

2340 COLLINS AVENUE



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A-02	RENDERING - SE CORNER VIEW
A-03	RENDERING - PASEO
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L1-500	LEVEL 5 ILLUSTRATIVE PLAN
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L7-400	LEVEL 04 IRRIGATION PLAN
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A-54	NORTH FACADE DETAILS

SCOPE OF WORK

PROJECT IS A DEVELOPER SPEC. CORE AND SHELL. LEED PLATINUM OFFICE BUILDING IN MIAMI BEACH. THE PROJECT IS APPROXIMATELY 144,700 SQUARE FOOT NEW CONSTRUCTION CREATIVE OFFICE AND EXCLUSIVE MULTI-TENANT RETAIL BUILDING LOCATED ON AT 2218, 2232, 2340 COLLINS AVENUE, MIAMI BEACH, FLORIDA. THE PARCEL IS APPROXIMATELY 1.21 ACRE (52,725 SF). THE DEVELOPMENT WILL CONSIST APPROXIMATELY 130K SF OF CORE AND SHELL OFFICE SPACE, APPROXIMATELY 14K SF OF RETAIL, AND SUPPORTING PODIUM PARKING GARAGE.

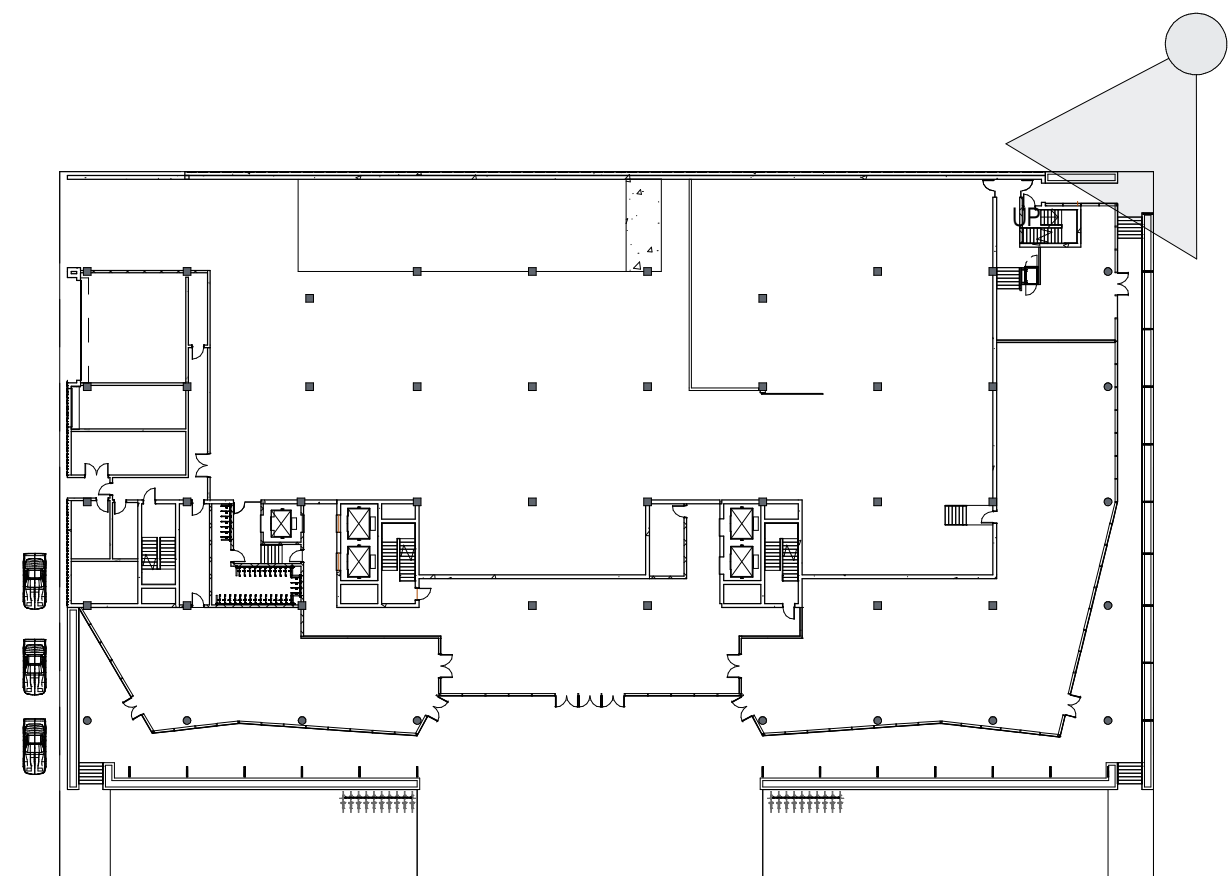


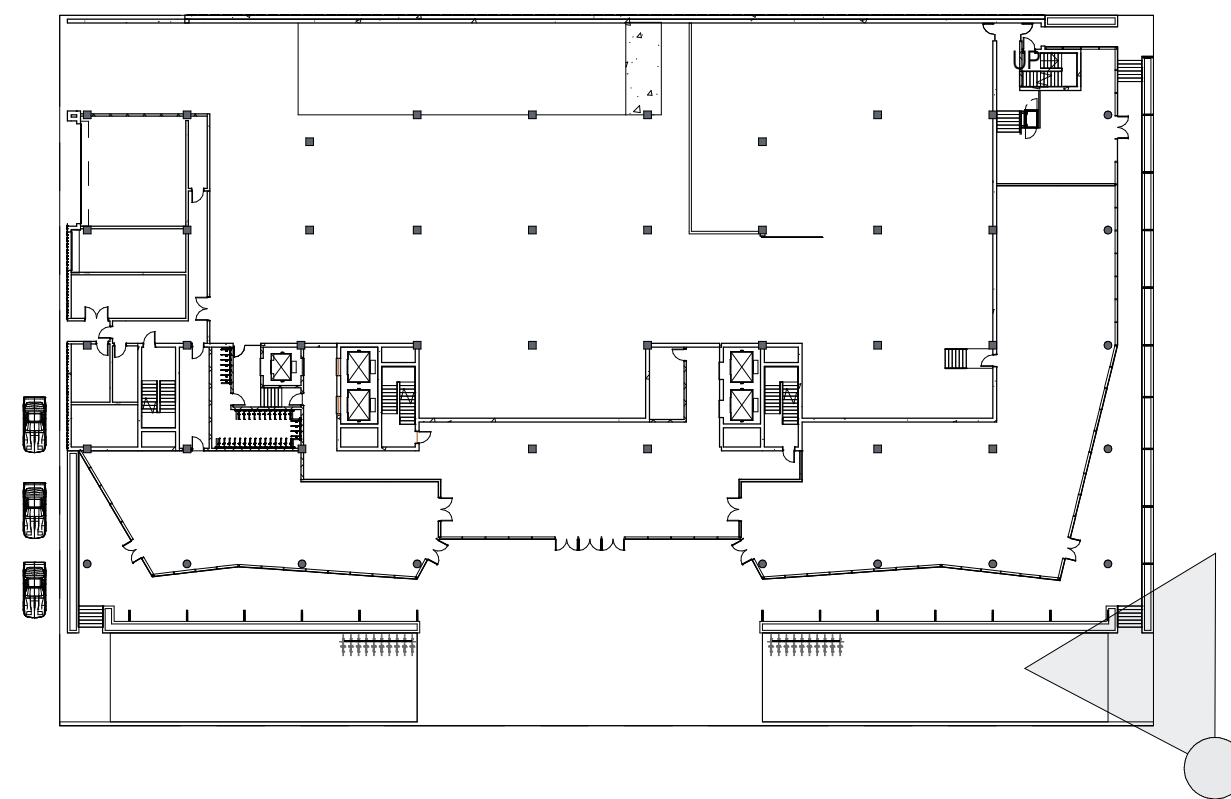
STARWOOD CAPITAL GROUP

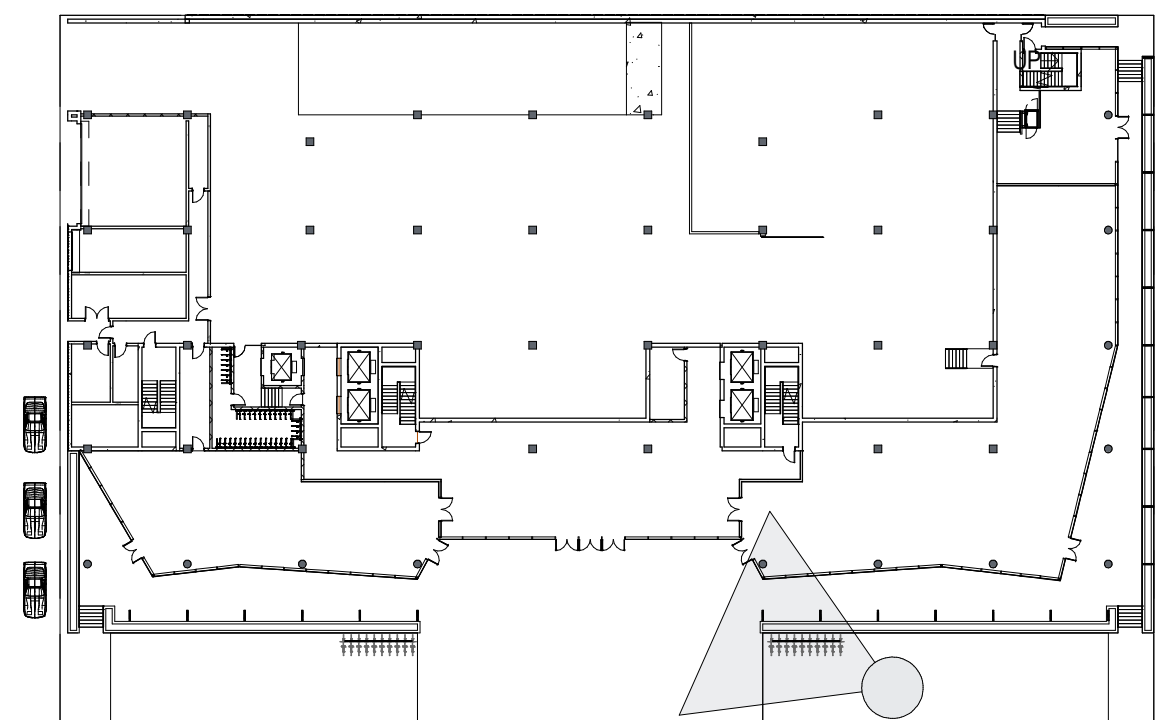
PLANNING BOARD FINAL SUBMITTAL

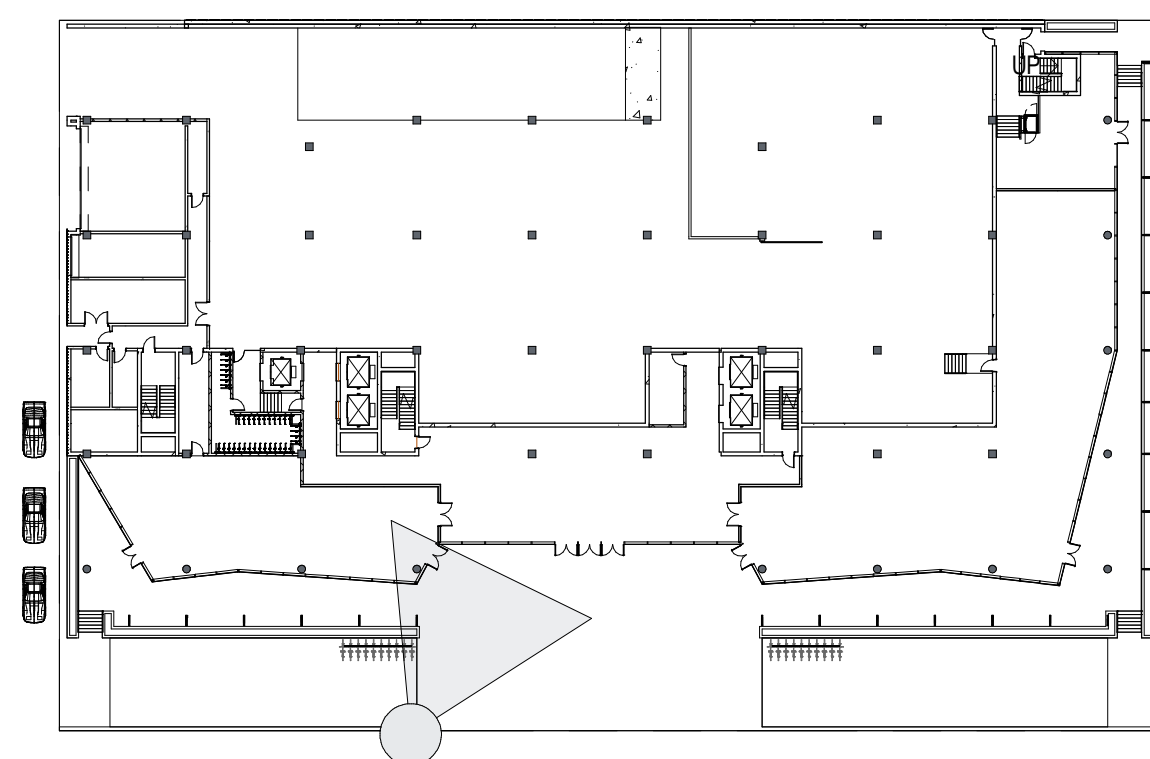
2340 COLLINS AVENUE, MIAMI BEACH, FL 33139 | 09/28/2018

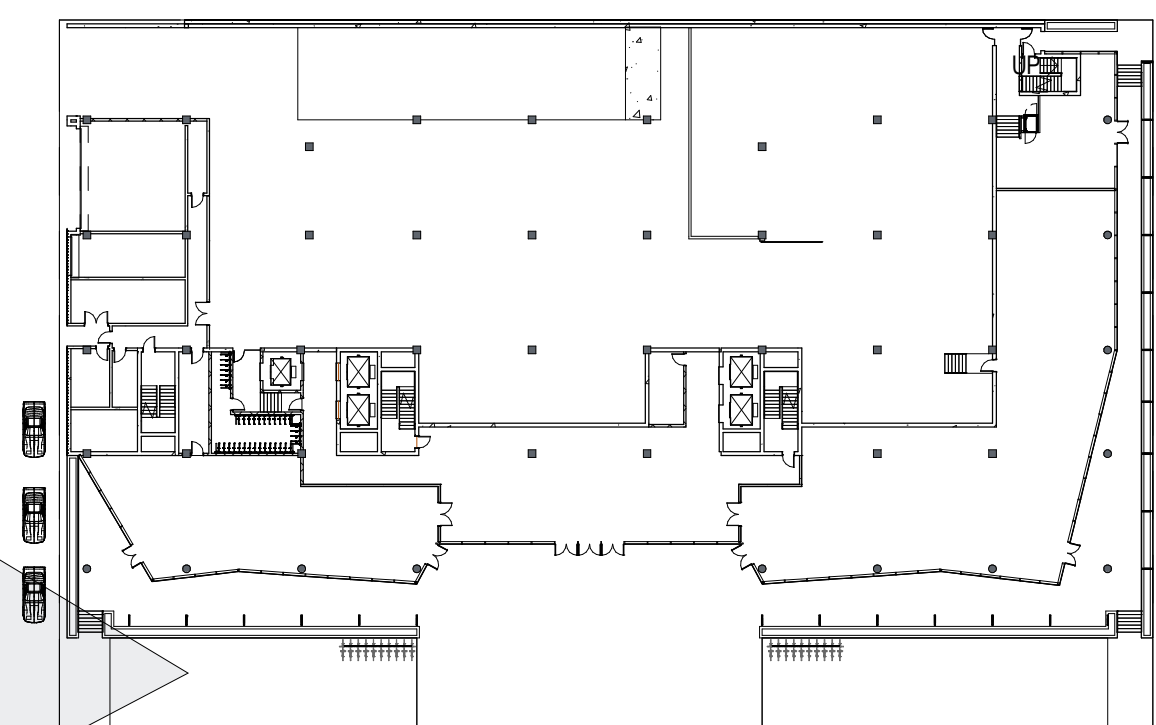
A-00











Starwood Capital - Zoning Analysis

ZONING DATA SUMMARY				
SITE AREA:		52,725	SF	
ZONING DESIGNATION:		CD-3 COMMERCIAL HIGH INTENSITY		

142-337 DEVELOPMENT REGULATIONS				
REGULATION	REQUIREMENT	PROPOSED		VARIANCE REQUEST
MAXIMUM FLOOR AREA RATIO (2.75)	144,994 SF MAX.	144,430 SF		
MINIMUM LOT WIDTH (COMMERCIAL)	0 FT			
MAXIMUM BUILDING HEIGHT	75 FT	78 FT		ADDITIONAL 3FT -

142-338 SETBACK REQUIREMENTS (Subterranean, pedestal and tower (non-oceanfront))				
REGULATION (PEDESTAL + TOWER)	REQUIREMENT	PROPOSED		VARIANCE REQUEST
FRONT	0 FT	0 FT		
SIDE INTERIOR (NORTH)	0 FT	4'-11" FT		H
SIDE INTERIOR (SOUTH)	0 FT	9'-10" FT		
REAR	N/A FT	N/A FT		

130-40. - ALTERNATIVE PARKING INCENTIVES.				
	PROPOSED	PARKING REDUCTION	%	
(a) BICYCLE PARKING LONG TERM (5 BIKES PER 1 SPACE)	106 BIKES	-21 SPACES	7%	
(b) BICYCLE PARKING SHORT TERM (10 BIKES PER 1 SPACE)	22 BIKES	-2 SPACES	1%	
(c) CARPOOL/VAN PARKING (1 CARPOOL SPACE PER 3 SPACES)	4 SPACES	-12 SPACES	4%	
(d) DROP-OFF AND LOADING ZONES FOR TRANSPORTATION FOR COMPENSATION VEHICLES:	3 CURB DROP OFF	-9 SPACES	3%	
(e) SCOOTER, MOPED AND MOTORCYCLE PARKING (3 SCOOTER PER 1 SPACES)	35 SCOOTER	-12 SPACES	4%	
(f) SHOWERS (2 SPACES PER 1 SHOWER)	4 SHOWERS	-8 SPACES	3%	
TOTAL REDUCTION:		-64 SPACES		

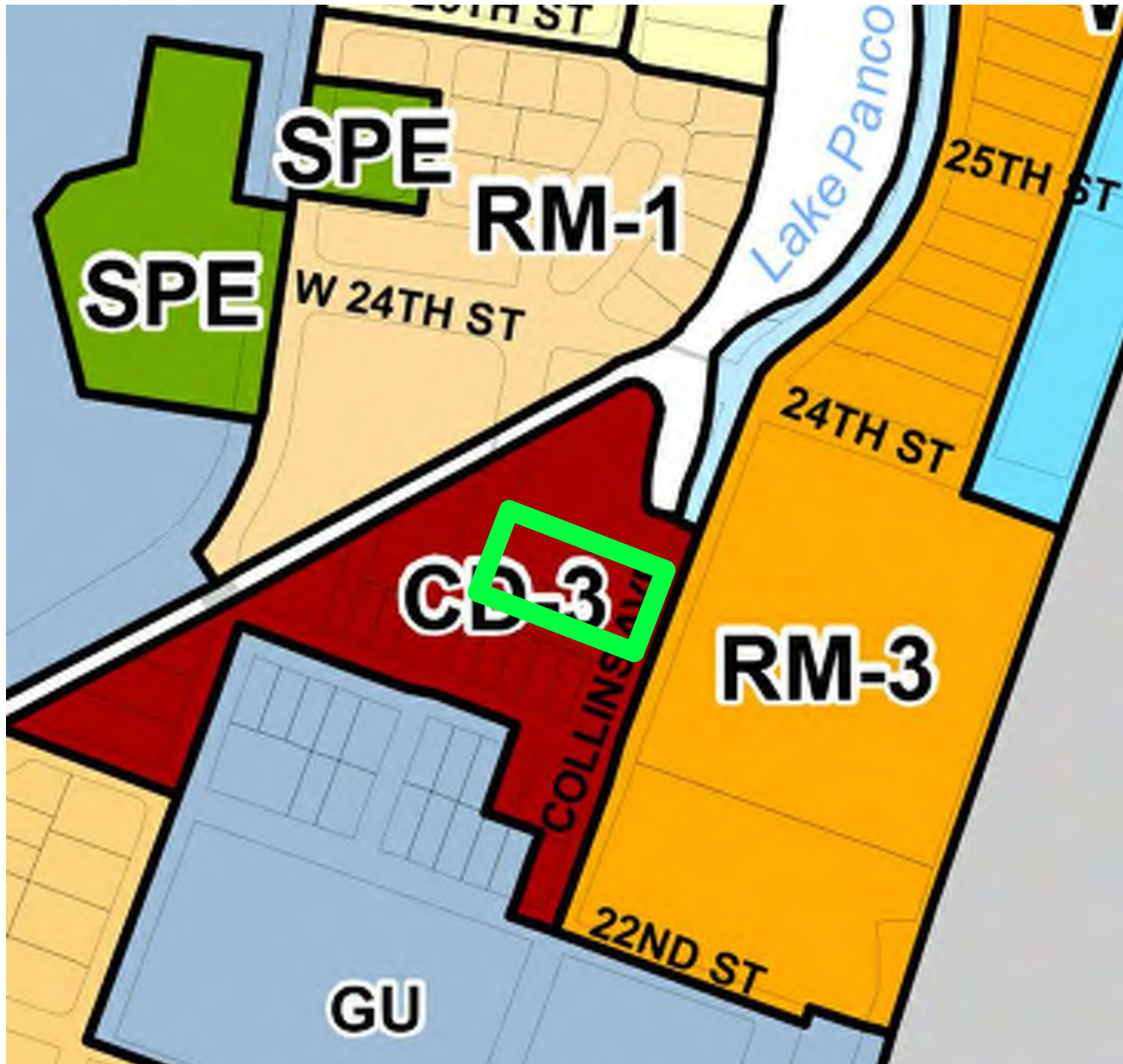
142-739. - PARKING				
REGULATION	REQUIREMENT	PROPOSED		VARIANCE REQUEST
OFFICE (1 SPACE PER 400 SF) : 136,342 / 400 =	341 SPACES	174 SPACES		
MECHANICAL LIFTS (2 SPACES PER LIFT)		104 SPACES		
RETAIL (1 SPACES PER 300 SF) 8,088 / 300 =	27 SPACES	28 SPACES		
REDUCTION PER ALTERNATIVE PARKING INCENTIVES (130-40)	-64 SPACES			
TOTAL:	304 SPACES	305 SPACES		

130-101. SPACE REQUIREMENTS AND LOCATION				
REGULATION	REQUIREMENT	PROPOSED		VARIANCE REQUEST
OFFICE (Over 100,000 but not over 200,000: Three spaces)	3 SPACES	3 SPACES		
RETAIL (Over 2,000 but not over 10,000: One space)	1 SPACES	1 SPACES		
TOTAL:	4 SPACES	4 SPACES		

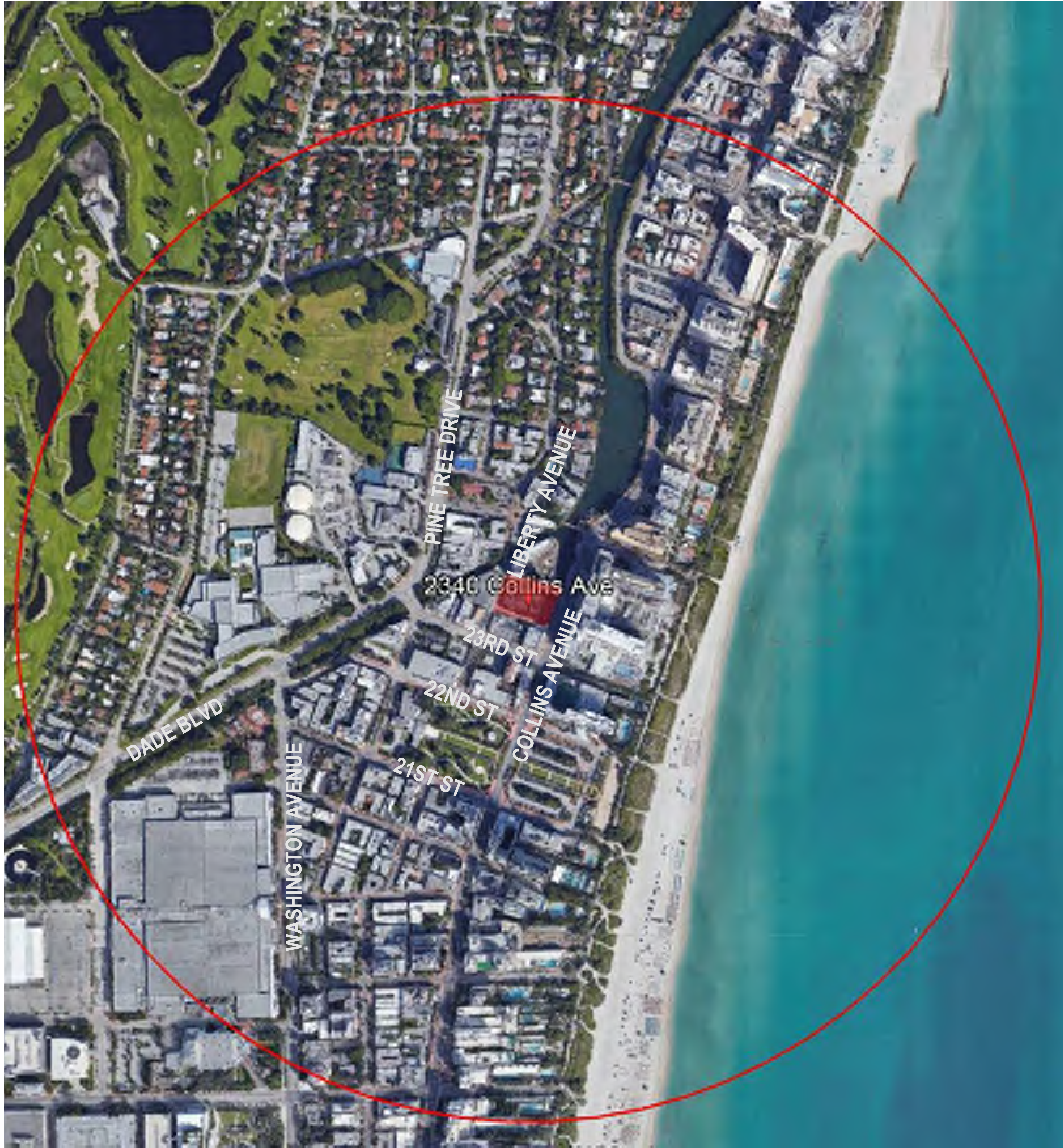
133- SUSTAINABILITY AND RESILIENCY				
REGULATION	REQUIREMENT	PROPOSED		VARIANCE REQUEST
PRIOR TO OBTAINING TEMPORARY CERTIFICATE OF OCCUPANCY (TCO), CERTIFICATE OF OCCUPANCY (CO) OR CERTIFICATE OF COMPLETION (CC)	MINIMUM GOLD CERTIFICATION INTERNATIONAL LIVING FUTURE INSTITUTE PETALS NET ZERO ENERGY CERTIFIED	LEED GOLD aiming for LEED PLATINUM		



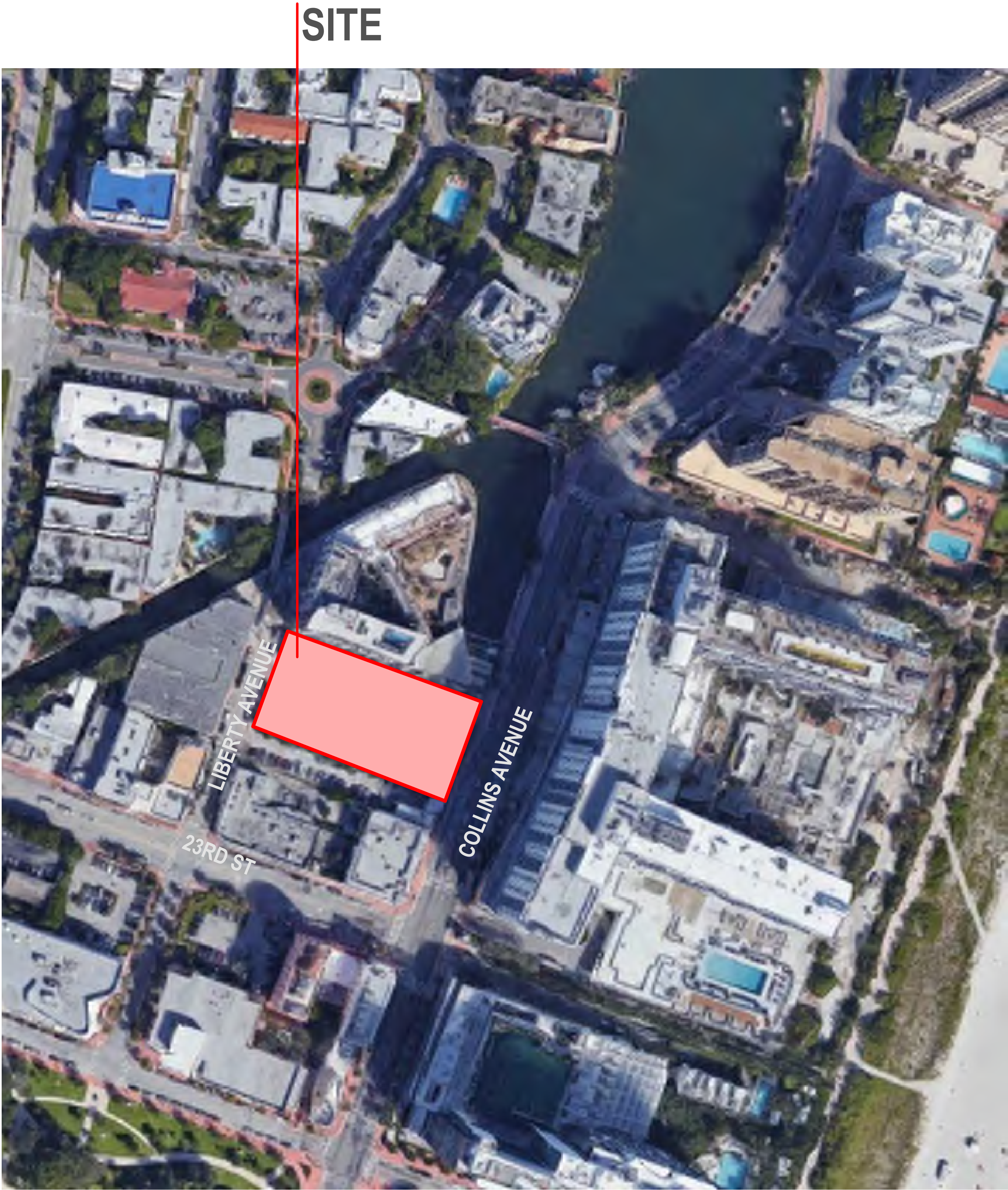
01 PROJECT PROPERTY LOCATION
SCALE: 3" = 1'-0"



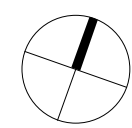
02 MIAMI ZONING IMAGE
SCALE: 3" = 1'-0"



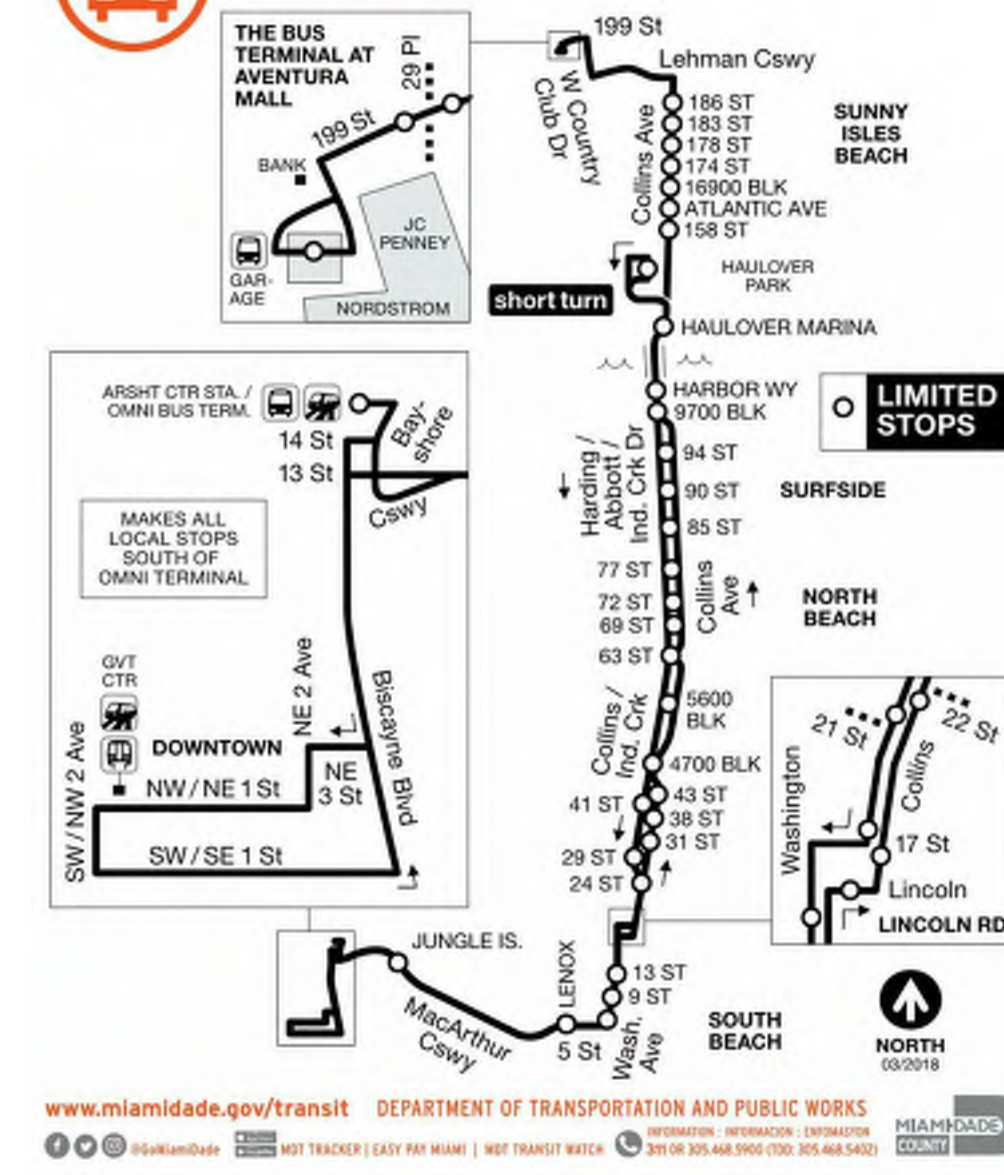
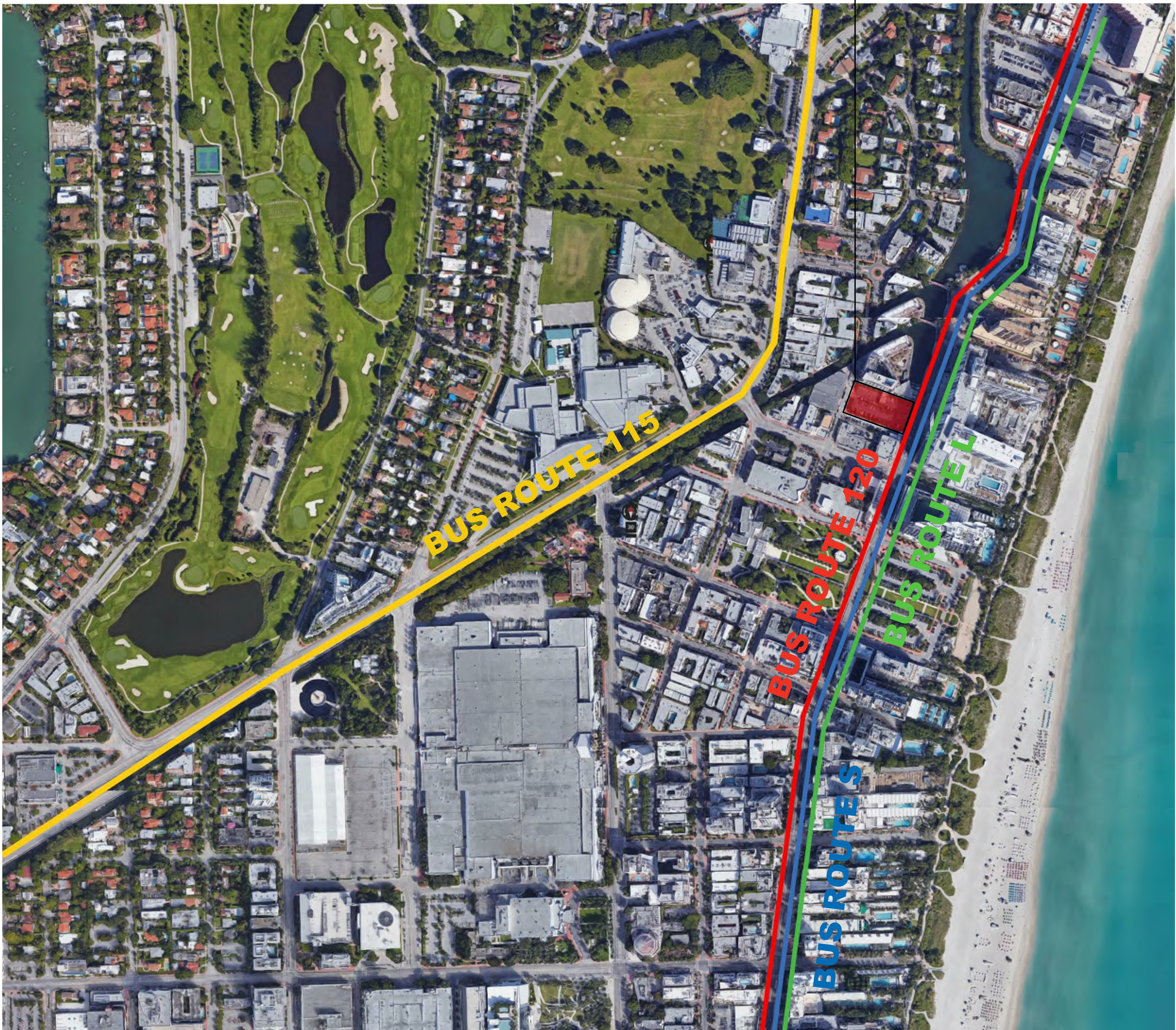
1/2 MILE RADIUS AERIAL



CONTEXT AERIAL

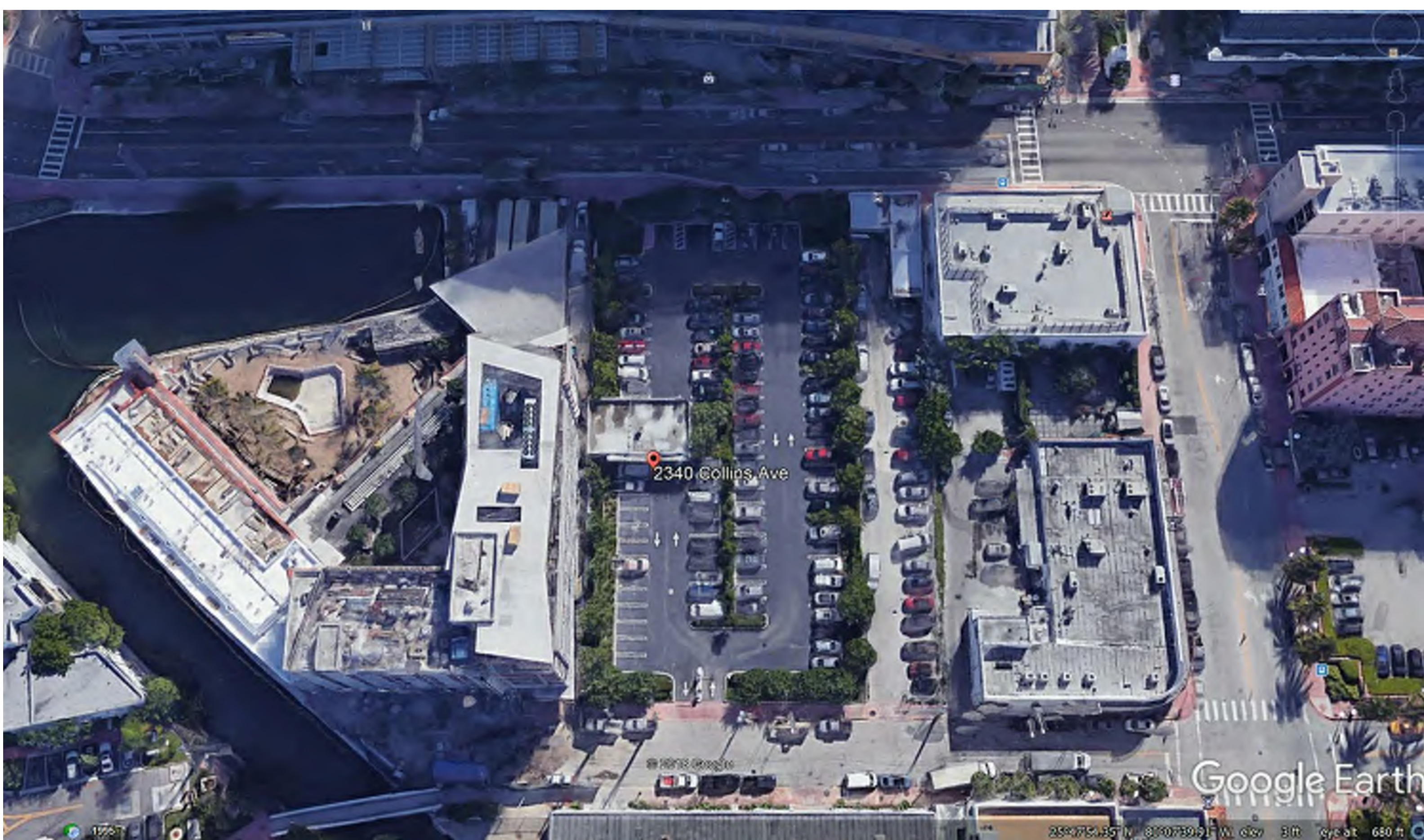


SITE

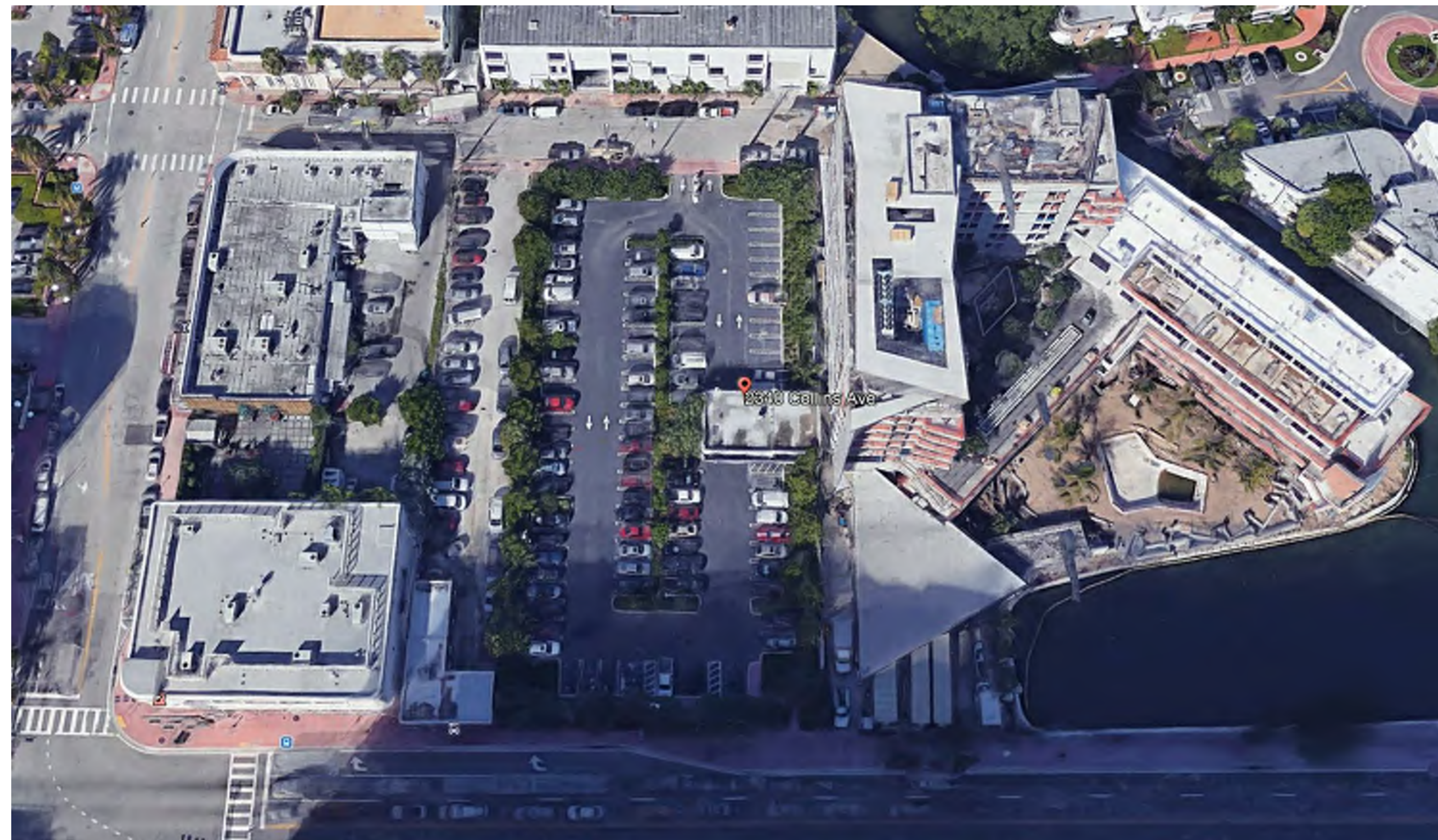




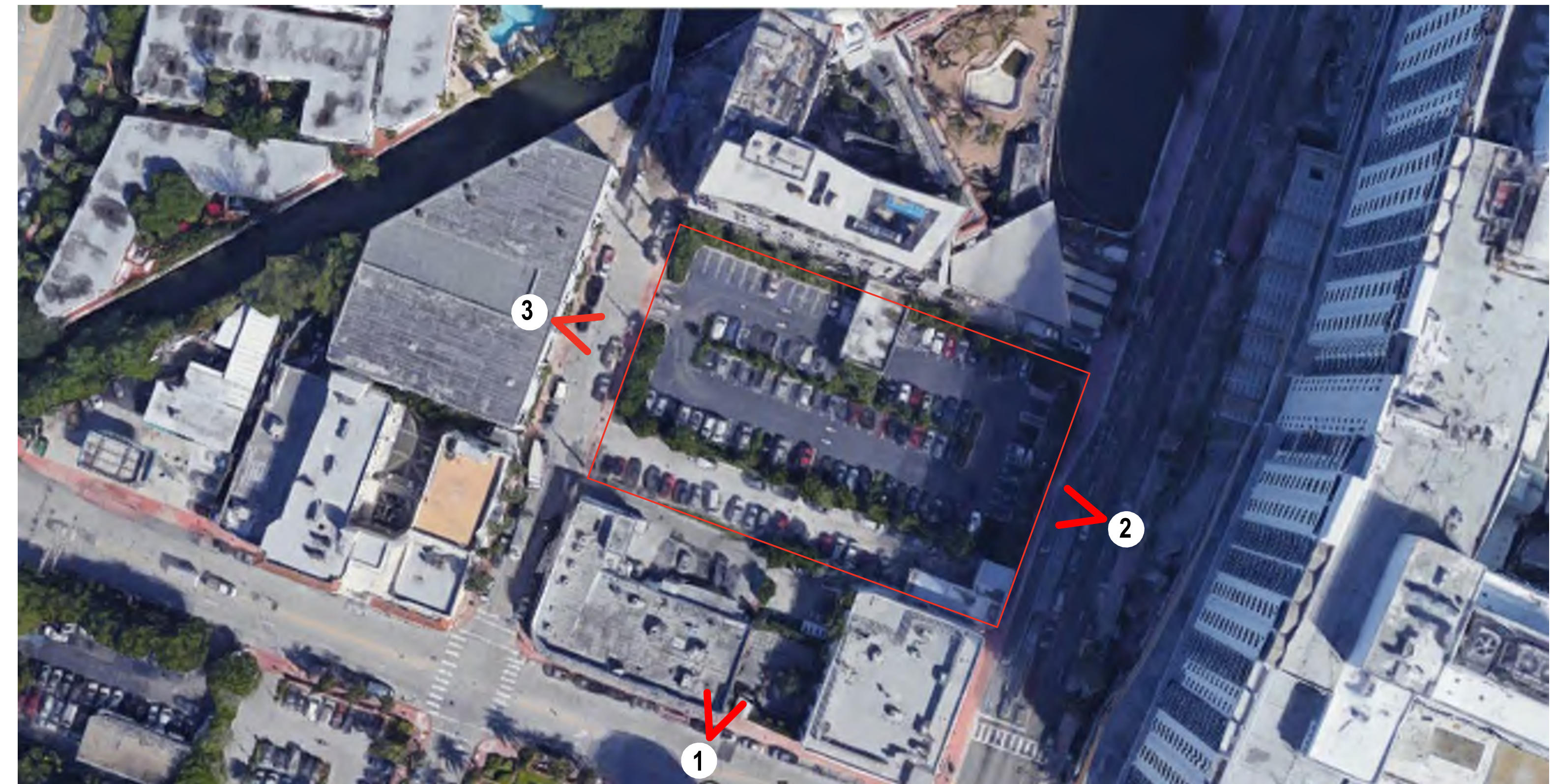
1. AERIAL VIEW FROM 23RD ST



3. AERIAL VIEW FROM LIBERTY AVENUE



2. AERIAL VIEW FROM COLLINS AVENUE



4. KEY PLAN



1. VIEW OF SITE FROM LIBERTY AVENUE



2. VIEW OF SITE FROM LIBERTY AVENUE



3. VIEW OF SITE CORNER LIBERTY AVENUE



4. VIEW OF SITE FROM COLLINS AVENUE



5. VIEW OF SITE FROM COLLINS AVENUE



6. KEY PLAN



1. VIEW OF 435 RONEY SUBSTATION BUILDING FROM SITE



2. VIEW OF THE GATES HOTEL FROM SITE



3. VIEW OF THE ONE HOTEL FROM SITE



4. VIEW OF 2300 WALGREENS BUILDING FROM SITE



5. VIEW OF STUDIO 23 BUILDING FROM SITE



6. KEY PLAN



1. VIEW OF 23 STREET AND COLLINS AVENUE LOOKING NORTH WEST



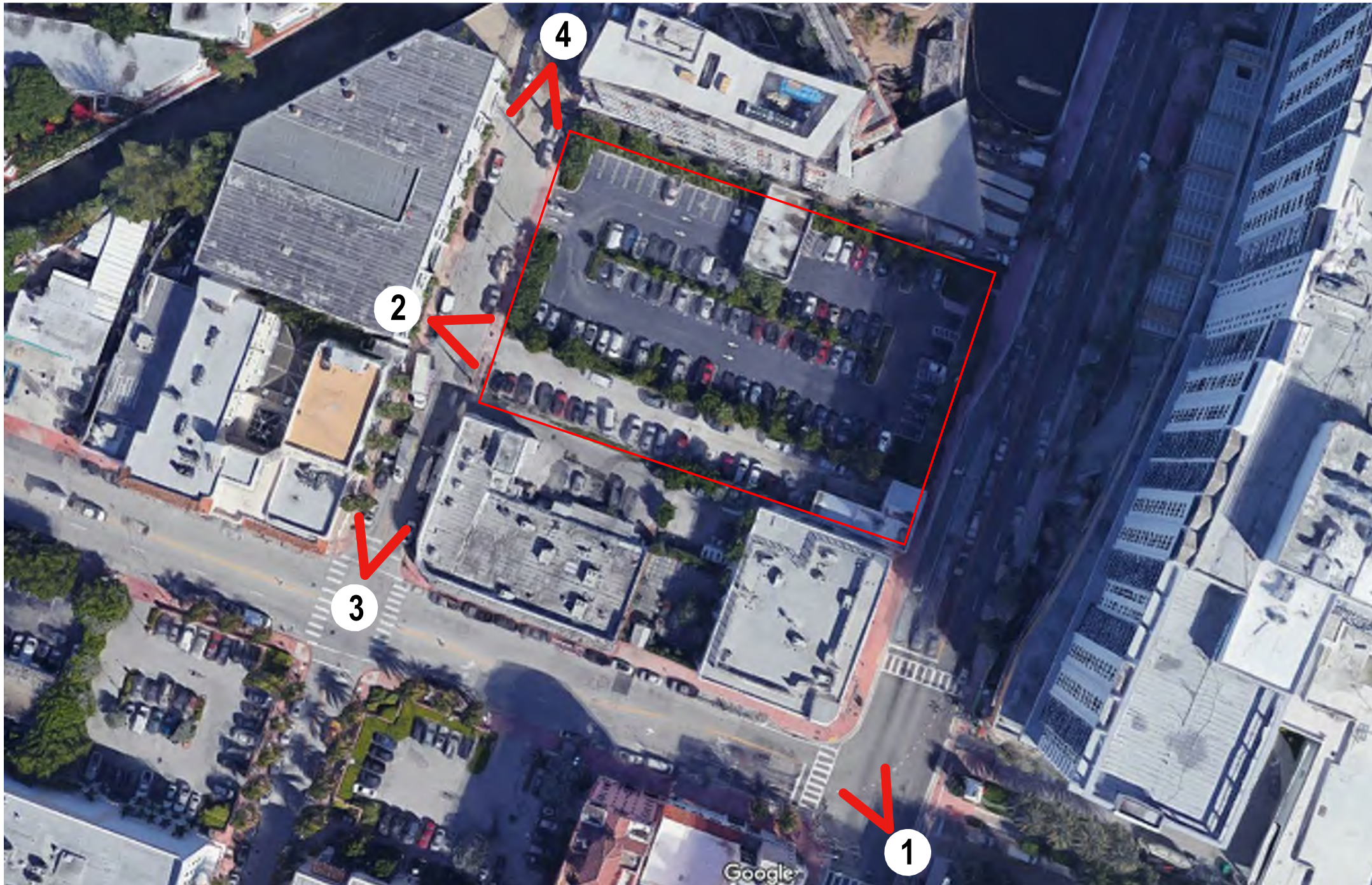
2. VIEW OF AVIS RENTAL AND ZIPCAR ACCESS AND PARKING ON SITE LOOKING EAST



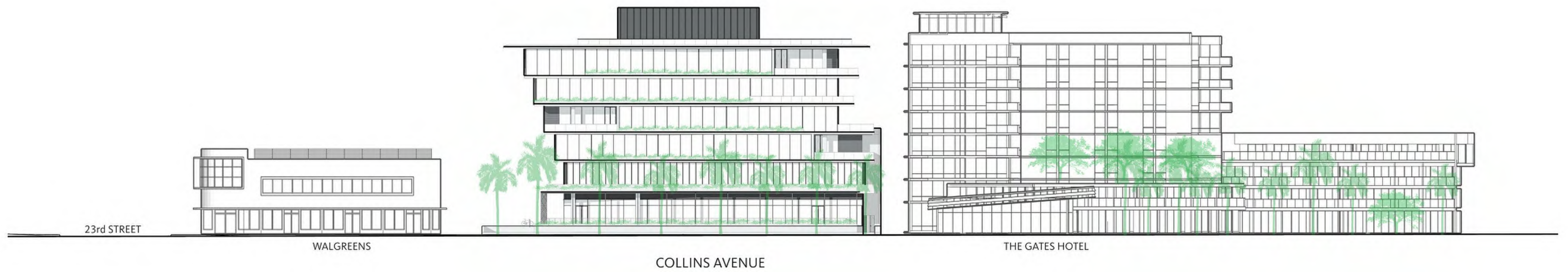
3. VIEW OF LIBERTY AVENUE FROM 23 STREET LOOKING NORTH



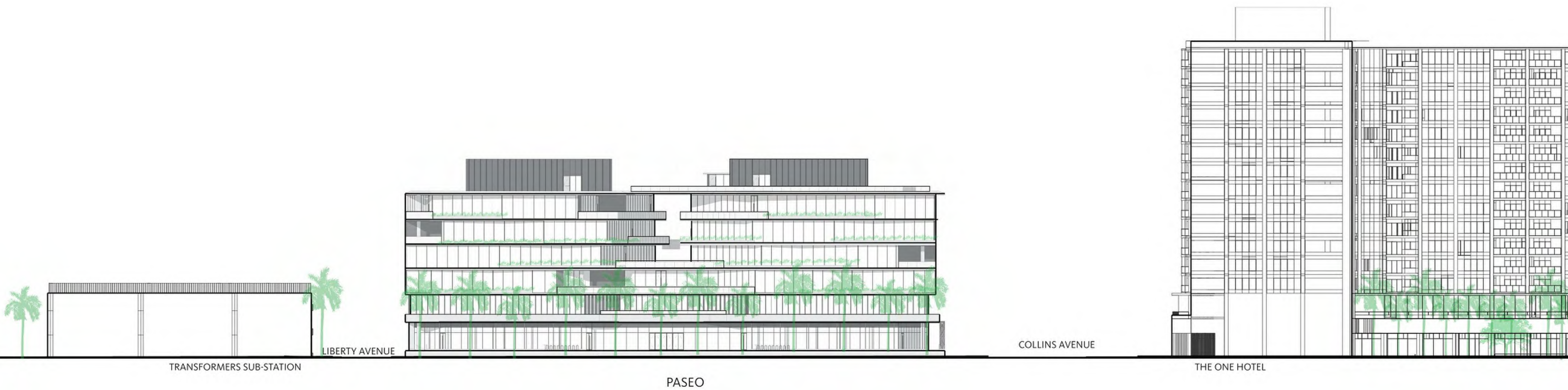
4. VIEW OF LIBERTY AVE FROM GATES HOTEL DRIVEWAY LOOKING SOUTH



6. KEY PLAN

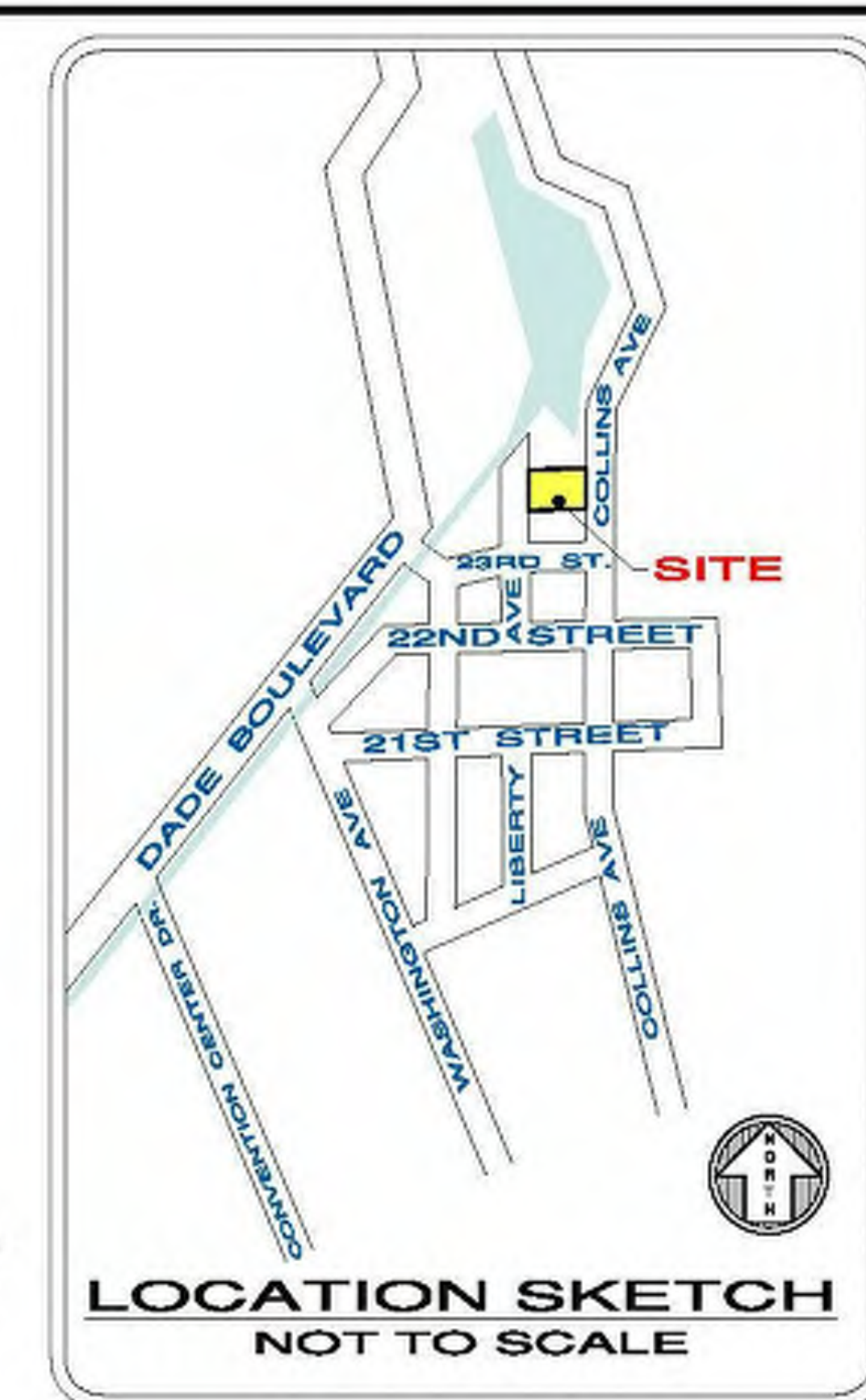
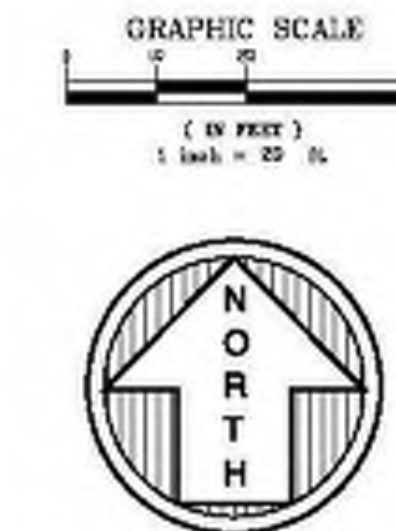
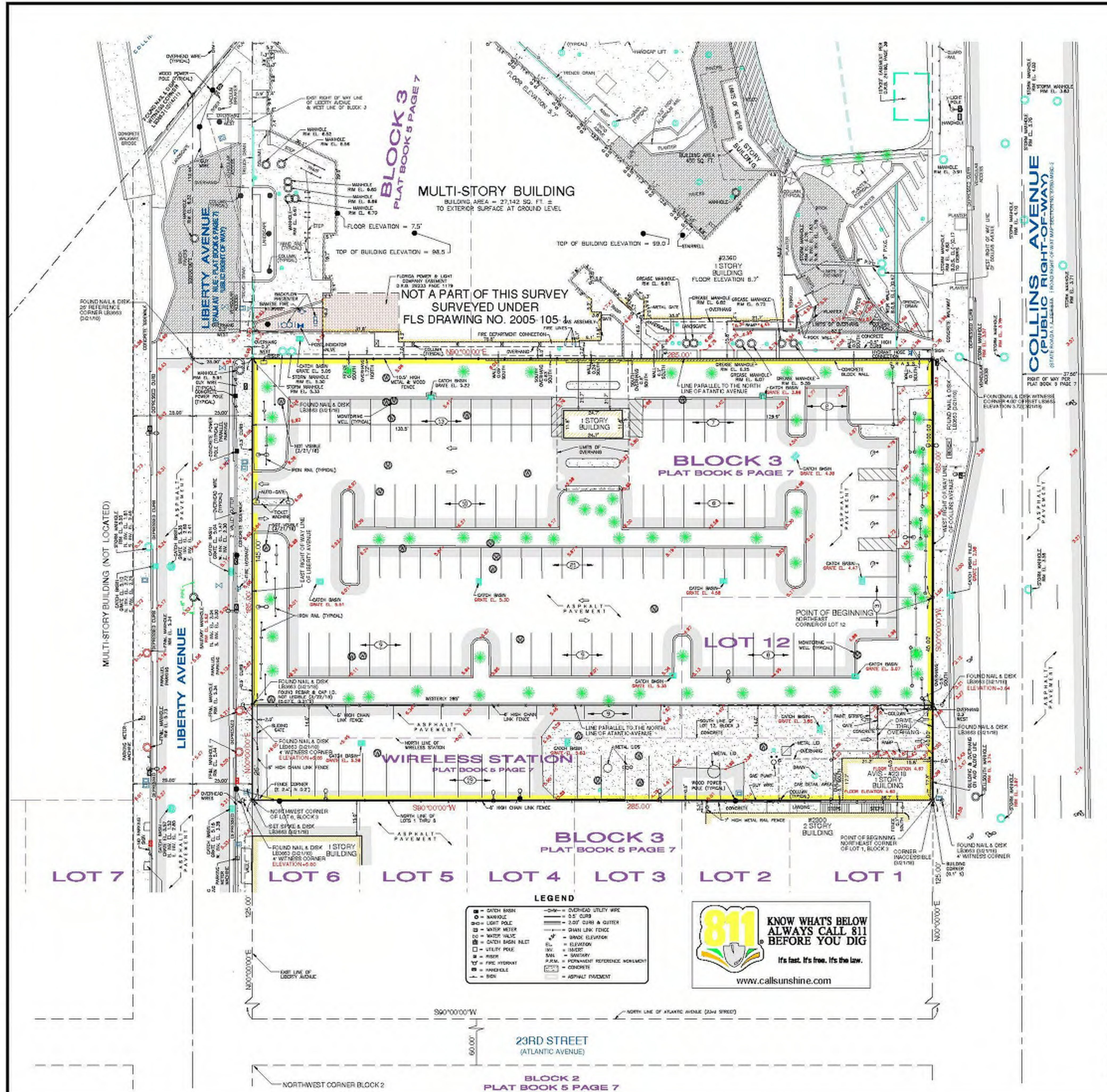


1. CONTEXT LINE DRAWING ALONG COLLINS AVENUE



2. CONTEXT LINE DRAWING SOUTH ELEVATION

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LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 12, in Block 3, of the extended Plat of the Ocean Front Property of the Miami Beach Improvement Company, according to the plat thereof recorded in Plat Book 5 of Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; Thence Southerly along the Western line of Collins Avenue a distance of 45 feet to a point; Thence Westerly, Parallel to the North line of Atlantic Avenue (now known as 23rd St.) for a distance of 285 feet to a point on the Eastern line of Palm Avenue (now known as Liberty Avenue); Thence Northerly along the said Eastern line of said Palm Avenue (now known as Liberty Avenue) a distance of 145 feet to a point; Thence run Easterly, parallel to said 23rd Street a distance of 285 feet; Thence Southerly along the Western line of Collins Avenue a distance of 150 feet to the POINT OF BEGINNING.

AND

Begin at the Northeast corner of Lot 1, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB, OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, of said County Records; Thence Westerly along the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to the Northwest corner of Lot 6; Thence Northerly along the Eastern right-of-way line of Liberty Avenue for a distance of 25 feet to a point; Thence Easterly and parallel to the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to a point on the Western right-of-way line of Collins Avenue; Thence Southerly a distance of 25 feet to the POINT OF BEGINNING.

AND

The South 14 feet of Lot 12, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB, OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Public Records of Dade County, Florida.

SURVEYOR'S NOTES

- This site lies in Section 27, 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 herein were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings herein are referred to an assumed value of S 00°00'00" W for the West right of way line of Collins Avenue, and evidenced by two found nail & disks.
- Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark D-160, Elevation = 5.35. Located at 23rd Street East of Collins Avenue, located on March, 2018.
- Lands shown herein are located within an area having a 2nd Designation AL (L, R) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C02171, for Community No. 120651, dated September 11, 2009 and most revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.
- Lands shown herein containing 52,725 square feet, or 1.210 acres, more or less.
- Precision of closure 1/10,000 - Commercial Class Survey.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location on March 22, 2018.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown herein furnished by client and no claims as to ownership are made or implied.
- Fees: No. 02-3226-001-0360, 02-3226-001-0380 & 02-3226-001-0390.

SURVEYOR'S CERTIFICATION

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 22, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.021, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB9653

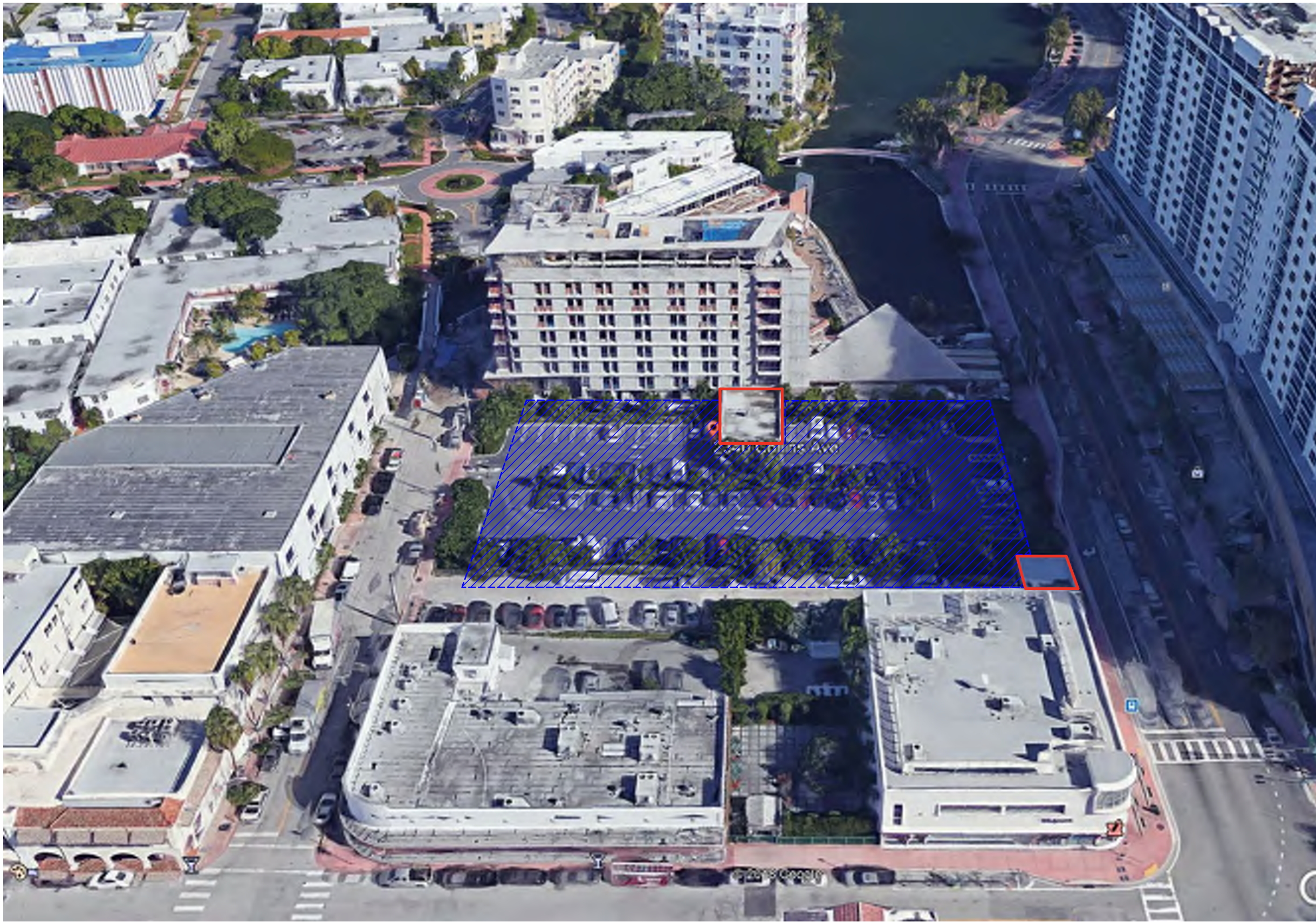
Daniel C Fortin

By: Daniel C. Fortin, For The Firm

Surveyor and Mapper, 152853

State of Florida.

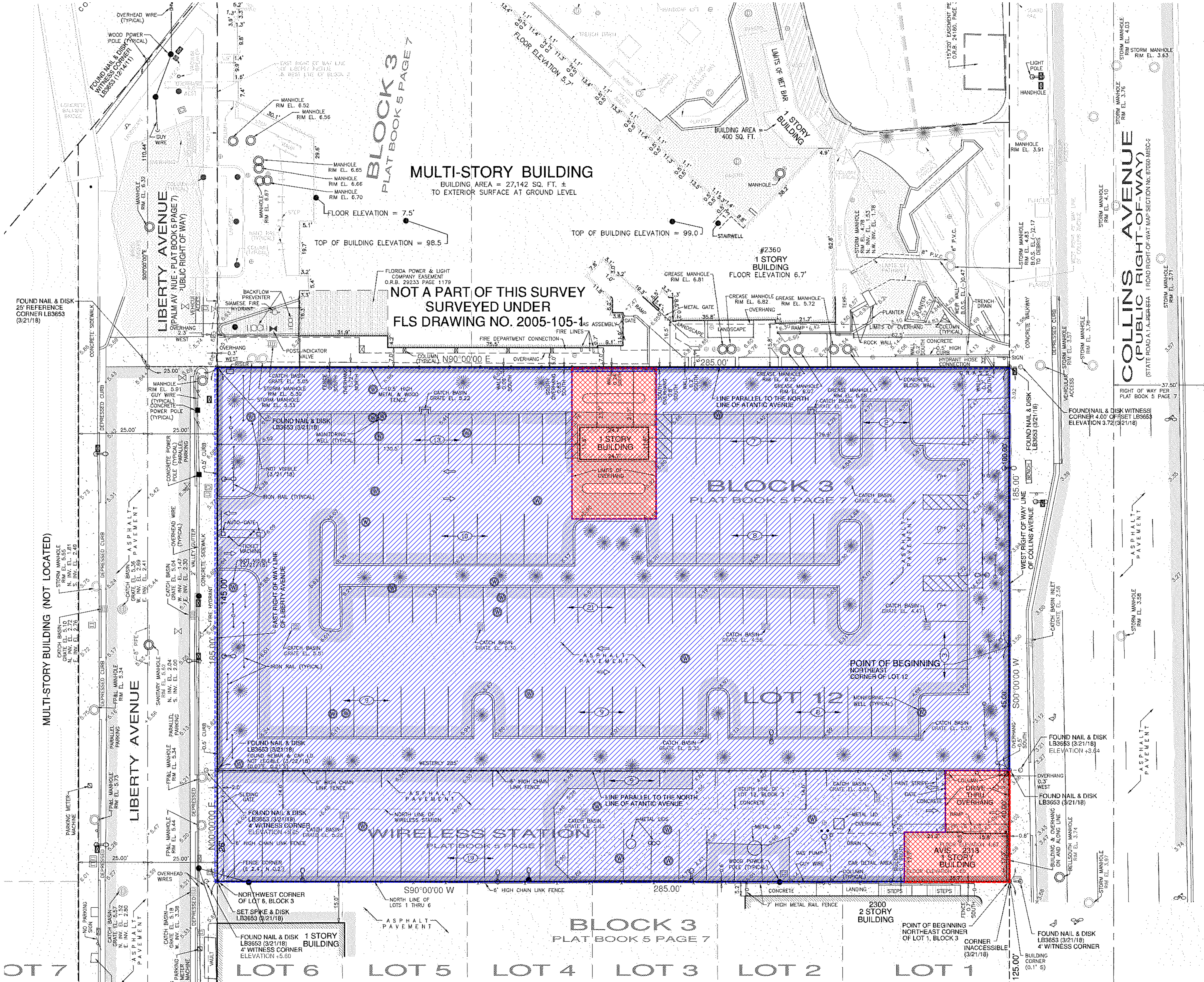
This Drawing is the property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.	
No.	Description
1	0-N
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006693 180 Northeast 108th Street / North Miami Beach, Florida 33162 Phone 305-653-4493 / Fax 305-651-7152 / Email: info@fortinleavy.com	
BOUNDARY & TOPOGRAPHIC SURVEY 2218, 2232 & 2340 COLLINS AVENUE - STARWOOD HQ CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA	
Original Date:	3/22/2018
Scale:	1"=20'
Drawn By:	CWF/DJR
CAD No.:	051036
Plotted:	4/4/18 2:08p
Ref. Inv.:	2005-105-1
Field Book:	575/1A - SJD
Job No.:	180314
Dwg. No.:	2018-035
Sheet:	1 of 1



1. Aerial of Property from 23rd Street



2. Aerial of Property from Collins Avenue



3. Site Survey

- LEGEND**
- NON-CONTRIBUTING BUILDINGS TO BE DEMOLISHED
 - SITESWORK, PAVING & SURFACE MATERIAL TO BE DEMOLISHED.



1. AVIS BUILDING 002 - DEMO DIAGRAM



2. AVIS BUILDING 002 - EAST VIEW



3. AVIS BUILDING 002 - INTERIOR VIEW



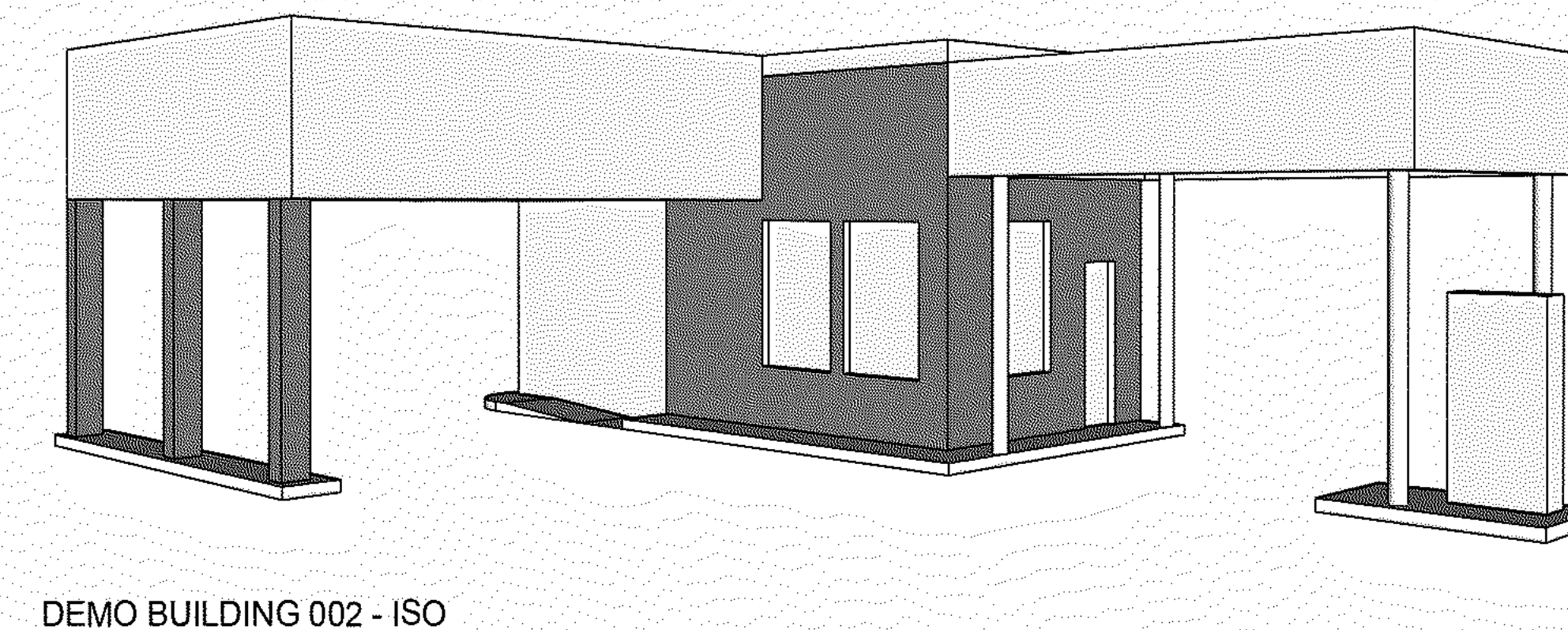
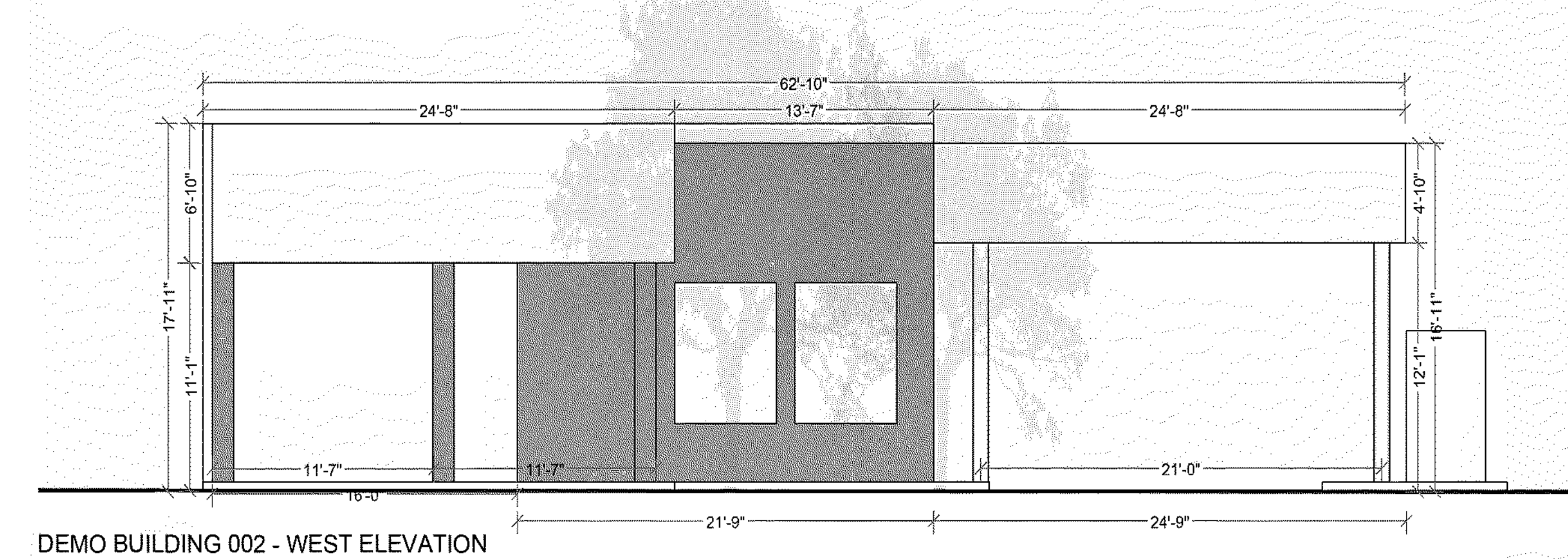
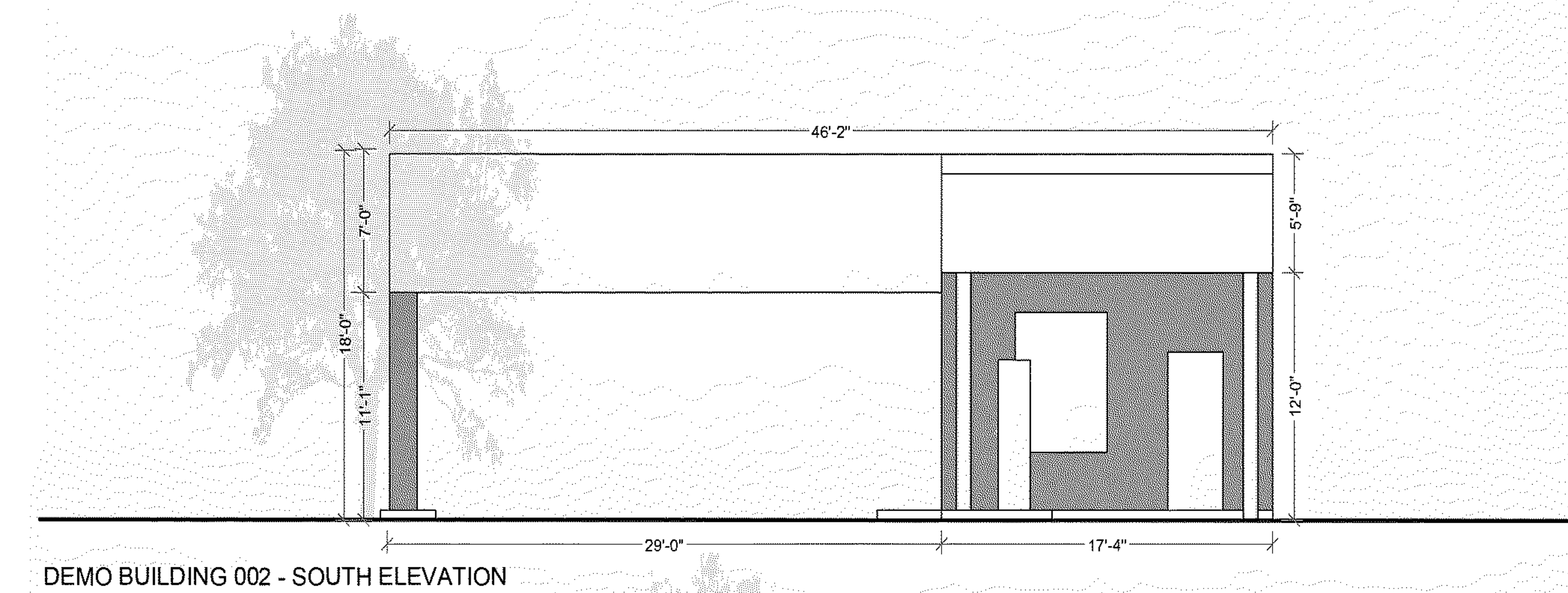
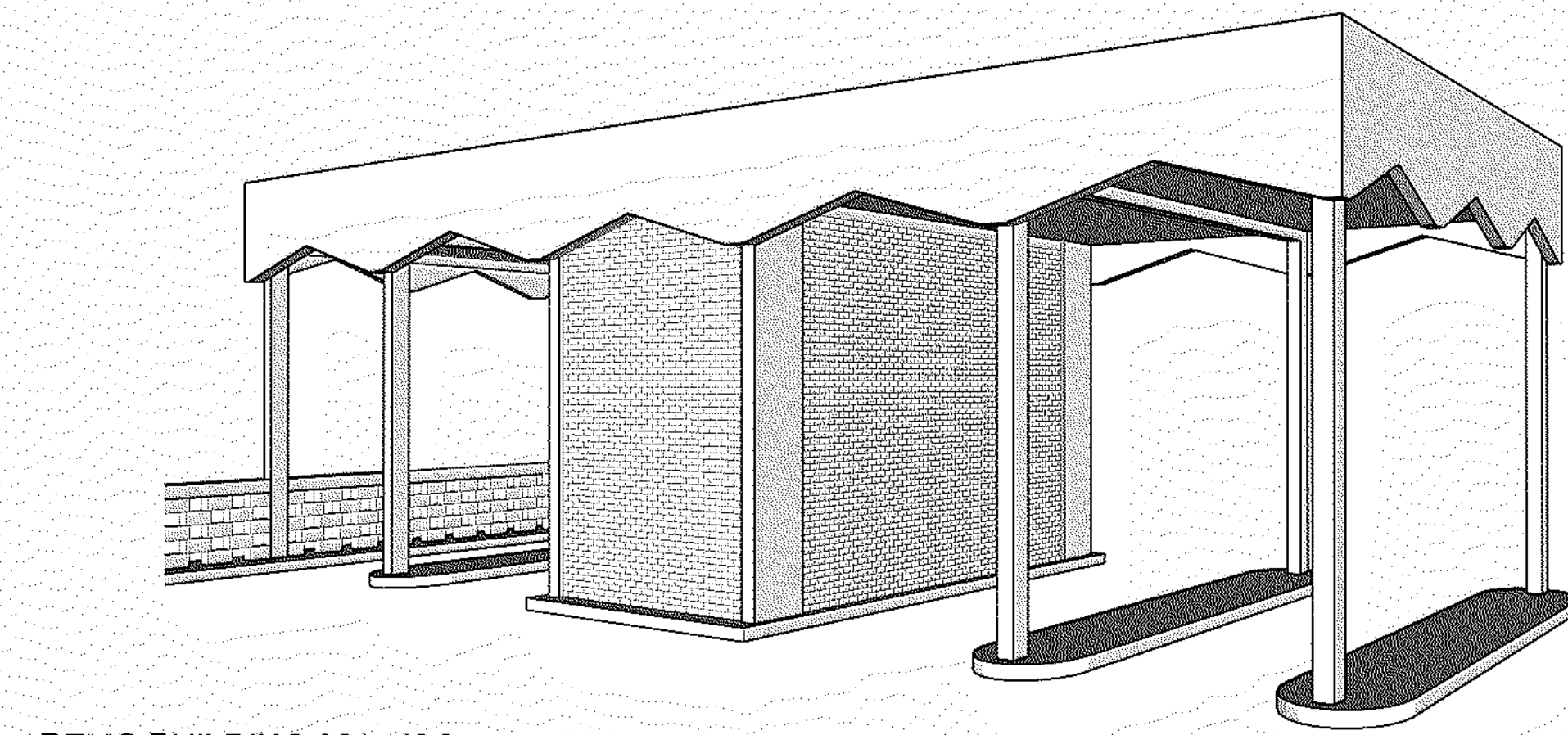
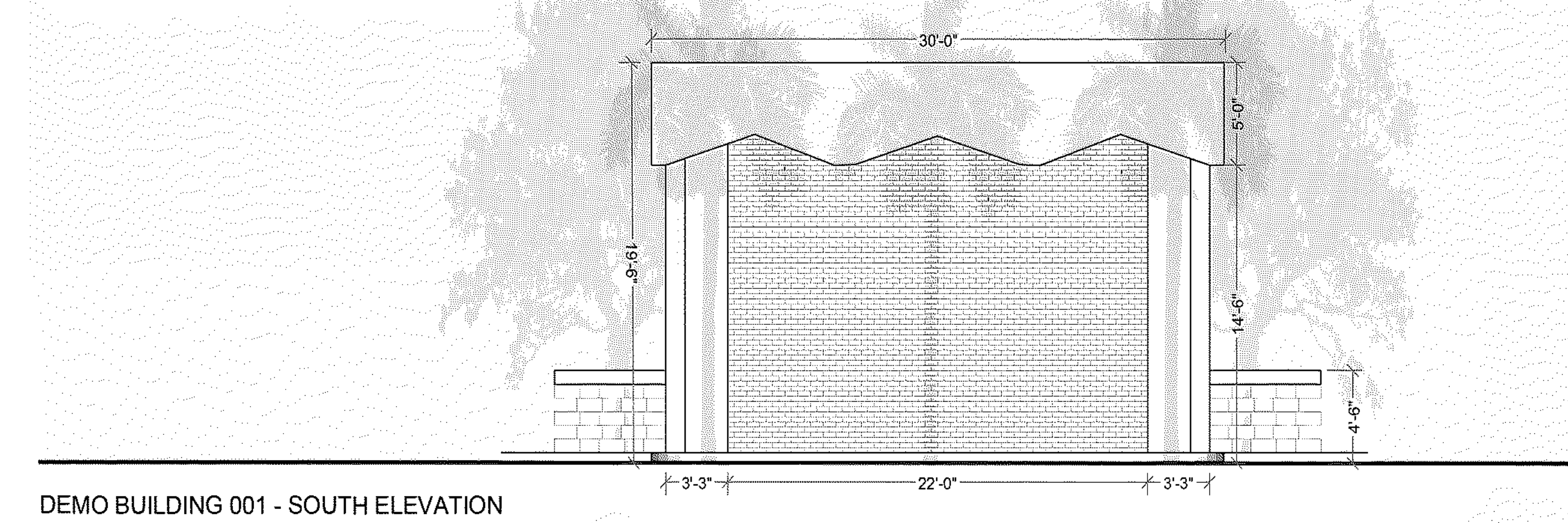
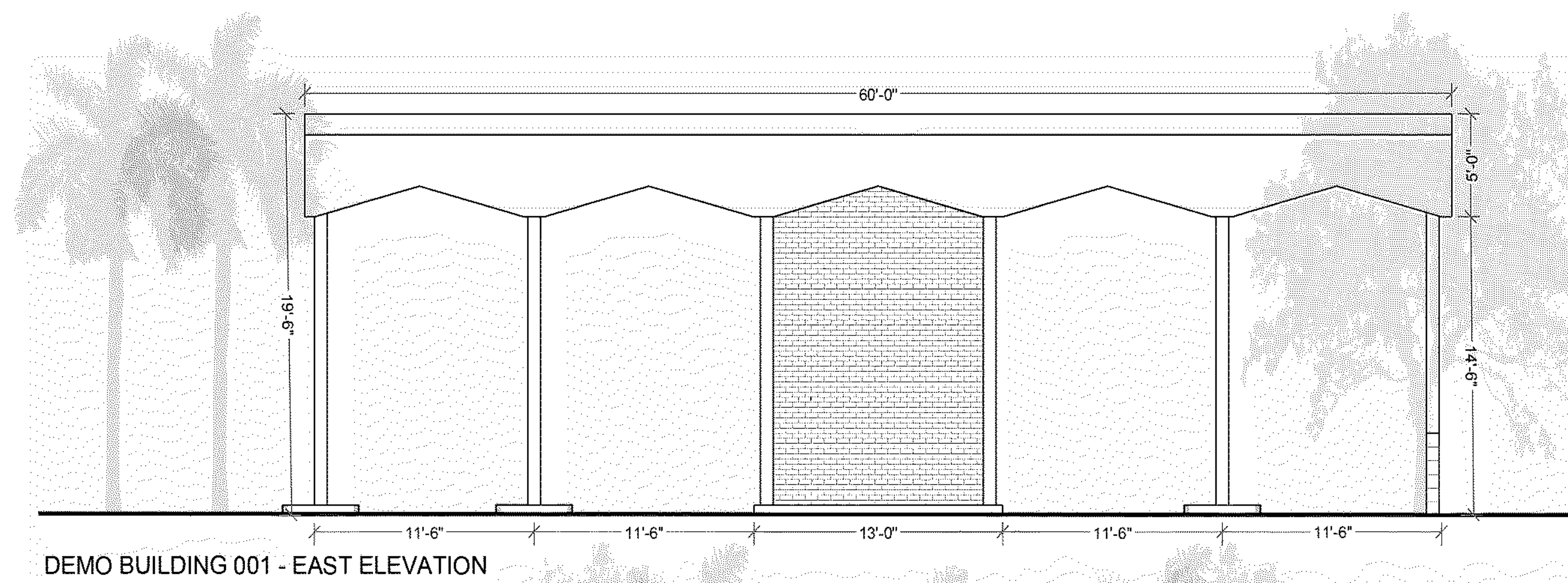
4. AVIS BUILDING 001 - DEMO DIAGRAM



5. AVIS BUILDING 001 - INTERIOR VIEW

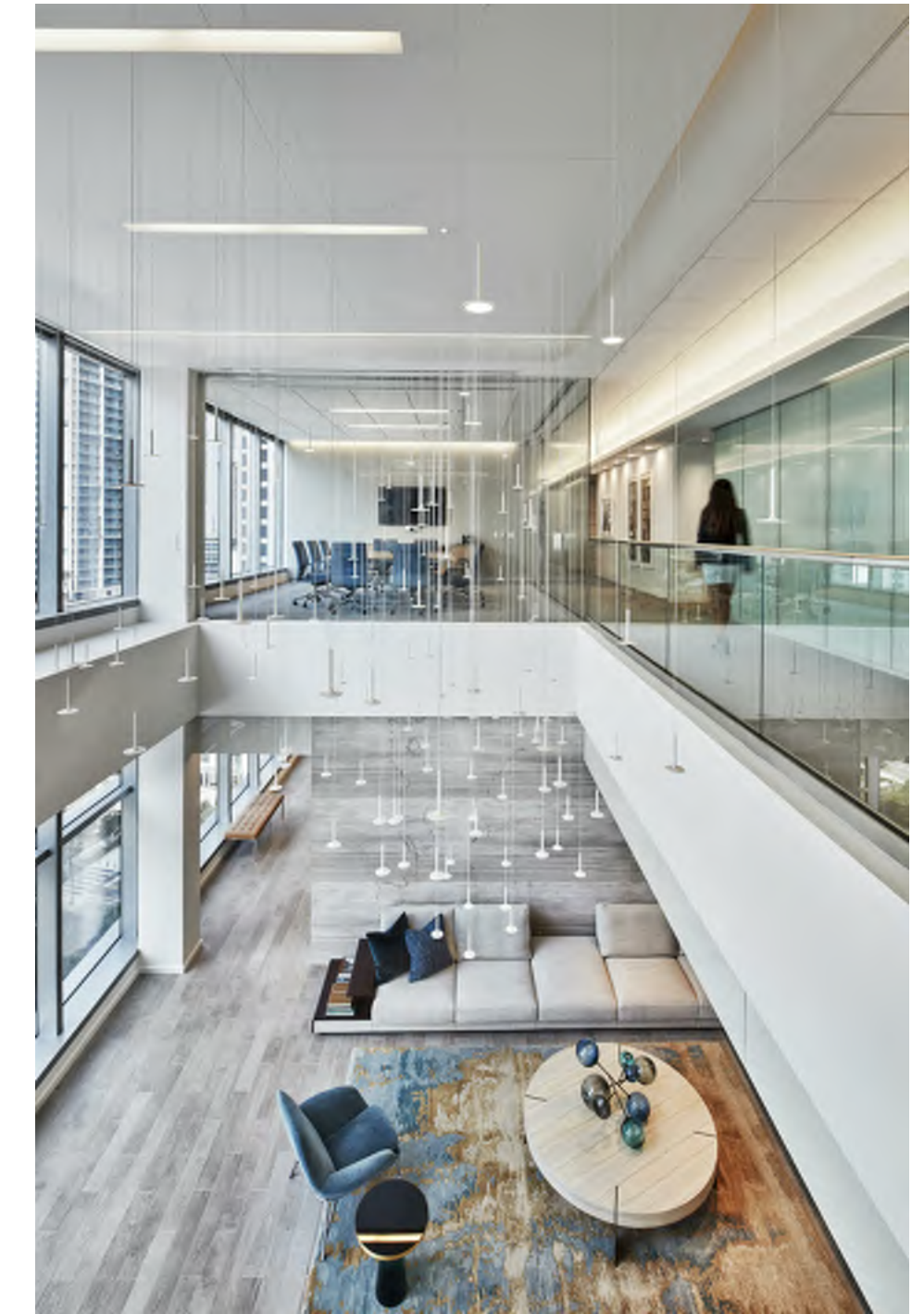


6. KEY PLAN



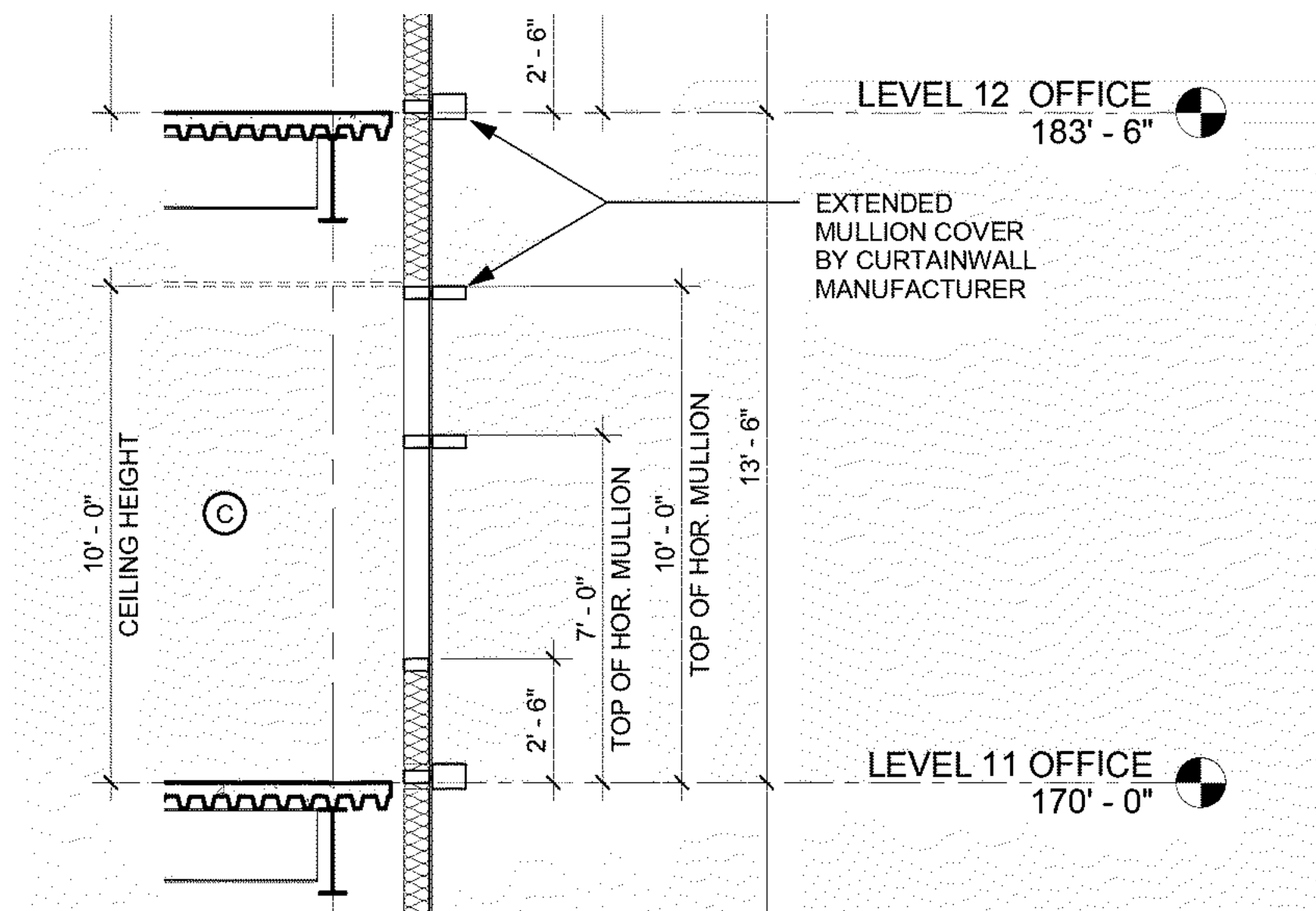


THREE BRICKELL CITY CENTER: CLASS A OFFICE TOWER
FLOOR TO FLOOR HEIGHT: 13' - 6"
FINISHED CEILING HEIGHT: 11'-0"

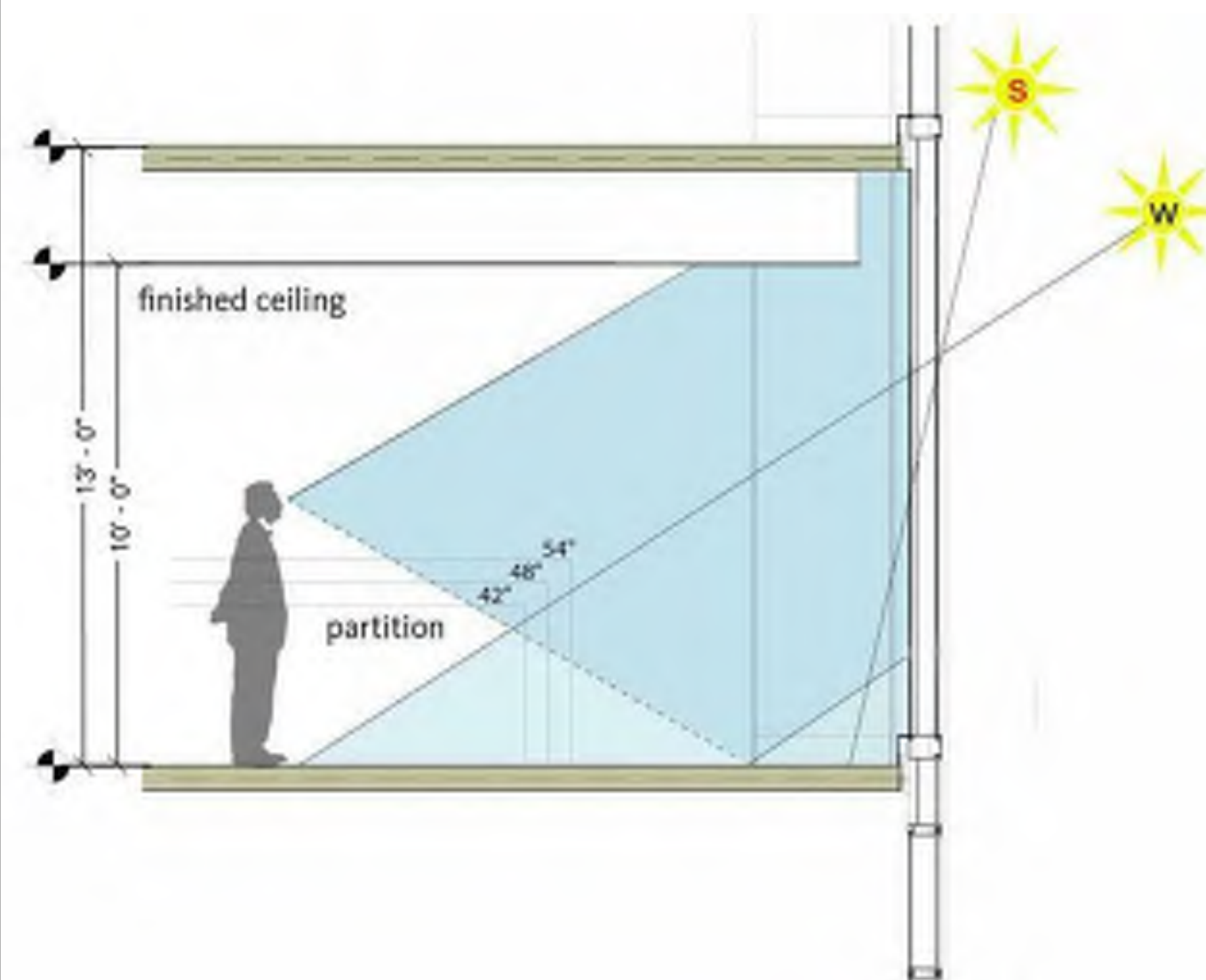


600 BRICKELL AVENUE: CLASS A OFFICE TOWER
FLOOR TO FLOOR HEIGHT: 13'-6"
FINISHED CEILING HEIGHT: 10'-0"

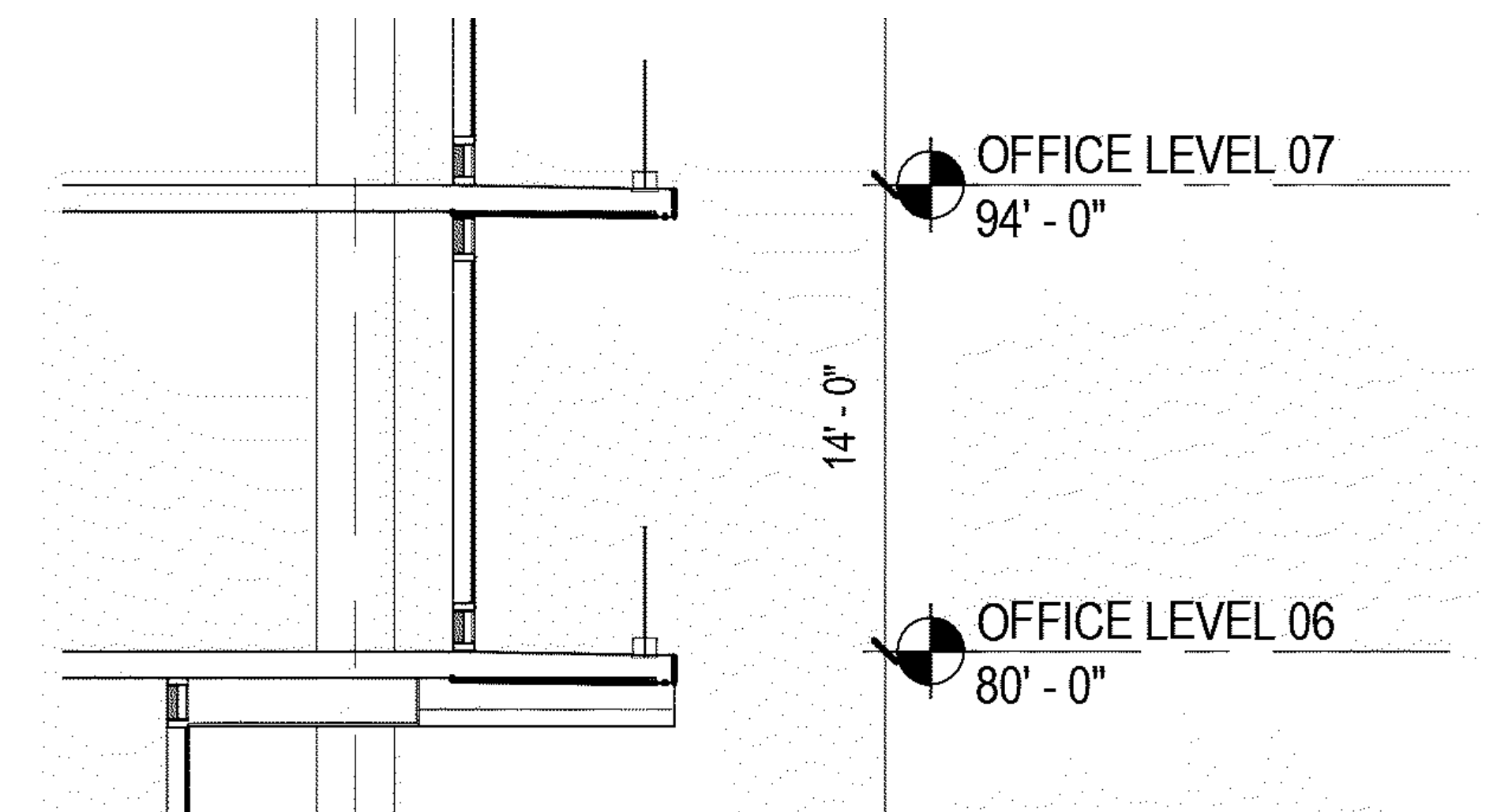




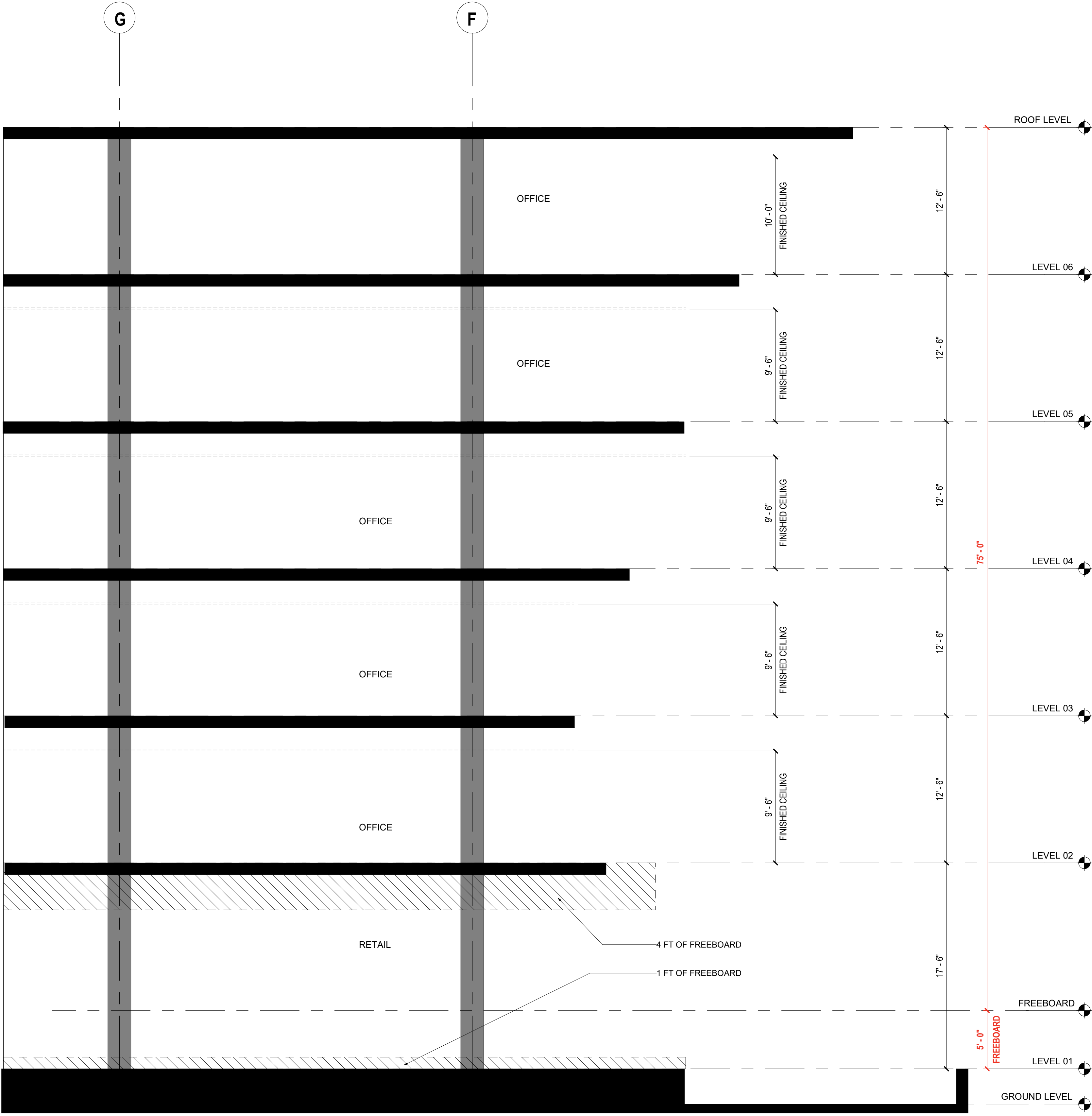
CLASS A OFFICE TOWER: THREE BRICKELL CITY CENTER
701 S MIAMI AVE MIAMI, FL 33130
OFFICE FLOOR TO FLOOR HEIGHT: 13' -6"



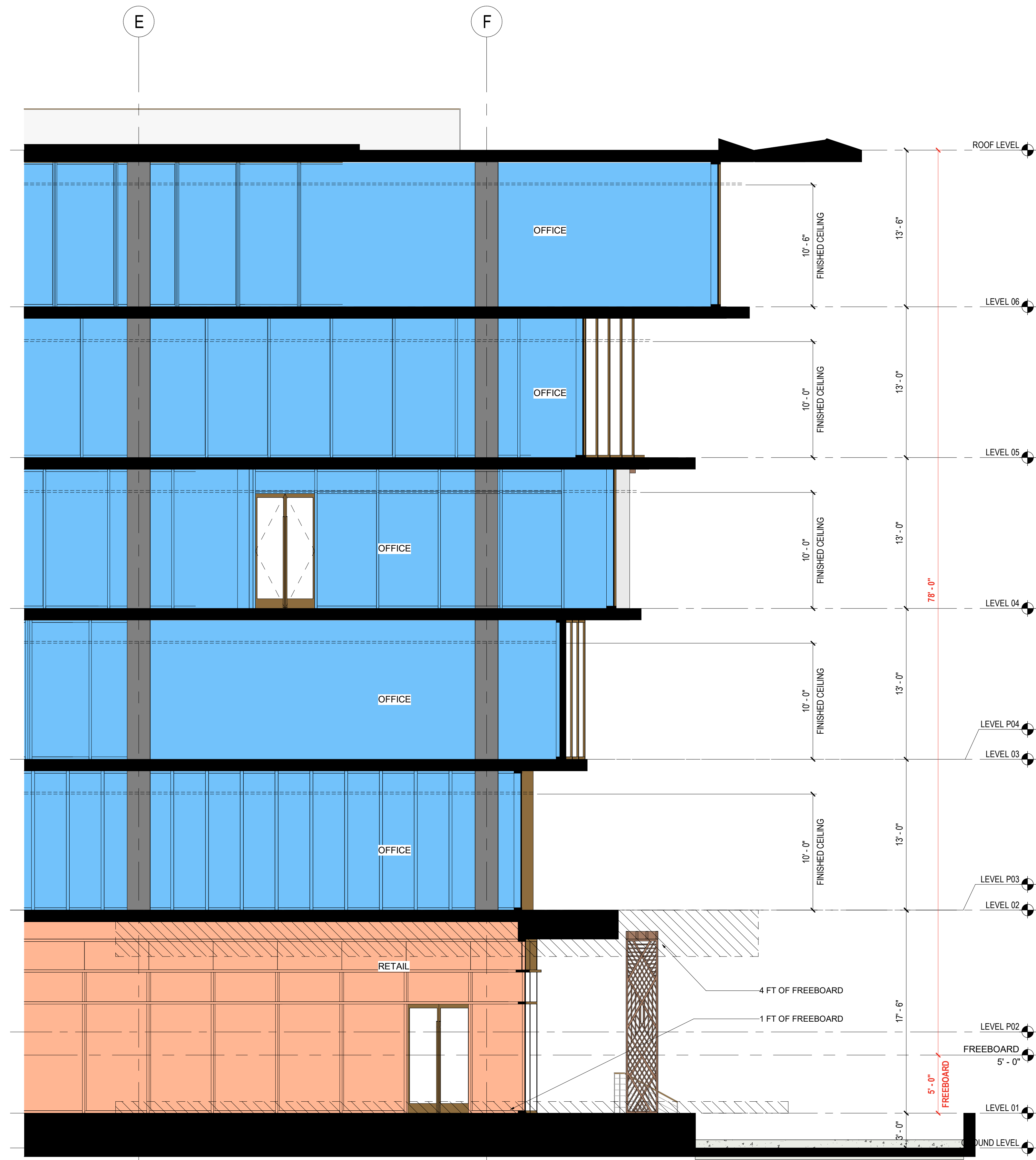
BRICKELL WORLD PLAZA: CLASS A OFFICE TOWER
600 BRICKELL AVENUE MIAMI, FL 33131
OFFICE FLOOR TO FLOOR HEIGHT: 13' -0"



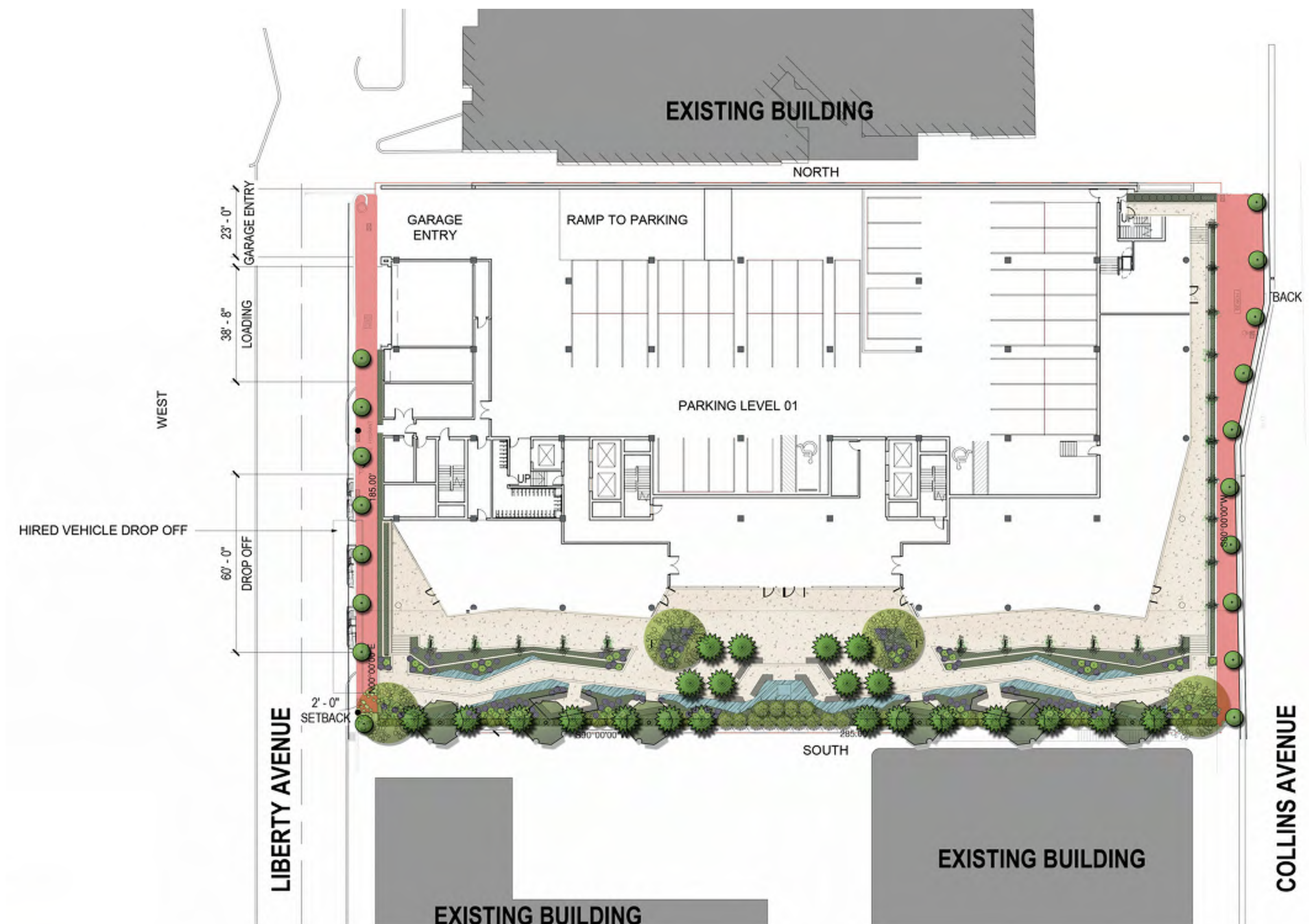
545 WYN: CLASS A OFFICE TOWER
545 NW 26TH STREET MIAMI, FL 33127
OFFICE FLOOR TO FLOOR HEIGHT: 14' -0"



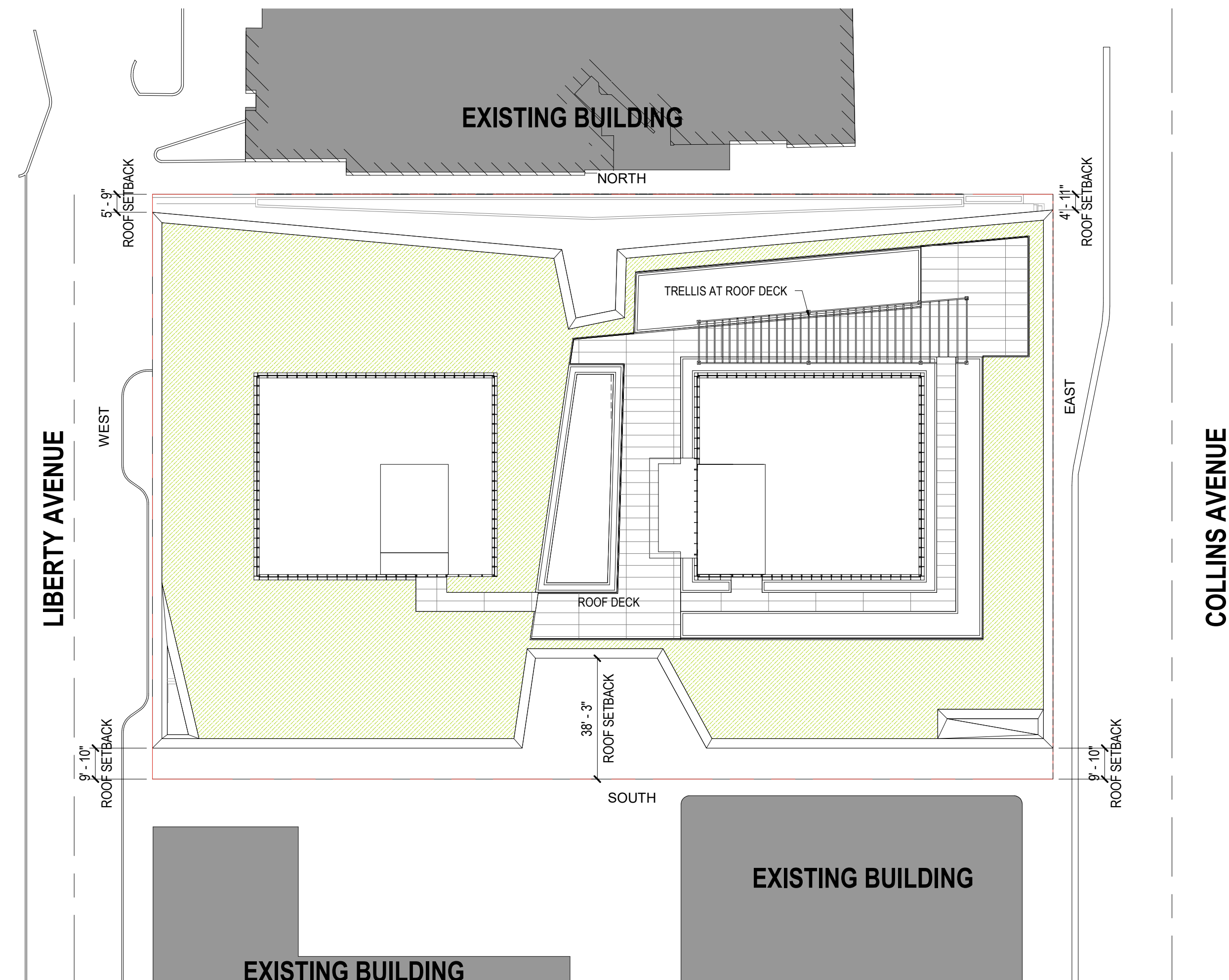
01 CLASS B SECTION WITHOUT HEIGHT VARIANCE
SCALE: 3/16" = 1'-0"



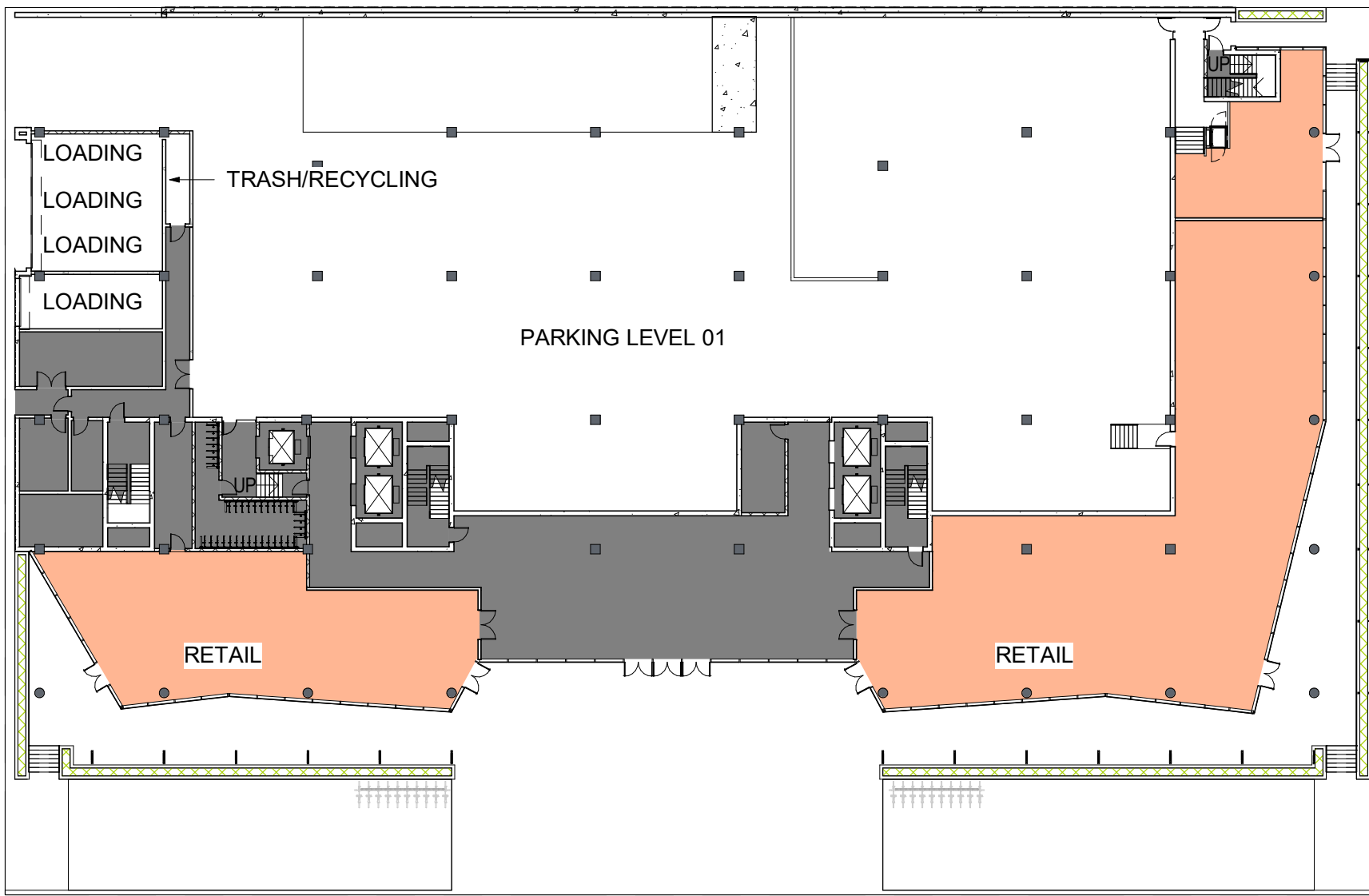
02 PROPOSED CLASS A SECTION WITH HEIGHT VARIANCE
SCALE: 3/16" = 1'-0"



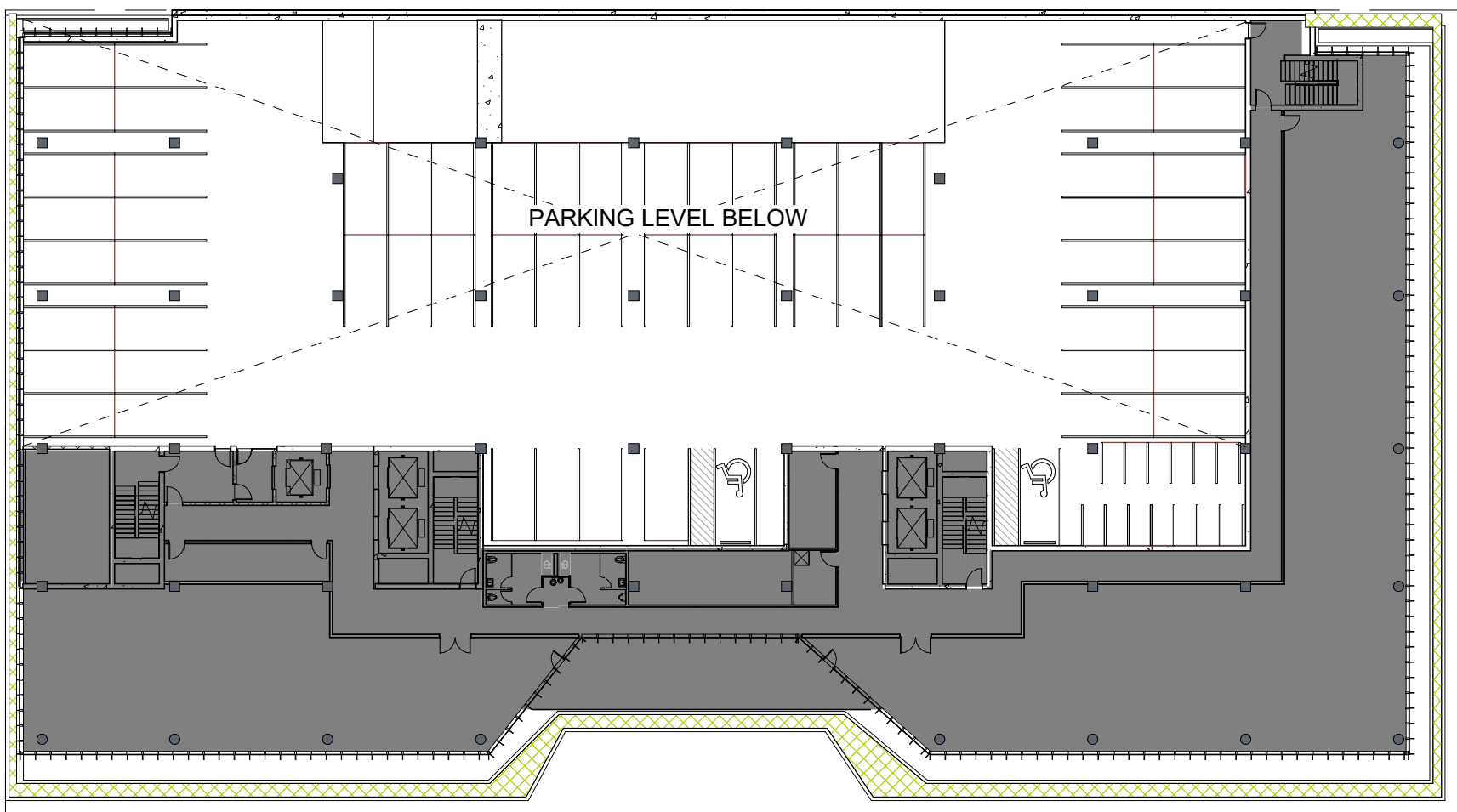
01 SITE PLAN - LEVEL 01



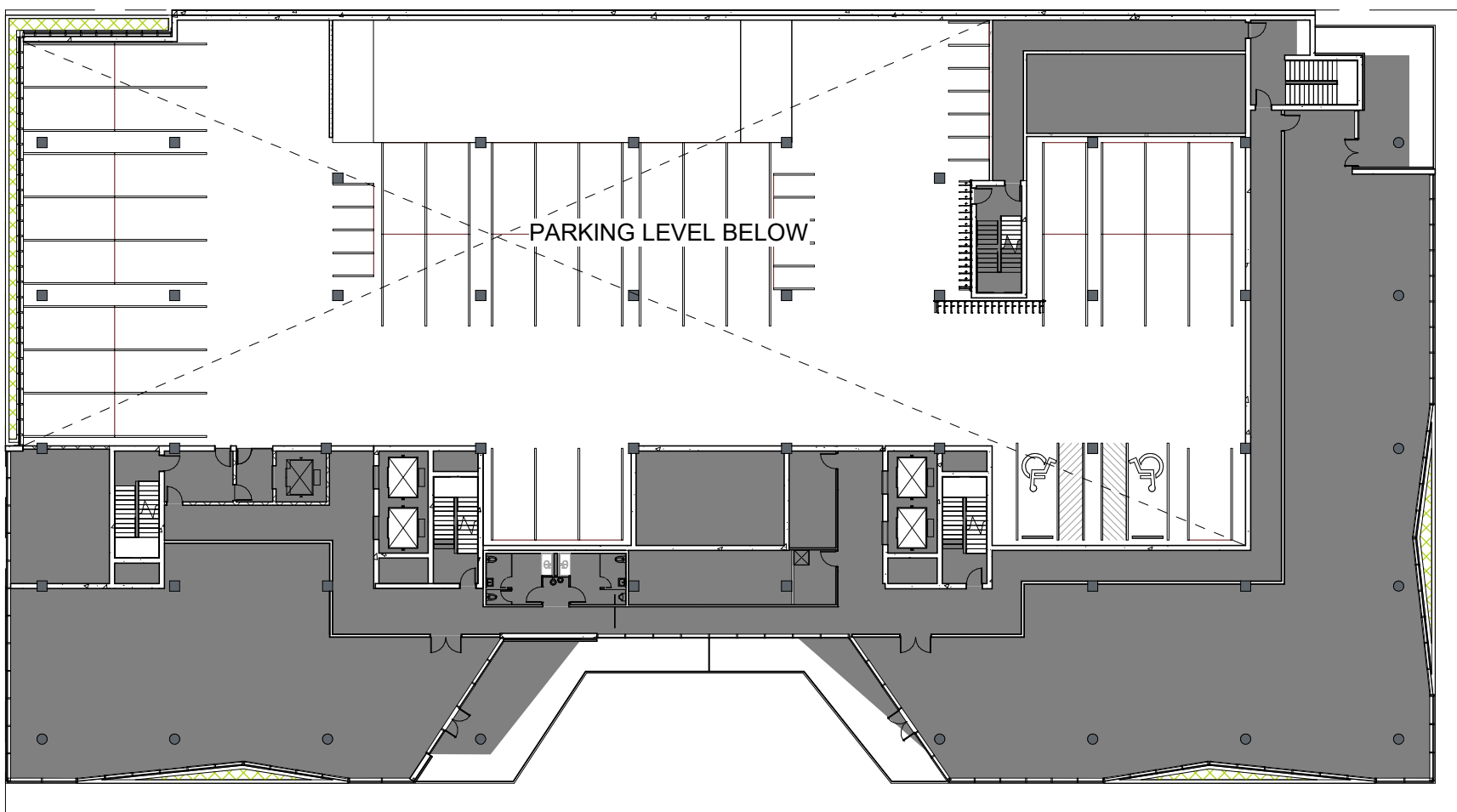
02 SITE PLAN - ROOF PLAN



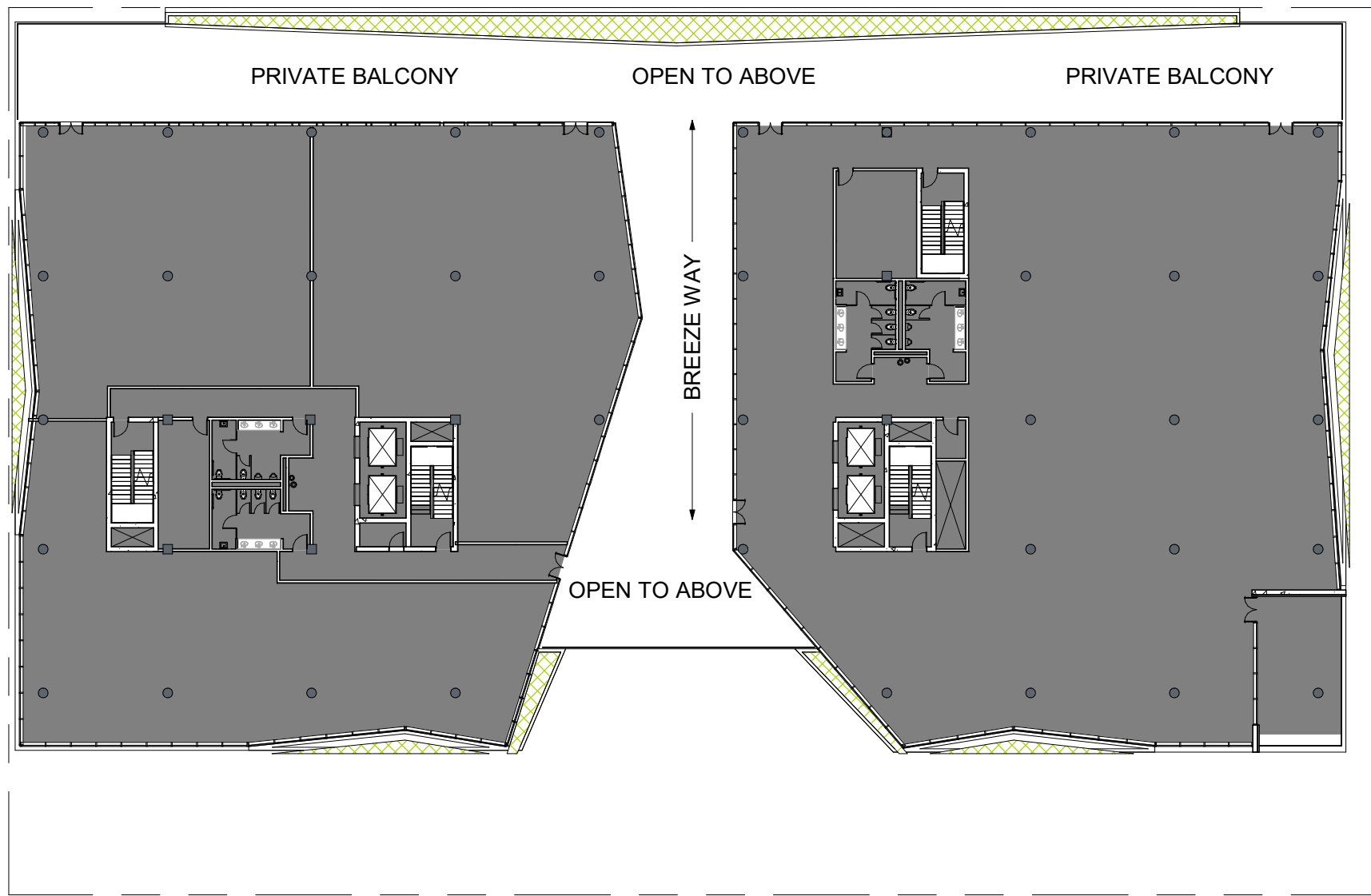
1 GROUND & LEVEL 01 - FAR
SCALE: 1/32" = 1'-0"



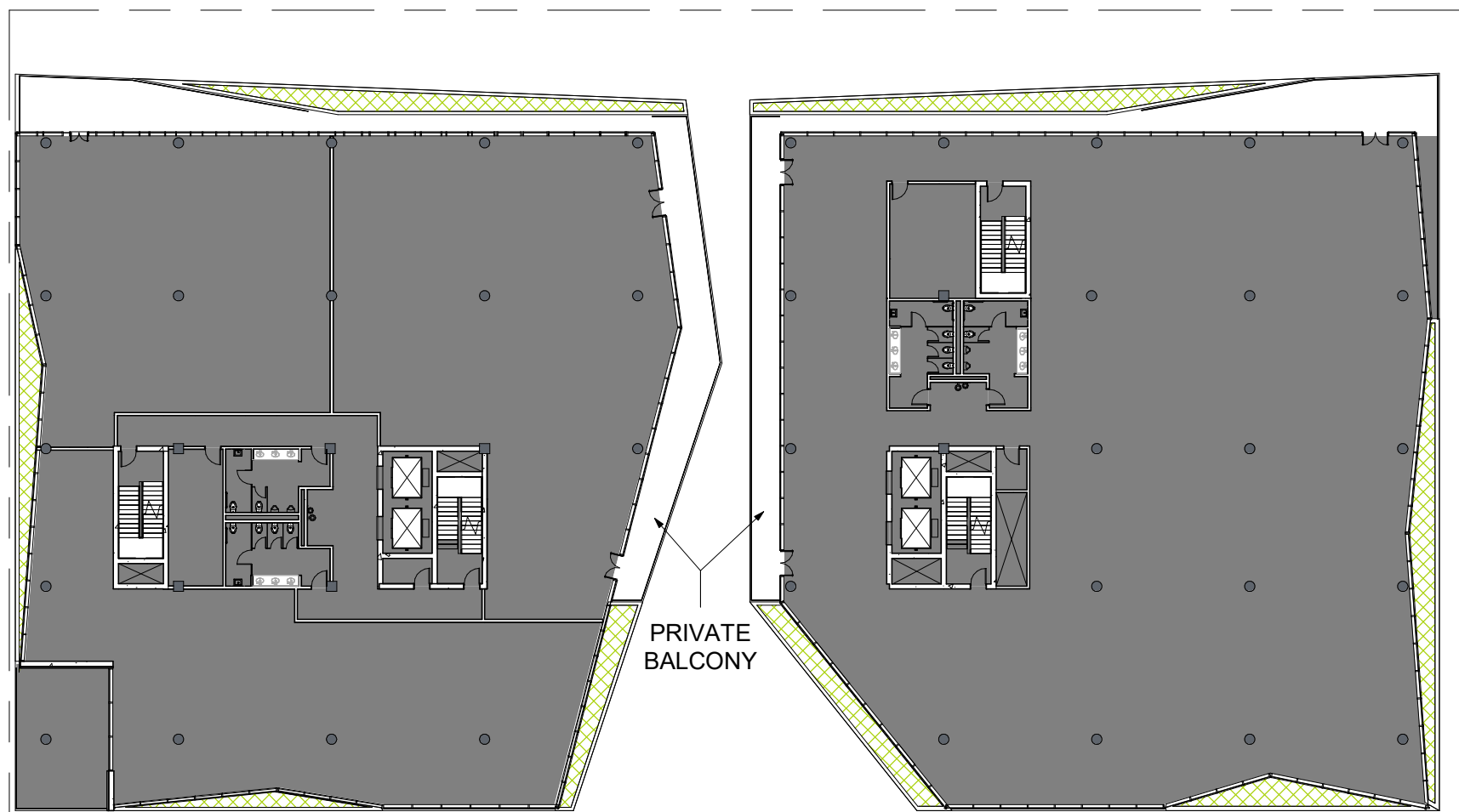
2 LEVEL 02 & P03 . FAR
SCALE: 1/32" = 1'-0"



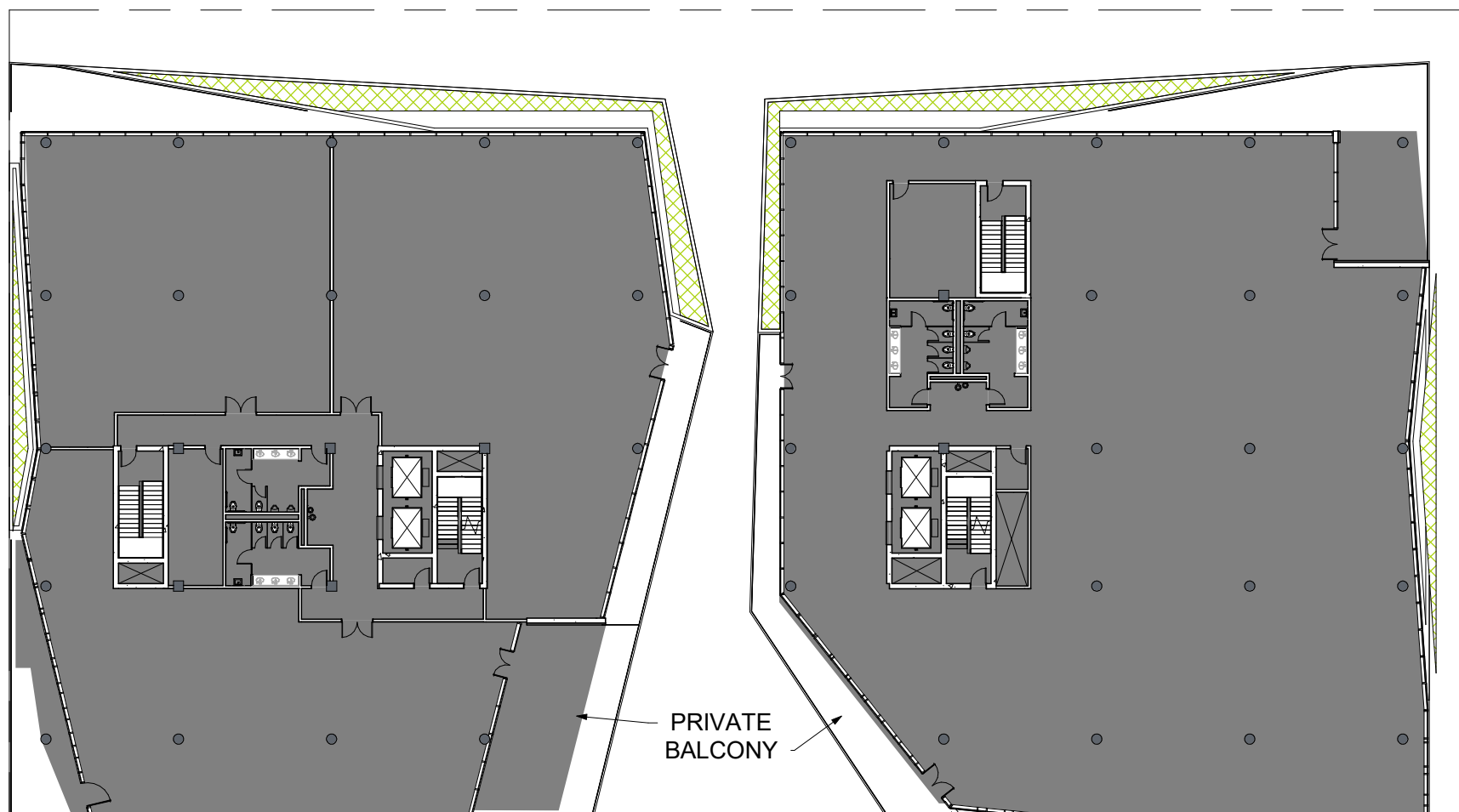
3 LEVEL 03 & P04 . FAR
SCALE: 1/32" = 1'-0"



4 LEVEL 04 . FAR
SCALE: 1/32" = 1'-0"

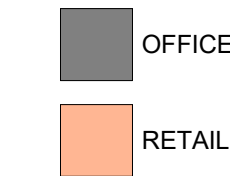


5 LEVEL 05 . FAR
SCALE: 1/32" = 1'-0"



6 LEVEL 06 . FAR
SCALE: 1/32" = 1'-0"

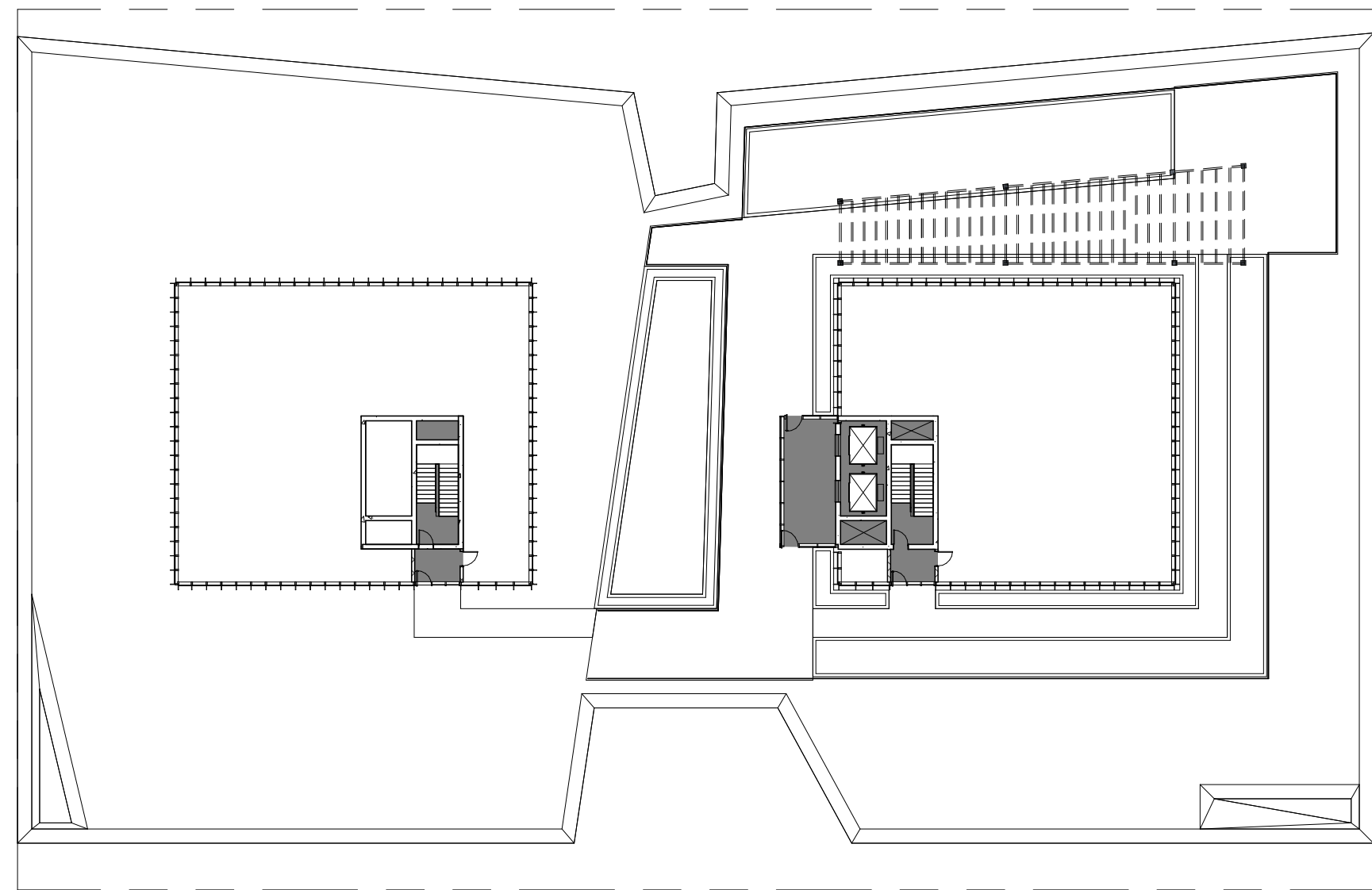
FAR AREA LEGEND



F.A.R. - ALL LEVELS		
Level	Area	Program
LEVEL 01	8,034 SF	OFFICE
LEVEL 01	8,088 SF	RETAIL
	16,121 SF	
LEVEL 02	15,580 SF	OFFICE
	15,580 SF	
LEVEL 03	18,306 SF	OFFICE
	18,306 SF	
LEVEL 04	30,166 SF	OFFICE
	30,166 SF	
LEVEL 05	30,979 SF	OFFICE
	30,979 SF	
LEVEL 06	31,908 SF	OFFICE
	31,908 SF	
ROOF LEVEL	1,369 SF	OFFICE
	1,369 SF	
Grand total	144,430 SF	

PARKING REQUIREMENTS				
LEVEL	AREA	PROGRAM	SF PARKING FACTOR	REQUIRED PARKING COUNT
LEVEL 01	8,034 SF	OFFICE	400	20
LEVEL 01	8,088 SF	RETAIL	300	27
	16,121 SF			
LEVEL 02	15,580 SF	OFFICE	400	39
	15,580 SF			
LEVEL 03	18,306 SF	OFFICE	400	45
	18,306 SF			
LEVEL 04	30,166 SF	OFFICE	400	76
	30,166 SF			
LEVEL 05	30,979 SF	OFFICE	400	78
	30,979 SF			
LEVEL 06	31,908 SF	OFFICE	400	79
	31,908 SF			
ROOF LEVEL	1,369 SF	OFFICE	400	4
	1,369 SF			
Grand total	144,430 SF			

368 PARKING SPACES
- 64 SPACE REDUCTION DUE TO
ALTERNATIVE PARKING INCENTIVES
TOTAL REQUIRED = 305 PARKING SPACES



7 ROOF LEVEL FAR
SCALE: 1/32" = 1'-0"



F.A.R. - LEVEL 01		
Level	Area	Name
LEVEL 01	8,034 SF	OFFICE
LEVEL 01	8,088 SF	RETAIL
Grand total	16,121 SF	

FAR AREA LEGEND

OFFICE

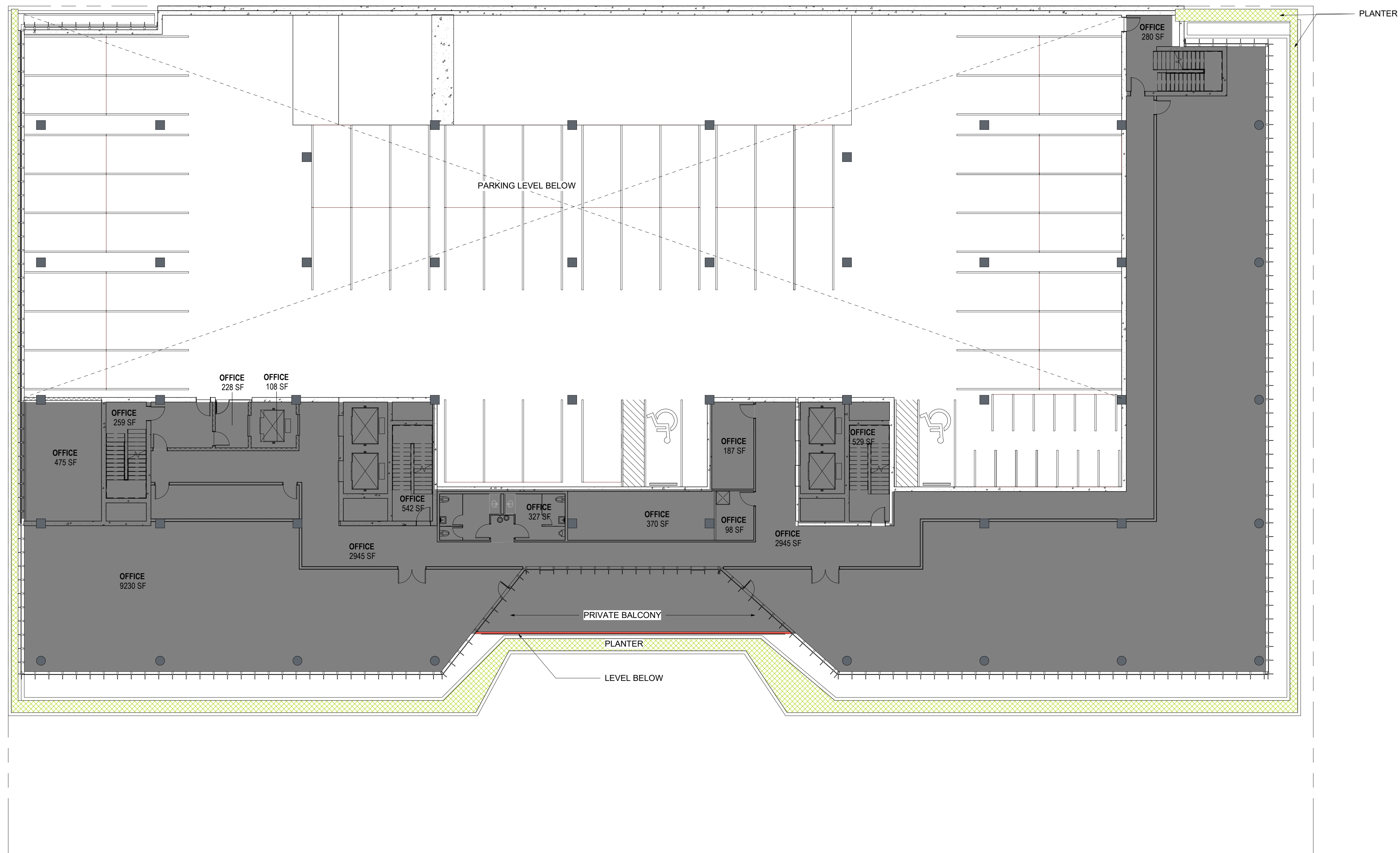
RETAIL

PLANTER

NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO
ACCESS TO OTHER UNITS IS PROVIDED.

2 GROUND & LEVEL 01 - FAR

SCALE: 1 : 150



F.A.R. - LEVEL 02		
Level	Area	Name
LEVEL 02	15,580 SF	OFFICE
Grand total	15,580 SF	

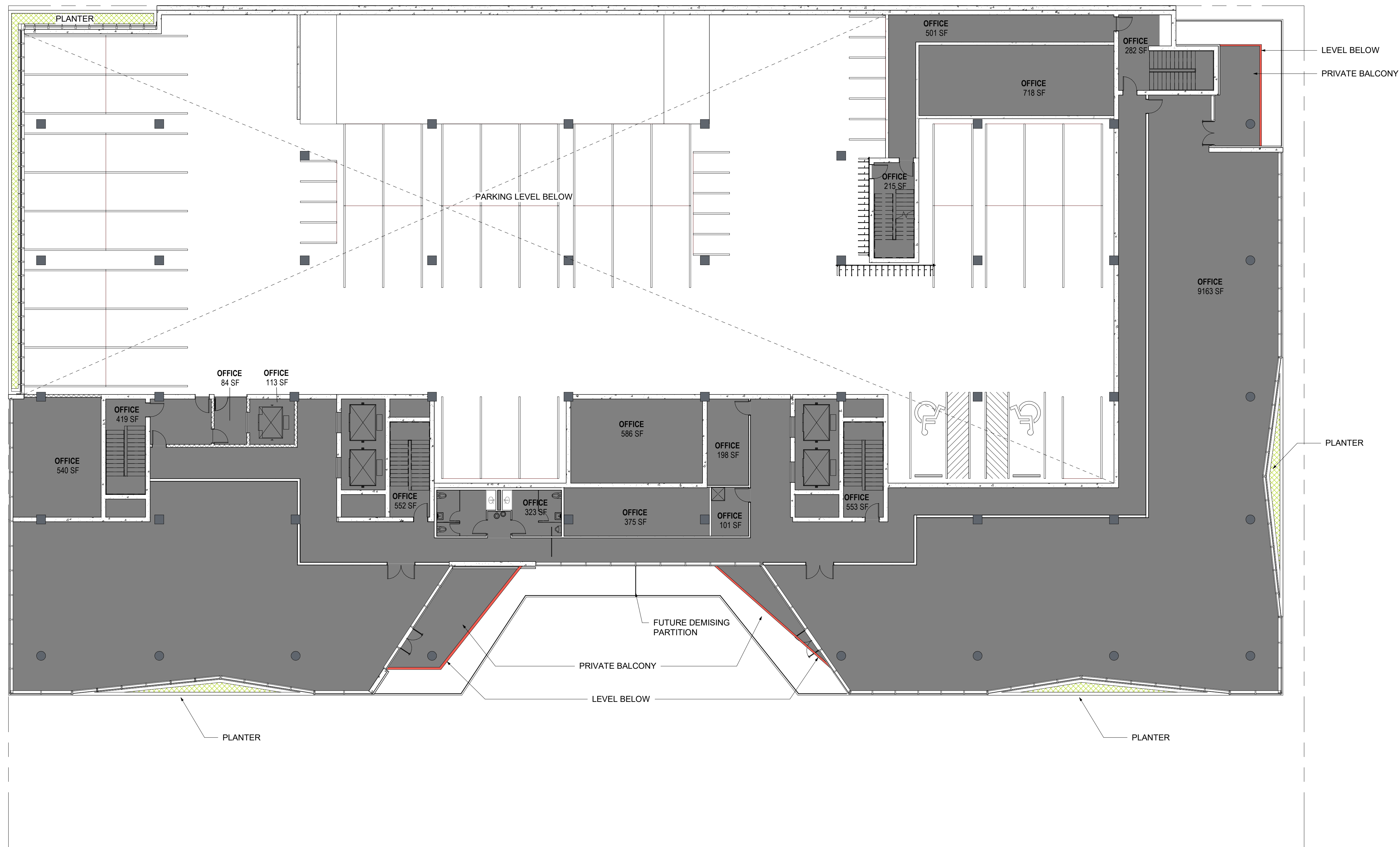
FAR AREA LEGEND

OFFICE

PLANTER

NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO
ACCESS TO OTHER UNITS IS PROVIDED .

2 LEVEL 02 & P03 - FAR
SCALE: 1 : 150



F.A.R. - LEVEL 03		
Level	Area	Name
LEVEL 03	18,306 SF	OFFICE
Grand total	18,306 SF	

FAR AREA LEGEND



NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO
ACCESS TO OTHER UNITS IS PROVIDED .

2 LEVEL 03 & P04 - FAR
SCALE: 1 : 150



F.A.R. - LEVEL 04		
Level	Area	Name
LEVEL 04	30,166 SF	OFFICE
Grand total	30,166 SF	

FAR AREA LEGEND

OFFICE

PLANTER

NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO ACCESS TO OTHER UNITS IS PROVIDED.

2 LEVEL 04 - FAR
SCALE: 1 : 150



F.A.R. - LEVEL 05		
Level	Area	Name
LEVEL 05	30,979 SF	OFFICE
Grand total	30,979 SF	

FAR AREA LEGEND



OFFICE



PLANTER

NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO
ACCESS TO OTHER UNITS IS PROVIDED .

2 LEVEL 05 - FAR
SCALE: 1 : 150



F.A.R. - LEVEL 06		
Level	Area	Name
LEVEL 06	31,908 SF	OFFICE
Grand total	31,908 SF	

FAR AREA LEGEND

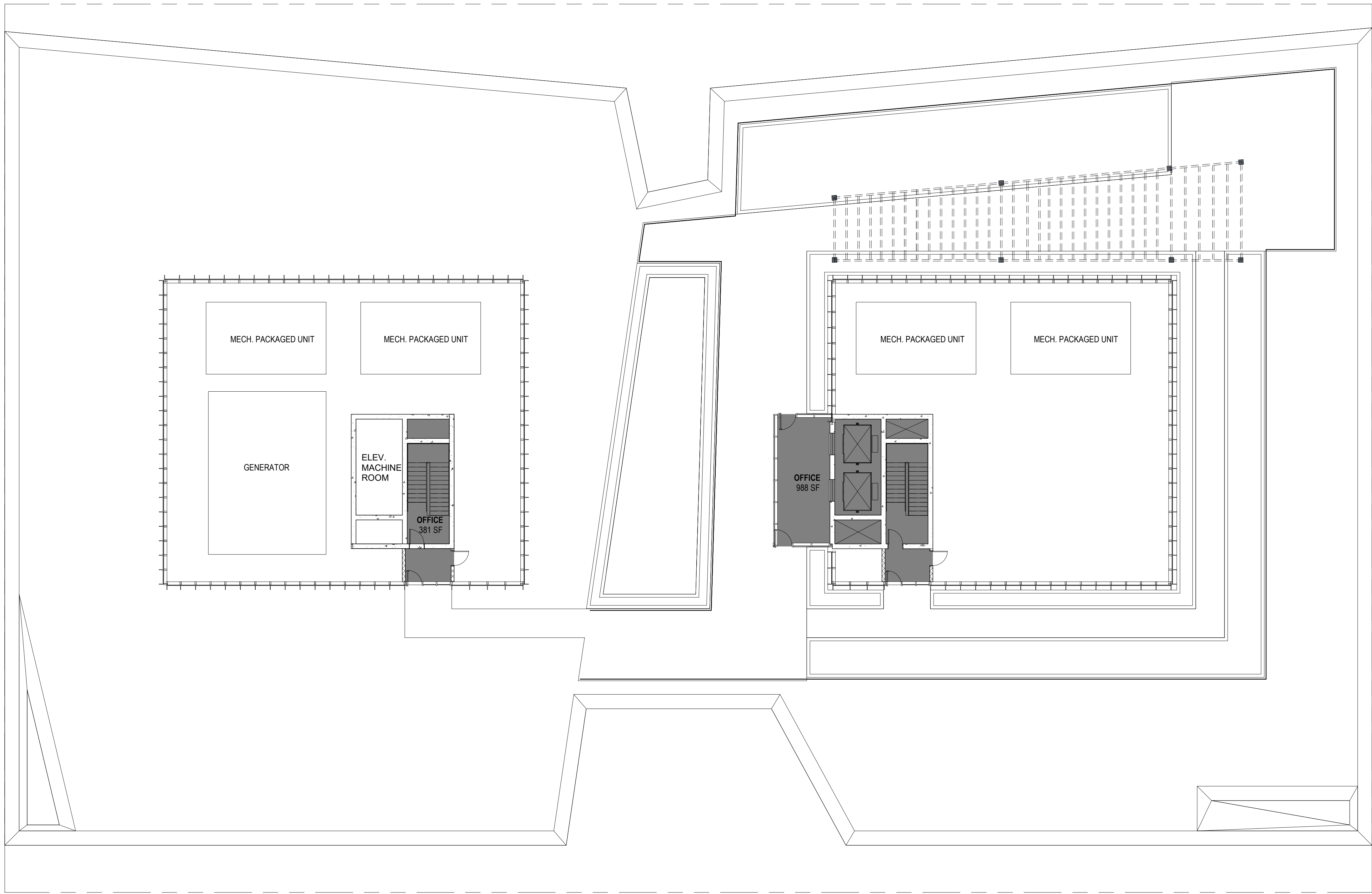
OFFICE

PLANTER

NOTE:
PRIVATE BALCONIES WILL BE DIVIDED AS NECESSARY SO THAT NO ACCESS TO OTHER UNITS IS PROVIDED .

2 LEVEL 06 - FAR

SCALE: 1 : 150

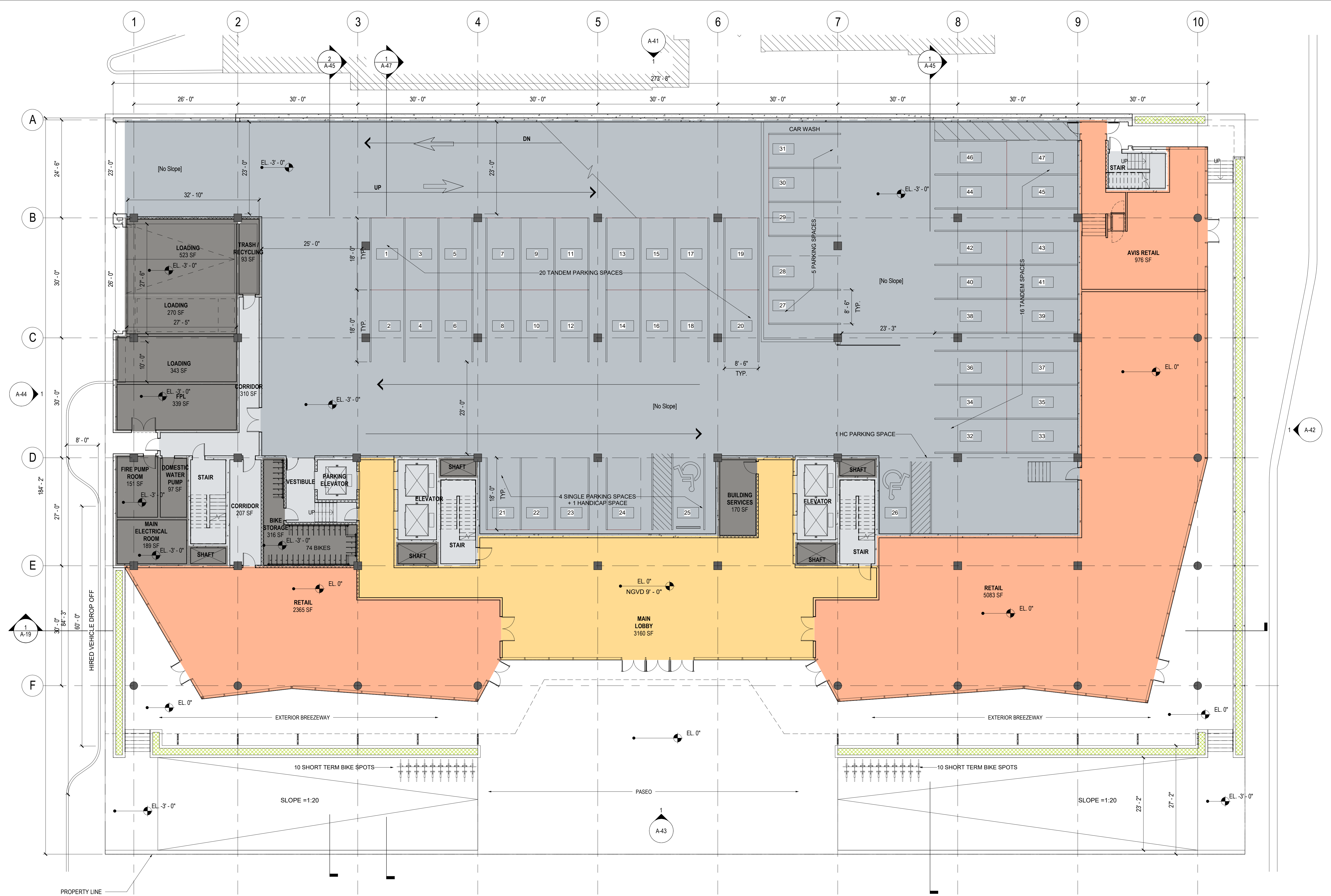


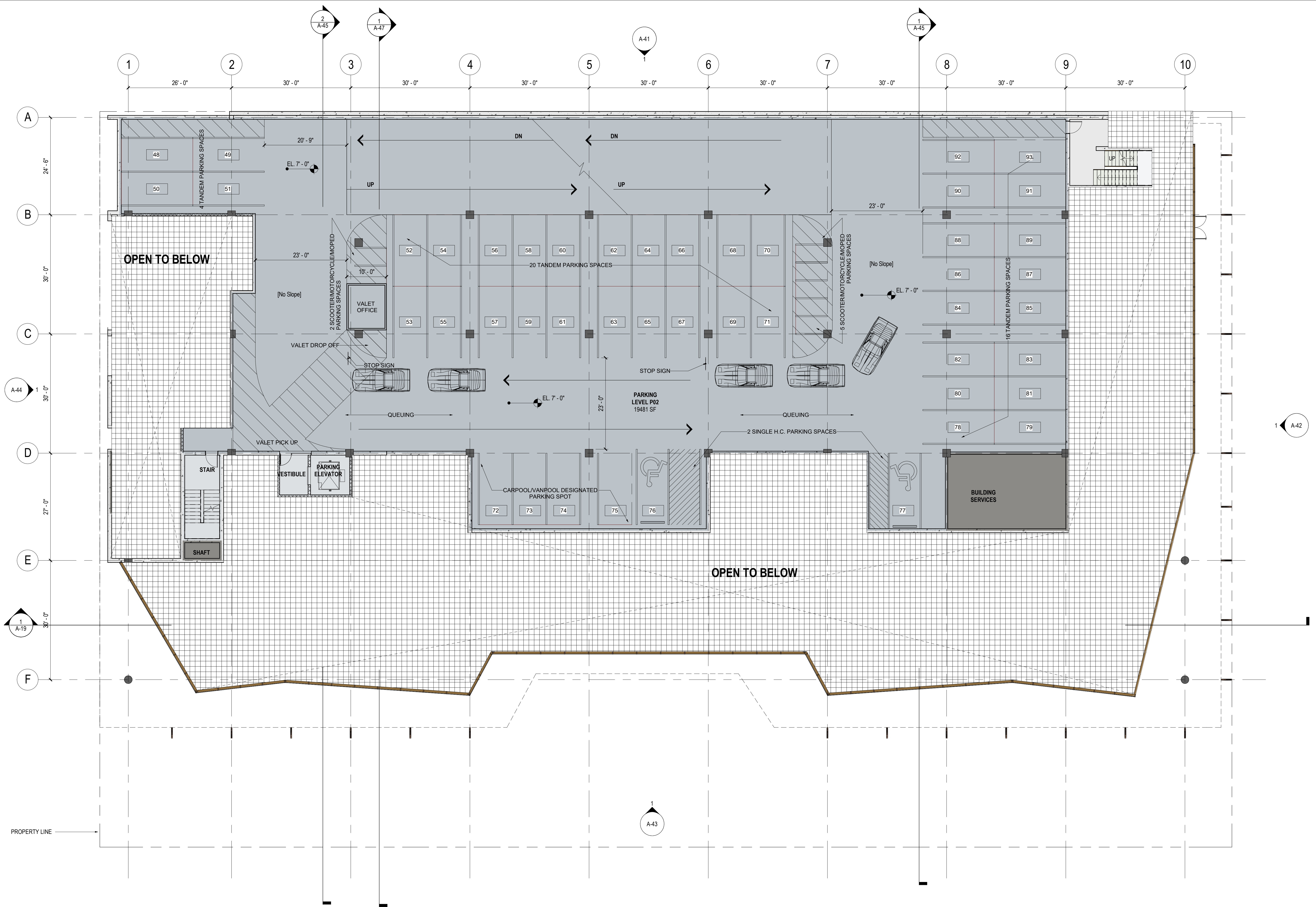
F.A.R. - ROOF LEVEL		
Level	Area	Name
ROOF LEVEL	1,369 SF	OFFICE
Grand total	1,369 SF	

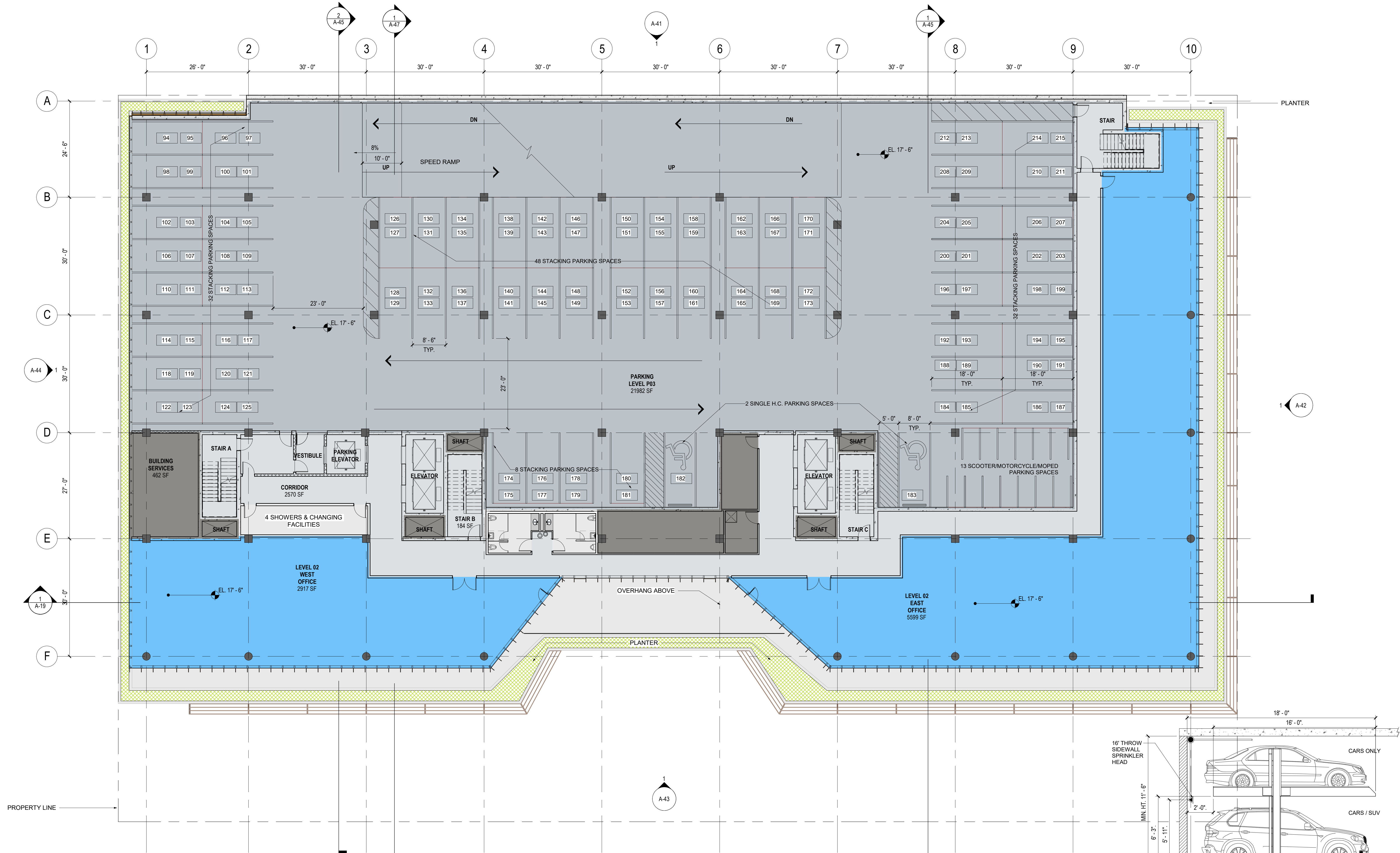
FAR AREA LEGEND

OFFICE

1 FAR - ROOF LEVEL
SCALE: 1 : 150

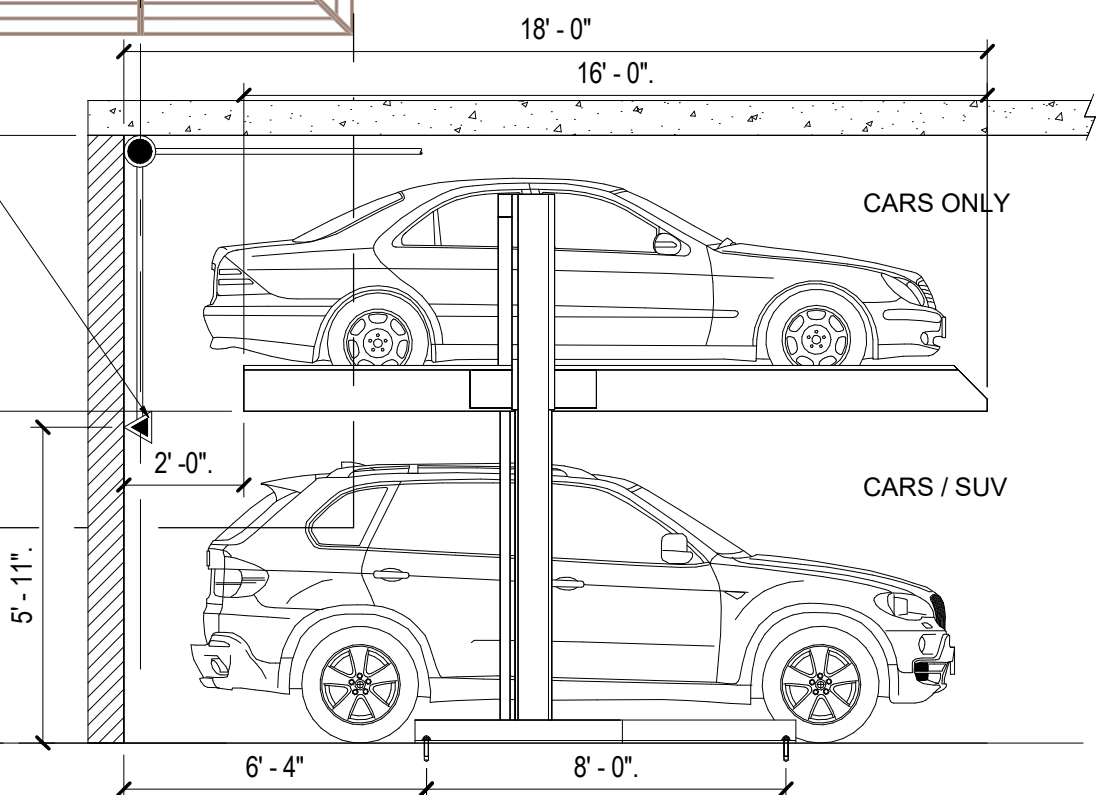




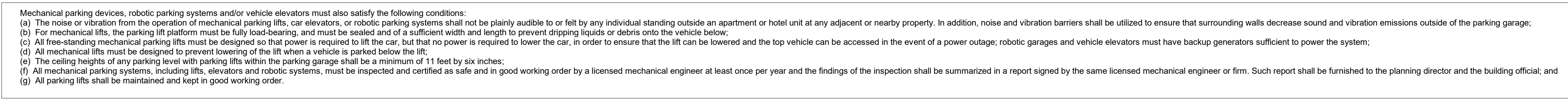


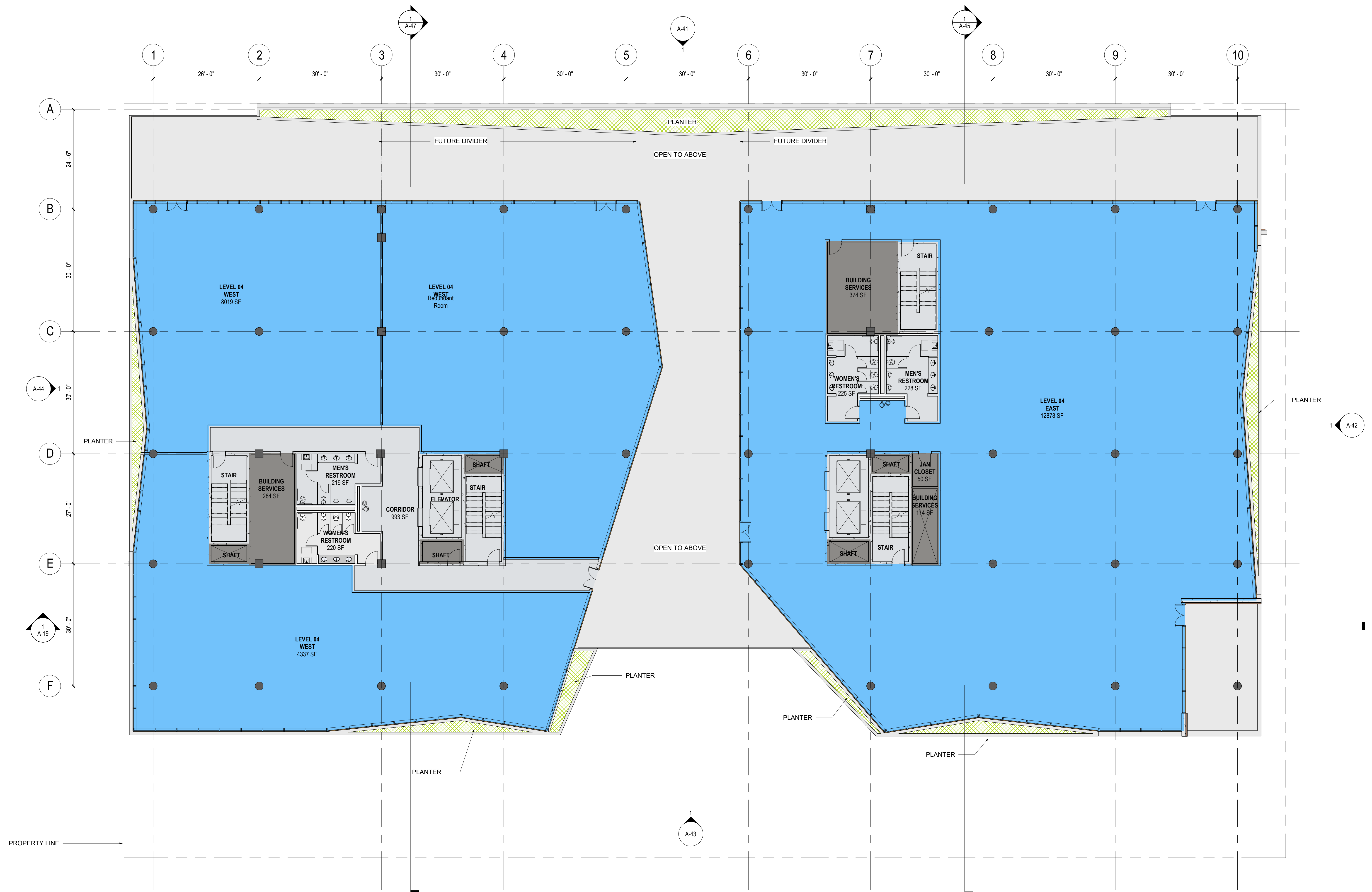
Mechanical parking devices, robotic parking systems and/or vehicle elevators must also satisfy the following conditions:

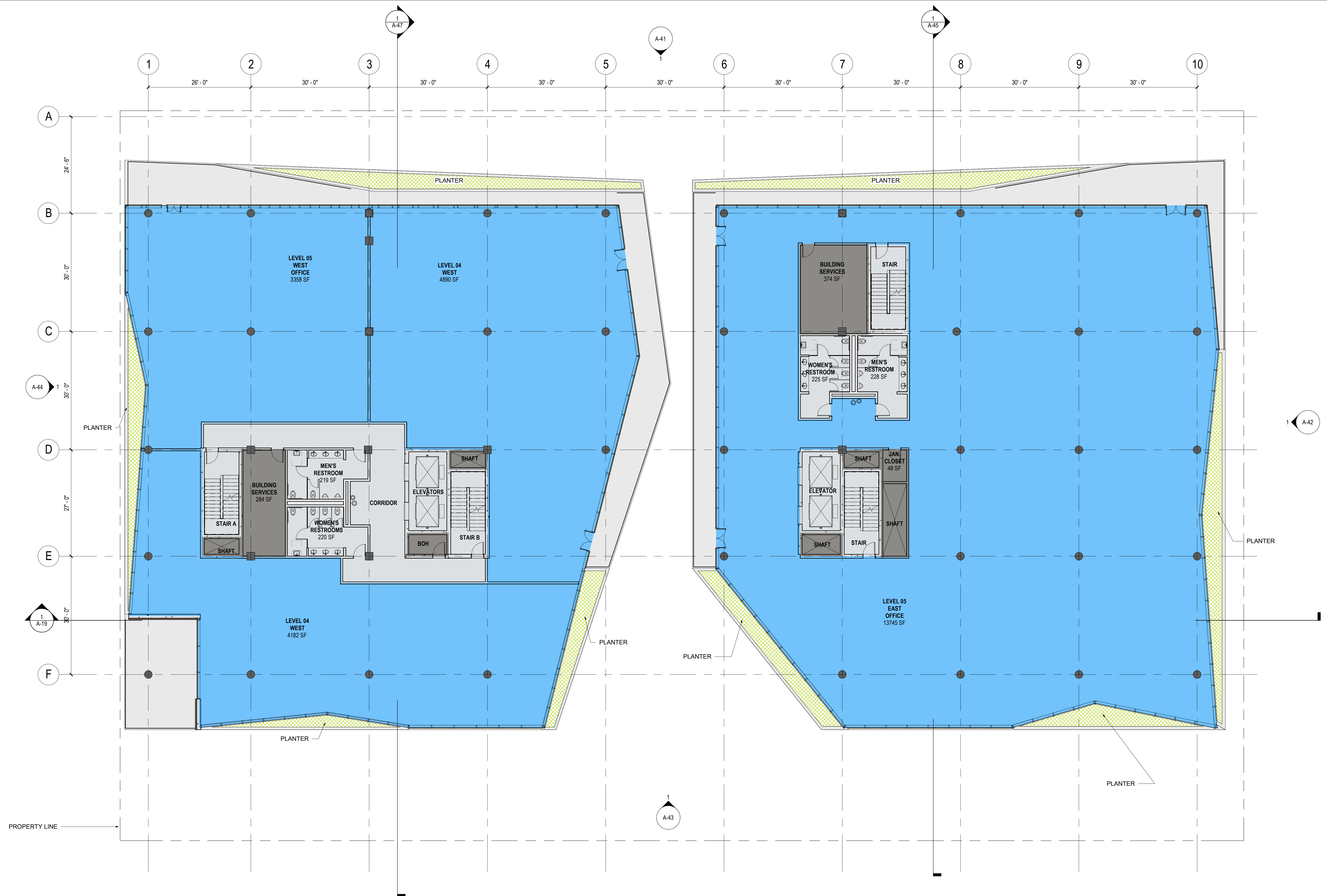
- The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage;
- For mechanical lifts, the parking lift platform must be fully load-bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below;
- All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system;
- All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift;
- The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches;
- All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the planning director and the building official; and
- All parking lifts shall be maintained and kept in good working order.

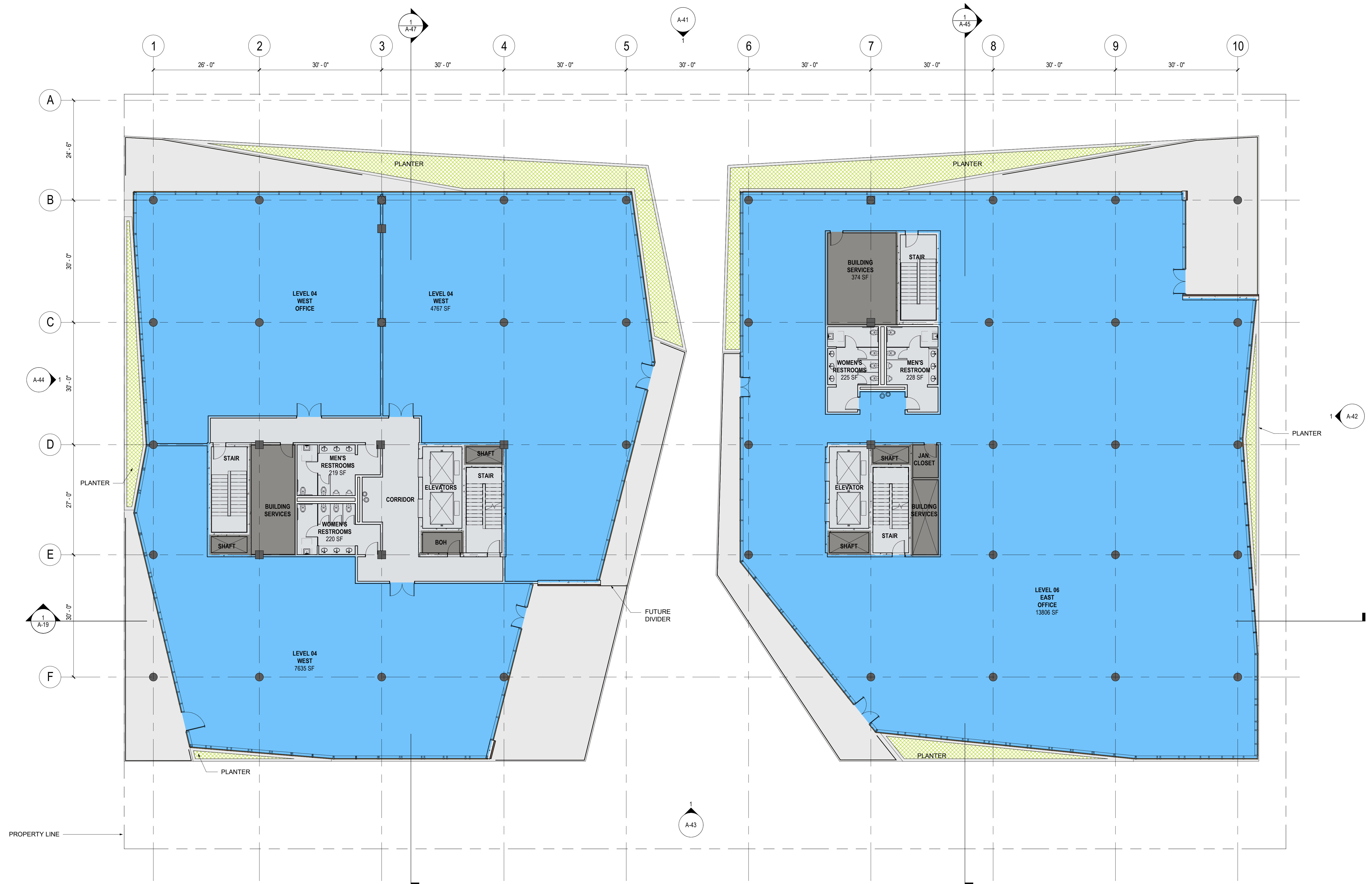


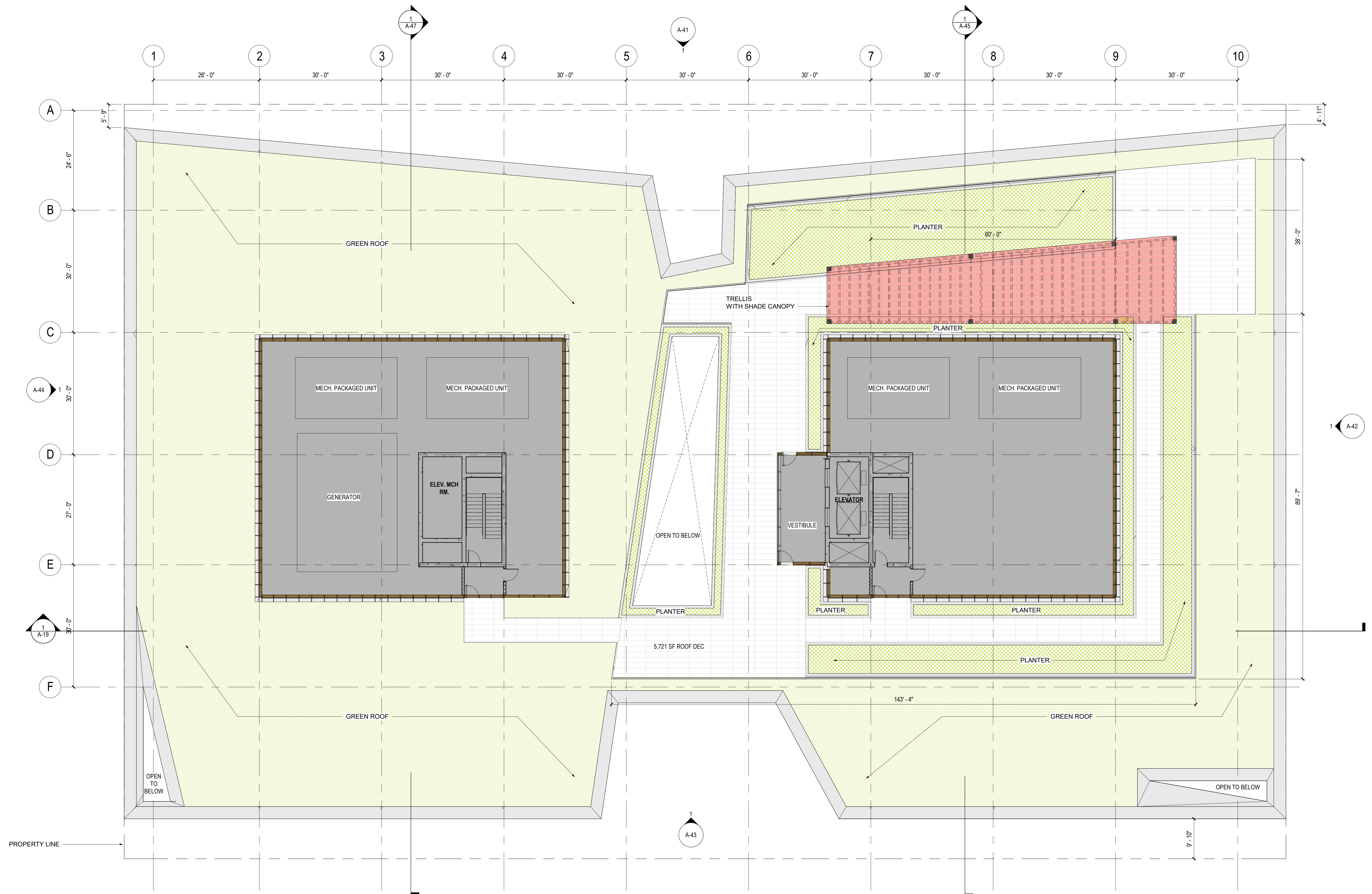
2 PARKING LIFT DETAIL
SCALE: 1/4" = 1'-0"











TOTAL ROOF AREA = 28,793 SF
 ROOF DECK AREA = 5,721 SF
 ROOF DECK COVERS 19.87% OF TOTAL ROOF AREA
 MAXIMUM ALLOWED BY CITY OF MIAMI BEACH MUNICOD = 50.00%
 AREA COVERED BY TRELLIS STRUCTURE = 1,527 SF
 TRELLIS STRUCTURE COVERS 5.30% OF TOTAL ROOF AREA
 Sec. 142-194, Sec. 142-1161, Sec. 142-1161

1



MATERIAL: BALCONY RAILING BASE SHOE
AND CAP
FINISH: STAINLESS STEEL

2



MATERIAL: BALCONY RAILING
FINISH: MONOLITHIC GLASS

3



MATERIAL: GLASS WINDOW WALL
FINISH: B.O.D. VIRACON VRE24-85

4



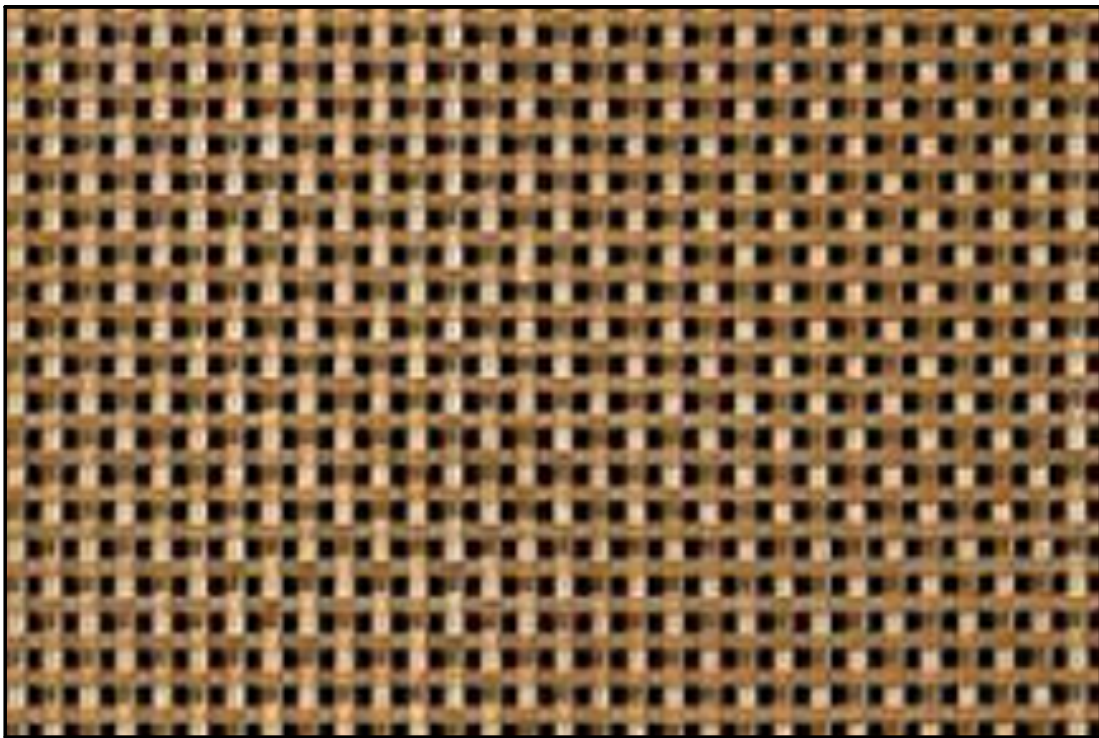
MATERIAL: BALCONY CLADDING AND TRELLIS
FINISH: IPE CLEAR COATED

5



MATERIAL: METAL FINS
FINISH: BRONZE

6



MATERIAL: MECHANICAL PENTHOUSE CLADDING
FINISH: EXPANDED/PERFORATED METAL

7



MATERIAL: EXPOSED CONCRETE

8

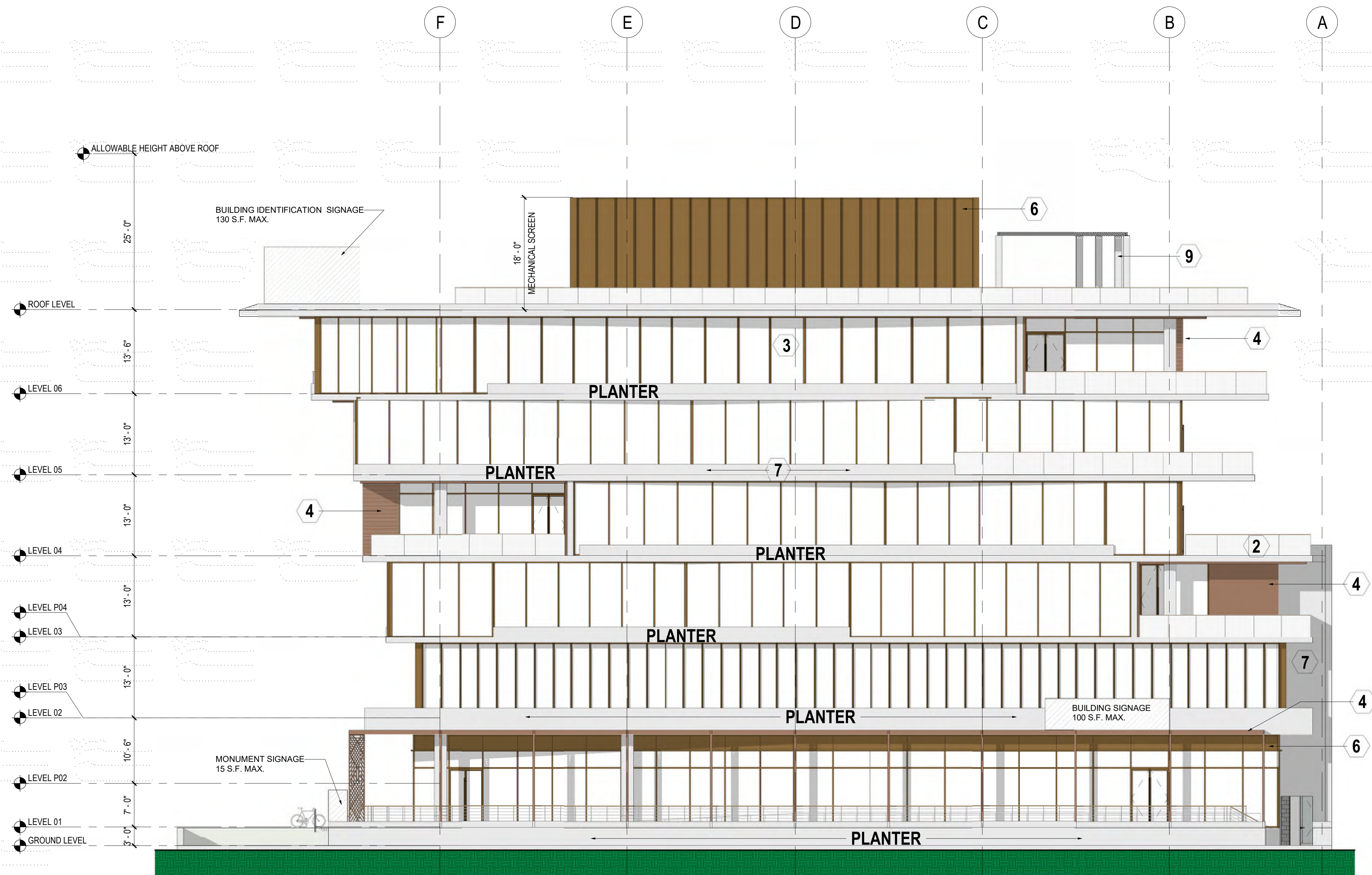


MATERIAL: PRECAST CONCRETE WITH INTEGRATED PLANTING

9

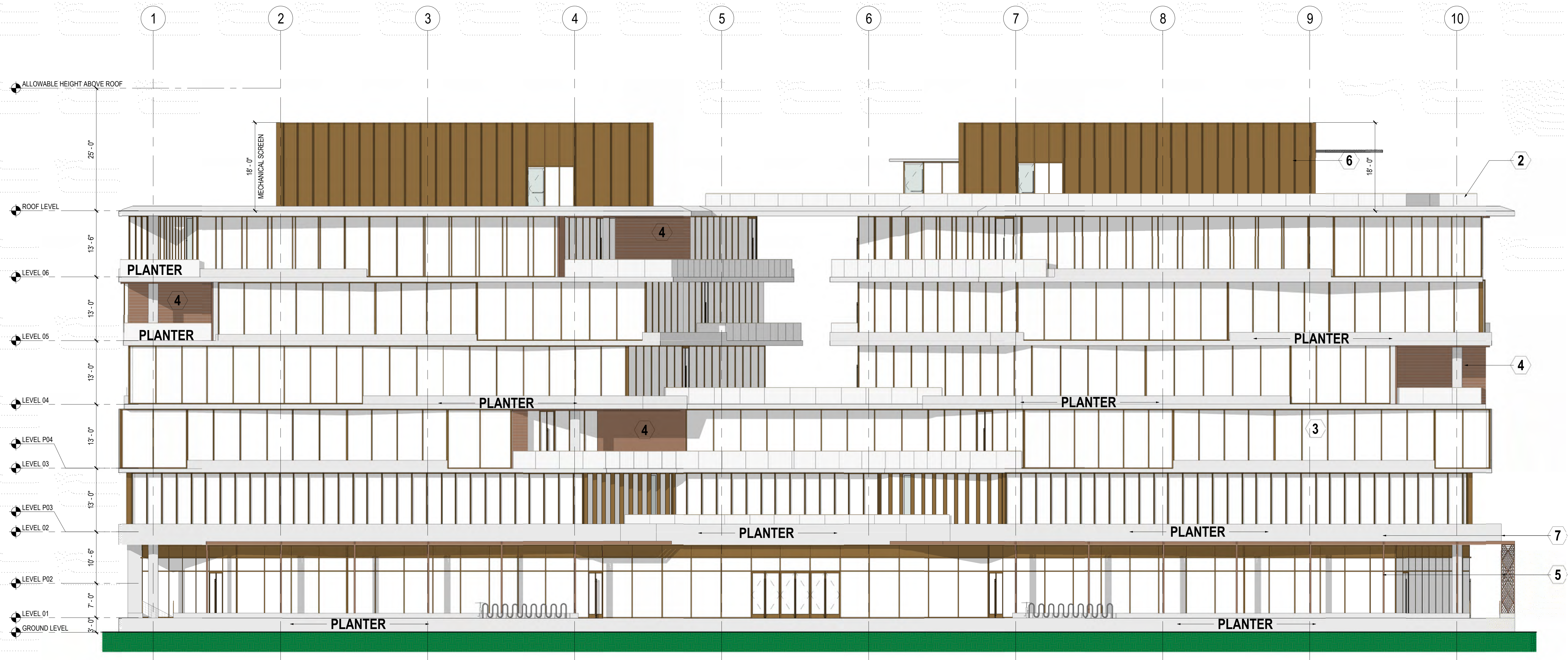


MATERIAL: RETRACTABLE SHADE STRUCTURE EXAMPLE



EXTERIOR MATERIAL LEGEND

- | | | | | |
|---|--|--|--|-------------------------------|
| 1 BALCONY RAILING, BASE SHOE AND CAP
FINISH: STAINLESS STEEL | 3 WINDOW WALL
FINISH: B.O.D. VIRACON VRE24-85 | 5 METAL FINS
FINISH: BRONZE | 7 EXPOSED CONCRETE | 9 RETRACTABLE SHADE STRUCTURE |
| 2 BALCONY GUARDRAIL MATERIAL
FINISH: MONOLITHIC GLASS | 4 BALCONY CLADDING AND TRELLIS
FINISH: IPE CLEAR COATED | 6 MECHANICAL PENTHOUSE CLADDING
FINISH: EXPANDED/PERFORATED METAL | 8 PRECAST CONCRETE WITH INTEGRATED PLANTING
REFER TO DETAILS ON SHEETS A-36 THRU A-39 | |



EXTERIOR MATERIAL LEGEND

1

BALCONY RAILING, BASE SHOE AND CAP
FINISH: STAINLESS STEEL

2

BALCONY GUARDRAIL MATERIAL
FINISH: MONOLITHIC GLASS

3

WINDOW WALL
FINISH: B.O.D. VIRACON VRE24-85

4

BALCONY CLADDING AND TRELLIS
FINISH: IPE CLEAR COATED

5

METAL FINS
FINISH: BRONZE

6

MECHANICAL PENTHOUSE CLADDING
FINISH: EXPANDED/PERFORATED METAL

7

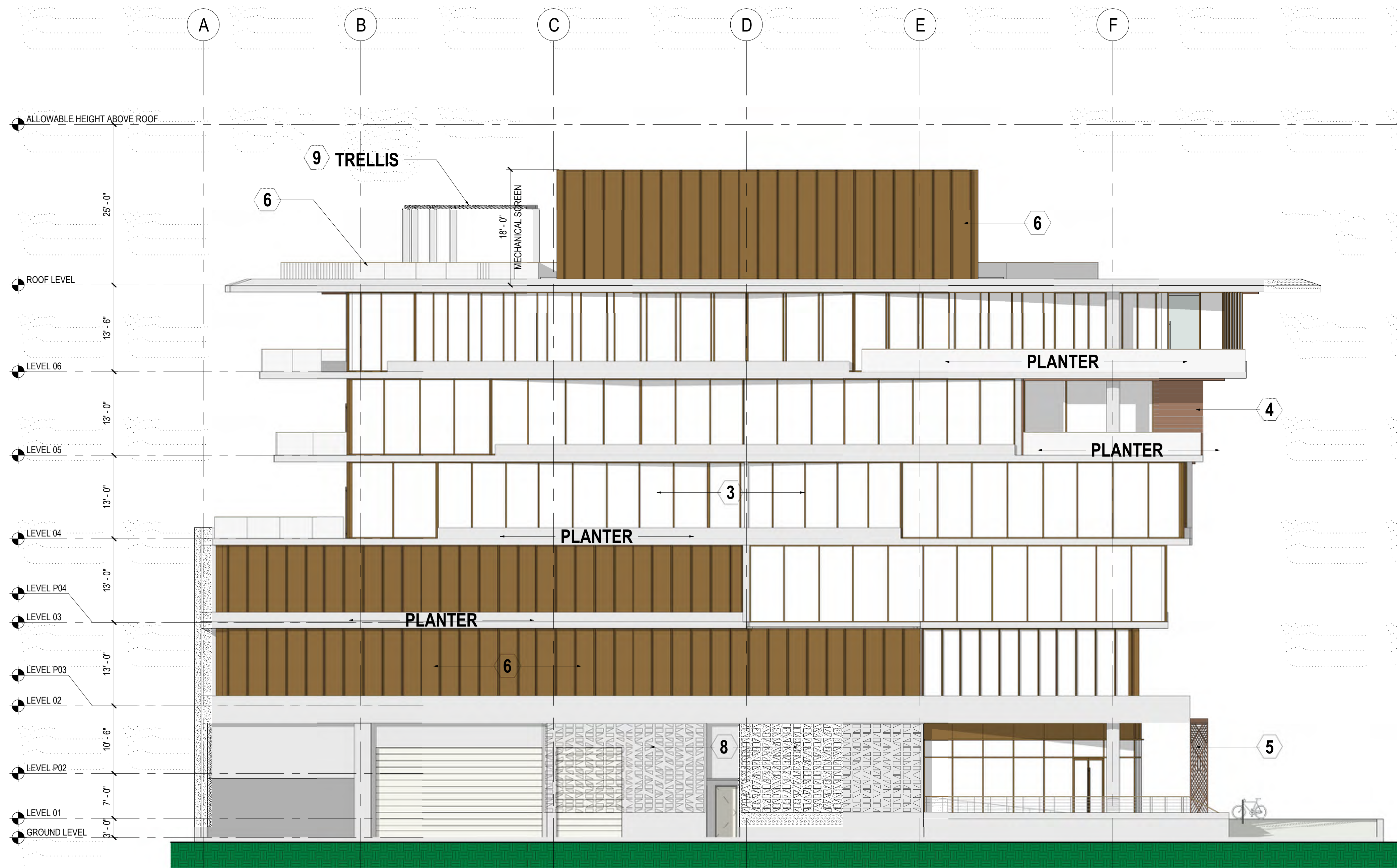
EXPOSED CONCRETE

8

PRECAST CONCRETE WITH INTEGRATED PLANTING
REFER TO DETAILS ON SHEETS A-36 THRU A-39

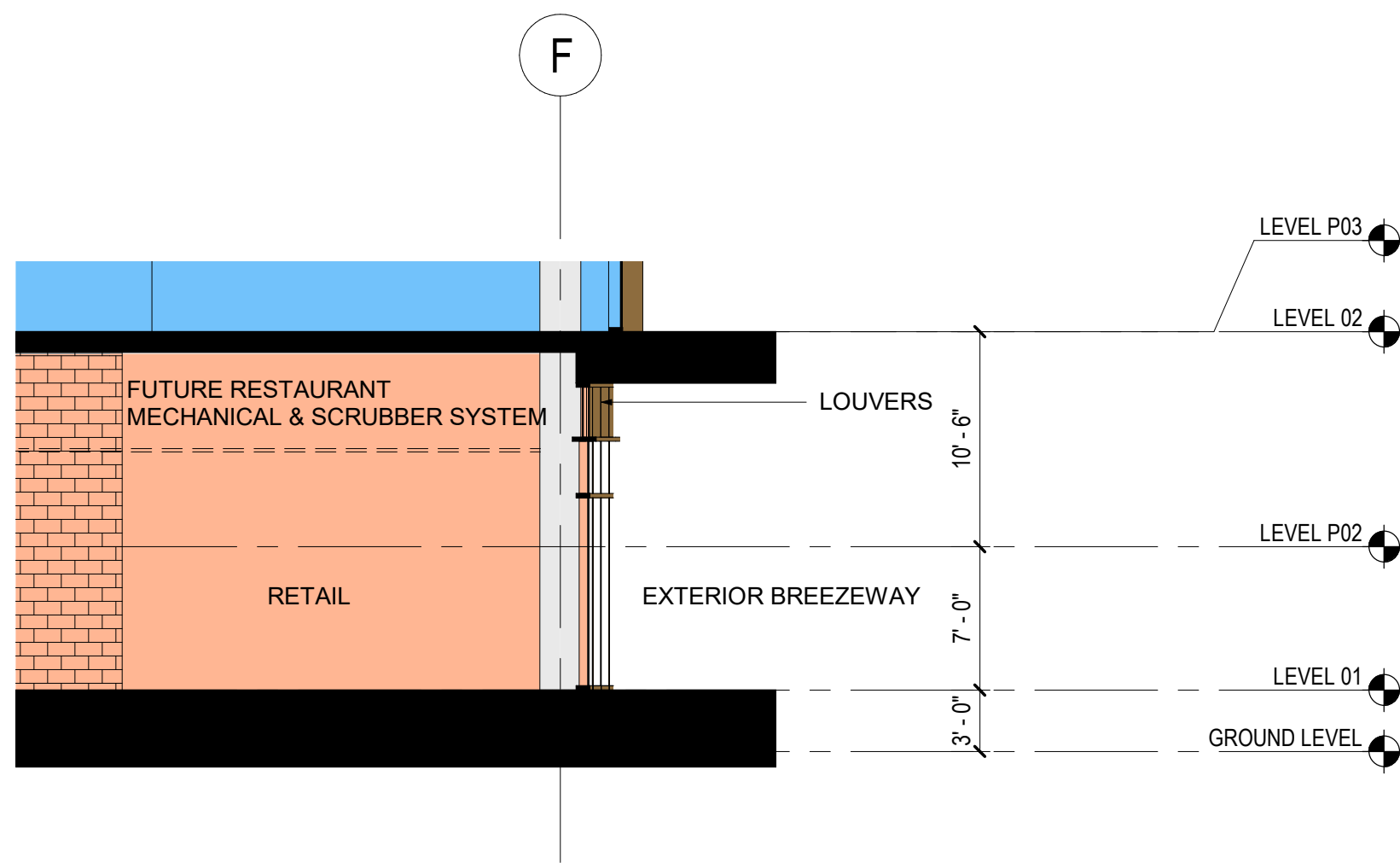
9

RETRACTABLE SHADE STRUCTURE



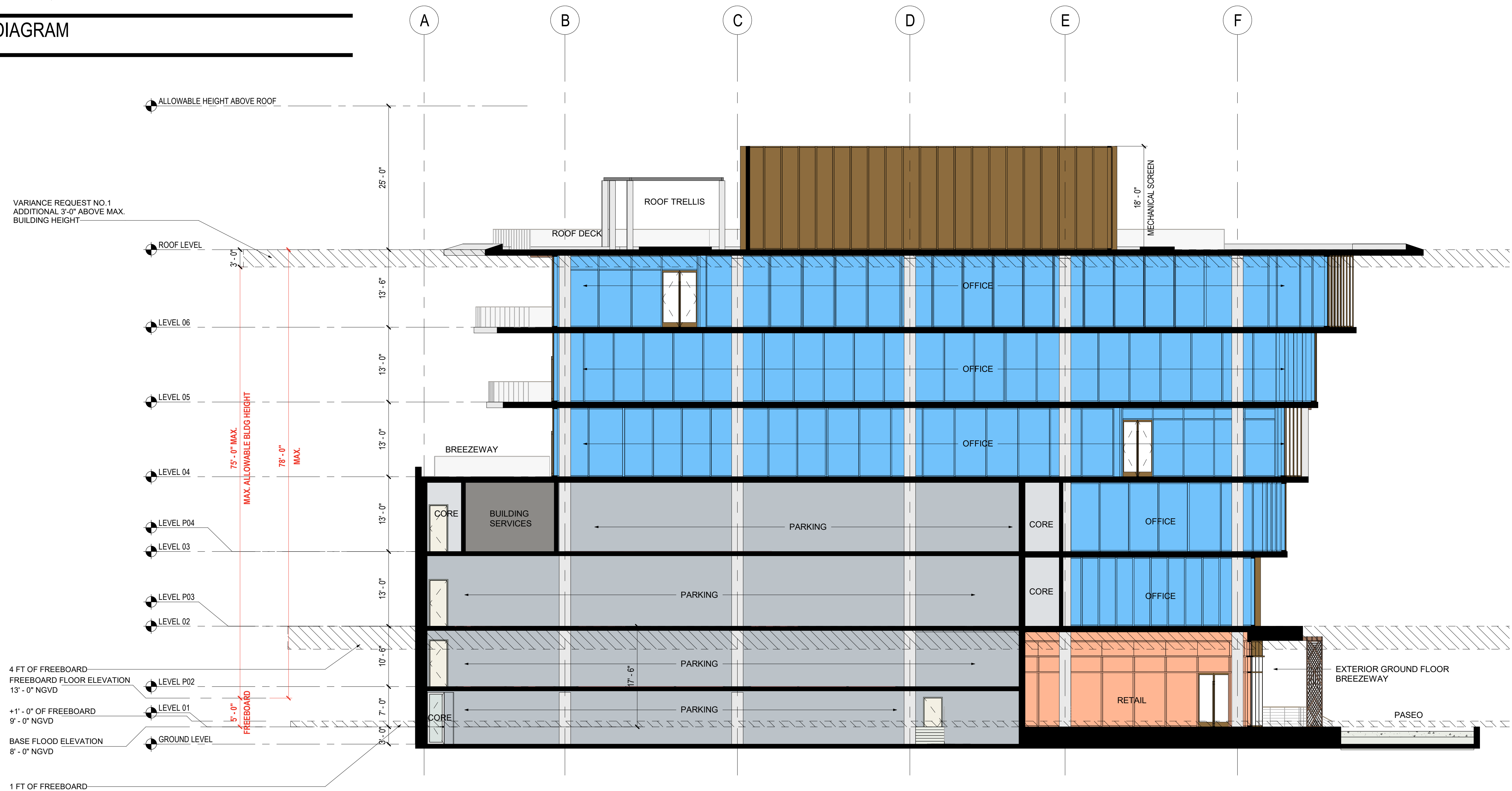
EXTERIOR MATERIAL LEGEND

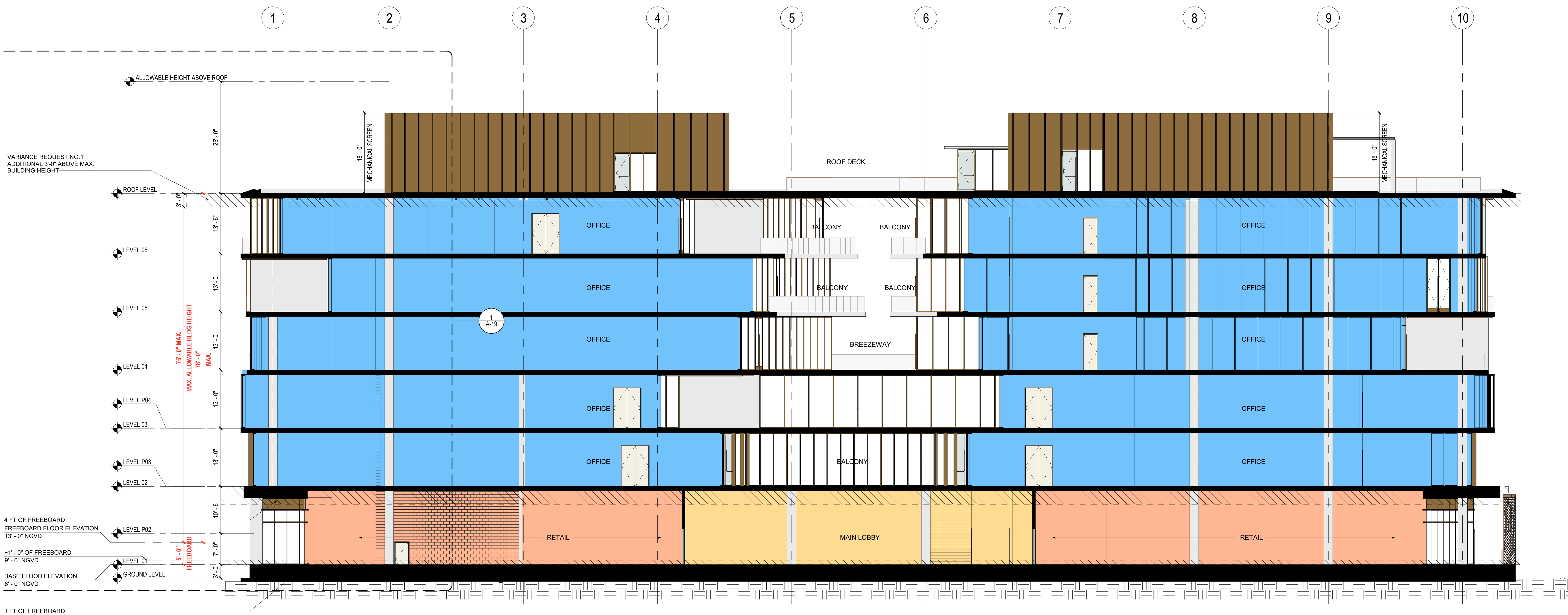
- | | | | | |
|---|--|--|--|-------------------------------|
| 1 BALCONY RAILING, BASE SHOE AND CAP
FINISH: STAINLESS STEEL | 3 WINDOW WALL
FINISH: B.O.D. VIRACON VRE24-85 | 5 METAL FINS
FINISH: BRONZE | 7 EXPOSED CONCRETE | 9 RETRACTABLE SHADE STRUCTURE |
| 2 BALCONY GUARDRAIL MATERIAL
FINISH: MONOLITHIC GLASS | 4 BALCONY CLADDING AND TRELLIS
FINISH: IPE CLEAR COATED | 6 MECHANICAL PENTHOUSE CLADDING
FINISH: EXPANDED/PERFORATED METAL | 8 PRECAST CONCRETE WITH INTEGRATED PLANTING
REFER TO DETAILS ON SHEETS A-36 THRU A-39 | |



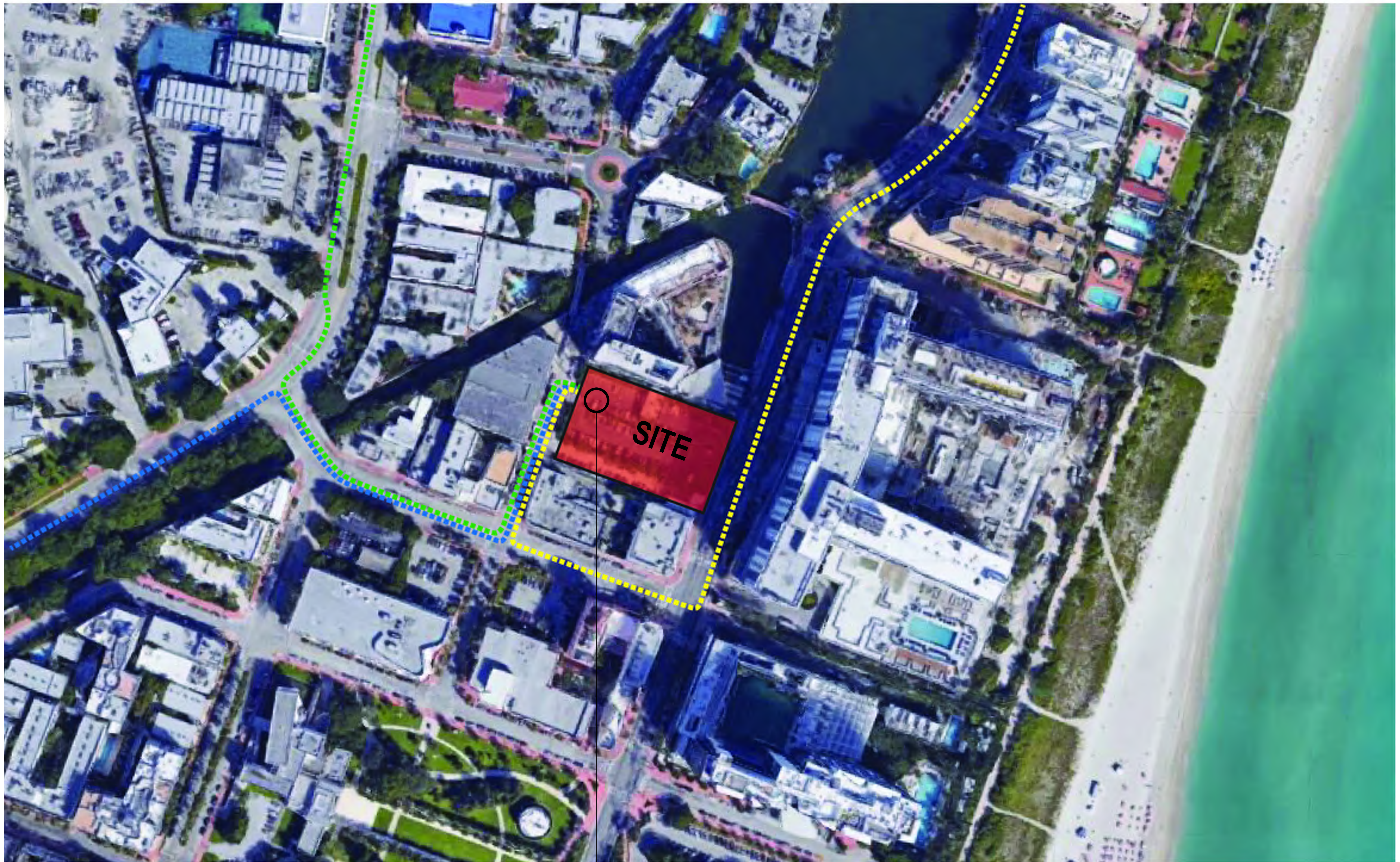
2 RETAIL / RESTAURANT DIAGRAM

SCALE: 1/8" = 1'-0"







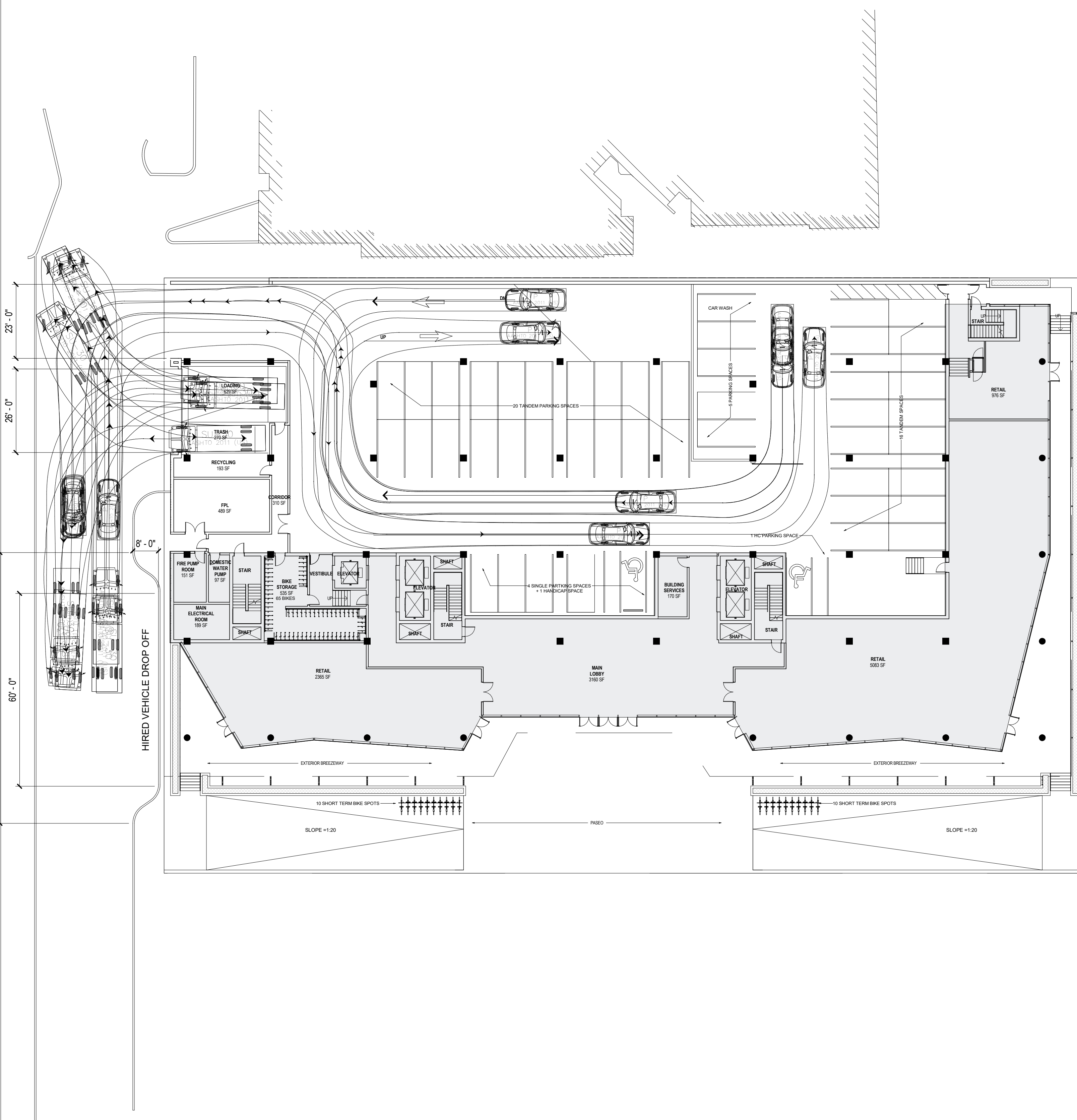


--- NORTH BOUND TRUCK ACCESS

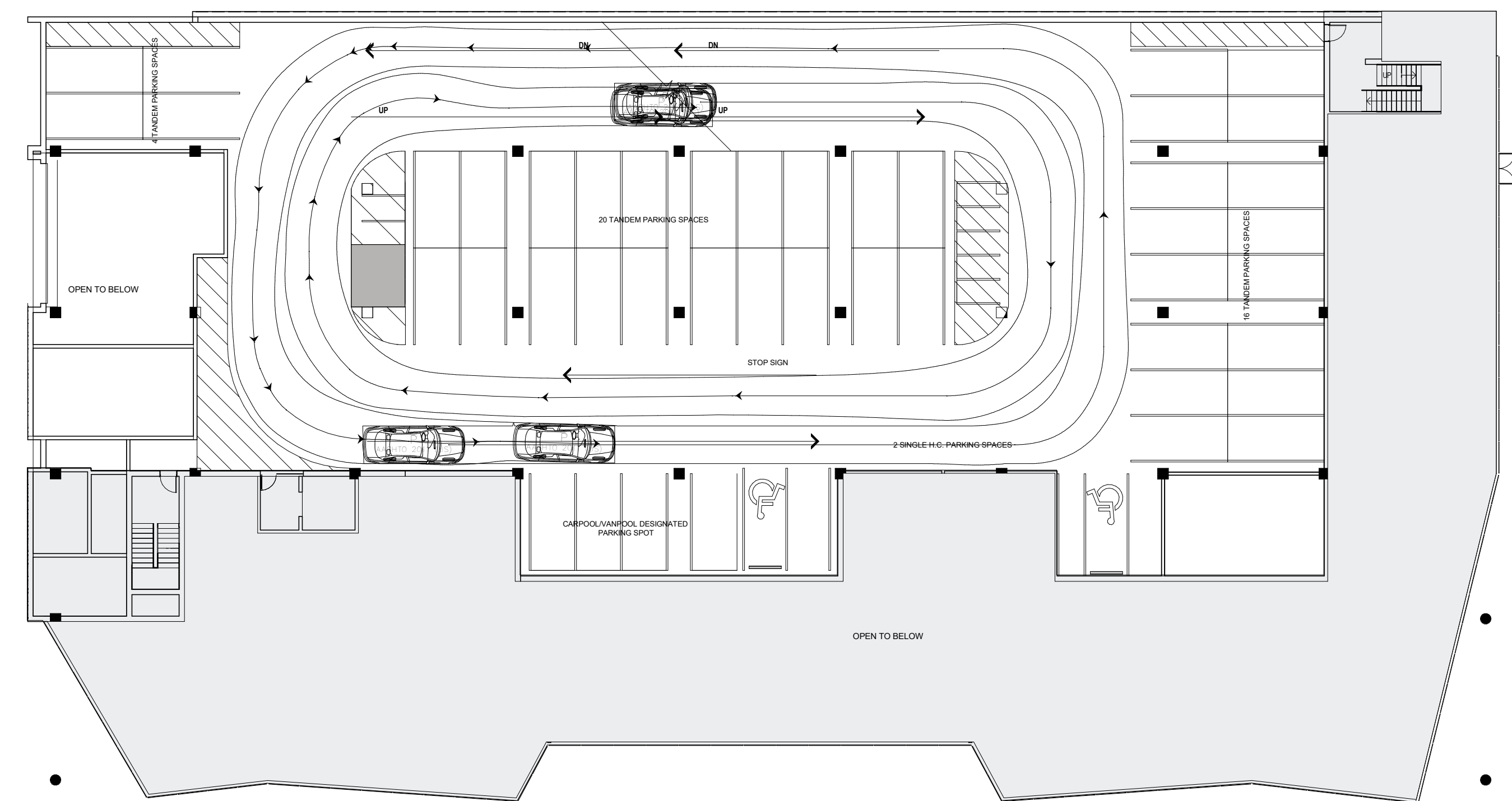
--- SOUTH BOUND TRUCK ACCESS

--- ALTERNATIVE ACCESS

TRASH & LOADING DOCK



01 GROUND FLOOR - LOADING DIAGRAM
SCALE: 1" = 20'-0"



02 PARKING LEVEL 02 - VALET
SCALE: 1" = 20'-0"



VIEW FROM SE CORNER



VIEW AT PASEO



VIEW FROM ABOVE OF BREEZEWAY



VIEW FROM NE CORNER

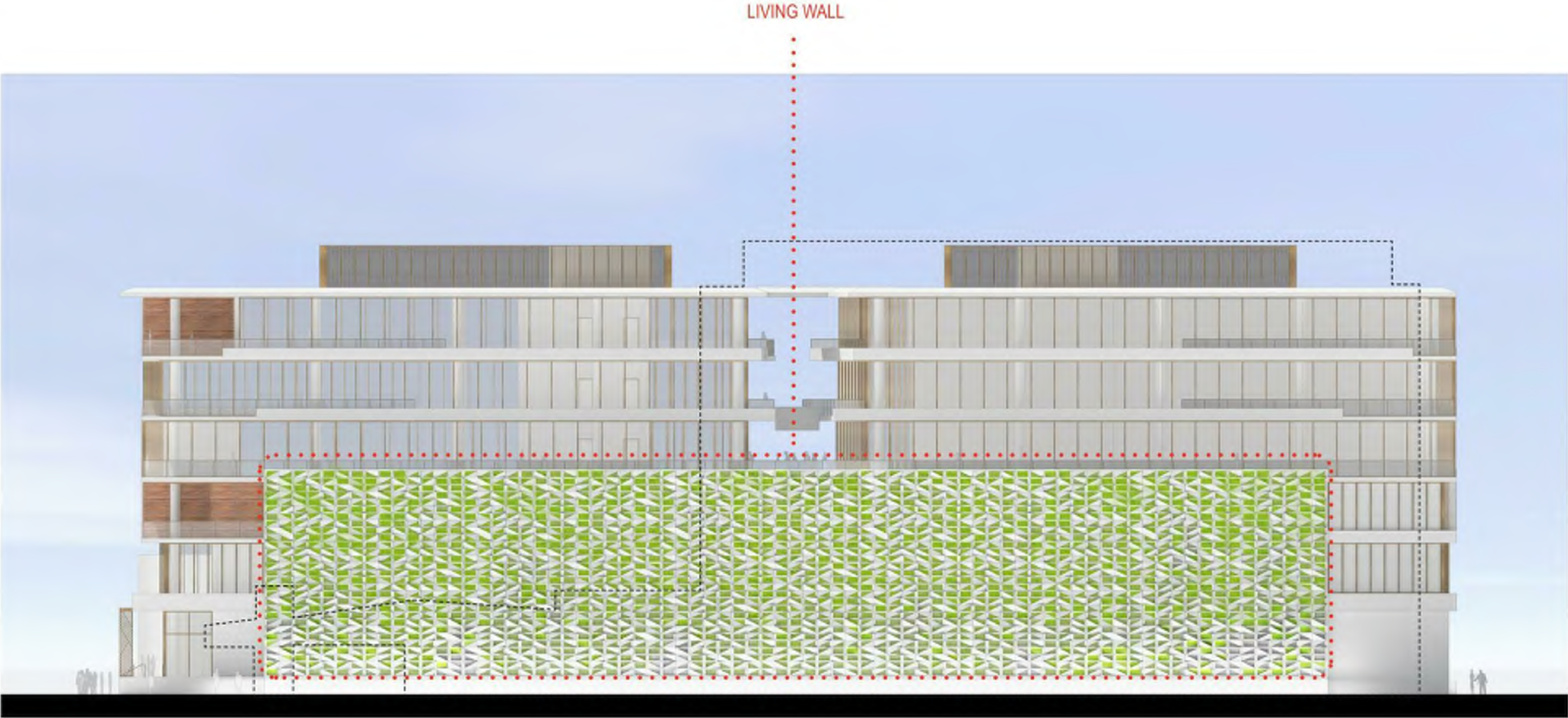


VIEW FROM SW CORNER

MODULAR BLOCK + PLANTINGS



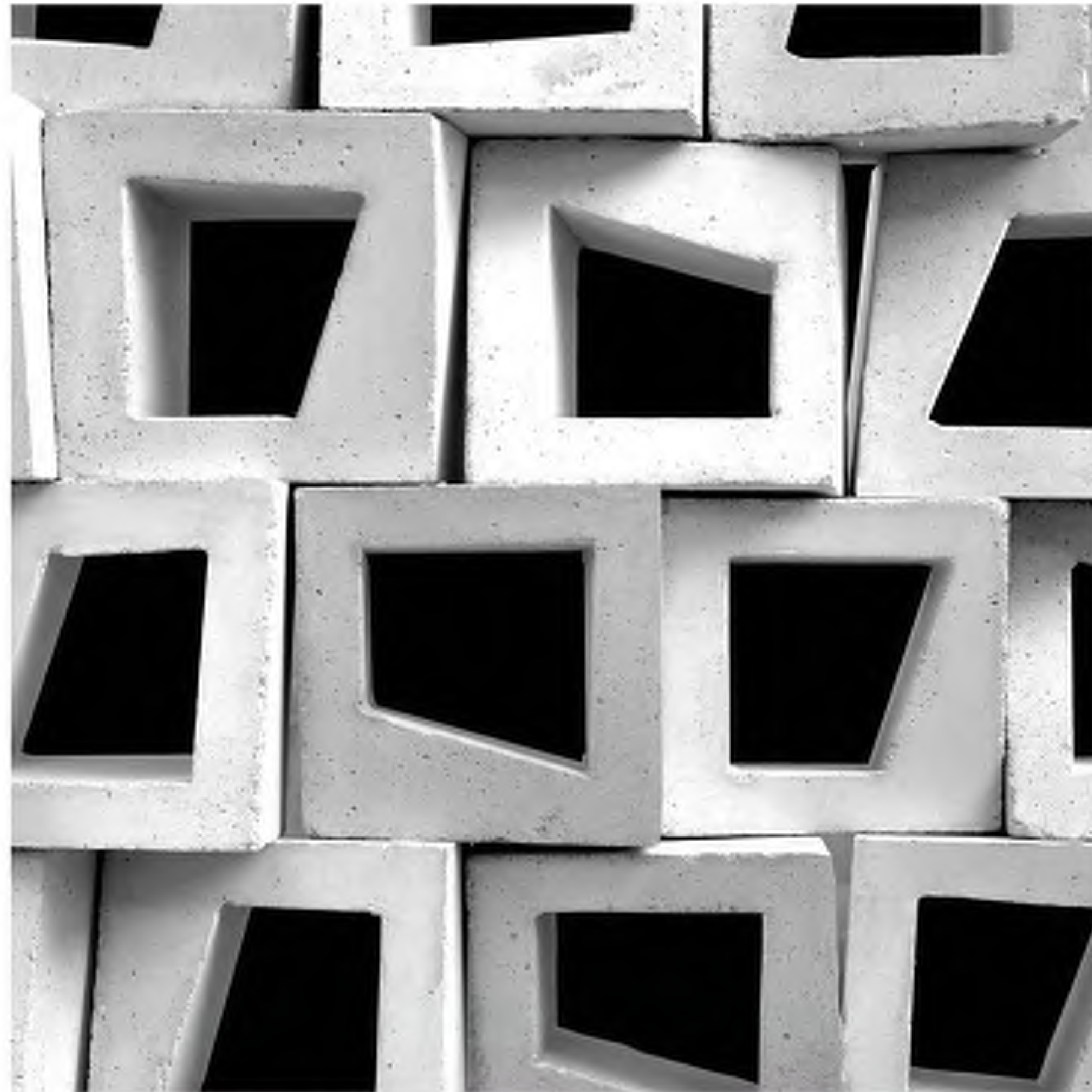
MODULAR BLOCK + PLANTINGS



MODULAR BLOCK + PLANTINGS



ARCHITECTURAL ELEMENTS



MODULAR BLOCKS

TAKING INSPIRATION FROM HISTORIC MIAMI BEACH ARCHITECTURE - CONCRETE BLOCK CAN BE USED IN A CONTEMPORARY WAY TO CREATE PATTERN AND DEPTH.



PLANTINGS

LOW LIGHT PLANTINGS TO BE EMBEDDED WITHIN POCKETS IN THE MODULAR BLOCKS OR PRECAST PANELS TO SOFTEN THE TEXTURE OF THE FACADE.