



# Historic Preservation Board

FINAL SUBMISSION  
 25th 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

moxy HOTELS - MIAMI BEACH, FLORIDA

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 915 Washington Avenue  
 Miami Beach, FL 33139

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 460 Park Avenue  
 New York, NY 10022  
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 5 Union Square West  
 New York, NY 10003  
 O: 212.463.0334

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2915 Biscayne Boulevard, Suite 200  
 Miami, Florida 33137  
 O: 305.573.1818  
 F: 305.573.3766  
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Historic Preservation Board Submission

07-072016

# COVER SHEET

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**ARCHITECTURE**

PAGE	DRAWING NUMBER	DRAWING NAME
1	A 0.00	COVER SHEET
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
9	A 1.04	SITE PHOTOS
10	A 1.05	SITE PHOTOS
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
19	A 1.14	ARCH DETAILS
20	A 1.15	EXISTING INTERIOR PHOTOS
21	A 1.16	EXISTING INTERIOR PHOTOS
22	A 1.17	EXISTING INTERIOR PHOTOS
23	A 1.18	EXISTING INTERIOR PHOTOS
24	A 1.19	EXISTING INTERIOR PHOTOS
25	A 1.20	EXISTING INTERIOR PHOTOS
26	A 2.01	EXISTING FLOOR PLAN
27	A 2.02	EXISTING ROOF PLAN
28	A 2.03	EXISTING WEST ELEVATION
29	A 2.04	EXISTING EAST ELEVATION
30	A 2.05	DEMOLITION FLOOR PLAN
31	A 2.06	DEMOLITION ROOF PLAN
32	A 2.07	DEMOLITION WEST ELEVATION
33	A 2.08	DEMOLITION EAST ELEVATION
34	A 2.09	SITE PLAN
35	A 2.10	SERVICE PLAN
36	A 2.11	FAR DIAGRAMS
37	A 2.12	FAR DIAGRAMS
38	A 2.13	FAÇADE INSPIRATION
39	A 2.14	RENDERING OF PROJECT
40	A 2.15	RENDERING OF PROJECT
41	A 2.16	RENDERING OF HOTEL ENTRY
42	A2.17	RENDERING OF COURTYARD FAÇADE
43	A2.18	RENDERING OF COURTYARD FAÇADE
44	A2.19	RENDERING OF POOL DECK
45	A 3.00	LEVEL 1
46	A 3.01	LEVEL 2
47	A 3.02	LEVELS 3-7
48	A 3.03	ROOFTOP LEVEL
49	A 4.00	PROPOSED WEST ELEVATION
50	A 4.01	PROPOSED NORTH ELEVATION
51	A 4.02	PROPOSED EAST ELEVATION
52	A 4.03	PROPOSED SOUTH ELEVATION
53	A4.04	PROPOSED BUILDING SCREENING
54	4.05	PROPOSED BAR ELEVATIONS
55	A 5.00	BUILDING SECTION
56	A 5.01	LINE OF SIGHT SECTION

**LANDSCAPE**

PAGE	DRAWING NUMBER	DRAWING NAME
57	L-0.00	Existing Tree Survey
58	L-1.00	Composite Site Plan
59	L-1.01	LVL 1 - Hardscape Plan
60	L-1.02	LVL 1 - Hardscape Reference Images
61	L-1.03	LVL 2 - Hardscape Plan
62	L-1.04	LVL 2 - Hardscape Reference Images
63	L-1.05	Rooftop LVL - Hardscape Plan
64	L-1.06	Rooftop LVL - Hardscape Reference Images
65	L-3.00	Tree Disposition Plan
66	L-3.01	LVL 1 - Landscape Plan
67	L-3.02	LVL 1 - Planting Reference Images
68	L-3.03	LVL 2 - Landscape Plan
69	L-3.04	LVL 2 - Planting Reference Images
70	L-3.05	Rooftop LVL - Landscape Plan
71	L-3.06	Rooftop LVL - Planting Reference Images
72	L-3.07	General Planting Details 01
73	L-3.08	General Planting Details 02
74	L-4.01	LVL 1 - Landscape Lighting Plan
75	L-4.03	LVL 2 - Landscape Lighting Plan
76	L-4.05	Rooftop LVL - Landscape Lighting Plan
77	L-5.01	LVL 1 - Irrigation Plan
78	L-5.03	LVL 2 - Irrigation Plan
79	L-5.05	Rooftop LVL - Irrigation Plan

**STRUCTURAL**

PAGE	DRAWING NUMBER	DRAWING NAME
80	S-1.0	First Floor Plan
81	S-2.0	Sections
82	S-3.0	Sections

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

INTERIOR DESIGNER  
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 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  
 P L A N N I N G

2915 Biscayne Boulevard, Suite 200  
 Miami, Florida 33137  
 O: 305.573.1818  
 F: 305.573.3766  
 AIA ASID NCARB  
 License #AR0012578  
 WWW.KOBIKARP.COM

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**INDEX**  
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 07-072016  
**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 NGVD:	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
<b>At Ground Level:</b>					
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"	-
<b>Above Ground Level up to 35'-0" (Level 2):</b>					
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"	-
<b>Levels 3-7</b>					
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
<b>HOTEL</b>	204					0
<b>RESTAURANT (7,530 SF)</b>						
EXISTING AREA		4918		234		0
NEW AREA 1/4 SEATS			2612	0		0
BAR 2ND LEVEL 1/4 SEATS					156	39
<b>COURTYARD DINING (1,870 SF)</b>						
EXISTING AREA 1/4 SEATS		1870	0	46		0
<b>HOTEL LOBBY BAR</b>						
EXISTING AREA		1600		30		0
NEW AREA 1/4 SEATS			0		0	0
<b>RETAIL (1,500 SF)</b>						
EXISTING AREA		1110				0
NEW AREA 1/300 SF			390			0
<b>RESTAURANT (3,000sf)</b>						
EXISTING AREA		1,880		100		0
NEW AREA 1/300 SF			1120		0	
<b>ROOFTOP BAR 1/4 SEATS</b>						
					80	20
SUB-TOTAL				410	236	59
				<b>646</b>		<b>59</b>

PARKING CREDIT:

1 SEAT / 2 HOTEL UNITS				102	25.5
TOTAL					33.5
					<b>34</b>

spaces

PARKING LOCATED ON SITE

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



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  
**NATURAFICIAL**

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

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License #AR0012578  
WWW.KOBIKARP.COM

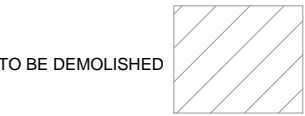
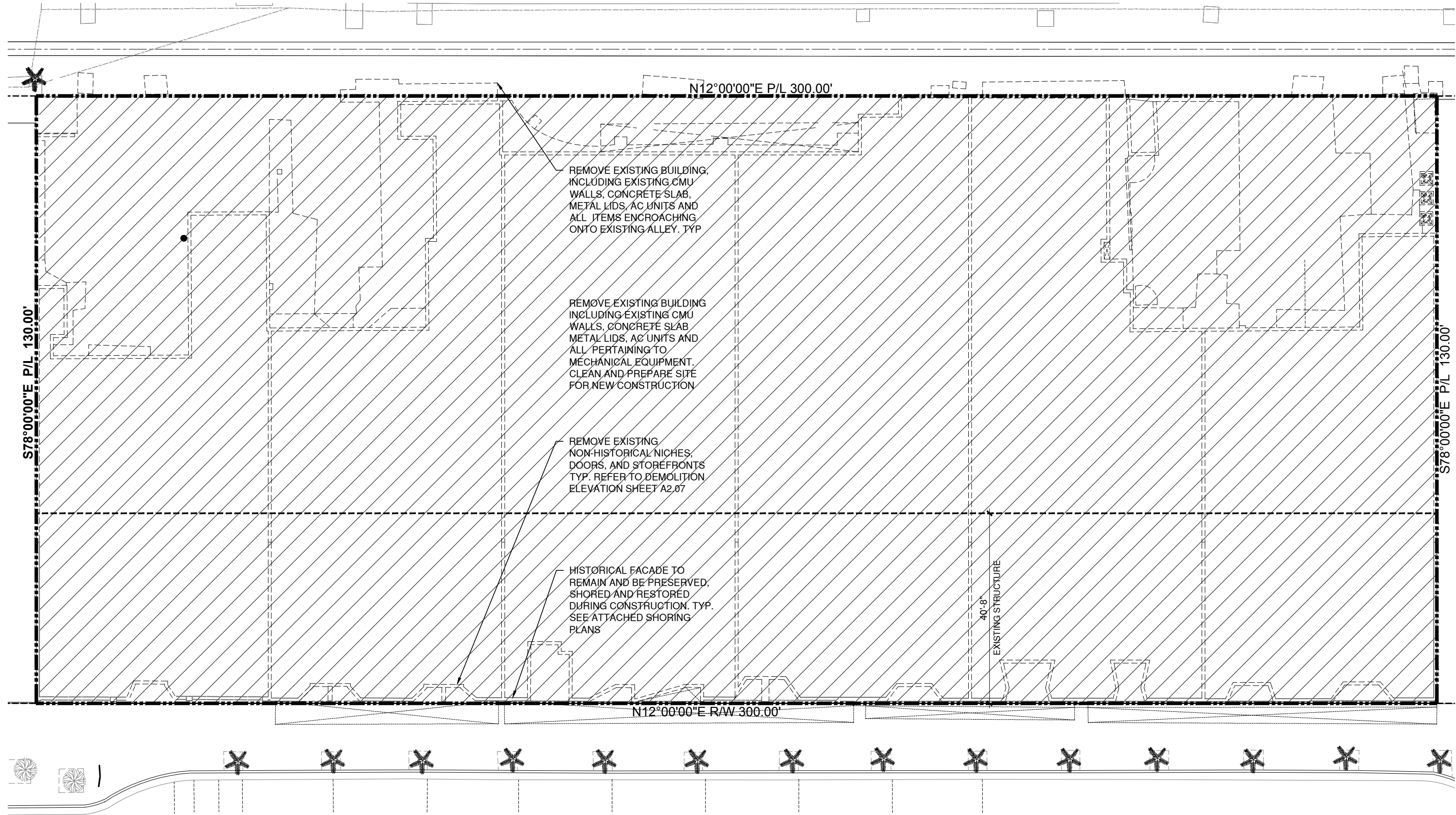
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DATA

NOT TO SCALE

07-072016

A 0.02



Historic Preservation Board Submission

**DEMOLITION GROUND FLOOR PLAN**

SCALE : 1" = 20'-0"  
07-072016

**A 2.05**

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OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
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INTERIOR DESIGNER  
**ROCKWELLGROUP**  
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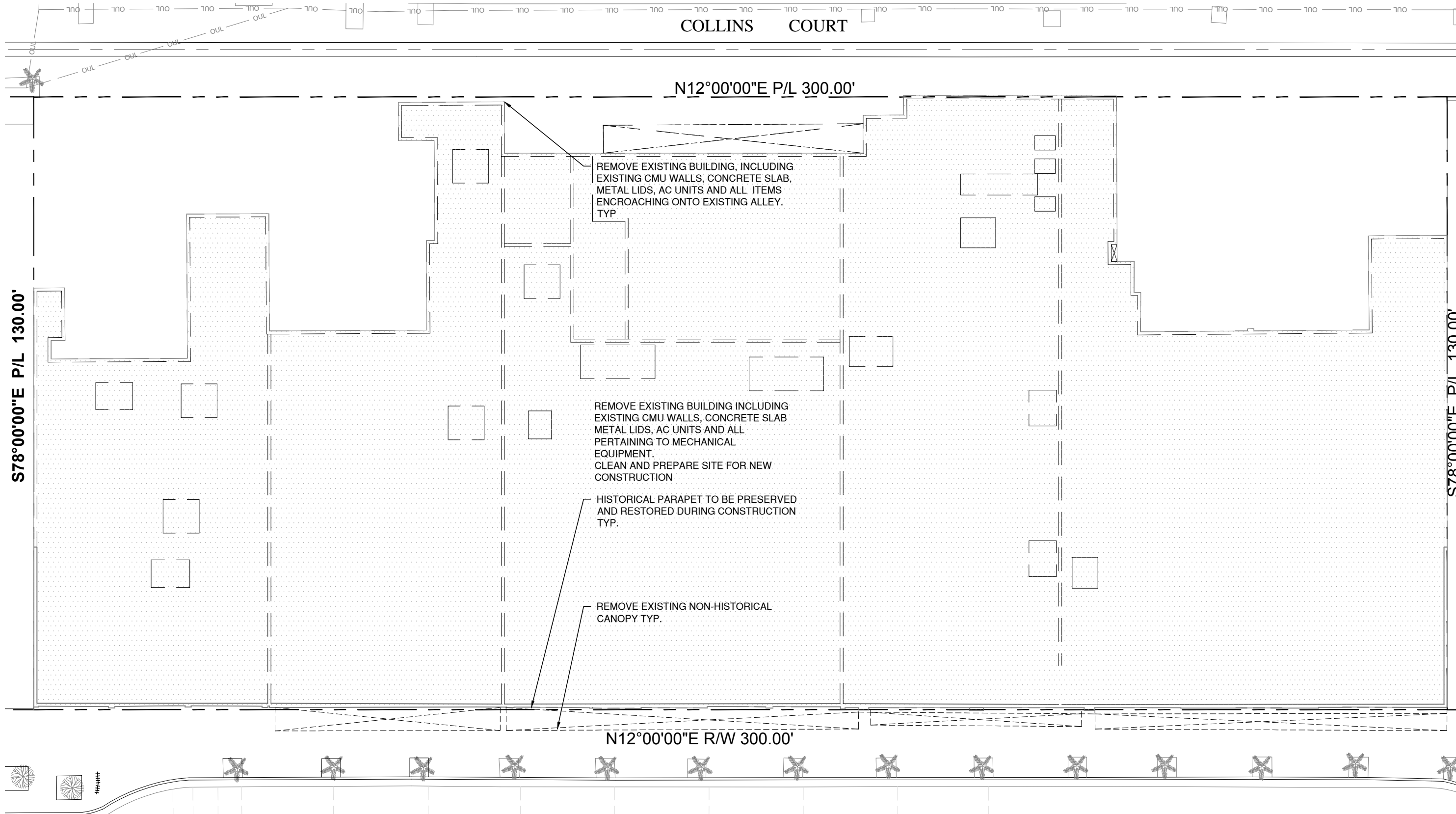
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**BOLD**  
227 West 29th Street  
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ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
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COLLINS COURT



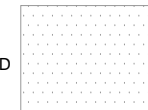
REMOVE EXISTING BUILDING, INCLUDING EXISTING CMU WALLS, CONCRETE SLAB, METAL LIDS, AC UNITS AND ALL ITEMS ENCREACHING ONTO EXISTING ALLEY. TYP

REMOVE EXISTING BUILDING INCLUDING EXISTING CMU WALLS, CONCRETE SLAB METAL LIDS, AC UNITS AND ALL PERTAINING TO MECHANICAL EQUIPMENT. CLEAN AND PREPARE SITE FOR NEW CONSTRUCTION

HISTORICAL PARAPET TO BE PRESERVED AND RESTORED DURING CONSTRUCTION TYP.

REMOVE EXISTING NON-HISTORICAL CANOPY TYP.

TO BE DEMOLISHED



Historic Preservation Board Submission

DEMOLITION ROOF PLAN

SCALE : 1" = 20'-0"  
07-072016

A 2.06

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HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
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INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

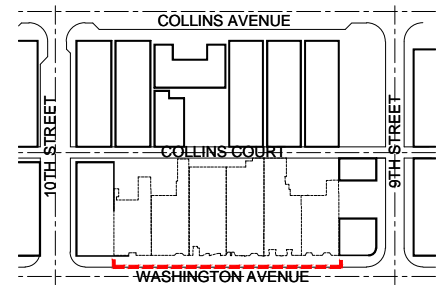
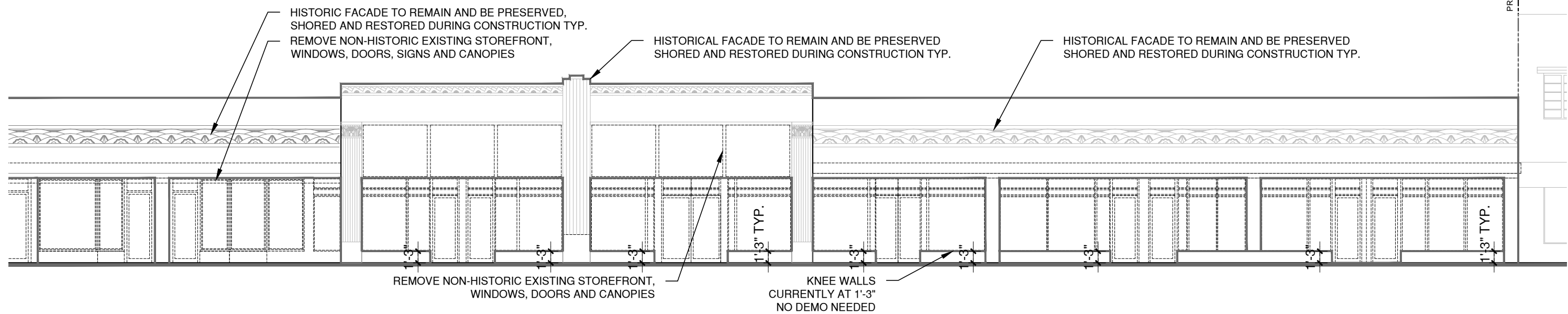
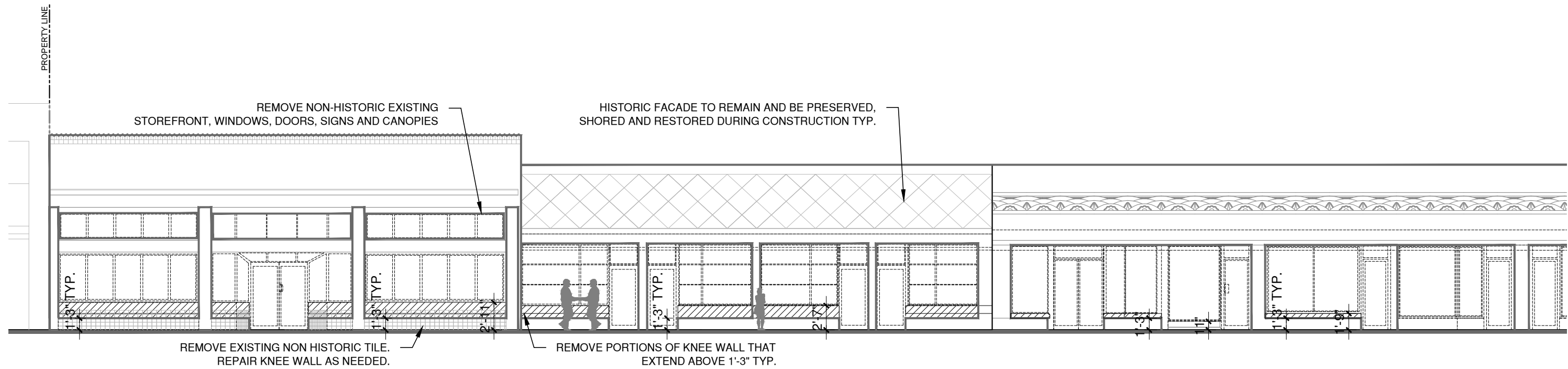
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O: 305.321.2341

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

**KOBI KARP**  
  
ARCHITECTURE  
INTERIOR DESIGN  
P L A N N I N G

2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
  
AIA ASID NCARB  
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REMOVE PORTIONS OF WALL

KEY PLAN

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 Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
 460 Park Avenue  
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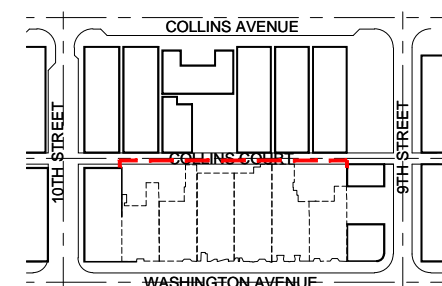
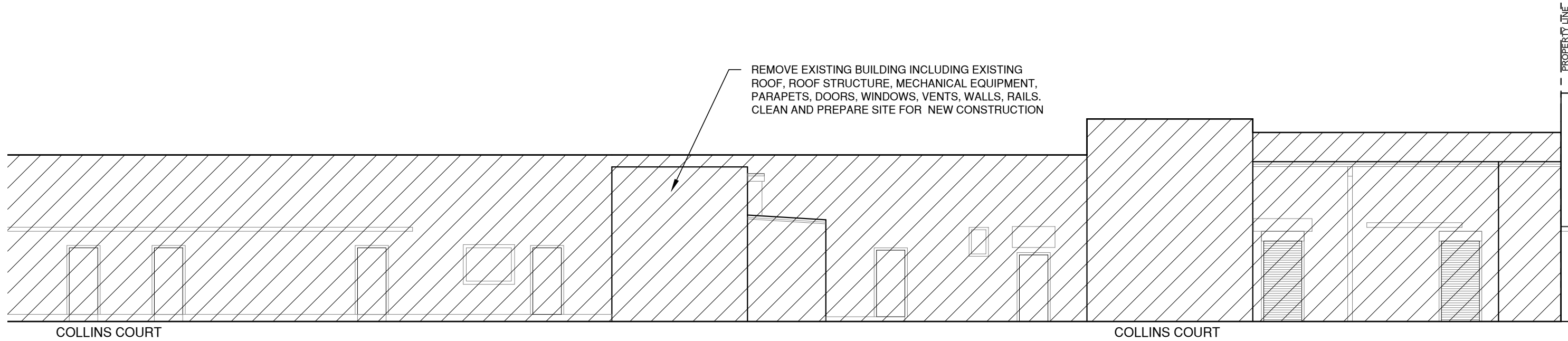
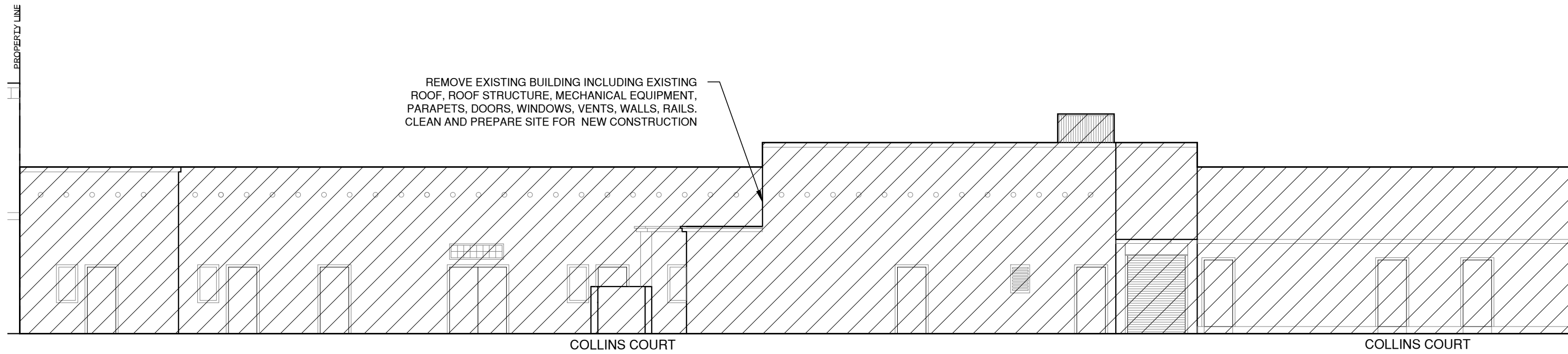
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 O: 305.573.1818  
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 WWW.KOBIKARP.COM

Historic Preservation Board Submission  
**DEMOLITION WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"  
 07-072016

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TO BE DEMOLISHED 

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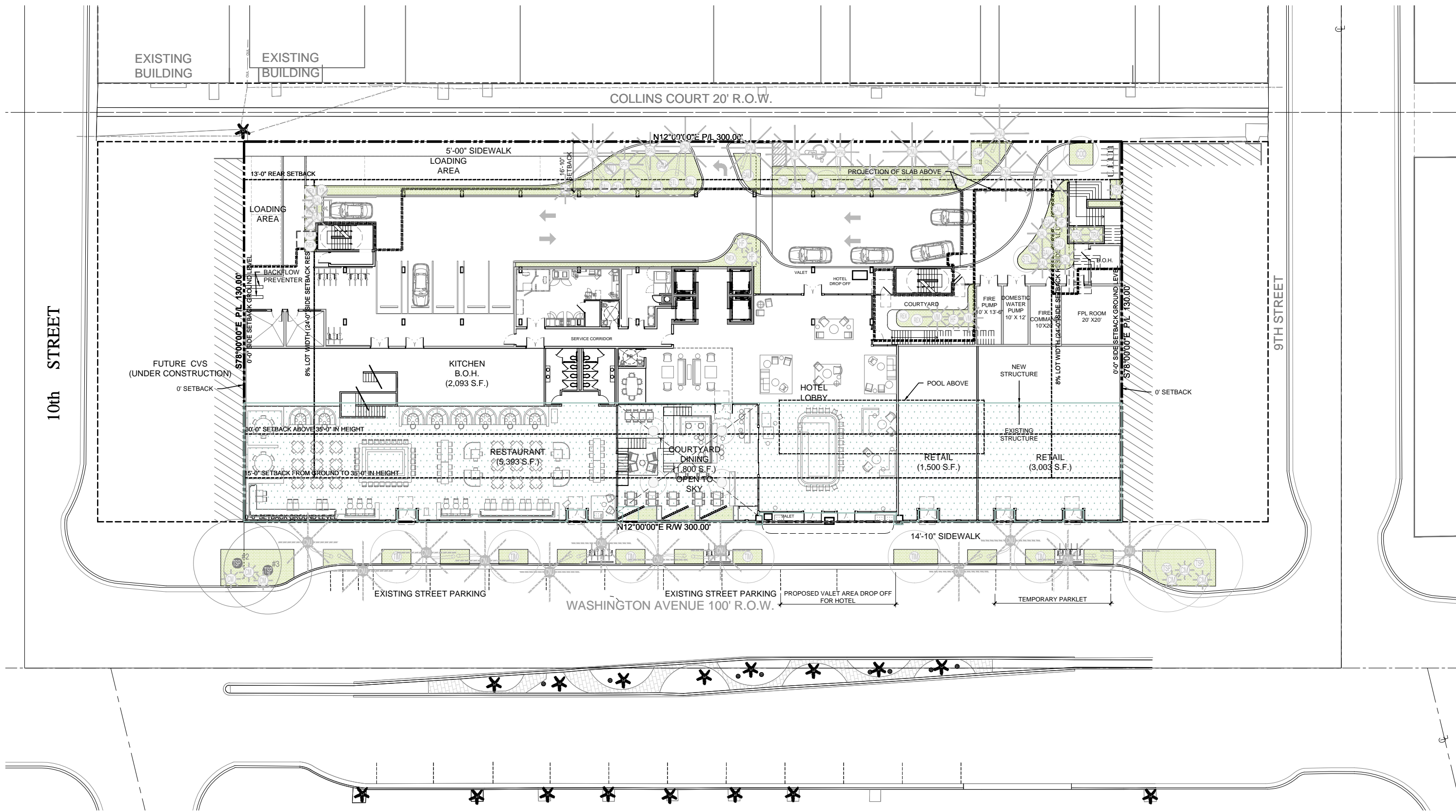
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**DEMOLITION EAST ELEVATION**  
 SCALE : 1" = 20'-0"  
 07-072016

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EXISTING FLOOR SLAB TO REMAIN

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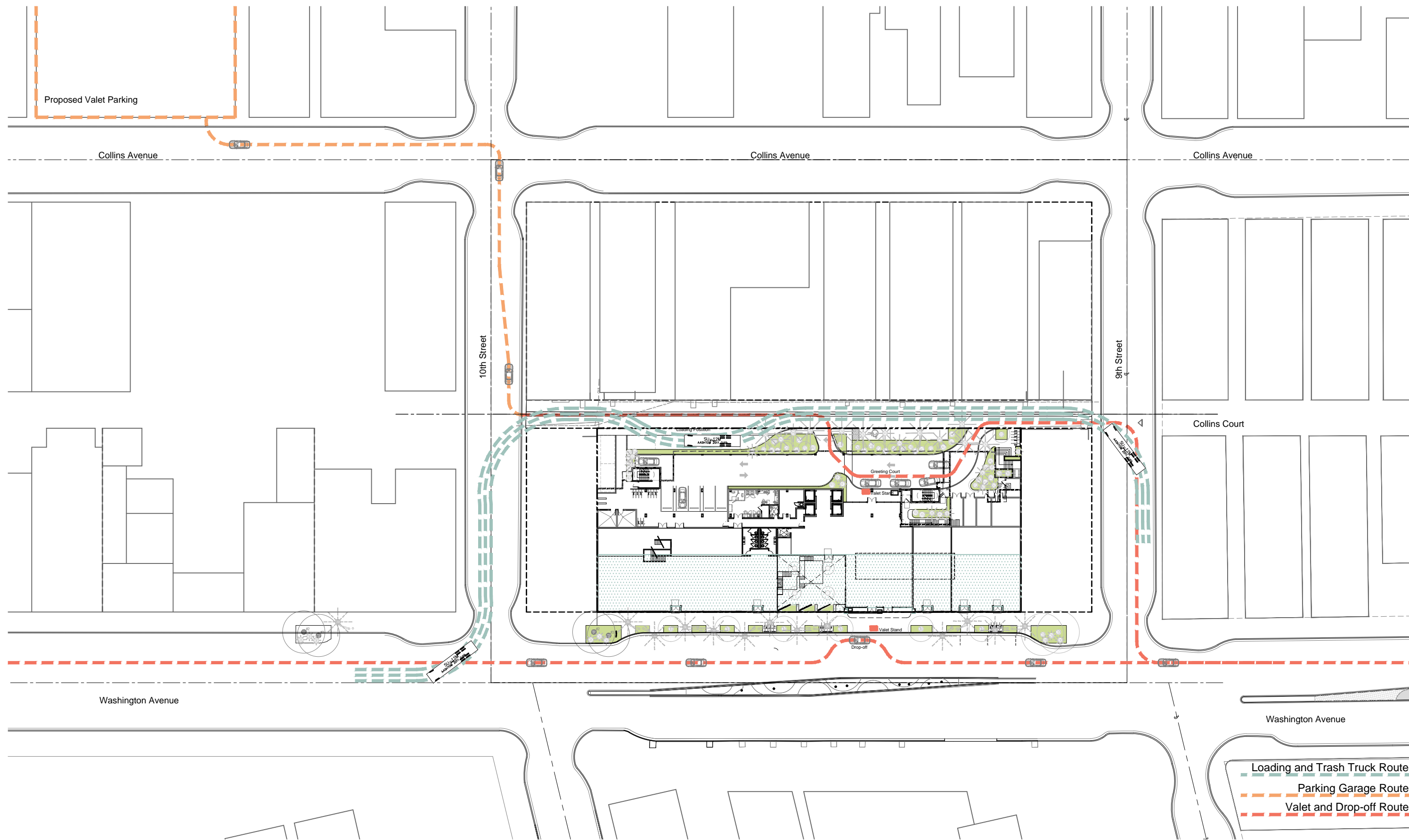
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**SITEPLAN**  
 SCALE: 1/32" = 1'-0"  
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Loading and Trash Truck Route  
 Parking Garage Route  
 Valet and Drop-off Route

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Historic Preservation Board Submission

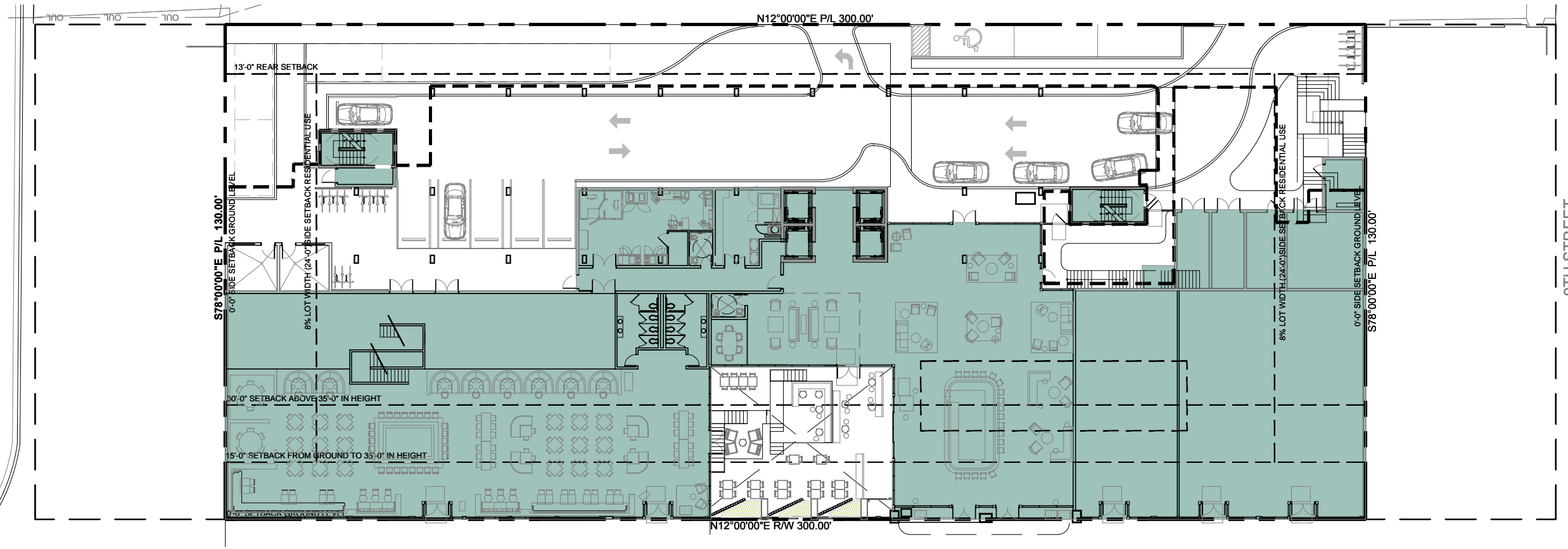
**SERVICE PLAN**

1/64" = 1'-0"  
07-072016

**A 2.10**

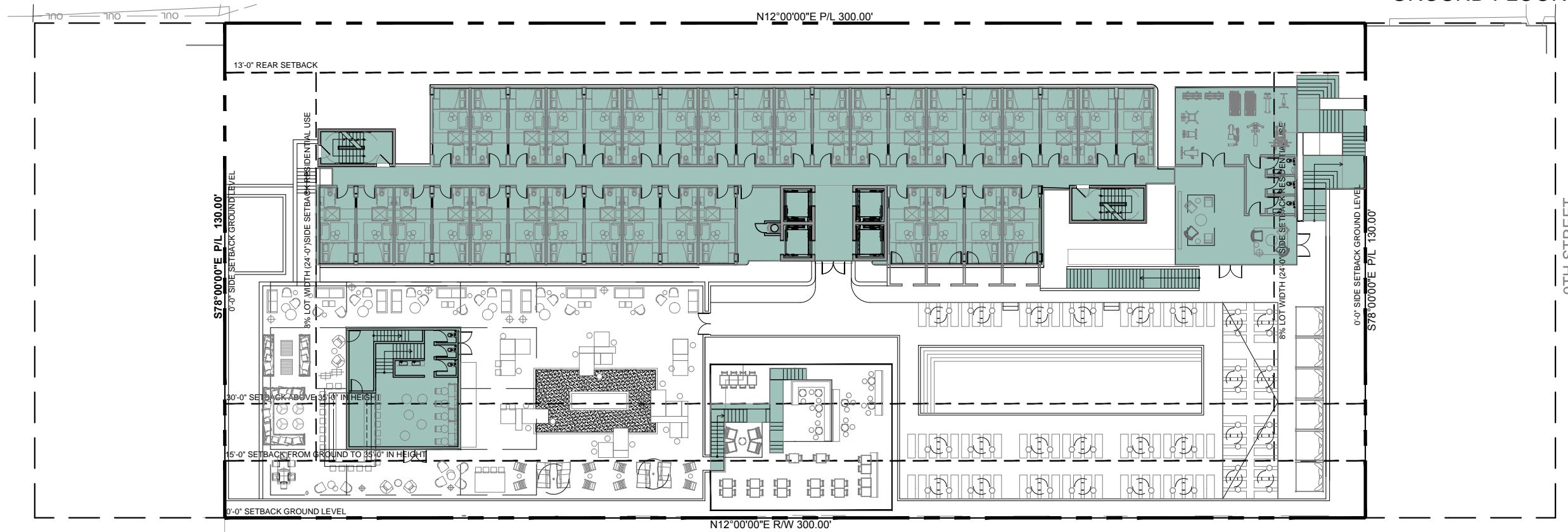
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10th STREET



GROUND FLOOR PLAN FAR

10th STREET



SECOND FLOOR PLAN FAR

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

OWNER  
**LIGHTSTONE**  
 460 Park Avenue  
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 O: 212.616.9969

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


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 O: 305.321.2341

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**BOLD**  
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Historic Preservation Board Submission  
**FAR CALCULATIONS**  
 1/32"-1'-0"  
 07-072016

 **A 2.11**

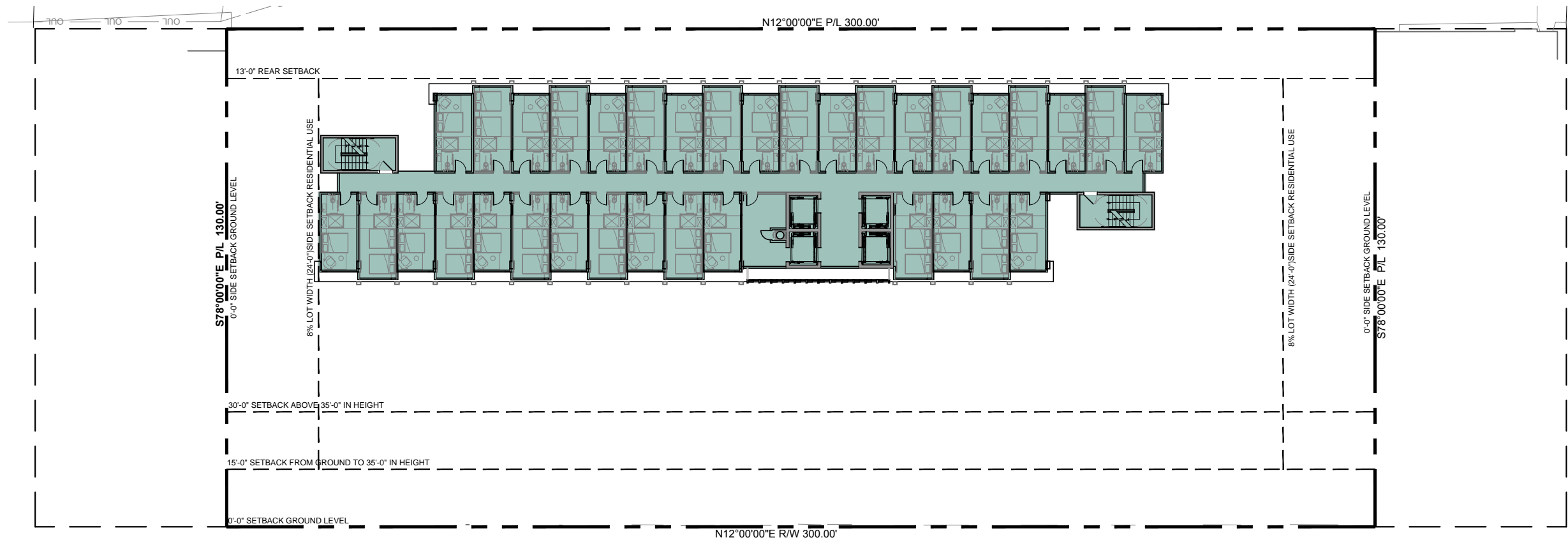
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10th STREET

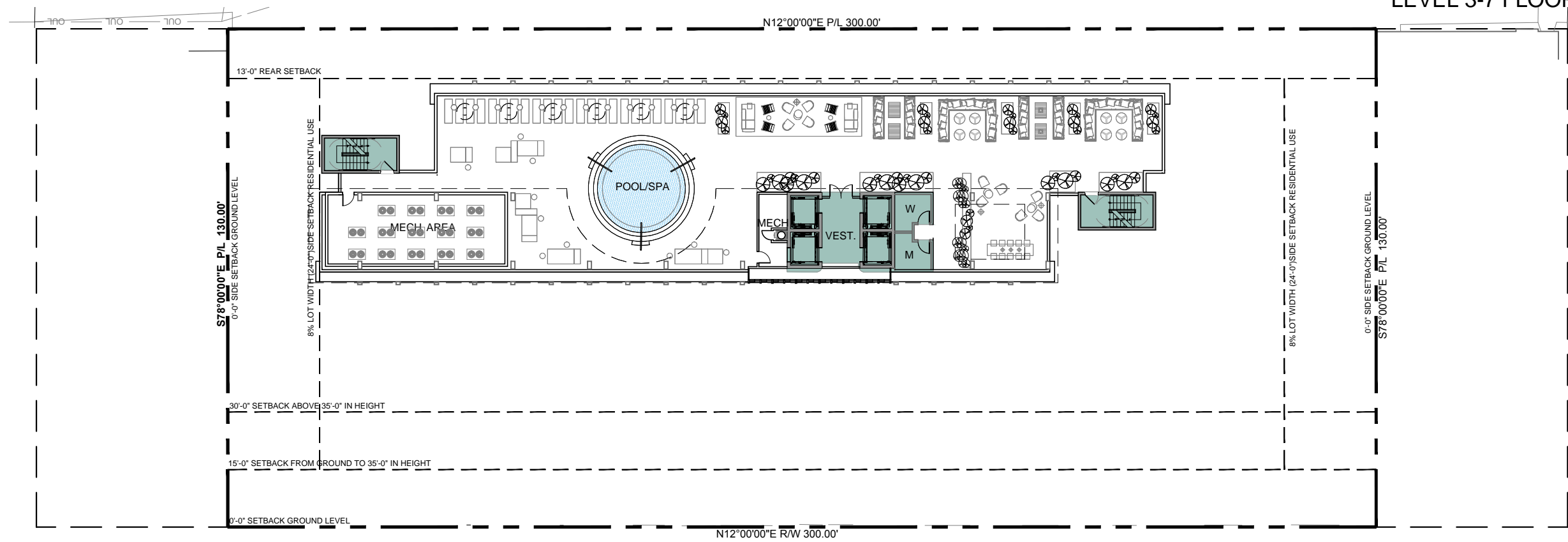
10th STREET

9TH STREET

9TH STREET



LEVEL 3-7 FLOOR PLAN FAR



ROOF PLAN FAR

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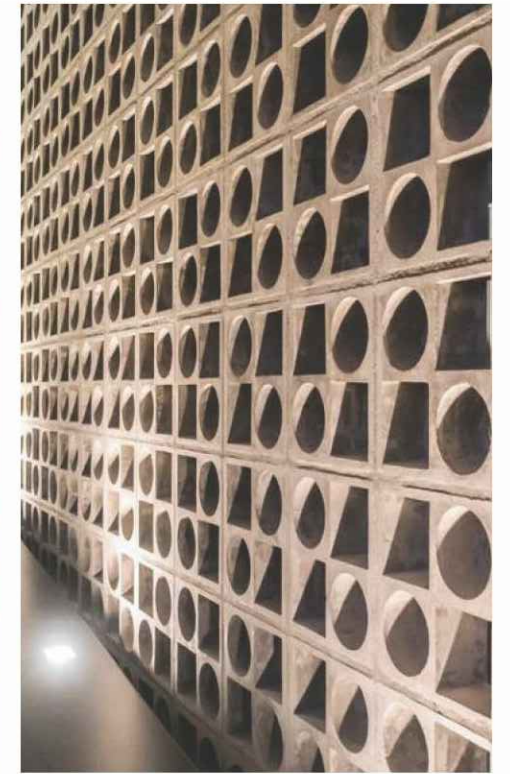
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Historic Preservation Board Submission  
**FAR CALCULATIONS**  
 1/32"=1'-0"  
 07-072016

**A 2.12**

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**FACADE INSPIRATION**  
 NOT TO SCALE  
 07-072016  
**A 2.13**

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moxy HOTELS - MIAMI BEACH, FLORIDA

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07-072016

**A 2.14**

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NOT TO SCALE

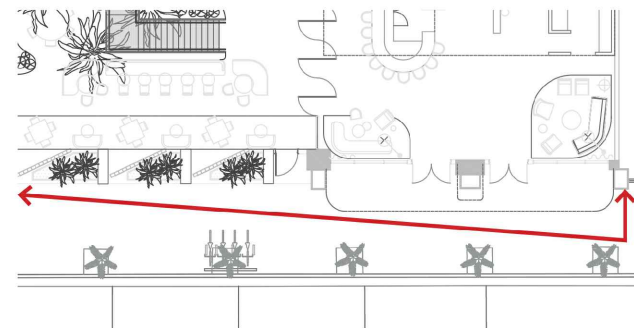
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A 2.15

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THE  
ENTRANCE

LOCATOR PLAN



VIEW FROM WASHINGTON AVE. TO ENTRANCE

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**RENDERING: HOTEL ENTRANCE**  
NOT TO SCALE

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**A 2.16**

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Edge Detail and  
Depth Preserved



Breezblock Screen Inspired  
by Frieze Design

Planters at Knee  
Wall Height

Opening Represents  
Previous Door  
Location

Solid Vertical Elements  
Retained

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**RENDERING: COURTYARD FACADE**  
NOT TO SCALE

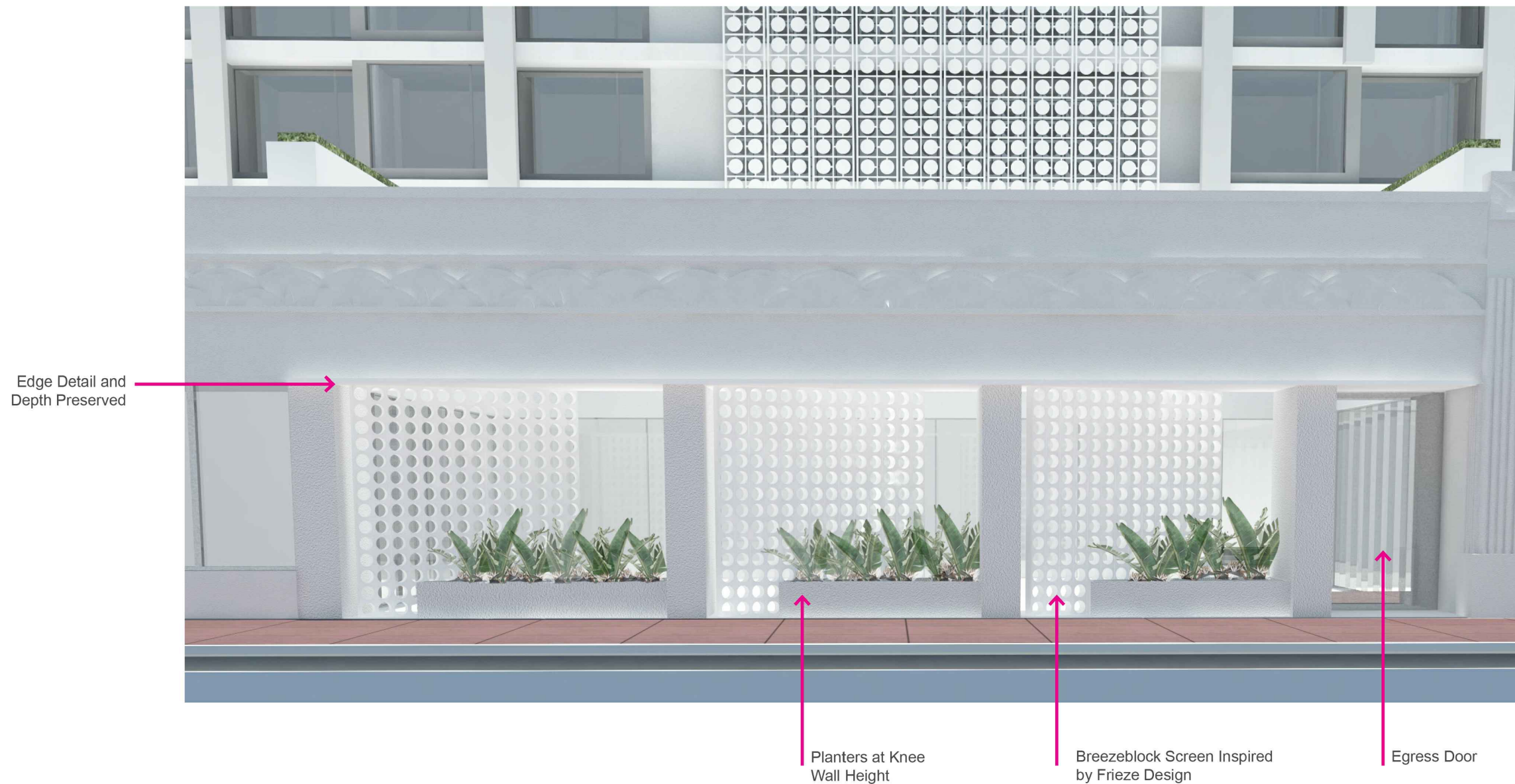
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**A 2.17**

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# COURTYARD FACADE



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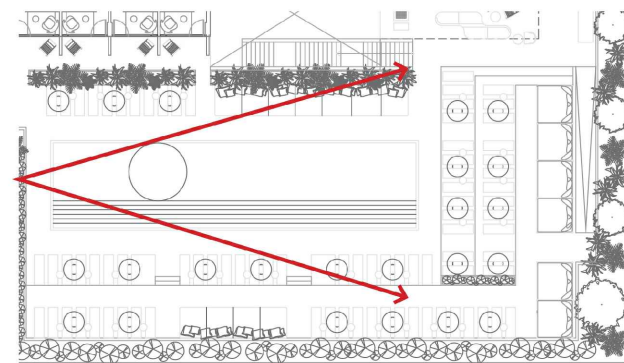
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**A 2.18**

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# THE POOL DECK

LOCATOR PLAN



VIEW TO TIERED LOUNGERS & CABANAS

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OWNER  
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Coconut Grove, FL 33233  
O: 305.321.2341

LIGHTING DESIGNER  
**BOLD**  
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O: 212.674.6500

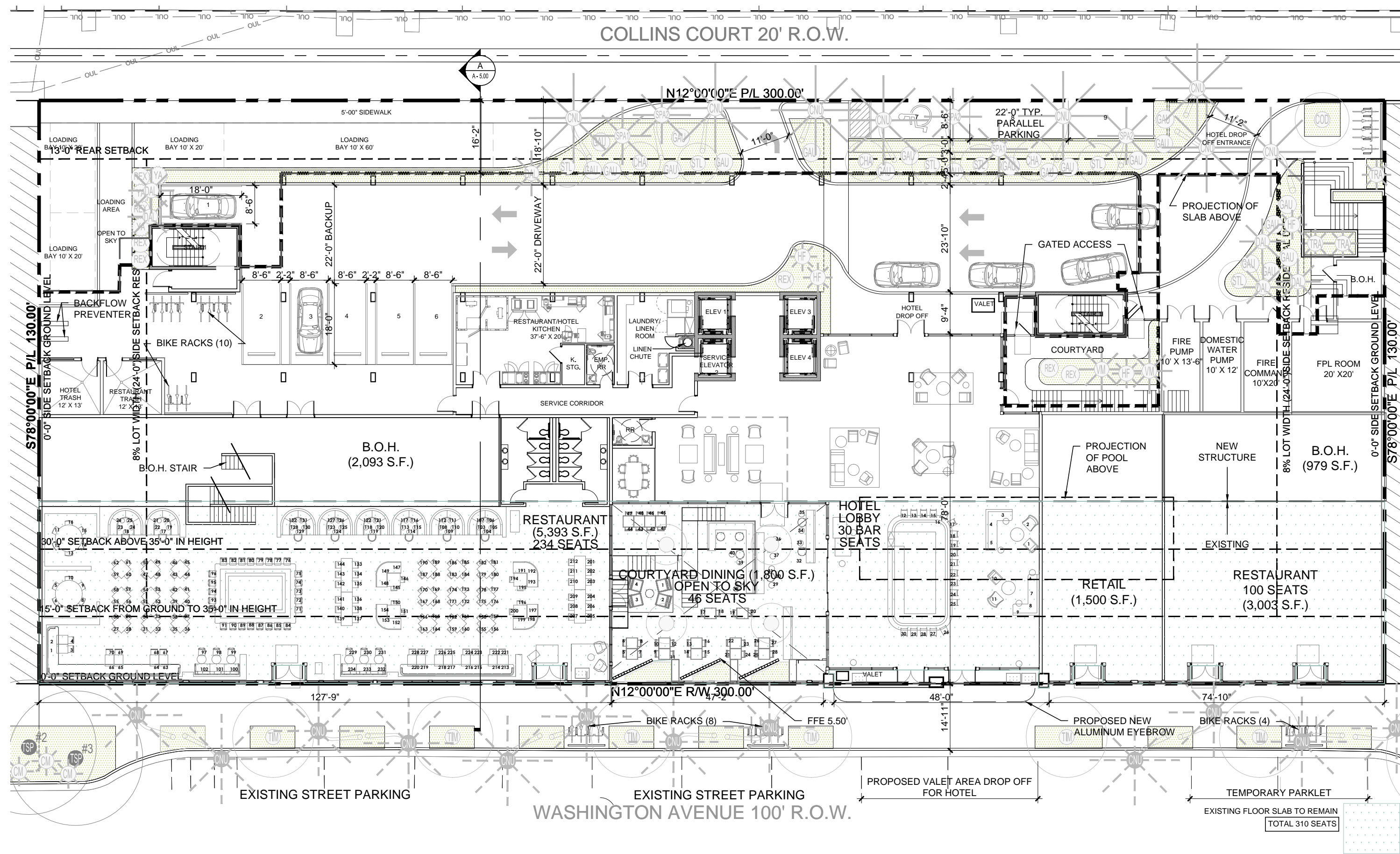
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**RENDERING: POOL DECK**  
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**A 2.19**

COLLINS COURT 20' R.O.W.



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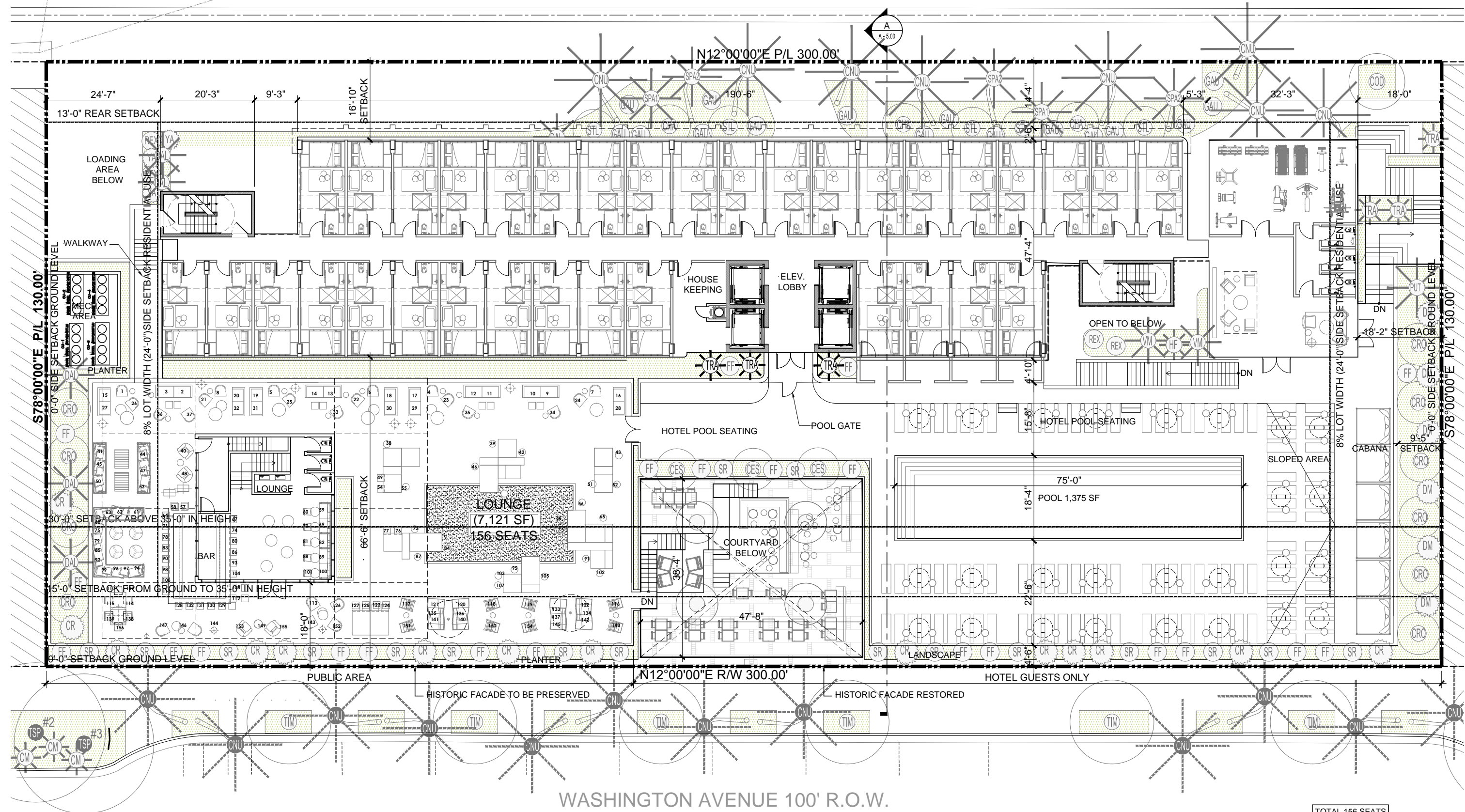
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Historic Preservation Board Submission  
**LEVEL 1 - GROUND FLOOR PLAN**  
 SCALE: 1" = 20'-0"  
 07-072016

**A 3.00**

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COLLINS COURT 20' R.O.W.

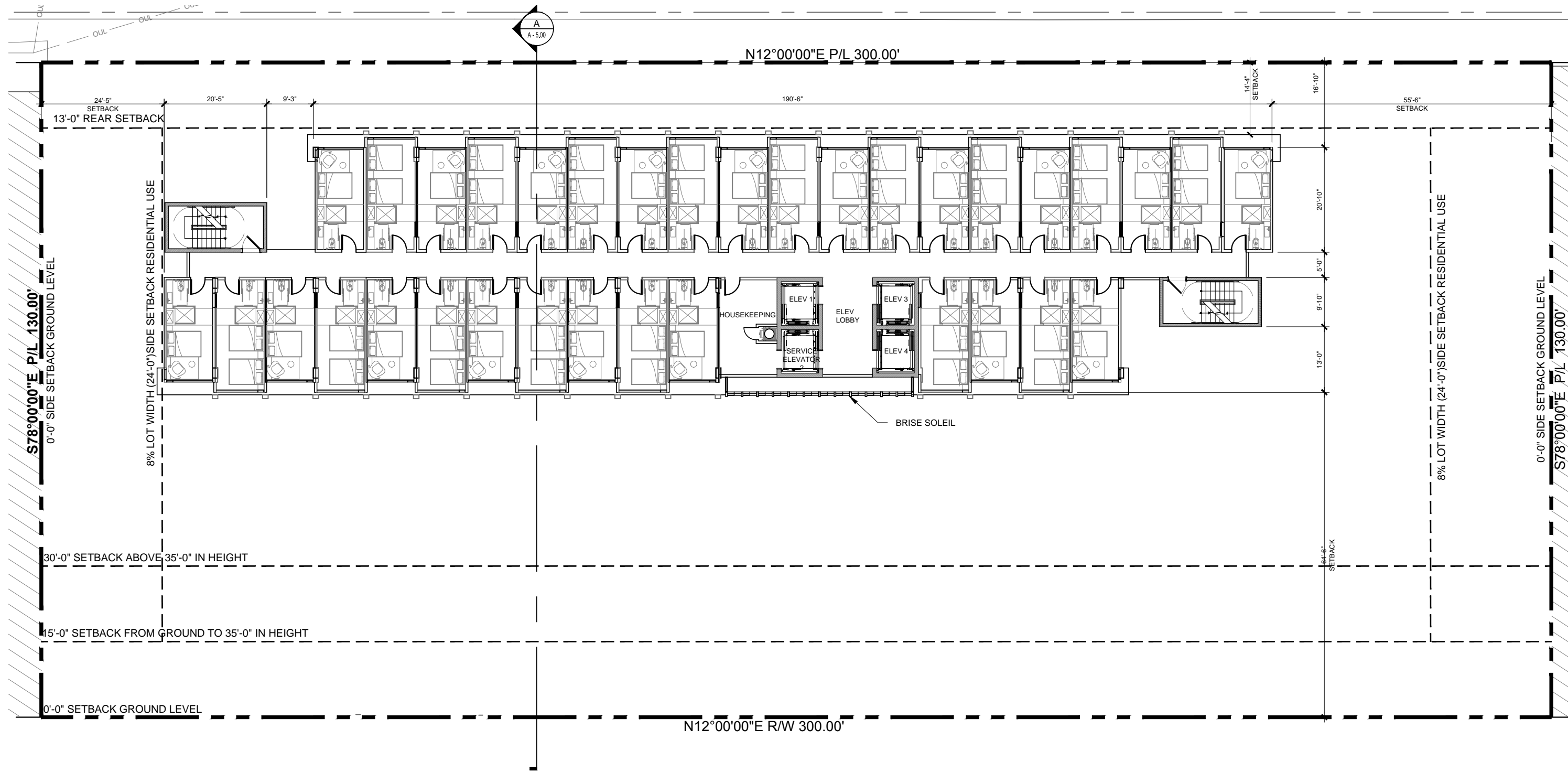


TOTAL 156 SEATS

WASHINGTON AVENUE 100' R.O.W.

<p>1611</p>  <p>915 Washington Avenue Miami Beach, FL 33139</p>	<p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue New York, NY 10022 O: 212.616.9969</p>	<p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West New York, NY 10003 O: 212.463.0334</p>	<p>LANDSCAPE DESIGNER</p> <p><b>NATURAFICIAL</b></p> <p>P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341</p>	<p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street New York, NY 10001 O: 212.674.6500</p>	<p><b>KOBI KARP</b></p>  <p>ARCHITECTURE INTERIOR DESIGN PLANNING</p>	<p>2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766</p> <p>AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM</p>	<p>Historic Preservation Board Submission</p> <p><b>LEVEL 2 - AMMENITIES</b></p> <p>SCALE : 1" = 20'-0"</p> <p>07-072016</p>	 <p><b>A 3.01</b></p>
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
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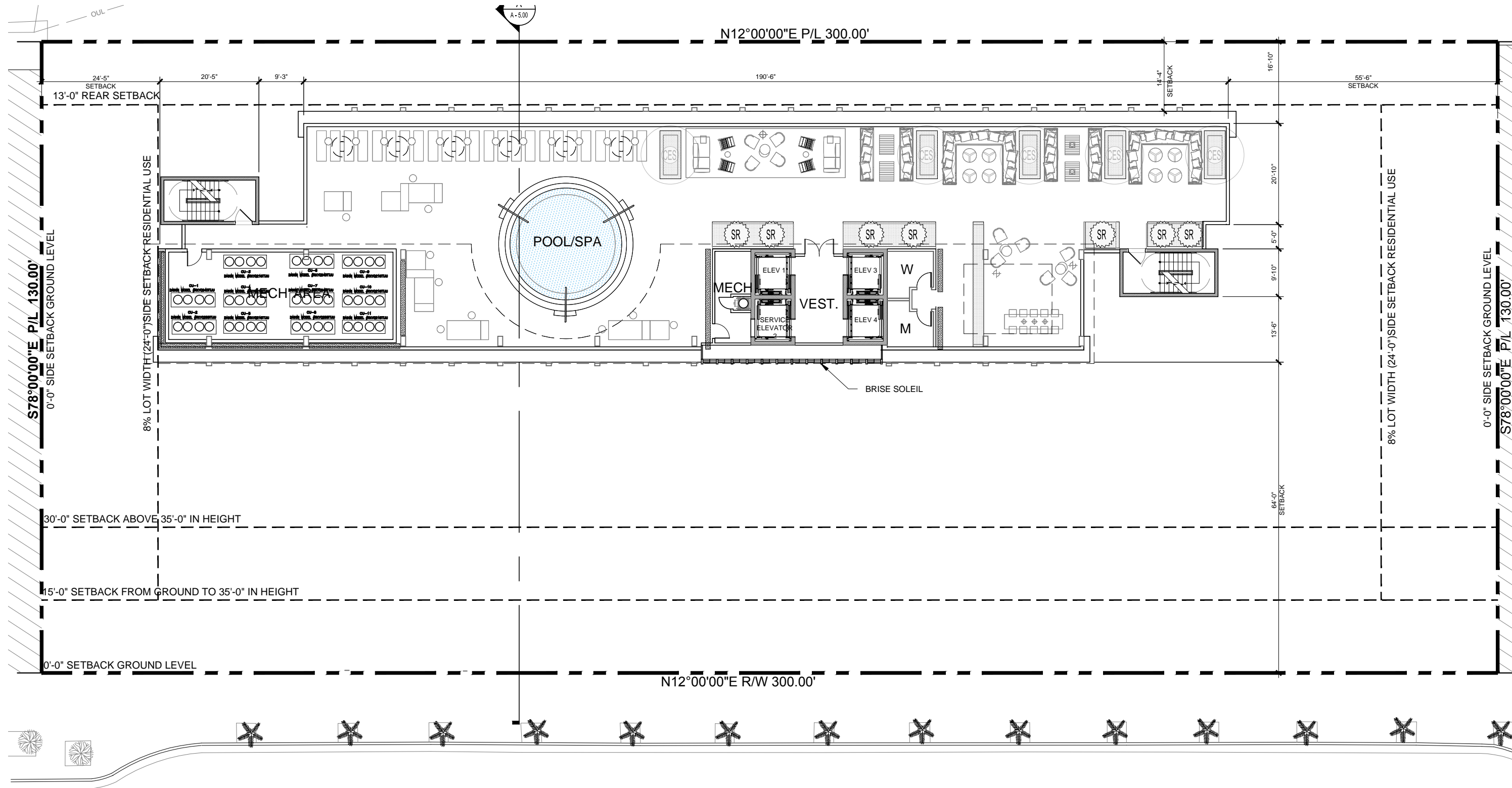
**LEVELS 3-7 - TYPICAL**

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

07-072016

 **A 3.02**

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
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**ROOF LEVEL**  
 SCALE : 1/32" = 1'-0"  
 07-072016

 **A 3.03**

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- ① ALUMINUM BACKLIT HOTEL SIGN: 40 SF
- ② ALUMINUM BACKLIT HOTEL SIGN: 20 SF
- ③ ALUMINUM BACKLIT WALL SIGN: 20 SF RESTAURANT
- ④ ALUMINUM BACKLIT WALL SIGN: 20 SF RETAIL



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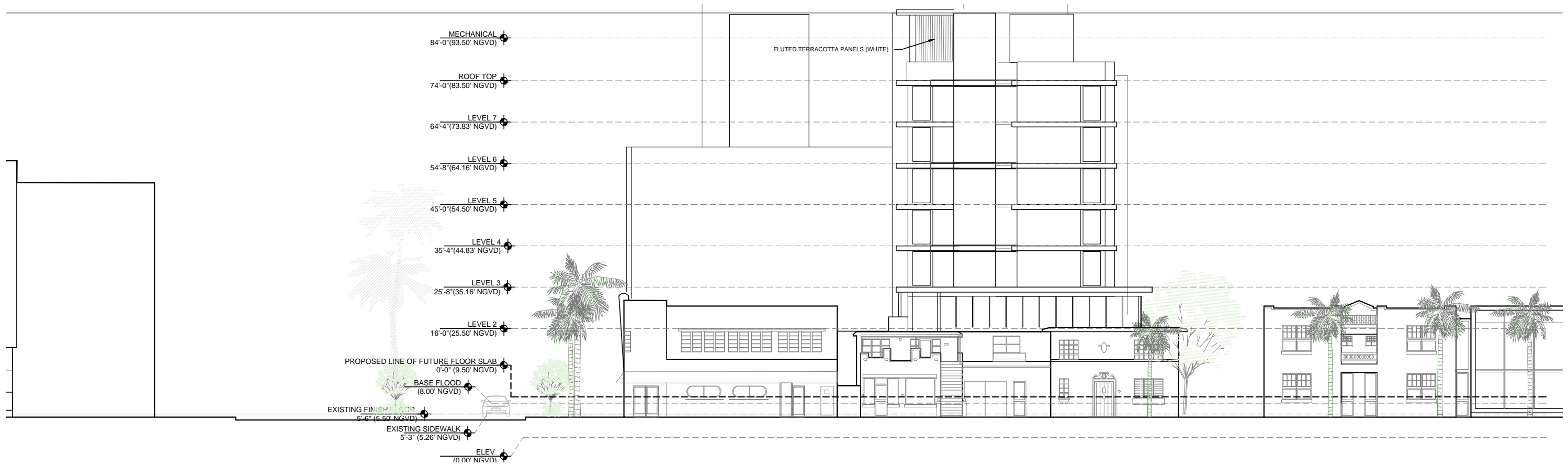
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**PROPOSED WEST ELEVATION**  
 SCALE: 1" = 20'-0"  
 07-072016

**A 4.00**

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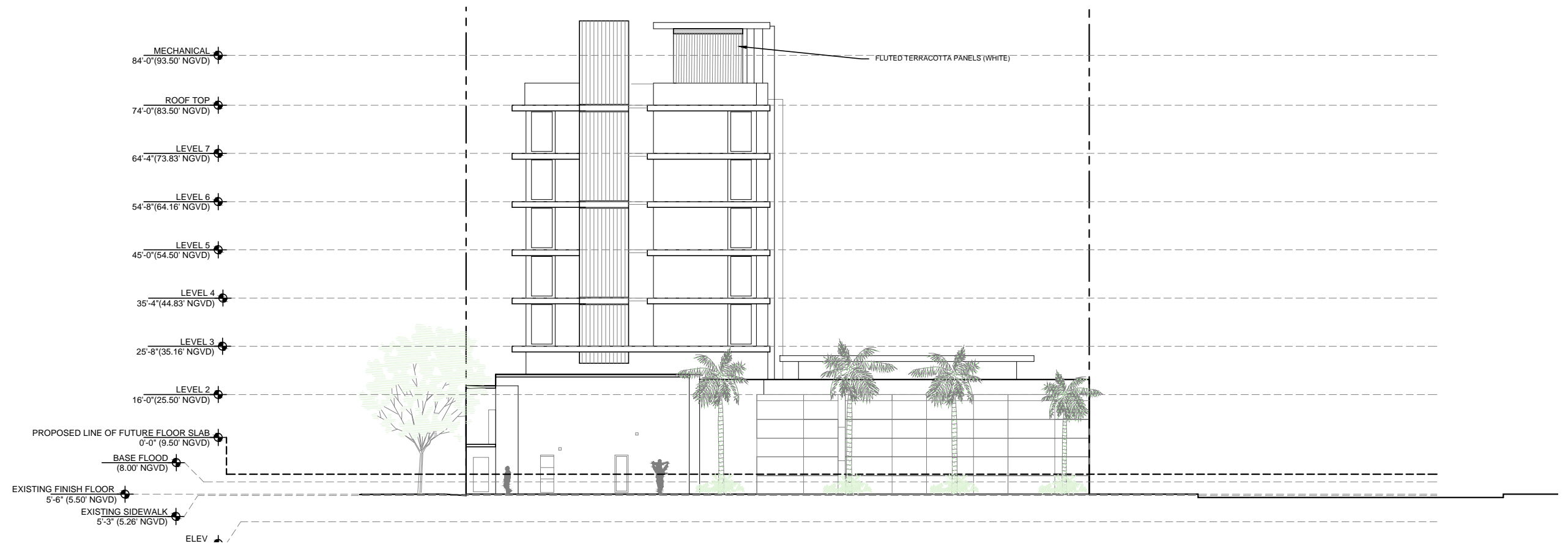
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Historic Preservation Board Submission  
**PROPOSED NORTH ELEVATION**  
 SCALE : 1" = 20'-0"  
 07-072016  
**A 4.01**

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Historic Preservation Board Submission  
**PROPOSED SOUTH ELEVATION**  
 SCALE : 1" = 20'-0"  
 07-072016  
**A 4.02**

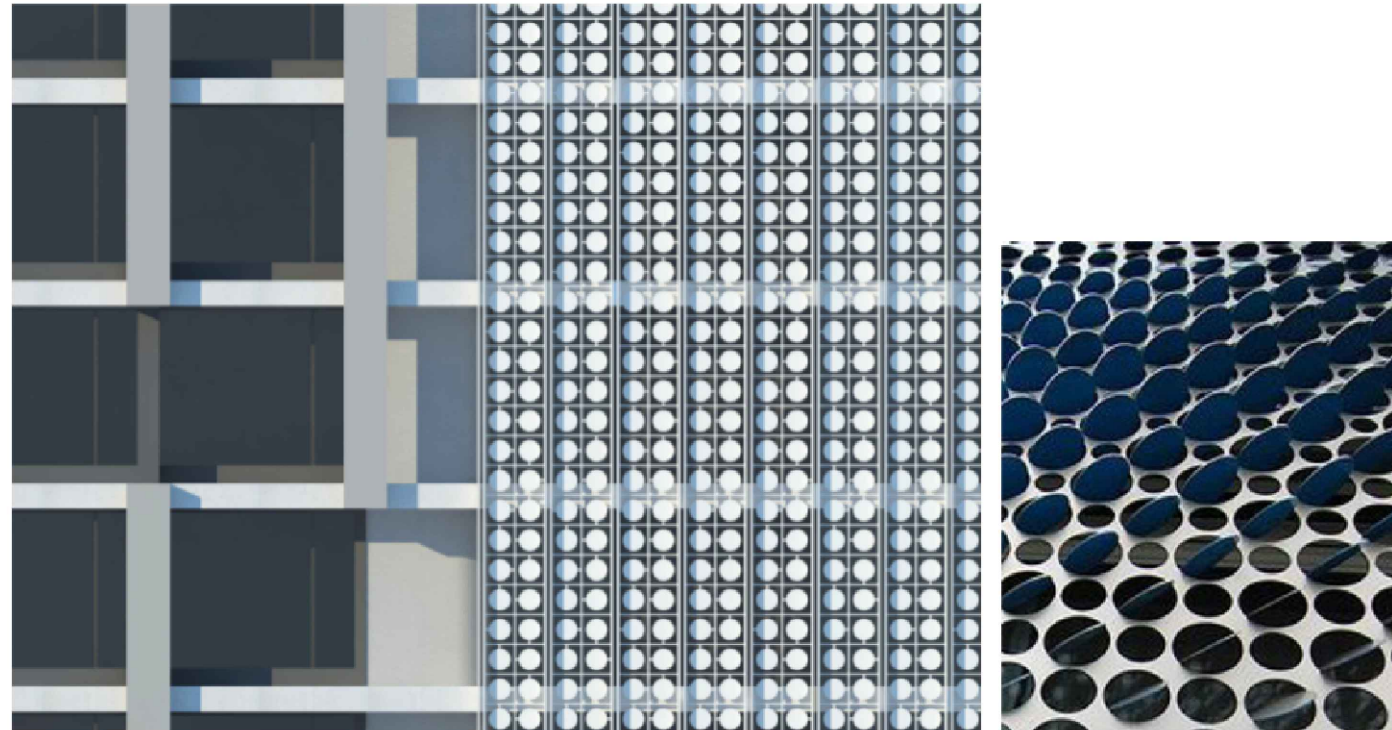
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**BUILDING SCREENING**  
Metal Screen

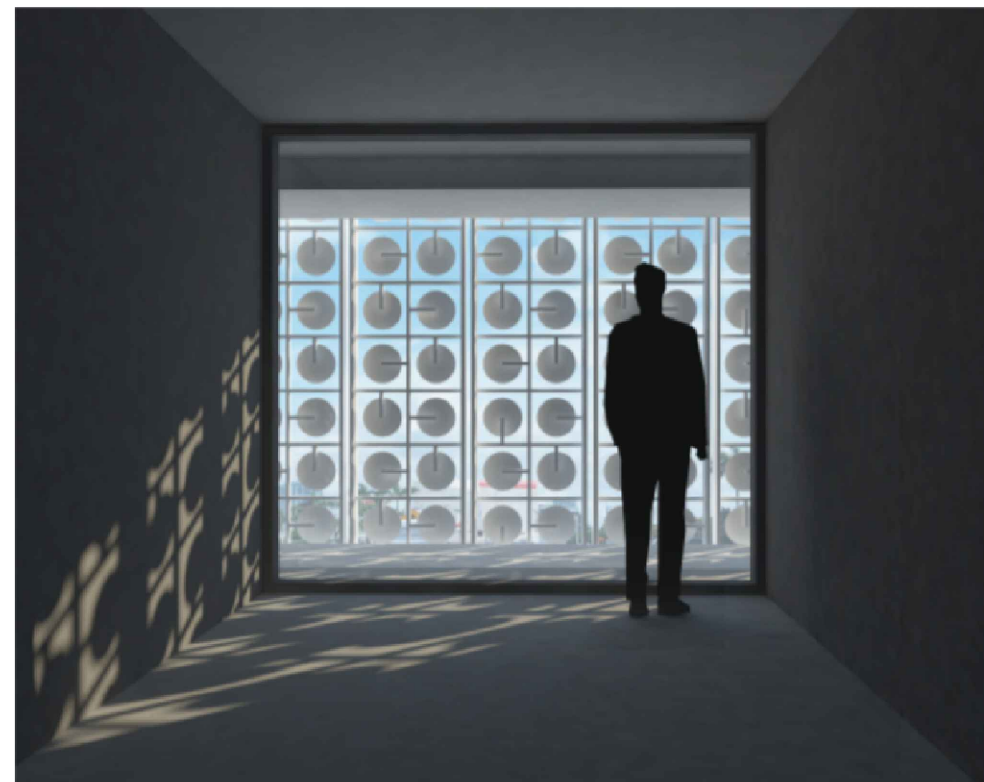


**METAL SCREEN**  
Exterior Close-up

**METAL SCREEN**  
Reference Image



**VIEW UPWARD FROM COURTYARD**



**VIEW FROM INTERIOR LIFT LOBBY**

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**ROCKWELLGROUP**  
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New York, NY 10003  
O: 212.463.0334

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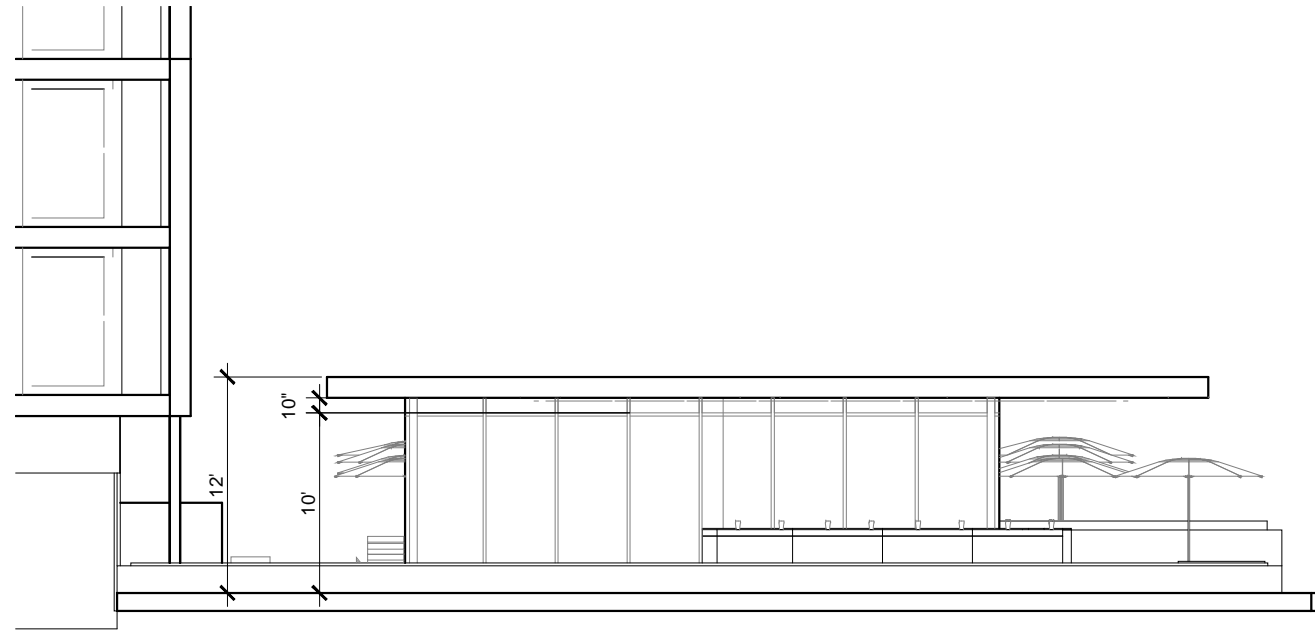
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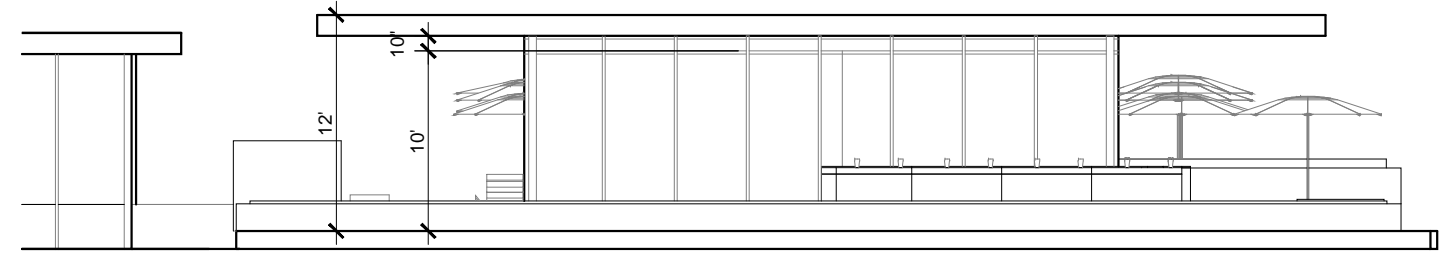
Historic Preservation Board Submission  
**BUILDING SCREENING**  
SCALE : 1" = 20'-0"  
07-072016

**A 4.04**

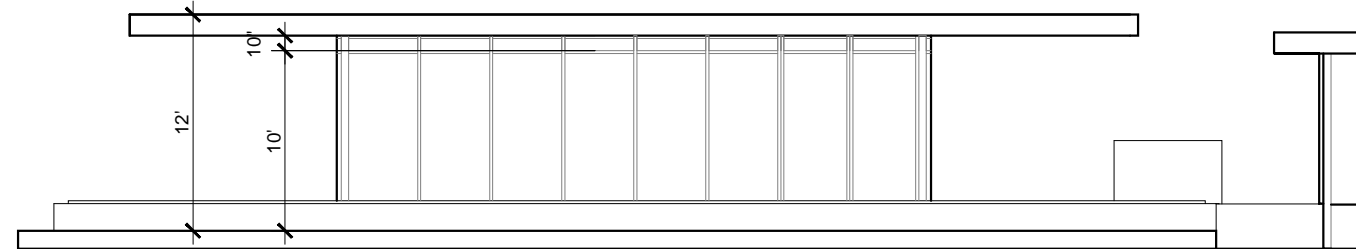
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1 BAR NORTH ELEVATION  
SCALE: 3/32"=1'-0"



2 BAR EAST ELEVATION  
SCALE: 3/32"=1'-0"



3 BAR SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



4 BAR WEST ELEVATION  
SCALE: 3/32"=1'-0"

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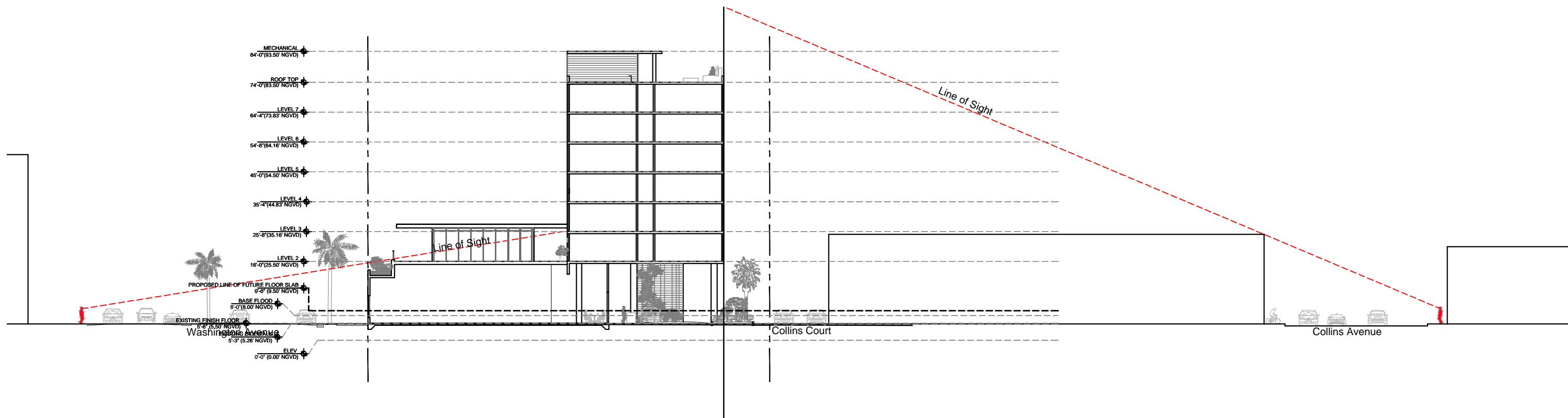
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Historic Preservation Board Submission  
**PROPOSED BAR ELEVATIONS**  
SCALE: 3/32" = 1'-0"  
07-072016

**A 4.05**

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Historic Preservation Board Submission

**Line of Sight Section**

SCALE : 1" = 20'-0"

07-072016



**A 5.01**