

SOUTHGATE
TOWERS

910 WEST AVE :: MIAMI BEACH, FL 33139

SHEET INDEX:

G-01	COVER SHEET	10/12/20
G-02	SURVEY	10/12/20
G-03	SURVEY	10/12/20
G-04	ZONING INFORMATION	10/12/20
G-05	CONTEXT LOCATION PLAN	10/12/20
G-06A	SITE PLAN A	10/12/20
G-06B	SITE PLAN B	10/12/20
G-07	RETAIL SIGNAGE PLAN	10/12/20
G-08	PHOTOGRAPHS OF EXISTING CONDITIONS	10/12/20
G-09	CONTEXT PHOTOGRAPHS	10/12/20
G-10	CONTEXT PHOTOGRAPHS	10/12/20
G-11	CONTEXT PHOTOGRAPHS	10/12/20
G-12	CONTEXT PHOTOGRAPHS	10/12/20
A-01	ENTRY SIGN PLAN	10/12/20
A-02	EXISTING SIGN	10/12/20
A-03	PROPOSED ENTRY SIGN ELEVATION	10/12/20
A-04	NORTH ELEVATION	10/12/20
A-05	RETAIL SIGNAGE	10/12/20
A-06	NORTH ELEVATION - GREENWALL	10/12/20
A-07	NORTH ELEVATION - WATERFRONT RESTAURANT	10/12/20
A-08	DEMOLITION PLAN	10/12/20
A-09	WATERFRONT RESTAURANT FLOOR PLAN	10/12/20
A-10	WATERFRONT RESTAURANT RCP	10/12/20
A-11	WATERFRONT RESTAURANT ELEVATIONS	10/12/20
A-12	WATERFRONT RESTAURANT ELEVATIONS	10/12/20
A-14	SECTION 10th STREET	10/12/20
A-15	SECTION BAYWALK	10/12/20
A-16	RESTAURANT SIGNAGE	10/12/20
L-01	LANDSCAPE PLAN	10/12/20
L-0X	LIGHTING PLAN	10/12/20
L-02	PLANTING PALETTE	10/12/20
L-03	HARDSCAPE PLAN	10/12/20
L-04	RENDERINGS	10/12/20
L-05	RENDERINGS	10/12/20
L-06	ANNEX - ILLUSTRATIVE SITE PLAN	10/12/20
L-07	ANNEX - BAYWALK TYPICAL SECTION	10/12/20
L-08	ANNEX - BAYWALK TYPICAL SECTION AT CANTILEV...	10/12/20

- SCOPE OF WORK :
- ENTRY SIGNAGE

• RETAIL SIGNAGE

• FACADE IMPROVEMENTS, GREEN WALL

• WATERFRONT RESTAURANT, OUTDOOR BAR, NEW TRELLIS AND RESTAURANT SIGNAGE

REVISIONS

No.	DESCRIPTION	DATE

SUBMITTAL:

FINAL SUBMITTAL

DATE:

OCTOBER 12TH, 2020

COVER SHEET

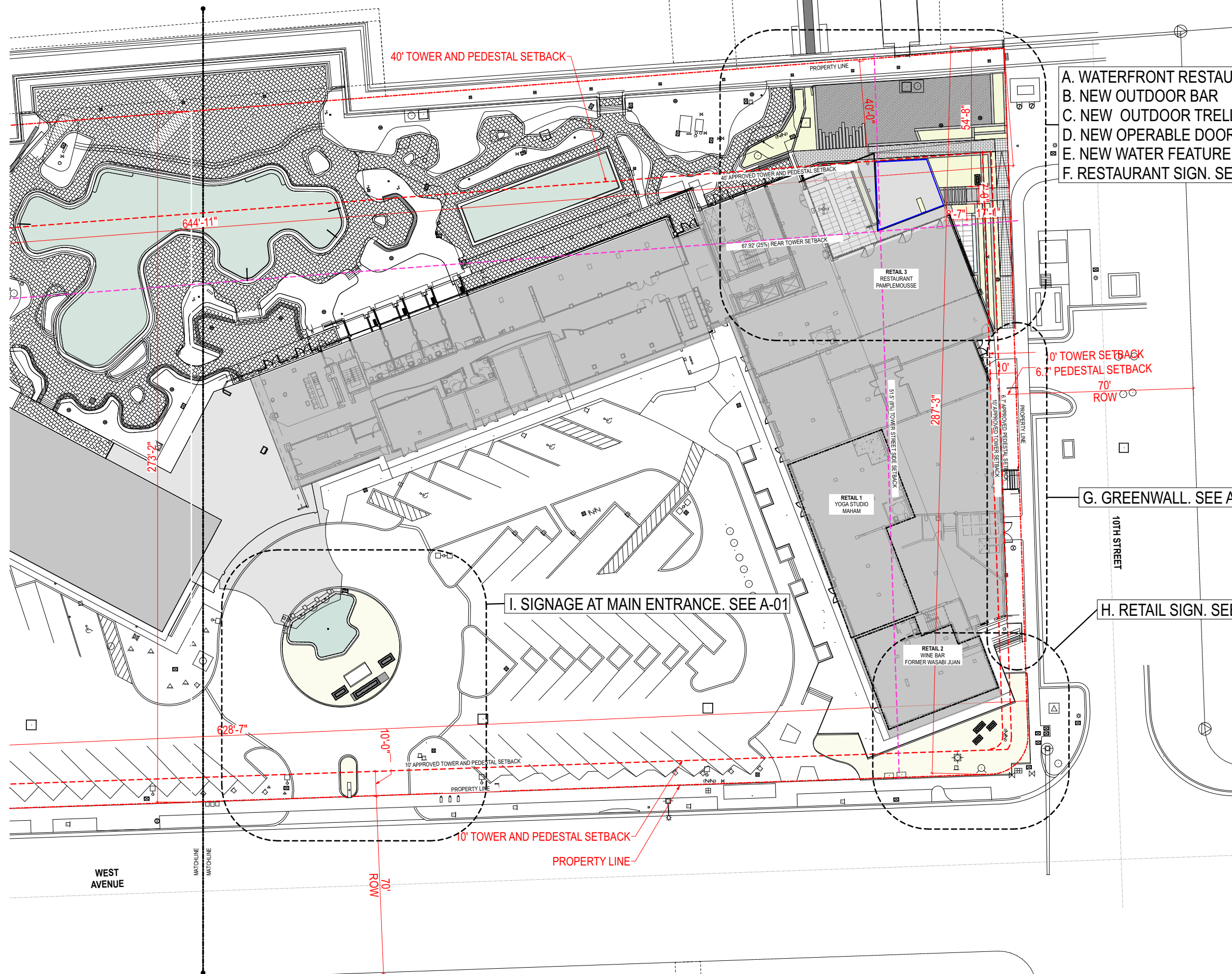
G-01

ITEM #	ZONING INFORMATION				
1	Address	900-910 West Ave., Miami Beach, FL 33129			
2	Board and file numbers				
3	Folio number(s)				
4	Year constructed	2016	Zoning district	RM-3	
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				
11	Number of Stories		14	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			N/A	
	(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

SOUTHGATE TOWERS MIAMI BEACH				
		EXISTING	REQUIRED	PROVIDED
ZONING DISTRICT RM-3		RM-3	-	-
FAR		N/A	N/A	N/A
HEIGHT		N/A	N/A	N/A
PARKING + LOADING		N/A	N/A	N/A
SETBACKS				
AT-GRADE PARKING		N/A	N/A	N/A
TOWER		N/A	N/A	N/A
PEDESTAL				
FRONT		10' - 0"	20' - 0"	*10' - 0"
SIDE, INTERIOR		15' - 11"	51'-7" (51.6')	*15' - 11" (15.9')
SIDE, FACING A STREET		6' - 8"	51'-7" (51.6')	*6' - 8" (6.7')
REAR		40' - 0"	27' - 4" (27.3')	*40' - 0"
*EXISTING TO REMAIN				

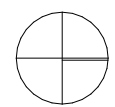


- A. WATERFRONT RESTAURANT. SEE A-09
- B. NEW OUTDOOR BAR
- C. NEW OUTDOOR TRELLIS
- D. NEW OPERABLE DOORS AT STOREFRONT
- E. NEW WATER FEATURE.
- F. RESTAURANT SIGN. SEE A-13

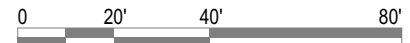
G. GREENWALL. SEE A-06

H. RETAIL SIGN. SEE A-05

I. SIGNAGE AT MAIN ENTRANCE. SEE A-01



SCALE: 1" = 40'



G-06A

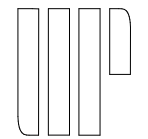
910 WEST AVENUE | SGT

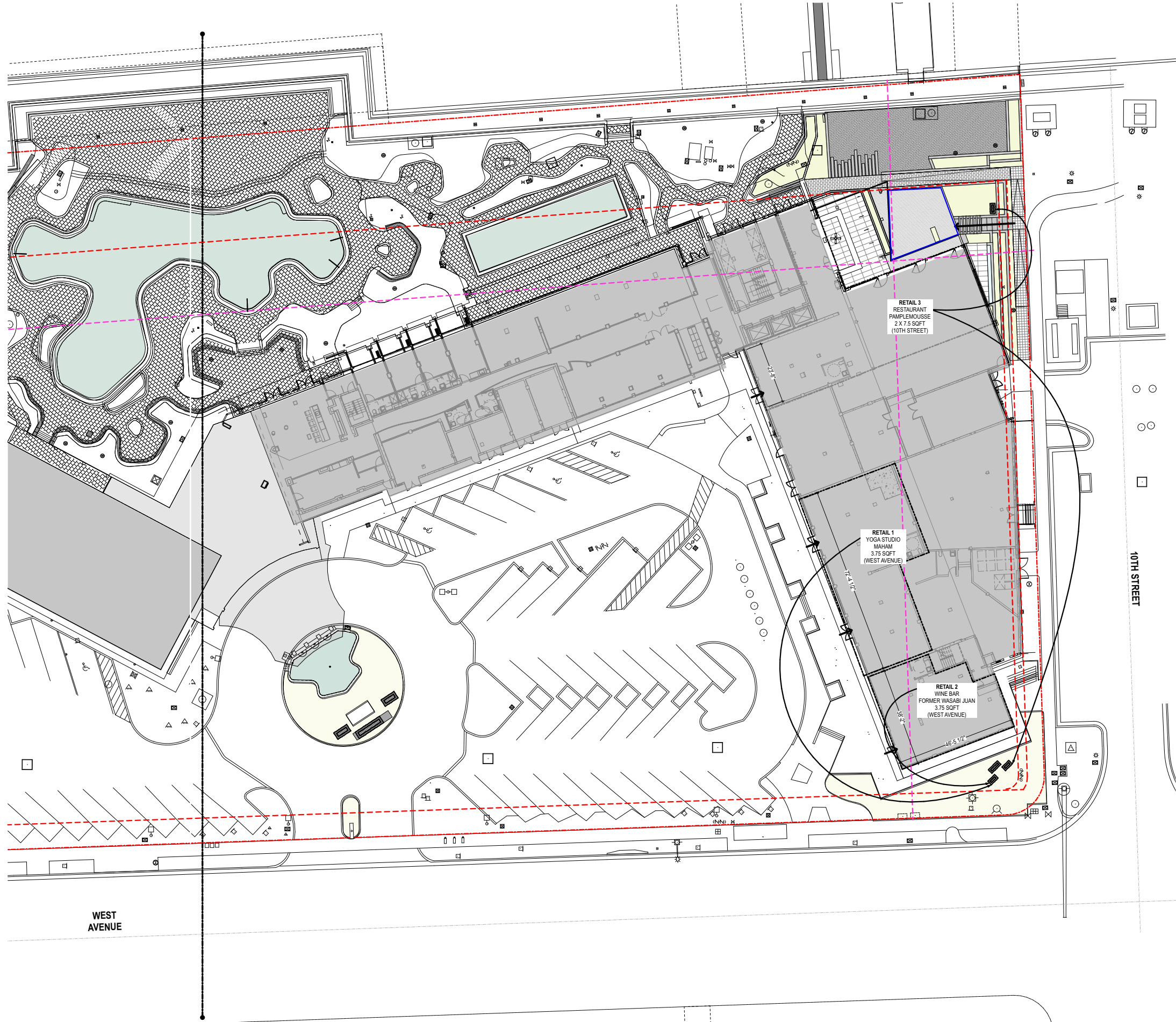
DRB

SITE PLAN A

10/12/20

URBAN ROBOT © 2020





DETACHED SIGN - DESIGN STANDARDS			
	EXISTING	REQUIRED	PROVIDED
ZONING DISTRICT			
ENTRY SIGN	RM-3	-	-
RETAIL SIGN	RM-3	-	-
RESTAURANT SIGN	RM-3	-	-
MAXIMUM AREA			
EXISTING SIGN	18 SF	15 SF	-
ENTRY SIGN	-	15 SF	15 SF
RETAIL SIGN	-	15 SF	7.5 SF
RESTAURANT SIGN	-	15 SF	15 SF
MAXIMUM QUANTITY PER FRONTAGE			
WEST AVENUE			
DETACHED SIGNS (CODE SECTION 138-15)			
EXISTING SIGN			
ENTRY SIGN		1"	1 @ 15 SF
10TH STREET			
DETACHED SIGNS (CODE SECTION 138-15)			
RETAIL SIGN		1"	1 @ 15 SF
RESTAURANT SIGN		2"	2 @ 7.5 SF
<small>*MAXIMUM SIGNS ALLOWED AS LONG AS ADJACENT SIGNS NOT EXCEED SIGN AREA ALLOWED OF 15 SF</small>			
HEIGHT RESTRICTIONS			
ENTRY SIGN	11'-2"	5 FT*	4' - 8"
RETAIL SIGN	-	5 FT*	3' - 8"
RESTAURANT SIGN	-	5 FT*	3' - 8"
SETBACKS			
ENTRY SIGN			
FRONT SETBACK	0'-0"	10' - 0"	±40' - 0"
INTERIOR SIDE YARD	-	7' - 6"	±370' - 0"
SIDE YARD FACING A STREET	-	10' - 0"	±250' - 0"
PERIMETER WALL SIGN	-	0' - 0"	±219' - 0"
RETAIL SIGN			
FRONT SETBACK	TBD	10' - 0"	±11' - 11"
INTERIOR SIDE YARD	-	7' - 6"	±622' - 0"
SIDE YARD FACING A STREET	TBD	10' - 0"	±11' - 3"
PERIMETER WALL SIGN	-	0' - 0"	±266' - 5"
RESTAURANT SIGN			
FRONT SETBACK	-	10' - 0"	±233' - 6"
INTERIOR SIDE YARD	-	7' - 6"	±631' - 0"
SIDE YARD FACING A STREET	-	10' - 0"	±11' - 6"
PERIMETER WALL SIGN	-	0' - 0"	±48' - 7"

RETAIL ACCESS

