

# SHOPPES AT WEST AVENUE

959 WEST AVE :: MIAMI BEACH, FL 33139

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## SCOPE OF WORK :

- New monument and building signage @ West Ave streetscape and building facade.
- New facade improvements for the 959 West Ave structure.

## REVISIONS

No.	DESCRIPTION	DATE

SUBMITTAL: FINAL SUBMITTAL

DATE: NOVEMBER 9TH, 2020

COVER PAGE

**G-01**

SIGNAGE- DESIGN STANDARDS			
	EXISTING	REQUIRED	PROVIDED
<b>ZONING DISTRICT</b>	RM-2	-	-
<b>MAXIMUM AREA</b>			
WEST AVENUE			
(MS1&MS2) DETACHED SIGNS [CODE SECTION 138-19]		15 SF	15 SF
(DS) DIRECTIONAL SIGNS [CODE SECTION 138-18]		6 SF	6 SF
WALL SIGNS [CODE SECTION 138-16]		20 SF	20 SF
AWNING SIGNS [CODE SECTION 138-15]		10 SF	10 SF
WEST AVENUE			
(PS1) PROJECTING SIGNS [CODE SECTION 138-18]		15 SF	15 SF
9TH STREET			
(PS1) PROJECTING SIGNS [CODE SECTION 138-18]		15 SF	15 SF
10TH STREET			
(PS3) PROJECTING SIGNS [CODE SECTION 138-18]		15 SF	15 SF
<b>MAXIMUM QUANTITY PER FRONTAGE</b>			
WEST AVENUE			
DETACHED SIGNS [CODE SECTION 138-19]		2*	2 @ 15 SF TOTAL
(MS1) ENTRY SIGN NORTH		1*	1 @ 7.5 SF
(MS2) ENTRY SIGN SOUTH		1*	1 @ 7.5 SF
DIRECTIONAL SIGN [CODE SECTION 138-18]			
(DS) BUILDING BLADE SIGN NORTH		1*	1 @ 6 SF
WALL SIGNS [CODE SECTION 138-16]			
(WS) BUILDING SIGN		1	1 @ 20 SF
(AS) AWNING SIGNS [CODE SECTION 138-15]			
BUILDING AWNING SIGN		1	1 @ 10 SF
WINDOW SIGNS [CODE SECTION 138-14]			
TBD PER FUTURE TENANT		-	-
WEST AVENUE			
PROJECTING SIGNS [CODE SECTION 138-18]			
(PS2) BUILDING BLADE SIGN EAST		1*	1 @ 15 SF
9TH STREET			
PROJECTING SIGNS [CODE SECTION 138-18]			
(PS1) BUILDING BLADE SIGN SOUTH		1*	1 @ 15 SF
<small>*MULTIPLE SIGNS ALLOWED AS LONG AS AGGREGATE DOES NOT EXCEED MAX AREA ALLOWED OF 15 SF.</small>			
10TH STREET			
PROJECTING SIGNS [CODE SECTION 138-18]			
(PS3) BUILDING BLADE SIGN SOUTH		1*	1 @ 15 SF
<small>*MULTIPLE SIGNS ALLOWED AS LONG AS AGGREGATE DOES NOT EXCEED MAX AREA ALLOWED OF 15 SF.</small>			
<b>HEIGHT RESTRICTIONS</b>			
WEST AVENUE			
(MS1&MS2) DETACHED SIGNS [CODE SECTION 138-19]		5 FT	5 FT
(DS) PROJECTING SIGNS [CODE SECTION 138-18]		MIN 6 FT	6 FT
(WS) WALL SIGNS [CODE SECTION 138-16]		-	-
(AS) AWNING SIGNS [CODE SECTION 138-15]		8" LETTERS	8" LETTERS
WEST AVENUE			
(PS2) PROJECTING SIGNS [CODE SECTION 138-18]		MIN 9 FT	9 FT
9TH STREET			
(PS1) PROJECTING SIGNS [CODE SECTION 138-18]		MIN 9 FT	9 FT
10TH STREET			
(PS3) PROJECTING SIGNS [CODE SECTION 138-18]		MIN 9 FT	9 FT
<b>SETBACKS</b>			
WEST AVENUE			
DETACHED SIGNS [CODE SECTION 138-19]		5 FT	5 FT
<b>OPEN SPACE</b>			
OPEN SPACE AREA	20,874 SQF	-	24,968 SQF

ITEM #	ZONING INFORMATION			
1	Address	959 West Ave., Miami Beach, FL 33129		
2	Board and file numbers			
3	Folio number(s)			
4	Year constructed	1997	Zoning district	RM-2
5	Based Flood Elevation		Grade value in NGVD	VARIES
6	Adjusted grade (Flood+Grade/2)		Lot area	
7	Lot width		Lot depth	
8	Minimum unite size		Average unite size	N/A
9	Existing use		Proposed use	
		<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>
				<b>Deficiencies</b>
10	Height		50	
11	Number of Stories		6	N/A
12	FAR		N/A	N/A
13	Gross square footage		N/A	N/A
14	Square footage by use	N/A	N/A	N/A
15	Number of units residential	N/A	N/A	N/A
16	Number of units hotel	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A
	<b>Setback</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>Subterranean</b>			
19	Front setback			N/A
20	Side setback			N/A
21	Side setback			N/A
22	Side setback facing street			N/A
23	Rear Setback			N/A
	<b>At grade parking</b>			
24	Front setback			N/A
25	Side setback			N/A
26	Side setback			N/A
27	Side setback facing street			N/A
28	Rear setback			N/A
	<b>Pedestal</b>			
29	Front setback			N/A
30	Side setback			N/A
31	Side setback			N/A
32	Side setback facing street			N/A
33	Rear Setback			N/A
	<b>Tower</b>			
34	Front setback			N/A
35	Side setback			N/A

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side setback			N/A	
37	Side setback facing street			N/A	
38	Rear setback			N/A	
	<b>Parking</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
39	Parking district			N/A	
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking space dimensions			N/A	
44	Parking space configuration (45°, 60°, 90°, Parallel)			N/A	
45	ADA spaces			N/A	
46	Tandem spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and trash collection areas			N/A	
50	Racks			N/A	
	<b>Restaurants, Cafes Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
51	Type of use			N/A	
52	Total # of seats			N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
54	Total occupent content			N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
56	Is this a contributing building?			N/A	
57	Located within a local historic district?			N/A	

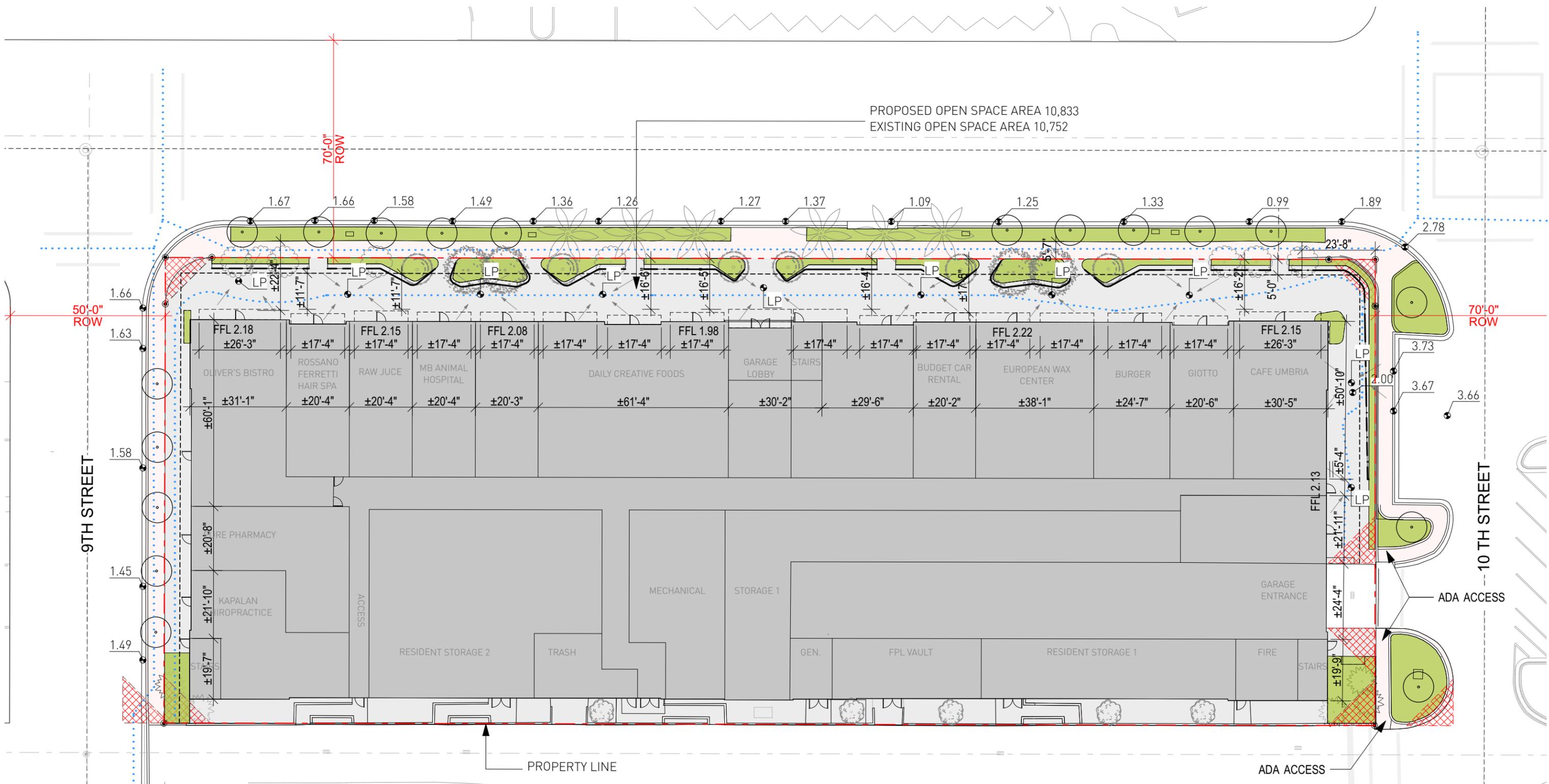
**Notes:**

If not applicable write N/A

All other data information may be required and presented like the above format



PROPOSED OPEN SPACE AREA 10,833  
EXISTING OPEN SPACE AREA 10,752



**SCOPE OF WORK**

- WEST AVENUE, 9TH AND 10TH IMPROVEMENTS.
- 10TH STREET, 9TH STREET AND WEST AVENUE PARKING SIGNS.
- SHOPPES SIGN.
- DIRECTIONAL SIGN.
- NORTH AND SOUTH MONUMENTAL SIGNS.
- FACADE IMPROVEMENTS (NEW STUCCO AND GREEN WALL).
- NEW ENTRY AWNING.
- NEW HANDRAIL

**LEGEND**

- ADA PATH
- (LP) LOW DRAIN POINT



G-05

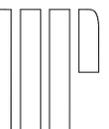
959 WEST AVENUE | SAWA

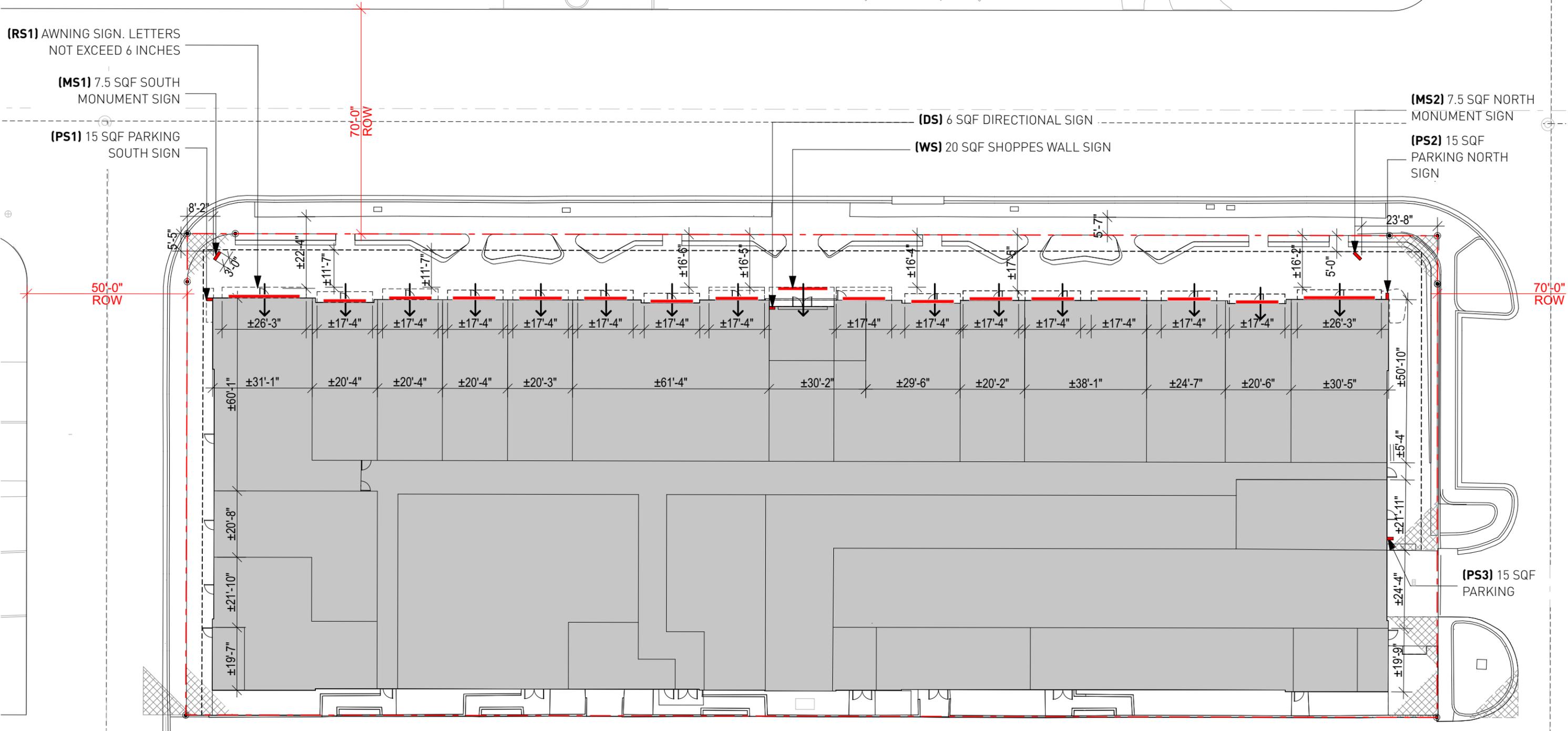
DRB

SITE PLAN

10/12/20

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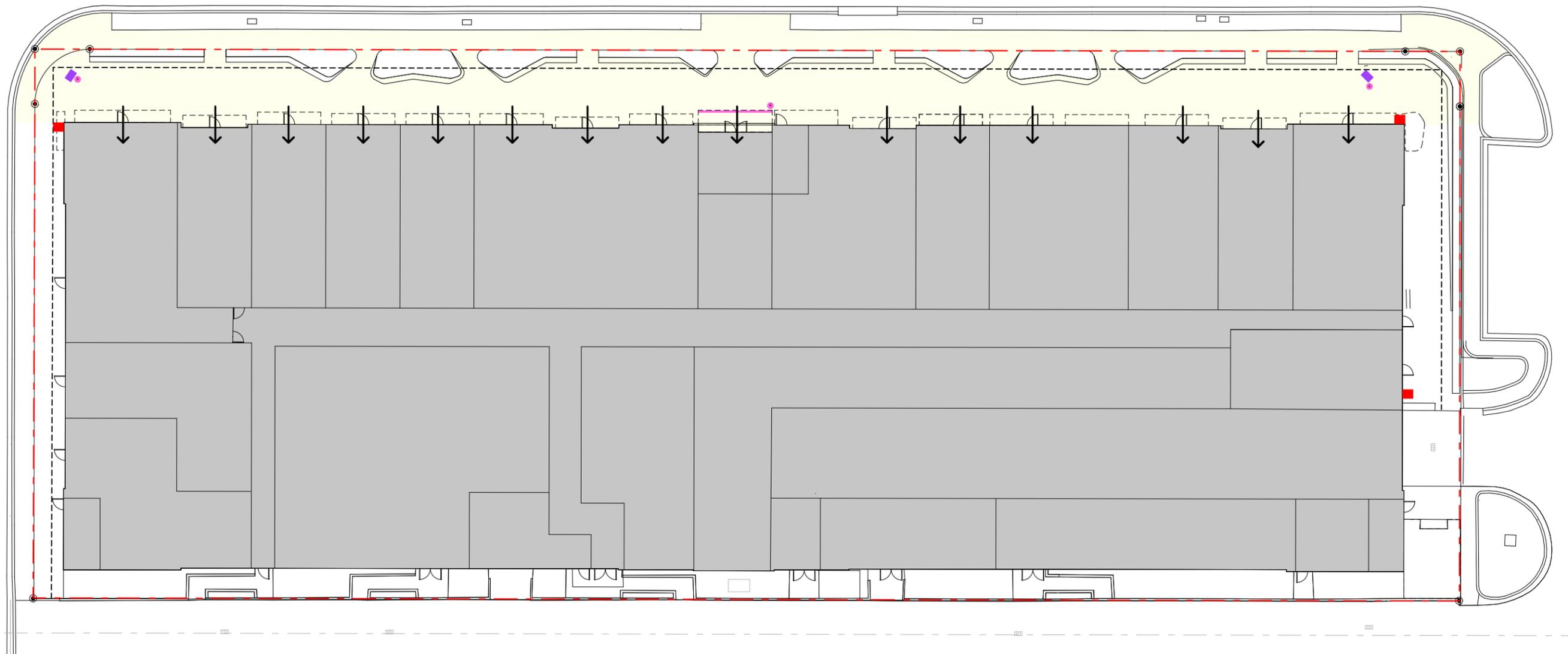
**PROPOSED SIGNAGE:**

- 1-2 (MS1-MS2) MONUMENT SIGNAGE - 7.5 SF BRONZE ALUMINUM PLATE WITH 6" HEIGHT LAZER CUT ENGRAVED LETTERS.
- 3-4-5 (PS1-PS2) PROJECTING PARKING SIGNS - INDIVIDUAL ALUMINUM LETTERS.
- 6. WS WALL SIGN, INDIVIDUAL ILLUMINATED LETTERS FLUSH MOUNTED TO AWNING.
- 7. DS DIRECTIONAL SIGN, ENGRAVED ON PLATES.
- 8-24 (RS1-RS16) 16 RETAIL AWNING SIGNS, 6" HEIGHT INDIVIDUAL ALUMINUM LETTERS FLUSH MOUNTED.

**SEC. 138-21. - MINIMUM DESIGN STANDARDS AND GUIDELINES.**

- ALL SIGNS PERMISSIBLE WITHIN THIS ARTICLE SHALL COMPLY WITH THE FOLLOWING MINIMUM DESIGN STANDARDS:
- (A) THE FRAMEWORK AND BODY OF ALL SIGNS SHALL CONSIST OF ALUMINUM OR SIMILAR ALLOY MATERIAL.
  - (B) WALL SIGNS SHALL CONSIST OF INDIVIDUAL LETTERS, OR ROUTED OUT ALUMINUM PANELS OFFSET A MINIMUM OF FOUR INCHES FROM THE WALL.
  - (C) WALL SIGN INDIVIDUAL LETTERS SHALL HAVE A MINIMUM DEPTH OF FOUR INCHES.
  - (D) WALL SIGN INDIVIDUAL LETTERS SHALL BE PIN-MOUNTED OR FLUSH-MOUNTED. RACEWAY OR WIREWAY MOUNTING SHALL ONLY BE PERMITTED WHERE THE STRUCTURAL CONDITIONS OF THE WALL DO NOT ALLOW FOR THE DIRECT MOUNTING OF LETTERS. RACEWAYS OR WIREWAYS, IF PERMITTED, SHALL NOT EXCEED THE WIDTH OR HEIGHT OF THE SIGN PROPOSED AND SHALL BE SUBJECT TO THE DESIGN REVIEW PROCESS.
  - (E) THE PLACEMENT AND LOCATION OF ALL SIGNS SHALL BE COMPATIBLE WITH THE ARCHITECTURE OF THE BUILDING, AND SHALL NOT COVER OR OBSCURE ARCHITECTURAL FEATURES, FINISHES OR ELEMENTS.





**VARIANCES**

- 1. VARIANCE TO ALLOW FOR ENCROACHMENTS WITHIN THE REQUIRED FRONT YARD (FRONT YARD VARIANCE).
- 2. VARIANCES TO PERMIT ONE PARKING PROJECTING SIGN ON EACH OF THE THREE STREET FRONTAGES (PARKING SIGNS VARIANCES).
- 3. VARIANCE TO ALLOW TWO DETACHED MONUMENT SIGNS WHERE ONE DETACHED SIGN IS PERMITTED (MONUMENT SIGN VARIANCE).
- 4. VARIANCES TO ALLOW FOR THE THREE DISTINCT SIGNS PER FRONTAGE WHERE ONE IS PERMITTED (FRONTAGE SIGNAGE VARIANCE).



G-06a

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VARIANCE DIAGRAM

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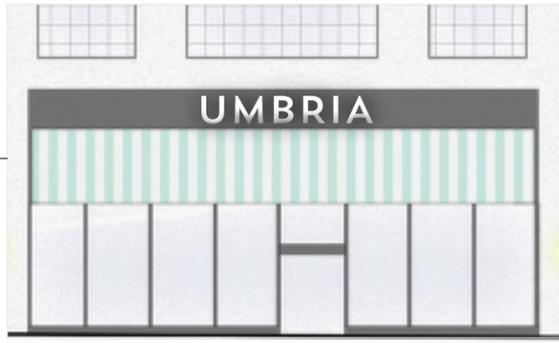
**EXISTING CONDITIONS**



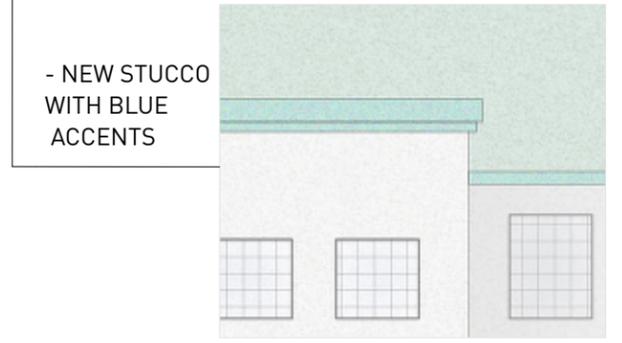
**PROPOSED IMPROVEMENTS**



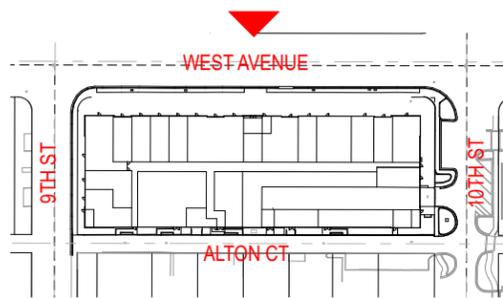
- BRONZE STOREFRONT  
- ILLUMINATED CHANNEL LETTERS



- ARTIFICIAL MOSS WALL  
- (WS) SHOPPES MAIN SIGN  
- (DS) DIRECTIONAL SIGN



**KEYPLAN**



A-01

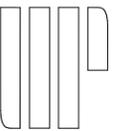
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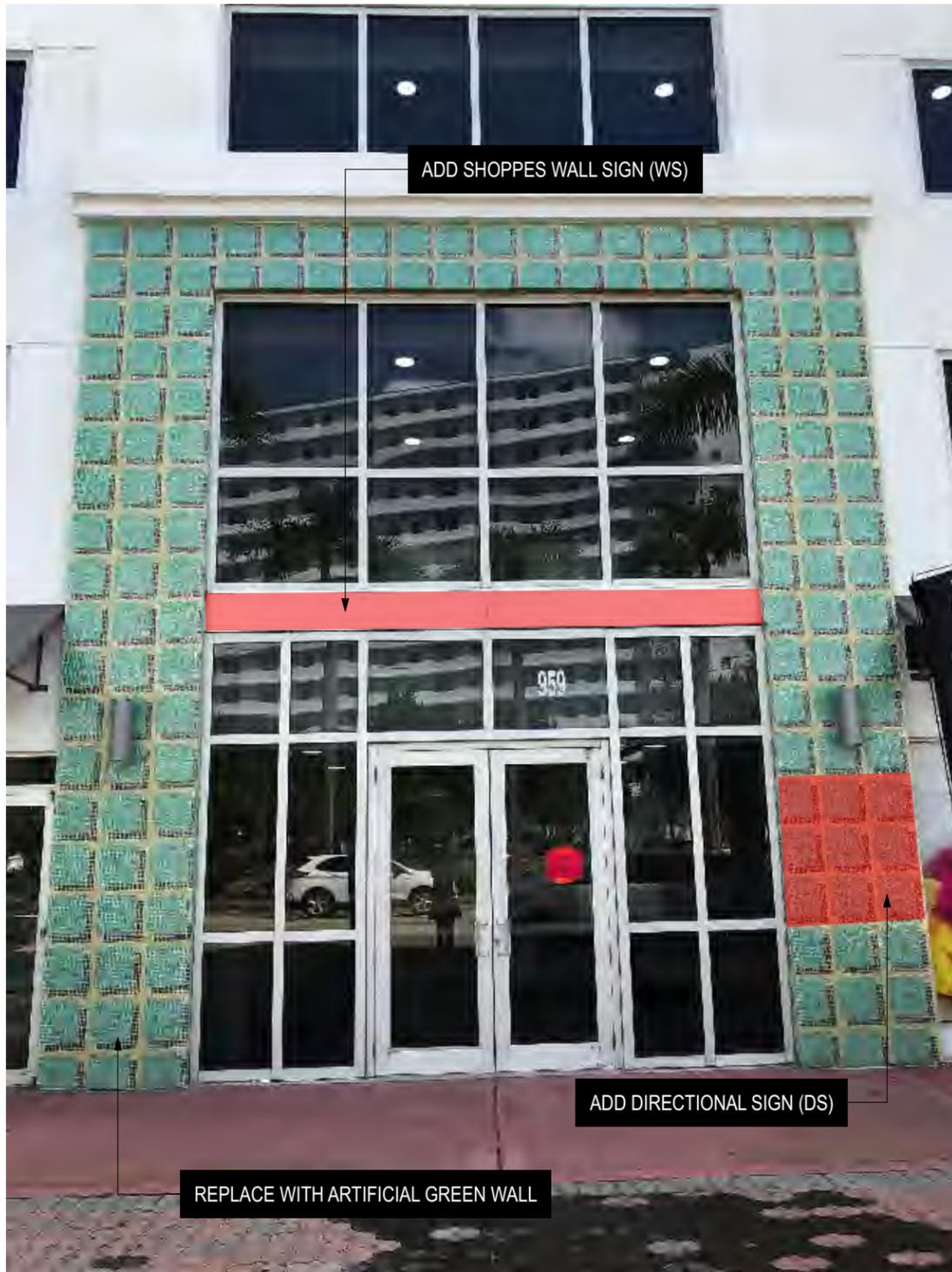
WEST AVENUE ELEVATION

10/12/20

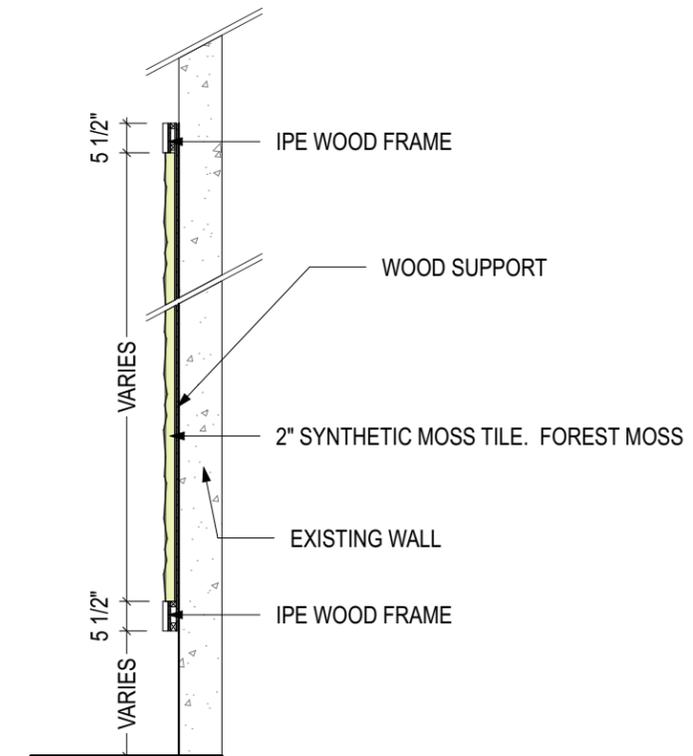
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EXISTING CONDITIONS



PROPOSED IMPROVEMENTS



GREEN WALL SECTION



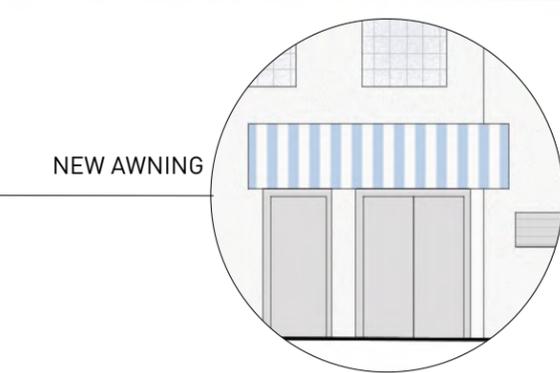
INSPIRATION



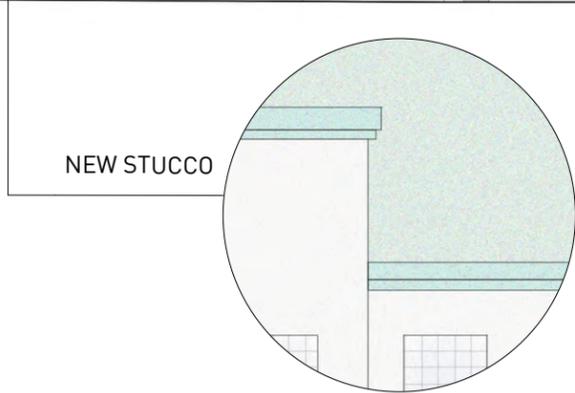
EXISTING CONDITIONS



PROPOSED IMPROVEMENTS

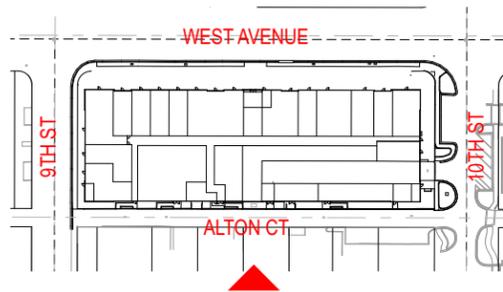


NEW AWNING



NEW STUCCO

KEYPLAN



A-03

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D R B

ALTON CT ELEVATION

10/12/20

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