

# NOBE YARD

at

8108, 8128, 8140 COLLINS AVE  
MIAMI BEACH , FL 33141

for

NORTH BEACH YARD LLC

## ARCHITECTURE

CDS | ARCHITECTURE AND PLANNING  
2103 CORAL WAY, SUITE 722  
MIAMI, FLORIDA 33145  
TEL: (305) 300-7438 | info@cds -ap.com

## CONTAINER DESIGN

LITTLE RIVER BOX COMPANY  
9200 NW 27 Avenue  
MIAMI, FLORIDA 33147  
TEL: (305) 302-6260 | info@littleriverboxcompany.com

## SITE CIVIL AND INFRASTRUCTURE ENGINEERING.

CRABTREE GROUP  
918 CUYAMA ROAD  
OJAI, CALIFORNIA 93023  
Tel: (719) 221-1799 | crabtree@cabtreegroup.com

## ORIGINAL MASTER PLAN BY DPZ CODESIGN

SCOPE: THE NORTH BEACH YARD SHALL INCLUDE UP TO 20 STATIONARY FOOD TRUCKS (WHETHER IN TRUCK, TRAILER OR CONTAINER FORMAT), UP TO 4 CONTAINER RESTAURANTS OTHER THAN FOOD TRUCKS/TRAILERS, A MAIN BAR PAVILION FOR THE SALE OF ALCOHOLIC BEVERAGES, A MAIN STAGE FOR MUSIC AND OTHER PERFORMANCES WITH AN OPEN LAWN IN FRONT, AN ORGANIC GARDEN, A FARMER'S MARKET, UP TO 20 MARKET STALLS FOR FOOD/BEVERAGE OR RETAIL VENDORS FOCUSING ON LOCALLY SOURCED OR SUSTAINABLE PRODUCTS, AND A VENUE FOR CULTURAL/COMMUNITY PROGRAMMING OR ENTERTAINMENT OFFERINGS, SUCH AS, WITHOUT LIMITATION, FITNESS CLASSES, WORKSHOPS, MUSIC, ART CLASSES, CULINARY CLASSES, AND OTHER PROGRAMMING FOR THE GENERAL PUBLIC.

## FINAL DESIGN REVIEW BOARD SUBMITTAL

MARCH 2, 2018

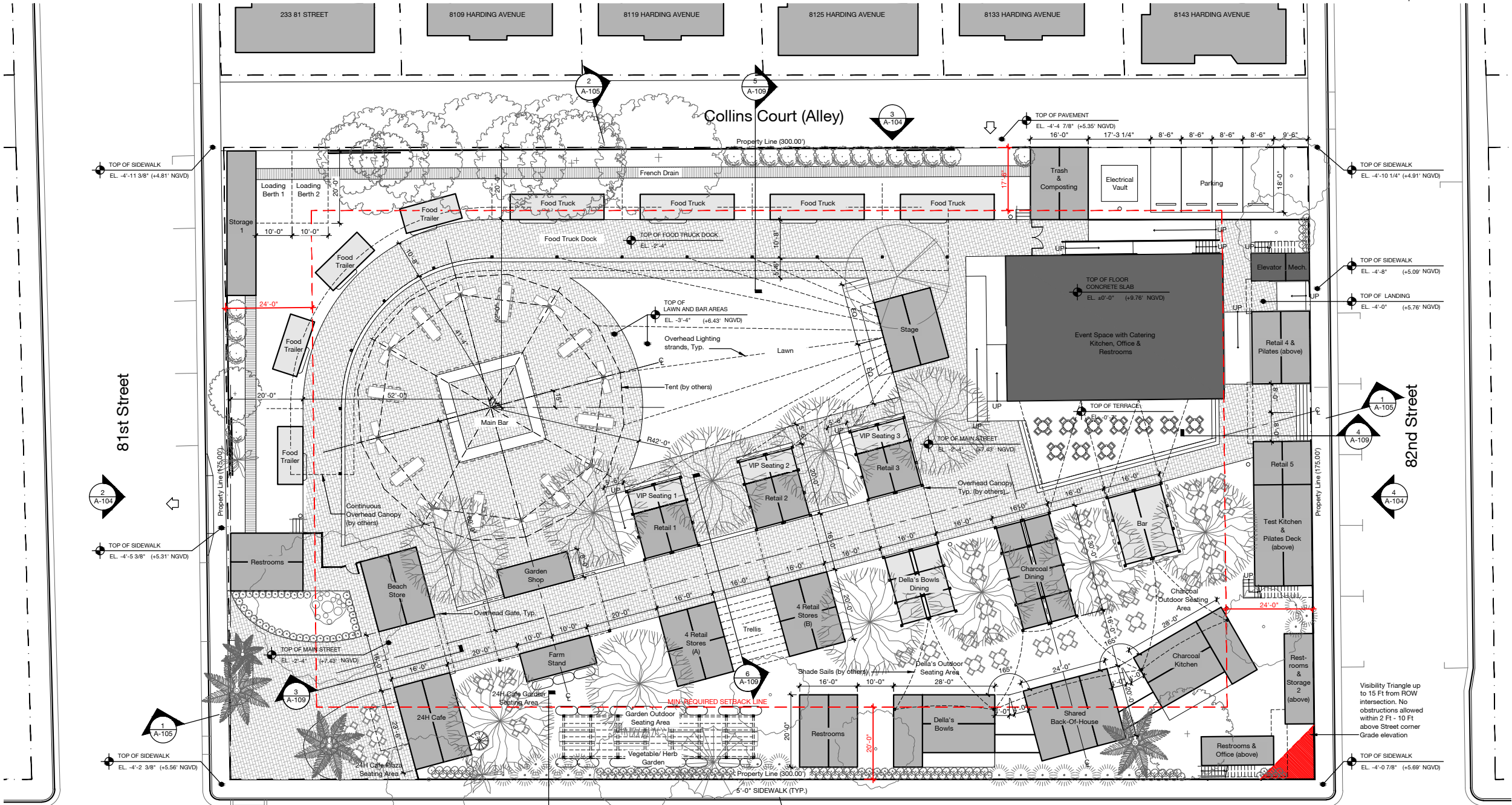
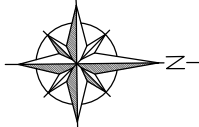
PROPERTY INFORMATION

LEGAL DESCRIPTION: ALTOS DEL MAR NO 1 PB 31-40, P-32 AKA LOT 1, 2, 3, 4, 5 & 6 BLK 18  
ZONING DISTRICT: GU (Government use district)  
SURROUNDING ZONING DISTRICTS: RM-1 (Low intensity multi-family residential district)  
GRADE: +5.77' NGVD (Sidewalk elevation at centerline of the front of the property)

FLOODING INFO  
Flood Zone: AE; Panel No.: 0326L  
Community Name/No.: City of Miami Beach / 120651  
Base Flood Elevation: +8.00' NGVD

CODES IN EFFECT

FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING  
FLORIDA BUILDING CODE 6th EDITION (2017) PLUMBING  
FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL  
FLORIDA FIRE PREVENTION CODE, 6th EDITION (2017)  
NFPA 101 LIFE SAFETY CODE, 2015 EDITION



LAND DEVELOPMENT REGULATIONS (LDR) COMPLIANCE ANALYSIS

ZONING

REQUIRED / ALLOWED

FLOOR AREA: 65,625 SF (1.25 FAR Max.)  
LOT AREA: 52,500 SF Min.  
LOT WIDTH: 52'-0" Min.  
LOT COVERAGE: 13,655 SF (45% of Lot Area)  
LOT AGGREGATION: Two platted lots Max.  
MIN. SETBACK: 100 SF Min. (New Construction) | 800 SF Ave. Min.  
BUILDING HEIGHT: 55'-0" (5 Stories)  
BUILDING SETBACKS:  
FRONT: 20'-0"  
INTERIOR SIDE: 24'-0" (8% of Lot width) | 48'-0" sum of yards  
REAR: 17'-0" (10% of Lot depth)

PROPOSED

FLOOR AREA: 12,016 SF  
LOT AREA: 52,500 SF  
LOT WIDTH: 100'-0"  
LOT COVERAGE: 19,821 SF (38% of Lot Area)  
LOT AGGREGATION: Four platted lots  
UNIT SIZE: 300 SF  
BUILDING HEIGHT: 11 Story  
HIGHER CONTAINER STRUCTURES: 10'-5" (2 Stories)  
BUILDING SETBACKS:  
FRONT: 0'-0"  
INTERIOR SIDE: 0'-0"  
REAR: 0'-0"

PARKING SETBACKS:

FRONT: 20'-0"  
INTERIOR SIDE: 24'-0" (8% of lot width)  
REAR: 5'-0" since abutting an Alley  
MIN. YARD ELEVATION: + 6.56' NGVD  
MAX. YARD ELEVATION: + 8.27' NGVD (2' above Grade)  
PARKING: 2 Parking Spaces (Single-Family detached dwelling, LDR Chapter 130 Sec. 130-32, (99)  
MAIN USES: Single-Family detached dwellings, Townhomes, Apartments, Hotels and Bed & Breakfast Inns

PARKING SETBACKS:

FRONT: 15'-0"  
INTERIOR SIDE: 1'-0"  
REAR: 0'-0"  
MIN. YARD ELEVATION: + 4.81' NGVD  
MAX. YARD ELEVATION: + 7.43' NGVD  
PARKING: 4 Parking Spaces  
MAIN USES: Assembly, Commercial (Retail, Restaurant and Bar), and Entertainment (Outdoor)

CONDITIONAL USES:

Adult congregative living facility, Day care facility, Nursing home, Religious institutions, Private & Public institutions, Schools, Commercial or Non-commercial parking lots and garages  
REQUIRED ENCLOSURES:  
STORE ENCLOSURE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless made from substantially enclosed permanent building  
MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

CONDITIONAL USES: Outdoor Cafe

REQUIRED ENCLOSURES:  
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MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

COMMERCIAL VEHICLE STORAGE:

LOCATION: I-1 Light Industrial District (CD-1, CD-2A CD-3 as conditional use)  
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-6" above grade, by 6'-0" high fence and hedge behind  
ACCESSORY OUTDOOR BAR COUNTERS:  
USE: Permitted as Accessory Use to 30 char Min. Outdoor Cafe or Hotel Pool Deck  
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

COMMERCIAL VEHICLE STORAGE:

LOCATION: GU Government Use District  
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-6" above grade, by 6'-0" high fence and hedge behind  
ACCESSORY OUTDOOR BAR COUNTERS:  
USE: Permitted as Accessory Use to 30 char Min. Outdoor Cafe or Hotel Pool Deck  
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

MOBILE STORAGE CONTAINERS:

USE: Storage and shipping of personal goods and materials  
LOCATION: RS-1, RS-2, RS-3, & RS-4 Single-Family Residential Districts  
ALLOWED TIME: 7 days Max.  
ADVERTISING: Only name and telephone number of storage container company allowed on face of container  
FORCED REMOVAL: Upon Hurricane Watch declaration for City of Miami Beach  
FENCE HEIGHT: 5'-0" at Front property line  
OFF STREET LOADING:  
QUANTITY: 2 Spaces (Over 10,000 SF but not over 20,000 SF of Floor Area)  
SIZE: 10'-0" x 20'-0"

MOBILE STORAGE CONTAINERS:

USE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits.  
LOCATION: GU Government Use District  
ALLOWED TIME: Indefinite  
ADVERTISING: Establishment name, services, and price information for Retail, same plus menus for Eating and drinking establishments.  
FORCED REMOVAL: Not Applicable.  
FENCE HEIGHT: 6'-0" at Front property line  
OFF STREET LOADING:  
QUANTITY: 2 Spaces  
SIZE: 10'-0" x 20'-0"

SIGNAGE (WALL)

REQUIRED / ALLOWED

AREA: 30 SF Max. 0.33 SF per every LF of frontage  
HEIGHT RESTRICTION: Shall not be located above Ground Floor  
QUANTITY: One Wall Max. (Projecting or detached)

LANDSCAPE REQUIREMENTS

REQUIRED / ALLOWED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper  
Caliper 6"p to 30% can be met by 10'-0" high / 1 1/2" Caliper native trees  
TREE QUANTITY: 34 Min. (0.28 per acre of Net Lot Area)  
NATIVE SPECIES: 30% Min.  
DRAUGHTY SALT TOLERANT SPECIES: 50% Min.  
TREE DIVERSITY: 7 Species Min.  
SHRUB SIZE: 18"-24" Min. @ 30" O.C. Max.  
SHRUB QUANTITY: 408 Min. (0.12 per sq. required tree)  
NATIVE SPECIES: 50% Min. required  
LARGE SHRUB SIZE: 6'-0" Min. | 4'-0" Min. Crown spread (at planting)  
LARGE SHRUB QUANTITY: 41 Min. (at 10% of required shrub quantity)  
NATIVE SPECIES: 50% Min.  
SHRUB DIVERSITY: 25% of Quantity Max. per Species  
SIZE: 12'-0" x 20'-0"

PROPOSED

AREA: 72 SF - 98 SF Max. for 300 LF @ 0.33 SF per every LF of frontage  
HEIGHT RESTRICTION: Located on Second Floor  
QUANTITY: One Wall

PROPOSED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper provided.  
TREE QUANTITY: 34 Trees and 6 Palms  
NATIVE SPECIES: 57%  
DRAUGHTY SALT TOLERANT SPECIES: 50%  
TREE DIVERSITY: 7 Species  
SHRUB SIZE: 24" @ 30" O.C.  
SHRUB QUANTITY: 207  
NATIVE SPECIES: 56%  
LARGE SHRUB SIZE: 6'-0" | 4'-0" Crown spread (at planting)  
LARGE SHRUB QUANTITY: 18  
NATIVE SPECIES: 100% Min.  
SHRUB DIVERSITY: 25% of Quantity per Species

SITE PLAN

SEAL & SIGNATURE

NOTE:

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PROJECT: NOBE YARD

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8108, 8128, 8140 COLLINS AVE  
MIAMI BEACH, FL 33141

ISSUED ON: 03.02.2018

JOB No: 17004

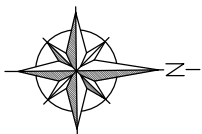
REVISIONS:

SITE PLAN

SCALE: AS SHOWN

SHEET: A-101





81st Street

82nd Street

Collins Court (Alley)

Collins Avenue

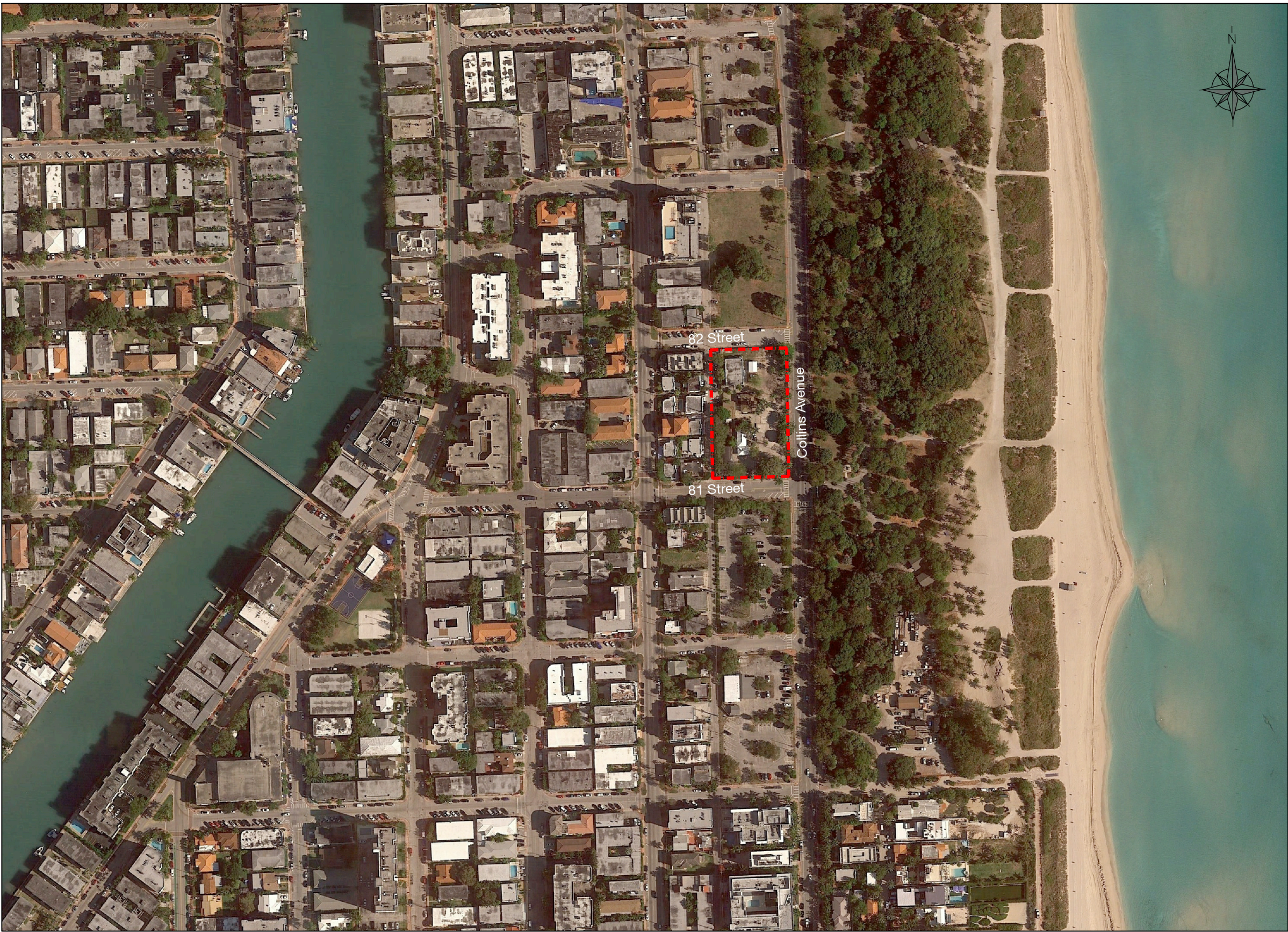
## OCCUPANT LOAD CALCULATIONS

SPACE	FUNCTION	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANTS
<b>ASSEMBLY</b>				
Dining Hall	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	1,405.9	93.7
Catering Kitchen/ Pantry	Kitchen	200 gross	219.3	1.1
Dining Terrace	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	600.0	40.0
Main Bar (Seating)	Assembly with fixed seats (stools)	1 stool per 24" of counter length	--	123.0
Main Bar (Standing)	Assembly Standing Area	5 net	2,253.8	450.8
Bar	Assembly with fixed seats (stools)	1 stool per 24" of counter length	--	24.0
Lawn	Assembly Standing Area	5 net	3,943.7	788.8
Stage	Stages	15 net	400.0	26.7
VIP Seating	Assembly with fixed seating booths	1 occupant per 24" of seating booths length	--	43.0
Food Trucks and Trailers	Assembly Standing Area	5 net	800.0	160.0
24H Cafe	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	376.0	25.1
24H Cafe Plaza Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	300.0	20.0
24H Cafe Garden Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	240.0	16.0
Garden Outdoor Seating Area	Assembly with fixed seats (without dividing arms)	1 occupant per 18" of seating length	--	53.4
Dallas Dining	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	320.0	21.4
Dallas Outdoor Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	540.0	36.0
Dallas Bowls	Kitchens	200 gross	480.0	2.4
Charcoal Dining	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	480.0	32.0
Charcoal Outdoor Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	1020.0	68.0
Charcoal Kitchen	Kitchens	200 gross	480.0	2.4
Shared Back-Of-House	Kitchens	200 gross	480.0	2.4
Pilates & Pilates Deck	Exercise rooms	50 gross	1,216.0	24.4

SPACE	FUNCTION	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANTS
<b>BUSINESS</b>				
Test Kitchen	Business Areas	100 gross	448.0	4.5
Office 1	Business Areas	100 gross	166.8	1.7
Office 2	Business Areas	100 gross	160.0	1.6
Employee Lounge	Business Areas	100 gross	320.0	3.2
<b>MERCANTILE</b>				
Main Bar (Work Area)	Mercantile	60 gross	361.0	6.0
Bar (Work Area)	Mercantile	60 gross	220.3	3.7
Beach Store	Mercantile	60 gross	320.0	5.4
Garden Shop	Mercantile	60 gross	160.0	2.7
Farm Stand	Mercantile	60 gross	160.0	2.7
Retail 1	Mercantile	60 gross	208.0	3.5
Retail 2	Mercantile	60 gross	208.0	3.5
Retail 3	Mercantile	60 gross	208.0	3.5
Retail 4	Mercantile	60 gross	320.0	5.4
Retail 5	Mercantile	60 gross	191.8	3.2
4 Retail Stores (A)	Mercantile	60 gross	320.0	5.4
4 Retail Stores (B)	Mercantile	60 gross	320.0	5.4
<b>STORAGE</b>				
Pantry	Accessory Storage Areas	300 gross	81.2	0.3
Trash & Composting	Accessory Storage Areas	300 gross	320.0	1.1
Storage 1	Storage	300 gross	320.0	1.1
Storage 2	Storage	300 gross	200.0	0.7
Mech. 1	Mechanical Equipment Room	300 gross	31.1	0.1
Mech. 2	Mechanical Equipment Room	300 gross	53.2	0.2

TOTAL OCCUPANT LOAD	
CLASSIFICATION	OCCUPANTS
ASSEMBLY	2054.6
BUSINESS	11.0
MERCANTILE	50.4
STORAGE	3.5
<b>TOTAL</b>	<b>2,119.5</b>





TITLE: CONTEXT LOCATION PLAN

REVISIONS:

PROJECT: NOBE YARD

SEAL & SIGNATURE

CONTEMPORARY DESIGN STUDIO  
ARCHITECTURE AND PLANNING

SCALE: N.T.S.  
SHEET: A-103

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8106, 8126, 8140 COLLINS AVE  
MIAMI BEACH, FL 33141

ISSUED ON: 03.02.2018

JOB No: 17004

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EDUARDO A. RODRIGUEZ, AIA  
ARCHITECT

CDS

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