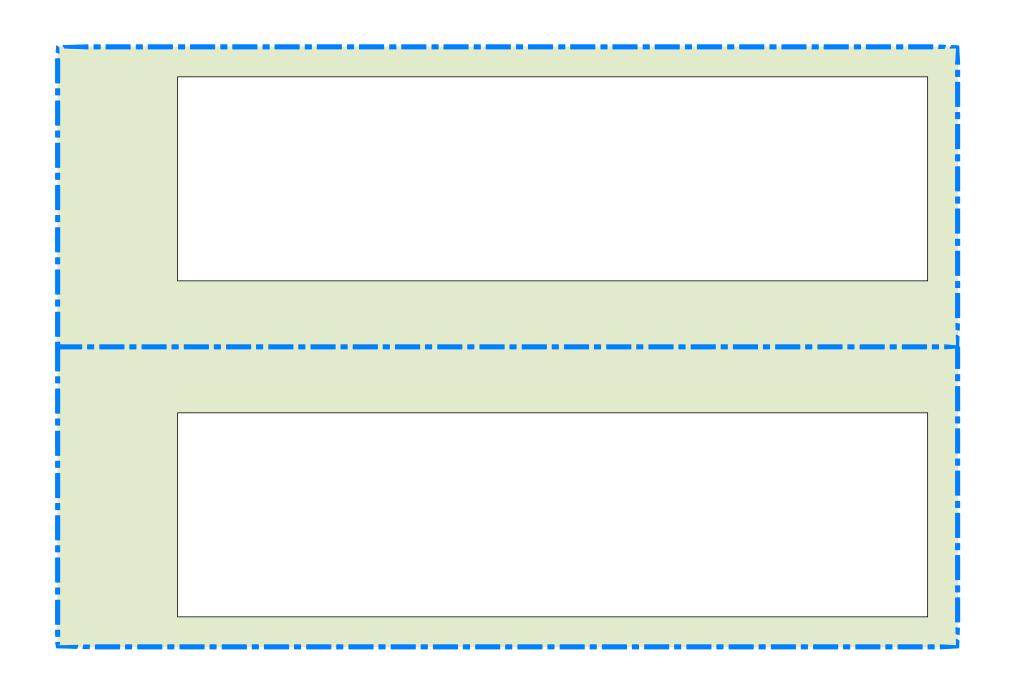
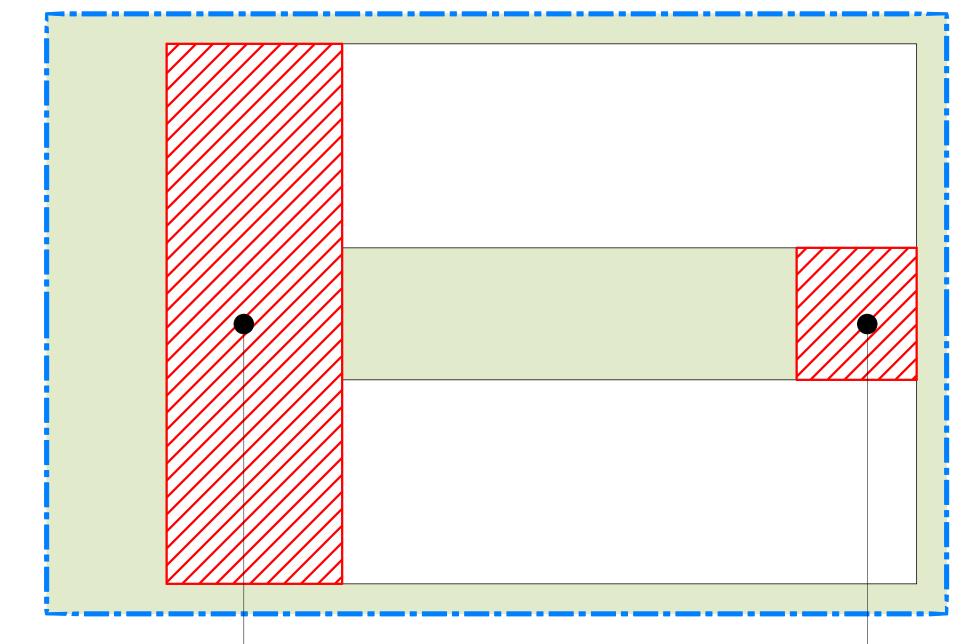
BUILT IN 1951 TWO SEPARATE PROPERTIES





RENOVATION IN 1984 COMBINED PROPERTIES + ADDITION CURRENT CONFIGURATION



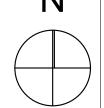
NEW FACADE

STAIRS

ADDITIONS WITH THE PARTIAL DEMOLITION OF THE ORIGINAL BUILDING

BUILDING DEVELOPMENT OVER TIME | 1

SCALE 1/16" = 1'-0"



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1745 JAMES LLC

1111 Kane Concurse
Bay Harbor Islands, Florida
33140

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Date 03/09/2020 Scale AS SHOWN Project No.

1922 BUILDING DEV**社份的NEW** OVER TIME

Sheet No. **A-008**

revuelta architecture international p.a. 1735 & 1745 JAMES AVENUE, MIAMI BEACH, FL 33139 **Coning Information** Address: 1735 & 1745 JAMES AVENUE HPB19-0354 Board and File Numbers: 02-3234-075-0001 Folio Number(s): 1735 - 1953 by Manfred Ungaro RM-2 Resid. multifamily, medium intensity Year Constructed: Zoning District: 1745 - 1951 by Leonard H. Glasser 1984 - Two apartments were connected with current conditions into one AOL then Hotel and destination restaurant 8'-0" N.G.V.D. Grade value in NGVD: 4.86' N.G.V.D. Based Flood Elevation: +9.0' N.G.V.D. Lot Area: 15,000 SF (0.344 ac.) Adjusted grade (Flood+1'): Lot Depth: Lot width: 222 SF Minimum Unit Size (Hotel) Average Unit Size (Hotel) 230.73 SF Existing use: Proposed use: Hotel **Building Data** Deficiencies Maximum Proposed Height 50'-0" 50'-0" Number of Stories 5 30,000 SF 29.979 SF Gross square footage 42,833 SF Square Footage by use N/A Number of units Residential N/A Number of units Hotel N/A 90 8'-0" PEDESTAL AND TOWER 8'-0" PEDESTAL AND TOWER Number of seats N/A SIDE SETBACK LINE SIDE SETBACK LINE Occupancy load N/A Required Deficiencies Proposed At Grade Parking: Front Setback (JAMES AVENUE) N/A Side Setback (NORTH YARD) N/A Side Setback (SOUTH YARD) N/A Rear Setback (EAST YARD) N/A Pedestal: Front Setback (OCEAN DRIVE) 20'-0" 20'-0" 8-0" Side Setback (NORTH YARD) 10'-9" Side Setback facing street (3RD ST.) 8-0" 10'-9" Rear Setback (OCEAN CT. ALLEY) 15'-0" 15'-0" Tower: Front Setback: N/A Side Setback: N/A Side Setback: N/A Side Setback facing street: N/A Rear Setback: N/A Required Proposed **Deficiencies** District No. 9 Parking district Hotel Units No Parking Requirement Total # of parking spaces 0 spaces 8'-0" PEDESTAL AND TOWER 8'-0" PEDESTAL AND TOWER # of parking spaces per use (Provide a These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. The Conttractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. File: BIMcloud: RAI - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY/1922_SANCTUARY HOTEL OP 94 UNITS - By ychung - Date: 3/6/2020 SIDE SETBACK LINE SIDE SETBACK LINE separate chart for a breakdown see chart below 2'-0" ALLOWABLE PROJECTION calculation) # of parking spaces per level (Provide a separate chart for a breakdown see chart below calculation) A standar perpendicular parking space shall have a width of not less than eight and onehalf feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area 8'-6" x 18'-0" Parking Space Dimensions overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not pratical. In no instance, SETBACK ANALYSIS | 2 however, shall the length of any standard off-street parkind space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein. Parking Space configuration (450, 600, N/A 900, Parallel) ADA Spaces N/A Tandem Spaces N/A Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic. For those grade level parking areas with less than ten parking spaces, inclusive of N/A Drive aisle width those parking areas underneath building or structure, the curb-cut and driveway entrance shall have a minimum width of 12 feet. N/A Valet drop off and pick up Loading zones and Trash collection N/A Bicycle Parking / Racks 0 spaces Not required

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SANCTUARY HOTEL

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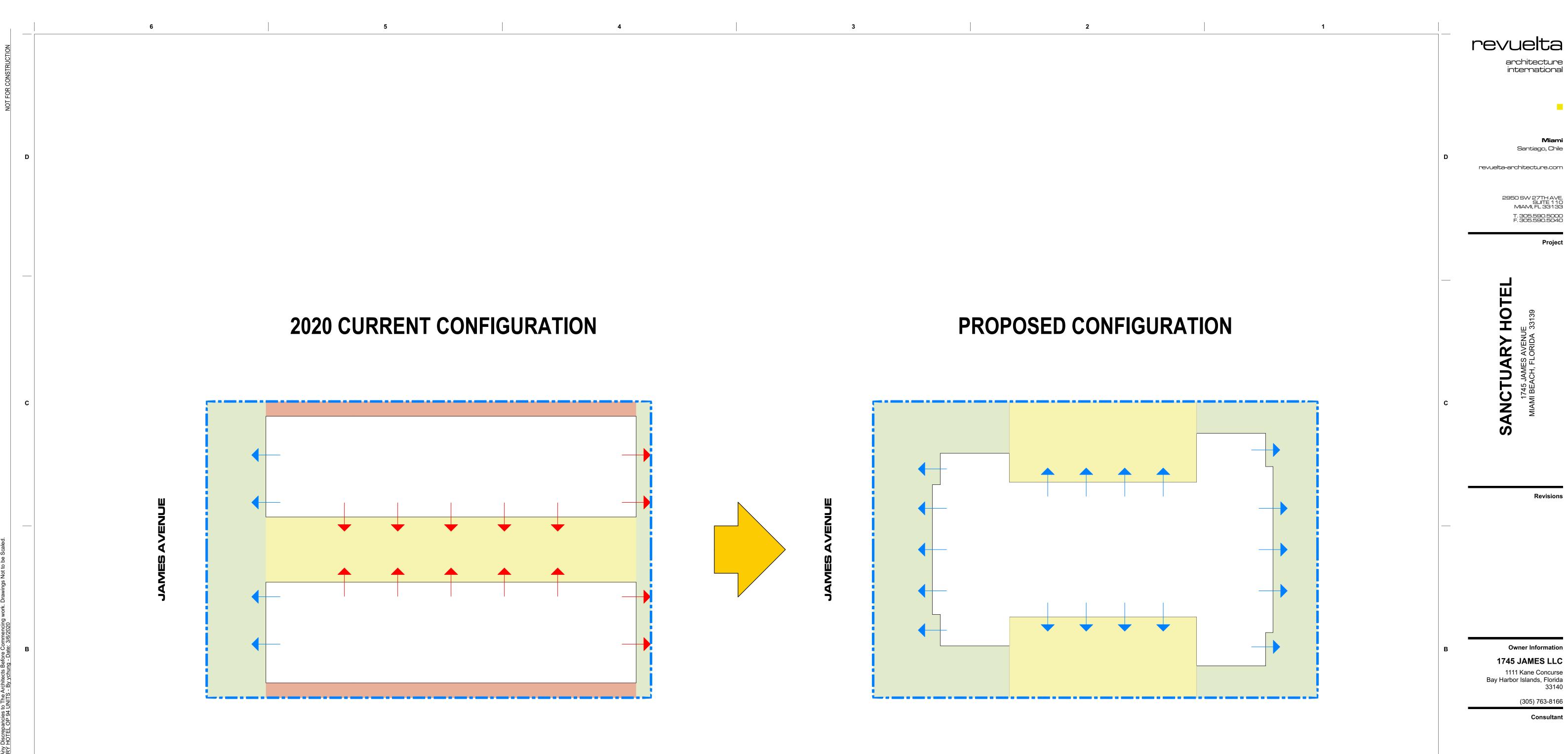


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ZONING DATA A-009

ZONING DATA 1

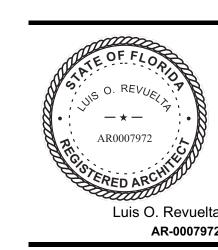


CENTRAL COURTYARD

- ENCLOSED VIEWS
- LONG PERIMETER WALLS
- HEAVY MASS PERCEPTION

SPLIT YARDS

- OPEN VIEWS
- ARTICULATED PERIMETER WALLS
- LIGHTER MASS PERCEPTION



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CONCEPTUAL MASSING

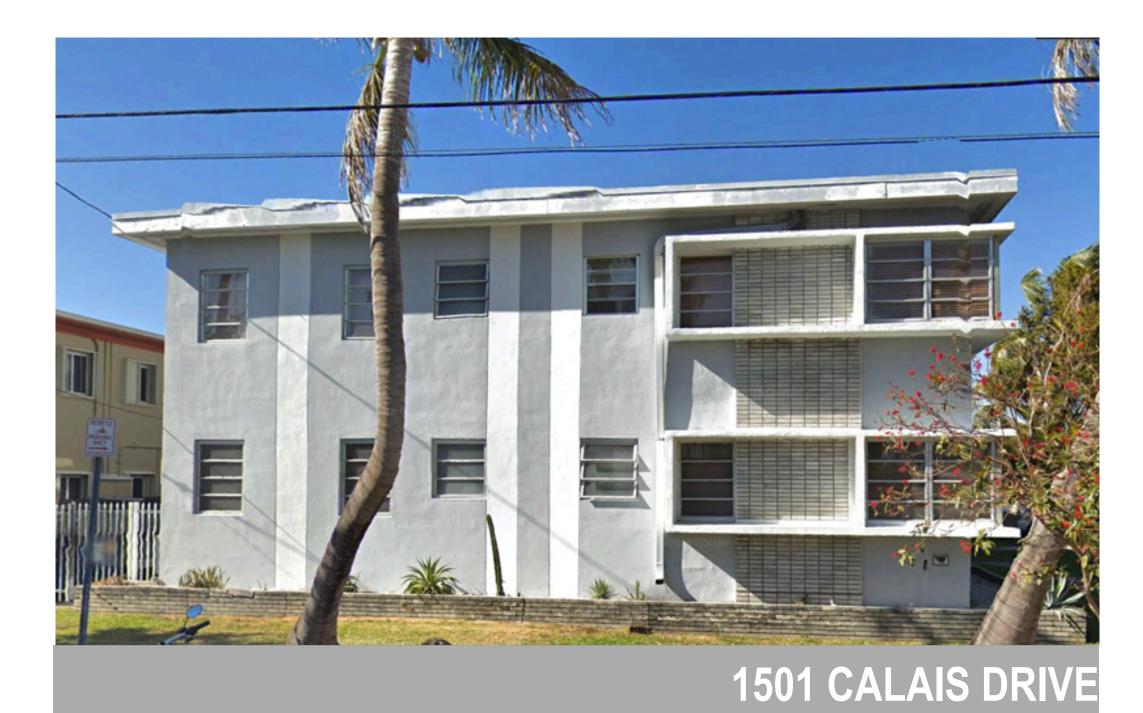
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CONCEPTUAL MASSING 1

SCALE 1/16" = 1'-0"

N

ARCHITECT: LEONARD GLASSER REFERENCE BUILDINGS - ARCHITECTURAL ELEMENTS



FRAMED OR BOXED WINDOWS



WRAP-AROUND HORIZONTAL FEATURES



MONUMENTAL ARCHITECTURAL ELEMENTS



PREVALENCE OF STUCCO FINISHES

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REFERENCES
Sheet No

Sheet No. **A-011**

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Project No. STREET VIEW

Sheet No. **A-012**



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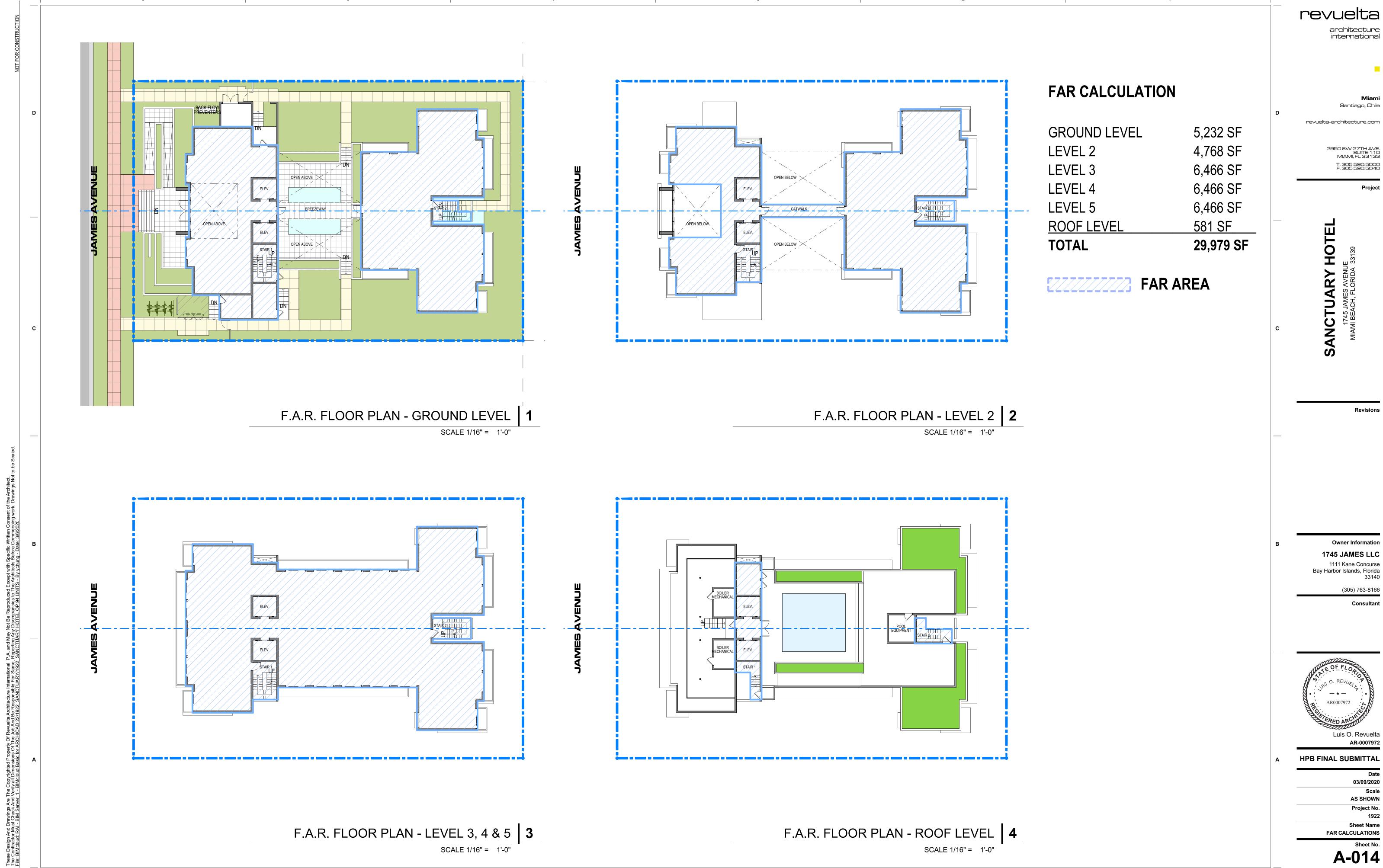


Sheet No. **A-013**

AERIAL VIEW 1



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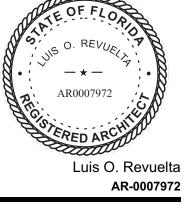


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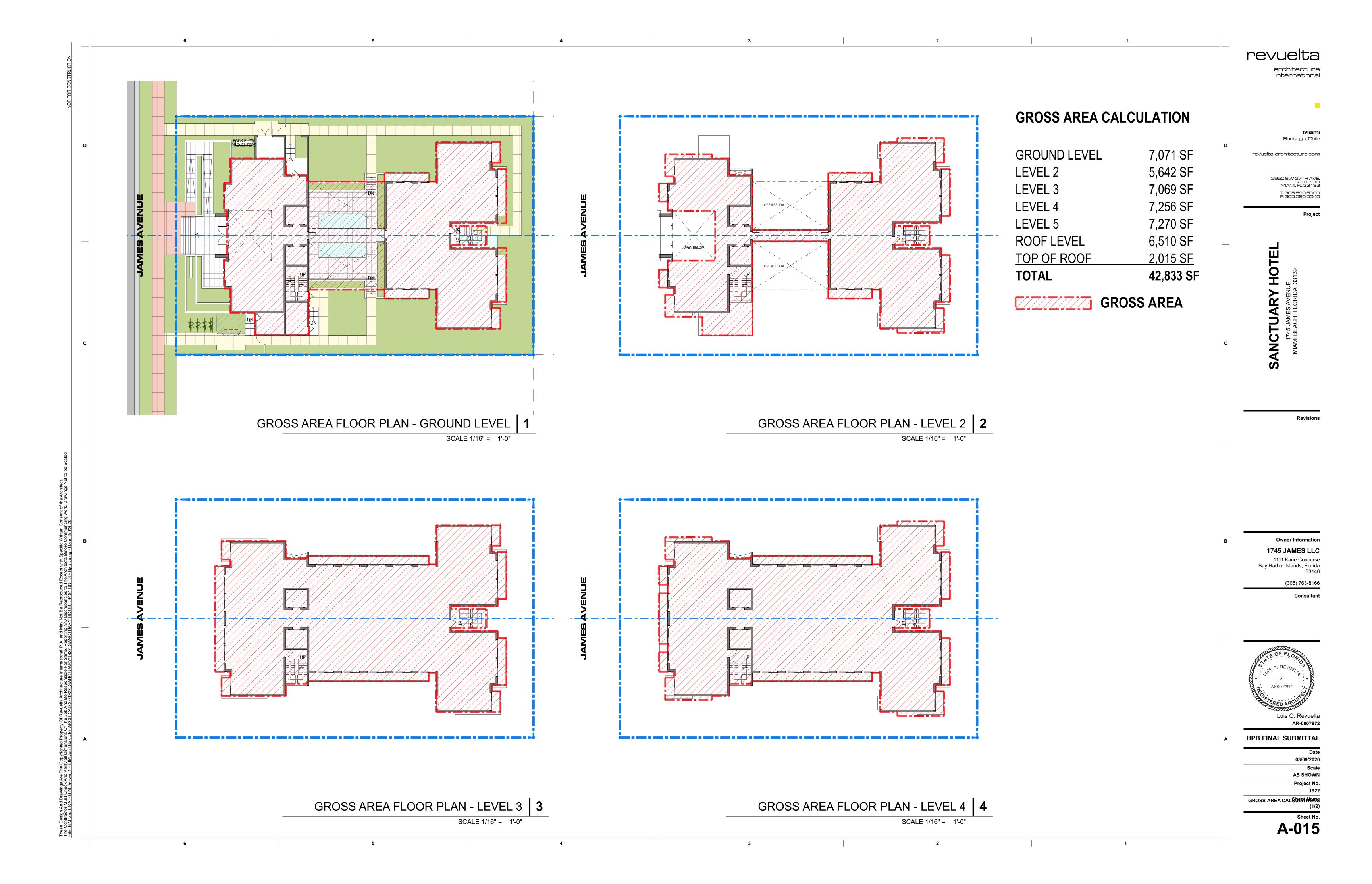
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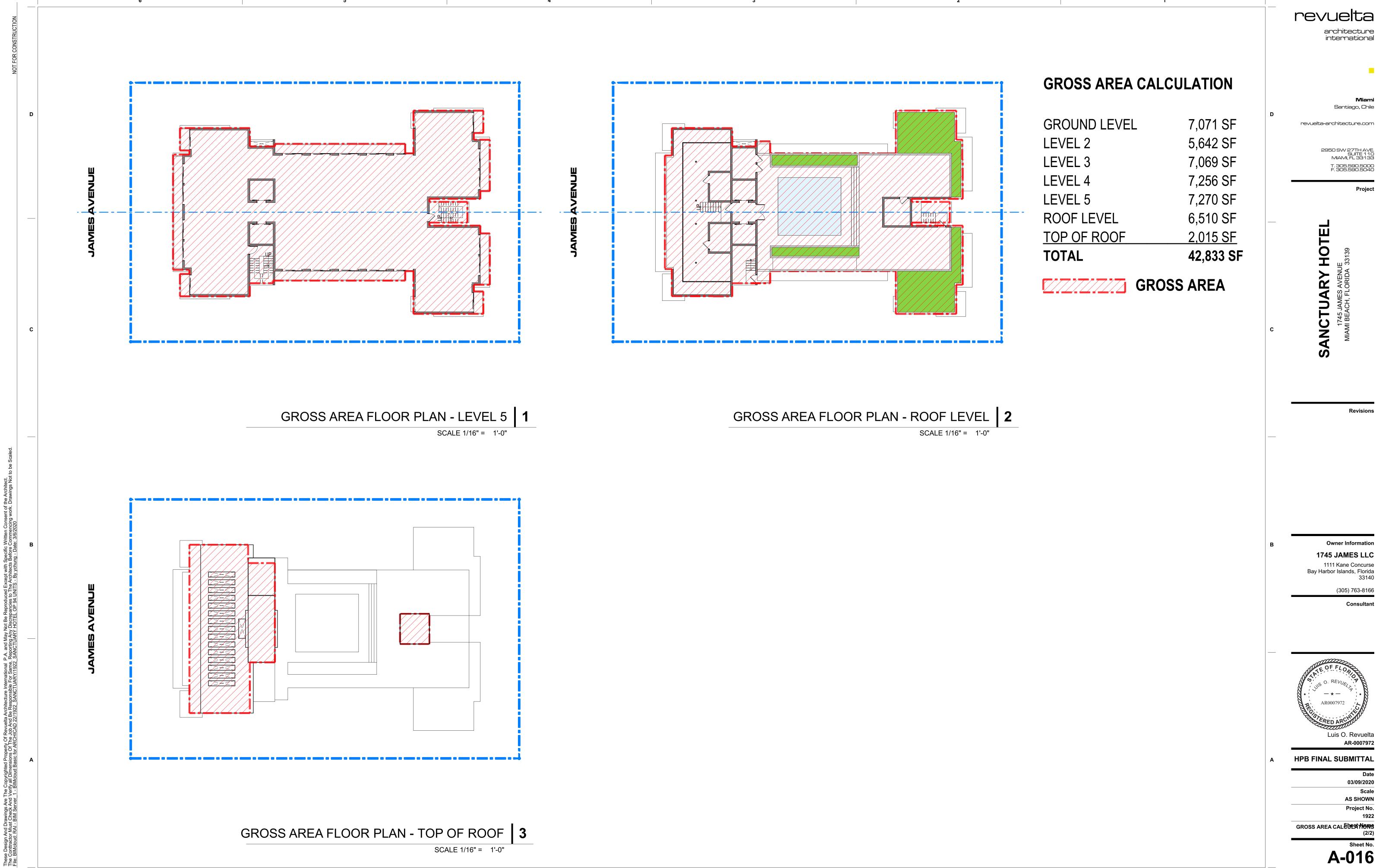
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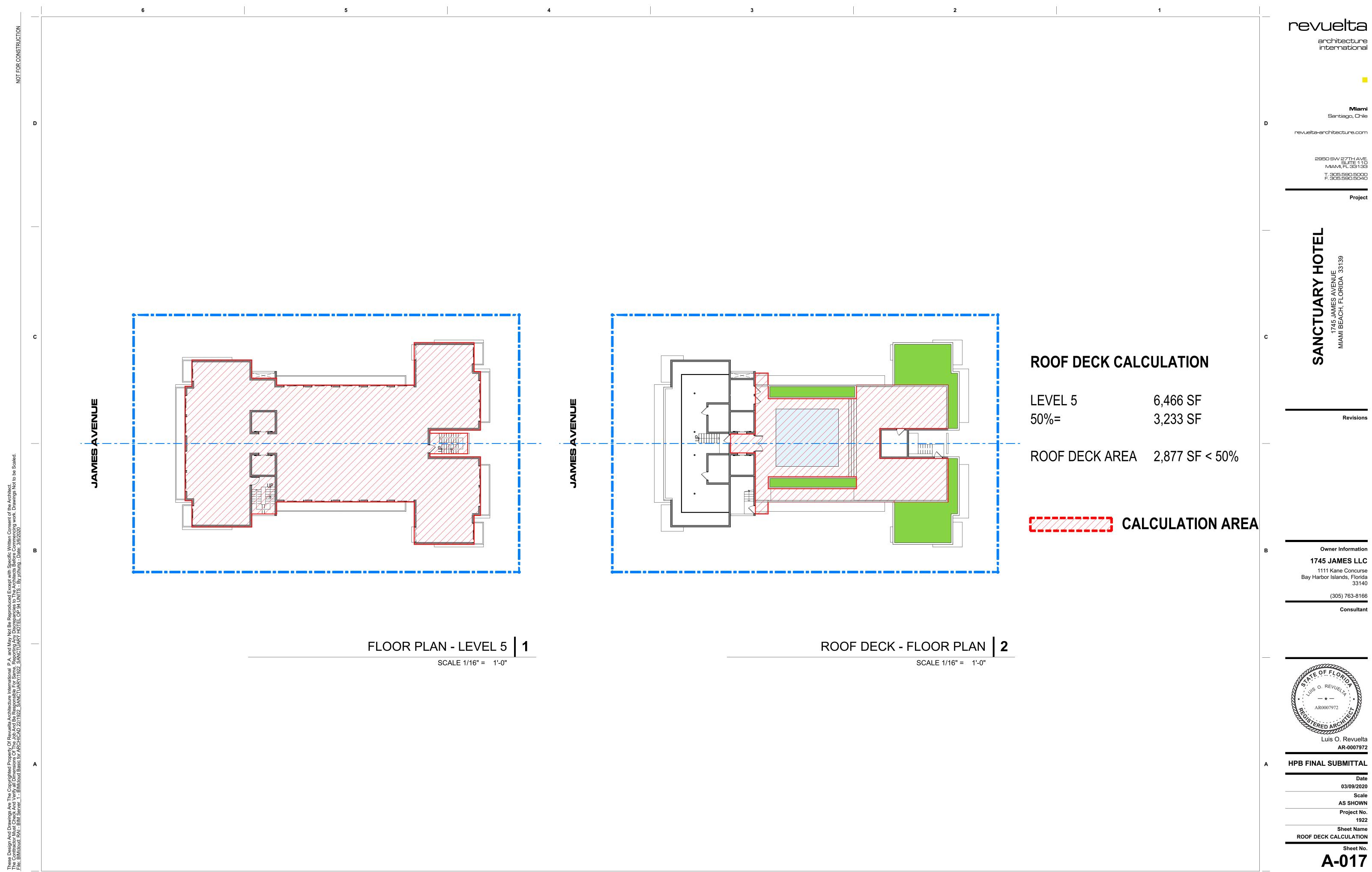
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GROSS AREA CALEURATIONS



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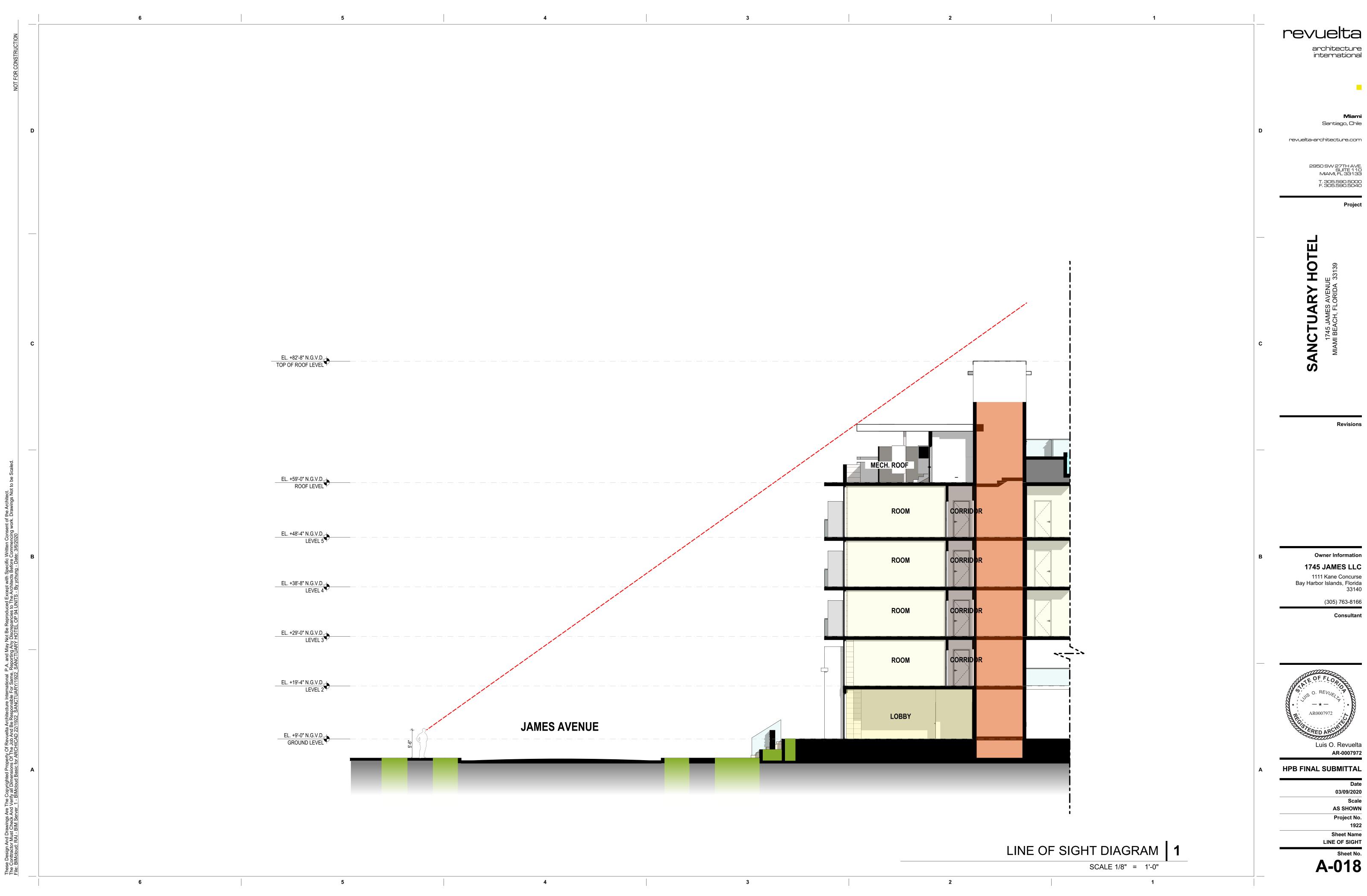


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Sheet Name ROOF DECK CALCULATION

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