

1747

BAY ROAD

1747 BAY ROAD :: MIAMI BEACH, FL 33139

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SCOPE OF WORK :

- Demolition of non-contributing industrial building
- New +/-40'-0" parking structure with retail & office liner

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

SUBMITTAL: PLANNING BOARD

1st SUBMITTAL: MARCH 21, 2016

2nd SUBMITTAL: APRIL 27, 2016

Final SUBMITTAL: MAY 4, 2016

COVER PAGE

A-00





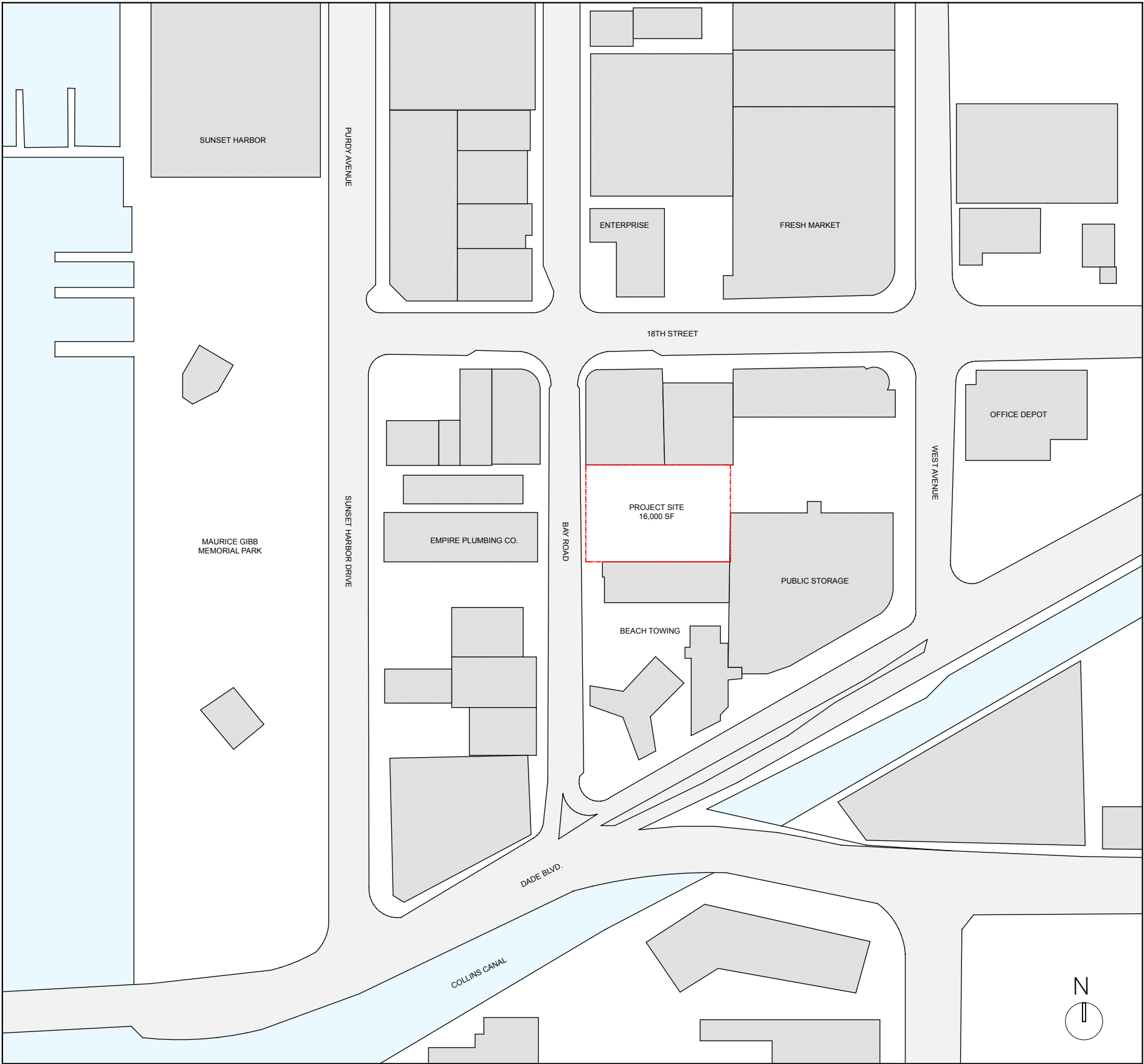


|                                                                                                                                                                                            |                                                                                                                                                     |                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEGAL DESCRIPTION</b><br>FOLIO: 02-3233-086-001<br><br>ISLAND VIEW SUBDIVISION, PLAT BOOK 6, PAGE 115<br>LOTS 8 & 9 BLOCK 16A<br>LOT SIZE 100' X 160'                                   |                                                                                                                                                     |                                                                                                                                       |
| <b>ZONING DATA</b>                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                       |
| CODE OF CITY OF MIAMI BEACH                                                                                                                                                                |                                                                                                                                                     |                                                                                                                                       |
| LOCATION                                                                                                                                                                                   |                                                                                                                                                     | 1747 BAY ROAD                                                                                                                         |
| SITE DATA<br>ZONING DISTRICT                                                                                                                                                               | CRITERIA<br>I-1 LIGHT INDUSTRIAL DISTRICT                                                                                                           |                                                                                                                                       |
| ZONING                                                                                                                                                                                     | REQUIRED                                                                                                                                            | PROVIDED / PROPOSED                                                                                                                   |
| FAR:<br>TOTAL LOT AREA:<br>FAR AREA:<br>ACCESSORY USE<br><br>BUILDING HEIGHT<br>ALLOWABLE:<br><br>SETBACKS<br>FRONT (BAY ROAD):<br><br>SIDE, INTERIOR (NORTH & SOUTH):<br><br>REAR (EAST): | 1.0<br>16,000 SF (100 X 160)<br>80,000 SF (16,000 SF X 5)<br>20,000 SF (25% MAX OF GROSS SF)<br><br>40 FT, 4 STORIES<br><br>0'-0"<br>0'-0"<br>0'-0" | NA (MAIN USE GARAGE)<br>16,000 SF (100 X 160)<br>78,493 SF<br>17,021 SF (22%)<br><br>43 FT, 4 STORIES*<br><br>0'-0"<br>0'-0"<br>0'-0" |

\* 3'-0" HEIGHT VARIANCE REQUESTED

PARKING DATA

| PARKING CALCULATIONS | COUNT              | REQUIRED             | PROVIDED |
|----------------------|--------------------|----------------------|----------|
| COMMERCIAL (TREMONT) | 560 SF             | 1.86 (1 PER 300 SF)  | 2        |
| COMMERCIAL (OFFICE)  | 11,733.45 SF       | 29.33 (1 PER 400 SF) | 30       |
| COMMERCIAL LOADING   | >10,000 & < 20,000 | 2                    | 2        |
| RETAIL               | 1,630.36 SF        | 5.43 (1 PER 300 SF)  | 6        |
| RETAIL LOADING       | >2,000 & < 10,000  | 1                    | 1        |
| TOTAL                |                    | 39.62                | 41       |







1.



2.



3.







3.



4.



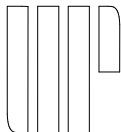
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1.



2.



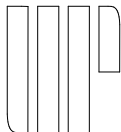
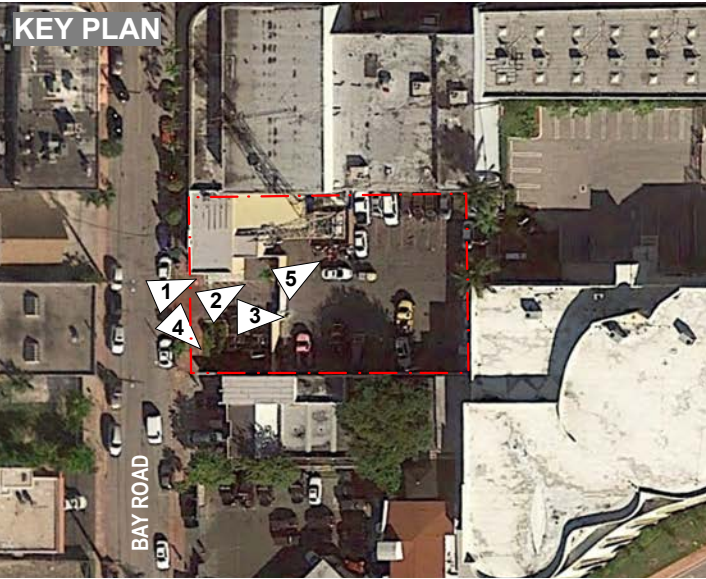
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1.



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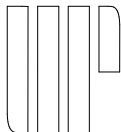
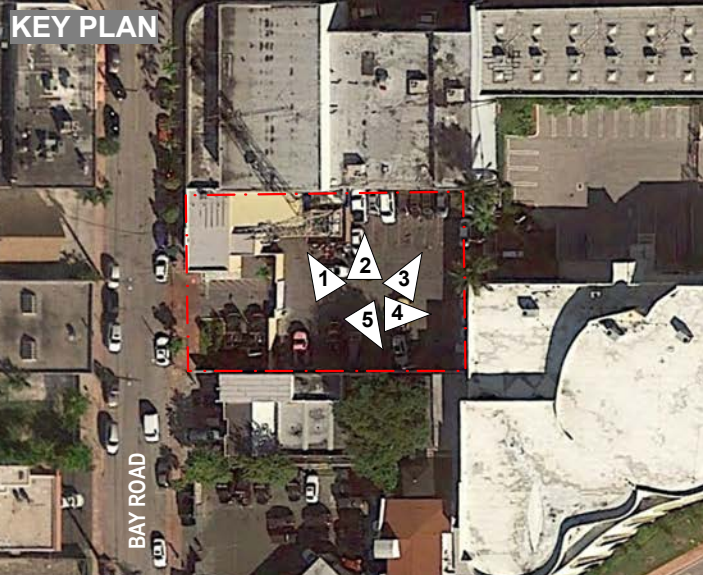
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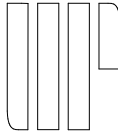
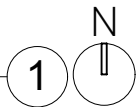
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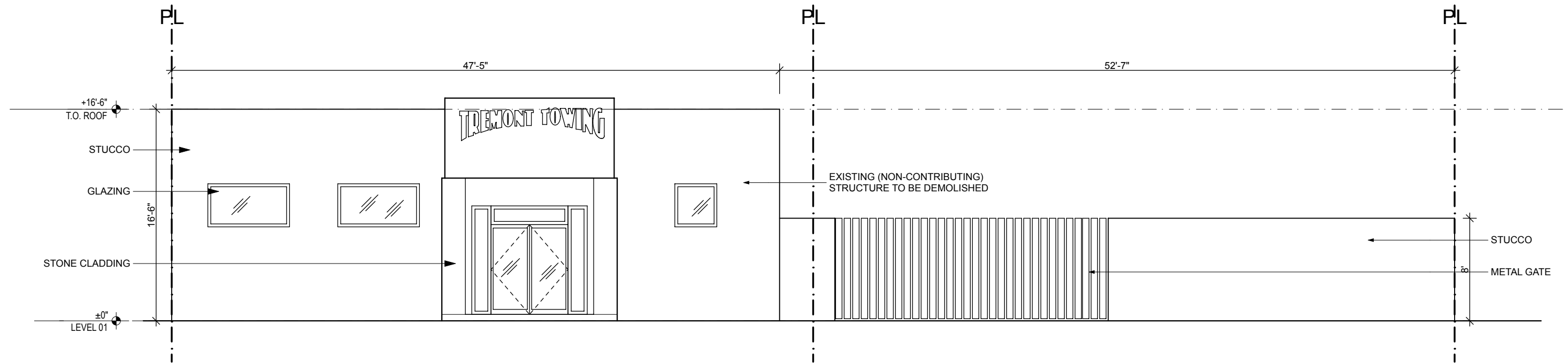
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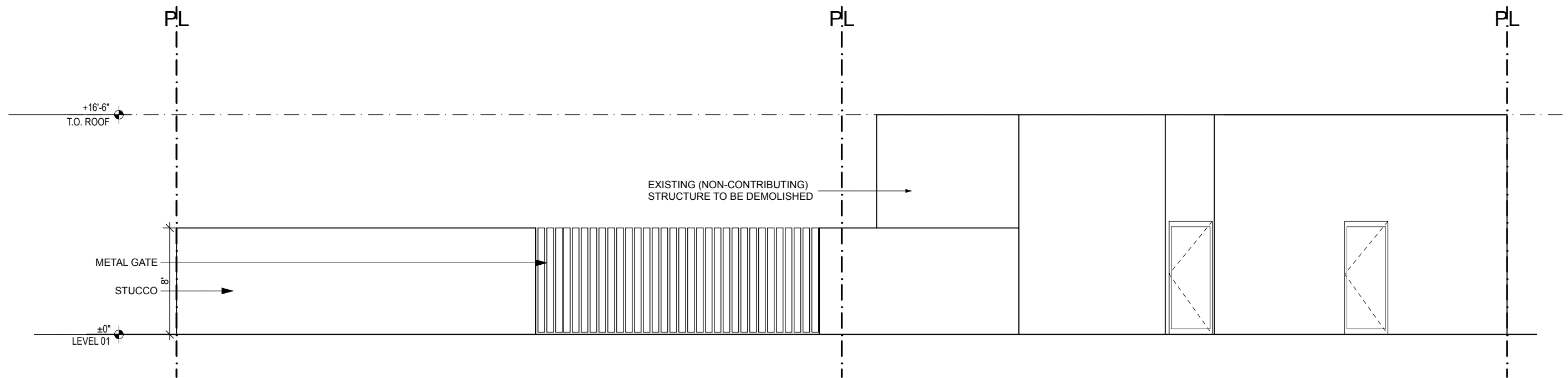






EXISTING ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

1

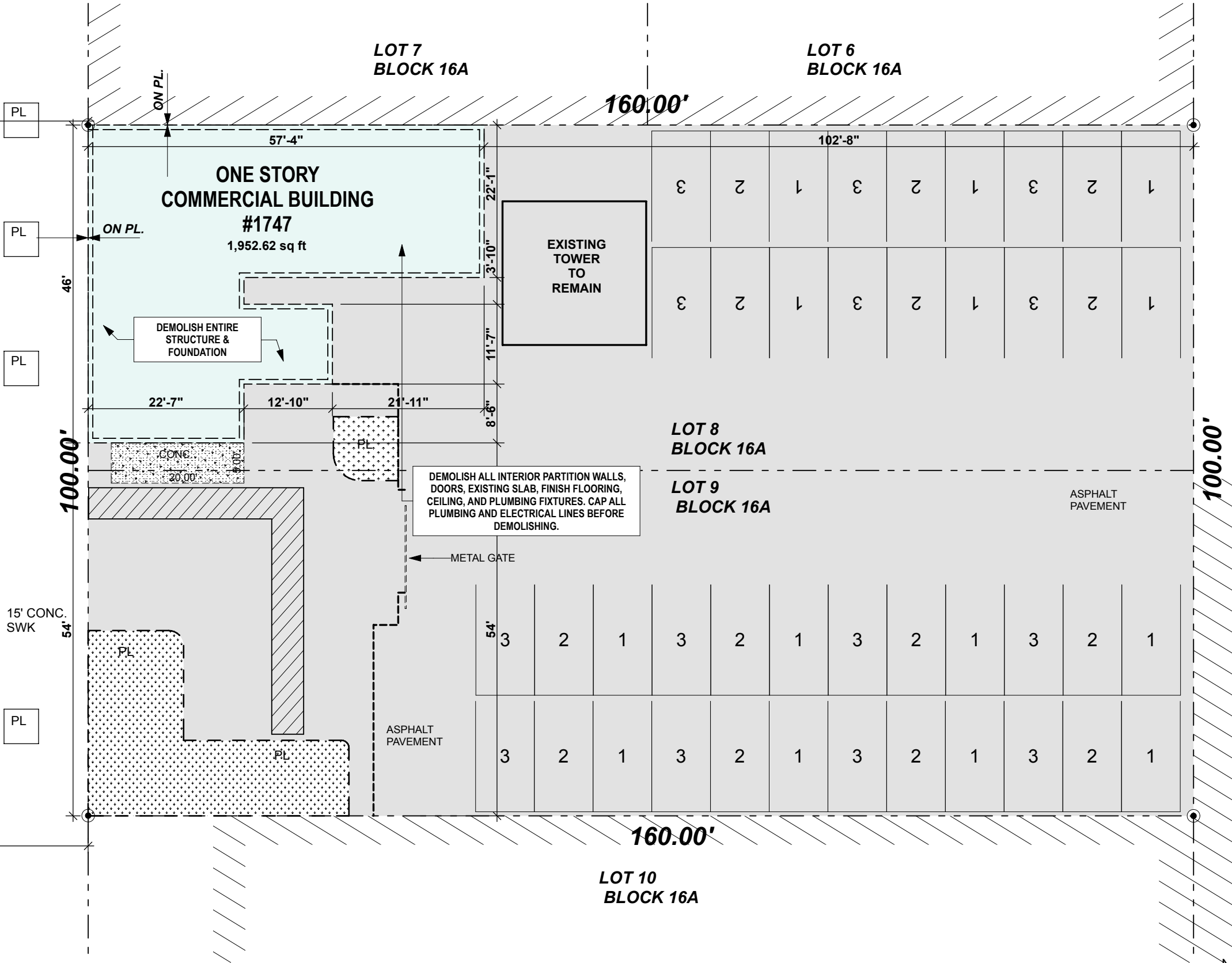


EXISTING REAR (EAST)  
SCALE: 1/8" = 1'-0"

1







DEMOLITION KEY LEGEND

PLAN SYMBOLS

TO REMAIN

DEMOLISH

ELEVATION SYMBOLS

TO REMAIN

DEMOLISH

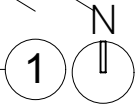
**NOTE:**

1.) CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.

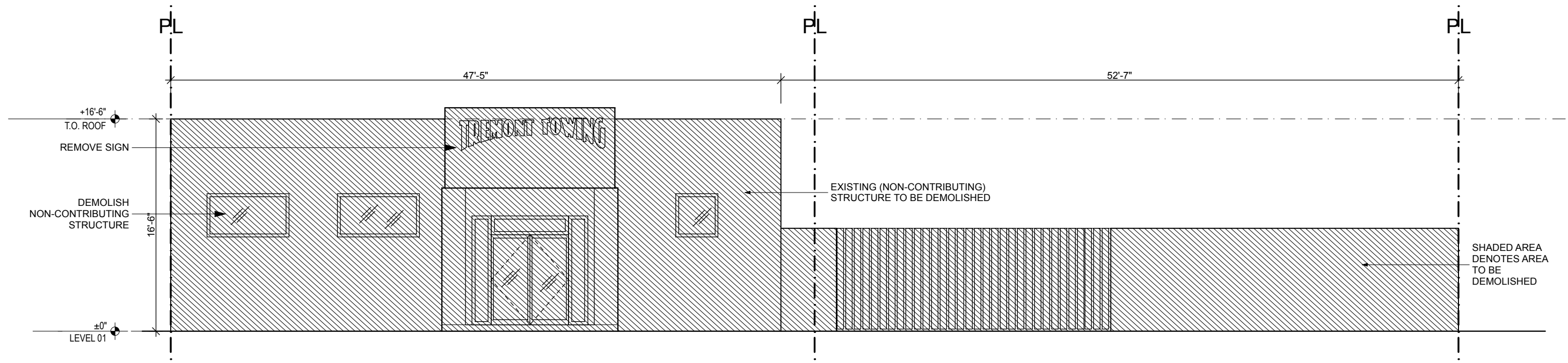
2.) CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING AND CONFIRM THAT INTERIOR PARTITIONS BEING REMOVED ARE NON-LOAD BEARING.

| DEMOLITION GENERAL NOTES |                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                       | THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.                                                                                                                                                         |
| 2.                       | THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS. |
| 3.                       | THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.                                                                                                                                                                                                                                |
| 4.                       | THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC... AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.                                                                                                                                                         |
| 5.                       | THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.                                                                                                                                                                                                                                                                                      |
| 6.                       | THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.                                                                                                                                                      |
| 7.                       | ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.                                                                                                                                                                            |
| 8.                       | THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.                                                                                                                                                                                                       |
| 9.                       | THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.                                                                                                                                                   |
| 10.                      | ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/ LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.                                                                                                                                                                    |
| 11.                      | ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.                                                                                                       |
| 12.                      | DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.                                                                                                                                                                                                          |
| 13.                      | ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.                                                                                                                                                                                            |
| 14.                      | THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.                                                                                                                                                                                                                                                                                                    |
| 15.                      | REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.                                                                                                                                                                                                                                                          |
| 16.                      | THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.                                                                                                                                                                                                            |

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

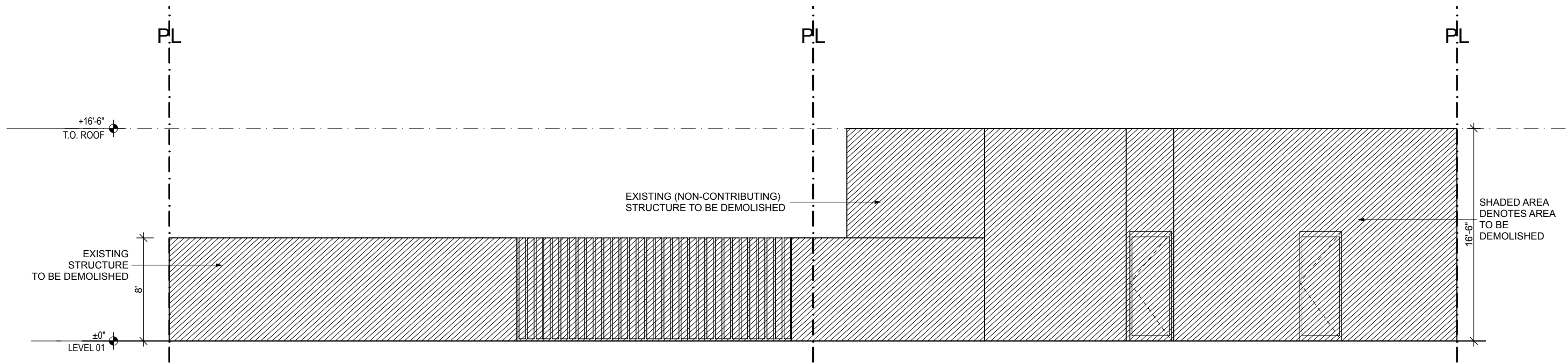






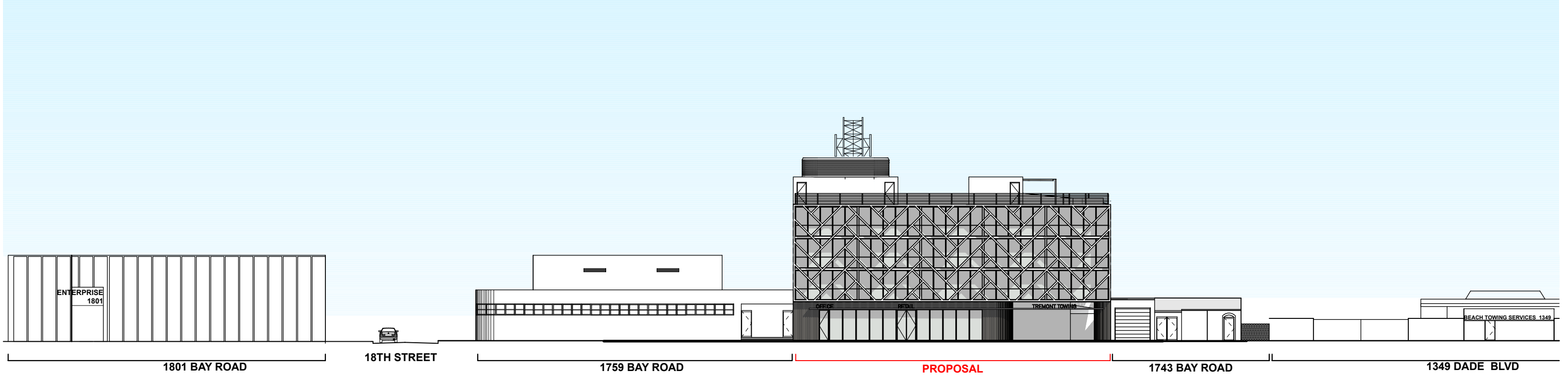
EXISTING ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

1



EXISTING REAR (EAST)  
SCALE: 1/8" = 1'-0"

1

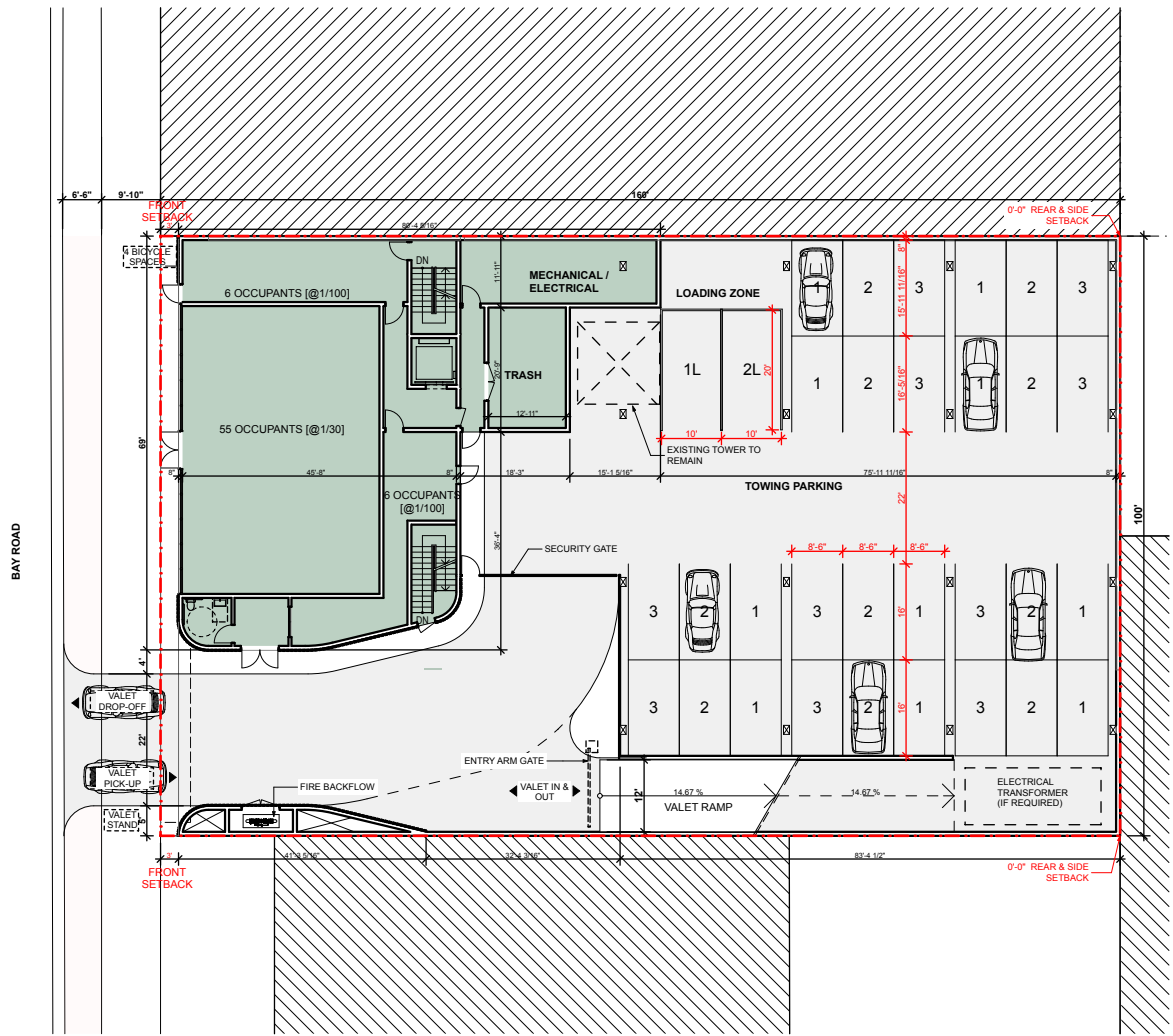


CONTEXT ELEVATION - BAY ROAD (WEST)  
SCALE: 1" = 30'



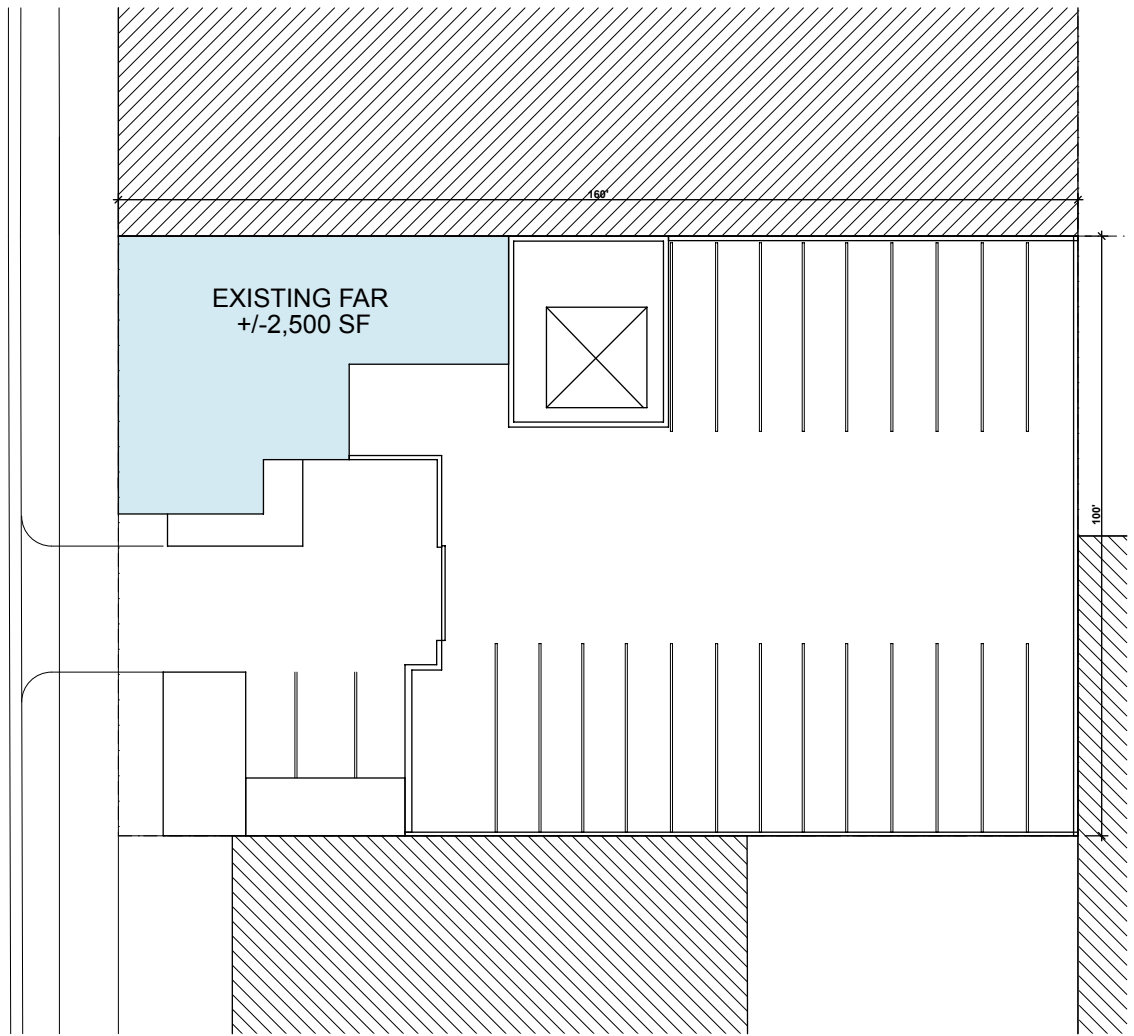
| ACCESSORY USE AREA    |               |
|-----------------------|---------------|
| FLOOR                 | FAR AREA (SF) |
| LEVEL 01              | 3,943.19      |
| LEVEL 02              | 4,199.66      |
| LEVEL 03              | 4,199.66      |
| LEVEL 04              | 4,199.66      |
| ROOF                  | 441.67        |
| [22%] 16,983.84 sq ft |               |

| OVERALL GROSS SF       |               |
|------------------------|---------------|
| FLOOR                  | FAR AREA (SF) |
| LEVEL 01               | 16,000.00     |
| LEVEL 02               | 15,700.41     |
| LEVEL 03               | 15,700.41     |
| LEVEL 04               | 15,700.41     |
| ROOF                   | 15,391.67     |
| [100%] 78,492.90 sq ft |               |



PROPOSED GROUND LEVEL

2



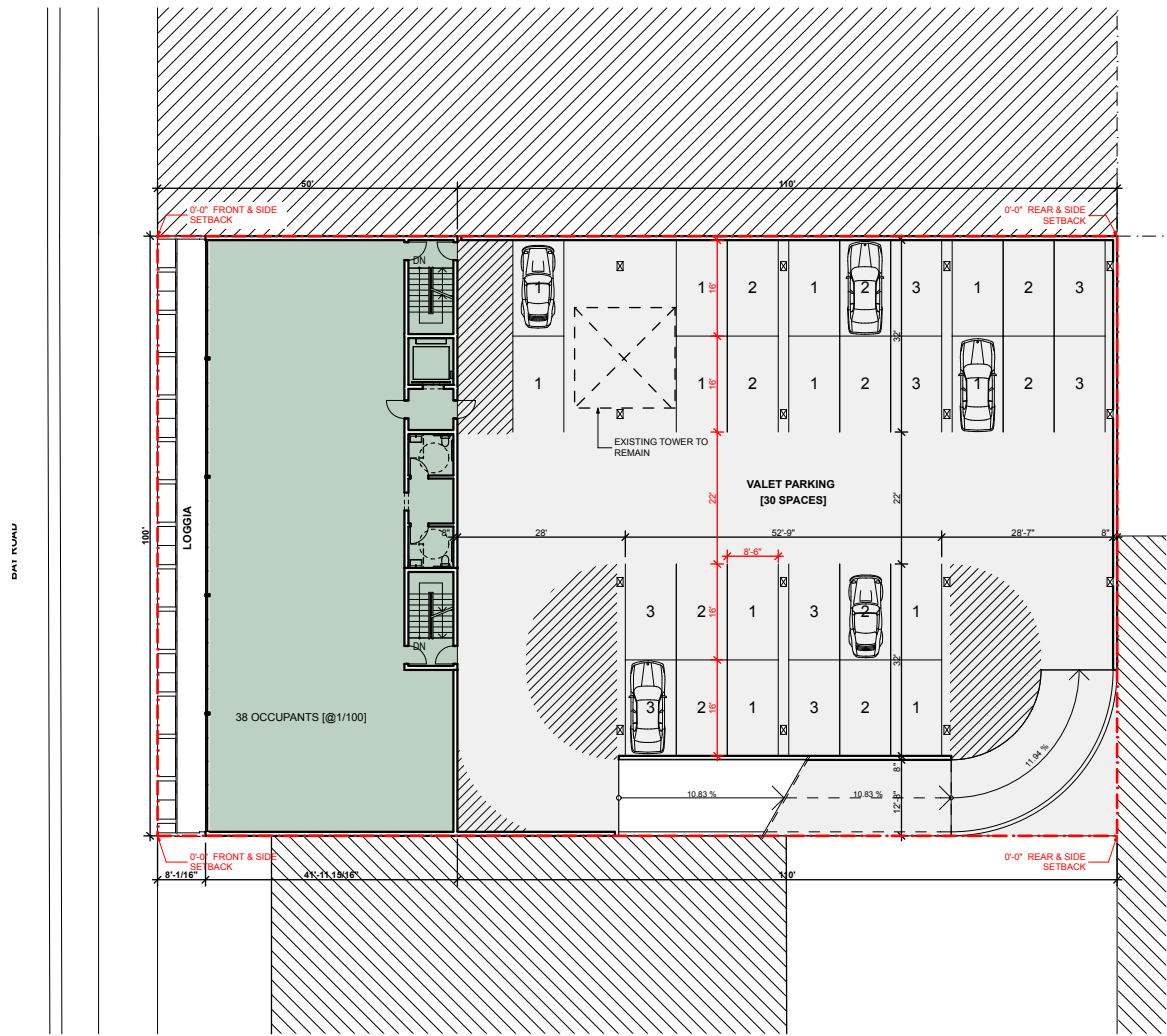
EXISTING FAR

1



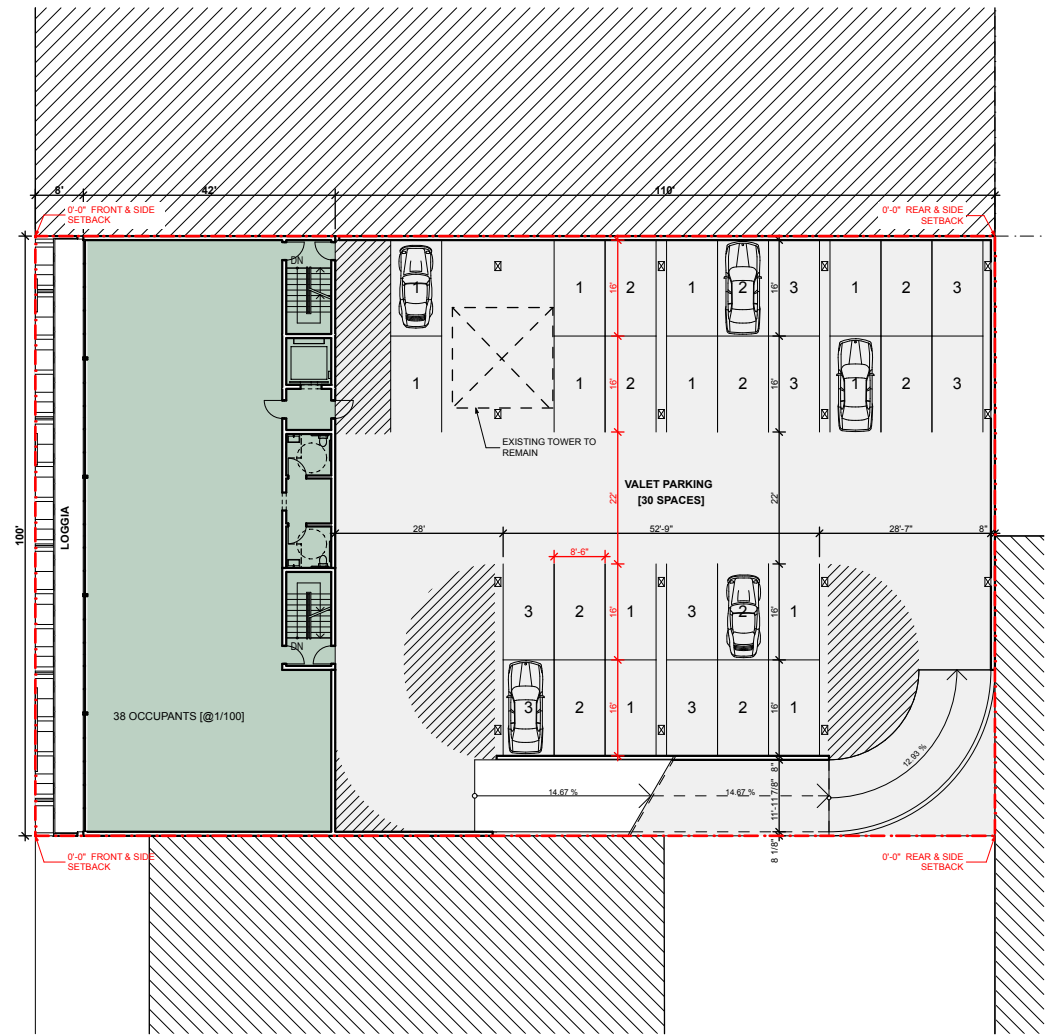
| ACCESSORY USE AREA    |               |
|-----------------------|---------------|
| FLOOR                 | FAR AREA (SF) |
| LEVEL 01              | 3,943.19      |
| LEVEL 02              | 4,199.66      |
| LEVEL 03              | 4,199.66      |
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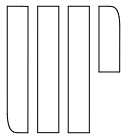
PROPOSED THIRD LEVEL

2



PROPOSED SECOND LEVEL

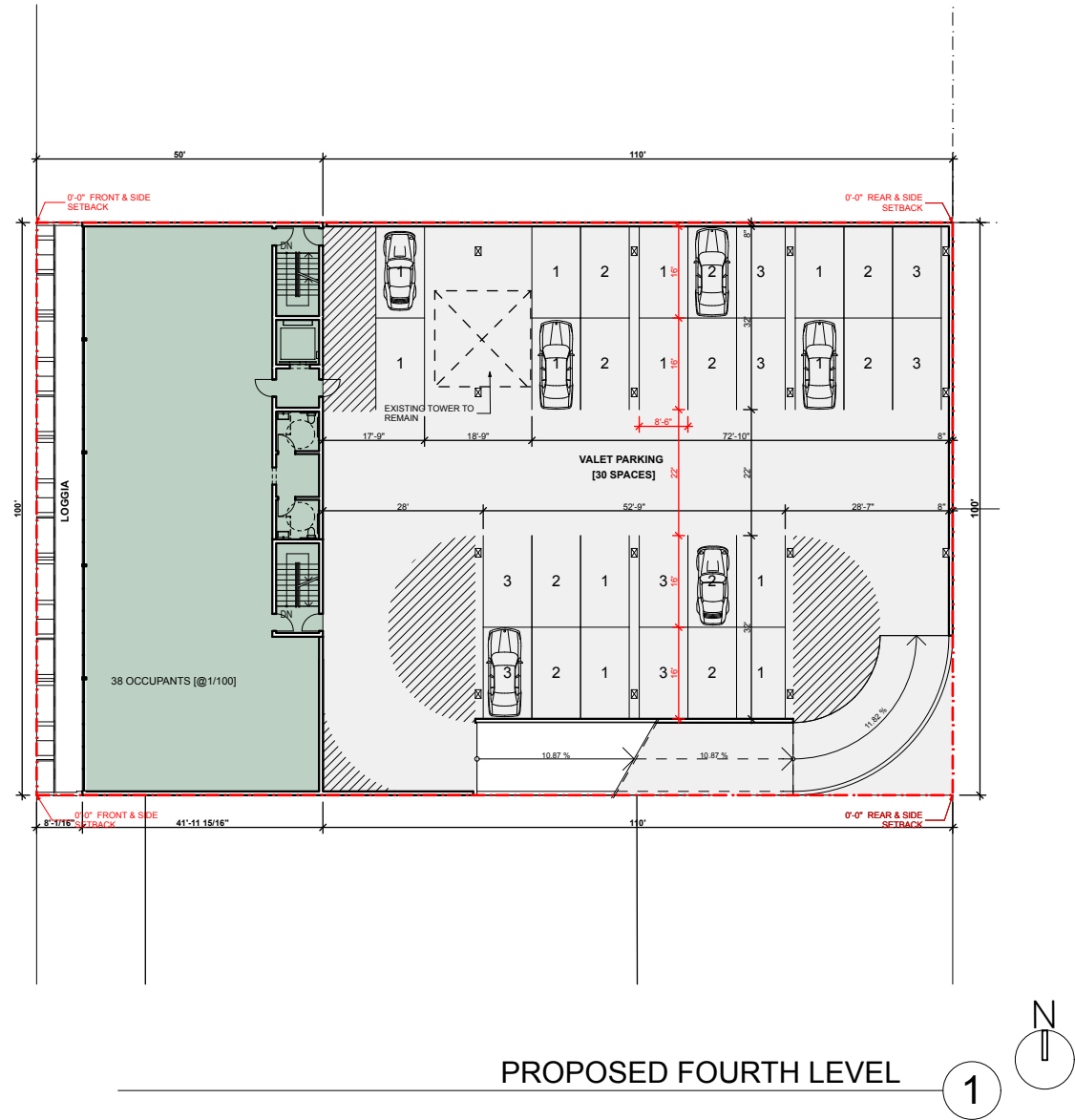
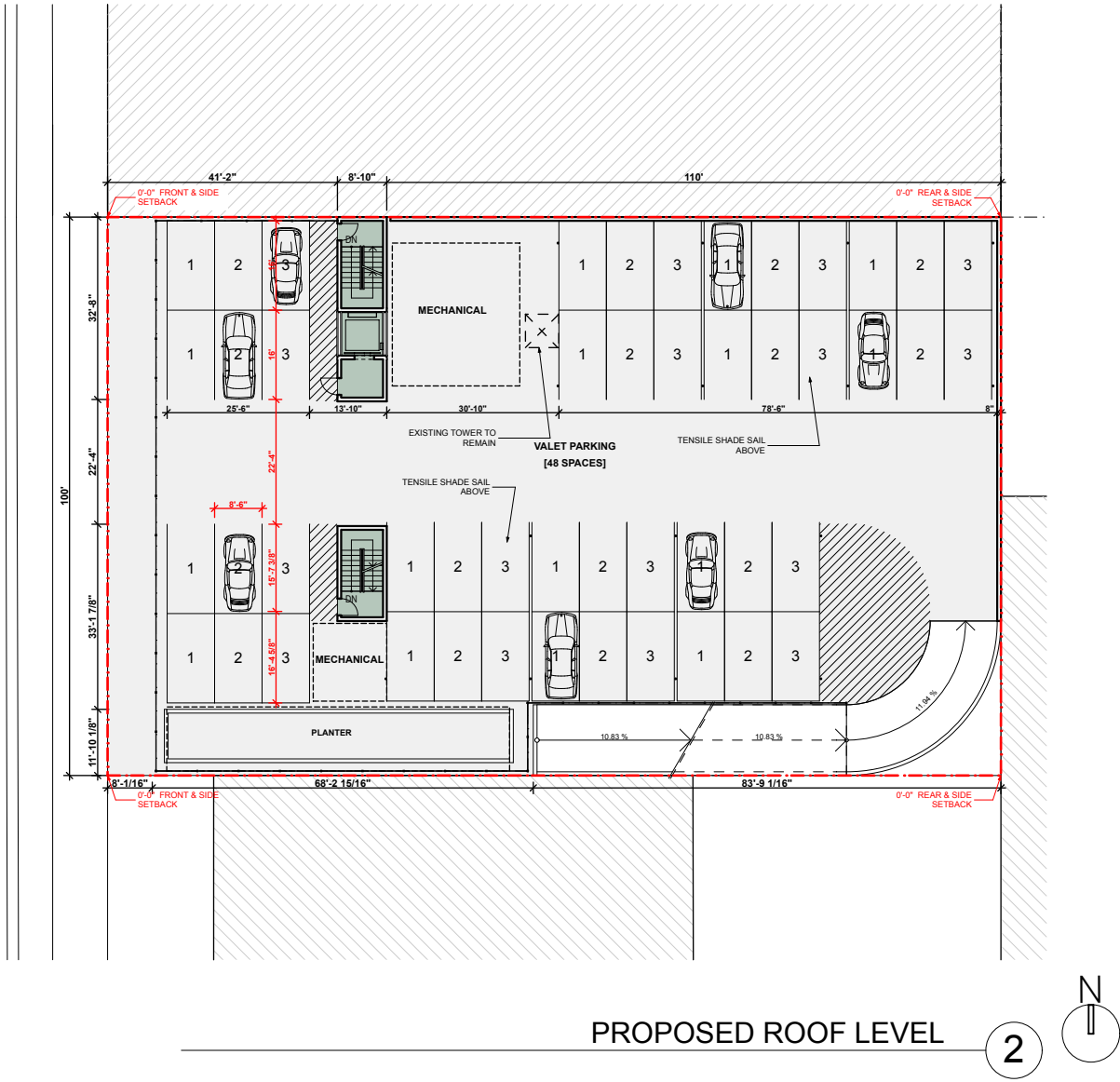
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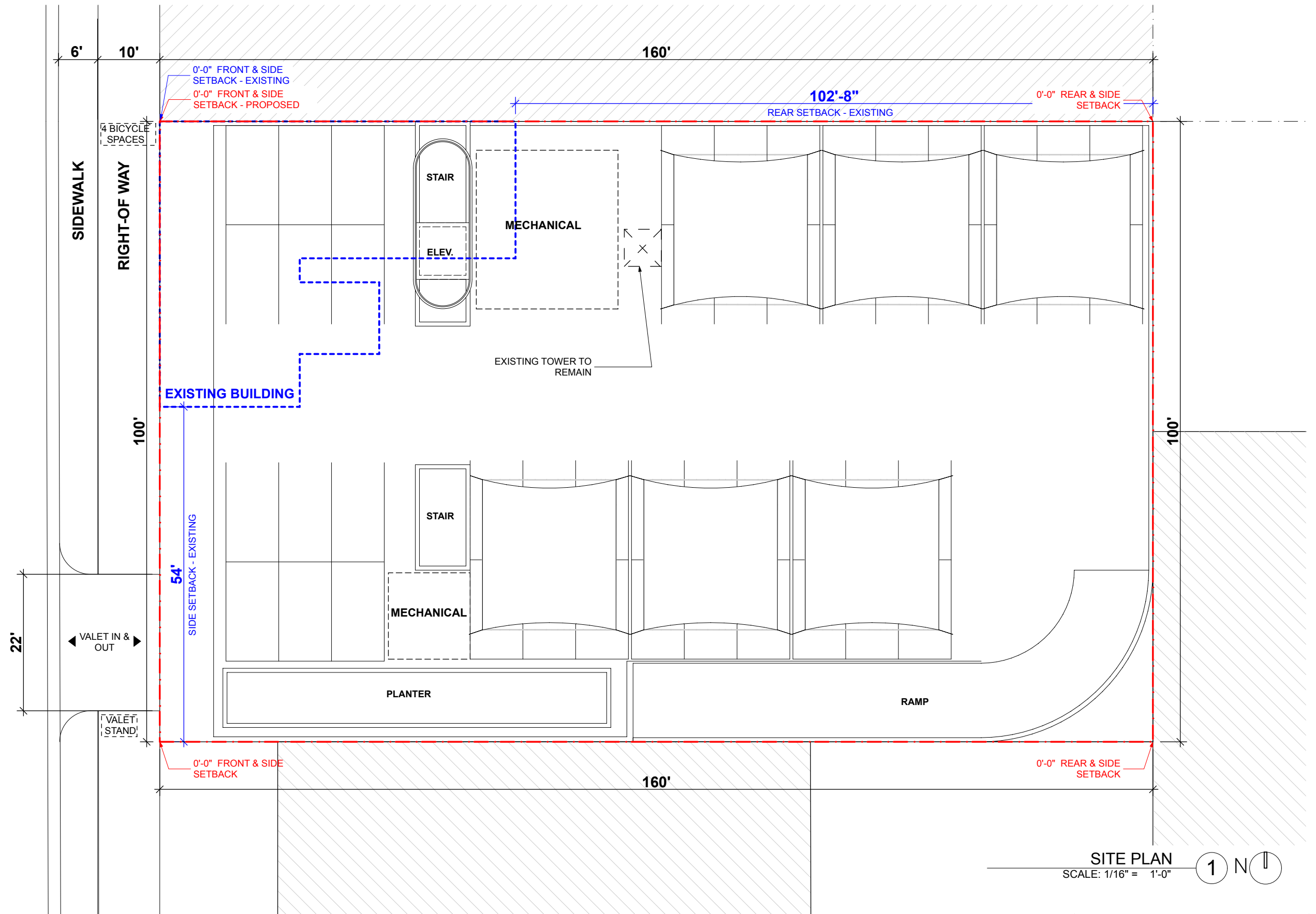
| ACCESSORY USE AREA    |               |
|-----------------------|---------------|
| FLOOR                 | FAR AREA (SF) |
| LEVEL 01              | 3,943.19      |
| LEVEL 02              | 4,199.66      |
| LEVEL 03              | 4,199.66      |
| LEVEL 04              | 4,199.66      |
| ROOF                  | 441.67        |
| [22%] 16,983.84 sq ft |               |

| OVERALL GROSS SF       |               |
|------------------------|---------------|
| FLOOR                  | FAR AREA (SF) |
| LEVEL 01               | 16,000.00     |
| LEVEL 02               | 15,700.41     |
| LEVEL 03               | 15,700.41     |
| LEVEL 04               | 15,700.41     |
| ROOF                   | 15,391.67     |
| [100%] 78,492.90 sq ft |               |



# BAY ROAD

70' RIGHT OF WAY



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



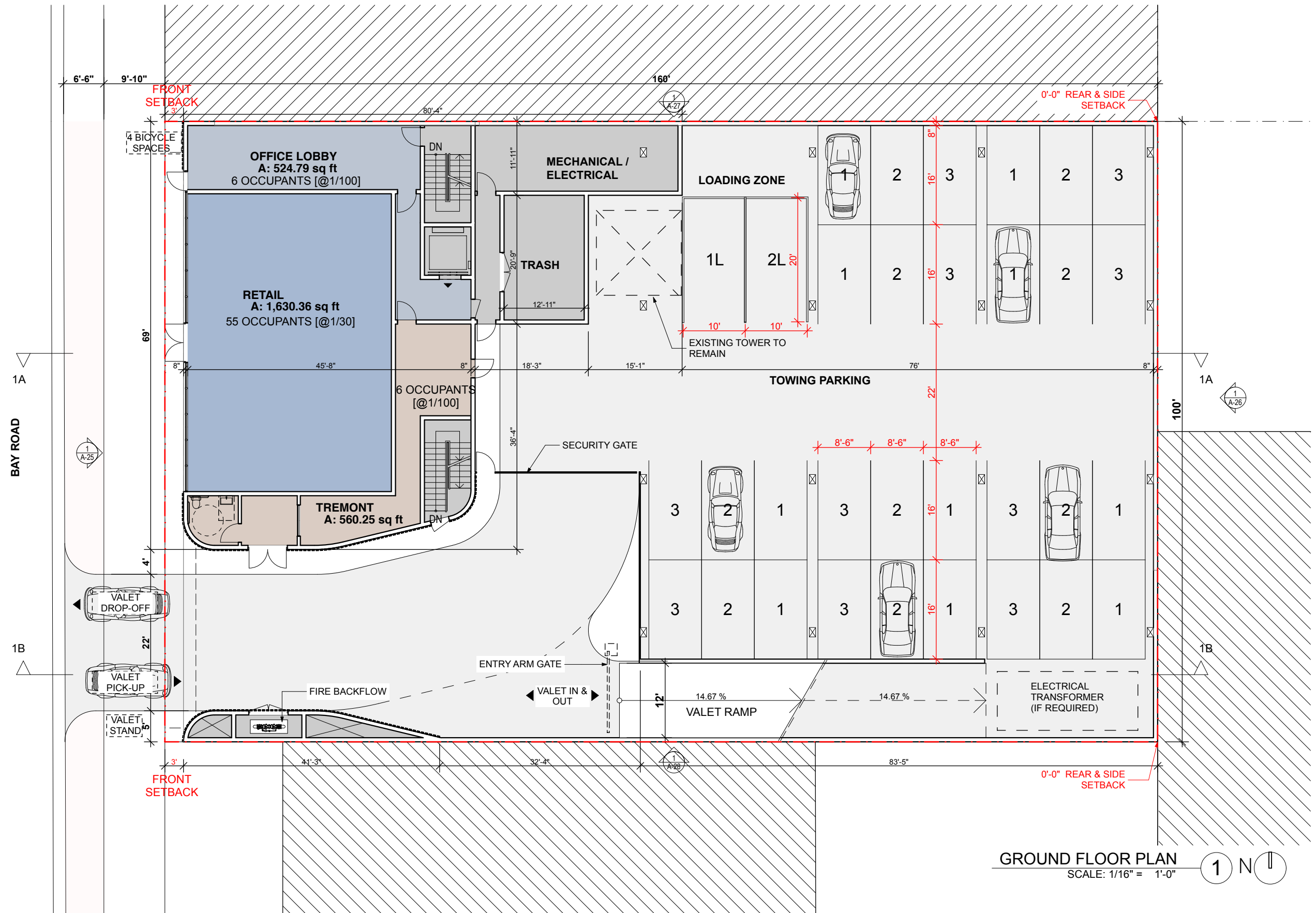
A-16 | P B S U B M I T T A L

1747 BAY ROAD :: MIAMI BEACH, FL 33139

SITE PLAN | 03/21/2016 | URBAN ROBOT © 2016







A-17 | P B S U B M I T T A L

1747 BAY ROAD :: MIAMI BEACH, FL 33139

GROUND FLOOR | 03/21/2016 | URBAN ROBOT © 2016







