

Stanton: South Beach Marriott

Exterior Canopy Addition 161 OCEAN DR, MIAMI BEACH, FL 33139

Prepared By:
UCI Design
7428 S.W. 48 Street
Miami, Florida 33155



Scope of Work:

Exterior Addition of Canopies:

- 1. New canopy structure attached to the Historic Stanton Building on the third level of the structure
 - 2. New canopy structure on the fourth level of the South Beach Marriott Hotel.
- No additional F.A.R. requested under this application

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.



FIRST SUBMISSION DECEMBER 3, 2015

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	Zoning District:	RM-3 RESIDENTIAL HIGH INTENSITY DISTRICT	
5	Based Flood Elevation: 7.0'	Grade value in NGVD:	5.6'	
6	Adjusted grade (Flood+Grade/2): 6.3'	Lot Area:	61,607 SQ. FT.	
7	Lot width: 150'-8"	Lot Depth:	417'-9"	
8	Minimum Unit Size N/A	Average Unit Size	N/A	
9	Existing use: Hotel/ Multi Use	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		64	
53	Number of seats inside	N/A		9	
54	Total number of seats	N/A		73	
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		127	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	xxxxxxxxxxx
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	YES
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
61	Is this a contributing building?	<u>Yes</u> or No
62	Located within a Local Historic District?	<u>Yes</u> or No

Notes:

If not applicable write N/A

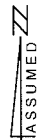
All other data information may be required and presented like the above format.

ZONING DATA
Stanton South Beach Marriott
Canopy Addition

of
161 OCEAN DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
KOMAR INVESTMENTS, INC.

3

of
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



















GRAPHIC SCALE

SCALE : 1" = 20'



- | | | |
|--------|----------------|--------------------|
| A | Are | Length |
| A/C | Air | Conditioner Pod |
| ASPH. | Asphalt | |
| B | Bench | Structure |
| C.B.S. | Concrete | Block Structure |
| C.G. | Center | & Gutter |
| C/L | Center | Line |
| C/N | Concrete | |
| C.S. | Concrete | Slab |
| C.L.F. | Chain | Link Fence |
| D.C. | Depressed | Cut |
| E | Electric | Transformer Pad |
| E.T.P. | Electric | Transformer Pad |
| F.F.E. | Finished | Floor Elevation |
| F.F. | Found | Iron Pipe |
| F.P. | Found | Nail & Disc |
| F.R. | Found | Rebar |
| I.D. | Identification | |
| I.V. | Inverts | |
| L.F.L. | Lowest | Floor Elevation |
| M/L | Monument | Line |
| P.B. | Plot | Book |
| P.C.P. | Permanent | Control Point |
| P.L. | Planter | |
| P/L | Property | Line |
| P.R.M. | Permanent | Reference Monument |
| R/W | Right-of-Way | Line |
| SWK. | Site | Work |
| T.C. | Temporary | Benchmark |
| V.G. | Volley | Gutter |

LEGEND

- | | | | |
|---|------------------------|---|--------------------------|
|  | Concrete Light Pole |  | Sewer Valve |
|  | Metal Light Pole |  | Mail Box |
|  | Guy Wire |  | Spot Elevation |
|  | Utility Power Pole |  | Temporary Benchmark |
|  | Fire Hydrant |  | Diameter=Height=Spread |
|  | Water Meter |  | Right-of-Way Lines |
|  | Electric Box |  | Property Corner |
|  | Telephone Box |  | Traffic Sign |
|  | Sewer Manhole |  | Catch Basin |
|  | Overhead Utility Lines |  | Drainage Manhole |
|  | Light Pole |  | Wood Fence |
|  | Gas Valve |  | Iron Fence |
|  | Water Valve |  | C.S.'s Wall |
|  | Water Manhole |  | Clean Out |
|  | Telephone Manhole |  | Guard Pole |
|  | Monitoring Well |  | Back Flow Preventer |
|  | Parking Meter |  | Irrigation Control Valve |
|  | Chain Link Fence |  | Telephone Booth |
|  | Unknown Manhole |  | Force Main Valve |

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

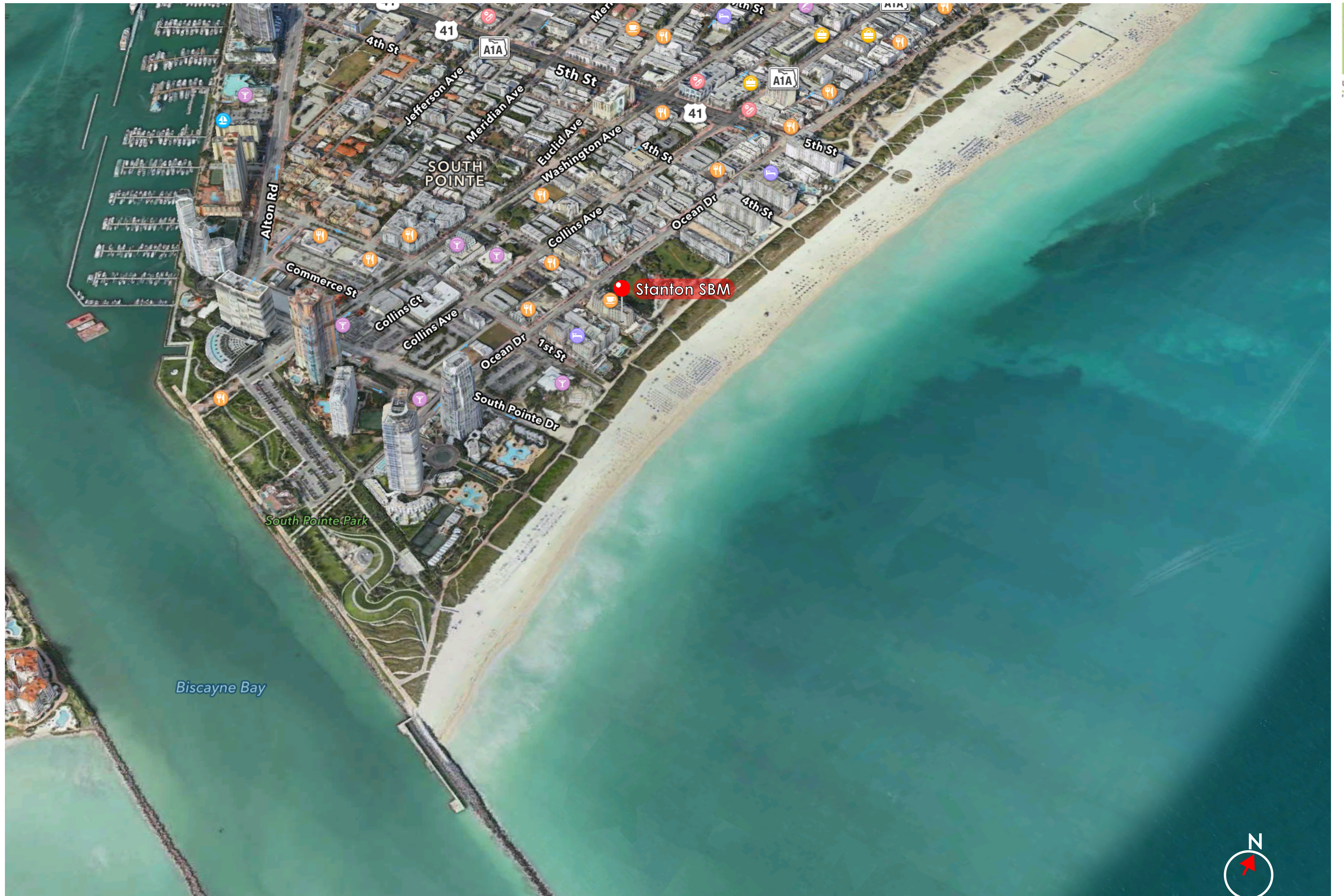
ALTA/ACSM LAND TITLE SURVEY
of

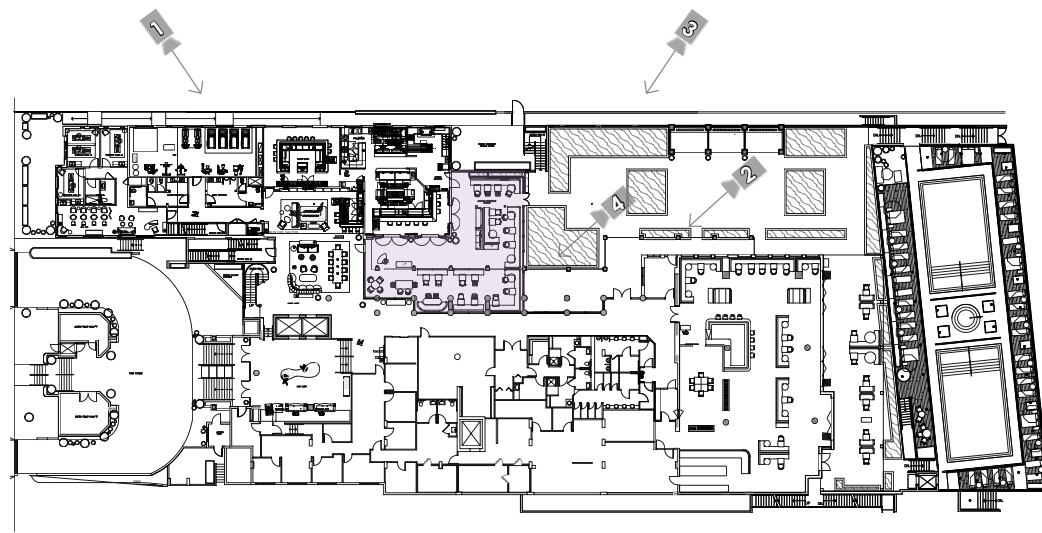
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for
KOMAR INVESTMENTS, INC.

KOMAR INVESTMENTS, INC.

[illegible]

Project:	13-0129
Job:	13-0241
Date:	06-25-2013
Drawn:	G.P.,J.S., A.A.P.
Checked:	J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 2 OF 2	

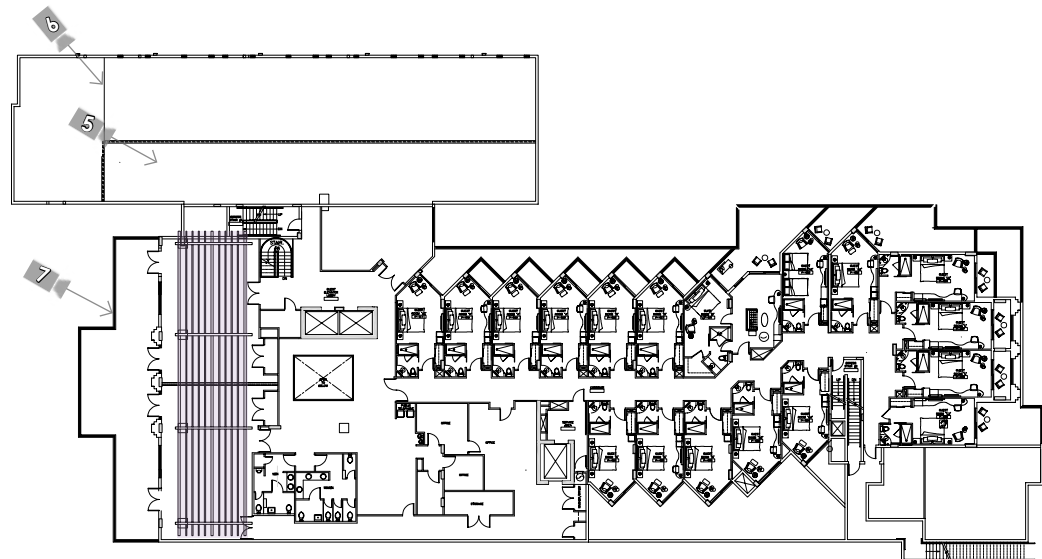




TRELLIS AREA

STANTON SBM: LEVEL 3 

SCALE: NTS



TRELLIS AREA

STANTON SBM: LEVEL 4 

SCALE: NTS



1. NORTH VIEW AT PROPOSED CANOPY AREA AUGUST 2014



2. NORTH WEST VIEW FROM UPPER DECK TERRACE AUGUST 2014



3. NORTH VIEW AT PROPOSED CANOPY AREA AUGUST 2014



4. NORTH WEST VIEW FROM UPPER DECK TERRACE AUGUST 2014



5. NORTH WEST ELEVATION AT PROPOSED CANOPY AREA AUGUST 2014



6. NORTH WEST ELEVATION AT PROPOSED CANOPY AREA AUGUST 2014



7. NORTH WEST ELEVATION AT PROPOSED CANOPY AREA AUGUST 2014