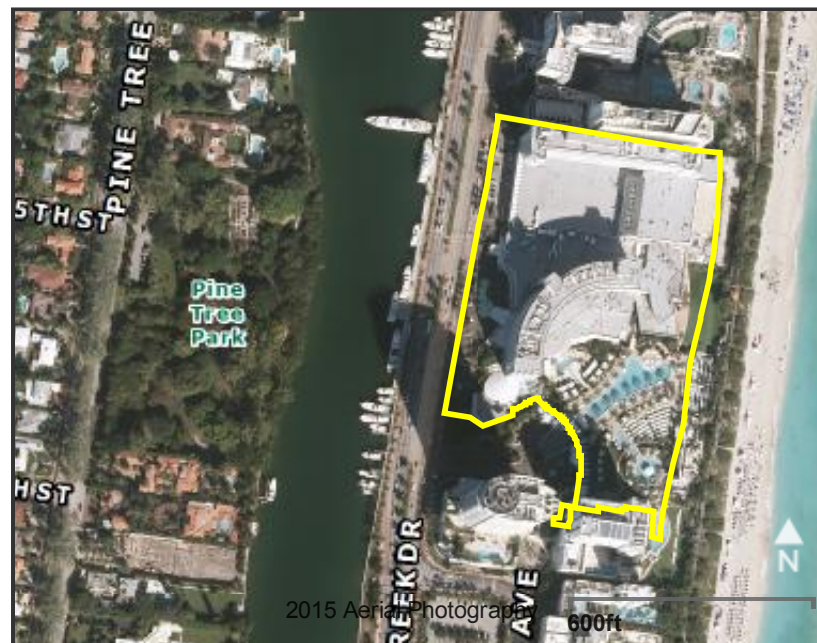
Detailed Report

Generated On : 10/5/2015

Property Information	
Folio:	02-3223-002-0010
Property Address:	4441 COLLINS AVE
Owner	FONTAINEBLEAU FLORIDA HOTEL LLC & C/O DAVID MOHR
Mailing Address	4441 COLLINS AVE MIAMI BEACH , FL 33140
Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	846
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,179,177 Sq.Ft
Lot Size	466,677 Sq.Ft
Year Built	1956

Assessment Information			
Year	2015	2014	2013
Land Value	\$266,005,890	\$239,405,301	\$172,903,828
Building Value	\$95,994,110	\$82,594,699	\$169,096,172
XF Value	\$0	\$0	\$0
Market Value	\$362,000,000	\$322,000,000	\$342,000,000
Assessed Value	\$338,207,100	\$307,461,000	\$279,510,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$23,792,900	\$14,539,000	\$62,490,000



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$80,536,255	\$80,536,255	\$80,536,255
Taxable Value	\$257,670,845	\$226,924,745	\$198,973,745
School Board			
Exemption Value	\$0	\$0	\$80,536,255
Taxable Value	\$362,000,000	\$322,000,000	\$261,463,745
City			
Exemption Value	\$0	\$0	\$80,536,255
Taxable Value	\$338,207,100	\$307,461,000	\$198,973,745
Regional			
Exemption Value	\$0	\$0	\$80,536,255
Taxable Value	\$338,207,100	\$307,461,000	\$198,973,745

Historic Preservation	Exemption	\$80,536,255	\$80,536,255	\$80,536,255
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:



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Generated On : 10/5/2015

Property Information

Folio: 02-3223-002-0010

Property Address: 4441 COLLINS AVE

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-3	4100	Square Ft.	466,677.00	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956			178,391	
1	2	1956			159,628	
1	3	1956			416,964	
1	4	1986			33,671	
1	5	1986			26,009	
1	6	1986			21,513	
1	7	2008			20,140	
1	8	2008			25,386	
2	1	1971			20,408	
2	2	1971			273,254	
3	1	1979			3,813	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Light Standard - 10-30 ft High - 1 Fixture	2008	4	
Wall - CBS 4 to 8 in, reinforced	2008	396	
Sprinkler System/Auto - Wet	2008	293,662	
Sprinkler System/Auto - Wet	2008	875,762	
Patio - Brick, Tile, Flagstone	2008	11,950	
Patio - Brick, Tile, Flagstone	2008	14,120	
Elevator - Passenger	2008	2	
Cooler Room - Refridgeration (200 sqft/Ton)	2008	8	
Cooler Room - Area - Used with X/F #15	2008	1,600	
Chill Water A/C (Aprox 300 sqft/Ton)	2008	2,919	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2008	979	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2008	4	
Pool - Wading - 2-4' depth	2008	3,090	
Light Standard - 10-30 ft High - 2 Fixtures	2008	6	
Patio - Terrazzo, Pebble, Wood	2008	5,500	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2008	10,000	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2008	850	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2008	3,870	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1971	68	
Elevator - Freight	1971	4	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1956	60	
Escalator - Modern, glass balaustrade	1956	30	
Elevator - Freight	1956	7	
Elevator - Passenger	1956	2	

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Version:



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Property Information

Folio: 02-3223-002-0010

Property Address: 4441 COLLINS AVE

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-3	4100	Square Ft.	466,677.00	

Building Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956			178,391	
1	2	1956			159,628	
1	3	1956			416,964	
1	4	1986			33,671	
1	5	1986			26,009	
1	6	1986			21,513	
1	7	2008			20,140	
1	8	2008			25,386	
2	1	1971			20,408	
2	2	1971			273,254	
3	1	1979			3,813	

Extra Features

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	2008	11,950	
Elevator - Passenger	2008	2	
Cooler Room - Refridgeration (200 sqft/Ton)	2008	8	
Chill Water A/C (Aprox 300 sqft/Ton)	2008	2,919	
Cooler Room - Area - Used with X/F #15	2008	1,600	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2008	4	
Wall - CBS 4 to 8 in, reinforced	2008	396	
Sprinkler System/Auto - Wet	2008	875,762	
Pool - Wading - 2-4' depth	2008	3,090	
Sprinkler System/Auto - Wet	2008	293,662	
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Elevator - Passenger	1956	2	
Escalator - Modern, glass balaustrade	1956	30	

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Property Information

Folio: 02-3223-002-0010

Property Address: 4441 COLLINS AVE

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information

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GENERAL	RM-3	4100	Square Ft.	466,677.00	

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Extra Features

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Description	Year Built	Units	Calc Value
Light Standard - 10-30 ft High - 2 Fixtures	2008	6	
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Escalator - Modern, glass balaustrade	1956	30	
Elevator - Passenger	1956	2	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1956	60	

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Version:



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Generated On : 10/5/2015

Property Information

Folio: 02-3223-002-0010

Property Address: 4441 COLLINS AVE

Full Legal Description

INDIAN BEACH CORP AMD PL PB 8-61
 LOT A & LOTS 1 & 2 & S1/2 OF
 LOT 3 & THAT PORT OF 44 ST DESC
 BEG NW COR OF R P VAN CAMP TH
 S 07 DEG W 125FT N 82 DEG W 60FT
 N 07 DEG E 15FT NWLY AD 78.54FTN
 82 DEG W 129.44FT SWLY AD
 57.17FT NLY AD 35.52FT N 09 DEG
 E 132.85FT SELY AD 116.56FT S 82
 DEG E 213.10FT TO POB LESS PORT
 DESC IN DEC OR 22955-1343 NKA
 FONTAINEBLEAU II CONDO NAU
 02 3223 023 0001 & 02 3223
 002 0015 & LESS PORT DESC IN
 CONDO DECL OR 26167-3643 NAU
 02 3223 026 K/A FONTAINEBLEAU
 III OCEAN CLUB CONDO
 LOT SIZE 435382 SQ FT
 OR 23366-0373 0505 6
 HISTORIC PRESERVATION

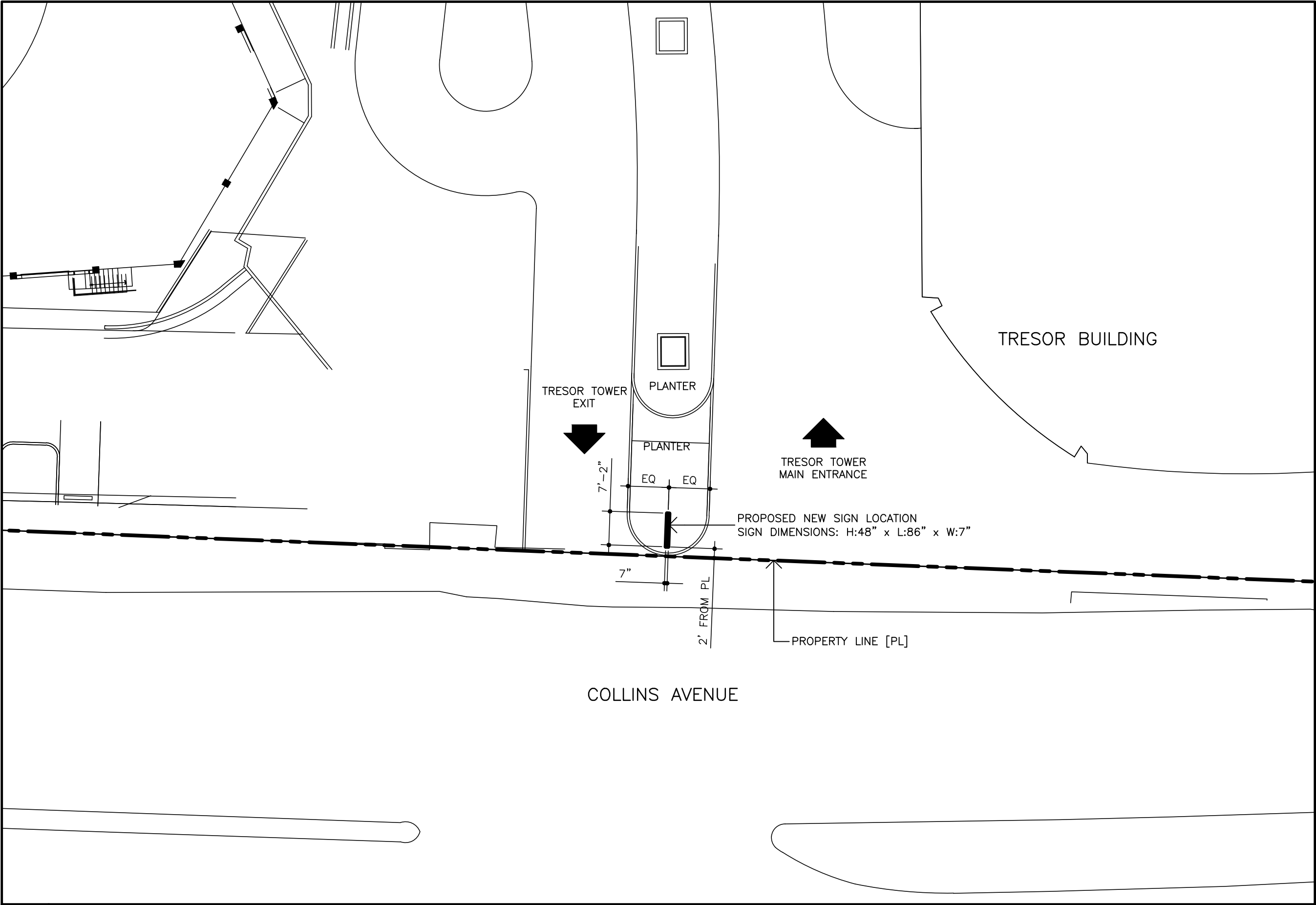
Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/31/2005	\$10	23931-1094	Qual by exam of deed
05/01/2005	\$110,000,000	23366-0358	Qual on DOS, but significant phy change since time of transfer

05/01/2005	\$30,000,000	23366-0368	Qual on DOS, but significant phy change since time of transfer
05/01/2005	\$25,000,000	23366-0373	Qual on DOS, but significant phy change since time of transfer
03/01/2005	\$0	23282-2008	Qual by exam of deed
03/01/2005	\$0	23799-3368	Qual by exam of deed

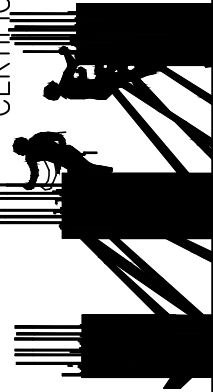
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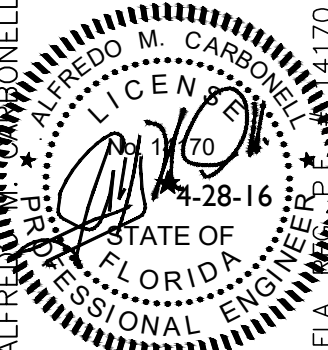
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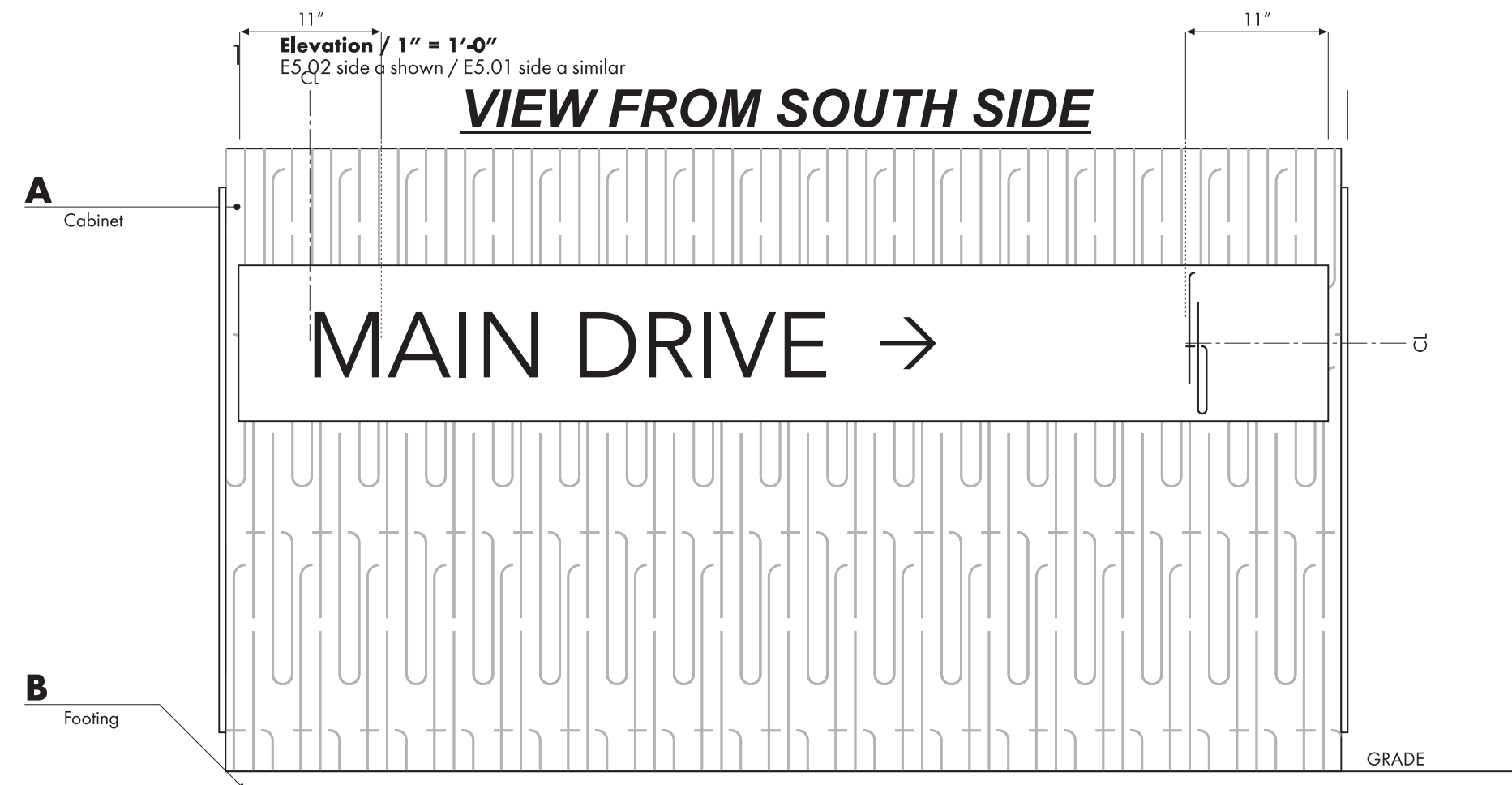
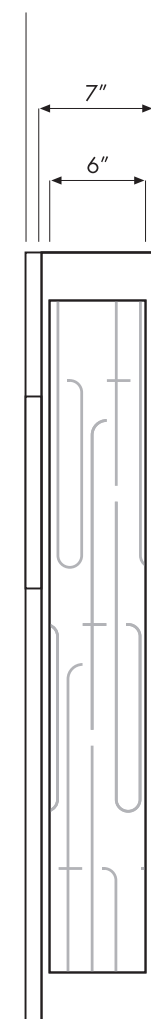
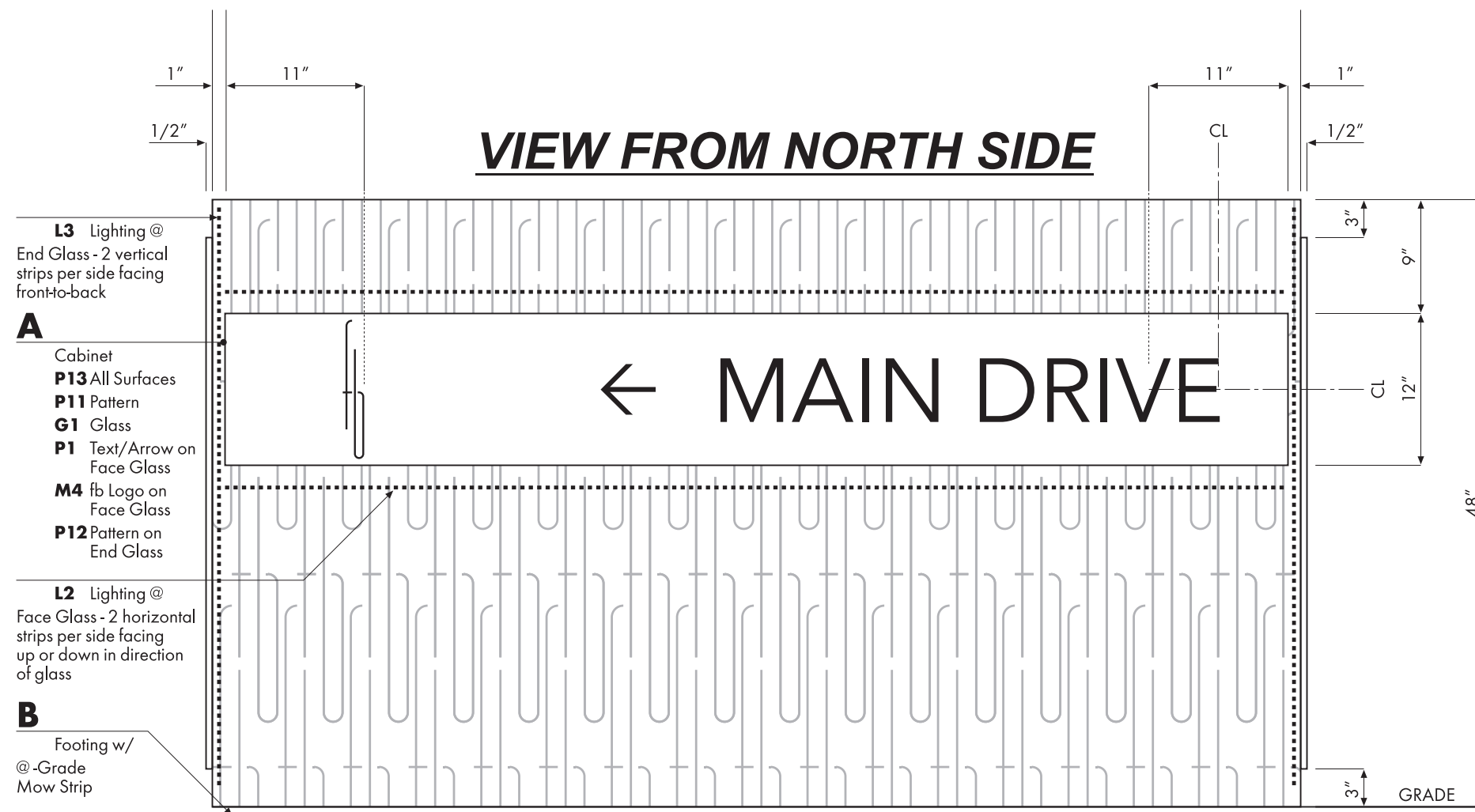


 **EXISTING SITE PLAN**
SCALE: 1" = 20'.

FONTAINEBLEAU RESORTS	
4441 COLLINS AVE. MIAMI BEACH, FL 33140	
Designed by: A. M. CARBONELL	Sheet: A1
Date:	
Scale: 1:20	
Job Number: JOB	I of I Sheets.

Plan Name:	SITE PLAN
CERTIFICATE OF AUTHORIZATION #:	26074
P.E. #:	14170
12355 SW 129 CT. SUIT 4	
MIAMI, FLORIDA 33186	
PHONE: (305) 251-9177	
FAX: (305) 251-8372	
	
ALFREDO M. CARBONELL, P.E. Inc.	

Revised & Sealed: ALFREDO M. CARBONELL		FLA. NO. 14170
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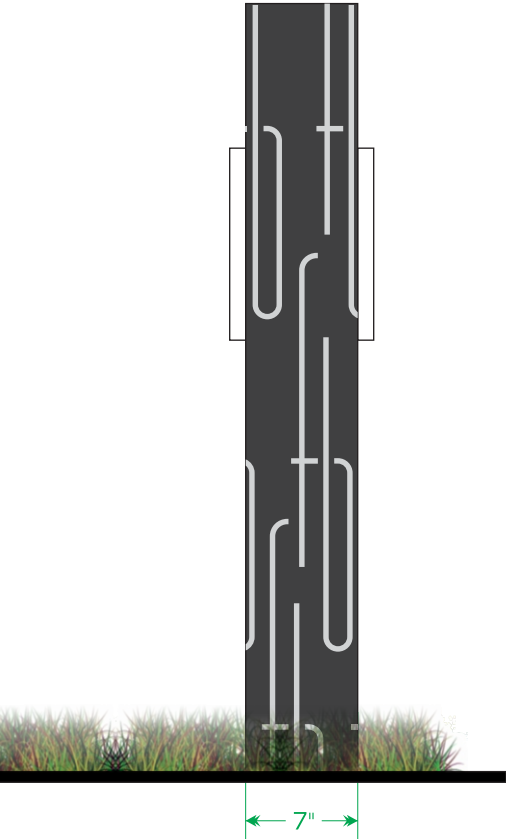


3 End Elevation / 1" = 1'-0"

VIEW FROM SOUTH SIDE

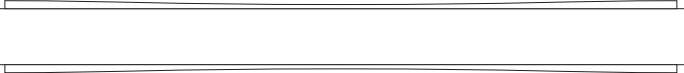


SIDE VIEW



INTERNALLY ILLUMINATED DOUBLE SIDED
MONUMENT SIGN WITH PUSH THROUGH
CURVED CABINET FOR MAIN COPY

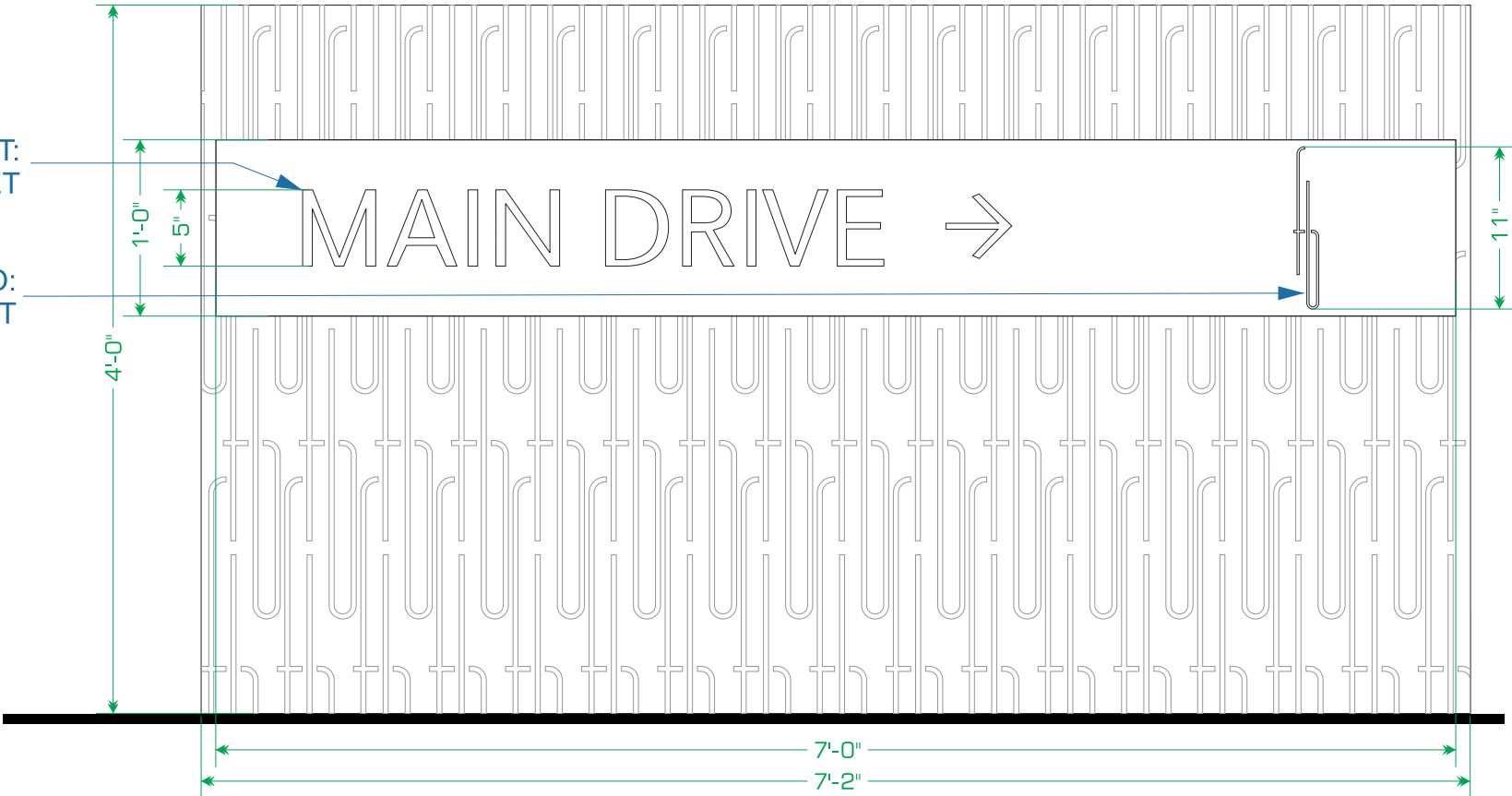
TOP VIEW



NOT TO SCALE

ARROW AND TEXT:
1.7 SQUARE FEET

LOGO:
.13 SQUARE FEET



Scale: 1" = 1'-0"

Monument Square footage: 28.7

Colors shown on drawing are for presentation purposes.
All colors must be confirmed and initialed by project manager before painting

Art SIGN COMPANY
835 NW 6th Ave. Ft. Lauderdale, FL. 33311
T. 954.763.4410 brad@artsignfl.com

☒ CLIENT APPROVAL

Address: **FOUNTAIN BLEAU**
4441 Collins Ave. Miami Beach, FL 33140

Description: **INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS**

Revisions:

Sales Rep: Brad Drawn by: Liat
Date: 03/20/2015 Page: 1



← MAIN DRIVE




 835 NW 6th Ave. Ft. Lauderdale, FL. 33311
 T. 954.763.4410 brad@artsignfl.com
 CLIENT APPROVAL

Technical drawing of a main drive assembly. The drawing shows a cross-section of a drive mechanism with a central shaft and a main drive component. The main drive component is labeled "MAIN DRIVE" and has a width of 5". The shaft has a diameter of 1.0" and a length of 1.1". The main drive component is mounted on a base with a height of 4.0". The shaft is supported by bearings with a width of 7.0" and a height of 7.2". The drawing includes dimension lines and arrows indicating the various measurements.

Description:		Provisions:	

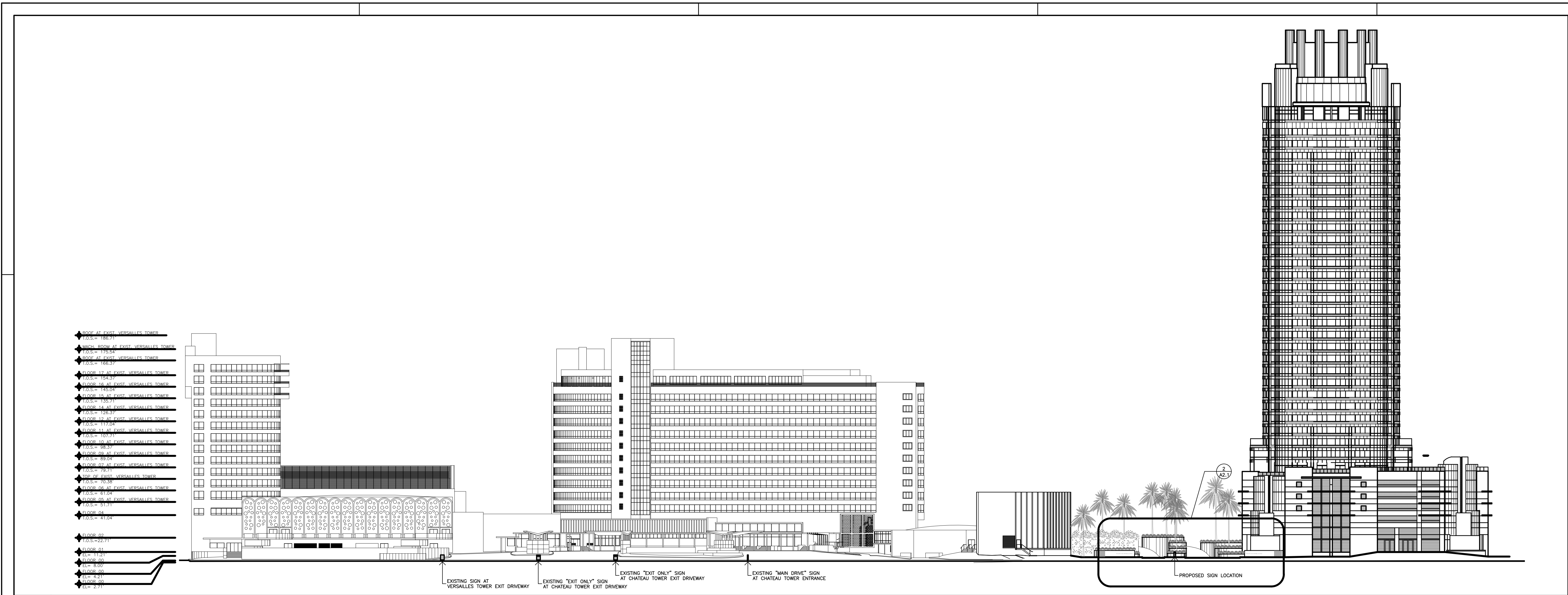
	Sales Rep: Brad	Drawn by: Liat
	Date: 03/20/2015	Page: 2

☒ CLIENT APPROVAL

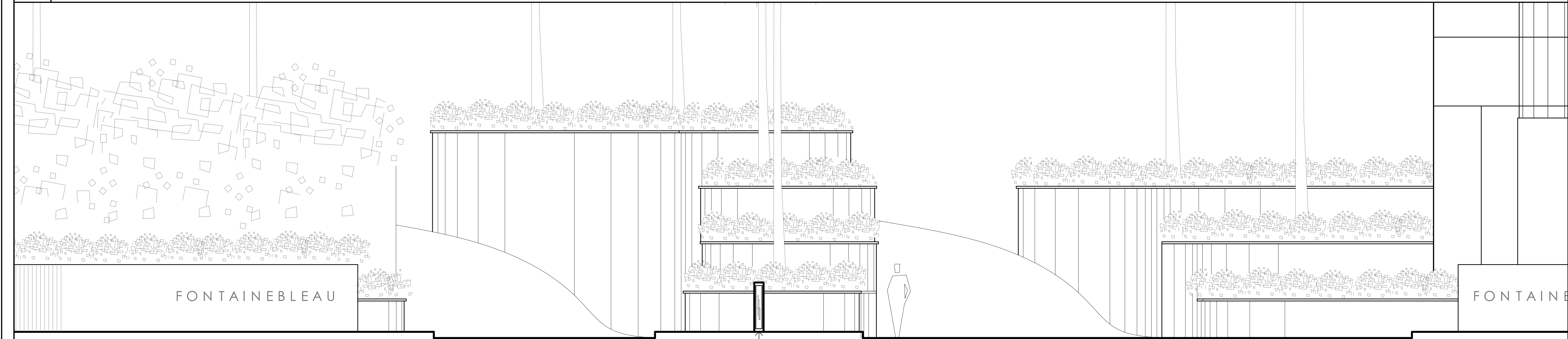
the written consent of the client. Reference copy list for copy/gr

variation from what is shown on the drawings before proceeding with fabrication.

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others, without the written consent of the client. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.



1 WEST ELEVATION
A2.1 SCALE: 1' = 40'.



2 WEST ELEVATION DETAIL
A2.1 SCALE: 1/4" = 1'-0"

CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT, SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372

ALFREDO M. CARBONELL, P.E. Inc.

Reviews:
△
△
△
△

Client: FONTAINEBLEAU RESORTS
Project: NEW SIGN AT TRESOR BUILDING ENTRANCE

4441 COLLINS AVENUE MIAMI BEACH, FL 33140
FOLIO NUMBER: 02-3223-002-001.0

Plan Description:

WEST ELEVATION

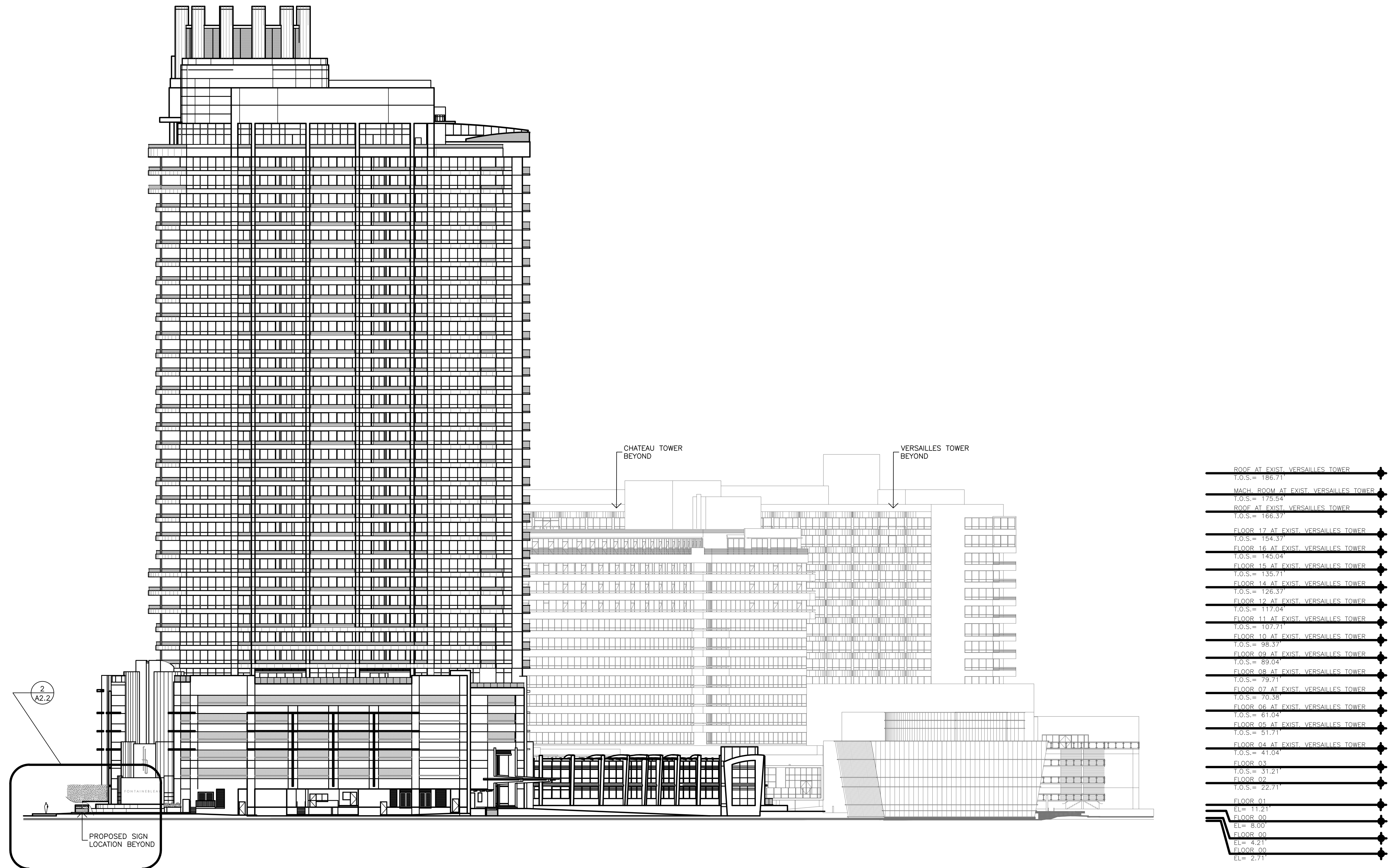
Seal:

ALFREDO M. CARBONELL
P.E. 14170
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FLA. REG. NO. 14170

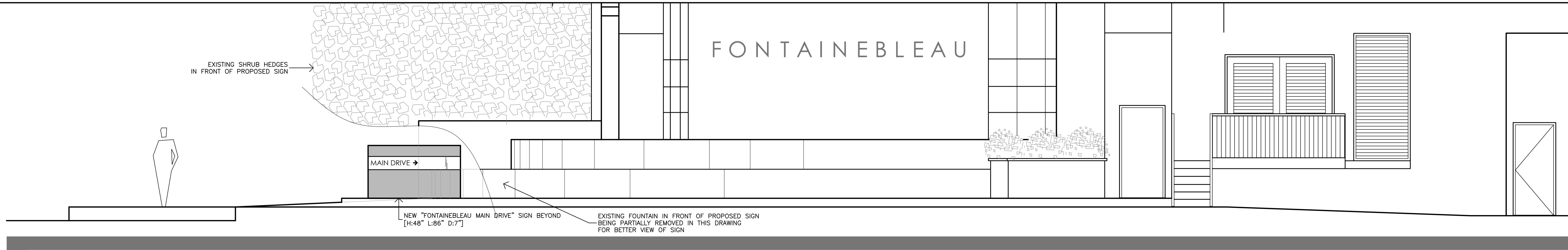
Designed by: ALFREDO M. CARBONELL
Drawn by: ERICK FLORIDO
Revised & Sealed: ALFREDO M. CARBONELL
Date: FEBRUARY, 21, 2016
Scale: AS SHOWN
Job No.: 2016-02.21

Sheet:

A2.1
3 of 6 Sheets



1 SOUTH ELEVATION
A2.2 SCALE: 1' = 30'.



2 SOUTH ELEVATION DETAIL
A2.2 SCALE: 1' = 30'.

CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT. SUIT 4
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PHONE: (305) 251-9177
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ALFREDO M. CARBONELL, P.E. Inc.

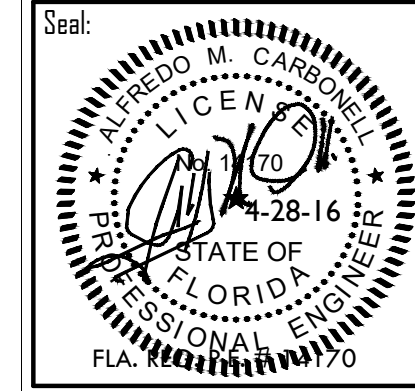
Reviews:
1
2
3
4

Client: FONTAINEBLEAU RESORTS
Project: NEW SIGN AT TRESOR BUILDING ENTRANCE

4441 COLLINS AVENUE MIAMI BEACH, FL 33140
FOLIO NUMBER: 02-3223-002-001.0

Plan Description:

SOUTH ELEVATION



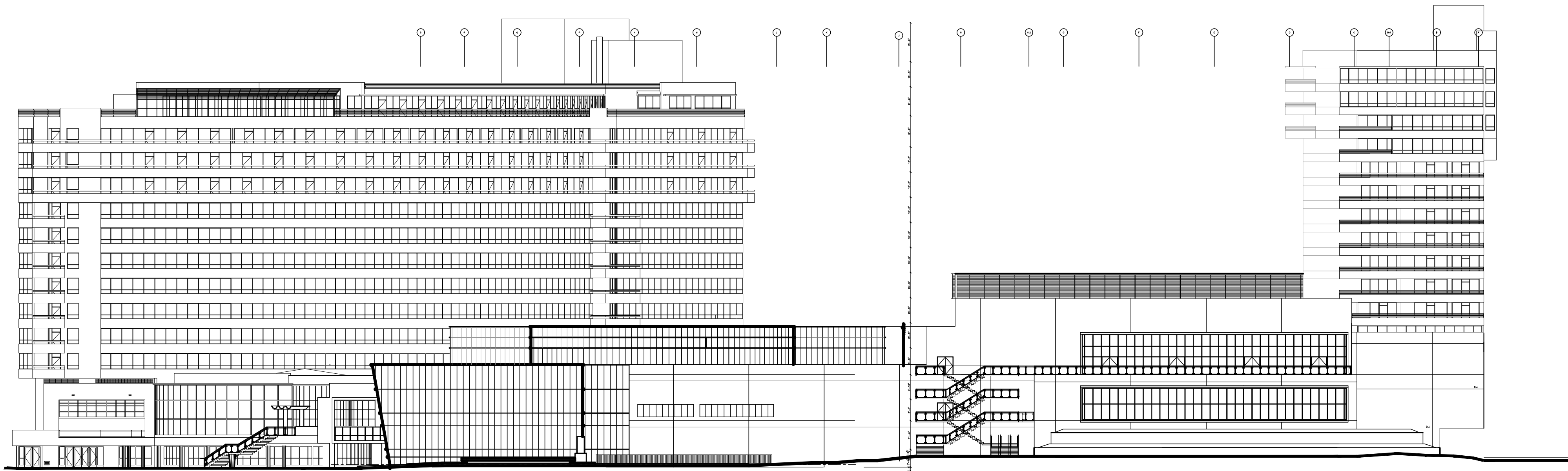
Designed by: ALFREDO M. CARBONELL
Drawn by: ERICK FLORIDO
Revised & Sealed: ALFREDO M. CARBONELL
Date: FEBRUARY . 21 . 2016
Scale: AS SHOWN
Job N°: 2016-02.21

Sheet:

A2.2

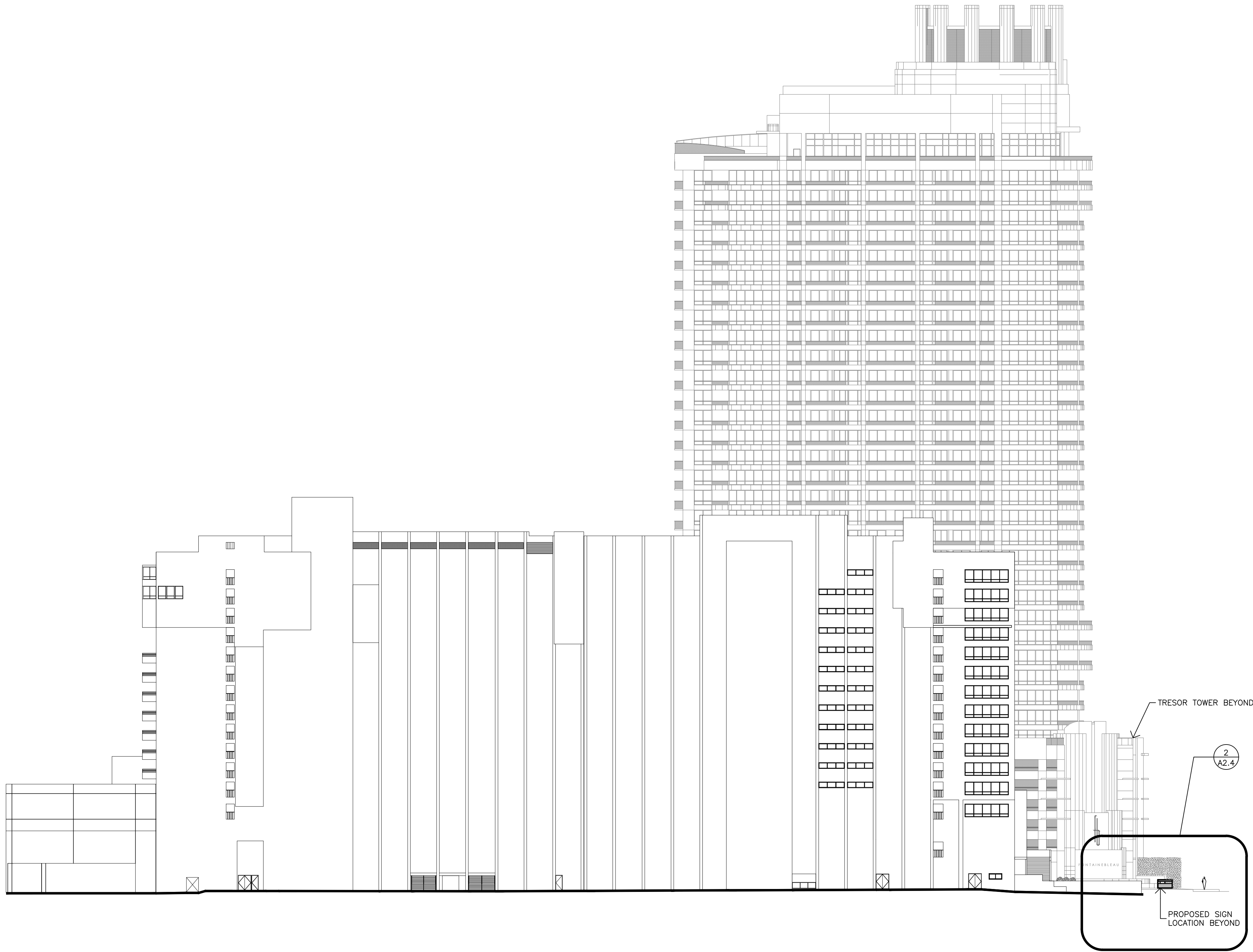
4 of 6 Sheets

- ◆ ROOF AT EXIST. CHATEAU TOWER
EL= 181.21'
- ◆ MACH. ROOM AT EXIST. CHATEAU TOWER
EL= 165.71'
- ◆ ROOF AT EXIST. CHATEAU TOWER
EL= 155.71'
- ◆ FLOOR 16 AT EXIST. CHATEAU TOWER
EL= 144.21'
- ◆ FLOOR 14 AT EXIST. CHATEAU TOWER
EL= 131.71'
- ◆ FLOOR 12 AT EXIST. CHATEAU TOWER
EL= 121.71'
- ◆ FLOOR 11 AT EXIST. CHATEAU TOWER
EL= 111.71'
- ◆ FLOOR 10 AT EXIST. CHATEAU TOWER
EL= 101.71'
- ◆ FLOOR 09 AT EXIST. CHATEAU TOWER
EL= 91.71'
- ◆ FLOOR 08 AT EXIST. CHATEAU TOWER
EL= 81.71'
- ◆ FLOOR 07 AT EXIST. CHATEAU TOWER
EL= 71.71'
- ◆ FLOOR 06 AT EXIST. CHATEAU TOWER
EL= 61.71'
- ◆ FLOOR 05 AT EXIST. CHATEAU TOWER
EL= 51.71'
- ◆ FLOOR 04 AT EXIST. CHATEAU TOWER
EL= 41.71'
- ◆ FLOOR 03 (MEZZANINE)
EL= 31.21'
- ◆ FLOOR 02
EL= 22.71'
- ◆ FLOOR 01
EL= 11.21'
- ◆ FLOOR 00
EL= 8.00'
- ◆ FLOOR 00
EL= 4.21'
- ◆ FLOOR 00
EL= 2.71'

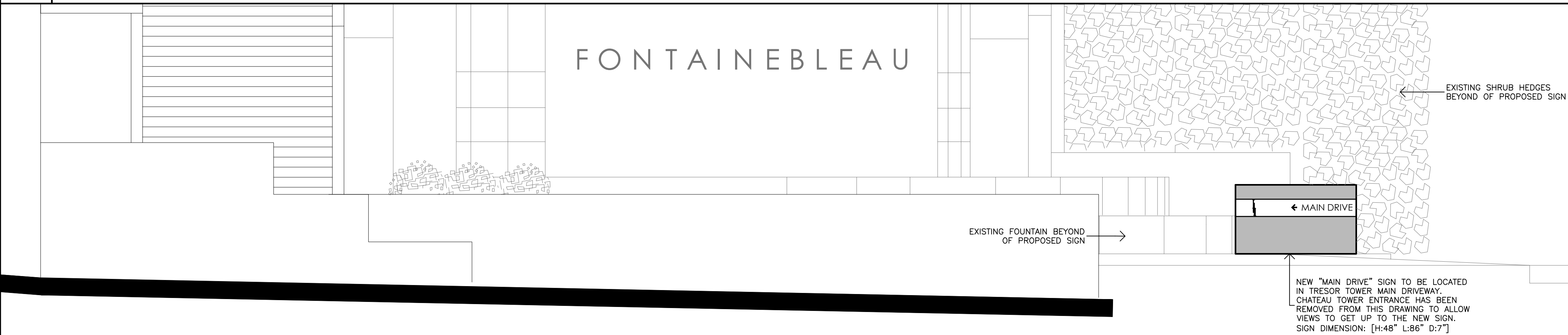


- ◆ ROOF AT EXIST. VERSAILLES TOWER
T.O.S.= 186.71'
- ◆ MACH. ROOM AT EXIST. VERSAILLES TOWER
T.O.S.= 175.54'
- ◆ ROOF AT EXIST. VERSAILLES TOWER
T.O.S.= 166.37'
- ◆ FLOOR 17 AT EXIST. VERSAILLES TOWER
T.O.S.= 154.37'
- ◆ FLOOR 16 AT EXIST. VERSAILLES TOWER
T.O.S.= 145.04'
- ◆ FLOOR 15 AT EXIST. VERSAILLES TOWER
T.O.S.= 135.71'
- ◆ FLOOR 14 AT EXIST. VERSAILLES TOWER
T.O.S.= 126.37'
- ◆ FLOOR 12 AT EXIST. VERSAILLES TOWER
T.O.S.= 117.04'
- ◆ FLOOR 11 AT EXIST. VERSAILLES TOWER
T.O.S.= 107.71'
- ◆ FLOOR 10 AT EXIST. VERSAILLES TOWER
T.O.S.= 98.37'
- ◆ FLOOR 09 AT EXIST. VERSAILLES TOWER
T.O.S.= 89.04'
- ◆ FLOOR 08 AT EXIST. VERSAILLES TOWER
T.O.S.= 79.71'
- ◆ FLOOR 07 AT EXIST. VERSAILLES TOWER
T.O.S.= 70.38'
- ◆ FLOOR 06 AT EXIST. VERSAILLES TOWER
T.O.S.= 61.04'
- ◆ FLOOR 05 AT EXIST. VERSAILLES TOWER
T.O.S.= 51.71'
- ◆ FLOOR 04 AT EXIST. VERSAILLES TOWER
T.O.S.= 41.04'
- ◆ FLOOR 03
T.O.S.= 31.21'
- ◆ FLOOR 02
T.O.S.= 22.71'
- ◆ FLOOR 01
EL= 11.21'
- ◆ FLOOR 00
EL= 8.00'
- ◆ FLOOR 00
EL= 4.21'
- ◆ FLOOR 00
EL= 2.71'

- ◆ ROOF AT EXIST. VERSAILLES TOWER
T.O.S.= 186.71'
- ◆ MACH. ROOM AT EXIST. VERSAILLES TOWER
T.O.S.= 175.54'
- ◆ ROOF AT EXIST. VERSAILLES TOWER
T.O.S.= 166.37'
- ◆ FLOOR 17 AT EXIST. VERSAILLES TOWER
T.O.S.= 154.37'
- ◆ FLOOR 16 AT EXIST. VERSAILLES TOWER
T.O.S.= 145.04'
- ◆ FLOOR 15 AT EXIST. VERSAILLES TOWER
T.O.S.= 135.71'
- ◆ FLOOR 14 AT EXIST. VERSAILLES TOWER
T.O.S.= 126.37'
- ◆ FLOOR 12 AT EXIST. VERSAILLES TOWER
T.O.S.= 117.04'
- ◆ FLOOR 11 AT EXIST. VERSAILLES TOWER
T.O.S.= 107.71'
- ◆ FLOOR 10 AT EXIST. VERSAILLES TOWER
T.O.S.= 98.37'
- ◆ FLOOR 09 AT EXIST. VERSAILLES TOWER
T.O.S.= 89.04'
- ◆ FLOOR 08 AT EXIST. VERSAILLES TOWER
T.O.S.= 79.71'
- ◆ FLOOR 07 OF EXIST. VERSAILLES TOWER
T.O.S.= 70.38'
- ◆ FLOOR 06 AT EXIST. VERSAILLES TOWER
T.O.S.= 61.04'
- ◆ FLOOR 05 AT EXIST. VERSAILLES TOWER
T.O.S.= 51.71'
- ◆ FLOOR 04 AT EXIST. VERSAILLES TOWER
T.O.S.= 41.04'
- ◆ FLOOR 03 (MEZZANINE)
T.O.S.= 31.21'
- ◆ FLOOR 02
T.O.S.= 22.71'
- ◆ FLOOR 01
EL= 11.21'
- ◆ FLOOR 00
EL= 8.00'
- ◆ FLOOR 00
EL= 4.21'
- ◆ FLOOR 00
EL= 2.71'



1 NORTH ELEVATION
A2.4 SCALE: 1' = 30'.



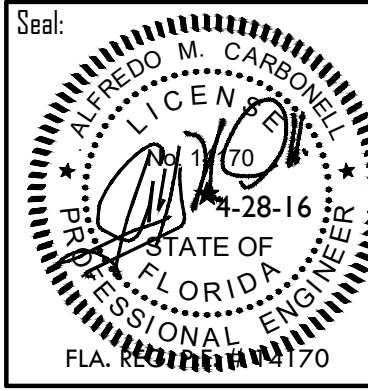
2 NORTH ELEVATION DETAIL
A2.4 SCALE: ¼" = 1'-0"

CERTIFICATE OF AUTHORIZATION #: 26074
P.E. #: 14170
12355 SW 129 CT, SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372
ALFREDO M. CARBONELL, P.E. Inc.

Reviews:	
△	·
△	·
△	·
△	·

Client: FONTAINEBLEAU RESORTS
Project: NEW SIGN AT TRESOR BUILDING ENTRANCE
4441 COLLINS AVENUE MIAMI BEACH, FL 33140
FOLIO NUMBER: 02-3223-002-001.0

Plan Description:
NORTH ELEVATION



Designed by: ALFREDO M. CARBONELL
Drawn by: ERICK FLORIDO
Revised & Sealed: ALFREDO M. CARBONELL
Date: FEBRUARY . 21 . 2016
Scale: AS SHOWN
Job N°: 2016-02.21

Sheet:
A2.4
6 of 6 Sheets.



FONTAINEBLEAU

MAIN DRIVE →

FONTAINEBLEAU