LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 3 PR 2-81
W/2 OF 1/2 LOT 9 BLK S4
LOT SIZE 1750 SQUARE FEET
OR 12970-0640 0786 5

SCOPE OF WORK

- NEW ACCESSIBLE RAMP
- REPLACEMENT OF ALL WINDOWS AND EXTERIOR DOORS
- NEW TRASH ROOM
- EXISTING CANOPY TO BE REPLACED
- NEW ADA ROOM
- EXISTING LOBBY TO BE CONVERTED INTO A CAFE.

VARIANCE REQUEST:

1. REDUCE MINIMUM AREA OF ALL EXISTING UNITS AND REDUCE SIZE OF NEW ADA ROOM
2. ELIMINATE FRONT SETBACK—NEW CANOPY
3. EXCEED MAX 25% PROJECTION ALLOWED ON THE NORTH SIDE YARD FOR A CANOPY
4. EXCEED MAX 25% PROJECTION ALLOWED ON THE SOUTH SIDE YARD FOR A CANOPY

INDEX OF DRAWINGS

A 1.1 LOCATION MAP N/A
A 1.2 SITE PHOTOGRAPHS N/A
A 1.3 SITE PHOTOGRAPHS N/A
A 1.4 CONTEXT PHOTOGRAPHS N/A
A 1.5 INTERIOR PHOTOGRAPHS N/A
A 1.6 INTERIOR PHOTOGRAPHS N/A
A 1.7 MICROFILM N/A
A 2.1 SITE PLAN =$\frac{\text{2}}{\text{3}} = 1'-0''$
A 2.2 ZONING INFORMATION AND DIAGRAMS AS NOTED
A 2.3 FIRST FLOOR DEMOLITION PLAN = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 2.4 SECOND FLOOR DEMOLITION PLAN = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 2.5 DEMOLITION ELEVATIONS = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 2.6 DEMOLITION ELEVATIONS = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 3.1 PROPOSED FIRST FLOOR PLAN = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 3.2 PROPOSED SECOND FLOOR PLAN = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 3.3 PROPOSED ROOF PLAN = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 4.1 PROPOSED ELEVATIONS = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 4.2 PROPOSED ELEVATIONS = $\frac{\text{2}}{\text{3}} = 1'-0''$
A 5.1 SECTION = $\frac{\text{2}}{\text{3}} = 1'-0''$

F I N A L S U B M I T T A L 0 3 . 0 9 . 2 0 2 0
INTERIOR & EXTERIOR ALTERATIONS TO:
CASA OCEAN
334 OCEAN DRIVE, MIAMI BEACH FL 33139
FOLIO # 02-4203-003-0470
1. LOBBY EXISTING CONDITIONS

2. LOBBY EXISTING CONDITIONS

3. LOBBY EXISTING CONDITIONS
EXISTING TWO STORY BUILDING TO REMAIN (INTERIOR REMODELING ONLY)

VARIANCES:
1. REDUCE MINIMUM AREA OF ALL EXISTING UNITS AND REDUCE SIZE OF NEW ADA ROOM
2. ELIMINATE FRONT SETBACK—NEW CANOPY
3. EXCEED MAX 25% PROJECTION ALLOWED ON THE NORTH SIDE YARD FOR A CANOPY
4. EXCEED MAX 25% PROJECTION ALLOWED ON THE SOUTH SIDE YARD FOR A CANOPY

PROPERTY LINE 115'

OCEAN DRIVE

THE WEBER STUDIO

INTERIOR - EXTERIOR ALTERATIONS
334 OCEAN DRIVE
MIAMI BEACH, FL 33139

A2.1
ZONING DATA

<table>
<thead>
<tr>
<th>ZONING LAND USE</th>
<th>TRANSIENT-RESIDENTIAL (HOTEL/MOTELS)</th>
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<tr>
<td>ZONING DESIGNATION</td>
<td>R-PS3</td>
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<tr>
<td>FLOOD ZONE</td>
<td>AE</td>
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BASE FLOOD ELEVATION (+1' FREE BOARD) 48.00' NGVD + 1' - 49.00' NGVD

PERFORMANCE STANDARDS

<table>
<thead>
<tr>
<th>ALLOWED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>MINIMUM LOT AREA</td>
<td>5,750 SF</td>
<td>5,750 SF</td>
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<tr>
<td>MINIMUM LOT WIDTH</td>
<td>50'</td>
<td>50'</td>
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<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>40'</td>
<td>40'</td>
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<tr>
<td>MAXIMUM NUMBER OF STORIES</td>
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<td>2</td>
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<tr>
<td>MAXIMUM FLOOR AREA RATIO</td>
<td>1.75</td>
<td>1.47</td>
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<tr>
<td>MINIMUM FLOOR AREA PER HOTEL UNIT</td>
<td>15%: 300–335 SF</td>
<td>00%: 4335 SF</td>
</tr>
</tbody>
</table>

MINIMUM PARKING

| N/A | N/A | N/A |

SETBACK REQUIREMENTS

| FRONT | 5'   | 5'   | EXISTING TO REMAIN |
| SIDE INTERIOR | 7.5' | 5'   | EXISTING TO REMAIN |
| REAR  | 5'   | 2'   | 2' |

OPEN SPACE ANALYSIS:

REQUIRED OPEN SPACE: 4,025 SF
EXISTING OPEN SPACE TO REMAIN: 1,498.6 SF
PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"