

LOCATION PLAN 

ARCHITECTURAL

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A1.00-B	OCCUPANCY LOAD
A1.00-C	OCCUPANCY LOAD
A1.00-D	OCCUPANCY LOAD
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1303

1 HOTEL & RESIDENCES

2341 COLLINS AVE  
MIAMI BEACH, FL 33139

SITE PLAN ENLARGED



A3.08

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2915 Biscayne Boulevard  
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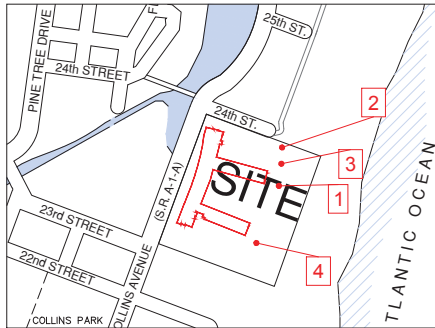


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KEY PLAN



EXISTING PHOTOGRAPHY

N.T.S.

1  
HOTEL & HOMES  
SOUTH BEACH

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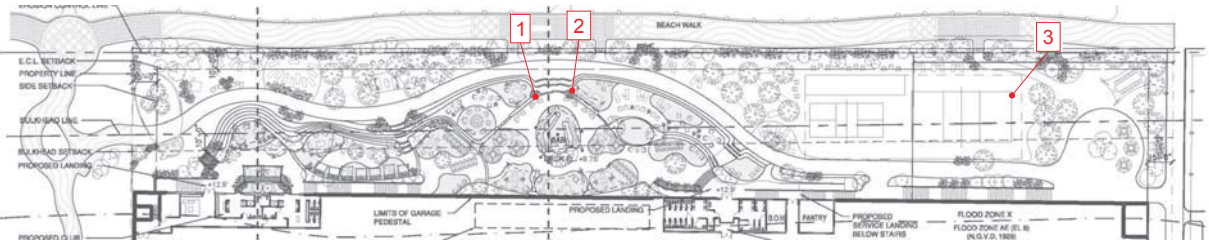
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MALCOLM BEING  
CONRAD, MIAMI, FLORIDA 33137  
TEL: 305.444.0900  
LANDSCAPE ARCHITECT  
EDSA, INC.  
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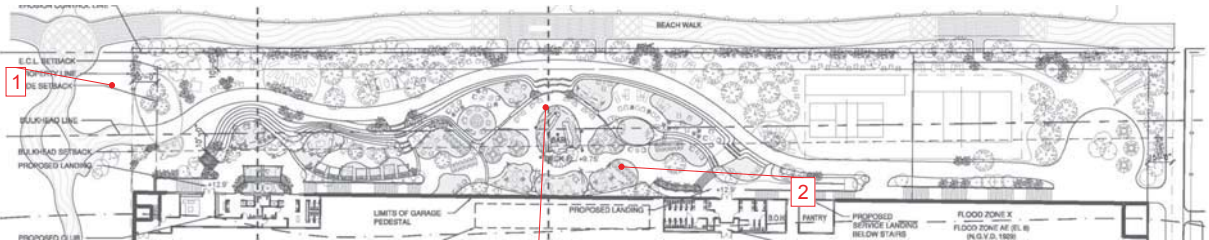
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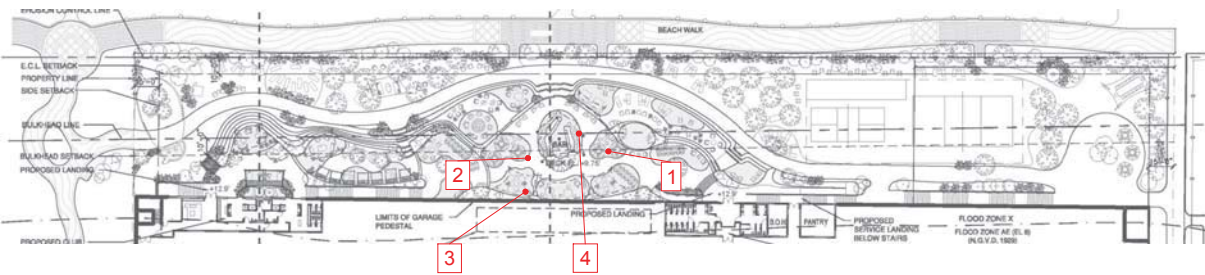
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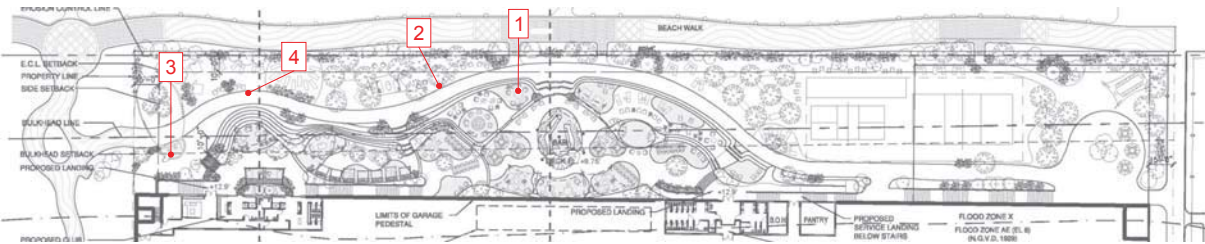
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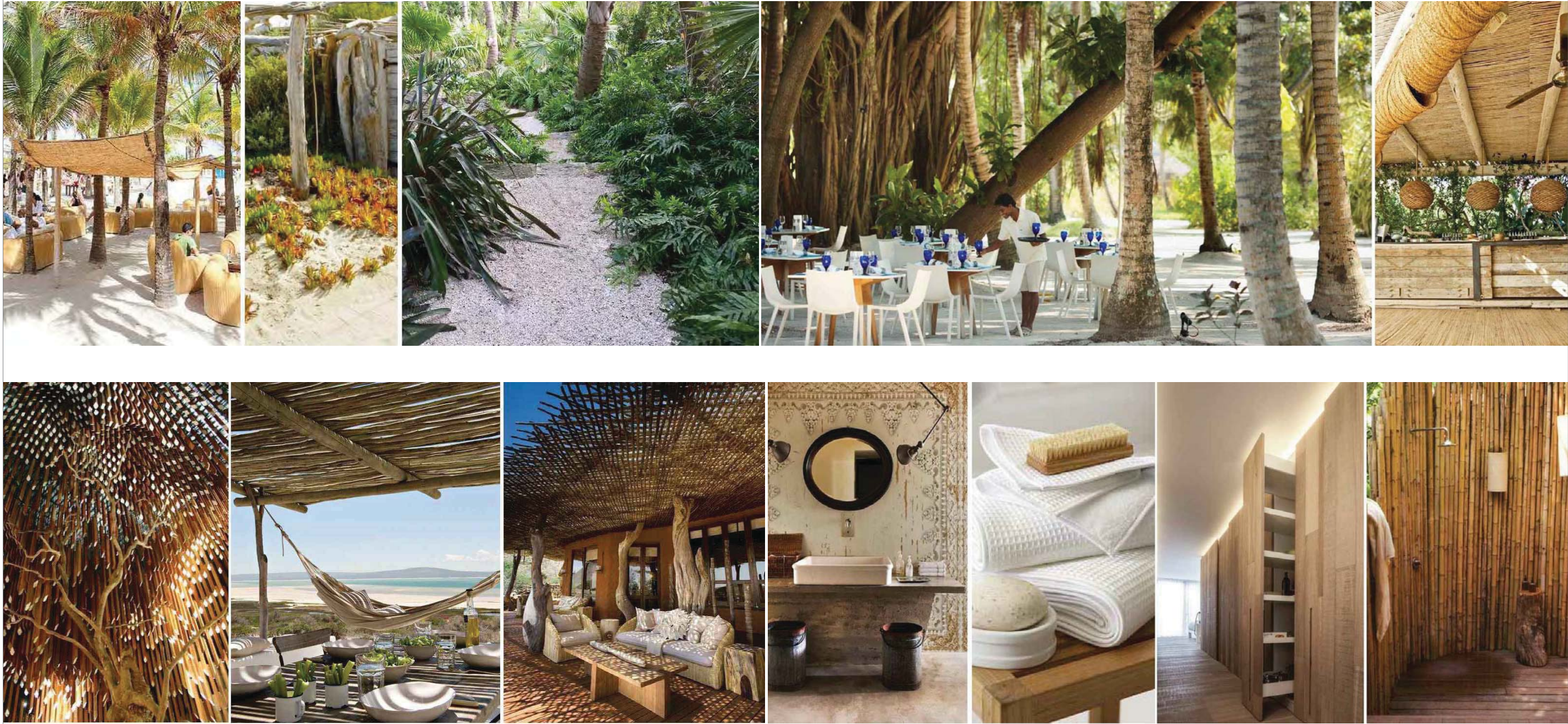


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4





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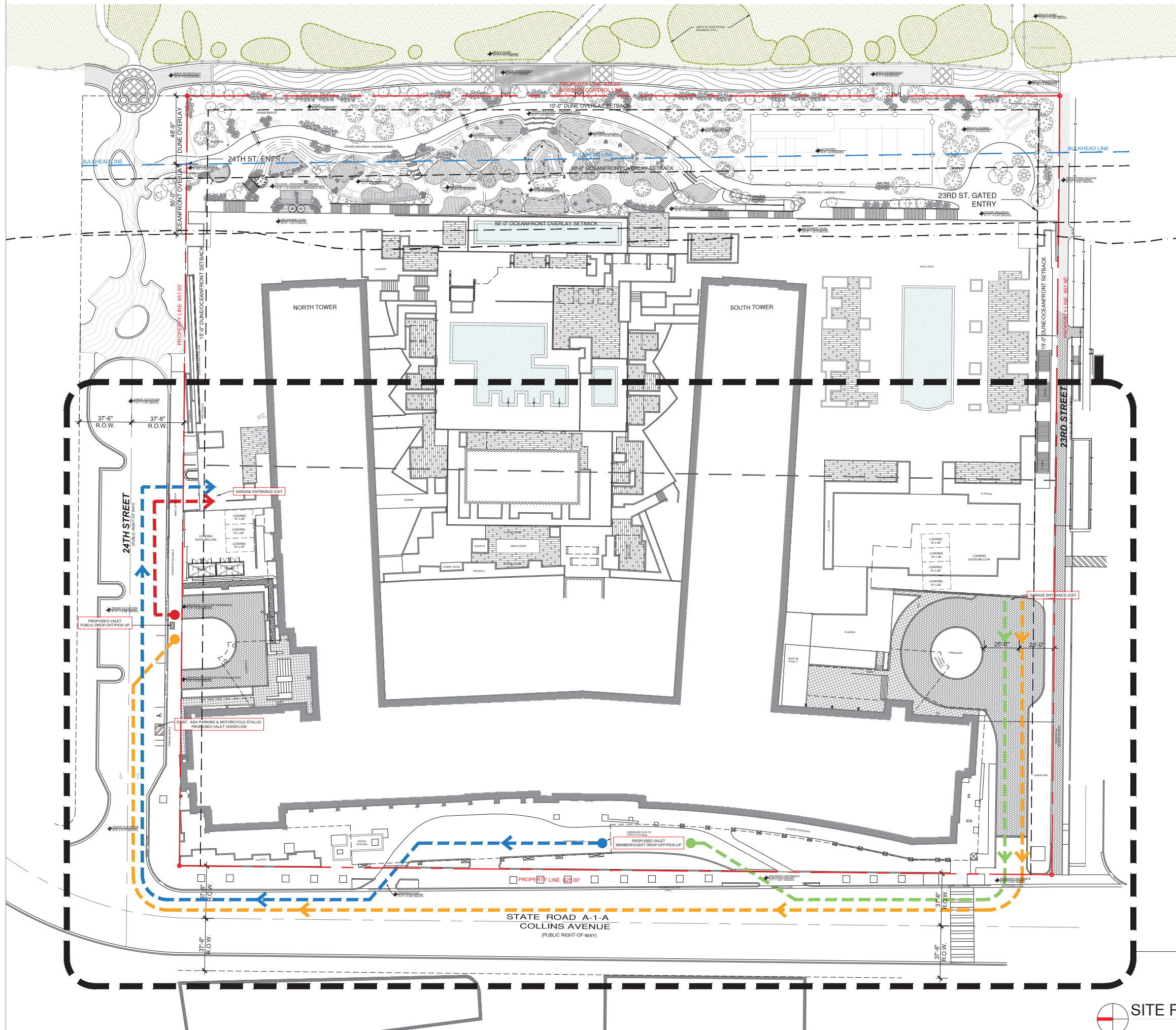
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INSPIRATIONAL IMAGES

N.T.S.







LEGEND - PROPOSED VALET ROUTING

- MEMBER/ GUEST DROP - OFF VALET ROUTE
- MEMBER/ GUEST PICK - UP VALET ROUTE
- PUBLIC DROP - OFF VALET ROUTE
- PUBLIC PICK - UP VALET ROUTE

1

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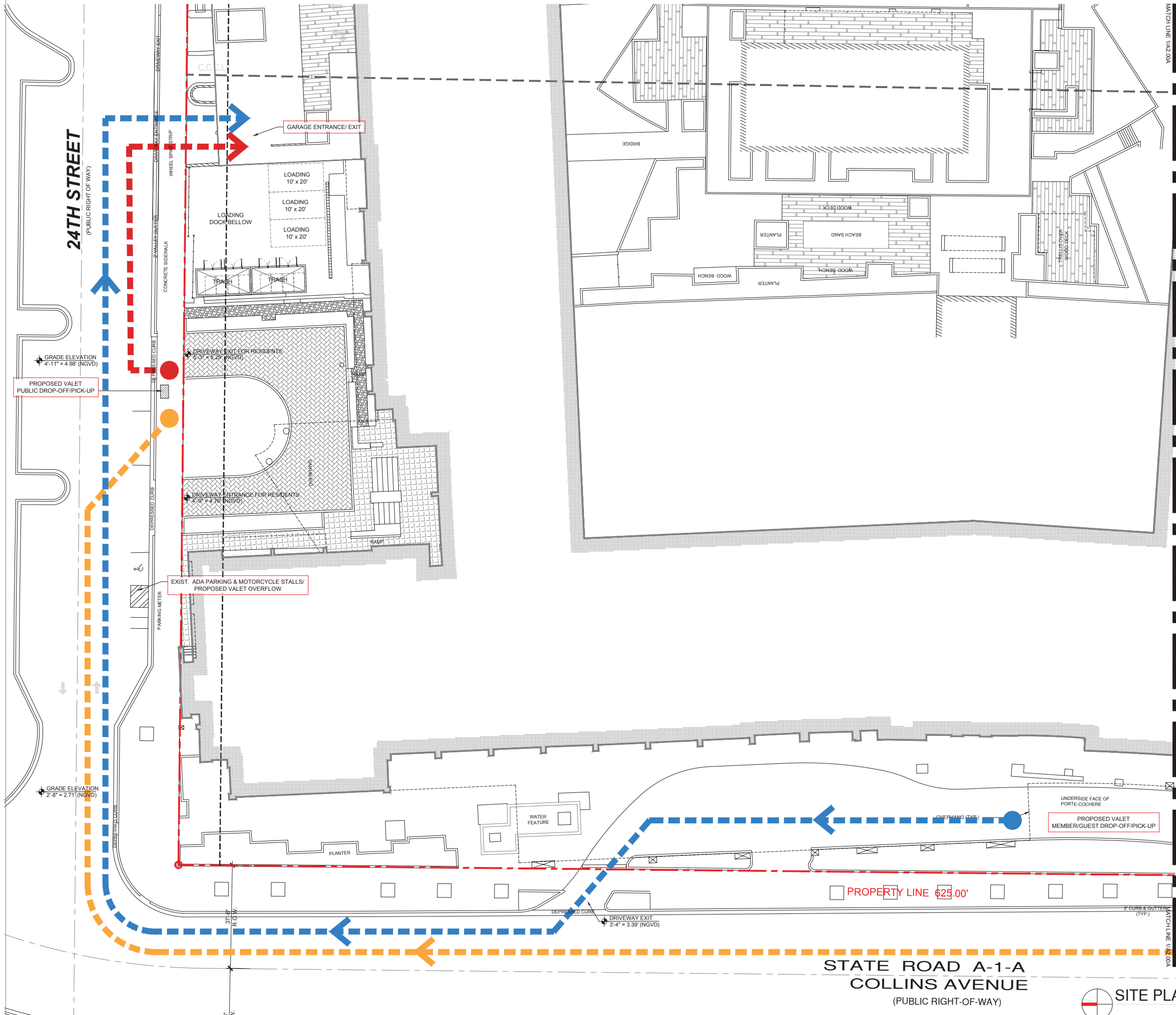
A2.00

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A2.01A/A2.01B

SITE PLAN OVERALL

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



LEGEND- PROPOSED VALET ROUTING

- MEMBER/ GUEST DROP - OFF VALET ROUTE
- MEMBER/ GUEST PICK - UP VALET ROUTE
- PUBLIC DROP - OFF VALET ROUTE
- PUBLIC PICK - UP VALET ROUTE

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HOTEL & HOMES  
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ENLARGED

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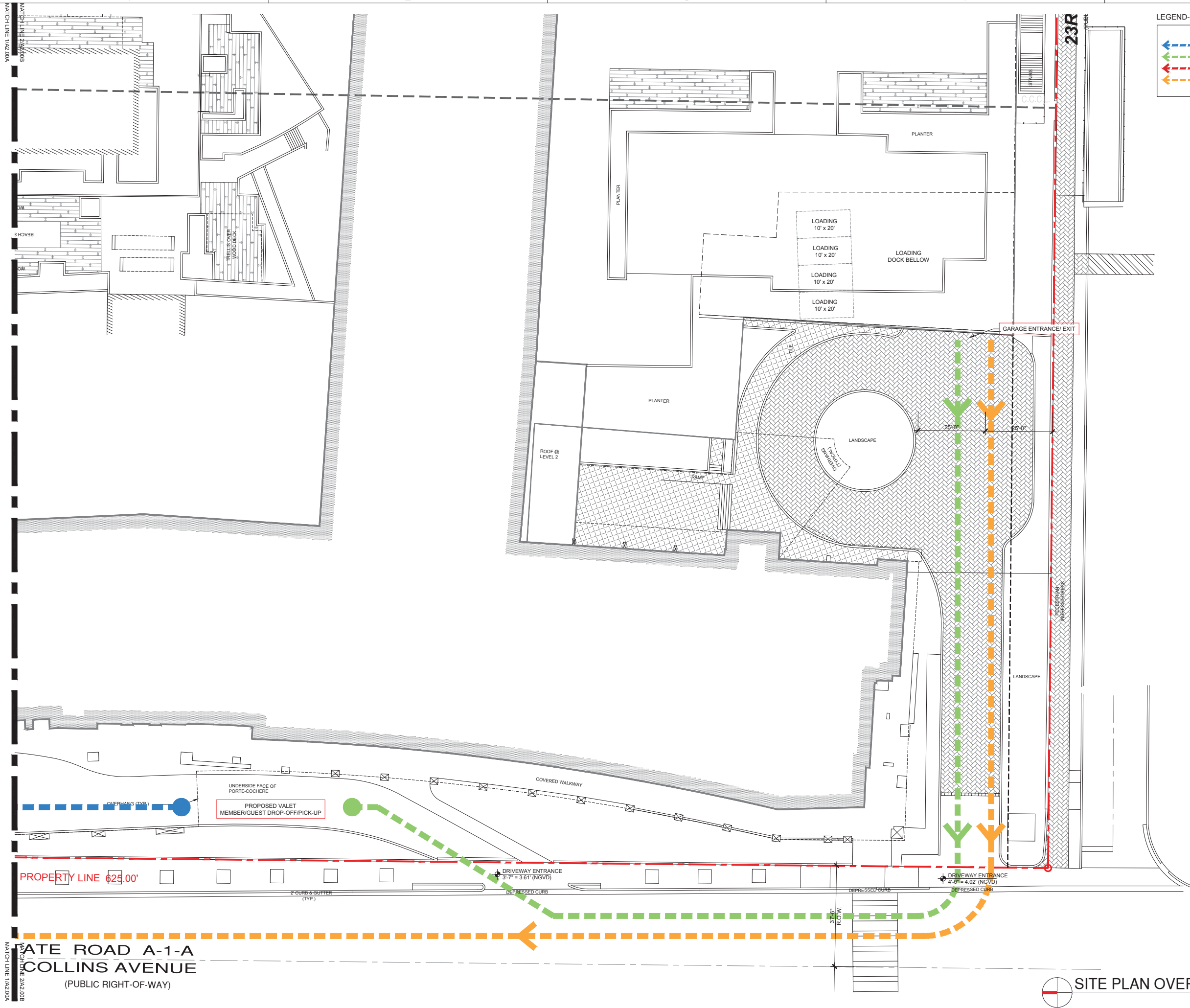
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**A2.00A**

**SITE PLAN OVERALL- ENLARGED**  
SCALE: 1/32"=1'-0"



LEGEND- PROPOSED VALET ROUTING

- MEMBER/ GUEST DROP - OFF VALET ROUTE
- MEMBER/ GUEST PICK - UP VALET ROUTE
- PUBLIC DROP - OFF VALET ROUTE
- PUBLIC PICK - UP VALET ROUTE

1

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SOUTH BEACH

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ENLARGED

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A2.00B

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

SITE PLAN OVERALL - ENLARGED

ATLANTIC OCEAN

BEACH

BEACH DUNE

VARIANCES REQUIRED:

- STRUCTURES/DECKS WITHIN THE 10' OCEANFRONT SETBACK FROM BULKHEAD LINE

1

HOTEL & HOMES  
SOUTH BEACH

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SITE PLAN  
BEACH CLUB

INTERIOR DESIGN  
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MIAMI BEACH, FLORIDA 33139  
TEL: 305.444.0900

EoA

EDSA

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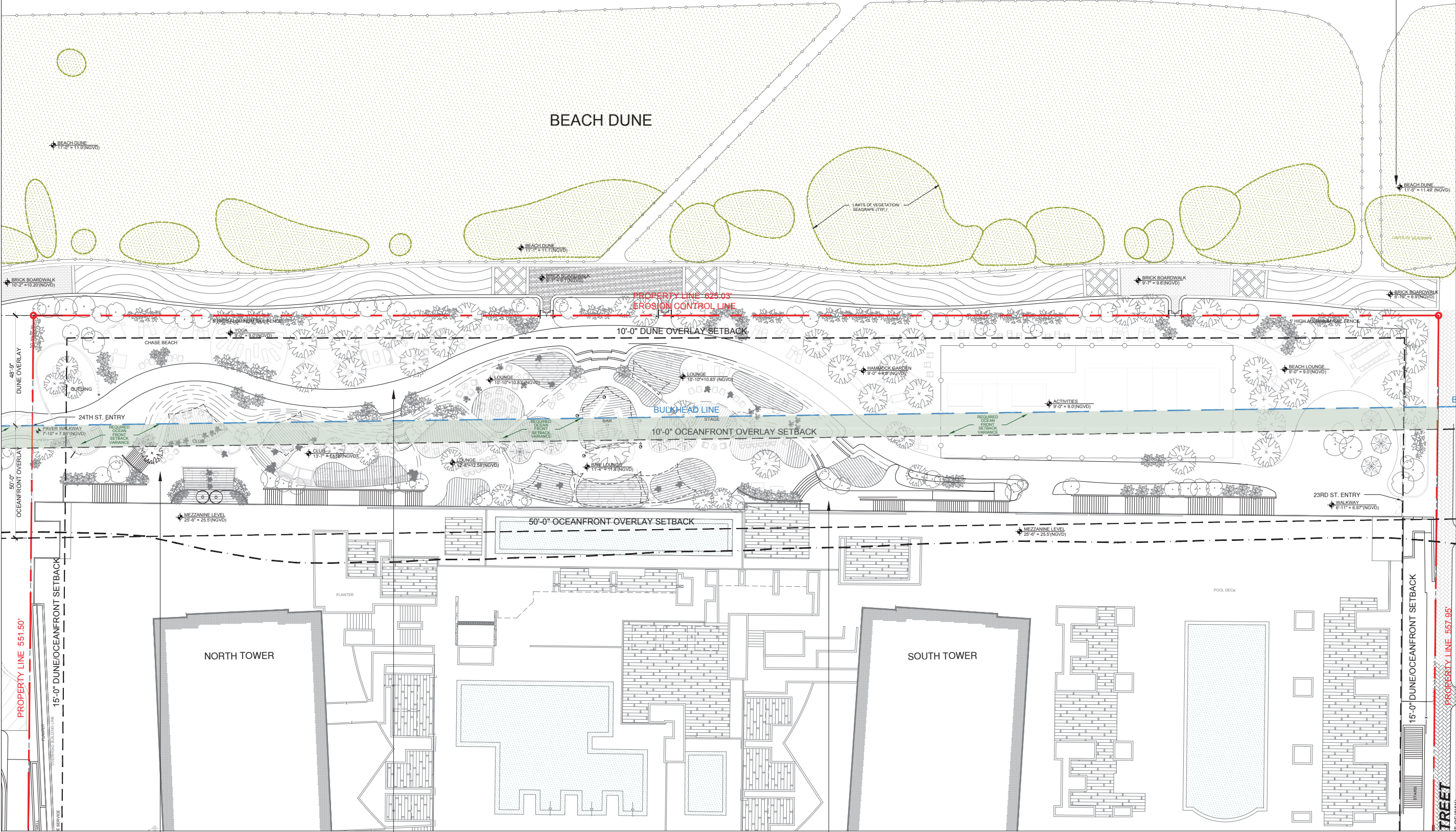
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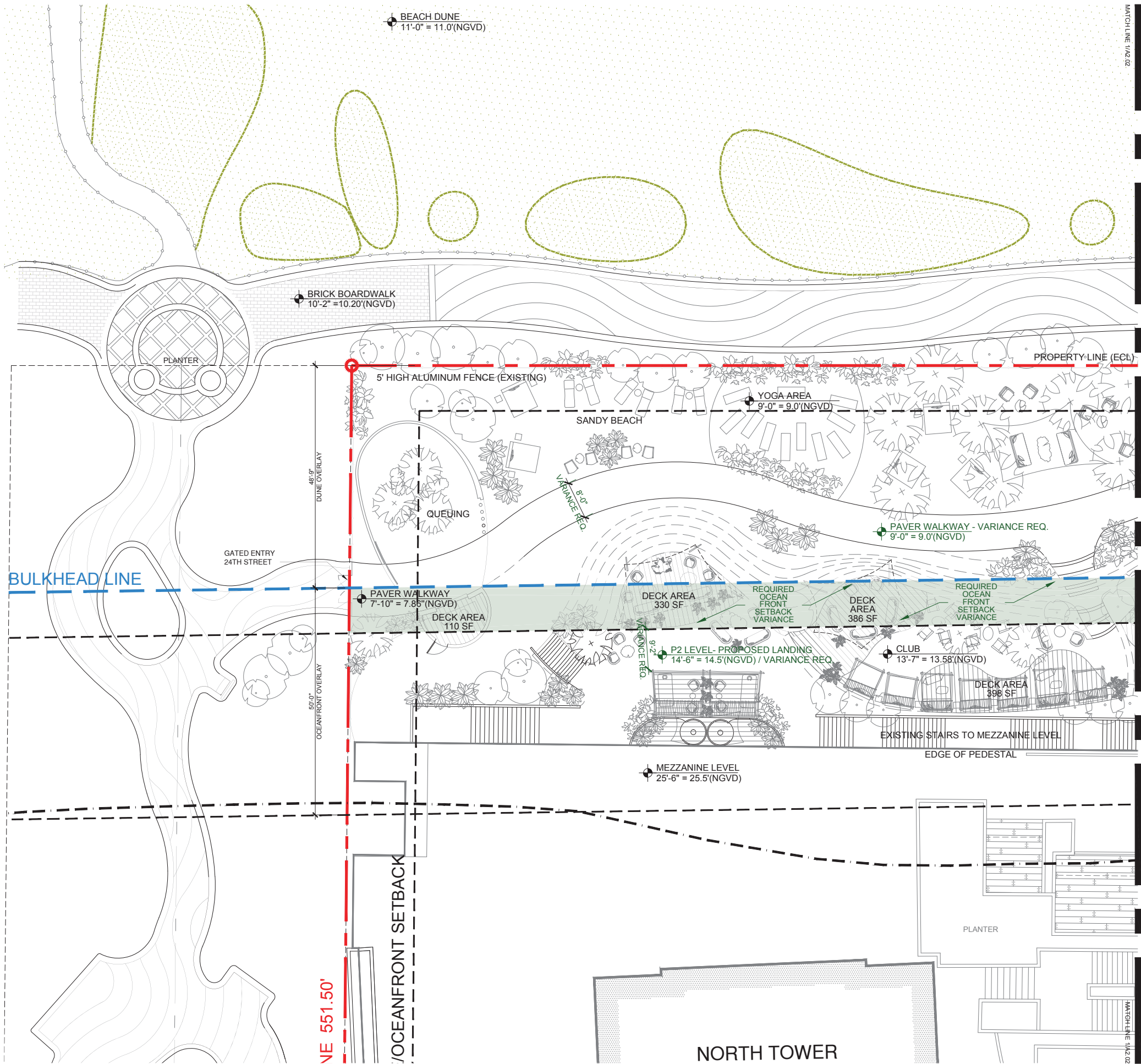
FINISH FLOOR LEVEL (VARIANCE REQUIRED)

WALKWAY- WIDTH AND MATERIAL (VARIANCE REQUIRED)

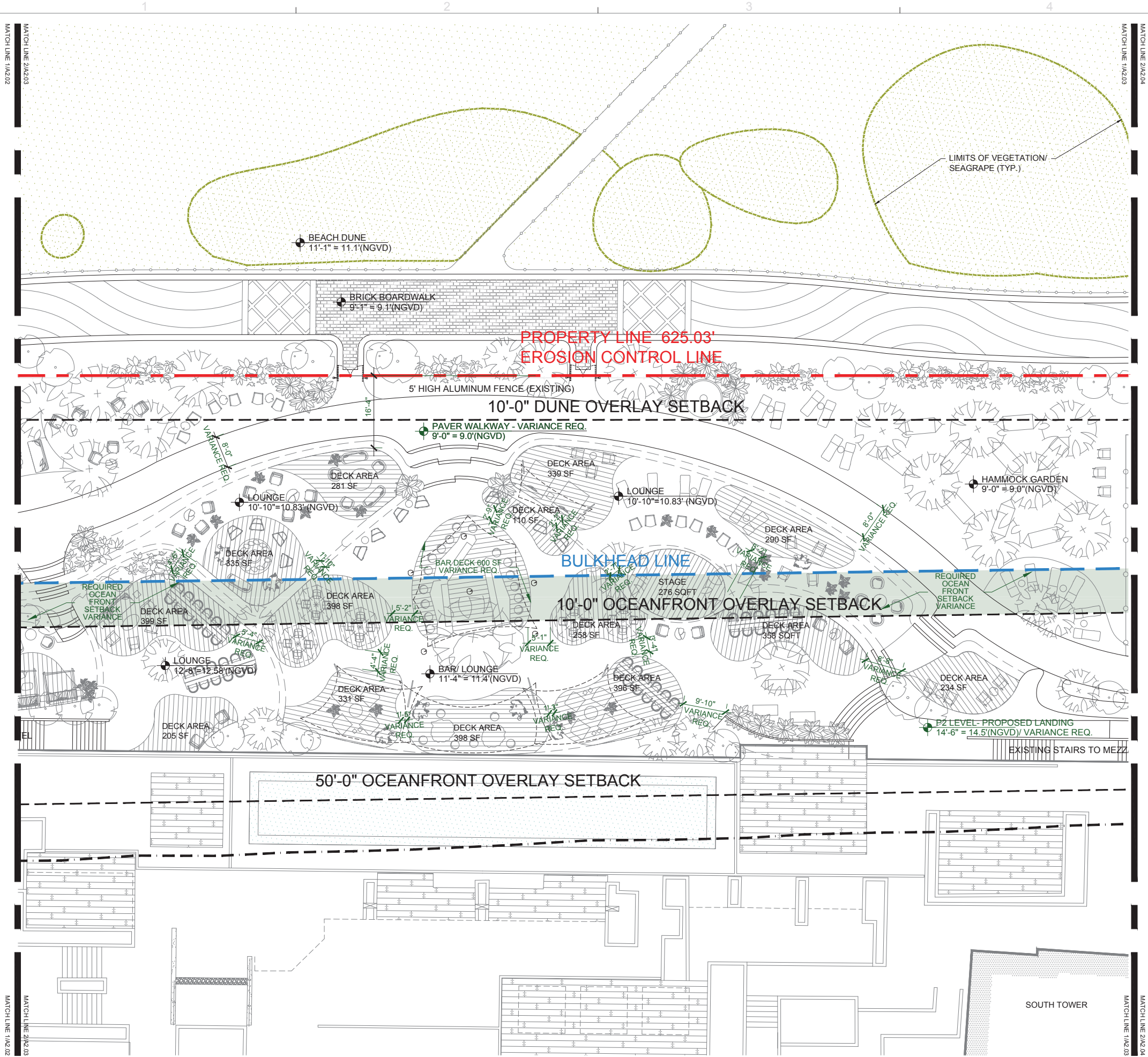
FINISH FLOOR LEVEL (VARIANCE REQUIRED)

SITE PLAN - BEACH CLUB

SCALE: 1"=40'



- VARIANCES REQUIRED:**
- PROPOSED LANDING/DECK AT 14.5 NGVD TO MATCH P2 LEVEL / TO ALLOW ACCESS TO BEACH CLUB RESTROOMS & STORAGE AREAS (0'-6" ABOVE THE ALLOWED 2.5' FROM 11.49 NGVD/ HIGHEST ELEVATION OF THE DUNES)
  - 8' WALKWAY
  - WALKWAY WITH PAVERS INSTEAD OF WOOD DECKING
  - STRUCTURES/DECKS WITHIN THE 10' OCEANFRONT SETBACK FROM BULKHEAD LINE
  - STRUCTURES/DECKS SEPARATED LESS THAN 10' (1'-3" TO 9'-2")



- VARIANCES REQUIRED:**
- PROPOSED LANDING/DECK AT 14.5 NGVD TO MATCH P2 LEVEL / TO ALLOW ACCESS TO BEACH CLUB RESTROOMS & STORAGE AREAS (0'-6" ABOVE THE ALLOWED 2.5' FROM 11.49 NGVD/ HIGHEST ELEVATION OF THE DUNES)
  - 8' WALKWAY
  - WALKWAY WITH PAVERS INSTEAD OF WOOD DECKING
  - STRUCTURES/DECKS WITHIN THE 10' OCEANFRONT SETBACK FROM BULKHEAD LINE
  - STRUCTURES/DECKS SEPARATED LESS THAN 10' (1'-3" TO 9'-2")
  - BAR DECK 600SF (LARGER THAN 400 SF)

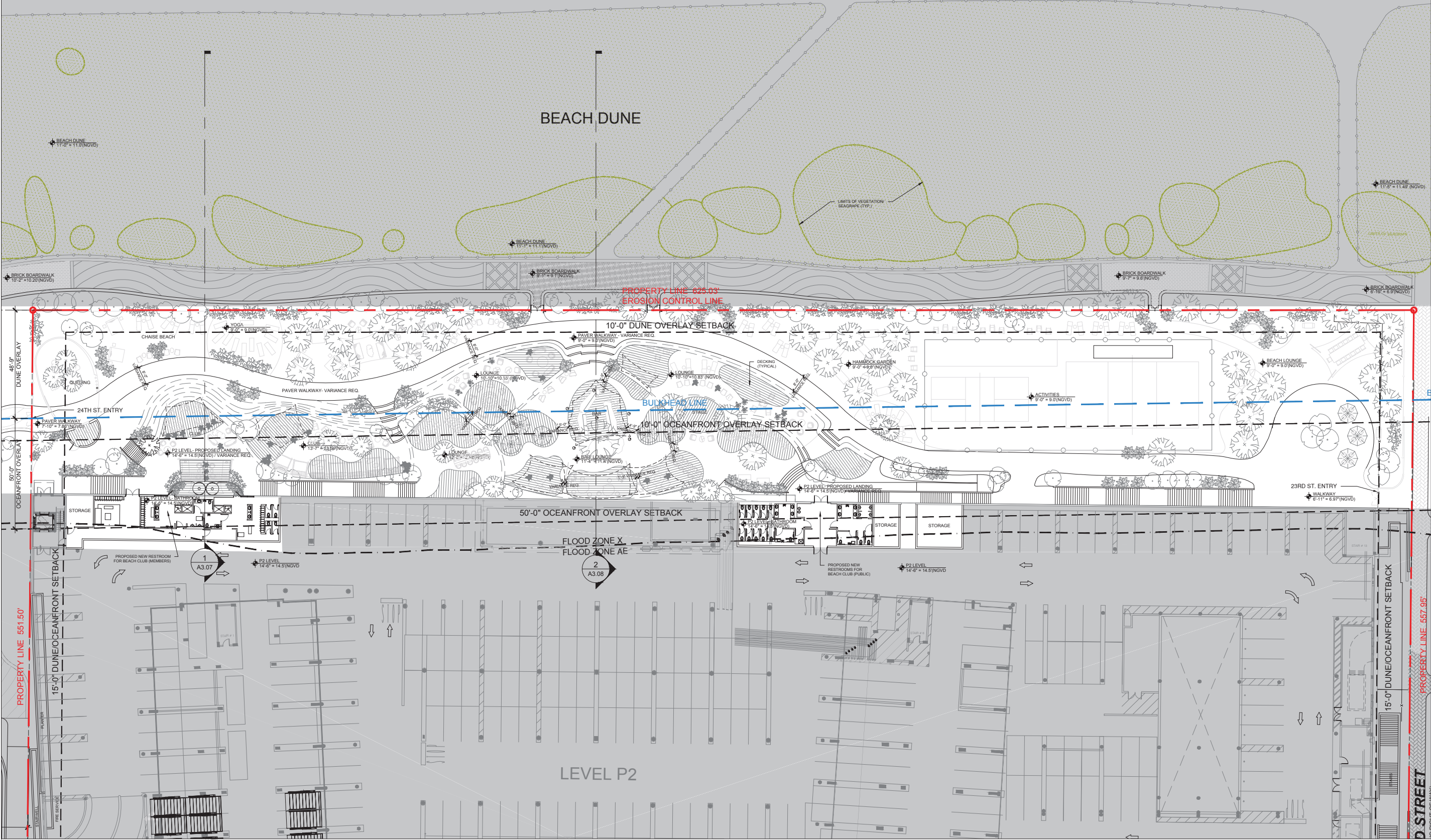


ATLANTIC OCEAN

BEACH

BEACH DUNE

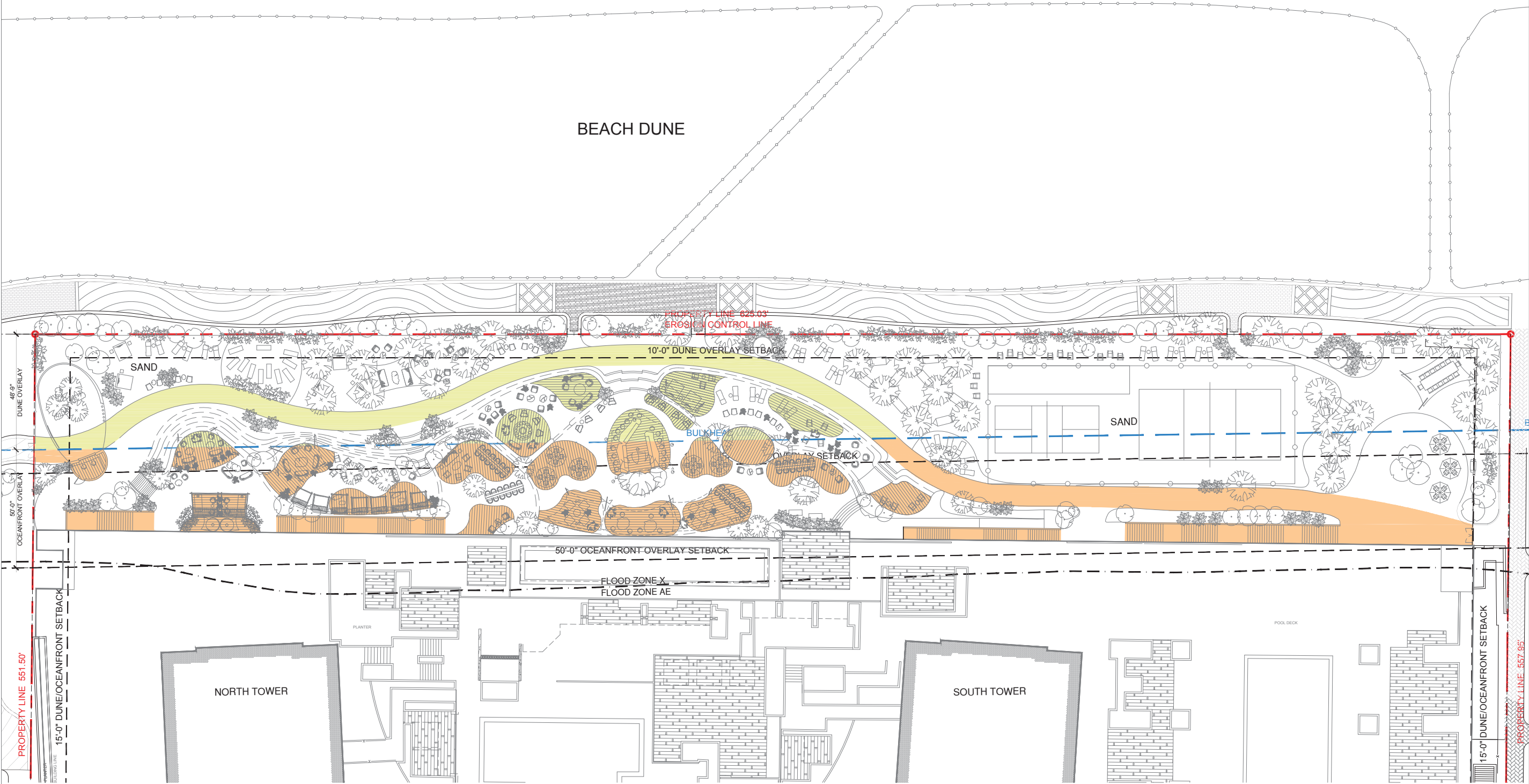
- VARIANCES REQUIRED:
- PROPOSED LANDING/DECK AT 14.5 NGVD TO MATCH P2 LEVEL / TO ALLOW ACCESS TO BEACH CLUB RESTROOMS & STORAGE AREAS (0'-6" ABOVE THE ALLOWED 2.5' FROM 11.49 NGVD / HIGHEST ELEVATION OF THE DUNES)
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  - BAR DECK 600SF (LARGER THAN 400 SF)



ATLANTIC OCEAN

BEACH

BEACH DUNE



FLOOR AREA CALCULATION

	TOTAL AREA	LOT COVERAGE ALLOWED	LOT COVERAGE PROPOSED
DUNE PRESERVATION OVERLAY	28,021 SF	28,021 X 20% = 5,604 SF	4,818 SF
OCEANFRONT OVERLAY	31,258 SF	31,258 SF X 50% = 15,629 SF	9,780 SF
TOTAL LOT COVERAGE			14,598 SF



DECK/ LOT COVERAGE PER AREA

SCALE:1"=40'

1

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SOUTH BEACH

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LOT COVERAGE PER AREA

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MALCOLM BERG  
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MIAMI BEACH, FL 33139  
TEL: 305.444.0900

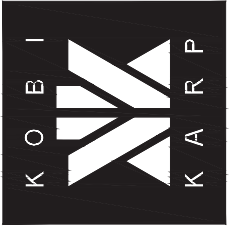
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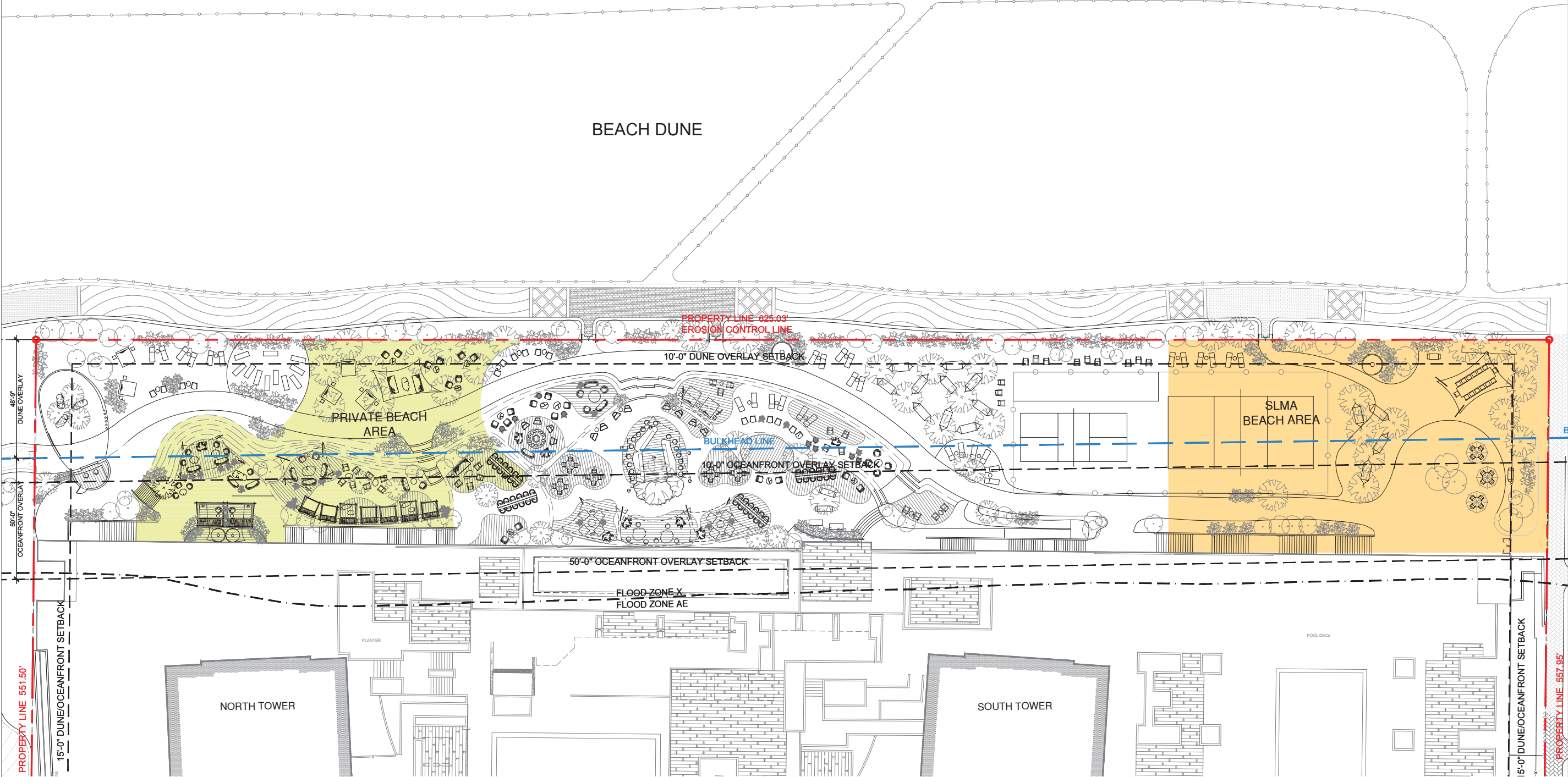
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ATLANTIC OCEAN

BEACH

BEACH DUNE

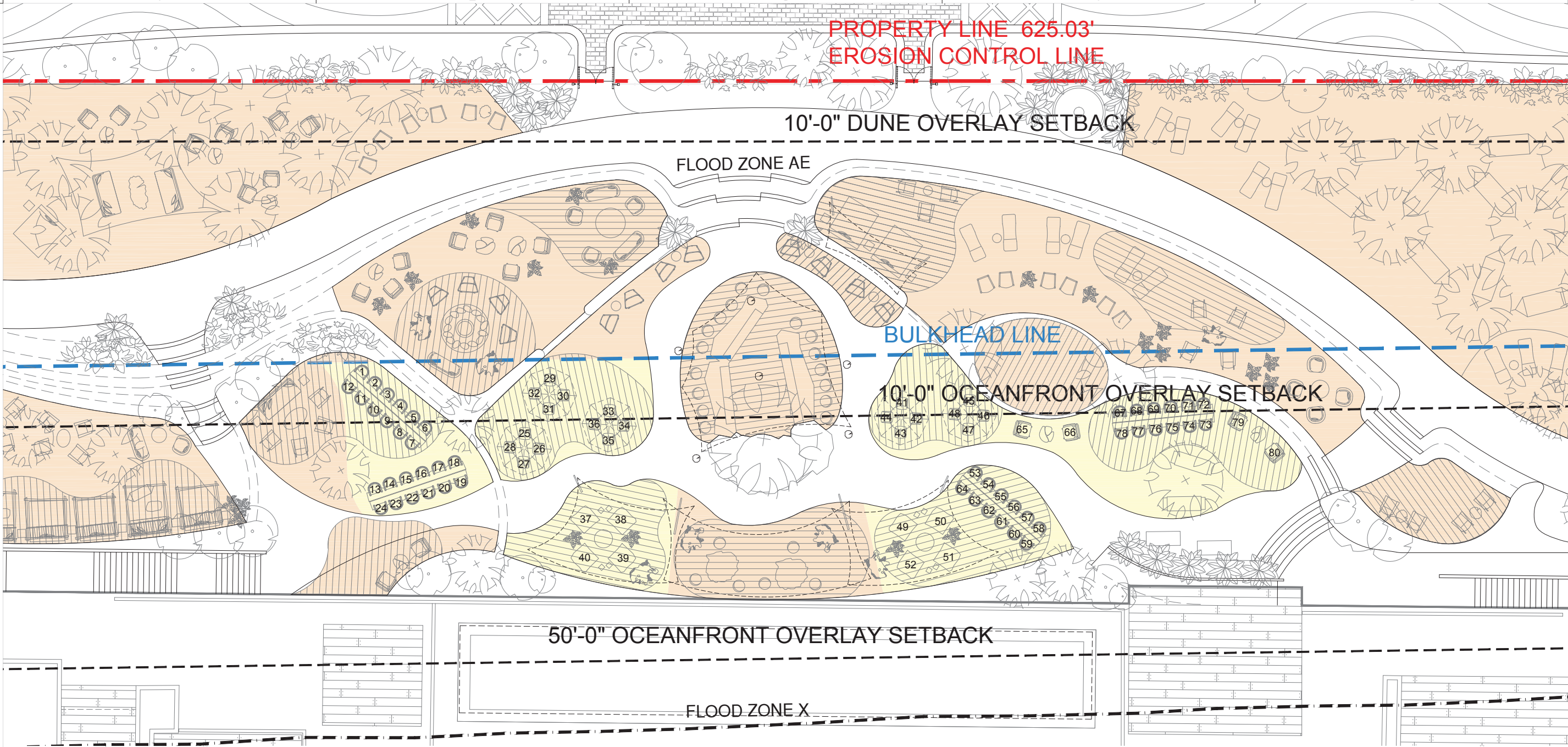


AREA CALCULATIONS

AREA PER USE	AREA (SF)
SLMA BEACH AREA	13,896 SF
PUBLIC BEACH CLUB AREA	31,087 SF
PRIVATE CLUB AREA	8,980 SF
TOTAL BEACH CLUB AREA	53,963 SF

AREAS PER USE

SCALE:1"=40'



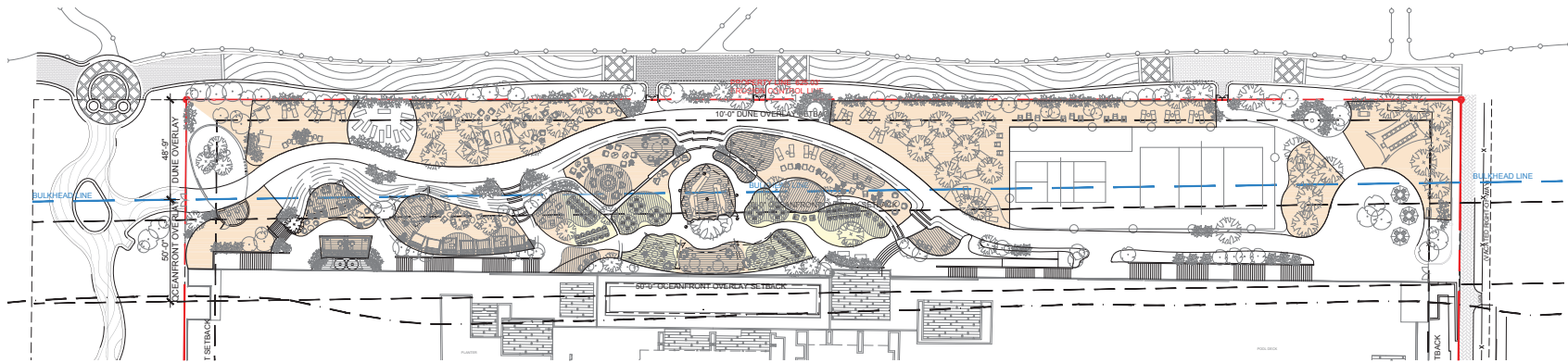
F&B SEATING CHART ENLARGED

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

USABLE GUEST AREA CALCULATIONS

DINING AREA (SF) 80 SEATS	2,980 SF
LOUNGE AREA (SF)	19,155 SF
TOTAL LOT COVERAGE	22,135 SF

THE POCHÉ AREAS INDICATES LOUNGING /SEATING/DINNING AREAS.  
ALL OTHER AREAS ARE LANDSCAPE AND CIRCULATION.



USABLE AREAS

SCALE: 1"=40'

1

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USABLE AREAS  
F&B SEATING CHART

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A3.03



FLOOR PLAN LEVEL P1

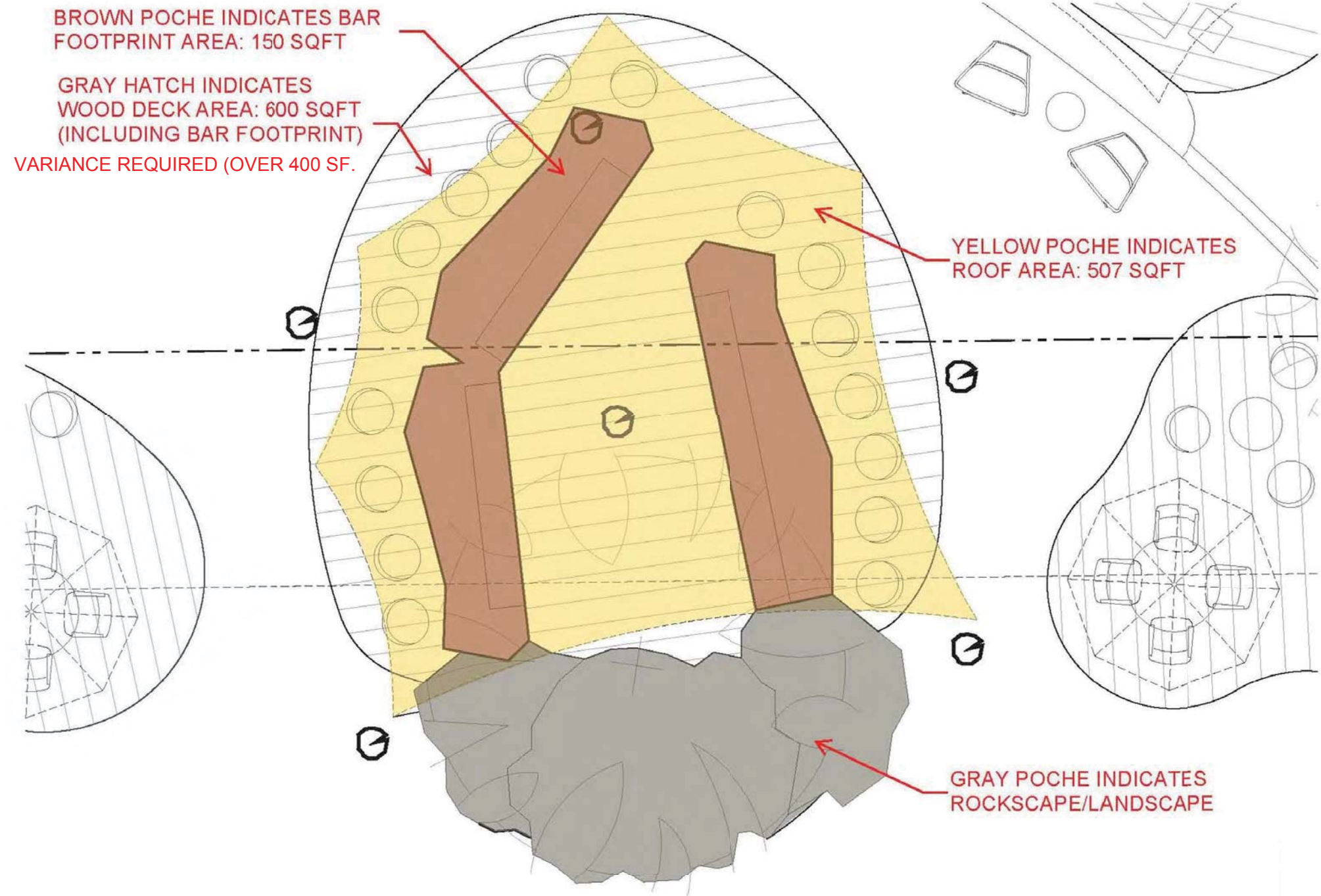


FLOOR PLAN LEVEL P2

1. BEACH CLUB TO SERVICE ELEVATOR TO P1
2. PATH TO TRASH ROOM
3. PATH TO LINEN STORAGE

 SERVICE CIRCULATION

N.T.S



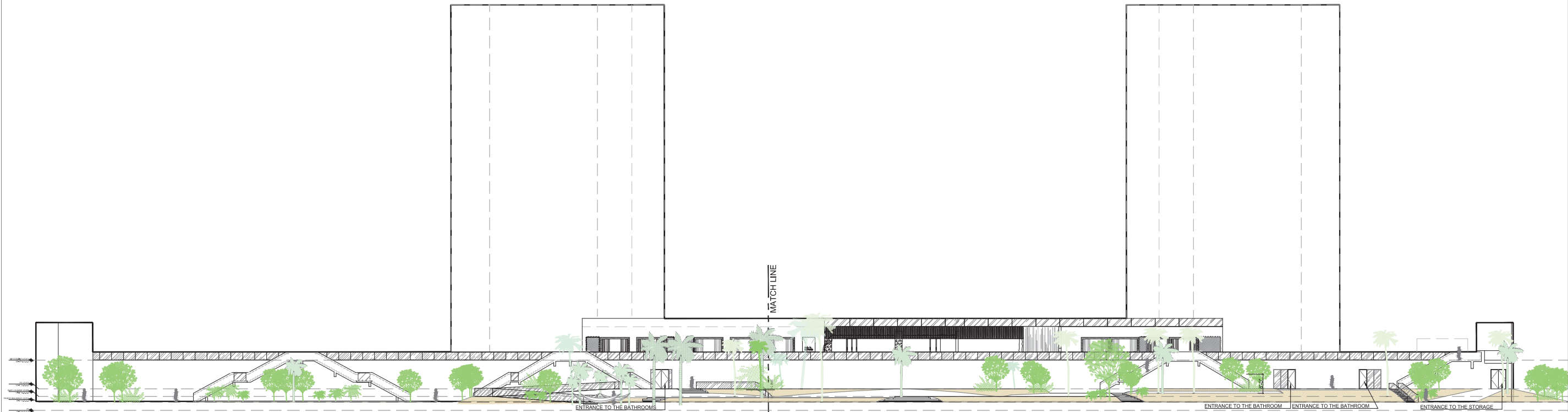
BROWN POCHÉ INDICATES BAR  
FOOTPRINT AREA: 150 SQFT

GRAY HATCH INDICATES  
WOOD DECK AREA: 600 SQFT  
(INCLUDING BAR FOOTPRINT)  
VARIANCE REQUIRED (OVER 400 SF.)

YELLOW POCHÉ INDICATES  
ROOF AREA: 507 SQFT

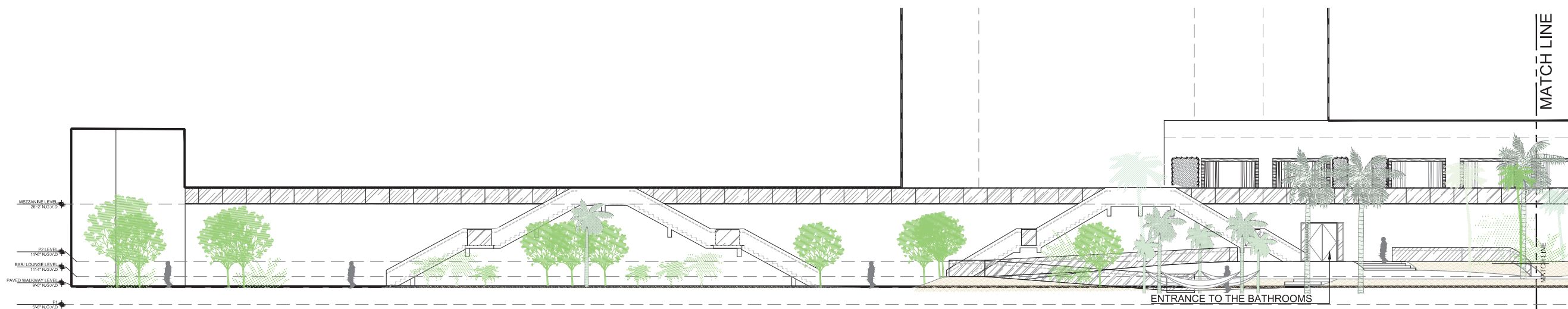
GRAY POCHÉ INDICATES  
ROCKSCAPE/LANDSCAPE

BAR AREA DETAILS



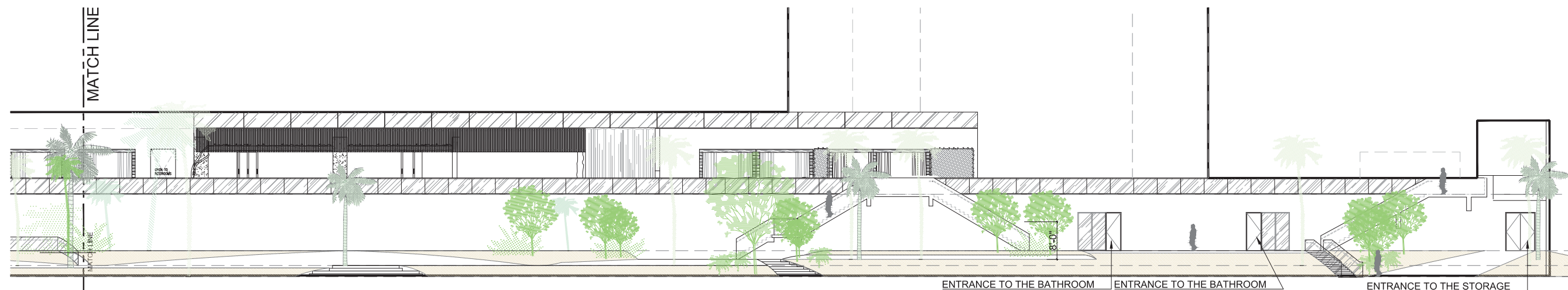
1 EAST ELEVATION

N.T.S.



2 EAST ELEVATION ENLARGED

N.T.S.



3 EAST ELEVATION ENLARGED

N.T.S.

1

HOTEL & HOMES  
SOUTH BEACH

1303

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ARCHITECTURE & INTERIOR DESIGN, INC. (AKA)

1 HOTEL & RESIDENCES

2341 COLLINS AVE  
MIAMI BEACH, FL 33139

EAST ELEVATION

INTERIOR DESIGN

ALLISON BEND  
MALCOLM BEND  
KOB KARP ARCHITECT  
CORPORATE OFFICE  
TEL: 305.444.0990

EoA

LANDSCAPE ARCHITECT

EDSA, INC.  
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MIAMI, FL 33130  
TEL: 305.444.0990

EDSA

KOB KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

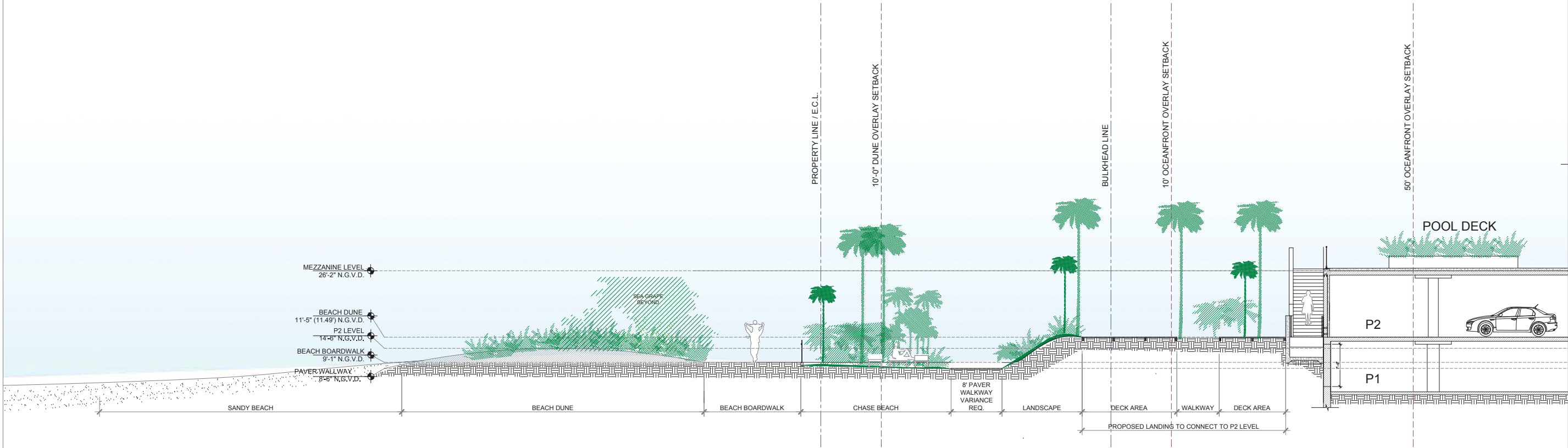
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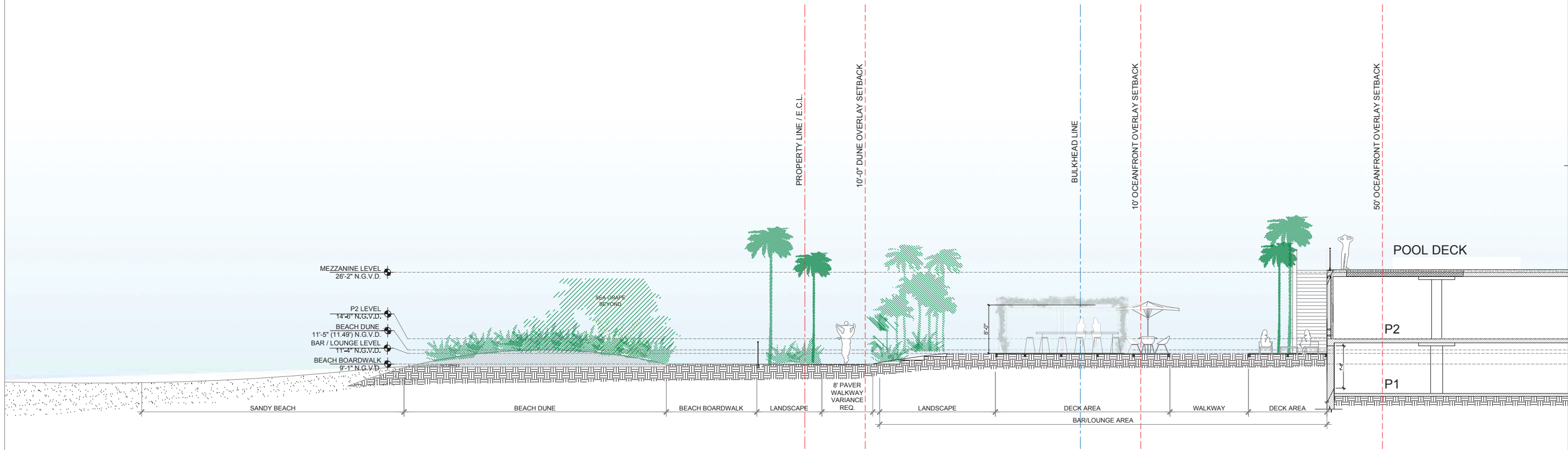
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DRAWN BY: PL  
CHECKED BY: JMC  
DATE: AUGUST 10, 2016

A4.00





SECTION 2

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