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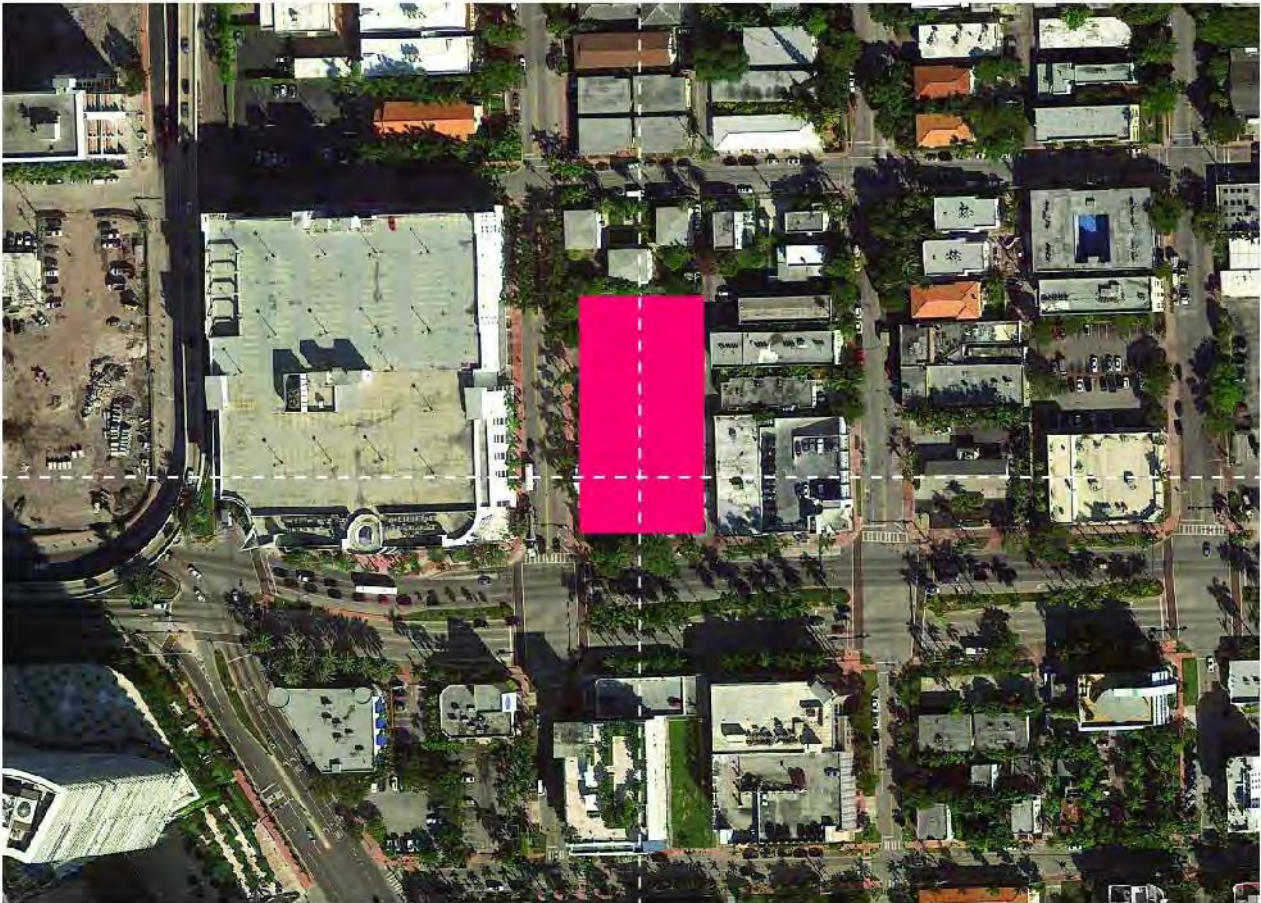
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SCOPE OF WORK

Certificate of Appropriateness for demolition of existing buildings and design of new 4-story retail building with structured parking, and associated variances of building height and open court along 5th Street

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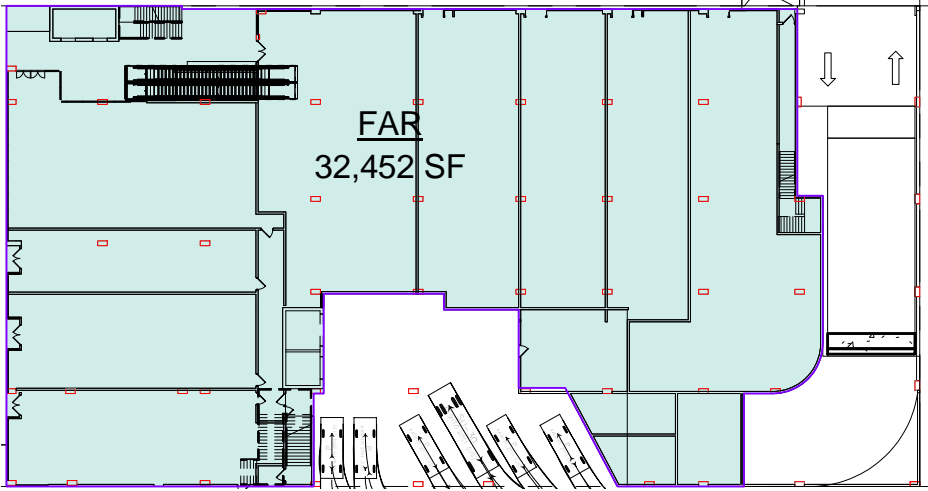
CITY OF MIAMI BEACH ZONING INFORMATION					
ITEM					
1	Address	1045 5 ST , MIAMI BEACH, FL 33139-6504			
2	Board and File Numbers				
3	Folio Number(s)	02-4204-002-0040 , 02-4204-002-0030 , 02-4203-009-7840, and 02-4203-009-7850			
4	Year Constructed	1990 / 02-4204-002-0040 , 1937 / 02-4204-002-0030			
5	Base Flood Elevation	ZONE AE-8		Zoning District	C-PS2
6	Adjusted Grade (Flood+Grade/2)			Lot Area	43,500 SF
7	Lot Width	150'-0"		Lot Depth	290'-0"
8	Minimum Unit Size	N/A		Grade value in NGVD	4.62' NGVD
9	Existing Use	NIGHT CLUB		Proposed use:	RETAIL
		Maximum	Existing	Proposed	Deficiencies
10	Height	BFE 8' NGVD + 50'-0" + freeboard 5'-0 + 3' variance		BFE 8' NGVD + 50'-0" + 4'-1"freeboard + 3'-0"variance	
11	Number of Stories	5		4 STORIES	
12	FAR	2.0 * 43,500 SF= 87,000 SF	15,380 SF	82,947	
13	Gross Square Footage		15,380 SF	193,637 SF	
14	Square Footage by Use			65,522 (RETAIL)	
15	Number of Units Residential	N/A		N/A	
16	Number of units Hotel	N/A		N/A	
17	Number of Seats	N/A		N/A	
18	Occupancy load	N/A		N/A	
		Maximum	Existing	Proposed	Deficiencies
	Subterranean	N/A	N/A	N/A	N/A
19	Front Setback				
20	Side Setback				
21	Side Setback				
22	Side Setback Facing Street				
23	Rear Setback				
		Maximum	Existing	Proposed	Deficiencies
	At Grade Parking	N/A		N/A	
24	Front Setback				
25	Side Setback				
26	Side Setback				
27	Side Setback Facing Street				
28	Rear Setback				
		Maximum	Existing	Proposed	Deficiencies
	Pedestal				
29	Front Setback	0'-0"		0'-0"	
30	Side Setback	0'-0"		N/A	
31	Side Setback	0'-0"		0'-0"	
32	Side Setback Facing Street	0'-0"		0'-0"	
33	Rear Setback	5'-0"		5'-0"	
		Maximum	Existing	Proposed	Deficiencies
	Tower	N/A		N/A	
34	Front Setback				
35	Side Setback				
36	Side Setback				
37	Side Setback Facing Street				
38	Rear Setback				

		Maximum	Existing	Proposed	Deficiencies
	Parking				
39	Parking district				
40	Total # of parking spaces	219		220	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
41					
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
42					
	Parking Space Dimensions			8'-6" X 18'-0"	
43					
	Parking Space configuration (45,60,90,Parallel)			90 DEGREES	
44					
45	ADA Spaces	7		7	
46	Tandem Spaces			0	
47	Drive aisle width			22'-0" & 24'-0"	
48	Valet drop off and pick up	N/A		N/A	
	Loading zones and Trash collection areas	5 LOADING		5 LOADING 2 TRASH	
49					
50	Racks			40	
		Maximum	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats		NIGHTCLUB	RETAIL	
	Total # of seats per venue (Provide a separation chart for a breakdown calculation)				
53					
54	Total occupant content				
	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
55					
56	Is this a contributing building?		NO	NO	
	Located within a Local Historic District?		HISTORIC DISTRICT Beach HD	Ocean	
57					
		Maximum	Required	Proposed	Deficiencies
	Parking and Loading space requirement				
			65,522 SF (RETAIL) / 300 PARKING SPACES = 218		
58	Handicap		7	7	
59	8'-6" x 18'-0" Standard Parking		212	213	
60	TOTAL PARKING		219	220	
			65,522 SF OF RETAIL = 5 (10'x20') SPACES	5(10'x20')	
61	Loading				

PARKING SPACES	
LEVEL 3	53
LEVEL 4	63
LEVEL 5	104
Total	220

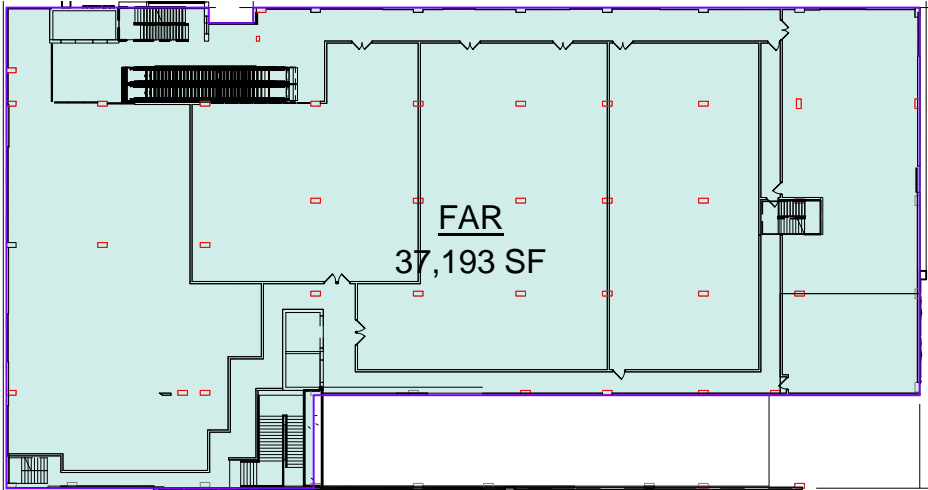
Area Schedule (FAR)	
Level	Area

Level 1	32,452 SF
	32,452 SF
Level 2	37,193 SF
	37,193 SF
Level 2.5	528 SF
Level 2.5	340 SF
Level 2.5	243 SF
	1,110 SF
Level 3	8,103 SF
Level 3	154 SF
Level 3	246 SF
	8,503 SF
Level 4	2,164 SF
Level 4	188 SF
Level 4	246 SF
	2,599 SF
Level 5	656 SF
Level 5	188 SF
Level 5	246 SF
	1,090 SF
	82,947 SF



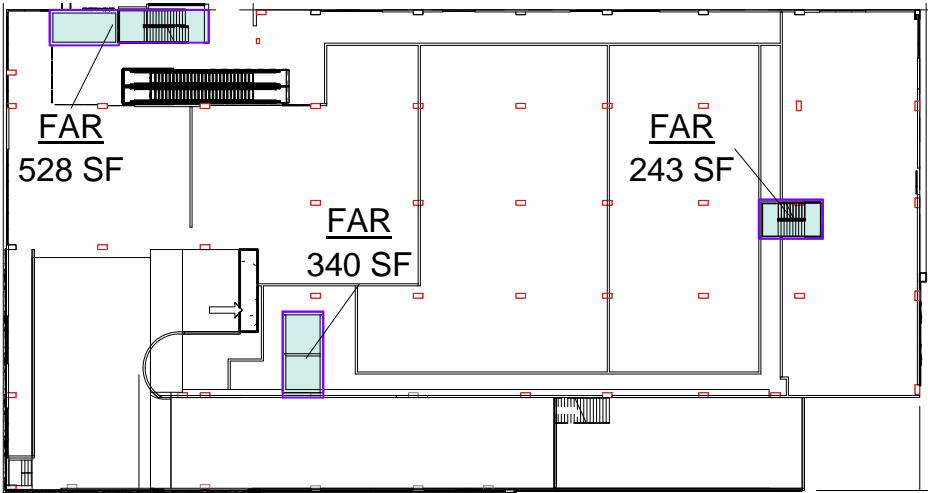
Level 1

Scale: 1" = 60'-0"



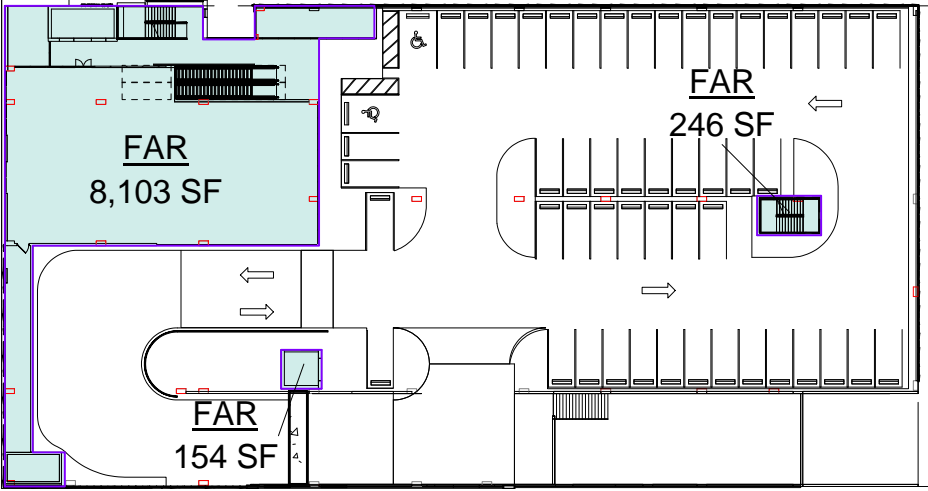
Level 2

Scale: 1" = 60'-0"



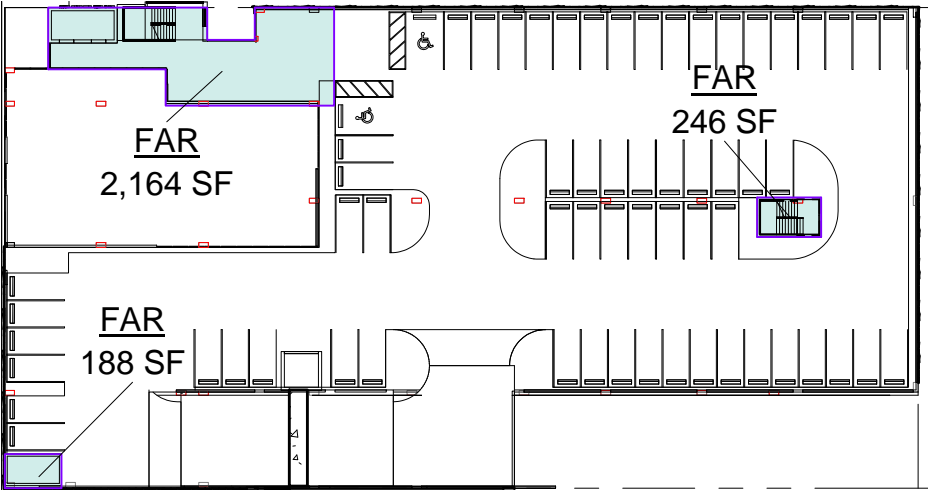
Level 2.5

Scale: 1" = 60'-0"



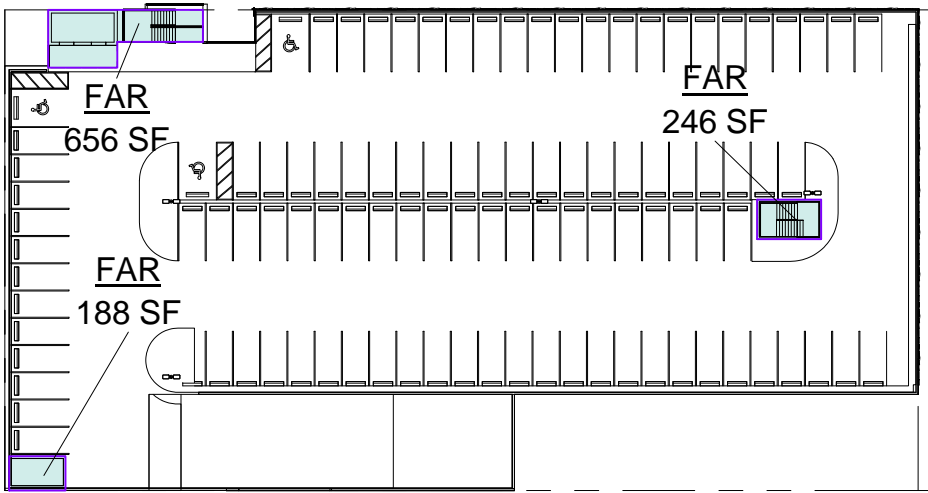
Level 3

Scale: 1" = 60'-0"



Level 4

Scale: 1" = 60'-0"



Level 5

Scale: 1" = 60'-0"

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The BLVD at Lenox

Miami Beach, Florida

FAR Analysis

1" = 60'-0"

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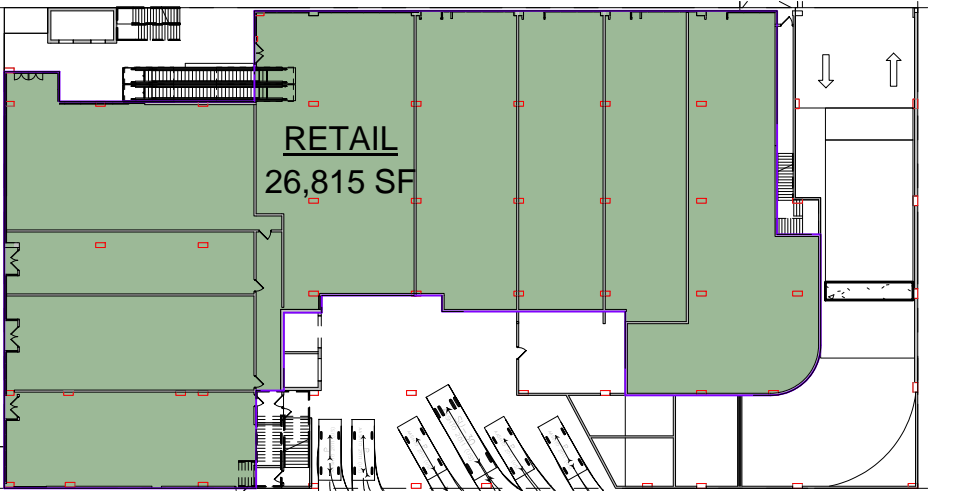
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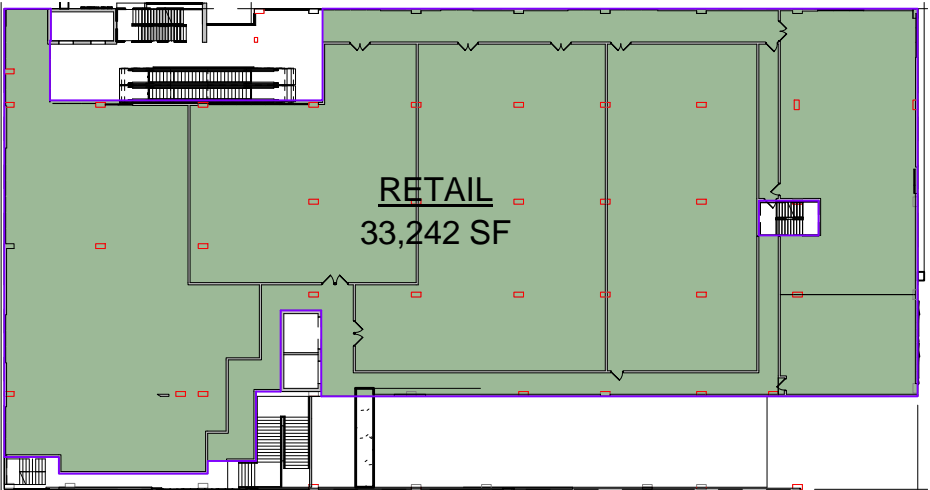
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Area Schedule (Retail)	
Level	Area
Level 1	26,815 SF
Level 2	33,242 SF
Level 3	5,066 SF
Level 3	399 SF
	65,522 SF



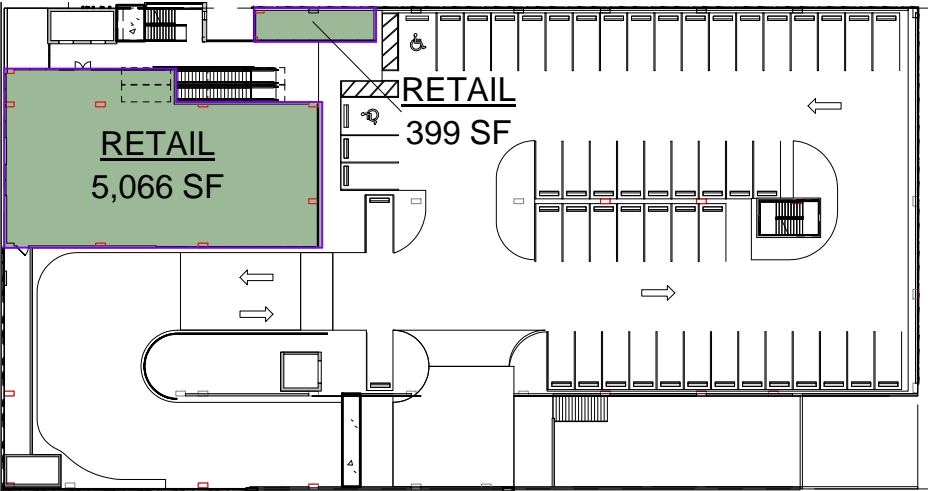
Level 1

Scale: 1" = 60'-0"



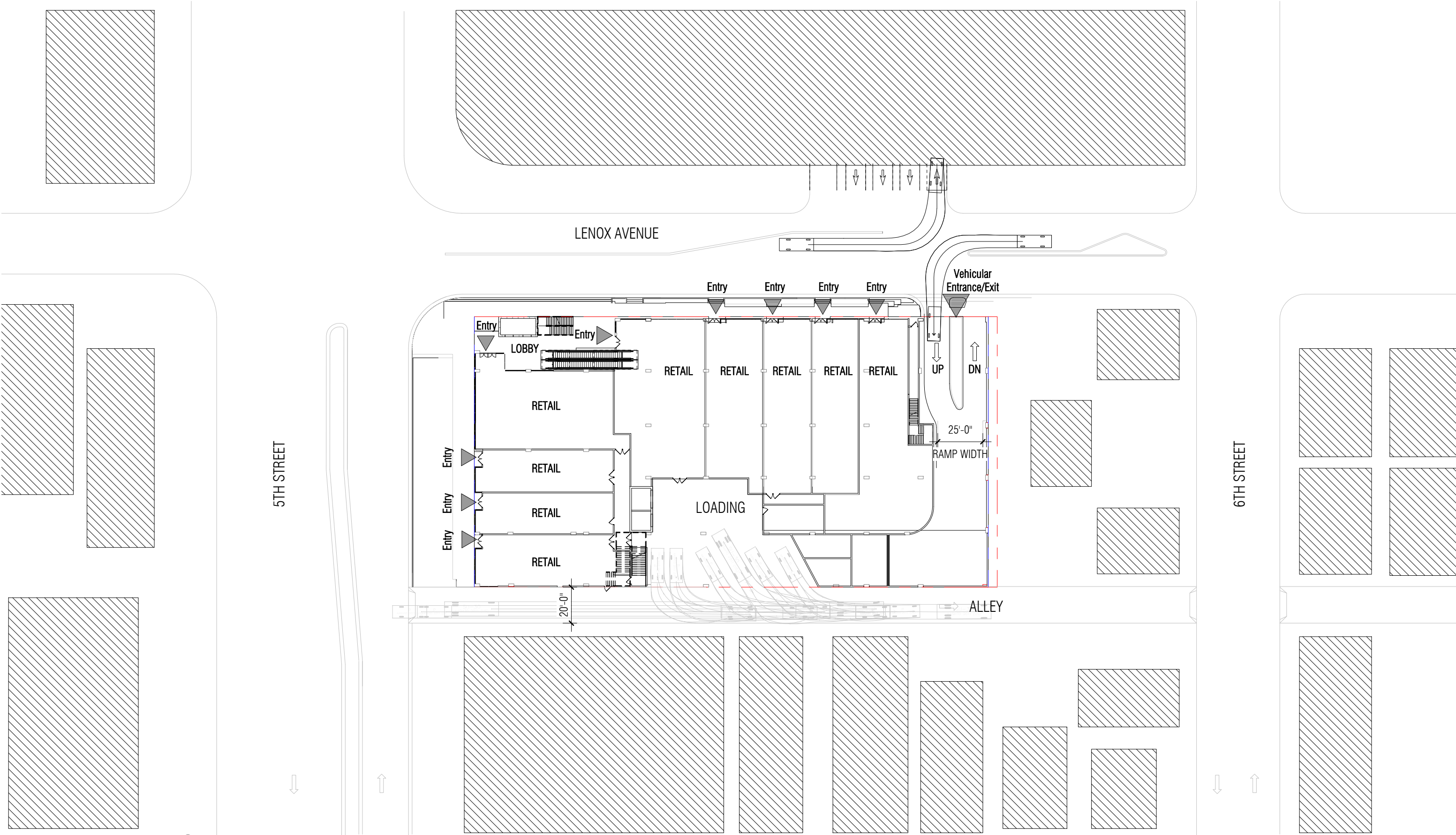
Level 2

Scale: 1" = 60'-0"



Level 3

Scale: 1" = 60'-0"



ENTRY DIAGRAM

Scale: 1" = 50'-0"

The BLVD at Lenox

Miami Beach, Florida

Operational Plan

1" = 50'-0"

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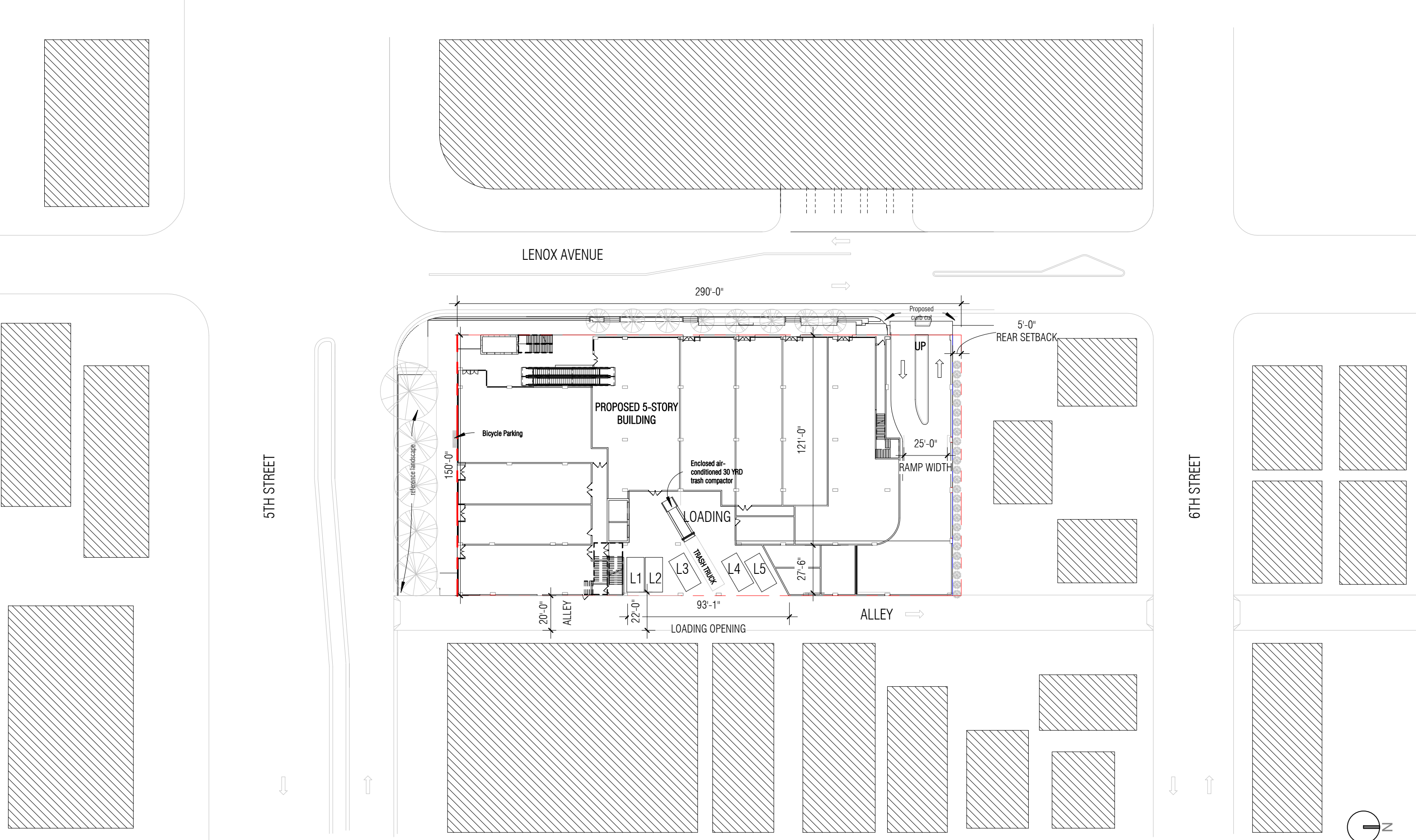


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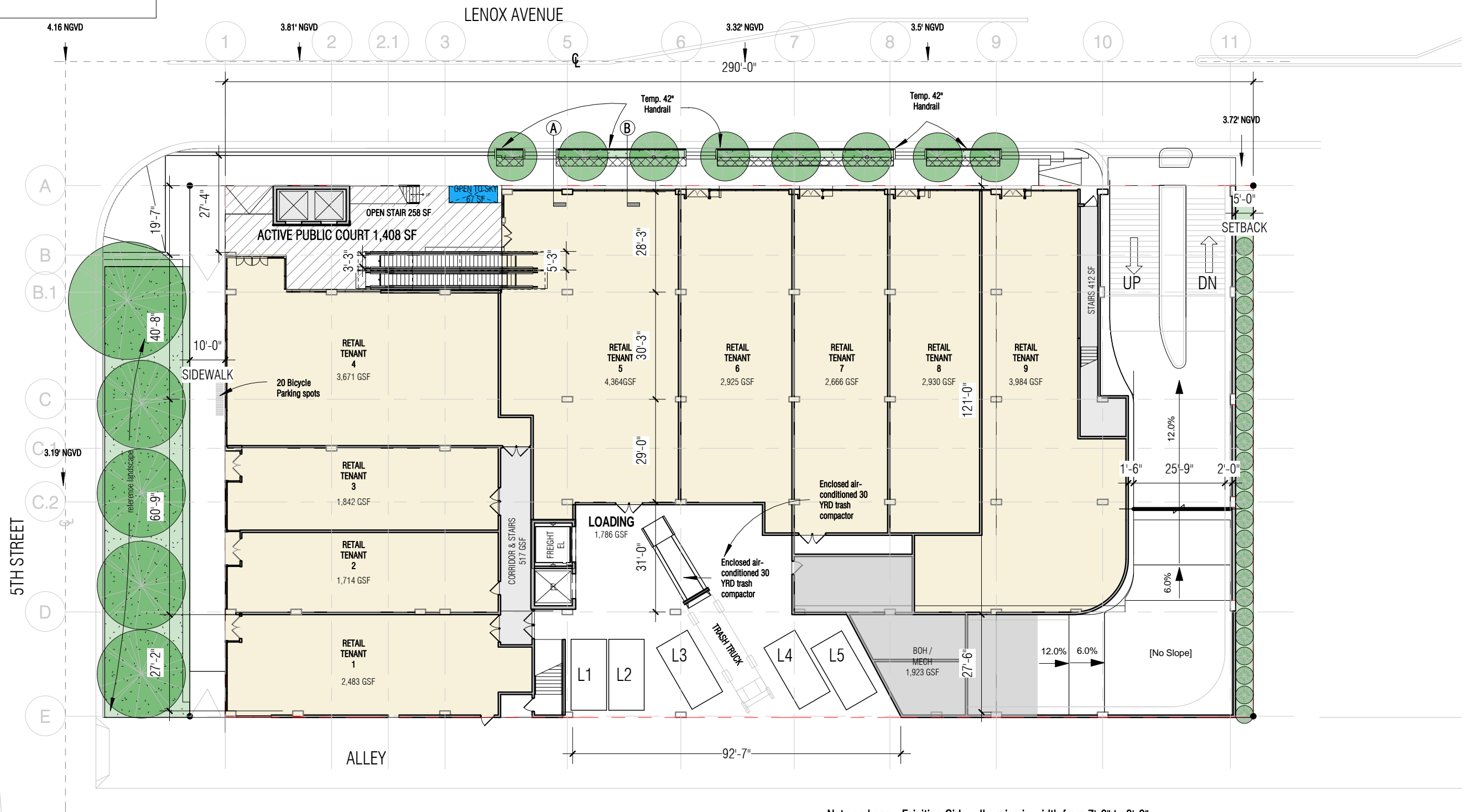
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OPEN AIR	1,408	SF
OPEN TO SKY	67	SF
TOTAL	1,475	SF

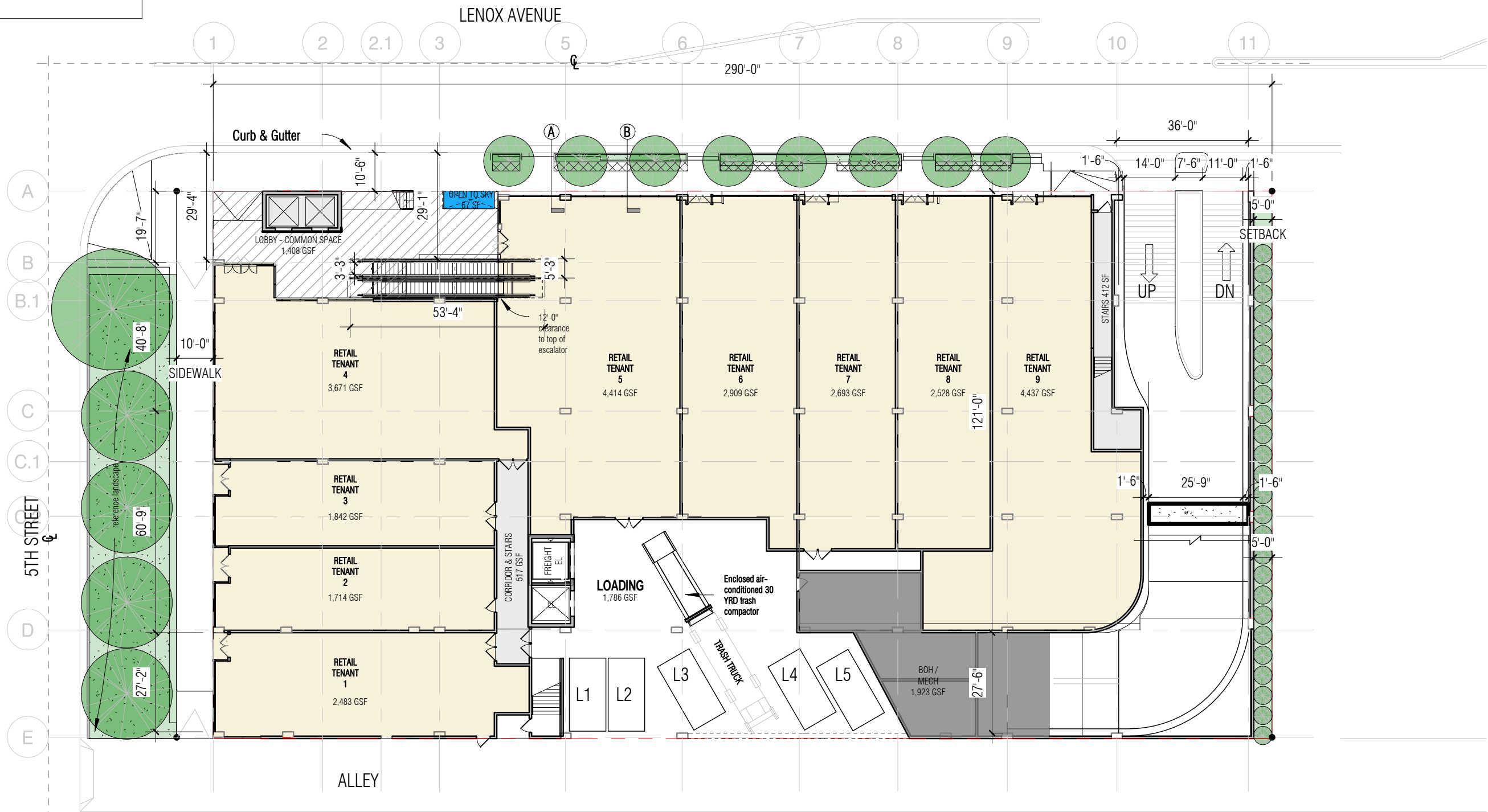


Note on Lenox: Existing Sidewalk varies in width from 7'-6" to 8'-0".
 Temporary 42" handrails will be installed until the raising of the road.
 Once the roads are raised handrails will be removed, and sidewalk will be a min. of 8'-0" + along retail on Lenox except at palm trees (7'-6").
 Reference Street Section A



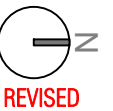
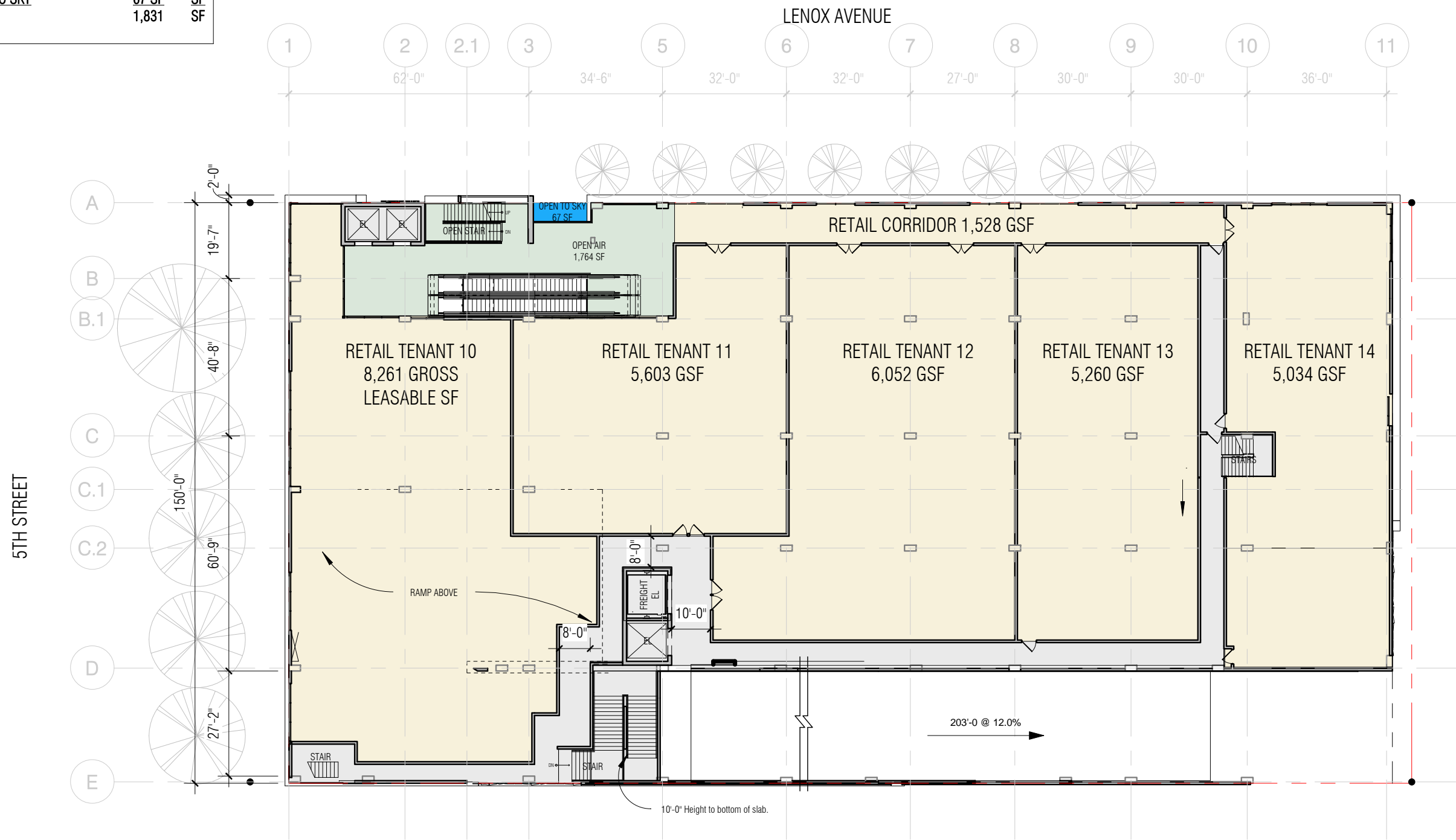
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OPEN AIR	1,408	SF
OPEN TO SKY	67	SF
TOTAL	1,475	SF



Note on Lenox: Sidewalk varies in width from 8'-0" to 10'-6". Temporary handrails' will be removed after raising of the road. 7'-6" clearance at palms trees.

OPEN AIR	1,764	SF
OPEN TO SKY	67	SF
TOTAL	1,831	SF



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The BLVD at Lenox

Miami Beach, Florida

Level 2

1" = 30'-0"

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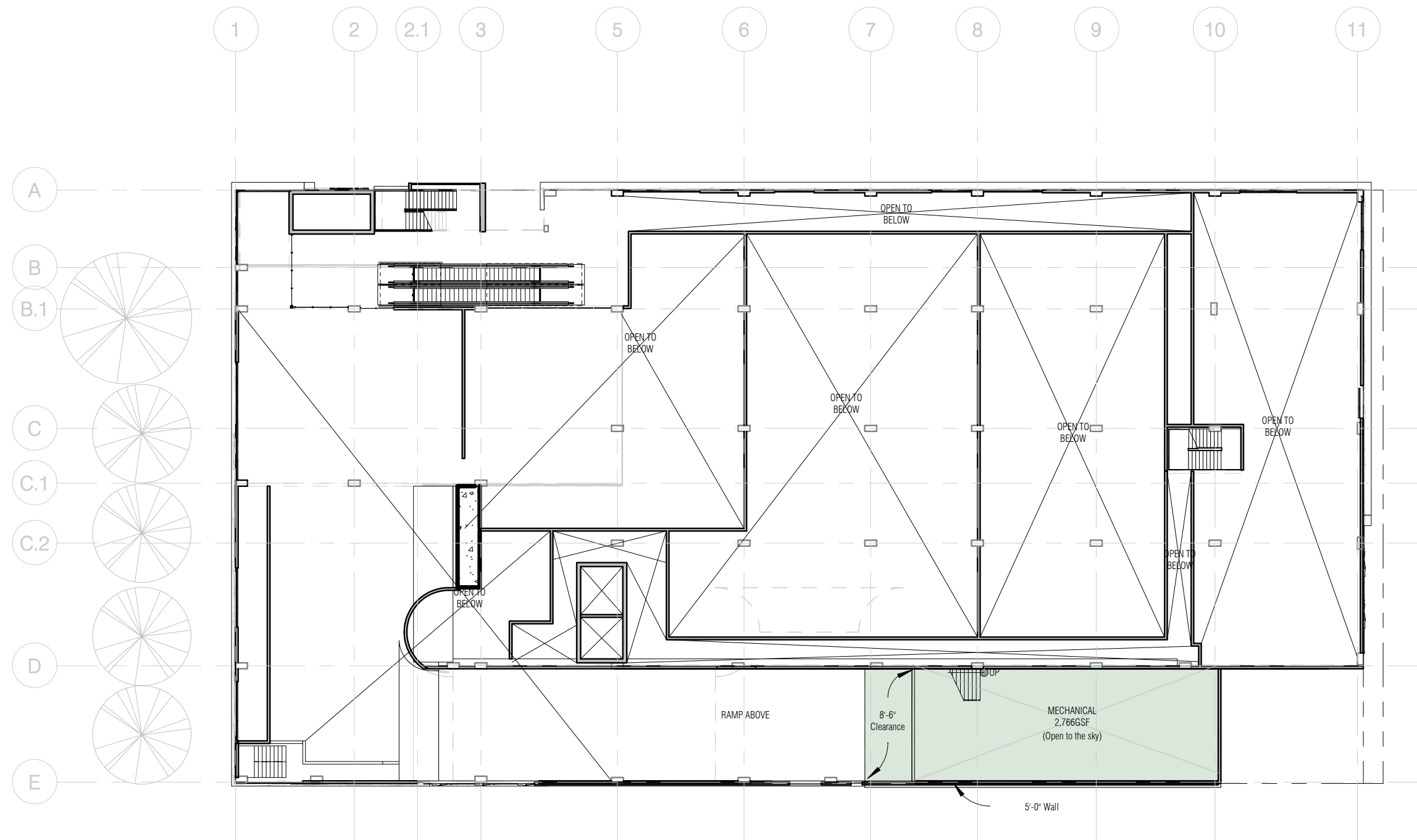


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The BLVD at Lenox

Miami Beach, Florida

Level 2.5

1" = 30'-0"

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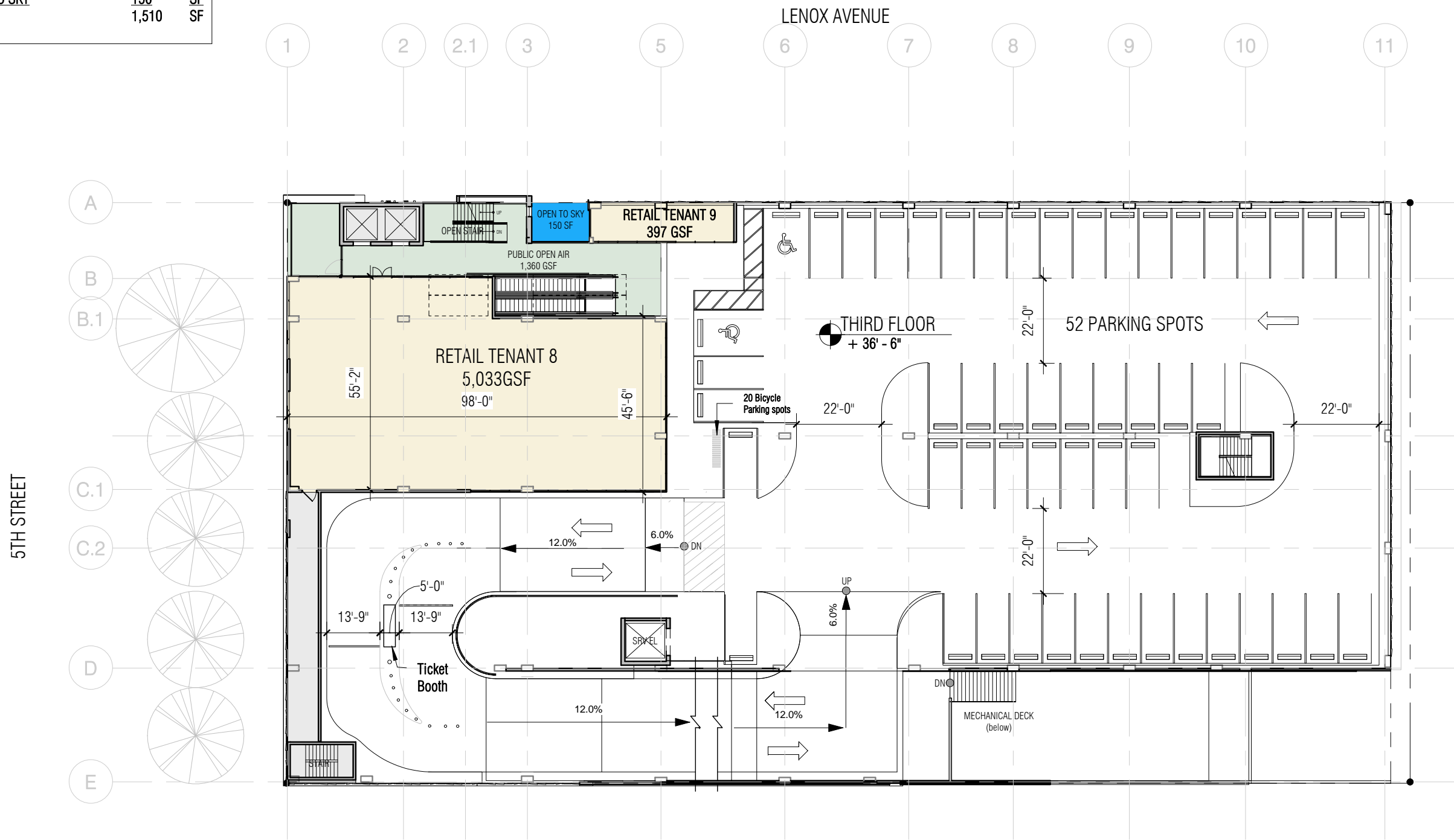
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OPEN AIR	1,360	SF
OPEN TO SKY	150	SF
TOTAL	1,510	SF



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The BLVD at Lenox

Miami Beach, Florida

Level 3

1" = 30'-0"

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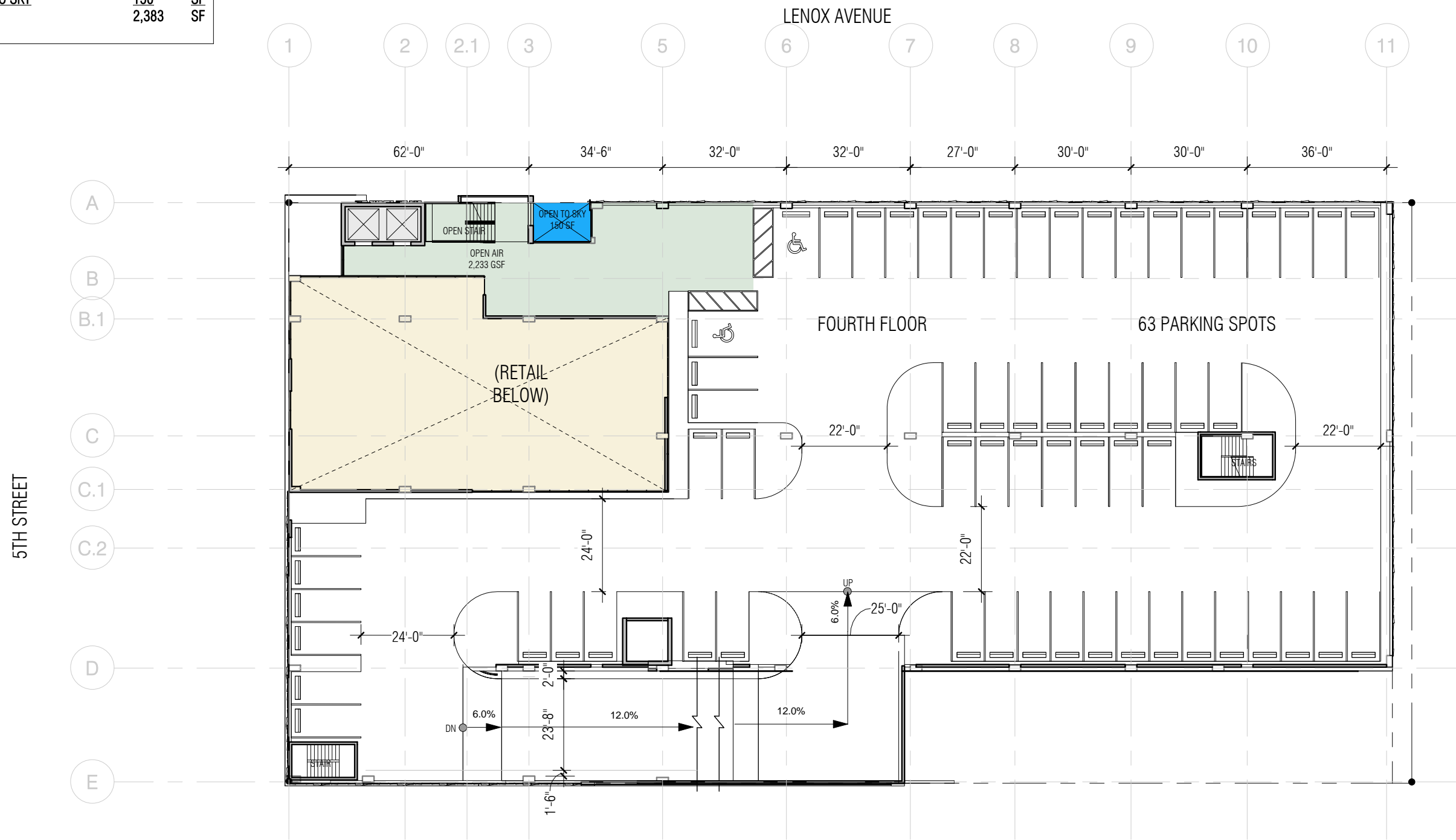
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OPEN AIR	2,233	SF
OPEN TO SKY	150	SF
TOTAL	2,383	SF



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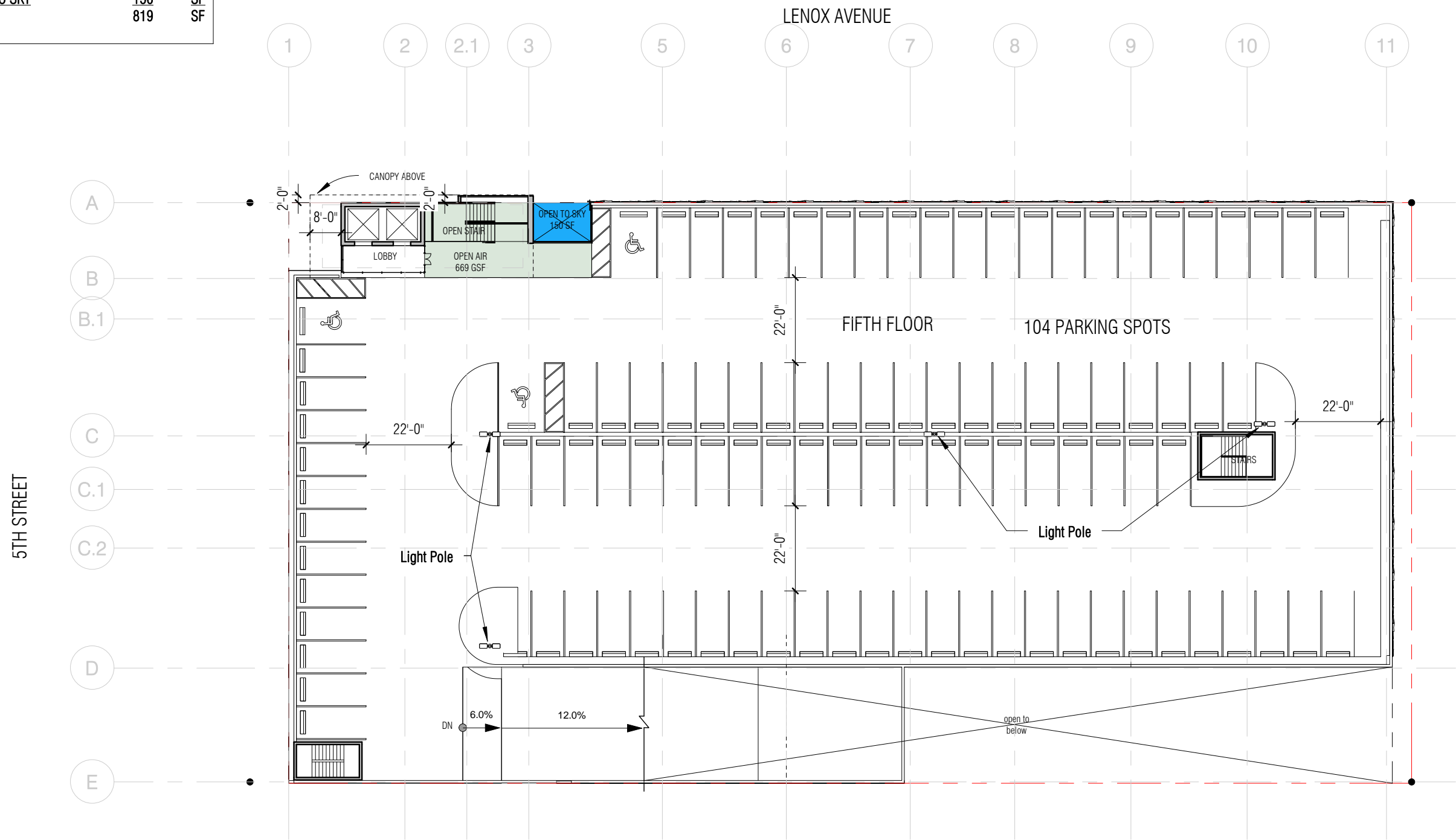
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OPEN AIR	669	SF
OPEN TO SKY	150	SF
TOTAL	819	SF



The BLVD at Lenox

Miami Beach, Florida

Level 5

1" = 30'-0"

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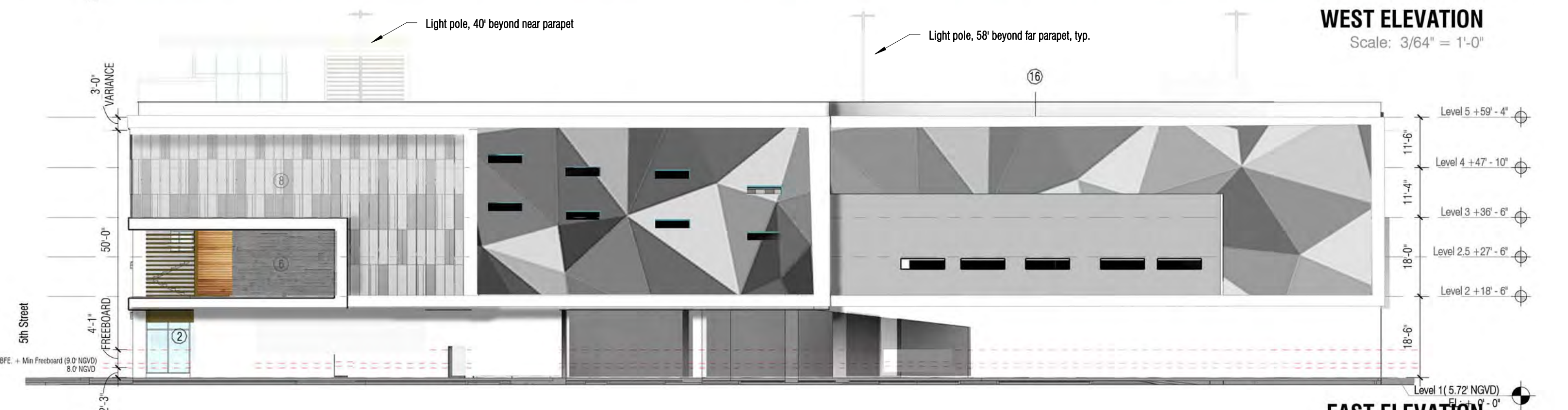
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WEST ELEVATION
Scale: 3/64" = 1'-0"



EAST ELEVATION
Scale: 3/64" = 1'-0" **REVISED**

The BLVD at Lenox

Miami Beach, Florida

East & West Elevation

12" = 1'-0"

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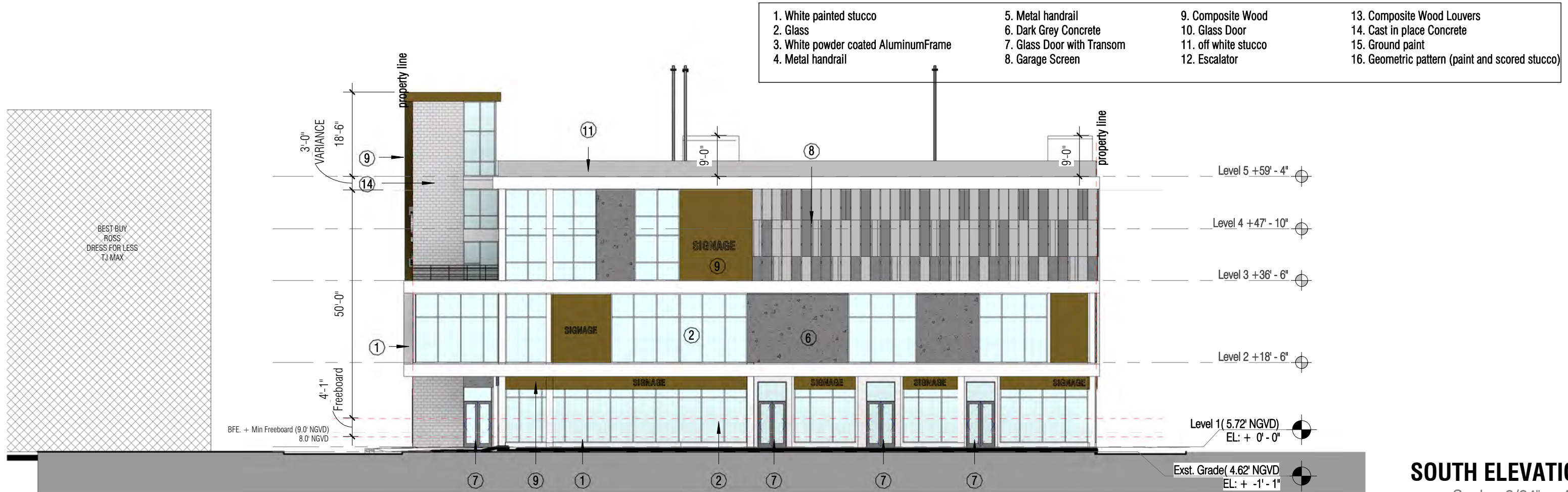


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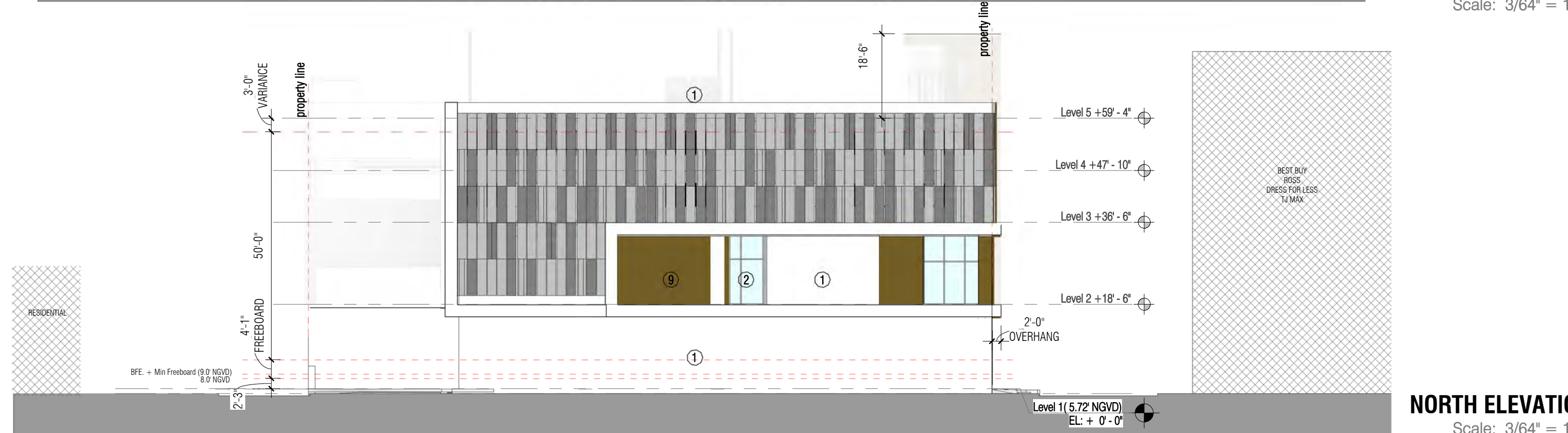
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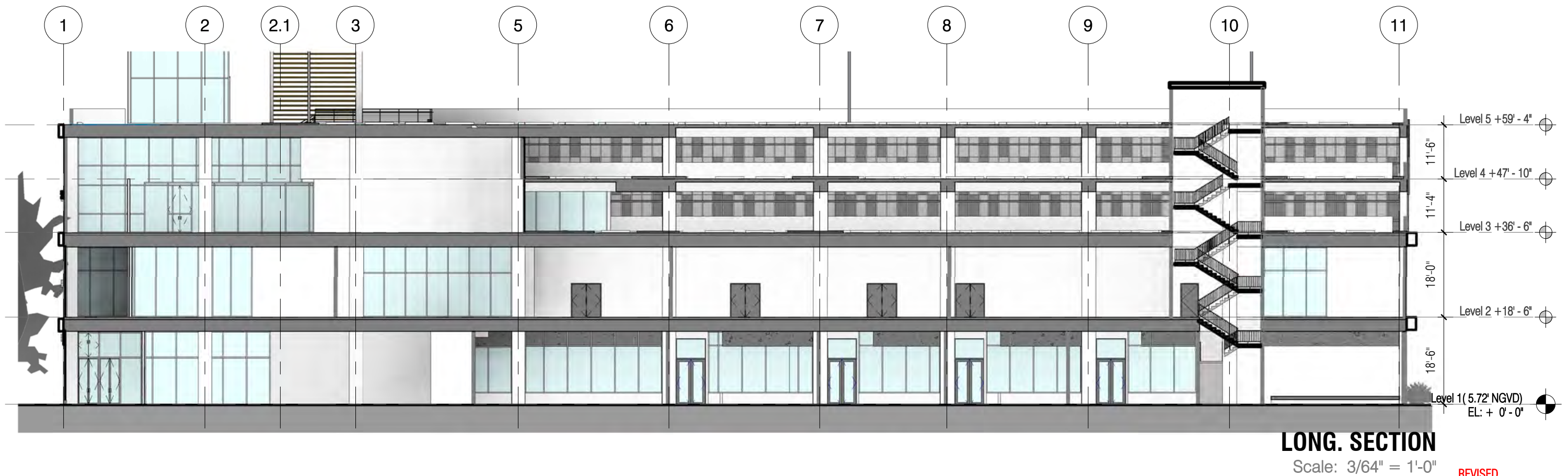
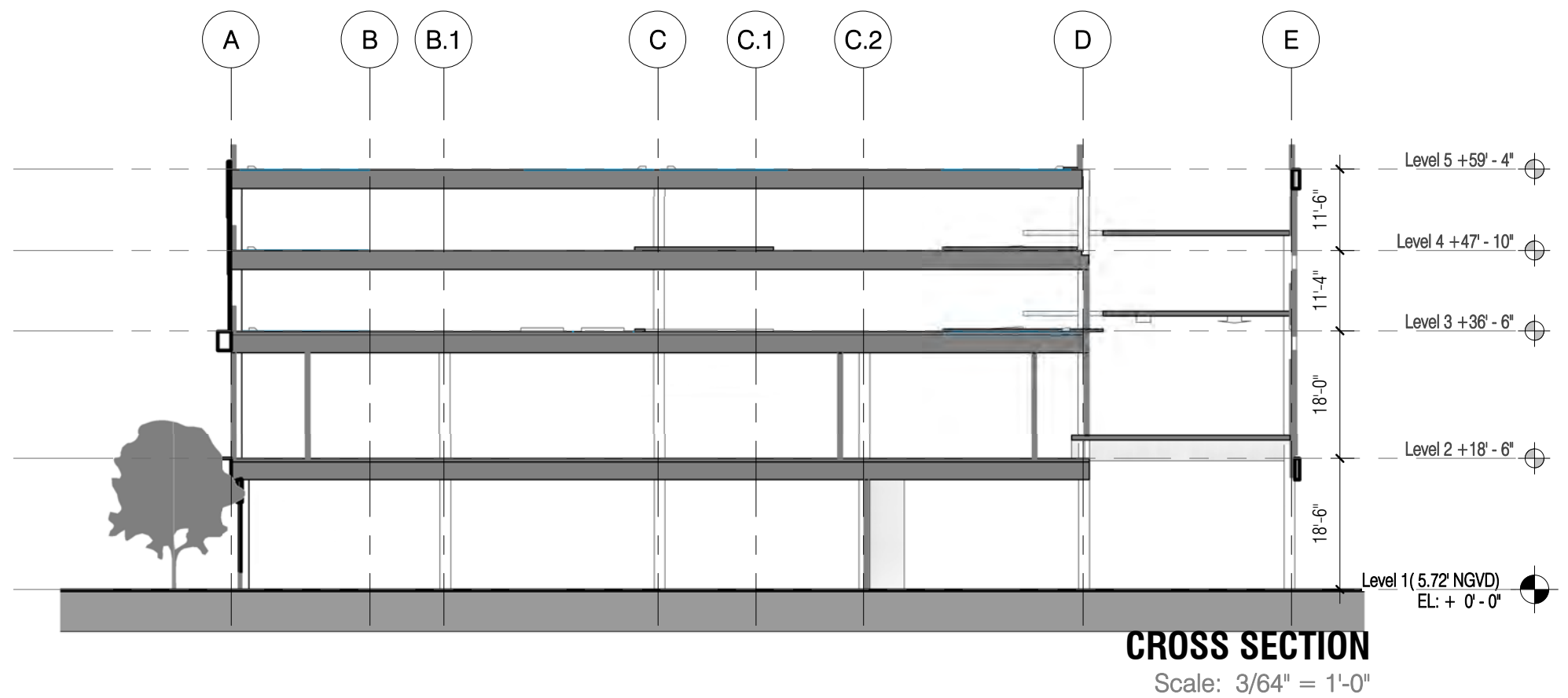
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SOUTH ELEVATION
Scale: 3/64" = 1'-0"



NORTH ELEVATION
Scale: 3/64" = 1'-0"



The BLVD at Lenox

Miami Beach, Florida

Building Sections

3/64" = 1'-0"

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30



South Elevation



West Elevation

The BLVD at Lenox

Miami Beach, Florida

Context Elevations

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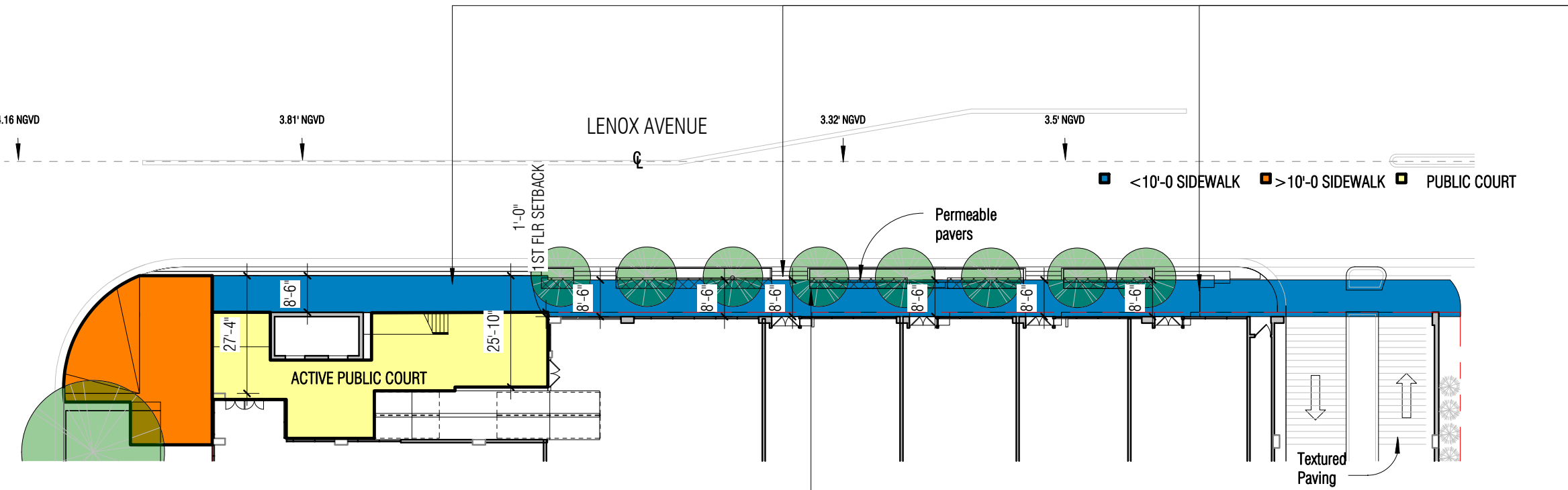


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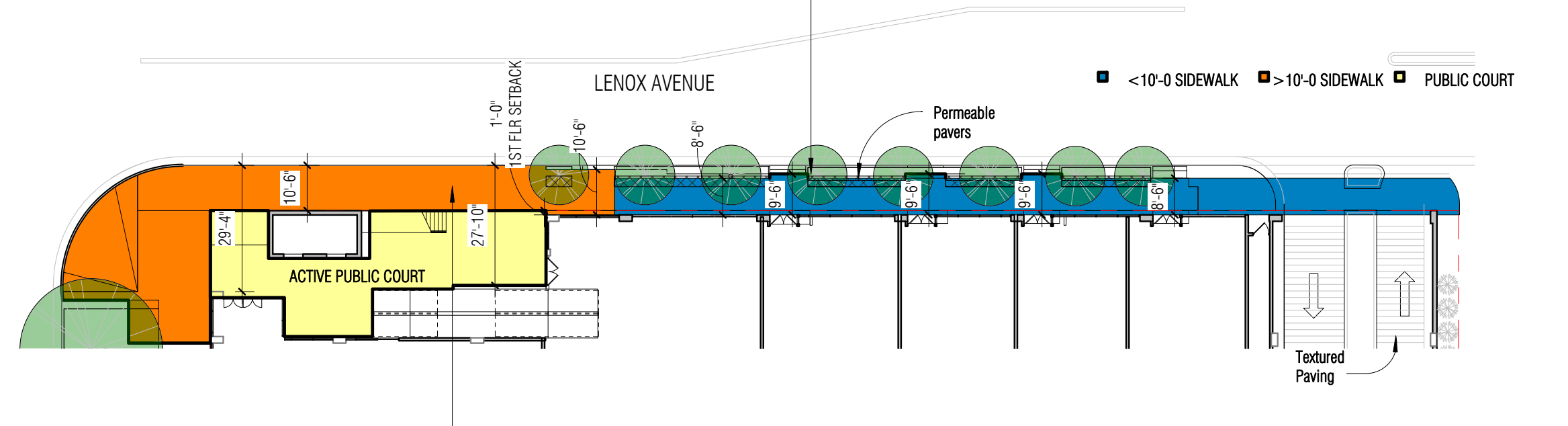
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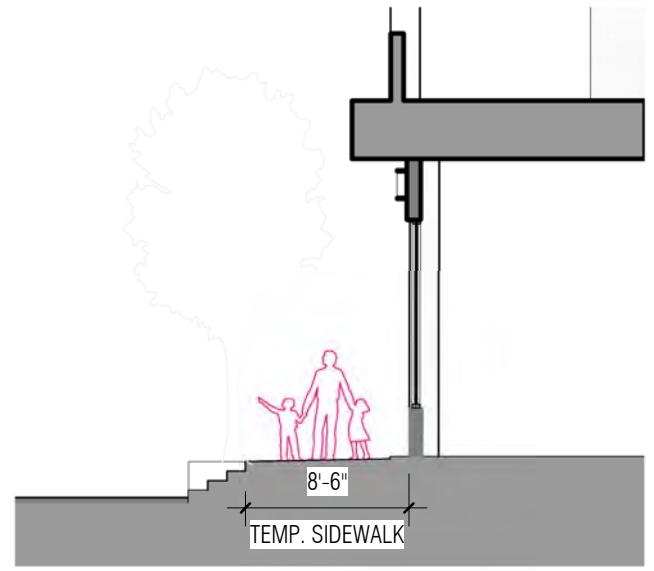


Lenox Sidewalk with Existing Road Elevation
Scale: 1" = 30'-0"

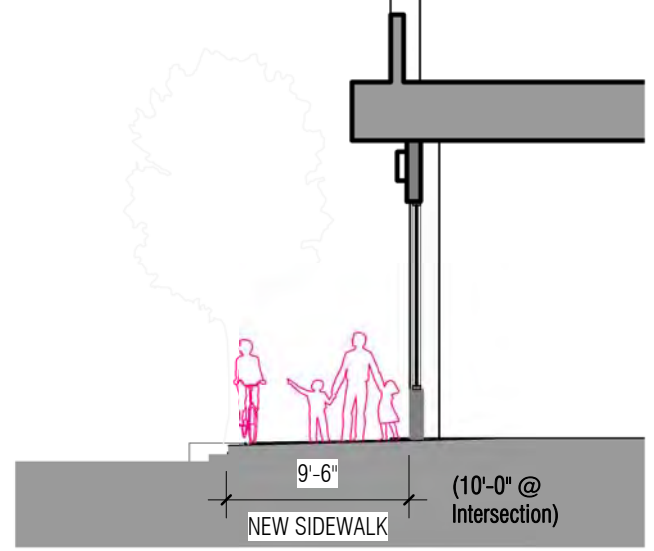


Lenox Sidewalk with New Road Elevation
Scale: 1" = 30'-0"

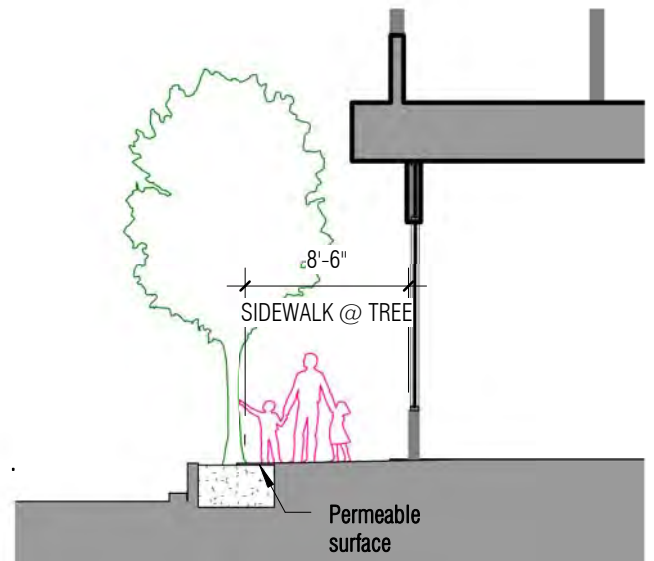
RAISING OF THE ROAD.



Lenox Sidewalk with Existing Road Elevation

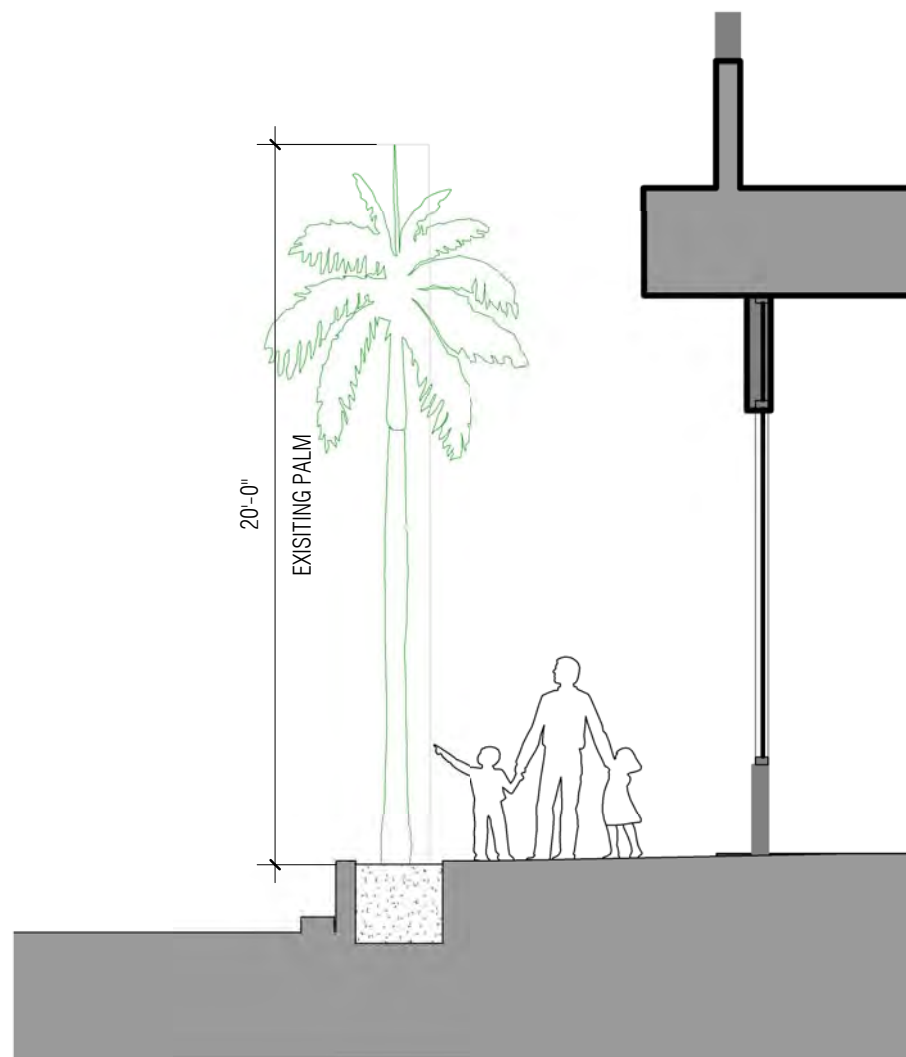


Lenox Sidewalk with New Road Elevation



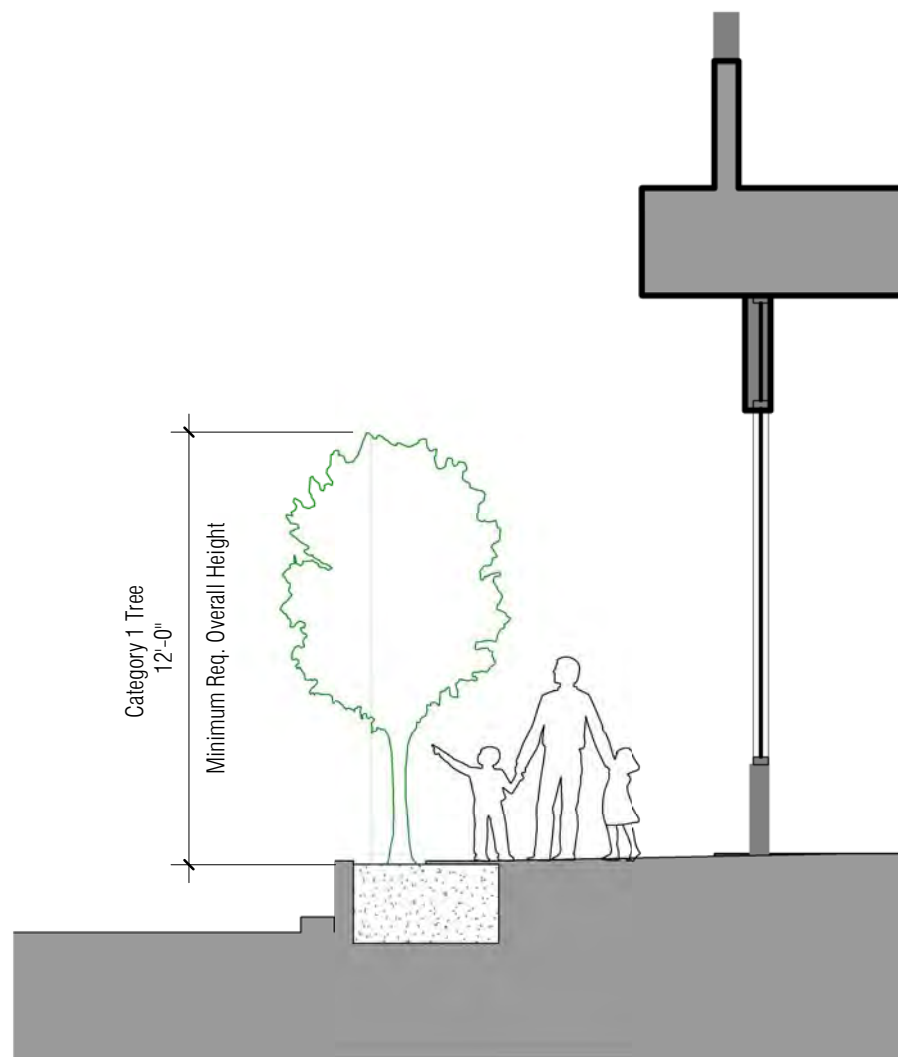
Lenox Sidewalk at Trees with existing and new Elevations.

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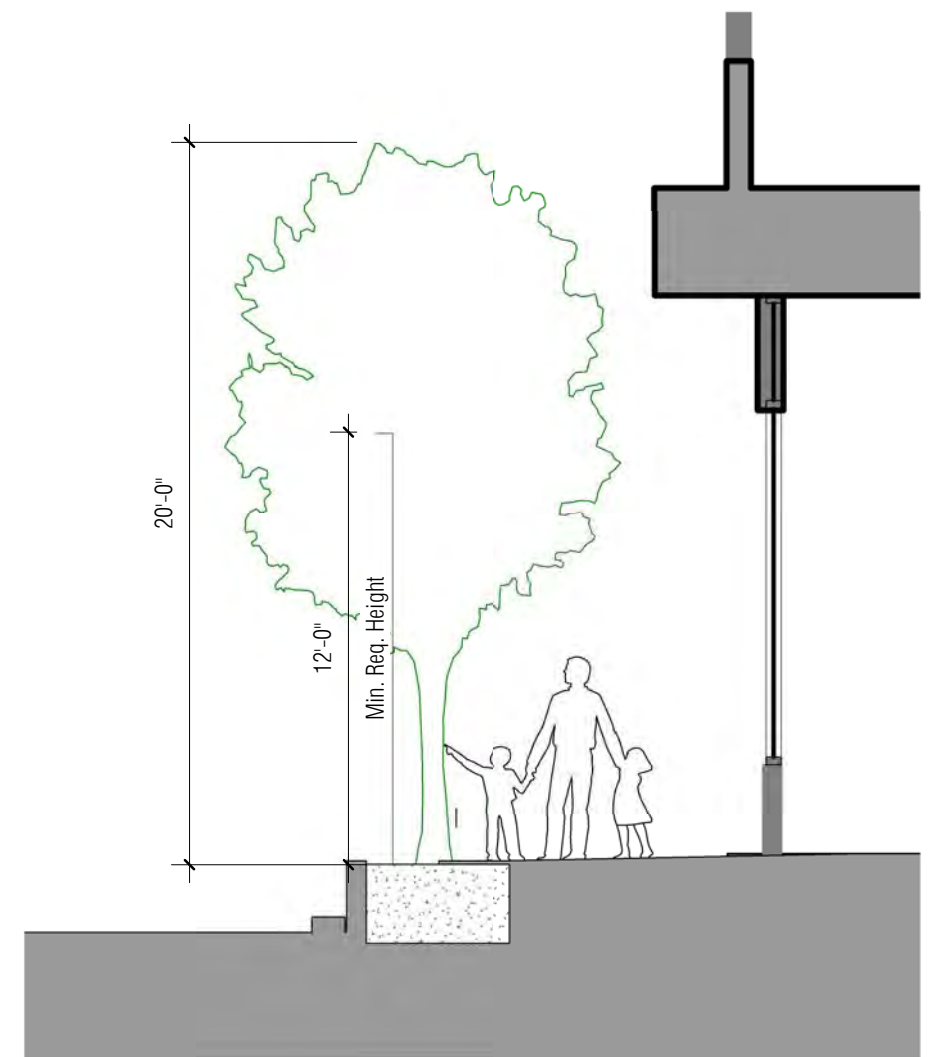
EXISTING PLANTING ON LENOX

Scale: 3/16" = 1'-0"



REQUIRED PLANTING ON LENOX

Scale: 3/16" = 1'-0"



PROPOSING PLANTING ON LENOX

Scale: 3/16" = 1'-0"



SIDE AT PROPERTY ON 5TH STREET



SIDE AT PROPERTY ON LENOX



SIDE AT 5th & ALTON ON LENOX

The BLVD at Lenox

Miami Beach, Florida

Existing Sidewalk Conditions

NEW

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SUNSET SHOPS - Sidewalk at planter



SUNSET SHOPS - 10'-10" clear sidewalk at vestibule



SUNSET SHOPS - Sidewalk at planter

The BLVD at Lenox

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Miami Beach, Florida

Sidewalk Precedents - Sunset Shops

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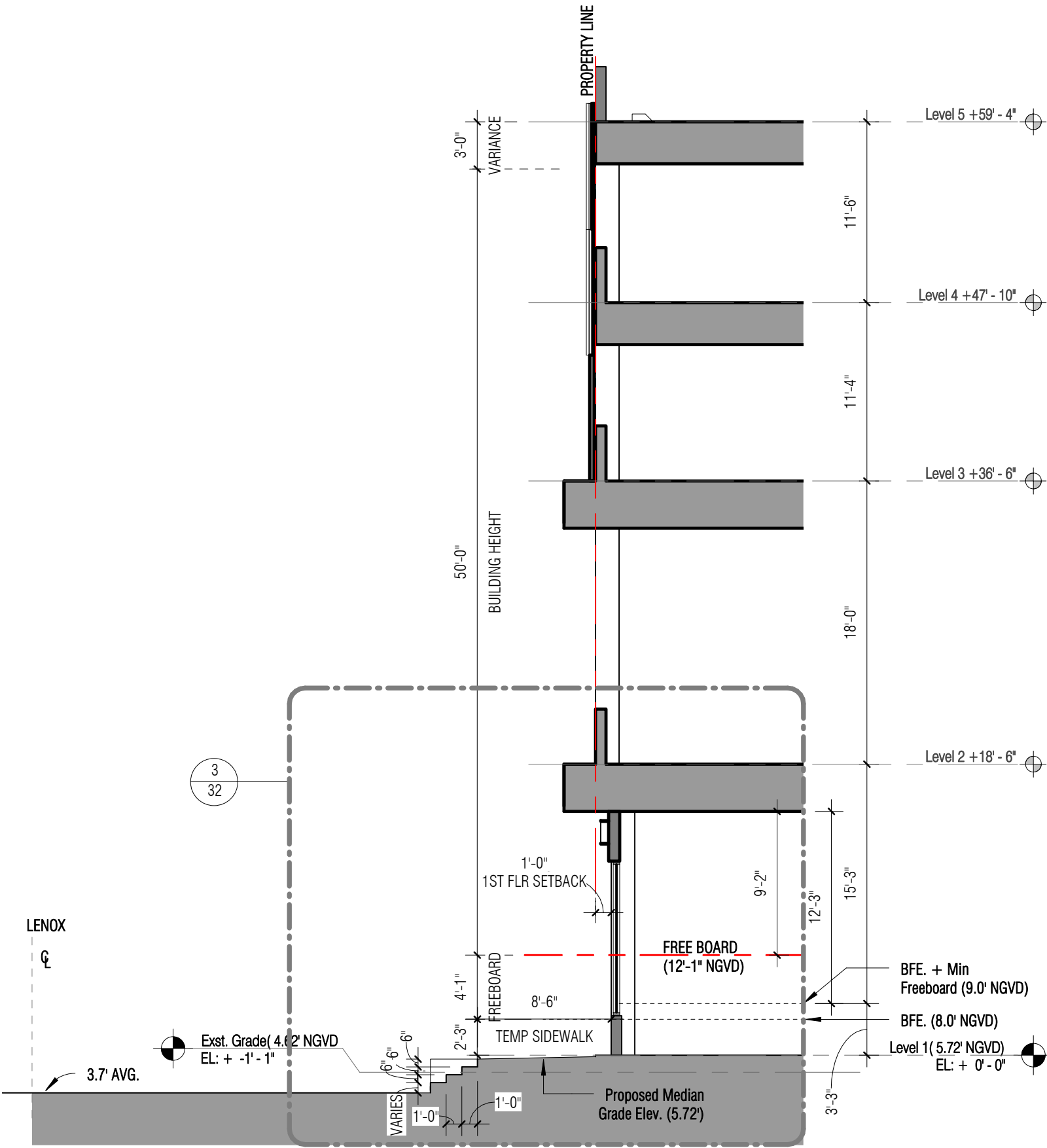
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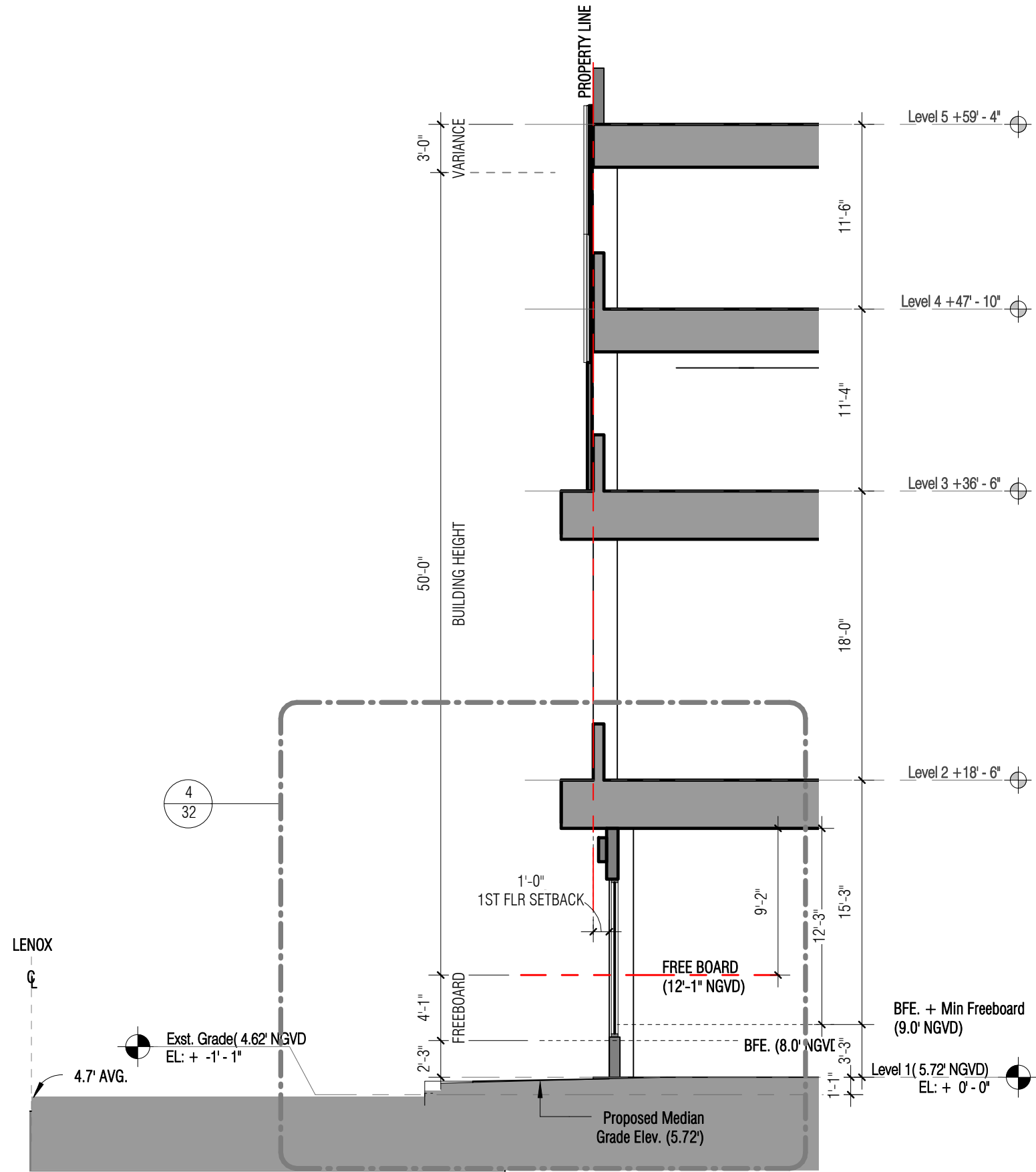
32.4



SECTION B

Lenox Sidewalk with Existing Road Elevation

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



SECTION A

Lenox Sidewalk with New Road Elevation

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

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The BLVD at Lenox

Miami Beach, Florida

Street Section A - Sidewalk

1/8" = 1'-0"

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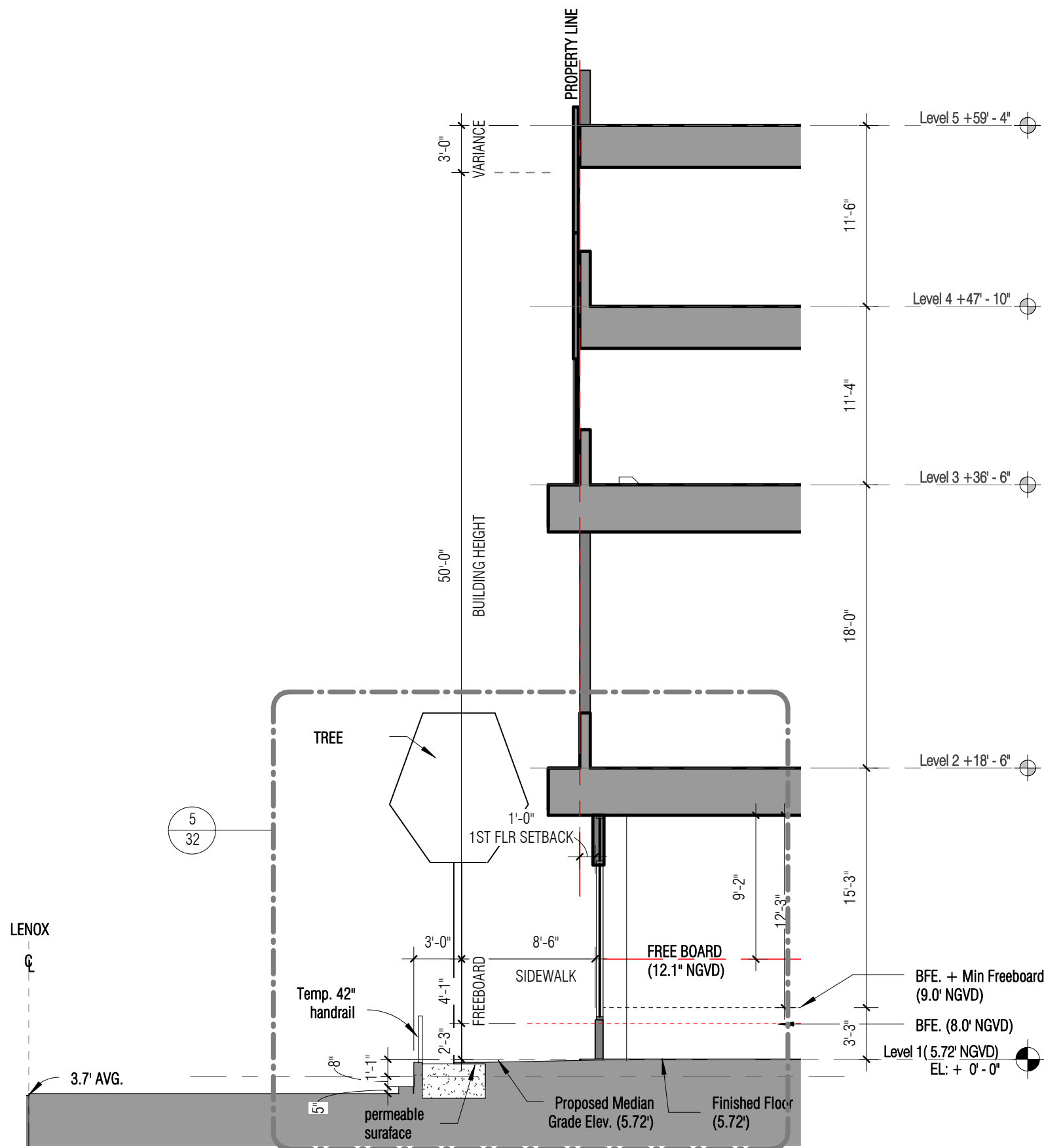
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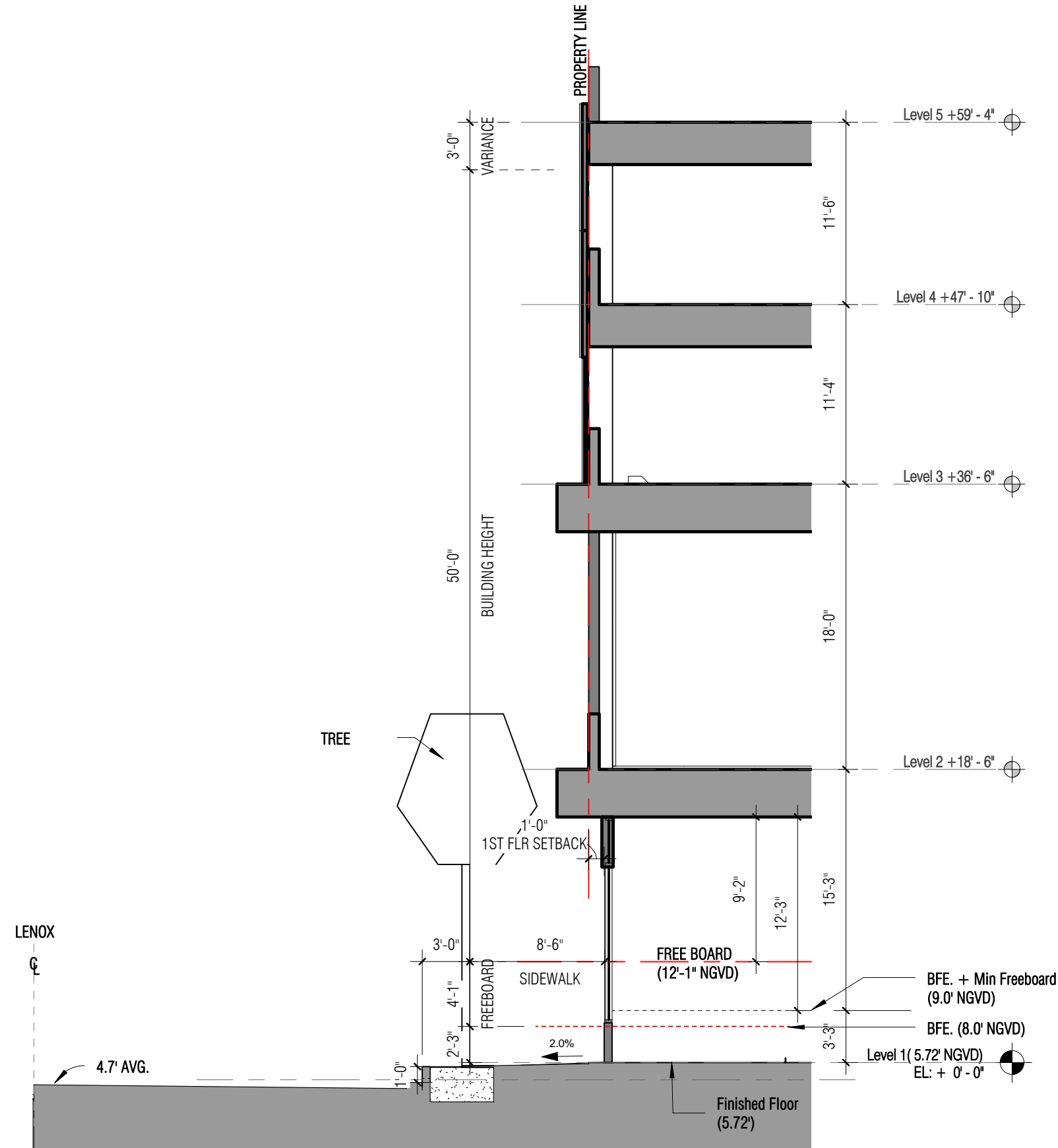
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Lenox Sidewalk @ Planter w/ Existing Road

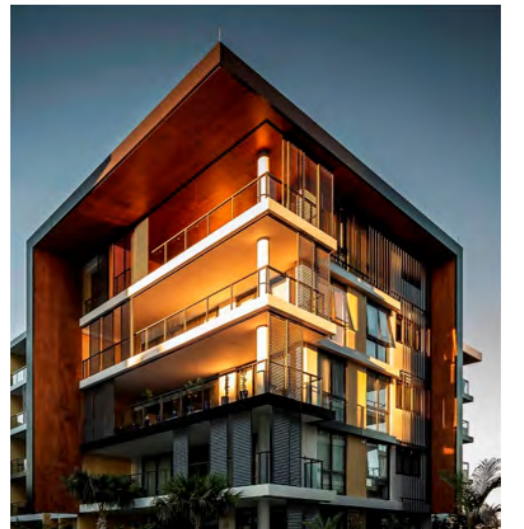
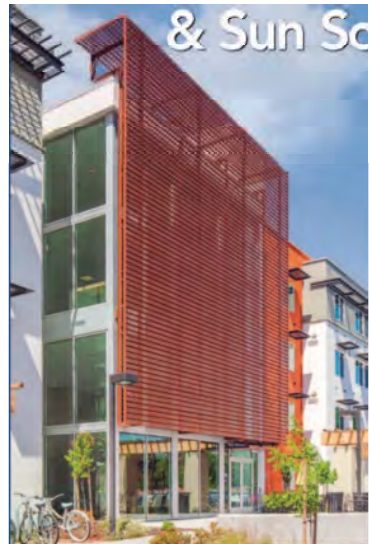
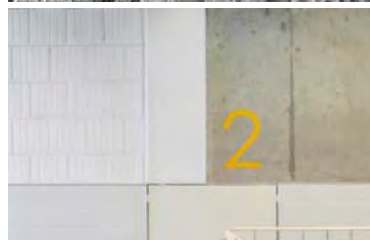
Scale: 1/8" = 1'-0"



Lenox Sidewalk @ Planter w/ New Road

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

REVISED



The BLVD at Lenox

Miami Beach, Florida

Materials & Inspiration

12" = 1'-0"

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The BLVD at Lenox

Miami Beach, Florida

View looking West on 5th
Street

10/24/2016

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The BLVD at Lenox

Miami Beach, Florida

5th Street View

10/24/2016

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The BLVD at Lenox

Miami Beach, Florida

Lenox View_01

10/24/2016

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REVISED

The BLVD at Lenox	Miami Beach, Florida	NE View		10/24/2016
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The BLVD at Lenox

Miami Beach, Florida

SE View

REVISED

10/24/2016

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39.2



The BLVD at Lenox

Miami Beach, Florida

View of 5th Street

NEW

10/24/2016

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39.3



The BLVD at Lenox

Miami Beach, Florida

Lenox View _02

10/24/2016

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The BLVD at Lenox

Miami Beach, Florida

Aerial View NW

10/24/2016

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NEW

The BLVD at Lenox

Miami Beach, Florida

**South View from 6th & Lenox
Street**

10/24/2016

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Potential Future Condition – Finished Floor Raised to Max Provided Freeboard (4'-1") with modified ground floor. **NEW**

The BLVD at Lenox	Miami Beach, Florida	<i>Building @ Max Freeboard</i>	<i>10/24/2016</i>
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