MIAMI BEACH CONVENTION CENTER HOTEL

FINAL SUBMITTAL 2019.07.02



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

COVER SHEET AND DRAWING INDEX

DATE: 2019.07.02

A0-00

BOUNDARY AND TOPOGRAPHIC SURVEY

ABBREVIATIONS:

A = ARC LENGTH
ASPH. = ASPHALT
ADIC = 2" ALUMINUM DISC IN CONCRETE
ADICM = 2" ALUMINUM DISC IN CONCRETE MONUMENT
BCED = 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
CCR = CERTIFIED CORNER RECORD
CL = CLEARANCE
CLF = CHAIN LINK FENCE
CM = CONCRETE MONUMENT
CMP = 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
FBDIC = FOUND BRASS DISC IN CONCRETE
FDIP = FOUND IRON PIPE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FL = FLOW LINE
FND = FOUND
ID = IDENTIFICATION
INV = INVERT ELEVATION
I.P. = IRON PIPE
IP&C = IRON PIPE AND CAP
IR = IRON ROD NO IDENTIFICATION
IR&C = 5/8"ø IRON ROD AND CAP
IRIC = IRON ROD IN CONCRETE
(L) = PER LEGAL DESCRIPTION
L = ARCH LENGTH
LAT = LATITUDE
LB = LICENSED BUSINESS
LONG = LONGITUDE
(M) = MEASURED
MH = MANHOLE
MN&W = MAG NAIL AND WASHER
MON. = MONUMENT
N = NORTH
N&TT = 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
OFF. = 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
RGE = RANGE
R.R. = RAILROAD
R/W = RIGHT-OF-WAY
S = SOUTH
SEC. = SECTION
SFWMD = 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 IS SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

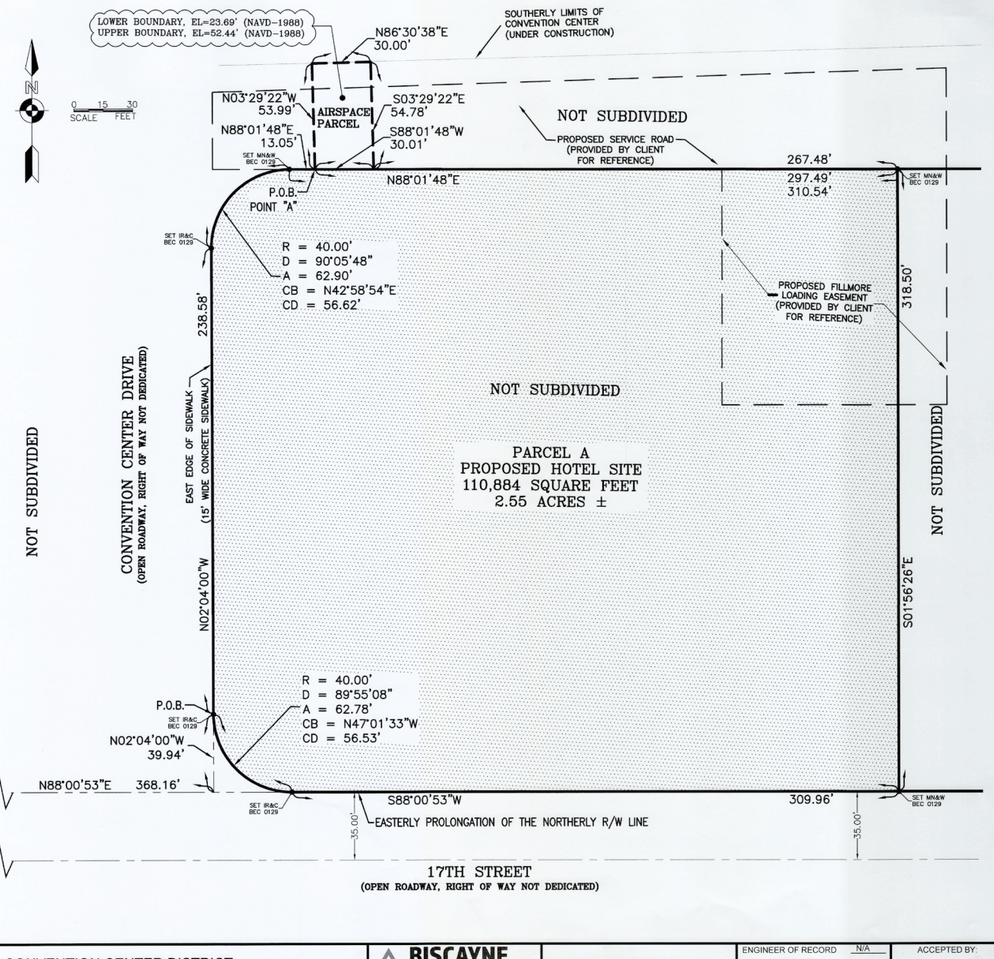
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N88°00'53"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY 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.

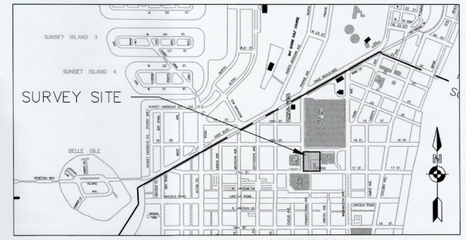
TOGETHER WITH:

AN AIRSPACE PARCEL BEING A PARCEL OF LAND LYING IS 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 PERIMETRICAL 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".



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



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:
I) 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.
II) 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 PRAIRE 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 ALL 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; LIAF 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 03-83800 (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 5J-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.
529 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 12/12/2018

X Negrin, PSM, for the Firm
Professional Surveyor and Mapper
No.6987
State of Florida

MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

NEIGHBORHOOD: CONVENTION CENTER DISTRICT

TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE

BISCAYNE ENGINEERING
SURVEYORS · ENGINEERS · PLANNERS
- SINCE 1956 -
MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL: (305) 324-7671 FAX: (305) 324-2609

CITY MANAGER: JIMMY L. MORALES
DIRECTOR: ROY COLEY
ACTING CITY ENGINEER: LUIS SOTO, P.E.

ENGINEER OF RECORD: N/A
DESIGN ENGINEER: ....
DRAWN BY: W.H. / A.J.R.
CHECKER: A.J.R. / X.N.
SCALE: 1" = 30' (SHEET 1)

ACCEPTED BY:
BRIAN T. BELLINO, P.S.M.
CITY SURVEYOR MANAGER

NO	DATE	REVISION	APP'D. BY
5			
4			
3			
2			
1	01/04/2019	TREE TABLE FROM ARBORIST INCORPORATED	X.N.

File Path: \\jbw-ss-02\Jobs\P\2018\PROJECTS\86300\DWG\BEC TEMA DEVELOPMENT GROUP.DWG
File Name: 86392-MB.dwg
Survey Reference:
Field Book: 2987 Page: 06-11 Work Order: 03-86392
Date: 12/12/2018 Sheet: 1 of 2 Drawing: XX-00

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

SITE SURVEY

DATE: 2019.07.02

A0-01

BOUNDARY AND TOPOGRAPHIC SURVEY

MIAMI BEACH CONVENTION CENTER 3 STORY BUILDING
1901 CONVENTION CENTER DRIVE CITY OF MIAMI BEACH, FL 33139

LEGEND:

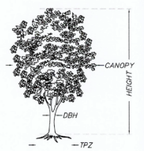
- CATCH BASIN TYPE "D"
- CATCH BASIN TYPE "DC"
- CATCH BASIN TYPE "F"
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- GUY WIRE AND ANCHOR
- HEDGE
- LIGHT POLE LOW LEVEL
- LIGHT POLE, MAST ARM
- EXISTING LIGHT POLE LOW LEVEL
- EXISTING LIGHT POLE, MAST ARM
- NORTH ORIENTATION
- PALM
- PINE
- TREE
- PARKING METER
- POWER POLE
- POWER AND TELEPHONE POLE
- STANDING PIPE
- FLOOD LIGHT
- LAMP
- BUS BENCH
- BIKE RACK
- TRASH CAN
- FLAG POLE
- MAILBOX
- FORCE MAIN VALVE BOX
- GAS VALVE
- EXISTING VALVE
- WATER VALVE BOX
- WATER METER BOX
- MONITORING WELL
- POST
- CLEAN OUT
- SANITARY VALVE
- DRAIN
- BACKFLOW PREVENTER
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- IRRIGATION VALVE
- GAS METER
- GAS MANHOLE
- COMMUNICATION BOX
- TELEPHONE BOX
- ELECTRICAL BOX
- SERVICE BOX
- ELECTRICAL METER
- ELECTRICAL OUTLET
- WOOD POWER POLE
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- SIGN
- SIGNAL CONTROL PANEL
- SIGNAL PEDESTRIAN
- TRAFFIC SIGNAL, MAST ARM
- TELEPHONE POLE (EXISTING)
- TELEPHONE MANHOLE
- WIRING BOX
- AIR CONDITIONING UNIT
- DENOTES SPOT ELEVATION
- CENTER LINE

TREE TABLE

	Scientific name	Common name	DBH	Height	Canopy	Condition	TPZ
1	Phoenix reclinata	Senegal date palm	7"	16'	15'	Moderate	5'
2	Chrysophyllum oliviforme	Satin leaf	7"	14'	14'	Poor	5'
3	Phoenix reclinata	Senegal date palm	17"	20'	25'	Good	5'
4	Bulnesia arborea	Verawood	17"	20'	20'	Moderate	8'
5	Bulnesia arborea	Verawood	11"	18'	15'	Good	5'
6	Tabebuia chrysantha	Yellow tabebuia	18"	18'	40'	Good	10'
7	Bulnesia arborea	Verawood	6"	16'	15'	Moderate	4'
8	Tabebuia heterophylla	Pink trumpet tree	7"	20'	15'	Moderate	4'
9	Bulnesia arborea	Verawood	6"	14'	15'	Moderate	4'
10	Bulnesia arborea	Verawood	10"	20'	20'	Good	4'
11	Phoenix reclinata	Senegal date palm	19"	18'	25'	Good	6'
12	Plumeria rubra	Frangipani	5"	14'	12'	Good	4'
13	Phoenix reclinata	Senegal date palm	17"	14'	20'	Good	6'
14	Roystonea regia	Royal palm	20"	25'	20'	Good	6'
15	Roystonea regia	Royal palm	18"	28'	22'	Good	6'
16	Ilex cassine	Dahoon holly	22"	14'	15'	Moderate	6'
17	Roystonea regia	Royal palm	18"	22'	22'	Good	6'
18	Ilex cassine	Dahoon holly	10"	14'	20'	Moderate	4'
19	Ficlcus decipiens	Japanese fem tree	14"	18'	20'	Moderate	6'
20	Ficlcus decipiens	Japanese fem tree	8"	15'	15'	Moderate	4'
21	Ficlcus decipiens	Japanese fem tree	6"	14'	15'	Moderate	4'
22	Bulnesia arborea	Verawood	10"	20'	25'	Poor	5'
23	Bulnesia arborea	Verawood	6"	14'	15'	Good	5'
24	Bulnesia arborea	Verawood	6"	20'	18'	Good	4'
25	Tabebuia heterophylla	Pink trumpet tree	9"	20'	18'	Good	6'
26	Tabebuia heterophylla	Pink trumpet tree	6"	22'	18'	Moderate	6'
27	Tabebuia heterophylla	Pink trumpet tree	8"	22'	20'	Moderate	6'
28	Ficlcus decipiens	Japanese fem tree	20"	14'	20'	Poor	6'
29	Jagorinsonensis indica	Crape myrtle	28"	20'	20'	Good	6'
30	Jagorinsonensis indica	Crape myrtle	10"	20'	20'	Good	6'
31	Ficlcus decipiens	Japanese fem tree	13"	15'	18'	Poor	6'
32	Coccoloba diversifolia	Pigeon plum	13"	18'	18'	Good	6'
33	Coccoloba diversifolia	Pigeon plum	7"	15'	15'	Good	6'
34	Coccoloba diversifolia	Pigeon plum	5"	15'	12'	Good	6'
35	Jagorinsonensis indica	Crape myrtle	42"	22'	18'	Good	6'
36	Ficlcus decipiens	Japanese fem tree	15"	15'	15'	Poor	6'
37	Jagorinsonensis indica	Crape myrtle	38"	18'	22'	Good	6'
38	Ilex cassine	Dahoon holly	13"	15'	12'	Poor	6'
39	Ilex cassine	Dahoon holly	8"	16'	18'	Moderate	6'
40	Ilex cassine	Dahoon holly	17"	18'	15'	Moderate	6'
41	Ilex cassine	Dahoon holly	9"	20'	13'	Good	6'
42	Jagorinsonensis indica	Crape myrtle	34"	20'	20'	Good	6'
43	Quercus virginiana	Live oak	10"	25'	35'	Poor	
44	Quercus virginiana	Live oak	16"	28'	30'	Good	10'
45	Quercus virginiana	Live oak	30"	25'	25'	Moderate	8'
46	Quercus virginiana	Live oak	14"	28'	35'	Poor	10'
47	Dypsis lutescens	Areca palm	10"	10'	10'	Poor	
48	Dypsis lutescens	Areca palm	6"	12'	8'	Poor	
49	Dypsis lutescens	Areca palm	16"	14'	15'	Poor	
50	Dypsis lutescens	Areca palm	8"	11'	10'	Poor	
51	Dypsis lutescens	Areca palm	18"	15'	15'	Poor	
52	Dypsis lutescens	Areca palm	16"	14'	18'	Poor	
53	Not on plan						
54	Not on plan						
55	Thrinax radiata	Thatch palm	5"	10'	12'	Good	3'
56	Thrinax radiata	Thatch palm	4"	12'	6'	Good	3'
57	Thrinax radiata	Thatch palm	3"	8'	8'	Good	3'
58	Thrinax radiata	Thatch palm	5"	8'	8'	Good	3'
59	Thrinax radiata	Thatch palm	6"	14'	10'	Good	3'
60	Thrinax radiata	Thatch palm	5"	10'	8'	Good	3'
61	Thrinax radiata	Thatch palm	5"	12'	6'	Good	3'
62	Thrinax radiata	Thatch palm	5"	12'	5'	Good	3'
63	Coccothrinax spectes		5"	6'	6'	Good	3'
64	Thrinax radiata	Thatch palm	3"	12'	4'	Good	3'
65	Thrinax radiata	Thatch palm	3"	12'	4'	Good	3'
66	Thrinax radiata	Thatch palm	3"	12'	4'	Good	3'
67	Thrinax radiata	Thatch palm	6"	12'	10'	Good	3'
68	Thrinax radiata	Thatch palm	5"	7'	8'	Good	3'
69	Calophyllum inophyllum	Beauty leaf	54"	35'	35'	Good	25'
70	Calophyllum inophyllum	Beauty leaf	45"	35'	60'	Good	25'
71	Pachosperma elegans	Solitaire palm	2"	10'	10'	Good	3'
72	Pachosperma elegans	Solitaire palm	2"	18'	6'	Good	3'
73	Pachosperma macarthurii	Macarthur palm	12"	22'	12'	Good	3'
74	Coccothrinax crinita	Seagrape	42"	30'	45'	Moderate	18'
75	Adonidia merrillii	Christmas palm	5"	12'	8'	Good	3'
76	Adonidia merrillii	Christmas palm	5"	12'	8'	Good	3'
77	Thrinax radiata	Thatch palm	4"	16'	10'	Good	3'
78	Thrinax radiata	Thatch palm	4"	18'	10'	Good	3'
79	Thrinax radiata	Thatch palm	4"	18'	10'	Good	3'
80	Thrinax radiata	Thatch palm	7"	15'	10'	Good	3'
81	Caesalpinia pulcherrima	Jamaican caper	10"	14'	14'	Poor	
82	Ilex cassine	Dahoon holly	10"	15'	12'	Moderate	5'
83	Roystonea regia	Royal palm	17"	28'	20'	Good	6'
84	Phoenix roebelenii	Pygmy date palm	5"	8'	6'	Good	3'
85	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
86	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
87	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
88	Phoenix roebelenii	Pygmy date palm	5"	7'	10'	Good	3'
89	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
90	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
91	Phoenix roebelenii	Pygmy date palm	4"	8'	8'	Good	3'
92	Swietenia mahagoni	Mahogany	10"	28'	28'	Good	10'
93	Swietenia mahagoni	Mahogany	20"	30'	50'	Good	10'
94	Quercus virginiana	Live oak	8"	24'	25'	Poor	
95	Tabebuia heterophylla	Pink trumpet tree	10"	22'	20'	Good	6'

TREE TABLE PREPARED BY ARBORIST: Jeff Shimonski
President, Tropical Designs of Florida, Inc.
TABLE PROVIDED BY CLIENT (SEE SURVEYOR'S NOTES): Member, American Society of Consulting Arborists; ISA Certified Arborist Municipal Specialist FL-3702AM; ISA Tree Risk Assessment Qualification; UAF Florida Certified Landscape Inspector - 2016-0175

TREE TABLE LEGEND:



- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- SIDEWALK AND EP
- CONCRETE
- FENCE
- LIMITS OF BUILDING

NOT A PART OF THIS SURVEY

N86°30'38"E 30.00'

N03°29'22"W 53.99'

AIRSPACE PARCEL

NOTE: SEE SHEET 1 OF 2 FOR VERTICAL LIMITS

S03°29'22"E 54.78'

N88°01'48"E 3.05'

S88°01'48"W 30.01'

N88°01'48"E

R = 40.00'
D = 90°05'48"
A = 62.90'
CB = N42°58'54"E
CD = 56.62'

P.O.B.
POINT "A"

(NOT SUBDIVIDED)

SOUTHERLY LIMITS OF CONVENTION CENTER (UNDER CONSTRUCTION)

PROPOSED SERVICE ROAD (PER CLIENT) (UNDER CONSTRUCTION)

267.48'

297.49'

318.50'

PROPOSED FILLMORE LOADING EASEMENT (PROVIDED BY CLIENT FOR REFERENCE)

PARCEL A
PROPOSED HOTEL SITE
110,884 SQUARE FEET
2.55 ACRES ±

(NOT SUBDIVIDED)

APPARENT USE BY OTHERS

JACKIE GLEASON THEATER
TWO STORY BUILDING
1700 WASHINGTON AVENUE
F.F. ELEV. = 7.13'

NOTE: WALL CROSSES BOUNDARY LINE

(NOT SUBDIVIDED)

NOT A PART OF THIS SURVEY

238.58'

EAST EDGE OF SIDEWALK

15' WIDE CONCRETE SIDEWALK

2' CURB

ASPHALT PAVEMENT

CONVENTION CENTER DRIVE
(OPEN ROADWAY, RIGHT OF WAY NOT DEDICATED)

BACK OF SIDEWALK

N02°04'00"W

P.O.B.

AMENDED PLAT OF
GOLF COURSE SUBDIVISION
ALTON BEACH
REALTY COMPANY
(PLAT BOOK 6, PAGE 26)
LOT 1, BLOCK 22

P.O.C.
SOUTHEAST CORNER
LOT 1, BLOCK 22

NOT FOUND OR SET

BEARING REFERENCE

N88°00'53"E 368.16'

N02°04'00"W 39.94'

R = 40.00'
D = 89°55'08"
A = 62.78'
CB = N47°01'33"W
CD = 56.53'

S88°00'53"W 309.96'

EASTERLY PROLONGATION OF THE NORTHERLY R/W LINE

S01°56'26"E

ONE STORY BUILDING
555 17th STREET
F.F. ELEV.=7.65'

NOT A PART OF THIS SURVEY

NOTE: WALL CROSSES BOUNDARY LINE

R/W

35.00'

17TH STREET
(OPEN ROADWAY, RIGHT OF WAY NOT DEDICATED)

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MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

NEIGHBORHOOD: CONVENTION CENTER DISTRICT

TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE

BISCAYNE ENGINEERING
SURVEYORS · ENGINEERS · PLANNERS
- SINCE 1956 -
MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-2621, FAX (305) 324-0955

CITY MANAGER: JIMMY L. MORALES
DIRECTOR: ROY COLEY
ACTING CITY ENGINEER: LUIS SOTO, P.E.

ENGINEER OF RECORD: N/A
DESIGN ENGINEER: ....
DRAWN BY: W.H. / A.J.R.
CHECKER: A.J.R. / X.N.
SCALE: 1" = 20' (SHEET 2)

ACCEPTED BY:
BRIAN T. BELLINO, P.S.M.
CITY SURVEYOR MANAGER

NO	DATE	REVISION	APP'D. BY
5			
4			
3			
2			
1	01/04/2019	TREE TABLE FROM ARBORIST INCORPORATED	X.N.

File Path: \\bee-ss-01\shared\SURVEY\PROJECTS\MB0001\MB392 TERRA DEVELOPMENT GROUP\DWG
File Name: 86392-MB.dwg
Survey Reference:
Field Book: 2987 Page: 06-11 Work Order: 03-86392
Date: 12/12/2018 Sheet: 2 of 2 Drawing: XX-00

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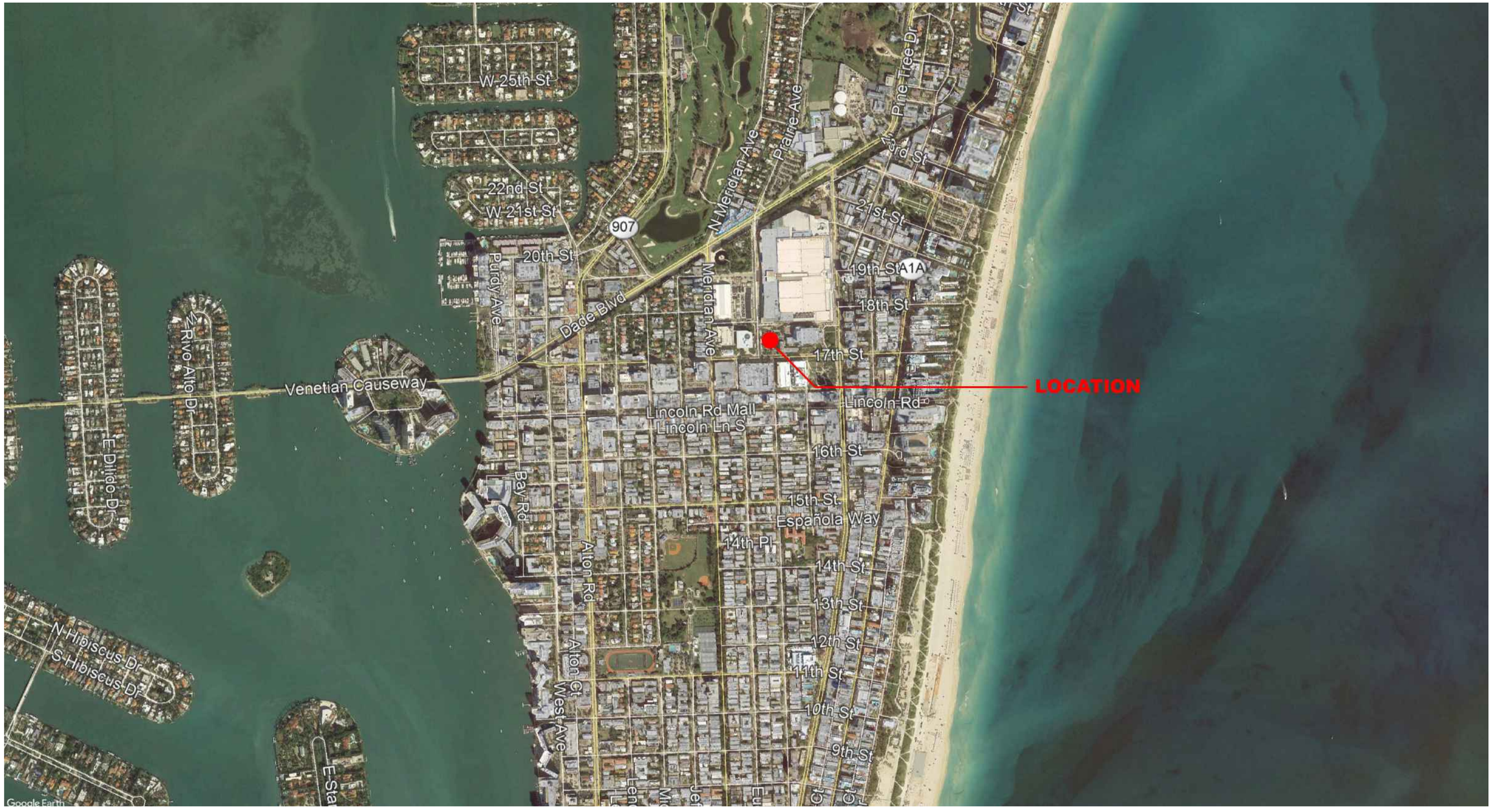
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SITE SURVEY

DATE: 2019.07.02

A0-02



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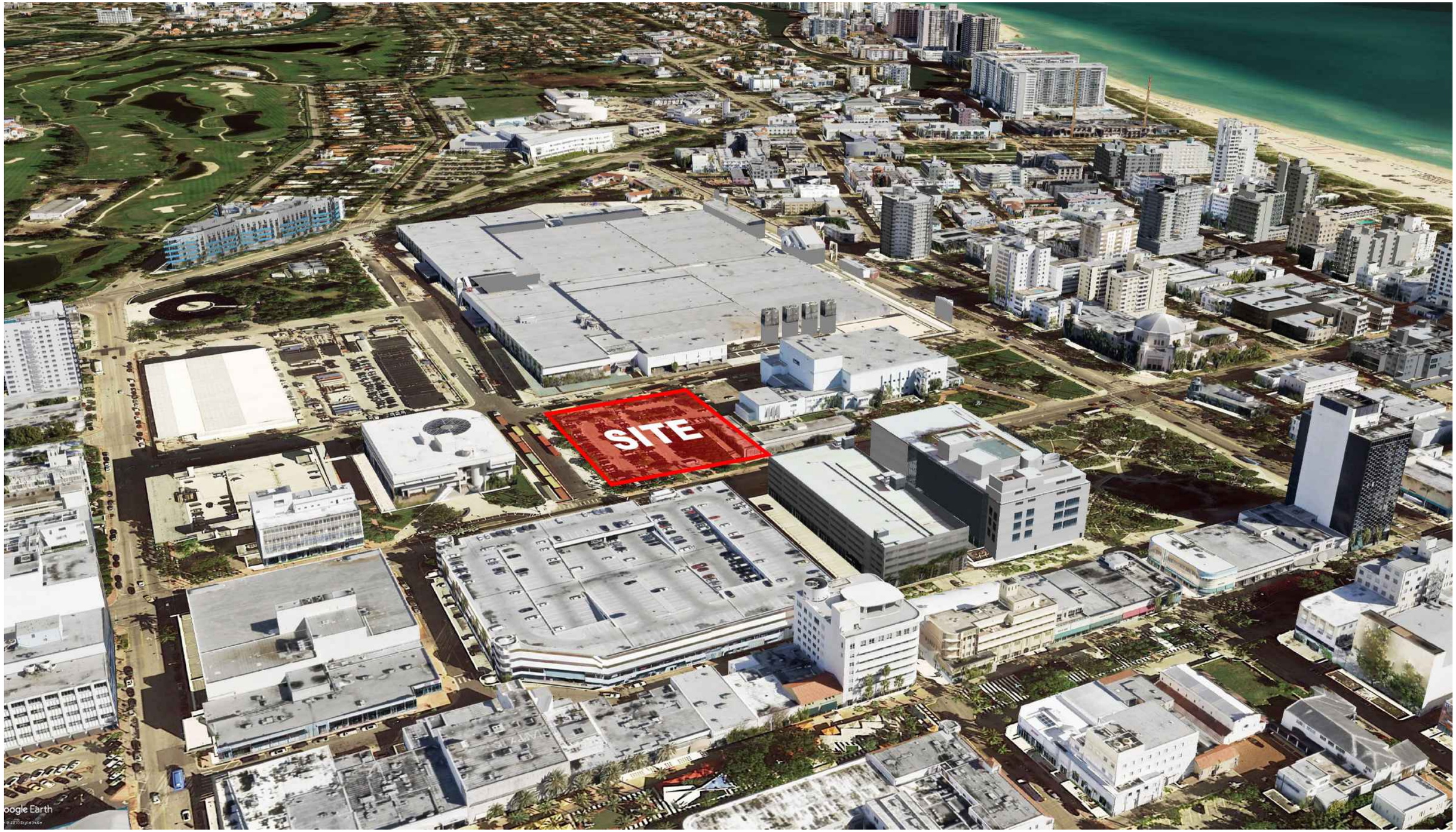
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LOCATION MAP

DATE: 2019.07.02

A0-03



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

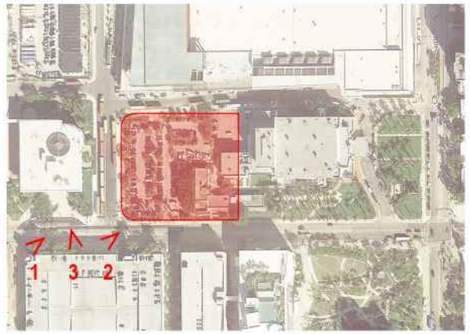
CONTEXT - AERIAL VIEWS

DATE: 2019.07.02

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

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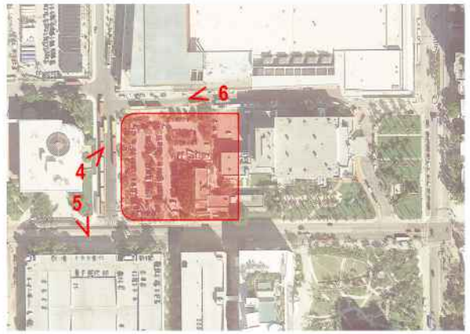
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VIEW 4



VIEW 5





VIEW 6

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

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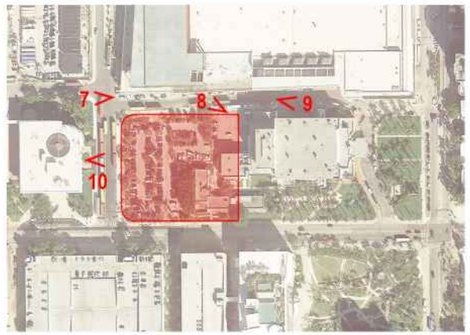
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VIEW 7



VIEW 8





VIEW 9



VIEW 10

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

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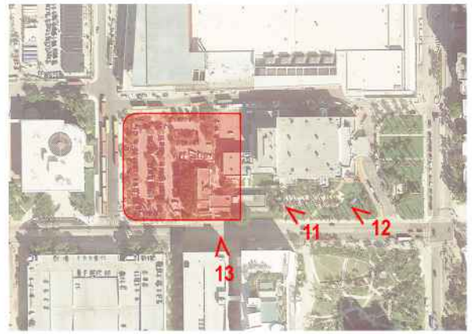
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VIEW 11



VIEW 12





VIEW 13

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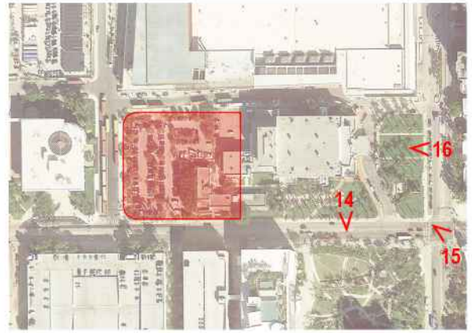
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VIEW 14



VIEW 15





VIEW 16

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

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VIEW 17



VIEW 18

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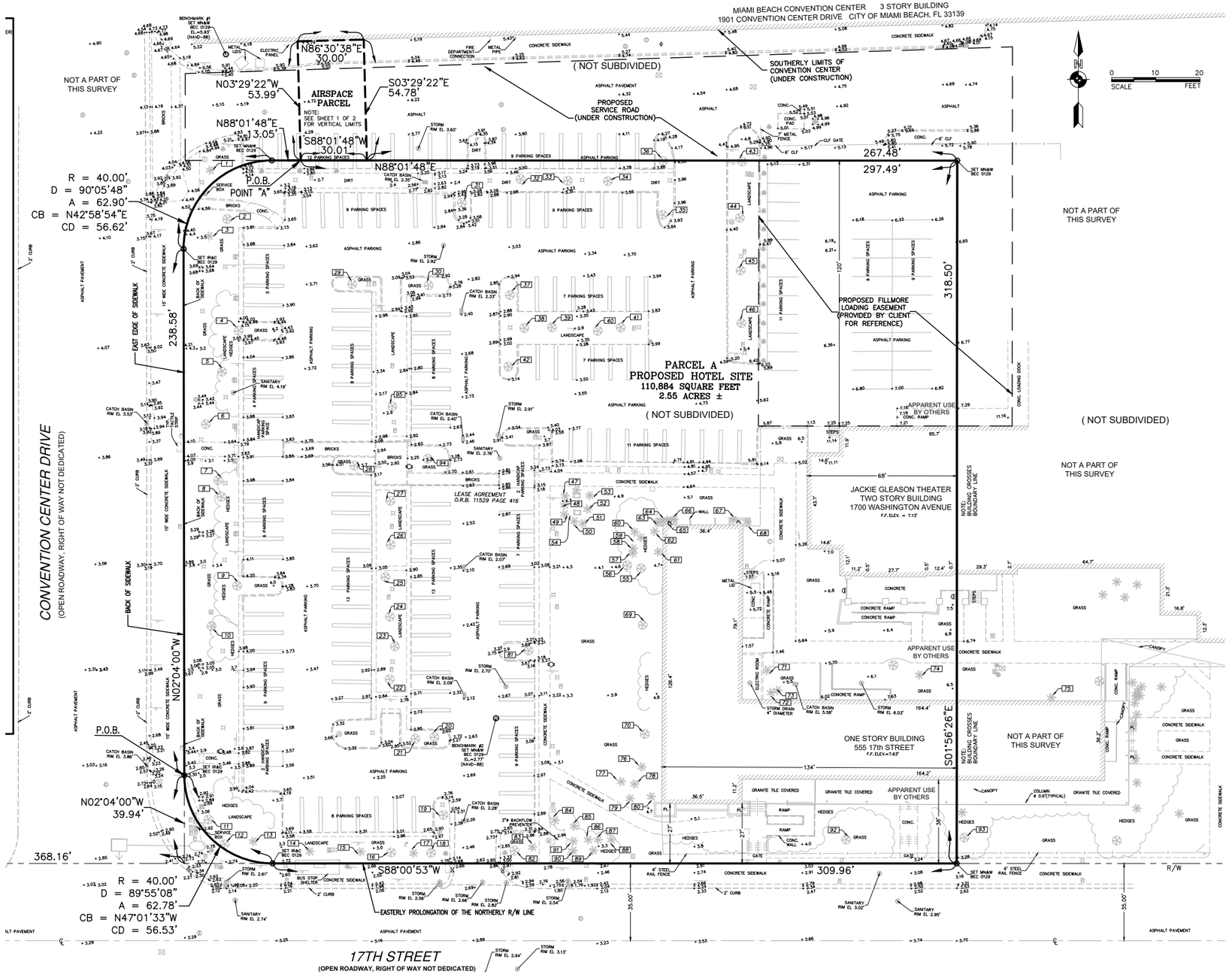
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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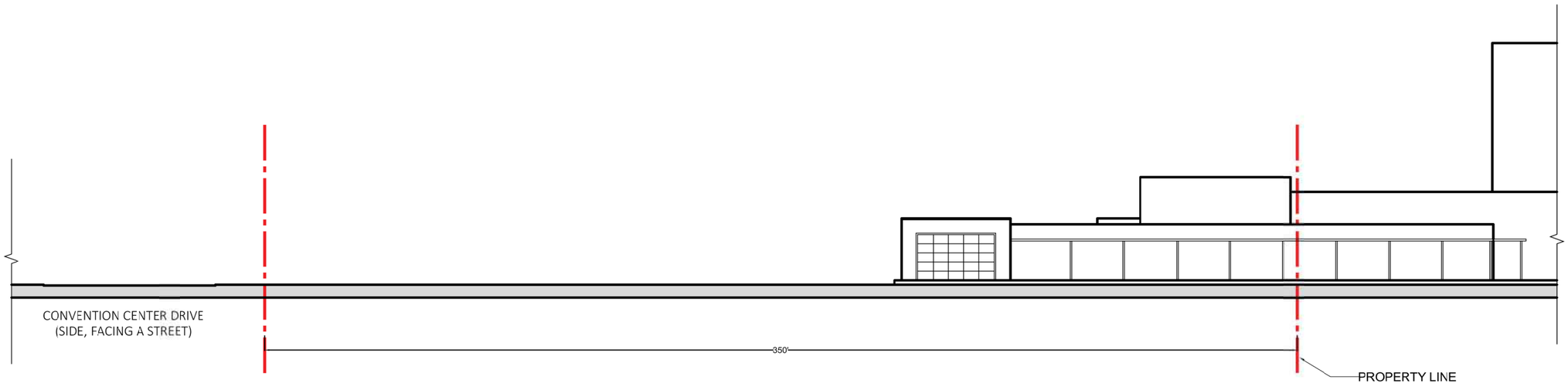
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

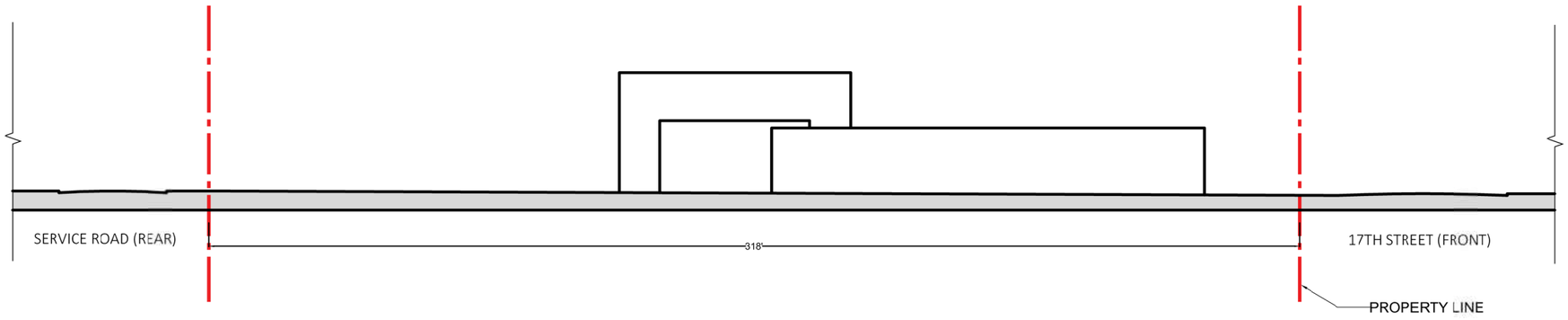
EXISTING CONDITIONS FLOOR PLAN

DATE: 2019.07.02

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SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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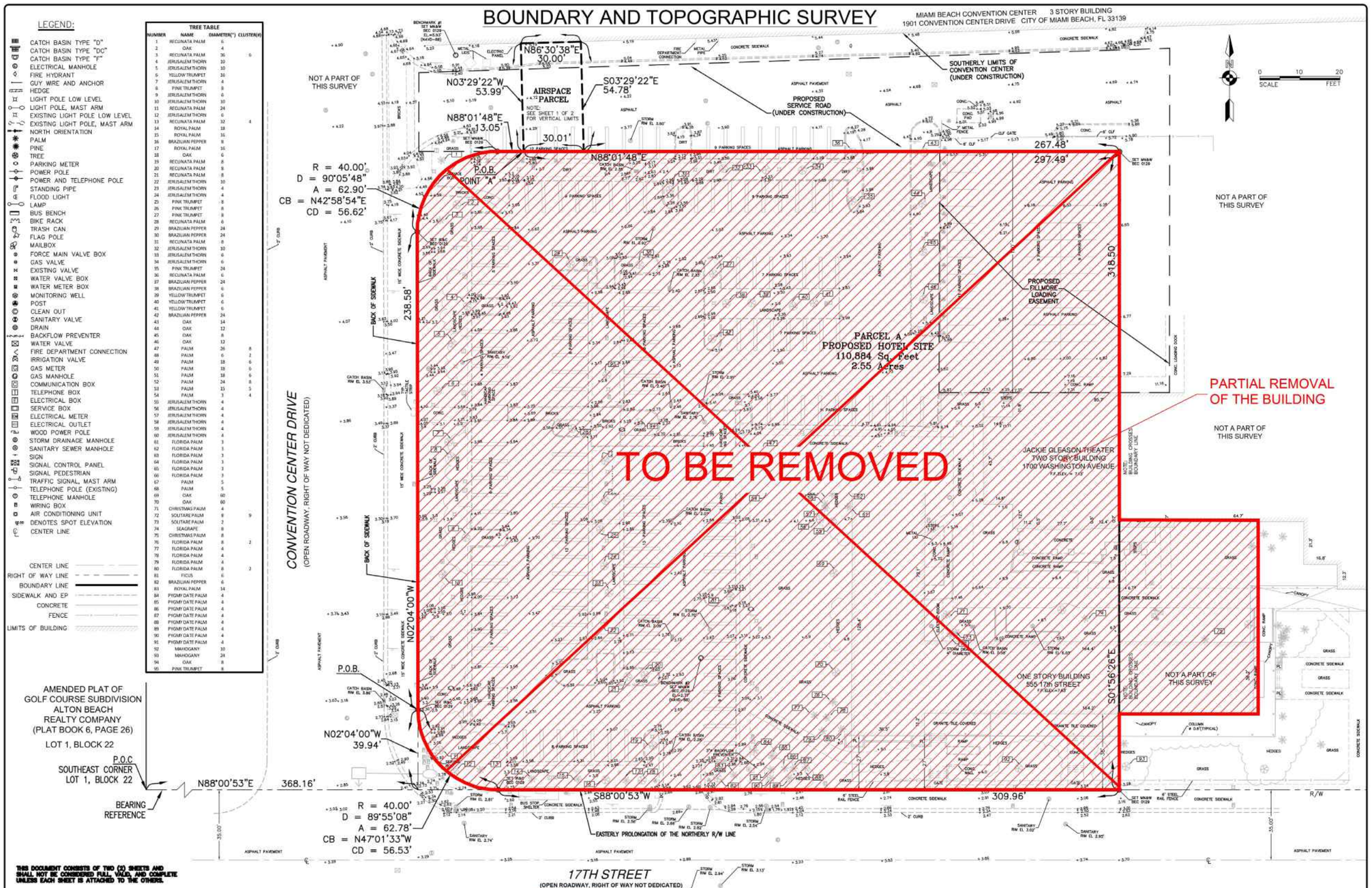
MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

EXISTING CONDITIONS ELEVATION

DATE: 2019.07.02

BOUNDARY AND TOPOGRAPHIC SURVEY

MIAMI BEACH CONVENTION CENTER 3 STORY BUILDING
1901 CONVENTION CENTER DRIVE CITY OF MIAMI BEACH, FL 33139



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MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

NEIGHBORHOOD: CONVENTION CENTER DISTRICT **DRAFT**

TITLE: LEGAL DESCRIPTION AND SKETCH OF PROPOSED MIAMI BEACH CONVENTION CENTER HOTEL SITE

BISCAYNE ENGINEERING
SURVEYORS · ENGINEERS · PLANNERS
- SINCE 1956 -
MIAMI OFFICE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7601 FAX (305) 324-7602

CITY MANAGER:	JIMMY L. MORALES
DIRECTOR:	ROY COLEY
ACTING CITY ENGINEER:	LUIS SOTO, P.E.
ENGINEER OF RECORD	N/A
DESIGN ENGINEER:	
DRAWN BY:	W.H. / A.J.R.
CHECKER:	A.J.R. / X.N.
SCALE:	1" = 20' (SHEET 2)

ACCEPTED BY:

BRIAN T. BELLINO, P.S.M.
CITY SURVEYOR MANAGER

NO	DATE	REVISION	APP'D. BY
5			
4			
3			
2			
1			

File Path: P:\SURVEY\PROJECTS\2000\FUTURE TERM DEVELOPMENT DRAWINGS
File Name: 86392-MB.dwg
Survey Reference:
Field Book: 2987 Page: 06-11 Work Order: 03-86392
Date: 12/12/2018 Sheet: 2 of 2 Drawing: XX-00

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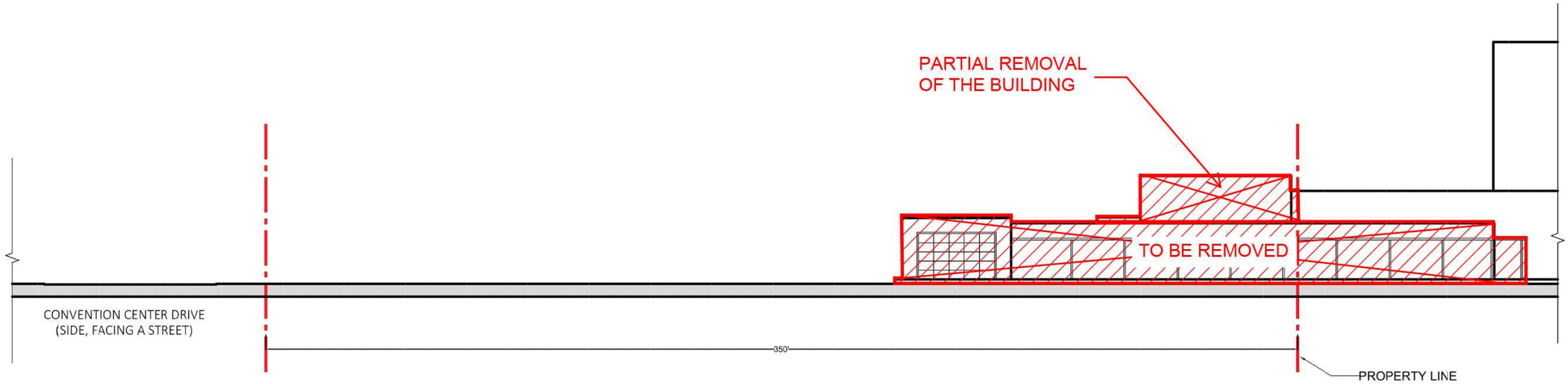
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

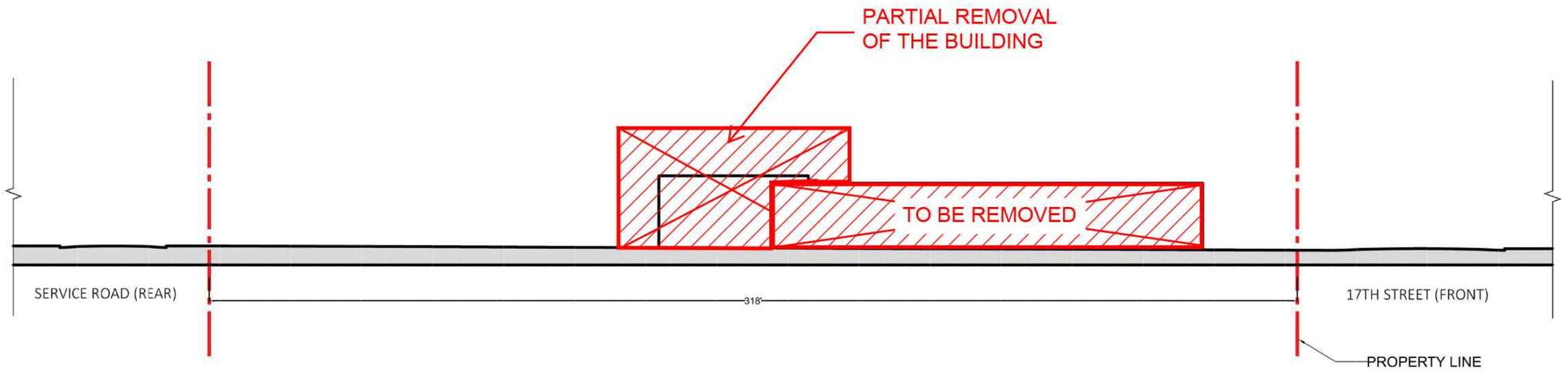
DEMOLITION PLAN

DATE: 2019.07.02

A0-13



SOUTH EXISTING ELEVATION



WEST EXISTING ELEVATION

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

DEMOLITION ELEVATION

DATE: 2019.07.02

A0-14

MIAMIBEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	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 Cenvention Center District
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	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'	
11	Number of Stories	N/A	N/A	17	
12	**FAR**	2.75**	N/A	2.75	
13	Gross square footage	2,762,816 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 Drive):	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 Drive)	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 (45o,60o,90o,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	

MIAMIBEACH
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	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

Notes:

If not applicable write N/A

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

*Can accommodate BFE+5' in the future

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

Lot area (not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 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 = ~5,884 SF

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

*** Based on Proposed Code Amendment

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AREA OF CARL FISHER CLUB HOUSE : 5,884 SF

AREA OF NEW CONVENTION CENTER:1,450,000 SF

LOT AREA : 1,578,800 SF

TOTAL HOTEL ACCOUNTABLE FAR: 790,160 SF

AREA OF THE FILLMORE : 123,000 SF

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

Lot area (not including Convention Center Drive) = ~1,578,800 SF x 2.75 = 4,341,700 SF (Max FAR)
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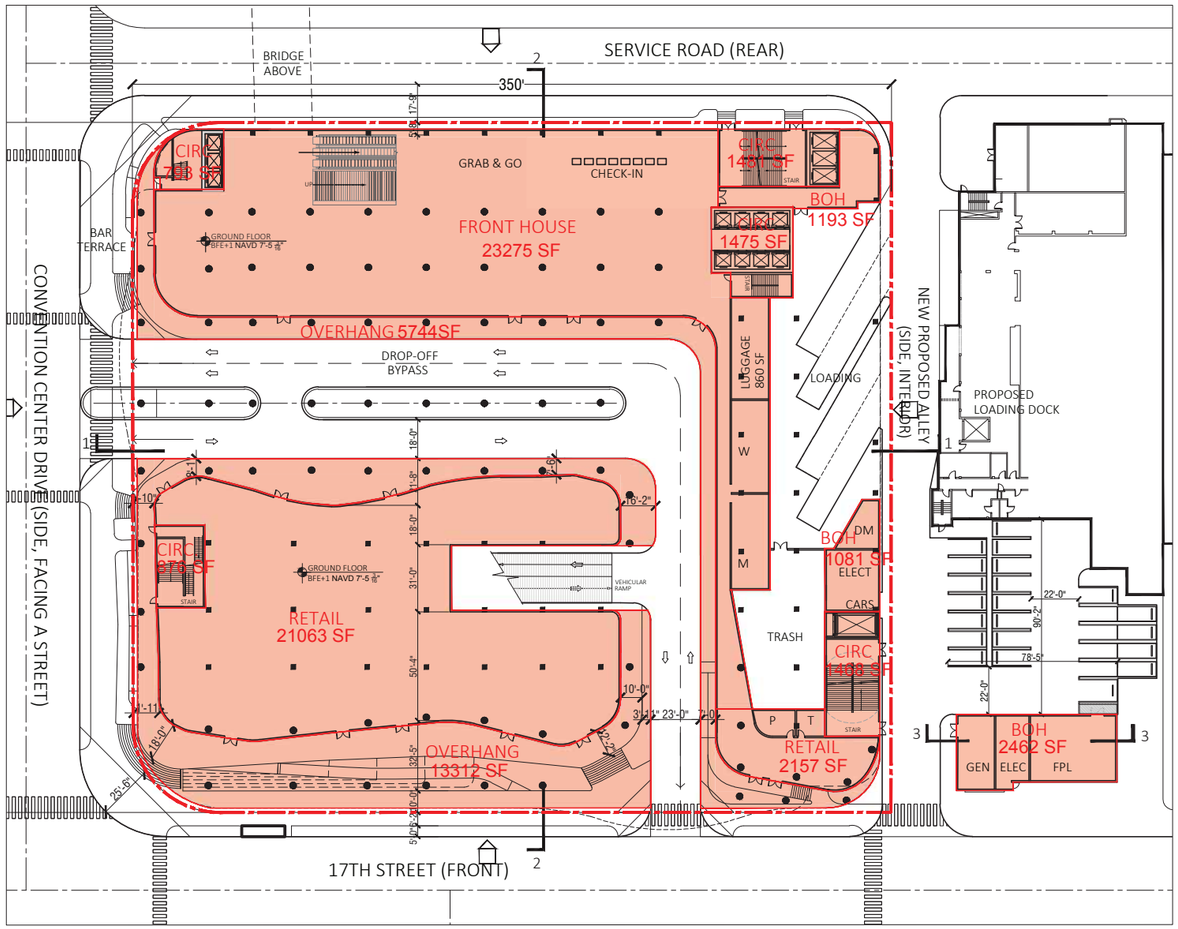
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

OVERALL FAR CALCULATION

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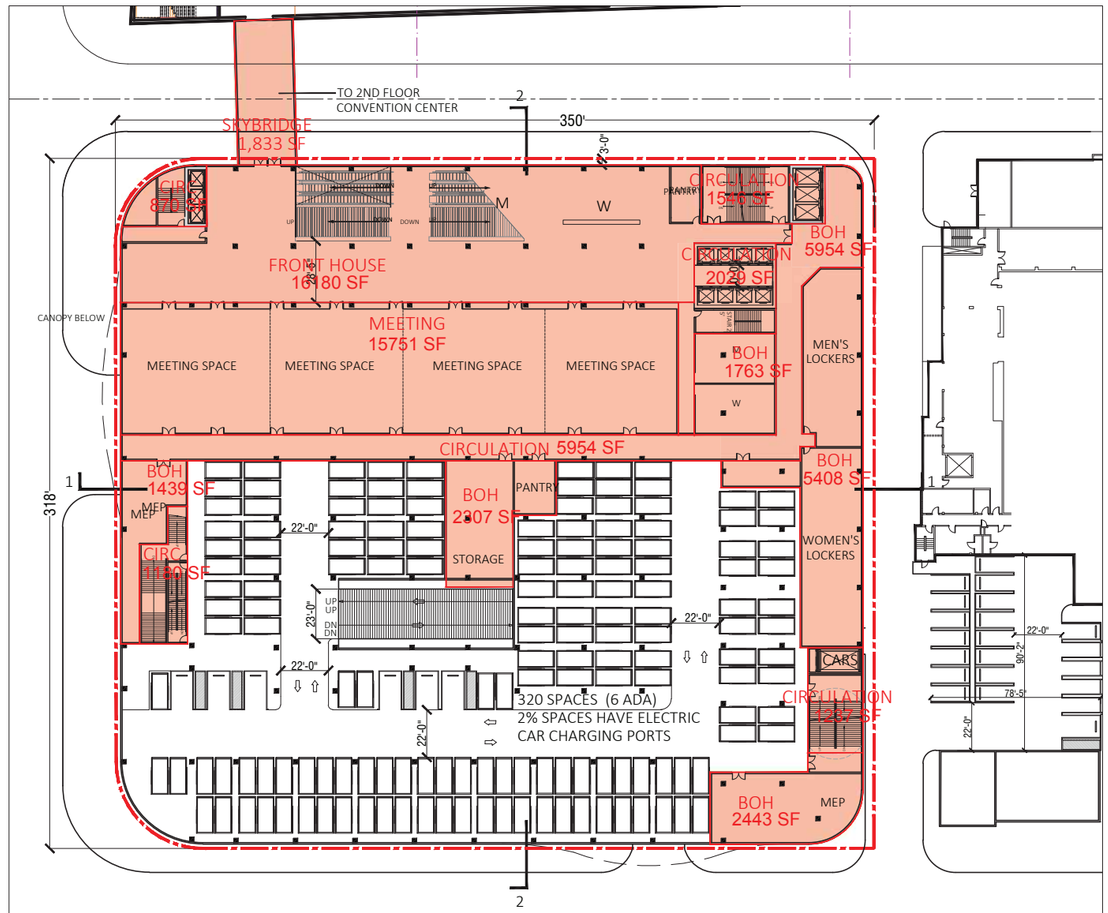
A1-16



LEVEL 1

FRONT HOUSE: 23,275 SF
BOH: 1,193 + 1,081 + 2,462 = 4,736 SF
RETAIL: 21,063 + 2,157= 23,220 SF
CIRCULATION: 793 + 1,481 + 1,475 + 1,468 + 876 = 6,093 SF
OVERHANG: 13,312 + 5,744 = 19,056 SF

TOTAL GSF ACCOUNTABLE: 76,380 SF



LEVEL 2

CIRCULATION : 870 + 1,546 + 2,029 + 1,237 + 5,954 + 1,180 = 12,816 SF
BOH : 5,954 + 1,763 + 5,408 + 2,443 + 2,307 + 1,439 = 19,314
MEETING : 15,751 SF
FRONT HOUSE: 16,180 SF
SKYBRIDGE : 1,833 SF

TOTAL GSF ACCOUNTABLE: 65,894 SF

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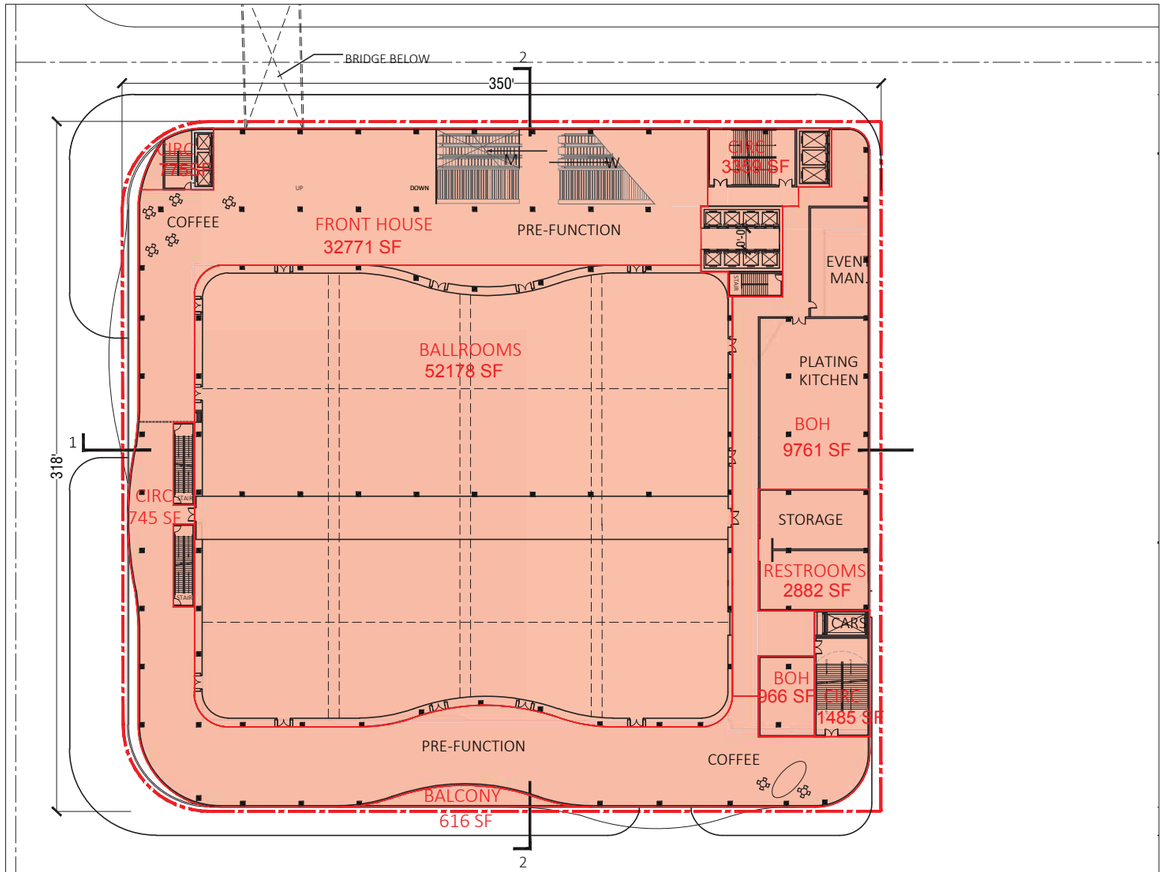
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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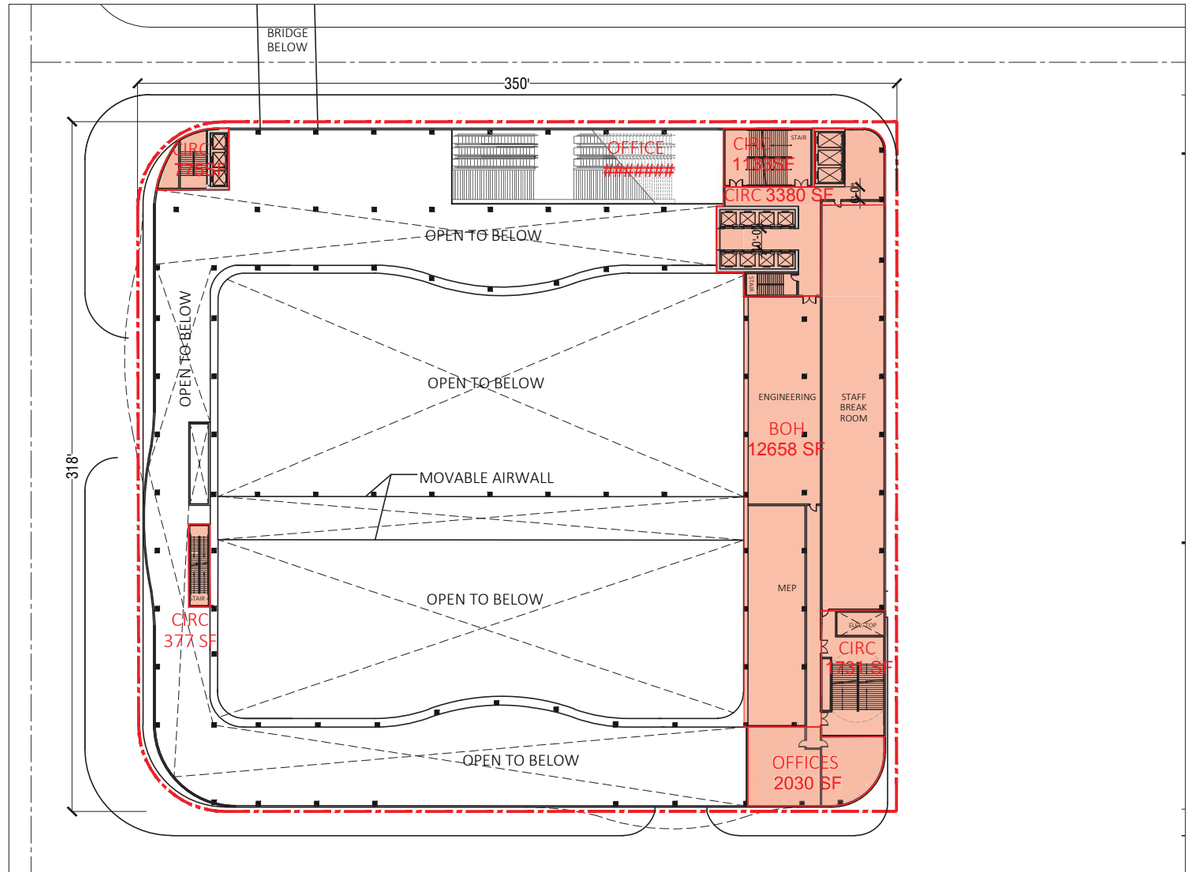
A0-17



LEVEL 3

FRONT HOUSE : 32,771+ 2,882 = 35,653 SF
BOH : 9,761 SF
BALLROOM : 52,178 SF
CIRCULATION : 775 + 3,359 + 745 + 1,485 = 6,364 SF
BALCONY : 616 SF

TOTAL GSF ACCOUNTABLE: 104,572 SF



LEVEL 3 MEZZANINE

CIRCULATION 775 + 1,133 + 3,740 + 1,731 + 377 = 7,756 SF
OFFICE 1,961 + 1,807 = 3,768 SF
BOH 12,658 SF

TOTAL GSF ACCOUNTABLE: 24,182 SF

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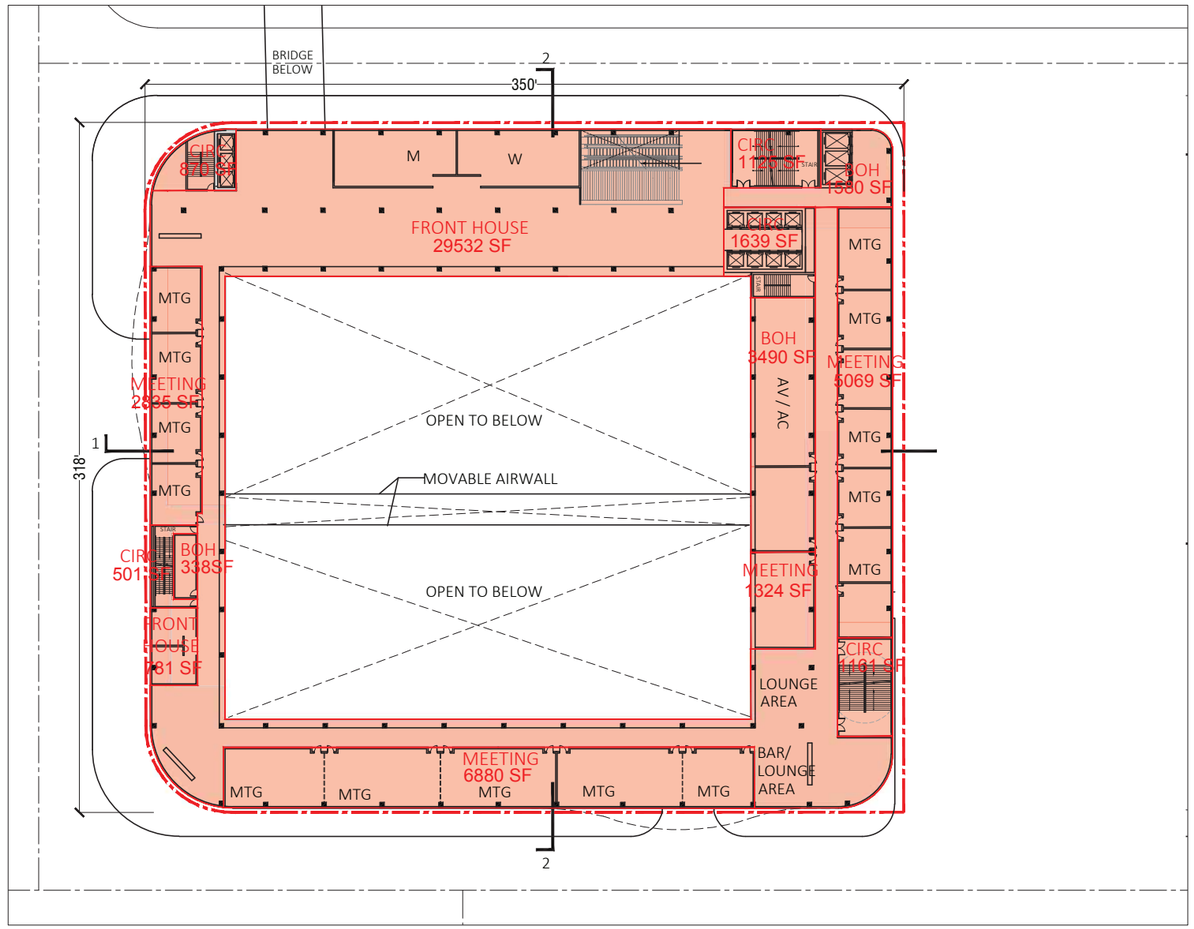
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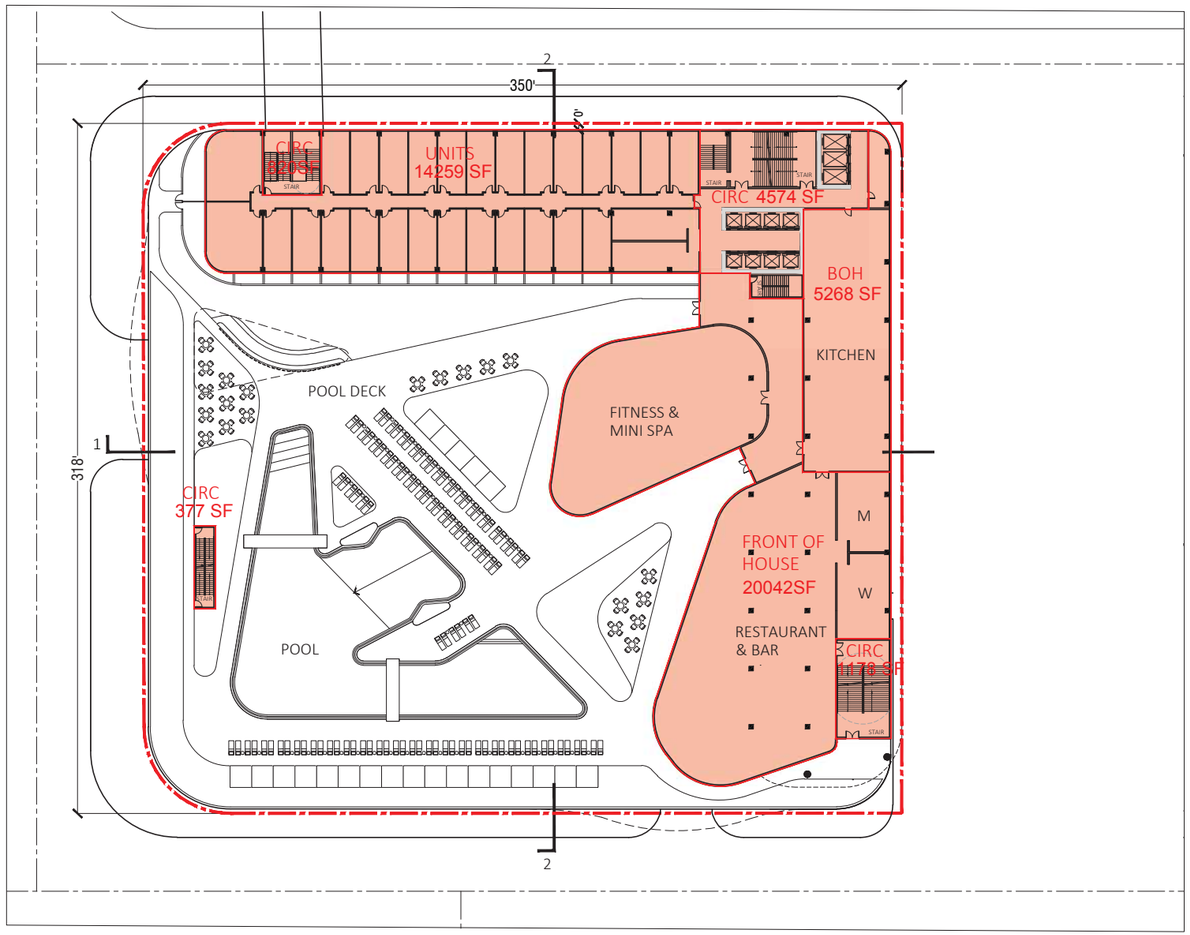
A0-18



LEVEL 4

CIRCULATION : 870 + 1,125 + 1,639 + 1,161 + 501 = 5,296 SF
BOH : 1,580 + 3,490 + 338 = 5,408 SF
FRONT HOUSE : 29,532 + 781 = 30,313 SF
MEETING : 5,069 + 1,324 + 6,880 + 2,835 = 16,108 SF

TOTAL GSF ACCOUNTABLE: 57,125 SF



LEVEL 5

UNITS : 14,259 SF
FRONT OF HOUSE : 20,042 SF
BOH : 5,268 SF
CIRCULATION : 820 + 4,574 + 377 + 1,178 = 6,949 SF

TOTAL GSF ACCOUNTABLE: 46,518 SF

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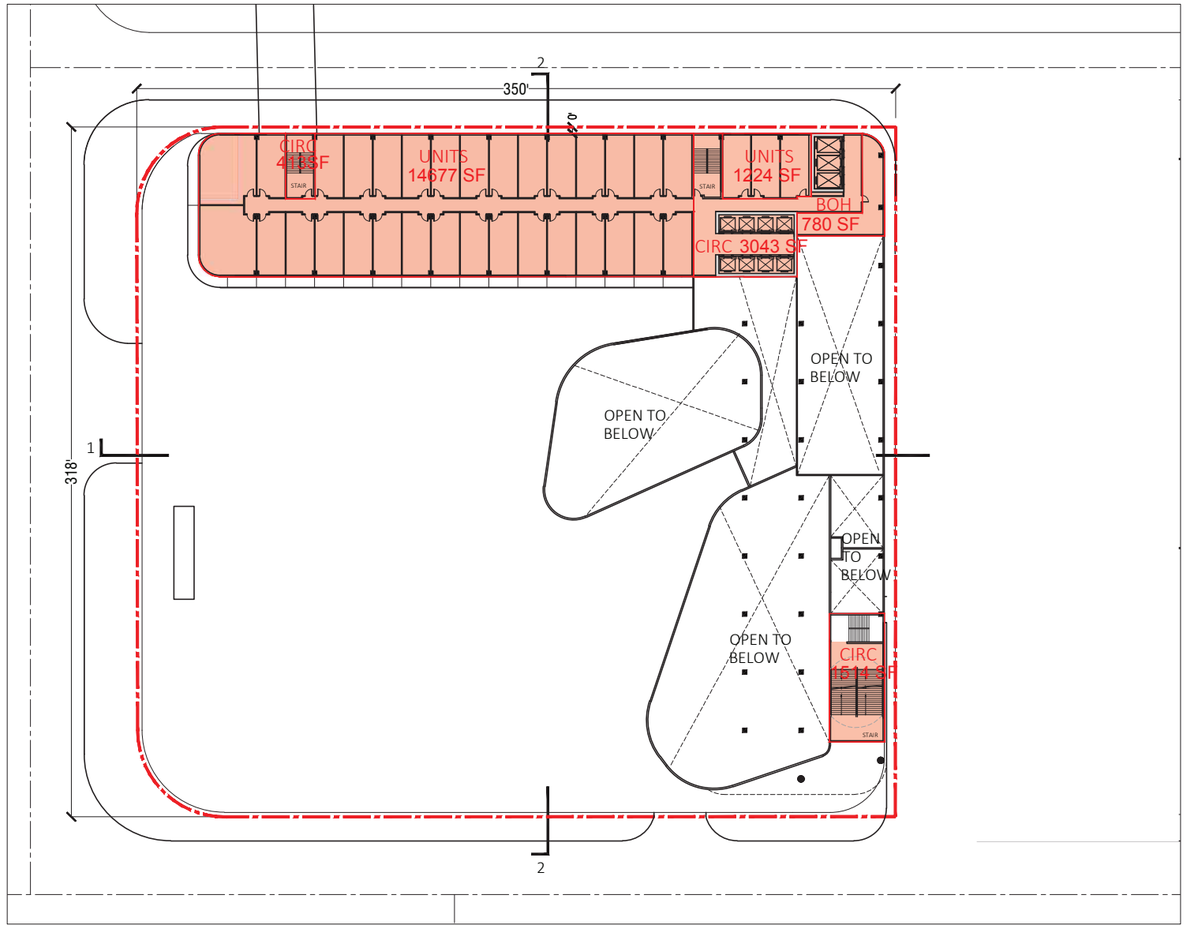
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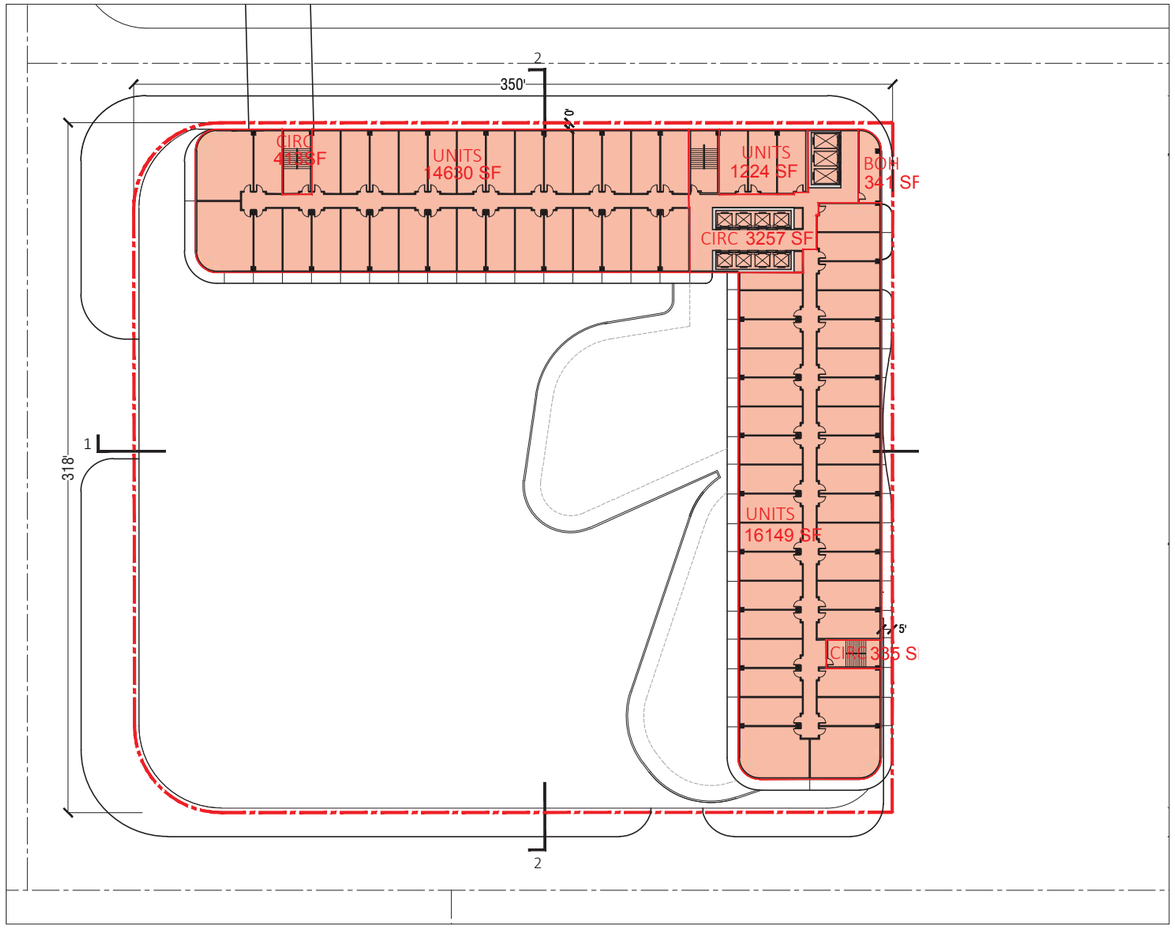
A0-19



LEVEL 6

HOTEL UNITS : 14,677+ 1,224 = 15,901 SF
CIRCULATION : 413 + 3,043 + 1,514 = 4,970 SF

TOTAL GSF ACCOUNTABLE: 20,871 SF



LEVEL 7

HOTEL UNITS : 14,630 + 16,149 + 1,224 = 32,003 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,349 SF

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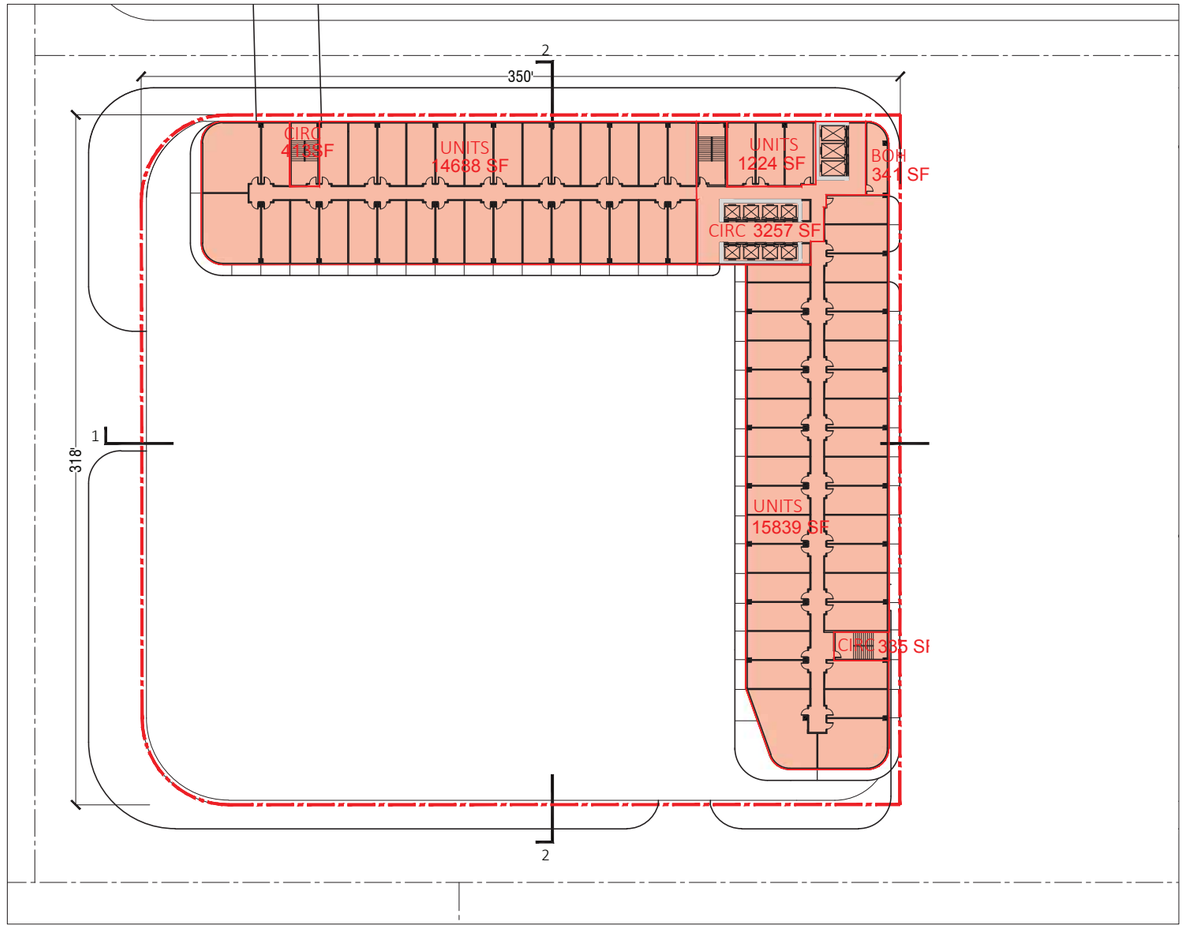
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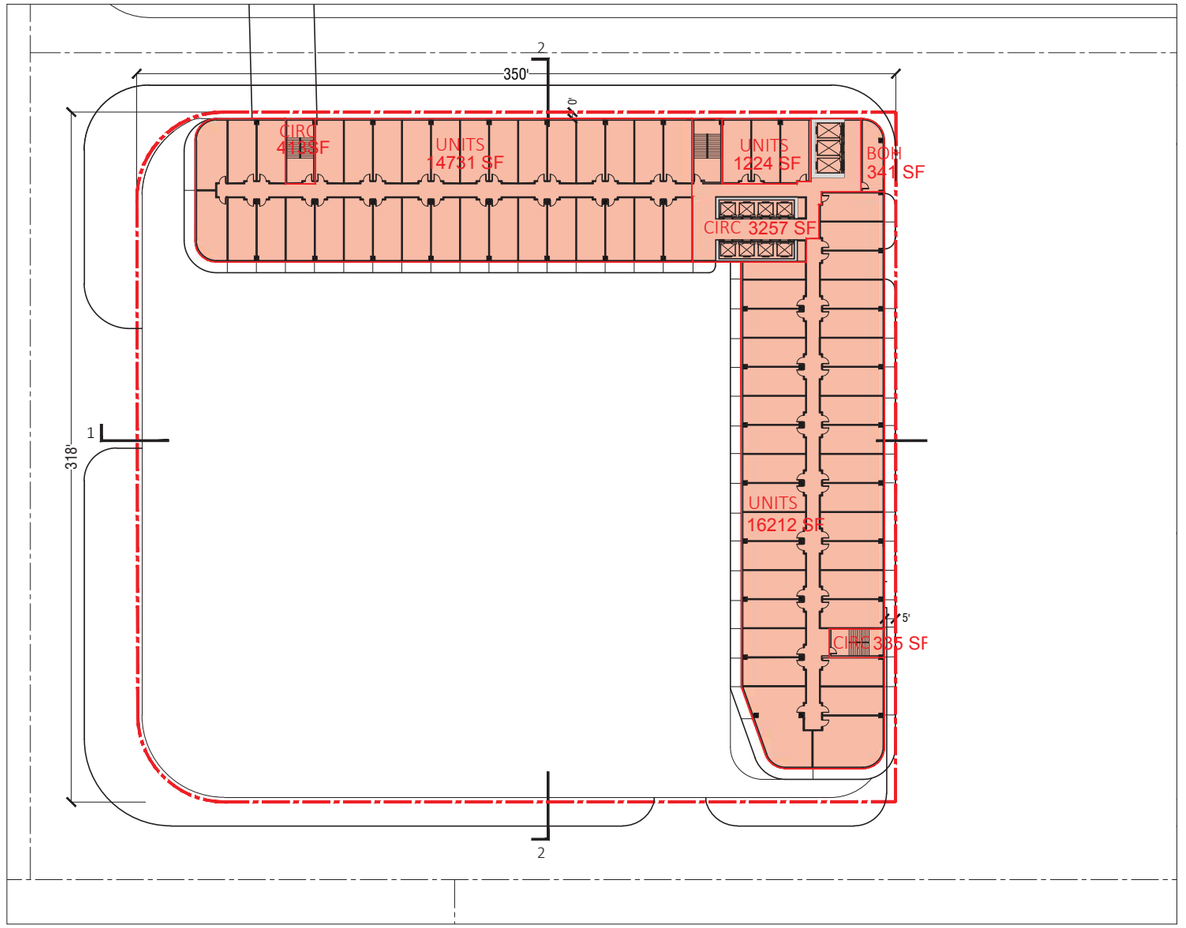
A0-20



LEVEL 8

HOTEL UNITS : 14,688 + 15,839 + 1,224 = 31,751 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,097 SF



LEVEL 9

HOTEL UNITS : 14,731 + 16,212 + 1,224 = 32,167 SF
CIRCULATION : 413 + 335 + 3,257 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,513 SF

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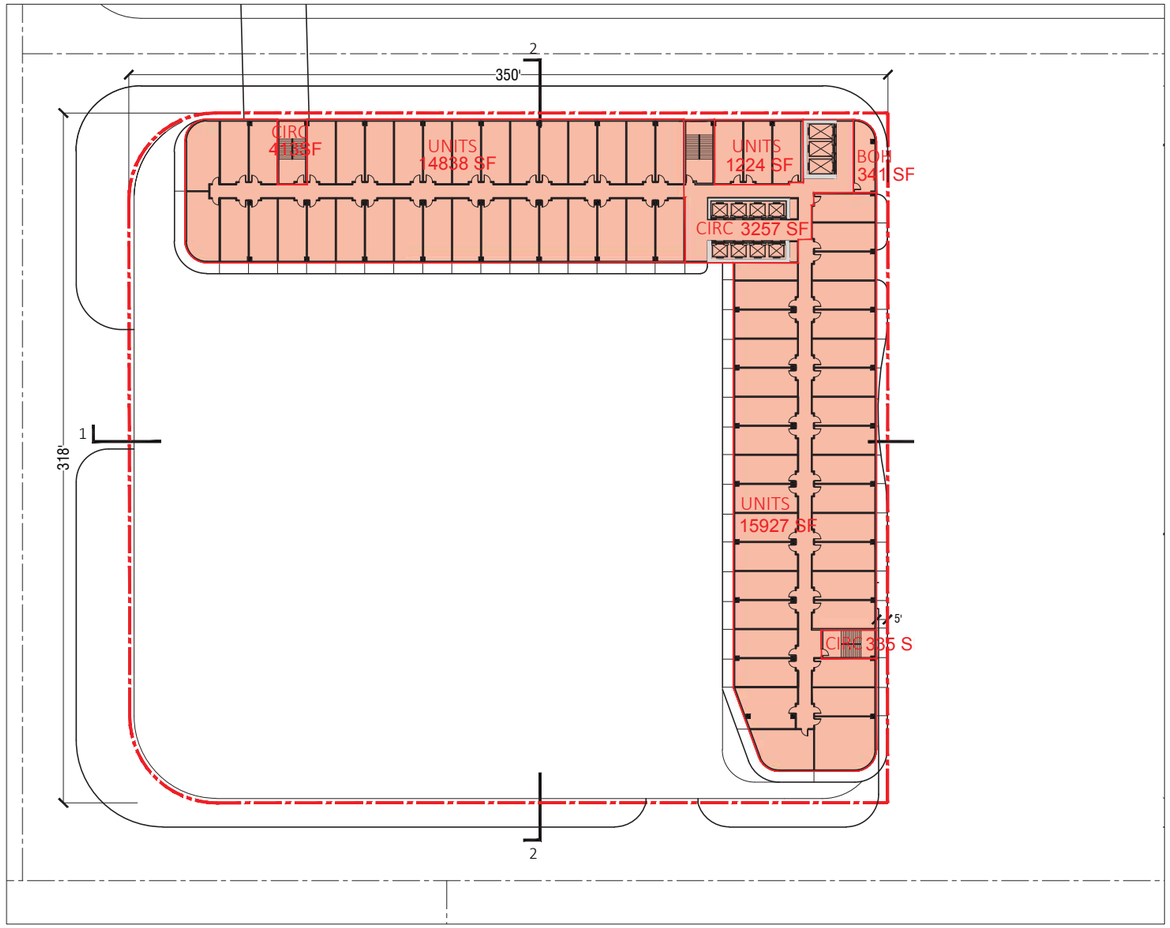
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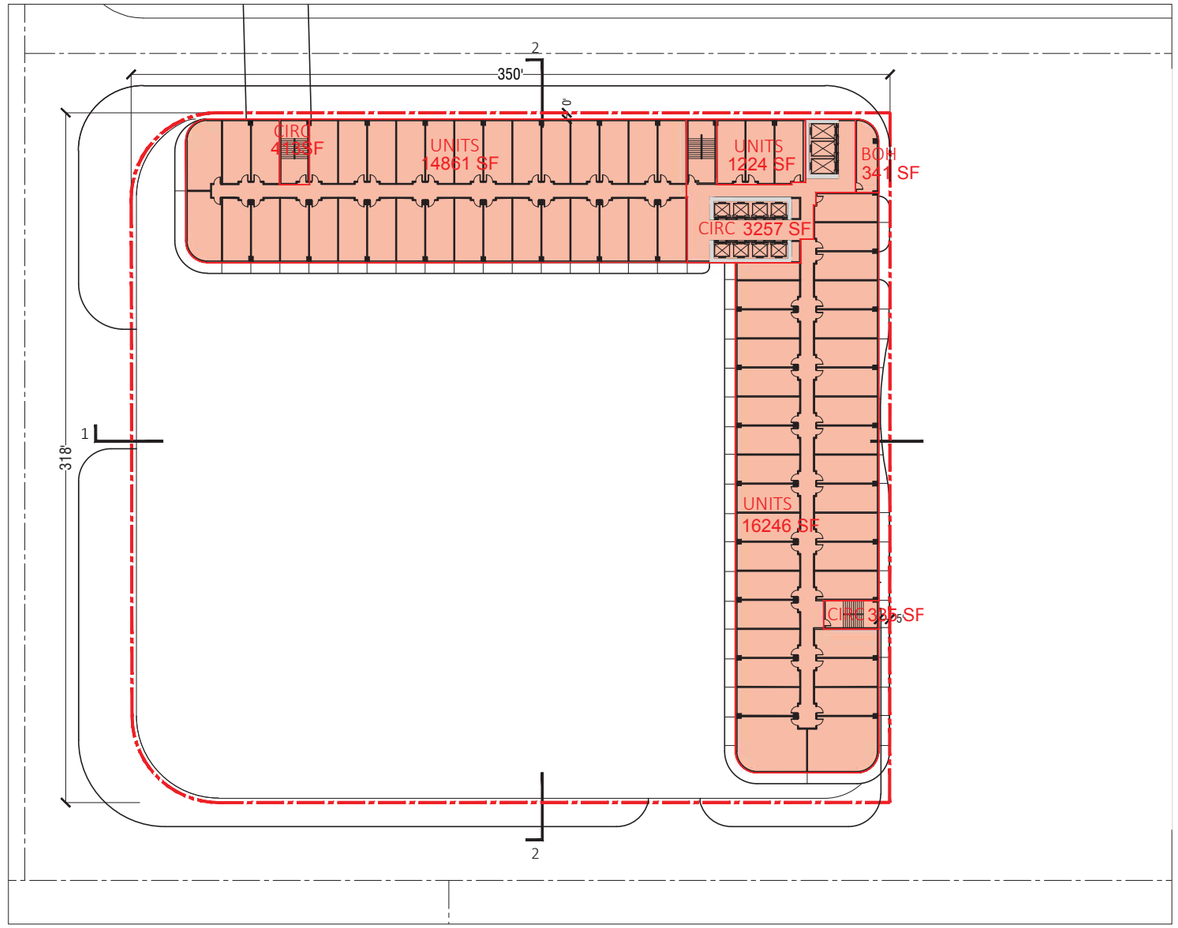
A0-21



LEVEL 10

HOTEL UNITS : 14,838 + 15,927 + 1,224 = 31,989 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,335 SF



LEVEL 11

HOTEL UNITS : 14,681 + 16,246 + 1,224 = 32,331 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,677 SF

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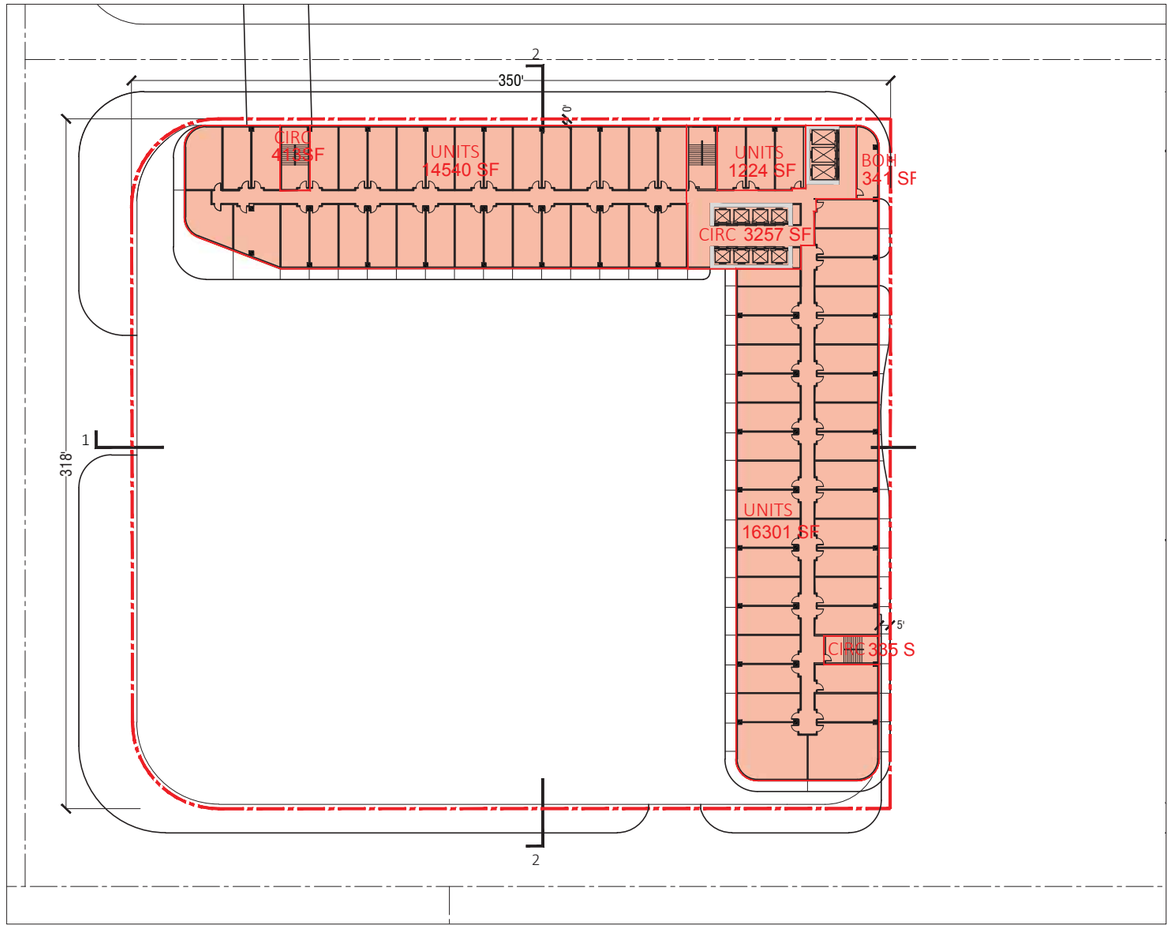
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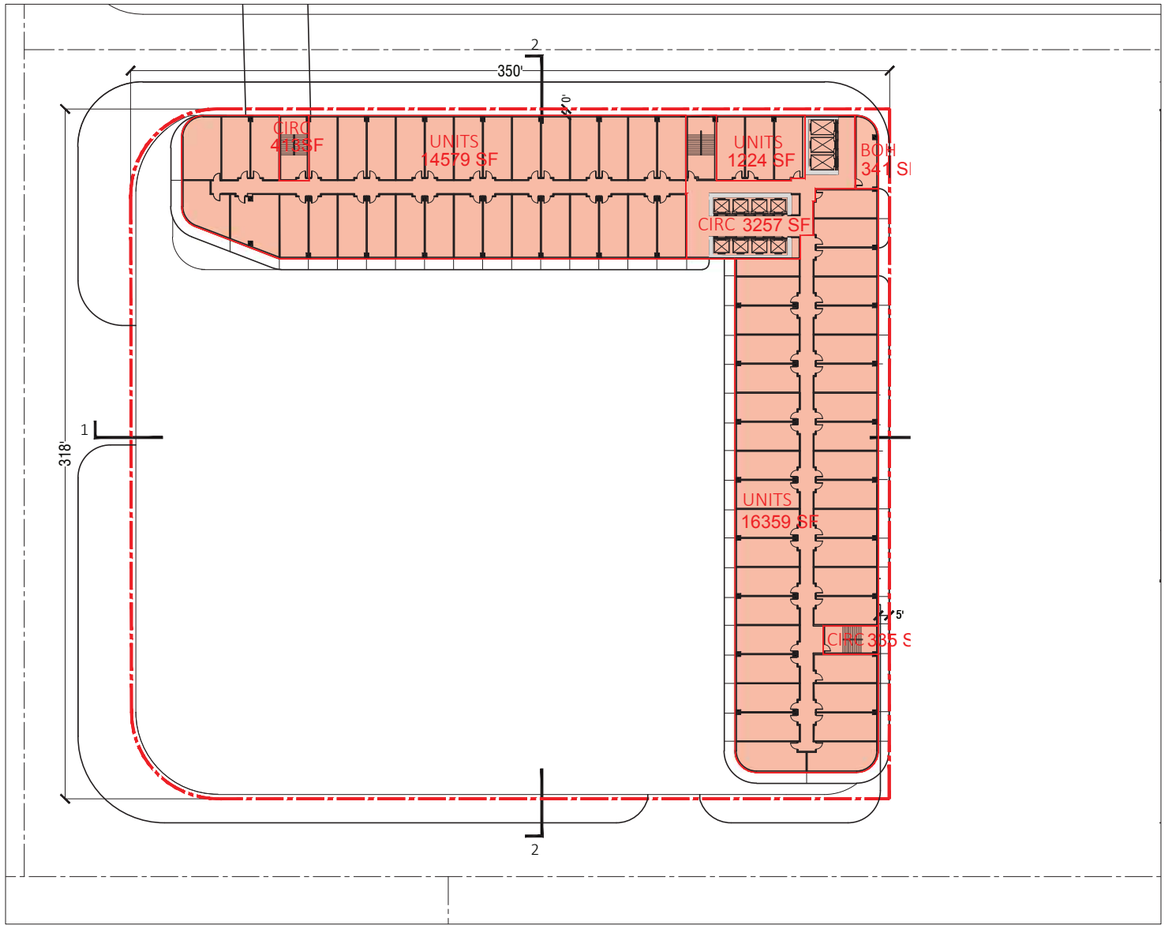
A0-22



LEVEL 12

HOTEL UNITS : 14,540 + 16,301 + 1,224 = 32,065 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,411 SF



LEVEL 13

HOTEL UNITS : 14,579 + 16,359 + 1,224 = 32,162 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,508 SF

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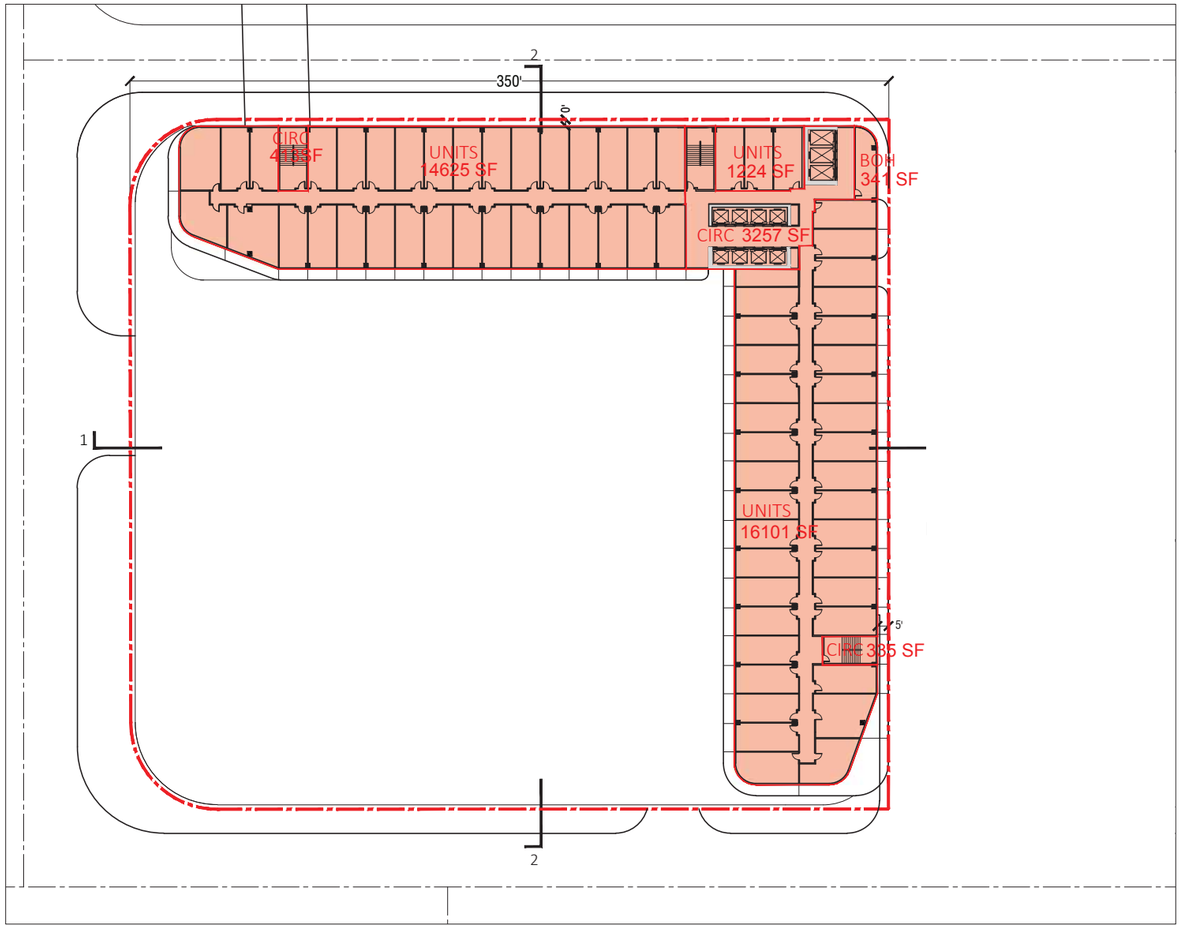
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FAR DIAGRAM

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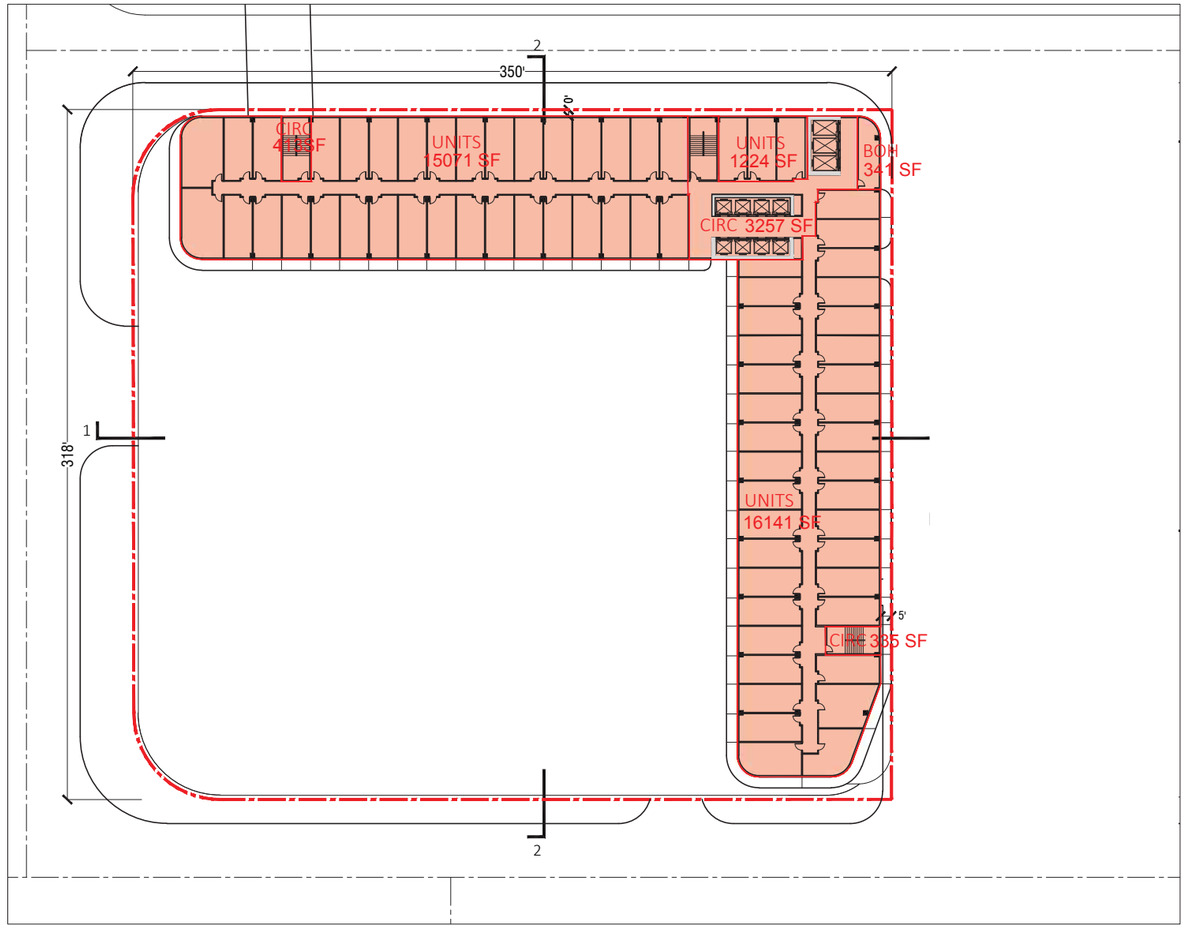
A0-23



LEVEL 14

HOTEL UNITS : 14,625 + 16,101 + 1,224 = 31,950 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,296 SF



LEVEL 15

HOTEL UNITS : 15,071 + 16,141 + 1,224 = 32,436 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341

TOTAL GSF ACCOUNTABLE: 36,782 SF

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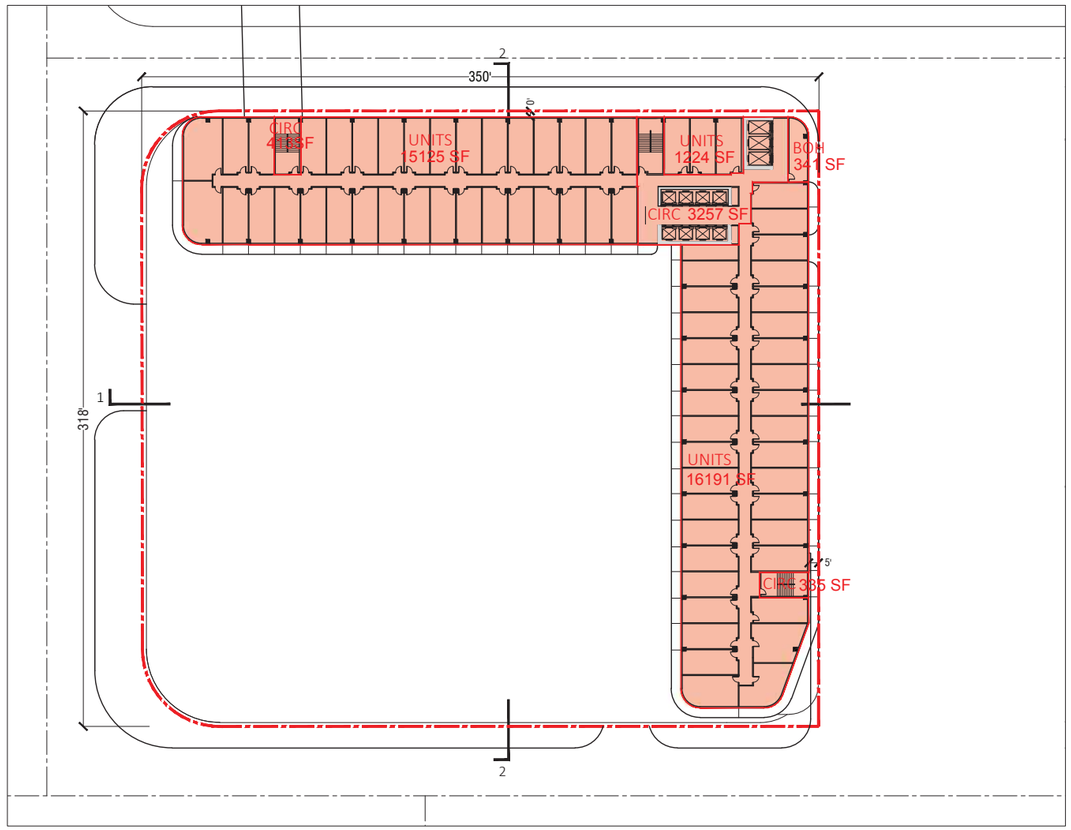
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

FAR DIAGRAM

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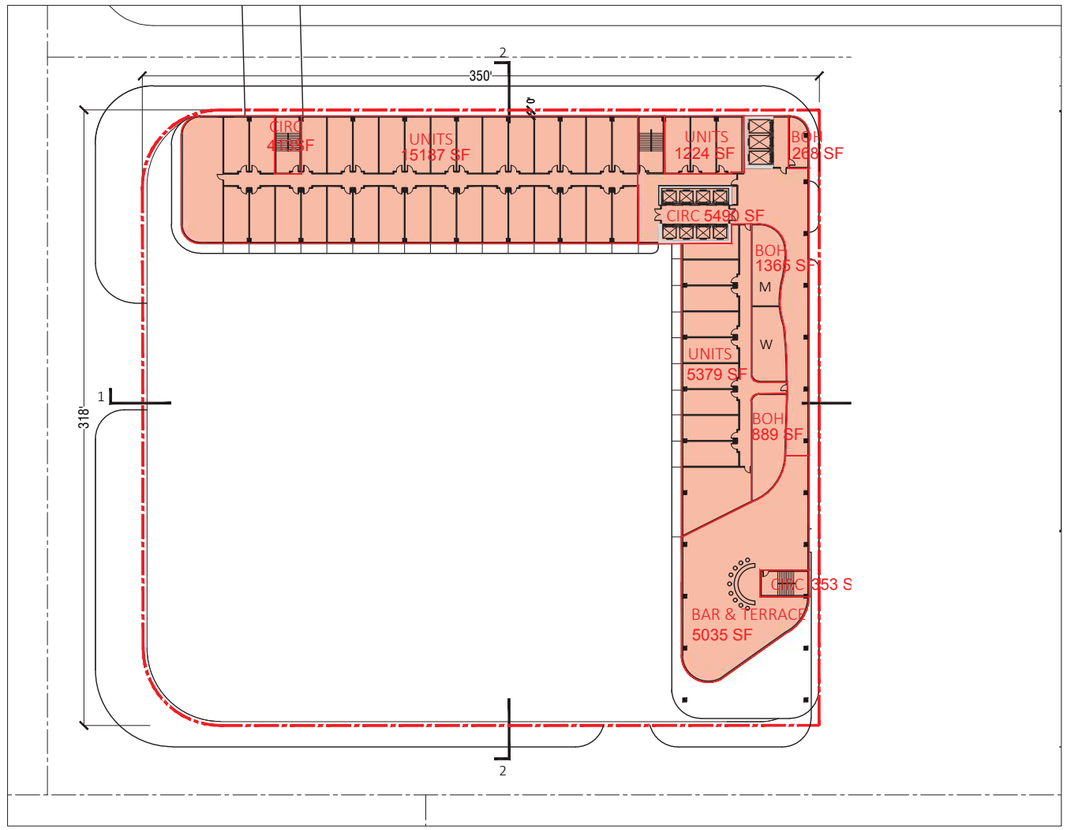
A0-24



LEVEL 16

HOTEL UNITS : 15,125 + 16,191 + 1,224 = 32,540 SF
CIRCULATION : 413 + 3,257 + 335 = 4,005 SF
BOH : 341 SF

TOTAL GSF ACCOUNTABLE: 36,886 SF



LEVEL 17

HOTEL UNITS : 15,187 + 5,379 + 1,224 = 21,790 SF
CIRCULATION : 425 + 5,483 + 353 = 6,261 SF
BOH : 268 + 1,365 + 889 = 2,522 SF

TOTAL GSF ACCOUNTABLE: 30,573 SF

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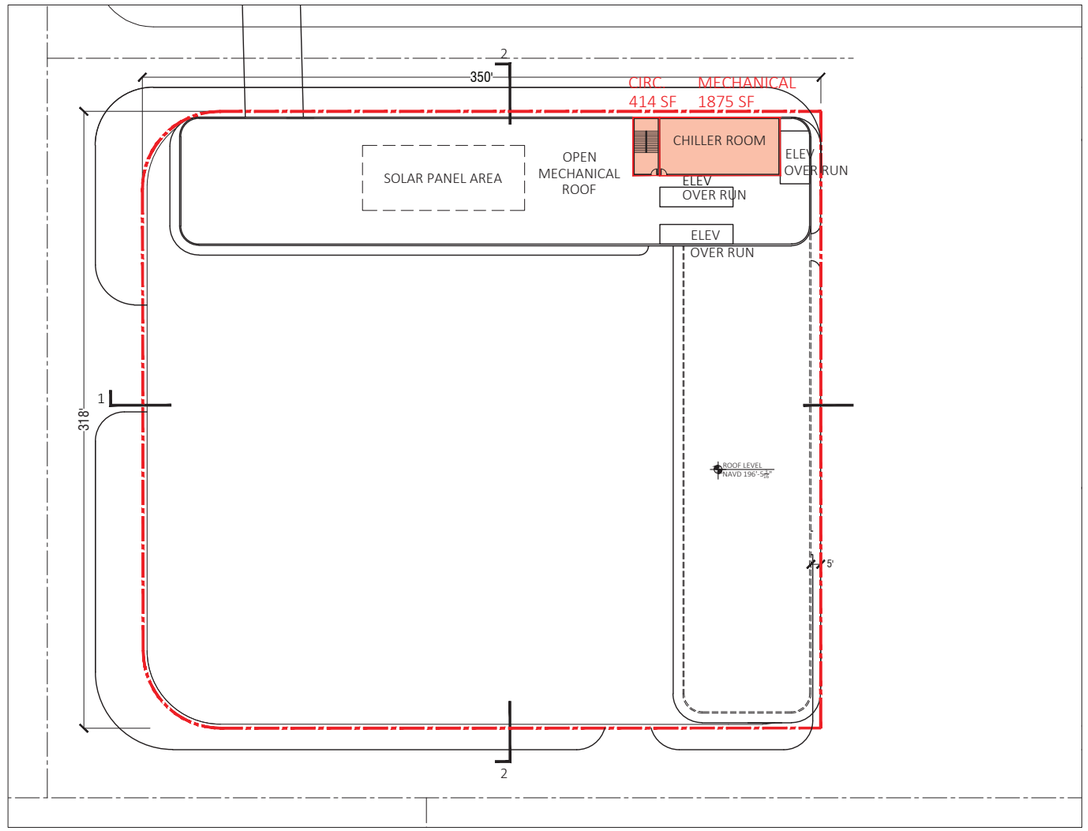
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FAR DIAGRAM

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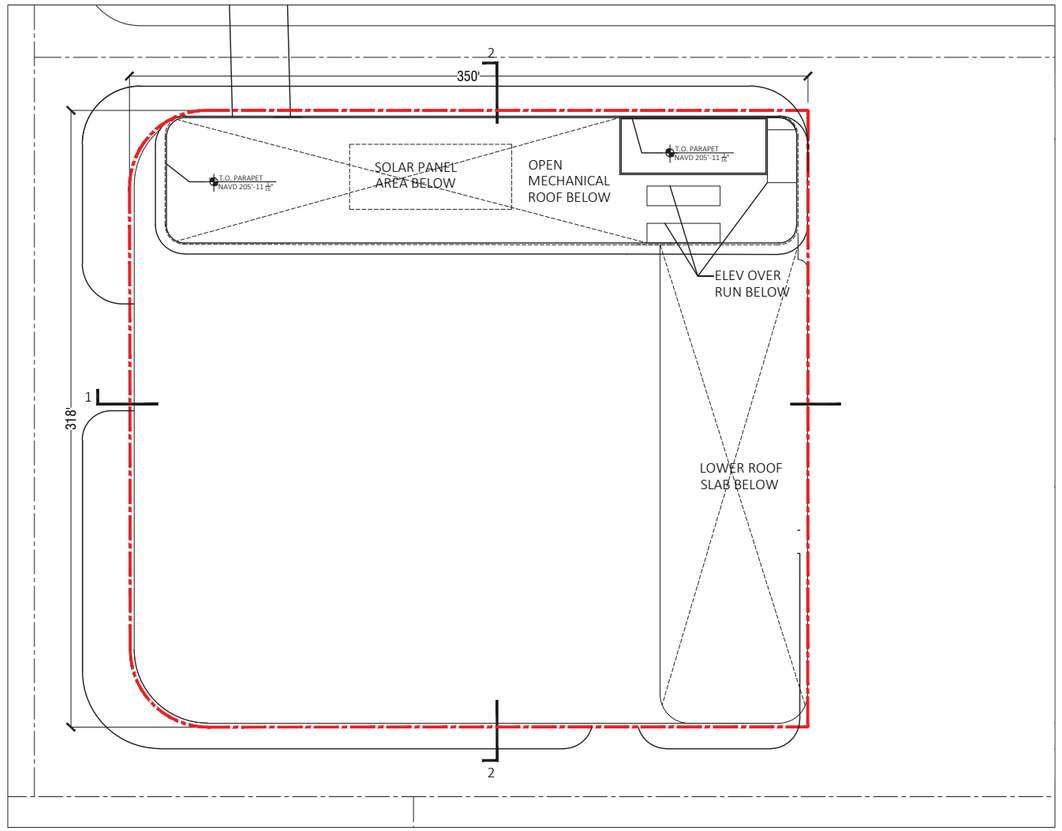
A0-25



ROOF LEVEL :

MECHANICAL : 1,875 SF
CIRCULATION : 414 SF

TOTAL GSF ACCOUNTABLE: 2,289 SF



UPPER ROOF LEVEL :

THERE IS 0 SF ACCOUNTABLE FAR AT UPPER ROOF

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

FAR DIAGRAM

DATE: 2019.07.02

A0-26

TOTAL FAR PROVIDED

UPPER ROOF	0 SF
ROOF	2, 289 SF
LEVEL 17	30,573 SF
LEVEL 16	36,886 SF
LEVEL 15	36,782 SF
LEVEL 14	36,296 SF
LEVEL 13	36,508 SF
LEVEL 12	36,411 SF
LEVEL 11	36,677 SF
LEVEL 10	36,335 SF
LEVEL 9	36,513 SF
LEVEL 8	35,097 SF
LEVEL 7	36,349 SF
LEVEL 6	20,871 SF
LEVEL 5	46,518 SF
LEVEL 4	57,125 SF
LEVEL 3M	22,084 SF
LEVEL 3	104,572 SF
LEVEL 2	65,894 SF
LEVEL 1	76,380 SF

TOTAL HOTEL ACCOUNTABLE GSF : 790,160 SF

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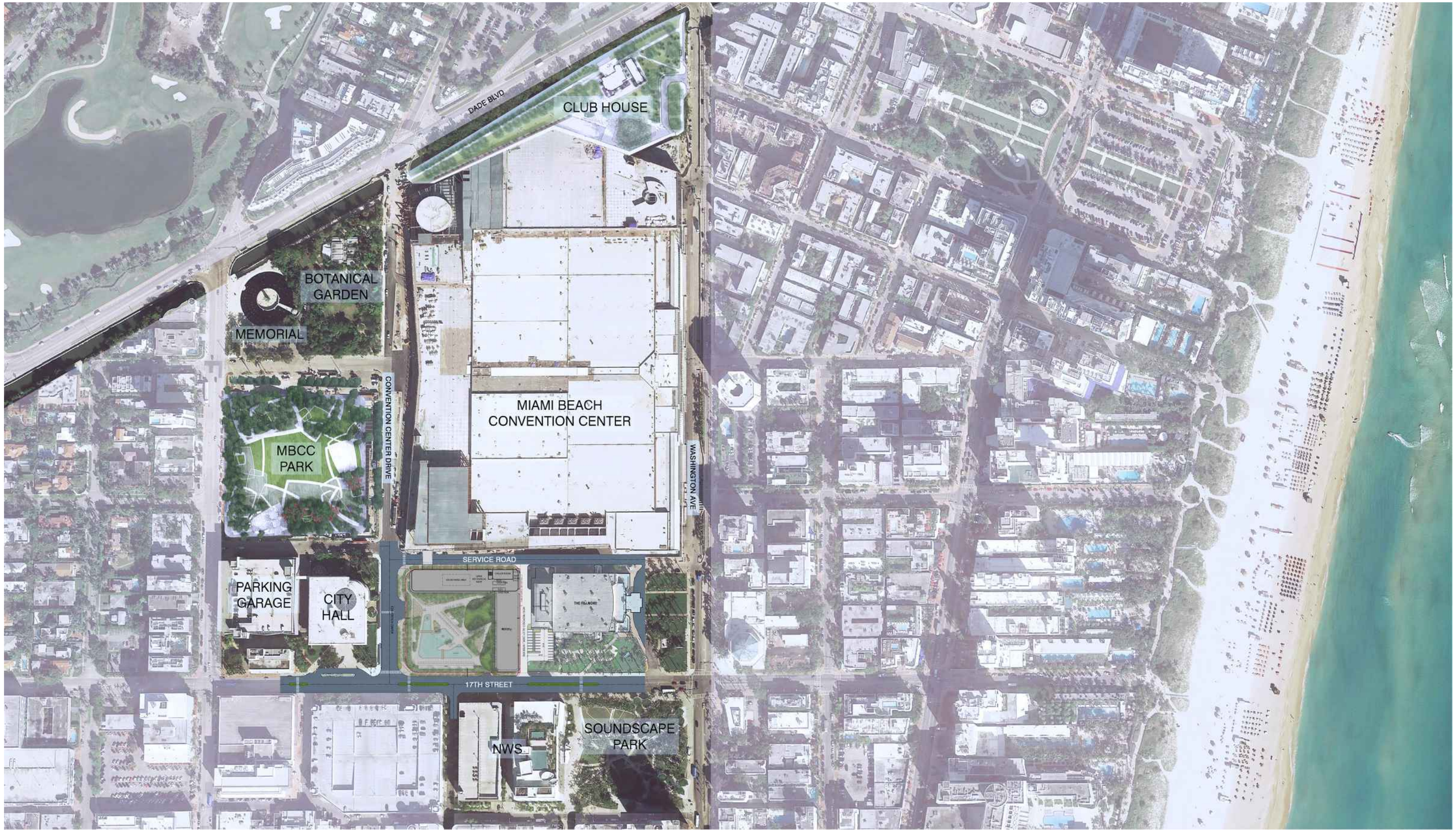
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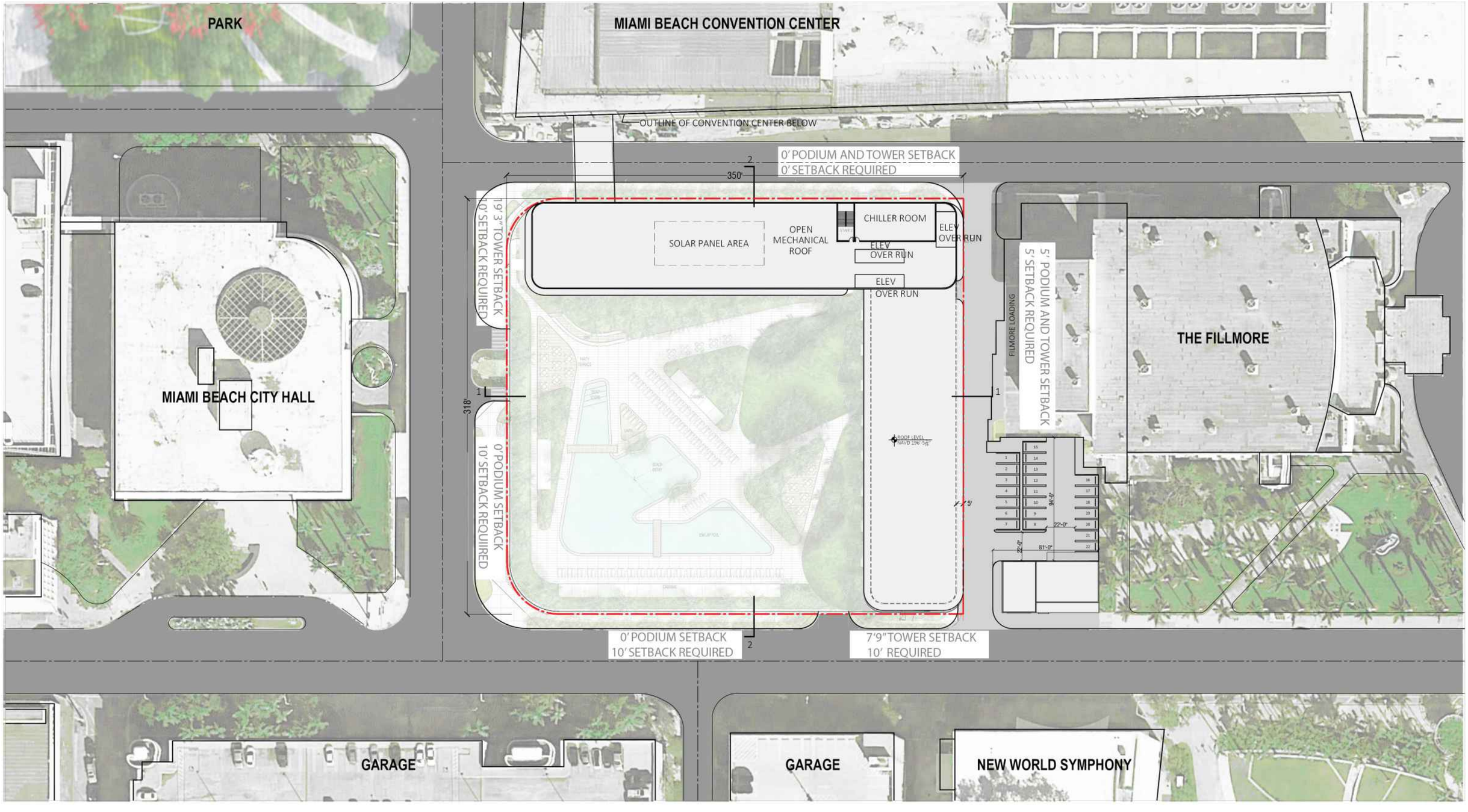
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MIAMI BEACH CONVENTION CENTER HOTEL
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CONTEXT LOCATION PLAN
CCC DISTRICT

DATE:
2019.07.02

A1-00



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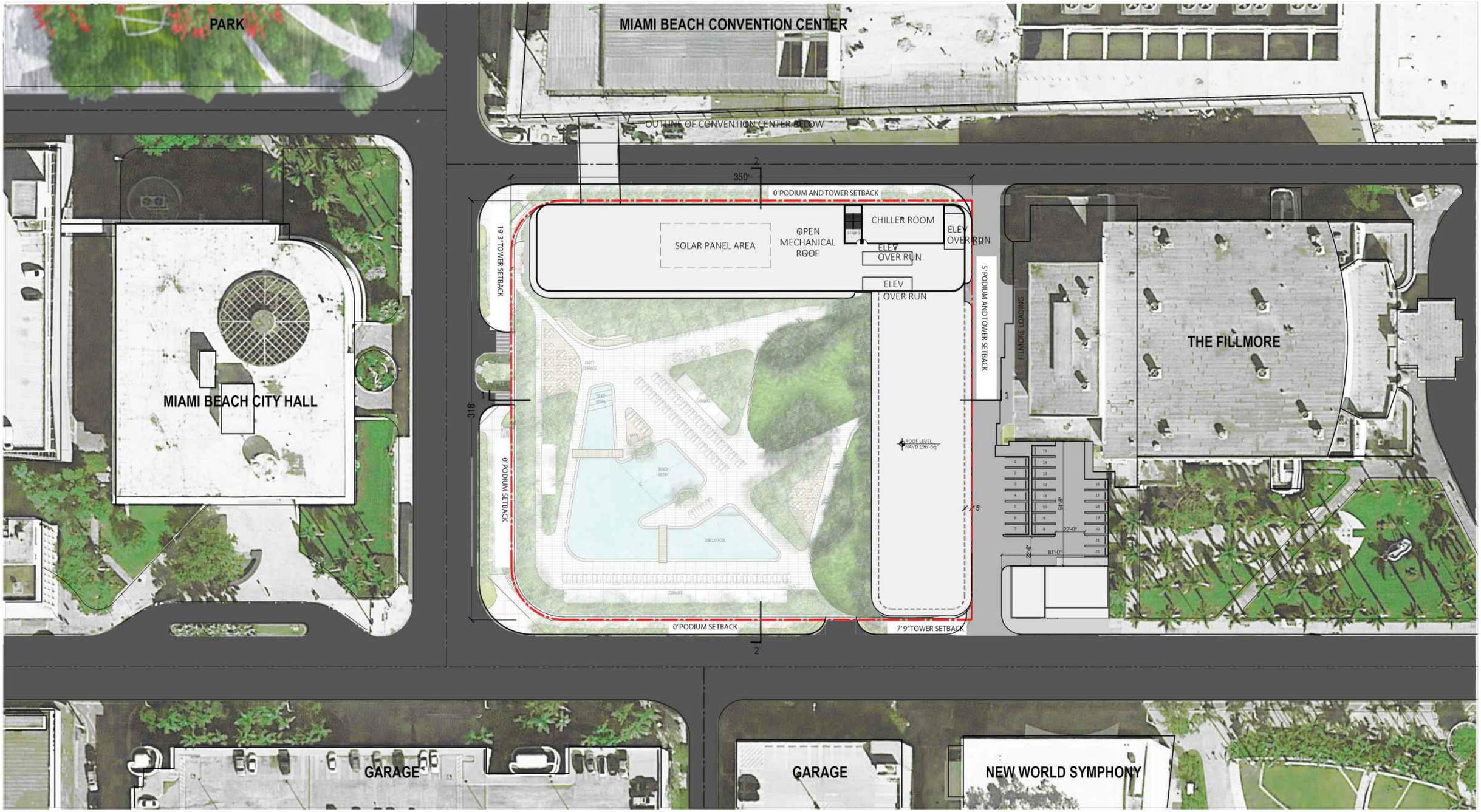
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SITE PLAN
SETBACK DIAGRAM

DATE:
2019.07.02

A1-01



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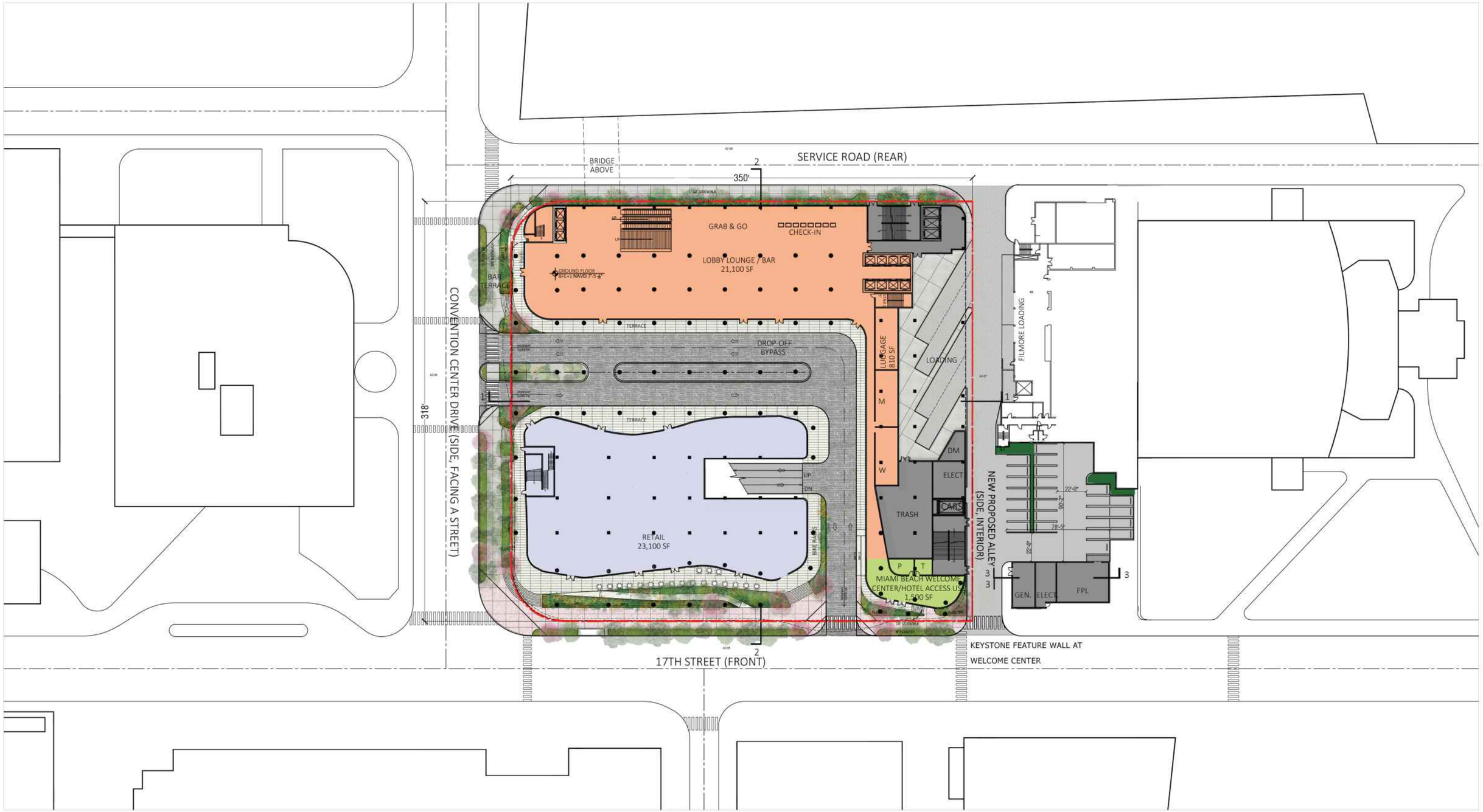
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERED SITE PLAN

DATE: 2019.07.02

A1-02



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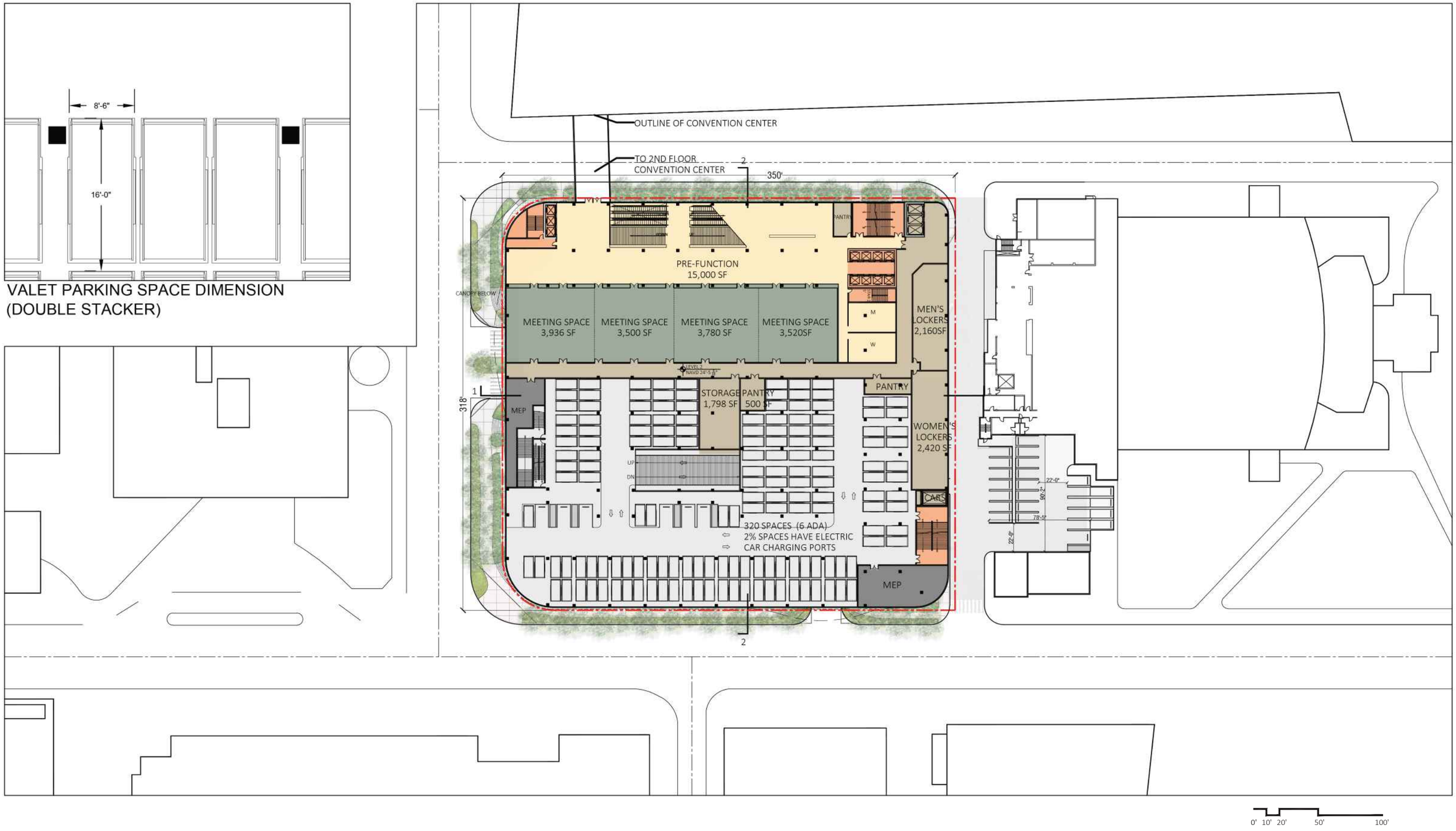
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GROUND LEVEL

DATE: 2019.07.02

A1-03

VALET PARKING SPACE DIMENSION
(DOUBLE STACKER)



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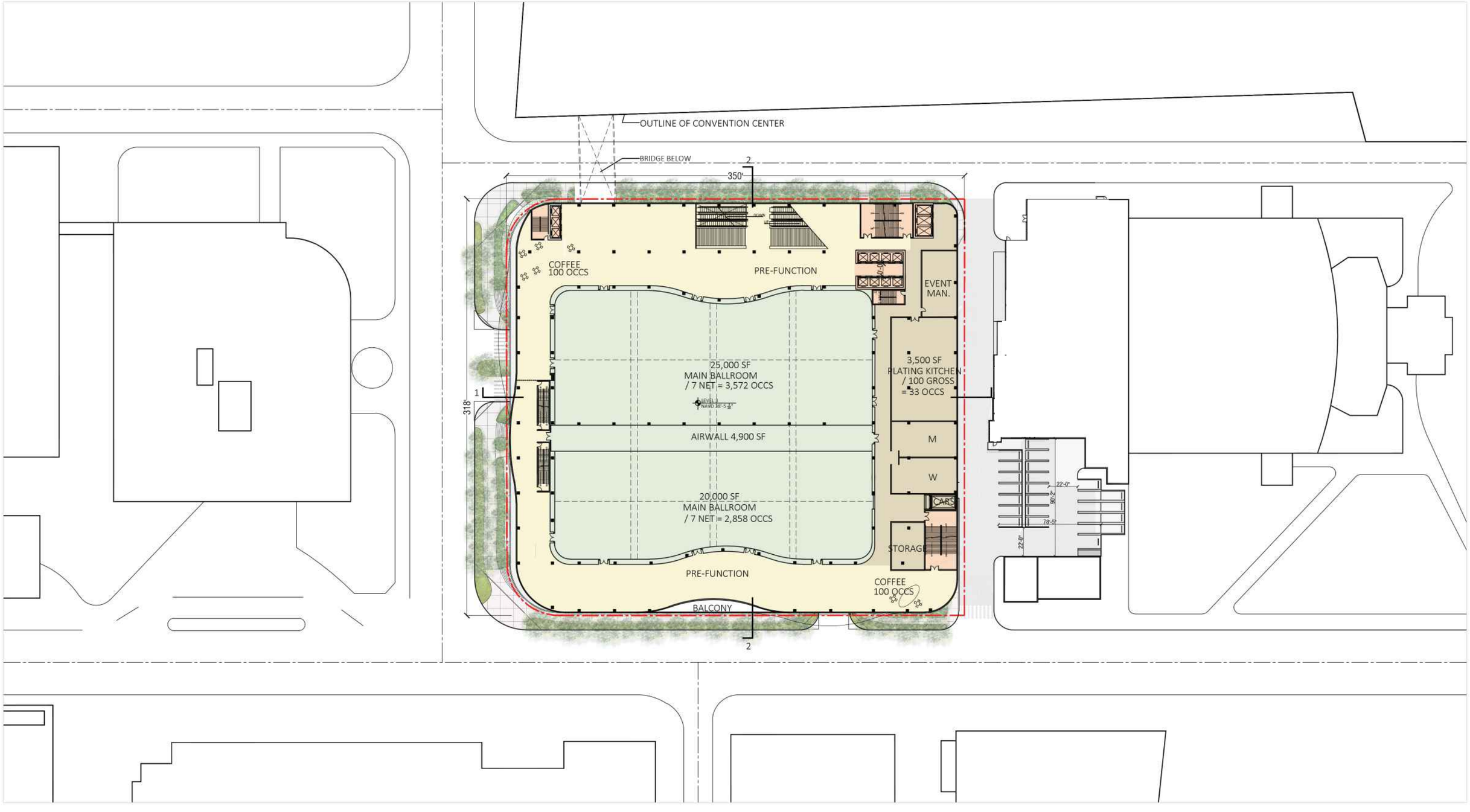
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LEVEL 02 - PARKING

DATE:
2019.07.02

A1-04



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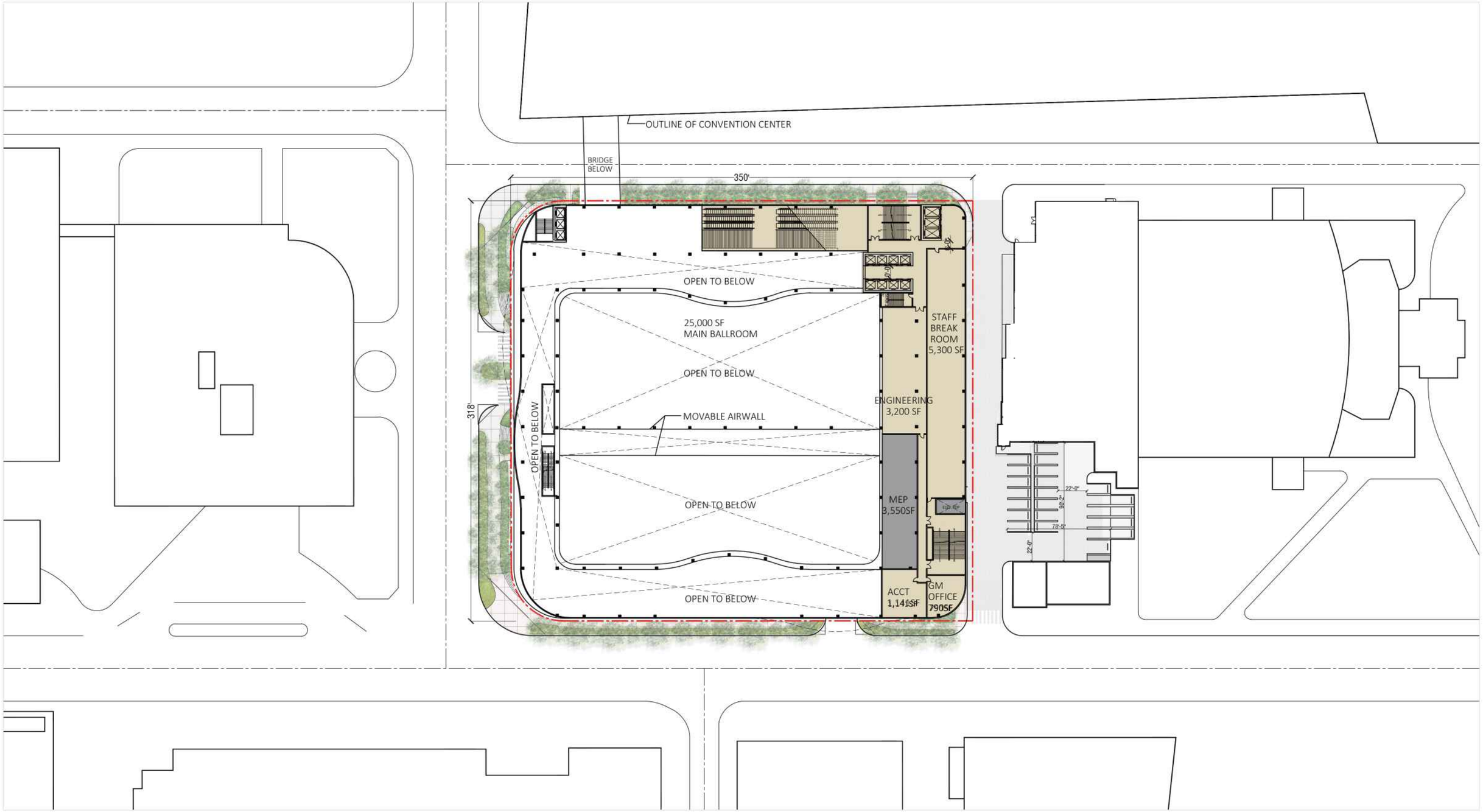
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LEVEL 03 - BALLROOM

DATE:
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A1-05



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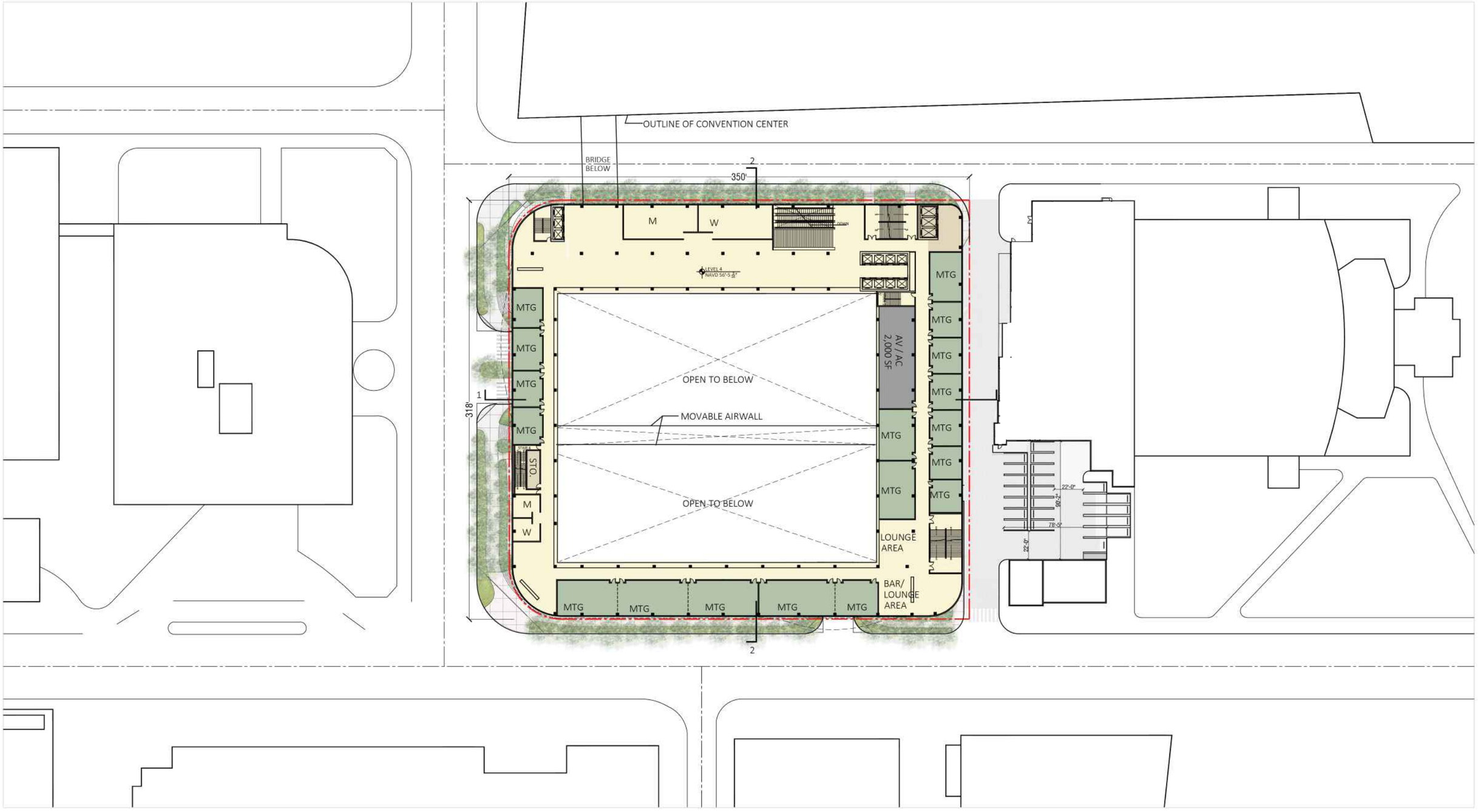
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LEVEL 03 - MEZZANINE

DATE: 2019.07.02

A1-06



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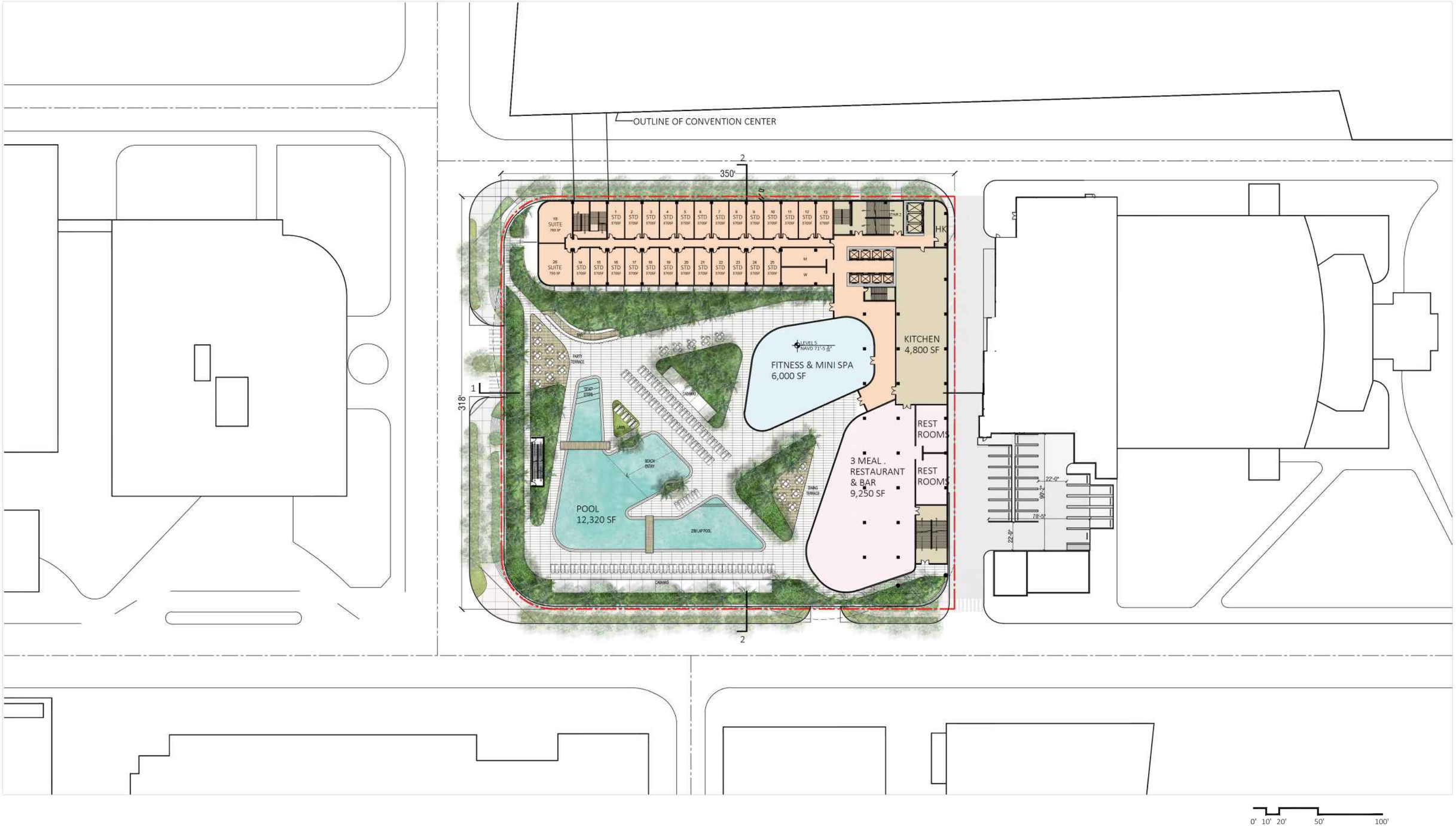
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LEVEL 04 - MEETING ROOMS

DATE:
2019.07.02

A1-07



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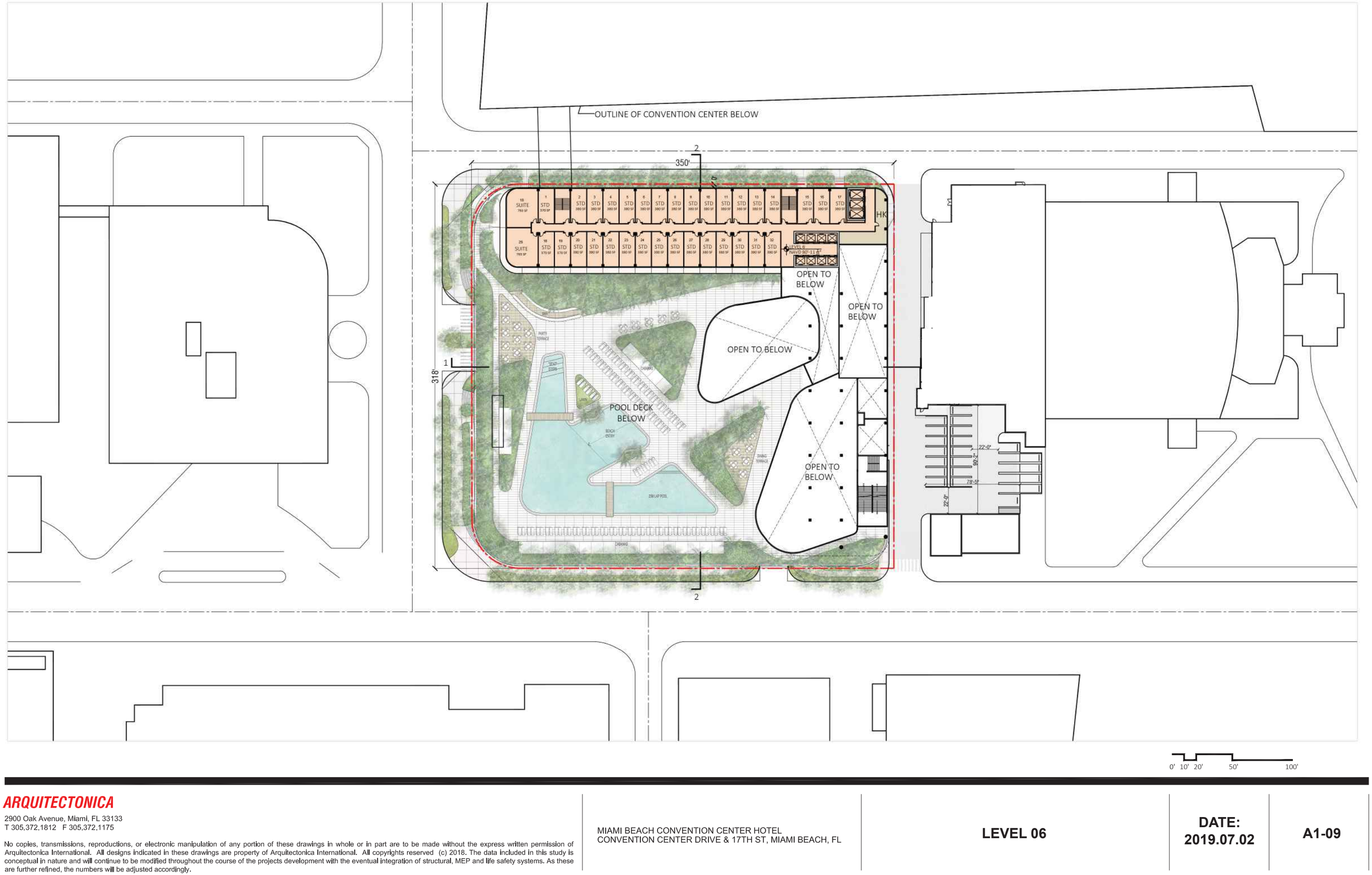
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LEVEL 05 - POOL DECK

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A1-08



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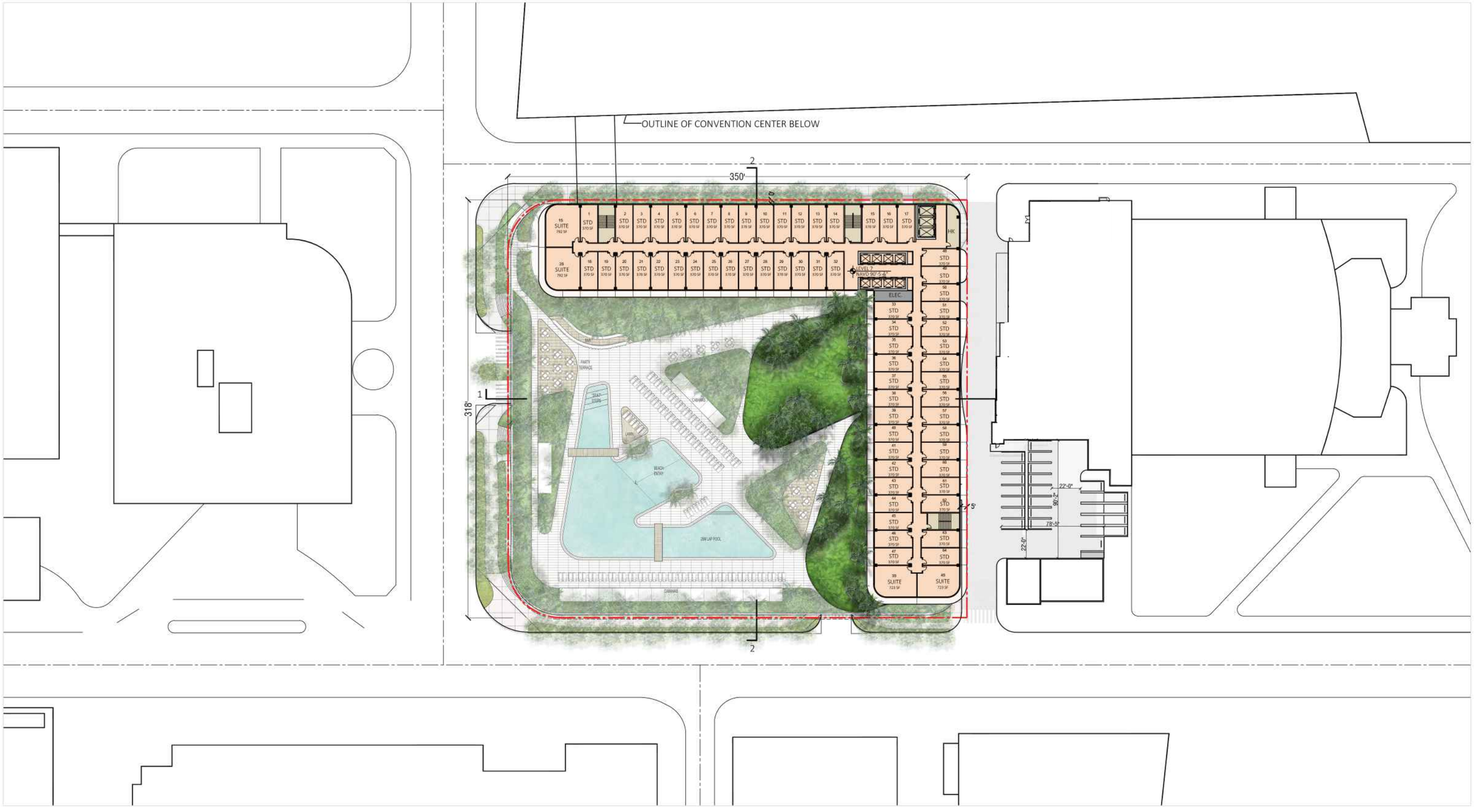
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LEVEL 06

DATE: 2019.07.02

A1-09



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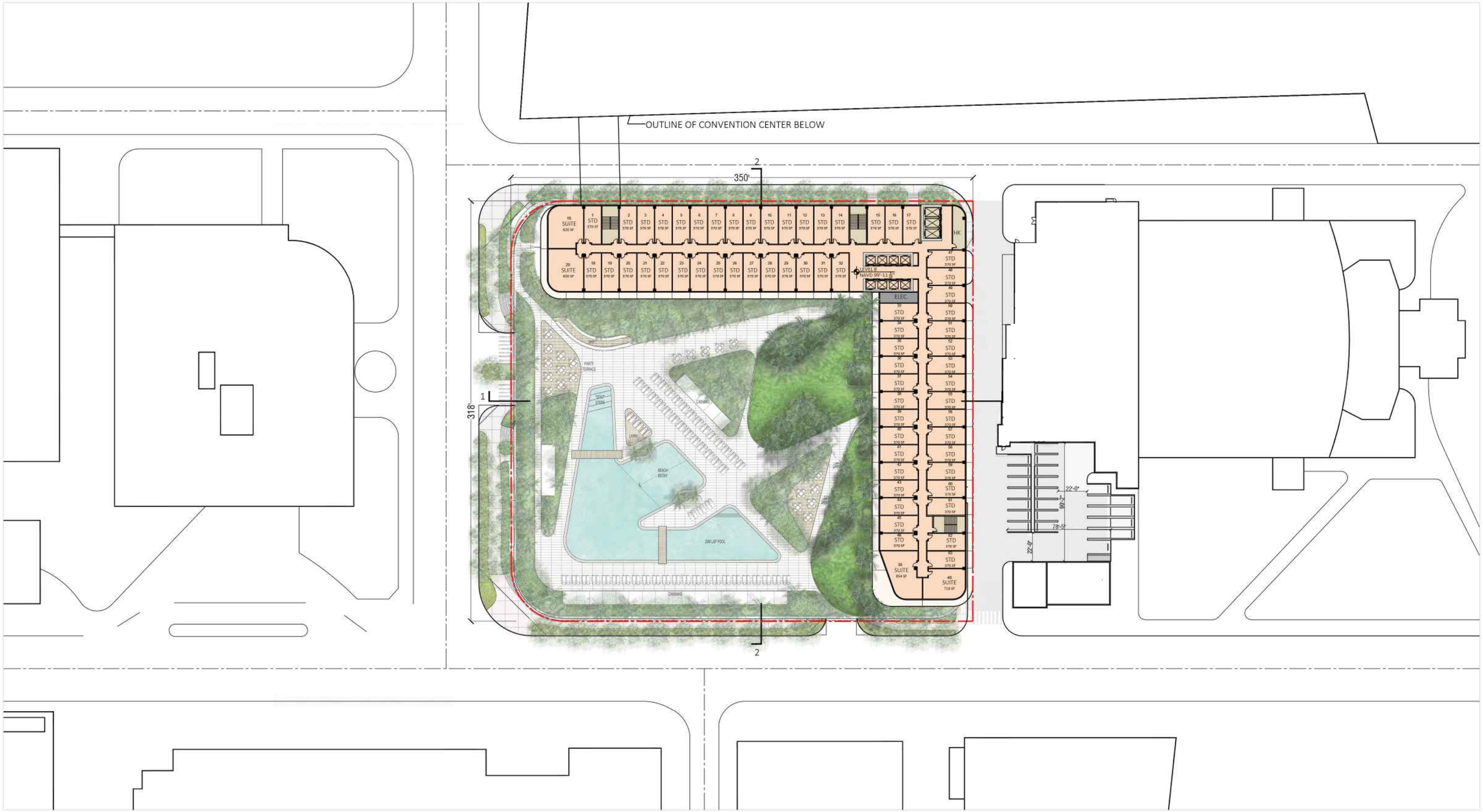
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LEVEL 07

DATE: 2019.07.02

A1-10



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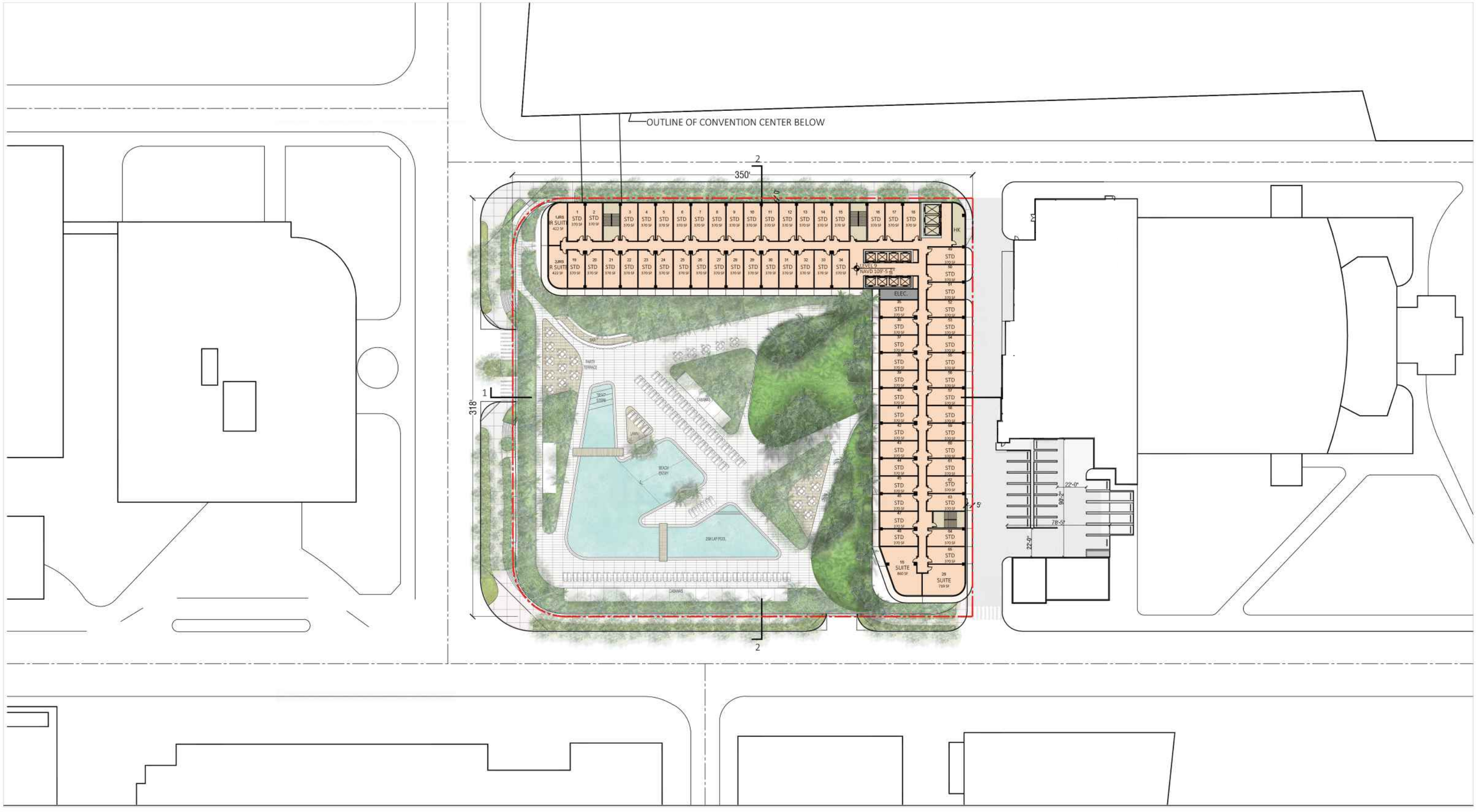
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LEVEL 08

DATE: 2019.07.02

A1-11



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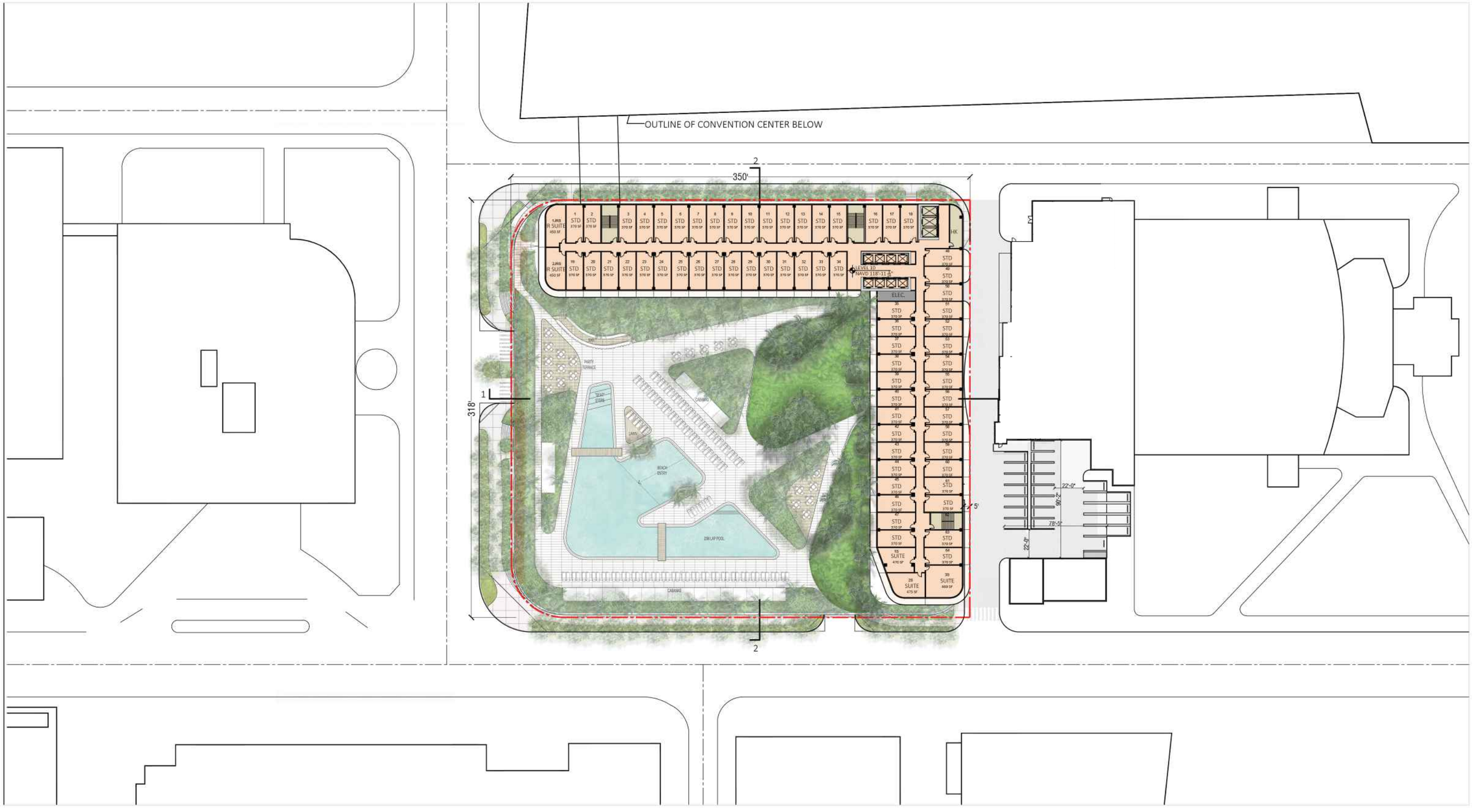
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LEVEL 09

DATE: 2019.07.02

A1-12



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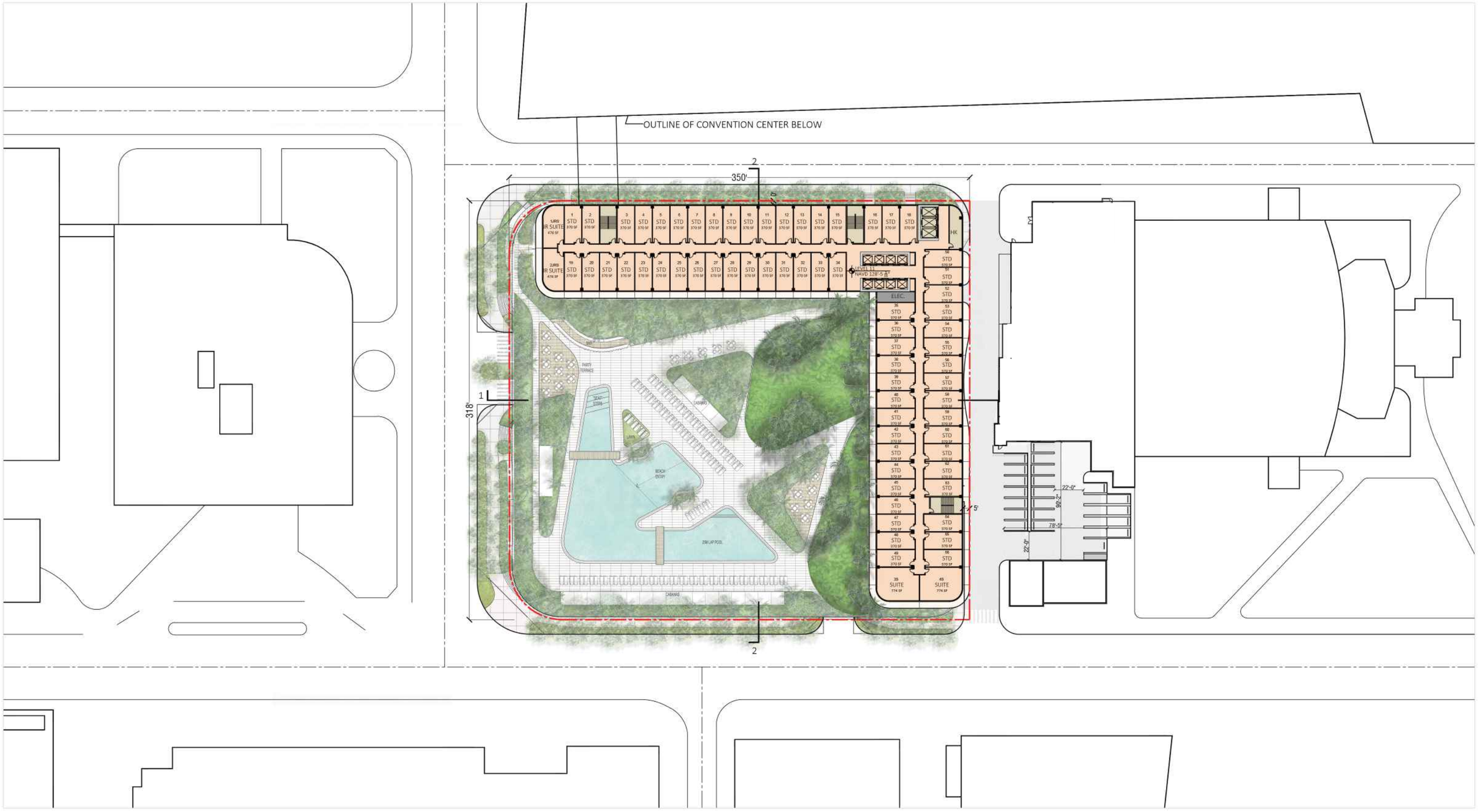
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LEVEL 10

DATE: 2019.07.02

A1-13



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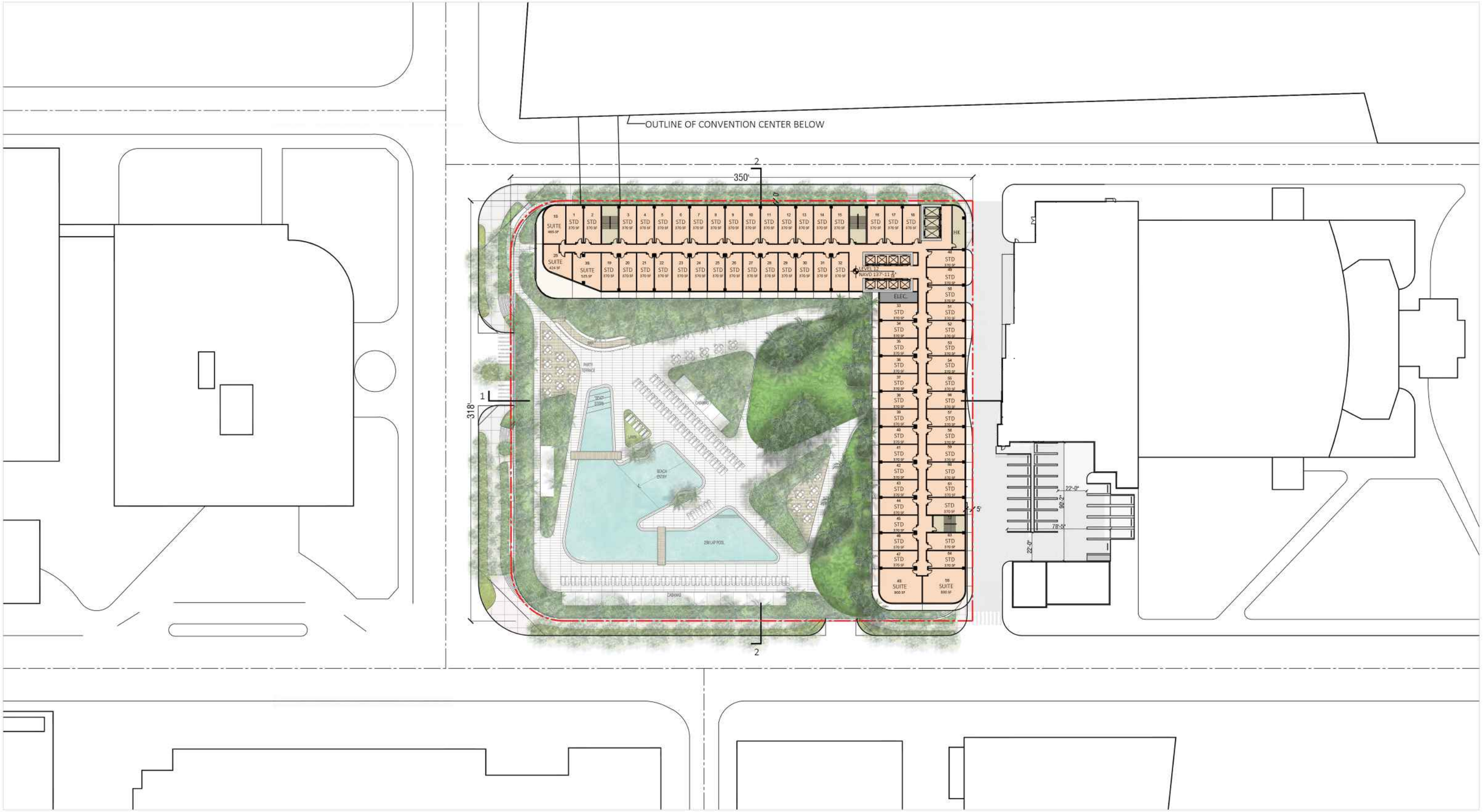
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LEVEL 11

DATE: 2019.07.02

A1-14



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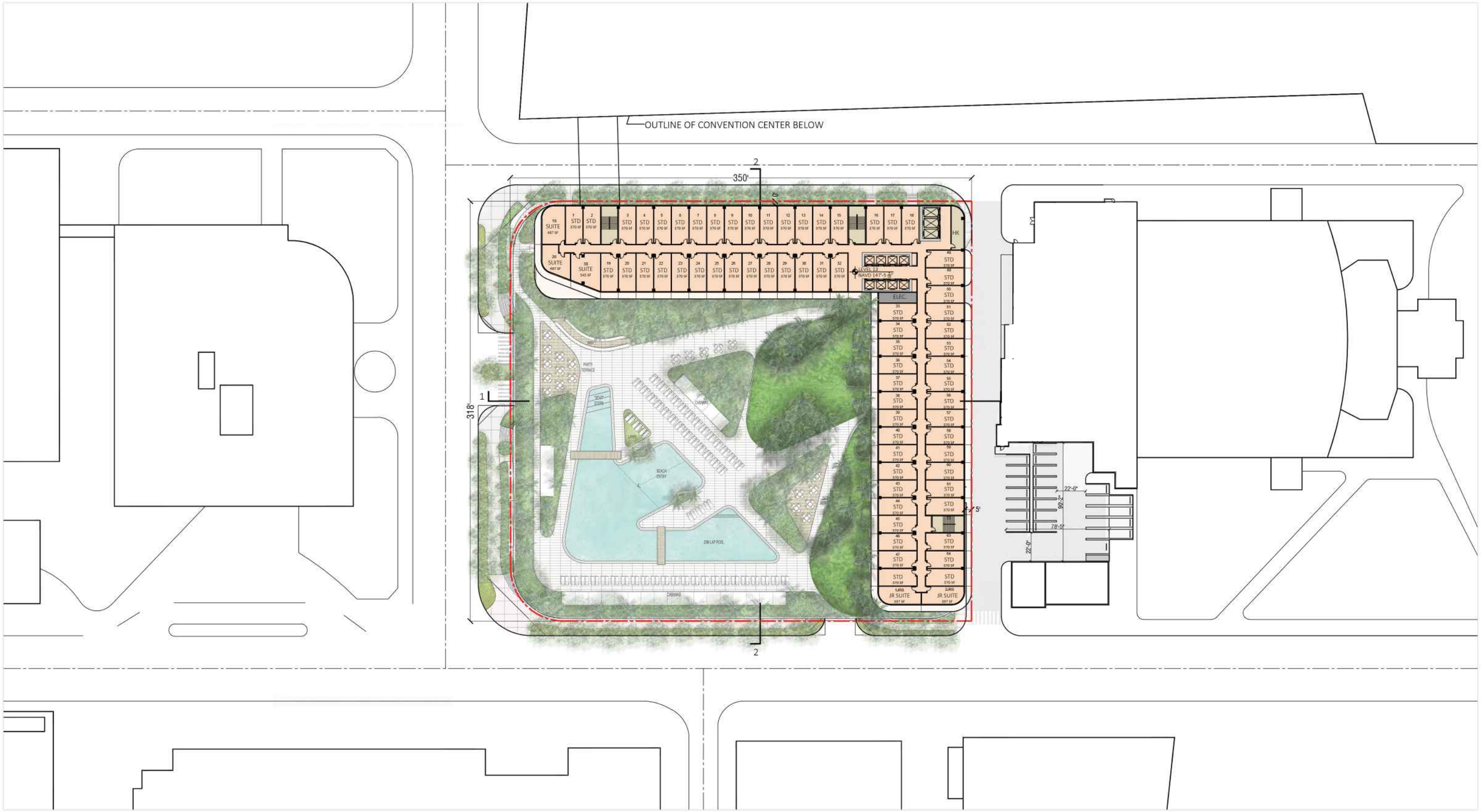
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LEVEL 12

DATE: 2019.07.02

A1-15



0' 10' 20' 50' 100'

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

LEVEL 13

DATE: 2019.07.02

A1-16