



1674 MERIDIAN AVE

Scope:
Alterations to the facade and ground floor.
Variances requested for signage.

**DRB Final Submittal
September 9, 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 SHEET LIST

G-1.01

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1674 Meridian Avenue		
2	Board and file numbers :			
3	Folio number(s):	02-3234-007-0580		
4	Year constructed:	1959	Zoning District:	CD-3
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	4.23' NGVD
6	Adjusted grade (Flood+Grade/2):	10.12' NGVD	Lot Area:	8,250 sf
7	Lot width:	55'	Lot Depth:	150'
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'	
11	Number of Stories	7	5	5	
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	

	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:	N/A	N/A	N/A	
28	Rear Setback:	5'-0"	N/A	N/A	
	Pedestal:				
29	Front Setback:	0'	10'-2"	10'-2" EX. TO REMAIN	
30	Side Setback:	0'	5'-1"	5'-1" EX. TO REMAIN	
31	Side Setback:	0'	0'	0' EX. TO REMAIN	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	5'-0"	5'-0"	5'-0" EX. TO REMAIN	
	Tower:				
34	Front Setback:	0'	10'-2"	10'-2" EX. TO REMAIN	
35	Side Setback:	0'	5'-1"	5'-1" EX. TO REMAIN	
36	Side Setback:	0'	0'	0' EX. TO REMAIN	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	5'-0"	5'-0"	5'-0" 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 and Signage Schedule
- G-1.04

Existing FAR Diagrams
- G-1.05

Proposed FAR Diagram s
- G-1.06

Context Elevations
- G-1.07

Existing Site Photos
- G-1.08

Existing Site Photos
- G-1.09

Context Photos
- G-1.10

Context Photos
- G-1.11

Context Photos
- G-1.12

Materials

- TD-100

Tree Disposition Notes
- TD-101

Tree Disposition Plan

- AB-1.01

Existing Ground Floor Plan
- AB-1.02

Existing 2nd Floor Plan
- AB-1.03

Existing 3rd-5th Floor Plan
- AB-2.01

Existing East Elevation
- AB-2.02

Existing South Elevation
- AB-2.03

Existing West Elevation

- D-1.01

Ground Floor Demolition Plan
- D-1.02

Second Floor Demolition Plan
- D-1.03

3rd, 4th and 5th Floor Demolition Plans
- D-2.01

Demolition East Elevation
- D-2.02

Demolition South Elevation
- D-2.03

Demolition West Elevation

- A-1.01

Proposed Ground Floor Plan
- A-1.02

Proposed Second Floor Plan
- A-2.01

Proposed East Elevation
- A-2.02

Proposed South Elevation
- A-2.04

Proposed West Elevation

- A-4.01

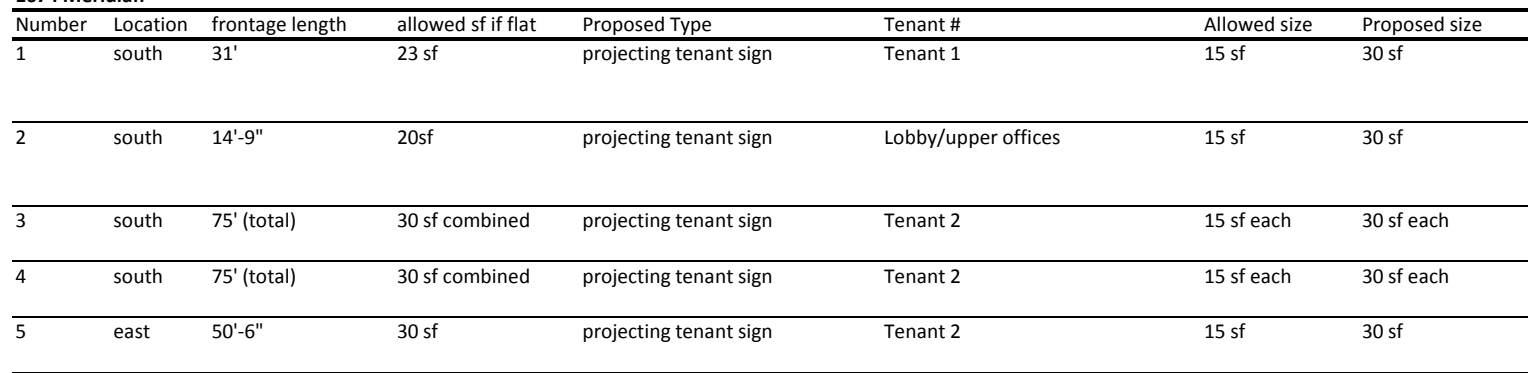
Rendering: View from Meridian

- A-5.01

Storefront and Eyebrow Details
- A-5.02

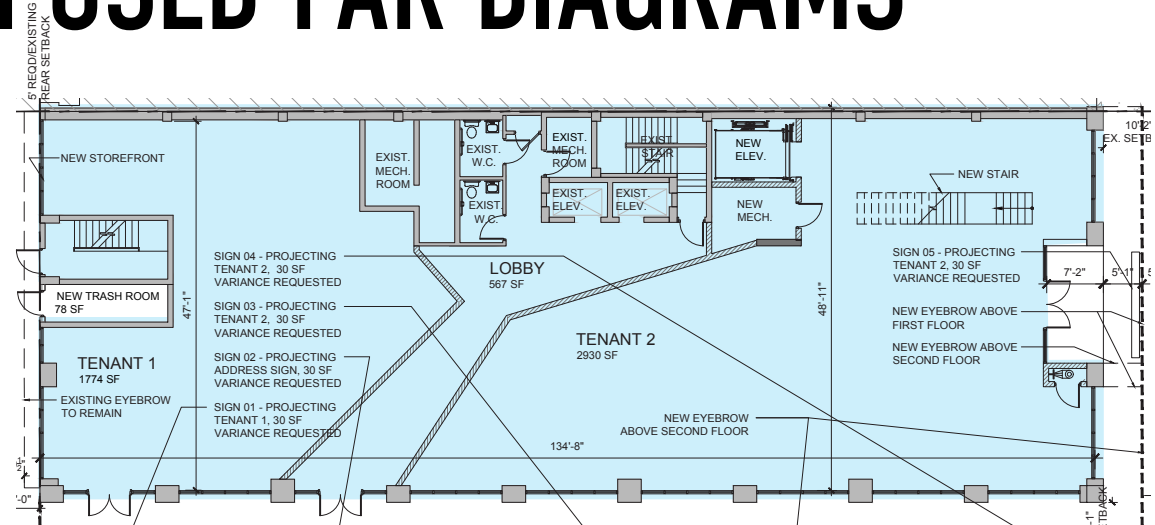
Signage Details

G-1.03

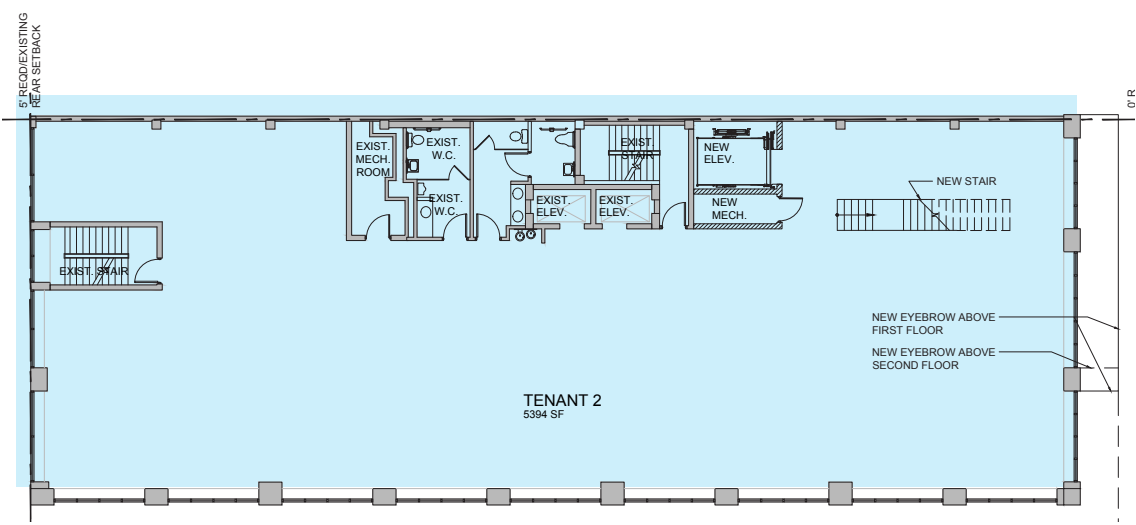


PROPOSED FAR DIAGRAMS

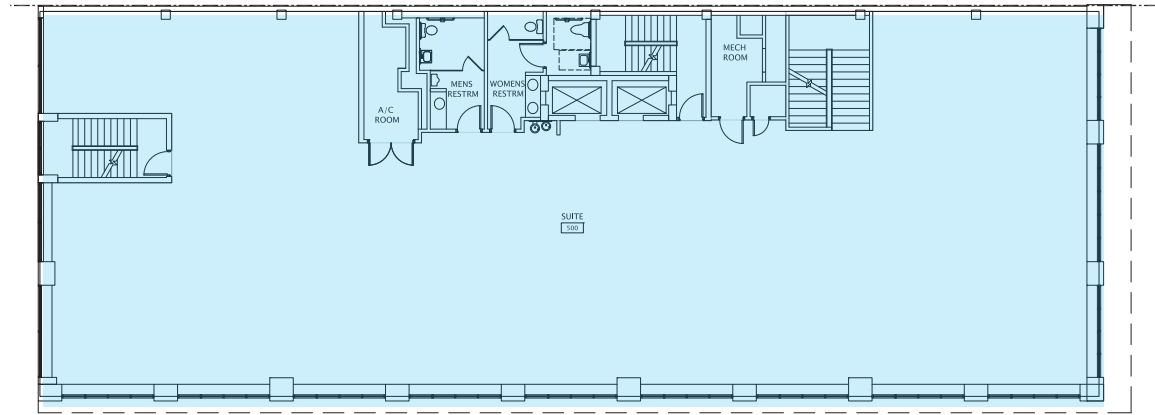
G-1.05



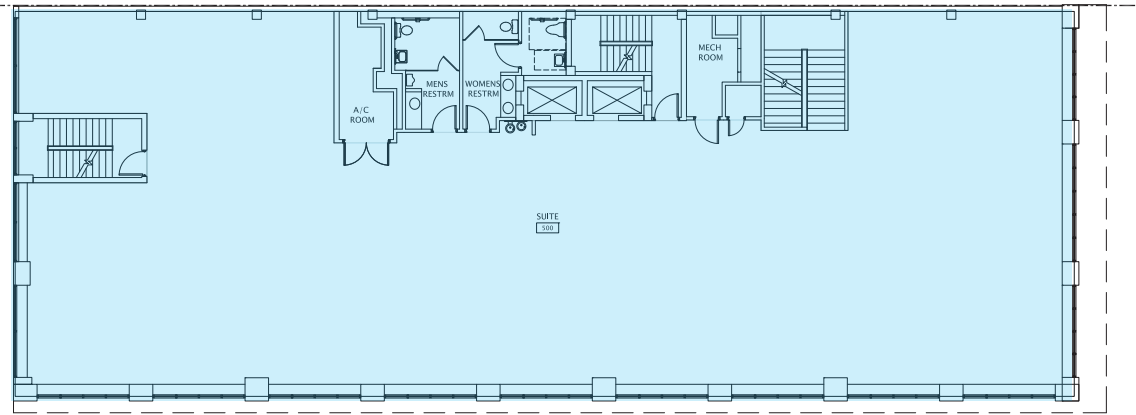
GROUND FLOOR
6757 SF



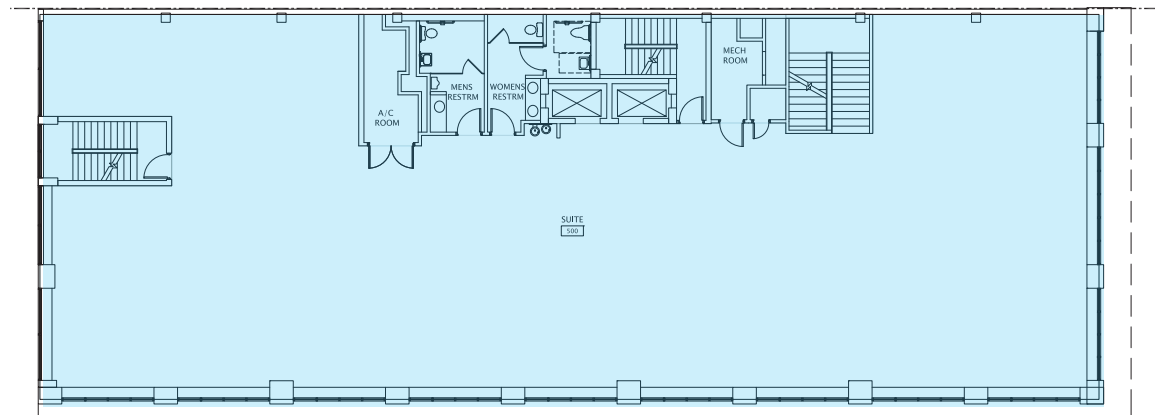
SECOND FLOOR
6835 SF



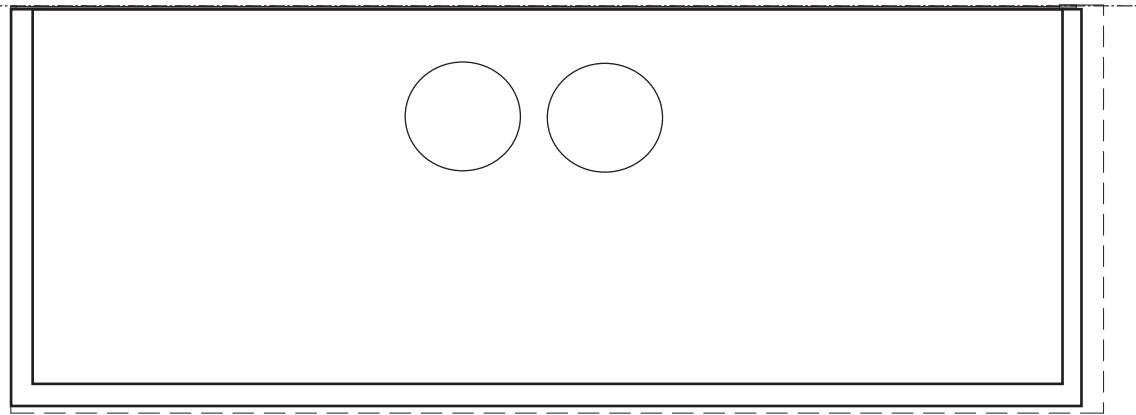
THIRD FLOOR
6835 SF



FOURTH FLOOR
6835 SF



FIFTH FLOOR
6835 SF



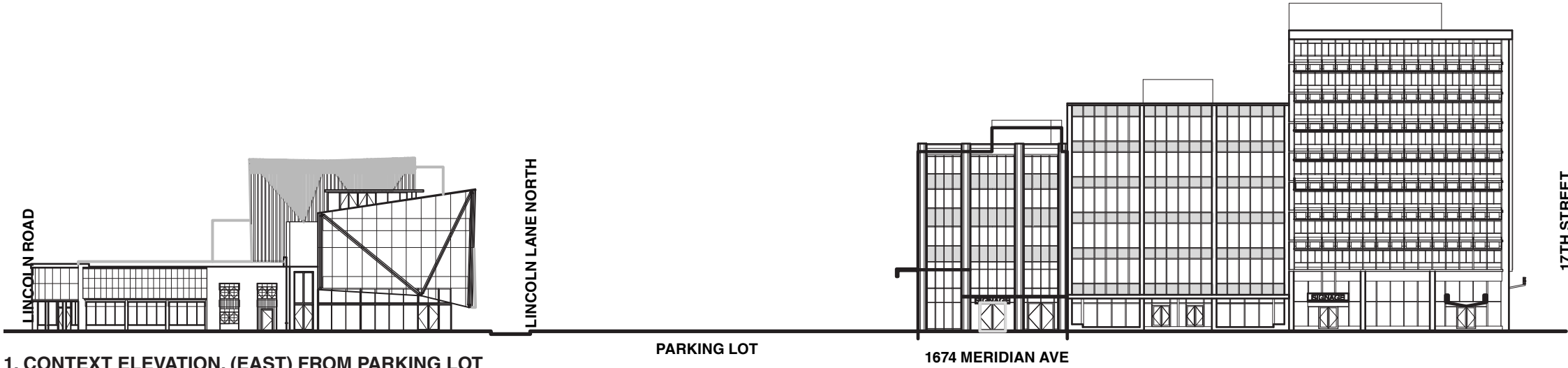
ROOF
0 SF

FAR SUMMARY

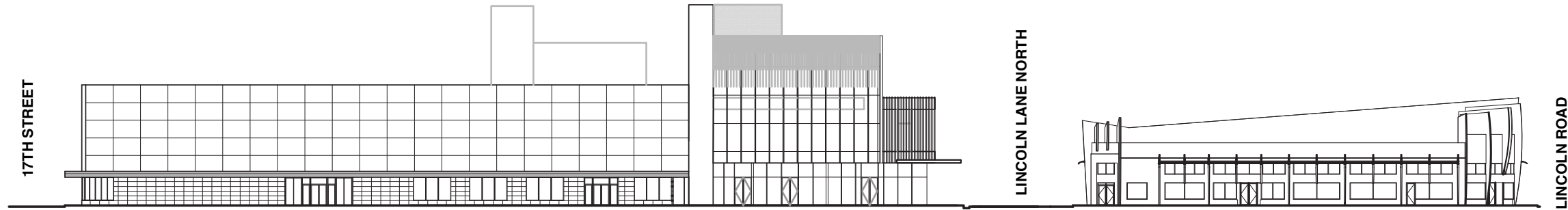
GROUND FLOOR	6757 SF
SECOND FLOOR	6835 SF
THIRD FLOOR	6835 SF
FOURTH FLOOR	6835 SF
FIFTH FLOOR	6835 SF
ROOF	0 SF
TOTAL	34,097 SF

CONTEXT ELEVATIONS

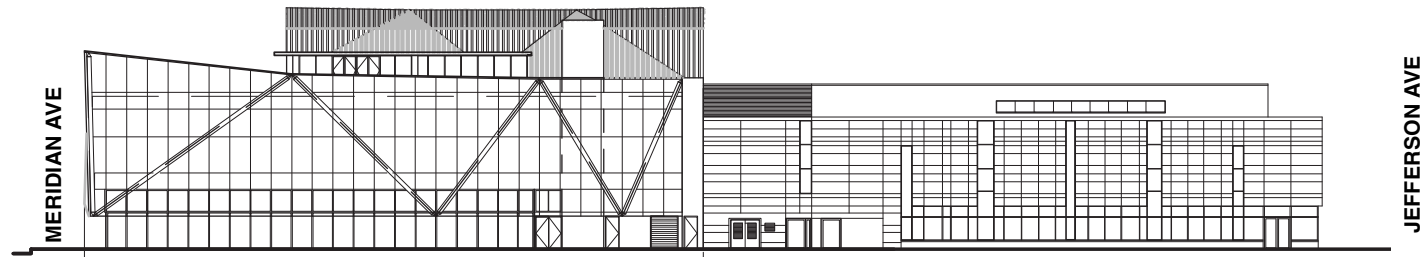
G-1.06



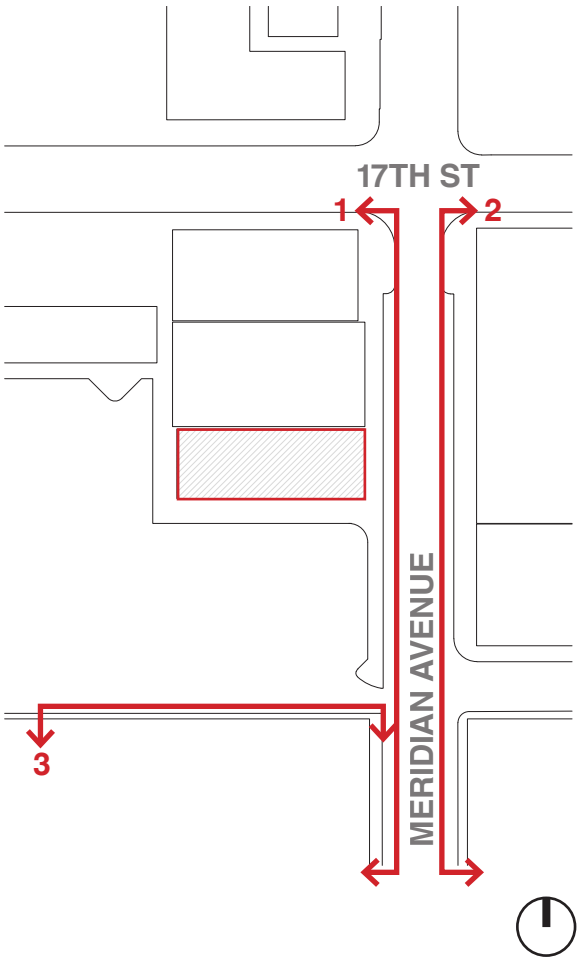
1. CONTEXT ELEVATION. (EAST) FROM PARKING LOT



2. CONTEXT ELEVATION. (WEST) FROM MERIDIAN AVE



3. CONTEXT ELEVATION. (NORTH) FROM PARKING LOT





ALUMINUM IMPACT CURTAINWALL AND STOREFRONT



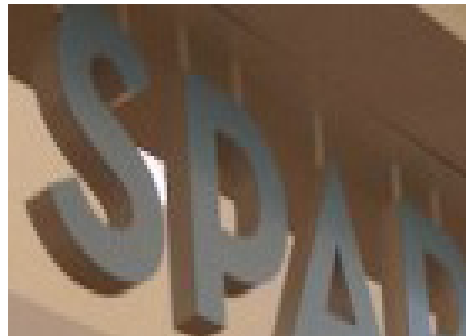
WHITE SPANDREL GLASS



WHITE STUCCO WITH RELIEF DETAILS



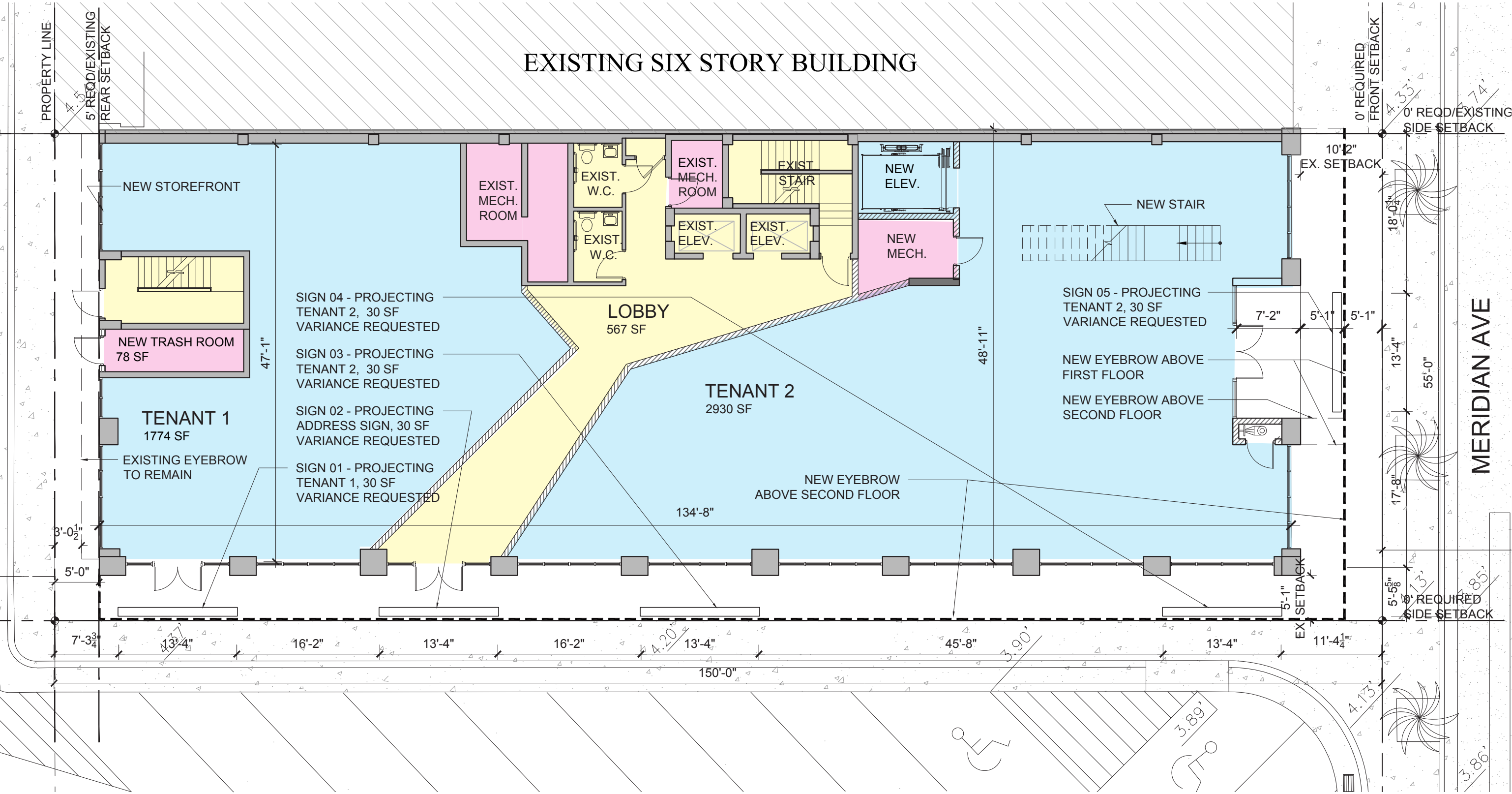
WHITE ALUMINUM EYEBROW



PLEXI FRONT ILLUMINATED CHANNEL LETTERS SUSPENDED UNDER EYEBROW

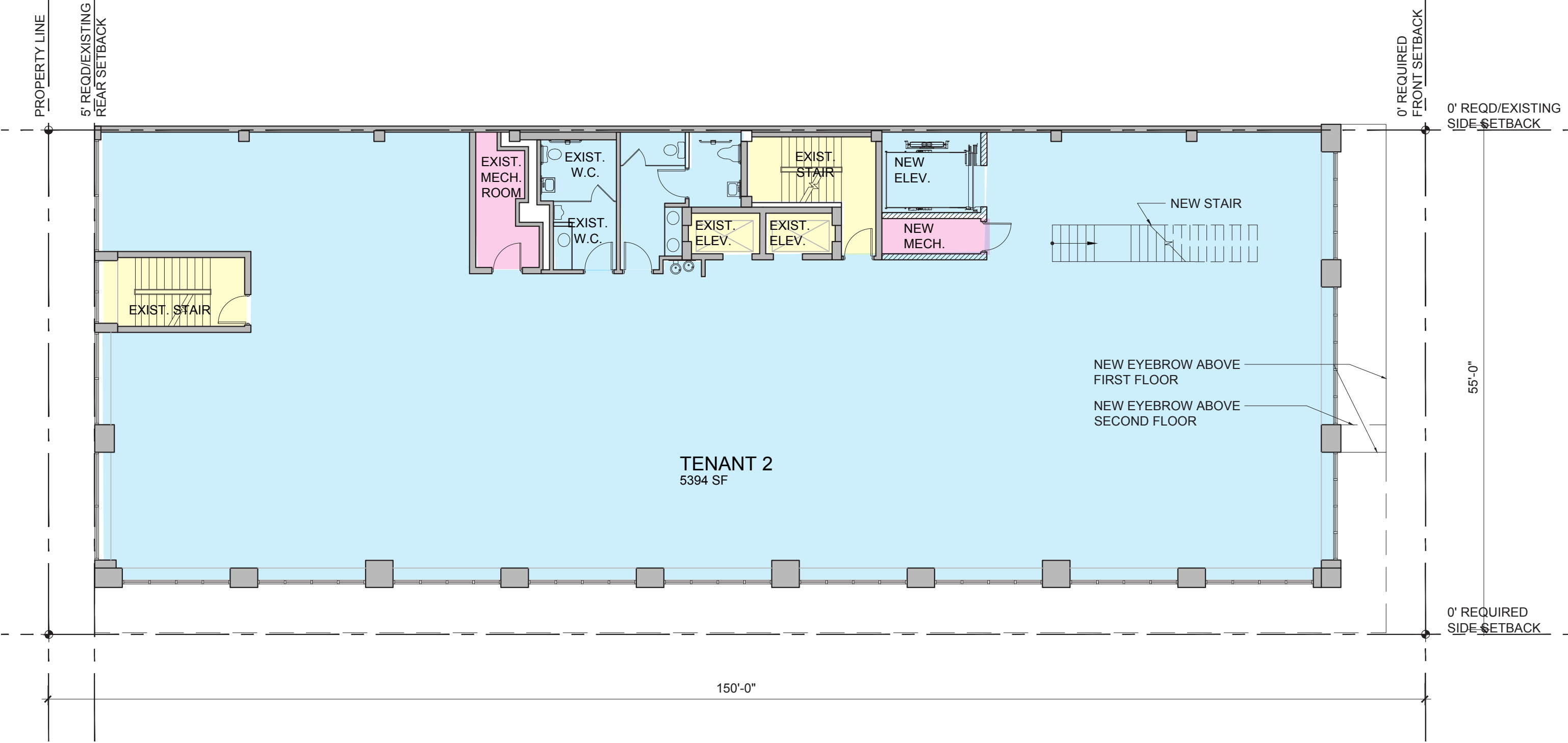
PROPOSED GROUND FLOOR PLAN

A-1.01



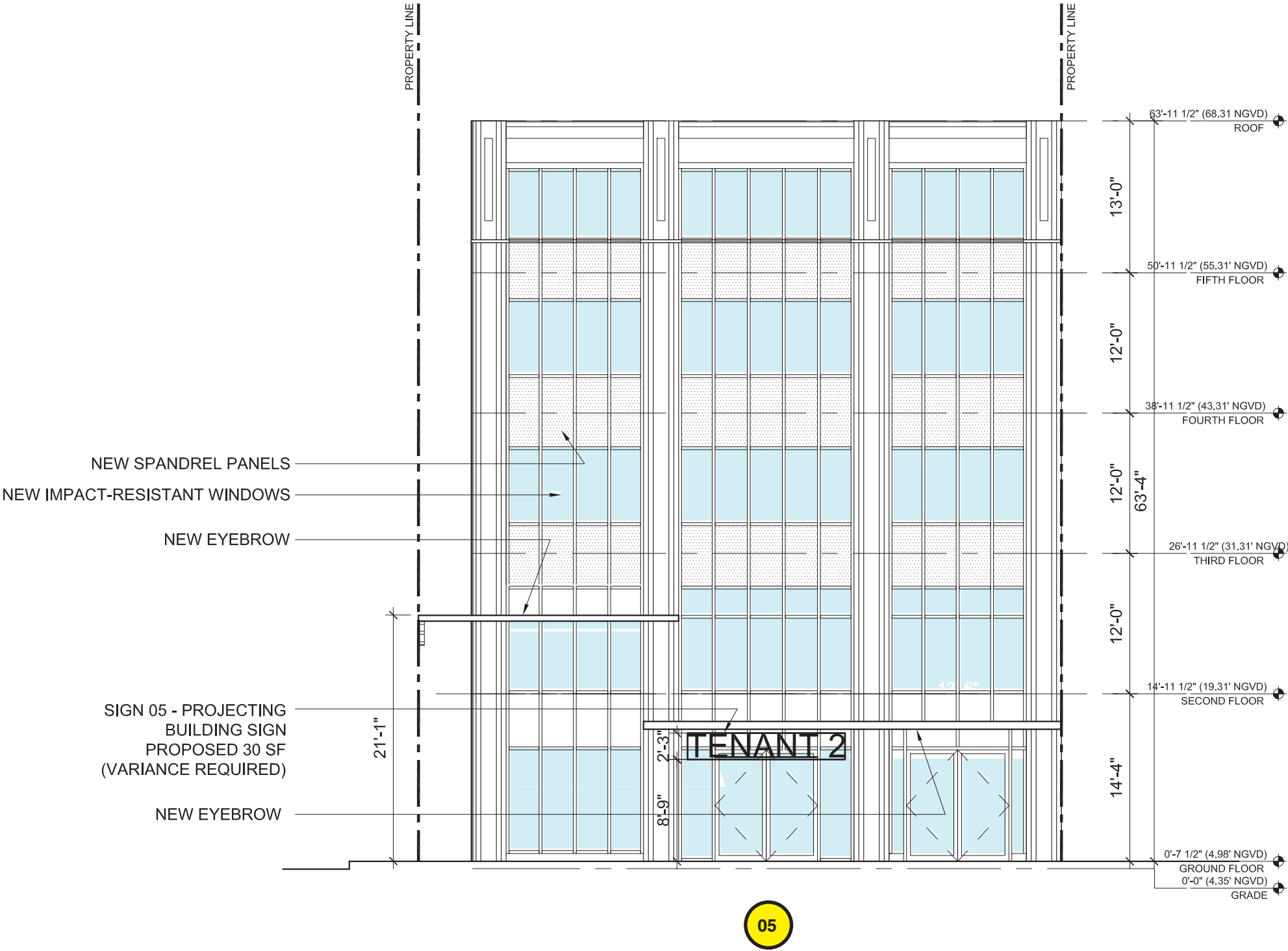
PROPOSED SECOND FLOOR PLAN

A-1.02

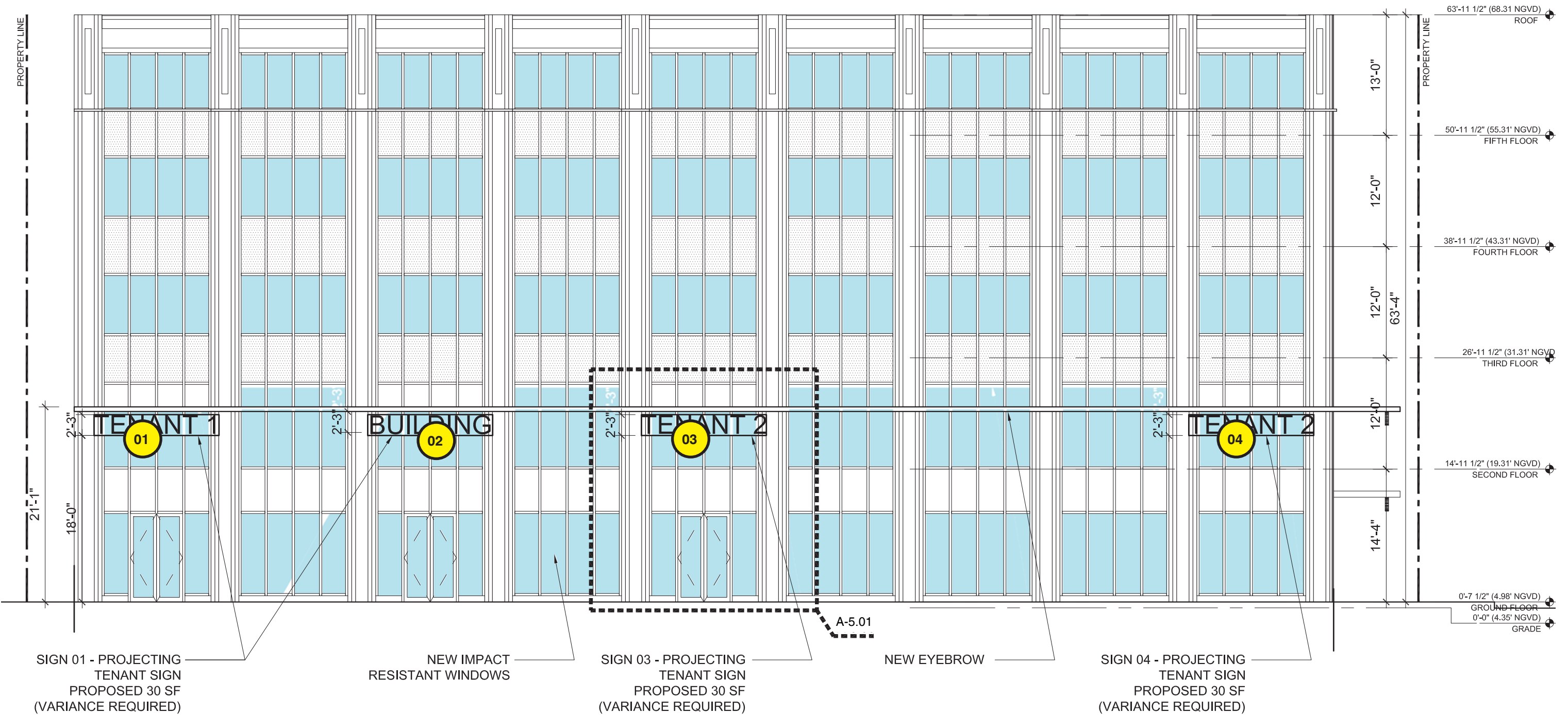


PROPOSED EAST ELEVATION

A-2.01



PROPOSED SOUTH ELEVATION

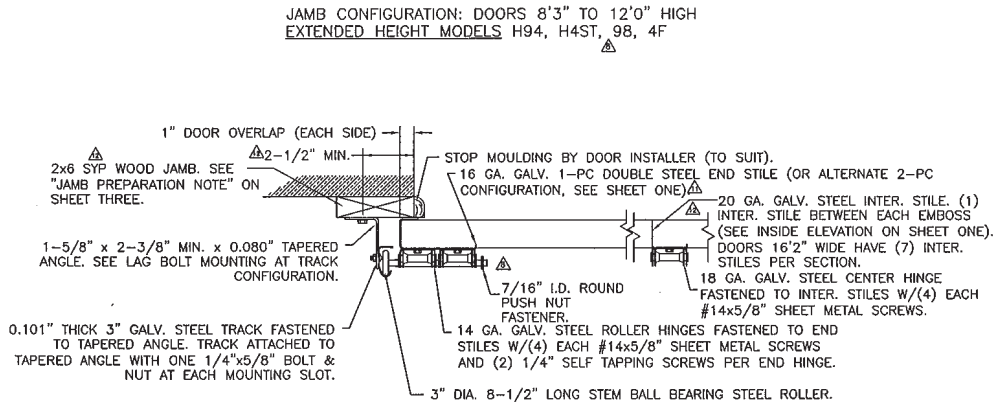
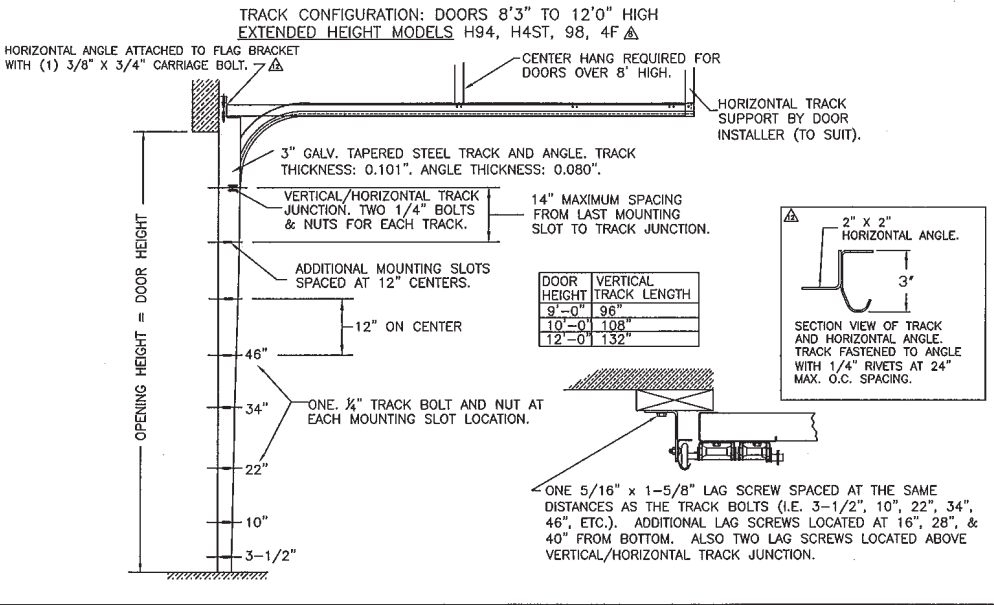


PROPOSED WEST ELEVATION

A-2.03



TRASH DOOR SPECIFICATION:
Clopay Building Products
Steel Garage Door
NOA #12-0125.20
Standard white, flush panel



TRASH ROLL UP DOOR DETAILS

NEW IMPACT-RESISTANT WINDOWS

STUCCO WITH SCORE LINES

EXISTING EYBROW TO REMAIN

NEW IMPACT-RESISTANT WINDOWS

NEW TRASH ROOM SLIDE UP DOOR

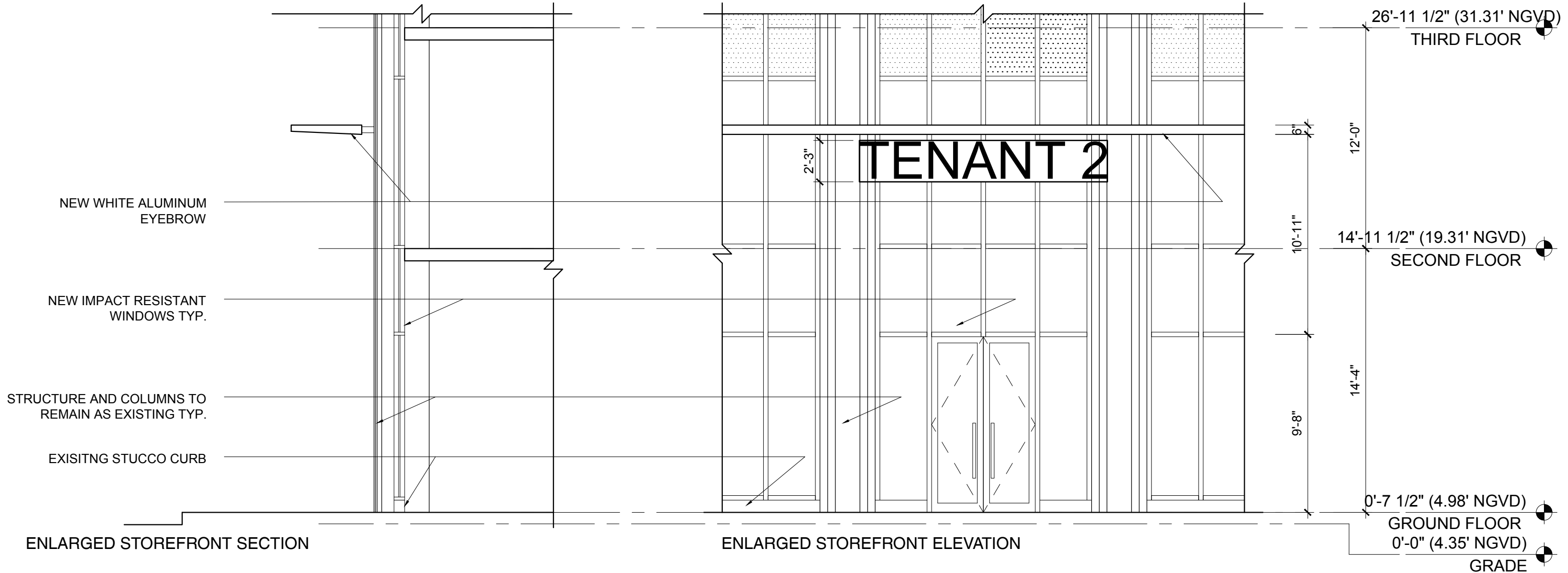
WEST ELEVATION



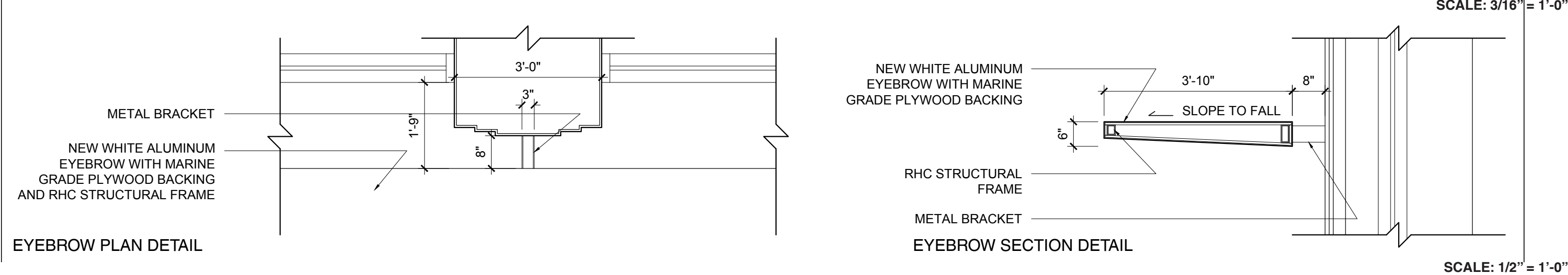


STOREFRONT AND EYEBROW DETAILS

A-5.01



SCALE: 3/16" = 1'-0"





SUSPENDED SIGNAGE BELOW EYEBROW



PLEXI FRONT LETTERS WITH METAL BODY

