



PORT AND COASTAL CONSULTANTS P.A.

Coastal • Waterfront • Study • Design • Permit

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Attachment – 5 Pre-Application Development Concept Plan (DCP)

Part A – Pre-Application (DRC Meeting) General Information Form

Aerial - Existing Use - 215Calle Miramar

DCP - Ground Floor Parking Plan - 215 Calle Miramar

DCP - 1st, 2nd&3rd Floor Room Plan - 215 Calle Miramar

Aerial - Existing Use - 5311 Ocean Blvd

DCP - Ground Floor Plan - 5311 Ocean Blvd

DCP - 1st , 2nd & 3rd Floor Room Plan - 5311 Ocean Blvd

Note:

This DCP is developed for presentation purpose for Pre-Application (DRC Meeting) only

Aug.24, 2020

Existing Use - 215 Calle Miramar



DCP - Ground Floor Parking Plan - 215 Calle Miramar

Notes:

215 Calle Miramar:

Ground Level:

90 Standard Parking Spaces

First Floor:

39 Standard Parking Spaces

Street Parking:

14 Existing Street Parking Spaces

143 Parking Spaces

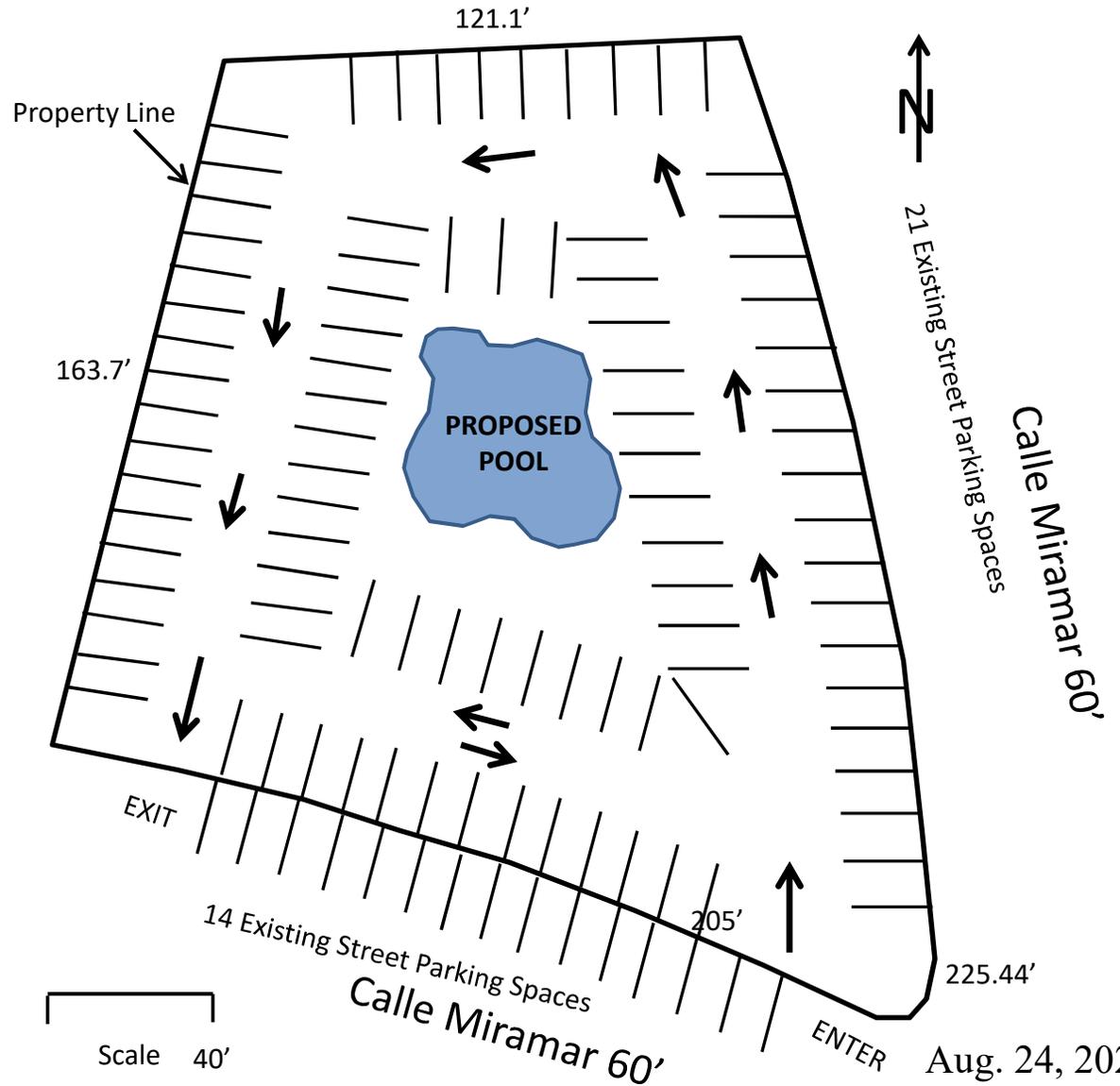
5311 Ocean Blvd:

Ground Level:

31 Standard Parking Spaces

15 Existing Street Parking Spaces

Total: 189 (>187) Parking Spaces



Aug. 24, 2020

DCP – 1st Floor Parking & Room Plan - 215 Calle Miramar

Notes:

215 Calle Miramar:

Ground Level:

90 Standard Parking Spaces

First Floor:

39 Standard Parking Spaces

Street Parking:

14 Existing Street Parking Spaces

143 Parking Spaces

5311 Ocean Blvd:

Ground Level:

31 Standard Parking Spaces

15 Existing Street Parking Spaces

Total: 189 (>187) Parking Spaces

215 Calle Miramar:

24 Guest Rooms 1st Floor

45 Guest Rooms 2nd & 3rd Floor

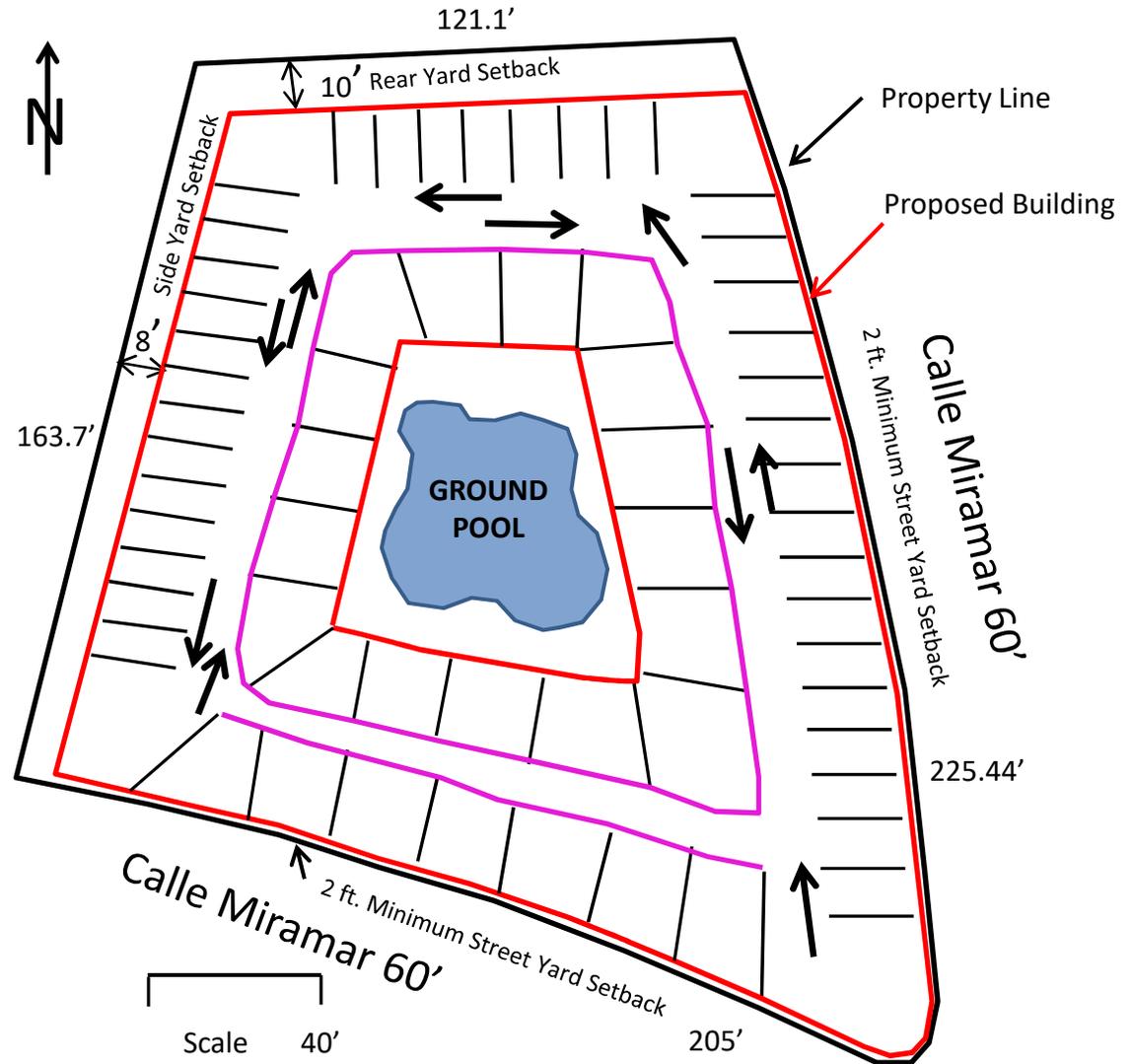
Subtotal: 114

5311 Ocean Blvd:

18-19 Guest Rooms Each Floor

Subtotal: 56

Total: 170 Rooms



Aug. 24, 2020

DCP - 2nd&3rd Floor Room Plan - 215 Calle Miramar

Notes:

215 Calle Miramar:

24 Guest Rooms 1st Floor

45 Guest Rooms 2nd & 3rd Floor

Subtotal: 114

5311 Ocean Blvd:

18-19 Guest Rooms Each Floor

Subtotal: 56

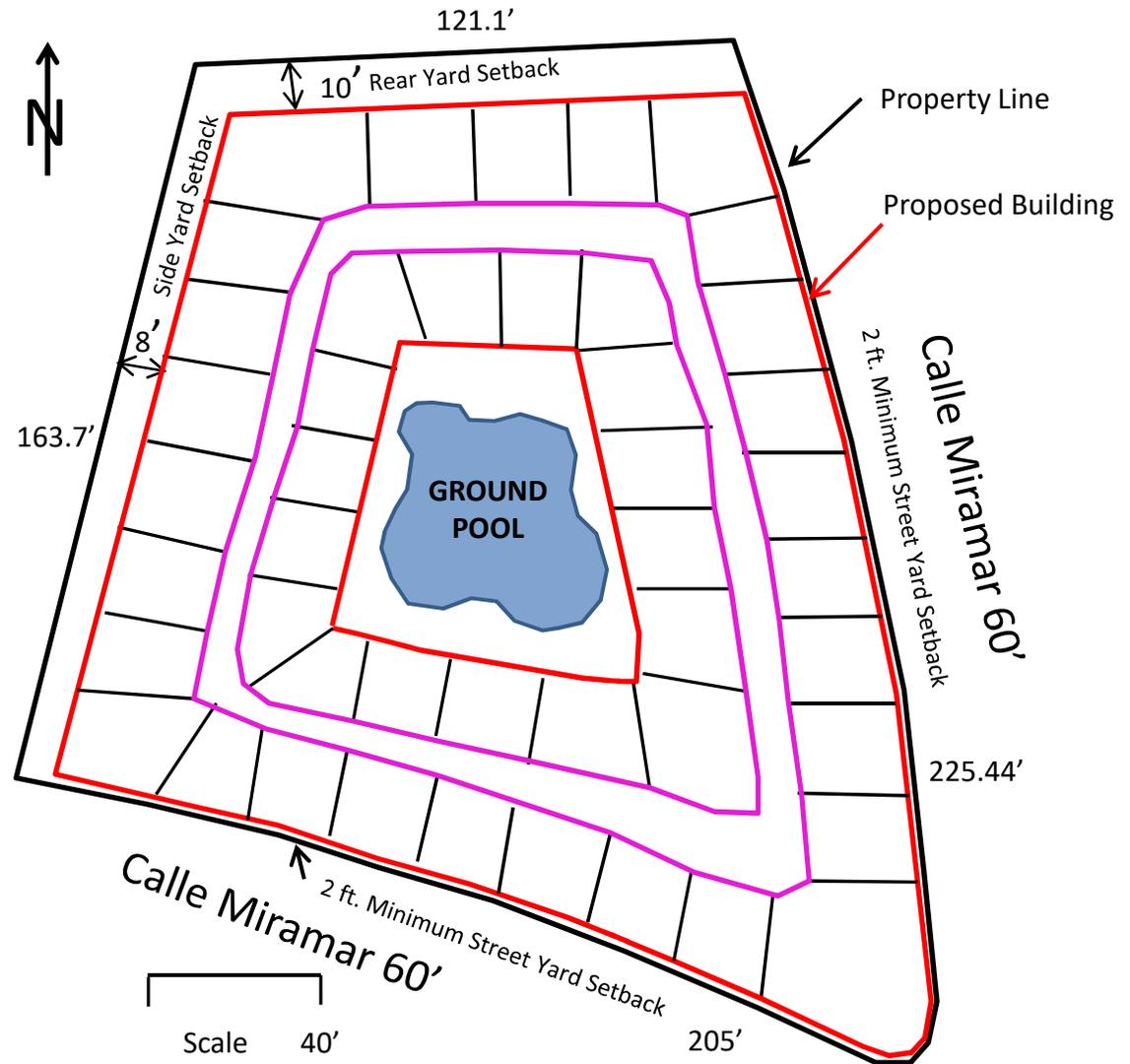
Total: 170 Rooms

Building height:

215 Calle Miramar:

Building Height: 35 ft.

First Floor: 13 ft. NAVD (Base Flood Elevation)



Aug. 24, 2020

di **Existing Use - 5311 Ocean Blvd.**

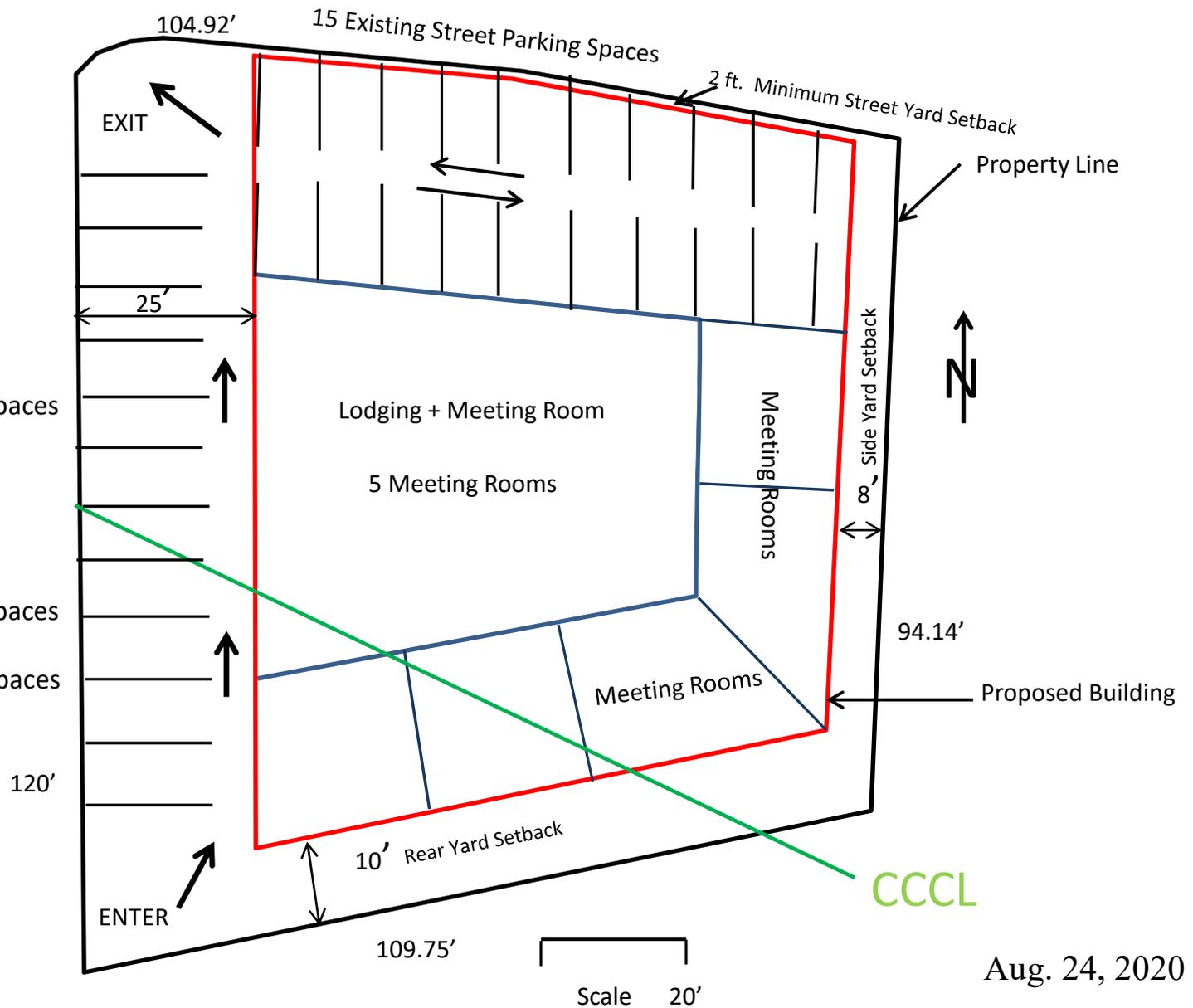


DCP - Ground Floor Plan - 5311 Ocean Blvd

Notes:

215 Calle Miramar:
 Ground Level:
 90 Standard Parking Spaces
 First Floor:
 39 Standard Parking Spaces
 Street Parking:
 14 Existing Street Parking Spaces
 143 Parking Spaces

5311 Ocean Blvd:
 Ground Level:
 31 Standard Parking Spaces
 15 Existing Street Parking Spaces
 Total: 189 (> 187) Parking Spaces



Aug. 24, 2020

DCP - 1st, 2nd & 3rd Floor Room Plan - 5311 Ocean Blvd

Notes:

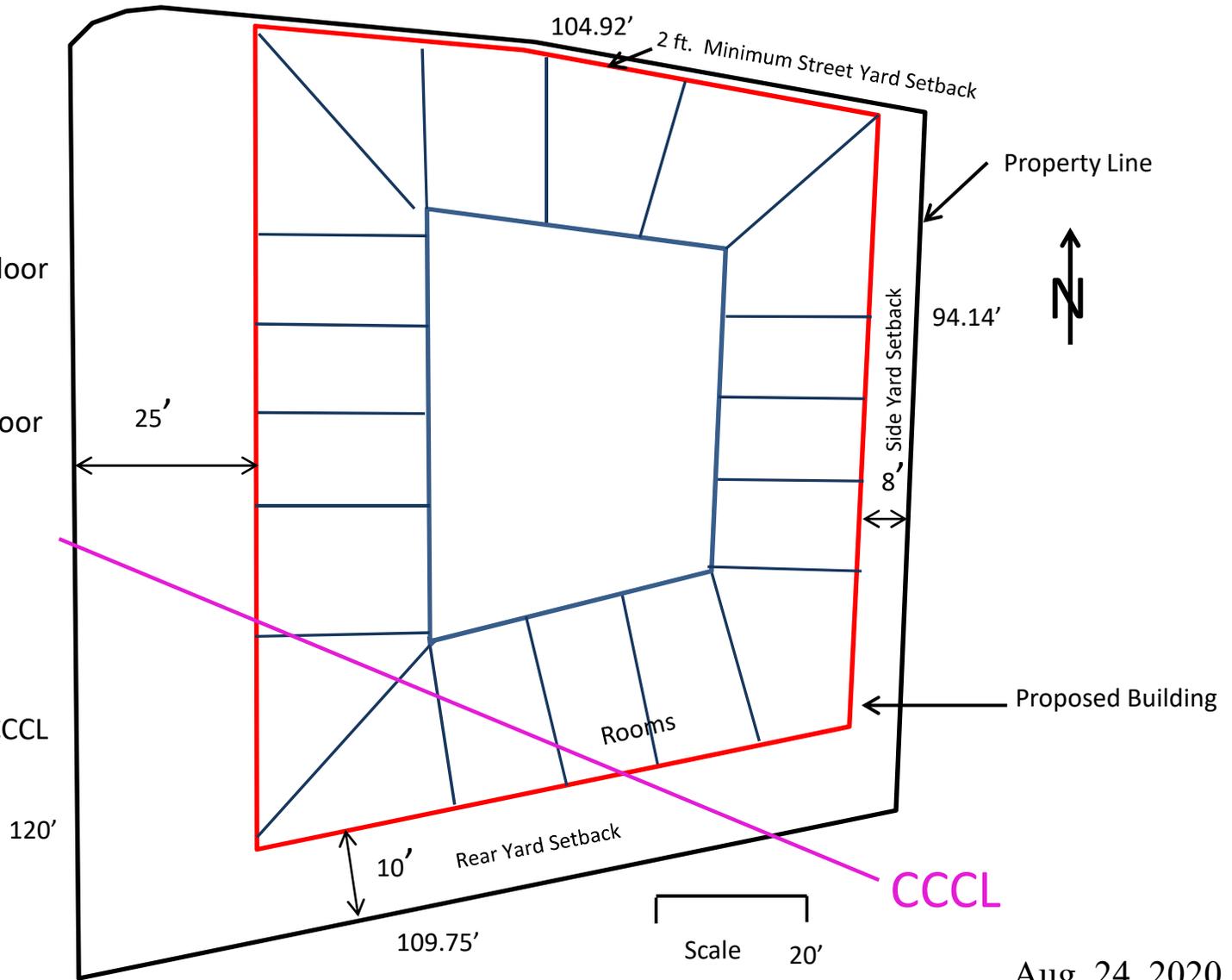
Notes:

215 Calle Miramar:
 24 Guest Rooms 1st Floor
 45 Guest Rooms 2nd & 3rd Floor
 Subtotal: 114

5311 Ocean Blvd:
 18-19 Guest Rooms Each Floor
 Subtotal: 56

Total: 170 Rooms

Building Height:
 5311 Ocean Blvd:
 Building Height: 35 ft.
 First Floor: 19.4 ft. NAVD (CCCL
 Elevation)



Aug. 24, 2020