12-651US MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FLORIDA
12-13-2016

Drawing index: Final Submittal

ARCHITECTURAL DRAWINGS		07-15-2016	08-03-2016	12-13-2016
A.0	PROJECT TITLE & DRAWING INDEX / COLOR RENDERING	✓	✓	✓
A.1	ZONING ANALYSIS	✓	✓	✓
A.1A	CODE ANALYSIS / LIFE SAFETY	✓	✓	✓
SURVEY	LAND SURVEY	✓	✓	✓
A.2	FAR CALCULATIONS & SCHEMATIC BUILDING SECTIONS	✓	✓	✓
A.3	FAR SHADED DIAGRAMS	✓	✓	✓
A.4	PROPOSED SITE PLAN / GROUND FLOOR	✓	✓	✓
A.5	02A - PARKING LEVEL	✓	✓	✓
A.6	02B / 03A - PARKING LEVEL	✓	✓	✓
A.7	03B - PARKING LEVEL	✓	✓	✓
A.8	04 - PARKING LEVEL	✓	✓	✓
A.9	PROPOSED 5TH OFFICE FLOOR	✓	✓	✓
A.10	PROPOSED ROOF LEVEL	✓	✓	✓
A.11	PROPOSED NORTH & WEST ELEVATIONS	✓	✓	✓
A.12	PROPOSED SOUTH & EAST ELEVATIONS	✓	✓	✓
A.13	KEY DIRECTIONAL PLAN / SITE		✓	✓
A.13A	COLOR SITE PHOTOGRAPHS (1)		✓	✓
A.13B	COLOR SITE PHOTOGRAPHS (2)		✓	✓
A.13C	COLOR SITE PHOTOGRAPHS (3)		✓	✓
A.13D	COLOR SITE PHOTOGRAPHS (4)		✓	✓
A.13E	COLOR SITE PHOTOGRAPHS (5)		✓	✓
A.14	CONTEXTUAL STREET ELEVATION	✓	✓	✓
A.15	3D CONCEPTUAL RENDERINGS	✓	✓	✓
LA-1	EXISTING TREE DISPOSITION PLAN	✓	✓	✓
LA-2	SITE PLANTING PLAN	✓	✓	✓
LA-3	SITE PLANTING PLAN (ROOF)			✓
LA-4	LANDSCAPE SPECS AND PLANTING DETAILS	✓	✓	✓
L.1	PROPOSED LIGHTING / PHOTOMETRIC - SITE PLAN & GF	✓	✓	✓
L.2	PROPOSED LIGHTING / PHOTOMETRIC - 02A PARKING	✓	✓	✓
L.3	PROPOSED LIGHTING / PHOTOMETRIC - 02B / 03A PARKING	✓	✓	✓
L.4	PROPOSED LIGHTING / PHOTOMETRIC - 03B PARKING	✓	✓	✓
L.5	PROPOSED LIGHTING / PHOTOMETRIC - 04 PARKING	✓	✓	✓

THIS ARTISTIC RENDERING OF THE BUILDING MAY DIFFER FROM FINAL APPEARANCE

idea

MIXED USE BUILDING
929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

internationaldesign
idea
engineeringarchitecture

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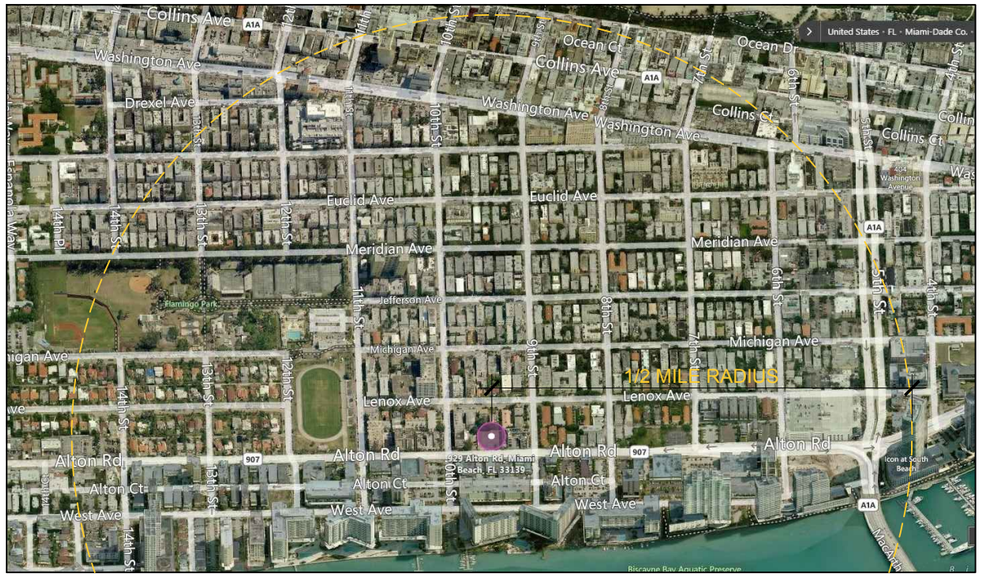
1 AERIAL IMAGES



2 GENERAL SITE INFORMATION

LOT SIZE	SITE : 20,000 sf (125'-0" WIDTH x 160'-0" DEPTH) - Lot 9 & Lot 10 Block 123 / Vacant Lots
ADDRESS	New Commercial Building, 929 Alton Road, Miami Beach, FL. 33139

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
ZONING	CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT	M21 Atlas		
CATEGORY	COMMERCIAL			COMMERCIAL
FLOOD ZONE	AE - NGVD (+3.50) / BFE +8.00 + 1' (+9.00)			3.50 (BFE 9.00)
FOLIO / PROJECT #	PB 16-0051 / FOLIO 02-4203-014-0510			
DENSITY (FAR)	1.5	142-306.	20 000 SF * 1.5 = 30 000 SF	28 737 SF
MIN. LOT AREA	COMMERCIAL - NONE		N/A	
MIN. LOT WIDTH	COMMERCIAL - NONE		N/A	

3 SETBACKS

DESCRIPTION	REQUIRED VALUE	CODE SECTION	PROVIDED
FRONT	5 FT. MIN.	142-864 DEVELOPMENT REGULATIONS	GF & 2ND FLOOR - **5 FT** 2B / 3A / 3B & 4TH FLOOR - **12 FT** 5TH FLOOR - **5 FT**
SIDE FACING STREET	5 FT. MIN.		N/A
INTERIOR SIDE	0 FT. MIN.		
REAR	IF ABUTTING AN RM-1 OR RS-4 (25 FT. MIN.) IF ABUTTING AN ALLEY (LENOX COURT) (5 FT. MIN.) OTHER WISE (7.5 FT. MIN)		GF & 2ND FLOOR - **25 FT** 2B / 3A FLOOR - **25 FT** 3B / 4TH & 5TH FLOOR - **60 FT**

4 HEIGHT RESTRICTION

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
HEIGHT	The maximum building height in this district shall be 50 feet and a maximum of five stories, except that building height shall be limited to 28 feet within 40 feet from the rear property line for lots abutting an alley (Lenox Court) and within 60 feet from the RM-1 district for blocks with no alley, between 8th Street and 11th Street.	142-864	50 FT	50 FT + 5 FT (TO ACCOMMODATE FLOOD LEVELS OF MIAMI BEACH)
BUILDING SEPERATION	The east and west facades of any building constructed on more than 50 linear feet of frontage along Alton Road shall be divided into segments with building massing and architectural treatments intended to be reflective of the 50 feet wide lot development pattern that is predominant in the historic district.			YES
MAX NUMBER OF STORIES	5			5

5 PARKING DATA

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
PARKING DISTRICT NO. 6				
RETAIL USE	1 SPACE FOR EVERY 300 SF	130-33	10 248 SF / 300 = 35	79 TOTAL PARKING SPACES
OFFICE USE	1 SPACE FOR EVERY 400 SF		10 293 SF / 400 = 26	
PARKING COUNT	LEVEL 2A - 16 PARKING SPACES LEVEL 2B - 15 PARKING SPACES LEVEL 3A - 18 PARKING SPACES LEVEL 3B - 15 PARKING SPACES LEVEL 4 - 15 PARKING SPACES		61	
LOADING ZONE	For properties located within a locally designated historic district, or historic site, the historic preservation board may waive the requirements for off-street loading spaces for properties containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the parking department.)	130-101	4	NO OFF STREET LOADING
BICYCLE RACK	Commercial non-retail (3 for 5,001—20,000 square feet) Retail (3 per 5,001—20,000 square feet)	130-33	6	6

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
STALL DIMS.	8'-6" x 18'-0" FT. MIN.	130-61	8'-6" x 18'-0"	8'-6" x 18'-0"
AISLE DIMS.	22'-0" (90 DEGREE PARKING ANGLE)			24'-0"
DRIVEWAY DIMS.	MIN. 11'-0" PAVED WIDTH OF A ONE-WAY AND MIN. 22'-0" FOR A TWO WAY			26'-0" TOTAL (2 X 12'-0")
ADA SPACE	12'-0" x 18'-0" W/ 60" AISLE		12'-0" x 18'-0"	12'-0" x 18'-0"

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ZONING ANALYSIS

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Scale: 1/16" = 1'-0" 12-20-2016

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OCCUPANCY LOAD CALCULATIONS

			FLORIDA BUILDING CODE SECTION 309 - 310 - 311 TABLE 1004.1.1			NFPA 101 6.1.11.1 TABLE 7.3.1.2		
LEVEL	USE	AREA	OCCUPANCY	AREA PER OCCUPANT	OCCUPANT LOAD	OCCUPANCY	AREA PER OCCUPANT	OCCUPANT LOAD
01-GROUND FLOOR / MERCANTILE	ASSEMBLY - UNCONCENTRATED (103)	3,498 S.F.	ASSEMBLY	15 NET	234	ASSEMBLY	15 NET	234
	ASSEMBLY - UNCONCENTRATED (102)	3,445 S.F.	ASSEMBLY	15 NET	230	ASSEMBLY	15 NET	230
	ASSEMBLY - UNCONCENTRATED (101)	3,305 S.F.	ASSEMBLY	15 NET	221	ASSEMBLY	15 NET	221
	LOBBY	1,072 S.F.	EGRESS	-	-	CIRCULATION	-	-
	ACCESORY STORAGE, EQUIP.	1,561 S.F.	ACC.	300 GROSS	6	STORAGE	300 GROSS	6
	OCCUPANT FLOOR PER FLOOR				691			691
02A - PARKING GARAGE	PARKING	8,604 S.F.	PARKING	200 GROSS	44	PARKING	300 GROSS	29
	OCCUPANT FLOOR PER FLOOR				44			29
02B / 03A - PARKING GARAGE	PARKING	14,659 S.F.	PARKING	200 GROSS	74	PARKING	300 GROSS	49
	OCCUPANT FLOOR PER FLOOR				74			49
03B - PARKING GARAGE	PARKING	8,945 S.F.	PARKING	200 GROSS	45	PARKING	300 GROSS	30
	OCCUPANT FLOOR PER FLOOR				45			30
04 - PARKING GARAGE	PARKING	8,094 S.F.	PARKING	200 GROSS	41	PARKING	300 GROSS	27
	OCCUPANT FLOOR PER FLOOR				41			27
05 - OFFICE FLOOR	BUSINESS AREAS	10,293 S.F.	BUSINESS	100 GROSS	103	BUSINESS	100 GROSS	103
	OCCUPANT FLOOR PER FLOOR				103			103
ROOF	ASSEMBLY - UNCONCENTRATED	3,005 S.F.	ASSEMBLY	15 NET	201	ASSEMBLY	15 NET	201
	OCCUPANT FLOOR PER FLOOR				201			201
TOTAL OCCUPANT LOAD					1,199			1,130

MEANS OF EGRESS

	REQUIRED				PROVIDED
	FBC CH.5 TABLE 503		NFPA CHAPTER 38		
	SECTION	QUANTITY	SECTION	QUANTITY	
NUMBER OF EXITS	SEC. 1021.1	OCC. LOAD: 1-500 ____ 2 501-1000 ____ 3 MORE THAN 1000 ____ 4	SEC. 7.4.1 SEC. 7.4.2	NO LESS THAN 2 OCC. LOAD: 501-1000 ____ 3 MORE THAN 1000 ____ 4	01 - GROUND FLOOR 2 PER BAY 02A - PARKING LEVEL 2 02B / 03A - PARKING LEVEL 2 03B - PARKING LEVEL 2 04 - PARKING LEVEL 2 05 - OFFICE FLOOR 2
TRAVEL DISTANCE	SEC. 1016.1	M = 250 FEET. B = 300 FEET. S-2 = 400 FEET.	36.2.6.3 32.3.2.6 42.2.6	M = 250 FEET. B = 300 FEET. S-2 = 400 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
DEAD END	SEC. 1018.4	M = 50 FEET. B = 50 FEET. S-2 = 50 FEET.	38.2.5.2.1 39.2.5.2 42.6.3	M = 50 FEET. B = 50 FEET. S-2 = 50 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
COMMON PATH	SEC. 1014.3	M = 100 FEET. B = 100 FEET. S-2 = 100 FEET.	36.2.5.1 39.2.5.3.1 42.8.2.5.1	M = 100 FEET. B = 100 FEET. S-2 = 50 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
DOOR OPENING WIDTH	SEC. 1008.1.1 SEC. 1005.1	32" CLEAR OPENING 0.2 INCHES/PERSON	7.2.1.2.3.2 T-7.3.3.1	32" CLEAR OPENING 0.2 INCHES/PERSON	PROVIDED
EGRESS AND LEVEL COMPONENTS	SEC. 1017.2 SEC. 1005.1	44" 36" (LESS THAN 50) 0.2 INCHES/PERSON	7.3.4.1 T-7.3.3.1	36" (LESS THAN 50) 0.2 INCHES/PERSON	PROVIDED
STAIR WIDTH	SEC. 1009.1 SEC. 1005.1	44" 36" (LESS THAN 50) 0.3 INCHES/PERSON	7.2.2.2.1.2(B) 7.3.3.1	44" 36" (LESS THAN 50) 0.3 INCHES/PERSON	PROVIDED
HEAD ROOM	SEC. 1003.2	7'-6" MIN. 6'-8" (PROJECTIONS)	7.1.5.1	7'-6" MIN. 6'-8" MIN. (PROJS) 6'-8" MIN. (STAIRS)	PROVIDED

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July 19, 2016 12-651US

929 ALTON ROAD

01 - RETAIL FLOOR	ALL AREA	FAR
RETAIL	10,248	10,248
SERVICE AREA	1,326	1,326
TRASH ROOM	235	0
CIRCULATION	479	479
OFFICE LOBBY	1,072	1,072
TOTAL 01 FLOOR	**13,360**	**13,125**

2A - PARKING	ALL AREA	FAR
PARKING	8,604	0
SERIVCE AREA	0	0
CIRCULATION	1,075	1,075
TOTAL 2A FLOOR	**9,679**	**1,075**

2B / 3A - PARKING	ALL AREA	FAR
PARKING	14,659	0
SERIVCE AREA	0	0
CIRCULATION	511	511
TOTAL 3B / 3A FLOOR	**15,170**	**511**

3B - PARKING	ALL AREA	FAR
PARKING	8,945	1,970
SERIVCE AREA	0	0
CIRCULATION	516	516
TOTAL 3B FLOOR	**9,461**	**2,486**

4 - PARKING	ALL AREA	FAR
PARKING	8,094	0
SERIVCE AREA	0	0
CIRCULATION	511	511
TOTAL 3B FLOOR	**8,605**	**511**

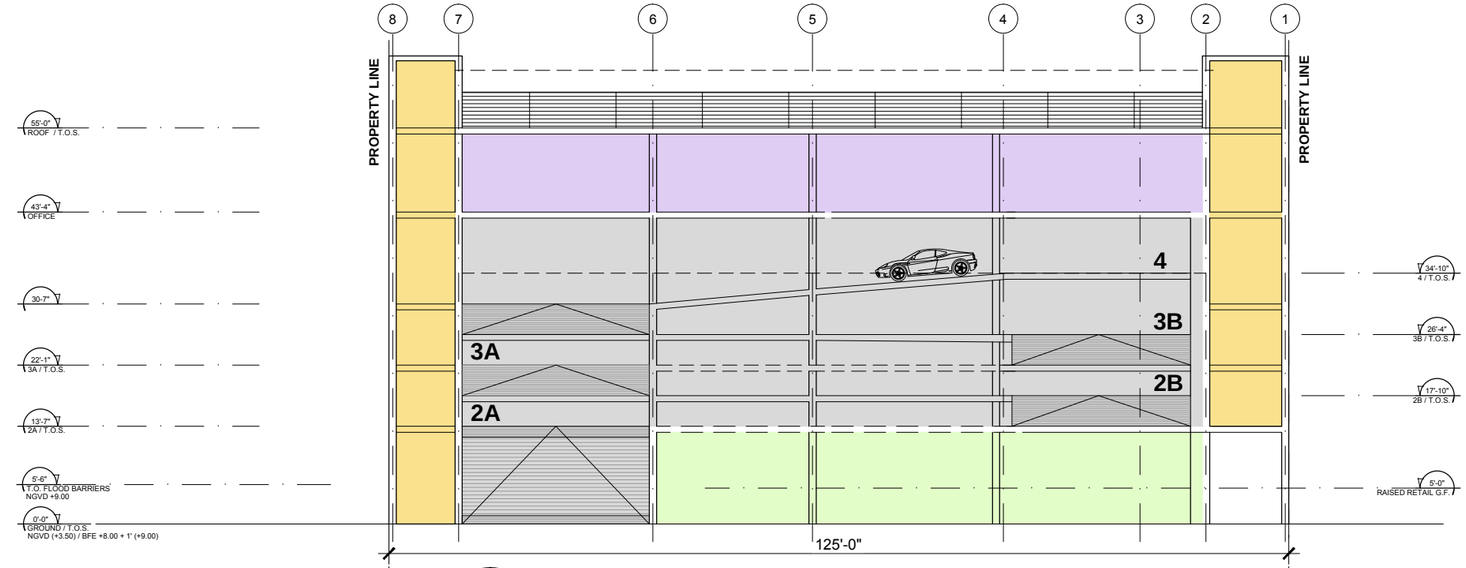
5- OFFICE FLOOR	ALL AREA	FAR
OFFICE	10,293	10,293
SIDE BALCONY	612	220
CIRCULATION	516	516
TOTAL 04 FLOOR	11,421	**11,029**

	ALL AREA	F.A.R.
TOTAL	67,696	**28,737**

TOTAL F.A.R. PROVIDED	**67,696**	**28,737**

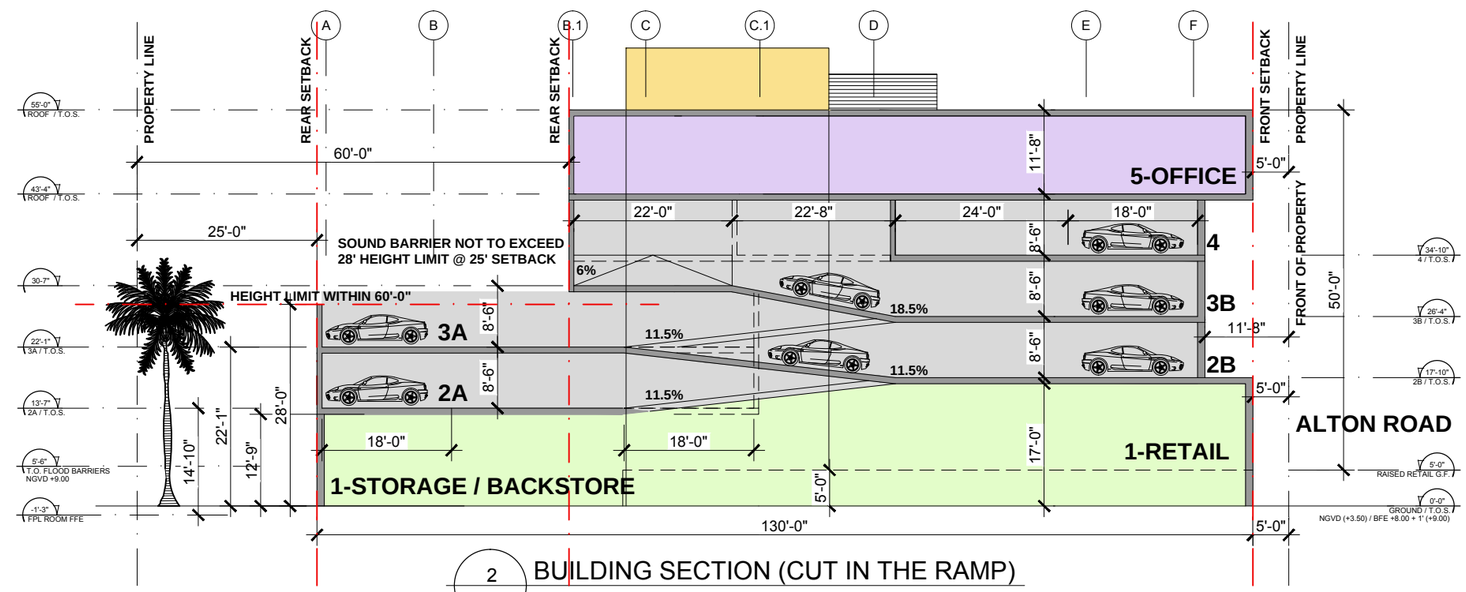
ALLOWED F.A.R. CALCULATION		
LOT AREA		
(20 000)(1.5)=		30,000
	ALLOWED F.A.R.	**30,000**

PARKING CALCULATIONS				
AREA	**SQUARE FOOTAGE**	**CODE**	**REQUIRED**	**PROVIDED**
RETAIL	10,248	1 / 300 S.F.	34.16	42
OFFICE	11,062	1 / 400 S.F.	27.66	37
			62	**79**



1 A-2 BUILDING SECTION (SCHEMATIC)

SCALE:1" = 20'-0"



2 A-2 BUILDING SECTION (CUT IN THE RAMP)

SCALE:1" = 20'-0"

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FAR CALCULATIONS & SCHEMATIC BUILDING SECTION

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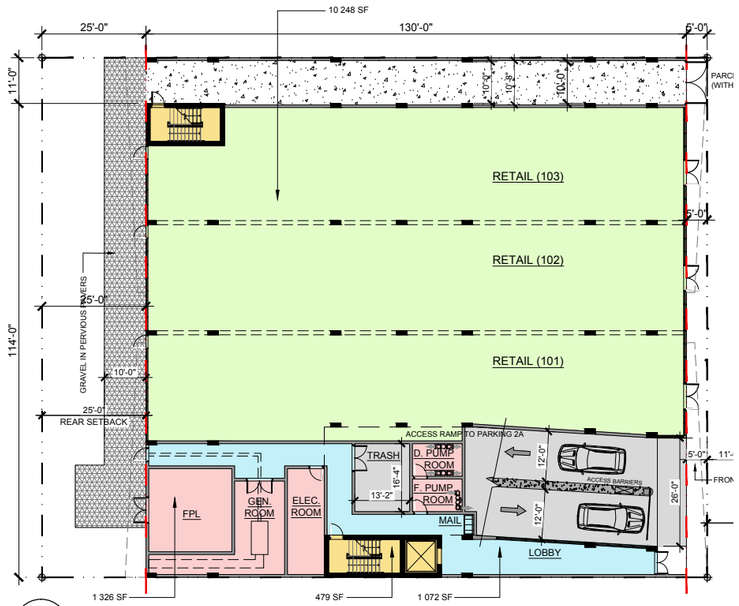

1 A3 GROUND FLOOR
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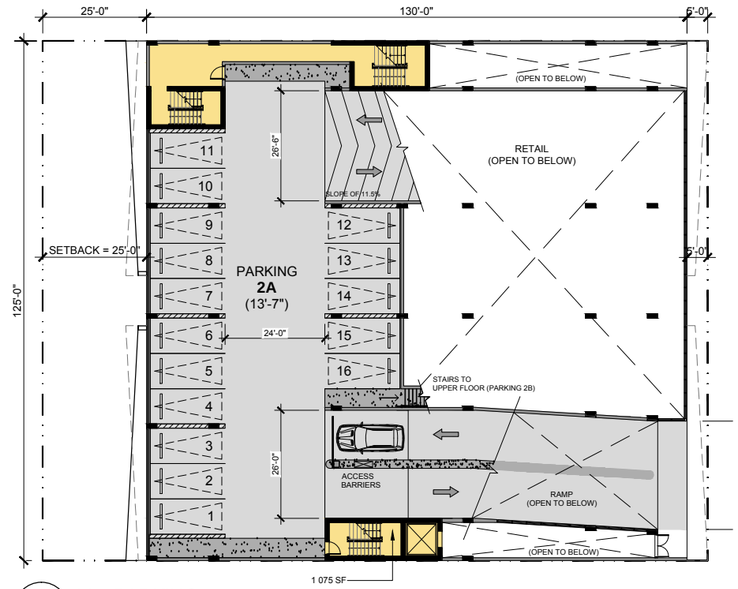

2 A3 2A - PARKING
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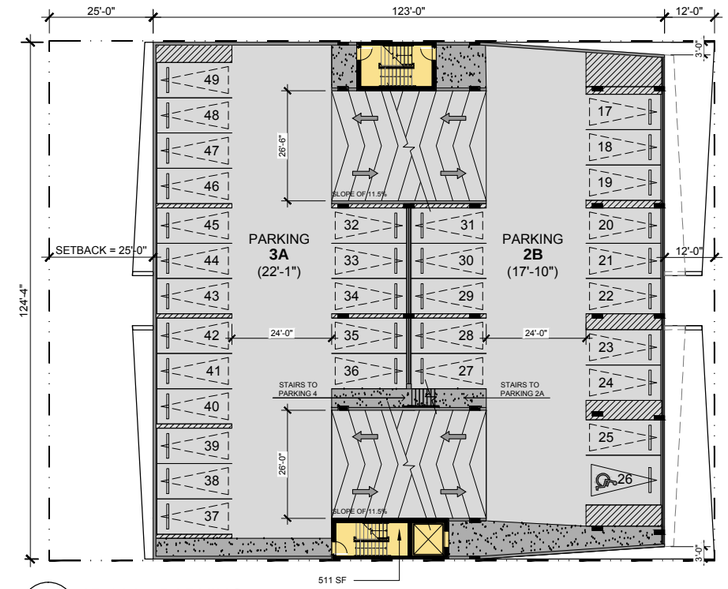

3 A3 2B / 3A - PARKING
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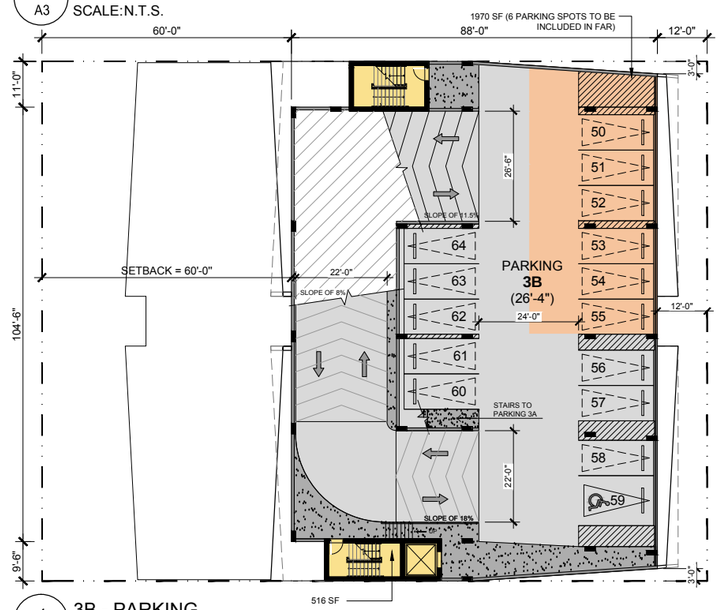

4 A3 3B - PARKING
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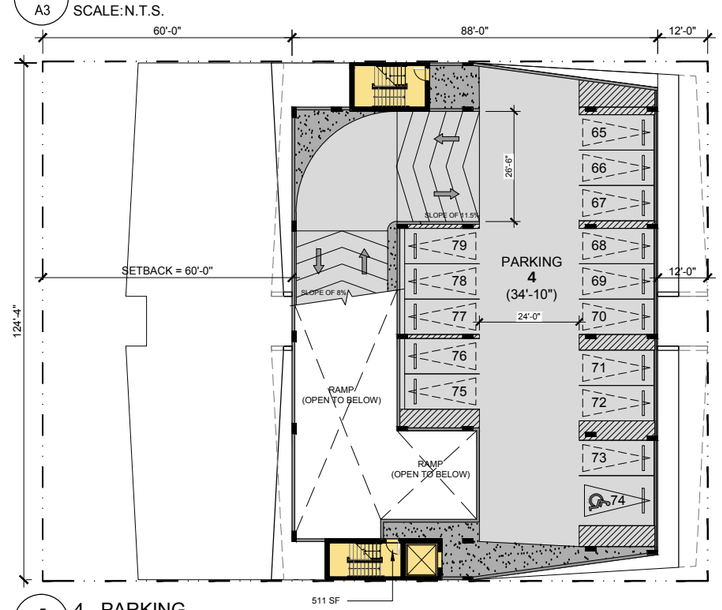

5 A3 4 - PARKING
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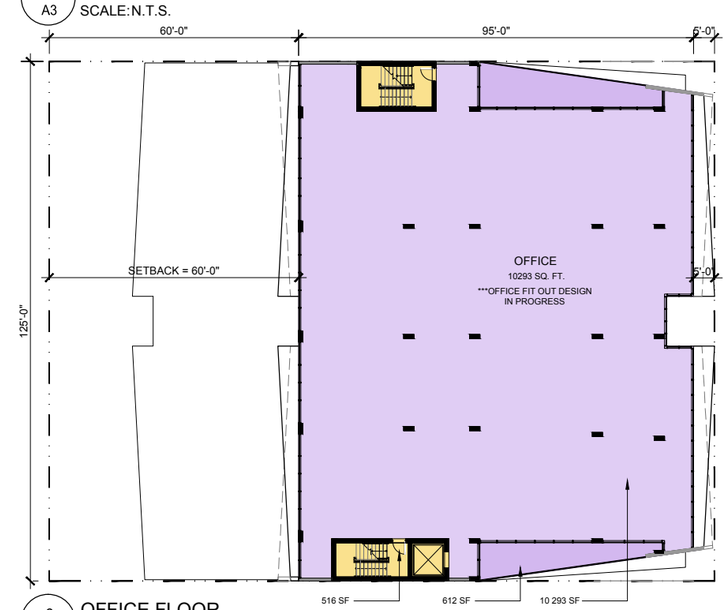

6 A3 OFFICE FLOOR
SCALE:N.T.S.

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FAR SHADED DIAGRAMS

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03/15

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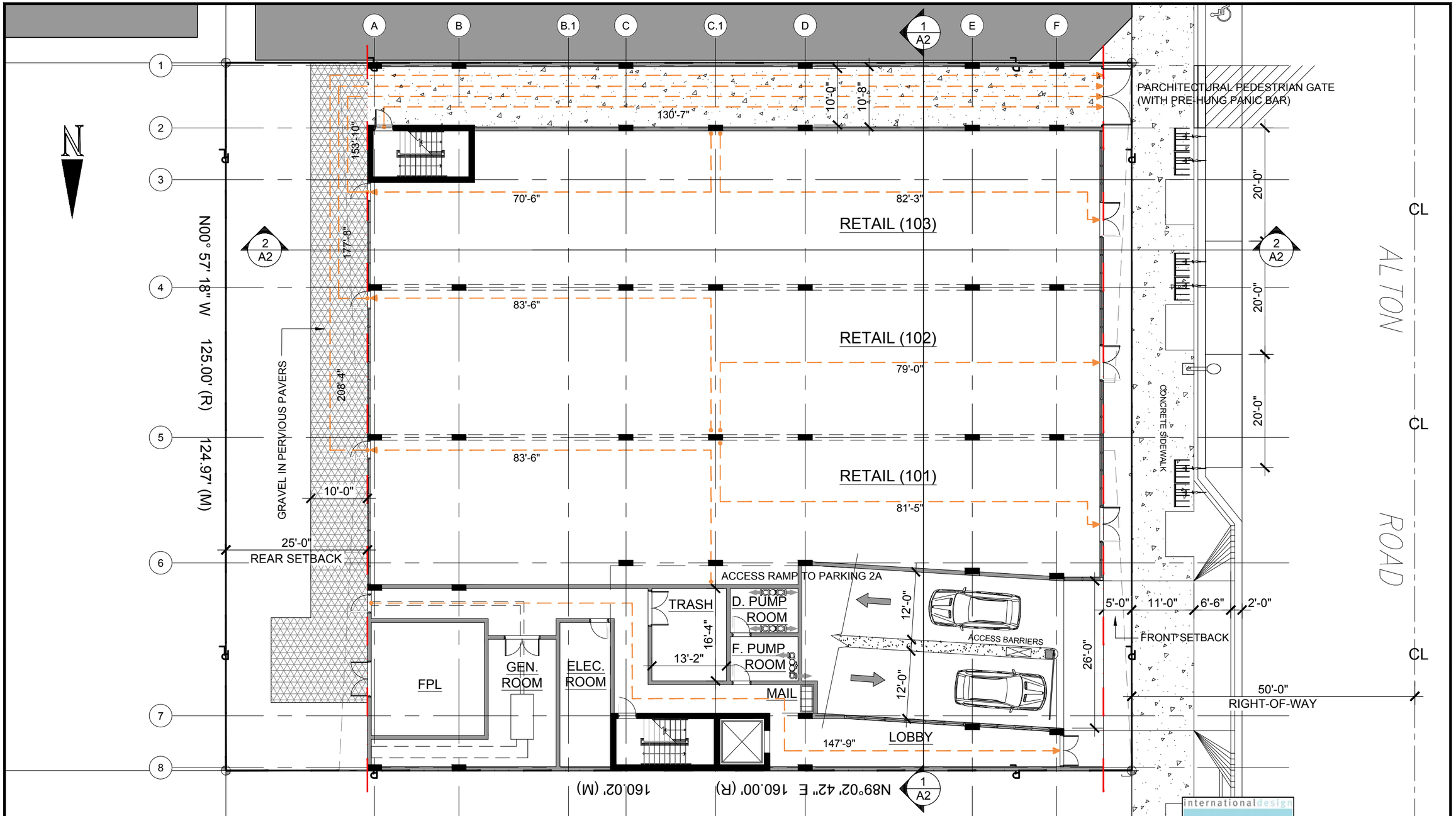

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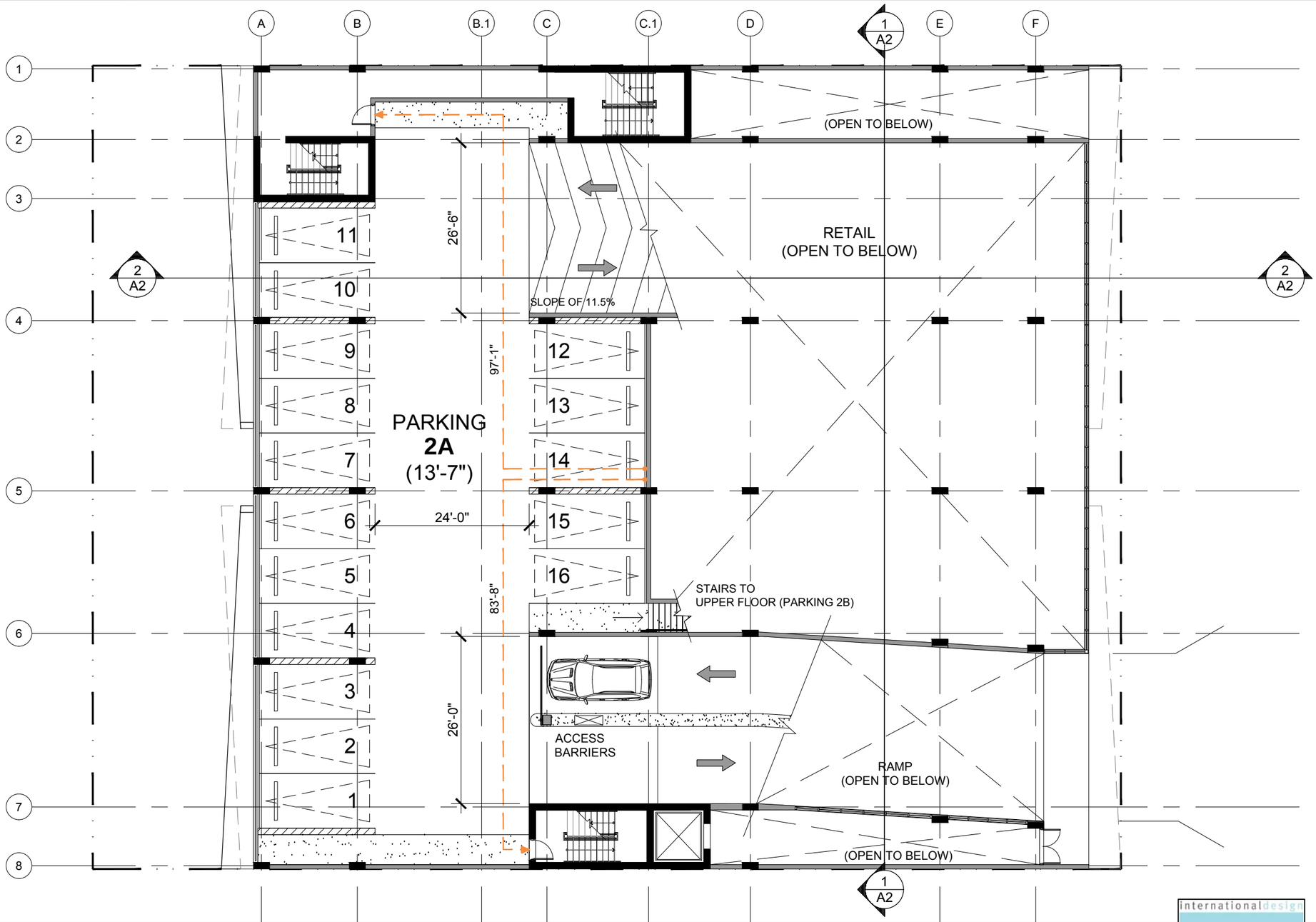

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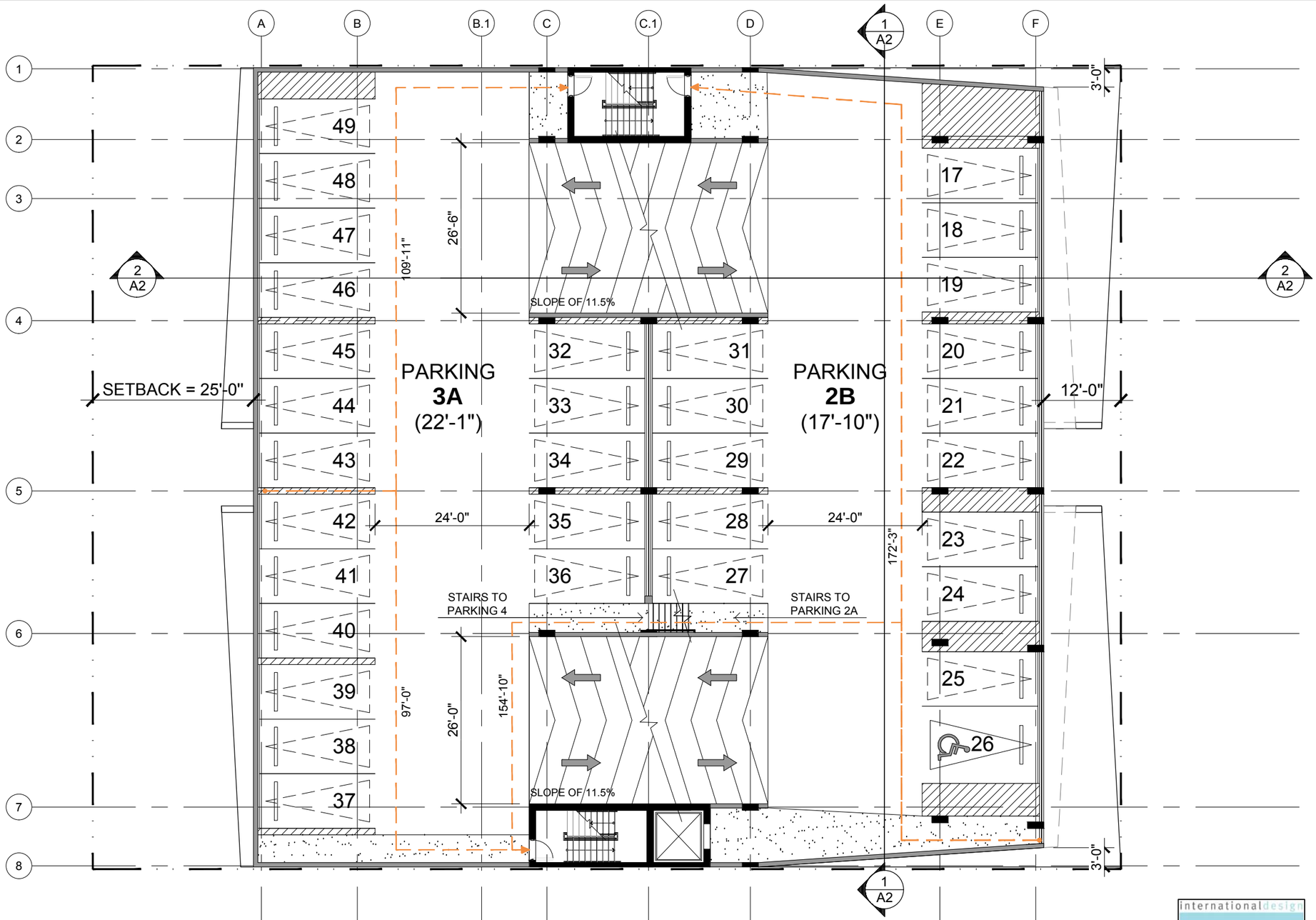

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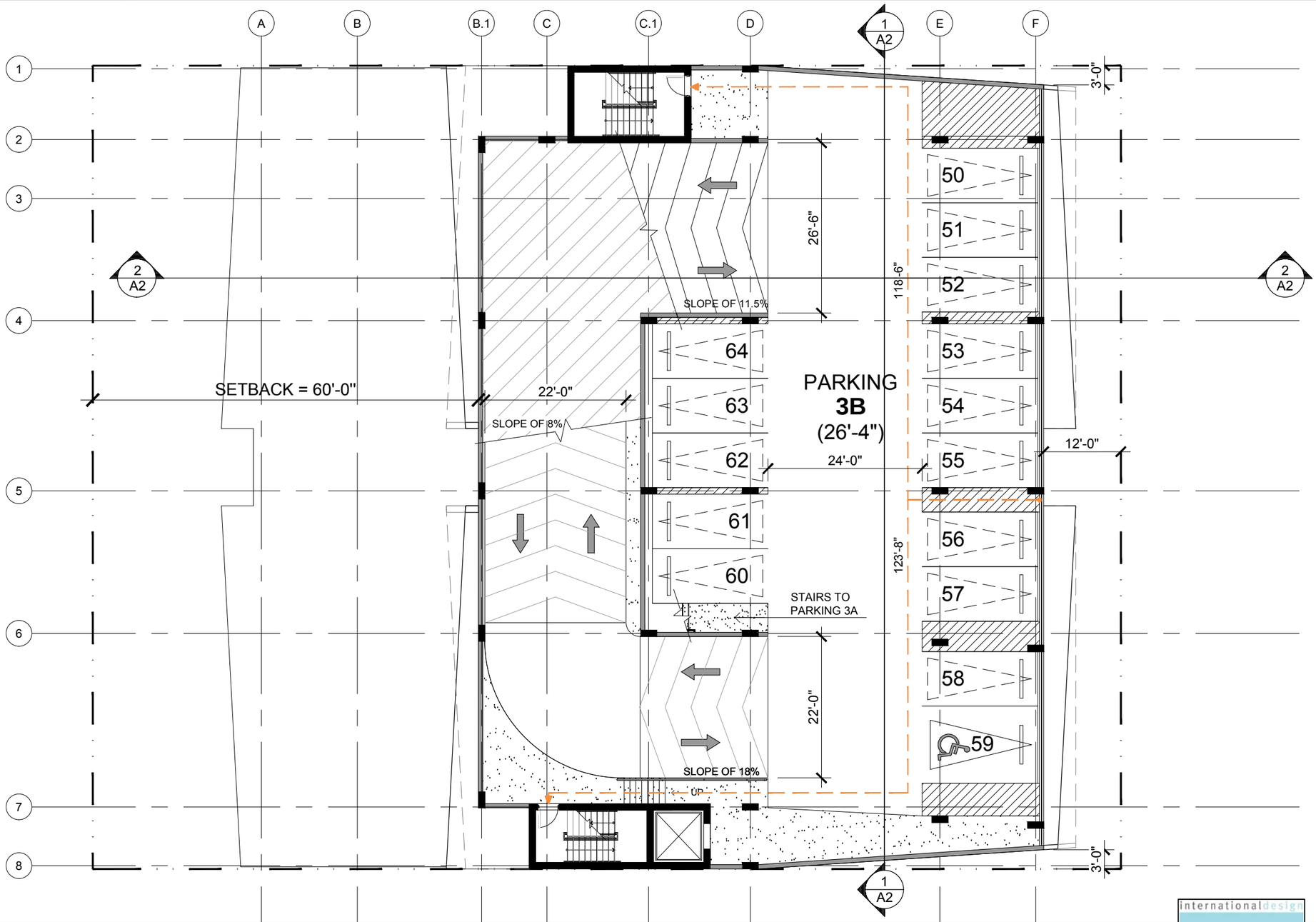
Scale: 1/16" = 1'-0" 12-20-2016

06/15



MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

03B - PARKING LEVEL

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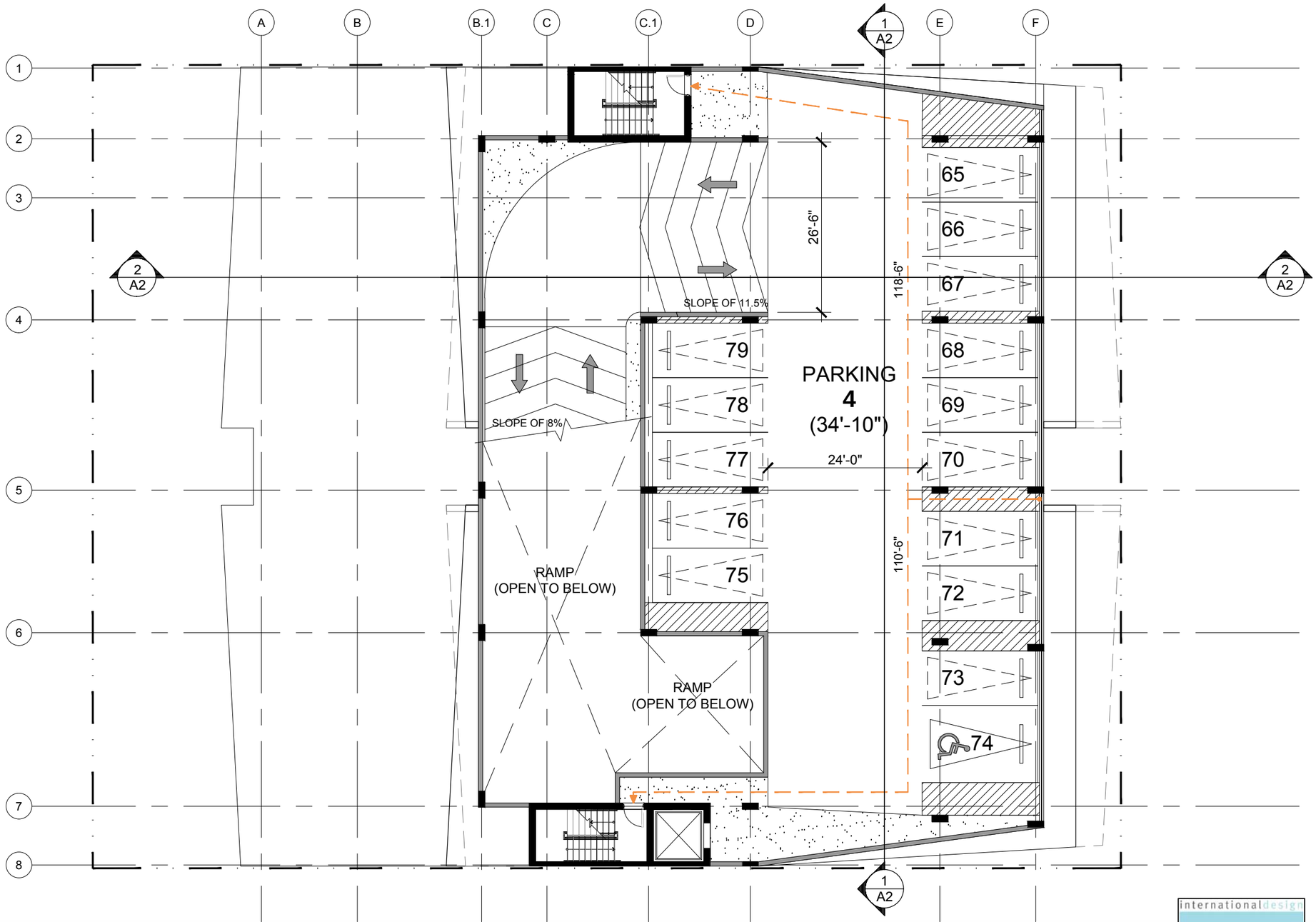
Scale: 1/16" = 1'-0" 12-20-2016

07/15



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04 - PARKING LEVEL

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Scale: 1/16" = 1'-0" 12-20-2016

08/15

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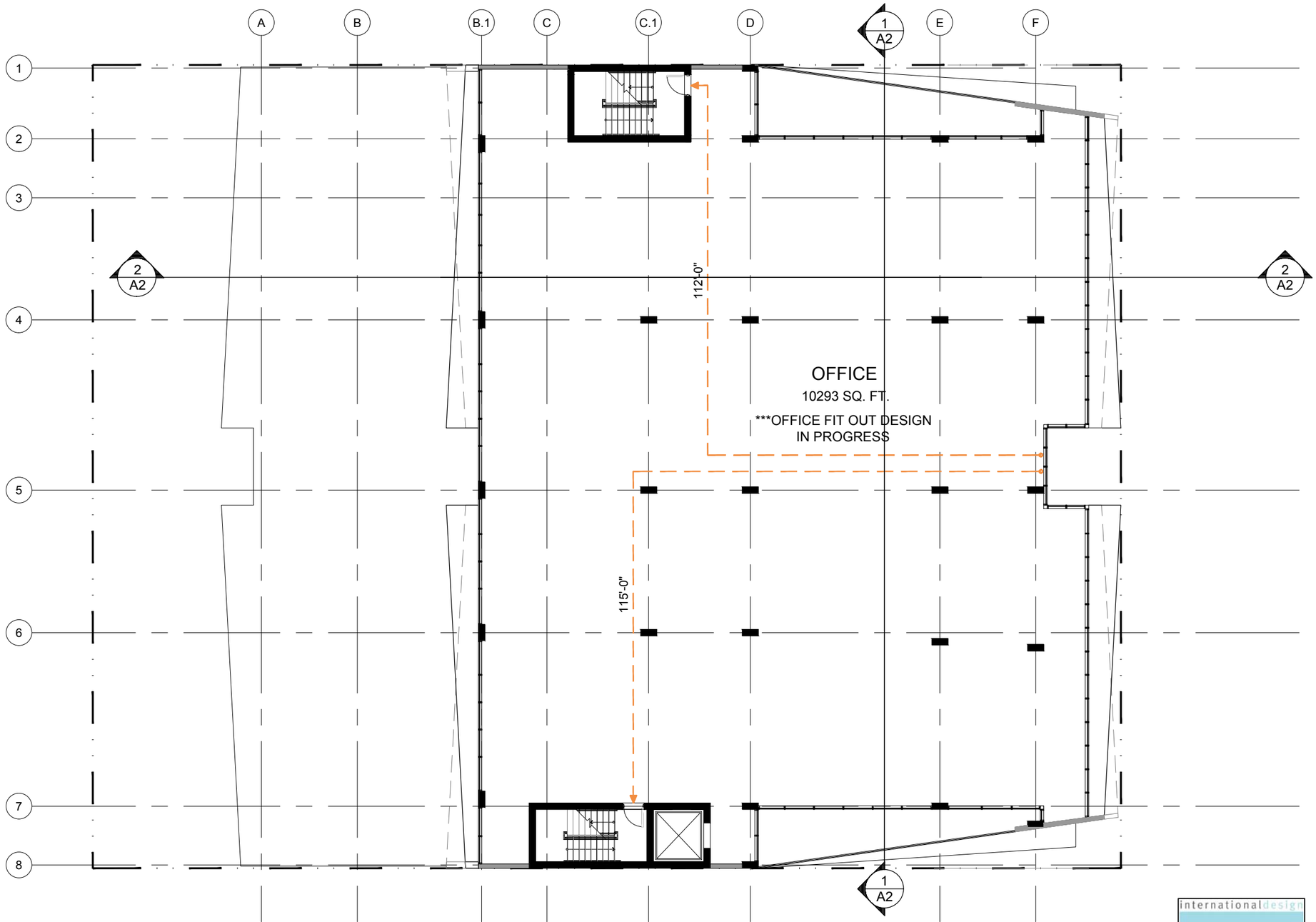

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PROPOSED 5TH OFFICE FLOOR

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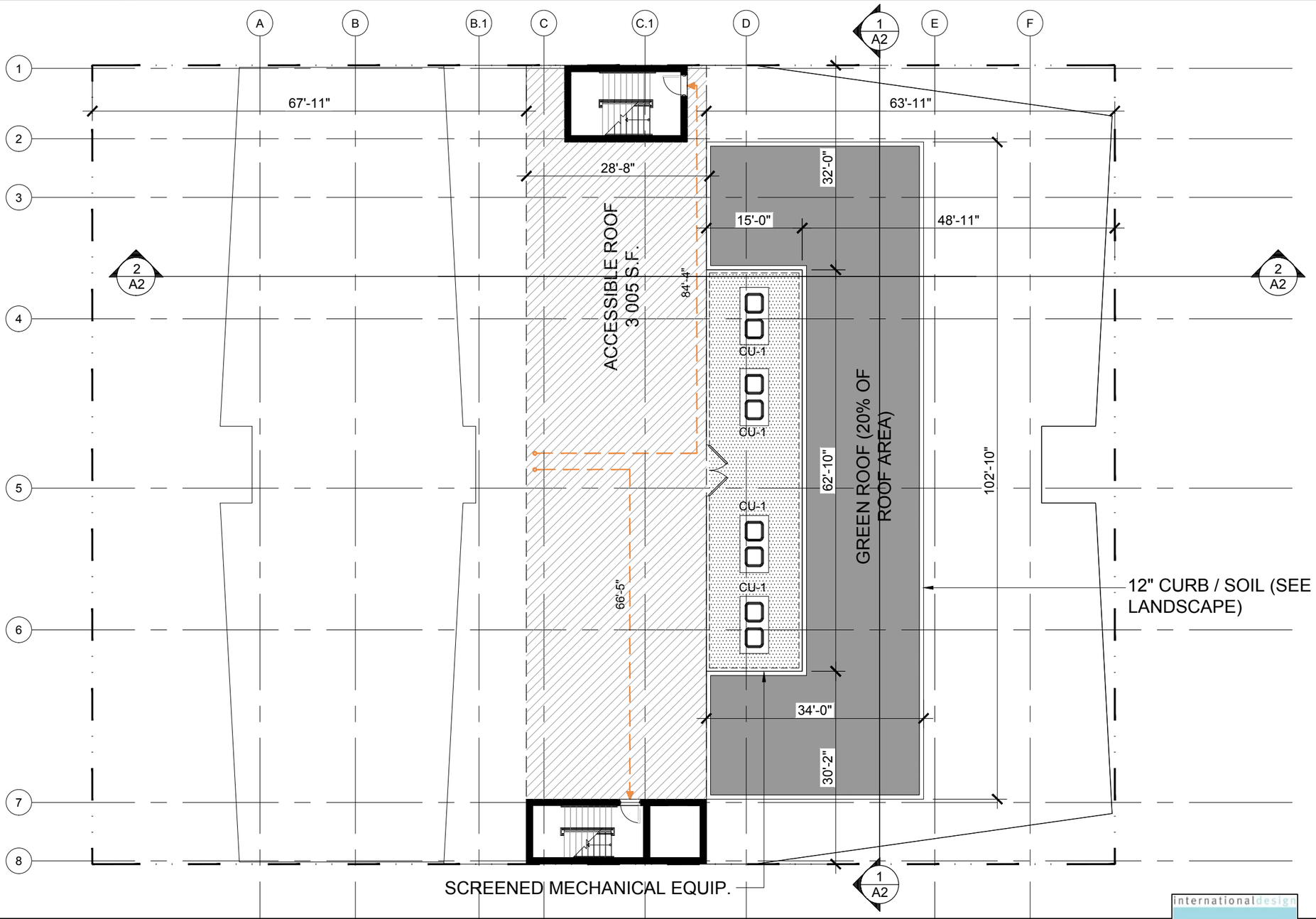
Scale: 1/16" = 1'-0" 12-20-2016

09/15



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PROPOSED ROOF FLOOR

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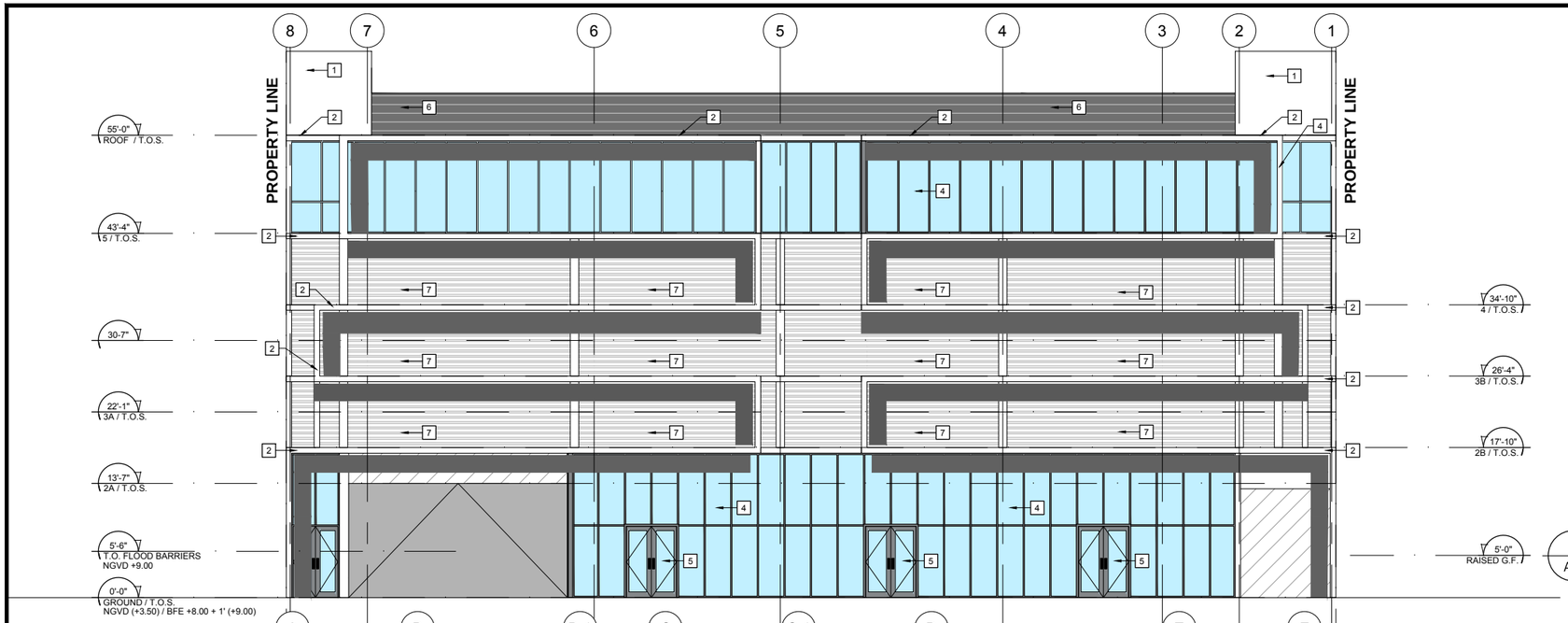
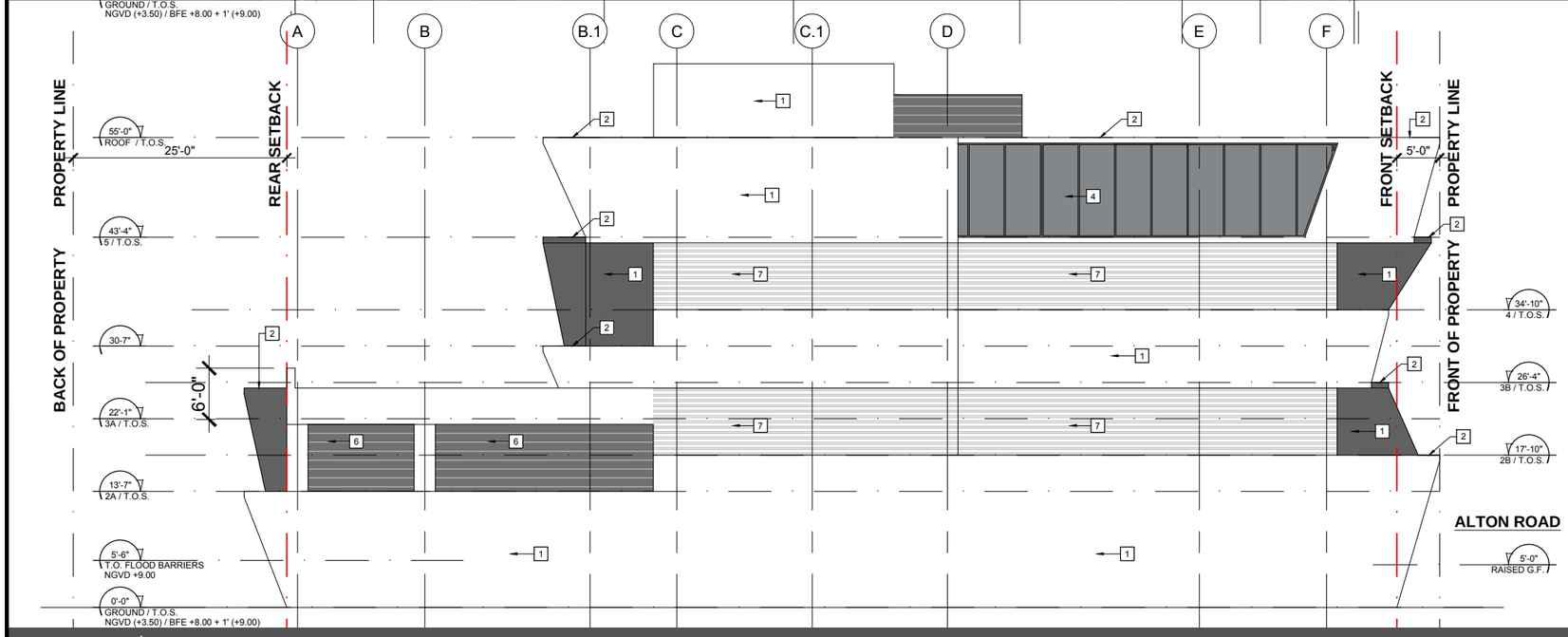
Scale: 1/16" = 1'-0" 12-20-2016



1 A11 WEST ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND:

1. EXTERIOR SMOOTH WHITE STUCCO FINISH
2. CONCRETE CANOPY WITH STUCCO FINISH
3. EXTERIOR DOOR, TYP.
4. IMPACT RESISTANT WINDOW, TYP.
5. IMPACT RESISTANT GLASS DOOR, TYP.
6. ARCHITECTURAL ALUMINUM LOUVERS W/ POWDER COATED FINISH BY CS EXTERIORS (DETAIL 3/A12)
7. STEEL CABLES / CAR IMPACT GRADE (DETAIL 3/A11)



2 A11 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

3 A11 GARAGE CABLES
SCALE: NTS

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

PROPOSED NORTH & WEST ELEVATIONS

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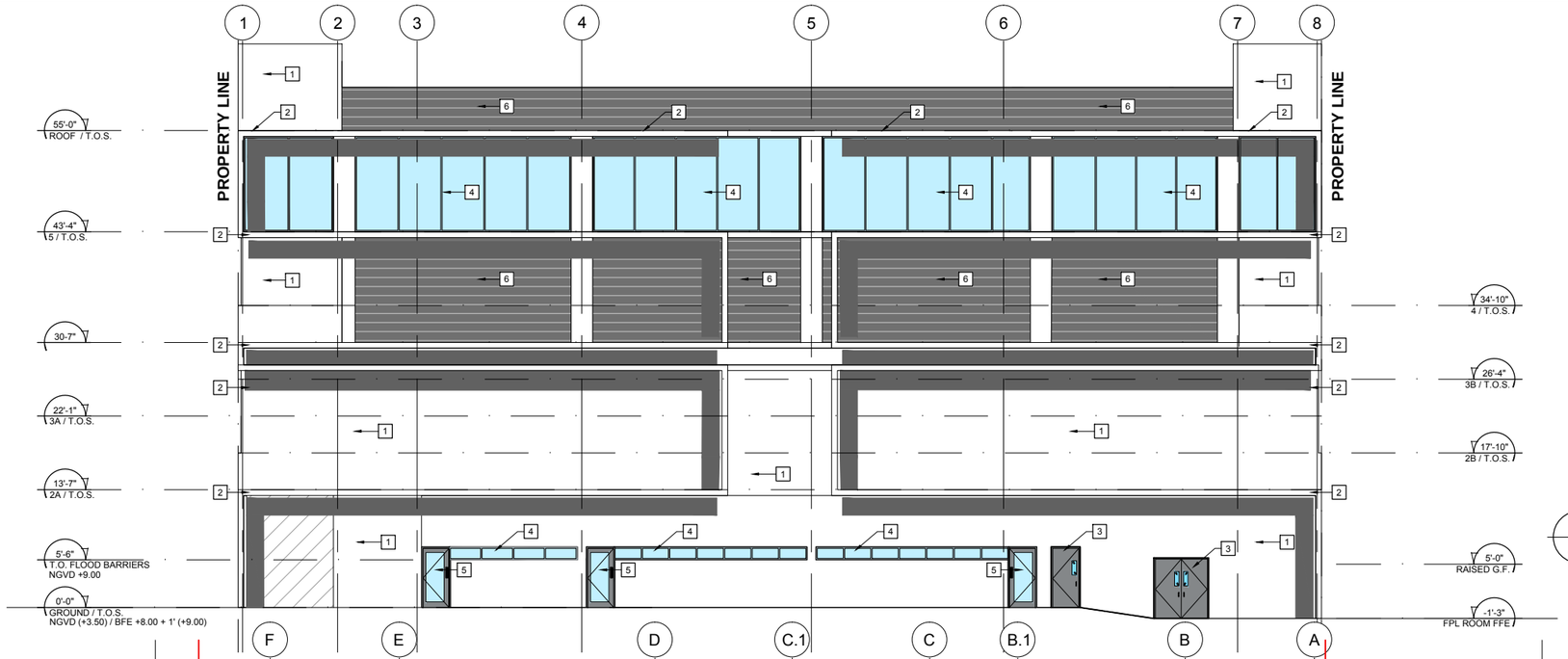
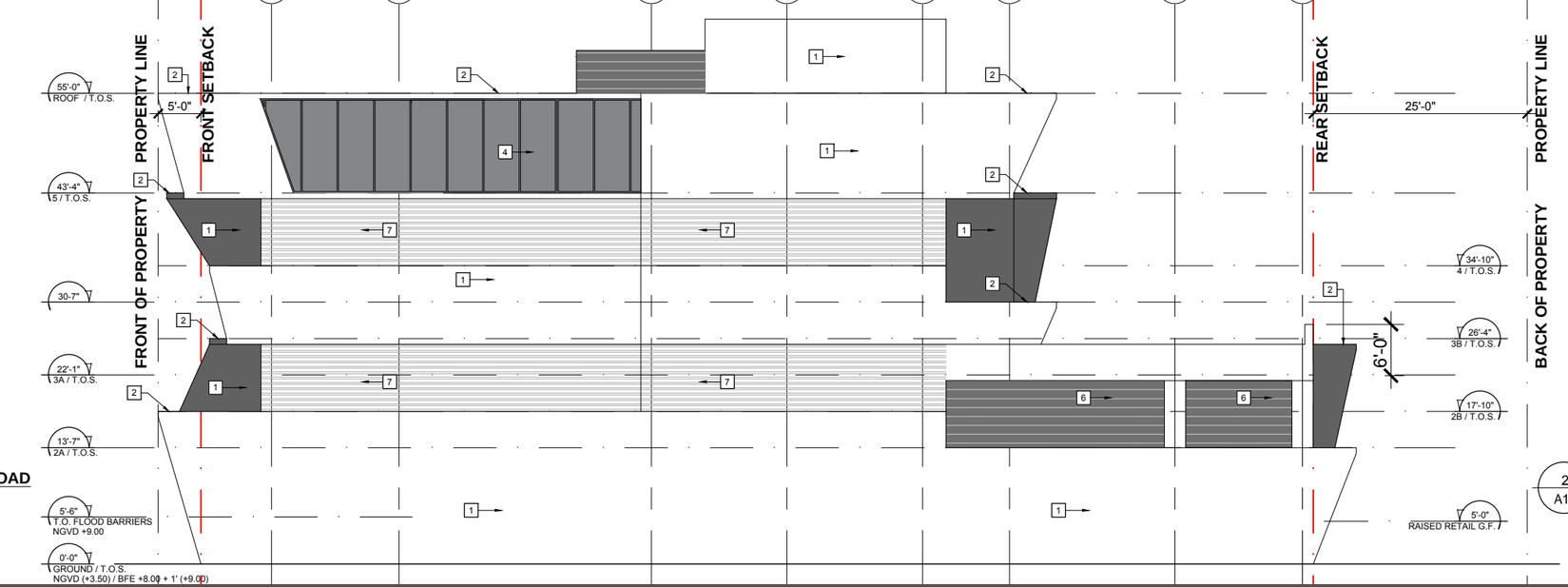
Scale: 1/16" = 1'-0" 12-20-2016



1 A12 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 A12 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3 A12 GARAGE LOUVERS
SCALE: NTS

LEGEND:

1. EXTERIOR SMOOTH WHITE STUCCO FINISH
2. CONCRETE CANOPY WITH STUCCO FINISH
3. EXTERIOR DOOR, TYP.
4. IMPACT RESISTANT WINDOW, TYP.
5. IMPACT RESISTANT GLASS DOOR, TYP.
6. ARCHITECTURAL ALUMINUM LOUVERS W/ POWDER COATED FINISH BY CS EXTERIORS (DETAIL 3/A12)
7. STEEL CABLES / CAR IMPACT GRADE (DETAIL 3/A11)

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

PROPOSED SOUTH & EAST ELEVATIONS

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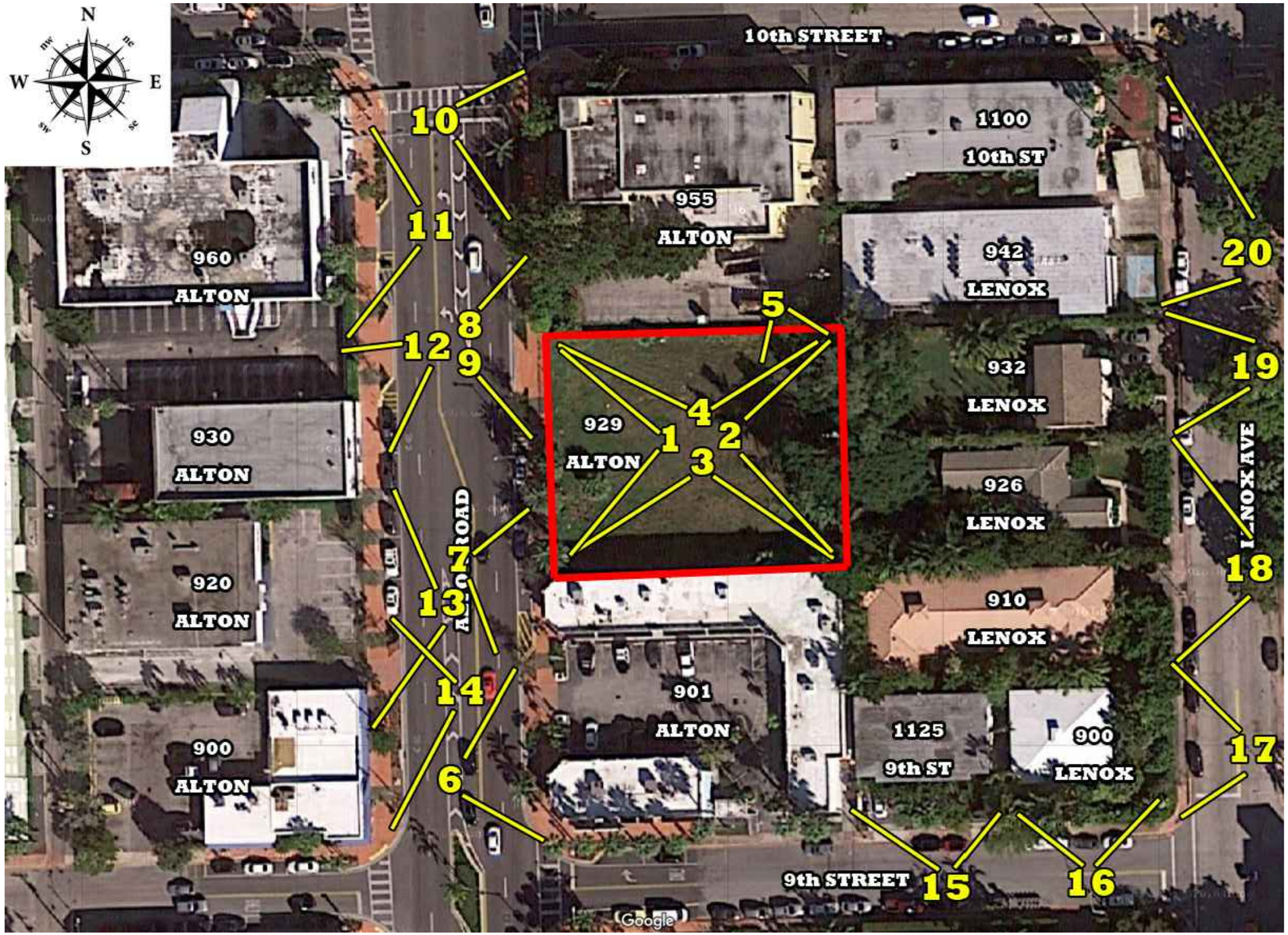
Scale: 1/16" = 1'-0" 12-20-2016



MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

KEY DIRECTIONAL PLAN / SITE

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Scale: 1/16" = 1'-0" 12-20-2016

1 - WEST SIDE OF LOT

2 - BACK OF LOT FACING EAST

3 - SOUTH SIDE OF LOT

4 - NORTH SIDE OF LOT

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MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (1)

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Scale: 1/16" = 1'-0" 12-20-2016

5 - SOUTH EAST CORNER

6 - 901 ALTON ROAD

7 - 901 - 929 ALTON ROAD

8 - 929 - 955 ALTON ROAD

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (2)

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Scale: 1/16" = 1'-0" 12-20-2016

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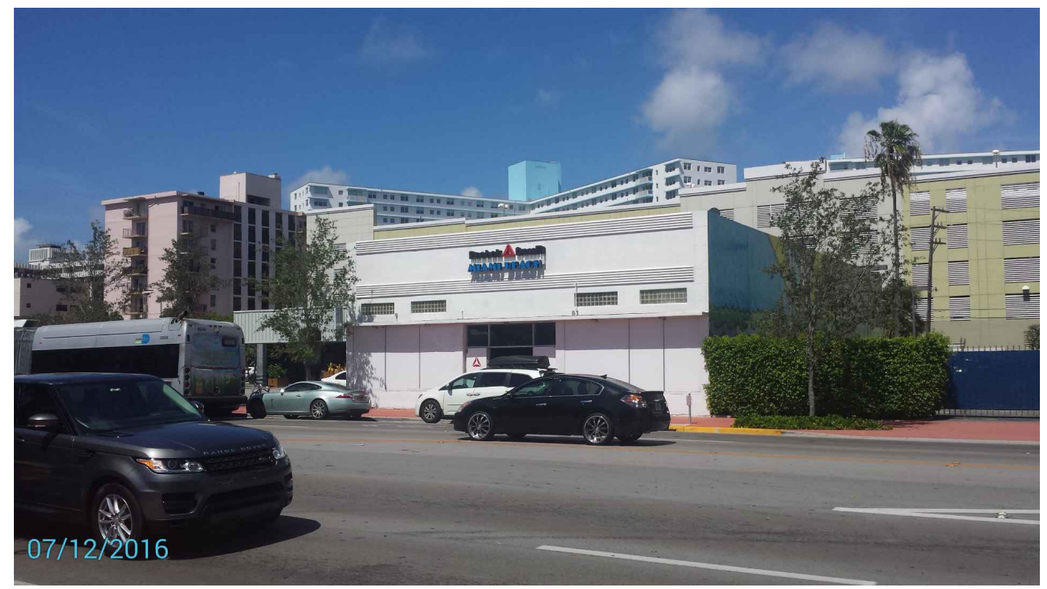
9 - 929 - 955 ALTON ROAD

10 - 955 ALTON ROAD

11 - 960 ALTON ROAD



12 - 930 ALTON ROAD

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (3)

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Scale: 1/16" = 1'-0" 12-20-2016

13 - 930-920-900 ALTON ROAD

14 - 920-900 ALTON ROAD

15 - 1125 9TH ST

16 - 900 9TH ST

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (4)

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Scale: 1/16" = 1'-0" 12-20-2016

17 - 900 LENOX AVE

18 - 910-926 LENOX AVE

19 - 932 LENOX AVE

20 - 942 LENOX & 1100 10TH ST

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (5)

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Scale: 1/16" = 1'-0" 12-20-2016

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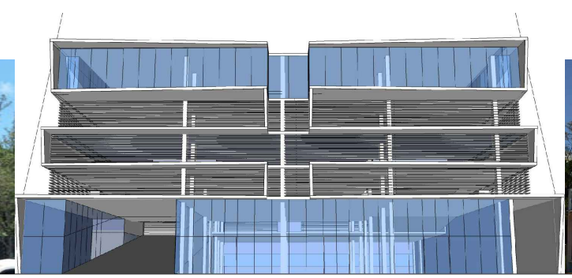

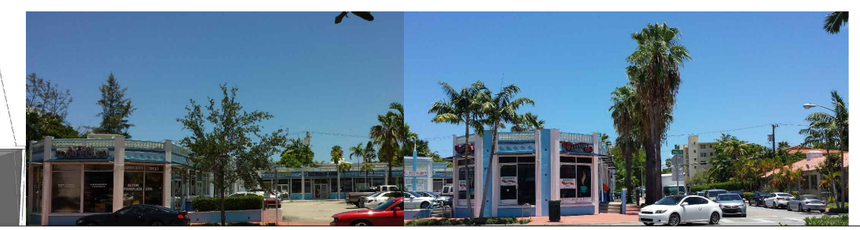

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

CONTEXTUAL STREET ELEVATION

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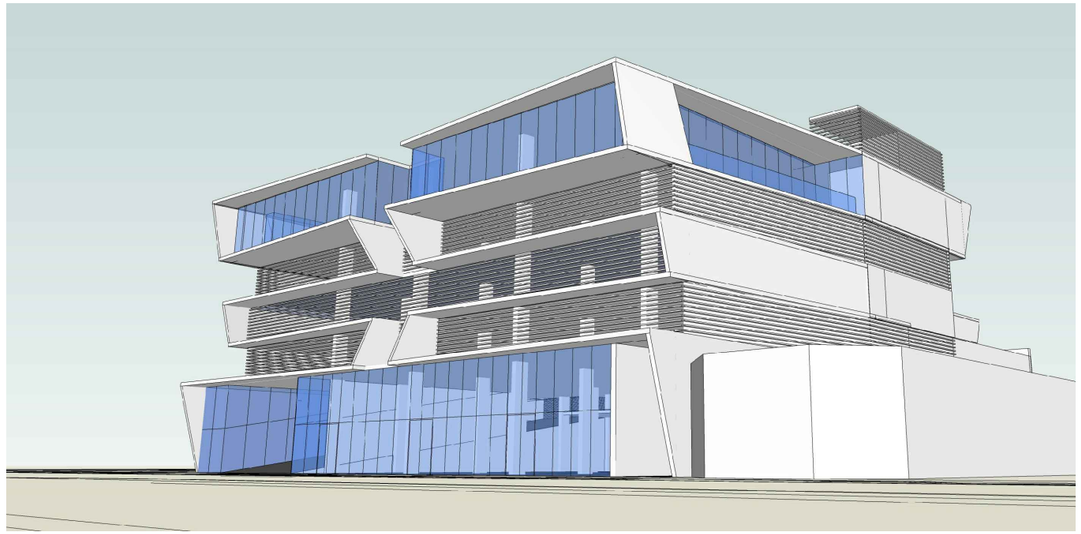
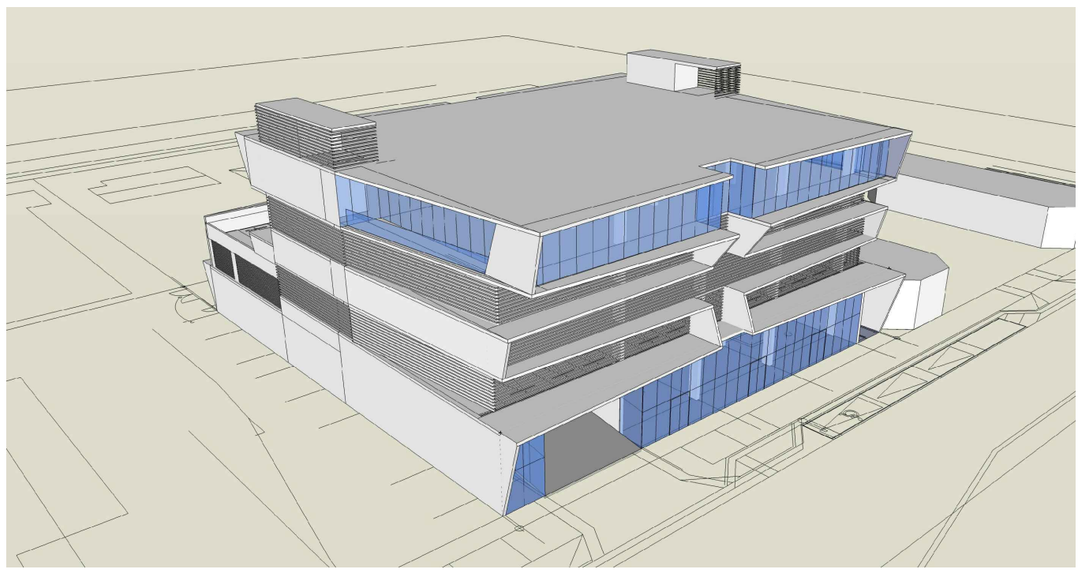
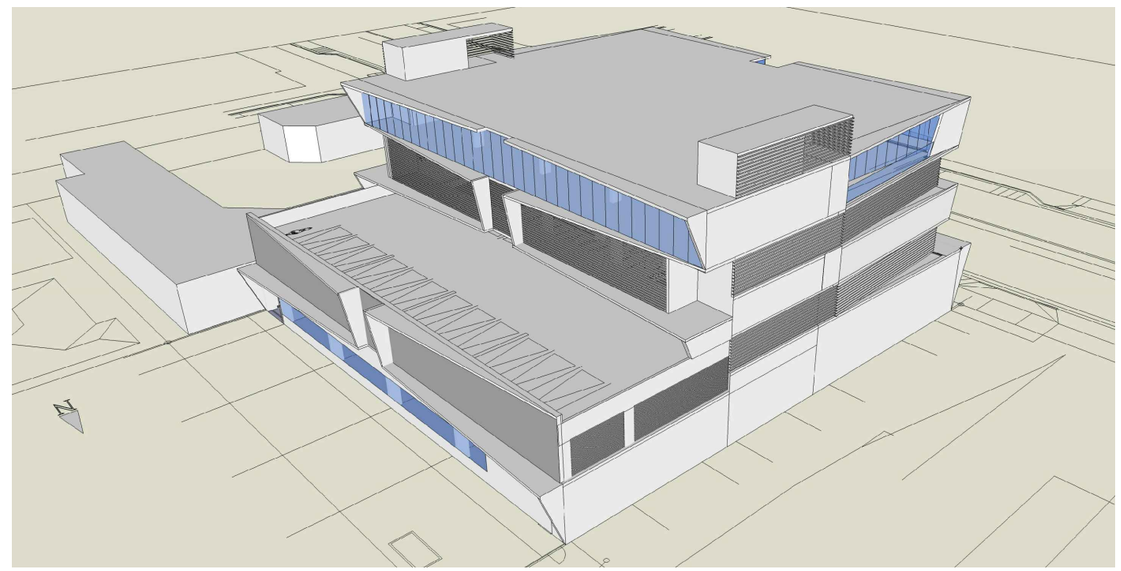
Scale: NT.S. 12-20-2016







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MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

3D COLOR RENDERING

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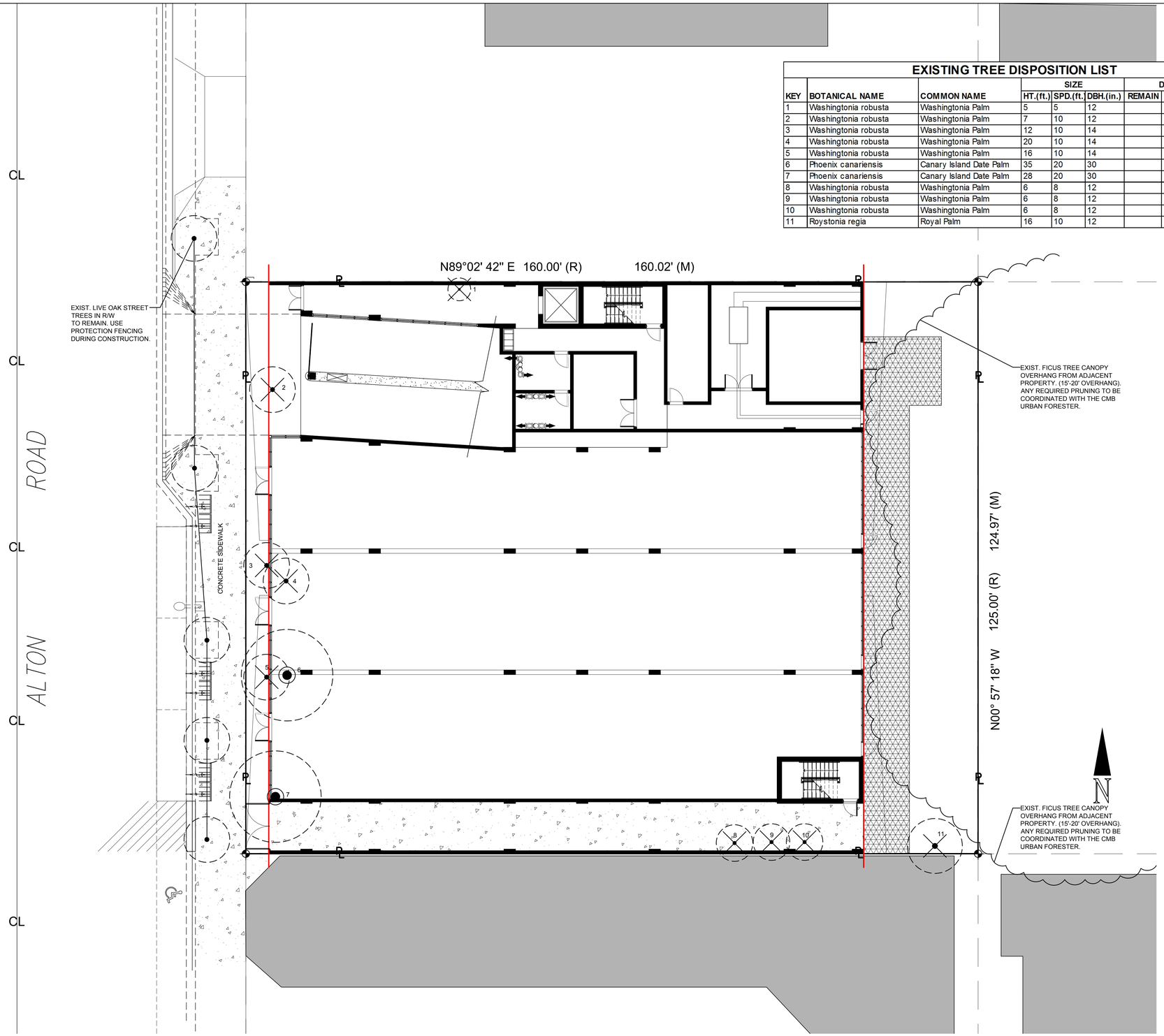
Scale: N.T.S. 12-20-2016

EXISTING TREE DISPOSITION LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SIZE SPD.(ft.)	SIZE DBH.(in.)	DISPOSITION REMAIN	DISPOSITION REMOVE	DISPOSITION TRANSPL.
1	Washingtonia robusta	Washingtonia Palm	5	5	12		X	
2	Washingtonia robusta	Washingtonia Palm	7	10	12		X	
3	Washingtonia robusta	Washingtonia Palm	12	10	14		X	
4	Washingtonia robusta	Washingtonia Palm	20	10	14		X	
5	Washingtonia robusta	Washingtonia Palm	16	10	14		X	
6	Phoenix canariensis	Canary Island Date Palm	35	20	30			X
7	Phoenix canariensis	Canary Island Date Palm	28	20	30			X
8	Washingtonia robusta	Washingtonia Palm	6	8	12		X	
9	Washingtonia robusta	Washingtonia Palm	6	8	12		X	
10	Washingtonia robusta	Washingtonia Palm	6	8	12		X	
11	Roystonia regia	Royal Palm	16	10	12		X	



EXISTING TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"

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REV.	DATE	DESCRIPTION	Prepared By:	Verified By:
1	12/13/2016	CITY COMMENTS	T.K.S.	K.E.G.

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

Notes

CONSTRUCTION DOCUMENTS ISSUED FOR PROGRESS

Client

ALTON SOBE

Alton Sobe LLC
960 NE 74th street
Miami, FL 33138
Phone: 1.786.229.6498

Client reference number

Project

MIXED USE BUILDING - ALTON ROAD

929 ALTON ROAD, MIAMI BEACH, FL. 33139

Title

EXISTING TREE DISPOSITION PLAN

Drawn **T.K.S.**
Verified **K.E.G.**
Approved **K.E.G.**

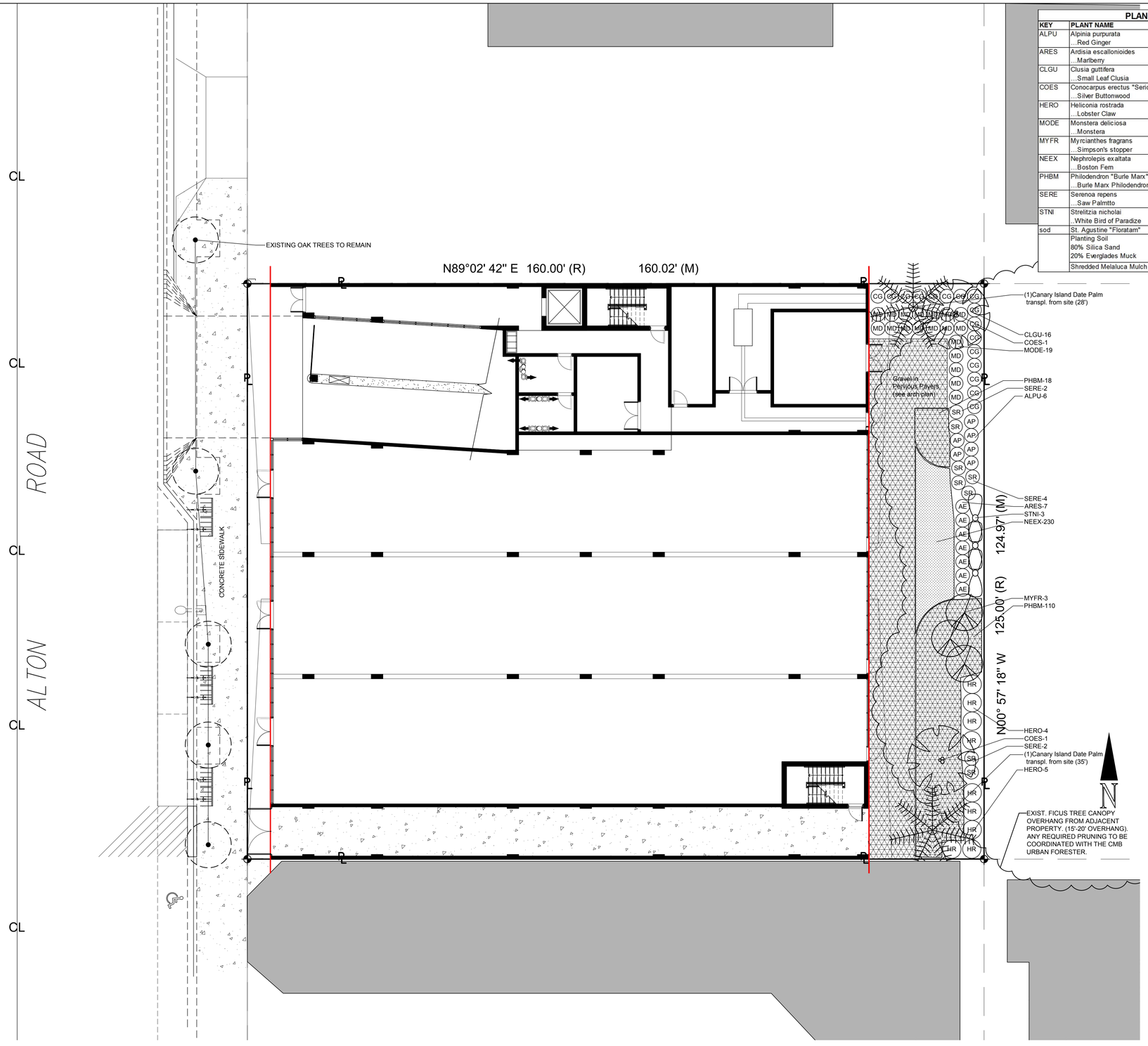
Field **LANDSCAPE ARCH**
Scale **AS SHOWN**
Date **08-03-2016**

Project Manager **A.BY.**

Project **12-651US**

Dwg. no. LA-1

SIZE A1



PLANT LIST - GROUND LEVEL

KEY	PLANT NAME	QTY.	UT.	SIZE
ALPU	Alpinia purpurata ...Red Ginger	6	ea.	30"x24", install 36" o.c. as shown
ARES	Ardisia escallonioides ...Marlberry	7	ea.	36"x24", install 36" o.c. as shown
CLGU	Clusia guttifera ...Small Leaf Clusia	16	ea.	30"x24", install 36" o.c. as shown
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood	2	ea.	12' tall x 5' spread, 3 trunks
HERO	Heliconia rostrada ...Lobster Claw	9	ea.	6' tall OA
MODE	Monstera deliciosa ...Monstera	19	ea.	30"x30", mature leaves, install 36" o.c. as shown
MYFR	Myrcianthes fragrans ...Simpson's stopper	3	ea.	8' tall x 5' spread, 3-4 trunks, lifted to tree form
NEEX	Nephrolepis exaltata ...Boston Fern	230	ea.	1 gallon cans, full, install 12" o.c.
PHBM	Philodendron "Burle Marx" ...Burle Marx Philodendron	128	ea.	18"x18", install 24" o.c.
SERE	Serenoa repens ...Saw Palmtto	8	ea.	30"x30", silver color, install 36" o.c. as shown
STNI	Strelitzia nicholai ..White Bird of Paradize	3	ea.	10' tall OA
sod	St. Agustine "Floratam"	as req.	s.f.	solid sod
	Planting Soil 80% Silica Sand 20% Everglades Muck	as req.	c.y.	
	Shredded Melaluca Mulch	as req.	c.y.	

NOTE: AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED.

SITE PLANTING PLAN
SCALE: 3/32" = 1'-0"

internationaldesign
idea
engineeringarchitecture
ENG. CA No. 28787 ARCH LICENSE NBR AA26001856
20900 NE 30th Ave., Suite 914
Aventura, FL 33180
Tel.: (305) 792-0015
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REV.	DATE	DESCRIPTION	Prepared By:	Verified By:
1	12/13/2016	CITY COMMENTS	T.K.S.	K.E.G.

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

Notes

CONSTRUCTION DOCUMENTS ISSUED FOR PROGRESS

Client

ALTON SOBE

Alton Sobe LLC
960 NE 74th street
Miami, FL 33138
Phone: 1.786.229.6498

Client reference number

Project

MIXED USE BUILDING - ALTON ROAD

929 ALTON ROAD, MIAMI BEACH, FL. 33139

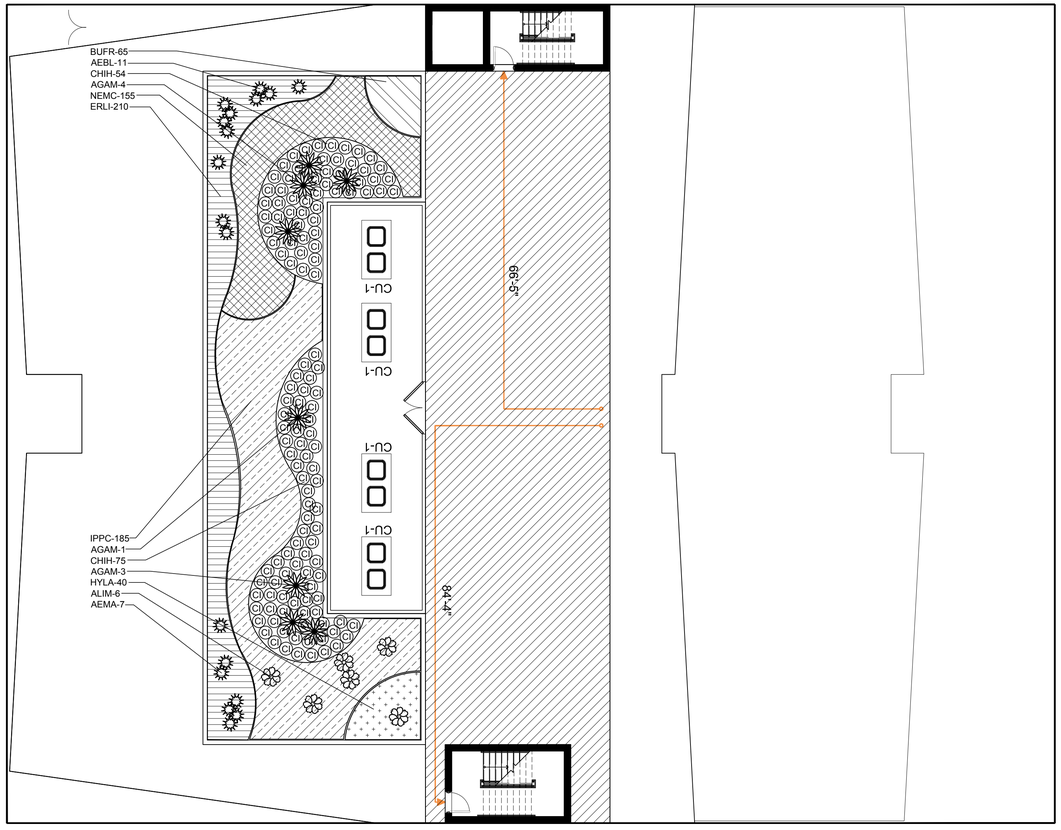
Title

SITE PLANTING PLAN

Drawn T.K.S.	Field LANDSCAPE ARCH
Verified K.E.G.	Scale AS SHOWN
Approved K.E.G.	Date 08-03-2016
Project Manager A.BY.	Dwg. no. LA-2
Project 12-651US	

SIZE A1

PLANT LIST - ROOFDECK				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUFR	Bulbine fruitescens ...Bulbine	65	ea.	1 gallon cans, full, install 12" o.c.
AEBL	Aechmea blanchetiana "Orange Form" ...Orange Bromeliad	11	ea.	30"x18"
AEMA	Aechmea malva "Purple Form" ...Purple Bromeliad	7	ea.	30"x18"
AGAM	Agave americana ...Blue Agave	8	ea.	36"x36"
ALIM	Alcantarea imperialis ...Imperial Bromeliad	6	ea.	30"x30"
CHIH	Chrysobalanus icaco ...Cocoplum	129	ea.	18"x18", install 24" o.c.
ERLI	Ernodea littoralis ...Golden Creeper	210	ea.	3 gallon cans, full, install 18" o.c.
HYLA	Hymenocallis latifolia ...Spider Lily	40	ea.	3 gallon cans, full, install 18" o.c.
IPPC	Ipomea pes-caprae ...Railroad vine	185	ea.	3 gallon cans, full, install 24" o.c.
NEMC	Neoregalia "McWilliamsii" ...McWilliams' Bromeliad	155	ea.	12"x18", install 18" o.c.
	Planting Soil 90% Silica Sand 10% Florida Peat	110	c.y.	10" depth around edges of planter sloped to 16" depth mound along center line of planter
	Shredded Melaluca Mulch	as req.	c.y.	



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SCALE: 3/32" = 1'-0"

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929 ALTON ROAD, MIAMI BEACH, FL. 33139

Title

SITE PLANTING PLAN

Drawn **T.K.S.** Verified **K.E.G.** Approved **K.E.G.**	Field **LANDSCAPE ARCH** Scale **AS SHOWN** Date **08-03-2016**
Project Manager **A.BY.**	Dwg. no.
Project **12-651US**	LA-2

SIZE A1

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.
2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL
A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

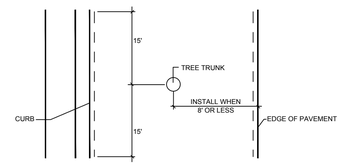
For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

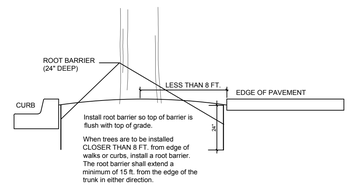
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

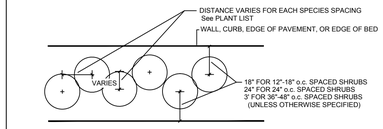


PLAN VIEW



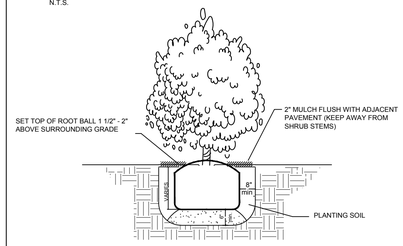
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



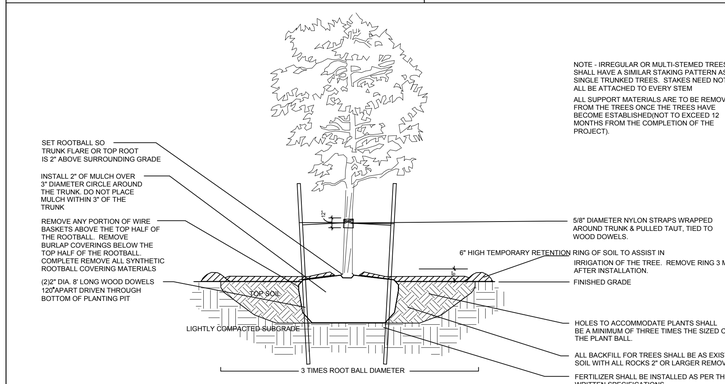
SHRUB SPACING DIAGRAM

N.T.S.



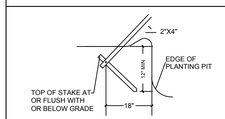
SHRUB INSTALLATION DETAIL

N.T.S.



PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER

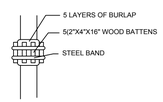
N.T.S.



DETAIL A

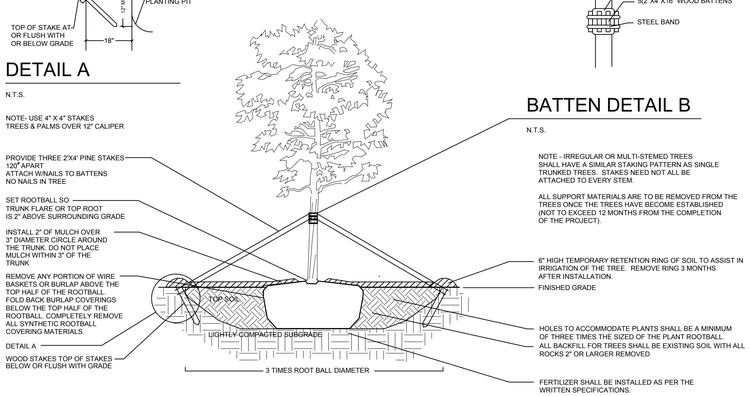
N.T.S.

NOTE- USE 4" X 4" STAKES
TREES & PALMS OVER 12" CALIPER



BATTEN DETAIL B

N.T.S.



PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.

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Client reference number

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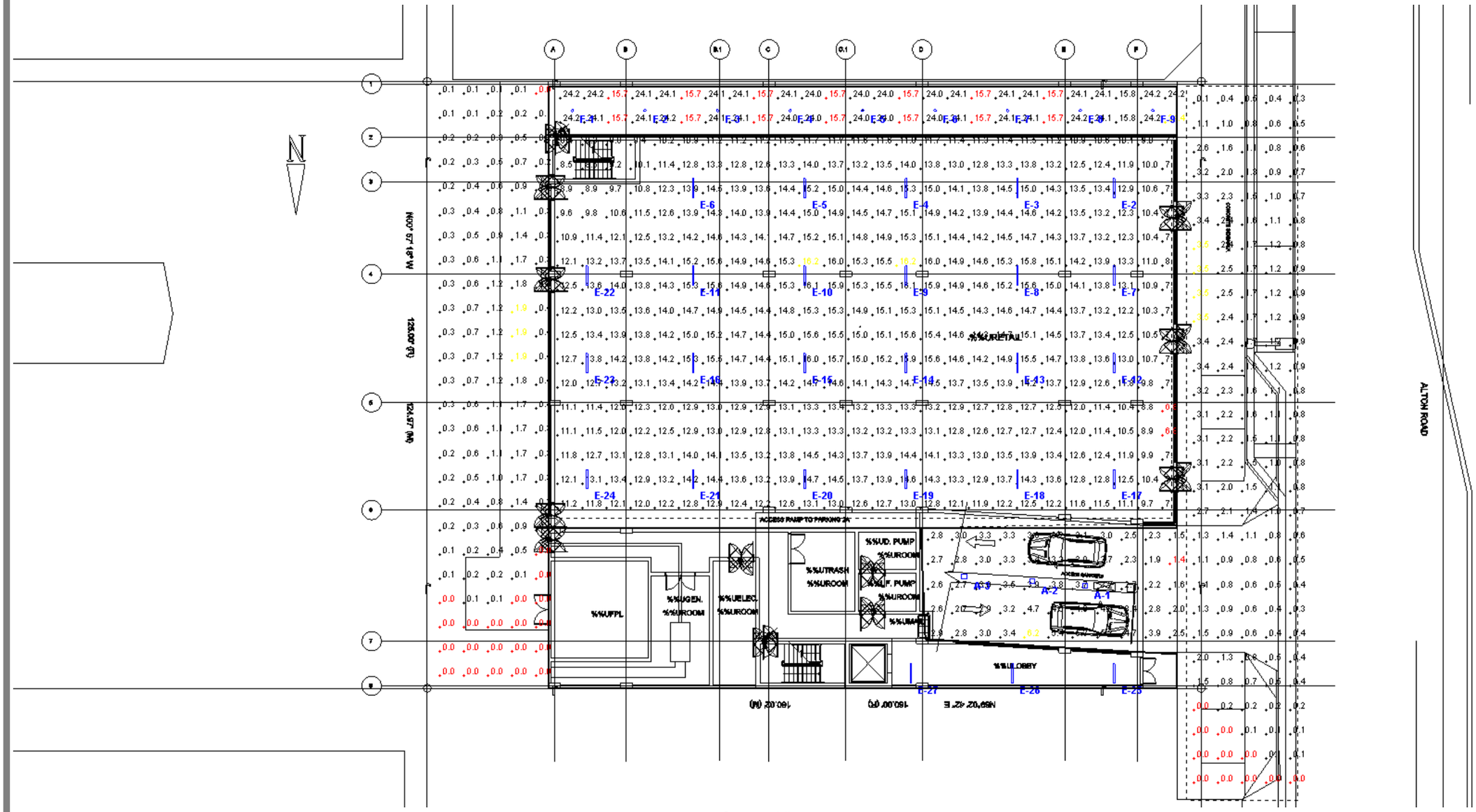
929 ALTON ROAD, MIAMI BEACH, FL. 33139

Title
LANDSCAPE SPECS AND PLANTING DETAILS

Drawn **T.K.S.**
Verified **K.E.G.**
Approved **K.E.G.**
Field
Scale **LANDSCAPE ARCH AS SHOWN**
Date **08-03-2016**
Project Manager **A.BY.**
Project **12-651US**
Dwg. no. LA-4

SIZE A1



Current View

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
CORRIDOR	+	21.5 fc	15.7 fc	1.6:1	1.4:1	24.4 fc
GROUN FLOOR STREET	+	1.2 fc	0.0 fc	N/A	N/A	3.5 fc
GROUND FLOOR	+	0.5 fc	0.0 fc	N/A	N/A	1.9 fc
RAMP ENTRANCE	+	3.2 fc	1.4 fc	4.4:1	2.3:1	6.2 fc
RETAIL	+	13.1 fc	6.8 fc	2.4:1	1.9:1	16.2 fc

FOR PROCUREMENT OF SPECIFIED LIGHTING EQUIPMENT CONTACT
ANA ISABEL ORTIZ. 786 781 1951

Schedule

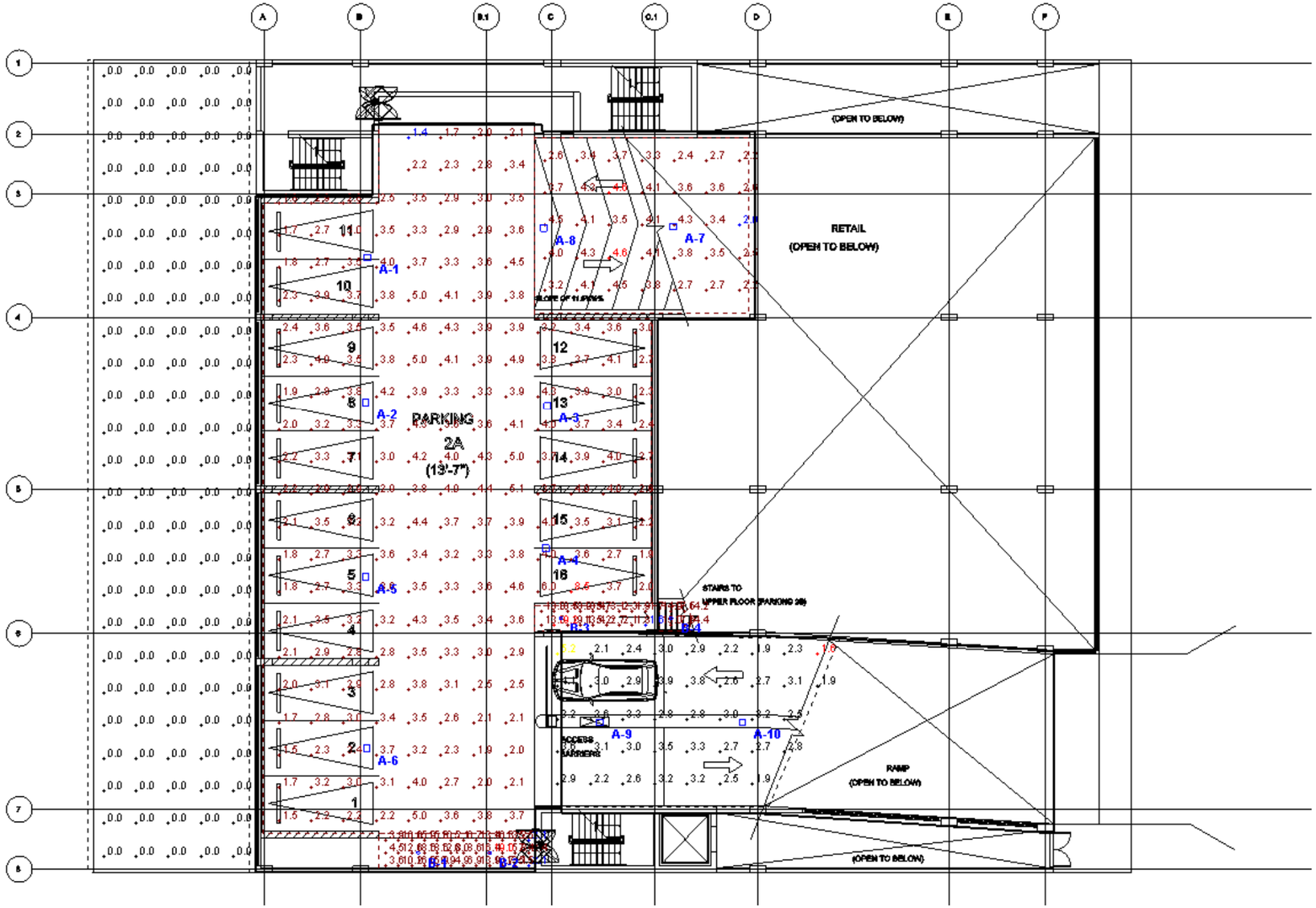
Quantity	Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
26		E	SIMKAR Lighting	UND 1 48HO	HEAVY DUTY STRIP FOR T12 LAMPS, 4FT LONG, 4 3/8" BODY WIDTH, WITH ONE LAMP	ONE 60-WATT T12 800mA LINEAR FLUORESCENT	1	UND_1_48HO.ies	4250	1	83
3		A	ABBlighting,Inc.	LSPKG35501	100-277V 50/60Hz 36W 5000K	LED	1	PKG 36W.ies	4000	0.81	1
9		F	Pathway Lighting Products Inc.	C6_SLFLX200035K_6VLEDSPSCLPF	6" REC Solid-State Luminaire with Narrow Distribution Open Trim	LED	1	998_1460642701_C6_SLFLX200035K_6VLEDSPSCLPF.ies	1867	1	25

CONTEMPORARY LIGHTING SALES, INC

929 Alton Road
MIXED USE BUILDING
Ground Floor

Designer
Ana Isabel Ortiz
Date
7/20/2016
Scale
Not to Scale
Drawing No.

Summary



Current View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	10.4 fc	19.2 fc	1.6 fc	12.0:1	6.5:1
Calc Zone #5	+	10.5 fc	19.0 fc	2.1 fc	9.0:1	5.0:1
GROUND FLOOR	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PARKING 2A #1	+	3.3 fc	8.5 fc	1.4 fc	6.1:1	2.4:1
RAMP ENTRANCE	+	2.9 fc	5.2 fc	1.6 fc	3.3:1	1.8:1
RAMPA INTERIOR #3	+	3.5 fc	4.6 fc	2.0 fc	2.3:1	1.8:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	10	LSPKG35501	100-277V 50/60Hz 36W 5000K	LED	1	4000	0.81	1	
	B	4	C6_SLFLX110035K_6VLE DMDSCLPF	6" REC Solid-State Luminaire with Medium Distribution Open Trim	LED	1	1026	0.81	15	Max: 1234cd

FOR PROCUREMENT OF SPECIFIED LIGHTING EQUIPMENT CONTACT
ANA ISABEL ORTIZ. 786 781 1951

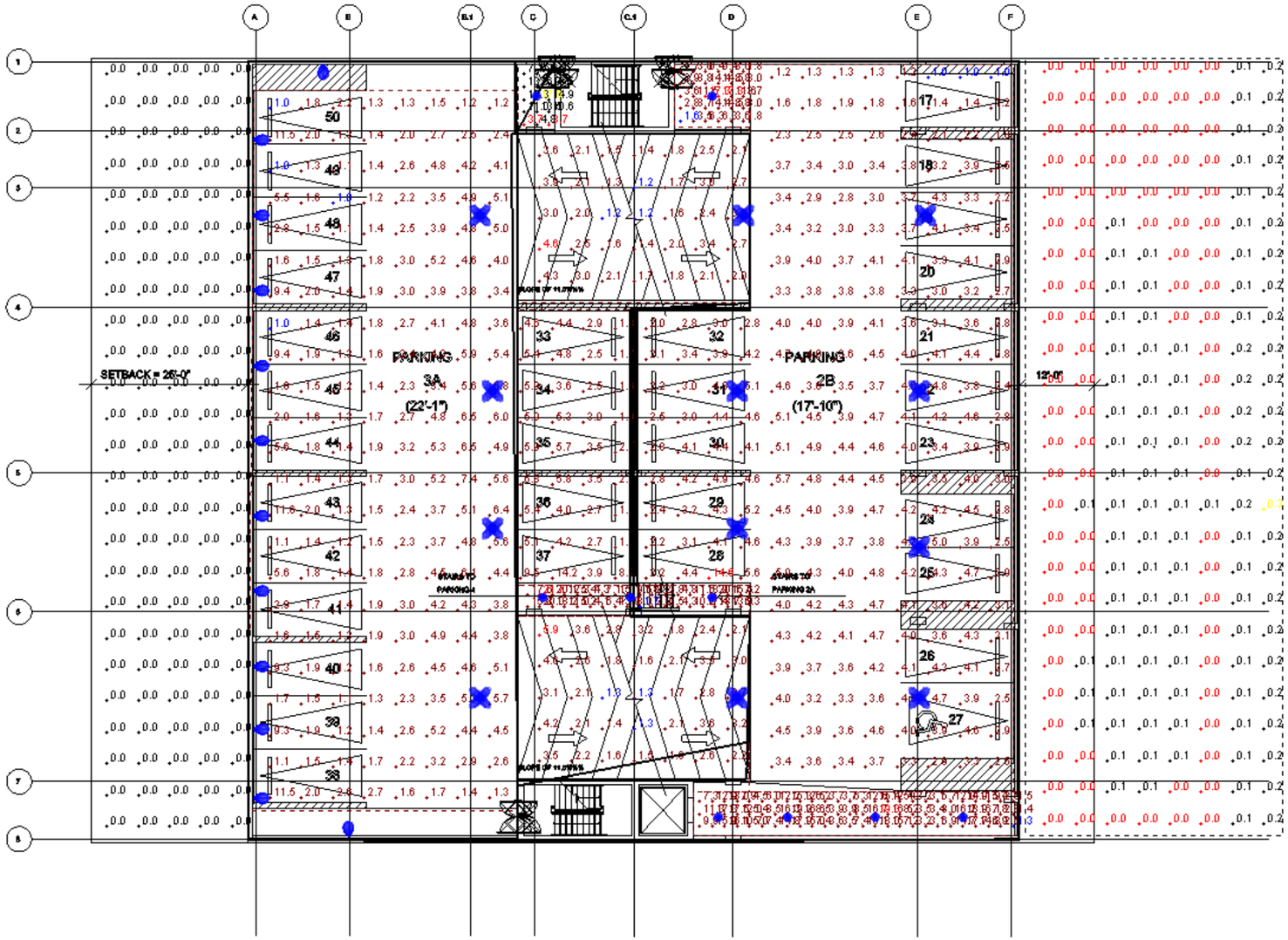
CONTEMPORARY LIGHTING SALES, INC

929 Alton Road
MIXED USE BUILDING
2A Floor

Designer

Date
7/21/2016
Scale
Not to Scale
Drawing No.

Summary



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.6 fc	5.9 fc	1.3 fc	4.5:1	2.0:1
Calc Zone #2	+	2.3 fc	4.6 fc	1.2 fc	3.8:1	1.9:1
Calc Zone #5	+	11.0 fc	21.7 fc	1.7 fc	12.8:1	6.5:1
Calc Zone #5	+	9.8 fc	19.3 fc	1.3 fc	14.8:1	7.5:1
Calc Zone #6	+	3.5 fc	14.6 fc	1.0 fc	14.6:1	3.5:1
Calc Zone #7	+	7.2 fc	17.3 fc	1.6 fc	10.8:1	4.5:1
Calc Zone #9	+	10.8 fc	17.6 fc	3.7 fc	4.8:1	2.9:1
GROUND FLOOR	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
GROUND FLOOR STREET	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

FOR PROCUREMENT OF SPECIFIED LIGHTING EQUIPMENT CONTACT
ANA ISABEL ORTIZ. 786 781 1951

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	8	LSPKG35501 ABB LIGHTING	100-277V 50/60Hz 36W 5000K	LED	1	4000	0.81	1	
	B	9	C6_SLFLX110035K_6VLE DMDSCLPF PATHWAY LIGHTING	6" REC Solid-State Luminaire with Medium Distribution Open Trim	LED	1	1026	0.81	15	Max: 1234cd
	C	4	LSPKG65501 ABB ABB LIGHTING	100-277V 50/60Hz 70W 5000K	LED	1	7800	0.81	1	
	D	12	LLF850 LUMUX LIGHTING	Formed aluminum housing, frosted glass lens	36 LEDs. LUMINAIRE OUTPUT: 544 Lms.	1	544	0.81	19.3	Max: 364cd

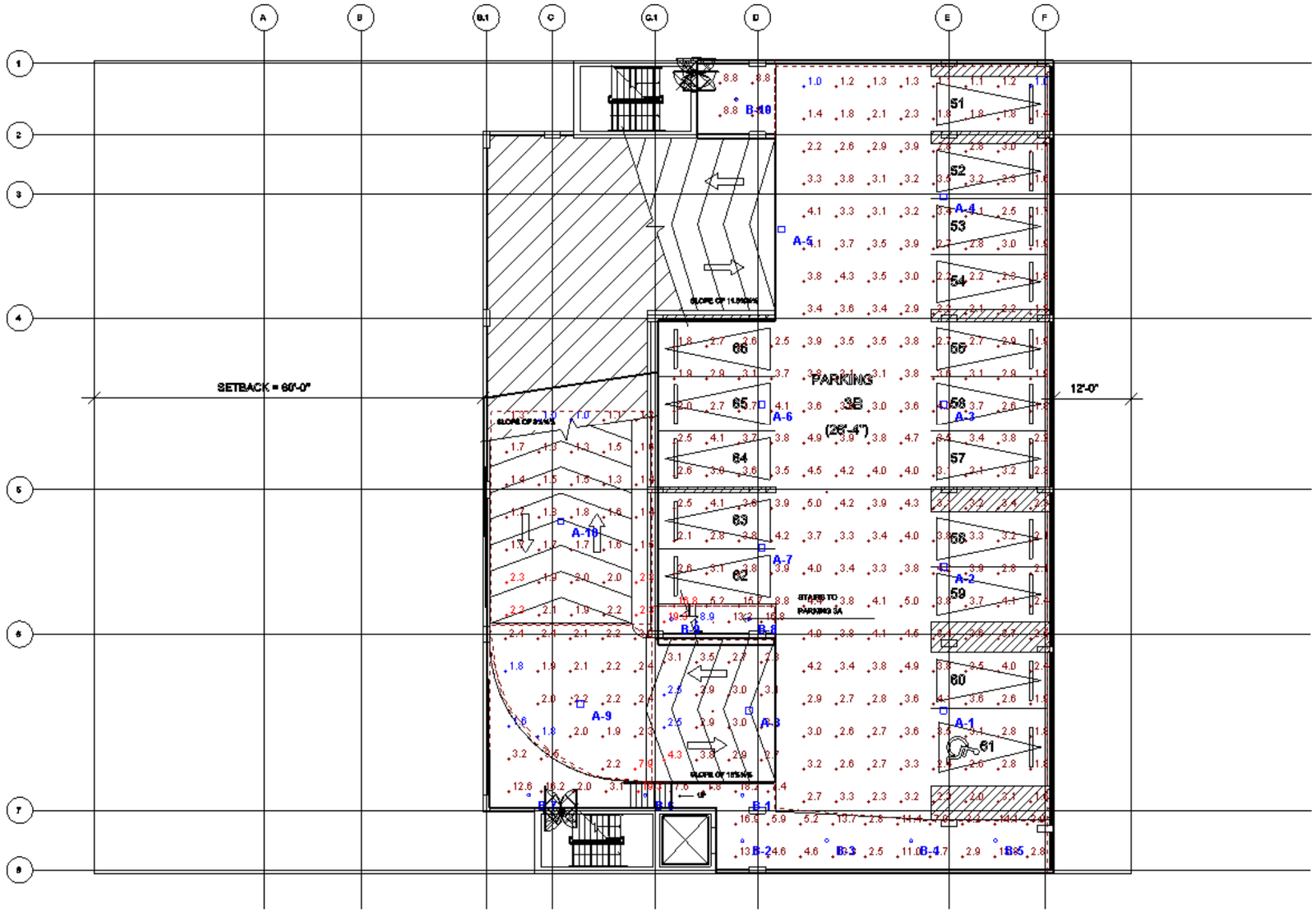
CONTEMPORARY LIGHTING SALES, INC

929 Alton Road
MIXED USE BUILDING
2B 3A Floor

Designer

Date
7/21/2016
Scale
Not to Scale
Drawing No.

Summary



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	16.8 fc	1.0 fc	16.8:1	3.2:1
Calc Zone #2	+	8.0 fc	19.3 fc	1.6 fc	12.1:1	5.0:1
Calc Zone #3	+	8.8 fc	8.8 fc	8.8 fc	1.0:1	1.0:1
Calc Zone #5	+	14.5 fc	19.3 fc	8.9 fc	2.2:1	1.6:1
Calc Zone #7	+	2.5 fc	7.9 fc	1.8 fc	4.4:1	1.4:1
Calc Zone #10	+	3.0 fc	4.3 fc	2.5 fc	1.7:1	1.2:1
RAMP	+	1.7 fc	2.3 fc	1.0 fc	2.3:1	1.7:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	B	10	C6_SLFLX110035K_6VLE DMDSCLPF PATHWAY LIGHTING	6" REC Solid-State Luminaire with Medium Distribution Open Trim	LED	1	1026	0.81	15	Max: 1234cd
□	A	10	LSPKG35501 ABB LIGHTING	100-277V 50/60Hz 36W 5000K	LED	1	4000	0.81	1	

FOR PROCUREMENT OF SPECIFIED LIGHTING EQUIPMENT CONTACT
ANA ISABEL ORTIZ. 786 781 1951

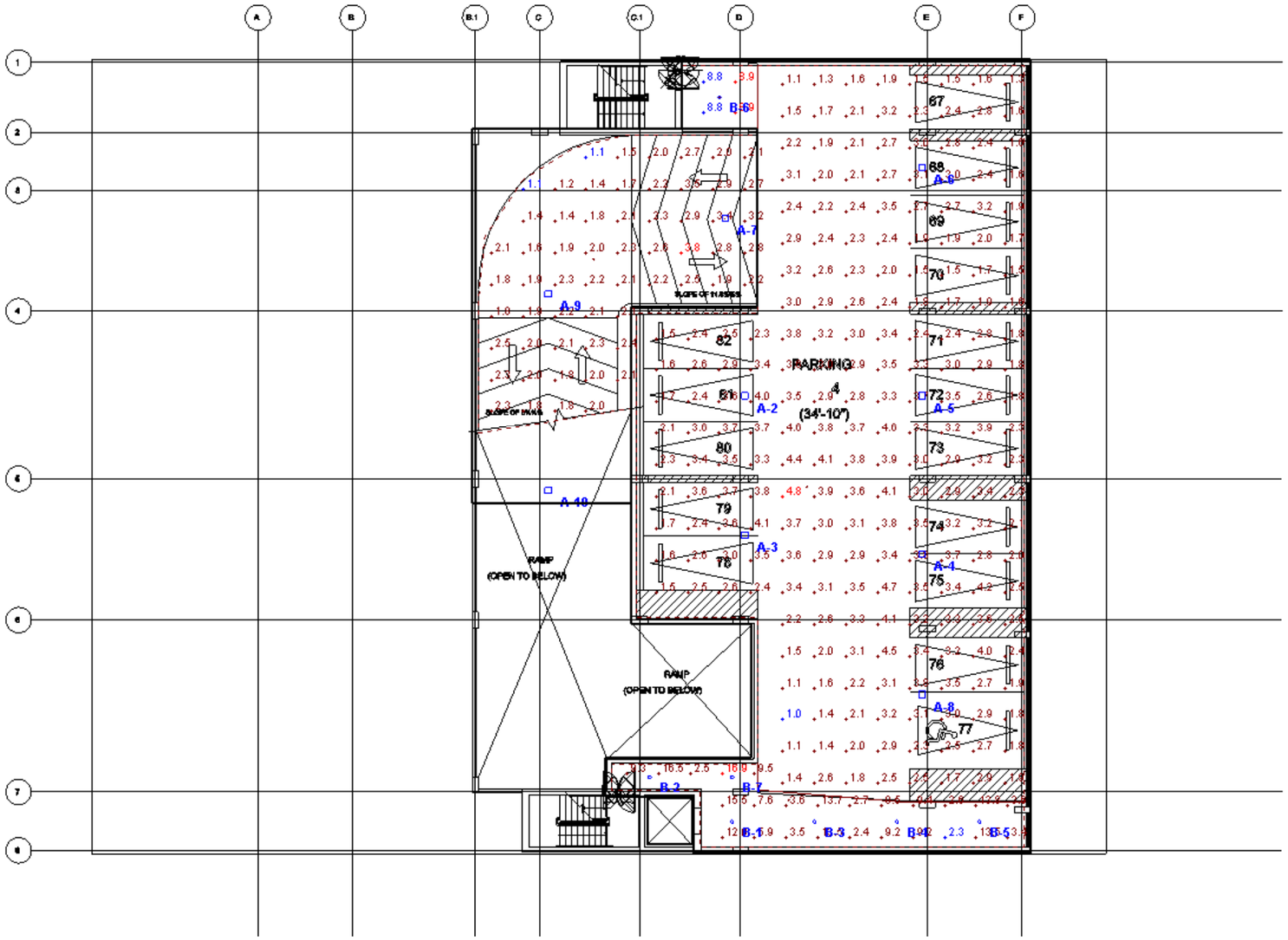
CONTEMPORARY LIGHTING SALES, INC

929 Alton Road
MIXED USE BUILDING
03B Floor

Designer

Date
7/21/2016
Scale
Not to Scale
Drawing No.

Summary



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	8.8 fc	8.9 fc	8.8 fc	1.0:1	1.0:1
CORRIDOR	+	8.5 fc	16.9 fc	2.3 fc	7.3:1	3.7:1
PARKING 4	+	2.7 fc	4.8 fc	1.0 fc	4.8:1	2.7:1
RAMP	+	2.2 fc	3.8 fc	1.1 fc	3.5:1	2.0:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	9	LSPKG35501 ABB LIGHTING	100-277V 50/60Hz 36W 5000K	LED	1	4000	0.81	1	
	B	7	C6_SLFLX110035K_6VLE DMDSCLPF	6" REC Solid-State Luminaire with Medium Distribution Open Trim	LED	1	1026	0.81	15	Max: 1234cd

FOR PROCUREMENT OF SPECIFIED LIGHTING EQUIPMENT CONTACT
ANA ISABEL ORTIZ. 786 781 1951

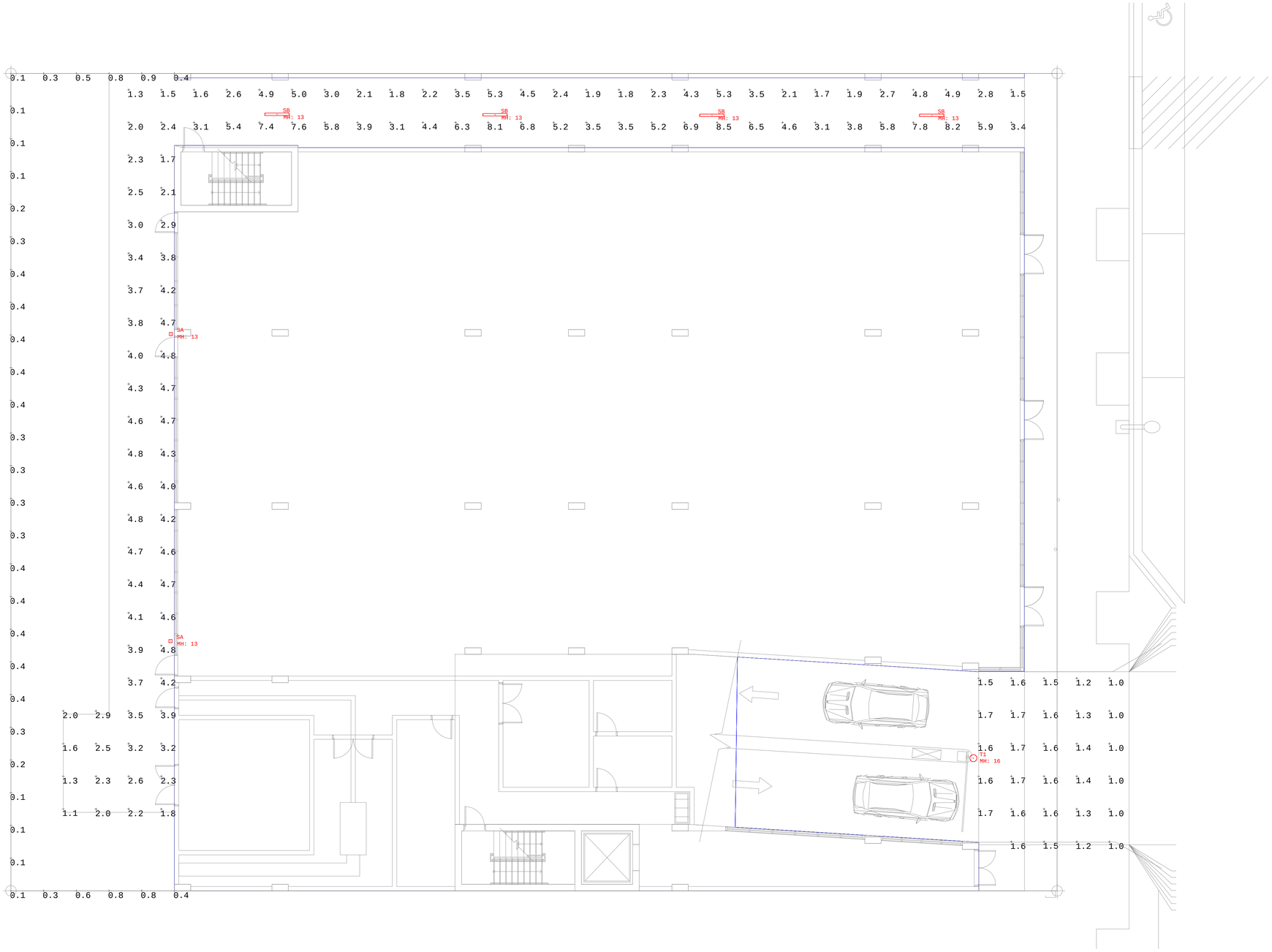
CONTEMPORARY LIGHTING SALES, INC

929 Alton Road
MIXED USE BUILDING
4 Floor

Designer

Date
7/21/2016
Scale
Not to Scale
Drawing No.

Summary



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	SA	SINGLE	N.A.	0.900	EATON#: GLEON-AE-01-LED-E1-T2
	4	SB	SINGLE	N.A.	0.500	EATON#: 4SWLED-LD4-20SL-LC-UNV-L840-CD1-U
	1	T1	SINGLE	N.A.	0.900	TT-B4-LED-E1-WQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.36	0.9	0.1	3.60	9.00
SITE LIGHTING	Illuminance	Fc	3.31	8.5	1.0	3.31	8.50

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	07/21/16

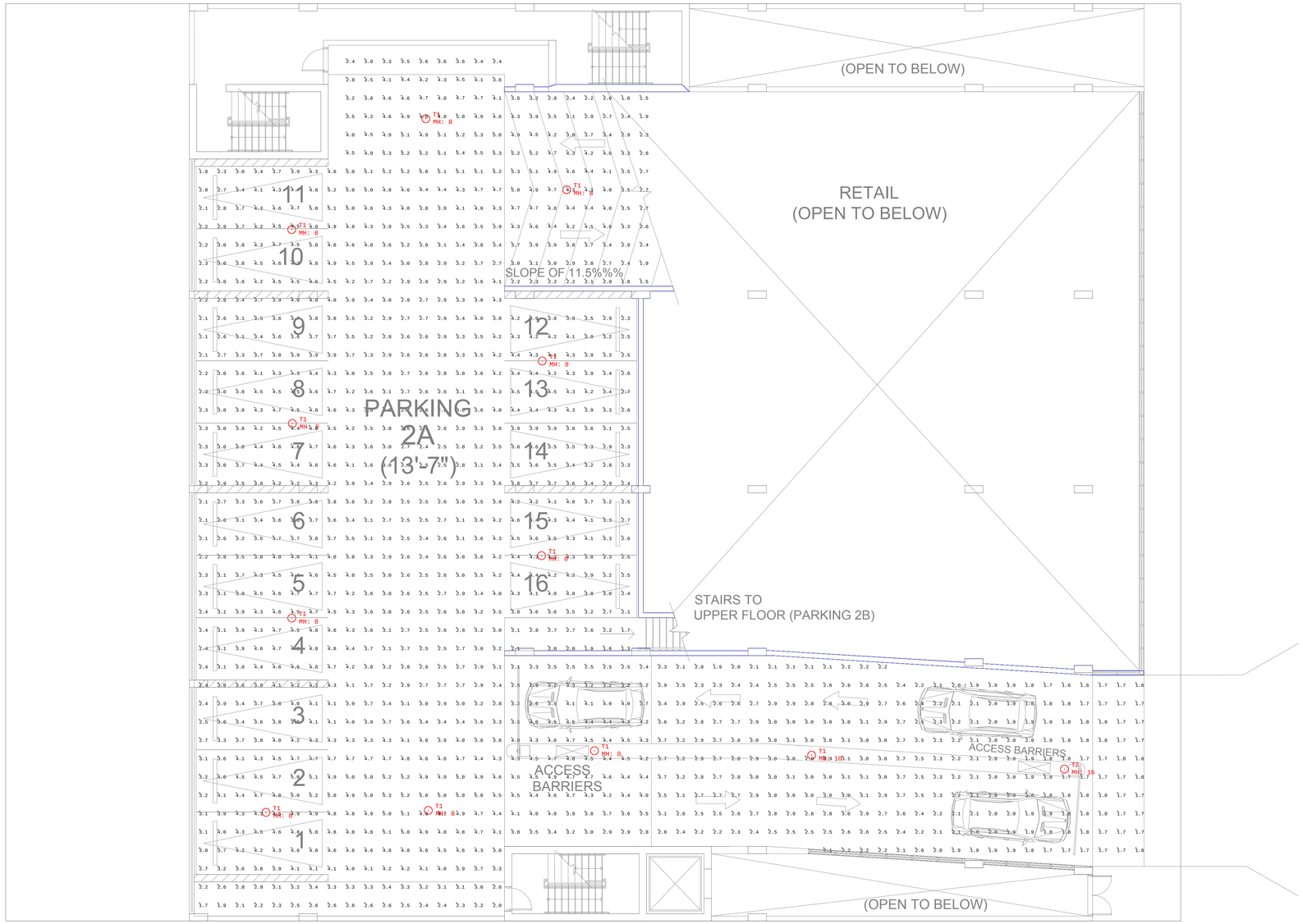
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

929 ALTON ROAD
SITE LIGHTING PLAN - OPTION 2
MIAMI BEACH, FL

FILE J:\PROJECTS\2016\JULY
CLIENT IDEA

Project 929 ALTON ROAD
Date 07/21/16
Scale 1/8" = 1'
Sheet L1
DRAWN BY V. POP



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	11	T1	N.A.	0.900	EATON#: TT-B2-LED-E1-WQ
	1	T2	N.A.	0.900	EATON#: TT-B4-LED-E1-WQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LEVEL 2A	Illuminance	Fc	3.41	5.5	1.3	2.62	4.23

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7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

929 ALTON ROAD
Parking Garage LEVEL 2A
MIAMI BEACH, FL

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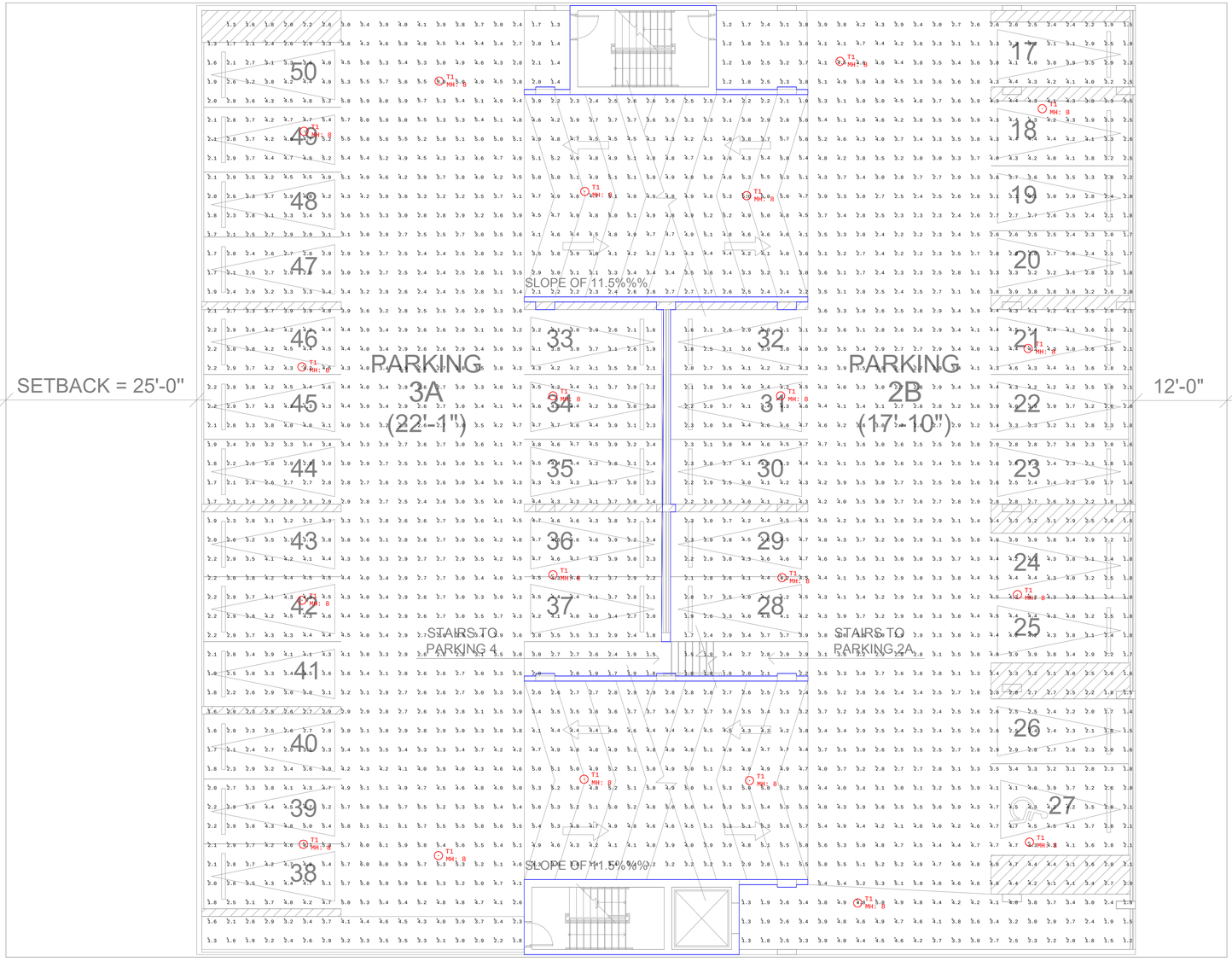
CLIENT IDEA

Project 929 ALTON ROAD
Date 07/21/16
Scale 1/8" = 1'
Sheet L1
DRAWN BY V. POP



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
⊙	20	T1	N.A.	0.900	EATON#: TT-B2-LED-E1-WQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LEVELS 2B & 3A	Illuminance	Fc	3.55	6.1	1.2	2.96	5.08

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7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

929 ALTON ROAD
Parking Garage LEVEL 2B & 3A
MIAMI BEACH, FL

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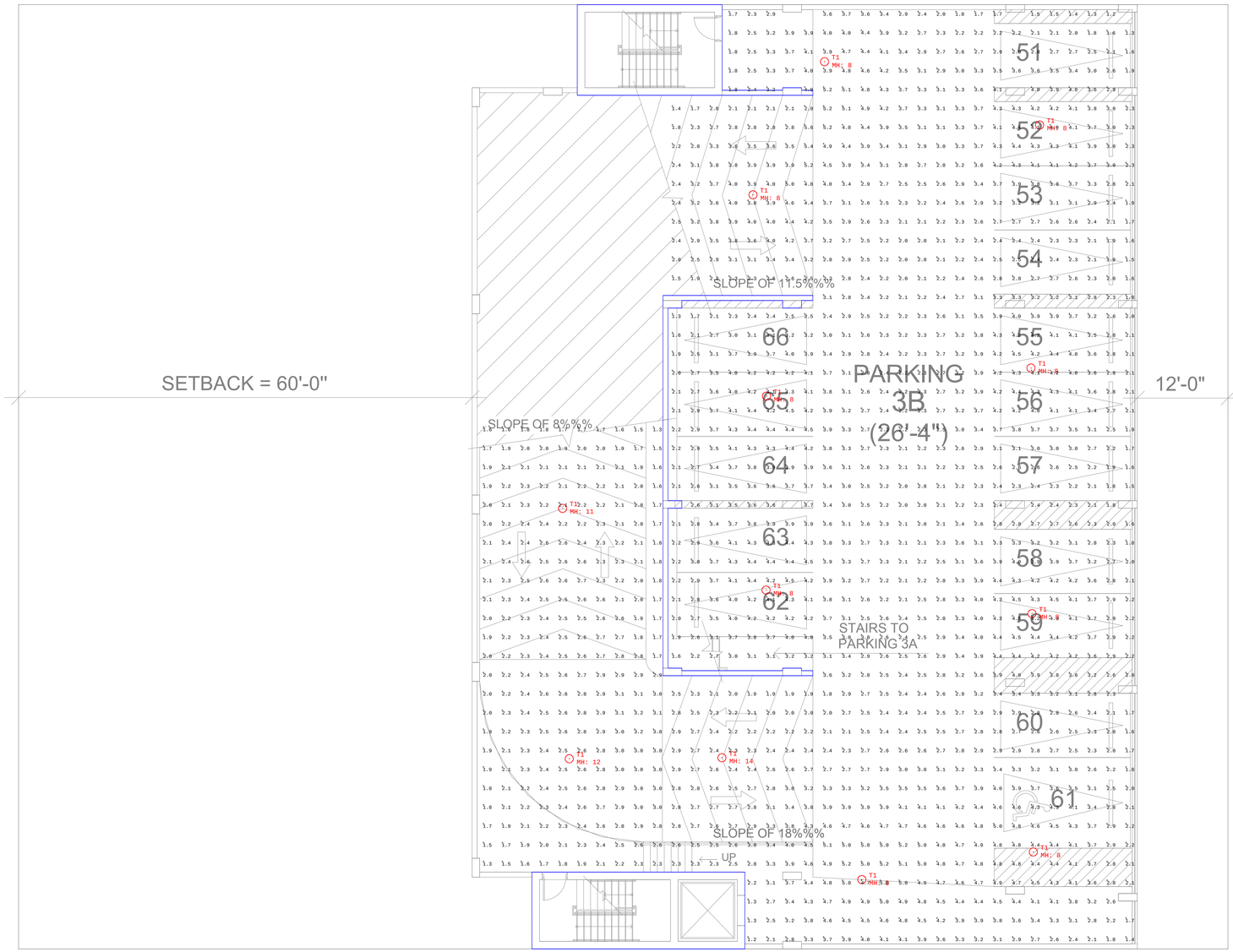
CLIENT IDEA

Project 929 ALTON ROAD
Date 07/21/16
Scale 1/8" = 1'
Sheet L1
DRAWN BY V. POP



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	12	T1	N.A.	0.900	EATON#: TT-B2-LED-E1-WQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LEVEL 3B	Illuminance	Fc	3.01	5.6	1.2	2.51	4.67

LIGHTING DYNAMICS INCORPORATED

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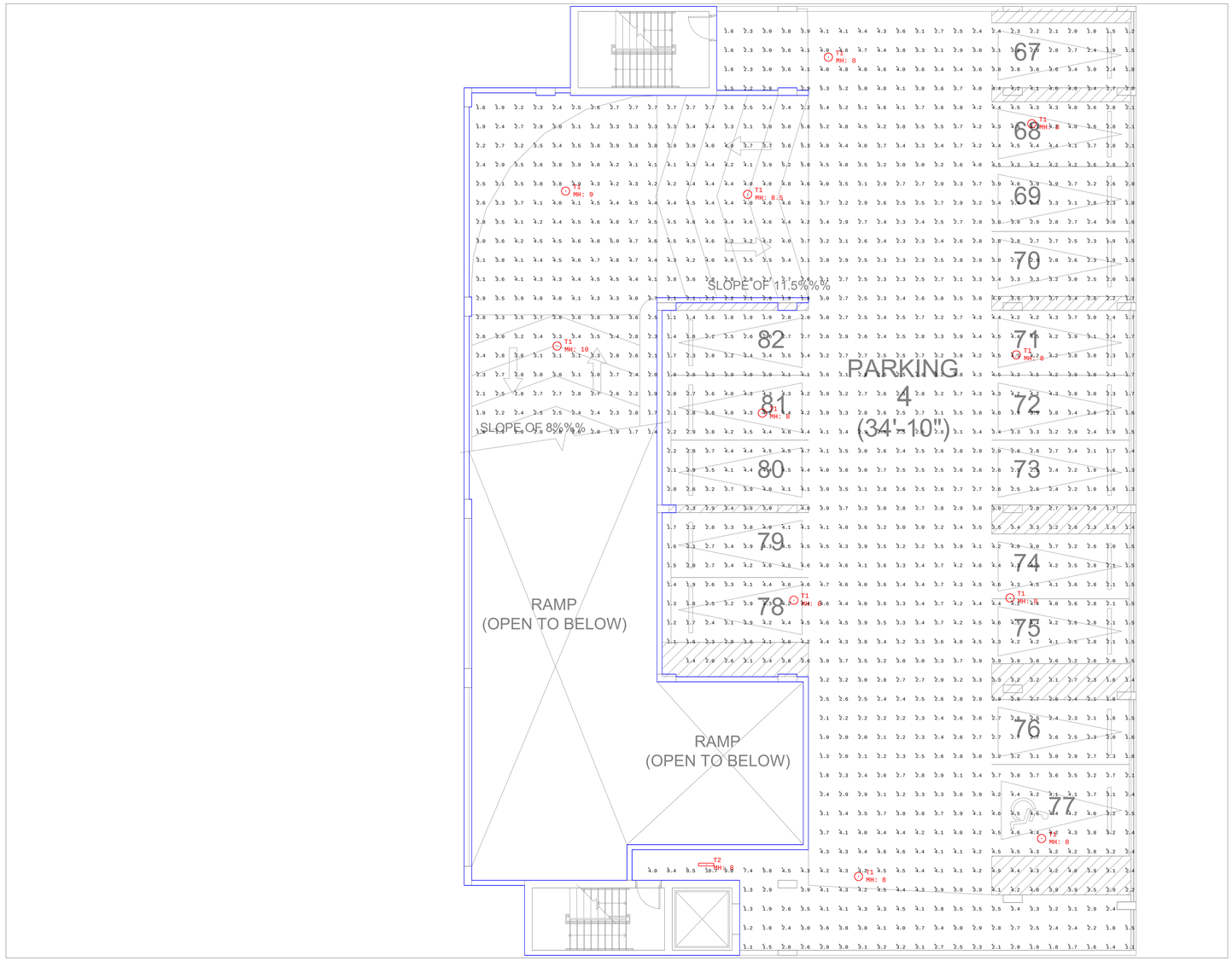
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

929 ALTON ROAD
Parking Garage LEVEL 3B
MIAMI BEACH, FL

FILE J:\PROJECTS\2016\JULY
CLIENT IDEA

Project 929 ALTON ROAD
Date 07/21/16
Scale 1/8" = 1'
Sheet L1
DRAWN BY V. POP



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	11	T1	N.A.	0.900	EATON#: TT-B2-LED-E1-WQ
	1	T2	N.A.	0.200	EATON#: 2SWLED-LD4-8SL-LC-UNV-L840-CD1-U

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LEVEL 4	Illuminance	Fc	3.28	10.7	1.1	2.98	9.73

LIGHTING DYNAMICS INCORPORATED

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Project Name and Address

929 ALTON ROAD
Parking Garage LEVEL 4
MIAMI BEACH, FL

FILE J:\PROJECTS\2016\JULY
CLIENT IDEA

Project 929 ALTON ROAD
Date 07/21/16
Scale 1/8" = 1'
Sheet L1
DRAWN BY V. POP