



# 1674 Meridian Avenue

Miami Beach, FL

Cimring architect  
Architecture - interior - urban design

Scope:  
Modifications to a previously approved DRB #16-0062  
- alterations to the facades to address life safety issues  
- alterations to the ground floor plan  
- modifications to locations of signage

## Design Review Board Final Submittal

April 6, 2018

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ITEM #	Zoning Information			
1	Address:	1674 Meridian Avenue		
2	Board and file numbers :	DRB 16-0062		
3	Folio number(s):	02-3234-007-0580		
4	Year constructed:	1959	Zoning District / Overlay:	CD-3
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	4.23' NGVD
6	Lot Area:	8250 sf	Lot Depth:	150'
7	Lot width:	55'		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	Commercial	Proposed use:	Commercial

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75'	64'	64' to remain	
11	Number of Stories:	7	5	5 to remain	
12	FAR:	18,562 sf	34,097 sf	34,097 sf	
13	Gross square footage:	N/A	33,850 sf	33,928 sf	
14	Square Footage by use:	N/A	commercial 33,850 sf	commercial 33,850 sf	
15	Number of units Residential:	N/A	N/A	N/A	
16	Number of units Hotel:	N/A	N/A	N/A	
17	Number of seats:	N/A	N/A	N/A	
18	Occupancy load:	N/A	N/A	N/A	
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback:	N/A	N/A	N/A	
23	Side Setback facing street:	N/A	N/A	N/A	
24	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
25	Front Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback:	N/A	N/A	N/A	
28	Side Setback facing street:	N/A	N/A	N/A	
29	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
30	Front Setback:	0'	10'-2"	10'-2" ex. to remain	
31	Side Setback (south):	0'	5'-1"	5'-1" ex. to remain	
32	Side Setback (north):	0'	0'	0' ex. to remain	
33	Side Setback facing street:	N/A	N/A	N/A	
34	Rear Setback:	5'-0"	5'-0"	5'-0" ex. to remain	
	Tower:				
35	Front Setback:	0'	10'-2"	10'-2" ex. to remain	
36	Side Setback:	0'	5'-1"	5'-1" ex. to remain	
37	Side Setback:	0'	0'	0' ex. to remain	
38	Side Setback facing street:	N/A	N/A	N/A	
39	Rear Setback:	5'-0"	5'-0"	5'-0" ex. to remain	

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district: 2				
41	Total number of parking spaces:	0	0	0	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	0	0	0	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
44	Parking Space Dimensions:				
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	N/A	N/A	
46	ADA Spaces:	0	0	0	
47	Tandem Spaces:	0	0	0	
48	Drive aisle width:	N/A	N/A	N/A	
49	Valet drop off and pick up:	0	0	0	
50	Loading spaces:	0	0	0	
51	Trash collection area:	N/A	N/A	N/A	
52	Short-term Bicycle Parking, location and Number of racks:	0	0	0	
53	Long-Term Bicycle Parking, location and Number of racks	0	0	0	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:				
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	N/A	
57	Total number of seats:	N/A	N/A	N/A	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Total occupant content:	N/A	N/A	N/A	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	no
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	no
64	Is this a contributing building?:	No
65	Located within a Local Historic District?:	No

A-001 Zoning Table

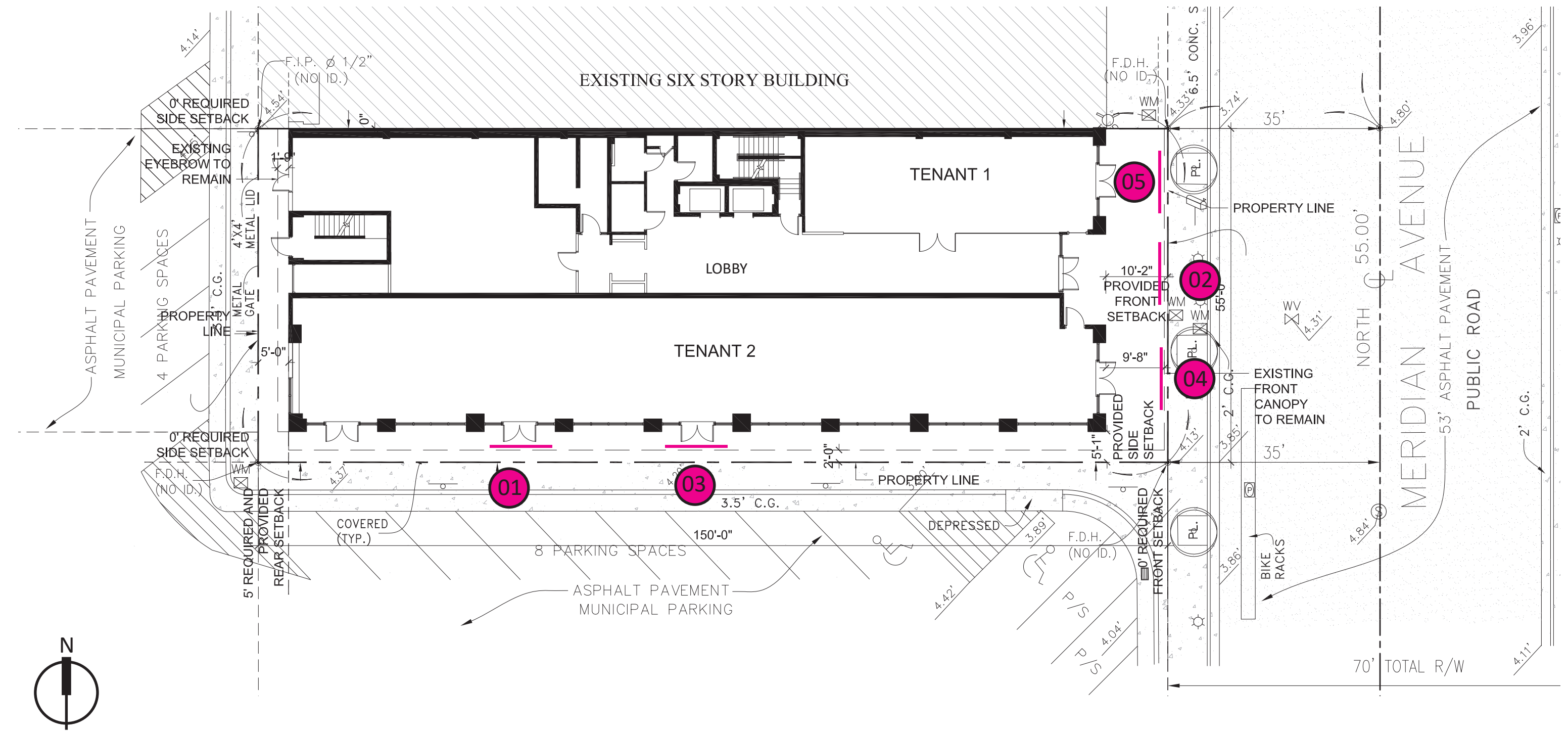
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#	SIGNAGE TABULATION							
	LOCATION	FRONTAGE LENGTH	ALLOWED SF IF WALL SIGN	PROPOSED TYPE	TENANT #	ALLOWED SF	PROPOSED SF	DEFICIENCIES
01	south	134'	30 sf combined	projecting	tenant 2	15 sf	30 sf each	variance previously approved
02	east	9'-8"	20 sf	projecting	building	15 sf	30 sf	variance previously approved
03	south	134'	30 sf combined	projecting	tenant 2	15 sf	30 sf each	variance previously approved
04	east	21'-9"	16 sf	projecting	tenant 2	15 sf	30 sf	variance previously approved
05	east	16'-1"	12 sf	projecting	tenant 1	15 sf	30 sf	variance previously approved

## A-004 Proposed Site and Signage Plan

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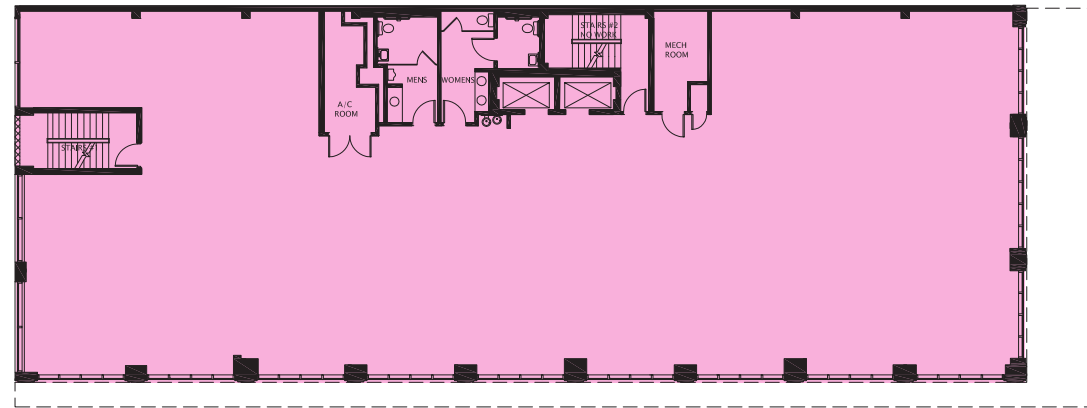
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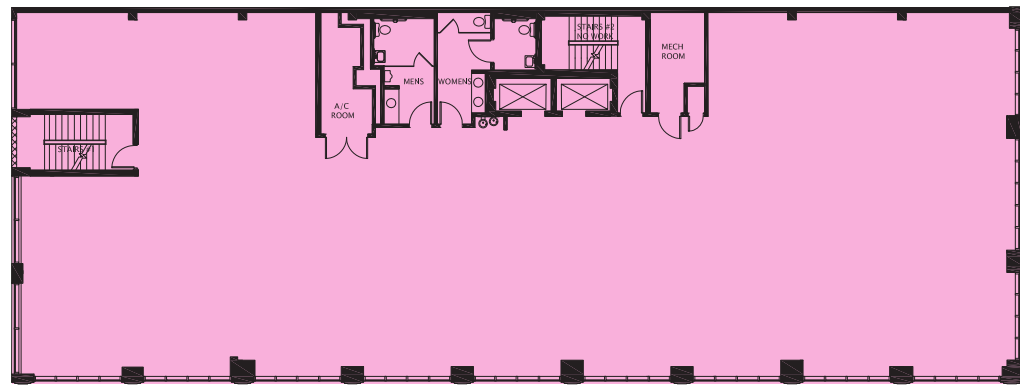
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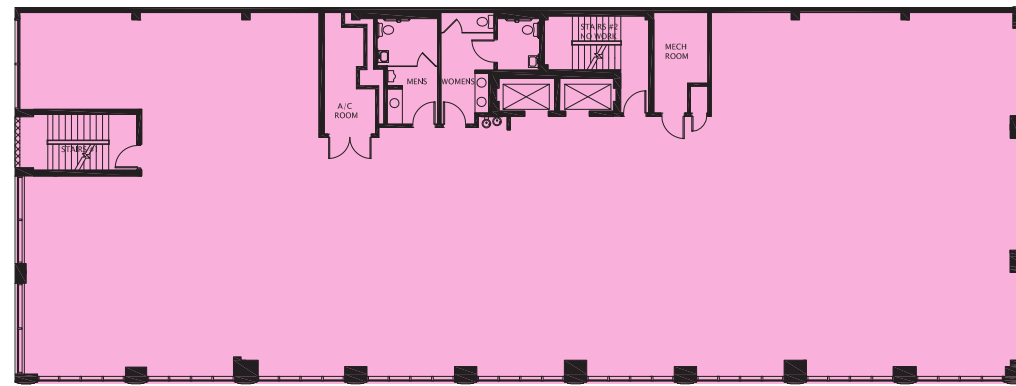
GROUND FLOOR  
6757 sf



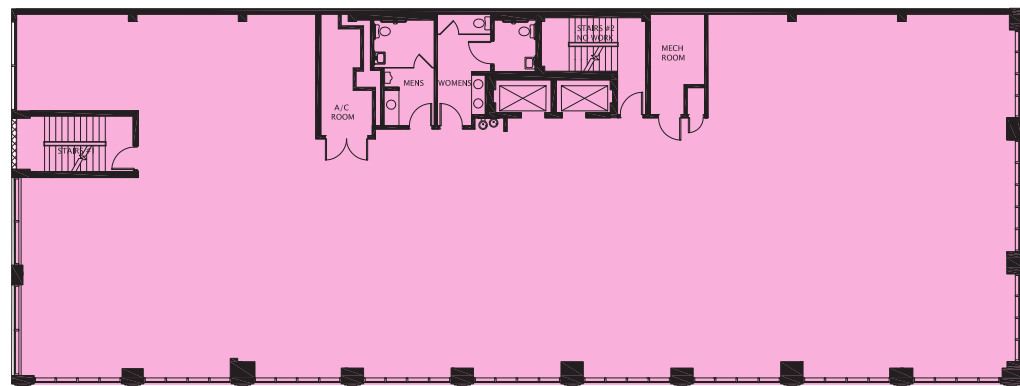
SECOND FLOOR  
6835 sf



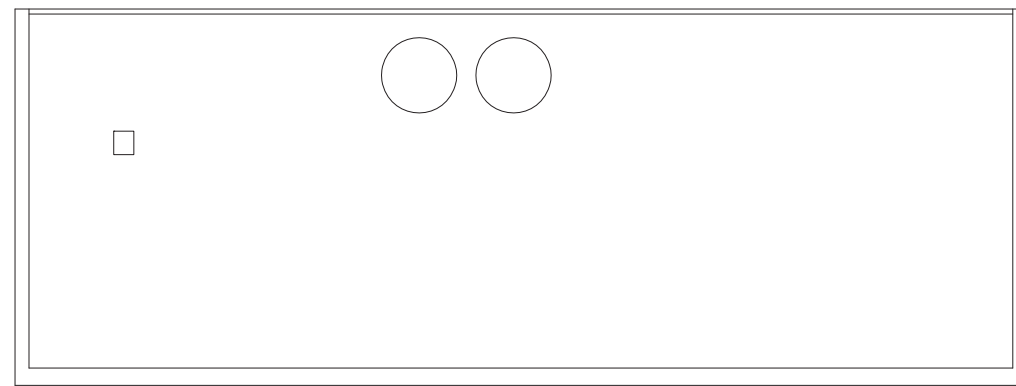
THIRD FLOOR  
6835 sf



FOURTH FLOOR  
6835 sf



FIFTH FLOOR  
6835 sf



ROOF  
0 sf

GROUND FLOOR	6757 sf
SECOND FLOOR	6835 sf
THIRD FLOOR	6835 sf
FOURTH FLOOR	6835 sf
FIFTH FLOOR	6835 sf
<b>TOTAL</b>	<b>34,097 SF</b>

## A-006 Proposed FAR diagrams

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## A-007 Context Elevation

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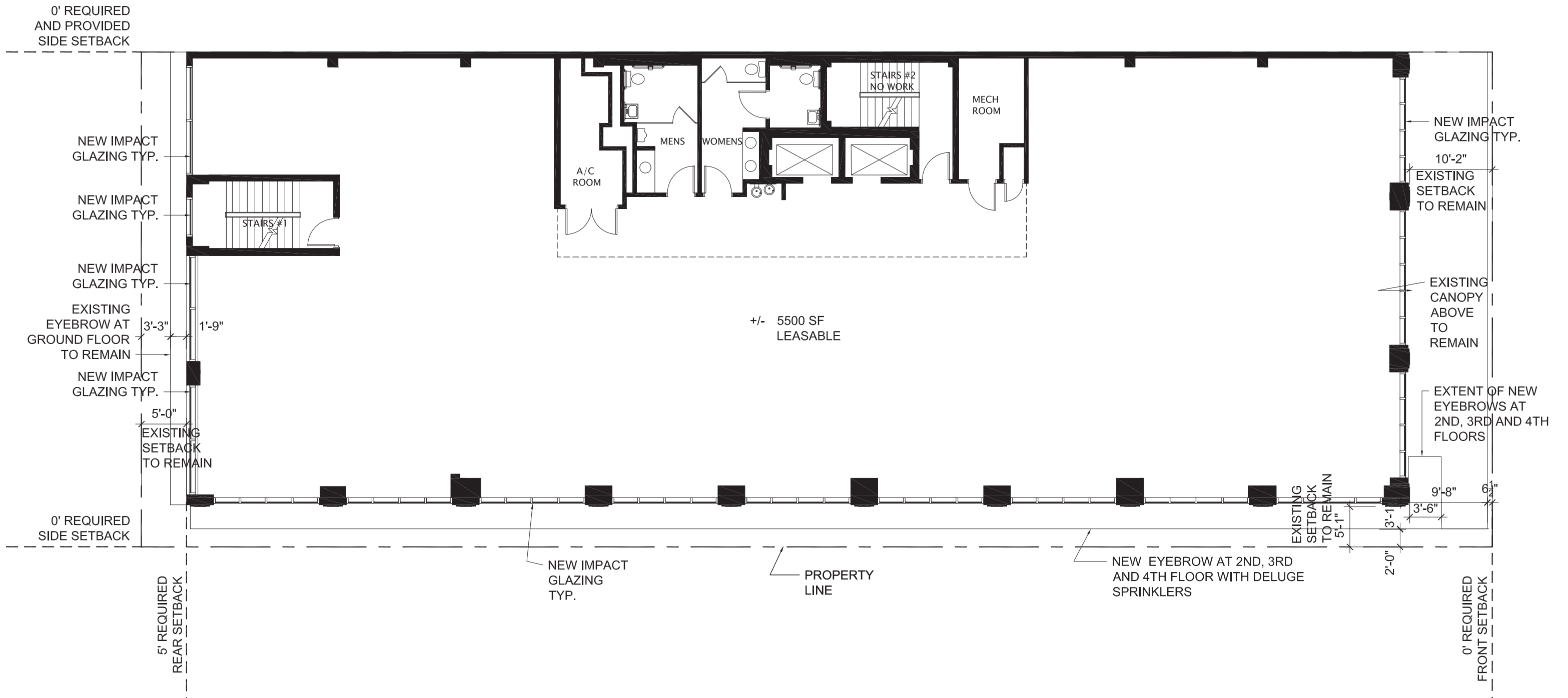
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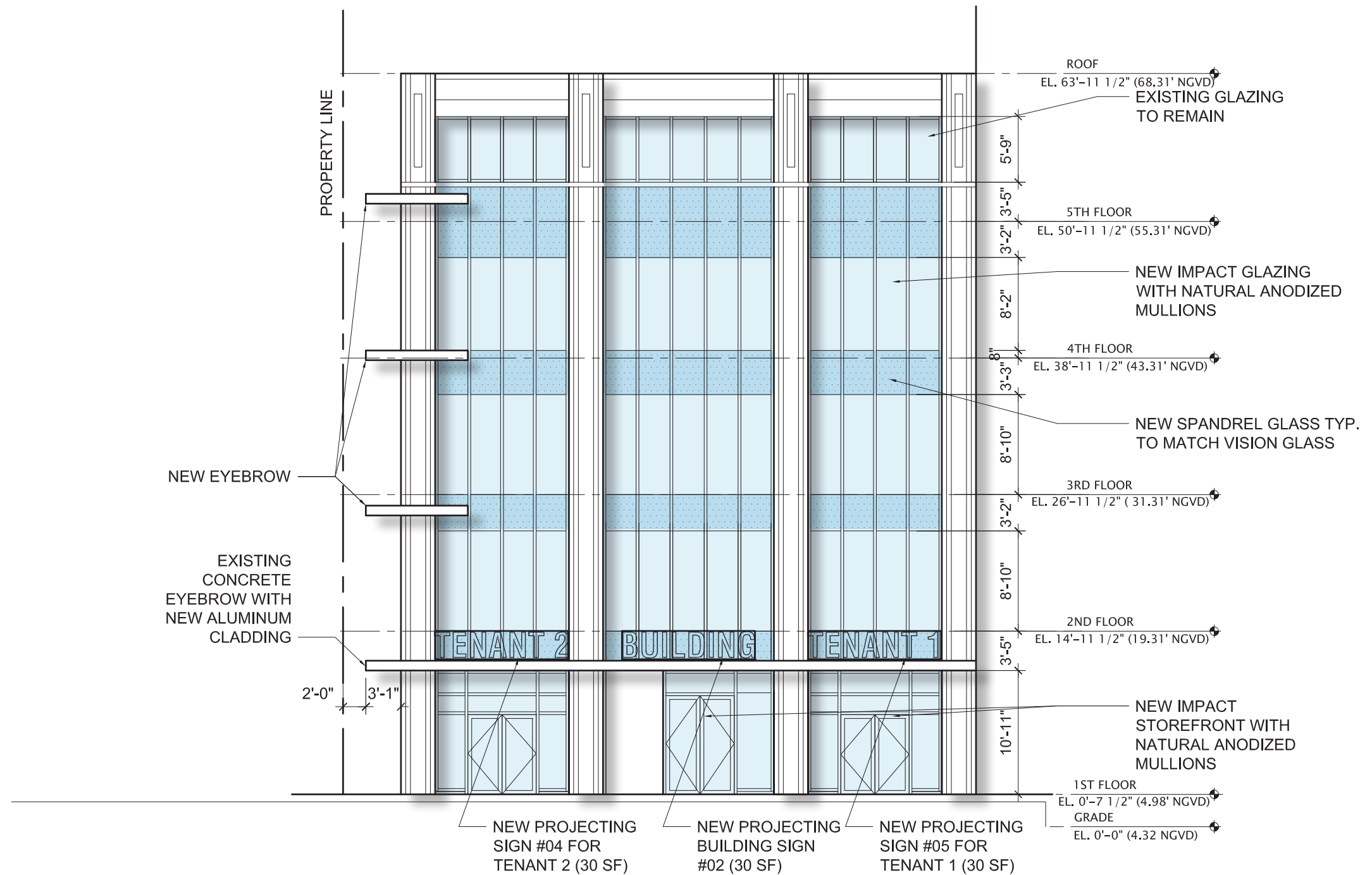
# A-104 Proposed Second-Fourth Floor Plans

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## A-202 Proposed East Elevation

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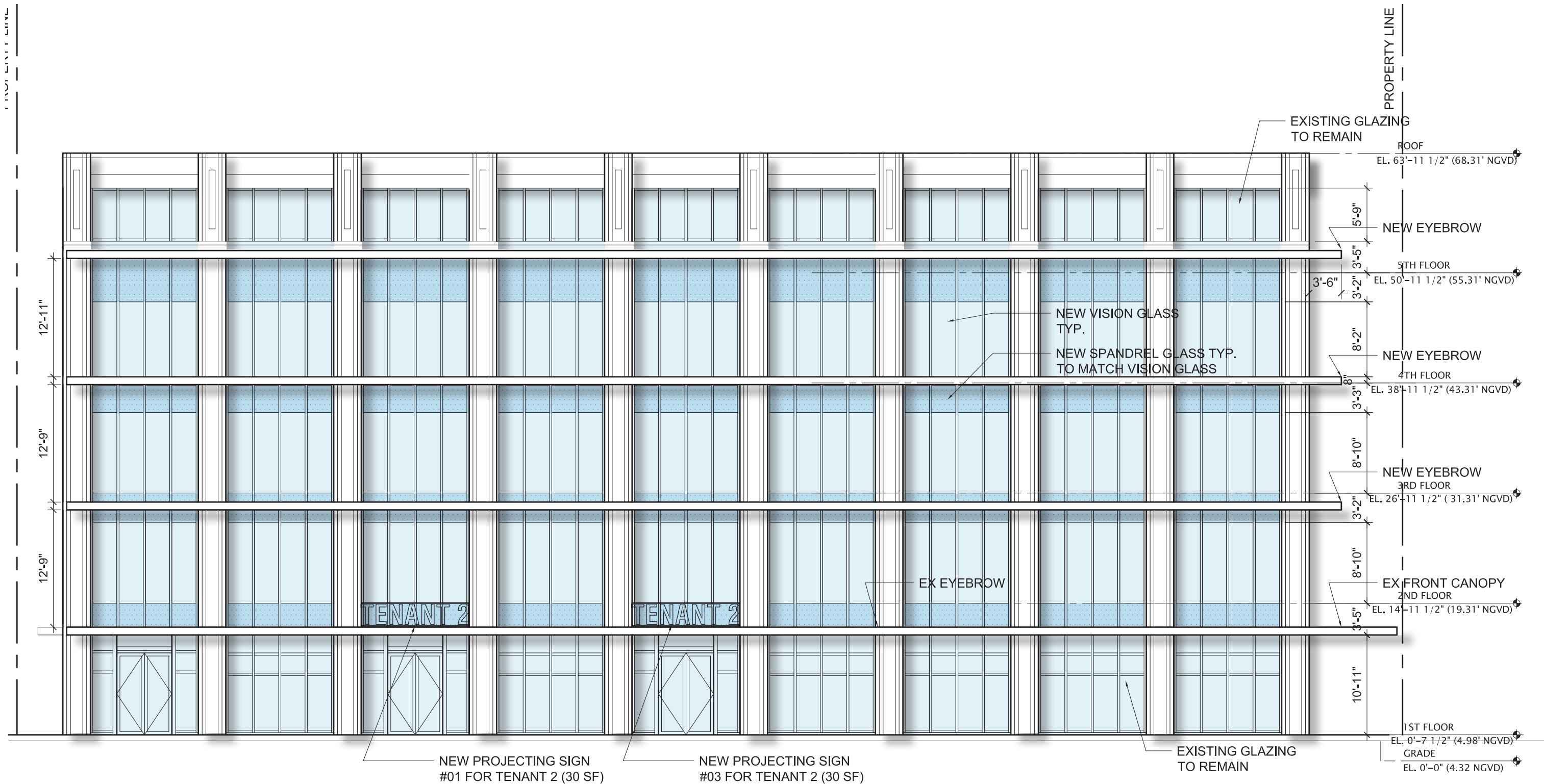
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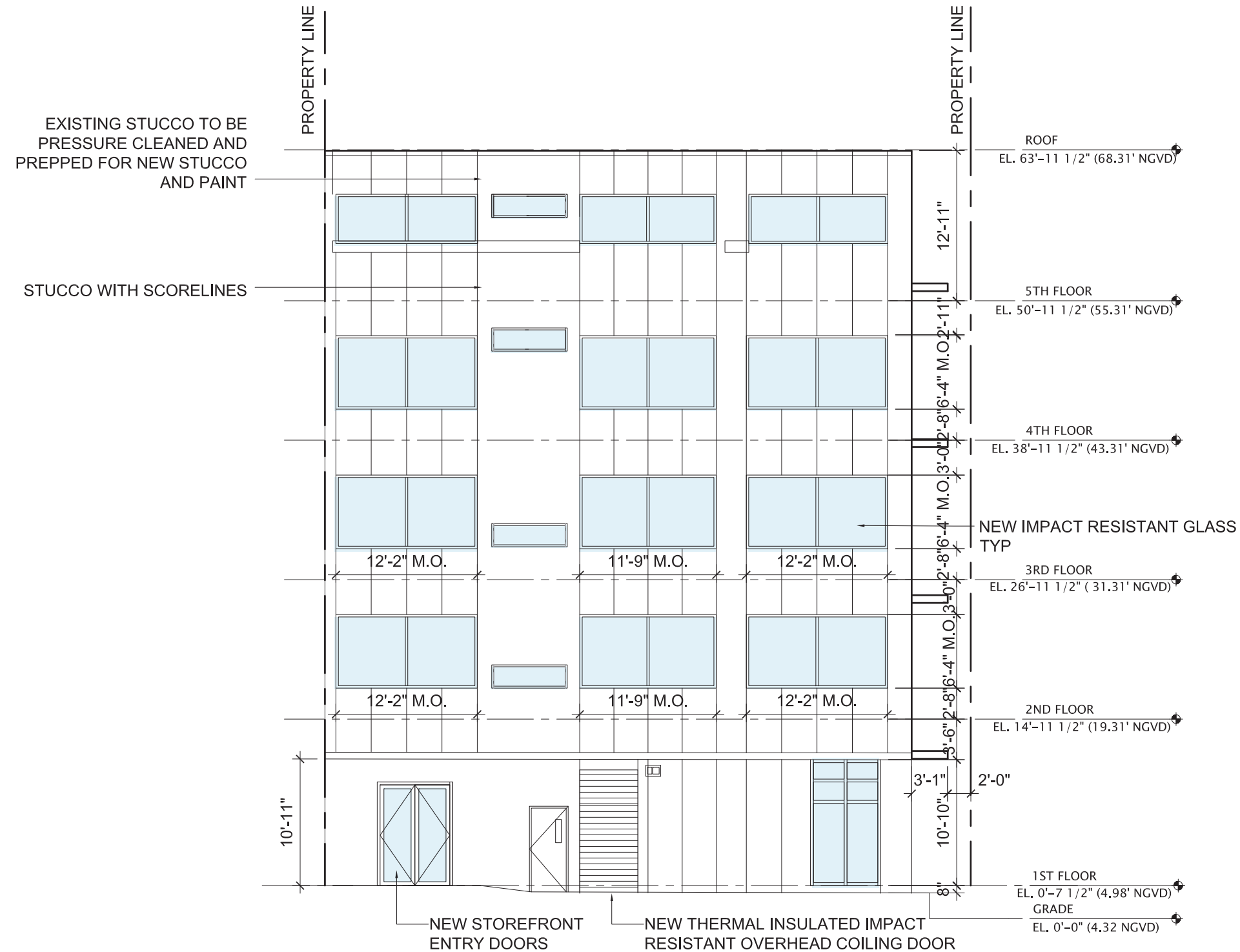


# A-204 Proposed South Elevation

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# A-206 Proposed West Elevation

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## A-302 Proposed Rendering

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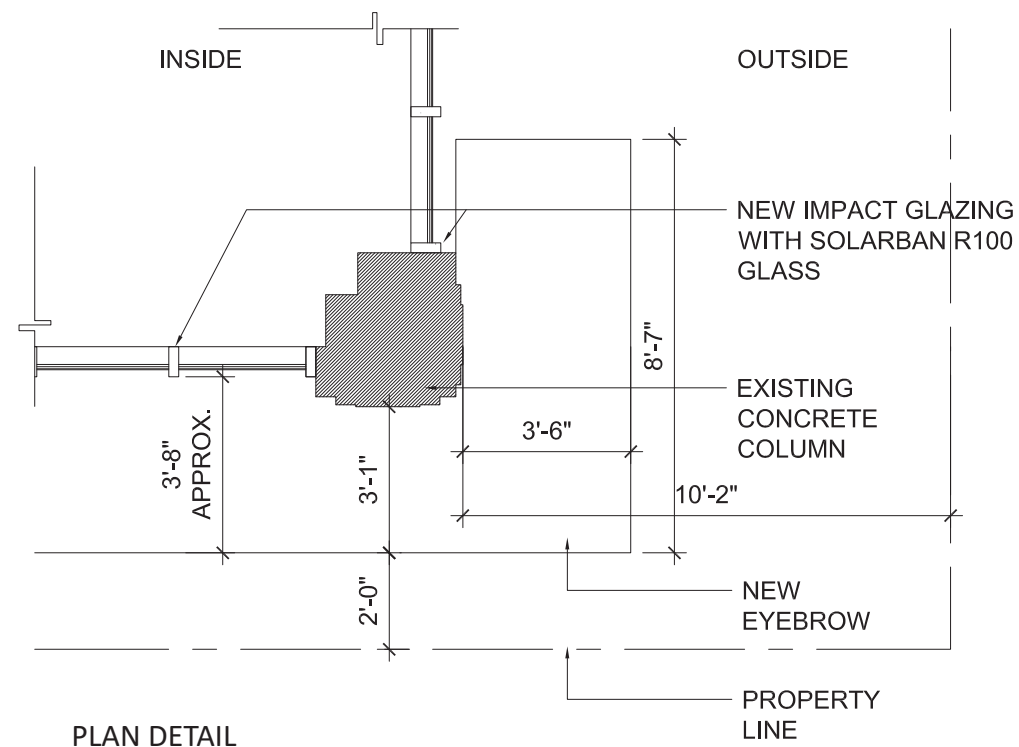
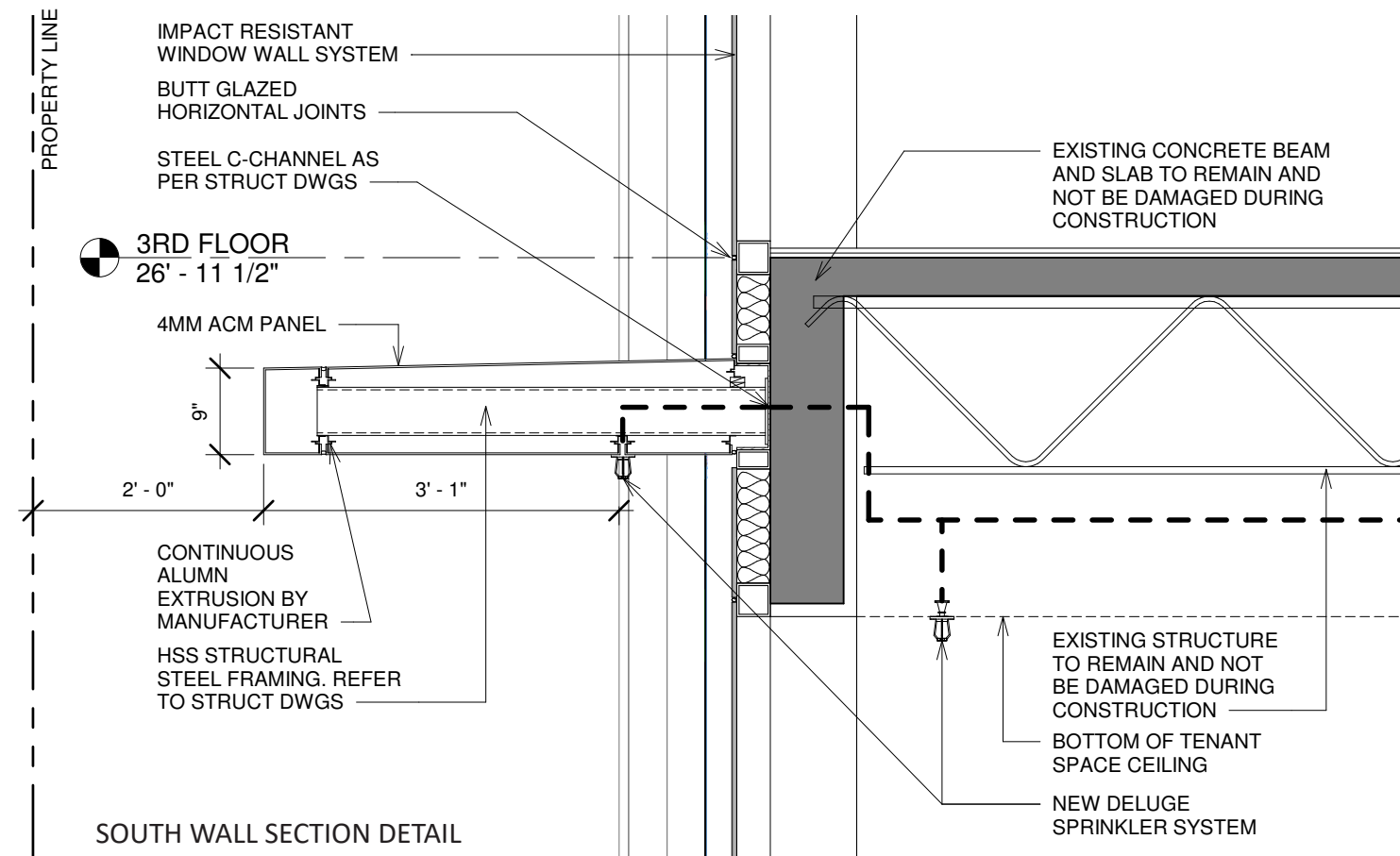
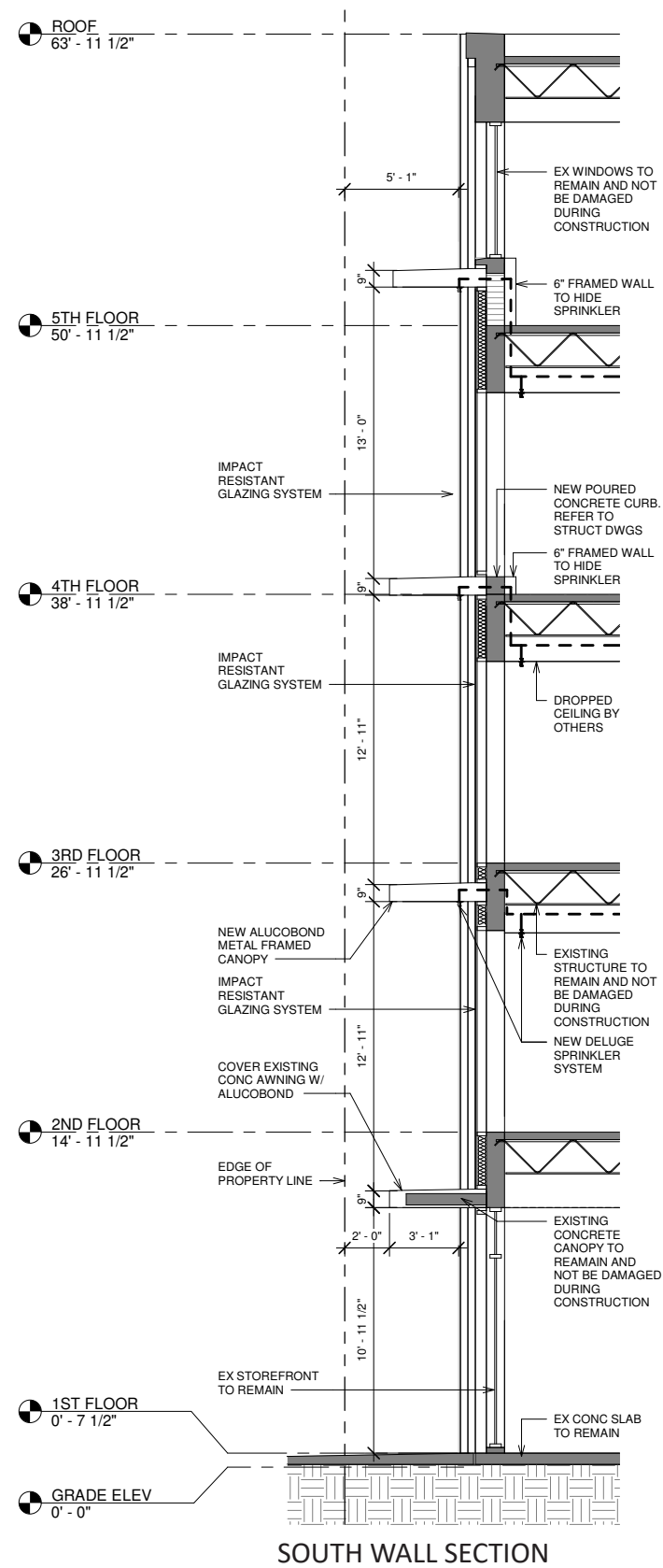
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## A-402 Proposed **PREFERRED** version: sections and details

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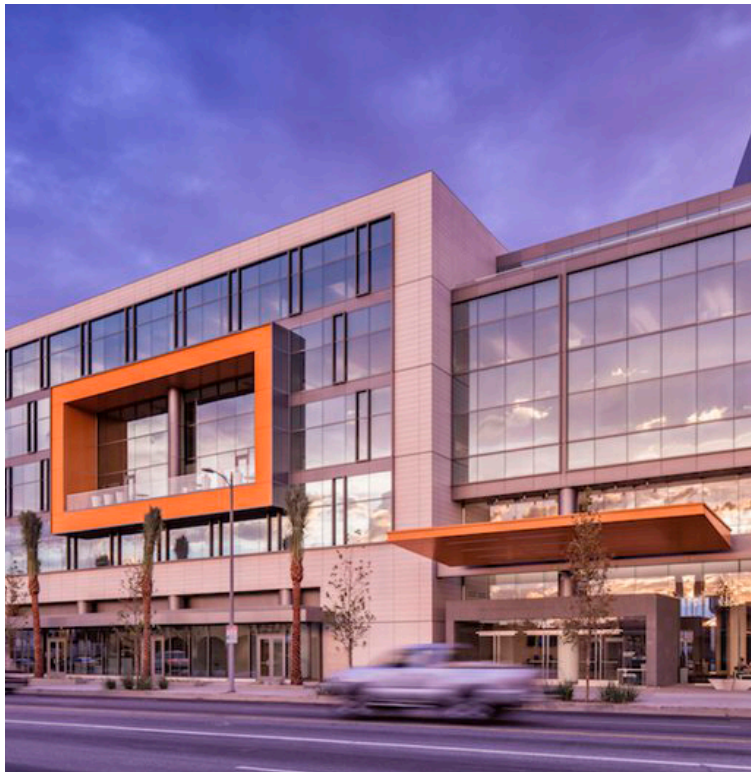
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SOLARBAN R100 AT DUSK



SOLARBAN R100, EDITION HOTEL, MIAMI BEACH



SOLARBAN R100, VISION AND SPANDREL



SOLARBAN R100, 32% EXTERIOR REFLECTIVITY



For decades, architects have relied on the ever-expanding **Solarban®** family of solar control, low-e glass to meet their design and performance needs. With its versatile, neutral-reflective appearance, **Solarban®** R100 solar control, low-e glass represents the latest addition to this collection of high-performance architectural glasses.

**Aesthetic Description**

**Solarban®** R100 glass is a neutral-reflective, low-e glass that provides significant improvements in solar performance compared to competing products in the same architectural glass category.

Because **Solarban®** R100 glass uniquely balances reflectivity and color-neutrality, it can function both as a privacy glass and as a material that harmonizes with spandrels and other building materials.

Inside the building, **Solarban®** R100 glass has reflectance of just 14 percent and transmits a pleasant cool blue-gray appearance that reduces glare without creating an obtrusive reflected color for building occupants.

Outside, **Solarban®** R100 glass has exterior reflectance of 32 percent that combines with the neutral aesthetic to deliver a clean, crisp exterior for any building project.



*Solarban® R100 glass is a neutral-reflective, solar control, low-e glass with a Light to Solar Gain (LSG) ratio that is up to 29 percent greater than similar competing products.*



SOLARBAN R100, SAMPLE WITH COLOR BEHIND

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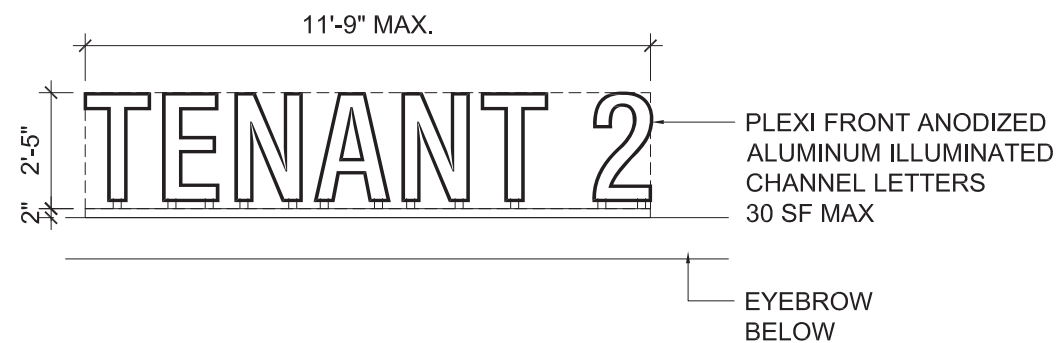
# A-403 Proposed glass

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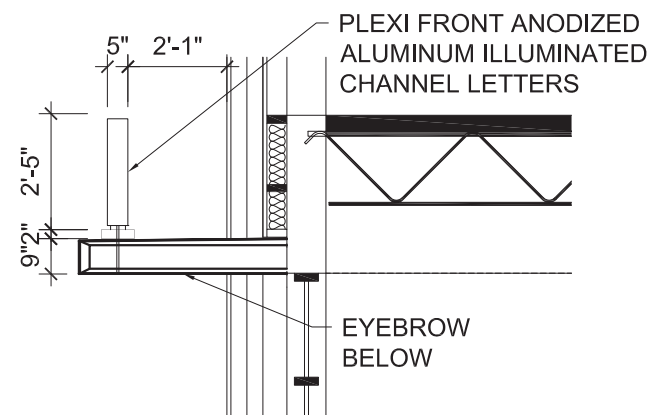
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SIGNAGE ELEVATION



SIGNAGE SECTION



PLEXI FRONT PIN MOUNTED ILLUMINATED CHANNEL LETTERS

## A-404 Proposed Signage Details

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