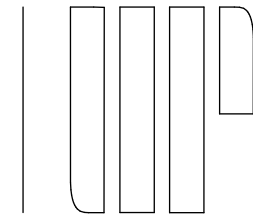




1333 DADE BLVD  
MIAMI BEACH, FL  
PLANNING BOARD  
FINAL SUBMITTAL  
PB23-0641





	INDEX OF DRAWINGS	PRE-APP	1ST SUBMISSION	FINAL SUBMISSION
<b>PB SET</b>				
A-00	COVER PB	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	ELEVATIONS	X	X	X
A-28	ELEVATIONS	X	X	X
A-29	ELEVATIONS	X	X	X
A-30	ELEVATIONS	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	DRB HEIGHT VARIANCE DIAGRAM		X	X
A-35	PARKING ANALYSIS	X	X	X
A-36	SHORT FRONTAGE STANDARDS			X
A-36	PARKING LIFT INFORMATION	X	X	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 -16,871.07 SF
13	Floor Area	16,952 SF	N/A	16,871.07 SF
14	Gross Area	N/A	N/A	25,491.9312 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
<b>At grade parking (Level 1):</b>					
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"	
<b>Pedestal (Level 2 to Level 6 Roof):</b>					
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"	
<b>Tower:</b>					
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 (15% of required parking)	1 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 Road in NGVD (Emergency Roads in 2040)	8.25' (6.7' NAVD) (see Table 2. Min. Road Elevations)			

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

**Table 2. Minimum Road Elevations for Future Road Projects**  
All elevations shown are proposed edge of pavement minimum road surface elevations in ft NAVD88.

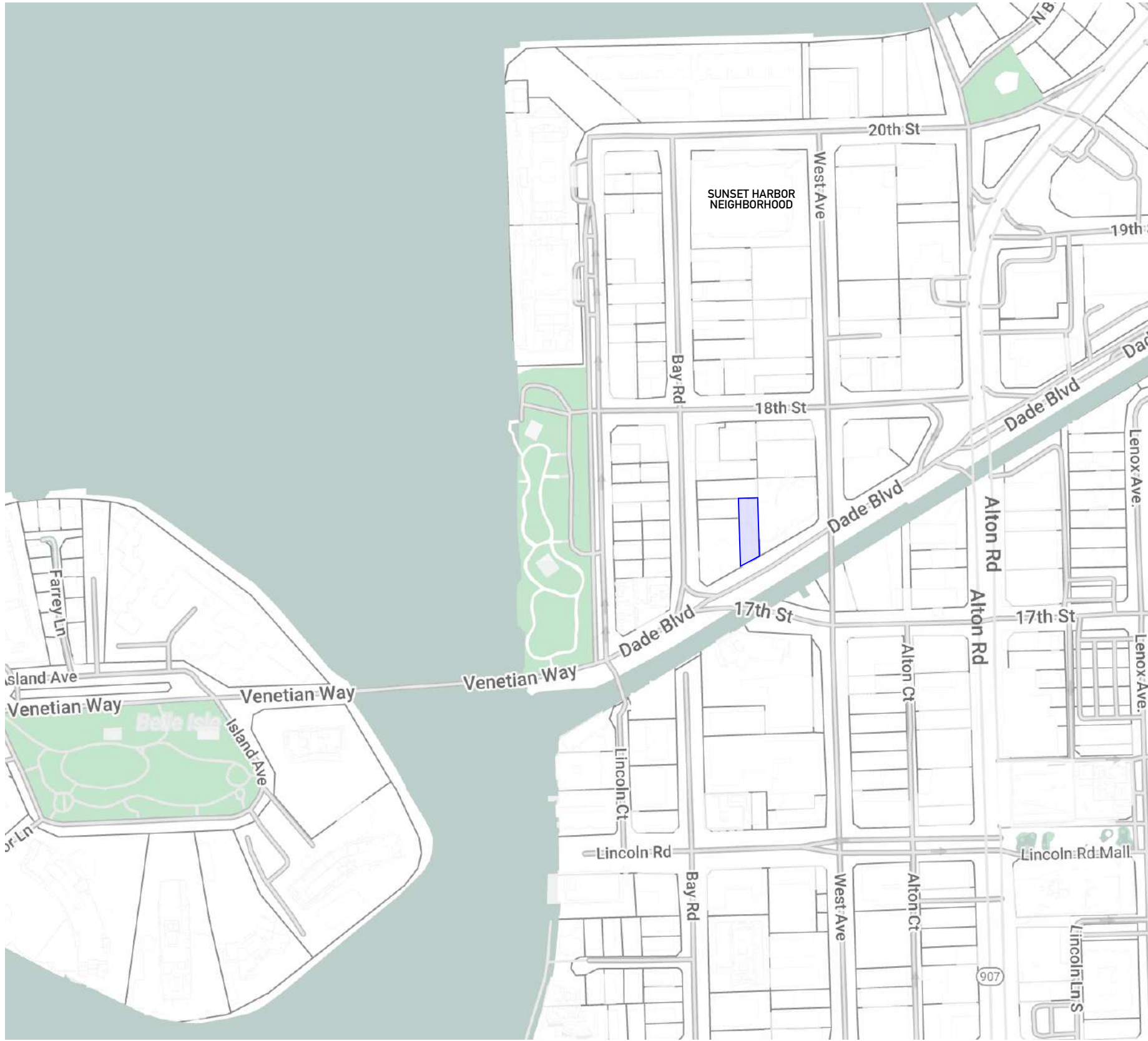
		2020	2025	2030	2035	2040
1	Emergency Roads	4.8	5.2	5.7	6.2	6.7
2	Commercial Roads	3.6 <sup>a</sup>	3.9	4.2	4.6	5.0
3	Residential Roads	3.0 <sup>a</sup>	3.3 <sup>a</sup>	3.7 <sup>a</sup>	4.0	4.4
4	Method 2 – Road Base protection from SHGWT	3.9	4.2	4.6	4.9	5.3

<sup>a</sup> Final minimum road elevation may be controlled by Method 2, depending on the final design thickness of the roadway pavement system and the BWE selected for Method 2.  
Notes:  
SLR projections are based on NOAA 2017 Intermediate High for application on commercial and residential roads and Method 2.  
Emergency roads are based on NOAA 2017 High SLR projections.

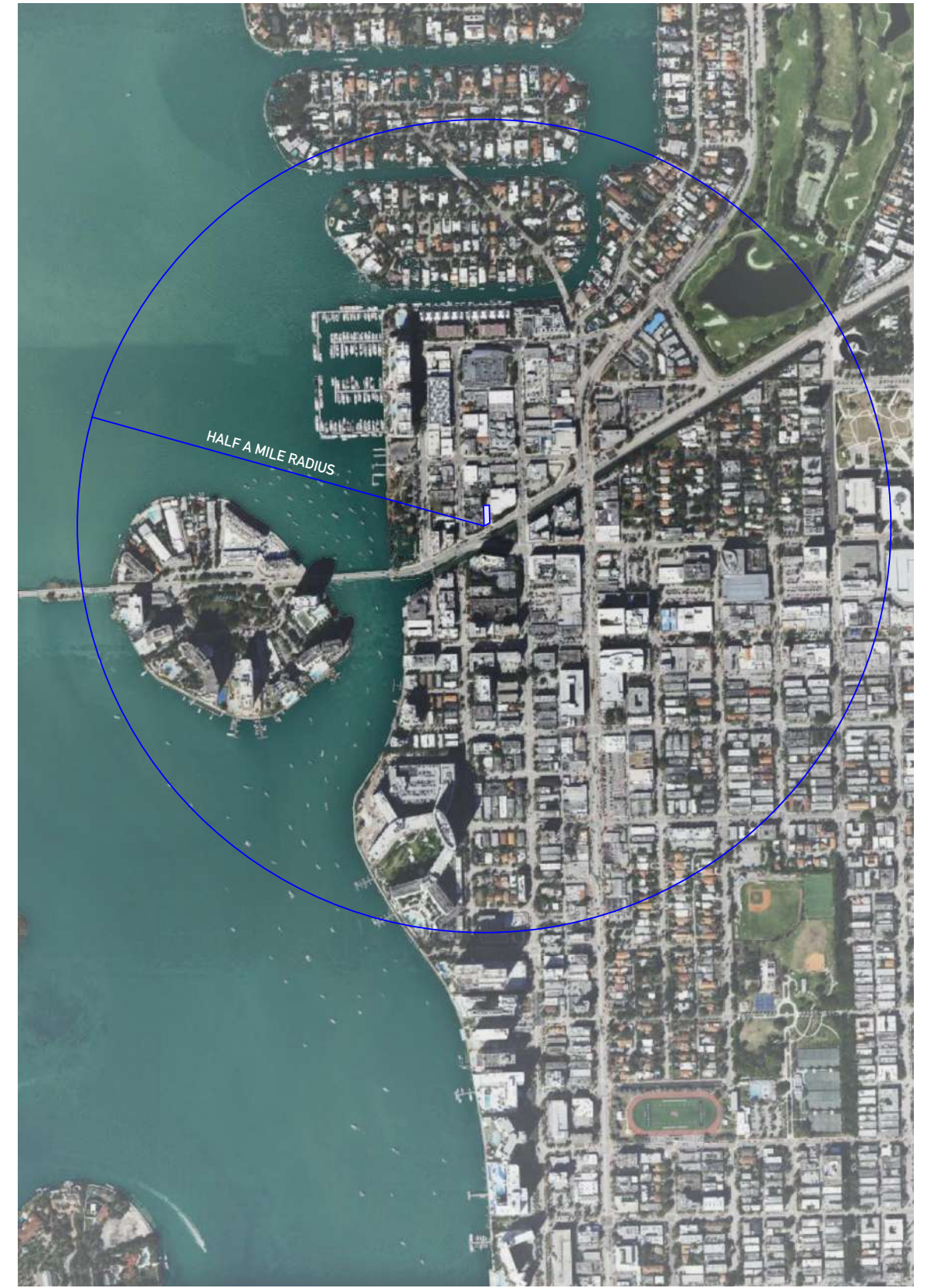
**PARKING SCHEDULE**

USE (PARKING TIER 2 - AREA A* )	OFF-STREET PARKING REQUIREMENT	
	REQUIRED	PROVIDED
<b>RESIDENTIAL</b>		
New construction and/or additions utilized for residential apartments.	1 unit = 1 p.s.	1.0 p.s.
<b>OFFICE</b> *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.
<b>TOTAL</b>	14 p.s.	14 p.s.
<b>LOADING REQUIREMENTS</b>		
Office building	Over 5,000 SF but not over 10,000 SF - 1 loading space	9,956.10 SF 1 loading space

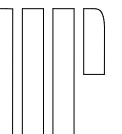
\*Off-street parking requirements applicable per section 5.2.4.2.a.ii of the Miami Beach Resiliency Code



AREA MAP



HALF MILE RADIUS MAP





PHOTOS KEY PLAN

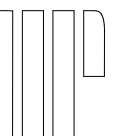




1. SITE AERIAL PHOTO BEFORE DEMOLITION



2. SITE AERIAL PHOTO BEFORE DEMOLITION





3. VIEW TOWARDS BAY ROAD



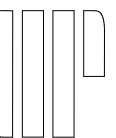
4. VIEW TOWARDS COLLINS CANAL



5. VIEW TOWARDS SUNSET HARBOUR NEIGHBORHOOD



6. VIEW TOWARDS DADE BOULEVARD





PHOTOS KEY PLAN





01-31-2024

7. VIEW TOWARDS CONSTRUCTION SITE



01-31-2024

8. SOUTH VIEW FROM BAY ROAD



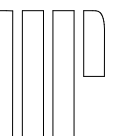
01-31-2024

9. ADJACENT TOWING BUILDING



01-31-2024

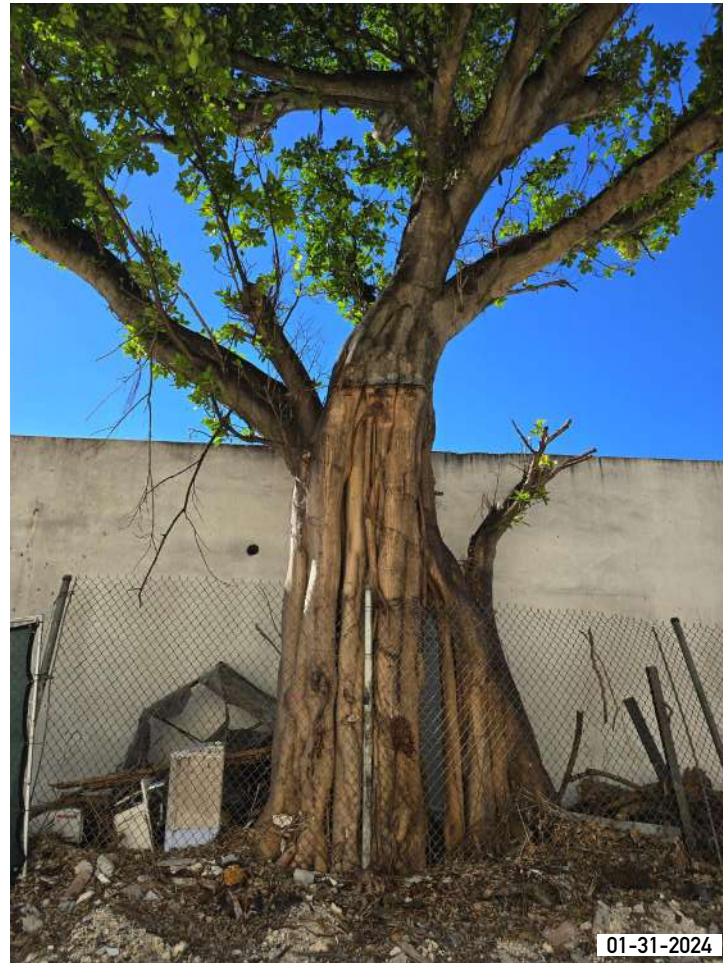
10. ADJACENT SCOOTER RENTAL BUILDING





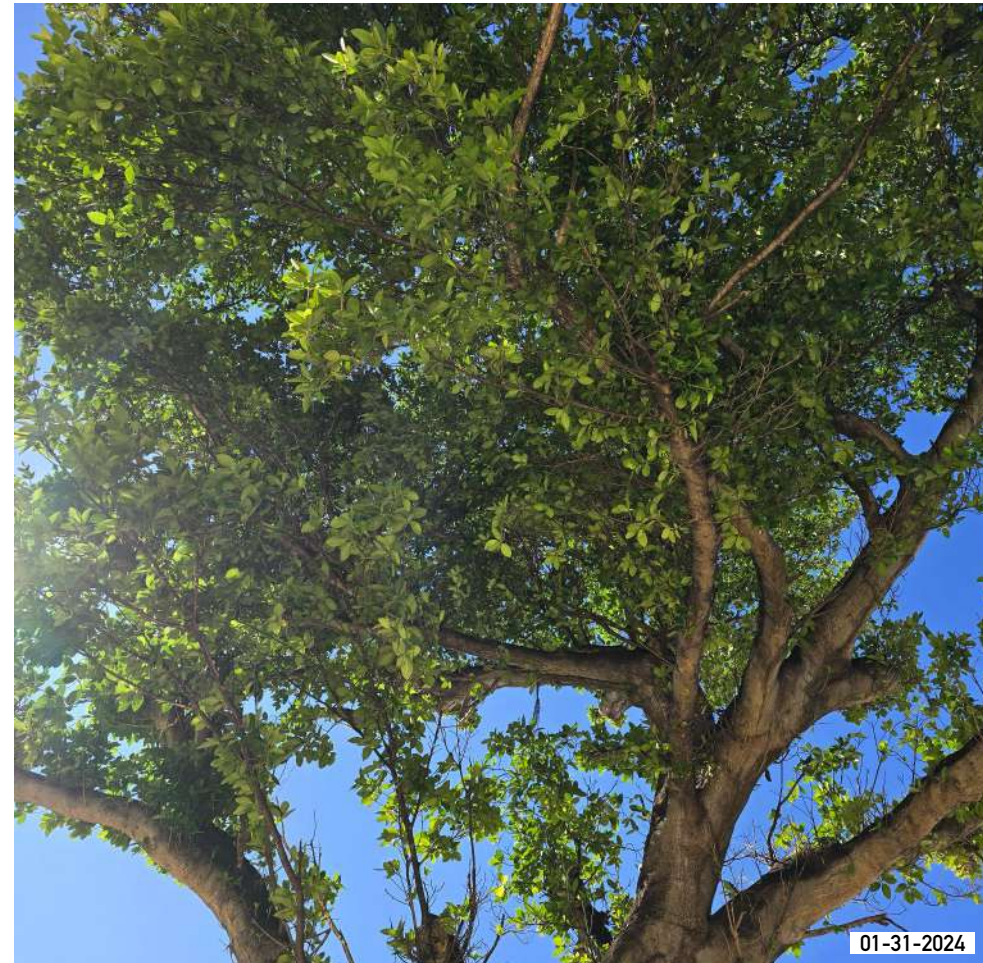
01-31-2024

11. VIEW OF TREE ON ADJACENT LOT



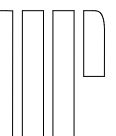
01-31-2024

12. CLOSE UP VIEW OF ADJACENT TREE



01-31-2024

13. CLOSE UP VIEW OF ADJACENT TREE

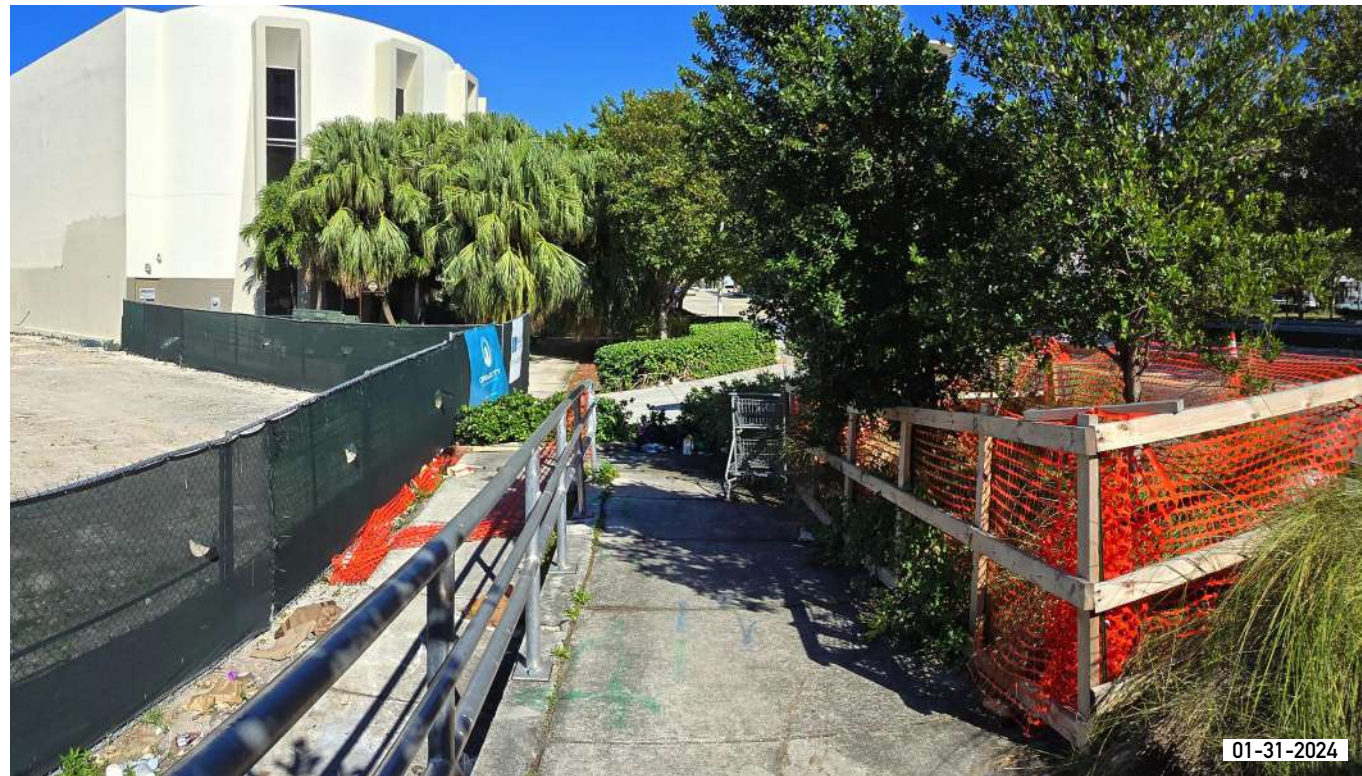




14. SOUTH WEST CORNER OF SITE



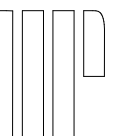
15. SOUTH ENTRANCE AND RAMP

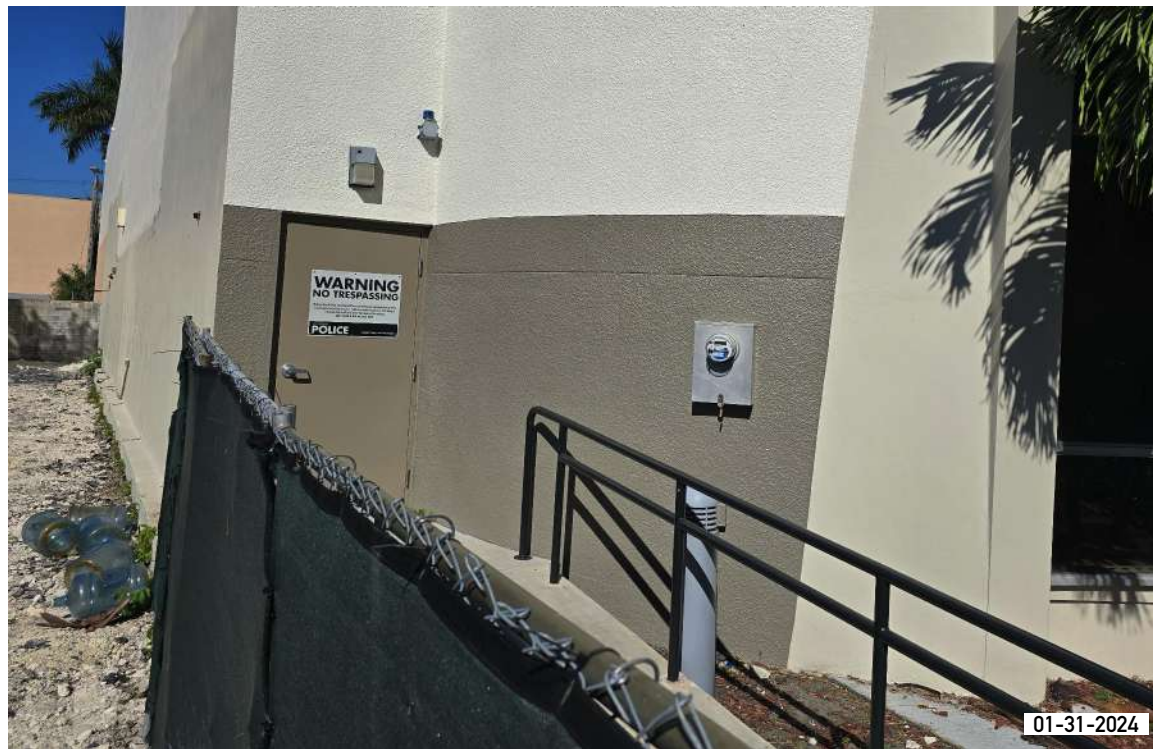


16. ACCESSIBLE RAMP AT FRONT OF LOT



17. FRONT VIEW FROM DADE BOULEVARD





18. VIEW TOWARDS PUBLIC STORAGE



19. VIEW FROM CORNER OF DADE BOULEVARD AND WEST AVENUE

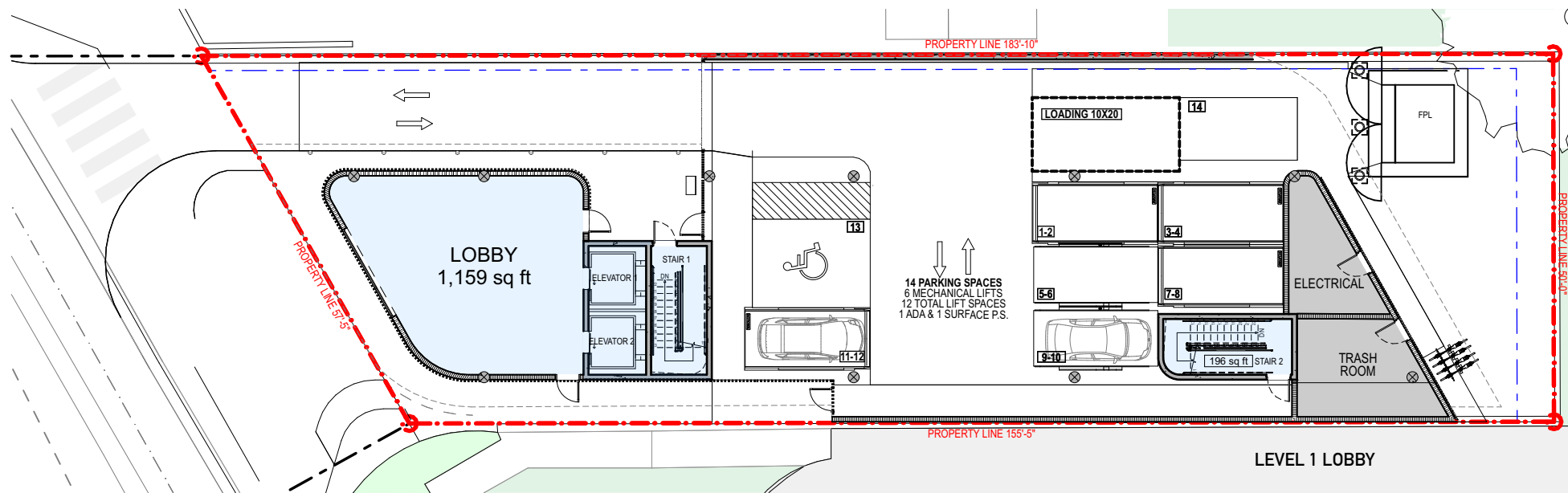


20. VIEW TOWARDS PUBLIC STORAGE

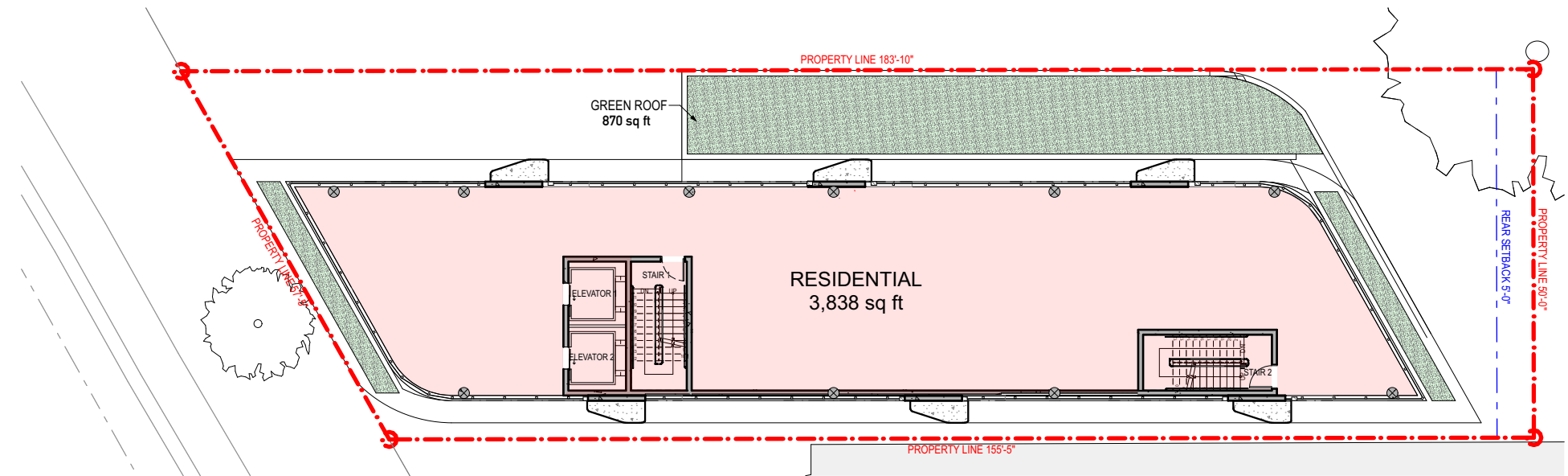


21. CORNER ENTRANCE FROM DADE BOULEVARD AND WEST AVENUE

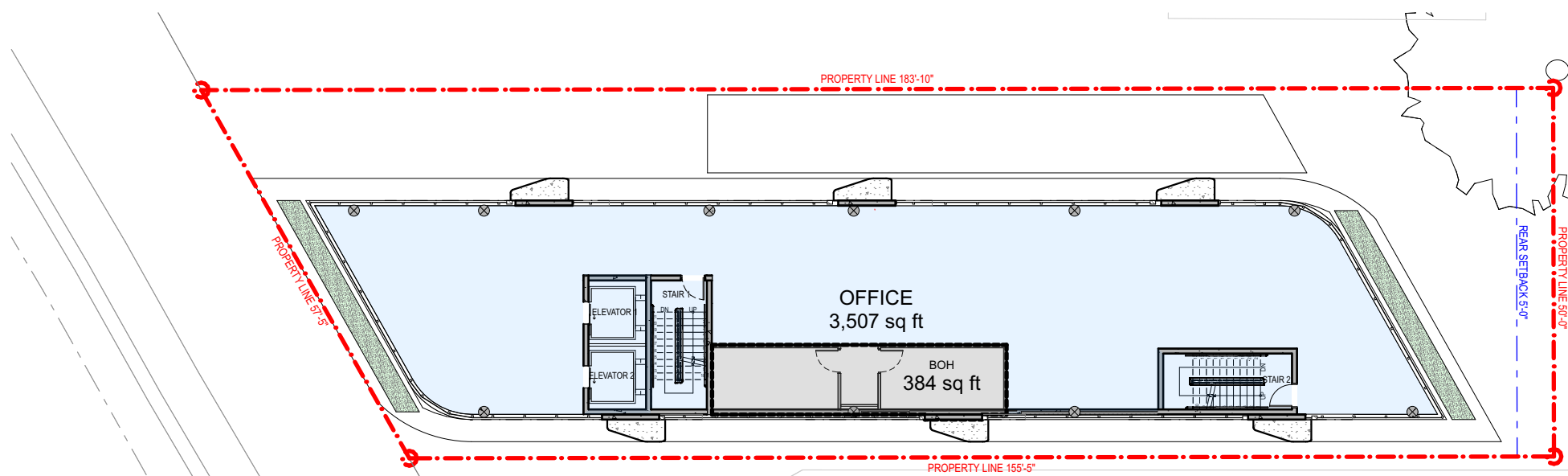




LEVEL 1 LOBBY



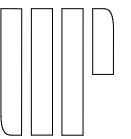
LEVEL 2 RESIDENTIAL

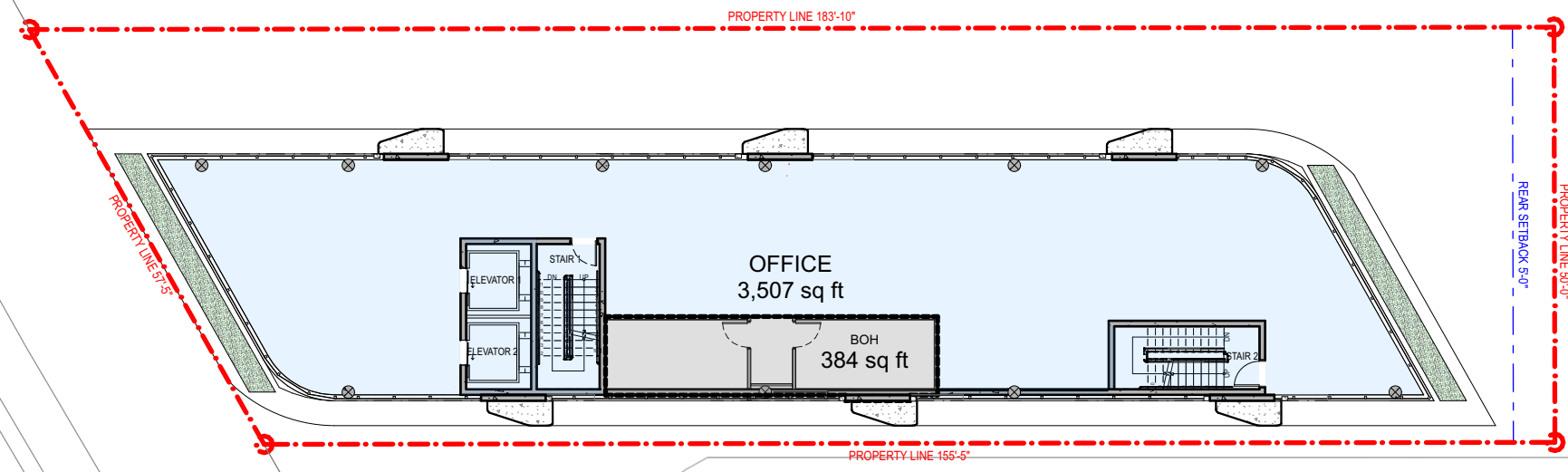


LEVEL 3 OFFICE

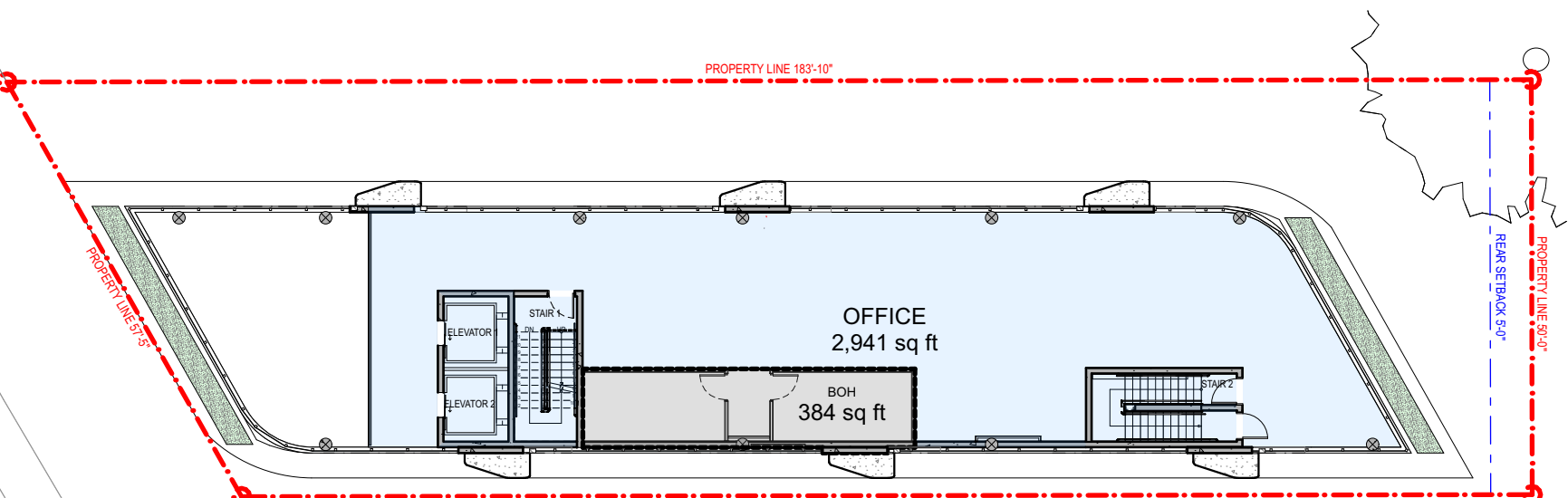
FLOOR AREA BY USE		
NAME	AREA	PERCENTAGE
BOH	1,151.88	7%
LOBBY	1,354.27	8%
OFFICE	9,956.10	59%
RESI	4,408.82	26%
	<b>16,871.07 ft<sup>2</sup></b>	<b>100 %</b>

FAR CHART	
LEVEL	AREA
GROUND LEVEL	1,354.27
LEVEL 2 RESIDENTIAL	3,837.87
LEVEL 3RD OFFICE	3,891.31
LEVEL 4TH OFFICE	3,891.31
LEVEL 5TH OFFICE	3,325.36
ROOF LEVEL	570.95
<b>FAR TOTAL</b>	<b>16,871.07 ft<sup>2</sup></b>

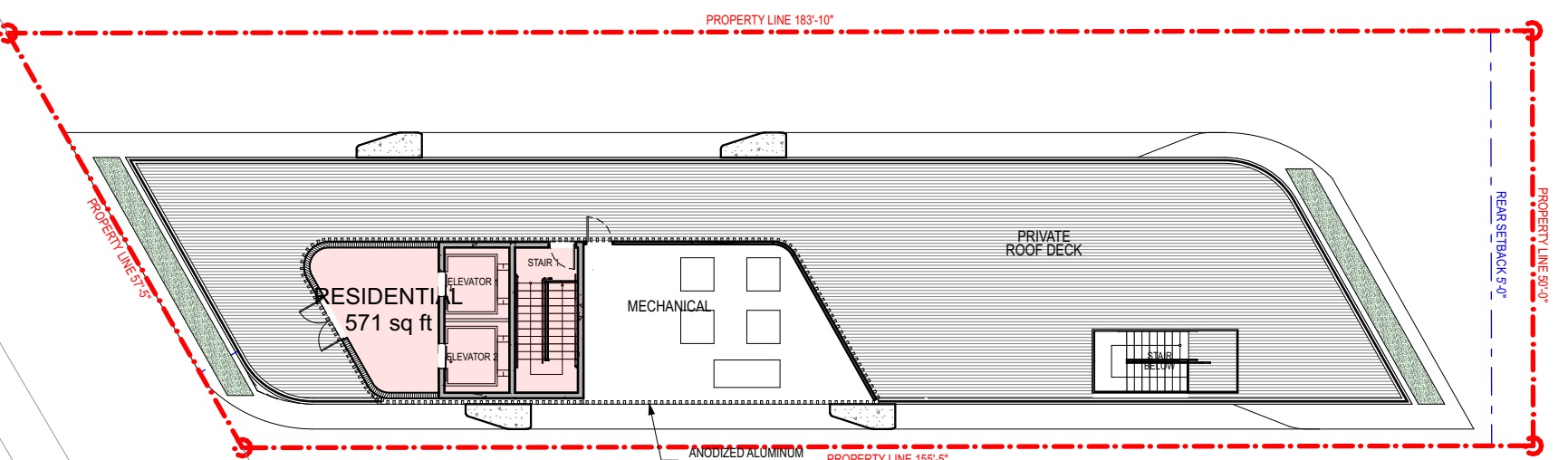




LEVEL 4TH OFFICE



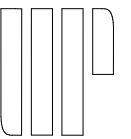
LEVEL 5TH OFFICE

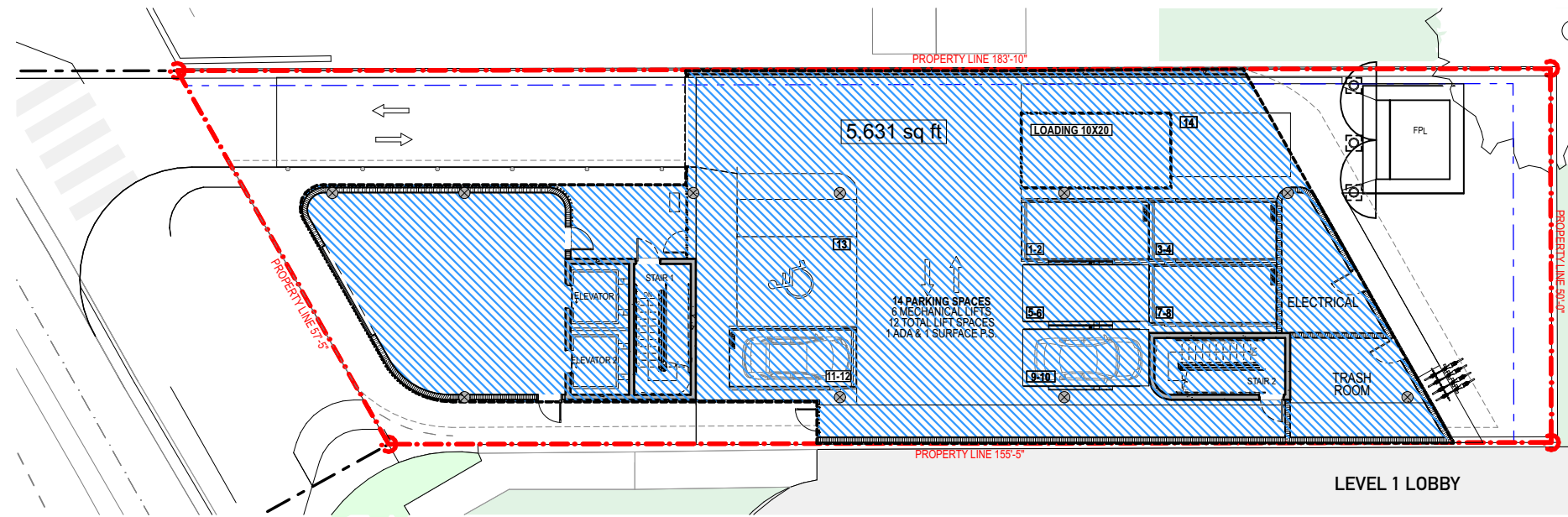


LEVEL 6 ROOF

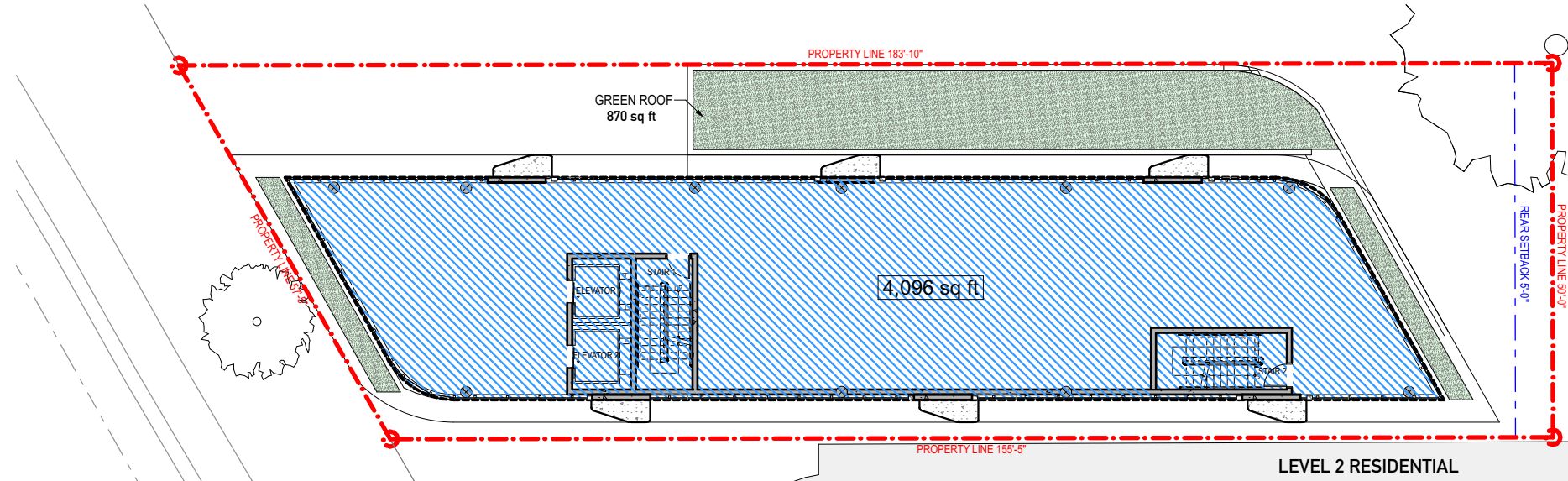
FLOOR AREA BY USE		
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BOH	1,151.88	7%
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RESI	4,408.82	26%
	<b>16,871.07 ft<sup>2</sup></b>	<b>100 %</b>

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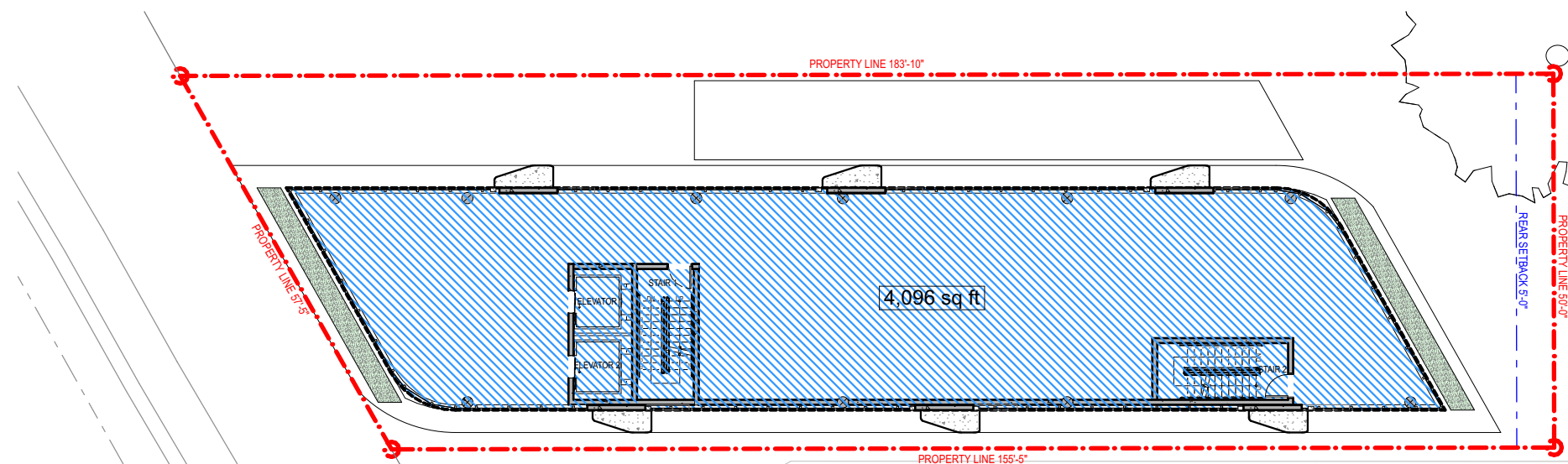




LEVEL 1 LOBBY

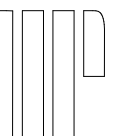


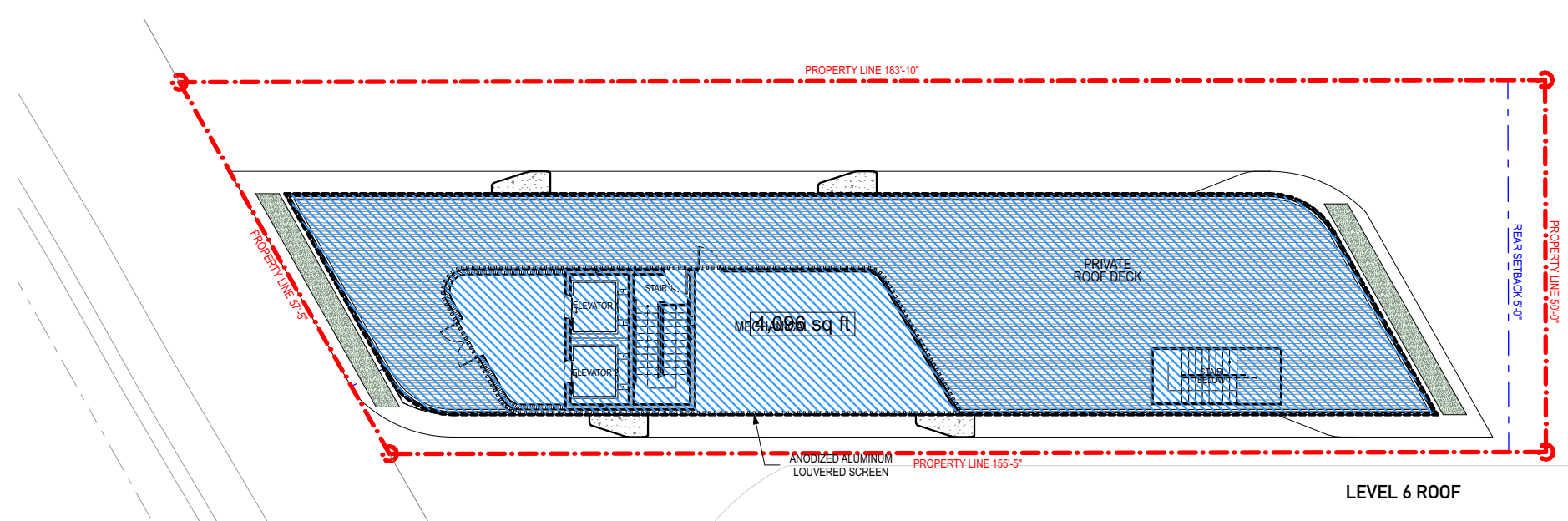
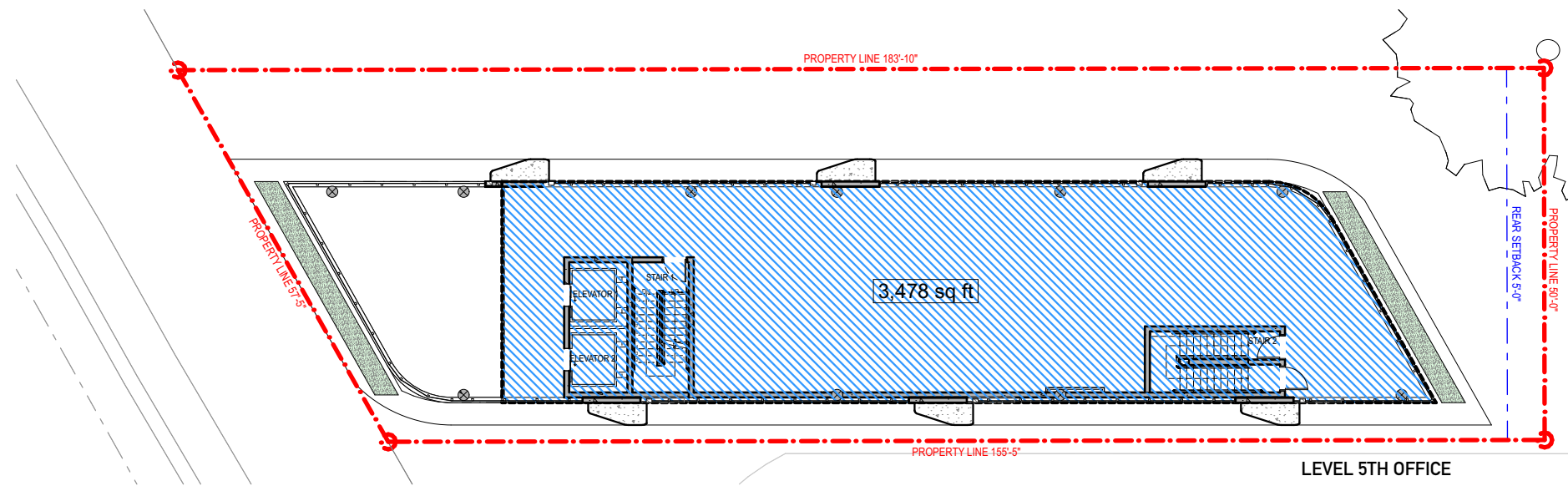
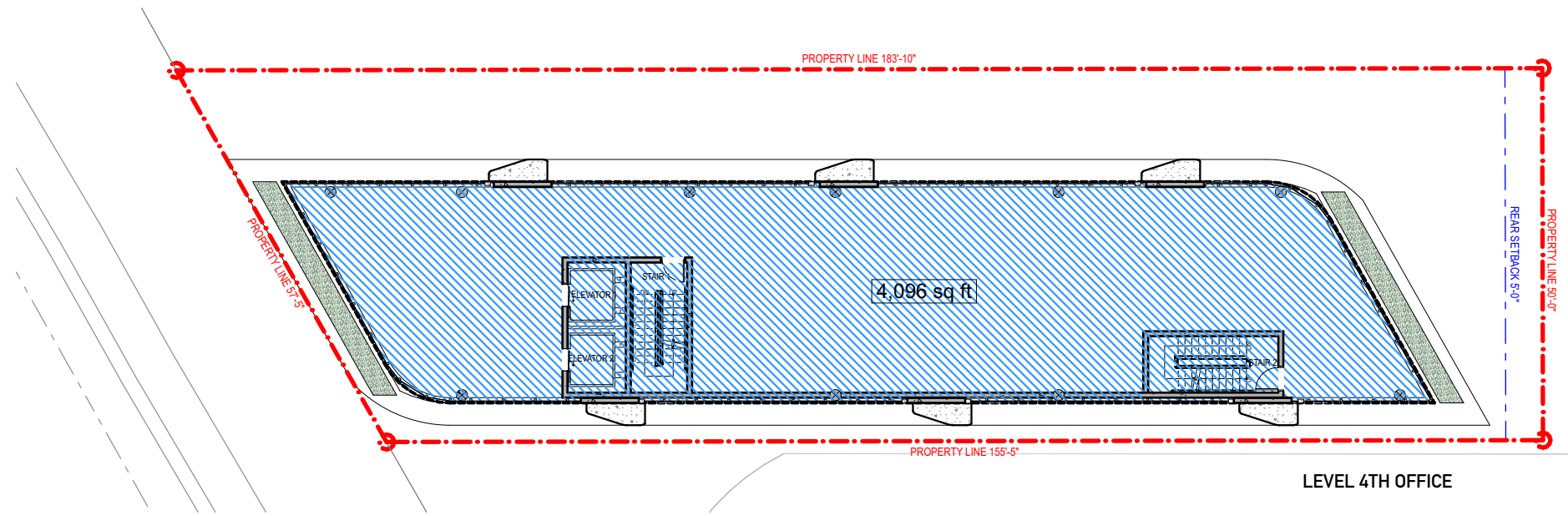
LEVEL 2 RESIDENTIAL



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
<b>TOTAL FAR</b>		<b>25,491.93 ft²</b>





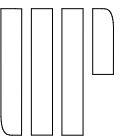
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LOCATION	NAME	AREA
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LEVEL 3RD OFFICE	GROSS FAR	4,095.73
LEVEL 4TH OFFICE	GROSS FAR	4,095.73
LEVEL 5TH OFFICE	GROSS FAR	3,478.23
ROOF LEVEL	GROSS FAR	4,095.73
<b>TOTAL FAR</b>		<b>25,491.93 ft<sup>2</sup></b>

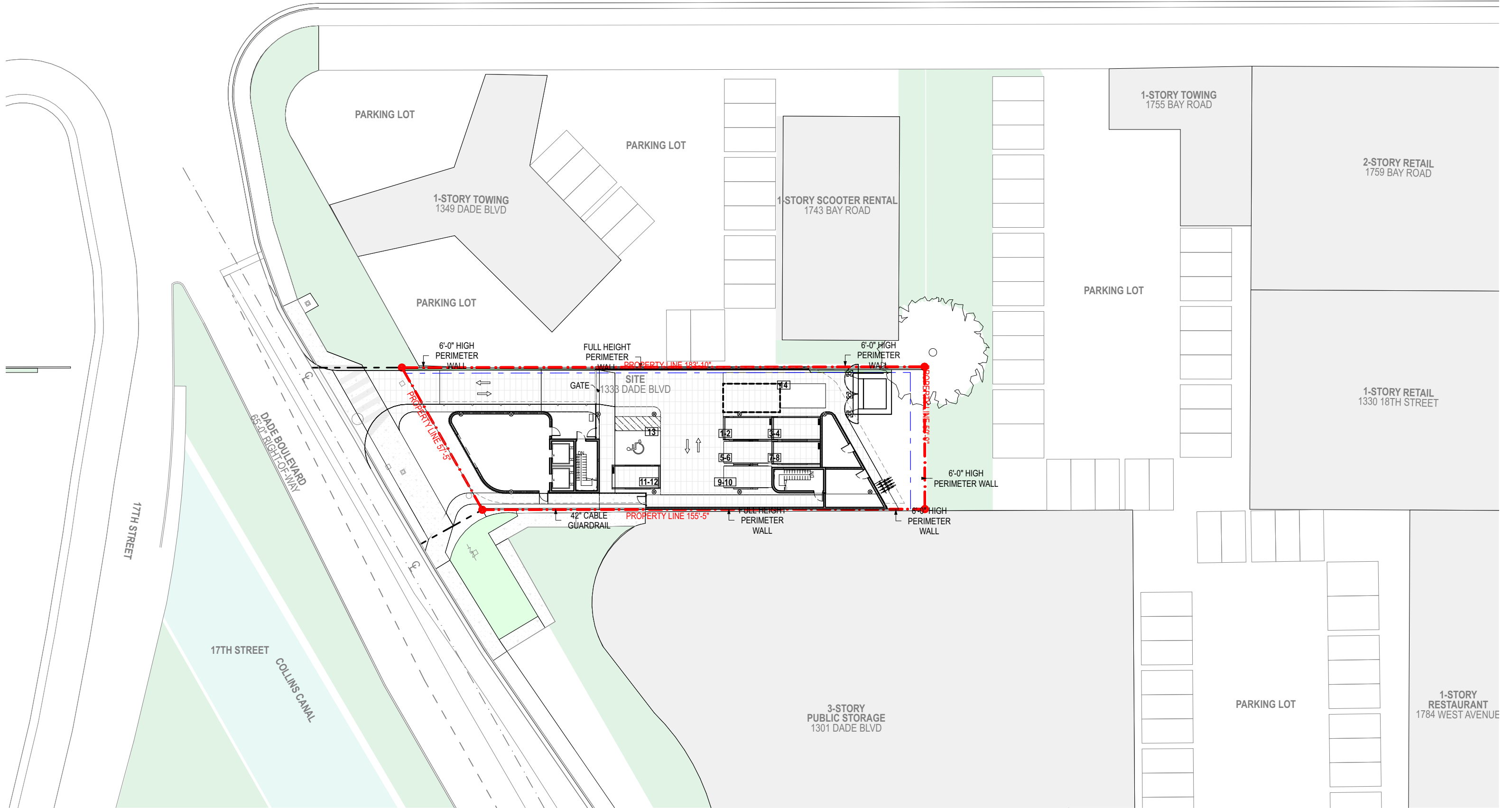
A-15

GROSS FLOOR AREA

2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024



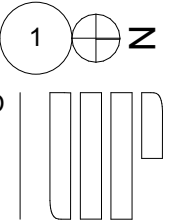


SITE PLAN  
 SCALE: 1/32" = 1'-0"

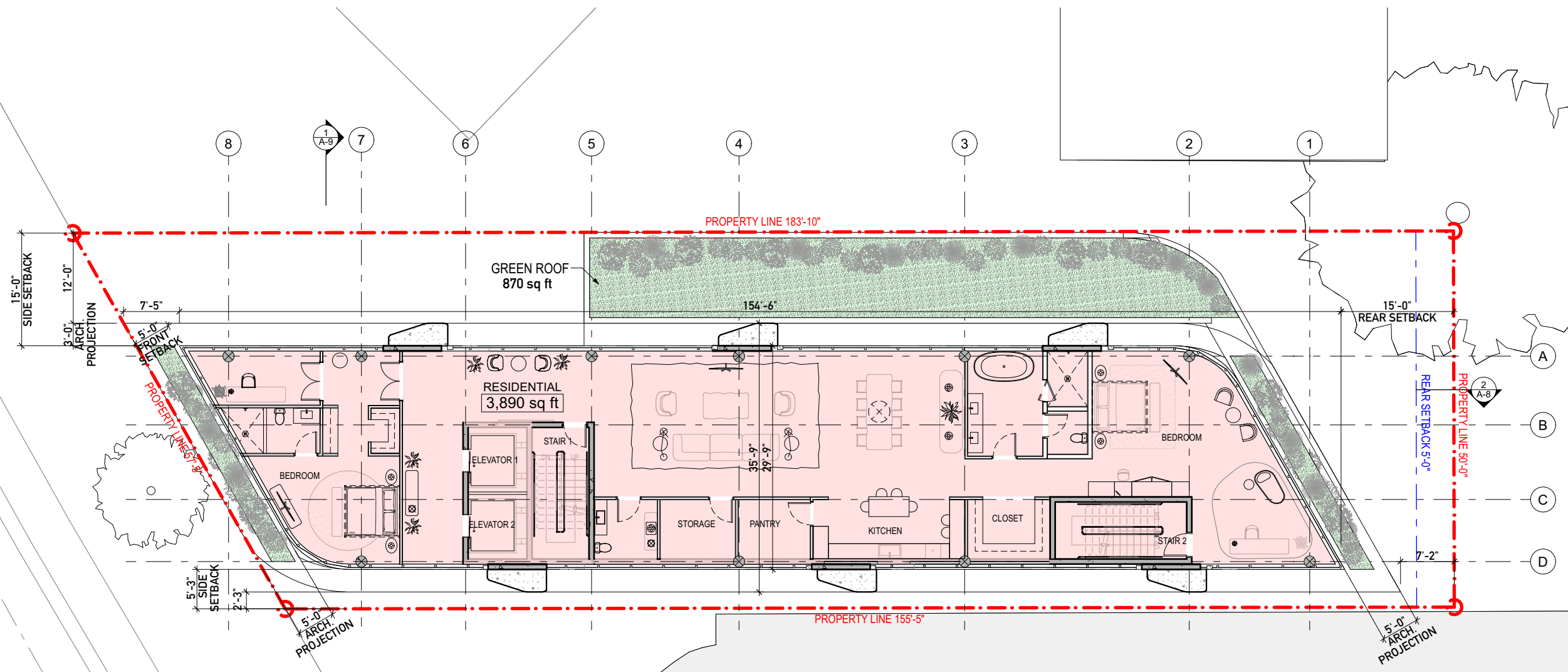
A-16  
 SITE PLAN

2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024







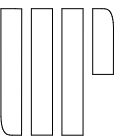
FLOOR PLAN LEVEL 2  
 SCALE: 1/16" = 1'-0" 1 Z

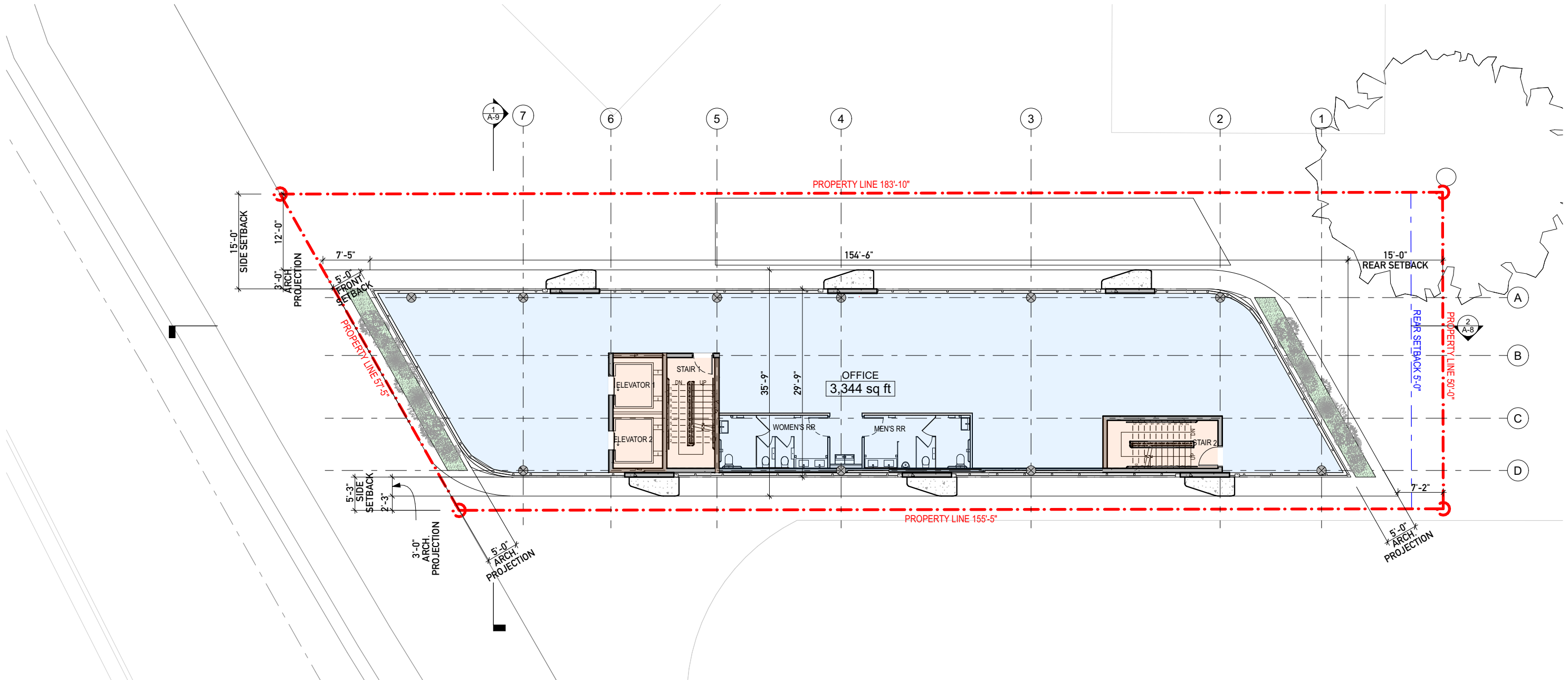
A-18

FLOOR PLAN LEVEL 2

2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024





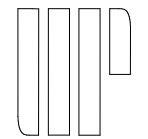
FLOOR PLAN LEVEL 3  
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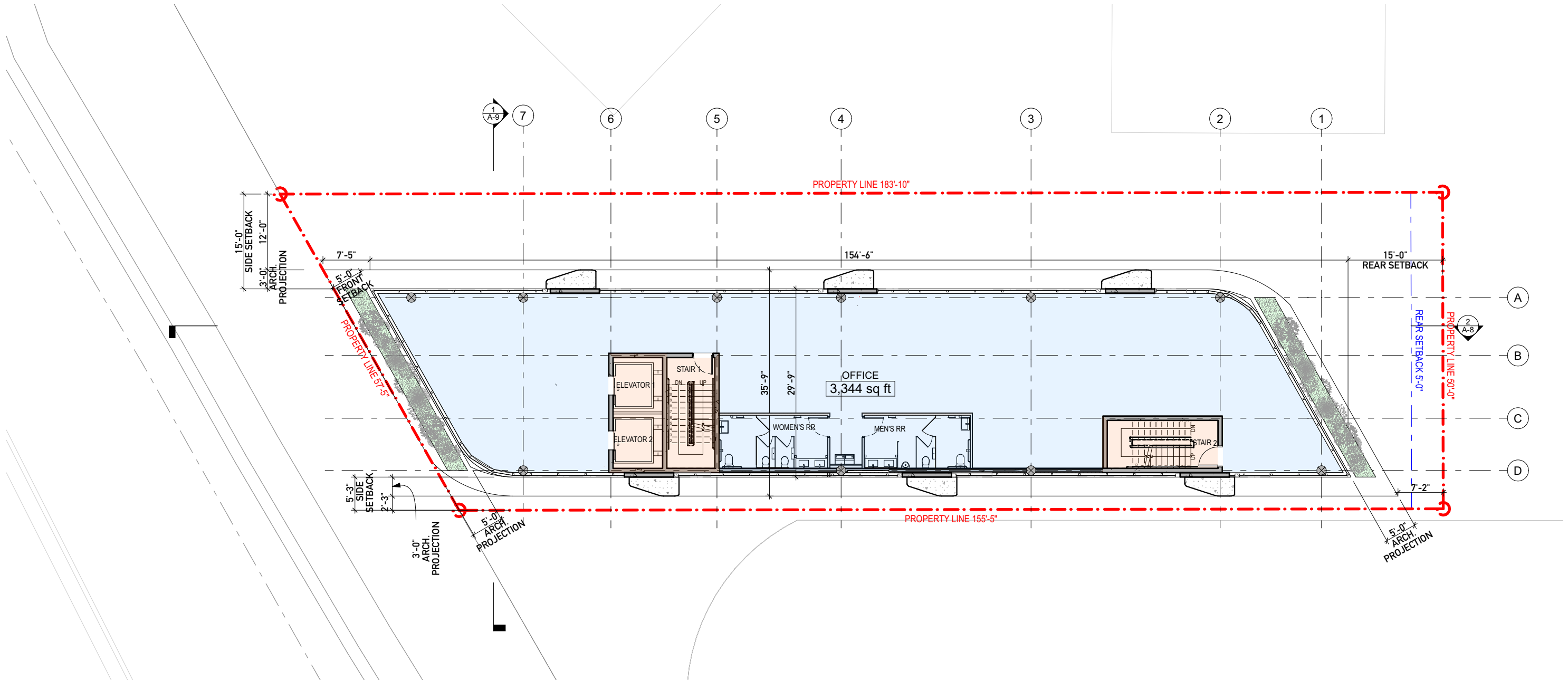
A-19

FLOOR PLAN LEVELS 3 TYP.

2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024





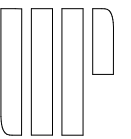
FLOOR PLAN LEVEL 4  
 SCALE: 1/16" = 1'-0" 1 ⊕ Z

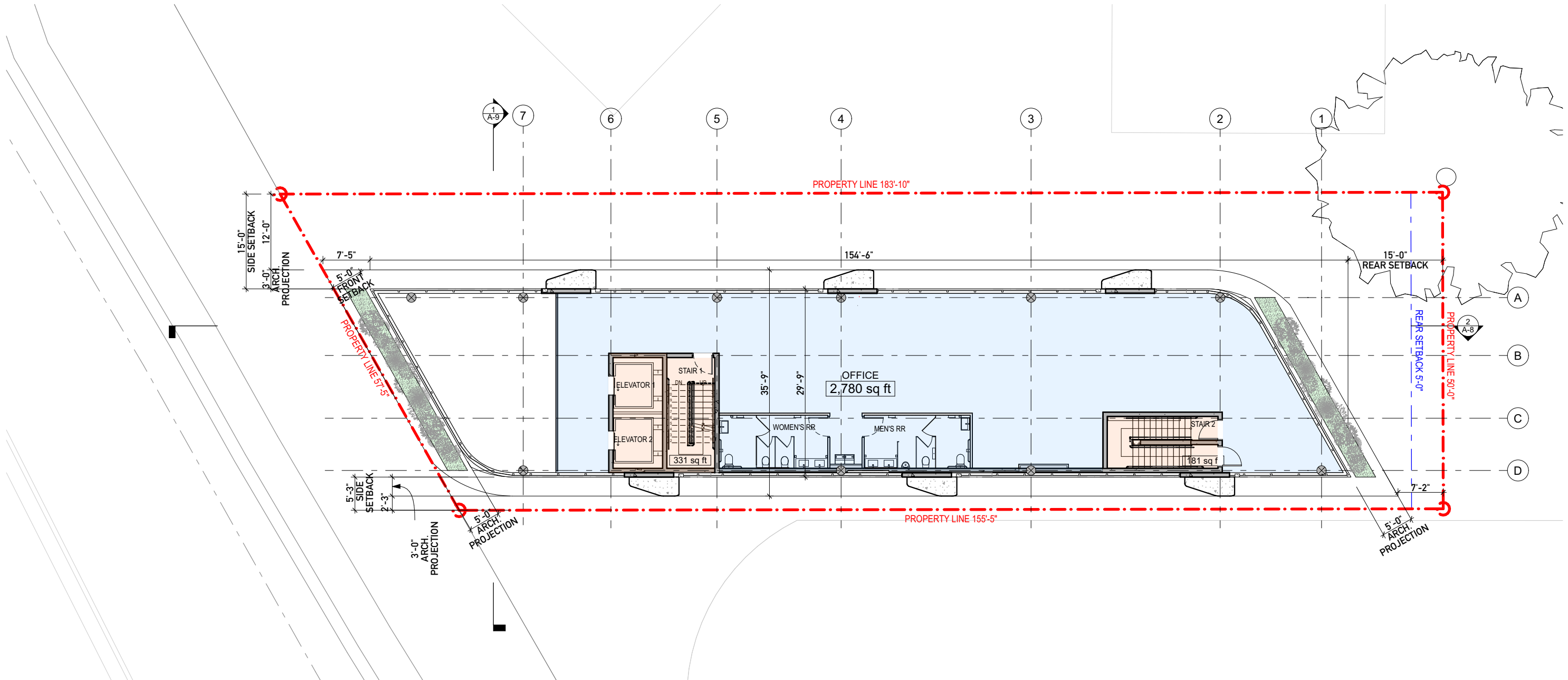
A-20

FLOOR PLAN LEVEL 4

2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024





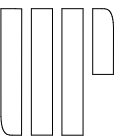
FLOOR PLAN LEVEL 5  
 SCALE: 1/16" = 1'-0" 1 ⊕ Z

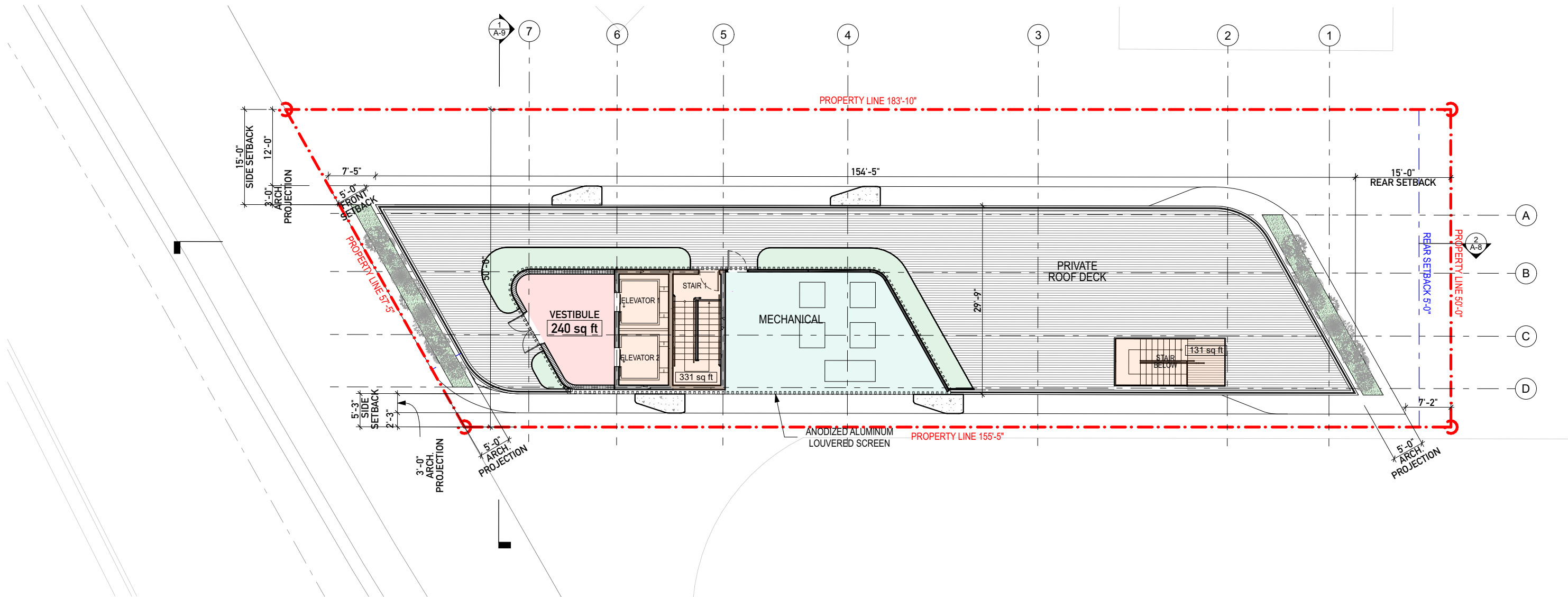
A-21

FLOOR PLAN LEVEL 5

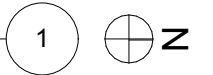
2/25/2024

1333 DADE BLVD  
 SCHEMATIC DESIGN  
 URBAN ROBOT © 2024





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



A-22

FLOOR PLAN LEVEL 6 ROOF

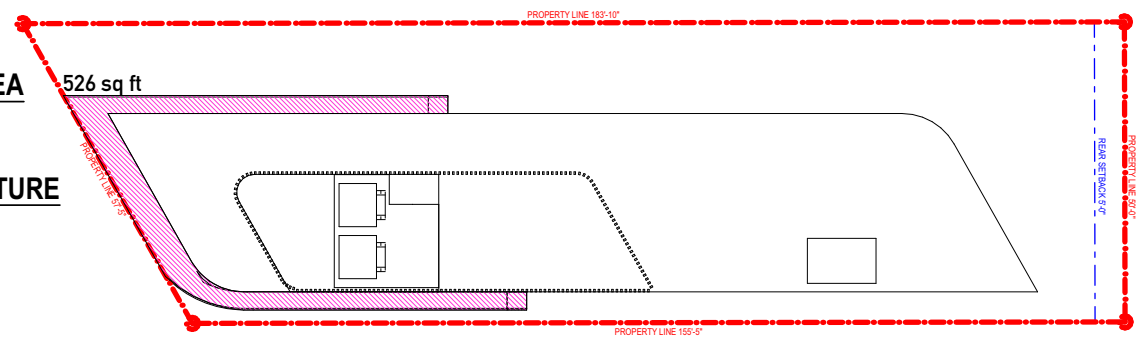
2/25/2024

1333 DADE BLVD  
SCHEMATIC DESIGN  
URBAN ROBOT © 2024



**20% OF ENCLOSED FLOOR AREA**  
665 SF

**DECORATIVE CORNICE STRUCTURE**  
526 SF

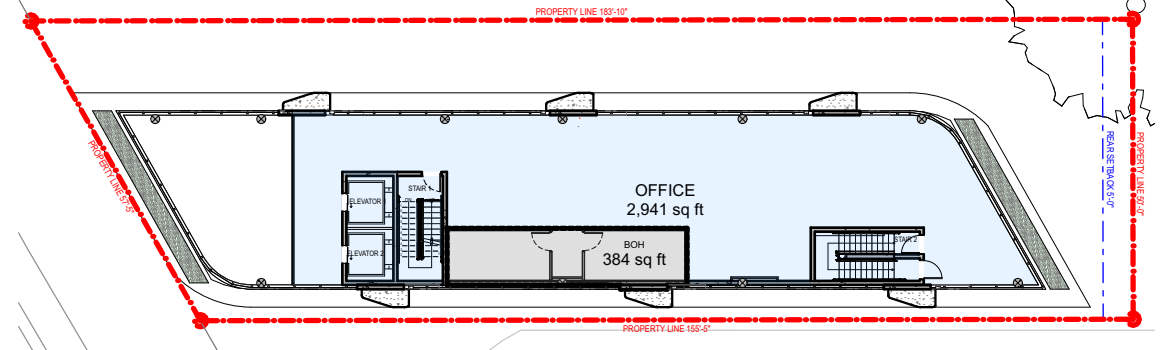


**ROOF LEVEL - DECORATIVE CORNICE STRUCTURE**  
SCALE: 1/32" = 1'-0"

3

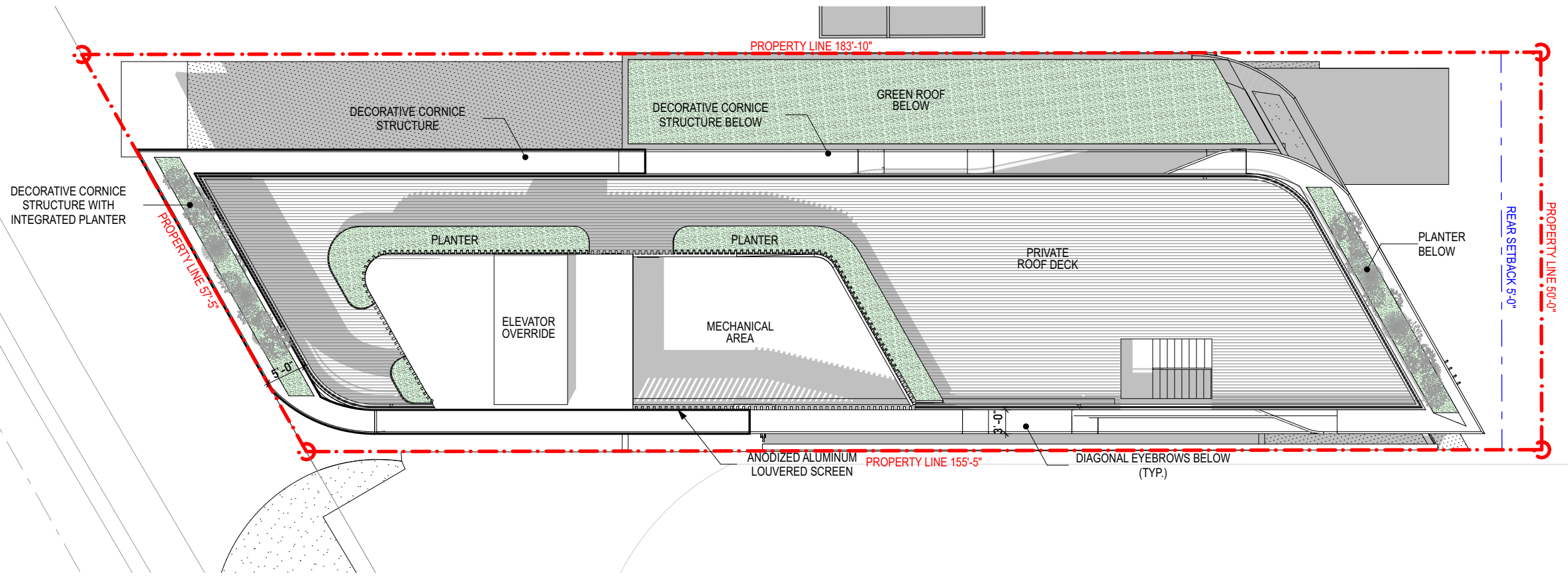
**LEVEL 5 ENCLOSED FLOOR AREA**  
3,325 SF

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



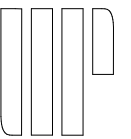
**LEVEL 5 OFFICE**  
SCALE: 1/32" = 1'-0"

2



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

1  
A-23





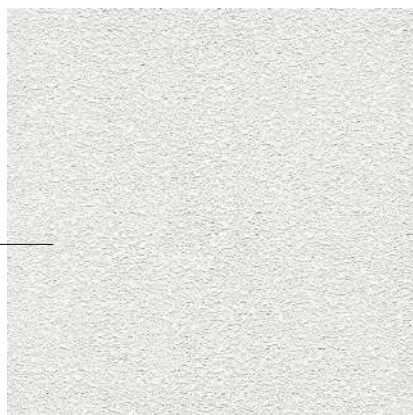
ARCHITECTURAL EYEBROWS



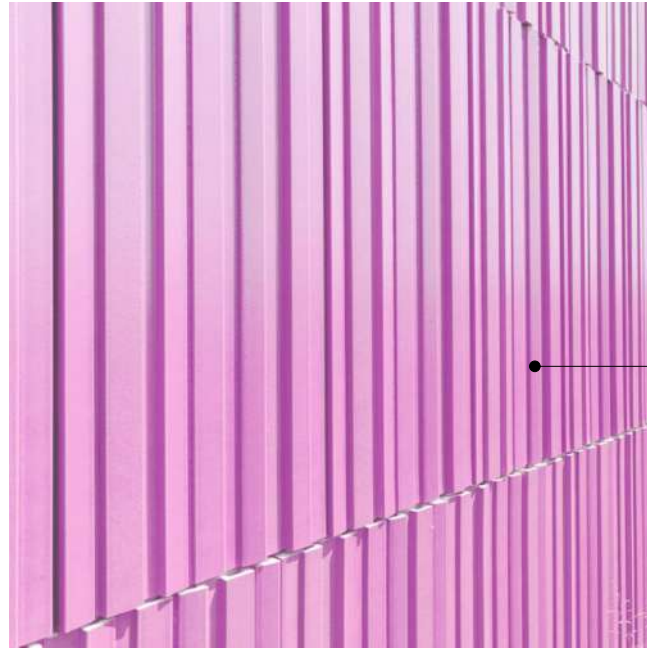
CUSTOM PRECAST CONCRETE



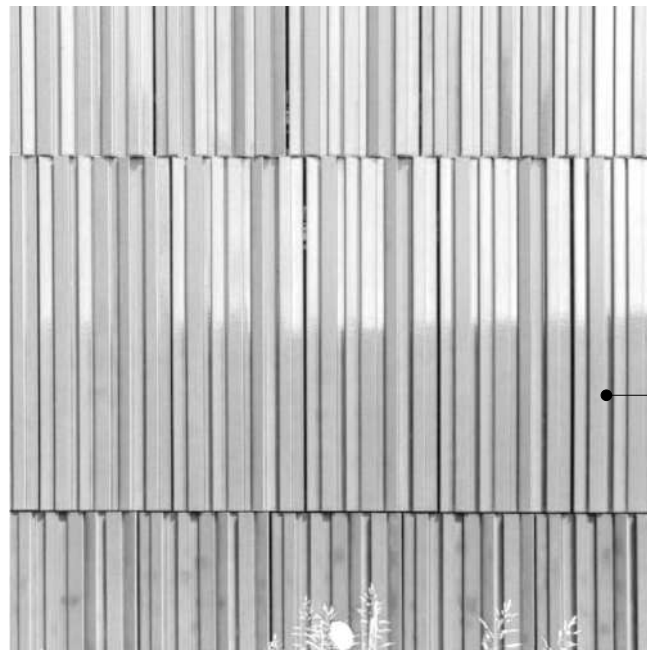
GLAZING



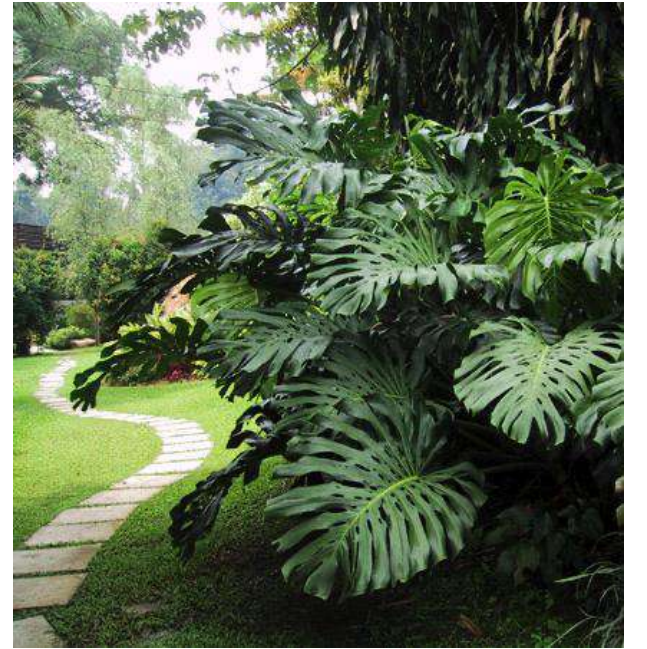
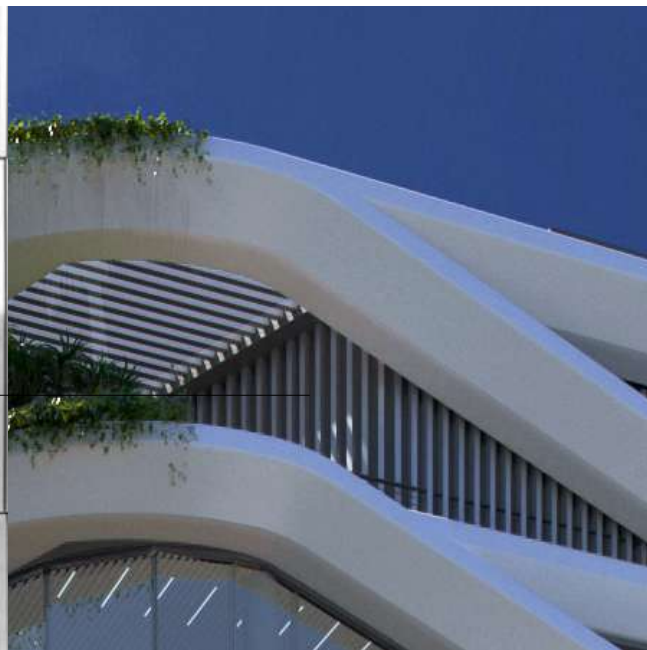
WHITE STUCCO



COLOR TERRA COTTA



WHITE TERRA COTTA

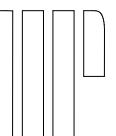
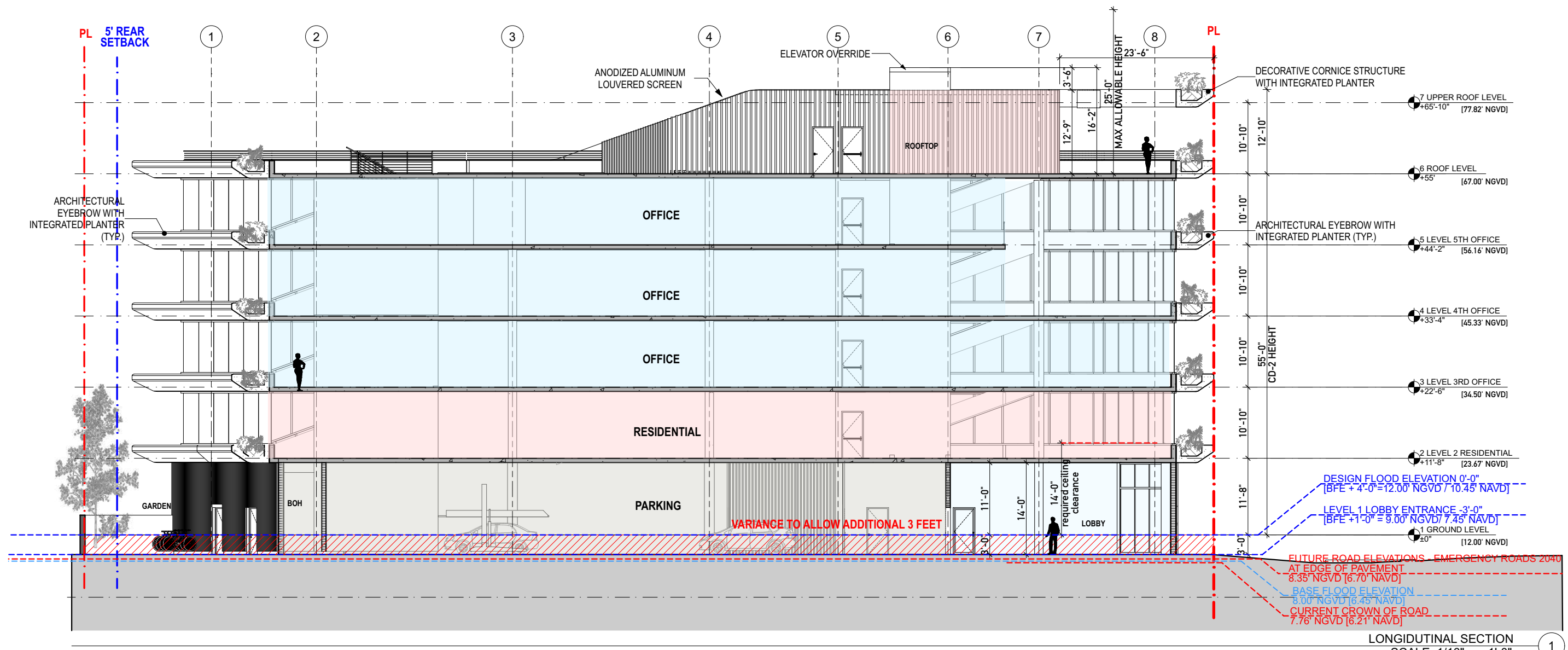


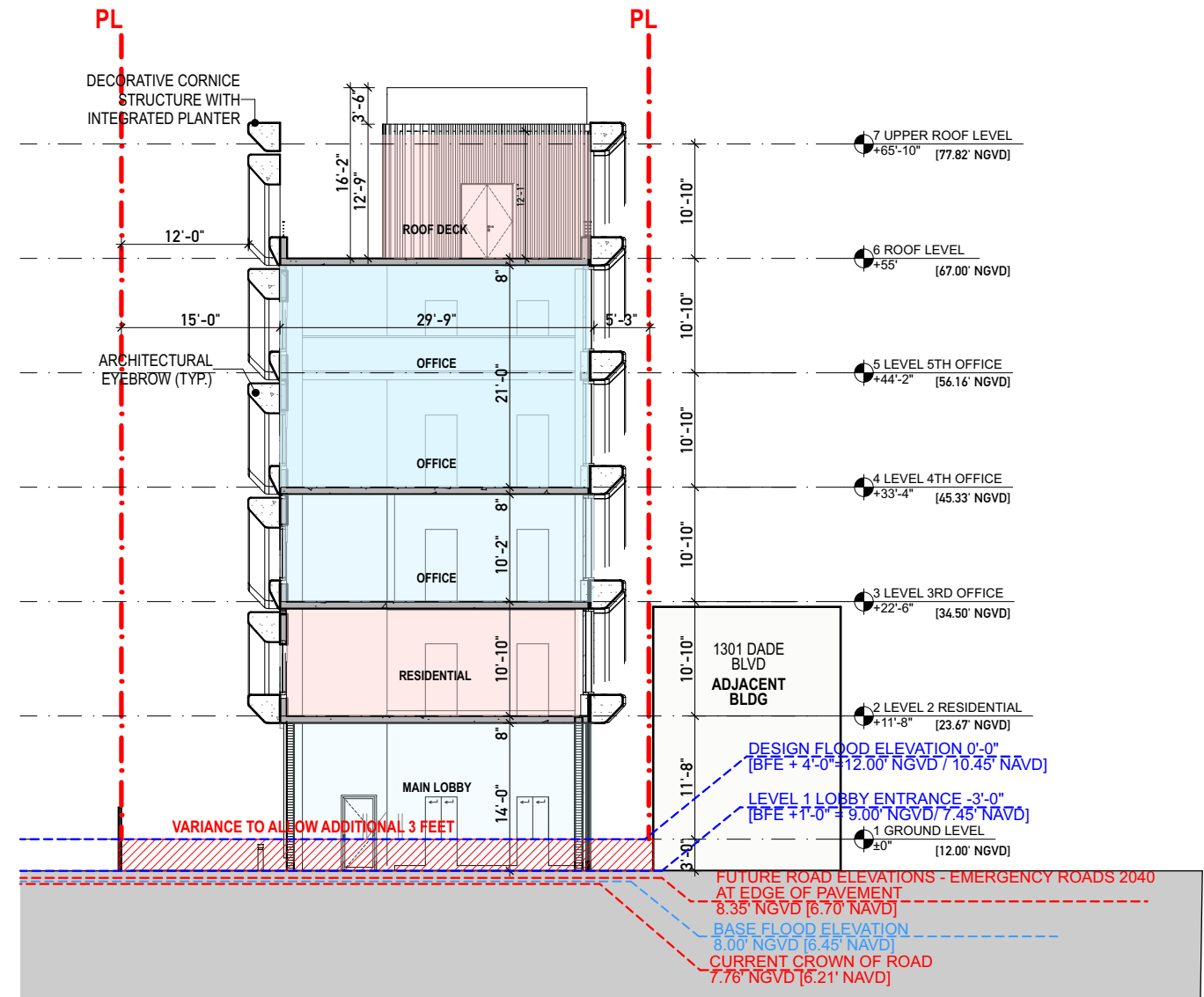
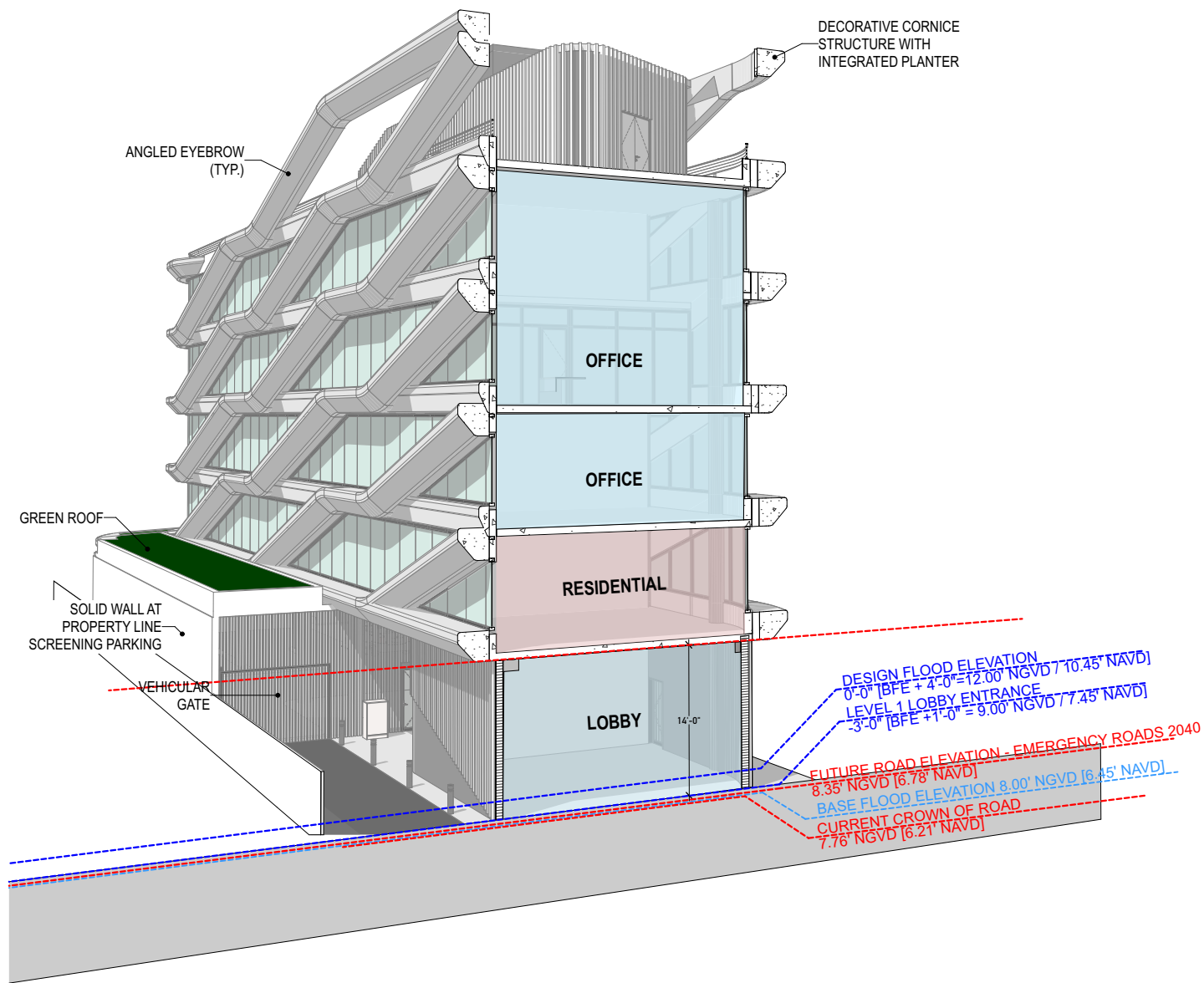
SCULPTURAL LANDSCAPE FORMS



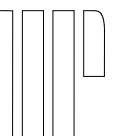
TEXTURES IN LANDSCAPE



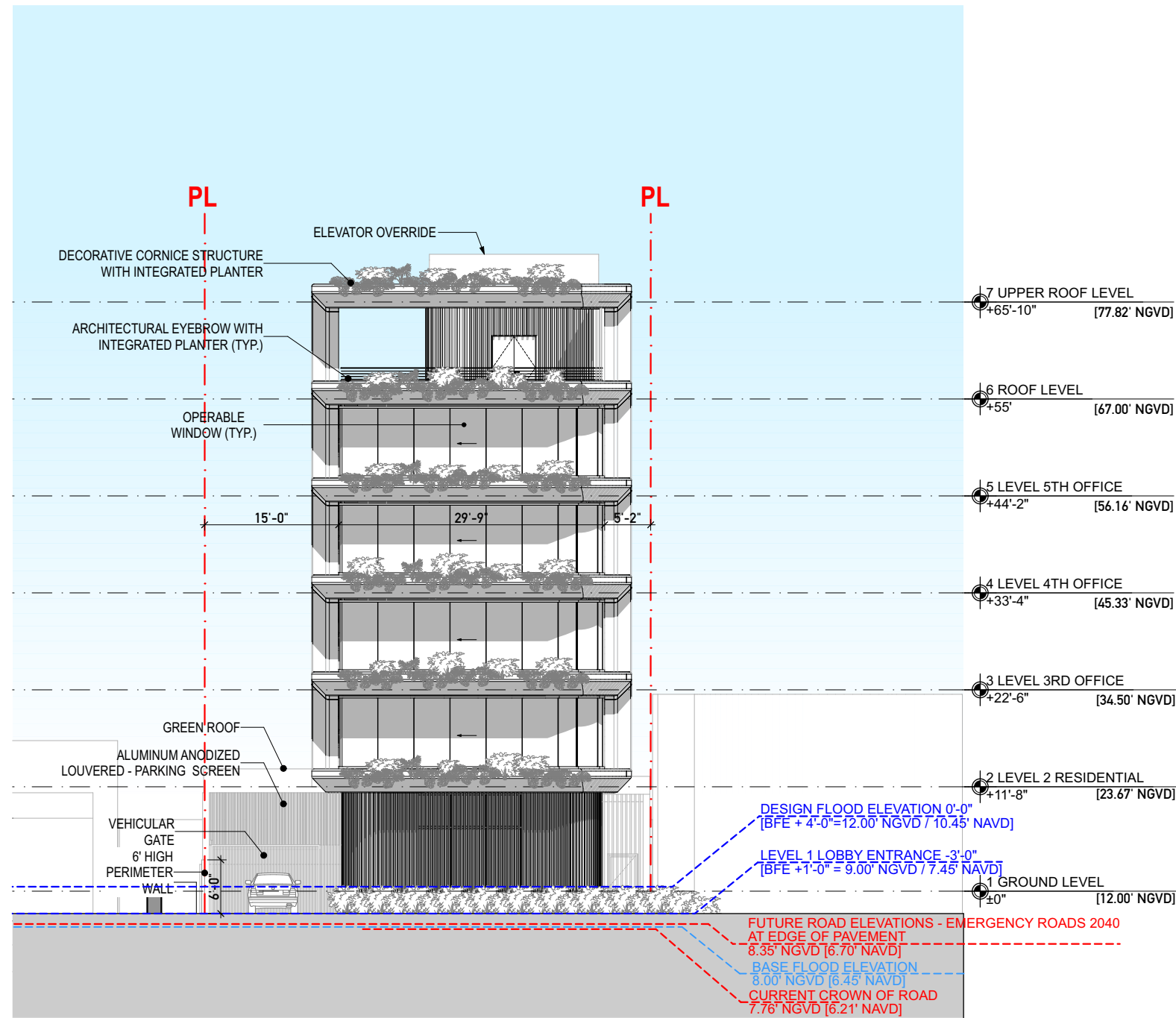




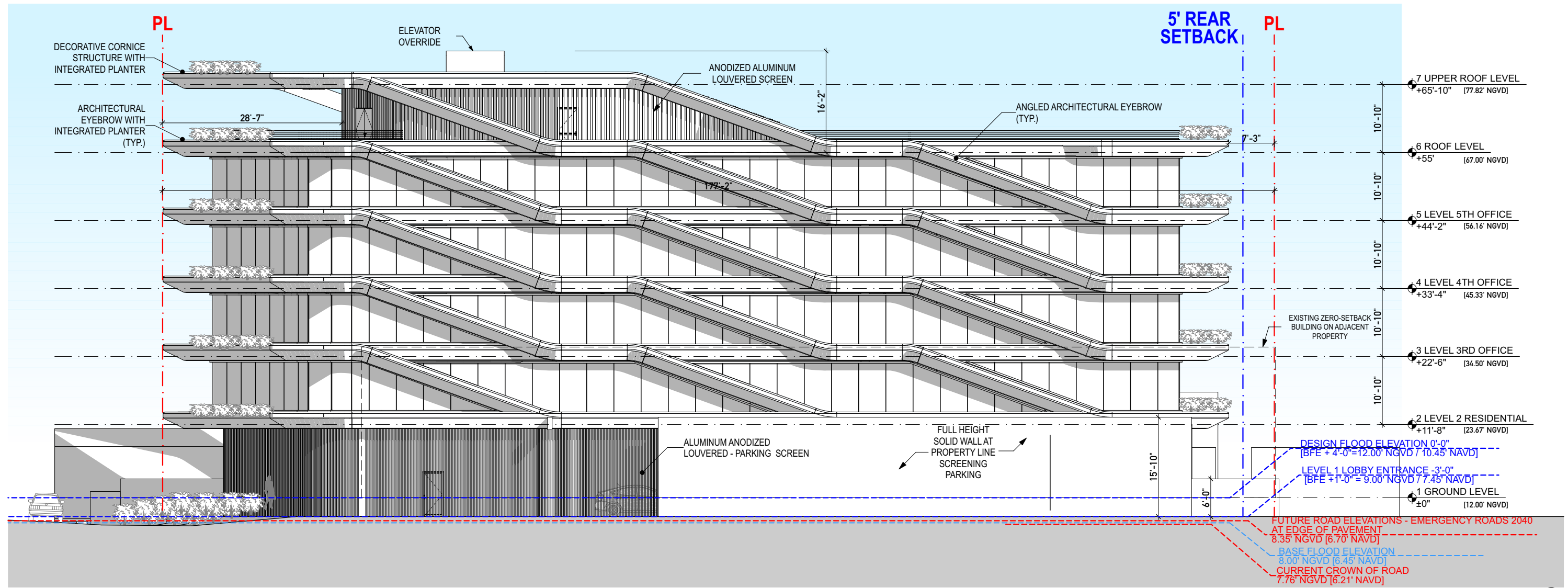
CROSS SECTION 1  
SCALE: 1/16" = 1'-0"



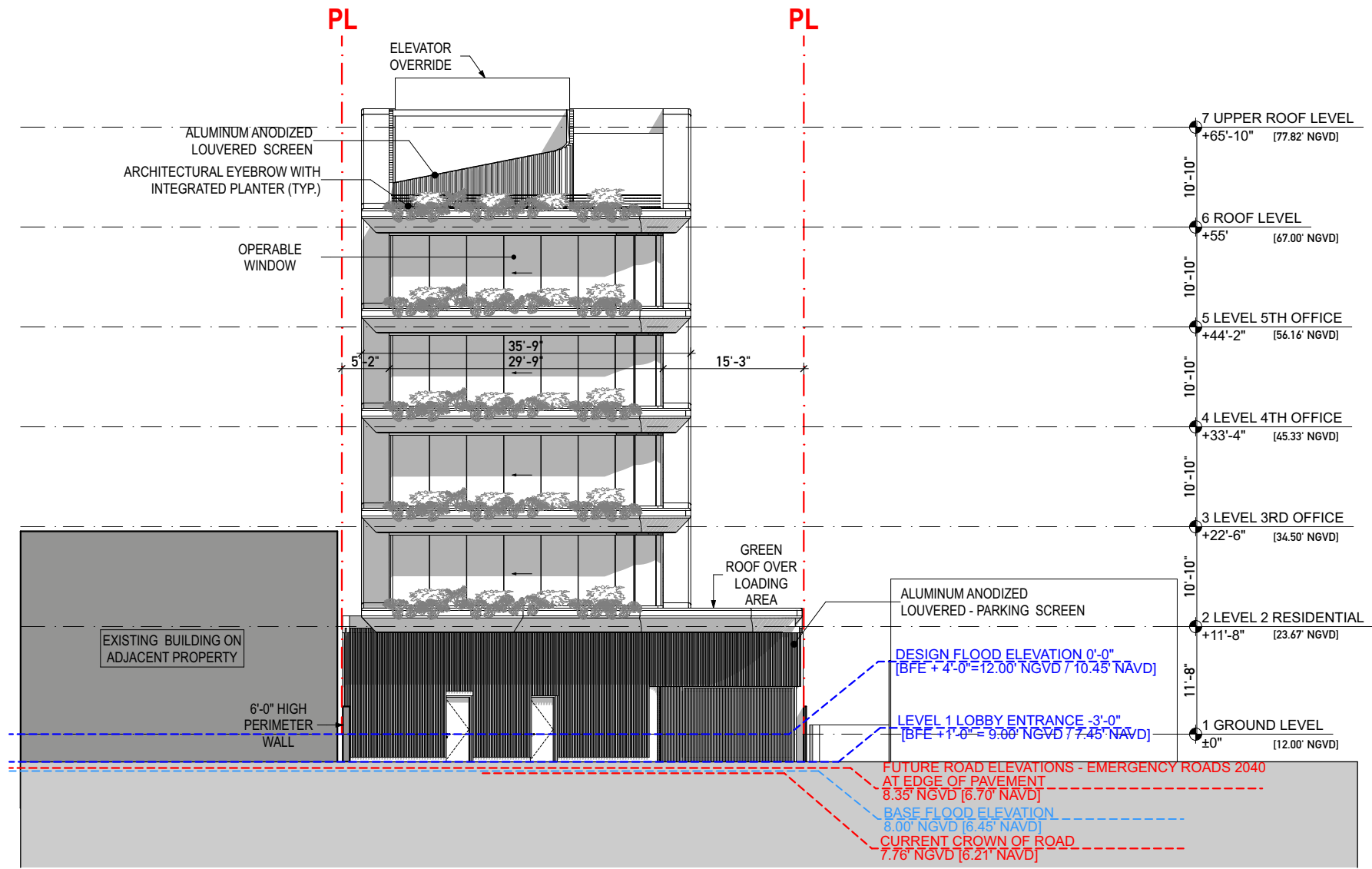




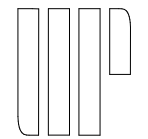
SOUTH ELEVATION  
SCALE: 1/16" = 1'-0" 1



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



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



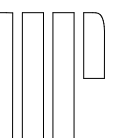


A-31

RENDERING

2/25/2024

1333 DADE BLVD  
SCHEMATIC DESIGN  
URBAN ROBOT © 2024





A-32

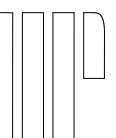
RENDERING

2/25/2024

1333 DADE BLVD

SCHEMATIC DESIGN

URBAN ROBOT © 2024





A-33  
RENDERING

2/25/2024

1333 DADE BLVD  
SCHEMATIC DESIGN  
URBAN ROBOT © 2024





A-34

RENDERING

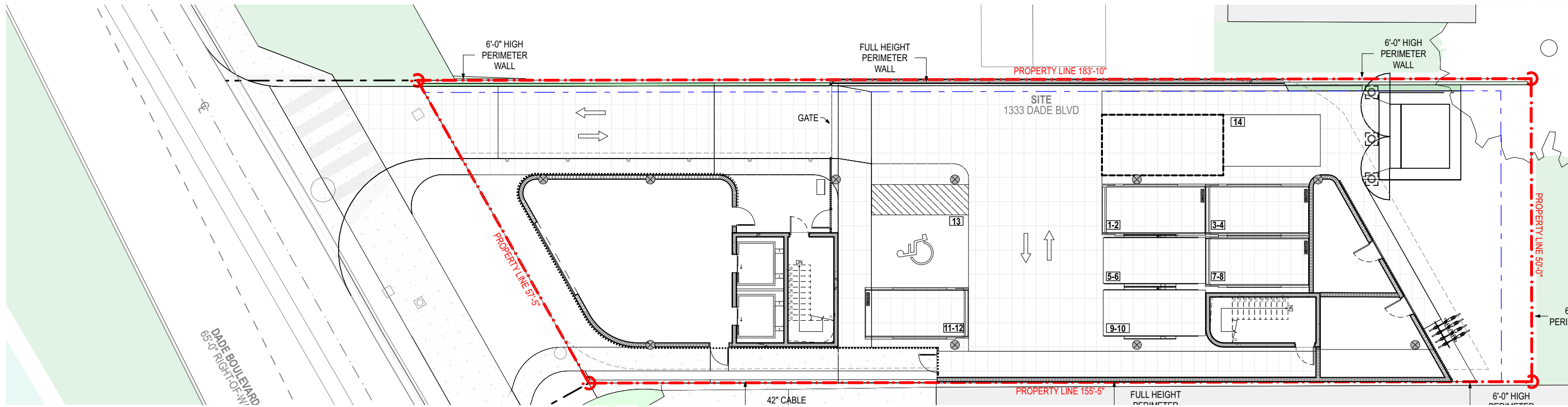
2/25/2024

1333 DADE BLVD

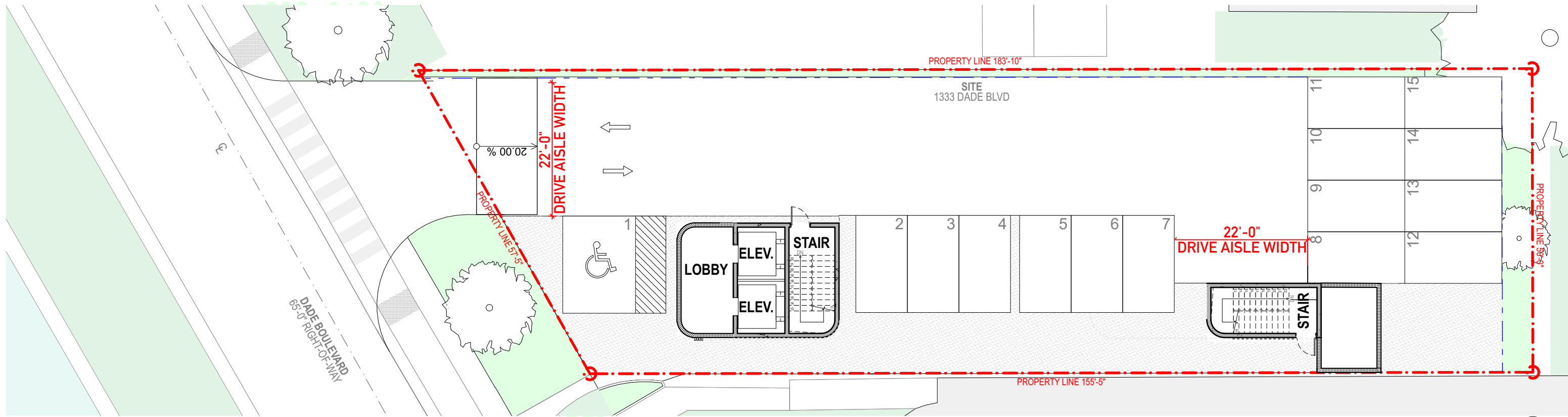
SCHEMATIC DESIGN

URBAN ROBOT © 2024





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



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

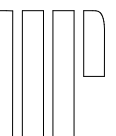
ALTERNATIVE PARKING	
ADA	1
REGULAR	6
VALET	8
<b>TOTAL</b>	<b>15</b>

A-35

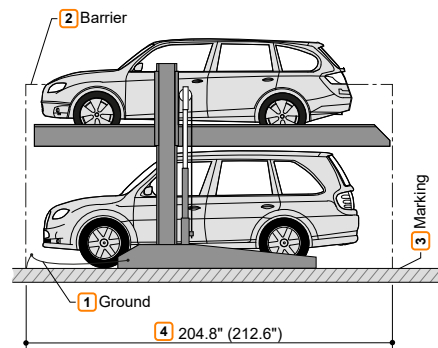
PARKING ANALYSIS

2/25/2024

1333 DADE BLVD  
SCHEMATIC DESIGN  
URBAN ROBOT © 2024



**Overview of building design**



- 1 Equipotential bonding from the foundation ground connection to the system (provided by customer).
- 2 Three-side barrier as per DIN EN ISO 13857. Can also be designed as wind protection depending on site.
- 3 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).
- 4 ■ 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:

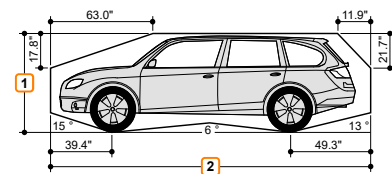
	SP	
Weight 3	4400 lbs	5720 lbs
Wheel load	1100 lbs	1430 lbs

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

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

**Clearance gauge**

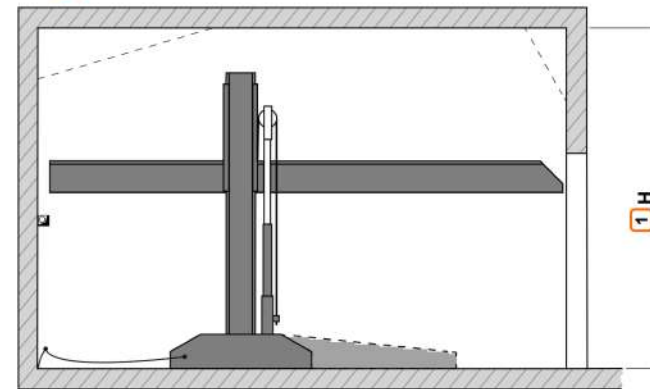


Vehicle width of 74.9" with a platform width of 90.6".  
Wider platforms allow correspondingly wider vehicles to be parked.

**Overview of system types and ceiling heights**



Heights can be subsequently adjusted.



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

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

Type	Vehicle height, lower	Vehicle height, upper													H - Ceiling height
		150	155	160	165	170	175	180	185	190	195	200	205	210	
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

**Width dimensions**

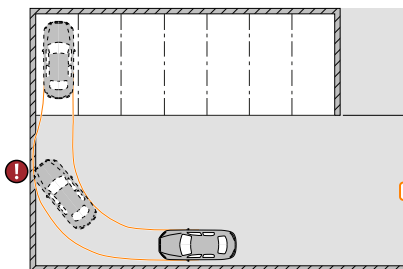


We recommend a platform width of at least 98.5" and driving lane widths of 256" to ensure convenient vehicle access to the multiparking system and easy entry into and exit from the vehicle.

Narrower platforms can make parking more difficult, depending on the following criteria.

- Driving lane width
- Entry conditions
- Vehicle dimensions

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

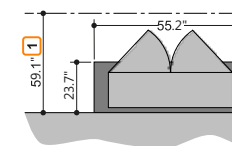


	Clear platform width	B1	Dividing walls
SP	90.6"	102.4"	
	94.5"	106.3"	
	98.5"	110.3"	
	102.4"	114.2"	
	106.3"	118.2"	

**Detail of building configuration - hydraulic unit foundation**

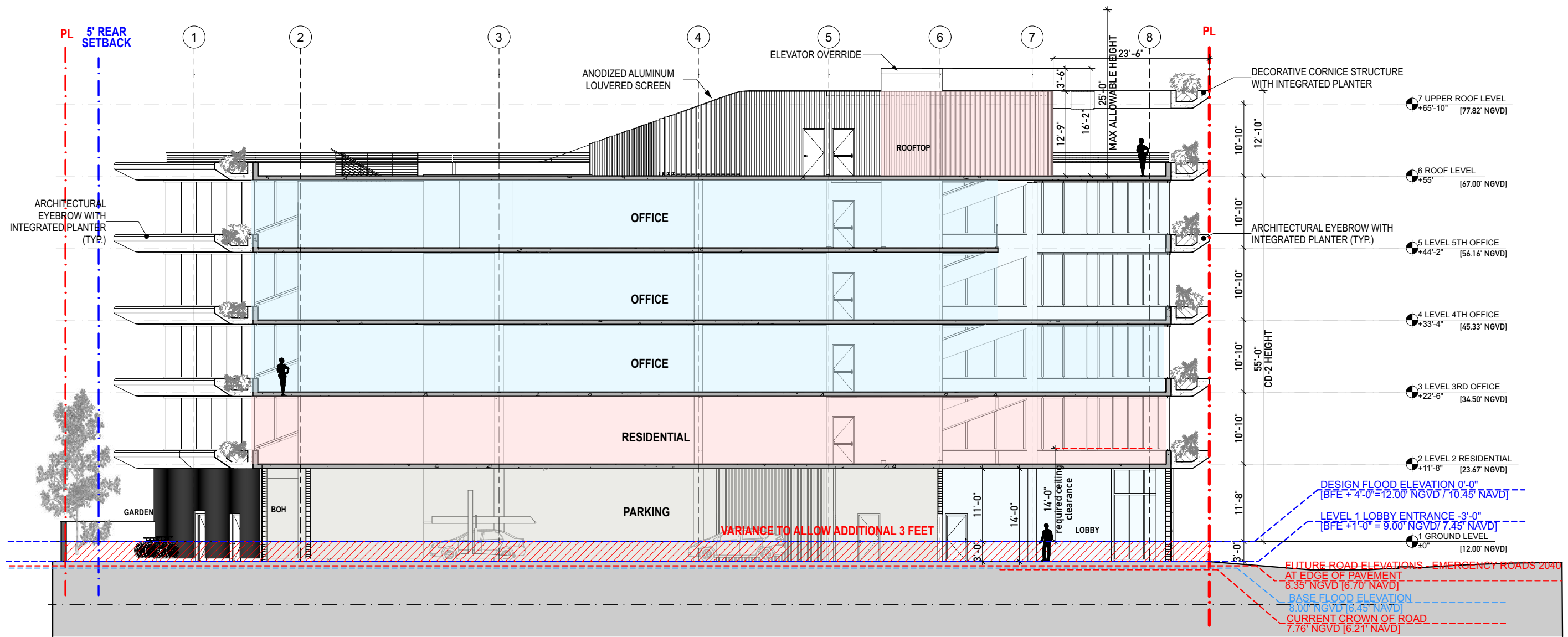


If the hydraulic unit cannot be installed in adjacent buildings or areas, the unit and the electrical components must be accommodated in a cabinet (surcharge applies).  
The cabinet should be positioned in the rear area of the system. This requires a foundation (55.2" x 23.7") of concrete (concrete quality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

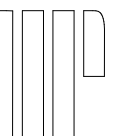


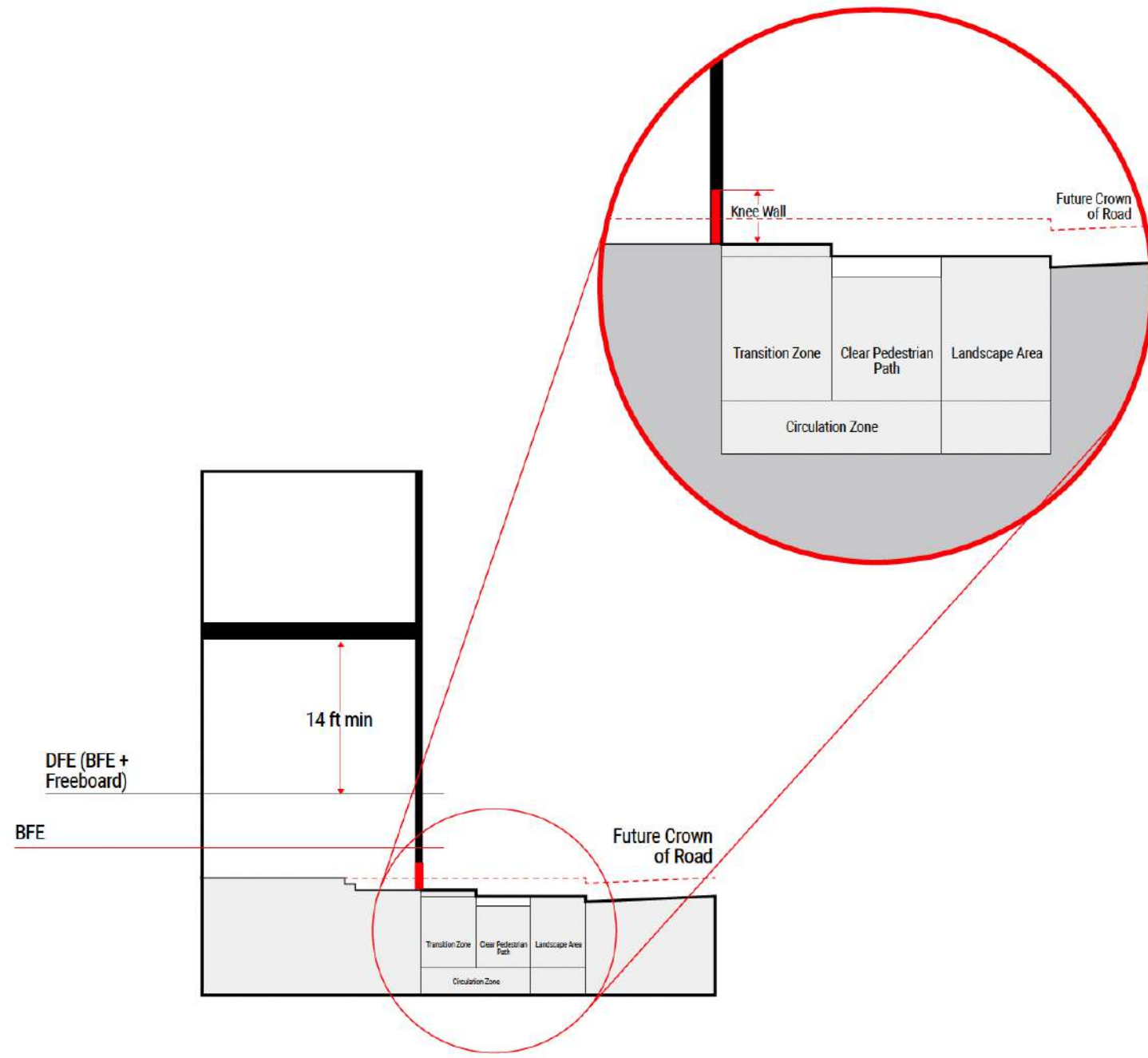
1 Clearance



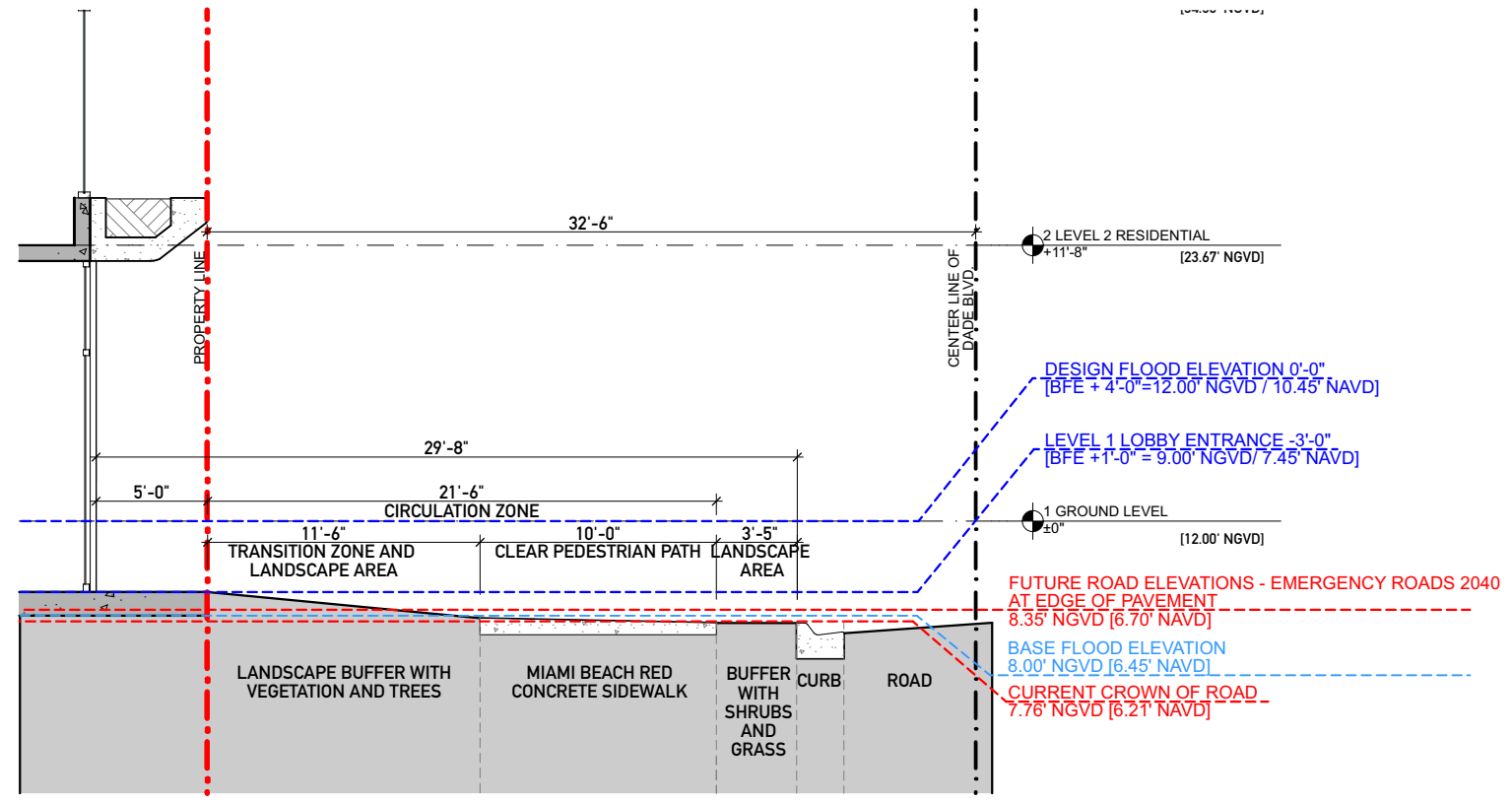


LONGIDUTINAL SECTION 1  
SCALE: 1/16" = 1'-0"





SHORT FRONTAGE STANDARDS-SECTION 2 A-36



SHORT FRONTAGE SECTION 1 A-36  
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.

