



1688 MERIDIAN AVE

Scope:
Alterations to the ground and second floor facade
and floor plan.
Variances requested for signage and awning set-
back.

**DRB Final Submittal
September 09, 2016**

**Shulman +
Associates**

Architecture Interior Design Urban Design Graphic Design • 100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AA 26001090

DATA AND DRAWING LIST

G-1.01

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1688 Meridian Avenue			
2	Board and file numbers :				
3	Folio number(s):	02-3234-007-0600			
4	Year constructed:	1961	Zoning District:	CD-3	
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.95' NGVD	
6	Adjusted grade (Flood+Grade/2):	9.98' NGVD	Lot Area:	11,205 sf	
7	Lot width:	75'	Lot Depth:	150.3'	
8	Minimum Unit Size	N/A	Average Unit Size	N/A	
9	Existing use:	Commercial	Proposed use:	Commercial	
		Maximum	Existing	Proposed	Deficiencies
10	Height	80'	105'	105' EX. TO REMAIN	
11	Number of Stories	7	10	10 EX. TO REMAIN	
12	FAR	25,211 SF	99,805 SF	99,805 SF	
13	Gross square footage	N/A	99,805 SF	99,805 SF	
14	Square Footage by use	N/A	Commercial 96,955 SF	Commercial 96,955 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	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	5'-0"	N/A	N/A	
25	Side Setback:	5'-0"	N/A	N/A	
26	Side Setback:	5'-0"	N/A	N/A	
27	Side Setback facing street:	5'-0"	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	0'	10'-6"	10'-6" EX. TO REMAIN	
30	Side Setback:	0'	0'	0' EX. TO REMAIN	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	0'	0'	0' EX. TO REMAIN	
33	Rear Setback:	5'-0"	6'-1"	6'-1" EX. TO REMAIN	
	Tower:				
34	Front Setback:	0'	10'-6"	10'-6" EX. TO REMAIN	
35	Side Setback:	0'	0'	0' EX. TO REMAIN	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	0'	0'	0' EX. TO REMAIN	
38	Rear Setback:	5'-0"	6'-1"	6'-1" EX. TO REMAIN	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 2				
40	Total # of parking spaces	0	0	0	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0	0	0	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	
45	ADA Spaces	0	0	0	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	0	0	0	
50	racks	0	0	0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	N/A
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A
61	Is this a contributing building?	NO
62	Located within a Local Historic District?	NO

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

DRAWING LIST

- cover
- survey
- G-1.01 Data and sheet list
- G-1.02 Location Plan
- G-1.03 Site Plan
- G-1.04 Signage Schedule Option A
- G-1.05 Signage Schedule Option B
- G-1.06 Existing FAR Diagrams
- G-1.07 Proposed FAR Diagrams
- G-1.08 Context Elevations
- G-1.09-13 Existing Site Photos
- G-1.14-16 Context Photos
- G-1.17 Materials

- TD100 Tree Disposition Notes
- TD101 Tree Disposition Plan
- TD102 Demoliton
- L400 Planting Notes
- L401 Planting Plan

- AB-1.01 Existing Ground Floor Plan
- AB-1.02 Existing 2nd Floor Plan
- AB-1.03 Existing 3rd-10th Floor Plans
- AB-2.01 Existing East Elevation
- AB-2.02 Existing North Elevation
- AB-2.03 Existing West Elevation

- D-1.01 Ground Floor Demolition Plan
- D-1.02 Second Floor Demolition Plan
- D-2.01 Demolition East Elevations
- D-2.02 Demolition North Elevation
- D-2.03 Demolition West Elevation

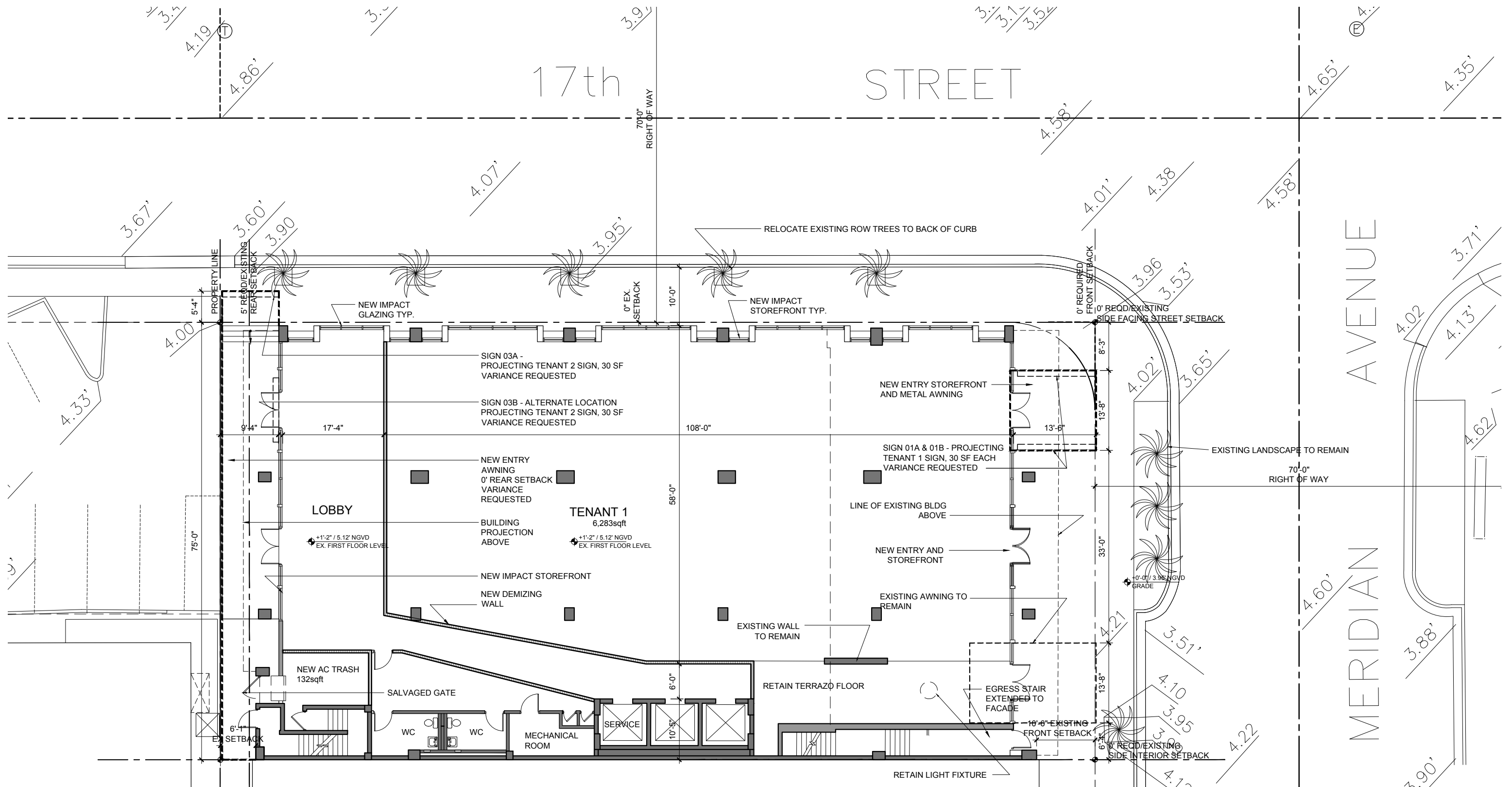
- A-1.01A Proposed Ground Floor Plan Option A
- A-1.02A Proposed Second Floor Plan Option A
- A-2.01A Proposed East Elevation Option A
- A-2.02A Proposed North Elevation Option A
- A-2.03A Proposed West Elevation Option A
- A-1.01B Proposed Ground Floor Plan Option B
- A-1.02B Proposed Second Floor Plan Option B

- A-2.01B Proposed East Elevation Option B
- A-2.02B Proposed North Elevation Option B
- A-2.03B Proposed West Elevation Option B
- A-4.01 Rendering from North east
- A-4.02 Rendering from North west

- A-5.01 East Storefront Elevation Detail
- A-5.02 West Storefront Elevation Detail
- A-5.03 North Vitrine Elevation and Axo
- A-5.04 North Vitrine Section Detail
- A-5.05 East Canopy Axo and Detail
- A-5.06 West Canopy Axo and Detail
- A-5.07 Signage Details: Projecting
- A-5.08 Signage Details: Wall Mounted

SITE PLAN

G-1.03

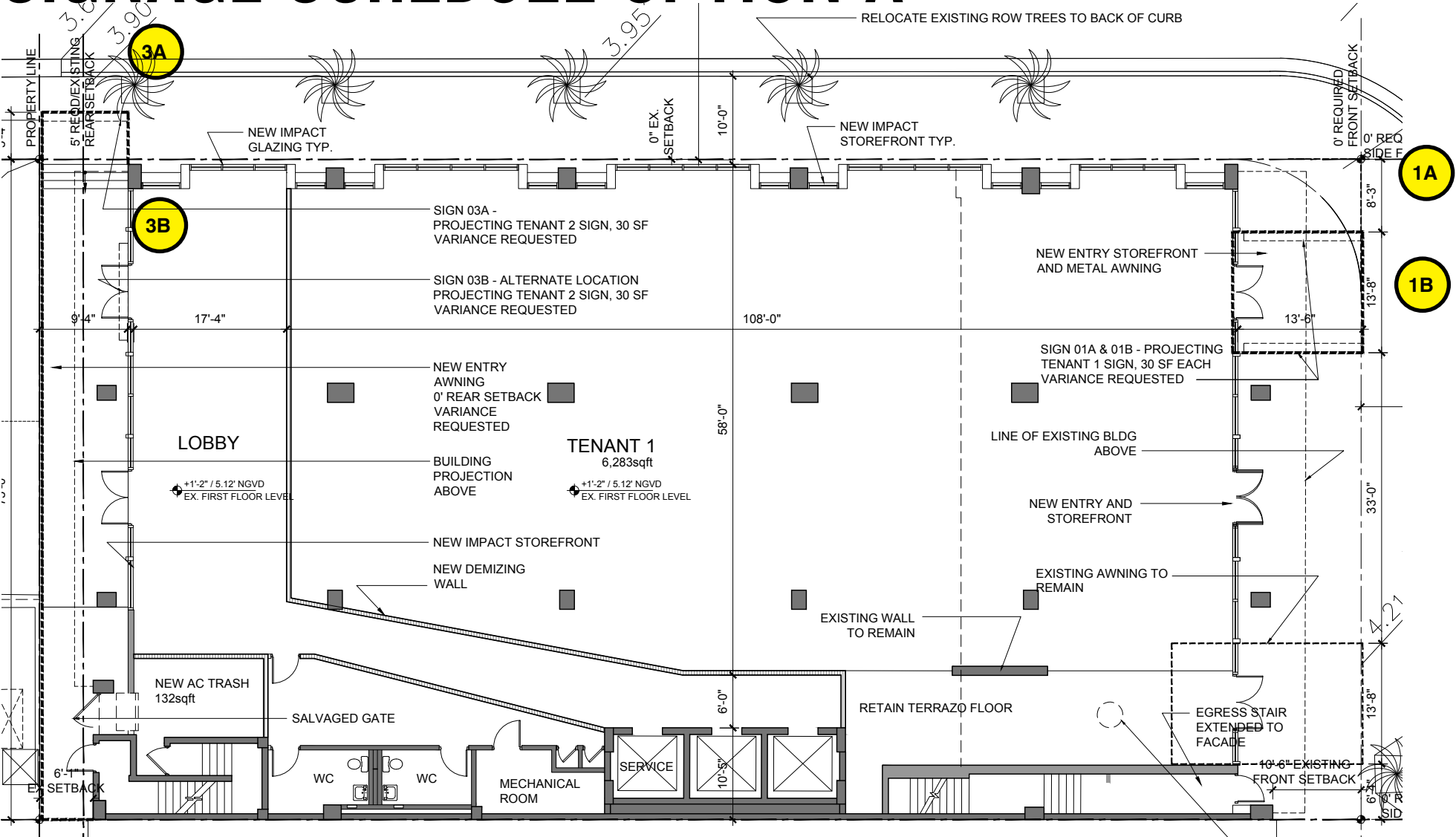


SCALE: 1/16" = 1'-0" (



SIGNAGE SCHEDULE OPTION A

G-1.04

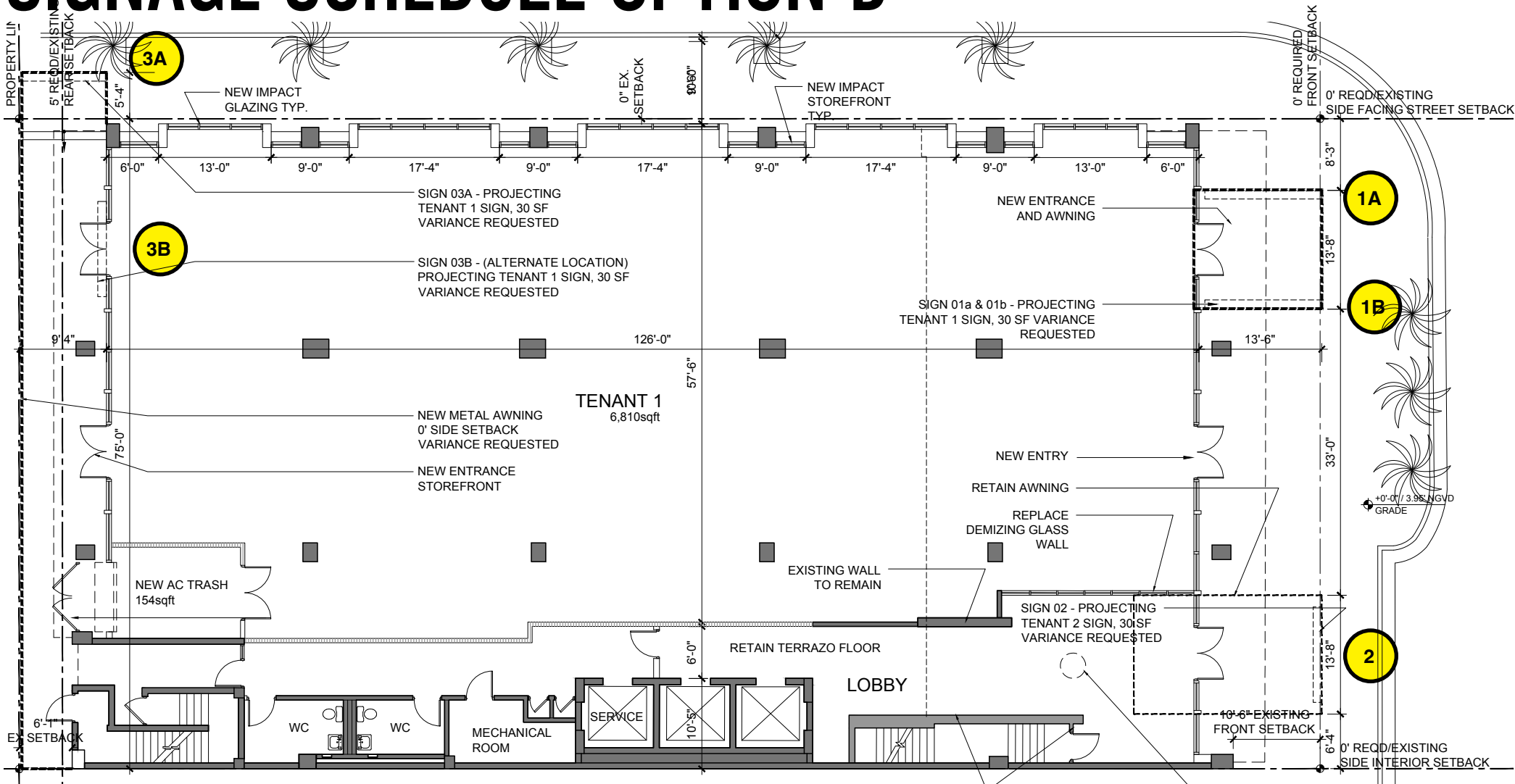


1688 Meridian

Number	Location	frontage length	allowed sf if flat	Type		Allowed size	Proposed size
Option 1 (1 tenant)							
1a	east	68'-2"	30 sf combined	projecting tenant sign	Tenant 1	15 sf	30 sf each
1b	east	68'-2"	30 sf combined	projecting tenant sign	Tenant 1	15 sf	30 sf each
3a	north	126'	30 sf	projecting tenant sign	Lobby/upper offices	15 sf	30 sf
3b	west	55'-3"	30 sf	flat wall mounted tenant sign	Lobby/upper offices	30 sf	30 sf
alt. only							

SIGNAGE SCHEDULE OPTION B

G-1.05



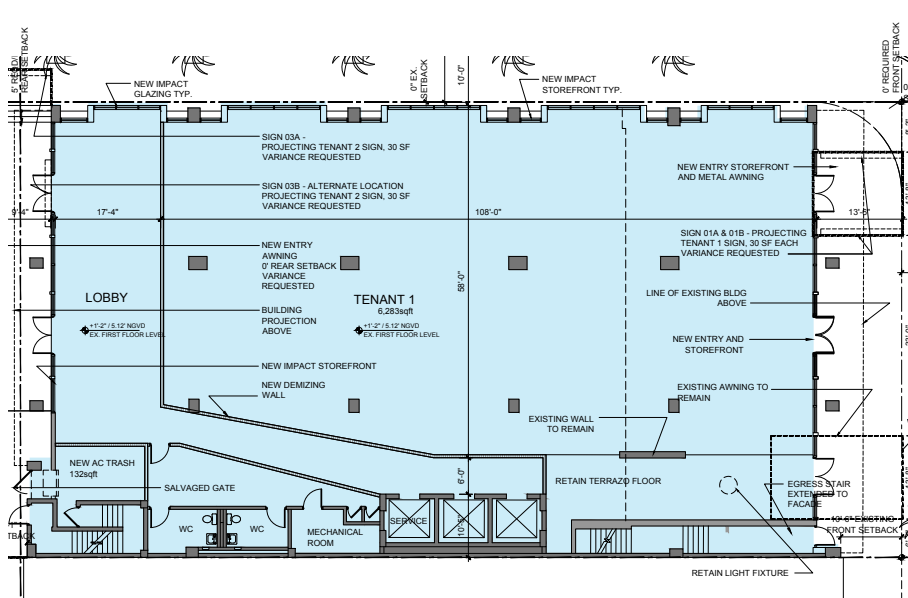
1688 Meridian

Number	Location	frontage length	allowed sf if flat	Type		Allowed size	Proposed size
Option 2 (2 tenants)							
1a	east	49'-6"	30 sf combined	projecting tenant sign	Tenant 1	15 sf	30 sf each
1b	east	49'-6"	30 sf combined	projecting tenant sign	Tenant 1	15 sf	30 sf each
2	east	18'-9"	20 sf	projecting tenant sign	Tenant 2 or Lobby/office	15 sf	30 sf
3a	north	126'	30 sf	projecting tenant sign	Tenant 2 or Lobby/office	15 sf	30 sf
3b	west	55'-3"	30 sf	flat wall mounted tenant sign	Tenant 2 or Lobby/office	30 sf	30 sf
alt. only							

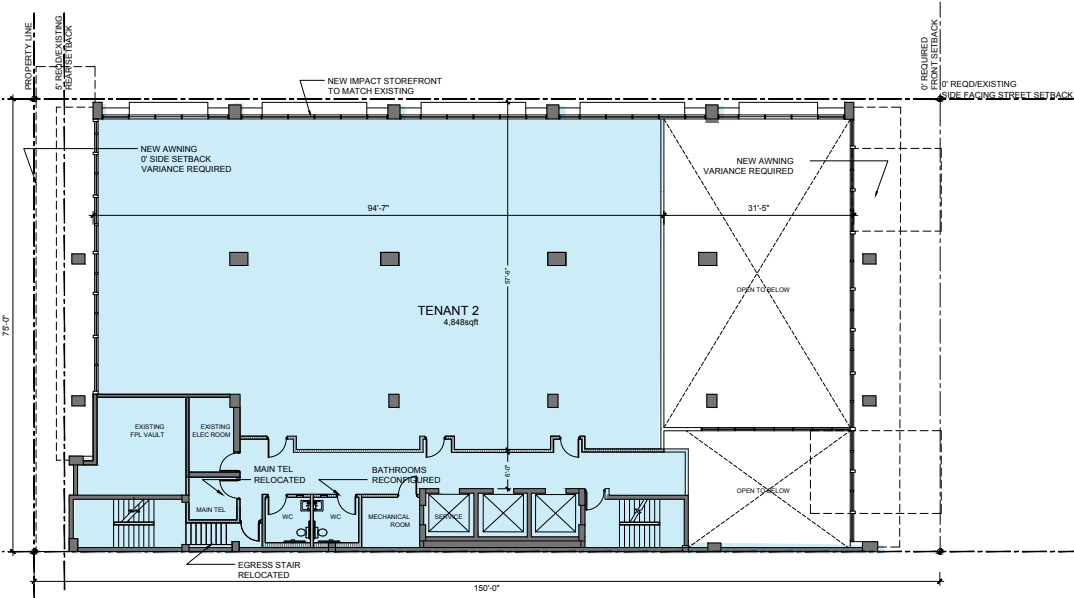


PROPOSED FAR DIAGRAMS

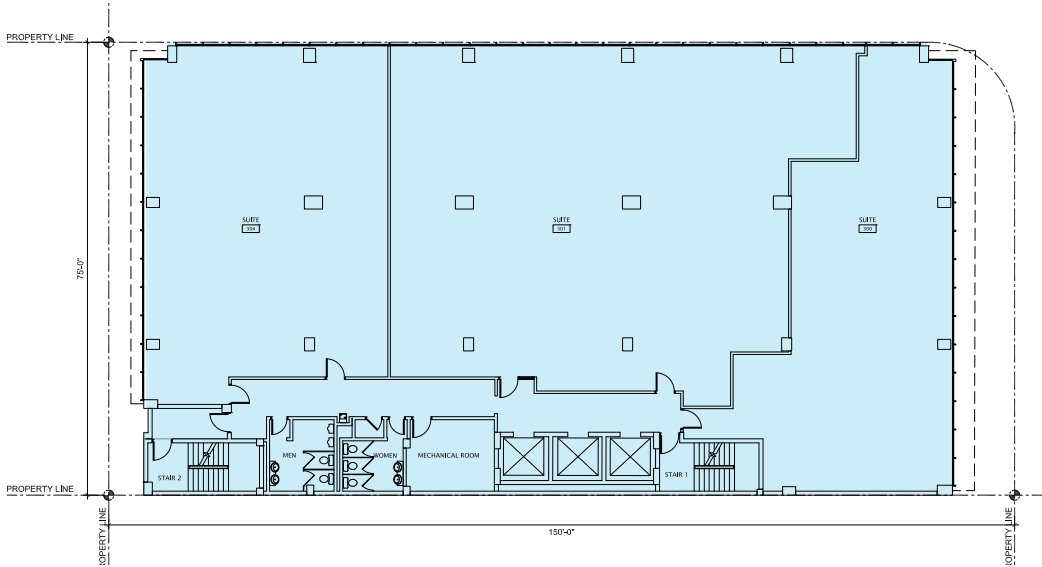
G-1.07



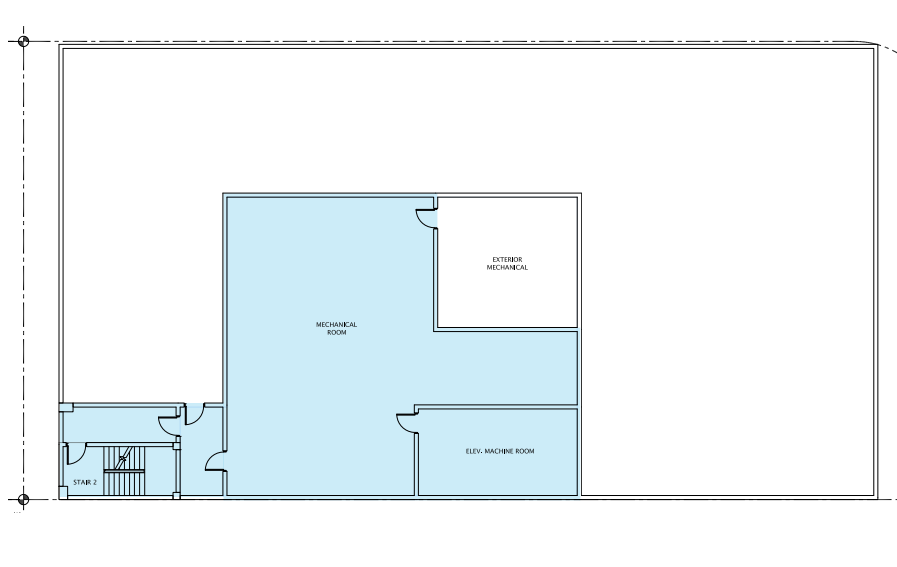
GROUND FLOOR PLAN
9,273 SF



SECOND FLOOR PLAN
6,994 SF



3RD-10TH FLOOR PLANS
10,086 SF



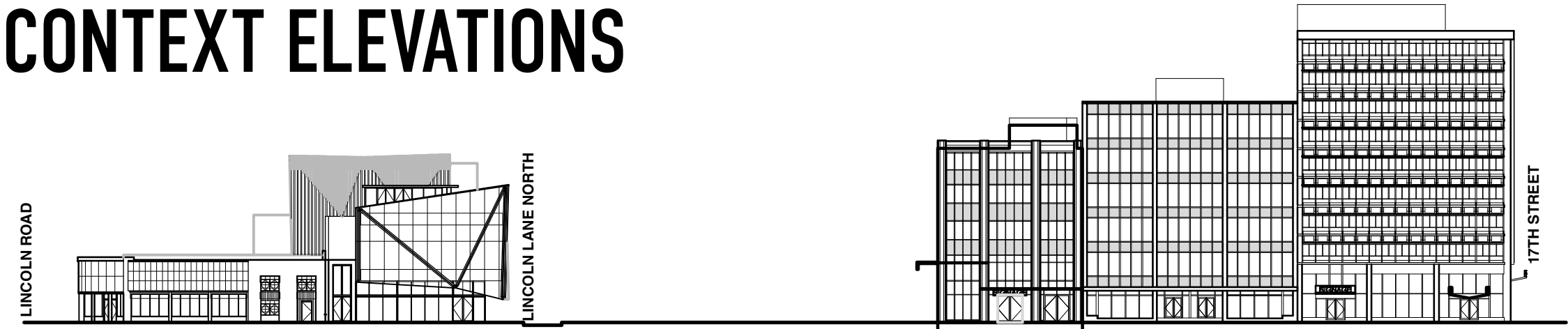
ROOF
2,850 SF

FAR SUMMARY

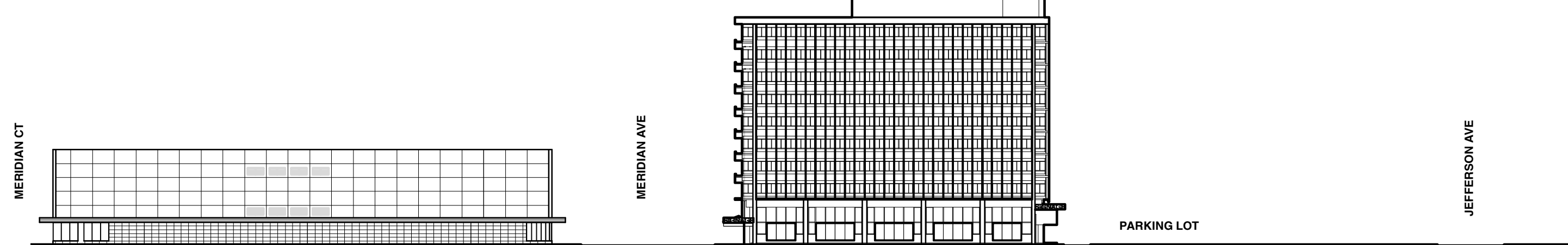
GROUND FLOOR	9,273 SF
SECOND FLOOR	6,994 SF
THIRD FLOOR	10,086 SF
FOURTH FLOOR	10,086 SF
FIFTH FLOOR	10,086 SF
SIXTH FLOOR	10,086 SF
SEVENTH FLOOR	10,086 SF
EIGHTH FLOOR	10,086 SF
NINTH FLOOR	10,086 SF
TENTH FLOOR	10,086 SF
ROOF	2,850 SF
TOTAL	99,805 SF

CONTEXT ELEVATIONS

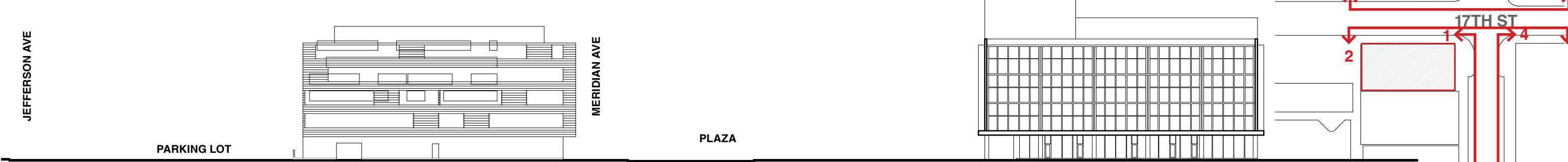
G-1.08



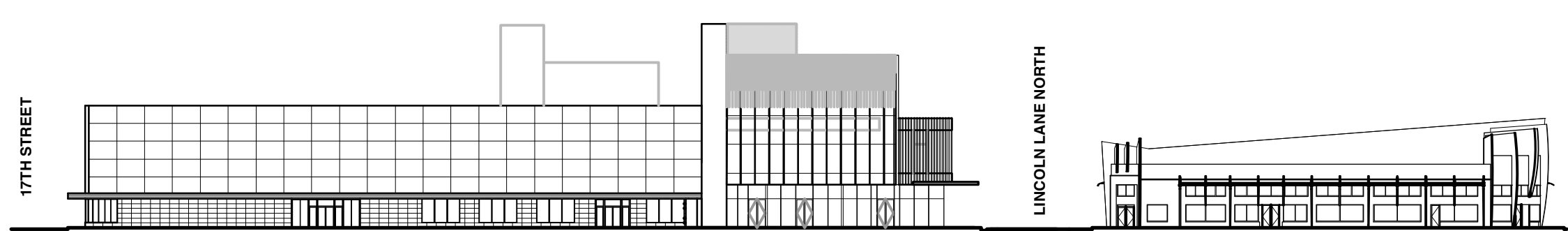
1. CONTEXT ELEVATION. (EAST) FROM PARKING LOT



2. CONTEXT ELEVATION. (NORTH) FROM 17TH STREET



3. CONTEXT ELEVATION. (SOUTH) 17TH STREET



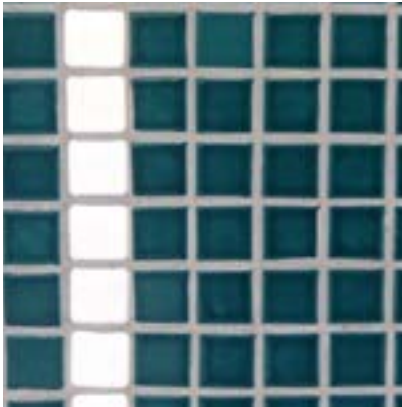
4. CONTEXT ELEVATION. (WEST) FROM MERIDIAN AVE

MATERIALS

G-1.17



CARRERA MARBLE
VITRINE FRAME
TO MATCH EXISTING PROJECTING
BOXES



EXISTING MOSAIC TILE



EXISTING MOSAIC TILE



EXISTING BLACK GRANITE



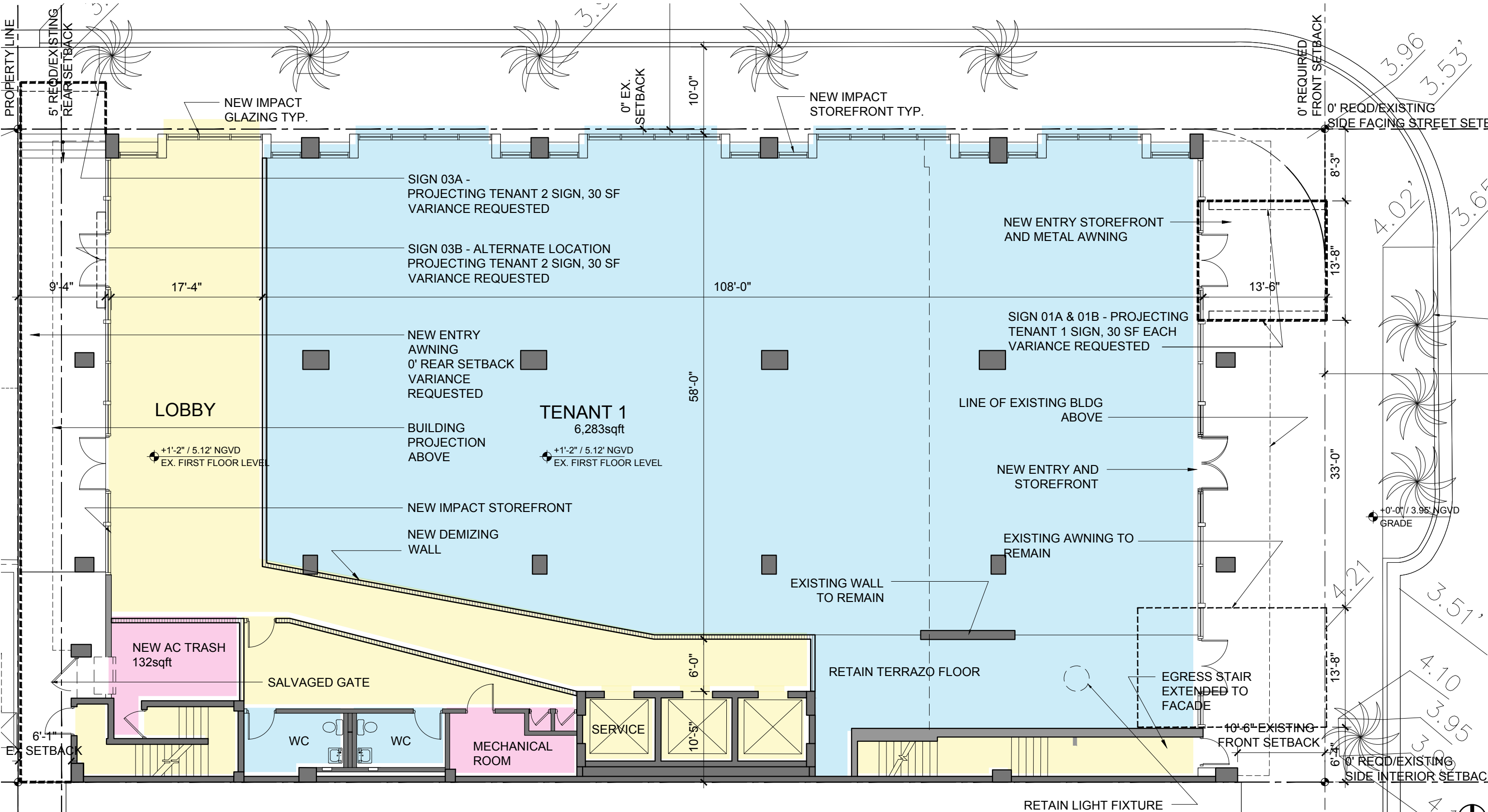
EXISTING METAL CLADDING
NEW STOREFRONT TO MATCH
COLOR AND CONFIGURATION



WHITE POWDERCOATED
METAL CANOPY TO MATCH
EXISTING WHITE
METAL CANOPY

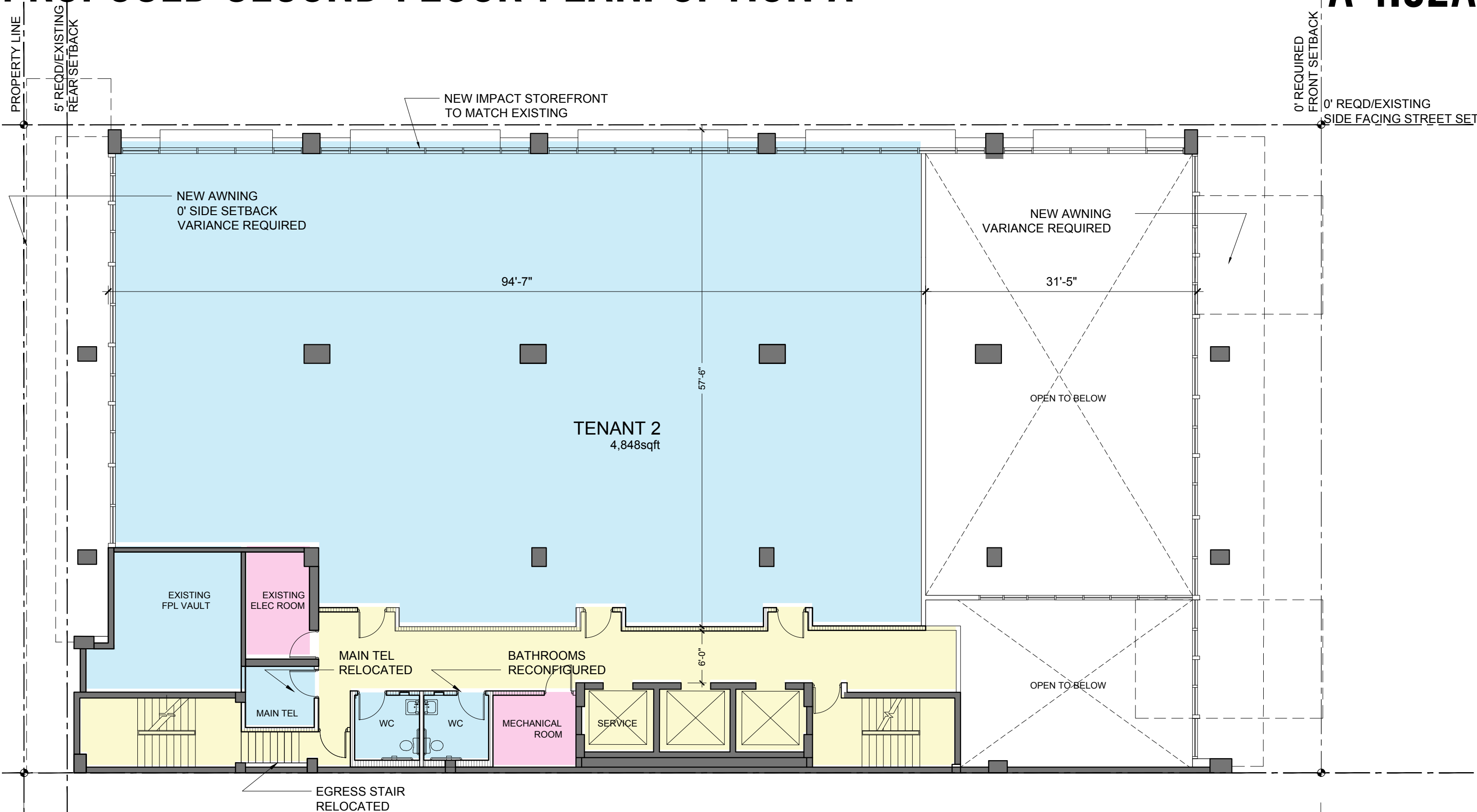
PROPOSED GROUND FLOOR PLAN: OPTION A

A-1.01A



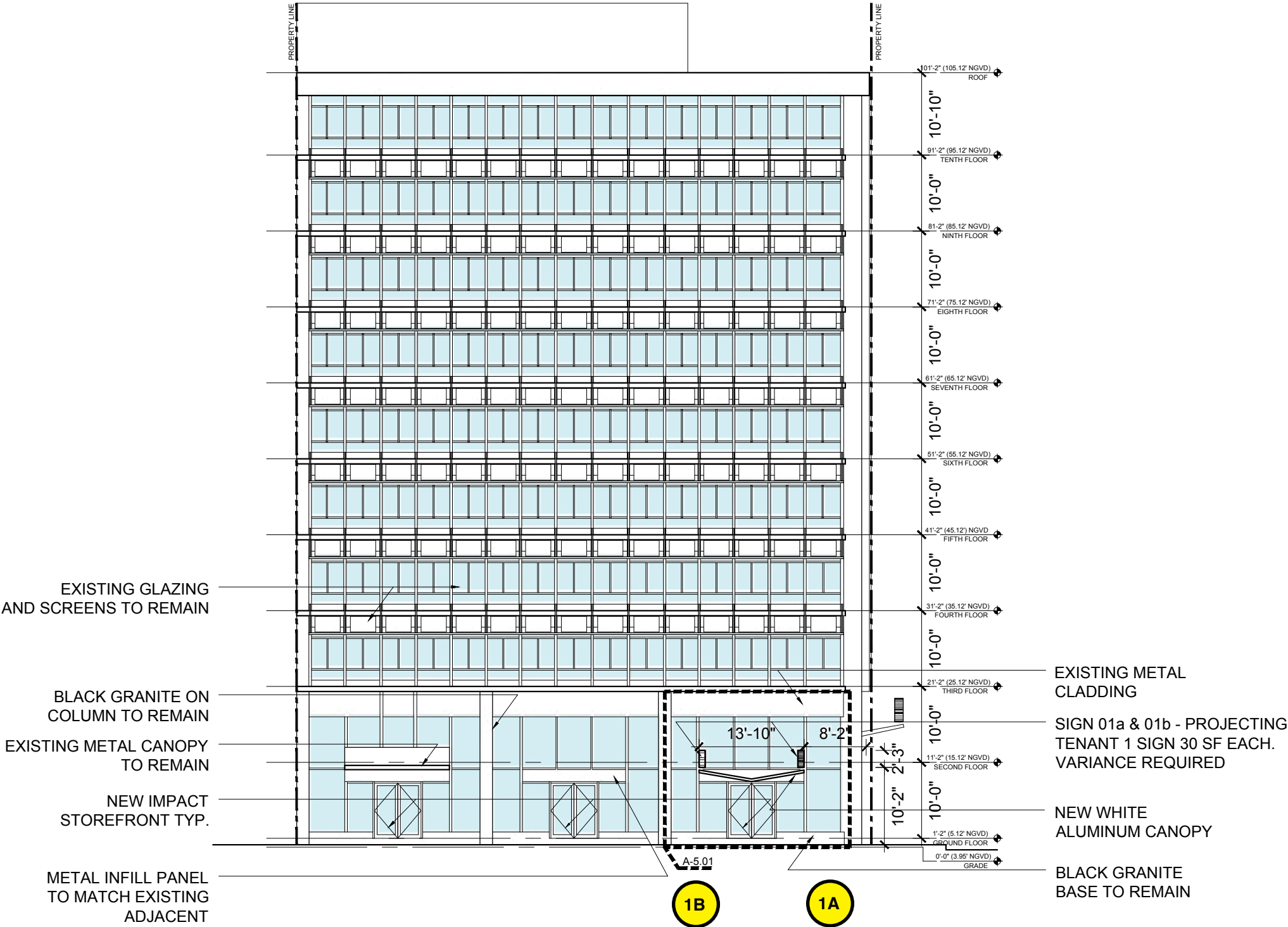
PROPOSED SECOND FLOOR PLAN: OPTION A

A-1.02A



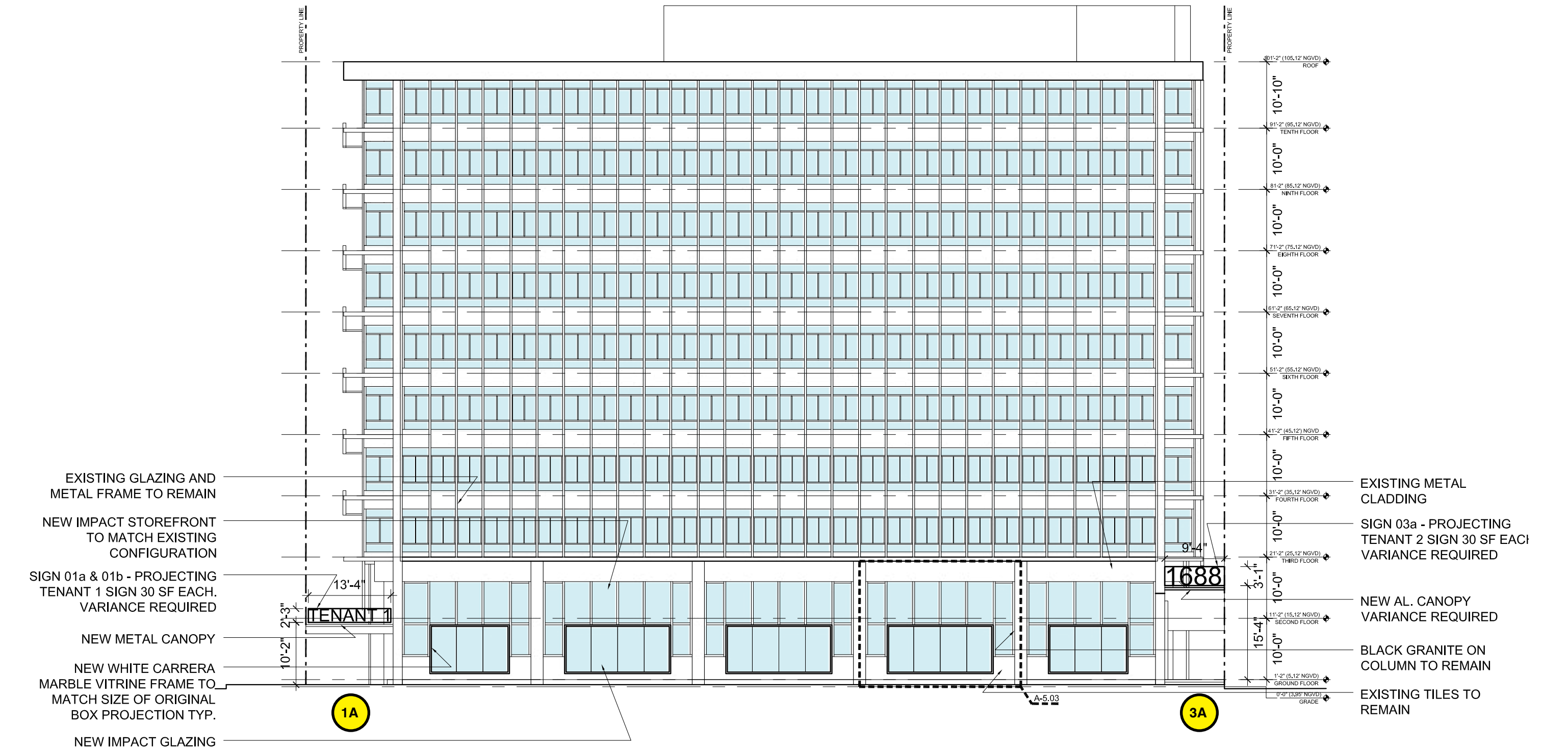
PROPOSED EAST ELEVATION: OPTION A

A-2.01A



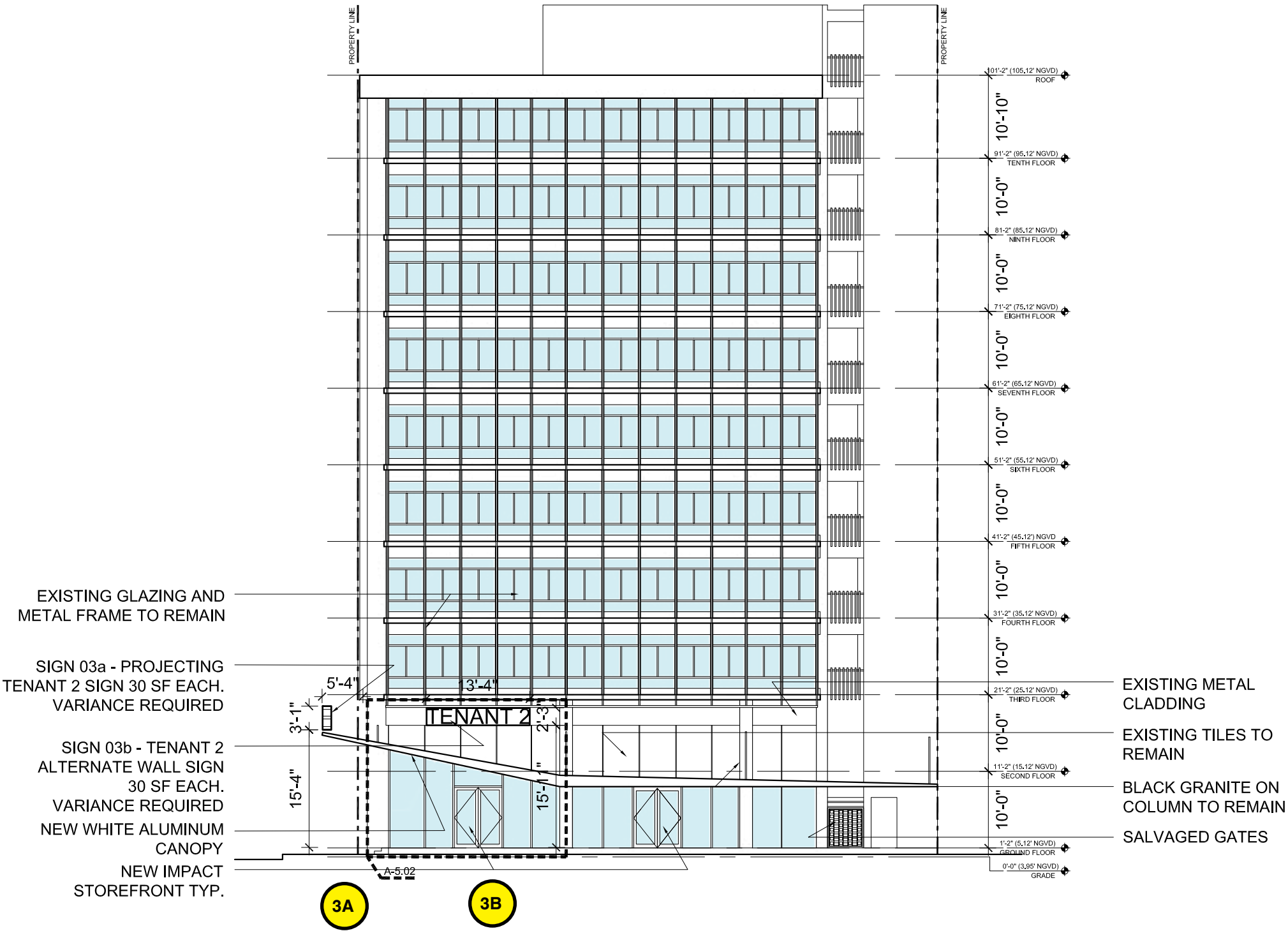
PROPOSED NORTH ELEVATION: OPTION A

A-2.02A



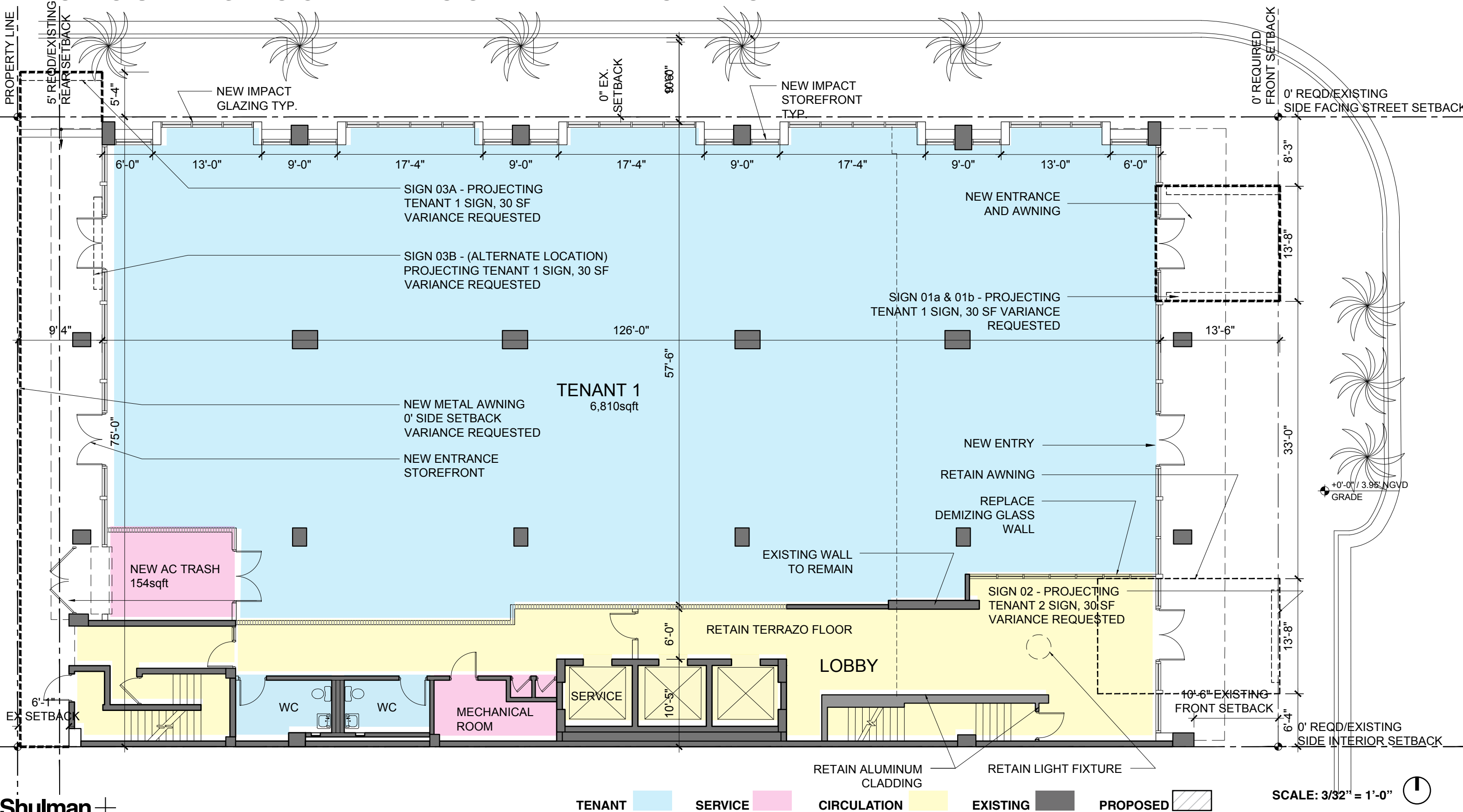
PROPOSED WEST ELEVATION: OPTION A

A-2.03A



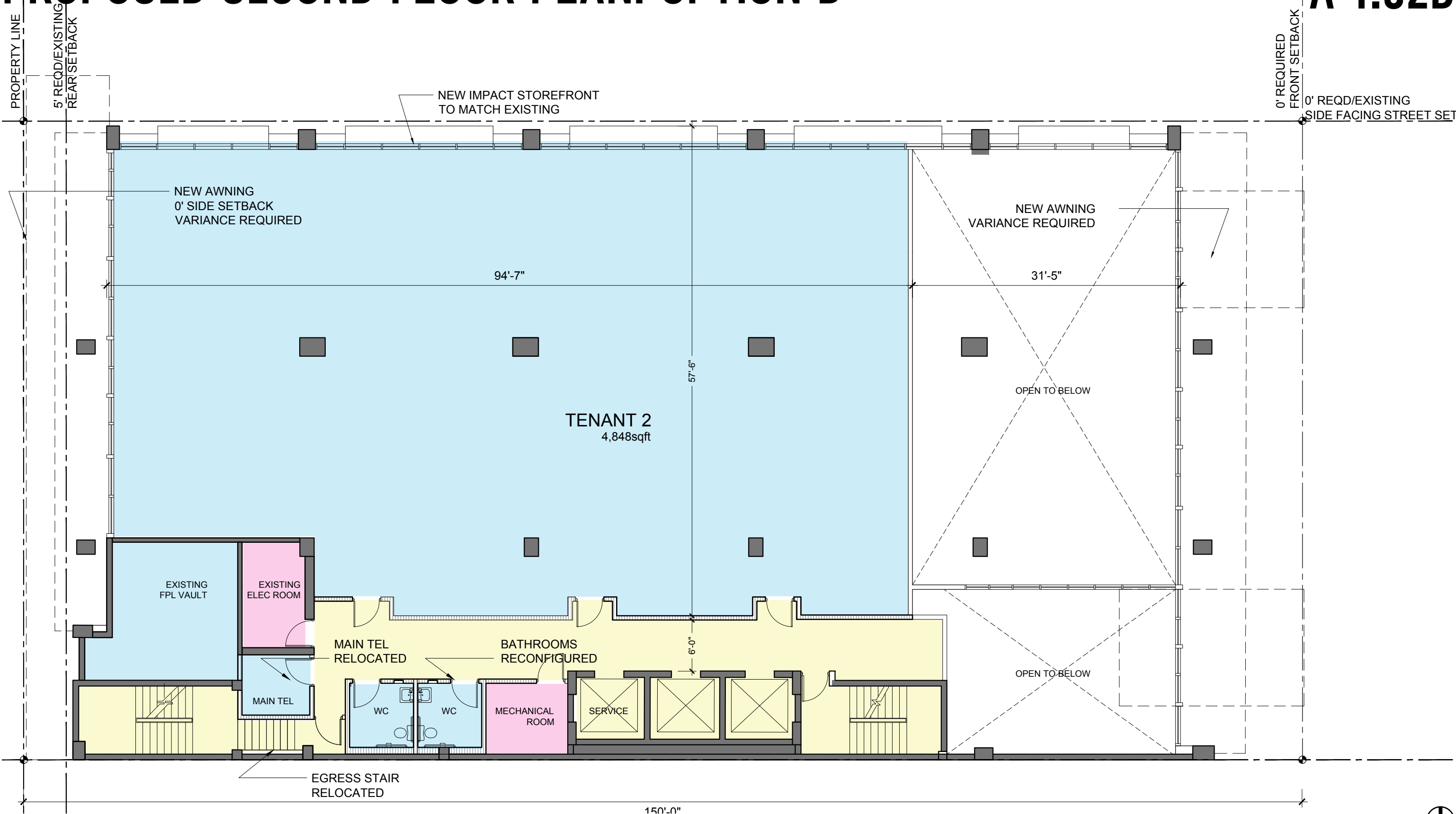
PROPOSED GROUND FLOOR PLAN: OPTION B

A-1.01B



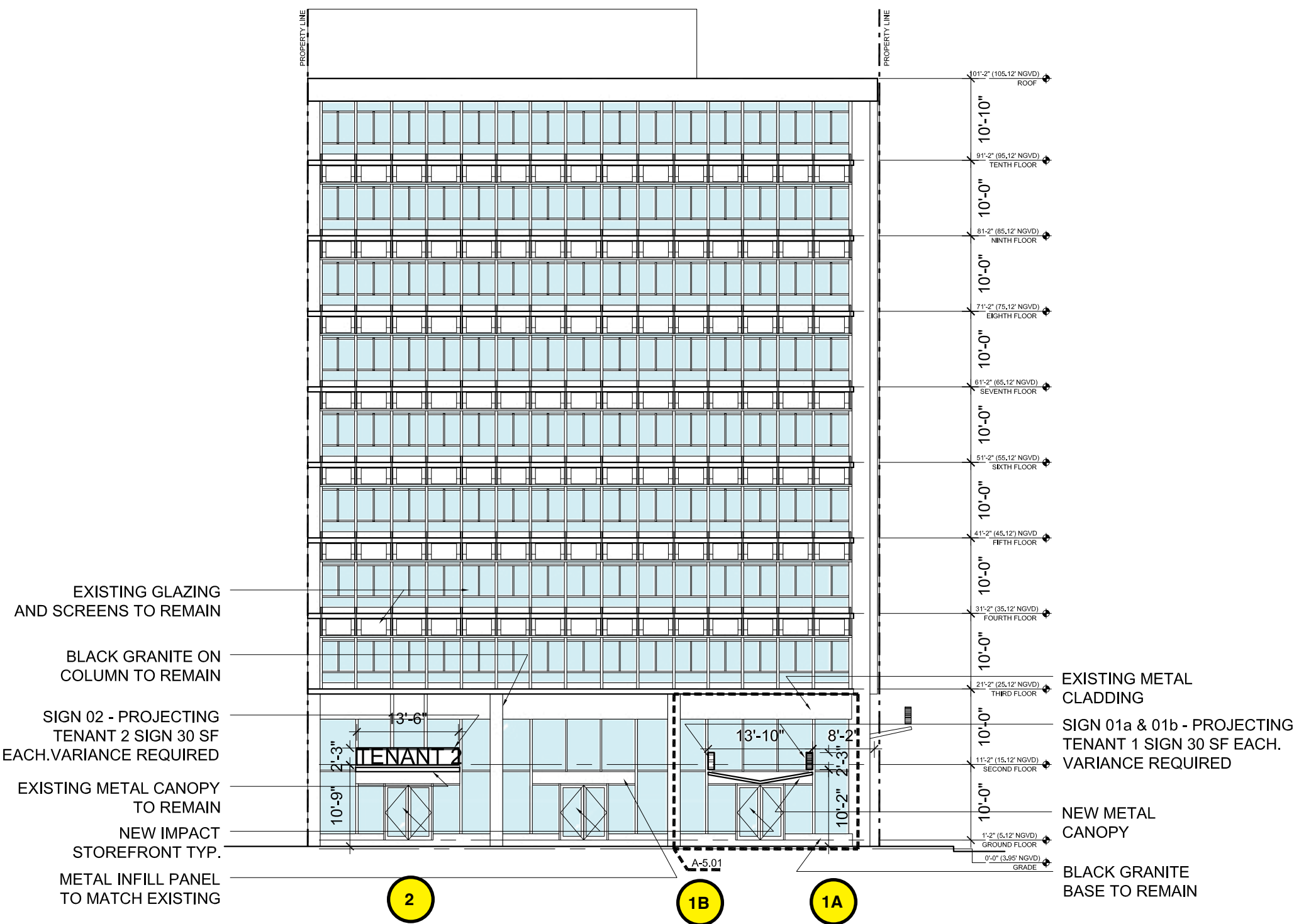
PROPOSED SECOND FLOOR PLAN: OPTION B

A-1.02B



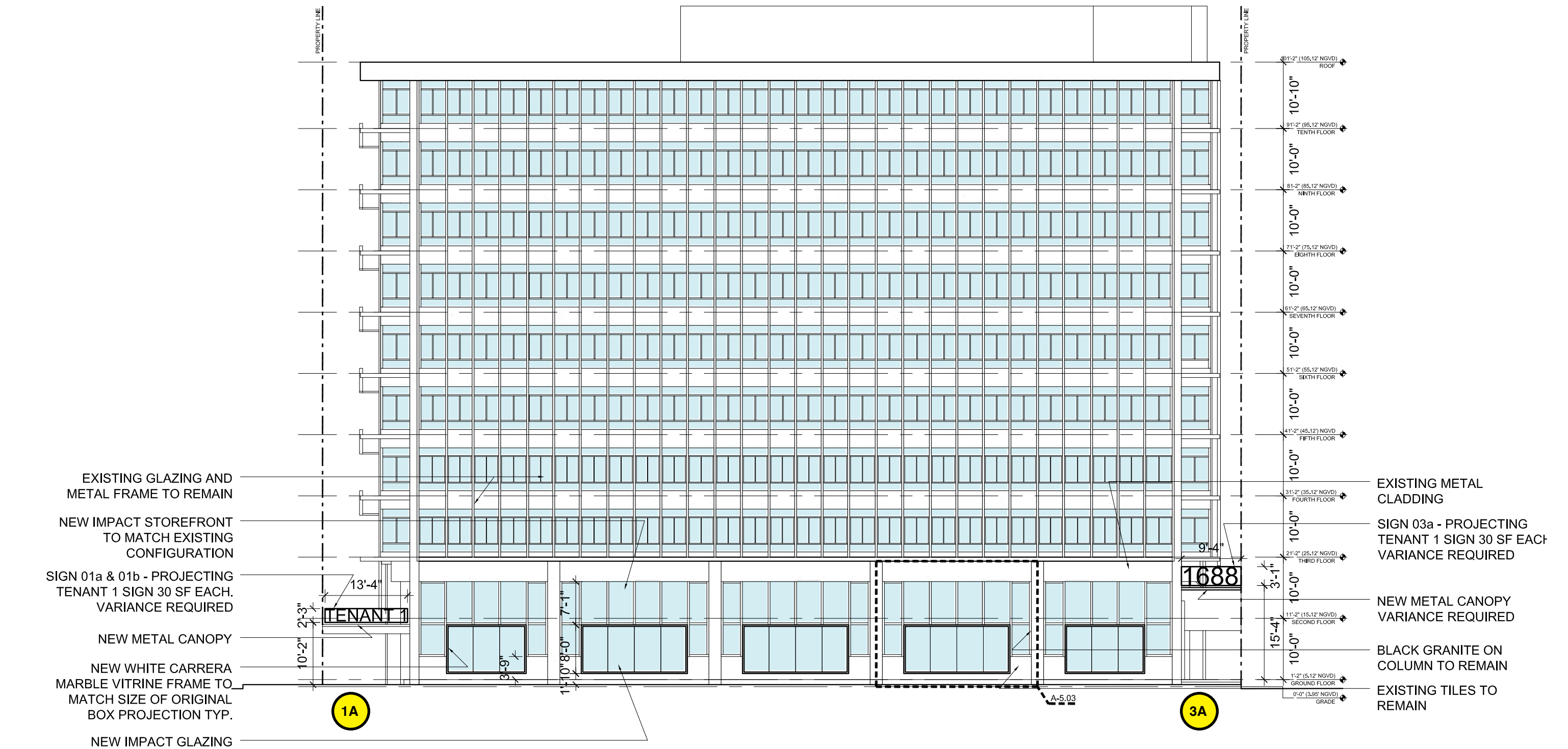
PROPOSED EAST ELEVATION: OPTION B

A-2.01B

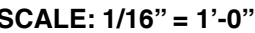


PROPOSED NORTH ELEVATION: OPTION B

A-2.02B



A-2.03B



PROPOSED RENDERING: OPTION B

A-4.01



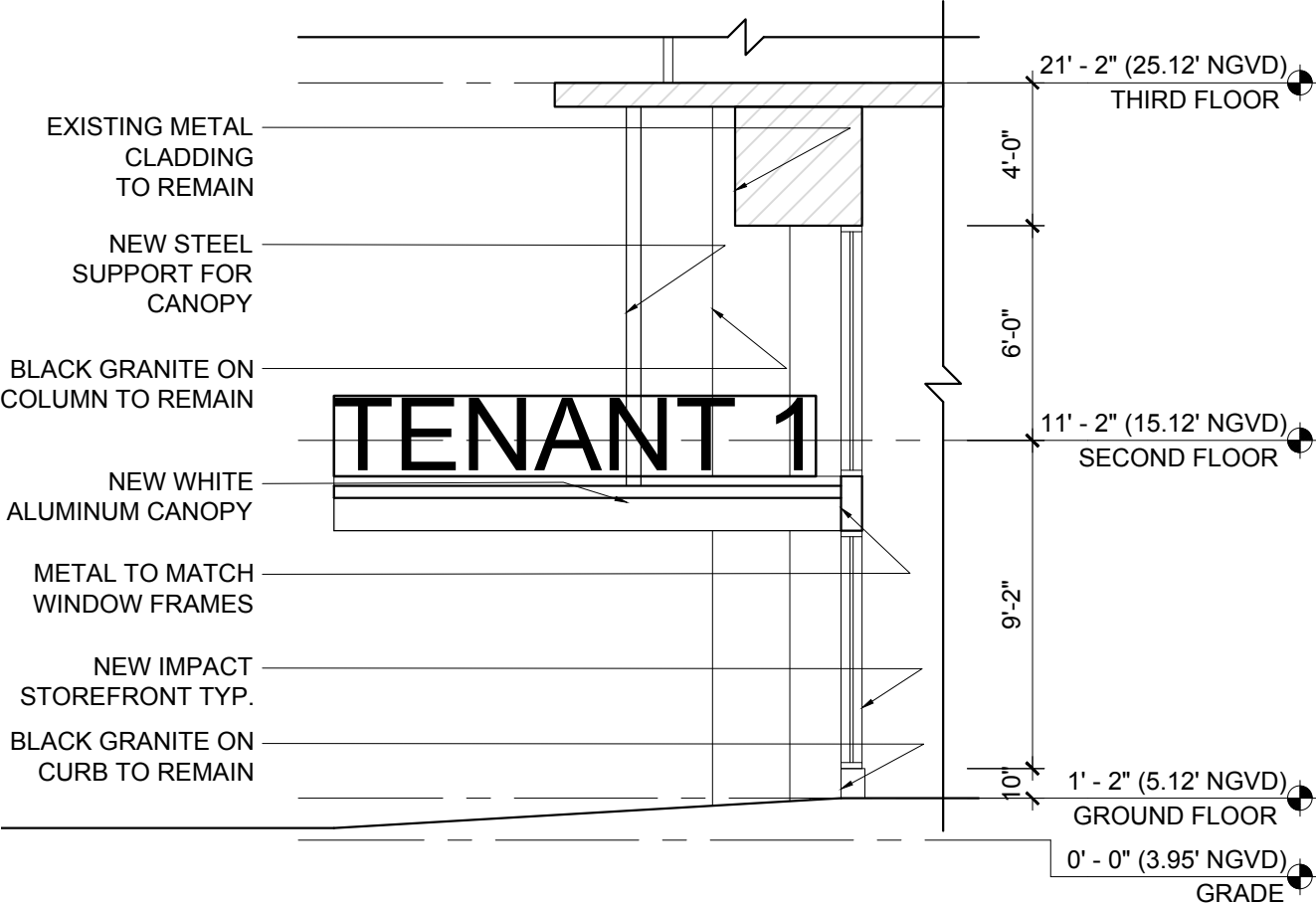
PROPOSED RENDERING: OPTION A AND B

A-4.02

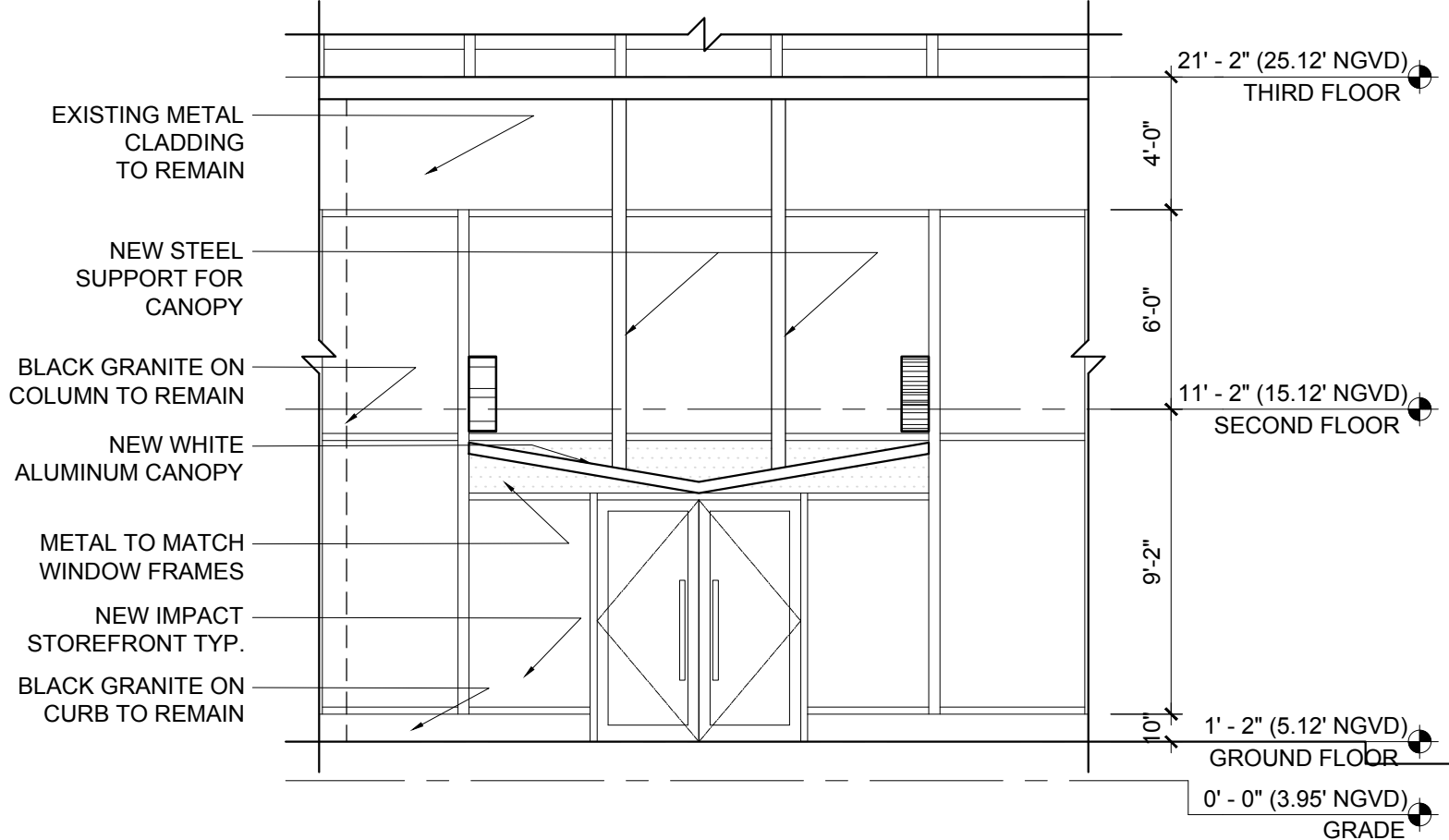


EAST STOREFRONT ELEVATION DETAIL

A-5.01



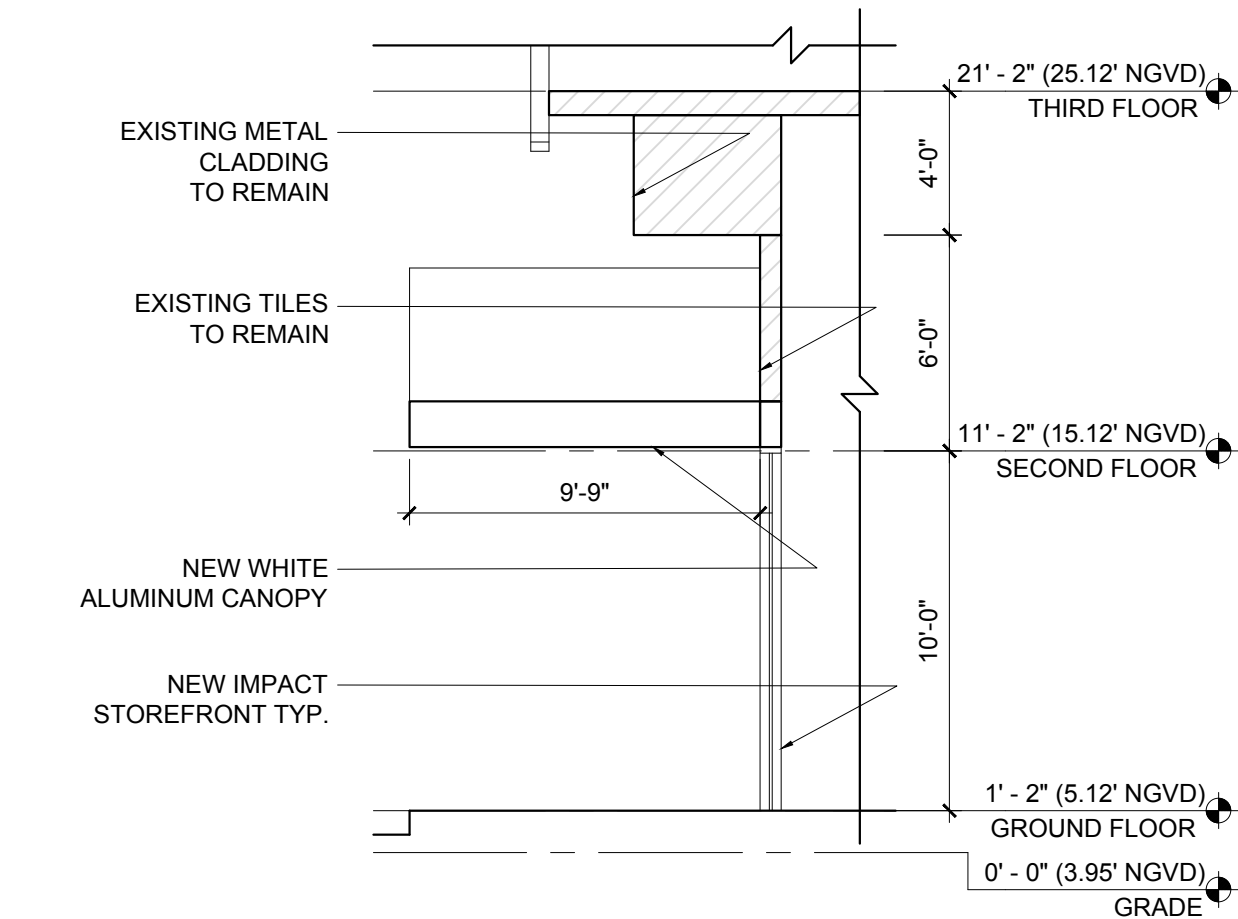
EAST STOREFRONT SECTION DETAIL



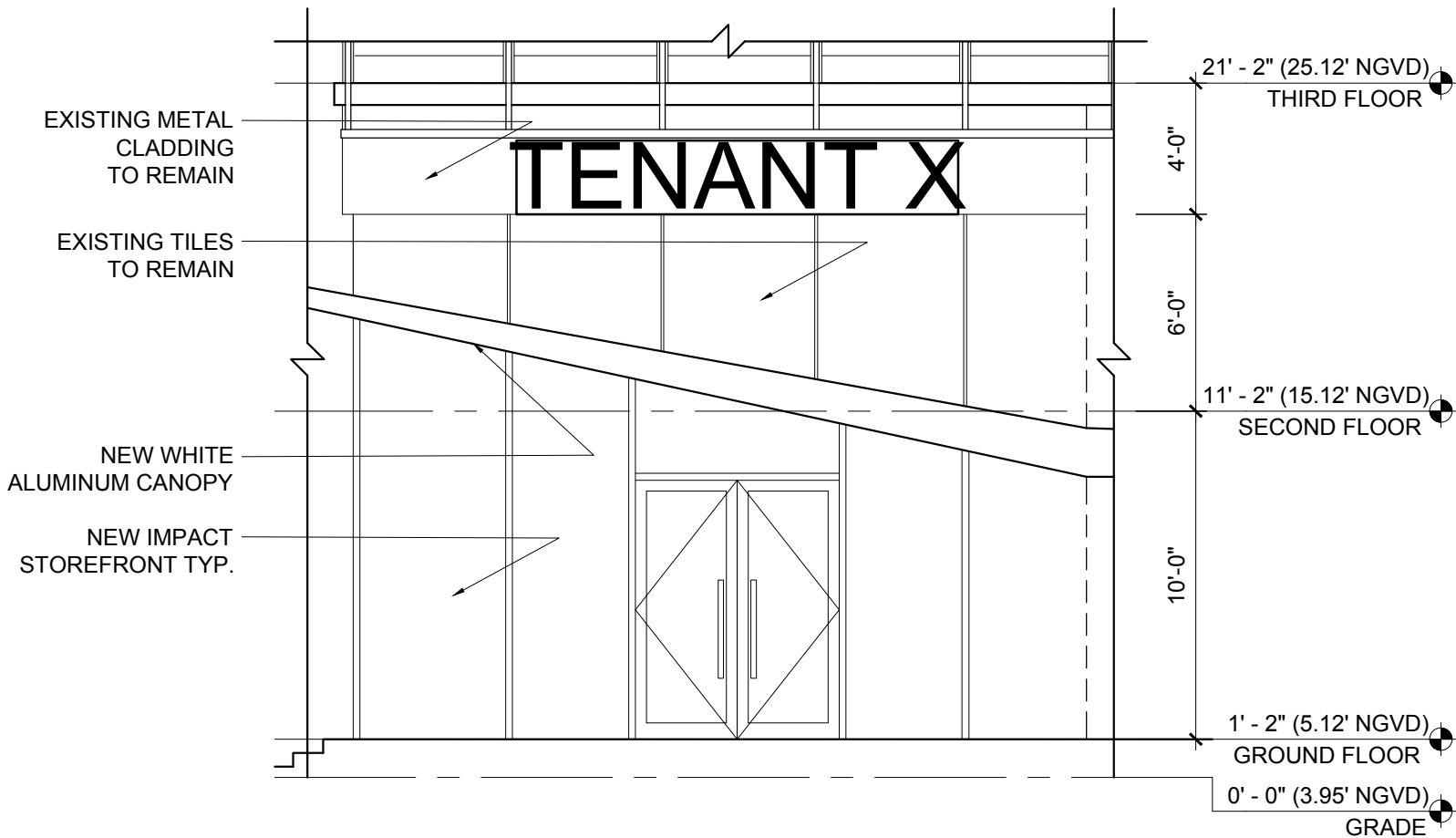
EAST STOREFRONT ELEVATION DETAIL

WEST STOREFRONT ELEVATION DETAIL

A-5.02



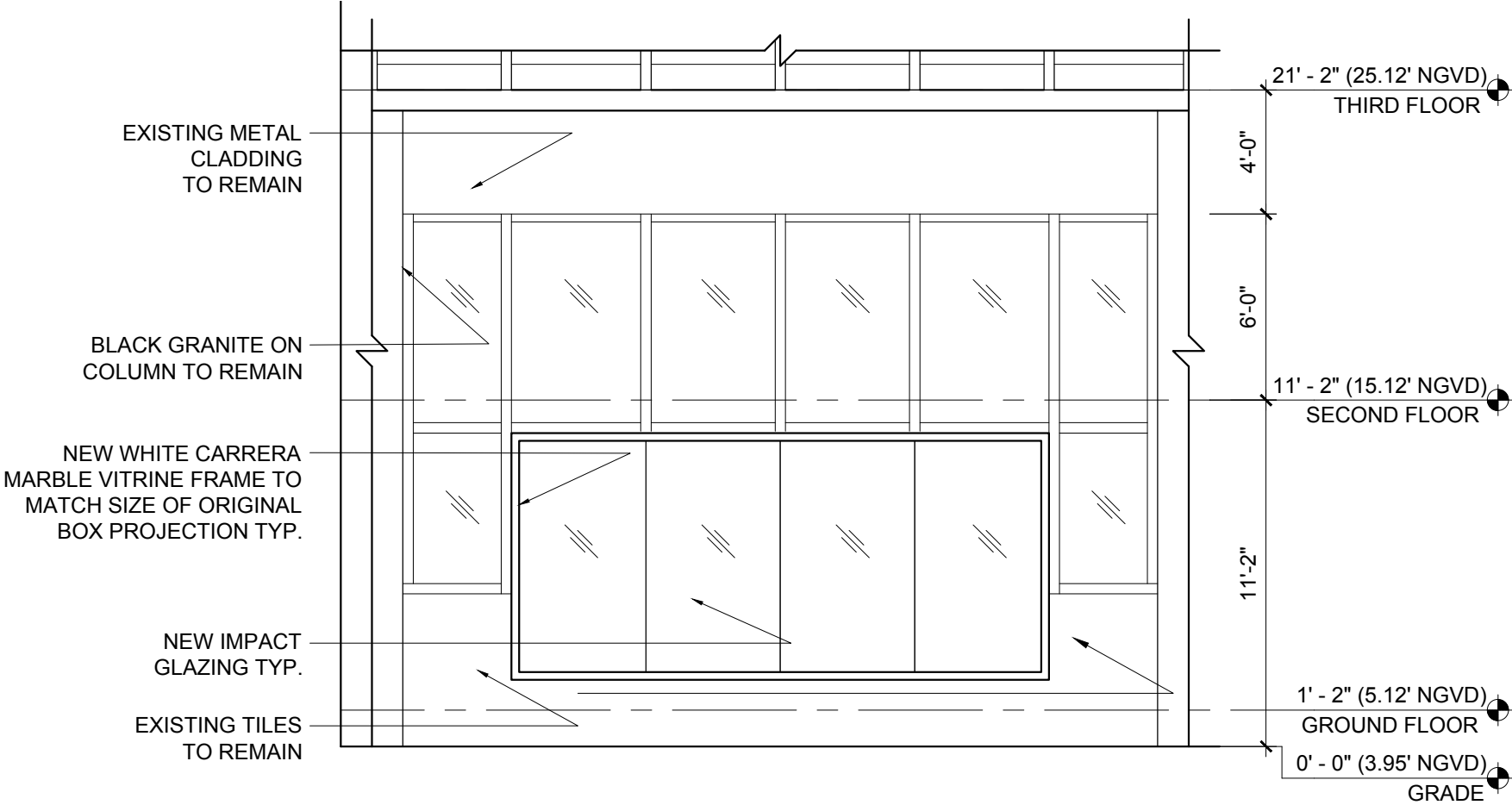
WEST STOREFRONT SECTION DETAIL



WEST STOREFRONT ELEVATION DETAIL

NORTH VITRINE ELEVATION AND AXO

A-5.03



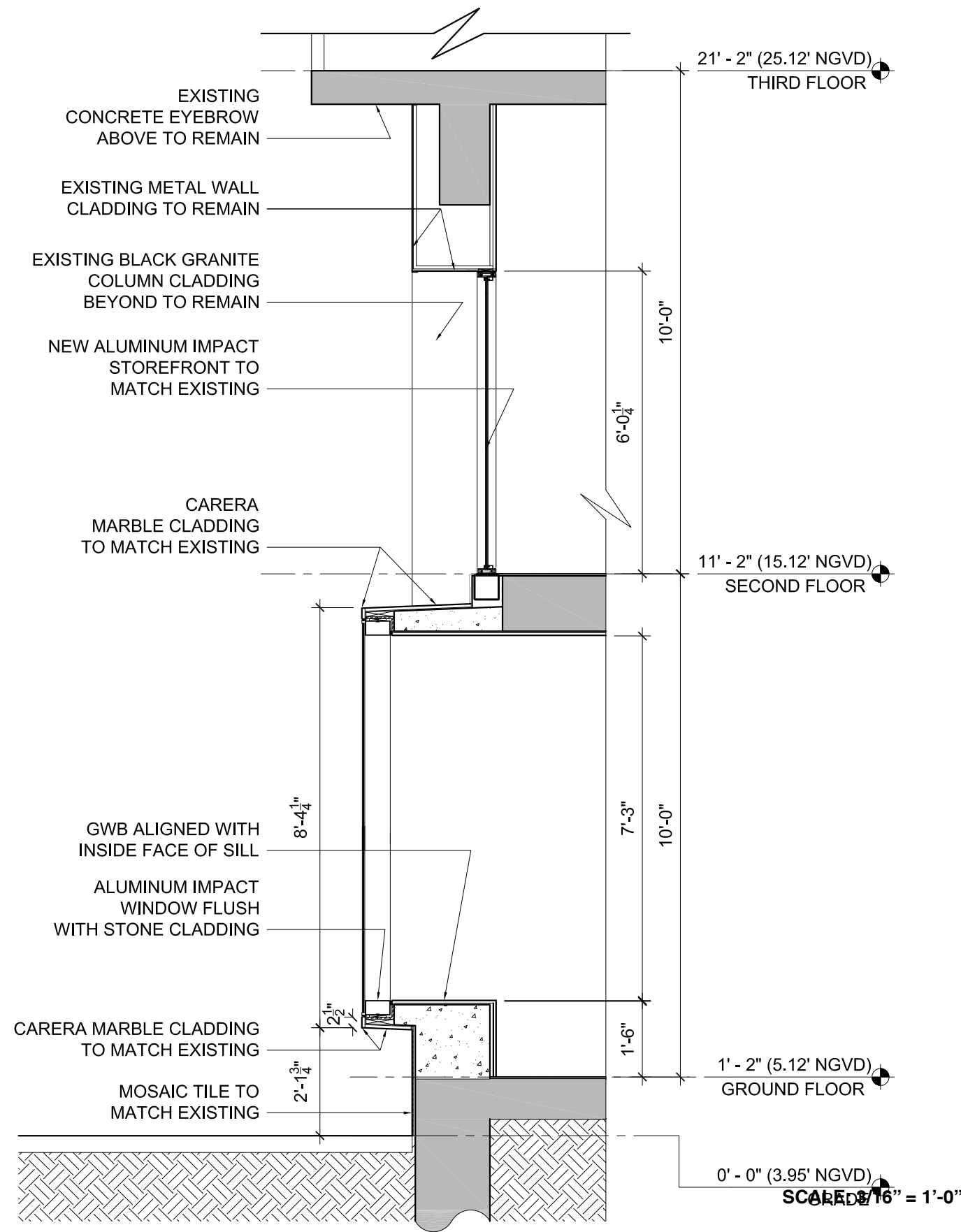
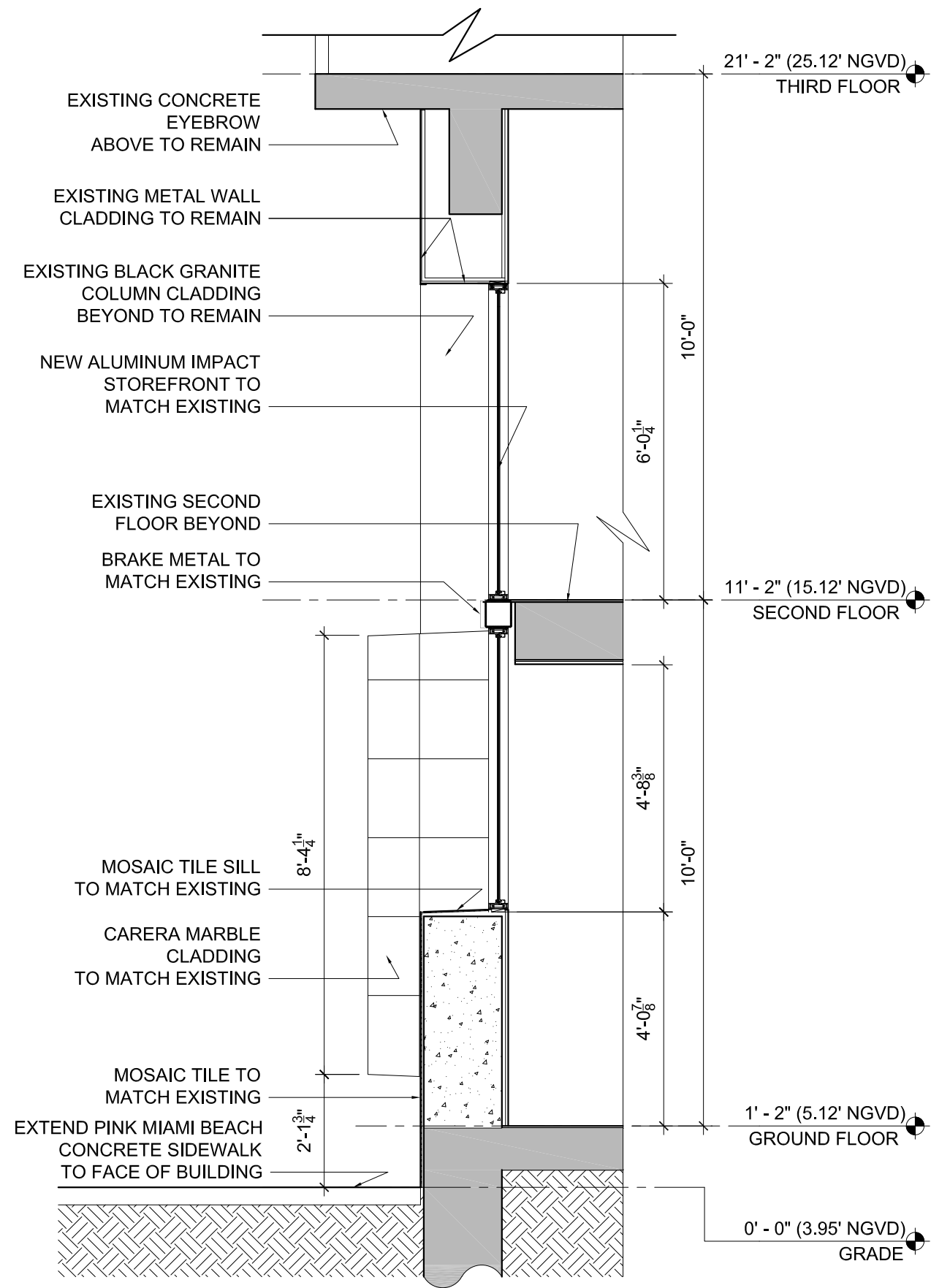
NORTH VITRINE ELEVATION



NORTH VITRINE AXONOMETRIC

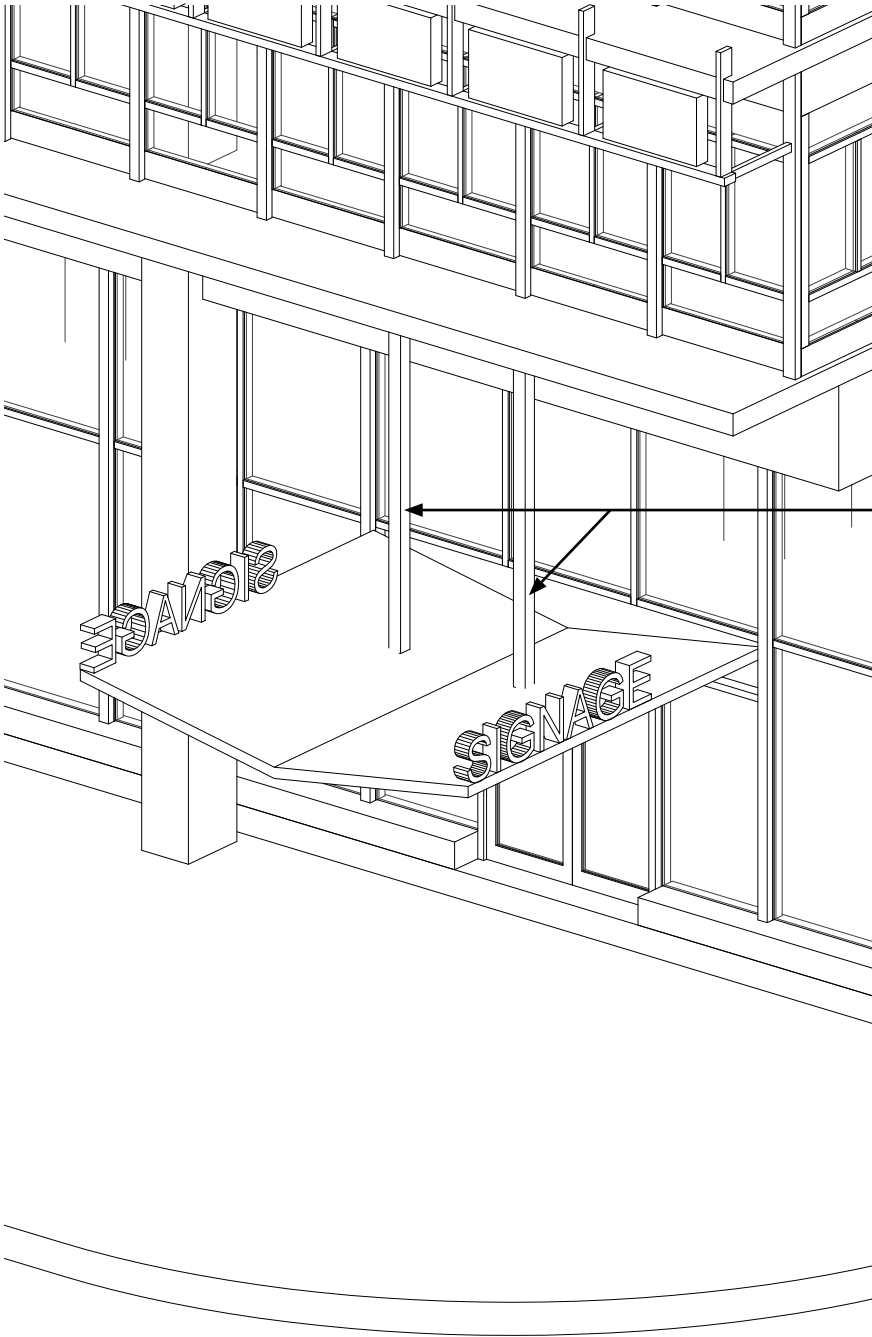
NORTH VITRINE SECTION DETAIL

A-5.04



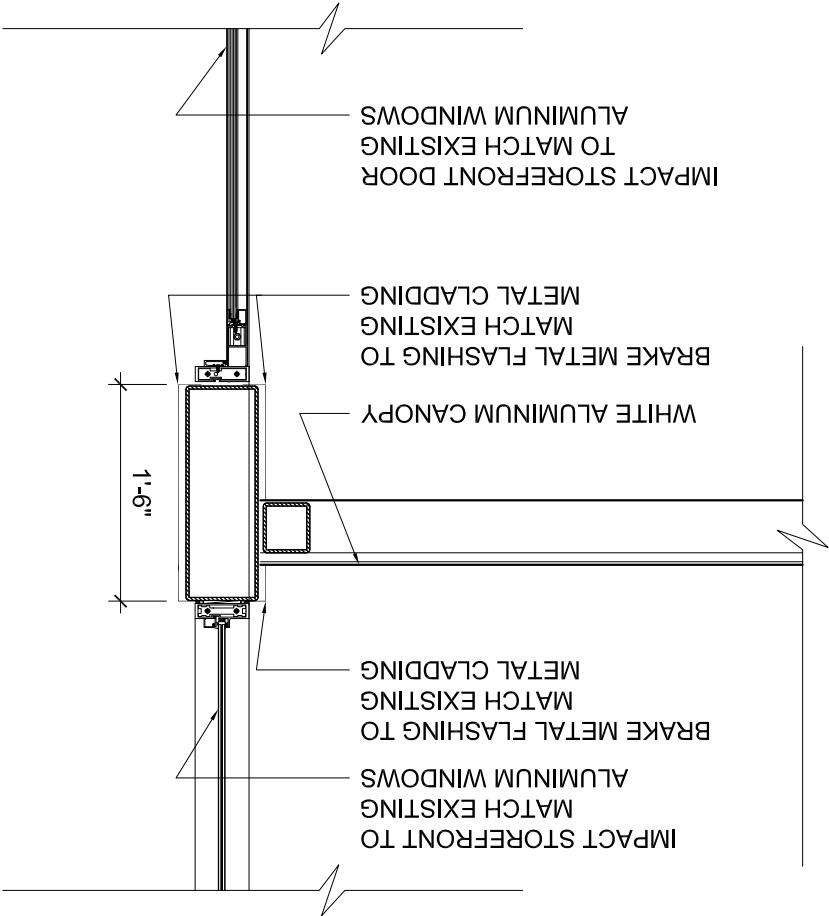
EAST CANOPY AXONOMETRIC AND DETAIL

A-5.05



RECTANGULAR HOLLOW SECTION
BOLTED TO UNDERSIDE OF
EYEBROW. COLOR TO MATCH EXISTING
WINDOW FRAMES AND CLADDING.

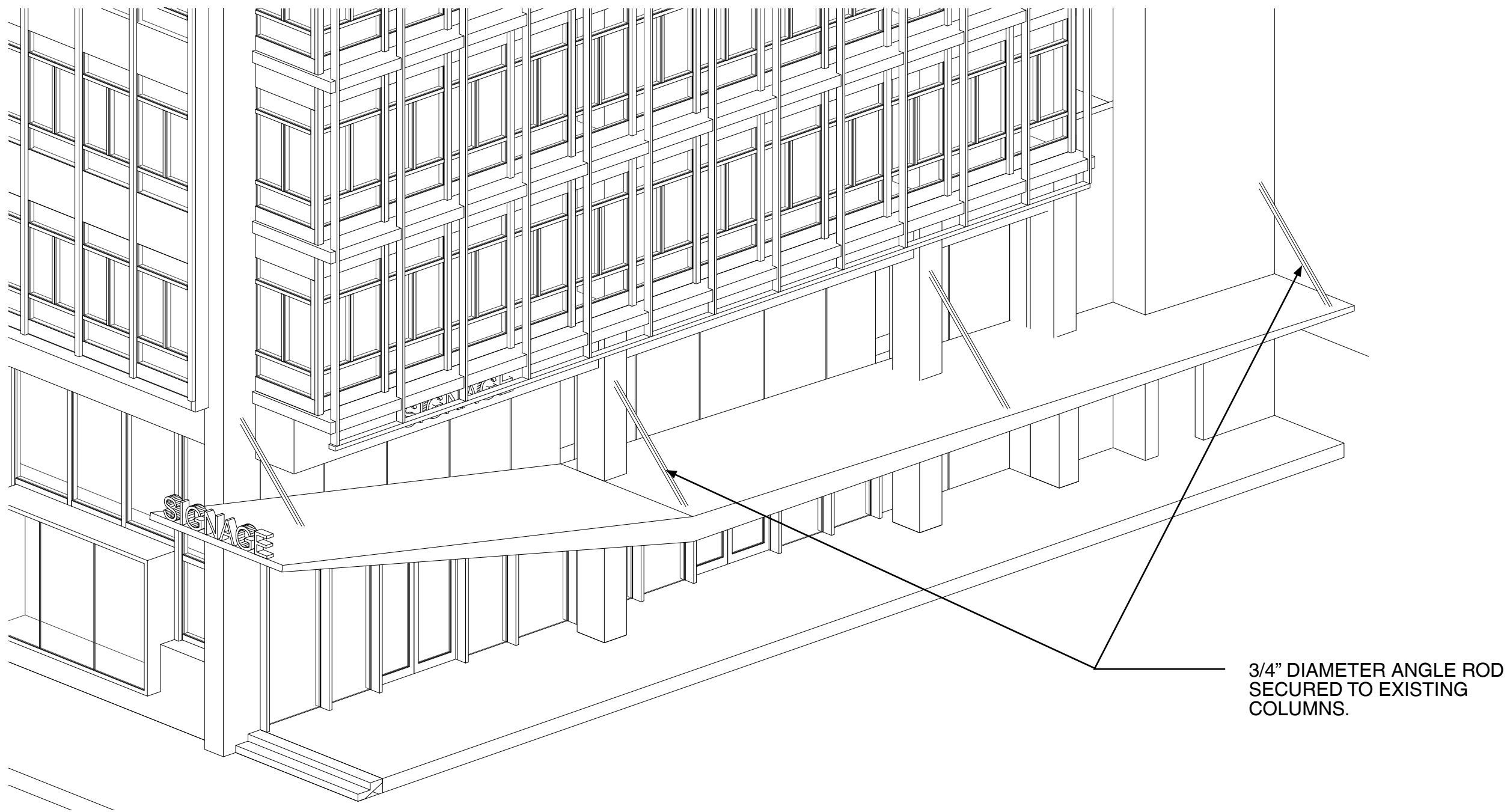
EAST CANOPY AXONOMETRIC



CANOPY DETAIL

WEST CANOPY AXONOMETRIC

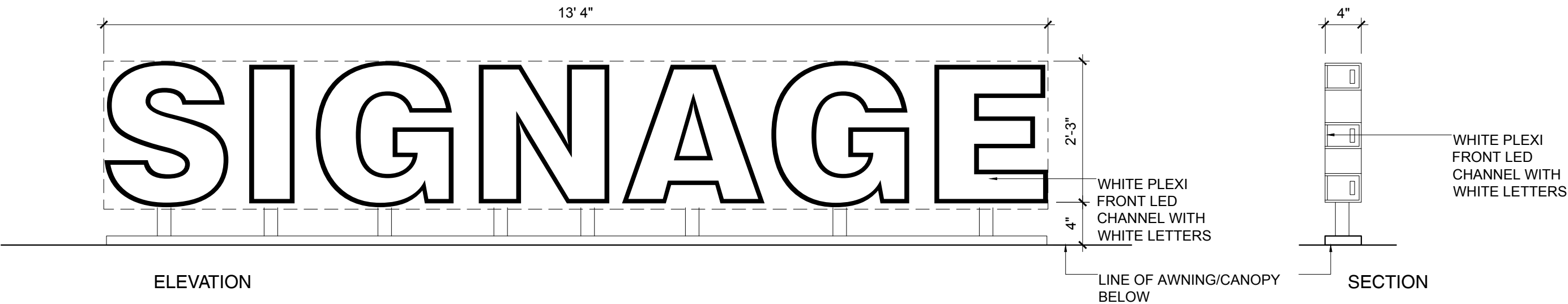
A-5.06



WEST CANOPY AXONOMETRIC



PROJECTING PLEXI FRONT LETTERS WITH METAL BODY ATTACHED TO THE TOP OF THE CANOPY OR AWNING





WALL-MOUNTED STAINLESS STEEL REVERSE CHANNEL LETTERS ATTACHED TO METAL CLADDING

