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1 RENDERING - WEST FACADE

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REVISIONS / SUBMISSIONS	
1	site plan comments 03/18/16
2	landscape comments 08/15/16
3	program update 12/22/16
4	DRG comments 03/08/17
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THE SEAWAY HOTEL & RESIDENCES  
9133-9149 COLLINS AVENUE  
SURFSIDE, FL 33154

RENDERING

FORT PARTNERS

JOSEPHDIRANDARCHITECTURE

WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766

WWW.KOBIKARP.COM

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K A R P

DRAWN BY: JDA/KKAD  
CHECKED BY: KKAD  
DATE: AUGUST 2017

A1.03

NTS



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REVISIONS / SUBMISSIONS	
1	landscape comments 08/19/16
2	program update 12/22/16
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DRAWN BY: JDAKKALID  
 CHECKED BY: KKALID  
 DATE: AUGUST 2017

**A1.04**

1 EAST VIEW RENDERING

1 2 3 4 5

NTS





1 BIRDS EYE VIEW, SOUTHWEST


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REVISIONS / SUBMISSIONS	
1	site plan comments 03/18/16
2	landscape comments 08/15/16
3	program update 12/22/16
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<p>FORT PARTNERS</p> <p>JOSEPHDIRANDARCHITECTURE</p>  <p>WIRTZ INTERNATIONAL</p>
--

<p>Lic. # AR0012578</p>
-------------------------

<p>ARCHITECTURE          INTERIOR DESIGN          PLANNING</p> <p>AIA ASID NCARB</p> <p>2915 Biscayne Boulevard          Suite 200          Miami, Florida 33137          O: 305.573.1818          F: 305.573.3766</p> <p>WWW.KOBIKARP.COM</p>
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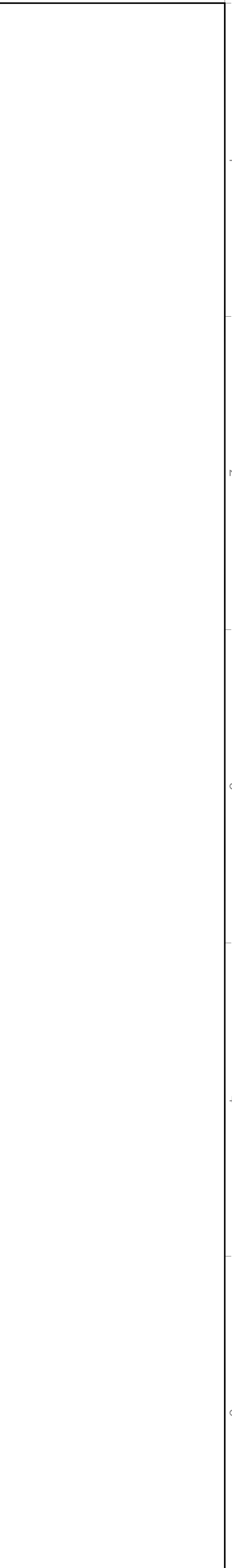
<p><b>K O B I</b></p>  <p><b>K A R P</b></p>
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<p>DRAWN BY: JDA/KKAD</p> <p>CHECKED BY: KKAD</p> <p>DATE: AUGUST 2017</p> <p><b>A1.05</b></p>
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1 HISTORIC FRONTAGE

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NTS

REVISIONS / SUBMISSIONS

1	landscape comments	8/15/16
2	program update	12/22/16
3	DRG comments	03/08/17
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THE SEAWAY HOTEL & RESIDENCES  
9133-9149 COLLINS AVENUE  
SURFSIDE, FL 33154

RENDERING

FORT PARTNERS

JOSEPHDIRANDARCHITECTURE



WIRTZ INTERNATIONAL

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ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

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CHECKED BY: KKAD  
DATE: AUGUST 2017

A1.06



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1 HISTORIC COURTYARD VIEW EAST

NTS

REVISIONS / SUBMISSIONS

1	landscape comments	8/19/18
2	program update	12/22/18
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ALL DIMENSIONS AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL BE AS SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS. ARCHITECTURE & INTERIOR DESIGN, INC. 8/19/18

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DRAWN BY: JDA/KKAD

CHECKED BY: KKAD

DATE: AUGUST 2017

A1.08





1 HISTORIC COURTYARD VIEW WEST

NTS

REVISIONS / SUBMISSIONS

1	landscape comments	8/15/18
2	program update	12/22/12
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ALL DRAWINGS AND MATERIALS SHALL BE PREPARED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ARCHITECTURAL AND ENGINEERING COUNCIL OF AMERICA (NAAEP) ARCHITECTURAL & ENGINEERING DESIGN, INC. (AIA) 2008.

**THE SEAWAY HOTEL & RESIDENCES**  
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**RENDERING**

FORT PARTNERS

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ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING

AIA ASID NCARB

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DRAWN BY: MAB  
 CHECKED BY: MAB  
 DATE: December 16, 2018

**A1.09**

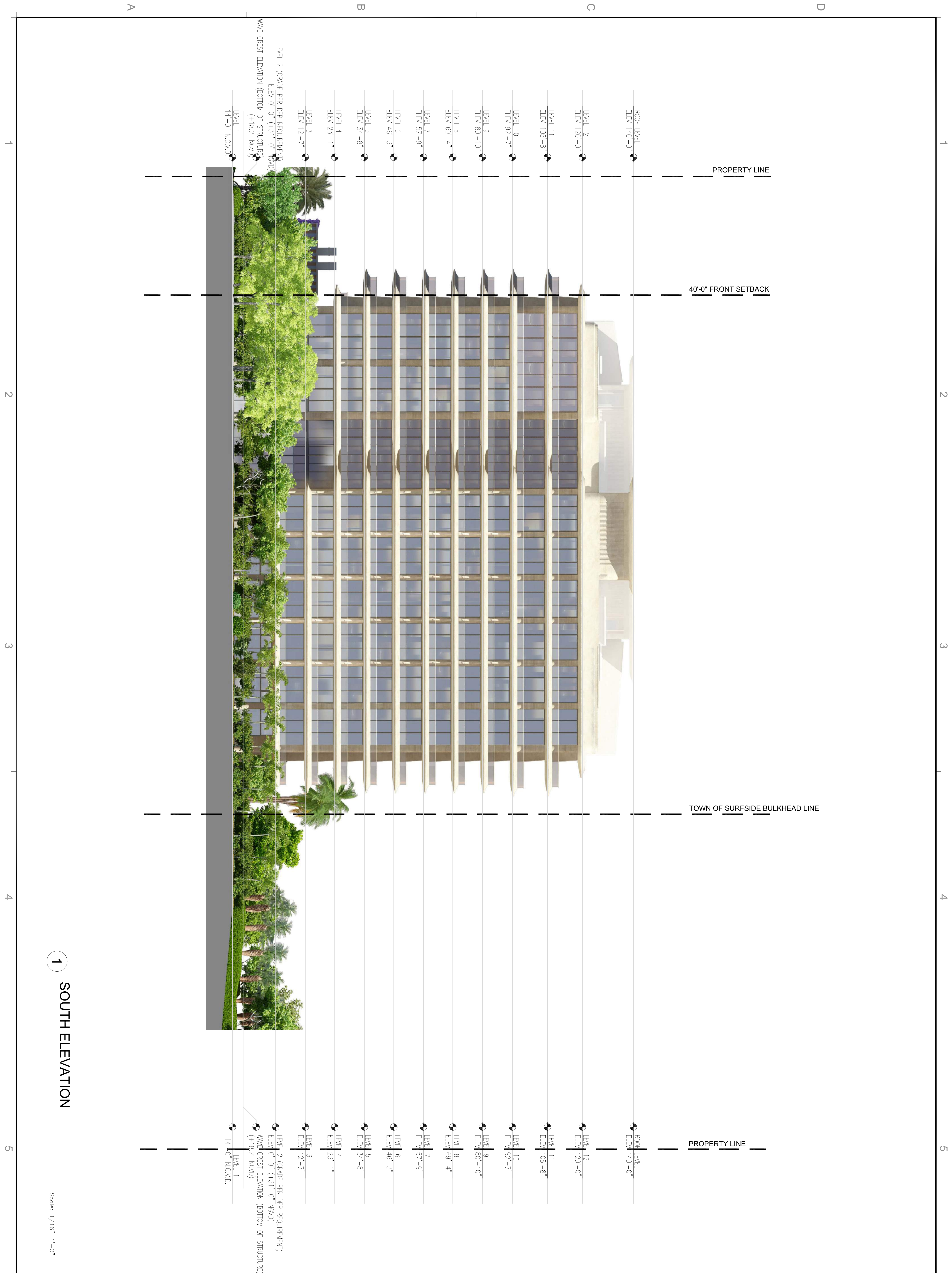




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<p><b>REVISIONS / SUBMISSIONS</b></p> <table border="1"> <tr><td>1</td><td>site plan comments</td><td>3/18/16</td></tr> <tr><td>2</td><td>site plan comments#2</td><td>6/3/16</td></tr> <tr><td>3</td><td>landscape comments</td><td>8/15/16</td></tr> <tr><td>4</td><td>program update</td><td>12/22/16</td></tr> <tr><td>5</td><td>DRG comments</td><td>03/08/17</td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> </table>	1	site plan comments	3/18/16	2	site plan comments#2	6/3/16	3	landscape comments	8/15/16	4	program update	12/22/16	5	DRG comments	03/08/17	6			7			8			9			10			11			12			<p><b>1497</b></p> <p><small>ALL DIMENSIONS AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.</small></p>	<p><b>THE SEAWAY HOTEL &amp; RESIDENCES</b></p> <p>9133-9149 COLLINS AVENUE SURFSIDE, FL 33154</p> <hr/> <p><b>NORTH ELEVATION</b></p> <p>RENDER</p>	<p>FORT PARTNERS</p> <p>JOSEPHDIRANDARCHITECTURE</p> <p>WIRTZ INTERNATIONAL</p>	<p>Lic. # AR0012578</p>	<p><b>ARCHITECTURE INTERIOR DESIGN PLANNING</b></p> <p>AIA ASID NCARB</p> <p>2915 Biscayne Boulevard Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766</p> <p>WWW.KOBIKARP.COM</p>	<p><b>K O B I K A R P</b></p>	<p>DRAWN BY: JDAKKKAD CHECKED BY: KKAD DATE: AUGUST 2017</p> <p><b>A4.05</b></p> <p>Scale: 1/16"=1'-0"</p>
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**THE SEAWAY HOTEL & RESIDENCES**

9133-9149 COLLINS AVENUE  
SURFSIDE, FL 33154

---

**SOUTH ELEVATION**

RENDER

FORT PARTNERS

JOSEPHDIRANDARCHITECTURE

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ARCHITECTURE  
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DRAWN BY: JDAKKKAD

CHECKED BY: KKALD

DATE: AUGUST 2017

**A4.06**

1 SOUTH ELEVATION

Scale: 1/16"=1'-0"



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PROPERTY LINE

25'-0" SIDE SETBACK

25'-0" SIDE SETBACK

PROPERTY LINE



ROOF LEVEL  
ELEV 140'-0"

LEVEL 12  
ELEV 120'-0"

LEVEL 11  
ELEV 105'-8"

LEVEL 10  
ELEV 92'-7"

LEVEL 9  
ELEV 80'-10"

LEVEL 8  
ELEV 69'-4"

LEVEL 7  
ELEV 57'-9"

LEVEL 6  
ELEV 46'-3"

LEVEL 5  
ELEV 34'-8"

LEVEL 4  
ELEV 23'-1"

LEVEL 3  
ELEV 11'-6"

LEVEL 2  
ELEV 0'-0"

LEVEL 1  
ELEV -1'-0"

LEVEL 2 (GRADE PER DEP REQUIREMENT)  
ELEV 0'-0" (+31'-0" NGVD)  
WAVE MARKS ELEVATION (BOTTOM OF STRUCTURE)  
(+1'-6" NGVD)  
ELEV 1  
ELEV -1'-0" NGVD

1 EAST ELEVATION

Scale: 1/32"=1'-0"

REVISIONS / SUBMISSIONS

1	site plan comments	3/18/16
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9133-9149 COLLINS AVENUE  
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EAST ELEVATION  
RENDER

FORT PARTNERS  
JOSEPHDIRANDARCHITECTURE  
WIRTZ INTERNATIONAL

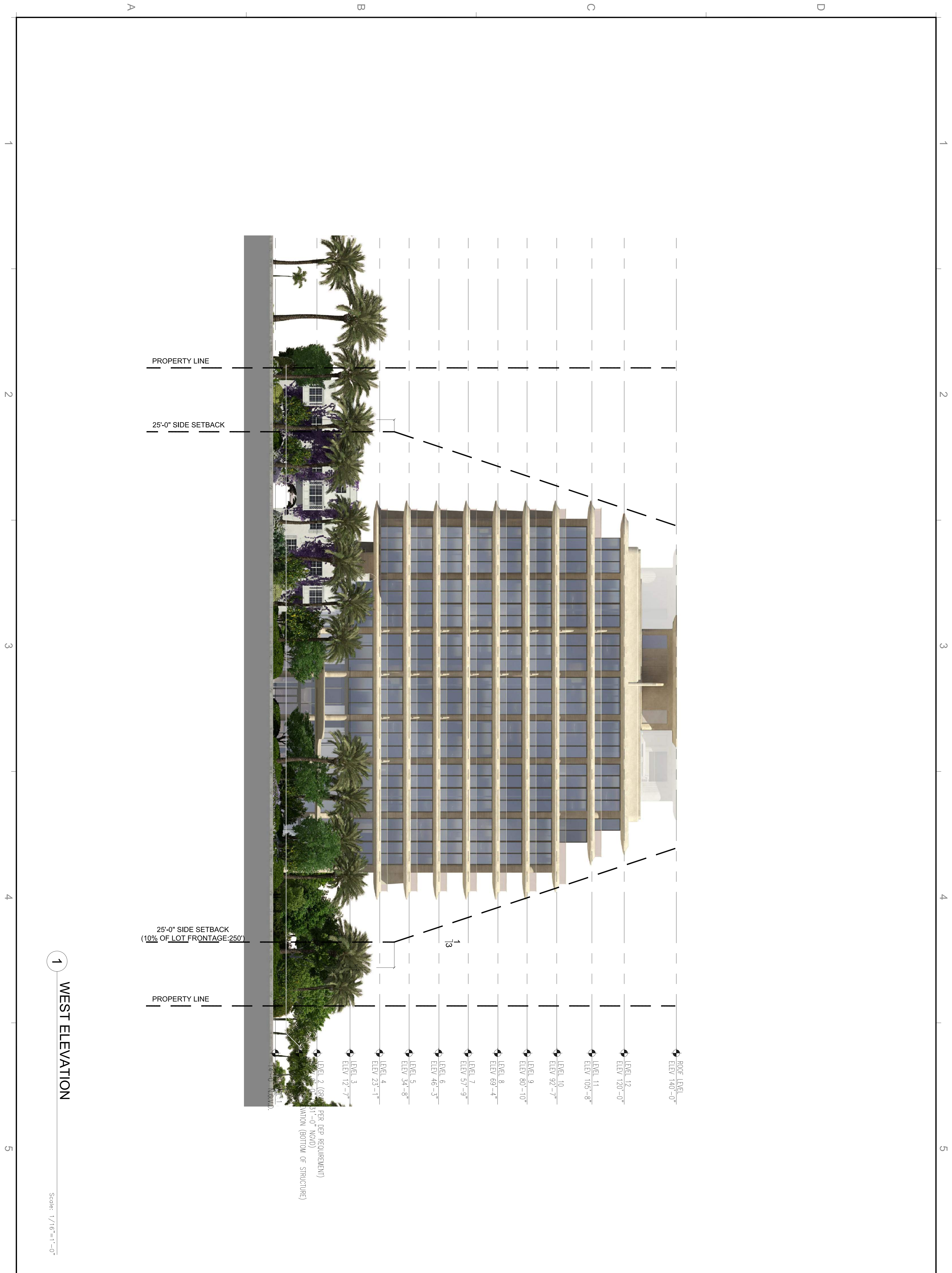
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K A R P

DRAWN BY: JDANKKAIID  
CHECKED BY: KKAIID  
DATE: AUGUST 2017  
A4.07





PROPERTY LINE

25'-0" SIDE SETBACK

25'-0" SIDE SETBACK  
(10% OF LOT FRONTAGE: 250')

PROPERTY LINE

1 WEST ELEVATION

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS	
1	site plan comments 3/18/16
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3	landscape comments 8/15/16
4	program update 12/22/16
5	DRG comments 03/08/17
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**RENDERED ELEVATION**

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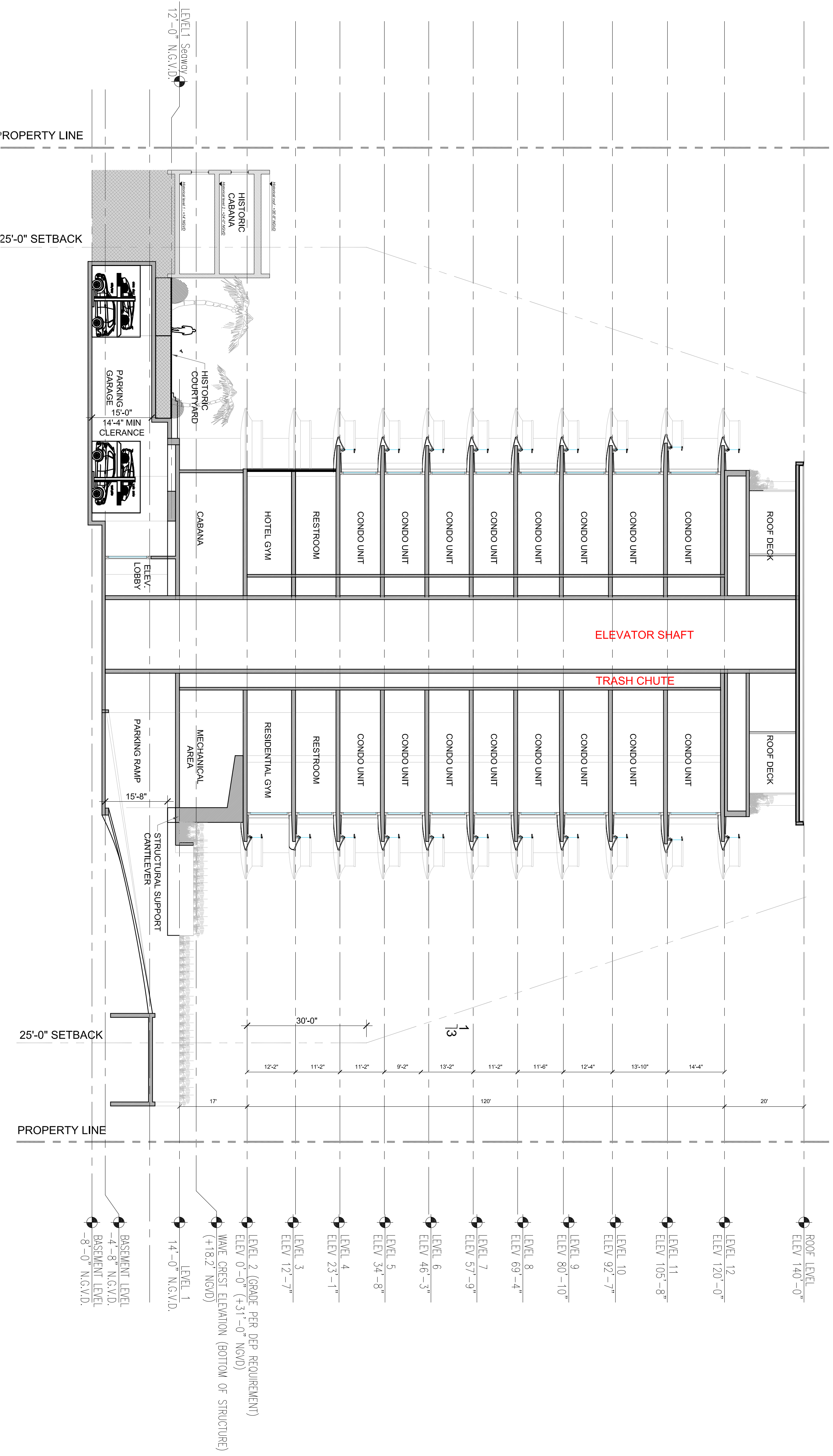
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 DATE: AUGUST 2017

**A4.08**





**1 CROSS SECTION**

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS	
1	site plan comments 3/18/16
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**SECTION**  
 RAMP OPENING

FORT PARTNERS  
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**A5.02**