

# COLLINS PARK GARAGE

June 29th, 2017



**Shulman +  
Associates**



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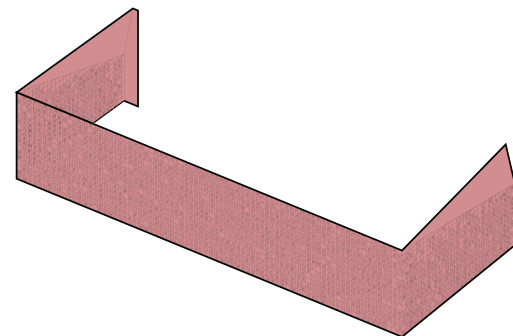
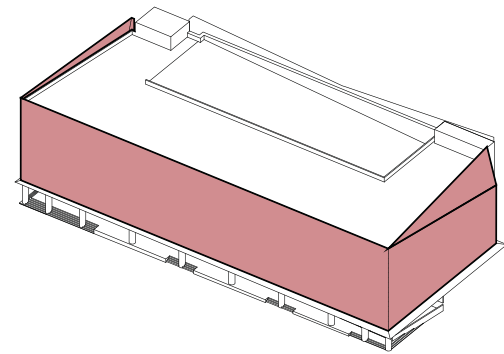
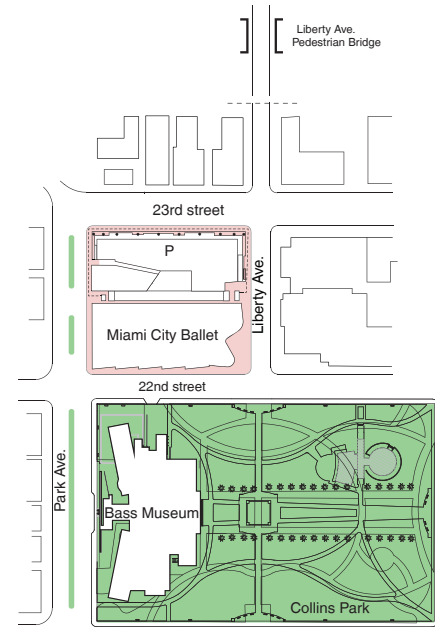
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CONTENT

# DESIGN NARRATIVE



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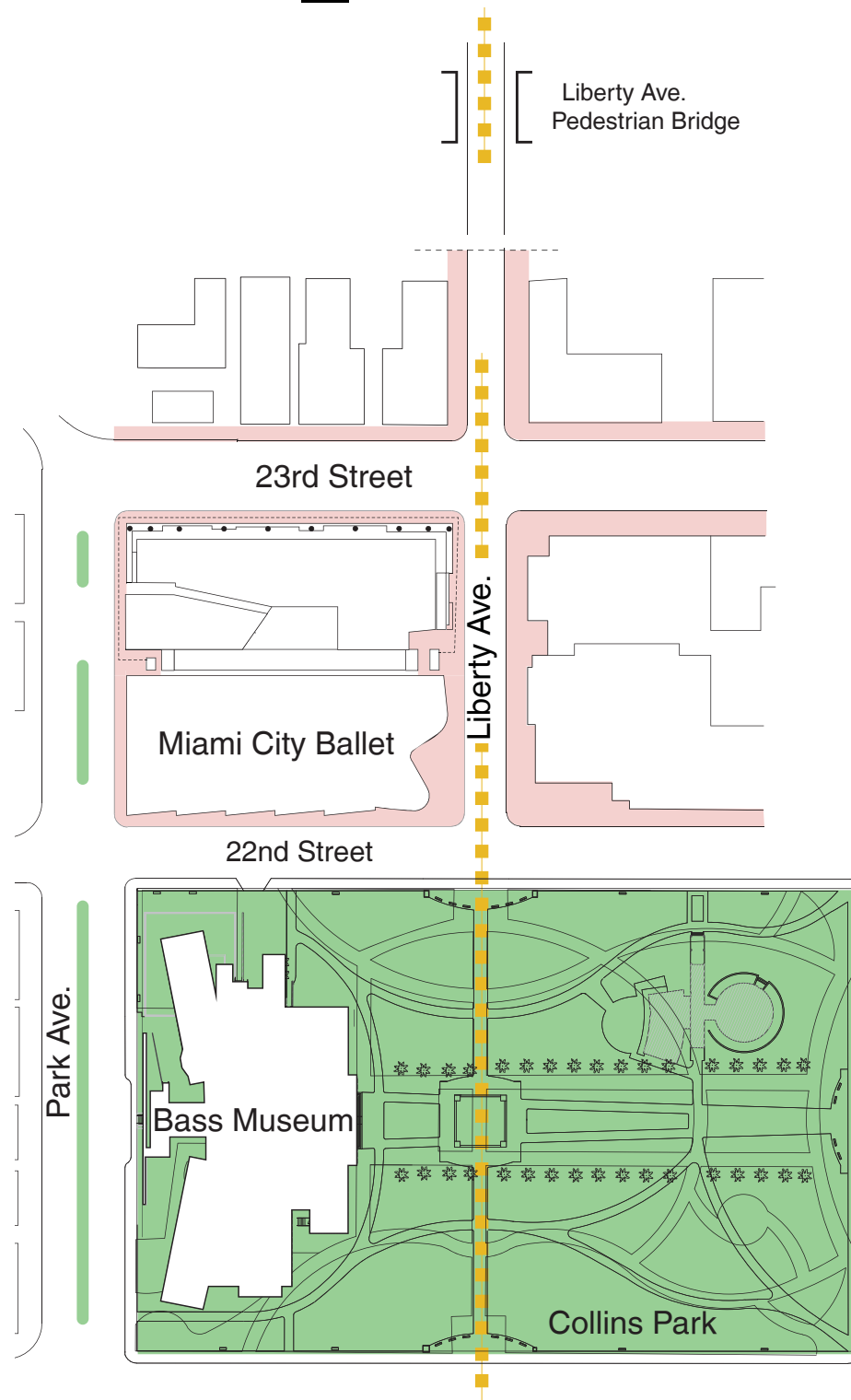
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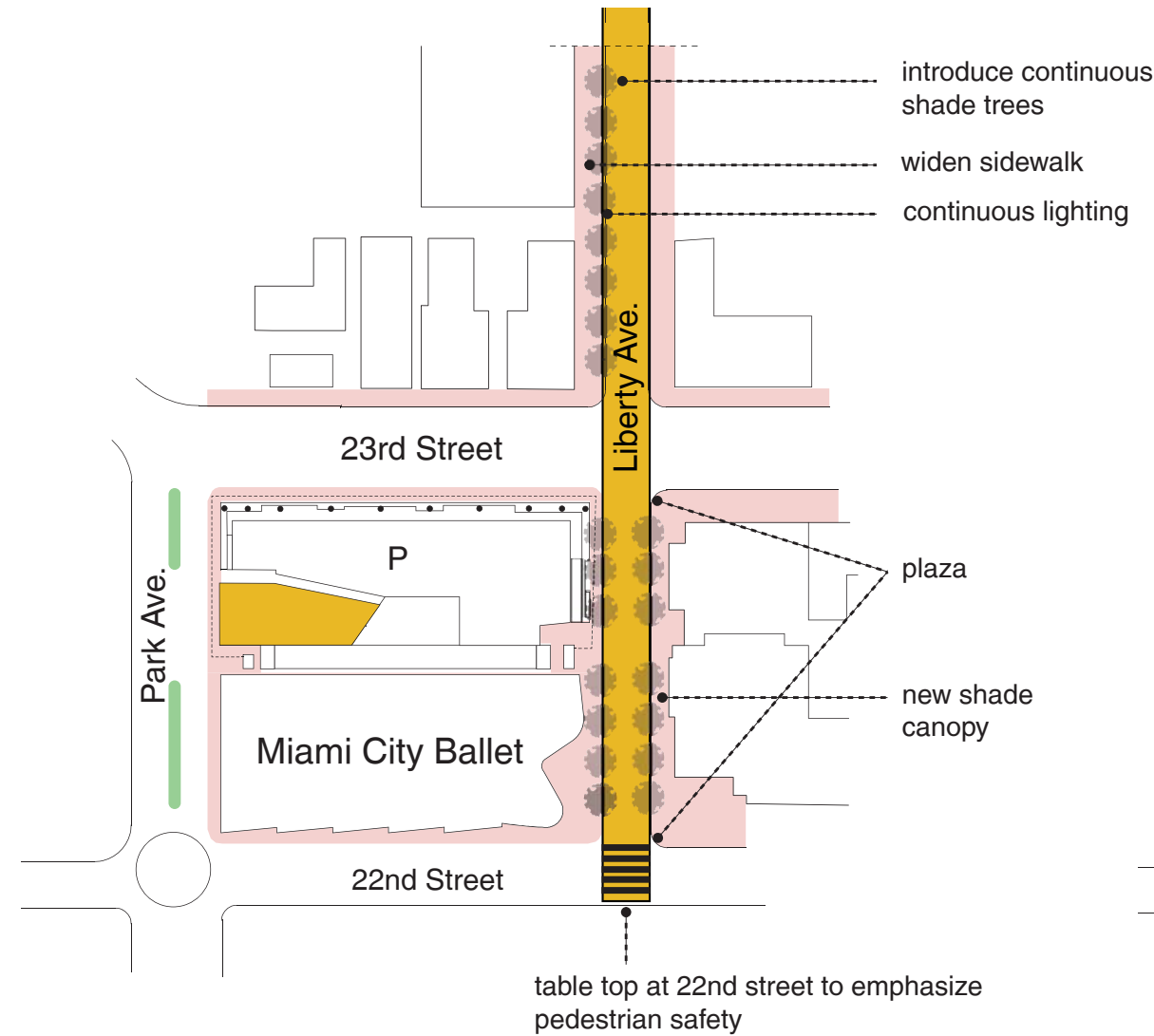
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DESIGN NARRATIVE

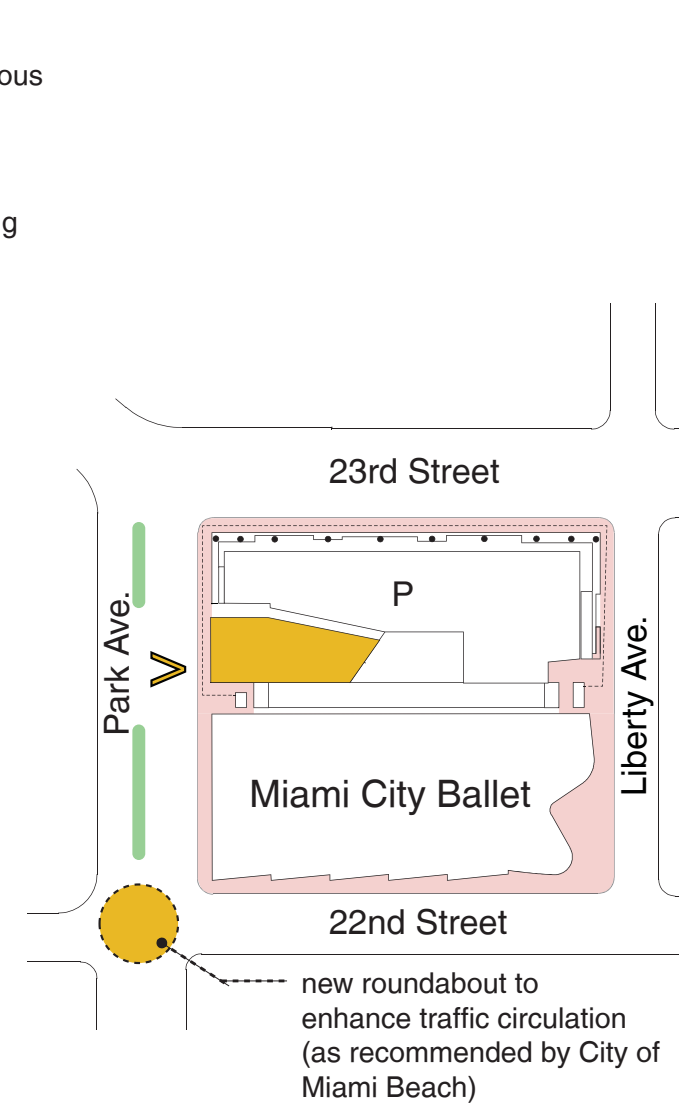
# URBANISM\_DIAGRAMS



**01. PEDESTRIAN AXIS**  
Reinforce the axis of Liberty Avenue as a pedestrian space.



**02. PLAZA**  
Create a plaza on Liberty Avenue and extend tree canopy over full block.



**03. PARK AVENUE ENTRY**  
Situating entrance on Park Avenue (like the previous Zaha Hadid scheme) to allow for the Liberty Avenue plaza.

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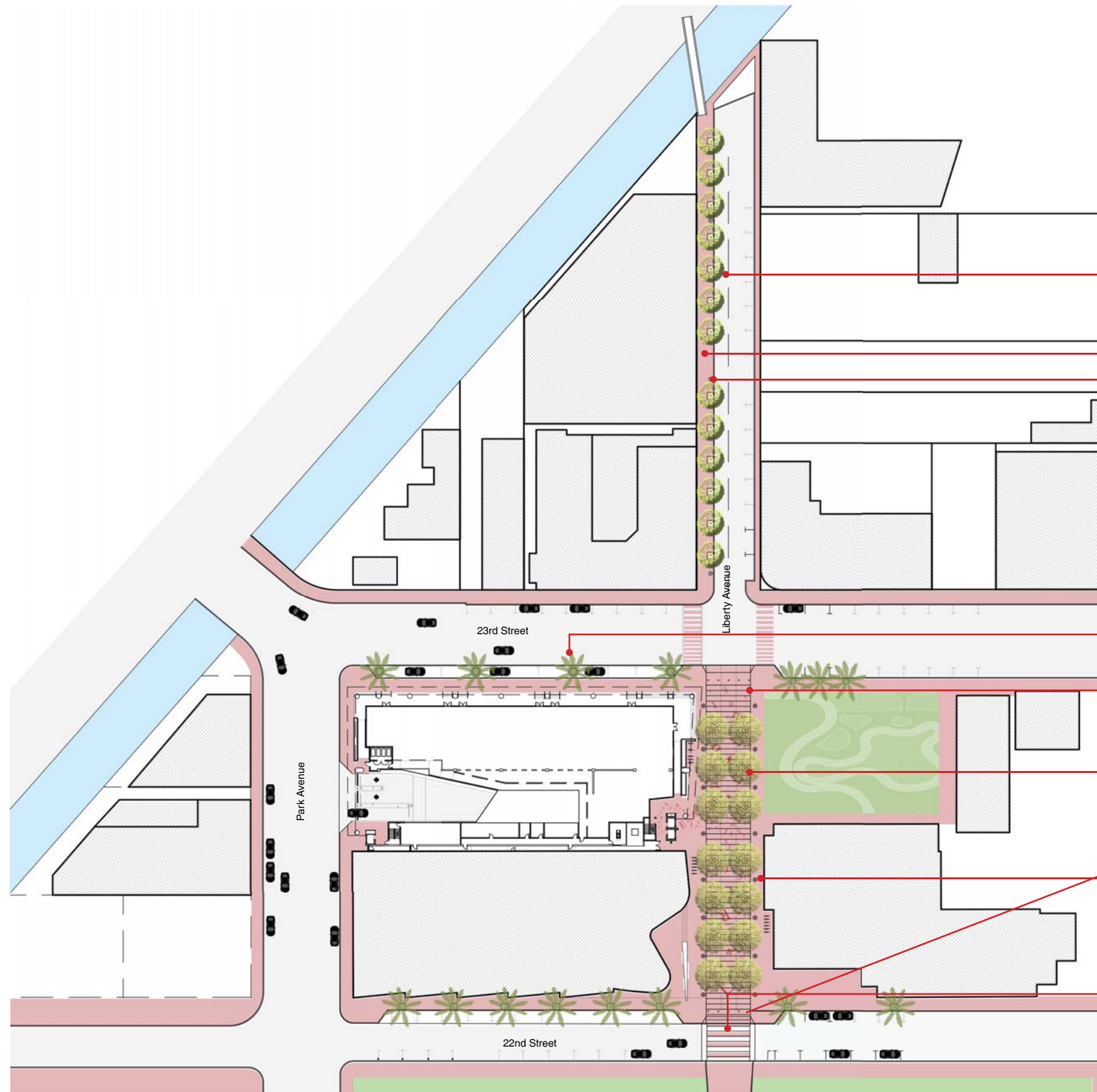
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URBANISM

DIAGRAMS



# URBANISM\_CONTINUOUS SIDEWALK



CONTINUOUS SHADE  
TREES

WIDEN SIDEWALK  
CONTINUOUS NEW  
LIGHTING

NEW PALMS

LIBERTY PLAZA  
EXTENDED FULL BLOCK

GUMBO LIMBO SHADE  
CANOPY - CONTINUOUS  
THROUGH BLOCK

CONTINUOUS NEW  
LIGHTING

TABLE TOP ON 22ND  
STREET AT LIBERTY  
AVENUE

SITE PLAN



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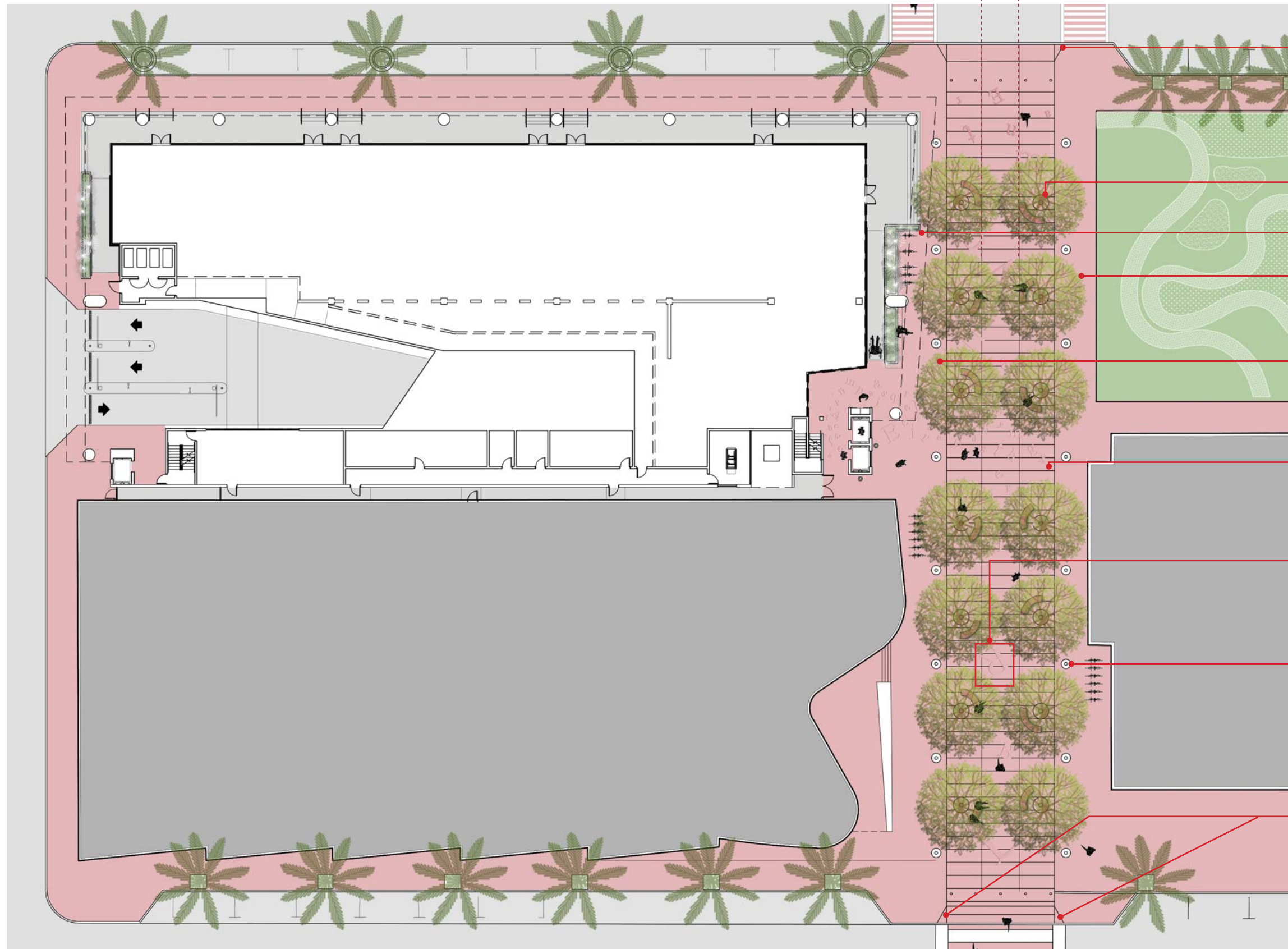
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URBANISM  
CONTINUOUS SIDEWALK

# URBANISM\_PEDESTRIAN PLAZA



FIRE TRUCK  
CLEARANCE

FILL FLARE OUT  
PORTION OF CURB CUT

CONCRETE BENCHES  
(TYPICAL)

BICYCLE RACKS

GUMBO LIMBO SHADE  
CANOPY - CONTINUOUS  
THROUGH BLOCK

NEW SIDEWALK TO  
COLOR-MATCH MIAMI  
BEACH STANDARD

NEW SIDEWALK TO  
COLOR-MATCH MIAMI  
BEACH STANDARD

EMBOSSSED CONCRETE  
LETTERS

LIGHT FIXTURES TO  
MATCH EXISTING  
COLLINS PARK  
STANDARD

FILL FLARE OUT  
PORTION OF CURB CUT

GROUND FLOOR PLAN

1/32" = 1'0"



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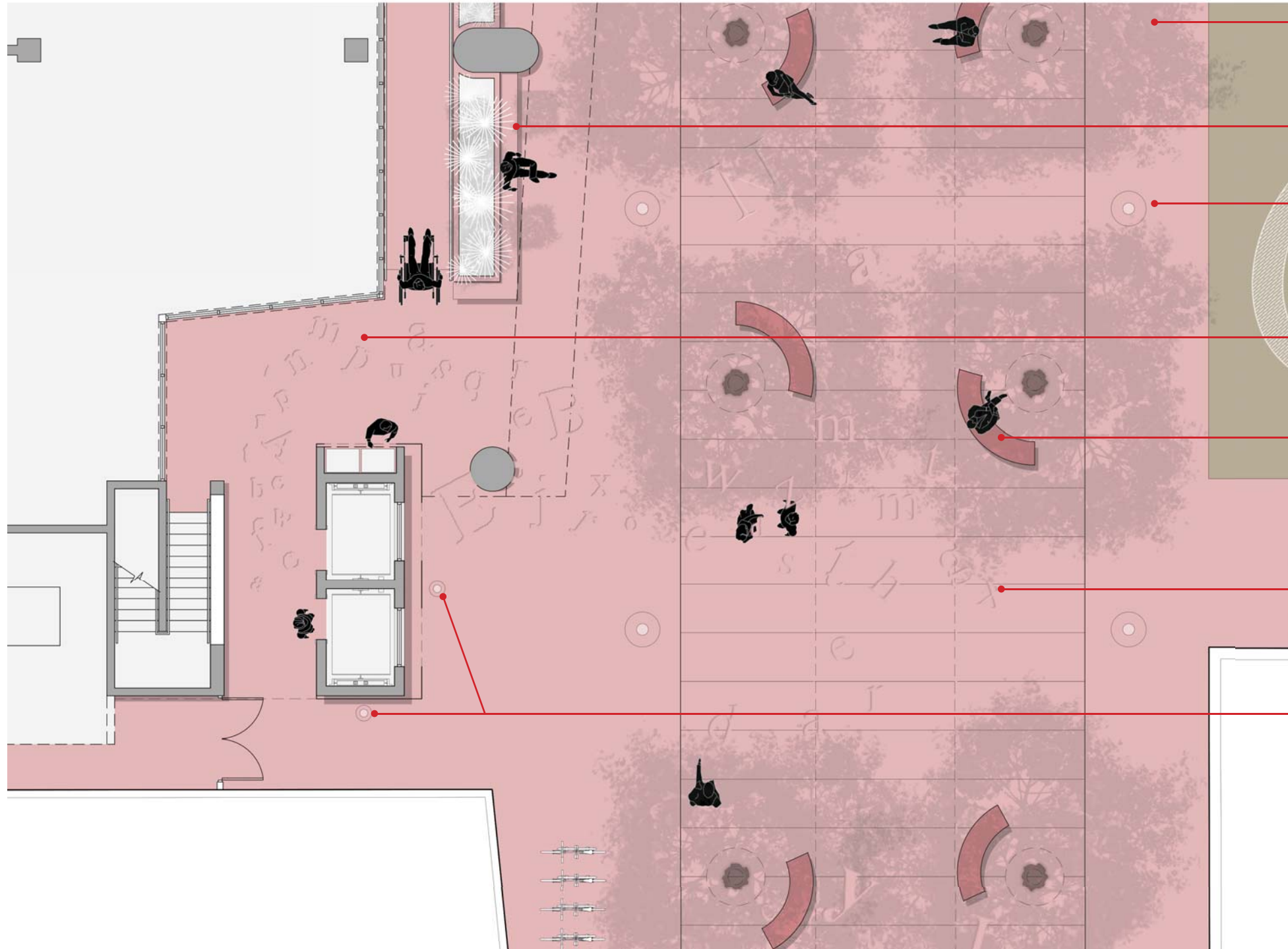
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URBANISM

PEDESTRIAN PLAZA

# URBANISM\_LIBERTY PLAZA



GUMBO LIMBO SHADE CANOPY - CONTINUOUS THROUGH BLOCK

CONCRETE BENCHES + PLANTER (SEE PG 21 FOR DETAIL)

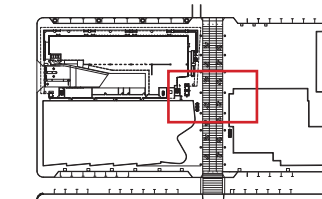
LIGHT FIXTURES TO MATCH EXISTING COLLINS PARK STANDARD

PUBLIC PEDESTRIAN COURT

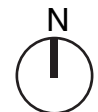
CONCRETE BENCHES (TYPICAL)

EMBOSSSED LETTERS

LIGHT FIXTURE (TYPICAL)



GROUND FLOOR PLAN  
1/8" = 1'0"



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URBANISM  
LIBERTY PLAZA

# URBANISM\_LIBERTY PLAZA VIEW



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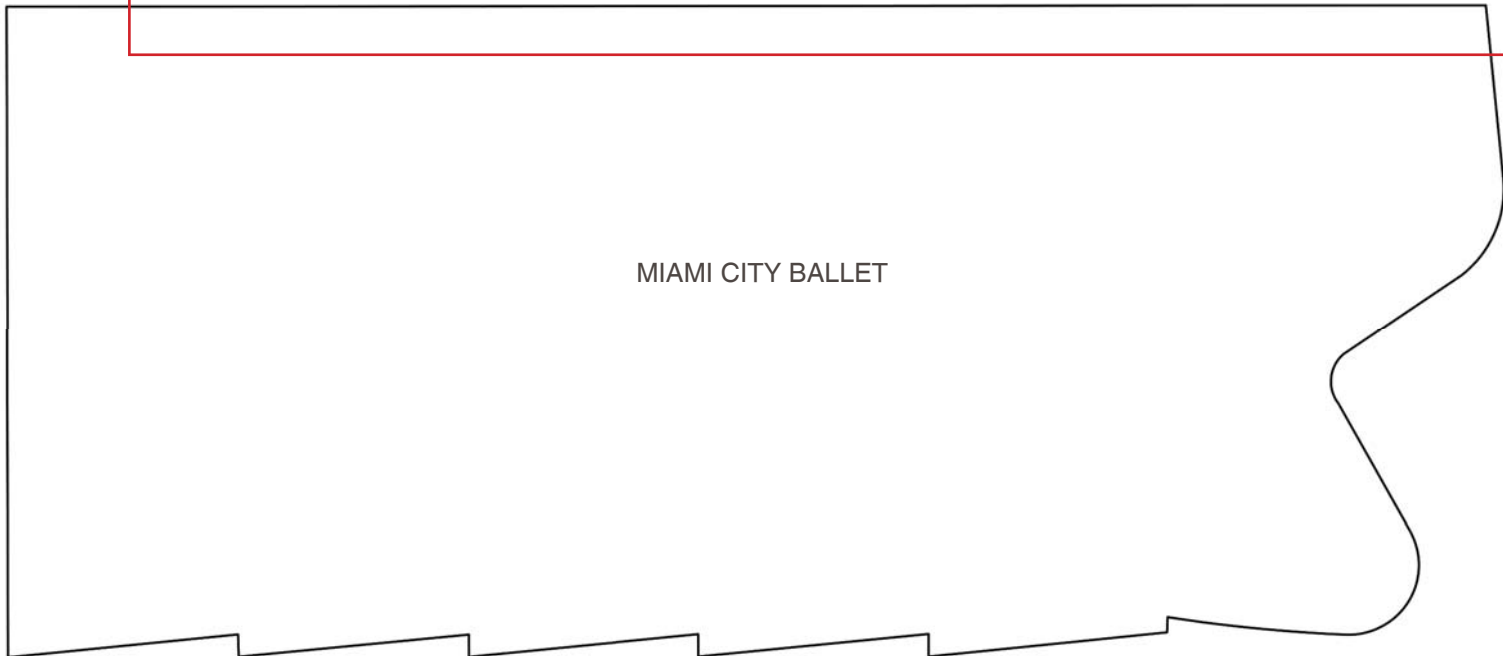
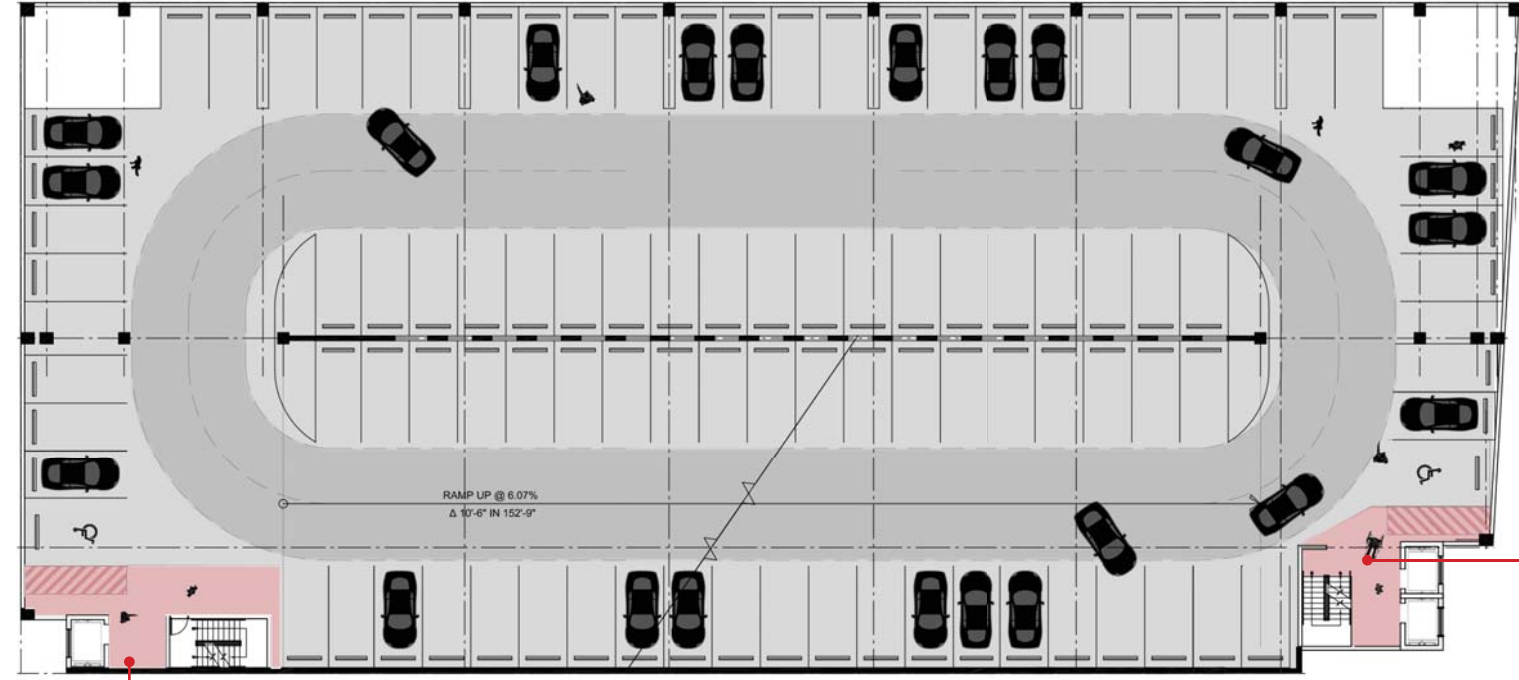
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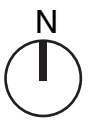
URBANISM  
 LIBERTY PLAZA VIEW

# URBANISM\_PAINTED PEDESTRIAN AREA LOW FLOORS



PINK PAINTED PAVED AREA TO MATCH MIAMI BEACH SIDEWALK STANDARD AND PLAZA

FLOOR PLAN\_3RD LEVEL  
1/32" = 1'0"



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URBANISM  
PEDESTRIAN AREA LOW  
FLOORS



# URBANISM\_PAINTED PEDESTRIAN AREA VIEW



INTERIOR VIEW 5TH LEVEL

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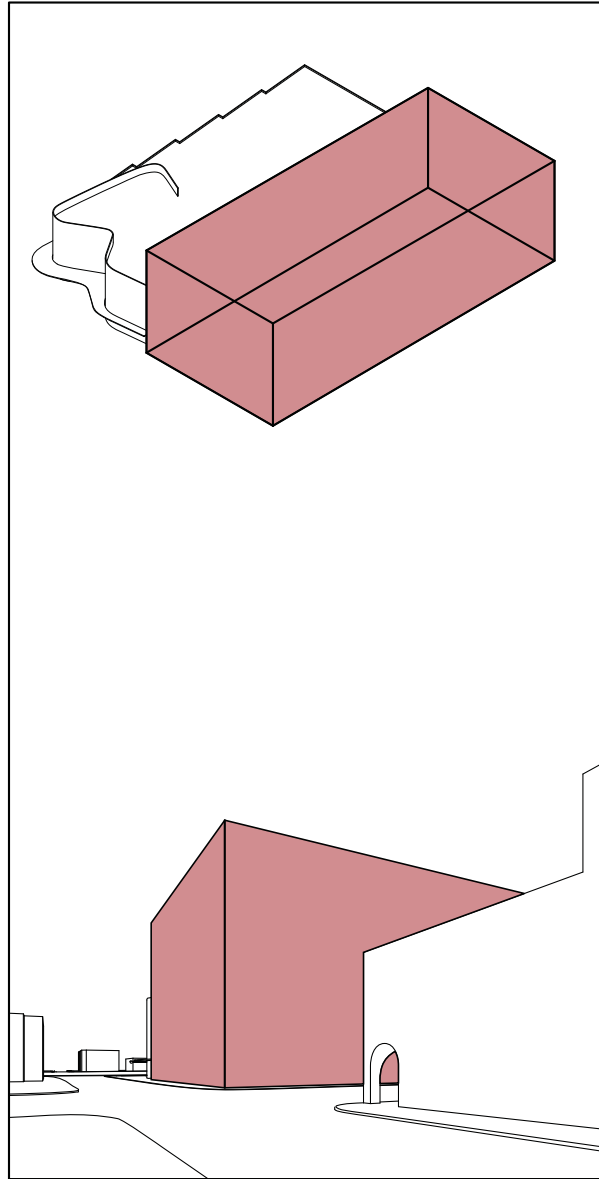
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URBANISM

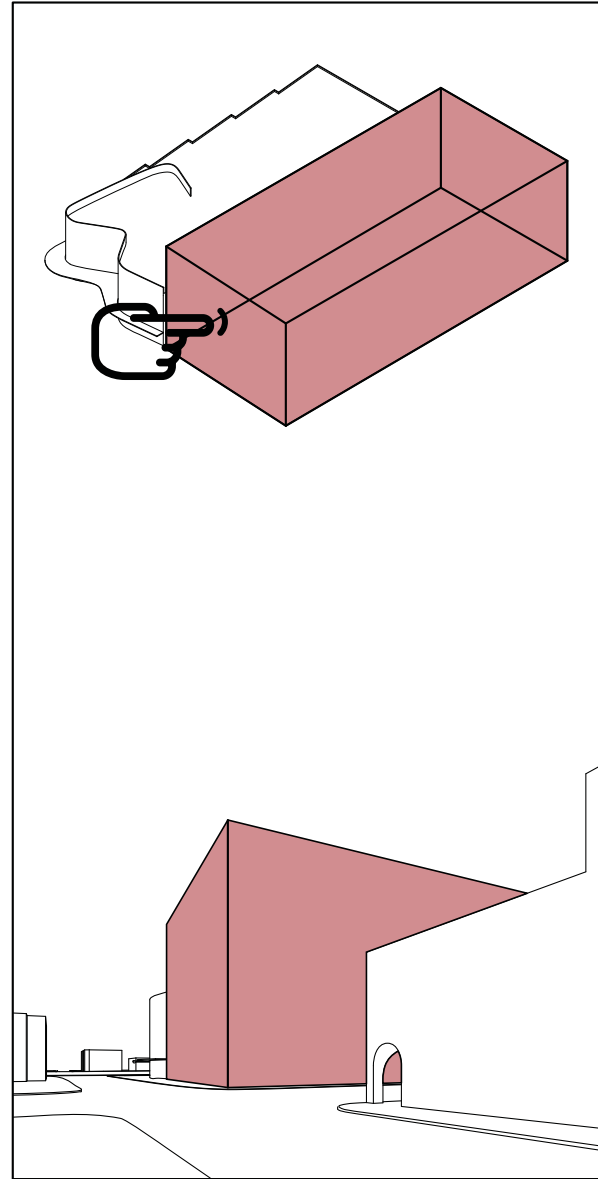
PEDESTRIAN AREA

INTERIOR VIEW

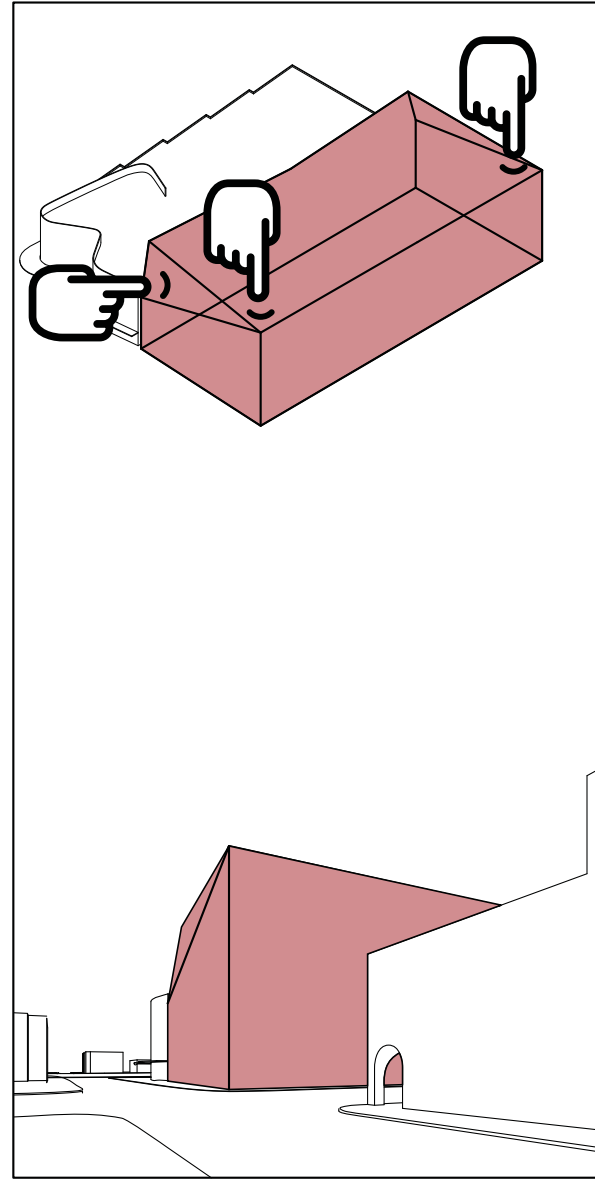
# MASSING\_LIBERTY AVENUE LOOKING NORTH



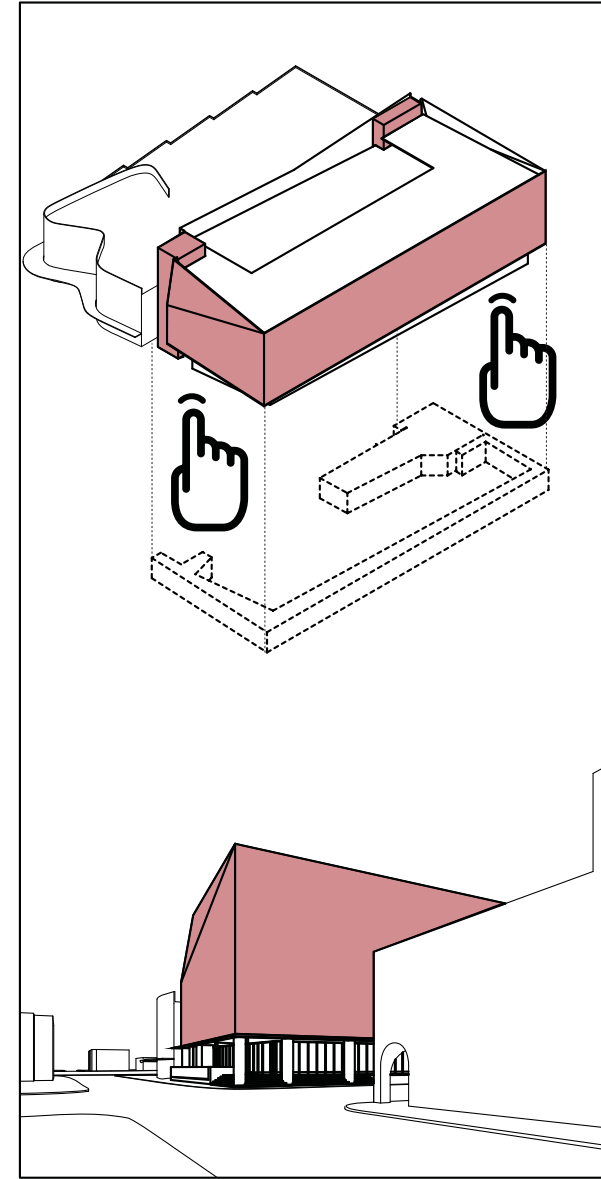
01. Start with allowed massing (unarticulated).



02. Push Liberty Avenue facade back to align with Miami City Ballet.



03. Sculpt the building volume to further reduce apparent mass.



04. Carve out ground floor retail terrace for increased visibility, and to further reduce apparent mass. Open elevator core for maximum visibility and safety.

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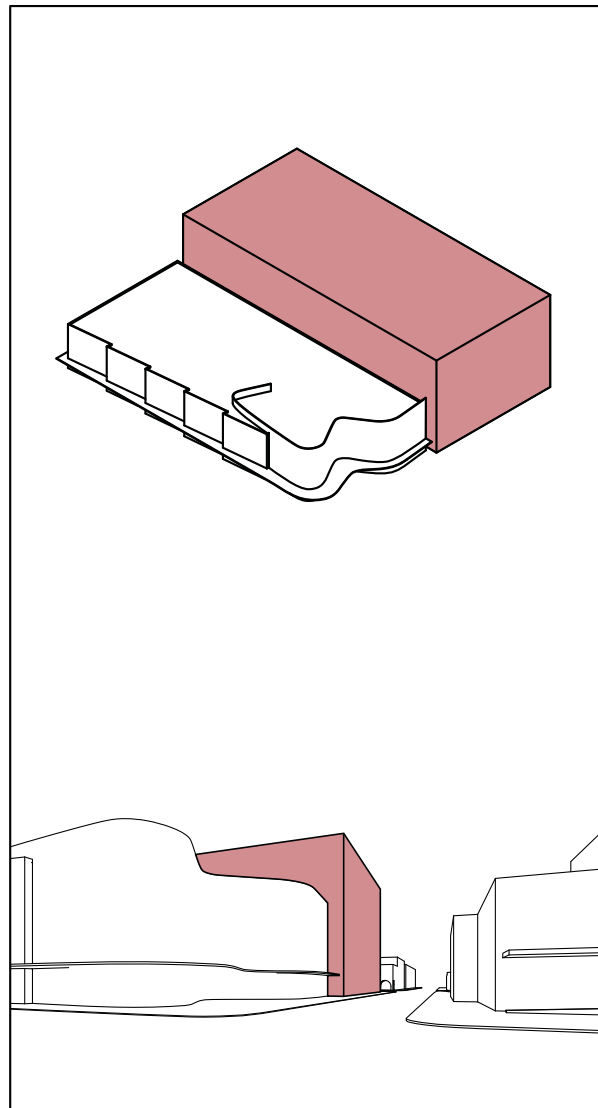
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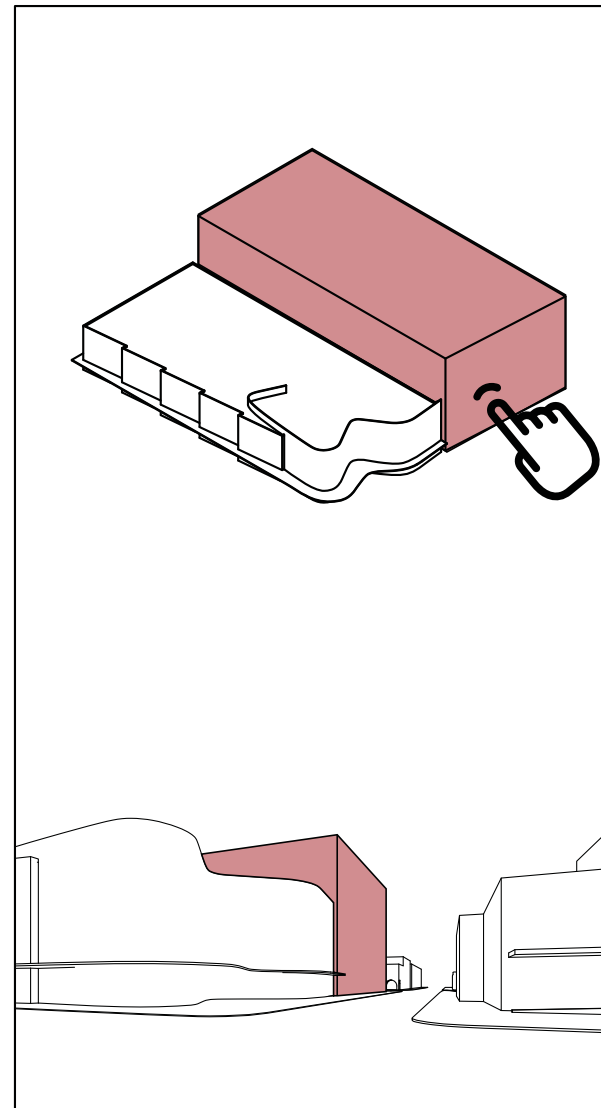
G2.01

MASSING  
LIBERTY AVE. LOOKING  
NORTH DIAGRAM

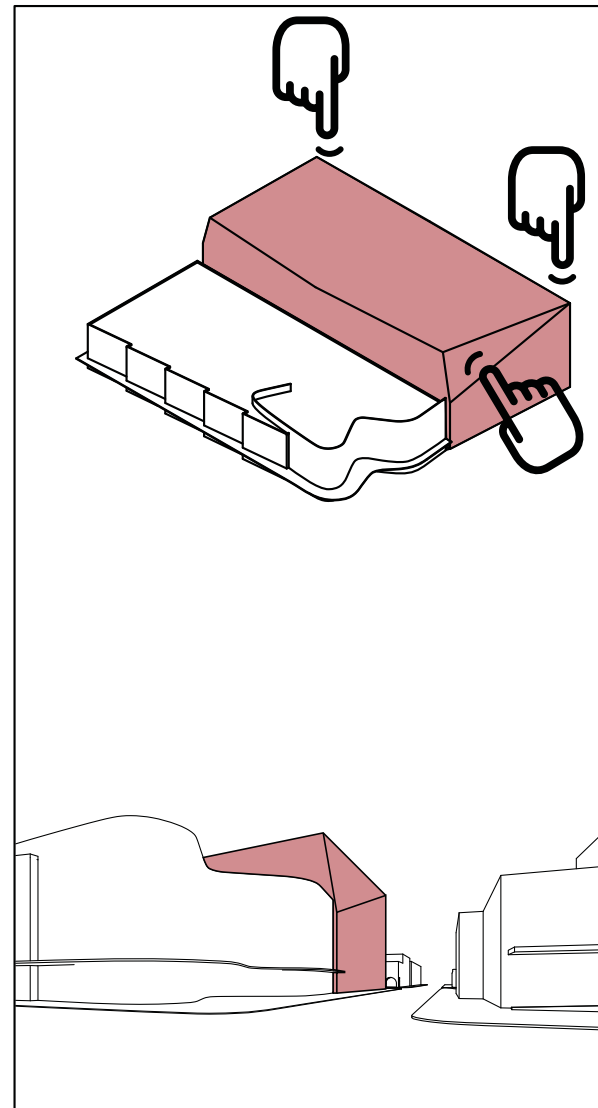
# MASSING\_LIBERTY AVENUE LOOKING SOUTH



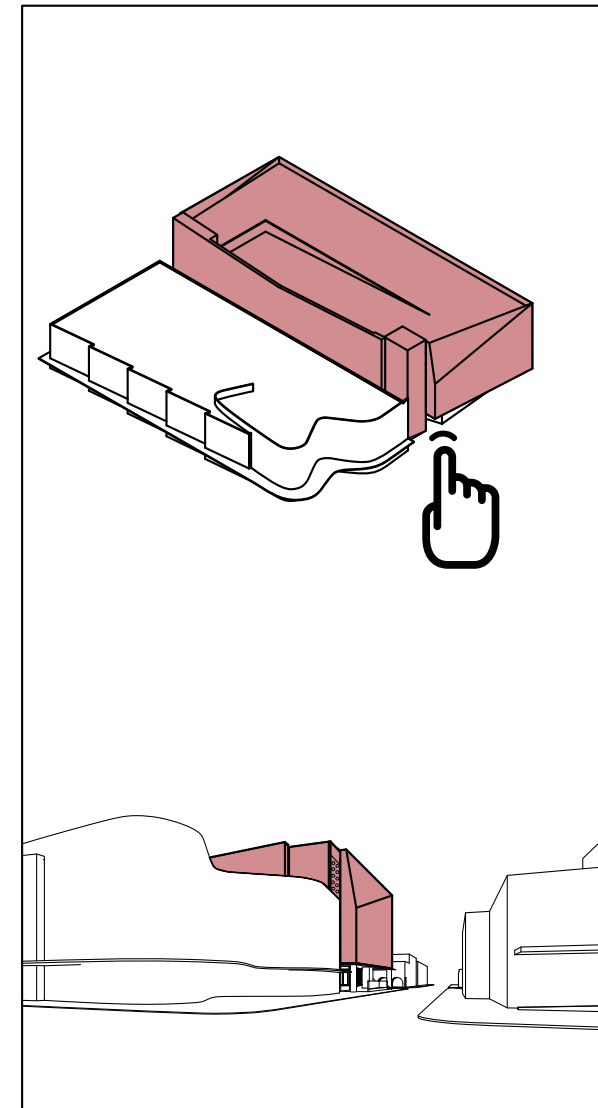
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MASSING  
LIBERTY AVE. LOOKING  
SOUTH DIAGRAM

# SKIN CONCEPT\_ARTS & LETTERS

The term “Arts & Letters” refers to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, we present a new signature building for Collins Park, the cultural center of Miami Beach.

The story of Miami Beach, and the Collins Park neighborhood, can be told through the names, places, buildings, geographical features, events and institutions that have generated a singular sense of place here. *Arts & Letters* is a project-based installation that transforms the Collins Park garage and its breathable, perforated aluminum skin into a poignant word matrix that represents the collective memory of the neighborhood as a distinct cultural place. The recollection of the City’s founders and builders, its hotels and landmarks, its residents and tourists, its creators, architects and developers offers a significant contribution to the neighborhood through the development of a garage; the word matrix directly addresses Collins Park, a cultural center for the city that includes the Bass Museum and Miami City Ballet, as well as the Miami-Dade Public Library and multiple smaller arts organizations.

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 OJGWHITMAN BASL MUS**A**UMFDITJDQEKONV IOJAZZ IN COLL  
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 MASDTFKQBZKPO BRETTMR TNESPPZXDBSVTJCOLLINSAVENUE  
 HOLOCAUST MEMORIALWAU KJNCRT**V**CAITESHXWFAEDENNIS W  
 CUE X ARD NNTLCETEN**K** **ATLANTIC**QBZKJPJ LUEM NQGJSHV  
 LVI & LR I EL YMMR GI ABPJGLHITS DIT SCA SSER K  
 EBRZG ANSAG OE OGIAGZEJIL F&HY INDVVSSTIPOIG  
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 B RJBHARRIET BEECHER STOWEDTFAZTCUJDDOIL OOL SVD  
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 CONCEPT\_ARTS &  
 LETTERS



# SKIN\_ARTS & LETTERS CROSSWORD

## SAMPLE CLUES

### ACROSS

1. Neighborhood bounded by 17th Street, 25th Street, the Atlantic Ocean and Washington Avenue/Dade Boulevard/Pinetree Drive; known as the cultural center of Miami Beach
8. Seminal Miami Beach developer (1837-1928); built the 2.5 mile Collins Bridge (1913); now the Venetian Causeway
11. Home of the Bass Museum, Miami City Ballet, SoBe Institute of the Arts, Global Arts Project Inc. and Artscape, Collins Park has become this
13. Free monthly arts and culture event launched by the Collins Park Neighborhood Association in 2013
14. Music school of SoBe Institute of the Arts, founded 2005
21. Contemporary Arts Center in Collins Park (founded 2010, now closed)
24. Music series in Collins Park

### DOWN

5. Major body of water bounding Collins Park neighborhood
7. Canal created by Miami Beach pioneer John Collins, celebrated its centennial in 2012
10. Collin Park neighborhood's only lake
15. Partly natural, partly man made waterway running along Dade Boulevard
22. American sculptor (1921-1994) who created "The Story of Man," which forms the outside walls of the Rotunda in Collins Park
23. Austrian artist (1897-1959) who created, among many other pieces around the city, the friezes above the original main entrance to the Bass Museum

1. COLLINS PARK; 8. JOHN COLLINS; 11. ARTS DISTRICT; 13. ARTSCAPE; 14. SOBE MUSIC INSTITUTE; 21. CANDO ARTS CO-OP; 24. JAZZ IN COLLINS PARK; 5. ATLANTIC OCEAN; 7. COLLINS CANAL; 10. LAKE PANCOAST; 15. INDIAN CREEK; 22. AL VRANA; 23. GUSTAV BOHLAND

DESIGN-BUILDER:



9499 NE 2nd AVE., SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7701 F.  
305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

75 VALENCIA AVE., SUITE 1050  
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V 305.666.5474  
F 305.666.4994  
WOLFBERGALVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:



CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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ISSUE DATE

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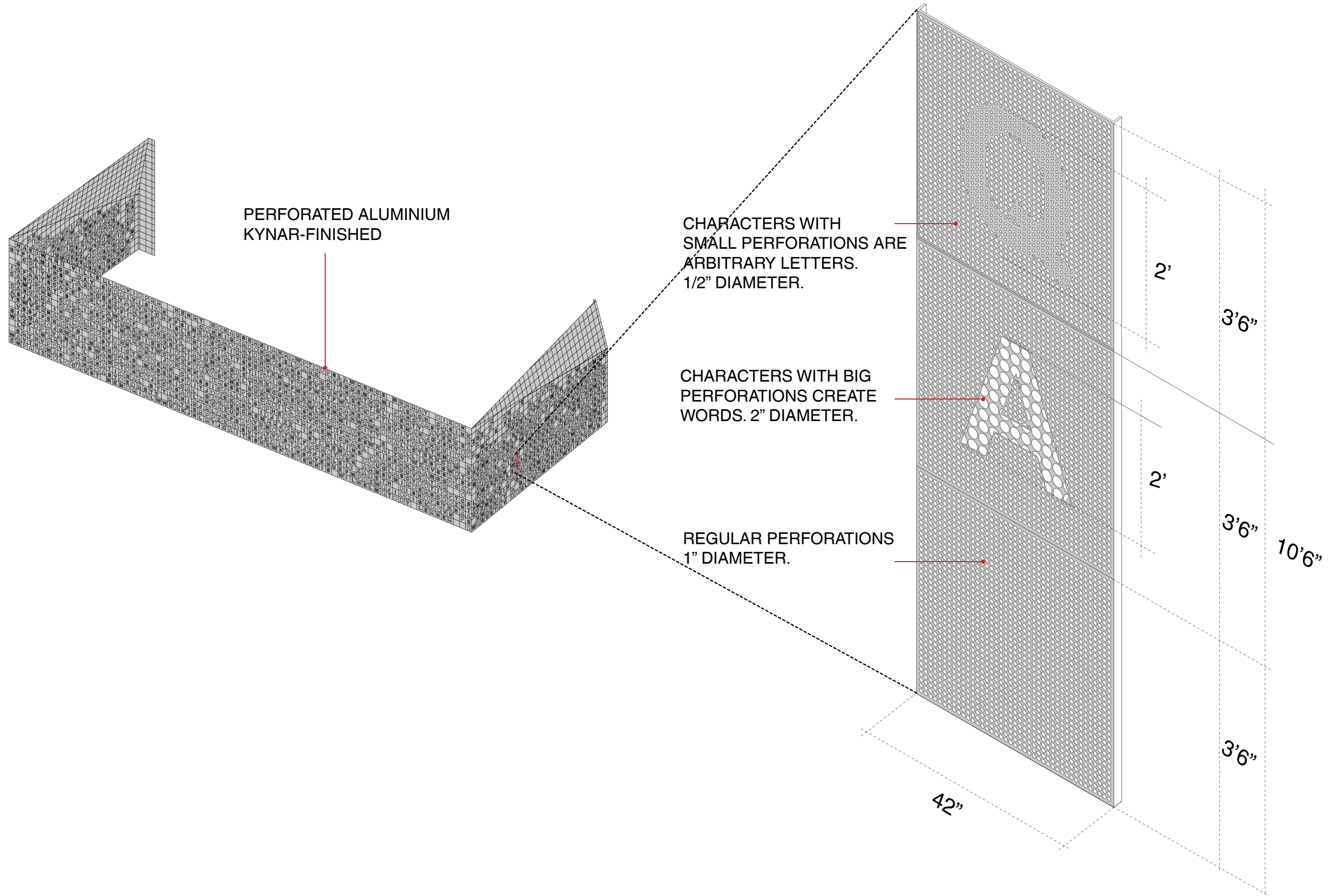
G3.03

SKIN

ARTS & LETTERS

CROSSWORD

# SKIN\_PANEL STUDY



DESIGN-BUILDER:



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305.757.7701

ARCHITECT OF RECORD:

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ARCHITECTURE-ENGINEERING

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AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

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COLLINS PARK PARKING GARAGE  
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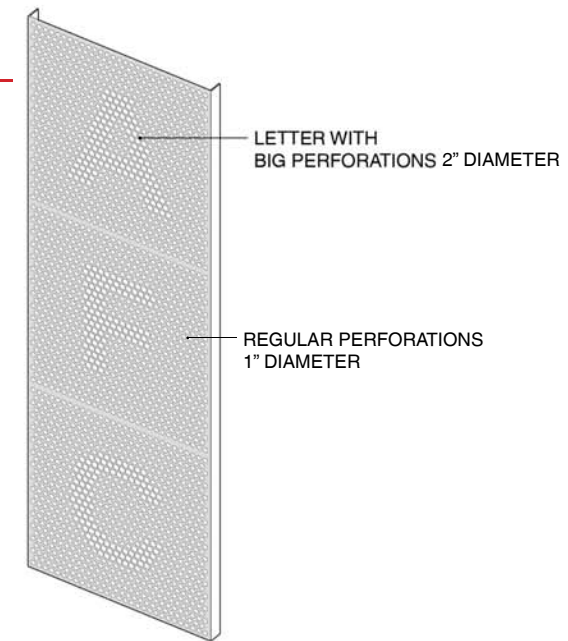
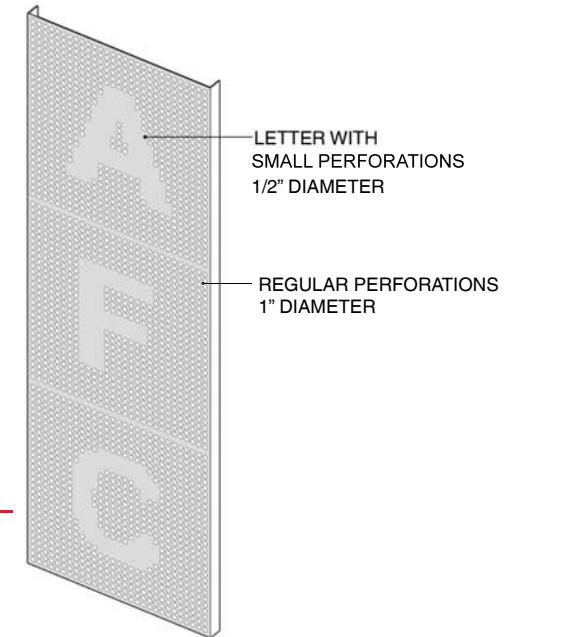
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06/29/2017	
NO.	REVISION DATE

G3.04

SKIN  
PANEL STUDY

# SKIN\_PANEL STUDY WITH 35% OPEN FACADE



RED AND GREEN LED LIGHTING BEHIND PRINCIPAL BUILDING SIGNAGE

DESIGN-BUILDER:



9499 NE 2nd AVE., SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7707, F.  
305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
WOLFBERGVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
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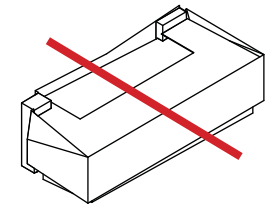
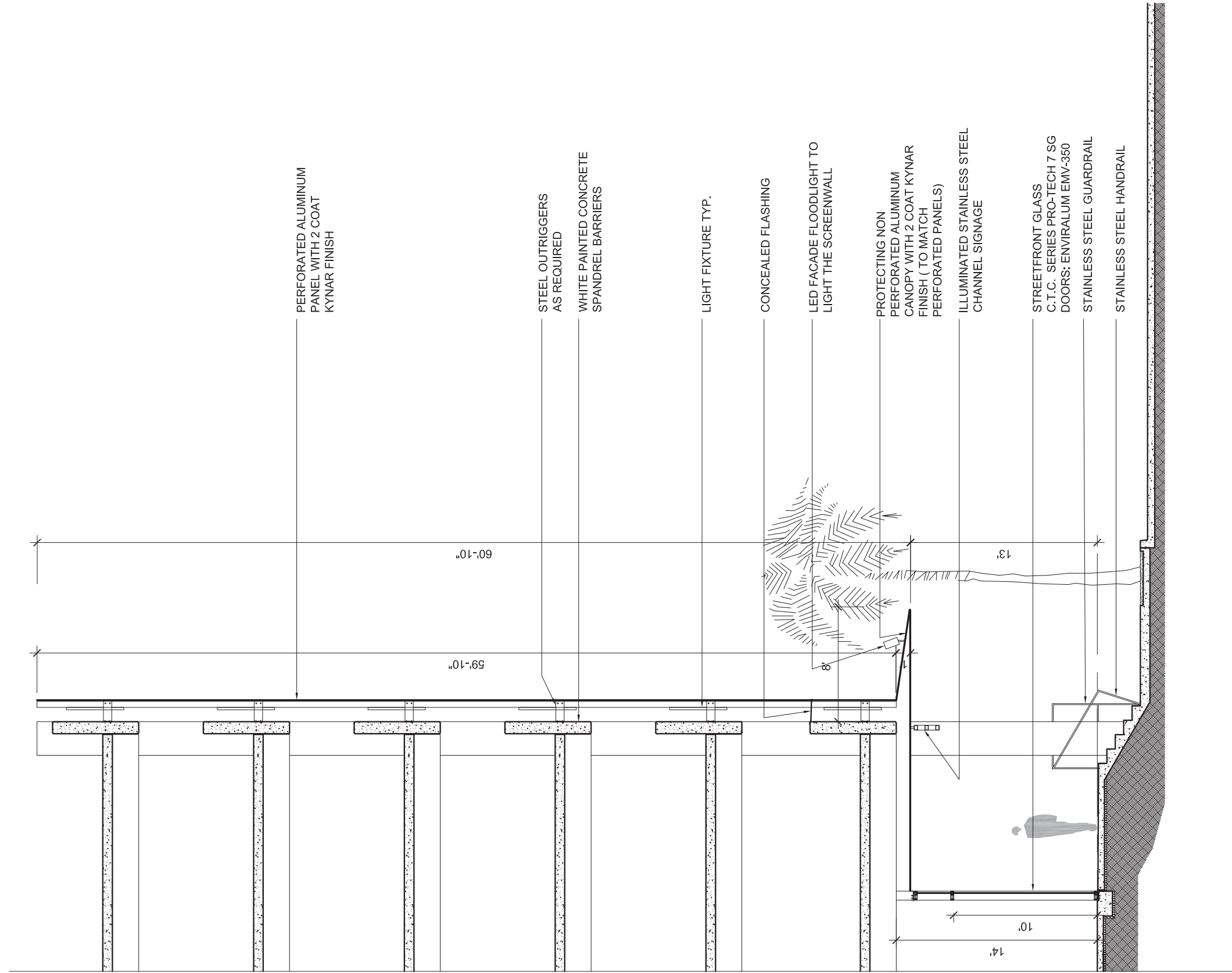
06/29/2017

NO. REVISION DATE

G3.05

SKIN  
PANEL STUDY  
WITH 35% OPEN

# SKIN\_WALL SECTION ON 23RD STREET



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ARCHITECT OF RECORD:

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AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

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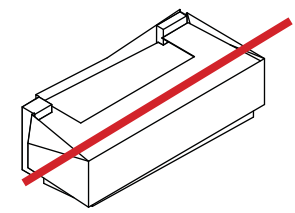
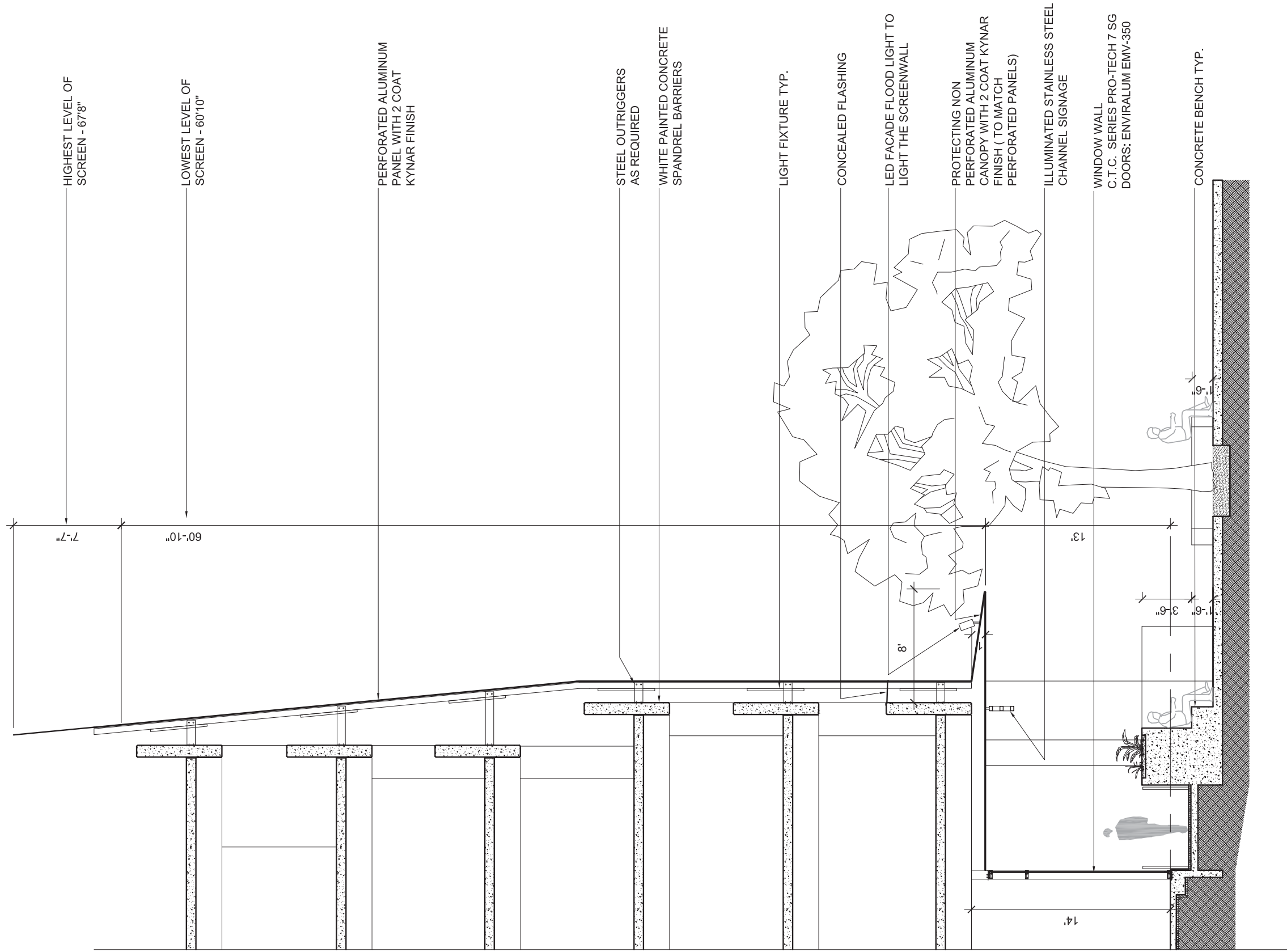
G3.06

SKIN

WALL SECTION ON

23RD STREET

# SKIN\_WALL SECTION ON LIBERTY AVENUE



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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DESIGN ARCHITECT:

**Shulman + Associates**

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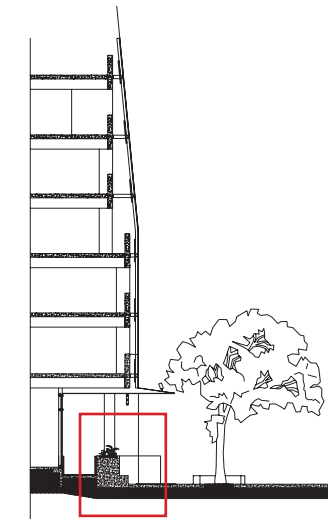
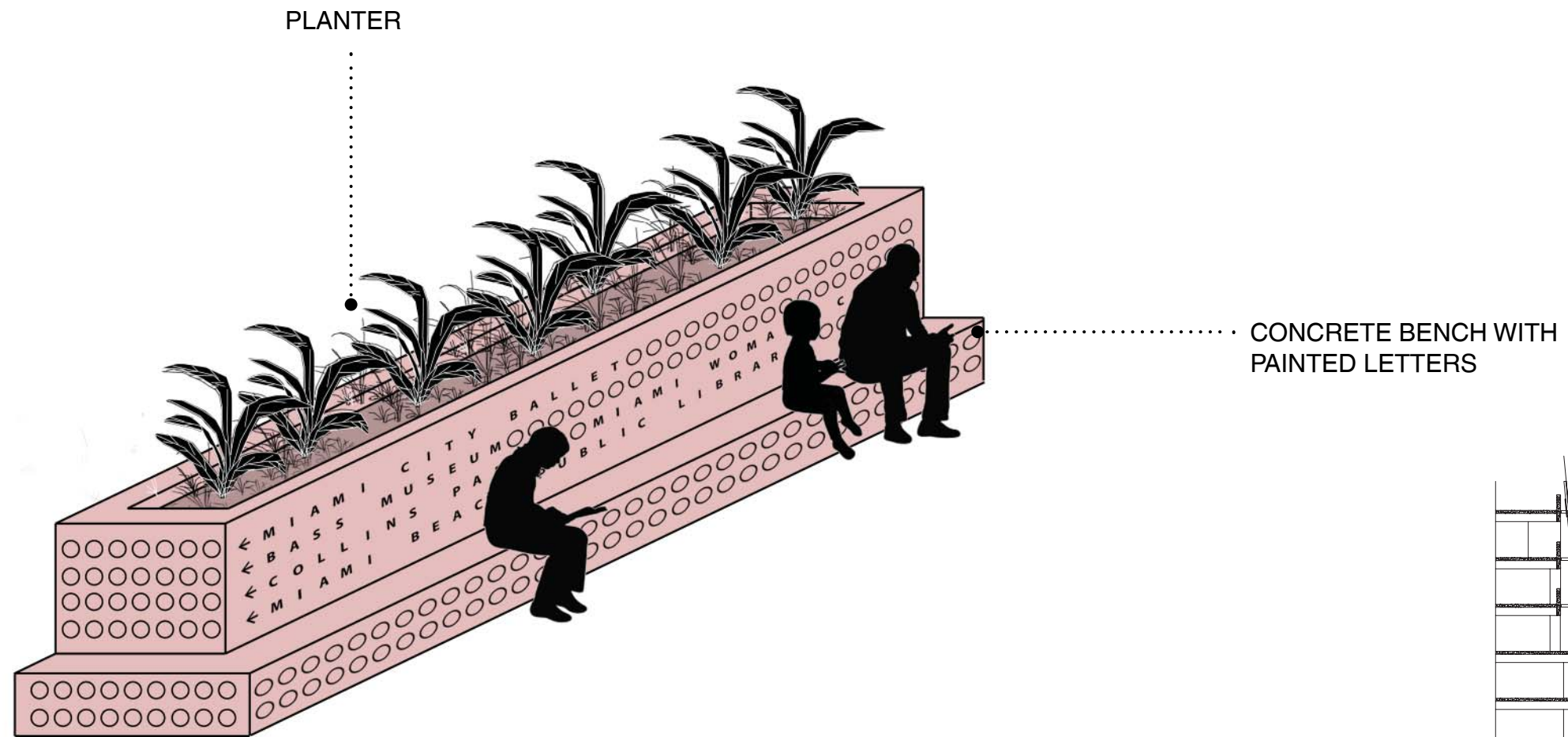
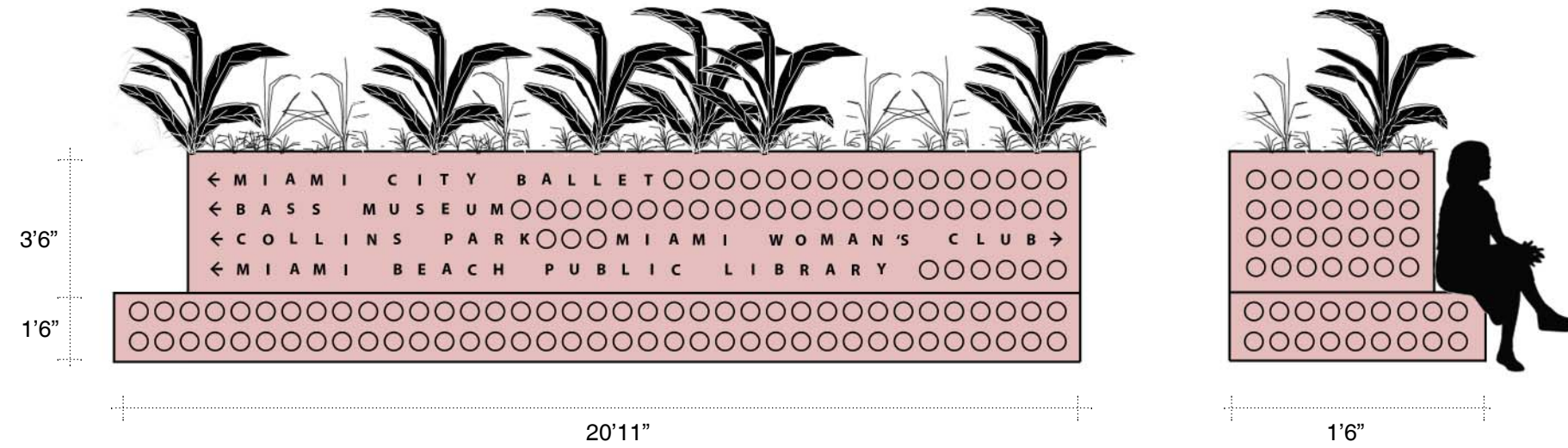
06/29/2017

NO. REVISION DATE


G3.07

SKIN WALL SECTION ON LIBERTY AVENUE

# SKIN\_ URBAN FURNITURE AS A WAYFINDER/ BENCH IN LIBERTY PLAZA



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
T. 305.757.7701 F.  
305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

75 VALENCIA AVE., SUITE 1050  
CORAL GABLES, FL, 33314  
V 305.666.5474  
F 305.666.4994  
WOLFBERGALVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

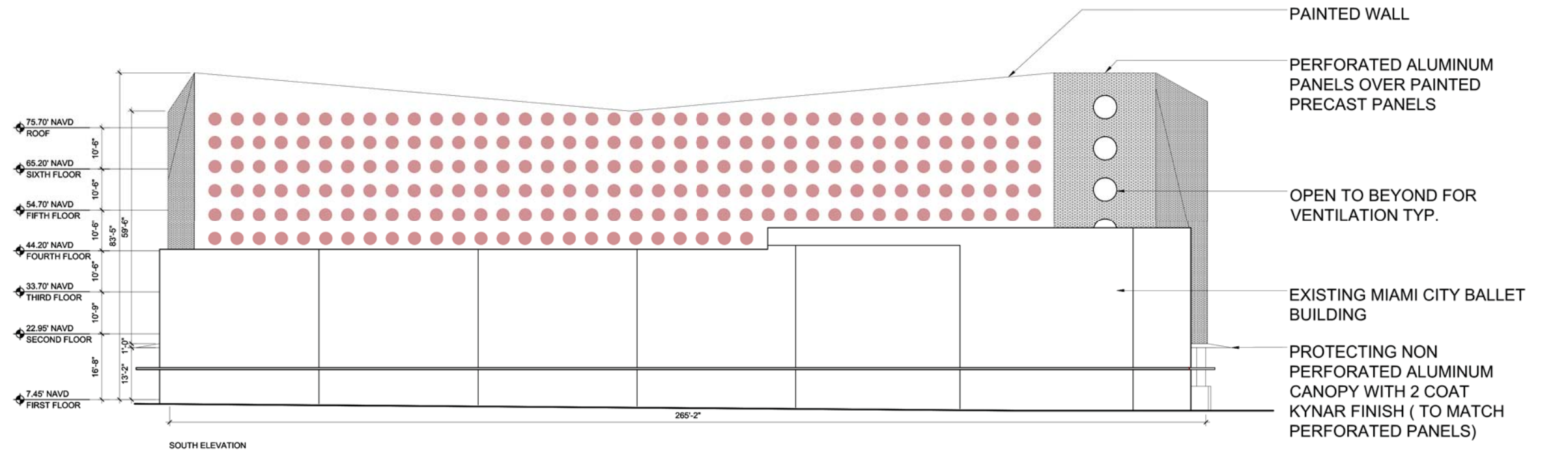
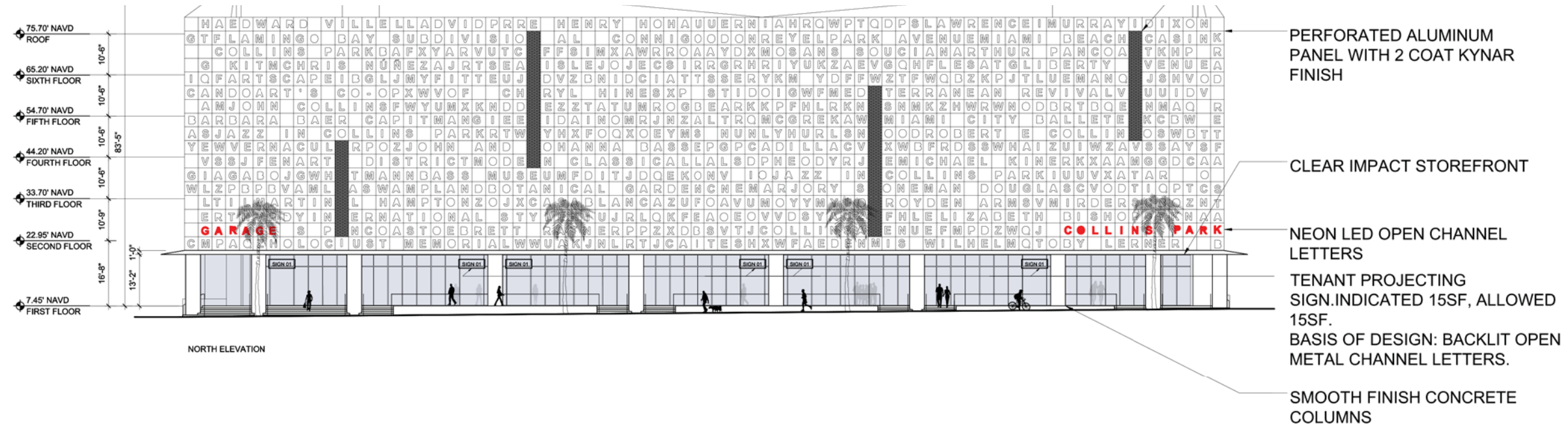
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NO.	REVISION DATE

G3.08

SKIN  
URBAN FURNITURE AS  
A WAYFINDER\_BENCH IN  
LIBERTY PLAZA

# SKIN\_NORTH AND SOUTH ELEVATIONS



SCALE 1/32"=1'-0"

DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7701, F.  
305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
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AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

**CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE**  
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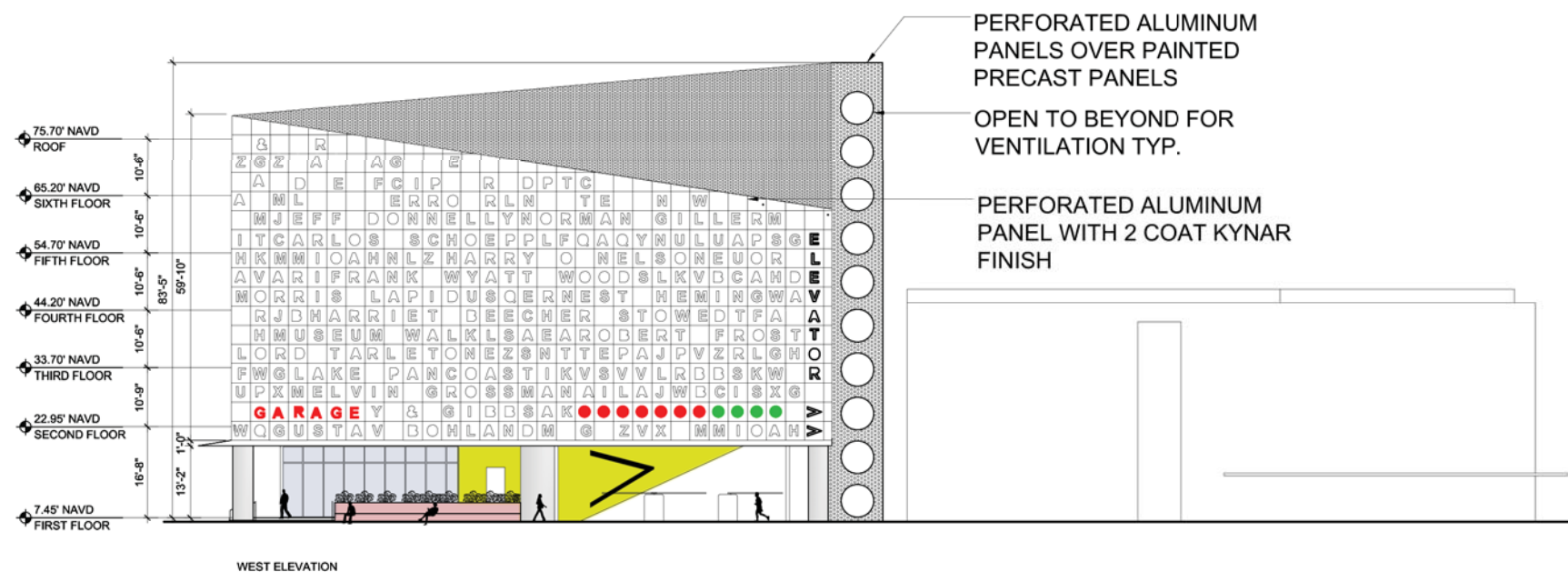
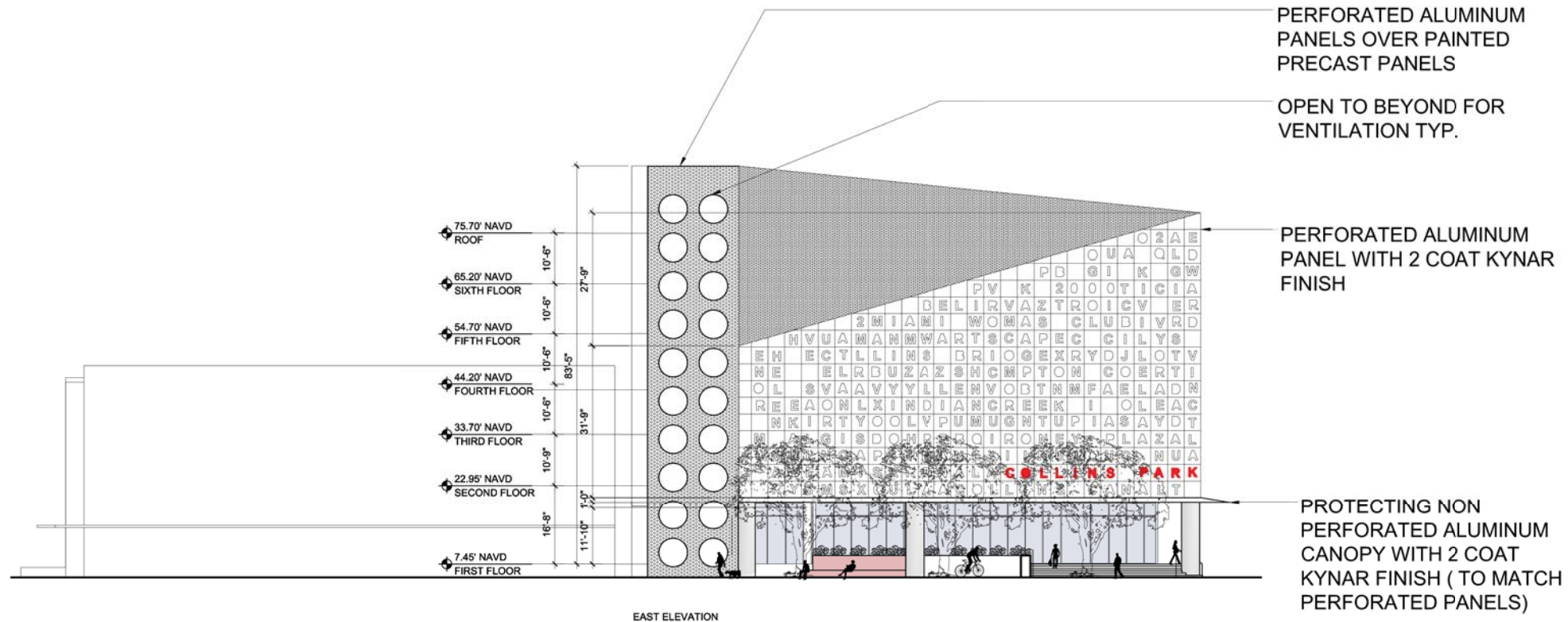
06/29/2017

NO. REVISION DATE

G3.09

SKIN  
NORTH AND SOUTH  
ELEVATIONS

# SKIN\_EAST AND WEST ELEVATIONS



SCALE 1/32"=1'-0"

DESIGN-BUILDER:  
  
 9499 NE 2nd AVE., SUITE 205  
 MIAMI SHORES, FL, 33138  
 T. 305.757.7701, F. 305.757.7701

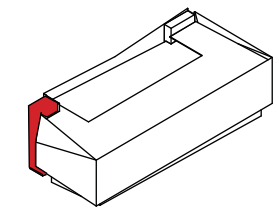
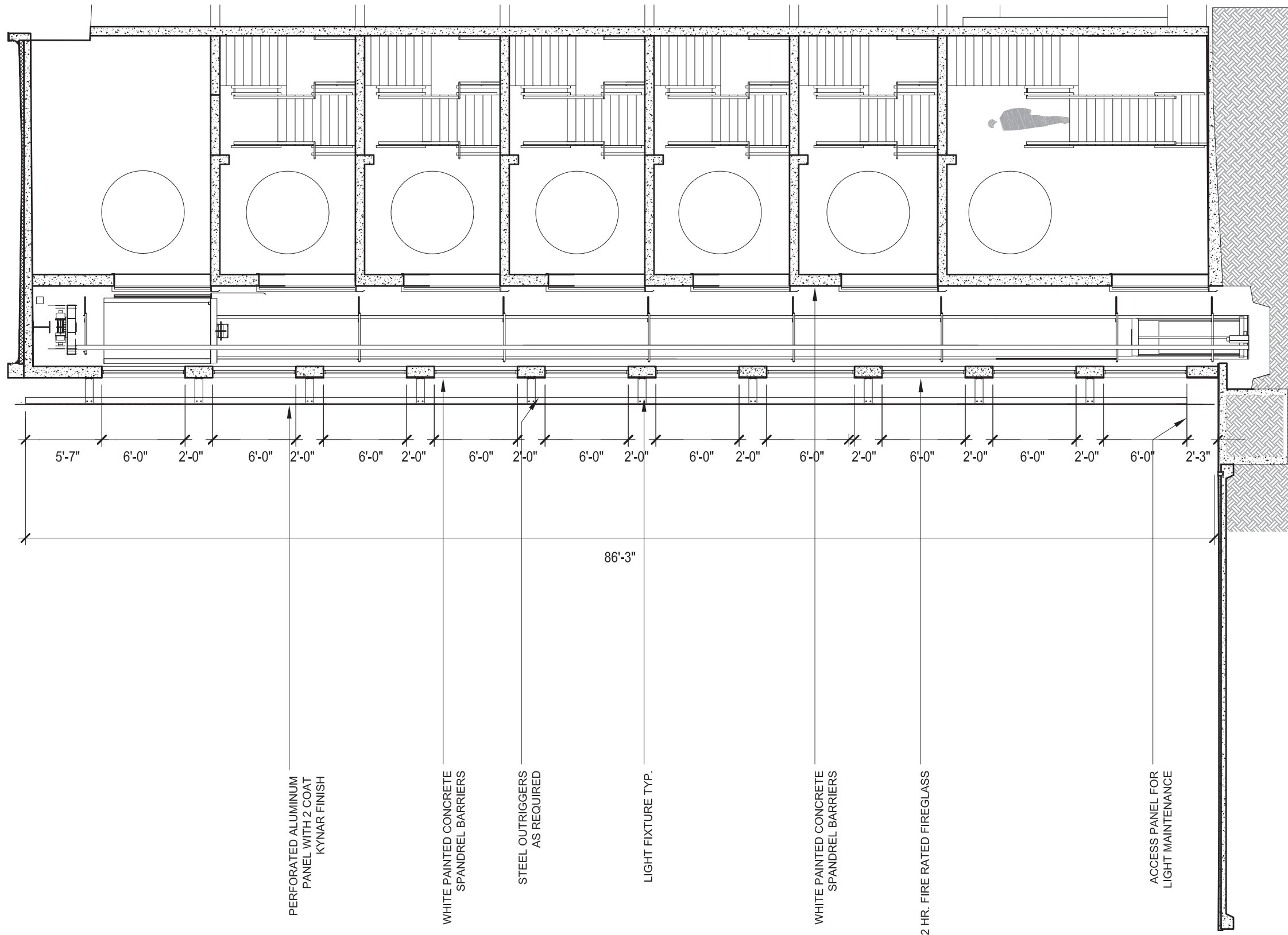
ARCHITECT OF RECORD:  
 WOLFBERG ALVAREZ  
  
 ARCHITECTURE-ENGINEERING  
 75 VALENCIA AVE., SUITE 1050  
 CORAL GABLES, FL, 33314  
 V 305.666.5474  
 F 305.666.4994  
 WOLFBERGALVAREZ.COM  
 AA 002416 EB 002354

DESIGN ARCHITECT:  
  
 Shulman + Associates

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ISSUE DATE 06/29/2017	
NO.	REVISION DATE
G3.10	
SKIN EAST AND WEST ELEVATIONS	

# SKIN\_ELEVATOR WALL SECTION



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7701 F.  
305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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AA 002416 EB 002354

DESIGN ARCHITECT:

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G3.11

SKIN  
ELEVATOR  
WALL SECTION

# SKIN\_VIEW FROM PARK AVENUE



DESIGN-BUILDER:



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305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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CORAL GABLES, FL, 33314  
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F 305.666.4994  
WOLFBERGVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:



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NO.	REVISION DATE

G3.12

SKIN  
VIEW FROM  
PARK AVENUE

# SKIN\_VIEW FROM LIBERTY PLAZA



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
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305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
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AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

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MIAMI BEACH, FL 33134

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G3.13

SKIN  
VIEW FROM LIBERTY  
PLAZA

# SKIN\_VIEW FROM LIBERTY PLAZA LOOKING NORTHWEST



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
 MIAMI SHORES, FL, 33138  
 T. 305.757.7701 F.  
 305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

75 VALENCIA AVE., SUITE 1050  
 CORAL GABLES, FL, 33314  
 V 305.666.5474  
 F 305.666.4994  
 WOLFBERGALVAREZ.COM  
 AA 002416 EB 002354

DESIGN ARCHITECT:

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G3.14

SKIN  
 VIEW FROM LIBERTY  
 PLAZA LOOKING  
 NORTHWEST

# SKIN\_VIEW FROM 23RD STREET/ LIBERTY AVENUE



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
T. 305.757.7701, F.  
3 0 5 . 7 5 7 . 7 7 0 1

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

75 VALENCIA AVE., SUITE 1050  
CORAL GABLES, FL, 33314  
V 305.666.5474  
F 305.666.4994  
WOLFBERGVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:



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G3.15

SKIN  
VIEW FROM 23RD STREET/  
LIBERTY AVENUE

# SKIN\_VIEW FROM 23RD STREET/ PARK AVENUE CORNER



DESIGN-BUILDER:



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305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
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DESIGN ARCHITECT:

**Shulman + Associates**

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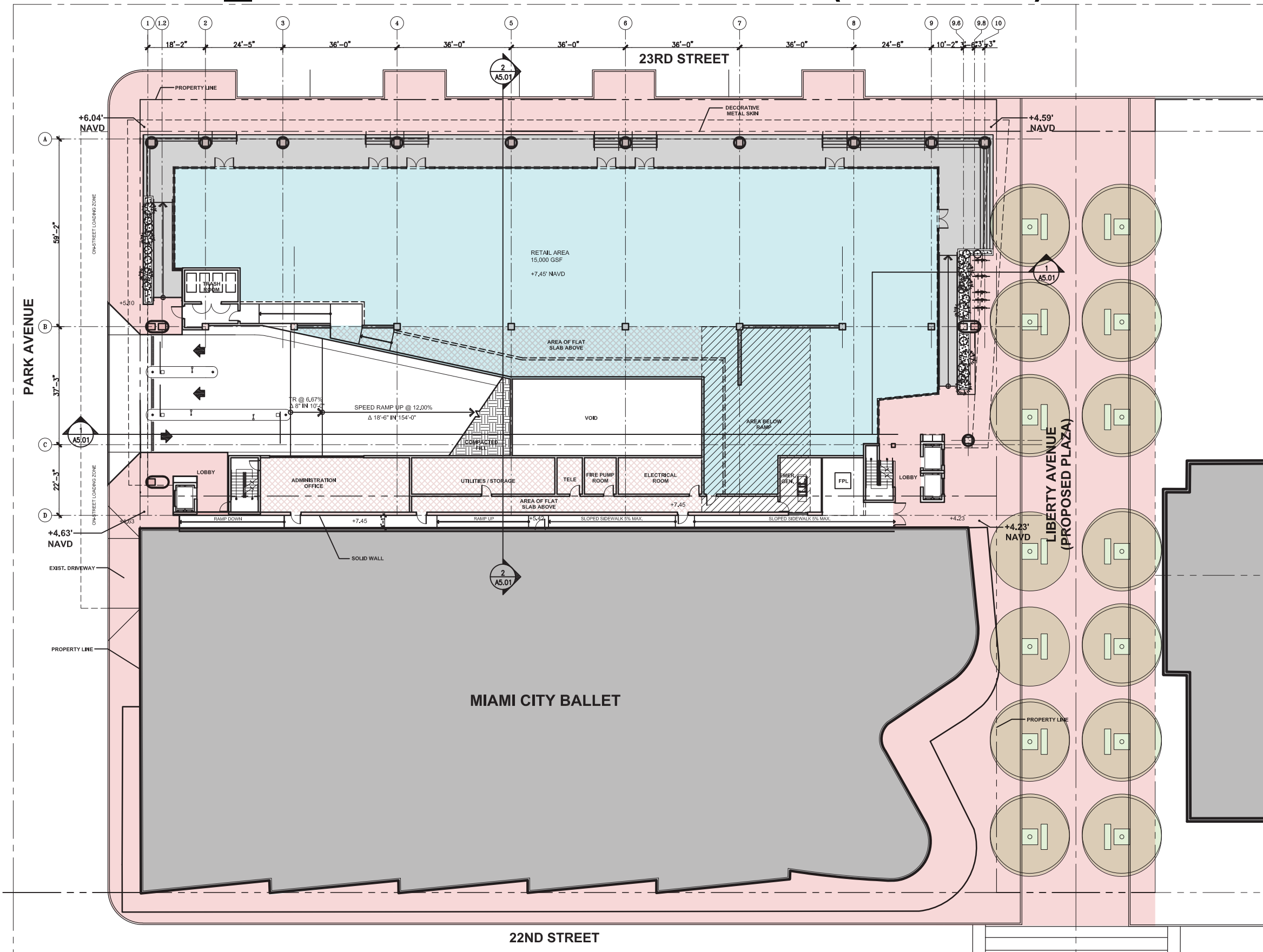
NO. REVISION DATE

NO.	REVISION DATE

G3.16

SKIN  
VIEW FROM 23RD STREET/  
PARK AVE. CORNER

# FLOOR PLANS\_PARK AVENUE GARAGE ENTRANCE (PREFERRED)



FIRST FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7701 F. 305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
WOLFBERGVAREZ.COM  
EA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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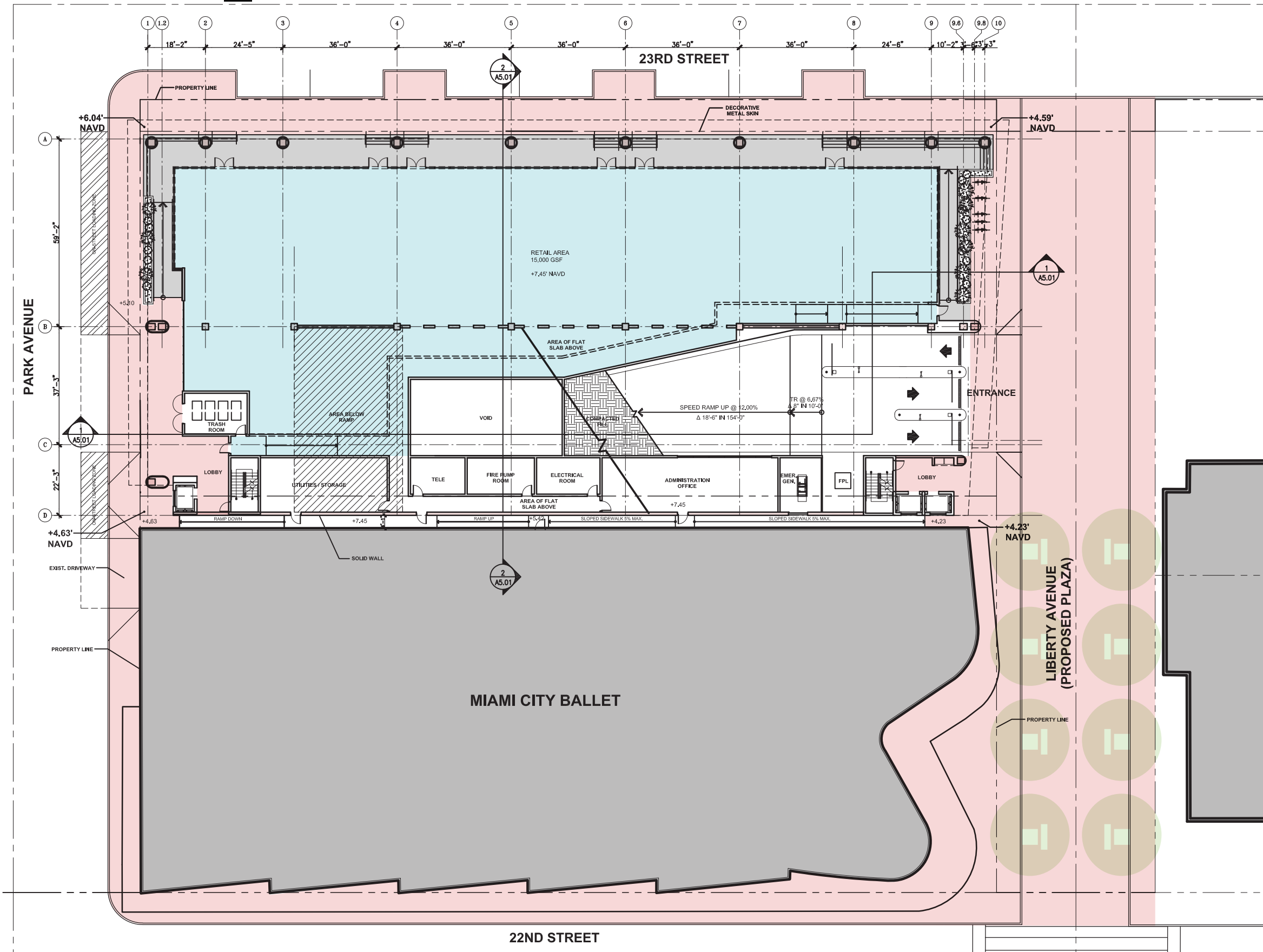
06/29/2017

NO. REVISION DATE

G4.01

FIRST FLOOR PLAN

# FLOOR PLANS\_ LIBERTY AVENUE GARAGE ENTRANCE OPTION



FIRST FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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F 305.666.4994  
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EA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
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MIAMI BEACH, FL 33134

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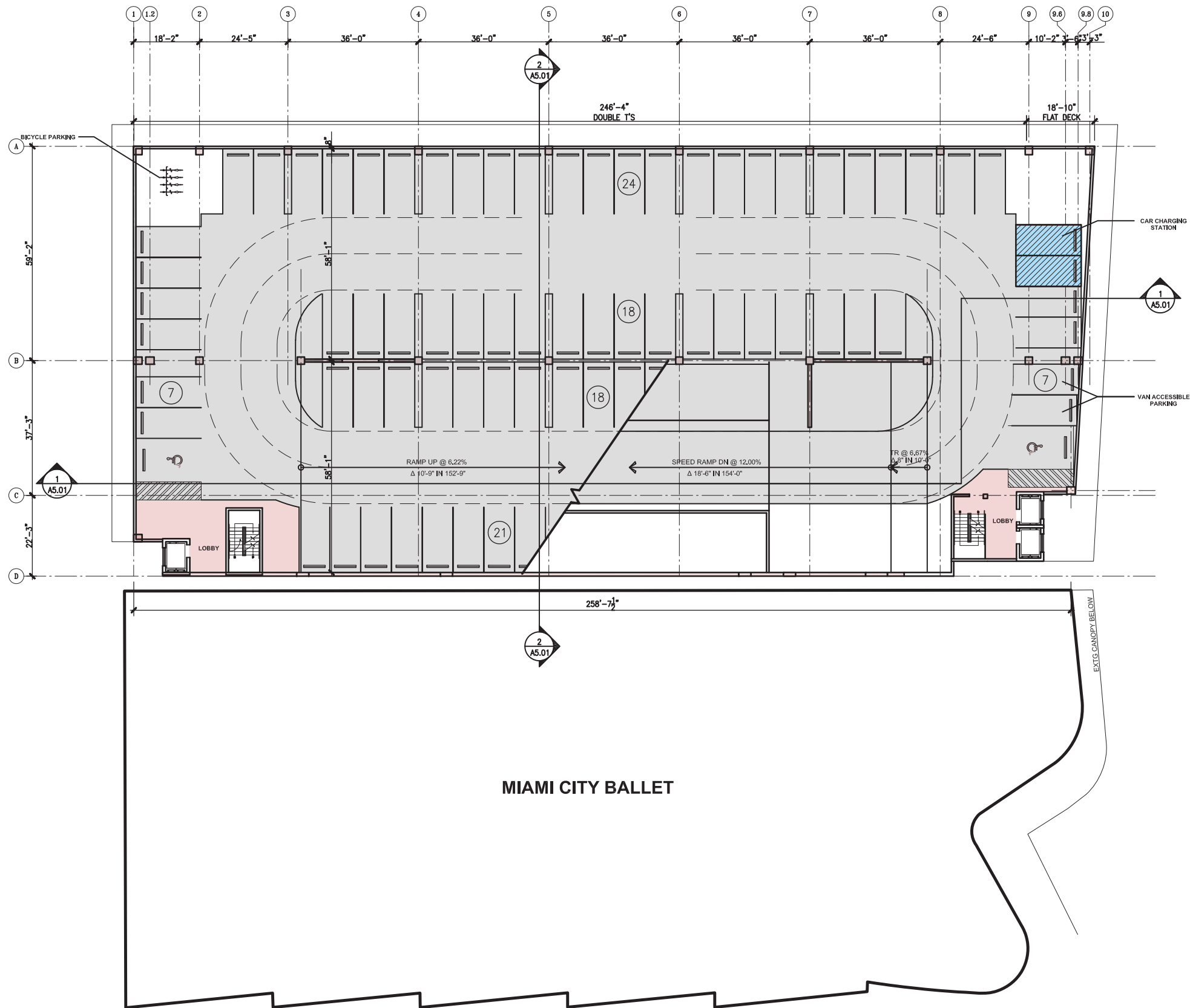
06/29/2017

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G4.01A

FIRST FLOOR PLAN

# FLOOR PLANS



SECOND FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



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**Shulman + Associates**

CITY OF MIAMI BEACH  
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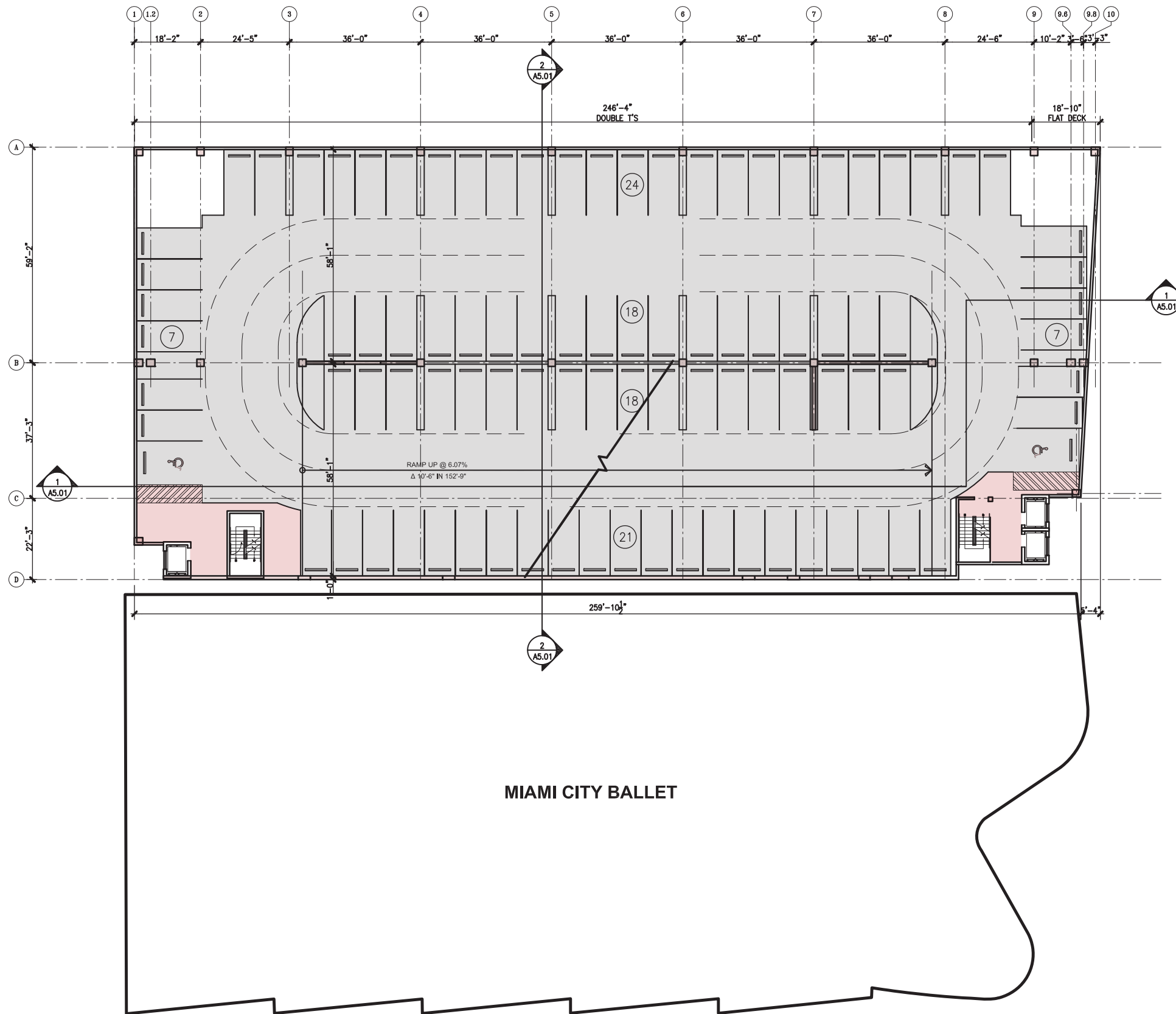
NO. REVISION DATE

G4.02

SECOND FLOOR PLAN

PLAN

# FLOOR PLANS



MIAMI CITY BALLET

THIRD & FOURTH FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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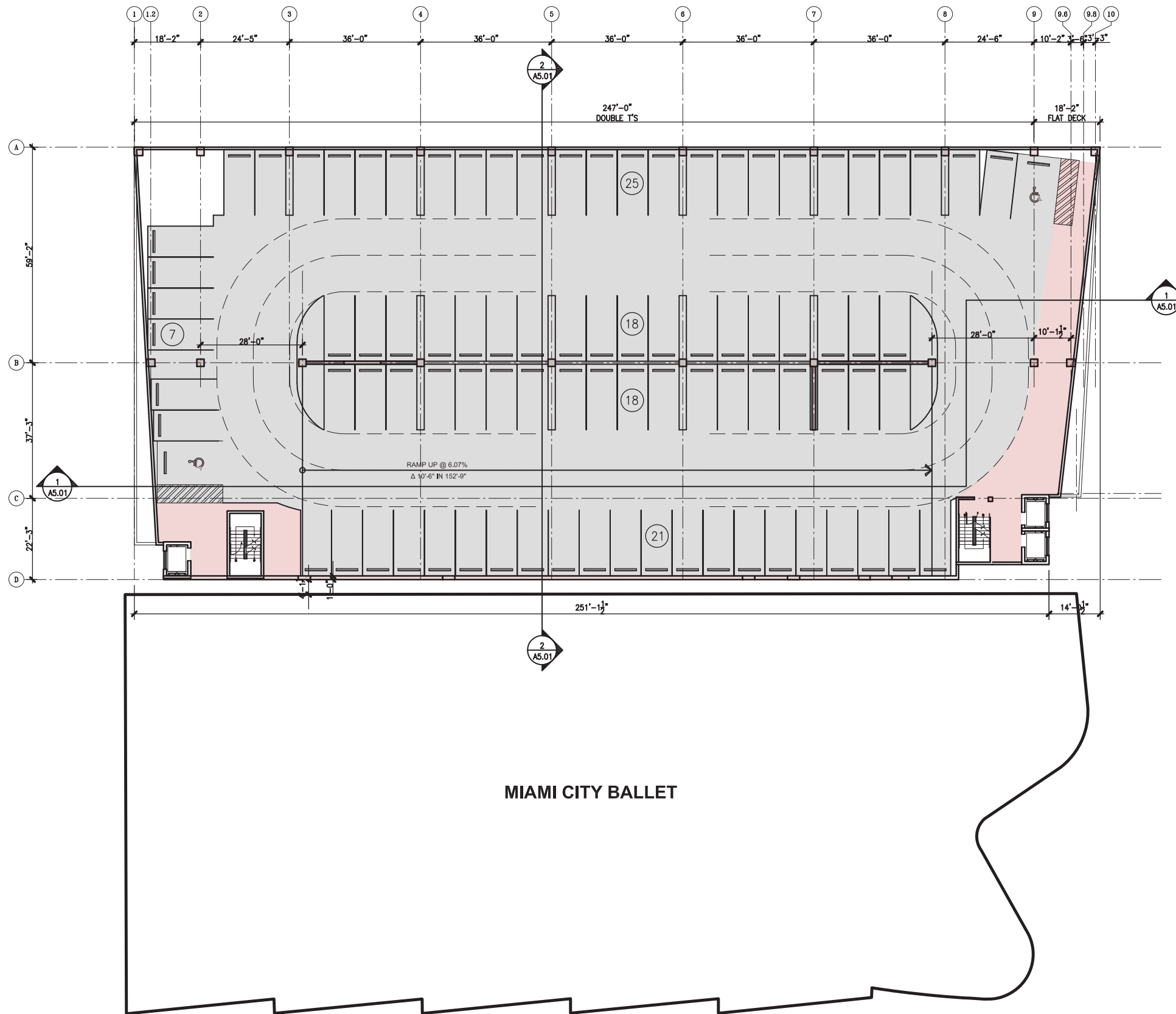
06/29/2017

NO. REVISION DATE

G4.03

THIRD & FOURTH FLOOR PLAN

# FLOOR PLANS



FIFTH FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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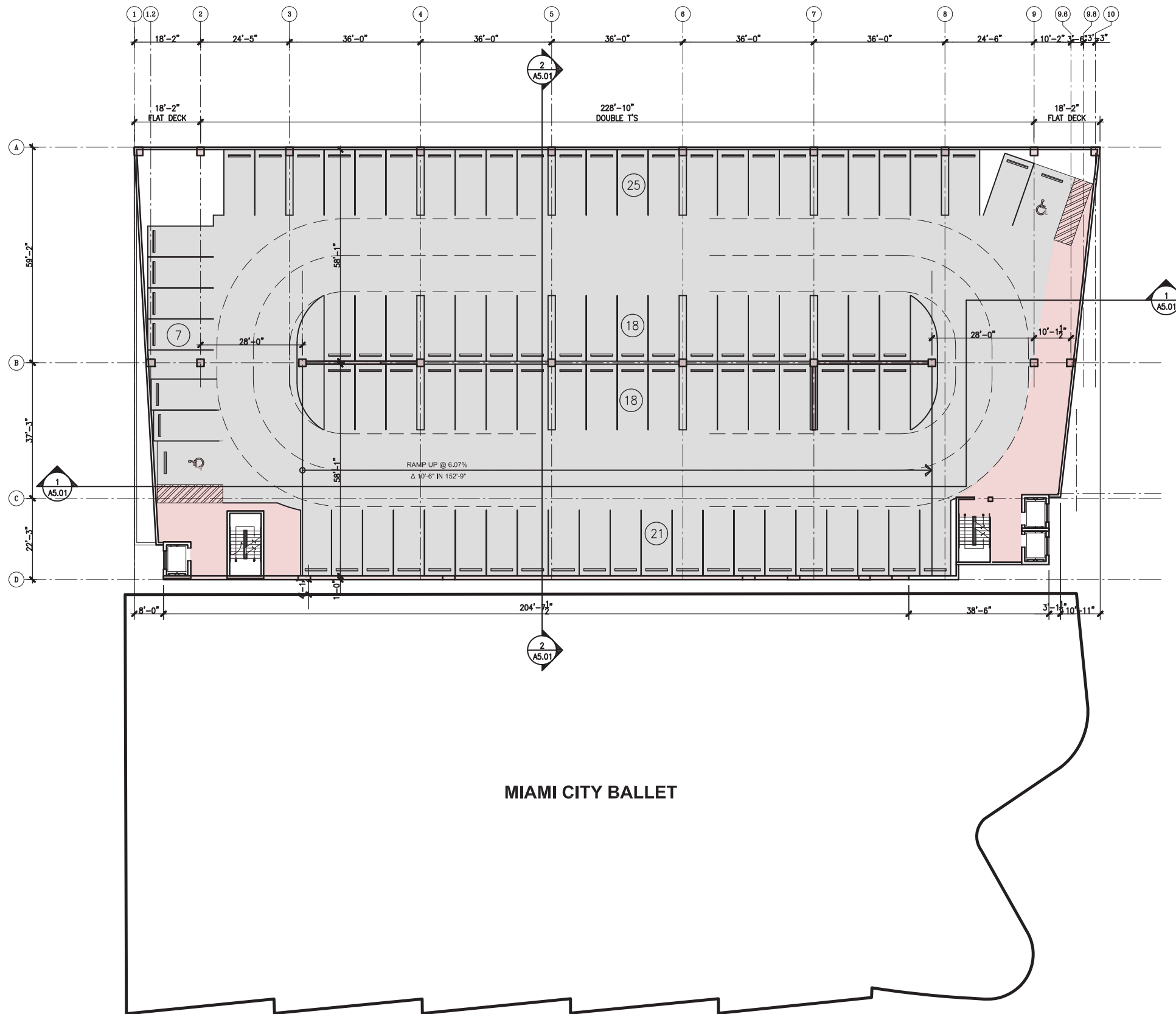
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NO.	REVISION DATE

G4.04

FIFTH FLOOR

# FLOOR PLANS



SIXTH FLOOR PLAN

1/32" = 1'0"



DESIGN-BUILDER:



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MIAMI SHORES, FL, 33138  
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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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V 305.666.5474  
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EA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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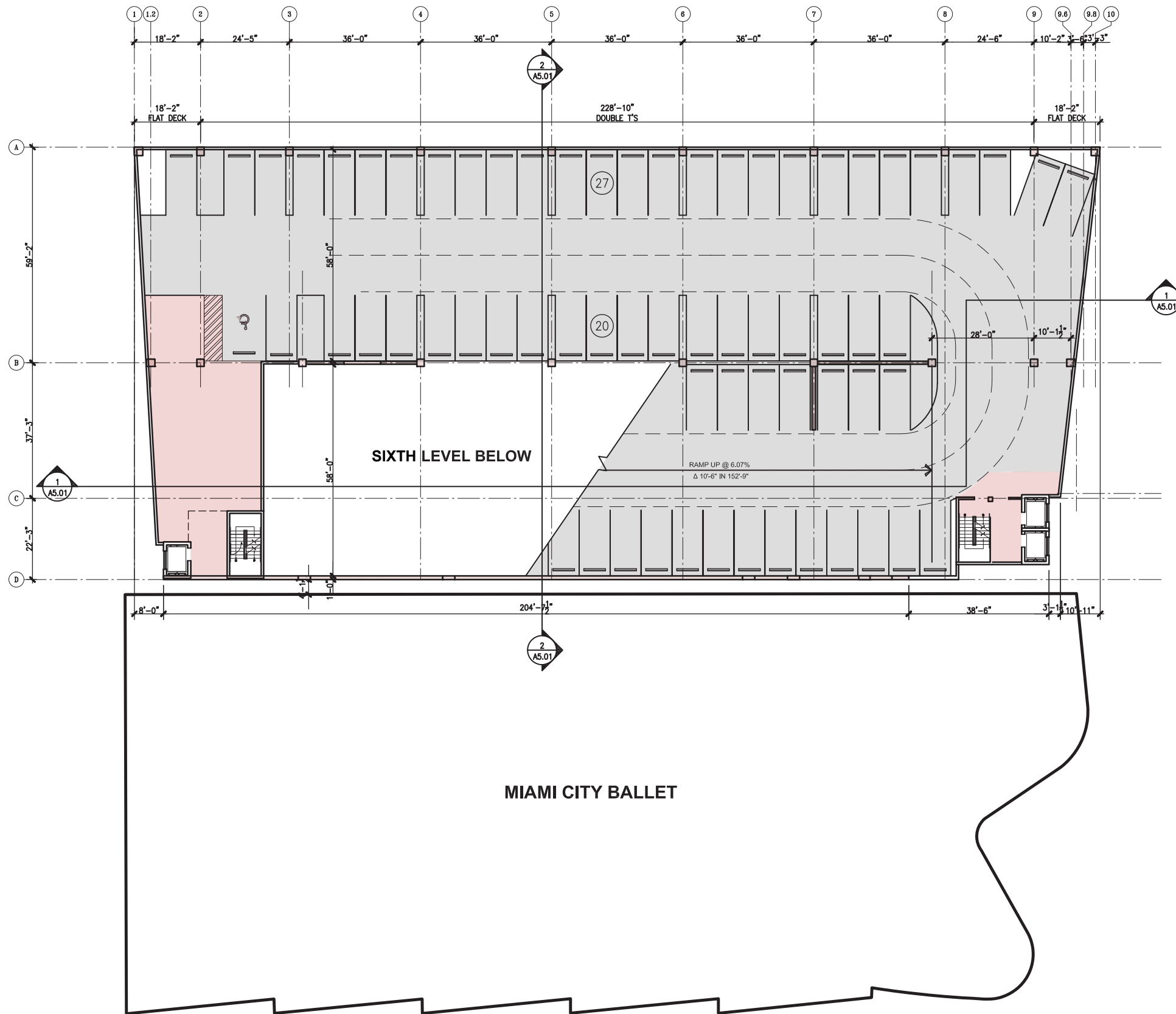
06/29/2017

NO. REVISION DATE

G4.05

SIXTH FLOOR

# FLOOR PLANS



ROOF PLAN  
1/32" = 1'0"

DESIGN-BUILDER:



9499 NE 2nd AVE., SUITE 205  
MIAMI SHORES, FL, 33138  
T. 305.757.7701 F. 305.757.7701

ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

75 VALENCIA AVE., SUITE 1050  
CORAL GABLES, FL, 33314  
V 305.666.5474  
F 305.666.4994  
WOLFBERGALVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
 COLLINS PARK PARKING GARAGE  
 MIAMI BEACH, FL 33134

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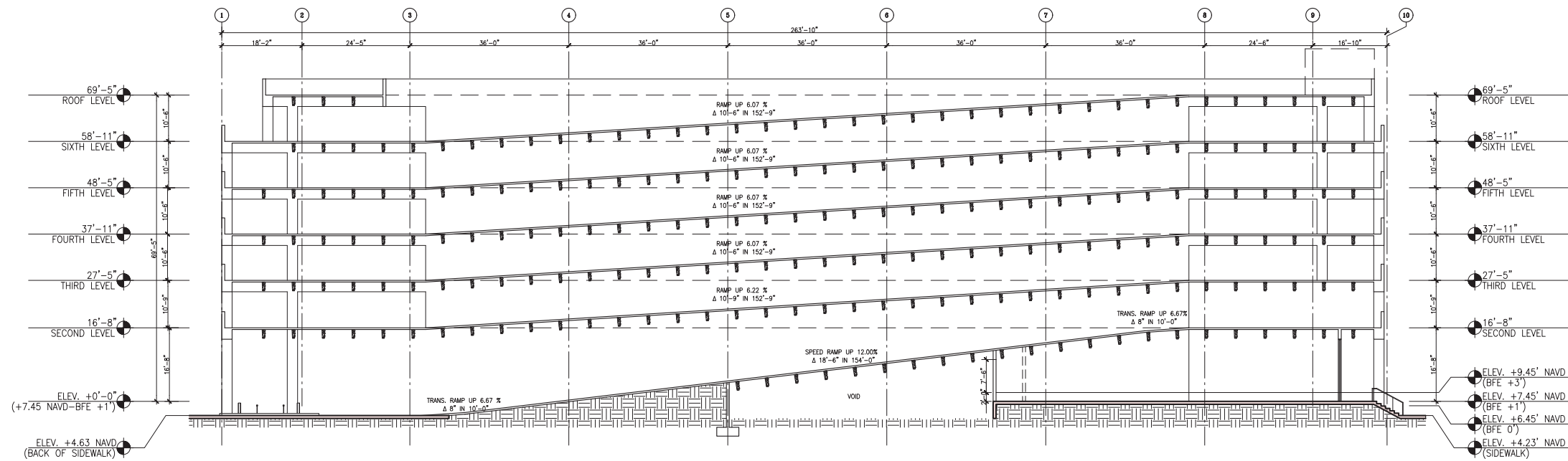
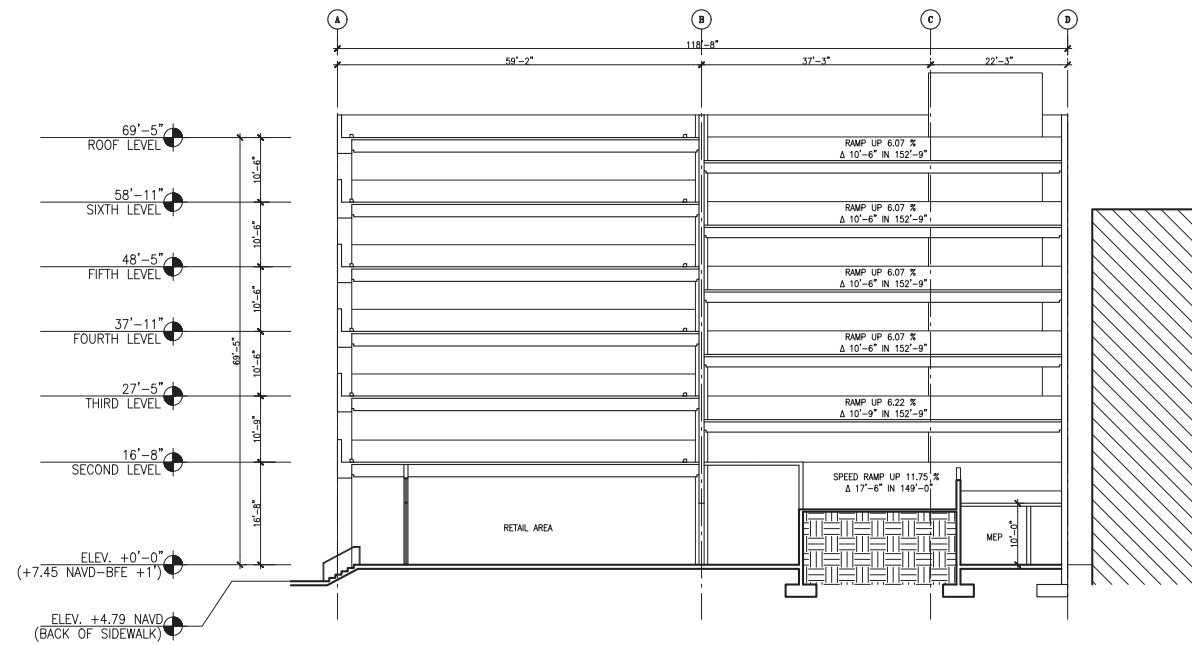
06/29/2017

NO. REVISION DATE

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ROOF PLAN

# SECTIONS



PARKING COUNT	
1ST. LEVEL	0
2ND. LEVEL	56
2ND. LEVEL RAMP	39
3RD. LEVEL	56
3RD. LEVEL RAMP	39
4TH. LEVEL	56
4TH. LEVEL RAMP	39
5TH. LEVEL	50
5TH. LEVEL RAMP	39
6TH. LEVEL	50
6TH. LEVEL RAMP	39
ROOF	47
<b>TOTAL=</b>	<b>510</b>

SECTIONS  
1/32" = 1'0"

DESIGN-BUILDER:



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ARCHITECT OF RECORD:

WOLFBERG ALVAREZ



ARCHITECTURE-ENGINEERING

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WOLFBERGVAREZ.COM  
AA 002416 EB 002354

DESIGN ARCHITECT:



CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

SEAL

ISSUE DATE

06/29/2017

NO. REVISION DATE

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SECTIONS

# STRUCTURE

## GENERAL CONSTRUCTION NOTES

### GENERAL CONSTRUCTION NOTES

DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE.

DESIGN LIVE LOADS	
ELEVATOR TOWER ROOF:	30 P.S.F.
SHOWROOM FLOOR:	75 P.S.F.
PARKING GARAGE FLOOR:	40 P.S.F.
LOBBY/ STAIRS:	100 P.S.F.
WIND ANALYSIS ASCE 7-10:	175 M.P.S. (EXPOSURE C)
	$K_f = 0.8$
	$G_e(w) = 40.18$

SUPERIMPOSED FLOOR DEAD LOAD:	
GARAGE:	5 P.S.F.
SHOWROOM:	20 P.S.F.

CONCRETE	
SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301-05/302 TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:	
MISCELLANEOUS FLATWORK & SLABS ON GRADE:	3,000 P.S.I.
FOUNDATIONS:	3,000 P.S.I.
ALL OTHER CONCRETE:	4,000 P.S.I.
PRECAST CONCRETE:	5,000 P.S.I.
MAXIMUM WATER/CEMENT RATIO SHALL BE AS FOLLOWS:	
3,000 P.S.I.:	0.44
4,000 CONCRETE:	0.54
SLUMP TO BE 4" ± 1"	

USE OF FLY ASH OR RECLAIMED CRUSHED AGGREGATE IS HIGHLY RECOMMENDED IN THE MIX DESIGN IF AVAILABLE. ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED A.S.T.M. C494 TYPE 'Q' ADMIXTURE (WATER-REDUCING RETARDER).

TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318-05 BUILDING CODE. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, STANDARD BUILDING CODE AND ACI 318-05. TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OF CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TESTS RESULTS TO ENGINEER'S OFFICE FOR REVIEW. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW PRIOR TO CONCRETE PRODUCTION.

**CONCRETE SLABS ON FILL**  
SHALL BE PLACED ON CLEAN, NON-ORGANIC SOIL, COMPACTED TO 95% MODIFIED PROCTOR DRY DENSITY IN LIFTS NOT EXCEEDING 12" IN DEPTH. FILL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE CONCRETE IS PLACED AS DESCRIBED BELOW. BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON GRADE SHALL BE ISOLATED BY PRE-MADE JOINT FILLER (1/2" THICK) COMPLYING WITH A.S.T.M. D1752, TYPE 1. REINFORCING IN SLABS ON FILL SHALL BE AS NOTED IN PLANS, AND PLACED IN ACCORDANCE WITH "REINFORCING STEEL" AND "WELDED WIRE FABRIC" SECTIONS OF THESE GENERAL NOTES. PROVIDE 6 MIL "VAPORQUEET" VAPOR BARRIER UNDER ALL SLABS ON FILL (UNLESS OTHERWISE NOTED ON PLANS).

**WELDED WIRE FABRIC**  
SHALL CONFORM TO A.S.T.M. A185-02 AND BE SUPPORTED ON SLAB BOLSTERS SPACED @ 3'-0" O.C.

**REINFORCING STEEL**  
SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO A.S.T.M. A615 GRADE 60. ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315-99. SUPPORT BARS SHALL BE #4 OR GREATER, AND NOT SPACED MORE THAN 4'-0" O/C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-0" PAST OUTERMOST CHAIR OR SUPPORT BAR. A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING. ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. FILL SOILS PLACED BENEATH GRADE SLABS SHOULD CONSIST OF EITHER SAND WITH LESS THAN 10% PASSING THE NUMBER 200 SIEVE OR CRUSHED Limestone PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS:	3"
INTERIOR SLABS:	3"
BEAMS:	1 3/4" (TO STIRRUPS)
COLUMNS:	1 3/4" (TO TIES)

**FOUNDATIONS**  
SHALL CONFORM TO THE REVISED GEOTECHNICAL REPORT PREPARED BY KACO (KADERABEK COMPANY) DATED MARCH 27, 2012. FOUNDATION SHALL BE 18" DIAMETER AUGER CAST PILES WITH A COMPRESSIVE CAPACITY OF 300 TONS, AN UPLIFT CAPACITY OF 175 TONS, AND A LATERAL CAPACITY OF 5.5 TONS.

PILES IN A GROUP ARE DESIGNED FOR A 3" TOLERANCE WHILE SINGLE PILES ARE DESIGNED FOR A 1 1/2" TOLERANCE.

**PRECAST CONCRETE**  
ALL PRECAST MEMBERS TO BE DESIGNED BY PROFESSIONAL ENGINEER OF REGISTERED IN THE STATE OF FLORIDA FOR LOADS PER FLORIDA BUILDING CODE AND/OR AS SHOWN ON DRAWINGS.

**STRUCTURAL STEEL**  
STRUCTURAL W SHAPES SHALL CONFORM TO A.S.T.M. A992 Fy=50KSI  
MSC. CHANNELS (MC) AND PLATES SHALL CONFORM TO A.S.T.M. A36.  
HSS SHALL CONFORM TO ASTM A500 GRADE B (Fy=46 KSI)  
STRUCTURAL PIPE SHALL CONFORM TO A.S.T.M. A53 GRADE B (Fy=35 K.S.I.)  
ALL STEEL TO BE GALVANNEED 80  
ALL BOLTS AND NUTS TO BE STAINLESS STEEL 304 (ASTM A193 & A194)

### WELDING

ALL WELDING TO BE DONE BY CERTIFIED WELDERS. WELDING SHALL BE MADE WITH E70XX ELECTRODES AND CONFORM TO THE CURRENT RECOMMENDATIONS OF THE A.I.S.C. AND THE AMERICAN WELDING SOCIETY.

### SHOP DRAWINGS

ALL REIN. STEEL, PREFABRICATED TRUSSES, SHORING, AND PRECAST JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW, PRIOR TO ERECTION. SUBMIT SIX BLUE LINE PRINTS. THE FOLLOWING SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER:  
A. SHORING SHOP DRAWINGS AND CALCULATIONS.  
B. PREFABRICATED TRUSS SHOP DRAWINGS, CONNECTIONS, AND CALCULATIONS.  
C. PRECAST JOIST SHOP DRAWINGS AND CALCULATIONS.

### DESIGN LOADS

ROOFING:	15 P.S.F.
ROOF LIVE LOAD:	30 P.S.F.
PARTITIONS/FLOORING:	20 P.S.F.
CEILING:	10 P.S.F.
OFFICE LIVE LOAD:	50 P.S.F.
OFFICE STAIR/CORRIDORS:	100 P.S.F.

### MASONRY

BLOCK UNITS SHALL CONFORM TO FLORIDA CONCRETE AND PRODUCTS ASSOCIATION SPECIFICATION "CM-1" AND TO A.S.T.M. C90, GRADE N TYPE B. MOISTURE CONTENT OF BLOCKS SHALL NOT EXCEED 35% OF TOTAL ABSORPTION AT THE TIME OF PLACEMENT. MAXIMUM LINEAR SHRINKAGE FOR BLOCK UNITS USED FOR EXTERIOR WALL SHALL NOT EXCEED .04%. MORTAR SHALL CONFORM TO A.S.T.M. C270, TYPE "M" (2,500 PSI). STANDARD NO. 9 GAUGE TRUSS DESIGN "DUR-O-WAL" OR ENGINEER-APPROVED EQUAL SHALL BE PROVIDED EVERY 2ND BLOCK COURSE (1'-4" VERTICALLY) FOR UNREINFORCED MASONRY WALLS AND LADDER TYPE FOR REINFORCED MASONRY.

14 GAUGE DONUTAL ANCHORS (5/8" LONG) AND INSERTS SHALL BE USED EVERY 2ND BLOCK COURSE AT BLOCK-COLUMN INTERSECTIONS. GROUTING OF BLOCK CELLS SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING 4 FEET, WITH A MAXIMUM TOTAL FOUR OF 12 FEET. GROUT SHALL CONFORM TO A.S.T.M. C-476 SPECIFICATIONS. SUBMIT GROUT MIX TO ENGINEER'S OFFICE FOR REVIEW. GROUT COMPRESSIVE STRENGTH TO BE 3,000 P.S.I. MINIMUM. SLUMP SHALL BE 9"± 1". GROUT BLOCK CELLS ADJACENT TO ALL MASONRY OPENINGS. TESTING TO BE DONE FOLLOWING A.S.T.M. C140 "SAMPLING AND TESTING OF CONCRETE MASONRY UNITS". BLOCK PRISM STRENGTH  $F_m=1,500$  P.S.I.

TESTING LAB SHALL PROVIDE COPIES OF MASONRY TESTS RESULTS TO ENGINEER'S OFFICE FOR REVIEW. FOR HIGH LIFT GROUTING OF MASONRY CELLS, CLEAN-OUT POCKETS SHALL BE PROVIDED AT THE BASE OF THE WALL. PROVIDE SPACERS AT THE TOP, INTERMEDIATE, BOTTOM AND BASE OF WALLS TO KEEP VERTICAL REINFORCING CENTERED IN BLOCK CELLS.

ALL MASONRY WORK SHALL CONFORM TO ACI 530/ASCE 5-05 STANDARDS.

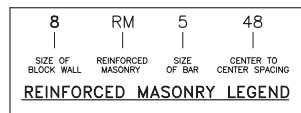
### SHORING

FORMS AND SHORES FOR CONCRETE SLABS, BEAMS, AND JOISTS SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND THE ANTICIPATED CONSTRUCTION LOADS. IN NO CASE SHALL CONVENTIONALLY REINFORCED SLAB, WALL, OR BOTTOM BEAM FORMS BE STRIPPED EARLIER THAN 3 DAYS AFTER PLACEMENT AND UNTIL THE COMPRESSIVE STRENGTH OF 3,000 PSI HAS BEEN ATTAINED. THE SYSTEM OF SHORING IS SUBJECT TO INSPECTION BY THE STRUCTURAL ENGINEER, OR HIS REPRESENTATIVE. DESIGN AND CONSTRUCTION OF FORM WORK AND SHORING SHALL COMPLY WITH THE A.C.I. 318-05 BUILDING CODE AND BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

BRM48SIZE OF BLOCK WALL/REINFORCED MASONRY/SIZE OF BARGENTER TO CENTER SPACING.

### REINFORCED MASONRY LEGEND

NOTES:  
1. CENTER ALL FOOTINGS UNDER COLUMNS AND WALLS (U.O.N.)



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ARCHITECT OF RECORD:

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AA 002416 EB 002354

DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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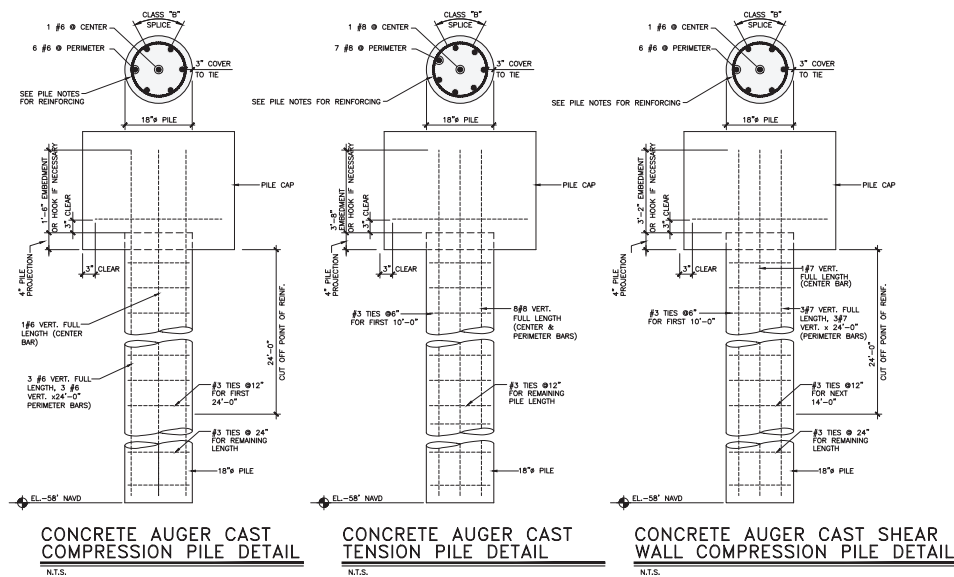
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GENERAL NOTES

GENERAL NOTES  
NOT TO SCALE

# STRUCTURE



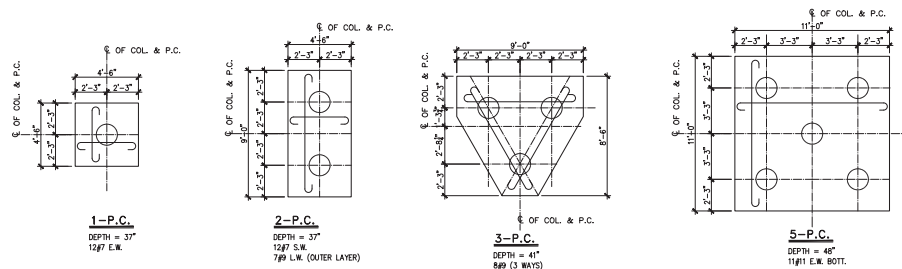
**CONCRETE AUGER CAST COMPRESSION PILE DETAIL**  
N.T.S.

**CONCRETE AUGER CAST TENSION PILE DETAIL**  
N.T.S.

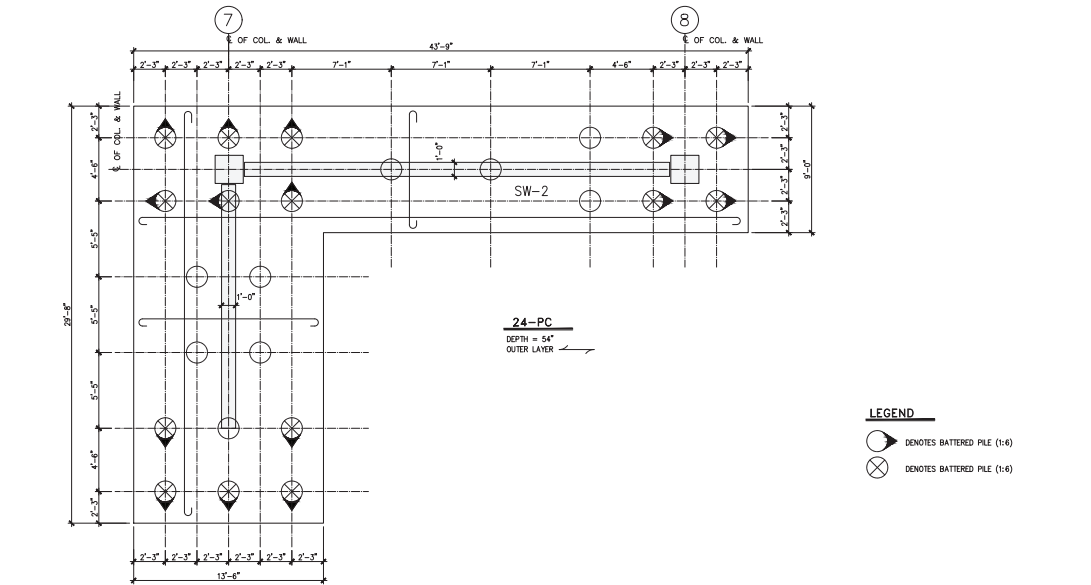
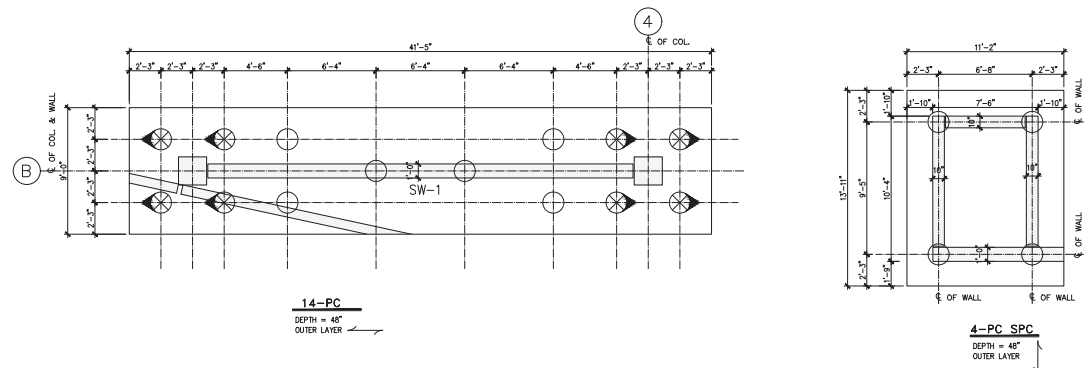
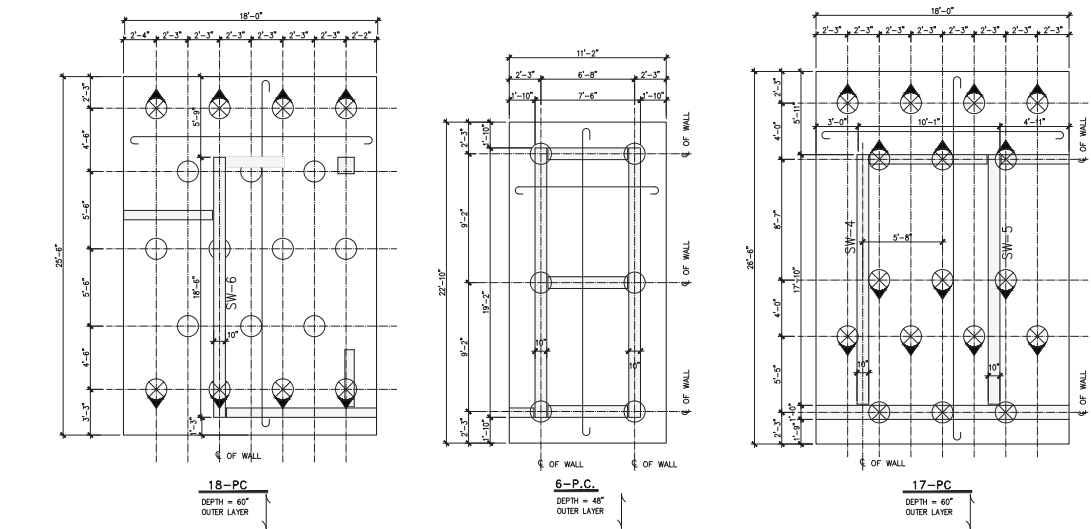
**CONCRETE AUGER CAST SHEAR WALL COMPRESSION PILE DETAIL**  
N.T.S.

**PILE NOTES :**

1. RECOMMENDED PILE TOP ELEVATION IS  $-58'$  MVD AS PER THE GEOTECHNICAL REPORT PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
2. GROUT COMpressive STRENGTH (FC) SHALL BE 6,000 P.S.I. AT 28 DAYS.
3. COMPRESSION PILES SHALL BE REINFORCED WITH 3/6 PERIMETER VERTICAL BARS 24 FEET LONG, #6 FULL LENGTH (CENTER & PERIMETER BARS), #3 TIES @ 12" O.C. FOR THE TOP 24 FEET AND #3 TIES @ 24" O.C. FOR THE REMAINING BALANCE.
4. TENSION PILES (DESIGNATED @) SHALL BE REINFORCED WITH #6 VERTICAL BARS FULL LENGTH (CENTER & PERIMETER BARS), #3 TIES @ 6" O.C. FOR THE FIRST 10 FEET, AND #3 TIES @ 12" O.C. FOR THE REMAINING PILE LENGTH.
5. SHEARWALL COMPRESSION PILES SHALL BE REINFORCED WITH 3/6 PERIMETER VERTICAL BARS 24 FEET LONG, #6 BAR FULL LENGTH (CENTER & PERIMETER BARS), #3 TIES @ 6" O.C. FOR THE FIRST 10 FEET, #3 TIES @ 12" O.C. FOR THE NEXT 14 FEET, AND #3 TIES @ 24" O.C. FOR THE REMAINING BALANCE.
6. PILES IN A GROUP ARE DESIGNED FOR A 3" TOLERANCE WHILE SINGLE PILES ARE DESIGNED FOR A 1 1/2" TOLERANCE.



**PILE CAP DETAILS**  
SCALE: 1/4" = 1'-0"



**LEGEND**  
 DENOTES BATTERED PILE (1-6)  
 DENOTES BATTERED PILE (1-6)

## STANDARD DETAILS

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ARCHITECT OF RECORD:

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DESIGN ARCHITECT:

**Shulman + Associates**

CITY OF MIAMI BEACH  
COLLINS PARK PARKING GARAGE  
MIAMI BEACH, FL 33134

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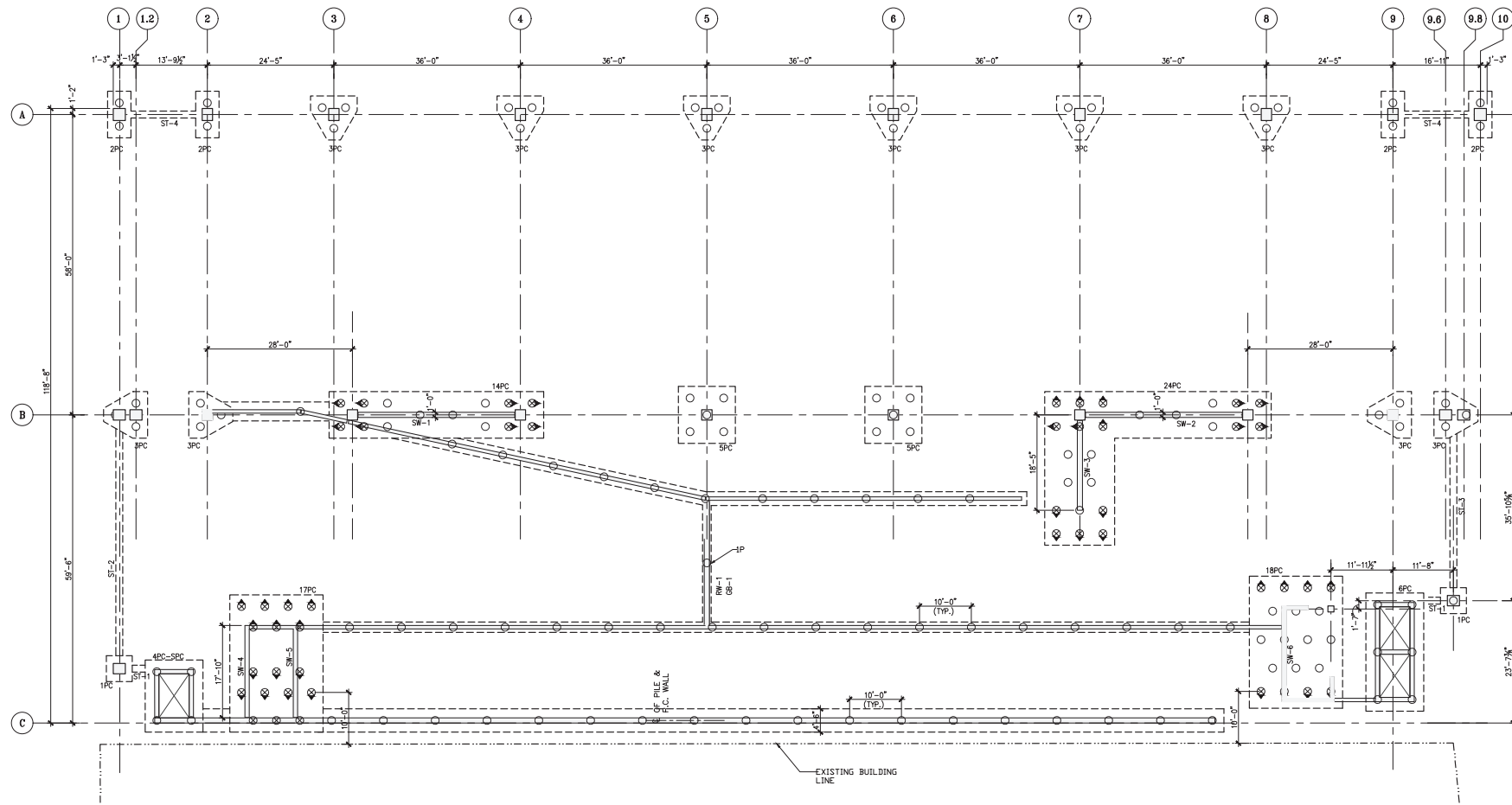
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STANDARD DETAILS

# STRUCTURE



FOUNDATION PLAN



DESIGN-BUILDER:



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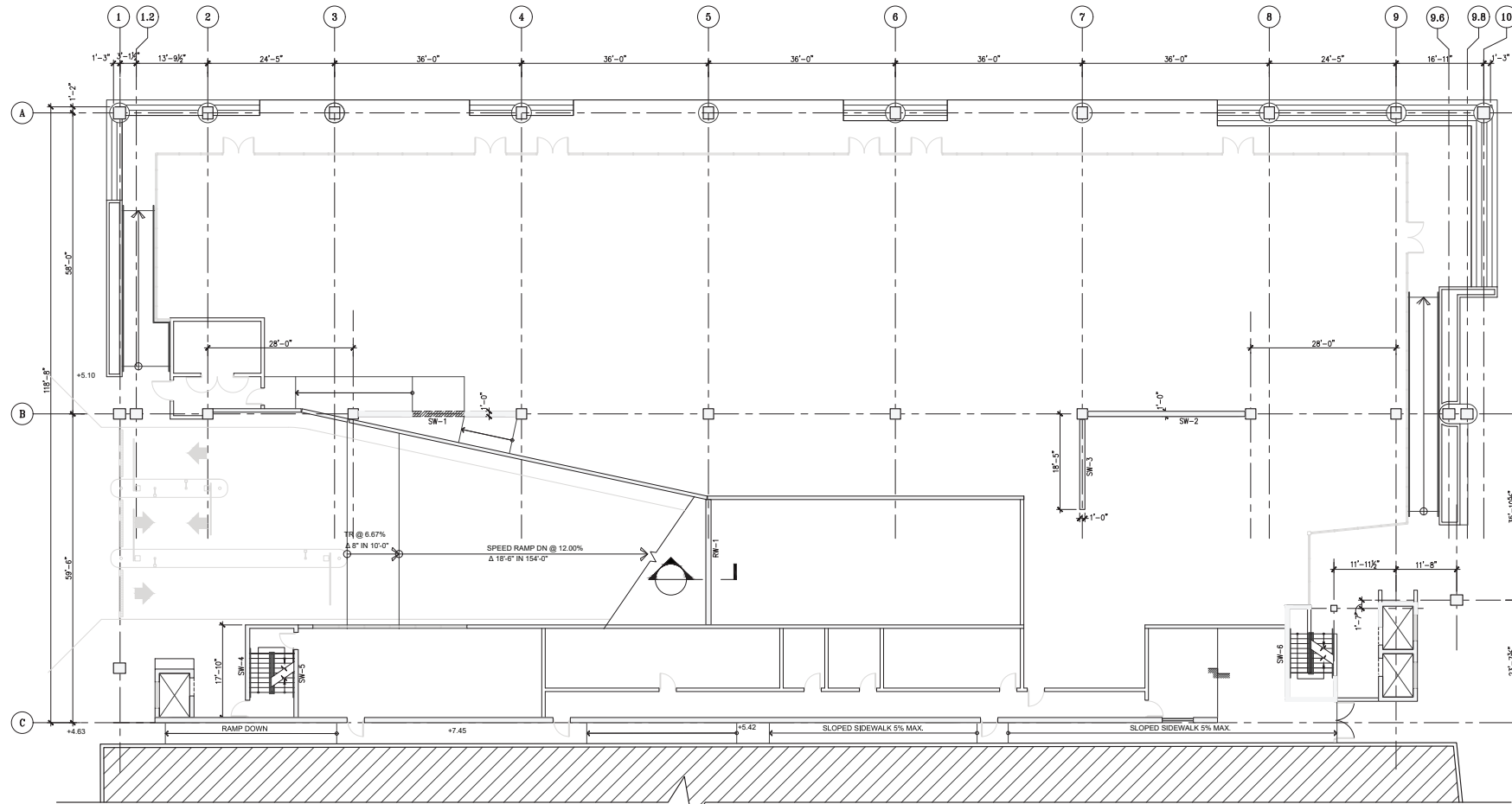
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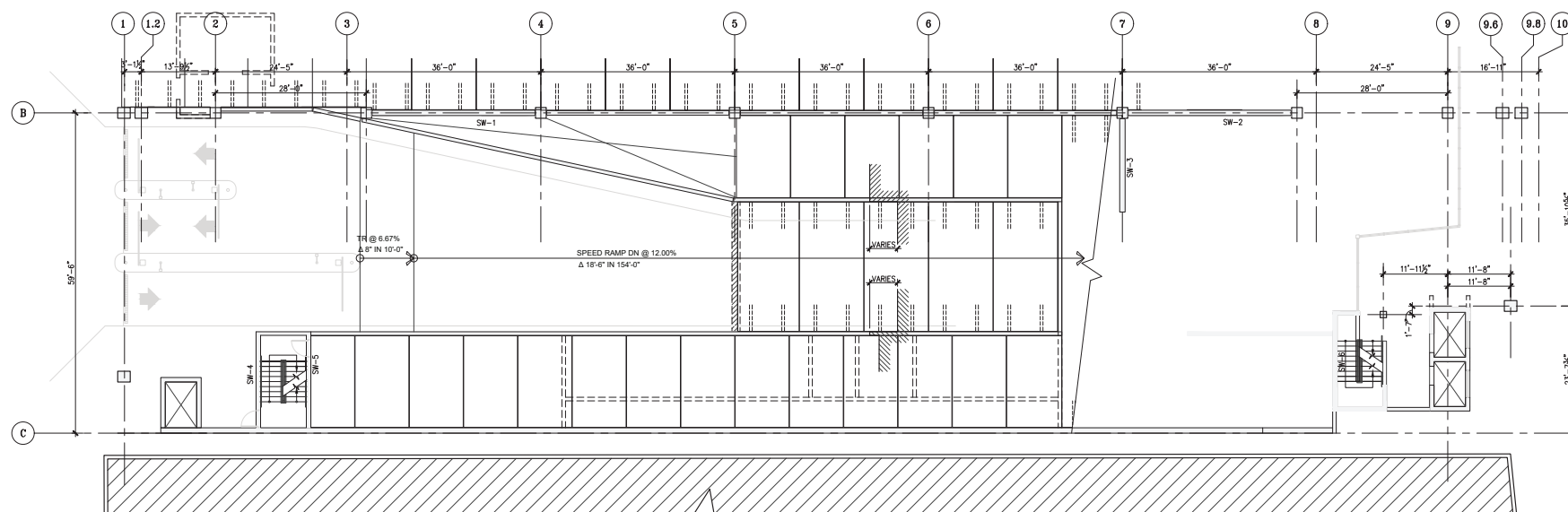
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FOUNDATION PLAN

# STRUCTURE



FIRST FLOOR PLAN



INTERMEDIATE FLOOR PLAN

FIRST & INTERMEDIATE  
FLOOR PLAN



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
T. 3 0 5 . 7 5 7 . 7 7 0 1  
F. 3 0 5 . 7 5 7 . 7 7 0 1

ARCHITECT OF RECORD:

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ARCHITECTURE-ENGINEERING

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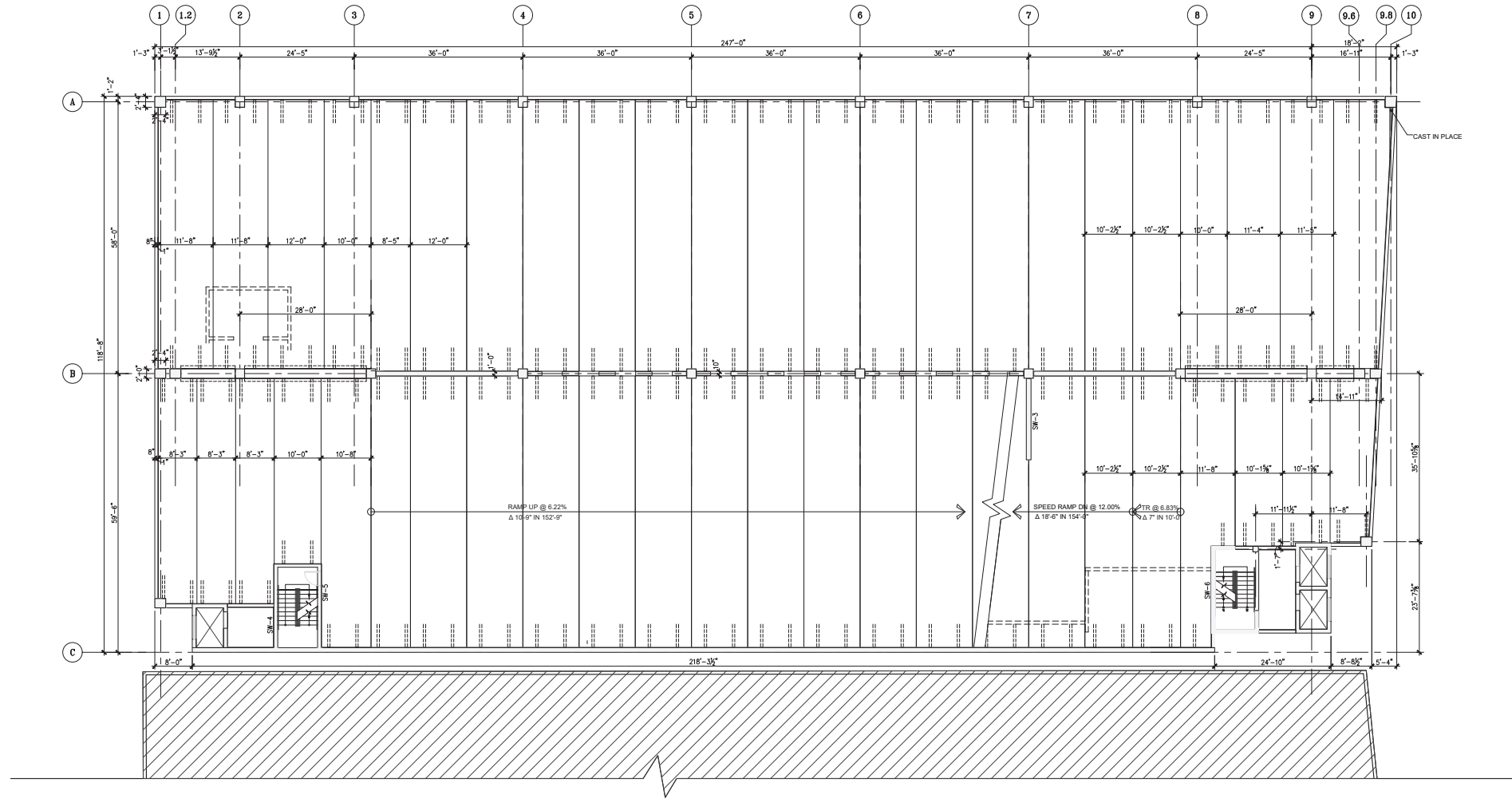
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FIRST AND INTERMEDIATE

FLOOR PLAN

# STRUCTURE



SECOND FLOOR PLAN



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
MIAMI SHORES, FL, 33138  
T. 3 0 5 . 7 5 7 . 7 7 0 1  
F. 3 0 5 . 7 5 7 . 7 7 0 1

ARCHITECT OF RECORD:

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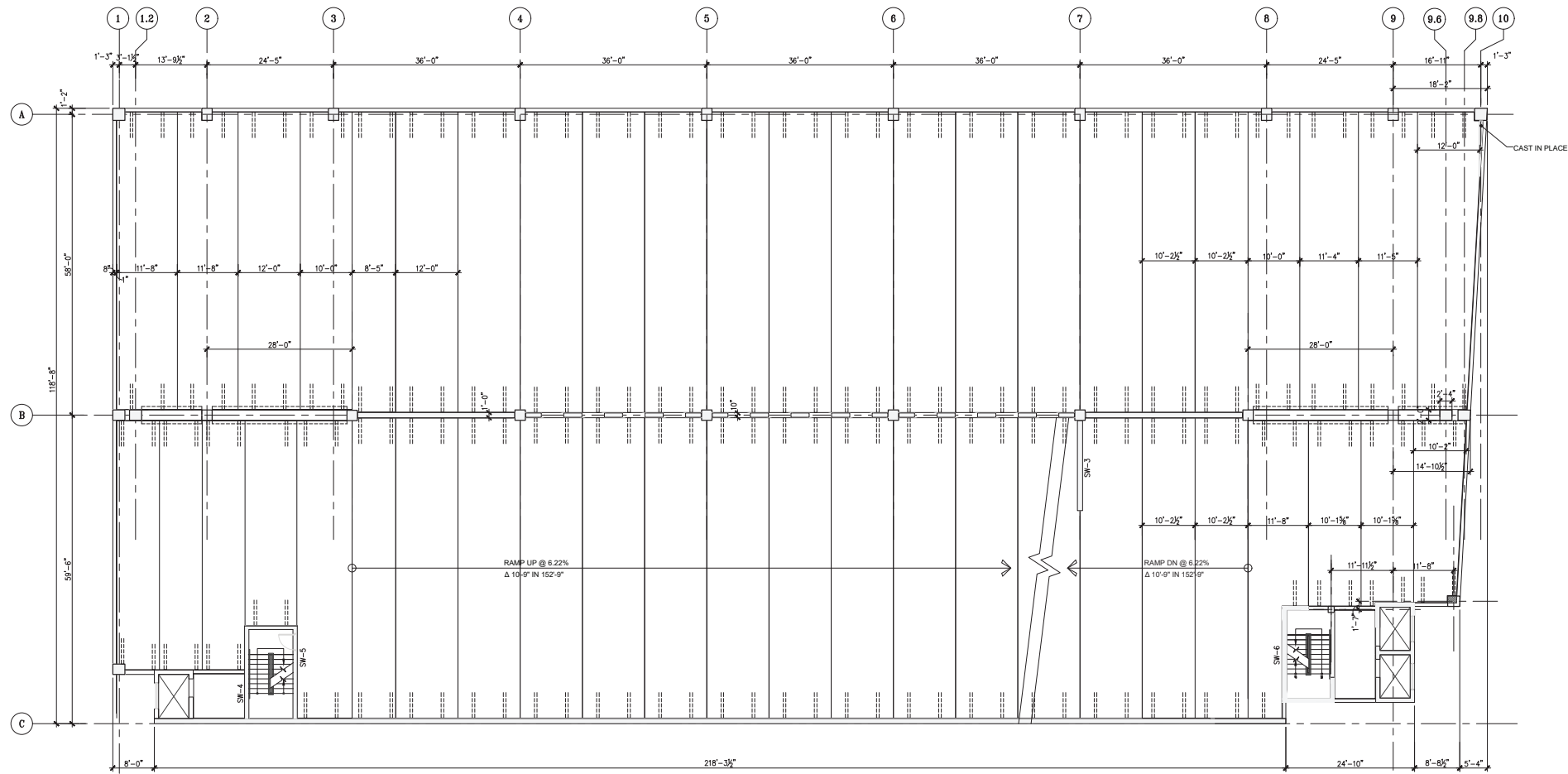
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SECOND FLOOR PLAN

# STRUCTURE



THIRD & FOURTH  
FLOOR PLAN



DESIGN-BUILDER:



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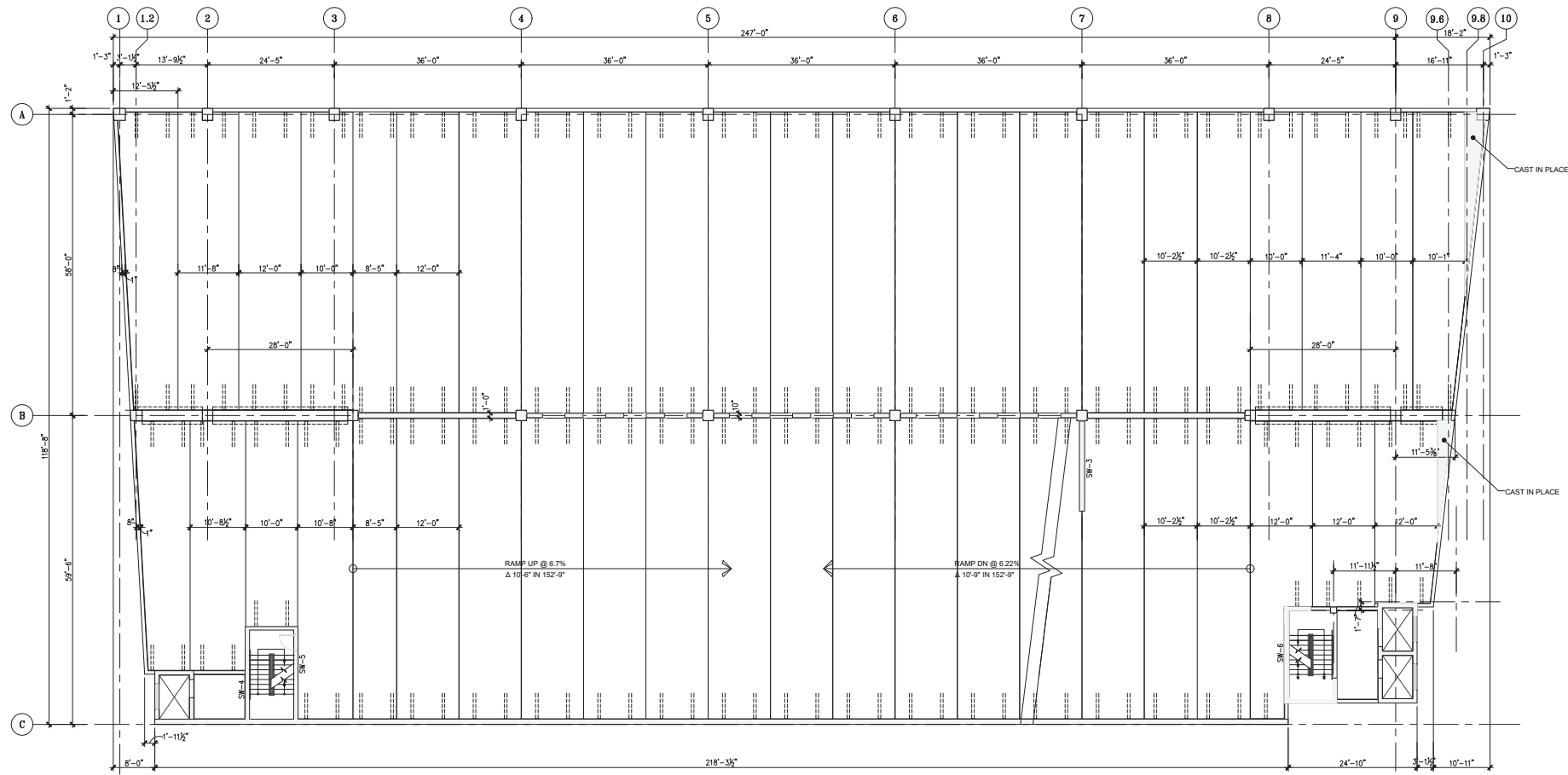
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THIRD & FOURTH  
FLOOR PLAN

# STRUCTURE



FIFTH FLOOR PLAN



DESIGN-BUILDER:



9499 NE 2nd AVE., SUITE 205  
MIAMI SHORES, FL, 33138  
T. 3 0 5 . 7 5 7 . 7 7 0 1  
F. 3 0 5 . 7 5 7 . 7 7 0 1

ARCHITECT OF RECORD:

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ARCHITECTURE-ENGINEERING

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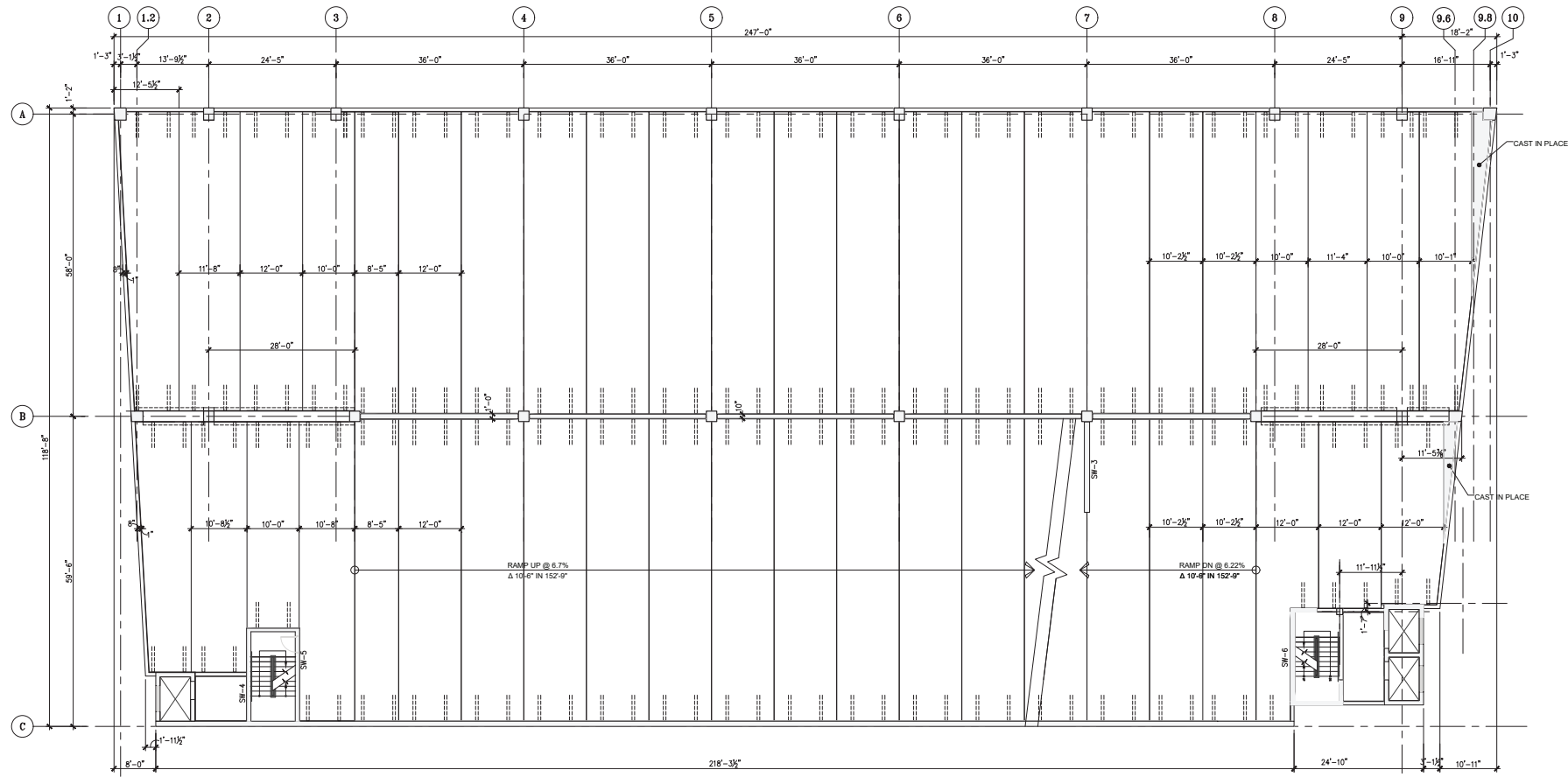
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FIFTH FLOOR PLAN

# STRUCTURE



SIXTH FLOOR PLAN



DESIGN-BUILDER:



9499 NE 2nd AVE, SUITE 205  
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F. 3 0 5 . 7 5 7 . 7 7 0 1

ARCHITECT OF RECORD:

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ARCHITECTURE-ENGINEERING

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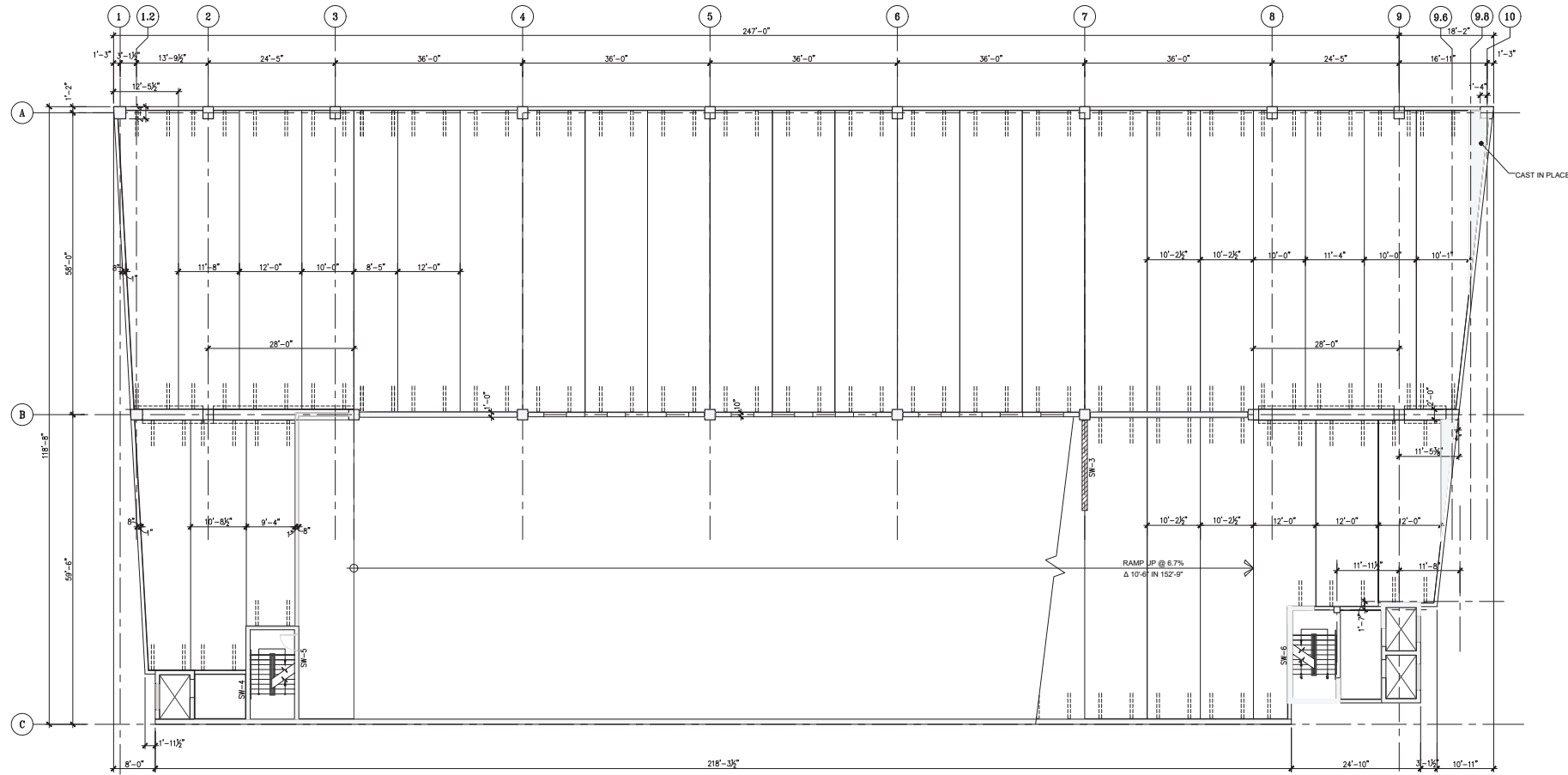
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NO.	REVISION DATE

G5.08

SIXTH FLOOR PLAN

# STRUCTURE



ROOF PLAN



DESIGN-BUILDER:



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ISSUE DATE

06/29/2017

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G5.09

ROOF PLAN