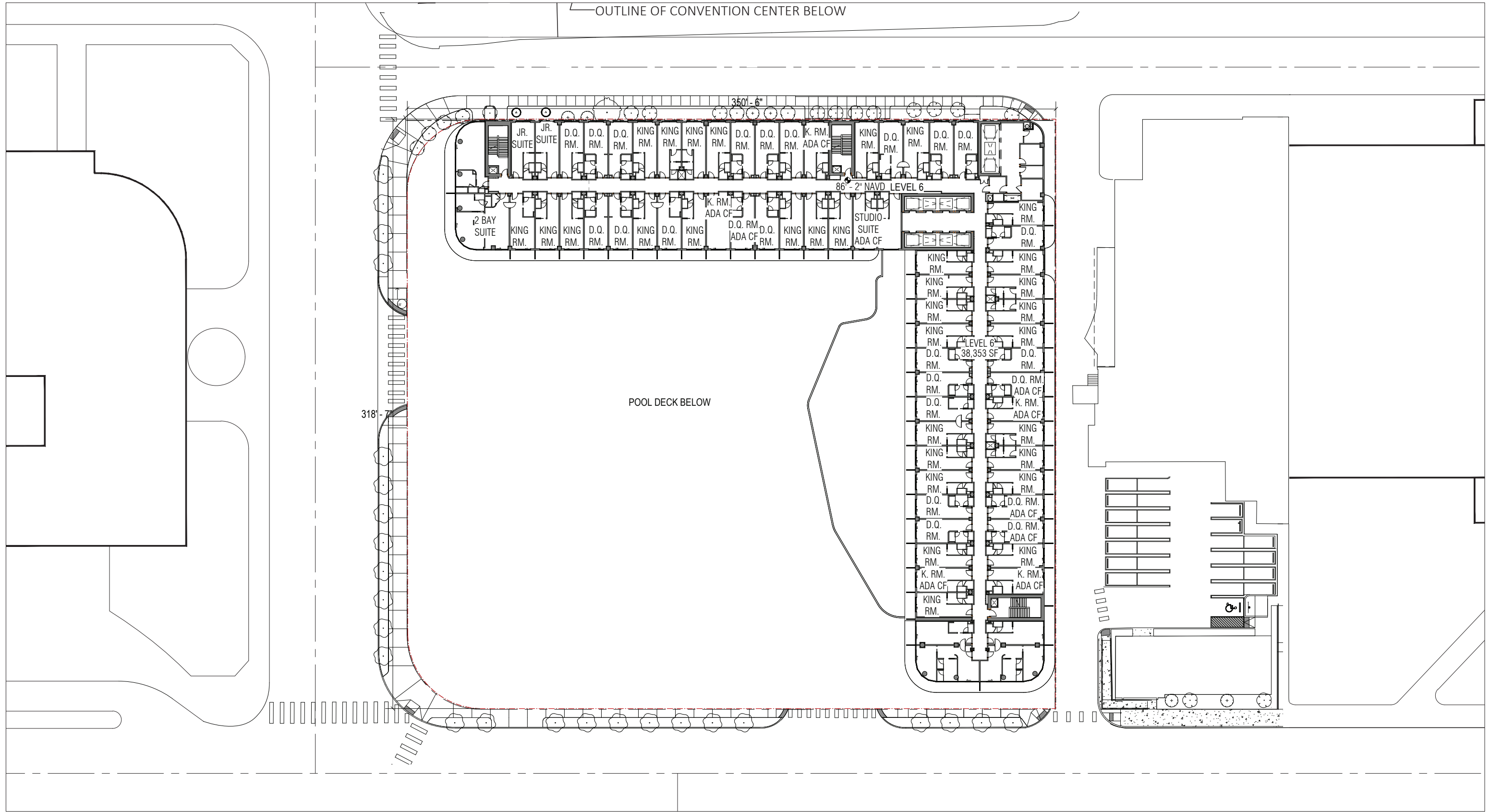






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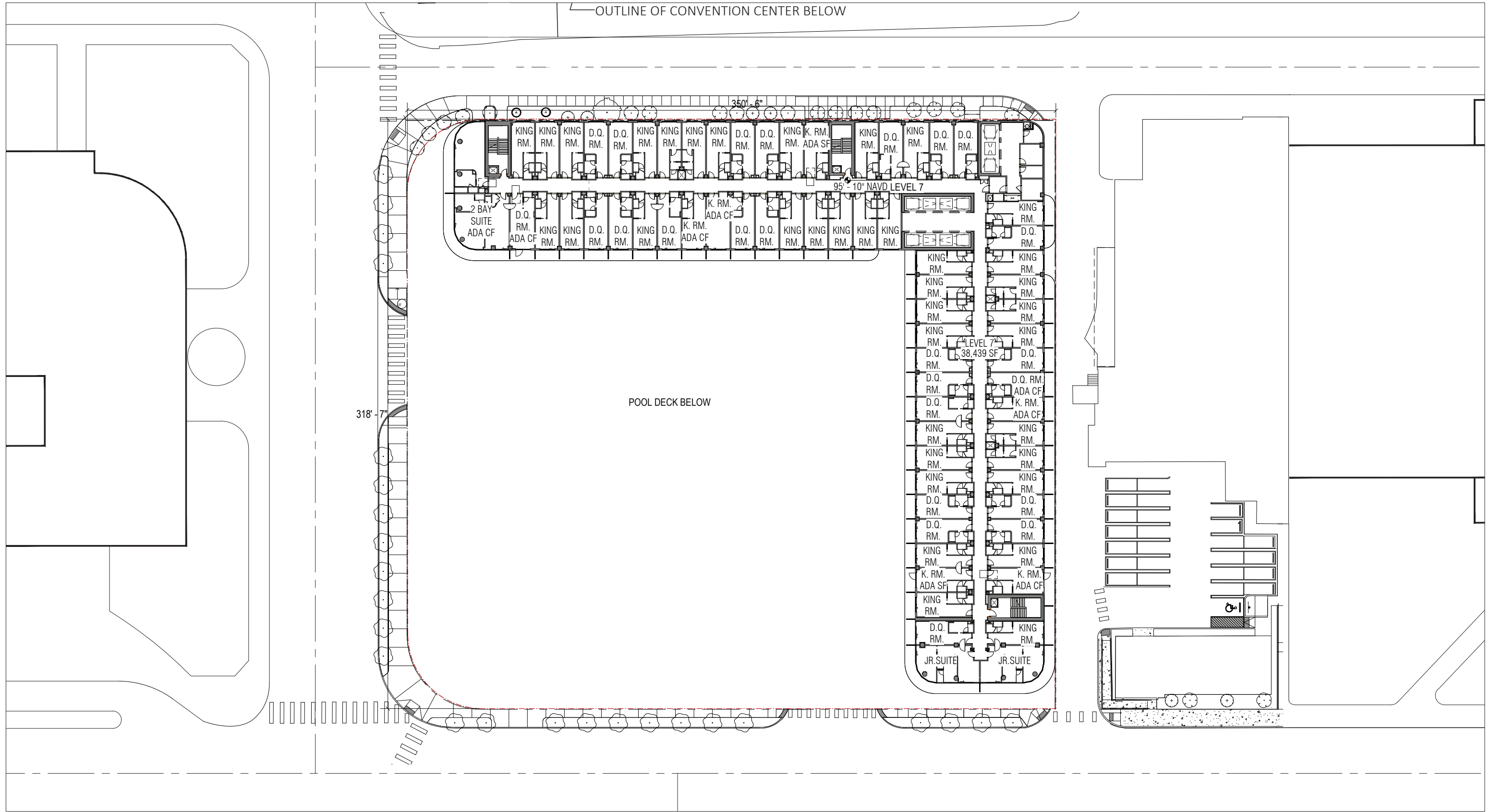
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 06**

**DATE:
2024.02.02**

A1-29



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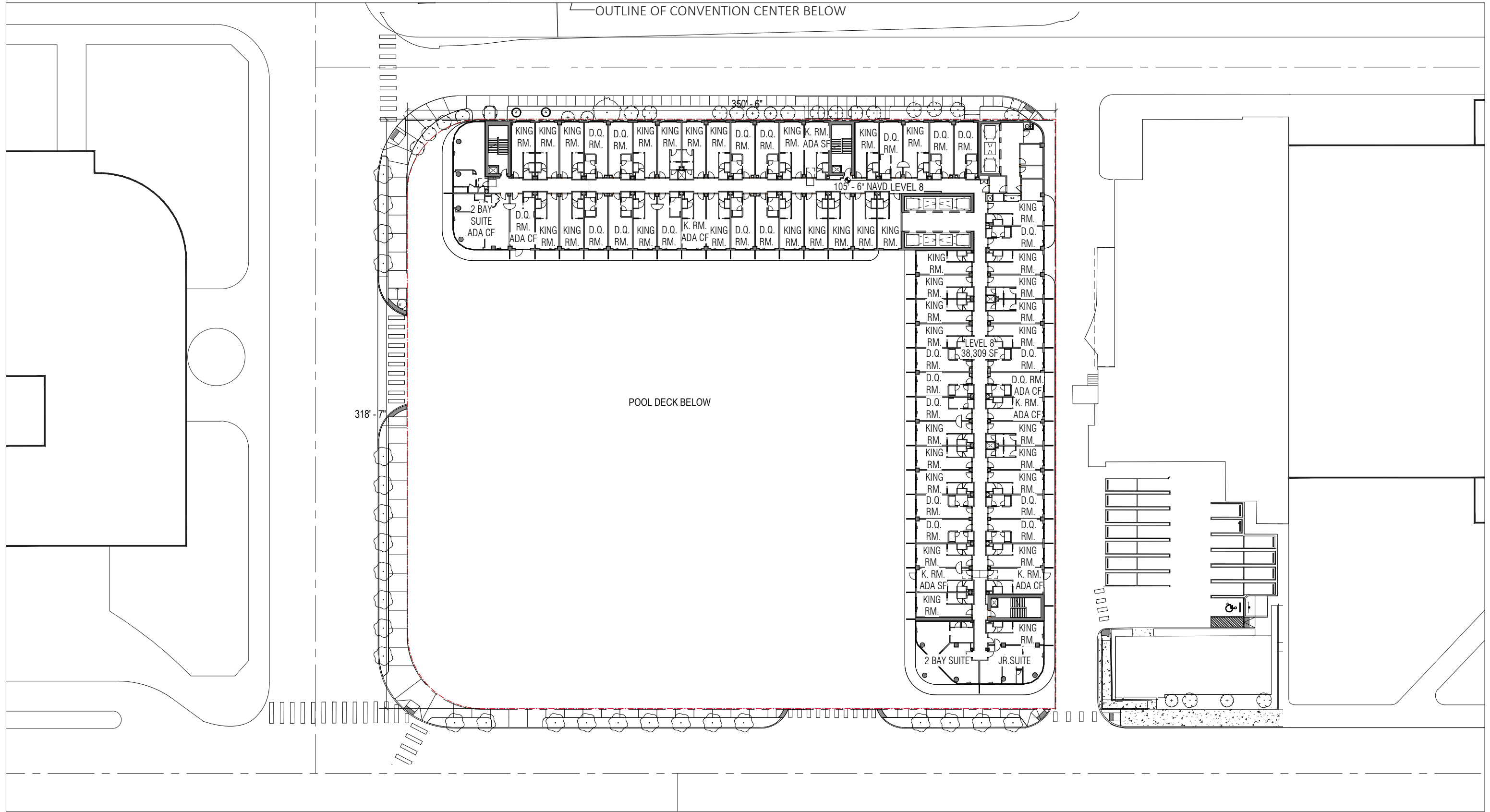
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
LEVEL 07

DATE:
2024.02.02

A1-30



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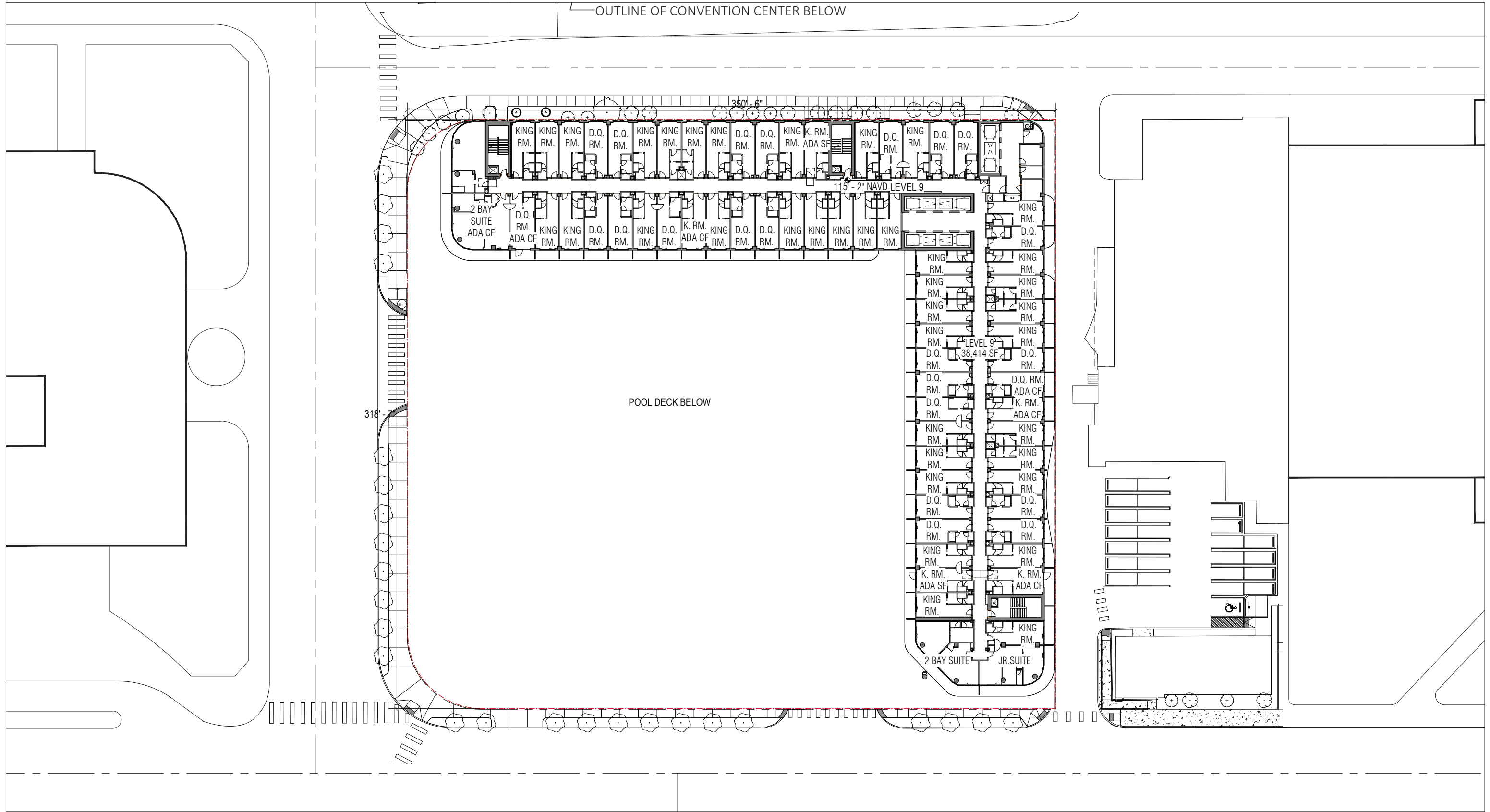
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**B/W PLAN
LEVEL 08**

**DATE:
2024.02.02**

A1-31



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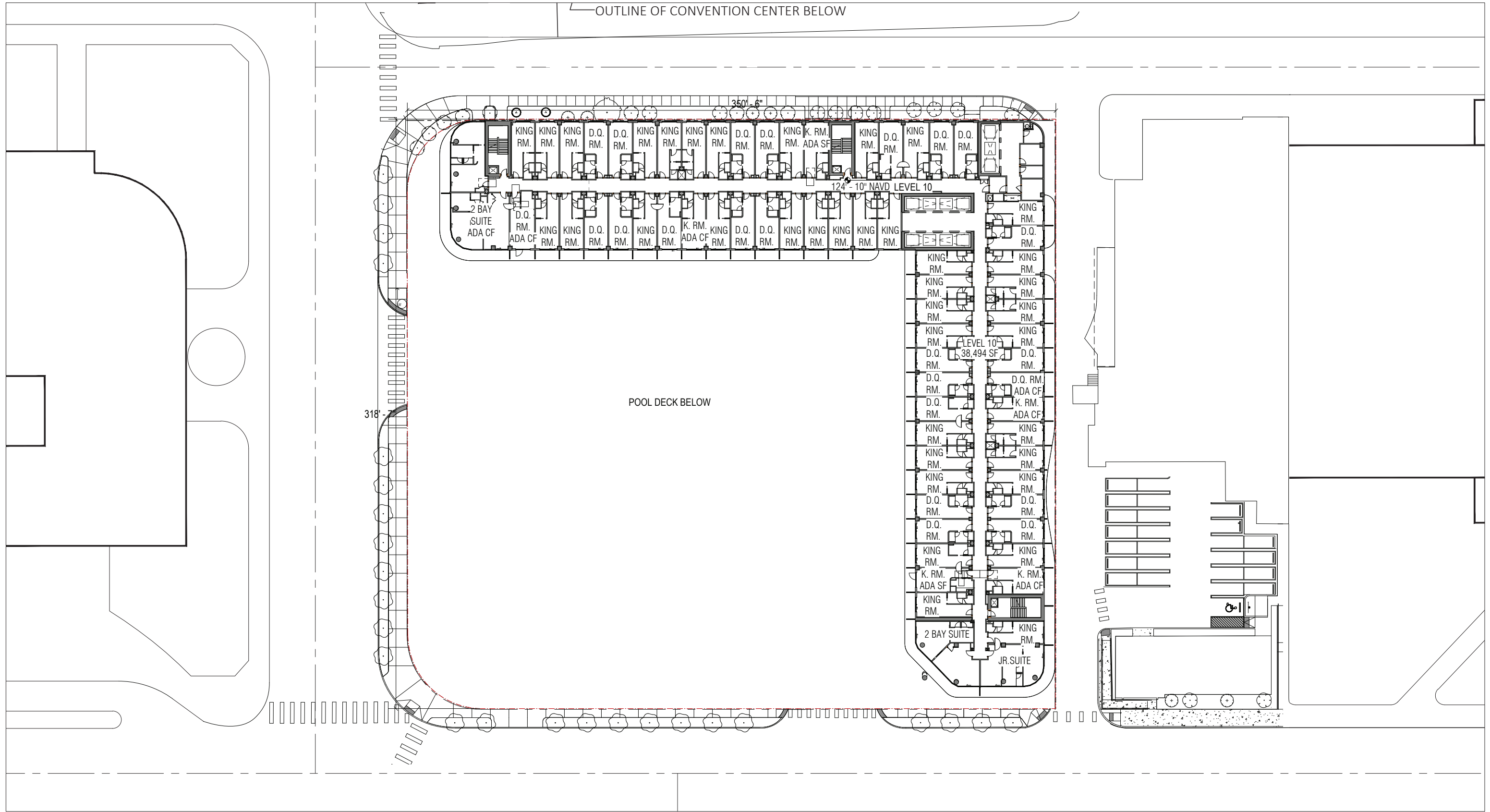
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**B/W PLAN
LEVEL 09**

**DATE:
2024.02.02**

A1-32



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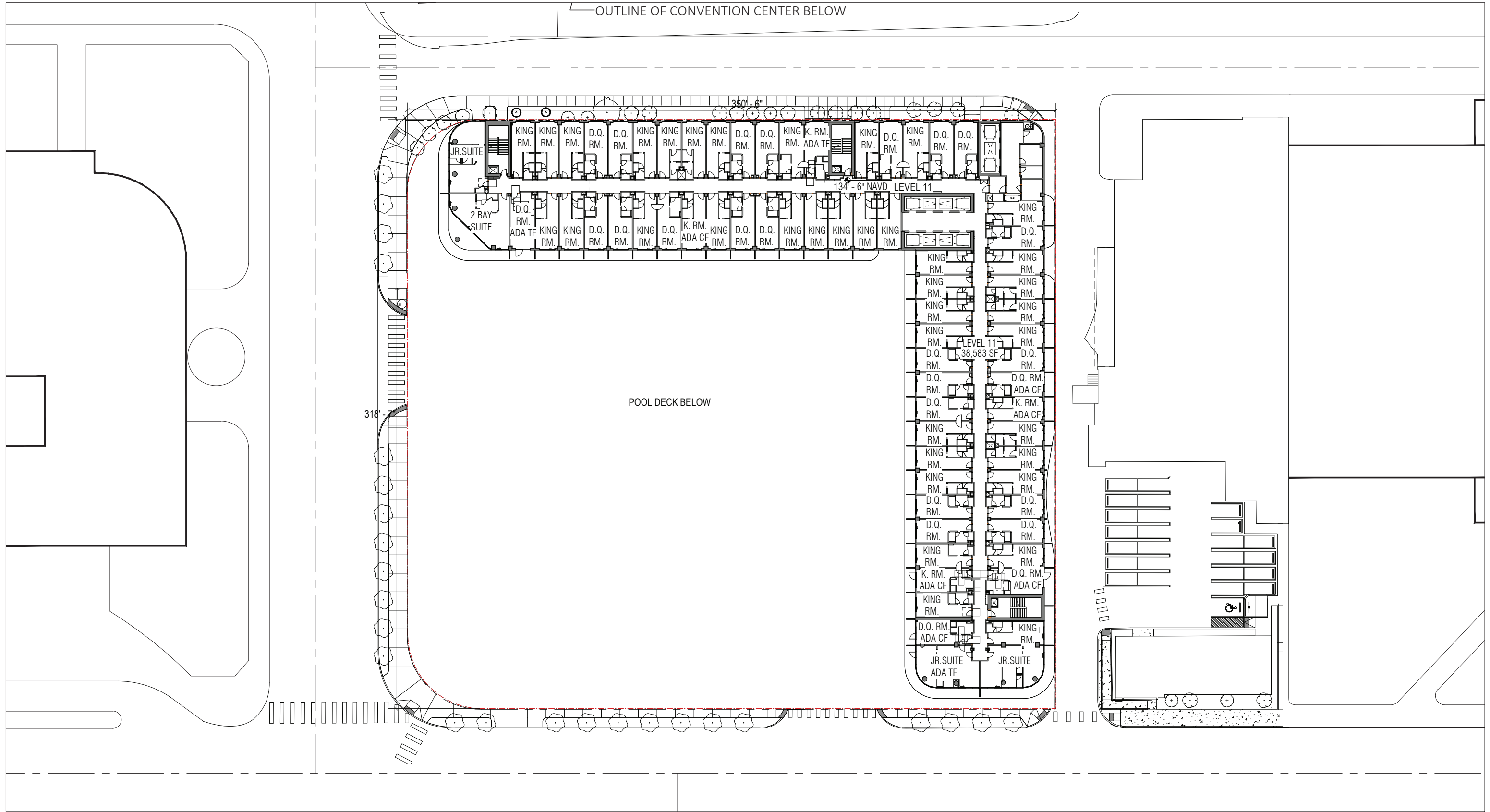
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 10**

**DATE:
2024.02.02**

A1-33



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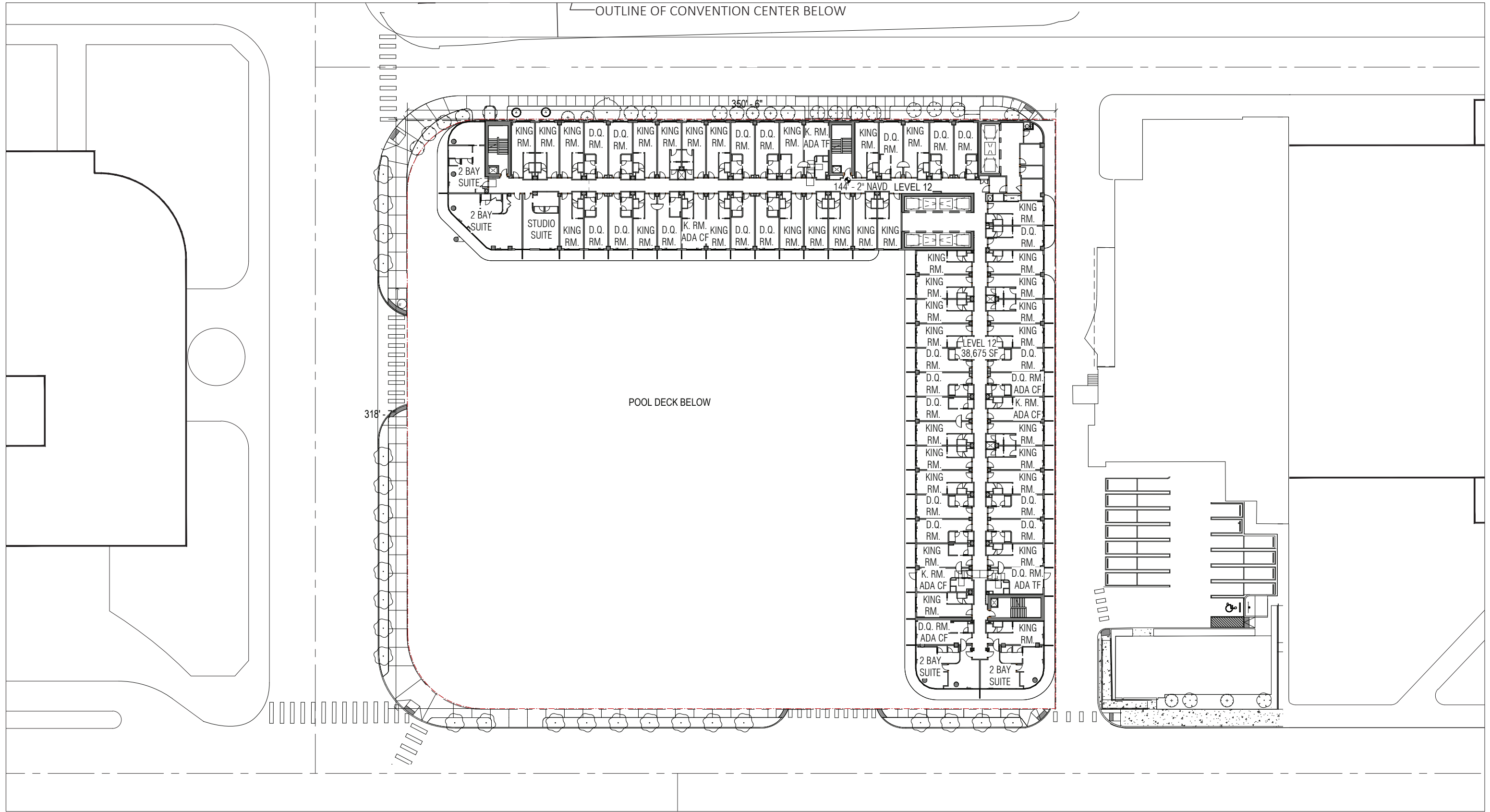
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
LEVEL 11

DATE:
2024.02.02

A1-34



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

B/W PLAN
LEVEL 12

DATE:
2024.02.02

A1-35

NOT USED



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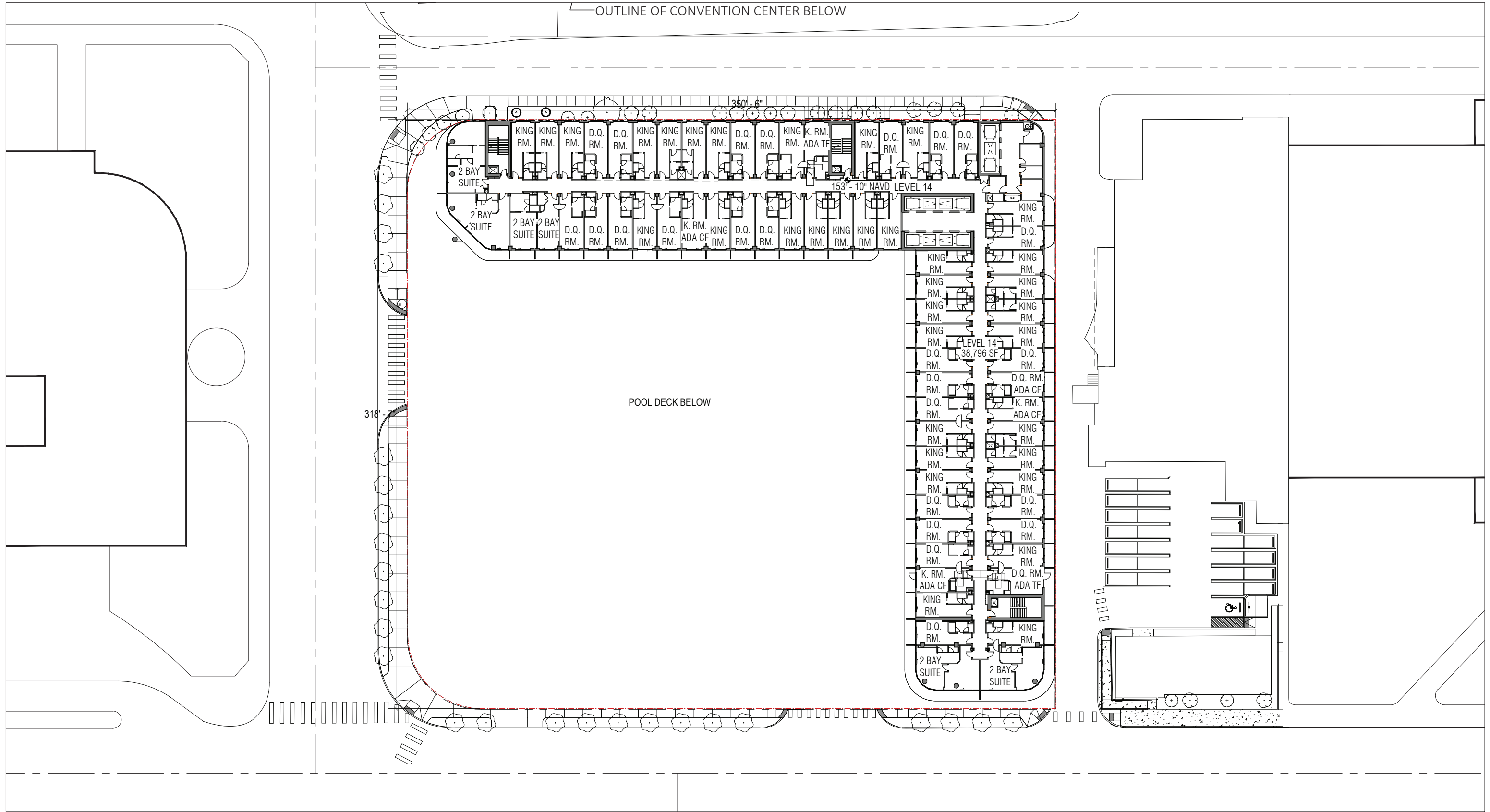
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 13 NOT USED**

**DATE:
2024.02.02**

A1-36



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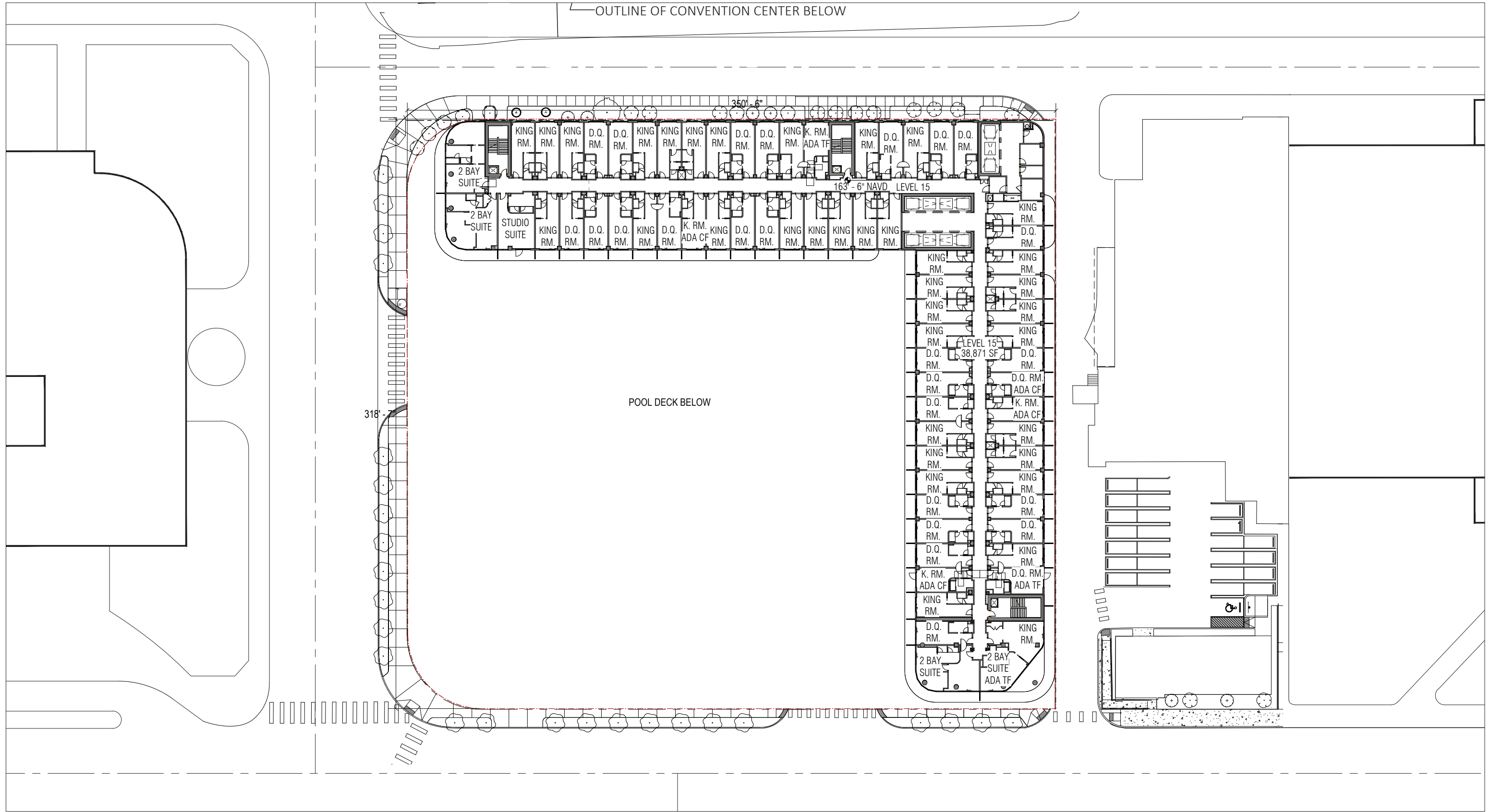
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 14**

**DATE:
2024.02.02**

A1-37



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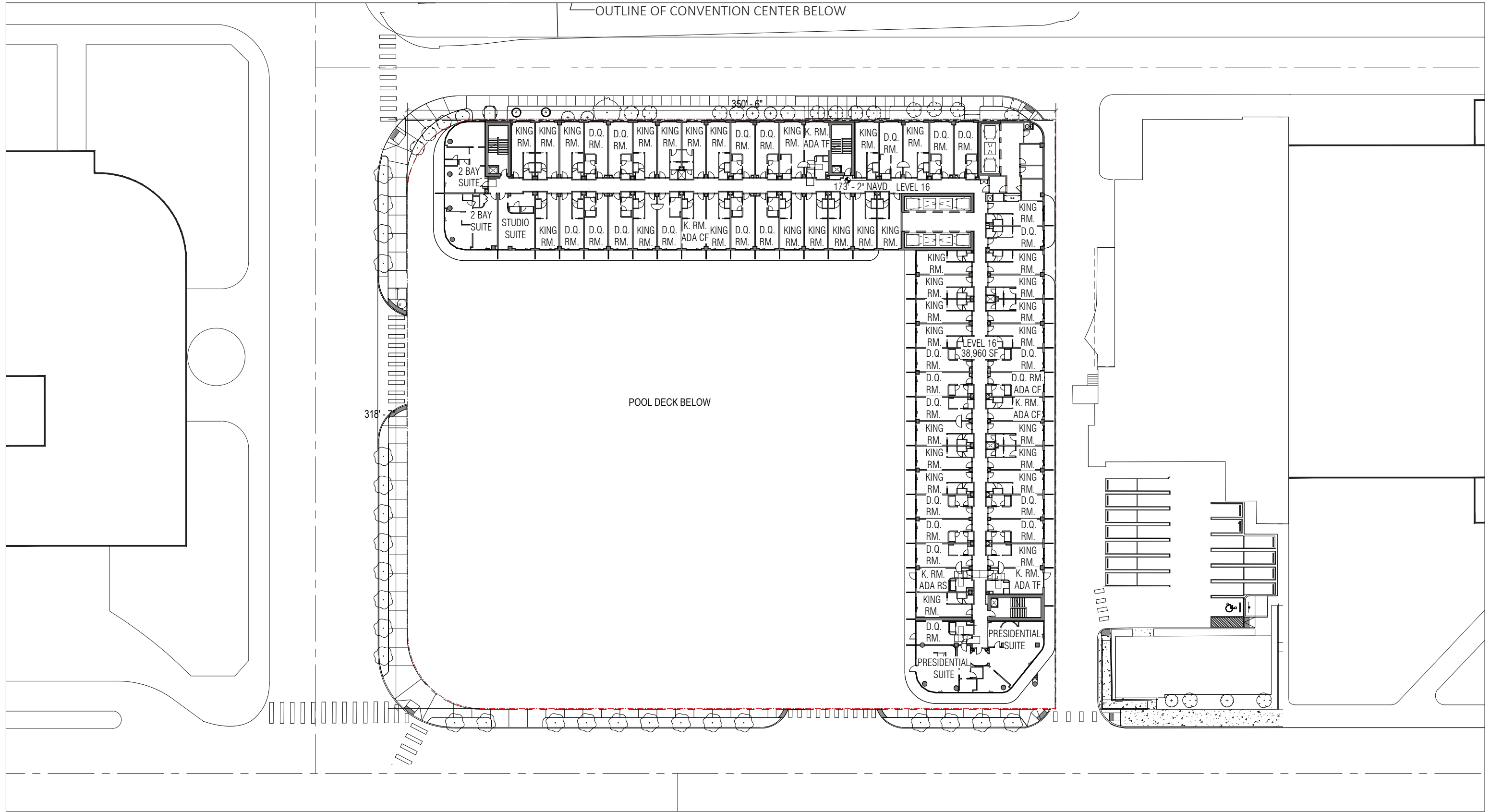
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
LEVEL 15

DATE:
2024.02.02

A1-38



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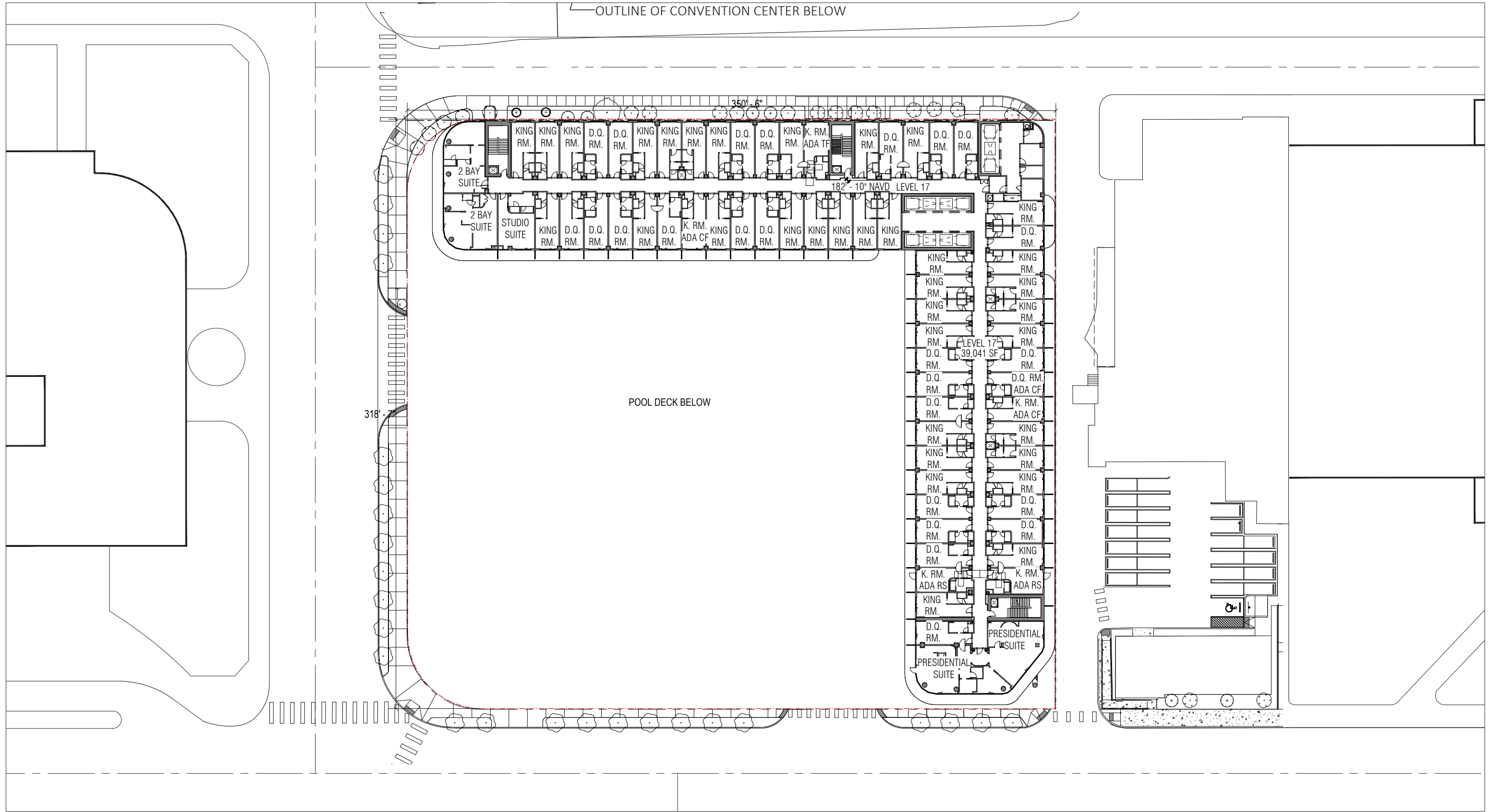
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
LEVEL 16

DATE:
2024.02.02

A1-39



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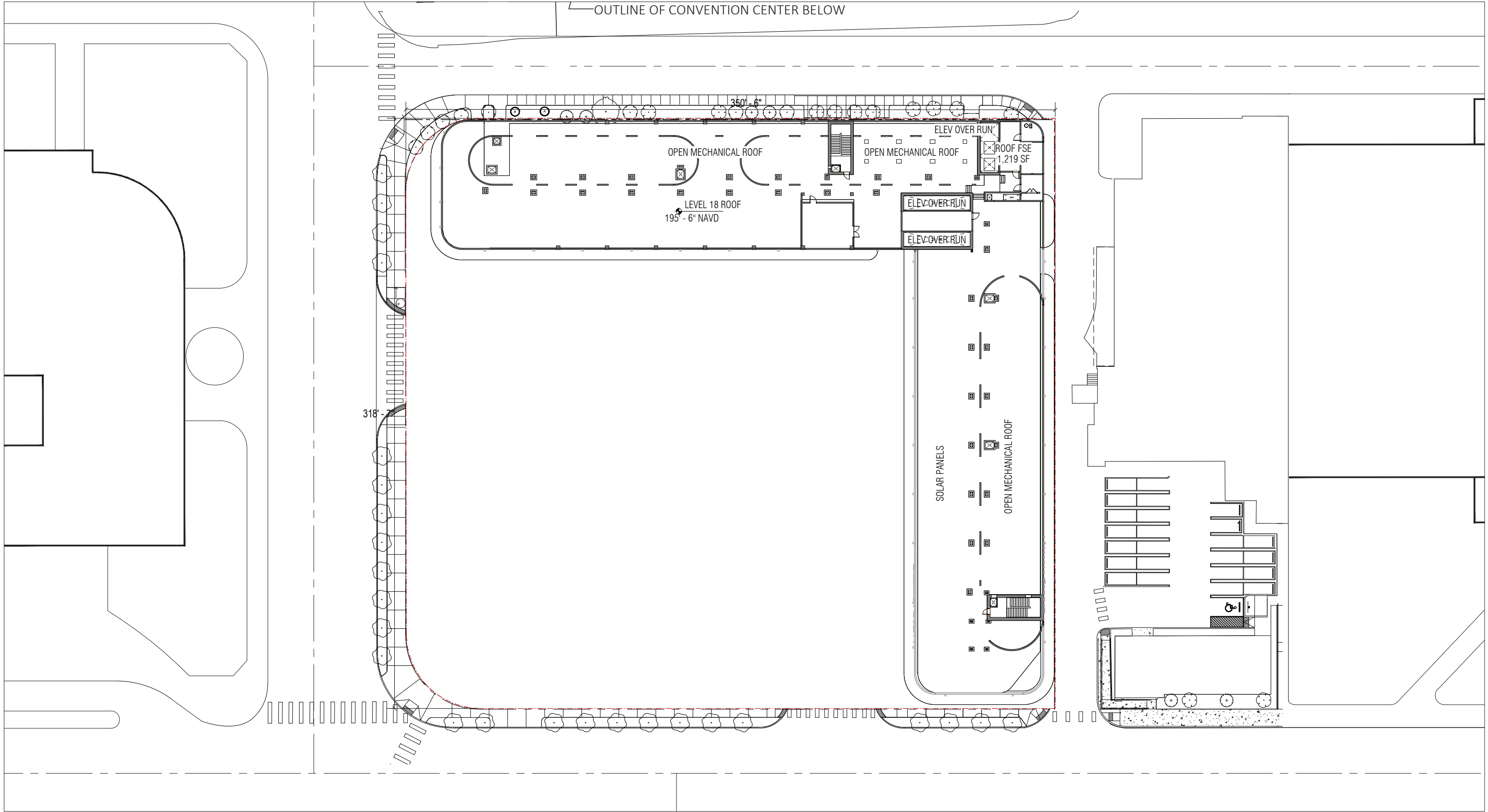
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 17**

**DATE:
2024.02.02**

A1-40



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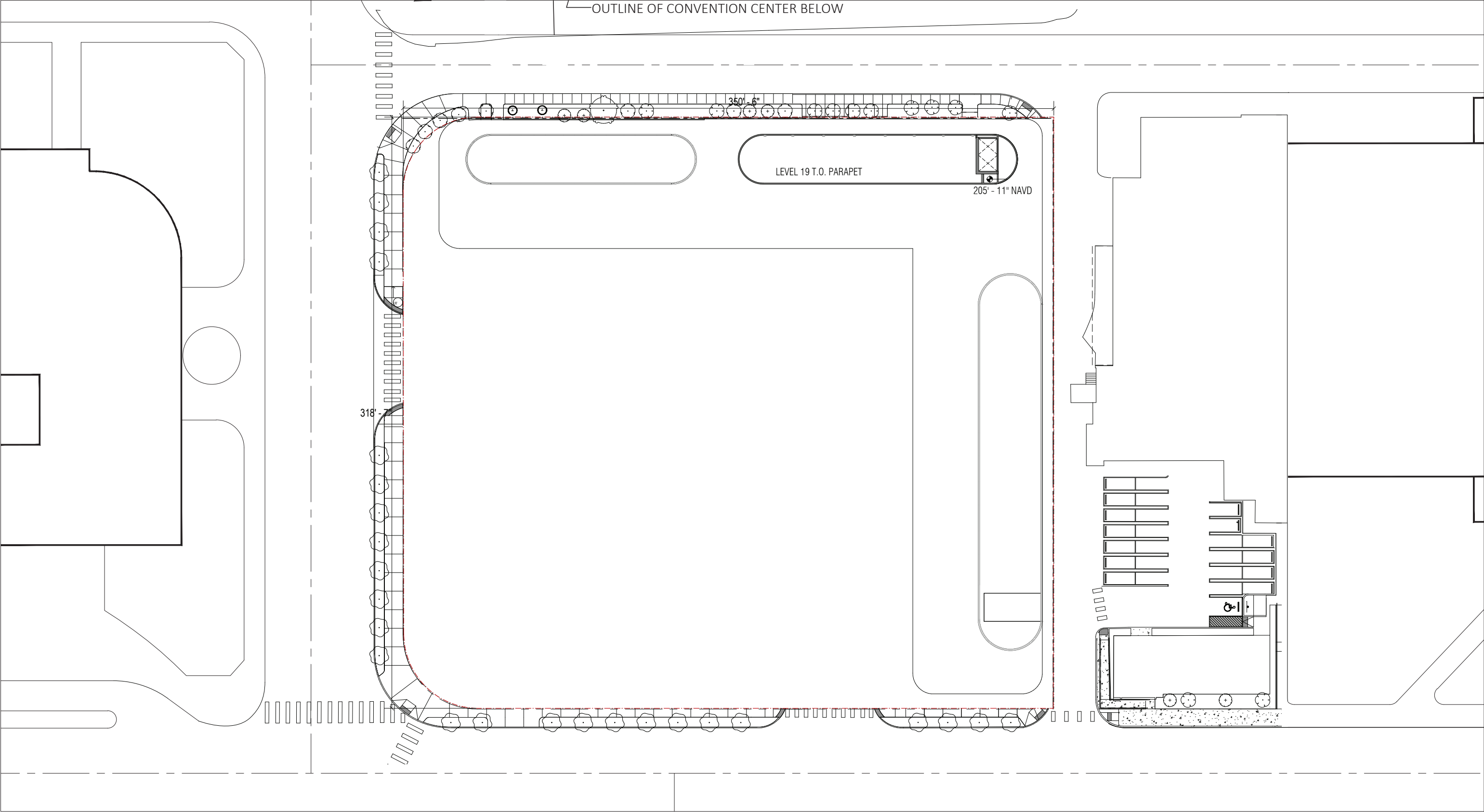
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
ROOF**

**DATE:
2024.02.02**

A1-41



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

**B/W PLAN
UPPER ROOF**

**DATE:
2024.02.02**

A1-42



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

MATERIAL BOARD

DATE:
2024.02.02

A2-00



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

RENDERED SOUTH ELEVATION

DATE:
2024.02.02

A2-01



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

RENDERED WEST ELEVATION

DATE:
2024.02.02

A2-02



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

**STREET ELEVATION
17TH STREET**

**DATE:
2024.02.02**

A2-03



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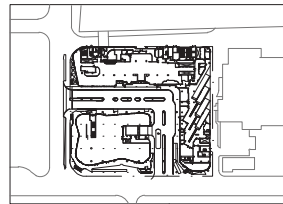
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
CONVENTION CENTER DRIVE**

**DATE:
2024.02.02**

A2-04



KEY PLAN
NTS.



STUCCO
LIGHT GREY

SLIDING GLASS DOOR

PROPERTY LINE

GLASS BALCONY RAILING

GLASS

METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINS

SPANDREL GLASS

EDGE OF
SIDEWALK

MECHANICAL AREA
BEYOND

FITNESS
BEYOND

RESTAURANT

TERRACE BAR

STOREFRONT

SLOPED WALKWAY

ADA RAMP

LOUVERS

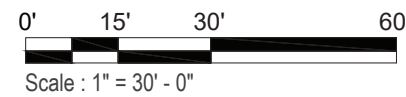
CONCRETE STEPS
PER FLOOR PLAN

ALUM. & GLASS
RAILING TYP

CONC. STEPS PER
FLOOR PLAN

PROPERTY LINE

9'-5"	T.O. PARAPET NGVD 207' - 5 1/2"
13'-8"	LEVEL 18 ROOF NGVD 198' - 0 1/2"
9'-8"	LEVEL 17 NGVD 184' - 4 1/2"
9'-8"	LEVEL 16 NGVD 174' - 8 1/2"
9'-8"	LEVEL 15 NGVD 165' - 0 1/2"
9'-8"	LEVEL 14 NGVD 155' - 4 1/2"
9'-8"	LEVEL 12 NGVD 145' - 8 1/2"
9'-8"	LEVEL 11 NGVD 136' - 0 1/2"
9'-8"	LEVEL 10 NGVD 126' - 4 1/2"
9'-8"	LEVEL 9 NGVD 116' - 8 1/2"
9'-8"	LEVEL 8 NGVD 107' - 0 1/2"
9'-8"	LEVEL 7 NGVD 97' - 4 1/2"
9'-8"	LEVEL 6 NGVD 87' - 8 1/2"
14'-0"	LEVEL 5 NGVD 73' - 8 1/2"
13'-0"	LEVEL 4 NGVD 60' - 8 1/2"
10'-6"	LEVEL 3 MEZZ NGVD 50' - 2 1/2"
10'-6"	LEVEL 3 NGVD 39' - 8 1/2"
14'-0"	LEVEL 2 NGVD 25' - 8 1/2"
12'-8"	BFE +5 NGVD 13' - 0 1/2"
4'-0"	LEVEL 1 BFE +1 NGVD 9' - 0 1/2"



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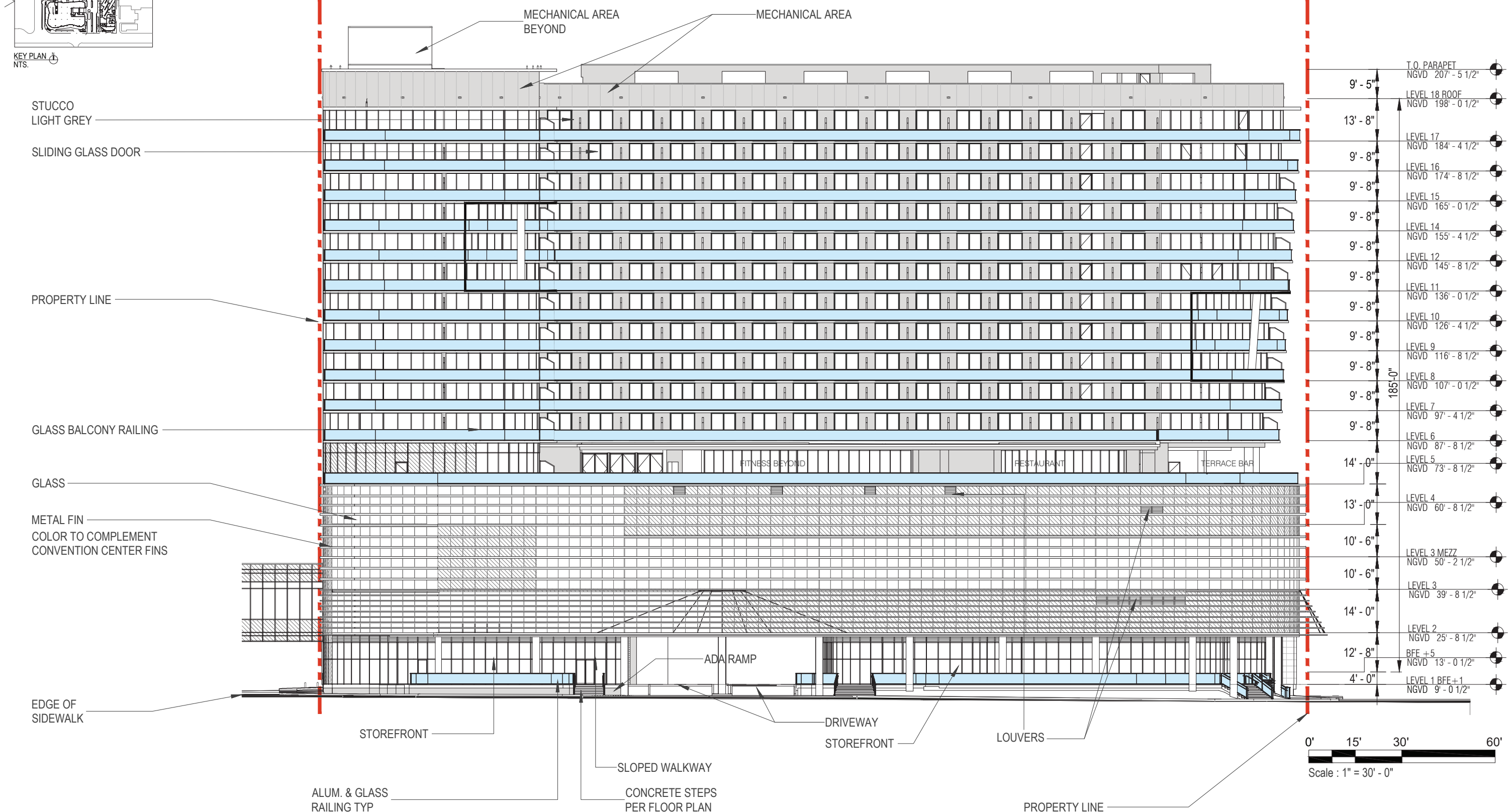
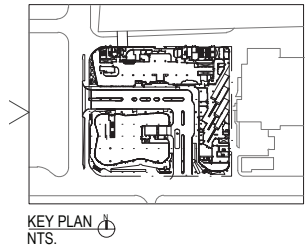
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W SOUTH ELEVATION

DATE:
2024.02.02

A2-05



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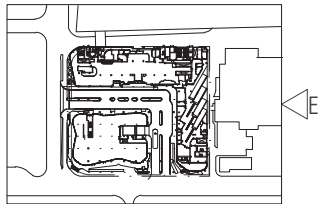
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W WEST ELEVATION

DATE:
2024.02.02

A2-06



KEY PLAN
NTS.

STUCCO
LIGHT GREY

SLIDING GLASS DOOR

PROPERTY LINE

GLASS BALCONY RAILING

GLASS

METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINS

SPANDREL GLASS

10' SETBACK REQUIRED
FOR PODIUM AND TOWER

STEPS BEYOND

EDGE OF
SIDEWALK

STOREFRONT

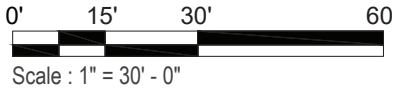
LOUVERS

ALUM. RAILING TYP

PROPERTY LINE

MECHANICAL AREA
MECHANICAL AREA
BEYOND

9'-5"	T.O. PARAPET NGVD 207' - 5 1/2"
13'-8"	LEVEL 18 ROOF NGVD 198' - 0 1/2"
9'-8"	LEVEL 17 NGVD 184' - 4 1/2"
9'-8"	LEVEL 16 NGVD 174' - 8 1/2"
9'-8"	LEVEL 15 NGVD 165' - 0 1/2"
9'-8"	LEVEL 14 NGVD 155' - 4 1/2"
9'-8"	LEVEL 12 NGVD 145' - 8 1/2"
9'-8"	LEVEL 11 NGVD 136' - 0 1/2"
9'-8"	LEVEL 10 NGVD 126' - 4 1/2"
9'-8"	LEVEL 9 NGVD 116' - 8 1/2"
9'-8"	LEVEL 8 NGVD 107' - 0 1/2"
9'-8"	LEVEL 7 NGVD 97' - 4 1/2"
9'-8"	LEVEL 6 NGVD 87' - 8 1/2"
14'-0"	LEVEL 5 NGVD 73' - 8 1/2"
13'-0"	LEVEL 4 NGVD 60' - 8 1/2"
10'-6"	LEVEL 3 MEZZ NGVD 50' - 2 1/2"
10'-6"	LEVEL 3 NGVD 39' - 8 1/2"
14'-0"	LEVEL 2 NGVD 25' - 8 1/2"
12'-8"	BFE +5 NGVD 13' - 0 1/2"
4'-0"	LEVEL 1 BFE+1 NGVD 9' - 0 1/2"



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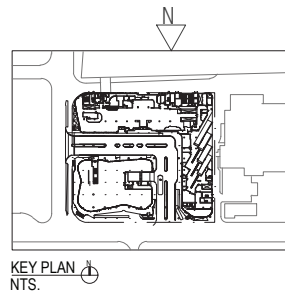
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

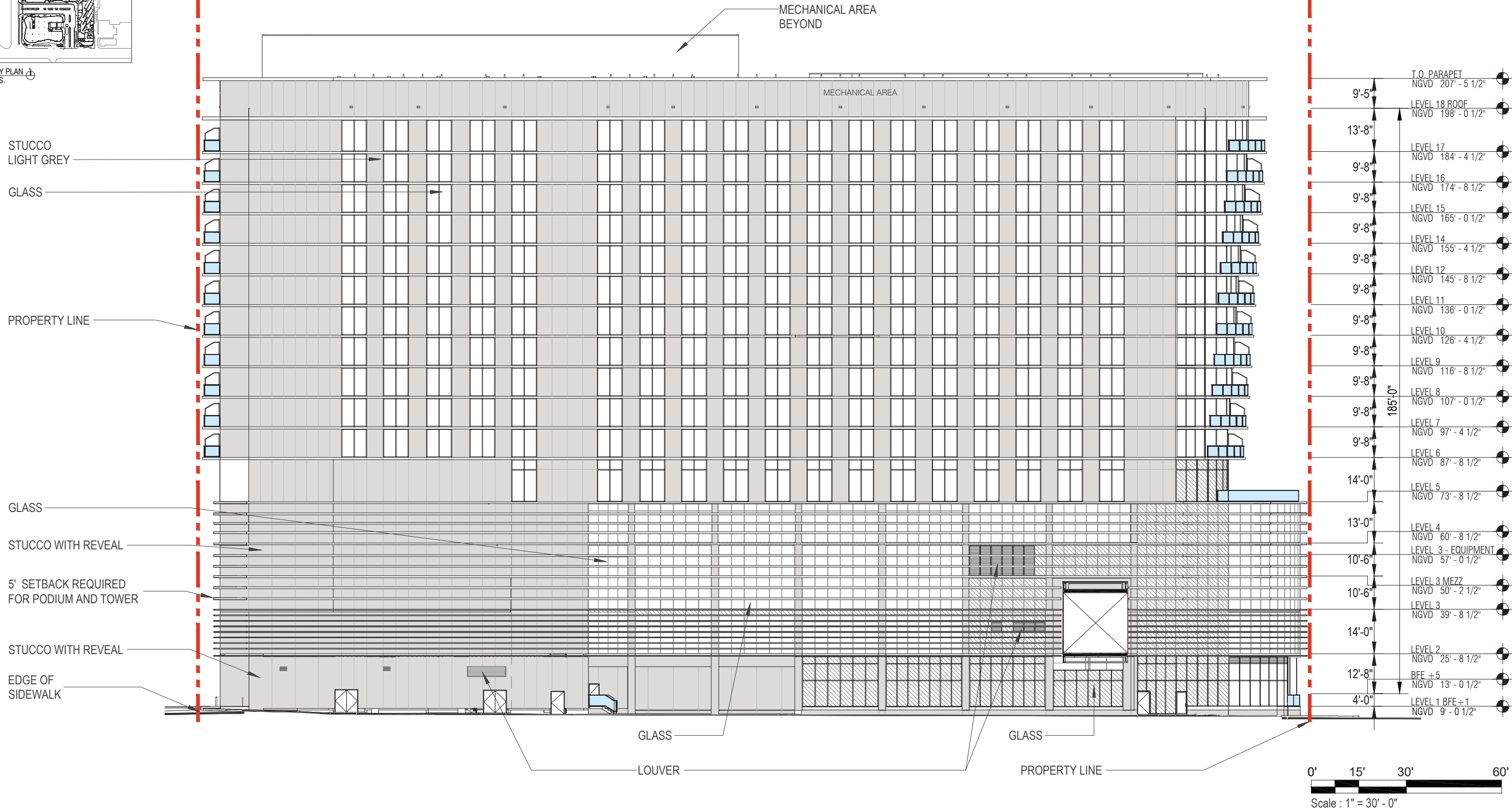
B/W EAST ELEVATION

DATE:
2024.02.02

A2-07



KEY PLAN
NTS.



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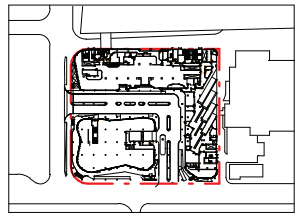
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

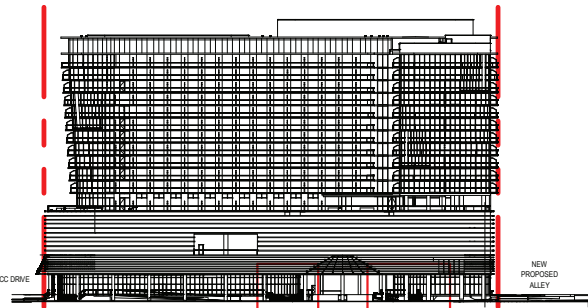
B/W NORTH ELEVATION

DATE:
2024.02.02

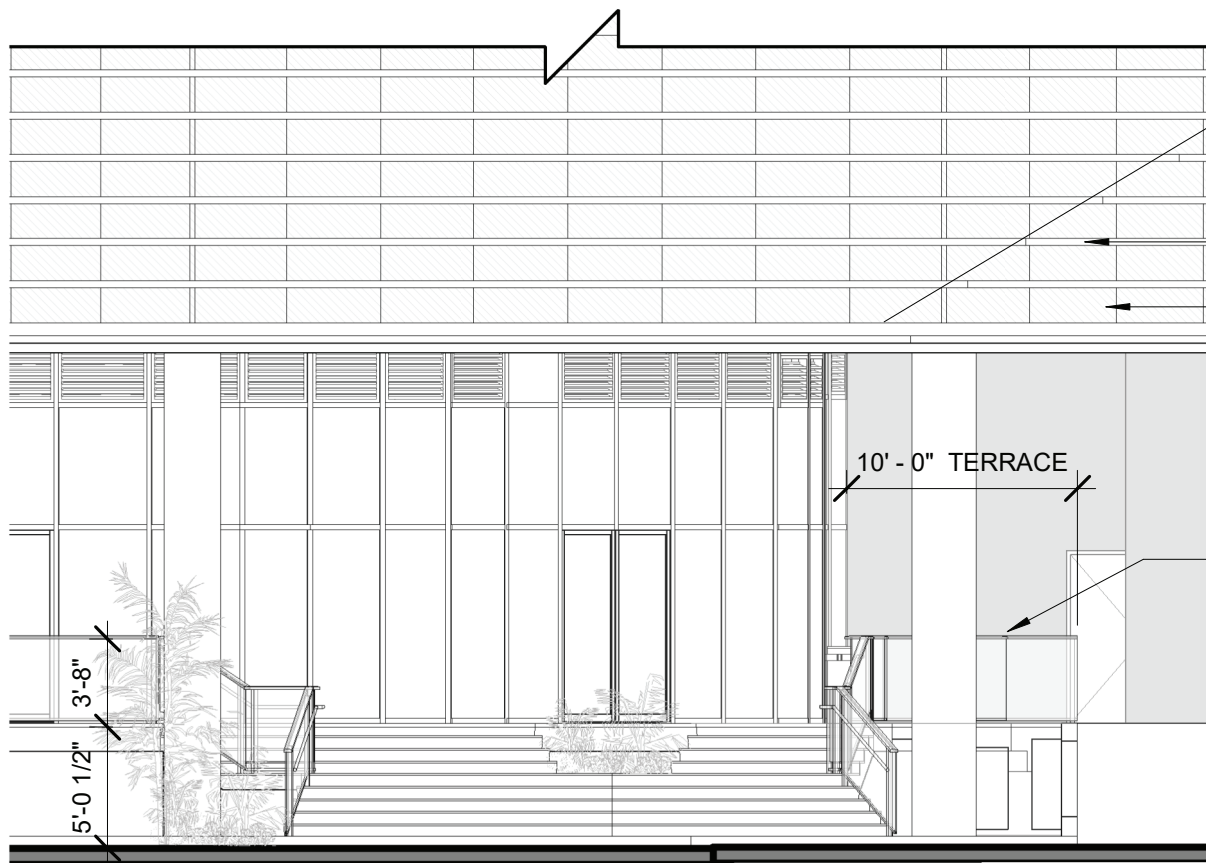
A2-08



KEY PLAN
NTS.



SOUTH ELEVATION
NTS.



METAL FINIS
SPANDREL
GLASS

ALUM./GLAS
SS RAILING
TYP.



ADA RAMP

CONC.
STEPS

TILE/STONE TERRACE
FLOOR FINISH TEB

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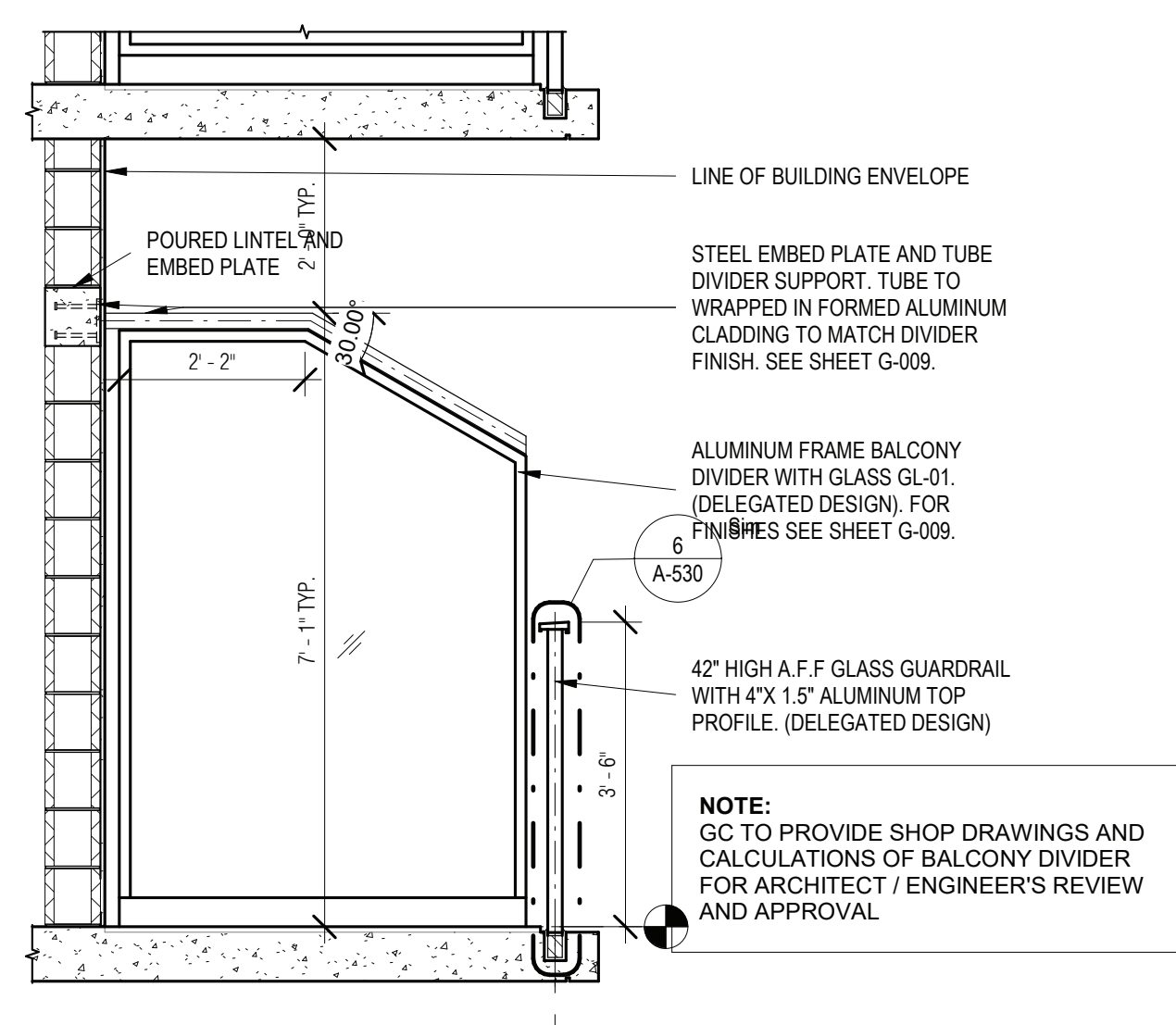
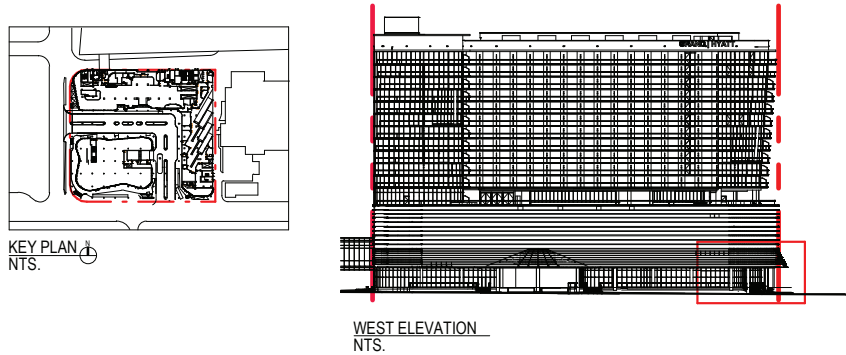
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

ENLARGED GROUND FLOOR ELEVATION

DATE:
2024.02.02

A2-09



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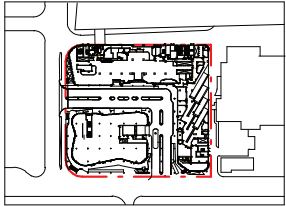
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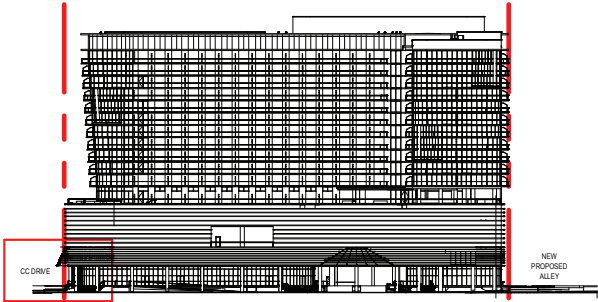
ENLARGED GROUND FLOOR ELEVATION / STOREFRONT SYSTEM

DATE:
2024.02.02

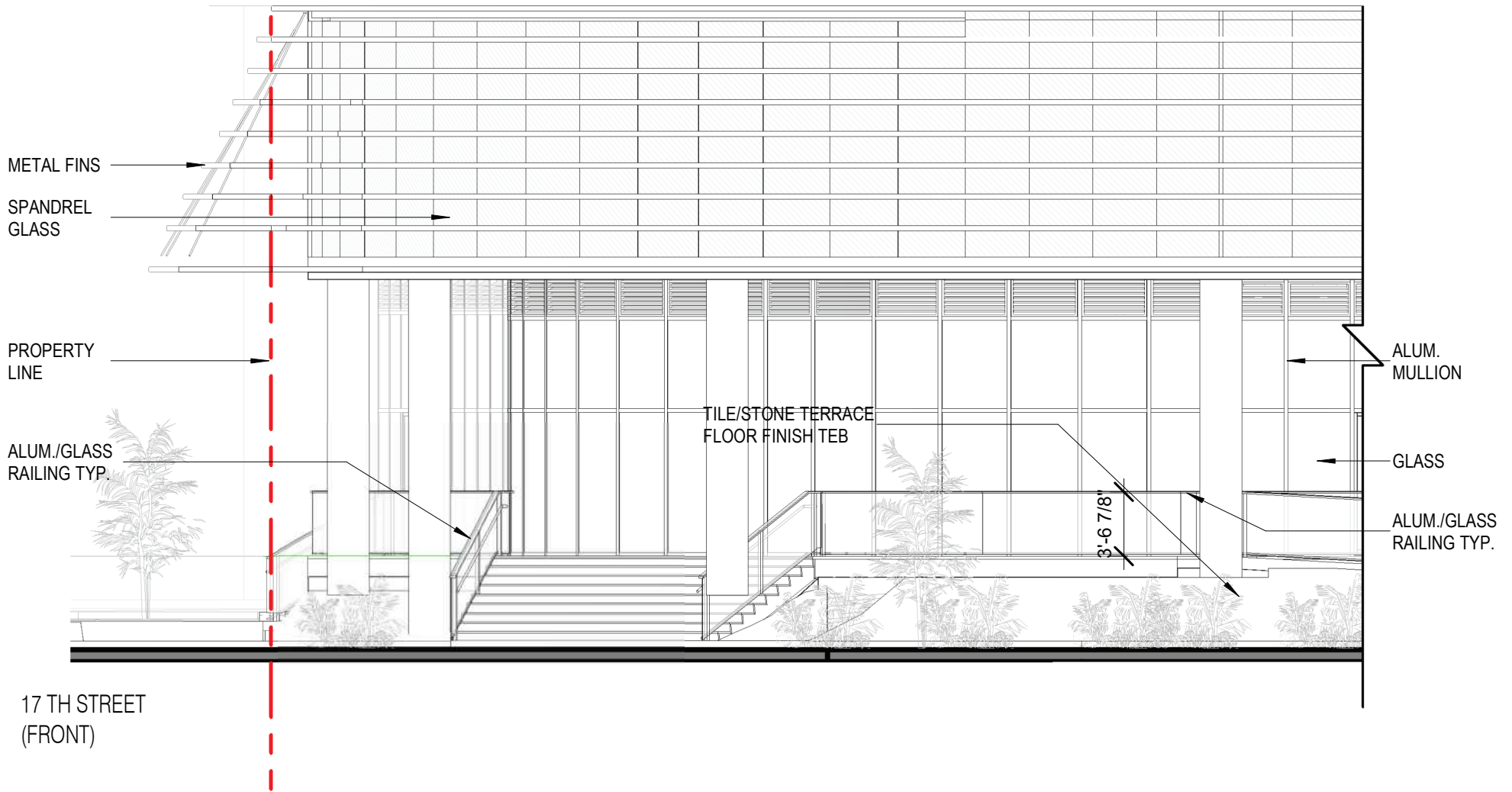
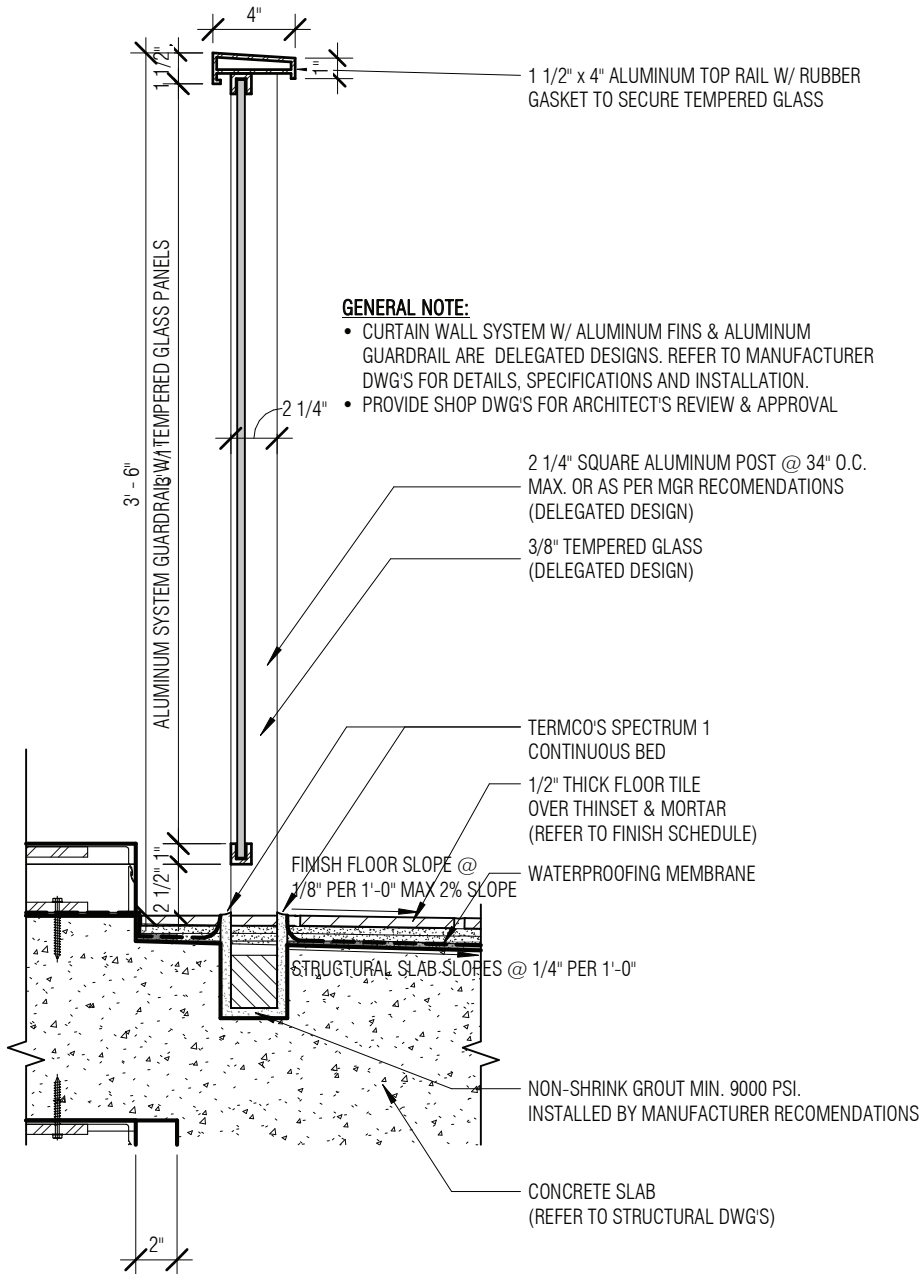
A2-10



KEY PLAN
NTS.



SOUTH ELEVATION
NTS.



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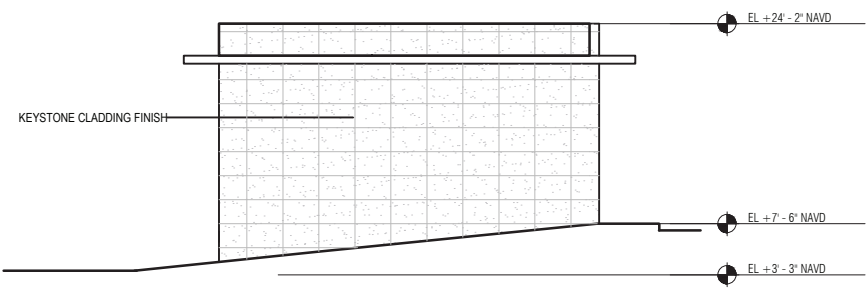
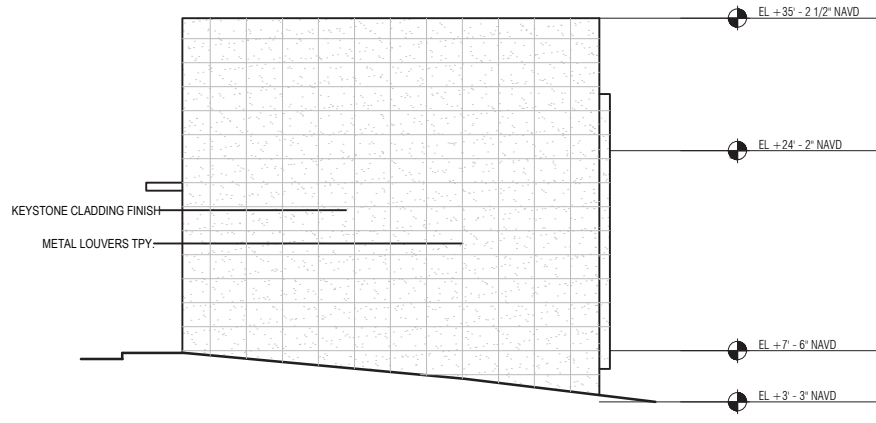
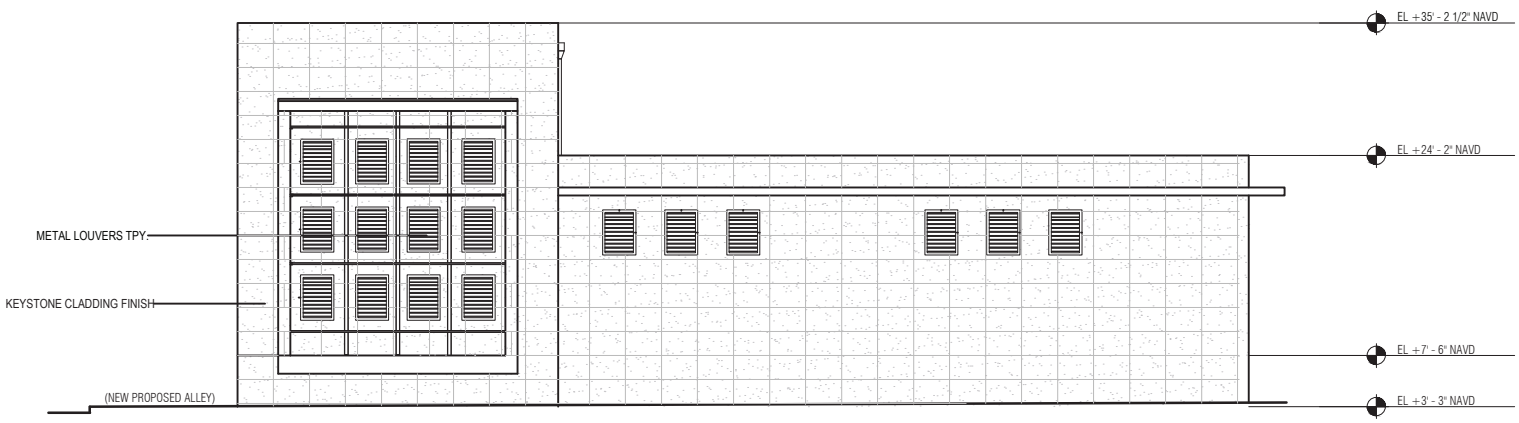
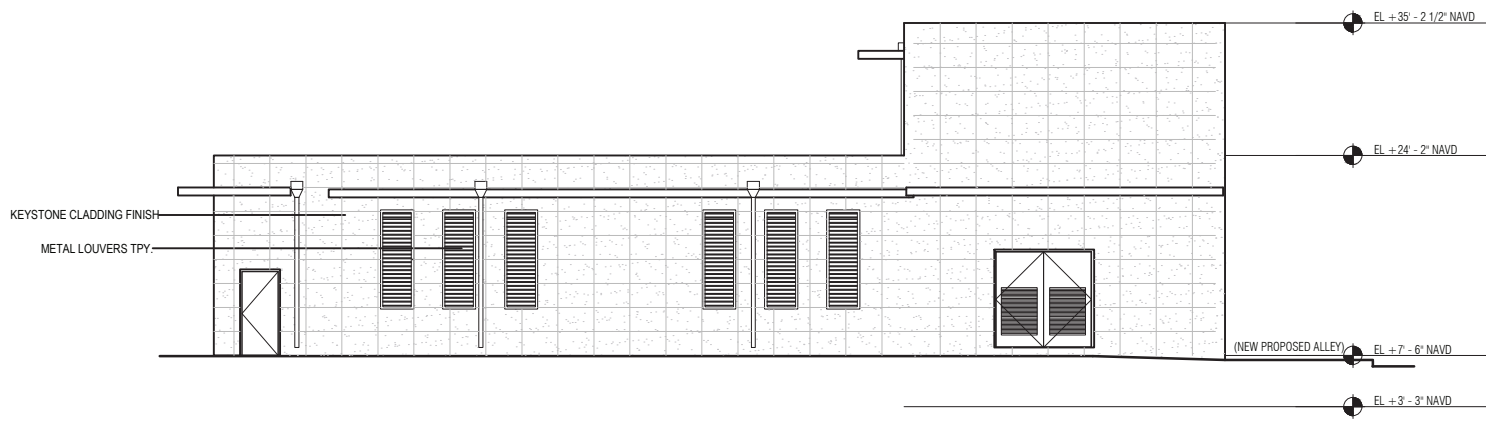
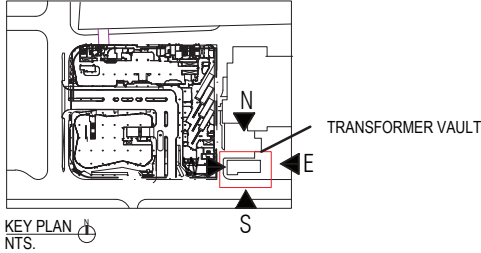
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

ENLARGED DETAILS

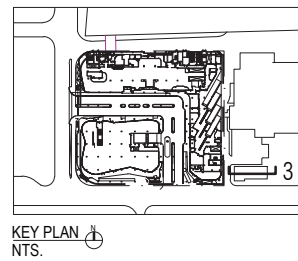
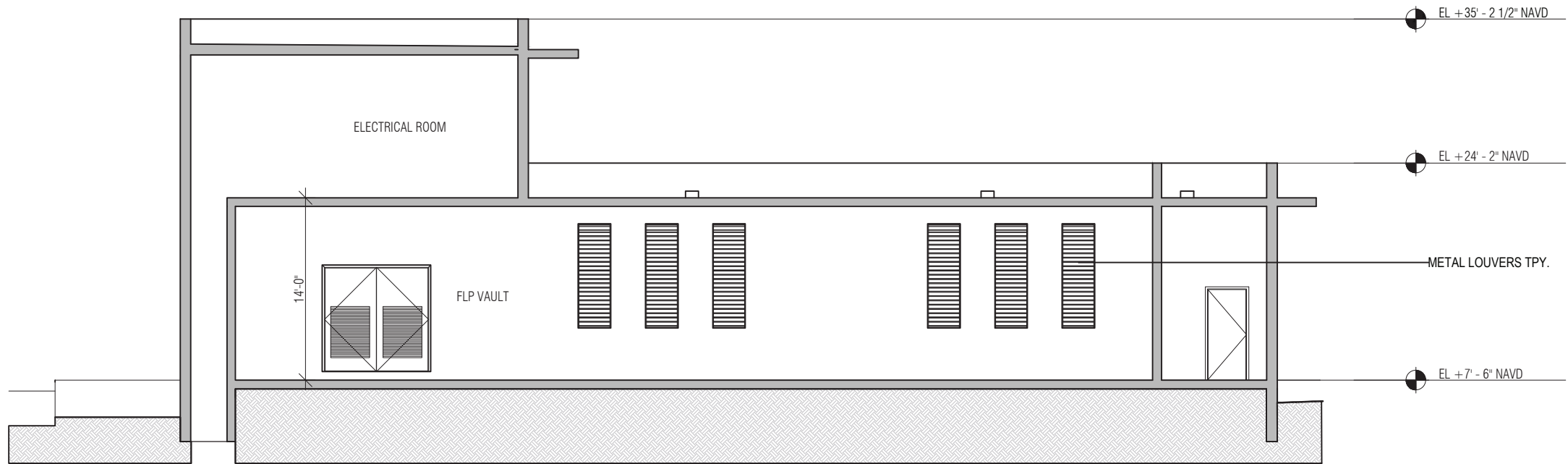
DATE:
2024.02.02

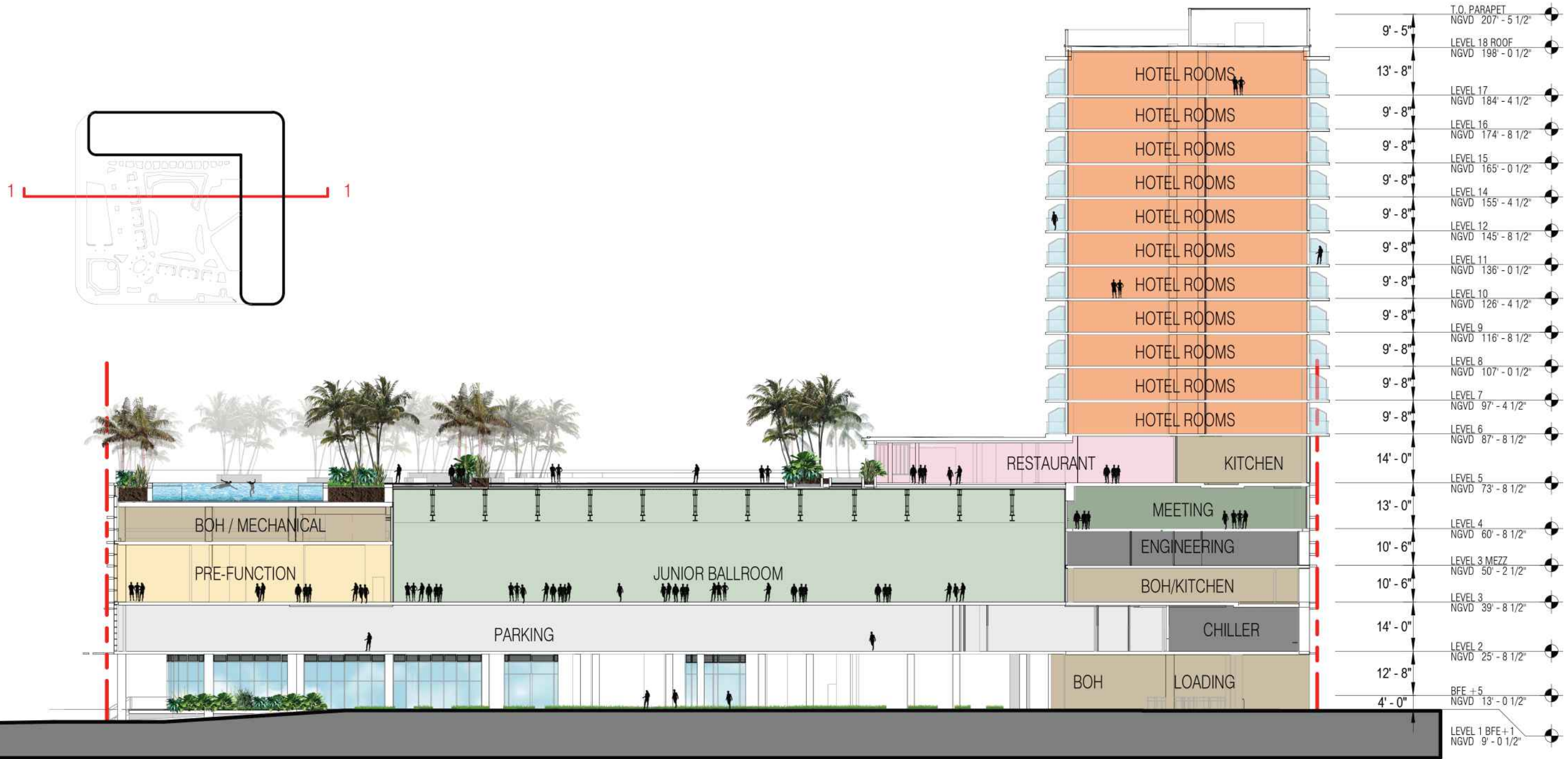
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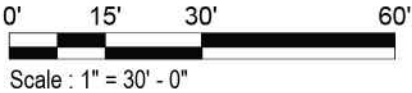
TRANSFORMER VAULT WEST ELEVATION

TRANSFORMER VAULT EAST ELEVATION





CONVENTION CENTER DRIVE
(SIDE, FACING A STREET)



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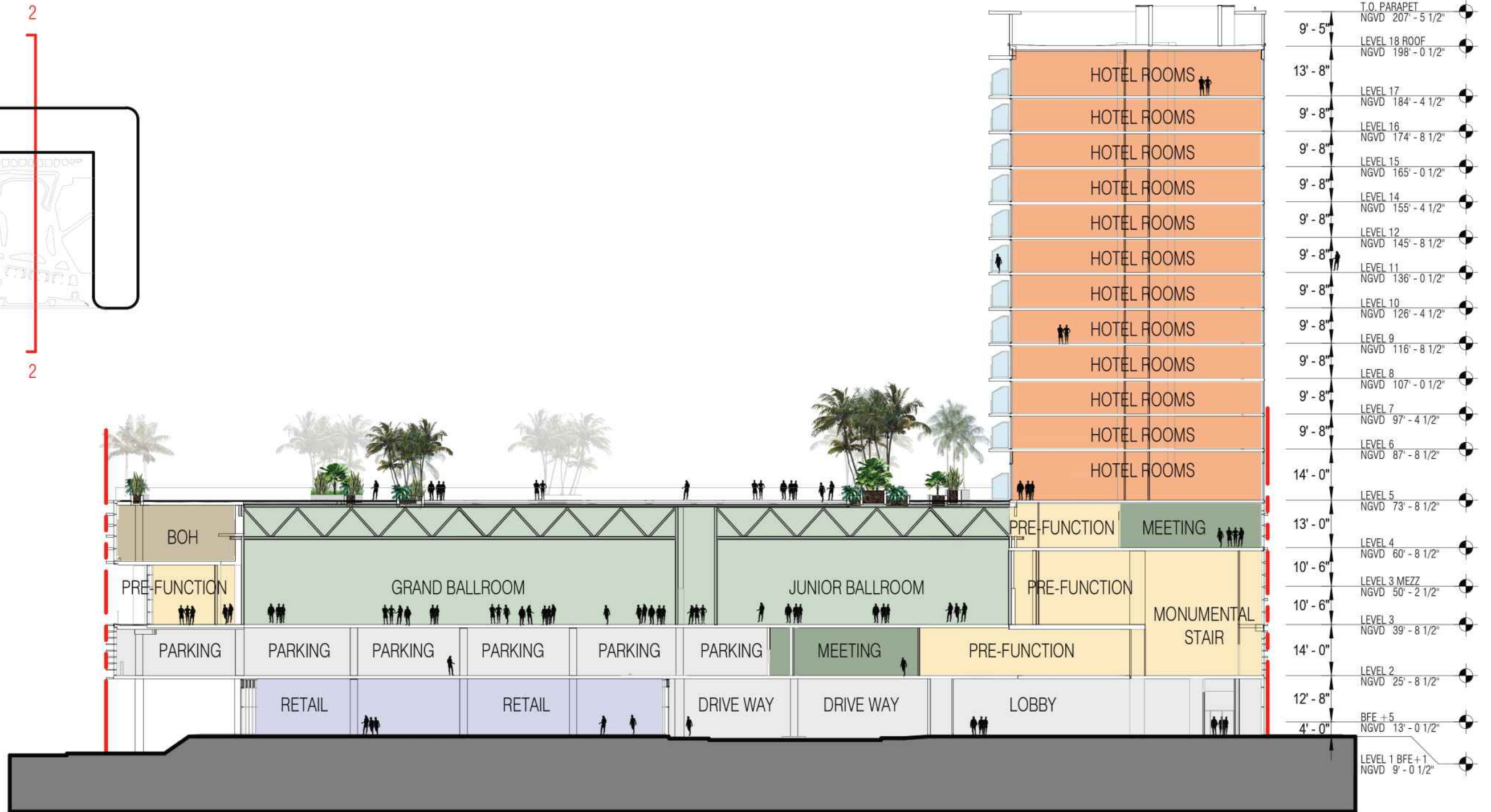
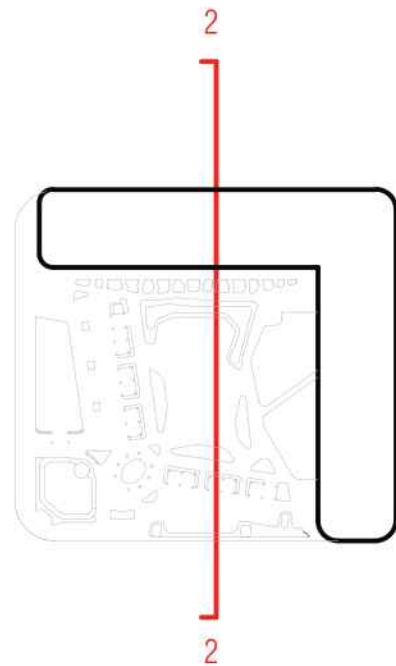
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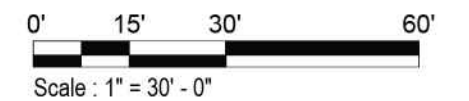
SECTION 1-1

DATE:
2024.02.02

A3-00



17TH STREET (FRONT)



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SECTION 2-2

DATE:
2024.02.02

A3-01



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RENDERING 01

DATE:
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A4-00



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RENDERING 02

DATE:
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A4-01



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RENDERING 03

DATE:
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A4-02



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RENDERING 05

DATE:
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A4-03



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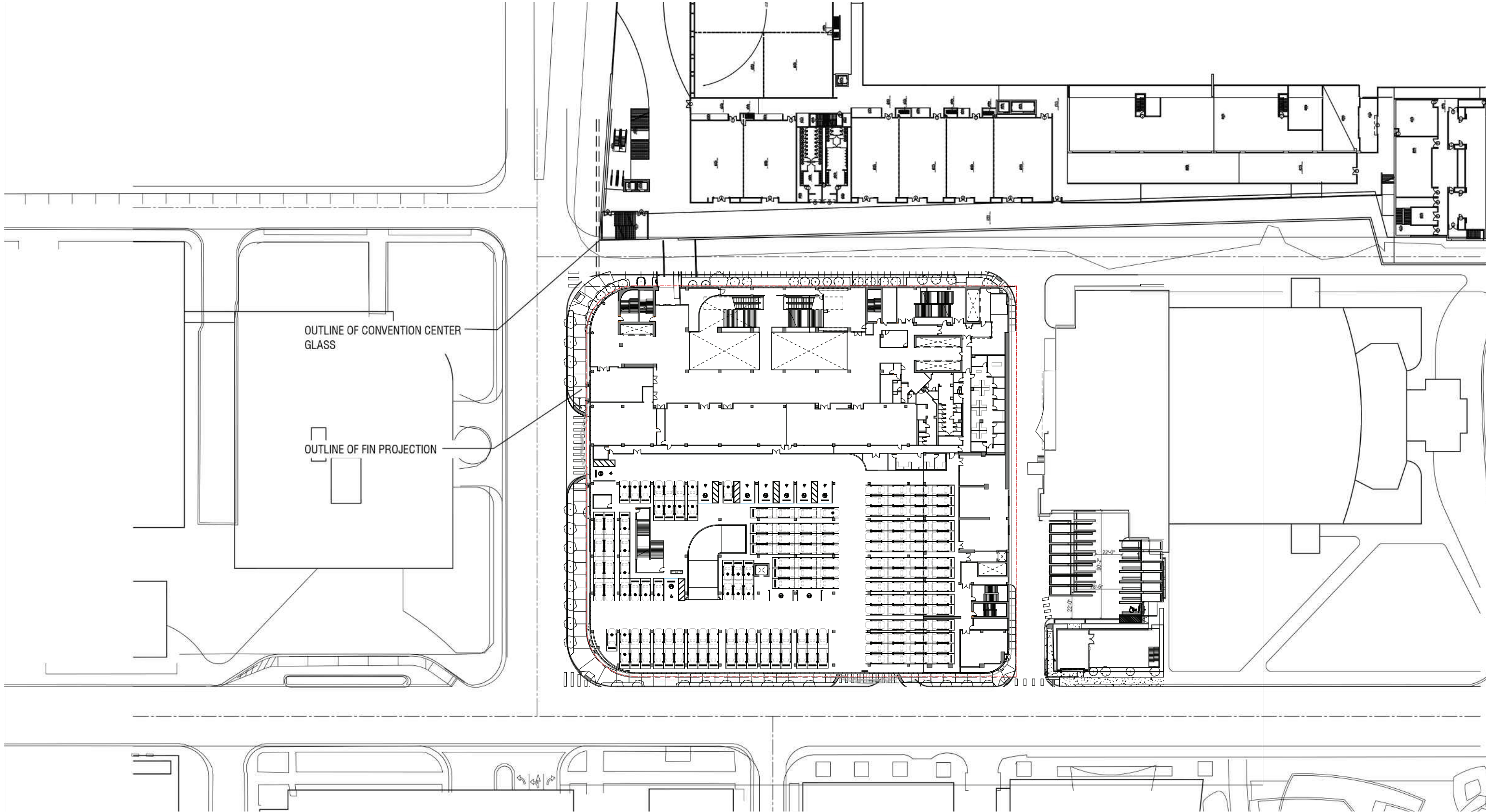
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RENDERING 09

DATE:
2024.02.02

A4-06



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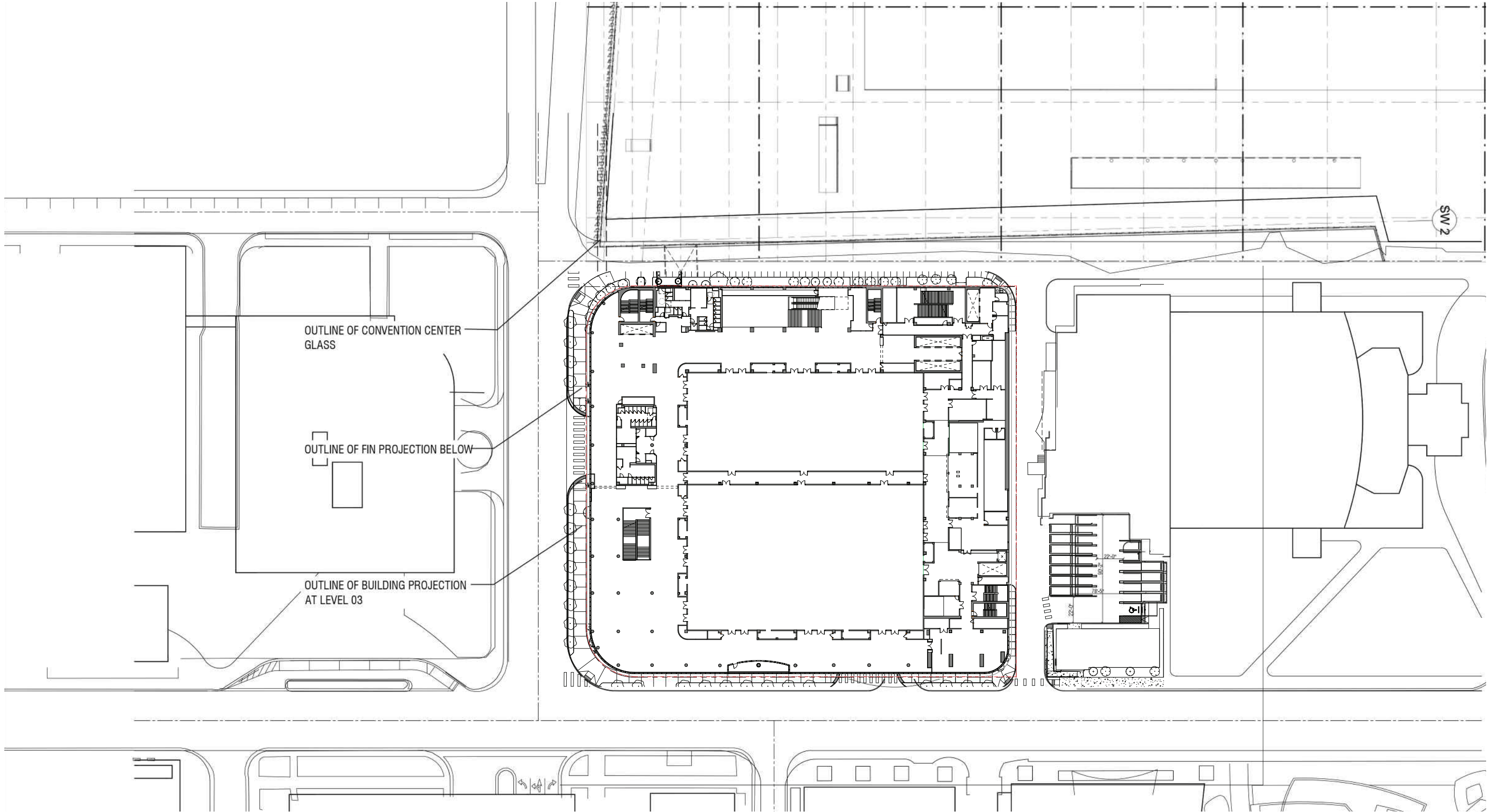
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**ALIGNMENT DIAGRAM
LEVEL 2**

**DATE:
2024.02.02**

A5-02



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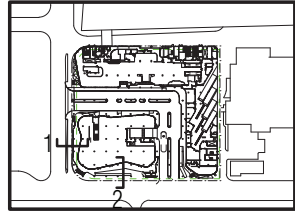
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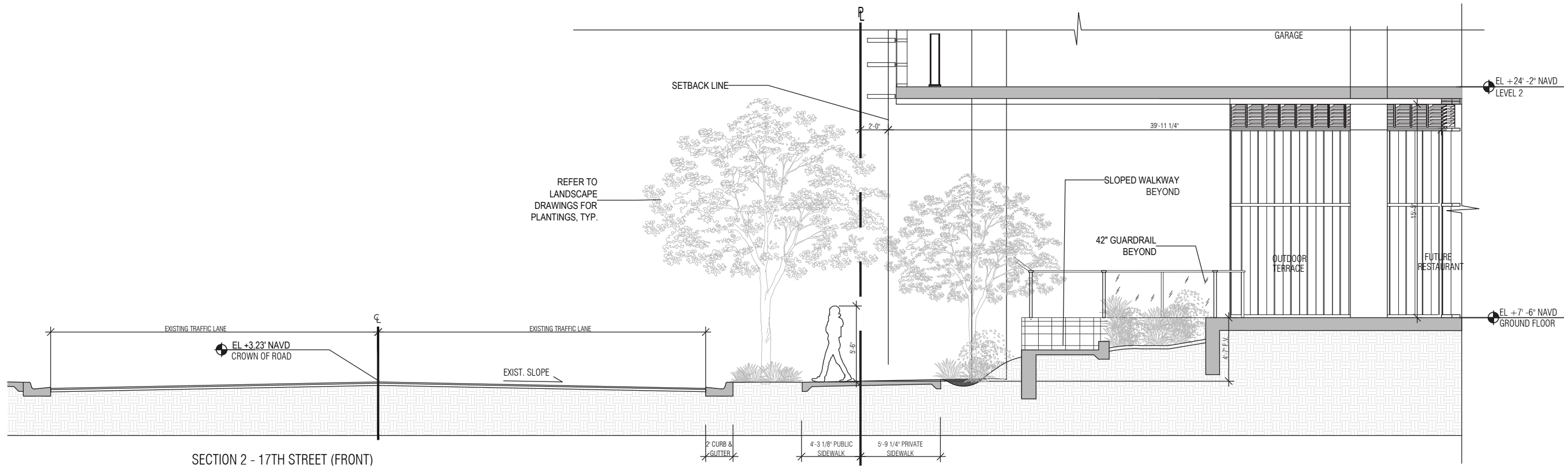
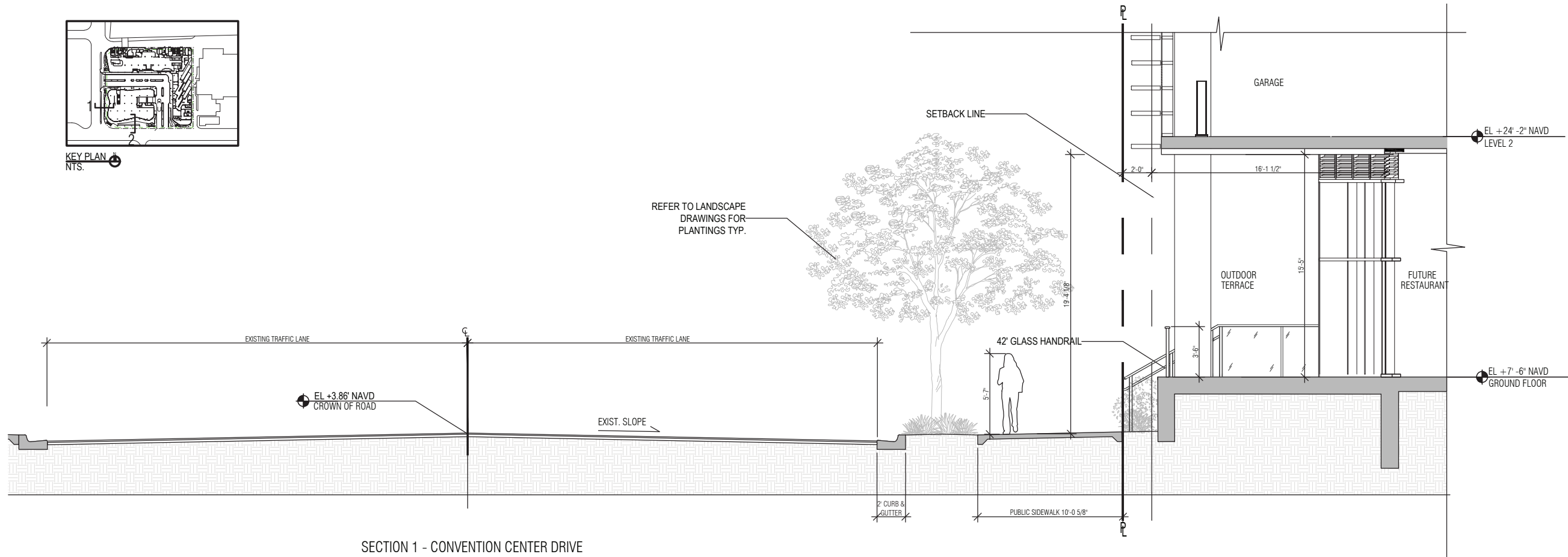
**ALIGNMENT DIAGRAM
LEVEL 3**

**DATE:
2024.02.02**

A5-03



KEY PLAN
NTS.



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ENLARGED SECTIONS

DATE:
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A5-04



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

17th ST RENDERING

DATE:
2024.02.02

EXHIBIT A



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17th ST RENDERING

DATE:
2024.02.02

EXHIBIT A