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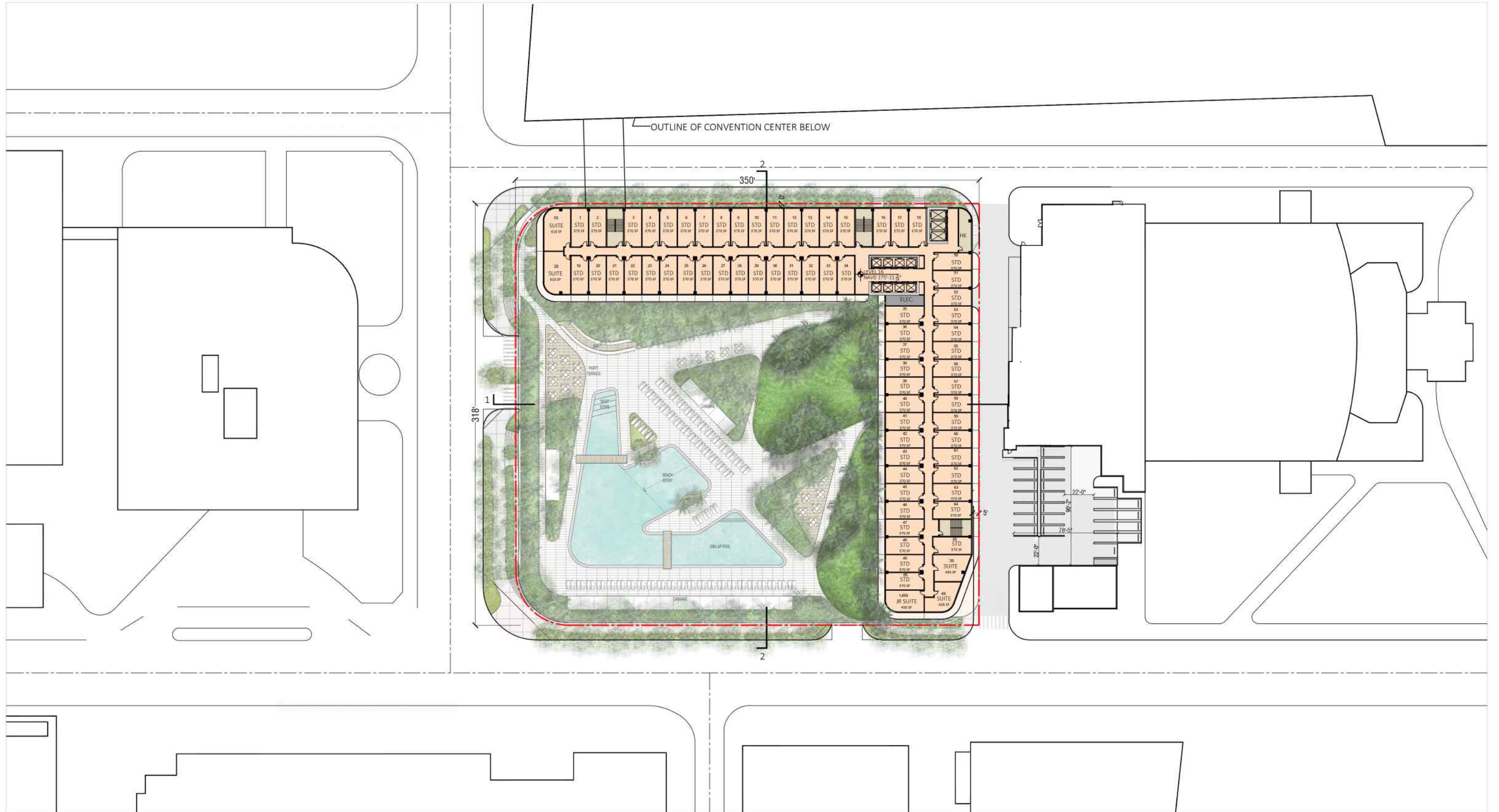
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LEVEL 14

DATE:
2019.07.02

A1-17



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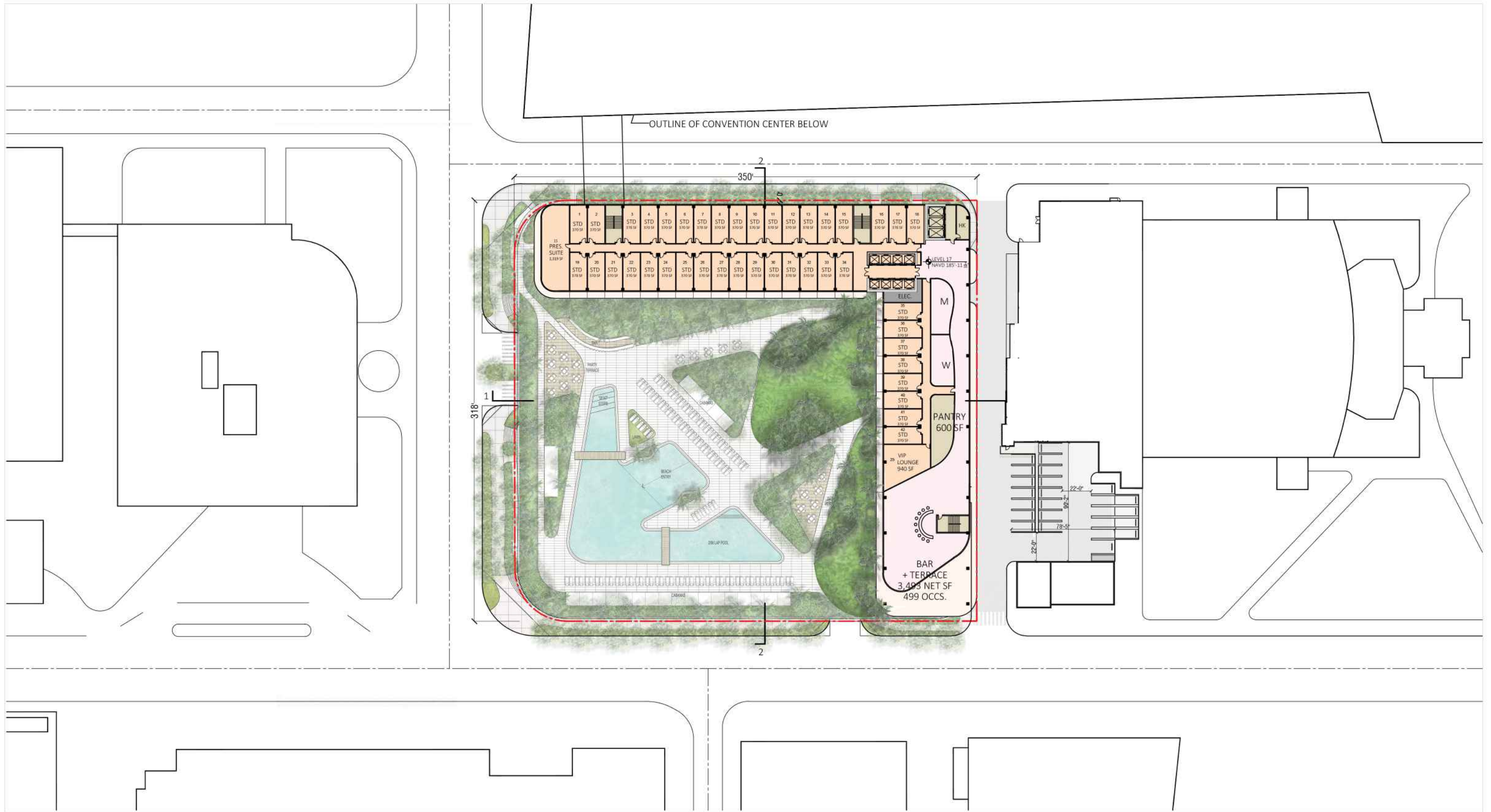
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LEVEL 16

DATE:
2019.07.02

A1-19



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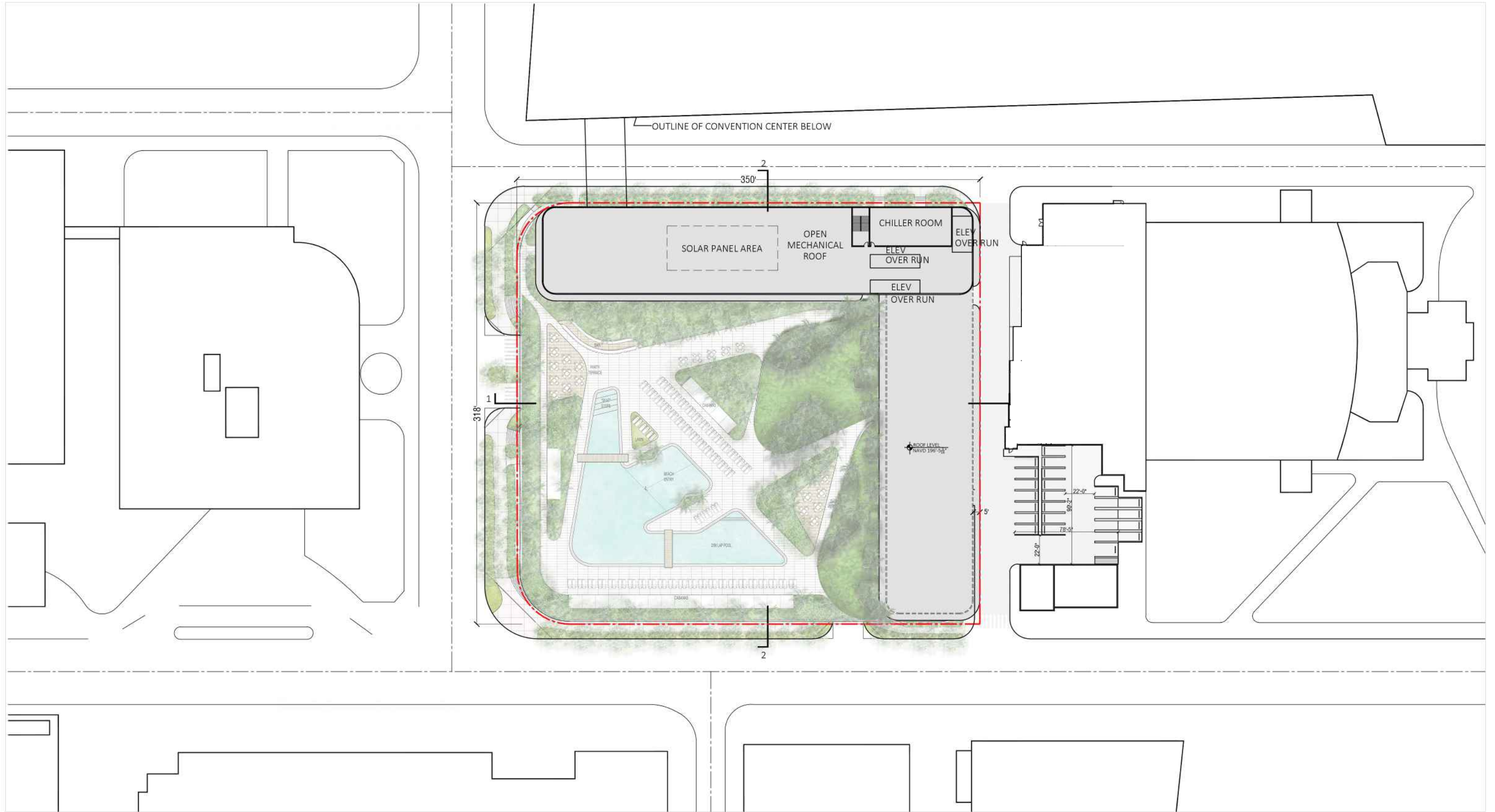
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LEVEL 17

DATE:
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A1-20



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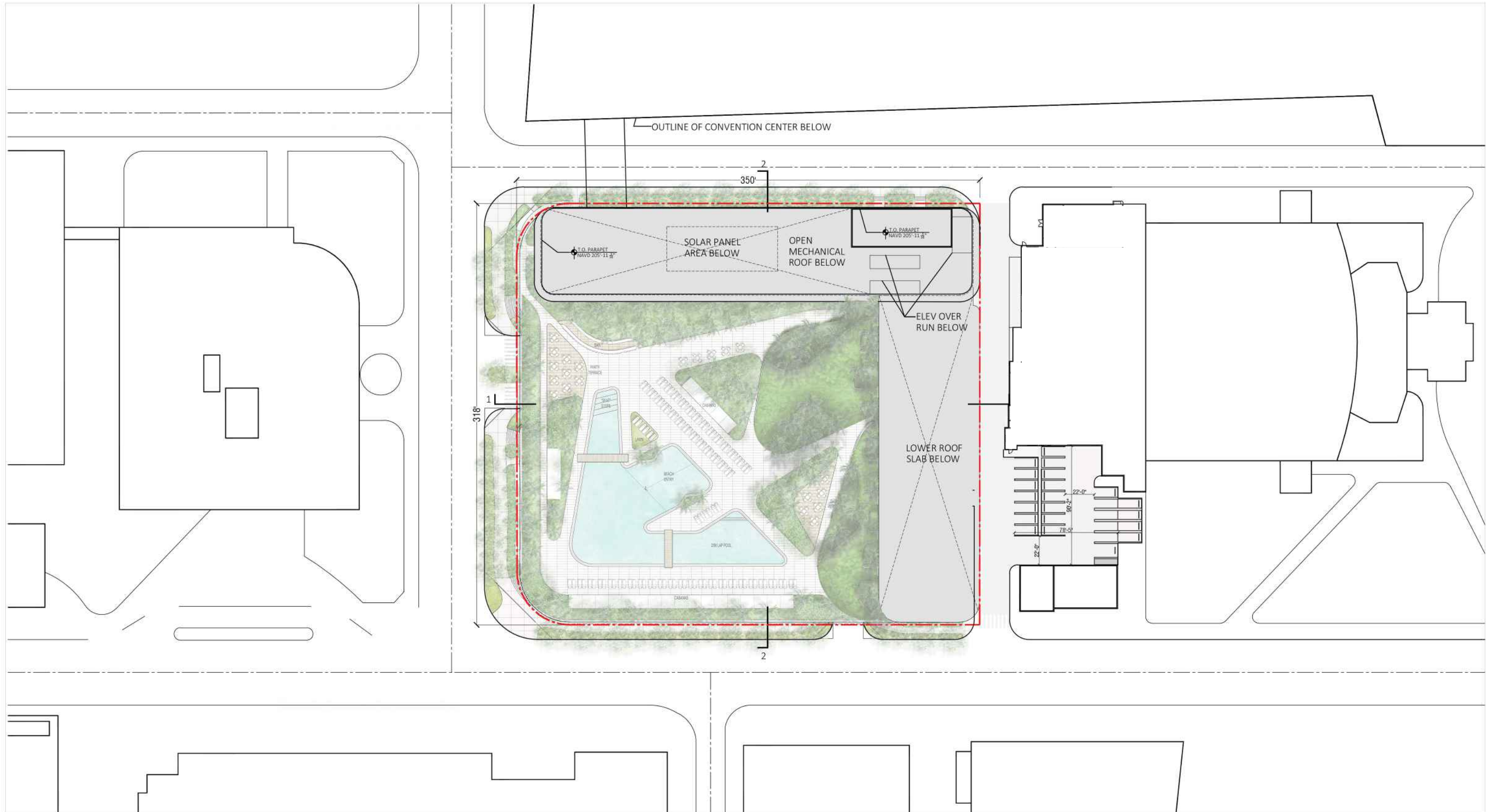
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ROOF PLAN

DATE:
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A1-21



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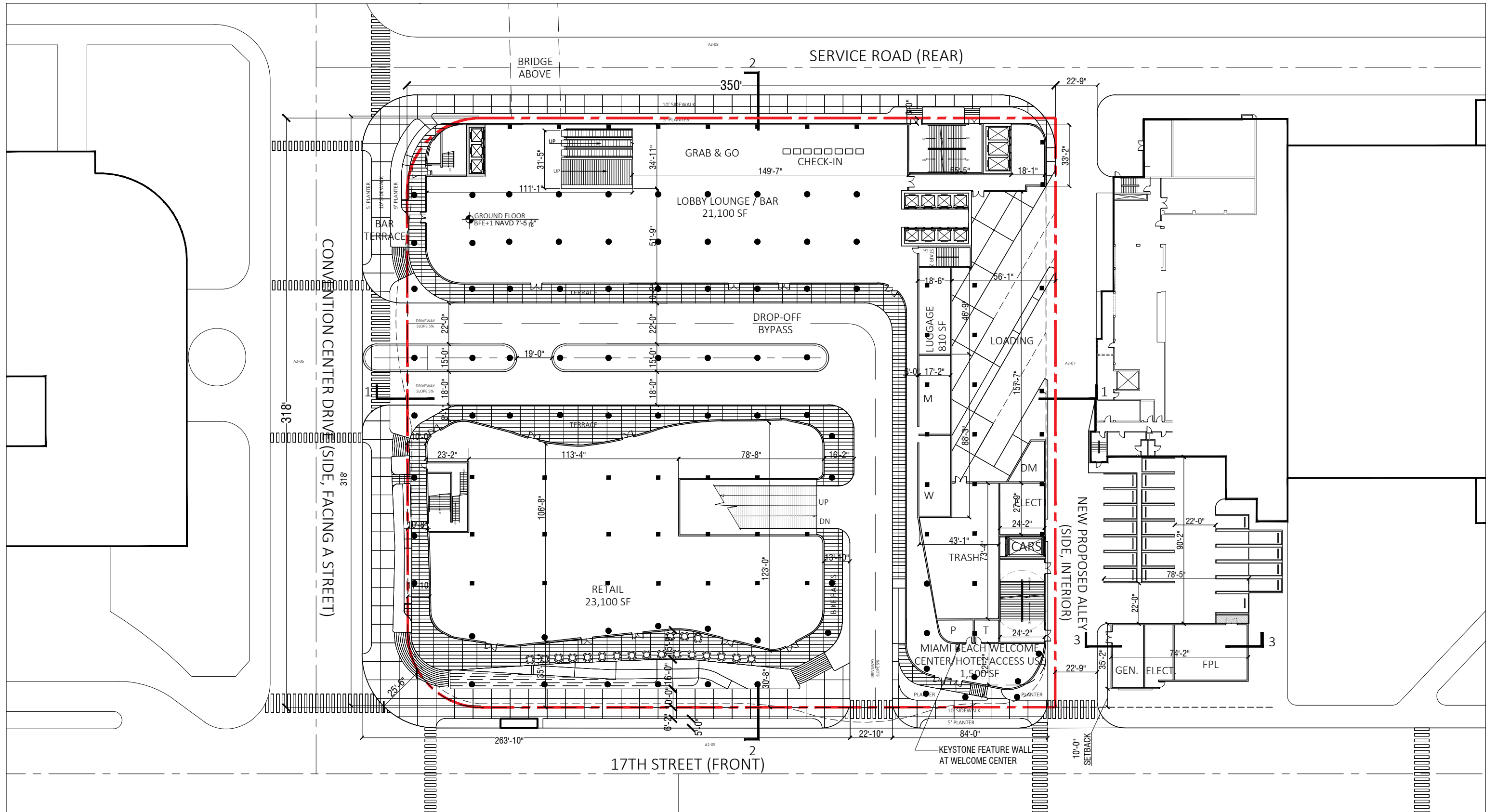
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UPPER ROOF PLAN

DATE:
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A1-22



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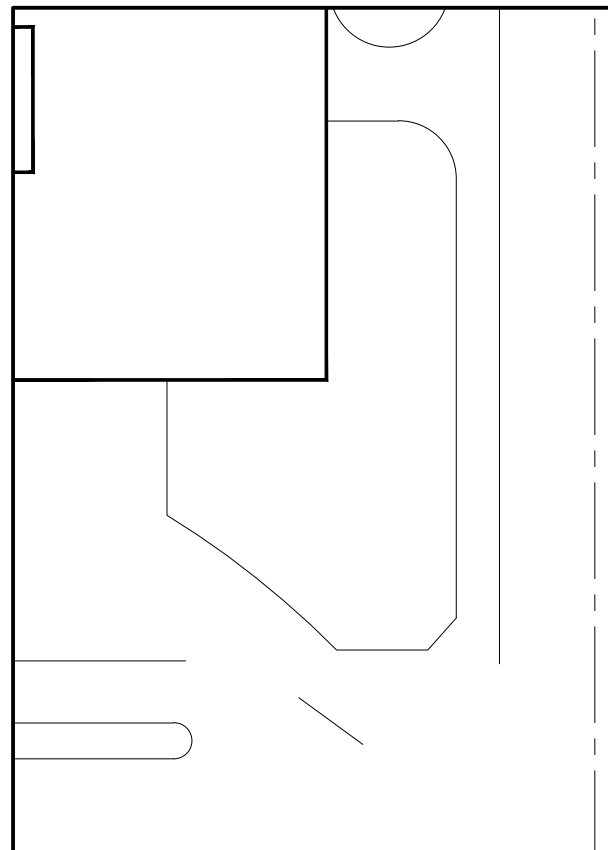
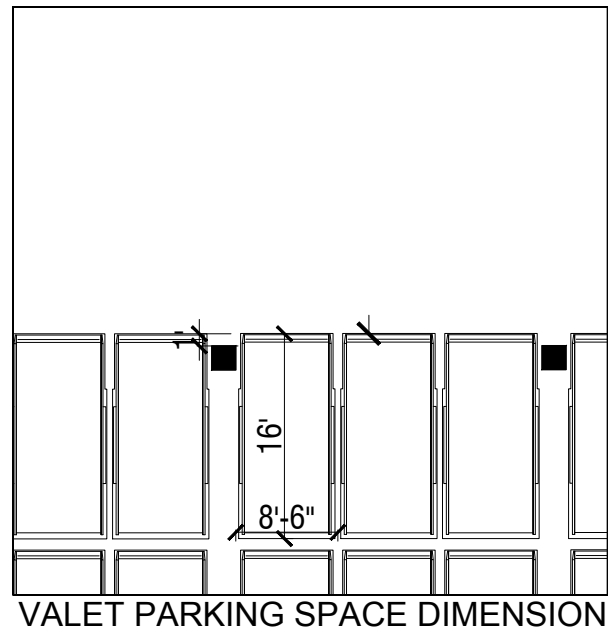
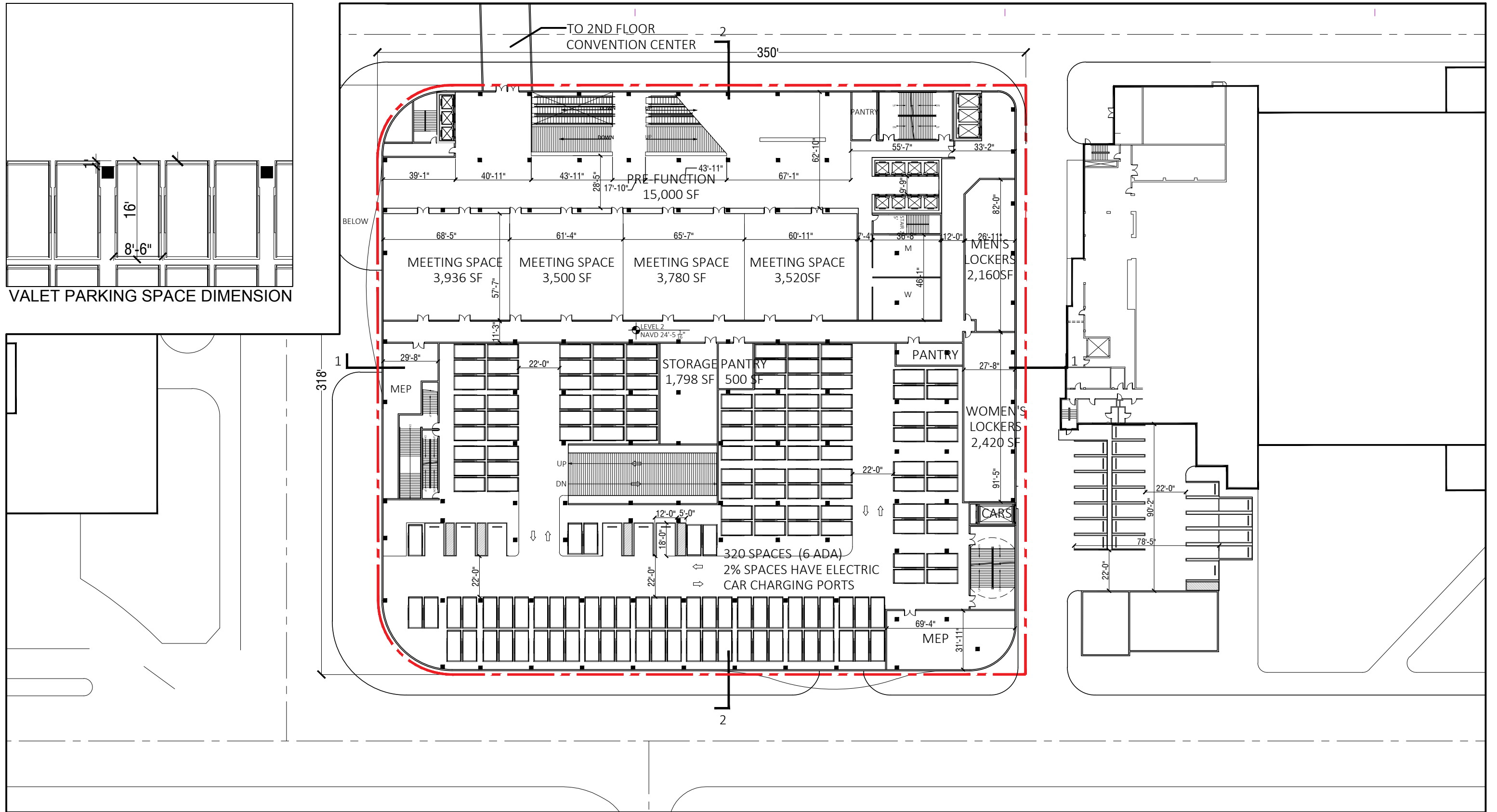
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**B/W PLAN
 GROUND LEVEL**

**DATE:
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A1-23



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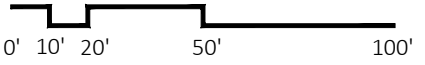
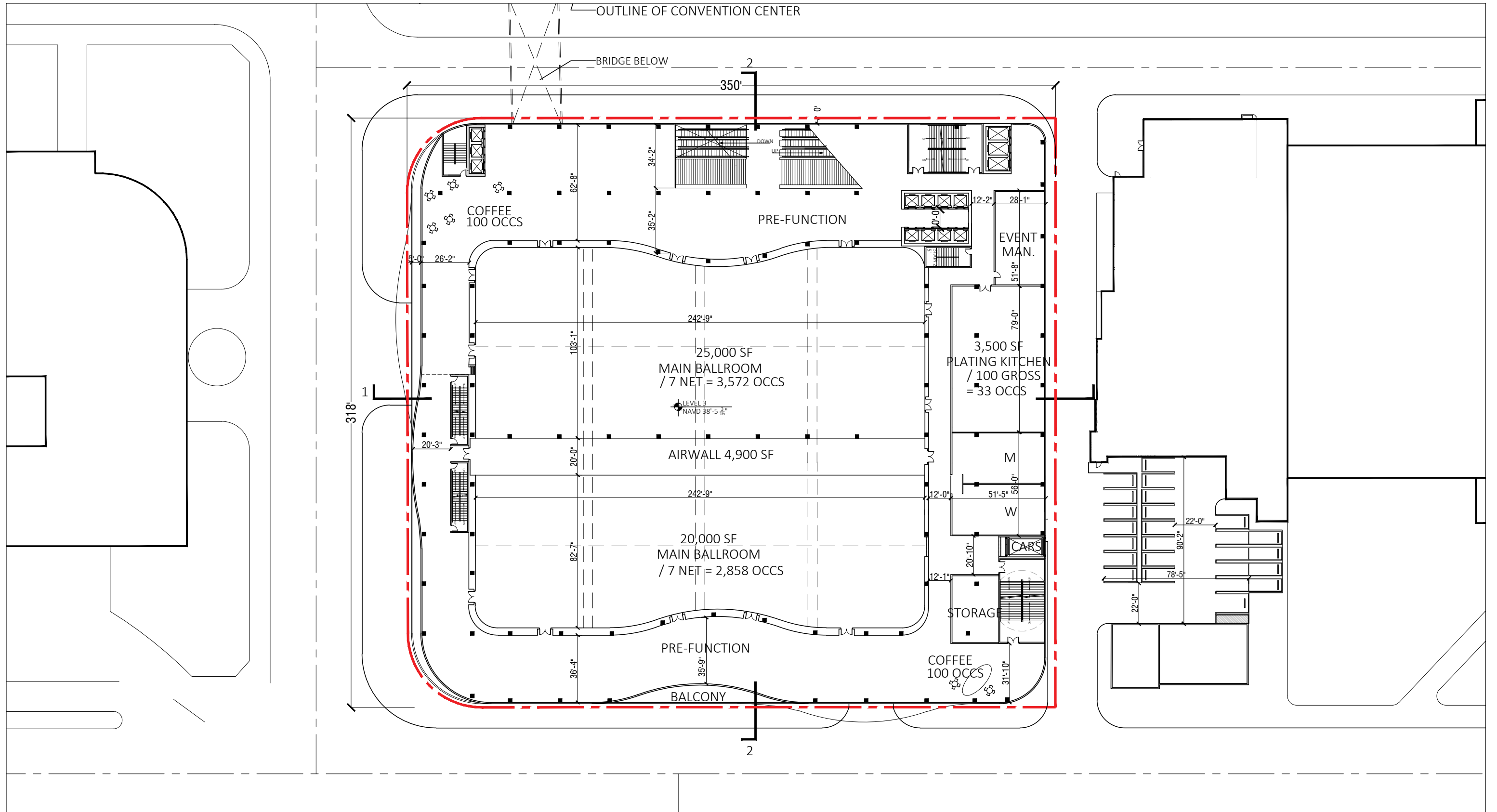
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**B/W PLAN
 LEVEL 02 - PARKING**

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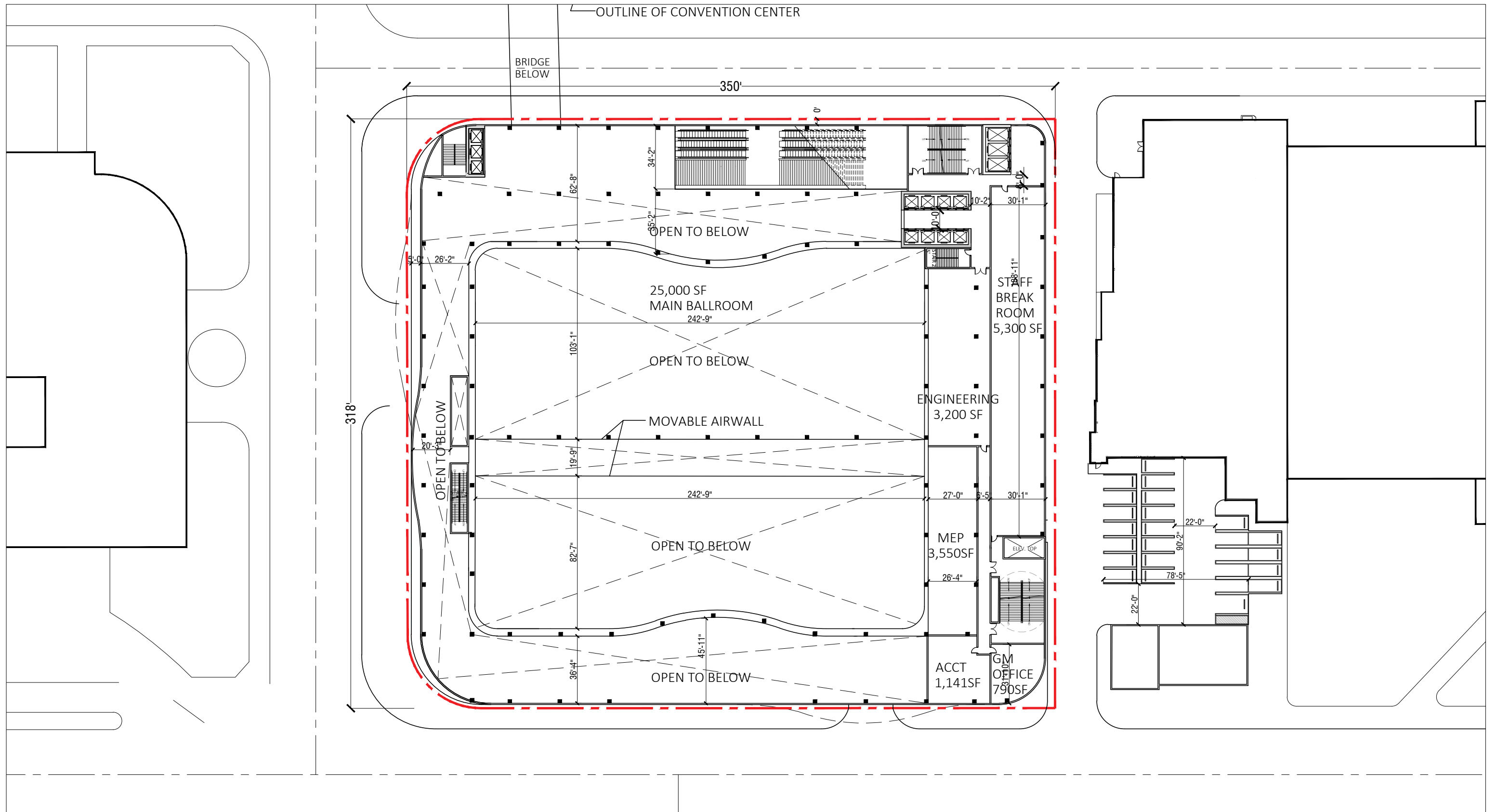
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**B/W PLAN
 LEVEL 03 - BALLROOM**

**DATE:
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A1-25



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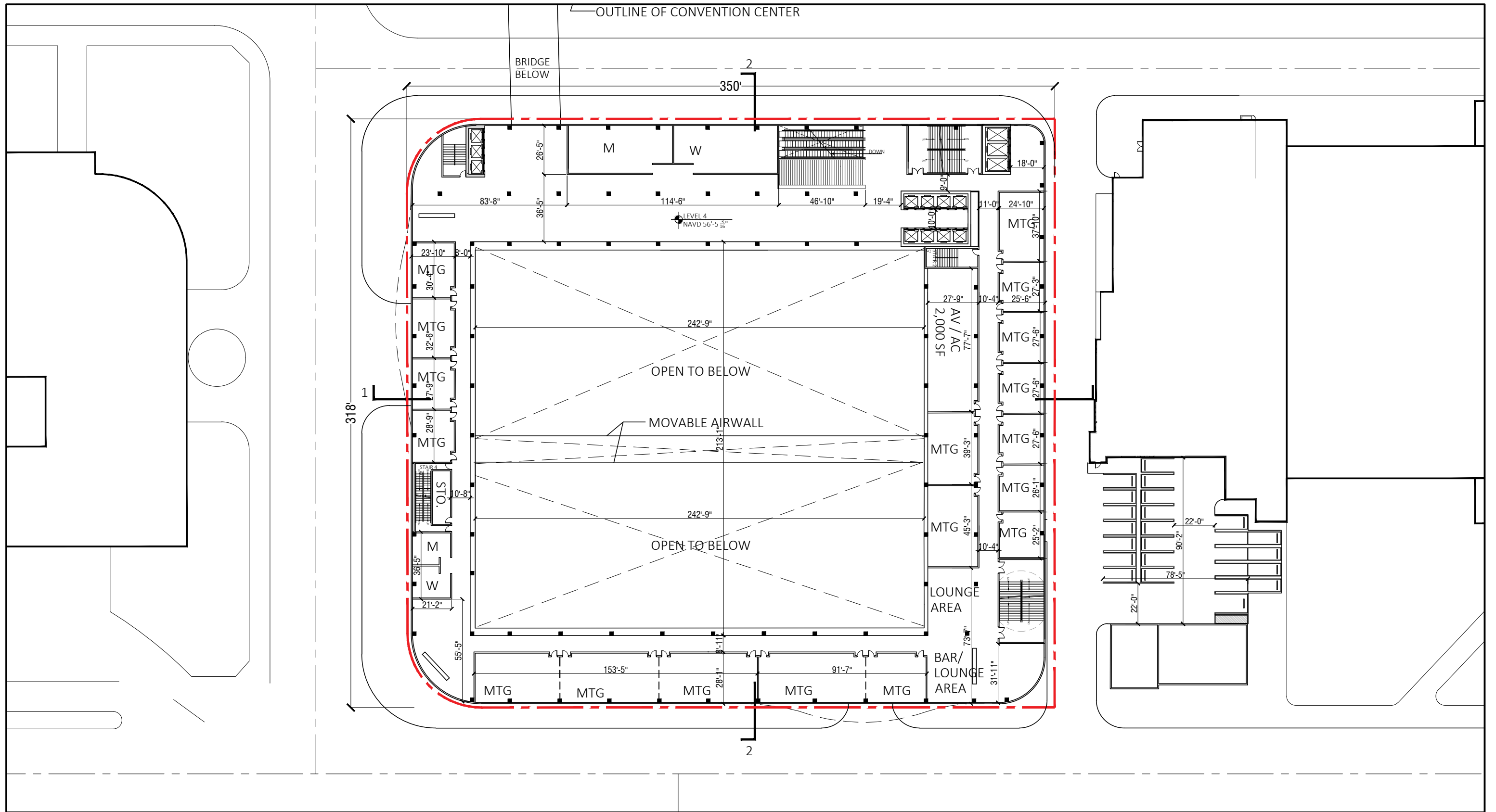
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**B/W PLAN
 LEVEL 03 MEZZANINE**

**DATE:
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A1-26



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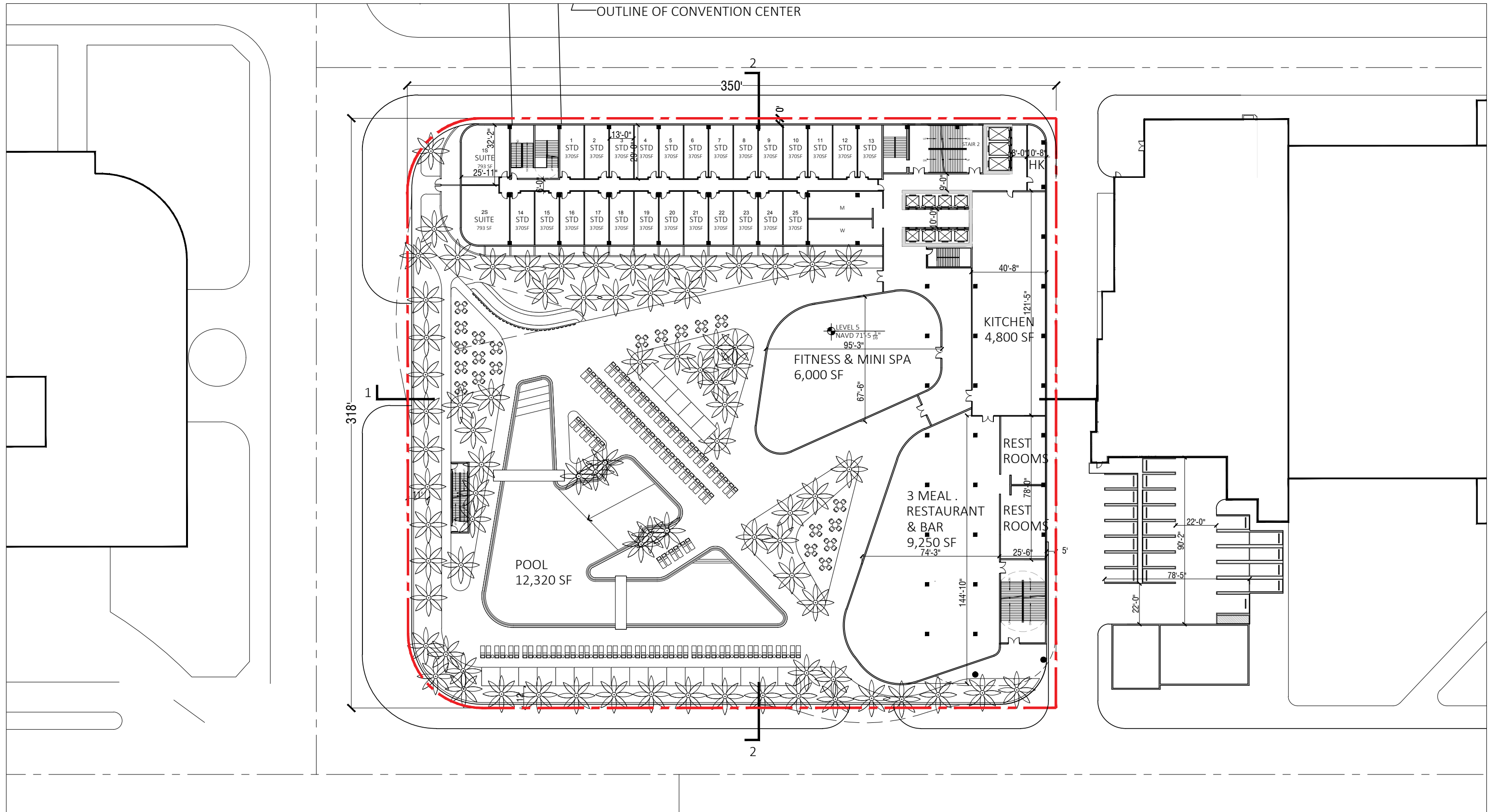
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**B/W PLAN
 LEVEL 04 - MEETING**

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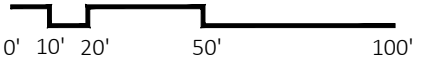
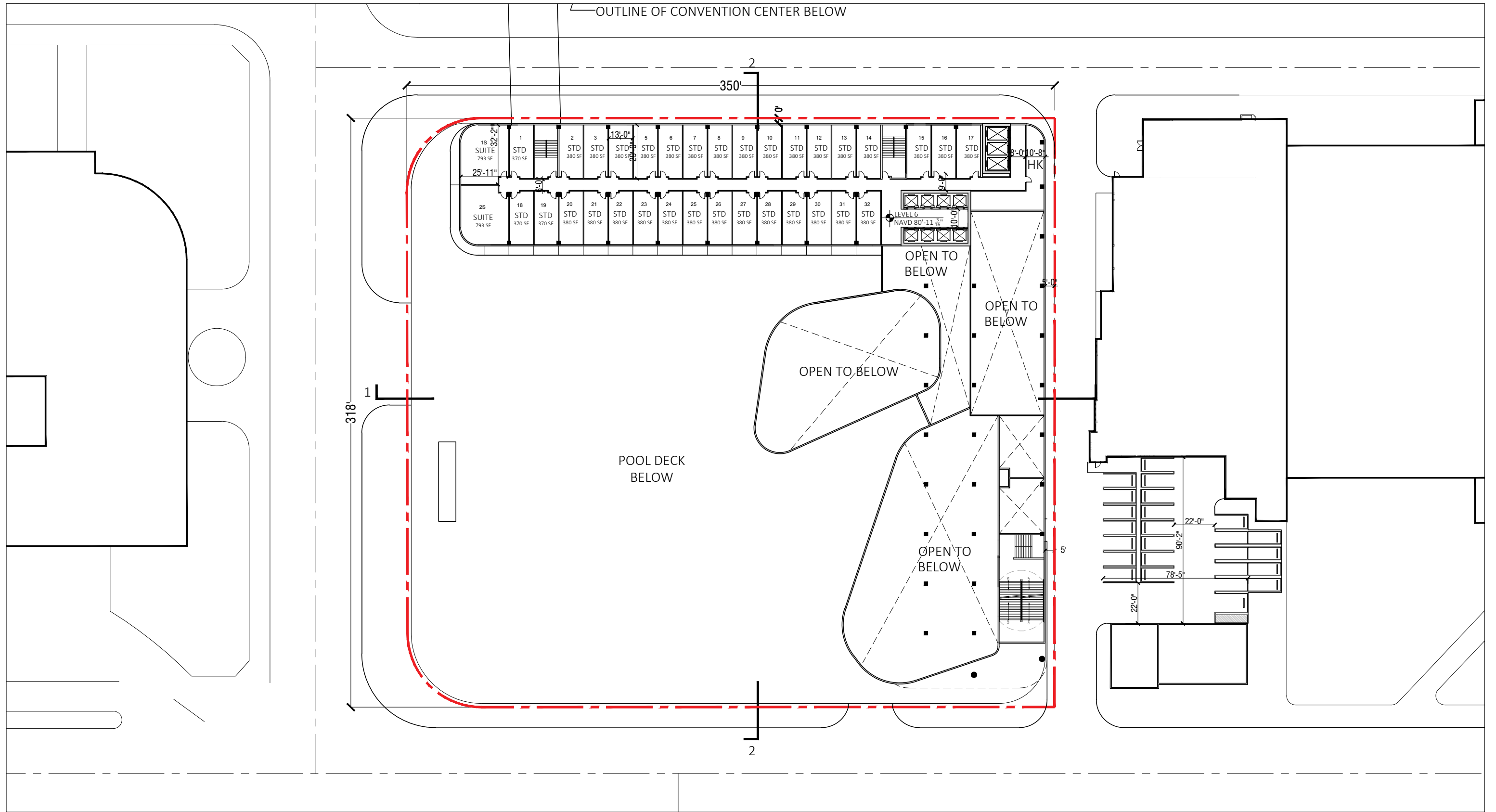
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**B/W PLAN
 LEVEL 05 POOL DECK**

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A1-28



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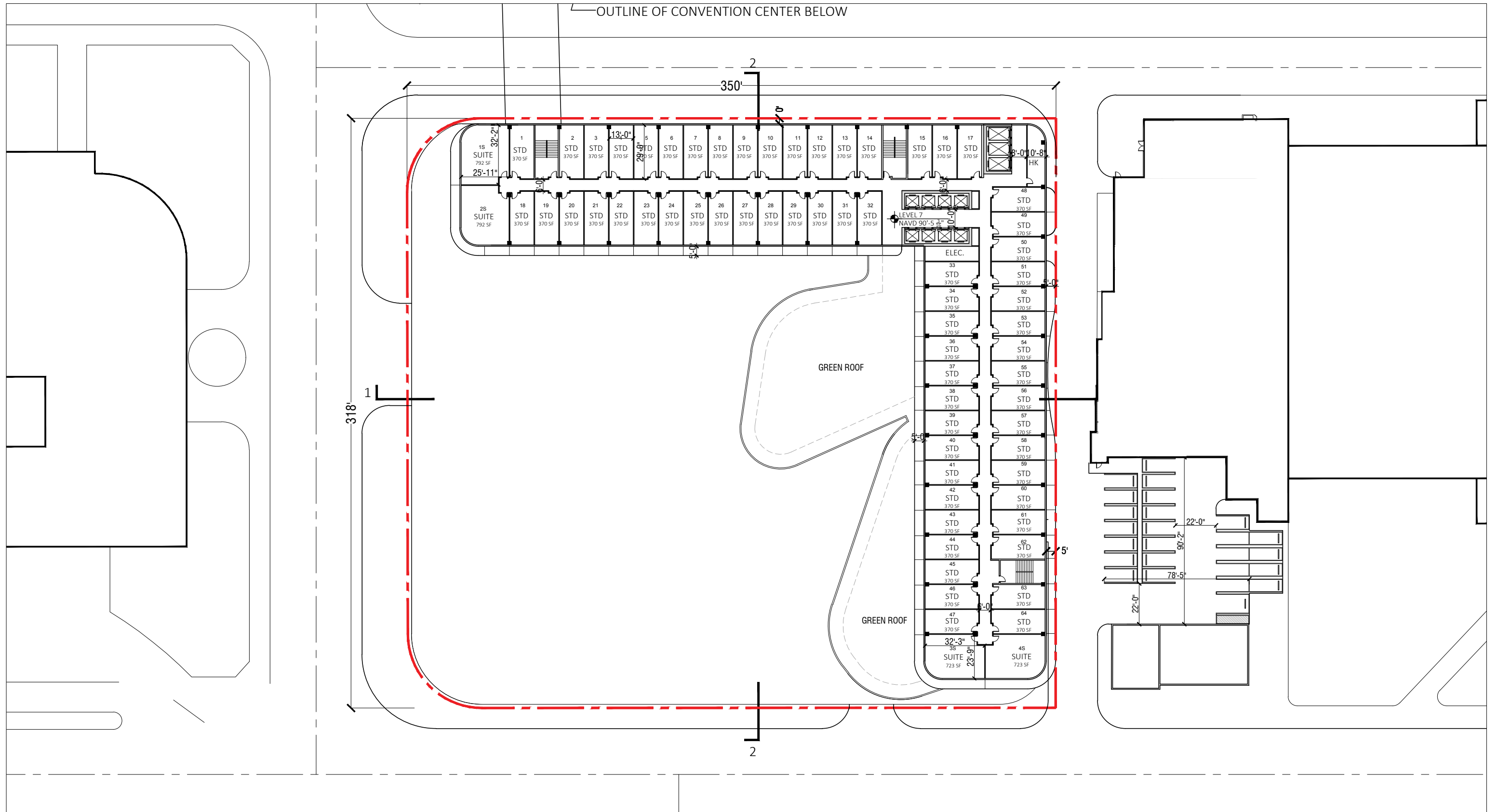
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**B/W PLAN
 LEVEL 06**

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A1-29



OUTLINE OF CONVENTION CENTER BELOW



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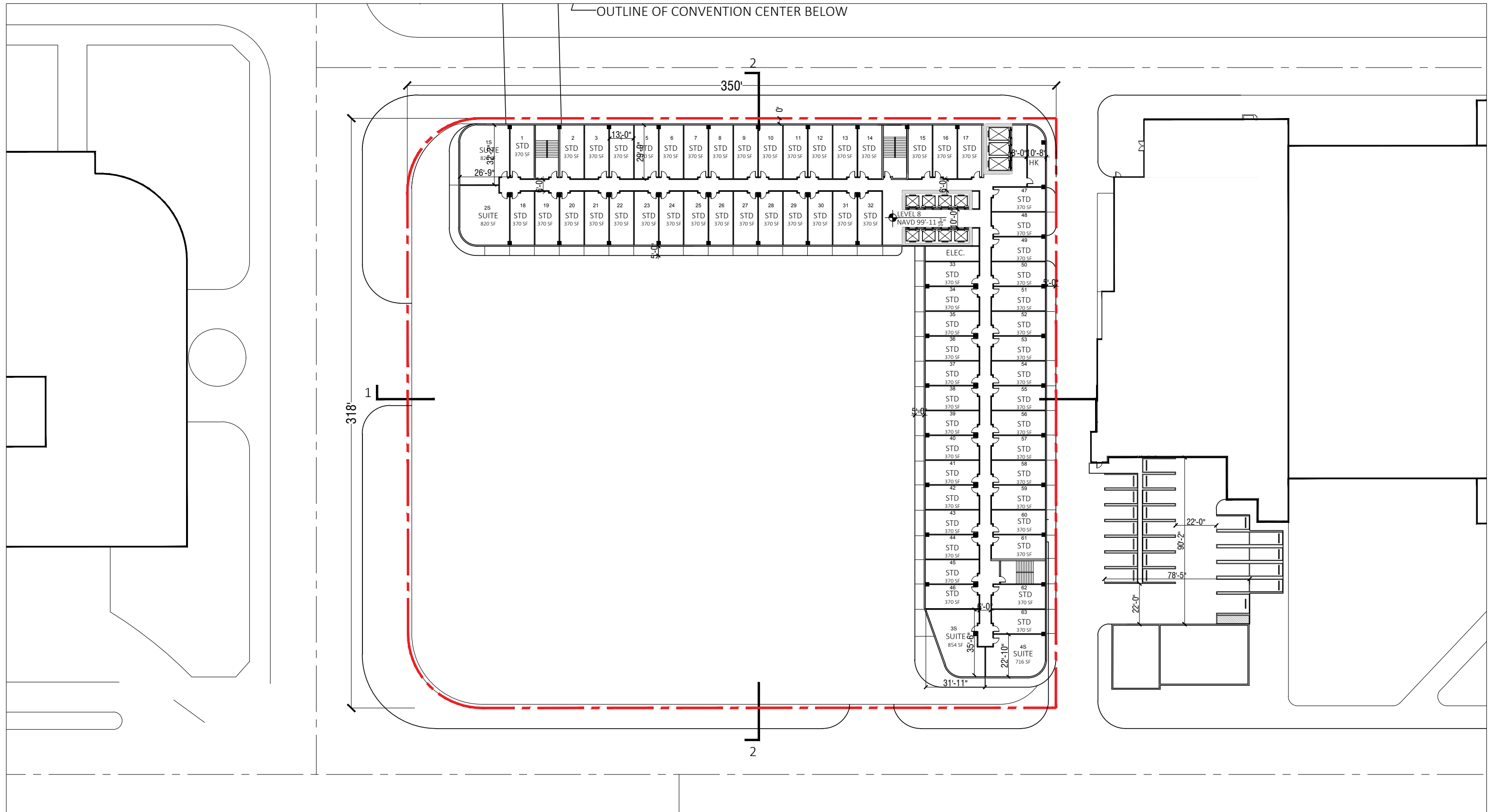
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**B/W PLAN
 LEVEL 07**

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A1-30



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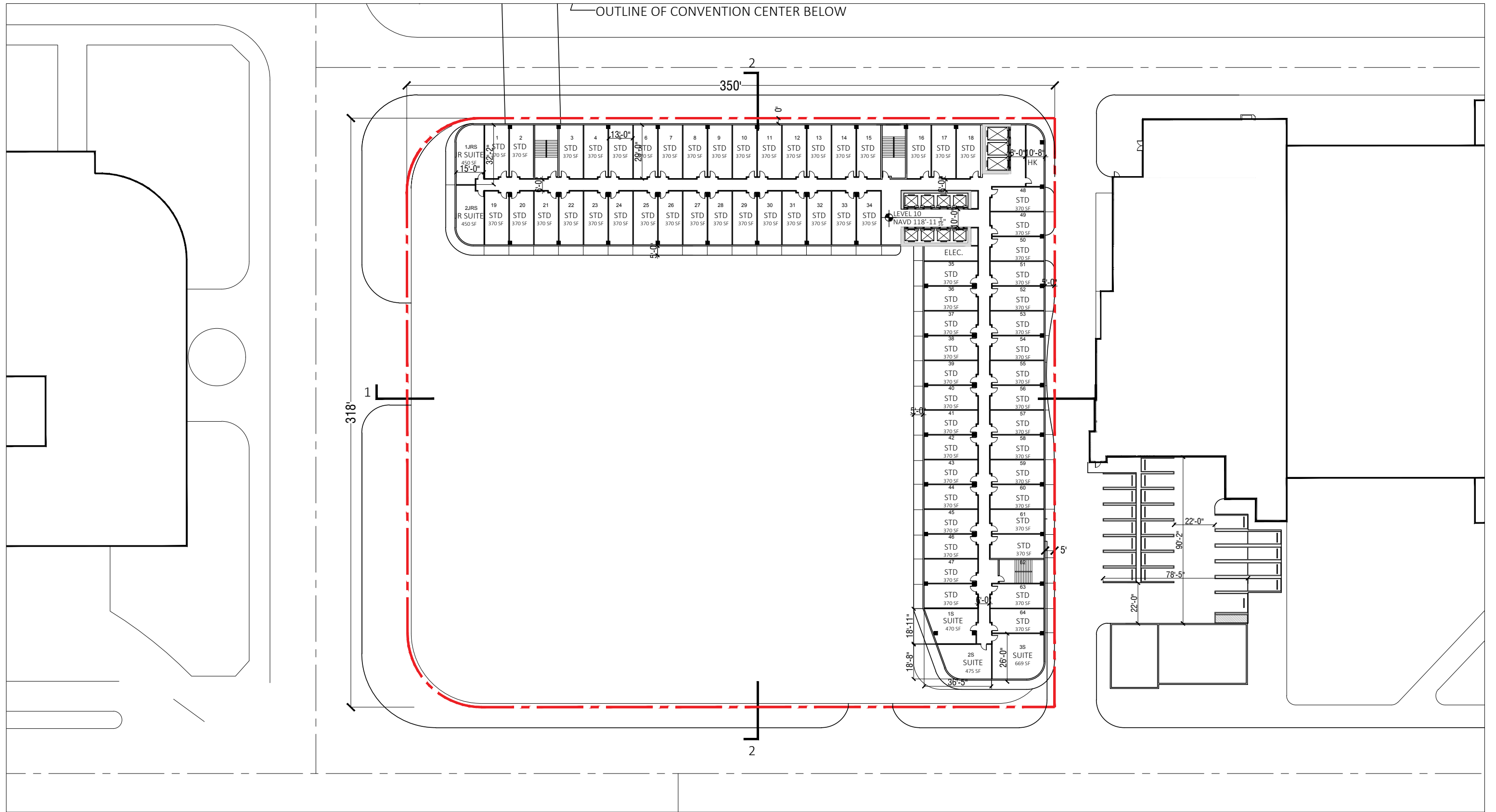
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**B/W PLAN
 LEVEL 08**

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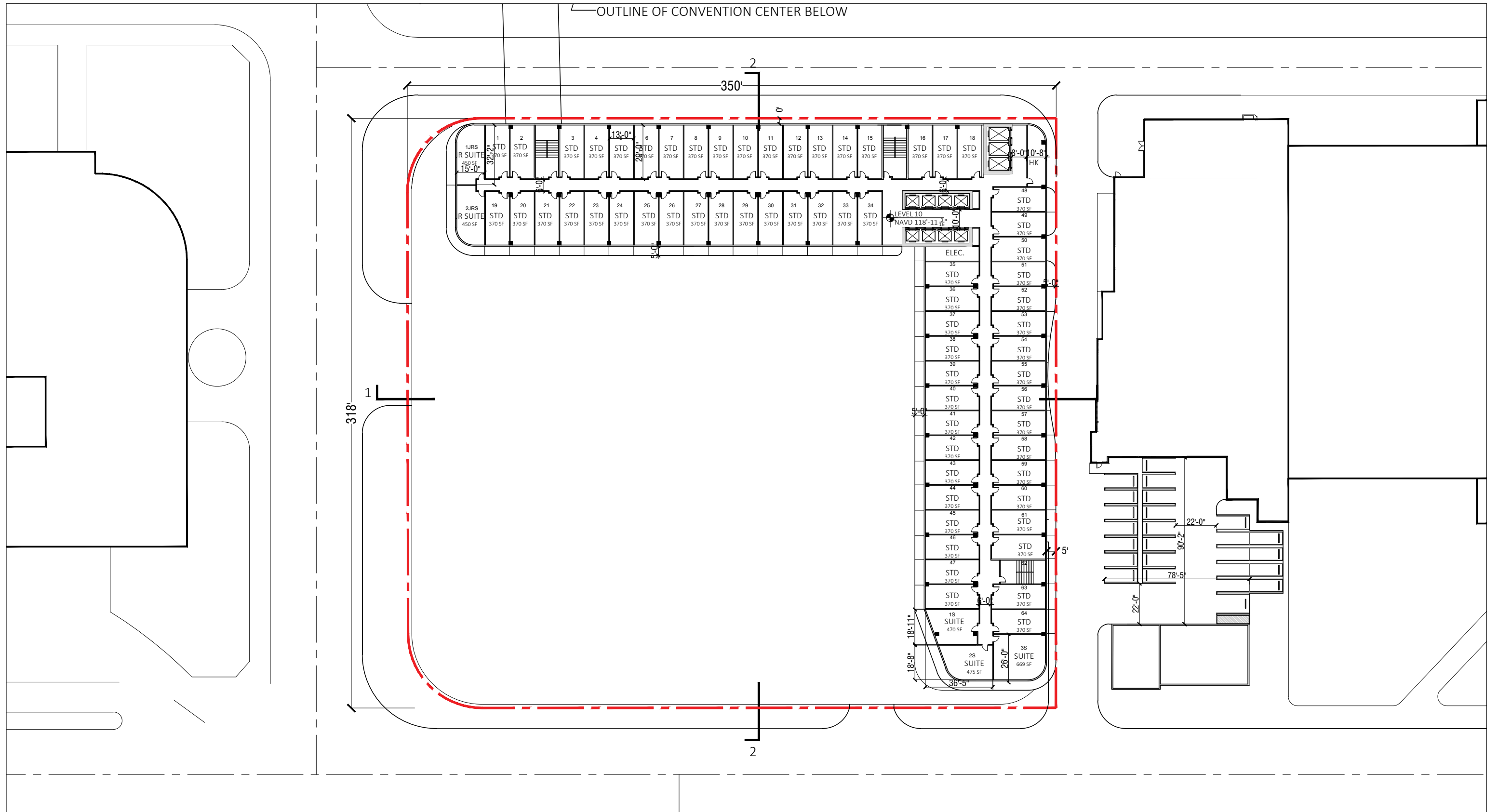
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 09**

**DATE:
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A1-32



← OUTLINE OF CONVENTION CENTER BELOW



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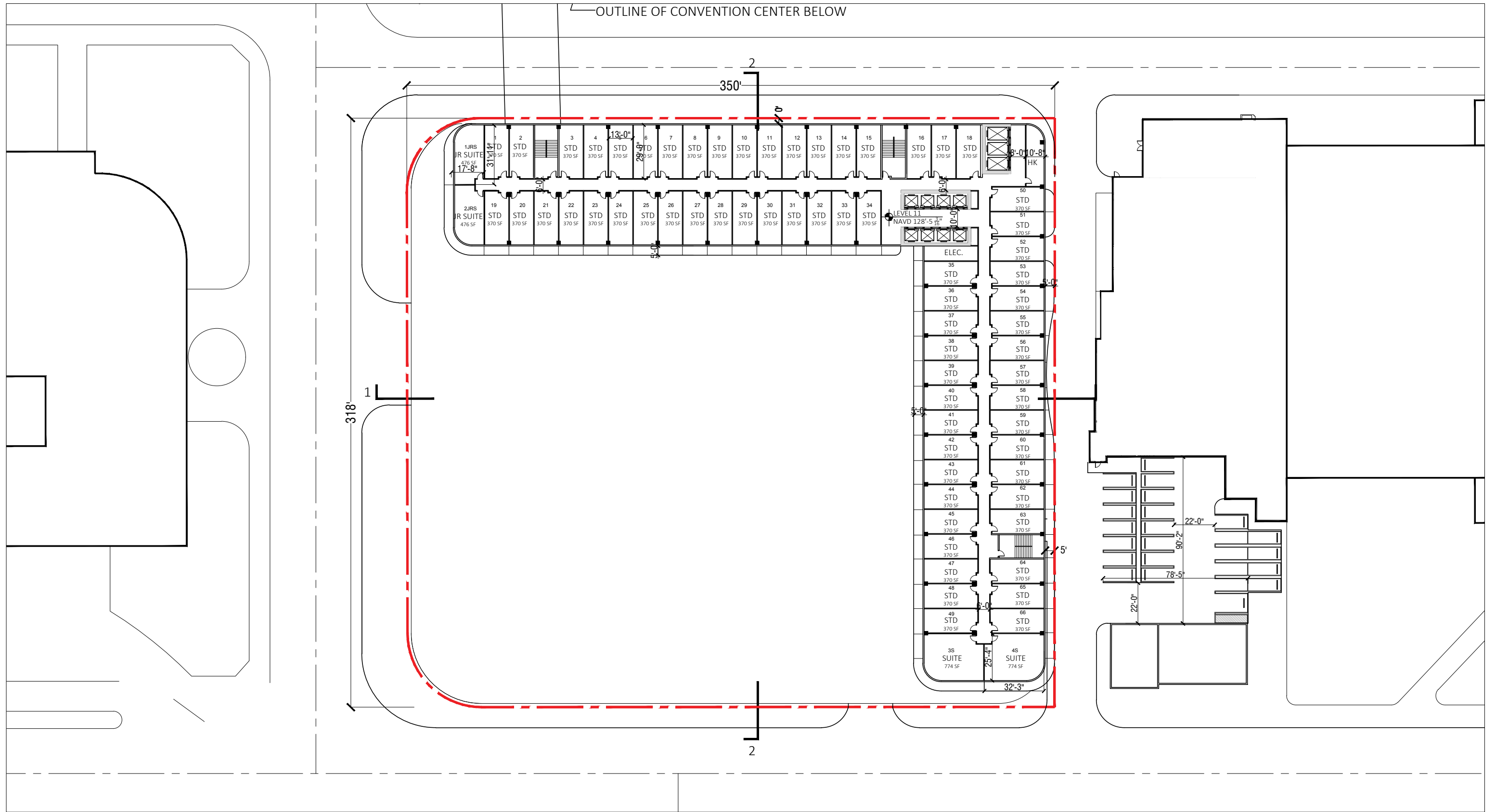
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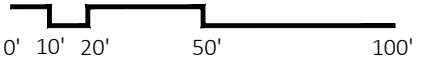
**B/W PLAN
 LEVEL 10**

**DATE:
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A1-33



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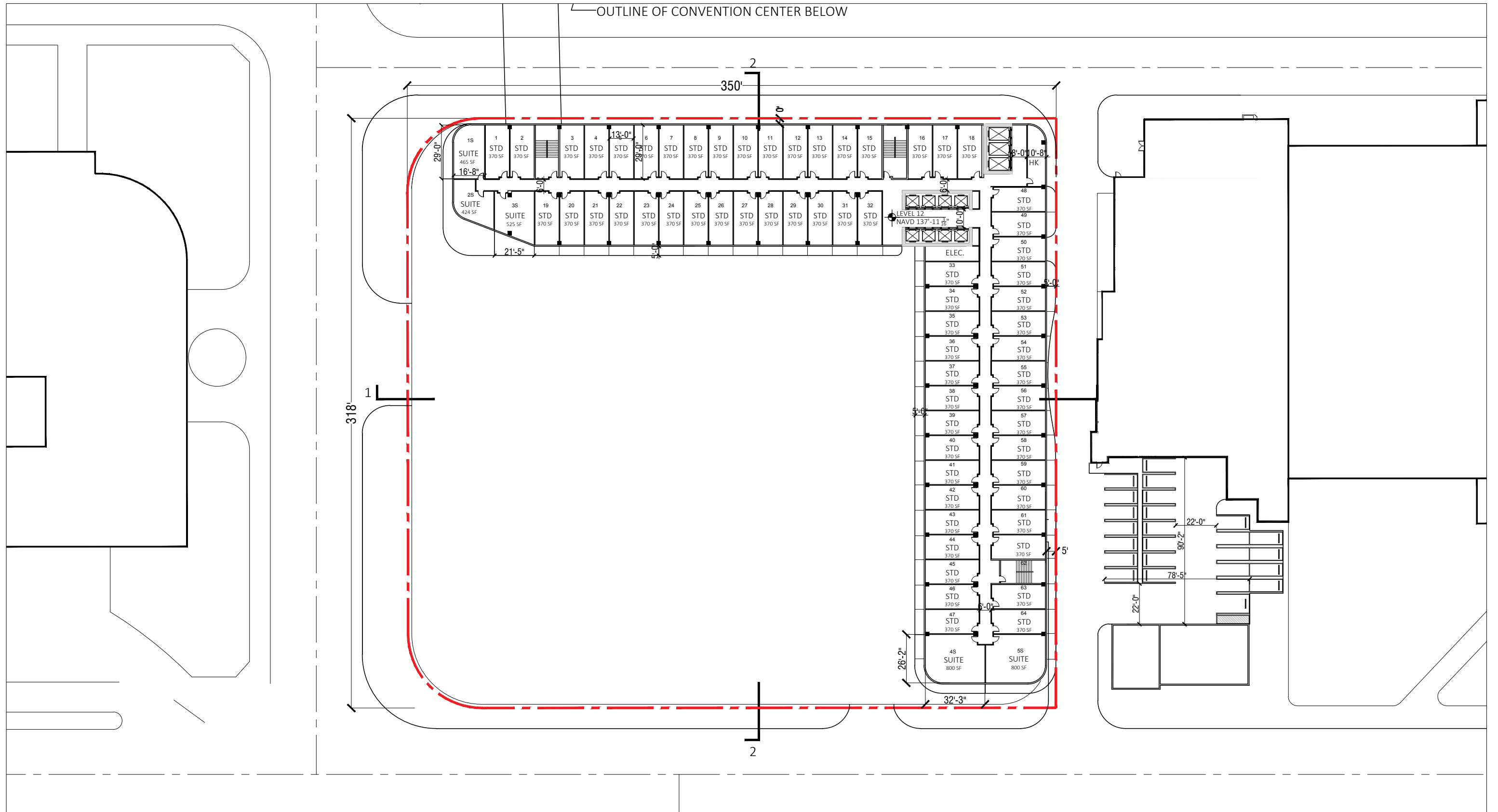
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 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
 LEVEL 11**

**DATE:
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A1-34



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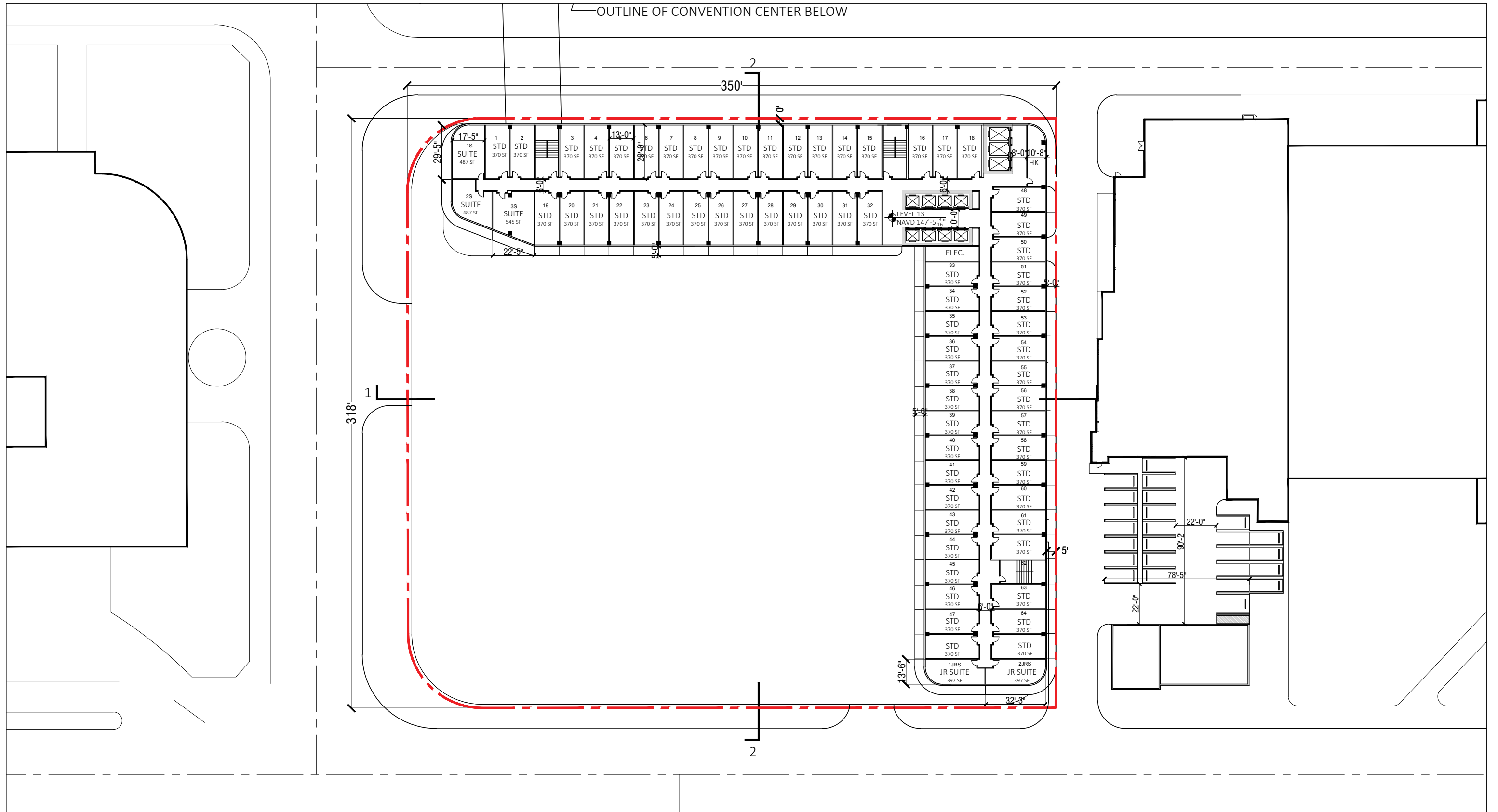
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**B/W PLAN
 LEVEL 12**

**DATE:
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A1-35



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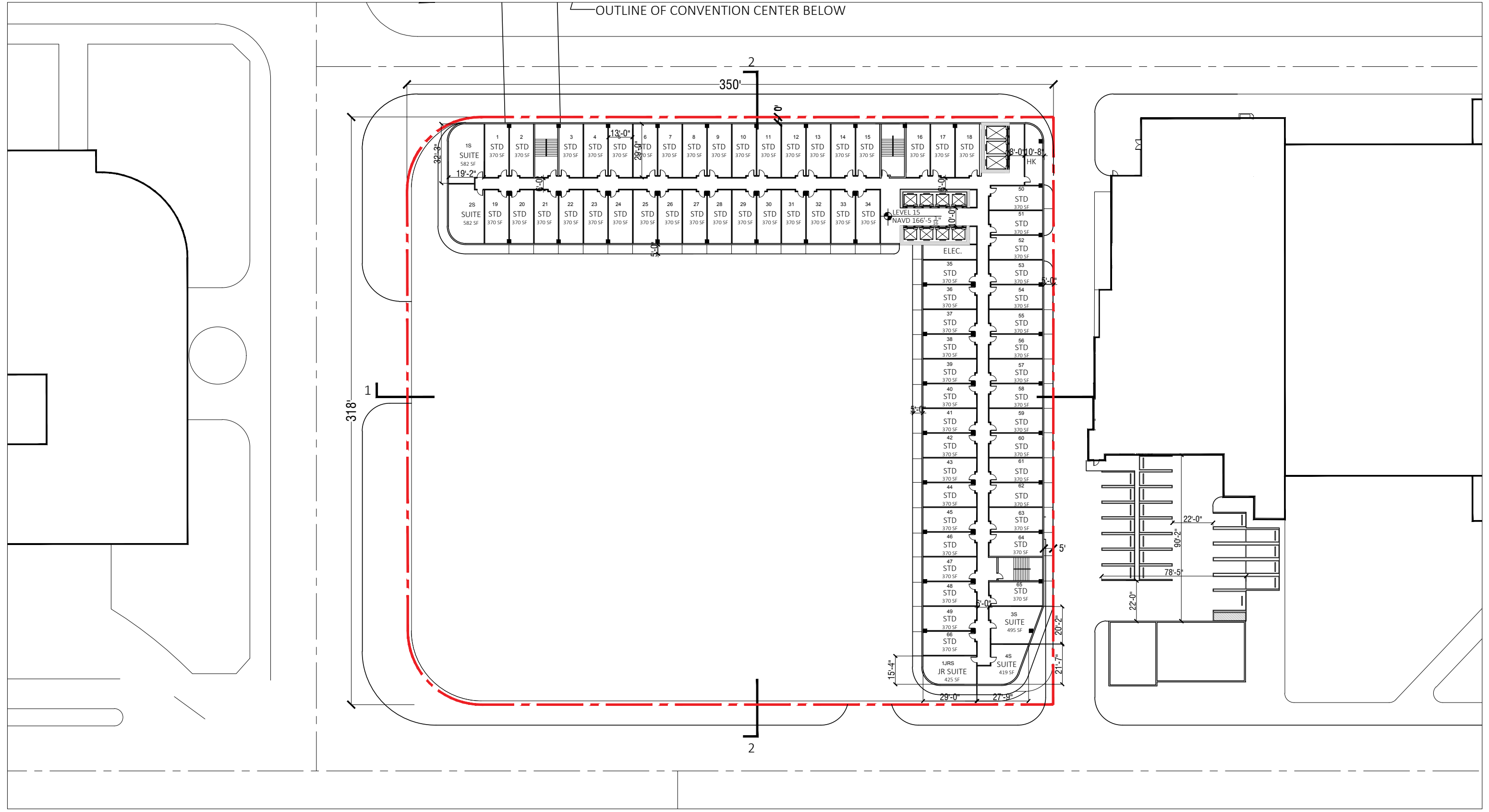
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**B/W PLAN
 LEVEL 13**

**DATE:
 2019.07.02**

A1-36

OUTLINE OF CONVENTION CENTER BELOW



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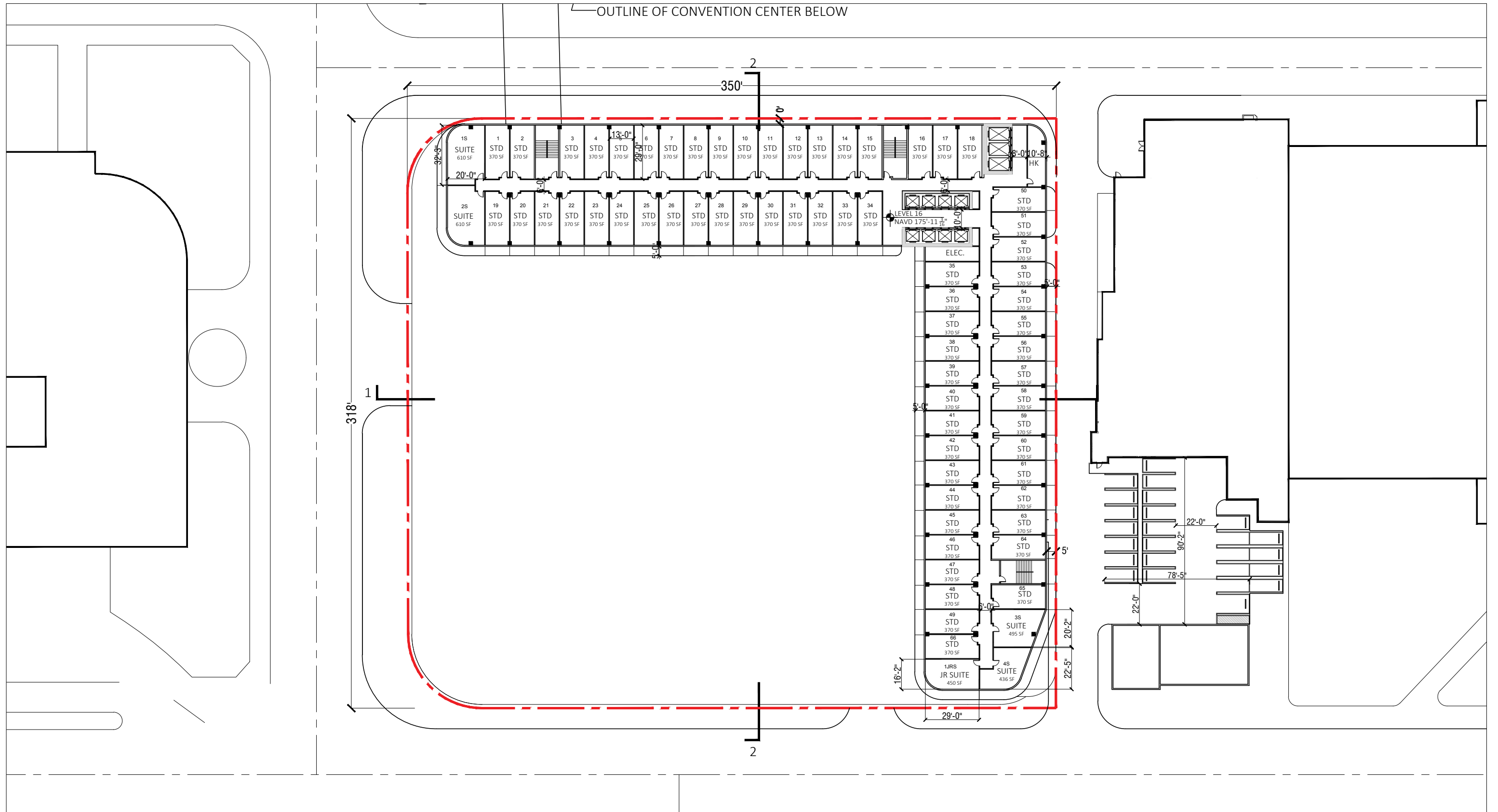
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 15**

**DATE:
2019.07.02**

A1-38



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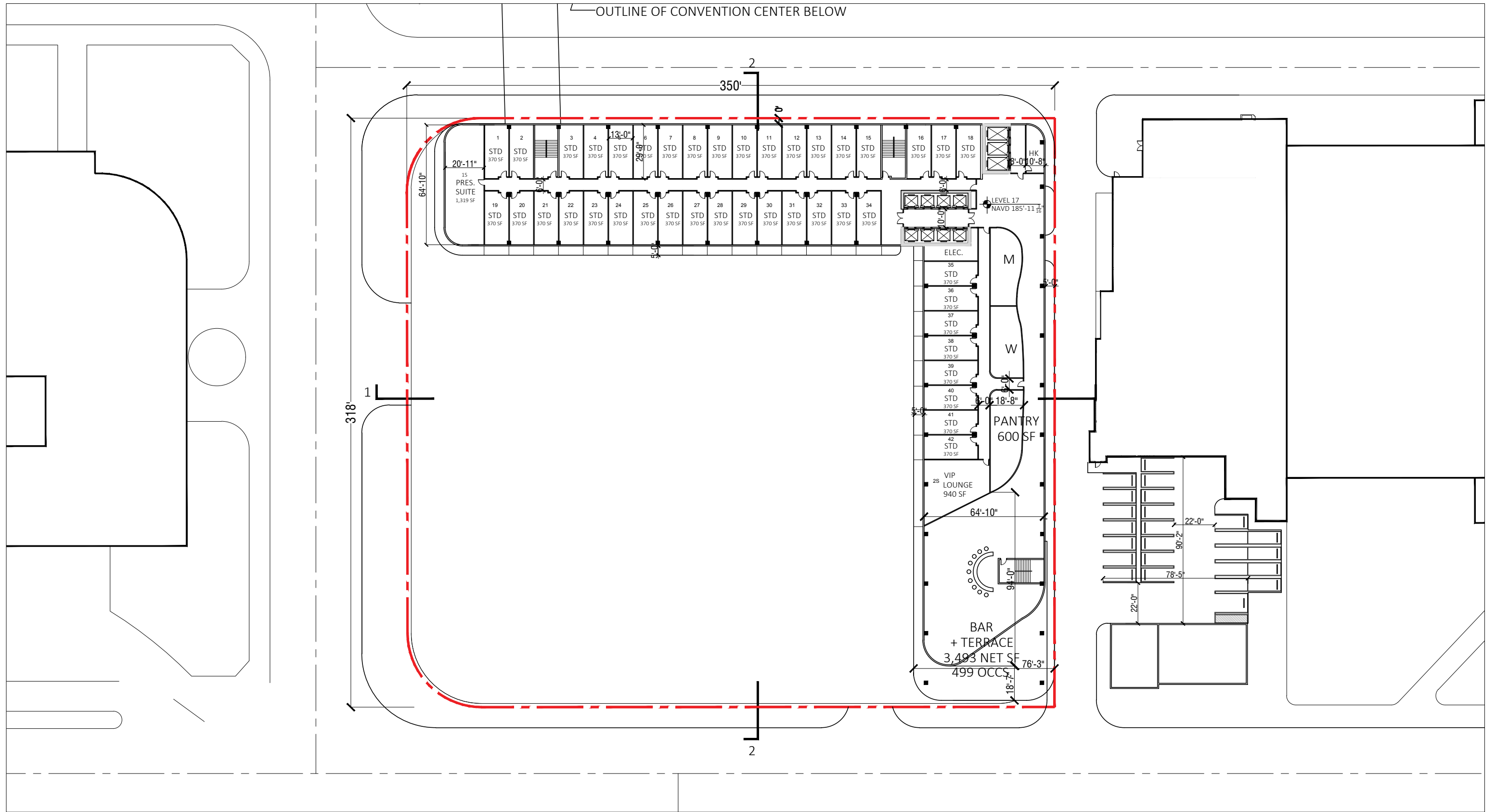
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**B/W PLAN
 LEVEL 16**

**DATE:
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A1-39



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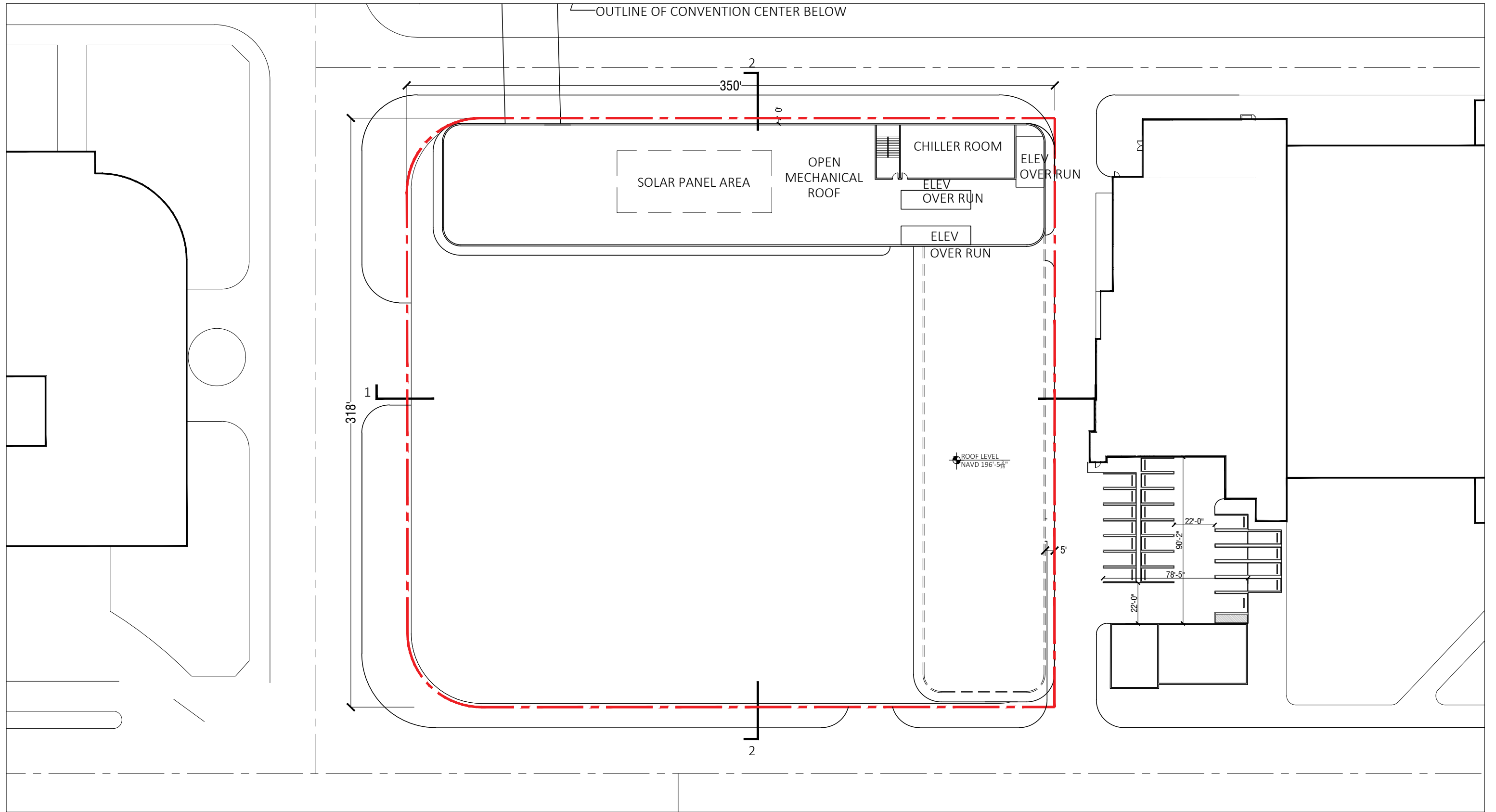
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**B/W PLAN
 LEVEL 17**

**DATE:
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A1-40



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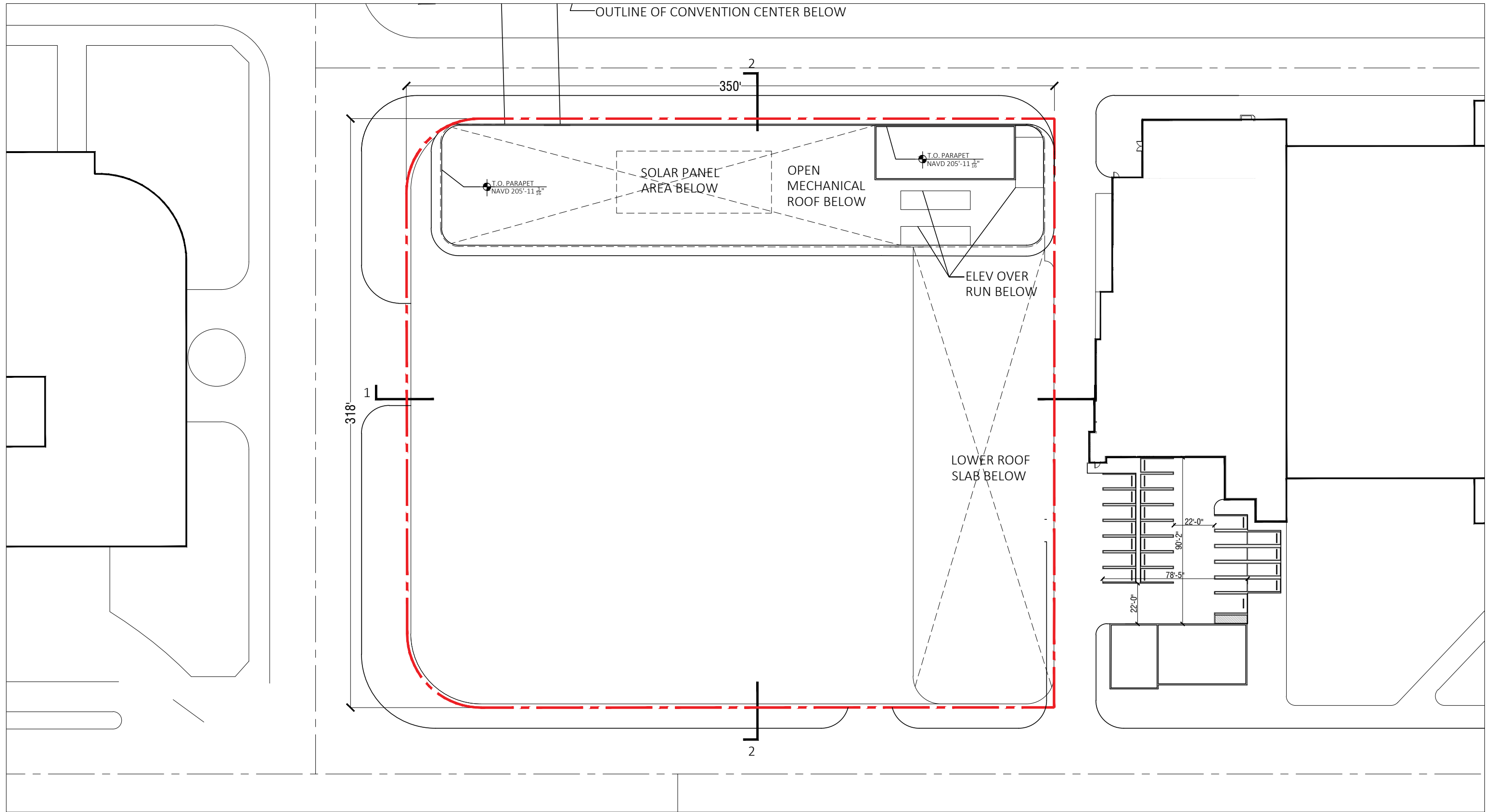
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**B/W PLAN
 ROOF**

**DATE:
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A1-41



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**B/W PLAN
 UPPER ROOF**

**DATE:
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A1-42



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MATERIAL BOARD

DATE:
2019.07.02

A2-00



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RENDERED SOUTH ELEVATION

DATE:
2019.07.02

A2-01



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

RENDERED WEST ELEVATION

DATE:
2019.07.02

A2-02



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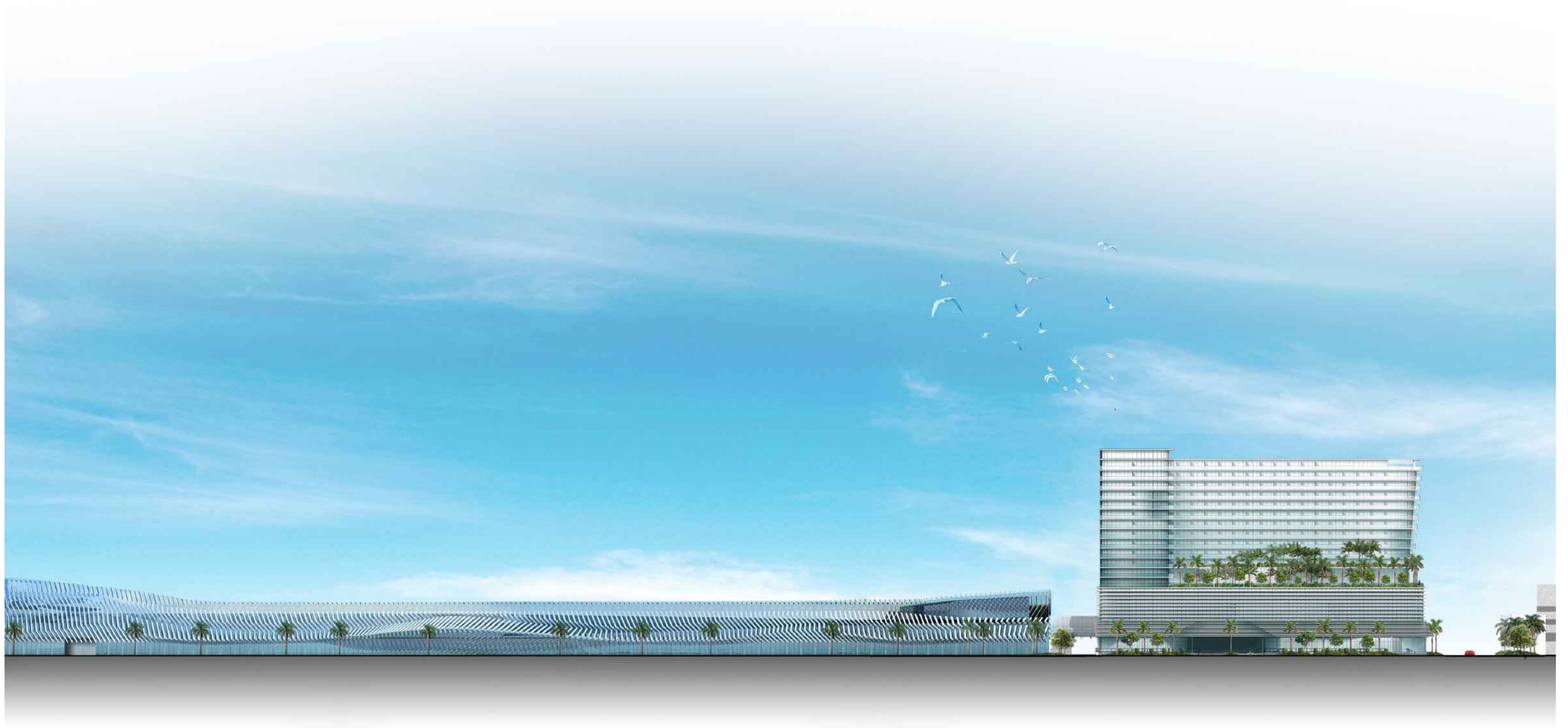
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
17TH STREET**

**DATE:
2019.07.02**

A2-03



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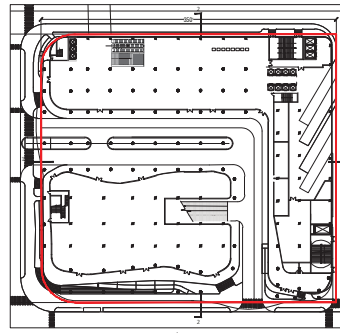
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
CONVENTION CENTER DRIVE**

**DATE:
2019.07.02**

A2-04



KEY PLAN
NTS.

STUCCO
LIGHT GREY

SLIDING GLASS DOOR

GLASS BALCONY RAILING

PROPERTY LINE

STOREFRONT

GLASS
METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINIS

METAL MESH

10' SETBACK REQUIRED
FOR PODIUM AND TOWER

EDGE OF
SIDEWALK

CONVENTION CENTER DRIVE
(SIDE, FACING A STREET)

STOREFRONT
CONCRETE STEPS
PER FLOOR PLAN

SLOPED WALKWAY
ALUM. & GLASS
RAILING TYP.

CONC. STEPS PER
FLOOR PLAN

ADA RAMP

DRIVEWAY

5' SETBACK REQUIRED
FOR PODIUM AND TOWER
PROPERTY LINE

NEW PROPOSED ALLEY
(SIDE, INTERIOR)

MECHANICAL AREA BEYOND

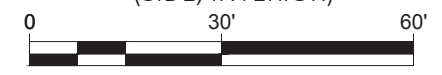
FITNESS
BEYOND

RESTAURANT

- T.O. PARAPET
NAVD 205'-11¹/₈"
- 9'-6" ROOF
NAVD 196'-5³/₈"
- 10'-6" LEVEL 17
NAVD 185'-11¹/₈"
- 10' LEVEL 16
NAVD 175'-11¹/₈"
- 9'-6" LEVEL 15
NAVD 166'-5³/₈"
- 9'-6" LEVEL 14
NAVD 156'-11¹/₈"
- 9'-6" LEVEL 13
NAVD 147'-5³/₈"
- 9'-6" LEVEL 12
NAVD 137'-11¹/₈"
- 9'-6" LEVEL 11
NAVD 128'-5³/₈"
- 9'-6" LEVEL 10
NAVD 118'-11¹/₈"
- 9'-6" LEVEL 9
NAVD 109'-5³/₈"
- 9'-6" LEVEL 8
NAVD 99'-11¹/₈"
- 9'-6" LEVEL 7
NAVD 90'-5³/₈"
- 9'-6" LEVEL 6
NAVD 80'-11¹/₈"
- 5' LEVEL 5
NAVD 71'-5³/₈"
- 10' INTERSTITIAL
- 18' LEVEL 4
NAVD 56'-5³/₈"
- LEVEL 3 MEZZ
- 14' LEVEL 3
NAVD 38'-5³/₈"
- 13' LEVEL 2
NAVD 24'-5³/₈"
- BFE+5'
- 4' GROUND LEVEL
1 BFE+1' NAVD 7'-5³/₈"

185'

3'-1" NAVD



Scale: 1" = 30' - 0"

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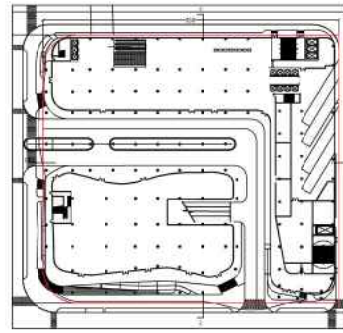
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W SOUTH ELEVATION

DATE:
2019.07.02

A2-05



KEY PLAN
NTS.

GLASS / ALUM.TYP.

MECH SCREEN

ROOFTOP BAR

- T.O. PARAPET
NAVD 205'-11¹/₈"
- 9'-6"
- ROOF
NAVD 196'-5³/₈"
- 10'-6"
- LEVEL 17
NAVD 185'-11¹/₈"
- 10'
- LEVEL 16
NAVD 175'-11¹/₈"
- 9'-6"
- LEVEL 15
NAVD 166'-5³/₈"
- 9'-6"
- LEVEL 14
NAVD 156'-11¹/₈"
- 9'-6"
- LEVEL 13
NAVD 147'-5³/₈"
- 9'-6"
- LEVEL 12
NAVD 137'-11¹/₈"
- 9'-6"
- LEVEL 11
NAVD 128'-5³/₈"
- 9'-6"
- LEVEL 10
NAVD 118'-11¹/₈"
- 9'-6"
- LEVEL 9
NAVD 109'-5³/₈"
- 9'-6"
- LEVEL 8
NAVD 99'-11¹/₈"
- 9'-6"
- LEVEL 7
NAVD 90'-5³/₈"
- 9'-6"
- LEVEL 6
NAVD 80'-11¹/₈"
- 19'
- LEVEL 5
NAVD 71'-5³/₈"
- 5'
- INTERSTITIAL
- 10'
- LEVEL 4
NAVD 56'-5³/₈"
- 18'
- LEVEL 3 MEZZ
NAVD 38'-5³/₈"
- 64'
- LEVEL 3
NAVD 38'-5³/₈"
- 14'
- LEVEL 2
NAVD 24'-5³/₈"
- 5'-7"
- STOREFRONT
- 13'
- BFE+5'
- 4'GROUND LEVEL
BFE+1' NAVD 7'-5³/₈"
- 3'-1" NAVD

STUCCO
LIGHT GREY

SLIDING GLASS DOOR

GLASS BALCONY RAILING

PROPERTY LINE

GLASS

METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINIS

METAL MESH

STOREFRONT

PROPERTY LINE

FITNESS & RESTAURANT AREAS BEYOND

ALUM. & GLASS
RAILING TYP.
ADA RAMP

EDGE OF
SIDEWALK

SEE SITE PLAN
SERVICE ROAD (REAR)

CONC. STEPS AS
PER FLOOR PLAN

SLOPE 5%
DRIVEWAY

SLOPE 5%
DRIVEWAY

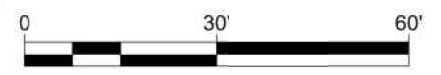
ADA RAMP

SPANDREL

STOREFRONT

10' SETBACK REQUIRED
FOR PODIUM AND TOWER
EDGE OF SIDEWALK

SEE SITE PLAN
17TH STREET (FRONT)



Scale: 1" = 30' - 0"

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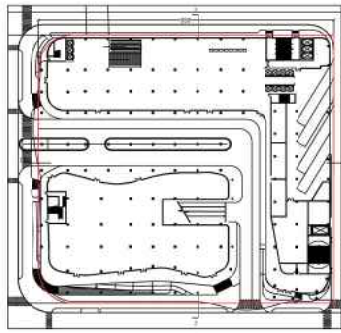
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W WEST ELEVATION

DATE:
2019.07.02

A2-06



KEY PLAN
NTS.

STUCCO
LIGHT GREY

SLIDING GLASS DOOR

GLASS BALCONY RAILING

PROPERTY LINE

METAL FIN
COLOR TO COMPLEMENT
CONVENTION CENTER FINNS

STUCCO WITH REVEAL

10' SETBACK REQUIRED
FOR PODIUM & TOWER

STEPS BEYOND

EDGE OF
SIDEWALK

SEE SITE PLAN

17TH STREET (FRONT)

STOREFRONT

ALUM. & GLASS RAILING TYP.

ROOFTOP BAR

MECH SCREEN

LOADING
DOCKS

LOADING
DOCKS

ALUM. & GLASS RAILING TYP.

CONC. STEPS AS PER FLOOR PLAN

EDGE OF SIDEWALK

GLASS / ALUM.TYP.

T.O. PARAPET

NAVD 205'-11¹¹/₁₆"

9'-6"

ROOF

NAVD 196'-5⁵/₁₆"

10'-6"

LEVEL 17

NAVD 185'-11¹¹/₁₆"

10'

LEVEL 16

NAVD 175'-11¹¹/₁₆"

9'-6"

LEVEL 15

NAVD 166'-5⁵/₁₆"

9'-6"

LEVEL 14

NAVD 156'-11¹¹/₁₆"

9'-6"

LEVEL 13

NAVD 147'-5⁵/₁₆"

9'-6"

LEVEL 12

NAVD 137'-11¹¹/₁₆"

9'-6"

LEVEL 11

NAVD 128'-5⁵/₁₆"

9'-6"

LEVEL 10

NAVD 118'-11¹¹/₁₆"

9'-6"

LEVEL 9

NAVD 109'-5⁵/₁₆"

9'-6"

LEVEL 8

NAVD 99'-11¹¹/₁₆"

9'-6"

LEVEL 7

NAVD 90'-5⁵/₁₆"

9'-6"

LEVEL 6

NAVD 80'-11¹¹/₁₆"

9'-6"

LEVEL 5

NAVD 71'-5⁵/₁₆"

5'

INTERSTITIAL

10'

LEVEL 4

NAVD 56'-5⁵/₁₆"

13'

LEVEL 3 MEZZ

NAVD 38'-5⁵/₁₆"

14'

LEVEL 3

NAVD 24'-5⁵/₁₆"

13'

LEVEL 2

NAVD 7'-5⁵/₁₆"

4' BFE+5'

4' GROUND LEVEL

1 BFE+1' NAVD 7'-5⁵/₁₆"

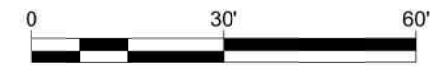
3'-1" NAVD

BOH AREA TYP.

PROPERTY LINE

STOREFRONT TYP.

0' SETBACK REQUIRED
FOR PODIUM AND
TOWER



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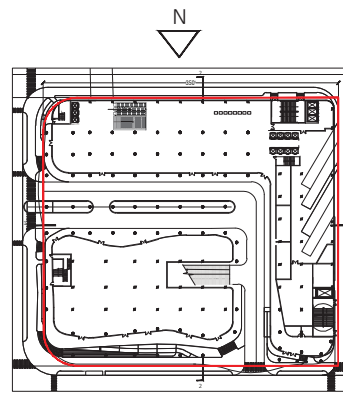
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

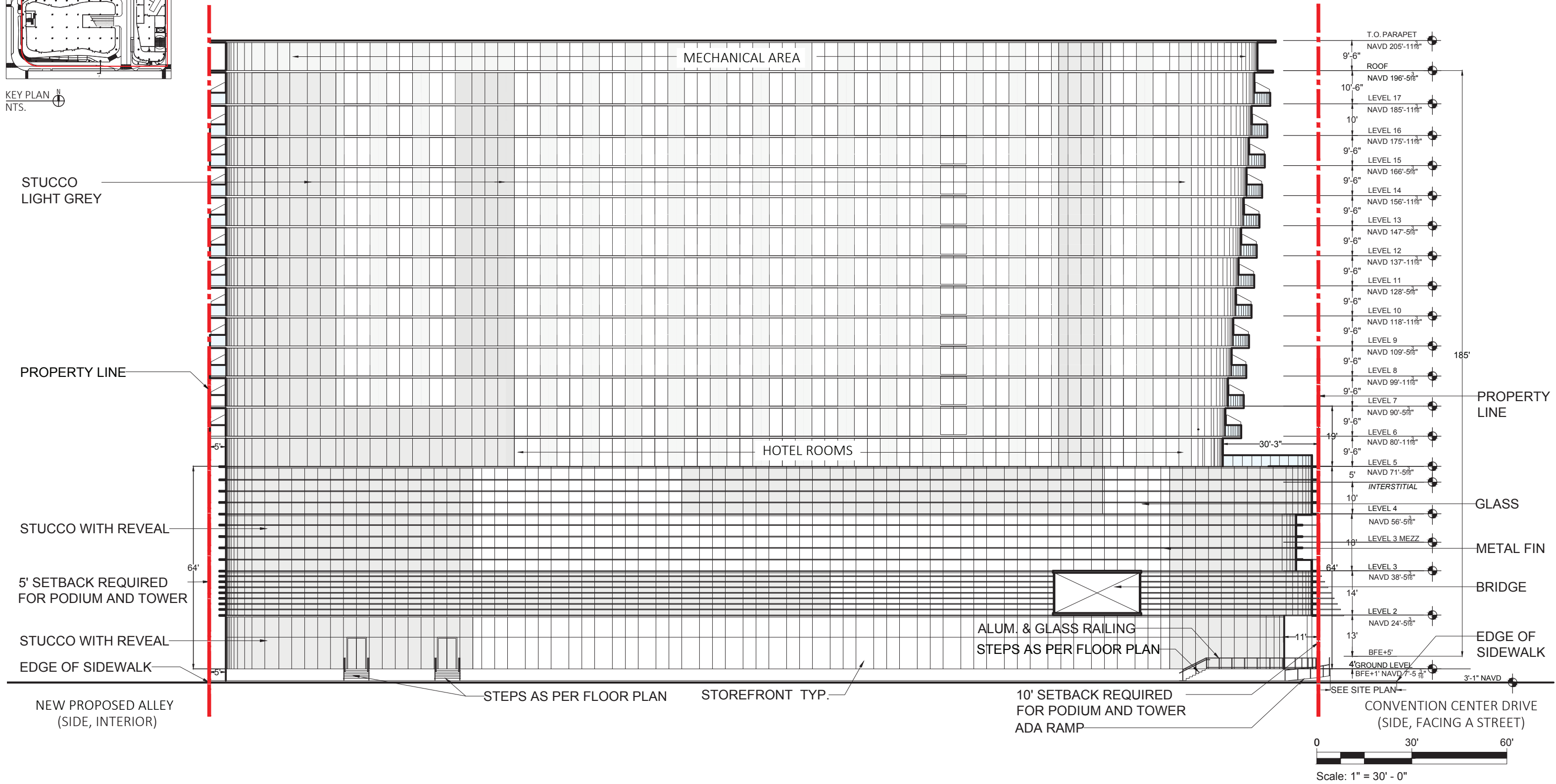
B/W EAST ELEVATION

DATE:
2019.07.02

A2-07



KEY PLAN
NTS.



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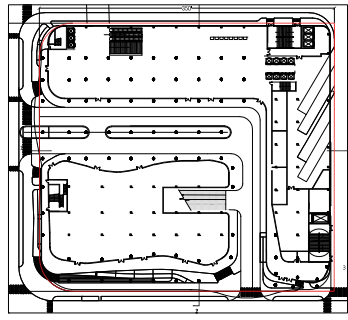
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

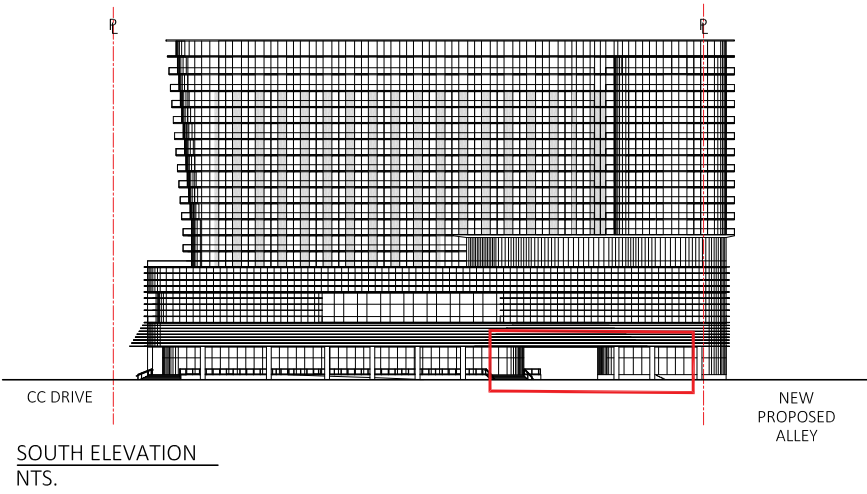
B/W NORTH ELEVATION

DATE:
2019.07.02

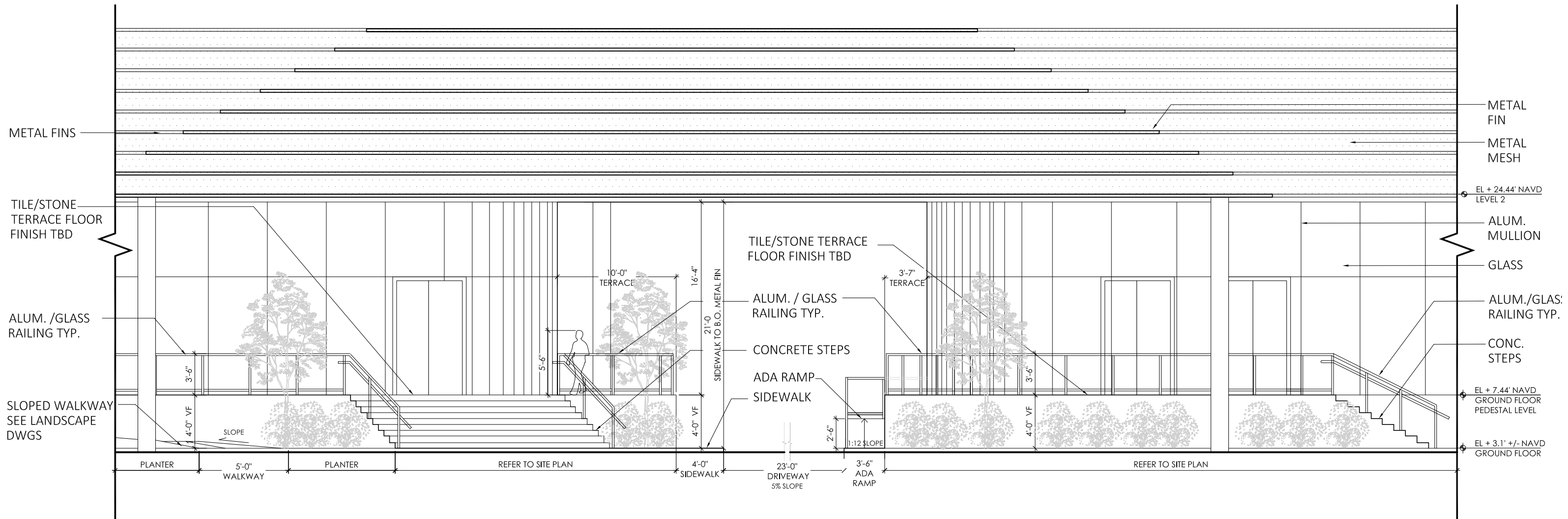
A2-08



KEY PLAN
NTS.



SOUTH ELEVATION
NTS.



ENLARGED SOUTH ELEVATION (17TH STREET)
SCALE: 1/8" = 1'-0"

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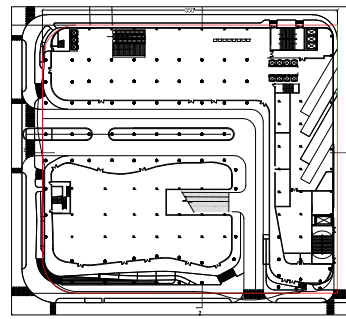
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

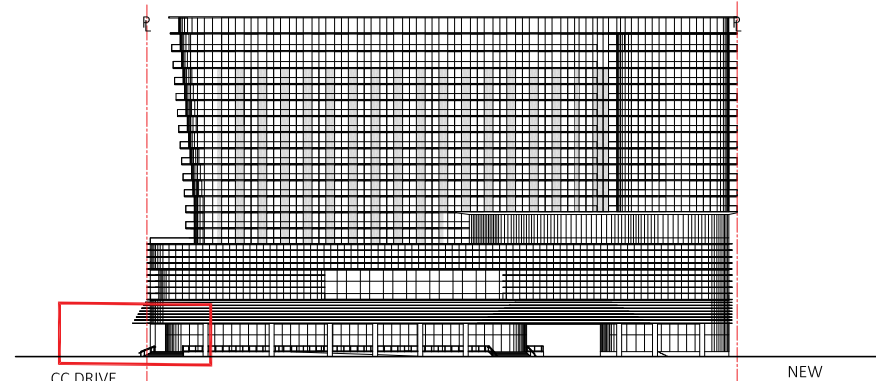
ENLARGED GROUND FLOOR ELEVATION

DATE:
2019.07.02

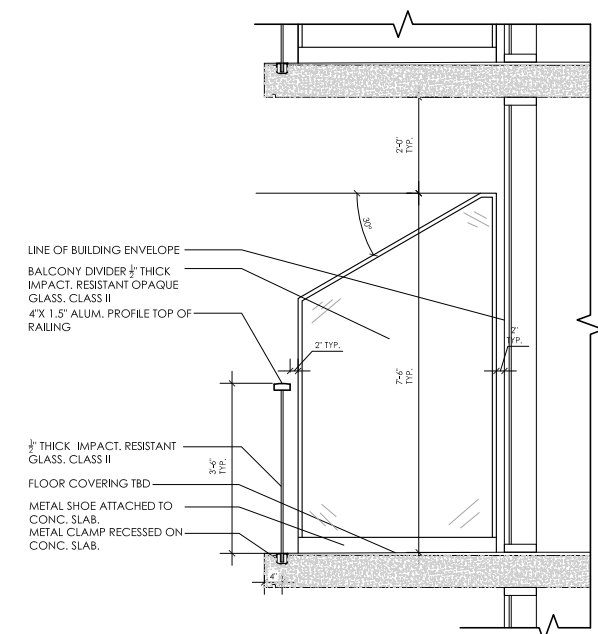
A2-09



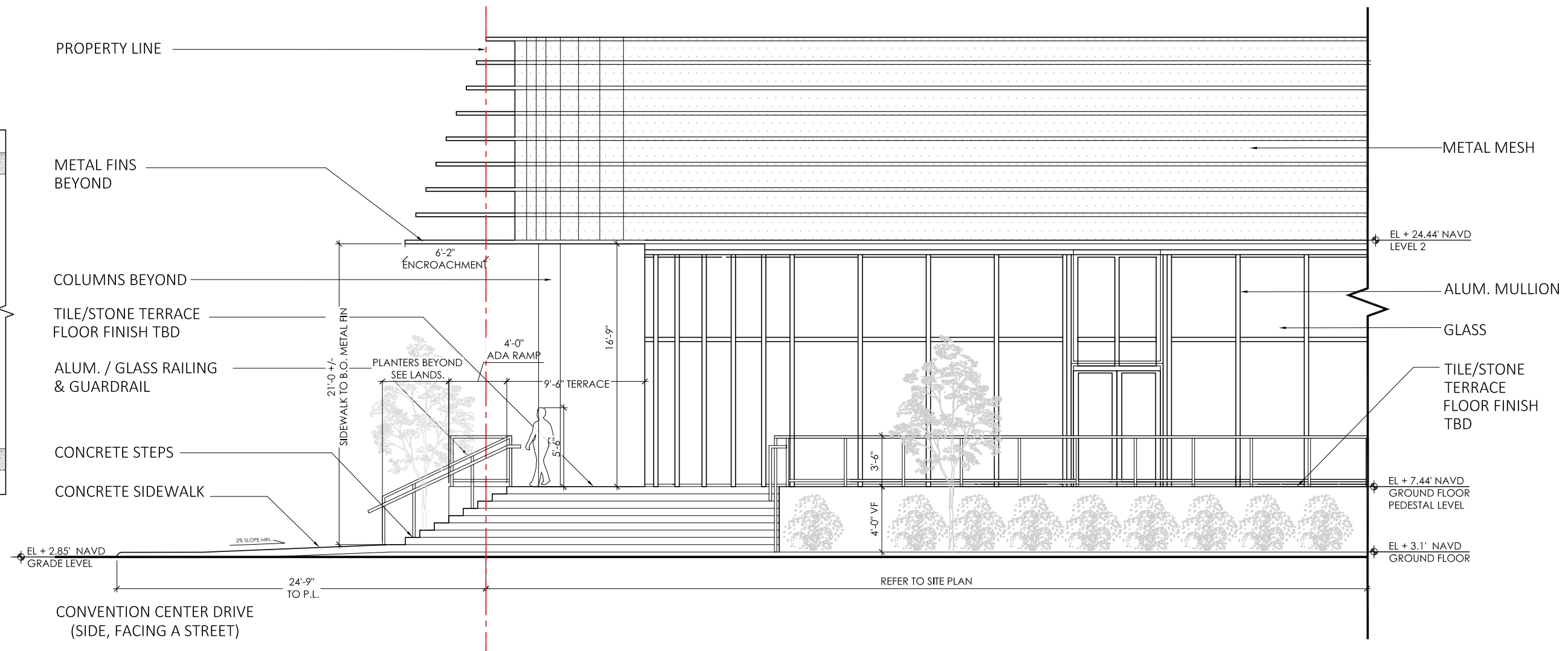
KEY PLAN
NTS.



SOUTH ELEVATION
NTS.



TYPICAL BALCONY DIVIDER
SCALE: 1/4" = 1'-0"



ENLARGED SOUTH ELEVATION (17TH STREET & CC DRIVE)
SCALE: 1/8" = 1'-0"

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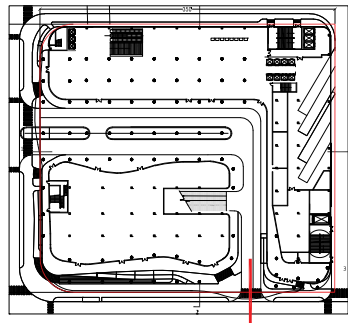
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

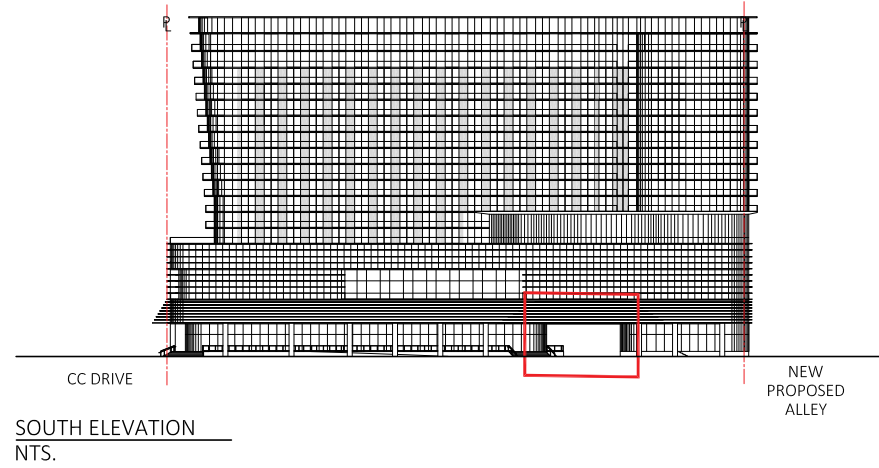
**ENLARGED GROUND FLOOR ELEVATION
/ STOREFRONT SYSTEM**

DATE:
2019.07.02

A2-10

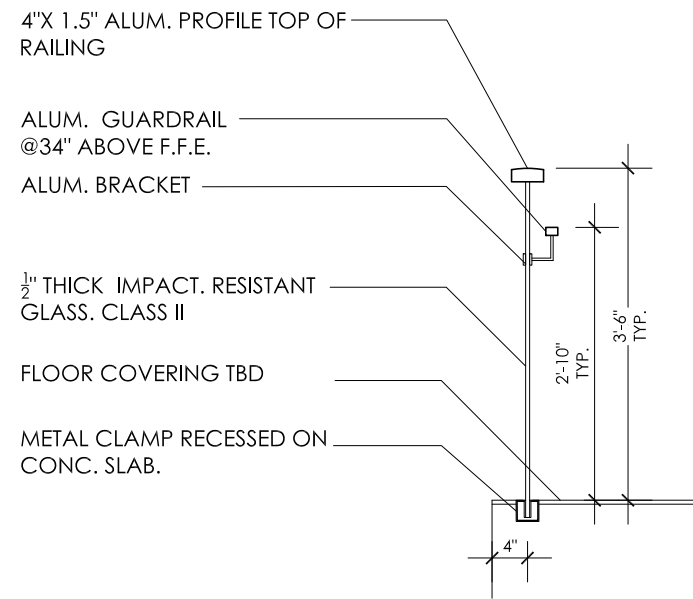


KEY PLAN
NTS.

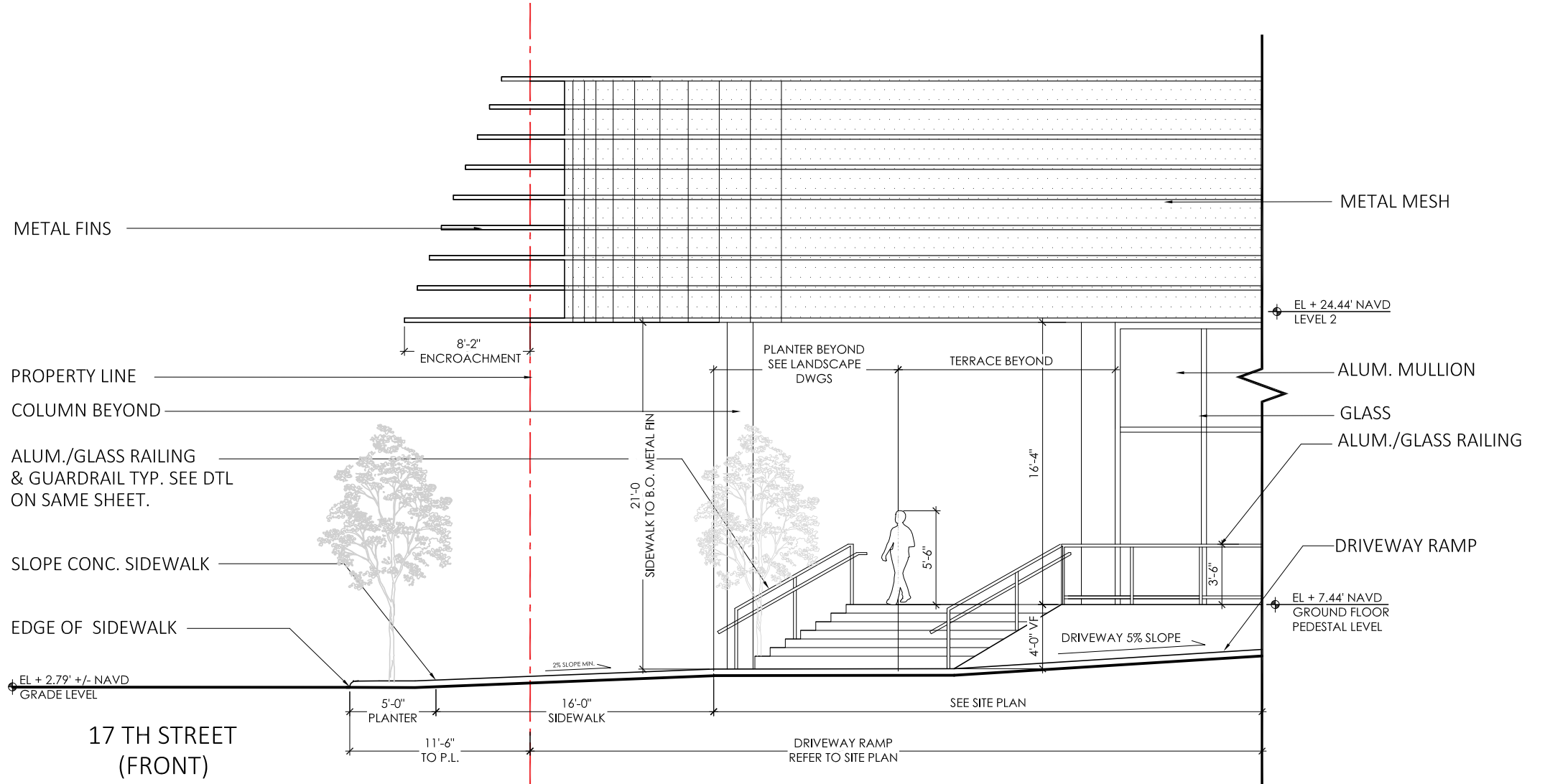


SOUTH ELEVATION
NTS.

ALL RAILINGS TO BE AS PER MANUFACTURE'S SPECIFICATIONS. CONDITIONS MAY VARY ON DIFFERENT LOCATIONS. UNDER SEPARATE PERMIT



TYPICAL RAILING DETAIL
SCALE: 1/2" = 1'-0"



ENLARGED ELEVATION (17TH ST. & DRIVEWAY RAMP)
SCALE: 1/8" = 1'-0"

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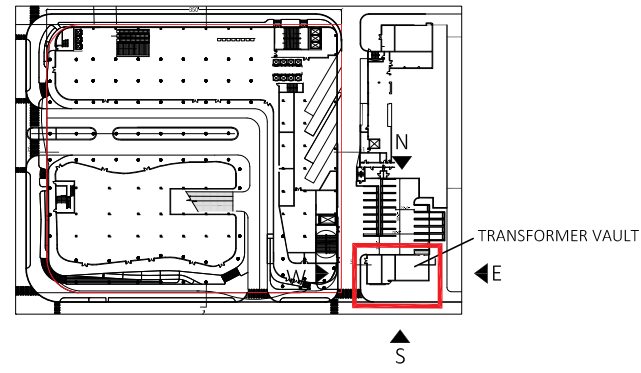
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

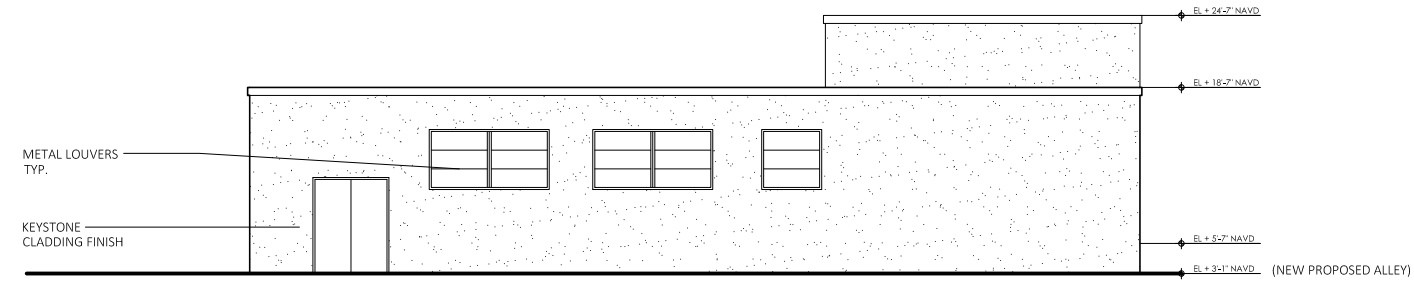
ENLARGED DETAILS

DATE:
2019.07.02

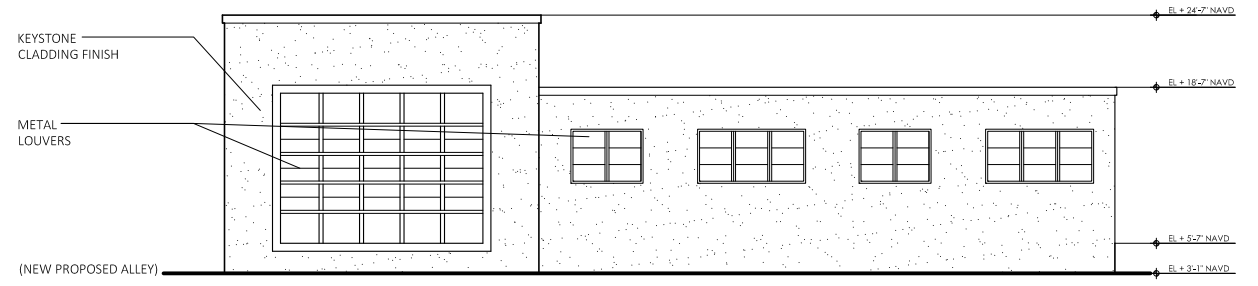
A2-11



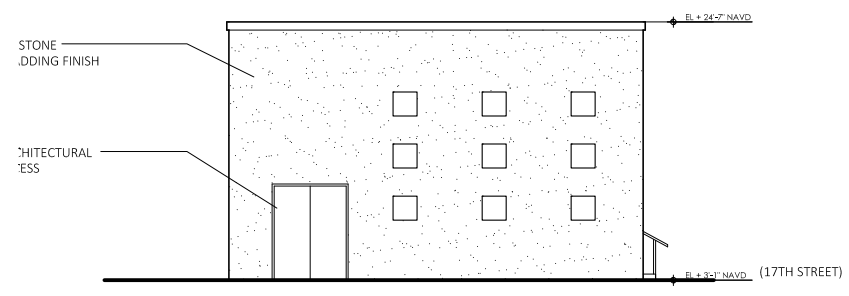
KEY PLAN
NTS.



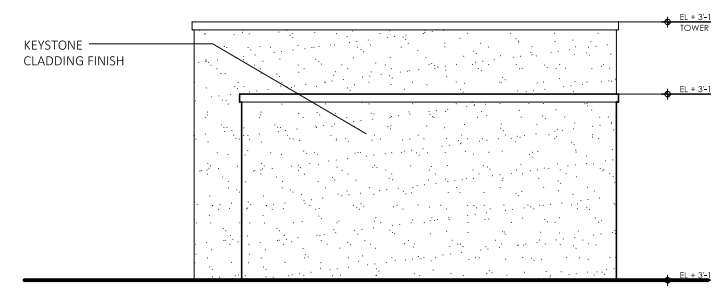
TRANSFORMER VAULT NORTH ELEVATION
SCALE: 1/16" = 1'-0"



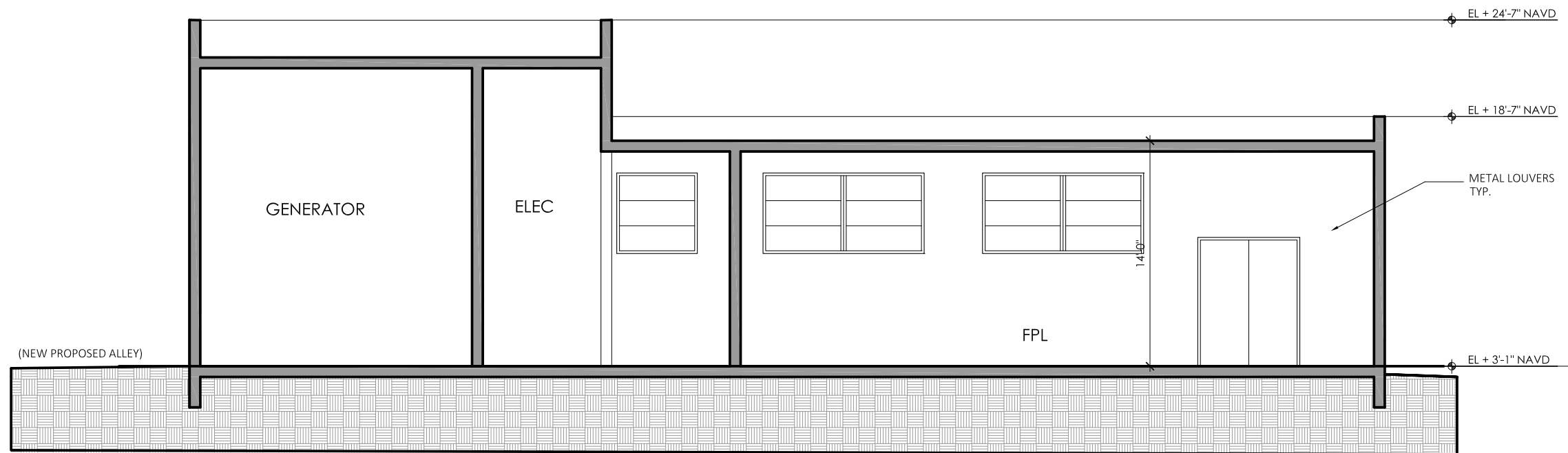
TRANSFORMER VAULT SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



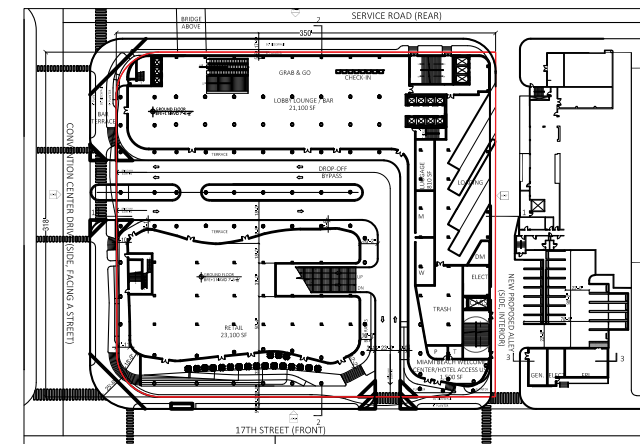
TRANSFORMER VAULT WEST ELEVATION
SCALE: 1/16" = 1'-0"

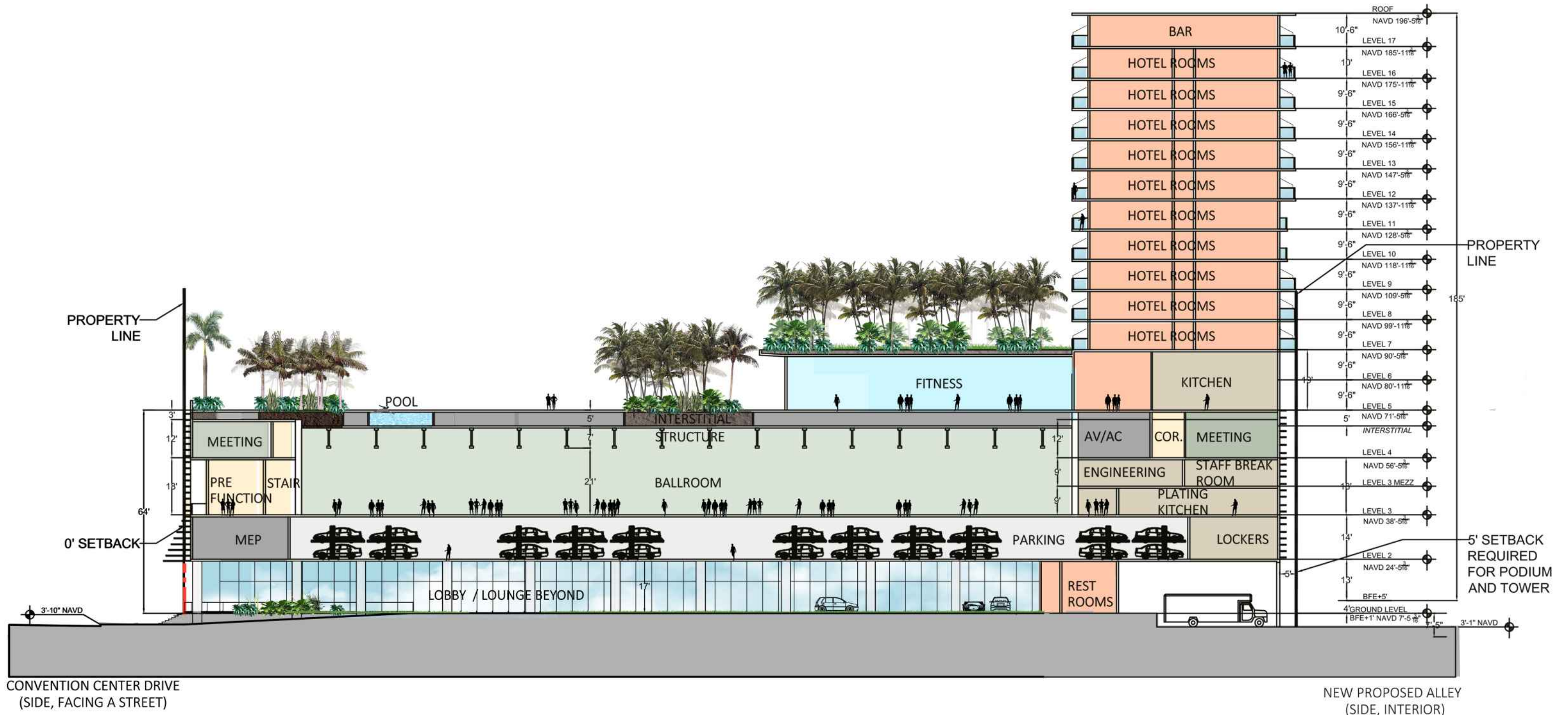


TRANSFORMER VAULT EAST ELEVATION
SCALE: 1/16" = 1'-0"



SECTION 3 - TRANSFORMER VAULT





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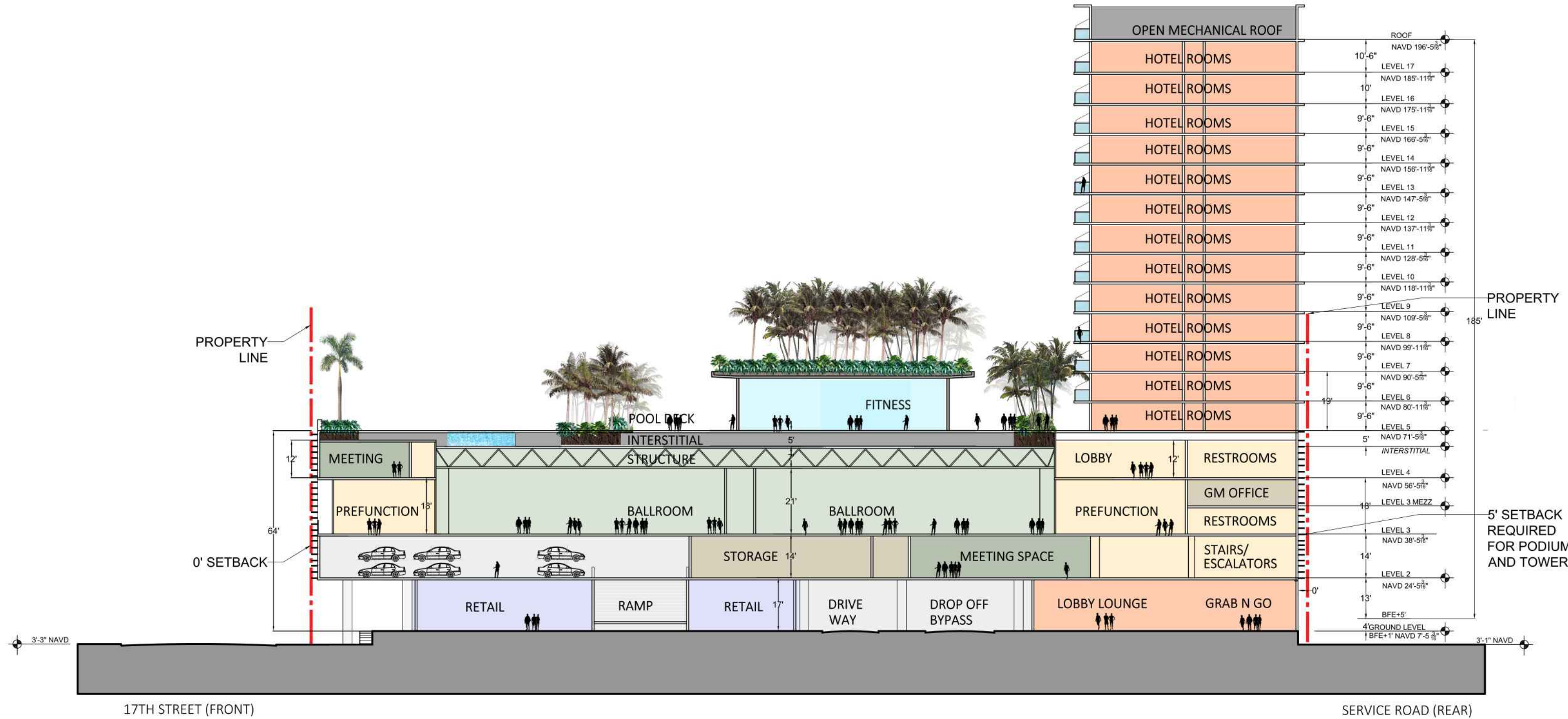
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MIAMI BEACH CONVENTION CENTER HOTEL
 CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SECTION 1-1

DATE:
2019.07.02

A3-00



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

SECTION 2-2

DATE:
2019.07.02

A3-01



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

RENDERING 01

DATE:
2019.07.02

A4-00



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

RENDERING 02

DATE:
2019.07.02

A4-01



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RENDERING 03

DATE:
2019.07.02

A4-02



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RENDERING 05

DATE:
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A4-03



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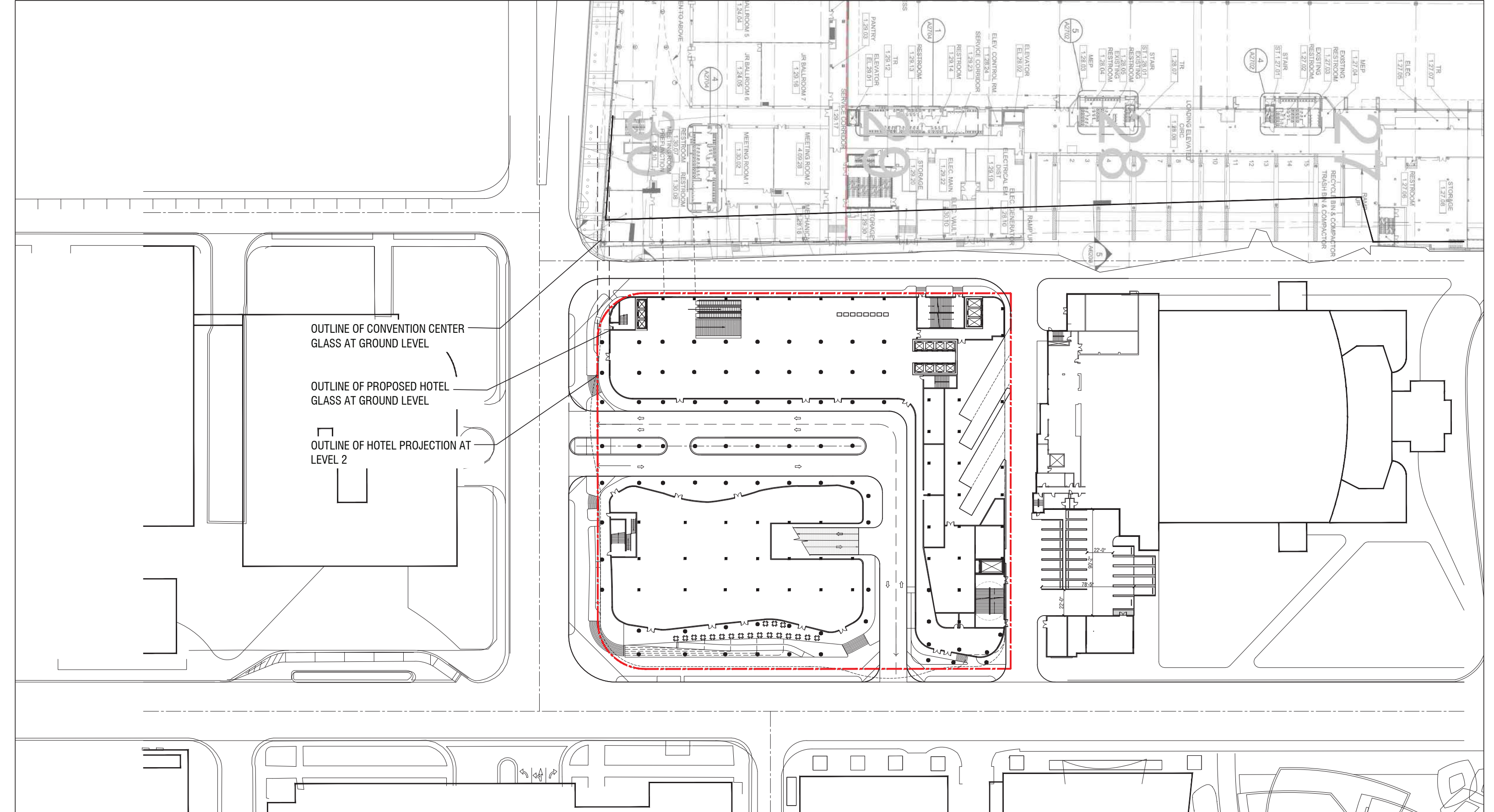
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RENDERING 09

DATE:
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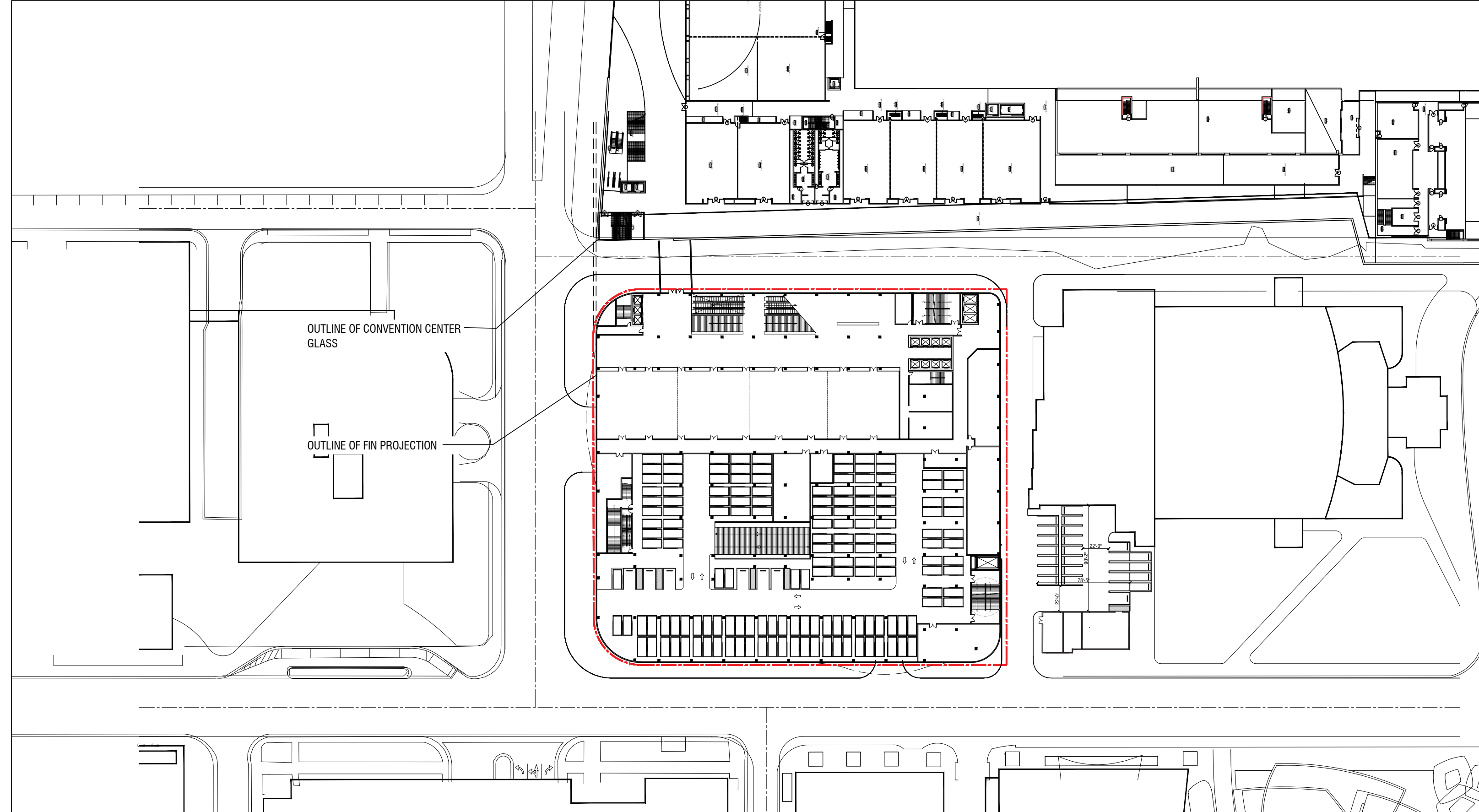
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**ALIGNMENT DIAGRAM
 GROUND LEVEL**

**DATE:
 2019.07.02**

A5-01



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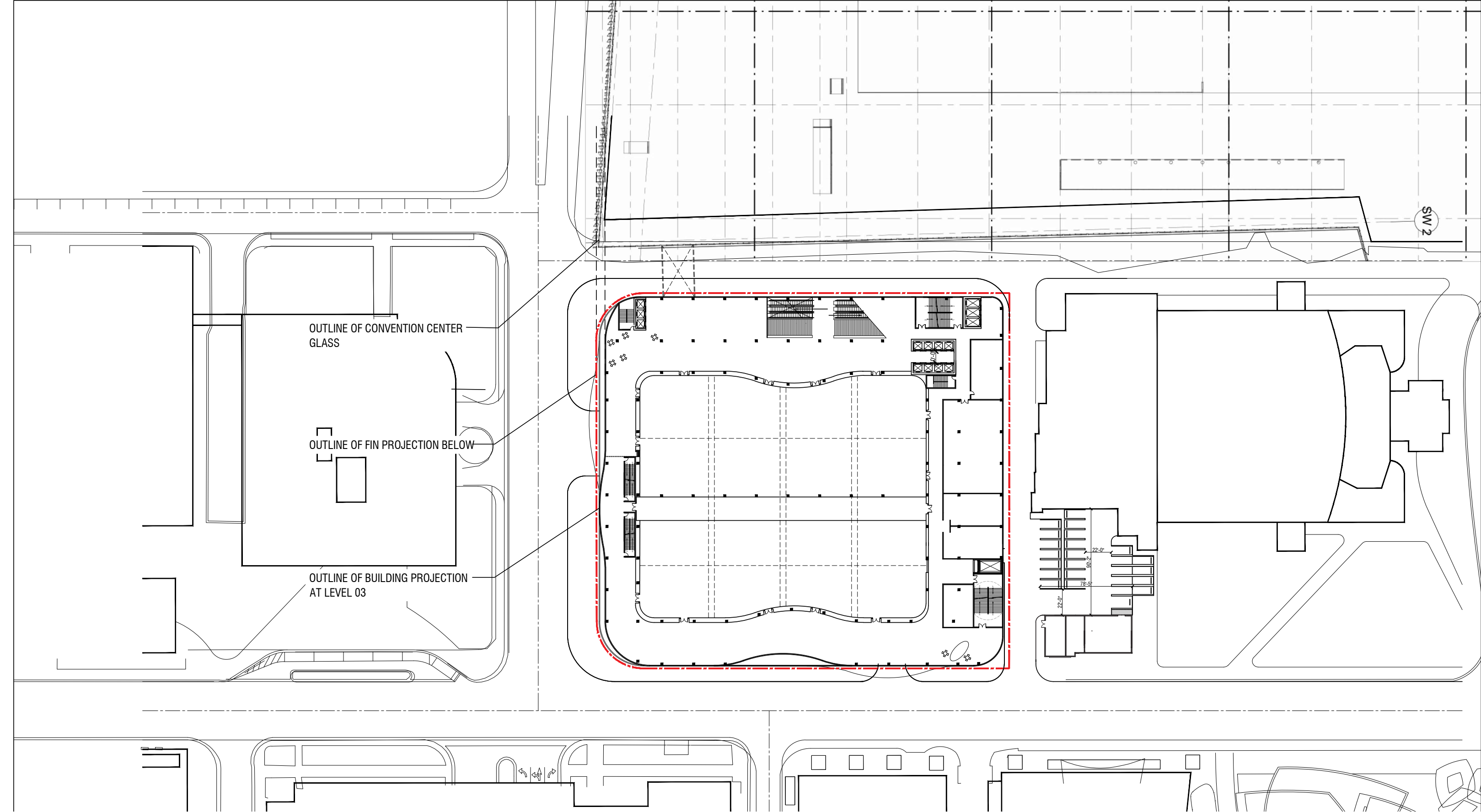
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**ALIGNMENT DIAGRAM
 LEVEL 2**

**DATE:
 2019.07.02**

A5-02



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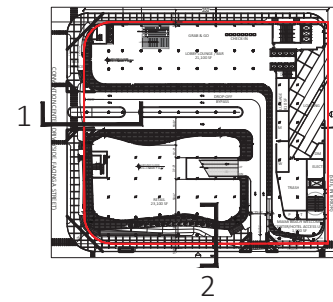
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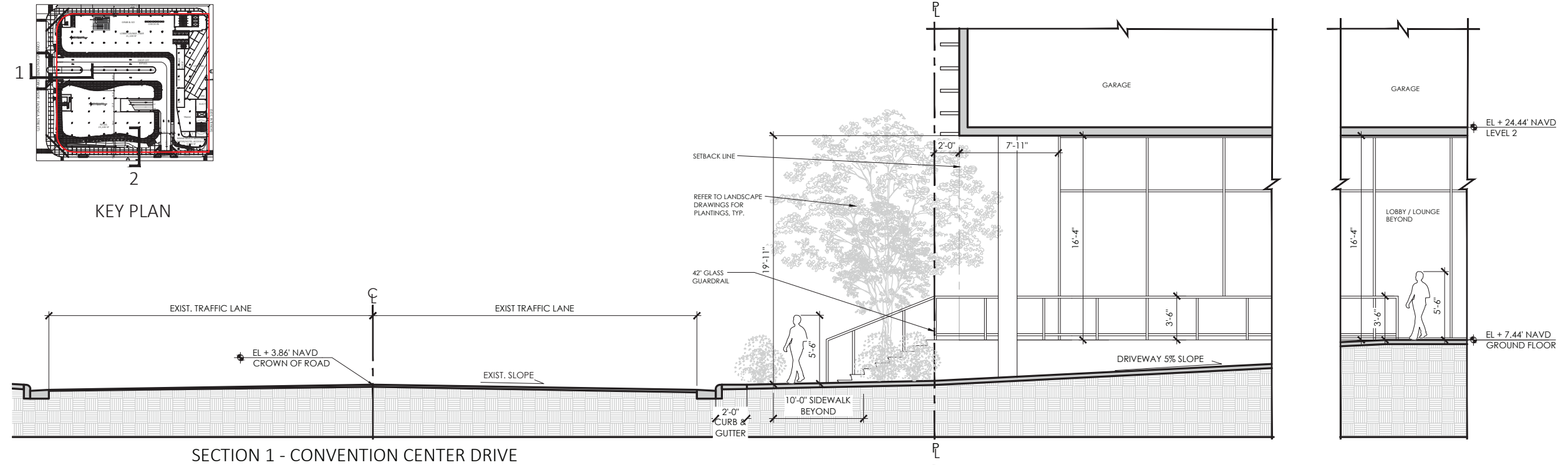
**ALIGNMENT DIAGRAM
 LEVEL 3**

**DATE:
 2019.07.02**

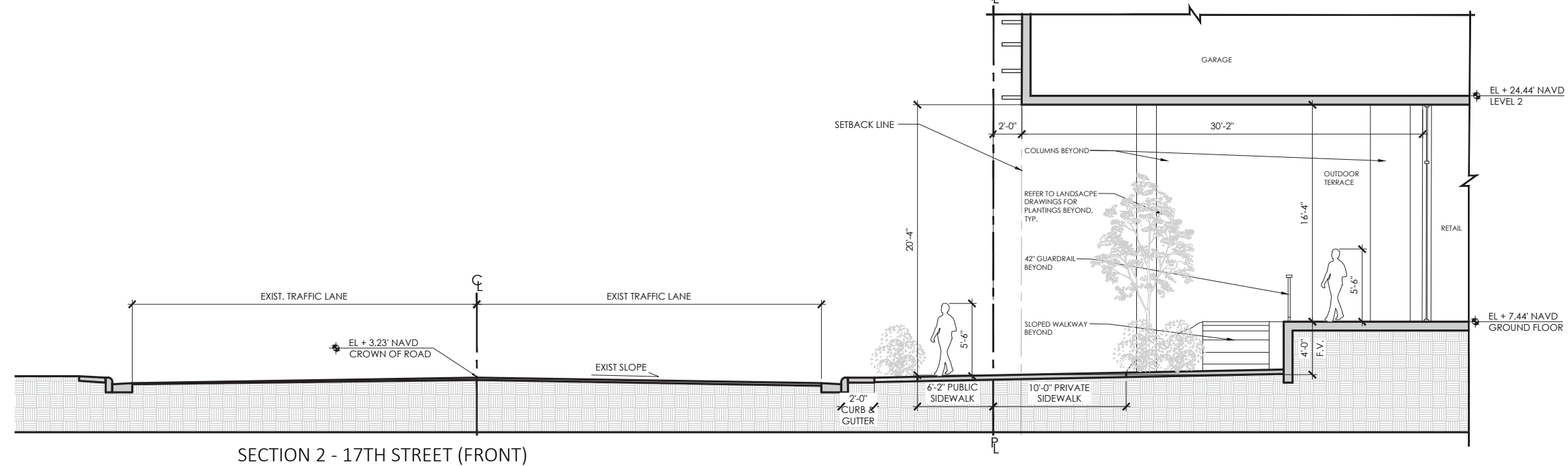
A5-03



KEY PLAN



SECTION 1 - CONVENTION CENTER DRIVE



SECTION 2 - 17TH STREET (FRONT)

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ENLARGED SECTIONS

DATE:
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A5-04



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**RENDERED SOUTH ELEVATION
 LOUVERS OPTION**

**DATE:
 2019.07.02**

EXHIBIT A



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

17th ST RENDERING

**DATE:
2019.07.02**

EXHIBIT A