



Planning Board

FINAL SUBMISSION  
6th of July, 2016  
915 Washington Avenue  
Miami Beach, FL

- Scope of Work
- Addition of a 7 story hotel tower at the eastern side of the property
  - Partial demolition of the existing buildings
  - New amenities deck, landscape design and courtyard (ground level, 2nd level and roof top)
  - Complete renovation of the existing retail buildings to include:
    - Renovation to existing historic facade
    - Replacement of all existing windows and storefront systems
    - Concrete and stucco repairs if needed

|                                                                                                                                                                           |                                                                                                              |                                                                                                                                 |                                                                                                                                   |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>1611</div> <div></div> <div>915 Washington Avenue<br/>Miami Beach, FL 33139</div> | <div>OWNER</div> <div>LIGHTSTONE</div> <div>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</div> | <div>INTERIOR DESIGNER</div> <div>ROCKWELLGROUP</div> <div>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</div> | <div>LANDSCAPE DESIGNER</div> <div>NATURalfICIAL</div> <div>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</div> | <div>LIGHTING DESIGNER</div> <div>BOLD</div> <div>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</div> | <div></div> <div>ARCHITECTURE<br/>INTERIOR DESIGN<br/>PLANNING</div> <div>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</div> <div>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</div> |
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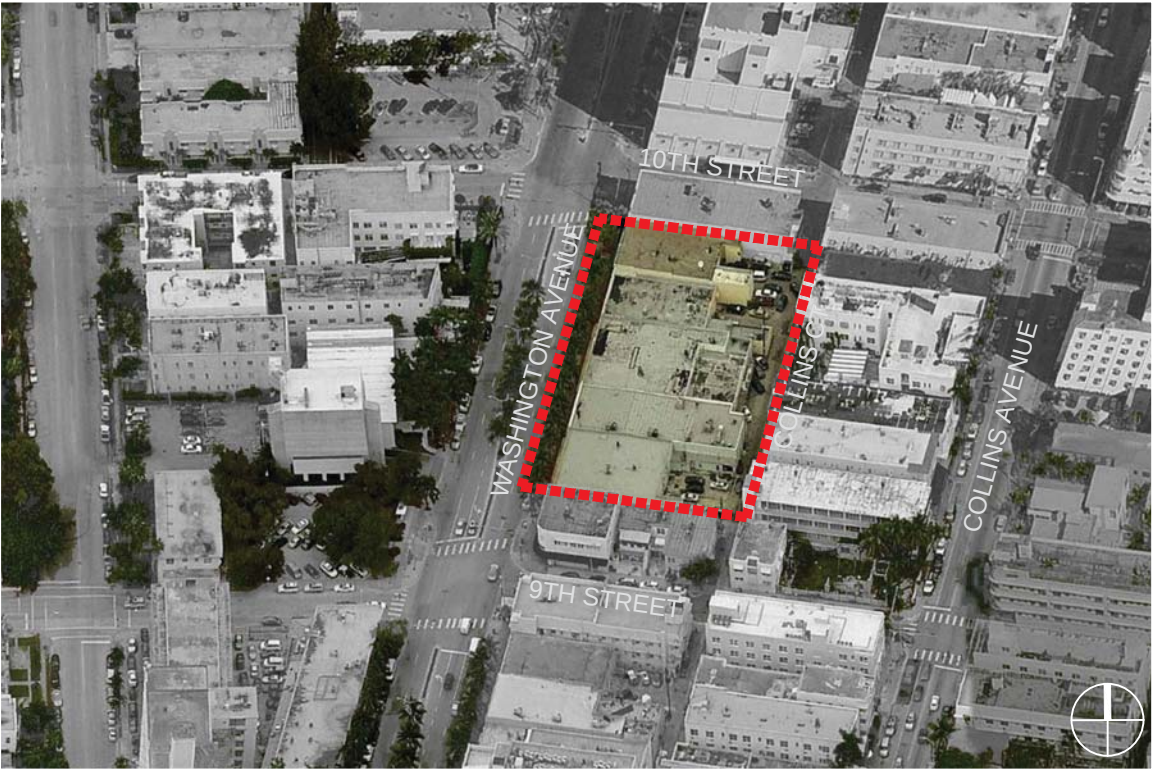
EAST SIDE



WEST SIDE



NORTH SIDE



SOUTH SIDE





05-31-2016



05-31-2016



05-31-2016



1611  
**moxy**  
HOTELS  
  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
  
**LIGHTSTONE**  
  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
  
**ROCKWELLGROUP**  
  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
  
**NATURalfICIAL**  
  
P.O. Box 330185  
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O: 305.321.2341

LIGHTING DESIGNER  
  
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**KOBI KARP**  
  
**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**  
  
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
  
AIA ASID NCARB  
License #AR0012578  
[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)

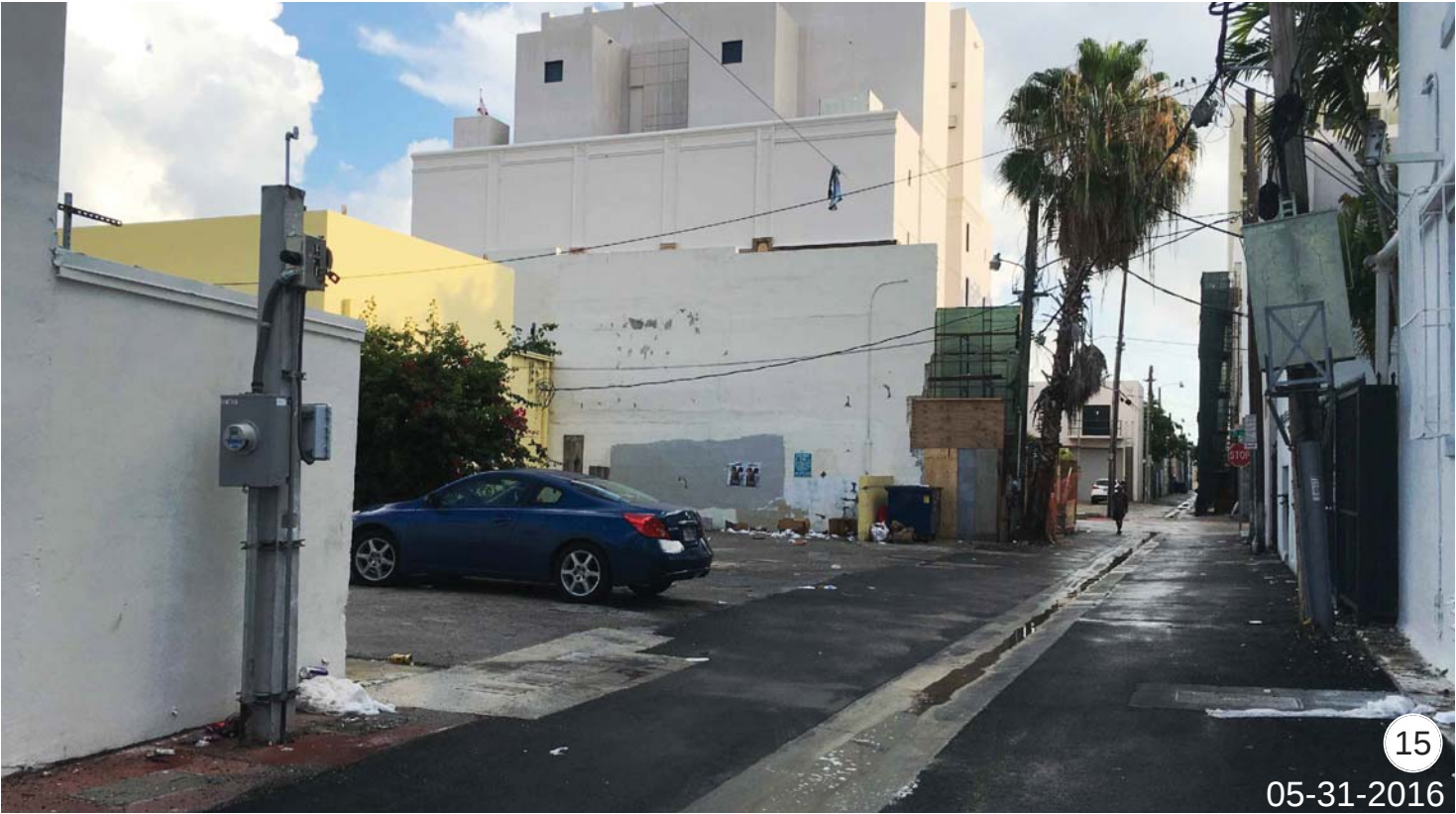
Planning Board Submission  
  
**SITE PHOTOS**  
not to scale  
07-01-2016  
 **A 1.02**

















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**ARCHITECTURAL DETAILS**  
not to scale  
07-01-2016  
**A 1.10**

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WEST ELEVATION

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**ARCHITECTURAL DETAILS**  
not to scale  
07-01-2016  
**A 1.11**

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**A 1.13**

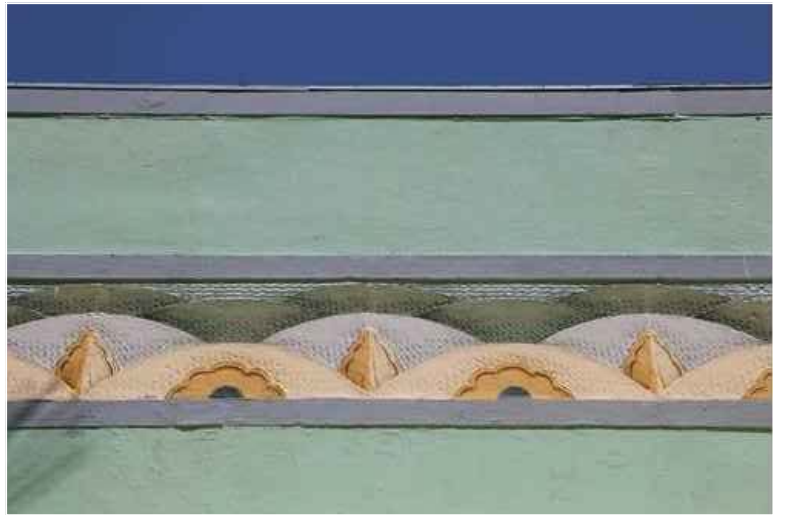
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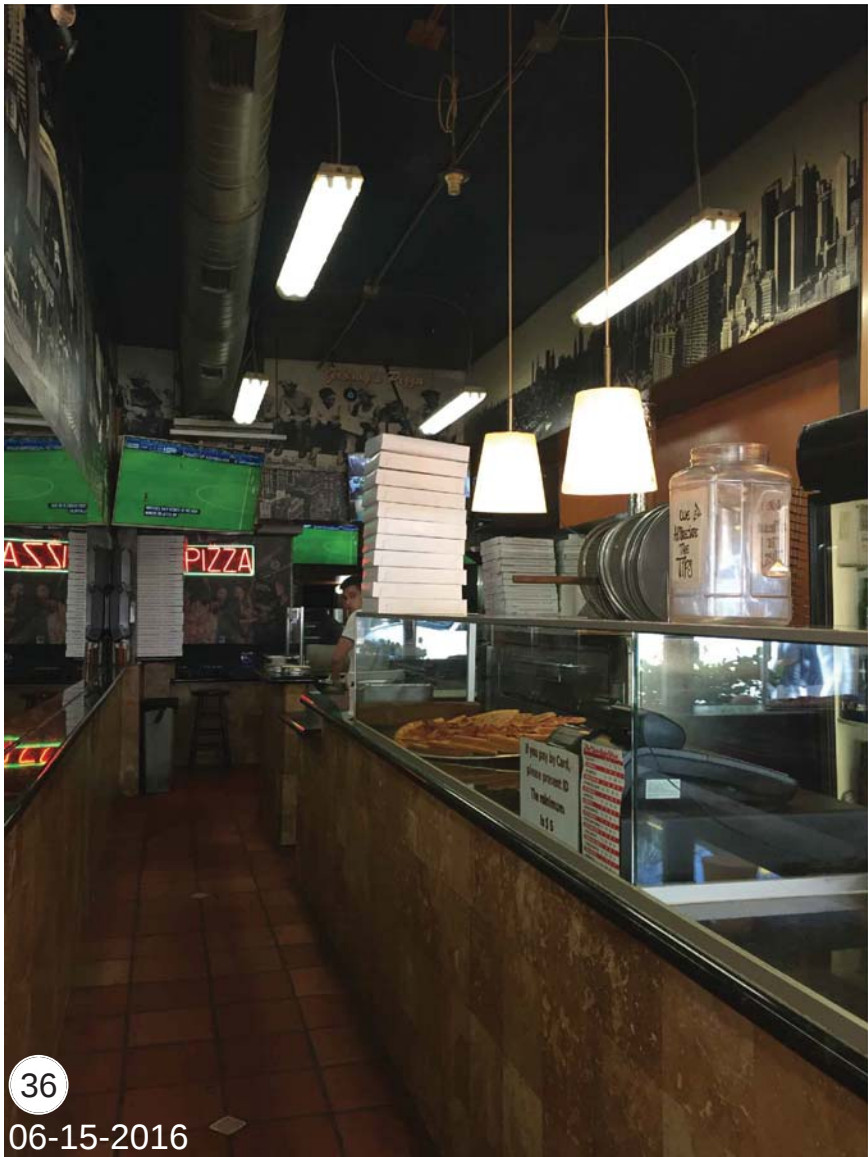
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**ARCHITECTURAL DETAILS**  
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07-01-2016  
**A 1.14**

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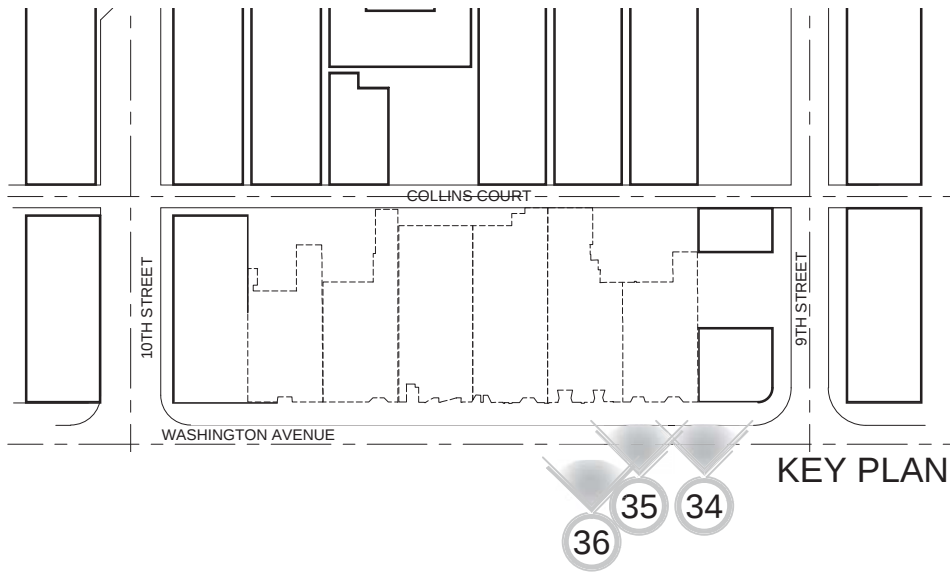
36  
06-15-2016  
Pizza 921 Washington Avenue



35  
06-15-2016  
Taylor Shop 917 Washington Avenue



34  
06-15-2016  
Liquors 917 Washington Avenue

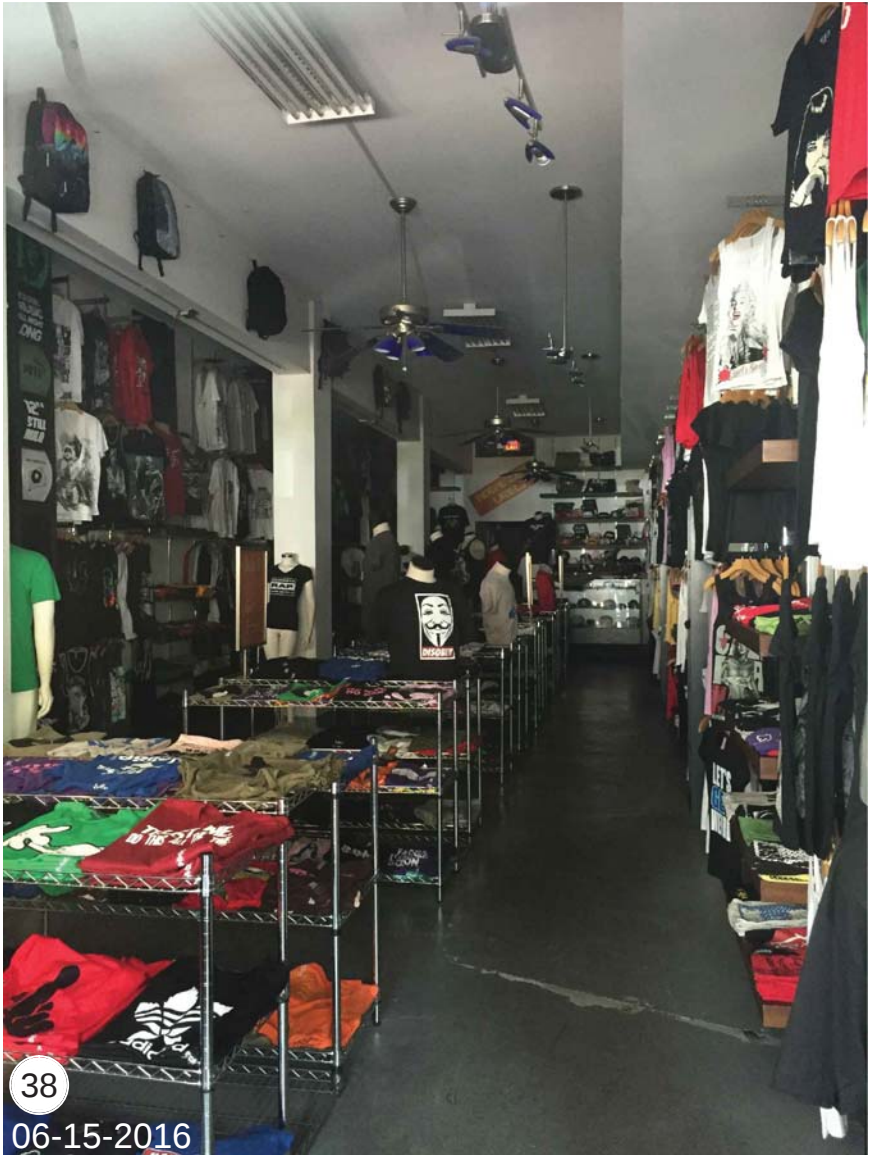




37

06-15-2016

Boutique 925 Washington Avenue



38

06-15-2016

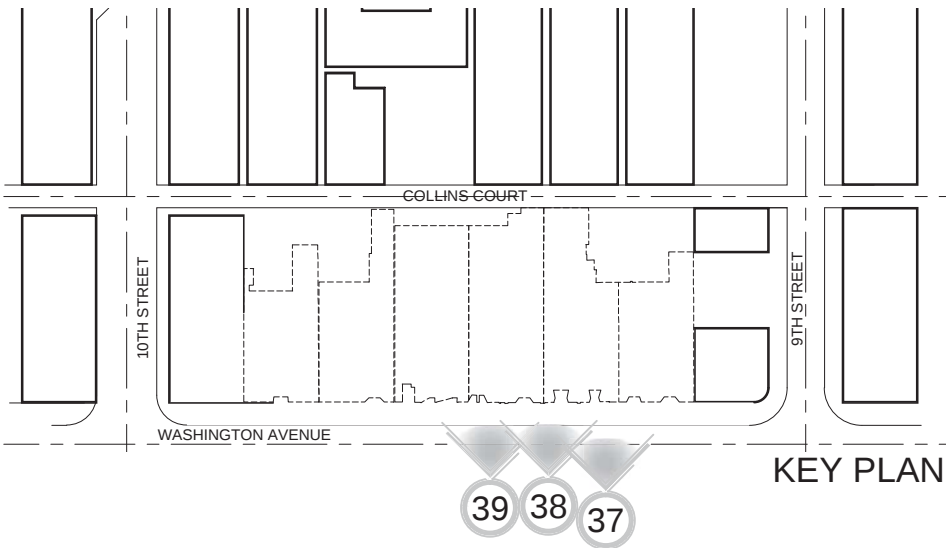
Clothing Store 933 Washington Avenue



39

06-15-2016

Nail Salon 933 Washington Avenue



KEY PLAN



915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**

460 Park Avenue  
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Planning Board Submission

**INTERIOR PHOTOS**

not to scale  
07-01-2016

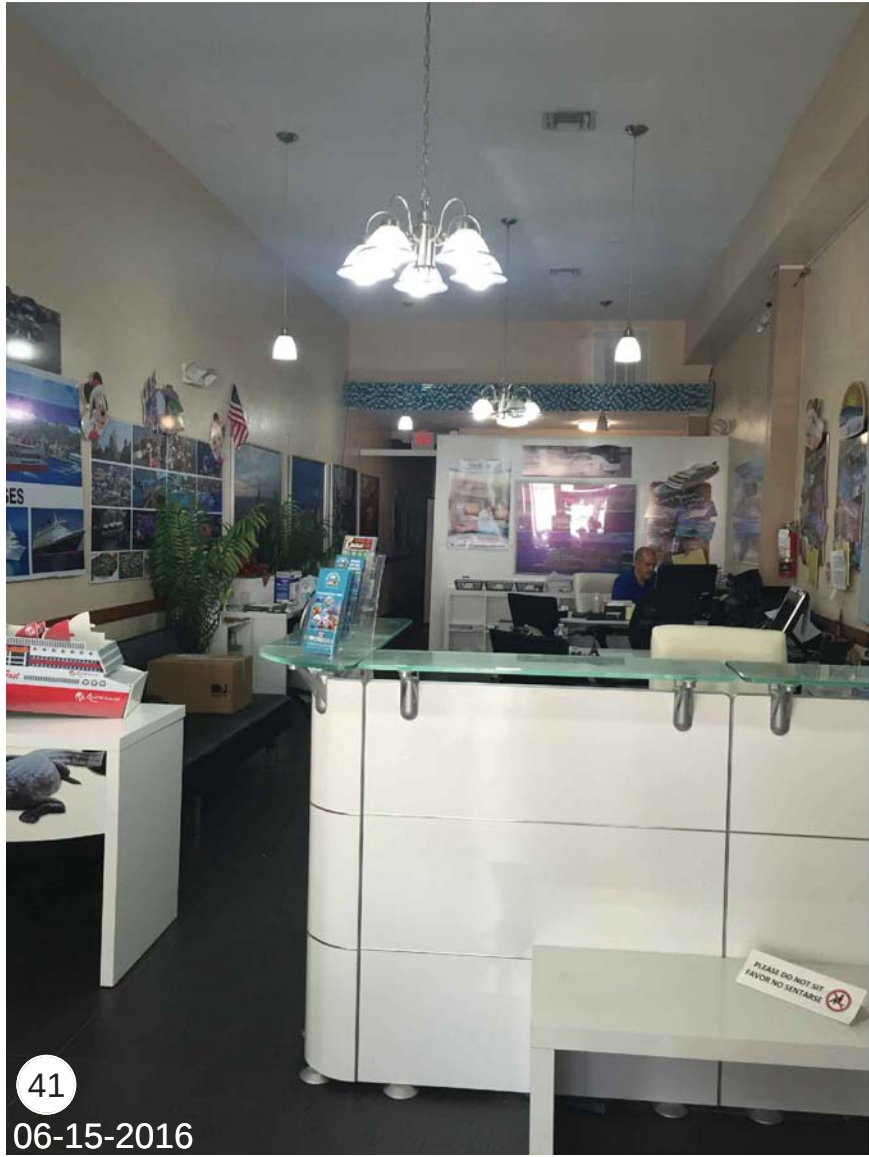
 **A 1.16**



40

06-15-2016

Smoke Shop 935 Washington Avenue



41

06-15-2016

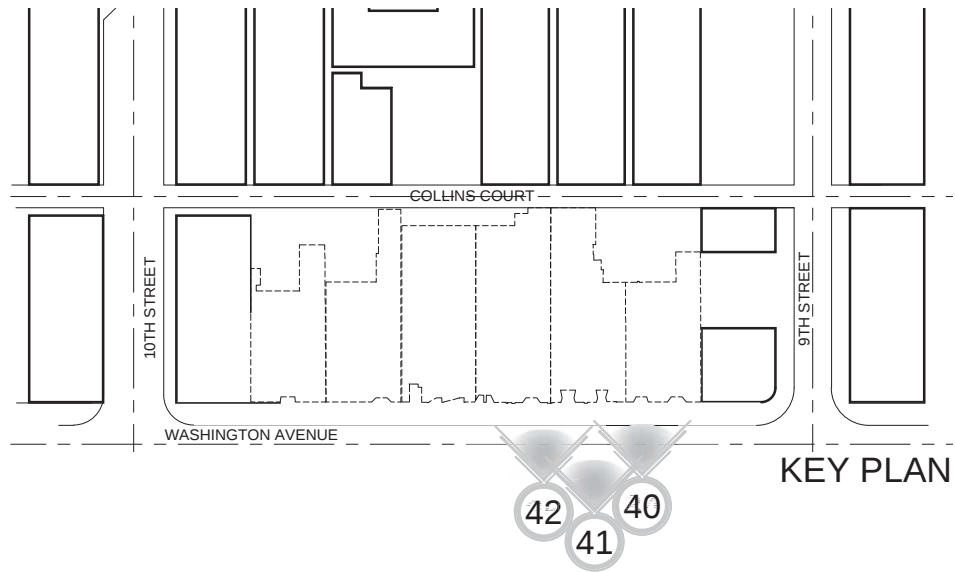
Travel Agent 937 Washington Avenue



42

06-15-2016

Clothing Store 939 Washington Avenue



KEY PLAN



915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**

460 Park Avenue  
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Planning Board Submission

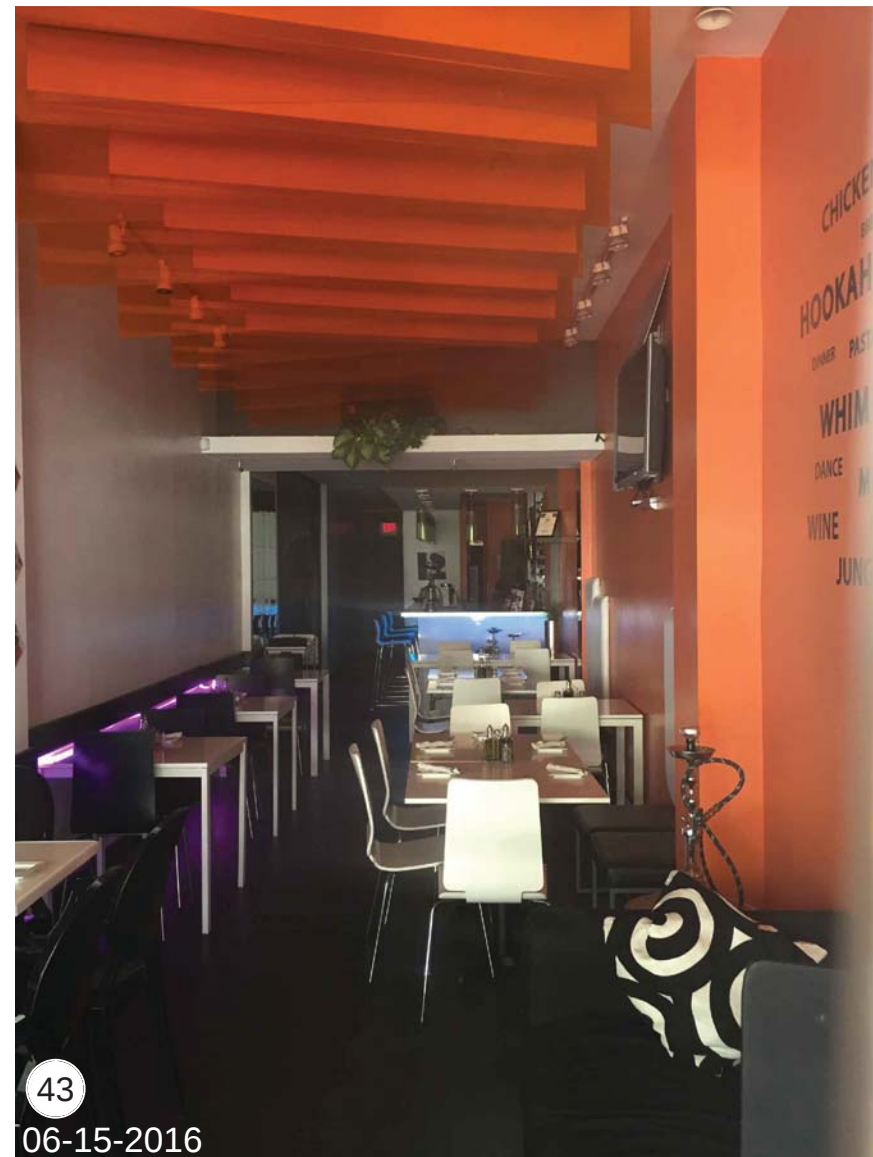
**INTERIOR PHOTOS**

not to scale

07-01-2016



**A 1.17**





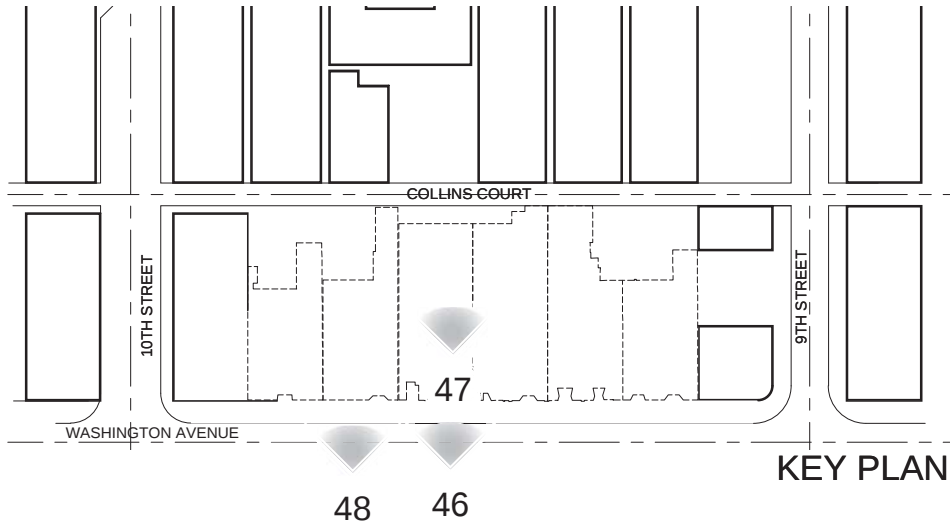
Clothing Store 943 Washington Avenue



Clothing Store 943 Washington Avenue



Vacant 947 Washington Avenue



KEY PLAN

1611  
moxy  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
LIGHTSTONE  
460 Park Avenue  
New York, NY 10022  
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Planning Board Submission  
INTERIOR PHOTOS  
not to scale  
07-01-2016

A 1.19



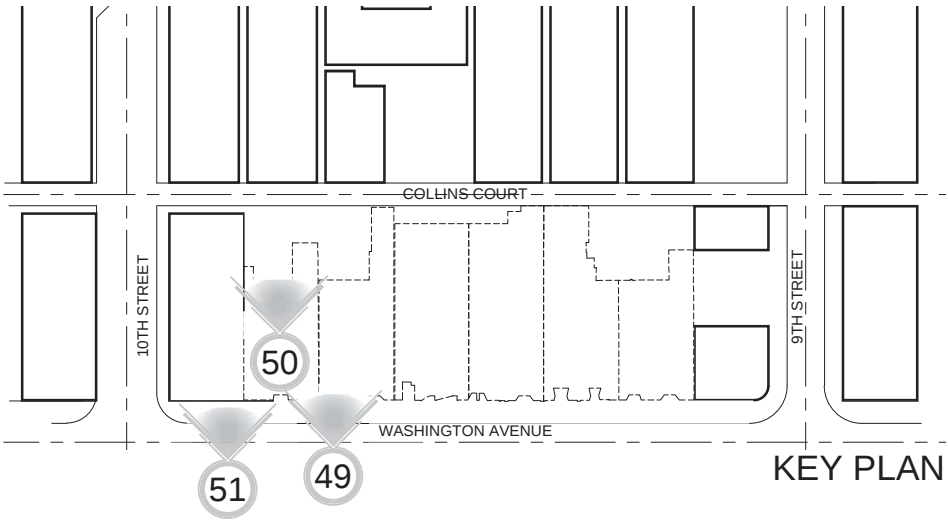
51  
06-15-2016  
Lee Ann 955 Washington Avenue



50  
06-15-2016  
Lee Ann 955 Washington Avenue



49  
06-15-2016  
Vacant 953 Washington Avenue



KEY PLAN

1611  
**moxy**  
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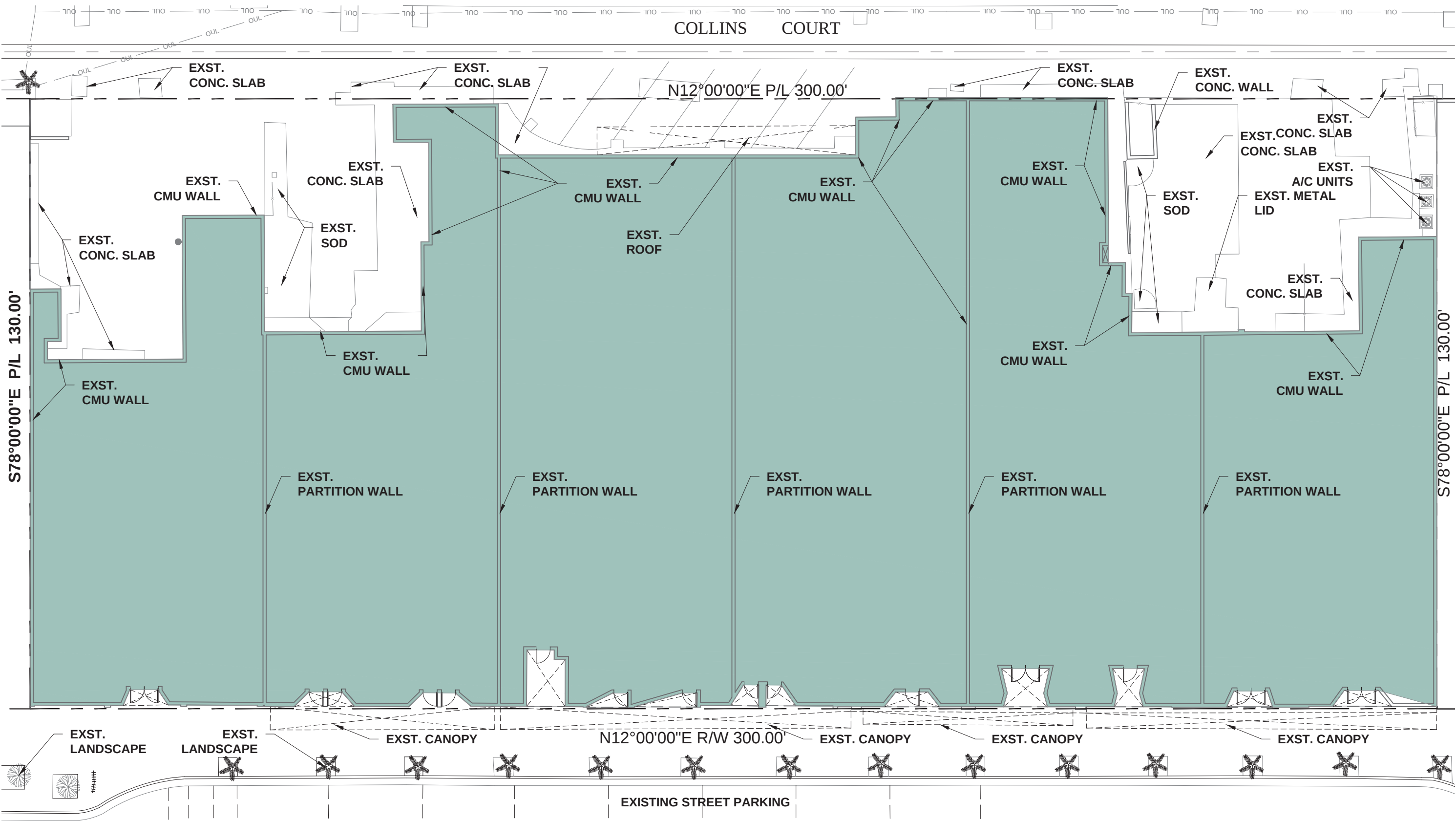
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**INTERIOR PHOTOS**  
not to scale  
07-01-2016

**A 1.20**



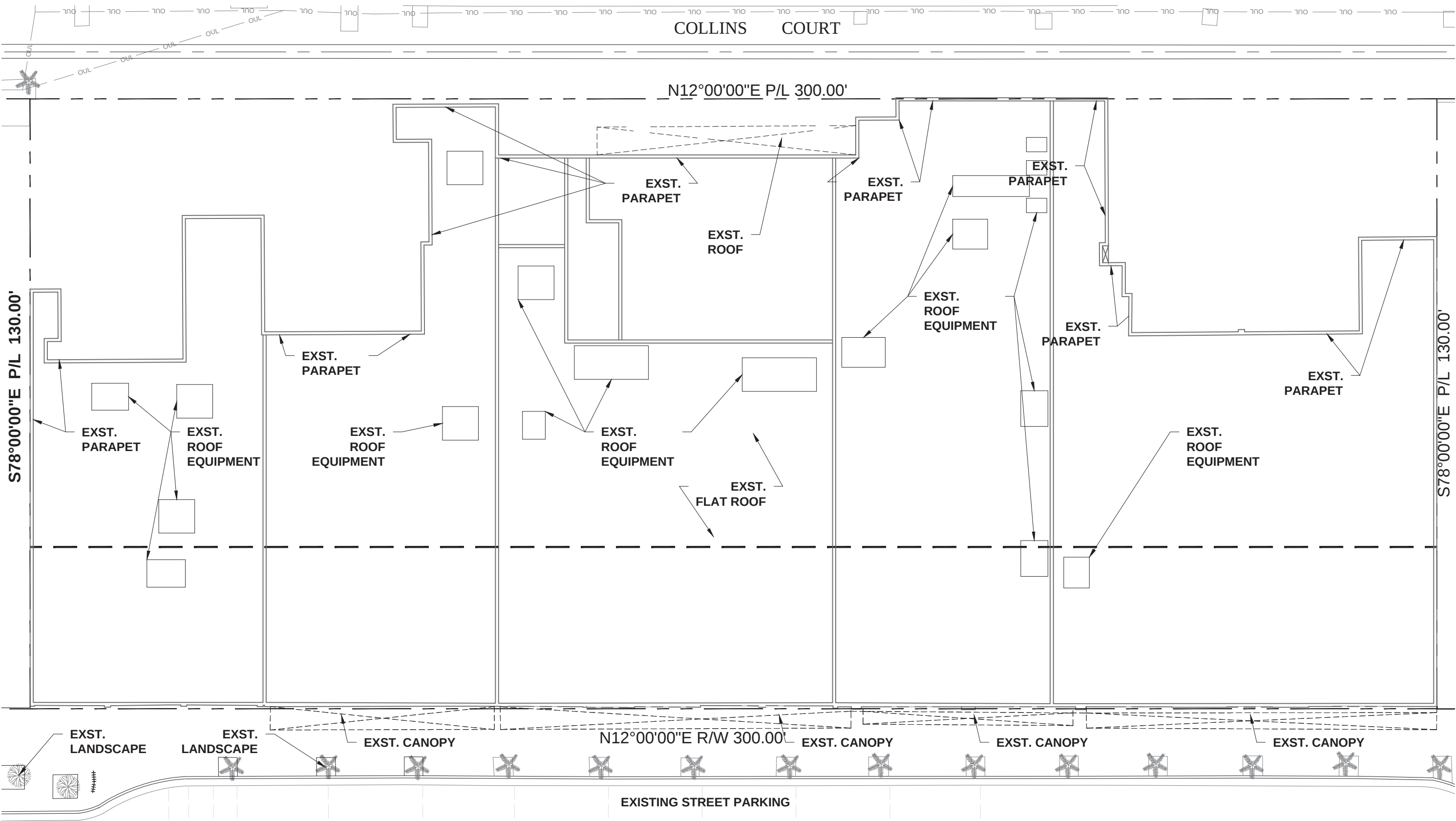
EXISTING FAR AREA  
30,532 SF

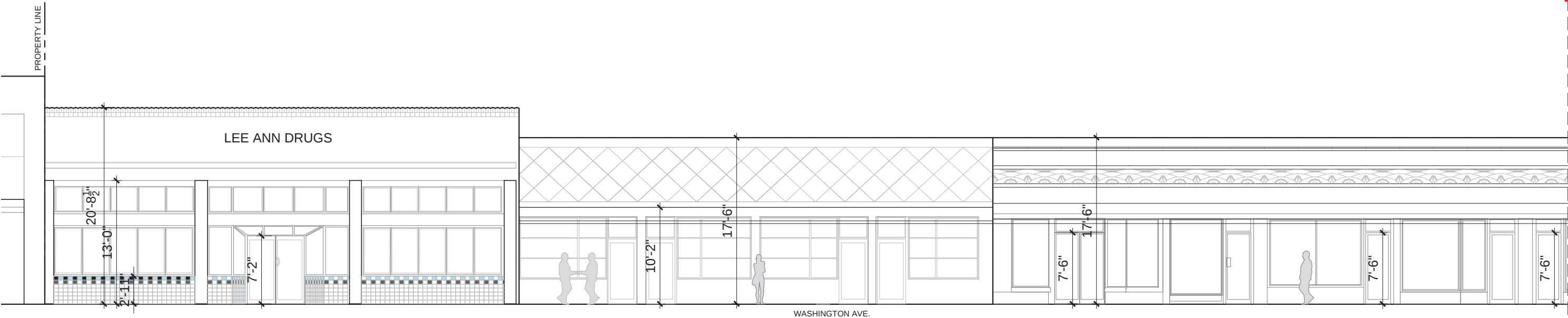
Planning Board Submission

EXISTING GROUND FLOOR PLAN  
& EXISTING FAR AREA  
SCALE : 1" = 20'-0"  
07-01-2016

A 2.01

|                                                                                                  |                                                                                                         |                                                                                                                            |                                                                                                                              |                                                                                                                    |                                                                                                                                                                                                                                                           |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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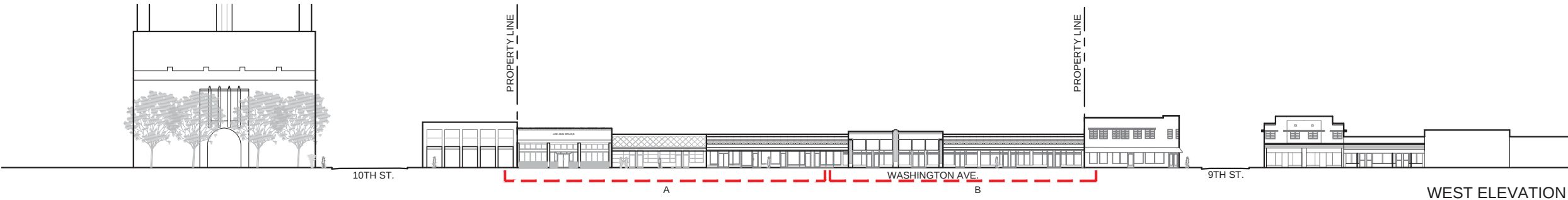




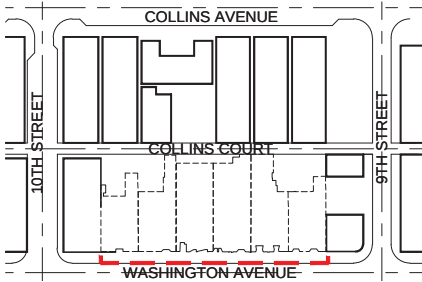
ENLARGED WEST ELEVATION PART A



ENLARGED WEST ELEVATION PART B

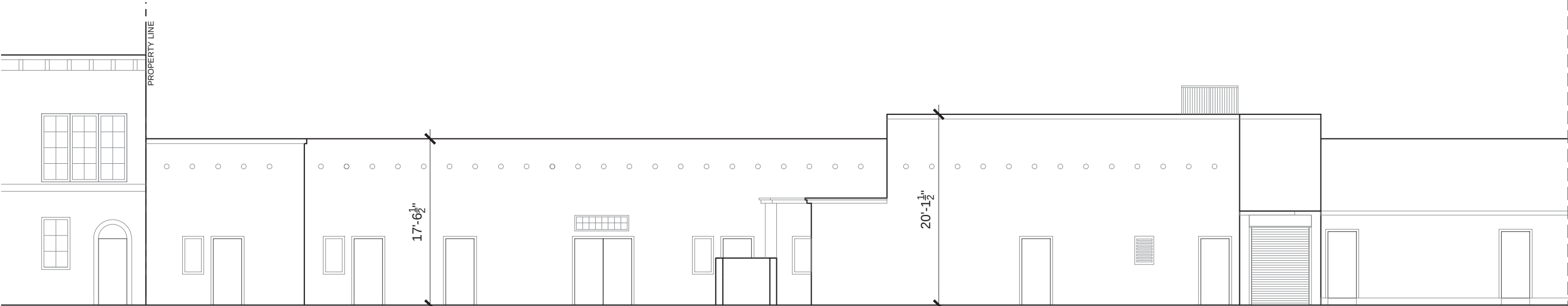


WEST ELEVATION

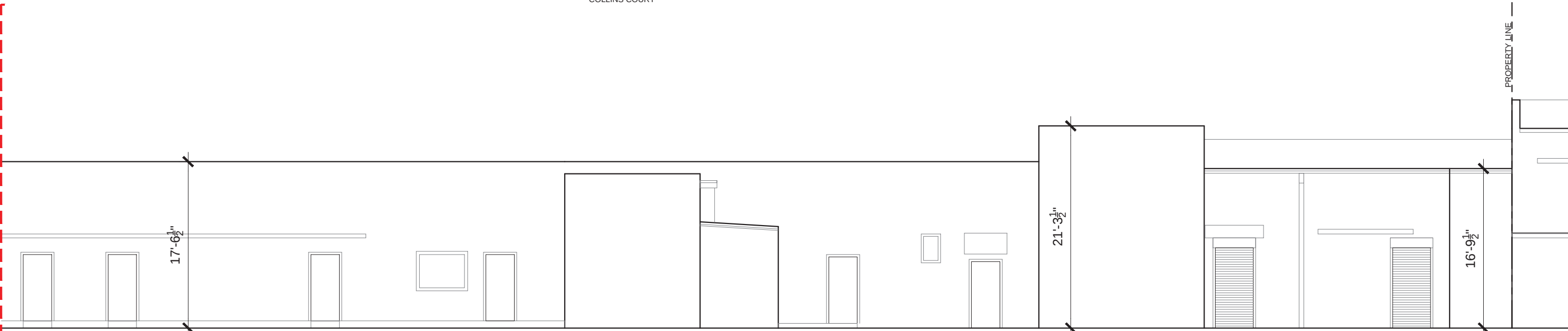


KEY PLAN

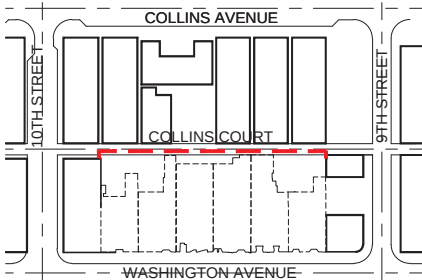
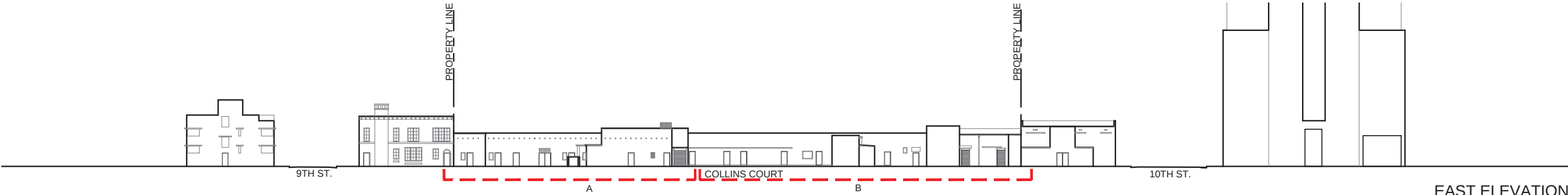
|                                                                                                  |                                                                                                         |                                                                                                                            |                                                                                                                              |                                                                                                                    |                                                                                                                                                                                                                                                                  |                                                                                                                                                     |
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|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|



ENLARGED EAST ELEVATION PART A



ENLARGED EAST ELEVATION PART B



KEY PLAN

|                                                                                                  |                                                                                                         |                                                                                                                            |                                                                                                                              |                                                                                                                    |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1611</p> <p><b>moxy</b><br/>HOTELS</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURALFICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p><b>KOBI KARP</b></p> <p><b>ARCHITECTURE</b><br/>INTERIOR DESIGN<br/>PLANNING</p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>EXISTING EAST ELEVATION</b><br/>COLLINS COURT</p> <p>3/32"=1'-0"<br/>07-01-2016</p> <p> <b>A 2.04</b></p> |
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Planning Board

FINAL SUBMISSION  
6th of July, 2016  
915 Washington Avenue  
Miami Beach, FL

- Scope of Work
- Addition of a 7 story hotel tower at the eastern side of the property
  - Partial demolition of the existing buildings
  - New amenities deck, landscape design and courtyard (ground level, 2nd level and roof top)
  - Complete renovation of the existing retail buildings to include:
    - Renovation to existing historic facade
    - Replacement of all existing windows and storefront systems
    - Concrete and stucco repairs if needed

|                                                                                                                                                                           |                                                                                                              |                                                                                                                                 |                                                                                                                                   |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
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| ARCHITECTURE |                |                               |
|--------------|----------------|-------------------------------|
| PAGE         | DRAWING NUMBER | DRAWING NAME                  |
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| 2            |                | SURVEY                        |
| 3            | A 0.01         | INDEX                         |
| 4            | A 0.02         | DATA SHEET                    |
| 5            | A 1.00         | AERIAL MAP                    |
| 6            | A 1.01         | AERIAL AXONOMETRIC VIEW       |
| 7            | A 1.02         | SITE PHOTOS                   |
| 8            | A 1.03         | SITE PHOTOS                   |
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| 11           | A 1.06         | SITE PHOTOS                   |
| 12           | A 1.07         | SITE PHOTOS                   |
| 13           | A 1.08         | SITE PHOTOS                   |
| 14           | A 1.09         | SITE PHOTOS                   |
| 15           | A 1.10         | ARCH DETAILS                  |
| 16           | A 1.11         | ARCH DETAILS                  |
| 17           | A 1.12         | ARCH DETAILS                  |
| 18           | A 1.13         | ARCH DETAILS                  |
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| 27           | A 2.02         | EXISTING ROOF PLAN            |
| 28           | A 2.03         | EXISTING WEST ELEVATION       |
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| 30           | A 2.05         | DEMOLITION FLOOR PLAN         |
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| 63        | L-3.00         | Tree Disposition Plan                    |
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1611

**moxy**  
HOTELS

915 Washington Avenue  
Miami Beach, FL 33139

OWNER

**LIGHTSTONE**

460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER

**ROCKWELLGROUP**

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KOBI KARP

**WK**

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Planning Board Submission

INDEX  
NOT TO SCALE  
07-01-2016

A 0.01

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 6/20/16     |                                                           |                    |                                                        |
|--------|--------------------------------|-----------------------------------------------------------|--------------------|--------------------------------------------------------|
| 1      | Address:                       | 915-947-955 WASHINGTON AVENUE,Miami Beach , FL 33139-2412 |                    |                                                        |
| 2      | Board and File numbers:        |                                                           |                    |                                                        |
| 3      | Folio number(s):               | 02-3234-008-1400   02-3234-008-1410   02-3234-008- 1420   |                    |                                                        |
| 4      | Year constructed:              | 1936                                                      | Zoning District:   | CD-2 : GROUND/PEDESTAL                                 |
| 5      | Base Flood Elevation:          | 8'-0" NGVD                                                | Grade Value in NG  | 6.15 NGVD   6'-1-13/16"                                |
| 6      | Adjusted grade (Flood+Grade/2) | N/A                                                       | Lot Area:          | 915 = 26,000, 947 = 6,500, 955 = 6,500 39,000 SF TOTAL |
| 7      | Lot Width                      | 300'-0"                                                   | Lot Depth:         | 130'-0"                                                |
| 8      | Minimum Unit Size              | 170 SF                                                    | Average Unit Size: | N/A                                                    |
| 9      | Existing User                  | COMMERCIAL                                                | Proposed Use:      | HOTEL / RETAIL / RESTAURANT                            |

|    |                             | Maximum   | Existing   | Proposed  | Deficiencies |
|----|-----------------------------|-----------|------------|-----------|--------------|
| 10 | Height                      | 75'-0"    | 16'-1 1/2" | 74'-6"    | -            |
| 11 | Number of Stories           | 7 STORIES | 1          | 7 STORIES | -            |
| 12 | FAR 2.0                     | 78,000 SF | 31,172 SF  | 77,787 SF |              |
| 13 | Gross Square Footage        | N/A       | 31,172 SF  | 77,787 SF | -            |
| 14 | Square Footage by use       | N/A       | N/A        | N/A       | -            |
| 15 | Number of Units Residential | N/A       | N/A        | N/A       | -            |
| 16 | Number of Units Hotel       | N/A       | 0          | 204       | -            |
| 17 | Number of Seats             | N/A       | N/A        | 546       | -            |
| 18 | Occupancy Load              | N/A       | N/A        | 693       | -            |

|    | Setbacks                                   | Required | Existing | Proposed | Deficiencies |
|----|--------------------------------------------|----------|----------|----------|--------------|
|    | At Ground Level:                           |          |          |          |              |
| 19 | Front Setback (West):                      | 0'-0"    | 0'-0"    | 0'-0"    | -            |
| 20 | Side Setback (North):                      | 0'-0"    | 0'-0"    | 0'-0"    | -            |
| 21 | Side Setback (South):                      | 0'-0"    | 0'-0"    | 0'-0"    | -            |
| 22 | Rear Setback (East):                       | 0'-0"    | 0'-0"    | 16'-10"  | -            |
|    | Above Ground Level up to 35'-0" (Level 2): |          |          |          |              |
| 23 | Front Setback (West):                      | 15'-0"   | N/A      | 17'-11"  | -            |
| 24 | Side Setback (North):                      | 0'-0"    | N/A      | 24'-0"   | -            |
| 25 | Side Setback (South):                      | 0'-0"    | N/A      | 24'-0"   | -            |
| 26 | Rear Setback (East):                       | 13'-0"   | N/A      | 16'-10"  | -            |
|    | Levels 3-7                                 |          |          |          |              |
| 27 | Front Setback (West):                      | 30'-0"   | N/A      | 63'-7"   | -            |
| 28 | Side Setback (North):                      | 24'-0"   | N/A      | 24'-0"   | -            |
| 29 | Side Setback (South):                      | 24'-0"   | N/A      | 55'-3"   | -            |
| 30 | Rear Setback (East):                       | 13'-0"   | N/A      | 14'-4"   | -            |

|    | Parking                                                               | Required           | Existing | Proposed | Deficiencies                           |
|----|-----------------------------------------------------------------------|--------------------|----------|----------|----------------------------------------|
| 31 | Parking District                                                      | 7                  | 7        | 7        | -                                      |
| 32 | Total # of parking spaces                                             | 34                 | 0        | 9        | 25 (fee in lieu of parking to be paid) |
| 33 | # of parking spaces per use (Provide a separate chart for a breakdown | SEE CHART PROVIDED | N/A      | 9        | -                                      |
| 34 | Valet Drop off and pick up                                            | 15'                | N/A      | 42'-8"   | -                                      |
| 35 | Loading zones and Trash collection areas                              | 6                  | N/A      | 6 ONSITE | -                                      |
| 36 | Bike Racks                                                            | 25                 | N/A      | 25       | -                                      |

|    |                                           |     |
|----|-------------------------------------------|-----|
| 37 | Is this a contributing building?          | YES |
| 38 | Located within a Local Historic District? | YES |

Notes: If not applicable write N/A  
All other data information may be required and presented like the above format.  
\* SEE PARKING REQUIREMENTS (A)

| 915 WASHINGTON PARKING REQUIREMENTS 6/30/16 |            |             |        |                     |                      |                  |
|---------------------------------------------|------------|-------------|--------|---------------------|----------------------|------------------|
|                                             |            |             |        |                     |                      |                  |
| USE                                         | # OF ROOMS | EXISTING SF | NEW SF | # SEATS IN EXISTING | # SEATS IN NEW CONST | PARKING REQUIRED |
| HOTEL                                       | 204        |             |        |                     |                      | 0                |
| RESTAURANT (7,530 SF)                       |            |             |        |                     |                      |                  |
| EXISTING AREA                               |            | 4918        |        | 234                 |                      | 0                |
| NEW AREA 1/4 SEATS                          |            |             | 2612   |                     | 0                    | 0                |
| BAR 2ND LEVEL 1/4 SEATS                     |            |             |        |                     | 156                  | 39               |
| COURTYARD DINING (1,870 SF)                 |            |             |        |                     |                      |                  |
| EXISTING AREA 1/4 SEATS                     |            | 1870        | 0      | 46                  |                      | 0                |
| HOTEL LOBBY BAR                             |            |             |        |                     |                      |                  |
| EXISTING AREA                               |            | 1600        |        | 30                  |                      | 0                |
| NEW AREA 1/4 SEATS                          |            |             | 0      |                     | 0                    | 0                |
| RETAIL (1,500 SF)                           |            |             |        |                     |                      |                  |
| EXISTING AREA                               |            | 1110        |        |                     |                      | 0                |
| NEW AREA 1/300 SF                           |            |             | 390    |                     |                      | 0                |
| RESTAURANT (3,000sf)                        |            |             |        |                     |                      |                  |
| EXISTING AREA                               |            | 1,880       |        | 100                 |                      | 0                |
| NEW AREA 1/300 SF                           |            |             | 1120   |                     | 0                    |                  |
| ROOFTOP BAR 1/4 SEATS                       |            |             |        |                     | 80                   | 20               |
| SUB-TOTAL                                   |            |             |        | 410                 | 236                  | 59               |

|                         |  |  |  |  |     |           |
|-------------------------|--|--|--|--|-----|-----------|
| PARKING CREDIT:         |  |  |  |  |     |           |
| 1 SEAT / 2 HOTEL UNITS  |  |  |  |  | 102 | 25.5      |
| TOTAL                   |  |  |  |  |     | 33.5      |
|                         |  |  |  |  |     | 34 spaces |
| PARKING LOCATED ON SITE |  |  |  |  |     | 9         |

| FAR CALCULATIONS |           |          |
|------------------|-----------|----------|
| LEVEL            | AREA      | EXISTING |
| 1                | 20,549 SF | 9,869 SF |
| 2                | 10,619 SF |          |
| 3                | 9,056 SF  |          |
| 4                | 9,056 SF  |          |
| 5                | 9,056 SF  |          |
| 6                | 9,056 SF  |          |
| 7                | 9,056 SF  |          |
| ROOF TOP         | 1,332 SF  |          |
|                  | 77,780 SF | TOTAL    |

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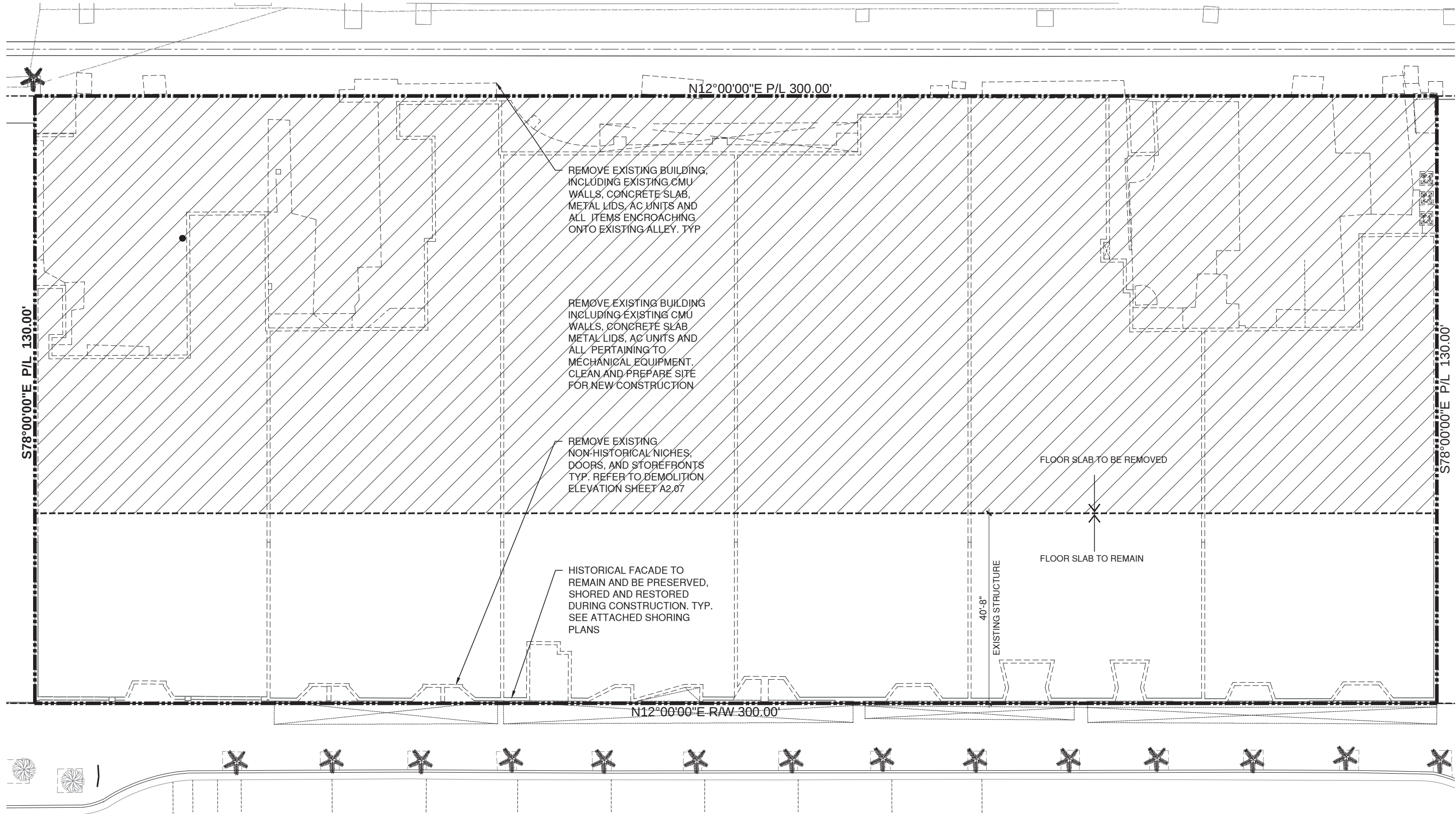
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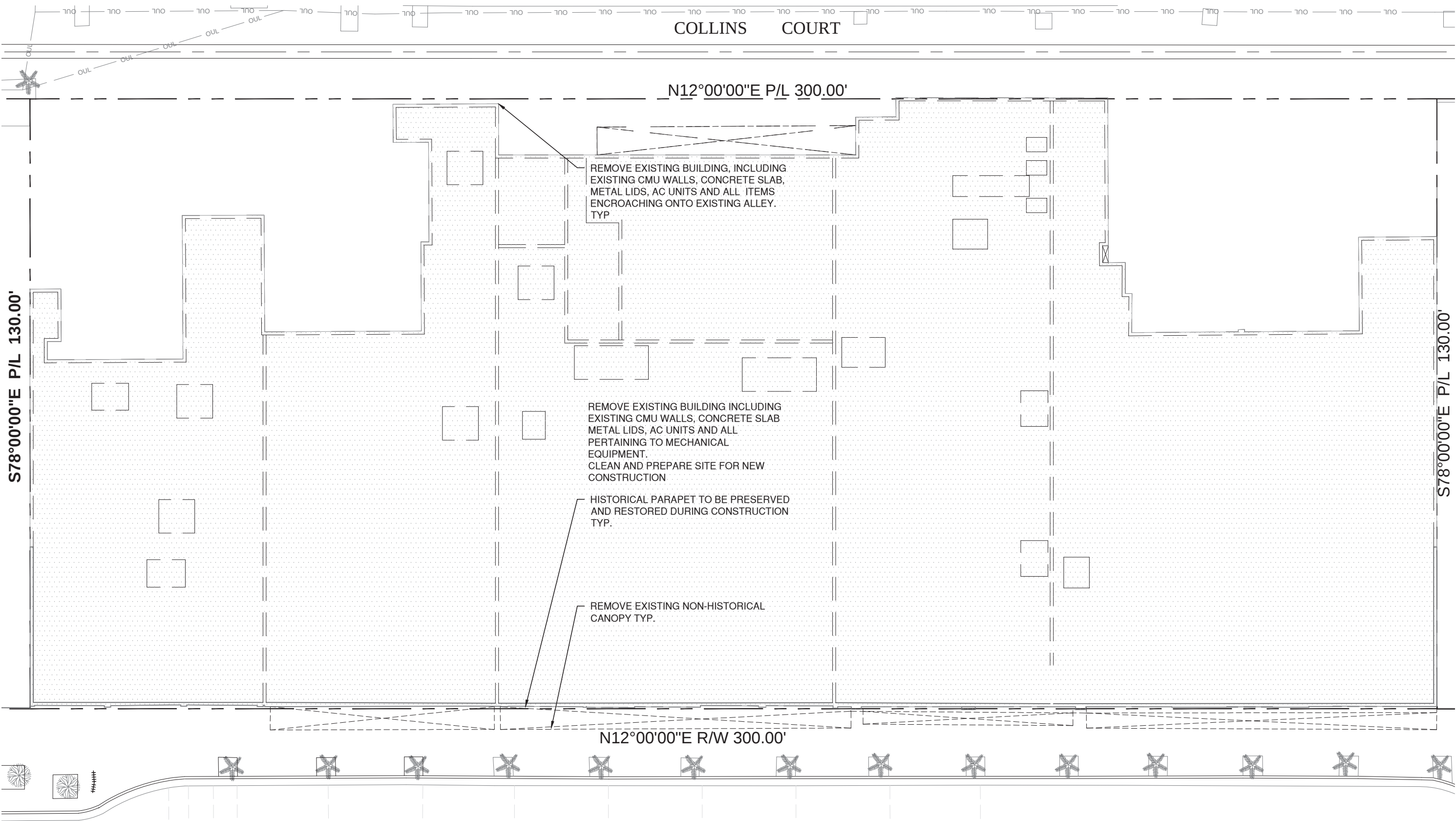
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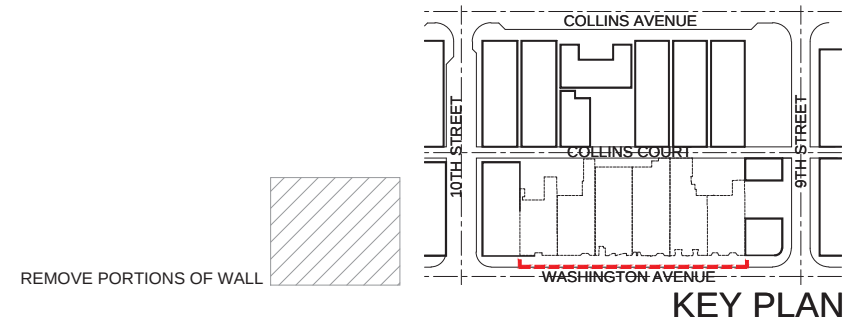
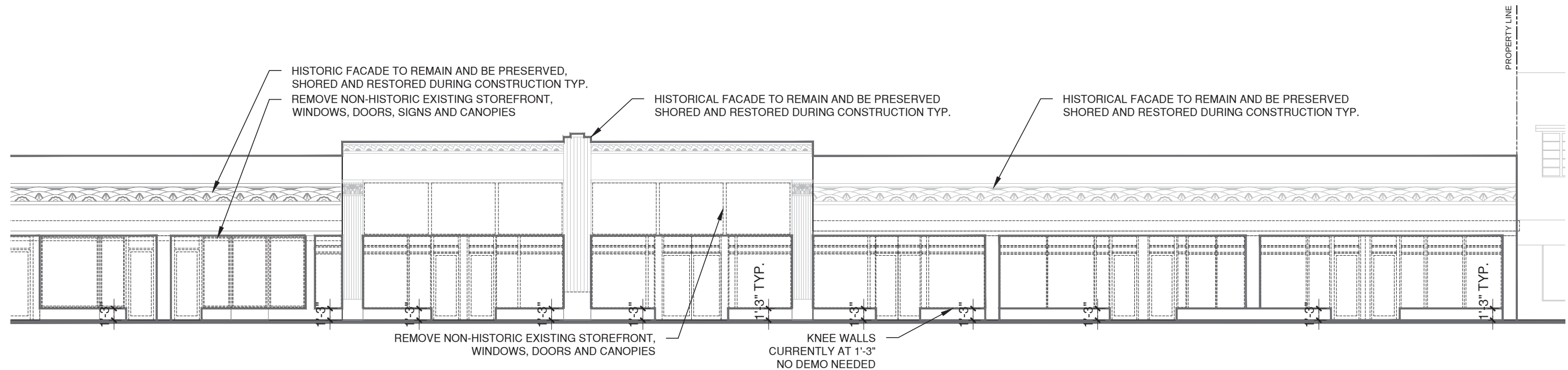
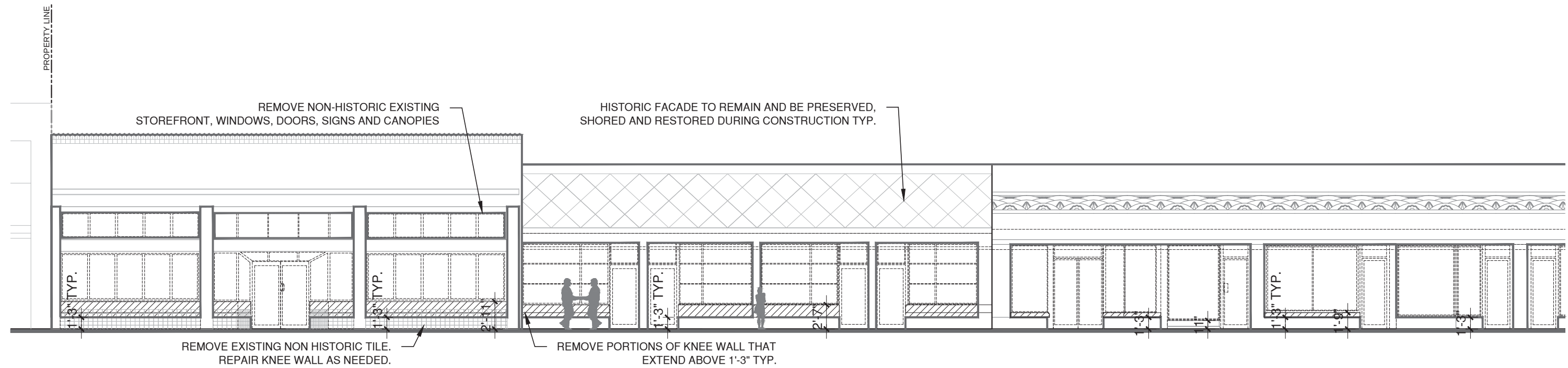
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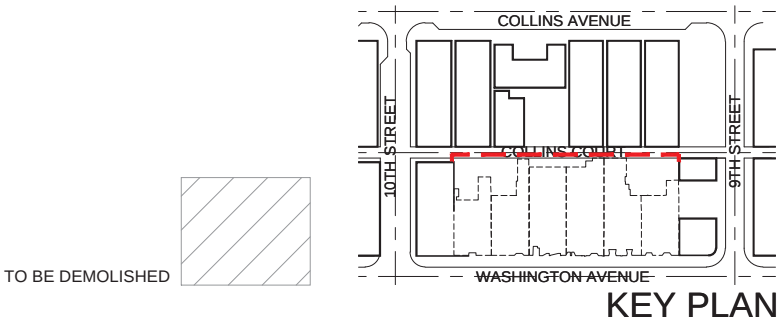
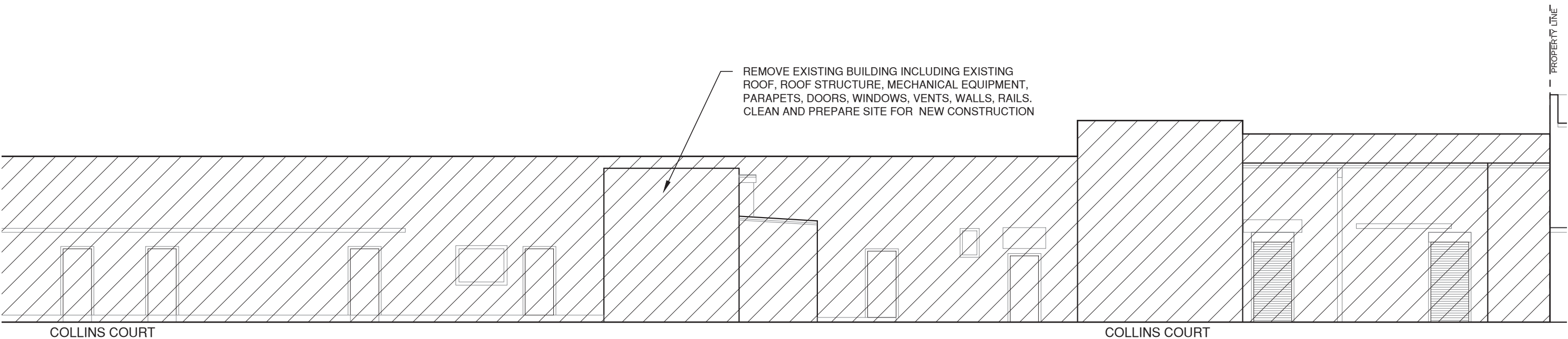
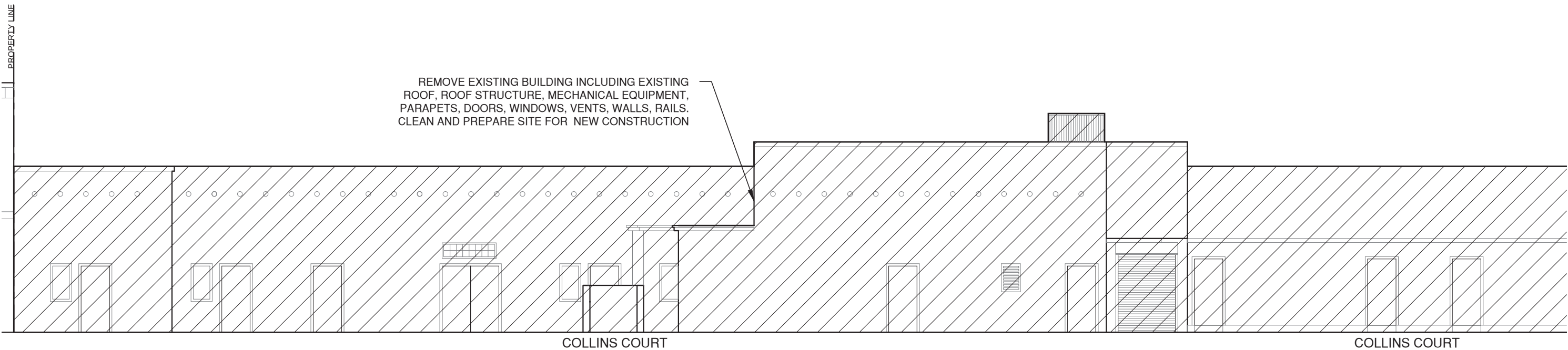
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|                                                                                        |                                                                                                              |                                                                                                                                 |                                                                                                                                   |                                                                                                                         |                                                                                                                                                                                                                                                                                |                                                                                                                                       |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <div>1611</div> <div></div> <div>915 Washington Avenue<br/>Miami Beach, FL 33139</div> | <div>OWNER</div> <div>LIGHTSTONE</div> <div>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</div> | <div>INTERIOR DESIGNER</div> <div>ROCKWELLGROUP</div> <div>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</div> | <div>LANDSCAPE DESIGNER</div> <div>NATURALFICIAL</div> <div>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</div> | <div>LIGHTING DESIGNER</div> <div>BOLD</div> <div>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</div> | <div>KOBI KARP</div> <div></div> <div>ARCHITECTURE<br/>INTERIOR DESIGN<br/>PLANNING</div> <div>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</div> <div>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</div> | <div>Planning Board Submission</div> <div>DEMOLITION ROOF PLAN</div> <div>SCALE : 1" = 20'-0"<br/>07-01-2016</div> <div> A 2.06</div> |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|

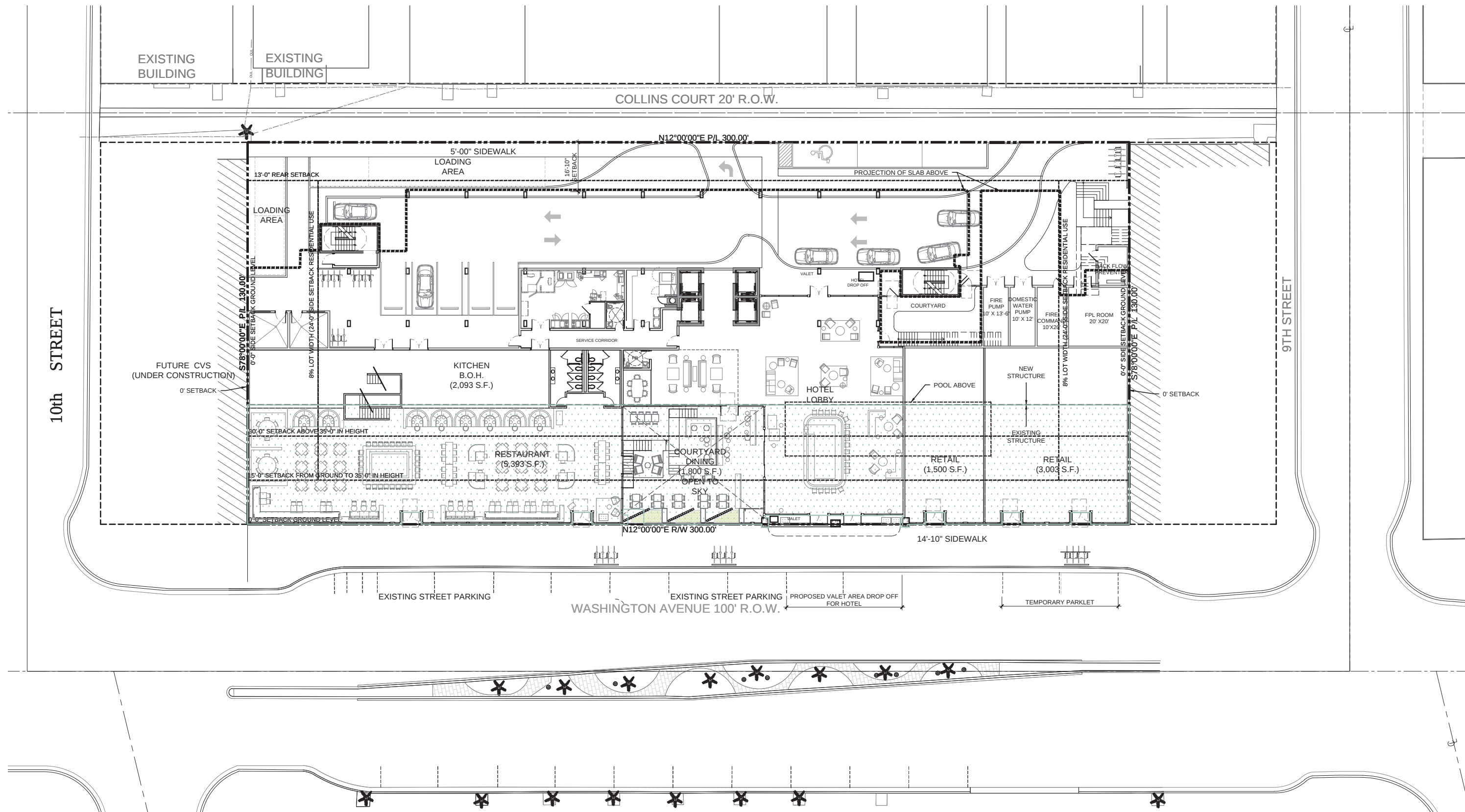
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| <p>1611</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURALFICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p><b>KOBI KARP</b></p> <p>ARCHITECTURE<br/>INTERIOR DESIGN<br/>PLANNING</p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>DEMOLITION EAST ELEVATION</b></p> <p>SCALE : 1" = 20'-0"</p> <p>07-01-2016</p> <p> <b>A 2.08</b></p> |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

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EXISTING FLOOR SLAB TO REMAIN

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**SITEPLAN**  
SCALE: 1/32" = 1'-0"  
07-01-2016

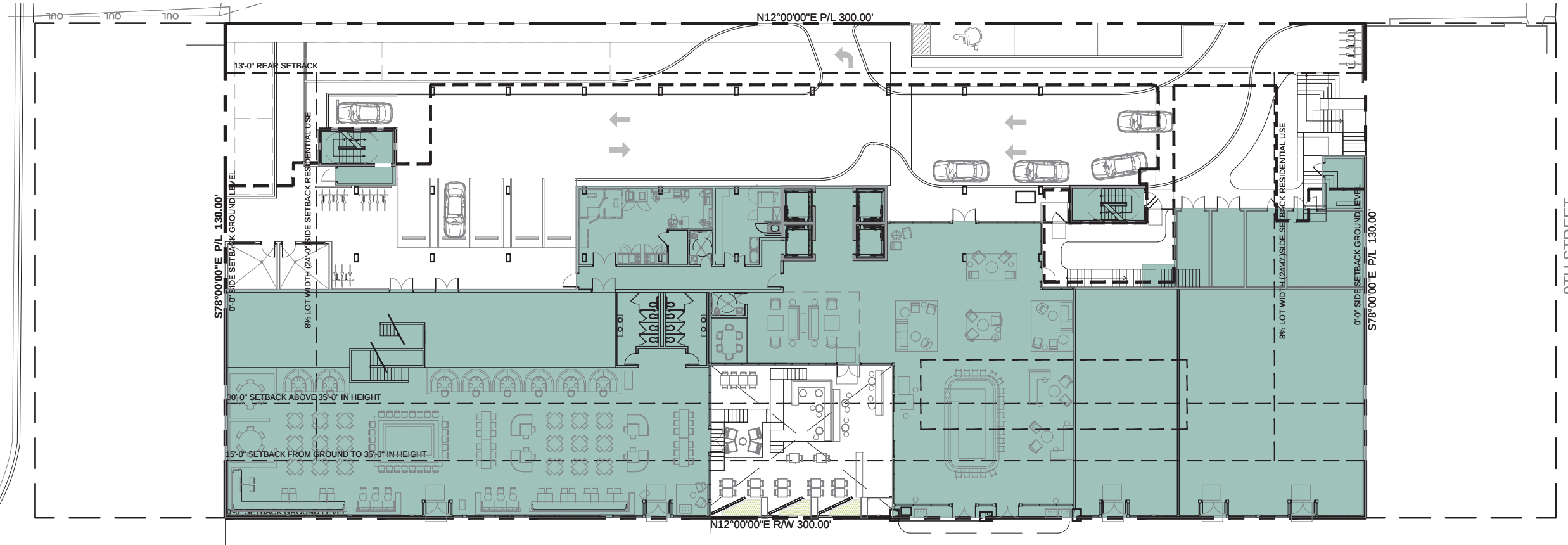
**A 2.09**

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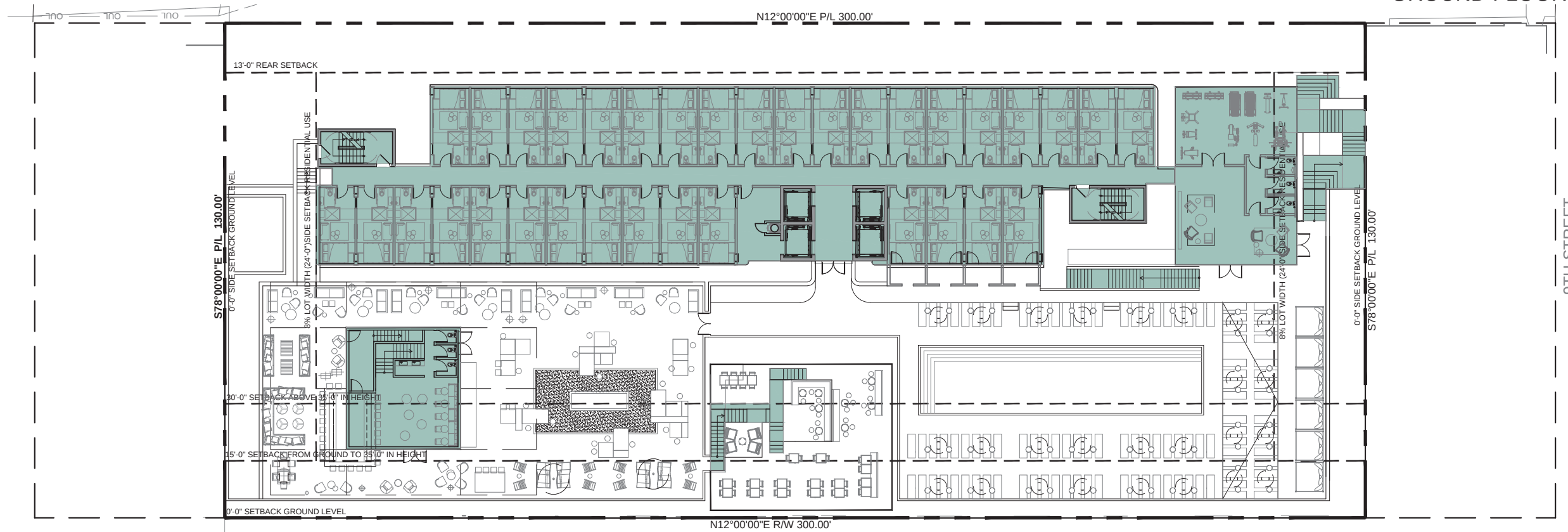
## A 2.10

10th STREET



GROUND FLOOR PLAN FAR

10th STREET



SECOND FLOOR PLAN FAR

1611



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FAR CALCULATIONS

1/32"=1'-0"

07-01-2016



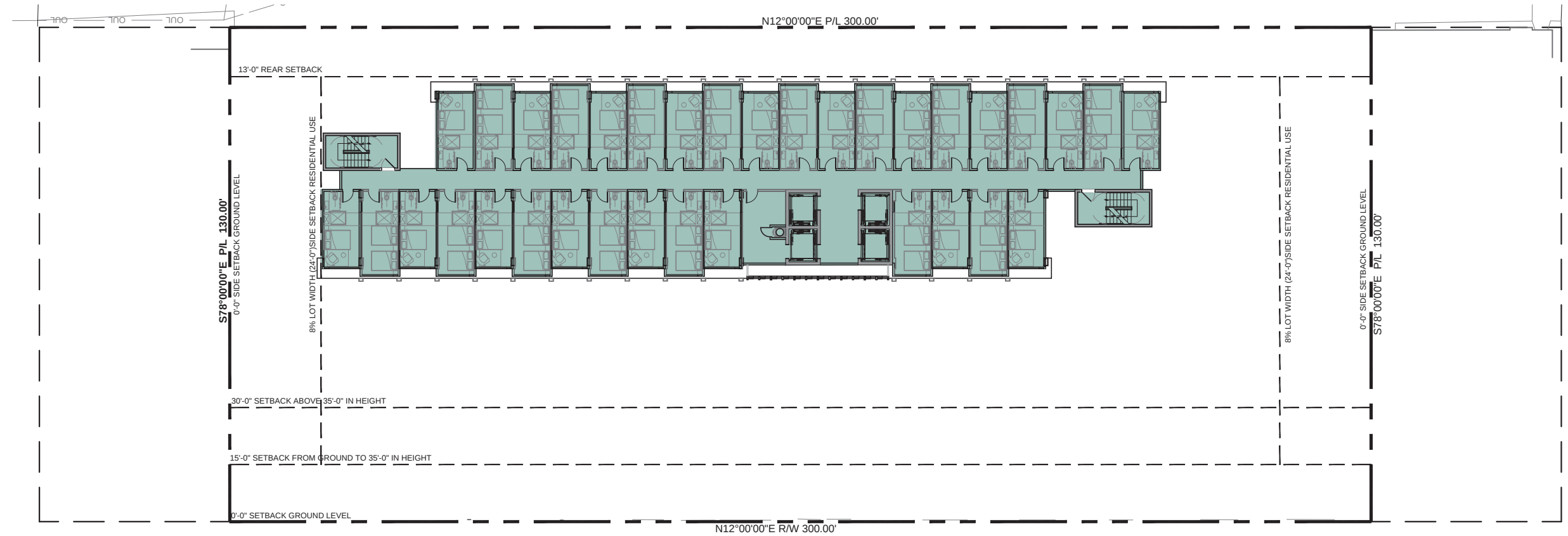
A 2.11

10th STREET

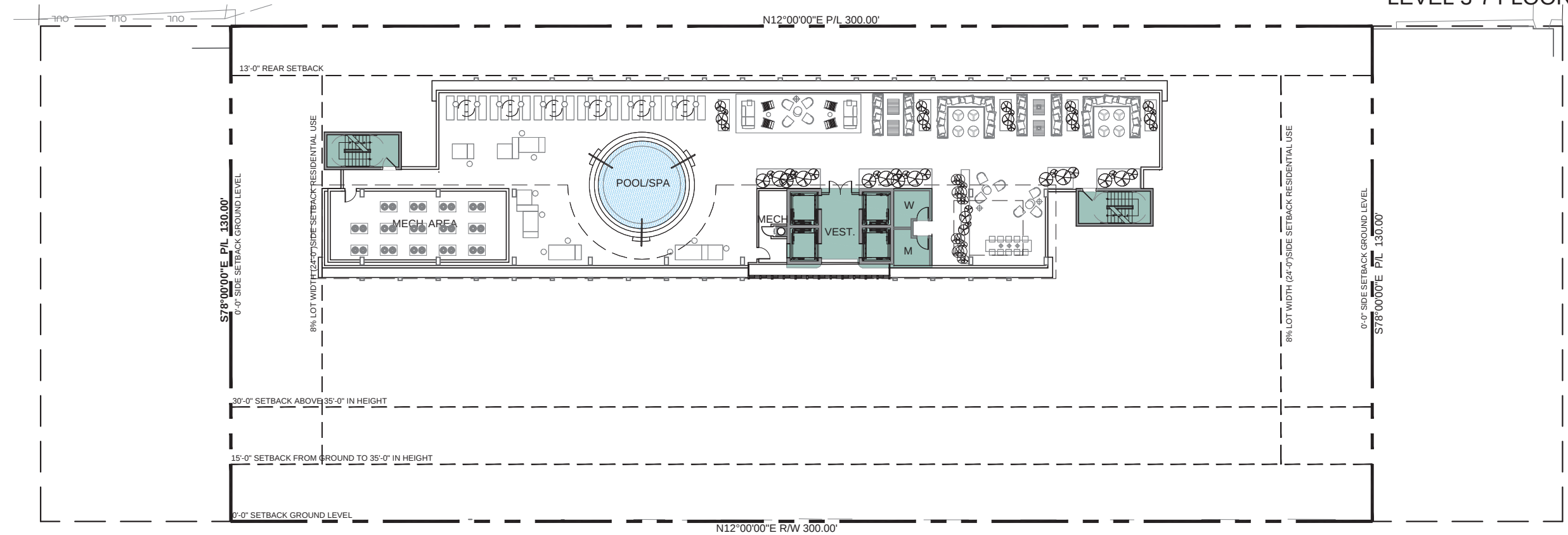
10th STREET

9TH STREET

9TH STREET



LEVEL 3-7 FLOOR PLAN FAR



ROOF PLAN FAR

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**FAR CALCULATIONS**

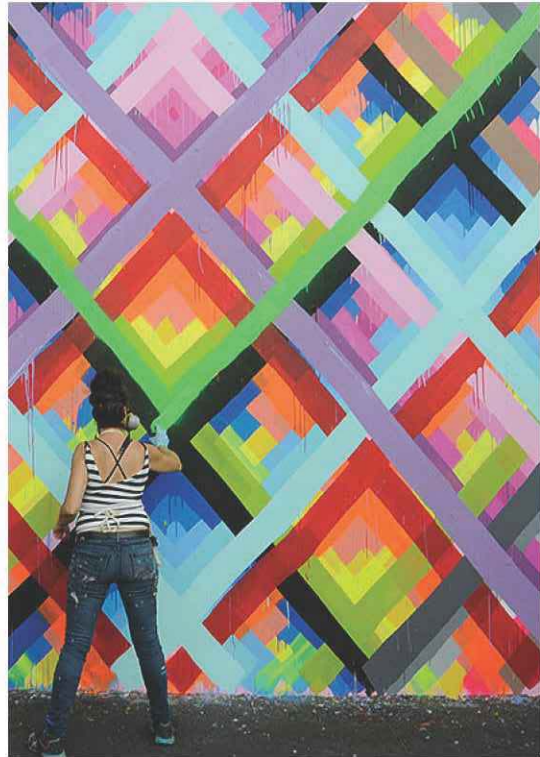
1/32"=1'-0"

07-01-2016



**A 2.12**

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**FACADE INSPIRATION**  
NOT TO SCALE  
07-01-2016  
**A 2.13**



moxy HOTELS - MIAMI BEACH, FLORIDA

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RENDERING  
NOT TO SCALE

07-01-2016

A 2.14

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RENDERING  
NOT TO SCALE

07-01-2016  
A 2.15

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Revised Courtyard Wall

Opening Added to Allow  
Column to be Continuous

Metal Canopy with Knife Edge

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Planning Board Submission  
**RENDERING: HOTEL ENTRANCE**  
NOT TO SCALE  
07-01-2016  
**A 2.16**

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Edge Detail and  
Depth Preserved



Breezeblock Screen Inspired  
by Frieze Design

Planters at Knee  
Wall Height

Opening Represents  
Previous Door  
Location

Solid Vertical Elements  
Retained

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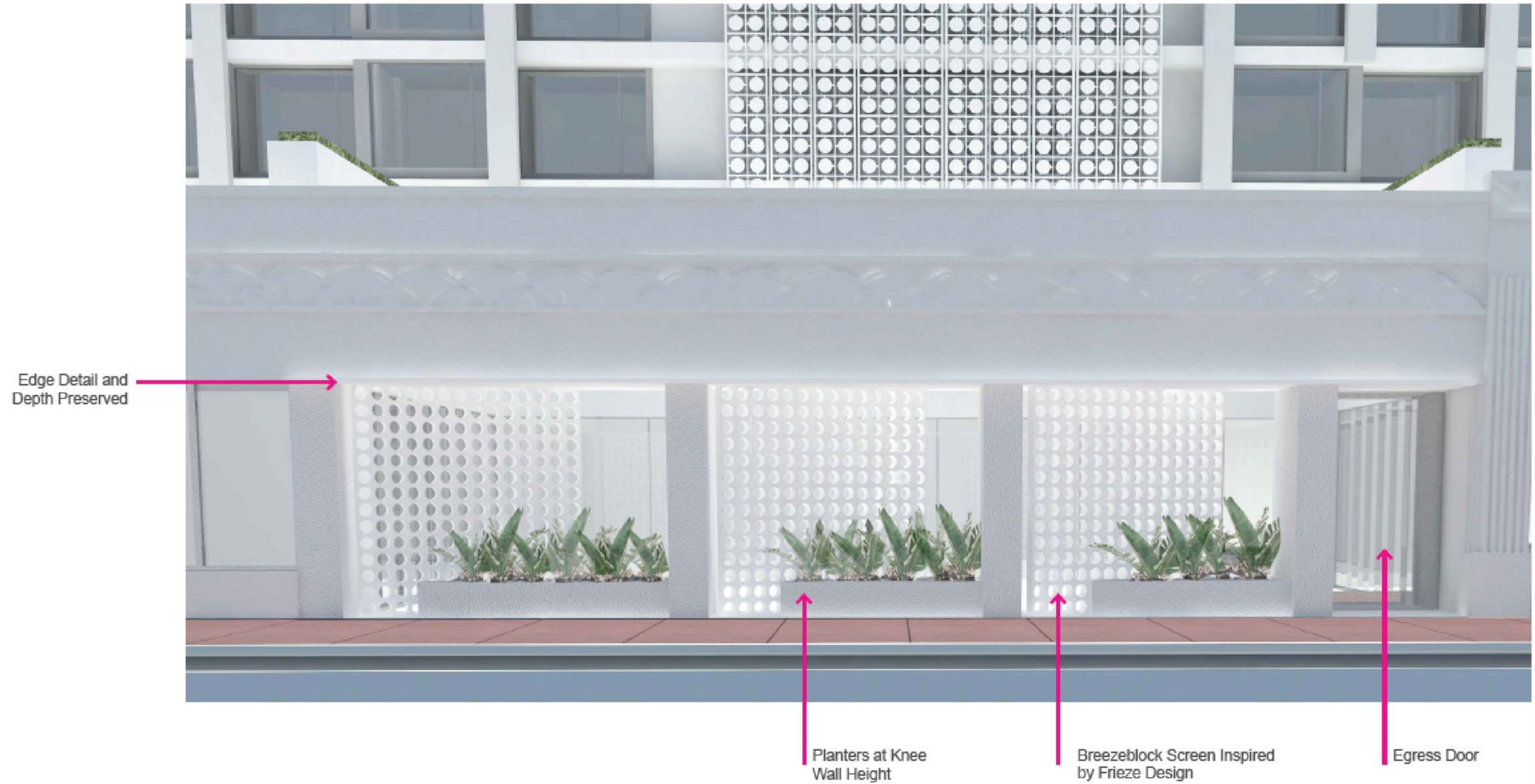
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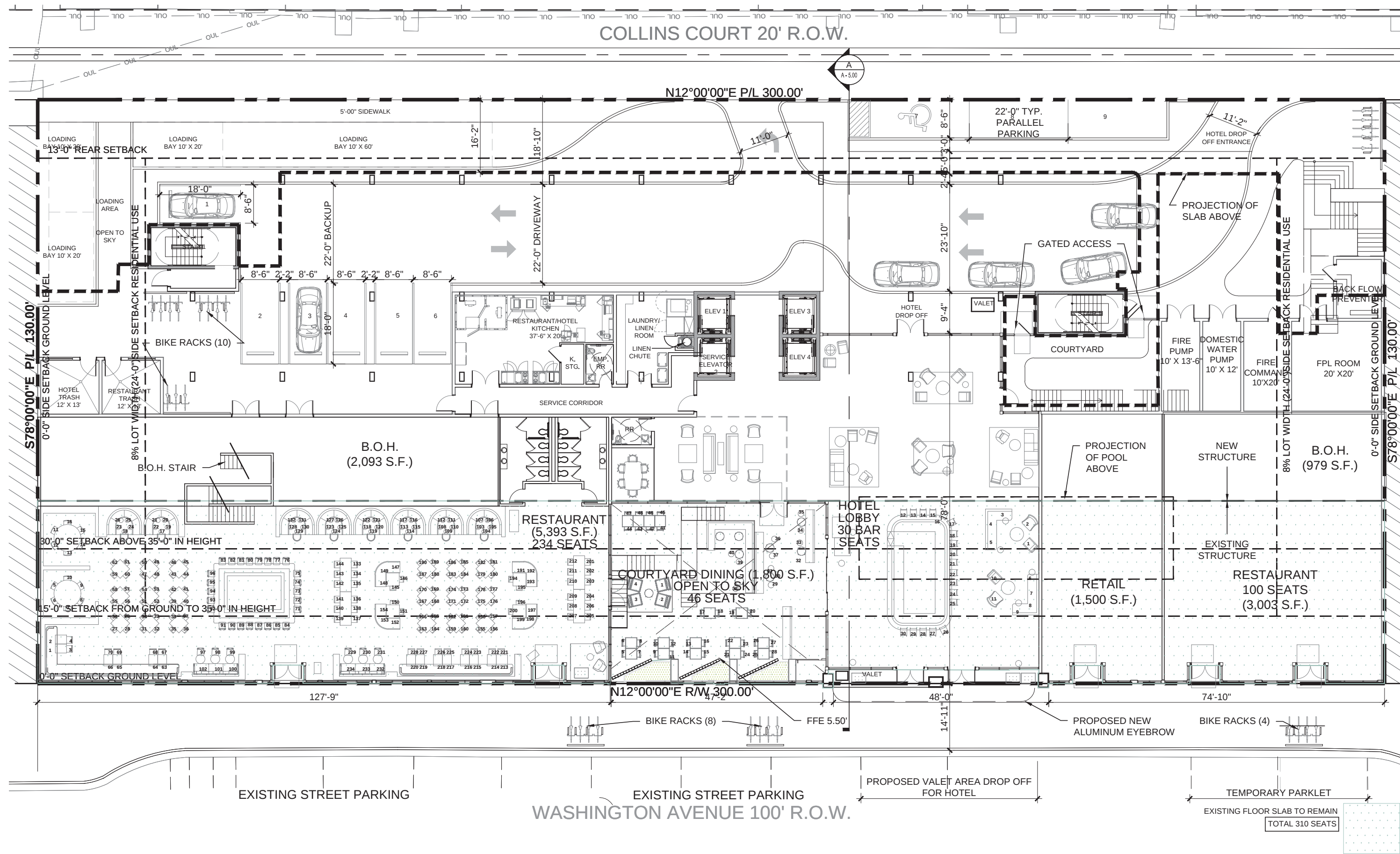
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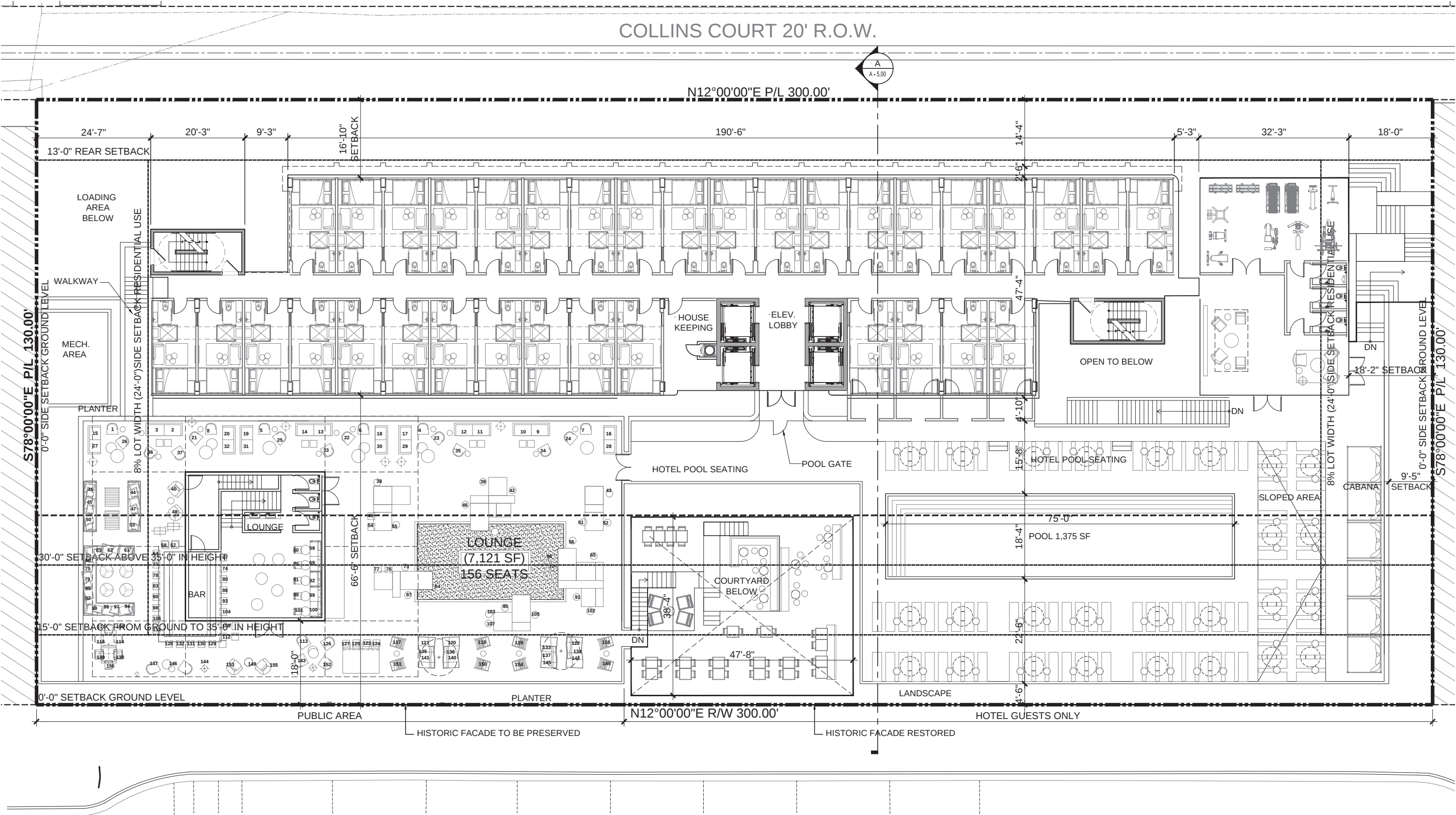
Planning Board Submission  
**RENDERING: COURTYARD FACADE**  
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07-01-2016  
**A 2.17**

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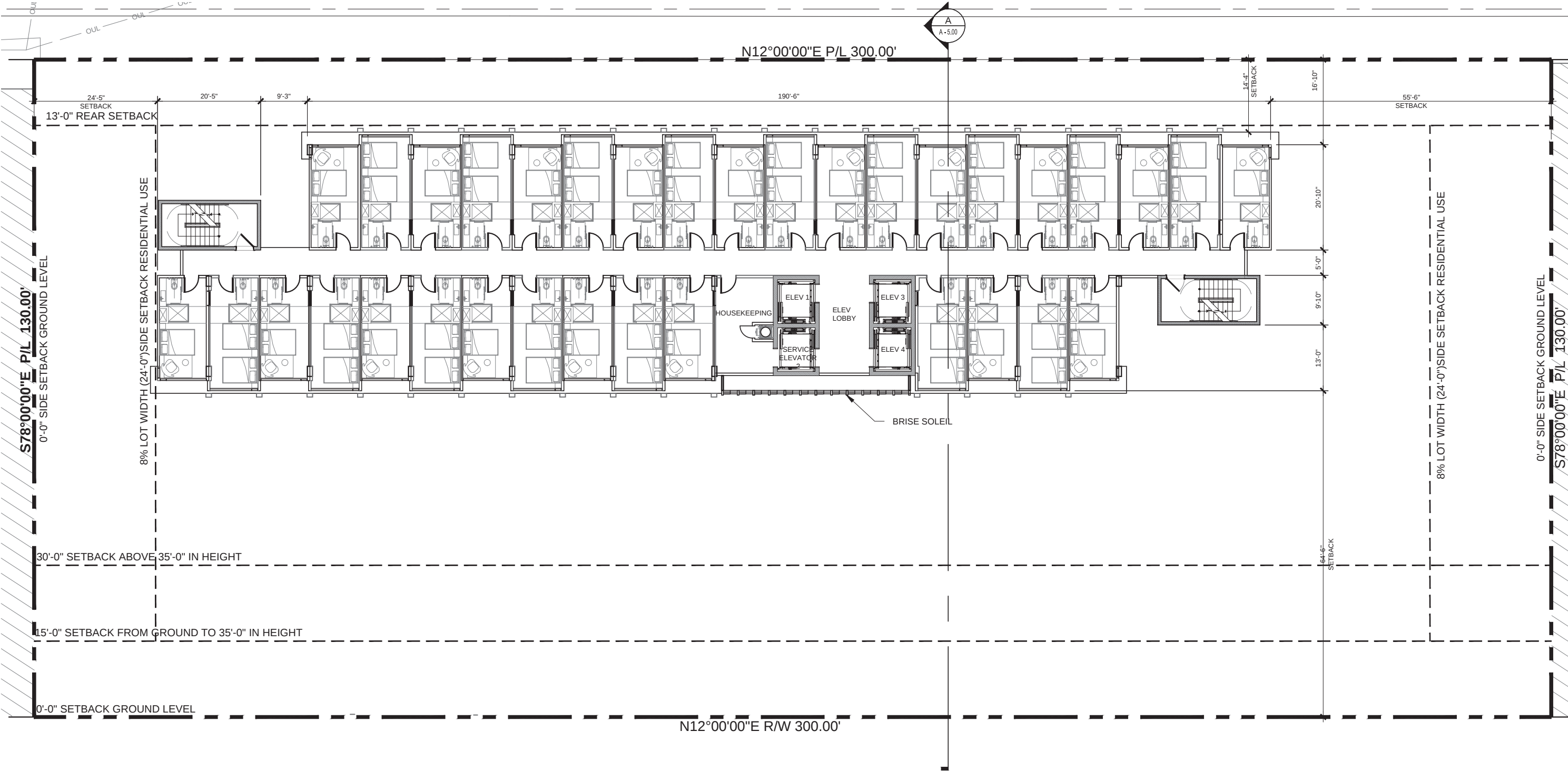
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|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1611</p> <p><b>moxy</b><br/>HOTELS</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURALFICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p><b>KOBI KARP</b></p> <p><b>ARCHITECTURE<br/>INTERIOR DESIGN<br/>PLANNING</b></p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>LEVEL 1 - GROUND FLOOR PLAN</b></p> <p>SCALE : 1" = 20'-0"<br/>07-01-2016</p> <p><b>A 3.00</b></p> |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

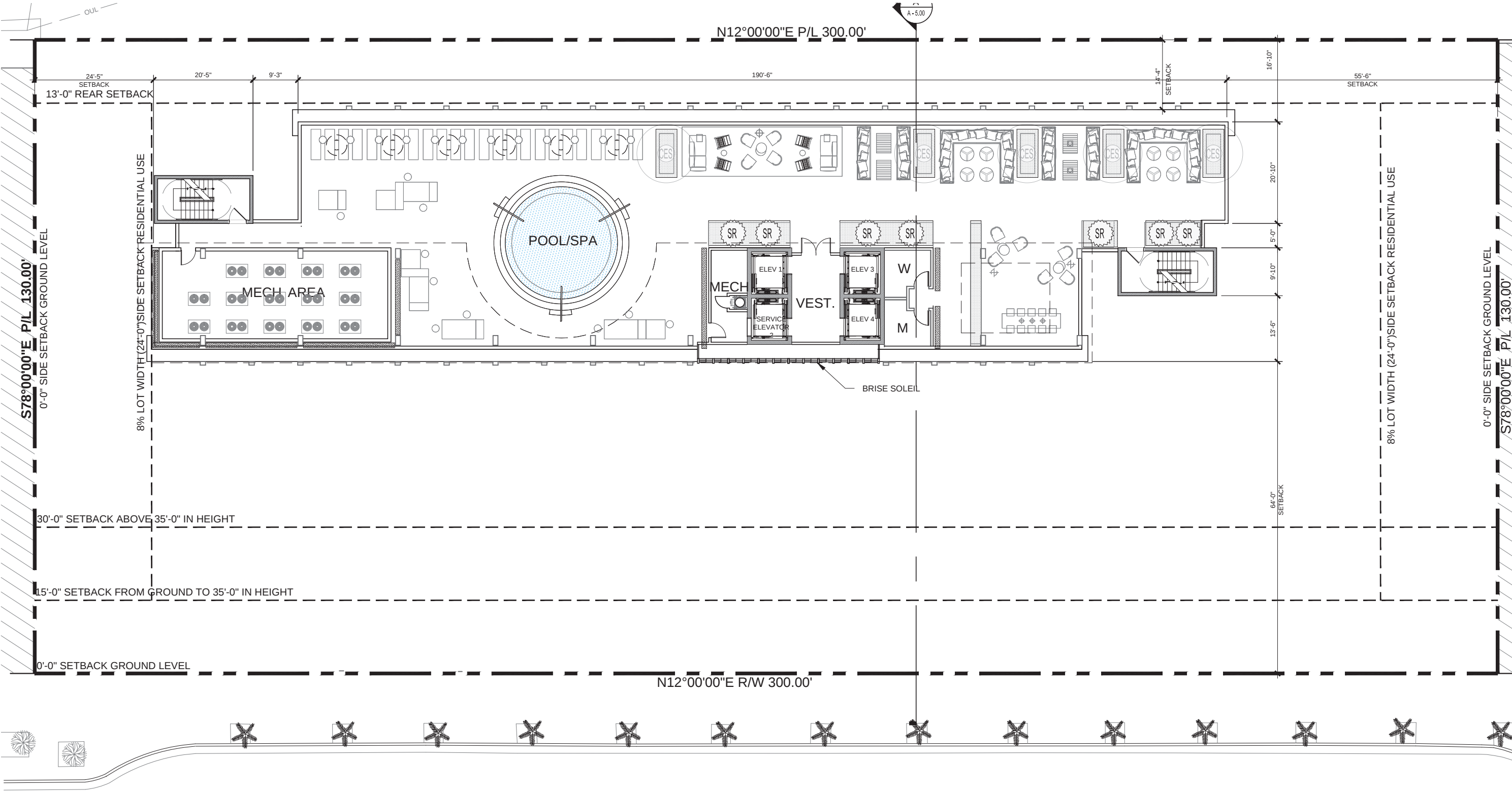


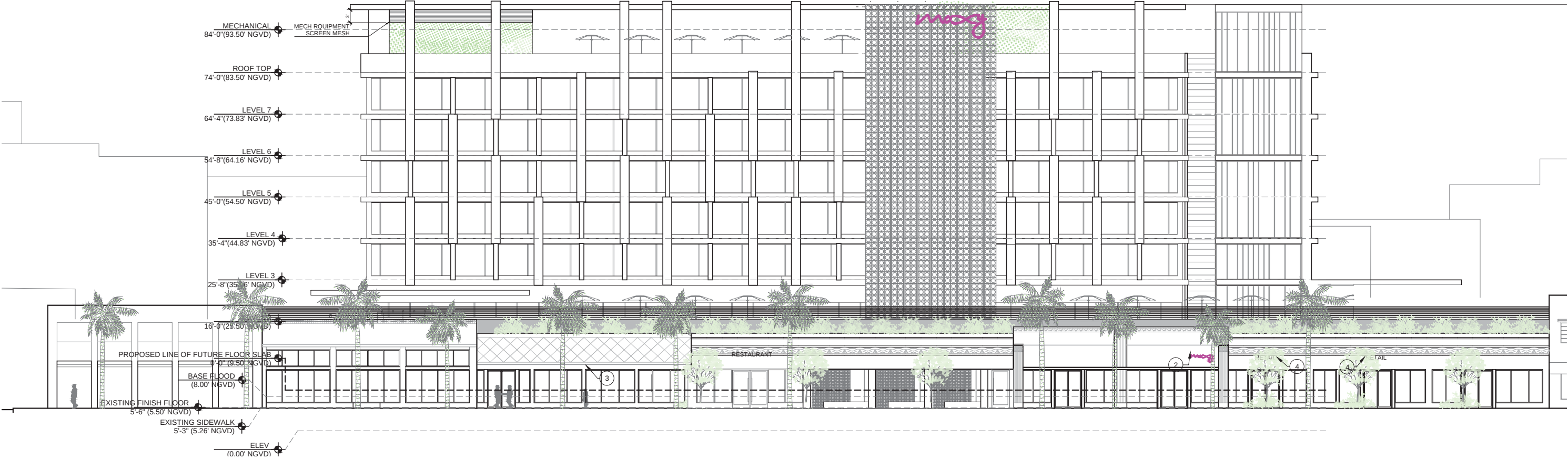
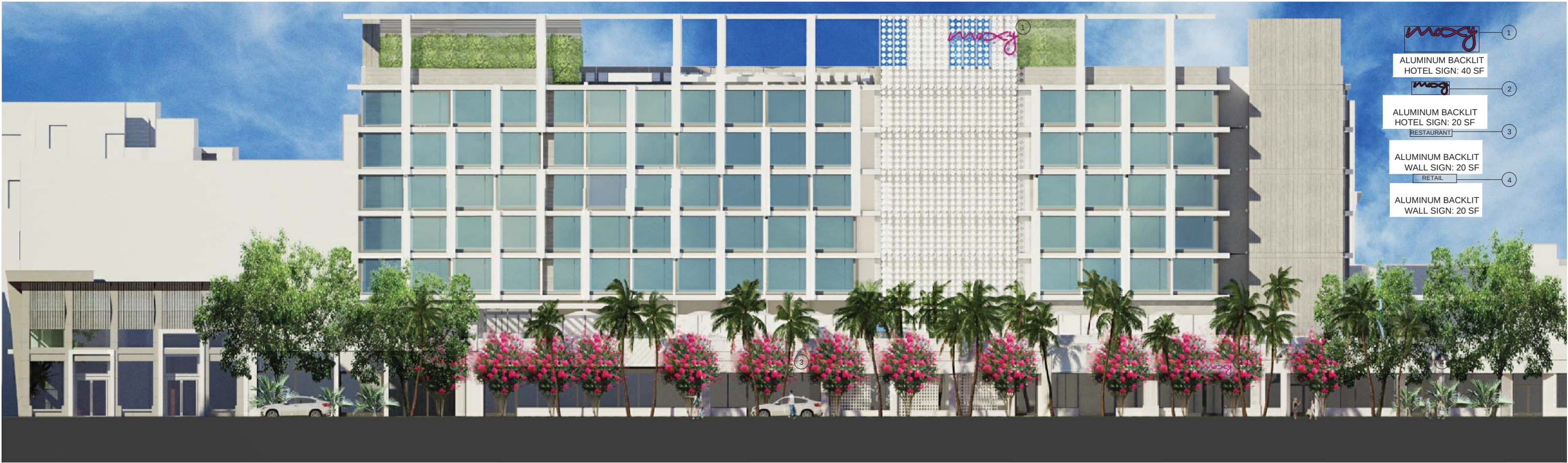
TOTAL 156 SEATS

|                                                    |                                                                                               |                                                                                                                  |                                                                                                                    |                                                                                                          |                                                                                                                                                                                                                                     |                                                                                                                    |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
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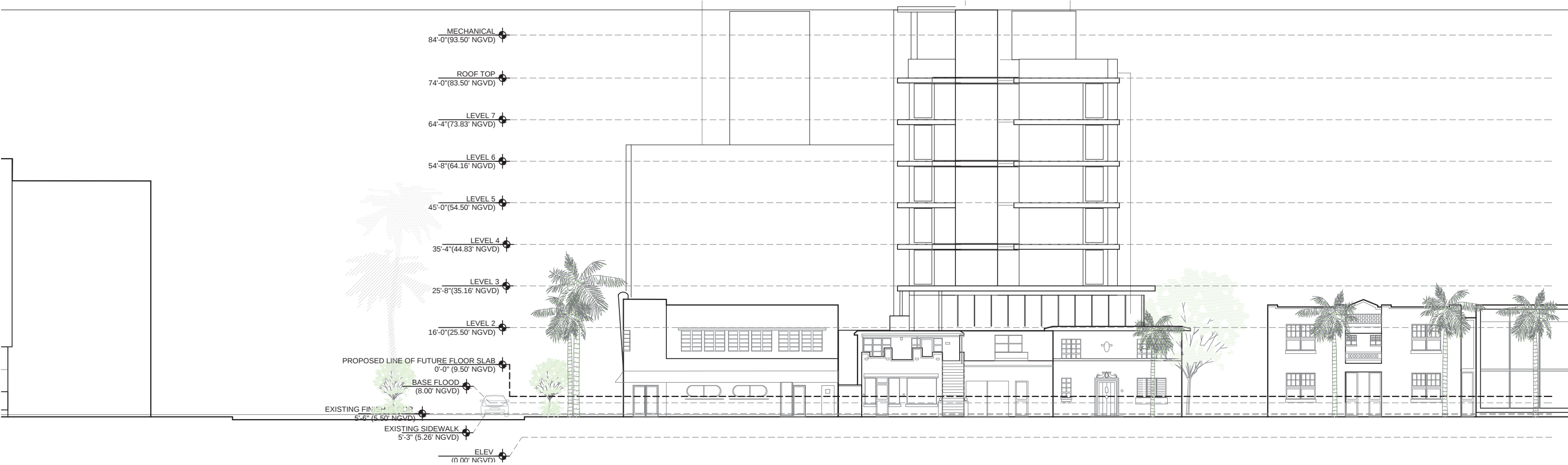






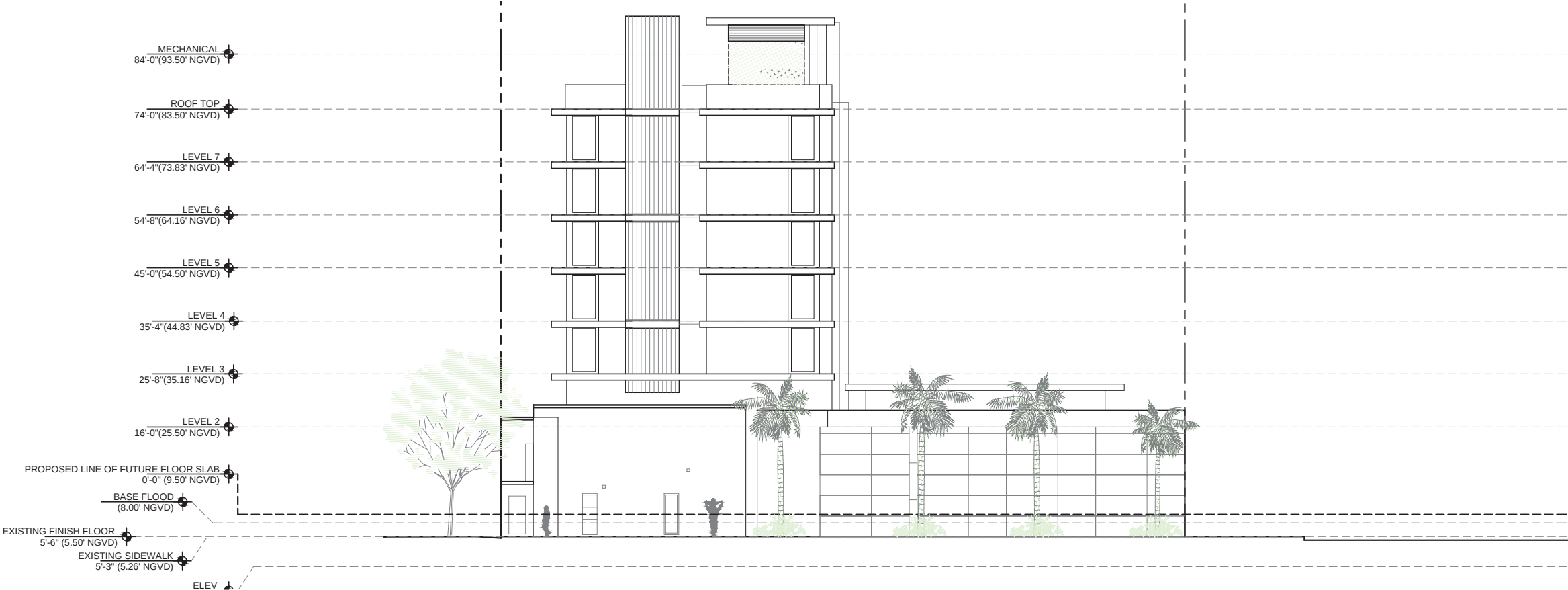
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|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
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| <p>1611</p> <p><b>moxy</b><br/>HOTELS</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURalfICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p>KOBI KARP</p> <p><b>ARCHITECTURE</b><br/>INTERIOR DESIGN<br/>PLANNING</p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>PROPOSED NORTH ELEVATION</b><br/>SCALE : 1" = 20'-0"<br/>07-01-2016</p> <p><b>A 4.01</b></p> |
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| <p>1611</p> <p><b>moxy</b><br/>HOTELS</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURALFICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p><b>KOBI KARP</b></p> <p><b>ARCHITECTURE</b><br/>INTERIOR DESIGN<br/>PLANNING</p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>PROPOSED SOUTH ELEVATION</b></p> <p>SCALE : 1" = 20'-0"</p> <p>07-01-2016</p> <p><b>A 4.02</b></p> |
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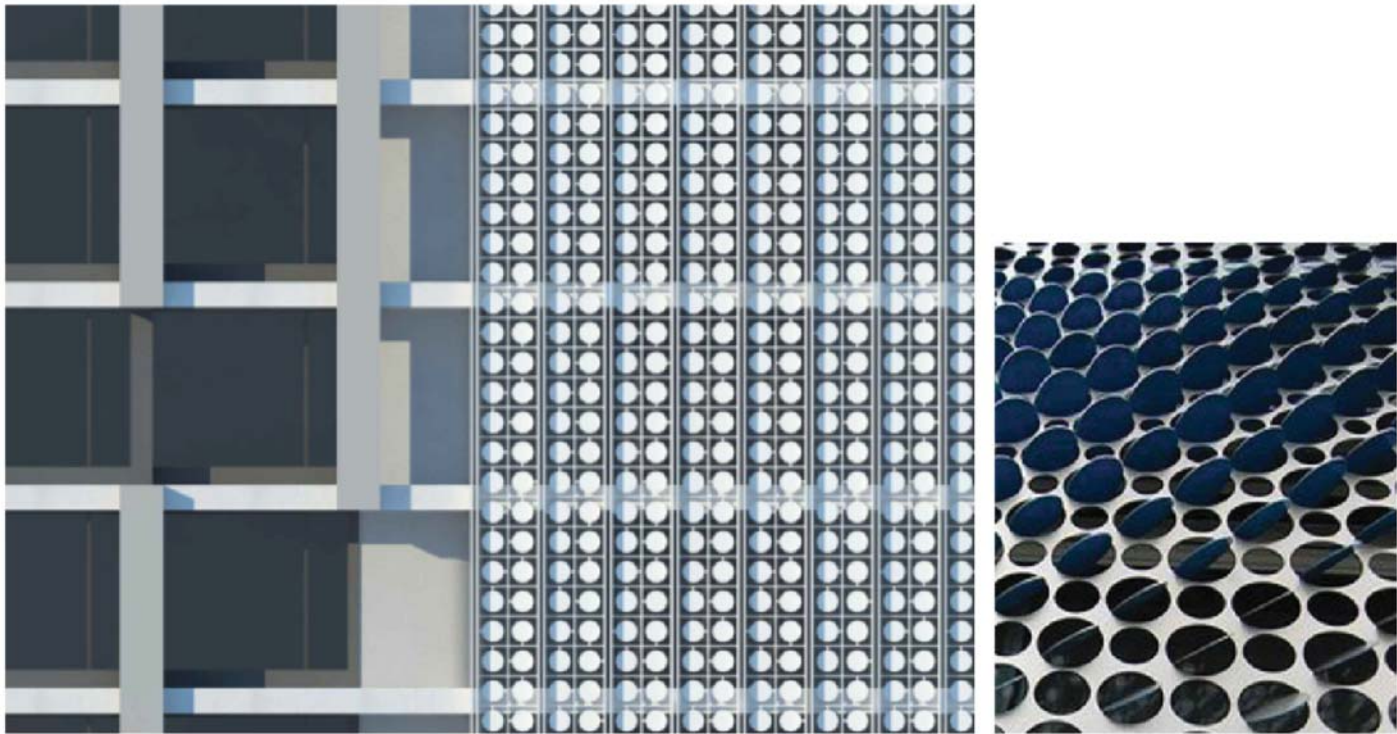
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| <p>1611</p> <p><b>moxy</b><br/>HOTELS</p> <p>915 Washington Avenue<br/>Miami Beach, FL 33139</p> | <p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue<br/>New York, NY 10022<br/>O: 212.616.9969</p> | <p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West<br/>New York, NY 10003<br/>O: 212.463.0334</p> | <p>LANDSCAPE DESIGNER</p> <p><b>NATURALFICIAL</b></p> <p>P.O. Box 330185<br/>Coconut Grove, FL 33233<br/>O: 305.321.2341</p> | <p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street<br/>New York, NY 10001<br/>O: 212.674.6500</p> | <p><b>KOBI KARP</b></p> <p><b>ARCHITECTURE</b><br/>INTERIOR DESIGN<br/>PLANNING</p> <p>2915 Biscayne Boulevard, Suite 200<br/>Miami, Florida 33137<br/>O: 305.573.1818<br/>F: 305.573.3766</p> <p>AIA ASID NCARB<br/>License #AR0012578<br/>WWW.KOBIKARP.COM</p> | <p>Planning Board Submission</p> <p><b>PROPOSED EAST ELEVATION</b></p> <p>SCALE : 1" = 20'-0"<br/>07-01-2016</p> <p><b>A 4.03</b></p> |
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**BUILDING SCREENING**  
Metal Screen



**METAL SCREEN**  
Exterior Close-up

**METAL SCREEN**  
Reference Image

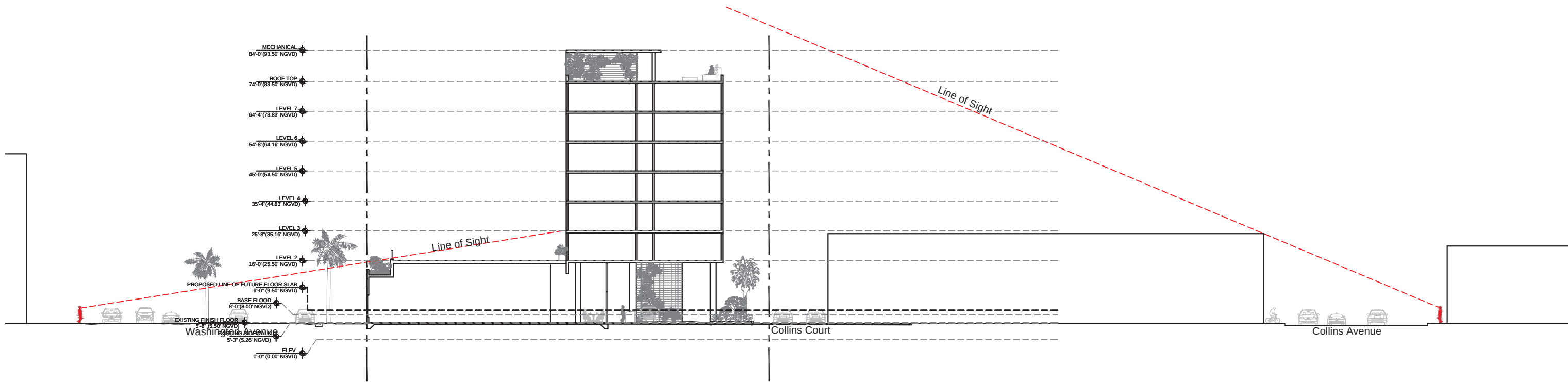


**VIEW UPWARD FROM COURTYARD**



**VIEW FROM INTERIOR LIFT LOBBY**





1611



915 Washington Avenue  
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185  
Coconut Grove, FL 33233  
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street  
New York, NY 10001  
O: 212.674.6500

KOBI KARP



ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766

AIA ASID NCARB  
License #AR0012578  
WWW.KOBIKARP.COM

Planning Board Submission

Line of Sight Section

SCALE : 1" = 20'-0"

07-01-2016



A 5.01

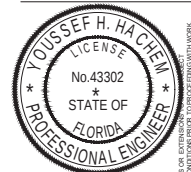
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| △            | DATE  | REVISION |  |
| DWG. TITLE   |       |          |  |
| SCALE        |       |          |  |
|              |       | AS SHOWN |  |
| BY           | CHK'D |          |  |
| CQ           | YHH   |          |  |
| PROJECT NO.  |       | H161280  |  |
| DATE         |       | 06/17/16 |  |
| SHEET NUMBER |       |          |  |
| <b>S-1.0</b> |       |          |  |



YOUSSEF HACHEM  
CONSULTING ENGINEERING, INC.  
CA 26553

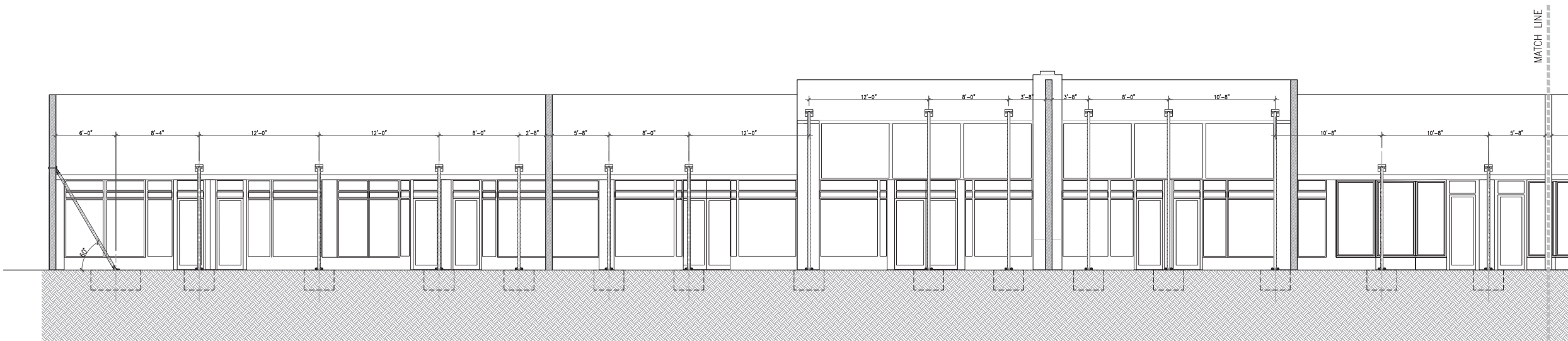
99 NW 27TH AVE  
MIAMI, FL 33125  
TEL (786) 287-8120  
FAX (305) 969-9453  
www.yhengineering.com



YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

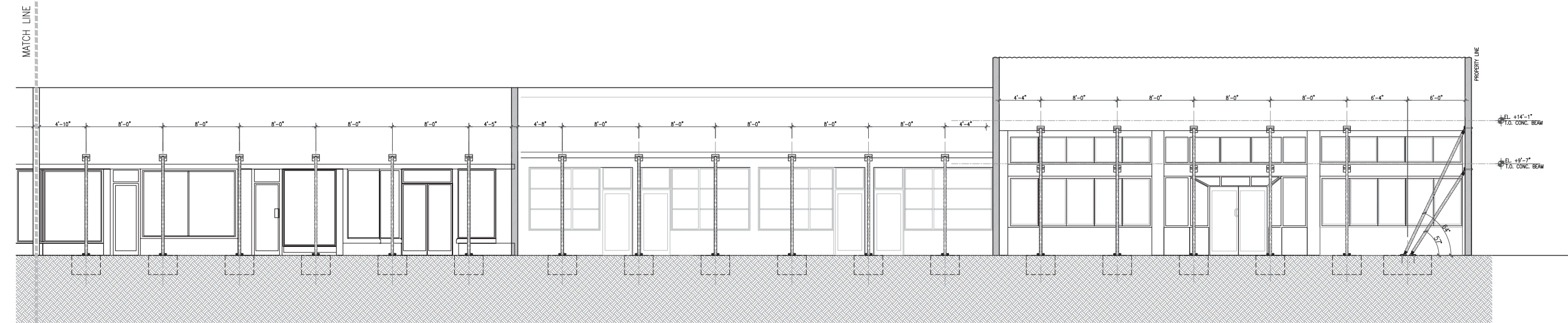
MOXY HOTEL  
915 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA, 33139

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SECTION 2/S-1.0

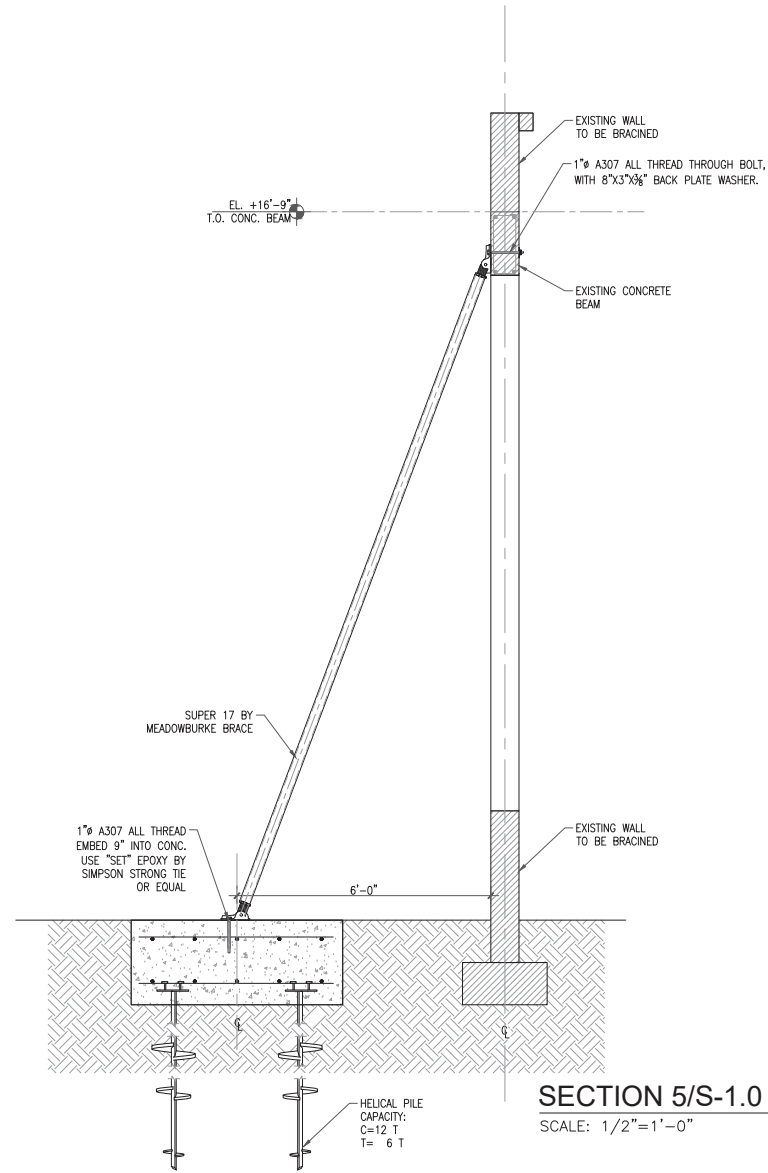
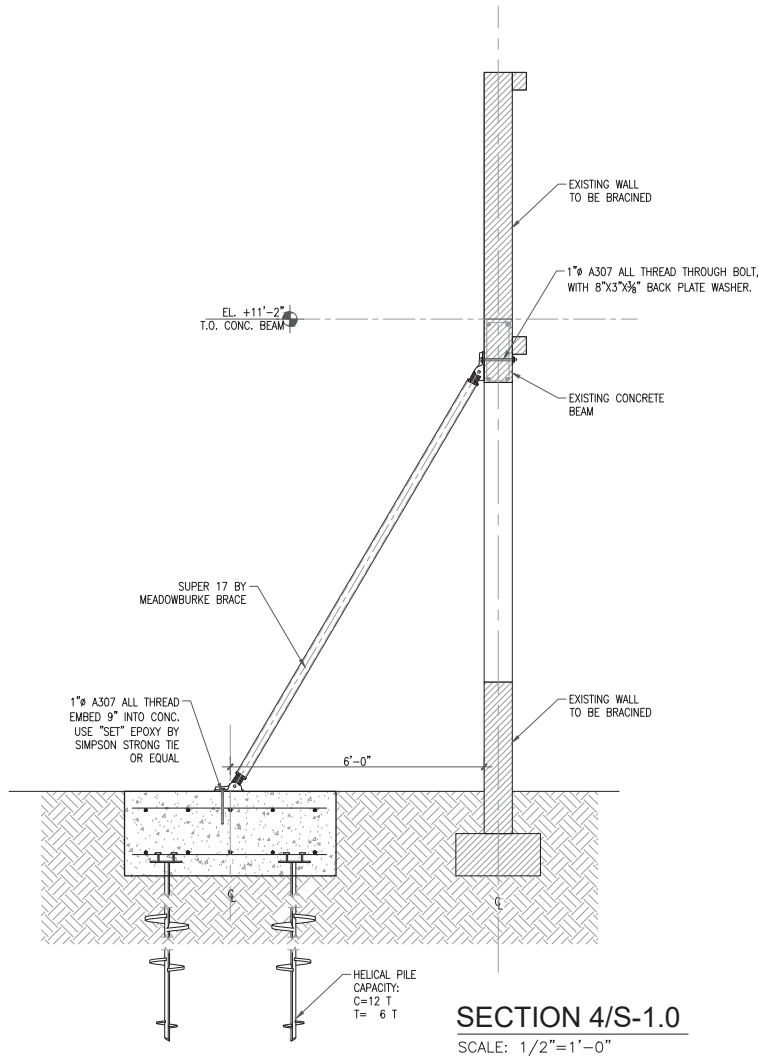
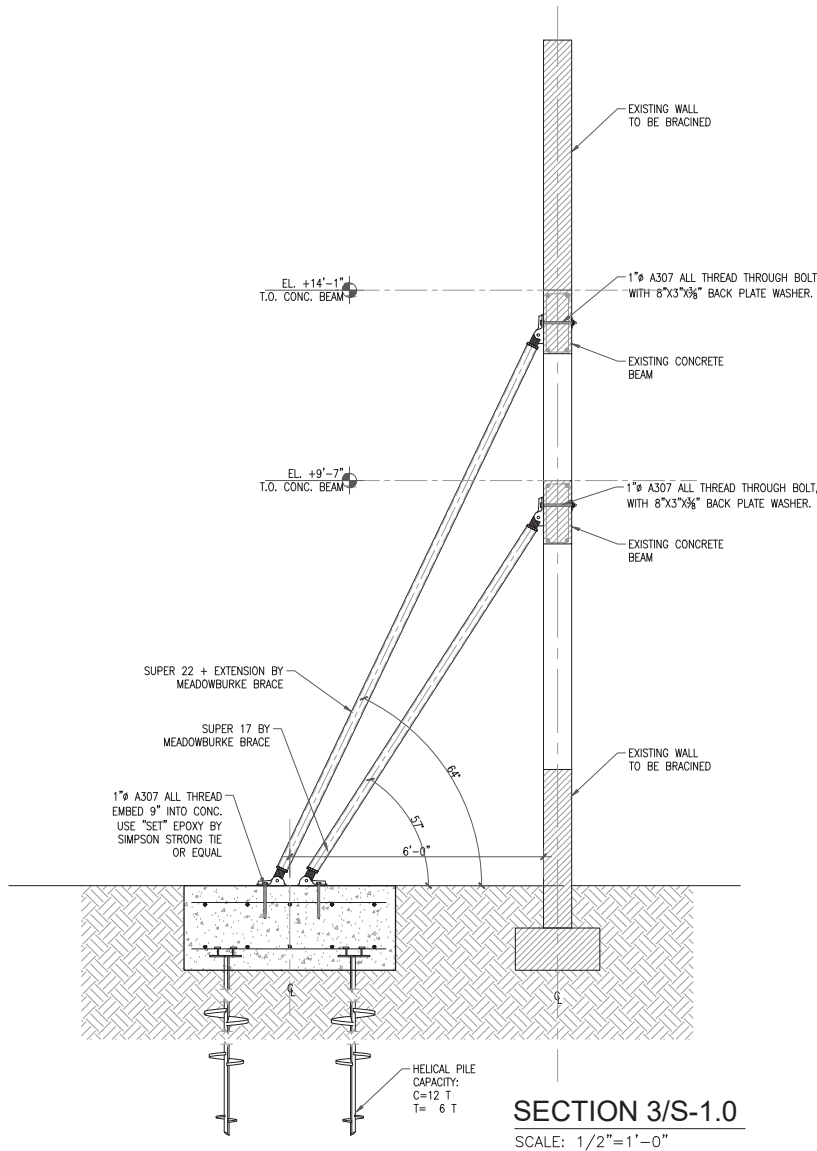
SCALE: 3/16"=1'-0"



SECTION 1/S-1.0

SCALE: 3/16"=1'-0"

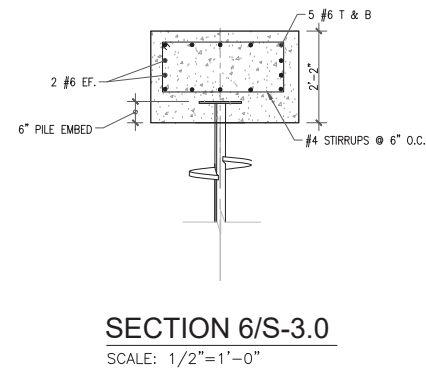
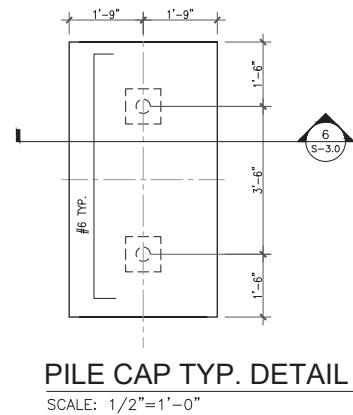
| DATE         | REVISION |
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|              |          |
| DWG. TITLE   |          |
| SCALE        |          |
| BY AS SHOWN  |          |
| CQ YHH       |          |
| PROJECT NO.  |          |
| H161260      |          |
| DATE         |          |
| 06/17/16     |          |
| SHEET NUMBER |          |
| S-2.0        |          |



#### CONCRETE:

- CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (A.C.I. 315-LATEST EDITION).
- ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 306R-99).
- CONCRETE COVER:  
TO BE AS FOLLOWS:  

|         | BOTTOM | TOP    | SIDES  | FOOTING/PILES |
|---------|--------|--------|--------|---------------|
| CAPS    | 3"     | 2"     |        |               |
| BEAMS   | 1 1/2" | 1 1/2" | 1 1/2" |               |
| COLUMNS | ---    | ---    | 1 1/2" |               |
| SLABS   | 3/4"   | 3/4"   | 1"     |               |
| WALLS   | ---    | ---    | 1 1/2" |               |
- NO ADMIXTURES PERMITTED WITHOUT THE REVIEW OF ARCHITECT / ENGINEER.
- FOR ALL CONCRETE TO BE PLACED IN SLABS (INCLUDING SLABS ON GRADE), THE SLUMP SHALL NOT EXCEED 4"; NO WAIVERS OF THIS REQUIREMENT SHALL BE CONSIDERED. SLUMP FOR OTHER CONCRETE SHALL NOT EXCEED 5".
- CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH ACHIEVED AT 28 DAYS AS FOLLOWS:  
 A. COLUMNS & FOOTINGS:  $f'_c = 3,000$  PSI  
 B. BEAMS:  $f'_c = 5,000$  PSI (U.O.N.) W/ W/C OF 0.4 MAX.
- TAKE ONE SET OF 5 CYLINDERS FOR EVERY FIFTY CUBIC YARDS OR FRACTION THEREOF FOR EACH CLASS OF CONCRETE POURED EACH DAY. FOLLOW ASTM STANDARDS FOR SAMPLING AND TESTING. TEST ONE CYLINDER AT 3 DAYS AND 7 DAYS AND 3 AT 28 DAYS. IF ONE OF THE TWO 28 DAYS TESTS FALLS BELOW SPECIFIED STRENGTH, TEST THE THIRD CYLINDER AT 56 DAYS. TAKE ONE SLUMP TEST (ASTM C143) FOR EACH SET OF TEST CYLINDERS CAST.
- NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TAMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.
- IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6" AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED IN NOTE 4 IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4-INCH PUMP. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END AND FOR CYLINDER TESTING AT DISCHARGE END.
- CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL. CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI 308R-LATEST EDITION. SUBMIT SIGNED & SEALED SHOP DWGS. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. OPENINGS WHERE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADES REQUIRING THE OPENING. PROVIDE CHAMFERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED ENOUGH STRENGTH TO SUPPORT ALL DEAD LOADS PLUS A MINIMUM OF 50 PSF OF ADDITIONAL CONSTRUCTION LOAD.
- SPECIFIED EXPANSION BOLTS SHALL BE OF THE SIZE INDICATED AND OF THE MAXIMUM EMBEDMENT LENGTH INTO THE CONCRETE. LEAD SHIELDS ARE NOT ACCEPTABLE. EXPANSION BOLTS SHALL NOT BE SUBSTITUTED FOR SPECIFIED ANCHOR BOLTS WITHOUT THE ENGINEER'S APPROVAL.



|              |          |
|--------------|----------|
| DATE         | REVISION |
| DWG. TITLE   |          |
| SCALE        | AS SHOWN |
| BY           | CHKD     |
| CQ           | YHH      |
| PROJECT NO.  | H161260  |
| DATE         | 06/17/16 |
| SHEET NUMBER | S-3.0    |

Youssef Hachem Consulting Engineering

June 17, 2016

Building Official  
City of Miami Beach  
1700 Convention Center Dr.  
Miami Beach, Florida 33139

RE: 915-955 Washington Ave  
Miami Beach, Florida 33139  
Demolition, Renovation, and bracing of the existing buildings

Dear Official:

We have inspected the buildings at the above mentioned addresses, the purpose of the inspection is to assess the structural condition of the buildings, the inspection was visual in nature. The Buildings inspected are as follows:

- 1- 915 Washington Ave including addresses 915-943 Washington Ave
- 2- 947 Washington Ave
- 3- 955 Washington Ave

The 915 building was built in 1936, the 947 building was built in building was built in 1942, and the 955 building was built in 1936. All buildings are one story retail structures. The Ground floor is a concrete slab on grade, the roofs are wood construction. The exterior walls are masonry walls with tie beams and columns.

The development plans call for new hotel building over six lots (folios 02-3234-008-1400, 1410, 1420) with the preservation of the historic facades. The buildings CMU walls are in good condition.

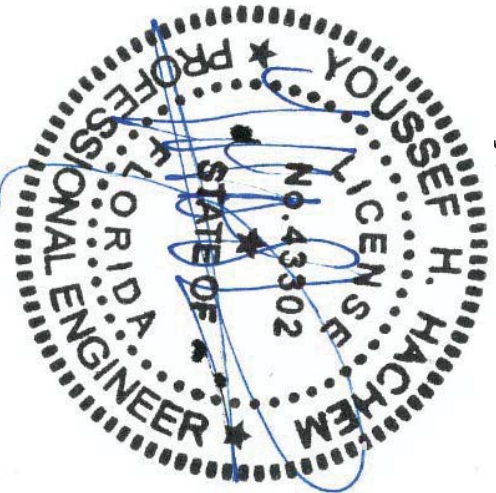
The following is the bracing procedure to support the building for the construction phase of the project development

1. Strip and remove all existing non-structural wall and ceiling finishes (stucco, plaster, drywall, etc.) to expose all masonry walls, concrete tie beams and tie columns.
2. Inspect all existing exposed concrete tie beams and columns. Any damaged concrete (cracking, spalling, etc.) and rusted reinforcing bars - will be repaired or replaced, so as to restore the elements to their original design strength and capacity.
3. Since the development plans call for preserving the West portion of the buildings' facades (fronting Washington Ave), helical piles and pile caps will be installed to brace the facades of the buildings from the inside of the existing stores.

4. Existing exterior masonry walls will be reinforced using vertical #5 rebars (continuous from the footing to the roof beams) spaced at 24" o.c., placed in grout/concrete filled block cells. This reinforcement will significantly add to the load capacity of the existing old masonry walls (to resist downward loads and lateral wind). This is so the walls will comply with the current requirements of the Florida Building Code, High velocity Hurricane Zone (HVHZ).
5. Attached are plans for the bracing of west wall of the buildings, the bracing can be adjusted, as needed when finishes are removed, and site conditions are exposed.
6. Please see listed below photos of interior roof elements

If you have any questions, please do not hesitate to contact us at 305-969-9423

Sincerely,



Youssef Hachem, PhD, P.E.  
FL. P.E. 43302



Roof of unit 933 Washington



Overall exterior west elevation view



overall exterior west elevation view