

126 8TH STREET

HISTORIC PRESERVATION BOARD SUBMISSION FOR SIGN VARIANCE

SCOPE OF WORK

SCOPE OF WORK FOR THIS PROJECT INCLUDES THE ALTERATION OF (3) FLOOR LEVELS IN AN EXISTING (4) STORY RETAIL / COMMERCIAL BUILDING FOR A NEW DRY-GOODS RETAIL TENANT SPACE & EXTERIOR SIGNAGE AS FOLLOWS:

- 24 SQ. FT. TENANT ID. SIGN LOCATED ON WEST ELEVATION AT SECOND FLOOR.
- (2) 6 SQ. FT. SIGNS ON NORTH ELEVATION.
- 24 SQ. FT. SIGN ON NORTH ELEVATION AT SECOND FLOOR.
- 50 SQ. FT. ID. SIGN ON SOUTH ELEVATION.



SHEET INDEX

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PROPOSED H&M EAST ELEVATION
 (@ ALLEY / OCEAN COURT)

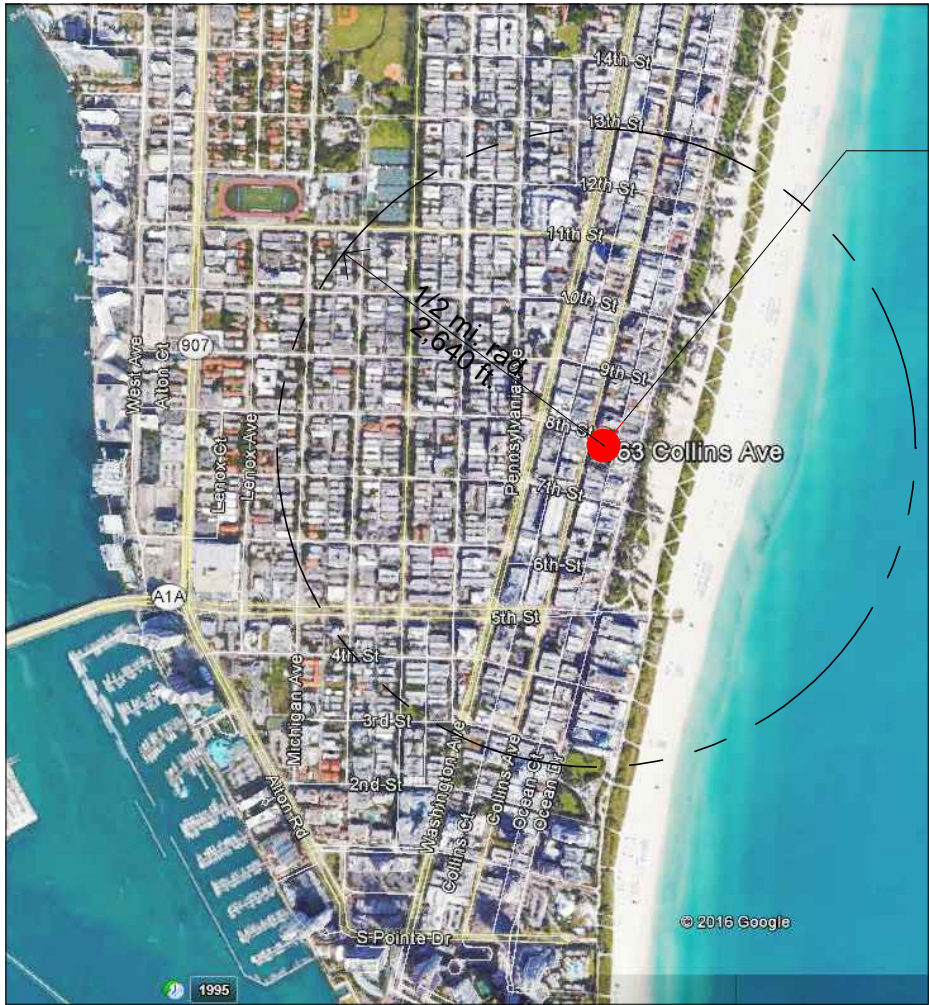


PROPOSED H&M NORTH ELEVATION SIGNAGE
 (@ CORNER @ 8TH STREET)



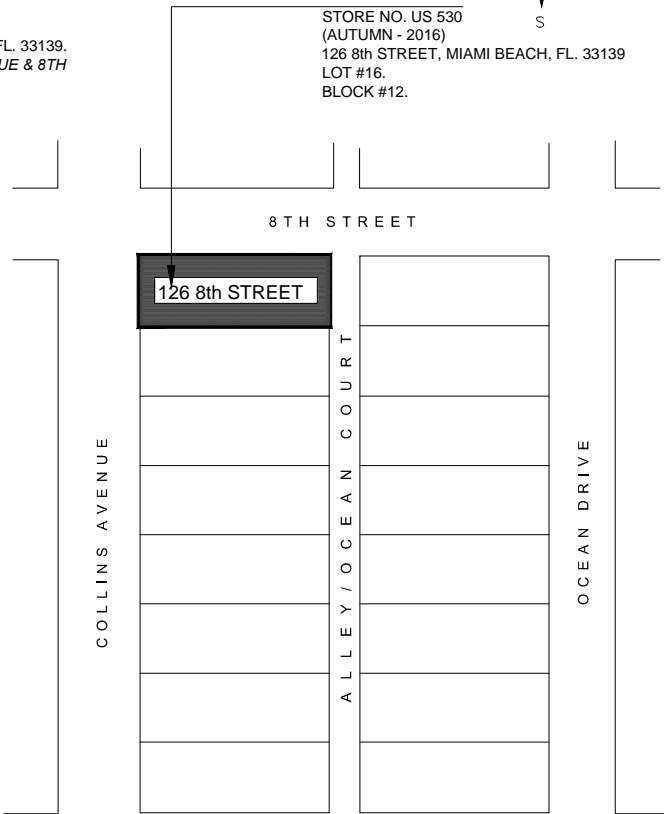
PROPOSED H&M SOUTH ELEVATION SIGNAGE
 (@ COLLINS AVENUE)

PROPOSED H&M SIGNAGE ELEVATIONS (NIGHT RENDERINGS)



LOCATION MAP

SCALE: N.T.S.



SITE PLAN

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

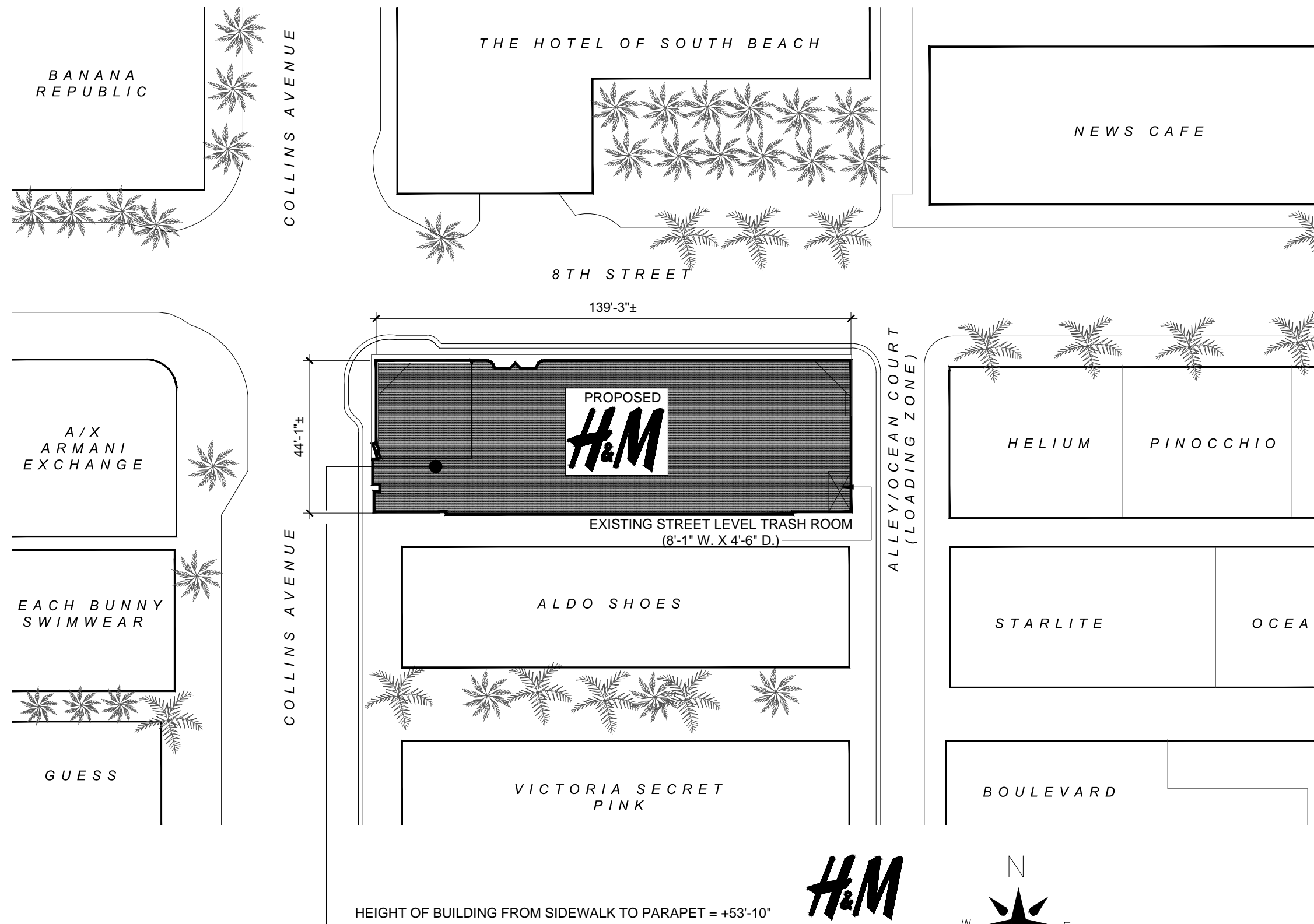
126 8TH STREET ZONING DATA		
DESCRIPTION		
<ul style="list-style-type: none">LOT #16, BLOCK #12OCEAN BEACH ADDITION #1 - RECORDED IN PLAT BOOK (3) AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.		
ZONING SUMMARY		
<ul style="list-style-type: none">PROJECT ADDRESS: 126 8th STREET, MIAMI BEACH, FLORIDA. 33139ZONING DESIGNATION: MXE-MIXED USE ENTERTAINMENTFLOOD ZONE: "AE" (ELEV. 8FT = BFE NGVD29).HISTORIC DISTRICT: OCEAN DRIVE / COLLINS AVENUE HISTORIC DISTRICTPRESENT / PROPOSED OCCUPANCY: MIXED USE.AREA OF RENOVATION INCLUDED IN EXISTING AREA: STOREFRONT AND INTERIOR REMODELING; FIRST, SECOND AND THIRD FLOORS.		
SETBACK REQUIREMENTS / GENERAL INFO.		
	REQUIRED / ALLOWABLE	PROPOSED
FRONT SETBACK	10 FEET	NO CHANGE
REAR SETBACK	0 FEET	NO CHANGE
SIDE SETBACK, INTERIOR	5 FEET	NO CHANGE
SIDE SETBACK, STREET	5 FEET	NO CHANGE
MAXIMUM BUILDING HEIGHT (ABOVE ESTABLISHED GRADE)	50 FEET	NO CHANGE
LOT AREA	7,000 SQ. FT.	NO CHANGE
F.A.R.	2.0 (14,000 SQ. FT.)	NO CHANGE
FLOOD ZONE	AE - 8'0" BASE FLOOD ELEVATION	

ZONING DATA

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

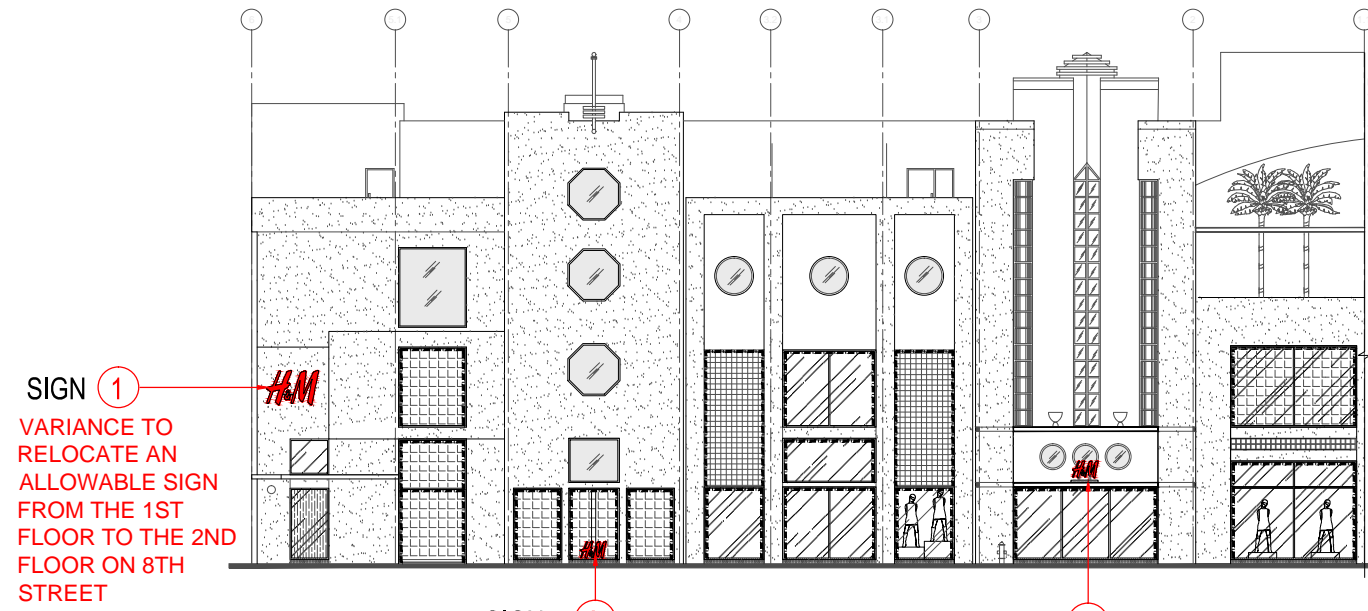
LOCATION PLAN, SITE PLAN & ZONING DATA

SCALE : AS NOTED



ENLARGED SITE PLAN

SCALE : N.T.S.



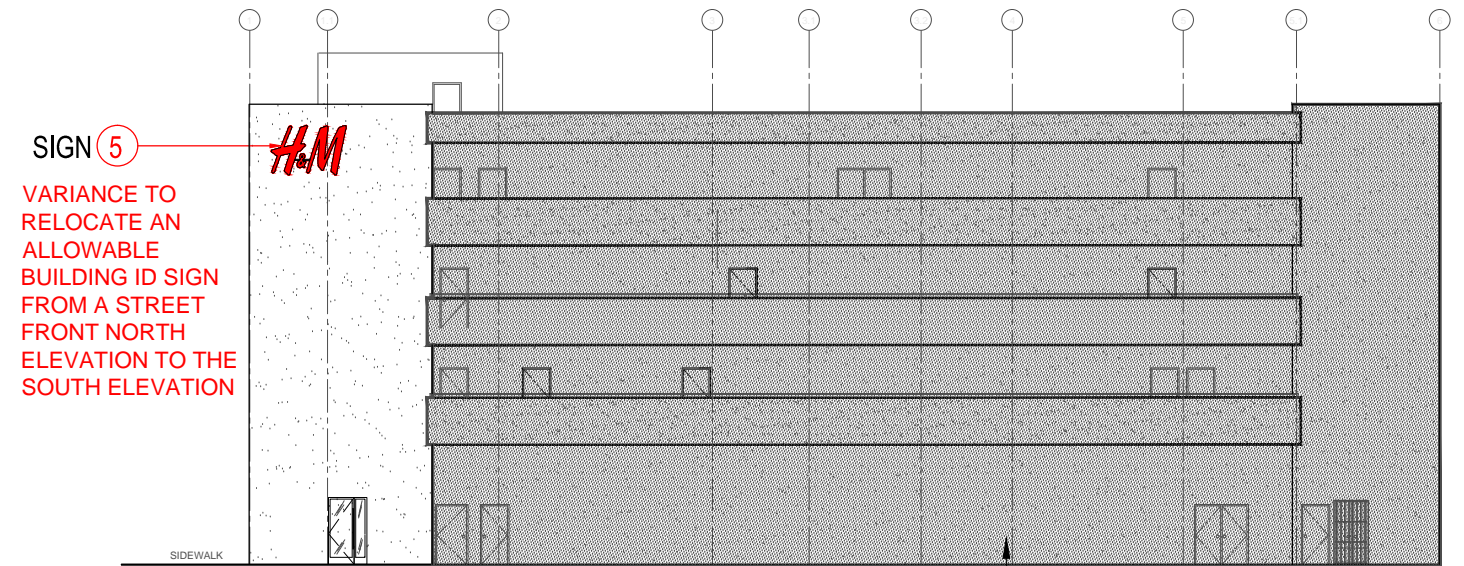
SIGN ①
VARIANCE TO RELOCATE AN ALLOWABLE SIGN FROM THE 1ST FLOOR TO THE 2ND FLOOR ON 8TH STREET

SIGN ②
VARIANCE TO EXCEED THE AGGREGATE 30 S.F. AREA FOR SIGNAGE ALONG 8TH STREET - COMBINED SQ. FT'G.

SIGN ④
VARIANCE TO EXCEED THE AGGREGATE 30 S.F. AREA FOR SIGNAGE ALONG 8TH STREET - COMBINED SQ. FT'G.

PROPOSED H&M NORTH ELEVATION SIGNAGE

(8 T H S T R E E T)

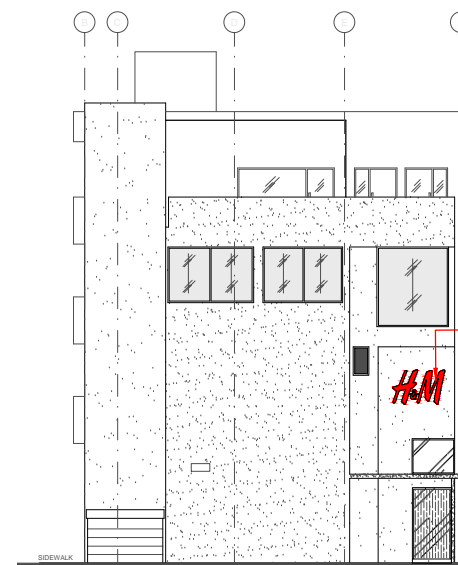


SIGN ⑤
VARIANCE TO RELOCATE AN ALLOWABLE BUILDING ID SIGN FROM A STREET FRONT NORTH ELEVATION TO THE SOUTH ELEVATION

SHADED AREA OF BUILDING NOT VISIBLE FROM STREET (COLLINS AVENUE)

PROPOSED H&M SOUTH ELEVATION SIGNAGE

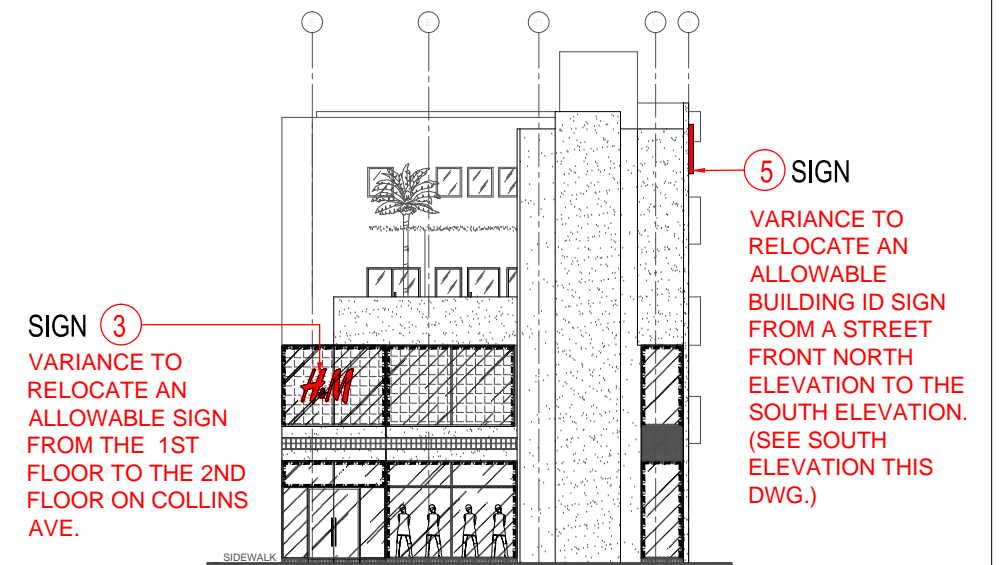
SIGN VARIANCE REQUEST	
VARIANCE#	DESCRIPTION
1	VARIANCE TO RELOCATE AN ALLOWABLE SIGN FROM THE 1ST FLOOR TO THE SECOND FLOOR ON 8TH STREET. (SIGN #1)
2	VARIANCE TO EXCEED THE AGGREGATE 30 S.F. AREA FOR SIGNAGE ALONG 8TH STREET - COMBINED SIGNAGE SQ. FT. (SIGNS #2 & #4)
3	VARIANCE TO RELOCATE AN ALLOWABLE SIGN FROM THE 1ST FLOOR TO THE SECOND FLOOR ON COLLINS AVENUE (SIGN #3)
4	TO RELOCATE AN ALLOWABLE BUILDING ID SIGN FROM A STREET FRONT (NORTH ELEVATION) TO THE SOUTH ELEVATION. (SIGN #5)



① SIGN
VARIANCE TO RELOCATE AN ALLOWABLE SIGN FROM THE 1ST FLOOR TO THE 2ND FLOOR ON 8TH STREET.

PROPOSED H&M EAST ELEVATION

(A L L E Y / O C E A N C O U R T)



SIGN ③
VARIANCE TO RELOCATE AN ALLOWABLE SIGN FROM THE 1ST FLOOR TO THE 2ND FLOOR ON COLLINS AVE.

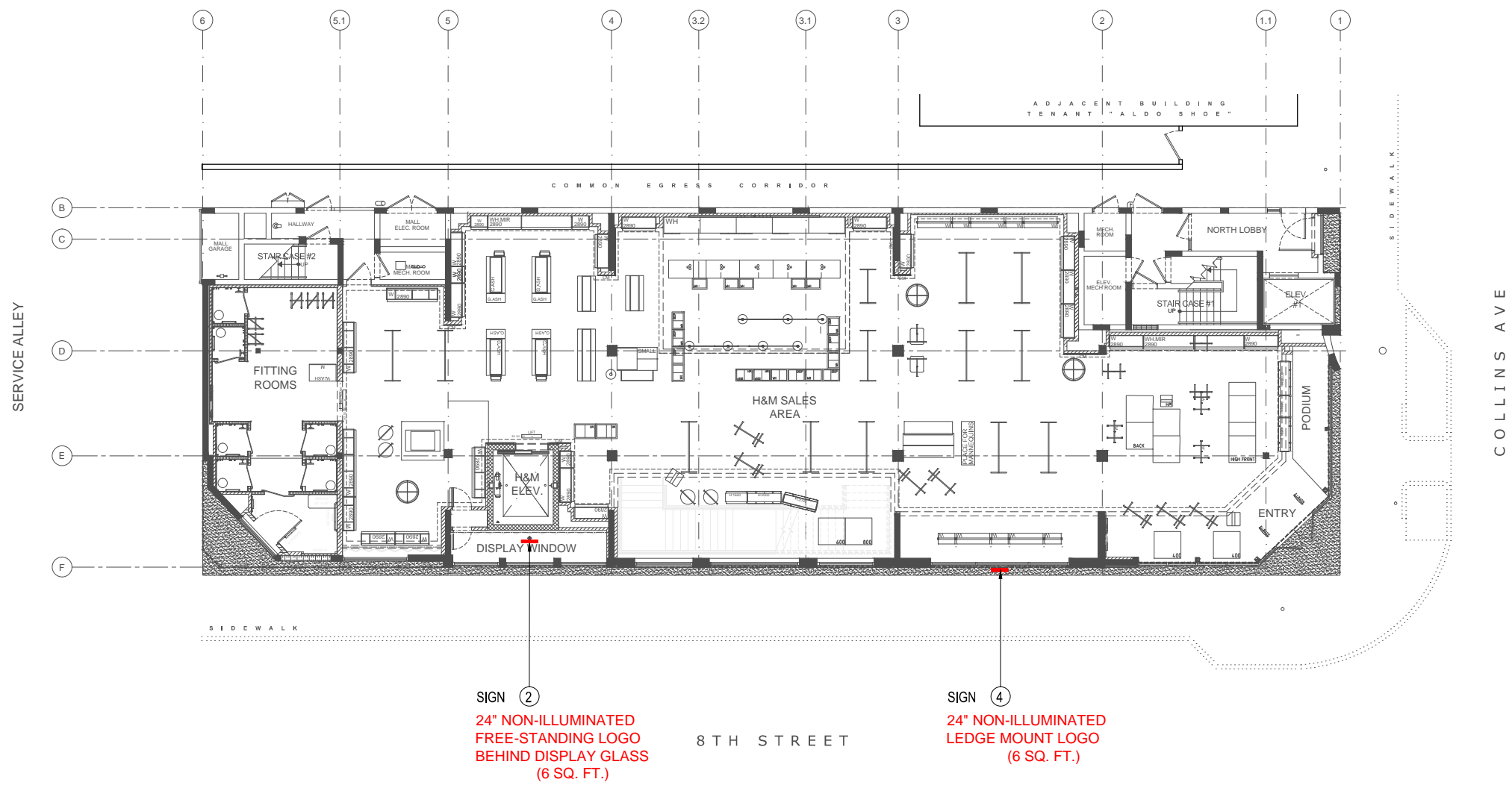
⑤ SIGN
VARIANCE TO RELOCATE AN ALLOWABLE BUILDING ID SIGN FROM A STREET FRONT NORTH ELEVATION TO THE SOUTH ELEVATION. (SEE SOUTH ELEVATION THIS DWG.)

PROPOSED H&M WEST ELEVATION

(C O L L I N S A V E N U E)

PROPOSED SIGN VARIANCES

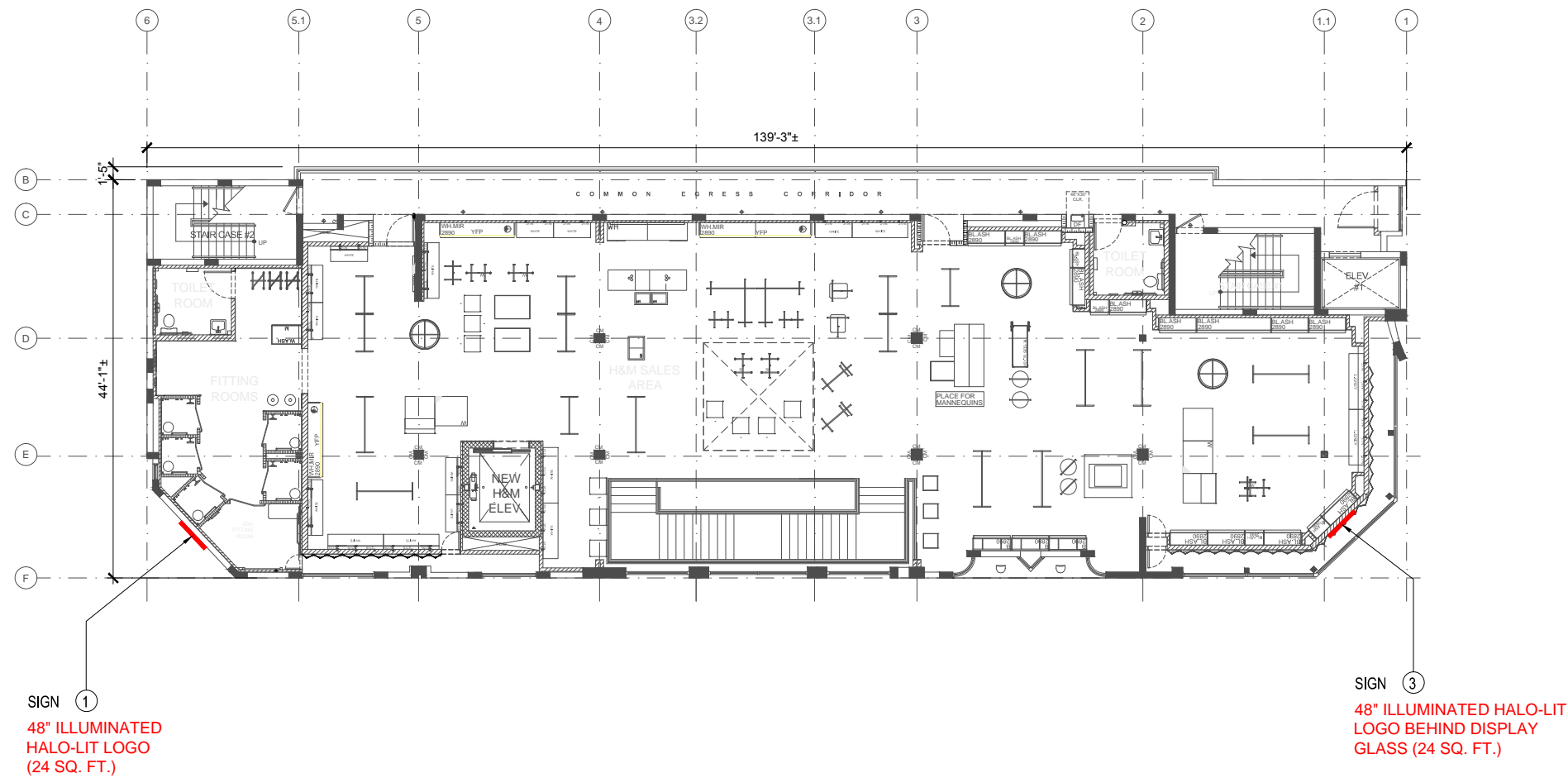
SCALE : 1/8" = 1'-0"



PROPOSED H&M FIRST FLOOR SIGNAGE PLAN

SCALE : 1/8" = 1'-0"

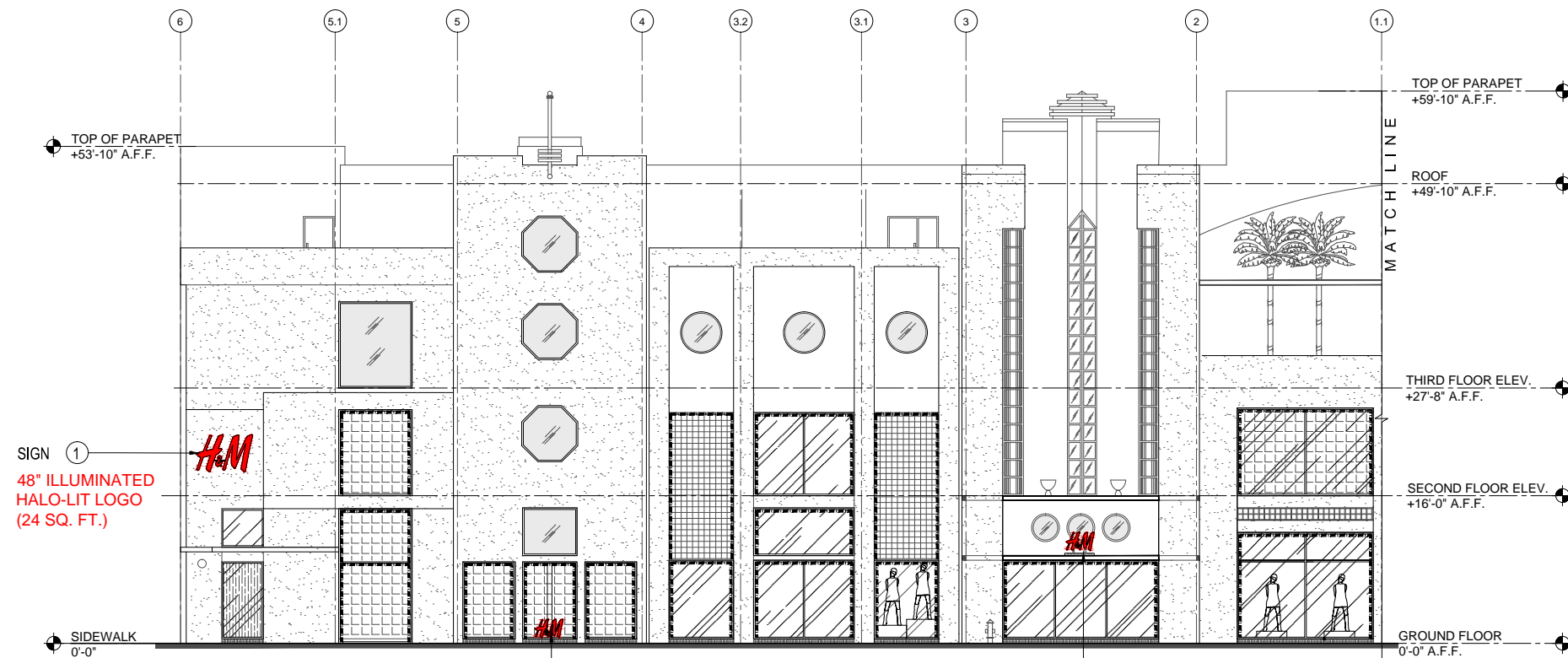




PROPOSED H&M SECOND FLOOR SIGNAGE PLAN

SCALE : 1/8" = 1'-0"





SIGNAGE NOTE

THE AGGREGATE AREA ALLOWED IS 30 SQ. FT. AND THE PROPOSED AGGREGATE AREA IS 36 SQ. FT.

SIGN ②
24" NON-ILLUMINATED
FREE-STANDING
LOGO
BEHIND DISPLAY GLASS
(6 SQ. FT.)

SIGN ④
24" NON-ILLUMINATED
LEDGE MOUNT LOGO
(6 SQ. FT.)

SIGNAGE NOTE

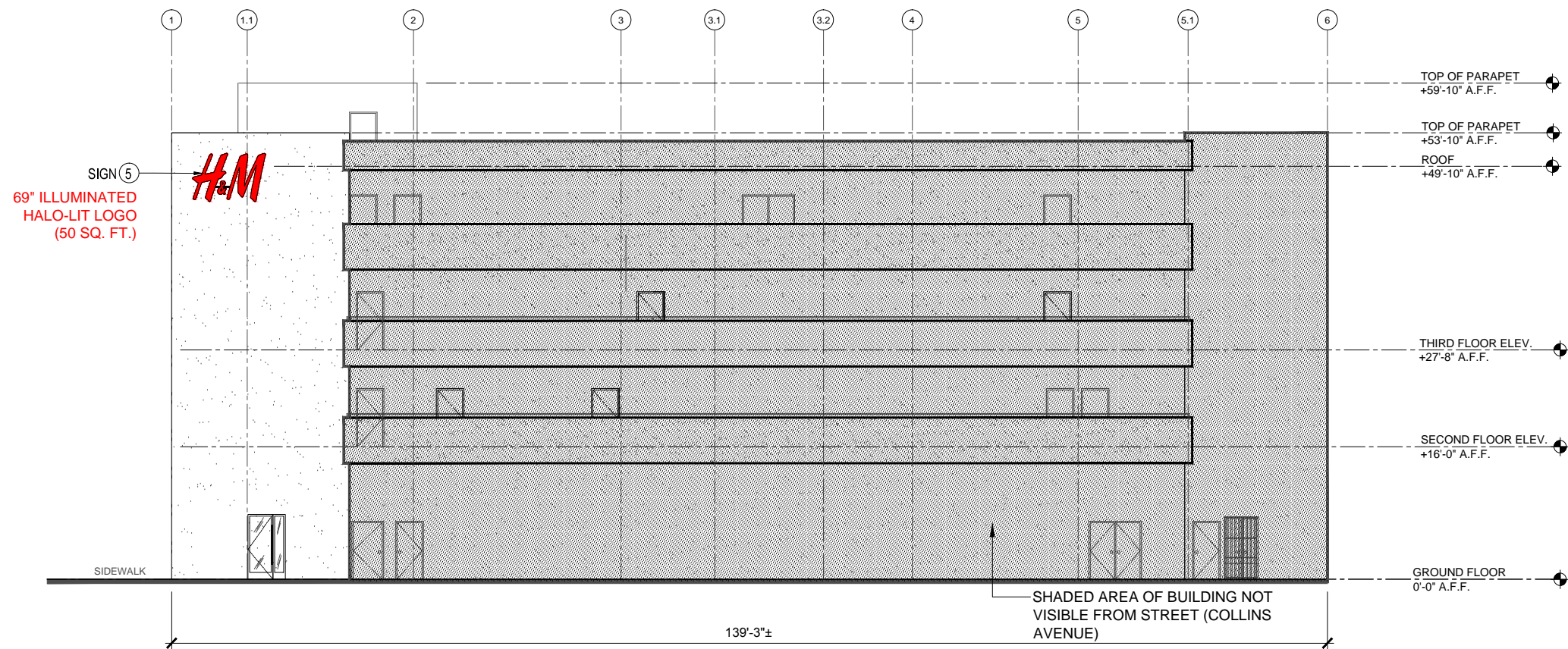
ALL STOREFRONT SIGNS TO BE FILED UNDER SEPARATE PERMIT APPLICATION BY SIGN CONTRACTOR

STOREFRONT NOTE

ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING SYSTEM WITH BRUSHED STAINLESS STEEL BASE.

PROPOSED NORTH ELEVATION H&M SIGNAGE

SCALE : 1/8" = 1'-0"



SIGNAGE NOTE

ALL STOREFRONT SIGNS TO BE FILED
UNDER SEPARATE PERMIT
APPLICATION BY SIGN CONTRACTOR

STOREFRONT NOTE

ALL EXTERIOR WINDOW GLAZING,
FRAMING AND DOORS TO BE
REPLACED UNLESS OTHERWISE
NOTED. INSTALL NEW HURRICANE
PROOF MIRROR POLISHED STAINLESS
STEEL FRAMING / GLAZING SYSTEM
WITH BRUSHED STAINLESS STEEL
BASE.

PROPOSED SOUTH ELEVATION H&M SIGNAGE

SCALE : 1/8" = 1'-0"



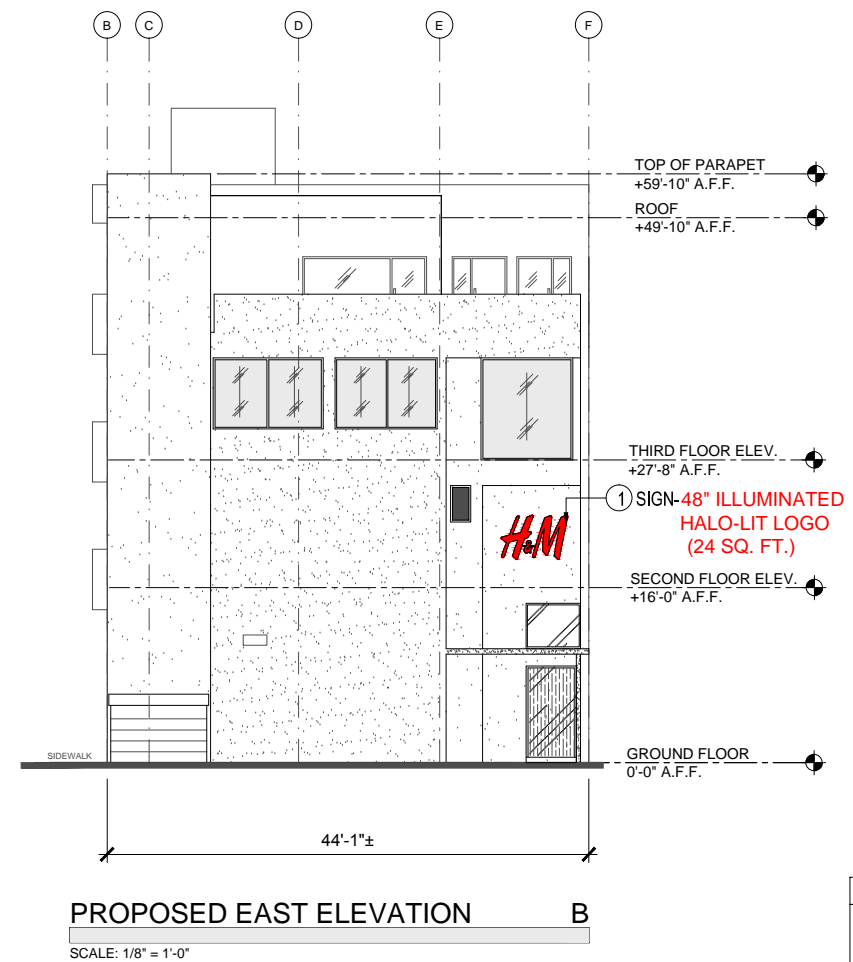
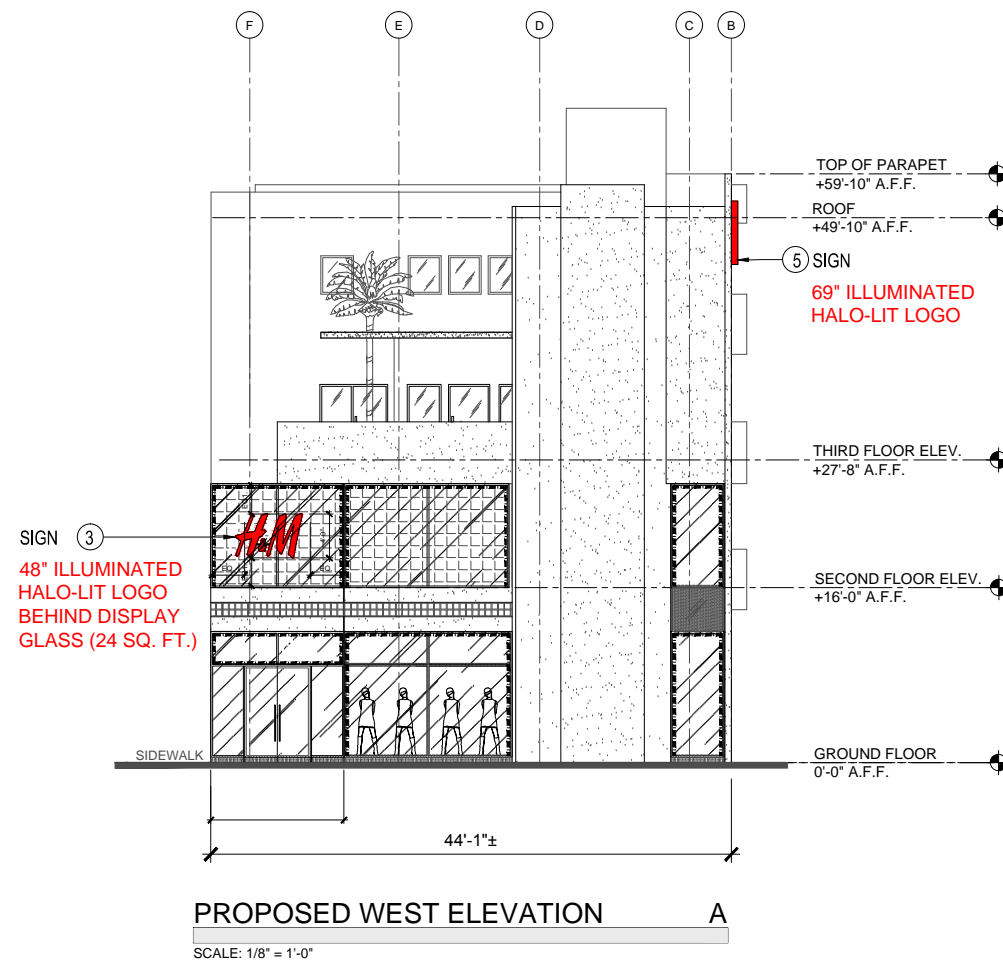
JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603
914 289 0011



126 8TH STREET
MIAMI BEACH, FL 33139

8

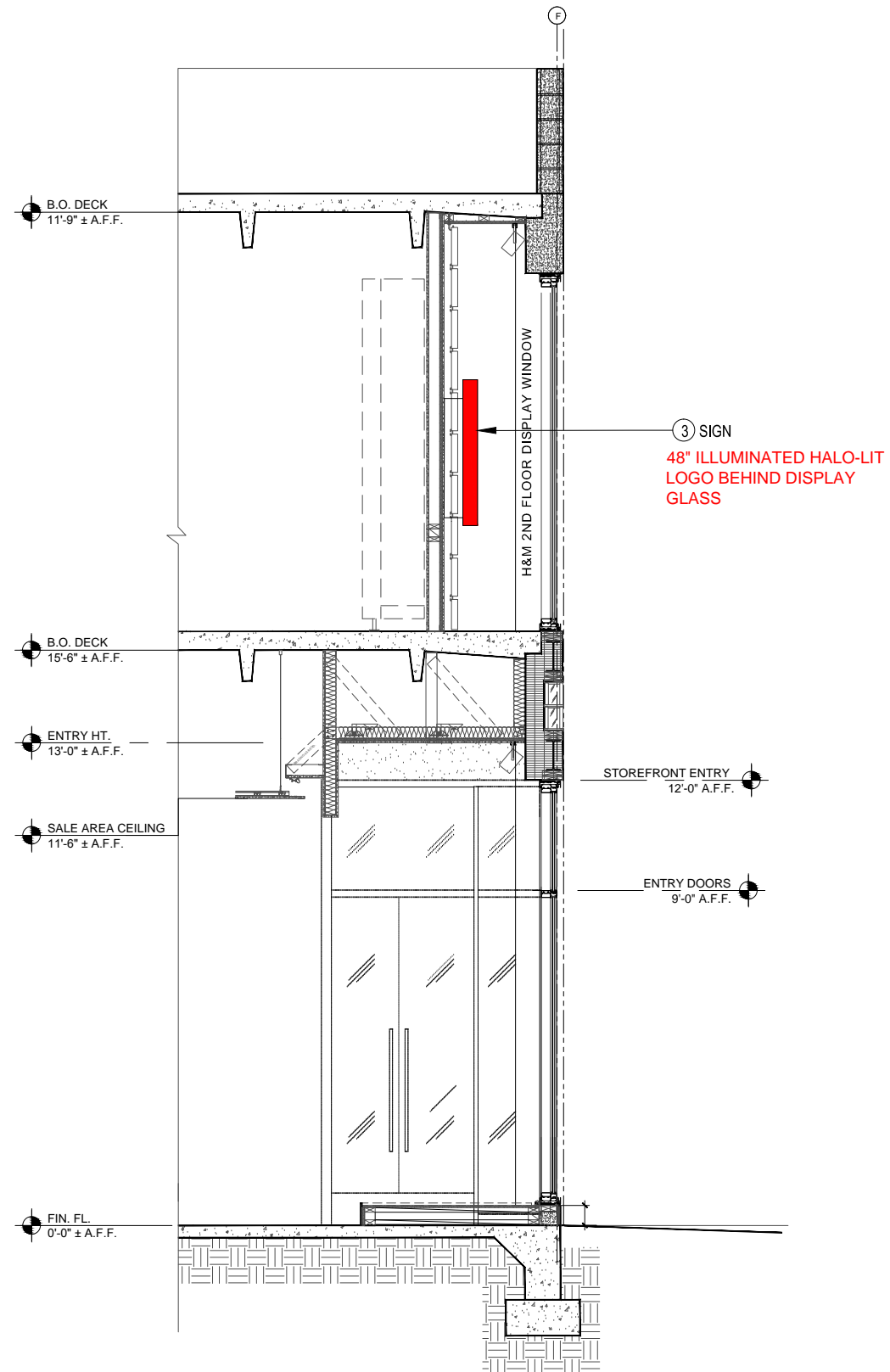
6.27.2016



SIGNAGE NOTE
ALL STOREFRONT SIGNS TO BE FILED UNDER SEPARATE PERMIT APPLICATION BY SIGN CONTRACTOR
STOREFRONT NOTE
ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING SYSTEM WITH BRUSHED STAINLESS STEEL BASE.

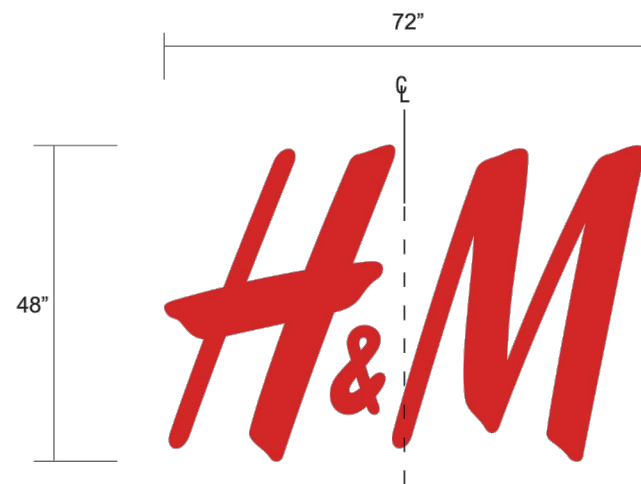
PROPOSED EAST & WEST ELEVATION H&M SIGNAGE

SCALE : 1/8" = 1'-0"



PROPOSED STOREFRONTSIGNAGE SECTION

SCALE : 1/4" = 1'-0"



Sign ①
Sign ③

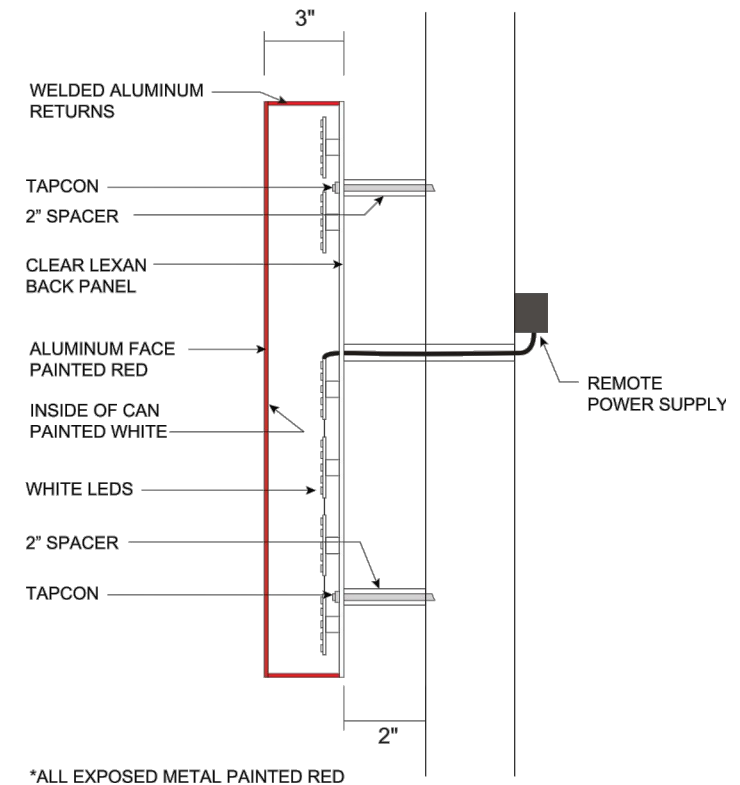
48" Reverse Illuminated Logo

Scale: 1/2" = 1'-0"



End View

Scale: 1/2" = 1'-0"

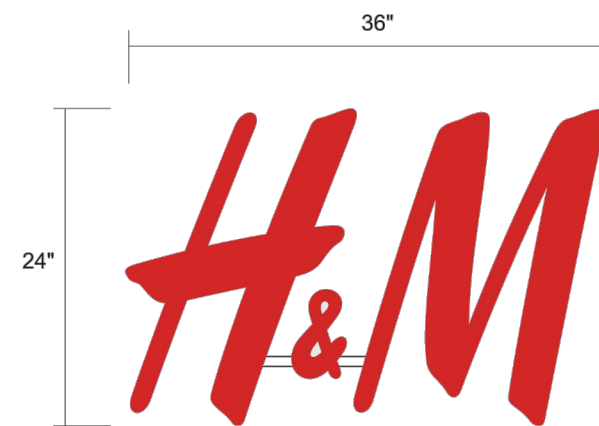


Typical Letter Section

No Scale

PROPOSED H&M SIGNAGE DETAILS

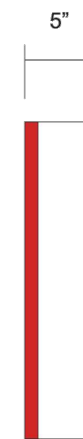
SCALE : AS NOTED



Sign ②

**24" Non-Illuminated
Floor Standing Sign**

Scale: 1" = 1'-0"



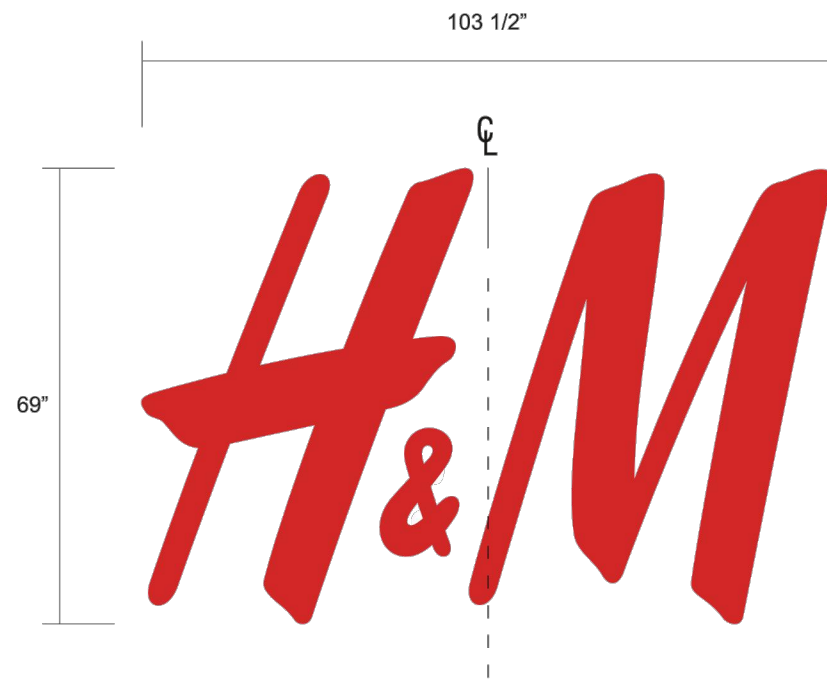
End View

Scale: 1" = 1'-0"

DESCRIPTION:
NON-ILLUMINATED FLOOR STANDING SIGN
1" OF RETURN PAINTED RED
4" OF RETURN & BACK PAINTED WHITE

PROPOSED H&M SIGNAGE DETAILS

SCALE : AS NOTED



Sign ⑤

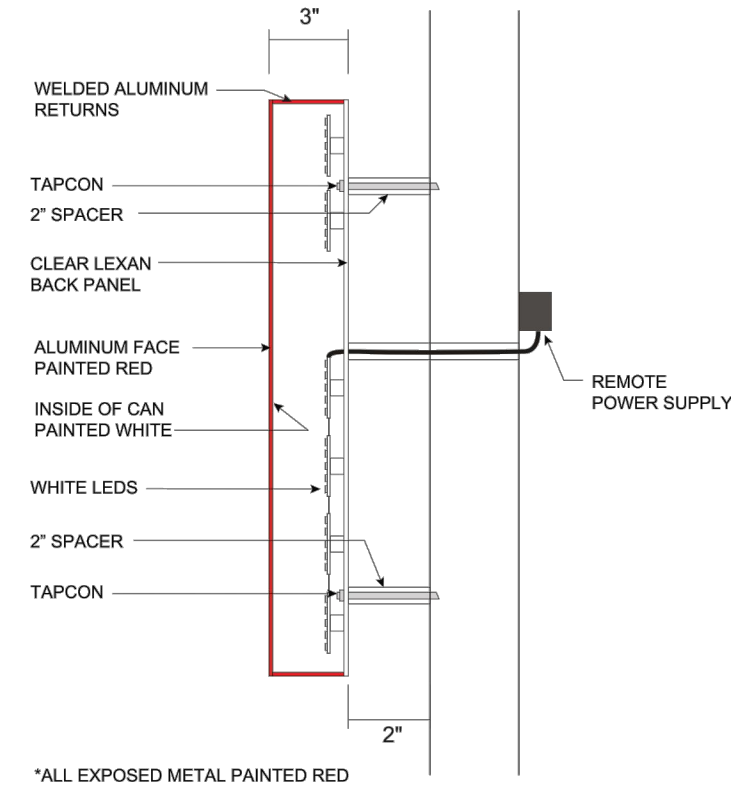
69" Reverse Illuminated Logo

Scale: 1/2" = 1'-0"



End View

Scale: 1/2" = 1'-0"



*ALL EXPOSED METAL PAINTED RED

Typical Letter Section

No Scale

PROPOSED H&M SIGNAGE DETAILS

SCALE : AS NOTED



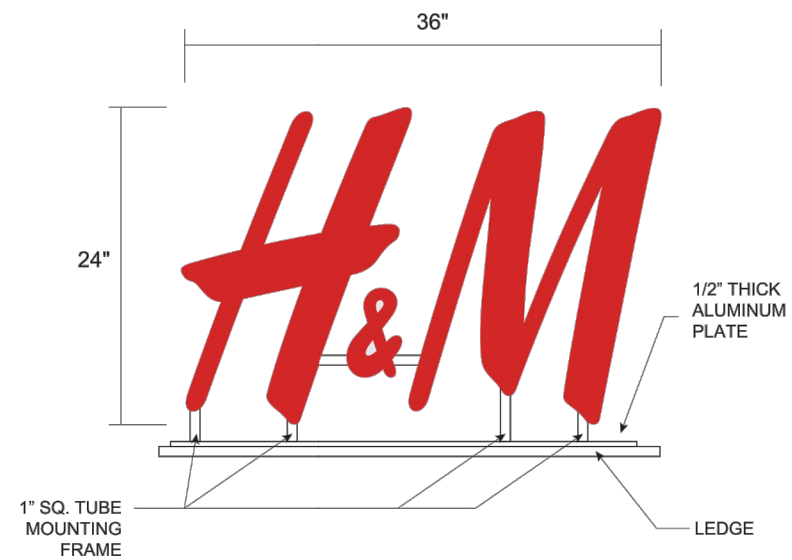
JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603
914 289 0011



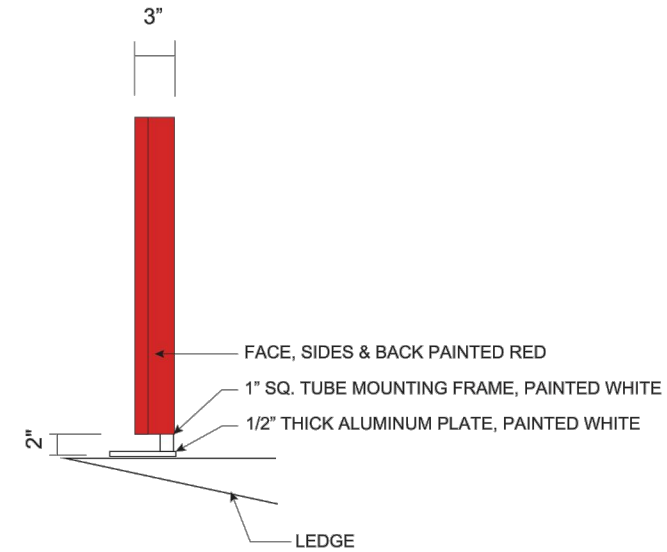
126 8TH STREET
MIAMI BEACH, FL 33139

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6.27.2016



Sign ④ **24" Non-Illuminated
Ledge Mounted Logo**
Scale: 1" = 1'-0"

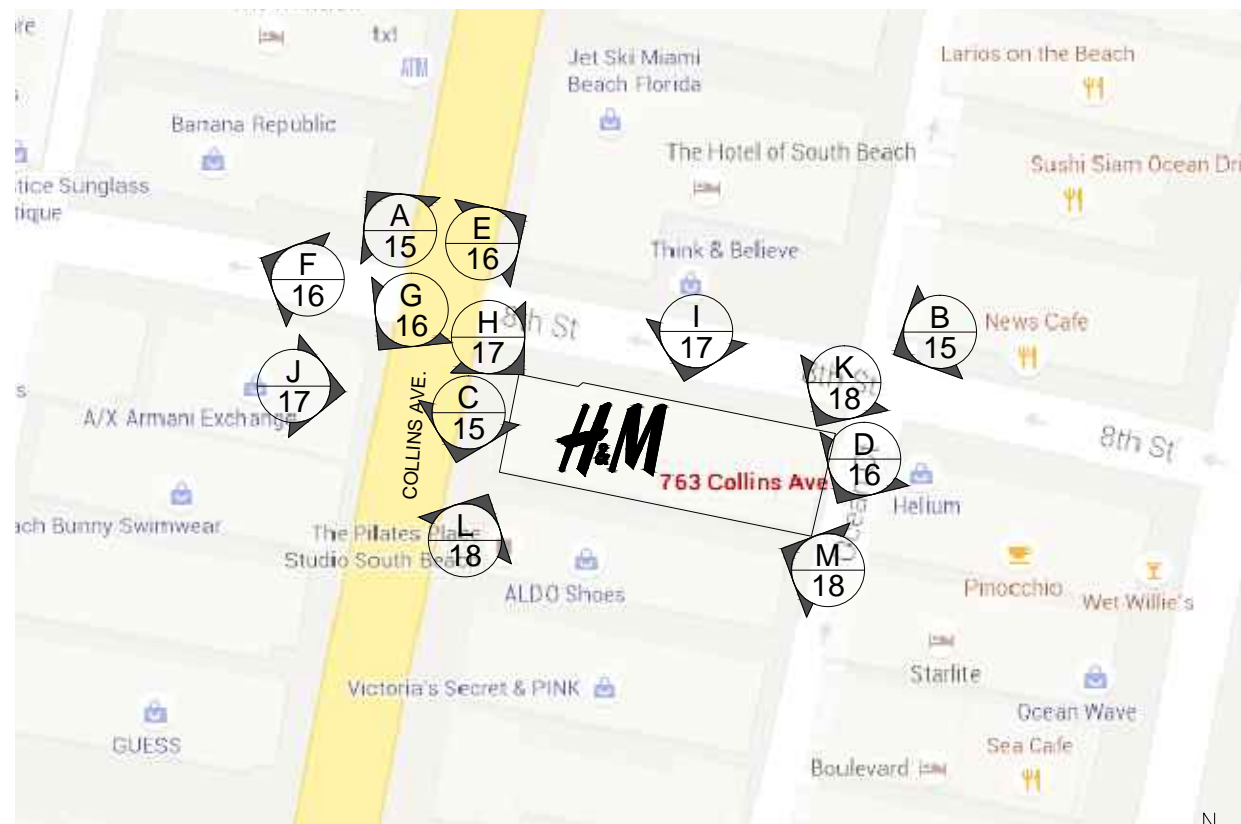


End View
Scale: 1" = 1'-0"

NOTE: MOUNTING METHOD TO BE DETERMINED
PENDING FIELD SURVEY AND SUBJECT
TO ENGINEER'S APPROVAL

PROPOSED H&M SIGNAGE DETAILS

SCALE : AS NOTED



KEY PLAN



ELEVATION

A



ELEVATION

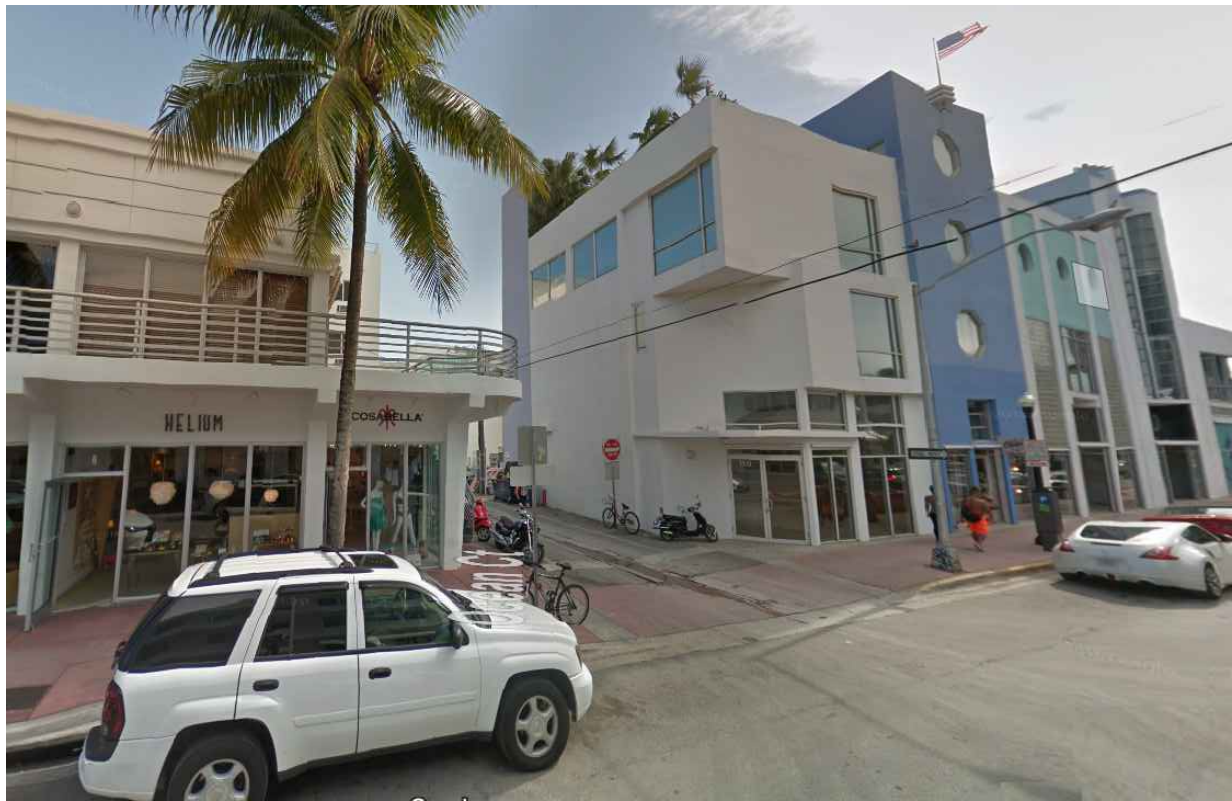
B



ELEVATION

C

EXISTING CONTEXT PHOTOS



ELEVATION

D



ELEVATION

E



ELEVATION

F



ELEVATION

G

EXISTING CONTEXT PHOTOS



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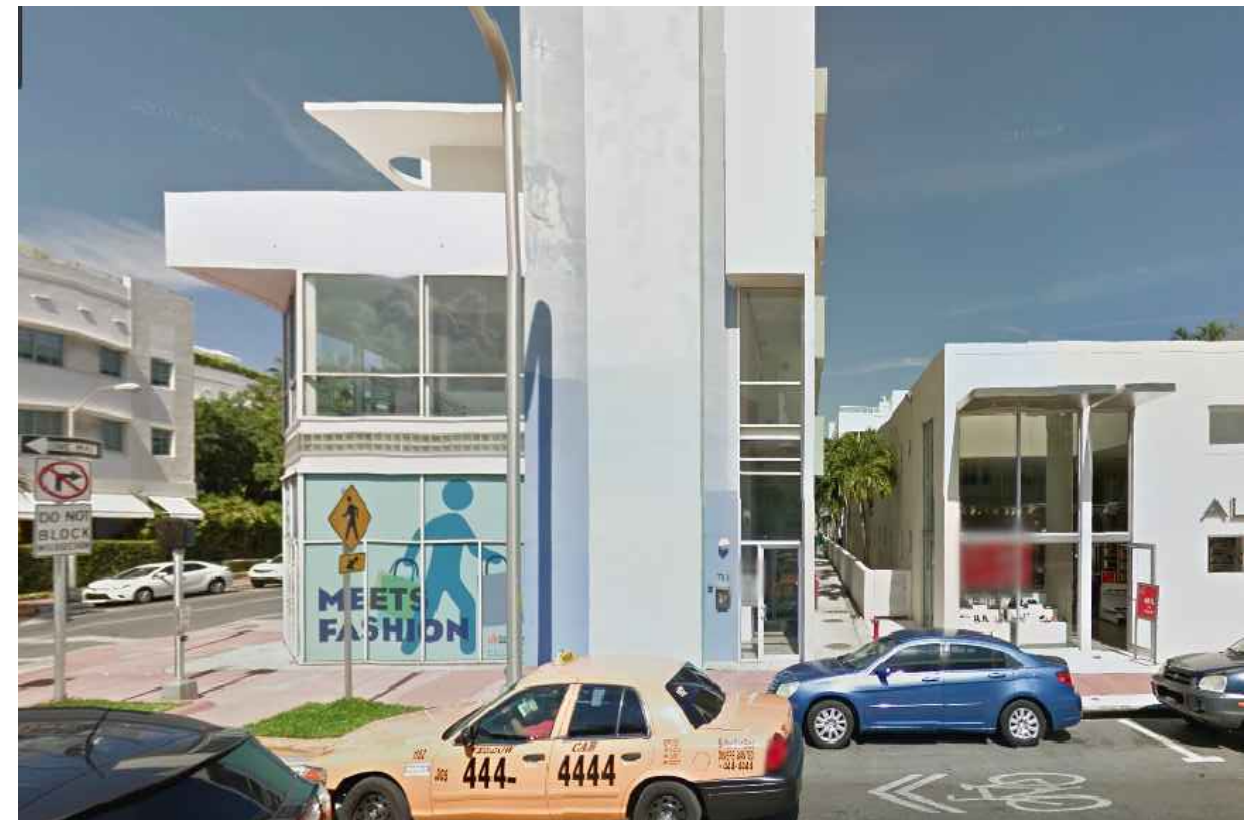
ELEVATION

H



ELEVATION

I



ELEVATION

J

EXISTING CONTEXT PHOTOS



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6.27.2016



ELEVATION

K



ELEVATION

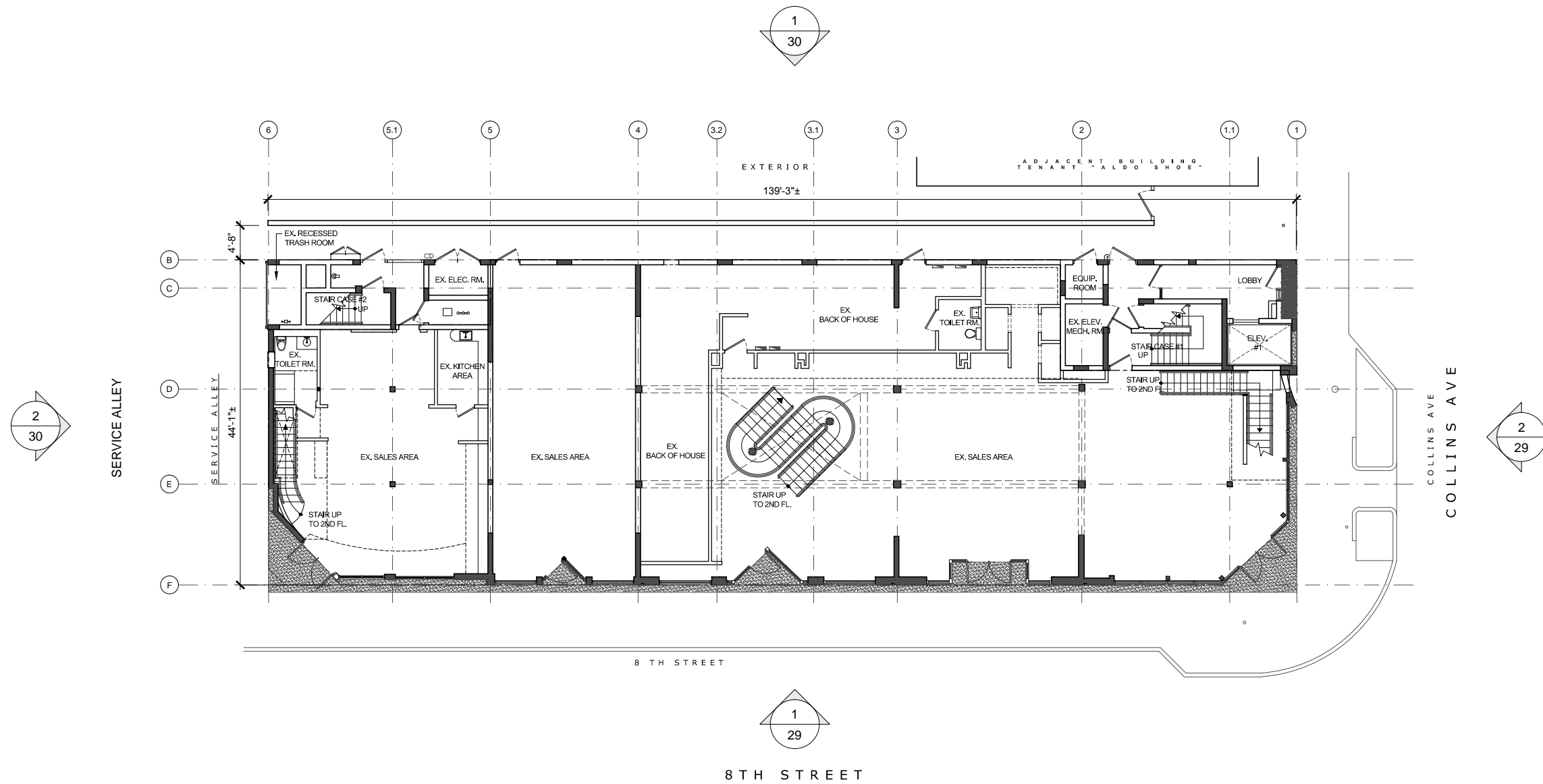
L



ELEVATION

M

EXISTING CONTEXT PHOTOS

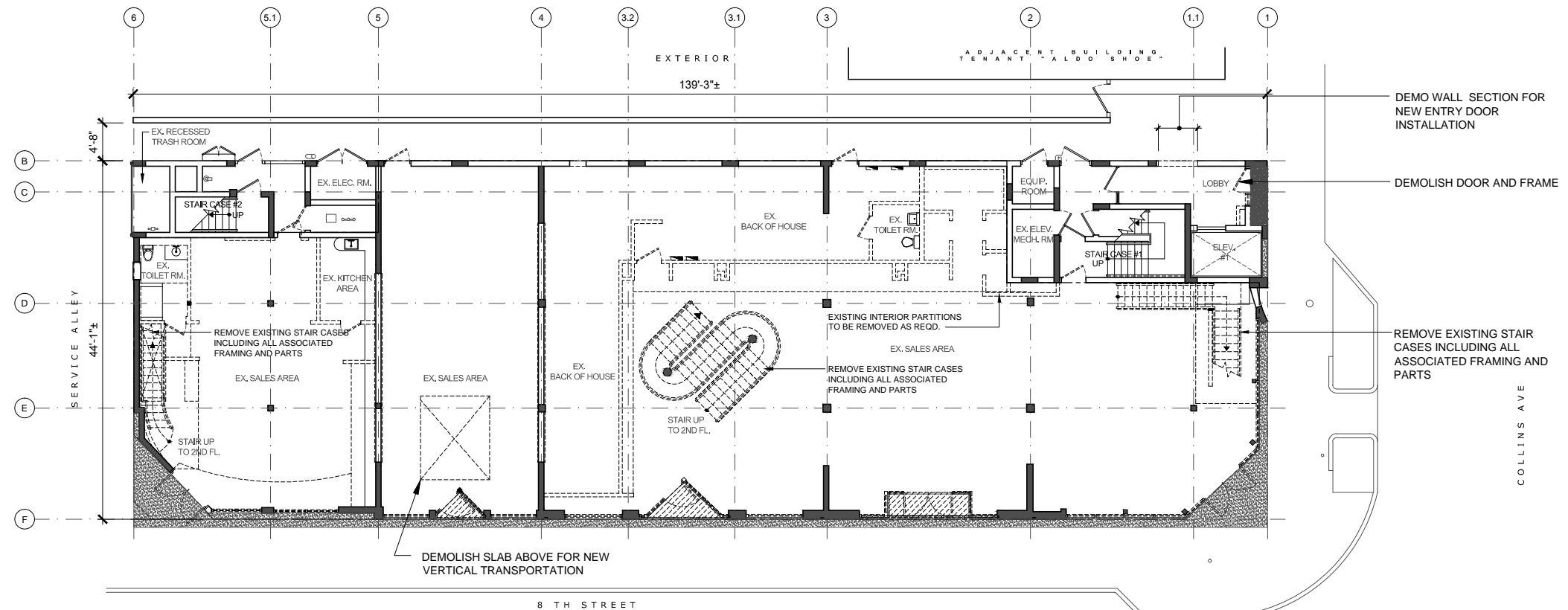


FOR REFERENCE ONLY



EXISTING CONDITION FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



LEGEND

	EXISTING CONSTRUCTION TO REMAIN.
	EXISTING INTERIOR CONSTRUCTION TO BE REMOVED INCLUDING WALLS, DOORS, CEILING, PLUMBING, MECHANICAL ETC.

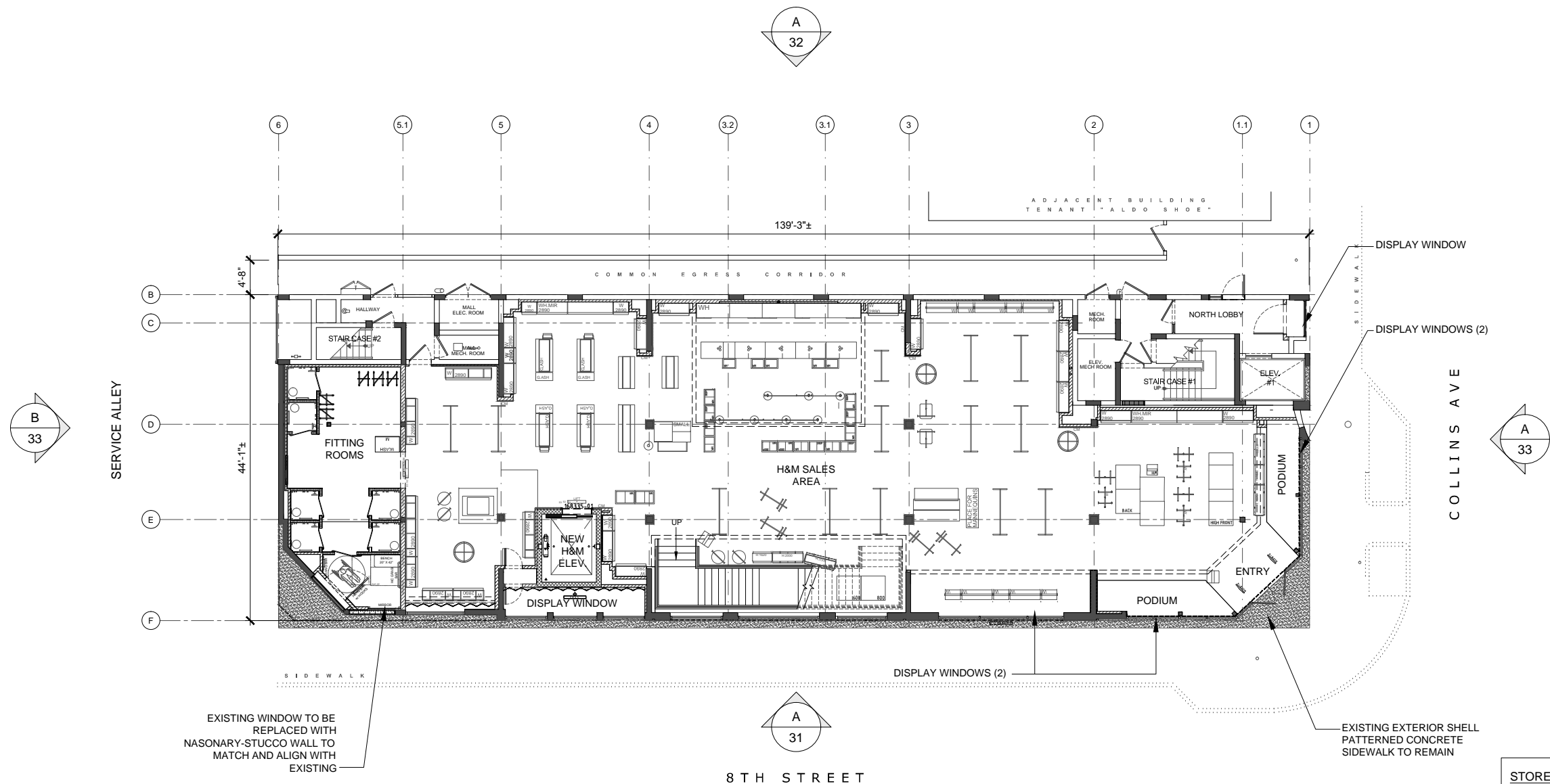
DEMOLITION NOTE

ALL STOREFRONT SHOW WINDOW GLAZING, STOREFRONT ENTRY DOORS, SIDELITES AND FRAME ETC. TO BE DEMOLISHED, AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW HURRICANE PROOF STOREFRONT, PER NEW H&M DESIGN PROFILE ON FIRST (3) FLOOR LEVELS.



DEMOLITION - FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



STOREFRONT NOTE:

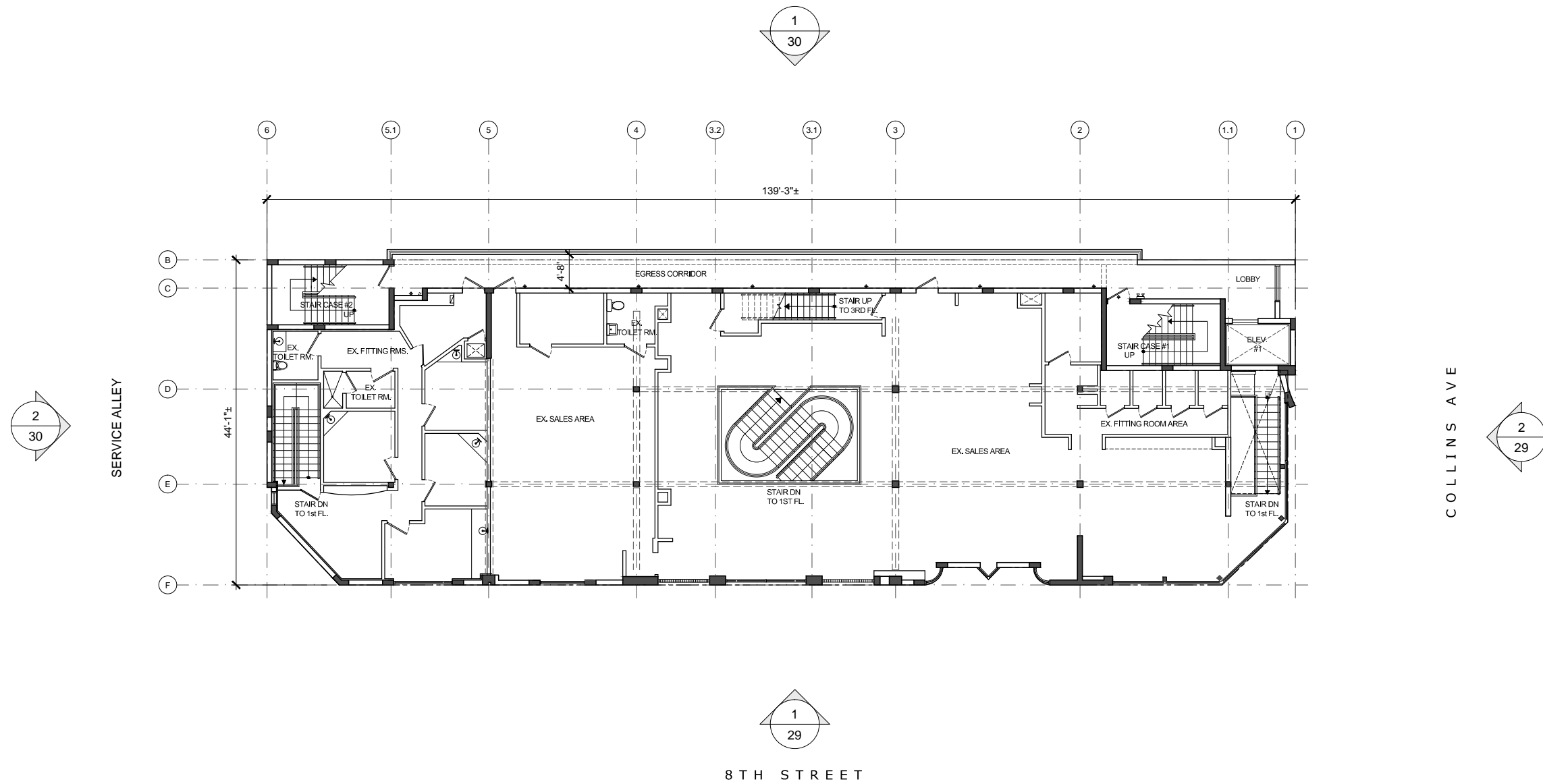
ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING SYSTEM WITH BRUSHED STAINLESS STEEL BASE.



PROPOSED H&M FIRST FLOOR FIXTURE PLAN

SCALE : 1/8" = 1'-0"

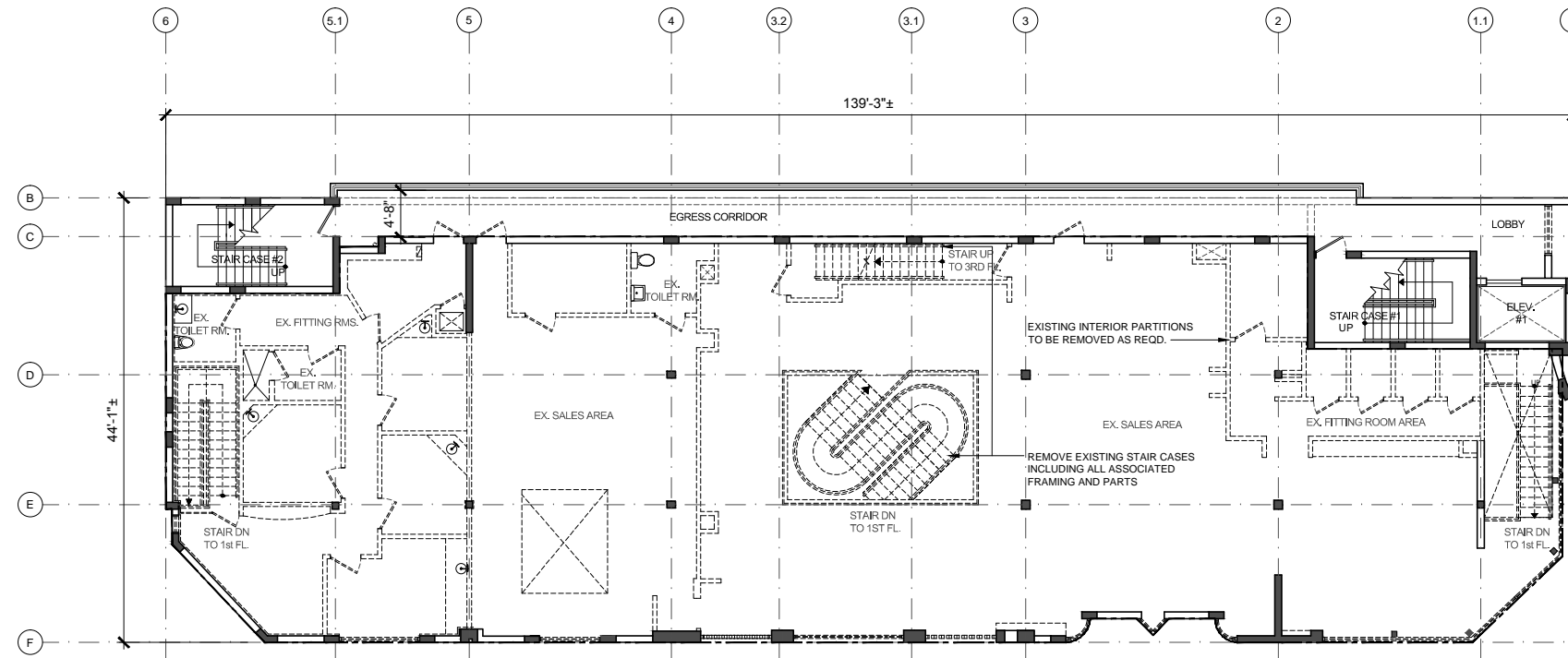




EXISTING CONDITION SECOND FLOOR PLAN

FOR REFERENCE ONLY

SCALE : 1/8" = 1'-0"



DEMOLITION - SECOND FLOOR PLAN

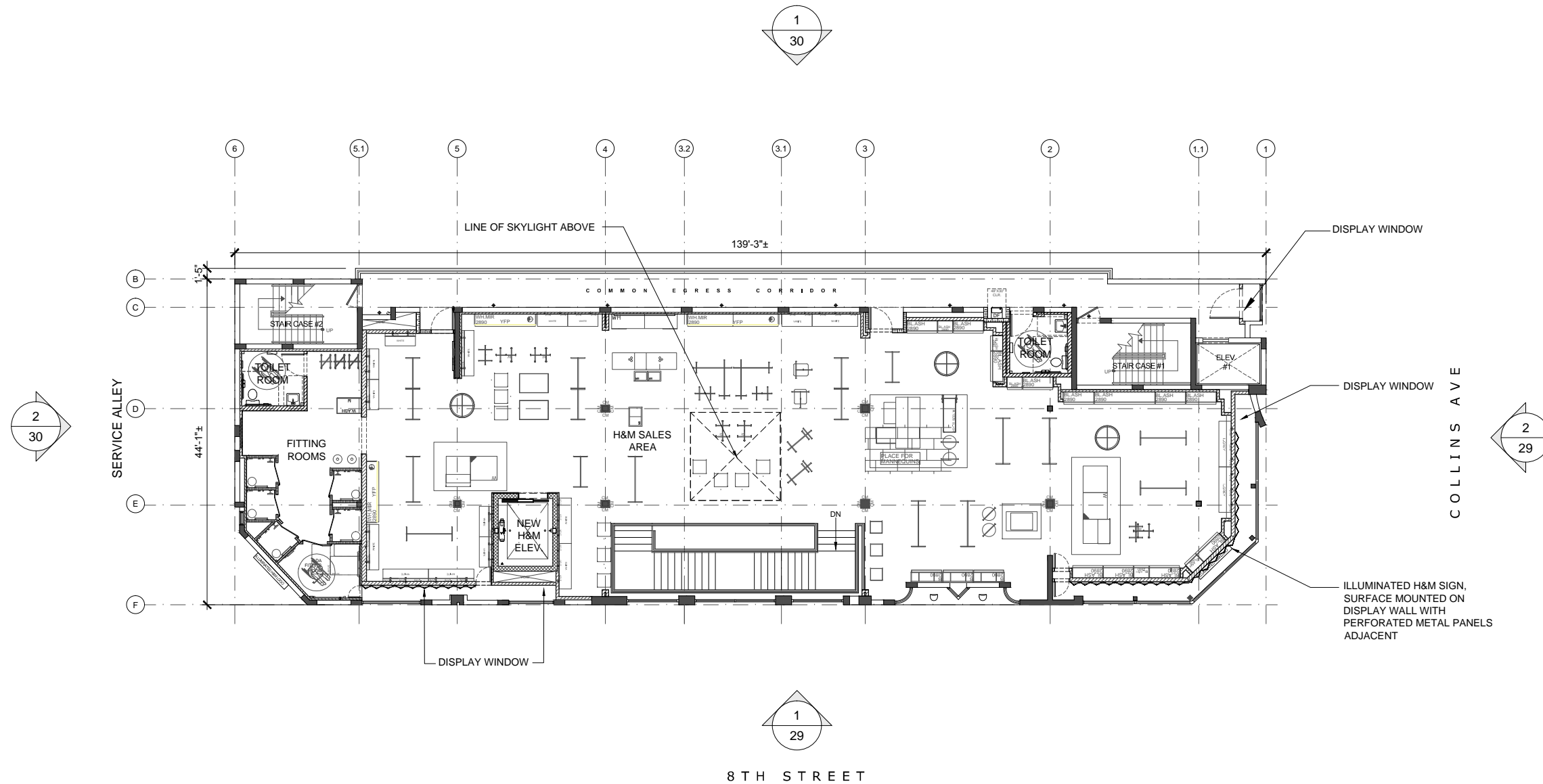
LEGEND

	EXISTING CONSTRUCTION TO REMAIN.
	EXISTING INTERIOR CONSTRUCTION TO BE REMOVED INCLUDING WALLS, DOORS, CEILING, PLUMBING, MECHANICAL ETC.

DEMOLITION NOTE

ALL STOREFRONT SHOW WINDOW GLAZING, STOREFRONT ENTRY DOORS, SIDELITES AND FRAME ETC. TO BE DEMOLISHED, AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW HURRICANE PROOF STOREFRONT, PER NEW H&M DESIGN PROFILE ON FIRST (3) FLOOR LEVELS.

SCALE : 1/8" = 1'-0"



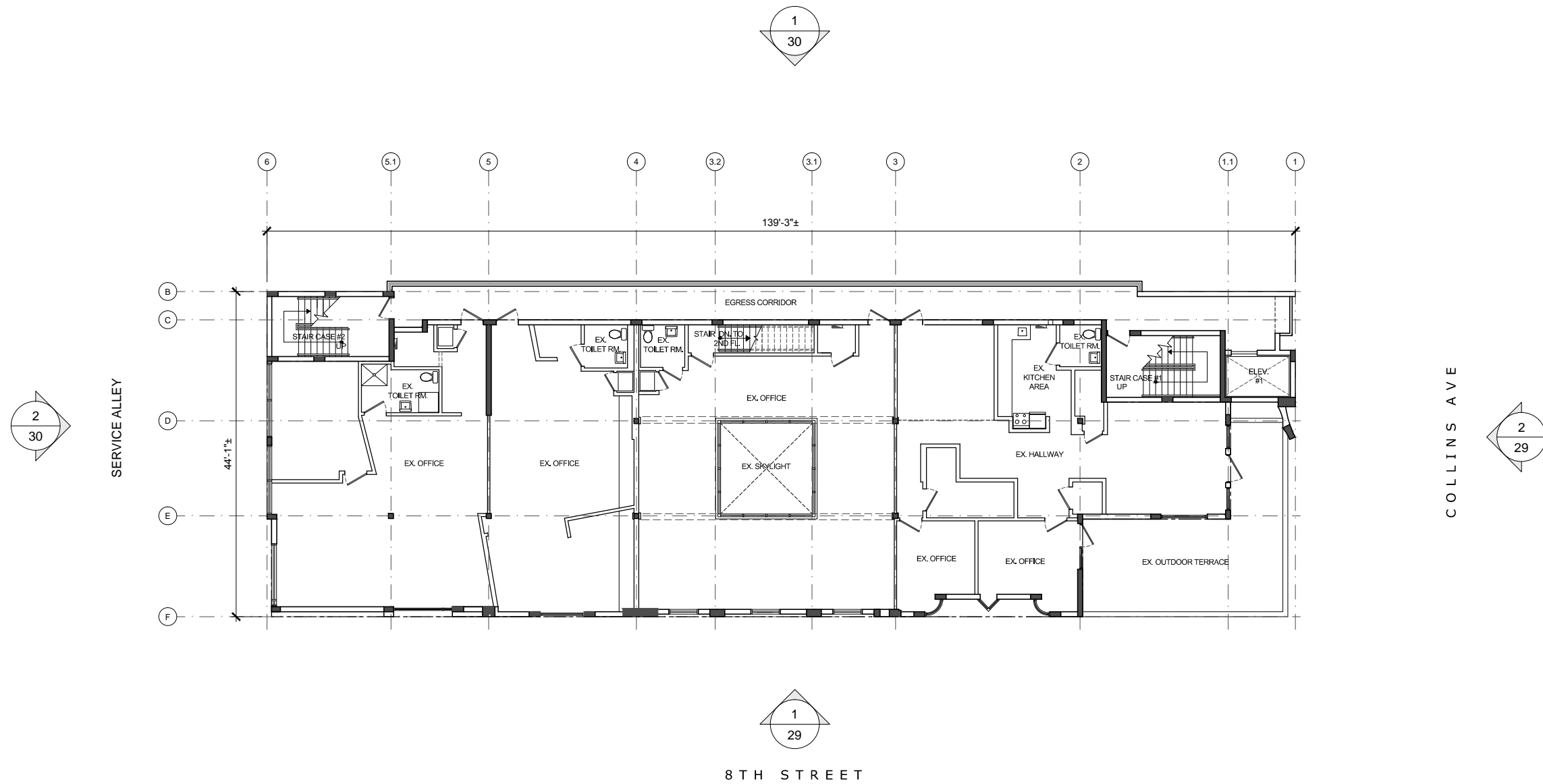
STOREFRONT NOTE:

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PROPOSED H&M SECOND FLOOR FIXTURE PLAN

SCALE : 1/8" = 1'-0"

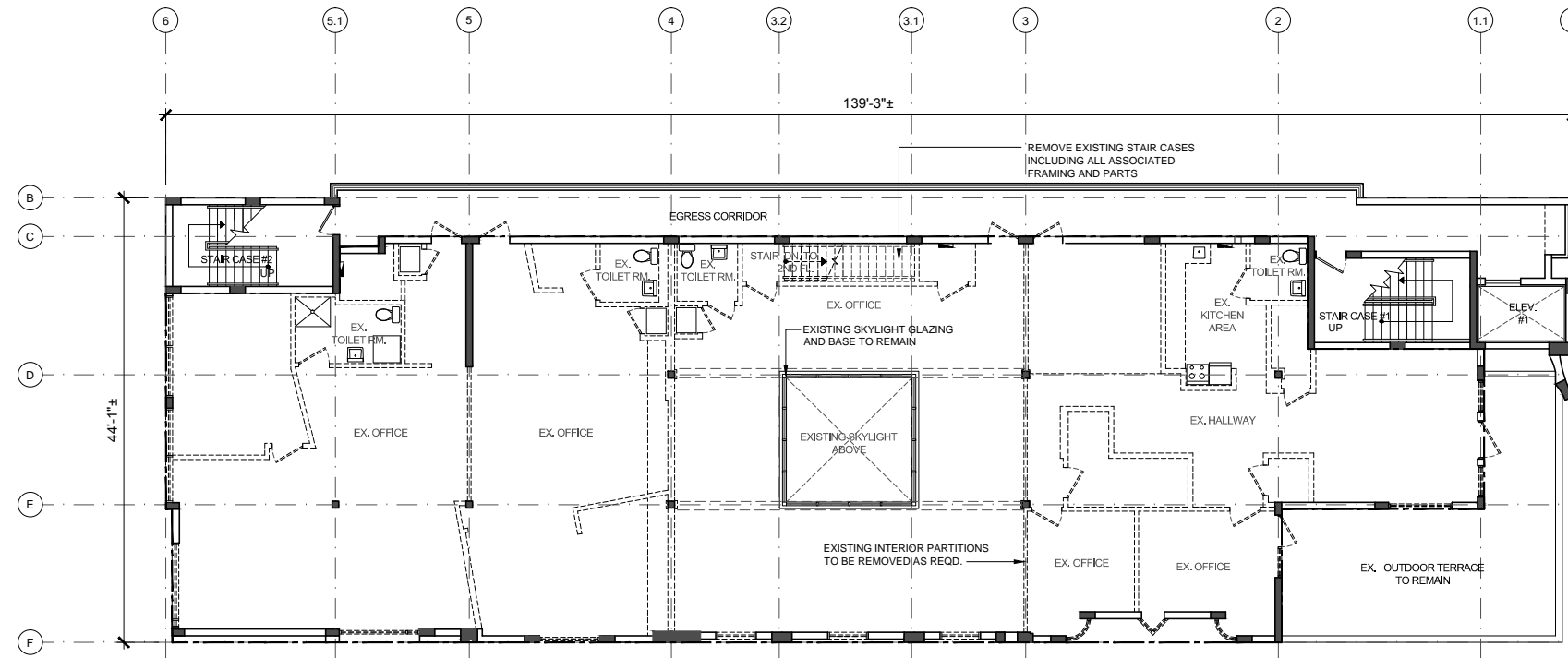


FOR REFERENCE ONLY



EXISTING CONDITION THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0"



LEGEND

EXISTING CONSTRUCTION TO REMAIN.

EXISTING INTERIOR CONSTRUCTION TO BE REMOVED INCLUDING WALLS, DOORS, CEILING, PLUMBING, MECHANICAL ETC.

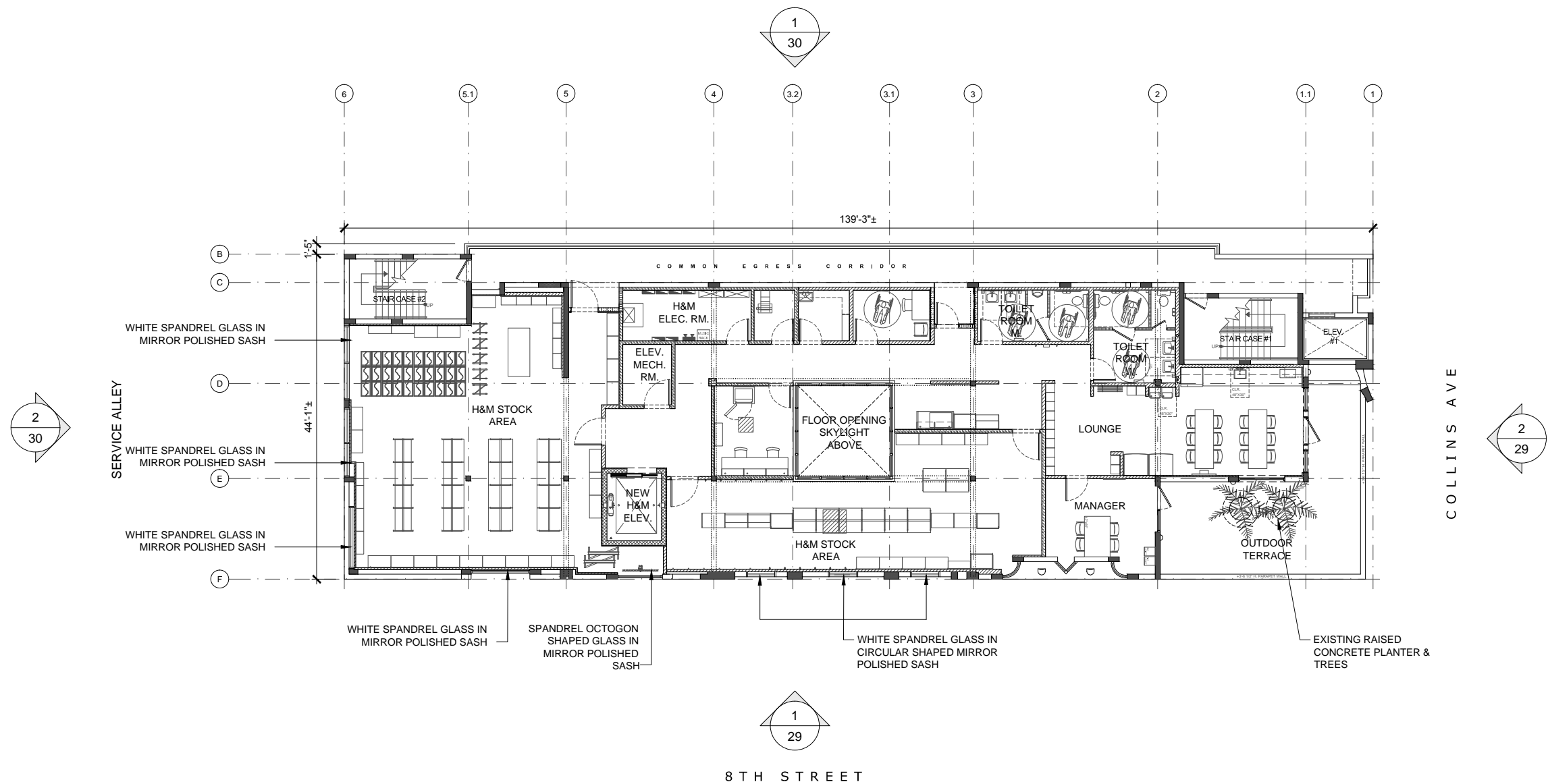
DEMOLITION NOTE

ALL STOREFRONT SHOW WINDOW GLAZING, STOREFRONT ENTRY DOORS, SIDELITES AND FRAME ETC. TO BE DEMOLISHED, AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW HURRICANE PROOF STOREFRONT, PER NEW H&M DESIGN PROFILE ON FIRST (3) FLOOR LEVELS.



DEMOLITION - THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0"



STOREFRONT NOTE:

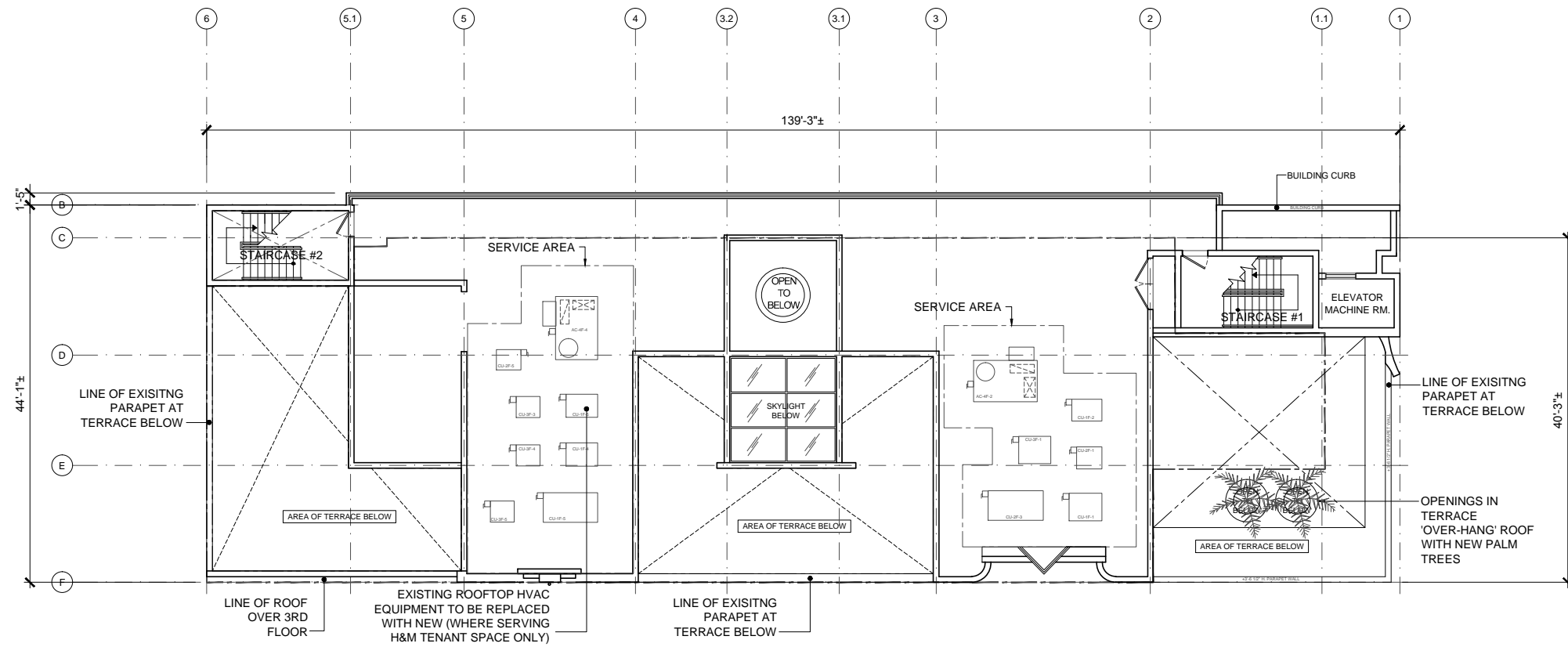
ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING SYSTEM WITH BRUSHED STAINLESS STEEL BASE.



PROPOSED H&M THIRD FLOOR FIXTURE PLAN

SCALE : 1/8" = 1'-0"



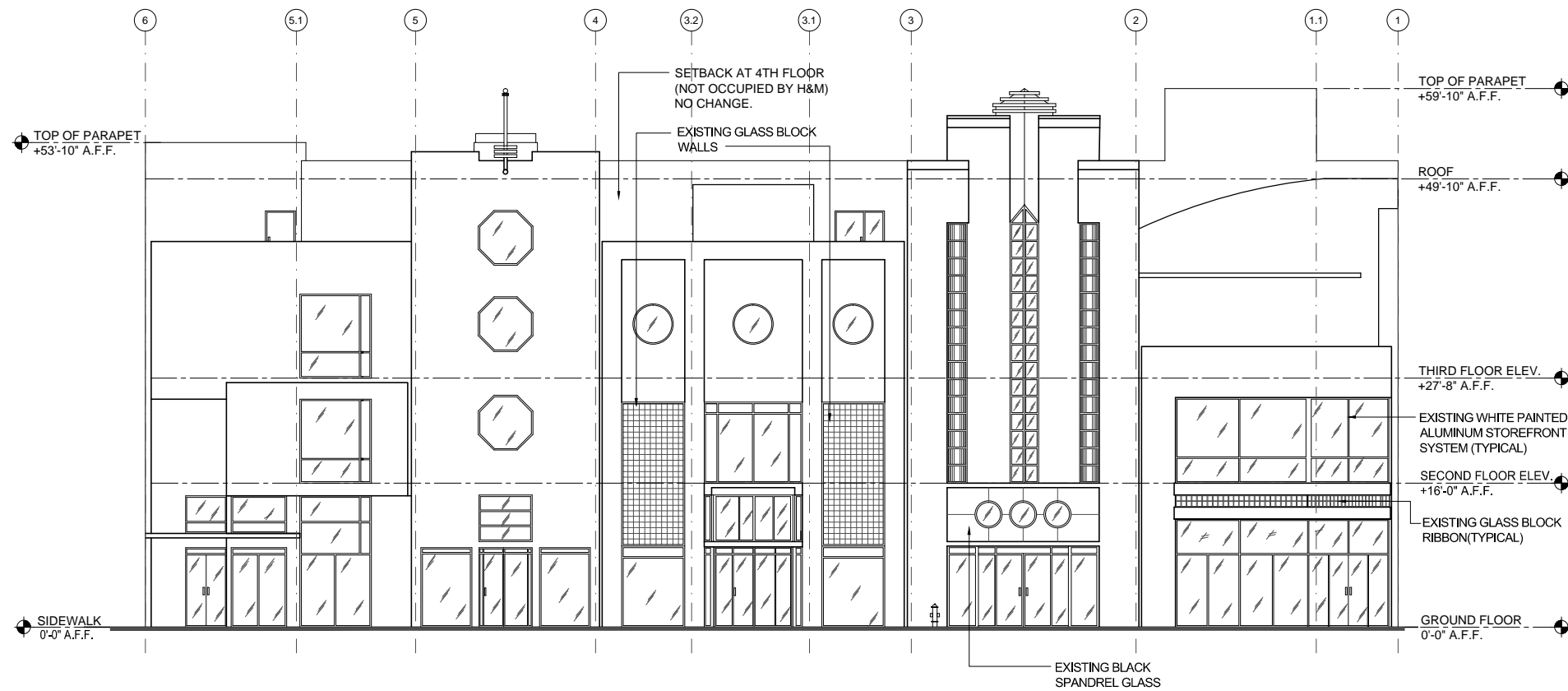


FOR REFERENCE ONLY



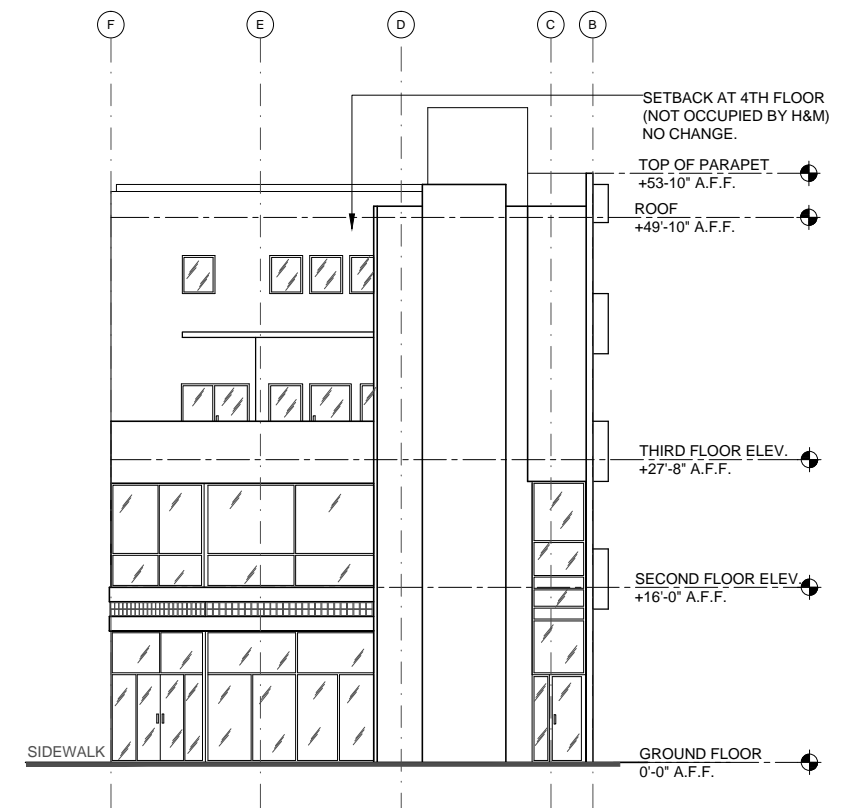
ROOF PLAN

SCALE : 1/8" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

FOR REFERENCE ONLY

EXISTING CONDITION NORTH & WEST ELEVATIONS

SCALE : 1/8" = 1'-0"

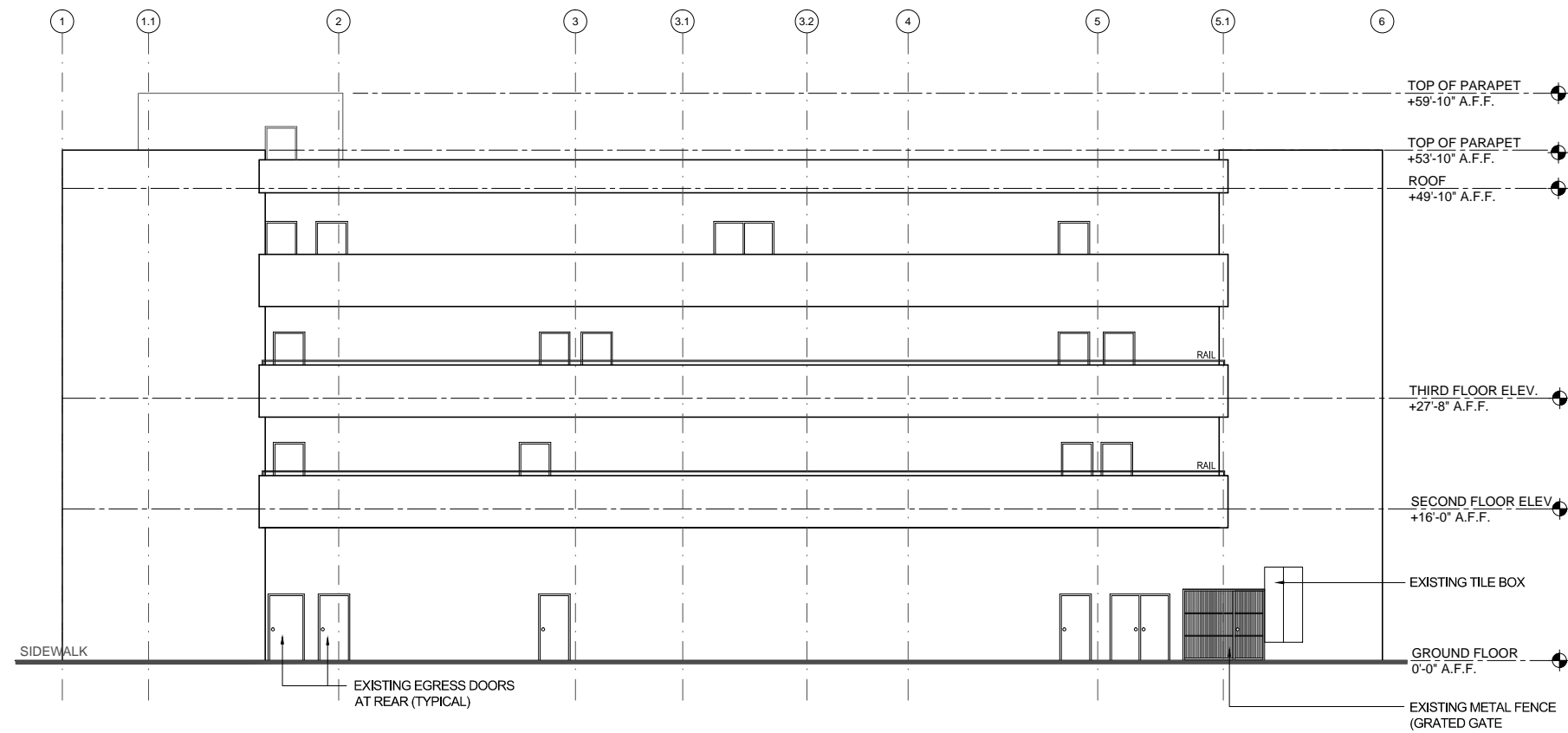


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MIAMI BEACH, FL 33139

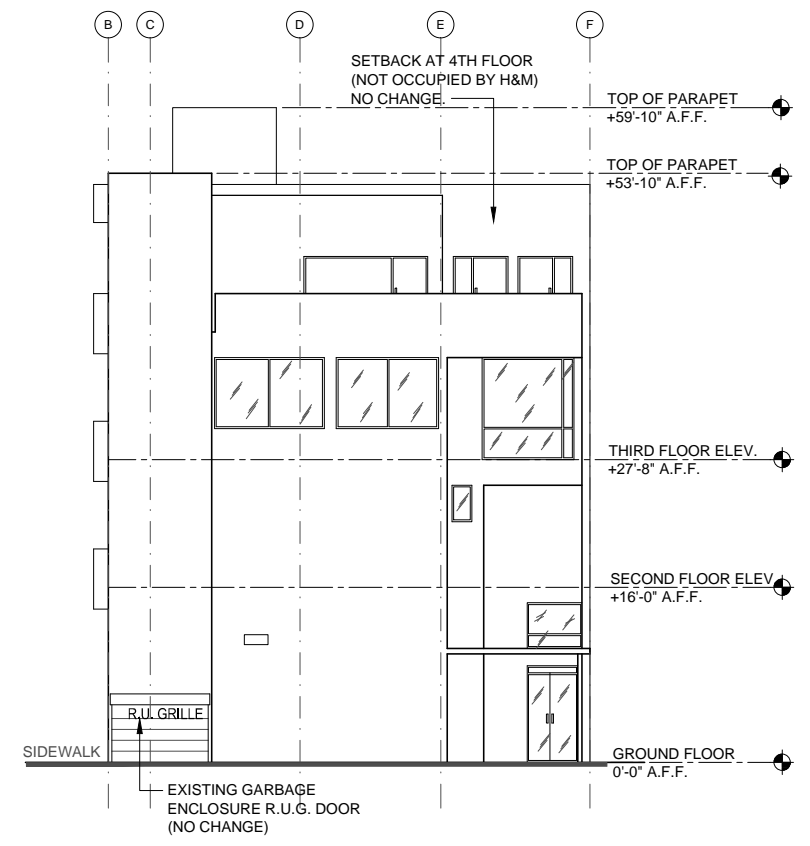
29
6.27.2016



EXISTING SOUTH ELEVATION

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

1



EXISTING EAST ELEVATION

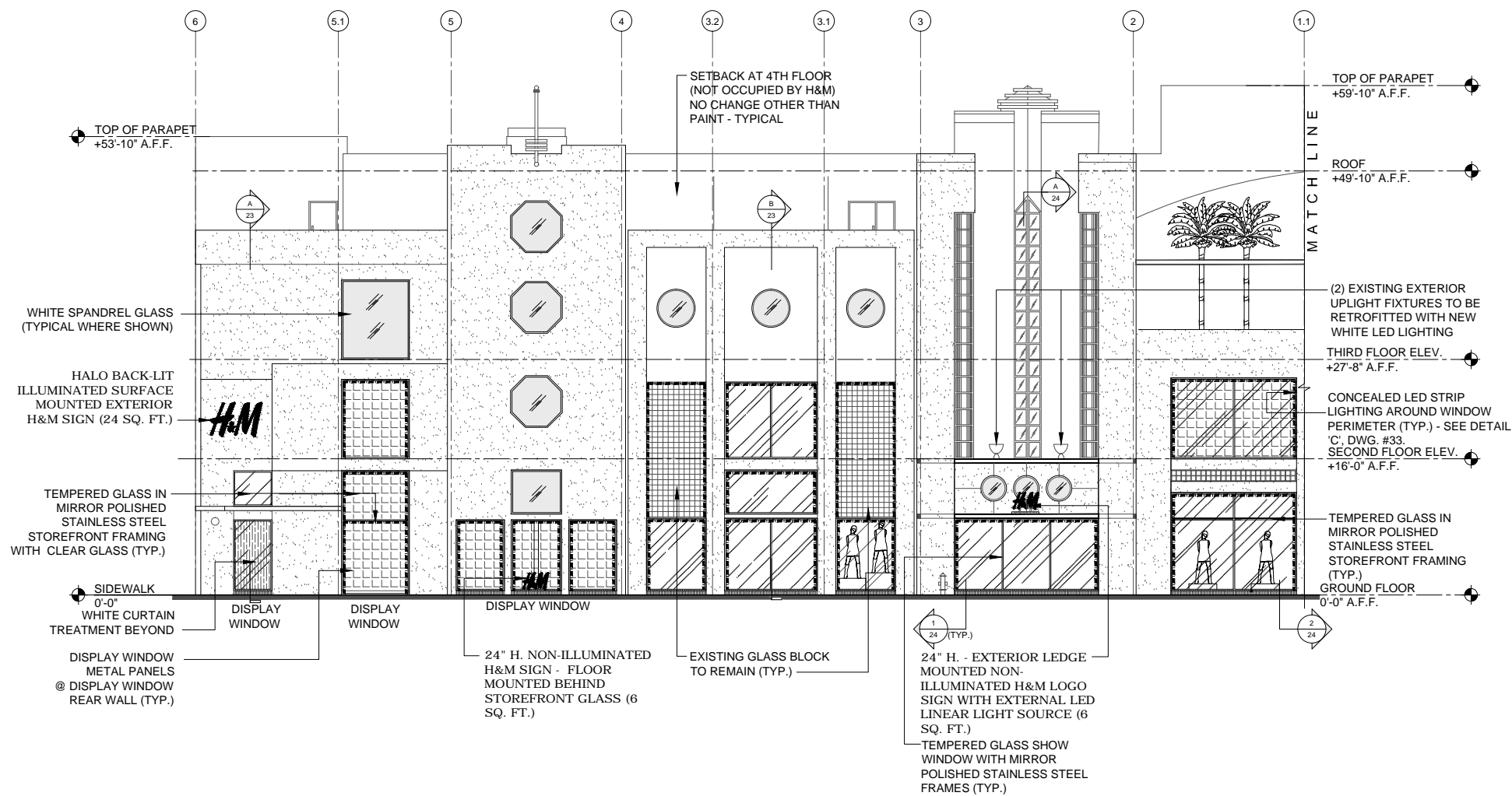
SCALE: 1/8" = 1'-0"

2

FOR REFERENCE ONLY

EXISTING CONDITION SOUTH & EAST ELEVATIONS

SCALE : 1/8" = 1'-0"



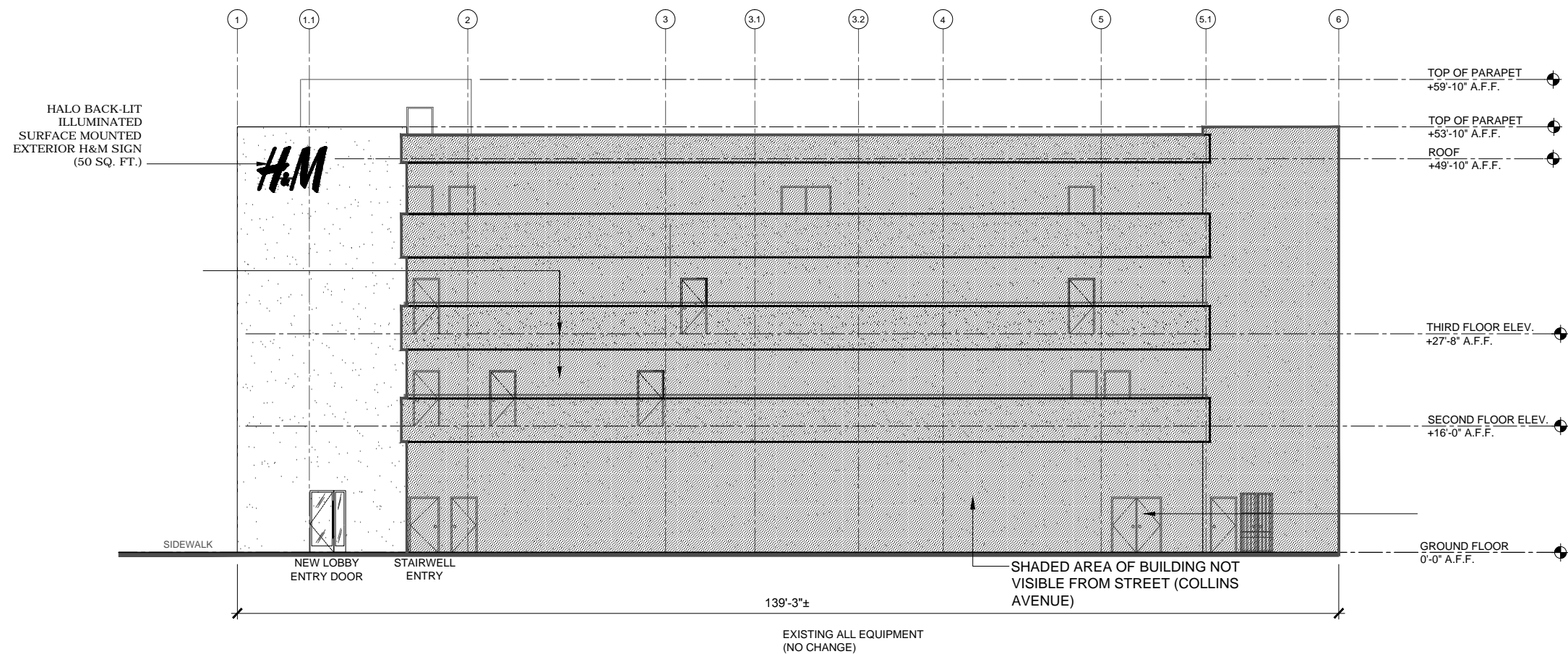
NOTE:
ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS AT H&M TENANT AREA TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING AND DOOR SYSTEM WITH BRUSHED STAINLESS STEEL BASE.

■■■■■■■■ LINE INDICATES L.E.D LIGHT RAILS AROUND STOREFRONT WINDOW BAYS (INTERIOR SIDE) - TYPICAL AS SHOWN. SEE DETAIL 'C', DWG. #19

▨ WHITE SPANDREL GLASS - TYPICAL WHERE SHOWN.

PROPOSED H&M NORTH ELEVATION

SCALE : 1/8" = 1'-0"



STOREFRONT NOTE:

ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING SYSTEM WITH BRUSHED STAINLESS STEEL BASE.

PROPOSED H&M SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



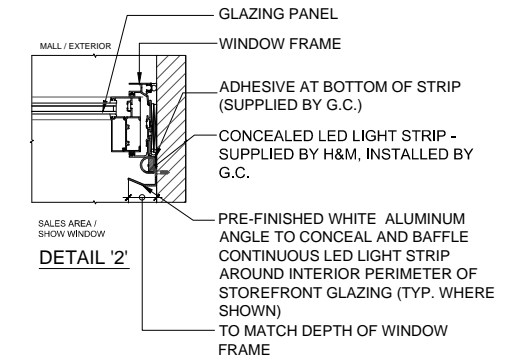
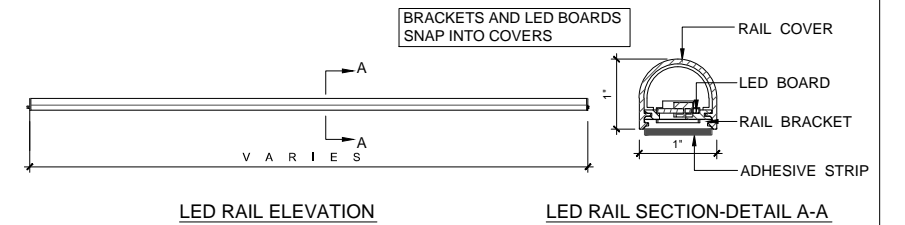
JEFFREY TAYLOR ARCHITECT
572 NORTH BROADWAY
WHITE PLAINS, NEW YORK 10603
914 289 0011



126 8TH STREET
MIAMI BEACH, FL 33139

32

6.27.2016



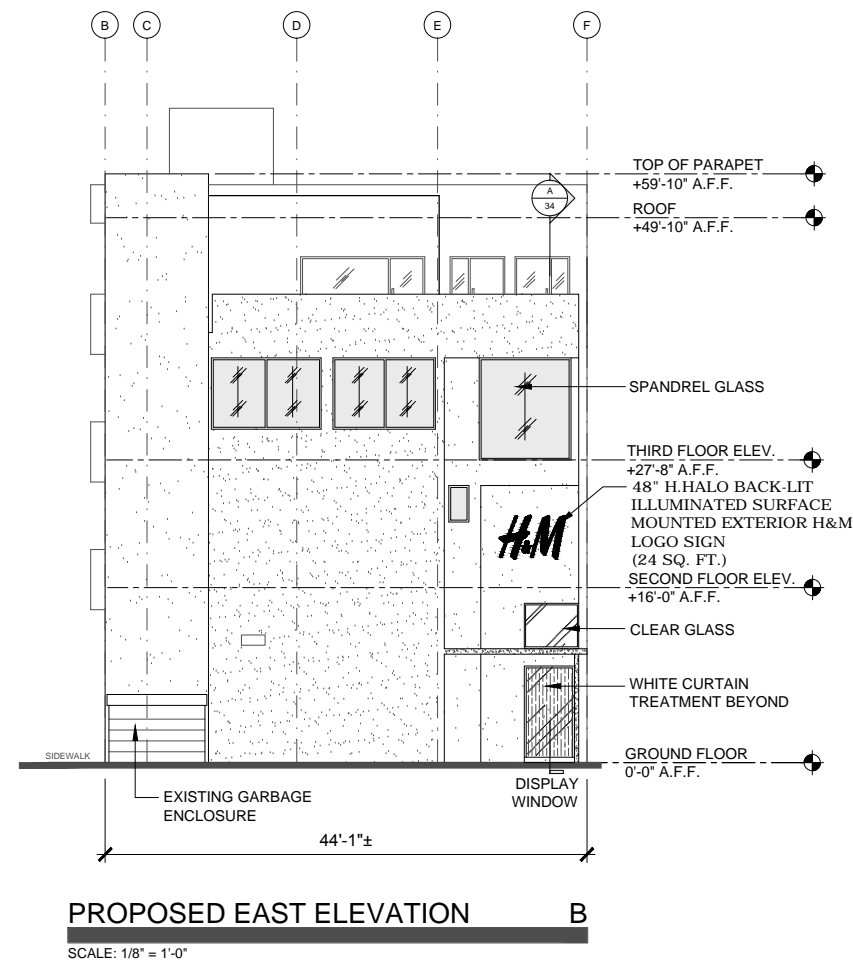
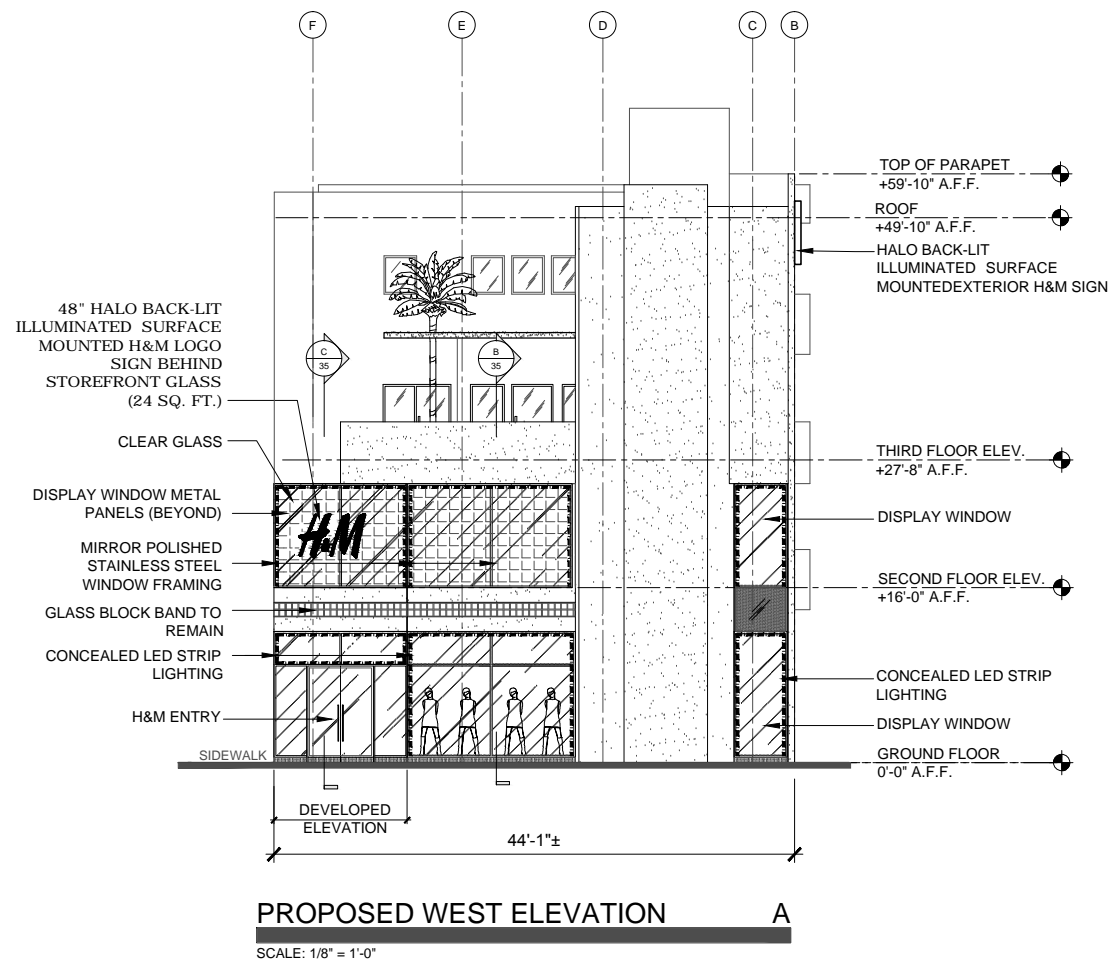
LED LIGHTING RAILS @ STOREFRONT WINDOWS

C

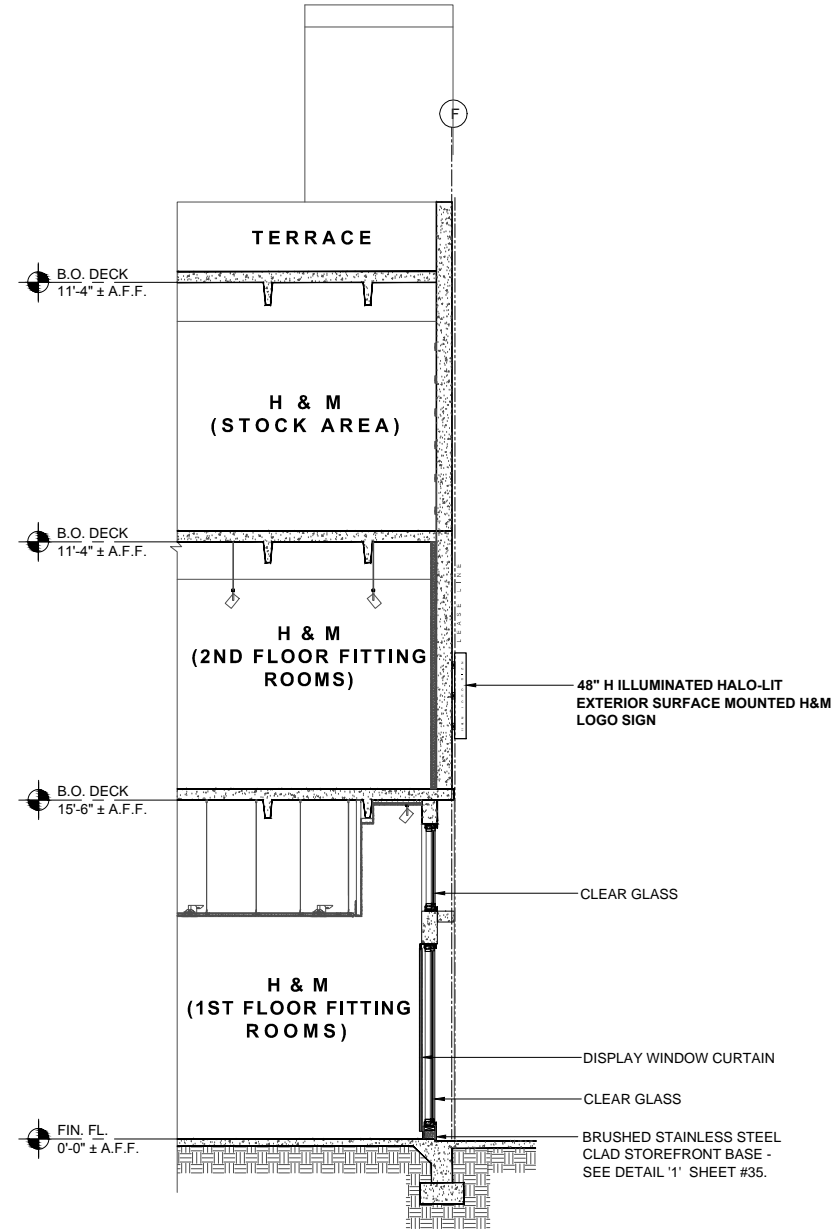
NOTE:
ALL EXTERIOR WINDOW GLAZING, FRAMING AND DOORS AT H&M TENANT AREA TO BE REPLACED UNLESS OTHERWISE NOTED. INSTALL NEW HURRICANE PROOF MIRROR POLISHED STAINLESS STEEL FRAMING / GLAZING AND DOOR SYSTEM WITH BRUSHED STAINLESS STEEL BASE.

■■■■■■■■ LINE INDICATES L.E.D LIGHT RAILS AROUND STOREFRONT WINDOW BAYS (INTERIOR SIDE) - TYPICAL AS SHOWN. SEE DETAIL 'C', DWG. #19

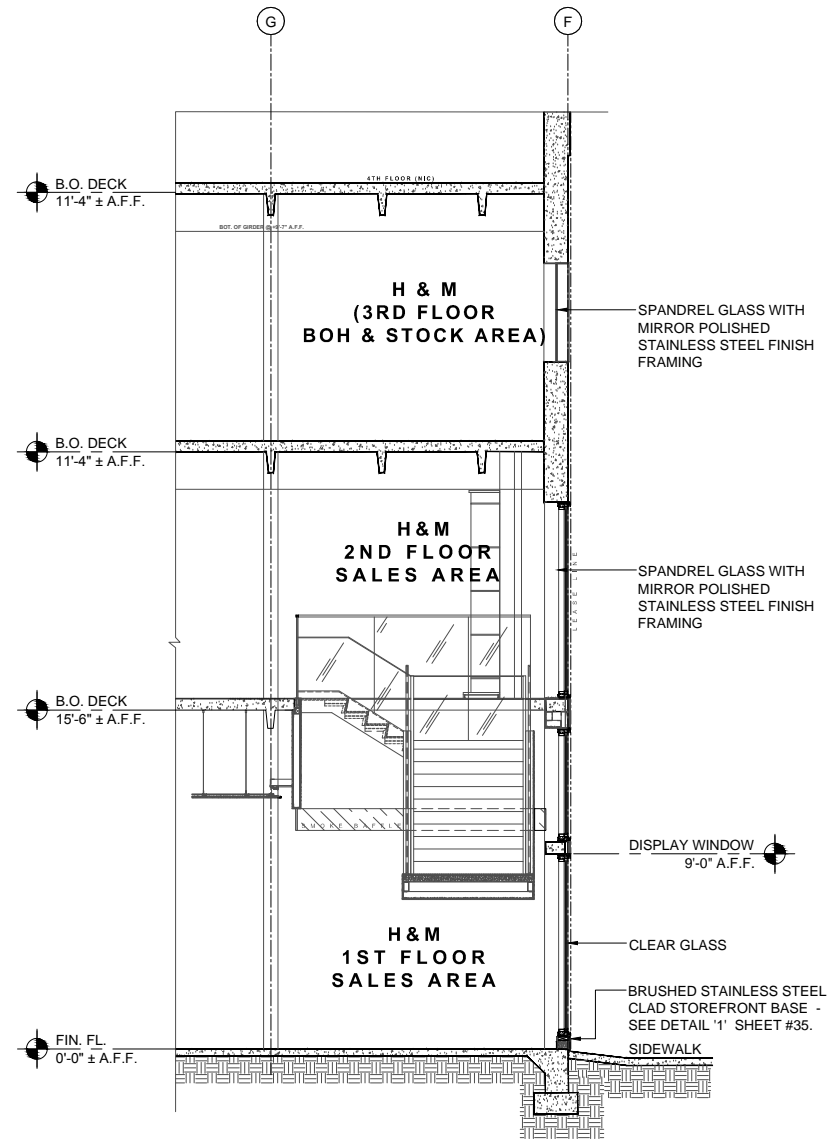
WHITE SPANDREL GLASS - TYPICAL WHERE SHOWN.



PROPOSED H&M ELEVATIONS



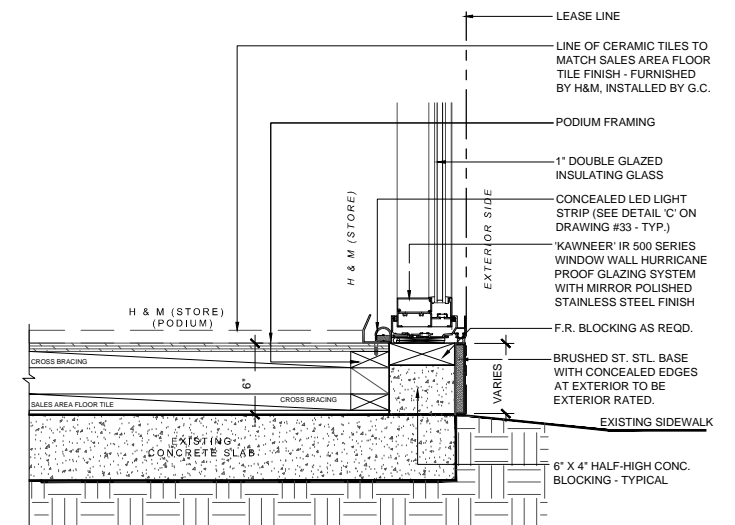
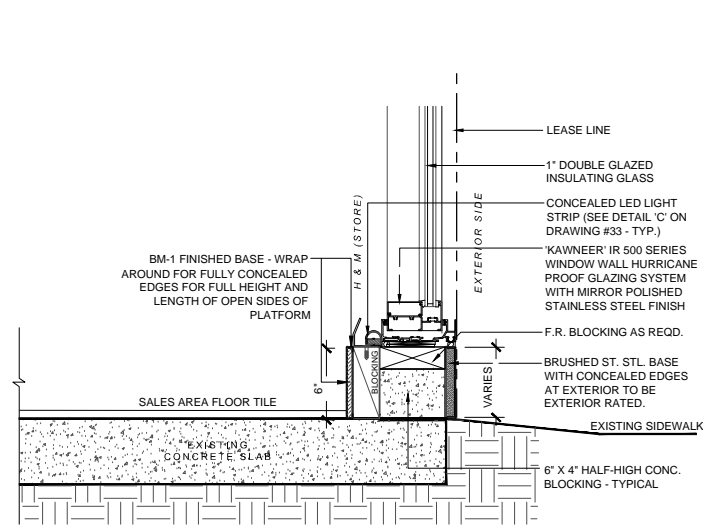
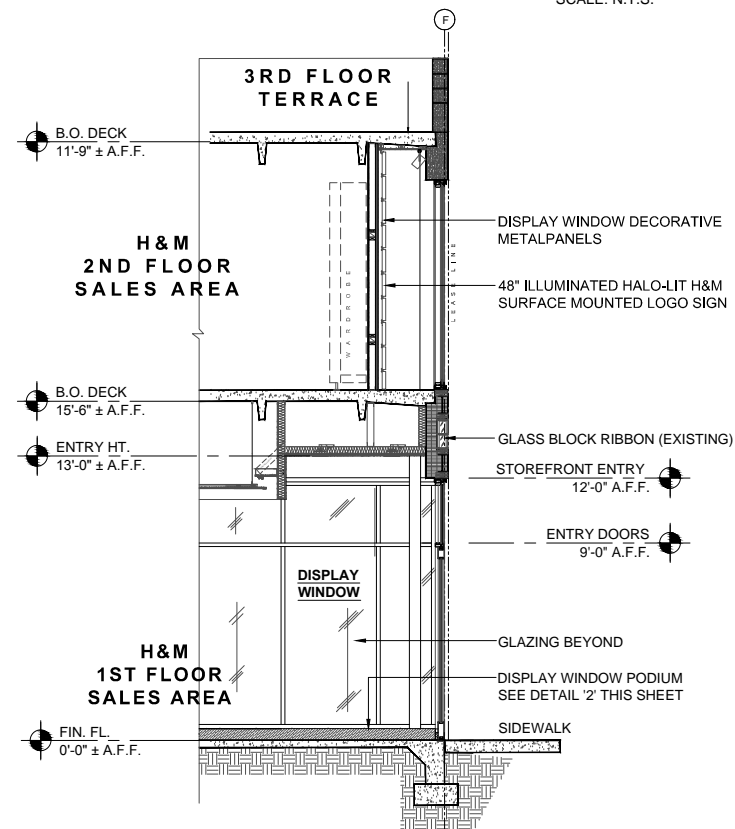
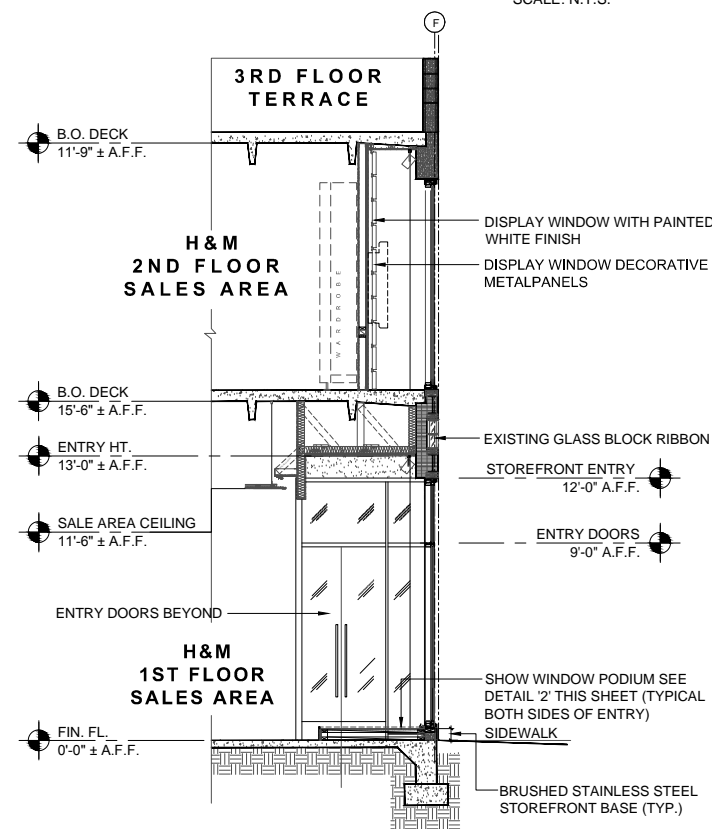
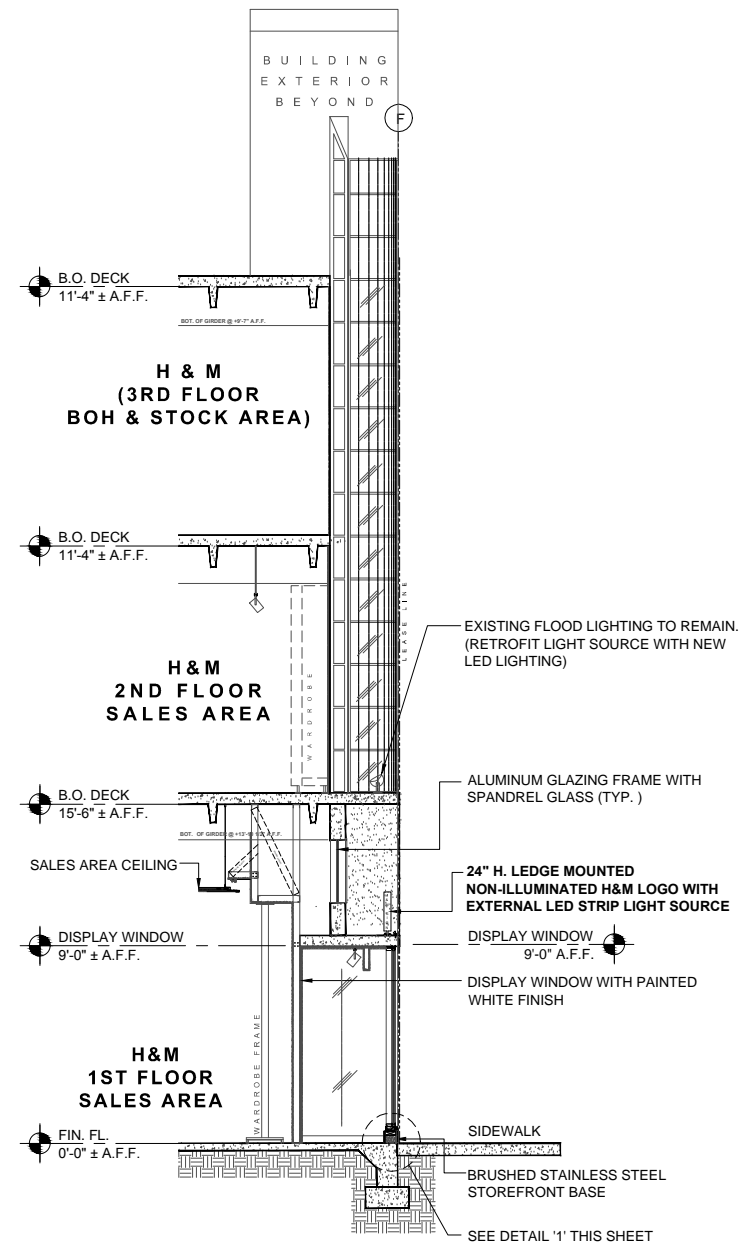
SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"

STOREFRONT NOTES:
ENTIRE EXTERIOR PORTIONS OF BUILDING TO BE PAINTED, (PT-1) WHITE EXTERIOR PAINT.

PROPOSED H&M STOREFRONT SECTIONS



STOREFRONT NOTES:

ENTIRE EXTERIOR PORTIONS OF BUILDING TO BE PAINTED, (PT-1) WHITE EXTERIOR PAINT.

PROPOSED H&M STOREFRONT SECTIONS & DETAILS