

THE AUDIO BUG, INC.

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September 9, 2016

Thomas R. Mooney, Director
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
Phone: (305) 673-7550, Fax: (786) 394-4799

Reference: Standard Hotel Miami Beach Noise Impact Study Report
40 Island Avenue
Miami Beach, Florida 33139

Dear Mr. Mooney,

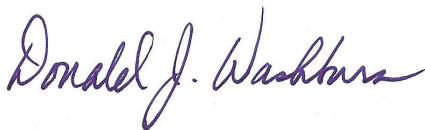
This report will serve to expand on my previous evaluations of acoustical conditions at and around the Standard Hotel on Belle Isle which were submitted in 2014. It is based on design changes to parking facilities at the hotel.

The latest set of drawings which I have show that the previous outdoor access driveway has been deleted and replaced by access through the structure itself. The result is that all noise generated by vehicles entering and exiting the parking garage will be contained within the structure. Hence, neighboring residents will hear none of the noise associated with vehicular movement.

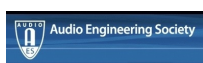
The attached drawings clearly illustrate the new design and confirm that no noise will be audible outside the hotel structure.

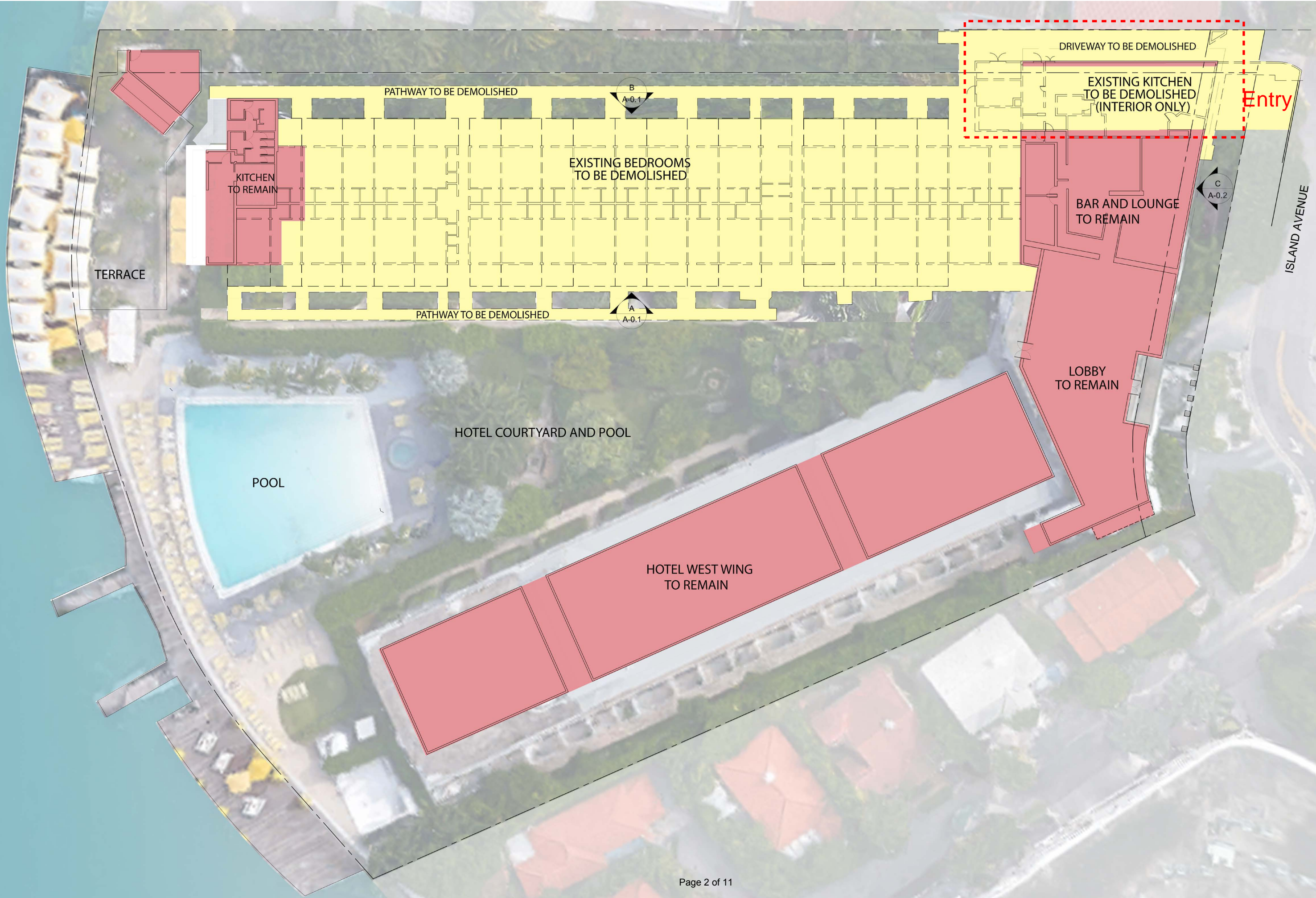
In summary, it is my professional opinion that the measures outlined above to mitigate noise and unwanted sounds from the Standard Hotel will satisfy the concerns of neighboring residents and ensure that the City of Miami Beach's Noise Ordinance will be fully complied with by the facility. I welcome any questions or comments concerning this report and look forward to assisting all parties involved in ensuring that The Standard Hotel will be a welcome neighbor to the community of Belle Isle.

Respectfully submitted,



Donald J. Washburn
President





THE STANDARD HOTEL
40 ISLAND AVENUE
MIAMI BEACH, FL 33139

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THE STANDARD HOTEL
40 ISLAND AVENUE
MIAMI BEACH, FL 33139

DATE: 8.26.2016
SCALE:
REVISIONS:

DEMOLITION PLAN

A-0.0



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ZONING DIAGRAMS

A-1.1



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THE STANDARD HOTEL
40 ISLAND AVENUE
MIAMI BEACH, FL 33139

DATE: 8.26.2016

FIRST / GROUND
FLOOR PLAN

A-2.



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

JURISDICTION	City of Miami Beach
DESIGNATION	Residential Multifamily, Low Density District (RM-1)
CATEGORY	Flood Zone: "AE"
BASE FLOOD ELEVATION	+ 9'-0" N.G.V.D / 7.45 N.A.V.D.
LOT AREA:	101,500 sq ft.
MAX. ALLOWED FAR: 1.25:	101,500 x 1.25 = 126,875 sq ft.
EXISTING FAR AS PER CMB:	83,978 sq ft.
EXISTING AREAS TO BE DEMOLISHED	
East Wing Bedrooms: (number or rooms 41)	12,038 sq ft.
Kitchen under SPA Building:	2,167 sq ft.
Total area to be demolished:	14,205 sq ft.
TOTAL FAR AREA	
EXISTING TO REMAIN	
Spa & West Wing:	69,773 sq ft.
NEW ADDITION	
1st Floor Req.Parking (no in FAR):	11,652 sq ft.
1st Floor:	10,715 sq ft.
2nd Floor:	14,113 sq ft.
3rdFloor:	11,250 sq ft.
Subtotal New FAR:	36,078 sq ft.
TOTAL FAR AREA: (new and existing)	105,851 sq ft. (FAR = 1.04)
TOTAL TERRACES:	7,300 sq ft.

BUILDING HEIGHT	Allowed: 50'-0" From Flood Elevation Proposed: 39'-0" To Roof Line from grade 35.75' From Flood Elevation
# OF STORIES	Allowed: Maximum of 5 stories Proposed: Garage + 2 stories
SETBACKS	
Existing Front Setback:	20'-0"
Side Interior Setback Required:	16'-0" (8% of total lot width at 20'-0" from Property Line or 7.5' whichever is greater.)
Side Interior Setback Provided:	16'-6"
Existing Rear Setback:	46'-0"
HOTEL ROOM SIZE:	
Existing:	245 sq. ft.
Min Reqcd:	15%: 300 to 335 sq. ft. (6 rooms) 85%: +335 sq. ft. (35 rooms)
Proposed Rooms @ Second Floor:	(8) Miami Beach Suites (388 sq. ft.) (15) Farrey Garden Suites (350 sq. ft.) (1) Biscayne Bay Suite (696 sq. ft.) (1) Biscayne Bay Suite (406 sq. ft.)
Proposed Rooms @ Third Floor:	(14) Miami Sky Suites (338.5 sq. ft.) (1) Miami Sky Suites double (677 sq. ft.) (1) Biscayne Bay Suite (590 sq. ft.)
	Total: 41 New Rooms (15,462 sq. ft.)

PARKING	
Proposed:	76 76 Valet Parking Spaces

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INFORMATION

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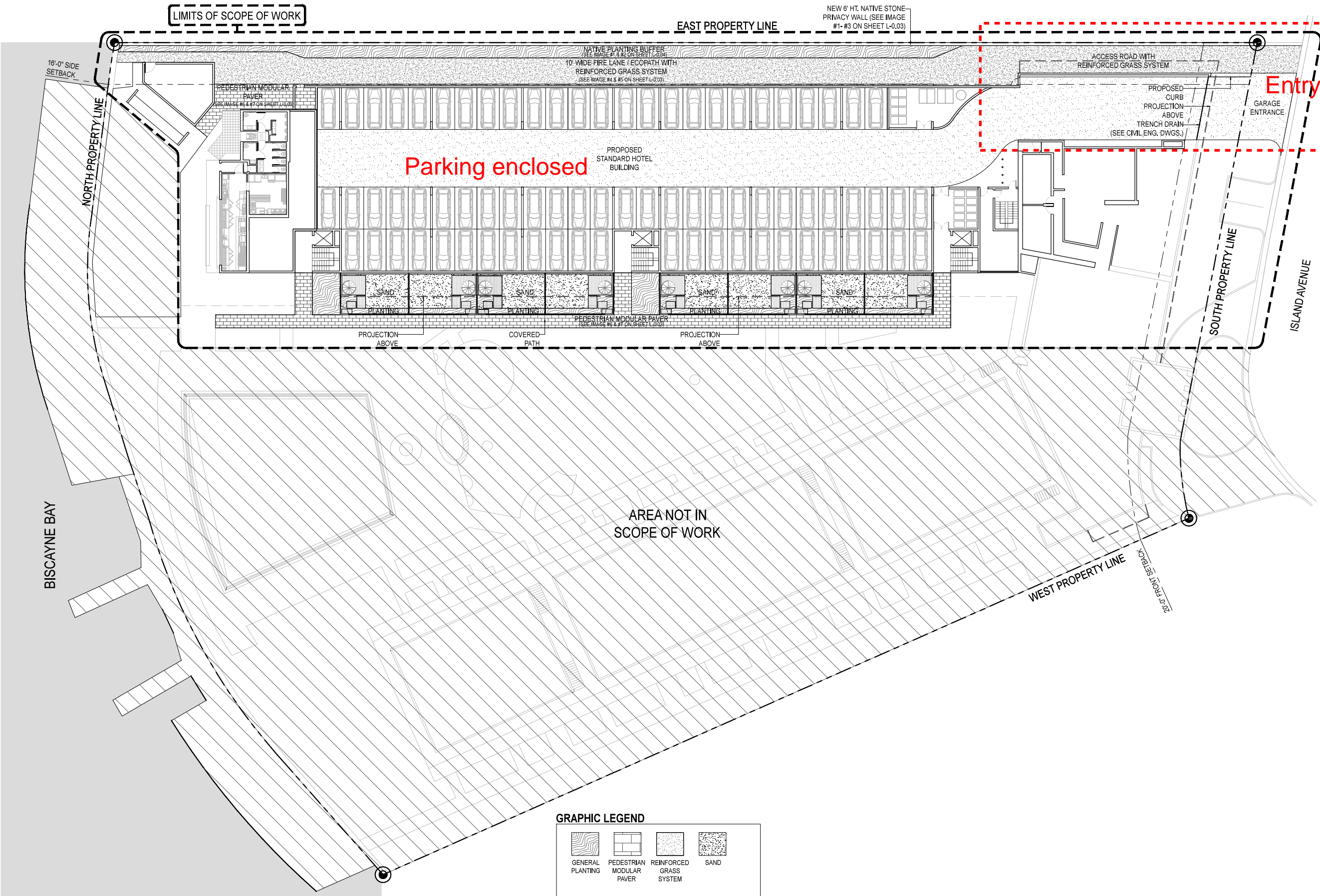
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40 ISLAND AVENUE
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REVISIONS:

ZONING
INFORMATION

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OVERALL GROUND HARDSCAPE PLAN
SCALED TO FIT 11"x17"

GRAPHIC LEGEND

GENERAL PLANTING	PEDESTRIAN MODULAR PAVER	REINFORCED GRASS SYSTEM	SAND
AREA NOT IN SCOPE OF WORK	LIMITS OF SCOPE OFFSET FOR CLARITY		

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MIAMI BEACH, FL 33139

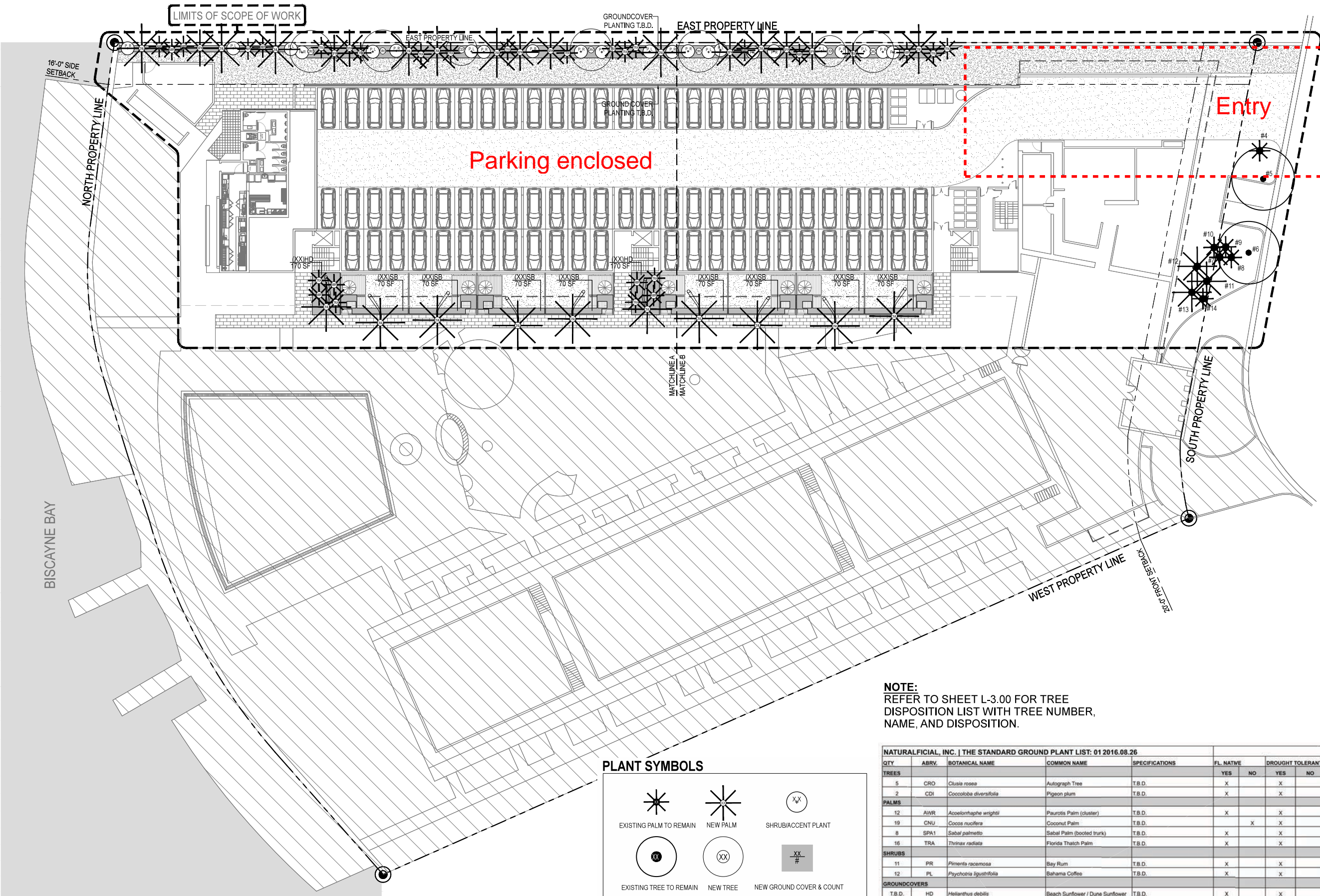
DRB FIRST SUBMITTAL

PETER ANSELMO
R.L.A. FL# 6667221
DATE: 2016.08.26
SCALE: SCALED TO FIT 11"x17"
REVISIONS:

OVERALL GROUND
HARDSCAPE PLAN

L-1.00
NORTH

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES



OVERALL GROUND LANDSCAPE PLAN
SCALED TO FIT 11"x17"

PLANT SYMBOLS

EXISTING PALM TO REMAIN

NEW PALM

SHRUB/ACCENT PLANT

EXISTING TREE TO REMAIN

NEW TREE

NEW GROUND COVER & COUNT

NOTE:
REFER TO SHEET L-3.00 FOR TREE
DISPOSITION LIST WITH TREE NUMBER,
NAME, AND DISPOSITION.

NATURALFICIAL, INC. THE STANDARD GROUND PLANT LIST: 01 2016.08.26								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
TREES					YES	NO	YES	NO
5	CRO	<i>Clusia rosea</i>	Autograph Tree	T.B.D.	X		X	
2	CDI	<i>Coccoloba diversifolia</i>	Pigeon plum	T.B.D.	X		X	
PALMS								
12	AWR	<i>Acroelorrhaphes wrightii</i>	Paurotis Palm (cluster)	T.B.D.	X		X	
19	CNU	<i>Cocos nucifera</i>	Coconut Palm	T.B.D.		X	X	
8	SPA1	<i>Sabal palmetto</i>	Sabal Palm (booted trunk)	T.B.D.	X		X	
16	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm	T.B.D.	X		X	
SHRUBS								
11	PR	<i>Pimenta racemosa</i>	Bay Rum	T.B.D.	X		X	
12	PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	T.B.D.	X		X	
GROUNDCOVERS								
T.B.D.	HD	<i>Helianthus debilis</i>	Beach Sunflower / Dune Sunflower	T.B.D.	X		X	
T.B.D.	SB	<i>Spartina bakeri</i>	Dune Cordgrass	T.B.D.	X		X	

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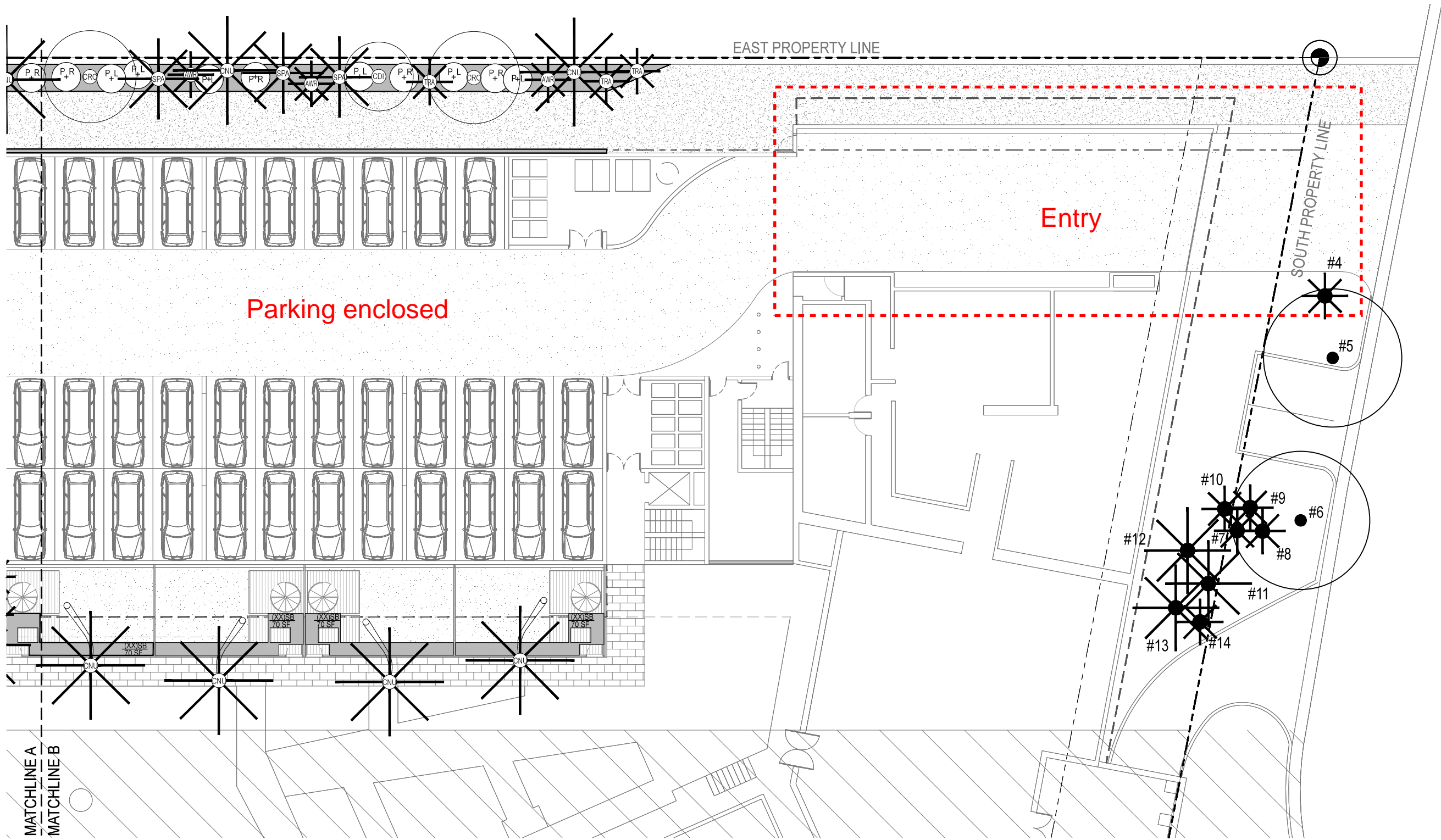
PETER ANSELMO
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REVISIONS:

OVERALL GROUND
LANDSCAPE
PLAN

NORTH

L-3.01

TO THE BEST OF OUR KNOWLEDGE,
THESE PLANS COMPLY WITH ALL
APPLICABLE BUILDING AND ZONING CODES



ENLARGED GROUND LANDSCAPE PLAN - MATCHLINE B
 SCALED TO FIT 11"x17"

PLANT SYMBOLS

EXISTING PALM TO REMAIN	NEW PALM	SHRUB/ACCENT PLANT
EXISTING TREE TO REMAIN	NEW TREE	NEW GROUND COVER & COUNT

NOTE:
 SEE SHEET L-3.01 FOR PLANT LIST.

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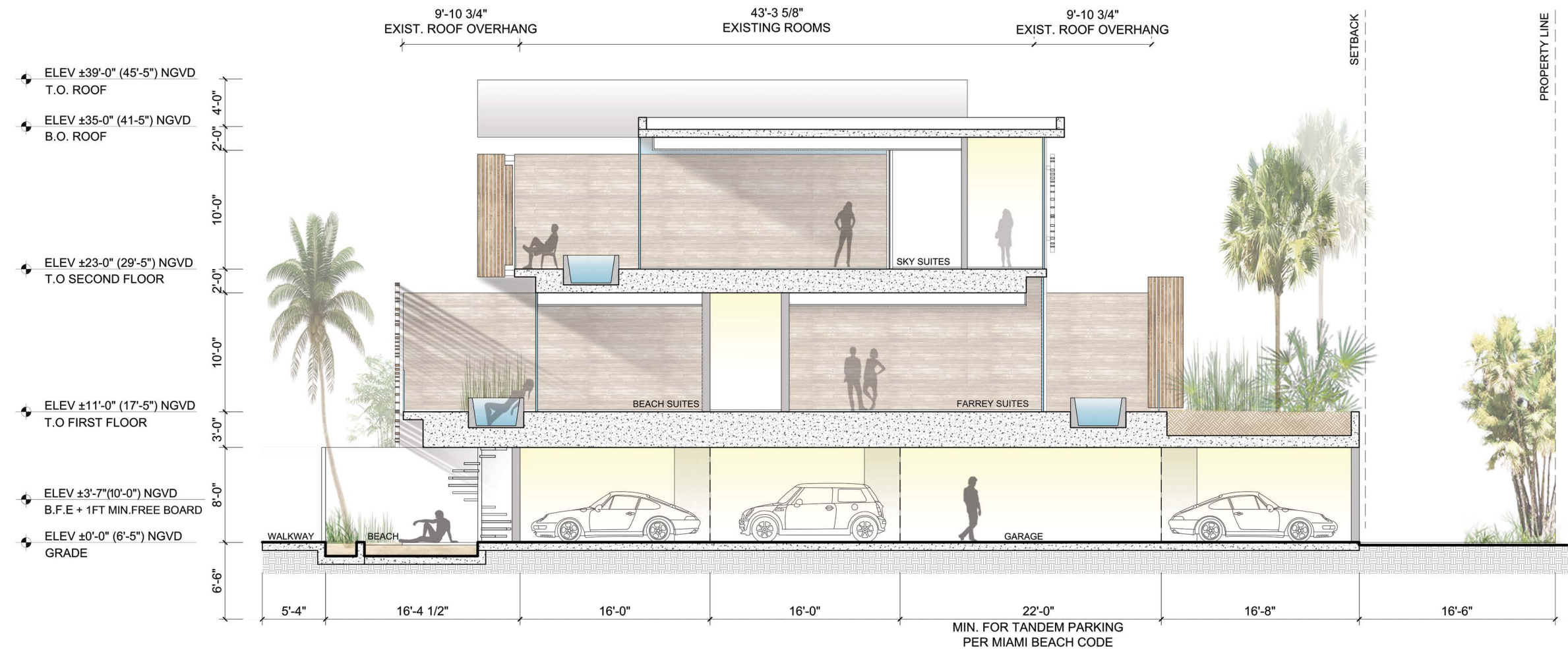
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 DRB FIRST SUBMITTAL

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ENLARGED GROUND
 LANDSCAPE
 PLAN - MATCHLINE B

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REVISIONS:

SECTION

A-4.0