

Stanton: South Beach Marriott

Starbucks Renovation 161 OCEAN DR, Miami Beach, FL 33139

Prepare by:
UCI Design
7428 S.W. 48 Street
Miami, Florida 33155



Scope of work:

Starbucks Renovation:

1. Removal of stairs.
2. Reconstruction of ceiling.
3. Renovation of public bathrooms.
4. Starbucks equipment and furniture upgrade.
5. Restoration of terrazzo flooring.
6. Reconstruction of crown molding.

Site Plan Information

Zoning Designation:
RPS-4, Residential, High Intensity

Flood Zone: AE

Type of Occupancy: Mixed Use

Net Lot Size: 61,557 Sq. Ft.



FINAL SUBMISSION MARCH 16, 2017

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 161 OCEAN DRIVE				
2	Board and file numbers:				
3	Folio number(s): 02-3223-002-0040				
4	Year constructed: 1955				
5	Based Flood Elevation: 7.0'				
6	Adjusted grade (Flood+Grade/2): 6.3'				
7	Lot width: 150'-8"				
8	Minimum Unit Size N/A				
9	Existing use: Hotel/ Multi Use				
		Zoning District:	RM-3 RESIDENTIAL HIGH INTENSITY DISTRICT		
		Grade value in NGVD:	5.6'		
		Lot Area:	61,607 SQ. FT.		
		Lot Depth:	417'-9"		
		Average Unit Size	N/A		
		Proposed use:	Hotel/ Multi Use		
		Maximum	Existing	Proposed	Deficiencies
10	Height	N/A			
11	Number of Stories	N/A			
12	FAR	138,506 SQ. FT.	138,503 SQ. FT.		
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	5'-0"			
20	Side Setback:	5'-0"			
21	Side Setback:	5'-0"			
22	Side Setback facing street:	5'-0"			
23	Rear Setback:	50'-0" Bulkhead line			
	At Grade Parking:				
24	Front Setback:	5'-0"			
25	Side Setback:	5'-0"			
26	Side Setback:	5'-0"			
27	Side Setback facing street:	5'-0"			
28	Rear Setback:	50'-0" Bulkhead line			
	Pedestal:				
29	Front Setback:	5'-0"			
30	Side Setback:	15'-0"			
31	Side Setback:	15'-0"			
32	Side Setback facing street:	5'-0"			
33	Rear Setback:	20% or 50'-0" Bulkhead line			
	Tower:				
34	Front Setback:	60'-0"			
35	Side Setback:	25'-0"			



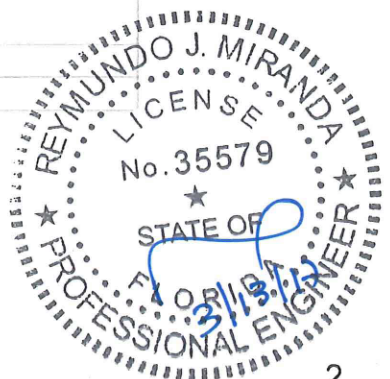
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	25'-0"			
37	Side Setback facing street:	15'-0"			
38	Rear Setback:	25% of lot depth, 75 feet minimum from bulkhead line			
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces		226		
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A	YES		
49	Loading zones and Trash collection areas	N/A	YES		
50	racks				
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	Outdoor Deck	RESTAURANT	
52	Number of seats located outside on private property	N/A		N/A	
53	Number of seats inside	N/A		N/A	
54	Total number of seats	N/A		N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A		N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
58	Proposed hours of operation	XXXXXXXXXXXX			
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NO			
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	NO			
61	Is this a contributing building?				
62	Located within a Local Historic District?				

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

Yes or No
Yes or No

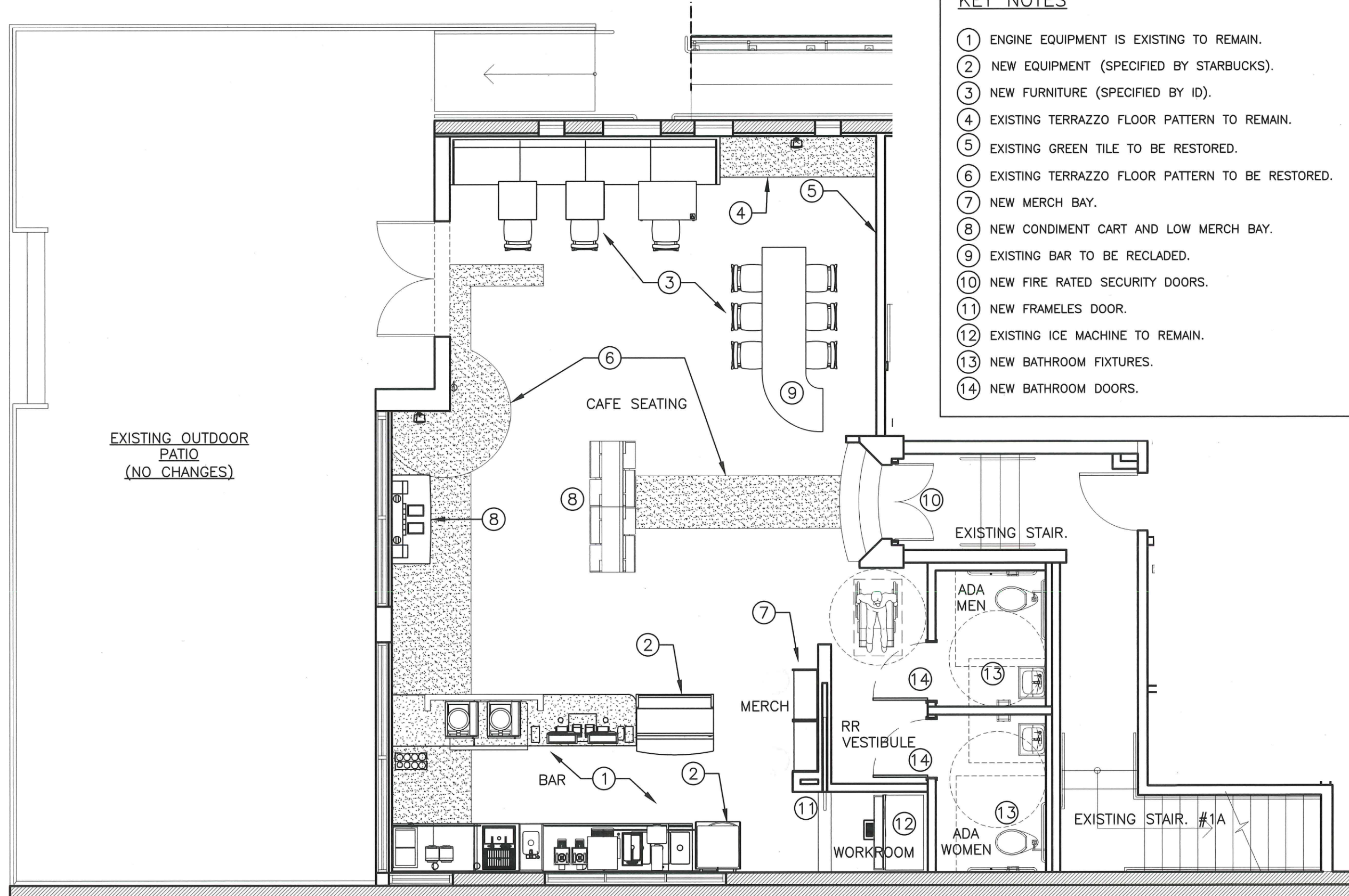


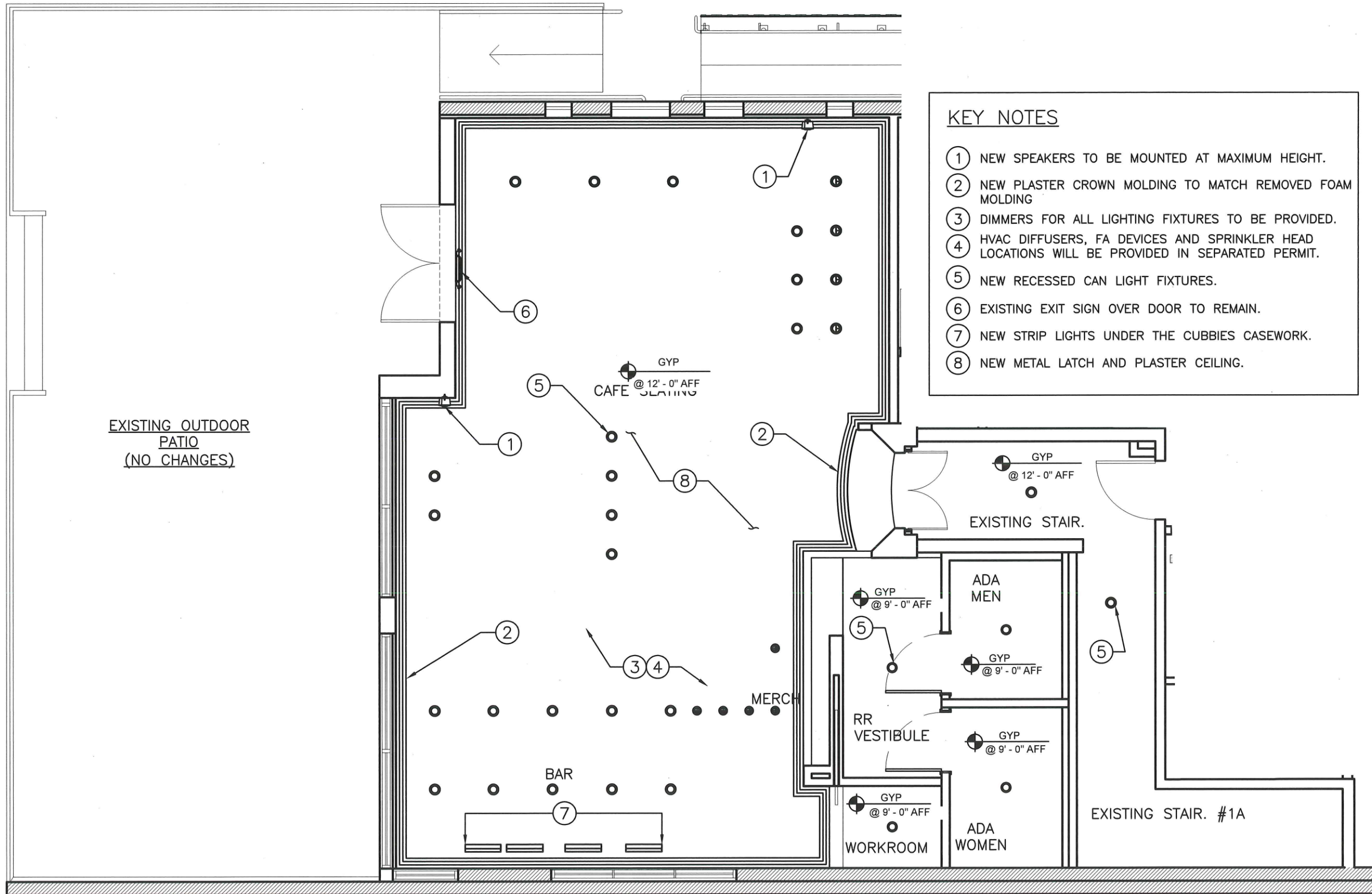
ZONING DATA
Stanton South Beach Marriott
Starbucks Renovation

KEY NOTES

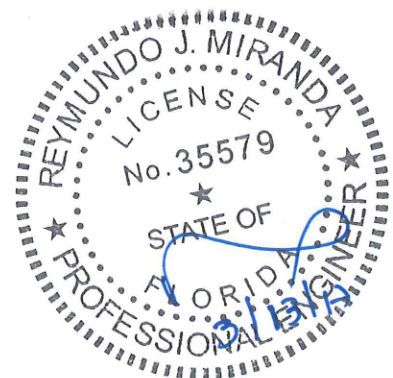
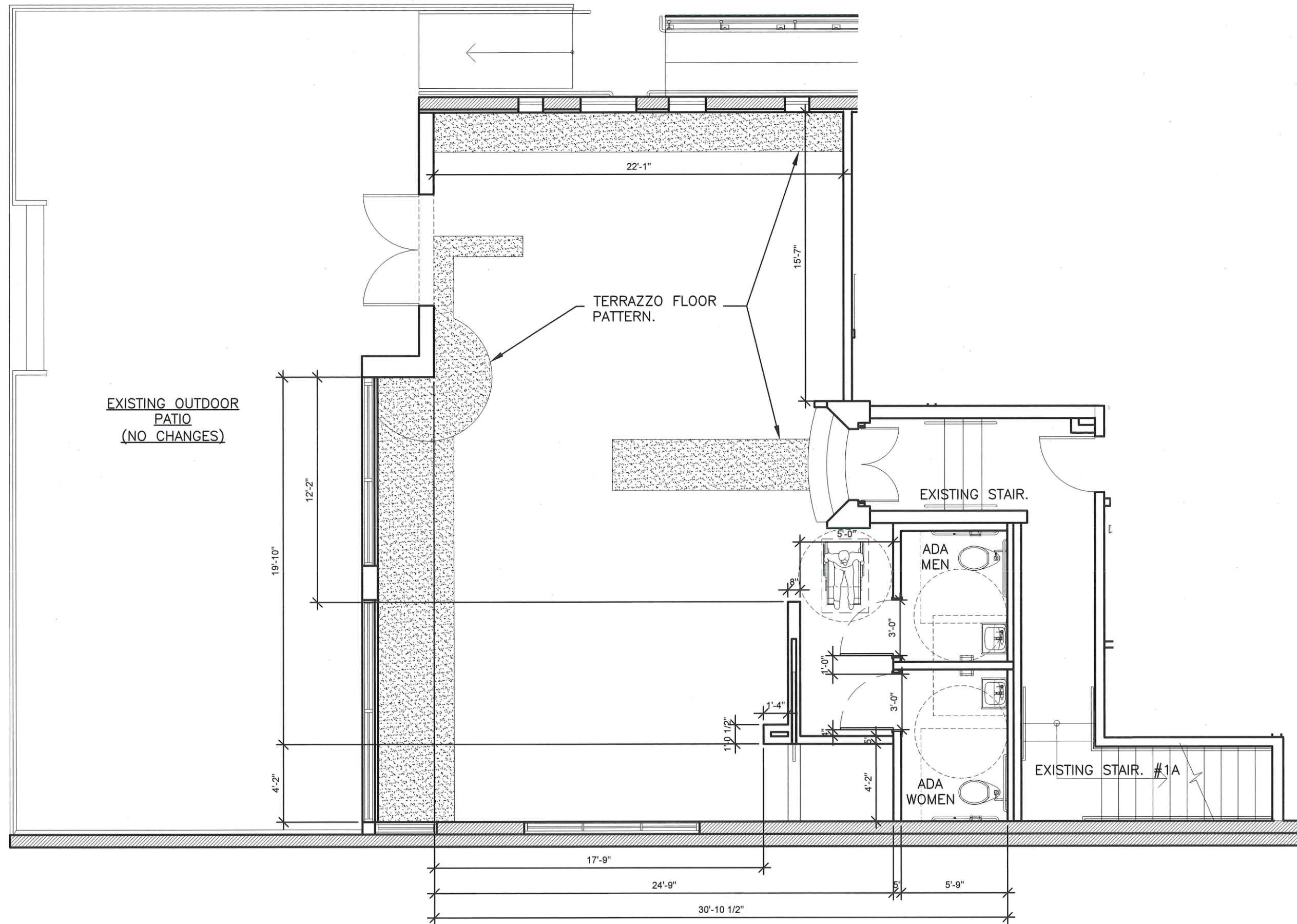
- ① ENGINE EQUIPMENT IS EXISTING TO REMAIN.
- ② NEW EQUIPMENT (SPECIFIED BY STARBUCKS).
- ③ NEW FURNITURE (SPECIFIED BY ID).
- ④ EXISTING TERRAZZO FLOOR PATTERN TO REMAIN.
- ⑤ EXISTING GREEN TILE TO BE RESTORED.
- ⑥ EXISTING TERRAZZO FLOOR PATTERN TO BE RESTORED.
- ⑦ NEW MERCH BAY.
- ⑧ NEW CONDIMENT CART AND LOW MERCH BAY.
- ⑨ EXISTING BAR TO BE RECLADED.
- ⑩ NEW FIRE RATED SECURITY DOORS.
- ⑪ NEW FRAMELESS DOOR.
- ⑫ EXISTING ICE MACHINE TO REMAIN.
- ⑬ NEW BATHROOM FIXTURES.
- ⑭ NEW BATHROOM DOORS.

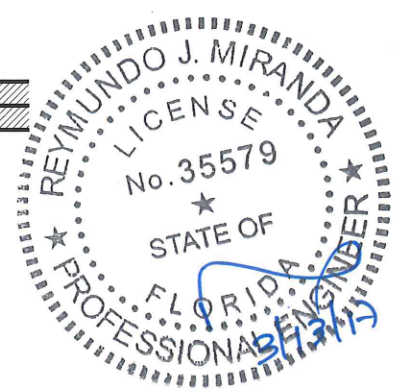
EXISTING OUTDOOR
PATIO
(NO CHANGES)

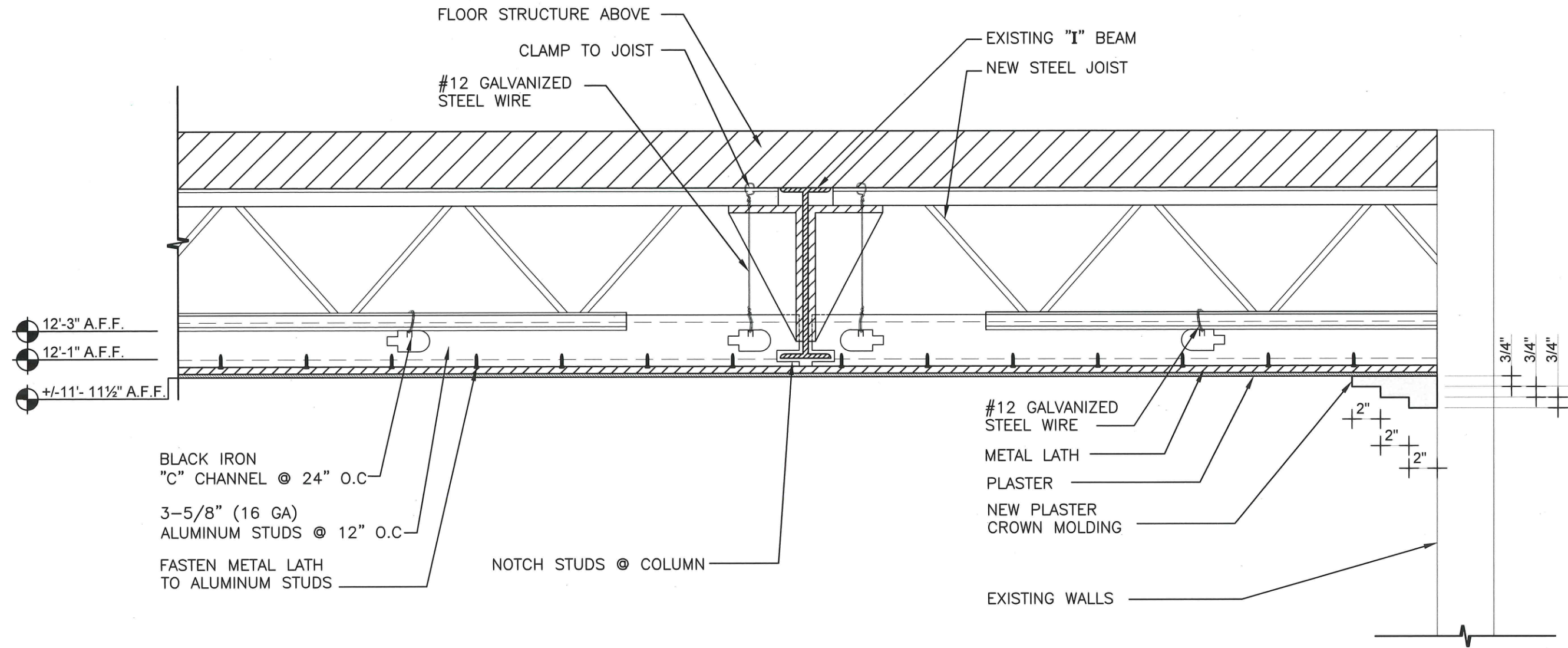




PROPOSED DIMENSION
FLOOR PLAN
Stanton South Beach Marriott
Starbucks Renovation

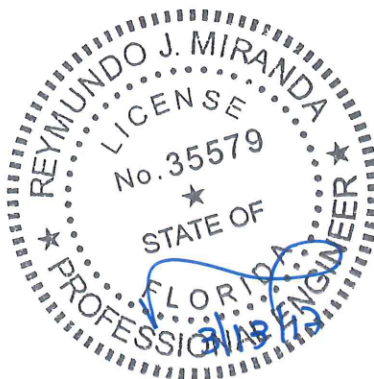


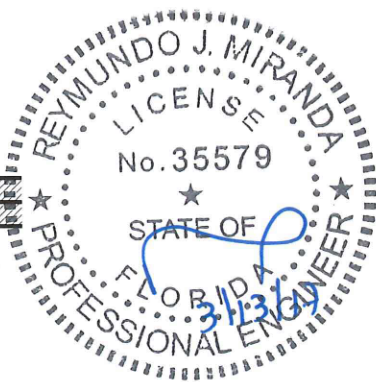
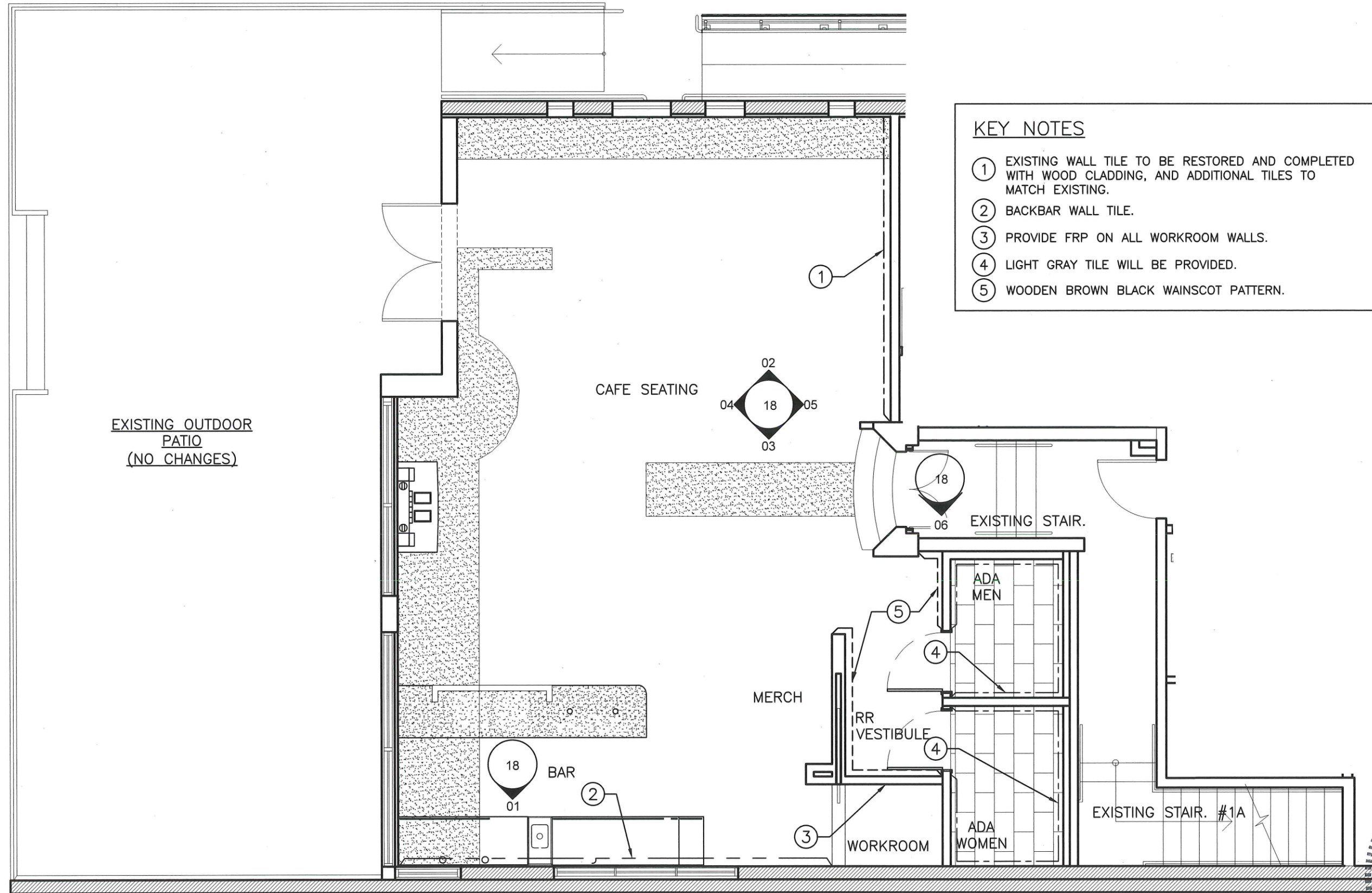


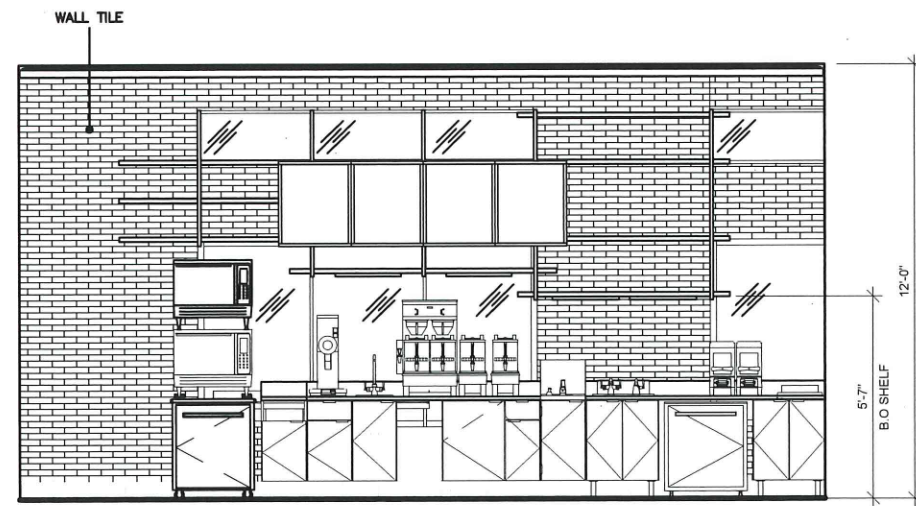


PROPOSED STARBUCKS
PLASTER CEILING
Stanton South Beach Marriott
Starbucks Renovation

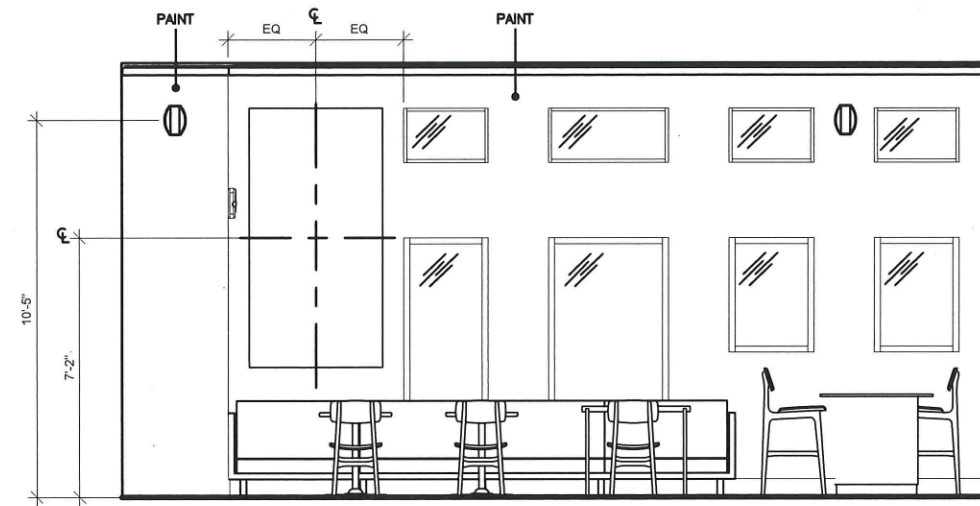
NEW PLASTER CEILING SECTION
SCALE: 1-1/2" = 1'-0"



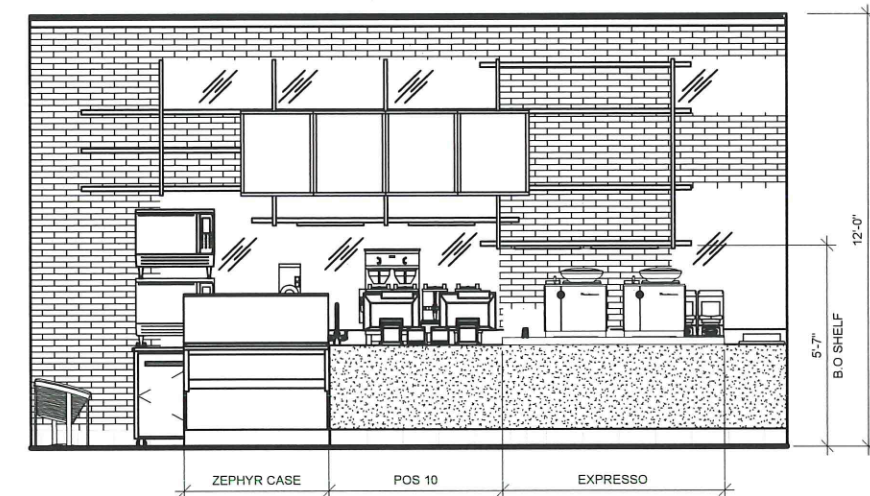




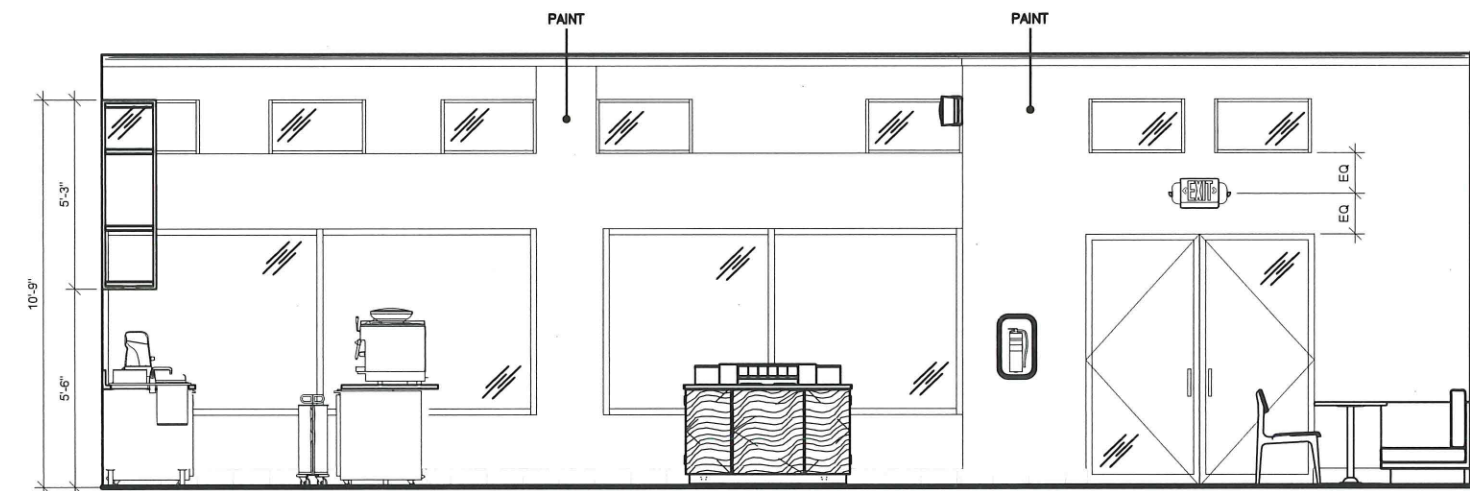
01 ELEVATION AT BACK BAR
Scale: 3/16" = 1'-0"



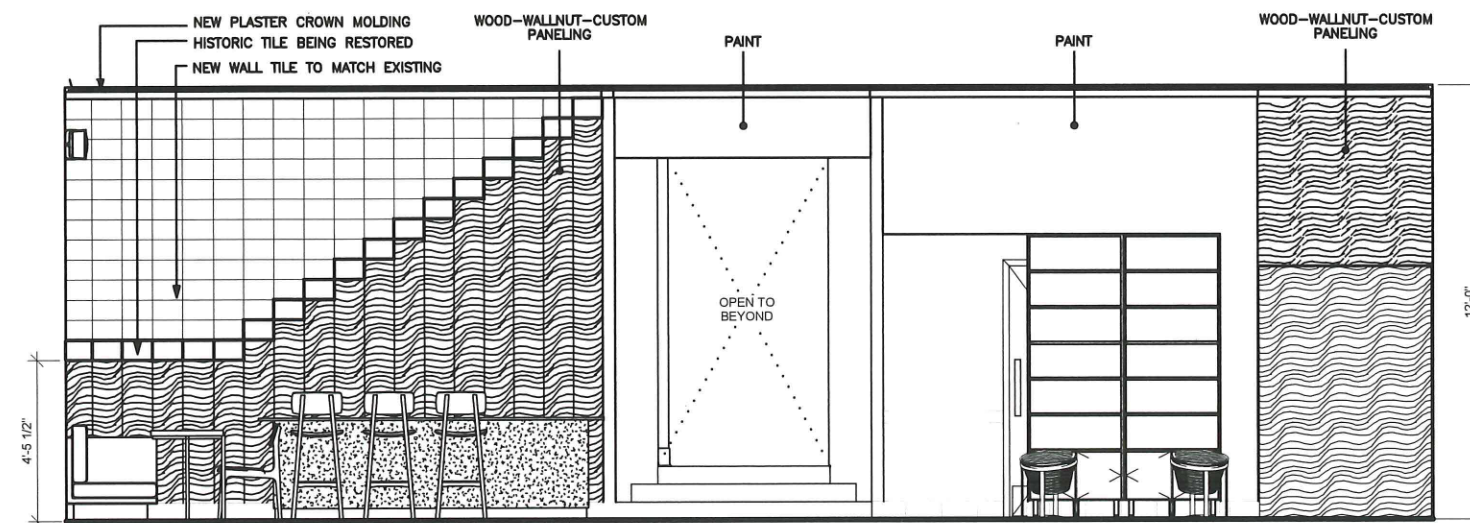
02 ELEVATION AT CAFE WALL BANQUETTE
Scale: 3/16" = 1'-0"



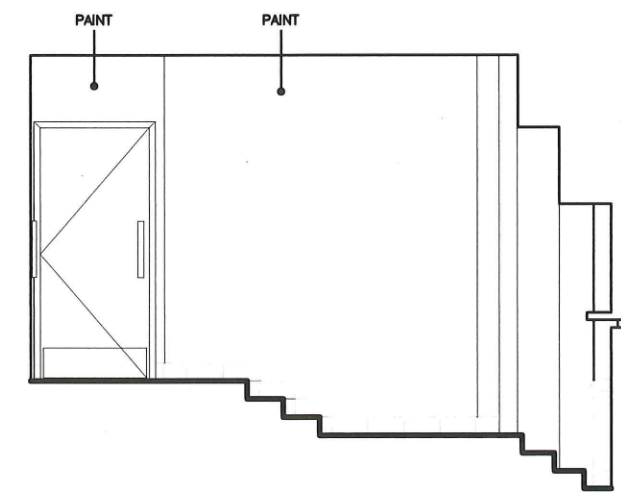
03 ELEVATION AT FRONT BAR
Scale: 3/16" = 1'-0"



04 ELEVATION AT MAIN ENTRANCE
Scale: 3/16" = 1'-0"



05 ELEVATION AT HOTEL ENTRY
Scale: 3/16" = 1'-0"



06 ELEVATION AT CORRIDOR, TYP
Scale: 3/16" = 1'-0"

RENDERING
Stanton South Beach Marriott
Starbucks Renovation





RENDERING
Stanton South Beach Marriott
Starbucks Renovation

