

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

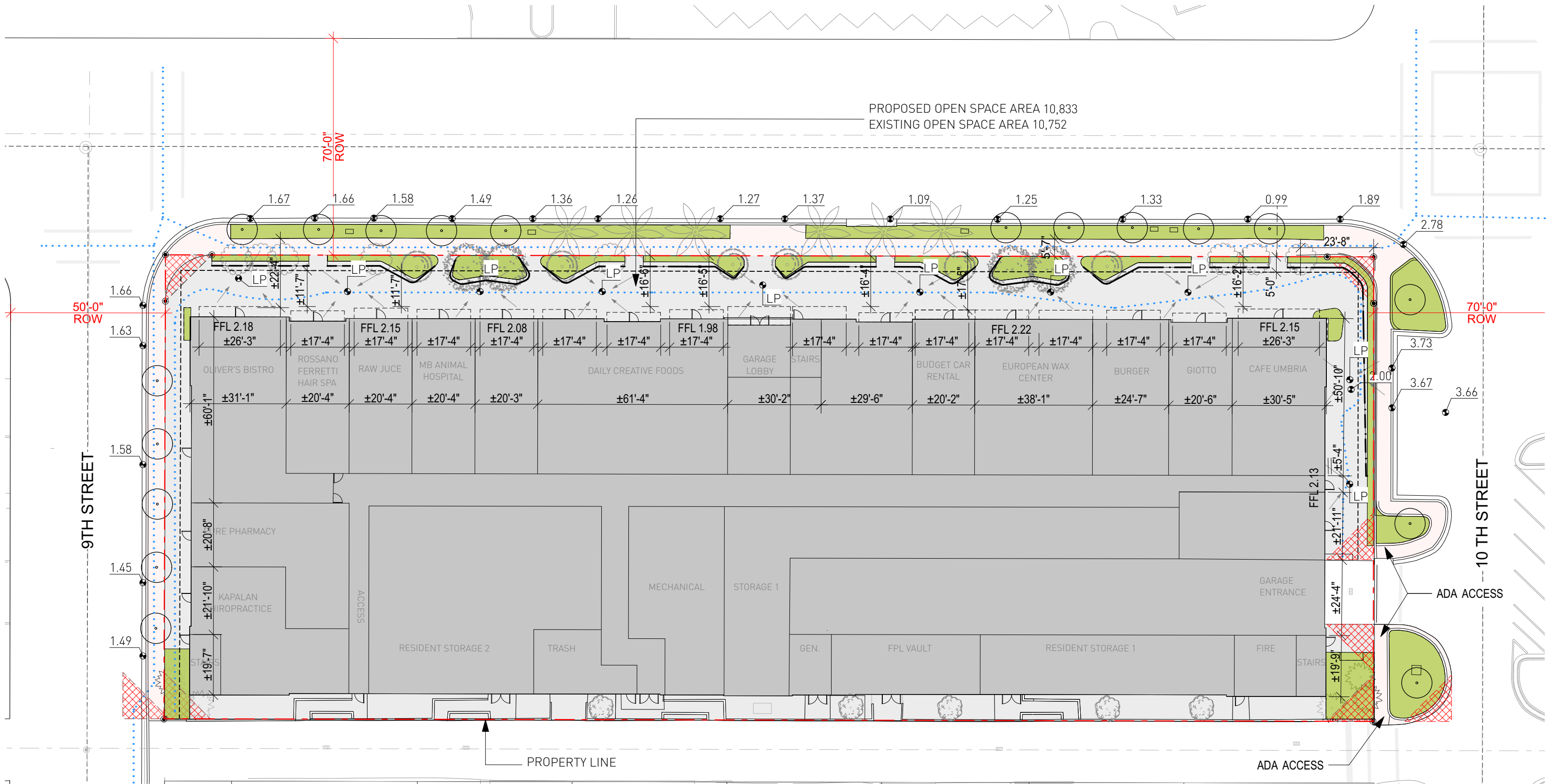
G-01

SIGNAGE- DESIGN STANDARDS			
	EXISTING	REQUIRED	PROVIDED
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

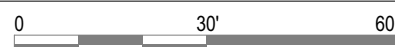
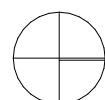
ITEM #	ZONING INFORMATION				
1	Address	959 West Ave., Miami Beach, FL 33129			
2	Board and file numbers				
3	Folio number(s)				
4	Year constructed	1997	Zoning district	RM-2	
5	Based Flood Elevation		Grade value in NGVD	VARIES	
6	Adjusted grade (Flood+Grade/2)		Lot area		
7	Lot width		Lot depth		
8	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	

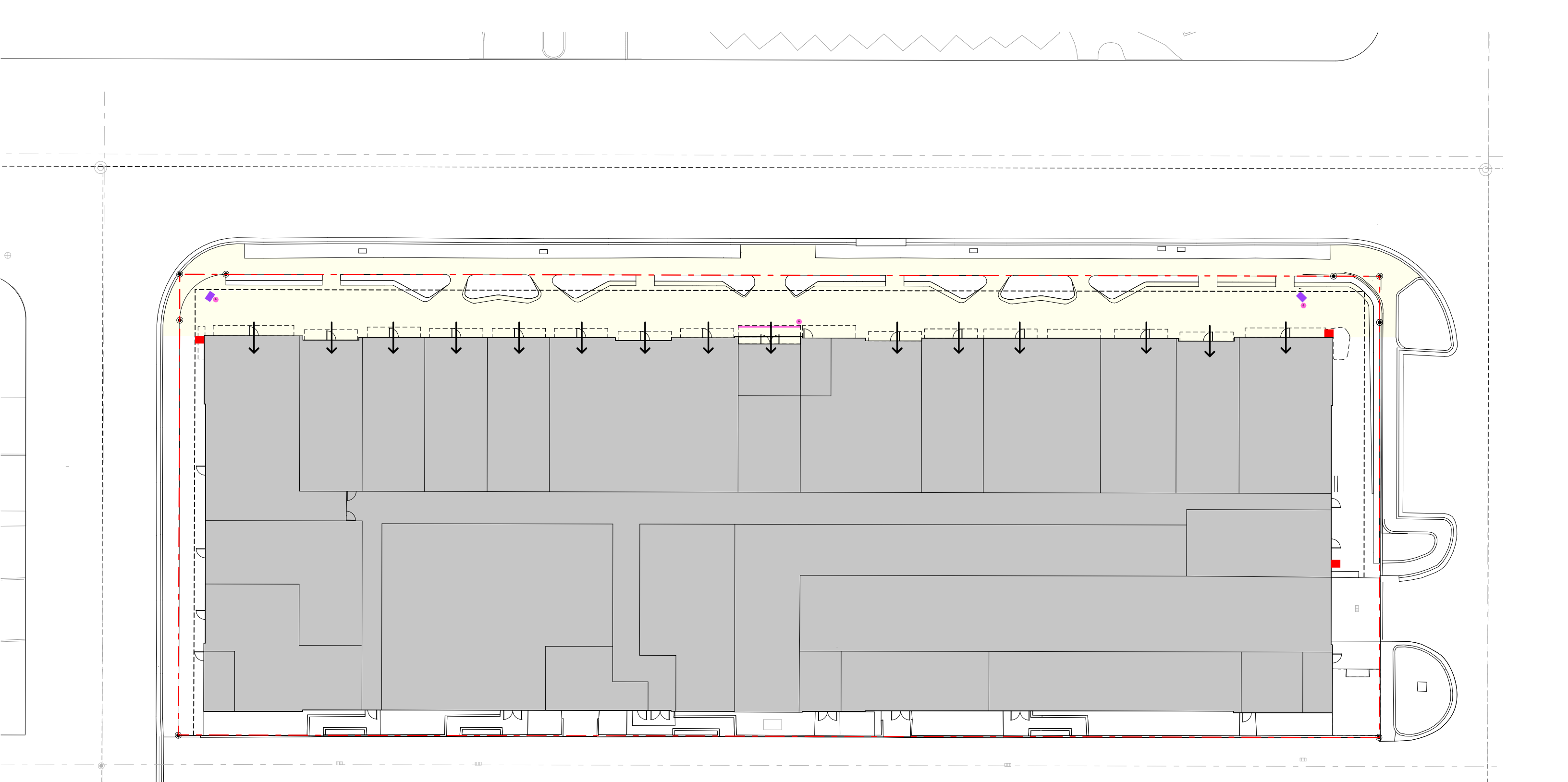
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side setback			N/A	
37	Side setback facing street			N/A	
38	Rear setback			N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district			N/A	
40	Total # of parking spaces			N/A	
41	# of parking spaces per use (Provide a separate 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



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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).



0 30' 60'

G-06a

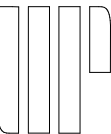
959 WEST AVENUE | SAWA

D R B

VARIANCE DIAGRAM

10/12/20

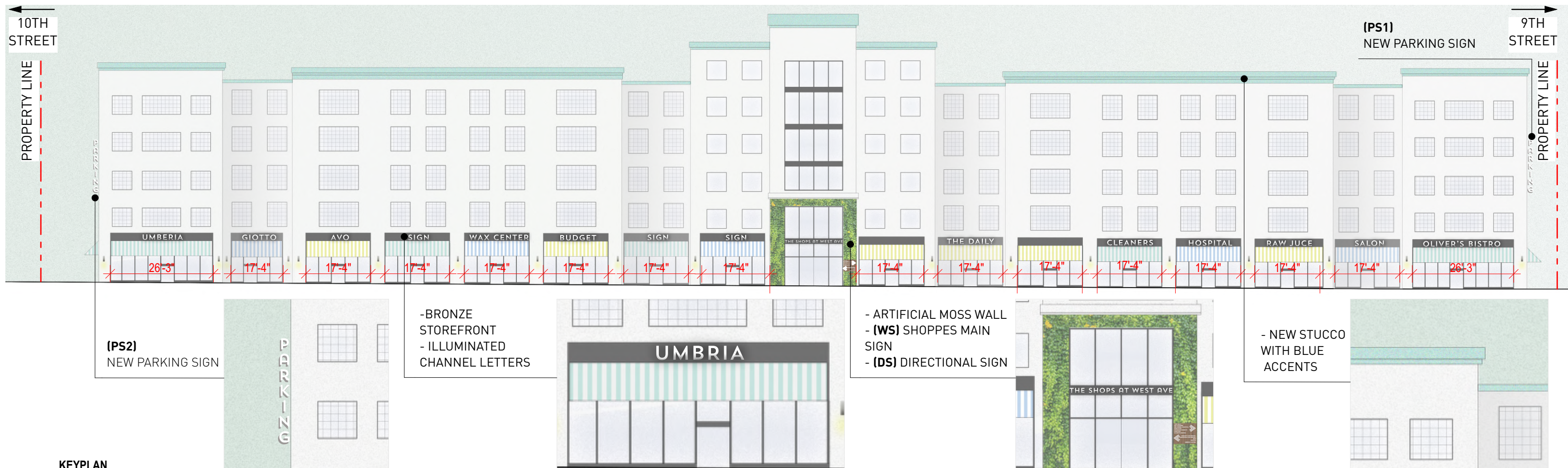
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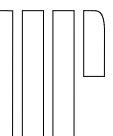
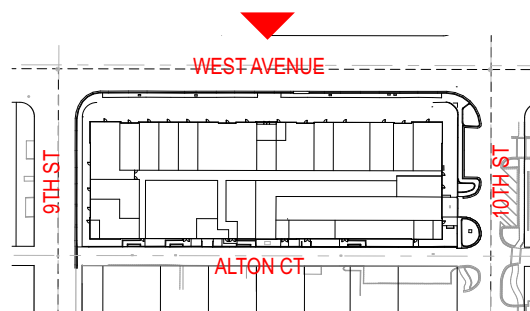
EXISTING CONDITIONS



PROPOSED IMPROVEMENTS



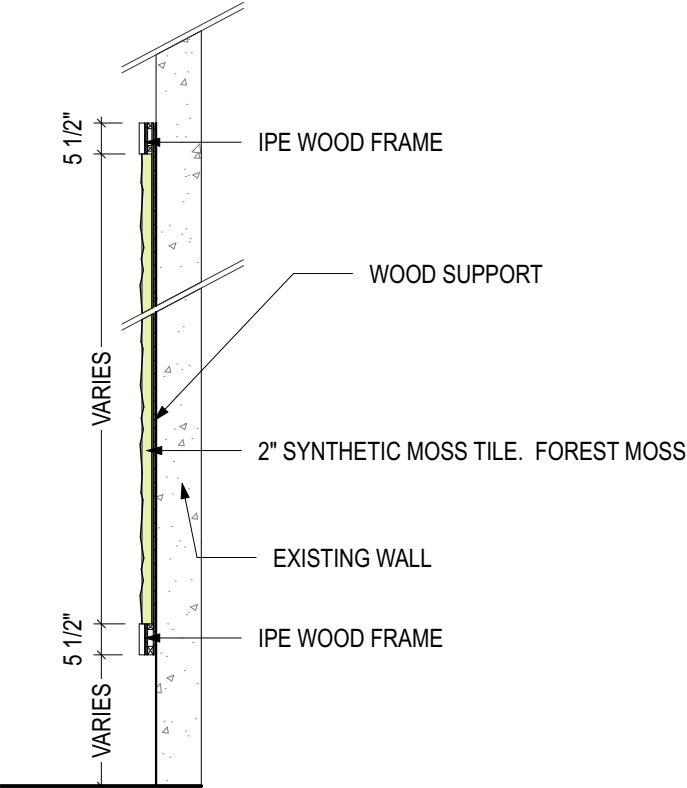
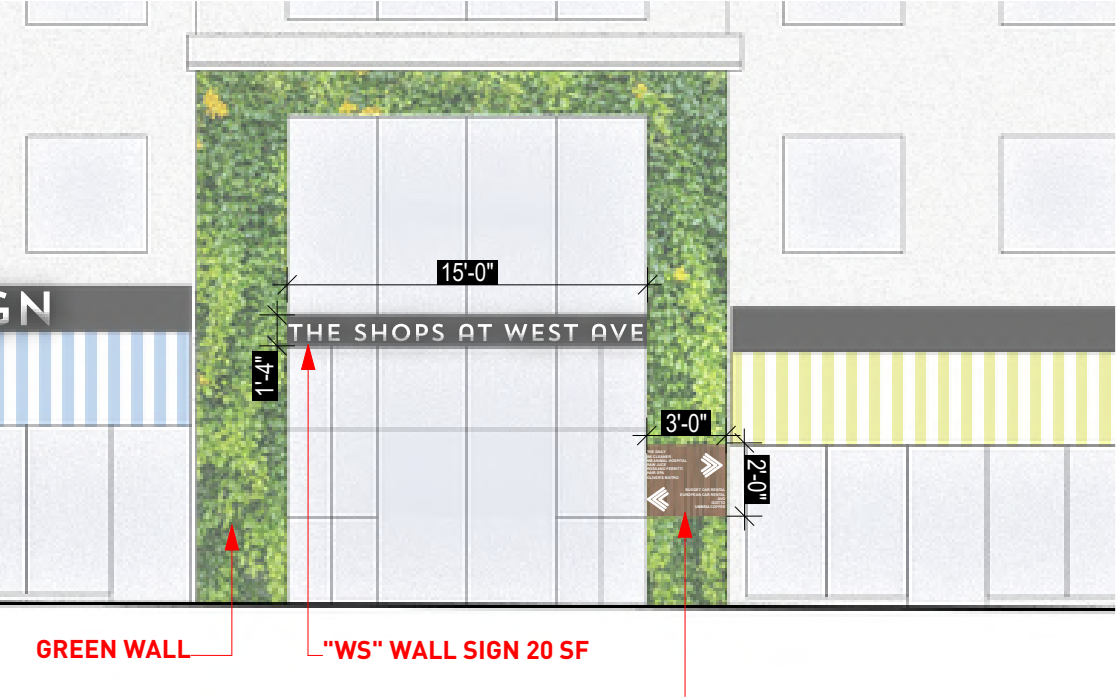
KEYPLAN



EXISTING CONDITIONS



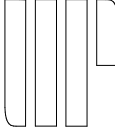
PROPOSED IMPROVEMENTS



GREEN WALL SECTION



INSPIRATION



EXISTING CONDITIONS



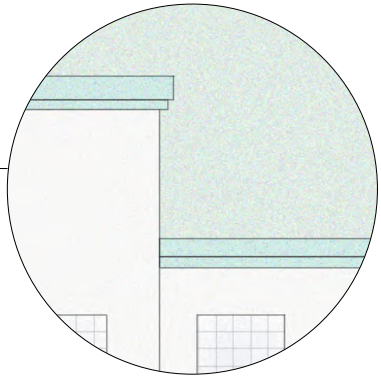
PROPOSED IMPROVEMENTS



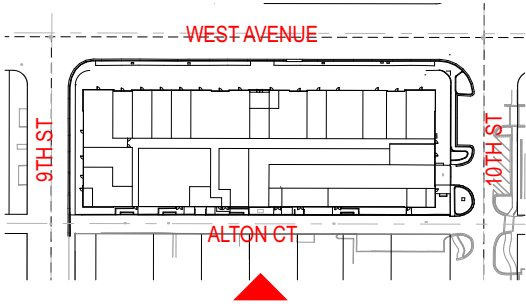
NEW AWNING



NEW STUCCO



KEYPLAN



A-03

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DRB

ALTON CT ELEVATION

10/12/20

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