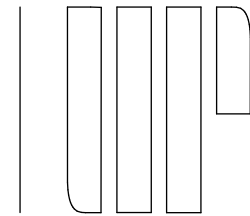




1333 DADE BLVD
MIAMI BEACH, FL
DESIGN REVIEW BOARD
FINAL SUBMITTAL
DRB23-0985





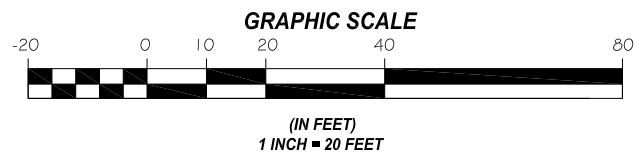
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

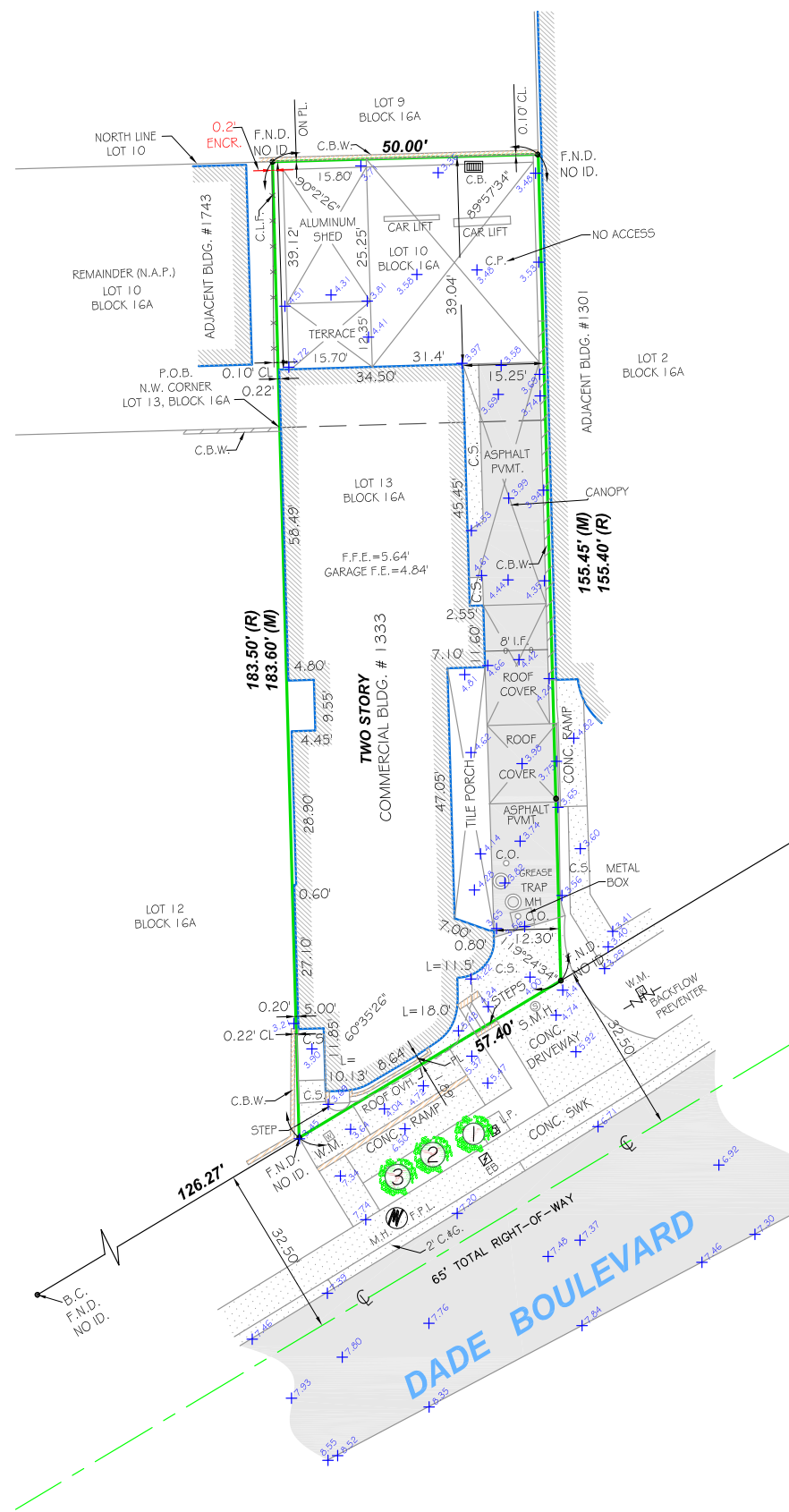
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2860
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY (TOPOGRAPHIC SURVEY WITH TREES)



LOCATION SKETCH
SCALE = N.T.S.



LEGAL DESCRIPTION:

ALL OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND BEGINNING AT THE NORTHWEST CORNER OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHERLY ALONG A PROLONGATION OF THE WEST LINE OF SAID LOT 13, A DISTANCE OF 50 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 16-A OF SAID SUBDIVISION; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH SAID POINT IS THE SAME AS THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE NORTH LINE OF SAID LOT 13 OF THE POINT OF BEGINNING.

TREE TABLE			
No.	Name	Diameter (Ft.)	Height (Ft.)
1	BLACK OLIVE	0.3	12
2	BLACK OLIVE	0.3	12
3	BLACK OLIVE	0.3	12

CONVERSION:
NAVD 1988 + 1.55' = NGVD 1929
NGVD 1929 - 1.55' = NAVD 1988

AREA:
GROSS LOT AREA = ± 8,476 SQ. FT.
= ± 0.194 ACRES

ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- ALR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- BLDG = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAR
- C.D. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PARCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- D.S. = DEGREES
- EB = ELECTRIC BOX
- E.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR HEIGHT
- H.A.E. = HURDLE AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LOCKED BUSINESS
- LP = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- ' = MINUTES
- (M) = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D. OR M.A.D. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # or NO = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- P.L. = PLASTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUNDING CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W. = PARWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- (R) = RECORD DISTANCE
- R.S. = RECORD
- RES. = RESIDENCE
- R.O. = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- RANGE = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- " = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- WM. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W. = WATER
- W. = MONUMENT LINE
- Δ = CENTER LINE
- Δ = DELTA

PROPERTY ADDRESS:
1333 DADE BOULEVARD,
MIAMI BEACH, FLORIDA, 33139

CERTIFICATION:
QRIAR OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY
KELLERMANN VARELA PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FT.
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 08/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # C-100. LOCATOR NO. 3235 S @ DADE BLVD - 25' SOUTH OF CL OF EASTBOUND LANE AND WEST AVE - BRIDGE OVER COLLINS CANAL; ELEVATION IS 11.05 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS BOUNDARY SURVEY (TOPOGRAPHIC SURVEY WITH TREES) OF THE PROPERTY DESCRIBED HEREON, HAS BEEN RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2024.02.21
15:18:17 -05'00'
06/15/2023

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISOR ON: UPDATE SURVEY 06/15/2023
REVISOR ON: UPDATE SURVEY 02/07/2023
REVISOR ON: UPDATE SURVEY 12/11/2019
REVISOR ON: ORIGINAL SURVEY 04/27/2012

- LEGEND**
- O-H- = OVERHEAD UTILITY LINES
 - X-X-X-X- = CONCRETE BLOCK WALL
 - X-X-X-X- = CHAIN LINK FENCE
 - O-O-O-O- = IRON FENCE
 - #-#-#-#-#- = WOOD FENCE
 - ||-||-||-||- = BUILDING SETBACK LINE
 - ||-||-||-||- = UTILITY EASEMENT
 - ||-||-||-||- = LIMITED ACCESS RW
 - ||-||-||-||- = NON-VEHICULAR ACCESS RW
 - ||-||-||-||- = EXISTING ELEVATIONS

DRAWN BY: DP/TD/IG
FIELD DATE: 06/15/2023
SURVEY NO.: 12-001136-4
SHEET: 1 OF 1

Digitally signed by
CARLOS M IBARRA
Date: 2024.02.21
15:18:50 -05'00'

FUTURE CROWN OF ROAD

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Dade Blvd at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

FUTURE ADJUSTED GRADE

(Midpoint elevation between the Future Crown of Road and the base flood elevation plus minimum freeboard)	
FUTURE CROWN OF ROAD 2025	4.4' NAVD + 1.55 = 5.95' NGVD
BASE FLOOD ELEVATION + FREEBOARD	BFE + 4'-0" = 10.45' NAVD / 12.00' NGVD
FUTURE ADJUSTED GRADE	(4.4' NAVD + 10.45' NAVD) / 2 = 7.43' NAVD 7.43' NAVD + 1.55 = 8.98' NGVD

PARKING SCHEDULE

USE (PARKING TIER 2 - AREA A*)	OFF-STREET PARKING REQUIREMENT	
	REQUIRED	PROVIDED
RESIDENTIAL		
New construction and/or additions utilized for residential apartments.	1 residential unit = 1 p.s.	1 p.s.
OFFICE *Per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code	No parking required, regardless of square footage. Required parking for office uses may be provided on-site, pursuant to the regulations for parking tier no. 1. Such required parking, if provided for office uses, shall be exempt from FAR. Provided as per parking tier no. 1: 5,200 sf / 400 sf = 13 p.s.	Provided as per parking tier no. 1. : 13 p.s.
TOTAL	14 p.s.	14 p.s.
LOADING REQUIREMENTS		
Office building	Over 5,000 SF but not over 10,000 SF - 1 loading space	9,849.86 SF / 10,000 SF=0.99 1 loading space

*Off-street parking requirements applicable per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code

BICYCLE PARKING SCHEDULE

	REQUIRED		PROVIDED
	SHORT-TERM	LONG-TERM	
COMMERCIAL	1 per business, 4 per project or 1 per 10,000 square feet, whichever is greater 9,956 SF office/10,000 SF=1 bicycle rack. 1 bike rack < 4 bike racks 4 bicycle racks per project	1 per business, or 2 per 5,000 square feet 9,956 SF office/5,000 SF= 2 bicycle racks	6 bicycle racks
RESIDENTIAL	4 per building or 1 per 10 units 1 residential unit = 1 bicycle rack	1 per residential unit 1 residential unit = 1 bicycle rack	2 bicycle racks
TOTAL REQUIRED	5 short-term bicycle racks	3 long-term bicycle racks	8 bicycle racks

*Off-street parking requirements applicable per section 5.2.5. of the Miami Beach Resiliency Code

INDEX OF DRAWINGS PRE-APP 1ST SUBMISSION FINAL SUBMISSION

A-00	COVER DRB		X	X
A-01	SURVEY NGVD	X	X	X
A-02	ZONING DATA	X	X	X
A-03	AERIAL MAP	X	X	X
A-04	PHOTOS KEYPLAN	X	X	X
A-05	SITE PHOTOS	X	X	X
A-06	SITE PHOTOS	X	X	X
A-07	PHOTOS KEYPLAN	X	X	X
A-08	SITE PHOTOS	X	X	X
A-09	SITE PHOTOS	X	X	X
A-10	SITE PHOTOS	X	X	X
A-11	SITE PHOTOS	X	X	X
A-12	FAR DIAGRAMS	X	X	X
A-13	FAR DIAGRAMS		X	X
A-14	GROSS FLOOR AREA		X	X
A-15	GROSS FLOOR AREA			X
A-16	SITE PLAN	X	X	X
A-17	FLOOR PLAN LEVEL 1	X	X	X
A-18	FLOOR PLAN LEVEL 2	X	X	X
A-19	FLOOR PLAN LEVELS 3 TYP.	X	X	X
A-20	FLOOR PLAN LEVEL 4	X	X	X
A-21	FLOOR PLAN LEVEL 5	X	X	X
A-22	FLOOR PLAN LEVEL 6 ROOF	X	X	X
A-23	FLOOR PLAN TOP OF THE ROOF			X
A-24	MATERIAL BOARD		X	X
A-25	LONGITUDINAL SECTION	X	X	X
A-26	CROSS SECTIONS	X	X	X
A-27	WEST ELEVATION	X	X	X
A-28	SOUTH ELEVATIONS	X	X	X
A-29	EAST ELEVATION	X	X	X
A-30	NORTH ELEVATION	X	X	X
A-31	RENDERING	X	X	X
A-32	RENDERING	X	X	X
A-33	RENDERING	X	X	X
A-34	RENDERING	X	X	X
A-35	PARKING ANALYSIS	X	X	X
A-36	PARKING LIFT INFORMATION	X	X	X
A-37	VARIANCE DIAGRAMS		X	X
A-38	VARIANCE DIAGRAMS			X
A-39	SHORT FRONTAGE STANDARDS			X
A-40	MANEUVERABILITY DIAGRAMS			X
A-41	MANEUVERABILITY DIAGRAMS			X

Item#	Zoning Information			
1	Address:	1313 Dade Boulevard, Miami Beach FL 33139		
2	Board and File numbers:	PB23-0641, DRB23-0985		
3	Folio Number(s)	02-3233-012-0671		
4	Year constructed	1941, 1971, 1972, 2011	Zoning District	CD-2 Sunset Harbor
5	Base Floor Elevation	8.00 ft	Grade Value in NGVD	7.76 ft
6	Adjusted Grade (Floor+Grade/2)	7.88	Lot Area	8,476 SF
7	Lot Width	50 ft	Lot Depth	170 ft
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing User	Commercial (Car shop)	Proposed Use	Mixed Use (Residential-Office)

	Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft	N/A	55 ft
11	Number of Stories	n/a	N/A	5
12	FAR	2.0 - 16,900 SF	N/A	1.99 -16,764.83 SF
13	Floor Area	16,952 SF	N/A	16,764.83 SF
14	Gross Area	N/A	N/A	25,491.93 SF
15	Square footage by use	N/A	N/A	N/A
16	Number of Units, Residential	19 units	N/A	1 units
17	Number of Units, Hotel	N/A	N/A	N/A
18	Number of Seats	N/A	N/A	N/A
19	Occupancy Load	please see a separate chart		

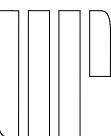
	Setbacks	Required	Existing	Proposed	Deficiencies
At grade parking (Level 1):					
20	Front Setback - South (Dade Blvd)	0'-0"	N/A	5'-0"	
21	Rear Setback - North	5'-0"	N/A	13'-2"	
22	Side Setback - East	0'-0"	N/A	0'-0"	
23	Side setback - West	0'-0"	N/A	0'-0"	
Pedestal (Level 2 to Level 6 Roof):					
24	Front Setback - South (Dade Blvd)	0'-0"	0'-0"	5'-0"	
25	Rear Setback - North	5'-0"	0'-0"	15'-0"	
26	Side Setback - East	0'-0"	0'-0"	5'-3"	
27	Side setback - West	0'-0"	0'-0"	15'-0"	
Tower:					
28	Front Setback - South (Dade Blvd)	0'-0"	N/A	N/A	
29	Rear Setback - North	5'-0"	N/A	N/A	
30	Side Setback - East	0'-0"	N/A	N/A	
31	Side setback - West	0'-0"	N/A	N/A	

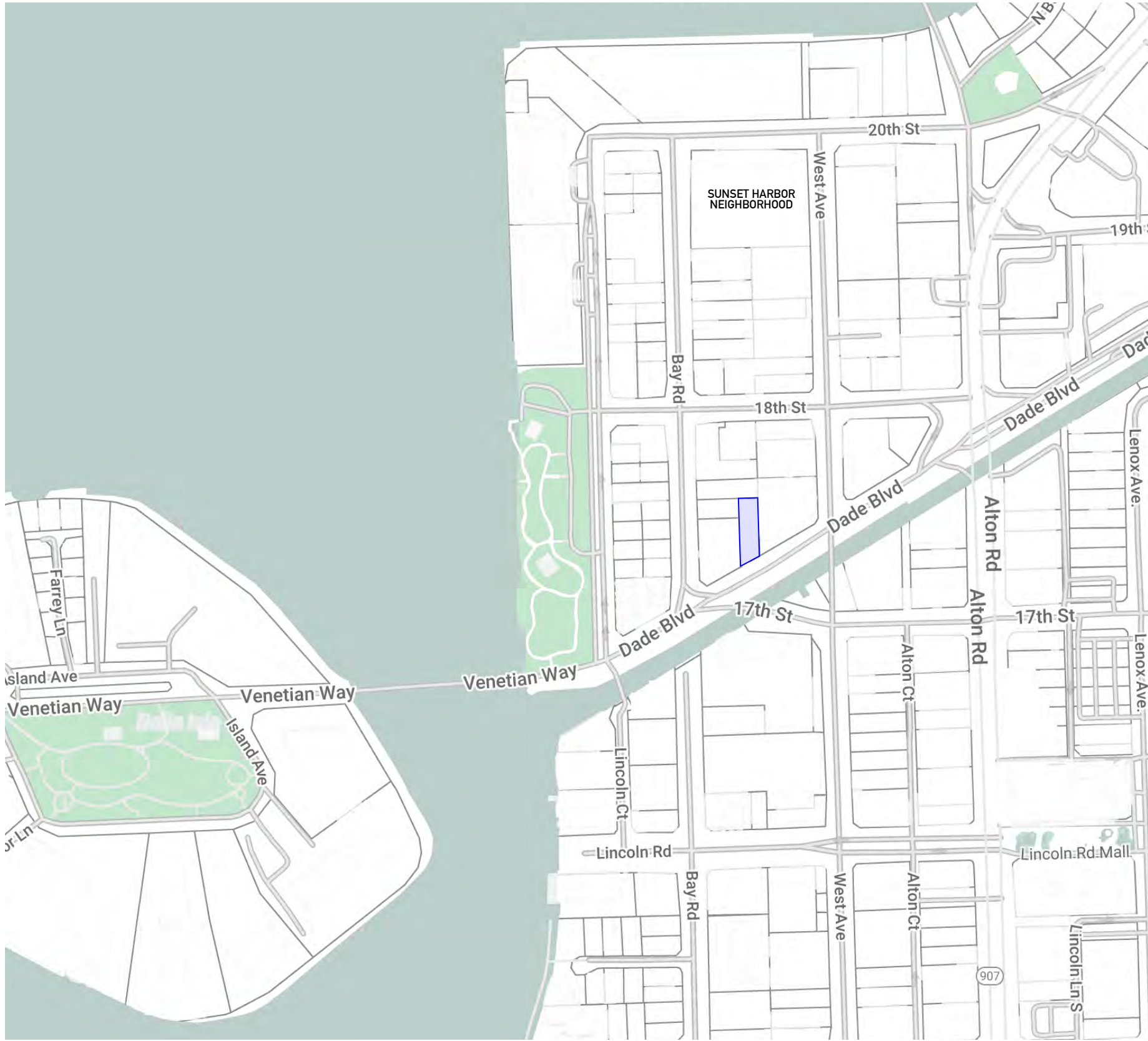
	Parking	Required	Existing	Proposed	Deficiencies
32	Parking District		Parking Tier 2 Area A	Parking Tier 2 Area A	
33	Total # of parking spaces	1	N/A	14	
34	# of parking spaces required	1	N/A	14 p.s.(see parking schedule at left)	
35	Parking Space Dimensions		N/A	8.5ftx16ft per 5.3.2.e.; mechanical lifts 8.5ftx18ft	
36	Parking Space Configurations (45°, 60°, 90°, parallel)	N/A	N/A	90 degree	
37	ADA Spaces	1	N/A	1	
38	Tandem Spaces	N/A	N/A	N/A	
39	Drive Aisle Width	22'-0"	N/A	12'-0"	Drive aisle variance requested
40	Valet Drop Off and Pick up	Valet	N/A	Valet	
41	Loading Zones and Trash Collection Areas	1 (less than 10,000 SF for office use)	N/A	1	
42	Bike racks (see bicycle schedule)	8 bike racks	N/A	8 bike racks	

	Use	Required	Existing	Proposed	Deficiencies
43	Type of use	Sec. 142-307 (d) Min 25% Residential to pursue 2.0 FAR	Commercial	Residential/ Office	
44	Total # of Seats				
45	Total # of Seats per venue				
46	Total Occupant Content				
47	Occupant content per venue (provide a separate chart for a breakdown calculation)				

48	Is this a contributing building?	No
49	Located within a Local Historic District?	No
50	Future Crown of Non-State Road in NGVD 2025	4.4' NAVD + 1.55 = 5.95' NGVD (see Table 1)

Notes: if not applicable write N/A. all other data/information may be required and presented like the above format.

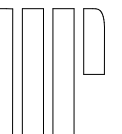




AREA MAP

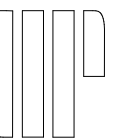


HALF MILE RADIUS MAP





PHOTOS KEY PLAN

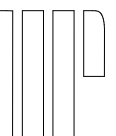




1. SITE AERIAL PHOTO BEFORE DEMOLITION



2. SITE AERIAL PHOTO BEFORE DEMOLITION





02-06-2023

3. VIEW TOWARDS BAY ROAD



02-06-2023

4. VIEW TOWARDS COLLINS CANAL



02-06-2023

5. VIEW TOWARDS SUNSET HARBOUR NEIGHBORHOOD



02-06-2023

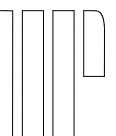
6. VIEW TOWARDS DADE BOULEVARD

A-06

SITE PHOTOS

3/10/2024

1333 DADE BLVD
SCHEMATIC DESIGN
URBAN ROBOT © 2024





PHOTOS KEY PLAN





01-31-2024

7. VIEW TOWARDS CONSTRUCTION SITE



01-31-2024

8. SOUTH VIEW FROM BAY ROAD



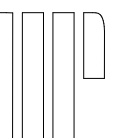
01-31-2024

9. ADJACENT TOWING BUILDING



01-31-2024

10. ADJACENT SCOOTER RENTAL BUILDING

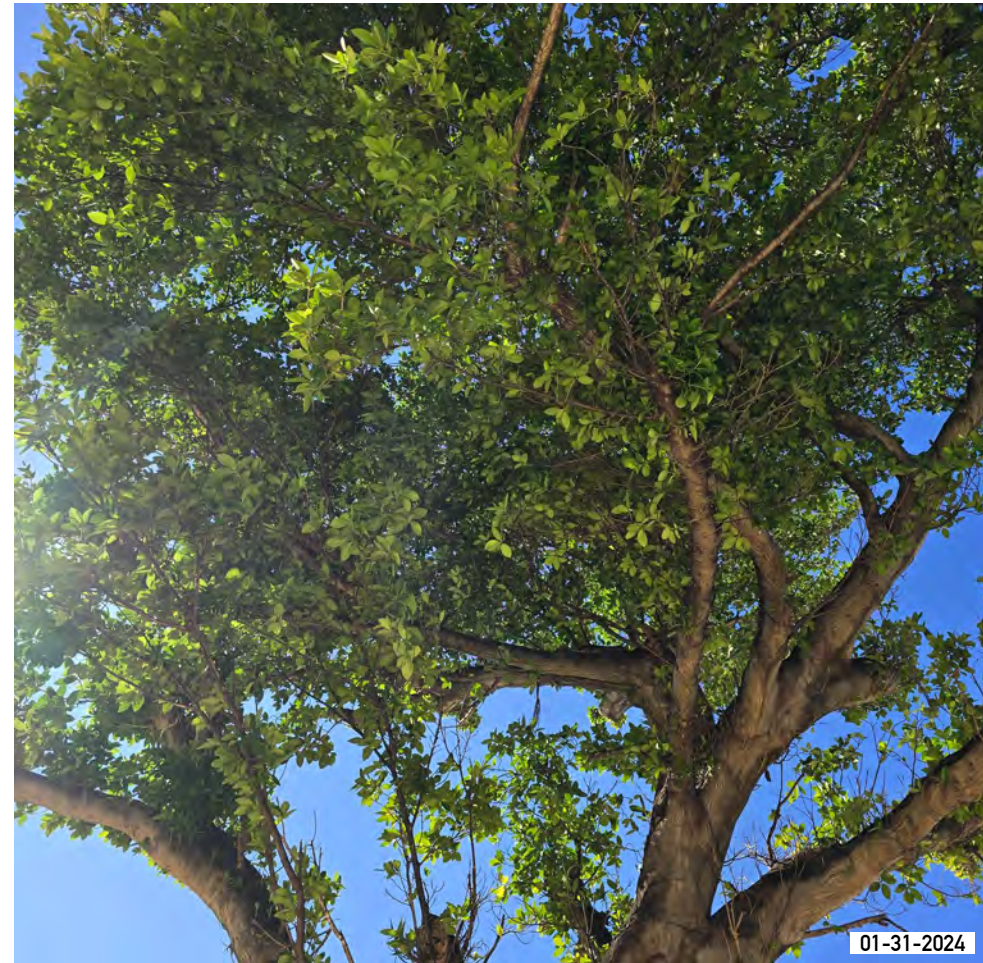




11. VIEW OF TREE ON ADJACENT LOT



12. CLOSE UP VIEW OF ADJACENT TREE



13. CLOSE UP VIEW OF ADJACENT TREE



14. SOUTH WEST CORNER OF SITE



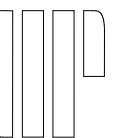
15. SOUTH ENTRANCE AND RAMP



16. ACCESSIBLE RAMP AT FRONT OF LOT



17. FRONT VIEW FROM DADE BOULEVARD





18. VIEW TOWARDS PUBLIC STORAGE



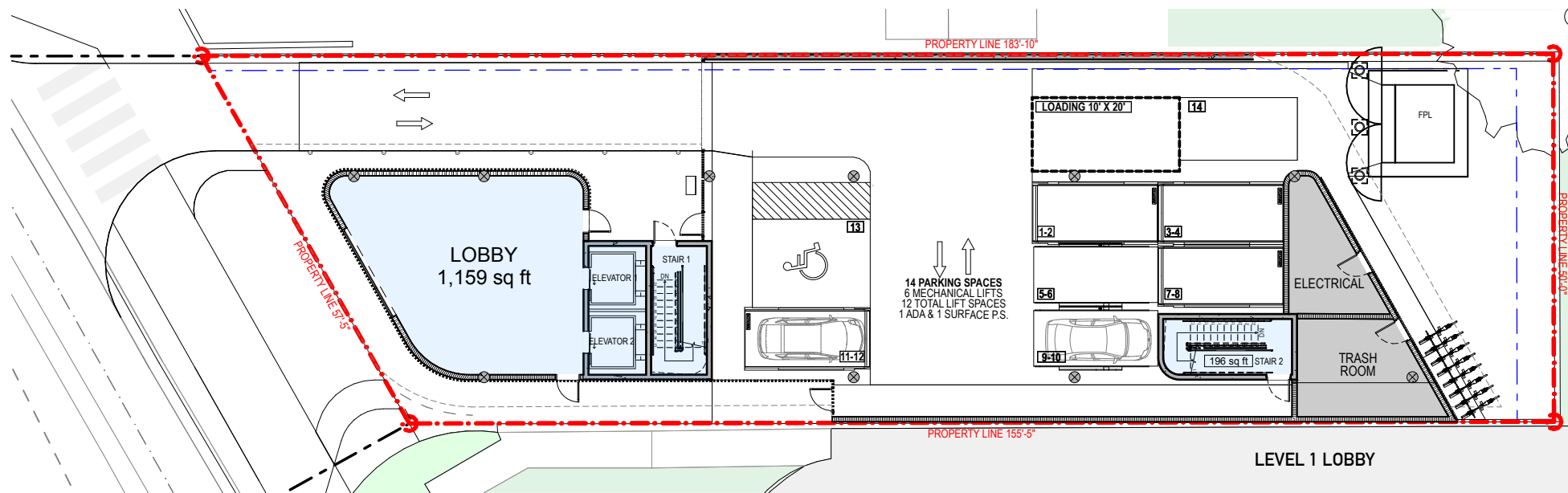
19. VIEW FROM CORNER OF DADE BOULEVARD AND WEST AVENUE



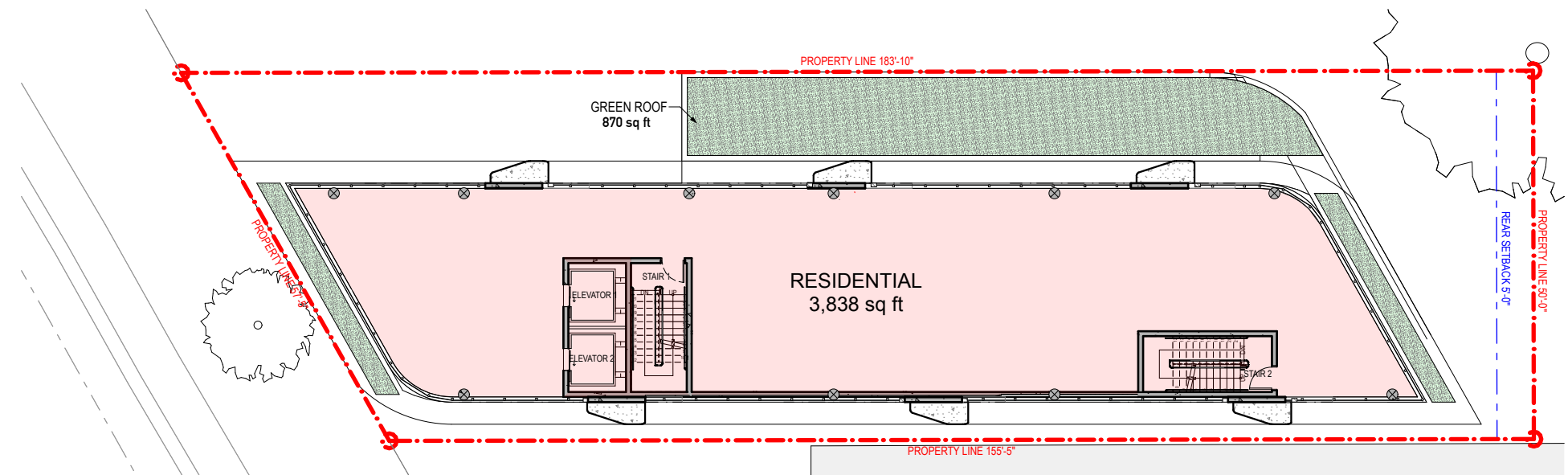
20. VIEW TOWARDS PUBLIC STORAGE



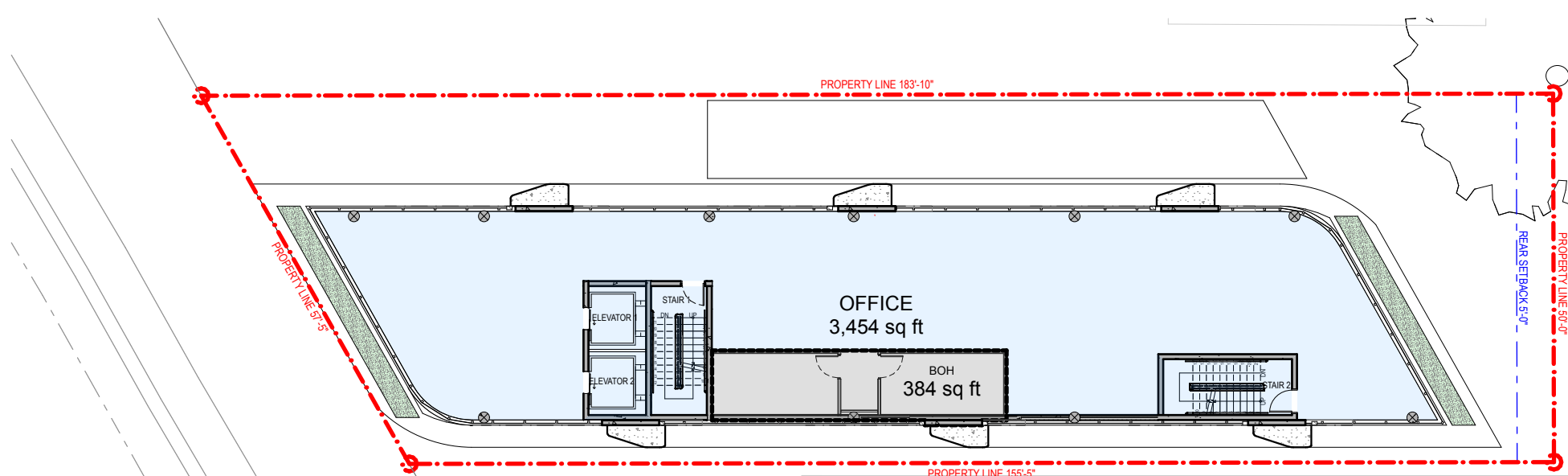
21. CORNER ENTRANCE FROM DADE BOULEVARD AND WEST AVENUE



LEVEL 1 LOBBY



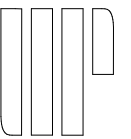
LEVEL 2 RESIDENTIAL

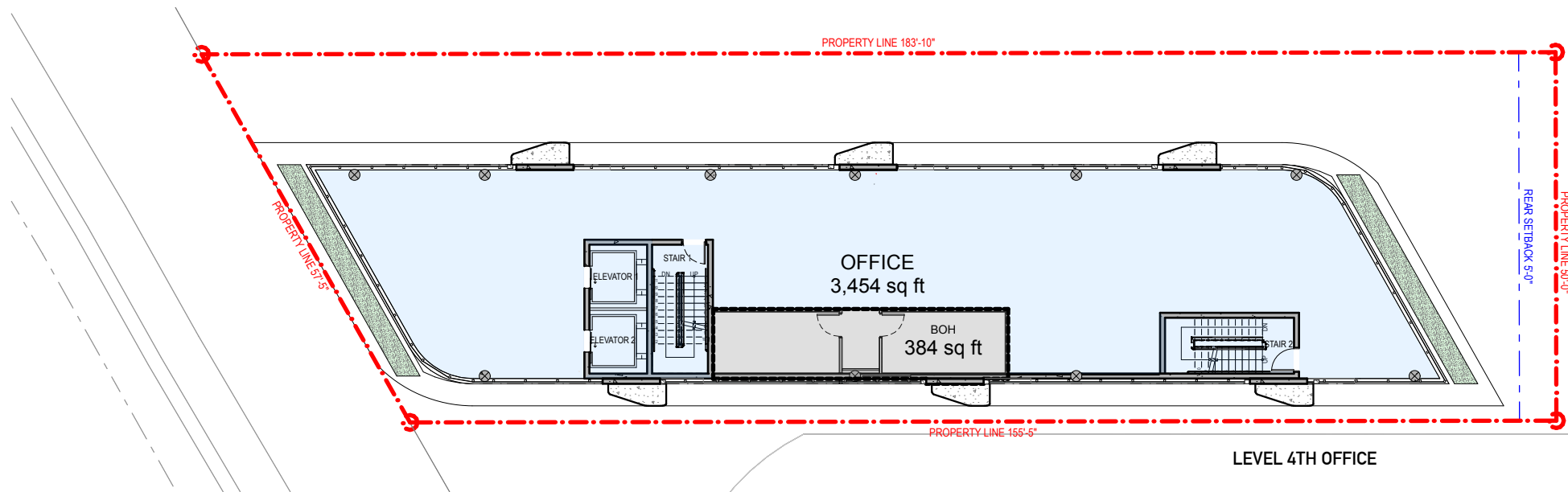


LEVEL 3 OFFICE

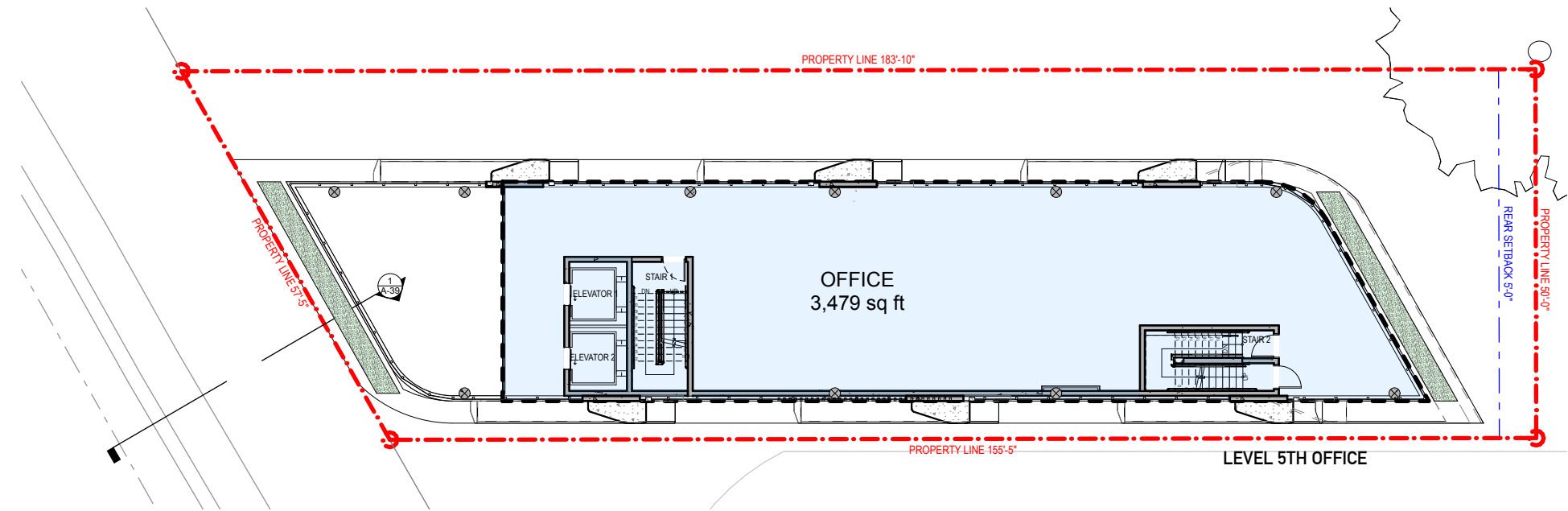
FLOOR AREA BY USE		
NAME	AREA	PERCENTAGE
BOH	1,151.88	7%
LOBBY	1,354.27	8%
OFFICE	9,849.86	59%
RESI	4,408.82	26%
	16,764.83 ft²	100 %

FAR CHART	
LEVEL	AREA
GROUND LEVEL	1,354.27
LEVEL 2 RESIDENTIAL	3,837.87
LEVEL 3RD OFFICE	3,838.19
LEVEL 4TH OFFICE	3,838.19
LEVEL 5TH OFFICE	3,325.36
ROOF LEVEL	570.95
FAR TOTAL	16,764.83 ft²

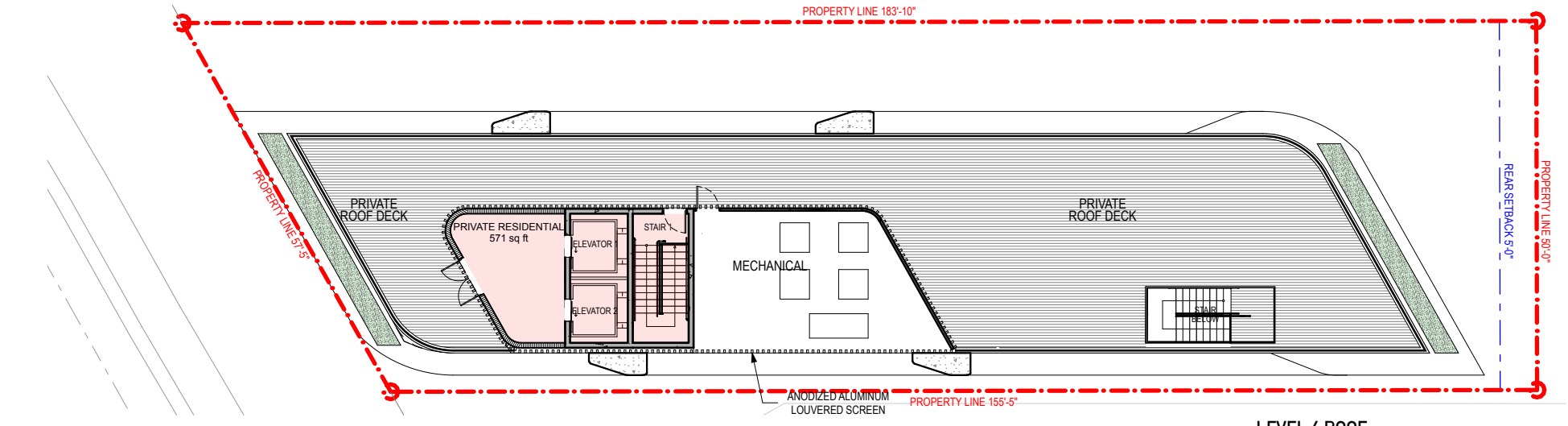




LEVEL 4TH OFFICE



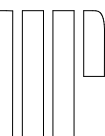
LEVEL 5TH OFFICE

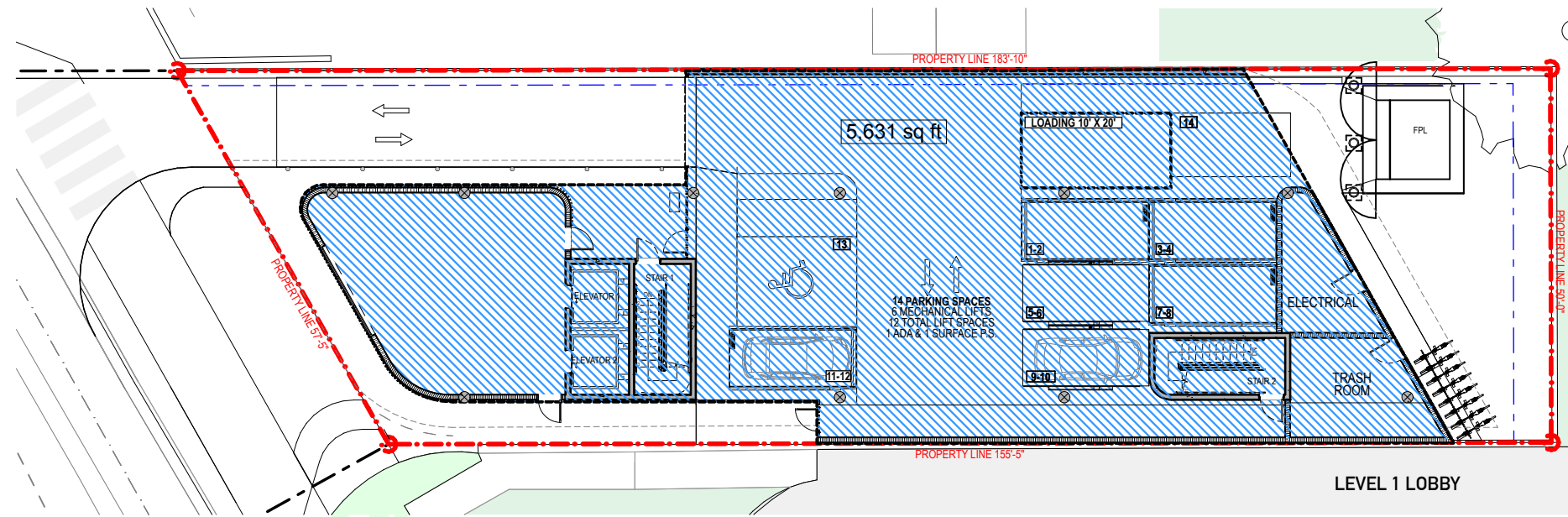


LEVEL 6 ROOF

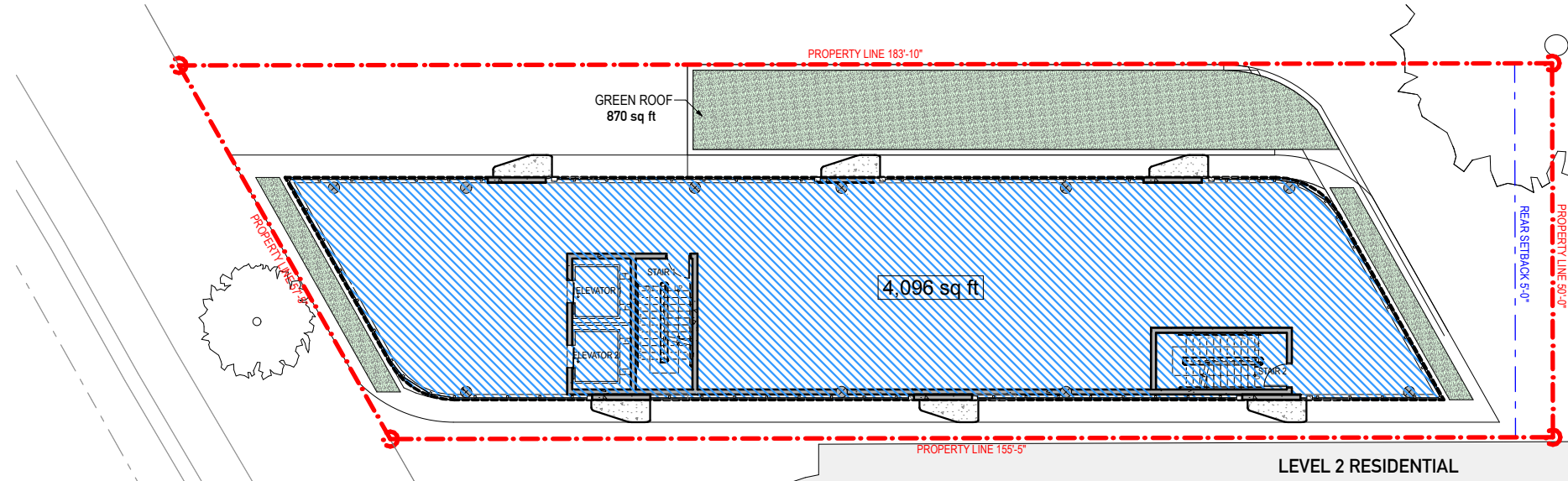
FLOOR AREA BY USE		
NAME	AREA	PERCENTAGE
BOH	1,151.88	7%
LOBBY	1,354.27	8%
OFFICE	9,849.86	59%
RESI	4,408.82	26%
	16,764.83 ft²	100 %

FAR CHART	
LEVEL	AREA
GROUND LEVEL	1,354.27
LEVEL 2 RESIDENTIAL	3,837.87
LEVEL 3RD OFFICE	3,838.19
LEVEL 4TH OFFICE	3,838.19
LEVEL 5TH OFFICE	3,325.36
ROOF LEVEL	570.95
FAR TOTAL	16,764.83 ft²

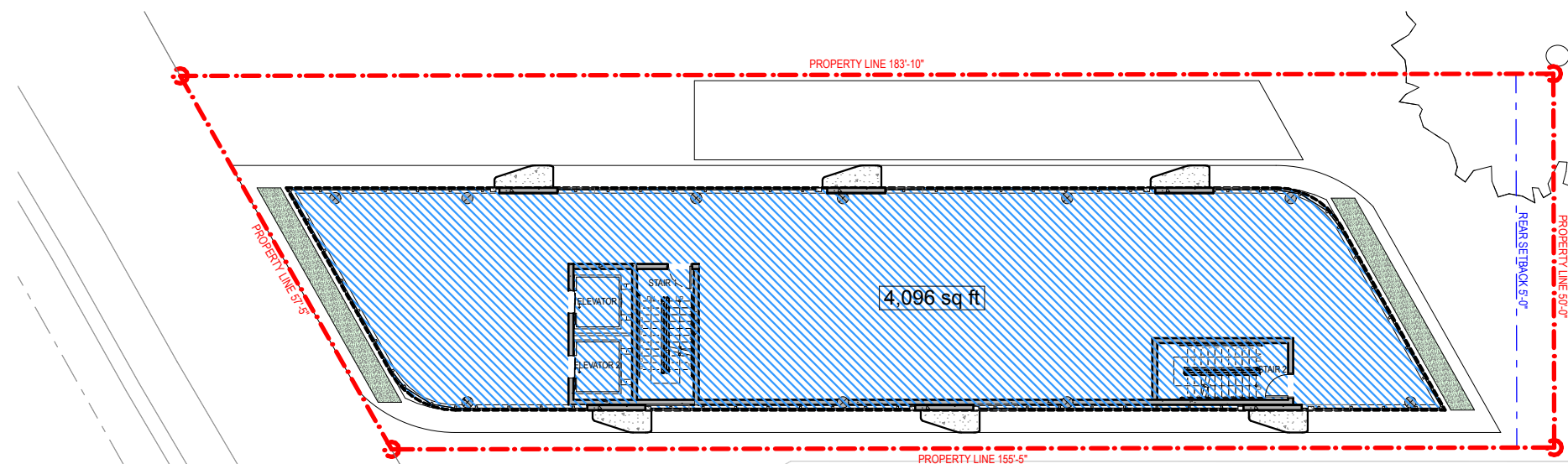




LEVEL 1 LOBBY



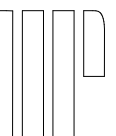
LEVEL 2 RESIDENTIAL

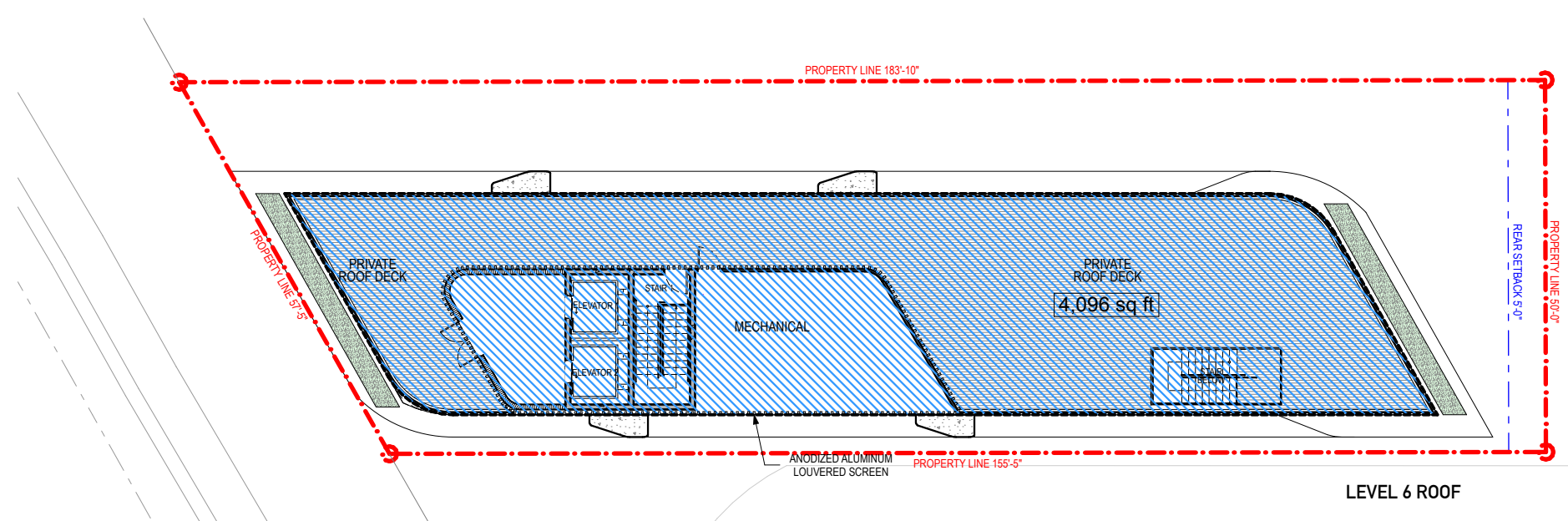
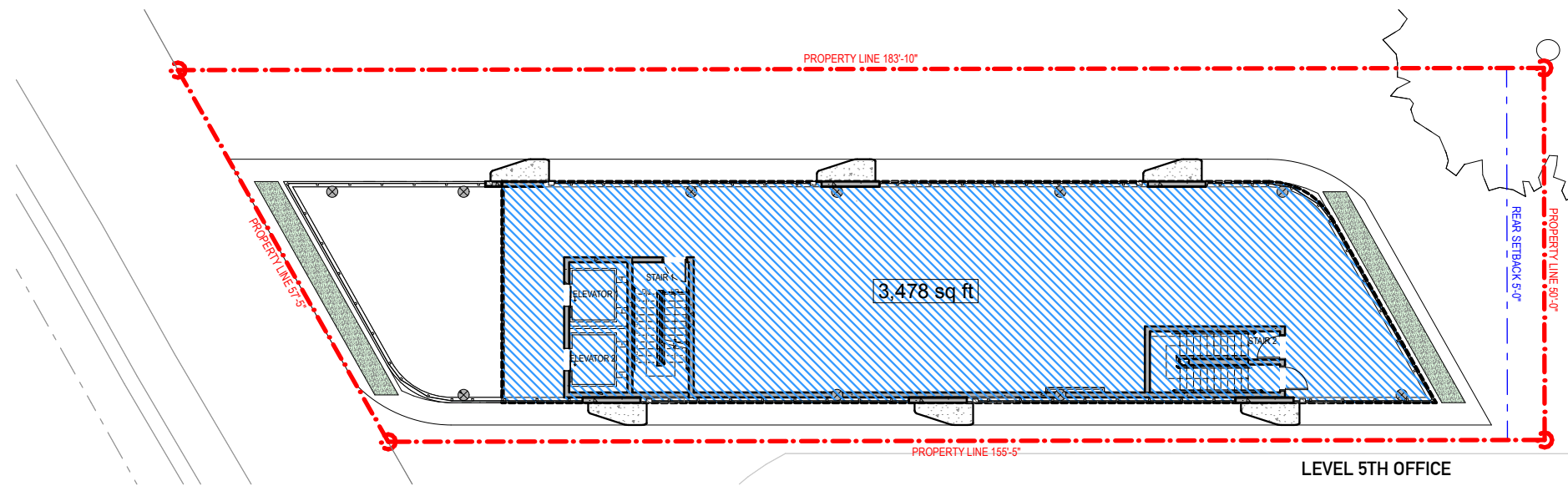
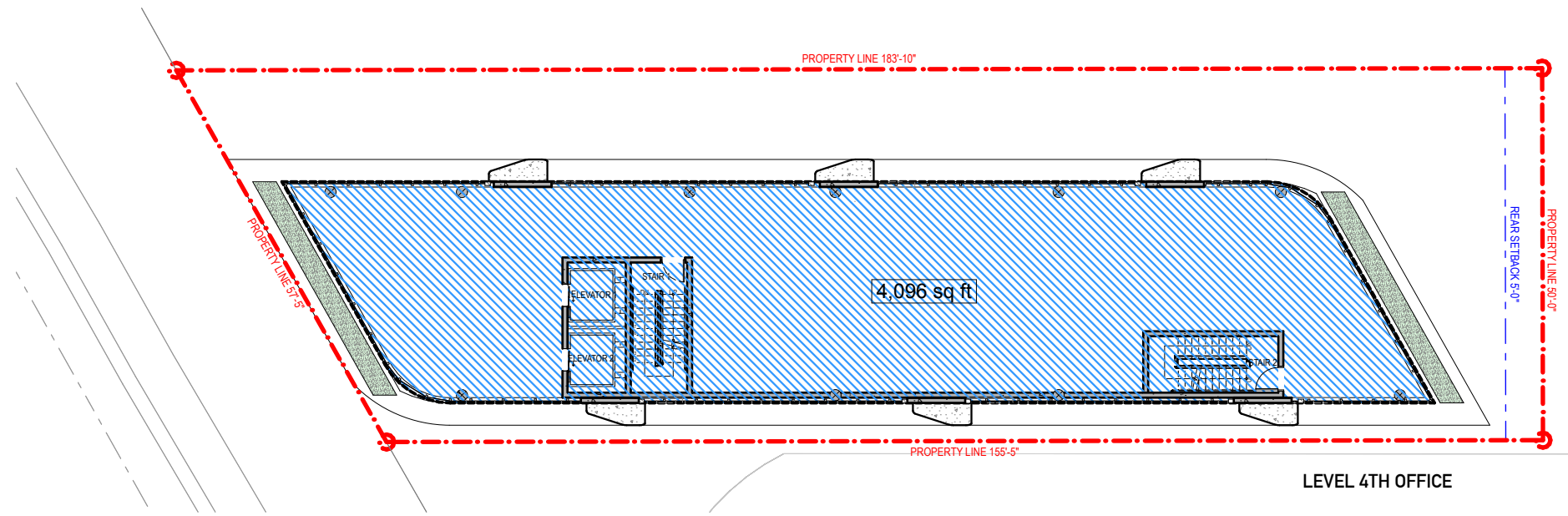


LEVEL 3 OFFICE

GROSS FLOOR AREA

LOCATION	NAME	AREA
GROUND LEVEL	GROSS FAR	5,630.78
LEVEL 2 RESIDEN...	GROSS FAR	4,095.73
LEVEL 3RD OFFICE	GROSS FAR	4,095.73
LEVEL 4TH OFFICE	GROSS FAR	4,095.73
LEVEL 5TH OFFICE	GROSS FAR	3,478.23
ROOF LEVEL	GROSS FAR	4,095.73
TOTAL FAR		25,491.93 ft²





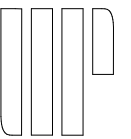
GROSS FLOOR AREA		
LOCATION	NAME	AREA
GROUND LEVEL	GROSS FAR	5,630.78
LEVEL 2 RESIDEN...	GROSS FAR	4,095.73
LEVEL 3RD OFFICE	GROSS FAR	4,095.73
LEVEL 4TH OFFICE	GROSS FAR	4,095.73
LEVEL 5TH OFFICE	GROSS FAR	3,478.23
ROOF LEVEL	GROSS FAR	4,095.73
TOTAL FAR		25,491.93 ft²

A-15

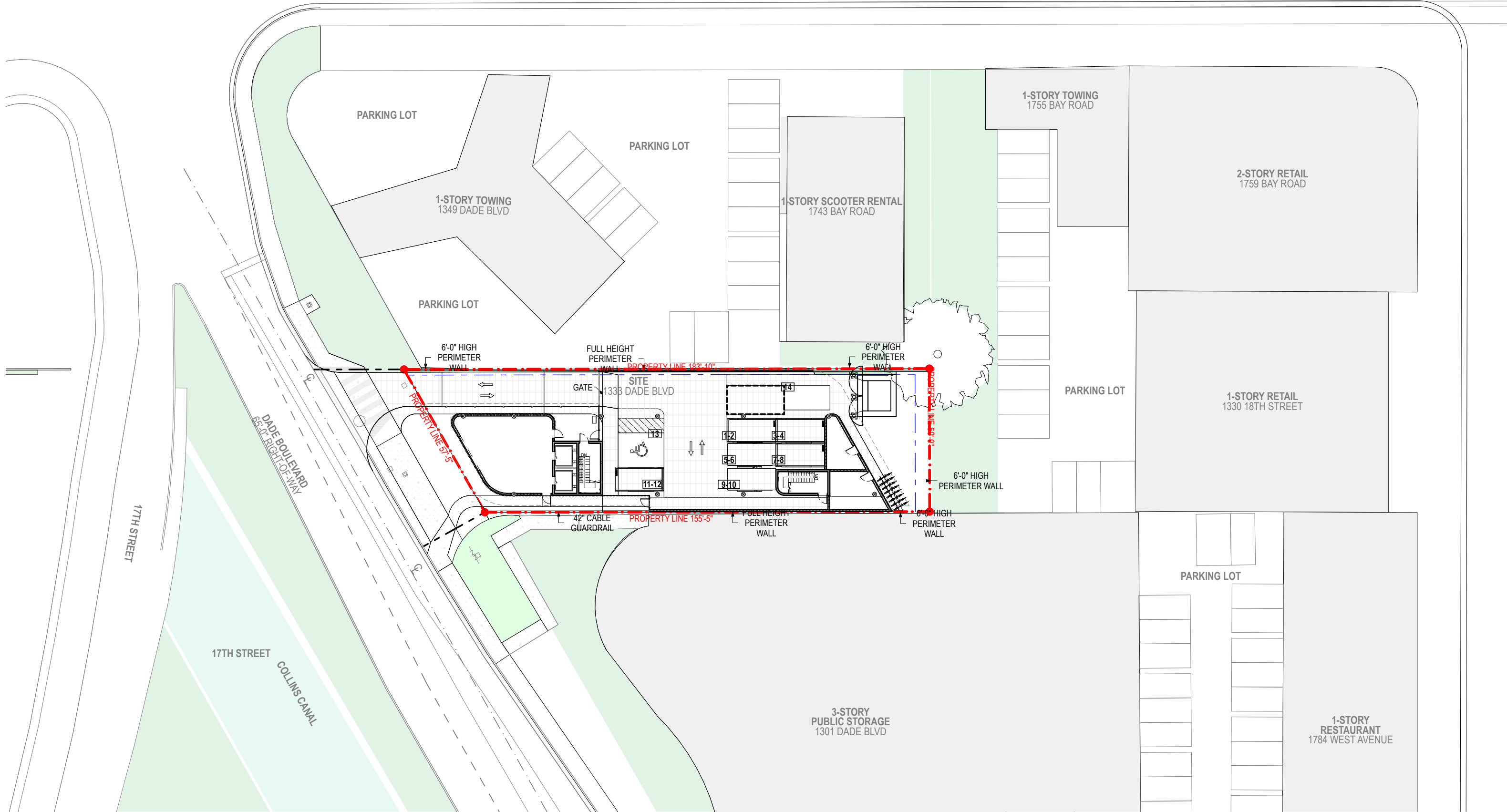
GROSS FLOOR AREA

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BAY ROAD



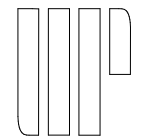
SITE PLAN
 SCALE: 1/32" = 1'-0" 1 Z

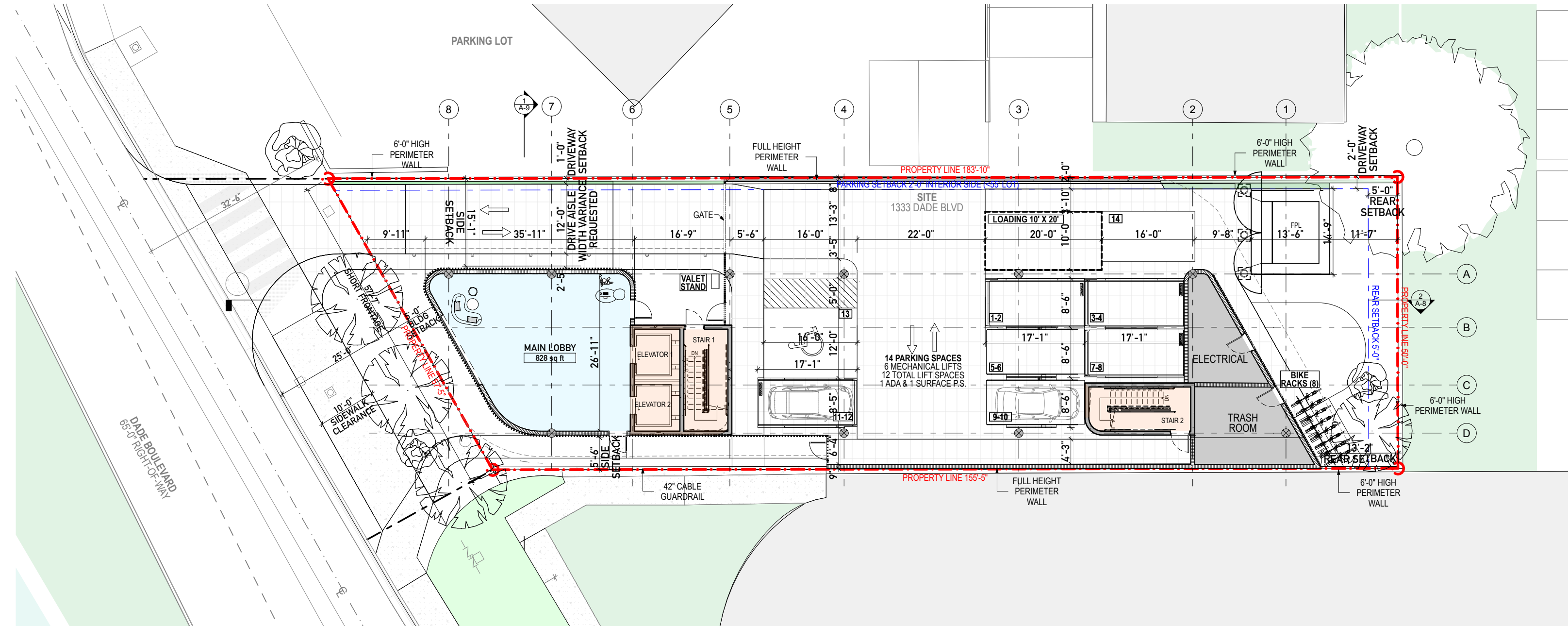
A-16

SITE PLAN

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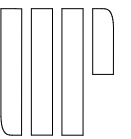
GROUND FLOOR
 SCALE: 1/16" = 1'-0" 1

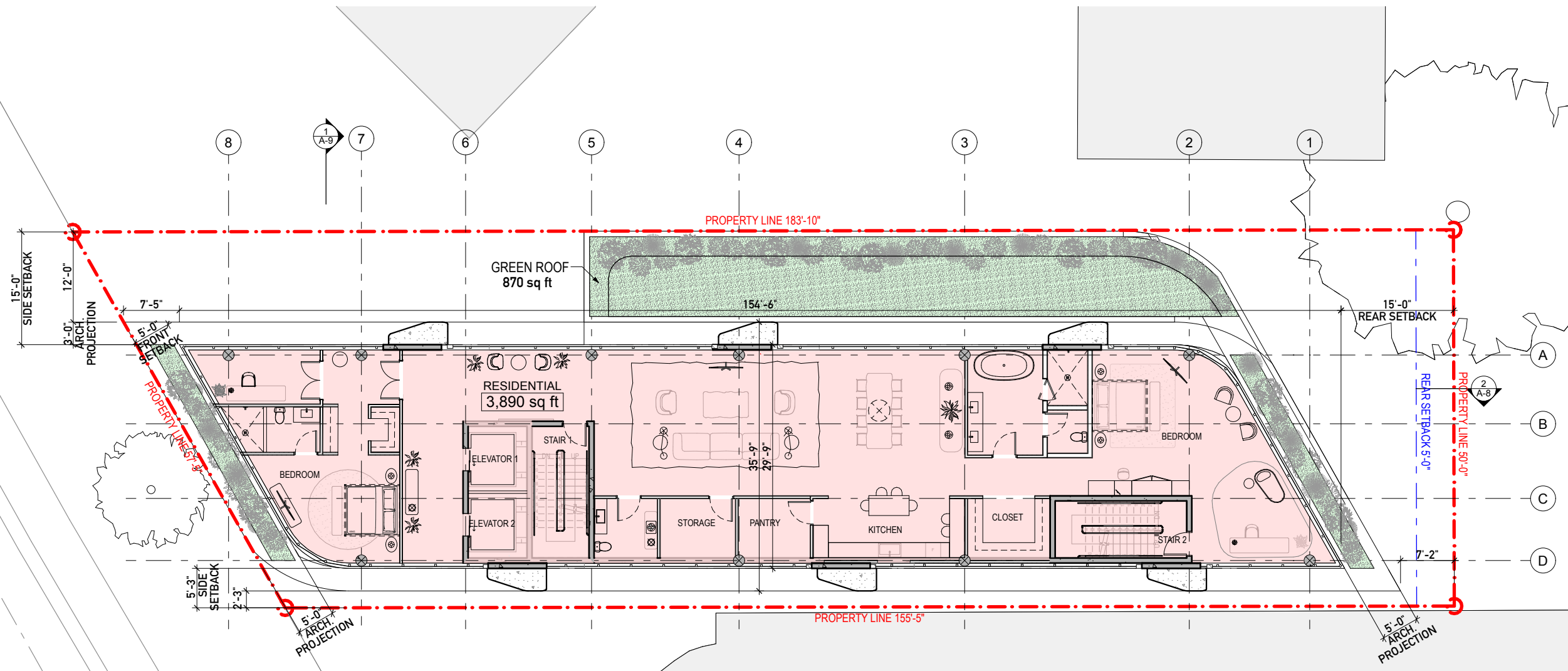
A-17

FLOOR PLAN LEVEL 1

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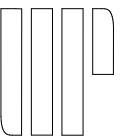
FLOOR PLAN LEVEL 2
 SCALE: 1/16" = 1'-0" 1 Z

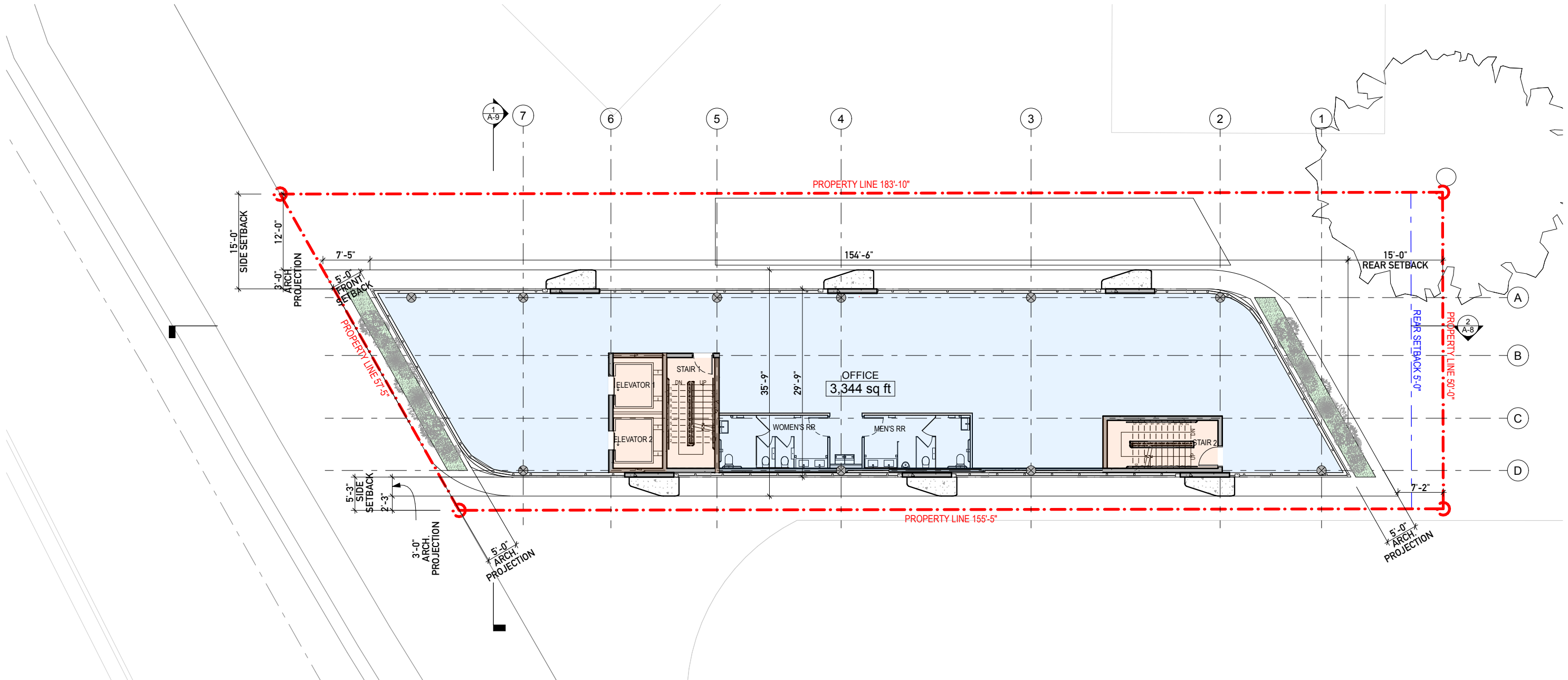
A-18

FLOOR PLAN LEVEL 2

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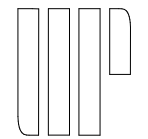
FLOOR PLAN LEVEL 3
 SCALE: 1/16" = 1'-0" 1 ⊕ Z

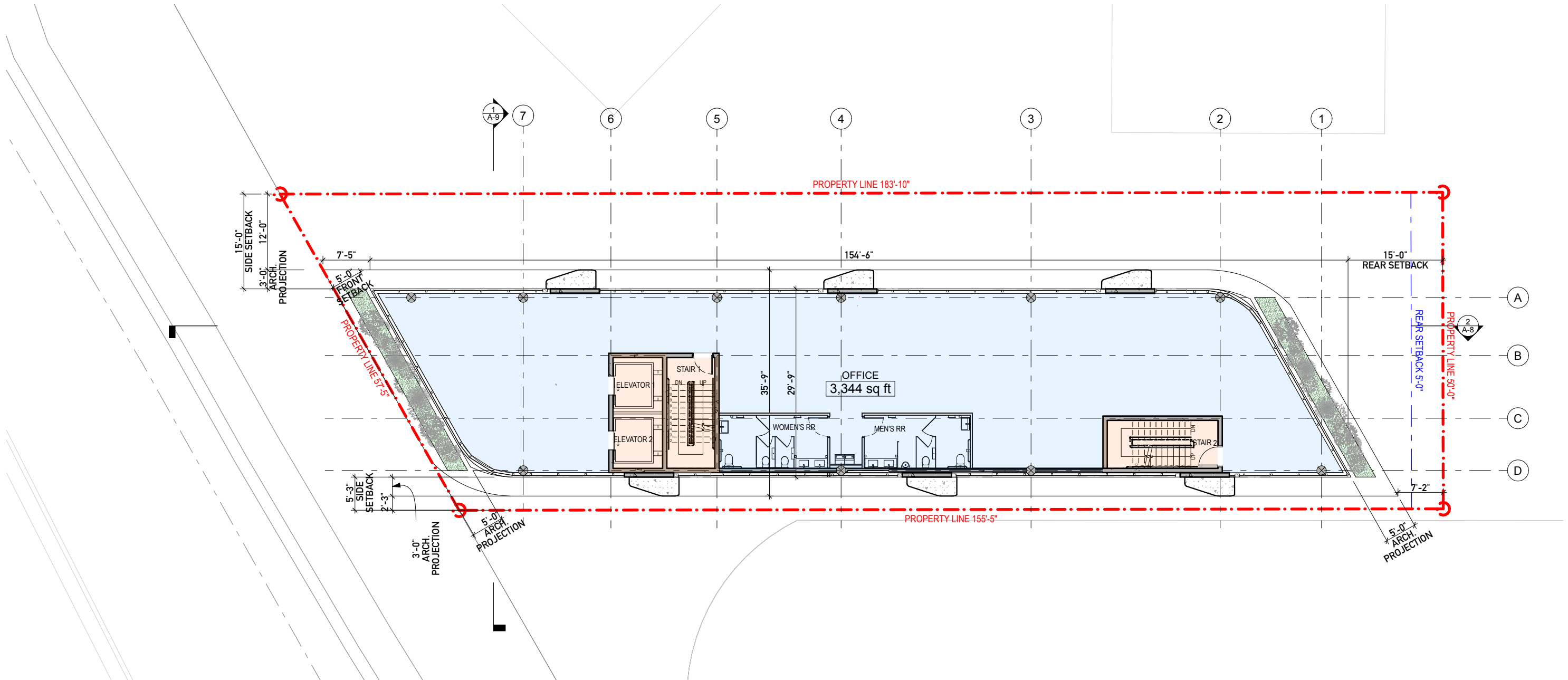
A-19

FLOOR PLAN LEVELS 3 TYP.

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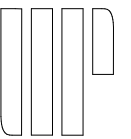
FLOOR PLAN LEVEL 4
 SCALE: 1/16" = 1'-0" 1 ⊕ Z

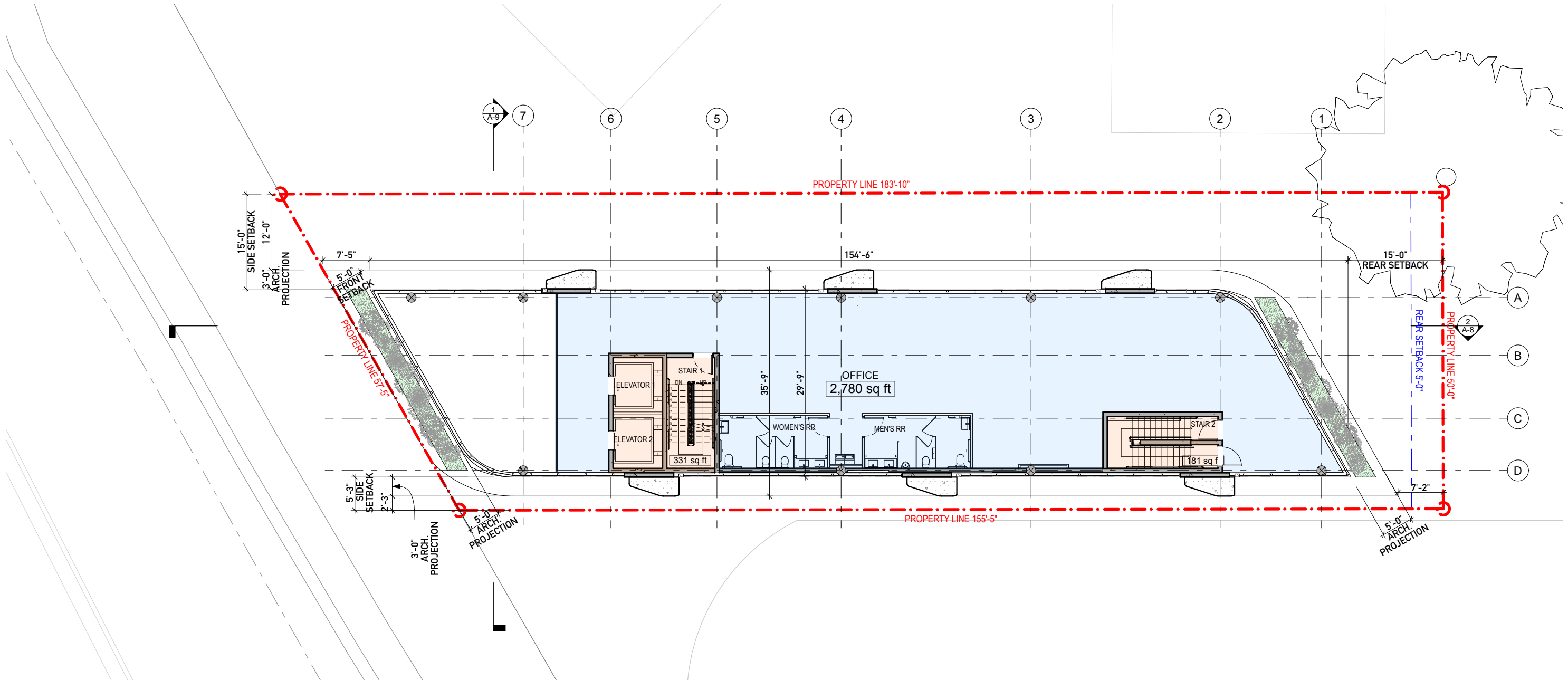
A-20

FLOOR PLAN LEVEL 4

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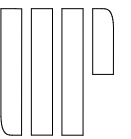
FLOOR PLAN LEVEL 5
 SCALE: 1/16" = 1'-0" 1 Z

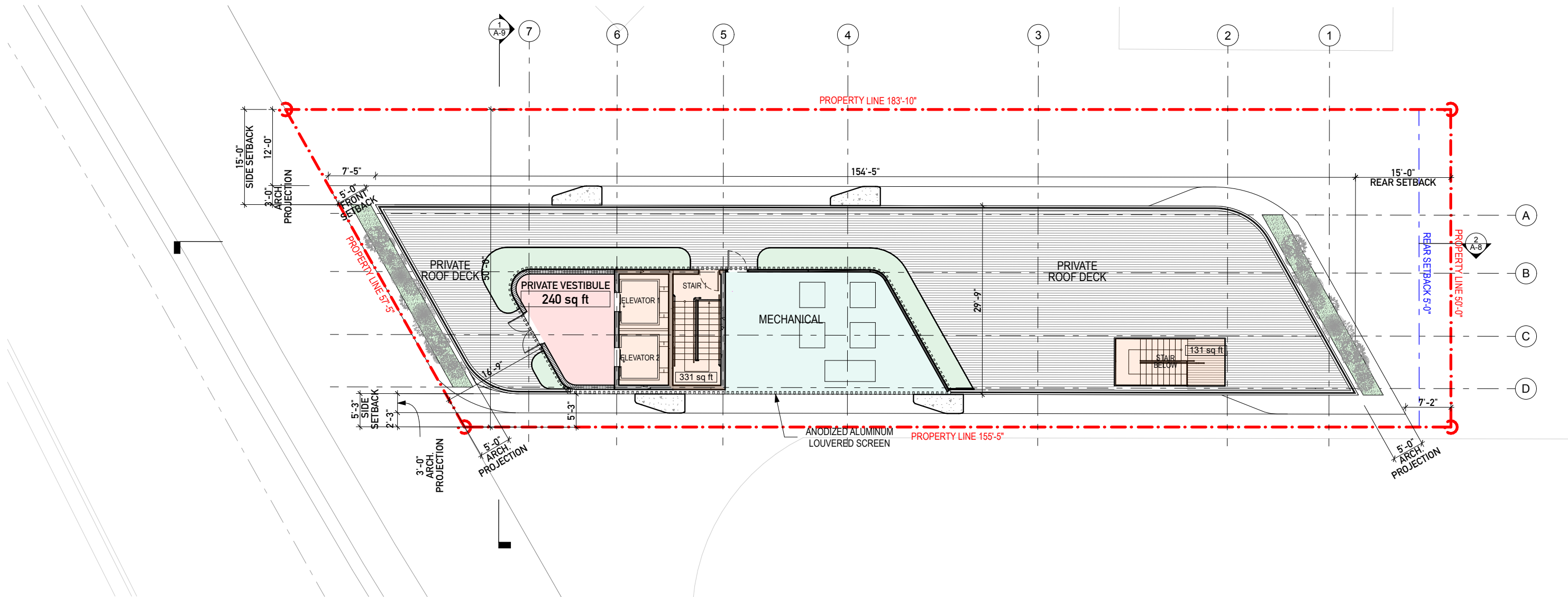
A-21

FLOOR PLAN LEVEL 5

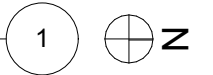
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FLOOR PLAN LEVEL 6 ROOF
 SCALE: 1/16" = 1'-0"



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FLOOR PLAN LEVEL 6 ROOF

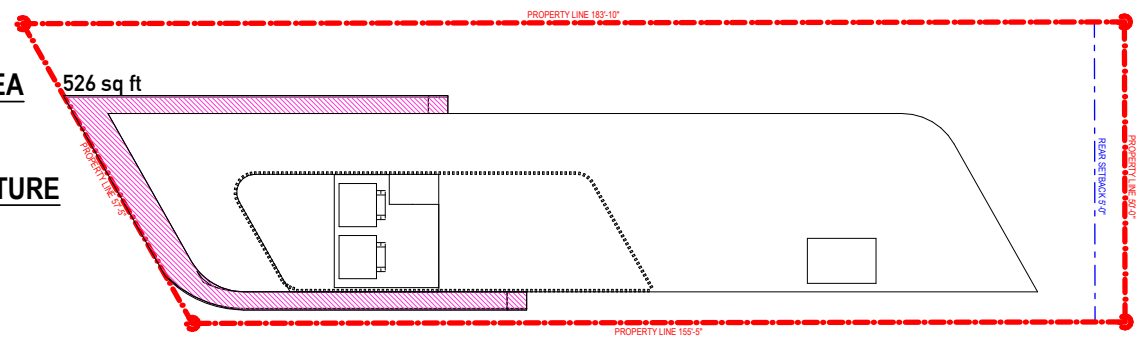
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20% OF ENCLOSED FLOOR AREA
665 SF

DECORATIVE CORNICE STRUCTURE
526 SF

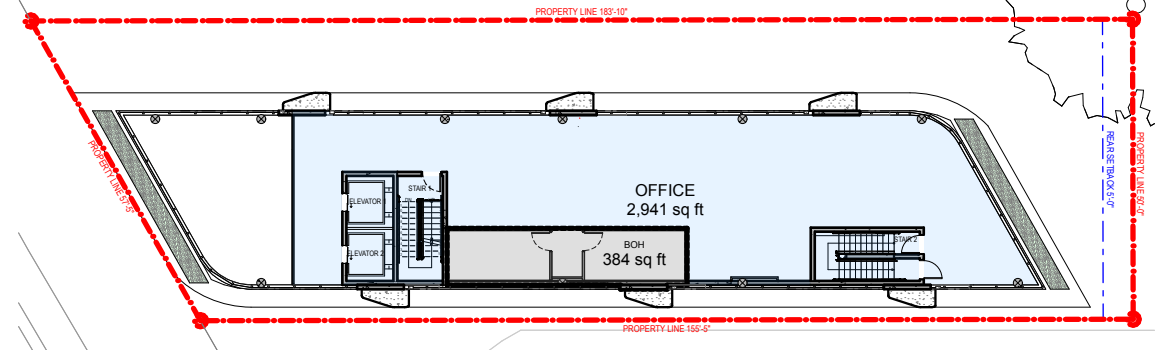


ROOF LEVEL - DECORATIVE CORNICE STRUCTURE
SCALE: 1/32" = 1'-0"

3

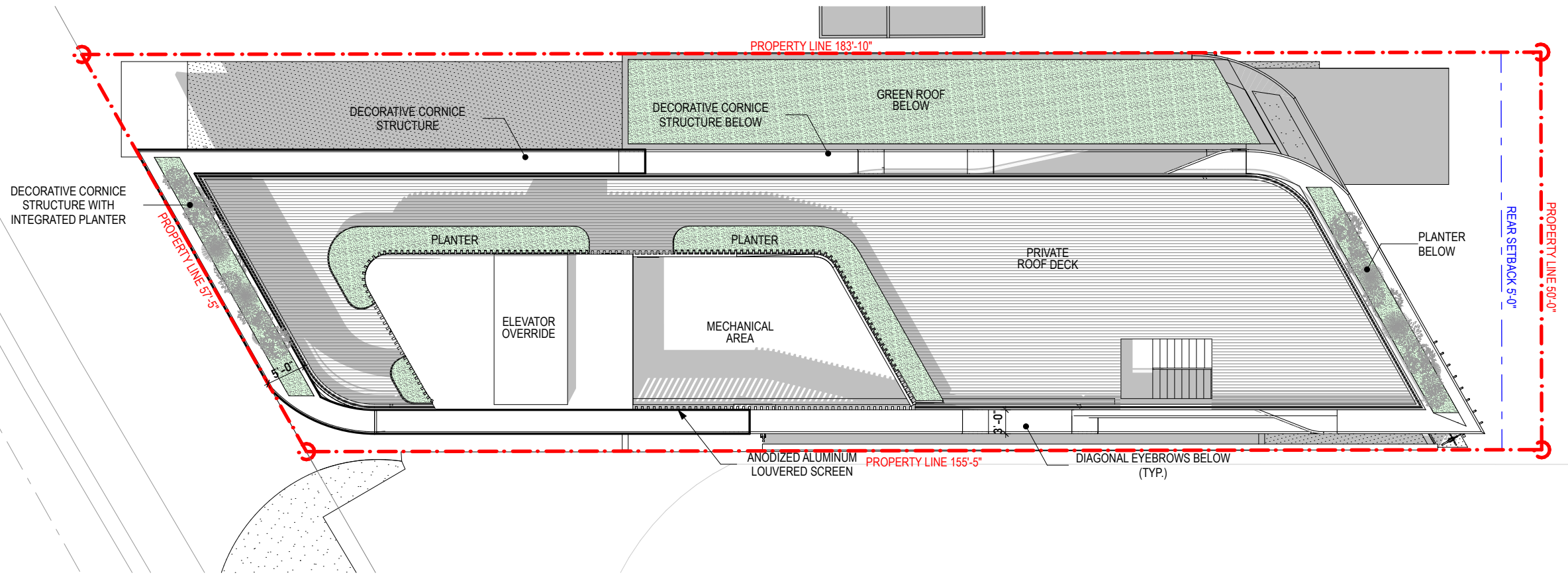
LEVEL 5 ENCLOSED FLOOR AREA
3,325 SF

20% OF ENCLOSED LEVEL 5 AREA
3,325 SF X 20% = 665 SF



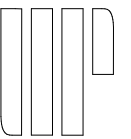
LEVEL 5 OFFICE
SCALE: 1/32" = 1'-0"

2



UPPER ROOF PLAN
SCALE: 1/16" = 1'-0"

1
A-23





ARCHITECTURAL EYEBROWS



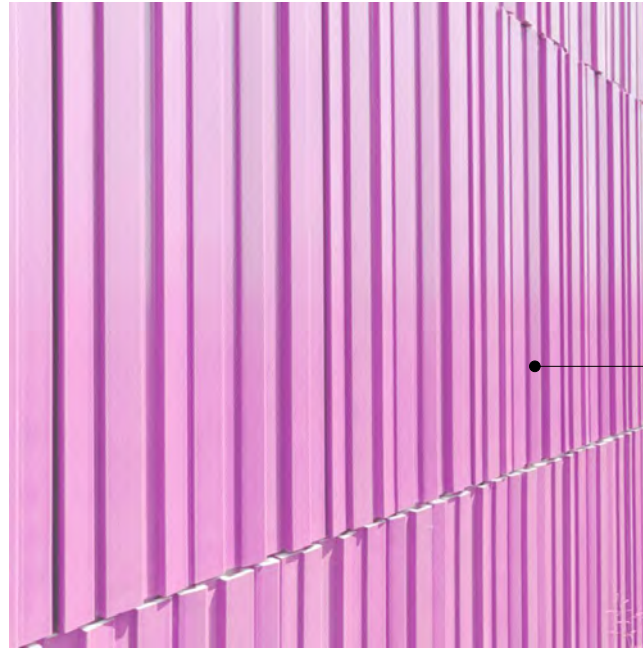
CUSTOM PRECAST CONCRETE



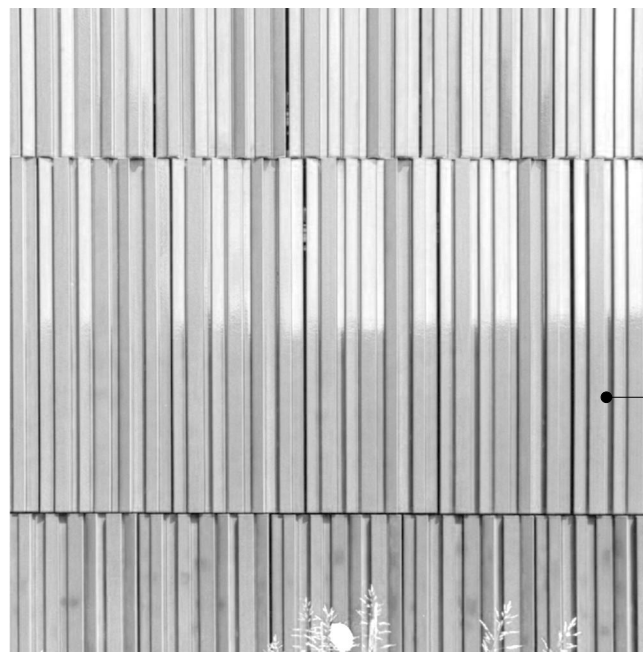
GLAZING



WHITE STUCCO



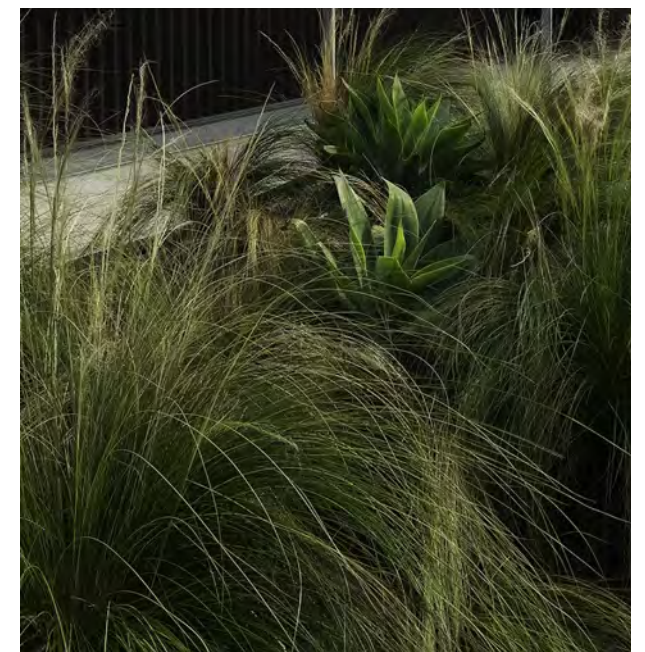
COLOR TERRA COTTA



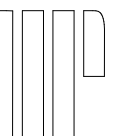
WHITE TERRA COTTA

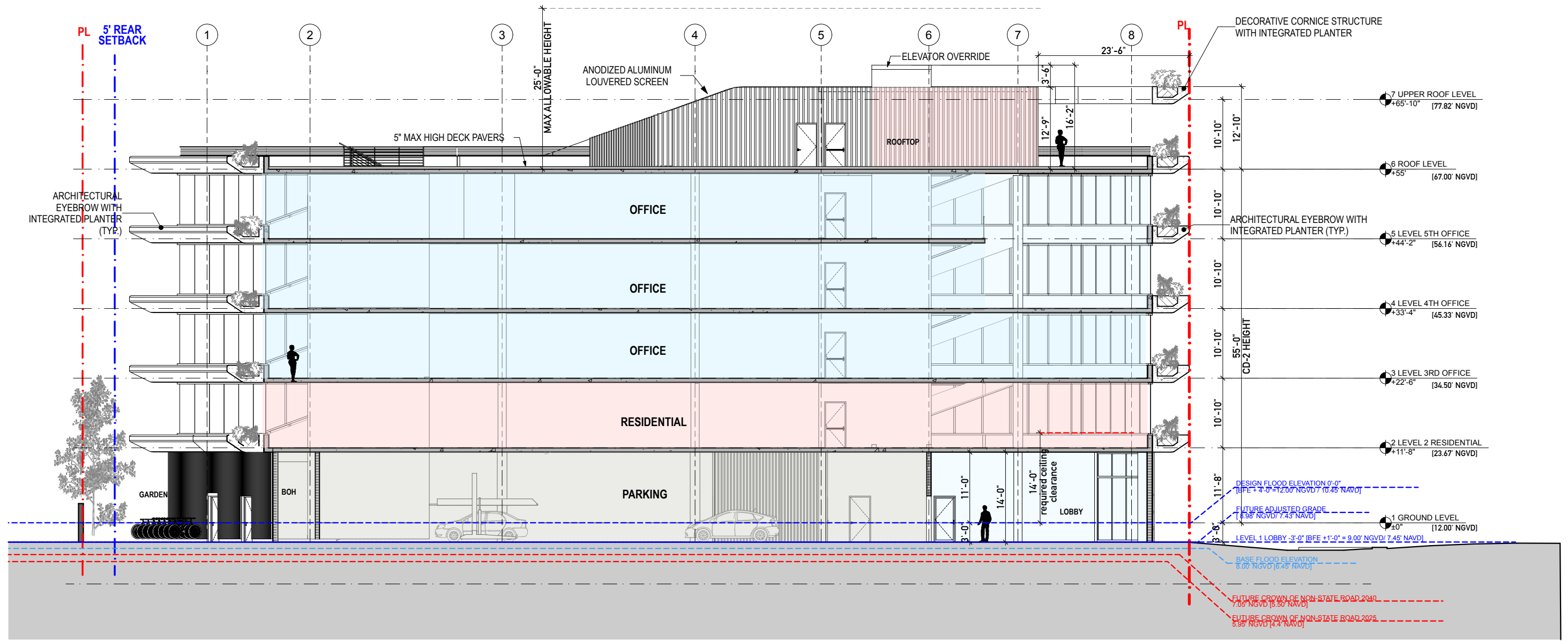


SCULPTURAL LANDSCAPE FORMS

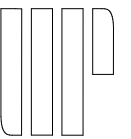


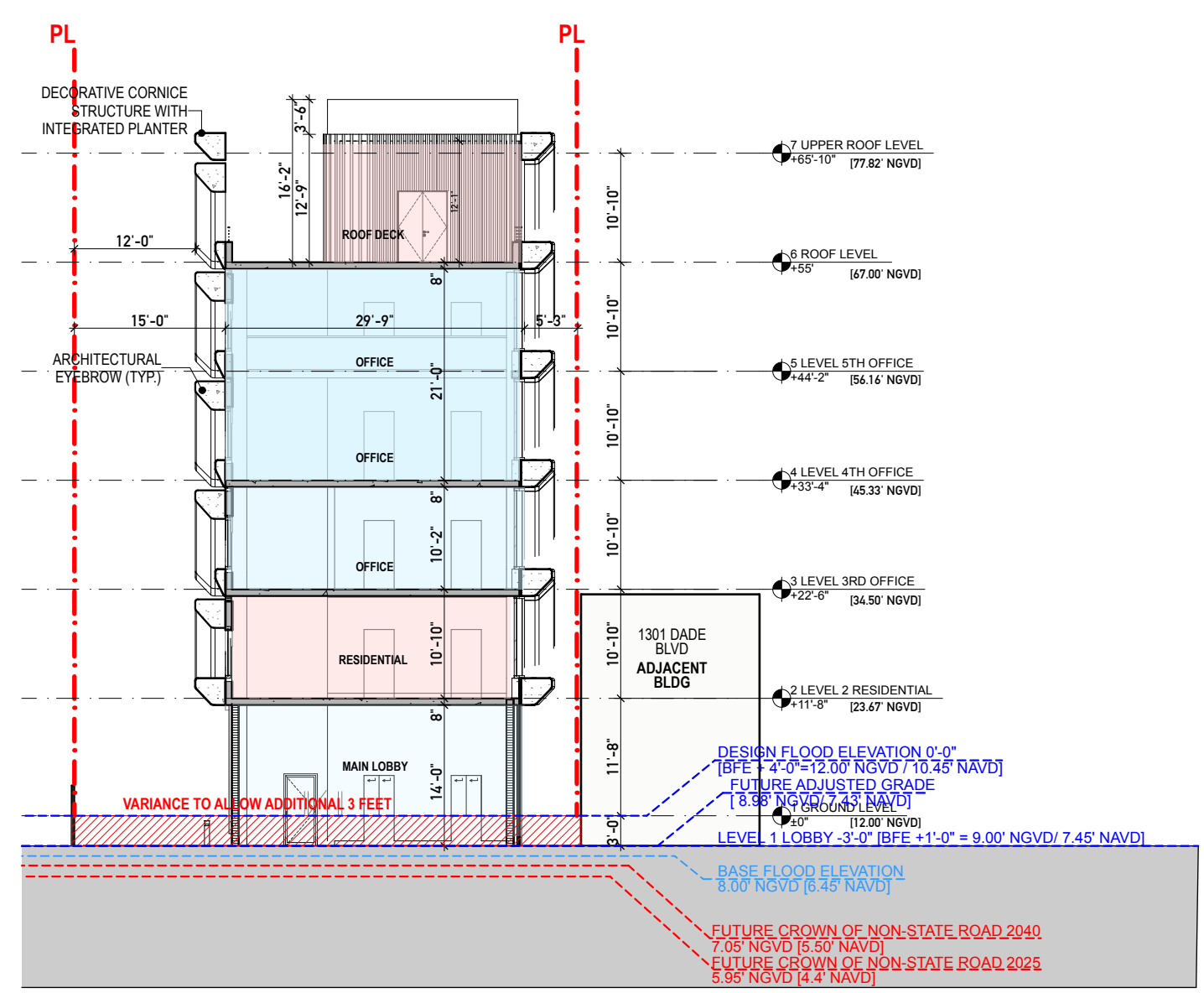
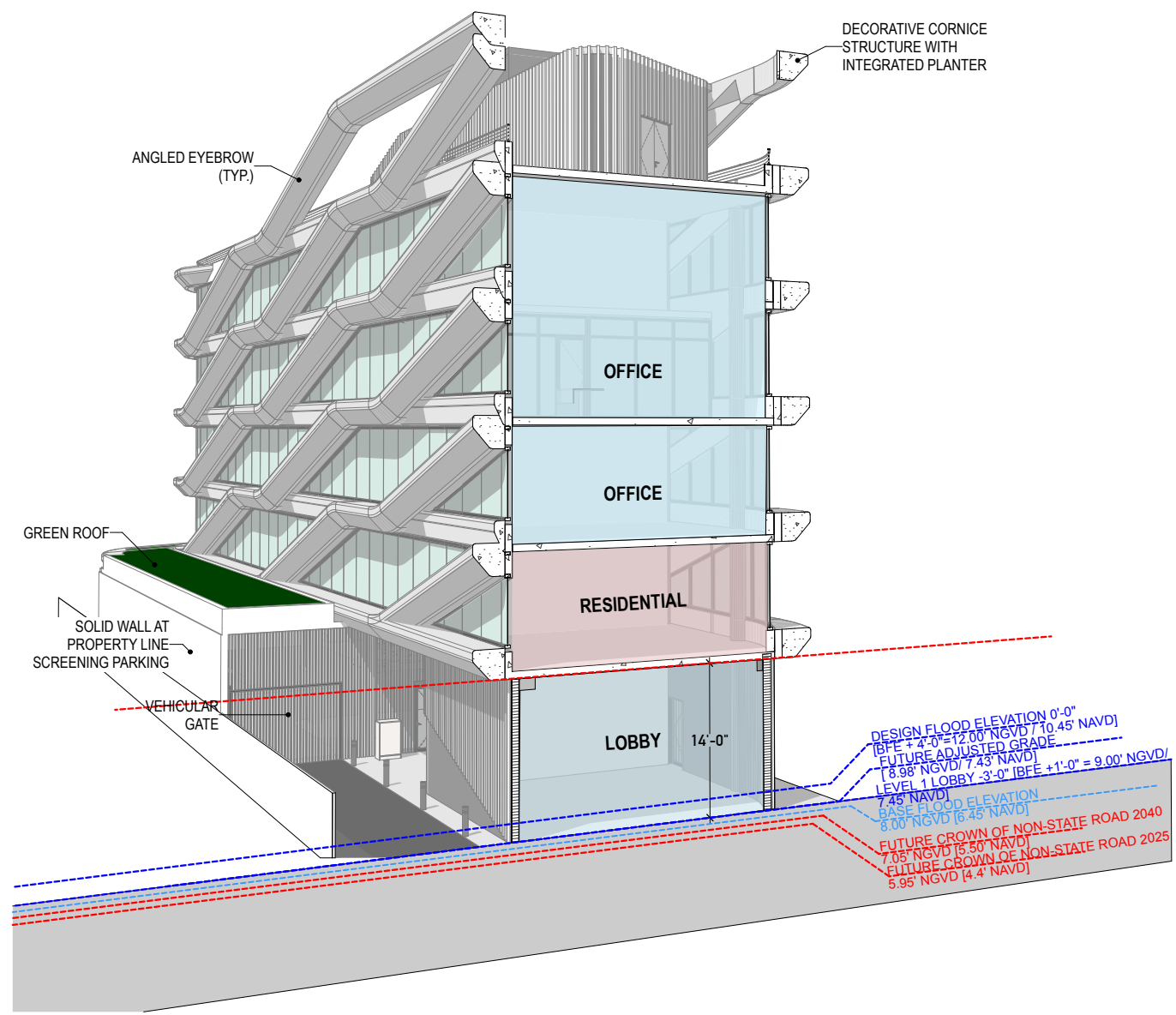
TEXTURES IN LANDSCAPE



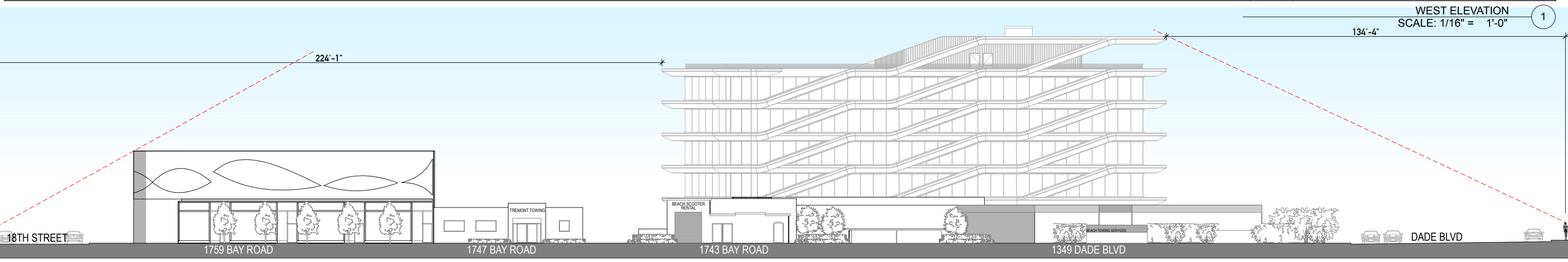
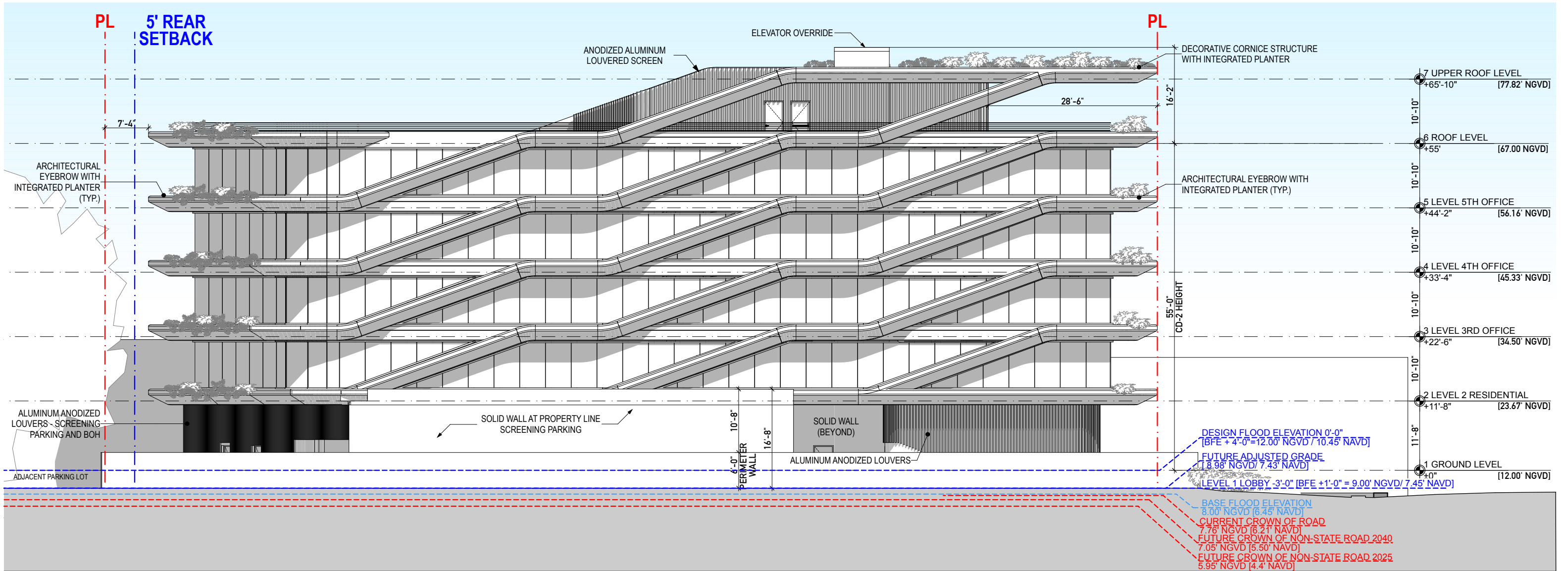


LONGITUDINAL SECTION
SCALE: 1/16" = 1'-0" ①



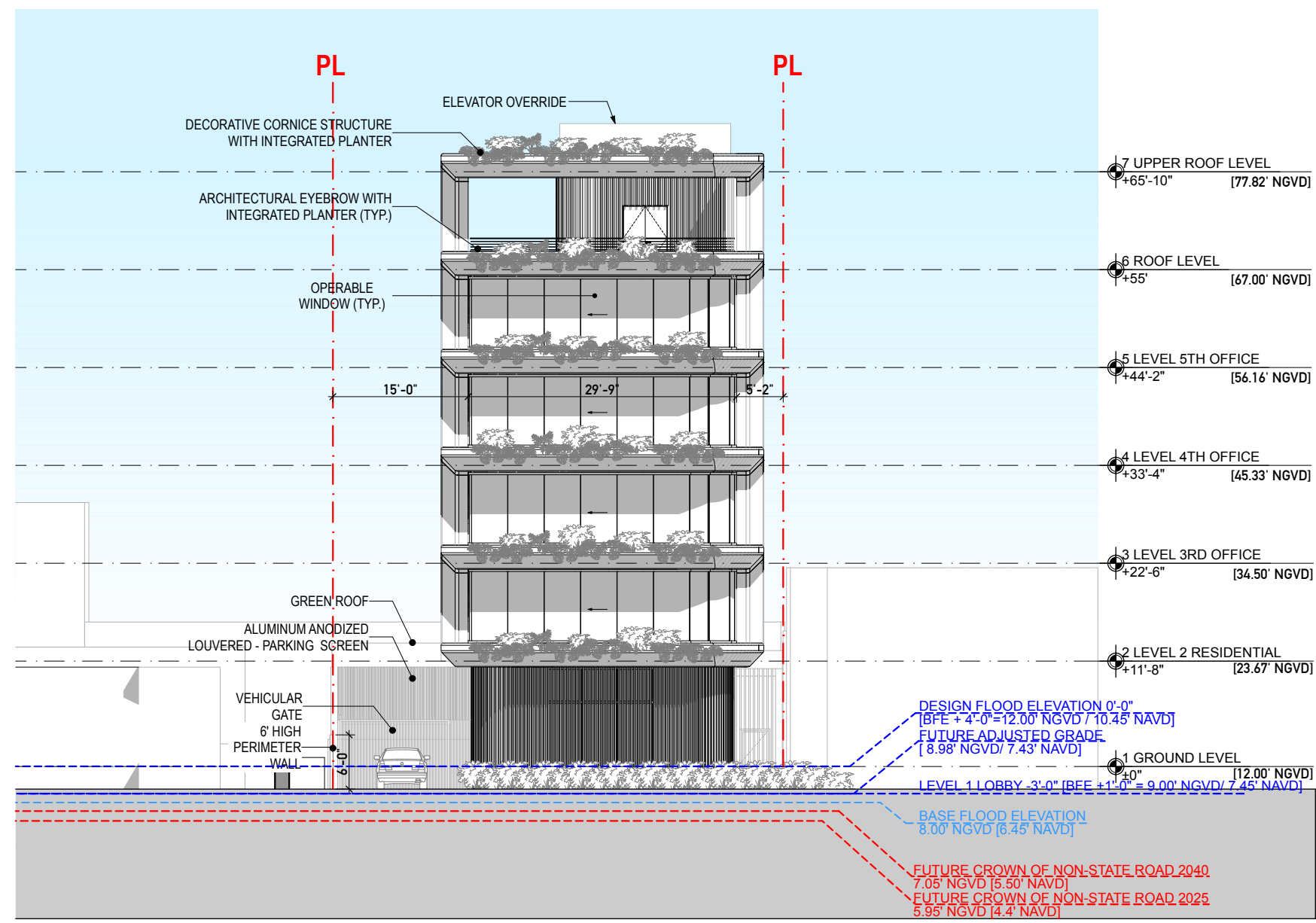


CROSS SECTION 1
SCALE: 1/16" = 1'-0"

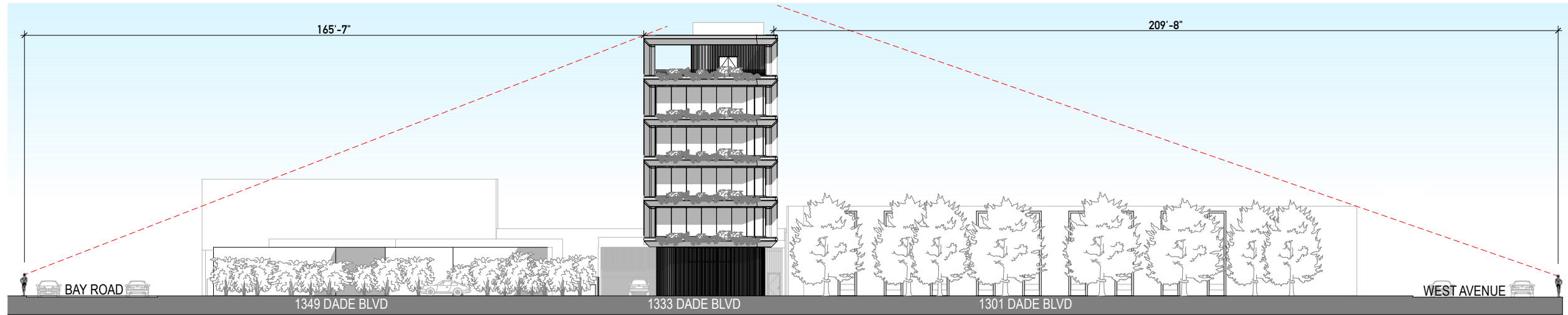


WEST ELEVATION - BAY ROAD - CONTEXT
SCALE: 1/32" = 1'-0"

2

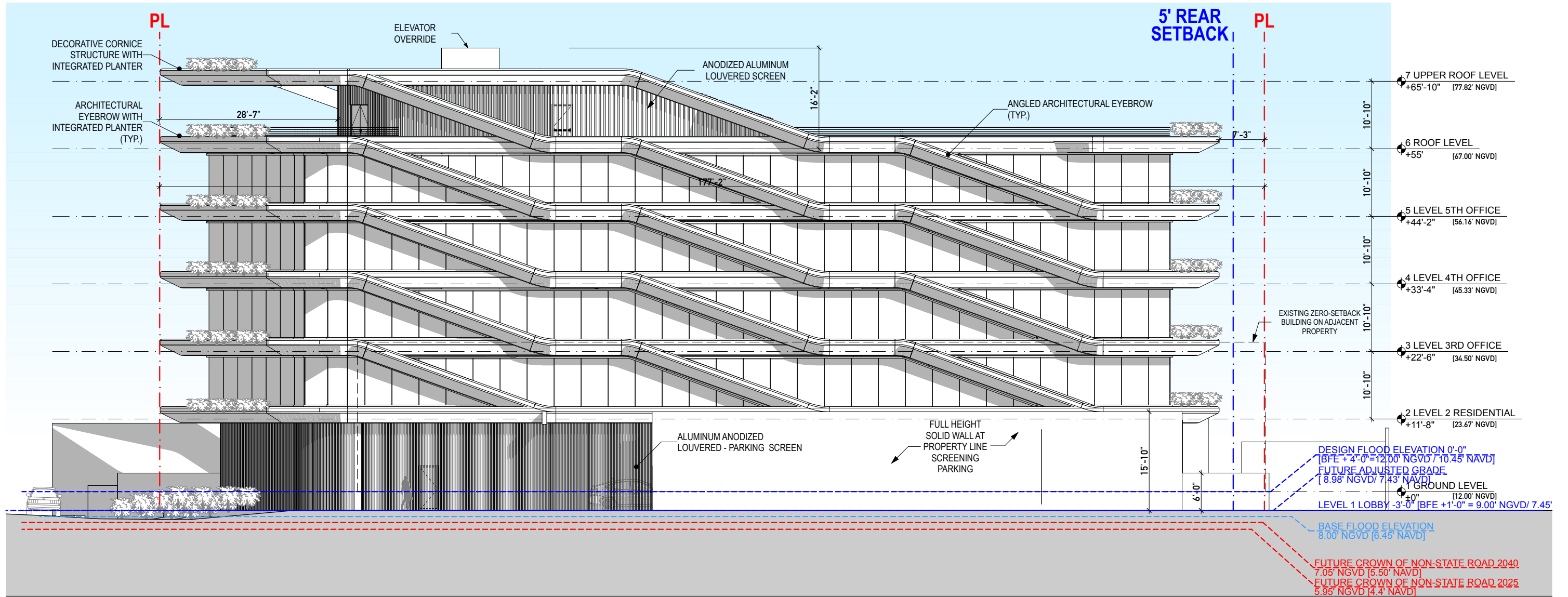


SOUTH ELEVATION - DADE BLVD. 1
SCALE: 1/16" = 1'-0"

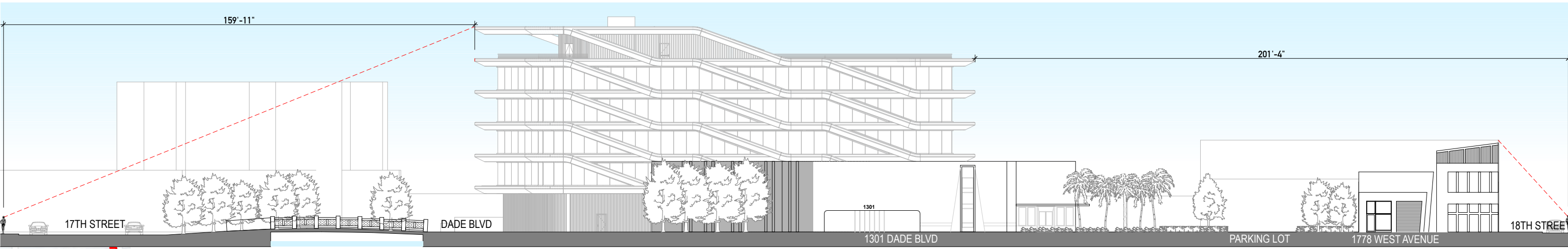


SOUTH ELEVATION - DADE BLVD. - CONTEXT 2
SCALE: 1/32" = 1'-0"





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



EAST ELEVATION - WEST AVENUE - CONTEXT
SCALE: 1/32" = 1'-0" 2

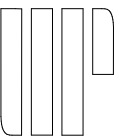


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EAST ELEVATION

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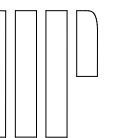


A-31

RENDERING

3/10/2024

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A-32

RENDERING

3/10/2024

1333 DADE BLVD

SCHEMATIC DESIGN

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A-33
RENDERING

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A-34

RENDERING

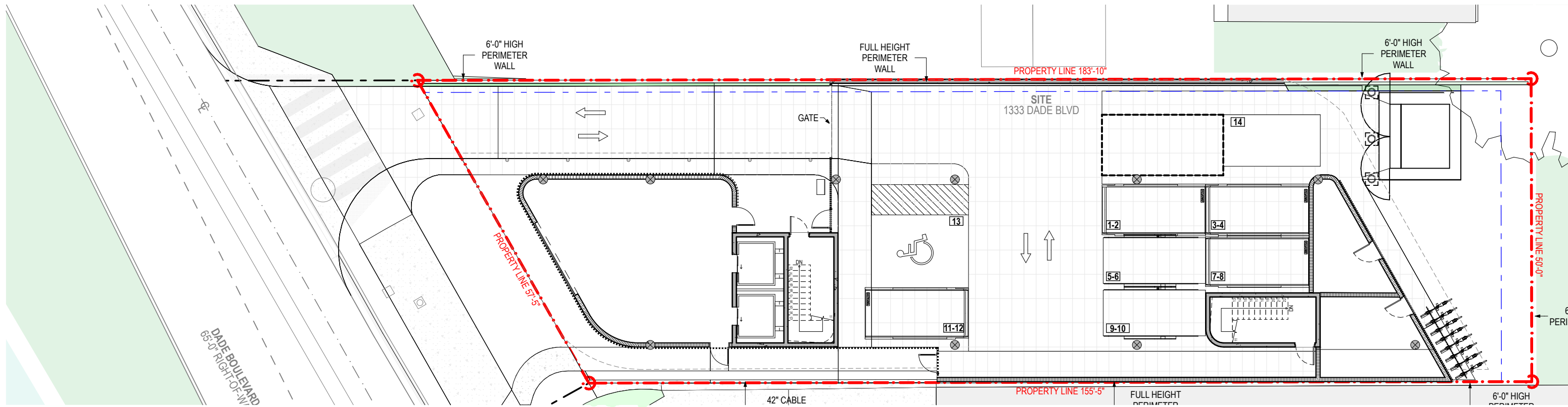
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1333 DADE BLVD

SCHEMATIC DESIGN

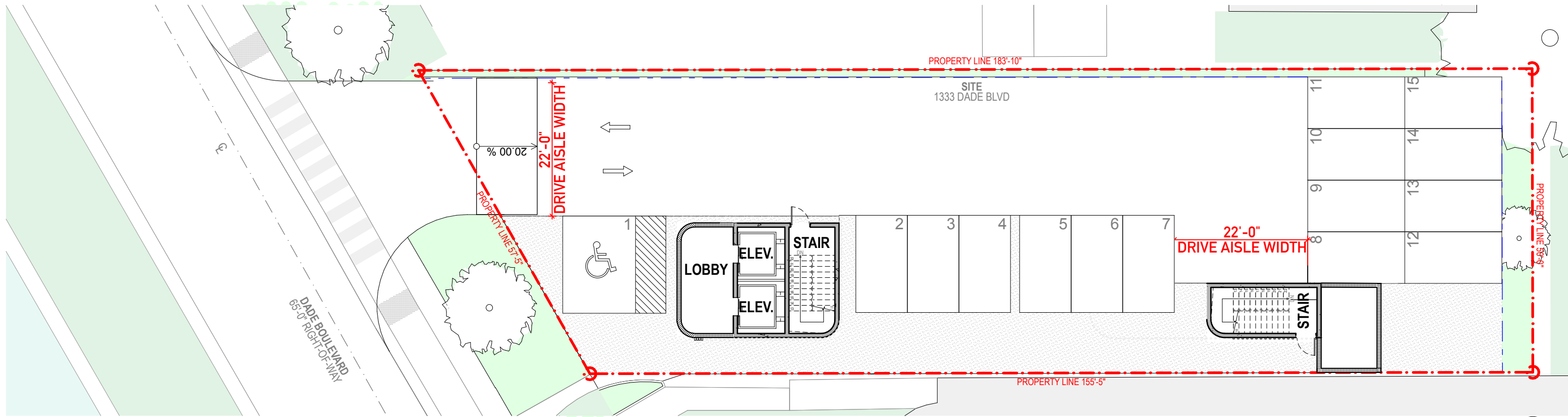
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PARKING LEVEL 1 PLAN - WITH LIFTS
SCALE: 1/16" = 1'-0"

1



ALTERNATIVE PARKING LAYOUT - NO LIFTS
SCALE: 1/16" = 1'-0"

2

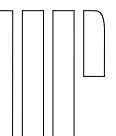
ALTERNATIVE PARKING	
ADA	1
REGULAR	6
VALET	8
TOTAL	15

A-35

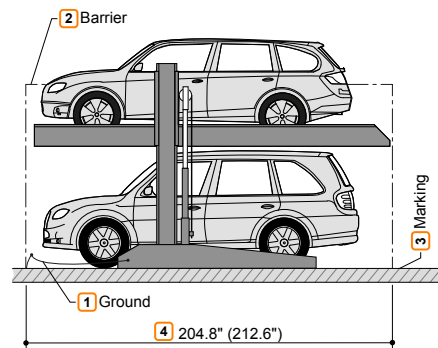
PARKING ANALYSIS

3/10/2024

1333 DADE BLVD
SCHEMATIC DESIGN
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Overview of building design



- Equipotential bonding from the foundation ground connection to the system (provided by customer).
- Three-side barrier as per DIN EN ISO 13857. Can also be designed as wind protection depending on site.
- As per DIN EN 14010, the customer must apply a 4" wide gold and black marking as per DIN ISO 3864 in front of the bearing area of the top platform edge in the entry area to mark the danger area. (see "Loading schedule", page 5).
- 204.7" for vehicles up to 196.9" in length
 - 212.6" for vehicles up to 204.8" in length
 Shorter designs possible upon request. Observe local regulations for parking space length! So that you can conveniently use your parking space and due to the ever increasing length of vehicles, we recommend a length of 212.6".

The lower vehicle must exit before the platform is lowered.
MINIMUM CEILING CLEARANCE 10'-10"

Vehicle data

Design

SP (single platform) = 2 vehicles

Parking options

Production vehicles:
Sedan, station wagen, SUV, and van as per clearance gauge and maximum parking space load.

For countries in which snow loads do *not* have to be taken into account:

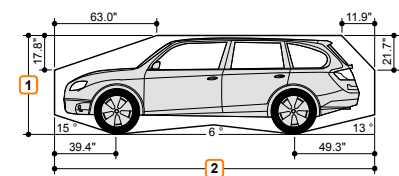
	SP	
Weight ³	4400 lbs	5720 lbs
Wheel load	1100 lbs	1430 lbs

For countries in which snow loads have to be taken into account, the parking option in the upper parking space is reduced as per the following table:

	SP	
Weight ³	3300 lbs	4400 lbs
Wheel load	820 lbs	1100 lbs

- Vehicle height (see "Overview of system types & ceiling heights", page 4)
- Vehicle length (see "Overview of building design", page 3)
- Space load can be subsequently upweighted to 5,720 lbs.

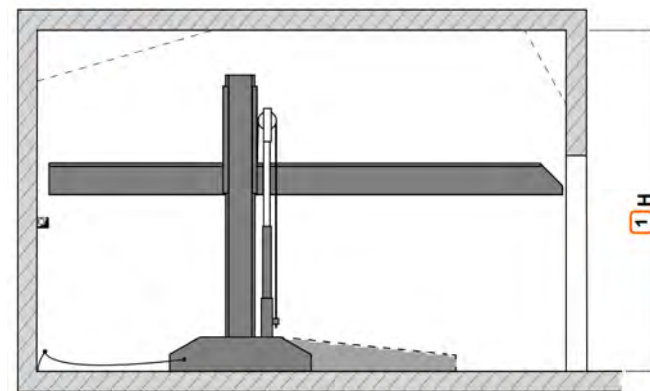
Clearance gauge



Vehicle width of 74.9" with a platform width of 90.6".
Wider platforms allow correspondingly wider vehicles to be parked.

Overview of system types and ceiling heights

Heights can be subsequently adjusted.



- If the ceiling is higher, correspondingly higher vehicles can be parked on the top.

Type	Vehicle height, lower	Vehicle height, upper													
		150	155	160	165	170	175	180	185	190	195	200	205	210	215
2061-160	150	320	325	330	335	340	345	350	355	360	365	370	375	380	385
2061-170	160	330	335	340	345	350	355	360	365	370	375	380	385	390	395
2061-180	170	340	345	350	355	360	365	370	375	380	385	390	395	400	405
2061-190	180	350	355	360	365	370	375	380	385	390	395	400	405	410	415
2061-200	190	360	365	370	375	380	385	390	395	400	405	410	415	420	425
2061-210	200	370	375	380	385	390	395	400	405	410	415	420	425	430	435

H: Ceiling height

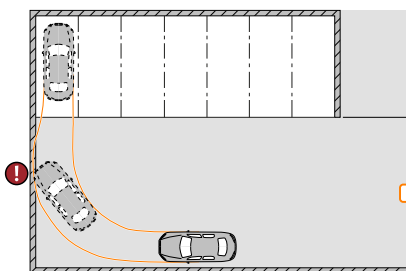
NOTE: REGULAR CAR ON THE LOWER LEVEL AND VAN ON THE UPPER LEVEL.

Width dimensions

We recommend a platform width of at least 98.5" and driving lane widths of 256" to ensure convenient vehicle access to the multiparking system and easy entry into and exit from the vehicle.

- Narrower platforms can make parking more difficult, depending on the following criteria.
- Driving lane width
 - Entry conditions
 - Vehicle dimensions

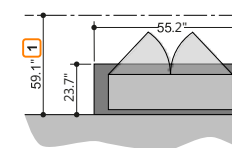
- Observe the minimum driving lane width specified by local regulations!



	Clear platform width	B1	Dividing walls
SP	90.6"	102.4"	
	94.5"	106.3"	
	98.5"	110.3"	
	102.4"	114.2"	
	106.3"	118.2"	

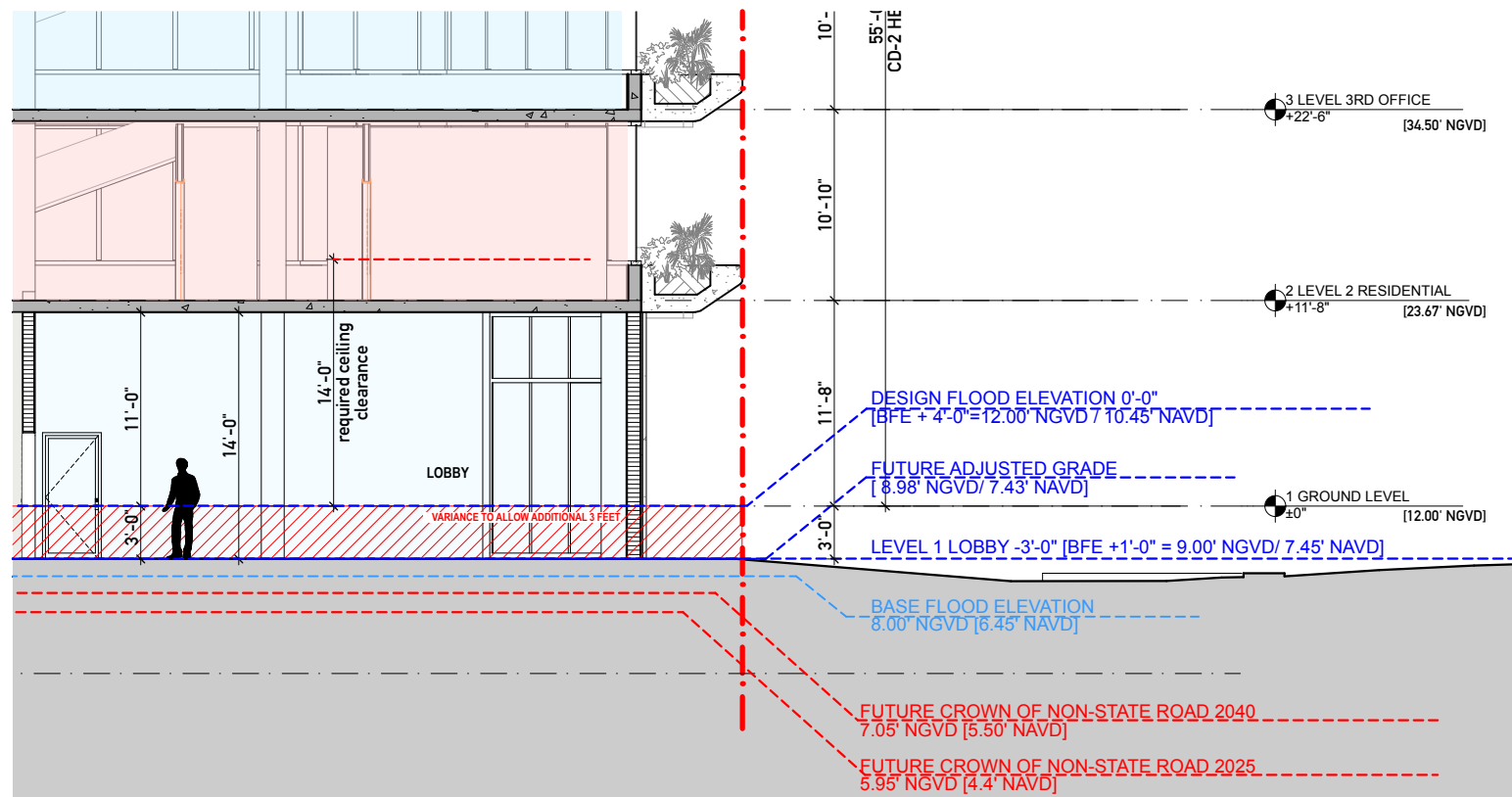
Detail of building configuration - hydraulic unit foundation

If the hydraulic unit cannot be installed in adjacent buildings or areas, the unit and the electrical components must be accommodated in a cabinet (surcharge applies). The cabinet should be positioned in the rear area of the system. This requires a foundation (55.2" x 23.7") of concrete (concrete quality min. C20/C25). The cabinet is dowelled into the floor. The drill hole depth is approx. 4.0".

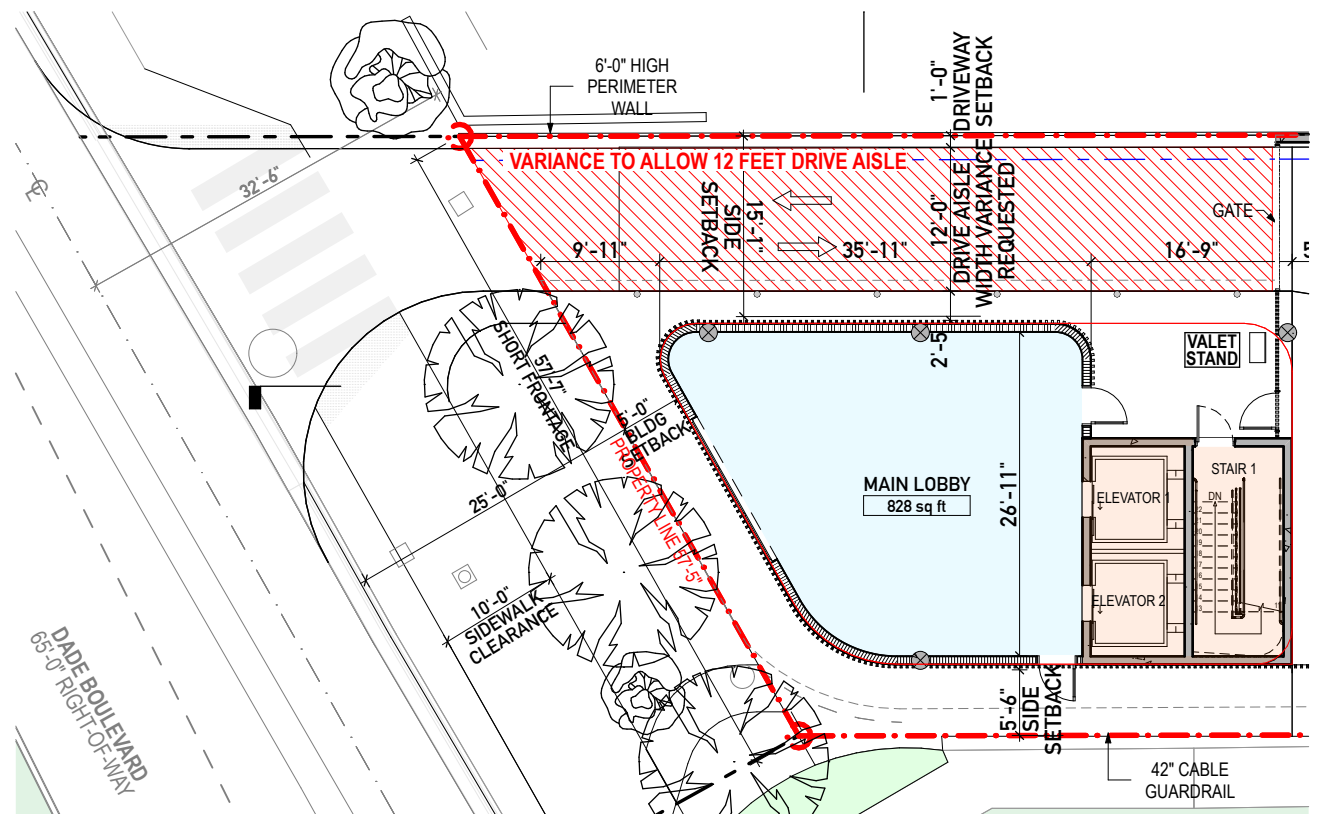


1 Clearance

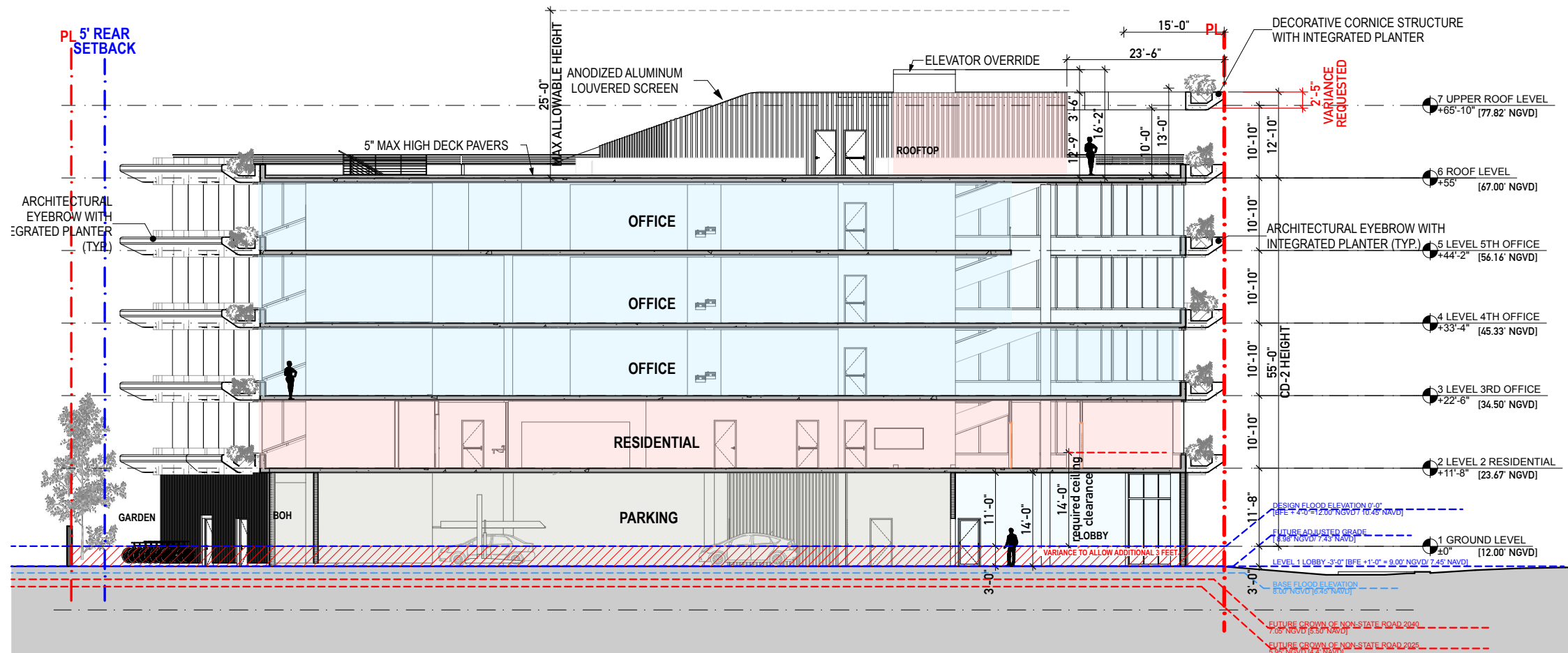




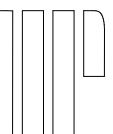
GROUND FLOOR CEILING HEIGHT VARIANCE
SCALE: 3/32" = 1'-0" 2

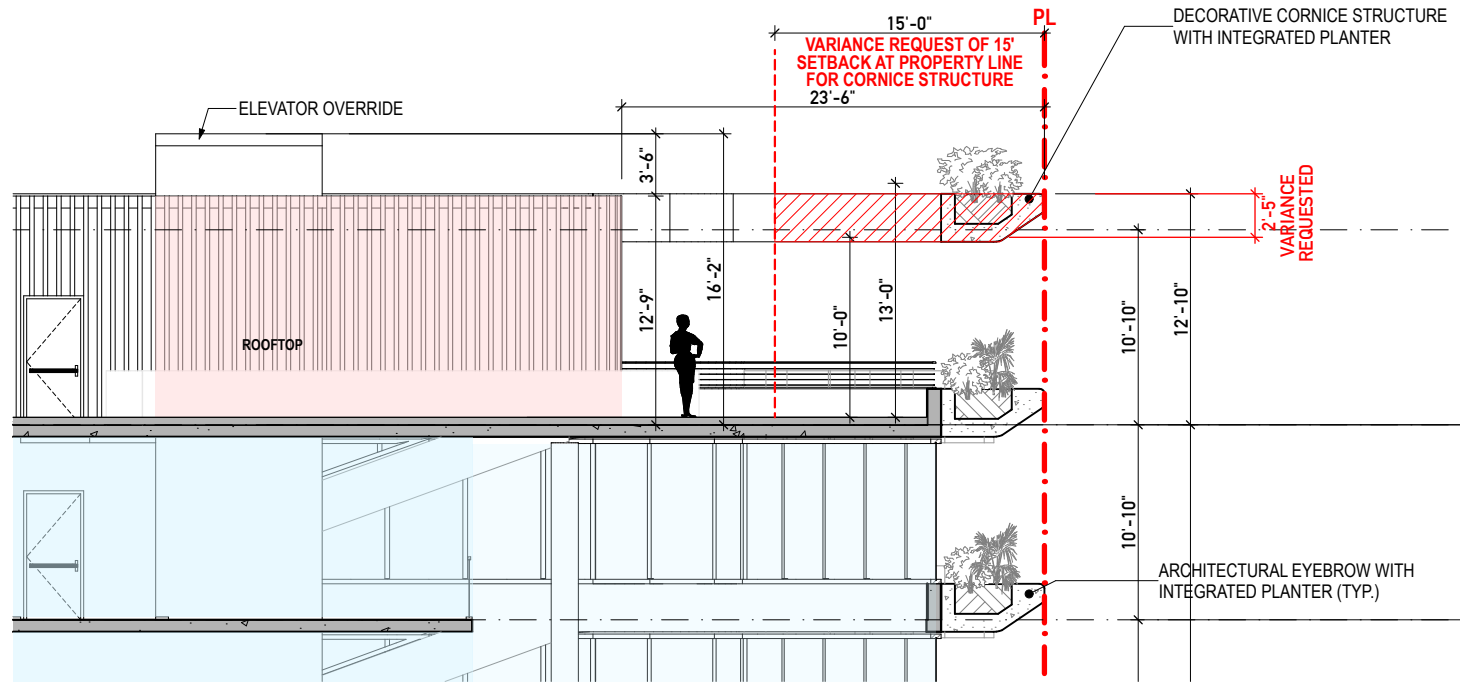


GROUND LEVEL- DRIVE AISLE VARIANCE
SCALE: 1/16" = 1'-0" 1

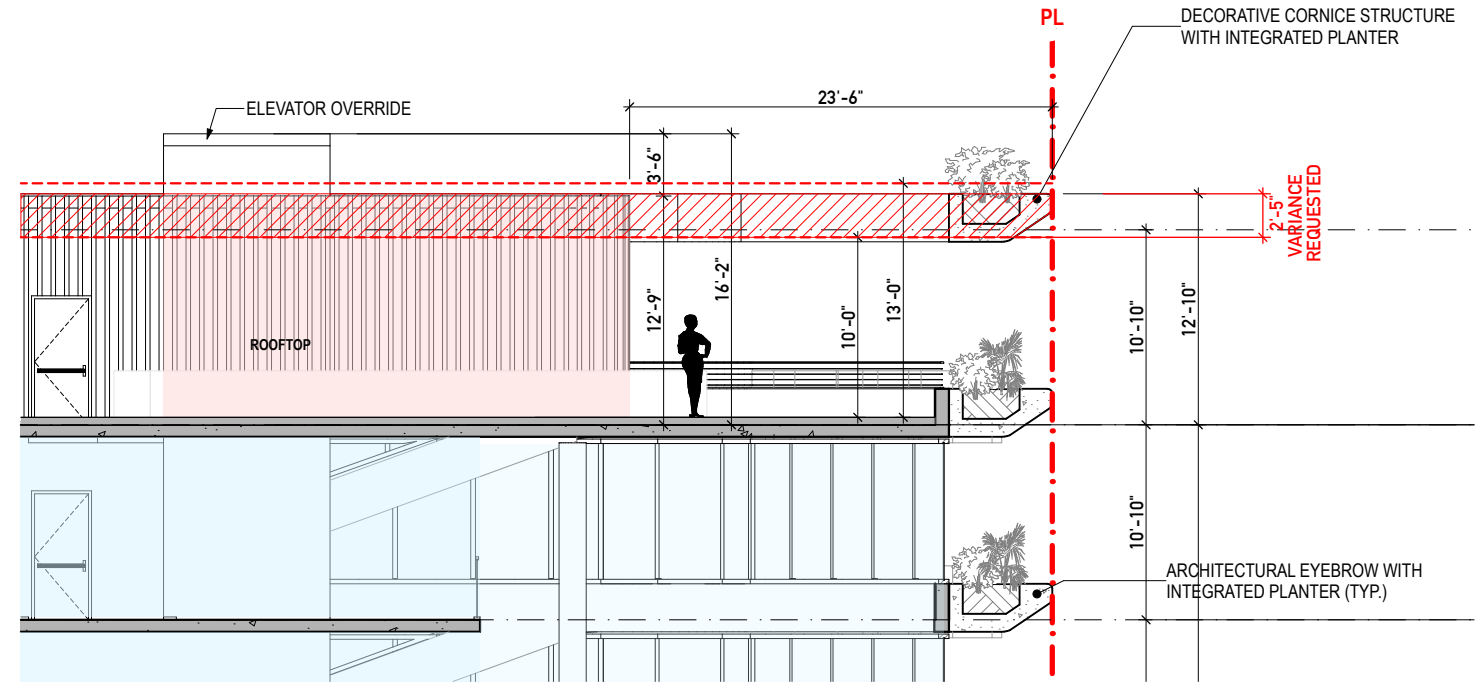


LONGITUDINAL SECTION
SCALE: 1" = 20' 2 A-37

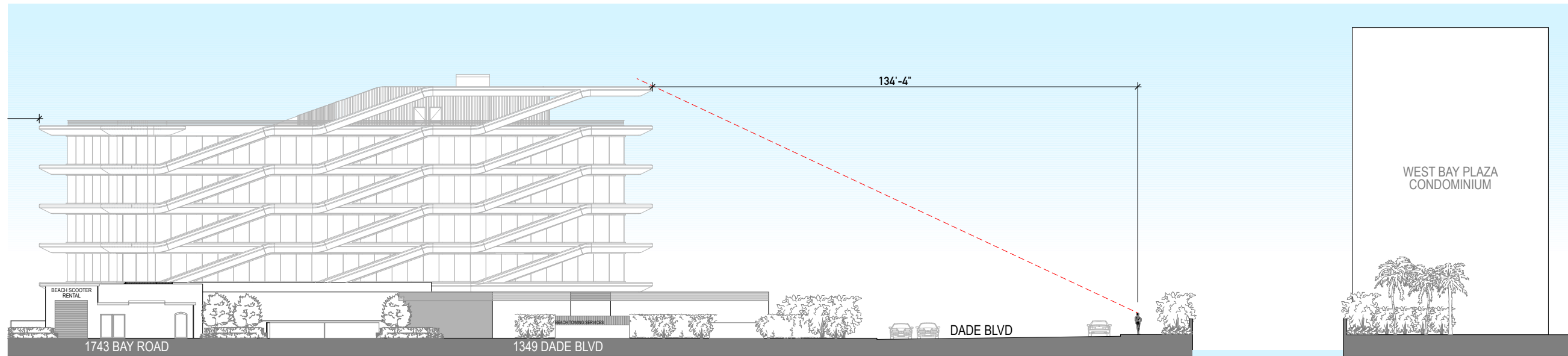




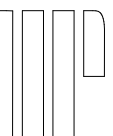
DECORATIVE STRUCTURE - SETBACK VARIANCE
SCALE: 3/32" = 1'-0" 2

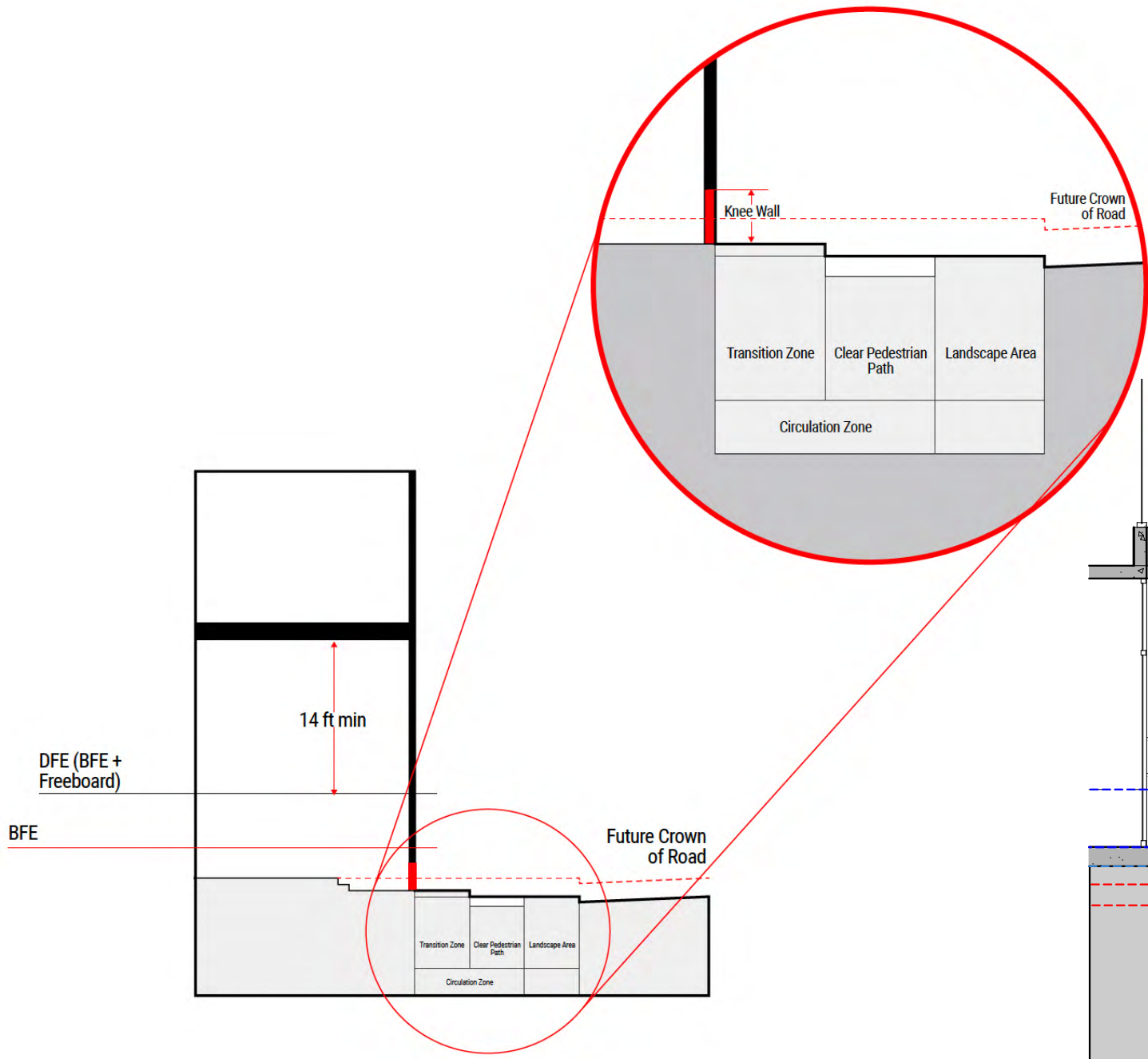


DECORATIVE STRUCTURE - HEIGHT EXCEPTION VARIANCE
SCALE: 3/32" = 1'-0" 1

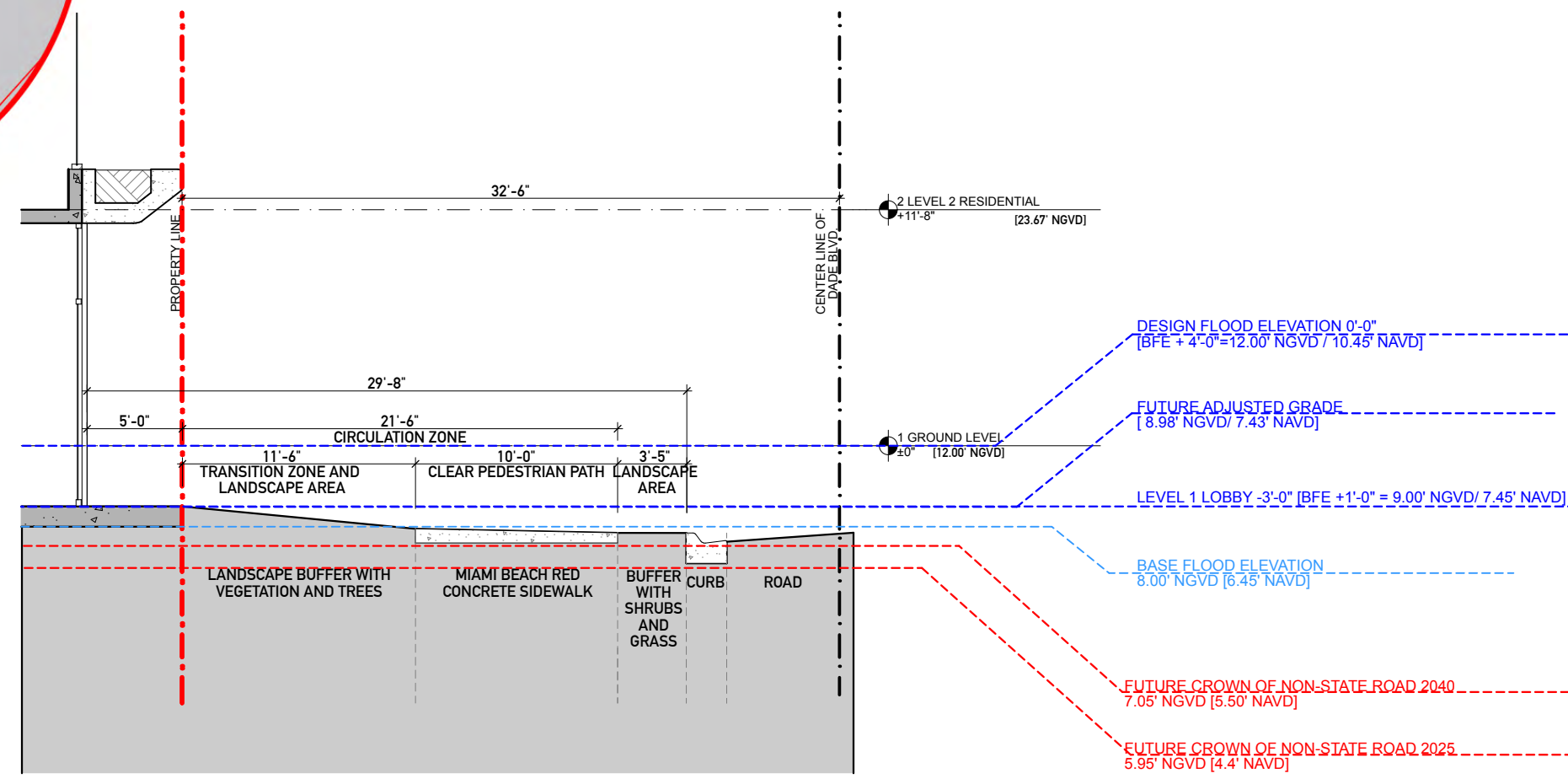


WEST ELEVATION - BAY ROAD - CONTEXT
SCALE: 1/32" = 1'-0" 3





SHORT FRONTAGE STANDARDS-SECTION 2 A-39



SHORT FRONTAGE SECTION 1 A-39
SCALE: 1/8" = 1'-0"
NOTE:
NO KNEE WALL REQUIRED (PER CHAPTER 7.1.2.2.f.1.E) BECAUSE THE FINISHED FLOOR MEETS THE MINIMUM FREEBOARD REQUIREMENTS OF THE CITY CODE.

