

SHOPPES AT WEST AVENUE

959 WEST AVE :: MIAMI BEACH, FL 33139

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SCOPE OF WORK :

- New monument and building signage at West Ave streetscape and building facade.
- New facade improvements for the 959 West Ave structure.
- New harmonization integration (landscape / hardscape) for raised West Ave.

REVISIONS

No.	DESCRIPTION	DATE
01	FINAL SUBMITTAL	JANUARY 22, 2021

SUBMITTAL: FINAL SUBMITTAL

DATE: JANUARY 22, 2021

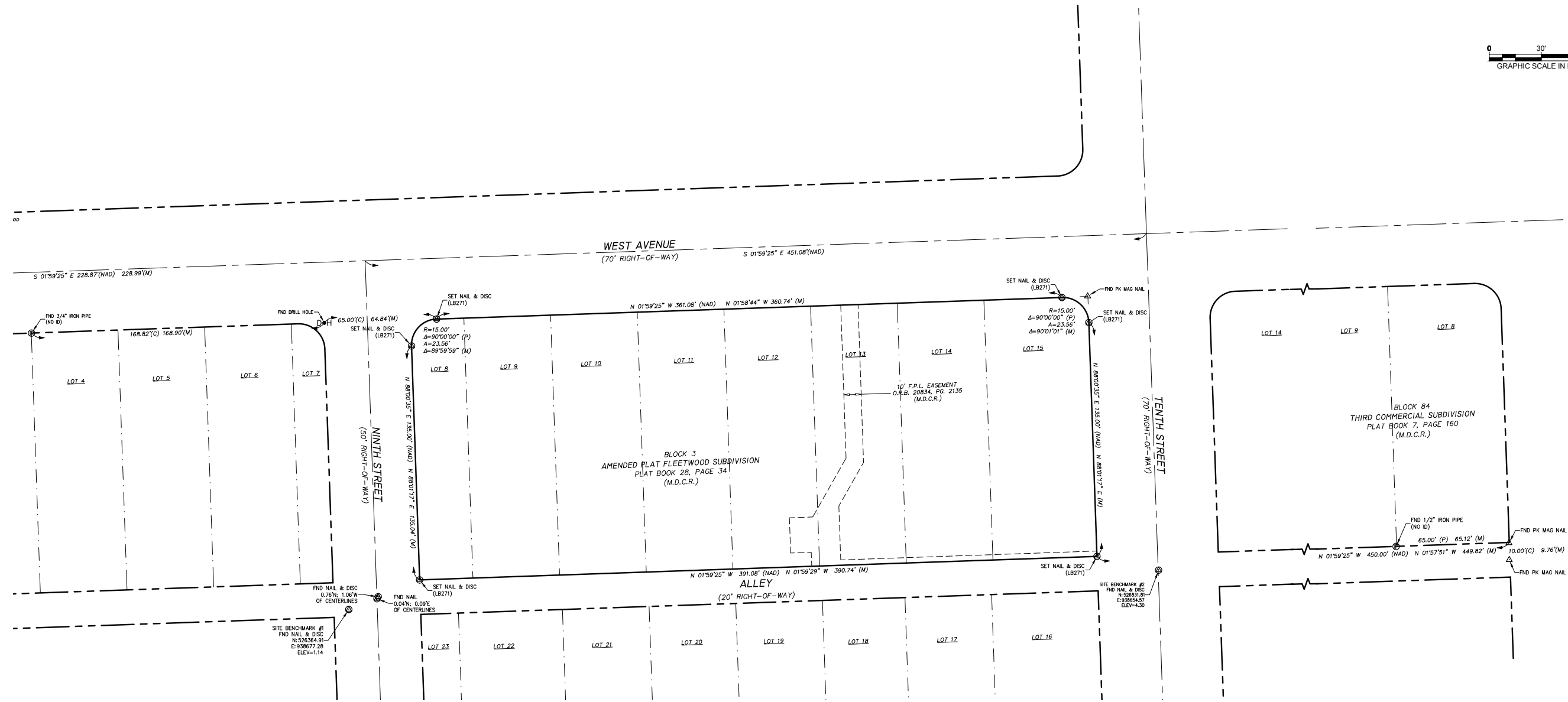
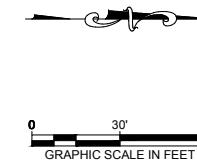
COVER PAGE

G-01

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	12/2/19
SCALE:	1"=30'
DRAWN BY:	J.D.P.
CHECKED BY:	T.S.
FIELDBOOK:	3068
PAGE(S):	1-16
BY:	J.D.P. 08/26/20
DESCRIPTION:	UPDATE SURVEY



GPS CONTROL SURVEY NOTE:

THE HORIZONTAL CONTROL SURVEY DATA SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND WAS OBTAINED BY UTILIZING "TRIMBLE R8 GNSSOVER, AS OPERATED BY CRAVEN THOMPSON AND ASSOCIATES AND A "TRIMBLE NETRS" REAL TIME KINEMATICS GPS BASE REFERENCE STATION "MIAMI 6 (MIAMI)", AS OPERATED BY FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STATE-WIDE PERMANENT REFERENCE NETWORK.

THE GPS DATA HAS BEEN PROCESSED AND SITE CALIBRATED USING A LEAST SQUARE ADJUSTMENT IS BASED ON A HORIZONTAL BEST FIT MODEL USING TRIMBLE BUSINESS CENTER TO THE FOLLOWING CONTROL POINTS

NATIONAL GEODETIC SURVEY	NATIONAL GEODETIC SURVEY
"H 034 (IND AC351.4)"	"TUTTLE (IND AC3580)"
North: 524,167.130	North: 537,624.140
East: 932,073.860	East: 937,177.840
Corps of Engineers Brass Disc	Brass Disc in Concrete
in Concrete Stamped "MH-18 1963"	Stamped "Tuttle 1971"

THIS SITE CALIBRATION IS BASED ON A HORIZONTAL ADJUSTMENT SCALE VALUE OF 1.000018522, A ROTATION ANGLE OF -0.0002" AND A MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.099+- AND MEETS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK CLASSIFICATION, AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17-6.003(3)(B)15.B.II., F.A.C.)

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE). (SEE GPS CONTROL SURVEY NOTE)
- 2) THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED TO THIS OFFICE BY THE CLIENT.
- 3) THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER (5J-17, F.A.C.).
- 4) THE PURPOSE OF THIS SURVEY IS TO SHOW THE SITE IMPROVEMENTS AND THEIR RELATIONSHIP TO THE BOUNDARY LINES AS THEY EXISTED ON THE DATE OF THE SURVEY.
- 5) THE TOPOGRAPHICAL LOCATIONS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- 6) BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.
- 7) THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED. NO EXCAVATION WAS PERFORMED BY CRAVEN THOMPSON AND ASSOCIATES, INC. TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OF CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN SHOWN HEREON MAY EXIST.
- 8) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
- 9) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF GUMENICK PROPERTIES FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) SHEET S-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. SHEETS S-2 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
- 11) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- 12) FLOOD ELEVATION INFORMATION: A) COMMUNITY NUMBER=20051; B) DATE OF FIRM INDEX=SEPTEMBER 11, 2009; C) DATE OF FIRM MAP=SEPTEMBER 11, 2009; D) FIRM ZONE=AE; E) BASE FLOOD ELEVATION=6.54; F) PANEL NUMBER=0319; G) SUFFIX=L.
- 13) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE FOLLOWING BENCHMARK, NATIONAL GEODETIC SURVEY BENCHMARK NO. W 238. A BRASS DISC NORTH SET ON THE TOP OF THE NORTH END OF EAST CONCRETE ABUTMENT OF THE McARTHUR CAUSWAY BRIDGE, 80± WEST OF THE WEST EDGE OF PAVEMENT FOR WEST AVENUE, ELEVATION = 6.54. NOTE: THE ELEVATION CONVERSION FOR THIS BENCHMARK FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS +1.54 FEET.

DESCRIPTION:

LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, OF BLOCK 3, OF AMENDED PLAT FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 58,565 SQUARE FEET (1.344 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN DECEMBER 2019.

LAST DATE OF FIELD WORK: August 26, 2020
CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271



RICHARD D. PRYCE—FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 4038
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

959 WEST AVENUE, MIAMI BEACH, FLORIDA
PROJECT NAME 2
FLEETWOOD SUBDIVISION, AMENDED

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6409
FAX: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

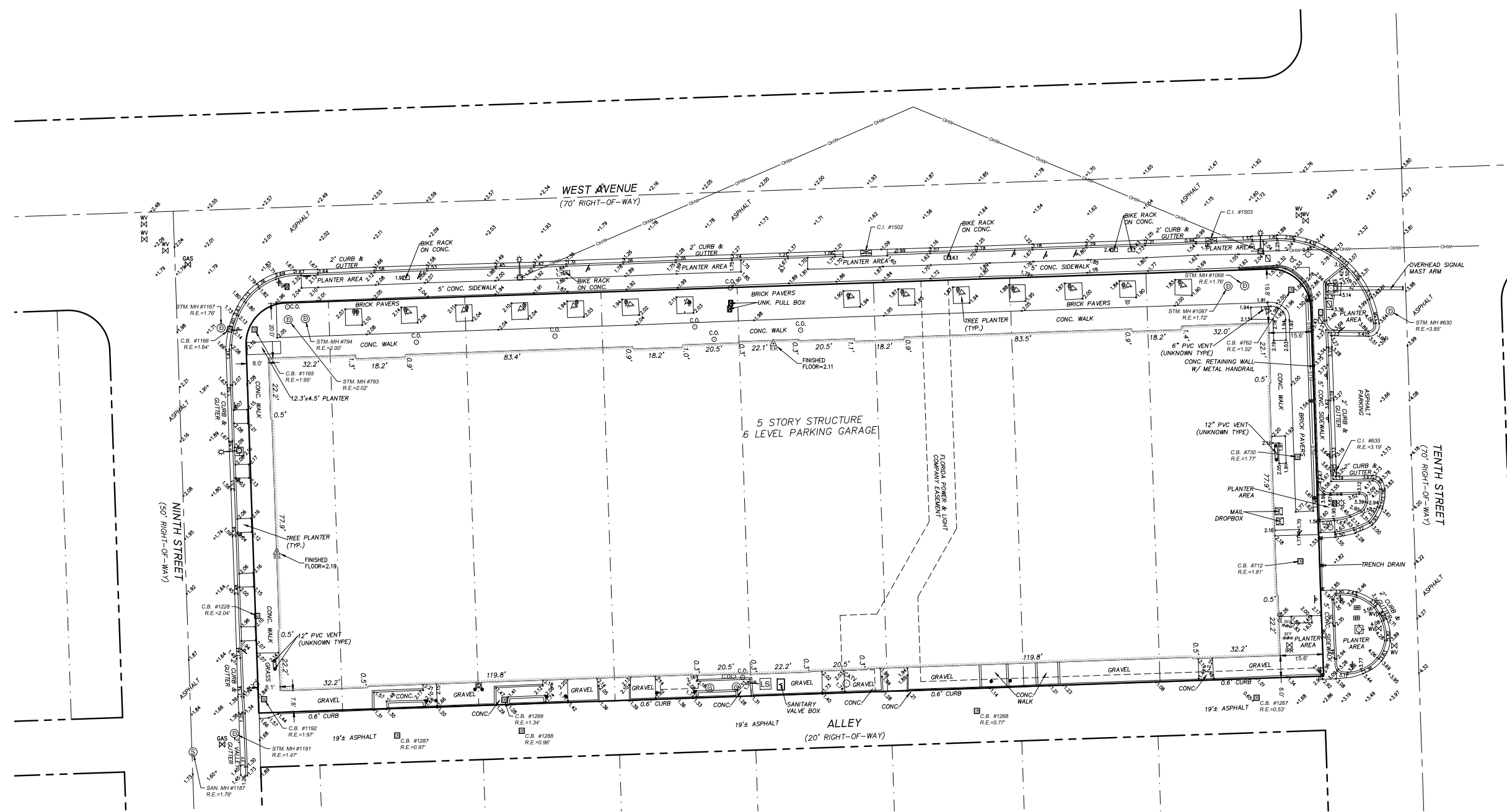
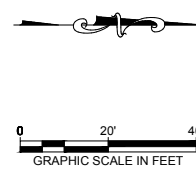
PREPARED FOR:
Gumenick Properties
BOUNDARY INFORMATION

SEAL
PROJECT NO.
19-0055-001-01
S-1
SHEET 1 OF 2

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and GRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
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DRAWN BY:	J.D.P.
CHECKED BY:	T.S.
FIELDBOOK:	3068
BY:	J.D.P. 08/26/20
DESCRIPTION:	UPDATE SURVEY
PAGES:	1-16



- SYMBOL LEGEND**
- BFP BACK FLOW PREVENTER
 - BOLLARD
 - CATY PEDESTAL
 - CATCH BASIN
 - DECORATIVE/YARD LIGHT POLE
 - ELECTRICAL OUTLET
 - ELECTRICAL PULL BOX
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GREASE TRAP MH
 - IRRIGATION CONTROL VALVE
 - LIFT STATION
 - MAIL DROP BOX
 - METAL LIGHT POLE
 - PEDESTRIAN SIGNAL
 - PIPE
 - PARKING METER
 - SANITARY CLEAN OUT
 - SANITARY MANHOLE
 - SIAMSE VALVE
 - SIGN
 - SPOT-FLOOD LIGHT
 - STORM CLEAN OUT
 - STORM MANHOLE
 - TELEPHONE PULL BOX
 - TRAFFIC PULL BOX
 - WATER METER
 - WATER VALVE
 - METAL HANDRAIL
 - OVER HEAD WIRES

- ABBREVIATION LEGEND**
- A ARC DIMENSION
 - (C) CALCULATED INFORMATION
 - C.B. CATCH BASIN
 - ∠ CENTRAL ANGLE
 - CONC. CONCRETE
 - C.I. CURB INLET
 - ELEV. ELEVATION
 - FND. FOUND
 - LB. LICENSED BUSINESS
 - MH. MANHOLE
 - (M) MEASURED INFORMATION
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - (NAD) NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - (P) PLAT INFORMATION
 - PVC POLYVINYL CHLORIDE PIPE
 - R RADIUS DIMENSION
 - R.E. RIM ELEVATION
 - SAN. SANITARY
 - STM. STORM
 - (TYP.) TYPICAL
 - W/ WITH
 - +10.00 HARD SURFACE ELEVATION
 - +10.0 SOFT SURFACE ELEVATION

GRAVEN THOMPSON AND ASSOCIATES, INC.
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3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
NATIONAL BOARD MEMBER OF THE SOCIETY OF PROFESSIONAL LAND SURVEYORS
MEMBER, PROFESSIONAL ENGINEERS AND SURVEYORS OF FLORIDA

959 WEST AVENUE, MIAMI BEACH, FLORIDA
PROJECT NAME 2
FLEETWOOD SUBDIVISION, AMENDED
PREPARED FOR:
Gumenick Proerties

SITE IMPROVEMENTS

SEAL
PROJECT NO.
19-0055-001-01
S-2
SHEET 2 OF 2

R:\Survey\2019\19-0055-001 Base\Drawings\19-0055-001 Base\calc.dwg [5-2] Aug 31, 2020 12:56pm RPR/RC

SIGNAGE- DESIGN STANDARDS			
	EXISTING	REQUIRED	PROVIDED
ZONING DISTRICT	RM-2	-	-
MAXIMUM AREA			
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
MAXIMUM QUANTITY PER FRONTAGE			
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>			
HEIGHT RESTRICTIONS			
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
SETBACKS			
WEST AVENUE			
DETACHED SIGNS [CODE SECTION 138-19]		5 FT	5 FT
OPEN SPACE			
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		
		Maximum	Existing	Proposed	Deficiencies
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	
	Setback	Required	Existing	Proposed	Deficiencies
	Subterranean				
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	
	At grade parking				
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	
	Pedestal				
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	
	Tower				
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	
	Parking	Required	Existing	Proposed	Deficiencies
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	
	Restaurants, Cafes Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
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



SITE

MACARTHUR
CAUSWAY BRIDGE

WEST AVE

ALTON CT

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

LENOX AVE

12TH ST

13TH ST

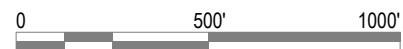
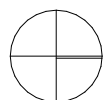
14TH ST

MICHIGAN AVE

JEFFERSON AVE

MERIDIAN AVE

EUCLID AVE



G-03

959 WEST AVENUE | SAWA

DRB

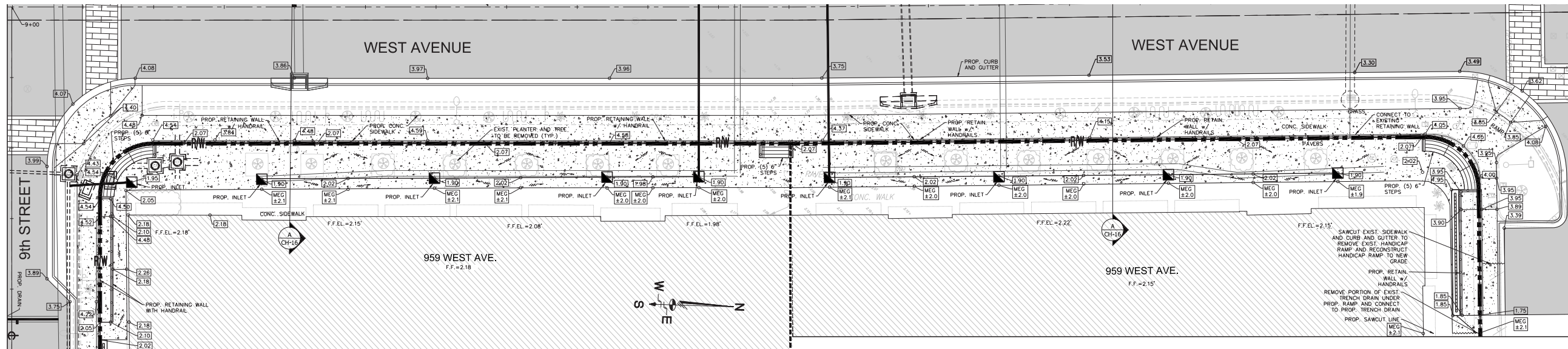
CONTEXT LOCATION PLAN

01/22/21

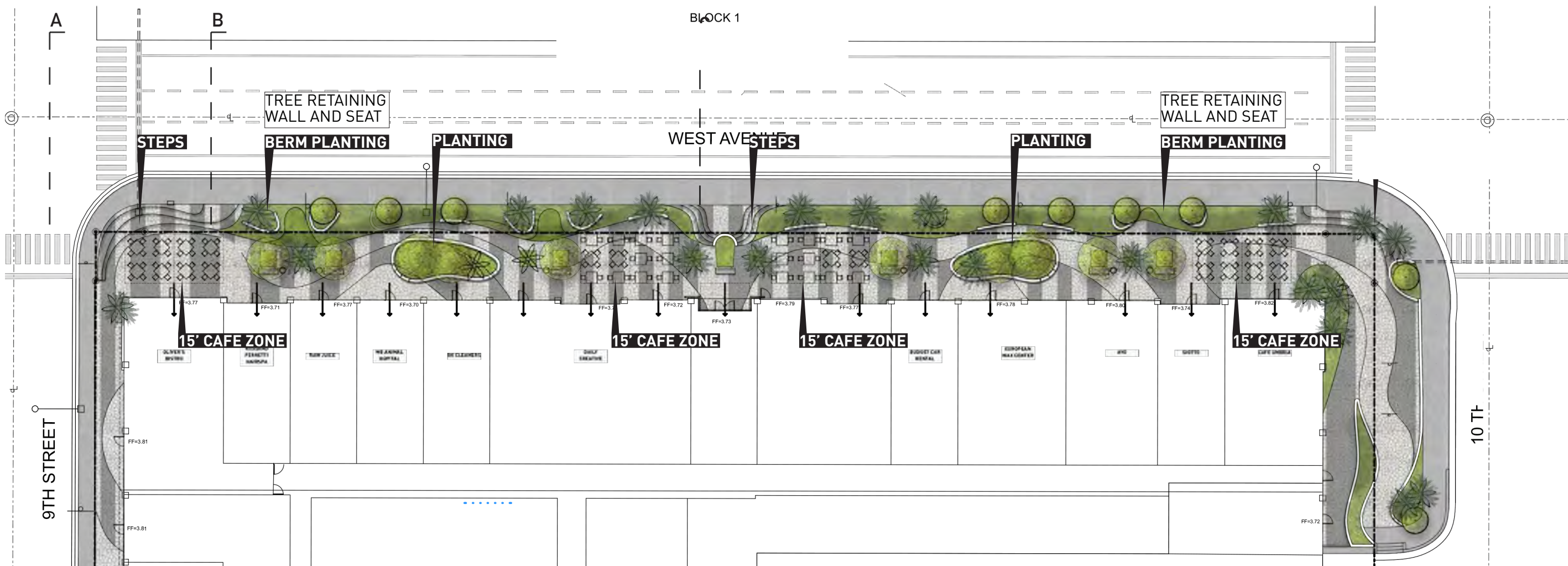
URBAN ROBOT © 2021

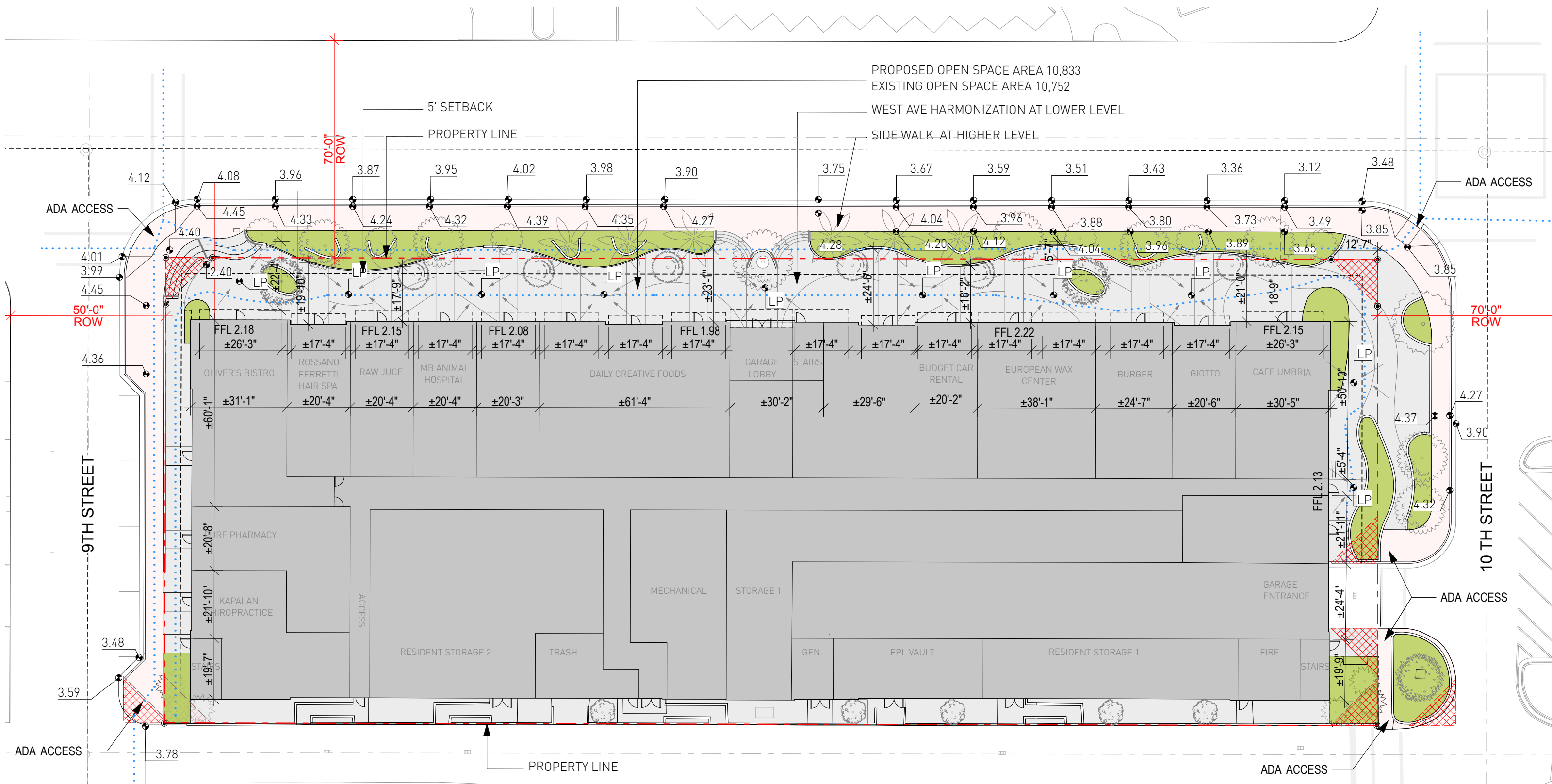


CITY'S PROPOSED HARMONIZATION



URBAN ROBOT PROPOSED HARMONIZATION



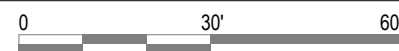
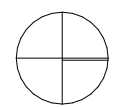


SCOPE OF WORK

- WEST AVENUE, 9TH AND 10TH HARMONIZATION.
- 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

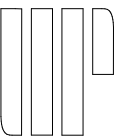


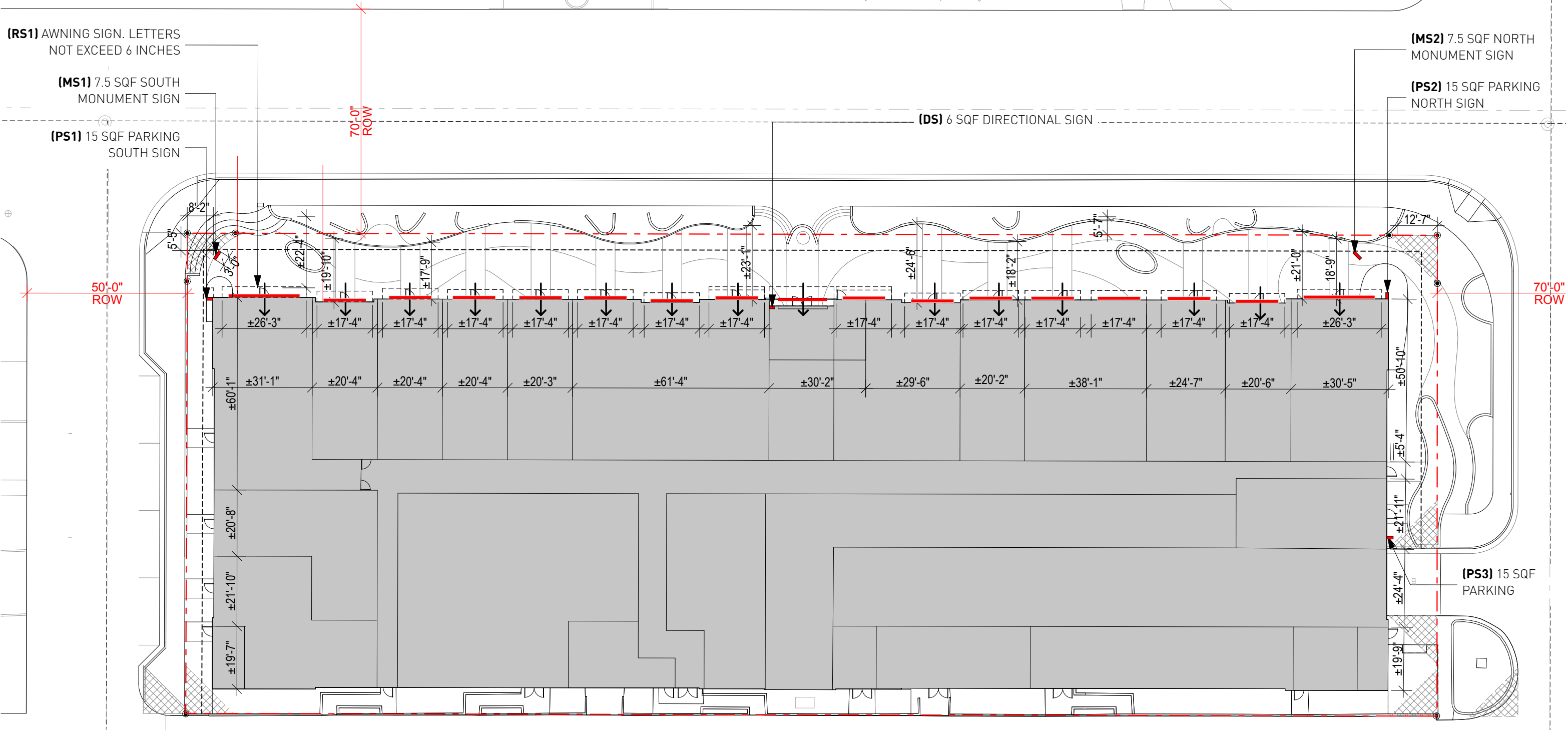
PROPOSED OPEN SPACE AREA 10,833
 EXISTING OPEN SPACE AREA 10,752
 WEST AVE HARMONIZATION AT LOWER LEVEL
 SIDE WALK AT HIGHER LEVEL

G-05

959 WEST AVENUE | SAWA

DRB



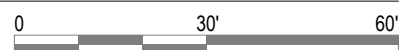
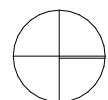


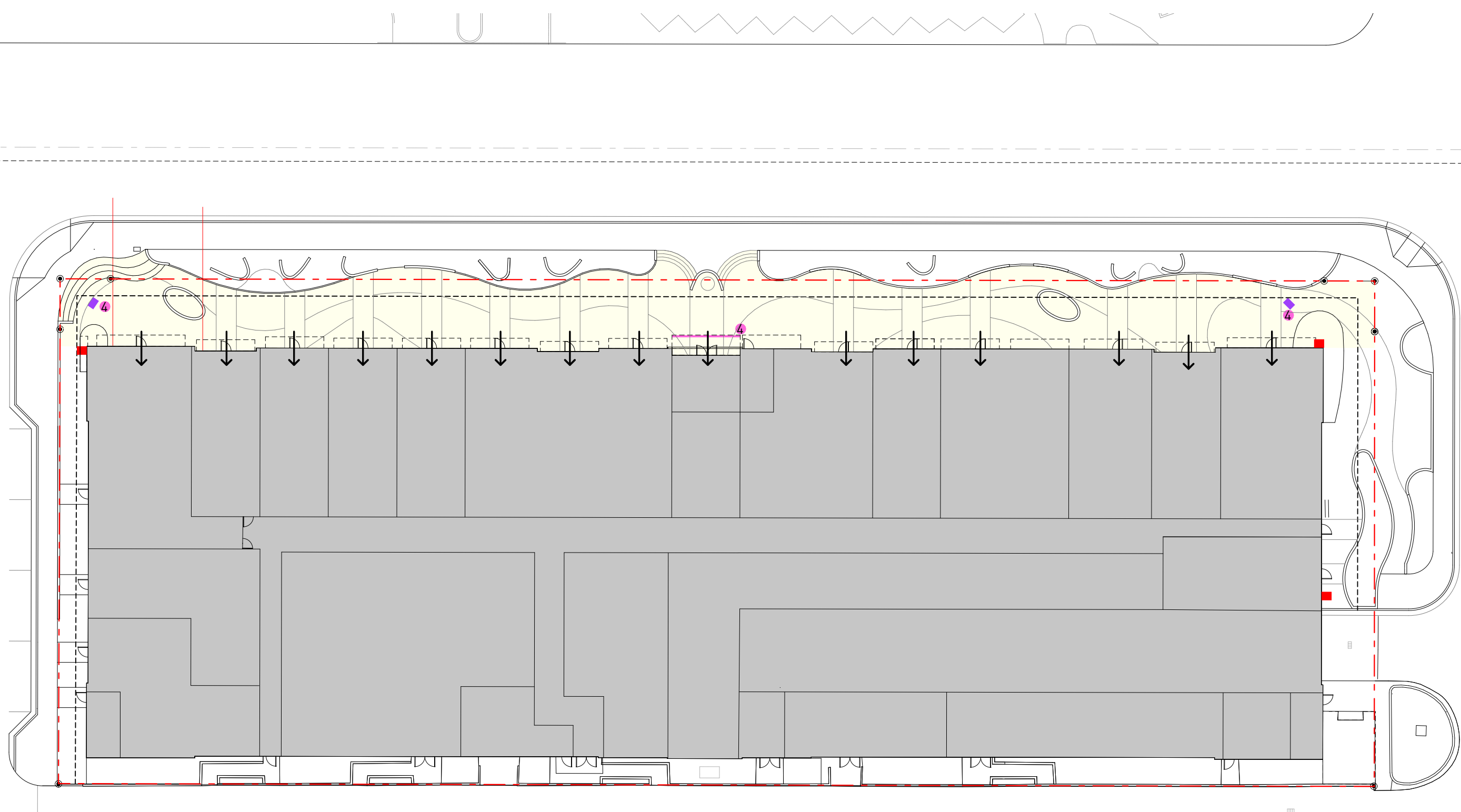
PROPOSED SIGNAGE:

- 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.

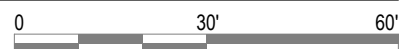
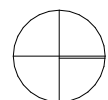
- ALL SIGNS PERMISSIBLE WITHIN THIS ARTICLE SHALL COMPLY WITH THE FOLLOWING MINIMUM DESIGN STANDARDS:
- (A) THE FRAMEWORK AND BODY OF ALL SIGNS SHALL CONSIST OF ALUMINUM OR SIMILAR ALLOY MATERIAL.
 - (B) WALL SIGNS SHALL CONSIST OF INDIVIDUAL LETTERS, OR ROUTED OUT ALUMINUM PANELS OFFSET A MINIMUM OF 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

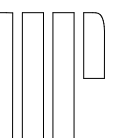
959 WEST AVENUE | SAWA

DRB

VARIANCE DIAGRAM

01/22/21

URBAN ROBOT © 2021





1. FACADE IMPROVEMENTS

2. SHADE DEVICES

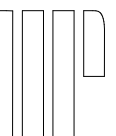
3. SIGNAGE

4. LIGHTING

5. ACCESORIES

Budget
Car and Truck Rental

Payless





KEY PLAN 1:200



1. WEST AVE AND 10TH ST INTERSECTION. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020



2. WEST AVENUE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020





KEY PLAN 1:200



5. 10TH STREET. PHOTOGRAPHS TAKEN ON OCTOBER 1ST, 2019



6. ALTON CT. PHOTOGRAPHS TAKEN ON OCTOBER 1ST, 2019



7.9TH STREET. PHOTOGRAPHS TAKEN ON OCTOBER 1ST, 2019





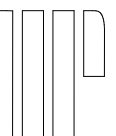
KEY PLAN 1:200



3. WEST AVE AND 9TH ST INTERSECTION. PHOTOGRAPHS TAKEN ON JULY 8TH, 2020 JULY 8TH, 2020



4. EAST FACADE ALONG WEST AVENUE. PHOTOGRAPH TAKEN ON JULY 8TH, 2020





INDIAN CREEK & 33 STREET



INDIAN CREEK & 34 STREET



INDIAN CREEK & 33 STREET



INDIAN CREEK & 33 STREET



INDIAN CREEK & 34 STREET



INDIAN CREEK & 33 STREET

INDIAN CREEK HARMONIZATION WITH VERTICAL WALLS.

WEST AVENUE AT THE FLORIDIAN

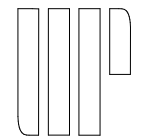


SIDEWALK IS NEXT TO ROAD.

SUNSET HARBOUR



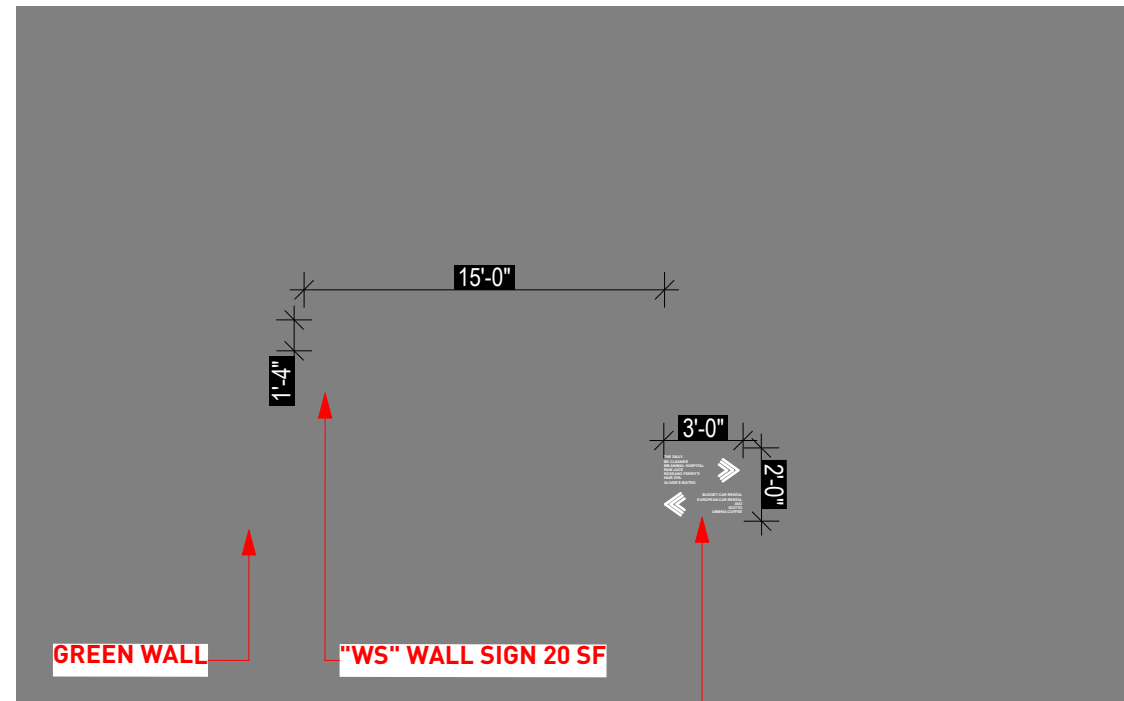
SIDEWALK IS NEXT TO ROAD.



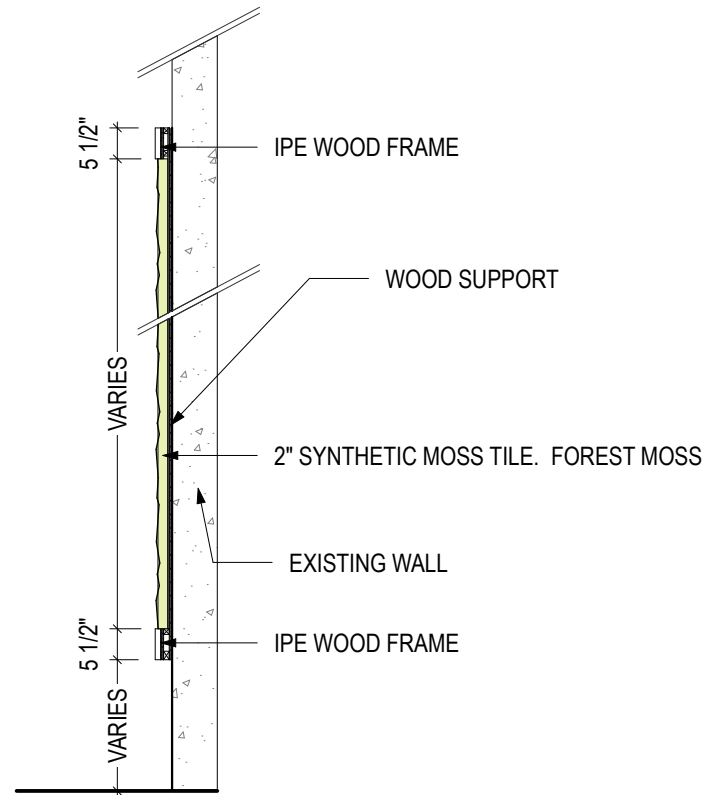
EXISTING CONDITIONS



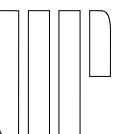
PROPOSED IMPROVEMENTS



GREEN WALL SECTION



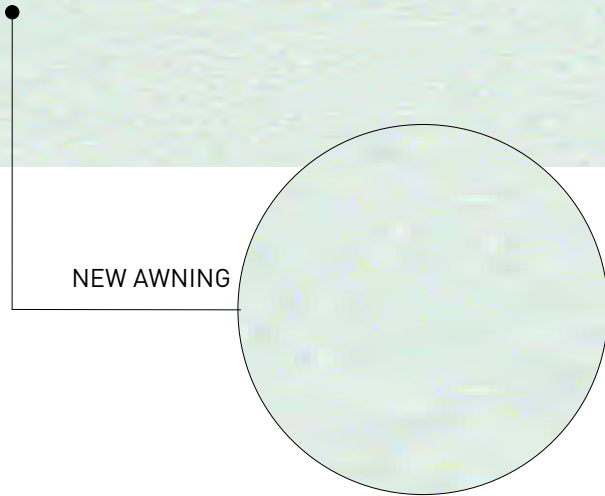
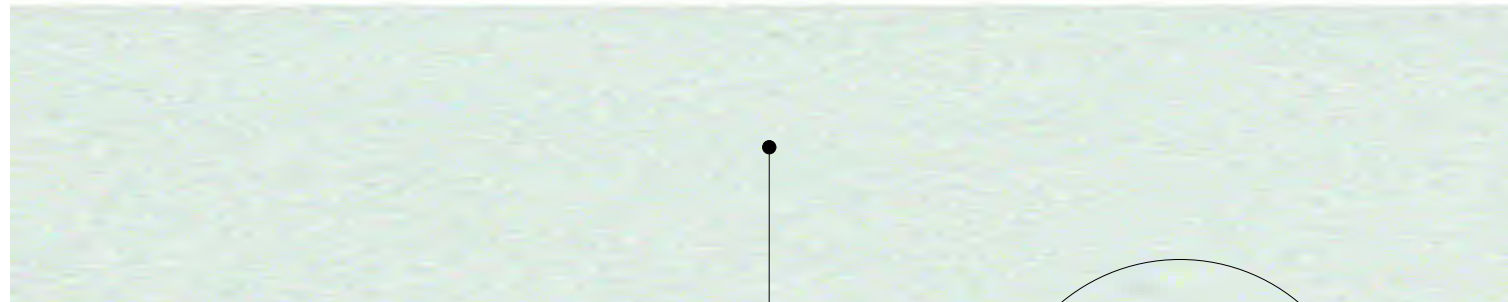
INSPIRATION



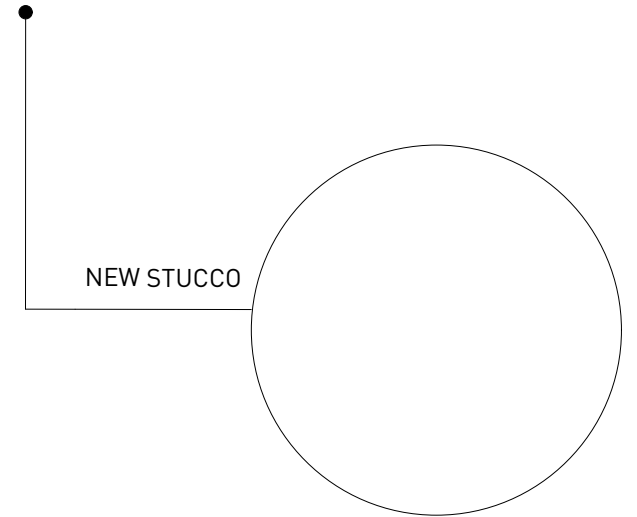
EXISTING CONDITIONS



PROPOSED IMPROVEMENTS

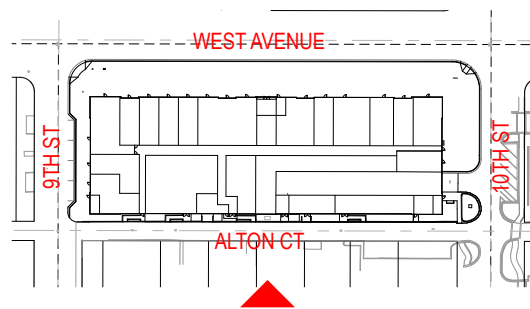


NEW AWNING



NEW STUCCO

KEYPLAN



A-03

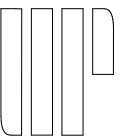
959 WEST AVENUE | SAWA

DRB

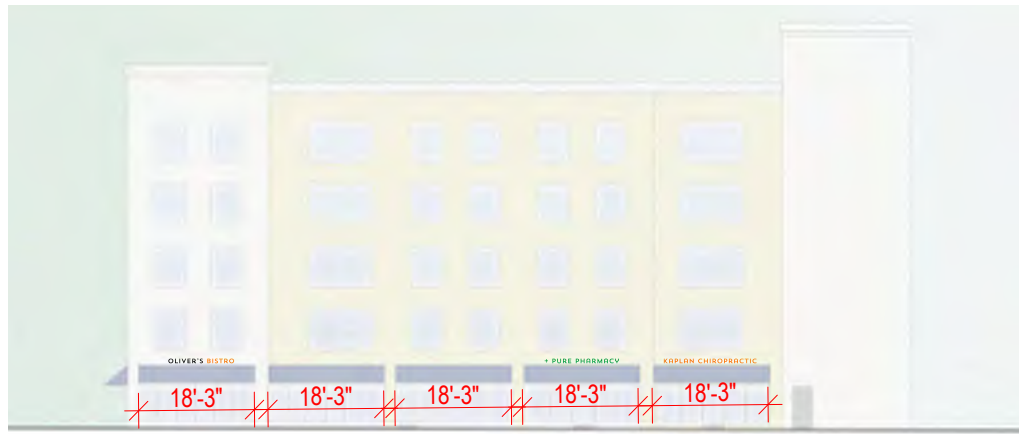
ALTON CT ELEVATION

01/22/21

URBAN ROBOT © 2021



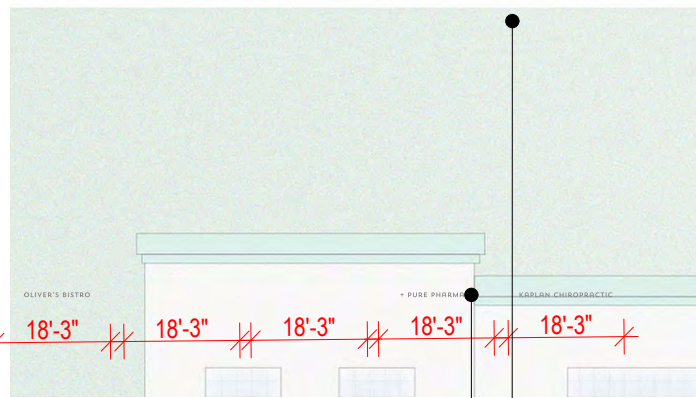
9th STREET EXISTING CONDITIONS



10th STREET EXISTING CONDITIONS



9th STREET PROPOSED IMPROVEMENTS



- BRONZE STOREFRONT
- ILLUMINATED CHANNEL LETTERS

NEW STUCCO WITH BLUE ACCENTS

OLIVER'S BISTRO

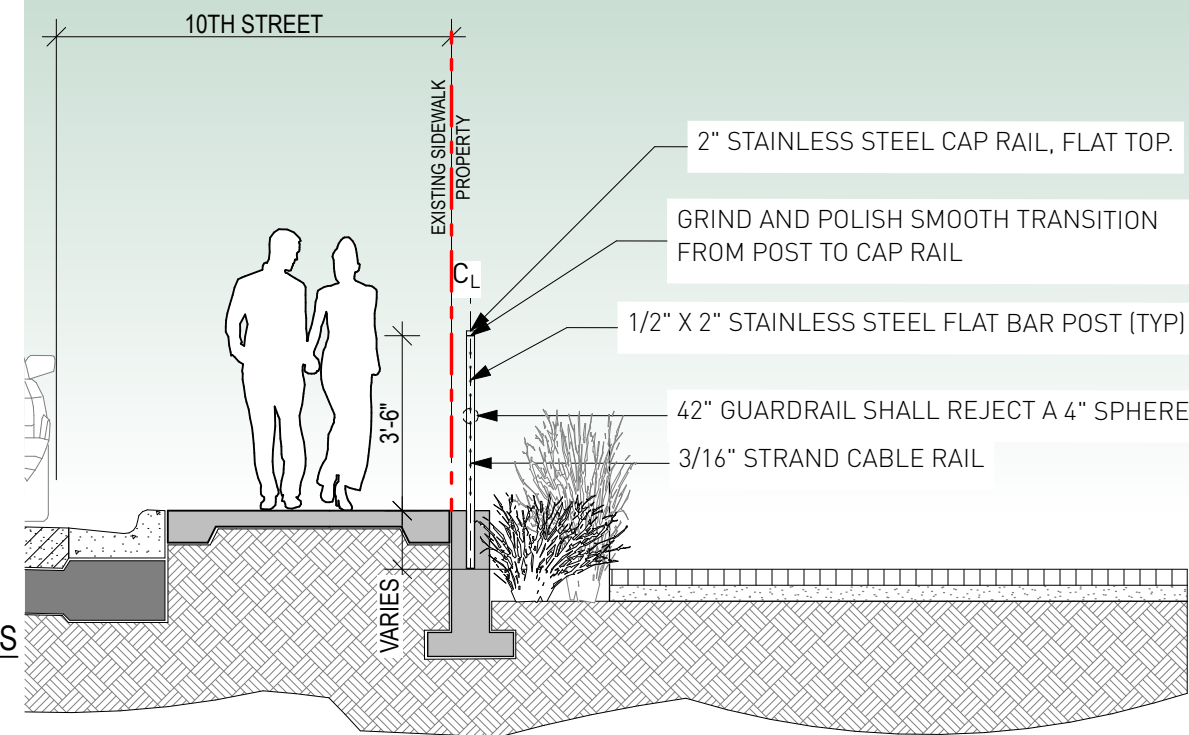
UMBRIA

- BRONZE STOREFRONT
- ILLUMINATED CHANNEL LETTERS

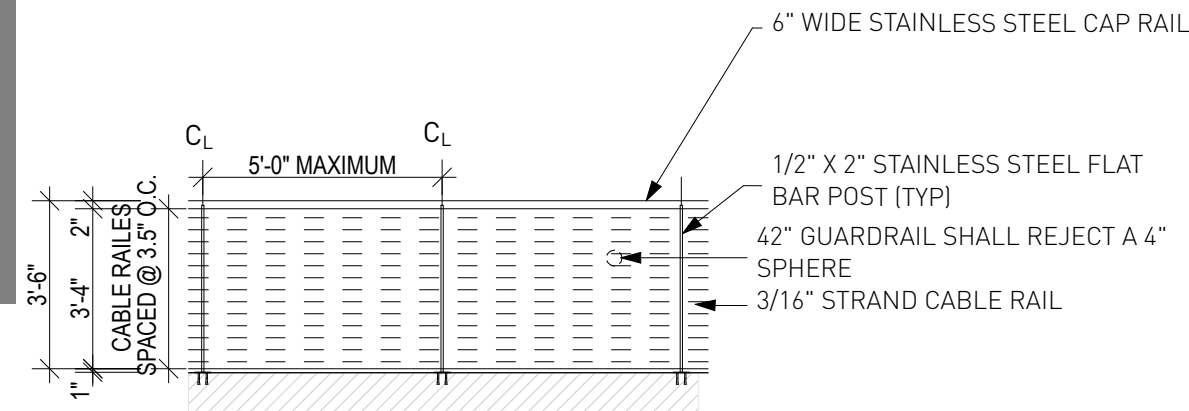
11'-3"

18'-3" 18'-3"

10th STREET PROPOSED IMPROVEMENTS



TYPICAL GUARDRAIL SECTION



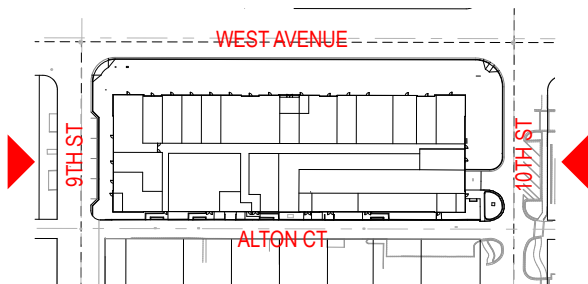
TYPICAL GUARDRAIL ELEVATION ON WALL

NOTE:
HANDRAILS TO INCORPORATE A FLAT PROFILE AND ANY ACCESSIBILITY RAIL TO RETURN TO THE GROUND

GUARDRAIL ON 10TH STREET



KEYPLAN



A-04

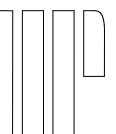
959 WEST AVENUE | SAWA

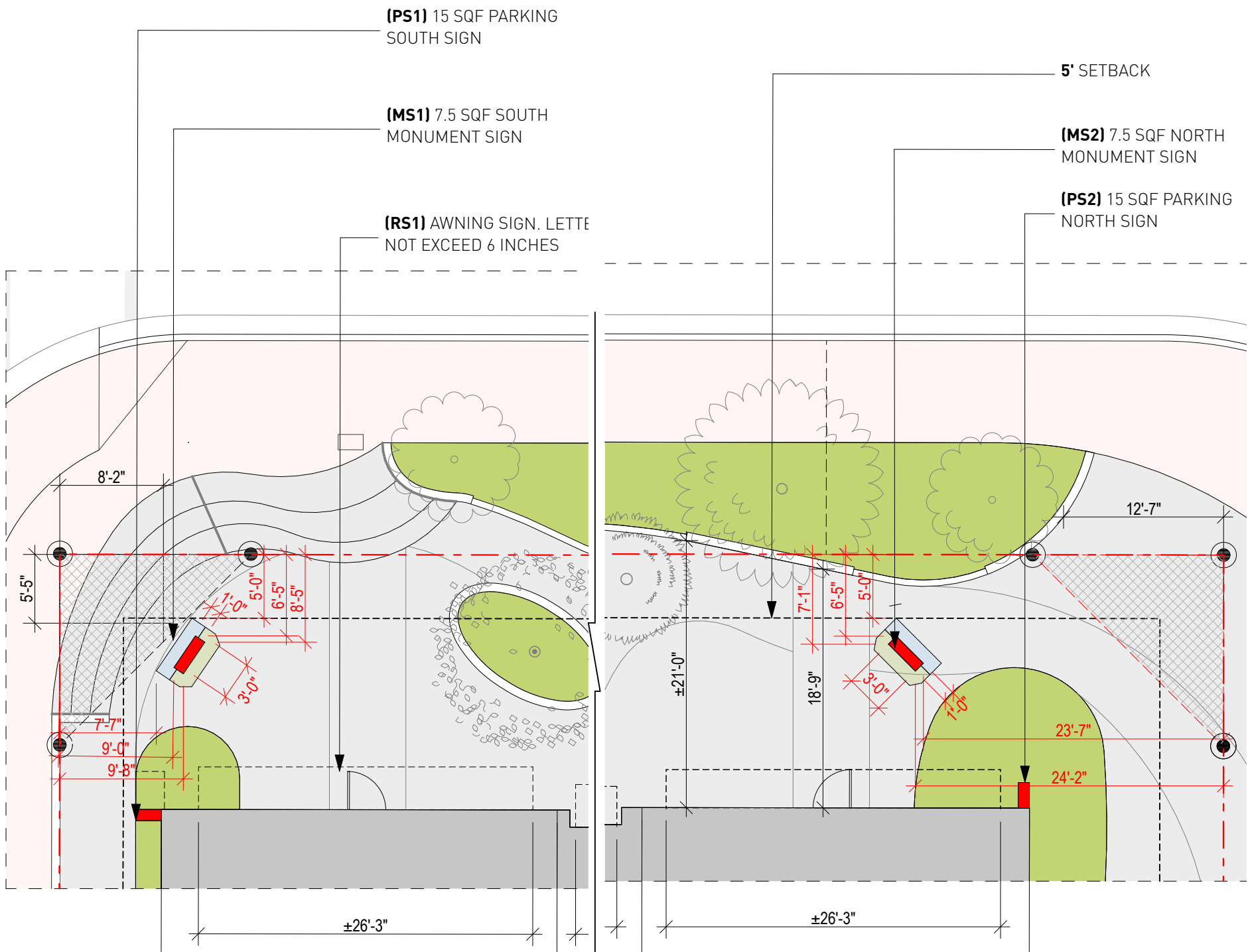
DRB

9TH & 10TH STREET ELEVATION

01/22/21

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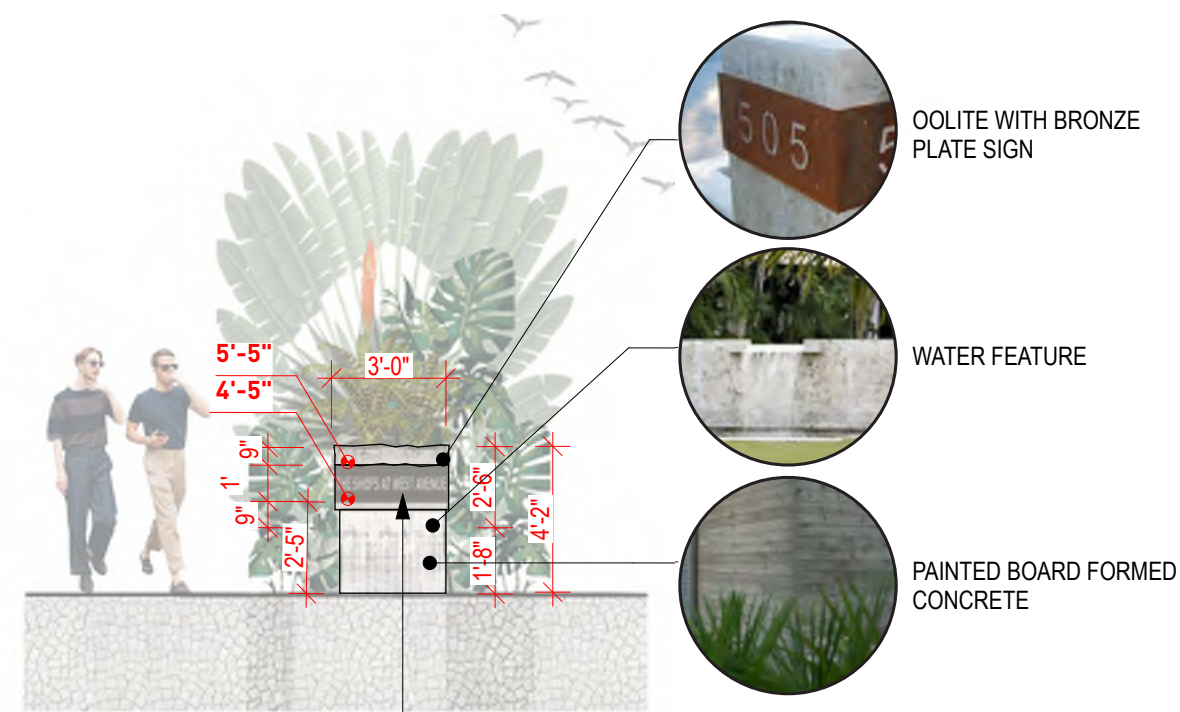
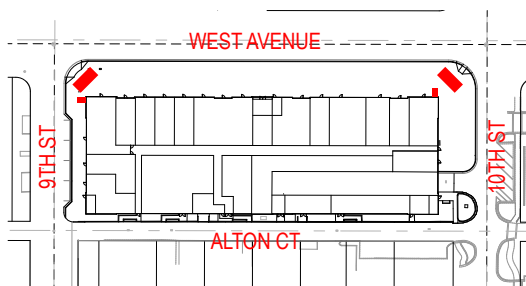




1 SOUTH MONUMENT AND PARKING SIGN
SCALE: 1" = 10'

2 NORTH MONUMENT AND PARKING SIGN
SCALE: 1" = 10'

KEYPLAN

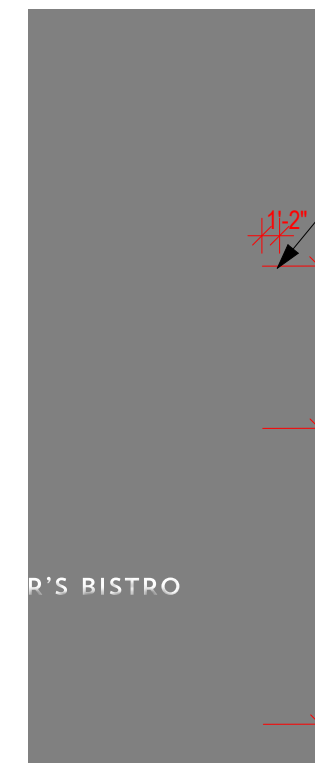


7.5 SQF MONUMENT SIGN

SIGNAGE OPTIONS:

1. THE SHOPPES AT WEST AVENUE
2. THE SHOPPES AND RESTAURANTS AT WEST AVENUE
3. SHOPS AT WEST

3 MONUMENT SIGN
NOT TO SCALE



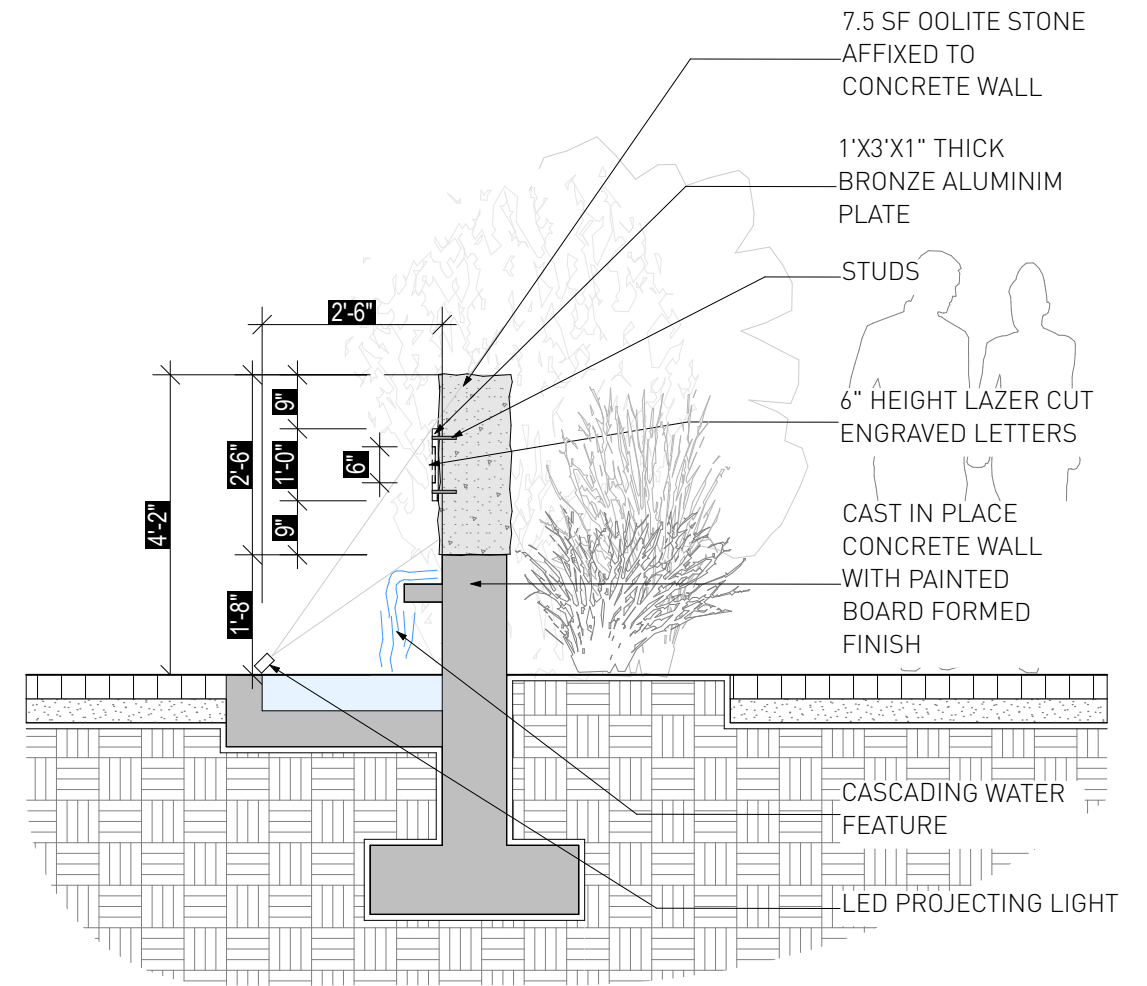
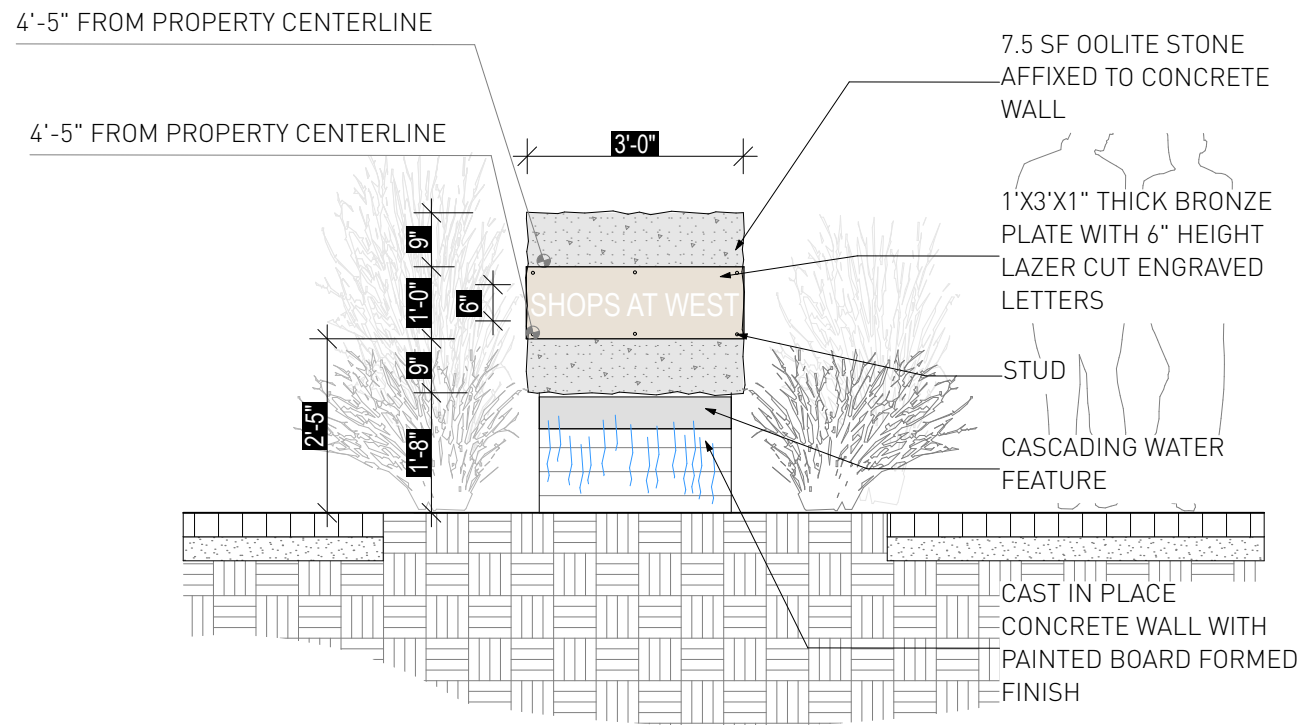
15 SQF PARKING
NORTH SIGN
ILLUMINATED
REVERSE CHANNEL
LETTERS



EXISTING PARKING
SIGNAGE

4 PARKING SIGN ENLARGEMENT
NOT TO SCALE

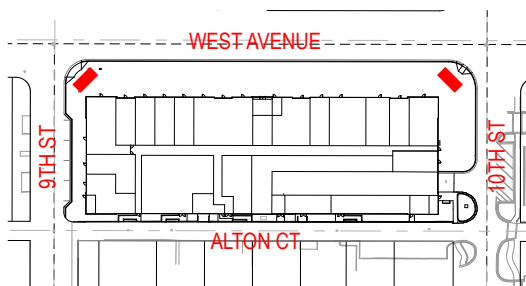




(MS1-MS2) MONUMENT SIGN ELEVATION
SCALE: 3/8" = 1'-0"

(MS1-MS2) MONUMENT SIGN SECTION
SCALE: 3/8" = 1'-0"

KEYPLAN



A-05a

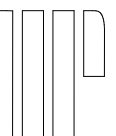
959 WEST AVENUE | SAWA

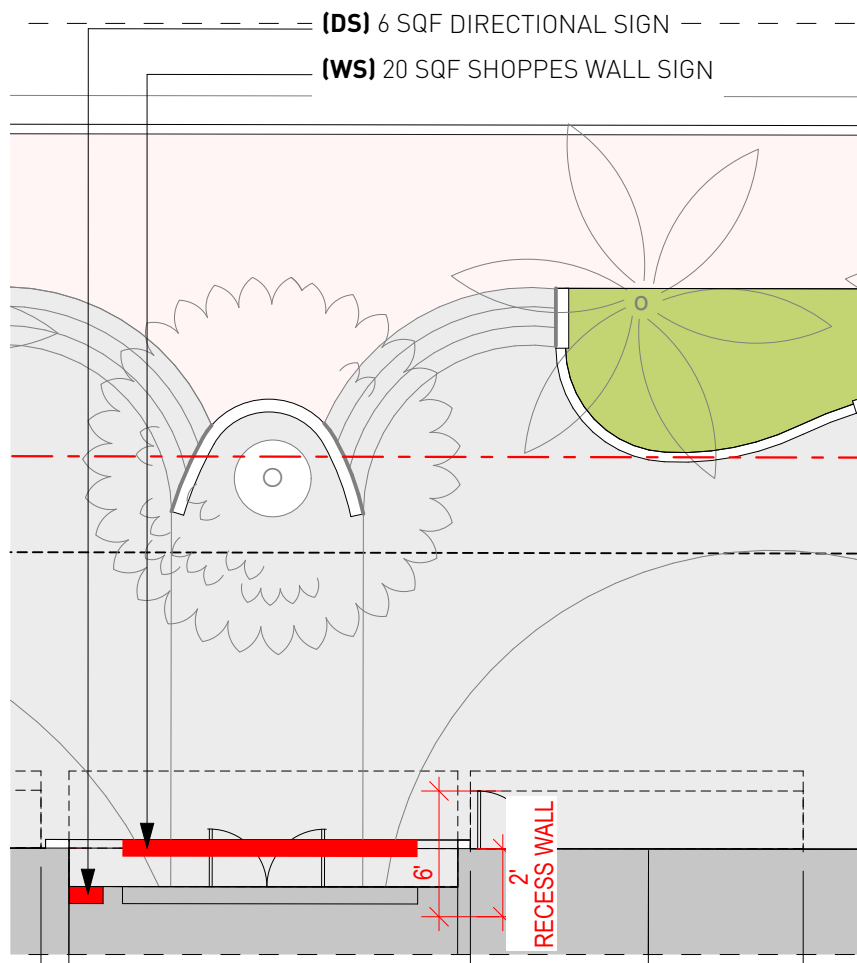
DRB

MONUMENT SIGNAGE

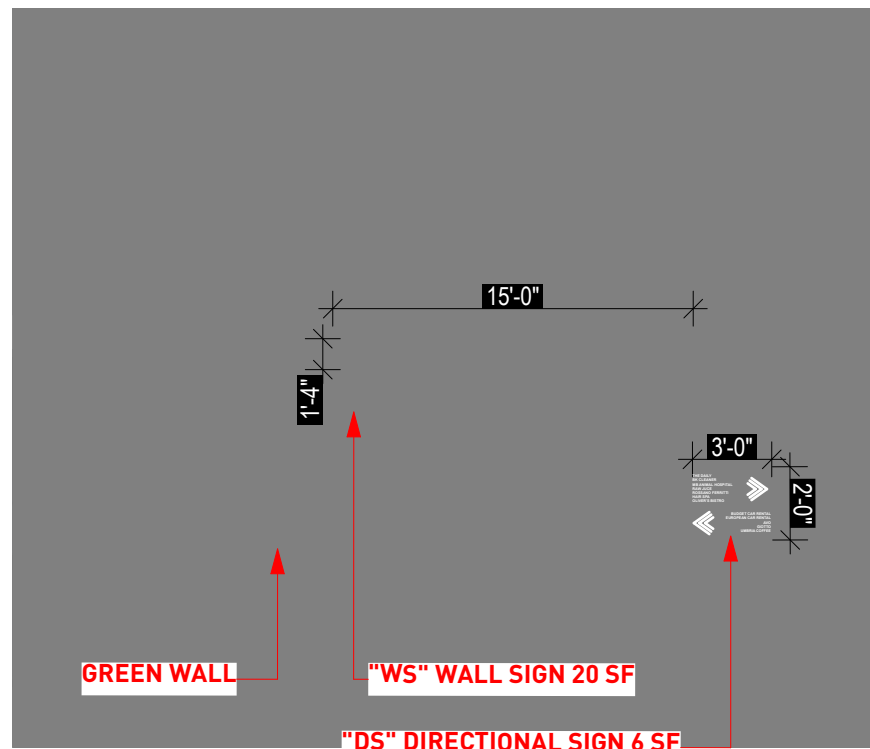
01/22/21

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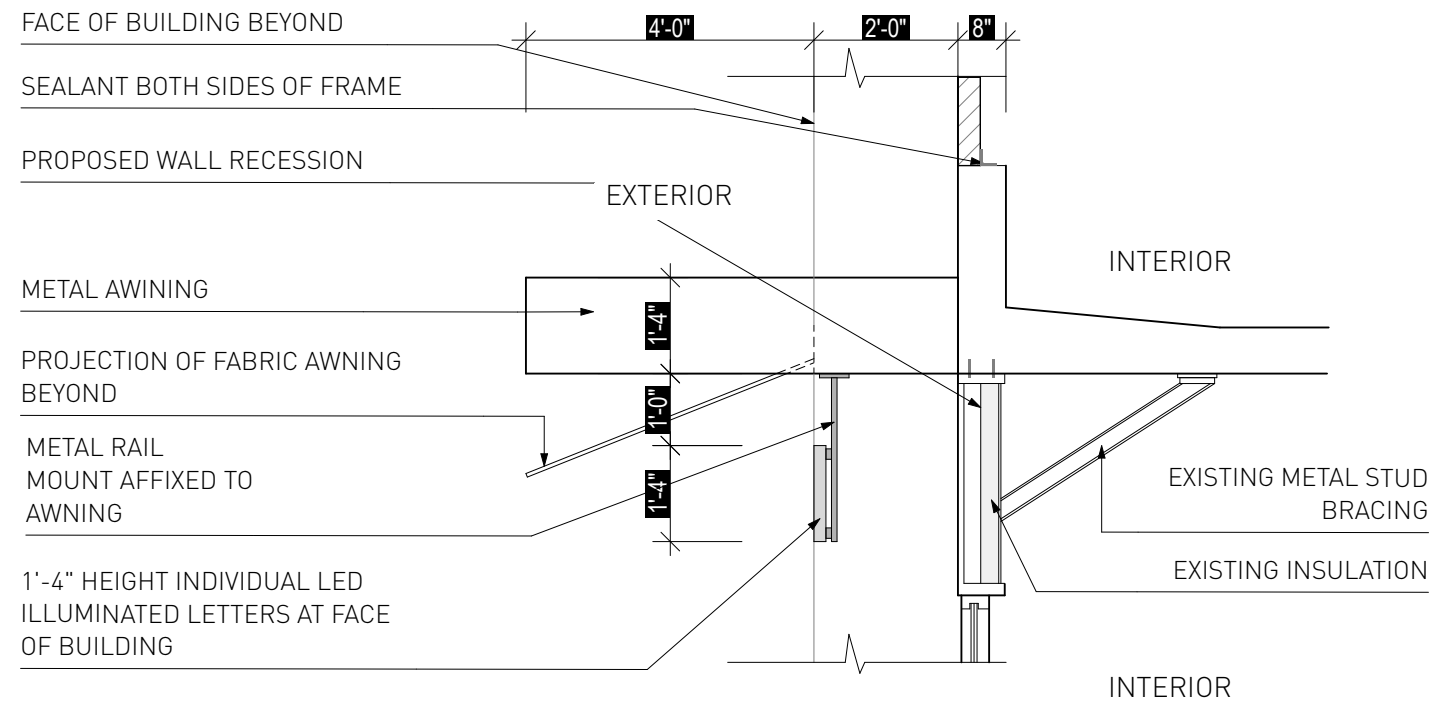




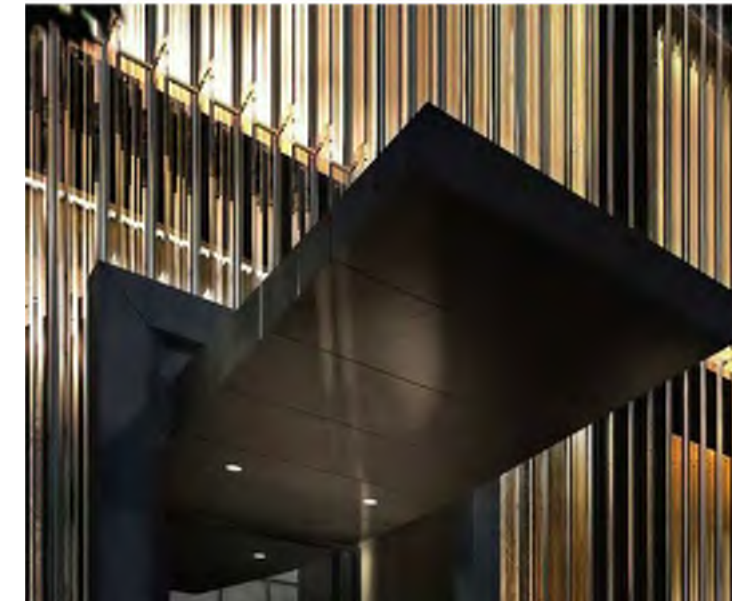
1 SHOPPES AND DIRECTORY SIGN PLAN
SCALE: 1" = 10'



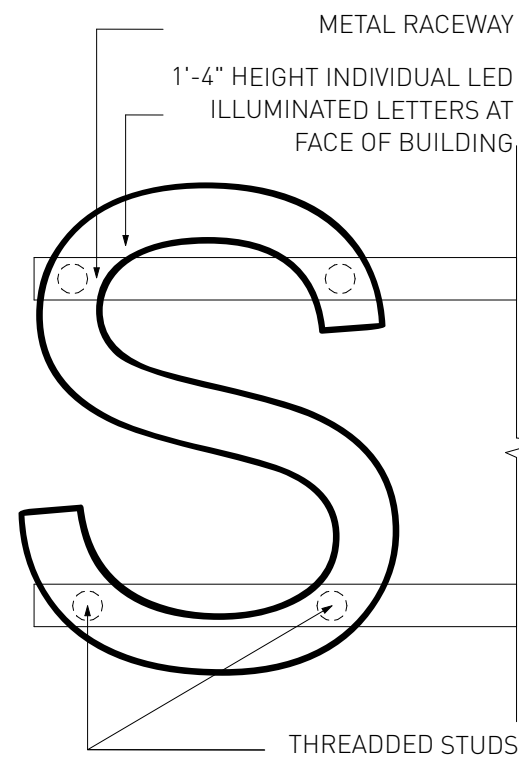
2 SHOPPES AND DIRECTORY SIGN ELEVATION
NOT TO SCALE



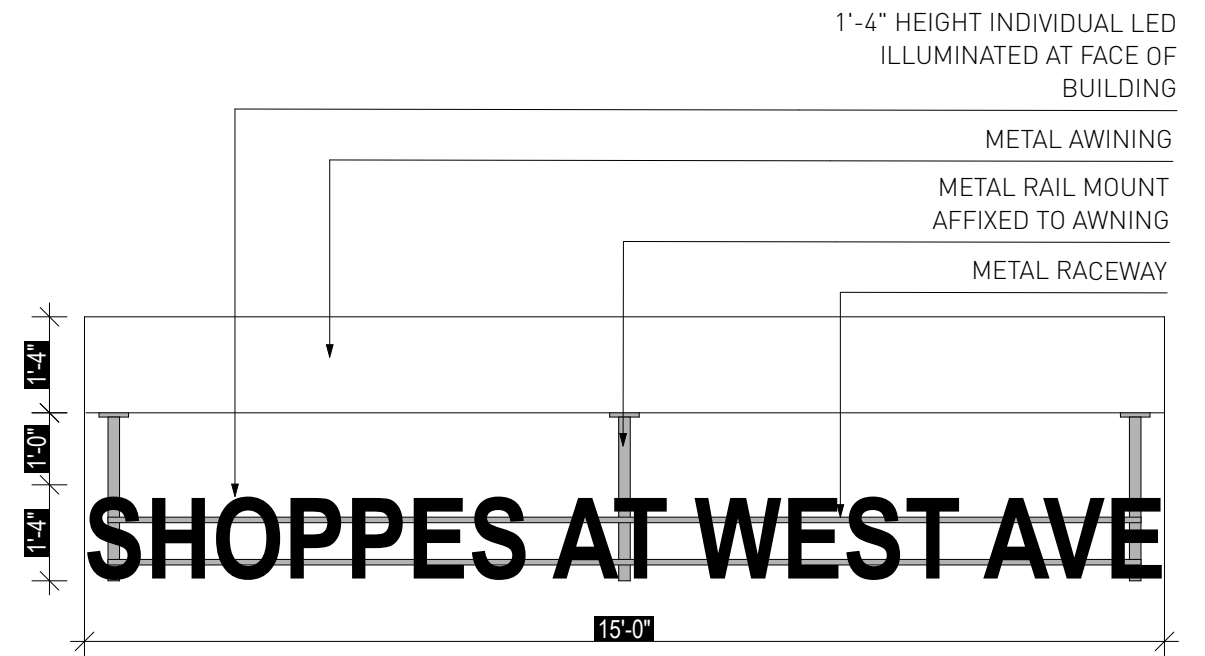
3 ENTRY AWINING AND SIGN SECTION
SCALE: 3/8" = 1'-0"



5 AWNING REFERENCE IMAGE
NOT TO SCALE



4 'WS' WALL SIGN DETAIL
SCALE: 3/8" = 1'-0"



6 'WS' WALL SIGN ELEVATION
SCALE: 3/8" = 1'-0"



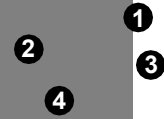
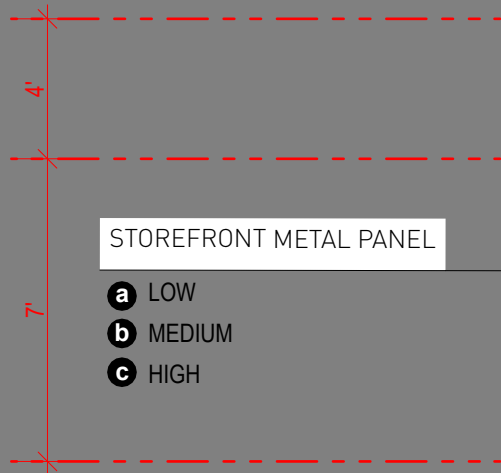
FACADE IMPROVEMENTS

BRONZE STOREFRONT

CANDY STRIPED AWNING

STOREFRONT METAL PANEL

- a** LOW
- b** MEDIUM
- c** HIGH



2' VESTIBULE
5' PEDESTRIAN CORRIDOR

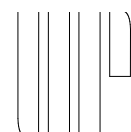
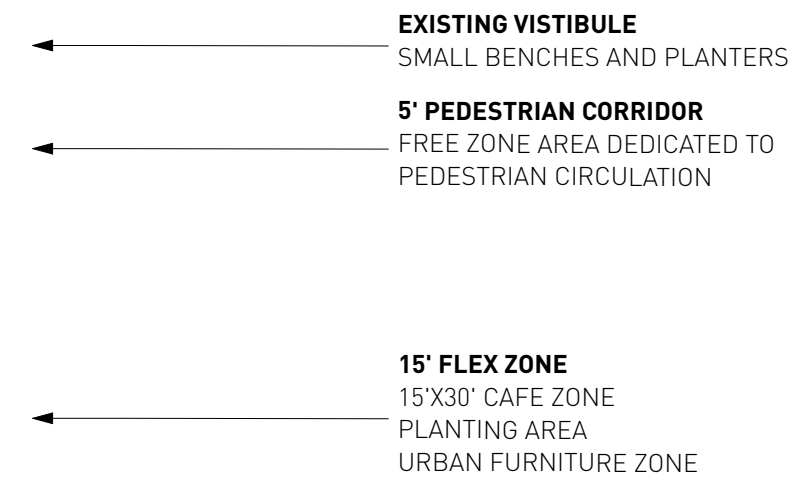
15' FLEX ZONE

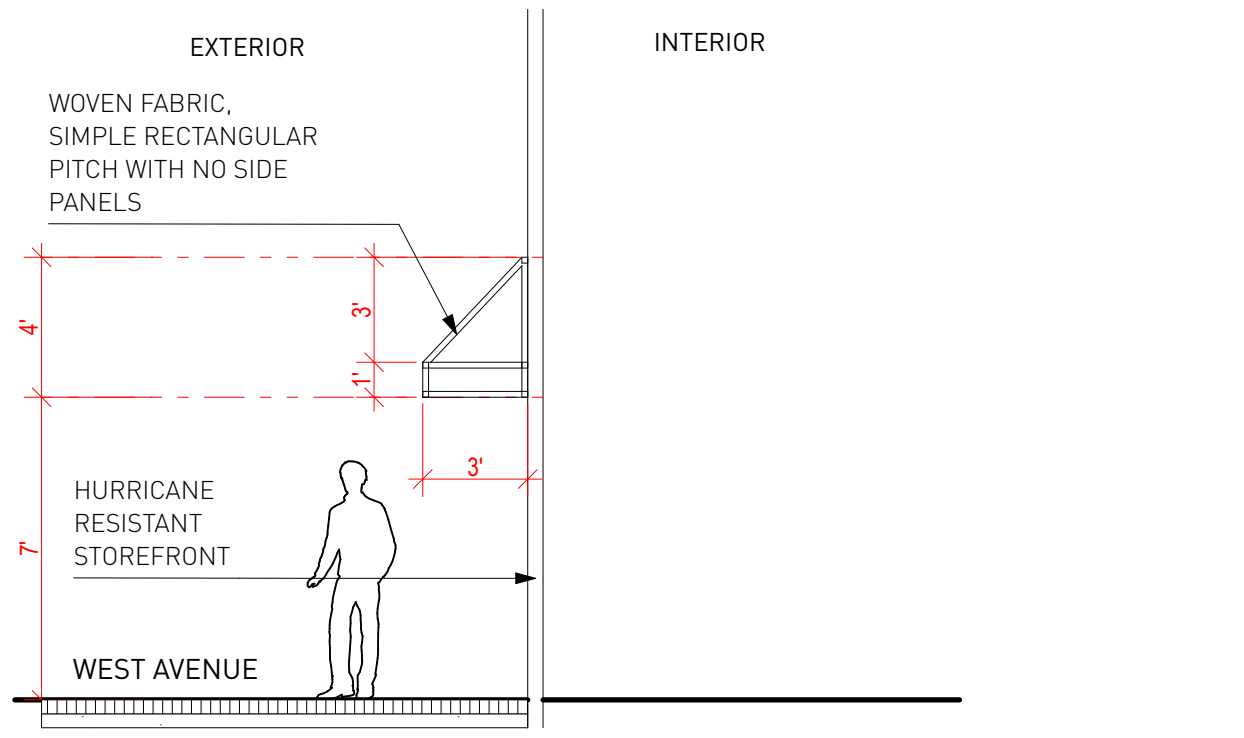
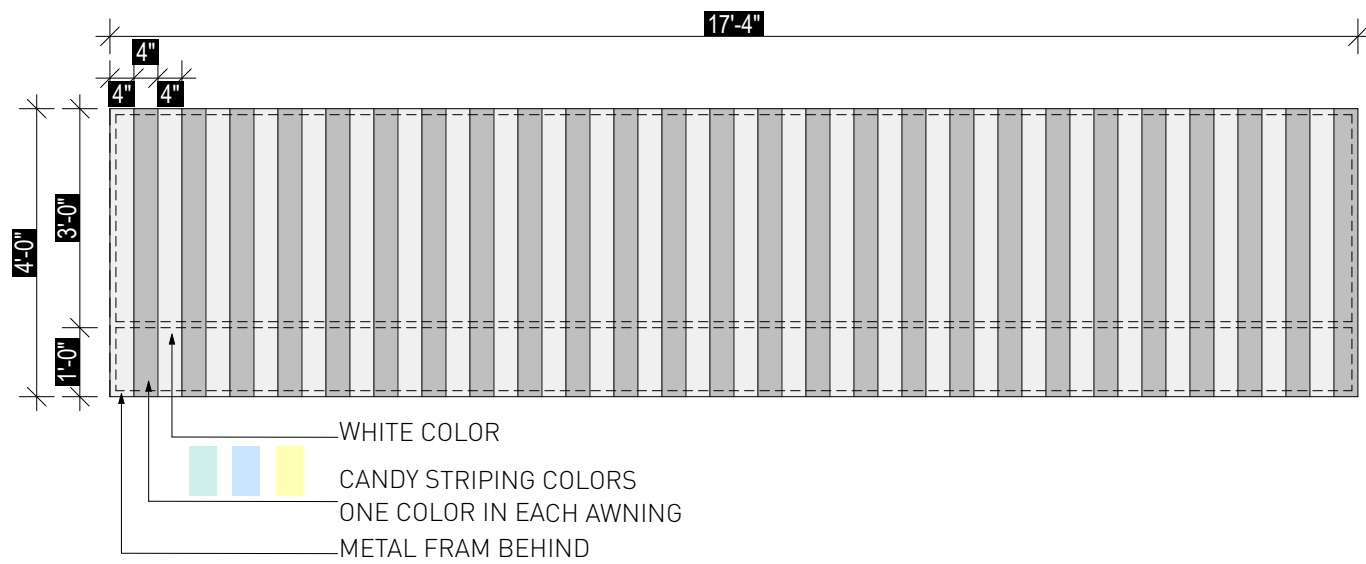
PRIMARY SIGN (25% OF THE AREA OF THE BRONZE STOREFRONT AT A MAX. OF 10SQF)



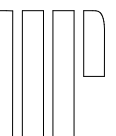
SECONDARY SIGNAGE:

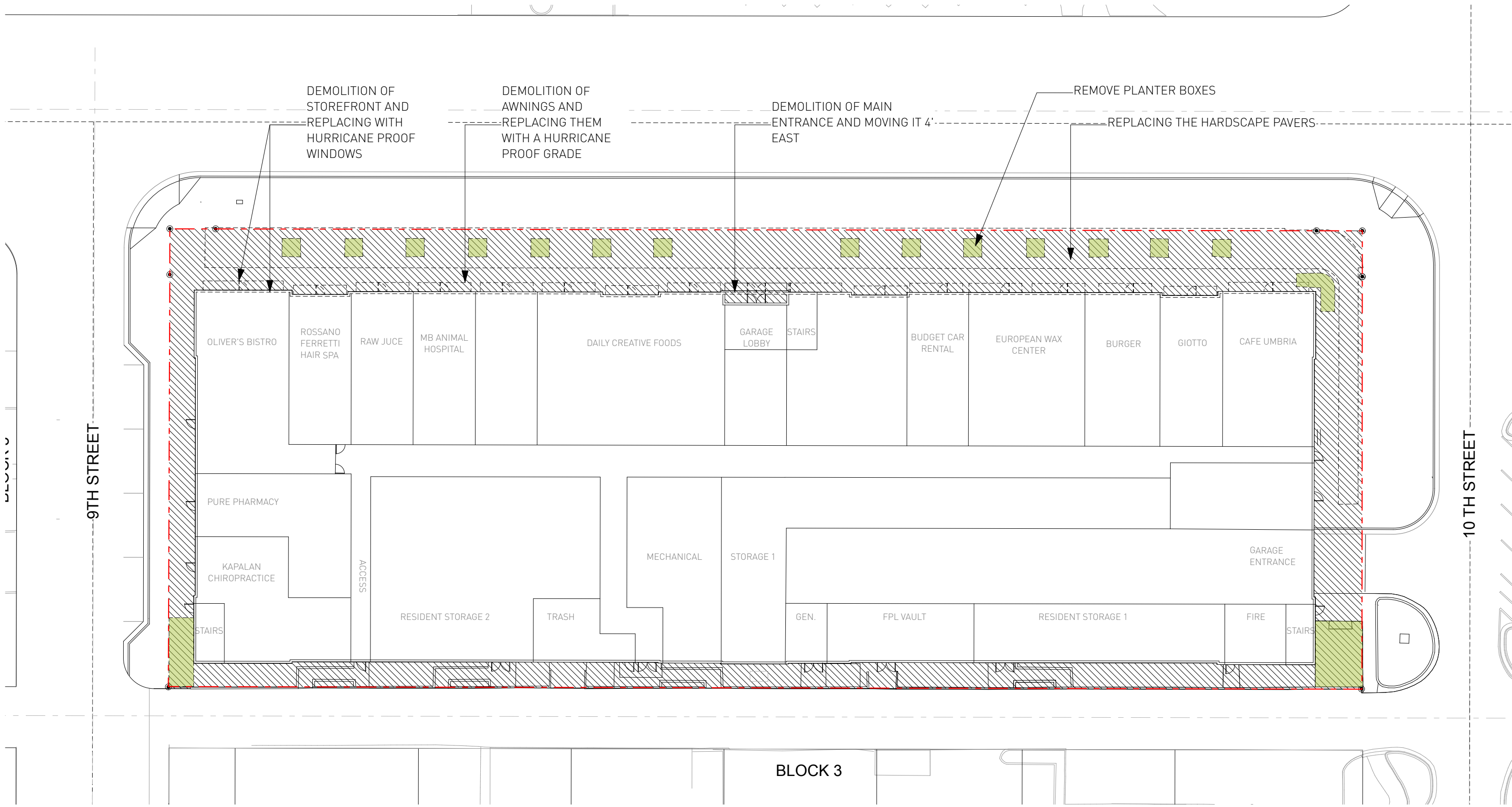
- 1** 6" H ILLUMINATED CHANNEL LETTERS
- 2** 6" H ADDRESS
- 3** 2" H PHONE NUMBER
- 4** 2" H WORKING HOURS



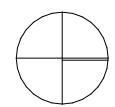


1 STOREFRONT AWNING SECTION
SCALE: 1" = 30'





EXISTING GREEN SPACE 1111 SQFT



BLOCK 3

A-08

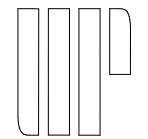
959 WEST AVENUE | SAWA

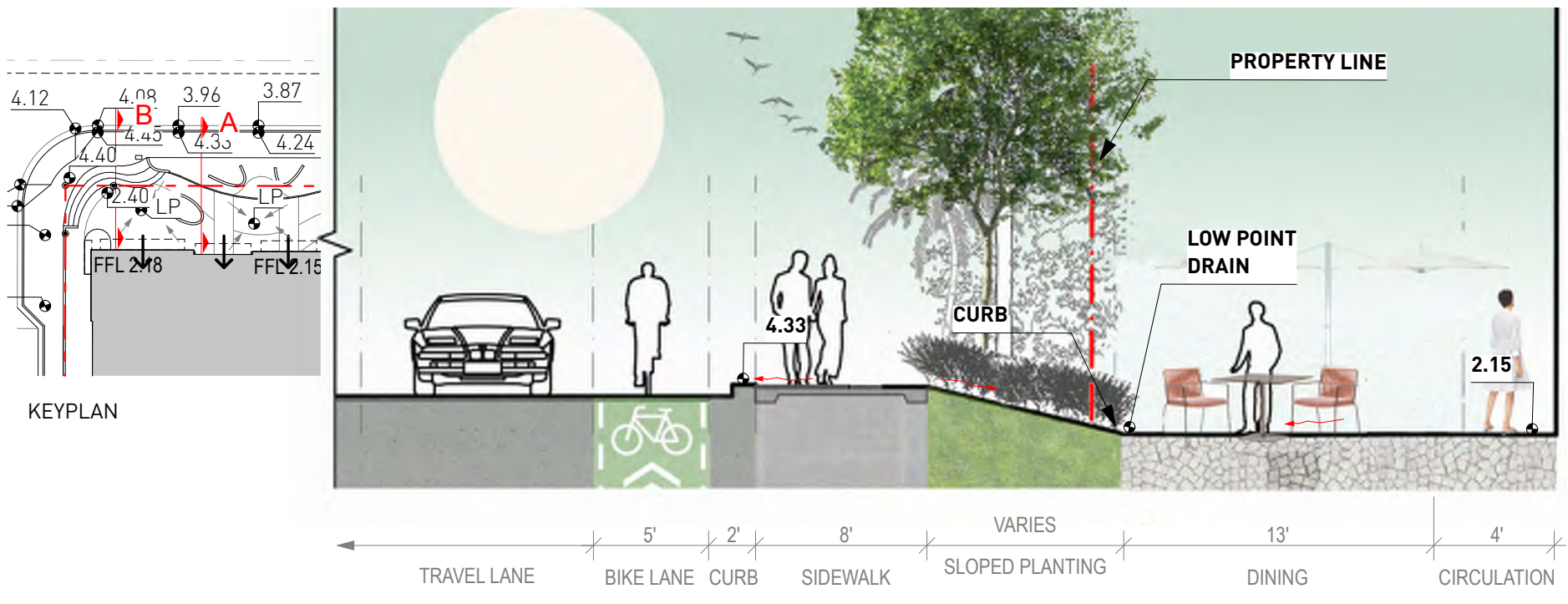
DRB

DEMOLITION PLAN

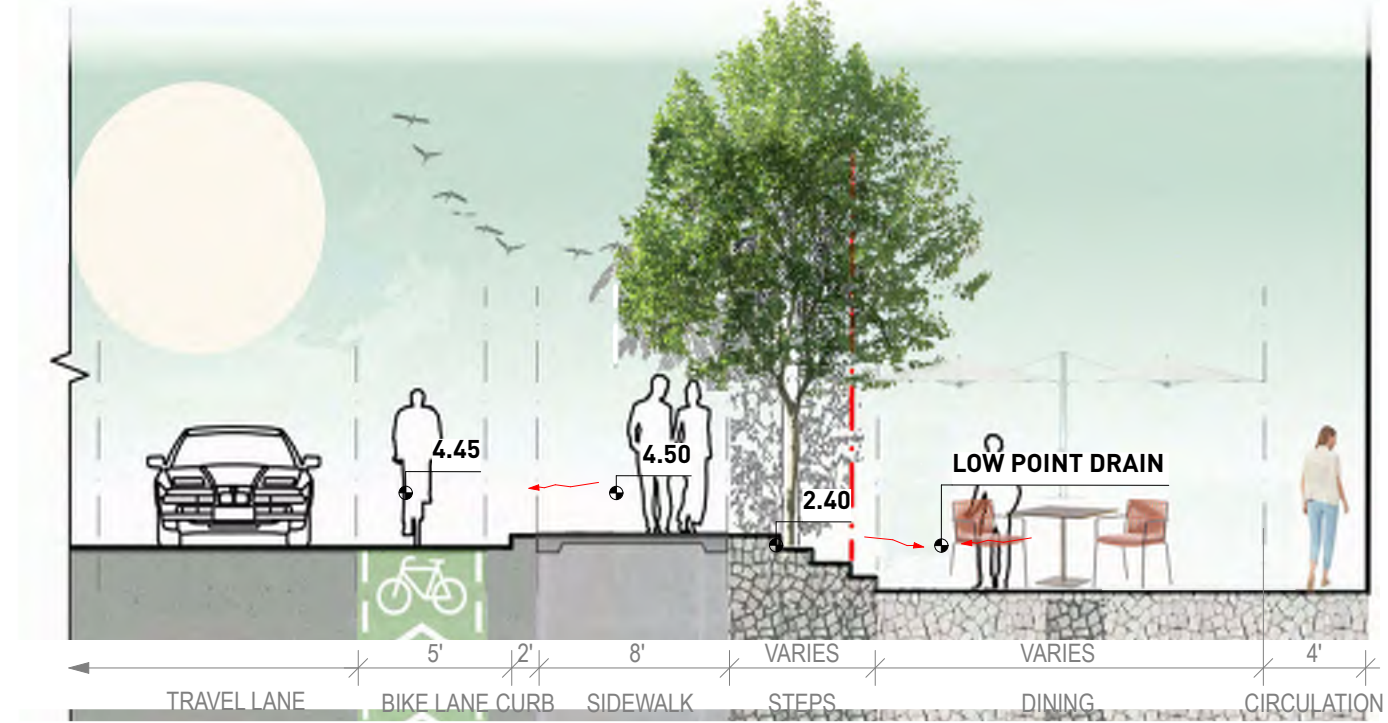
01/22/21

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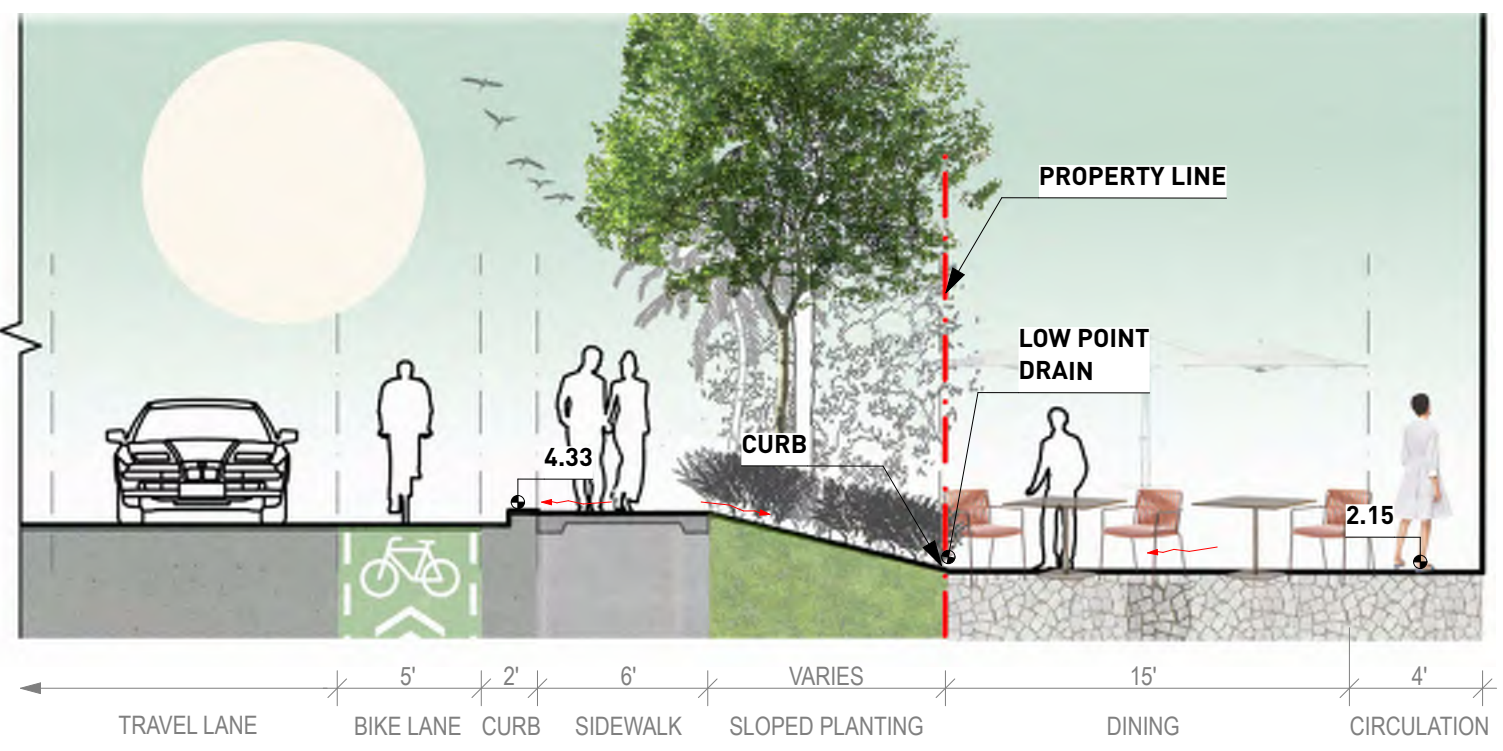




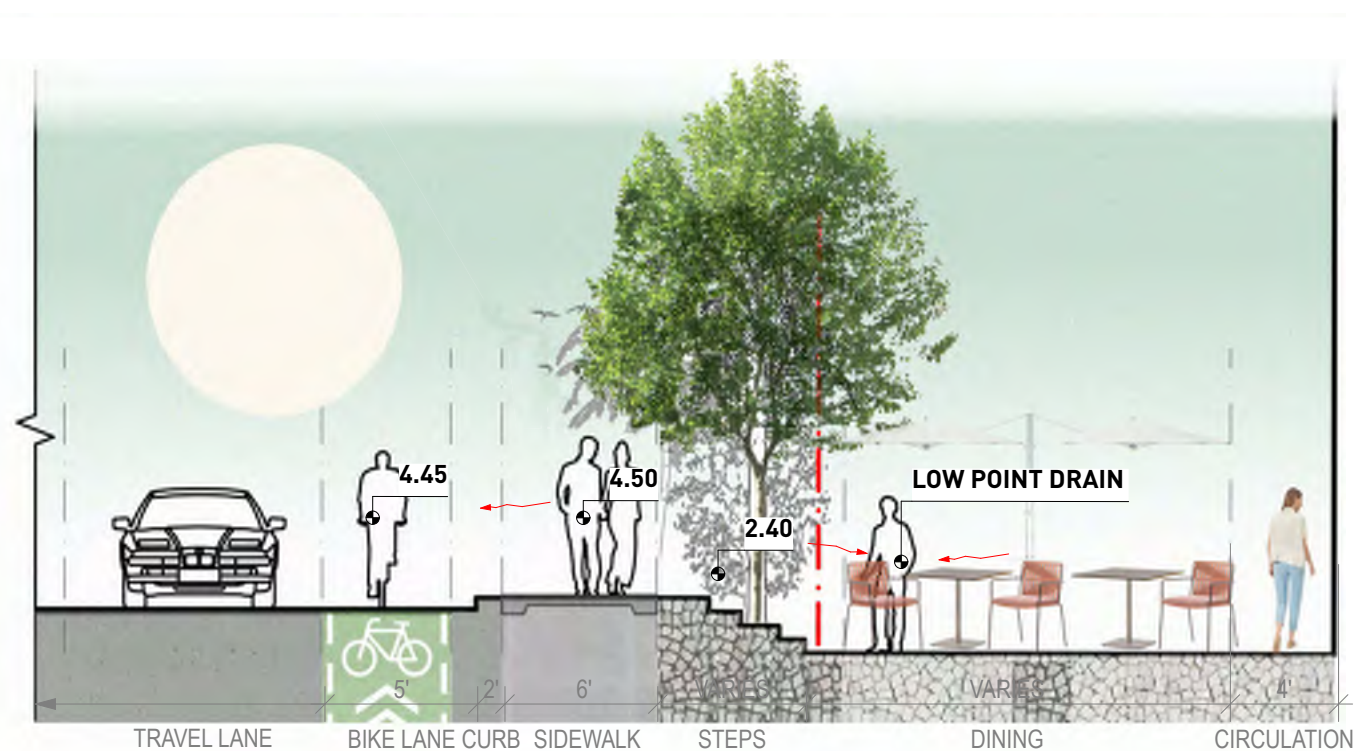
(SECTION A) CITY OF MIAMI BEACH 8FT SIDEWALK



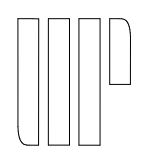
(SECTION B) CITY OF MIAMI BEACH 8FT SIDEWALK

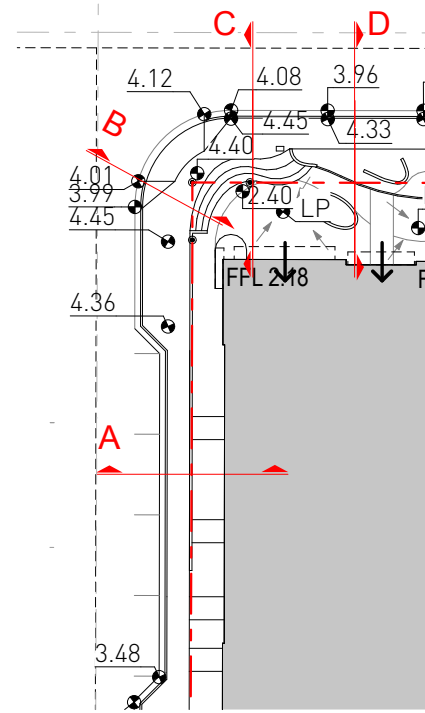


(SECTION A) PROPOSED 6FT SIDEWALK

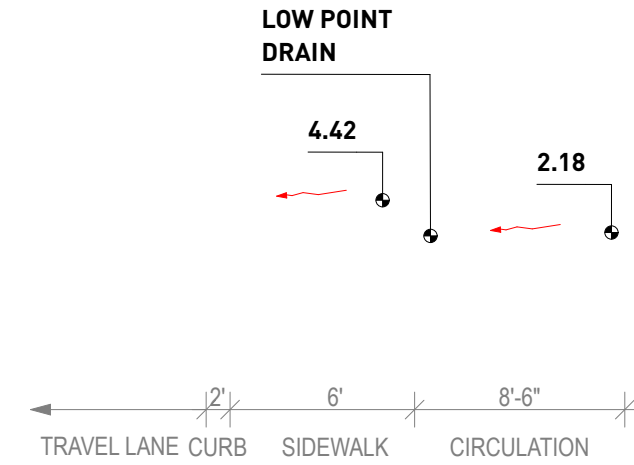


(SECTION B) PROPOSED 6FT SIDEWALK

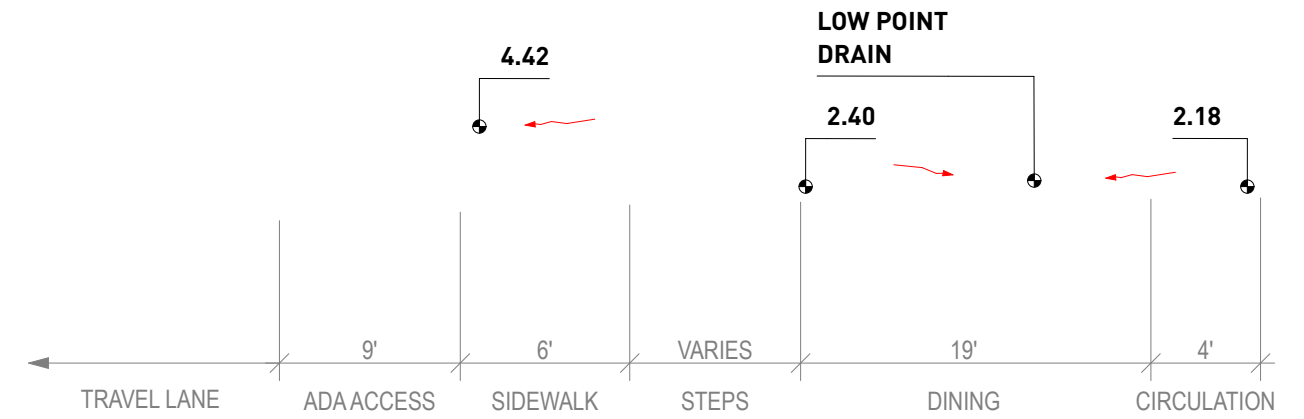




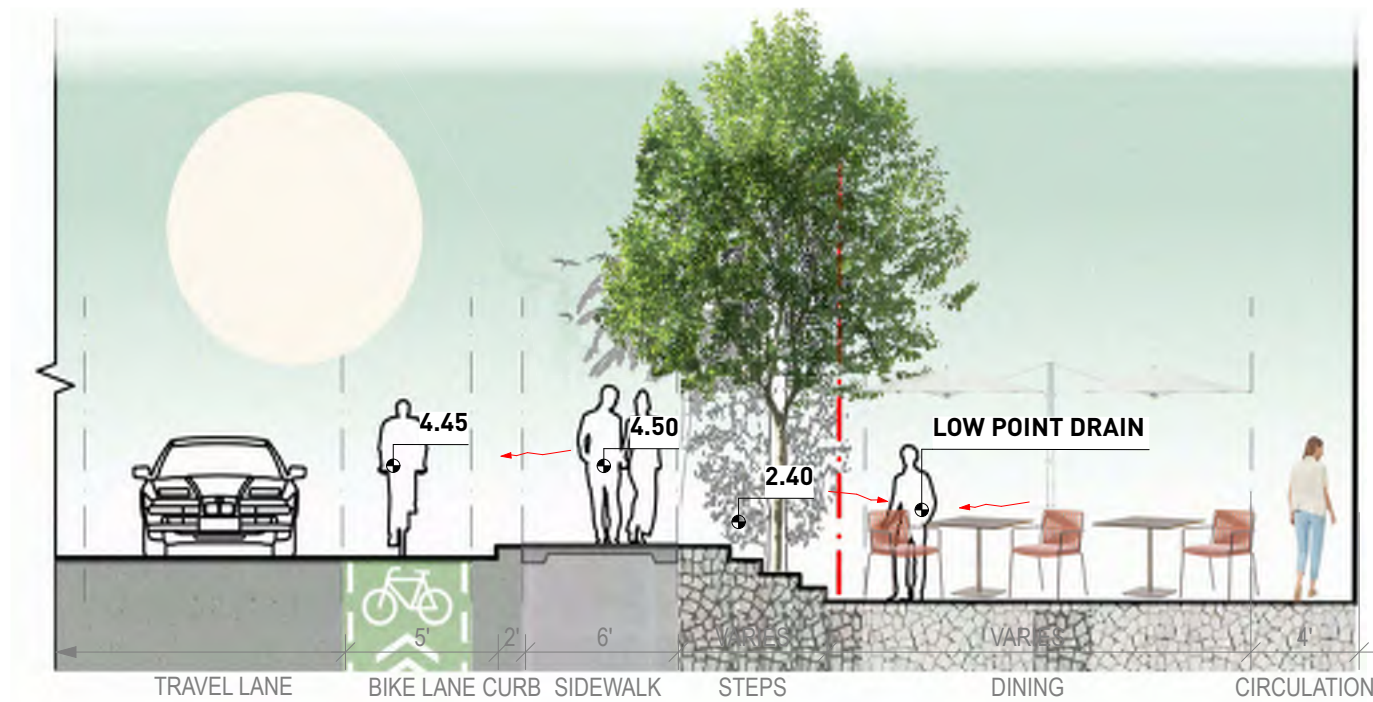
KEYPLAN



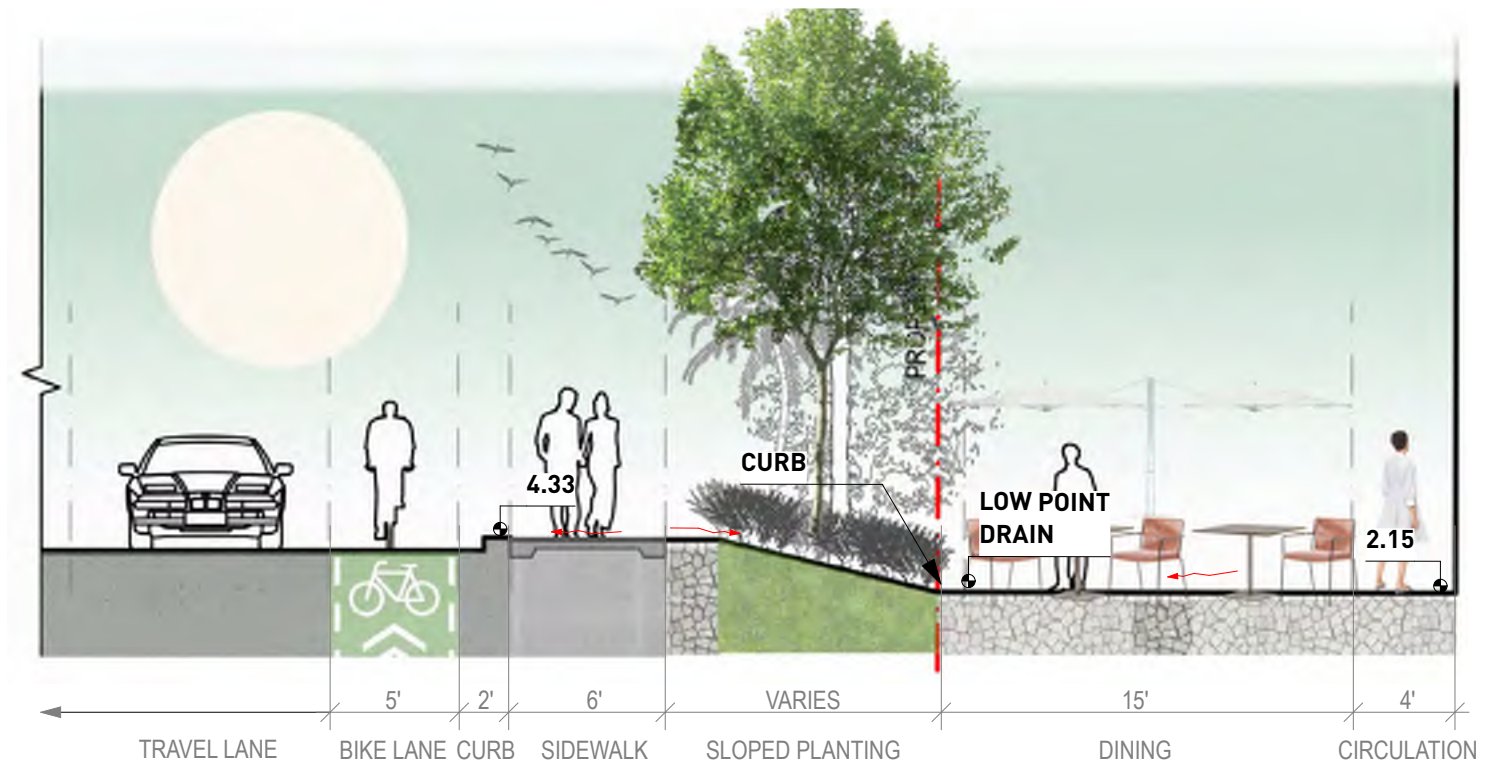
SECTION A



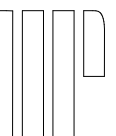
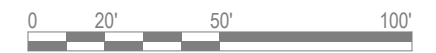
SECTION B

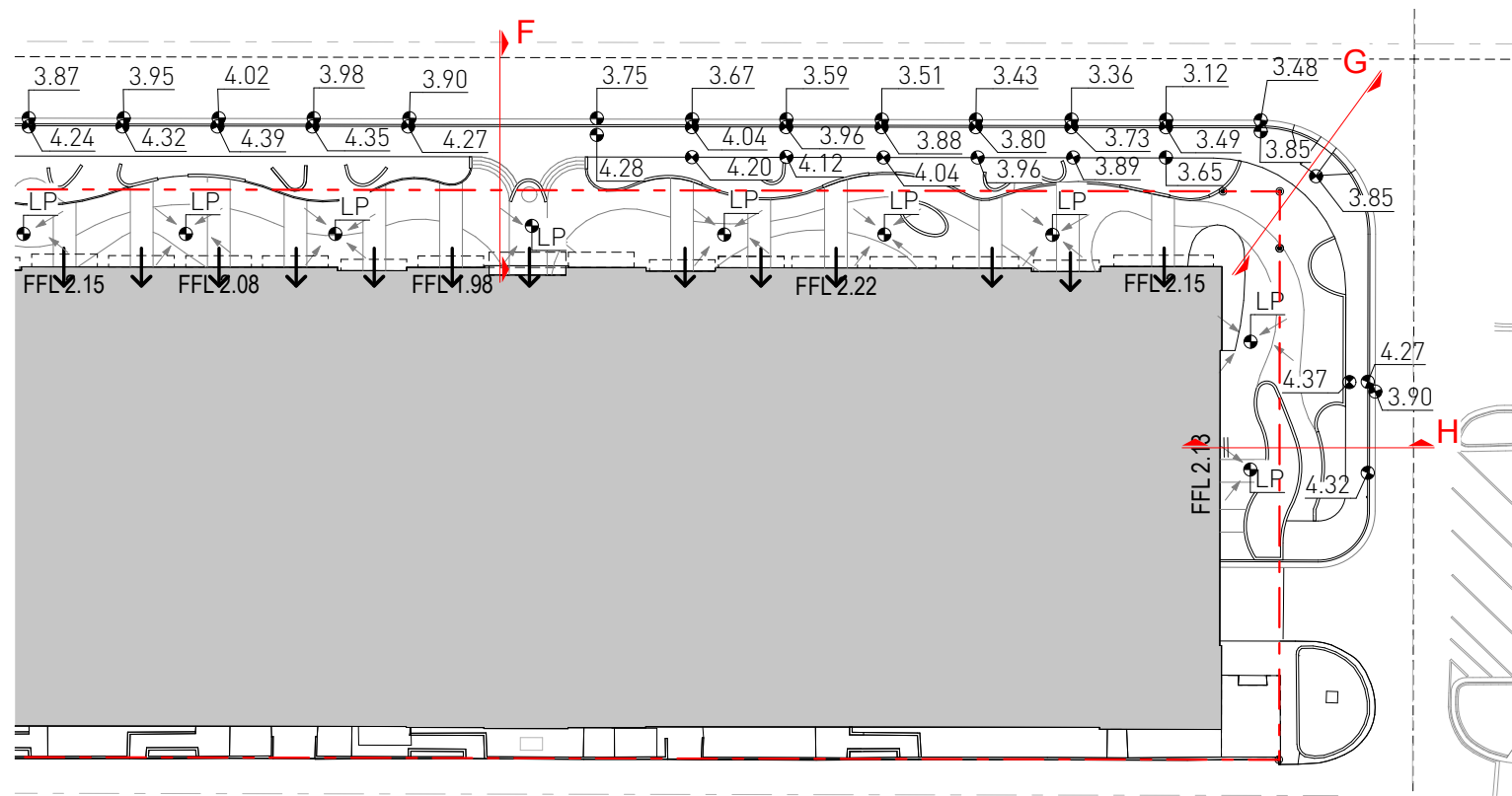


SECTION C

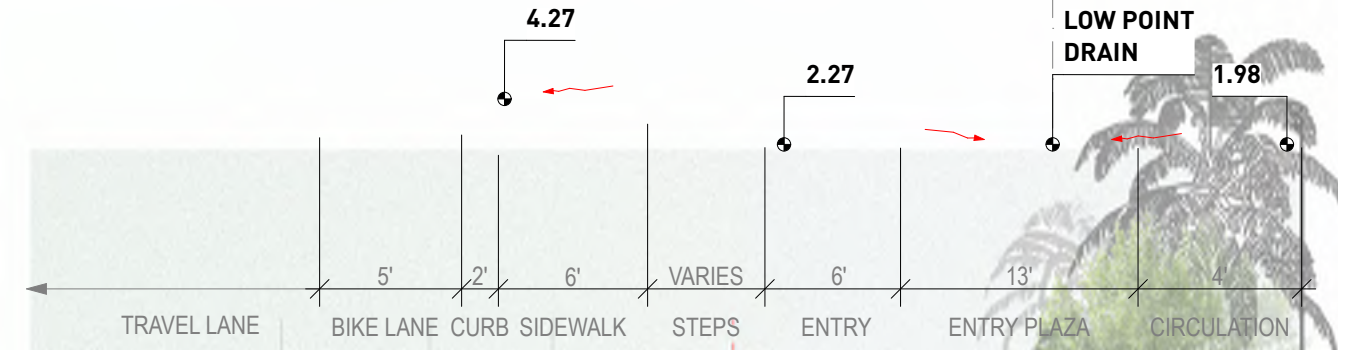
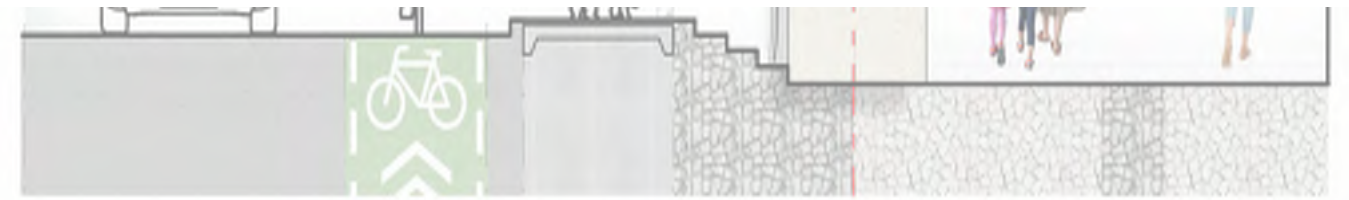


SECTION D

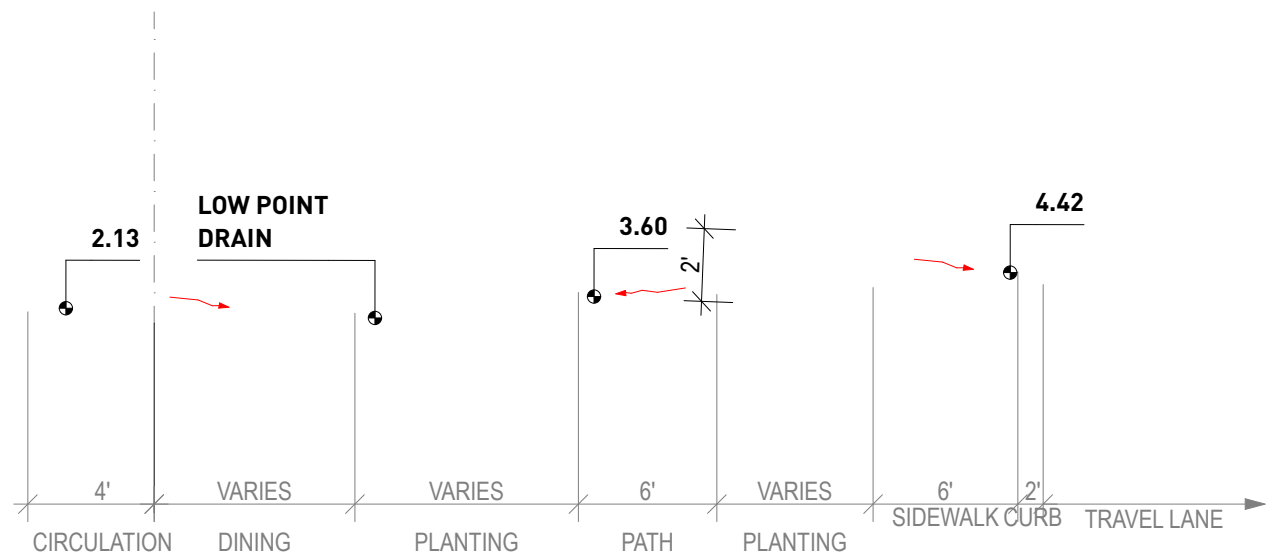




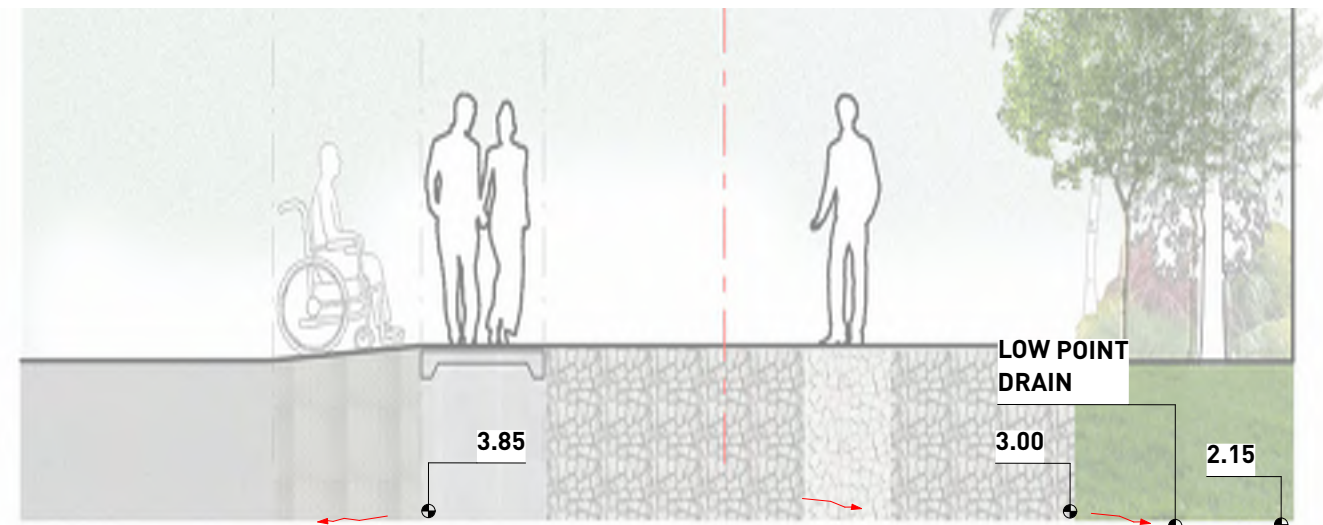
KEYPLAN



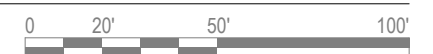
SECTION F



SECTION F



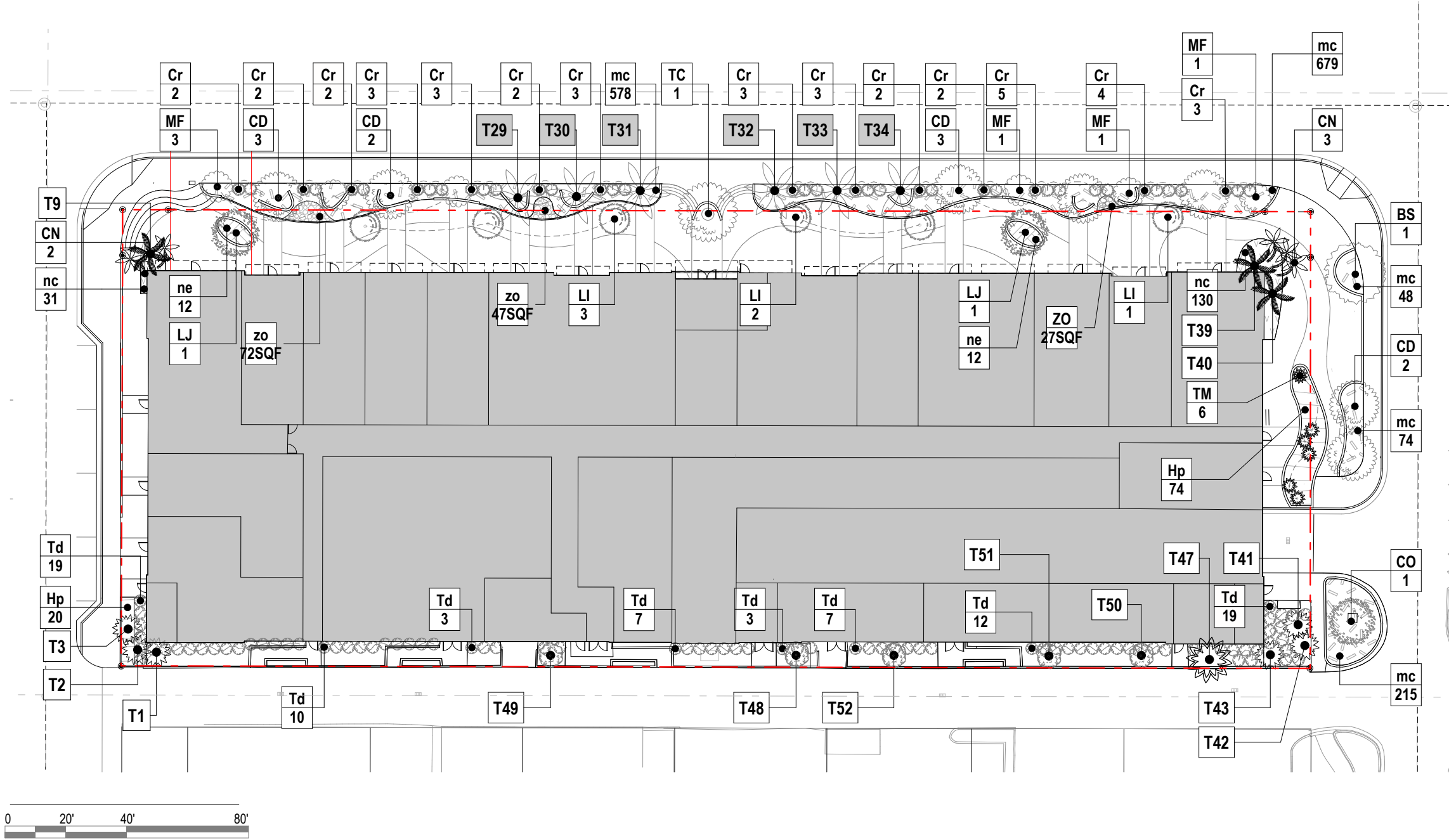
SECTION G



Tree Schedule				
Symbol	ID	Qty	Botanical Name	Common Name
	BS	1	Bursera Simaruba	Gumbo Limbo
	CD	7	Coccoloba diversifolia	Pigeon Plum
	CN	5	Cocos nucifera	Coconut Palm
	CO	1	Chrysophyllum oliviforme	Satin Leaf
	LI	6	Lagerstroemia indica	Crape Myrtle
	LJ	2	Ligustrum japonicum	Japanese Privet
	MF	6	Myrcianthes fragrans	Simpson's Stopper
	TC	1	Tabebuia caraiba	Yellow Tabebuia
	TM	6	Thrinax morrisi	Key Thatch Palm

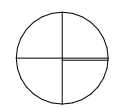
Shrub Schedule				
Symbol	ID	Qty	Botanical Name	Common Name
	Cr	38	Clusia rosea "Nana"	Dwarf Pitch Apple
	Hp	2	Hamelia patens	Firebush
	Td	82	Tripsacum dactyloides	Fakahatchee grass

Groundcover Schedule					
Symbol	ID	QTY	Botanical Name	Common Name	Area (sf)
	mc	1594	Muhlenbergia capillaris	Muhly Grass	3,081
	nc	161	Neomarica caerulea 'Regina'	Regina Iris	315
	ne	24	Nephrolepis exaltata	Boston Fern	128
	zo	146	Zoyzia	Zoyzia Empire	141



EXISTING TO REMAIN ● — Tx

EXISTING TO RELOCATE ● — Tx



TREES



Bursera Simaruba



Coccoloba diversifolia



Chrysophyllum oliviforme



Lagerstroemia indica



Ligustrum japonicum



Myrcianthes fragrans



Tabebuia caraiba

PALMS



Cocos nucifera



Thrinax morrisii

SHRUBS



Clusia rosea "Nana"



Hamelia patens



Tripsacum dactyloides

GROUNDCOVER



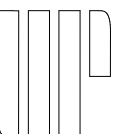
Muhlenbergia capillaris













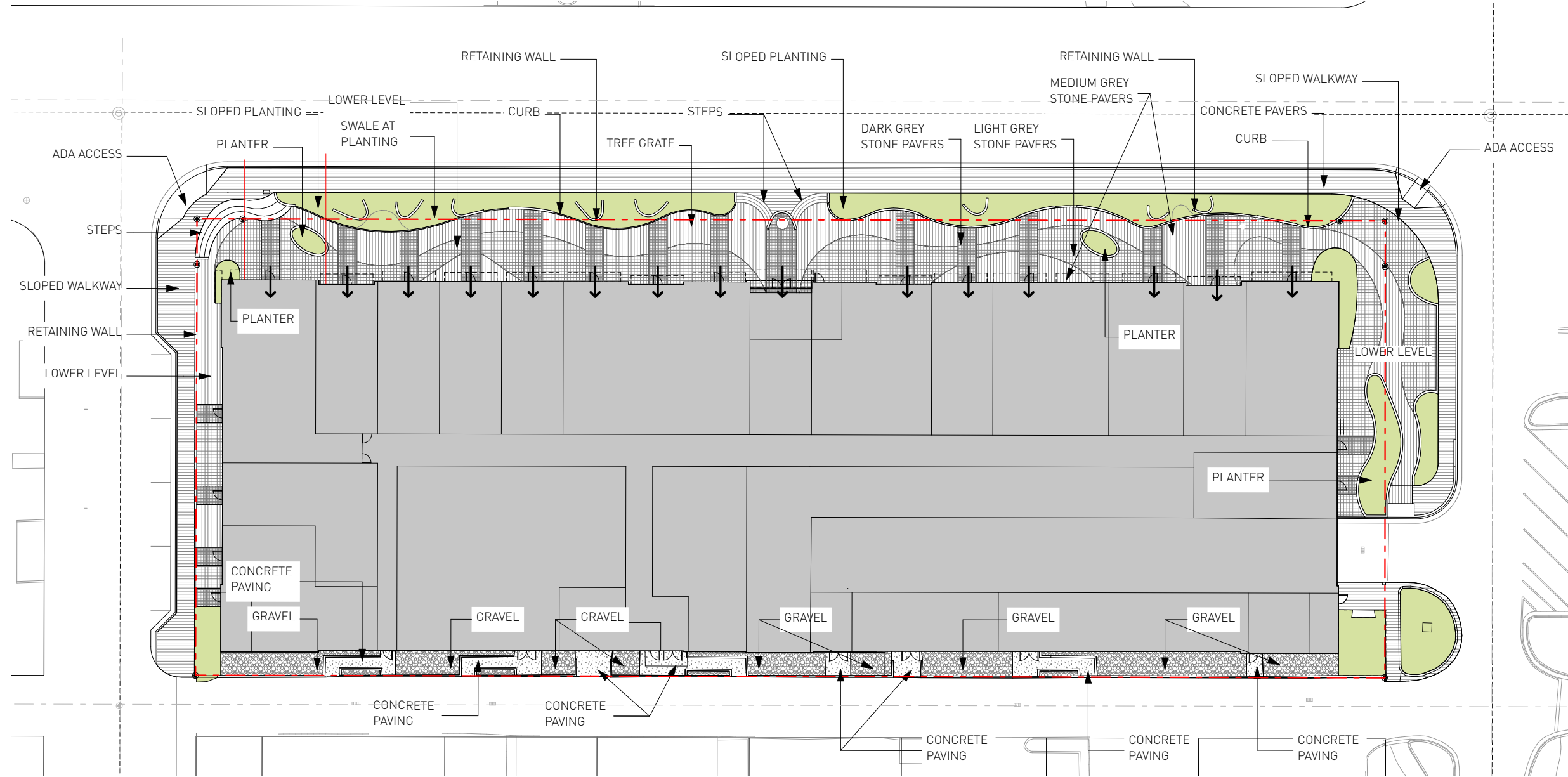
Neomarica caerulea 'Regina'



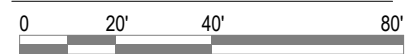
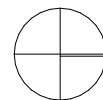
Nephrolepis exaltata



Hardscape Schedule		
Symbol	Item	Area
	BLACK STONE PAVERS	586
	CONCRETE	823
	CONCRETE	63
	DARK GREY STONE PAVERS	2,267
	GRAVEL	1,889
	LIGHT GREY STONE PAVERS	4,307
	MEDIUM GREY STONE PAVERS	3,778
	PLANTING	4,576
	SIDE WALK CONCRETE PAVERS	5,746
	WHITE STONE PAVERS	1,587



 PROPOSED GREEN SPACE 4576 SQFT (60% INCREASE)



L-04

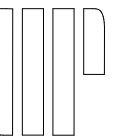
959 WEST AVENUE | SAWA

DRB

SITE HARDSCAPE PLAN

01/22/21

URBAN ROBOT © 2021



Lighting Schedule

Symbol	Light fixture	Manufacturer	Model	Voltage	Lamp	Watts	Color Temp	Optics	Material	Finish	Notes
	Spot Light	Garden Light	V2	12V	LED	8 Watts	3000K	-	Solid Brass	Brass	
	Strip light	Diode led	BLX-2	12DC	LED	3.1 W/FT	3000K	-	-	-	-

diode led BLAZE™ X 100/200/300 LED Strip Light SPECIFICATION SHEET

Voltage	12VDC			24VDC		
	12V-BLX1	12V-BLX2	12V-BLX3	24V-BLX1	24V-BLX2	24V-BLX3
Wattage	1.54W/ft	3.1W/ft	4.3W/ft	1.54W/ft	3.1W/ft	4.3W/ft
2000K	N/A	N/A	N/A	92R	181R	251R
2400K	110R	225R	318R	114R	226R	322R
2700K	109R	221R	305R	112R	224R	318R
3000K	122R	247R	339R	126R	253R	360R
3500K	126R	251R	352R	131R	258R	367R
4200K	127R	254R	349R	133R	264R	365R
5000K	128R	252R	358R	135R	264R	378R
6300K	121R	273R	380R	123R	276R	393R
Cut Points	2 in.	1 in.	1 in.	4 in.	2 in.	2 in.
Max. Run*	37 ft.	22 ft.	20 ft.	70 ft.	45 ft.	40 ft.
Max. Run* (Class 2)	37 ft.	19 ft.	14 ft.	62 ft.	31 ft.	22 ft.
LED Chips	18R	36R	18R	18R	36R	18R
Color Temperature	2000K-2400K, 2700K, 3000K, 3500K, 4200K, 5000K, 6300K					
CR	95+					
Dimmable	Yes					
Dimensions	0.32 x 0.1 in. (W x H)					
Environment†	Indoor / Damp Location					
Certification	UL Listed 2108					
Warranty	12-Year Warranty					

SKU Builder: DI - [] - [] - [] - []

Voltage	Model	Color Temp	Length (ft.)	Options
12V	BLX1	20	38	Custom
12V	BLX2	24	42	Smooth
	BLX3	27	50	SP100
30		63		

VISIONARY SERIES V2 | SPOT LIGHT

LED Spot Light

LED LIFE EXPECTANCY / WARRANTY
150,000 Hours (10,000 Hours @ 20% dimming) / 5 Year Warranty

APPLICATIONS: CONSTRUCTION, DRIVEWAY, MULTIPURPOSE, INSTALLATION, LEAD TIMES, CR, CERTIFICATION

PRODUCT DIMENSIONS: 10 - 20W/4VA - 130mm, 20 - 4W/7VA - 210mm, 35 - 6W/10VA - 280mm

BEAM SPREAD & FINISH: 12°, 24°, 36°, 48°, 60°, 70°, 80°, 90°

POWER CONSUMPTION: 300K, 270K, 240K, 210K, 180K, 150K, 120K, 90K, 60K, 30K

FEATURES: Dimmable, CRI 95+, IP65, 5 Year Warranty, 150,000 Hours

