



TimeOut

MARKET

MIAMI BEACH

1601 DREXEL AVENUE :: MIAMI BEACH, FL 33139

SHEET INDEX:

PLANNING BOARD

A-00	COVER PAGE
A-01	SITE
A-02	SITE DATA
A-03	FAR CALCULATIONS
A-04	EXTERIOR BUILDING PHOTOS
A-05	EXTERIOR BUILDING PHOTOS
A-06	EXTERIOR BUILDING PHOTOS
A-07	EXTERIOR BUILDING PHOTOS
A-08	INTERIOR BUILDING PHOTOS
A-09	INTERIOR BUILDING PHOTOS
A-10	EXISTING USE PLAN
A-11	EXISTING GROUND LEVEL PLAN
A-12	EXISTING ROOF PLAN
A-13	DEMOLITION PLAN
A-14	EXISTING/DEMO ELEVATIONS
A-15	GROUND LEVEL PLAN
A-16	REFLECTED CEILING PLAN
A-17	SECTIONS
A-18	WEST & SOUTH ELEVATION
A-19	STOREFRONT SECTION
A-20	DELIVERY & WASTE MANAGEMENT PLAN
A-21	EXTERIOR AWNING AND BLADE SIGN
A-22	PRIMARY EXTERIOR SIGNAGE
A-23	KIOSK RENDERED ELEVATION
A-24	KIOSK ISOMETRIC RENDERING
A-25	KIOSK ISOMETRIC RENDERING
A-26	POP-UP BAR ISOMETRIC RENDERING
A-27	COMMUNAL TABLE SEATING RENDERING

SCOPE OF WORK :

- EXISTING BUILDING INTERIOR BUILD-OUT
- 16,150 SQ FT FOOD HALL

REVISIONS

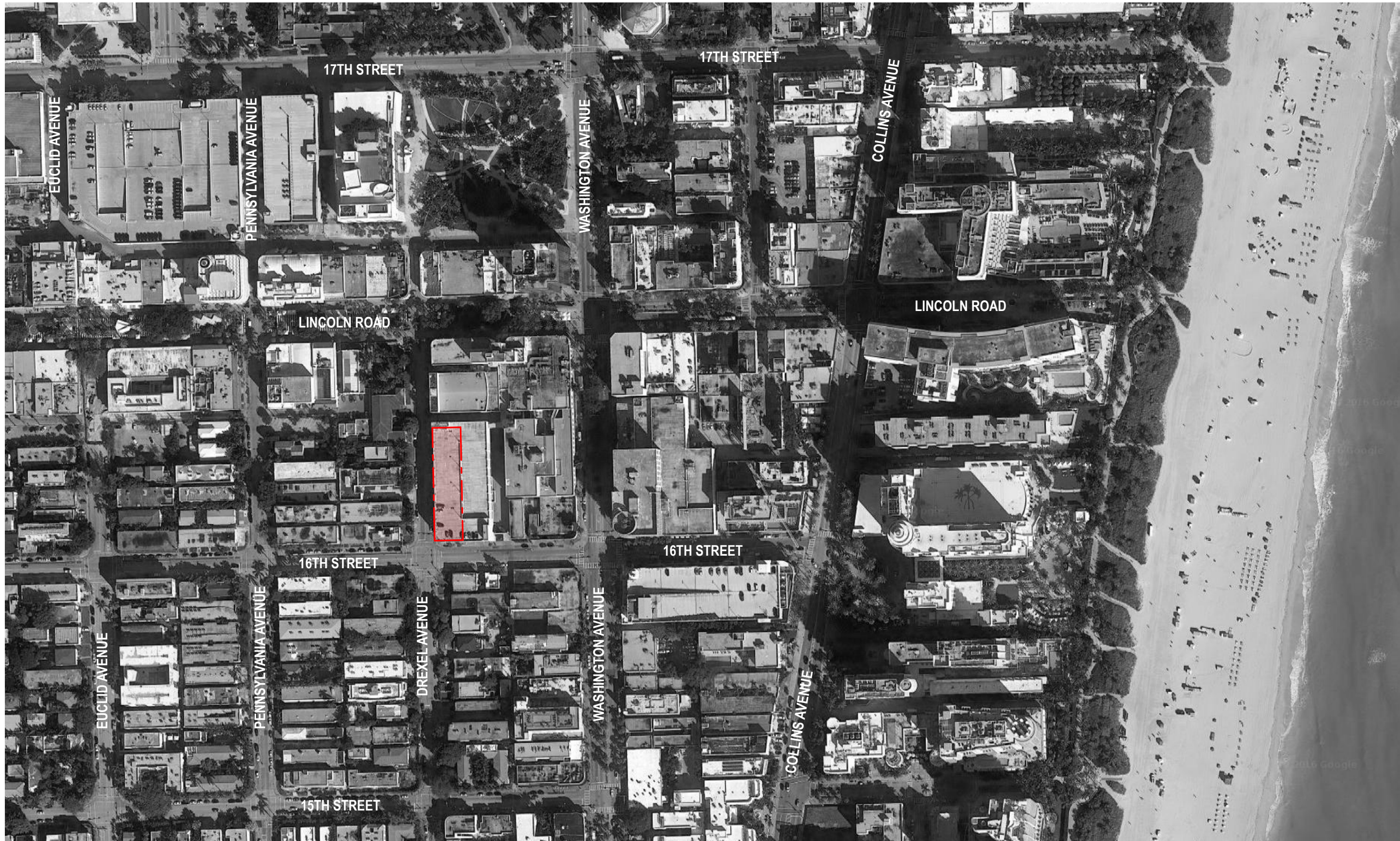
No.	DESCRIPTION	DATE

SUBMITTAL: PLANNING BOARD

1st SUBMITTAL: NOVEMBER 16, 2016

2nd SUBMITTAL: NOVEMBER 28, 2016

Final SUBMITTAL:





SOUNDSCAPE
PARK

LINCOLN ROAD

LINCOLN ROAD

420 BUILDING

LINCOLN LN S

PROJECT SITE
16,148 SF

PENNSYLVANIA AVE

DREXEL AVE

WASHINGTON AVE

16TH STREET

SITE PLAN



LEGAL DESCRIPTION

FOLIO: 02-3234-006-0040

PINE RIDGE SUB PB 6-34
LOT 5 LESS N20FT & ALL OF LOTS 6
THRU 10 BLK 53 LOT SIZE 45360 SQ FT

ZONING DATA

CODE OF CITY OF MIAMI BEACH

LOCATION 1601 DREXEL AVE

SITE DATA CRITERIA
ZONING DISTRICT CD-3 COMMERCIAL- HIGH INTENSITY

PARKING DATA (PARKING DISTRICT 2)

PARKING CALCULATIONS	COUNT	REQUIRED	PROVIDED
RESTAURANT (INTERIOR) (EXTERIOR)	16,148 SF - 320 SEATS 144 SEATS	80 (1 PER 4 SEATS)	87
OFF-STREET	12 EXISTING SPACES	N/A	12
TOTAL		80	99

OCCUPANCY

SEAT COUNT		OCCUPANCY:	
RESTAURANT (INTERIOR) (EXTERIOR)	320 144	ASSEMBLY:	196
		KITCHEN:	57
		BAR:	37
		FOOD COUNTER:	32
TOTAL:	464 SEATS	TOTAL:	322

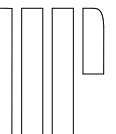
A-02

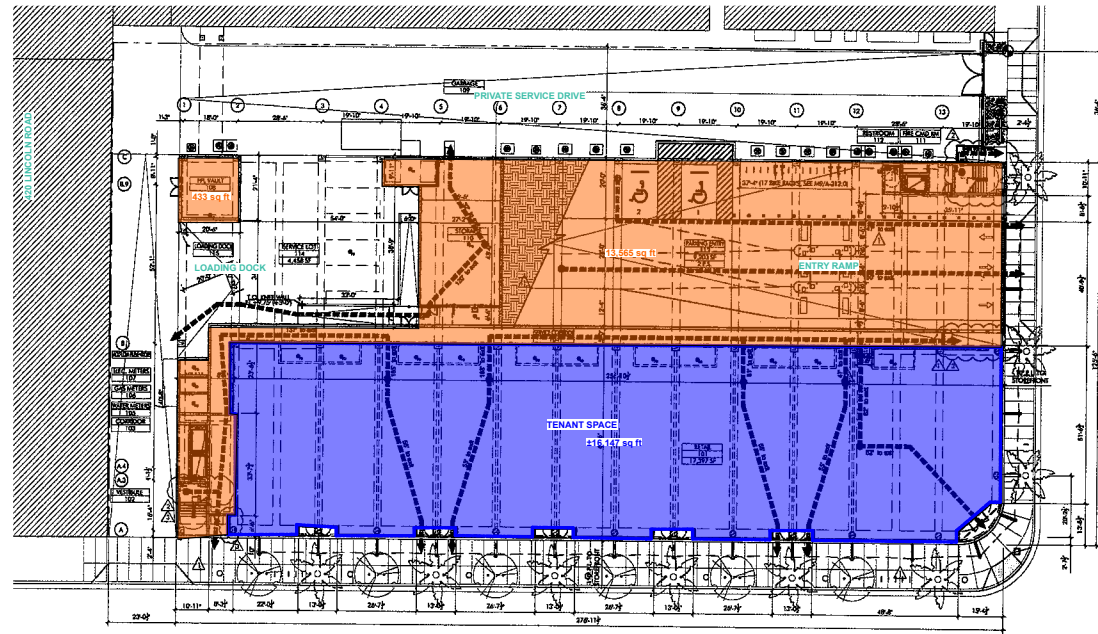
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1601 DREXEL AVE :: MIAMI BEACH, FL 33139

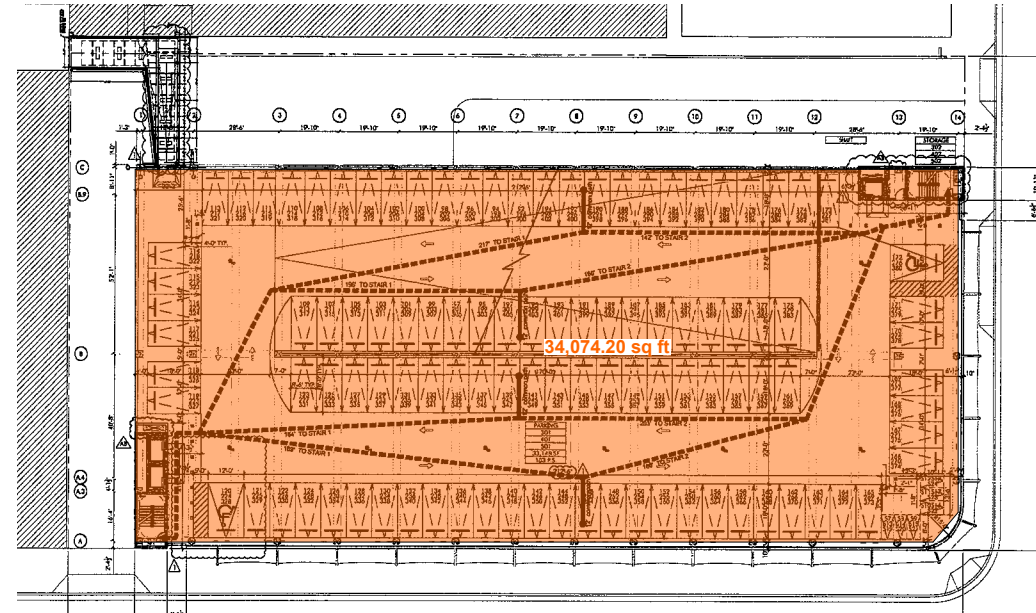
SITE DATA

11/28/2016 URBAN ROBOT © 2016

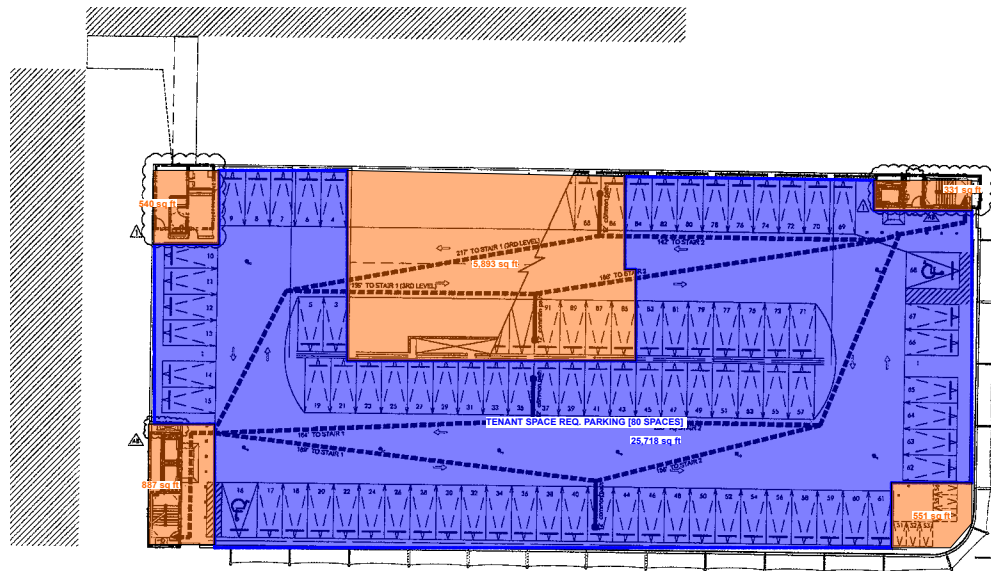




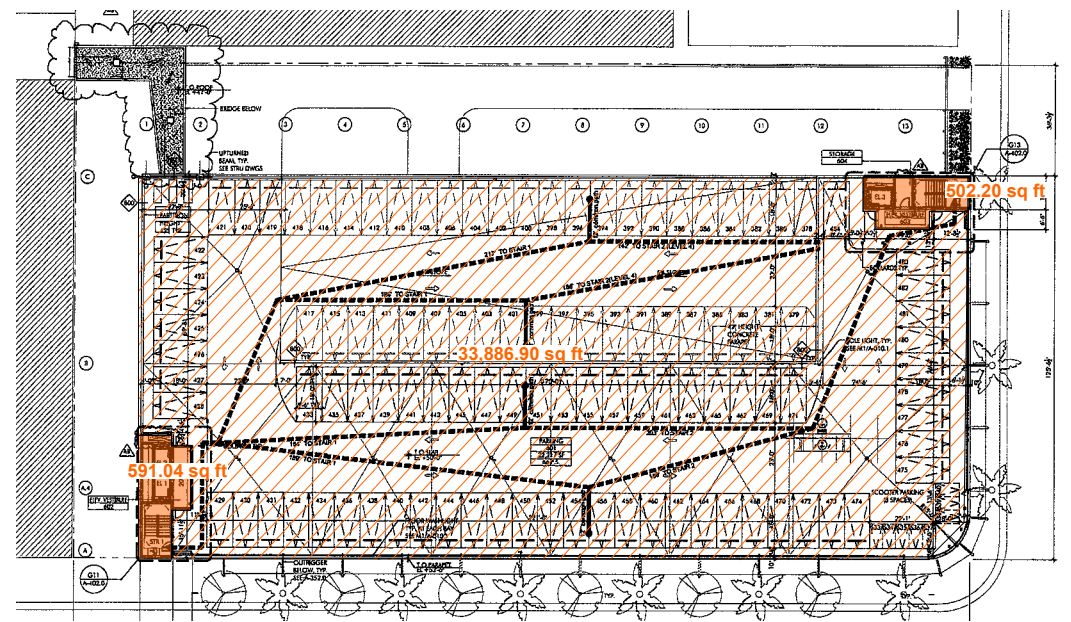
1 GROUND FLOOR



3 LEVEL 03, 04, & 05 PARKING



2 LEVEL 02 PARKING



4 ROOF PARKING

PROGRAM	GROUND LEVEL	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	ROOF	GFA TOTALS
TENANT SF	16,147 SF	25,718 SF**	-	-	-	-	41,865 SF [25 %]
GARAGE SF	13,998 SF	8,202 SF	34,074 SF	34,074 SF	34,074 SF	1,093 SF	125,515 SF [75 %]
ROOF PARKING						33,887 SF	
							167,380 SF [100 %]

** GARAGE SF FOR TENANT CALCULATED ON THE BASIS OF 464 RESTAURANT SEATS (320 INTERIOR SEATS & 144 EXTERIOR), & 1 PARKING SPACE PER 4 SEATS. [464/4= 116 PARKING SPACES]





2.



1.



3.





5.



4.



6.





9.



8.



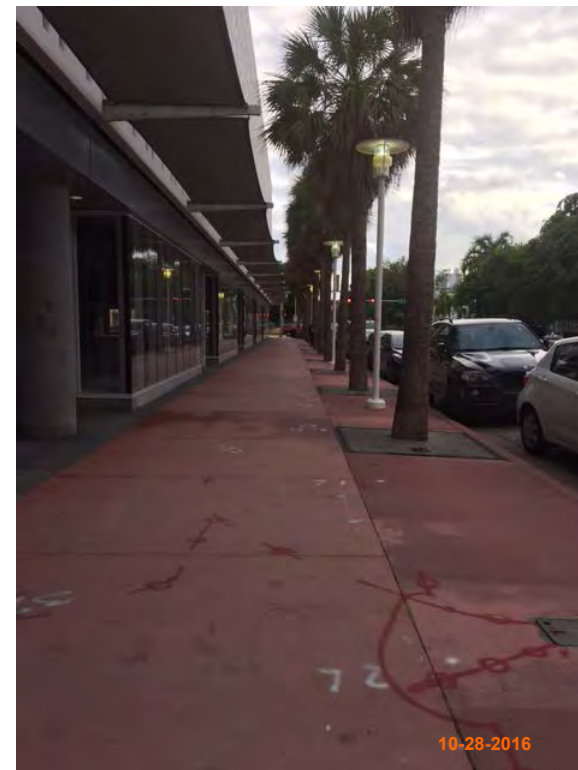
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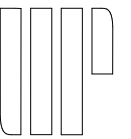
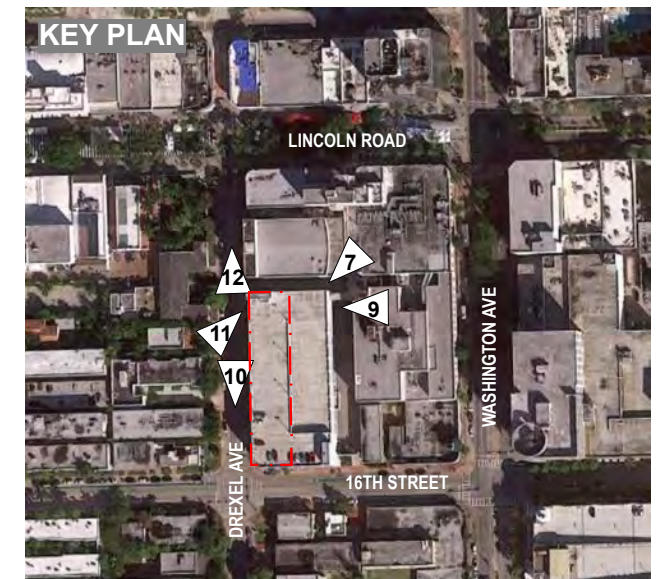
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10.





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11-23-2016



14.



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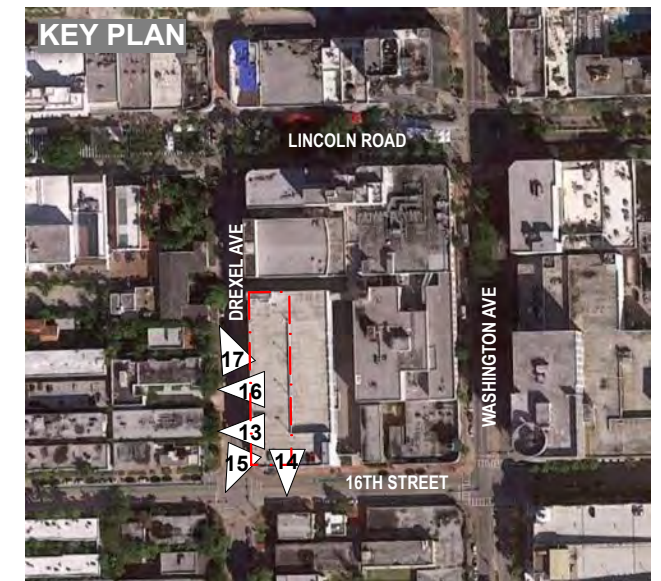
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11-23-2016



16.

11-23-2016



A-07

P B S U B M I T T A L

1601 DREXEL AVE :: MIAMI BEACH, FL 33139

EXTERIOR BUILDING PHOTOS

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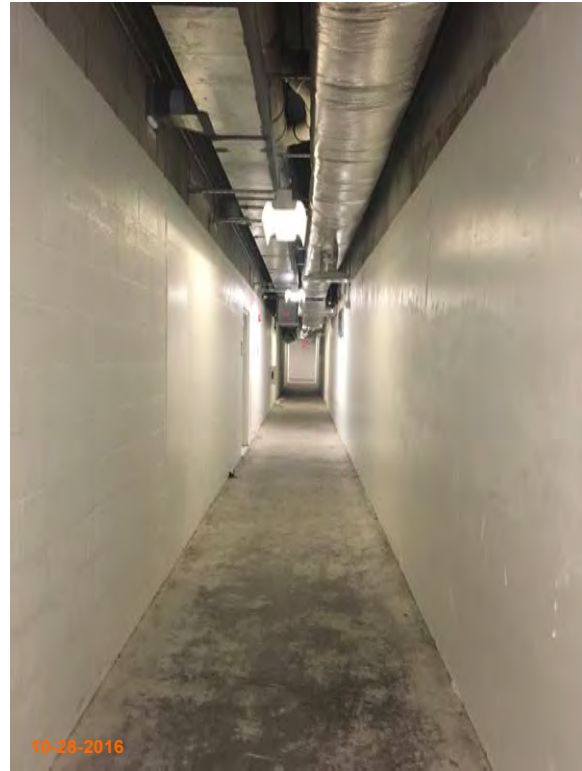




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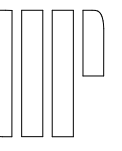
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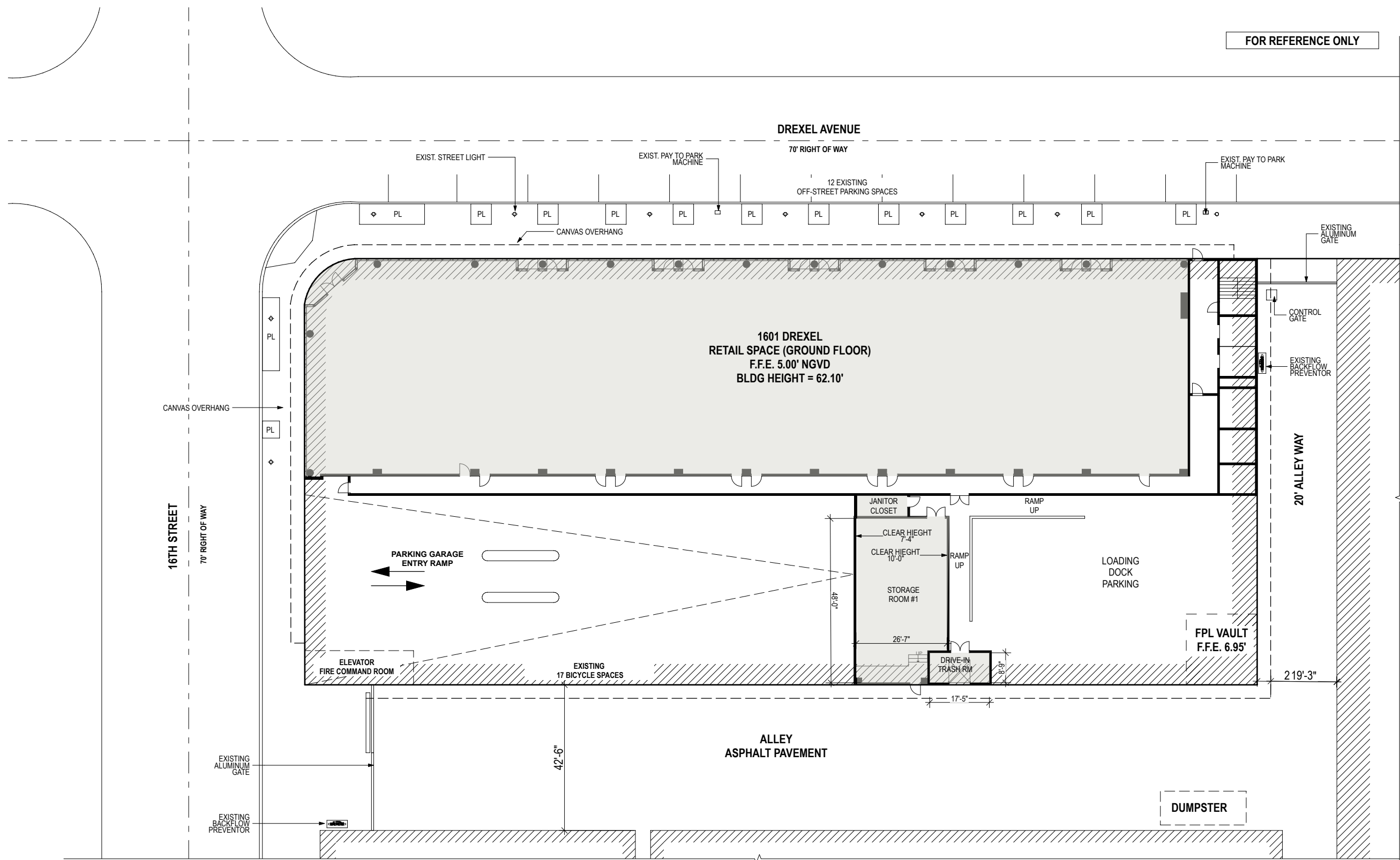
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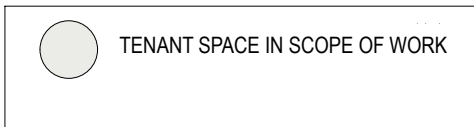
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FOR REFERENCE ONLY



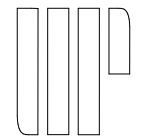
LEGEND



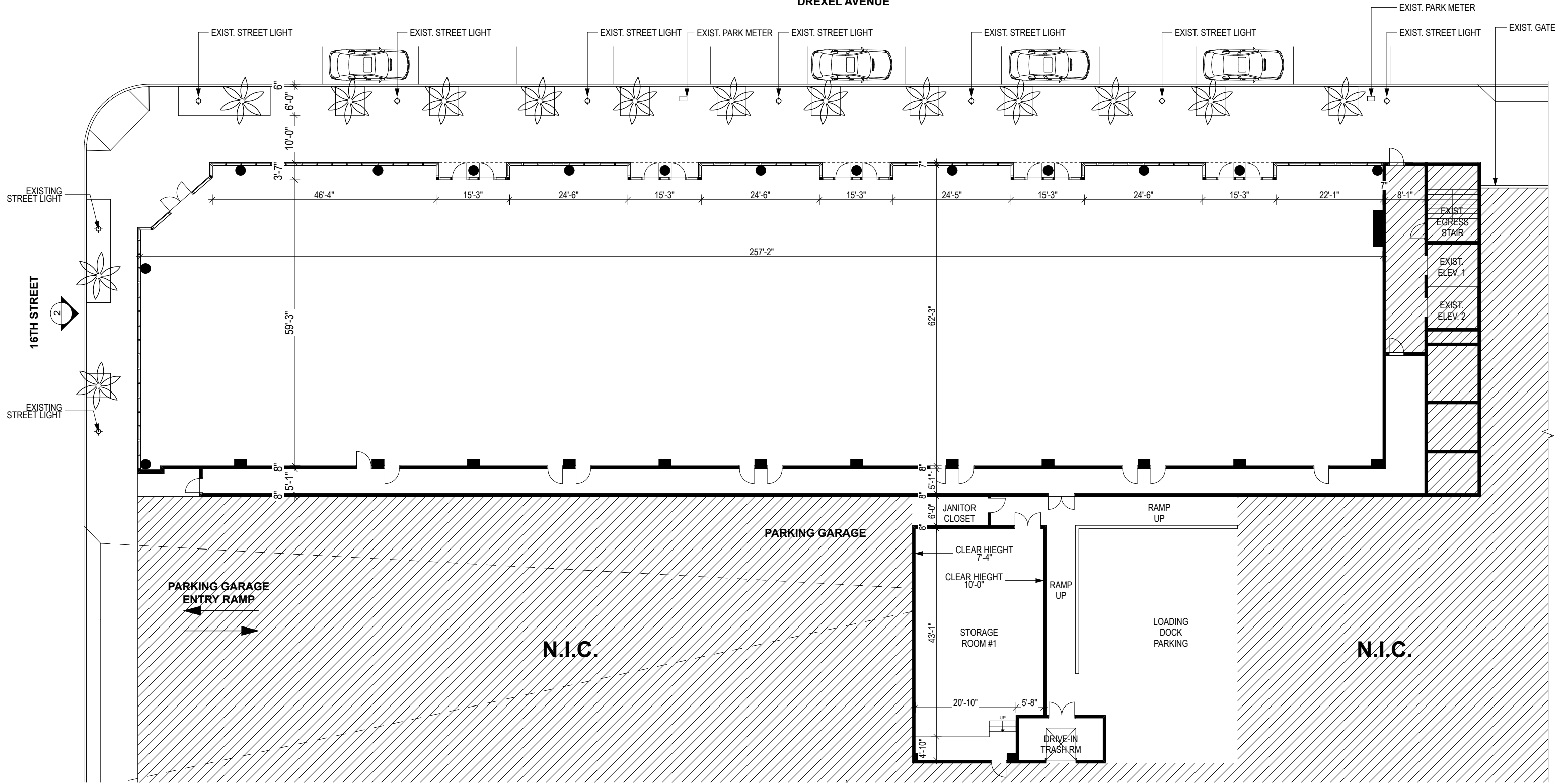
EXISTING USE PLAN

SCALE: 1" = 30'

1



1
DREXEL AVENUE

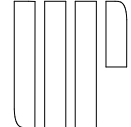


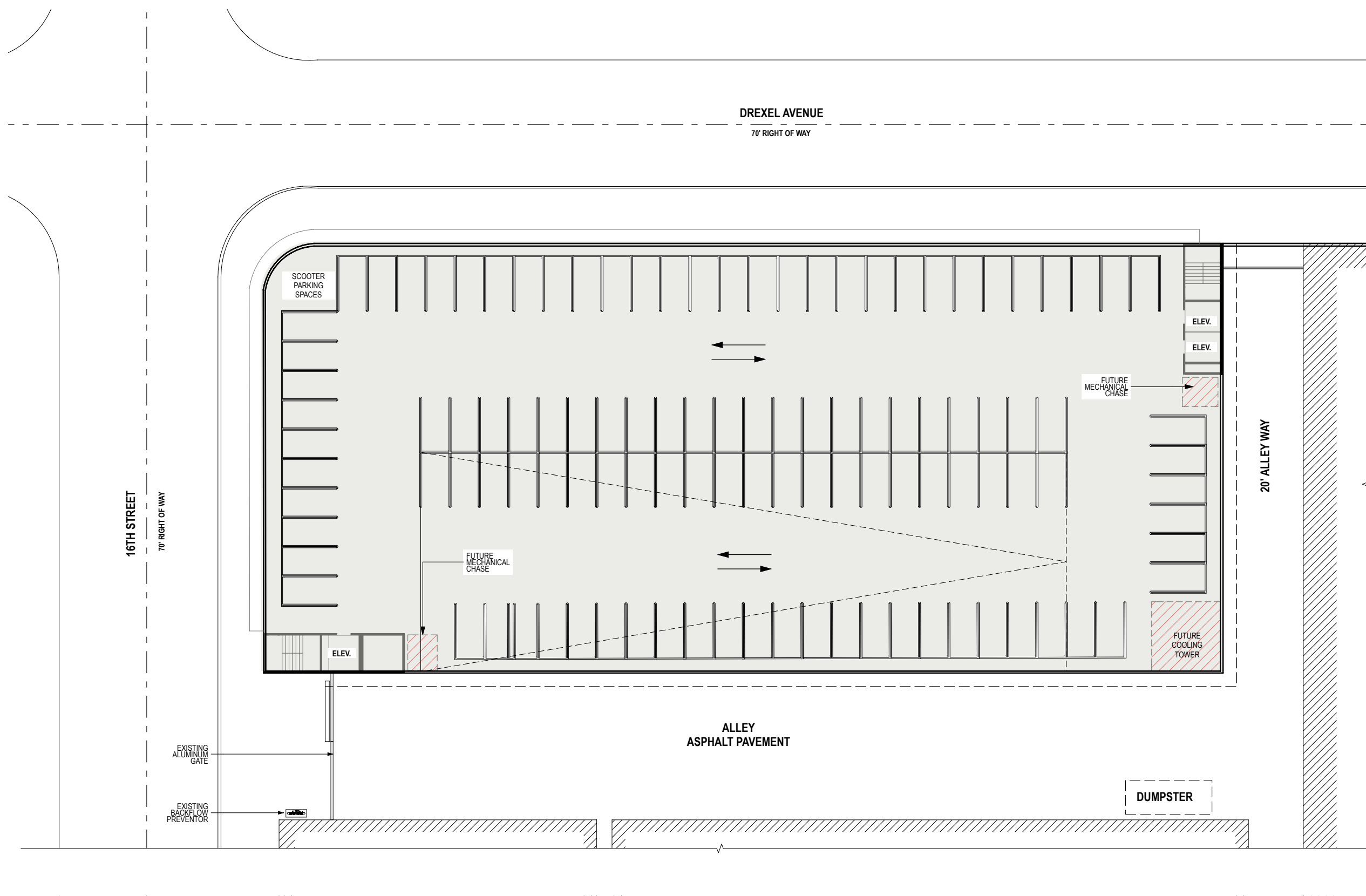
FOR REFERENCE ONLY

1 EXSITING GROUND LEVEL
SCALE: 1" = 20'

NOTE

1. LANDSCAPE IS NOT APPLICABLE. ALL EXISTING STREET LANDSCAPE MATERIAL, LIGHTING, IRRIGATION, CURBS, AS WELL AS UNDERGROUND AND OVER HEAD UTILITIES WILL REMAIN AS IS.
2. HARDSCAPE IS NOT APPLICABLE. ALL EXISTING PAVING MATERIAL WILL REMAIN AS IS.



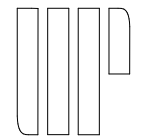


EXISTING ROOF PLAN

1



NOT TO SCALE



DREXEL AVENUE

16TH STREET

20' ALLEY WAY

1601 DREXEL
RETAIL SPACE (GROUND FLOOR)
F.F.E. 5.00' NGVD
BLDG HEIGHT = 62.10'

PARKING GARAGE
ENTRY

PARKING GARAGE

ELEVATOR
FIRE COMMAND ROOM

EXISTING
17 BICYCLE SPACES

JANITOR
CLOSET

CLEAR HIEGHT
7'-4"

CLEAR HIEGHT
10'-0"

STORAGE
ROOM

DRIVE-IN
TRASH RM

RAMP
UP

LOADING
DOCK
PARKING


LOADING
DOCK
PARKING

FPL VAULT
F.F.E. 6.95'

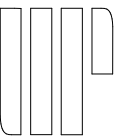
DEMOLITION KEY

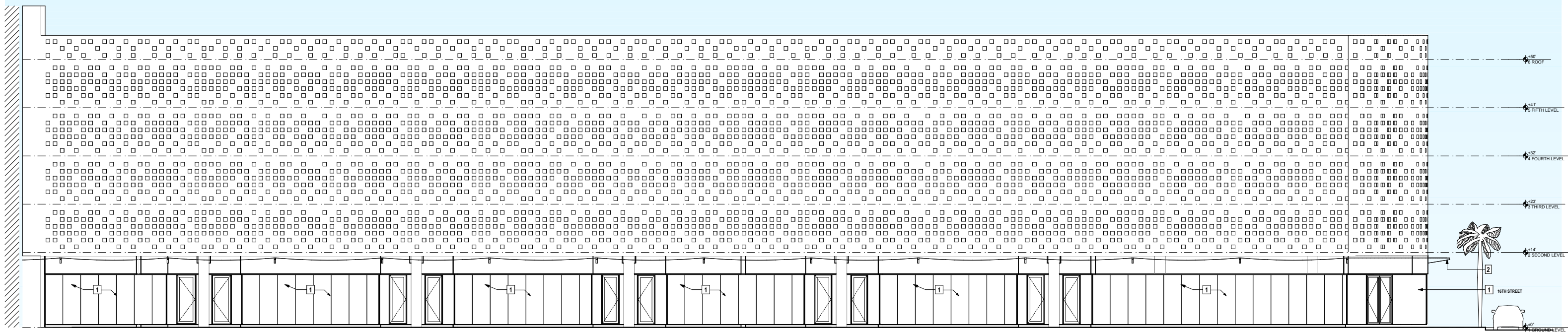
- 1 DEMOLITION OF EXISTING STOREFRONT
- 2 REMOVAL OF EXISTING CANVAS OVERHANG

LEGEND

-  TENANT SPACE IN SCOPE OF WORK

1 DEMOLITION PLAN
SCALE: 1" = 20'

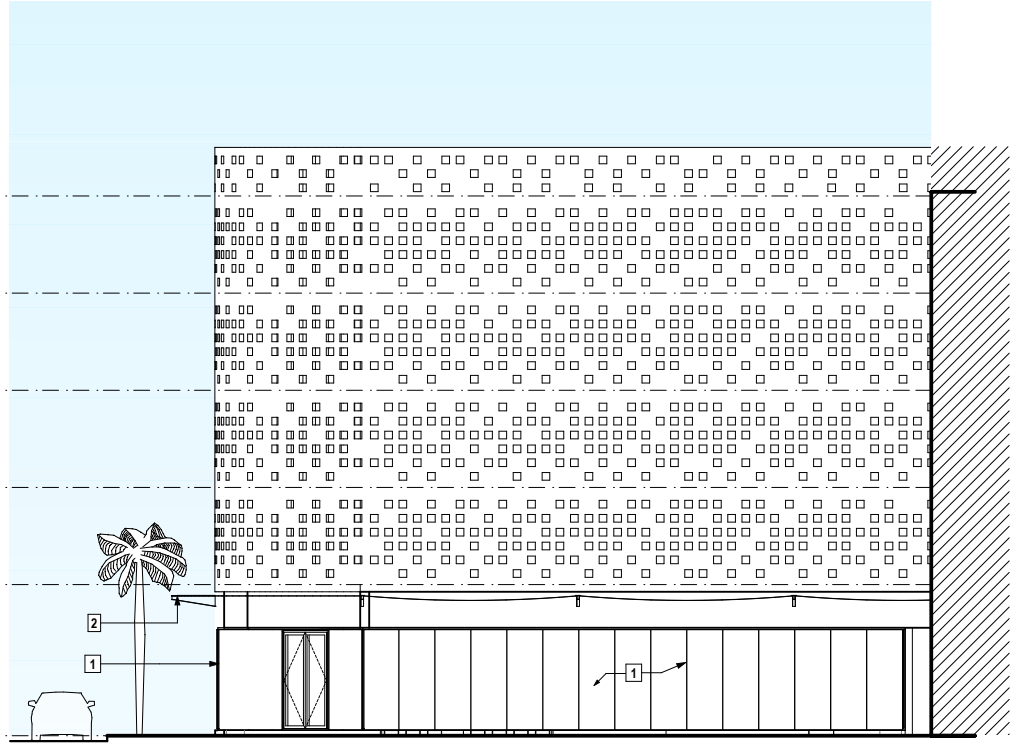




EXISTING/DEMO WEST ELEVATION

1

NOT TO SCALE



EXISTING/DEMO SOUTH ELEVATION

2

NOT TO SCALE

DEMOLITION KEY

1	DEMOLITION OF EXISTING STOREFRONT
2	REMOVAL OF EXISTING CANVAS OVERHANG

