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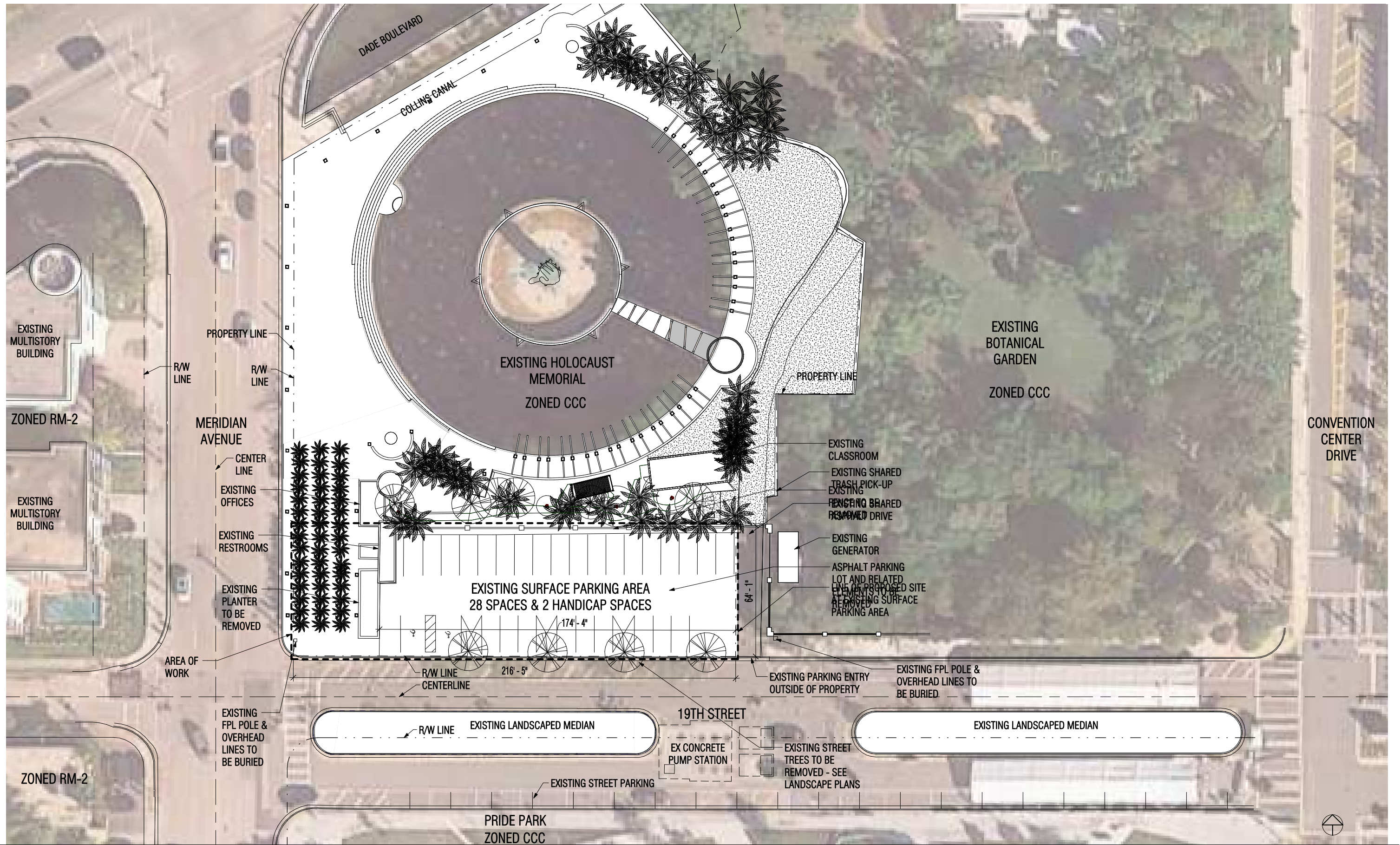
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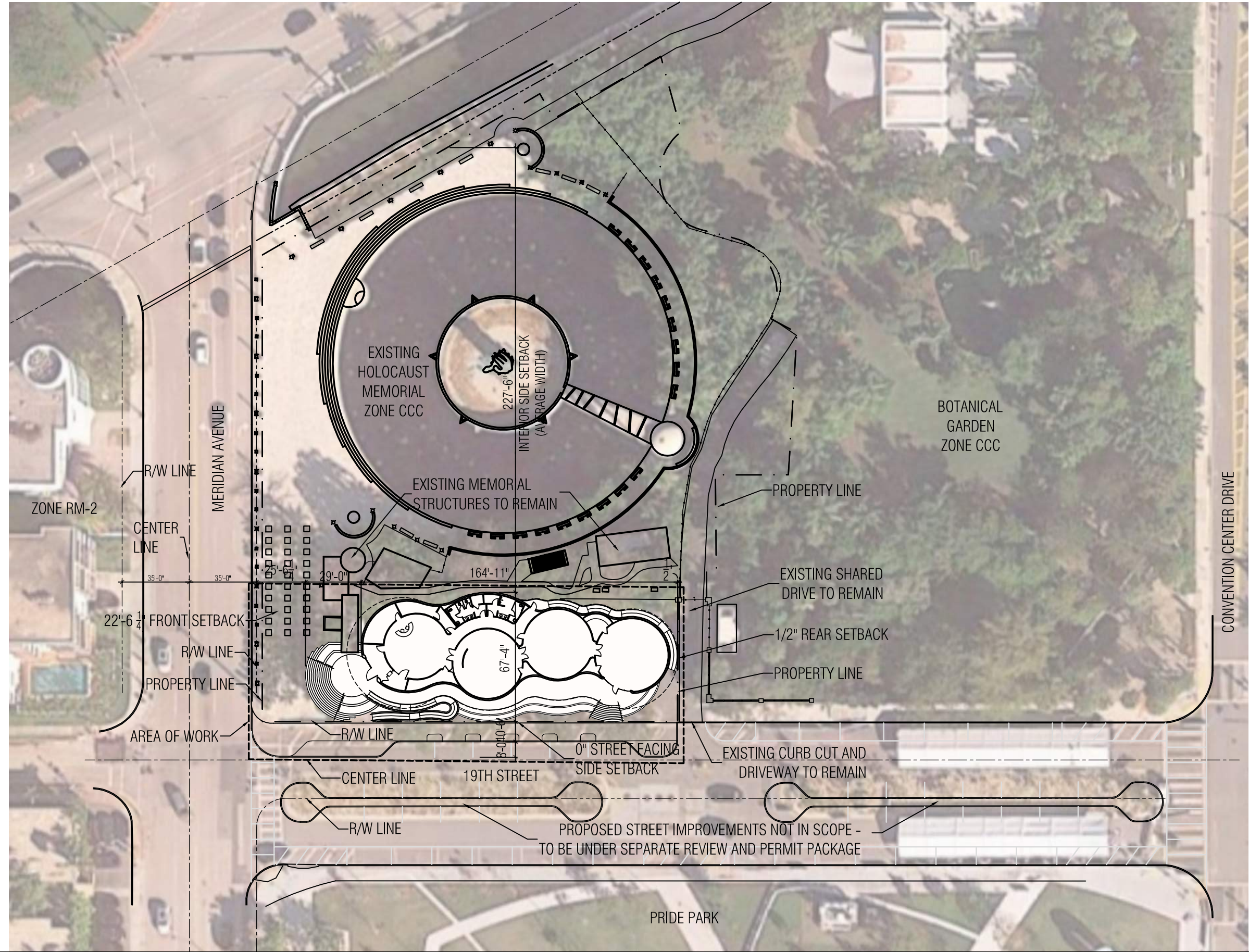
DRAWING: COVER SHEET
SCALE:
DATE: December 2, 2021

A-00









LAND USE STUDY

ZONING: CCC
ADJACENT DEVELOPMENT ZONE: RM-2
FEMA: FLOOD ZONE EL+8
FAR REQ'D: 2.75 MAX
BUILDING HEIGHT: 100' MAX

PROPOSED BUILDING OCCUPANCY: A-3 ASSEMBLY
EXISTING FLOOR AREA: 1,717 SF
PROPOSED NEW FLOOR AREA: 6,460 SF
TOTAL FLOOR AREA: 8,177 SF
SITE AREA: 72,826 SF (1.672 ACRES)
FAR: 0.11

RM-2 LOT STANDARDS:
MIN LOT AREA - 7,000 SF
MIN LOT WIDTH - 50 FT
MIN SIZE - NEW CONSTRUCTION - 550 SF

SETBACK REQUIREMENTS FOR RM-2:
FRONT SETBACK - 20'
SIDE, INTERIOR - 10' MIN OR 8% OF LOT WIDTH
SIDE, STREET FACING - 10' MIN OR 8% OF LOT WIDTH
- TOTAL SIDE YARDS MIN 16% WIDTH
REAR SETBACK - 10% LOT DEPTH MIN

PROVIDED SETBACKS:
FRONT SETBACK - 22'-6 1/2"
SIDE, INTERIOR - 277'-6" (AVERAGE WIDTH)
SIDE STREET FACING - 0'-0"
REAR SETBACK - 0'-0 1/2"
ALLOWED PROJECTIONS INTO YARD: 5' FOR ADA WALKWAYS
- 25% MAX FOR ROOF OVERHANGS

PARKING ANALYSIS - MIAMI BEACH PARKING DISTRICT 1:

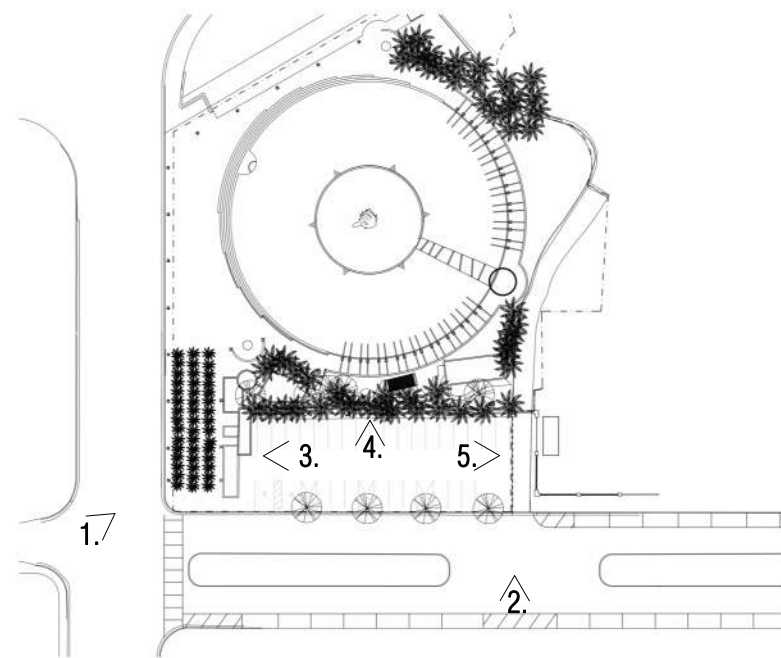
NEW CCC REQUIRED PARKING:
AUDITORIUM USE: 1 SPACE PER 1,000 SF AVAILABLE FOR SEATING
1 SPACE / 3,085 SF = 4 ADDITIONAL PARKING SPACES
ACCESSIBLE SPACES - 1 REQUIRED (FOR 1-25 SPACES)

NEW CCC PROVIDED PARKING:
0 SPACES PROVIDED

EXISTING ONSITE PARKING:
30 SPACES INCLUDING 2 ACCESSIBLE SPACES
5 DEDICATED TO THE MEMORIAL, 25 PUBLIC PARKING

DISPLACED PARKING RELOCATION SHALL BE PROPOSED UNDER A SEPARATE STREET IMPROVEMENT PERMIT PACKAGE, AND IS NOT INCLUDED IN THIS REVIEW SUBMISSION





KEY PLAN



1. VIEW FROM MERIDIAN AVE



2. ENTRY VIEW FROM 19TH STREET



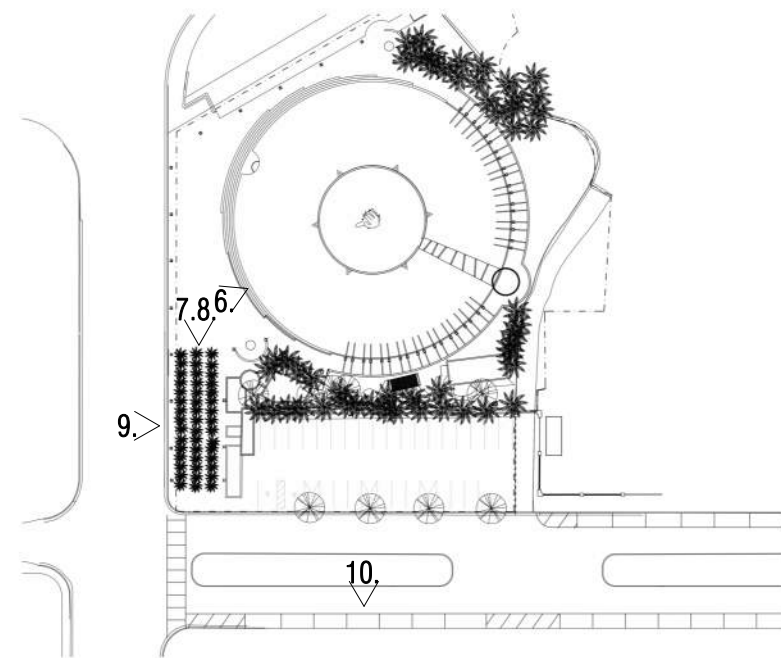
3. SITE WEST VIEW



4. SITE NORTH VIEW



5. SITE EAST VIEW



KEY PLAN



6. EXISTING MEMORIAL



7. EXISTING STRUCTURES



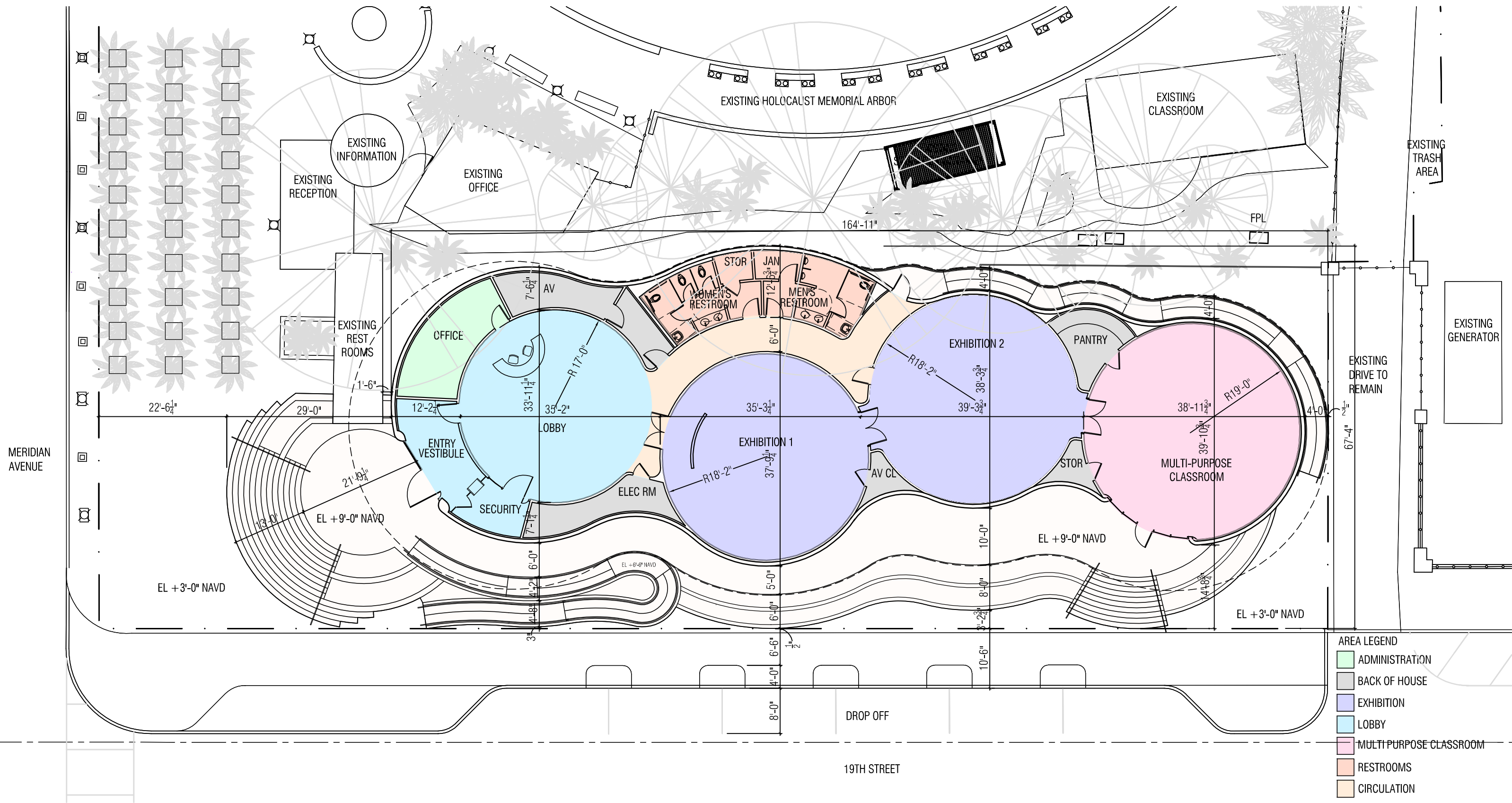
8. APPROACH FROM MEMORIAL

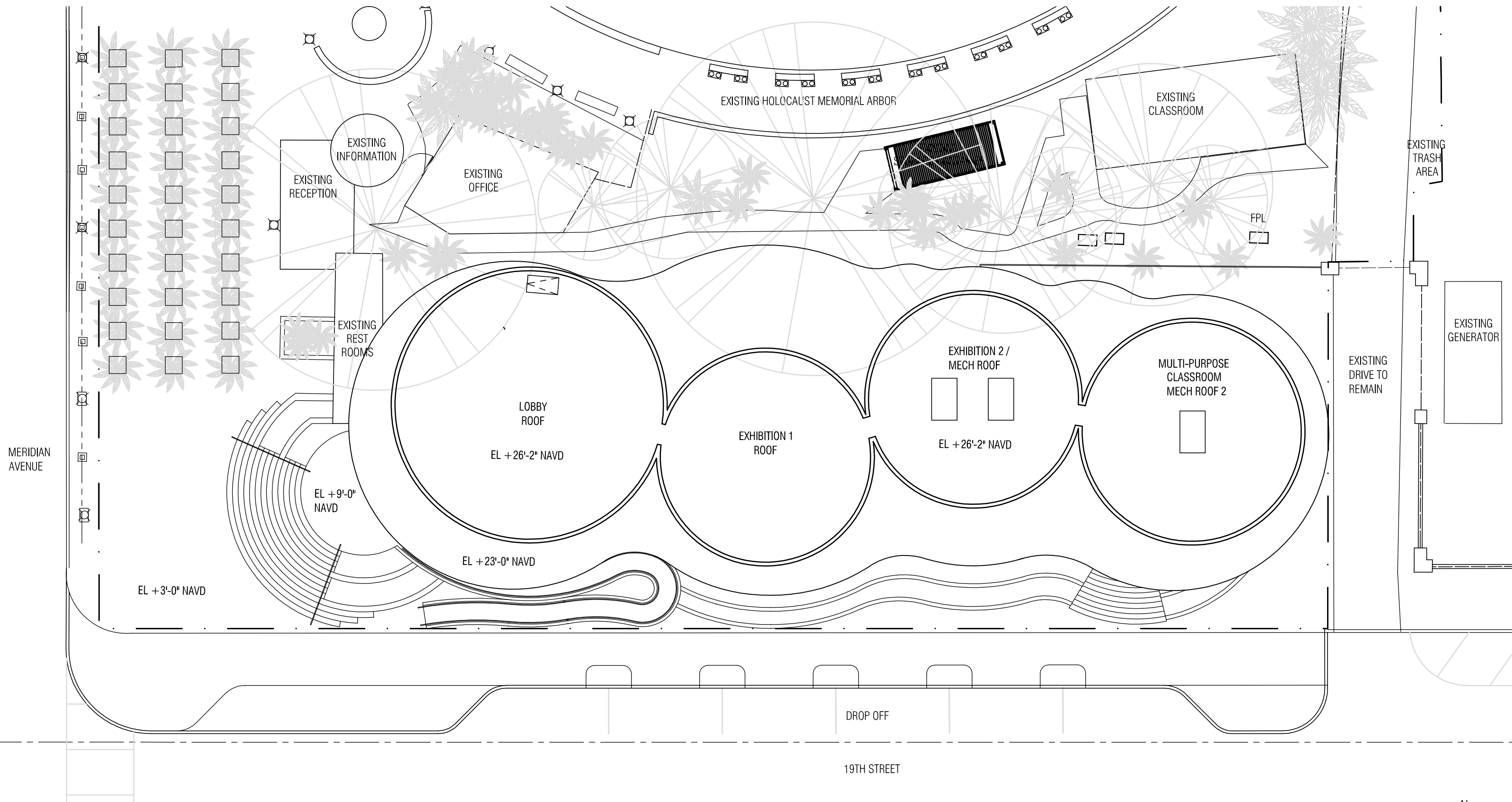


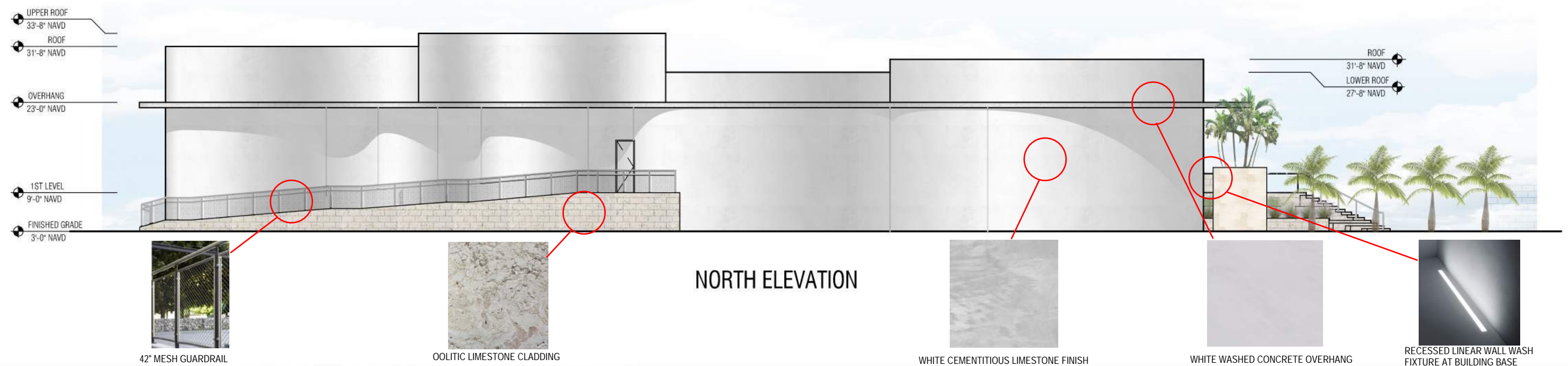
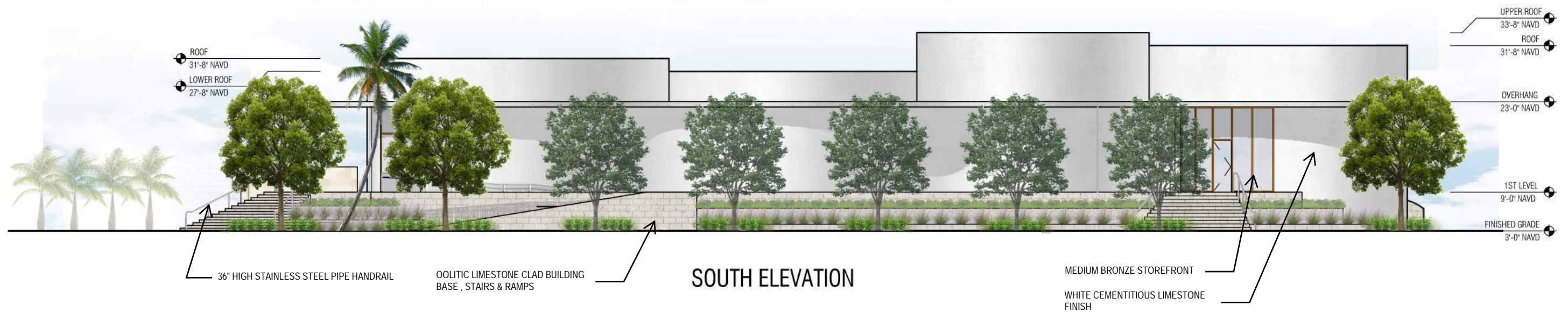
9. EXISTING STRUCTURES



10. VIEW TO PARK







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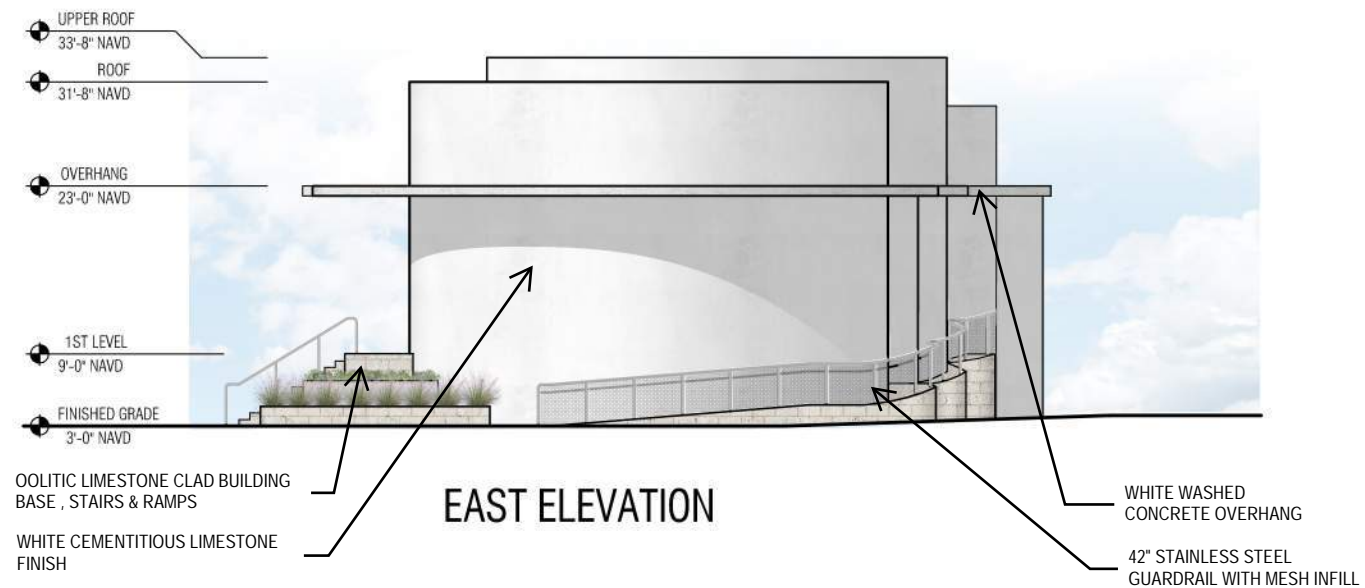
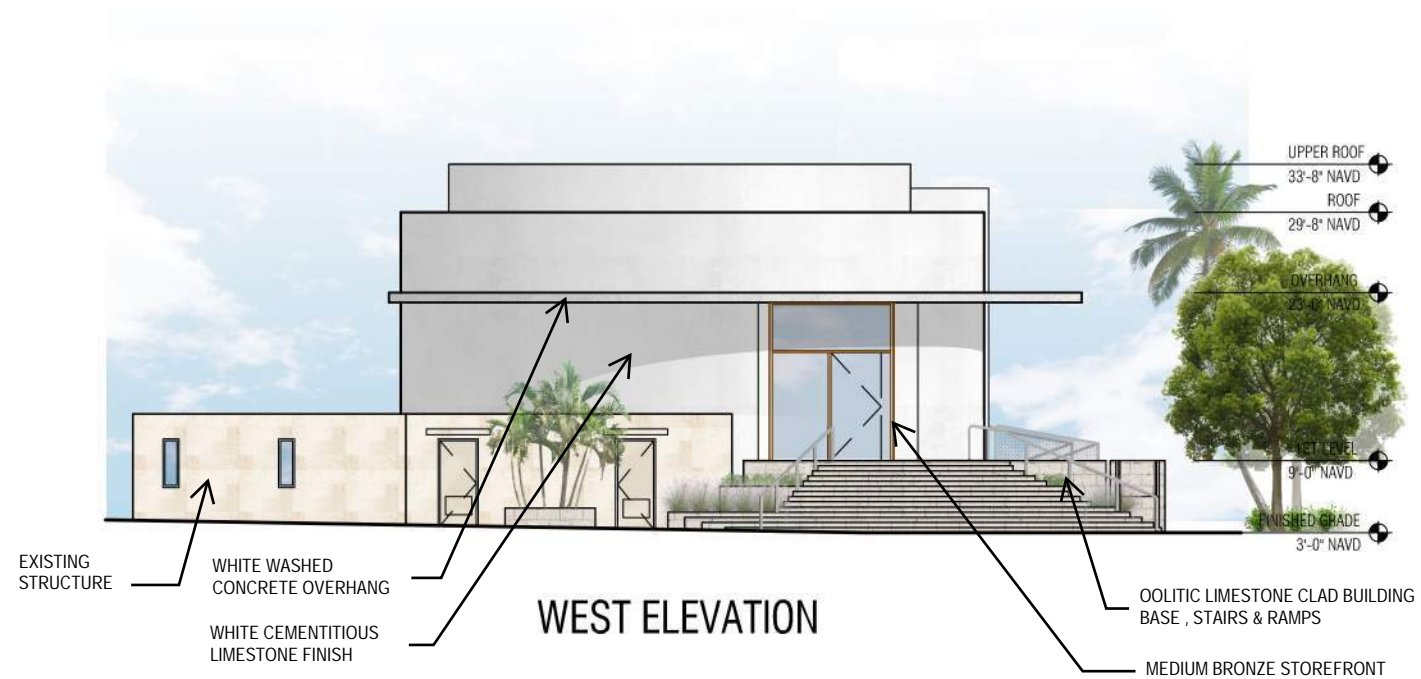
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DRAWING: EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

DATE: December 2, 2021

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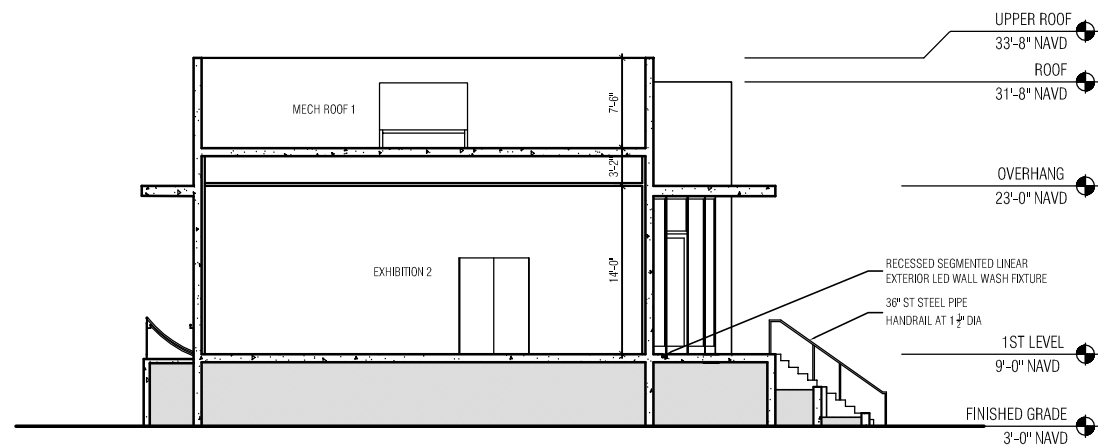
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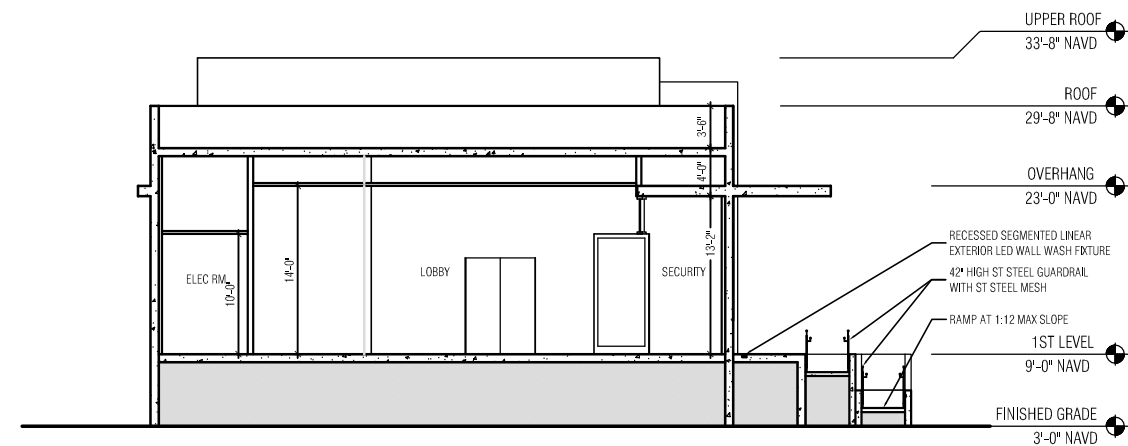
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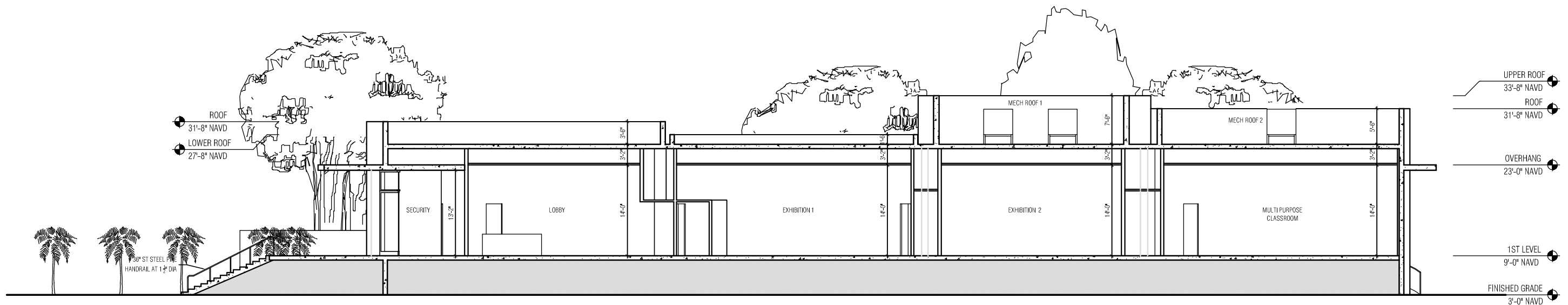
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EAST FACING SECTION 1



EAST FACING SECTION 2



NORTH FACING SECTION

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DRAWING: BUILDING SECTIONS

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DRAWING: AERIAL RENDERING
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DRAWING: AERIAL RENDERING WITH STREET TREES
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DRAWING: AERIAL RENDERING SOUTH WITH STREET TREES
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DRAWING: RENDERING – DAY VIEW
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DRAWING: RENDERING - DAY VIEW WITH STREET TREES
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