

MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2024.02.02 DRB24-0999



ARCHITECTURE

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

COVER SHEET AND DRAWING INDEX

DATE:
2024.02.02

A0-00

BOUNDARY AND TOPOGRAPHIC SURVEY

ABBREVIATIONS:

- A = ARC LENGTH
- ASPH = ASPHALT
- ADIC = 2" ALUMINUM DISC IN CONCRETE
- ADIM = 2" ALUMINUM DISC IN CONCRETE MONUMENT
- BCEC = BROWARD COUNTY ENGINEERING DEPARTMENT
- BCR = BROWARD COUNTY RECORDS
- BEC = BISCAYNE ENGINEERING COMPANY
- BL = BASELINE
- BM = BENCHMARK
- BW = BACK OF SIDEWALK
- (C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- COR = CERTIFIED CORNER RECORD
- CL = CLEARANCE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- OMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- C&G = CURB AND GUTTER
- DC = DEPRESSED CURB
- D.B. = DEED BOOK
- E = EAST
- EP = EDGE OF PAVEMENT
- DBH = DIAMETER AT BREAST HEIGHT
- DEP = DEPRESSED CURB
- DH = DRILL HOLE
- EL = ELEVATION
- ENC = ENCROACHMENT
- FBOIC = FOUND BRASS DISC IN CONCRETE
- FDP = FOUND IRON PIPE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FL = FLOW LINE
- FND = FOUND
- ID = IDENTIFICATION
- IV = INVERT ELEVATION
- I.P. = IRON PIPE
- IP&C = IRON PIPE AND CAP
- IR = IRON ROD NO IDENTIFICATION
- IR&C = 5/8" IRON ROD AND CAP
- IRC = IRON ROD IN CONCRETE
- (L) = PER LEGAL DESCRIPTION
- L = ARCH LENGTH
- LAT = LATITUDE
- LB = LICENSED BUSINESS
- LONG = LONGITUDE
- (M) = MEASURED
- MH = MANHOLE
- MNAW = MAG NAIL AND WASHER
- MON = MONUMENT
- N = NORTH
- N&T = NAIL AND TIN TAB
- N&W = NAIL AND WASHER
- NAVD-88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NVAL = NON-VEHICULAR ACCESS LINE PER PLAT
- NTS = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- ORT = OFFSET
- (P) = PER PLAT
- PAV = PAVEMENT
- P.B. = PLAT BOOK
- PCC = POINT OF COMPOUND CURVATURE
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- PK N&W = PARKER KALON NAIL AND WASHER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PP = POWER POLE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- (R) = RECORD
- R = RADIUS
- RSE = RANGE
- R.R. = RAILROAD
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SEC. = SECTION
- SPWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- STA = STATION
- T.B.M. = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- T.O.B. = TOP OF BANK
- TPZ = TREE PROTECTION ZONE
- TRAV = TRAVERSE
- TWP = TOWNSHIP
- UG = UNDERGROUND
- U.S. = UNITED STATES
- W = WEST
- WM = WATER METER
- Ø = DIAMETER
- ± = MORE OR LESS

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

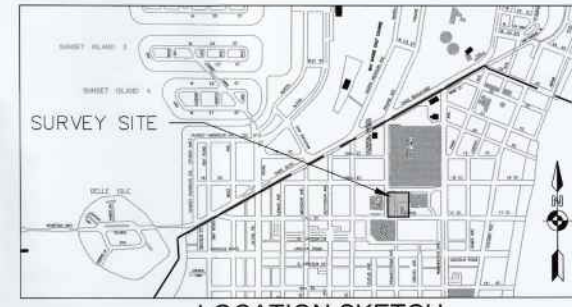
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N88°00'53"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, SAID RIGHT OF WAY BEING 70 FEET IN WIDTH AS SHOWN ON SAID PLAT BOOK 6, PAGE 26, A DISTANCE 368.16 FEET; THENCE N02°04'00"W, ALONG THE EASTERN EDGE OF AN EXISTING 15 FEET WIDE SIDEWALK LYING ON THE EAST SIDE OF CONVENTION CENTER DRIVE AS NOW LAID OUT AND IN USE, A DISTANCE OF 39.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N02°04'00"W ALONG SAID EXISTING SIDEWALK, A DISTANCE OF 238.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N42°58'54"E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET, THROUGH A CENTRAL ANGLE OF 90°05'48"; THENCE N88°01'48"E A DISTANCE OF 13.05 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N88°01'48"E A DISTANCE OF 297.49 FEET; THENCE S01°56'26"E, TO THE INTERSECTION WITH SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 318.50 FEET; THENCE S88°00'53"W, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY OF 17TH STREET, A DISTANCE OF 309.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET, A CHORD WHICH BEARS N47°01'33"W, THENCE NORTHWESTERLY ALONG THE ARC SAID CURVE A DISTANCE OF 62.78 FEET, THROUGH A CENTRAL ANGLE OF 89°55'08" TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 110,884 SQUARE FEET OR 2.55 ACRES MORE OR LESS.

TOGETHER WITH:

AN AIRSPACE PARCEL BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, HAVING AS ITS LOWER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 23.69 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), HAVING AS ITS UPPER BOUNDARY, A HORIZONTAL PLANE AT ELEVATION 52.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), THE PERMETRICAL BOUNDARIES OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SAID POINT "A"; THENCE N03°29'22"W A DISTANCE OF 53.99 FEET; THENCE N86°30'38"E A DISTANCE OF 30.00 FEET; THENCE S03°29'22"E A DISTANCE OF 54.78 FEET; THENCE S88°01'48"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING POINT "A".



LOCATION SKETCH
(NTS)

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- BEARING SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET, ASSUMED TO BEAR N88°00'53"E.
- ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
1) CITY OF MIAMI BEACH BENCHMARK "DB MA 12", ELEVATION 7.56' (NAVD-88), PK NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND MERIDIAN AVENUE.
2) CITY OF MIAMI BEACH BENCHMARK "DB 03", ELEVATION 5.36' (NAVD-88), PK NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PRAIRIE AVENUE.
- VERTICAL BENCHMARKS #1 AND #2 WERE MEASURED USING A LEVELING INSTRUMENT.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 8', PER COMMUNITY PANEL NO. 120651-0317-L, MAP REVISED SEPTEMBER 11, 2009.
- DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.
- THE ELEVATIONS OF AIR RIGHTS AND PROPOSED CONVENTION CENTER BUILDING LINE PROVIDED BY FENTRESS ARCHITECTS.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS INDICATED HEREON WERE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE FIELD LOCATED USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCED TO THE CITY OF MIAMI BEACH, OR MIAMI-DADE BUILDING CODES, OR ZONING CODES. AS SAME MAY VARY DEPENDING ON TYPE OF CONSTRUCTION TO BE DETERMINED BY ARCHITECT. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES AND ± 0.1 FEET ON GROUND SURFACES.
- SURVEYED BUILDINGS WERE LOCATED CROSSING THE BOUNDARY LINES, PARTICULARLY OVER THE EASTERLY BOUNDARY AS SHOWN HEREON.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY AT LAW. CLIENT IS ADVISED TO GET TITLE INSURANCE WHICH WILL REVEAL MATTERS OF RECORD. THIS SURVEY IS SUBJECT TO FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- TREES WERE LOCATED BY THE SURVEYOR; HOWEVER, TREES WERE MEASURED AND IDENTIFIED, AS SHOWN ON THE TREE TABLE, BY CERTIFIED ARBORIST JEFF SHIMONSKI (PRESIDENT, TROPICAL DESIGNS OF FLORIDA, INC.; MEMBER, AMERICAN SOCIETY OF CONSULTING ARBORISTS; ISA CERTIFIED ARBORIST MUNICIPAL, SPECIALIST FL-1052AM; ISA TREE RISK ASSESSMENT QUALIFICATION; LAJF FLORIDA CERTIFIED LANDSCAPE INSPECTOR - 2016-0175). TREE TABLE DATA WAS PROVIDED BY CLIENT TO BEC ON 01/04/2019.
- THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY IS LB-0129.
- REFERENCE: BEC WORK ORDER 03-86130 (SKETCH & LEGAL DESCRIPTION OF PROPOSED HOTEL PARCEL), DRAWING NUMBER EC-01, DATED 04/30/2018; BEC WORK ORDER 03-83600 (TOPOGRAPHIC SURVEY OF MIAMI BEACH CONVENTION CENTER), DRAWING NUMBER DC-5586, DATED 05/28/14. BOUNDARY LIMITS SHOWN HEREON WERE DETERMINED BY CITY OF MIAMI BEACH CITY SURVEYOR, BRIAN T. BELLINO P.S.M., AS PER SKETCH OF DESCRIPTION, DRAWING EC-01 (FILE NAME "SM-2014J"), PROVIDED TO BEC ON 04/25/2018.

SURVEYOR'S CERTIFICATE:

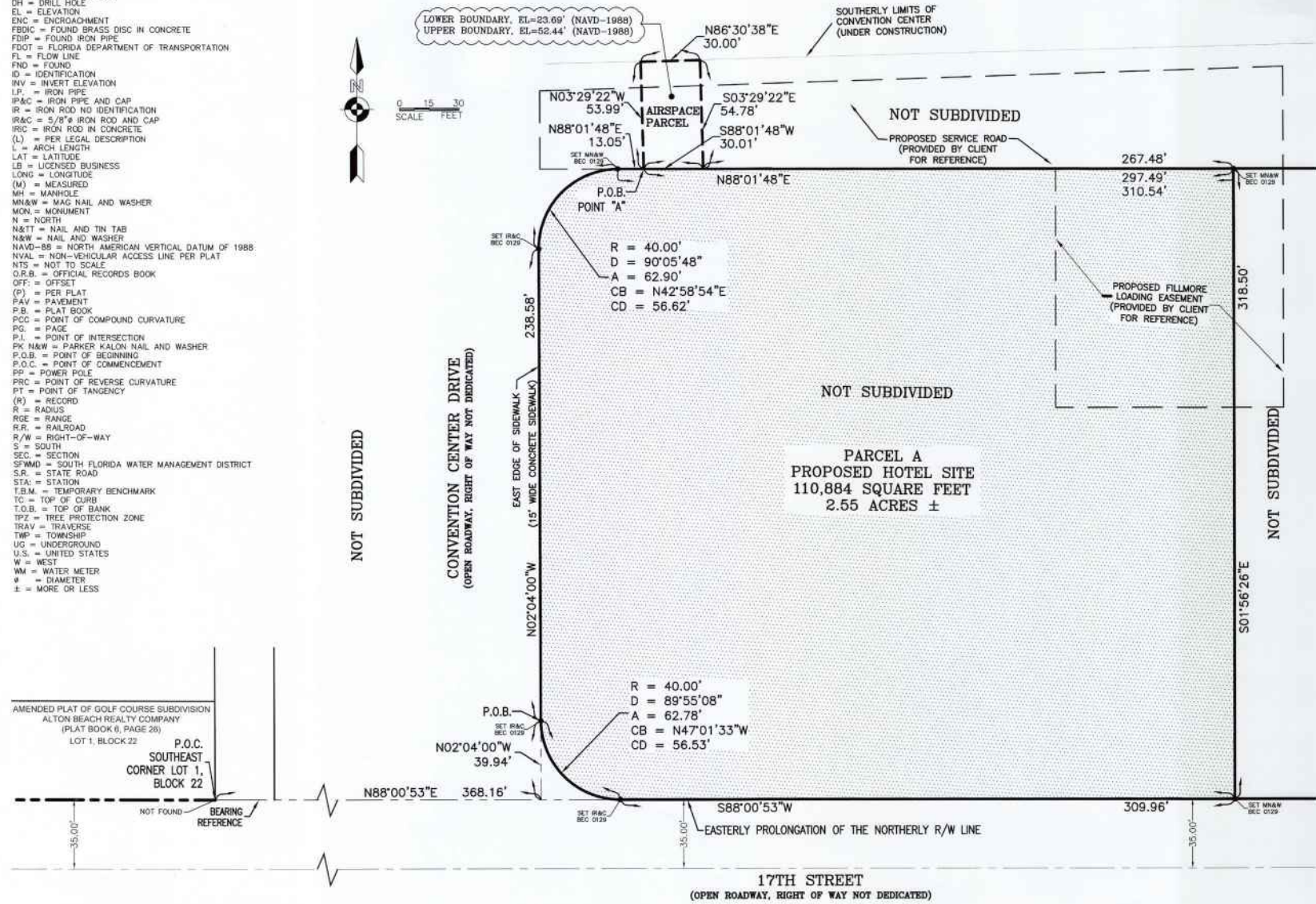
I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 53-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
528 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

X Negrin, PSM, for the Firm
Professional Surveyor and Mapper
No. 6267
State of Florida

SURVEY DATE: 12/12/2018



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

 1300 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	NEIGHBORHOOD: CONVENTION CENTER DISTRICT TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE	 ENGINEER OF RECORD: N/A DESIGN ENGINEER: W.H. / A.J.R. CHECKER: A.J.R. / X.N. SCALE: 1" = 30' (SHEET 1)	CITY MANAGER: JIMMY L. MORALES DIRECTOR: ROY COLEY ACTING CITY ENGINEER: LUIS SOTO, P.E.	ACCEPTED BY: BRIAN T. BELLINO, P.S.M. CITY SURVEYOR MANAGER	File Path: \\server\studies\p\m\projects\18\86392-MB.dwg File Name: 86392-MB.dwg Survey Reference: Field Book: 2887 Page: 68-11 Work Order: 03-86392 Date: 12/12/2018 Sheet: 1 of 2 Drawing: XX-00
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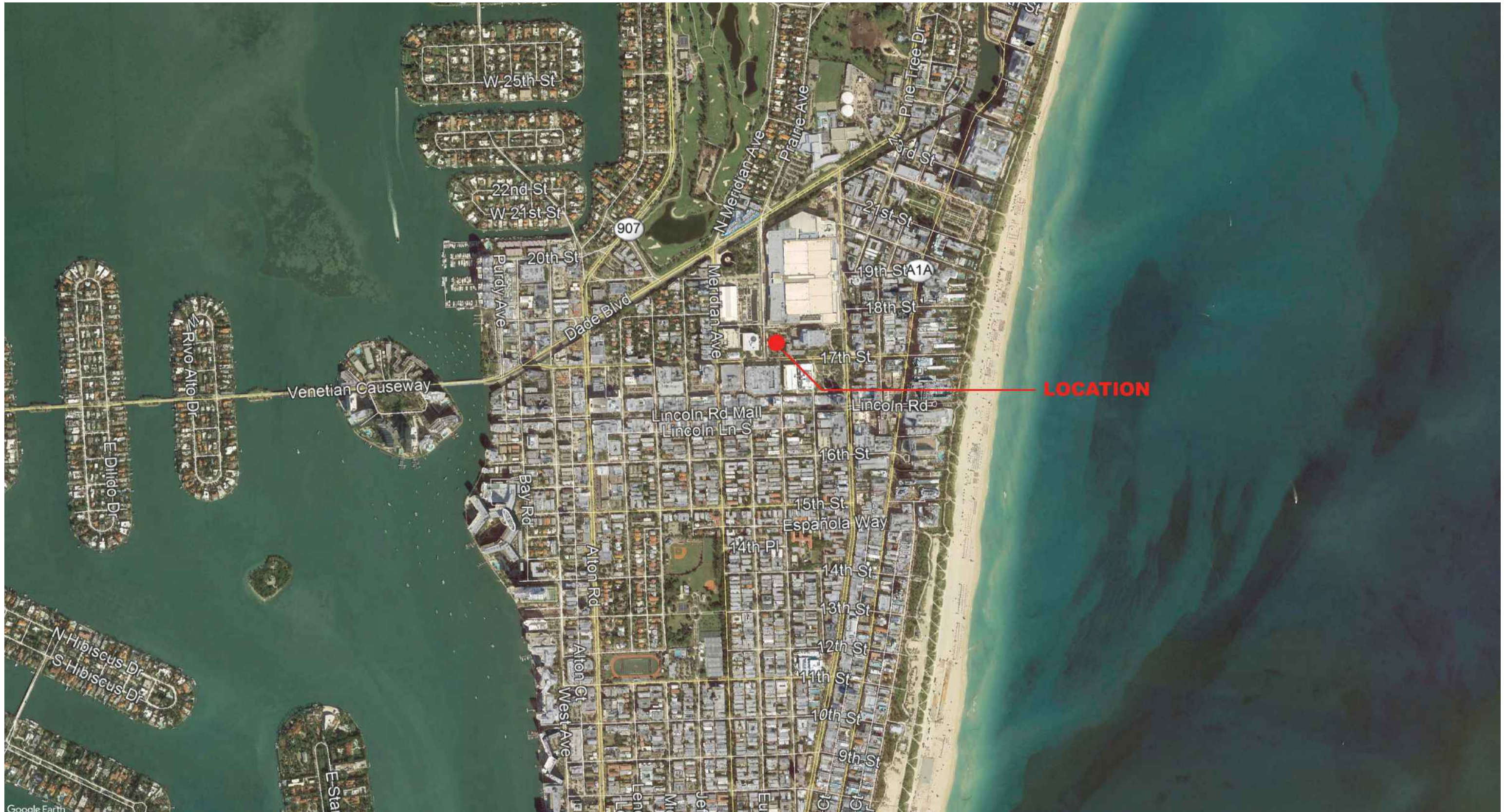
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SITE SURVEY

DATE:
2024.02.02

A0-01



ARQUITECTONICA

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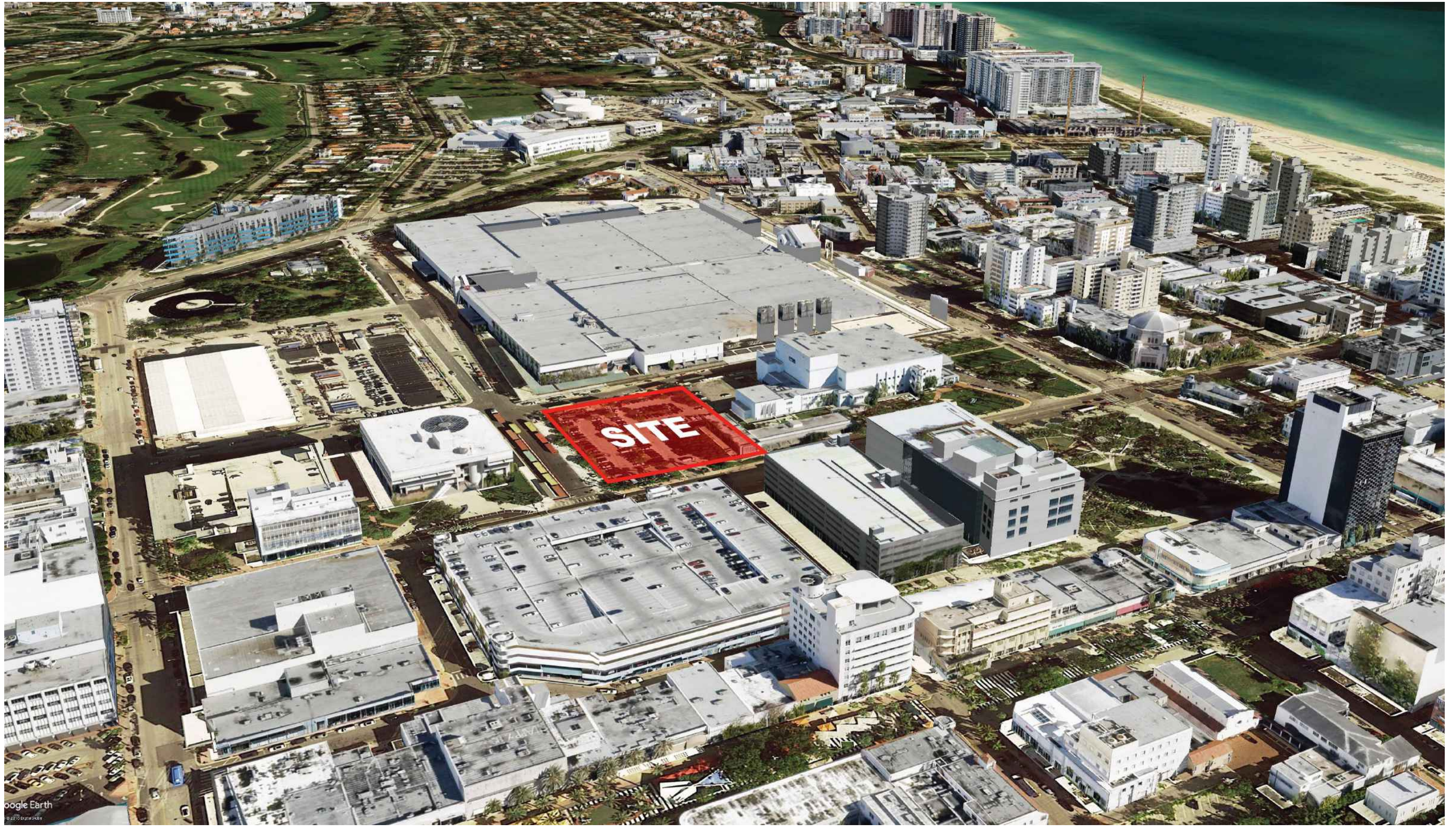
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LOCATION MAP

DATE:
2024.02.02

A0-03



ARQUITECTONICA

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CONTEXT - AERIAL VIEWS

DATE:
2024.02.02

A0-04



VIEW 1



VIEW 2



VIEW 3

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2024.02.02

A0-05



VIEW 4



VIEW 5



VIEW 6

ARQUITECTONICA

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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
2024.02.02

A0-06



VIEW 7



VIEW 8



VIEW 9



VIEW 10

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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

CURRENT COLOR PHOTOGRAPHS

DATE:
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A0-07



VIEW 11



VIEW 12



VIEW 13

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VIEW 14



VIEW 15



VIEW 16

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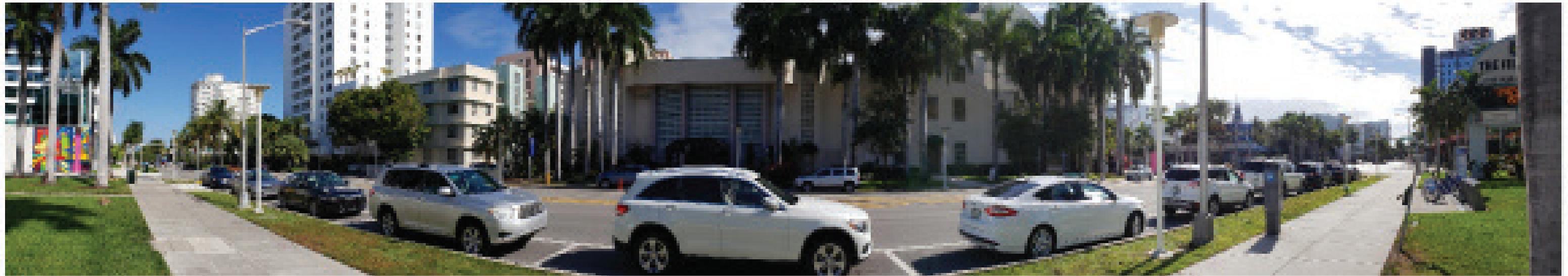
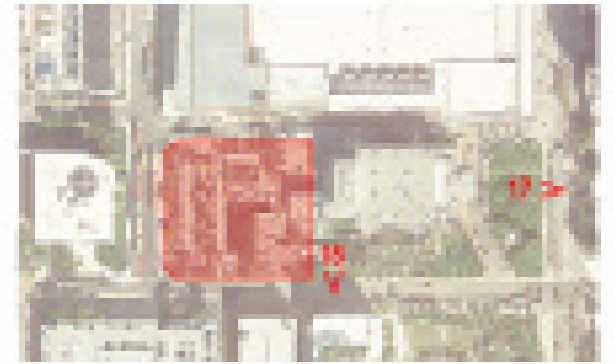
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VIEW 17



VIEW 18

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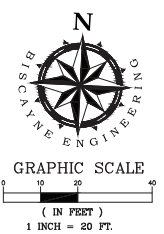
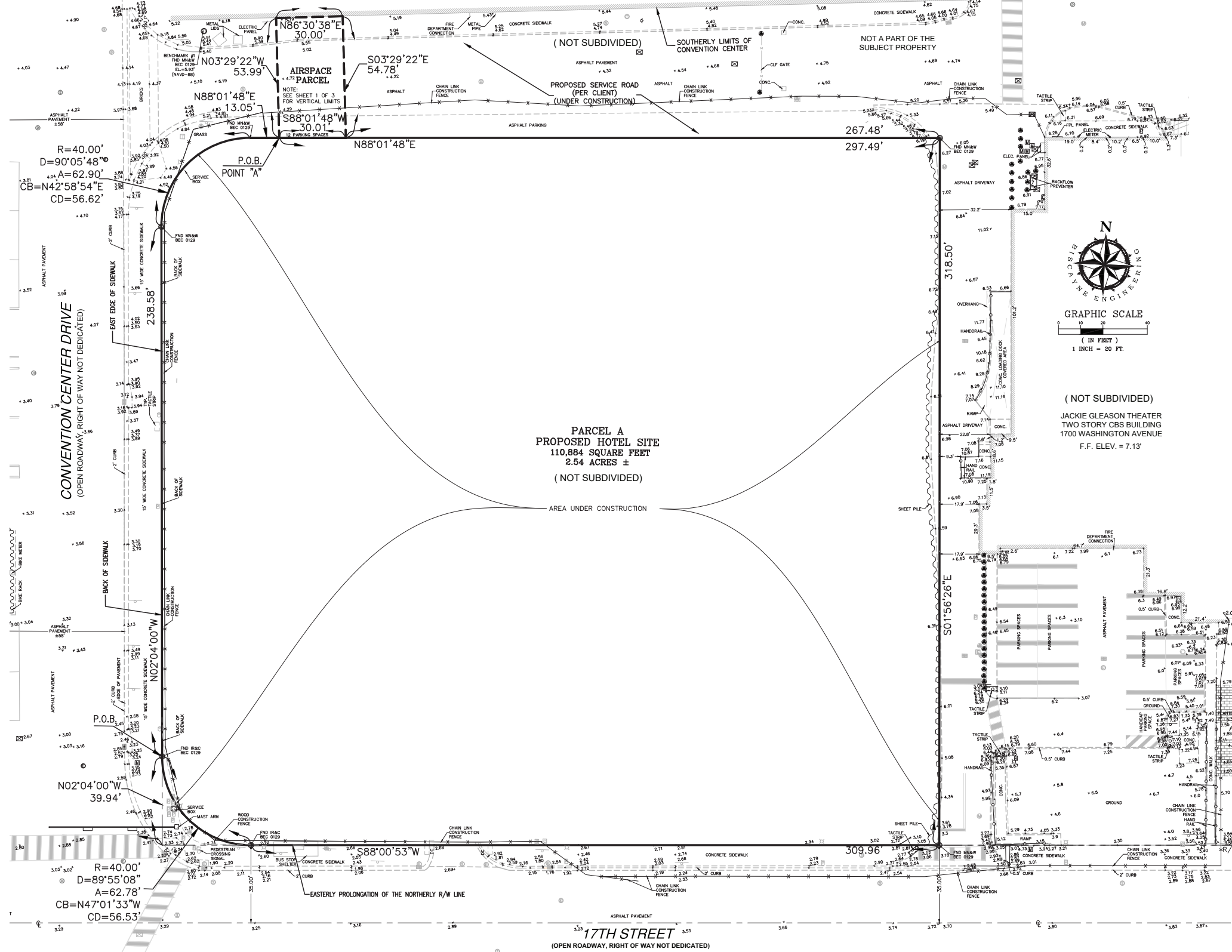
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A0-10

BOUNDARY AND TOPOGRAPHIC SURVEY MIAMI BEACH CONVENTION CENTER 3 STORY BUILDING
1901 CONVENTION CENTER DRIVE CITY OF MIAMI BEACH, FL 33139



(NOT SUBDIVIDED)
JACKIE GLEASON THEATER
TWO STORY CBS BUILDING
1700 WASHINGTON AVENUE
F.F. ELEV. = 7.13'

PARCEL A
PROPOSED HOTEL SITE
110,884 SQUARE FEET
2.54 ACRES ±
(NOT SUBDIVIDED)

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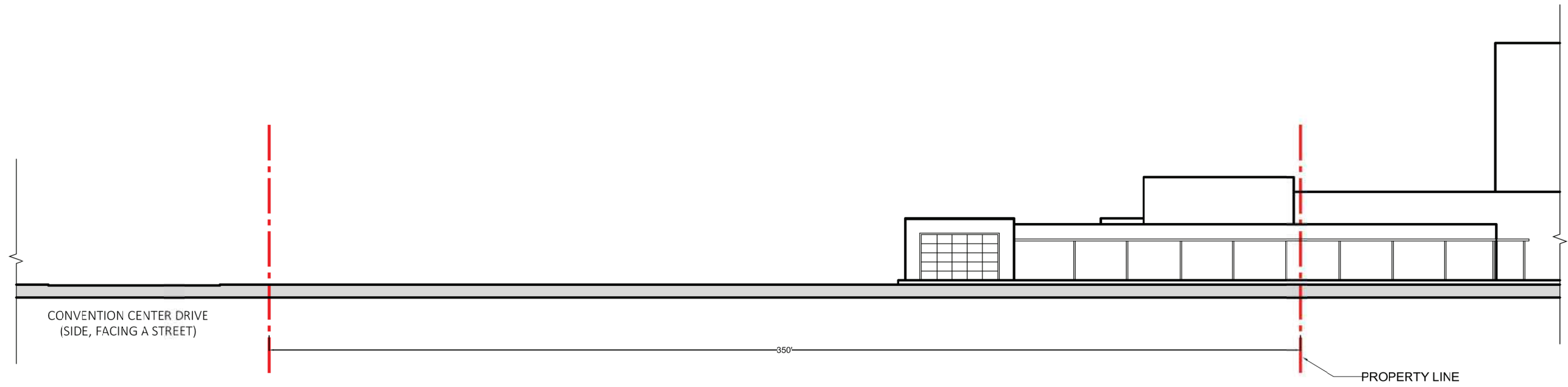
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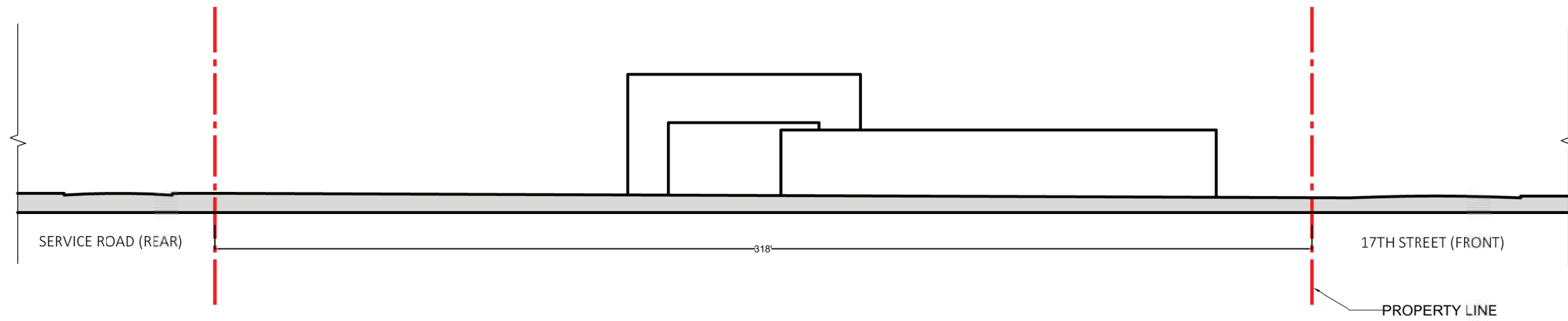
**EXISTING CONDITIONS
FLOOR PLAN**

**DATE:
2024.02.02**

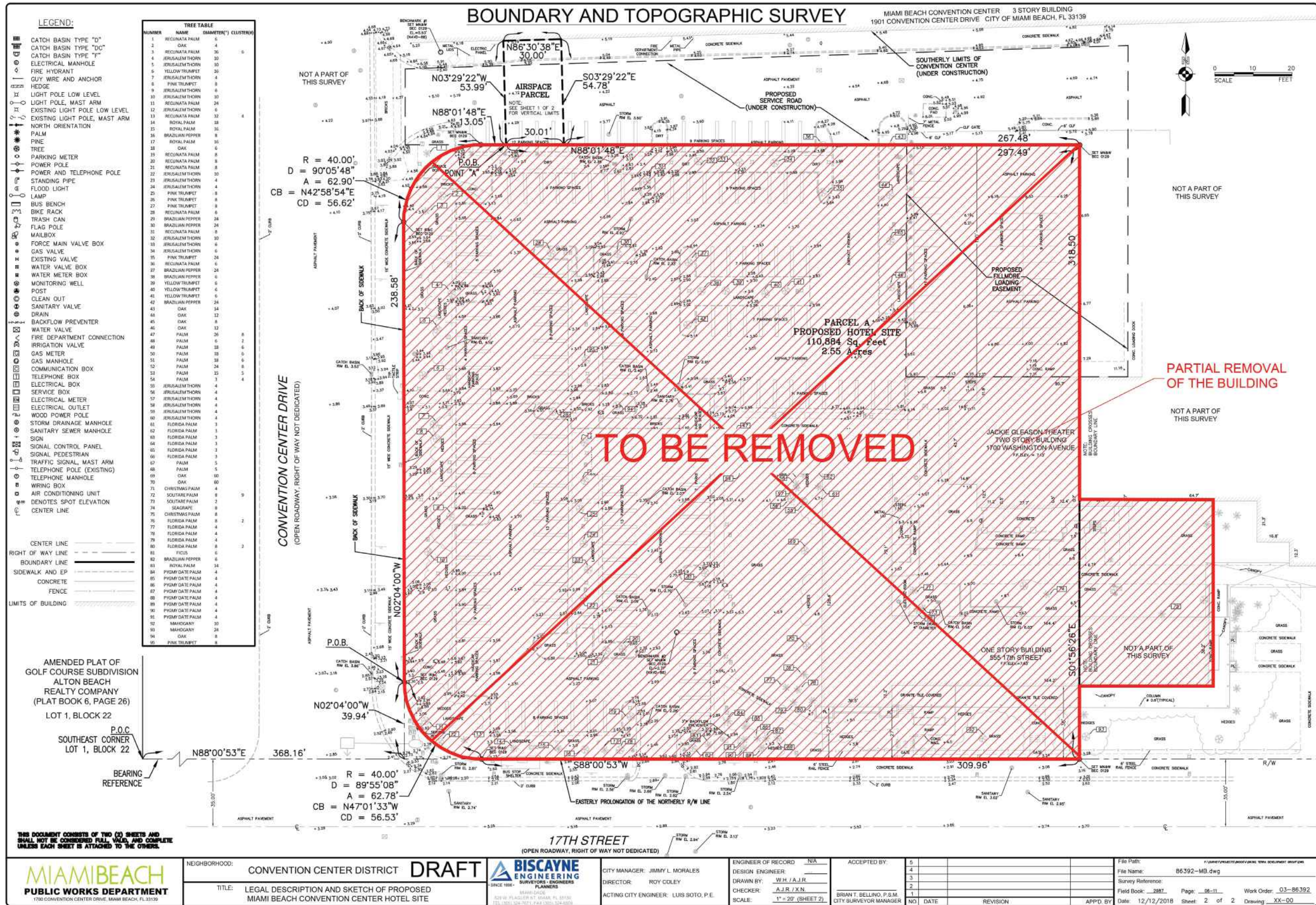
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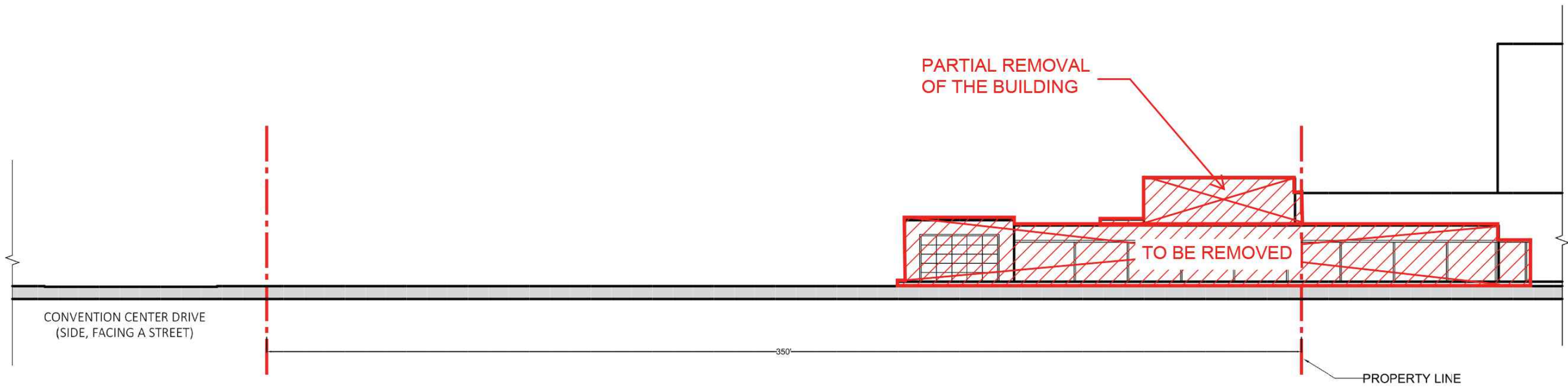


SOUTH EXISTING ELEVATION

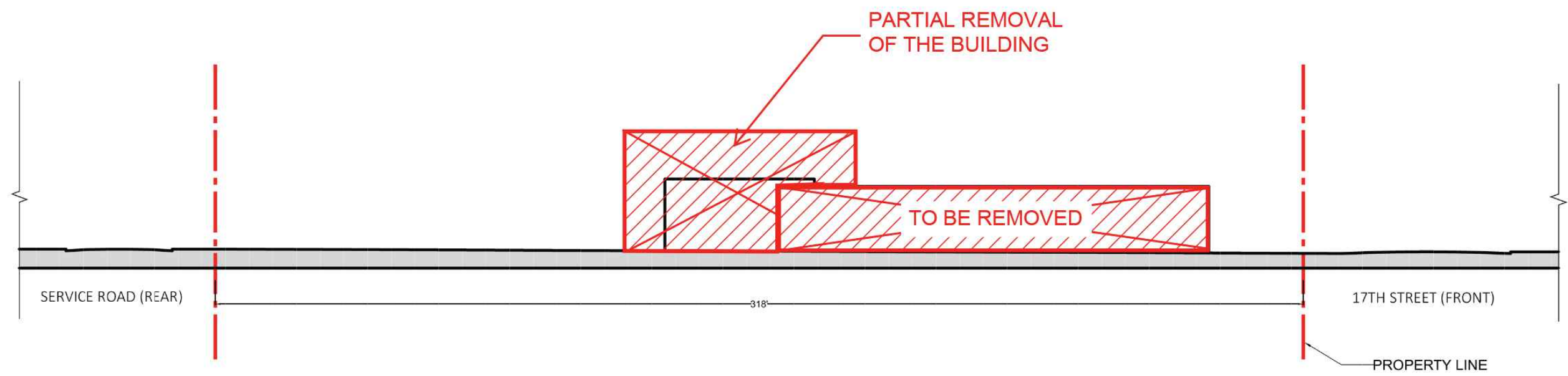


WEST EXISTING ELEVATION





SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

DEMOLITION ELEVATION

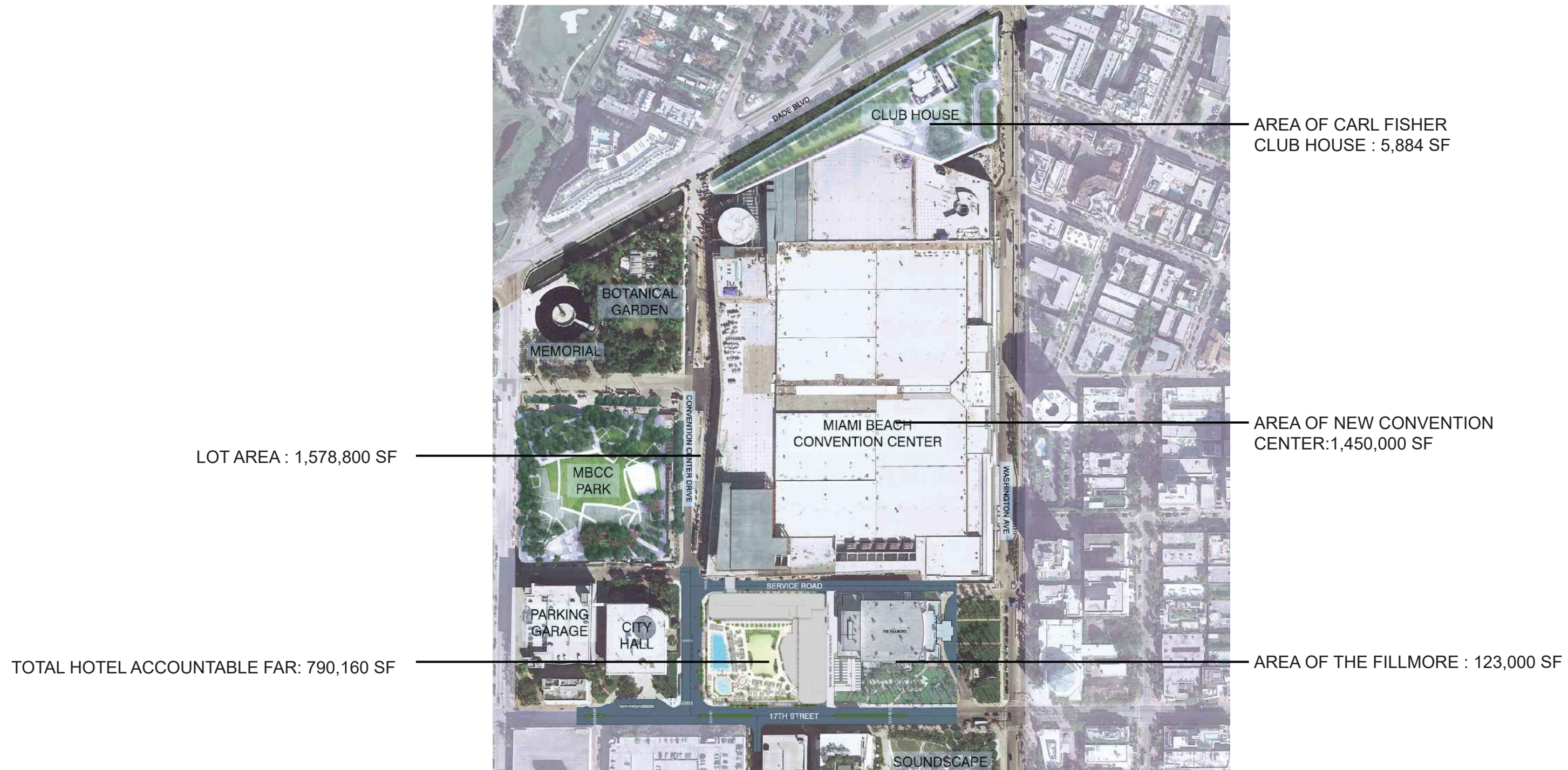
DATE:
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A0-14

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITE... Zoning Information:					
1	Address:	1701 CONVENTION CENTER DRIVE			
2	Board and file numbers:	N/A			
3	Folio Number(s):	02-3227-000-0090			
4	Year Constructed:	N/A	Zoning District:	CCC Civic and Convention Center District	
5	Based Flood Elevation	AE 8	Grade Value in NAVD:	8	
6	Adjusted Grade (Flood + Grade/2)	9' NGVD	Lot Area:	110,884 sf	
7	Lot Width:	350'	Lot Depth	318'	
8	Minimum Unit Size	N/A	Average Unit Size	N/A	
9	Existing Use:	Parking	Proposed Use:	Hotel	
		Maximum	Existing	Proposed	Deficiencies
10	Height	300'	N/A	185'-0"	
11	Number of Stories	N/A	N/A	17	
12	FAR	2.75**	N/A	2.75	
13	Gross Square Footage	2,763,816 SF	N/A	790,160 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	N/A	800 KEYS	
17	Number of Seats	N/A	N/A	N/A	
18	Occupancy Load	N/A	N/A	N/A	
	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:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback Facing Street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
Pedestal:					
29	Front Setback (17th Street)	10' ***	N/A	0'	
30	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback Facing Street (Convention Center...)	10' ***	N/A	0'	
33	Rear Setback (Service Road):	0' ***	N/A	0'	
Tower:					
34	Front Setback (17th Street)	10' ***	N/A	7'-9"	
35	Side Setback (New Proposed Alley):	5' ***	N/A	5'	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback Facing Street (Convention Center...)	10' ***	N/A	19'-3"	
38	Rear Setback (Service Road):	0' ***	N/A	0'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	District No.1 (CCC)	N/A	District No.1 (CCC)	
40	Total # of Parking Spaces	0.4 x 767 = 307	N/A	320	
41	# of Parking Spaces Per Use (Provide a separate chart for a Breakdown Calculation)	N/A	N/A	N/A	
42	# of Parking Spaces Per Level(Provide a separate chart for a Breakdown Calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	8.5' x 16' (Valet)	N/A	8.5' x 16' (Valet)	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	Per CCC	N/A	320	
47	Drive Aisle Width	22'	N/A	22'	
48	Valet Drop Off and Pick Up	N/A	N/A	Yes	
49	Loading Zones and Trash Collection Areas	4 ***	N/A	4	
50	Bicycle Parking, Location and Number of Racks	N/A	N/A	Yes	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of Use	N/A	N/A	N/A	
52	Total # of Seats	N/A	N/A	N/A	
53	Total # of Seats per Venue (Provide a Separate Chart for a Breakdown Calculation)	N/A	N/A	N/A	
54	Total Occupant Content	N/A	N/A	N/A	
55	Occupant Content per Venue (Provide a Separate Chart for a Breakdown Calculation)	N/A	N/A	N/A	
56	Is this a Contributing Building?	N/A			
57	Located within a Local Historic District	N/A			



*Refer to Addendum NO.4 Request for Proposals (RFP) NO.2018-238-KB

Lot area (not including Convention Center Drive) = $\sim 1,578,800 \text{ SF} \times 2.75 = 4,341,700 \text{ SF}$ (Max FAR)

Area of new Convention Center (based upon DRB file) = 1,450,000 SF

Area of Gleason Theater (estimated as noted above) = 123,000 SF

Area of Carl Fisher Club House = $\sim 5,884 \text{ SF}$

Remaining available F.A.R. = $(4,341,700 - 1,450,000 - 123,000 - 5,884) = 2,762,816 \text{ SF}$

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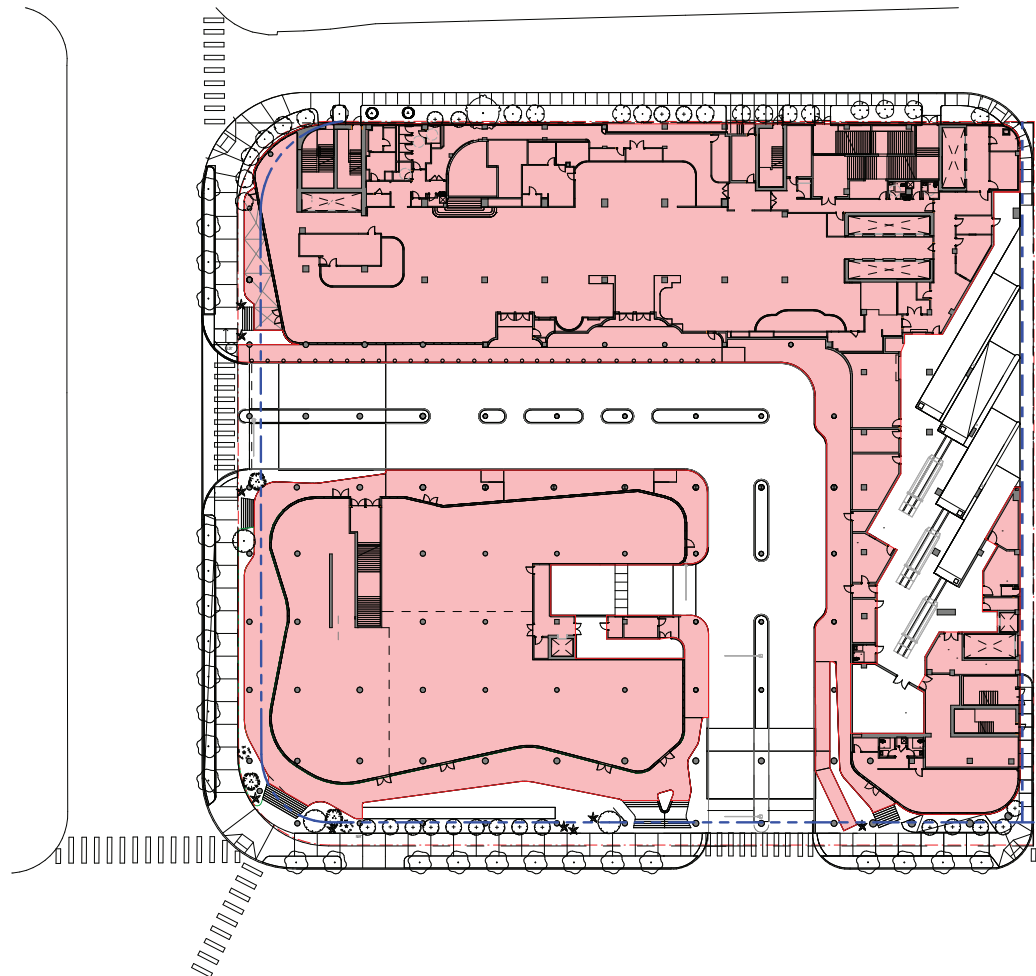
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

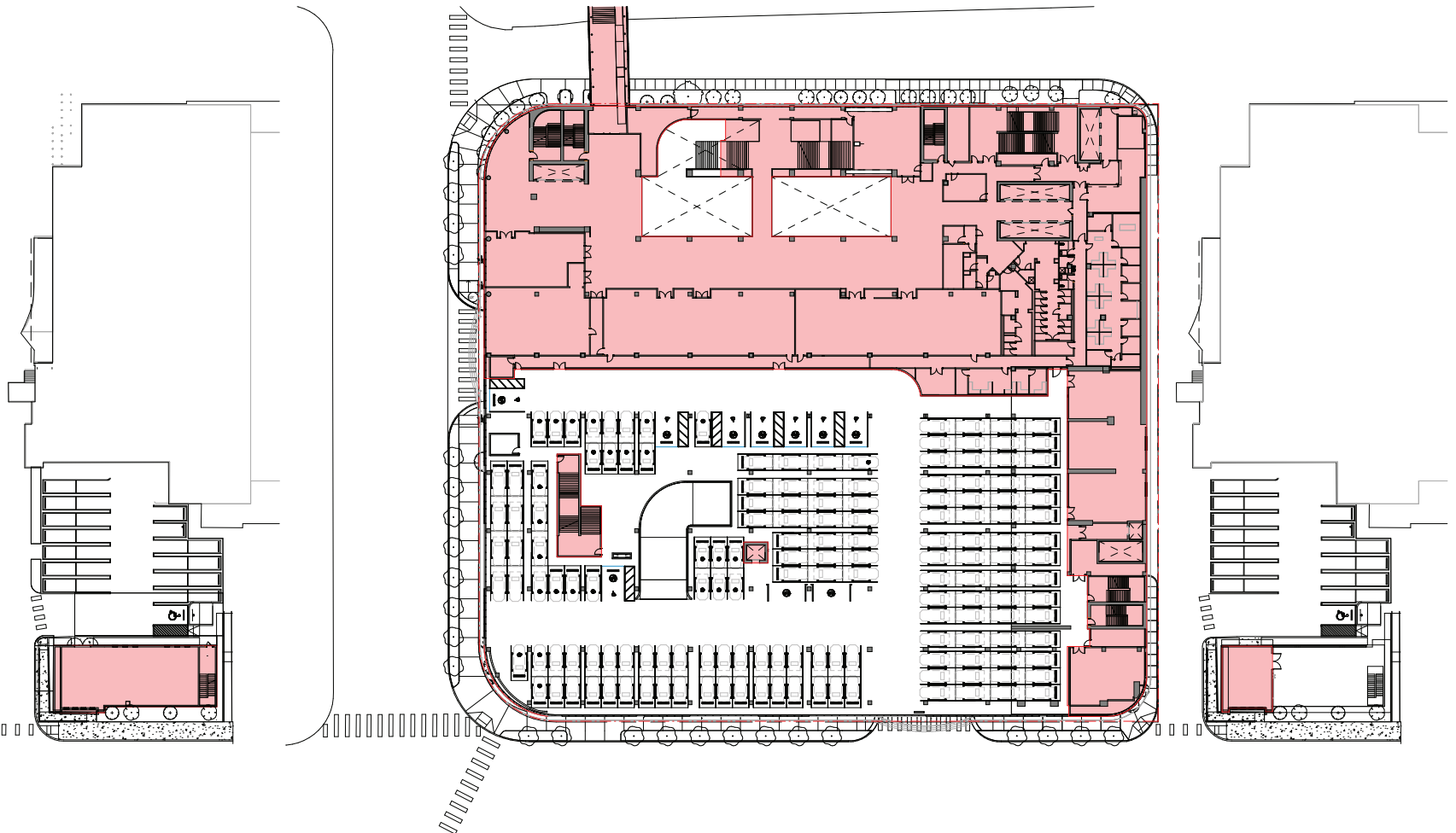
OVERALL FAR CALCULATION

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A1-16



LEVEL 1



LEVEL 2

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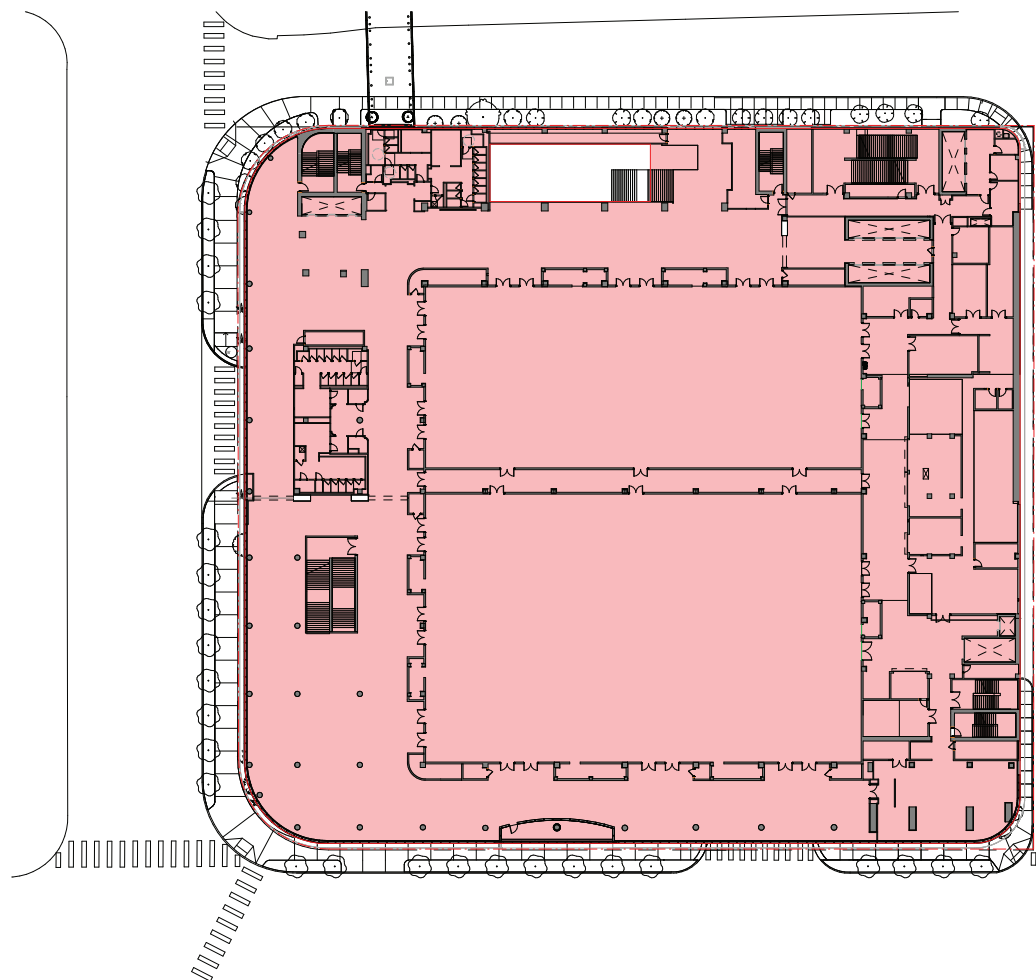
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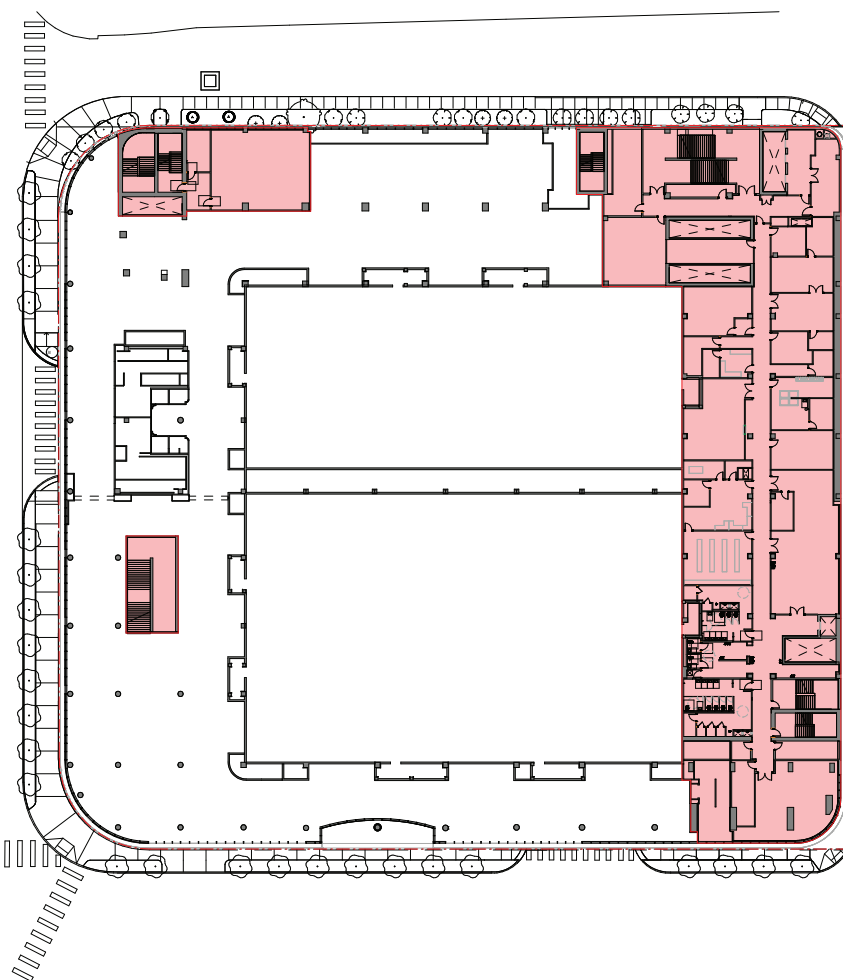
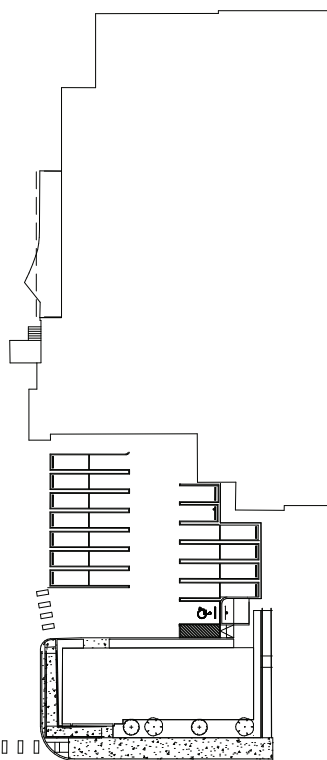
FAR DIAGRAM

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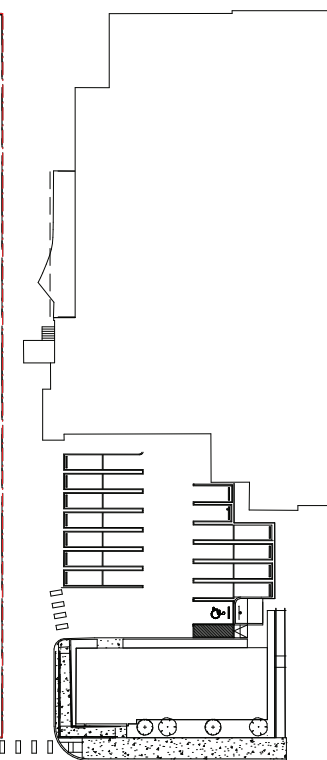
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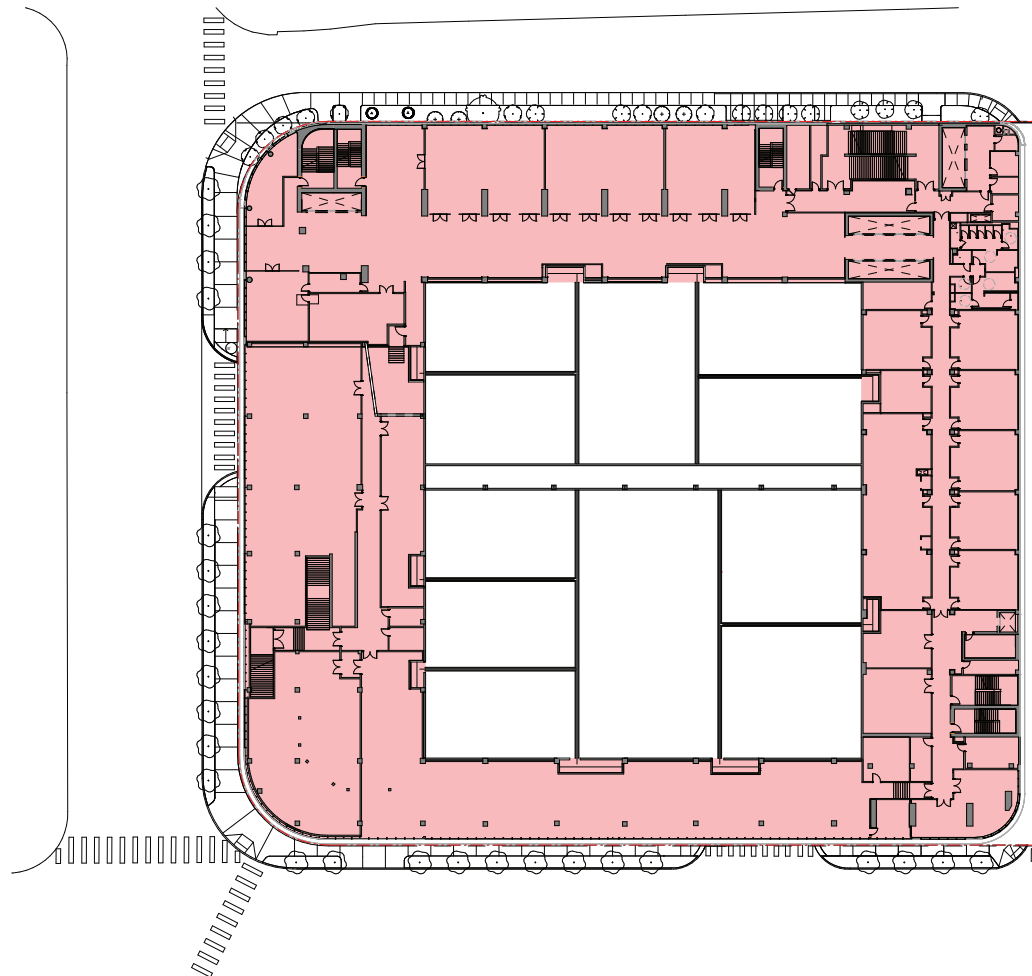


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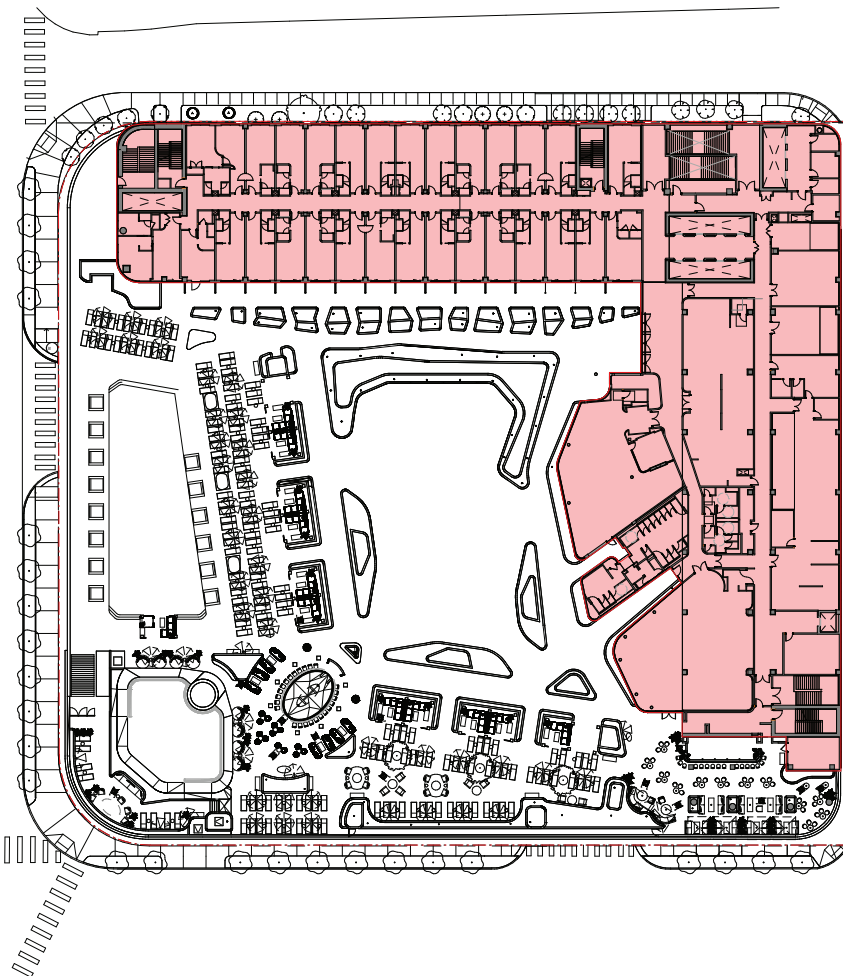
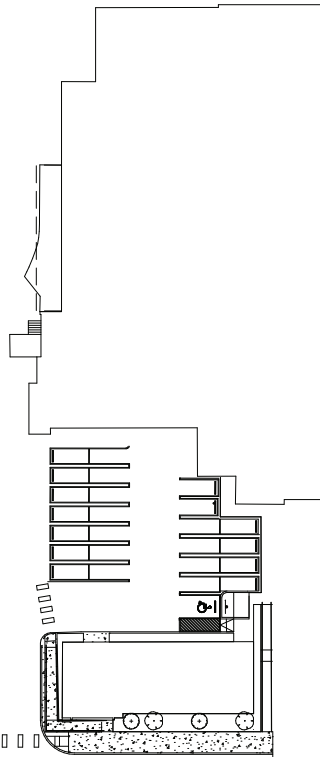


LEVEL 3M



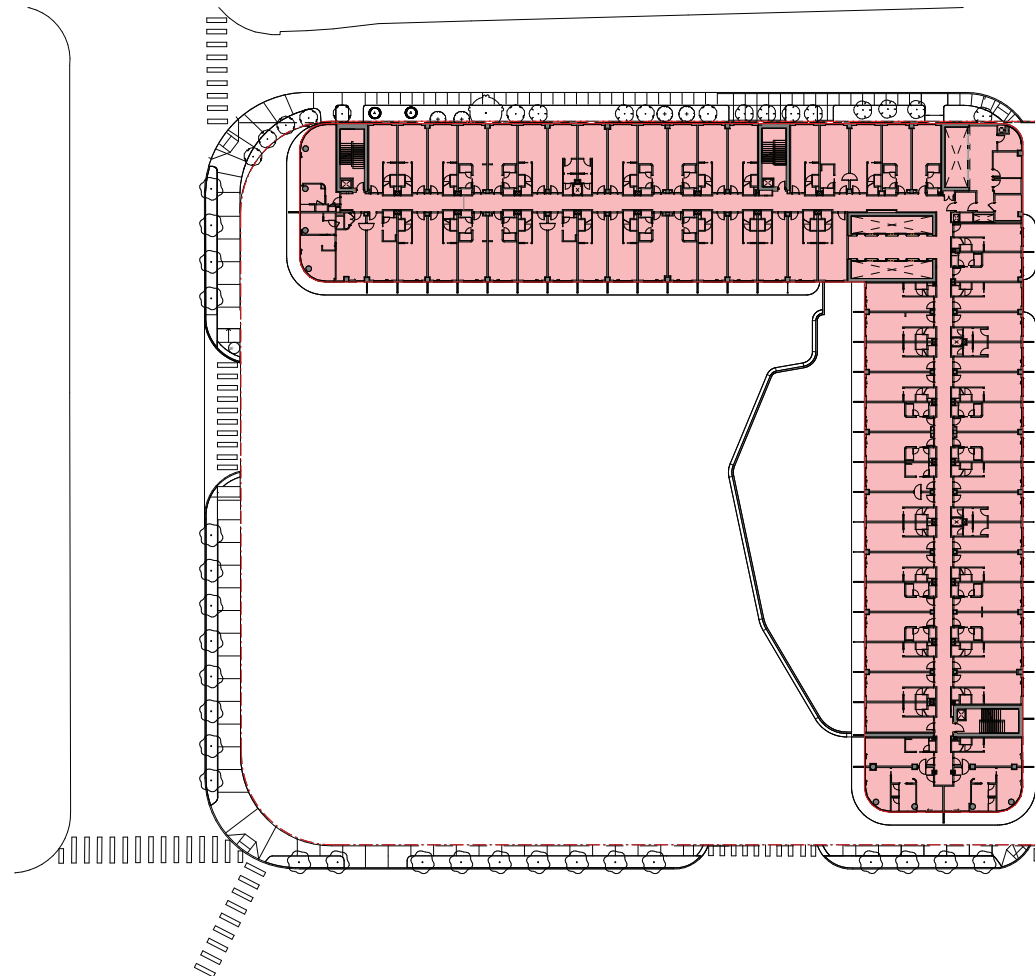


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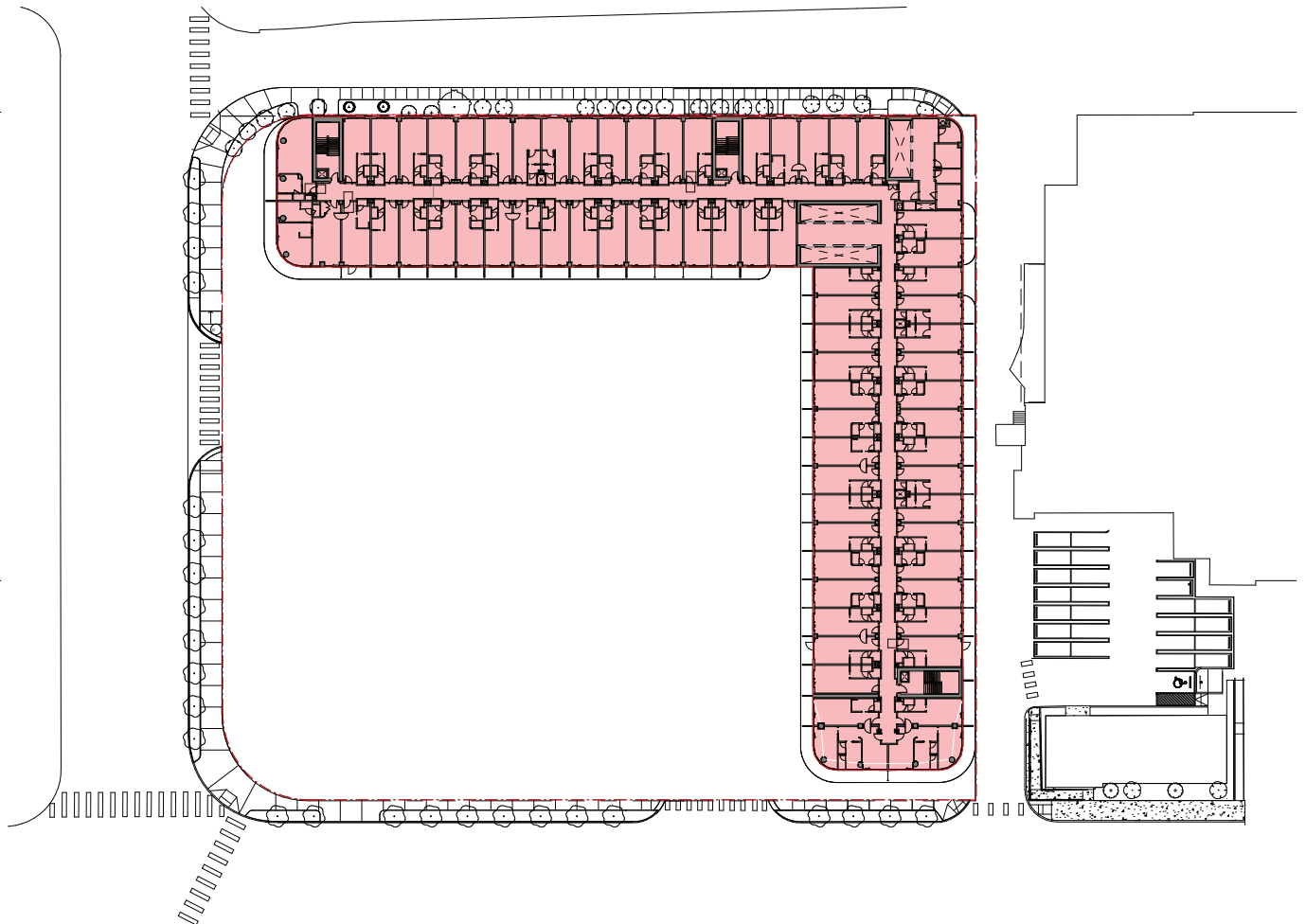


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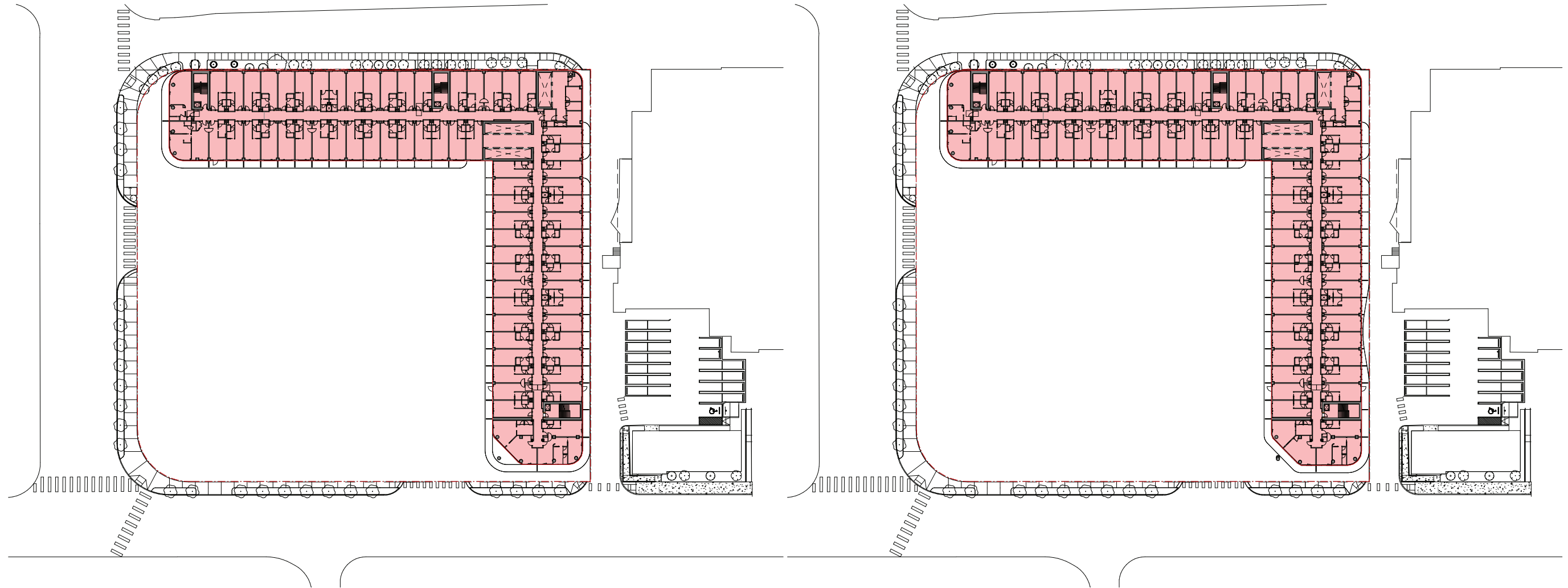




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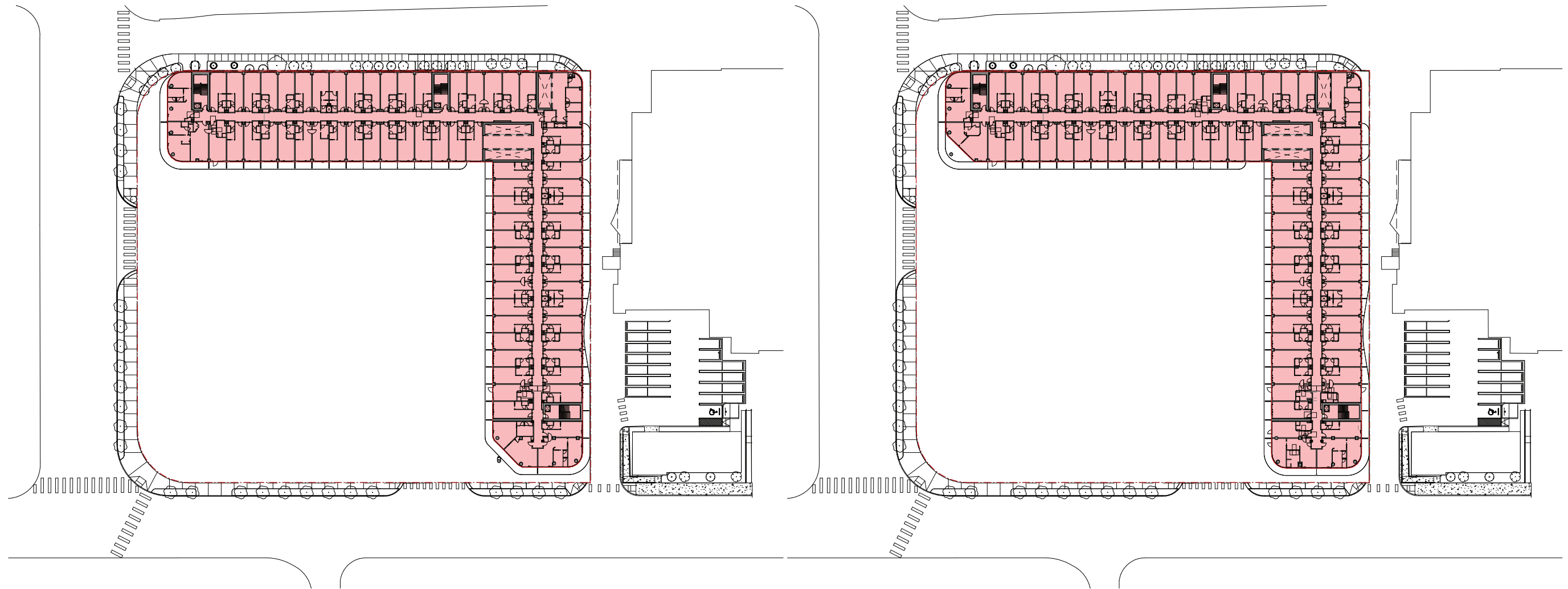


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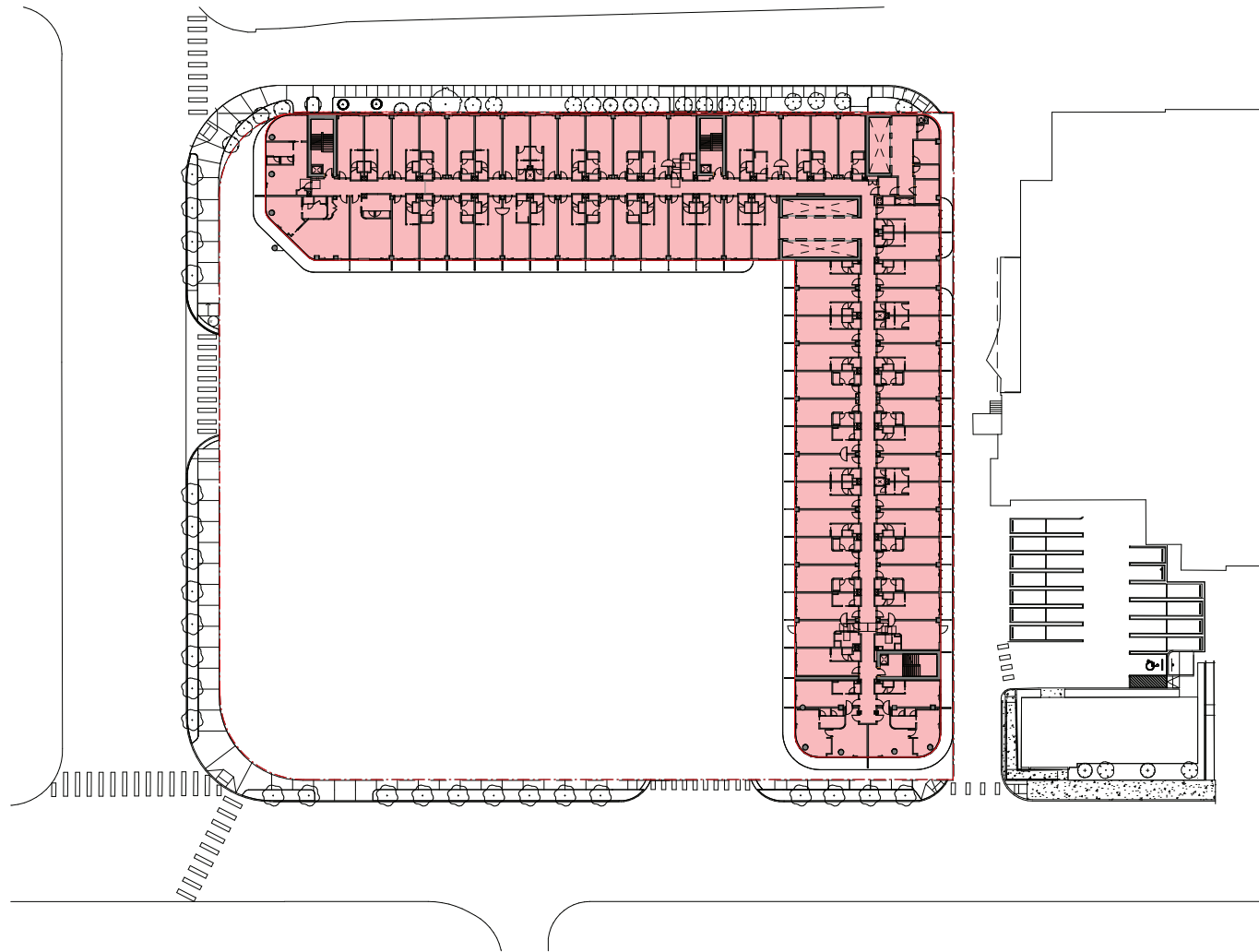
LEVEL 8

LEVEL 9



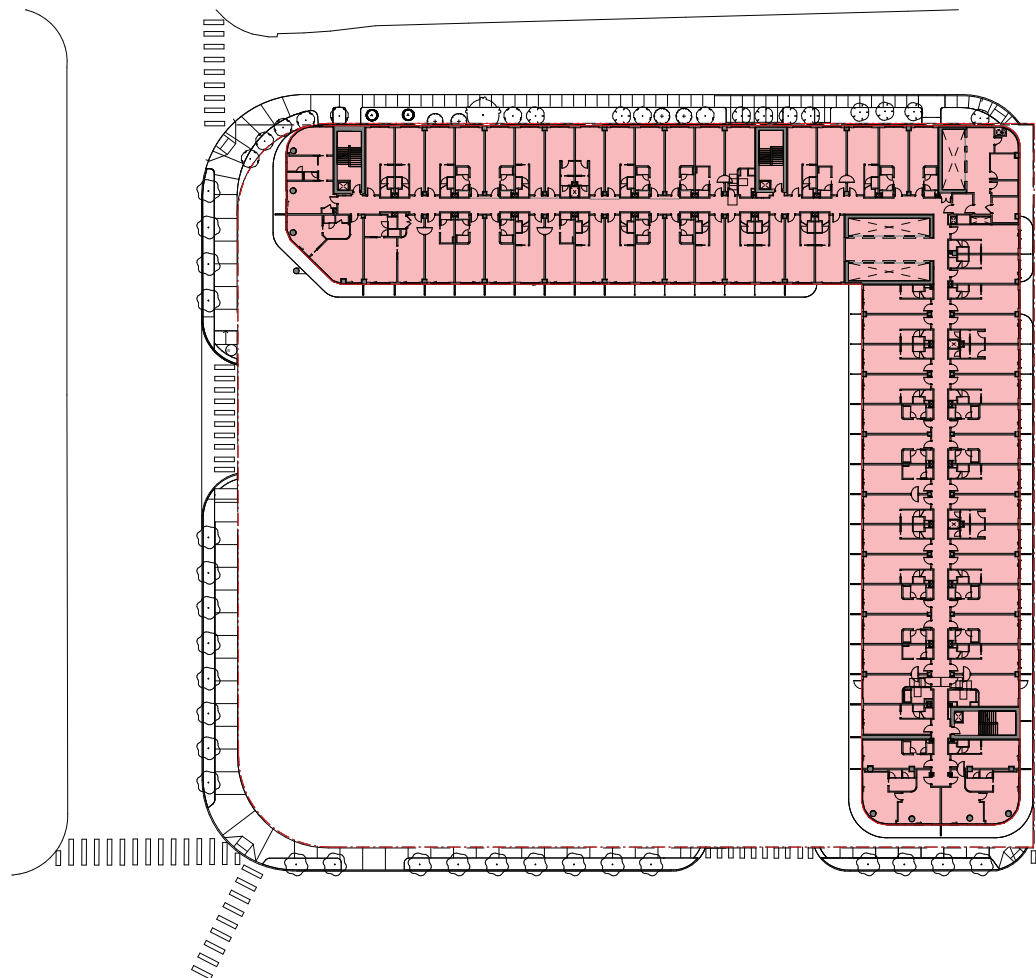
LEVEL 10

LEVEL 11

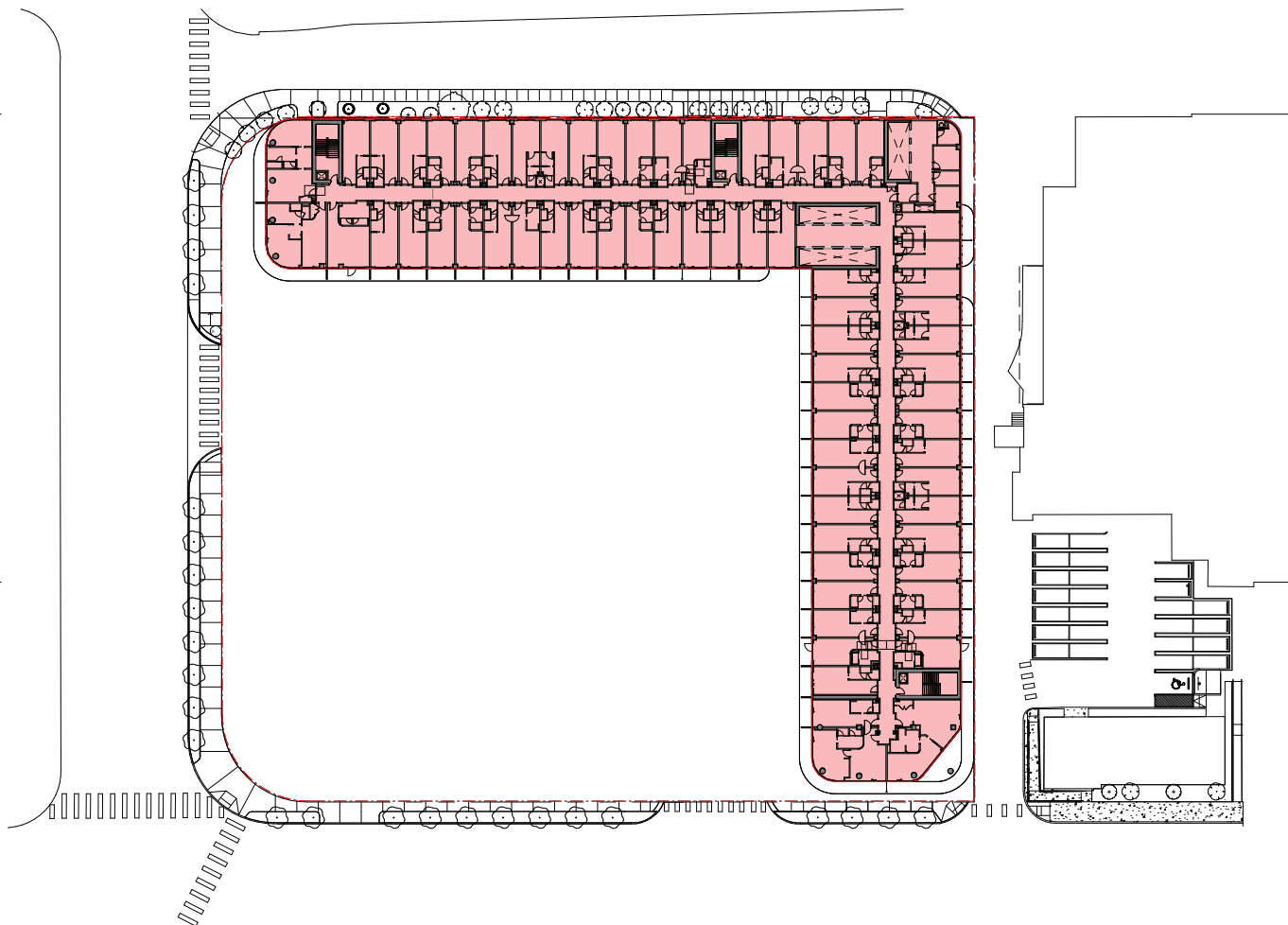


LEVEL 12

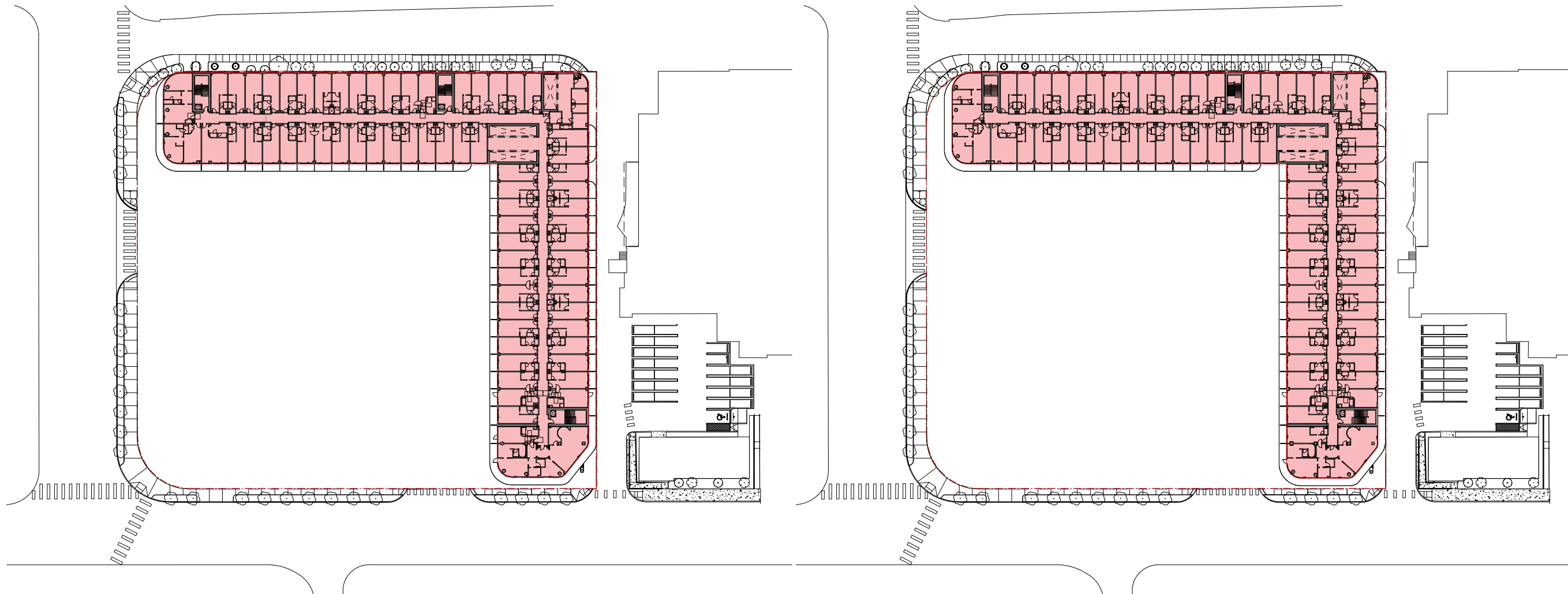
LEVEL 13
NOT USED



LEVEL 14

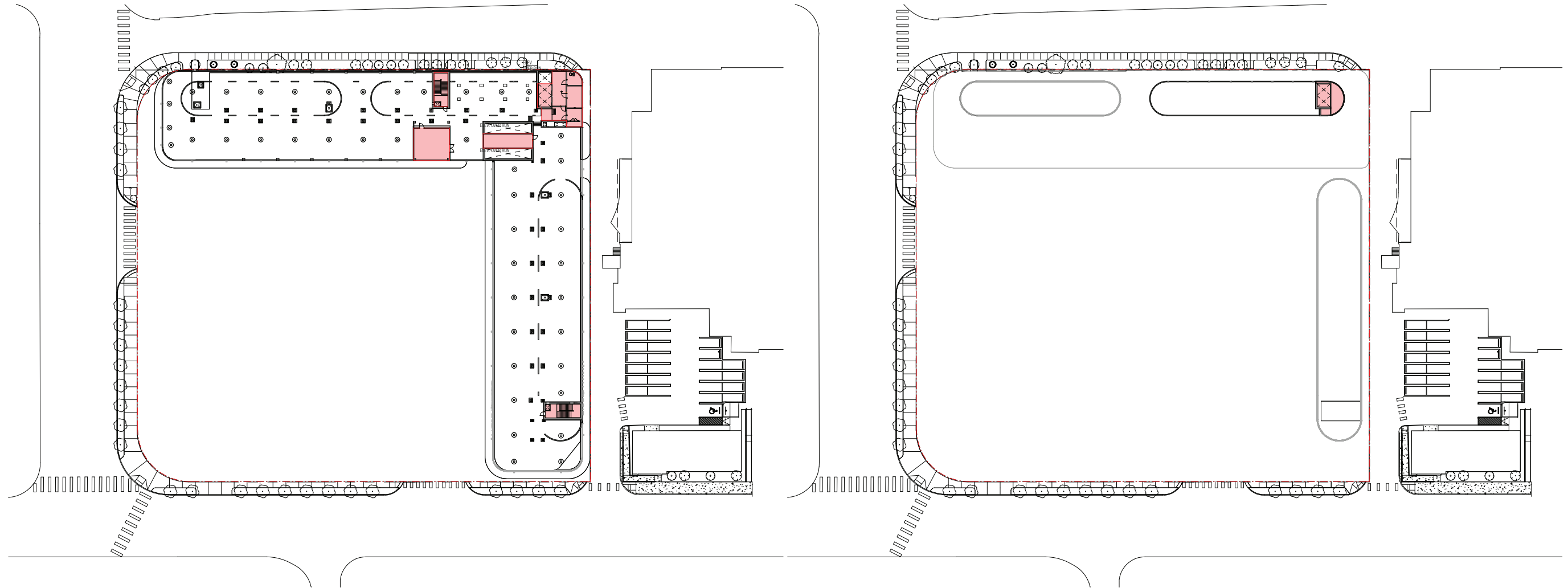


LEVEL 15



LEVEL 16

LEVEL 17

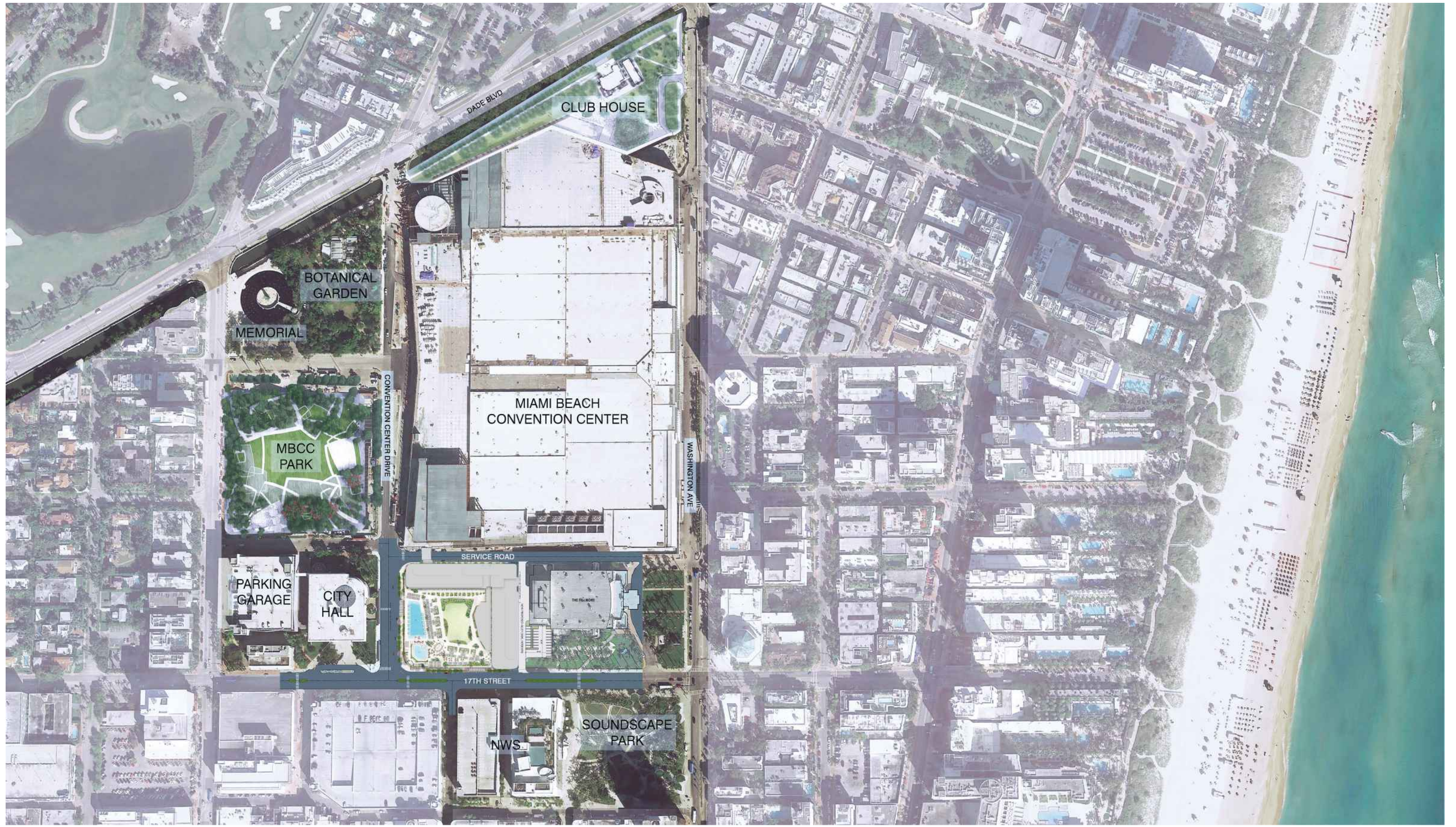


ROOF LEVEL

UPPER ROOF LEVEL

TOTAL FAR PROVIDED

UPPER ROOF	0 SF
ROOF	2, 947 SF
LEVEL 17	38,041 SF
LEVEL 16	38,960 SF
LEVEL 15	38,871 SF
LEVEL 14	38,796 SF
LEVEL 13	NOT USED
LEVEL 12	38,411 SF
LEVEL 11	38,583 SF
LEVEL 10	38,494 SF
LEVEL 9	38,414 SF
LEVEL 8	38,309 SF
LEVEL 7	38,349 SF
LEVEL 6	38,353 SF
LEVEL 5	43,005 SF
LEVEL 4	57,125 SF
LEVEL 3M	26,193 SF
LEVEL 3	104,383 SF
LEVEL 2	51,765 SF
LEVEL 1	72,286 SF
TOTAL HOTEL ACCOUNTABLE GSF : 791,933 SF	



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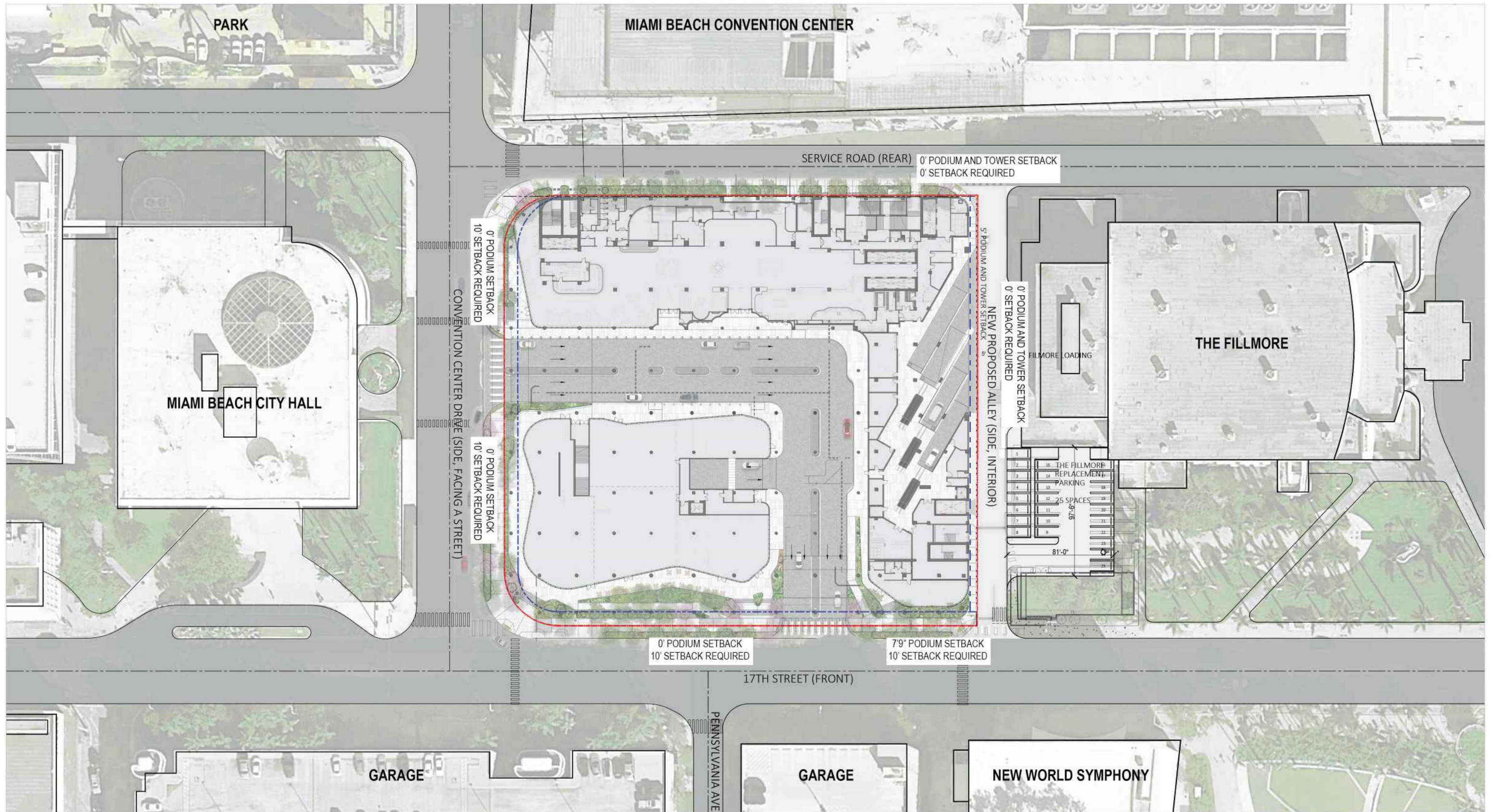
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**CONTEXT LOCATION PLAN
CCC DISTRICT**

**DATE:
2024.02.02**

A1-00



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**SITE PLAN
 SETBACK DIAGRAM**

DATE:
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A1-01



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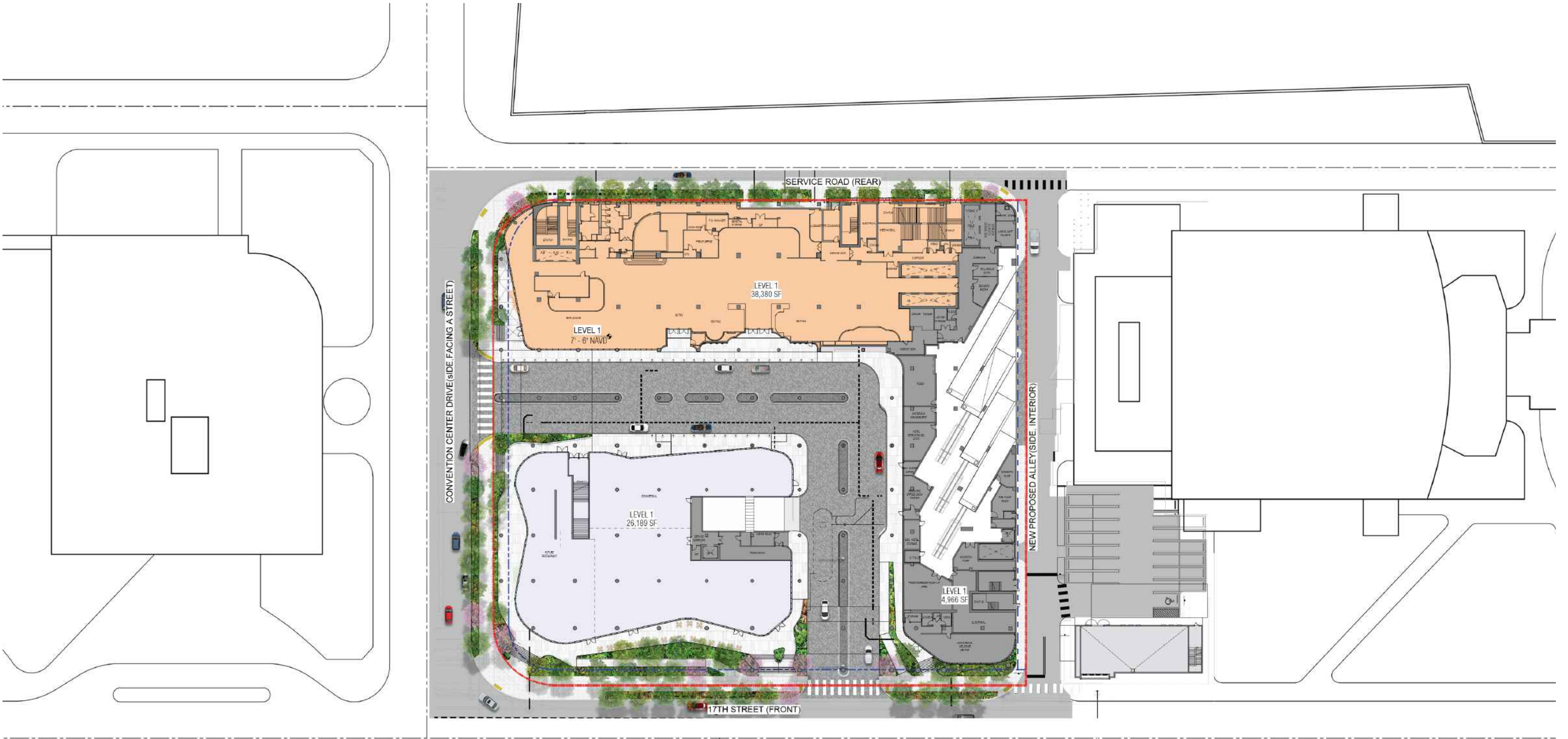
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RENDERED SITE PLAN

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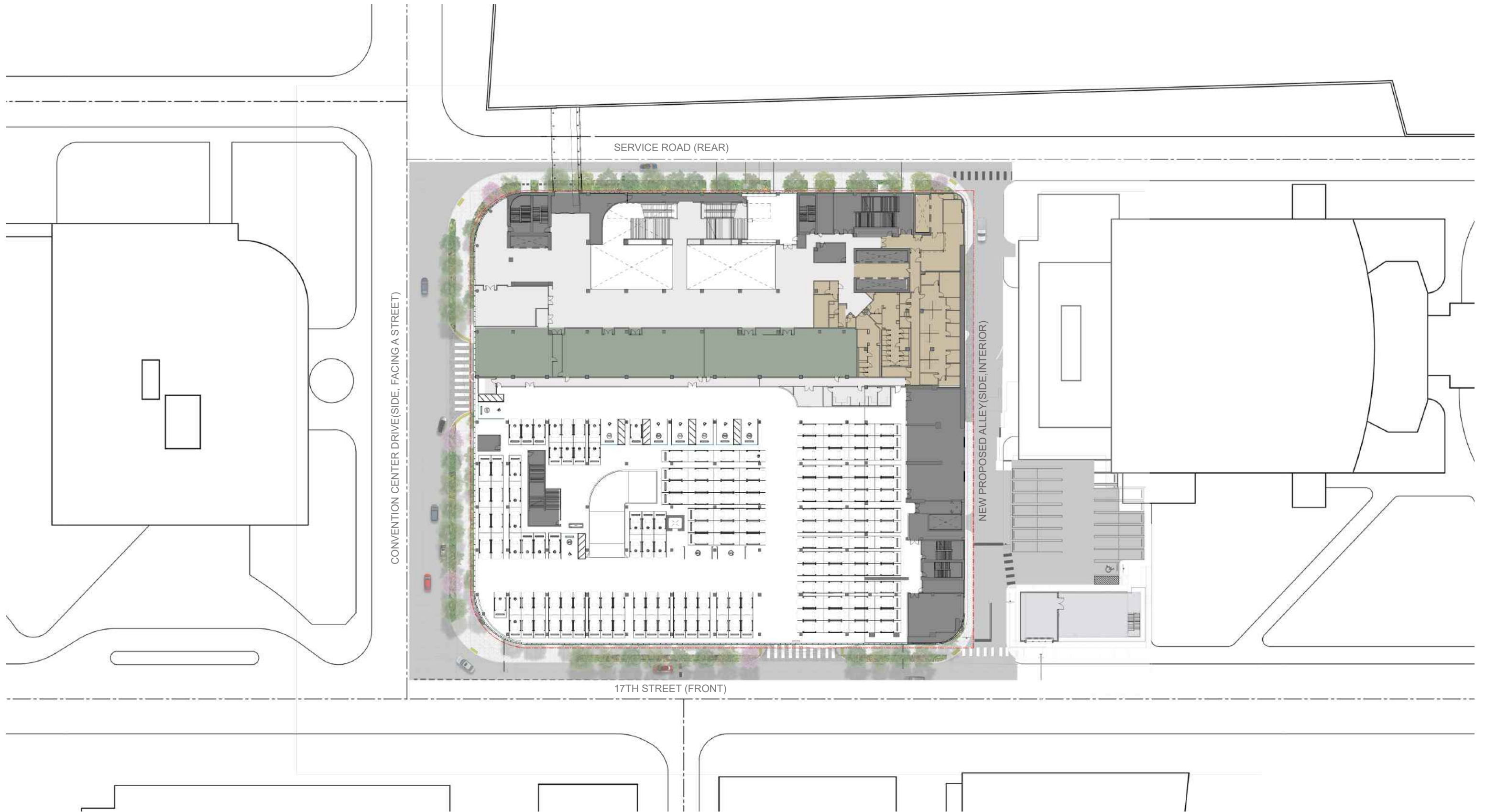
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GROUND LEVEL

DATE:
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A1-03



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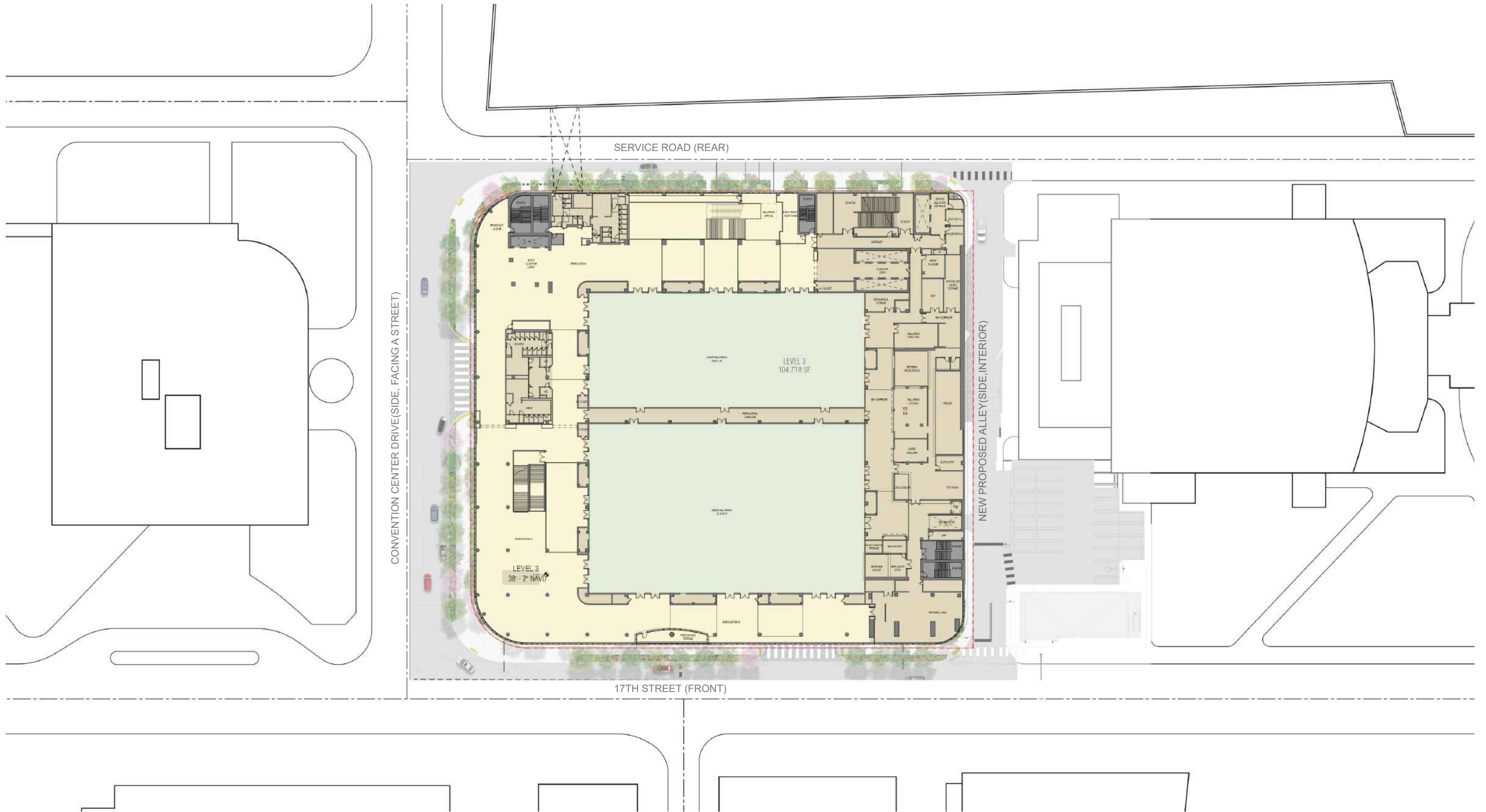
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LEVEL 02 - PARKING

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A1-04



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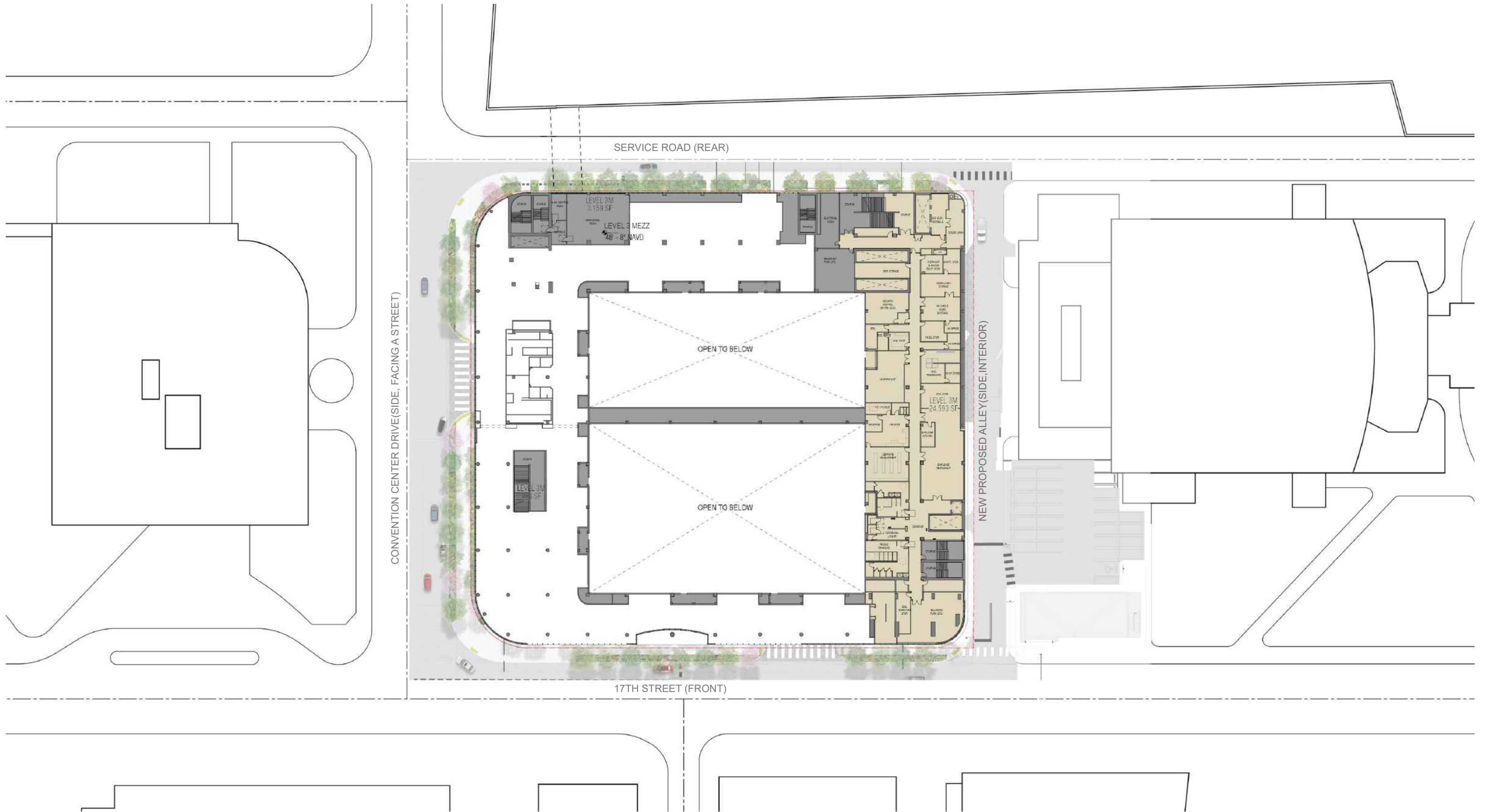
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LEVEL 03 - BALLROOM

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A1-05



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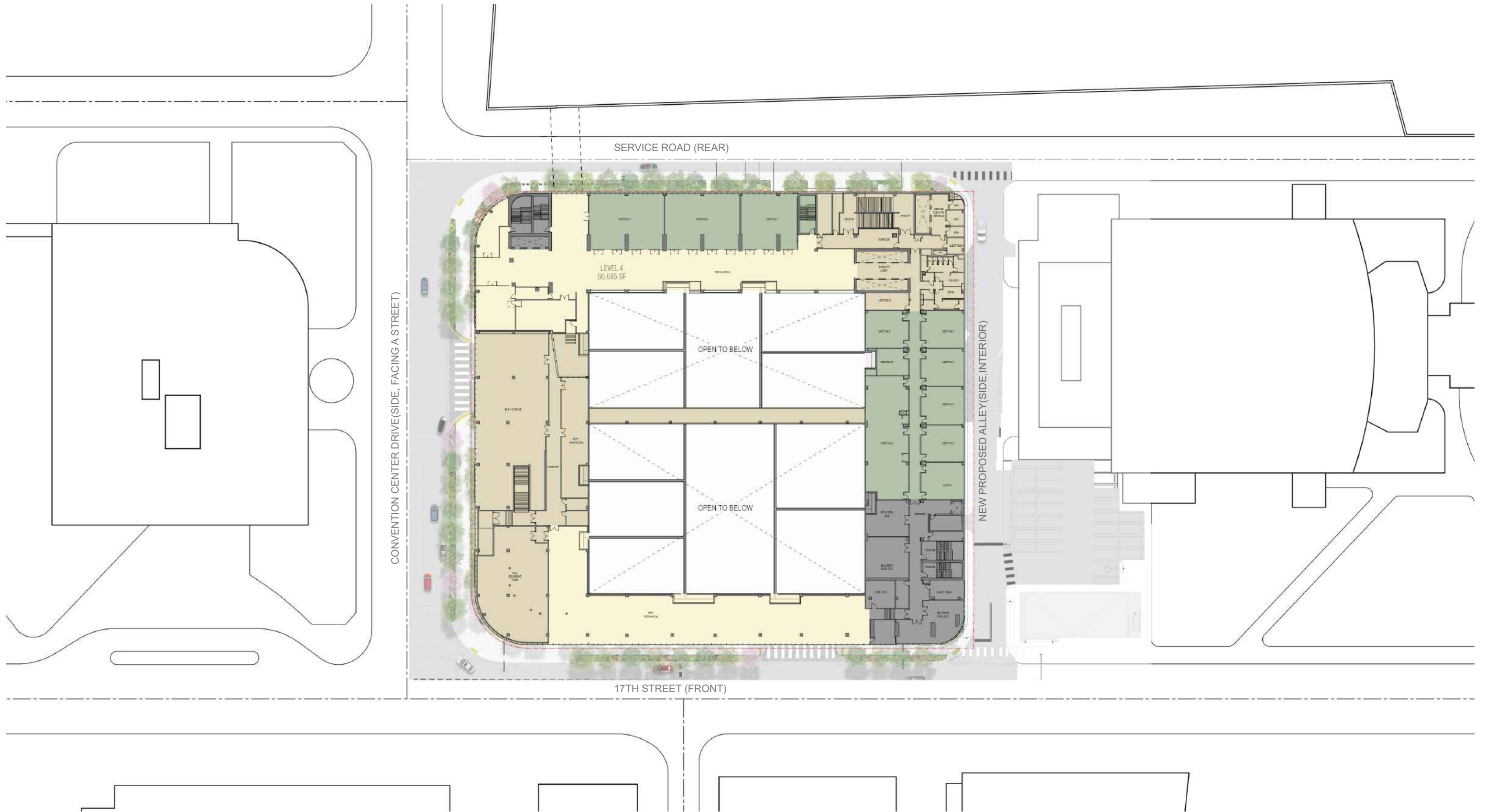
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LEVEL 03 - MEZZANINE

DATE:
2024.02.02

A1-06



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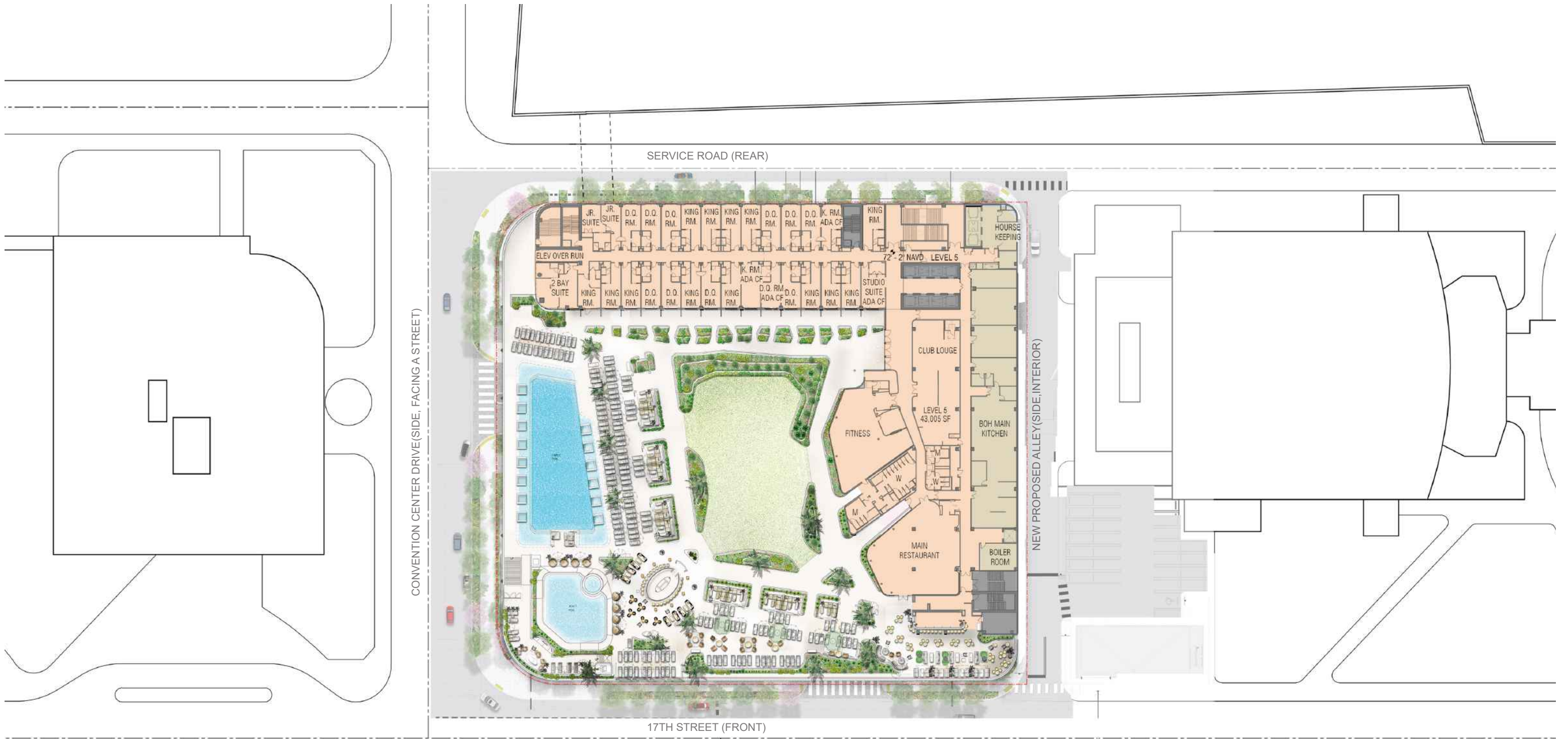
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MIAMI BEACH CONVENTION CENTER HOTEL
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LEVEL 04 - MEETING ROOMS

DATE:
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A1-07



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LEVEL 05 - POOL DECK

DATE:
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A1-08



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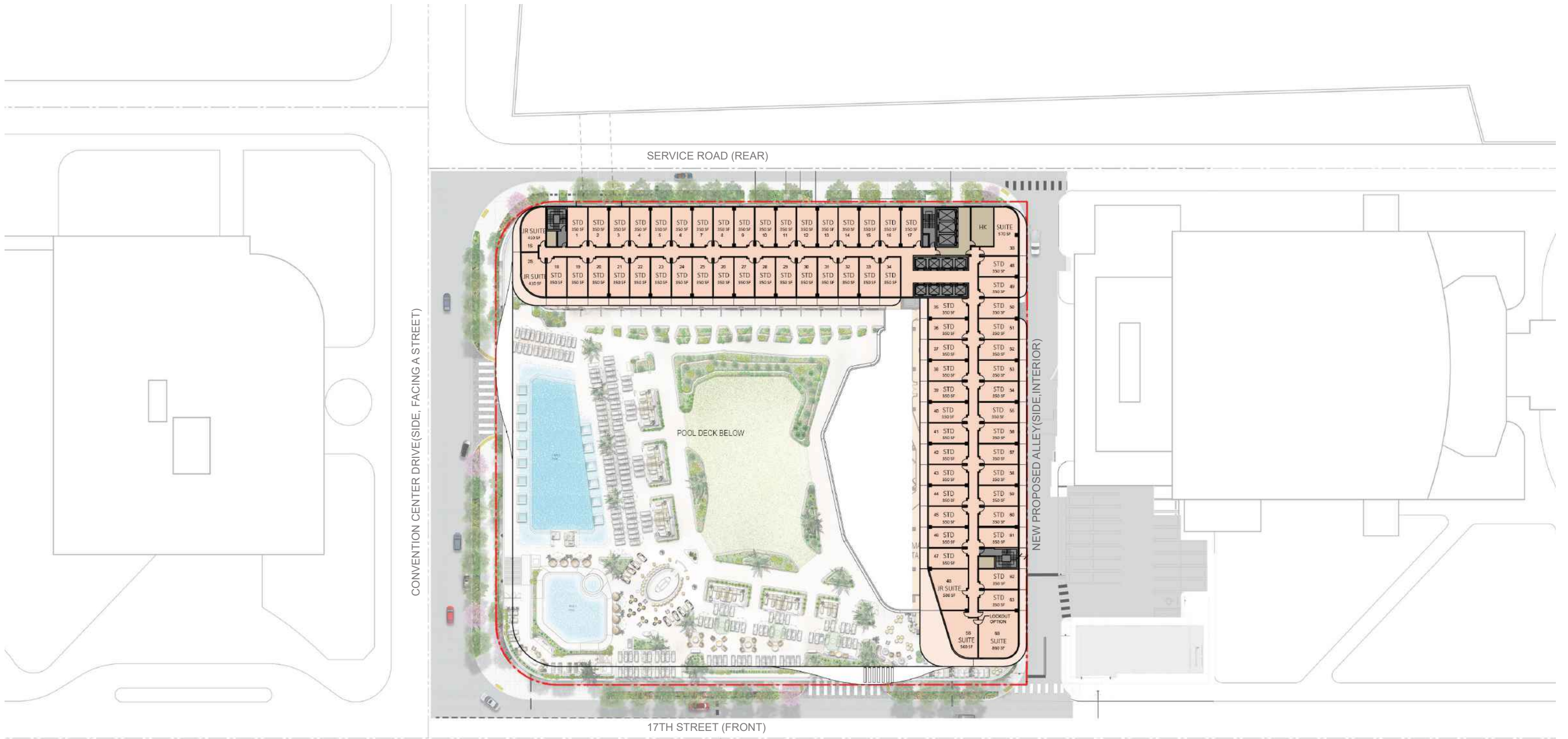
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LEVEL 06

DATE:
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A1-09



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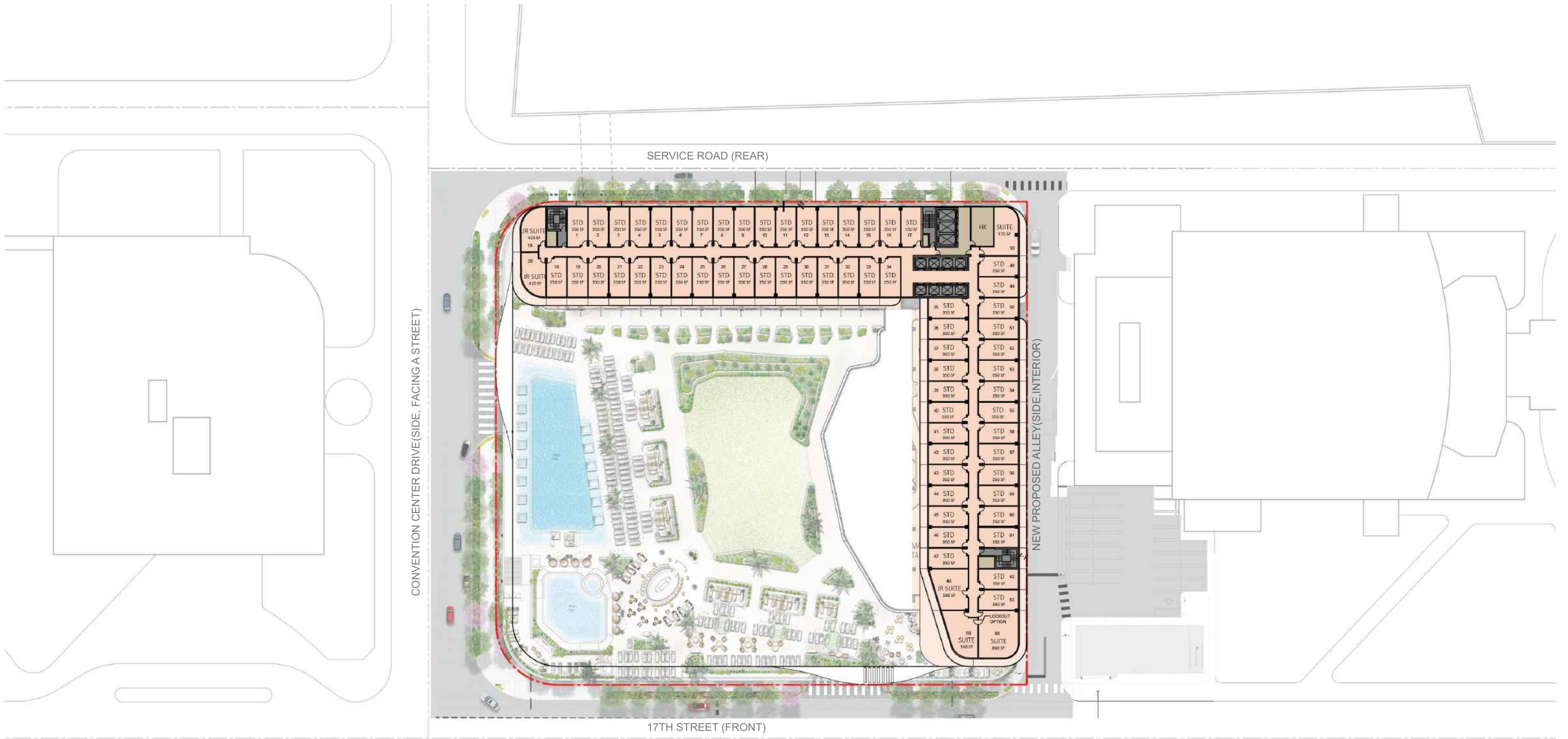
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LEVEL 07

DATE:
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A1-10



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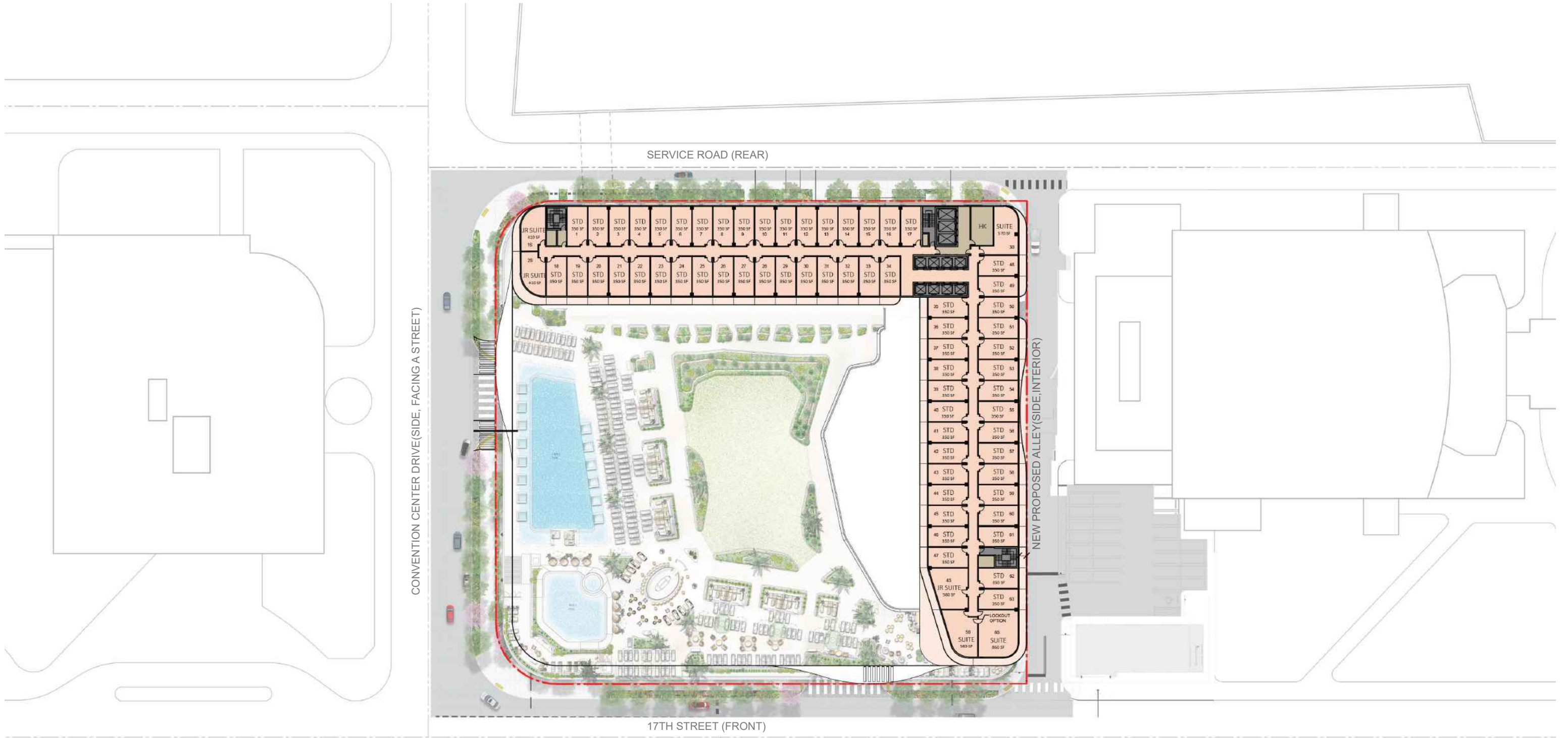
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LEVEL 08

DATE:
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A1-11



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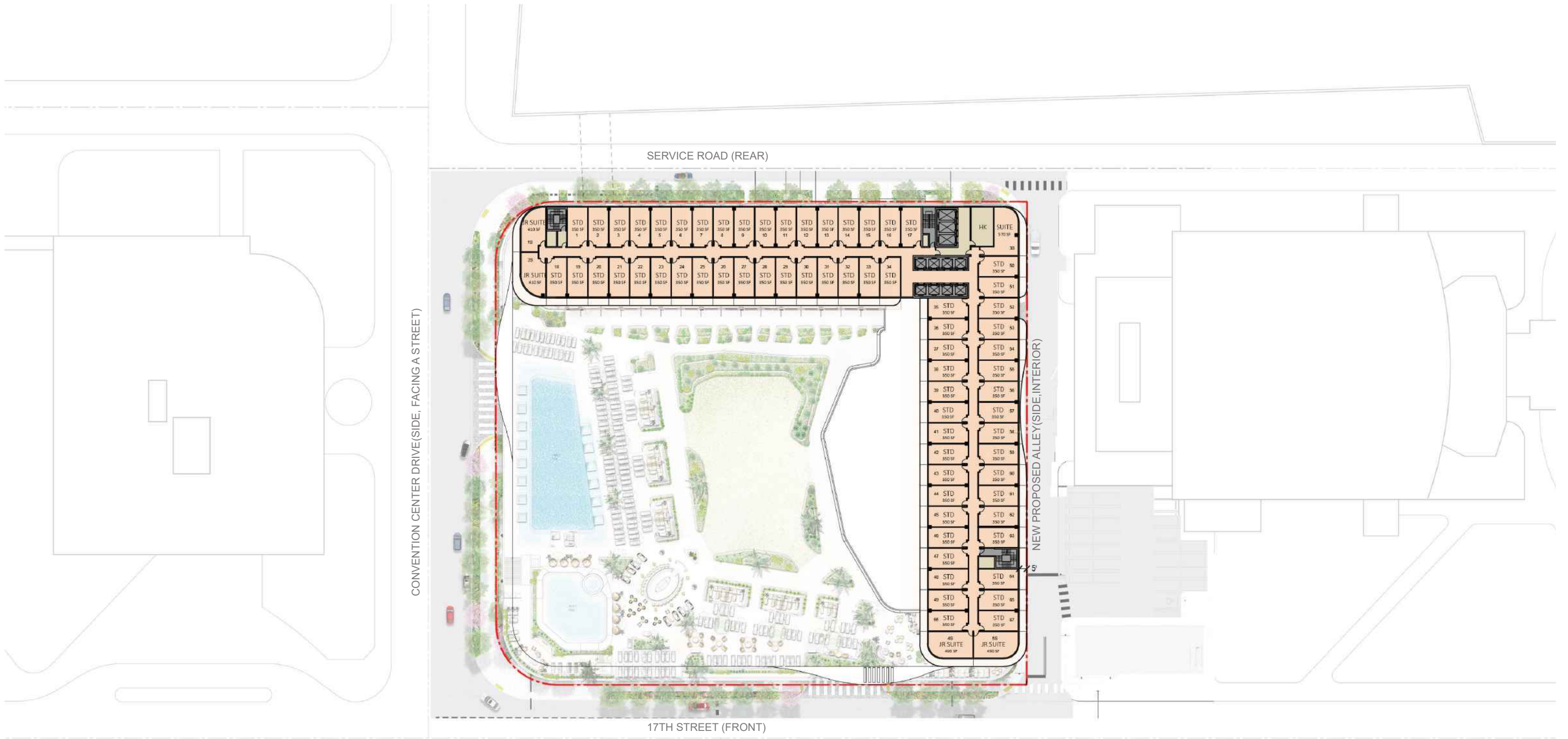
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LEVEL 09

DATE:
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A1-12



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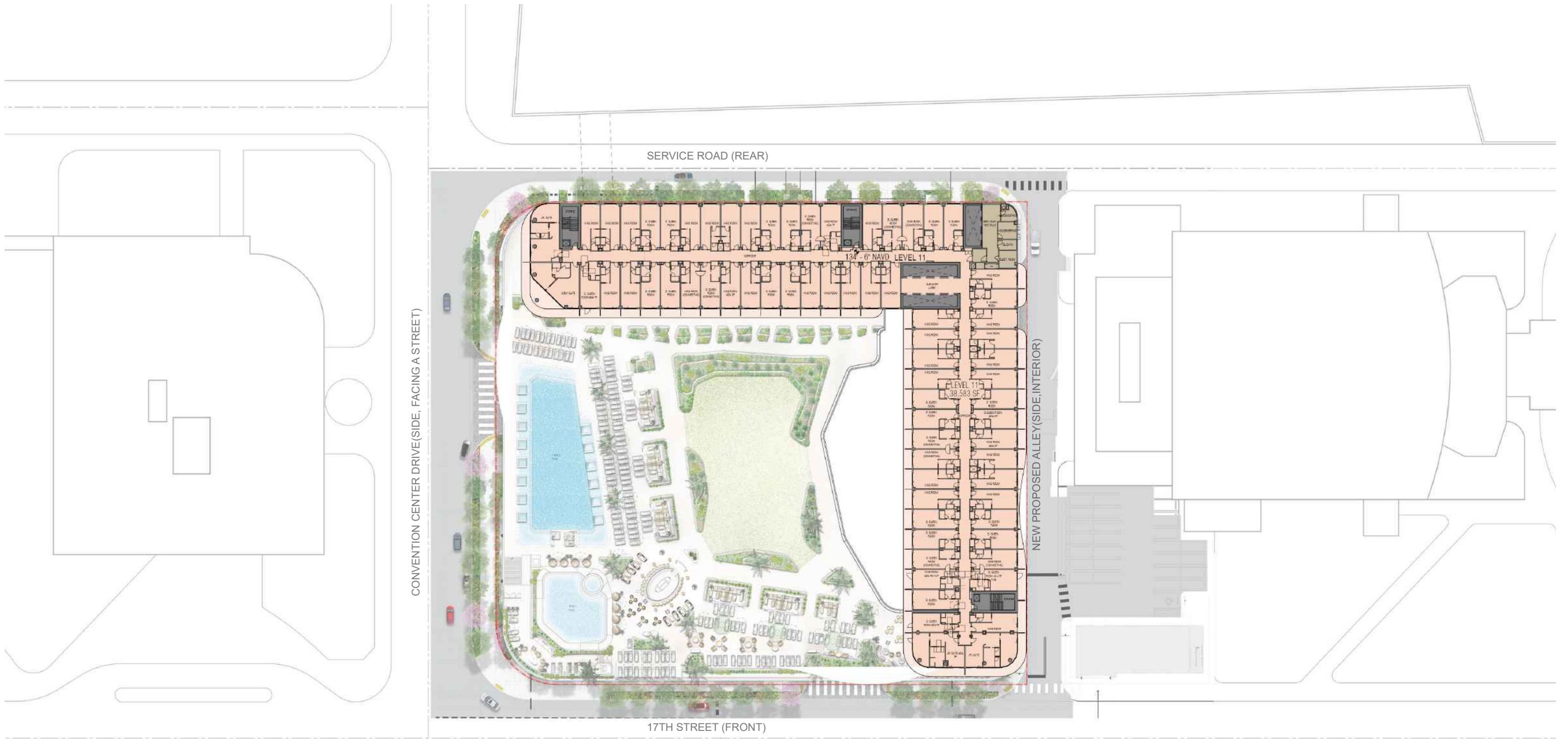
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LEVEL 10

DATE:
2024.02.02

A1-13



0' 10' 20' 50' 100'

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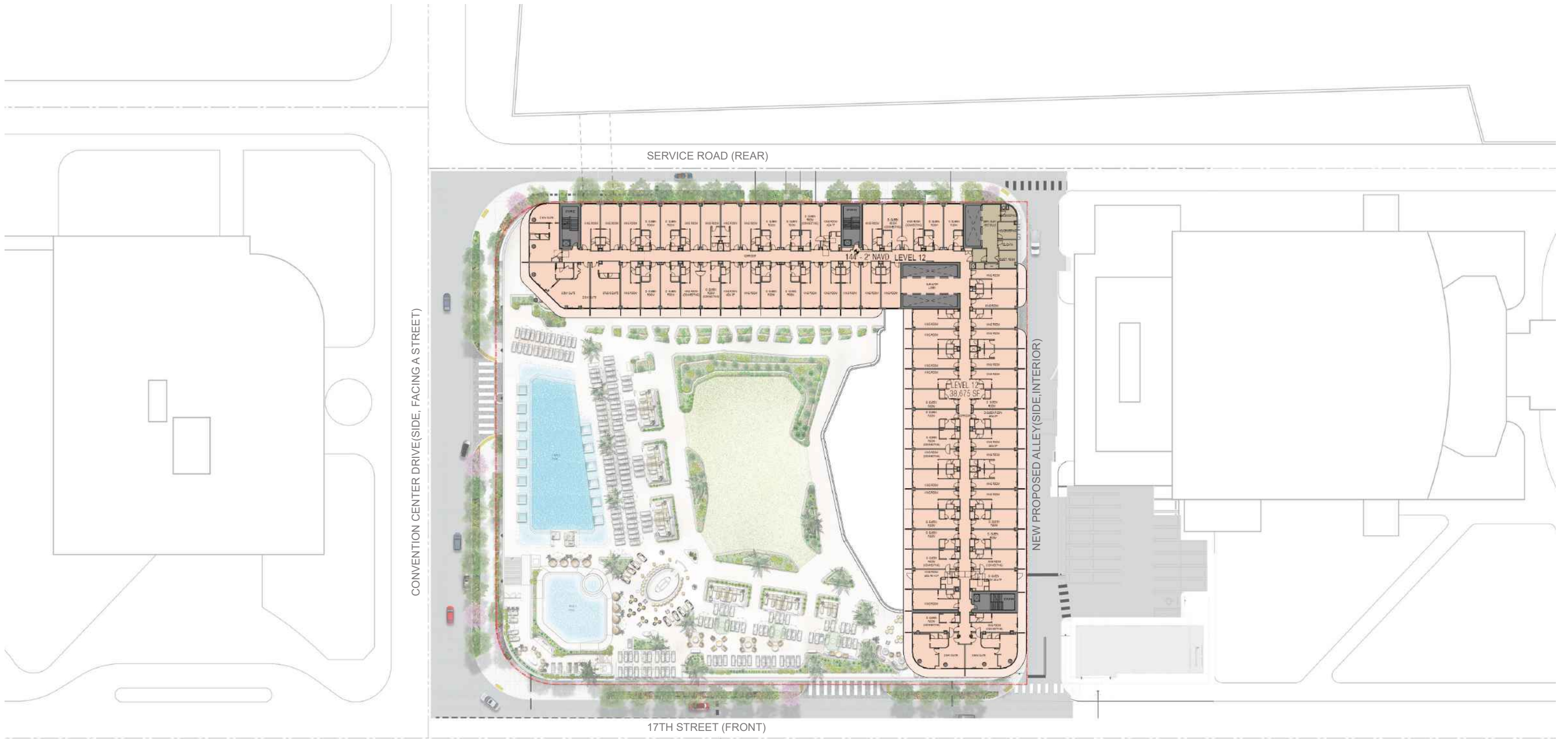
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LEVEL 11

DATE:
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A1-14



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LEVEL 12

DATE:
2024.02.02

A1-15

NOT USED



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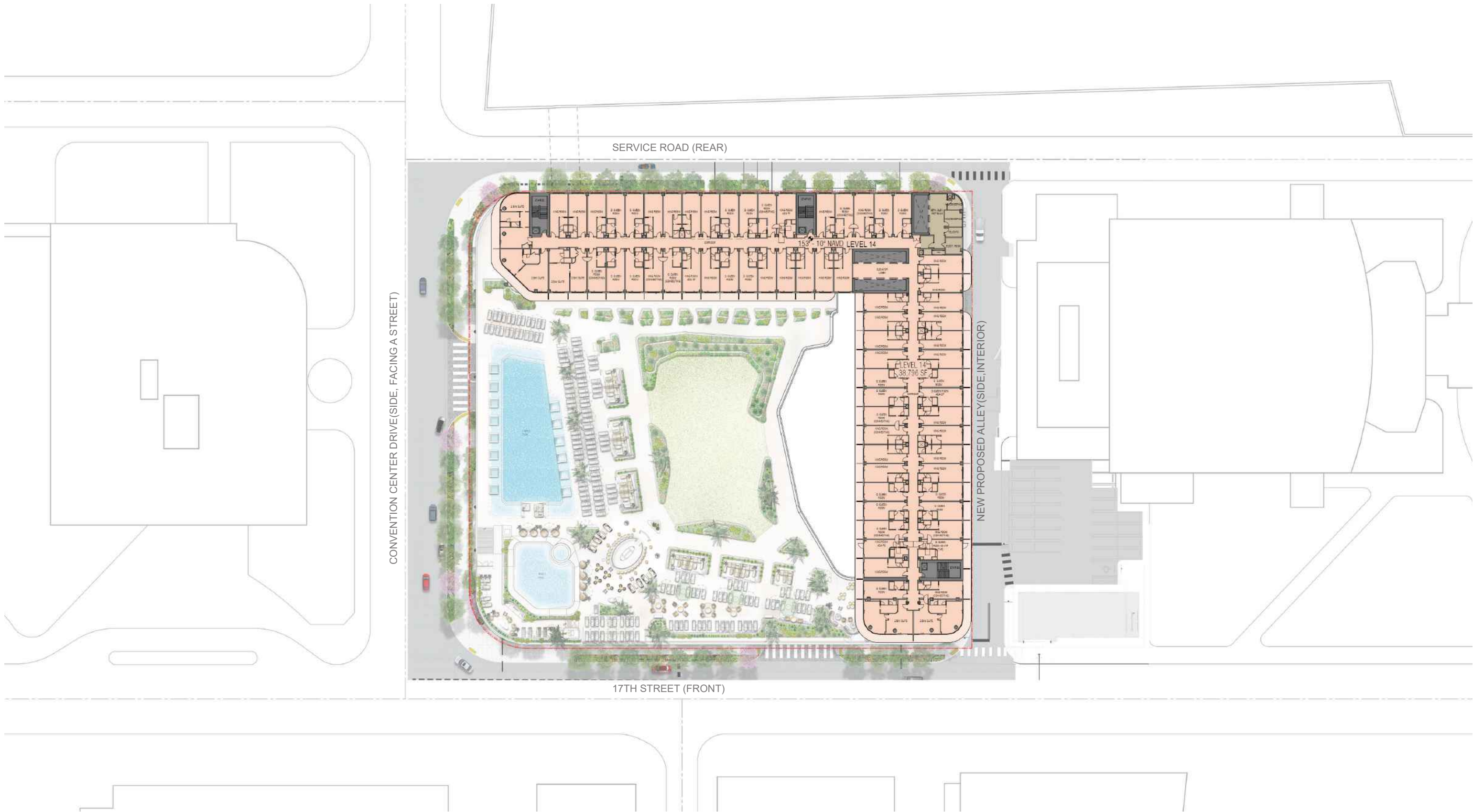
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LEVEL 13 NOT USED

DATE:
2024.02.02

A1-16



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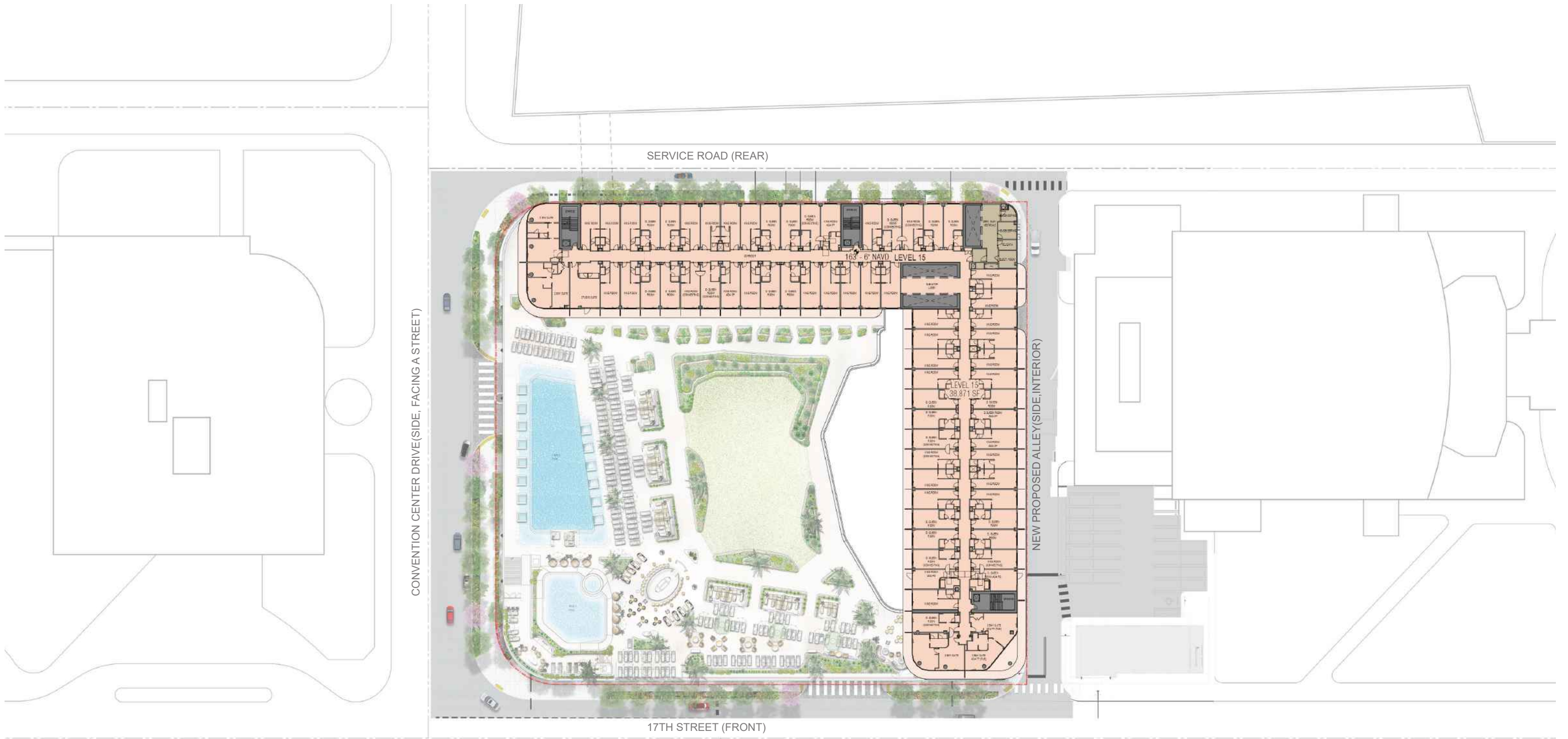
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MIAMI BEACH CONVENTION CENTER HOTEL
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LEVEL 14

DATE:
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A1-17



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MIAMI BEACH CONVENTION CENTER HOTEL
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LEVEL 15

DATE:
2024.02.02

A1-18



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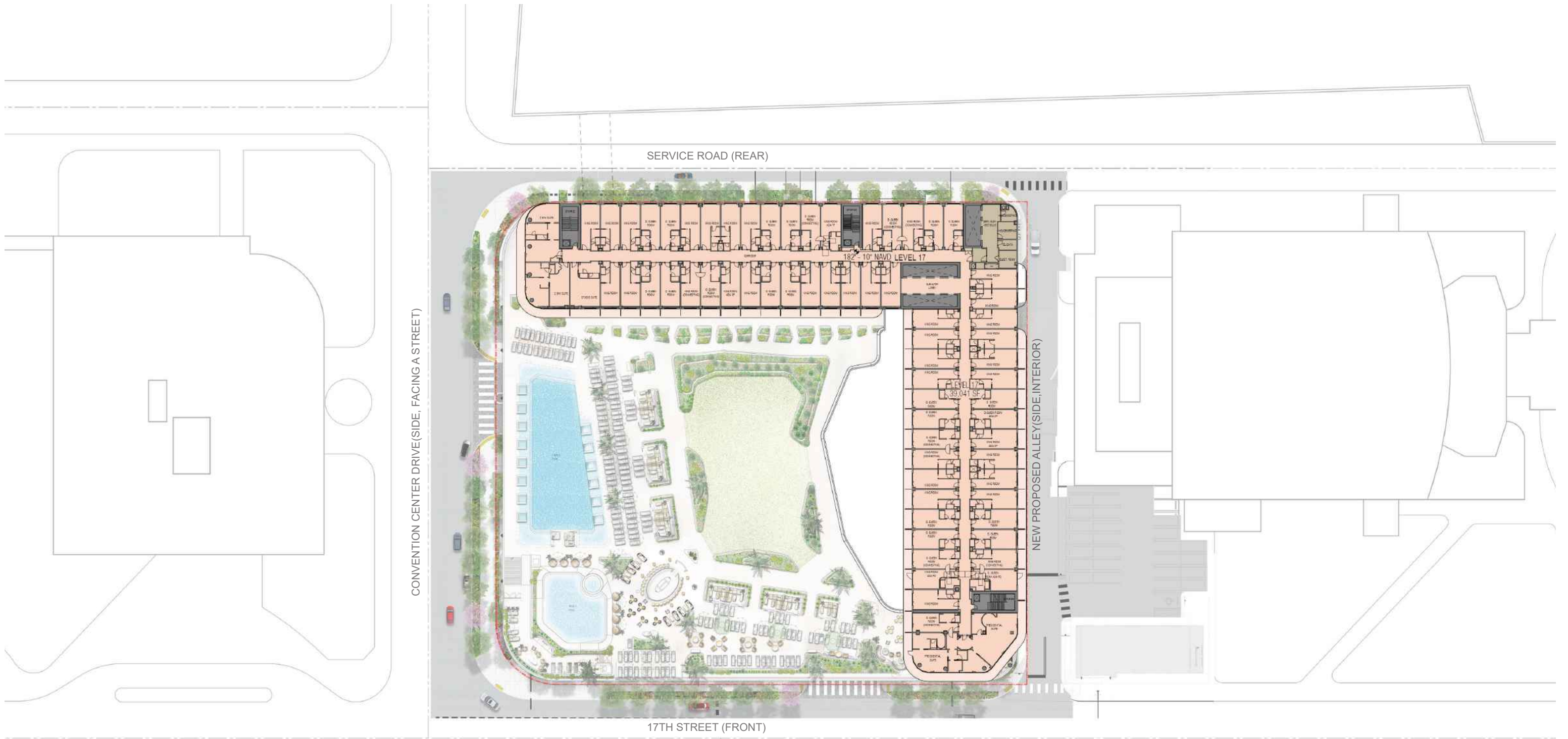
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LEVEL 16

DATE:
2024.02.02

A1-19



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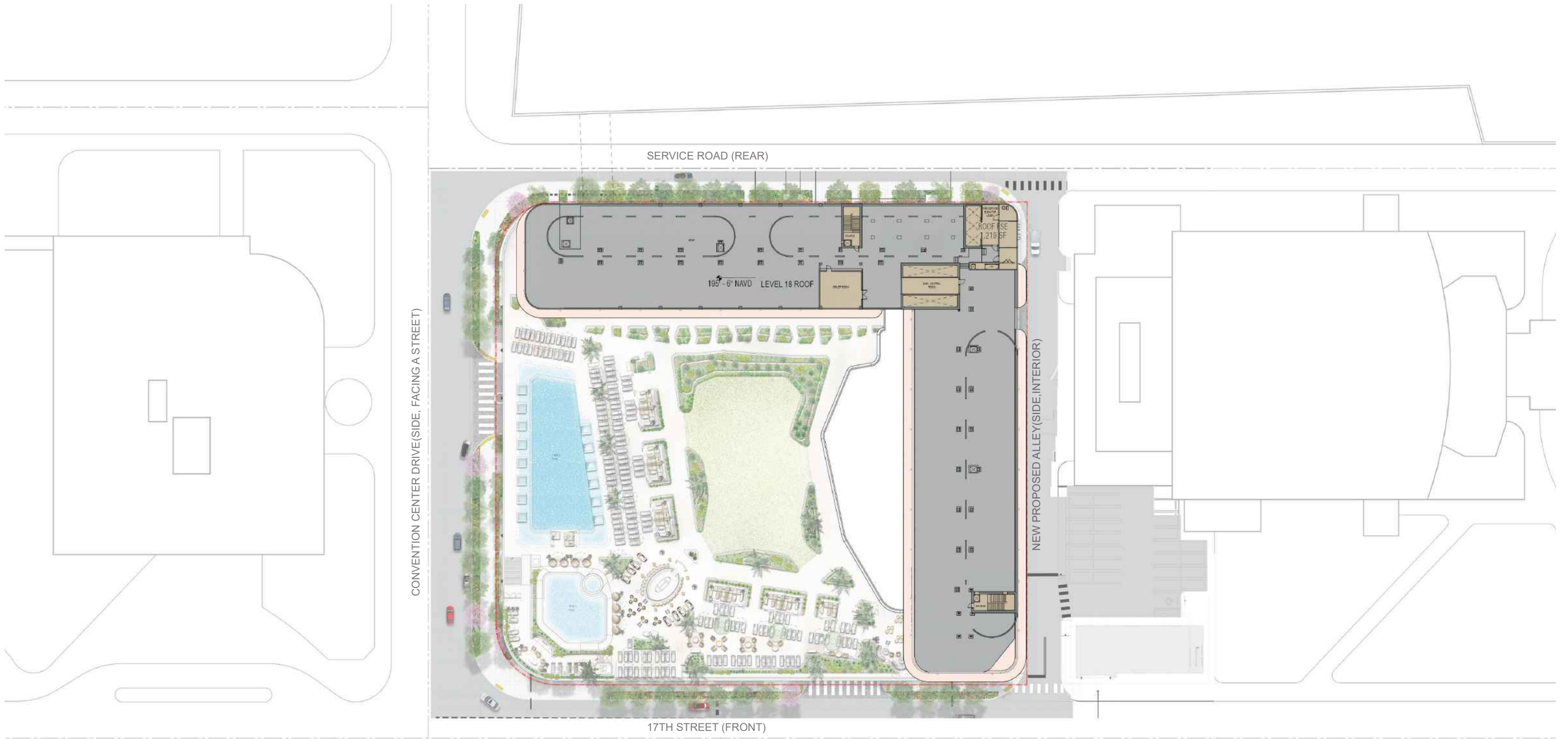
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LEVEL 17

DATE:
2024.02.02

A1-20



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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

ROOF PLAN

DATE:
2024.02.02

A1-21



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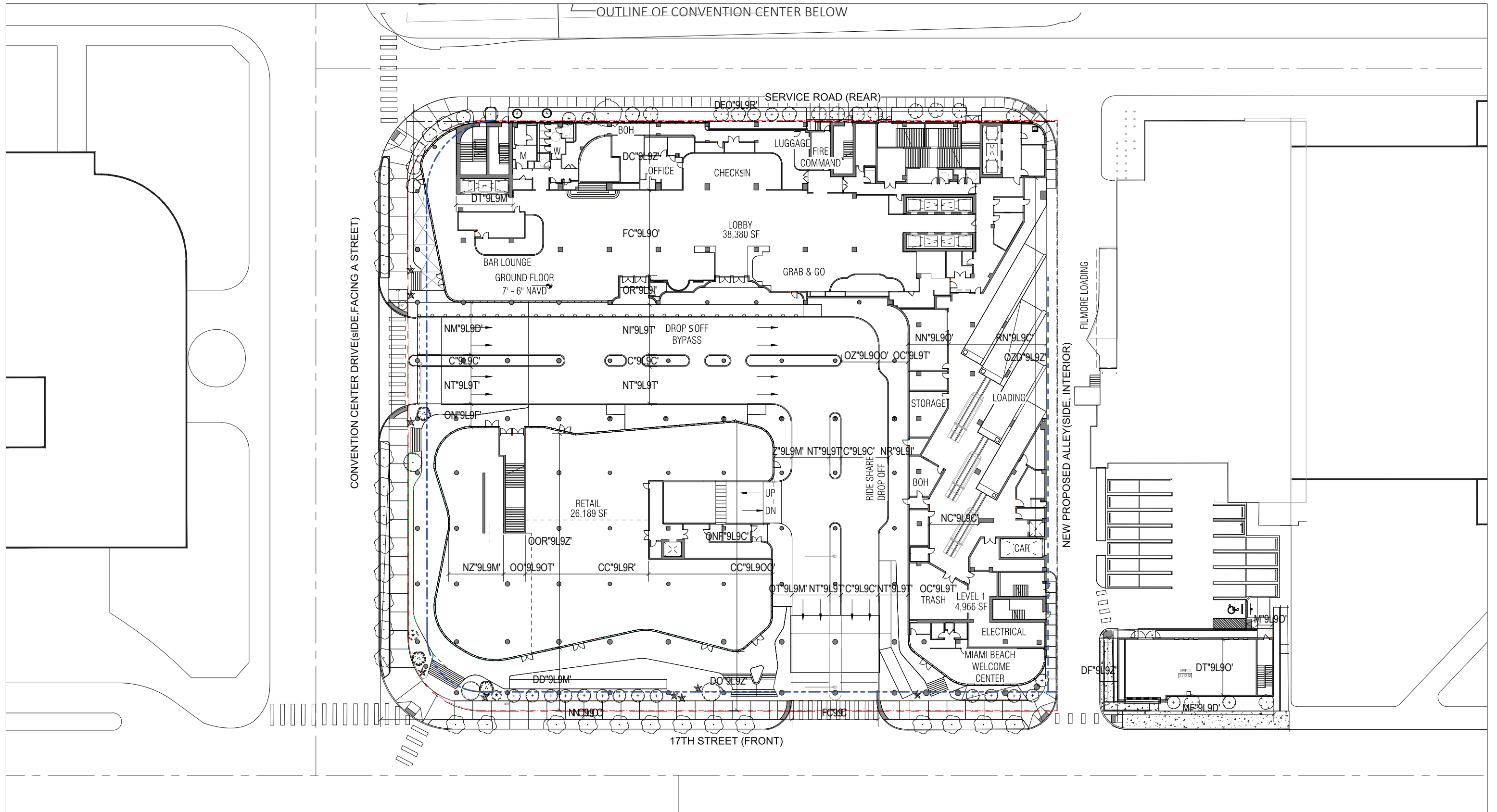
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MIAMI BEACH CONVENTION CENTER HOTEL
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UPPER ROOF PLAN

DATE:
2024.02.02

A1-22



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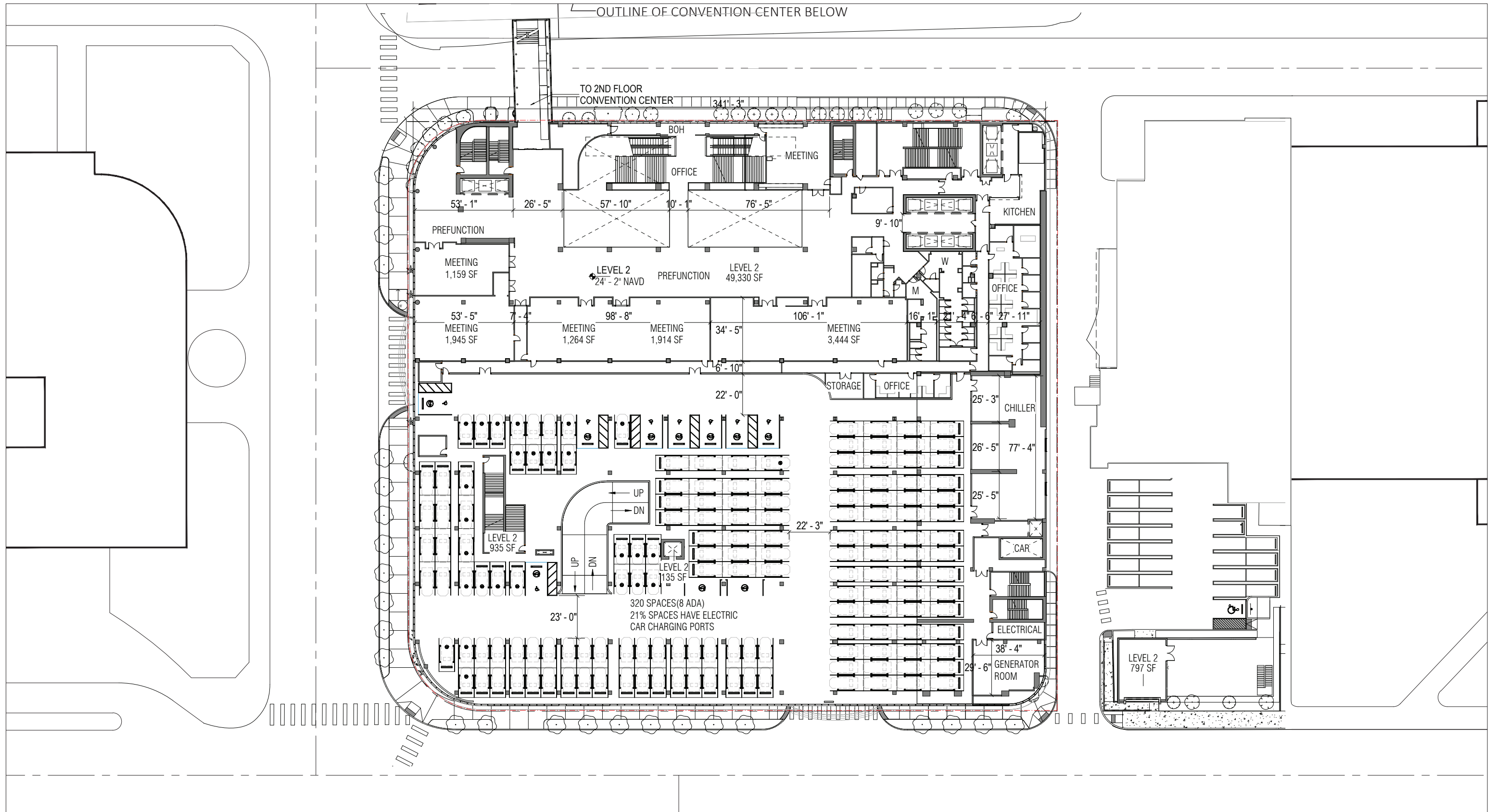
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MIAMI BEACH CONVENTION CENTER HOTEL
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**B/W PLAN
 GROUND LEVEL**

**DATE:
 2024.02.02**

A1-23



ARQUITECTONICA

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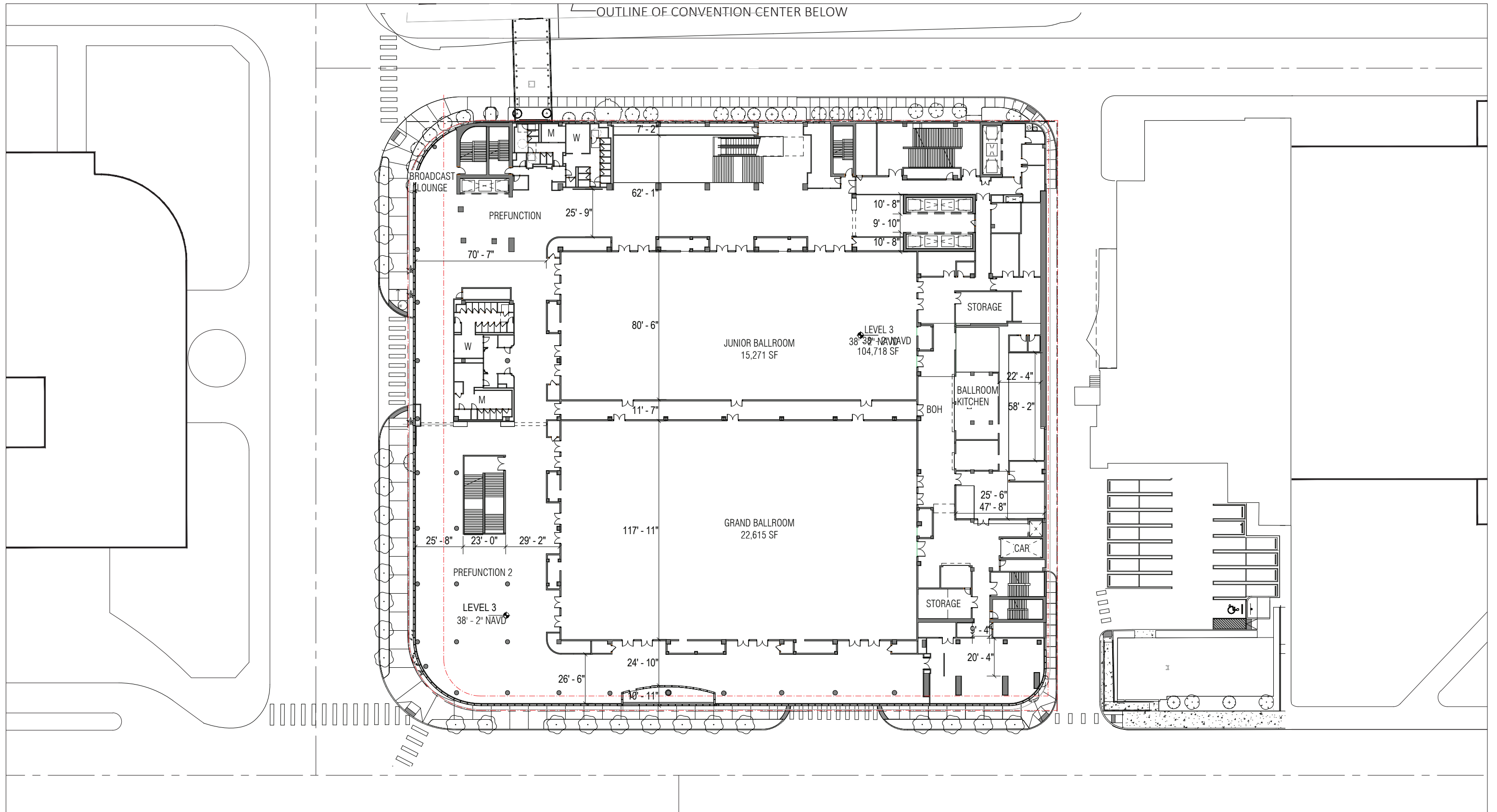
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 02 - PARKING**

**DATE:
2024.02.02**

A1-24



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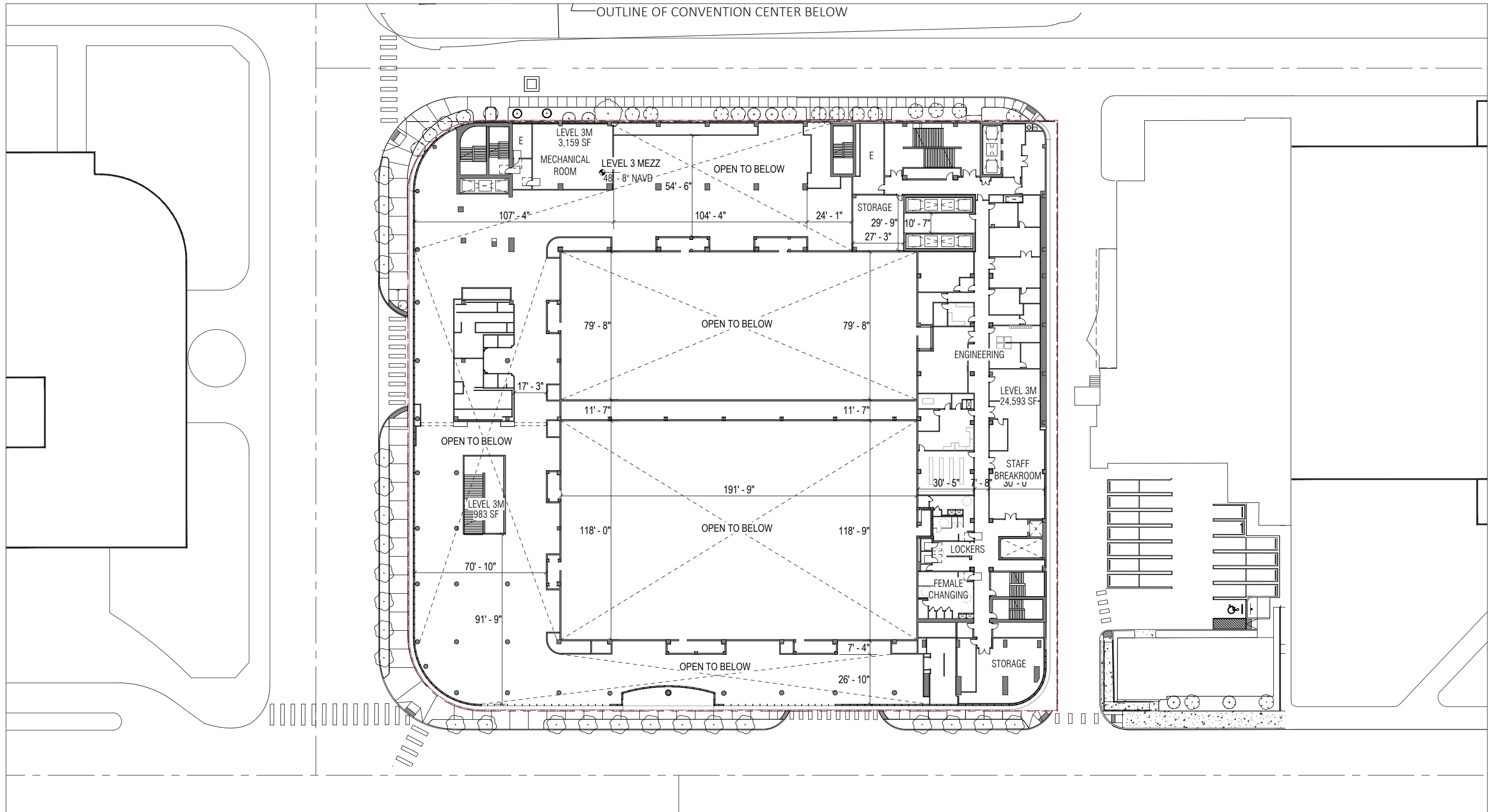
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**B/W PLAN
 LEVEL 03 - BALLROOM**

**DATE:
 2024.02.02**

A1-25



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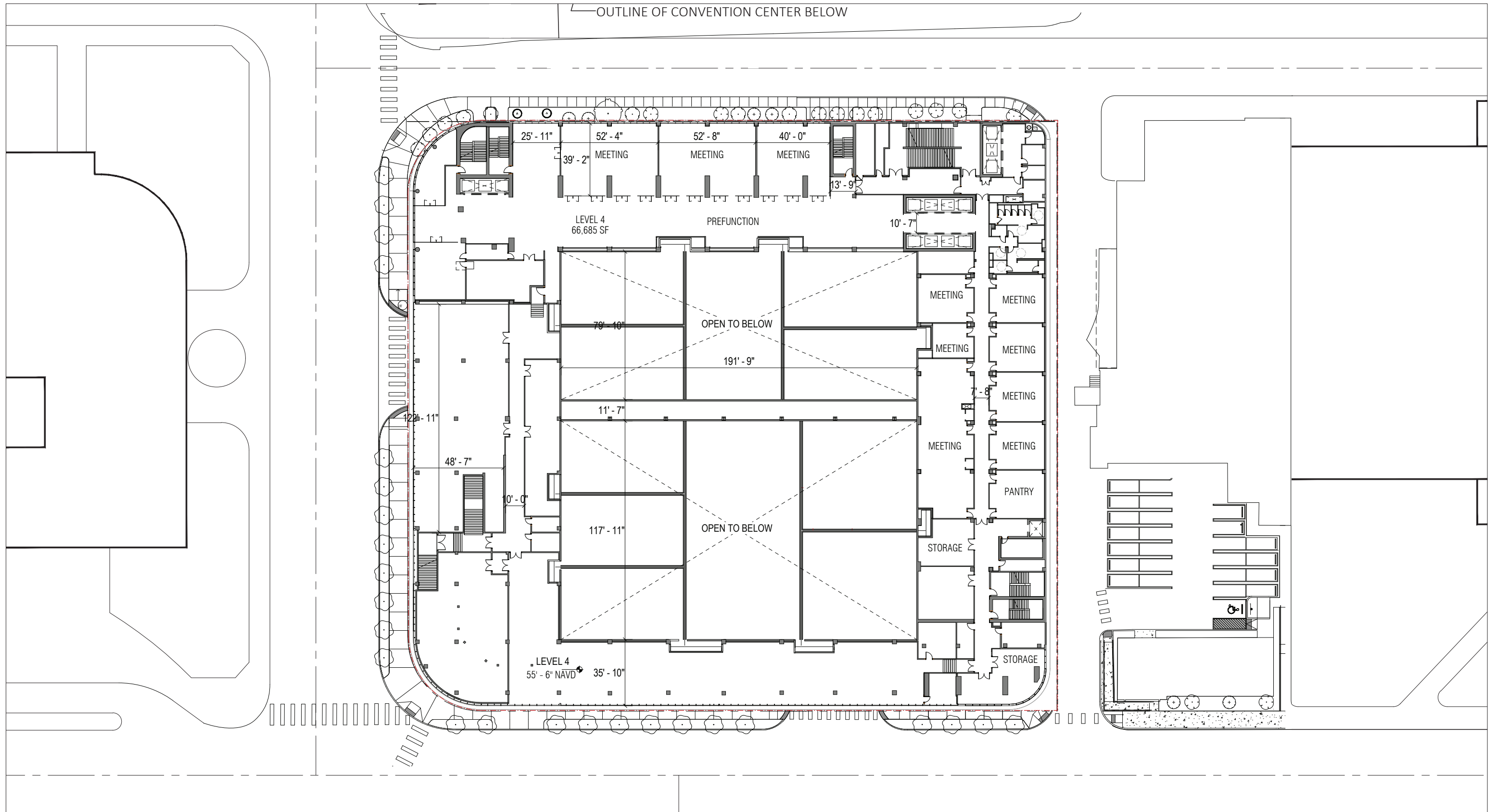
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 03 MEZZANINE**

**DATE:
 2024.02.02**

A1-26



OUTLINE OF CONVENTION CENTER BELOW

LEVEL 4
66,685 SF

PREFUNCTION

LEVEL 4
55'-6" NAVD
35'-10"



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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 04 - MEETING**

**DATE:
2024.02.02**

A1-27