

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

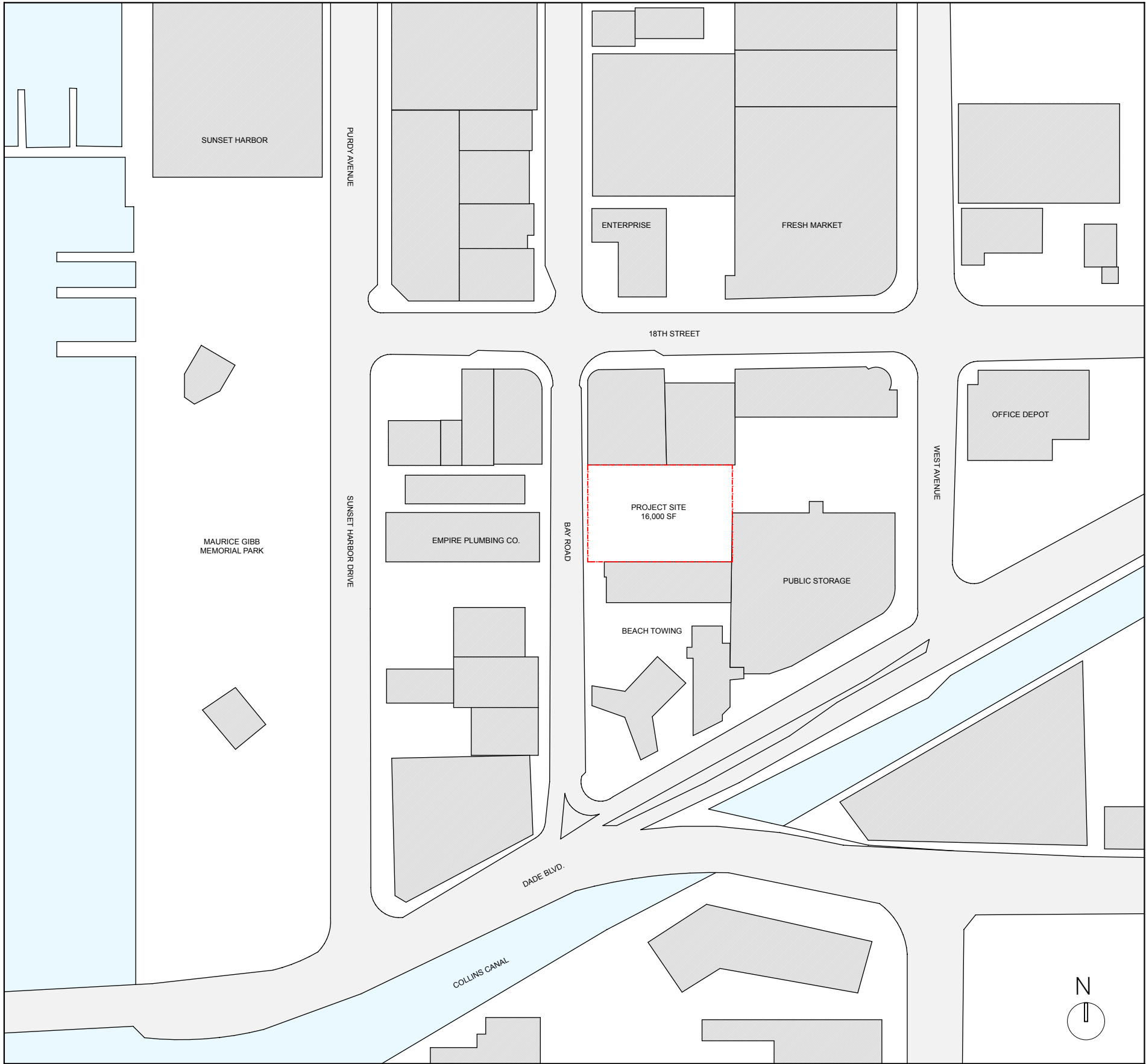
A-00



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



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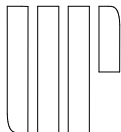
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1.



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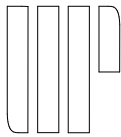
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1.



2.



3.



4.



5.





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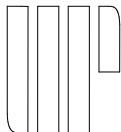
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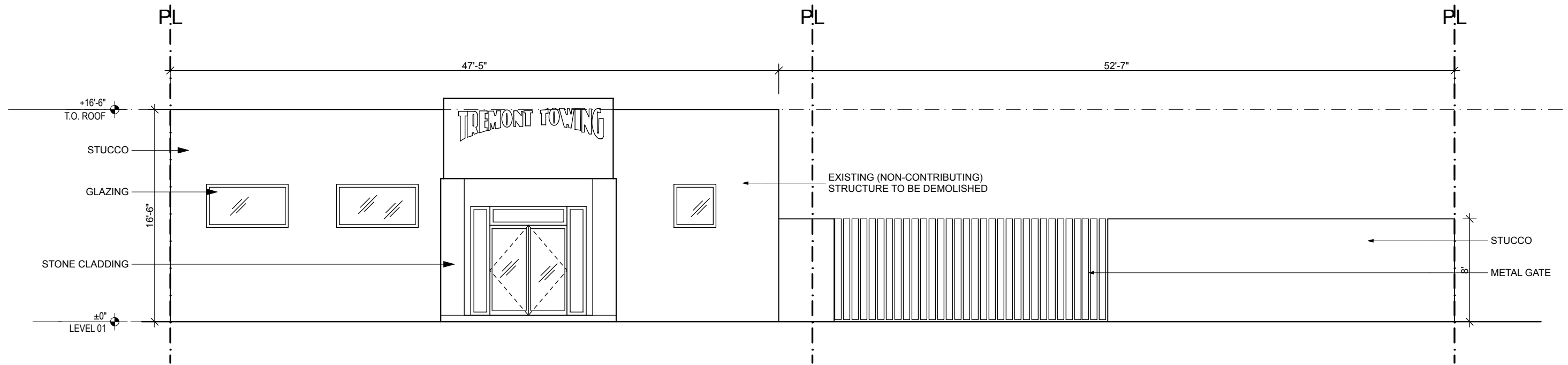


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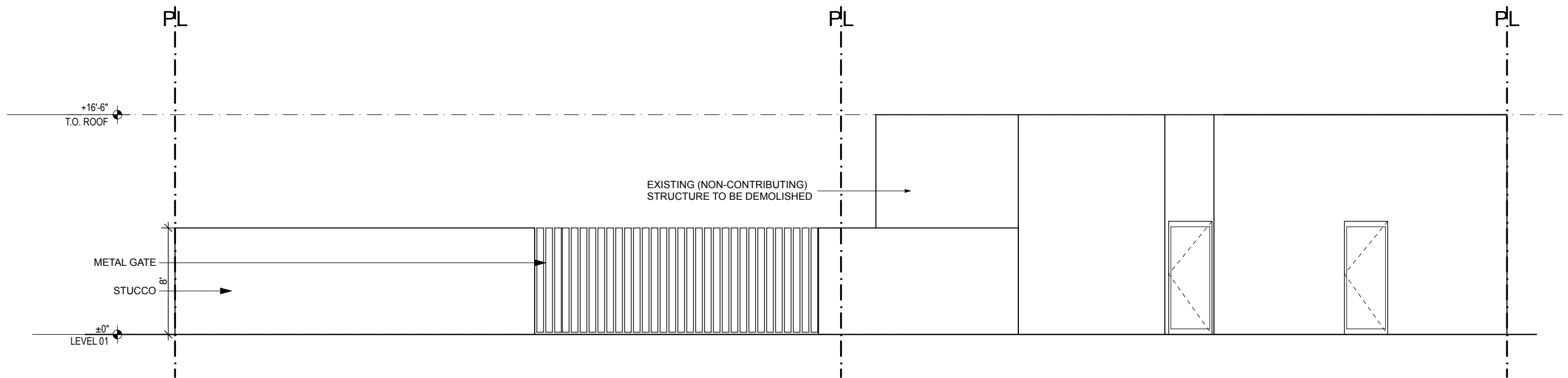
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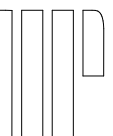
EXISTING ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

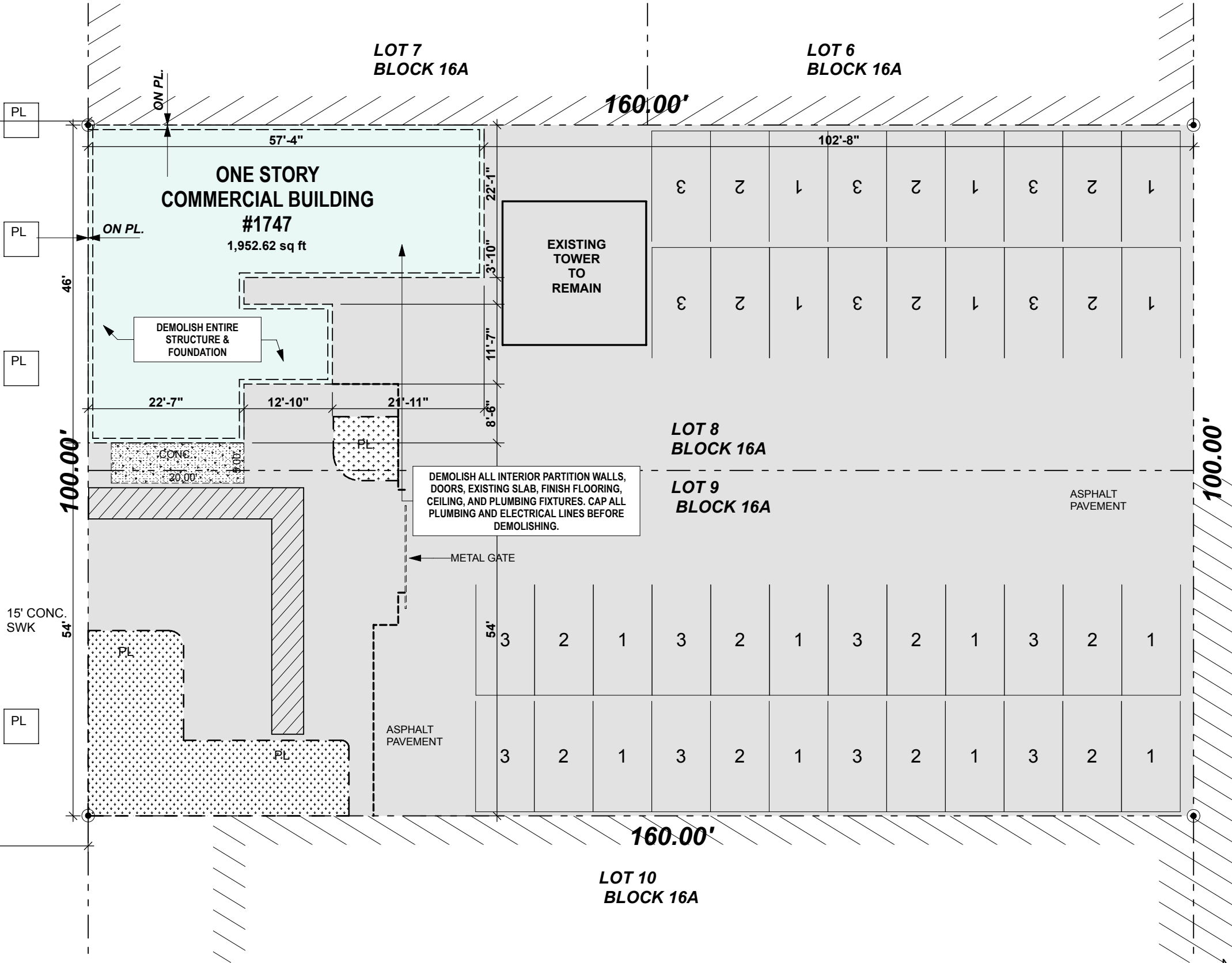
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EXISTING REAR (EAST)
SCALE: 1/8" = 1'-0"

1





DEMOLITION KEY LEGEND

PLAN SYMBOLS

TO REMAIN

DEMOLISH

ELEVATION SYMBOLS

TO REMAIN

DEMOLISH

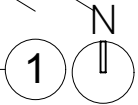
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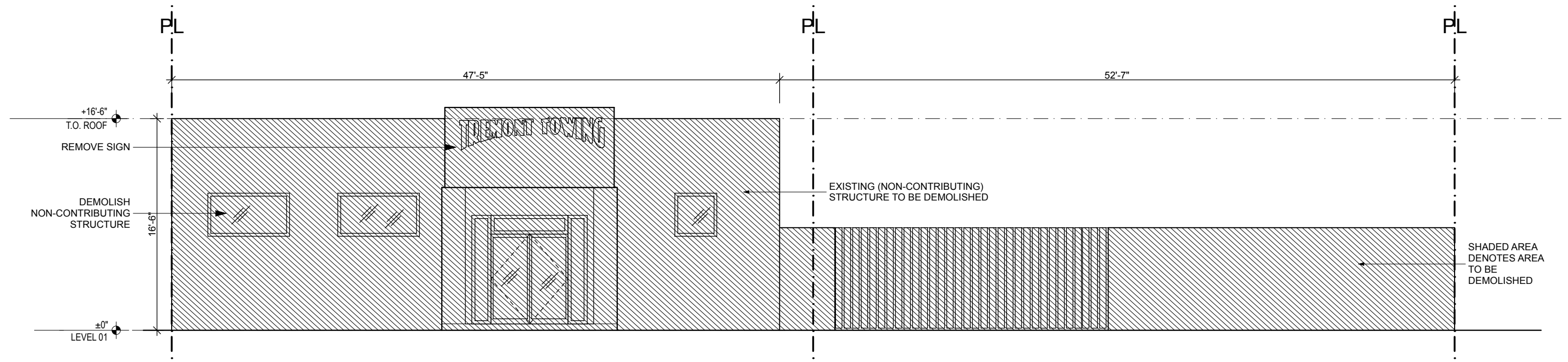
1.) CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.

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.

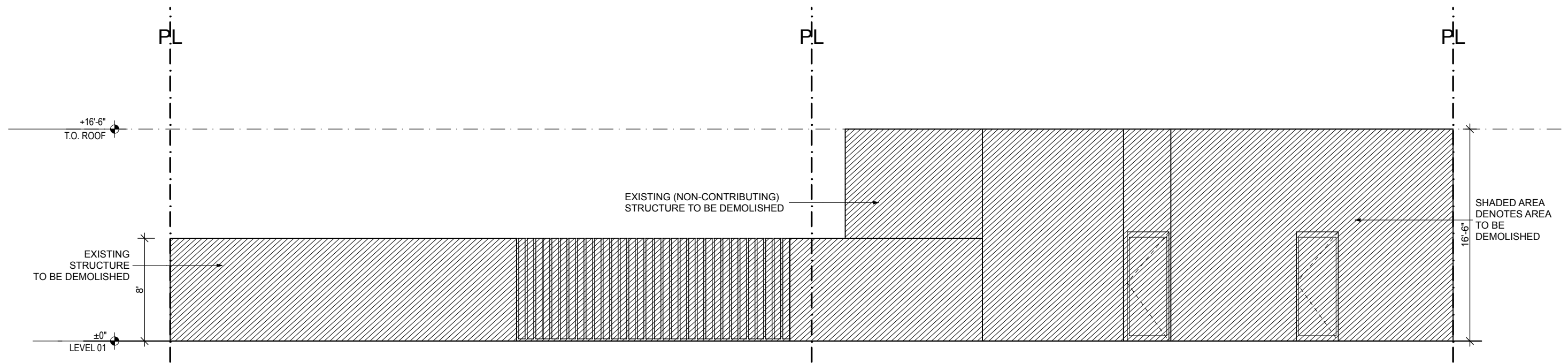
DEMOLITION PLAN
SCALE: 1/16" = 1'-0"





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

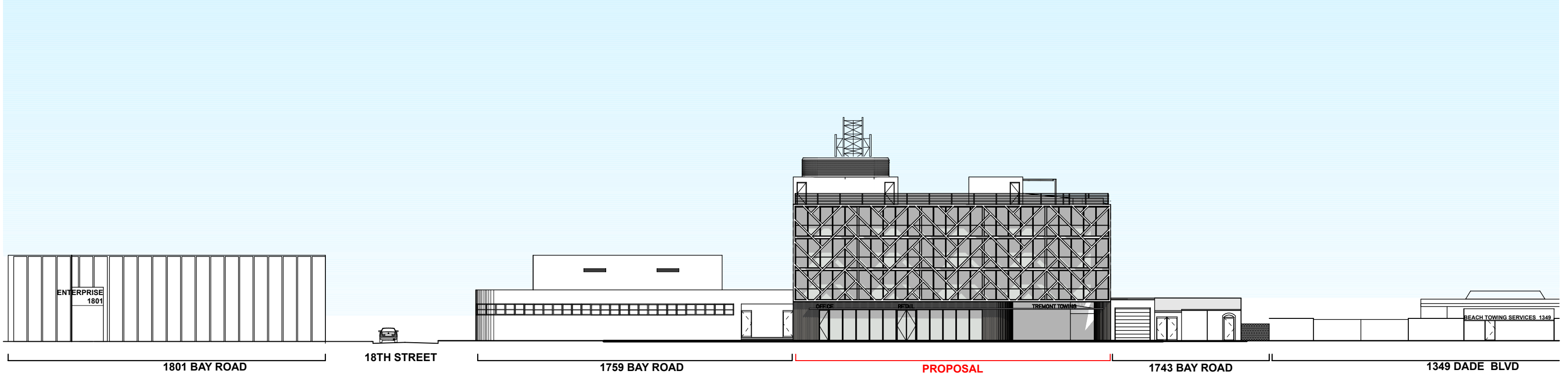
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EXISTING REAR (EAST)
SCALE: 1/8" = 1'-0"

1

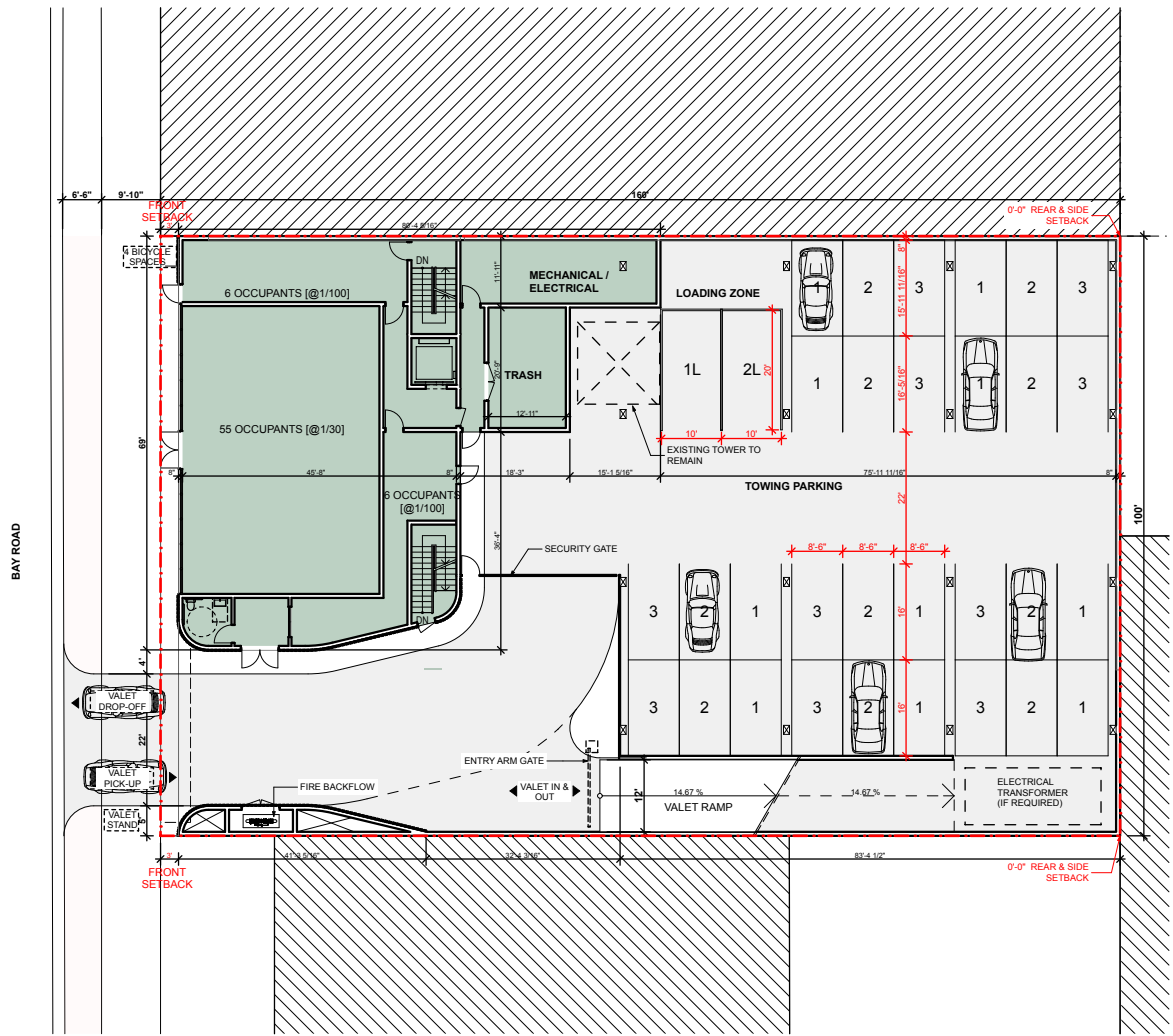




CONTEXT ELEVATION - BAY ROAD (WEST)
SCALE: 1" = 30'

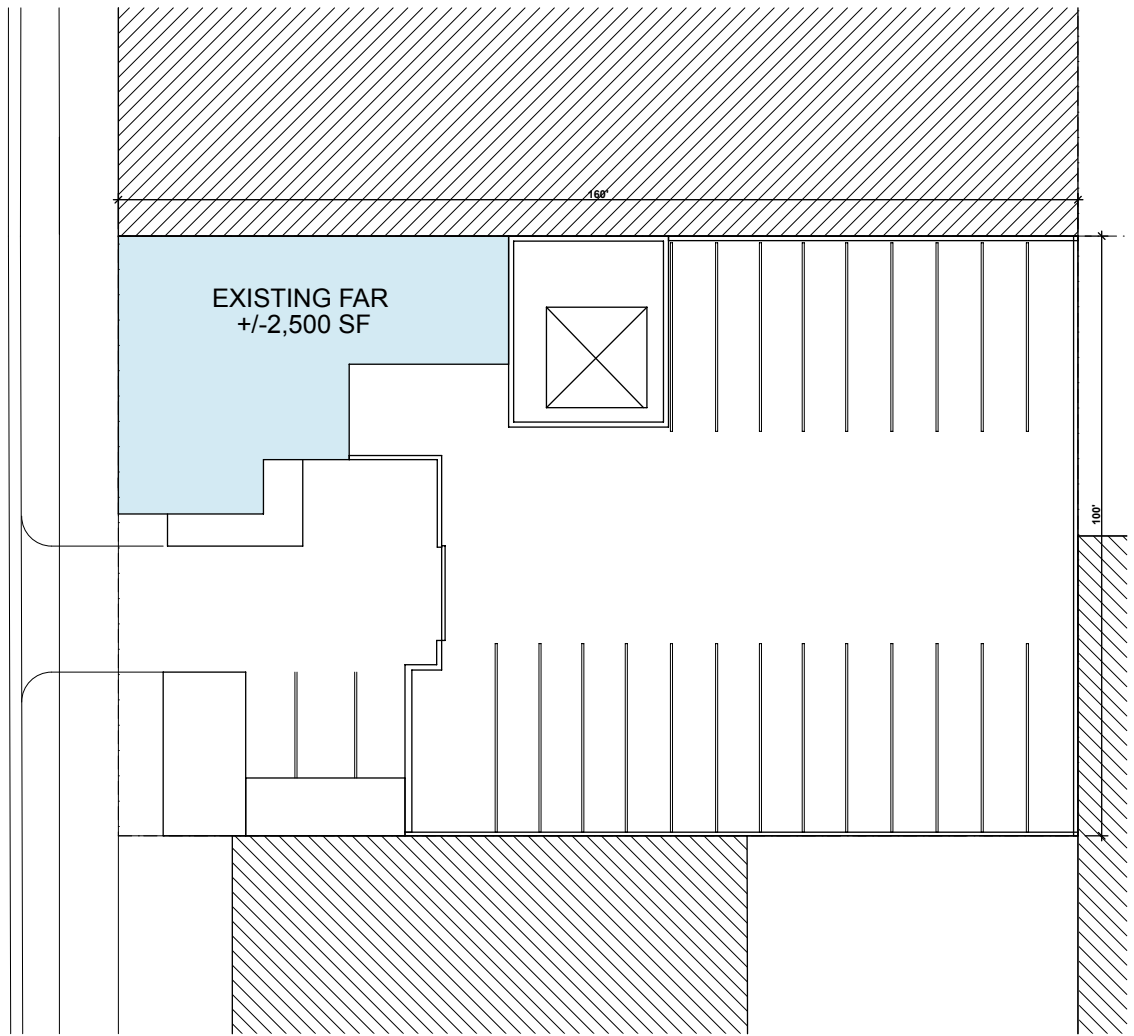
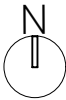
ACCESSORY USE AREA	
FLOOR	FAR AREA (SF)
LEVEL 01	3,943.19
LEVEL 02	4,199.66
LEVEL 03	4,199.66
LEVEL 04	4,199.66
ROOF	441.67
[22%] 16,983.84 sq ft	

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



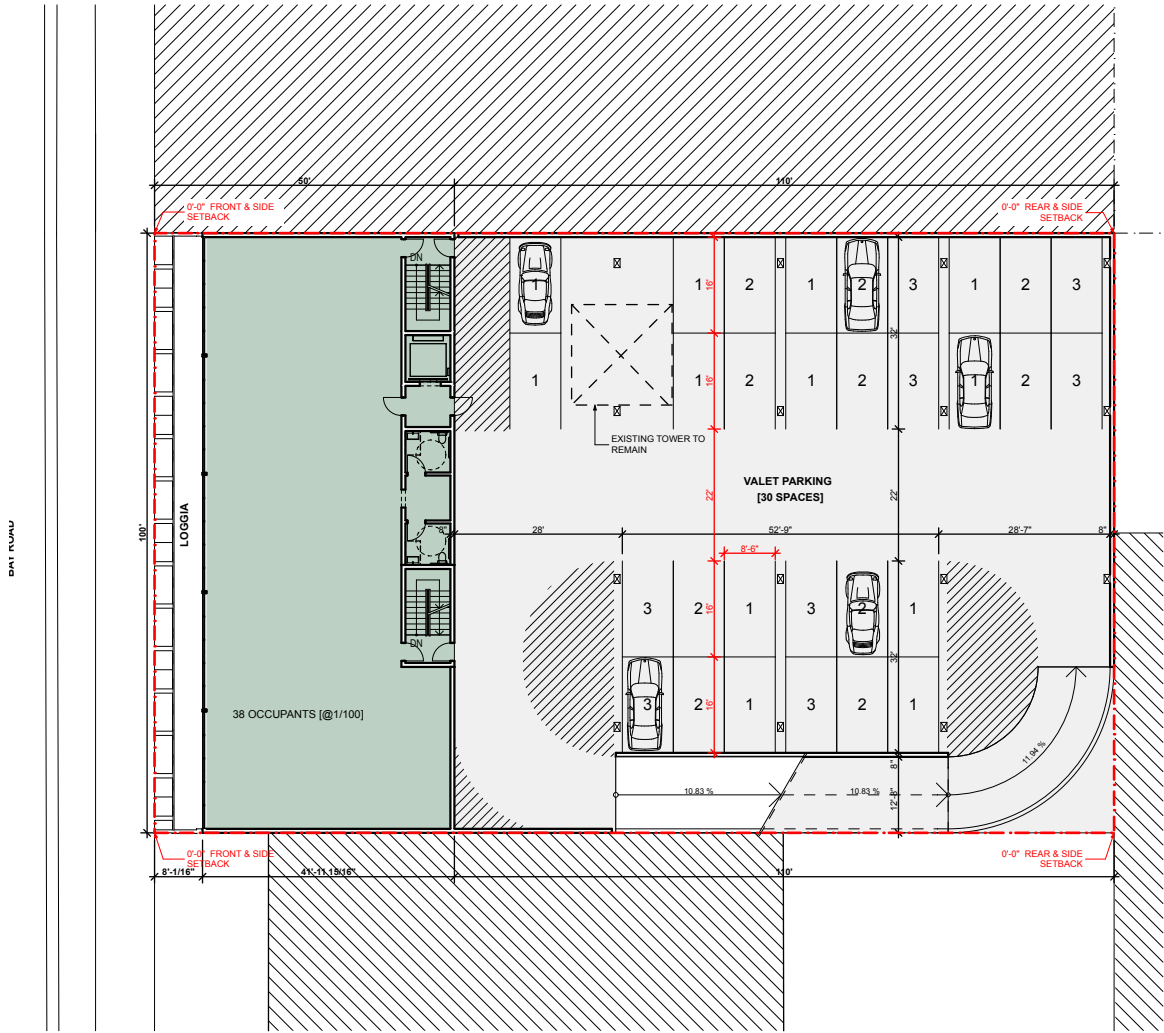
EXISTING FAR

1



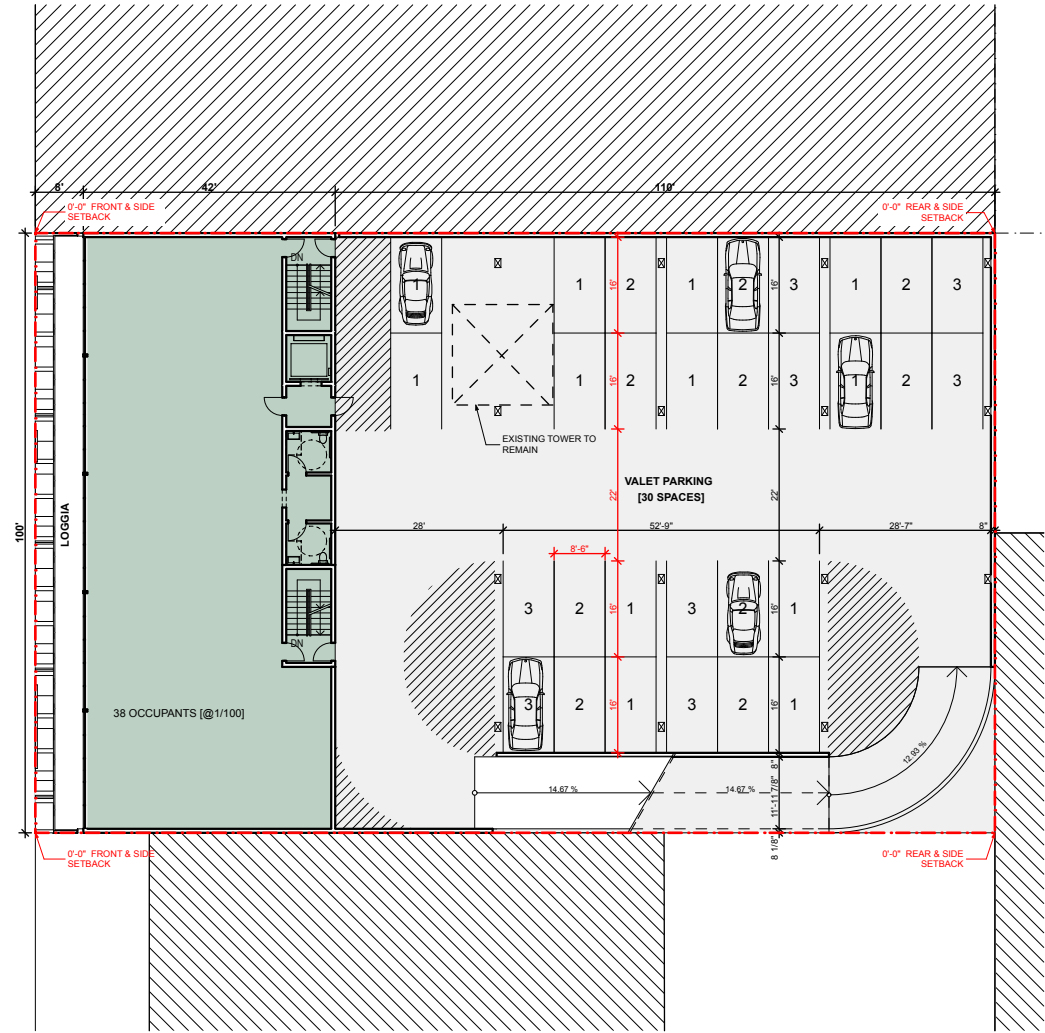
ACCESSORY USE AREA	
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LEVEL 03	15,700.41
LEVEL 04	15,700.41
ROOF	15,391.67
[100%] 78,492.90 sq ft	



PROPOSED THIRD LEVEL

2



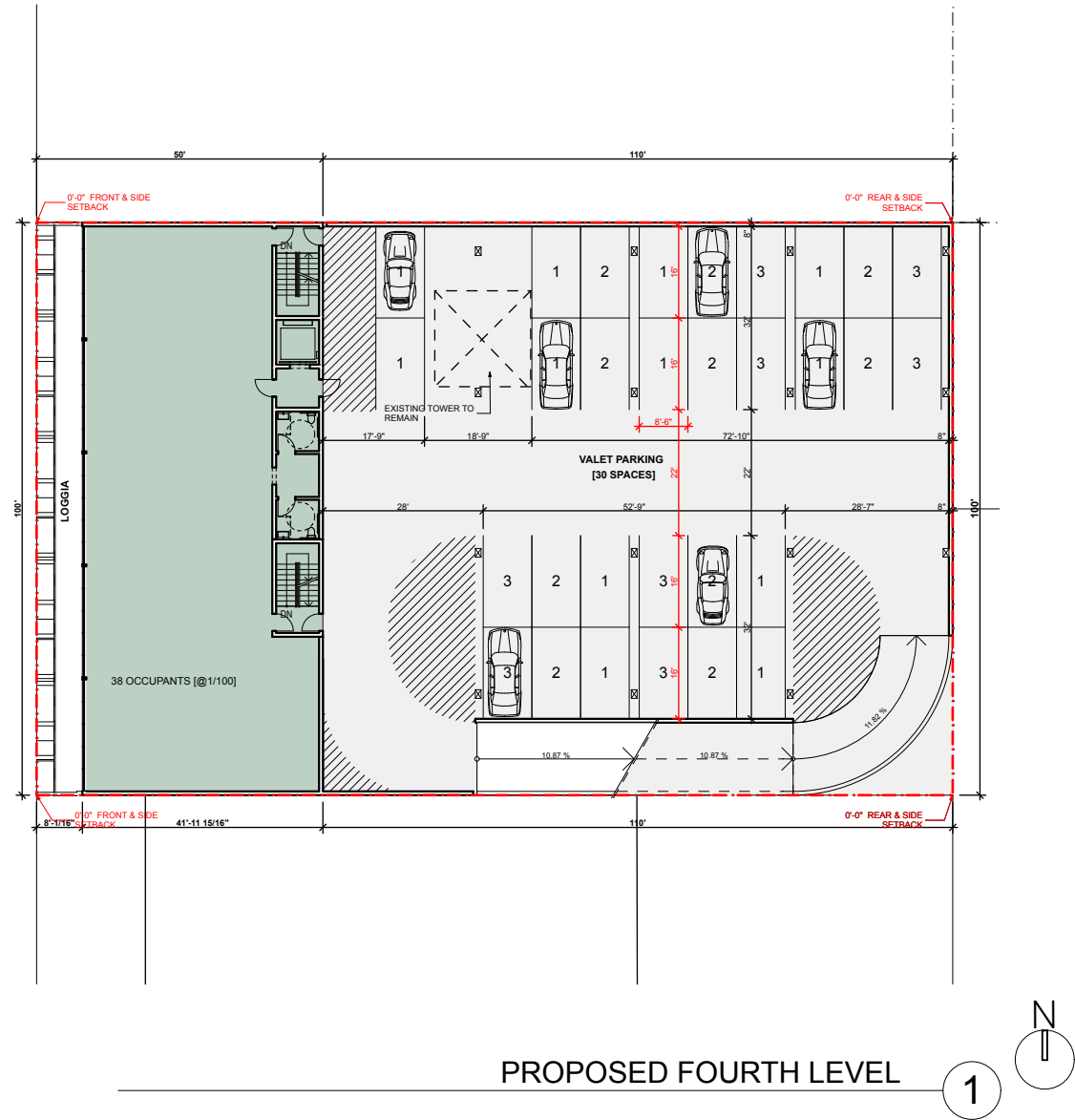
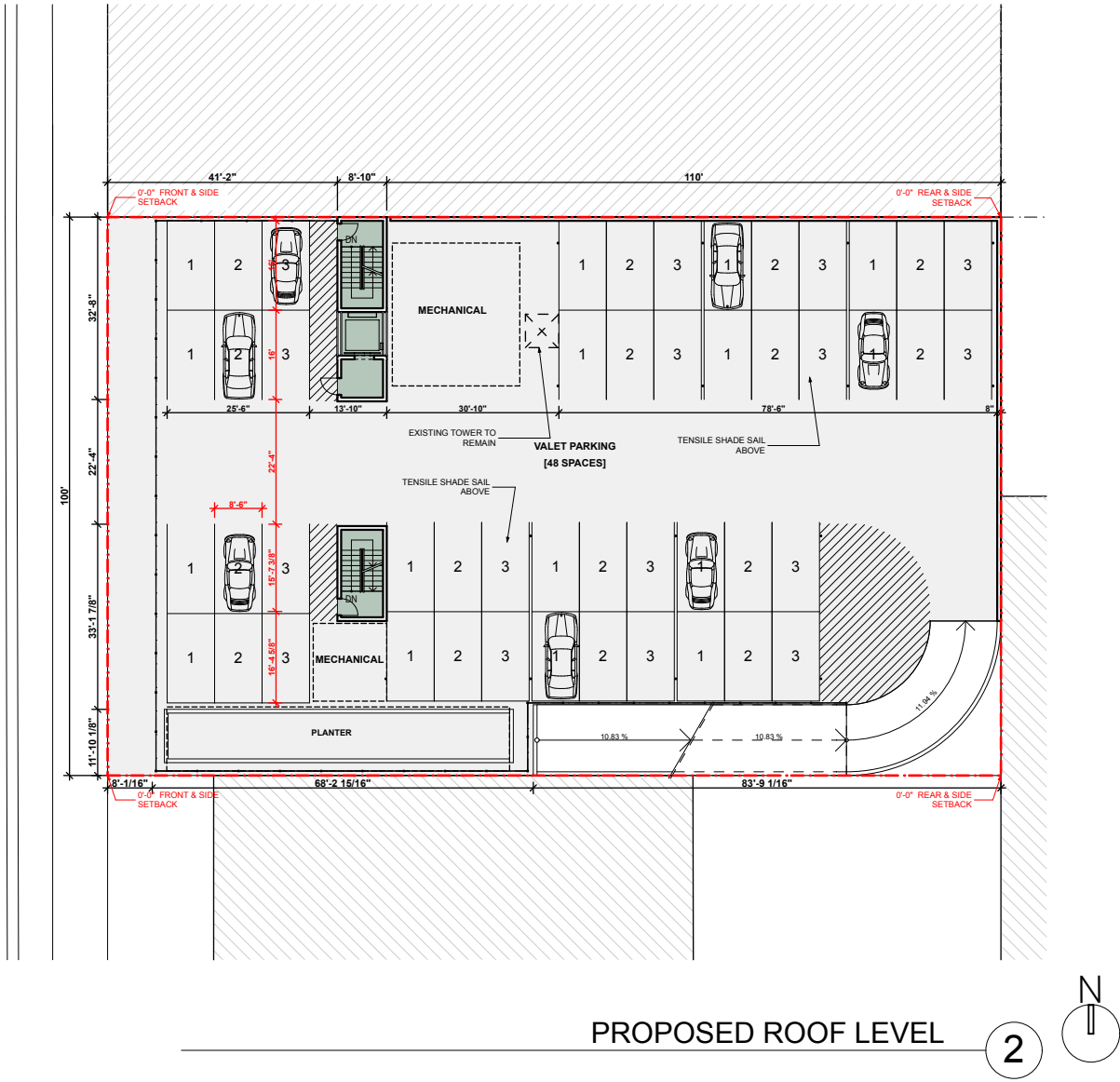
PROPOSED SECOND LEVEL

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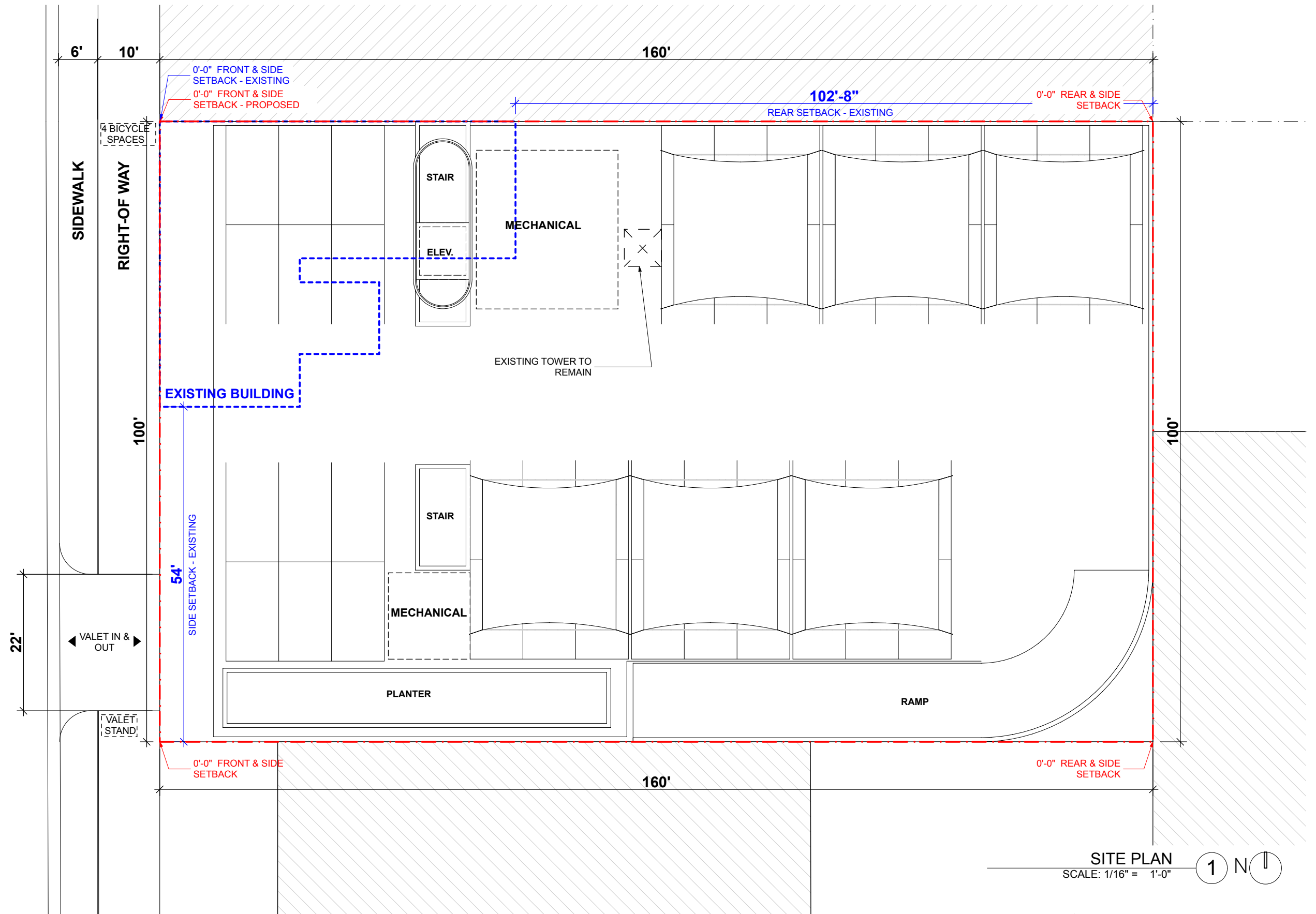
ACCESSORY USE AREA	
FLOOR	FAR AREA (SF)
LEVEL 01	3,943.19
LEVEL 02	4,199.66
LEVEL 03	4,199.66
LEVEL 04	4,199.66
ROOF	441.67
[22%] 16,983.84 sq ft	

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"

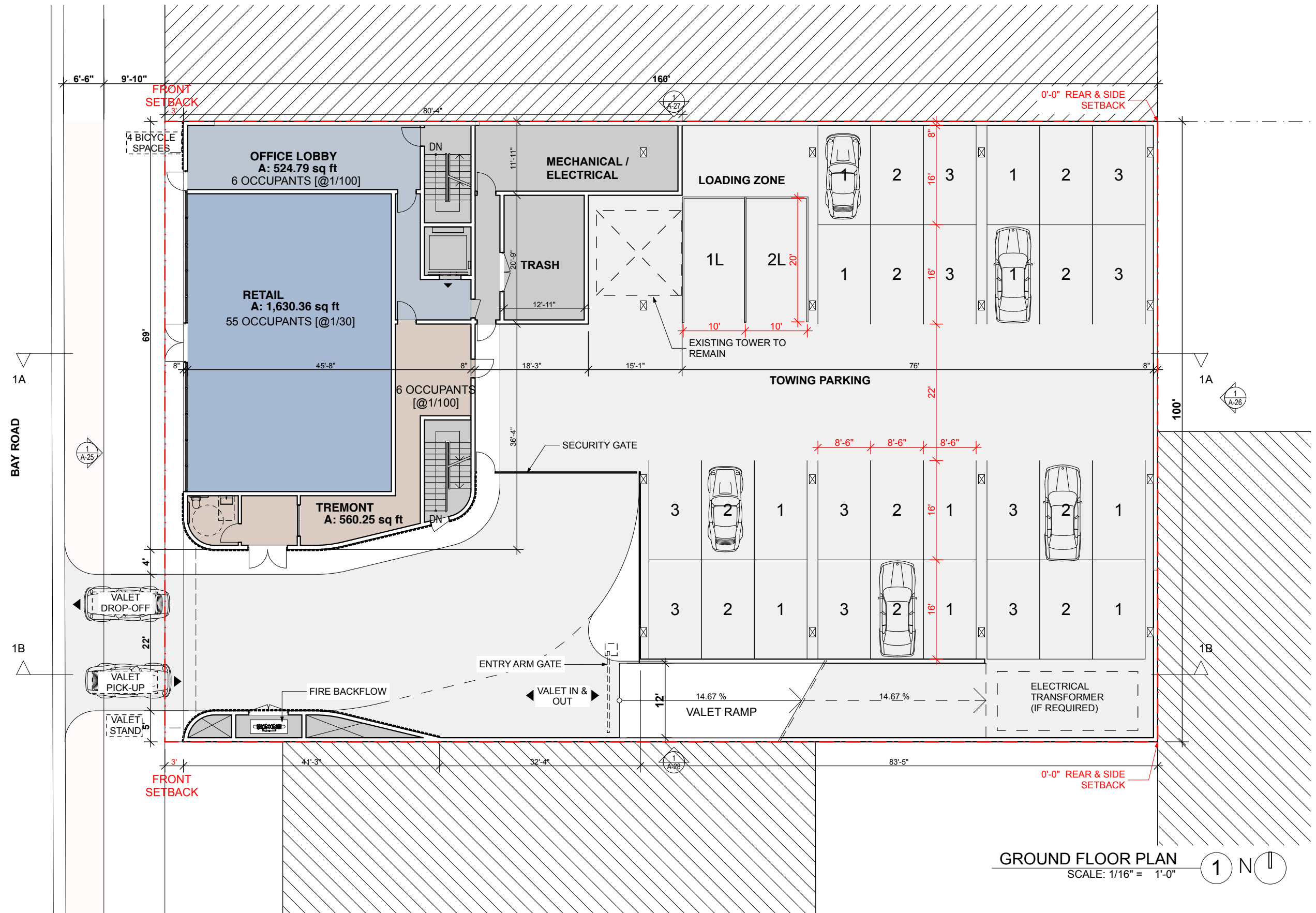


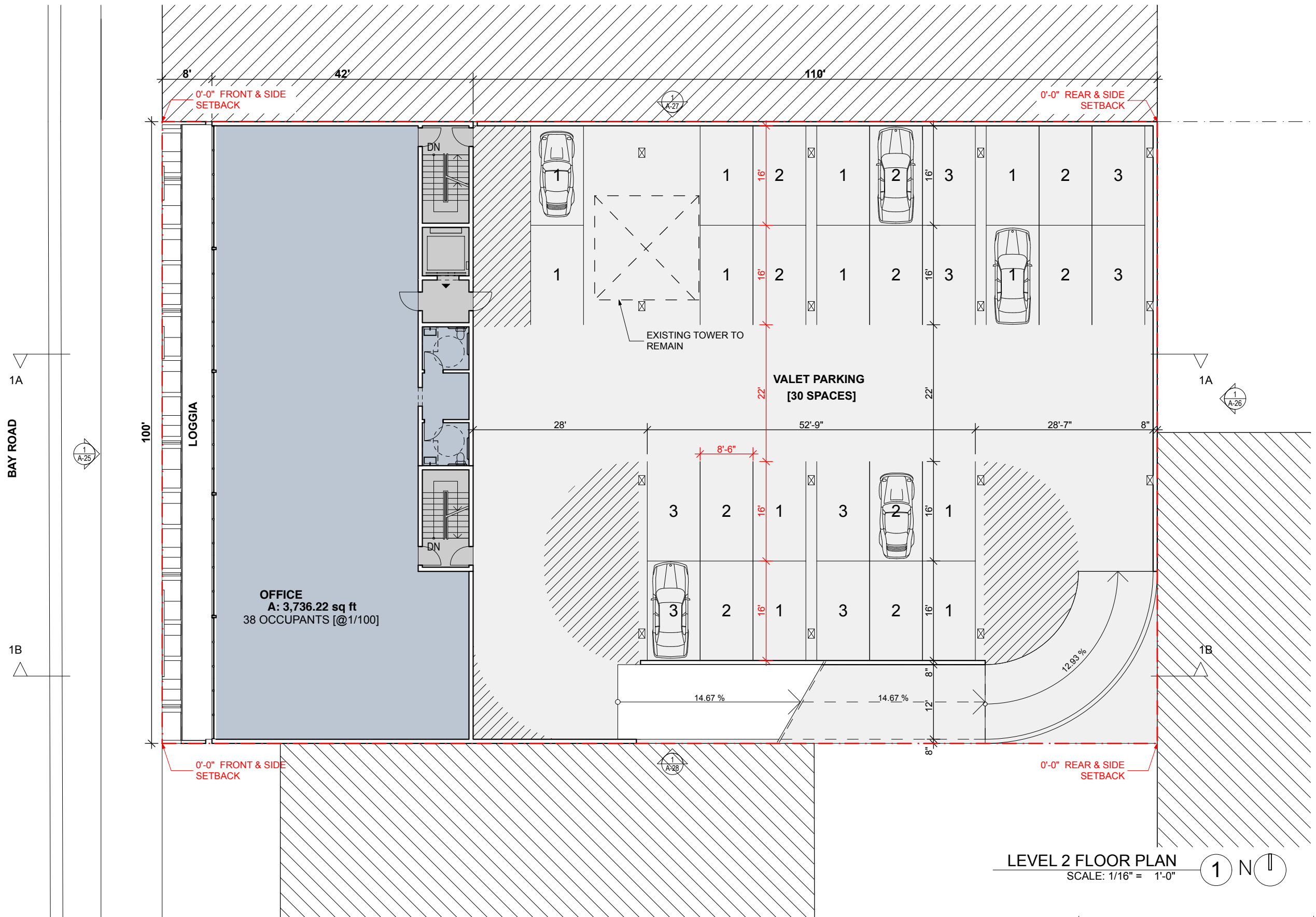
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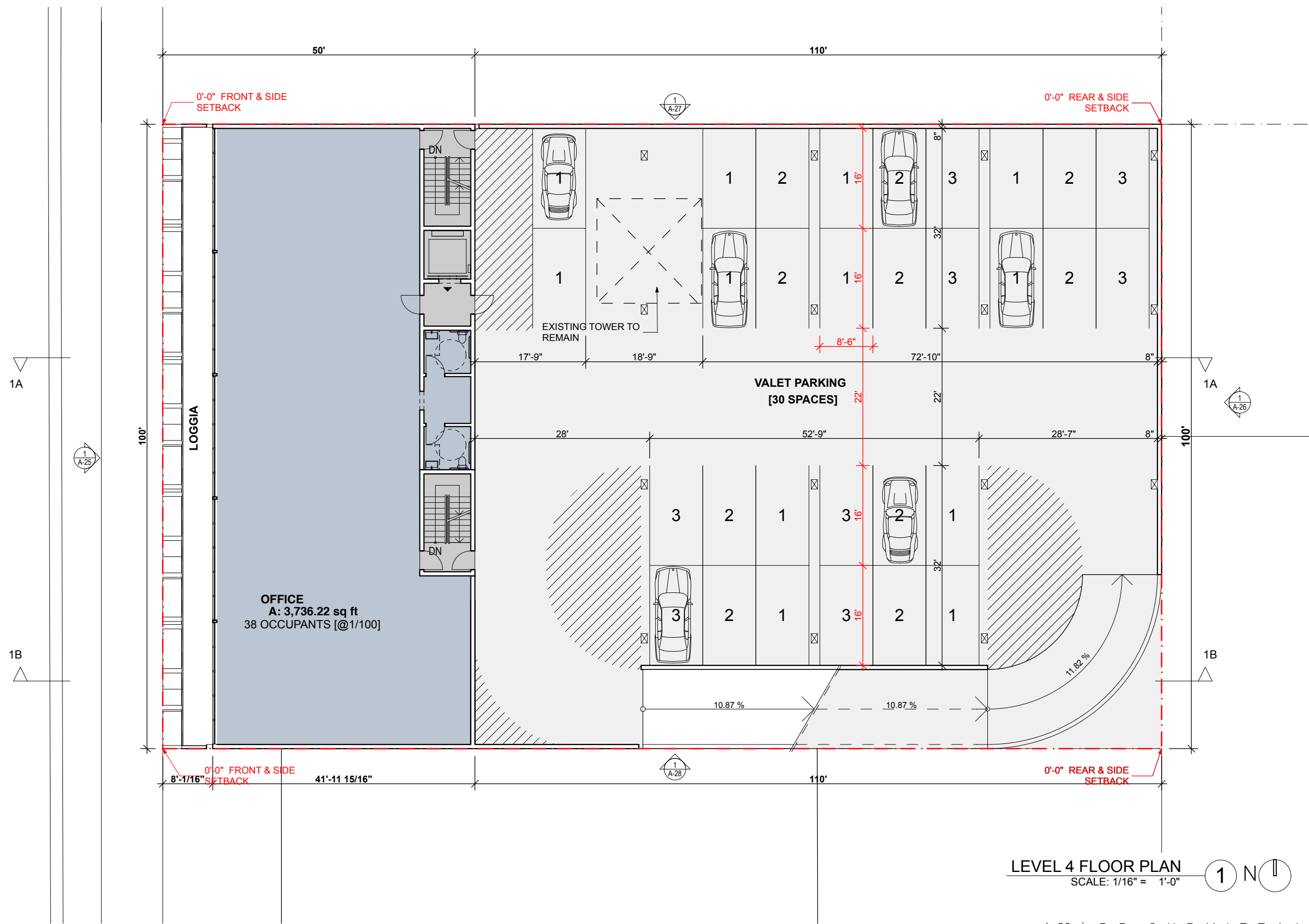
1747 BAY ROAD :: MIAMI BEACH, FL 33139

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

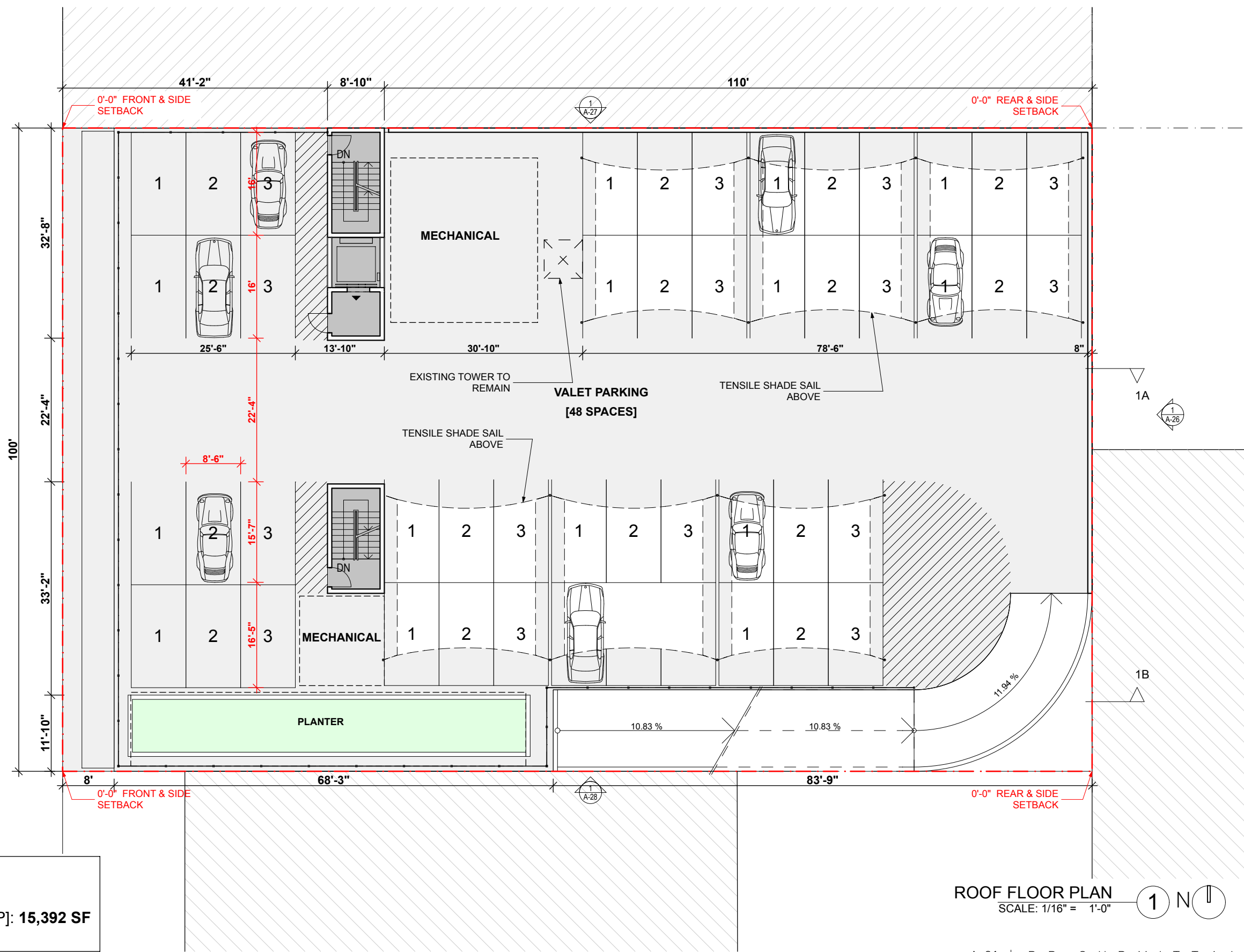






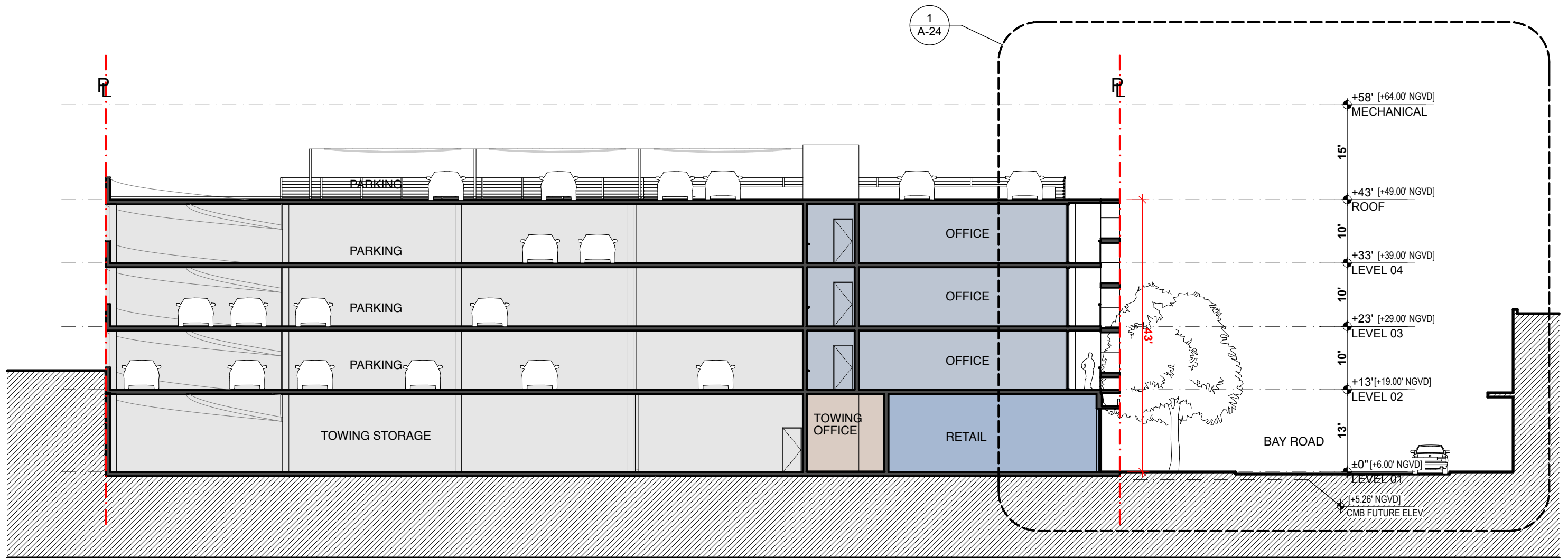


LEVEL 4 FLOOR PLAN
SCALE: 1/16" = 1'-0" 1 N



GREEN ROOF CALCULATION:
GREEN ROOF PLANTER AREA: **600 SF**
GROSS ROOF AREA [INCLUDING RAMP]: **15,392 SF**
600 SF / 15,392 SF = 4 %

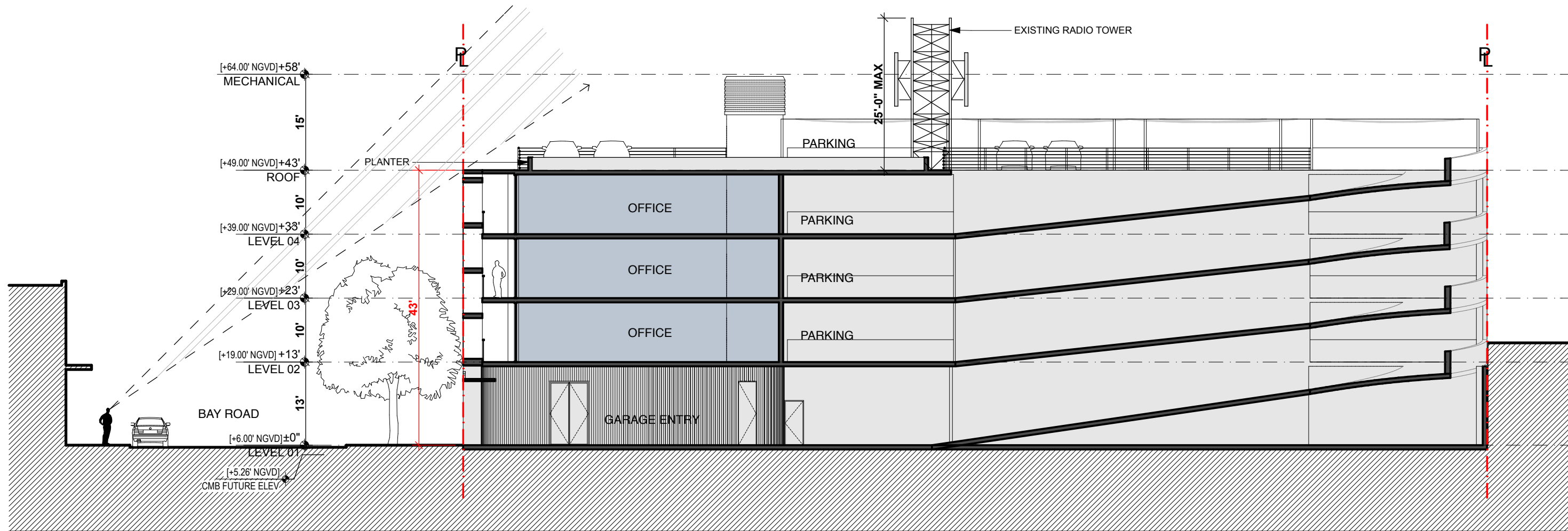
ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0" **1** N



SECTION - A1
SCALE: 1/16" = 1'-0"

1

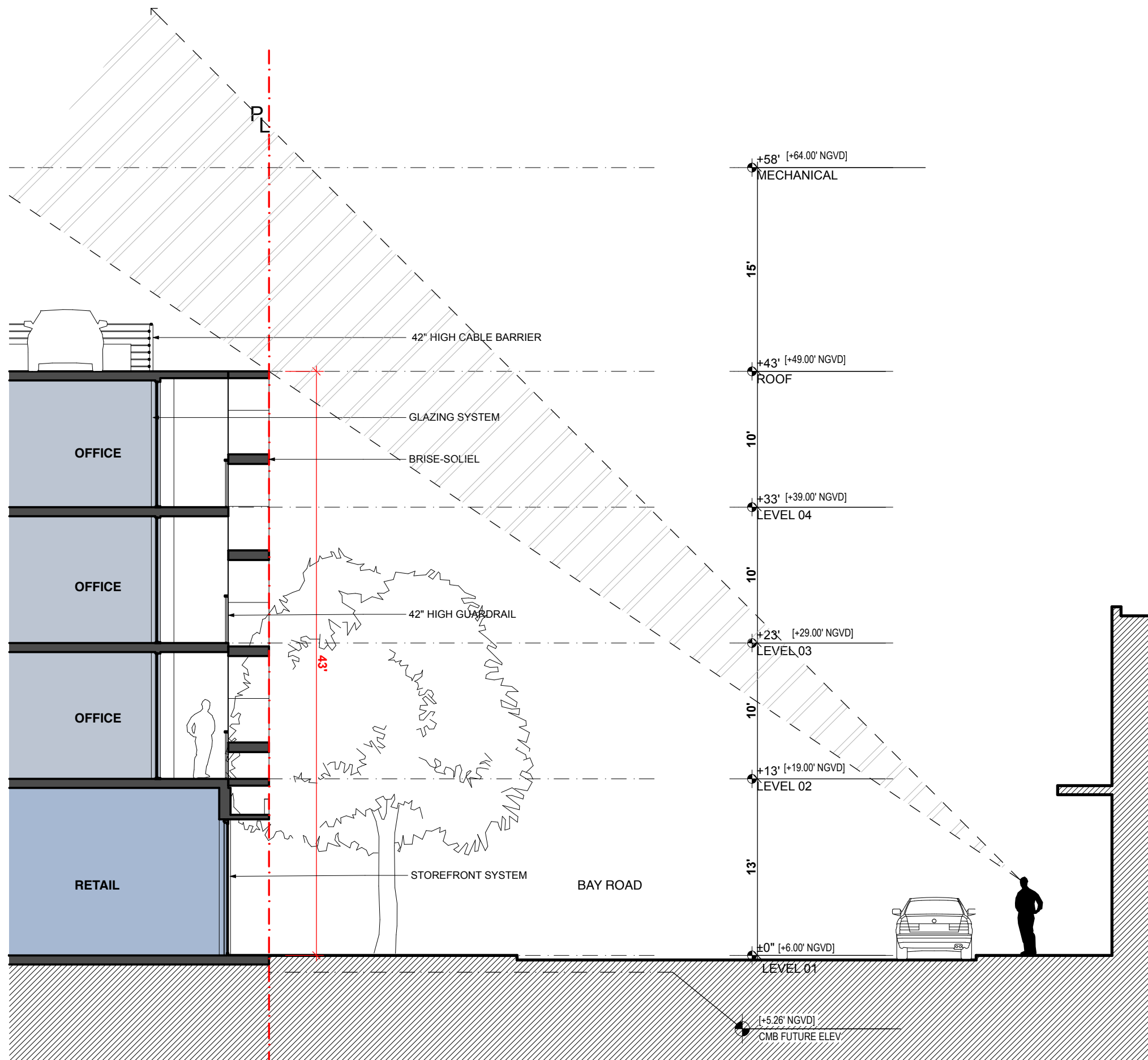




SECTION 1B
SCALE: 1/16" = 1'-0"

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ENLARGED SECTION

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

1

ENLARGED SECTION

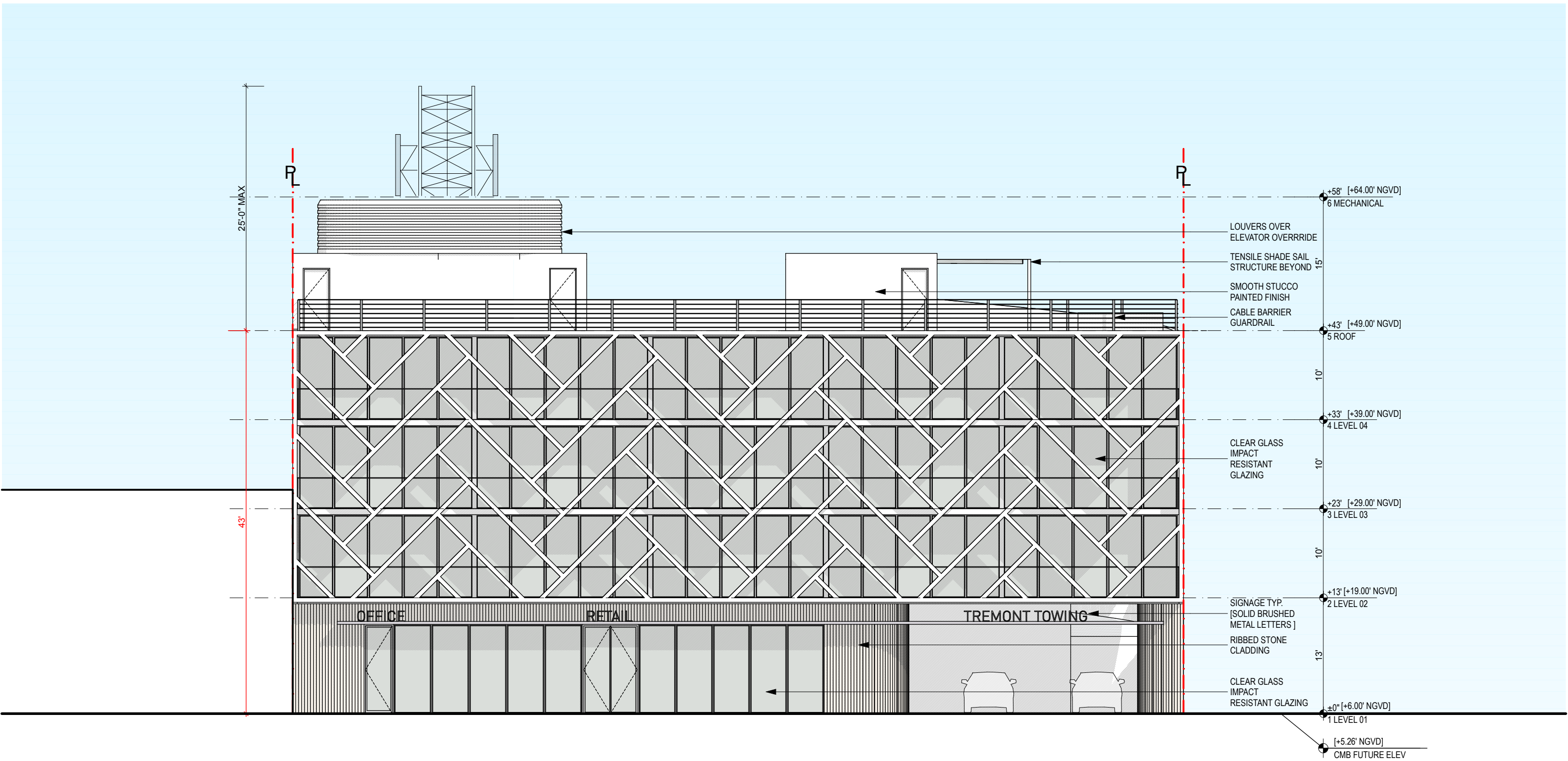
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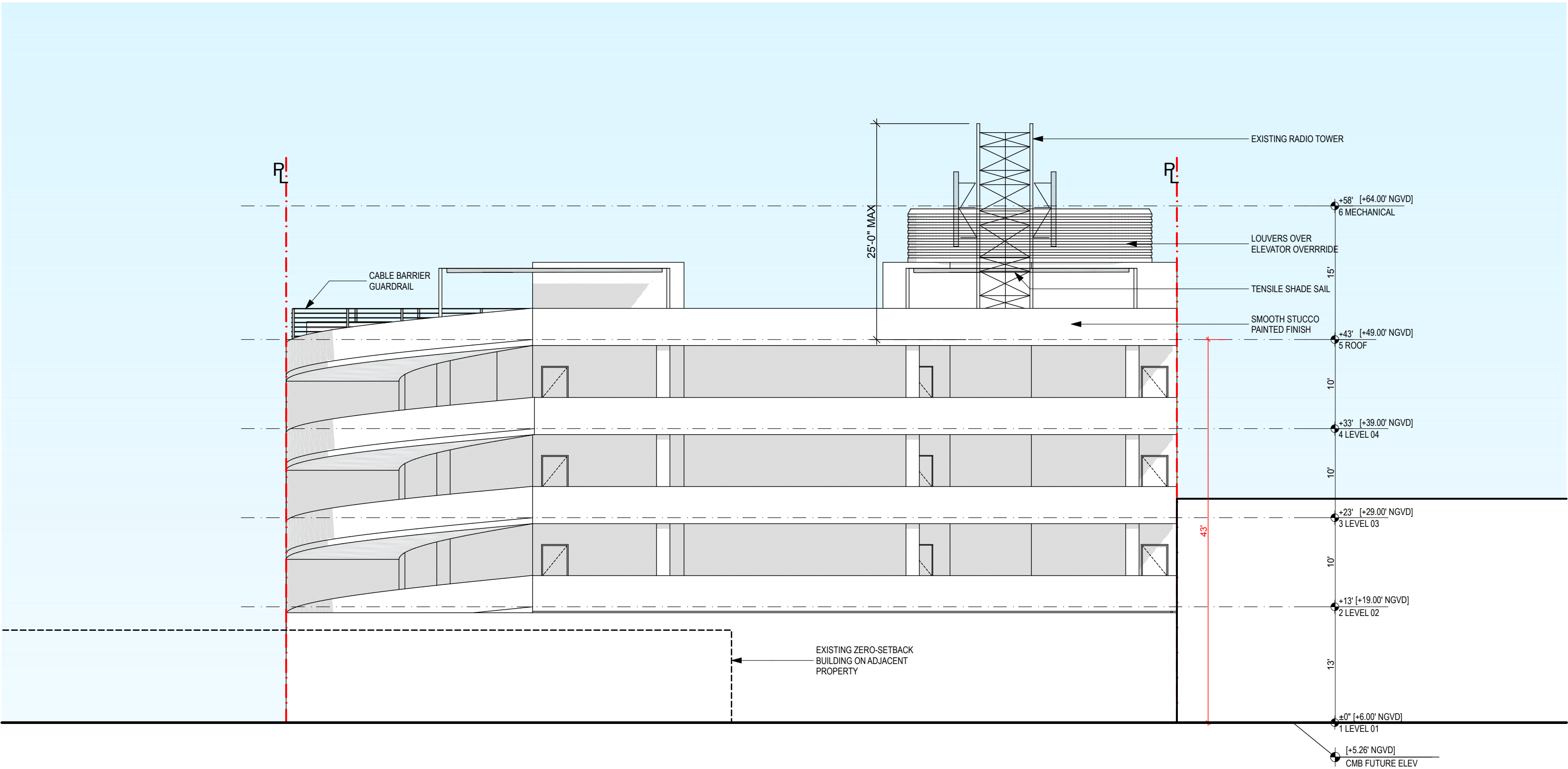
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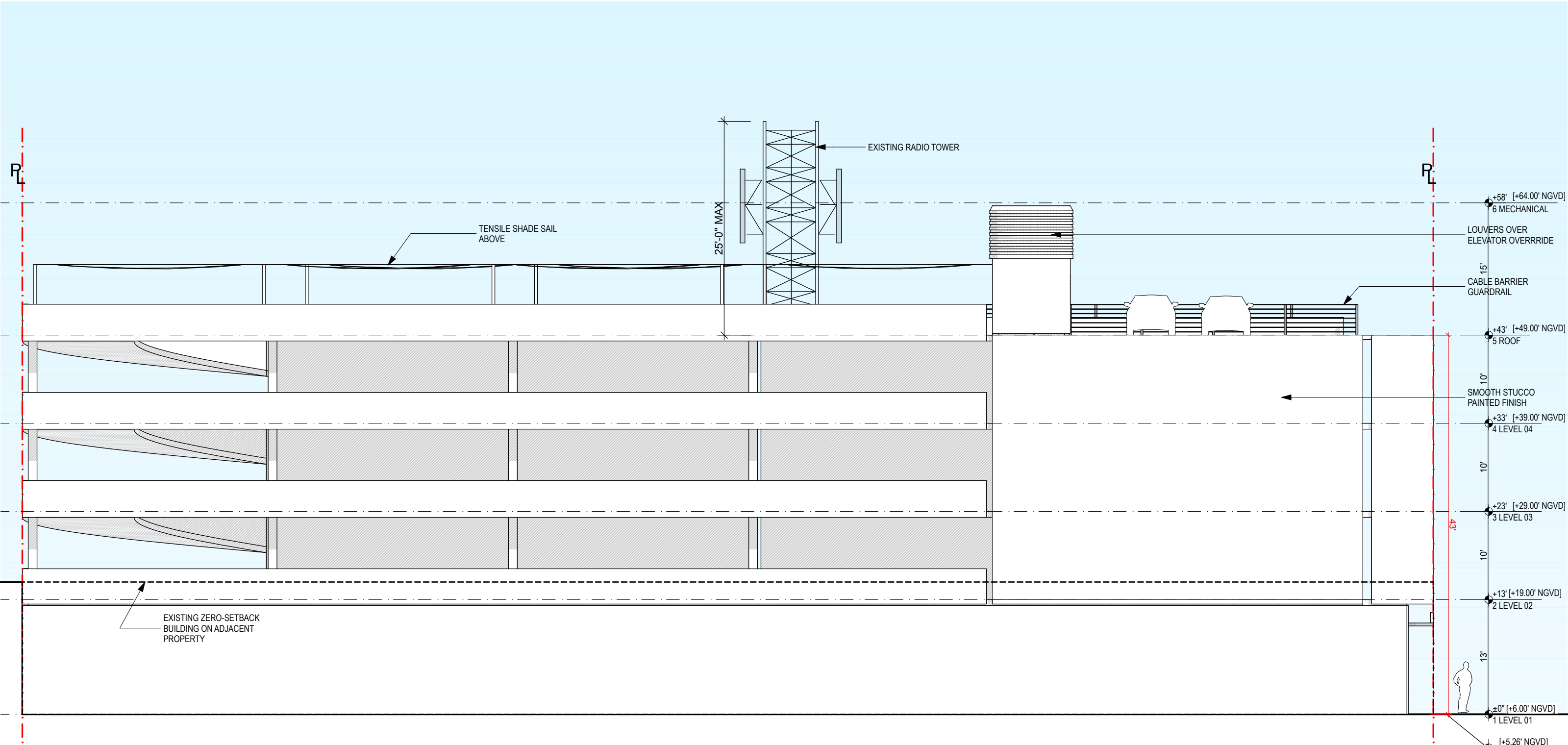
1747 BAY ROAD :: MIAMI BEACH, FL 33139

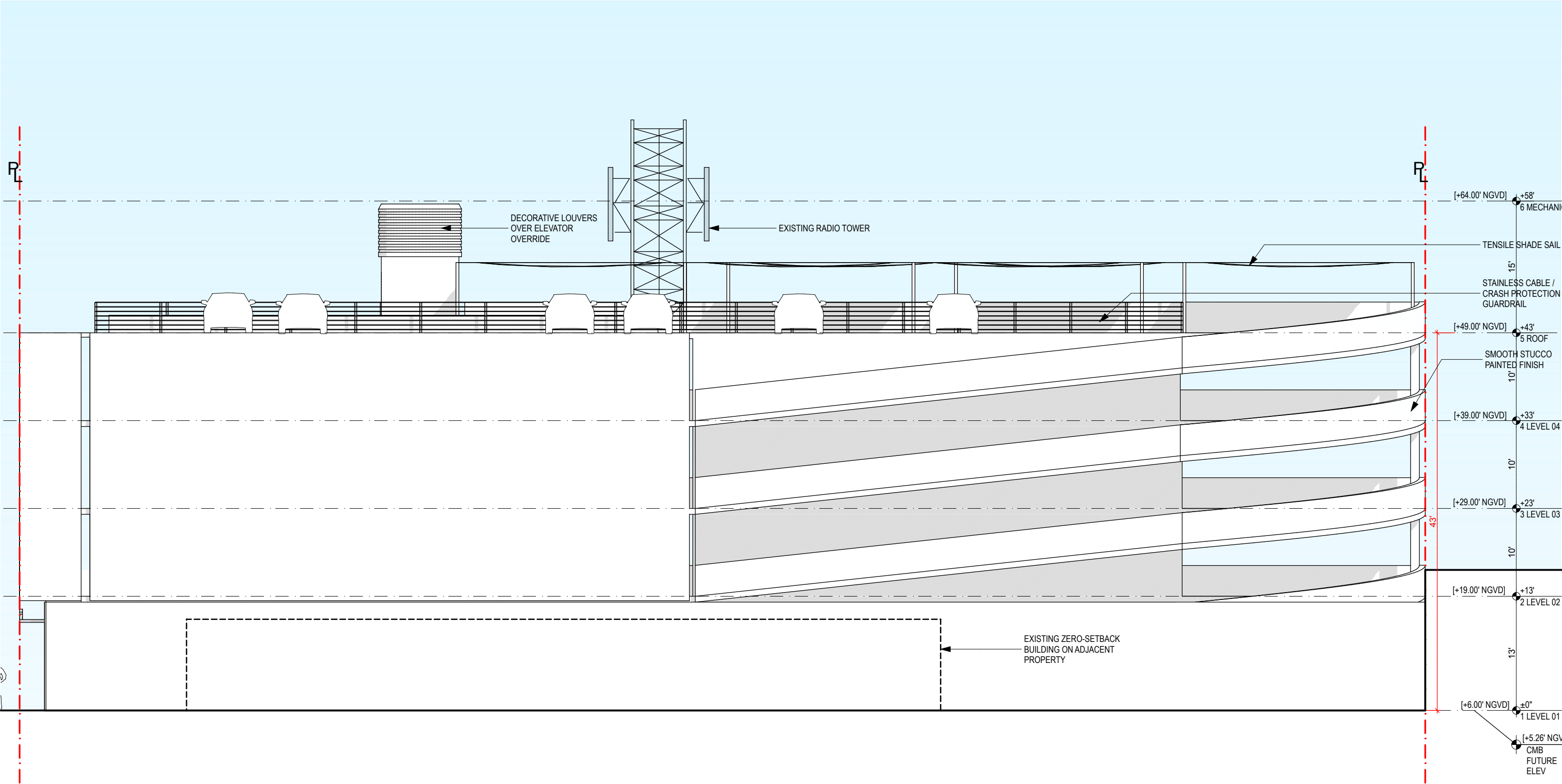
03/21/2016 URBAN ROBOT © 2016

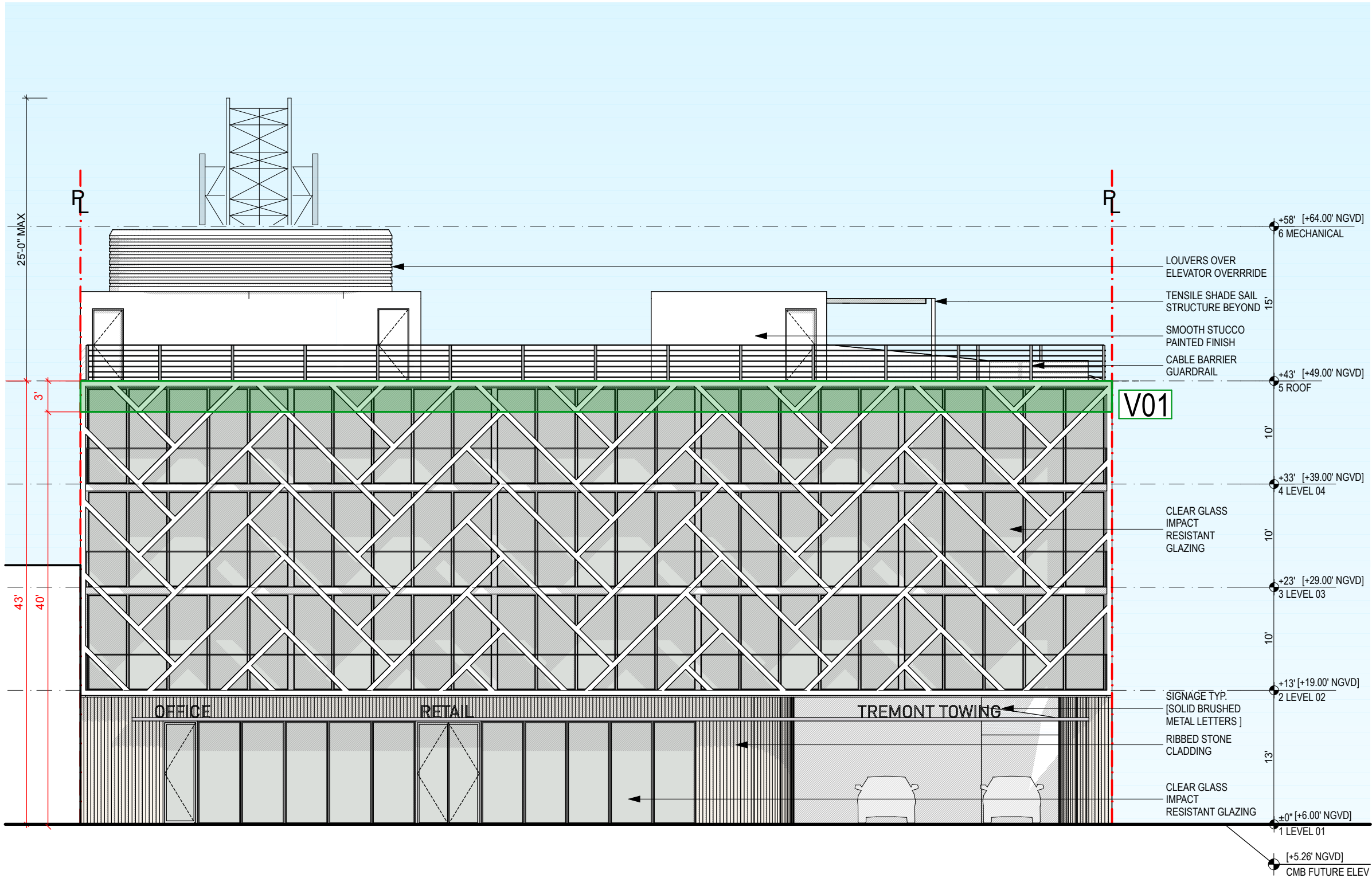












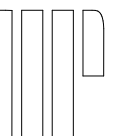
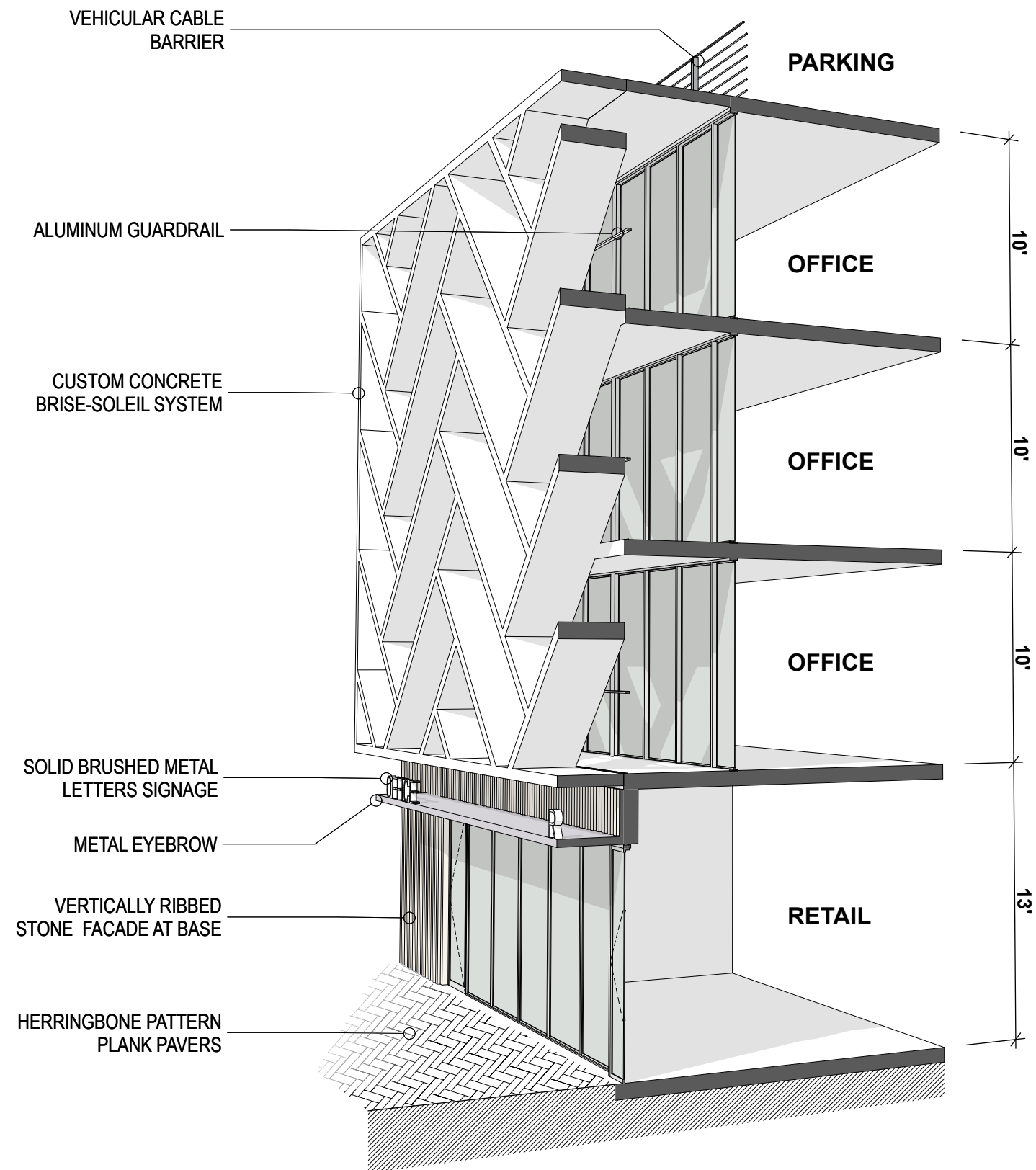
BUILDING HEIGHT				
	CODE	EXISTING	PROPOSED	VARIANCE
V01	40'-0"	-	43'-0"	3'-0"

LEGEND

PROPERTY LINE

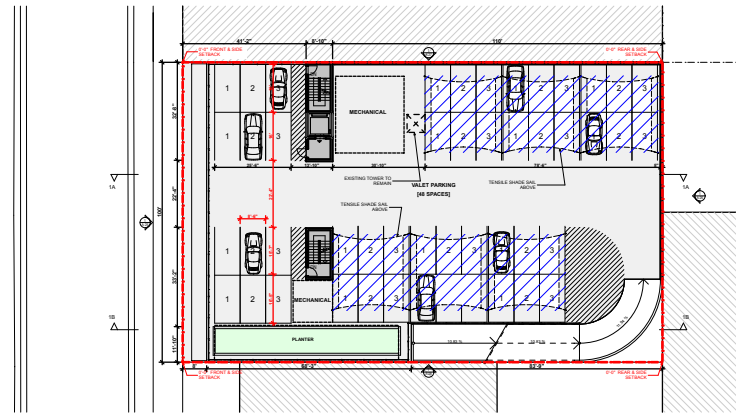
BUILDING ENVELOPE VARIANCE



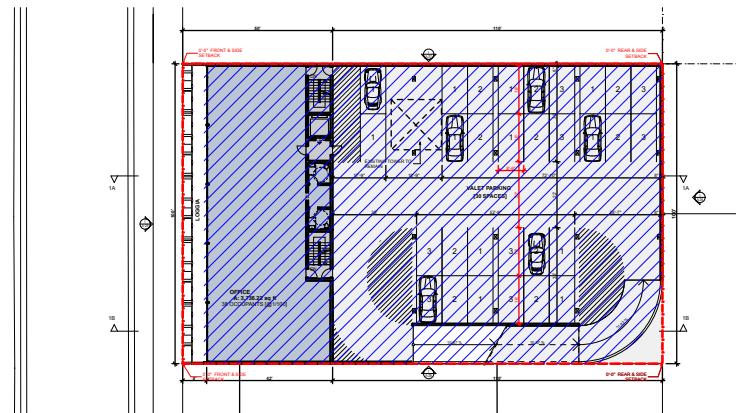




SHADE SAIL SYSTEM ON STEEL POSTS

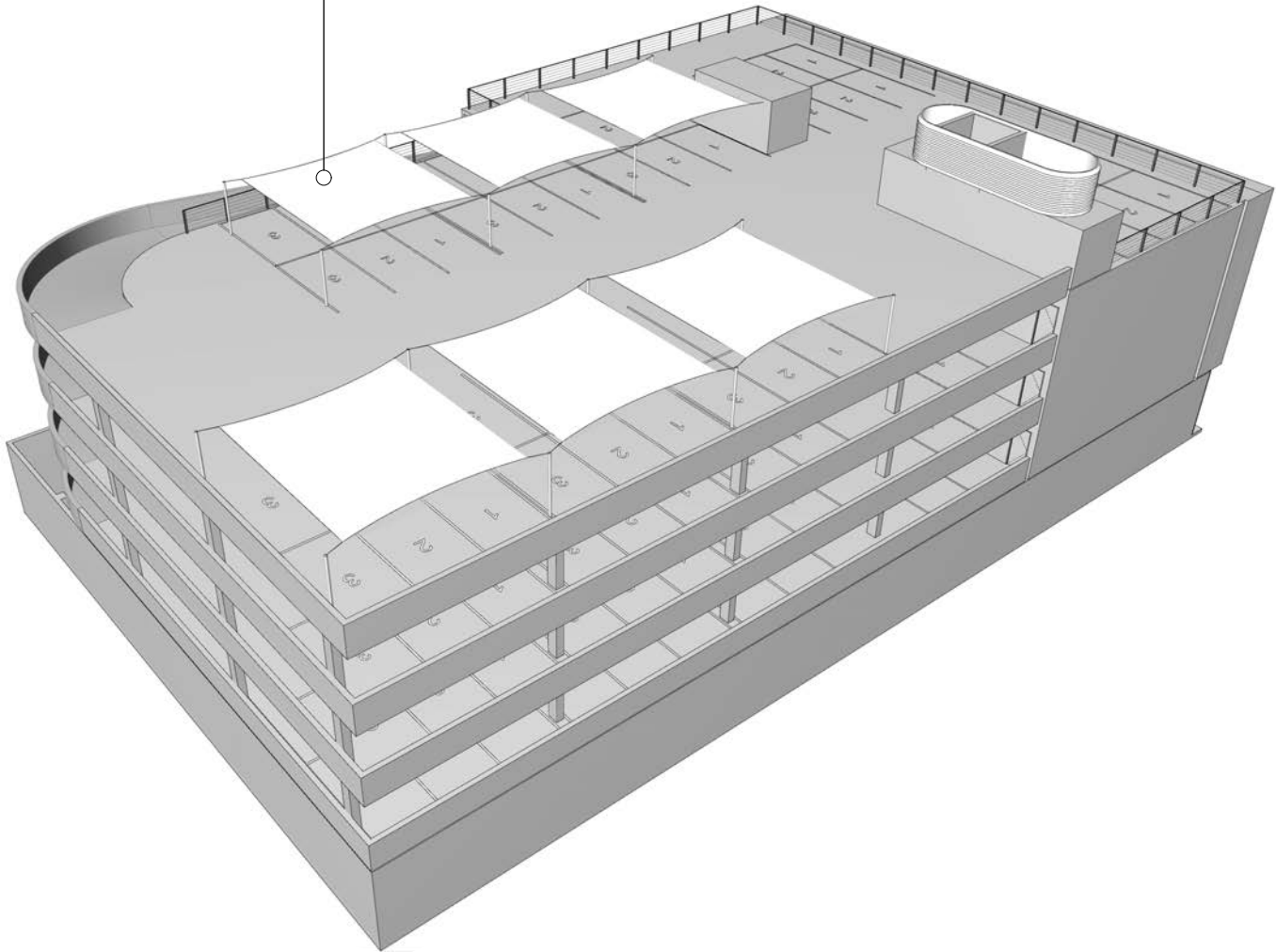


COVERAGE LEVEL ROOF - **3,140 SF**
(20% OF 15,700 SF)

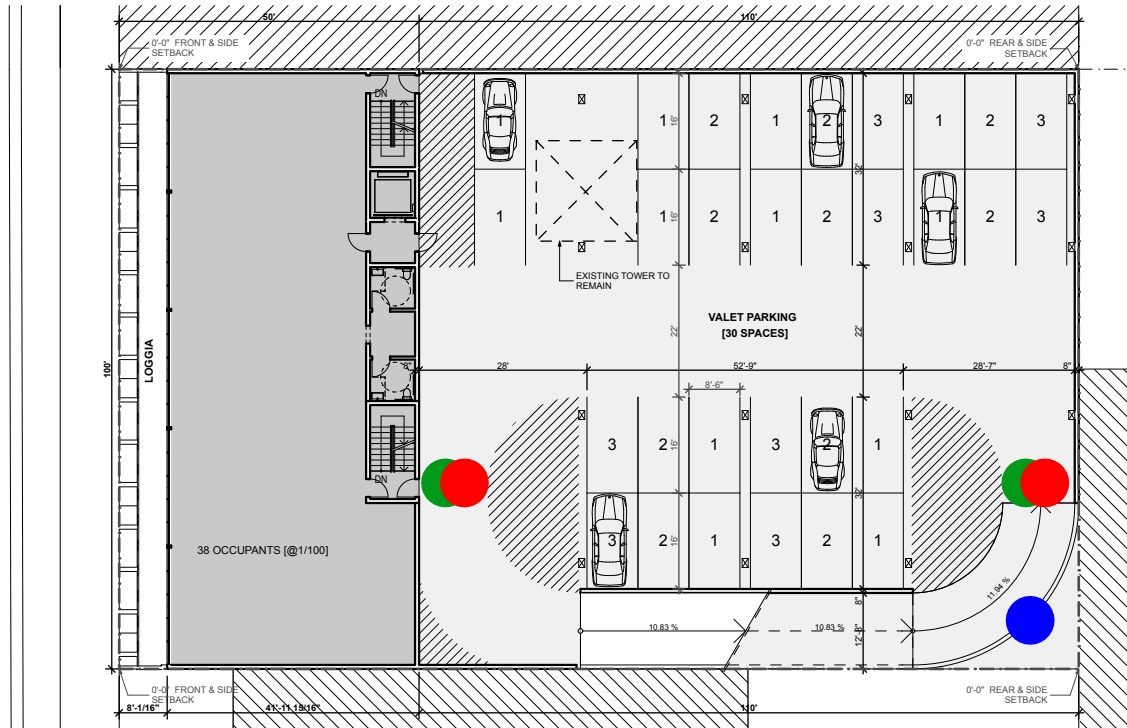


COVERAGE LEVEL 4 - **15,700 SF**

CALCULATION:
SHADE SAIL COVERAGE ON ROOF:
15,700 SF X 0.2 = 3,140 SF

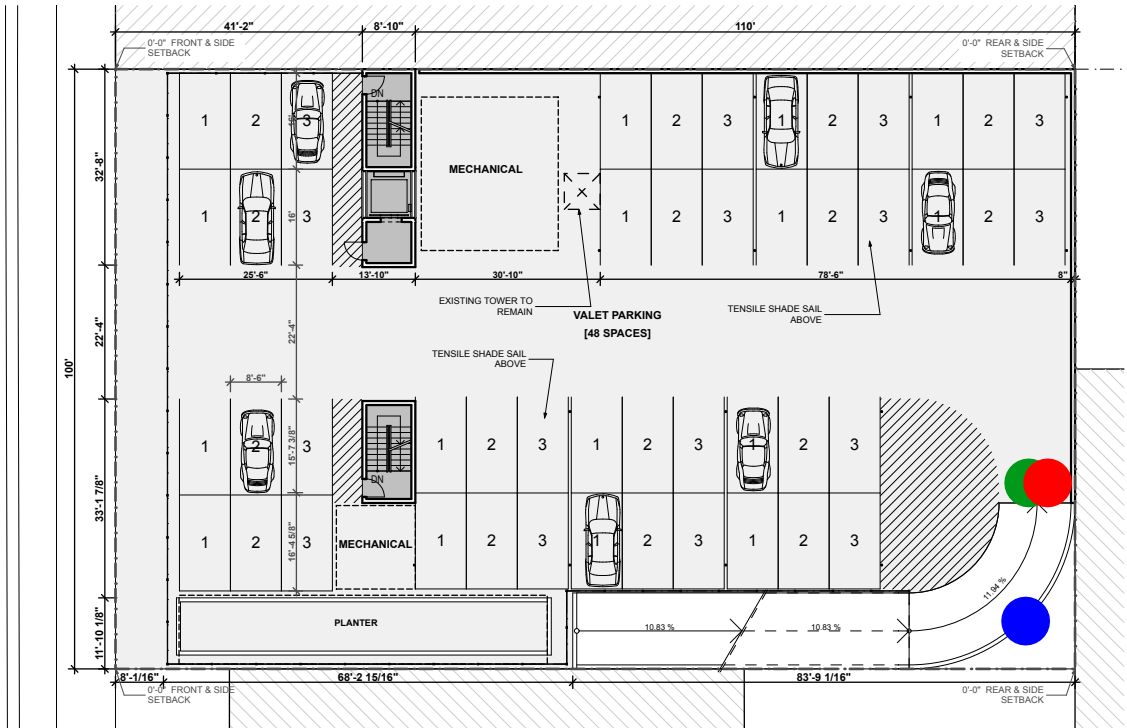


3D ROOF AXONOMETRIC



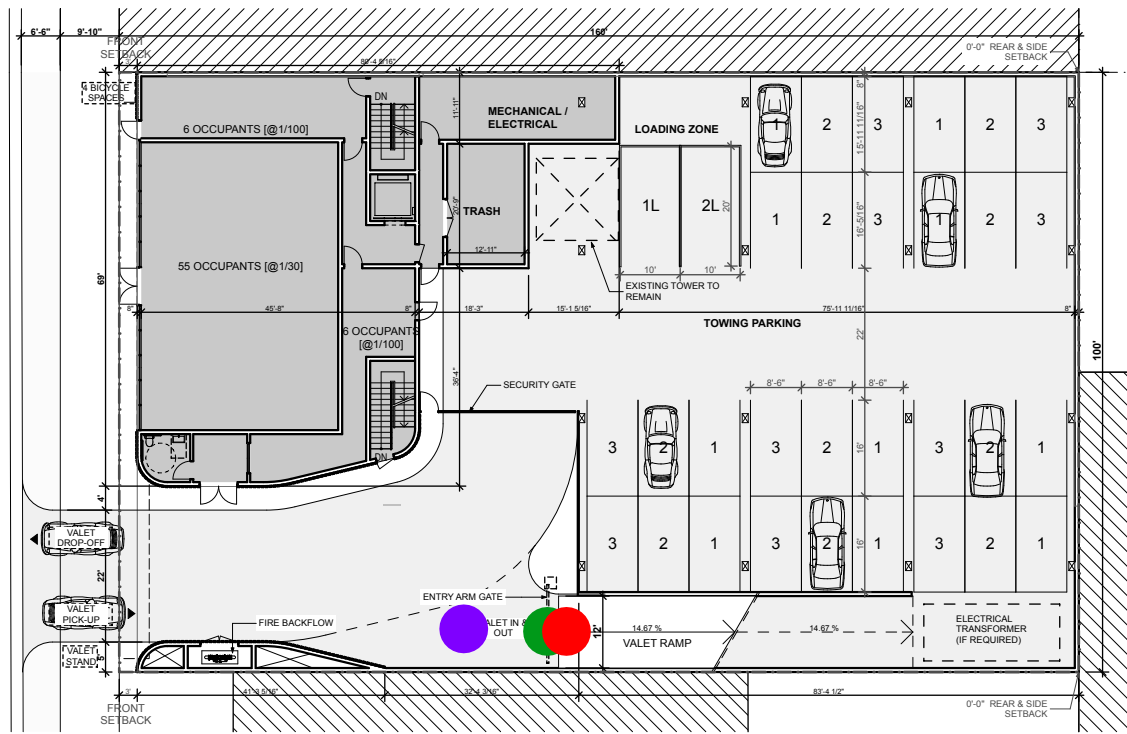
THIRD, FOURTH & FIFTH LEVEL

2



ROOF LEVEL

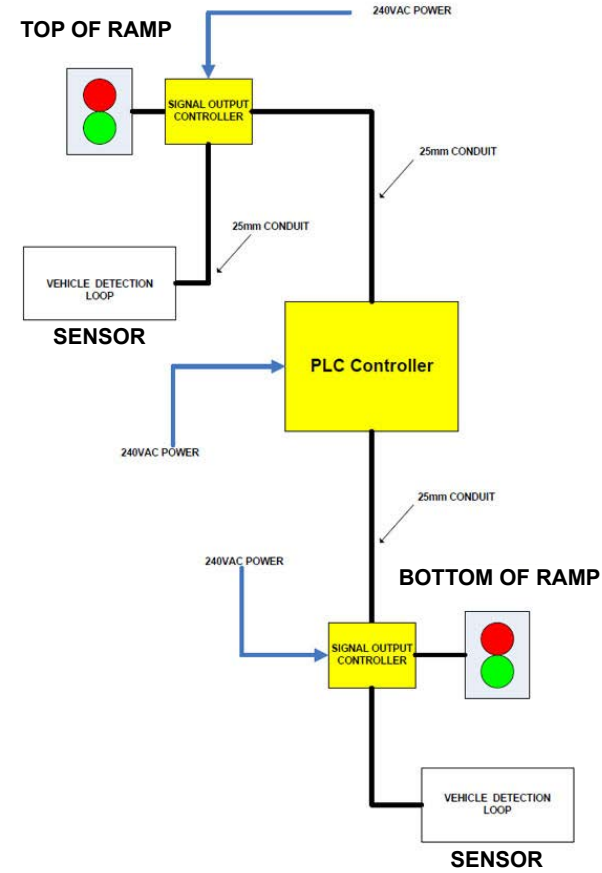
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GROUND LEVEL

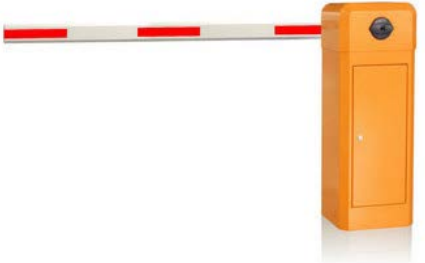
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VEHICLE PRIORITY DIAGRAM



VEHICLE PRIORITY SYSTEM

Vehicle Priority Systems are installed in parking facilities with car park access where only a single vehicle can traverse a driveway or ramp. The use of traffic lights combined with a programmable logic controller and in ground loops enables a building to be designed with a one way ramp or vehicle access point. Vehicle Priority Systems can be combined with an access entry gate to provide a solution that restricts access to the car park and ensures additional safety of it's users.



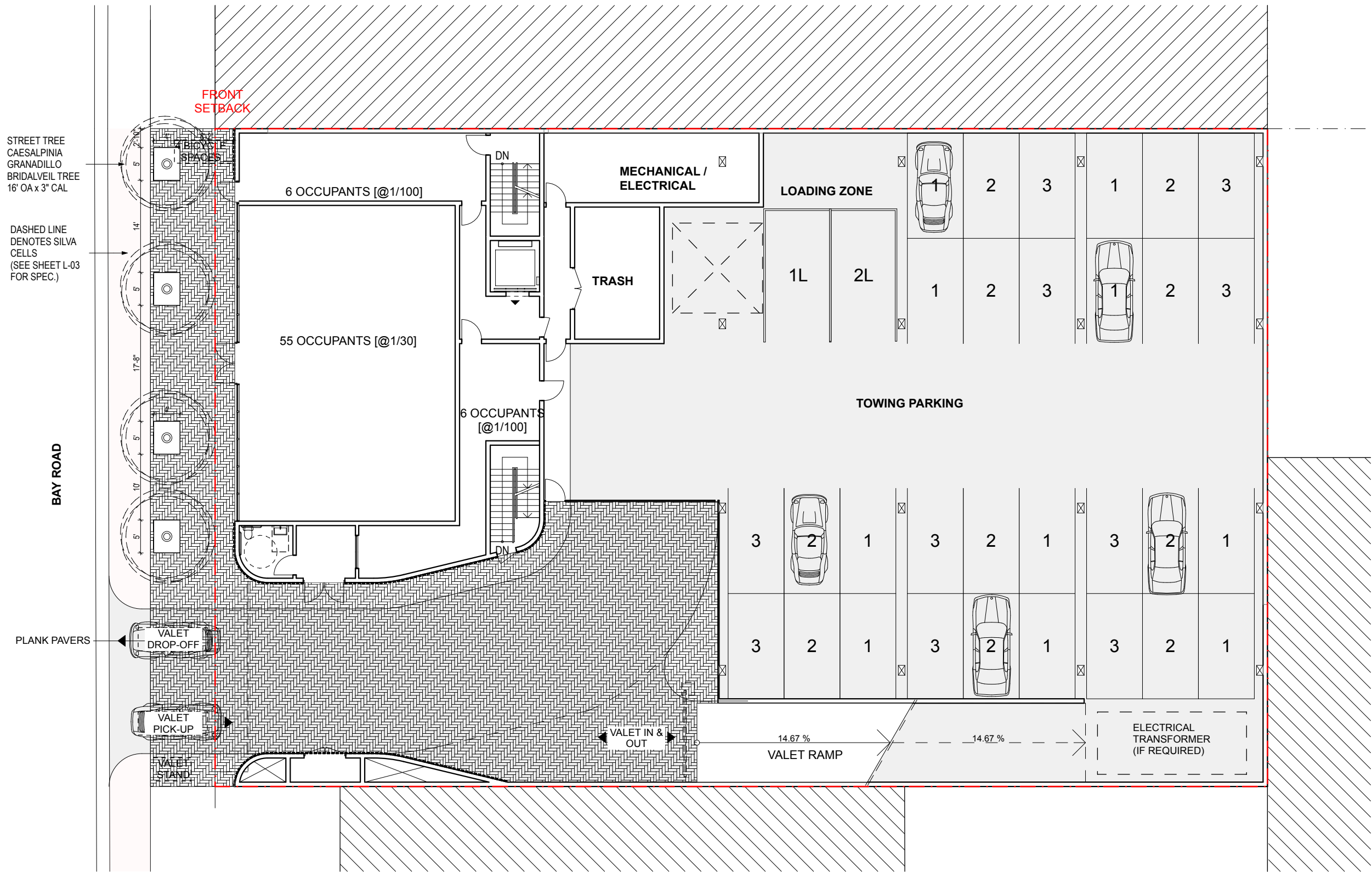
VEHICLE ENTRY BARRIER GATE



CONVEX TRAFFIC MIRROR



VEHICLE PRIORITY SYSTEM



HERRINGBONE PLANK PAVERS 2

GROUND FLOOR LANDSCAPE/HARDSCAPE PLAN 1 N

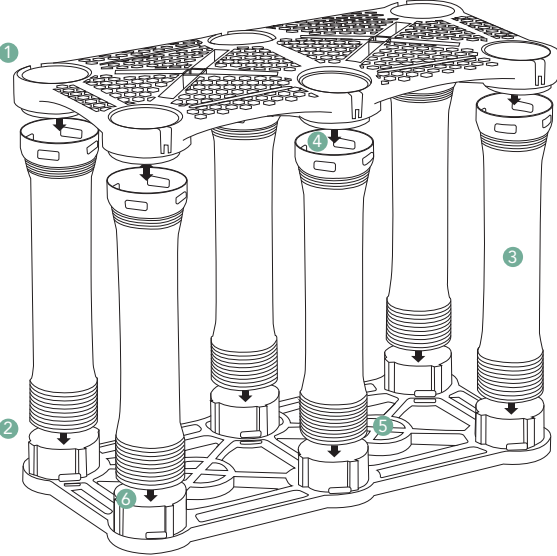
SCALE: 1/16" = 1'-0"



SILVA CELL 2 TECHNICAL SHEET

DeepRoot’s Silva Cell 2 supports traffic loads while providing uncompacted soil volumes for large tree growth and on-site stormwater management. The modular framework provides unlimited access to healthy soil — a critical component of tree growth in urban environments — allowing them to manage stormwater, reduce heat-island effect, and improve air quality.

Silva Cells can be used to create underground bioretention systems; they are easily sized to absorb stormwater on-site through soil storage, interception, and evapotranspiration. Trees and soil also offer many water quality benefits, including removal of dissolved nutrients, hydrocarbons, and total suspended solids (TSS).



1 Deck
The top piece of the assembly. The deck is permeable, with wide openings that allow water to easily pass through to soil below. High fit tolerance; removable and reusable.

2 Base
The bottom portion of the Silva Cell 2 assembly.

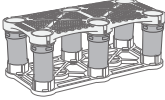
3 Post
The posts transfer paving loads vertically downward to a compacted sub-base. They are available in two sizes - 1x and 2x - that snap together to form 3x, the tallest.

4 Secure Connections
Different post sizes snap together to form different heights based on the needs of your site.

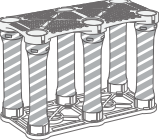
5 Footpad
Footpad offers a safe and convenient way to walk through the system during installation.

6 Base Cup
Posts snap into base cups with a quarter turn.

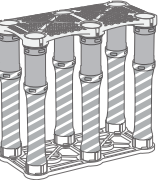
1X Stack



2X Stack



3X Stack



Loading: Supports vehicle loading equal to 32,000 lbs (14,500 kg) per axle, which allows use in areas that accommodate 3 - 4 axle vehicles such as those used for emergency, delivery, and maintenance. Generally meets AASHTO HS-20 (USA), CSA-S6, 87.5 and OBC 54KN (Canada), and BS EN 1991-1-1:2002 and BS EN 1991-1-2:2003 (UK) loading standards when used with standard paving profiles.

Utilities: 14" (355 mm) apertures easily accommodate new or existing utilities.

Stormwater in/out: Totally open interior allows for easy movement of water into and out of the system.

Installation: All parts snap or twist together; no additional pieces required.

Rooting: Vertically and horizontally contiguous soil ideal for spread of tree roots.

Structurally independent: Each stack stands alone; affected area of system easily isolated if utility (service) repairs are necessary.

MATERIAL SPECIFICATIONS & TESTING

Deck: fiberglass reinforced, chemically-coupled, impact modified polypropylene.

Post and base: homopolymer polypropylene.

Proof-load tested and FEA analysis completed at an independent facility. Detailed engineering report available soon.

BASE DIMENSIONS

Length: 48" (1200 mm)

Width: 24" (600 mm)

CAPACITY (1x)

Soil: approximately 10 ft³ (.28 m³)

Water storage: approximately 2 ft³ (.05 m³)

DECK DIMENSIONS

Length: 48" (1200 mm)

Width: 24" (600 mm)

LEG HEIGHTS

1x: 16.7" (424 mm)

2x: 30.9" (784 mm)

3x: 43.0" (1092 mm)

DeepRoot Green Infrastructure, LLC
Corporate Offices: 101 Montgomery Street, Suite 2850, San Francisco, CA 94104
800 ILV ROOT (458.7668) 800.277.7668 www.deeproot.com
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