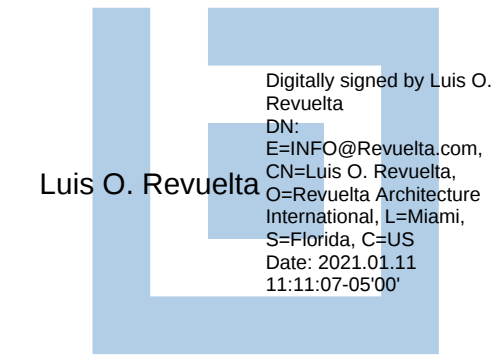




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KKAA KENGO KUMA & ASSOCIATES
隈研吾建築都市設計事務所

SUBMITTAL 01/11/2021
APPLICATION HPB No. 20-0430
REVISION TO:
HPB ORDER No. 7490
HPB ORDER No. 20-0376

PROPOSED SCOPE UNDER THIS REVISION:
RESIDENTIAL TOWER DESIGN AND LOCATION
PROPOSED NEW BASEMENT LEVELS
REVISED RESIDENTIAL DROP OFF AND SITE VEHICULAR
ENTRANCES AND EXITS.

AMAN
AMAN HOTEL & RESIDENCES

3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD
FEBRUARY 9TH, 2021

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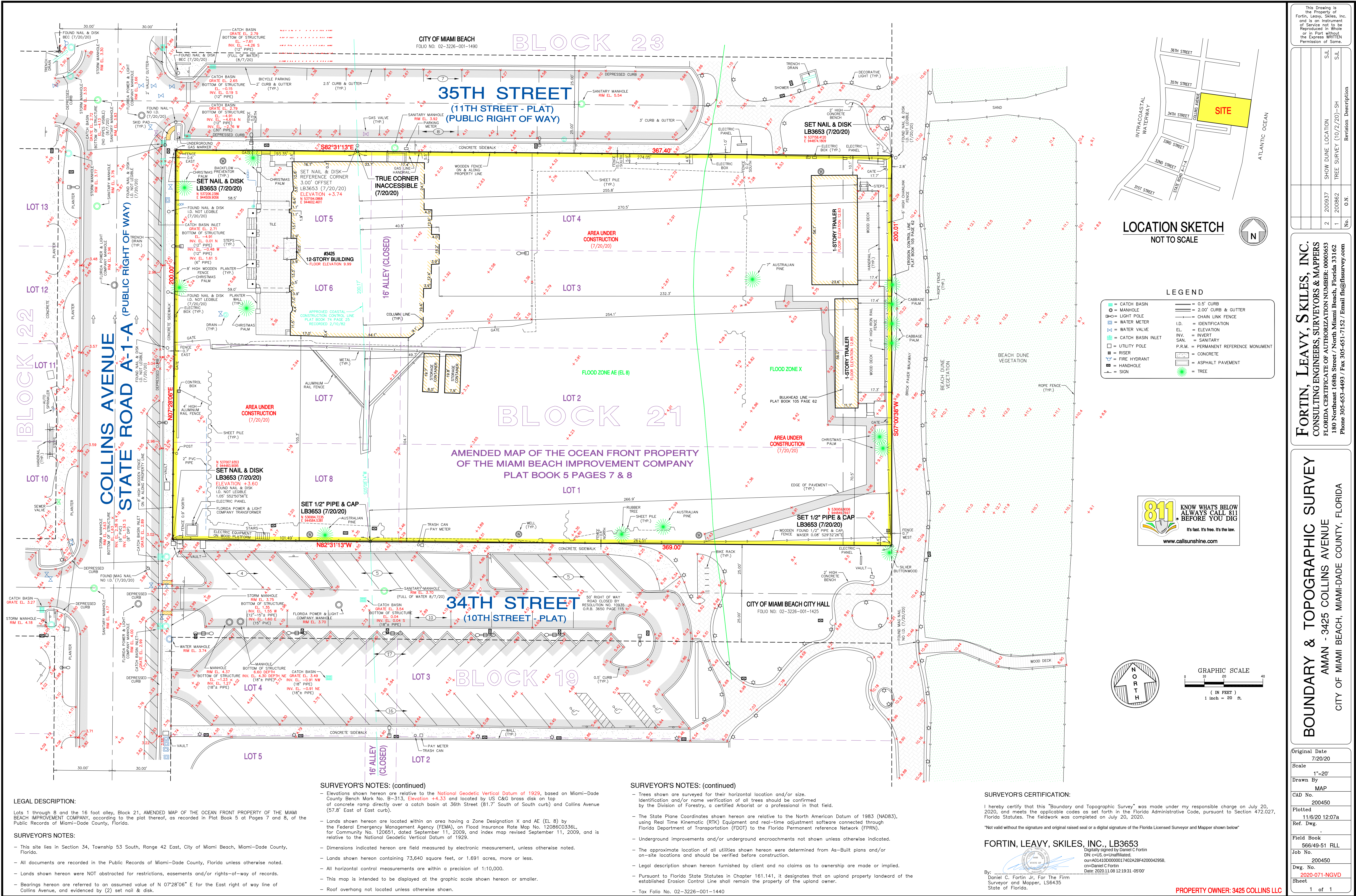
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O. Revuelta
DN:
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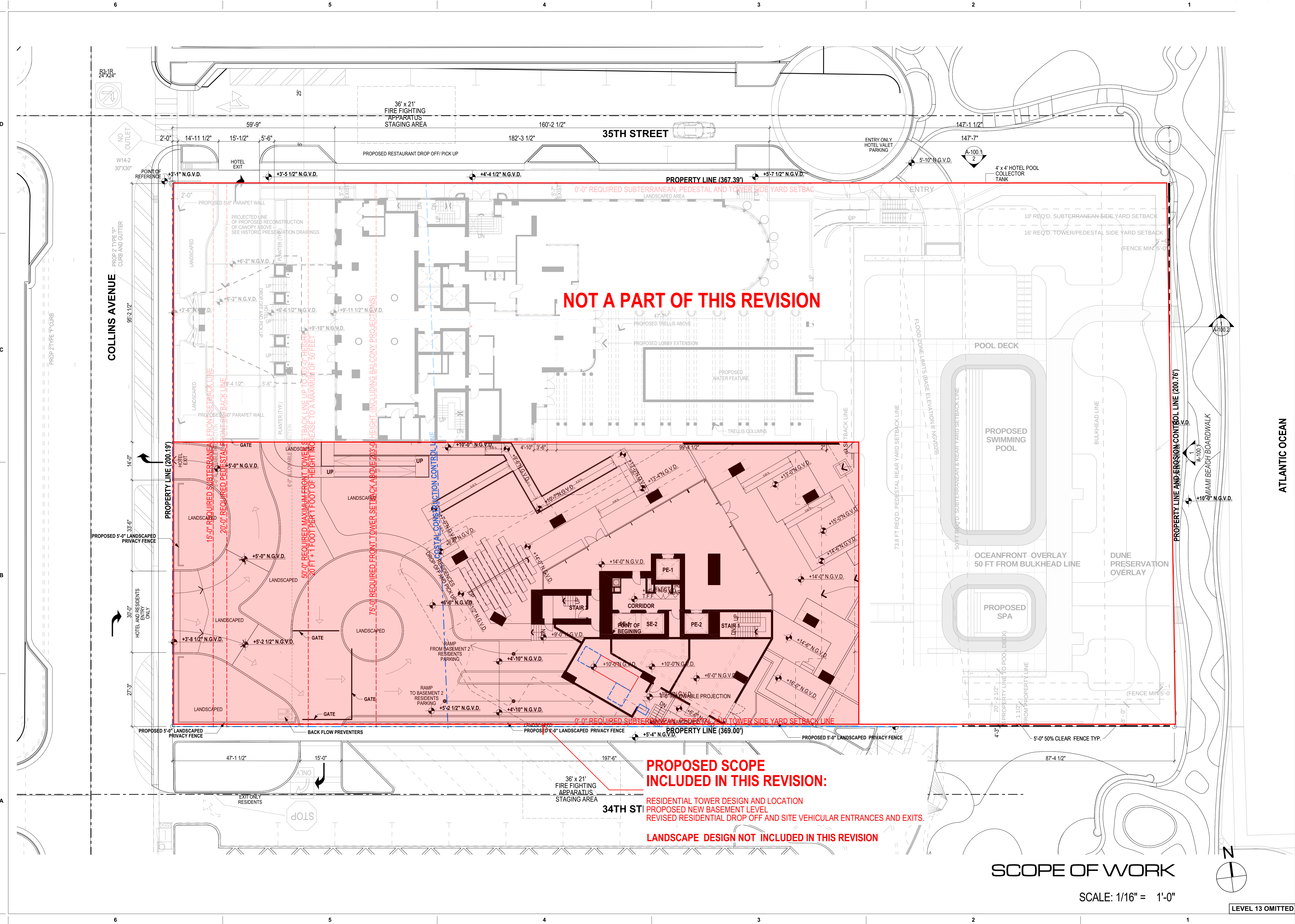
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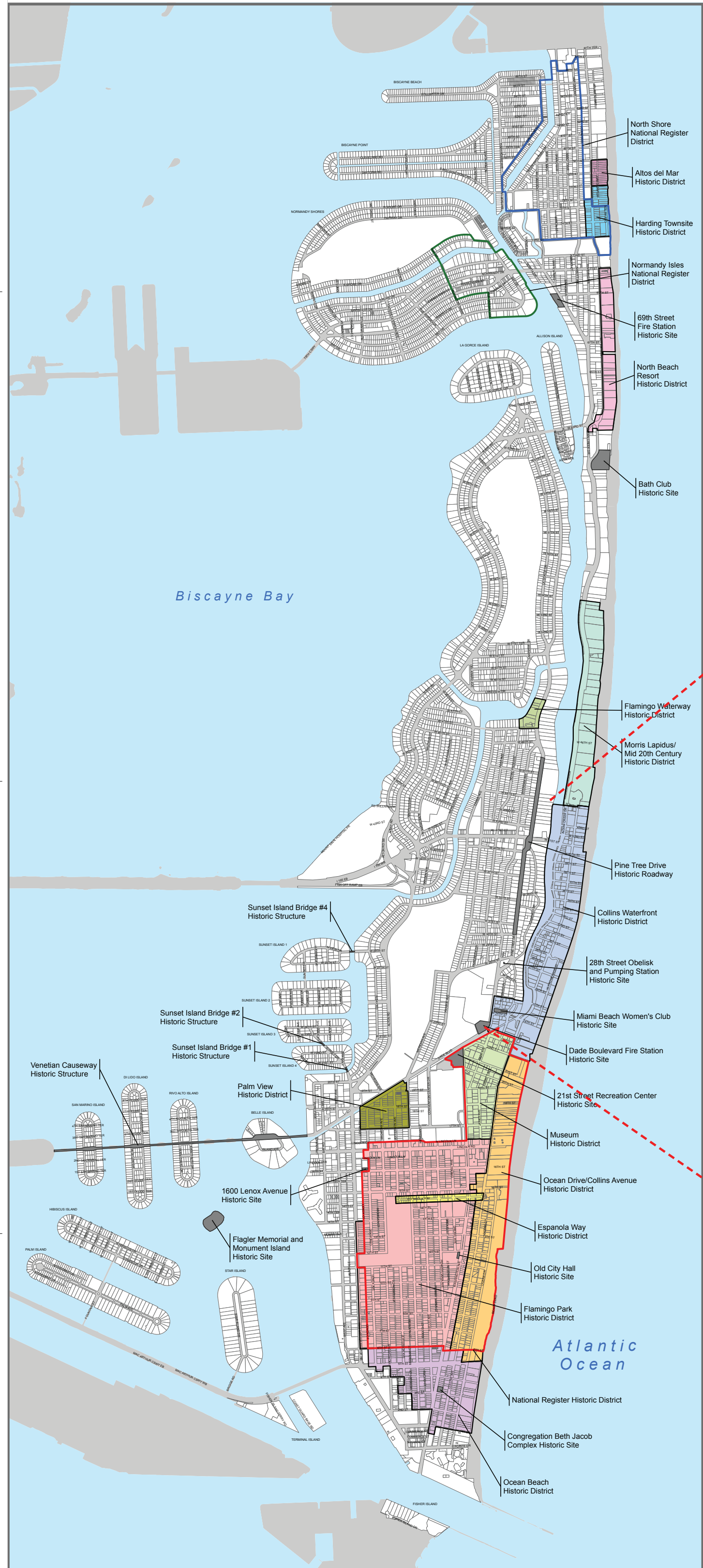
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1933
Sheet Name
SCOPE OF WORK
Sheet No.

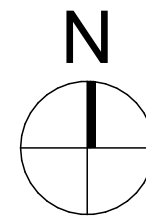
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HISTORICAL DISTRICT MAP



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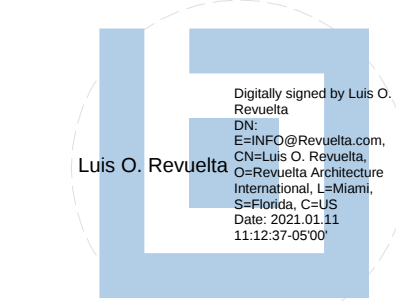
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Sheet Name
HISTORICAL DISTRICT MAP

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ZONING DATA

SITE ADDRESS

3425 COLLINS AVENUE, MIAMI BEACH, FL. 33140

SITE DATA

ZONING DESIGNATION: RM-3 (RESIDENTIAL MULTIFAMILY, HIGH INTENSITY)
FLOOD ZONE: "AE" (ELEV. 8 NGVD29)
"X" (FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0336 L COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 11, 2009
BASE FLOOD ELEVATION: 8.0', N.G.V.D. 1929

BLDG. DATA

BUILDING HEIGHT: ALLOWED: 200'-0" ABOVE BASE FLOOD ELEVATION + 12".
ESTABLISHED BFE: 8'-0"
PROPOSED: 210'-6" N.G.V.D. (NEW TOWER)
EXISTING TOWER: 161'-0" T.O. ROOF SLAB N.G.V.D.
EXISTING TOWER: 200'-0" T.O. CUPOLA N.G.V.D.
PROPOSED RESIDENTIAL:
NEW TOWER 41 UNITS
EXISTING TOWER 22 UNITS

OVERLAY AREAS

DUNE PRESERVATION OVERLAY: RECREATIONAL AND OPEN SPACE
WEST OF THE EROSION CONTROL LINE (ECL)
EAST OF THE BULKHEAD LINE

REQUIRED: 80%
TOTAL AREA: 5,073 SF
IMPERVIOUS AREA: 6.18%
MAX.PER CODE: 20%
PERVIOUS AREA: 93.82%

MINIMUM YARDS
BULKHEAD LINE 0 FT
SIDE PROPERTY LINE 15 FT
MUNICIPAL PARK 15 FT
STREET END 15 FT
ROW 15 FT
EROSION CONTROL LINE 10-15 FT STRUCTURES W/ FIN. FLR. ELEV. 3 FT OR LESS ABOVE T.O. DUNE
ADD 1 FT FOR EVERY FOOT INCREASE IN FIN. FLR. ELEV.
MAX 2.5 FT ABOVE DUNE
ONE STORY OR 12 FT
ZERO
NO PARKING REQUIREMENT

OCEANFRONT OVERLAY: WEST OF BULKHEAD LINE
SETBACKS
REAR 50 FT FRONT BULKHEAD LINE - DWELLING CONSTRUCTION AT GRADE AND SUBTERRANEAN LEVELS
SIDE LOT LINE 15 FT
BULKHEAD LINE 10 FT

MAX HEIGHT 30 FT ABOVE GRADE
FINISHED FLOOR ELEVATION 2.5 FT ABOVE T.O. DUNE
FAR 0.5 OF SETBACK AREA
LOT COVERAGE 50 % OF REQUIRED REAR YARD SETBACK OPEN TO SKY
VIEW CORRIDOR 50 % OF REQUIRED REAR YARD SETBACK OPEN APART FROM LANDSCAPE FROM E.C.L. TO REAR SETBACK LINE

REQUIRED: 50%
TOTAL AREA: 10,000 SF
IMPERVIOUS AREA: 50%
MAX PER CODE: 50%
PERVIOUS AREA: 50%
REQUIRED BY CODE: 50%

RM-3 OVERLAY ZONE: TOTAL AREA: 58,680 SF

LOT AREA

AREA PARCEL 1 : 68,736 S.F. (1.5780 ACRES)
AREA PARCEL 2 : 5,076 S.F. (0.1165 ACRES)
73,812 S.F (1.6945 ACRES)

MAX F.A.R.

3.0 X 73,812 S.F. = 221,436 S.F.

MAX LOT WIDTH

REQUIRED 50 FT
EXCEEDS CRITERIA AT 200 FT

MIN. LOT AREA

REQUIRED 7000 S.F. - EXCEEDS CRITERIA AT 73,812 SF

MINIMUM UNIT SIZE

NEW CONSTRUCTION 800 SF - MEETS CRITERIA
HISTORIC TOWER AVERAGE UNIT SIZE=1897 SF
NEW TOWER AVERAGE UNIT SIZE= 2450 SF

MAXBUILDING HEIGHT

OCEANFRONT LOTS 200 FT
HISTORIC TOWER = 200 FT TO T.O. ROOF SLAB + MECHANICAL ROOF
NEW TOWER= 211'-0" FT (NGVD) TO TOP OF OUTDOOR KITCHEN COUNTER

MAX NUMBER OF STORIES

OCEANFRONT LOTS 22 STORIES - MEETS CRITERIA
HISTORIC TOWER - 11 RESIDENTIAL LEVELS + LOBBY + MEZZANINE + BASEMENT
NEW TOWER - 15 RESIDENTIAL LEVELS + LOBBY+ MEZZANINE + BASEMENT

NEW CONSTRUCTION ADDITIONAL REGULATIONS

ALL FLOORS OF A BUILDING CONTAINING PARKING SPACES SHALL INCORPORATE RESIDENTIAL OR COMMERCIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET, SIDEWALK OR WATERWAY.

SETBACK REQUIREMENTS

	FRONT (WEST-COLLINS AVE.)			SIDE, FACING A STREET NORTH & SOUTH			REAR (EAST- BEACH)		
	REQUIRED	PROVIDED	PROVIDED	REQUIRED	PROVIDED (N)	PROVIDED (S)	REQUIRED	PROVIDED	PROVIDED
		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER
SUB TERRANEAN	20'-0"	41'-9"	41'-9"	5' OR 5% OF LOT WIDTH, WHICHEVER IS GREATER = 10 FT RED'Q	0'-0" AT EXTERIOR STAIR TO BSMNT.	1'-10" VARIANCE REQ'D.	50 FEET FROM BULKHEAD LINE	EXCEEDS DISTANCE	52 '-5" FROM BULKHEAD 77'-5" FROM E.C.L.
PEDESTAL	20'-0"	41'-9"	EXCEEDS DIST.TO LOBBY WALL	SUM OF SIDE YARDS = 16% OF LOT WIDTH. MIN. 7'-6" or 8 % OF LOT WIDTH, WHICHEVER IS GREATER. REQ'D= 16/32 FT	0'-0" AT NORTH SIDE	8" AT SOUTH SIDE VARIANCE REQ'D	GREATER OF 20% OF LOT DEPTH OR 50' FROM BULKHEAD LINE REQ'D=73'-10"	EXCEEDS DIST. FROM E.C.L. EXCEEDS DIST.FROM BULKHEAD	EXCEEDS DIST.FROM E.C.L. EXCEEDS DIST.FROM BULKHEAD
TOWER	20 FEET+ 1 FT FOR EVERY 1 FT INCREASE IN HEIGHT ABOVE 50 FT TO A MAXIMUM OF 50 FT, THEN SHALL REMAIN CONSTANT 50 FT REQ'D	59'-6"	EXCEEDS DIST. FACE OF BALCONY	SUM OF SIDE YARDS = 16% OF LOT WIDTH. MIN. 7'-6" OR 8% OF LOT WIDTH, WHICHEVER IS GREATER. REQ'D=16/32 FT	5'-8" AT NORTH SIDE	8" AT SOUTH SIDE VARIANCE REQ'D	GREATER OF 25% OF LOT DEPTH OR 75' FROM BULKHEAD LINE, REQ'D=92.25 FT	EXCEEDS DIST.FROM E.C.L. EXCEEDS DIST. FROM BULKHEAD	EXCEEDS DIST. FORM E.C.L. EXCEEDS DIST. FROM BULKHEAD

PARKING DATA

NEW CONSTRUCTION PARKING DISTRICT NO. 1		
RESIDENTIAL TOWER		
DESCRIPTION	TOTAL UNITS	SPACES REQUIRED
550 SF - 999 SF 1.5 SPACES/UNIT	0	0
1000 SF - 1200 SF 1.75 SPACES/UNIT	4	7
> 1200 SF 2 SPACES/UNIT	37	74
SUB TOTAL	41	81
VISITORS PARKING	NA	90
TOTAL PARKING REQUIRED = 90 SPACES TOTAL PARKING PROVIDED = 91 SPACES		

DESIGNATED HISTORIC BUILDING
NO OFF-STREET PARKING IS REQUIRED FOR MAIN OR ACCESSORY USES ASSOCIATED WITH AN INDIVIDUALLY DESIGNATED HISTORIC BUILDING.

DESIGNATED GUEST PARKING:
DEVELOPMENTS WITH MORE THAN 20 UNITS
10% OF REQUIRED PRESIDENTIAL PARKING

OFF- STREET PARKING DESIGN STANDARDS
8.5' X 18' MULTI- FAMILY RESIDENTIAL BUILDING 8.5 FT X 16 FT -100 % VALET ONLY GOVERNED BY A RESTRICTIVE COVENANT TANDEM MAXIMUM STACKING OF 2 PARKING AISLE MIN. 22 FT

TANDEM PARKING
MAY BE UTILIZED FOR SELF- PARKING IN MULTI FAMILY RESIDENTIAL BUILDINGS WITH RESTRICTIVE COVENANT LIMITING USE OF EACH TANDEM PARKING SPACE TO THE SAME UNIT OWNER.

aisle drives
TWO WAY TRAFFIC 22 FT WIDE
ONE WAY TRAFFIC 11 FT WIDE
DRIVEWAY ENTRANCE AND ENTRY CURB CUT-MIN. 12 FT
DRIVE COLUMNS FOR 90 DEGREES LAYOUT SET BACK 1'-6" MEASURED FROM EDGE OF THE REQUIRED INTERIOR DRIVE TO THE FACE OF THE COLUMN

OFF-STREET LOADING
RESIDENTIAL BUILDING OVER 36 UNITS BUT LESS THAN 50 UNITS: 1 SPACE
OVER 50 UNITS BUT NOT MORE THAN 100 UNITS: 2 SPACES
DESIGN STANDARD-WITHIN THE SAME LOT LOGICALLY AND CONVENIENTLY LOCATED FOR BULK PICK UPS AND DELIVERIES SCALED FOR EXPECTED DELIVERIES 10 X 20 FT

F.A.R. STUDY

HISTORIC TOWER	NEW TOWER
	ROOF= 1,254 S.F.
	L18 = 8,913 S.F.
	L17 = 9,140 S.F.
	L16 = 9,300 S.F.
	L15 = 9,301 S.F.
	L14 = 9,301 S.F.
	L12 = 9,302 S.F.
	L11 = 9,304 S.F.
	L10 = 9,304 S.F.
	L09 = 9,304 S.F.
	L08 = 9,304 S.F.
	L07 = 9,304 S.F.
	L06 = 9,307 S.F.
	L05 = 9,093 S.F.
	L04 = 9,089 S.F.
	L03 = 9,093 S.F.
	L02 = 1,013 S.F.
	L01 = 6,096 S.F.
	LB1 = N/A S.F.
85,861 S.F.	146,723 SF

TOTAL FAR=221,426 S.F.

* F.A.R.=(3) 221,426/73,812 S.F.=(2.99)

* MAX. F.A.R. ALLOWED: (3X73,812)=221,436 S.F.

TOTAL REMAINING FAR=10 S.F.

PREVIOUSLY APPROVED
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HPB ORDER: HPB20-0376

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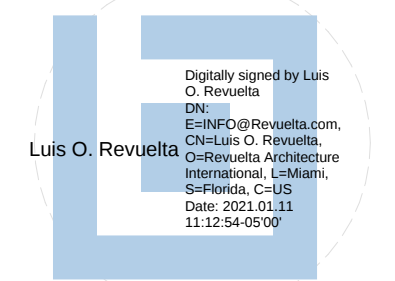
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Title: [Redacted]

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ZONING DATA

SITE ADDRESS

3425 COLLINS AVENUE, MIAMI BEACH, FL. 33140

SITE DATA

ZONING DESIGNATION: RM-3 (RESIDENTIAL MULTIFAMILY, HIGH INTENSITY)
FLOOD ZONE: "AE" (ELEV. 8 NGVD29)
"X" (FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0336 L COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 11, 2009
BASE FLOOD ELEVATION: 8.0', N.G.V.D. 1929

BLDG. DATA

BUILDING HEIGHT: 250'-0" ABOVE BFE + 5'-0" FREEBOARD 13'-0" N.G.V.D.
ESTABLISHED BFE: 8'-0"
PROPOSED: 220'-4" NEW BUILDING (233'-4" N.G.V.D.)
EXISTING TOWER: 161'-0" T.O. ROOF SLAB N.G.V.D.
EXISTING TOWER: 200'-0" T.O. CUPOLA N.G.V.D.
PROPOSED :
NEW TOWER : 23 RESIDENTIAL UNITS
EXISTING TOWER : 56 HOTEL GUESTROOMS

OVERLAY AREAS

DUNE PRESERVATION OVERLAY: RECREATIONAL AND OPEN SPACE
WEST OF THE EROSION CONTROL LINE (ECL)
EAST OF THE BULKHEAD LINE
REQUIRED: 80%
TOTAL AREA: 5,073 SF
IMPERVIOUS AREA: 6.18%
MAX.PER CODE: 20%
PERVIOUS AREA: 93.82%
MINIMUM YARDS
BULKHEAD LINE 0 FT
SIDE PROPERTY LINE 15 FT
MUNICIPAL PARK 15 FT
STREET END 15 FT
ROW 15 FT
EROSION CONTROL LINE 10-15 FT STRUCTURES W/ FIN. FLR. ELEV. 3 FT OR LESS ABOVE T.O. DUNE
ADD 1 FT FOR EVERY FOOT INCREASE IN FIN. FLR. ELEV.
MAX 2 .5 FT ABOVE DUNE
ONE STORY OR 12 FT
ZERO
NO PARKING REQUIREMENT
FINISHED FLOOR ELEVATION
MAX. BUILDING HEIGHT
MAX. DENSITY
PARKING REGULATIONS
OCEANFRONT OVERLAY: WEST OF BULKHEAD LINE
SETBACKS
REAR 50 FT FRONT BULKHEAD LINE - DWELLING CONSTRUCTION AT GRADE AND SUBTERRANEAN LEVELS
SIDE LOT LINE 15 FT
BULKHEAD LINE 10 FT
MAX HEIGHT 30 FT ABOVE GRADE
FINISHED FLOOR ELEVATION 2.5 FT ABOVE T.O. DUNE
FAR 0.5 OF SETBACK AREA
LOT COVERAGE 50 % OF REQUIRED REAR YARD SETBACK OPEN TO SKY
VIEW CORRIDOR 50 % OF REQUIRED REAR YARD SETBACK OPEN APART FROM LANDSCAPE FROM E.C.L. TO REAR SETBACK LINE
REQUIRED: 50%
TOTAL AREA: 10,000 SF
IMPERVIOUS AREA: 50%
MAX PER CODE: 50%
PERVIOUS AREA: 50%
REQUIRED BY CODE: 50%

RM-3 OVERLAY ZONE: TOTAL AREA: 58,680 SF

LOT AREA

AREA PARCEL 1 : 68,736 S.F. (1.5780 ACRES)
AREA PARCEL 2 : 5,076 S.F. (0.1165 ACRES)
73,812 S.F (1.6945 ACRES)

MAX F.A.R.

3.0 X 73,812 S.F. = 221,436 S.F.

MAX LOT WIDTH

REQUIRED 50 FT
EXCEEDS CRITERIA AT 200 FT

MIN. LOT AREA

REQUIRED 7000 S.F. - EXCEEDS CRITERIA AT 73,812 SF

MINIMUM UNIT SIZE

NEW CONSTRUCTION 800 SF - MEETS CRITERIA
HISTORIC TOWER AVERAGE UNIT SIZE=1897 SF
NEW TOWER AVERAGE UNIT SIZE= 2450 SF

MAXBUILDING HEIGHT

OCEANFRONT LOTS 200 FT
HISTORIC TOWER = 200 FT TO T.O. ROOF SLAB + MECHANICAL ROOF
NEW TOWER= 233'-3" FT (NGVD) TO TOP OF OUTDOOR KITCHEN COUNTER

MAX NUMBER OF STORIES

OCEANFRONT LOTS 22 STORIES - MEETS CRITERIA
HISTORIC TOWER - 10 GUESTROOM LEVELS + ROOF TOP REST.+LOBBY+ MEZZ + BASEMENT
NEW TOWER - 13 RESIDENTIAL LEVELS + LOBBY + MEZZANINE + 3 LEVELS OF BASEMENT

NEW CONSTRUCTION ADDITIONAL REGULATIONS

ALL FLOORS OF A BUILDING CONTAINING PARKING SPACES SHALL INCORPORATE RESIDENTIAL OR COMMERCIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET, SIDEWALK OR WATERWAY.

SETBACK REQUIREMENTS

	FRONT (WEST-COLLINS AVE.)			NORTH - SIDE FACING A STREET SOUTH - SIDE INTERIOR			REAR (EAST- BEACH)		
	REQUIRED	PROVIDED	PROVIDED	REQUIRED	PROVIDED (N)	PROVIDED (S)	REQUIRED	PROVIDED	PROVIDED
		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER
SUB TERRANEAN	15'-0"	41'-9"	20'-0"	0'-0"	0'-0"	0'-0"	46'-0" FROM BULKHEAD LINE	47'-11" FROM BULKHEAD LINE	47'-11" FROM BULKHEAD LINE
PEDESTAL	20'-0" up to 203'-0" height 75'-0" above 203'-0" height (to the closest face of the balcony)	41'-9"	106'-8"	0'-0"	0'-0" AT NORTH SIDE	8" AT SOUTH SIDE	50'-0" FROM BULKHEAD LINE	95'-0" FROM BULKHEAD LINE	52'-0" FROM BULKHEAD LINE
TOWER	20'-0" + 1 ft per 1ft increase in height above 50 ft to a max of 50 ft 203'-0" height 75'-0" above 203'-0" height (to the closest face of the balcony)	59'-6"	96'-10"	0'-0"	5'-8" AT NORTH SIDE	8" AT SOUTH SIDE	75'-0" FROM BULKHEAD LINE	198'-4" FROM BULKHEAD LINE	104'-2" FROM BULKHEAD LINE

PARKING DATA

SEE REVISED
PARKING AND LOADING
CALCULATIONS PAGE A-005

DESIGNATED HISTORIC BUILDING
NO OFF-STREET PARKING IS REQUIRED
FOR MAIN OR ACCESSORY USES
ASSOCIATED WITH AN INDIVIDUALLY
DESIGNATED HISTORIC BUILDING.

DESIGNATED GUEST PARKING:
DEVELOPMENTS WITH MORE THAN 20 UNITS
10% OF REQUIRED PRESIDENTIAL PARKING

OFF- STREET PARKING DESIGN STANDARDS
8.5' X 18' MULTI- FAMILY RESIDENTIAL
BUILDING 8.5 FT X 16 FT -100 % VALET ONLY
GOVERNED BY A RESTRICTIVE COVENANT
TANDEM MAXIMUM STACKING OF 2
PARKING AISLE MIN. 22 FT

TANDEM PARKING
MAY BE UTILIZED FOR SELF- PARKING IN
MULTI FAMILY RESIDENTIAL BUILDINGS
WITH RESTRICTIVE COVENANT LIMITING
USE OF EACH TANDEM PARKING SPACE
TO THE SAME UNIT OWNER.

aisle drives
TWO WAY TRAFFIC 22 FT WIDE
ONE WAY TRAFFIC 11 FT WIDE
DRIVEWAY ENTRANCE AND ENTRY
CURB CUT-MIN. 12 FT
DRIVE COLUMNS FOR 90 DEGREES
LAYOUT SET BACK 1'-6" MEASURED
FROM EDGE OF THE REQUIRED
INTERIOR DRIVE TO THE
FACE OF THE COLUMN

OFF-STREET LOADING
RESIDENTIAL BUILDING
OVER 36 UNITS BUT LESS
THAN 50 UNITS: 1 SPACE
OVER 50 UNITS BUT NOT MORE THAN
100 UNITS: 2 SPACES
DESIGN STANDARD-WITHIN THE SAME LOT
LOGICALLY AND CONVENIENTLY LOCATED
FOR BULK PICK UPS AND DELIVERIES
SCALED FOR EXPECTED DELIVERIES
10 X 20 FT

TOTAL F.A.R. PROPOSED = 220,241 S.F.

MAX. F.A.R. ALLOWED: 3 X 73,812 S.F. = 221,436 S.F.

EXCLUDED AREAS PER PROPOSED MODIFICATIONS TO FAR EXCEPTIONS
UNDER PROCESS OF APPROVAL AND ADOPTION

PROPOSED MODIFICATIONS SHOWN IN RED

LEVEL 13 OMITTED

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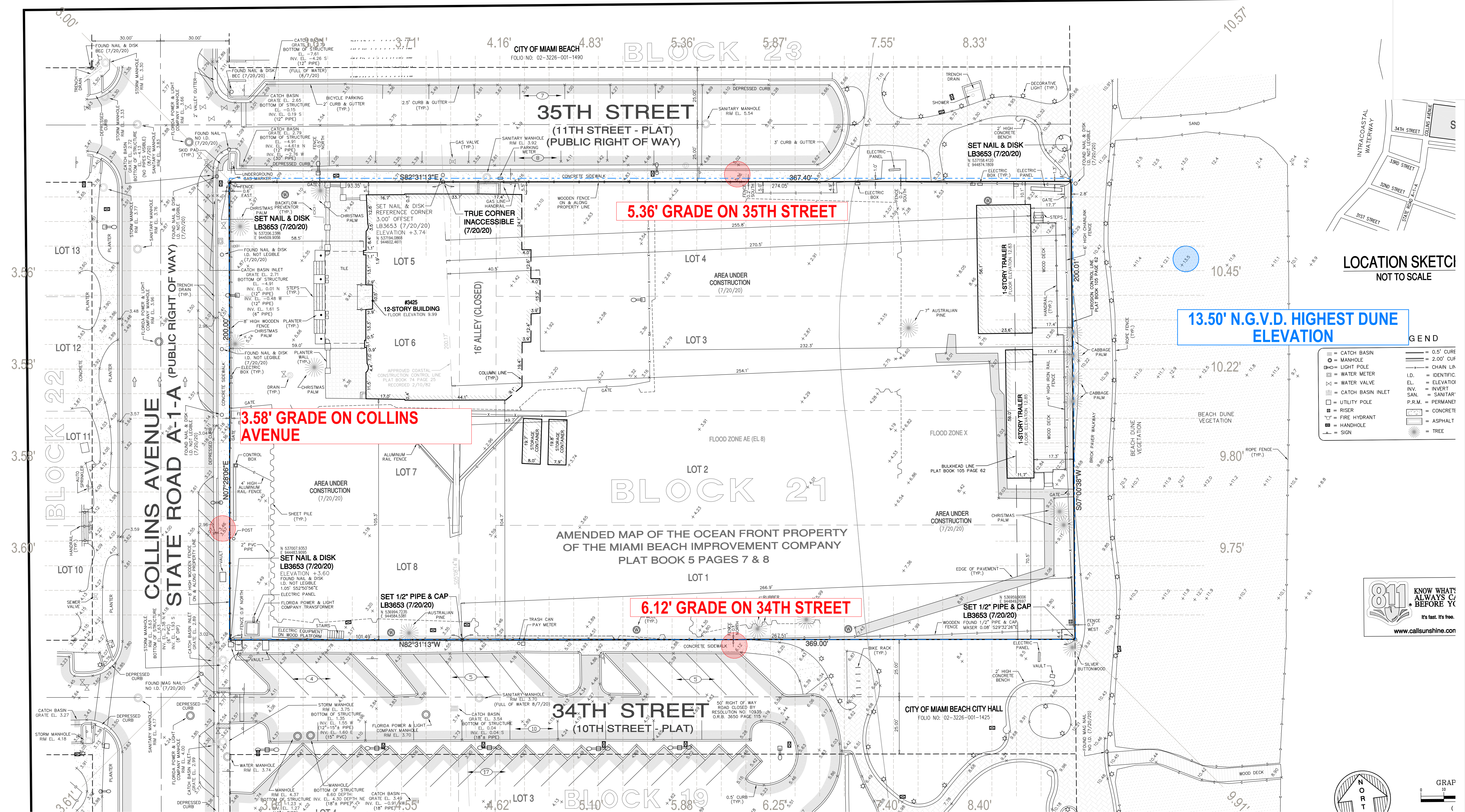
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Date
12-14-2020
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Sheet Name
PROPOSED ZONING DATA
Sheet No.

A-004

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Grade means the city sidewalk elevation at the centerline of the front of the property. If there is no sidewalk, the elevation of the crown of the road at the centerline of the front of the property shall be used.
3.58' ON COLLINS AVENUE; 5.36' ON 35TH STREET; 6.12' ON 34TH STREET

Highest Dune Elevation
13.5'

GRADE AND DUNE CALCULATION

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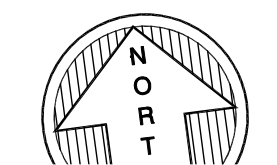
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LOCATION SKETCH
NOT TO SCALE

GEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5' CURB
- = 2.0' CURB
- = CHAIN LINK
- = IDENTIFIC
- = ELEVATION
- = INVERT
- = SANITARY
- = PERMANENT
- = CONCRETE
- = ASPHALT
- = TREE

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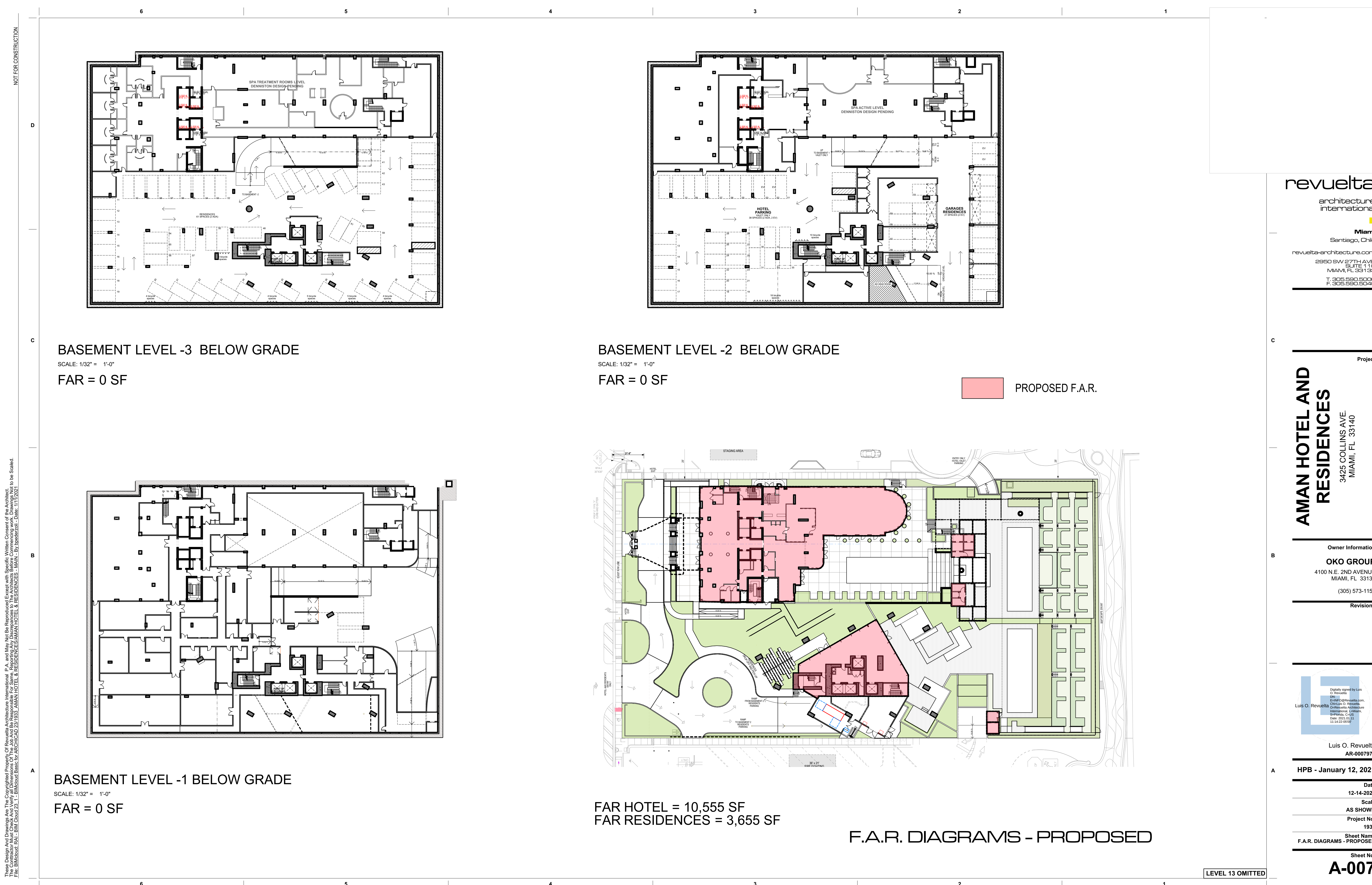
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GRADE AND DUNE

CALCULATION

Sheet No.

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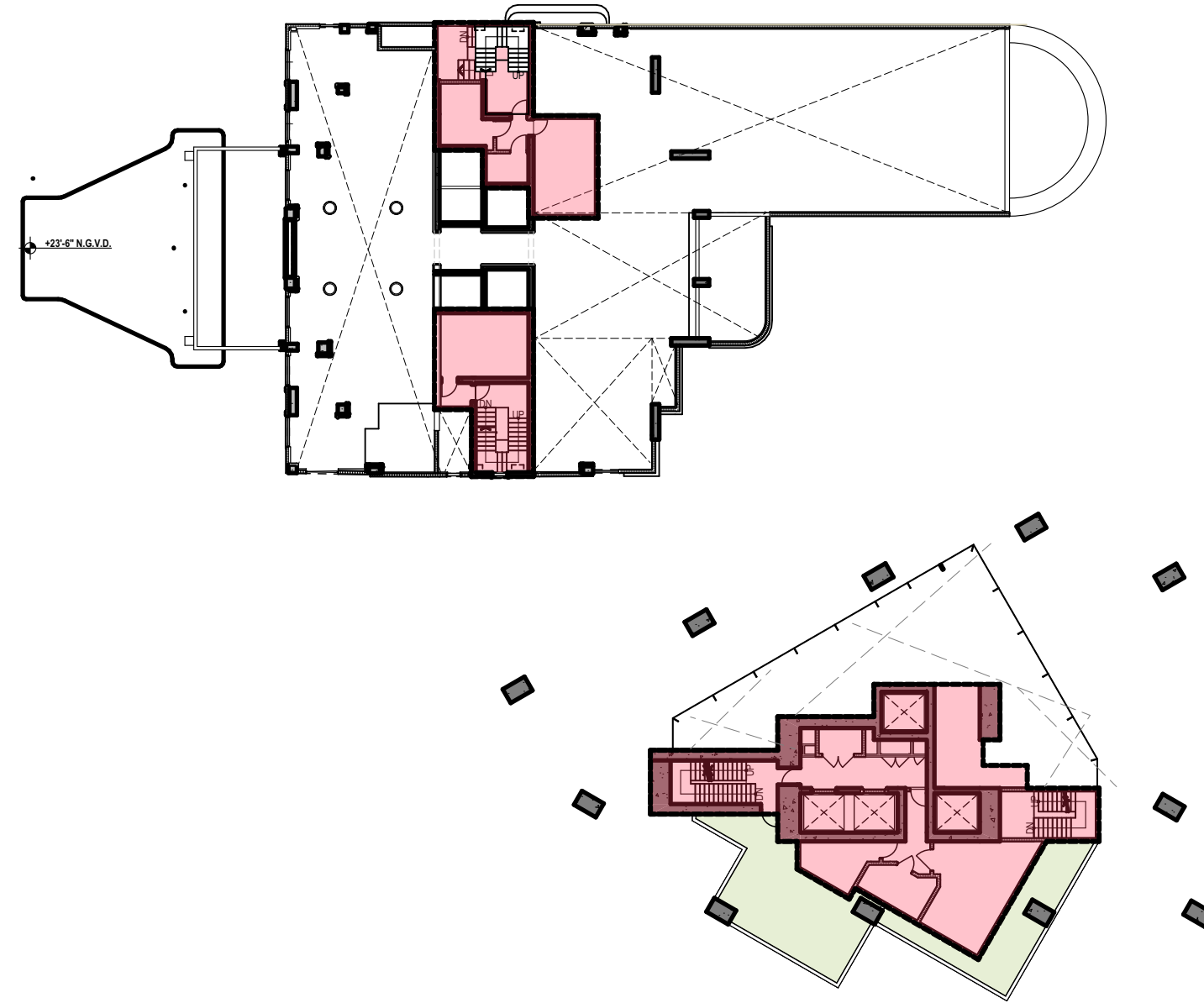
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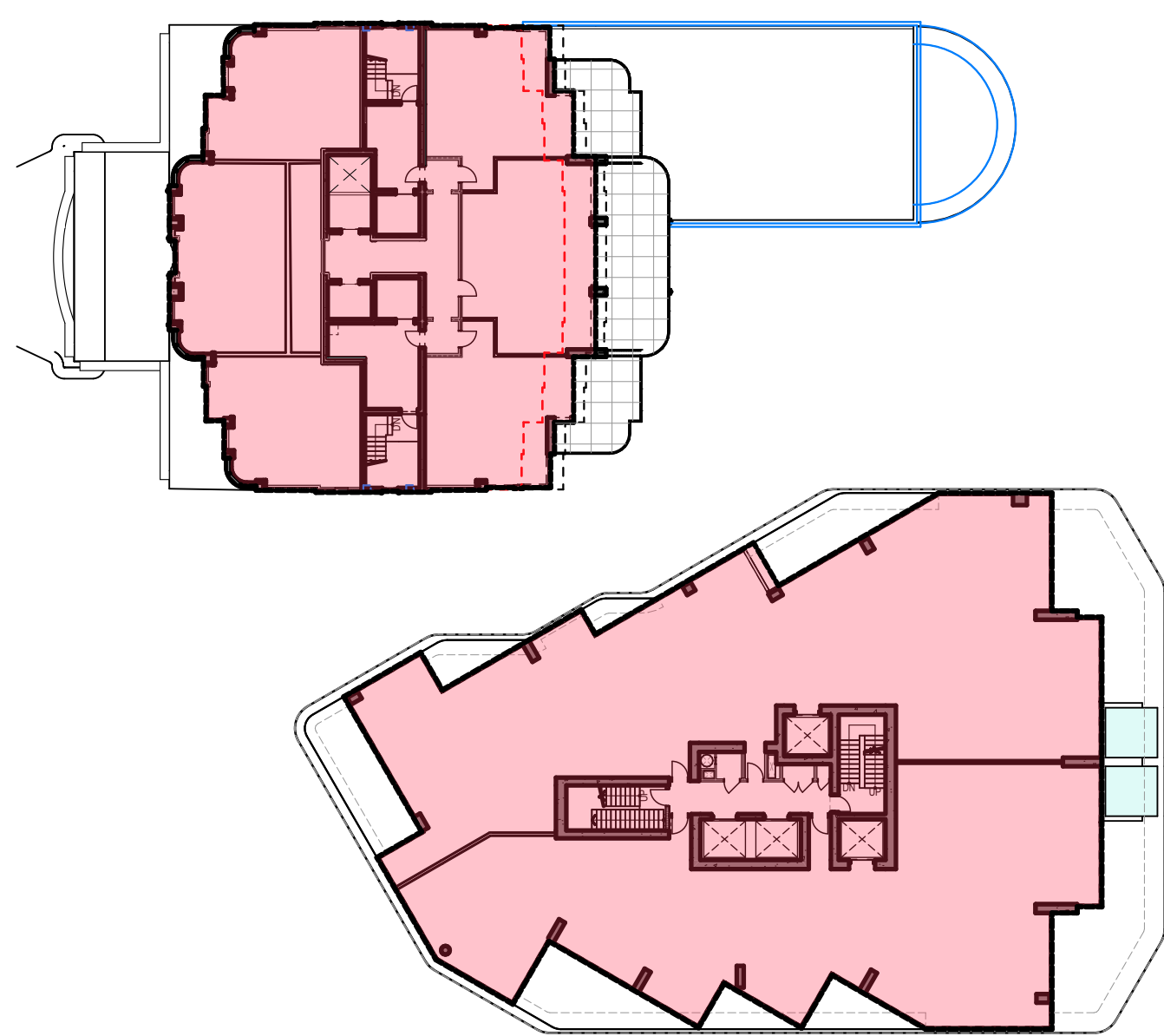
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LEVEL 2 HOTEL - LEVEL 2 RESIDENCES

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

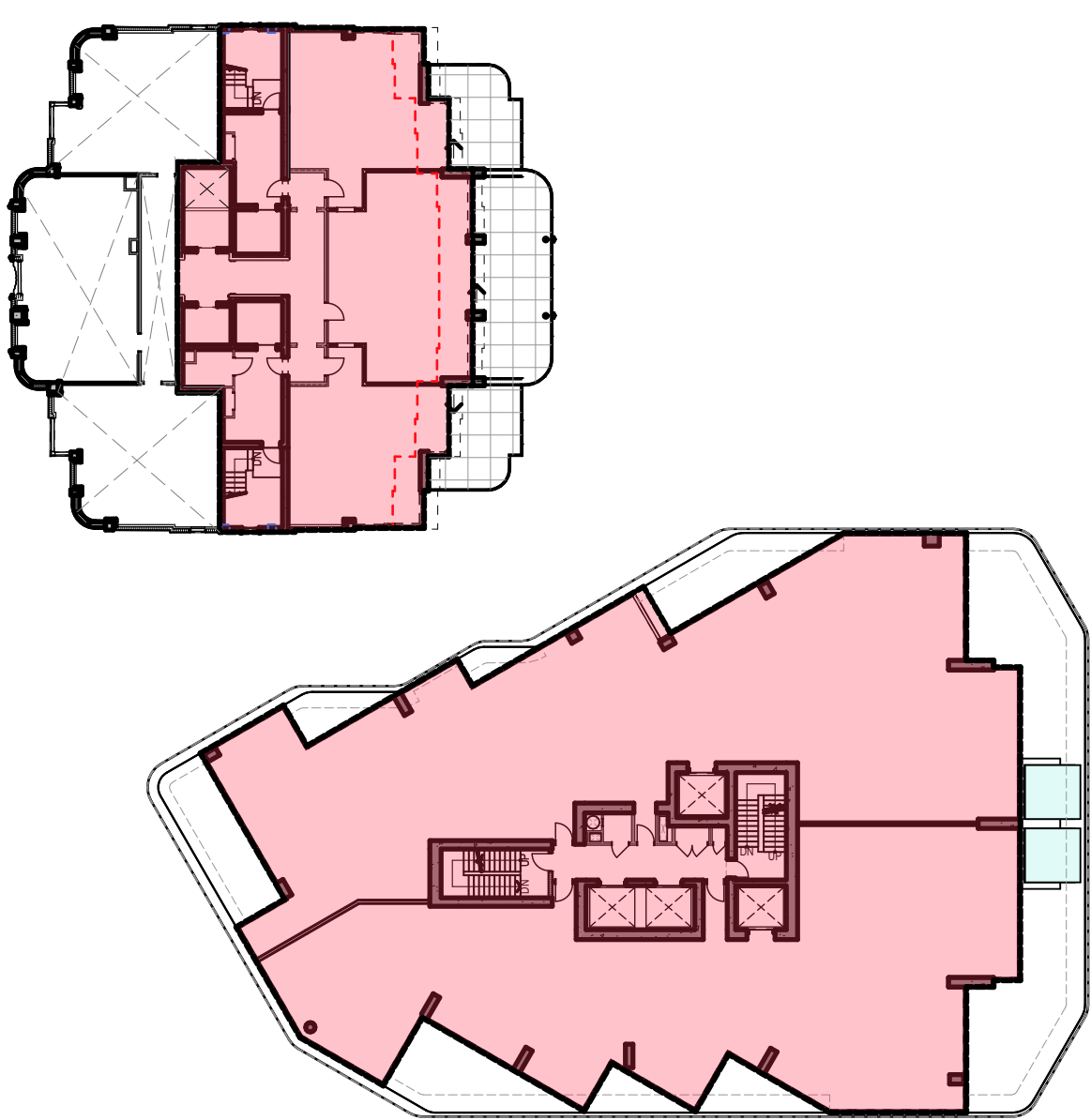
FAR HOTEL = 1,398 SF
FAR RESIDENCES = 2,466 SF



LEVEL 3 HOTEL - LEVEL 3 RESIDENCES

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

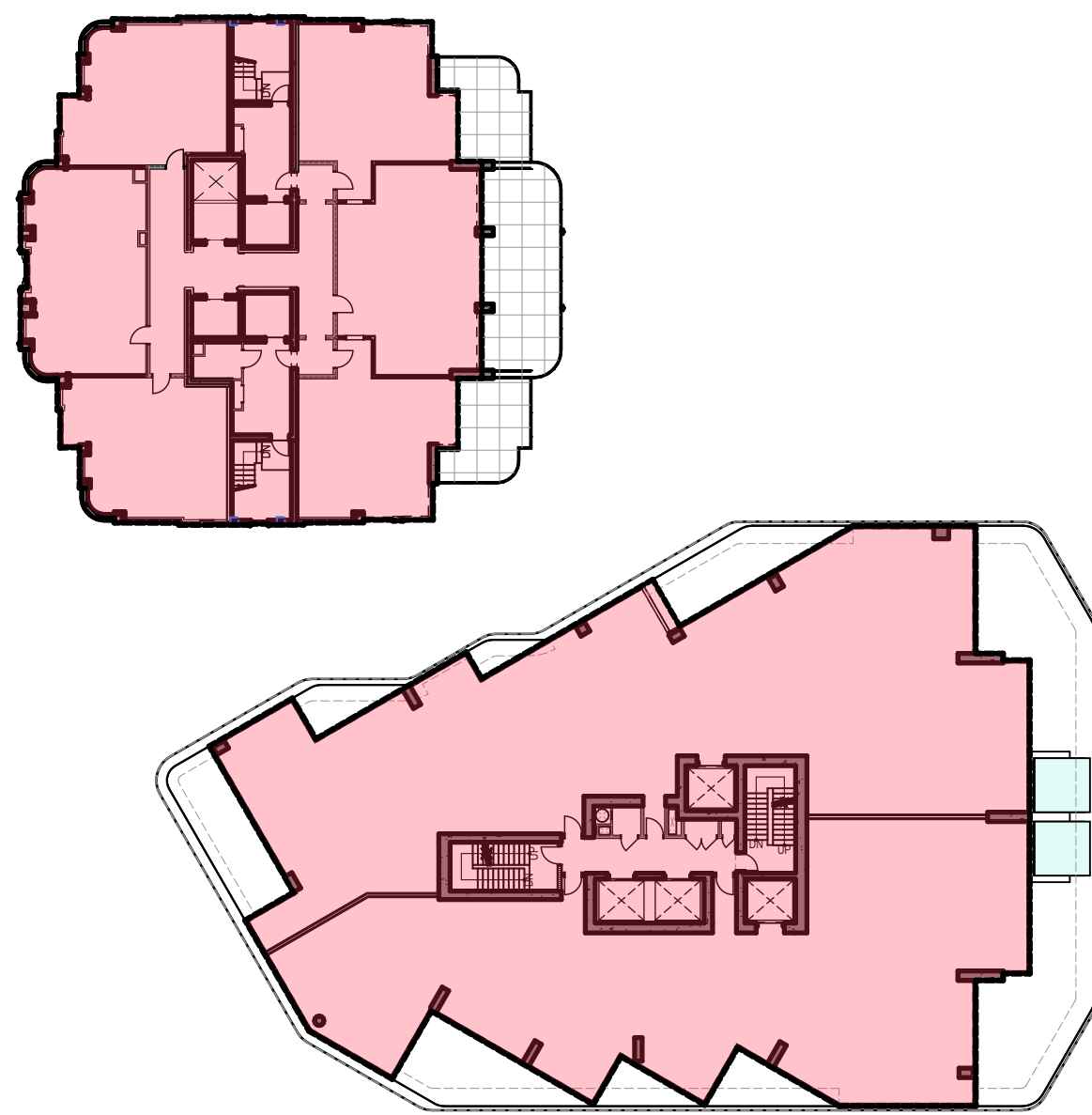
FAR HOTEL = 6,513 SF
FAR RESIDENCES = 10,751 SF



LEVELS 4 HOTEL - LEVEL 4 RESIDENCES

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

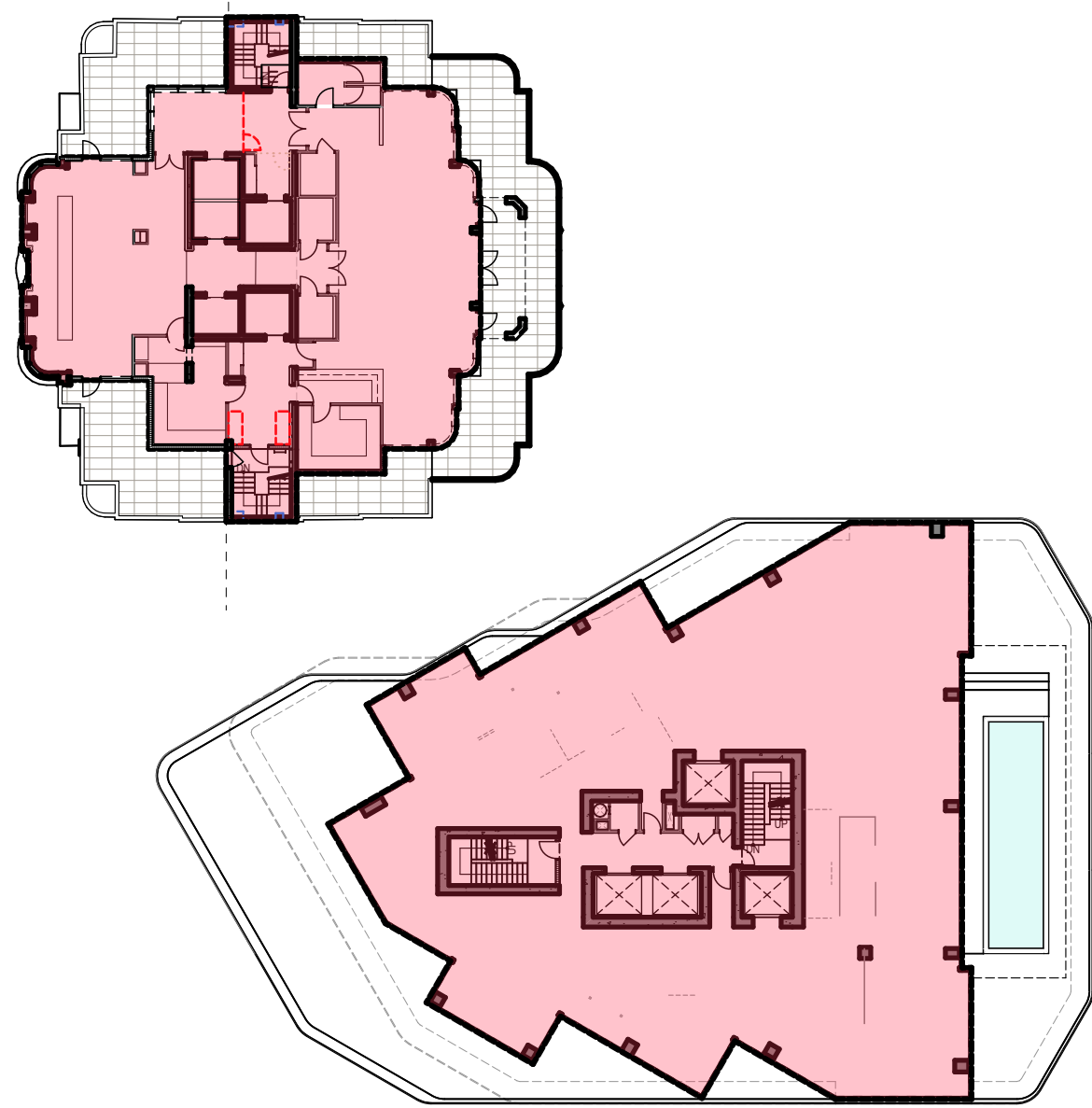
FAR HOTEL = 4,009 SF
FAR RESIDENCES = 10,751 SF



LEVELS 5 TO 12 HOTEL - LEVELS 5 TO 12 RESIDENCES

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

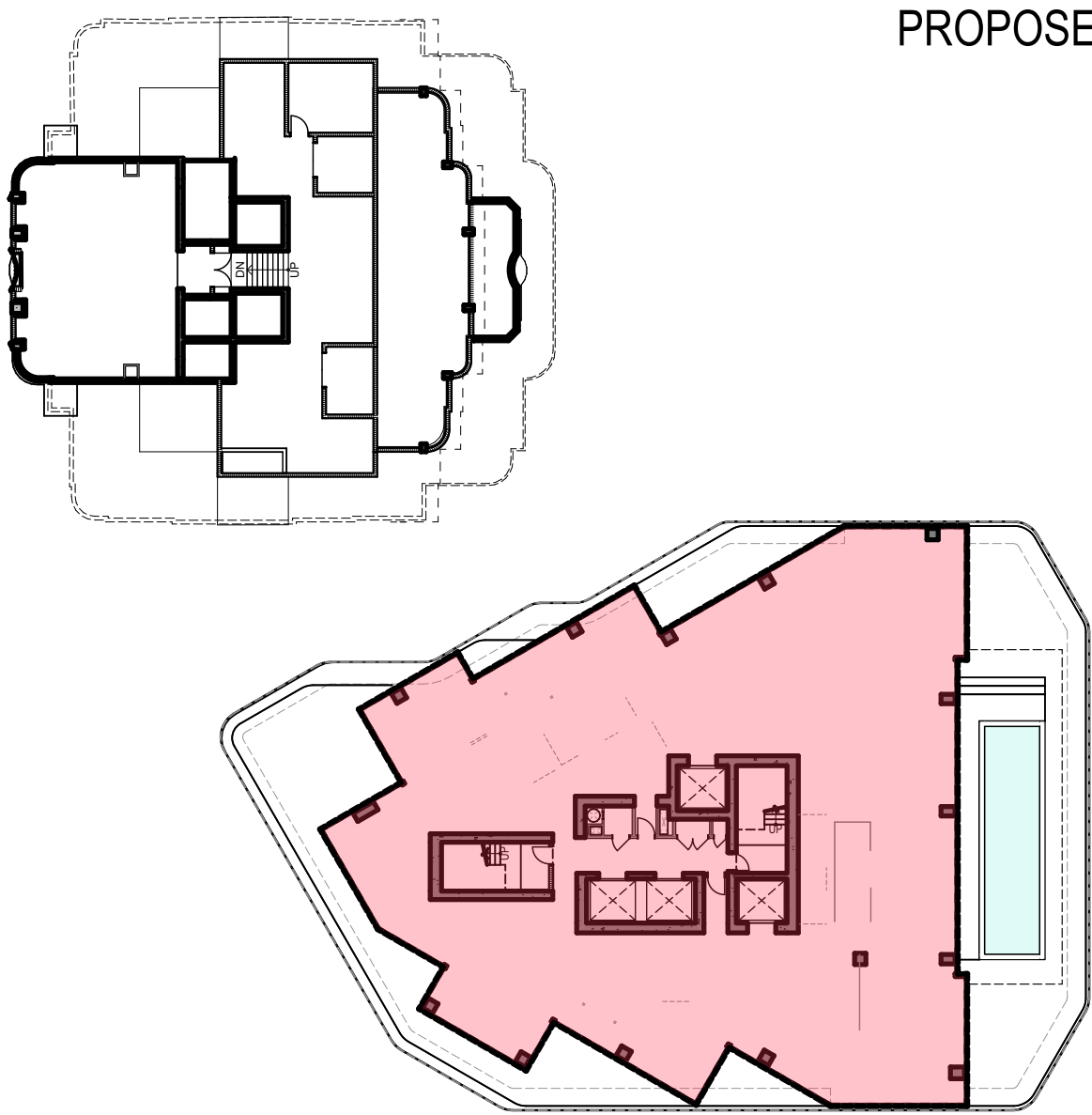
FAR HOTEL = 6,513 x 8 = 52,104 SF
FAR RESIDENCES = 10,751 x 8 = 86,008 SF



LEVEL 14 HOTEL - LEVEL 14 RESIDENCES

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

FAR HOTEL = 5,047 SF
FAR RESIDENCES = 8,620 SF



LEVEL 15 HOTEL - LEVEL 15 RESIDENCES

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

FAR HOTEL = 0 SF
FAR RESIDENCES = 8,620 SF

F.A.R. DIAGRAMS - PROPOSED

PROPOSED

PROPOSED F.A.R.



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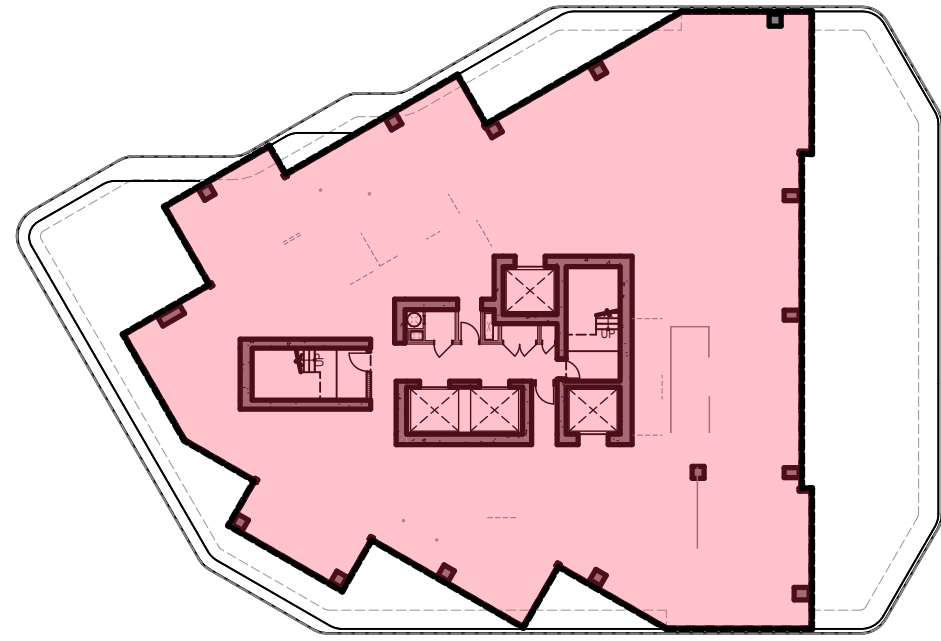
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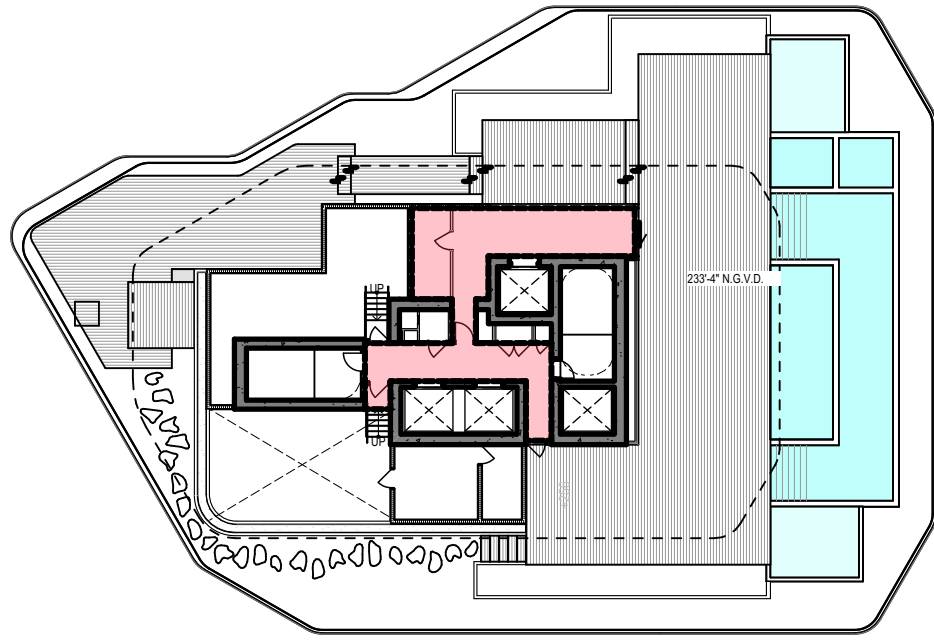
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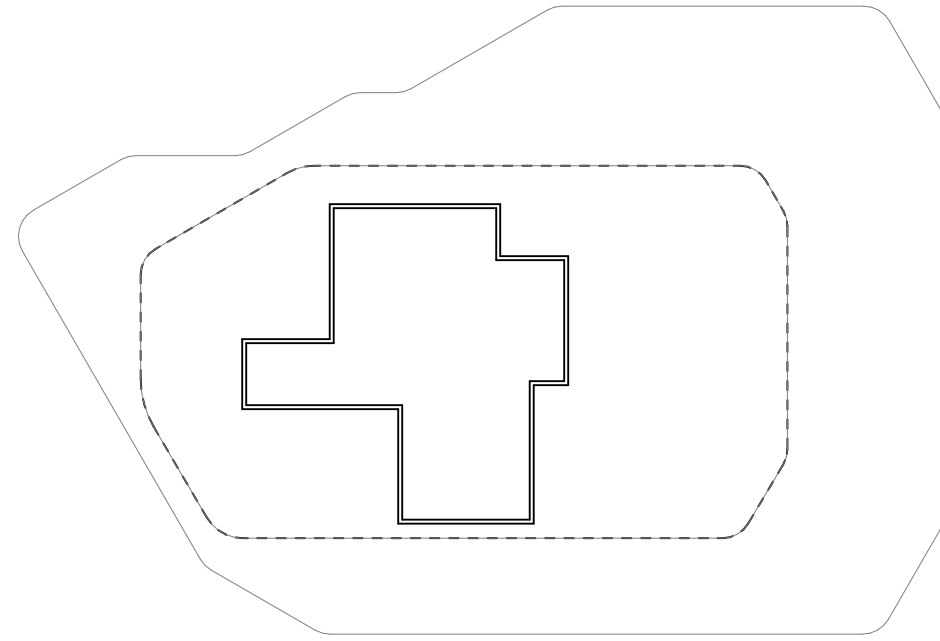
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LEVEL 16 RESIDENCES
SCALE: 1/32" = 1'-0"
FAR RESIDENCES = 8,620 SF

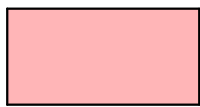


LEVEL ROOF RESIDENCES
SCALE: 1/32" = 1'-0"
FAR RESIDENCES = 677 SF



LEVEL MECHANICAL ROOF RESIDENCES
SCALE: 1/32" = 1'-0"
FAR RESIDENCES = 0 SF

PROPOSED F.A.R.



F.A.R. HISTORIC HOTEL	
LEVEL	Area (sf)
GRADE LEVEL	266
GROUND LEVEL	10,555
LEVEL 2	1,398
LEVEL 3	6,513
LEVEL 4	4,009
LEVEL 5	6,513
LEVEL 6	6,513
LEVEL 7	6,513
LEVEL 8	6,513
LEVEL 9	6,513
LEVEL 10	6,513
LEVEL 11	6,513
LEVEL 12	6,513
LEVEL 14	5,047
79,892 sq ft	

TOTAL F.A.R. PROPOSED = 220,212 S.F.
MAX. F.A.R. ALLOWED = 221,436 S.F.

F.A.R. RESIDENTIAL BUILDING	
LEVEL	Area (sf)
GRADE LEVEL	176
GROUND LEVEL	3,655
LEVEL 2	2,446
LEVEL 3	10,751
LEVEL 4	10,751
LEVEL 5	10,747
LEVEL 6	10,751
LEVEL 7	10,751
LEVEL 8	10,751
LEVEL 9	10,751
LEVEL 10	10,751
LEVEL 11	10,751
LEVEL 12	10,751
LEVEL 14	8,620
LEVEL 15	8,620
LEVEL 16	8,620
ROOF LEVEL	677
140,320 sq ft	

F.A.R. DIAGRAMS - PROPOSED

LEVEL 13 OMITTED

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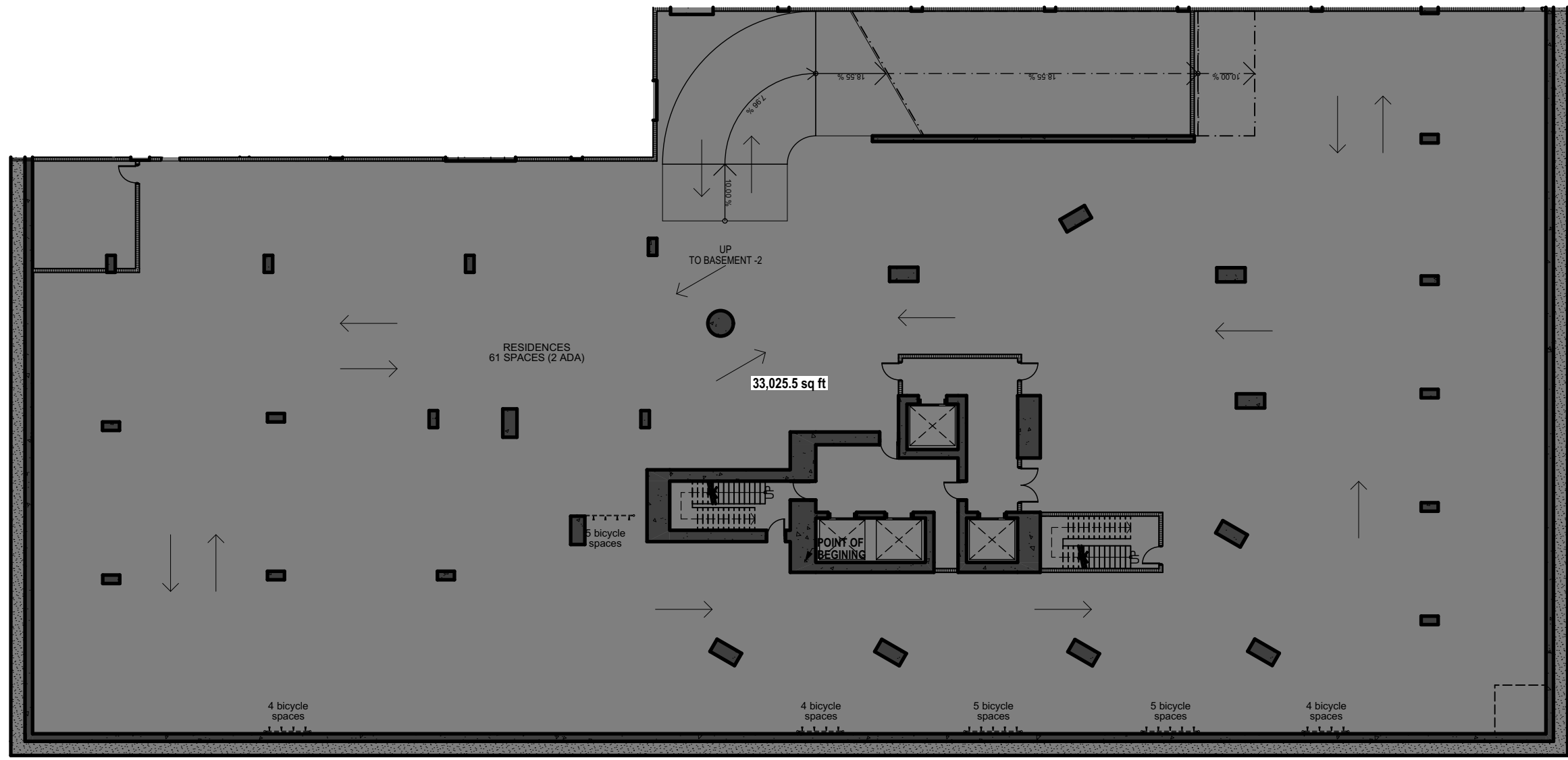
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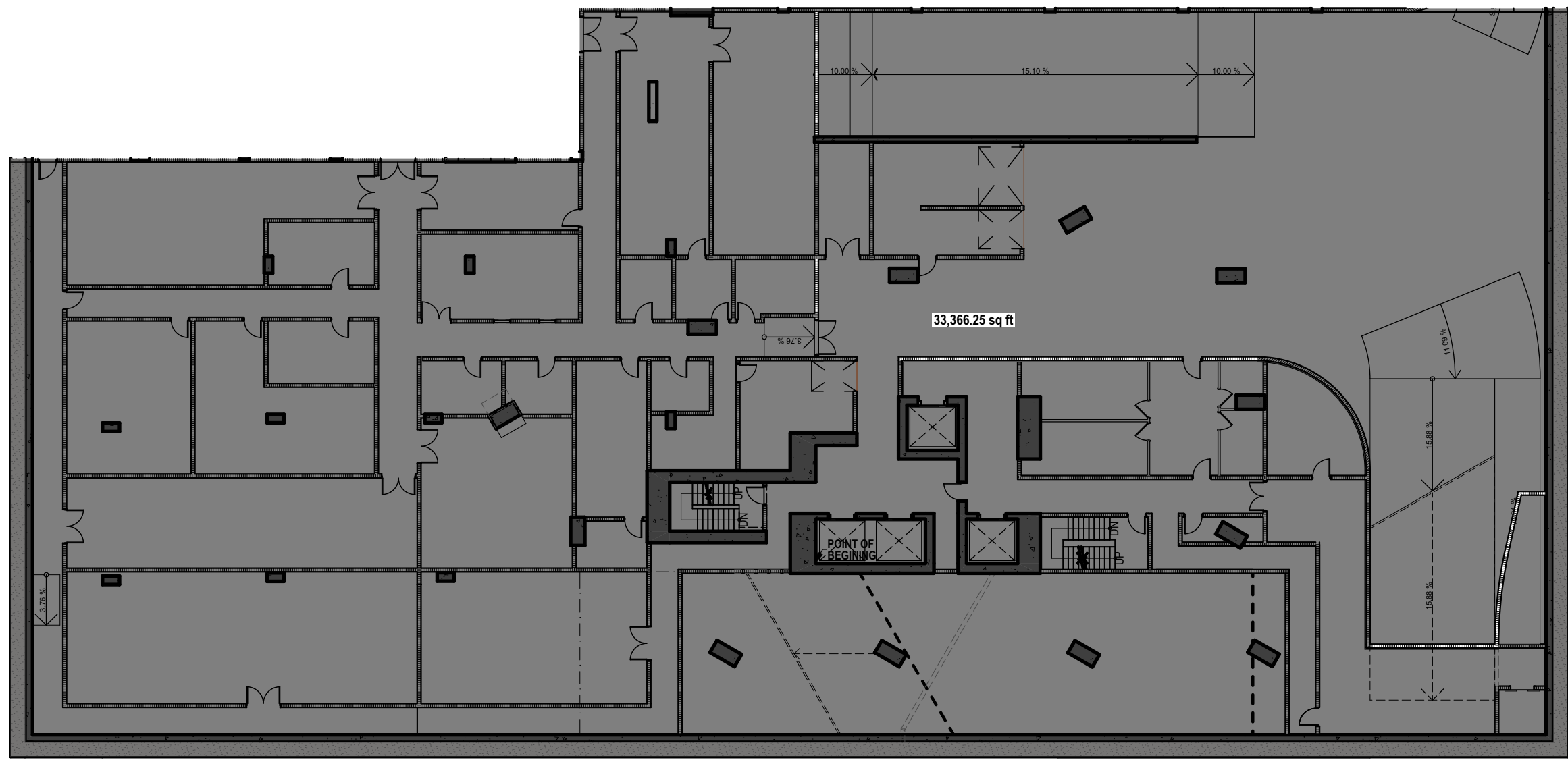
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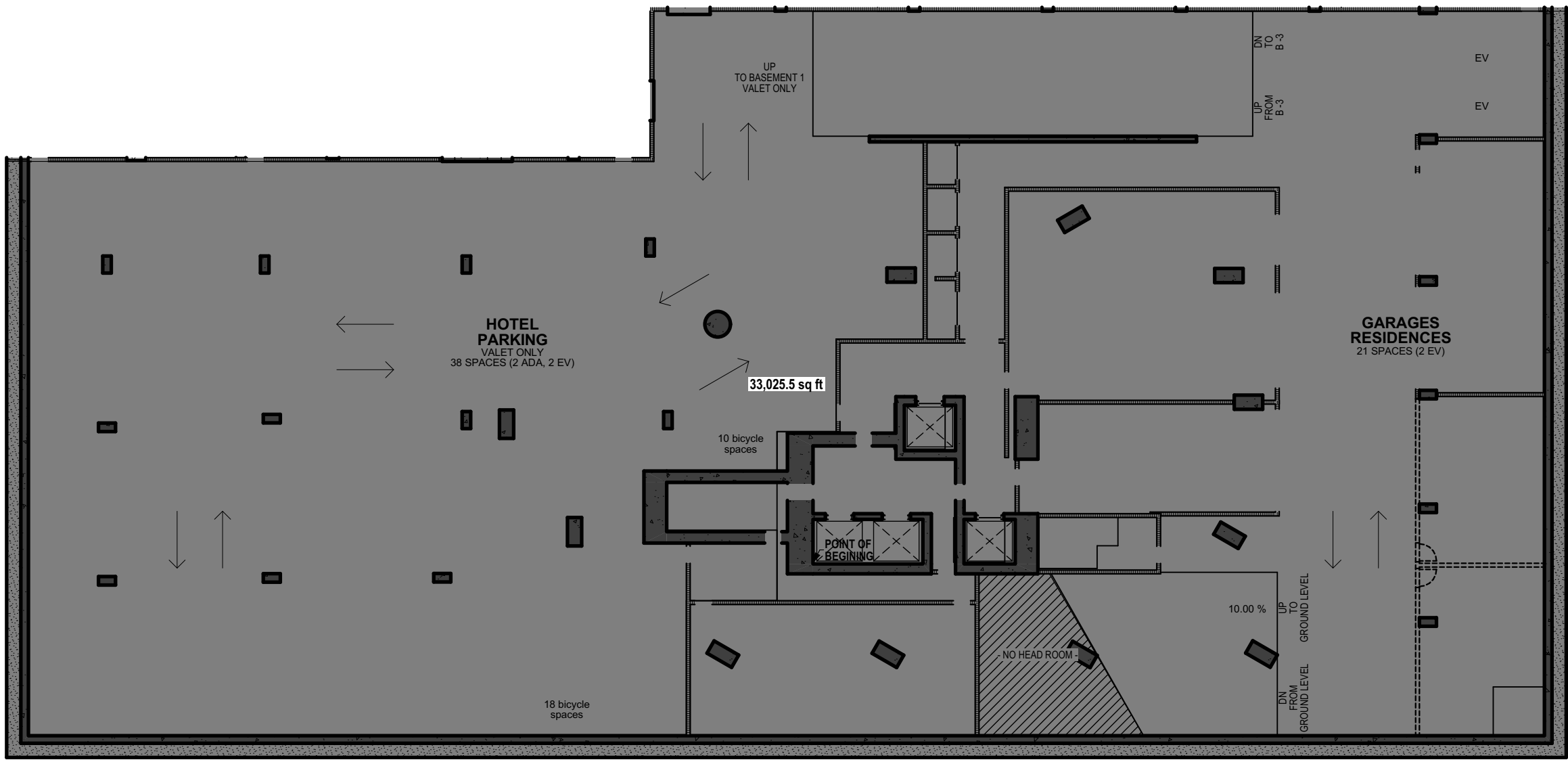
BASEMENT LEVEL -3 RESIDENCES

GROSS RESIDENCES NEW = 33,026 SF



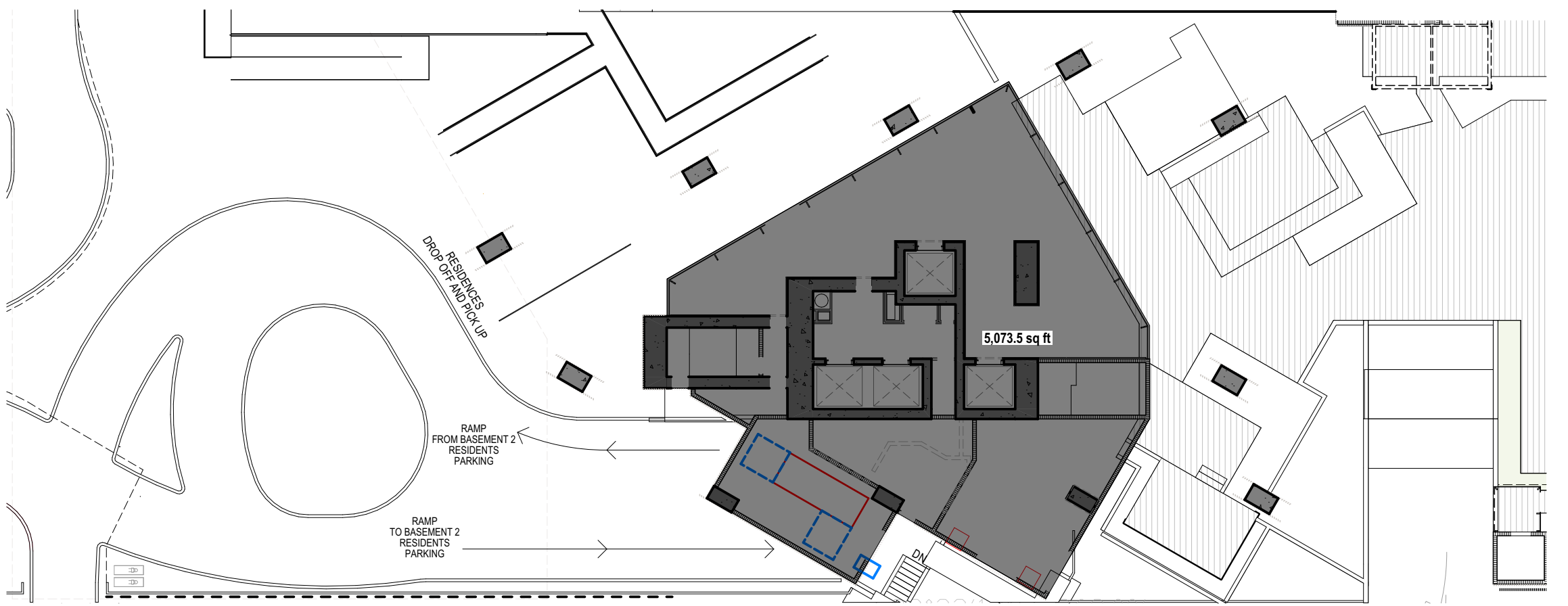
BASEMENT LEVEL -1 RESIDENCES

GROSS RESIDENCES NEW = 33,366 SF



BASEMENT LEVEL -2 RESIDENCES

GROSS RESIDENCES NEW = 33,026 SF



GROUND LEVEL RESIDENCES

GROSS RESIDENCES NEW = 5,073.5 SF

PROPOSED NEW
GROSS AREA RESIDENCES

GROSS DIAGRAMS RESIDENCES - PROPOSED

LEVEL 13 OMITTED

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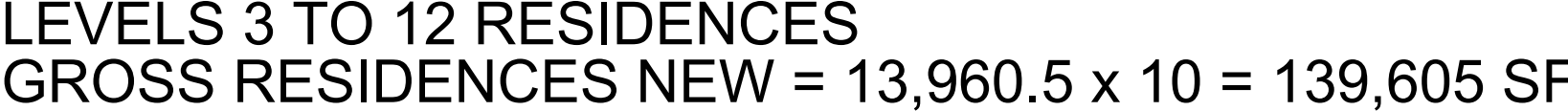
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GROSS AREA
RESIDENCES - PROPOSED

Sheet No.

A-010



GROSS-00 RESIDENCES NEW	
LEVEL	Area (sf)
BASEMENT LEVEL -2	33,026
BASEMENT LEVEL -1	33,366
GROUND LEVEL	5,073
LEVEL 2	3,183
LEVEL 3	13,960
LEVEL 4	13,960
LEVEL 5	13,960
LEVEL 6	13,960
LEVEL 7	13,960
LEVEL 8	13,960
LEVEL 9	13,960
LEVEL 10	13,960
LEVEL 11	13,960
LEVEL 12	13,960
LEVEL 14	13,960
LEVEL 15	12,966
LEVEL 16	12,966
ROOF LEVEL	12,966
MECHANICAL ROOF	3,376
TOP OF STRUCTURE	1,838
	272,320 sq ft

PROPOSED NEW
GROSS AREA RESIDENCES

GROSS DIAGRAMS RESIDENCES - PROPOSED

LEVEL 13 OMITTED

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GROSS SQUARE FEET
RESIDENCES - PROPOSED

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A-011



SITE AERIAL PHOTOGRAPHS

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Sheet Name
SITE AREA ESTIMATION

Sheet No.

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1



2



3



4



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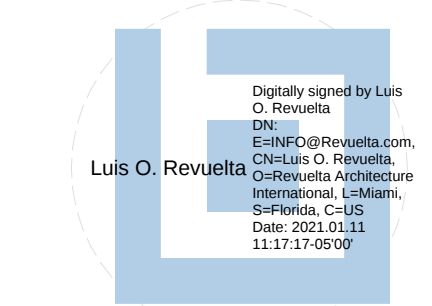
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SURROUNDING PROPERTIES (1,2,3)

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AR-0007972

HPB - February 09, 2021

Date
1/11/2021
Scale
AS SHOWN
Project No.
1933

SURROUNDING PROPERTIES
(1,2,3)

Sheet No.

A-014

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SURROUNDING PROPERTIES (4,5,6)

LEVEL 13 OMITTED

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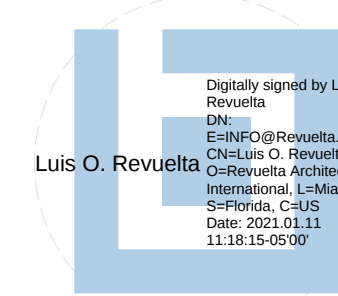
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MIAMI, FL 33140

Owner Information

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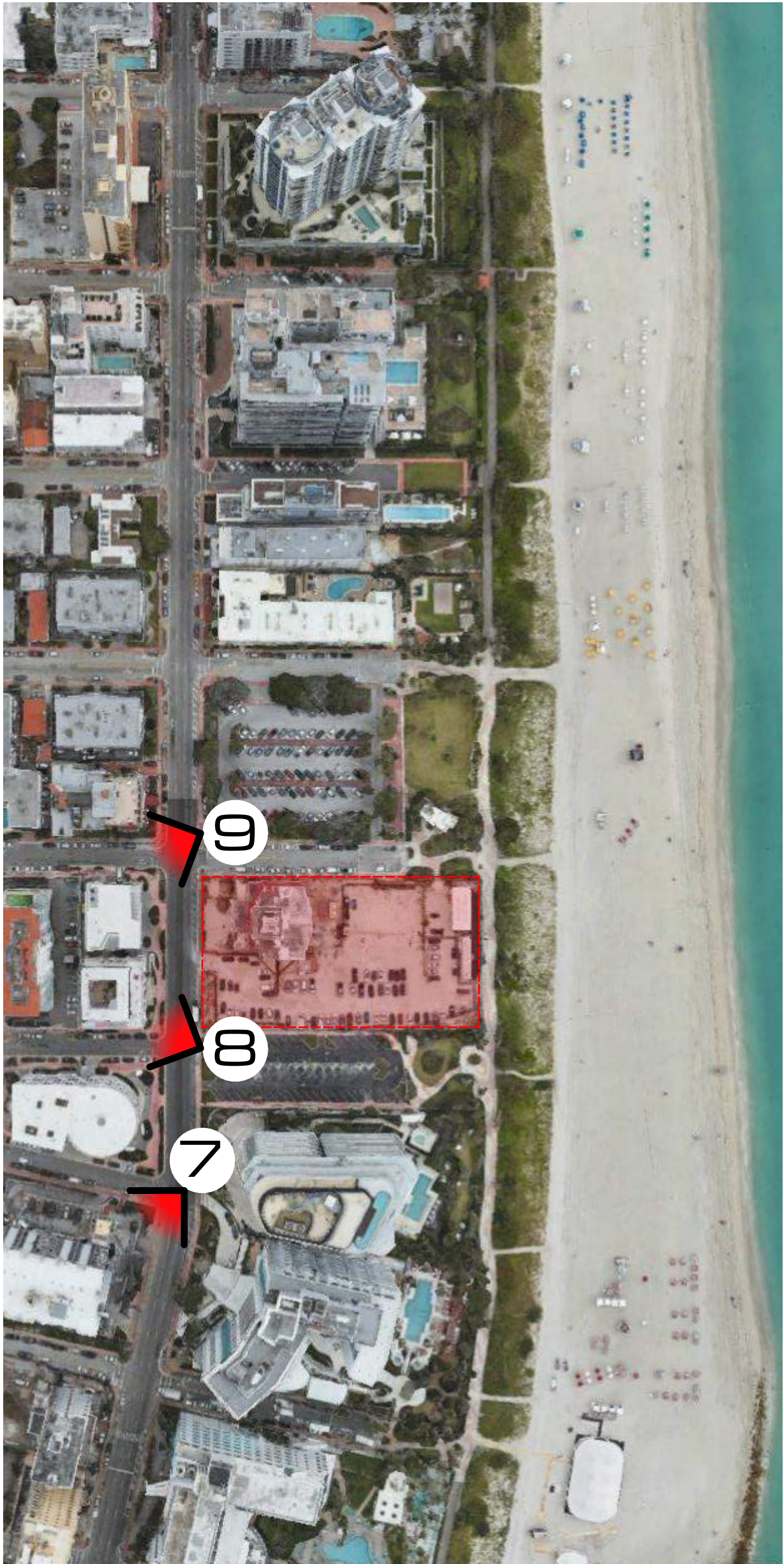
SURROUNDING PROPERTIES
(4,5,6)

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A-015

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SURROUNDING PROPERTIES (7,8,9)

LEVEL 13 OMITTED

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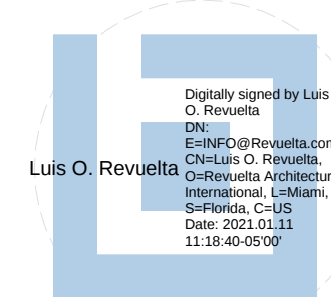
Project

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SURROUNDING PROPERTIES
(7,8,9)

Sheet No.

A-016