

1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

ORIGINAL SUBMITTAL APRIL 15, 2016

REVISED SUBMITTAL OCT. 28, 2016

CURRENT REVISED SUBMITTAL JULY 19, 2017

FINAL SUBMITTAL OCT. 03, 2017



NEW VARIANCE SOUGHT OCT. 03, 2017

ZONING DATA

ZONING DATA SUMMARY		
SITE AREA = 70,666 SF		
ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS		
REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USED)	2
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW+ 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% = 35,305 SF (141,215 X .25)	49,480 SF
MINIMUM LOT AREA	7000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)		
REGULATION (PEDESTAL + TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES: 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT, 10 FT IF ABUTTING RESIDENTIAL	VARIES: 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE VARIANCE REQUESTS NO. GRANTED JULY 5, 2016
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)		
REGULATION (PEDESTAL + TOWER)	REQUIREMENT	PROPOSED
PEDESTAL - FRONT	20 FT	VARIES: 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5 FOR FLOORS ABOVE SECOND FLOOR) GRANTED JULY 5, 2016
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	37'-9" (SUM OF SIDE YARDS = 8% OF LOT WIDTH)	VARIES: 0 FT TO 15'-7" (VARIANCE REQUEST NO. 3) GRANTED JULY 5, 2016
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES: 10 FT AT HOTEL GROUND FLOOR & 2ND, 0" ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 4) GRANTED JULY 5, 2016
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES: 0 FT TO 4'-9" (VARIANCE REQUEST NO. 6) GRANTED JULY 5, 2016
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	37'-9" (8% OF LOT WIDTH)	0 FT (VARIANCE REQUEST NO. 4) GRANTED JULY 5, 2016
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2) GRANTED JULY 5, 2016
130-33@ OFF STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2,3,4,5 AND 6		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICES	310 SPACES = 92,725 SF/300 (1 SPCE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	87	87
BICYCLE FOR RETAIL	(10) SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	(10) SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	(17) SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES FOR LONG TERM	(17) SHORT TERM / 4 LONG TERM
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
REGULATION	3 SPACES (3 SPACES FOR 101-200 UNITS)	3
HOTEL RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5
142-306 DEVELOPMENT REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY HOTEL)		
REGULATION	REQUIREMENT	PROPOSED
MINIMUM UNIT SIZE	300-335 SF (15% OF THE UNITS) AND 335+ SF (85% OF THE UNITS)	VARIANCE REQUESTED FOR 187 SF UNITS THROUGHOUT (VARIANCE REQUEST NO. 9)
142-1161 HEIGHT REGULATION EXCEPTIONS		
REGULATION	REQUIREMENT	PROPOSED
ROOF DECK HEIGHT EXCEPTION	DECKS DO NOT EXCEED 50% OF ENCLOSED FLOOR AREA BELOW ELEVATOR BULKHEADS OR MECHANICAL ROOMS BATHROOMS REQUIRED BY FLORIDA BUILDING CODE	VARIANCE REQUESTED FOR DECK TO BE AT 5'-0" (VARIANCE REQUEST NO. 8) GRANTED OCT. 28, 2016

DRAWING LIST

Sheet Number	Sheet Name
A00	COVER SHEET
SUR-01	SURVEY
A00 -14	LEVEL 01 PLAN - PHASE 1
A00 -15	LEVEL 02 PLAN - PHASE 1
A00 -16	LEVEL 03 PLAN - PHASE 1
A00-00	ZONING DATA AND DRAWING LIST
A00-00A	LOCATION PLAN
A00-01A	ZONING AND VARIANCES
A00-01B	ZONING AND VARIANCES
A00-01C	FAR DIAGRAMS
A00-01D	FAR DIAGRAMS
A00-01E	FAR DIAGRAMS
A00-01G	HOTEL UNITS
A00-01H	HOTEL AREA DIAGRAMS
A00-01I	HOTEL AREA DIAGRAMS
A00-01J	HOTEL AREA DIAGRAMS
A00-01K	HOTEL ROOM COMPARISON
A00-02	SITE PLAN
A00-03	EXISTING BUILDING KEY DIRECTIONAL PLAN
A00-03A	EXISTING BUILDING SITE PHOTOS
A00-03B	EXISTING BUILDING SITE PHOTOS
A00-03C	EXISTING BUILDING SITE PHOTOS
A00-03D	EXISTING BUILDING SITE PHOTOS
A00-03E	EXISTING BUILDING SITE PHOTOS
A00-03F	EXISTING BUILDING SITE PHOTOS
A00-04	EXISTING CONTEXT KEY DIRECTIONAL PLAN
A00-04A	EXISTING CONTEXT SITE PHOTOS
A00-04B	EXISTING CONTEXT SITE PHOTOS
A00-04C	EXISTING CONTEXT SITE PHOTOS
A00-04D	EXISTING CONTEXT SITE PHOTOS
A00-04E	EXISTING CONTEXT SITE PHOTOS
A00-05	LEVEL 01 PLAN
A00-06	LEVEL 02 PLAN
A00-07	LEVEL 03 PLAN
A00-08	LEVEL 04 PLAN
A00-09	LEVEL 05 PLAN
A00-10	ROOF PLAN
A00-10A	ROOF PAVING PATTERN
A00-12A	EXTERIOR ELEVATIONS
A00-012B	NORTH ELEVATION
A00-012C	SOUTH ELEVATION
A00-012D	WEST ELEVATION
A00-012E	PARKING GARAGE ELEVATIONS
A00-13	BUILDING SECTIONS
A00-17	LEVEL 04 PLAN - PHASE 1
A00-18	LEVEL 05 PLAN - PHASE 1
A00-19	ROOF PLAN - PHASE 1
A00-21	ELEVATION PHASING
A00-22	WEST AVENUE ELEVATION AXO
A00-23	PERSPECTIVE VIEWS
A00-24	RENDERING
A00-25	RENDERING
L 203	ROOF LEVEL LANDSCAPE PLAN
L 303	ROOF LEVEL LIGHTING PLAN
E00-01	LEVEL 01 PHOTOMETRIC PLAN
E00-02	LEVEL 02 PHOTOMETRIC PLAN
E00-03	LEVEL 03 PHOTOMETRIC PLAN
E00-04	LEVEL 04 PHOTOMETRIC PLAN
E00-05	LEVEL 05 PHOTOMETRIC PLAN
E00-06	ROOF PHOTOMETRIC PLAN
APPENDIX A	GRAPHICS INFORMATION FOR REFERENCE ONLY
APPENDIX B	CITIZEN M INFORMATION FOR REFERENCE ONLY
APPENDIX C	PREVIOUS DRB PLANS FOR REFERENCE ONLY

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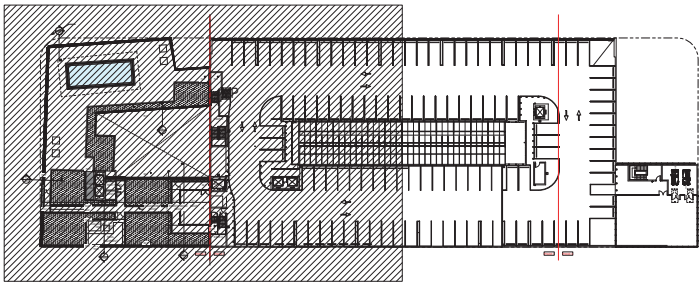
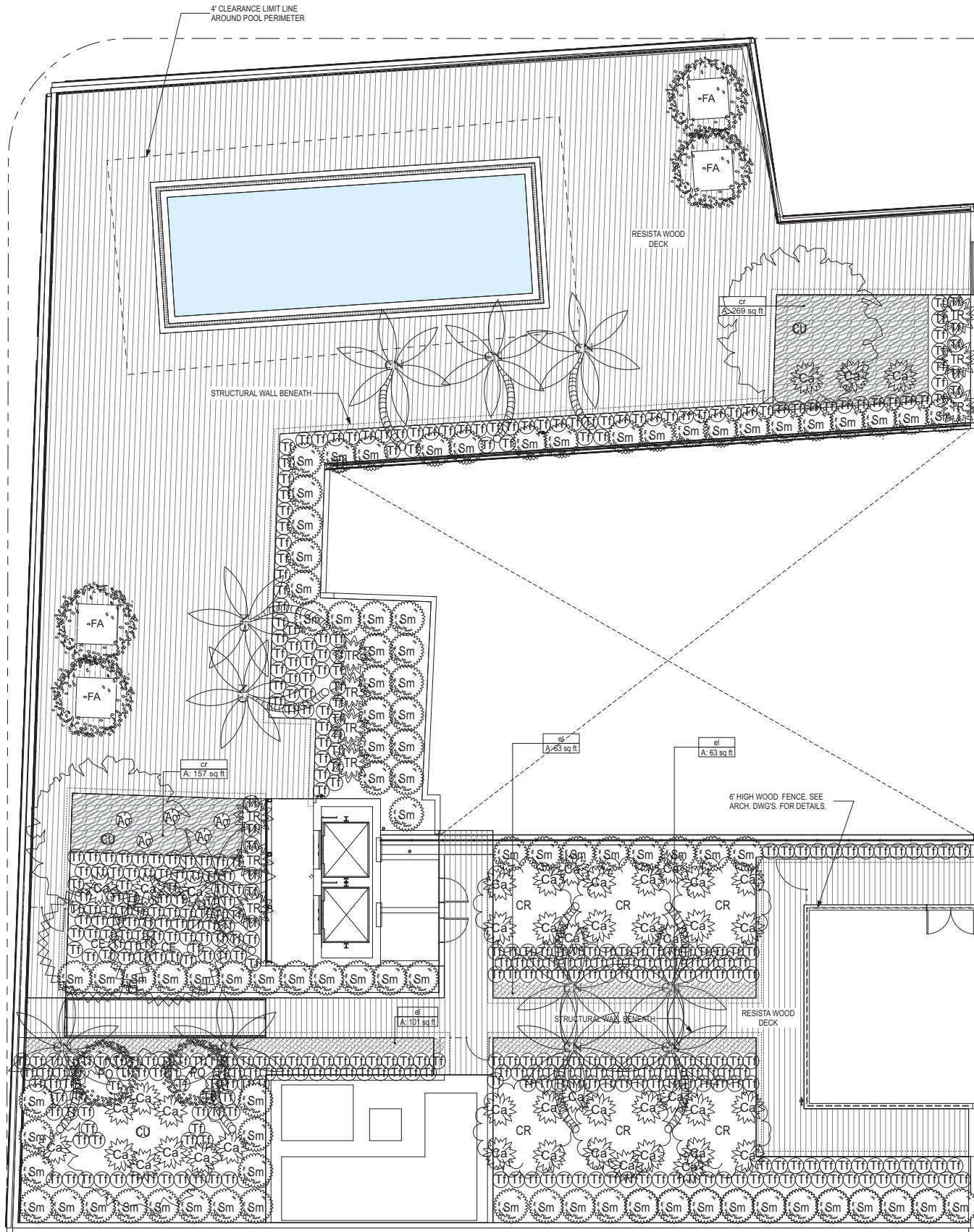
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ZONING DATA AND
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A00-00

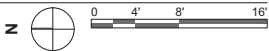
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PLAN KEY

Tree Schedule											
Symbol	Code	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks		
	CE	2	Conocarpus erectus sericus	Silver Buttonwood	3"	16'	8'	Y	Collected Specimen; add 5- 7 bromeliads		
	CN	12	Cocos nucifera	Coconut Palm	4" min	15'-25'	12'	N	Curved Trunk		
	CR	6	Clusia rosea	Autograph Tree	3"	16'	8'	Y	Collected Specimen		
	CU	3	Coccoloba uvifera	Sea Grape	4"	30'	15'	Y	Collected Specimen		
	FA	4	Ficus aurea	Strangler Fig	4" min	25'	10'	Y			
Shrub Schedule											
Symbol	Code	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
	Ao	5	Alcantarea 'odorata'	Bromeliad	10 gal	18"	24"	36"	Y		
	Ca	47	Crinum augustum 'Queen Emma'	Queen Emma Lily	7g	4'	4'	48"	N		
	Sm	109	Suriana maritama	Bay Cedar	15g	6'	4'	48"	Y		
	Tf	530	Tripsacum floridana	Dwarf Fakahatchee	3g	24"	24"	24"	Y		
LP Roof - Groundcover Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	cr		Clusia rosea 'nana'	Dwarf Pitch Apple	3g	12"	12"	18"	N	426.45	
	el		Ermodia littoralis	Golden Creeper	1g	24"	18"	12"	Y	227.78	

1 ROOF PLANTING PLAN
SCALE: 1/8" = 1'-0"



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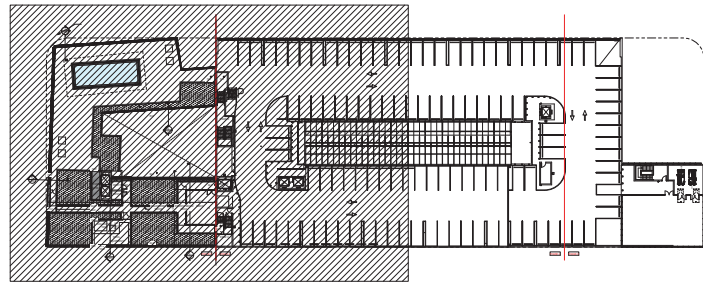
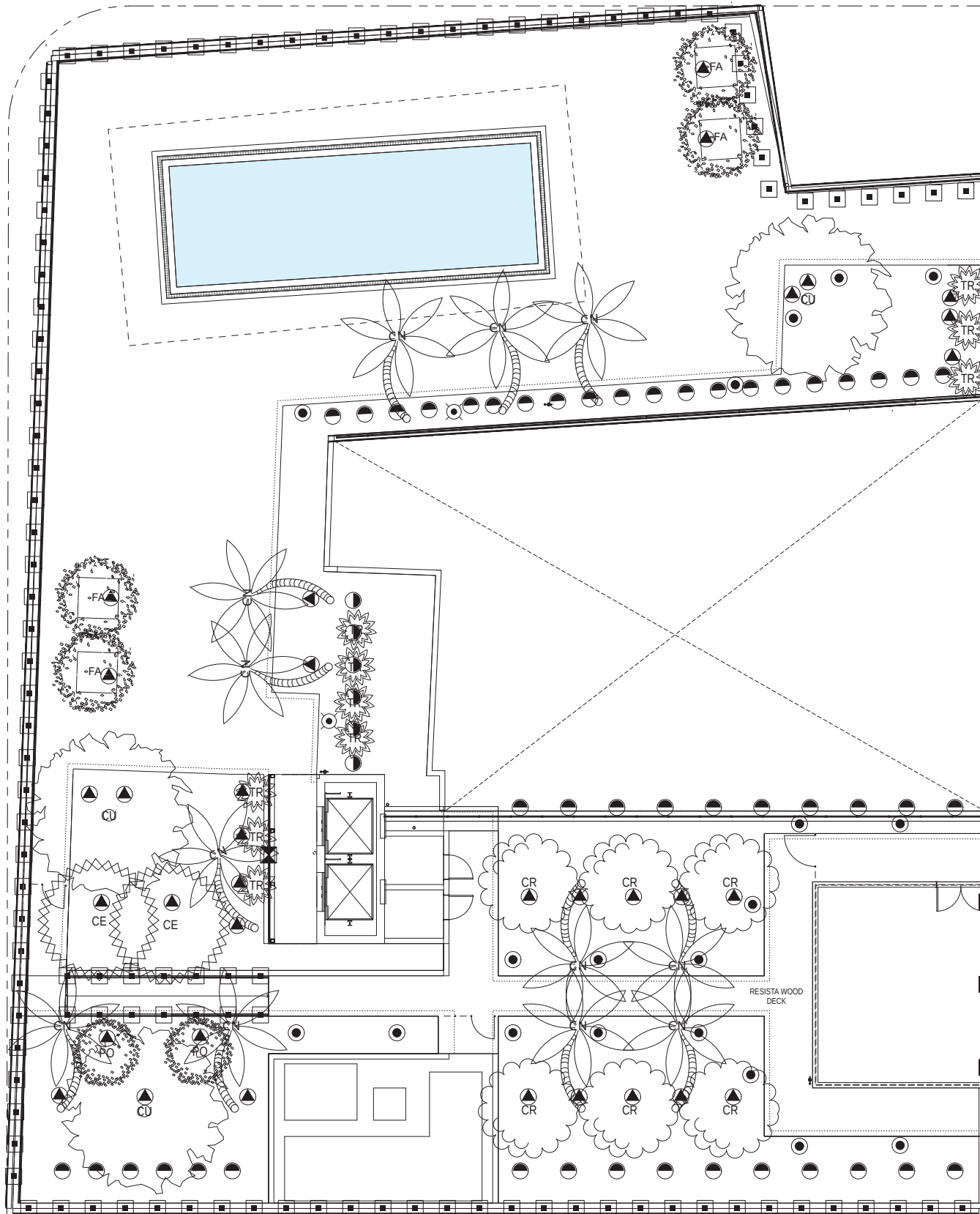
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ROOF LEVEL
LANDSCAPE PLAN

SHEET
NUMBER

L203

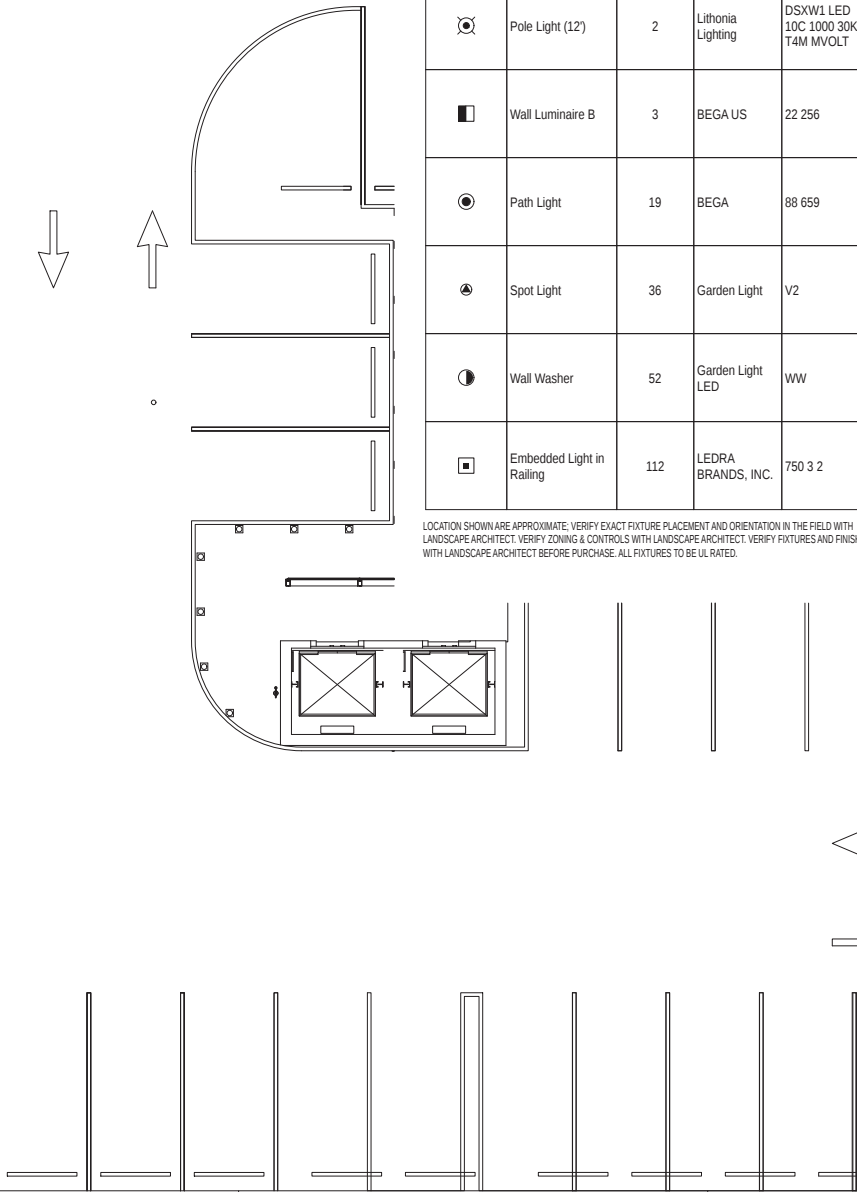
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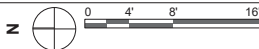
2D Symbol	Light Fixture	Quantity	Manufacturer	Model
	Wall Luminaire A	1	Lithonia Lighting	DSXW1 LED 10c 1000 30K T4m
	Pole Light (12)	2	Lithonia Lighting	DSXW1 LED 10c 1000 30K T4M MVOLT
	Wall Luminaire B	3	BEGA US	22 256
	Path Light	19	BEGA	88 659
	Spot Light	36	Garden Light	V2
	Wall Washer	52	Garden Light LED	WW
	Embedded Light in Railing	112	LEDRA BRANDS, INC.	750 3 2

LOCATION SHOWN ARE APPROXIMATE. VERIFY EXACT FIXTURE PLACEMENT AND ORIENTATION IN THE FIELD WITH LANDSCAPE ARCHITECT. VERIFY ZONING & CONTROLS WITH LANDSCAPE ARCHITECT. VERIFY FIXTURES AND FINISHES WITH LANDSCAPE ARCHITECT BEFORE PURCHASE. ALL FIXTURES TO BE UL RATED.



1 ROOF LEVEL LIGHTING PLAN

SCALE: 1/8" = 1'-0"



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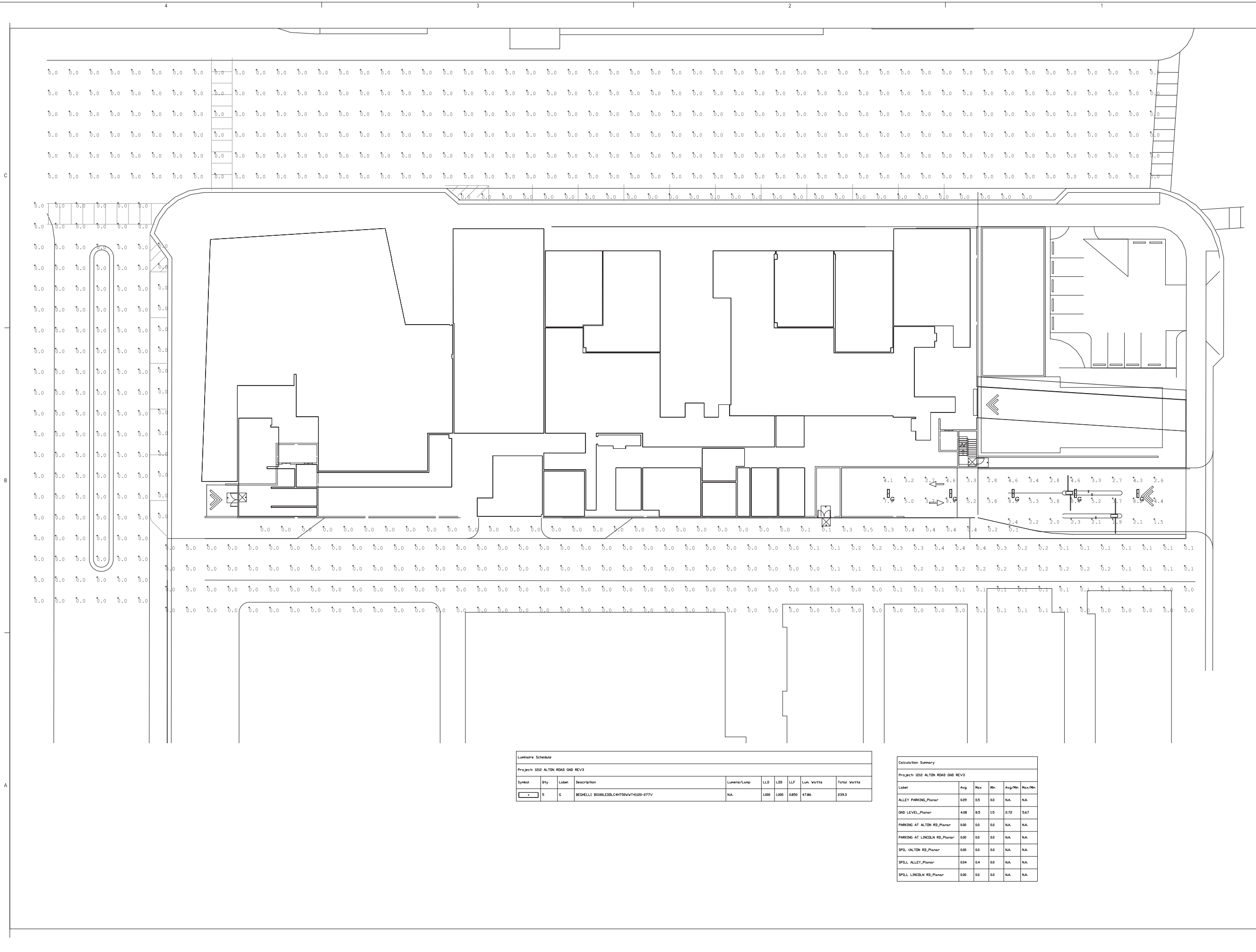
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ROOF LEVEL
LIGHTING PLAN

SHEET
NUMBER

L303



Luminaire Schedule							
Project 1212 ALTON ROAD GND REV3							
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LSD	LLF
•	5	G	BECKHILL B5100LEBLC4H750Vv141020-277V	NA	1000	1000	0.850
				Lum. Watts		Total Watts	
				47.86		239.3	

Calculation Summary					
Project 1212 ALTON ROAD GND REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
ALLEY PARKING_Planar	0.09	0.5	0.0	NA	NA
GND LEVEL_Planar	4.08	8.5	1.5	0.72	5.67
PARKING AT ALTON RD_Planar	0.00	0.0	0.0	NA	NA
PARKING AT LINCOLN RD_Planar	0.00	0.0	0.0	NA	NA
SPILL ALTON RD_Planar	0.00	0.0	0.0	NA	NA
SPILL ALLEY_Planar	0.04	0.4	0.0	NA	NA
SPILL LINCOLN RD_Planar	0.00	0.0	0.0	NA	NA

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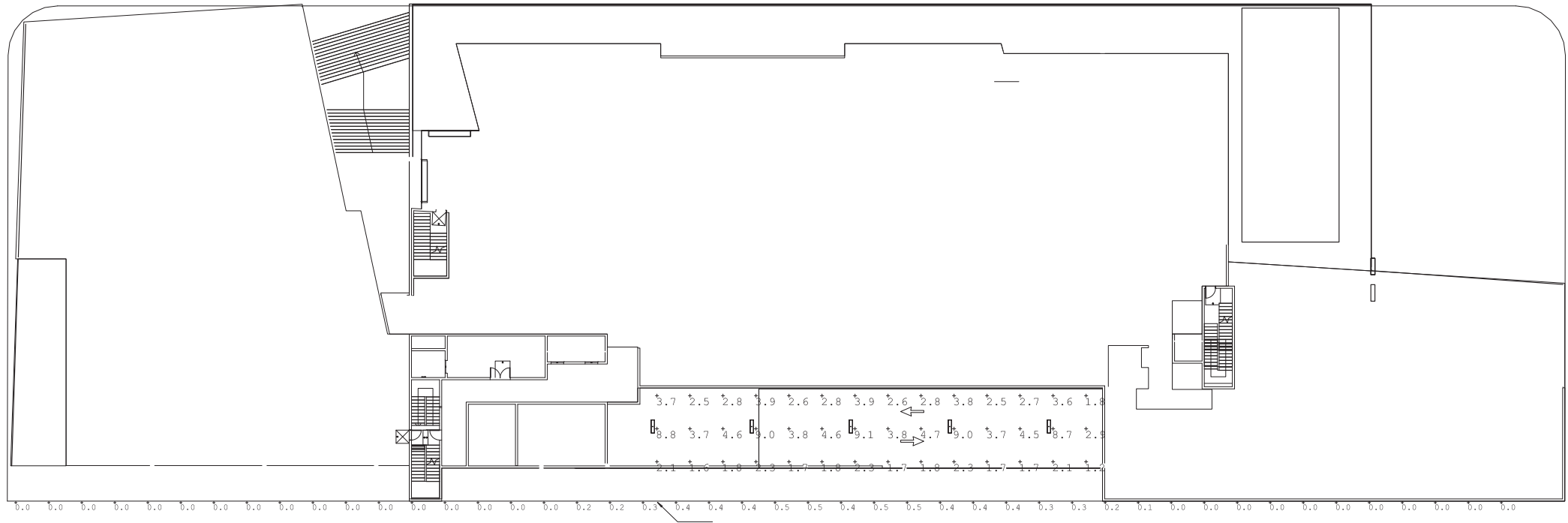
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LEVEL 01 -
PHOTOMETRIC
PLAN -
SHEET NUMBER

E00-01



Luminaire Schedule							
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3							
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LSD	LLF
	5	G	BECHTEL B530LEBLC4H750WWT4128-277V	NA	1000	1000	0.850
				Lim. Watts	Total Watts		
				47.86	239.3		

Calculation Summary					
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3					
Label	Avg	Max	Min	Avg/Ftn	Max/Ftn
Room/Floor	3.55	9.1	1.2	2.96	7.58
SPILL	0.14	0.5	0.0	NA	NA

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LEVEL 02 -
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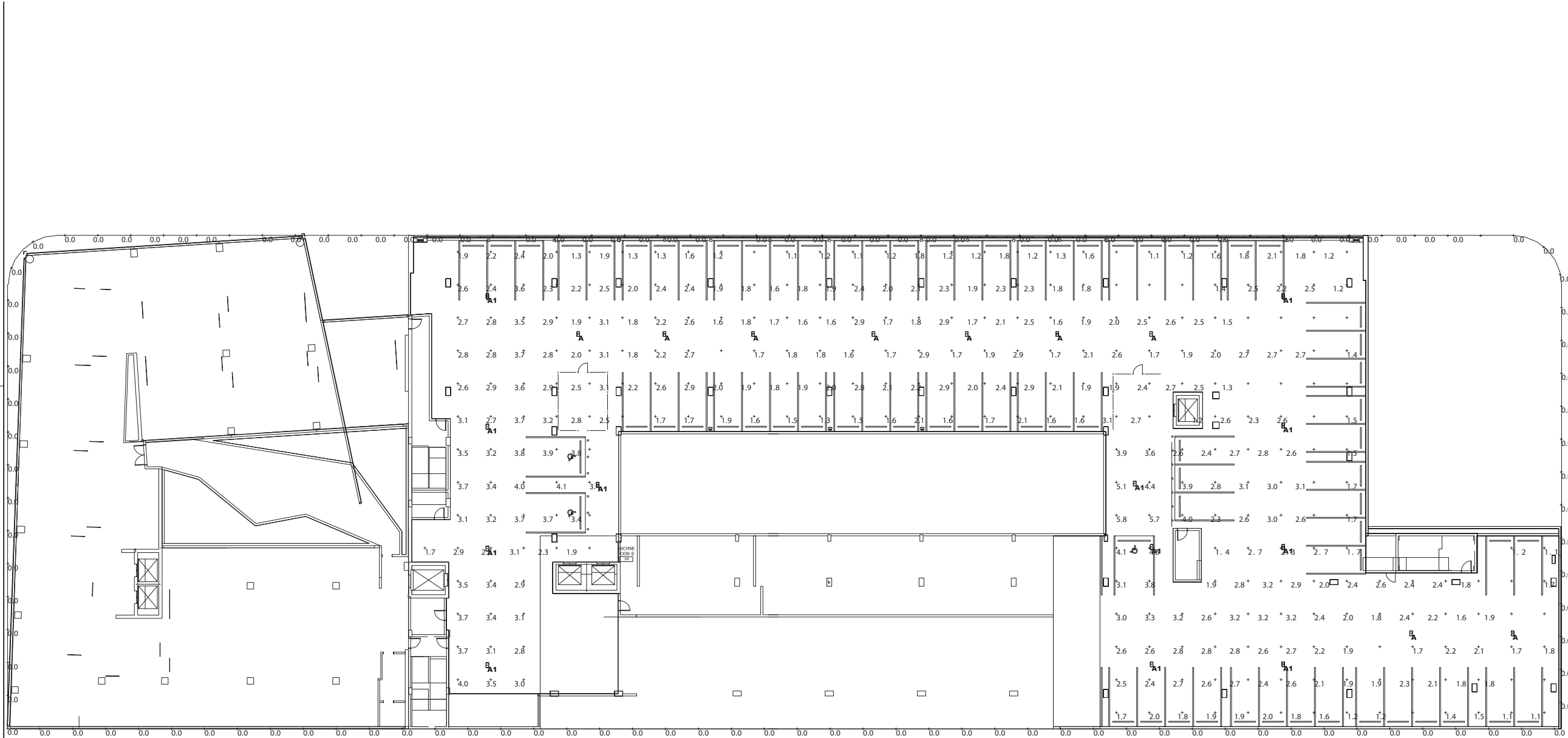
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LEVEL 03
PHOTOMETRIC PLAN

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E00-03

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF Lum. Watts
	9	A	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5R MVOLT	4065	0.900 37
	12	A1	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5M MVOLT	4129	0.900 37

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Level 03 Floor	Illuminance	Fc	2.37	5.8	1.1	2.15
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.

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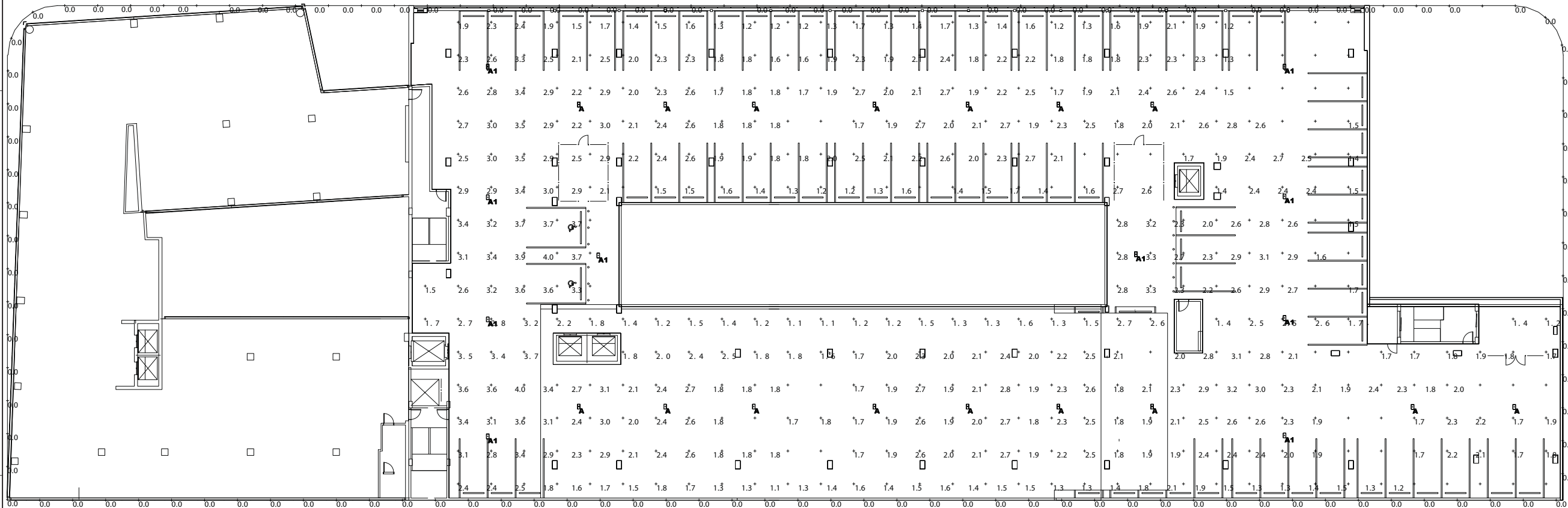
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	MANUFACT	Description	Lum. Lumens	LLF Lum. Watts
	16	A	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5R MVOLT	4065	0.900 37
	10	A1	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5M MVOLT	4129	0.900 37

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Level 04 Floor	Illuminance	Fc	2.21	4.2	1.1	2.01 3.82
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A. N.A.

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF Lum. Watts
	16	A	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5R MVOLT	4065	0.900 37
	10	A1	SINGLE	Lithonia Lighting	DSXPG LED 10C 1000 40K T5M MVOLT	4129	0.900 37

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Level 05 Floor	Illuminance	Fc	2.17	4.0	1.1	1.97
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	LLF Lum. Watts
	16	S5	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR8-VSD-16-24PLED-525mA-MW	4979	0.860 40.6
	23	W	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM-1-14-FT-20PLED-700mA-MW	4163	0.860 43.4
	1	W1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-14-FT-40PLED-1050mA-MW415-EM2	8341	0.900 133.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Generator Yard	ILuminance	Fc	5.07	9.5	1.0	5.07	9.50
Parking	ILuminance	Fc	3.13	7.1	1.2	2.61	5.92
Ramp	ILuminance	Fc	2.79	5.3	1.1	2.54	4.82
Spill	ILuminance	Fc	0.90	0.0	0.0	N/A	N/A
SPILL AREA	ILuminance	Fc	0.92	0.3	0.0	N/A	N/A
Walking Area	ILuminance	Fc	4.24	6.8	2.2	1.93	3.09