



# COLLINS PARK GARAGE

Scope:  
New Parking Garage and site improvements.

**HPB Final Submittal**  
**April 06, 2018**

**Shulman +  
Associates**

Architecture Interior Design Urban Design Graphic Design

100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AA 26001090

# G-1.01 ZONING DATA AND DRAWING LIST

GENERAL				
ADDRESS	340 23rd Street + 2200 Liberty Avenue			OWNER OBTAINING UNITY OF TITLE
BOARD AND FILE NUMBERS	HPB18-0200			
FOLIO NUMBER(S)				
ZONING DISTRICT	GU (CD-3 ASSUMED)			
GRADE	5.78' NGVD (23RD Street)			
LOWEST ELEVATION AT GROUND FLOOR	9.00' NGVD (BFE + 1')			
BASE FLOOD ELEVATION	8.00' NGVD			
LOT AREA	64,800 SF INCLUDING BALLET			
LOT WIDTH	270'-0"			
LOT DEPTH	240'-0" INCLUDING BALLET			
	ALLOWED	EXISTING	PROPOSED	COMMENTS
USE	Government buildings including but not limited to: Parking lots and garages, parks, schools, performing arts, cultural, monuments, memorials.	Parking lot with small one story building, Miami City Ballet	Accessory parking structure to the Miami City Ballet.	
FAR: 2.75	178,200 SF	64,982 SF INCLUDING BALLET AND ONE STORY BUILDING	63,279 SF BALLET	
			26,426 SF NEW GROUND FLOOR GARAGE	
			3,600 SF FOR GARAGE ELEVATOR/EGRESS SPACES	
			93,305 SF TOTAL (1.44)	
GROSS AREA FOR NEW CONSTRUCTION - GARAGE	N/A	1,703 SF (ONE STORY BLDG)	180,064 SF TOTAL NEW GARAGE	
LOT COVERAGE	N/A	42 Percent (27,978 SF)	80 Percent (52,339 SF)	
OPEN SPACE REQUIREMENTS	20% MAXIMUM	48 Percent (31,358 SF)	4 Percent (2,643 SF)	
NUMBER OF STORIES	7	3	7	
HEIGHT	50'-0" MAX PER ARCHITECTURAL DISTRICT	15 ft approx 1 story bldg, height of Ballet 46'-6"	69'-5" (FROM BFE+1)	75'-0" MAX AS DESIGN CRITERIA PACKAGE

SETBACK REQUIREMENTS				
	REQUIRED (PER CD-3)	EXISTING	PROPOSED	COMMENTS
BUILDING				
PRINCIPAL FRONT -NORTH- 23rd Ave	0'-0"	62'-3"	1'-0" TO FAÇADE, 0'-0" TO CANOPY	
2ND PRINCIPAL FRONT - SOUTH - 22nd Ave				
MIAMI CITY BALLET	0'-0"	0'-0"	EXISTING TO REMAIN	
SIDE FACING STREET - WEST - PARK AVE	0'-0"	0'-0"	1'-0" TO FAÇADE, 0'-0" TO CANOPY	
SIDE FACING STREET - EAST - LIBERTY AVE	0'-0"	5'-4"	1'-0" TO FAÇADE, 0'-0" TO CANOPY	
REAR	N/A	NA	NA	

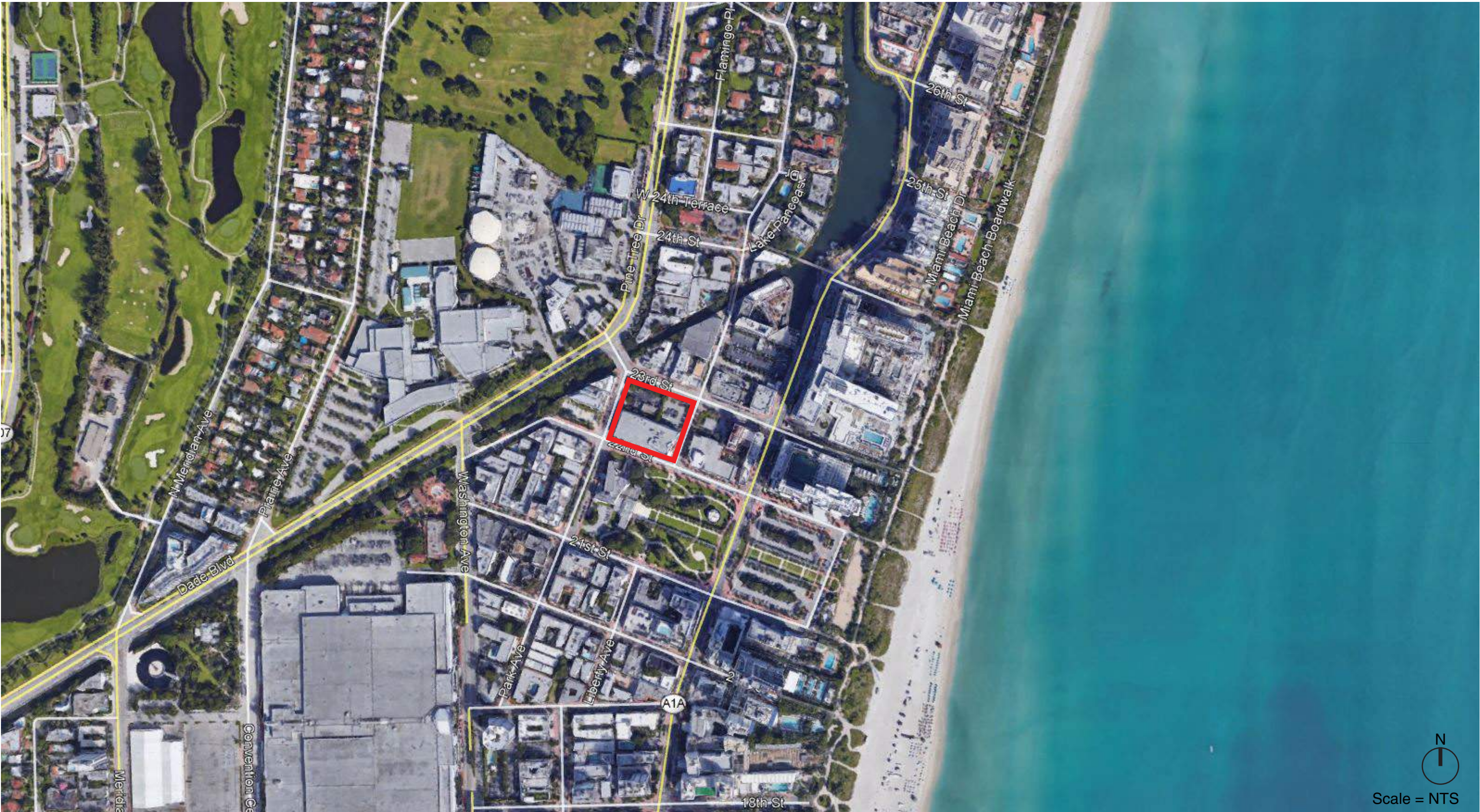
PARKING REQUIREMENTS SUMMARY				
(Per District No. 1 - Sec 130-32)	REQUIRED	EXISTING	PROPOSED	COMMENTS
Garage Retail (15,000 SF/300 SF):	50 spaces	74 spaces	513 spaces	Retail Assumed
Ballet: 63,279 GSF	402 spaces			Method of parking calculation
Ground Floor:				
-Fixed Seats: 200	50 spaces (1 per 4 seats)			
-Studios: 11,741 SF	196 spaces (1 per 60 SF)			
-Exhibit: 875 SF	15 spaces (1 per 60 SF)			
-Admininstration: 884 SF	3 (1 per 300 SF)			
Second Floor:				
-Office: 1,464 SF	4 spaces (1 per 400 SF)			
-Studios: 4,750 SF	80 spaces (1 per 60 SF)			
-Storage: 2,075 SF	N/A			
Third Floor:				
-Office: 21,411 SF	54 spaces (1 per 400 SF)			
TOTAL REQUIRED	452			

## DRAWING LIST

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AB-2.02	Existing Elevations - Ballet
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A-3.01	Proposed Building Sections
A-3.02	Proposed Section Details
A-3.03	Letter/Word Concept Diagram
A-4.01-05	Rendered Perspectives

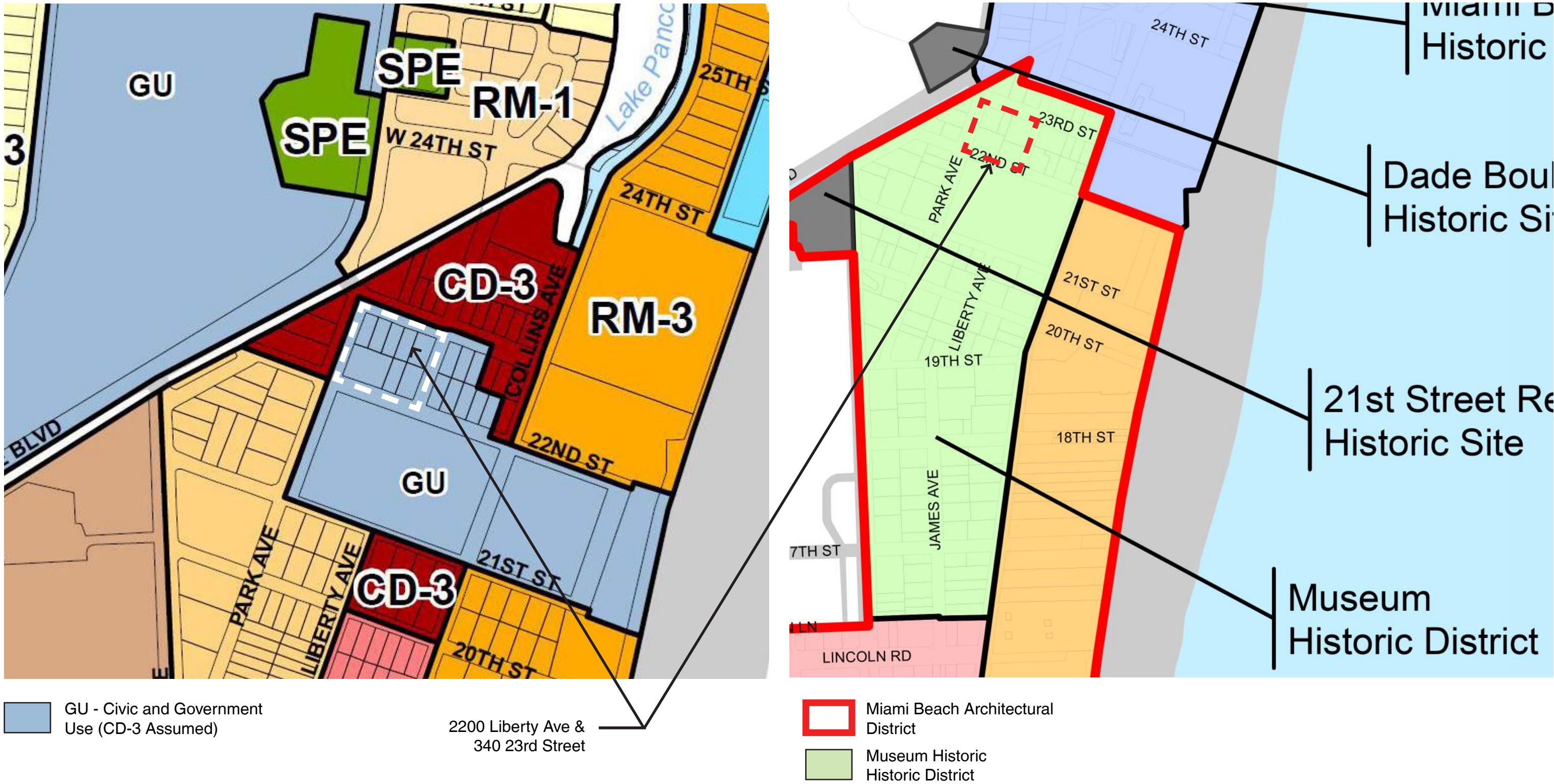


# G-1.02 LOCATION MAP



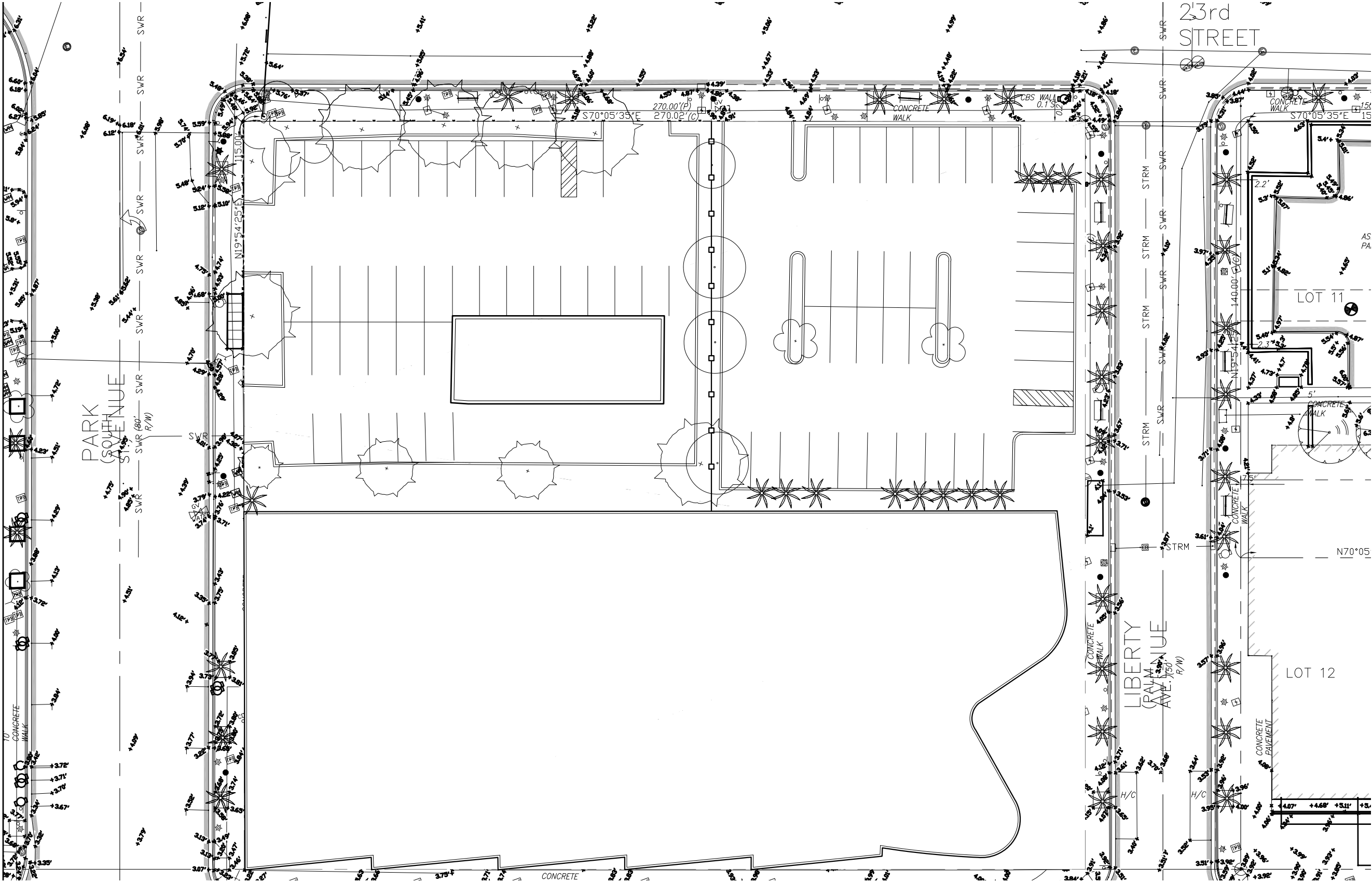


# G-1.03 ZONING AND HISTORIC DISTRICT MAP



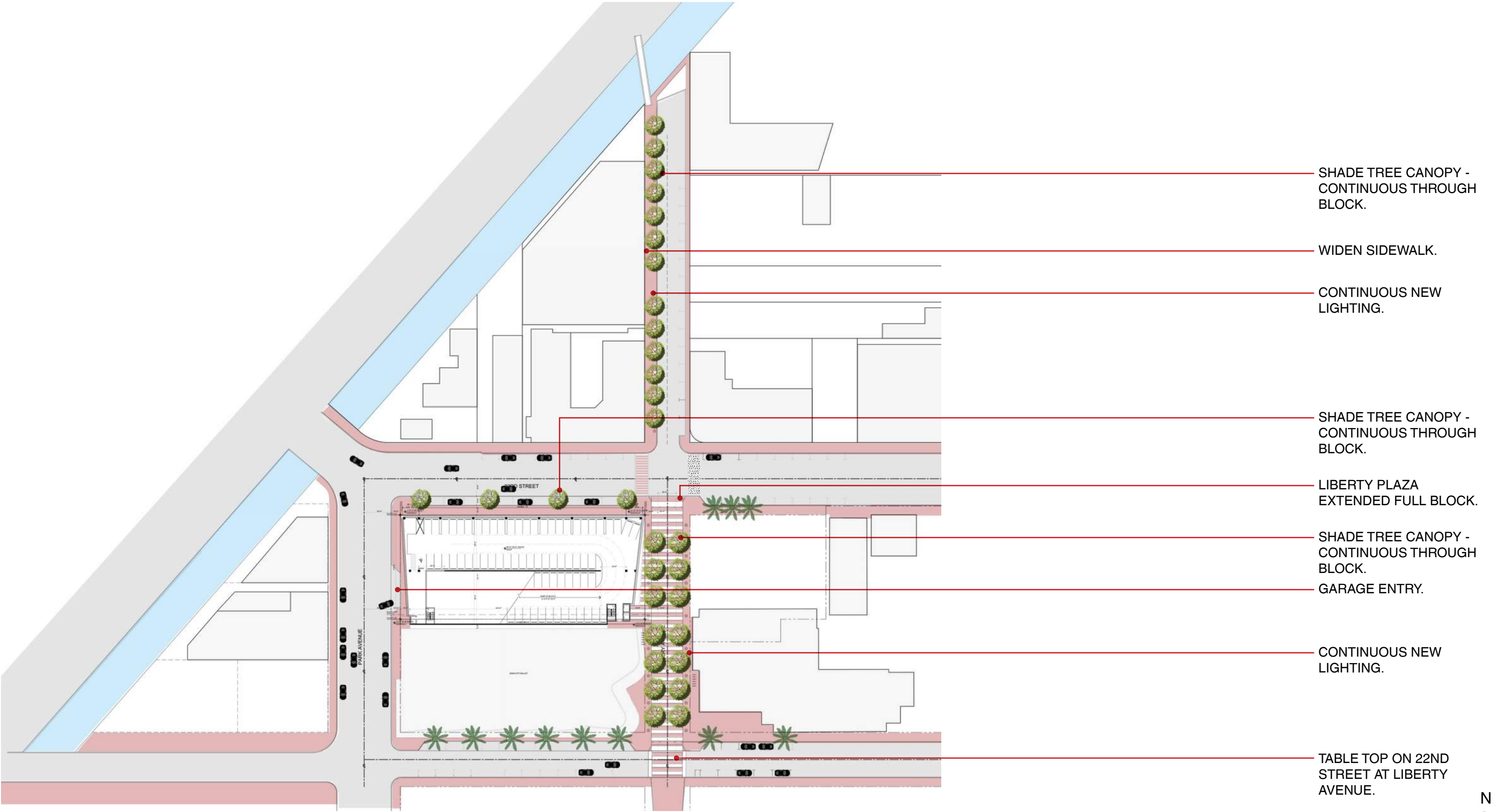


# G-1.05 EXISTING SITE PLAN





# G-1.04 CONTEXT PLAN



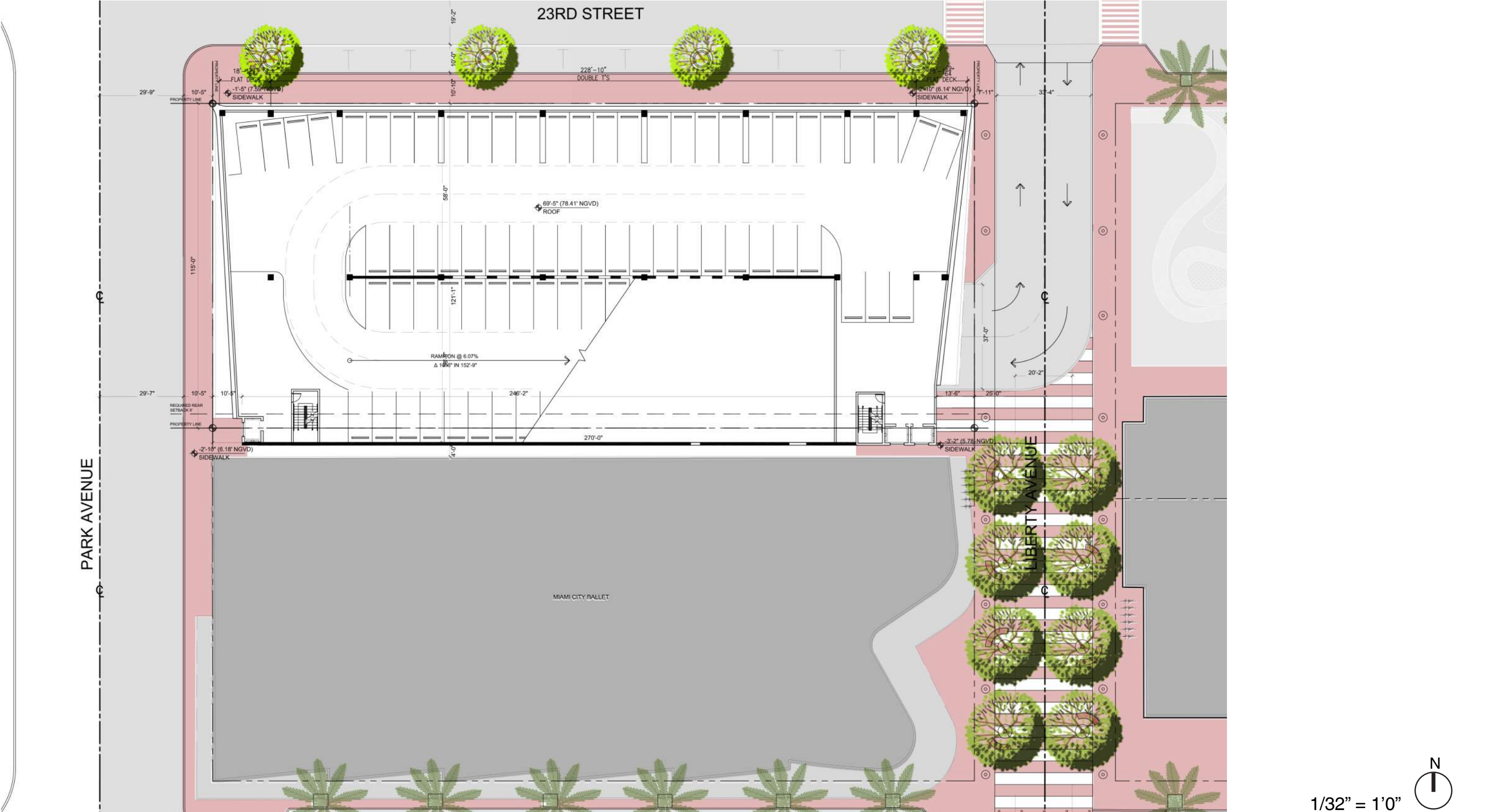


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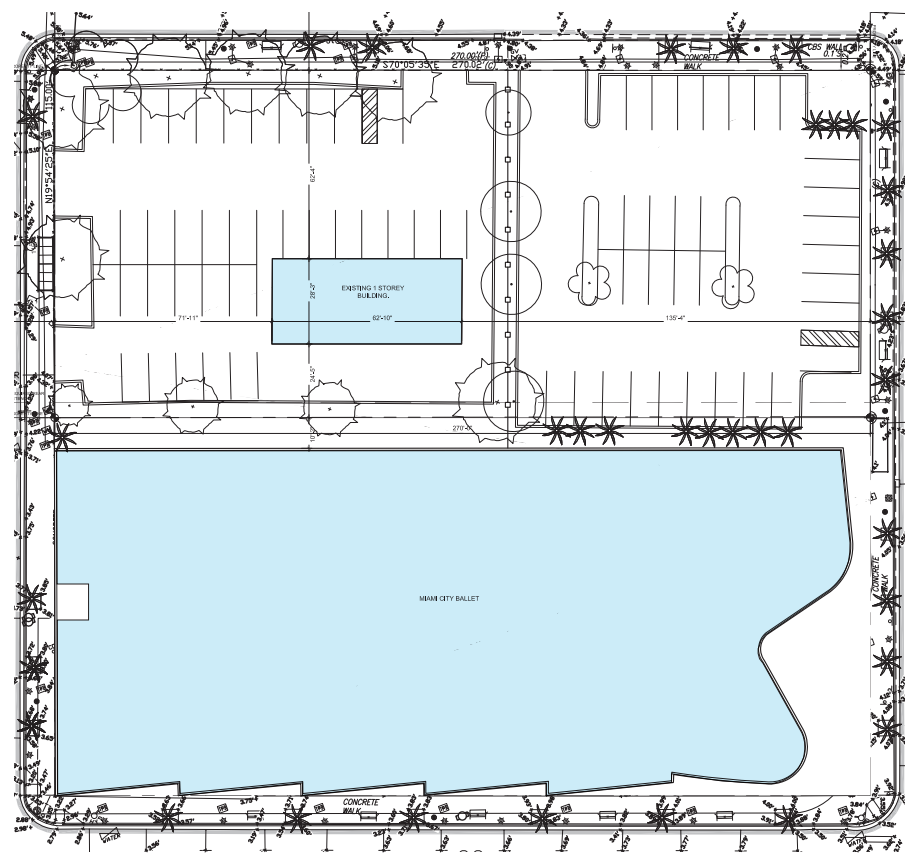


# G-1.07 LIBERTY AVE SITE PLAN (LIBERTY PARKING ENTRANCE ALTERNATE)

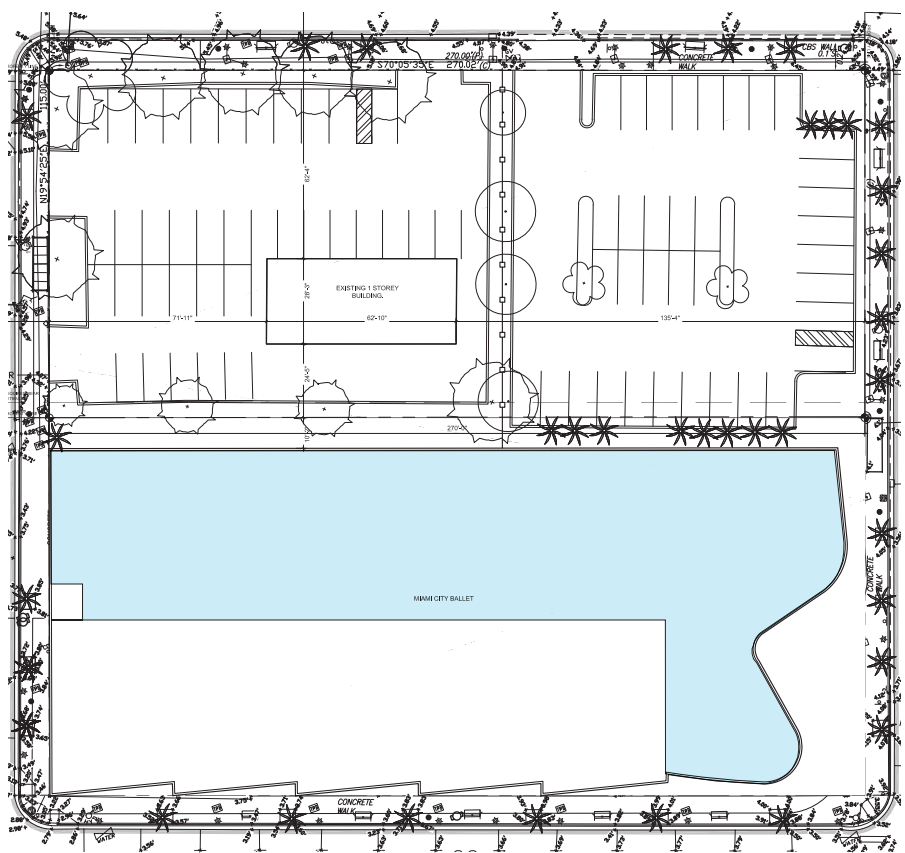




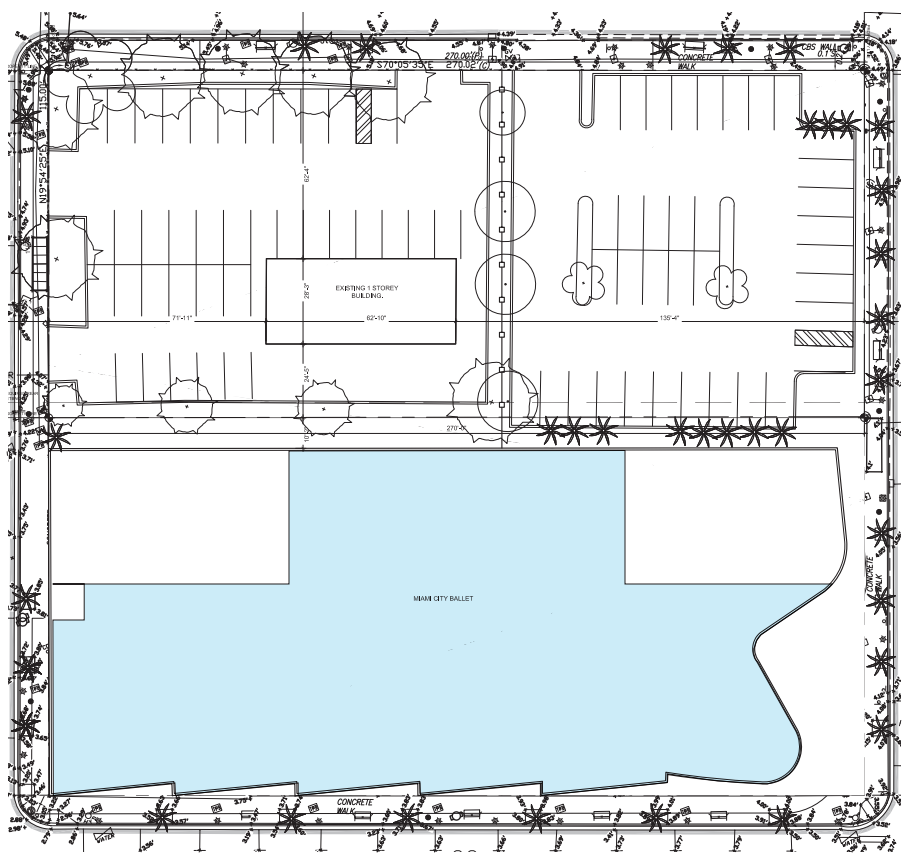
# G-1.08 EXISTING FAR DIAGRAMS



One Story Building - 1,703 SF  
Ground Floor Miami City Ballet - 26,275 SF



Second Floor Miami City Ballet - 14,955 SF



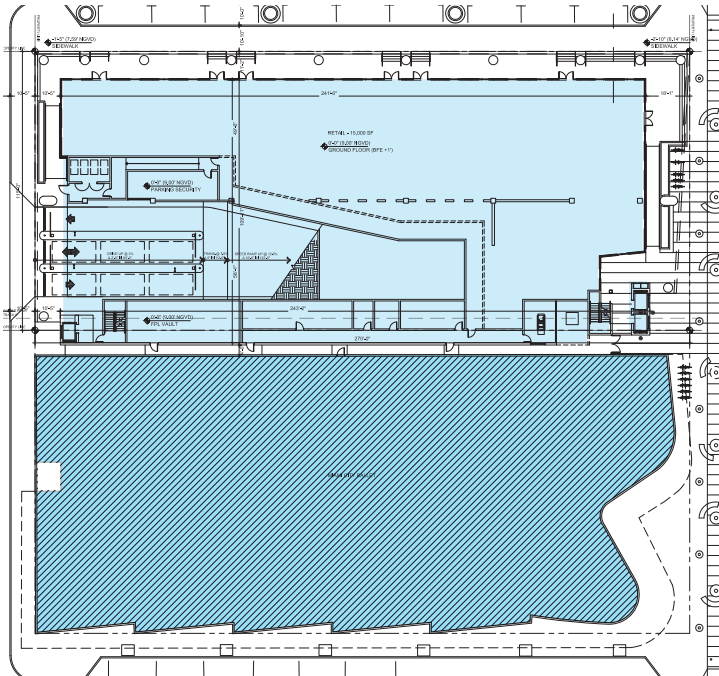
Third Floor Miami City Ballet - 22,049 SF

One Story Building - 1,703 SF  
Miami City Ballet - 63,279 SF

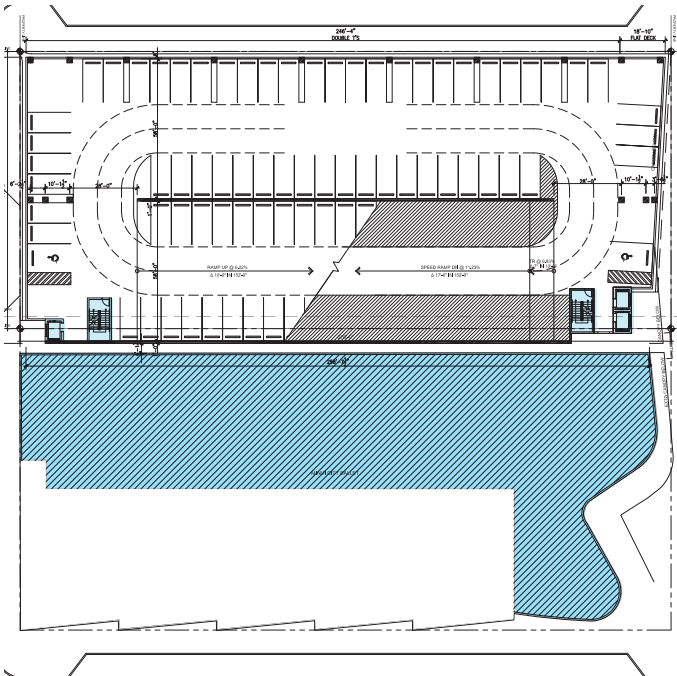
Total - 64,982 SF



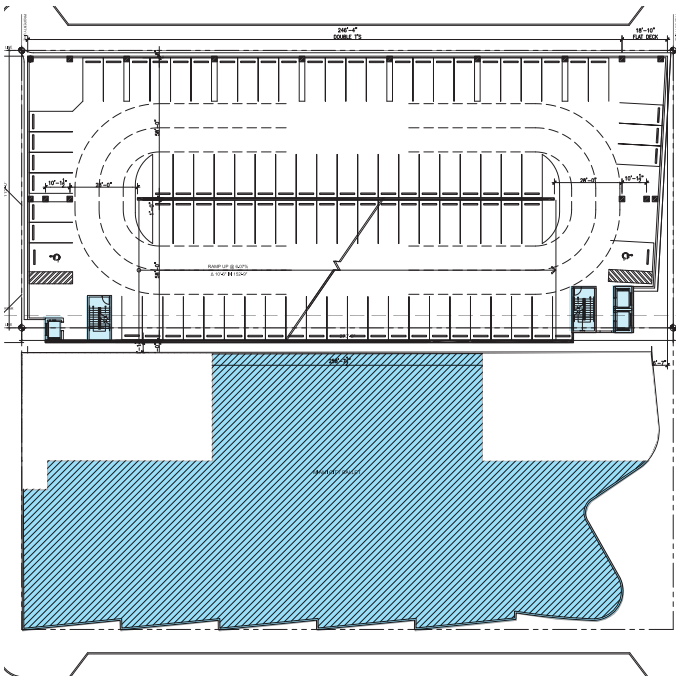
# G-1.09 PROPOSED FAR DIAGRAMS



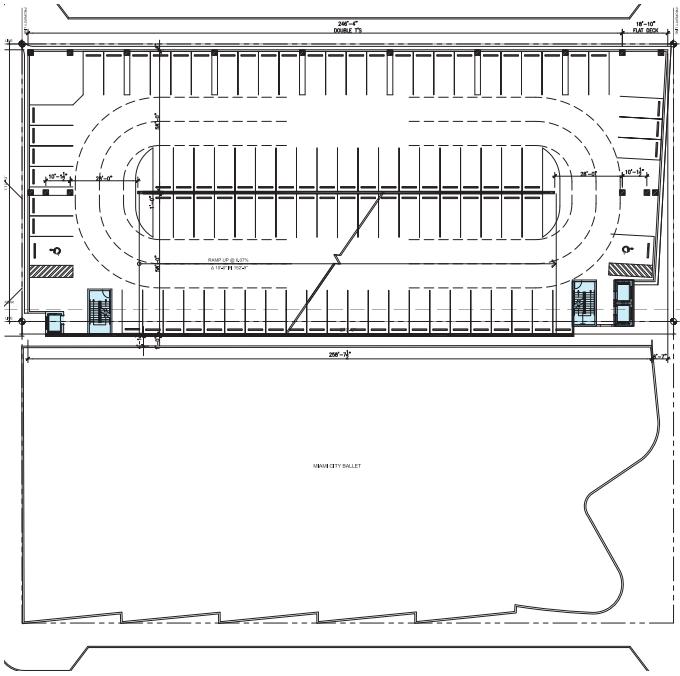
Ground Floor CPG - 26,426 SF  
Ground Floor Miami City Ballet - 26,275 SF



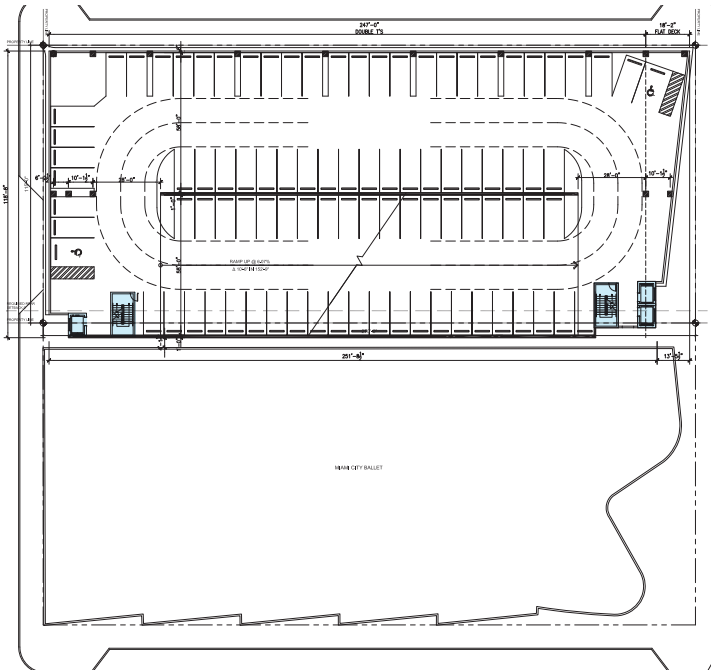
Second Floor CPG - 600 SF  
Second Floor Miami City Ballet - 14,955 SF  
Parking Spaces including Ramp - 94



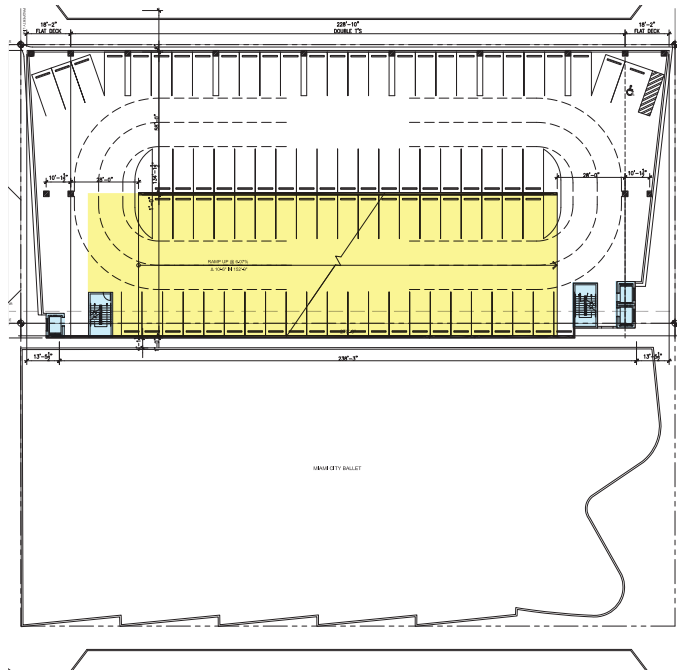
Third Floor CPG - 600 SF  
Third Floor Miami City Ballet - 22,049 SF  
Parking Spaces including Ramp - 95



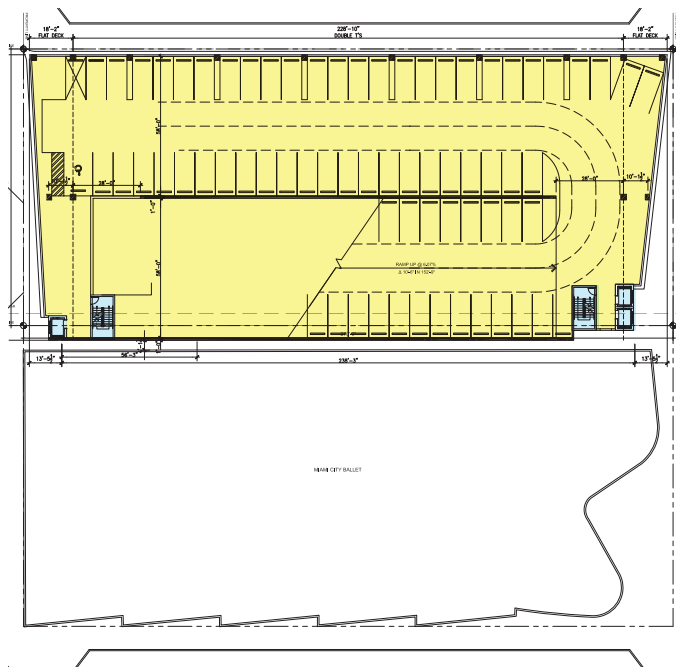
Fourth Floor CPG - 600 SF  
Parking Spaces including Ramp - 95



Fifth Floor CPG - 600 SF  
Parking Spaces including Ramp - 92



Sixth Floor CPG - 600 SF  
Parking Spaces - 48  
Ramp Spaces Open to Sky - 39



Roof CPG - 600 SF  
Parking Spaces Open to Sky - 50

Ground Floor - 52,701 SF  
Second Floor - 15,555 SF  
Third Floor - 22,649 SF  
Fourth Floor - 600 SF  
Fifth Floor - 600 SF  
Sixth Floor - 600 SF  
Roof - 600 SF

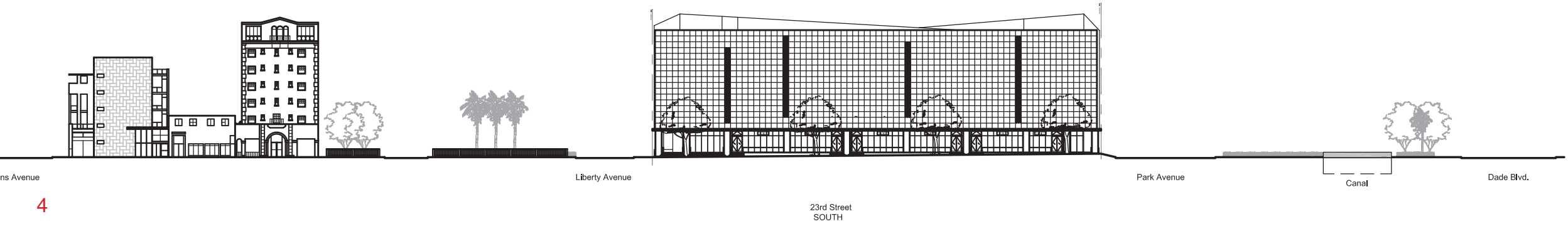
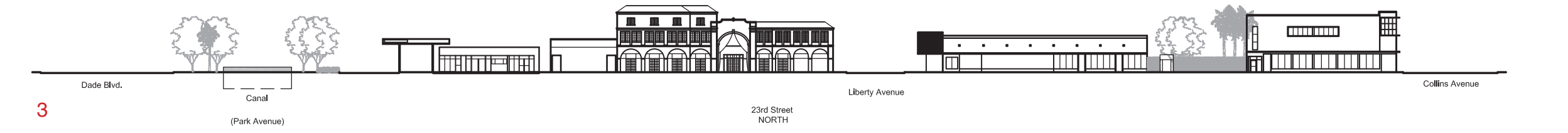
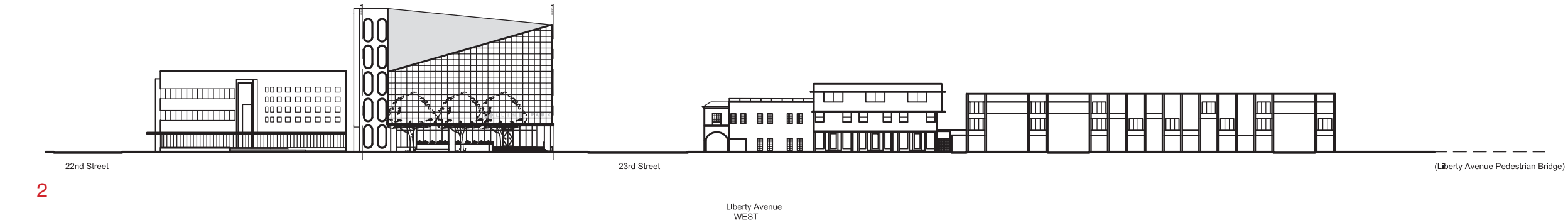
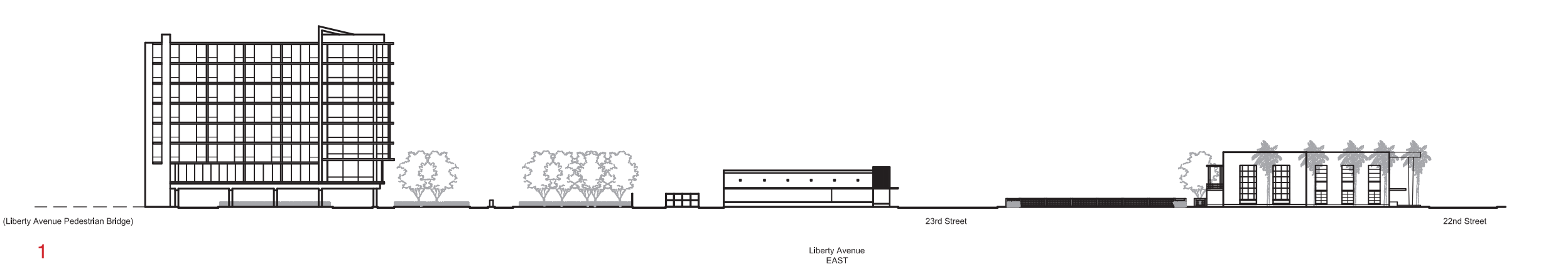
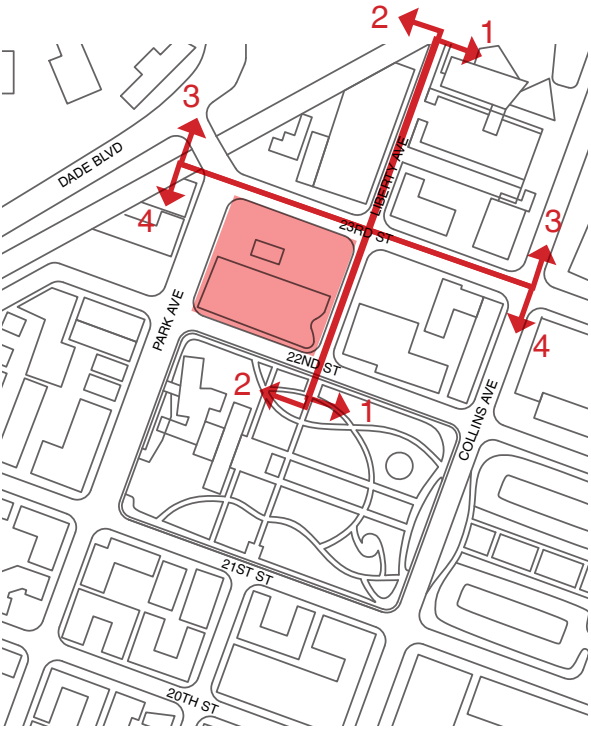
Total FAR Including Miami  
City Ballet - 93,305 SF

Total New Construction  
Gross - 180,064 SF

Existing Ballet  
New Parking Garage  
Parking Open to Sky

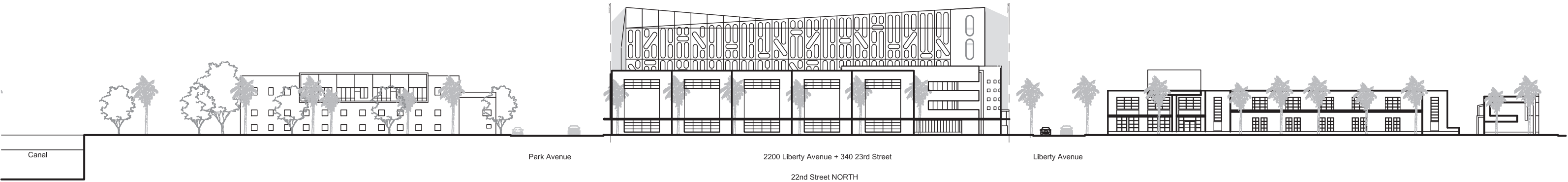
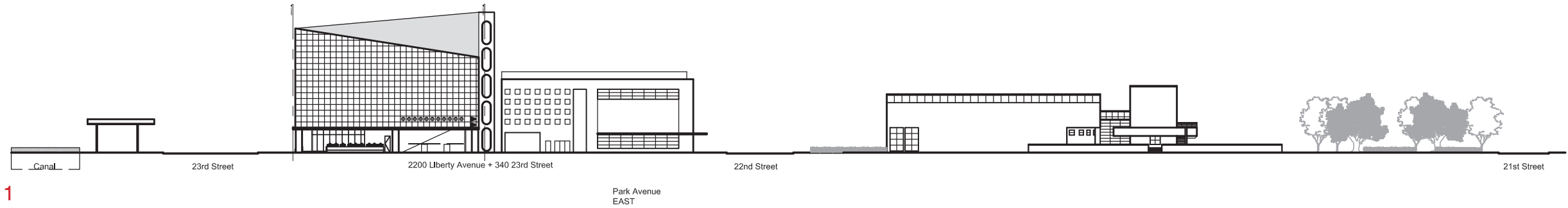
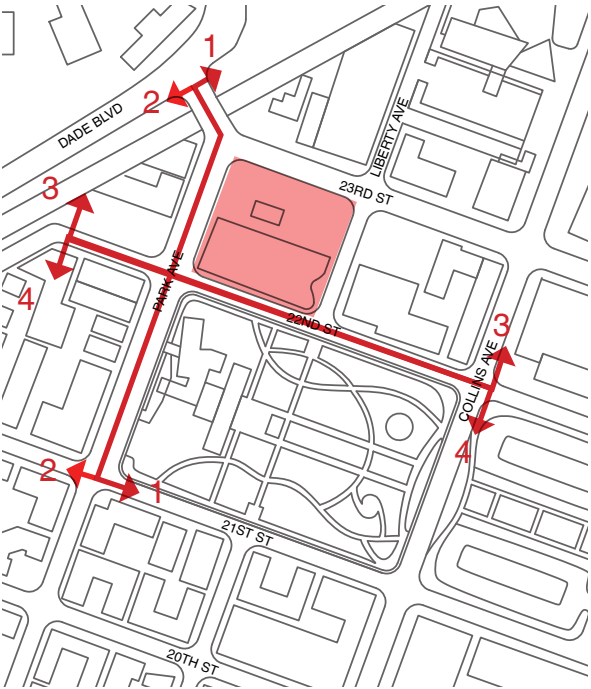


# G-1.10 CONTEXT ELEVATIONS



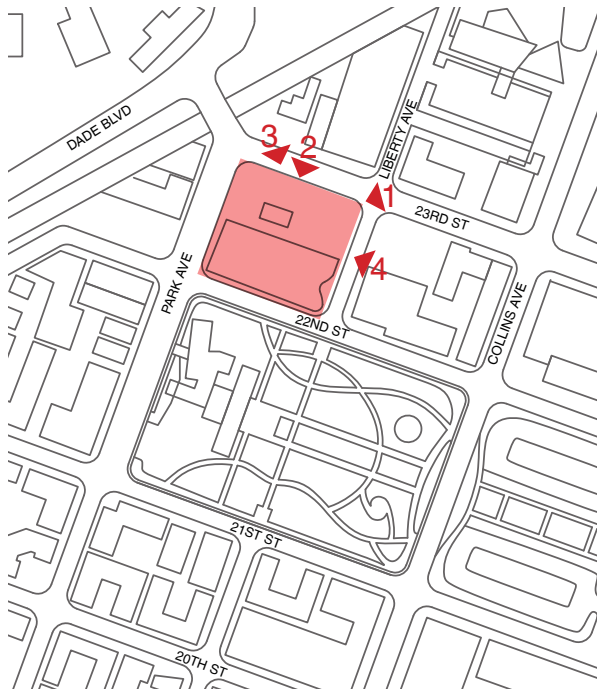


# G-1.11 CONTEXT ELEVATIONS





# G-1.12 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 27, 2018



1



2

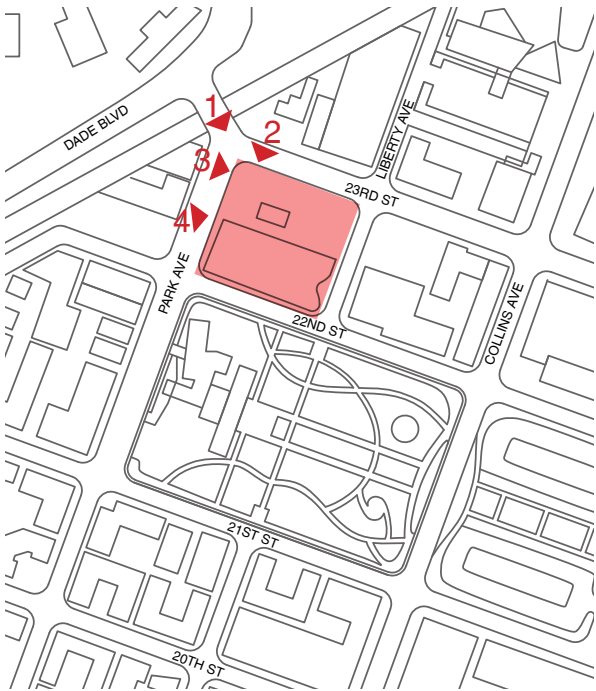


3





# G-1.13 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



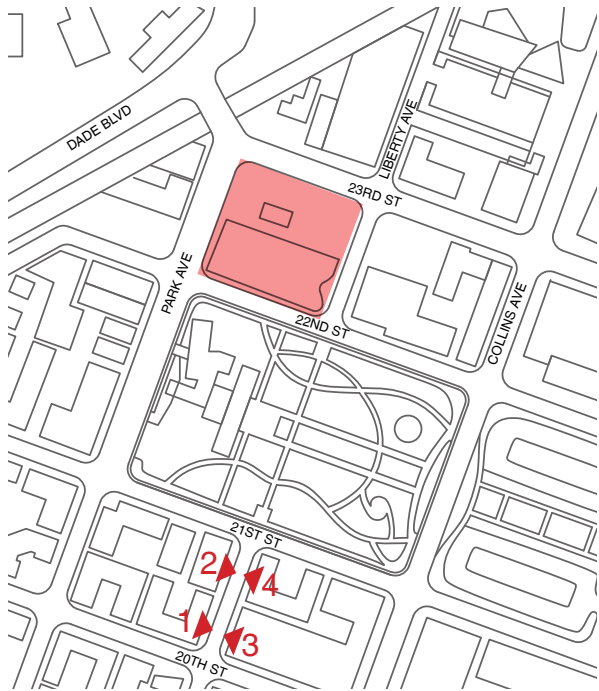
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4



# G-1.14 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



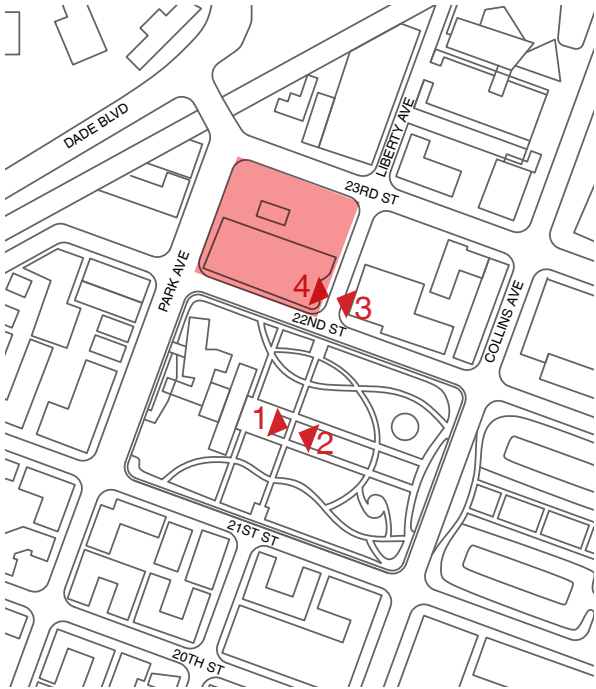
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4



# G-1.15 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



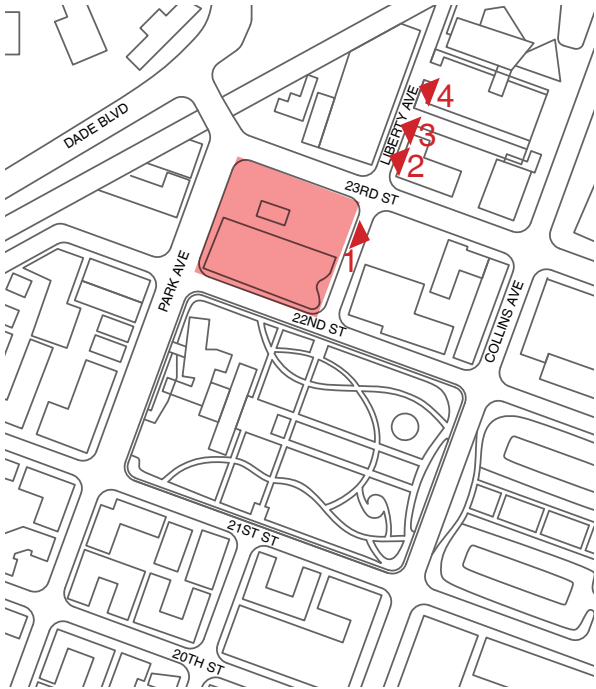
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4



# G-1.16 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



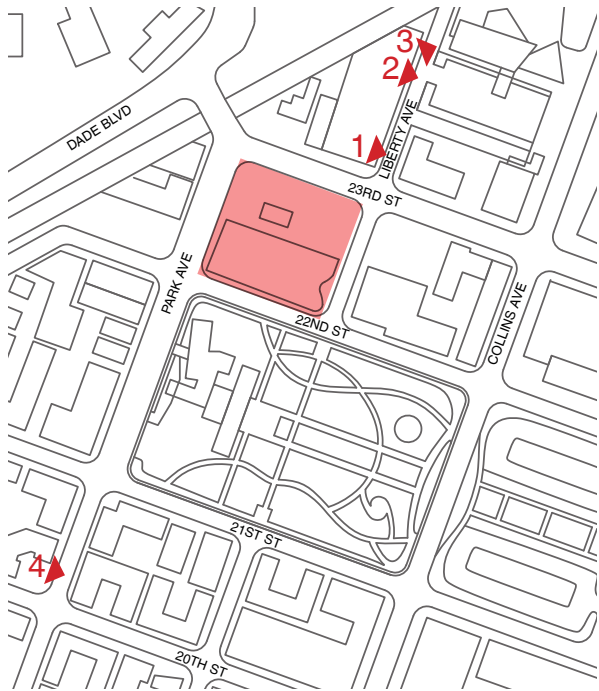
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4



# G-1.17 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



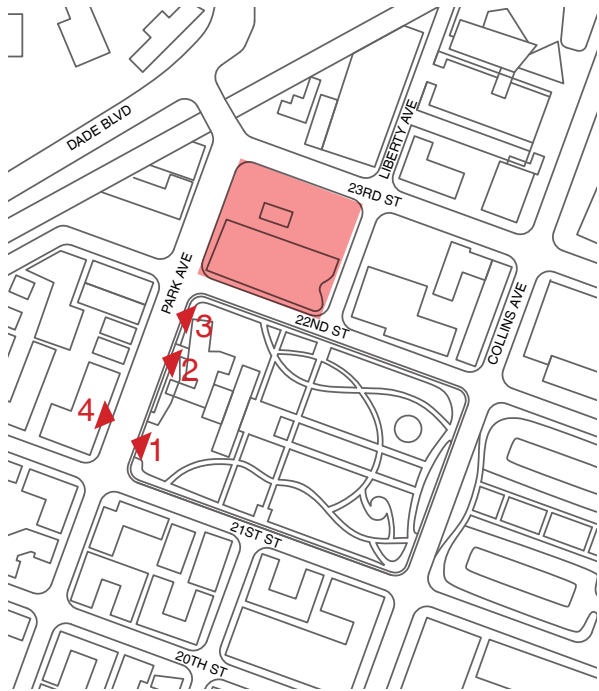
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4



# G-1.18 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



3

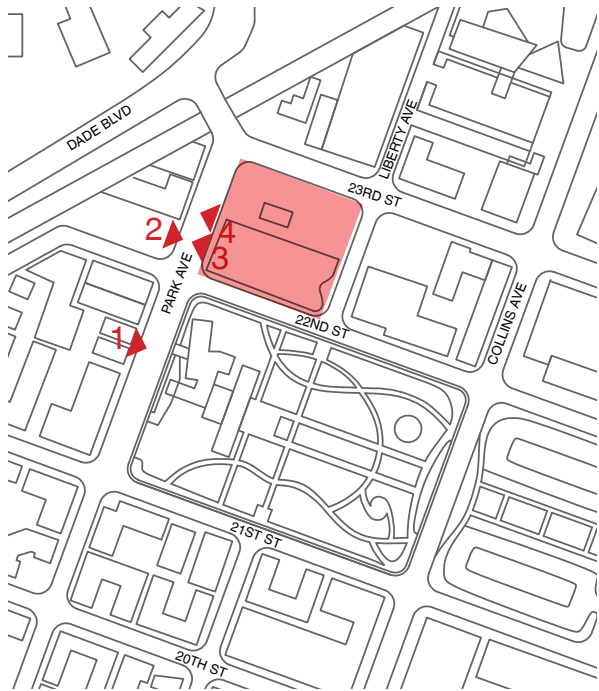


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# G-1.19 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



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2



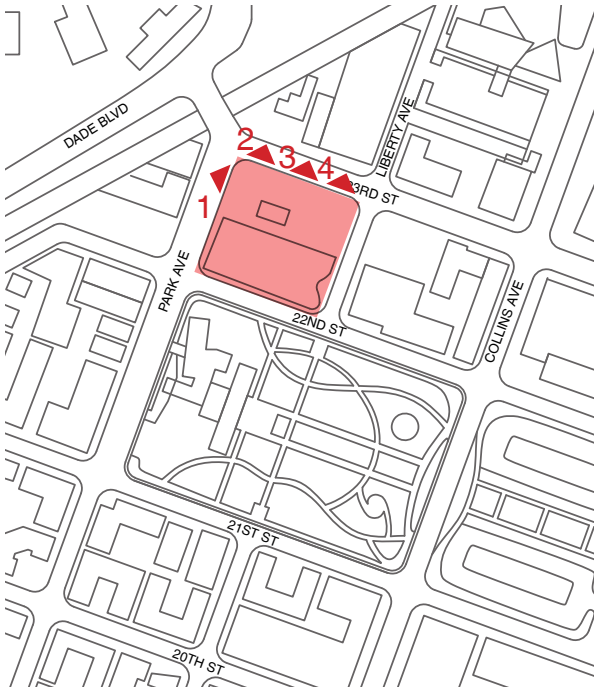
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4



# G-1.20 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



3



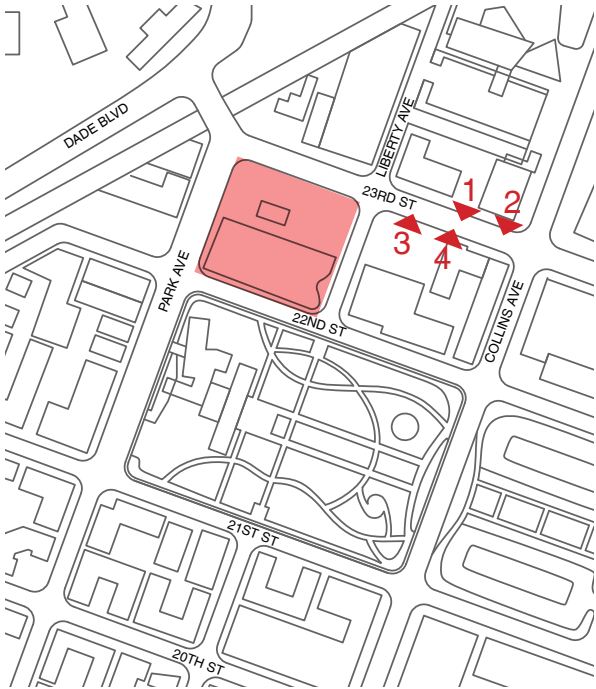
2



4



# G-1.21 EXISTING CONTEXT PHOTOS



PHOTOS TAKEN FEBRUARY 27, 2018



1



2



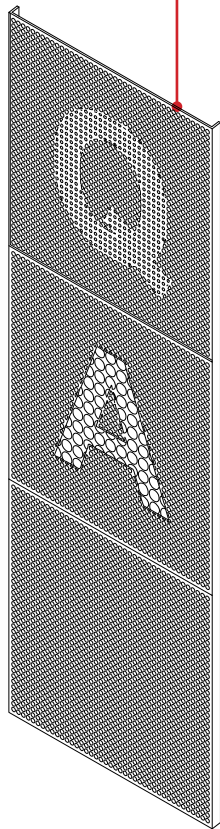
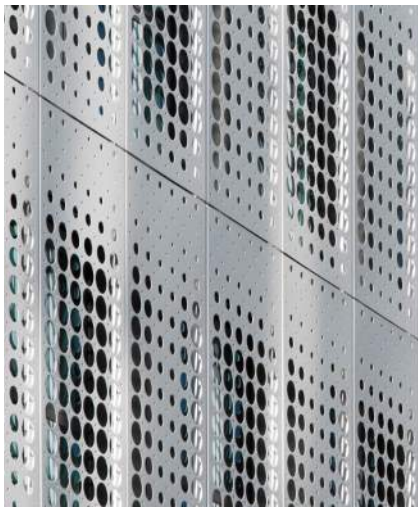
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4



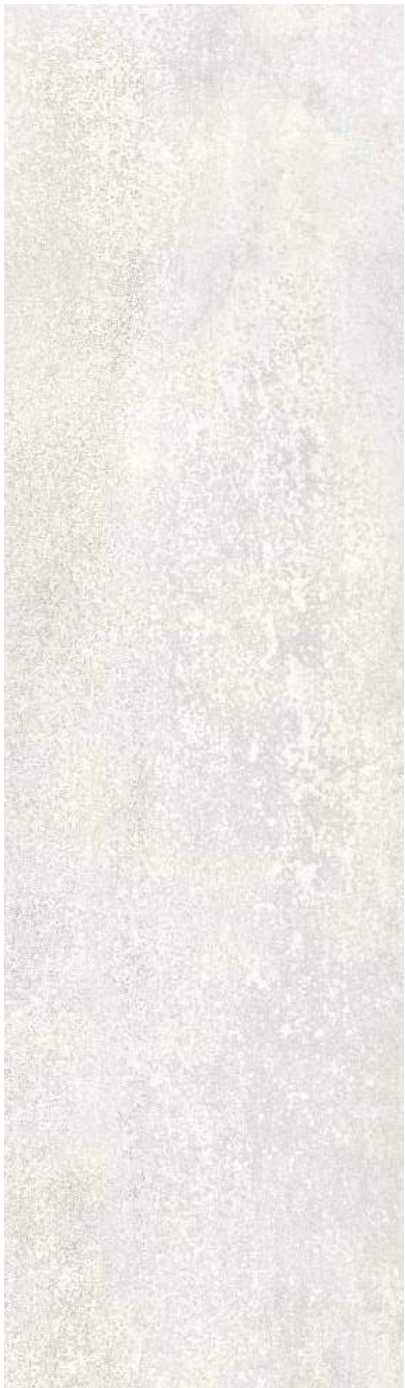
# G-1.22 MATERIALS



PERFORATED METAL  
PANEL.



CLEAR GLASS AND  
ALUMINUM STOREFRONT  
WITH SILVER FINISH.



WHITE PAINTED STUCCO.



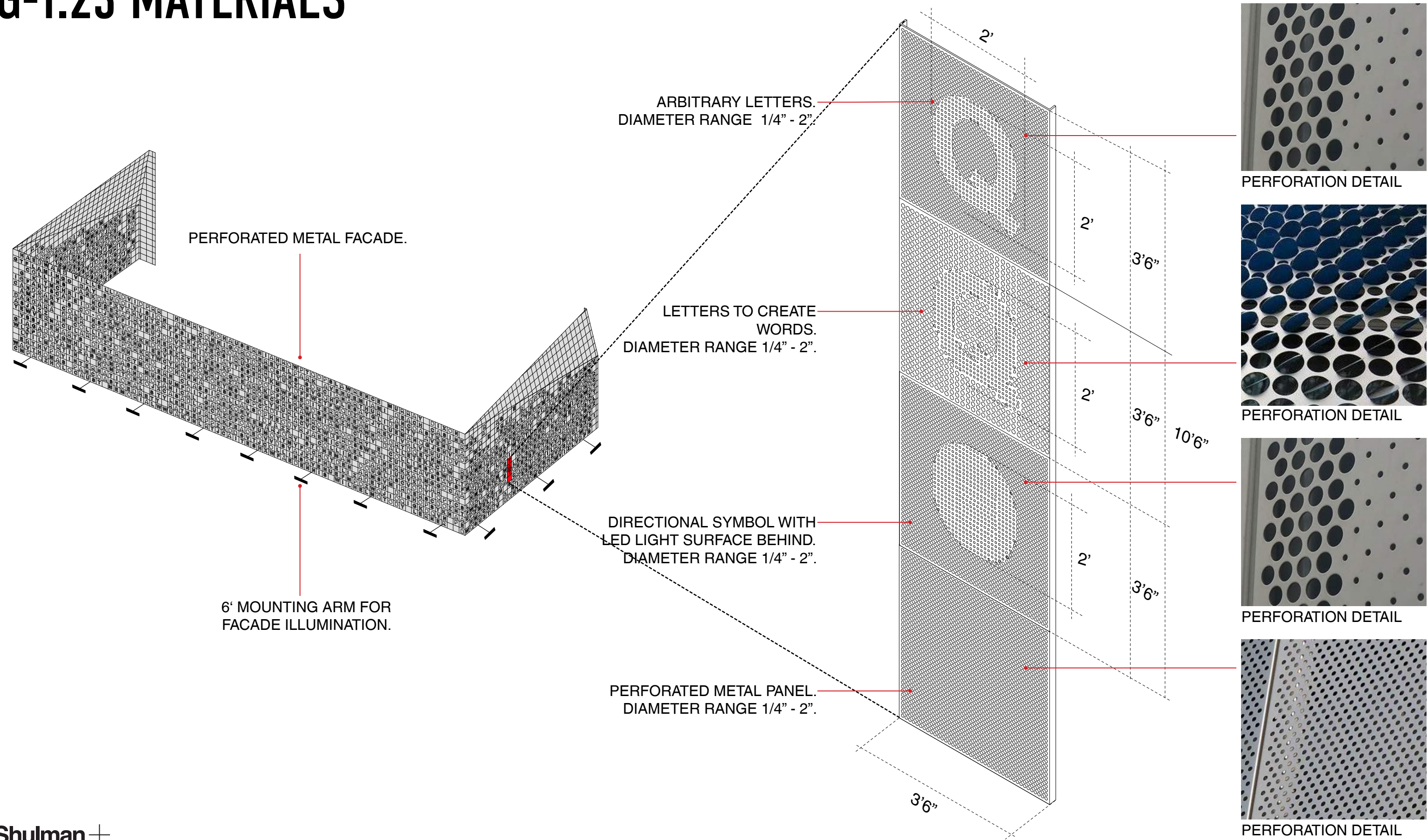
CITY OF MIAMI BEACH  
PINK CONCRETE SIDEWALK.



COLLINS PARK WALKWAY.  
PRE-CAST CONCRETE.

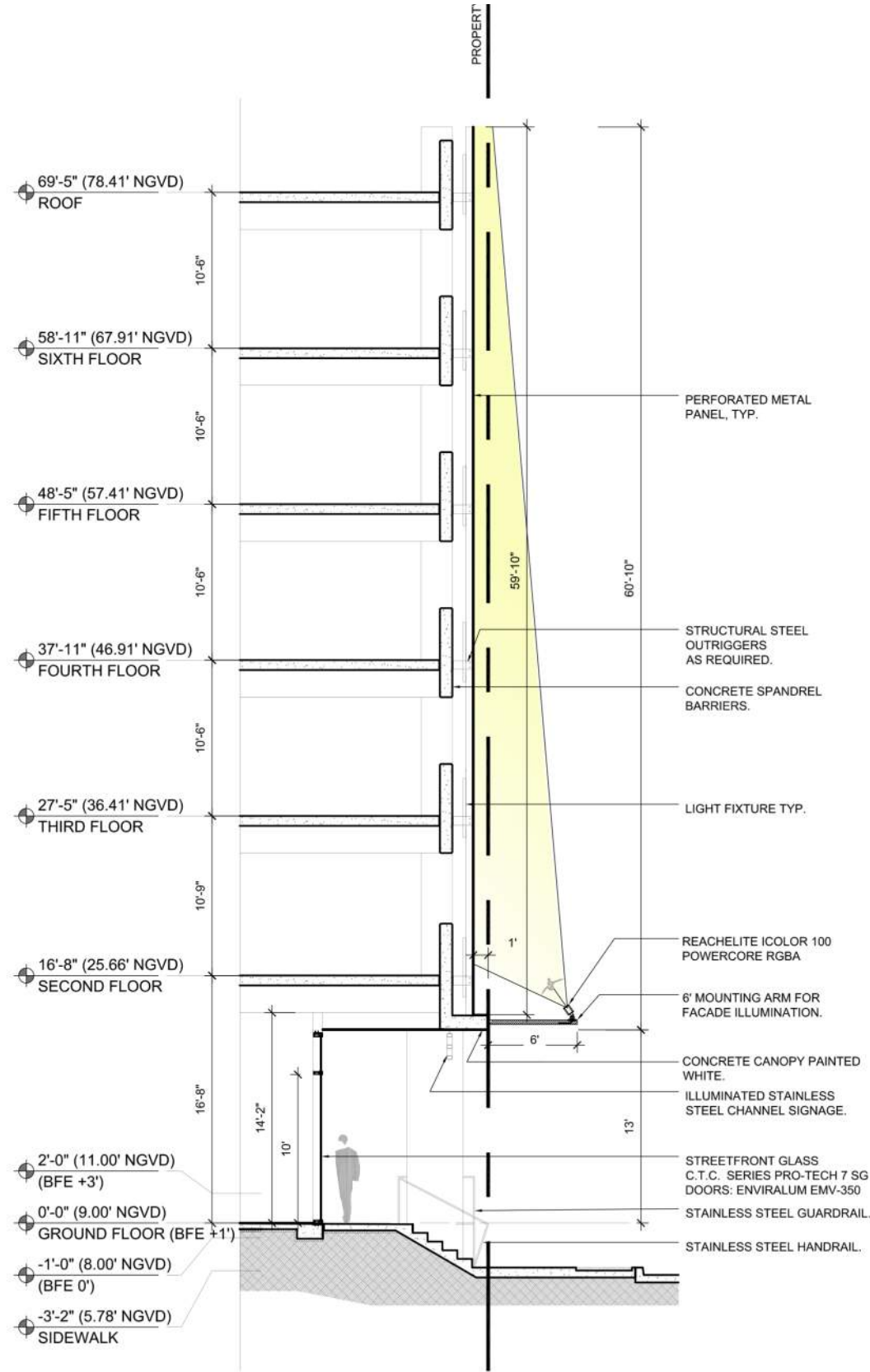
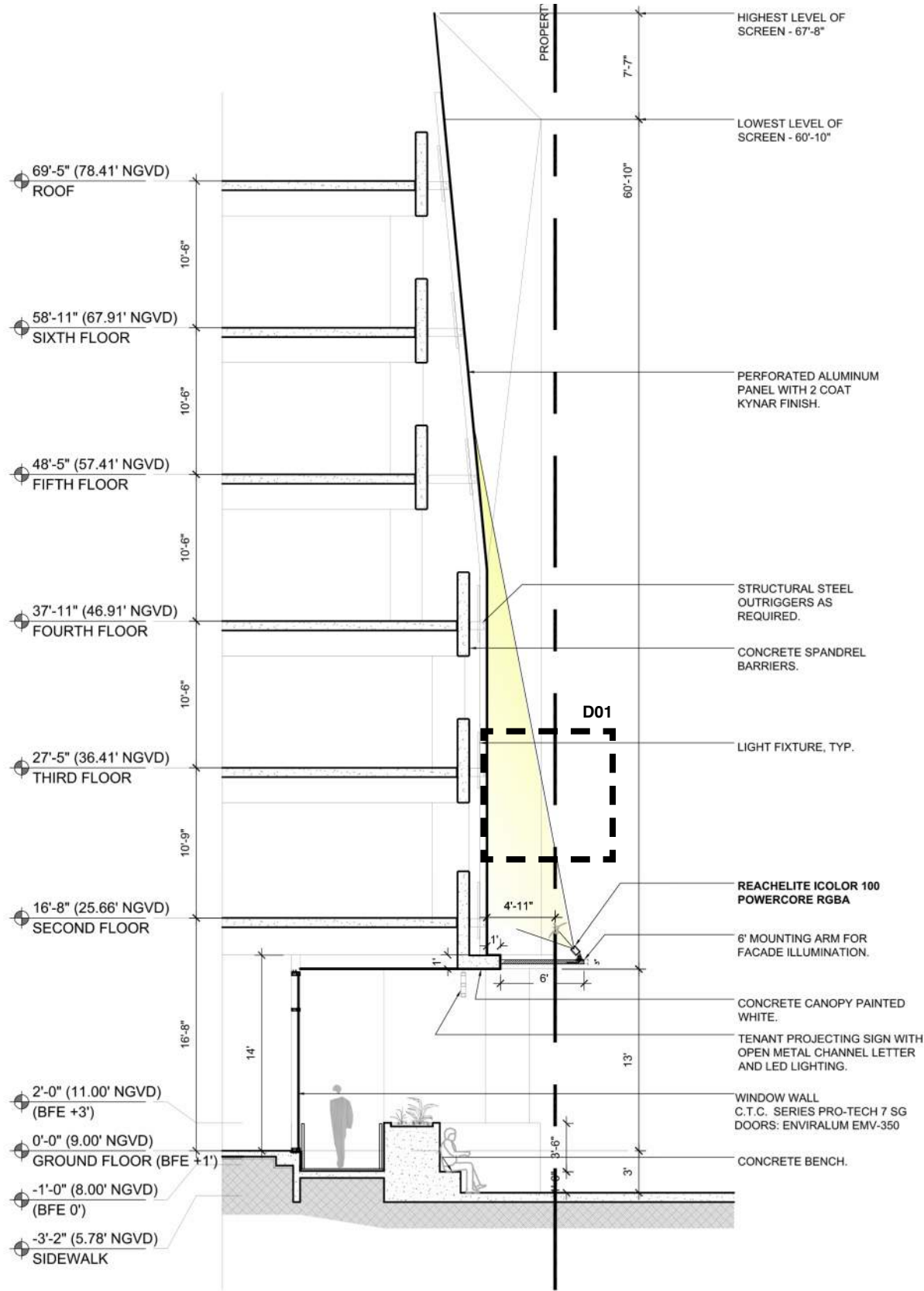


# G-1.23 MATERIALS

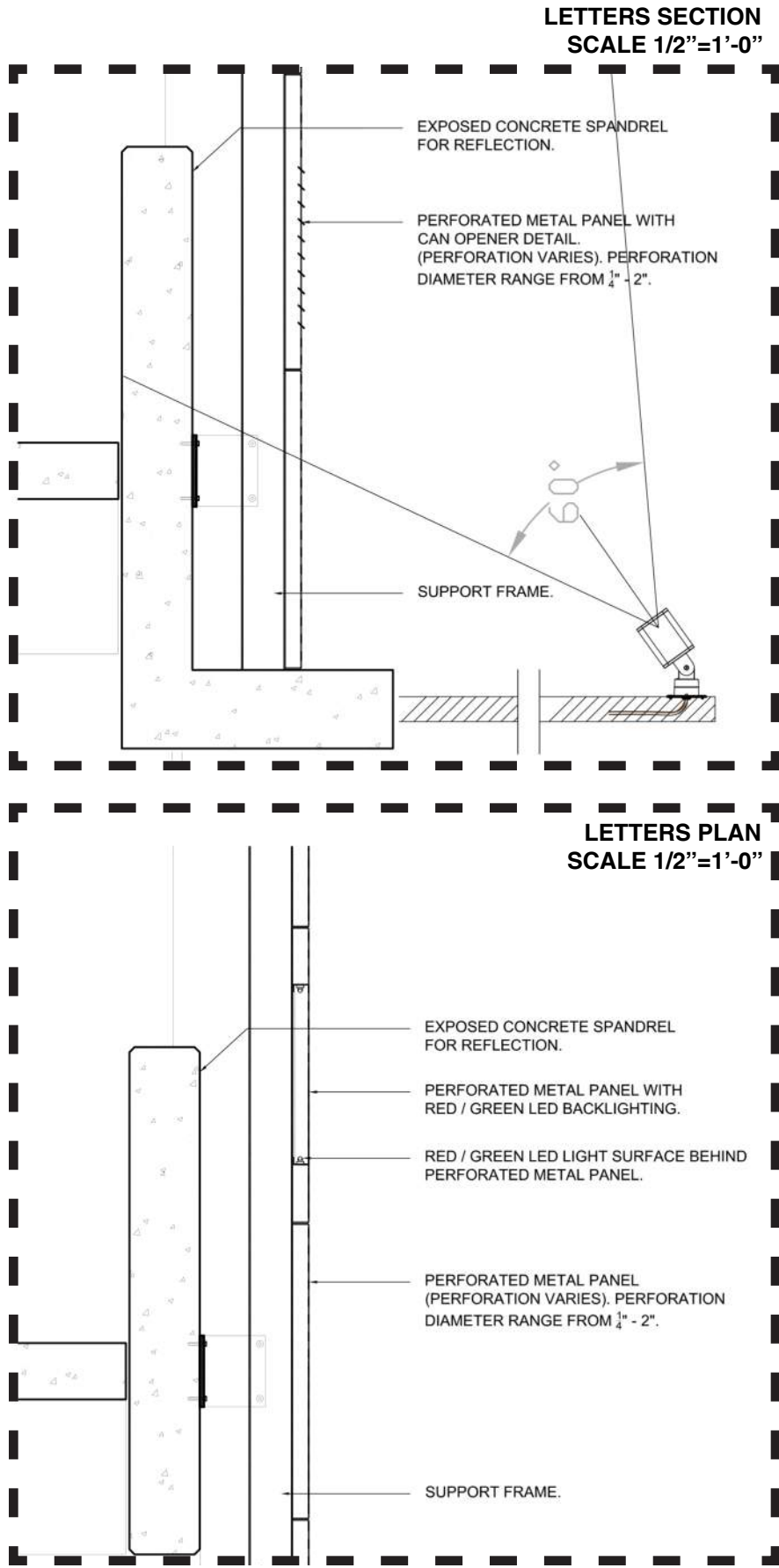




# G-1.24 LIGHTING INTENT

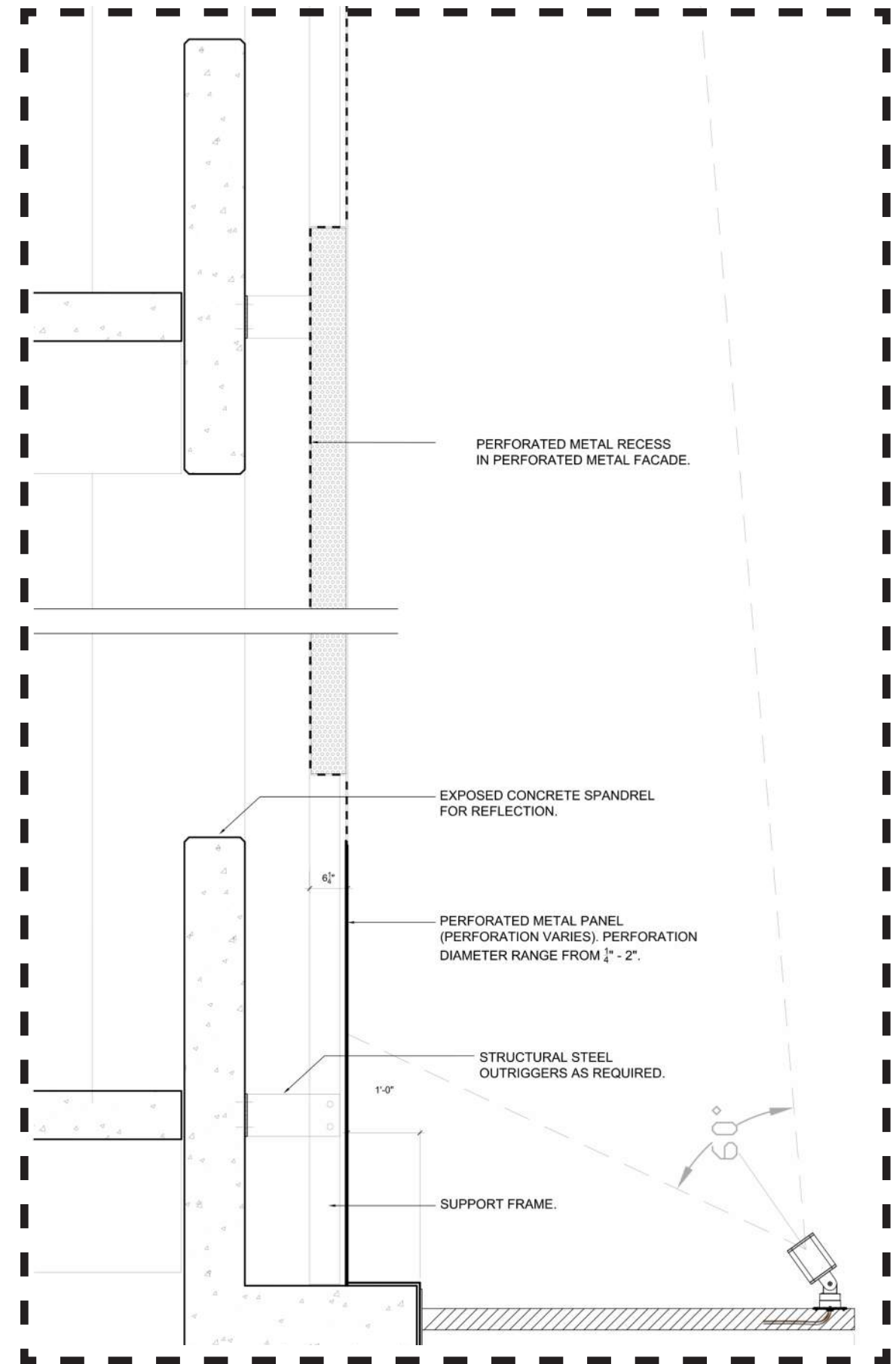
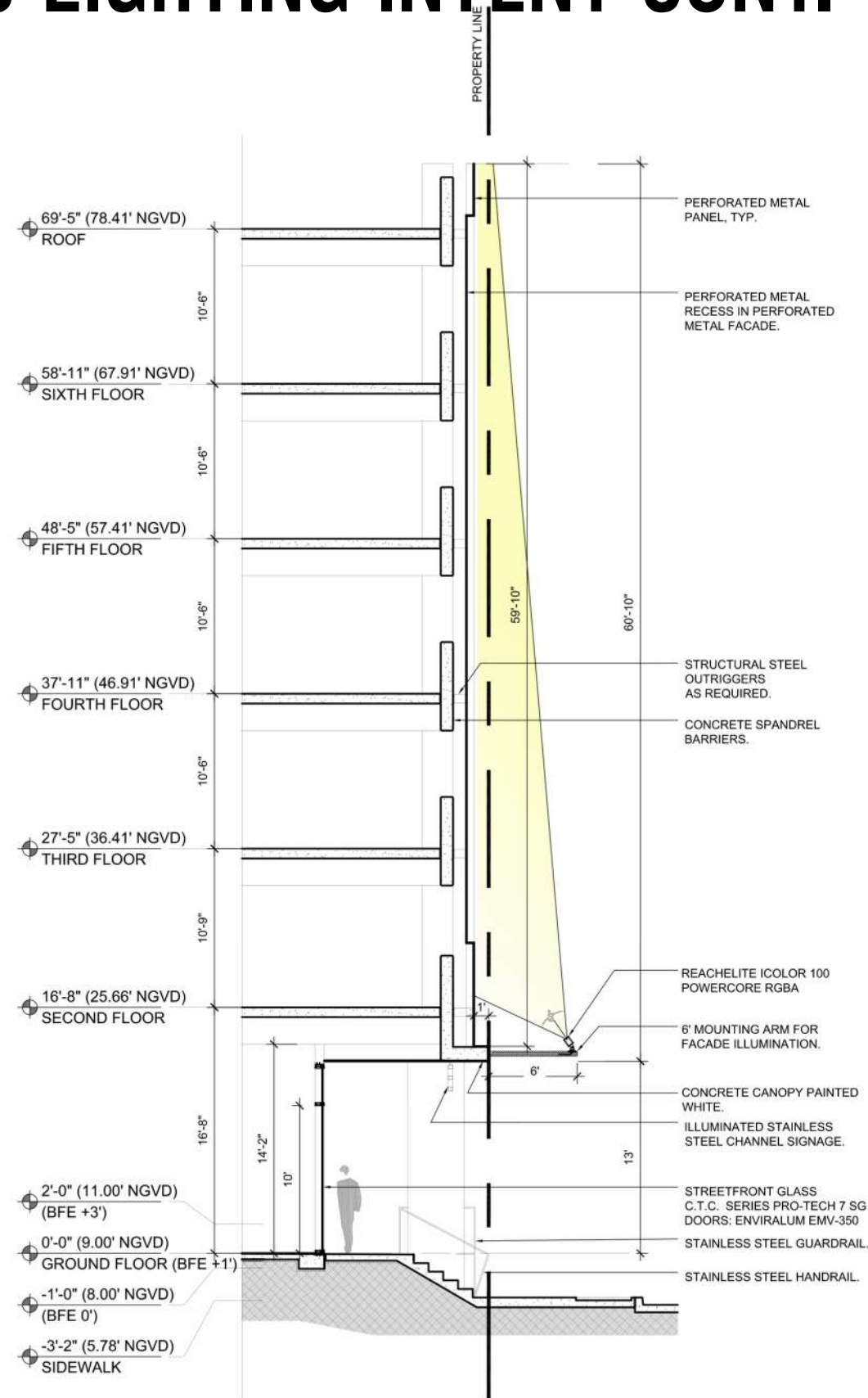


WALL SECTION  
SCALE 1/32"=1'-0"





# G-1.25 LIGHTING INTENT CONT.





# G-1.26 FACADE WORD INTENT

**(TERRITORY/  
NEIGHBORHOOD)**

BOTANICAL GARDEN  
ARTSCAPE  
CANDO ART CO-OP  
ARTS DISTRICT  
COLLINS PARK  
COLLINS CANAL  
LIBERTY AVENUE  
ATLANTIC OCEAN  
LAKE PANCOAST  
INDIAN CREEK  
BOARDWALK  
HAMMOCK  
COLLINS BRIDGE  
SUNSHINE STATE  
PUTTING GREEN PARK  
SUN CITY  
FLORIDA  
BISCAYNE BAY

**(HISTORICAL)**

VERNACULAR  
MEDITERRANEAN REVIVAL  
MODERN CLASSICAL  
ART DECO  
INTERNATIONAL STYLE  
MODERN  
JOHN COLLINS  
PANCOAST  
COLLINS PARK HISTORIC  
DISTRICT

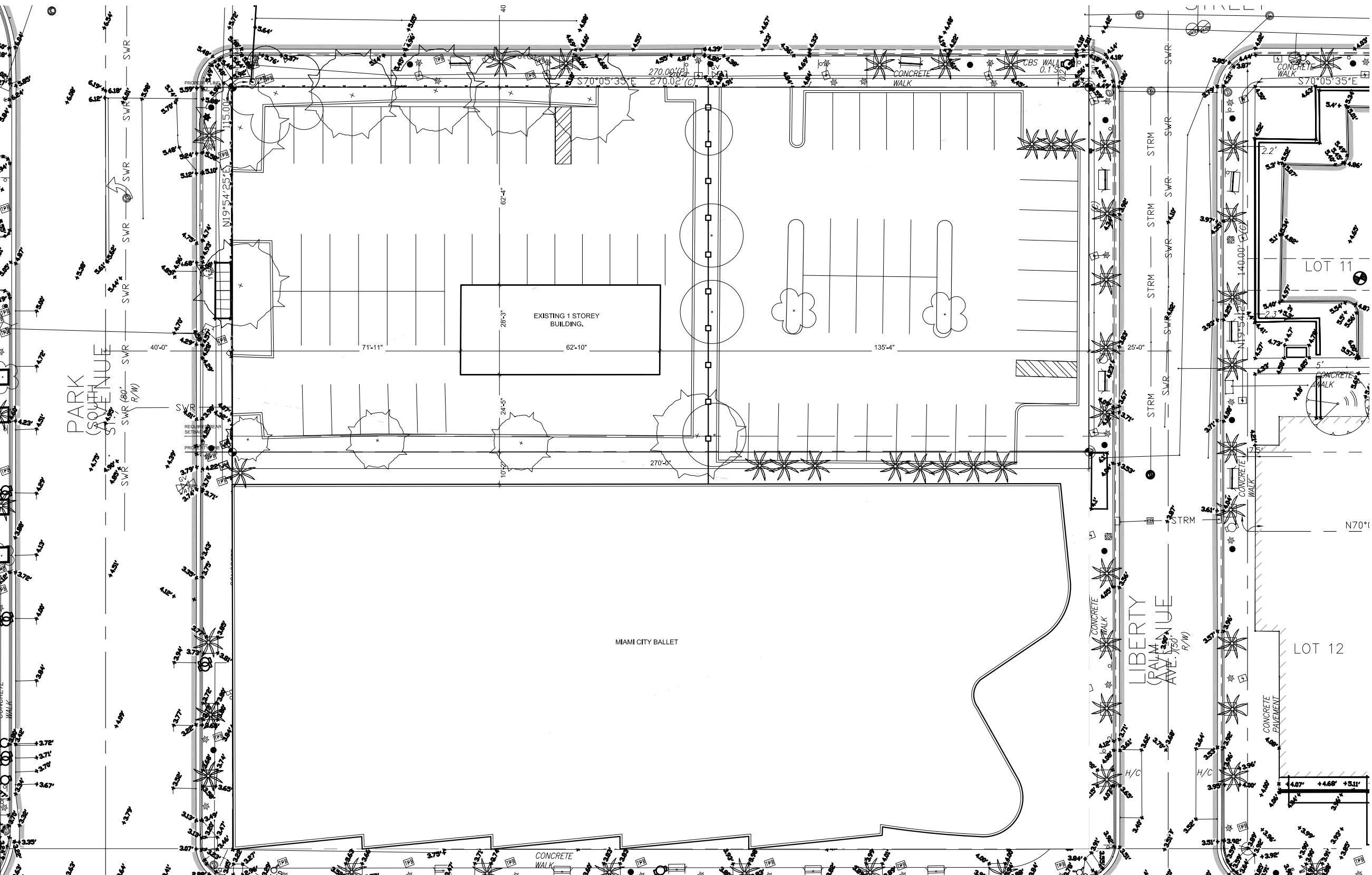
**(FAUNA)**

PARROT  
HERON  
DOLPHIN  
MIAMI BLUE BUTTERFLY  
BROWN PELICAN  
LITTLE BLUE HERON  
SNOWY EGRET  
WHITE IBIS  
FLORIDA MANATEE  
QUEEN CONCH  
SPINY LOBSTER  
NURSE SHARK  
BAY ANCHOVY  
BLUE ANGELFISH  
GREAT BARRACUDA  
BLUEFISH

**(FLORA)**

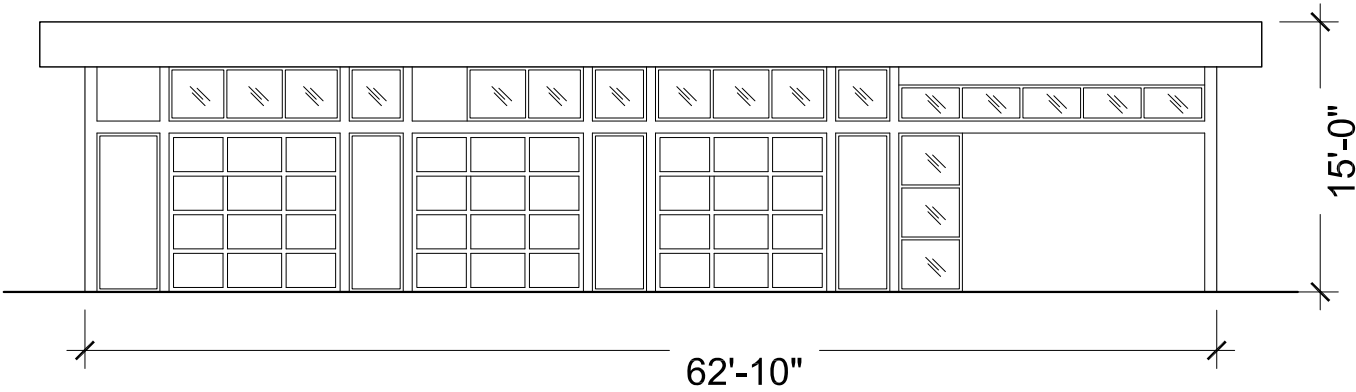
SALTGRASS  
SALTMEADOW  
CORDGRASS  
SEA OATS  
BAYBEAN  
COCO PLUM  
SEAGRAPE  
BUTTONWOOD  
WAX MYRTLE  
SAW PALMETTO



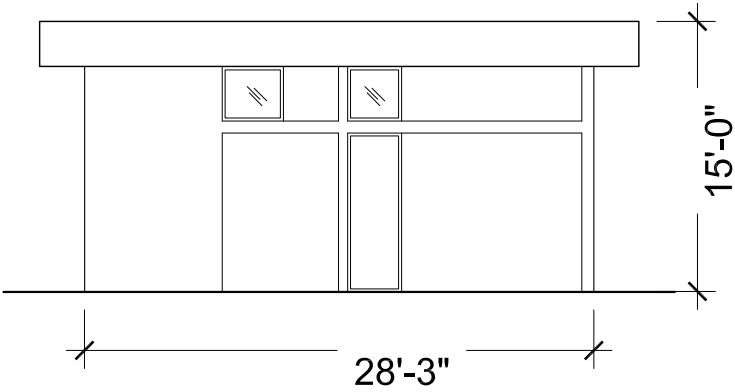




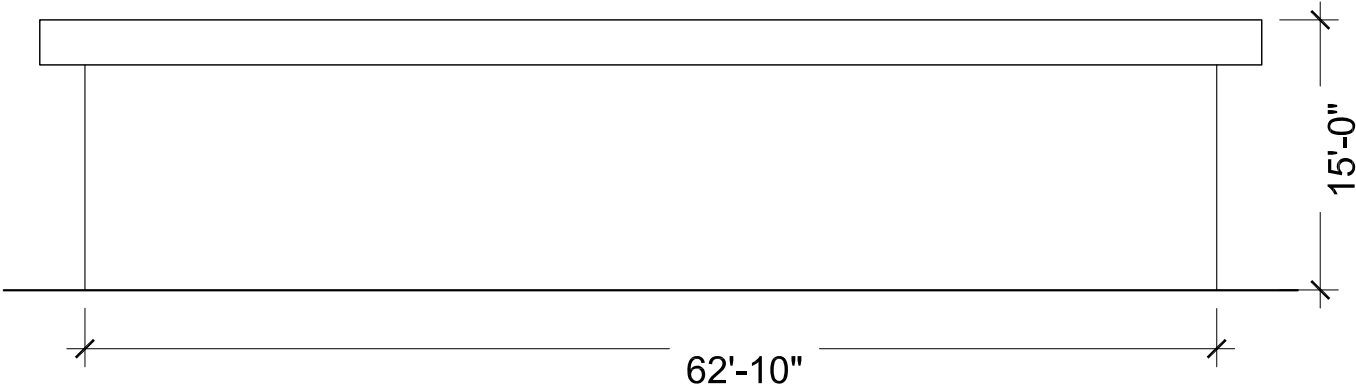
# AB-2.01 EXISTING ELEVATIONS - PARKING LOT



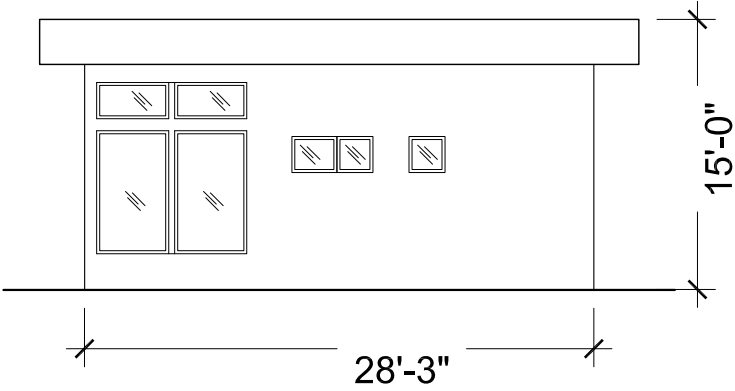
NORTH ELEVATION - PARKING LOT.



EAST ELEVATION - PARKING LOT.



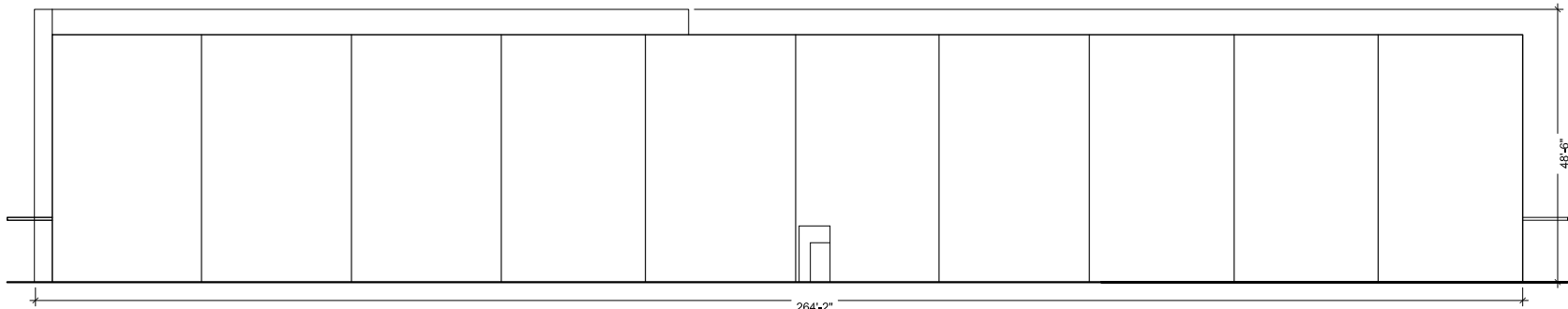
SOUTH ELEVATION - PARKING LOT.



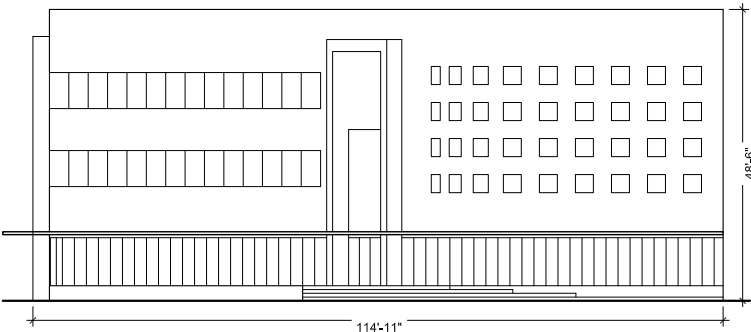
WEST ELEVATION - PARKING LOT.



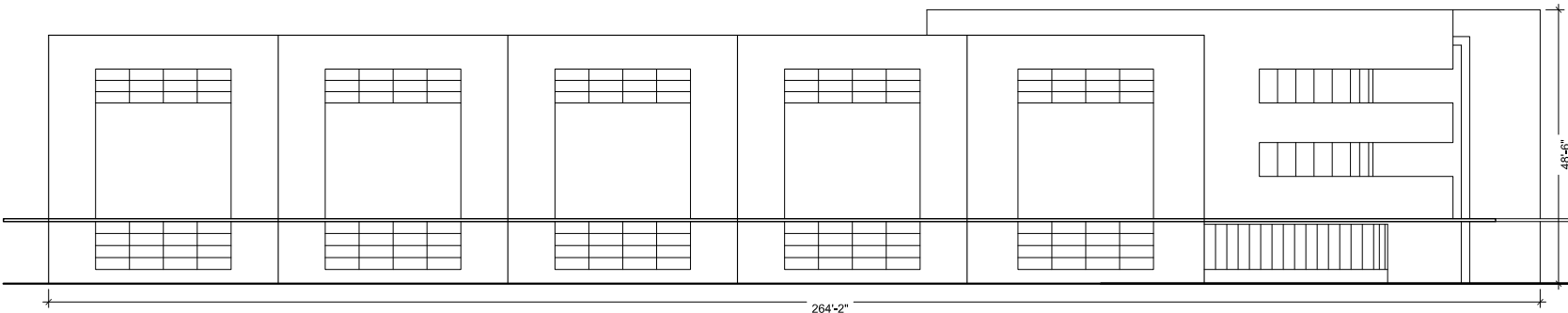
# AB-2.02 EXISTING ELEVATIONS - BALLET



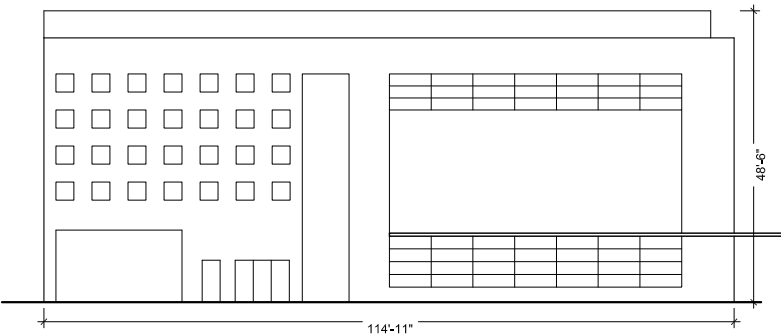
NORTH ELEVATION - BALLET.



EAST ELEVATION - BALLET.



SOUTH ELEVATION - BALLET.

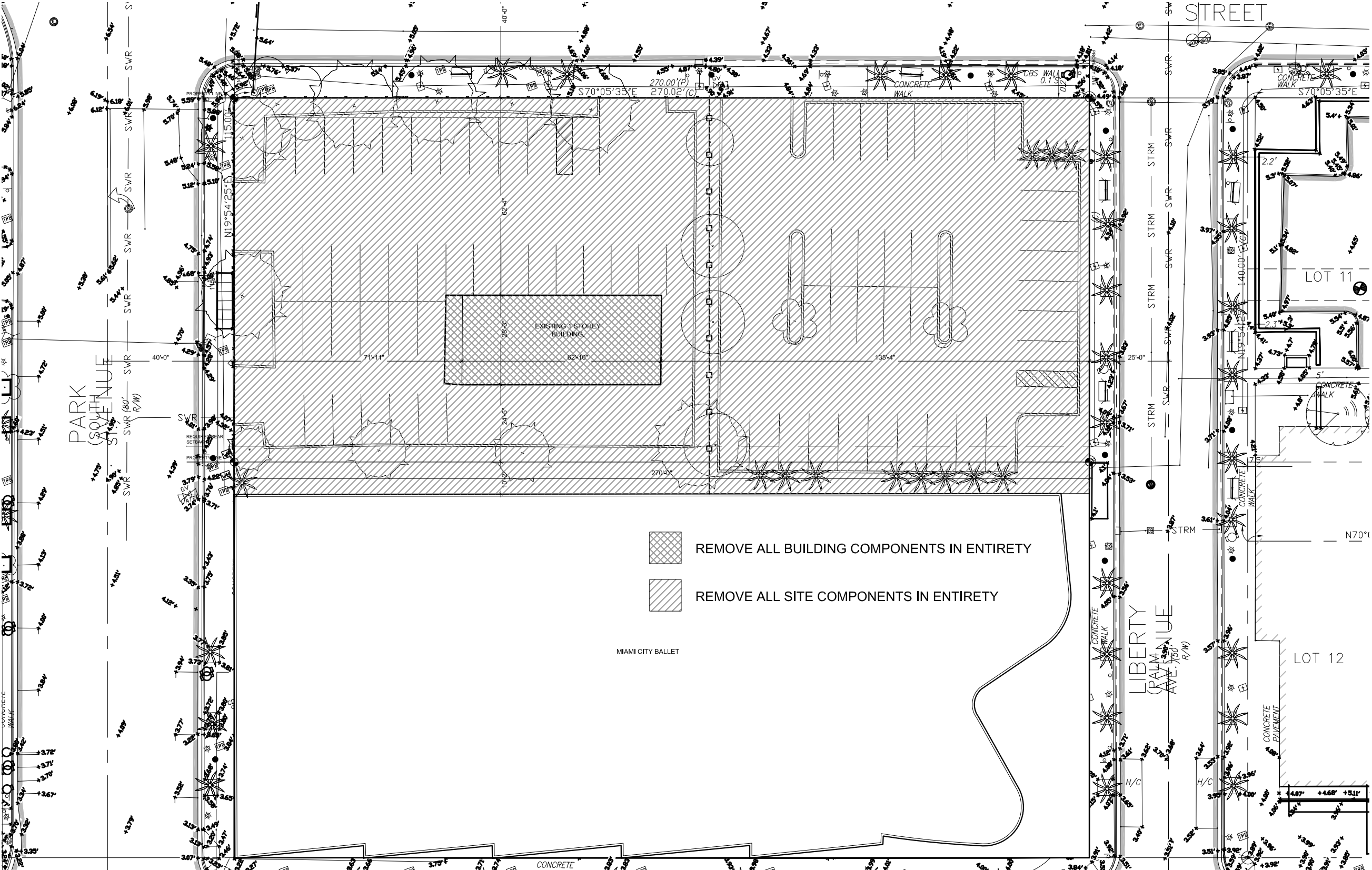


WEST ELEVATION - BALLET.

SCALE 1/32"=1'-0"



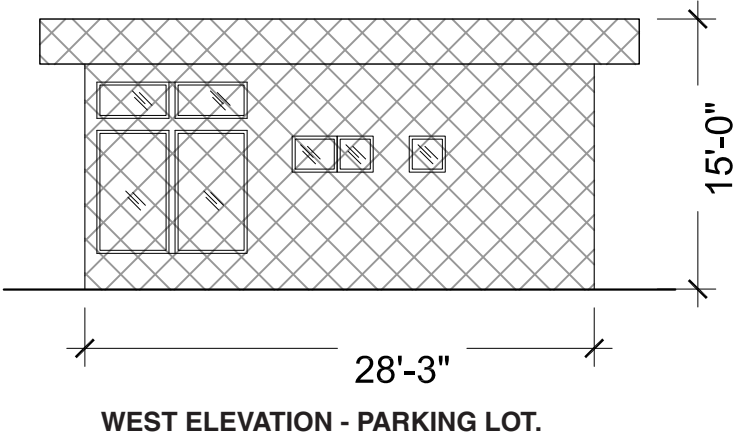
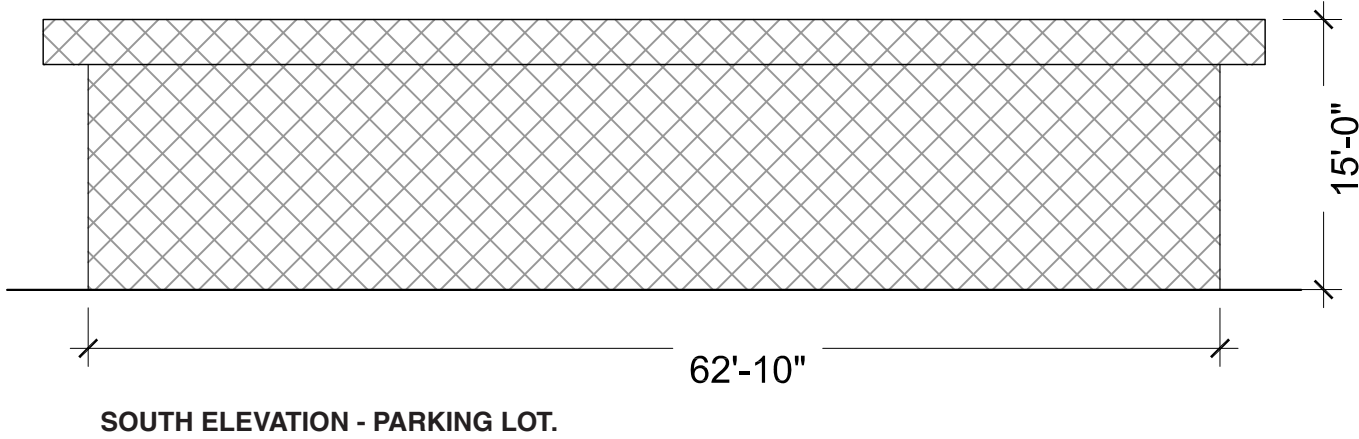
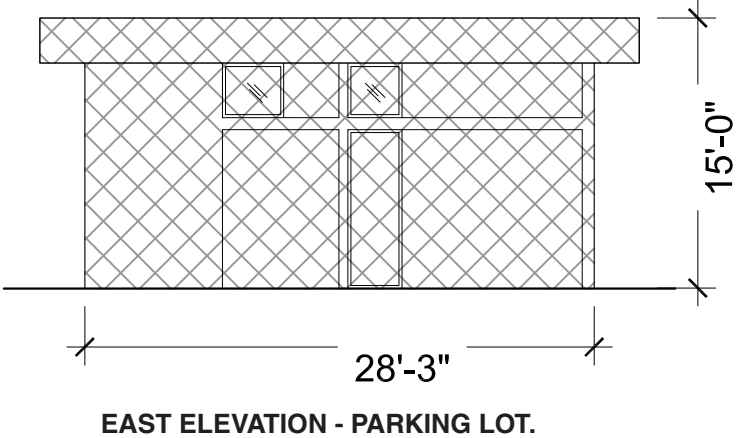
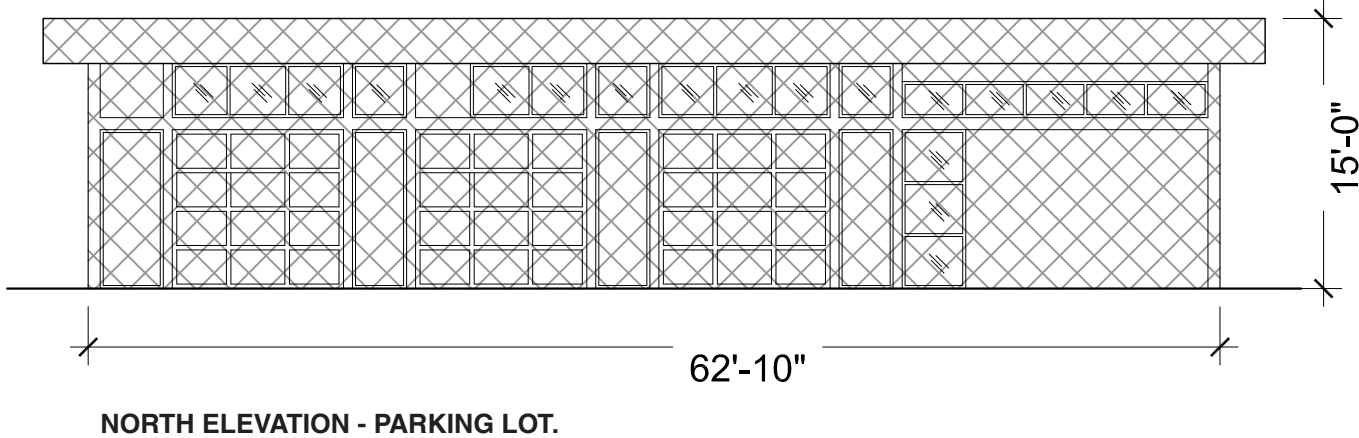
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Scale =  $3/32'' = 1'-0''$

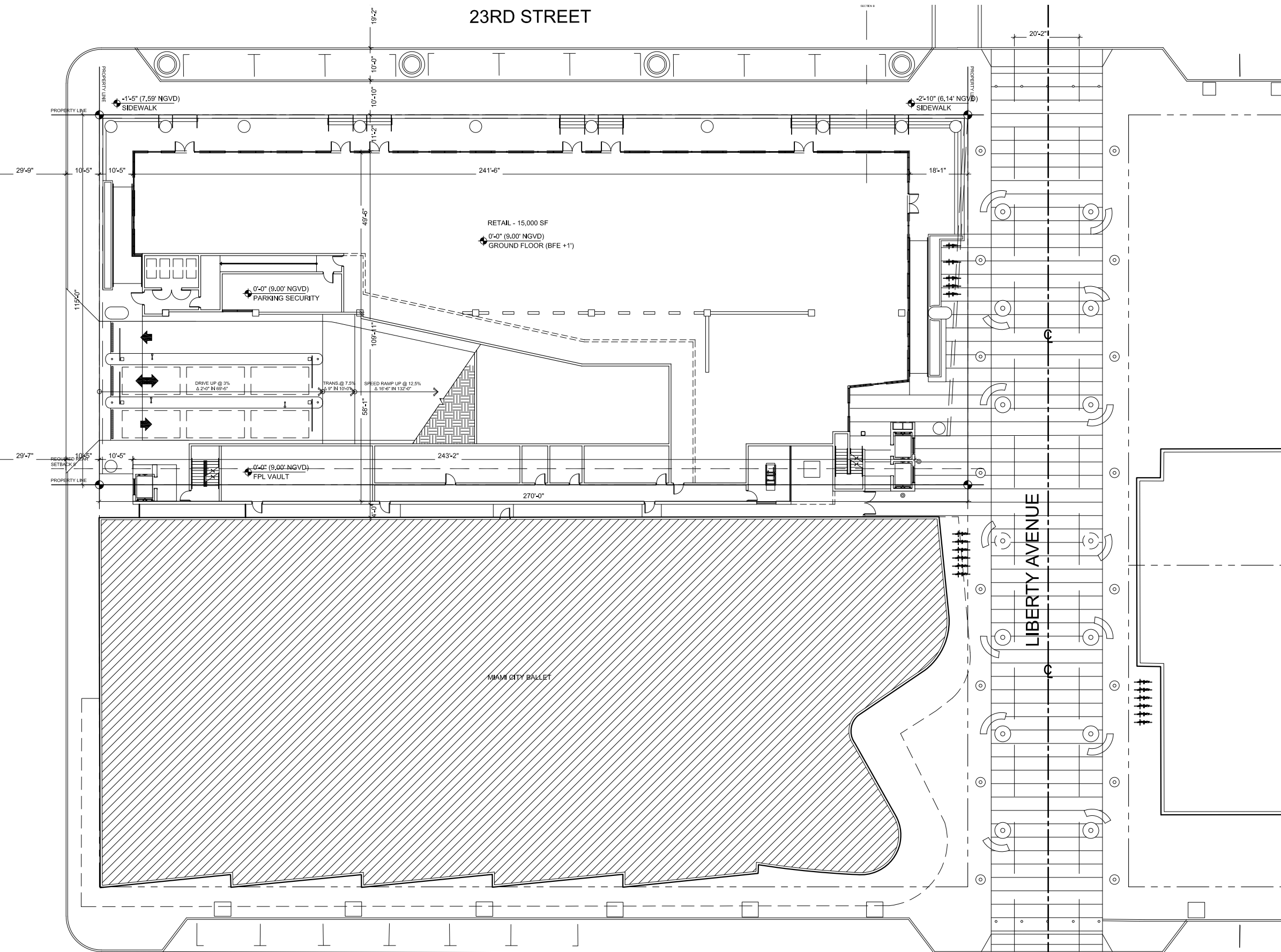


# D-2.01 DEMO ELEVATIONS



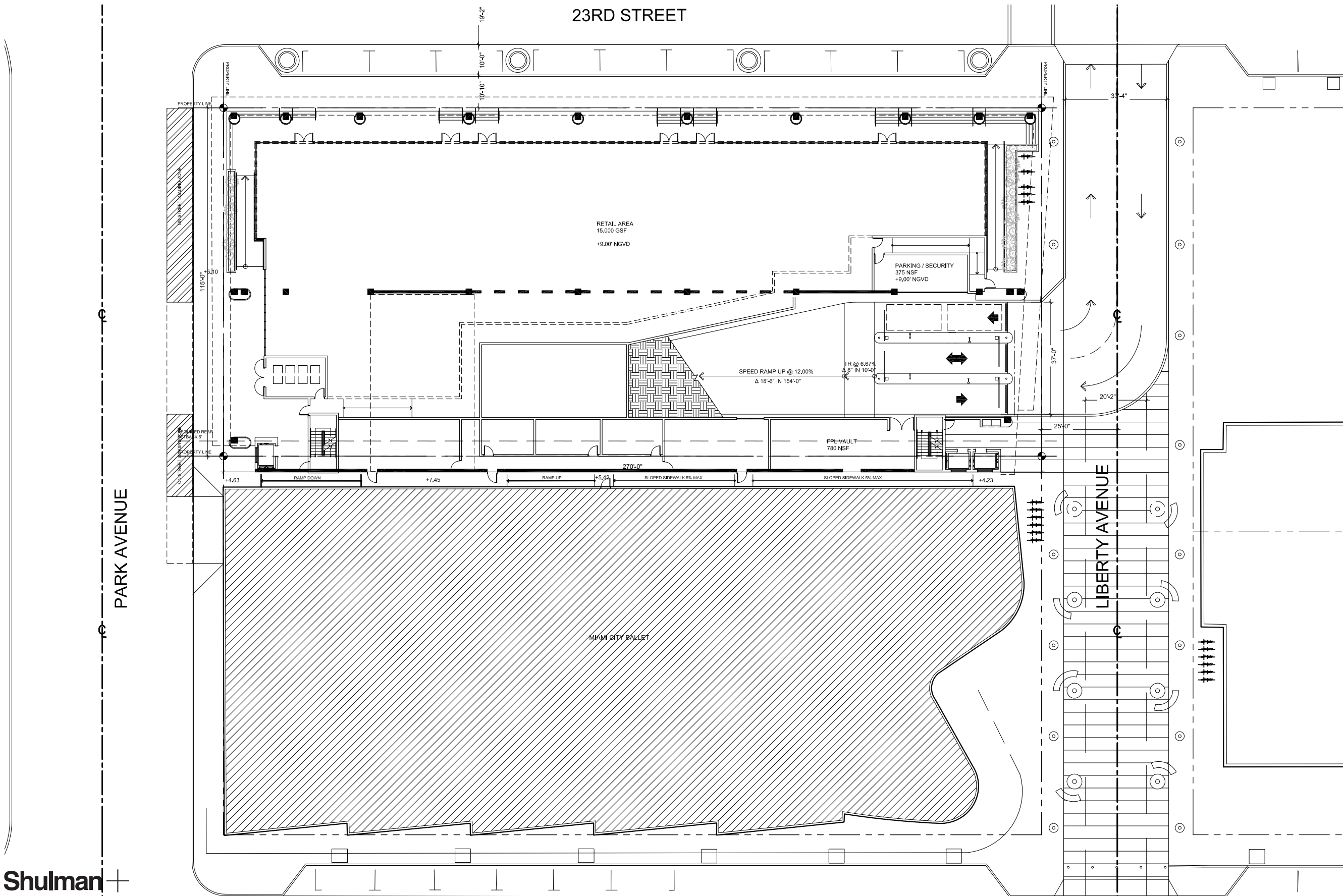
 REMOVE ALL BUILDING COMPONENTS IN ENTIRETY





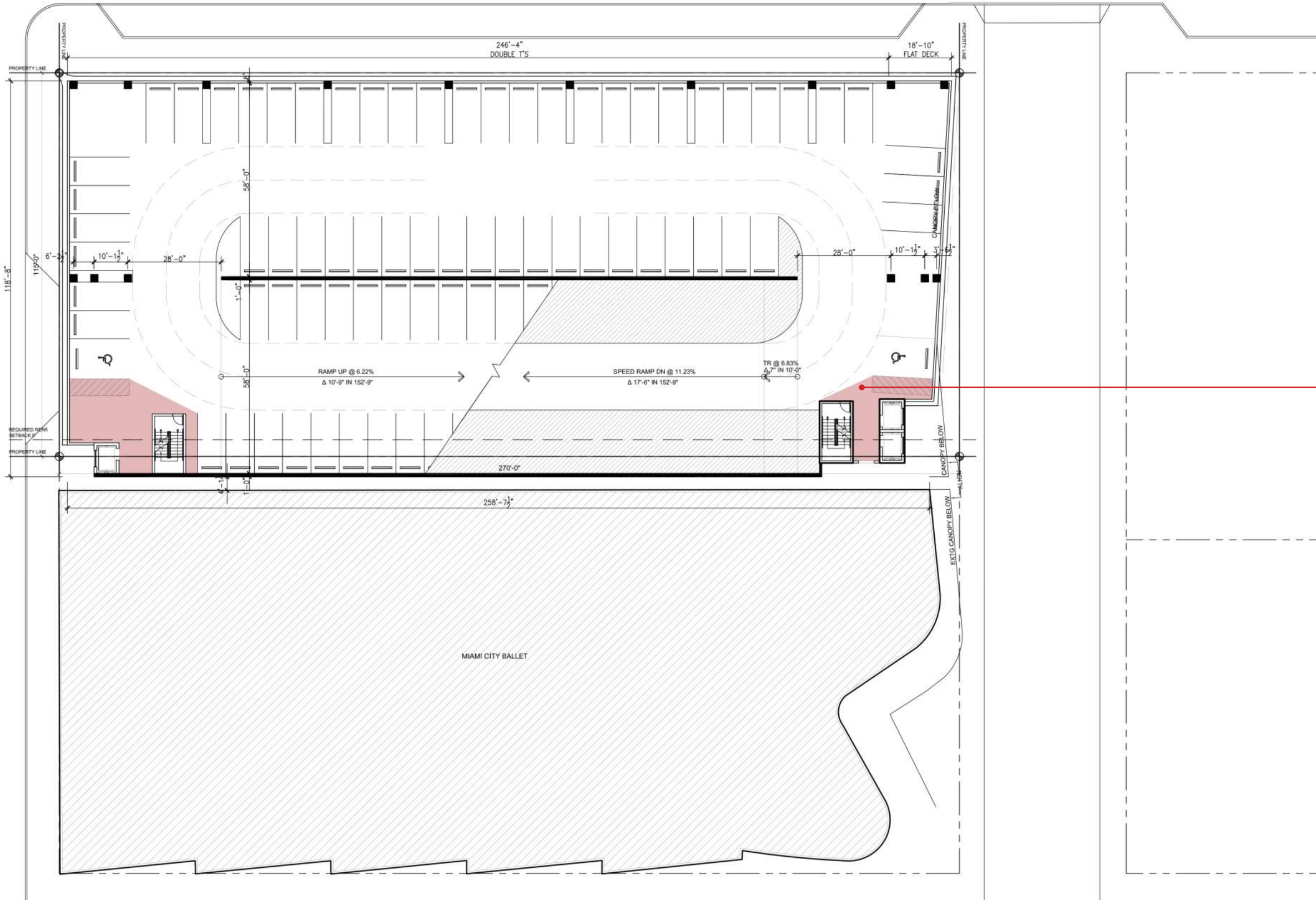


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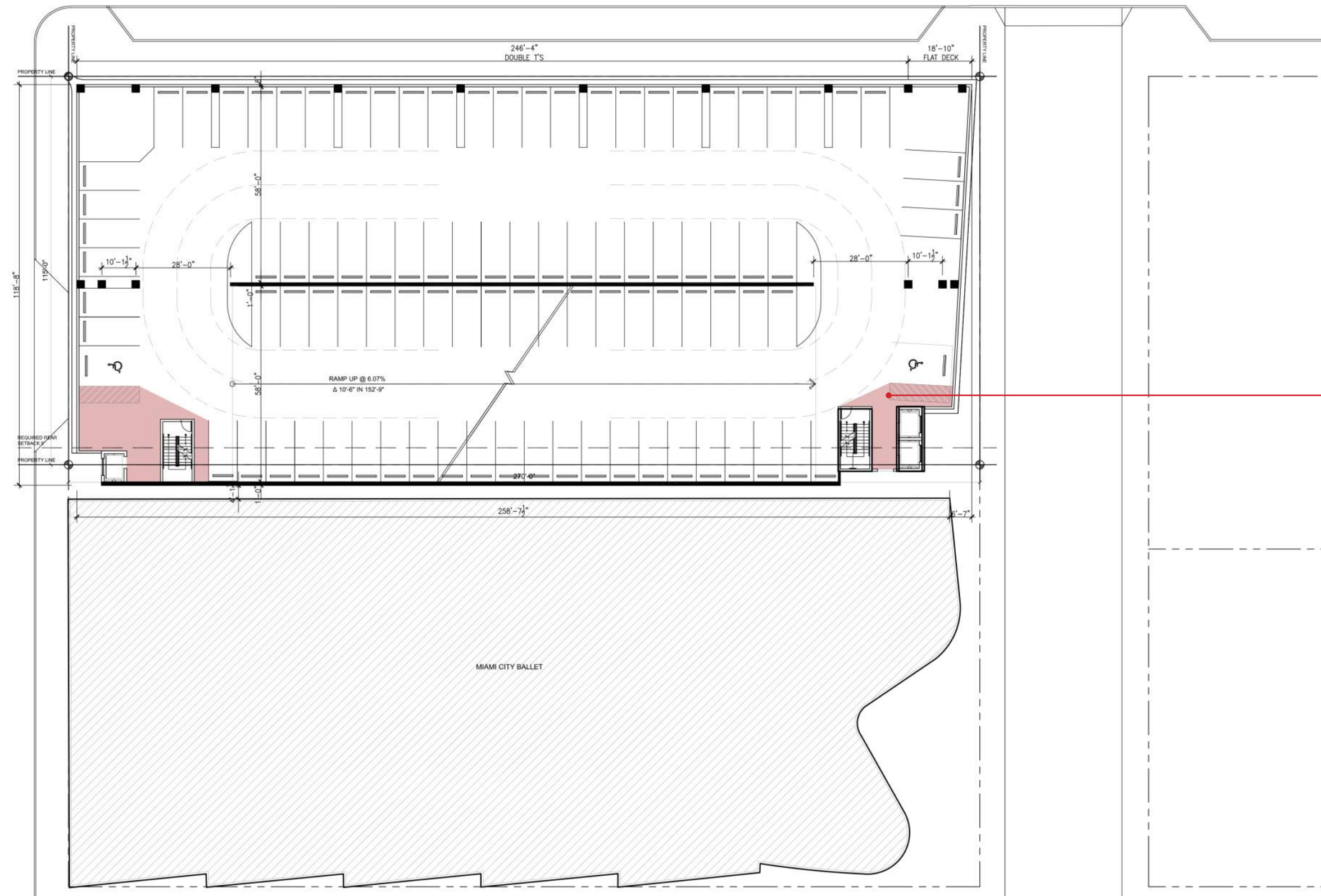
# A-1.03 PROPOSED SECOND FLOOR PLAN



PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.



# A-1.04 PROPOSED THIRD FLOOR PLAN



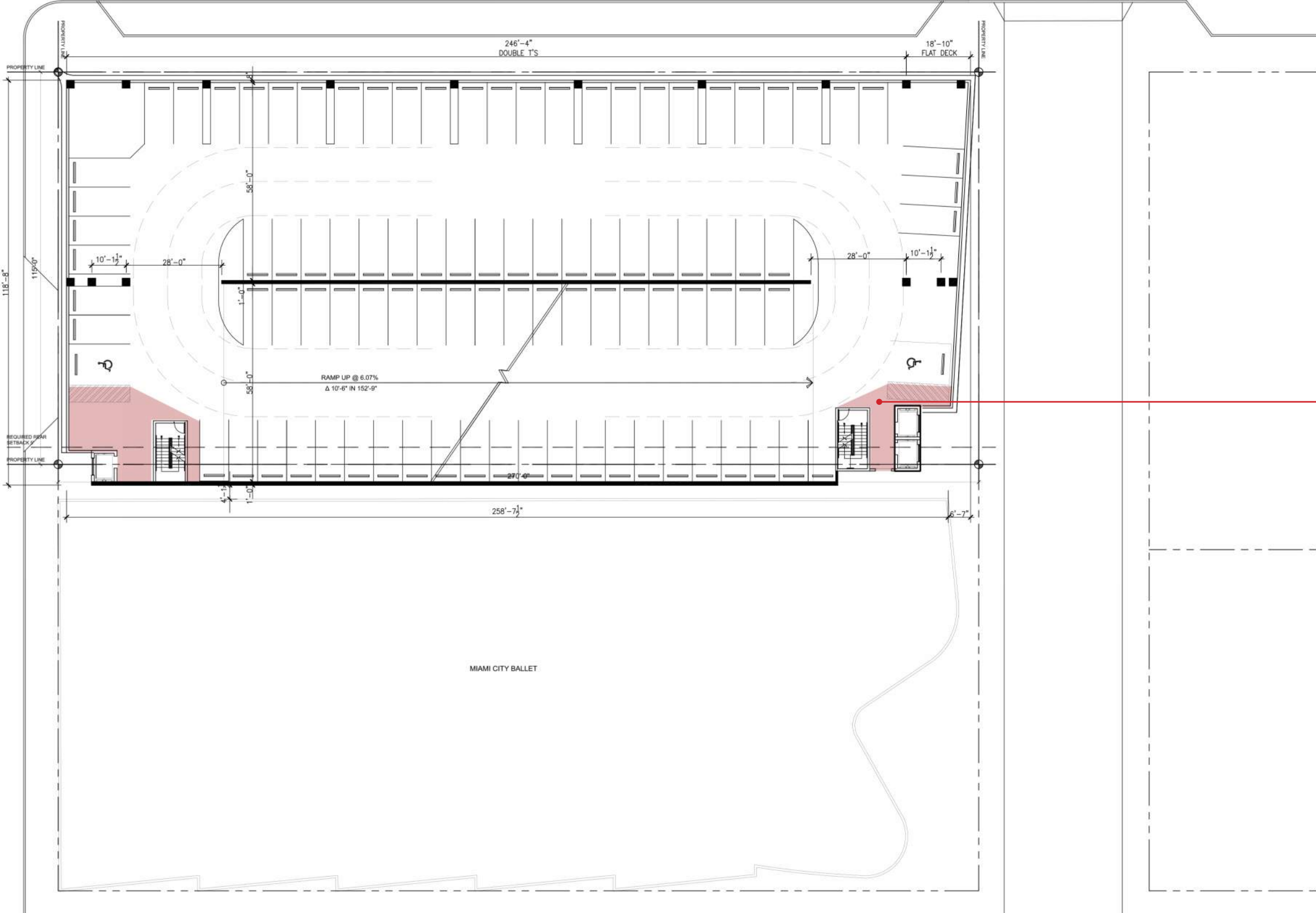
PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.



Scale = 1/32" = 1'-0"



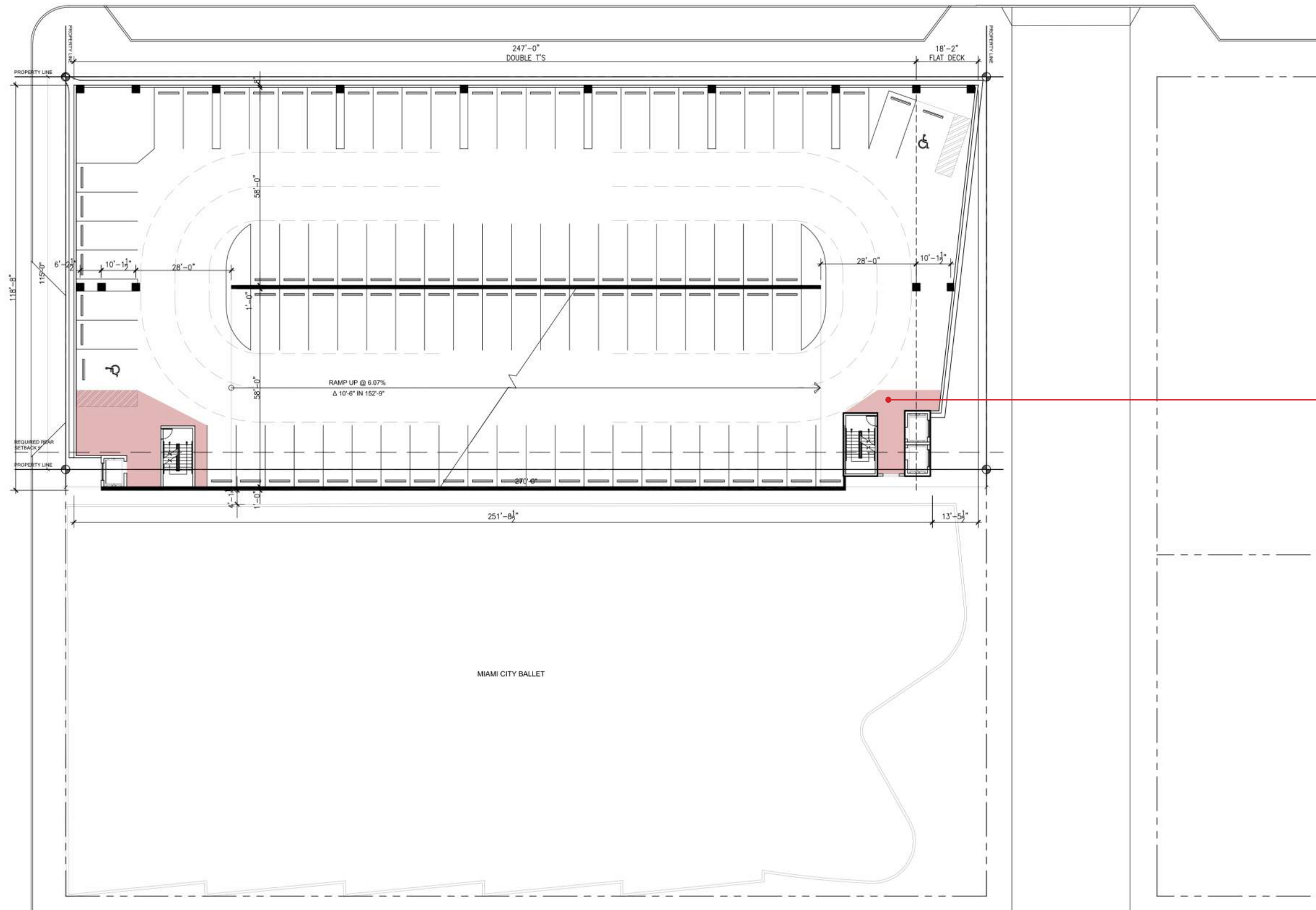
# A-1.05 PROPOSED FOURTH FLOOR PLAN



PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.



# A-1.06 PROPOSED FIFTH FLOOR PLAN

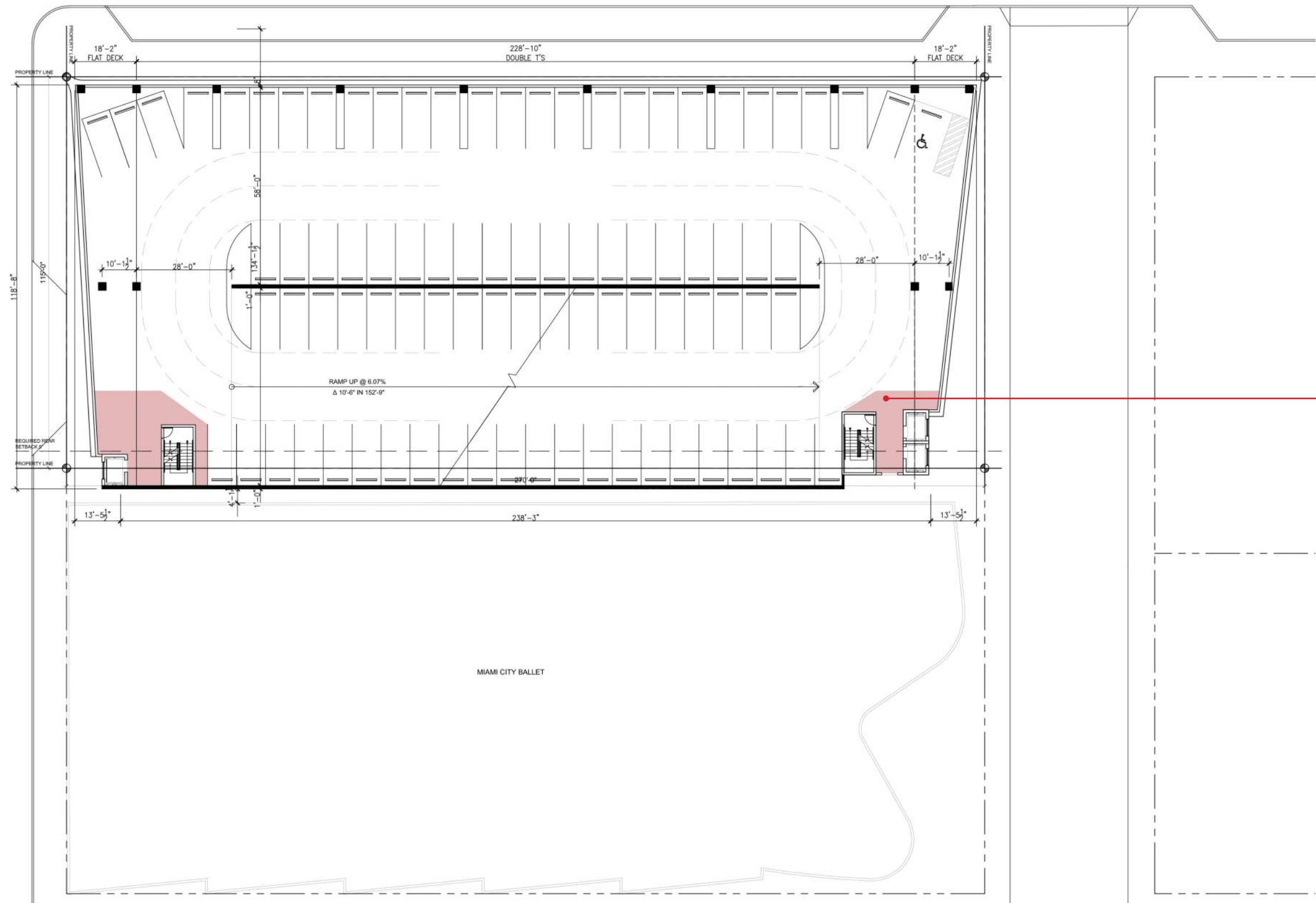


PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.



Scale = 1/32" = 1'-0"

# A-1.07 PROPOSED SIXTH FLOOR PLAN



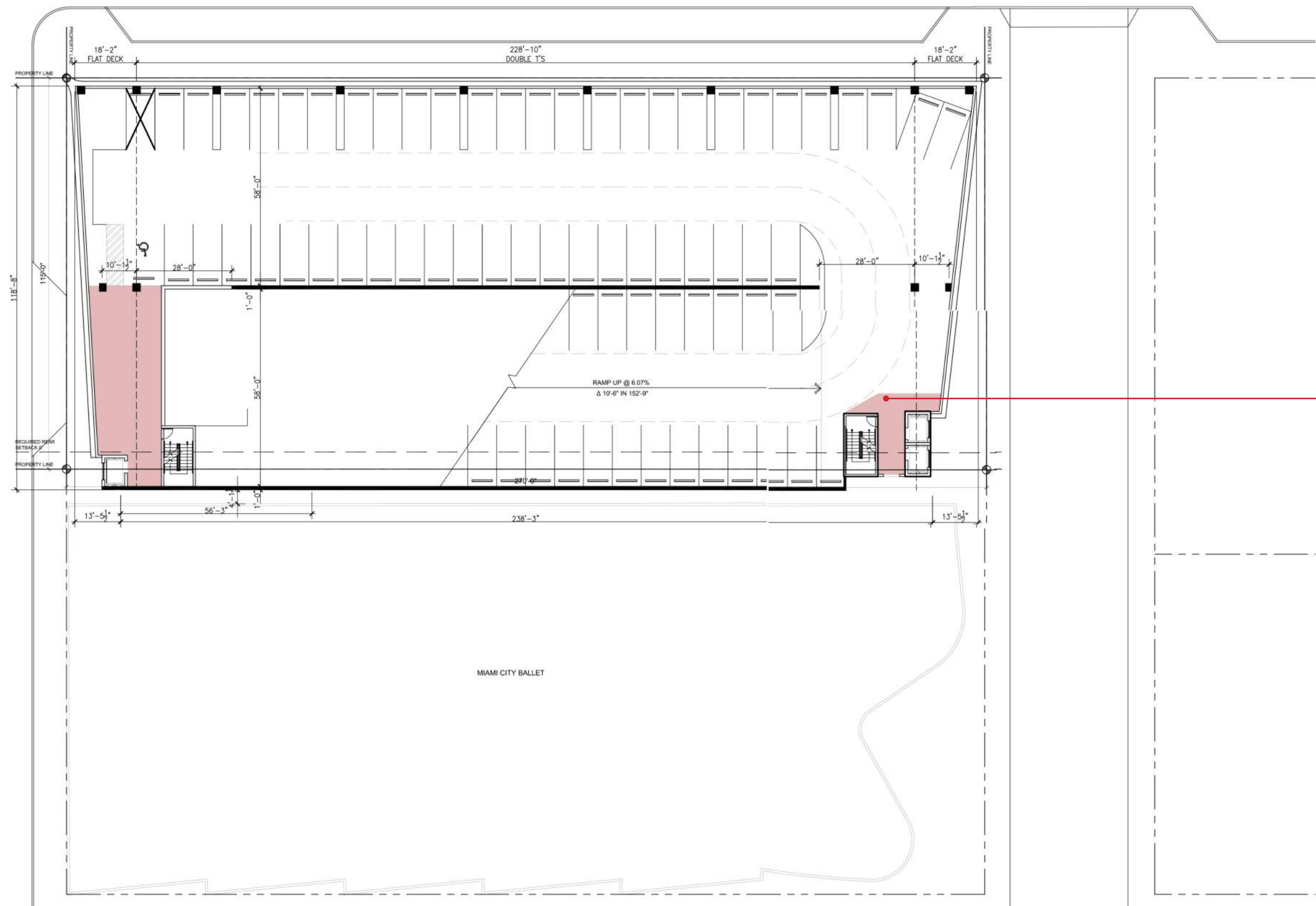
PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.



Scale = 1/32" = 1'-0"



# A-1.08 PROPOSED ROOF PLAN



PINK PAINTED PAVED  
AREA TO MATCH MIAMI  
BEACH SIDEWALK  
STANDARD.

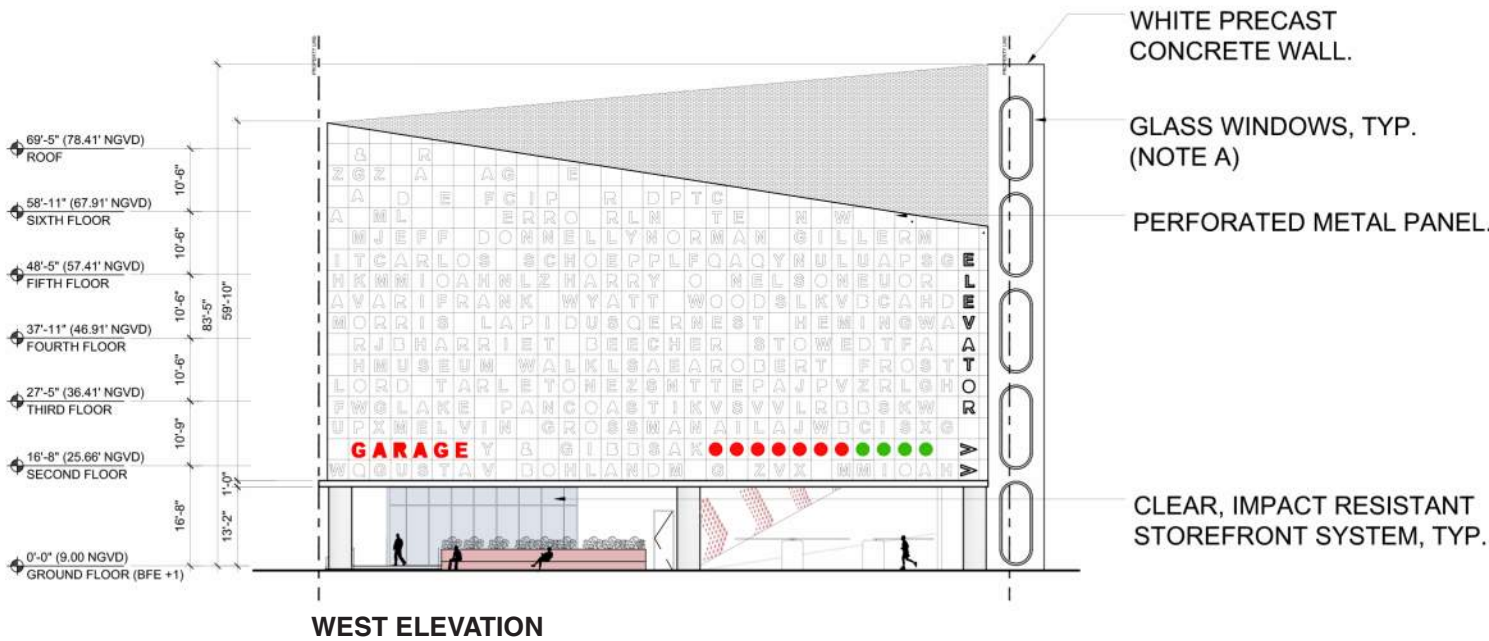
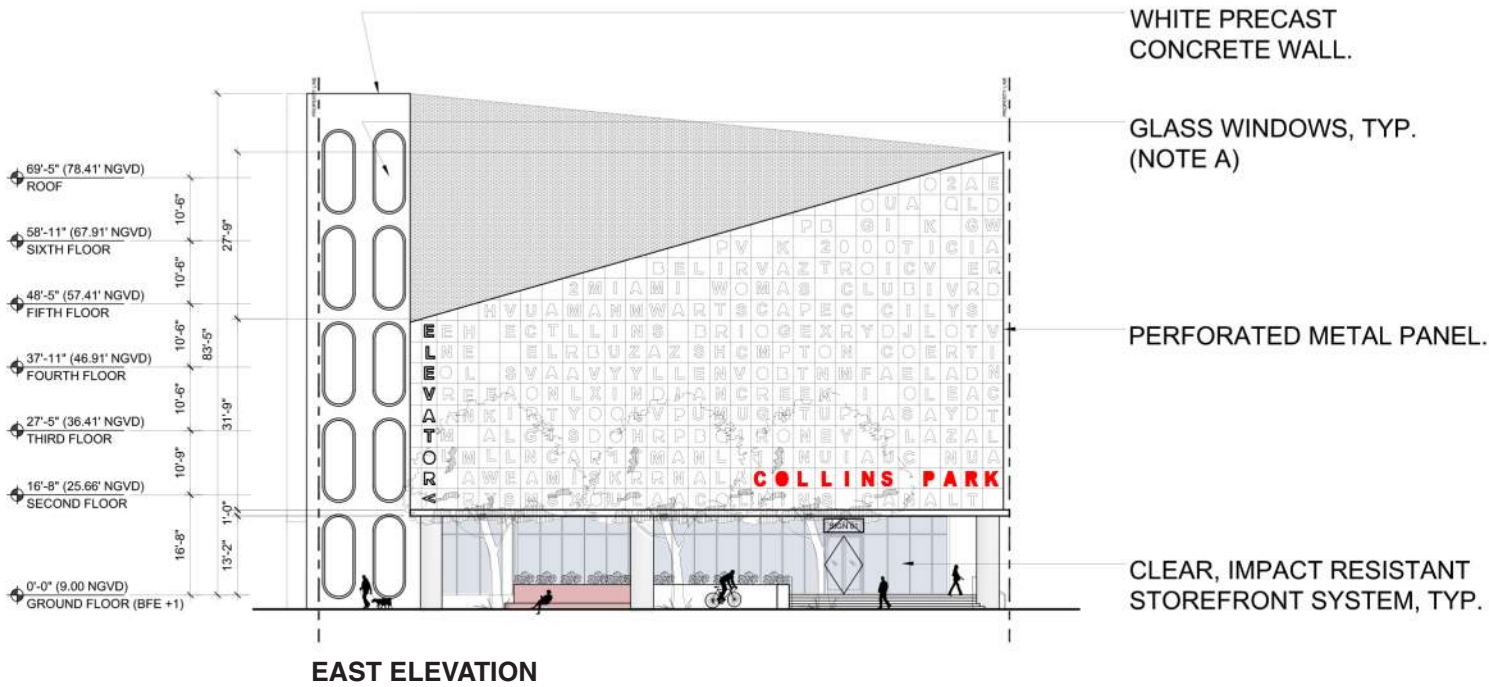
## A-2.01 PROPOSED NORTH AND SOUTH ELEVATION



SCALE 1/32"=1'-0"



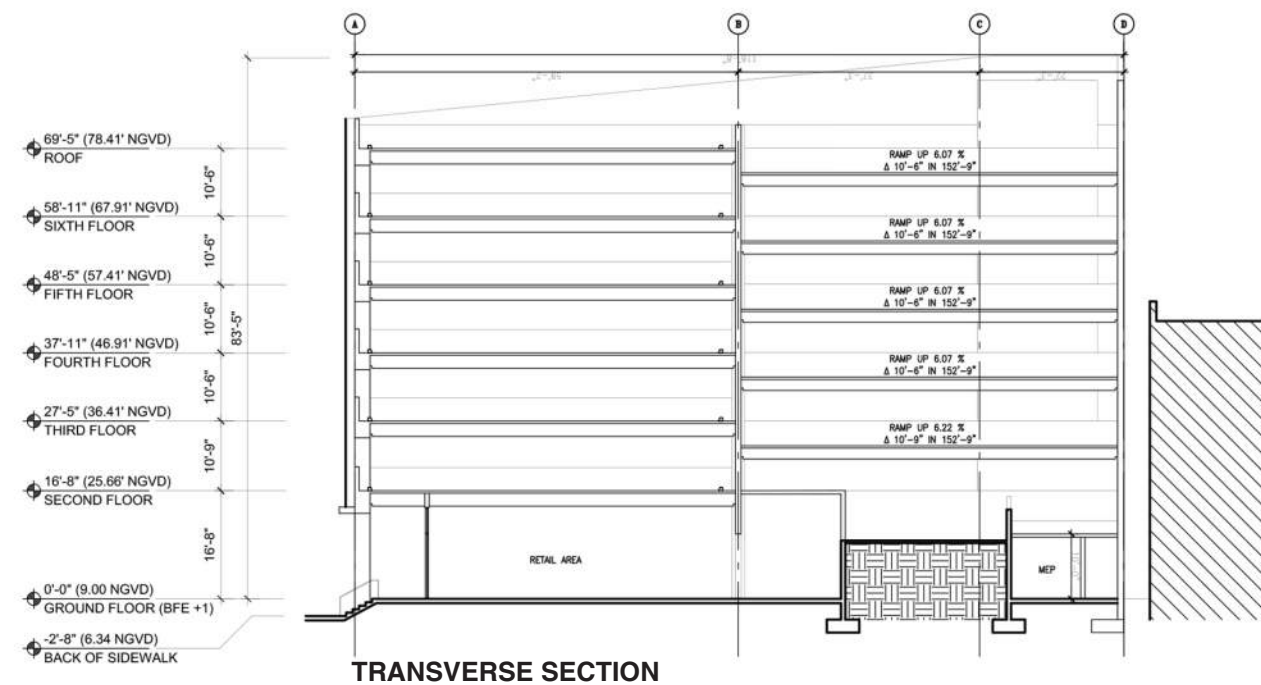
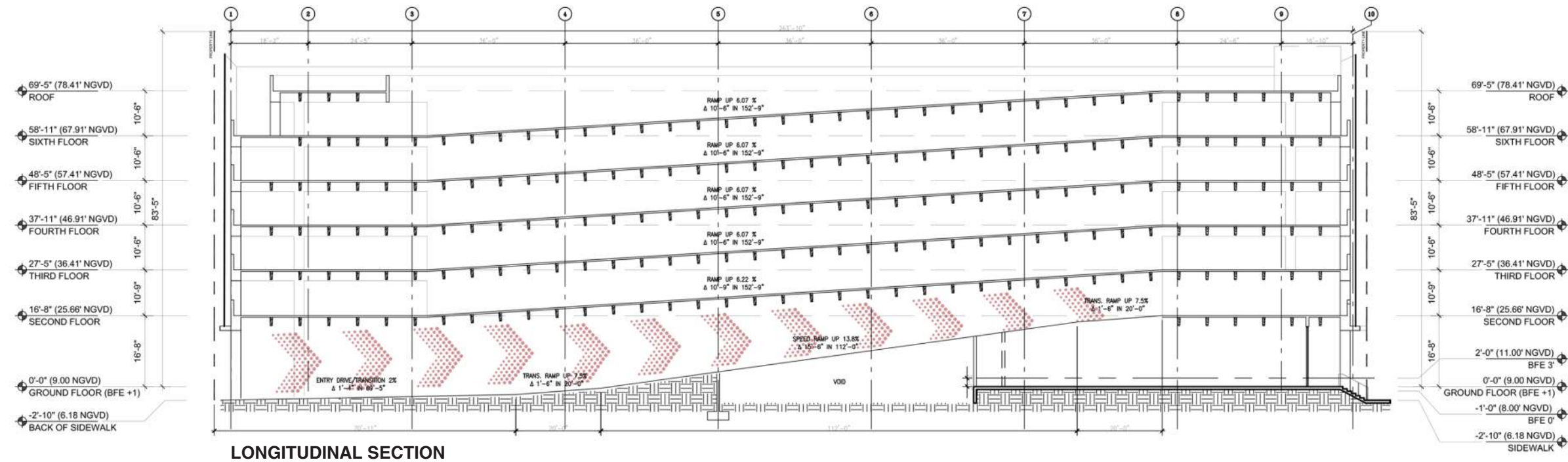
# A-2.02 WEST AND EAST ELEVATIONS



NOTE A:  
FINAL SIZE, SCALE, STRUCTURE,  
QUANTITY, ETC TO BE  
DETERMINED.

SCALE 1/32"=1'-0"

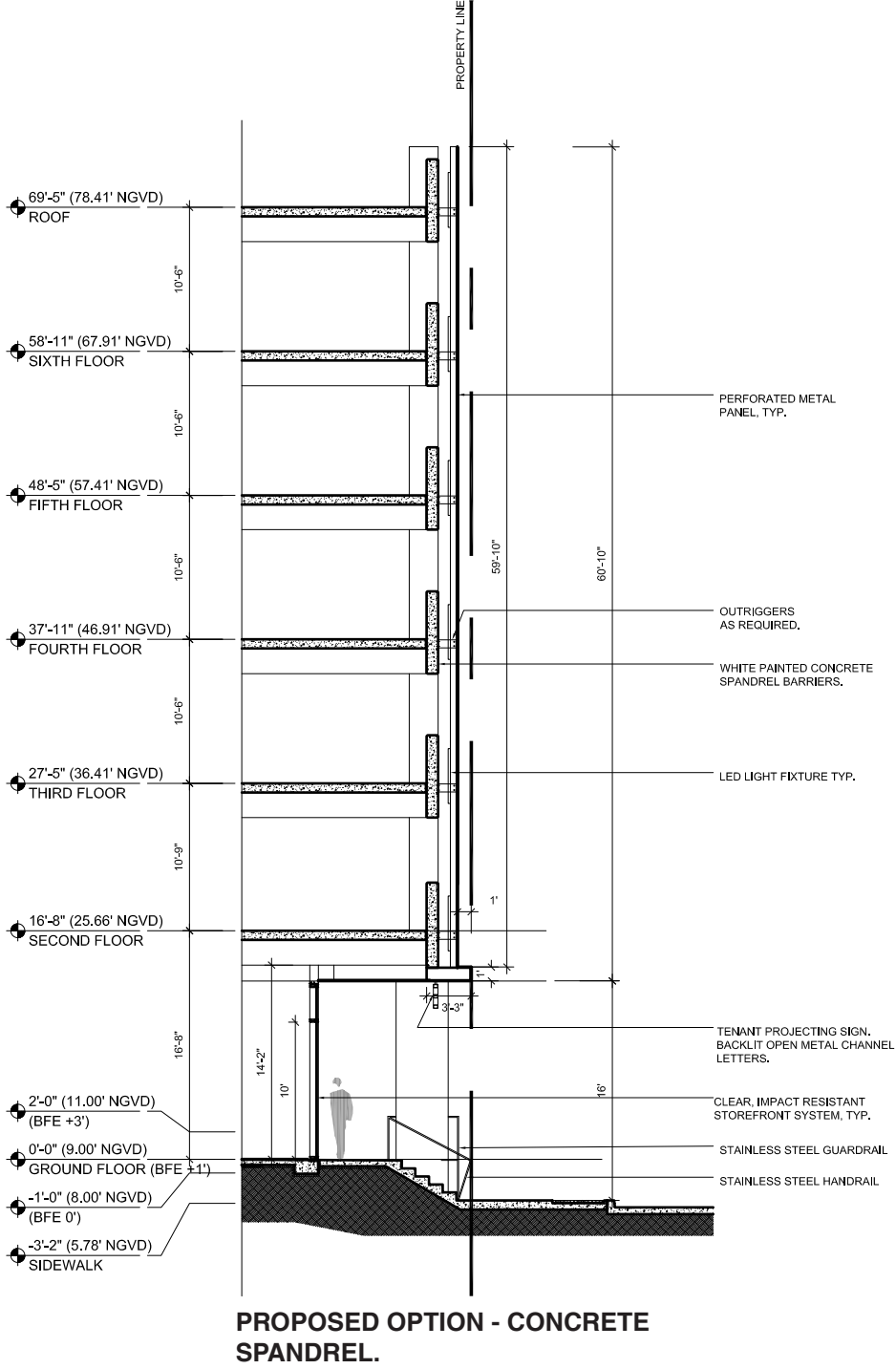
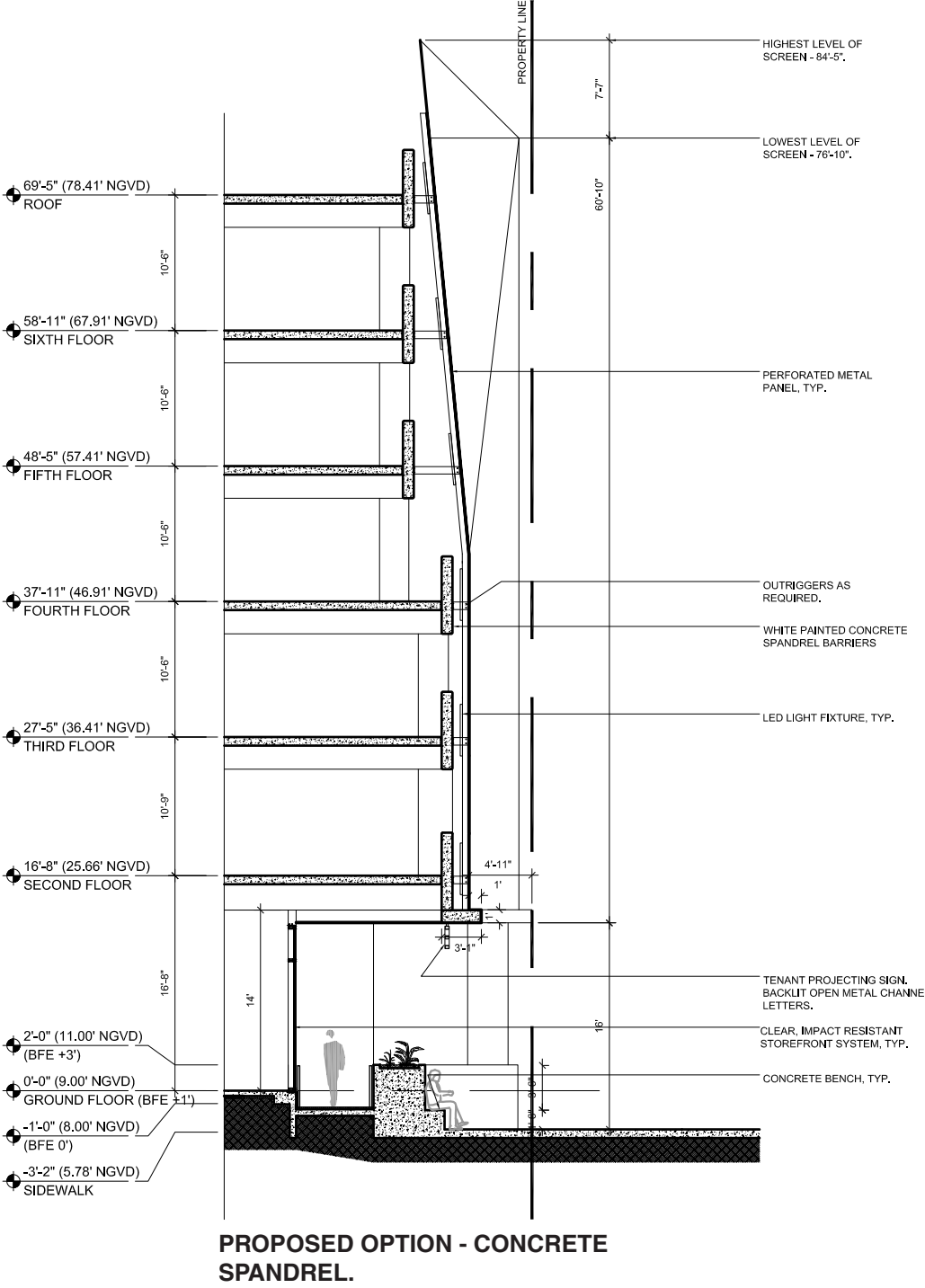
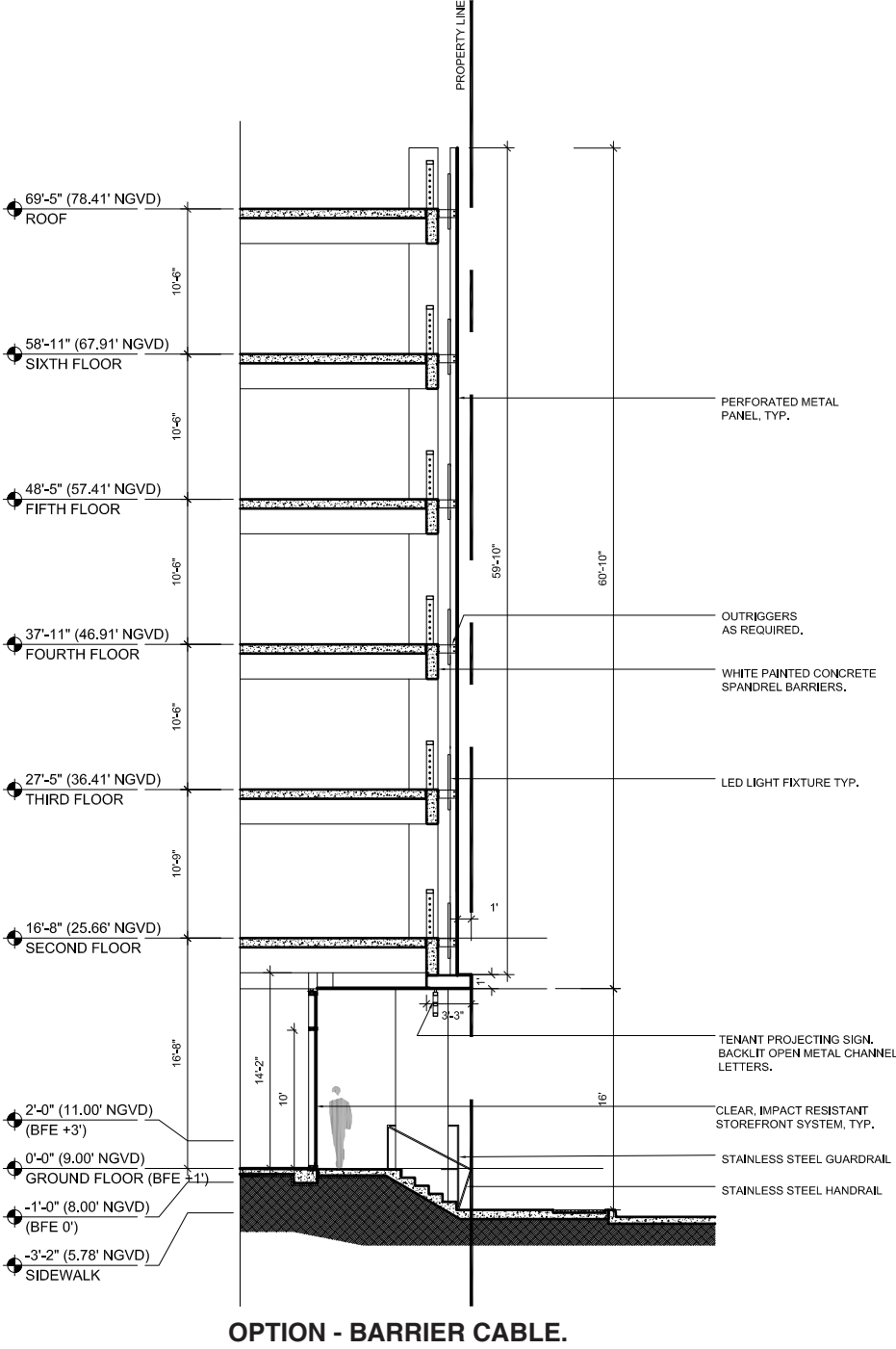
# A-3.01 SECTIONS



SCALE 1/32"=1'-0"



# A-3.02 SECTION DETAILS



SCALE: N.T.S

# A-4.01 VIEW FROM PARK AVENUE





# A-4.02 VIEW FROM LIBERTY PLAZA





# A-4.03 VIEW FROM LIBERTY PLAZA LOOKING NORTH





# A-4.04 VIEW FROM LIBERTY AND 23RD





# A-4.05 VIEW FROM PARK AVENUE AND 23RD

