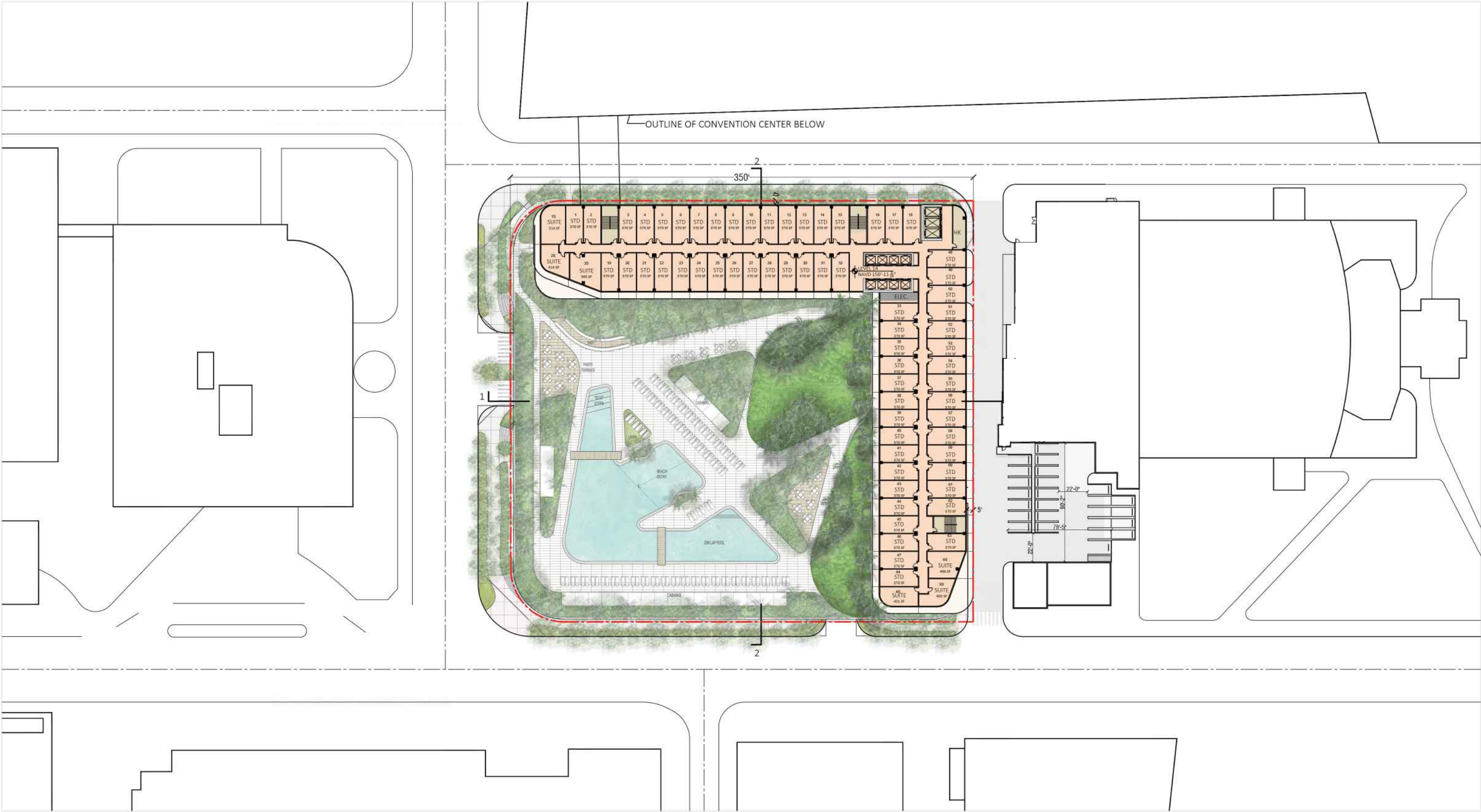




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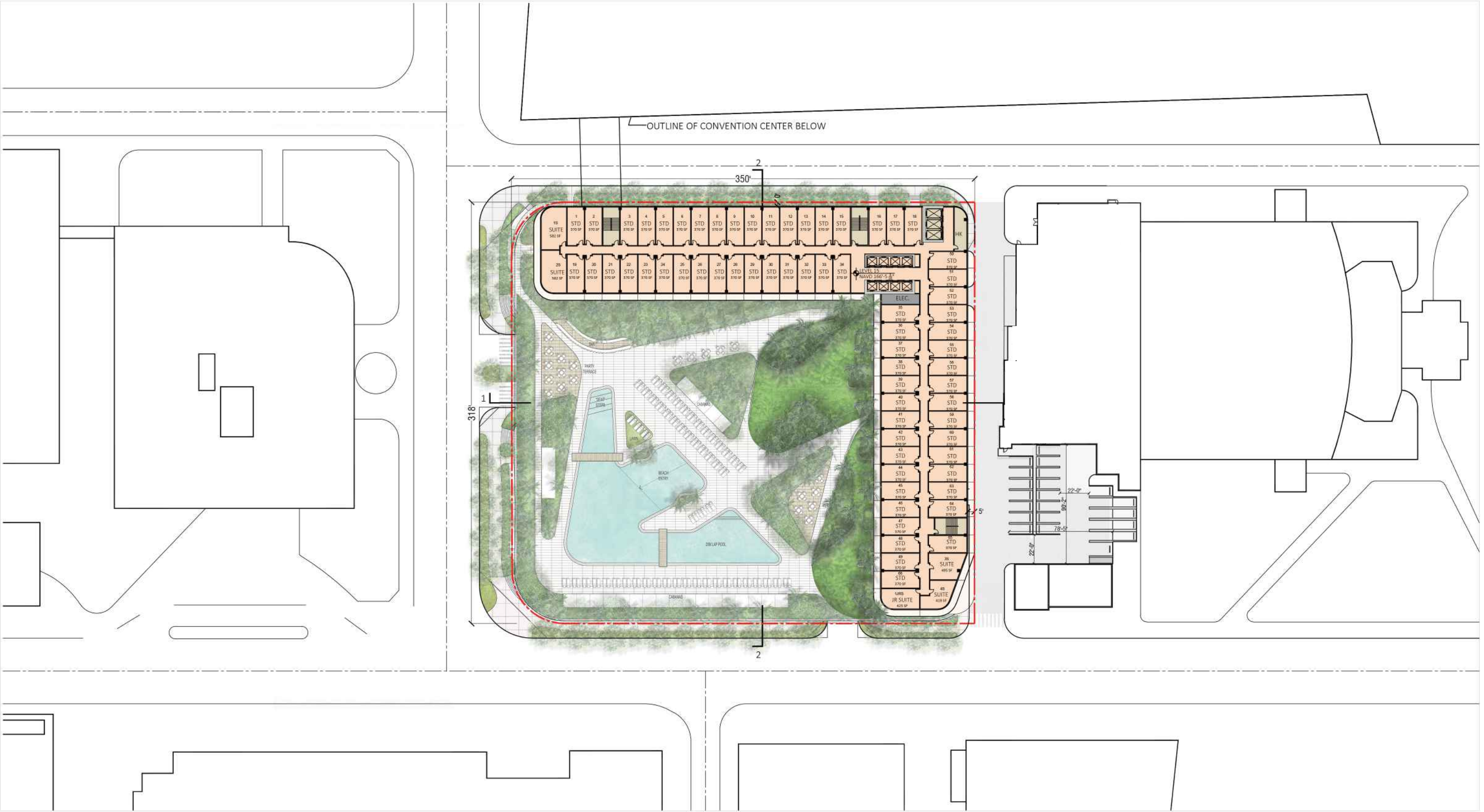
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

LEVEL 14

DATE:
2019.07.02

A1-17



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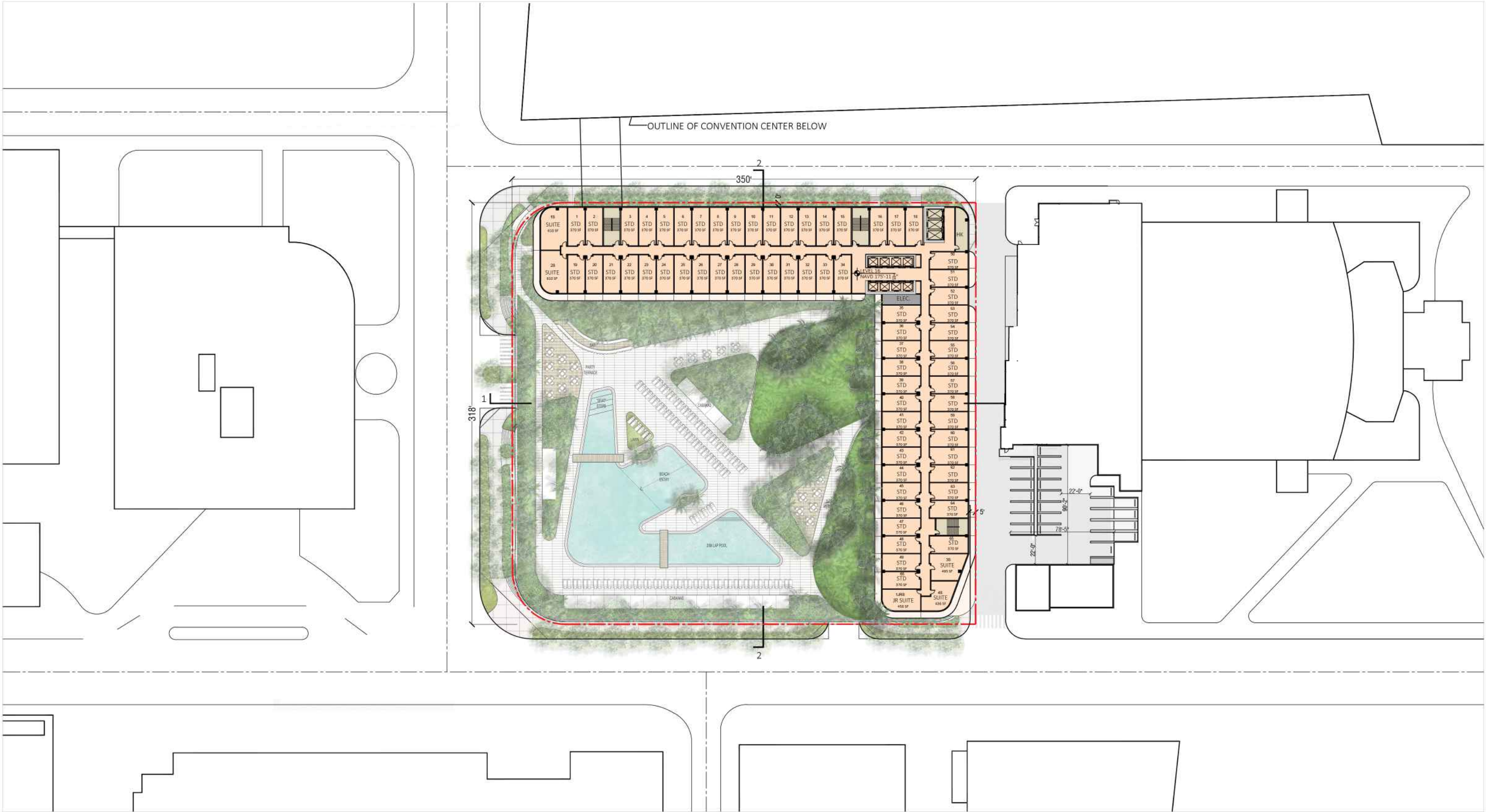
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LEVEL 15

DATE:
2019.07.02

A1-18



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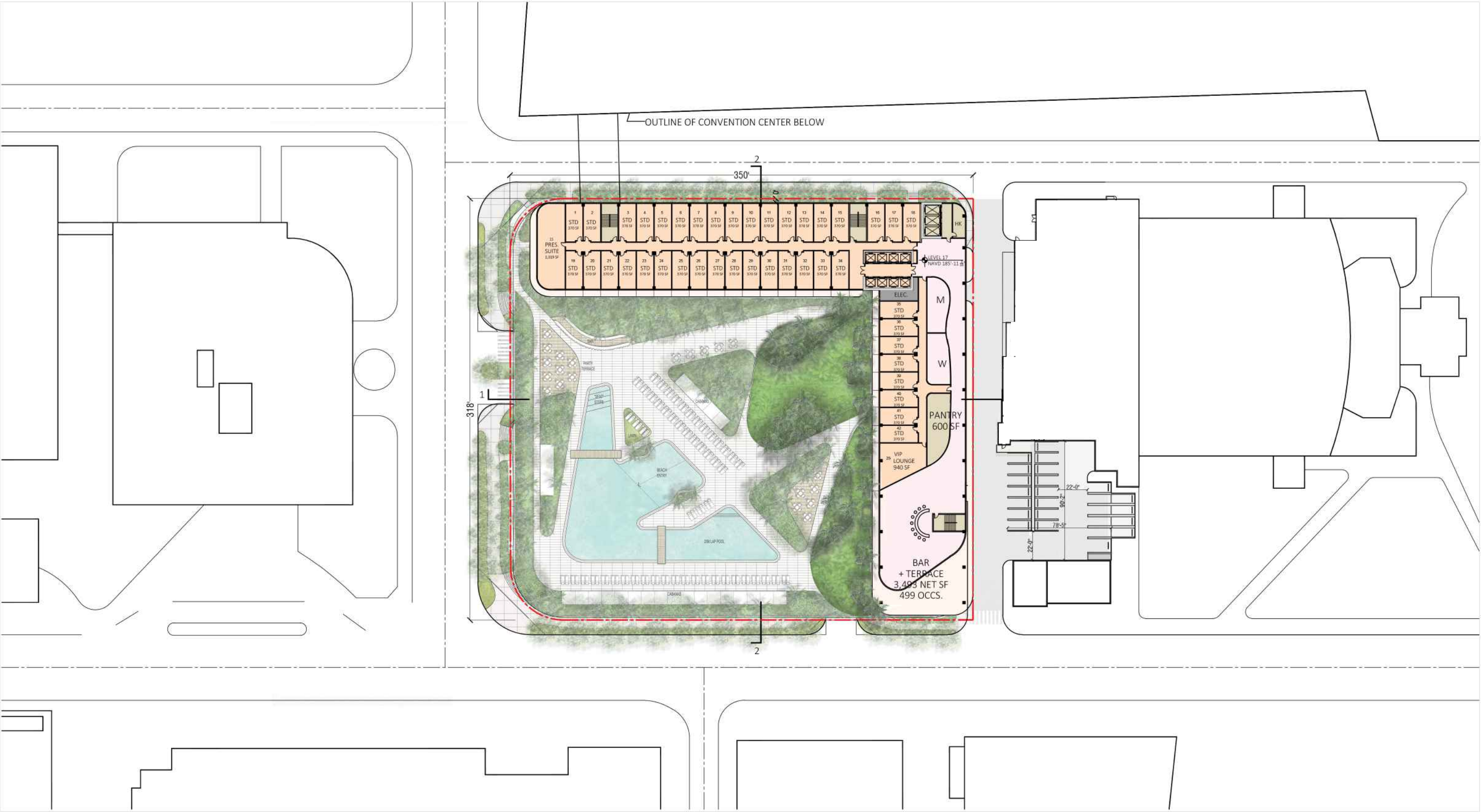
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LEVEL 16

DATE:
2019.07.02

A1-19



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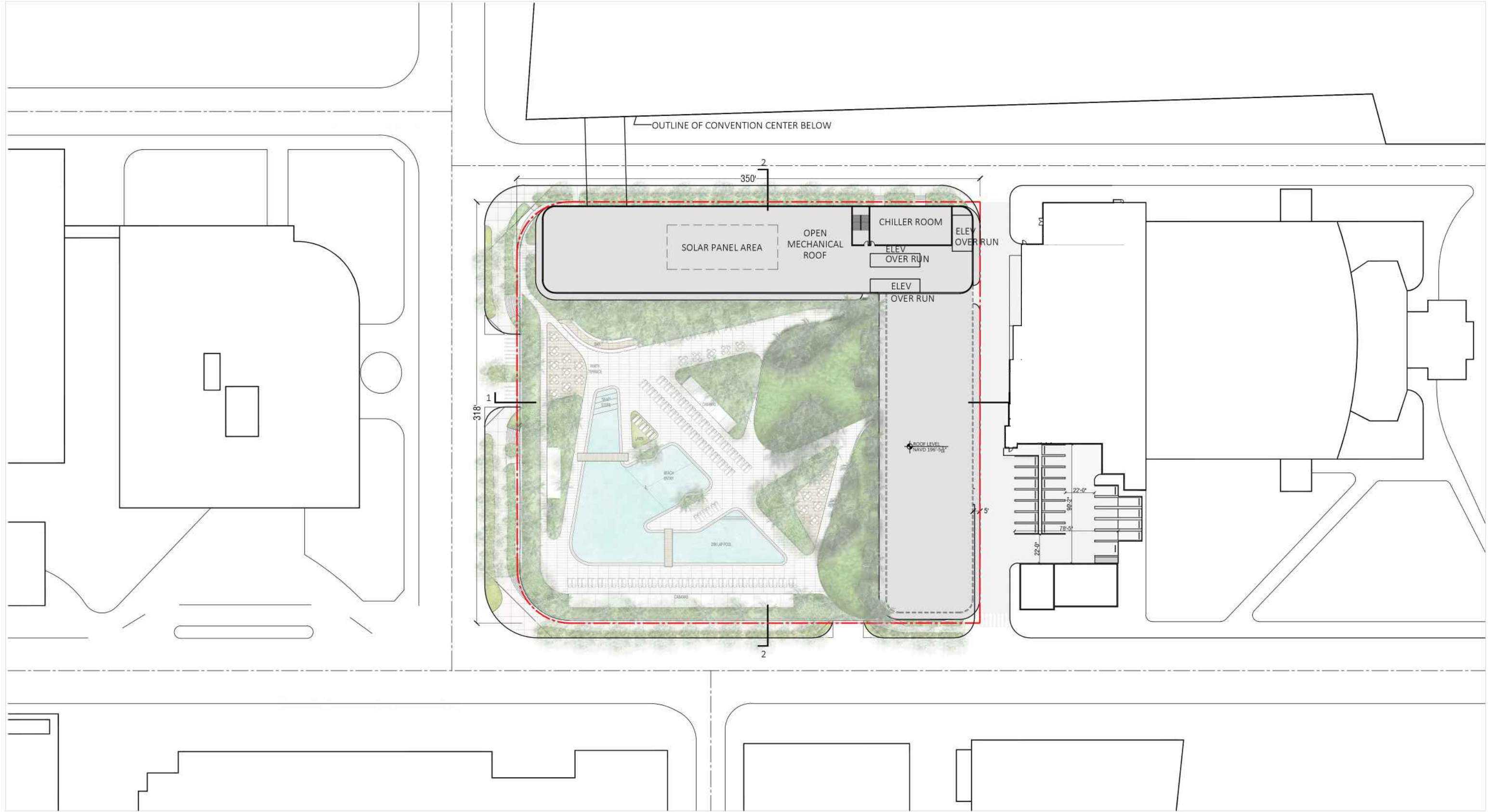
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LEVEL 17

DATE:
2019.07.02

A1-20



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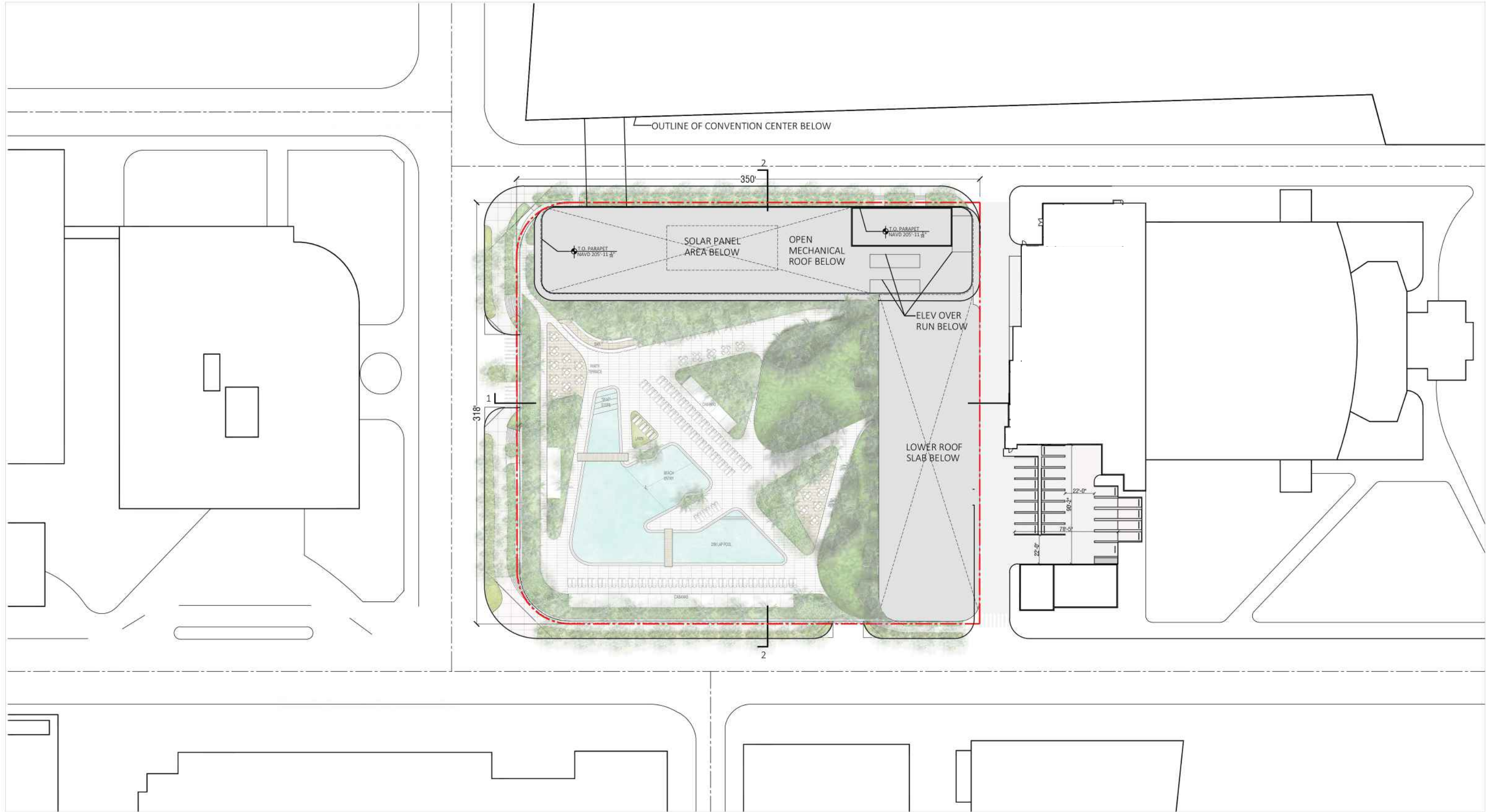
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ROOF PLAN

DATE:
2019.07.02

A1-21



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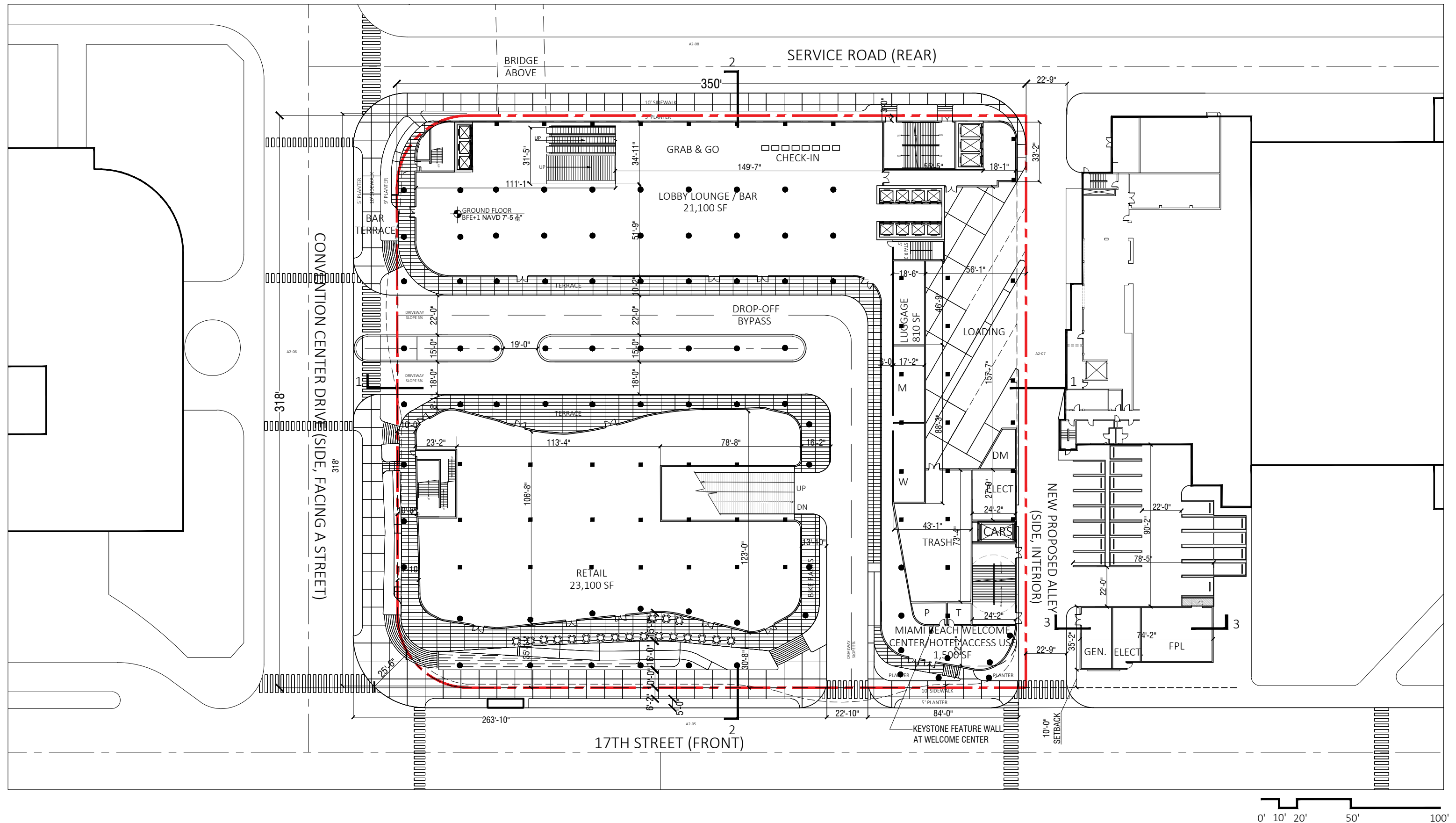
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

UPPER ROOF PLAN

DATE:
2019.07.02

A1-22



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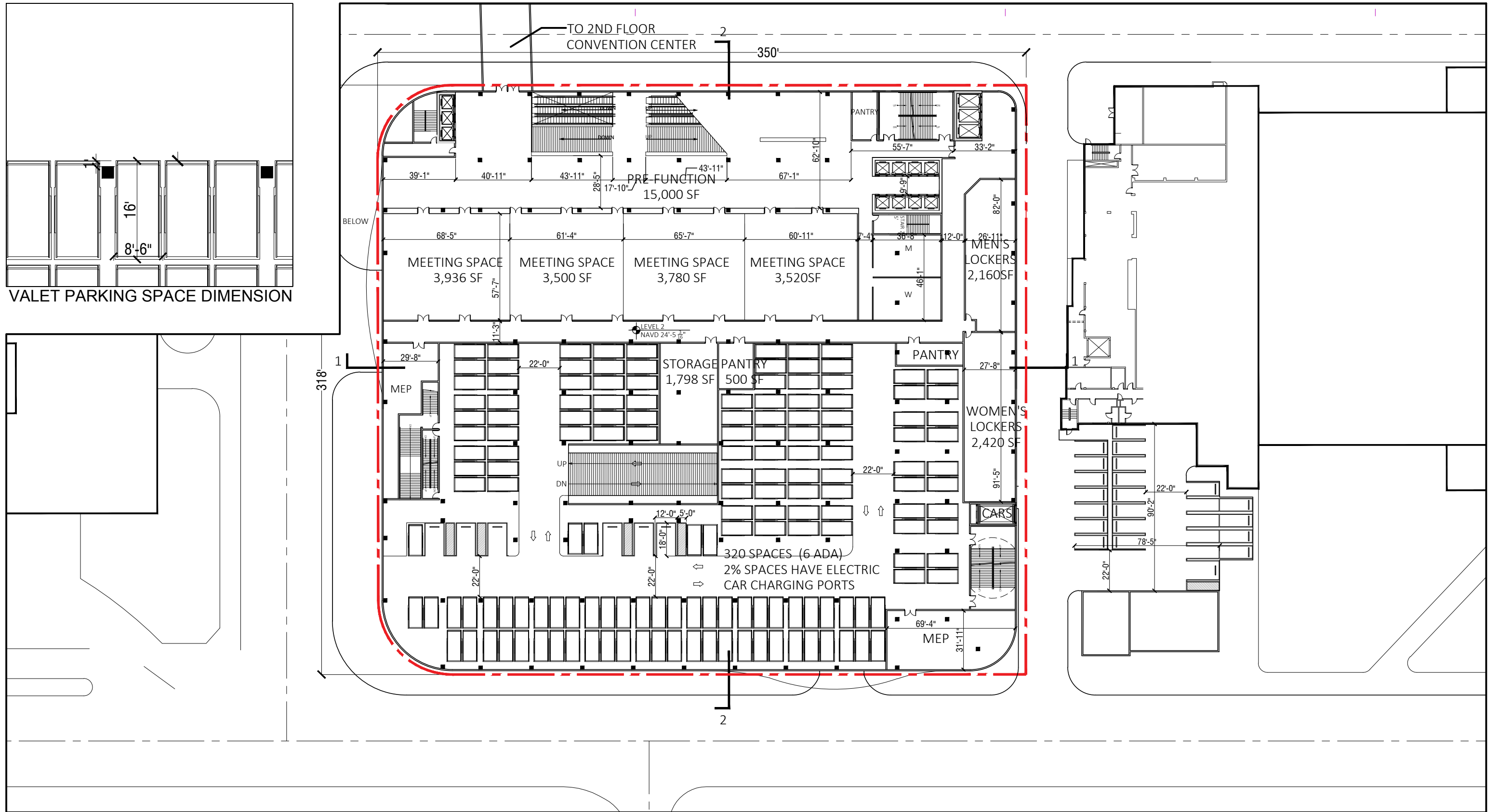
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
GROUND LEVEL

DATE:
2019.07.02

A1-23



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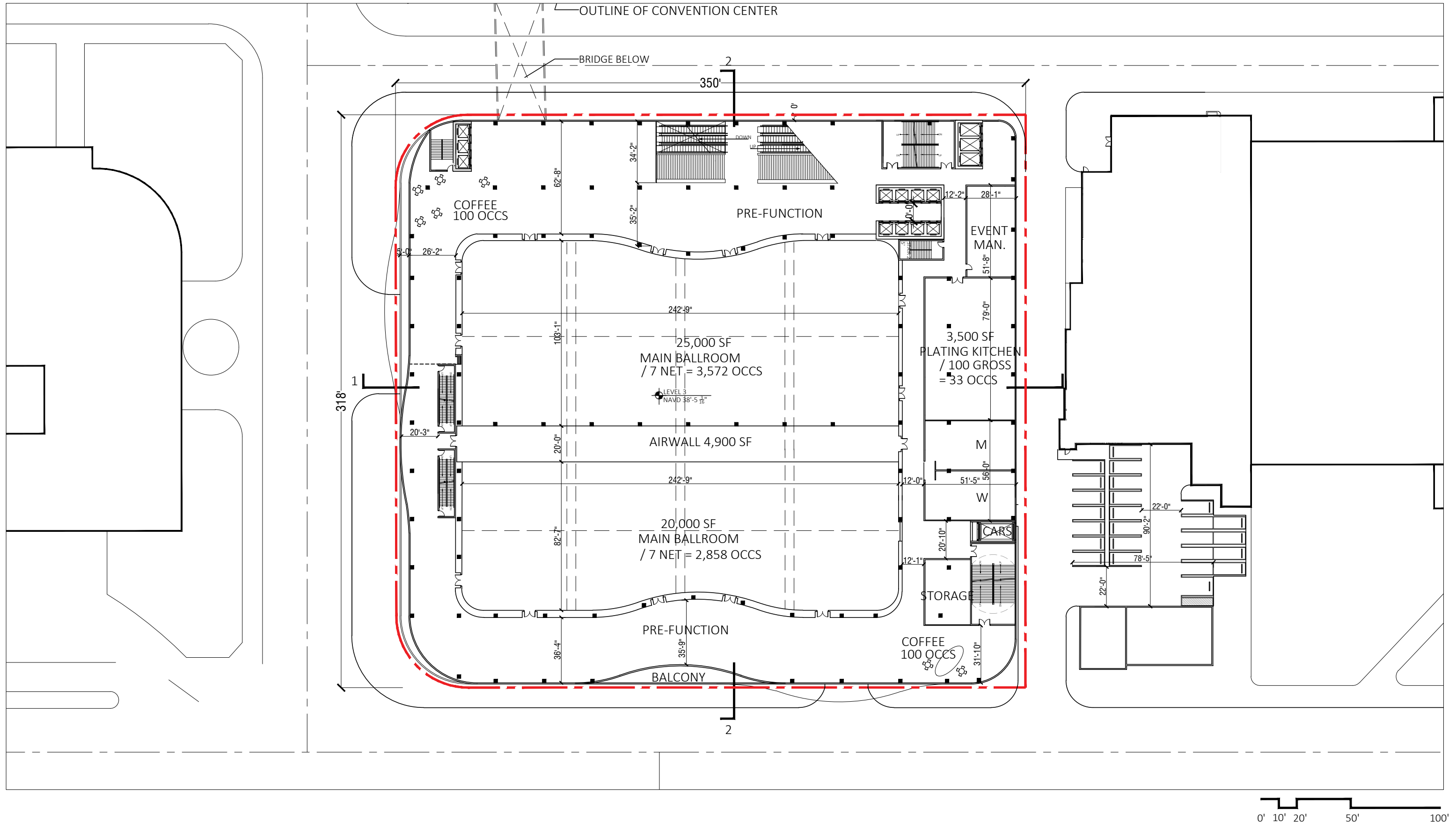
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W PLAN
LEVEL 02 - PARKING

DATE:
2019.07.02

A1-24



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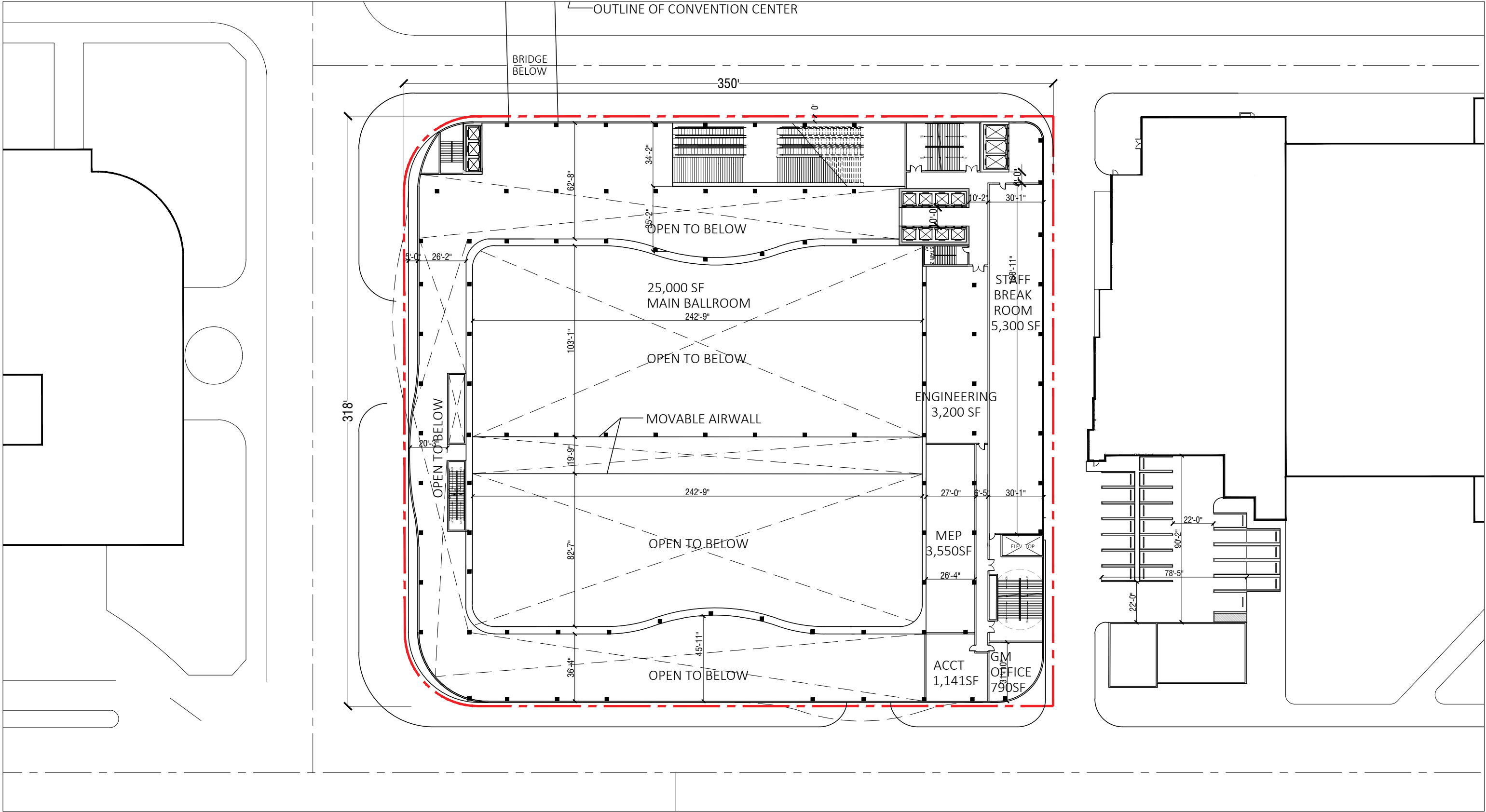
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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

**DATE:
2019.07.02**

A1-25



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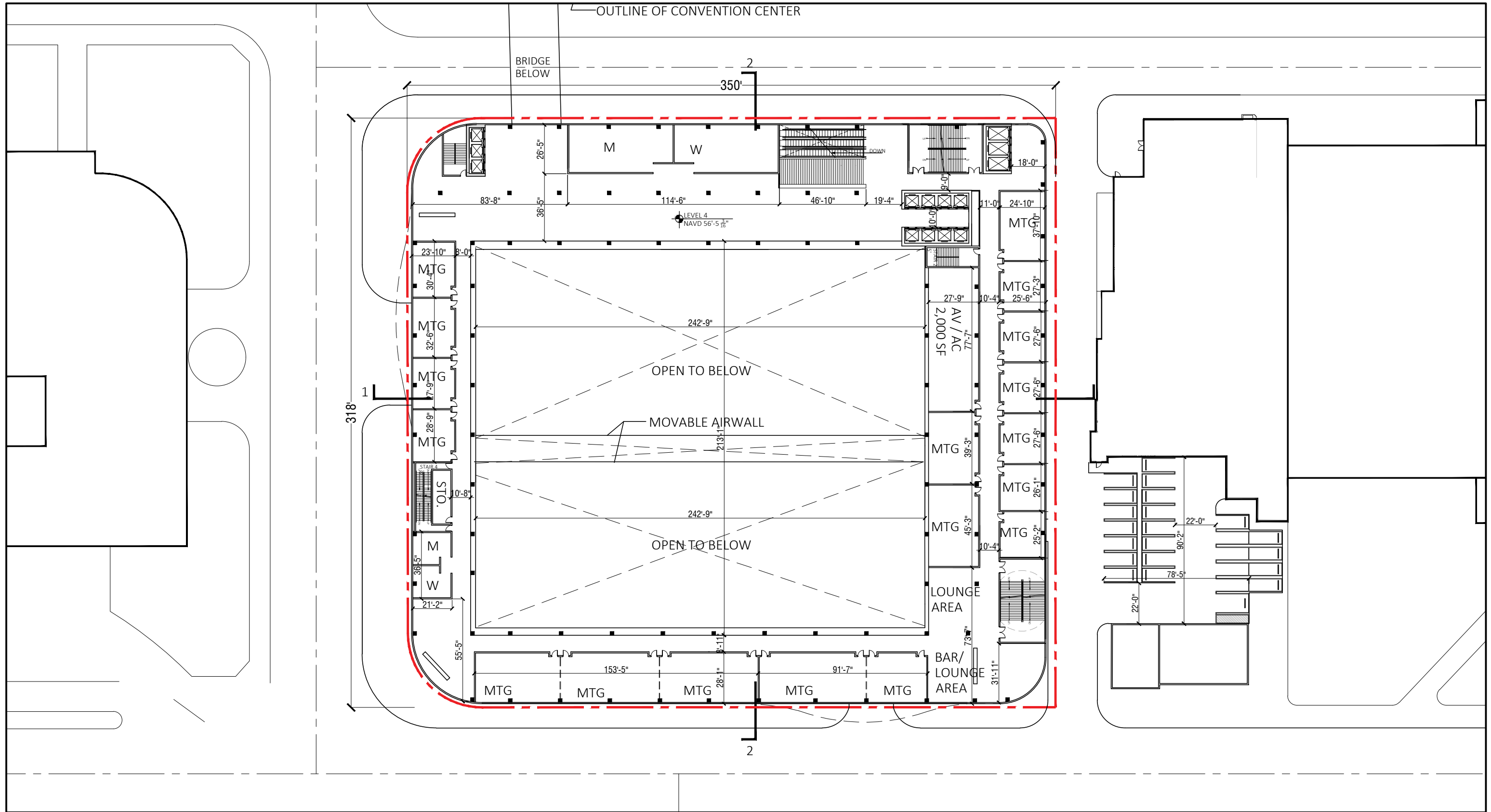
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 03 MEZZANINE**

**DATE:
2019.07.02**

A1-26



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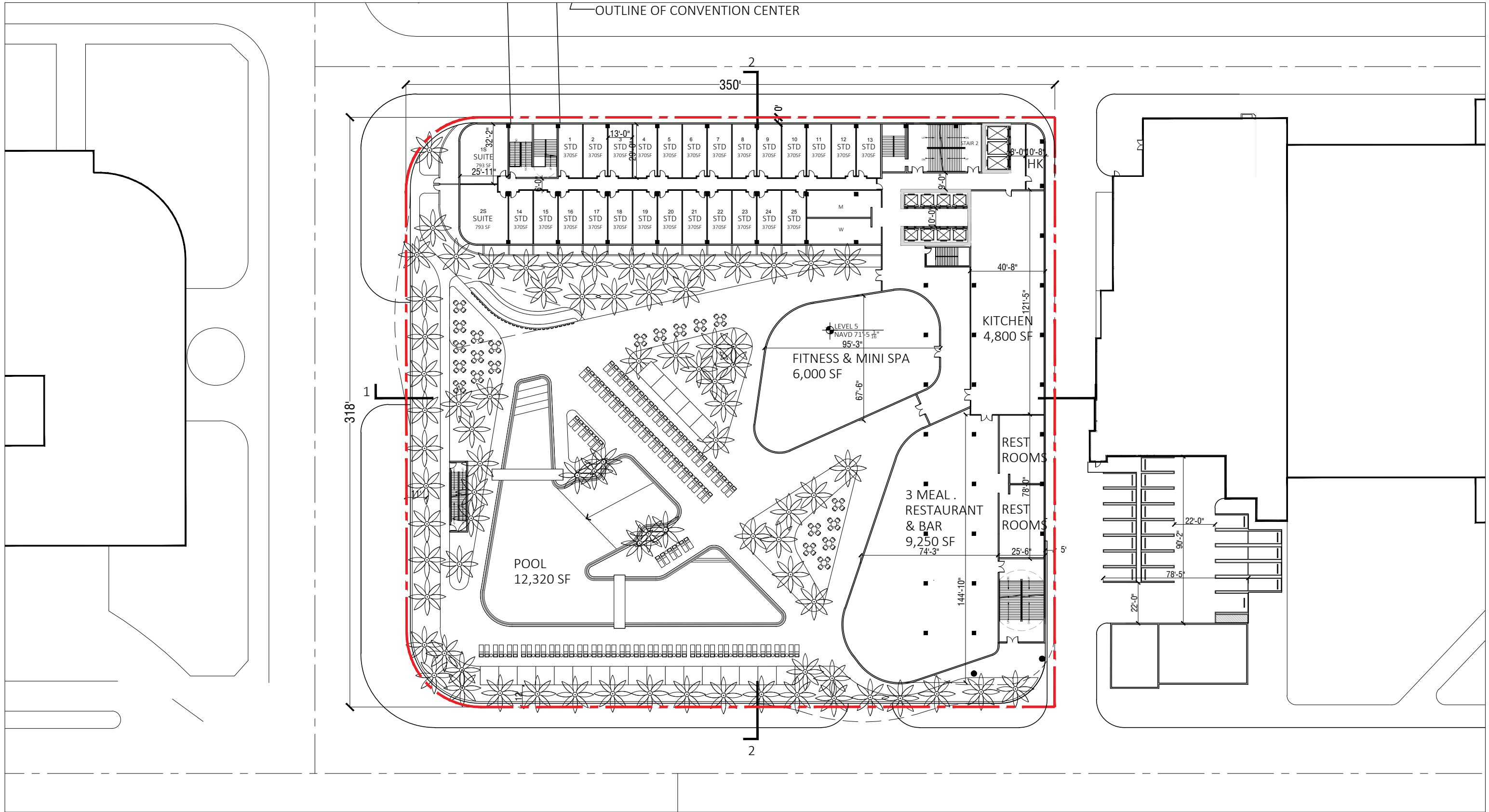
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**B/W PLAN
LEVEL 04 - MEETING**

**DATE:
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A1-27



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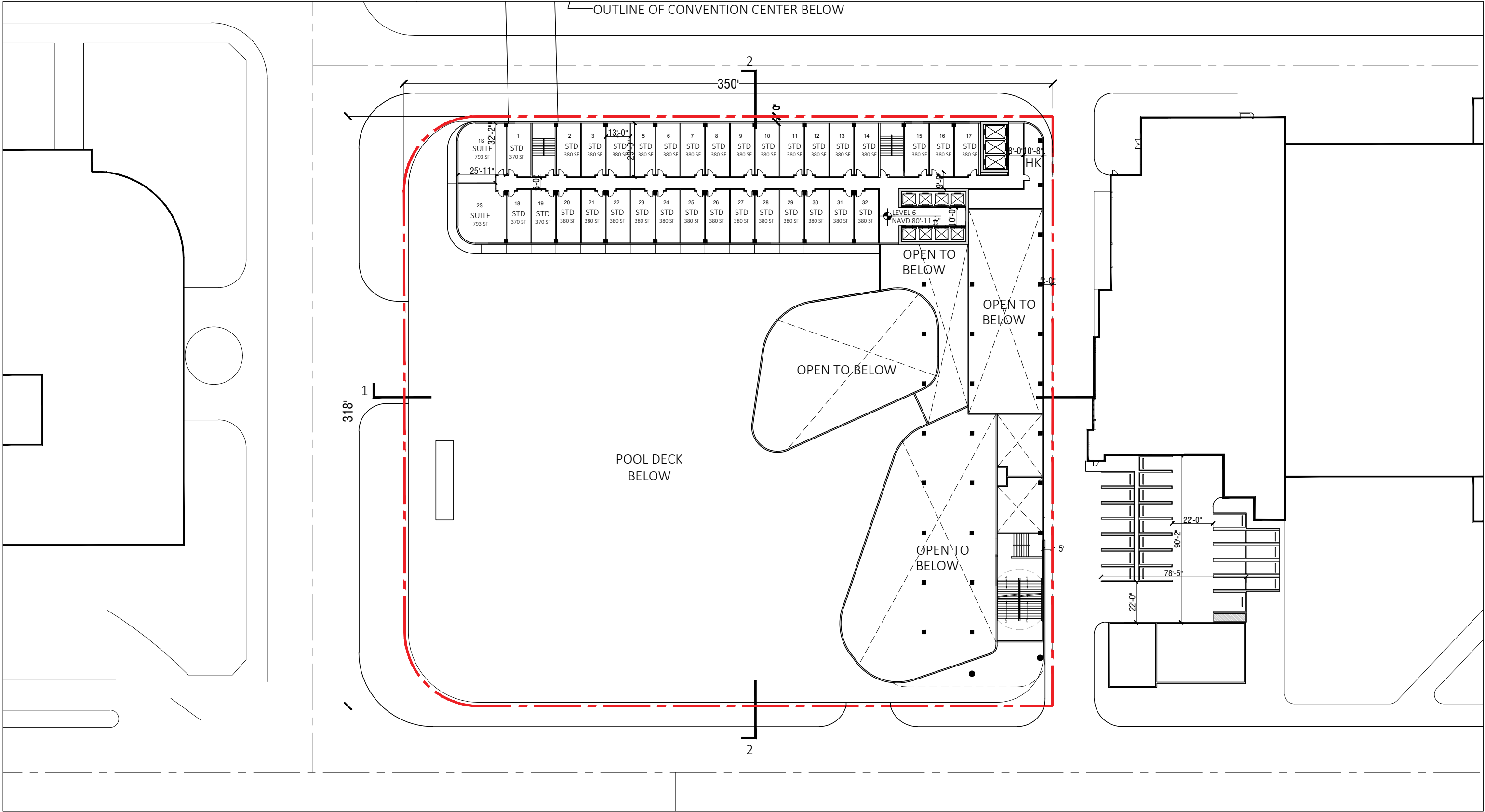
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**B/W PLAN
LEVEL 05 POOL DECK**

**DATE:
2019.07.02**

A1-28



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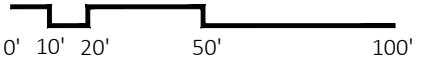
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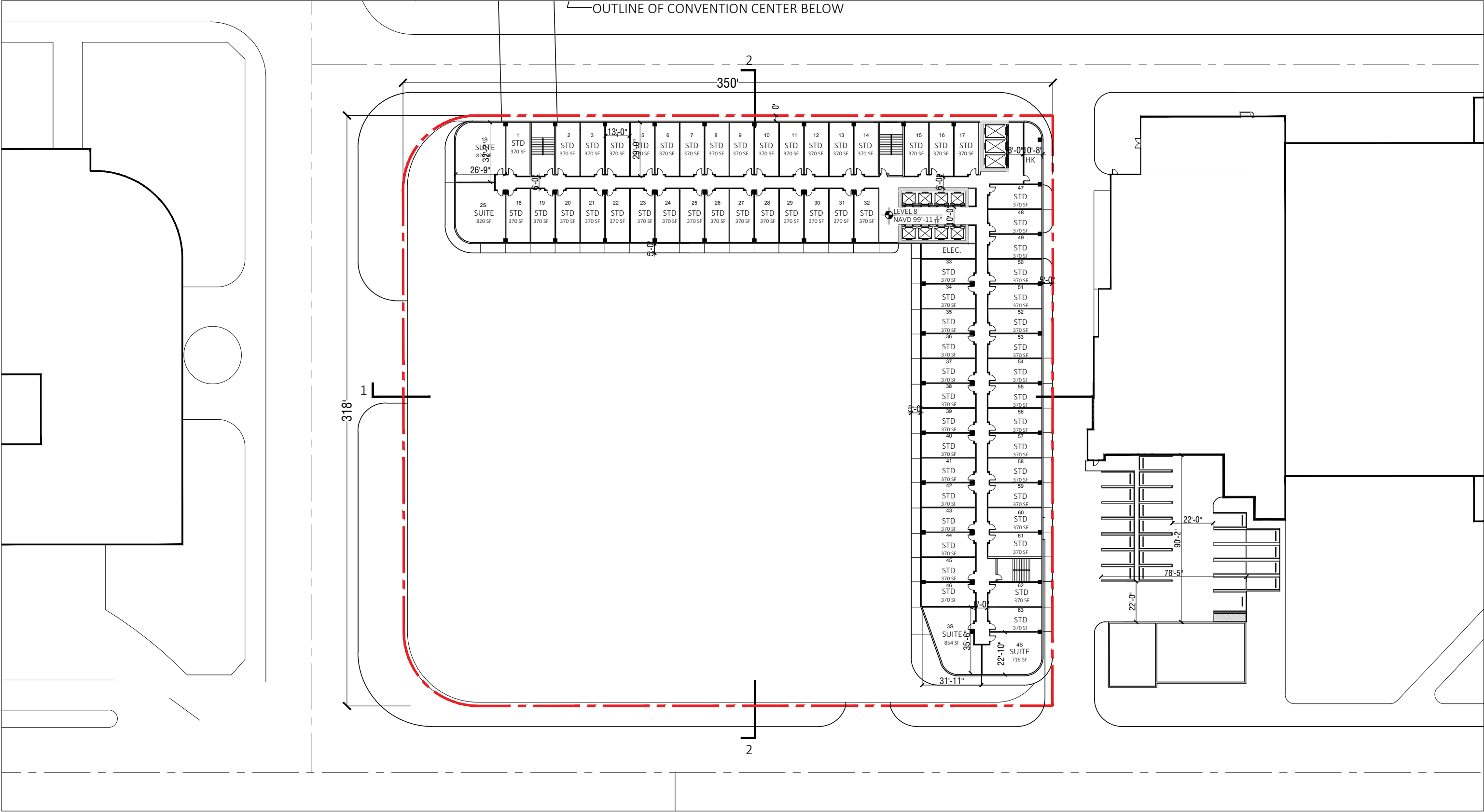
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**B/W PLAN
LEVEL 06**

**DATE:
2019.07.02**

A1-29





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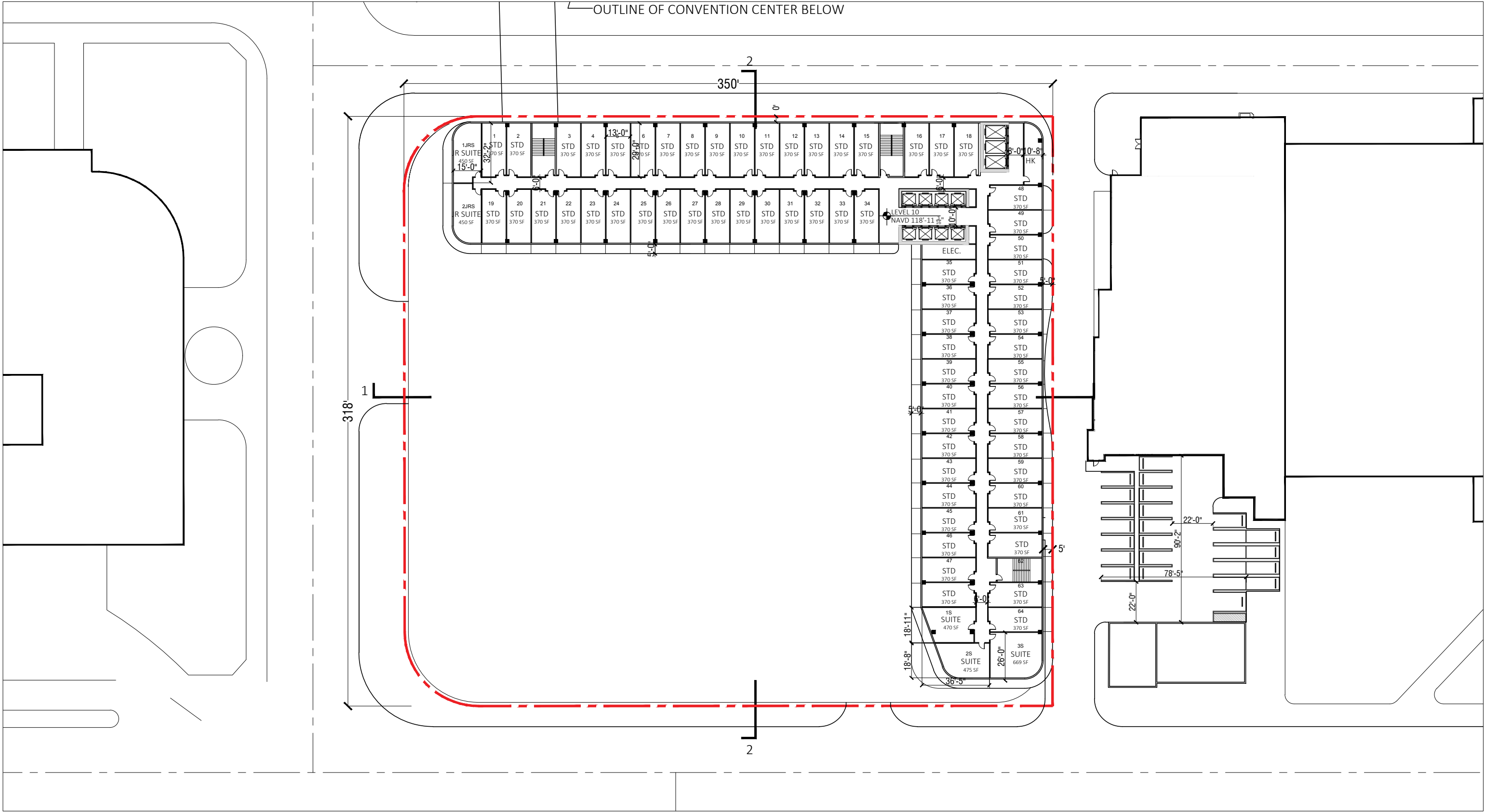
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 08**

**DATE:
2019.07.02**

A1-31



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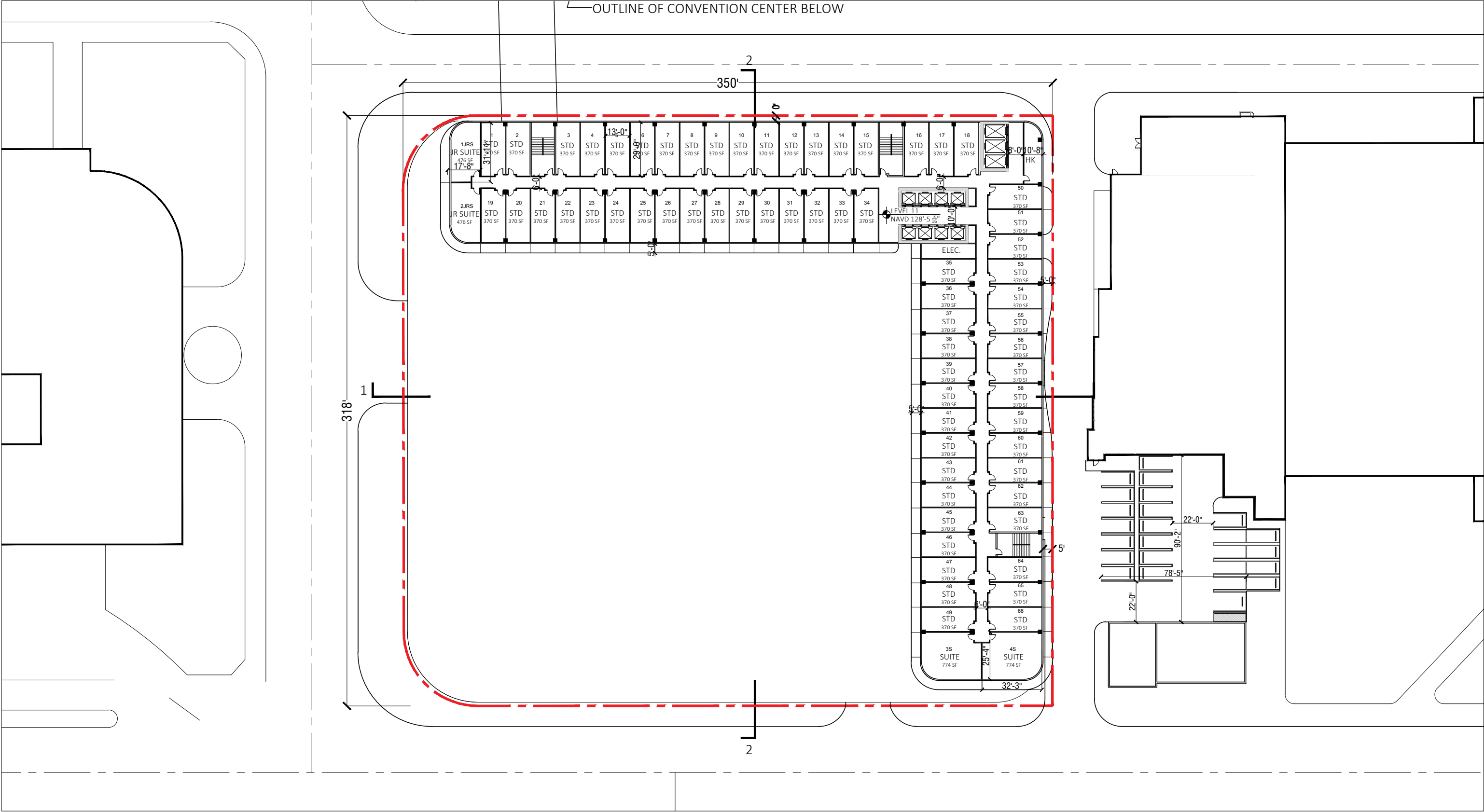
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 10**

**DATE:
2019.07.02**

A1-33



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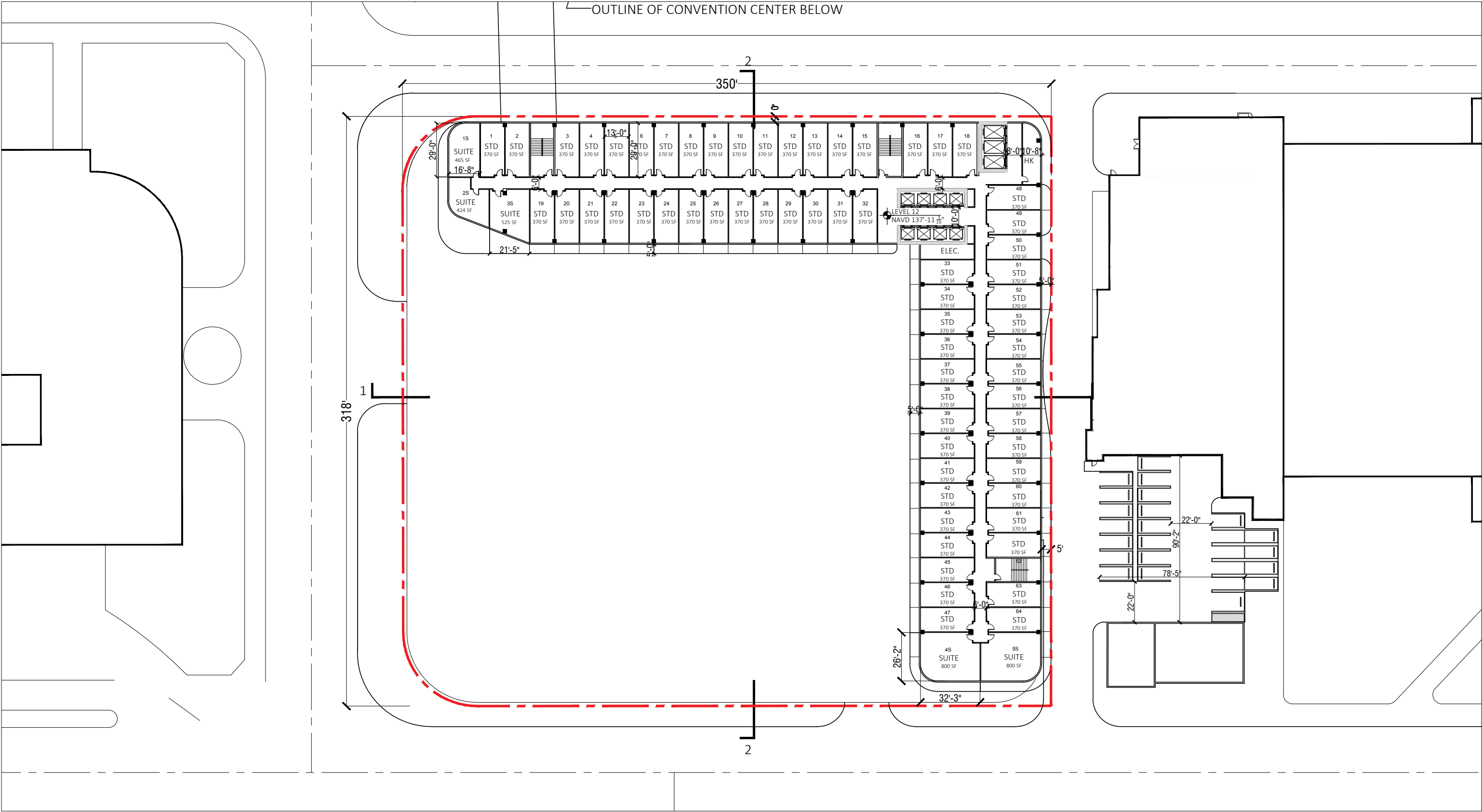
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**B/W PLAN
LEVEL 11**

**DATE:
2019.07.02**

A1-34



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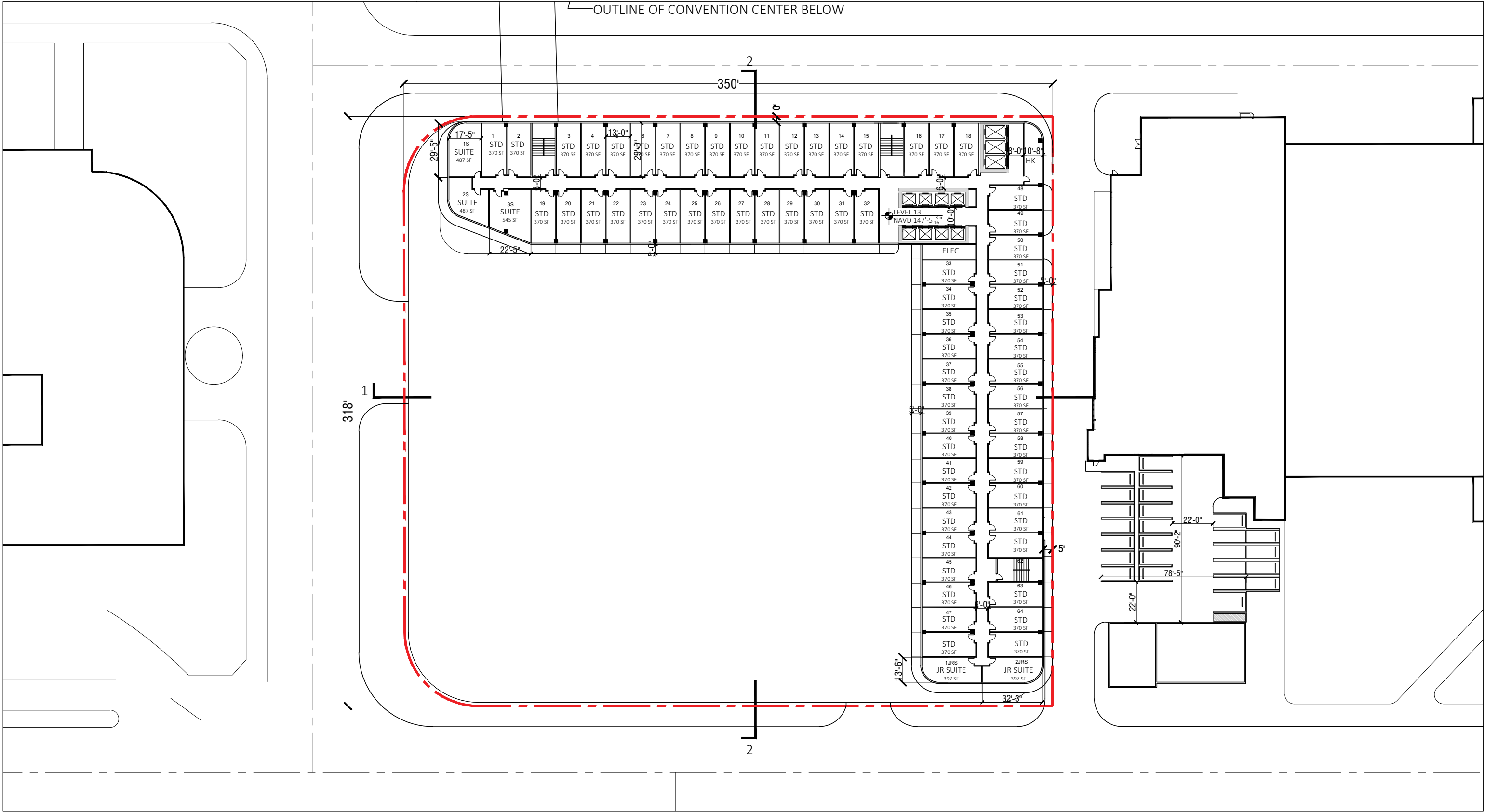
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 12**

**DATE:
2019.07.02**

A1-35



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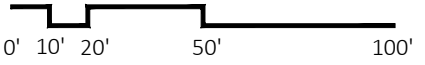
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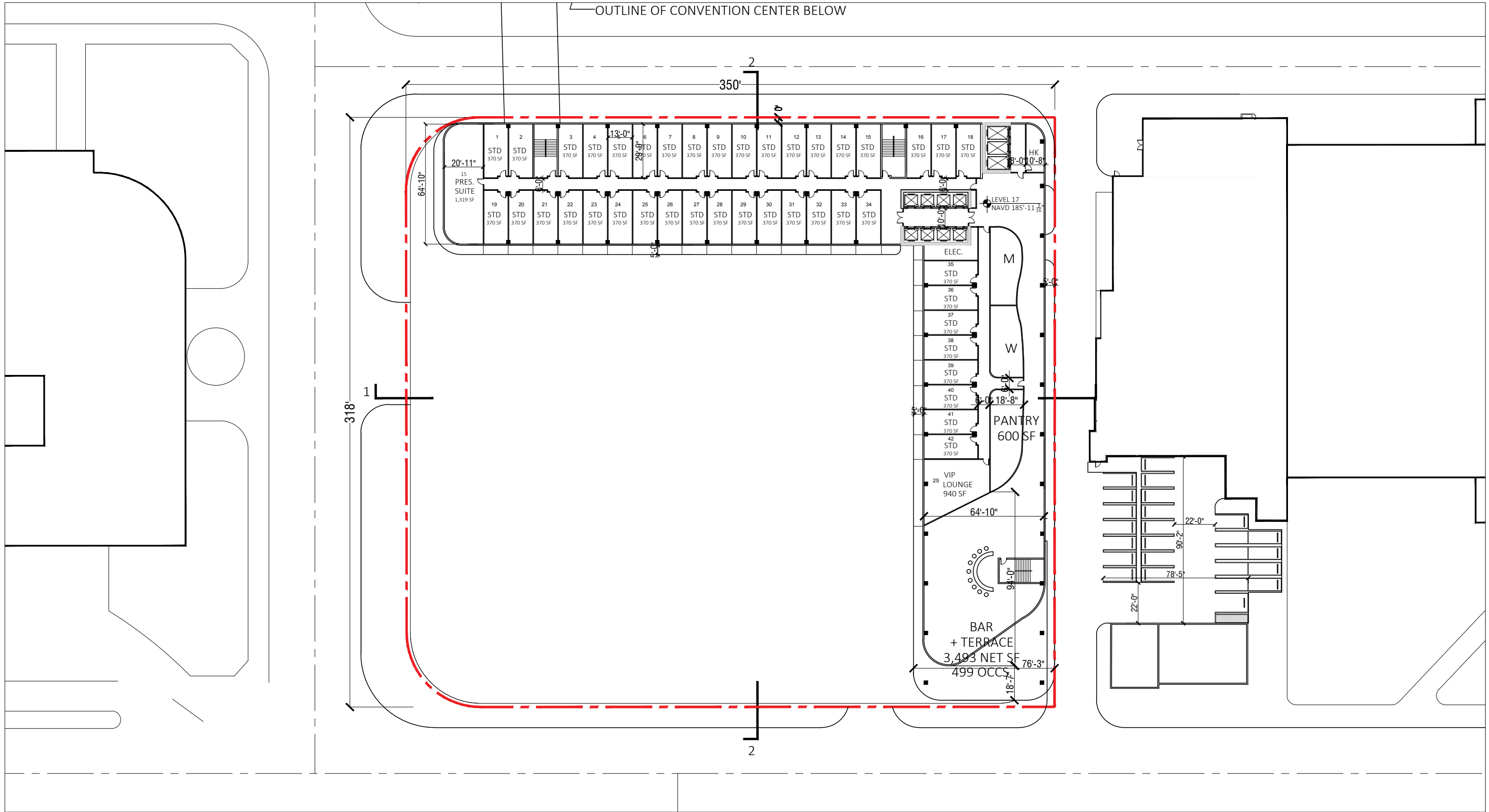
MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 13**

**DATE:
2019.07.02**

A1-36





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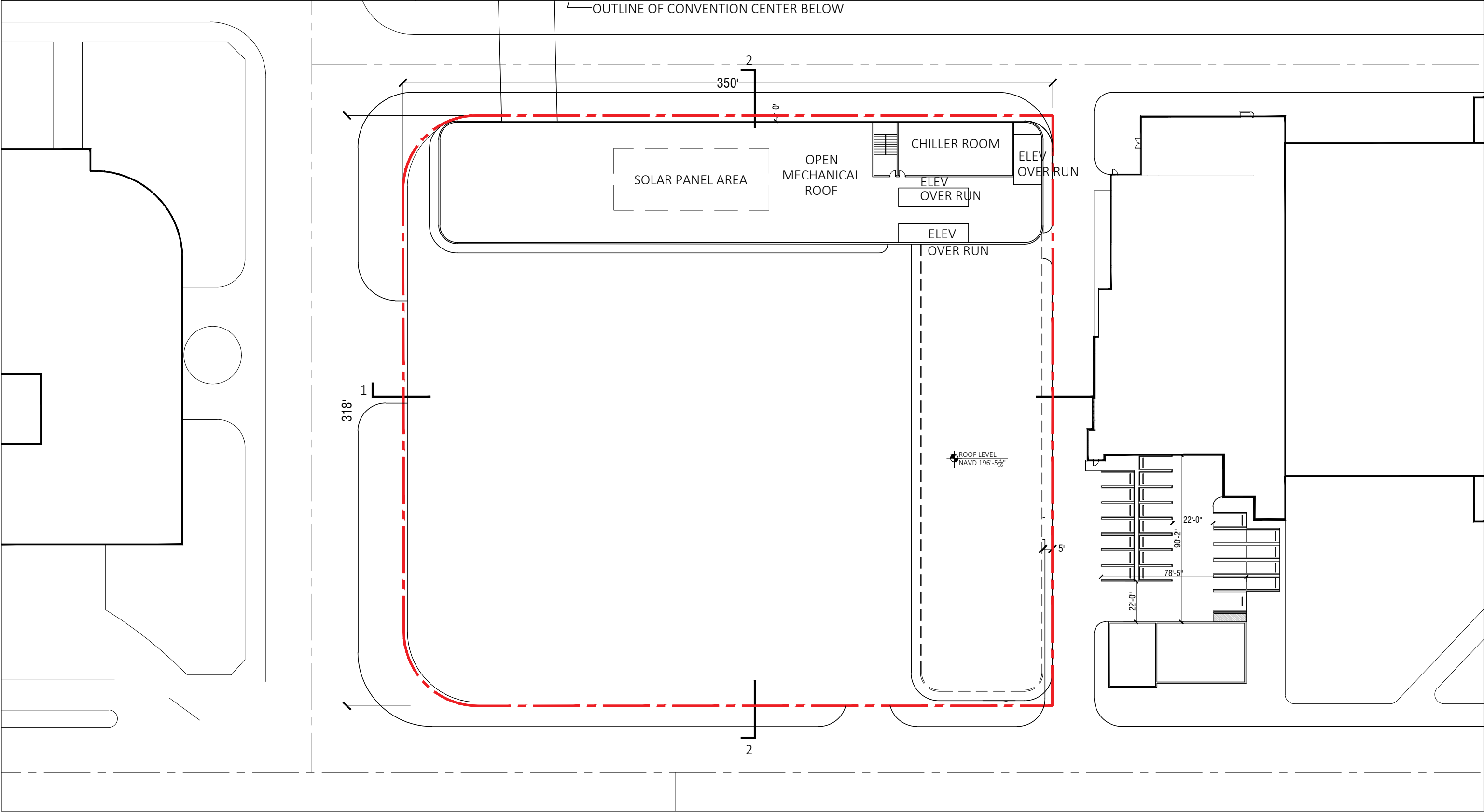
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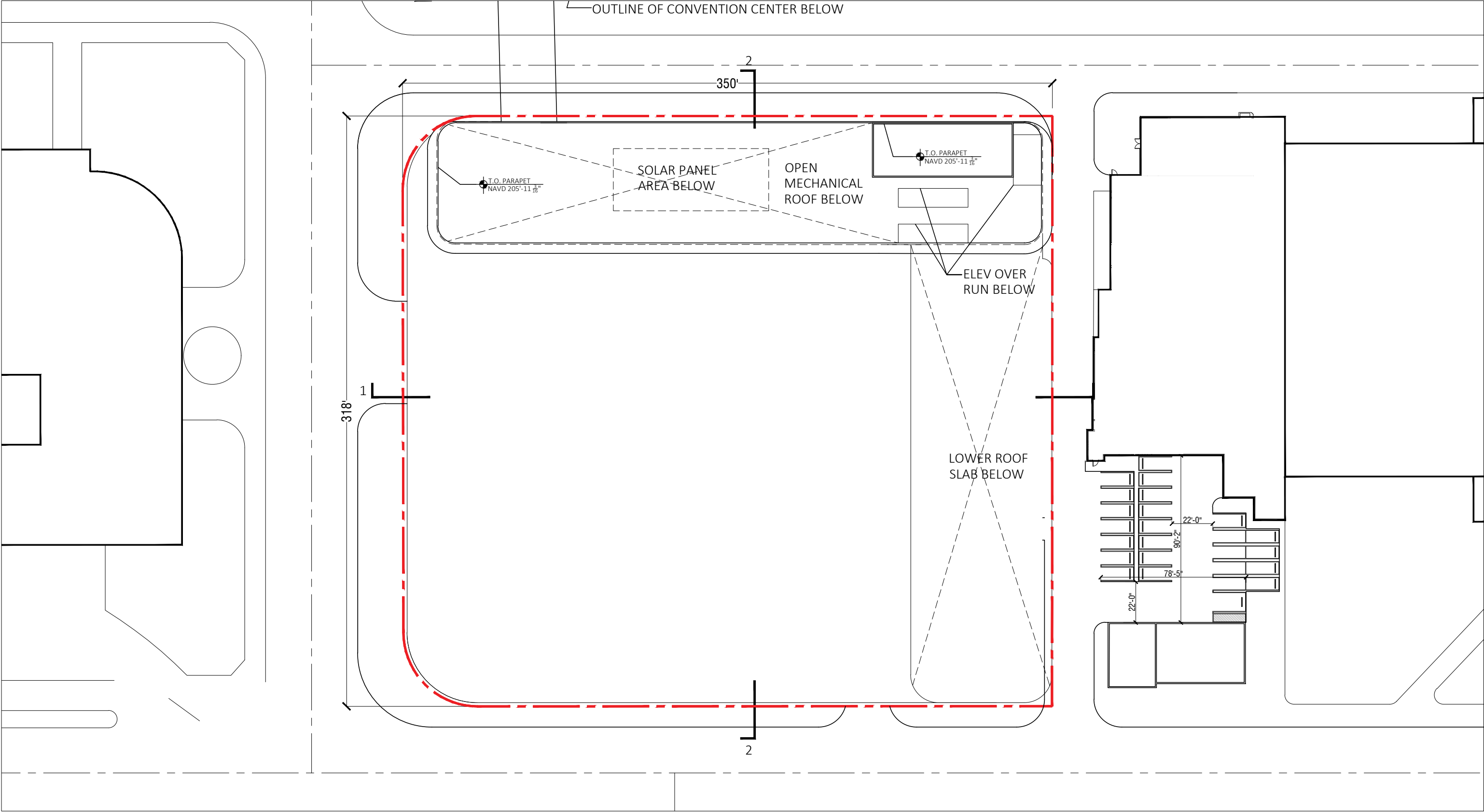
MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**B/W PLAN
LEVEL 17**

**DATE:
2019.07.02**

A1-40





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

**B/W PLAN
UPPER ROOF**

**DATE:
2019.07.02**

A1-42



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

MATERIAL BOARD

DATE:
2019.07.02

A2-00



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

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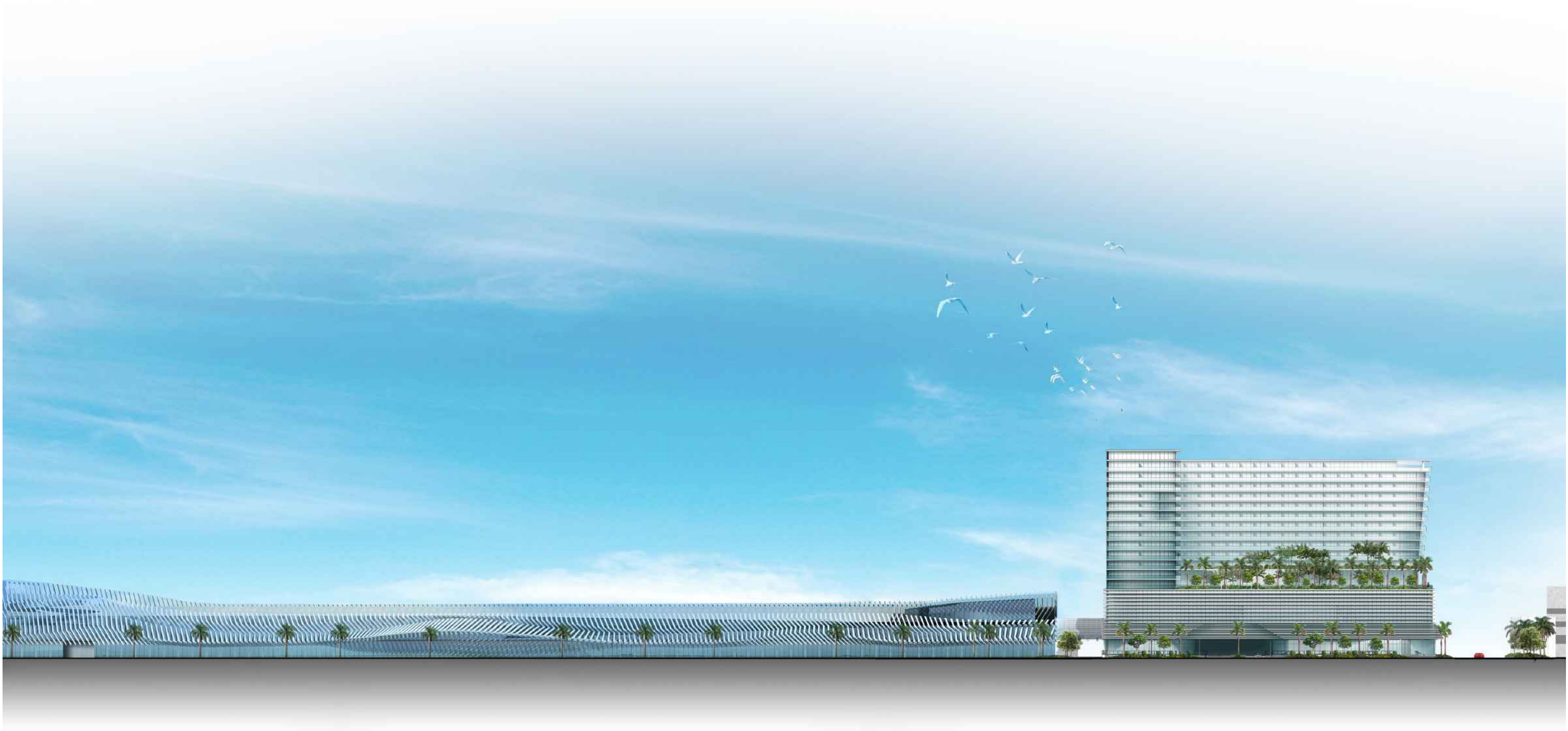
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**STREET ELEVATION
17TH STREET**

**DATE:
2019.07.02**

A2-03



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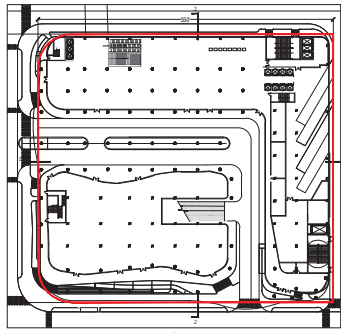
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**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)



Scale: 1" = 30' - 0"

MECHANICAL AREA BEYOND

FITNESS
BEYOND

RESTAURANT

- T.O. PARAPET
NAVD 205'-11 1/8"
- 9'-6" ROOF
NAVD 196'-5 3/8"
- 10'-6" LEVEL 17
NAVD 185'-11 1/8"
- 10' LEVEL 16
NAVD 175'-11 1/8"
- 9'-6" LEVEL 15
NAVD 166'-5 3/8"
- 9'-6" LEVEL 14
NAVD 156'-11 1/8"
- 9'-6" LEVEL 13
NAVD 147'-5 3/8"
- 9'-6" LEVEL 12
NAVD 137'-11 1/8"
- 9'-6" LEVEL 11
NAVD 128'-5 3/8"
- 9'-6" LEVEL 10
NAVD 118'-11 1/8"
- 9'-6" LEVEL 9
NAVD 109'-5 3/8"
- 9'-6" LEVEL 8
NAVD 99'-11 1/8"
- 9'-6" LEVEL 7
NAVD 90'-5 3/8"
- 9'-6" LEVEL 6
NAVD 80'-11 1/8"
- 5' LEVEL 5
NAVD 71'-5 3/8"
- 10' INTERSTITIAL
- 10' LEVEL 4
NAVD 56'-5 3/8"
- 18' LEVEL 3 MEZZ
- 14' LEVEL 3
NAVD 38'-5 3/8"
- 13' LEVEL 2
NAVD 24'-5 3/8"
- 5'-0" BFE+5'
- 4' GROUND LEVEL
BFE+1' NAVD 7'-5 3/8"

185'

3'-1" NAVD

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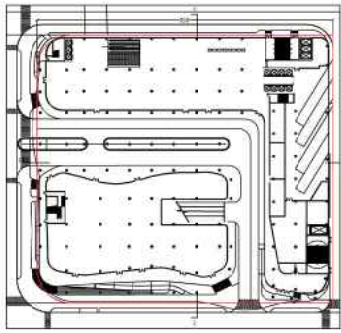
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

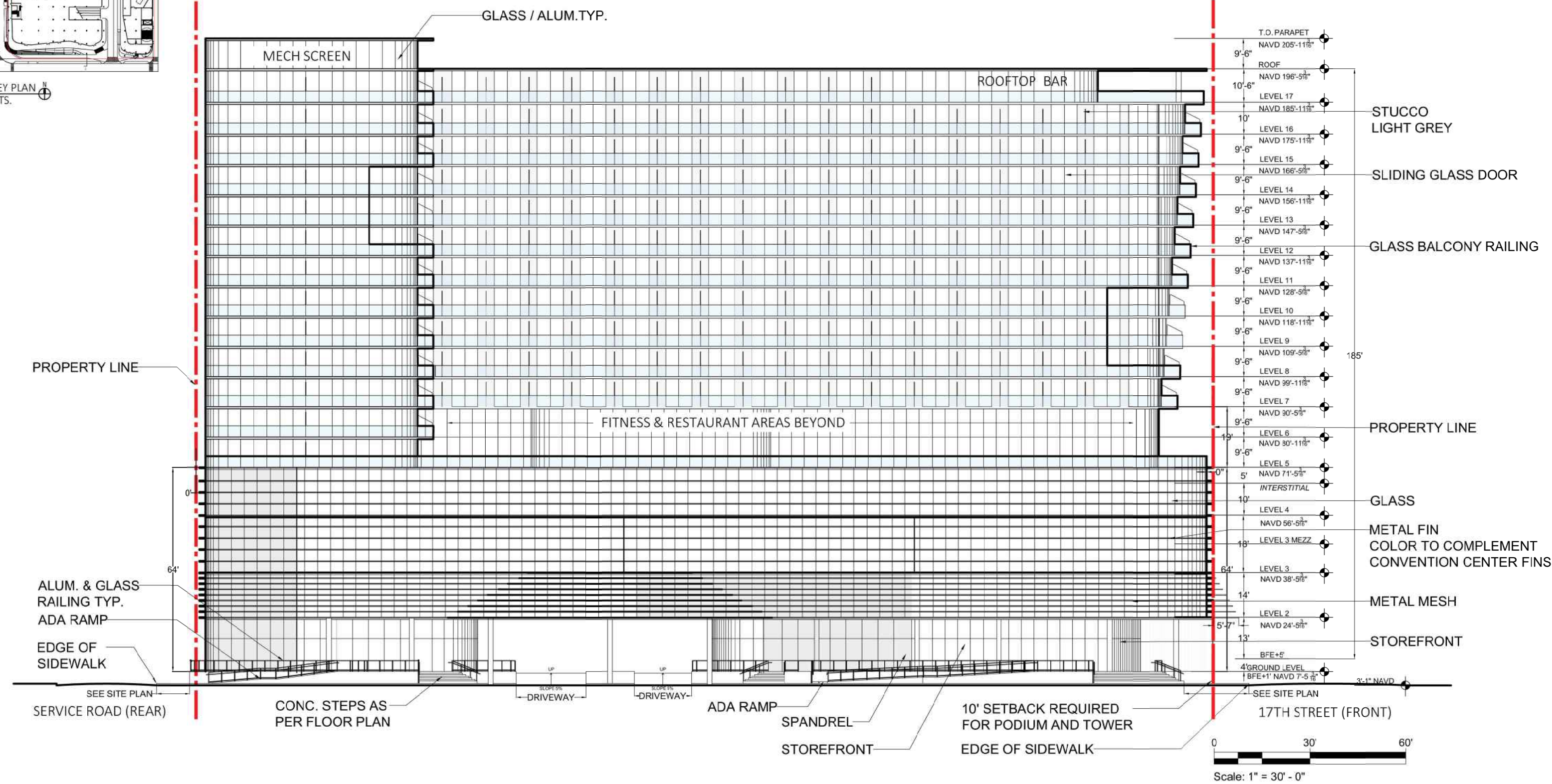
B/W SOUTH ELEVATION

DATE:
2019.07.02

A2-05



KEY PLAN
NTS.



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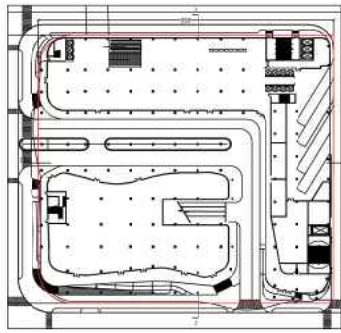
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

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 FINIS

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'-5³/₈"

10'-6"

LEVEL 17

NAVD 185'-11¹¹/₁₆"

10'

LEVEL 16

NAVD 175'-11¹¹/₁₆"

9'-6"

LEVEL 15

NAVD 166'-5³/₈"

9'-6"

LEVEL 14

NAVD 156'-11¹¹/₁₆"

9'-6"

LEVEL 13

NAVD 147'-5³/₈"

9'-6"

LEVEL 12

NAVD 137'-11¹¹/₁₆"

9'-6"

LEVEL 11

NAVD 128'-5³/₈"

9'-6"

LEVEL 10

NAVD 118'-11¹¹/₁₆"

9'-6"

LEVEL 9

NAVD 109'-5³/₈"

9'-6"

LEVEL 8

NAVD 99'-11¹¹/₁₆"

9'-6"

LEVEL 7

NAVD 90'-5³/₈"

9'-6"

LEVEL 6

NAVD 80'-11¹¹/₁₆"

9'-6"

LEVEL 5

NAVD 71'-5³/₈"

5'

INTERSTITIAL

10'

LEVEL 4

NAVD 56'-5³/₈"

13'

LEVEL 3 MEZZ

NAVD 38'-5³/₈"

14'

LEVEL 3

NAVD 24'-5³/₈"

13'

LEVEL 2

NAVD 7'-5³/₈"

3'-1" NAVD

BOH AREA TYP.

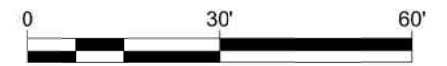
PROPERTY LINE

STOREFRONT TYP.

0' SETBACK REQUIRED
FOR PODIUM AND
TOWER

SEE SITE PLAN

SERVICE ROAD (REAR)



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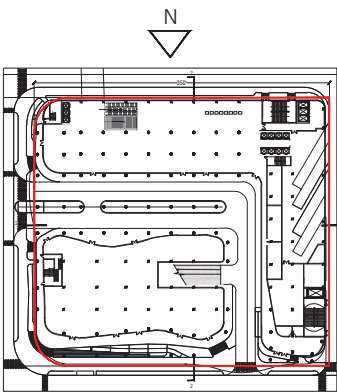
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

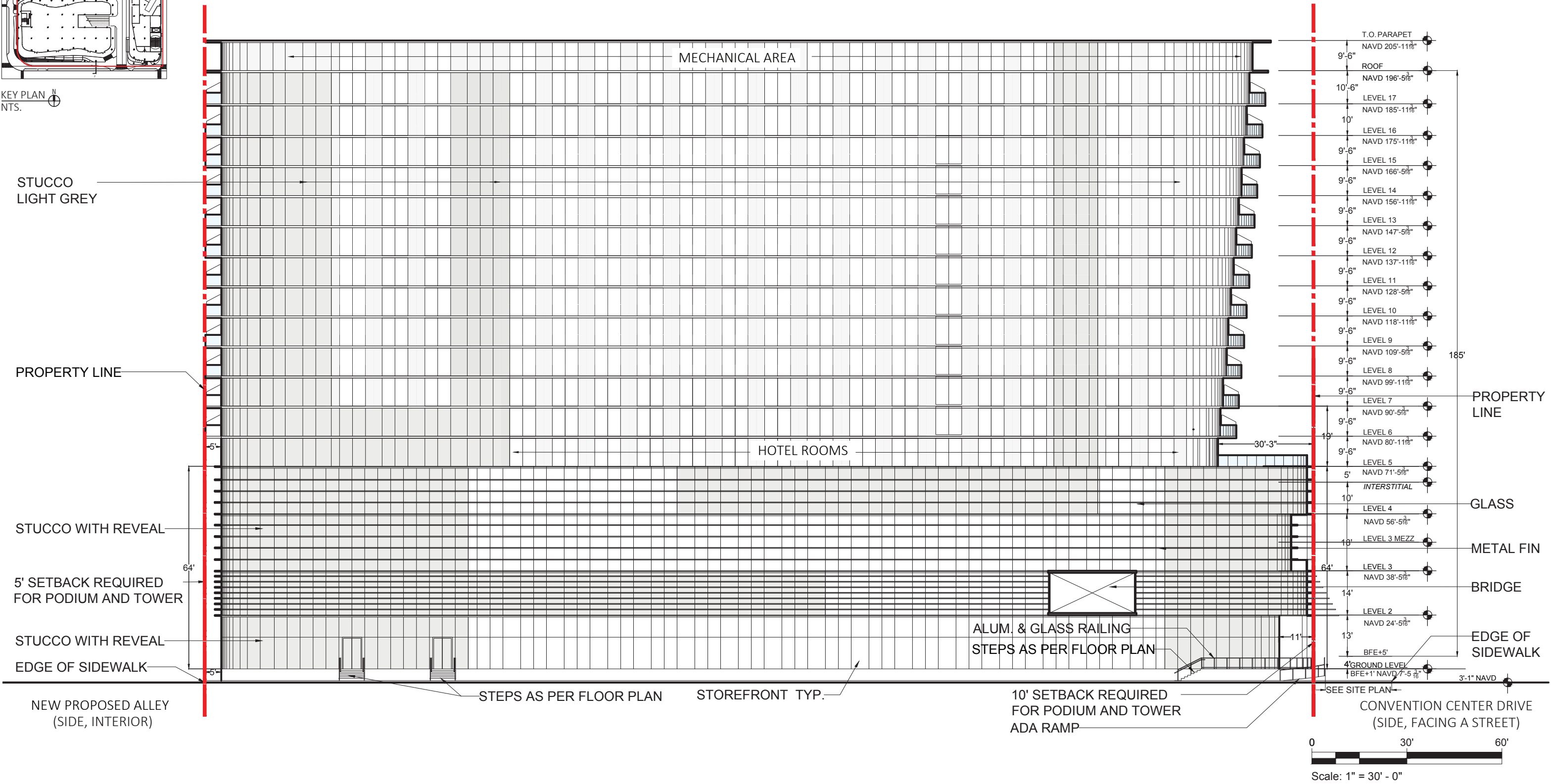
B/W EAST ELEVATION

DATE:
2019.07.02

A2-07



KEY PLAN
NTS.



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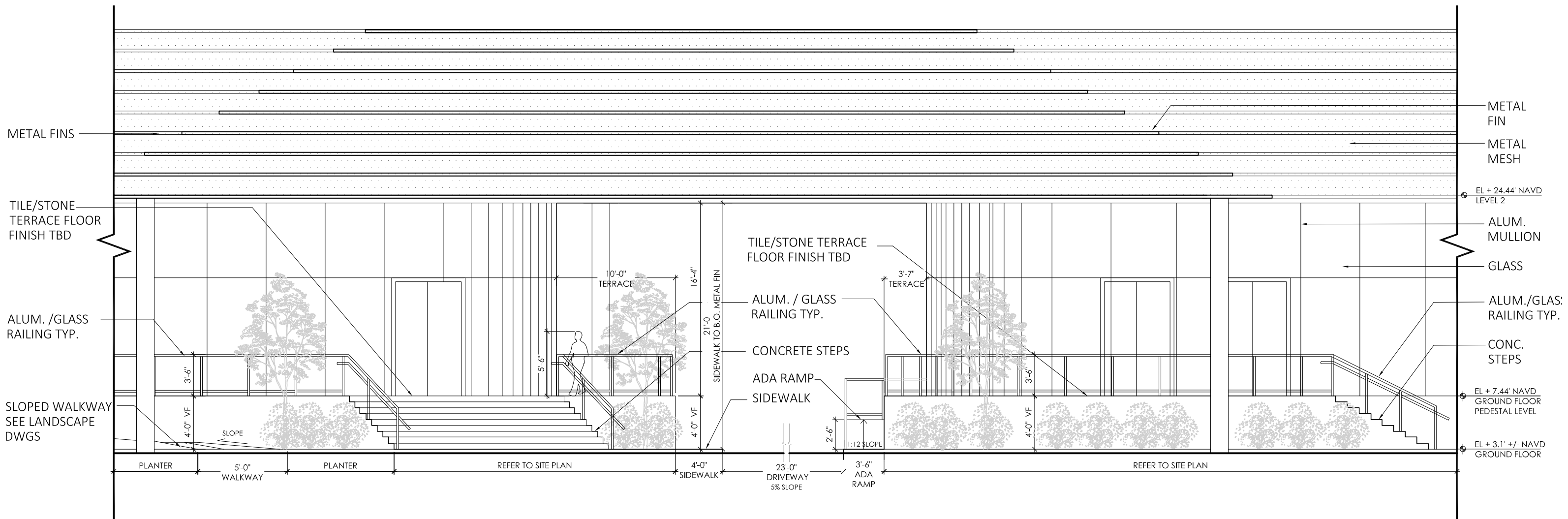
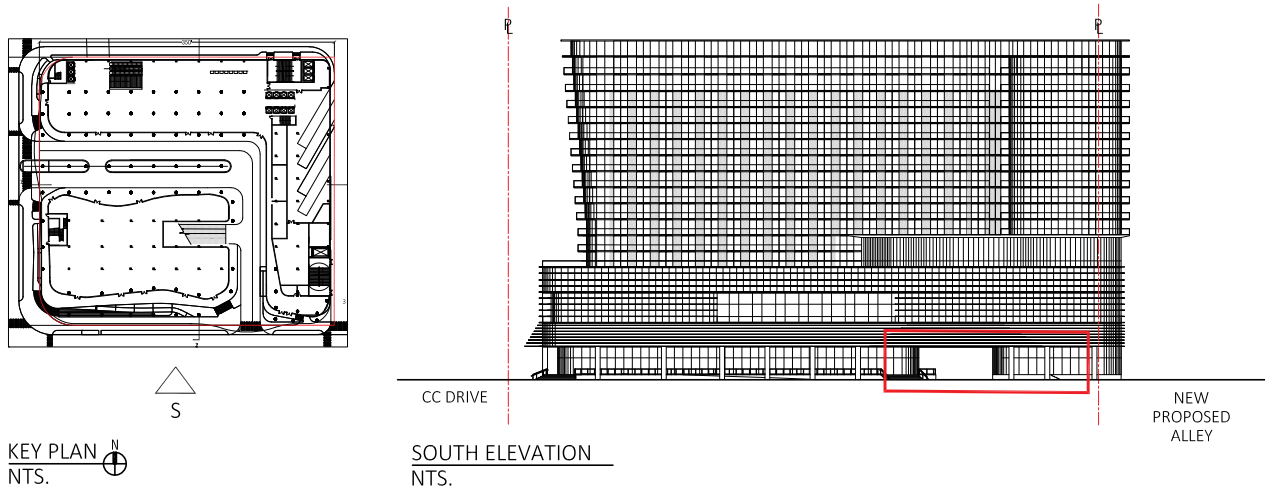
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

B/W NORTH ELEVATION

DATE:
2019.07.02

A2-08



ENLARGED SOUTH ELEVATION (17TH STREET)
SCALE: $\frac{1}{8}" = 1'-0"$

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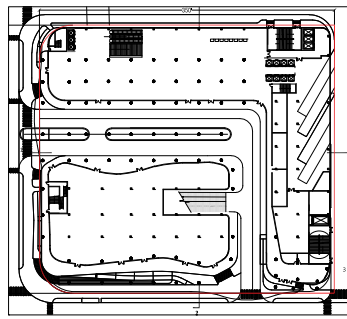
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

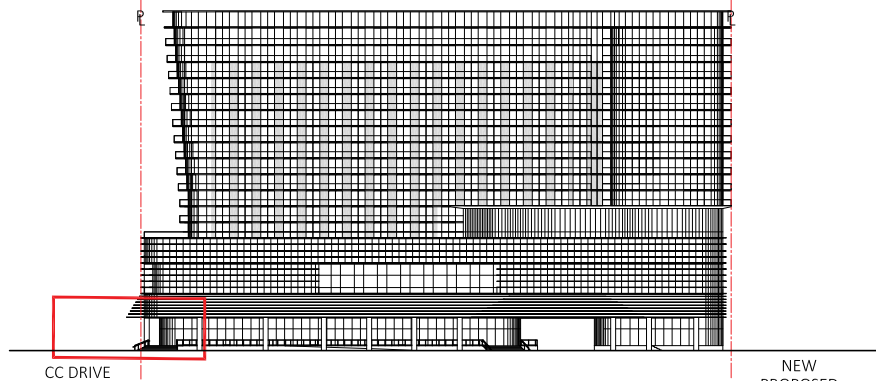
ENLARGED GROUND FLOOR ELEVATION

DATE:
2019.07.02

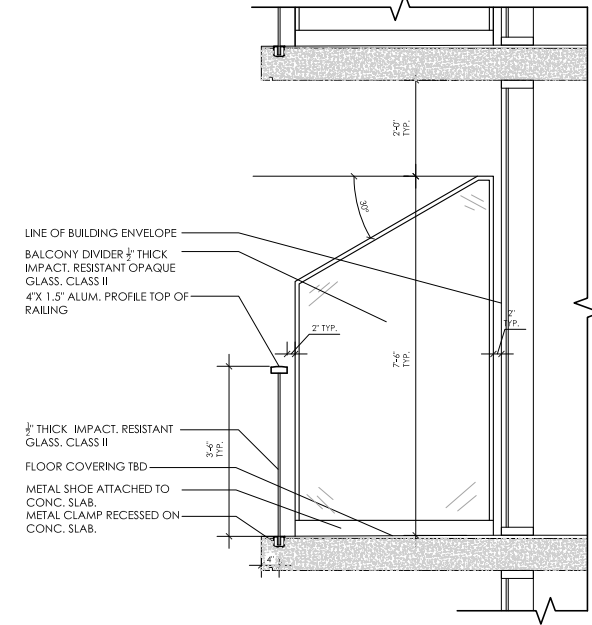
A2-09



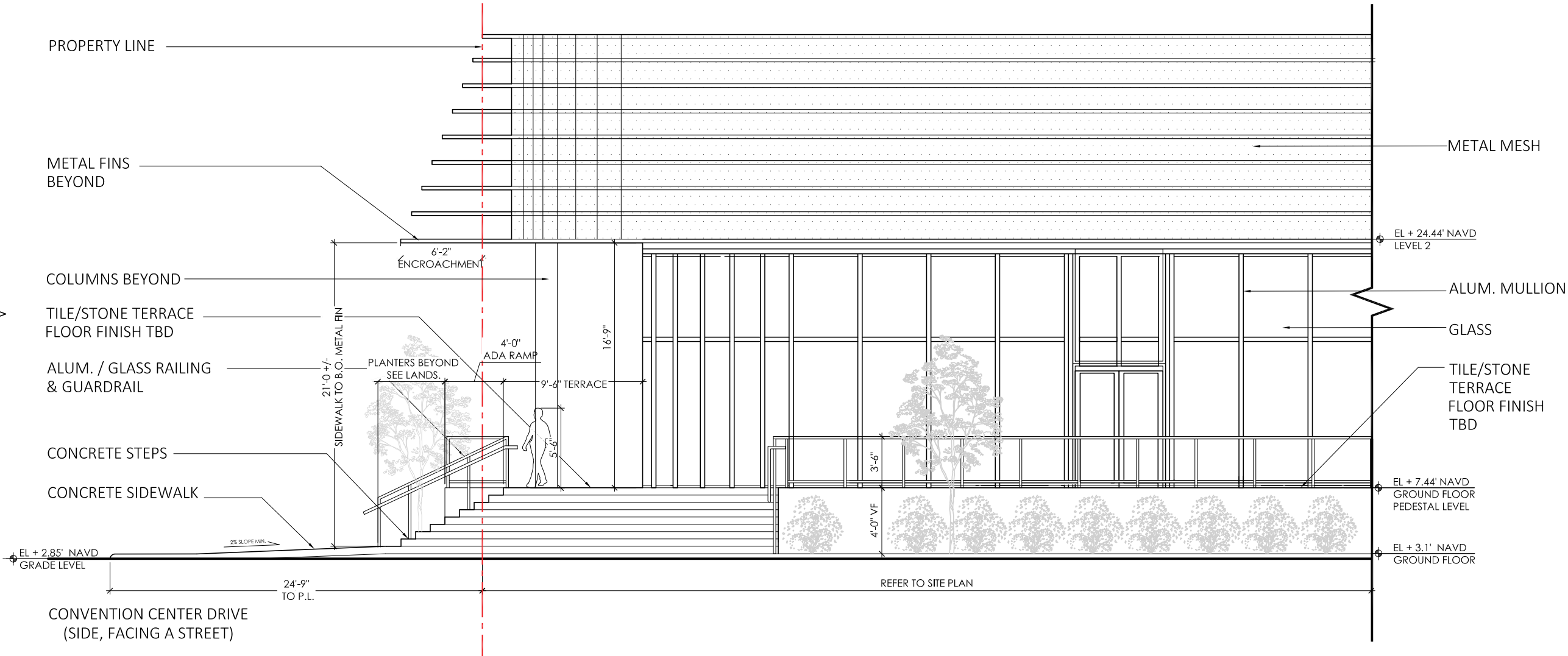
KEY PLAN
NTS.



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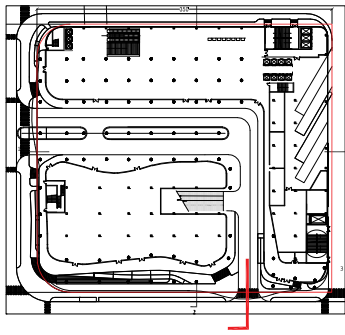
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

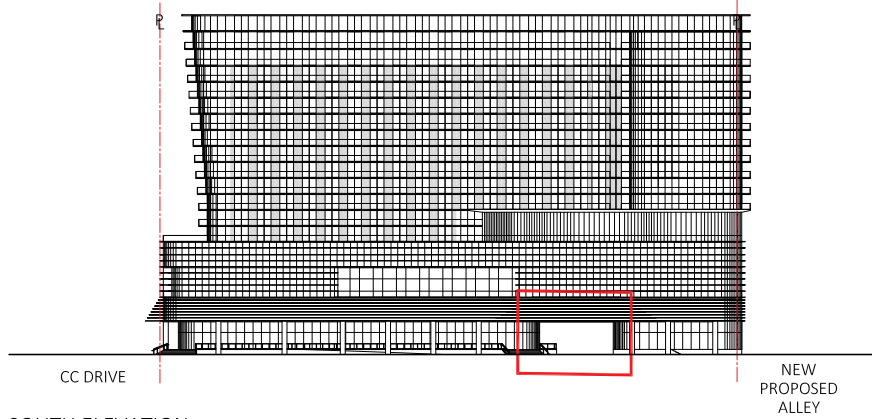
**ENLARGED GROUND FLOOR ELEVATION
/ STOREFRONT SYSTEM**

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

4"X 1.5" ALUM. PROFILE TOP OF
RAILING

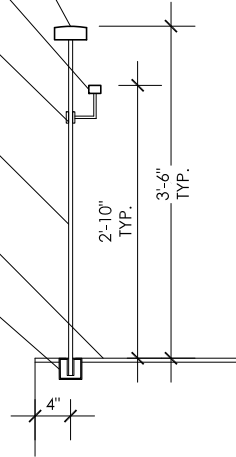
ALUM. GUARDRAIL
@34" ABOVE F.F.E.

ALUM. BRACKET

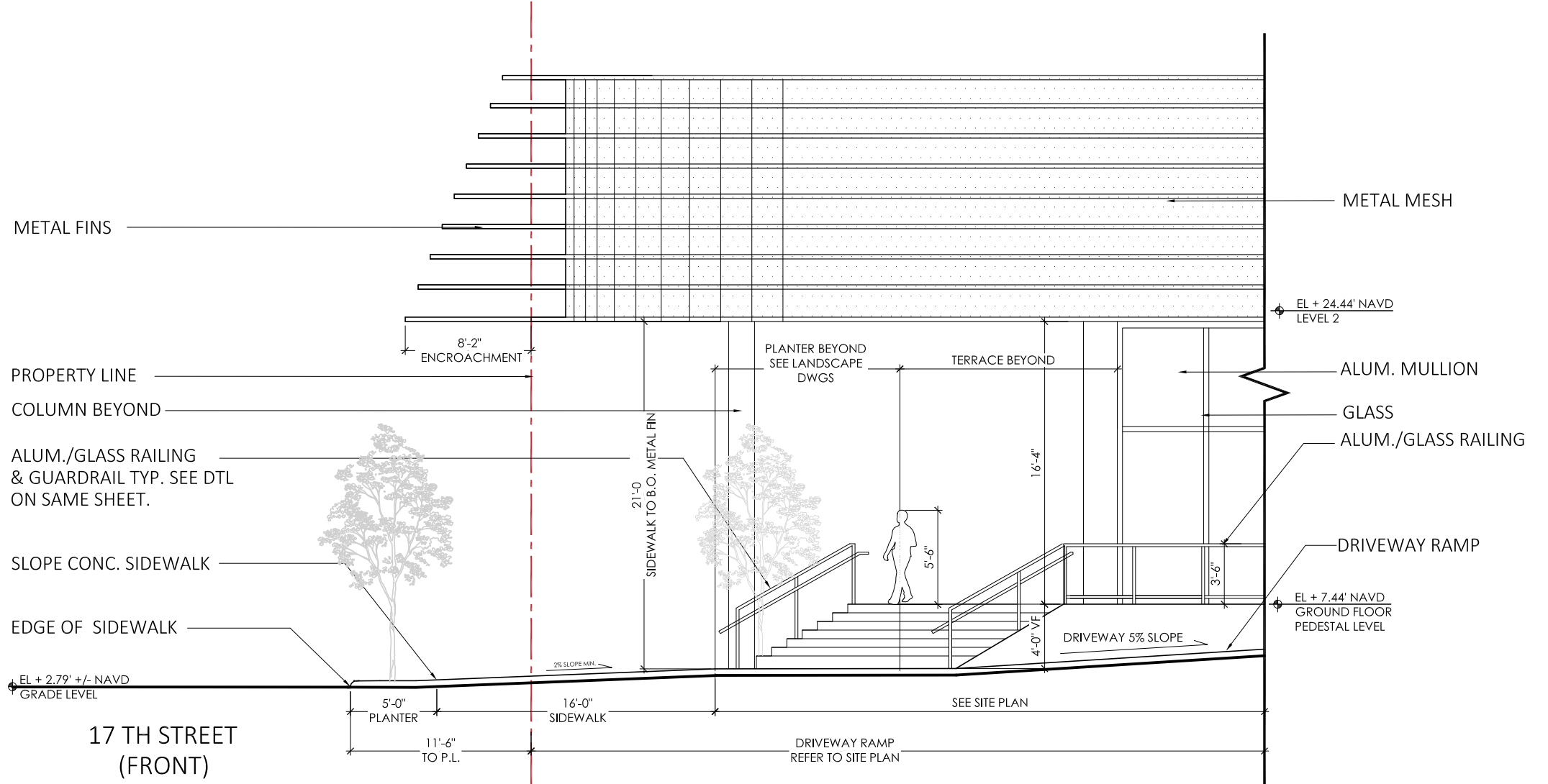
1/2" THICK IMPACT. RESISTANT
GLASS. CLASS II

FLOOR COVERING TBD

METAL CLAMP RECESSED ON
CONC. SLAB.



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



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

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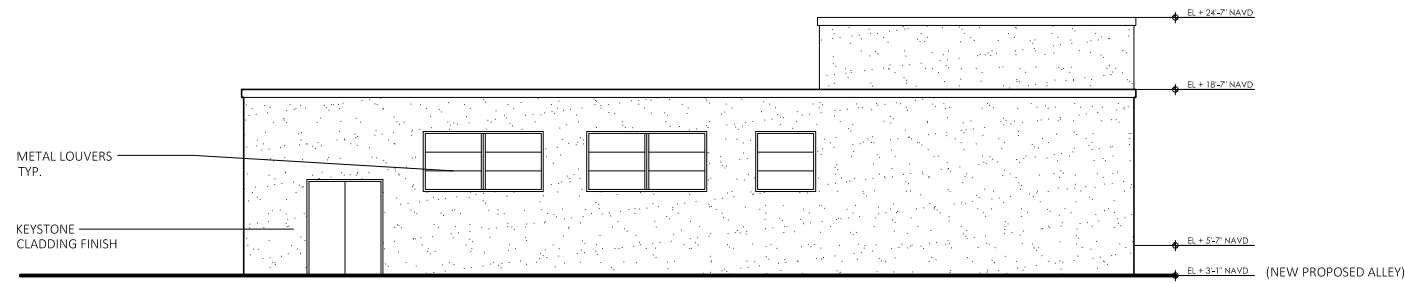
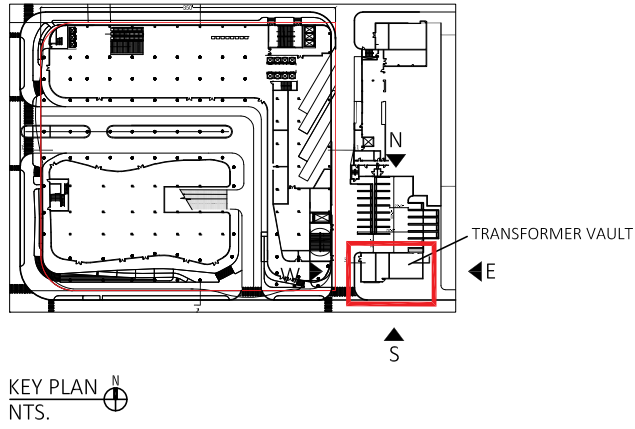
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

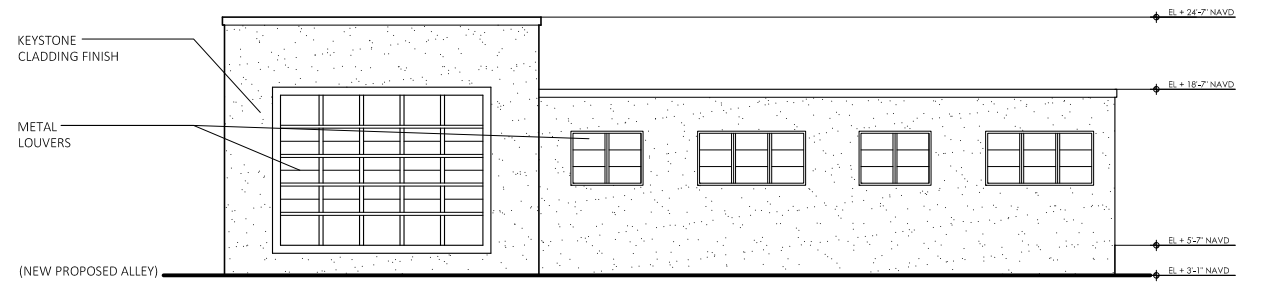
ENLARGED DETAILS

DATE:
2019.07.02

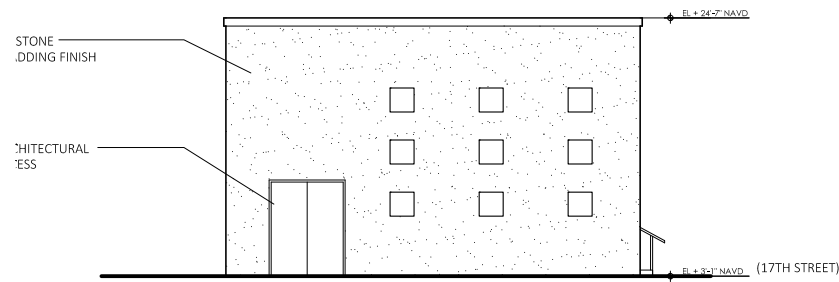
A2-11



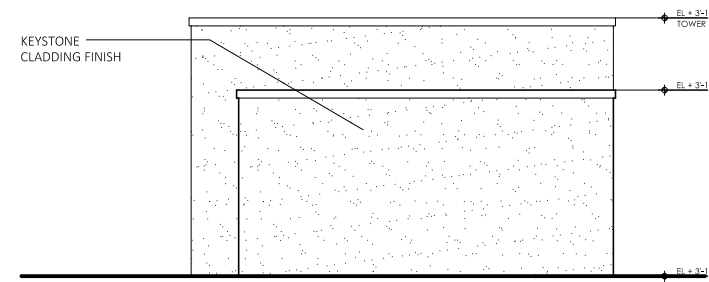
TRANSFORMER VAULT NORTH ELEVATION
SCALE: $\frac{1}{16}$ " = 1'-0"



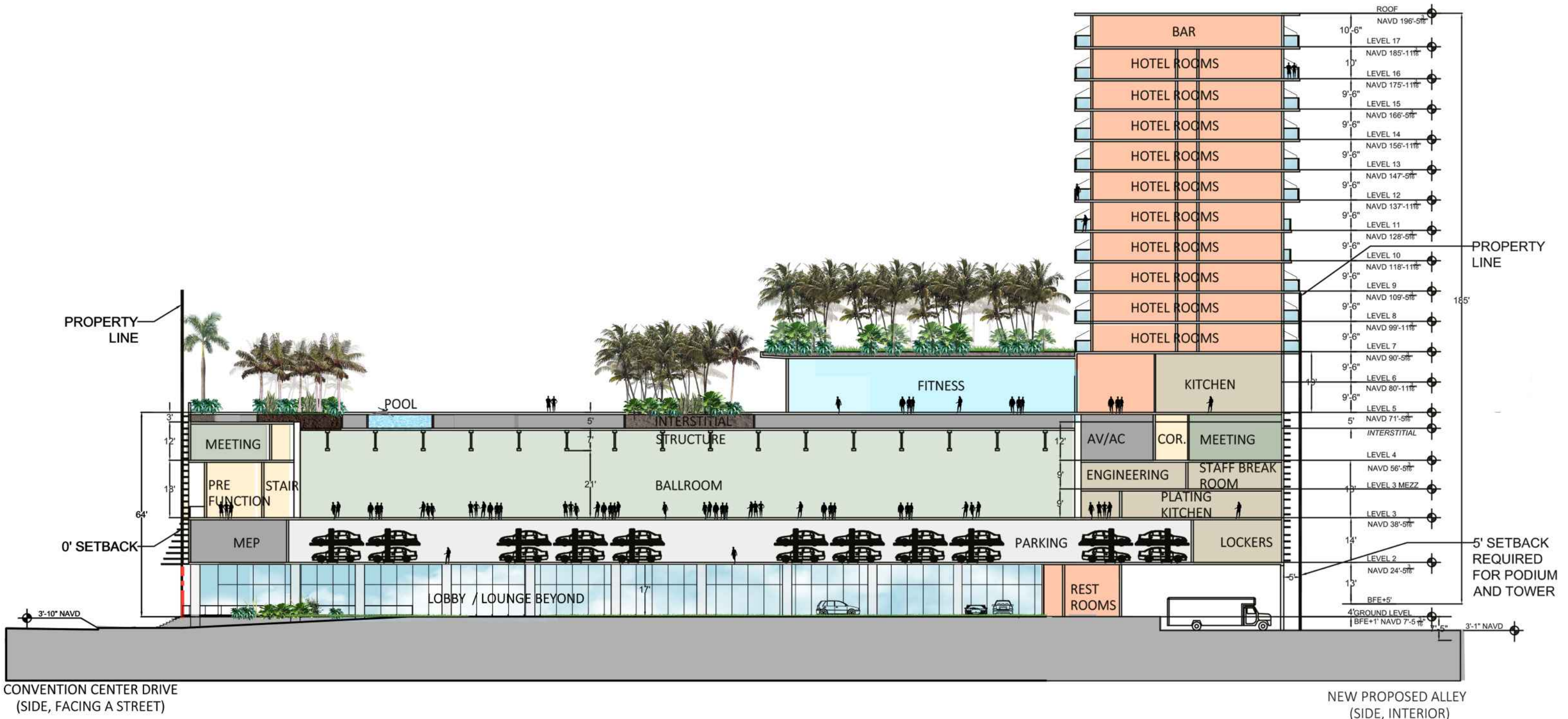
TRANSFORMER VAULT SOUTH ELEVATION
SCALE: $\frac{1}{16}$ " = 1'-0"



TRANSFORMER VAULT WEST ELEVATION
SCALE: $\frac{1}{16}$ " = 1'-0"



TRANSFORMER VAULT EAST ELEVATION
SCALE: $\frac{1}{16}$ " = 1'-0"



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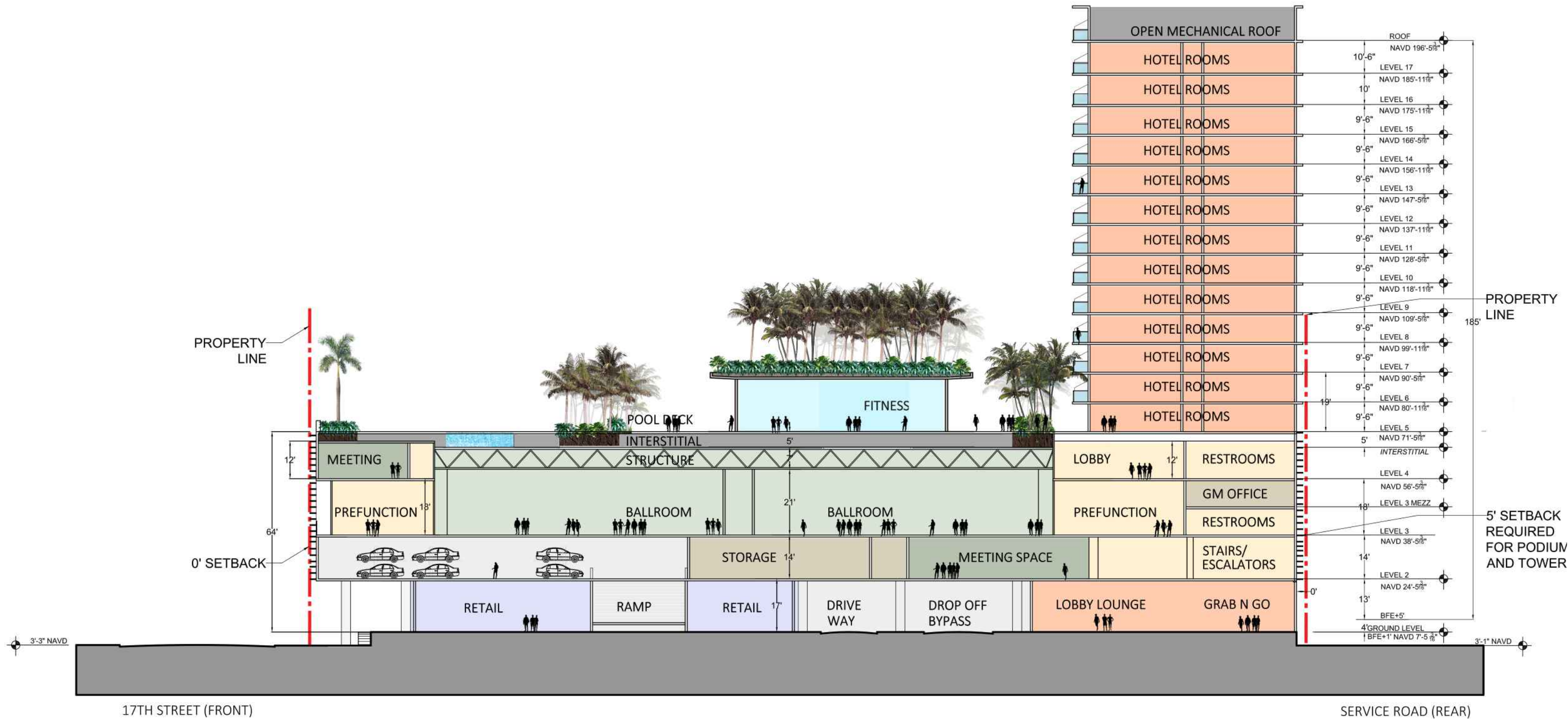
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CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

SECTION 1-1

DATE:
2019.07.02

A3-00



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

SECTION 2-2

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

RENDERING 05

DATE:
2019.07.02

A4-03



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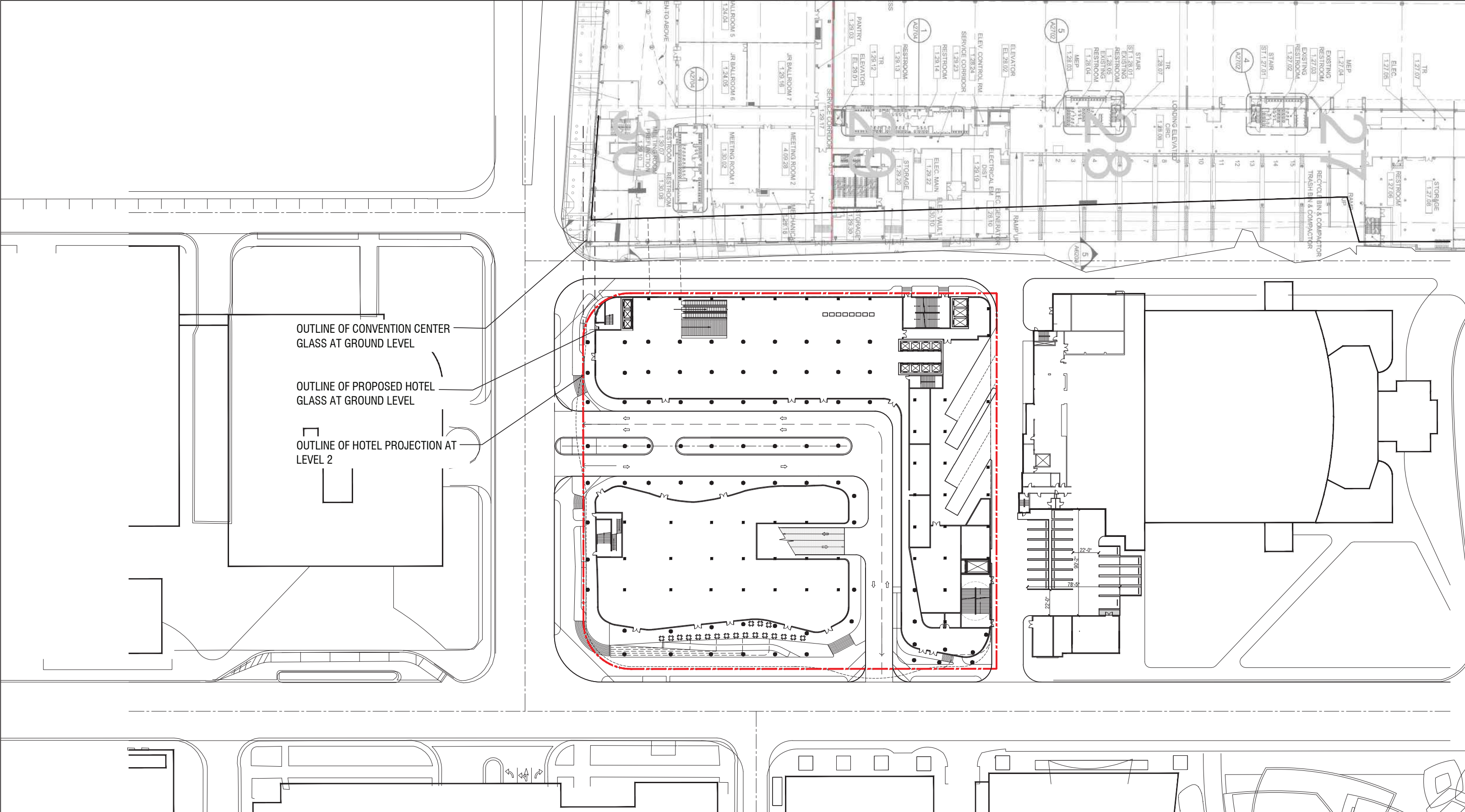
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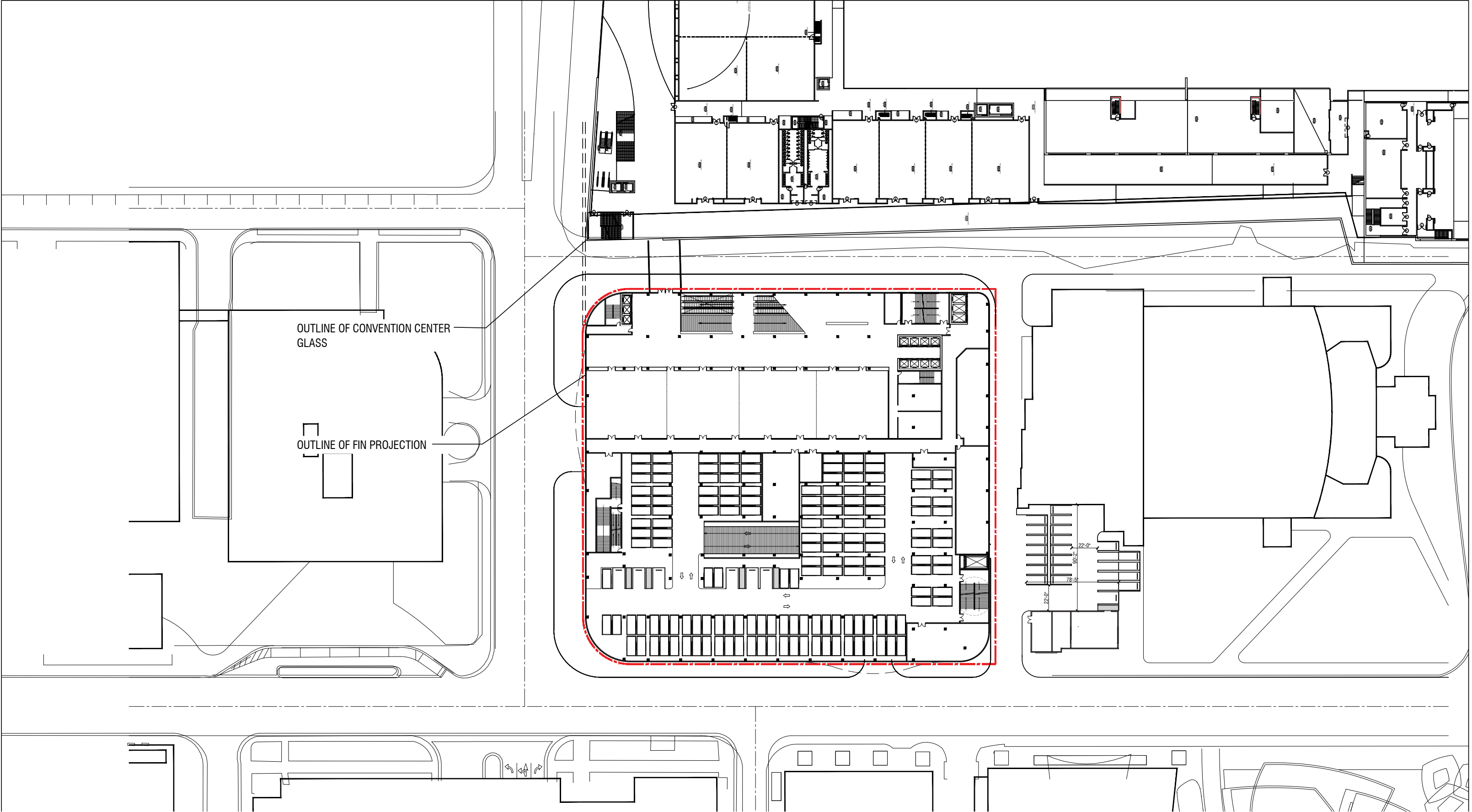
MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

RENDERING 09

DATE:
2019.07.02

A4-06





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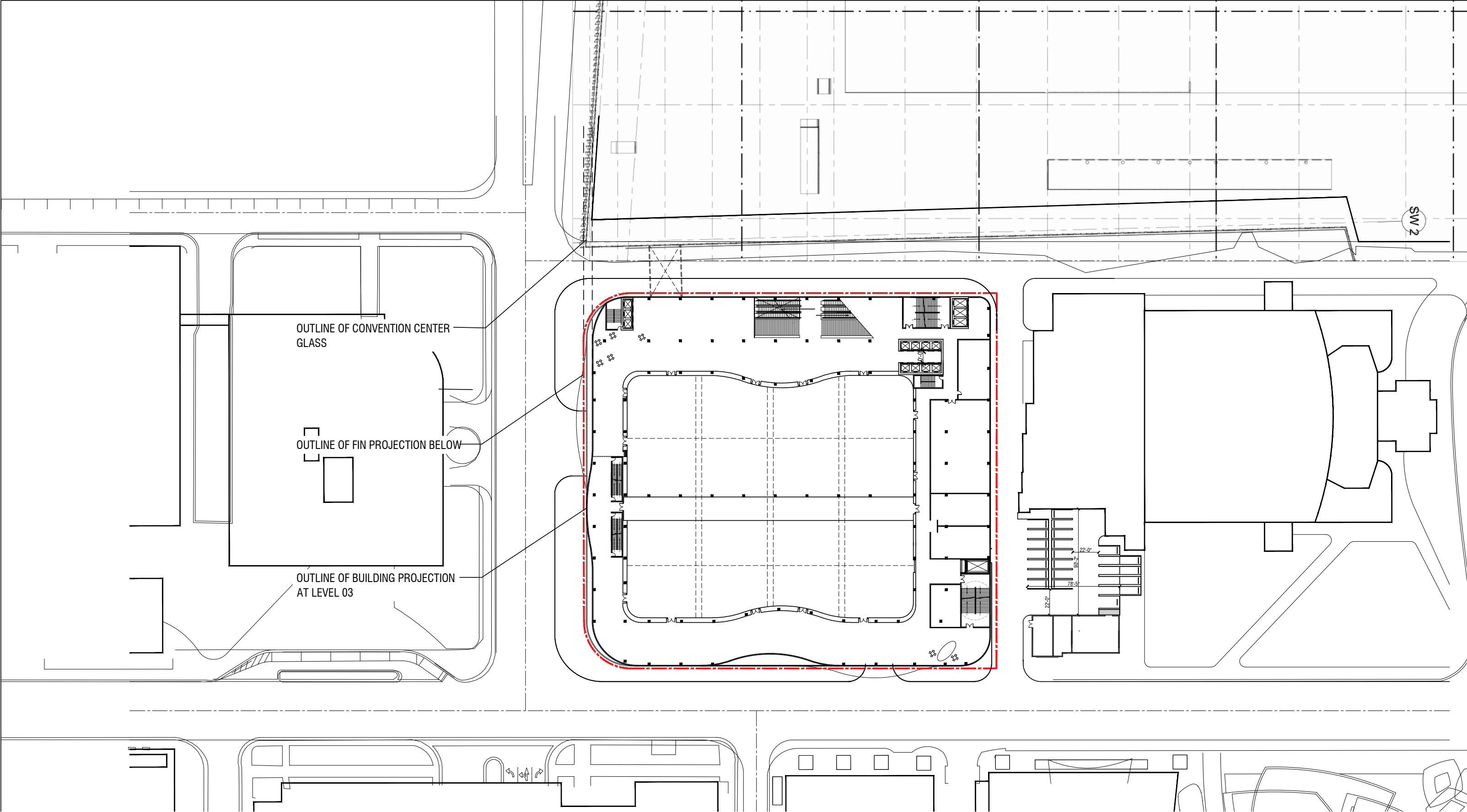
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MIAMI BEACH CONVENTION CENTER HOTEL
CONVENTION CENTER DRIVE & 17TH ST, MIAMI BEACH, FL

**ALIGNMENT DIAGRAM
LEVEL 2**

**DATE:
2019.07.02**

A5-02



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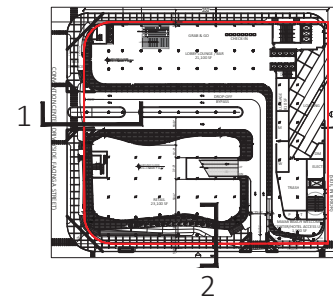
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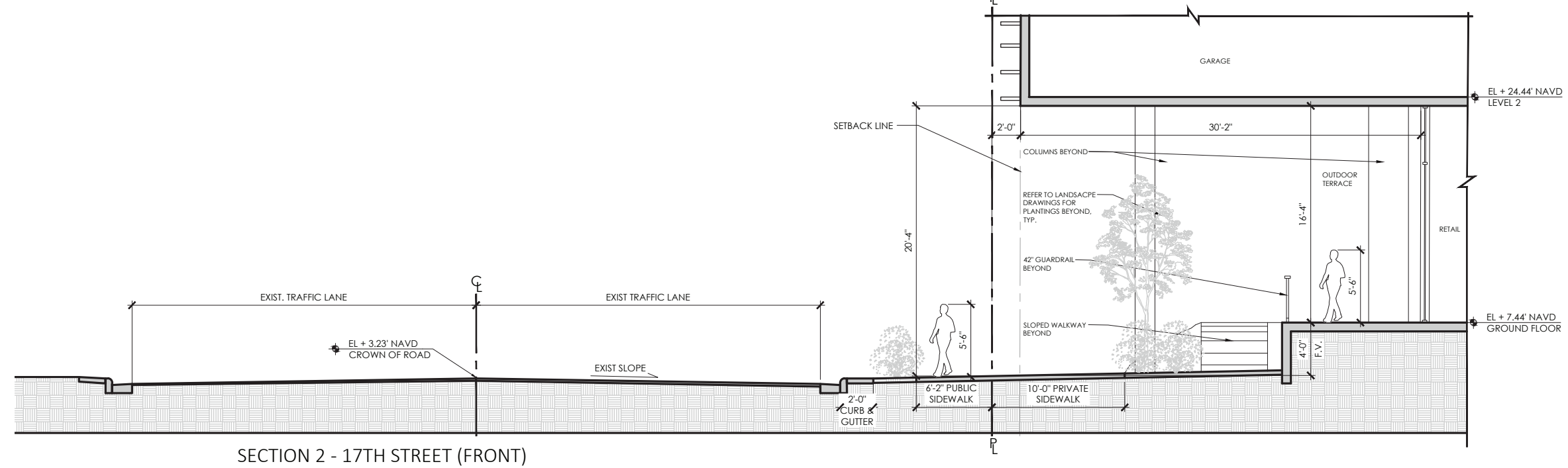
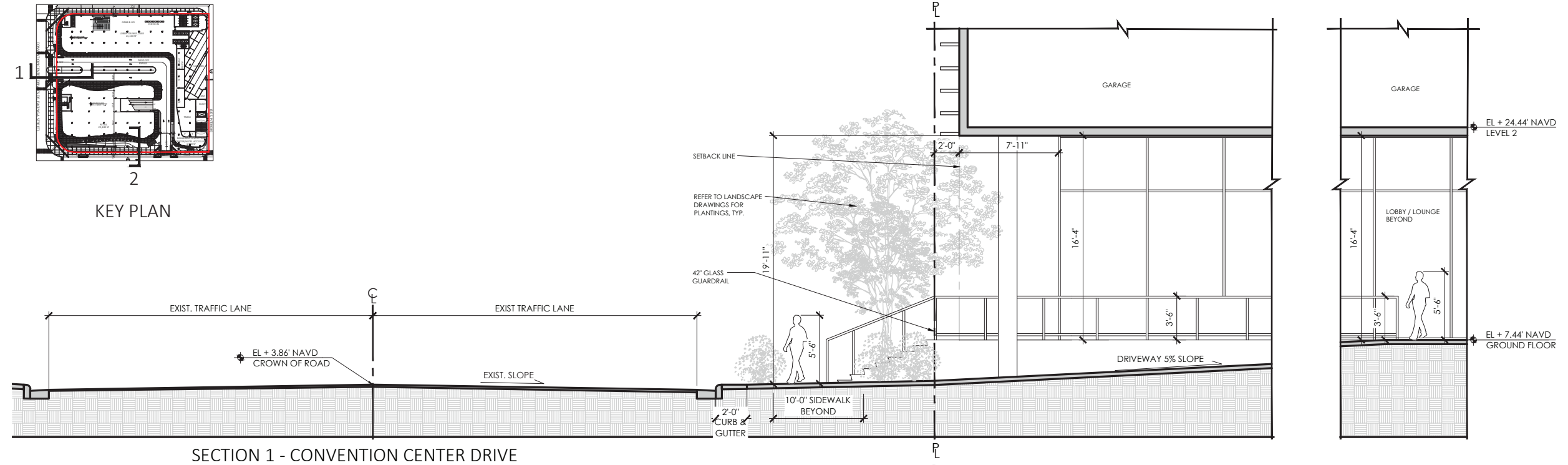
**ALIGNMENT DIAGRAM
LEVEL 3**

**DATE:
2019.07.02**

A5-03



KEY PLAN





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

**RENDERED SOUTH ELEVATION
LOUVERS OPTION**

**DATE:
2019.07.02**

EXHIBIT A



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

17th ST RENDERING

DATE:
2019.07.02

EXHIBIT A