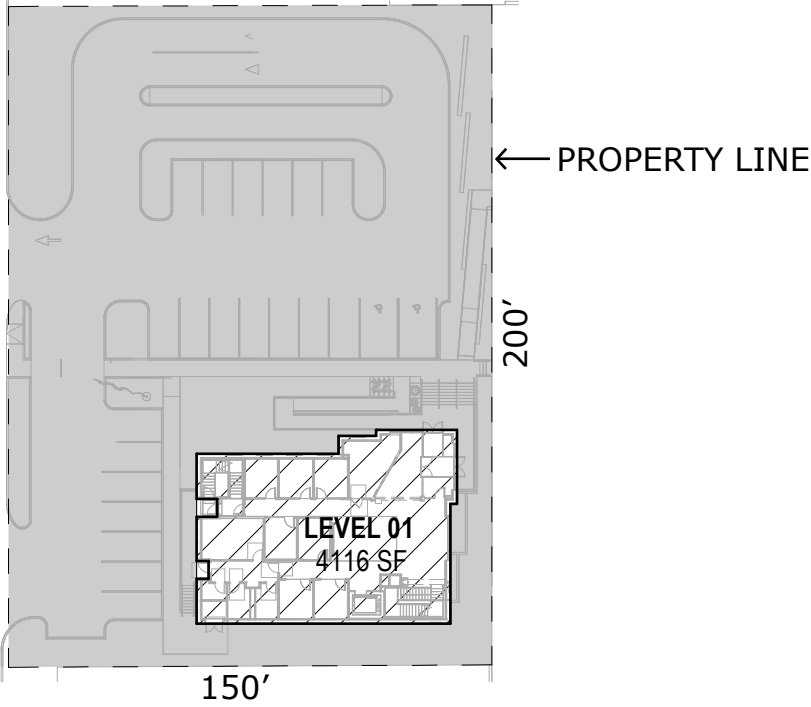




Area Schedule (FAR)	
Level	Area
LEVEL 01	4,116 SF
LEVEL 02	4,178 SF
	8,294 SF

LOT OCCUPATION
MIN. AREA: NONE
MIN. WIDTH: NONE
MAX. COVERAGE: N/A
LOT AREA: 30,000 SF

BUILDING HEIGHT
MAXIMUM: 50'-0"
(SECTION 7.2.11.3)
EXISTING: 24'-0"
(HIGHEST POINT)
PROPOSED: 34'-8"
(FROM SLAB)

SETBACKS	REQUIRED	PROPOSED
FRONT:	0'-0"	8.9'
SIDE INTERIOR:	0'-0"	118'
SIDE STREET:	0'-0"	13.3'
REAR:	5'-0"	52.3'

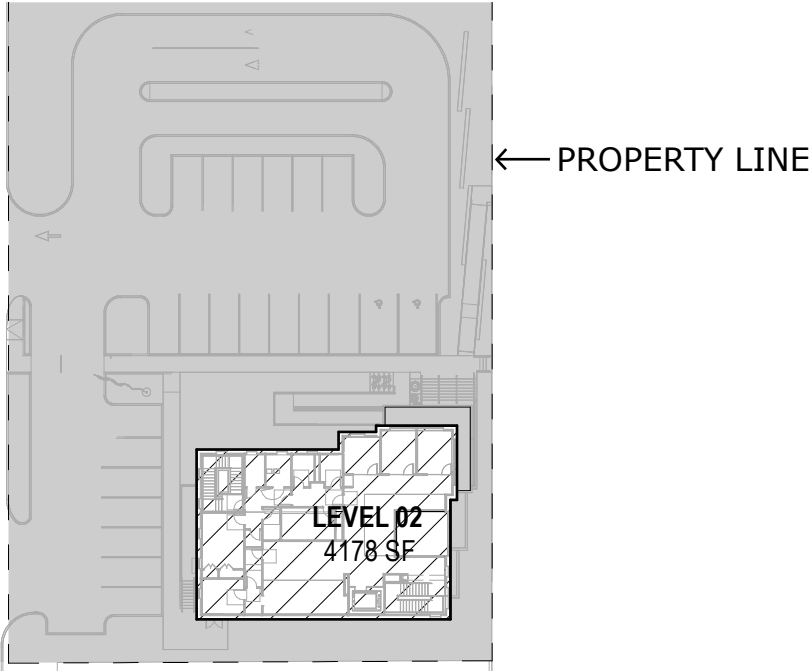
FAR
MAXIMUM: 1.5
(SECTION 7.2.11.3)
EXISTING: 3,506 SF /30,000 SF = 0.12
PROPOSED: 8,294 SF /30,000 SF = 0.28

RE: MIAMI BEACH RESILICENCY CODE
CHAPTER 7
SECTION 7.2.11.3
DEVELOPMENT REGULATIONS TABLE (CD-2)

LEVEL 01 - FAR

01

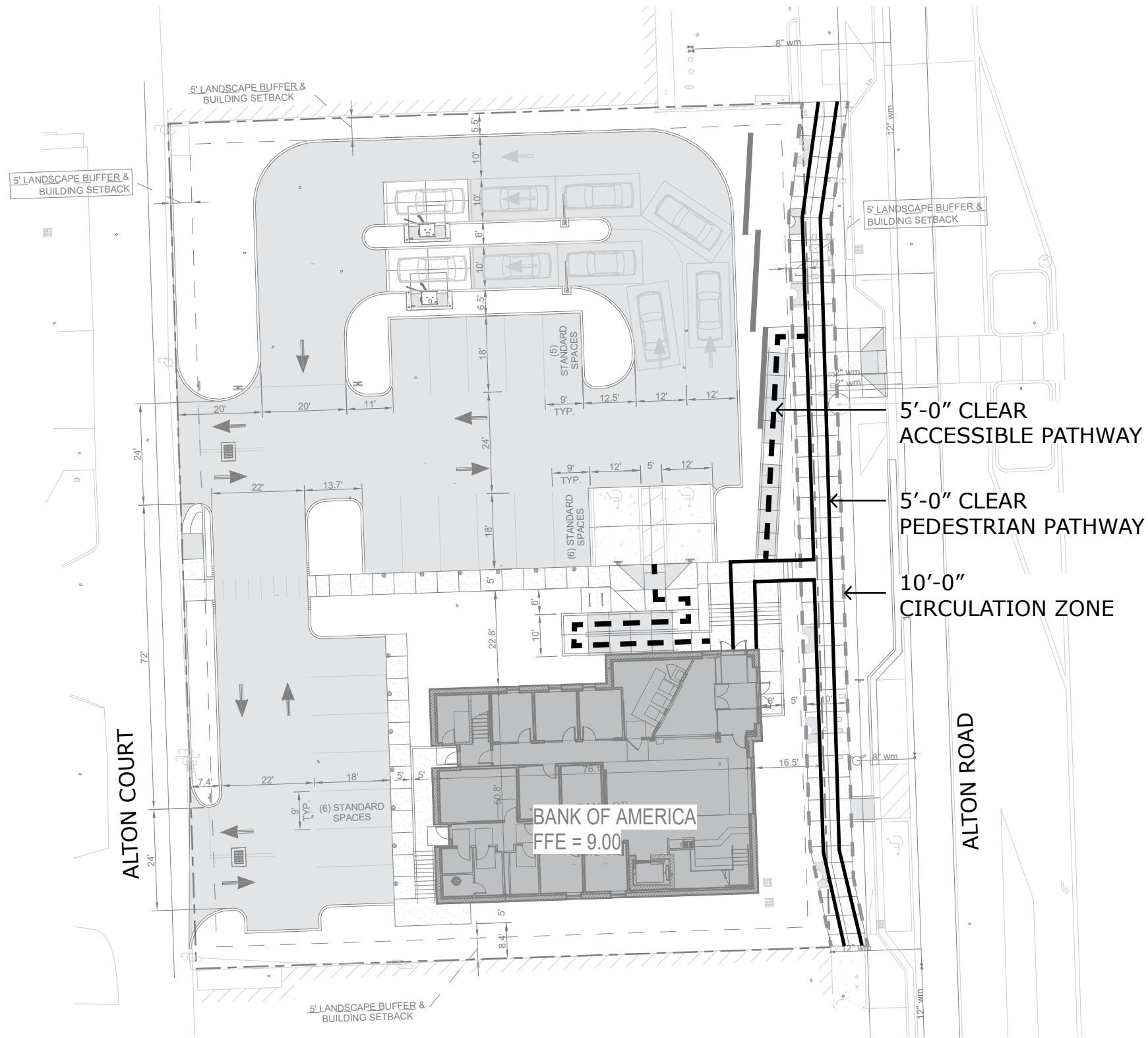
SCALE: 1" = 60'-0"



LEVEL 02 - FAR

02

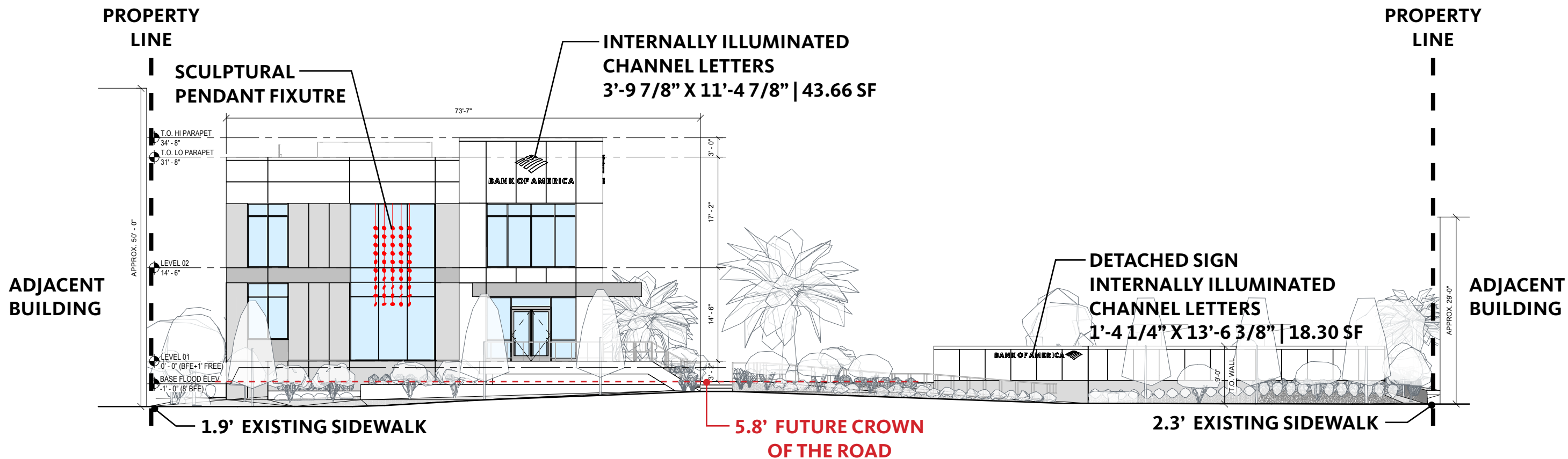
SCALE: 1" = 60'-0"



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

01



SIGN CALCULATION

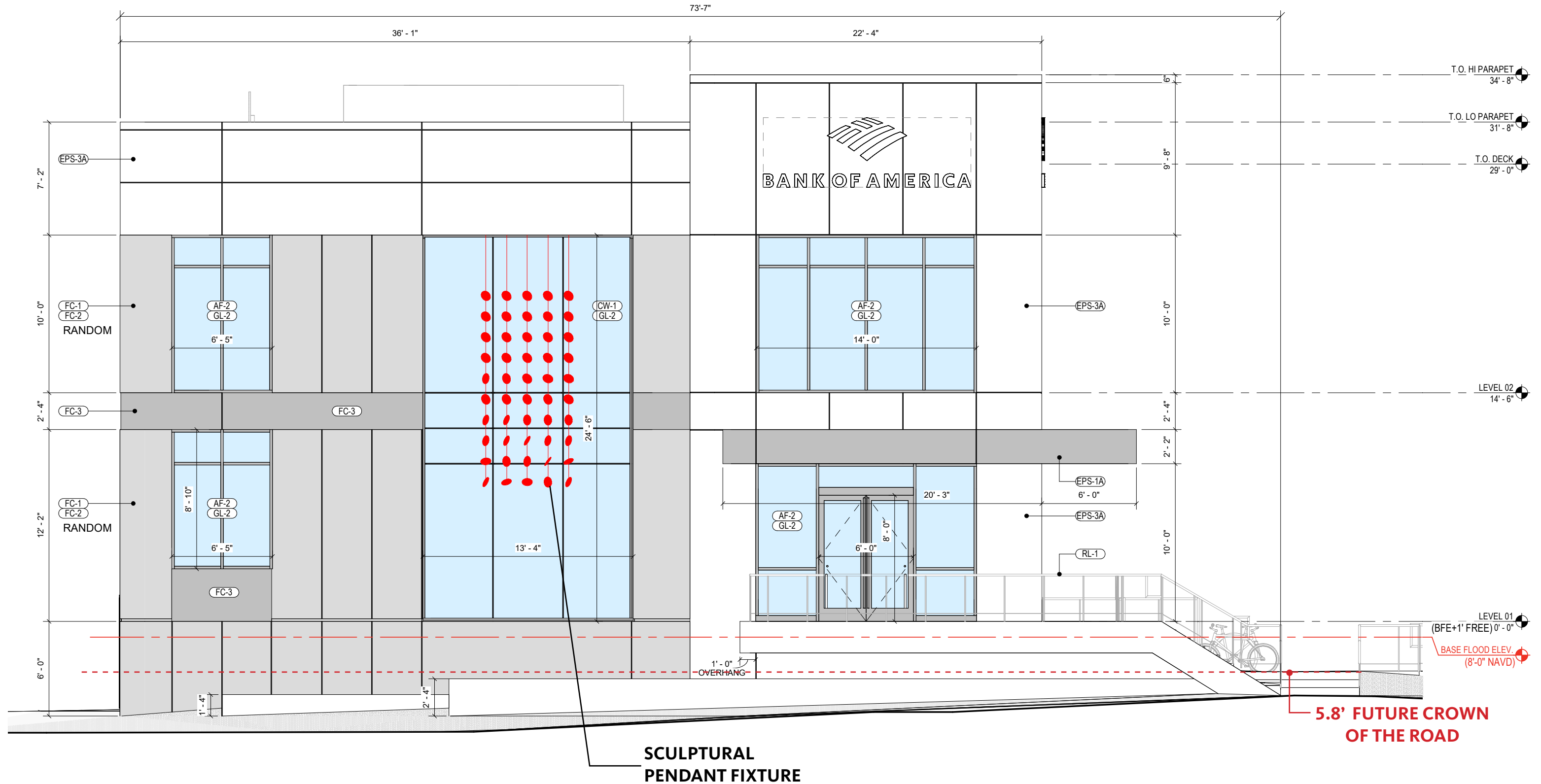
BUILDING FRONTAGE:

73'-7" X 0.75 = 55.19 SF ALLOWABLE

PROPOSED:

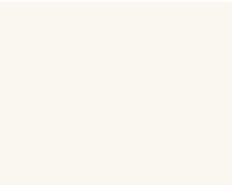
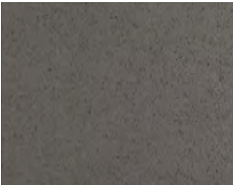
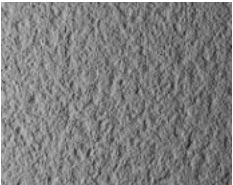
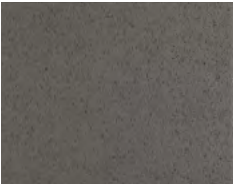
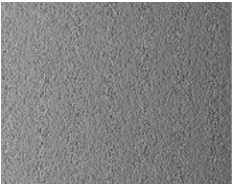
43.66 SF BUILDING SIGN

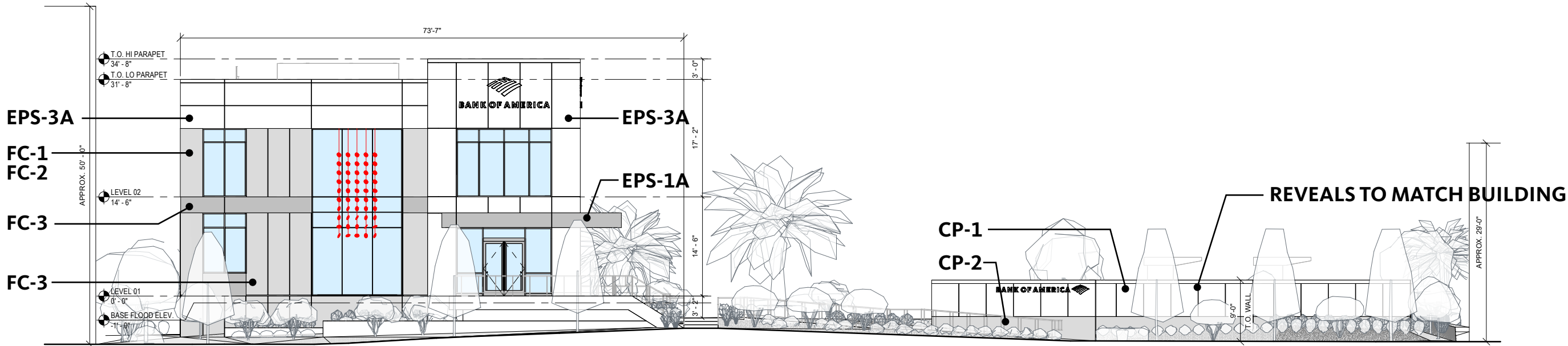
18.30 SF DETACHED SIGN - SEE VARIANCE



FINISH SCHEDULE

FINISH CODE	DESCRIPTION	FL PRODUCT APPROVAL
CEMENT PLASTER		
CP-1	7/8" CEMENT PLASTERING (3 COAT WITH INTEGRAL PAINT: BENJAMIN MOORE PURE WHITE) OVER WIRE LATH	
CP-2	7/8" CEMENT PLASTERING (3 COAT WITH INTEGRAL PAINT: BENJAMIN MOORE CHARCOAL SLATE FLAT) OVER WIRE LATH	
METAL COMPOSITE MATERIAL WALL PANELS		
EPS-1A	REYNOBOND COMPOSITE MATERIAL; RAINSCREEN SYSTEM; COLOR: CLEAR ANODIZED SATIN	11794.1, 11794.2
EPS-3A	REYNOBOND COMPOSITE MATERIAL; RAINSCREEN SYSTEM; COLOR: PURE WHITE (COLORWELD500)	11794.1, 11794.2
UHPC PANELS		
FC-1	ULTRA-HIGH PERFORMANCE CONCRETE; GREY SMOOTH MATTE SEAL.	ENGINEERED
FC-2	ULTRA-HIGH PERFORMANCE CONCRETE; GREY ROUGH MATTE SEAL.	ENGINEERED
FC-3	ULTRA-HIGH PERFORMANCE CONCRETE; GREY SMOOTH SEALED.	ENGINEERED
ALUMINUM STOREFRONT		
AF-2	KAWNEER; TRIFAB 451T; INSULPOUR 500T, LARGE AND SMALL MISSILE IMPACT. OR EQUAL.	28914.2 142
CURTAIN WALL		
CW-1	PHYSICAL SECURITY - SSG GLAZED CURTAIN WALL, RT-4 SYSSTM, LARGE AND SMALL MISSILE IMPACT. OR EQUAL.	ENG
GLAZING		
GL-2	VITRO; SOLARBAN 90; 1" INSULATED UNIT; (2) 1/4" PANELS WITH 1/2" AIR SPACE. OR EQUAL.	-
RAILING		
RL-1	STAINLESS STEEL RAIL (316 GRADE), GUARD RAIL SECTIONS 42" HAND RAIL SECTIONS 36" TALL, PROVIDE 1"X3" TOP TUBE W/ 2" SQ VERTICAL POSTS 3/16" SS CABLE INFILL.	-

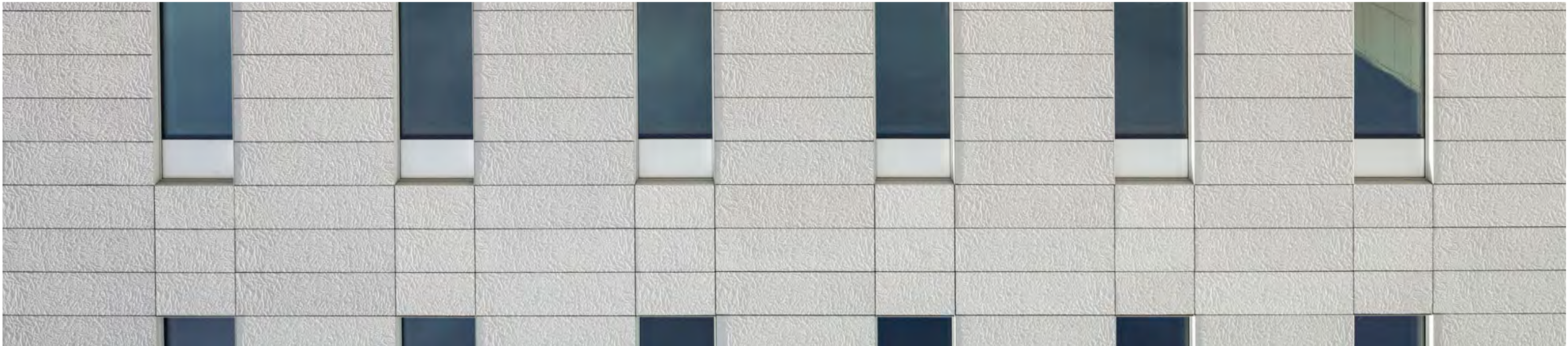
METAL	COLOR	UHPC	COLOR	TEXTURE
EPS-1A		FC-1		
EPS-3A		FC-2		
		FC-3		



UHPC EXAMPLE OF FC-1, FC-2 PANELIZATION TEXTURE



UHPC EXAMPLE OF FC-3 WINDOW DETAIL



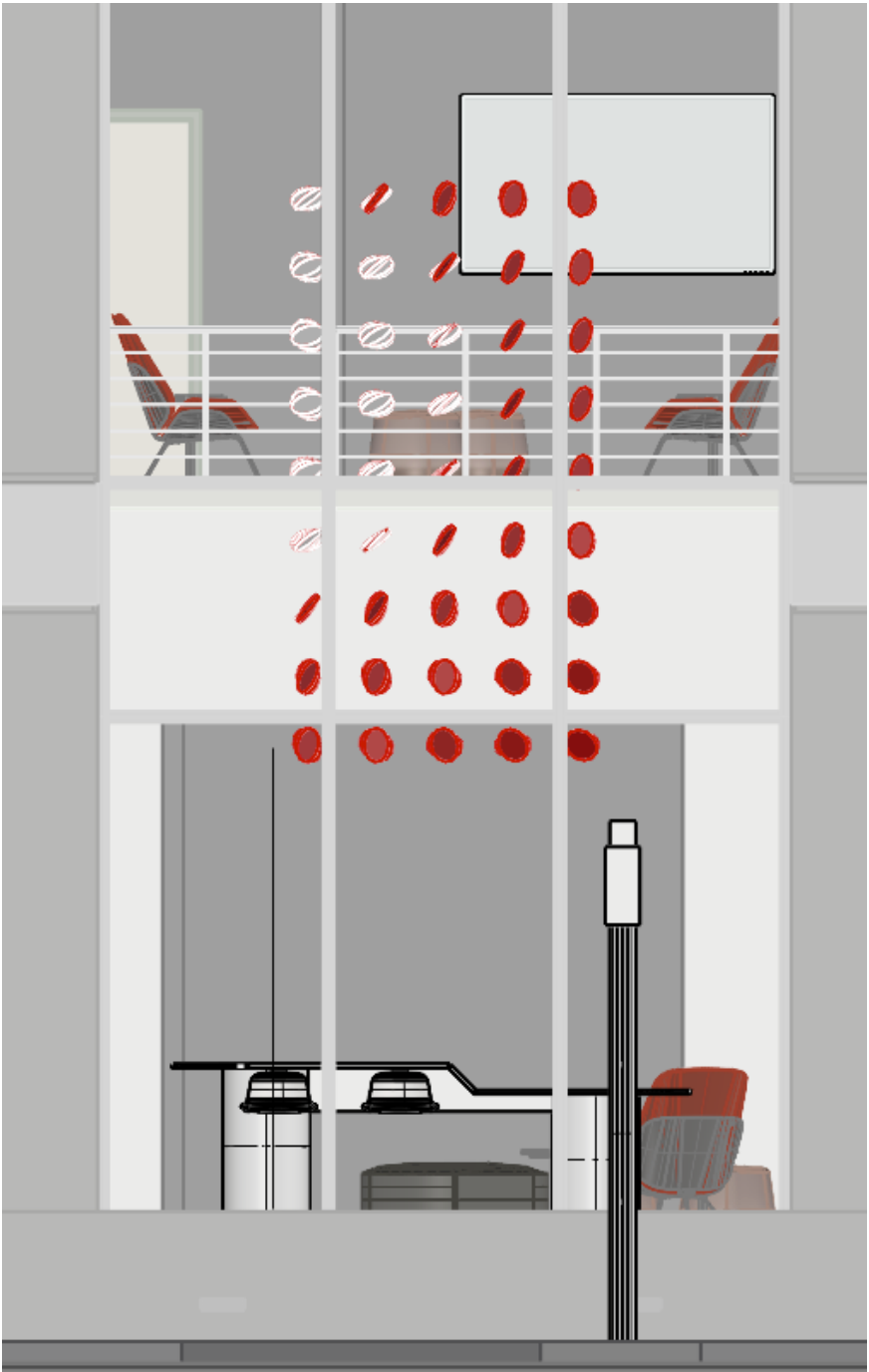
1414 Alton Road, Miami Beach, FL 33139

Date: 08/24/2025
DRB24-1061

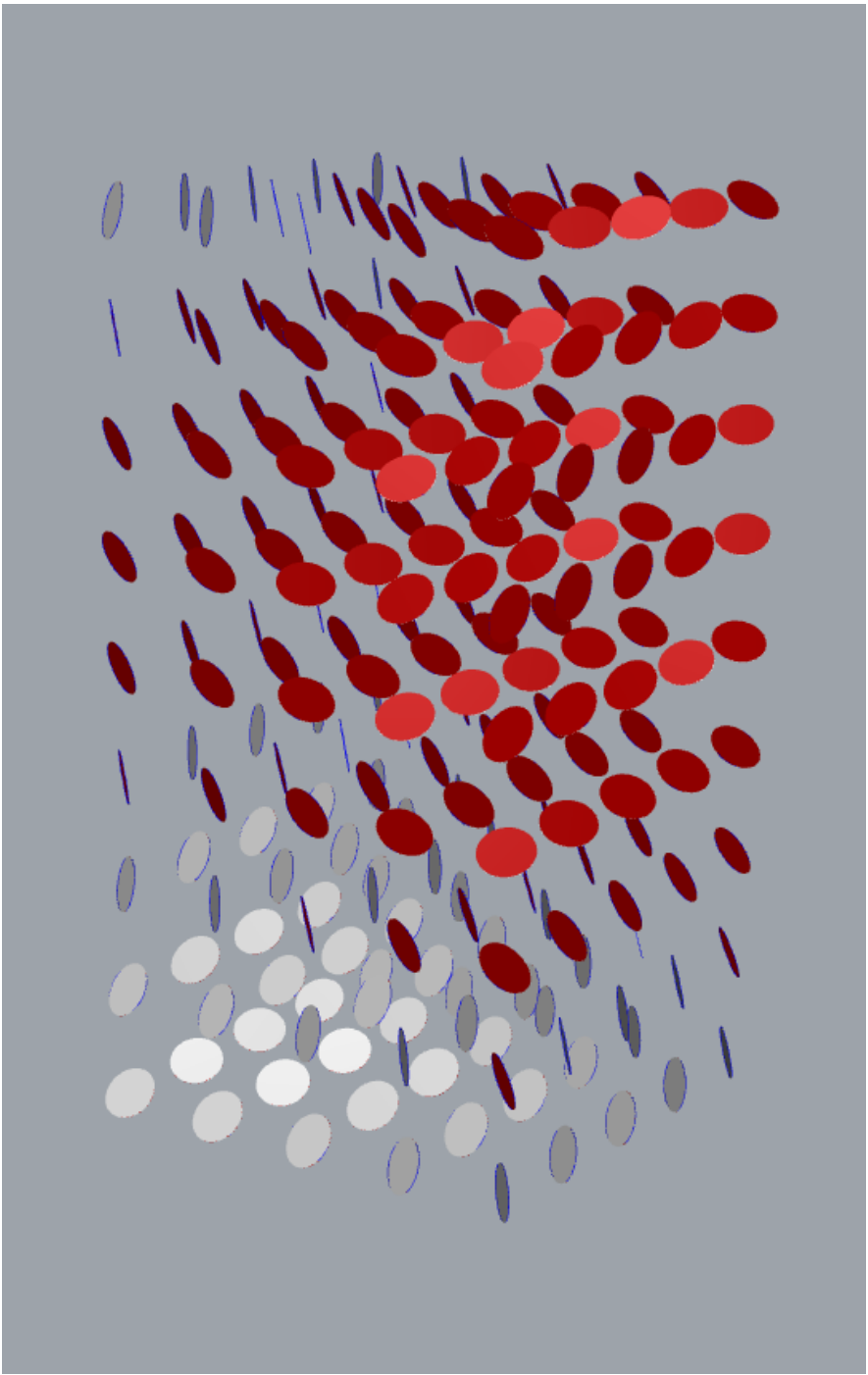
patten studio

Sculpture

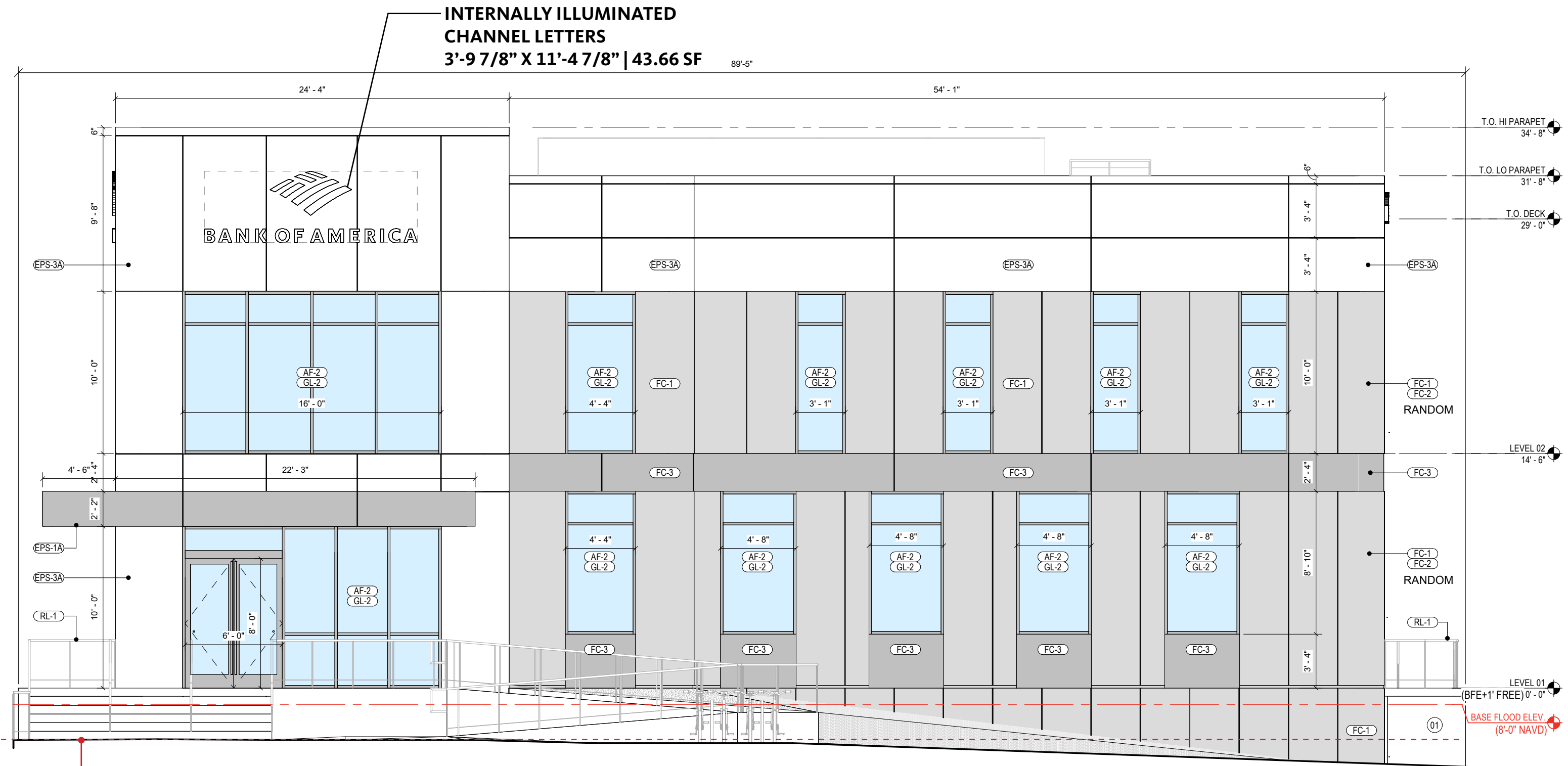
A kinetic sculpture composed of rotating discs is suspended from the ceiling of the atrium. The bi-color discs reveal patterns as they rotate, like the rippling of a fabric flag. During the day, the sculpture's motion interacts with the natural light pouring through the two story window. At night, the discs will reflect and scatter artificial light within the branch, creating a dappled effect.



Elevation view—Branch atrium



Sculpture—Left View



5.8' FUTURE CROWN
OF THE ROAD

SIGN CALCULATION

BUILDING FRONTAGE:

89'-5" X 0.75 = 67.07 SF ALLOWABLE

PROPOSED:

43.66 SF BUILDING SIGN