1215 ON WEST

DOMUS GROUP HOTEL

1215 WEST AVENUE, MIAMI BEACH, FLORIDA, 33139

CHISHOLM

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4921 SW 74th Ct., Miami, FL 33155
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LOCATION PLAN
N.T.S.

LIST OF DRAWINGS:

COVER SHEET

Z100 EXISTING ZONING AND CIRCULATION
Z101 NEIGHBORHOOD CONTEXT
Z102 NEIGHBORHOOD CONTEXT
Z103 CONTEXT PHOTOS
AS100 LANDSCAPE PLAN
AS100 SITE PLAN AND ZONING DATA
A100 SUBTERRANEAN FLOOR PLAN
A101 1ST FLOOR PLAN
A102 2ND FLOOR PLAN
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A104 4TH + 5TH FLOOR PLAN
A105 6TH FLOOR PLAN
A106 TYPICAL UNIT FLOOR PLANS
A200 SOUTH AND EAST ELEVATIONS
A201 NORTH AND WEST ELEVATIONS
A202 RENDERINGS
A203 RENDERINGS
A204 RENDERINGS
A300 BUILDING SECTIONS

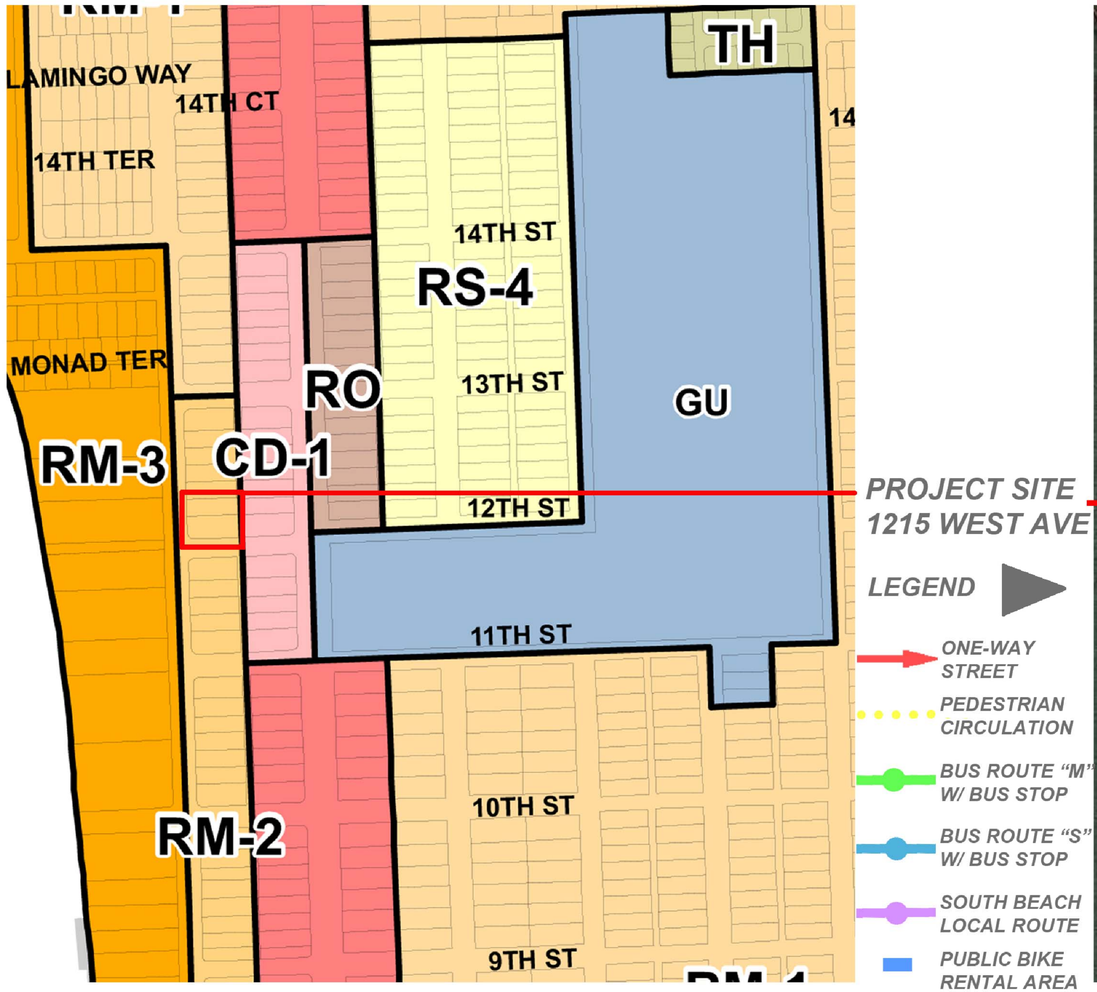
Revisions

No.	Description	Date

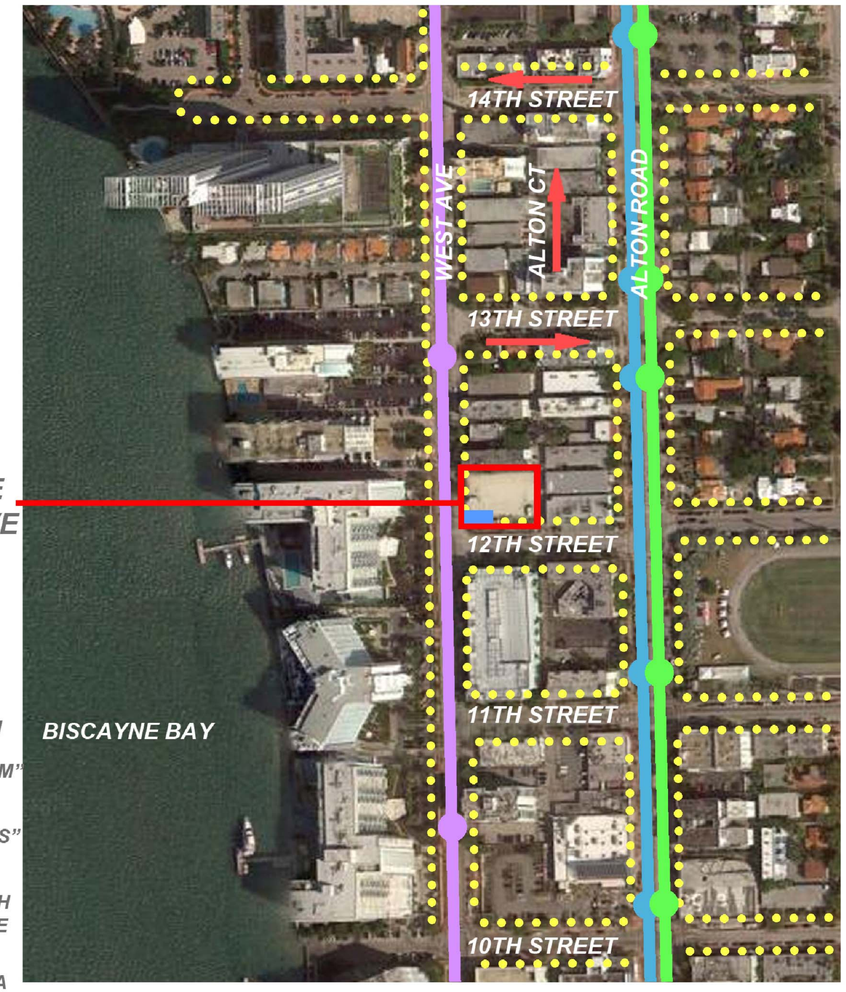
SUBMITAL: DRB

DATE: MAY 8, 2013

WEST AVE - PROJECT #4712
CHISHOLM
WEST AVE - PROJECT #4712



ZONING



CIRCULATION

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Project Name:

1215 ON WEST DOMUS GROUP HOTEL

1215 WEST AVE
MIAMI BEACH, FL 33139

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
AR0007442

CONSULTANTS

Project No. 4712
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Date: 2.25.13
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Checked: REC, MP
Submittal: DRB
Cad File: Z100
Drawing Title:

ZONING AND CIRCULATION

Sheet No. Z100

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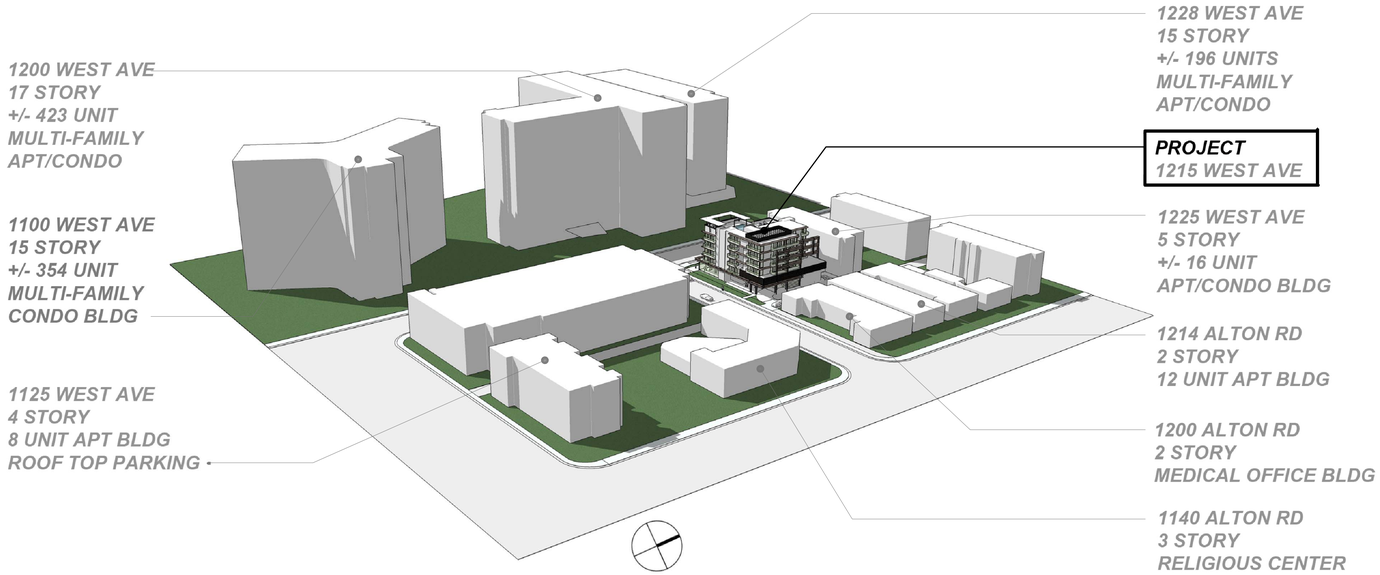

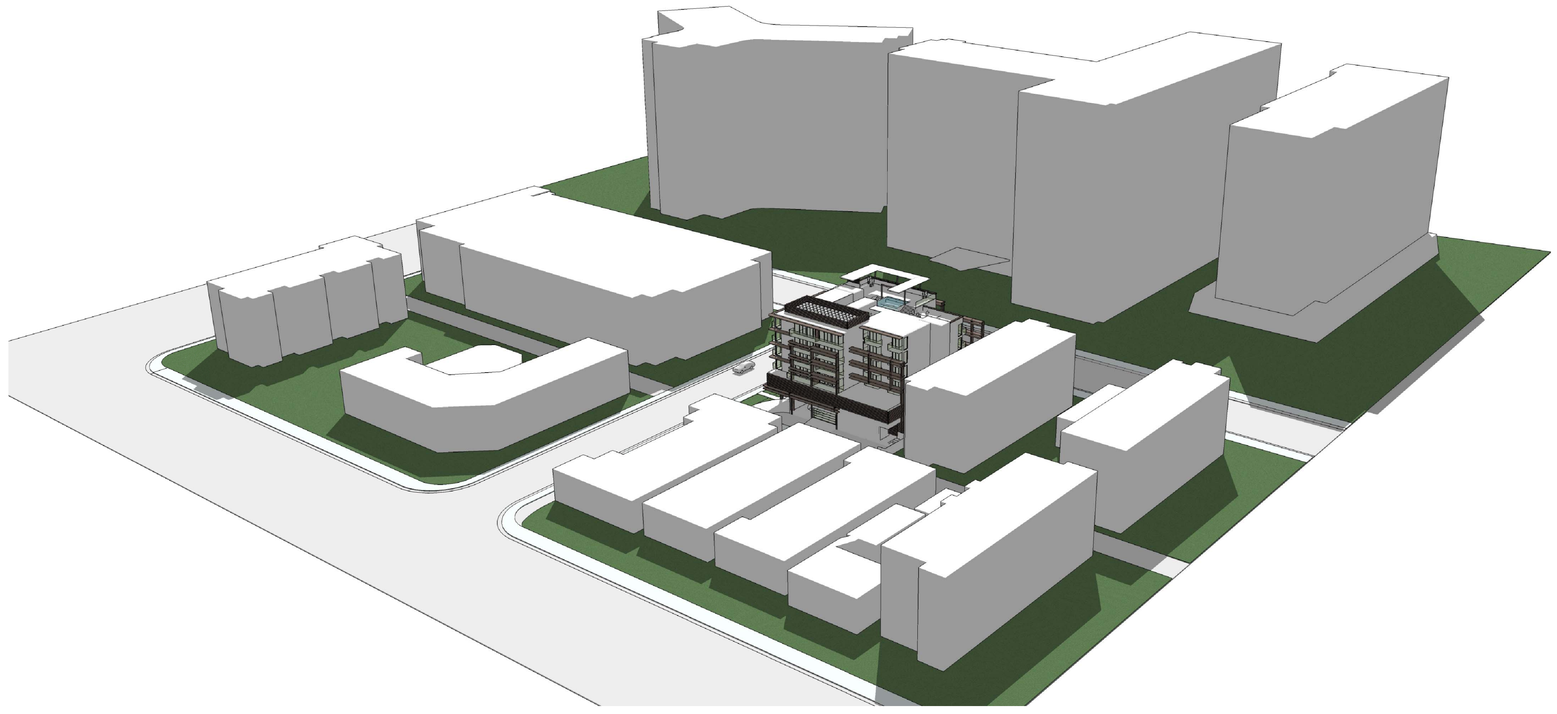

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A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 4712
Scale: AS SHOWN
Date: 2.25.13
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Cad File: Z101

Drawing Title:

NEIGHBORHOOD CONTEXT

Sheet No. Z101

PLOTTED:
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WEST AVENUE AERIAL

WEST AVENUE & 12TH STREET

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DOMUS GROUP
HOTEL

1215 WEST AVE
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Cad File: Z102
Drawing Title:

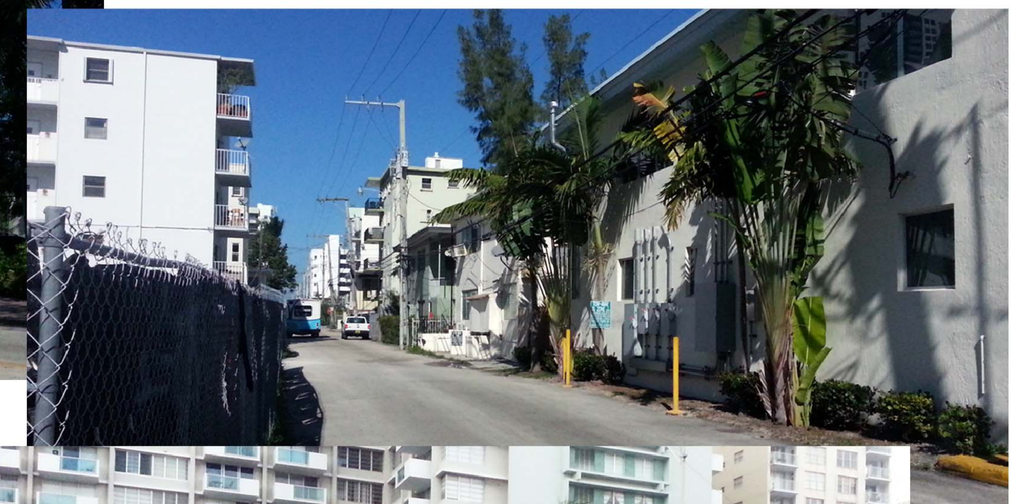
NEIGHBORHOOD CONTEXT

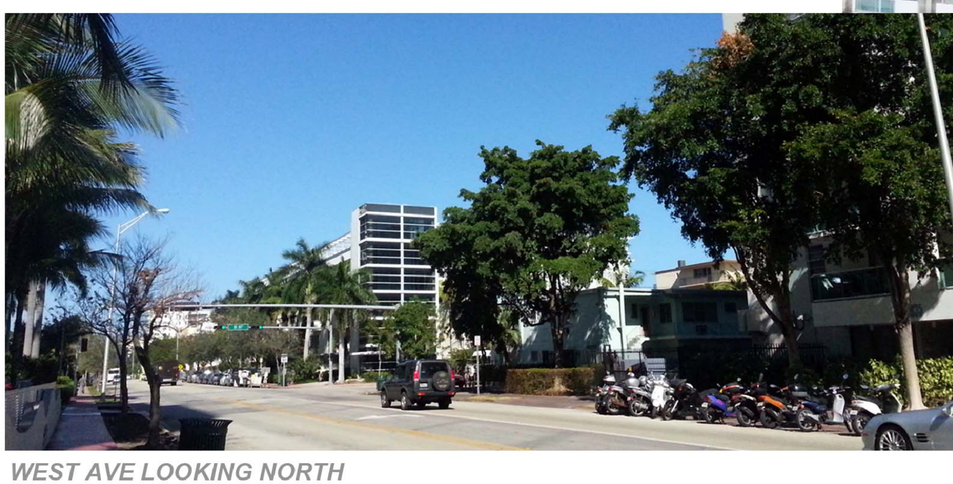
Sheet No. Z102

PLOTTED:
X REF'S:

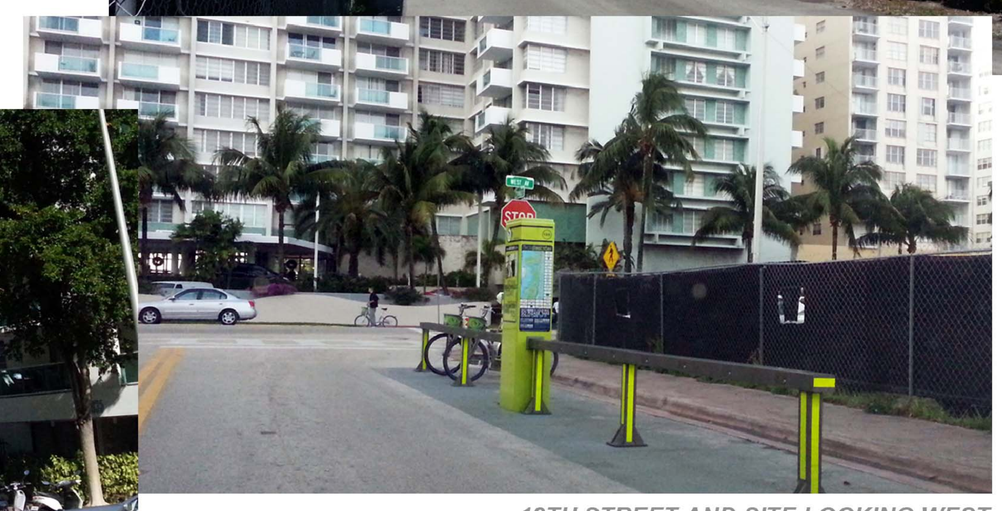
WEST AVE AND SITE LOOKING NORTH

ALTON CT LOOKING NORTH





WEST AVE LOOKING NORTH



12TH STREET AND SITE LOOKING WEST

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HOTEL

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Project No. 4712

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Submittal: DRB

Cad File: Z103

Drawing Title:

CONTEXT PHOTOS

Sheet No. Z103

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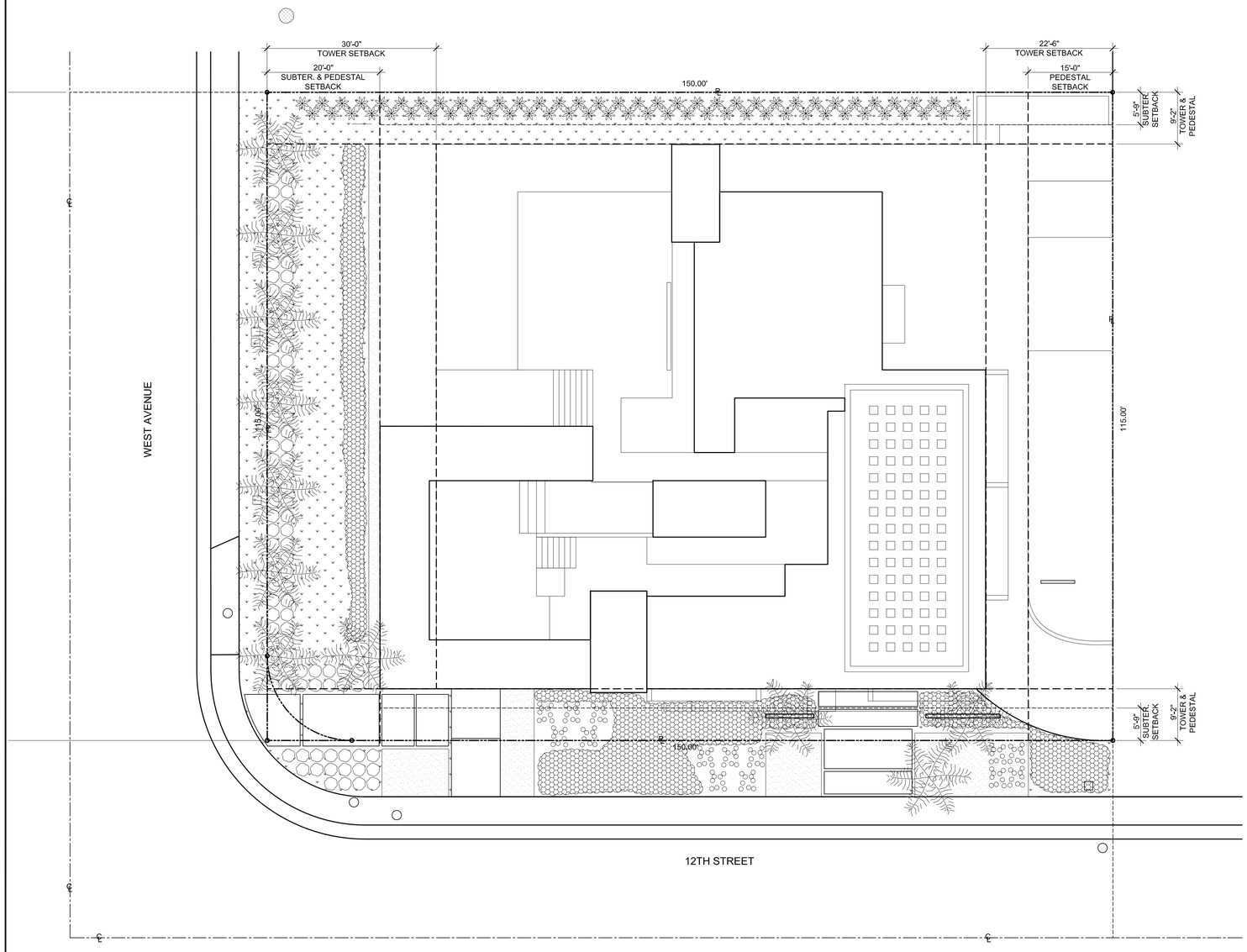

LANDSCAPE PLAN

0 8' 16' 24' 32' 40' 48'

SCALE: 3/32" = 1'-0"

LANDSCAPE LEGEND

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		HEIGHT	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Estimated at maturity*	
			COCOS NUCIFERA	COCUNUT PALM	X		40'-60'	
	X		DYPSIS LUTESCENS	ARECA PALM		X	26'	
	X		COCCOLOBA UVIFERA	SEAGRAPE	X		2'-6"	
	X		ALLAMANDA CATHARTICA	ALLAMANDA	X		4'-5'	
			ZOYSIA MATRELLA	MANILLAGRASS		X		
			LIRIOPE MUSCARIA	GIANT LIRIOPE	X		1'-2'	
			PHYLLOSTACHYS NIGRA	BLACK BAMBOO		X	25'-30'	

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Project No. 4712
Scale: AS SHOWN
Date: 05.08.13
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Submittal: DRB
Cad File: LS100
Drawing Title:

LANDSCAPE PLAN

Sheet No. LS100

PLOTTED:
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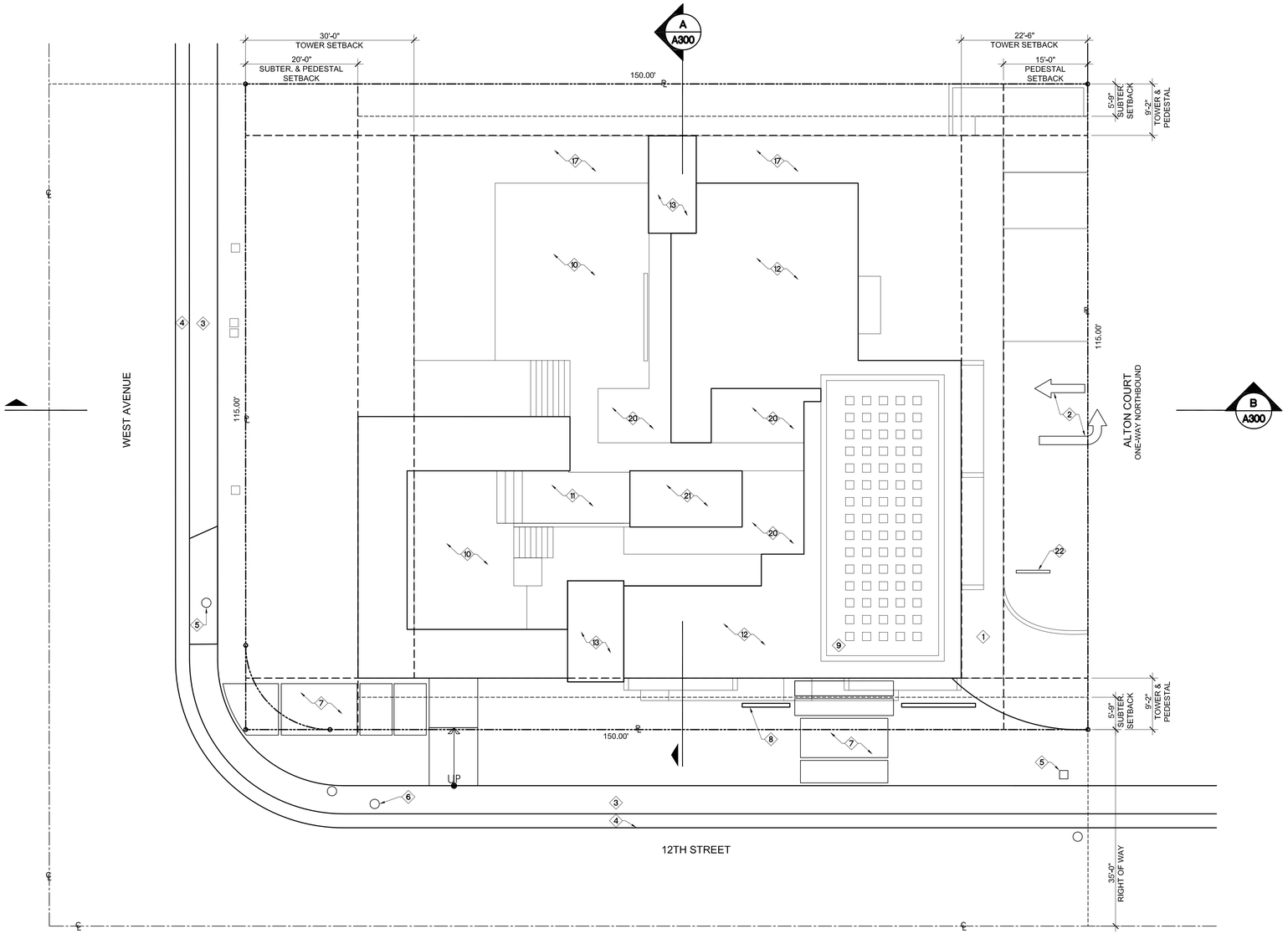

SITE PLAN

0 8' 16' 24' 32' 40' 48'

SCALE: 3/32" = 1'-0"

SITE DATA

DESCRIPTION	REQUIRED / ALLOWED PER MIAMI BEACH, FL CODE OF ORDINANCES - SUBPART B LAND DEVELOPMENT AND REGULATIONS CHAPTER 3	PROVIDED
1. PROPERTY ZONING DESIGNATION: REFER TO SHEET AS103 FOR ABUTTING PROPERTY ZONING DESIGNATIONS	RM-2	RM-2
2. SUBJECT PROPERTY SIZE (GROSS):	7,000 SQ.FT. 0.00016 ACRES	17,201.7 SQ.FT. 0.39 ACRES
3. NET LAND SQUARE FOOTAGE: (GROSS MINUS RIGHT OF WAYS= NET)	7,000 SQ.FT. 0.00016 ACRES	17,201.7 SQ.FT. 0.396 ACRES
4. LAND USE:	RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY	RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY
5. TOTAL DWELLING UNITS PROPOSED: 1) HOTEL UNITS	N/A	45 UNITS
6. SETBACKS:	GRADE PKG / SUBTERR / PEDESTAL / TOWER 1) FRONT: 20 FT / 20 FT / 20 FT / 30 FT 2) SIDE INTERIOR: 5.75 FT / 5.75 FT / 9.2 FT / 9.2 FT 3) SIDE FACING STREET: 5.75 FT / 5.75 FT / 9.2 FT / 9.2 FT 4) REAR: 5 FT / 0 FT / 15 FT / 22.5 FT	SUBTERR / PEDESTAL / TOWER 1) FRONT: 20 FT / 20 FT / 30 FT 2) SIDE INTERIOR: 5.75 FT / 9.2 FT / 9.2 FT 3) SIDE FACING STREET: 5.75 FT / 9.2 FT / 9.2 FT 4) REAR: 0 FT / 15 FT / 22.5 FT
7. BUILDING HEIGHT: HOTELS:	60 FT	60 FT 6 STORY
8. DWELLING UNITS PER FLOOR	N/A	SUB. = 0 1ST = 0 2ND = 6 3RD = 11 4TH = 11 5TH = 11 6TH = 6 45 TOTAL UNITS
9. MINIMUM FLOOR AREA: 1) ONE-HOTEL UNIT TYP.	15% = 300-335 SQ. FT 85% = 335 SQ. FT OR GREATER	450 SQ.FT. TYPICAL 45 UNITS TOTAL
10. RETAIL:		4,076 SQ. FT.
GREEN SPACE		3,320 SQ. FT.
BALCONIES	N/A	
11. BUILDING SITE COVERAGE: MAX FAR = 2.0	MAX FAR = 2.0 MAX FAR = 17,201.7 * 2 = 34,404 SQ.FT. MAX	34,404 SQ.FT.
12. TABLE OF PARKING REQUIREMENTS AND PROVIDED: A) HOTEL B) RESTAURANT NOTE: MECHANICAL PARKING SYSTEM TO BE PROVIDED - SUBJECT TO PLANNING BOARD APPROVAL *AREAS DO NOT COUNT IN F.A.R. **PROVIDED ON SITE	A) 1 SPACE/UNIT + GUEST PARKING (UNITS * 10%) 45 UNITS x 1 + 4.5 = 49.5 B) CREDIT 1 SEAT FOR EVERY (2) UNITS 45 / 2 x 1 = 22.5 SEATS 1 SPACE FOR EVERY 4 SEATS = 13.5 4 = 54 SEATS	SUBTERRENEAN = 11 SPACES 1,768 SQ. FT. 1ST FLOOR = 10 SPACES 4,172 SQ. FT. 2ND FLOOR = 21 SPACES x 2 = 42 SPACES 5,952 SQ. FT. 62 TOTAL SPACES* 11,892 SQ. FT. TOTAL**

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
2	PARKING GARAGE ENTRY / EXIT
3	5' CONCRETE SIDEWALK
4	2'-6" CONCRETE CURB/GUTTTER
5	LIGHT POLE
6	STOP SIGN
7	CONCRETE PAVERS
8	MTL. SCREEN (7 FT HIGH, 48" FROM PROP. LINE)
9	ROOFTOP A/C UNITS WITH SCREEN
10	ROOFTOP POOL DECK
11	ROOFTOP POOL
12	FLAT ROOF
13	VERTICAL CIRCULATION (STAIRWELL)
14	PUBLIC BICYCLE RENTAL
15	PARKING (MECHANICAL LIFT)
16	AUTO LIFT
17	ROOF AREA AT THIRD LEVEL
18	BUILDING OUTLINE BELOW
19	CANOPY ABOVE
20	OPEN TO THIRD LEVEL BELOW
21	VERTICLE CIRCULATION (ELEVATOR)
22	VALET PARKING FOR DISABLED/ADA VAN
23	20' WIDE OVERHEAD MTL. DOOR
24	4' x 4' CONC. PLANTING BOXES WITH (2) ALEXANDER PALMS

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Project Name:

1215 ON WEST DOMUS GROUP HOTEL

1215 WEST AVE MIAMI BEACH, FL 33139

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AR0007442

CONSULTANTS

Project No. 4712
Scale: AS SHOWN
Date: 05.08.13
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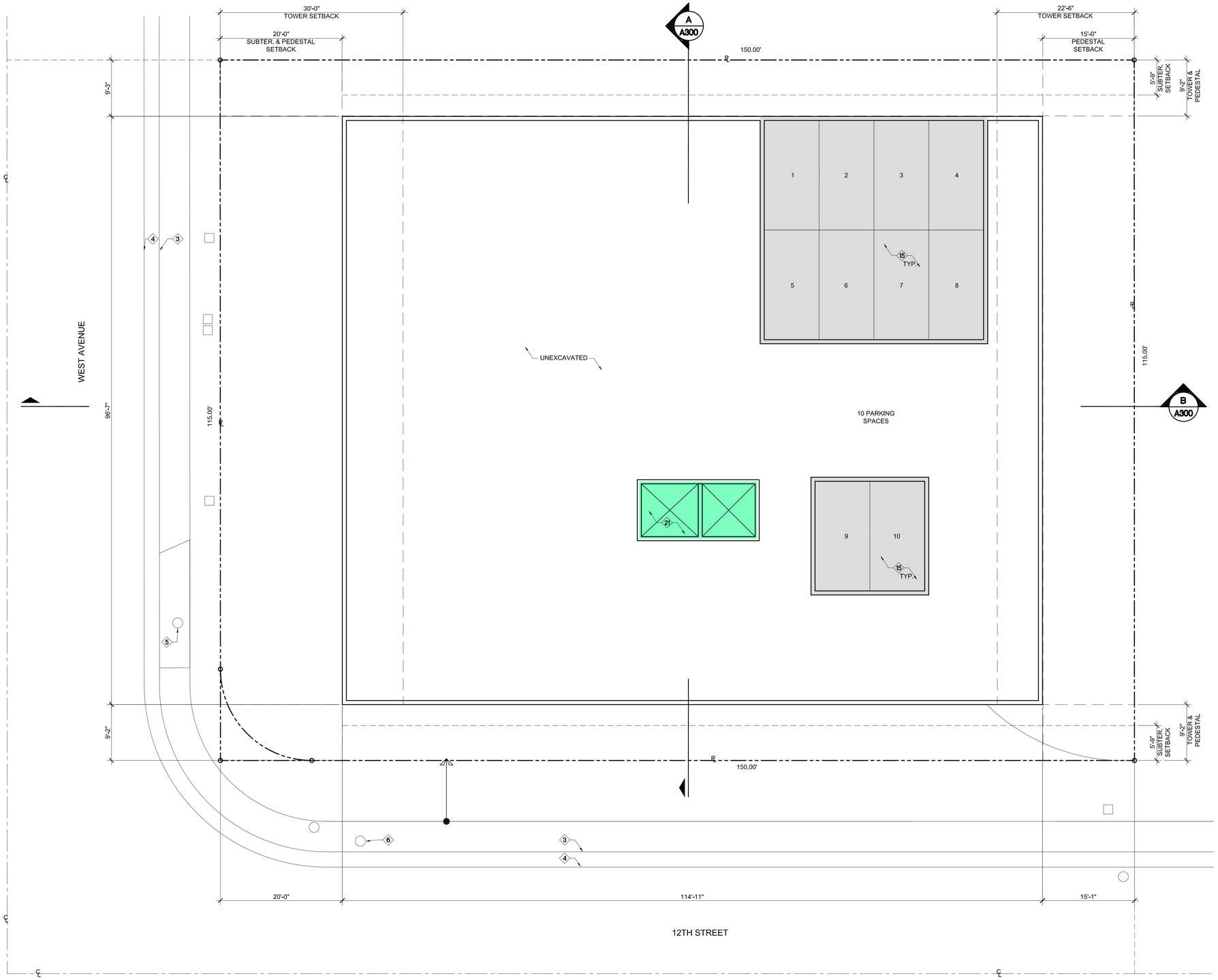
Drawing Title:

SITE PLAN AND ZONING DATA

Sheet No. AS100

PLOTTED:
X REF'S:



SUBTERRANEAN

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

0 8' 16' 24' 32'

LEGEND

SUBTERRANEAN	FAR	NON- FAR
PARKING/STORAGE		1,768 SF
VERTICAL CIRCULATION		180 SF
TOTAL		1,948 SF
GRAND TOTAL	1,948 SF	

LEGEND

OVERALL	FAR	NON- FAR
PARKING		12,677 SF
VERTICAL CIRCULATION	2,958 SF	180 SF
RESTAURANT	4,076 SF	
MECH	606 SF	
TRASH		109 SF
CORRIDOR	4,052 SF	
UNITS	20,860 SF	
BALCONIES		2,752 SF
LOBBY	1,075 SF	
POOL DECK		2,560 SF
POOL		336 SF
REST ROOM	59 SF	
GREEN AREA		3,320 SF
TOTAL	33,686 SF	21,934 SF
GRAND TOTAL	55,620 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

2). TOWER SETBACK APPLIES TO SIXTH FLOOR. (HEIGHT GREATER THAN 50').

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
2	PARKING GARAGE ENTRY / EXIT
3	5' CONCRETE SIDEWALK
4	2'-6" CONCRETE CURB/GUTTTER
5	LIGHT POLE
6	STOP SIGN
7	CONCRETE PAVERS
8	MTL. SCREEN (7 FT HIGH, 48" FROM PROP. LINE)
9	ROOFTOP A/C UNITS WITH SCREEN
10	ROOFTOP POOL DECK
11	ROOFTOP POOL
12	FLAT ROOF
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Drawing Title:

SUBTERRANEAN
A100

Sheet No. A100

PLOTTED:
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1ST FLOOR

0 8' 16' 24' 32'

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

LEGEND

1ST FLOOR	FAR	NON- FAR
PARKING - 10 SPACES		4,957 SF
VERTICAL CIRCULATION	493 SF	
RESTAURANT	4,076 SF	
MECH	306 SF	
TRASH		109 SF
LOBBY	1,196 SF	
TOTAL	6,071 SF	5,066 SF
GRAND TOTAL	11,137 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

2). TOWER SETBACK APPLIES TO SIXTH FLOOR. (HEIGHT GREATER THAN 50').

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
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3	5' CONCRETE SIDEWALK
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6	STOP SIGN
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9	ROOFTOP A/C UNITS WITH SCREEN
10	ROOFTOP POOL DECK
11	ROOFTOP POOL
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Cad File: A101

Drawing Title:

1ST FLOOR PLAN

Sheet No. A101

PLOTTED:
X REF'S:

2ND FLOOR

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

0 8' 16' 24' 32'

LEGEND

2ND FLOOR	FAR	NON- FAR
PARKING (42 SPACES)		5,952 SF
VERTICAL CIRCULATION	493 SF	
CORRIDOR	815 SF	
UNITS (6 UNITS)	2,695 SF	
BALCONIES		661 SF
TOTAL	4,003 SF	6,613 SF
GRAND TOTAL	10,616 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

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11	ROOFTOP POOL
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Drawn: DB, TB, CS

Checked: REC, MP

Submittal: DRB

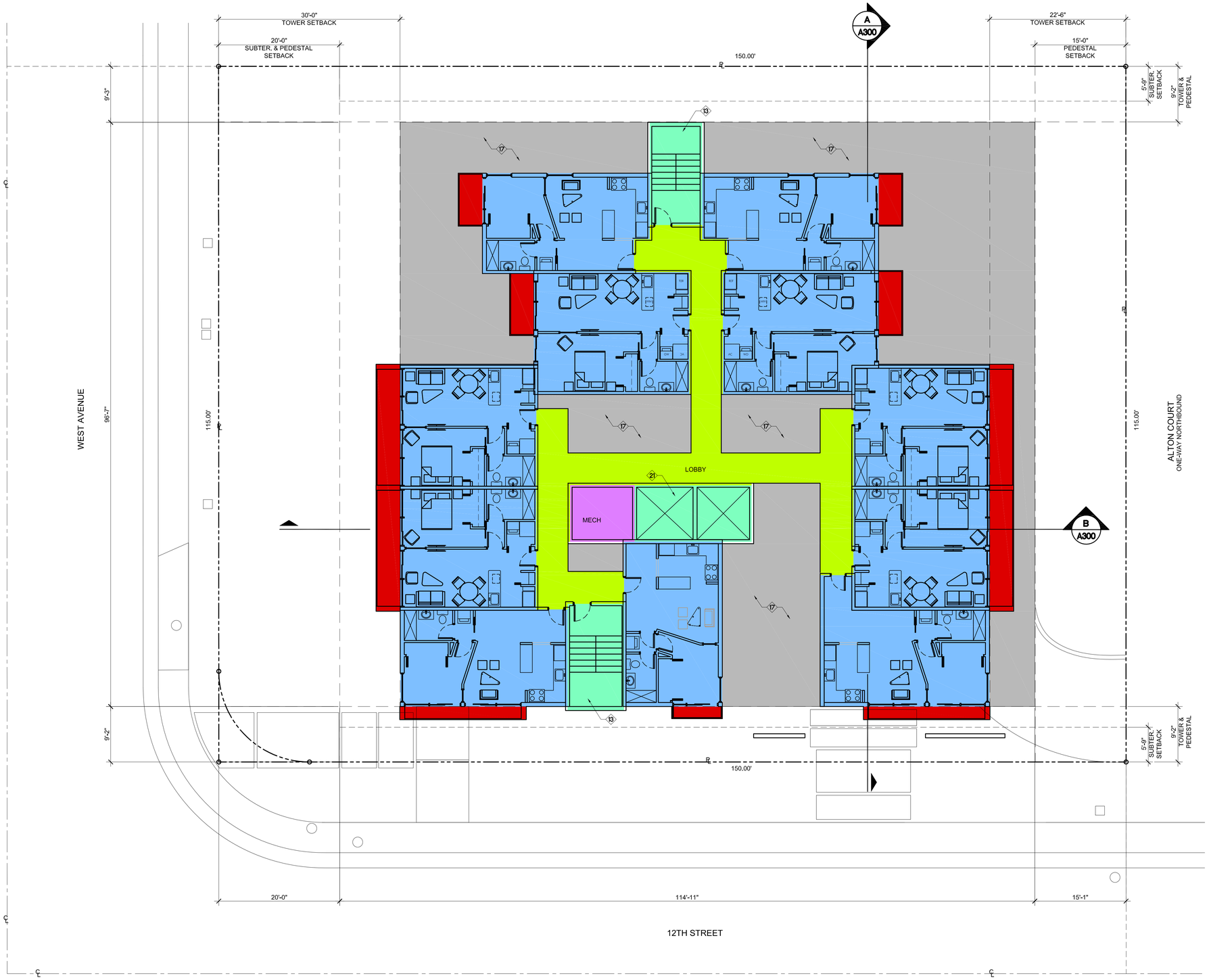
Cad File: A102

Drawing Title:

2ND FLOOR PLAN

Sheet No. A102

PLOTTED:
X REF'S:



3RD FLOOR

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

0 8' 16' 24' 32'

LEGEND

3RD FLOOR	FAR	NON- FAR
VERTICAL CIRCULATION	493 SF	
MECH	100 SF	
CORRIDOR	859 SF	
10 UNITS	5,107 SF	
BALCONIES		587 SF
ROOF AREA		3,320 SF
TOTAL	6,559 SF	3,907 SF
GRAND TOTAL	10,466 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

2). TOWER SETBACK APPLIES TO SIXTH FLOOR. (HEIGHT GREATER THAN 50').

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
2	PARKING GARAGE ENTRY / EXIT
3	5' CONCRETE SIDEWALK
4	2'-6" CONCRETE CURB/GUTTTER
5	LIGHT POLE
6	STOP SIGN
7	CONCRETE PAVERS
8	MTL. SCREEN (7 FT HIGH, 48" FROM PROP. LINE)
9	ROOFTOP A/C UNITS WITH SCREEN
10	ROOFTOP POOL DECK
11	ROOFTOP POOL
12	FLAT ROOF
13	VERTICAL CIRCULATION (STAIRWELL)
14	PUBLIC BICYCLE RENTAL
15	PARKING (MECHANICAL LIFT)
16	AUTO LIFT
17	ROOF AREA AT THIRD LEVEL
18	BUILDING OUTLINE BELOW
19	CANOPY ABOVE
20	OPEN TO THIRD LEVEL BELOW
21	VERTICLE CIRCULATION (ELEVATOR)
22	VALET PARKING FOR DISABLED/ADA VAN
23	20' WIDE OVERHEAD MTL. DOOR
24	4' x 4' CONC. PLANTING BOXES WITH (2) ALEXANDER PALMS

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Project Name:

1215 ON WEST DOMUS GROUP HOTEL

1215 WEST AVE MIAMI BEACH, FL 33139

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB, TB, CS

Checked: REC, MP

Submittal: DRB

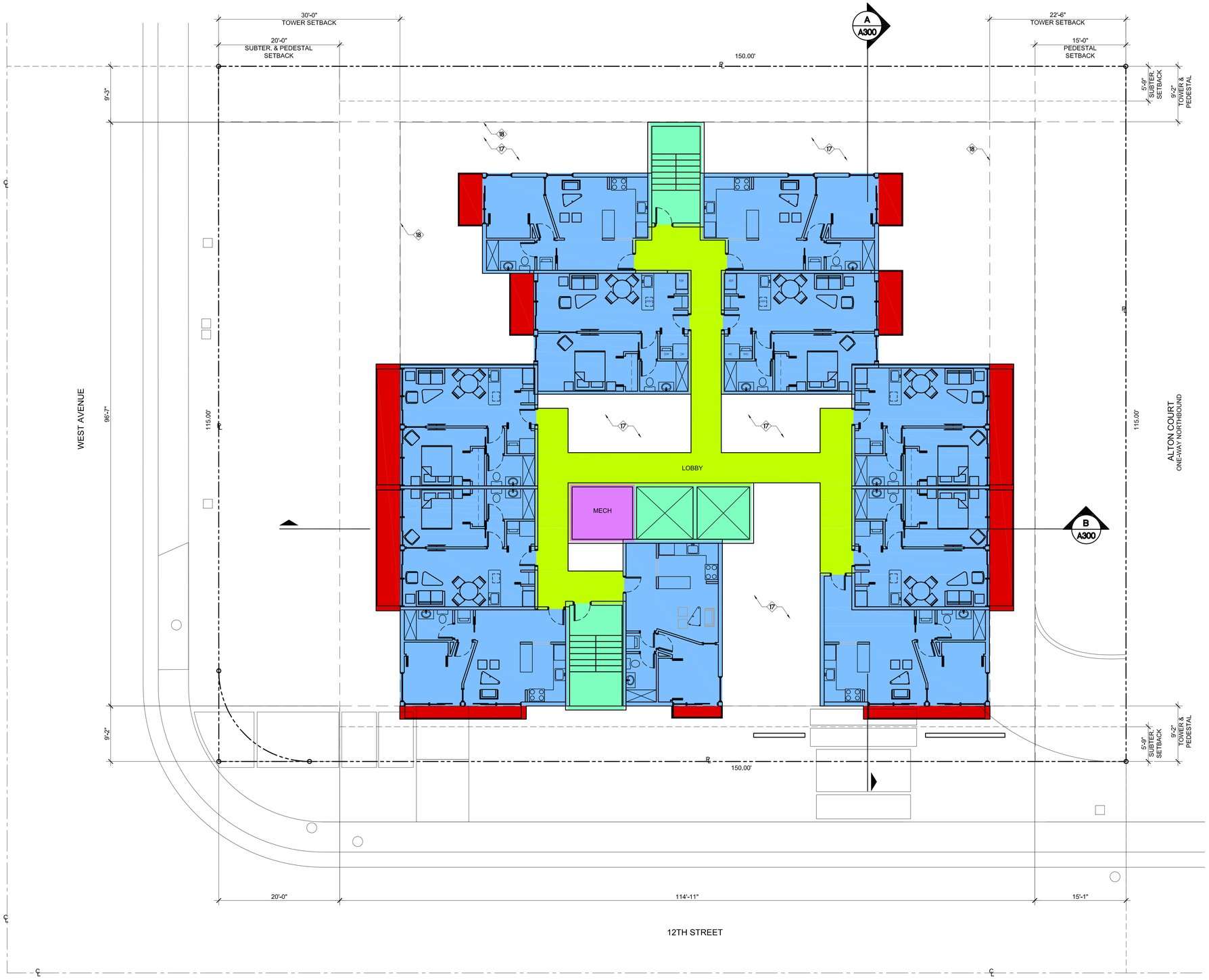
Cad File: A103

Drawing Title:

3RD FLOOR PLAN

Sheet No. A103

PLOTTED:
X REF'S:



4TH AND 5TH FLOOR

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

0 8' 16' 24' 32'

LEGEND

4TH & 5TH FLOOR	FAR	NON- FAR
VERTICAL CIRCULATION	493 SF	
MECH	100 SF	
CORRIDOR	859 SF	
UNITS (11 UNITS PER FLOOR)	5,107 SF	
BALCONIES		587 SF
TOTAL	6,559 SF	587 SF
GRAND TOTAL PER FLOOR	7,146 SF	
GRAND TOTAL X 2 FLOORS	14,292 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

2). TOWER SETBACK APPLIES TO SIXTH FLOOR. (HEIGHT GREATER THAN 50').

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
2	PARKING GARAGE ENTRY / EXIT
3	5' CONCRETE SIDEWALK
4	2'-6" CONCRETE CURB/GUTTTER
5	LIGHT POLE
6	STOP SIGN
7	CONCRETE PAVERS
8	MTL. SCREEN (7 FT HIGH, 48" FROM PROP. LINE)
9	ROOFTOP A/C UNITS WITH SCREEN
10	ROOFTOP POOL DECK
11	ROOFTOP POOL
12	FLAT ROOF
13	VERTICAL CIRCULATION (STAIRWELL)
14	PUBLIC BICYCLE RENTAL
15	PARKING (MECHANICAL LIFT)
16	AUTO LIFT
17	ROOF AREA AT THIRD LEVEL
18	BUILDING OUTLINE BELOW
19	CANOPY ABOVE
20	OPEN TO THIRD LEVEL BELOW
21	VERTICLE CIRCULATION (ELEVATOR)
22	VALET PARKING FOR DISABLED/ADA VAN
23	20' WIDE OVERHEAD MTL. DOOR
24	4' x 4' CONC. PLANTING BOXES WITH (2) ALEXANDER PALMS

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Project Name:

1215 ON WEST DOMUS GROUP HOTEL

1215 WEST AVE MIAMI BEACH, FL 33139

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB, TB, CS

Checked: REC, MP

Submittal: DRB

Cad File: A104

Drawing Title:

4TH - 5TH FLOOR PLAN

Sheet No. A104

PLOTTED:
X REF'S:

6TH FLOOR

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

0 8' 16' 24' 32'

LEGEND

OVERALL	FAR	NON- FAR
VERTICAL CIRCULATION	493 SF	
CORRIDOR	660 SF	
UNITS (6 UNITS)	2,844 SF	
BALCONIES		330 SF
POOL DECK		2,560 SF
POOL		336 SF
REST ROOM	59 SF	
TOTAL	4,056 SF	3,226 SF
GRAND TOTAL	7,282 SF	

NOTE:

1). PEDESTAL SETBACK APPLIES TO GROUND FLOOR THROUGH FIFTH FLOOR (50' HEIGHT AND LESS).

2). TOWER SETBACK APPLIES TO SIXTH FLOOR. (HEIGHT GREATER THAN 50').

TYPICAL KEYNOTES

NO.	DESCRIPTION
1	VALET DROP-OFF
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Revisions

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ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 2

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB, TB, CS

Checked: REC, MP

Submittal: DRB

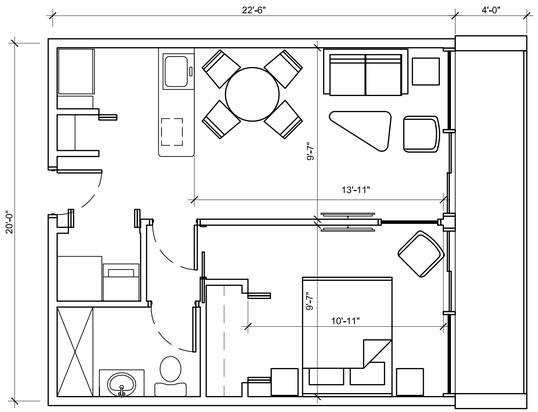
Cad File: A105

Drawing Title:

6TH FLOOR PLAN

Sheet No. A105

PLOTTED:
X REF'S:



450 S.F. GROSS

UNIT A

SCALE: 1/4" = 1'-0"

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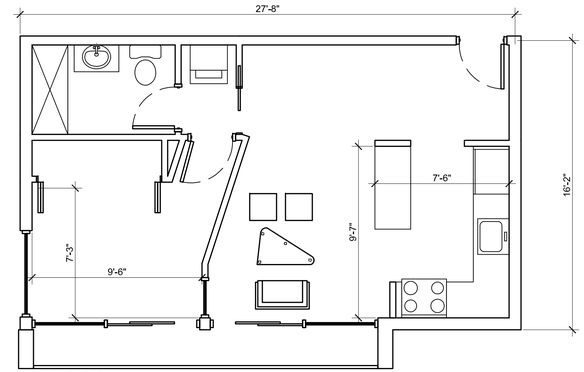

447 S.F. GROSS

UNIT B

SCALE: 1/4" = 1'-0"

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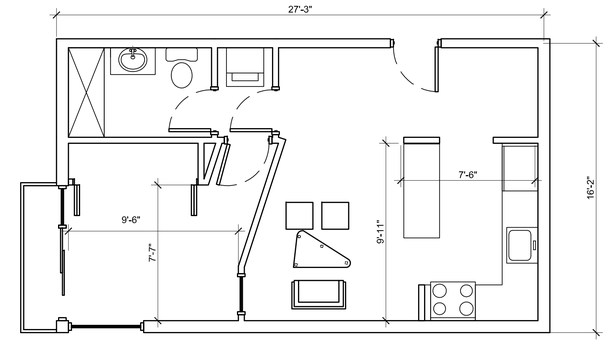

441 S.F. GROSS

UNIT C

SCALE: 1/4" = 1'-0"

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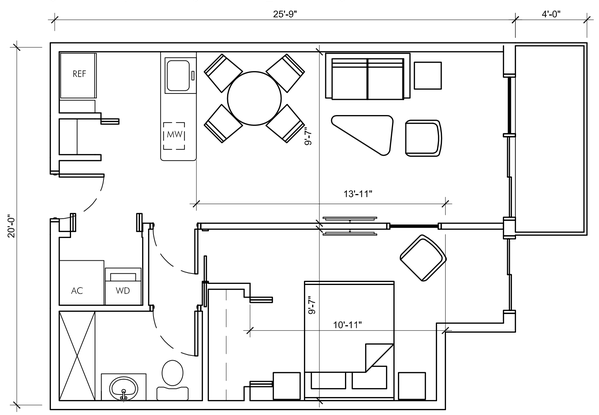

497 S.F. GROSS

UNIT D

SCALE: 1/4" = 1'-0"

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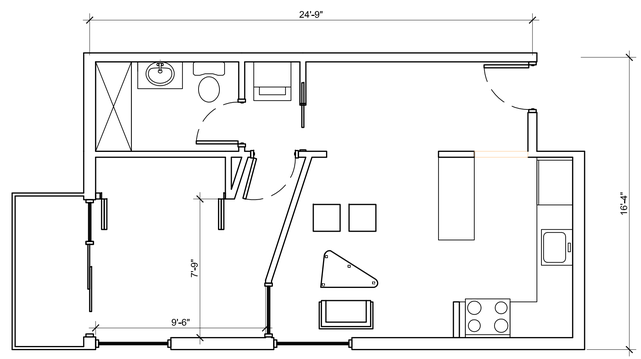

433 S.F. GROSS

UNIT E

SCALE: 1/4" = 1'-0"

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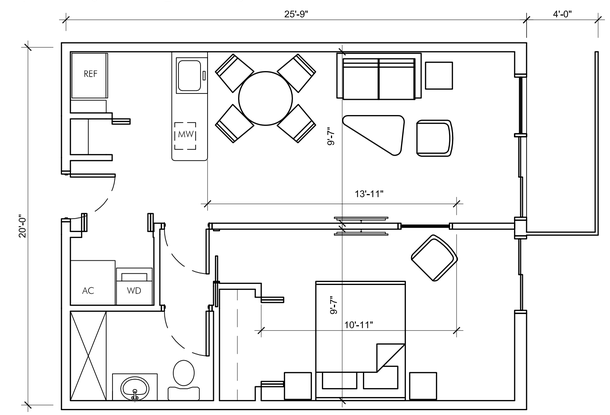

515 S.F. GROSS

UNIT F

SCALE: 1/4" = 1'-0"

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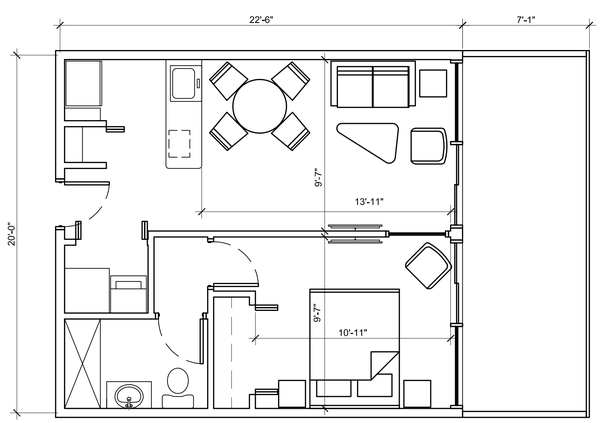

450 S.F. GROSS

UNIT G

SCALE: 1/4" = 1'-0"

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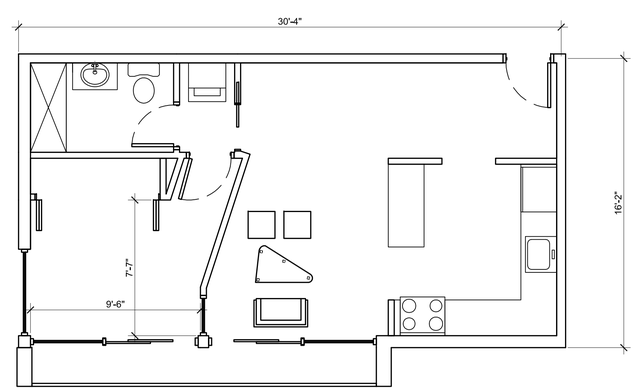

490 S.F. GROSS

UNIT H

SCALE: 1/4" = 1'-0"

0 4' 8' 12' 16'

PLOTTED:
X REF'S

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Project Name:

1215 ON WEST
DOMUS GROUP
HOTEL

1215 WEST AVE
MIAMI BEACH, FL 33139

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB, TB, CS

Checked: REC, MP

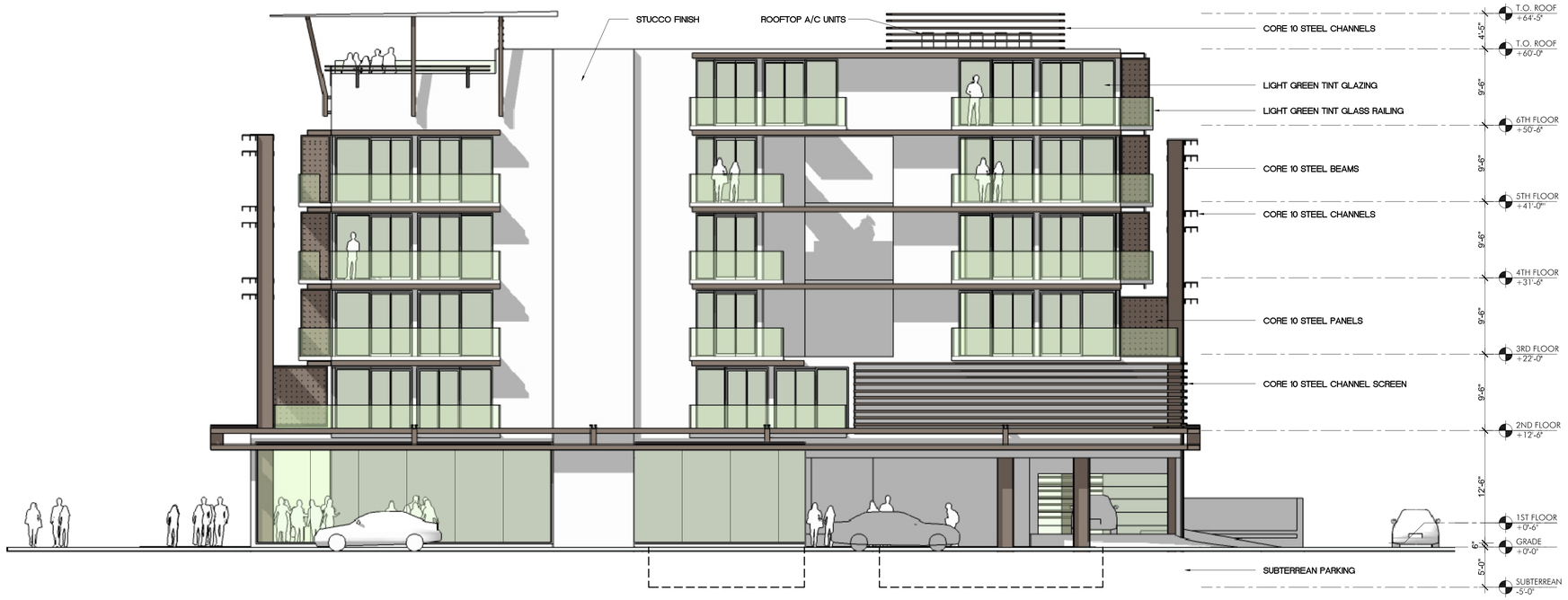
Submittal: DRB

Cad File: A106

Drawing Title:

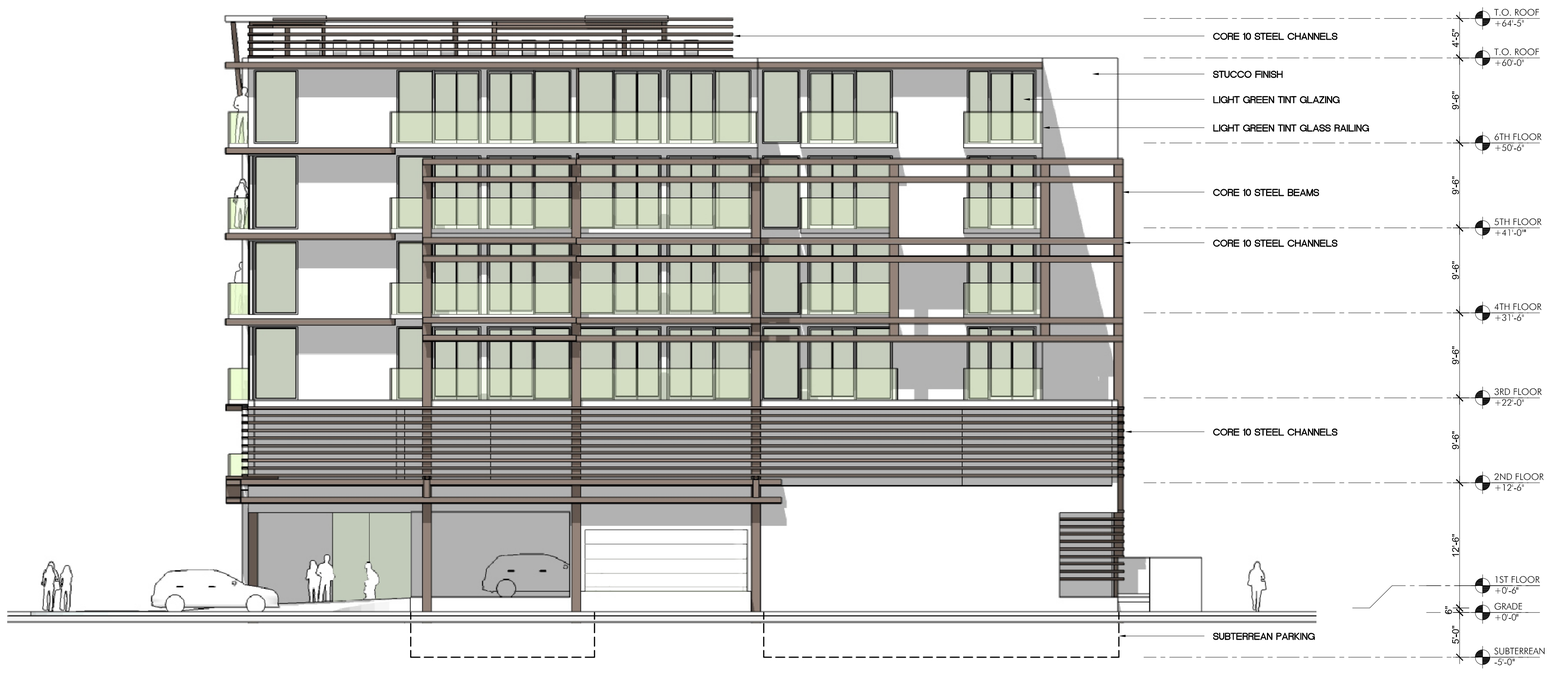
TYPICAL
UNIT FLOOR PLANS

Sheet No. A106



SOUTH ELEVATION

0 8' 16' 24' 32' SCALE: 1/8" = 1'-0"



EAST ELEVATION

0 8' 16' 24' 32' SCALE: 1/8" = 1'-0"

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Project Name:

1215 ON WEST DOMUS GROUP HOTEL

1215 WEST AVE MIAMI BEACH, FL 33139

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
AR0007442

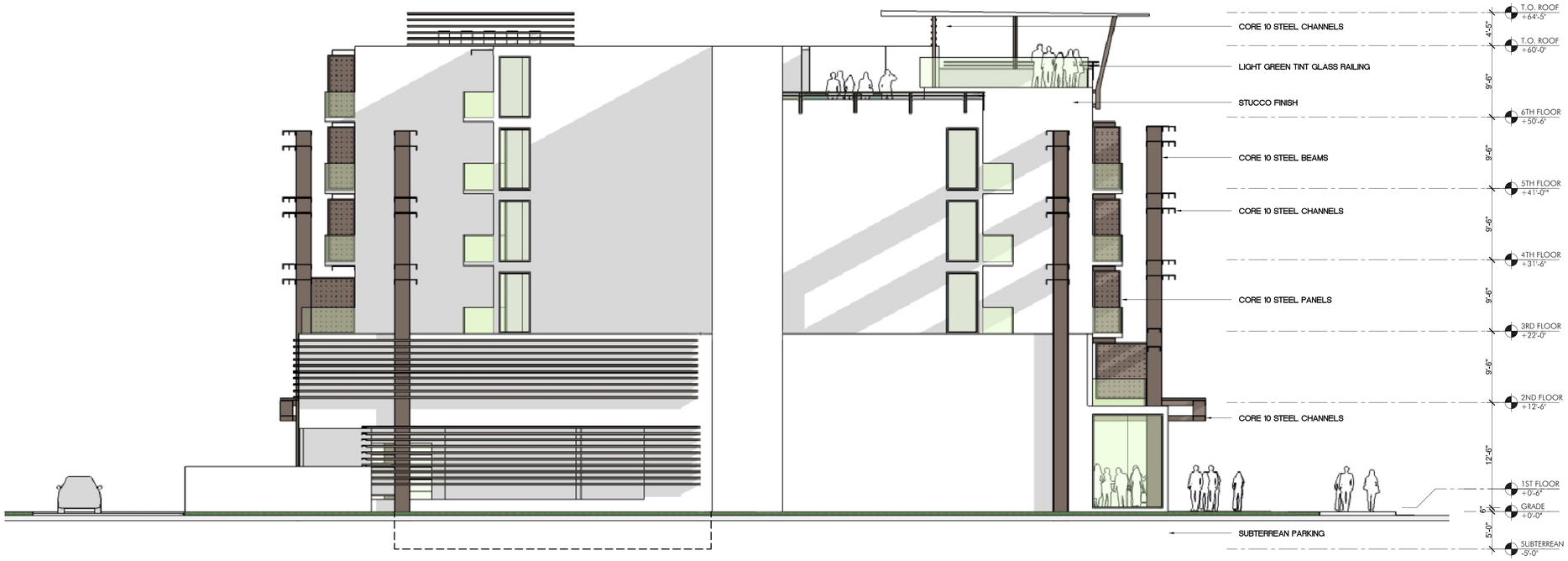
CONSULTANTS

Project No. 4712
Scale: AS SHOWN
Date: 5.8.13
Drawn: DB
Checked: REC, MP
Submittal: DRB
Cad File: A200
Drawing Title:

SOUTH AND EAST ELEVATIONS

Sheet No. A200

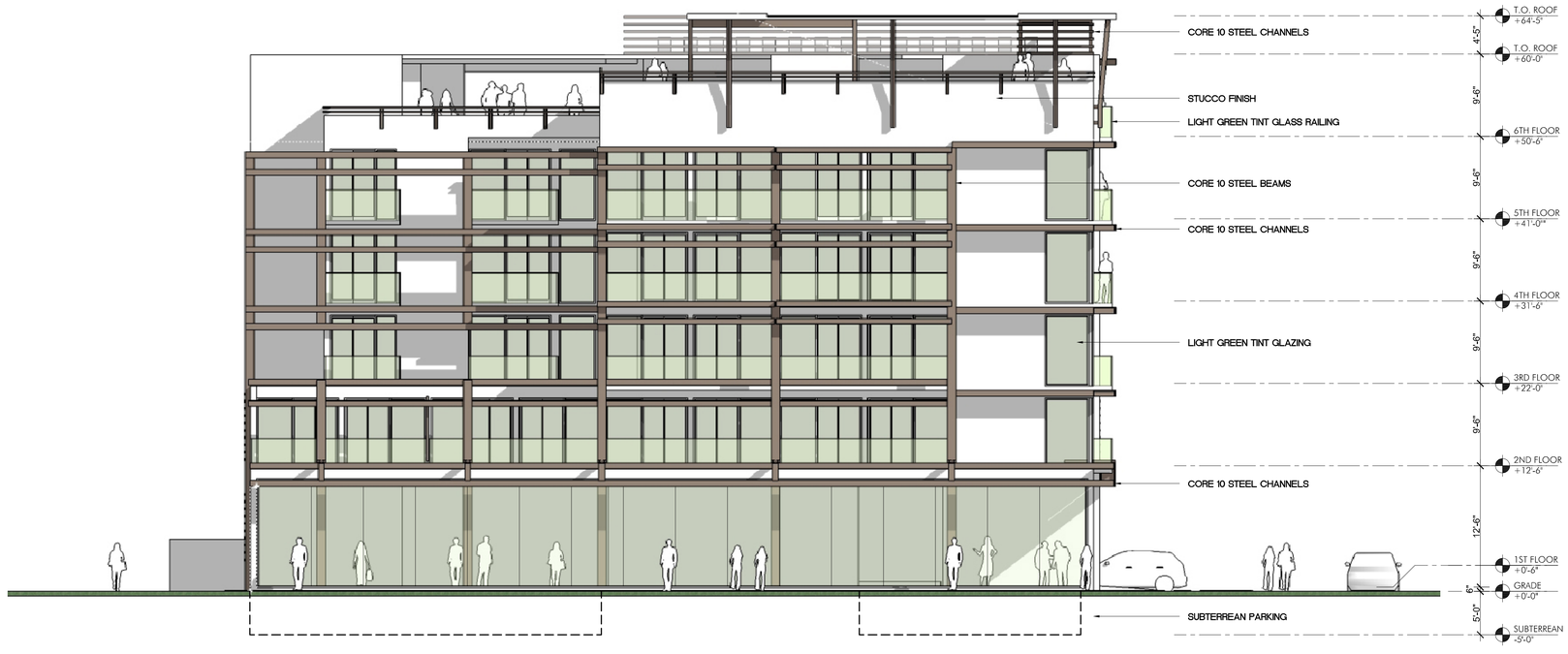
PLOTTED:
X REF'S



NORTH ELEVATION

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

0 8' 16' 24' 32'



WEST ELEVATION

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

0 8' 16' 24' 32'

PLOTTED:
X REF'S

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Project Name:

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
AR0007442

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB

Checked: REC, MP

Submittal: DRB

Cad File: A201

Drawing Title:

NORTH AND WEST ELEVATIONS

Sheet No. A201

VIEW NORTH EAST

VIEW SOUTH EAST

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

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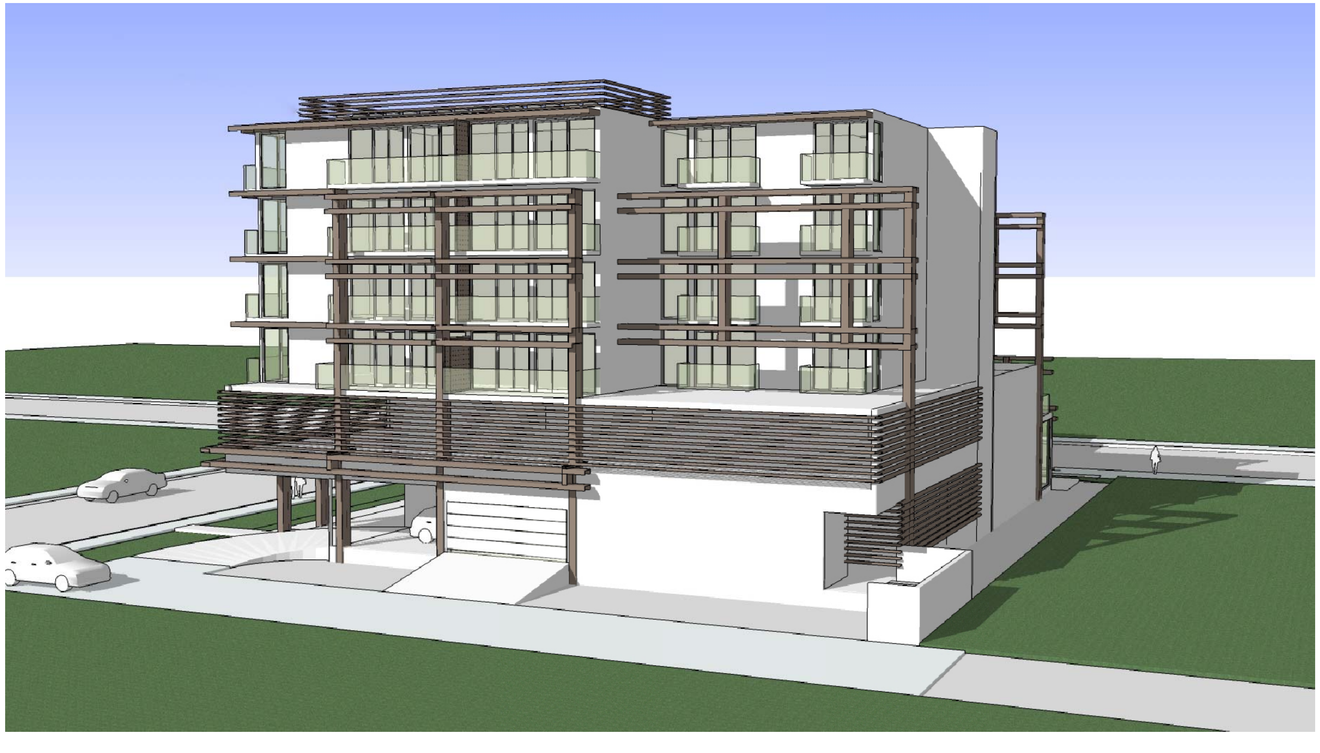
Project No. 4712
Scale: AS SHOWN
Date: 5.8.13
Drawn: DB
Checked: REC, MP
Submittal: DRB
Cad File: A202
Drawing Title:

RENDERINDS

Sheet No. A202

PLOTTED:
X REF'S

VIEW NORTH WEST



VIEW SOUTH WEST

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Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
AR0007442

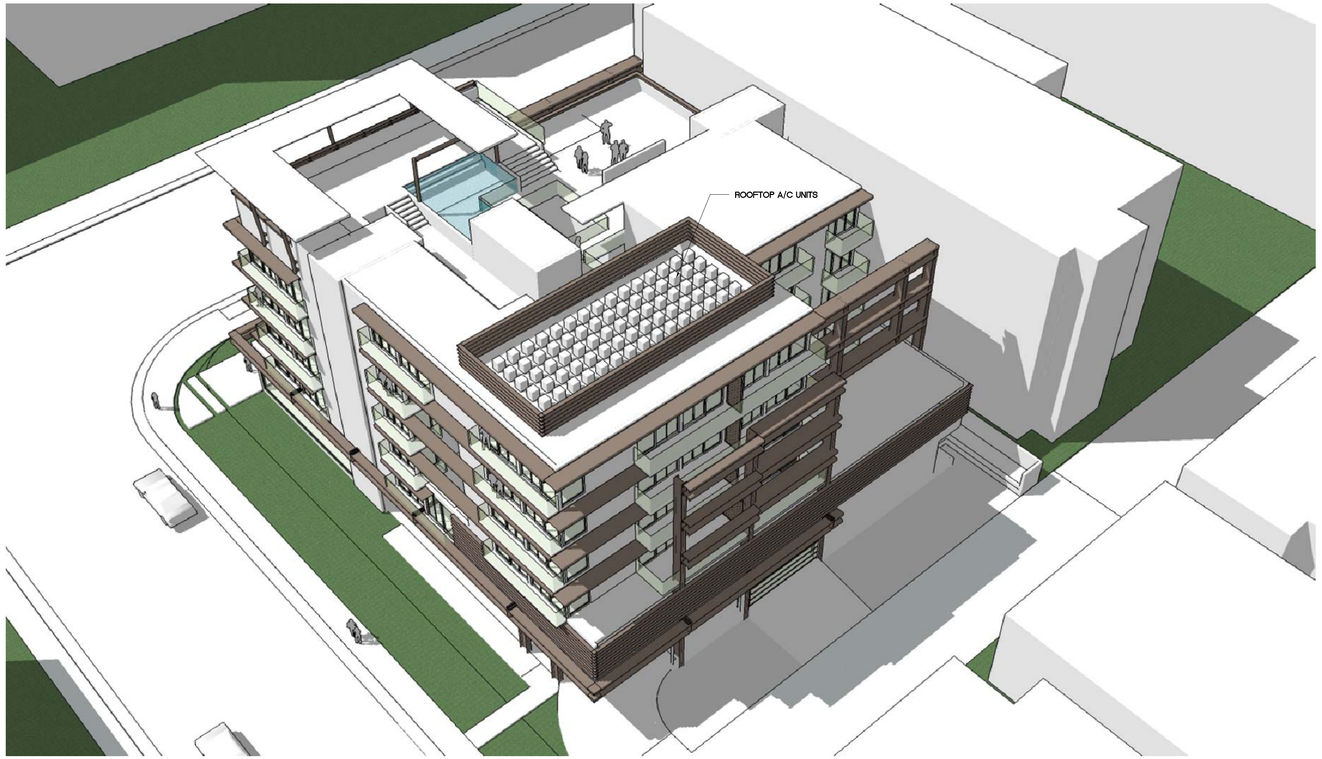
CONSULTANTS

Project No. 4712
Scale: AS SHOWN
Date: 5.8.13
Drawn: DB
Checked: REC, MP
Submittal: DRB
Cad File: A203
Drawing Title:

RENDERINGS

Sheet No. A203

PLOTTED:
X REF'S:



VIEW NORTH WEST

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ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB

Checked: REC, MP

Submittal: DRB

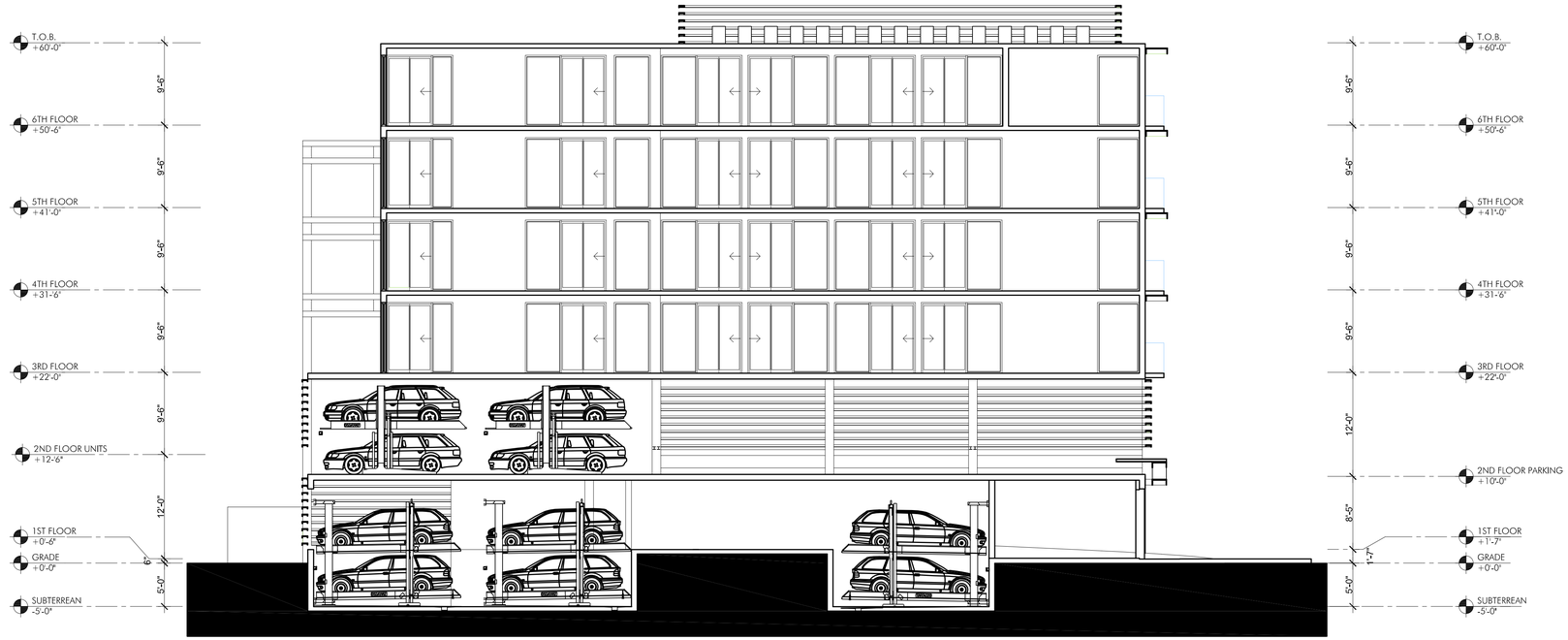
Cad File: A204

Drawing Title:

RENDERINGS

Sheet No. A204

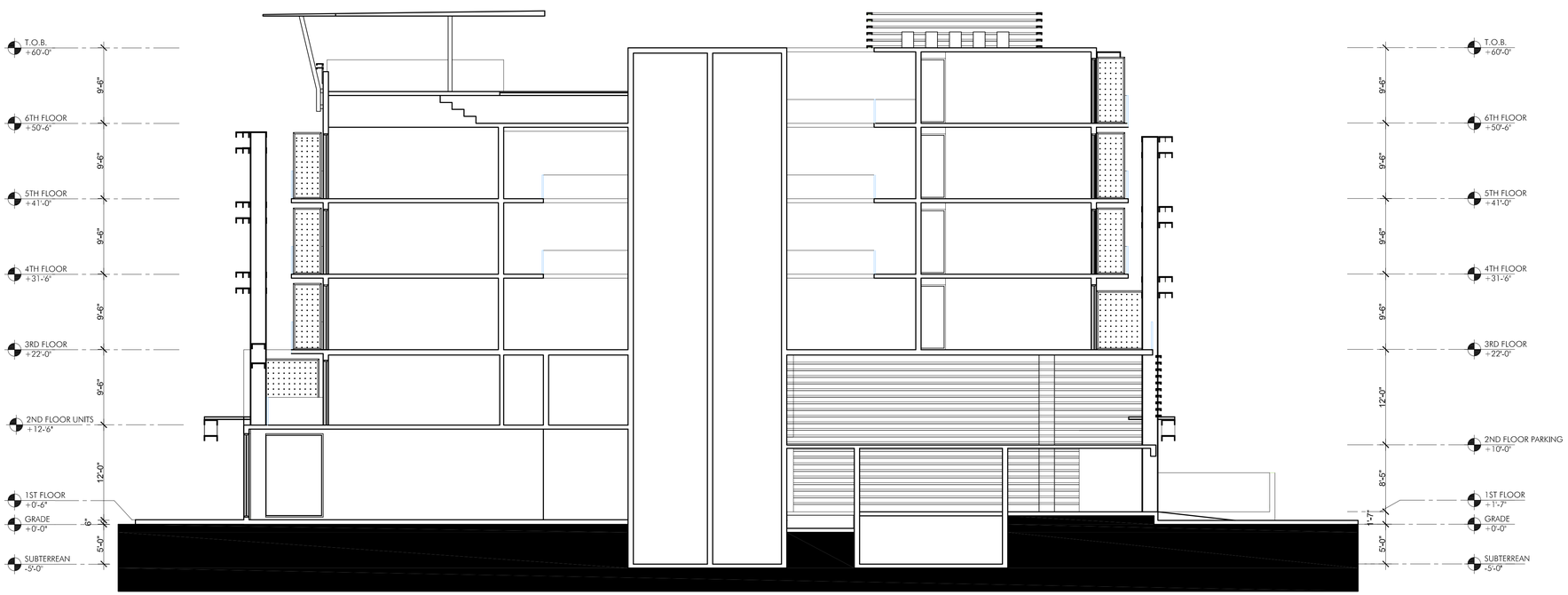
PLOTTED:
X REFS:



SECTION 1

0 8' 16' 24' 32'

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



SECTION 2

0 8' 16' 24' 32'

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

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Revisions

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ARCHITECT

ROBERT E. CHISHOLM, FAIA
AR0007442

CONSULTANTS

Project No. 4712

Scale: AS SHOWN

Date: 5.8.13

Drawn: DB

Checked: REC, MP

Submittal: DRB

Cad File: A300

Drawing Title:

NORTH AND WEST ELEVATIONS

Sheet No. A300

PLOTTED:
X REF'S