

THE STANDARD HOTEL

40 ISLAND AVE
MIAMI BEACH, FL 33139

DRB FINAL SUBMITTAL
SEPTEMBER 09, 2016

VARIANCE REQUIRED:
LOADING SPACE AREA

INDEX OF DRAWINGS:

SCOPE OF WORK:
NEW ELEVATED TWO STORY HOTEL

SURVEY

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- SD-2 SITE DOCUMENTATION - AERIAL
- SD-3 SITE DOCUMENTATION - AERIAL
- SD-4 SITE DOCUMENTATION - AERIAL
- SD-5 SITE DOCUMENTATION - PHOTOS
- SD-6 SITE DOCUMENTATION - PHOTOS
- SD-7 SITE DOCUMENTATION - PHOTOS
- SD-8 SITE DOCUMENTATION - PHOTOS
- SD-9 SITE DOCUMENTATION - PHOTOS
- SD-10 SITE DOCUMENTATION - PHOTOS

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- EC-4 REFERENCE IMAGES
- EC-5 REFERENCE IMAGES_LIDO SPA
- EC-6 MID-CENTURY DESIGN PRECEDENTS_MIAMO MODERN
- EC-7 MID-CENTURY DESIGN PRECEDENTS_FLOATING ROOF
- EC-8 REFERENCE IMAGES_ELEVATED LIVING
- EC-9 ELEVATED HOUSE CONCEPT

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- A-0.0c DEMOLITION PLAN LEVEL 02
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- L-0.02 RENDERED LANDSCAPE SECTIONS
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- L-0.04 LANDSCAPE REFERENCE IMAGES
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THE STANDARD HOTEL

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ARCHITECT: RENE GONZALEZ ARCHITECT
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COVER &
INDEX

DATE: 09.09.16
SCALE:

ZONING GUIDELINES
THE STANDARD HOTEL
40 ISLAND AVENUE
MIAMI BEACH, FL 33139

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			
1	Address:	40 ISLAND AVENUE, MIAMI BEACH		
2	Board and file numbers :			
3	Folio number(s):	02-3233-004-0090		
4	Year constructed:	1953	Zoning District:	RM-1
5	Based Flood Elevation:	9'-0" N.G.V.D.	Grade value in NGVD:	4'-6" N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6'-9" N.G.V.D.	Lot Area:	101,500 sq.ft.
7	Lot width:	193'-0"	Lot Depth:	420'
8	Minimum Unit Size	15%=300 to 335 sq.ft. / 85% > 335 sq.ft.	Average Unit Size	377 sq.ft.
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	48.83'	41.16'	
11	Number of Stories	5	3	3	
12	FAR	1.25	0.83	1.00	
13	Gross square footage	126,875 sq.ft.	83,978 sq.ft.	101,023 sq.ft.	
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	105	105	
17	Number of seats	N/A	293	293	
18	Occupancy load	N/A	Restaurant 4,395 sq.ft. Hotel 32,232 sq.ft.	Restaurant 4,395 sq.ft. Hotel 37,259 sq.ft.	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	20'	N/A	108	
25	Side Setback: EAST	16'	N/A	16'-6"	
26	Side Setback: WEST	16'	N/A	130'	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	42'	N/A	82'	
	Pedestal:				
29	Front Setback:	20'	20'	N/A/	
30	Side Setback: EAST	16'	43'-8"	16'-6"	
31	Side Setback: WEST	16'	34'-5"	130'	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	42'	46'-0"	47'-6"	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	

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MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces	41	0	76	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	41	0	76	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-6" x 16'-0"	N/A	8'-6" x 16'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	90	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	0	76	
47	Drive aisle width	22'-0"	0	22'-0"	
48	Valet drop off and pick up	N/A	360 sq.ft.	360 sq.ft.	
49	Loading zones and Trash collection areas	3	3	3	
50	racks	30	3	30	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	Restaurant	Restaurant	Restaurant	
52	Total # of seats	N/A	209 + 84	209 + 84	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	The Lido Restaurant: 84 Lido Bayside Grill: 209	The Lido Restaurant: 84 Lido Bayside Grill: 209	The Lido Restaurant: 84 Lido Bayside Grill: 209	
54	Total occupant content	N/A	293	293	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	The Lido Restaurant: 84 Lido Bayside Grill: 209	The Lido Restaurant: 84 Lido Bayside Grill: 209	

56	Is this a contributing building?	NO
57	Located within a Local Historic District?	NO

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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THE STANDARD HOTEL

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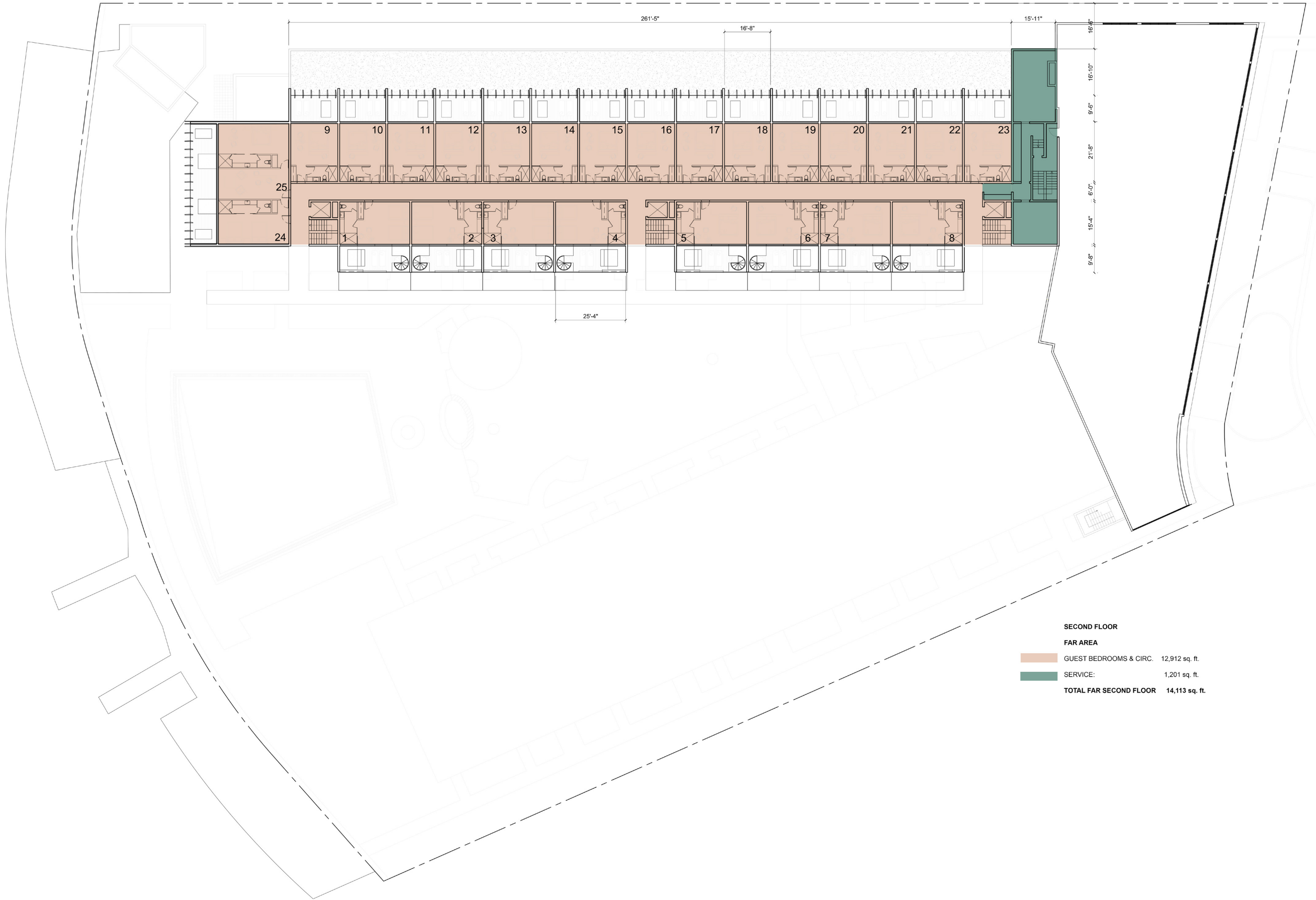
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DATE: 09.09.16
SCALE:

ZONING
INFORMATION

A-1.0



SECOND FLOOR		
FAR AREA		
<div></div>	GUEST BEDROOMS & CIRC.	12,912 sq. ft.
<div></div>	SERVICE:	1,201 sq. ft.
TOTAL FAR SECOND FLOOR		14,113 sq. ft.

DATE: 09.09.16
SCALE:

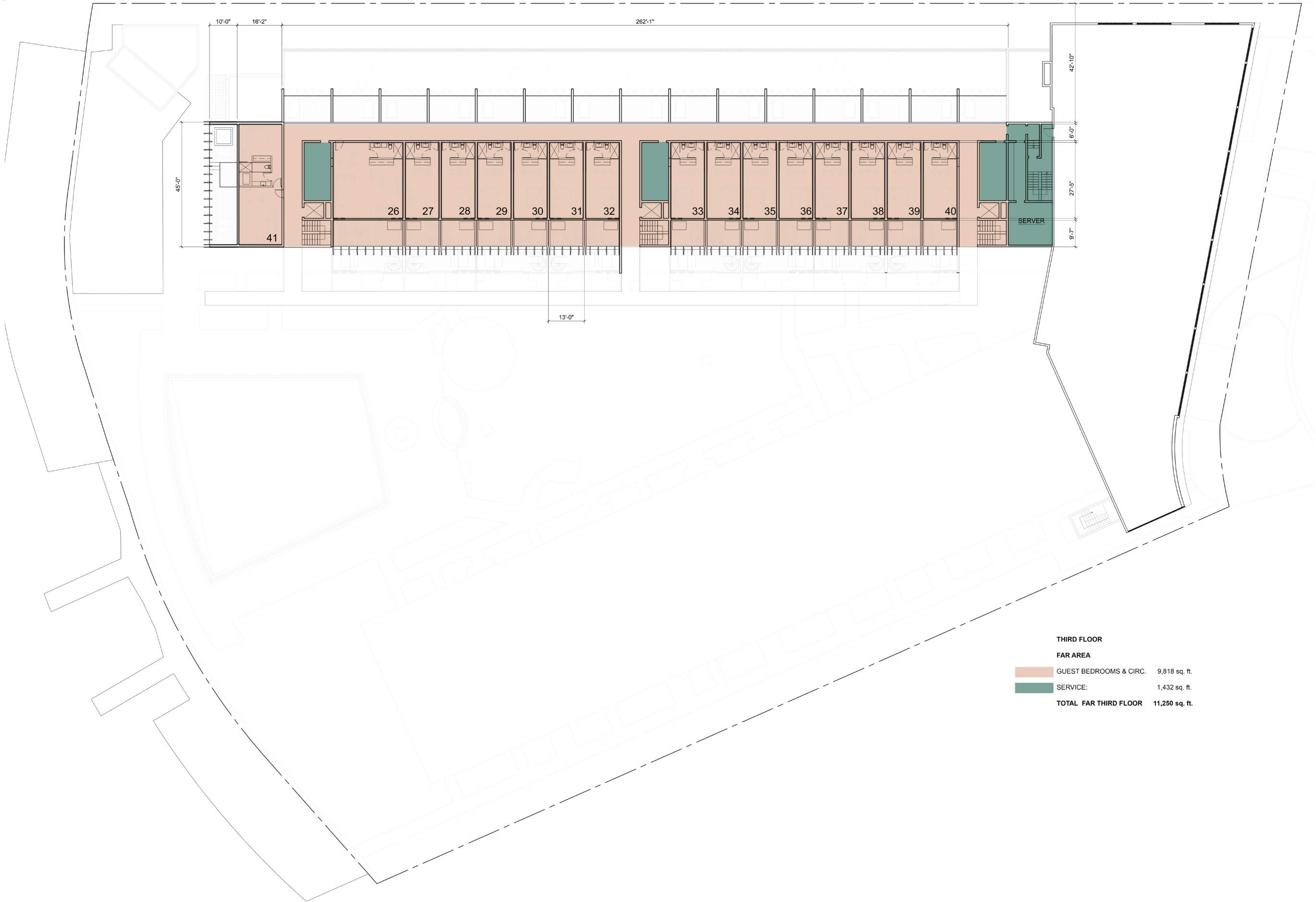
ZONING DIAGRAMS

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THIRD FLOOR		
FAR AREA		
<div></div>	GUEST BEDROOMS & CIRC.	9,818 sq. ft.
<div></div>	SERVICE:	1,432 sq. ft.
TOTAL FAR THIRD FLOOR		11,250 sq. ft.

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ZONING DIAGRAMS

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40 ISLAND AVENUE
MIAMI BEACH, FL 33139

DATE: 09.09.16
SCALE:

SECOND FLOOR
PLAN

A-2.1



THE STANDARD HOTEL

40 ISLAND AVENUE
MIAMI BEACH, FL 33139

DATE: 09.09.16
SCALE:

THIRD FLOOR PLAN

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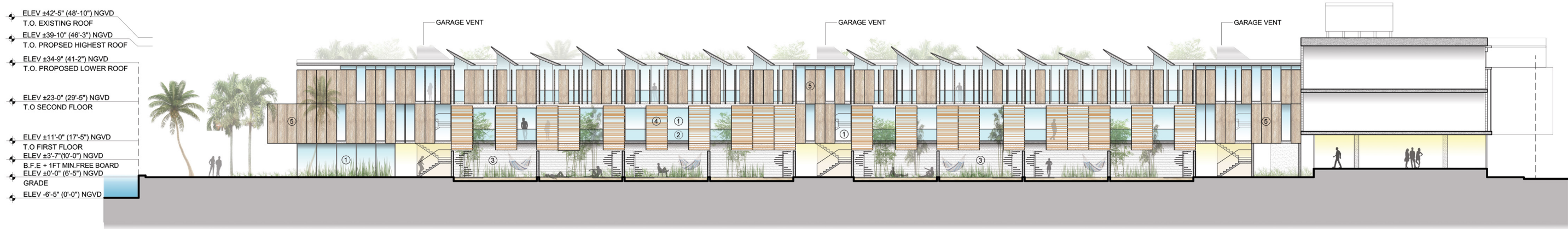
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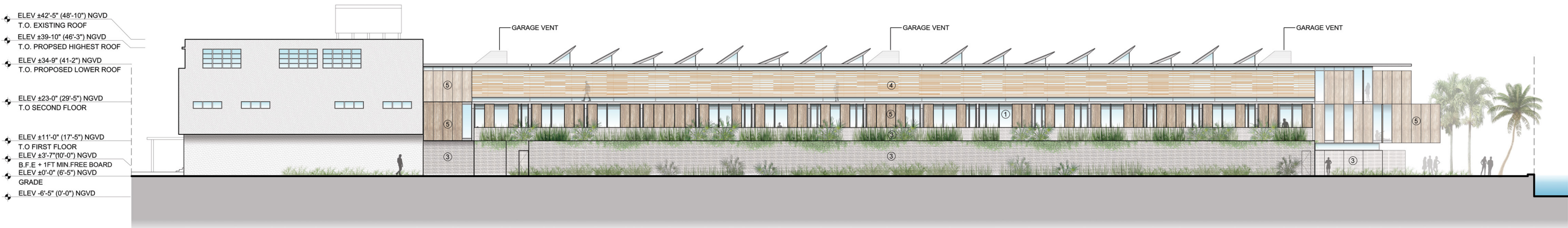
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DATE: 09.09.16
SCALE:

ROOF PLAN



WEST ELEVATION



EAST ELEVATION



EAST ELEVATION WITH LANDSCAPE BUFFER

MATERIAL LEGEND REFER TO A. 6.0 FOR REF. IMAGES

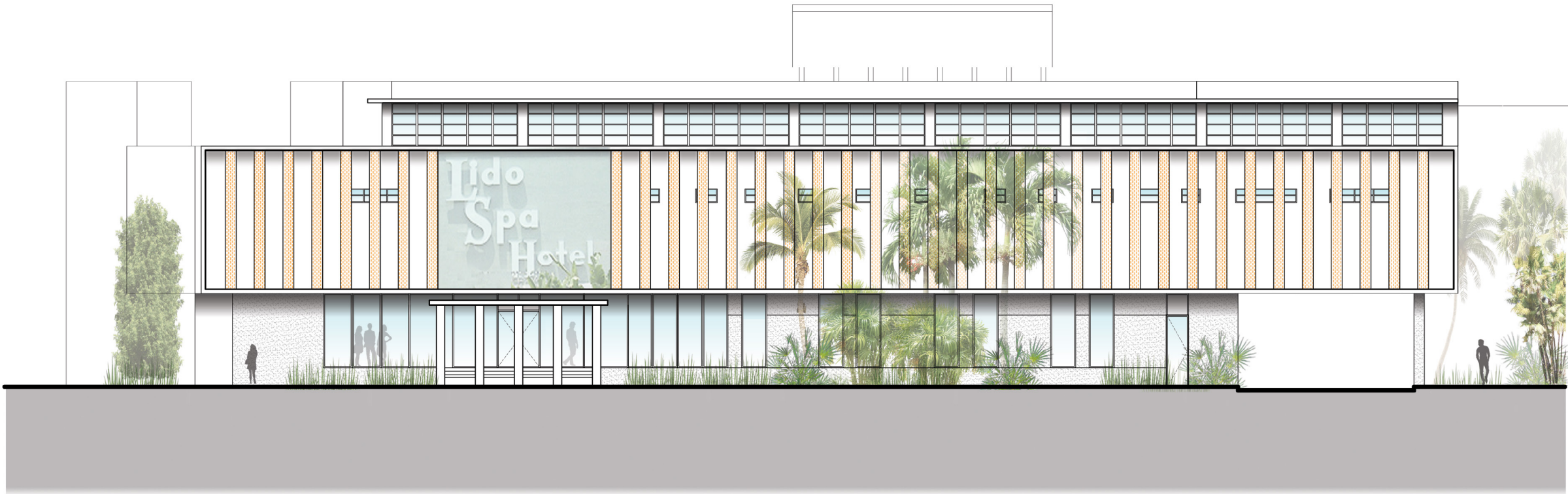
- 1_ALUMINUM FIXED AND SLIDING GLASS SYSTEM
- 2_GLASS RAILING SYSTEM
- 3_ARCHITECTURAL CONCRETE
- 4_IPE WOOD FIXED AND SLIDING SCREENS
- 5_IPE WOOD FIXED AND PIVOTING SCREENS

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DATE: 09.09.16
SCALE:

ELEVATIONS -
EAST + WEST



SOUTH ELEVATION

- ELEV ± 39'-10" (46'-3") NGVD
T.O. HIGHEST ROOF
- ELEV ± 34'-9" (41'-2") NGVD
T.O. LOWER ROOF
- ELEV ± 23'-0" (29'-5") NGVD
T.O SECOND FLOOR
- ELEV ± 11'-0" (17'-5") NGVD
T.O FIRST FLOOR
- ELEV ± 3'-7"(10'-0") NGVD
B.F.E + 1FT MIN.FREE BOARD
- ELEV ± 0'-0" (6'-5") NGVD
GRADE



NORTH ELEVATION

MATERIAL LEGEND REFER TO A 6.0 FOR REF. IMAGES	
1	ALUMINUM FIXED AND SLIDING GLASS SYSTEM
2	GLASS RAILING SYSTEM
3	ARCHITECTURAL CONCRETE
4	IPE WOOD FIXED AND SLIDING SCREENS
5	IPE WOOD FIXED AND PIVOTING SCREENS

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ELEVATIONS
NORTH + SOUTH