# COLLINS PARK ARTIST/WORKFORCE HOUSING

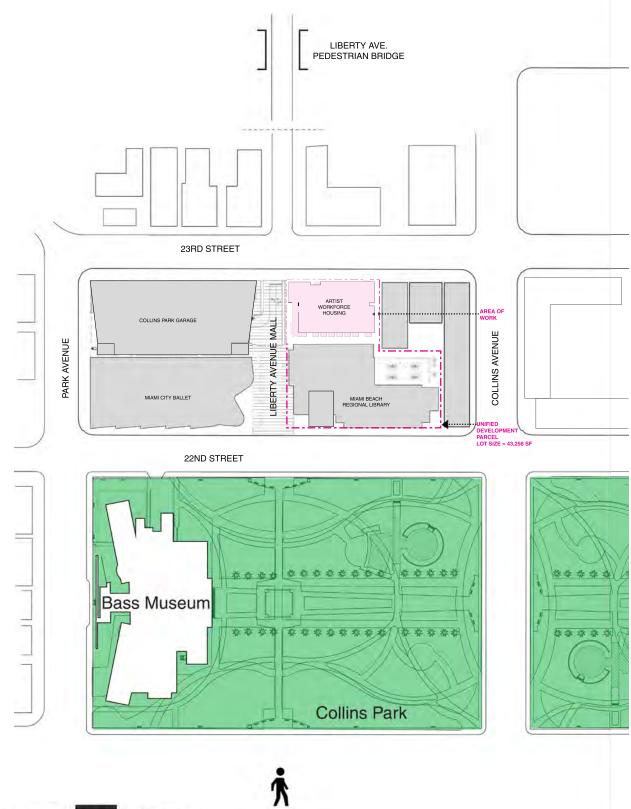
PRESENTATION TO **City of Miami Beach Historic Preservation Board** June 15, 2021

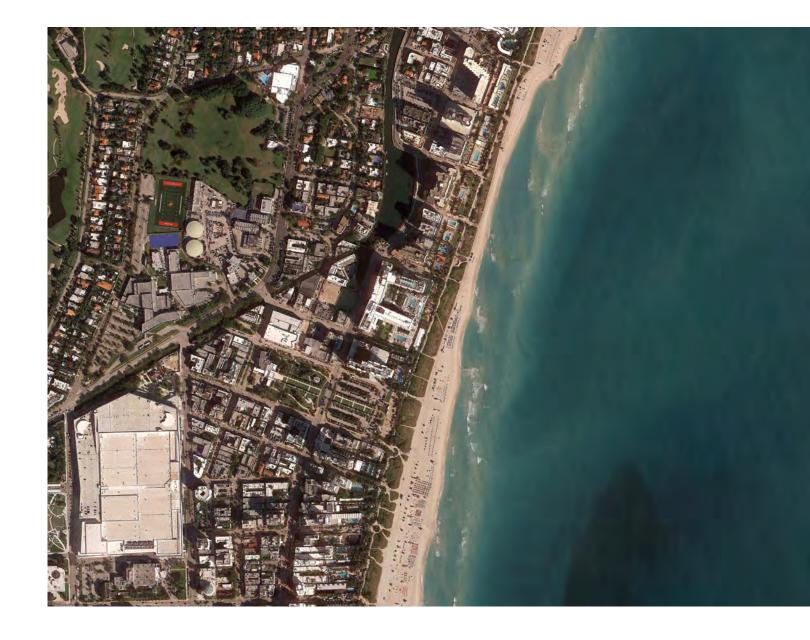
BY Allan Shulman Shulman + Associates

### COLLINS PARK ARTIST WORKFORCE HOUSING 224 23 STREET, MIAMI BEACH

- Owner Developer Tenant (one floor) **Design Architect** Architect-of-Record Landscape Architect
- City of Miami Beach Servitas Miami City Ballet Shulman + Associates PGAL Kimley-Horn







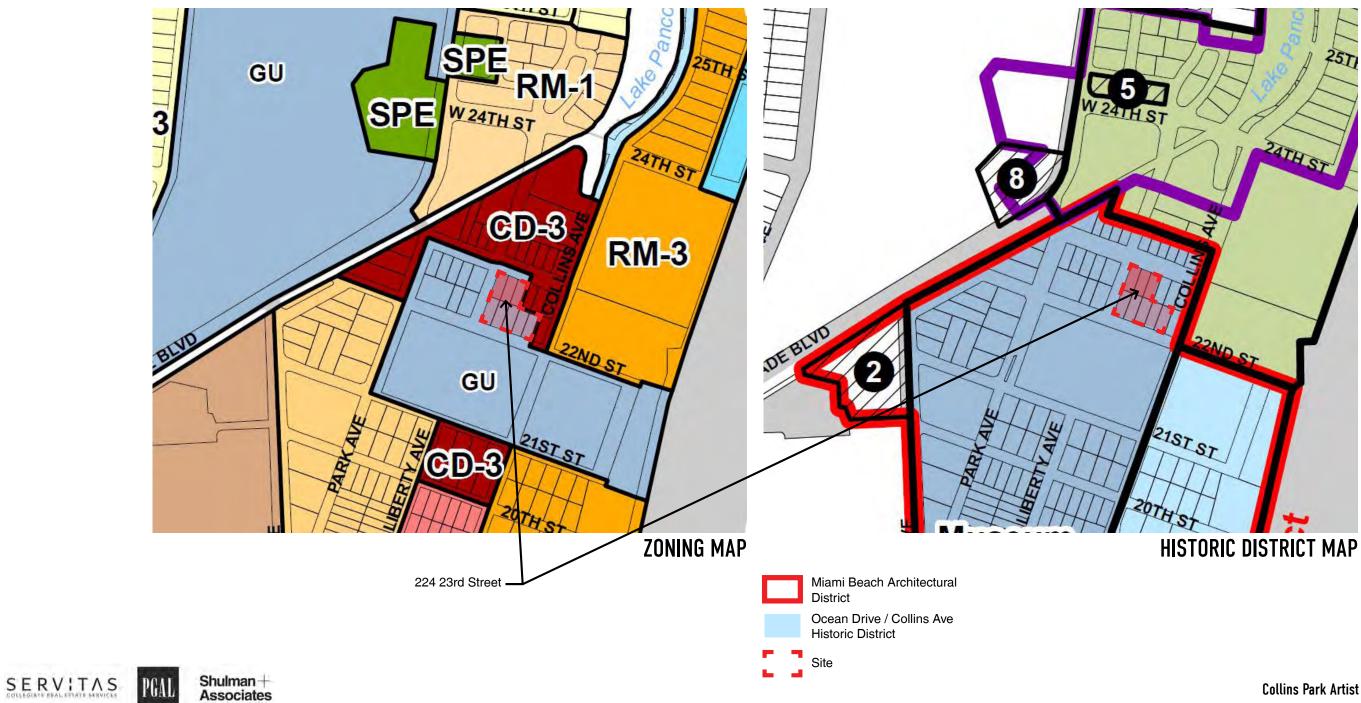
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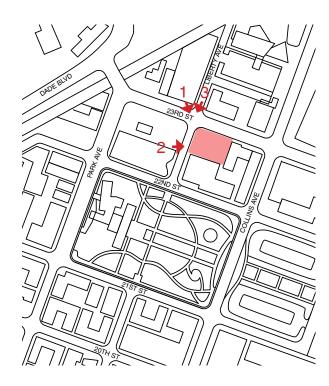


PGAL

### SITE

# **ZONING/HISTORIC**









Photos taken March 11, 2021

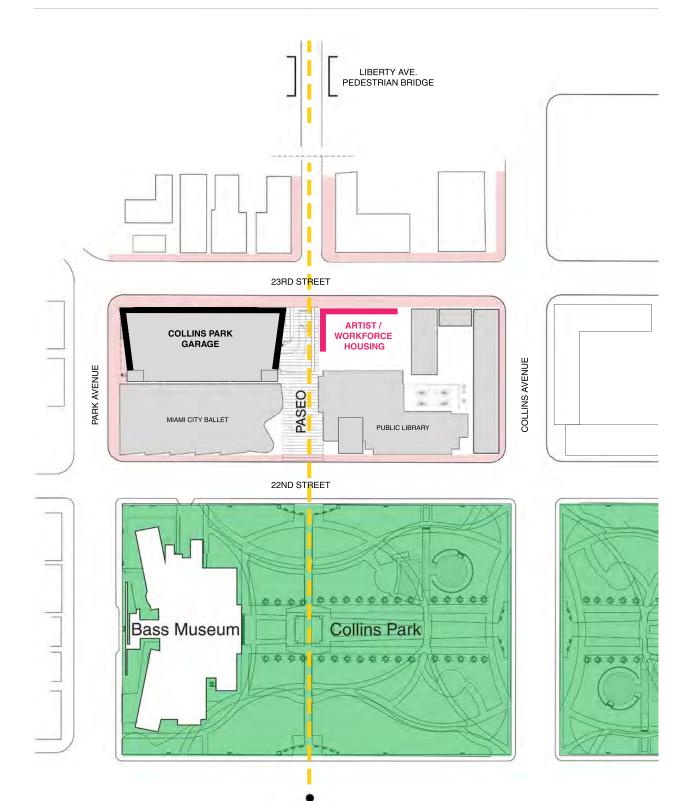




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### SITE/CONTEXT

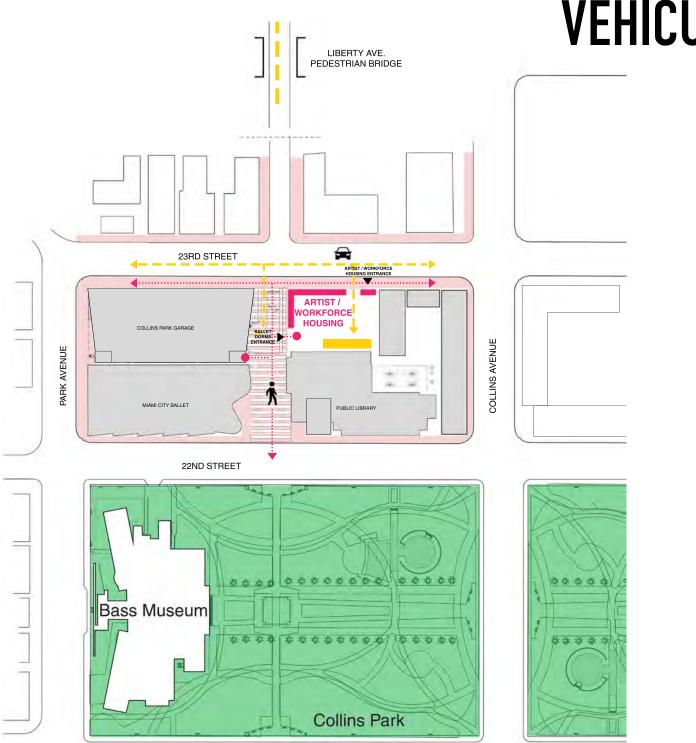




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Shulman+ Associates SERVITAS PGAL

### **REINFORCING THE PEDESTRIAN AXIS**



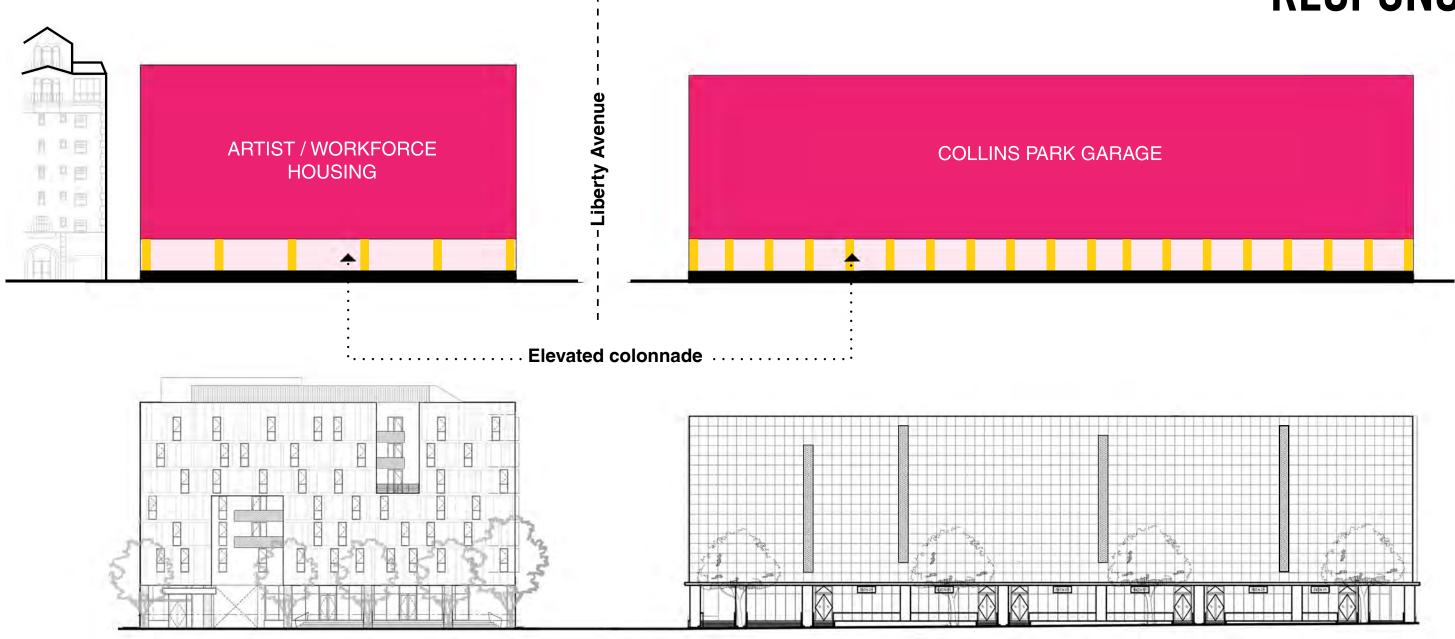
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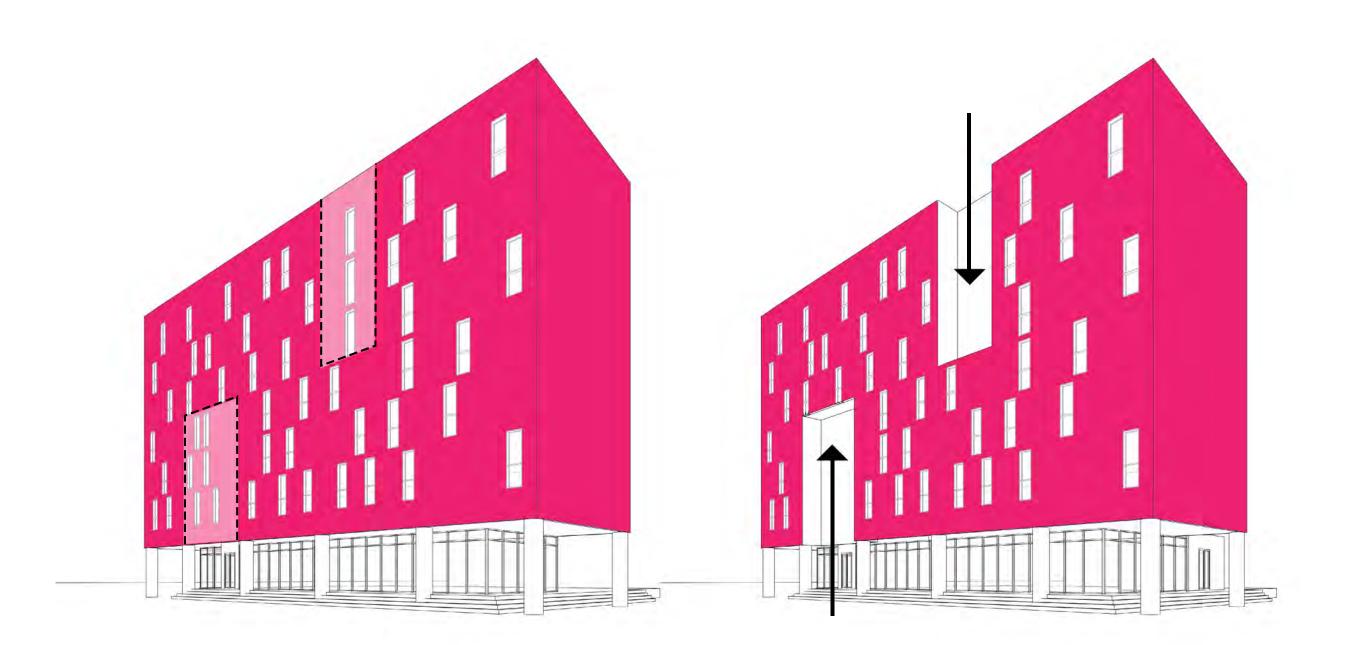
### **VEHICULAR/PEDESTRIAN** ACCESS

### URBAN CONTEXTUAL RESPONSE

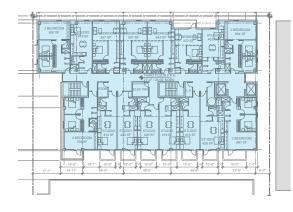




# CARVING THE 23RD ST FACADE







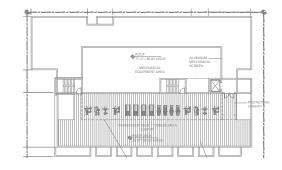
**THIRD & FOURTH FLOOR** 

- GROUND
- THIRD FL
- FORTH F
- FIFTH FL
- SIXTH FL
- SEVENT
- ROOF
- TOTAL (E
- TOTAL FL
- MAX ALL (48,516 S

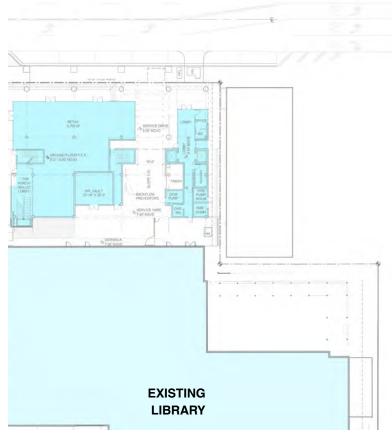


### SECOND FLOOR

EXISTING (LIBRARY) = 19,967 SF PROPOSED (ARTIST WORKFORCE HOUSING) = 10,791 SF SECOND FLOOR AREA = 30,751 SF

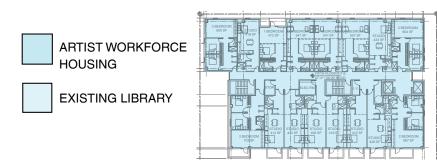


ROOF PLAN 0 SF



### GROUND FLOOR

EXISTING (LIBRARY) = 23,289 SF PROPOSED (ARTIST WORKFORCE HOUSING) = 6,673 SF GROUND FLOOR AREA = 29,962 SF



FIFTH TO SEVENTH FLOOR 10,708 SF



### FAR DIAGRAMS

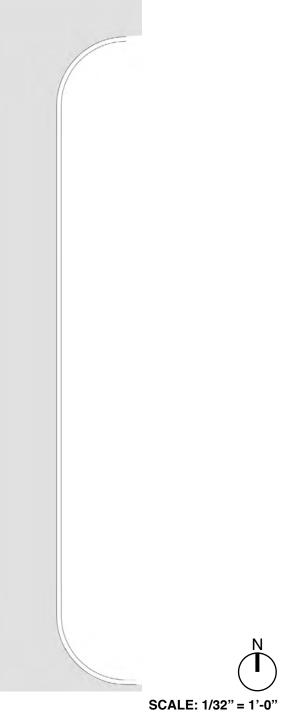
TH FLOOR 10,653 SF

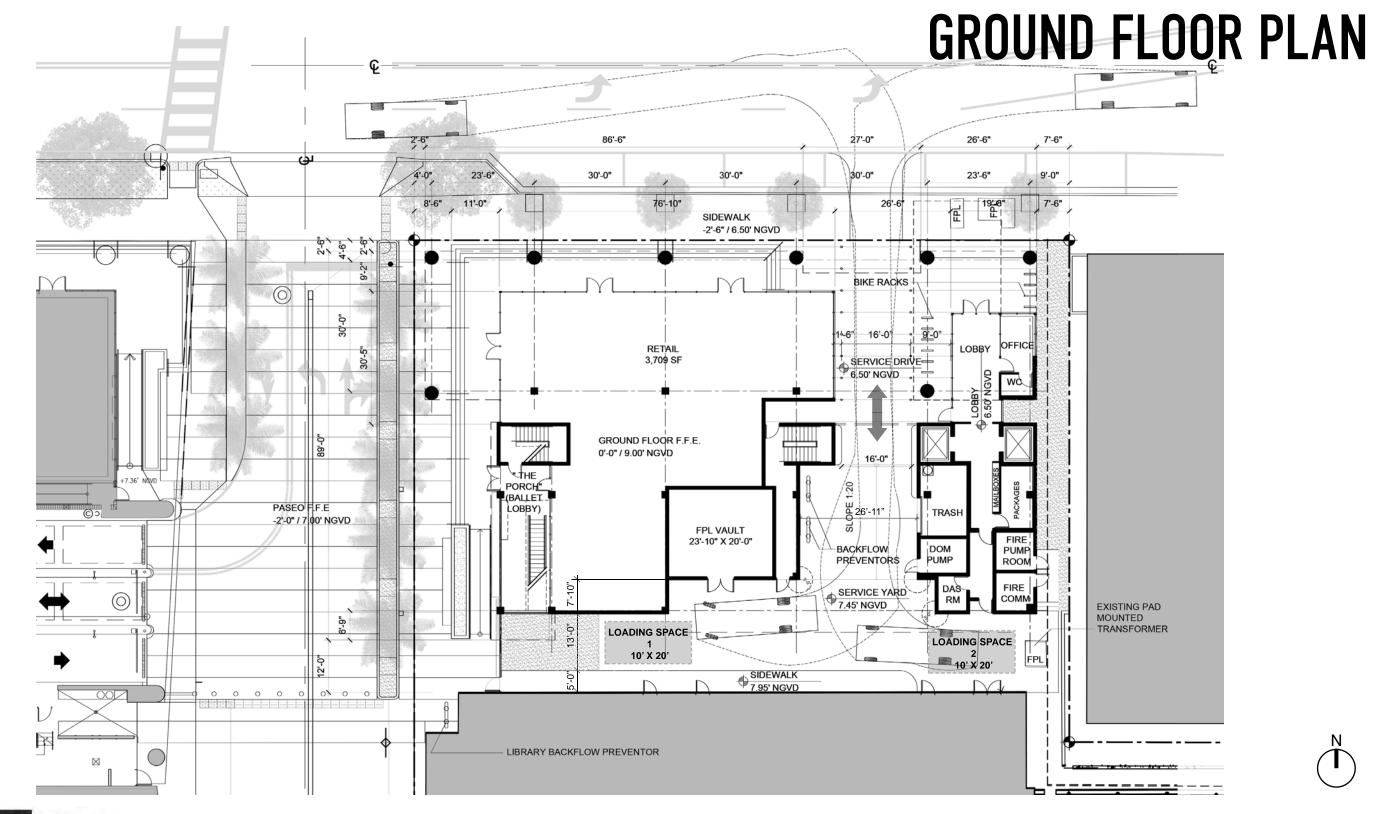
		ARTIST WORKFORCE
	<u>LIBRARY</u>	HOUSING
D FLOOR	23,289 SF	6,673 SF
D FLOOR	19,967 SF	10,791 SF
LOOR		10,653 SF
FLOOR		10,653 SF
LOOR		10,708 SF
LOOR		10,708 SF
'H FLOOR		10,708 SF
		0 SF
EACH USE)	43,256 SF	70,895 SF
LOOR AREA		114,150 SF
LOWED FLOO SF X 2.75)	OR AREA	133,419 SF





### SITE PLAN

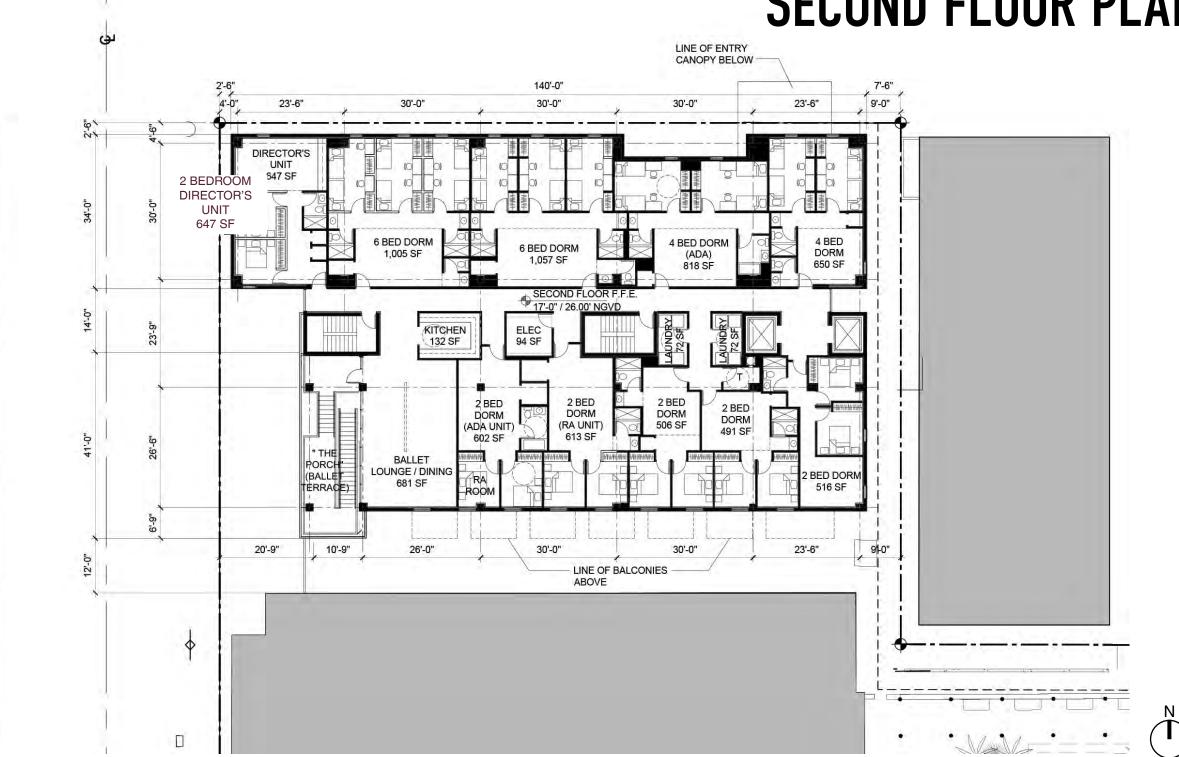


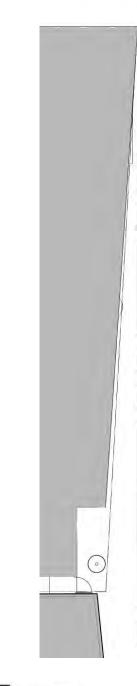


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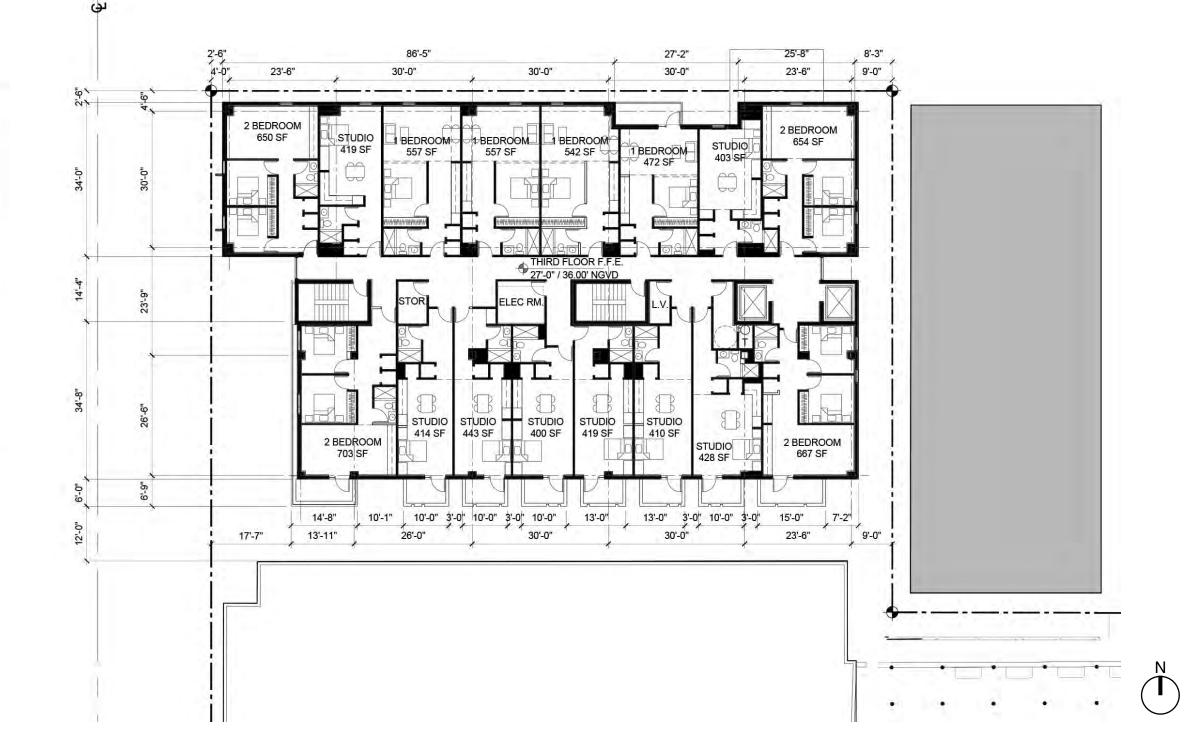


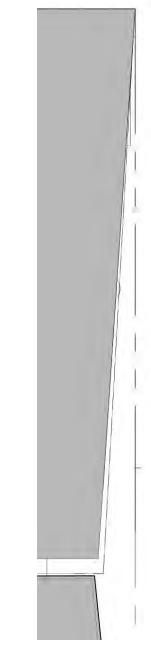
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# **SECOND FLOOR PLAN**

# THIRD & FOURTH FLOOR PLANS

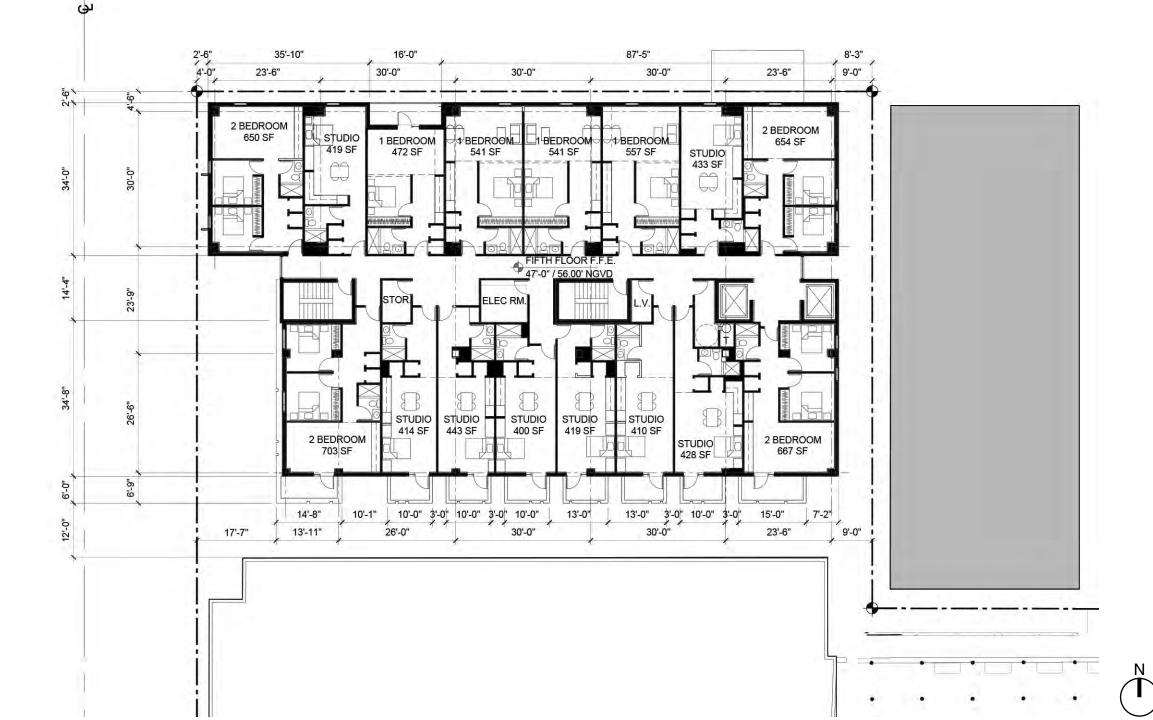


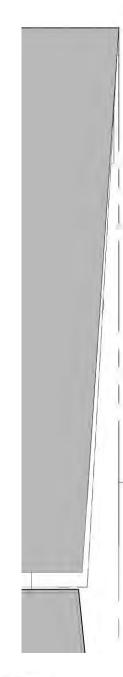




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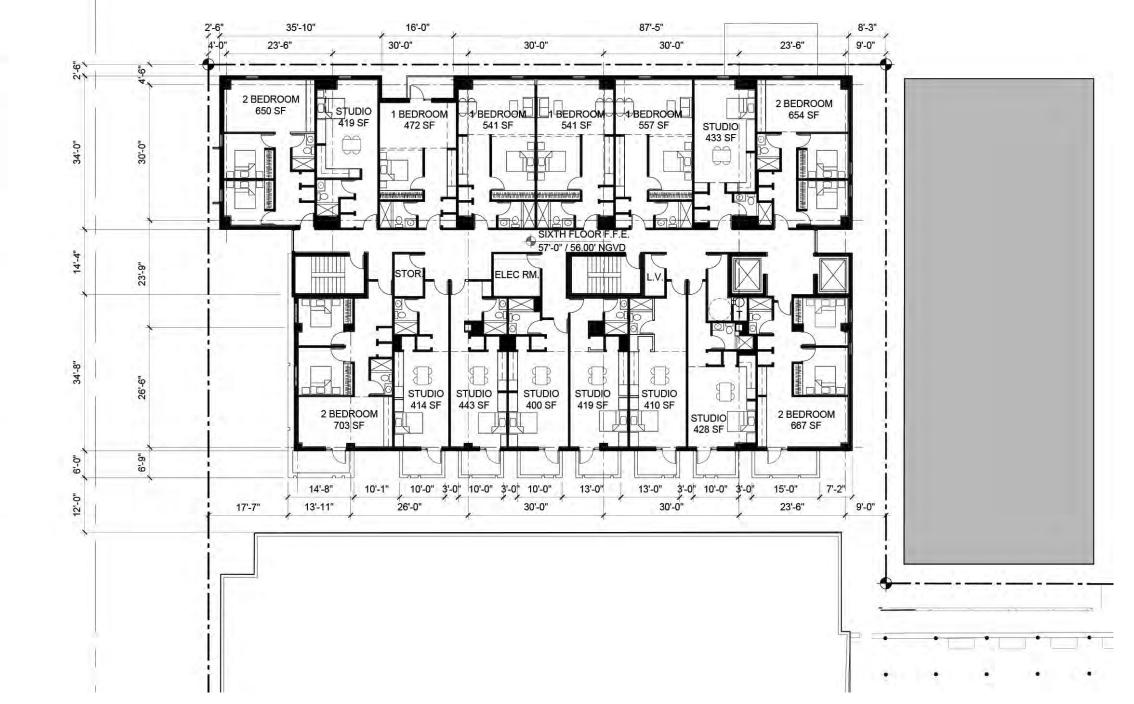
Shulman+ Associates

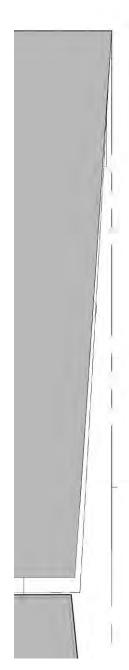
PGAL

SERVITAS

# FIFTH FLOOR PLAN

# SIXTH & SEVENTH FLOOR PLANS



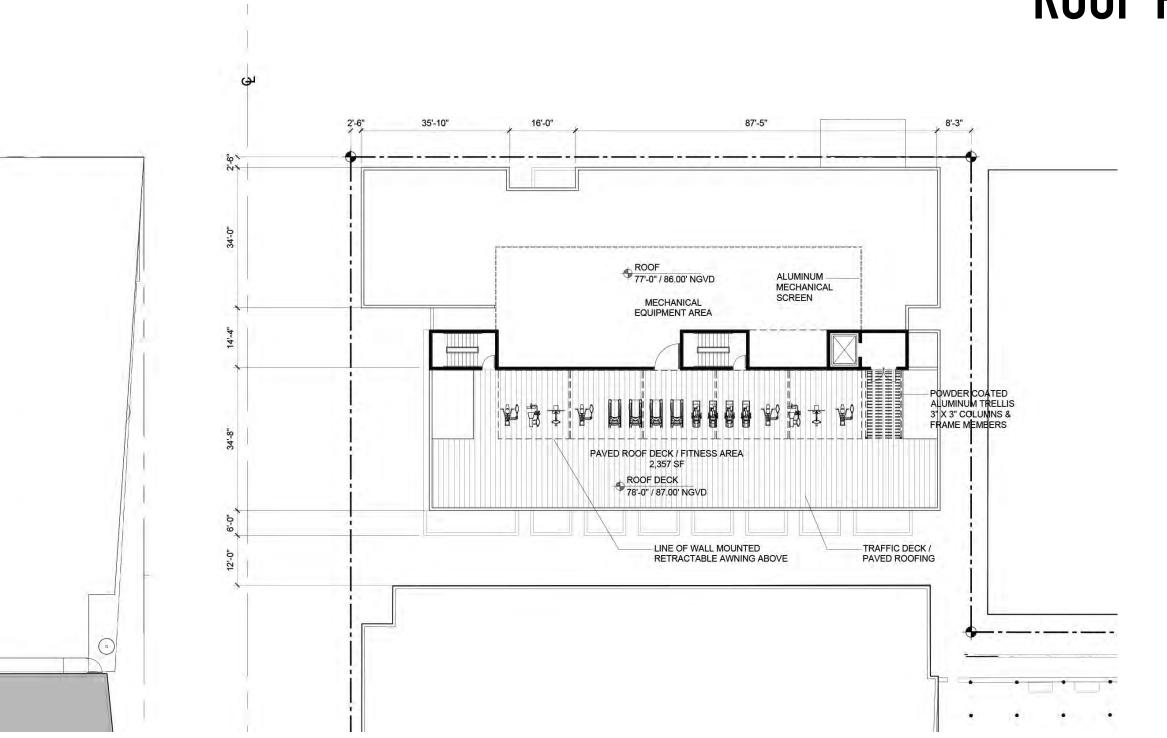


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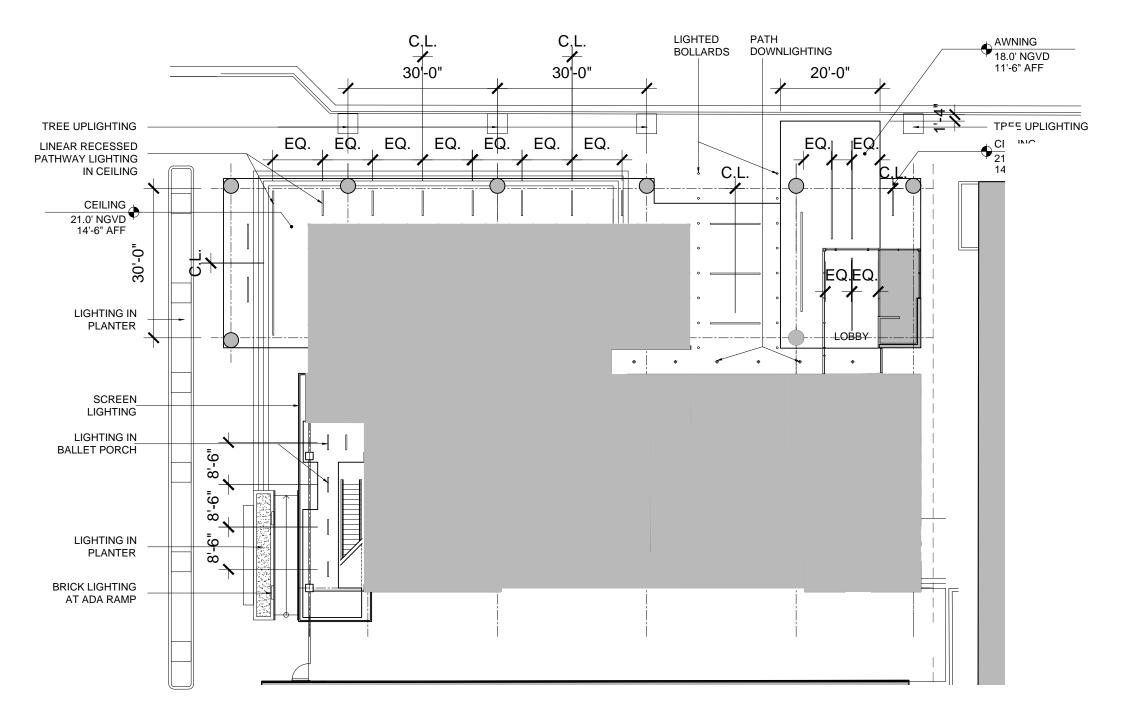




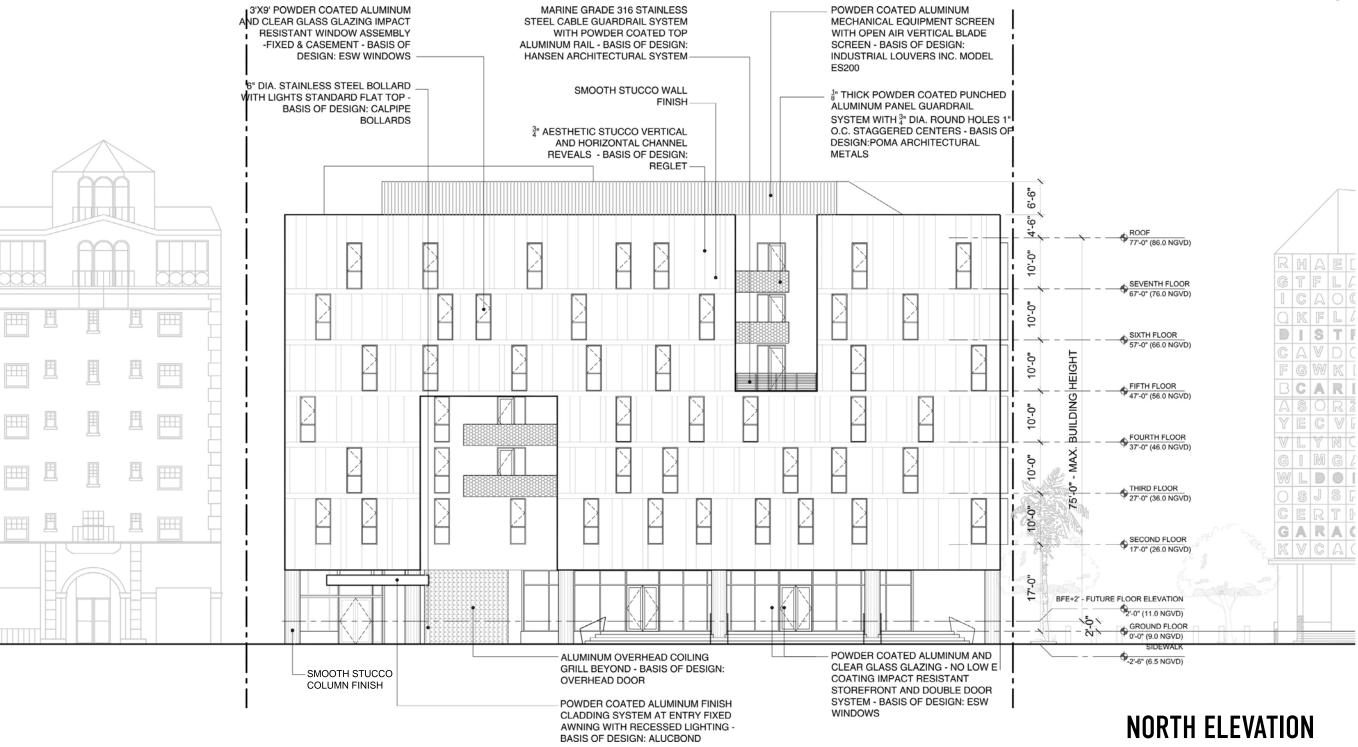
### **ROOF PLAN**



# LIGHTING - GROUND FLOOR RCP



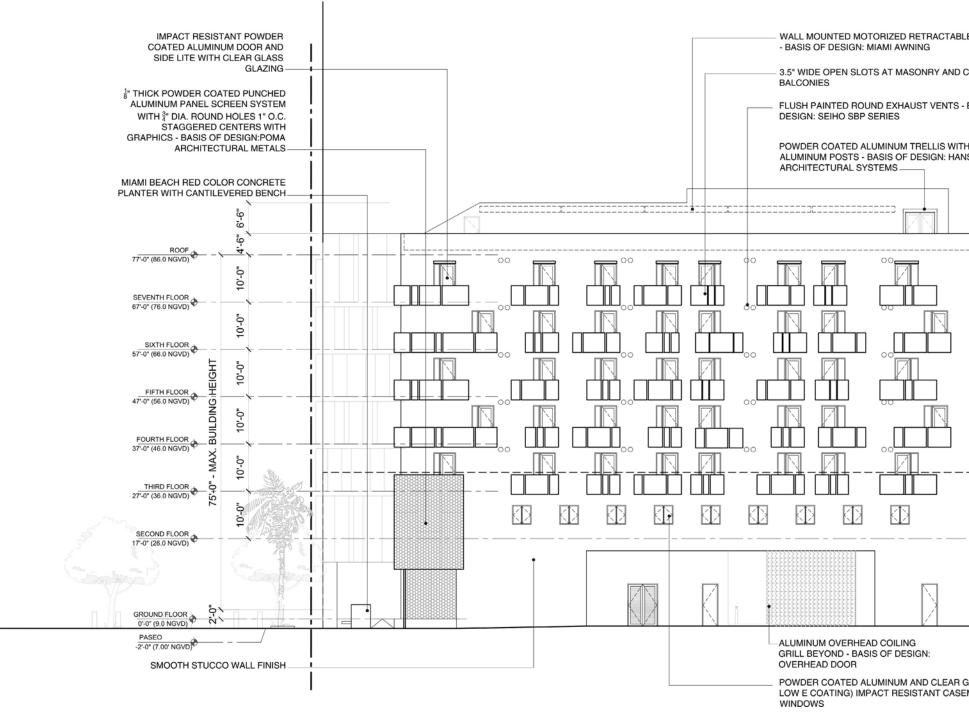






### Collins Park Artist Workforce Housing 18

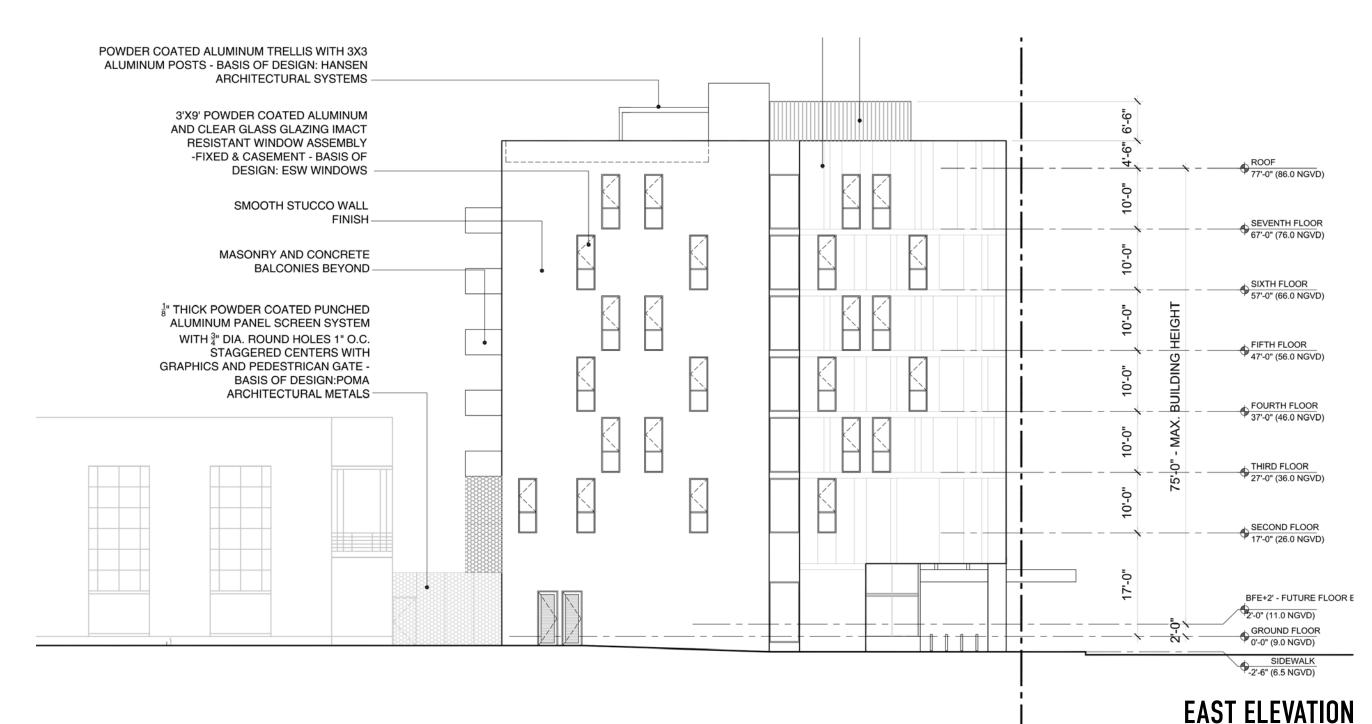
### **ELEVATIONS**





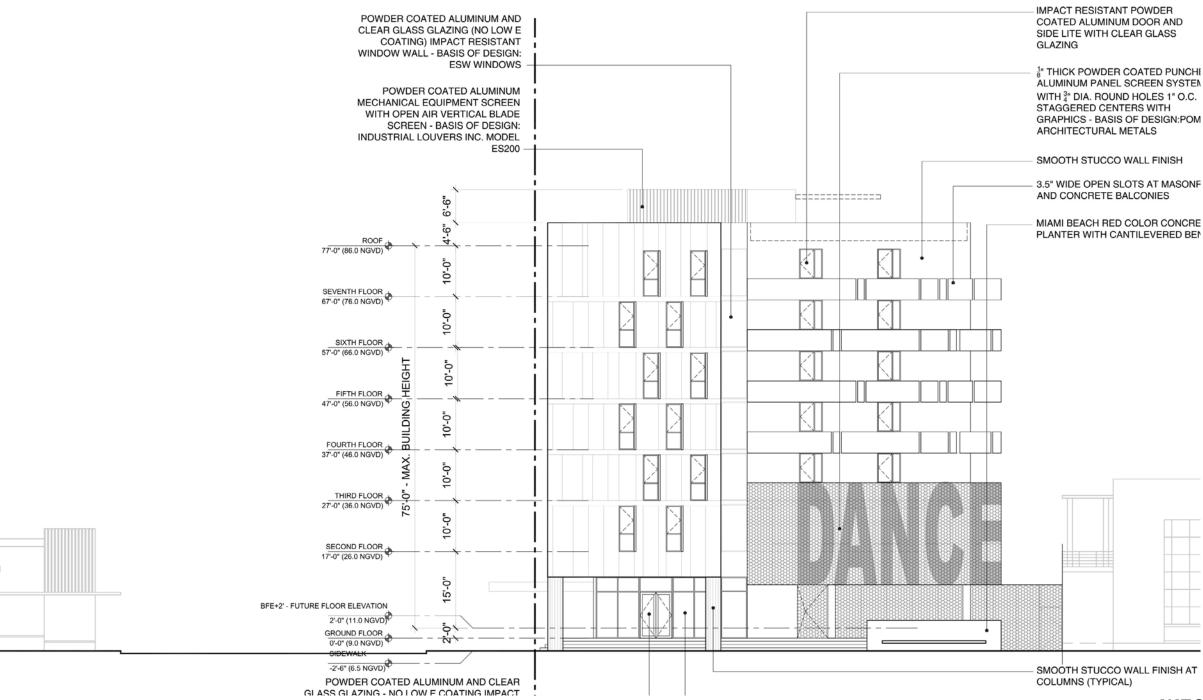
### **ELEVATIONS**

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### **ELEVATIONS**





### **ELEVATIONS**

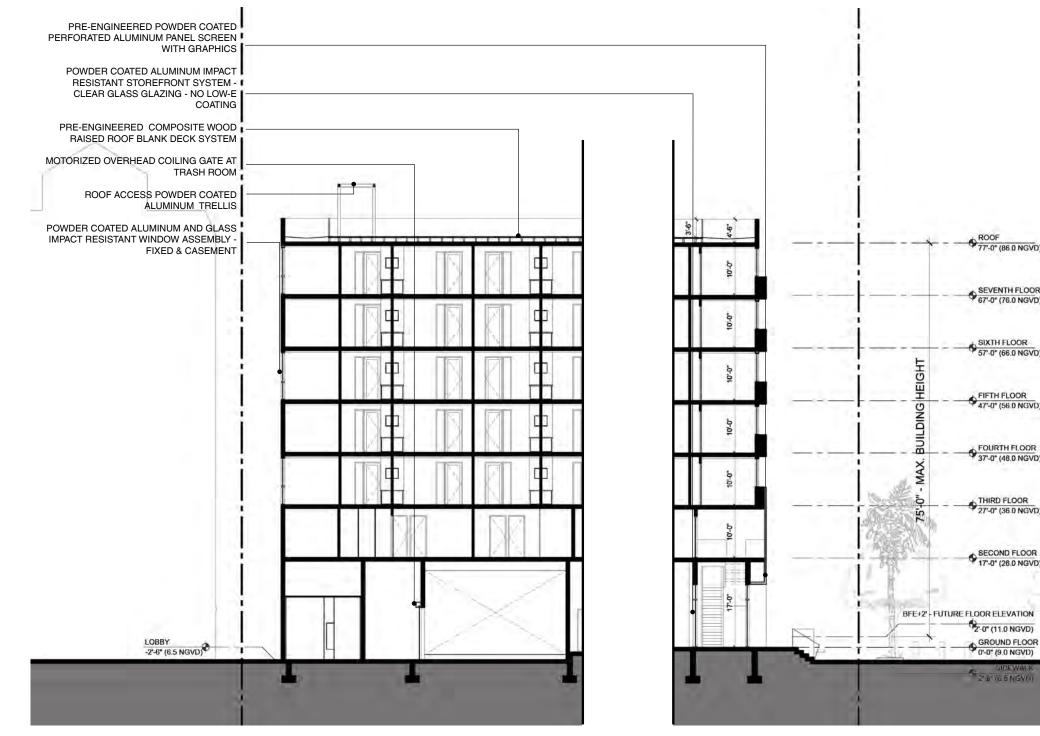
### WEST ELEVATION

POWDER COATED ALUMINUM MECHANICAL EQUIPMENT SCREEN - 2X12 VERTICAL FINS WITH 5" OPEN AIR SPACING	6" DIA. STAINLESS STEEL BOLLARD DESIGN BASIS: CALPIPE SECURITY BOLLARD WITH STANDARD FLAT TOP (TYP.)			
POWDER COATED ALUMINUM IMPACT RESISTANT STOREFRONT SYSTEM - CLEAR GLASS GLAZING - NO LOW-E COATING		EXTERIOR BUILDING SOFFIT AT SERVICE DRIVEWAY		
POWDER COATED ALUMINUM PIPE RAILING		ROOF INSULATION AND ROOFING SYSTEM AT MECHANICAL EQUIPMENT AREA		
POWDER COATED ALUMINUM AND GLASS IMPACT RESISTANT WINDOW ASSEMBLY - FIXED & CASEMENT				

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



# **SECTIONS**

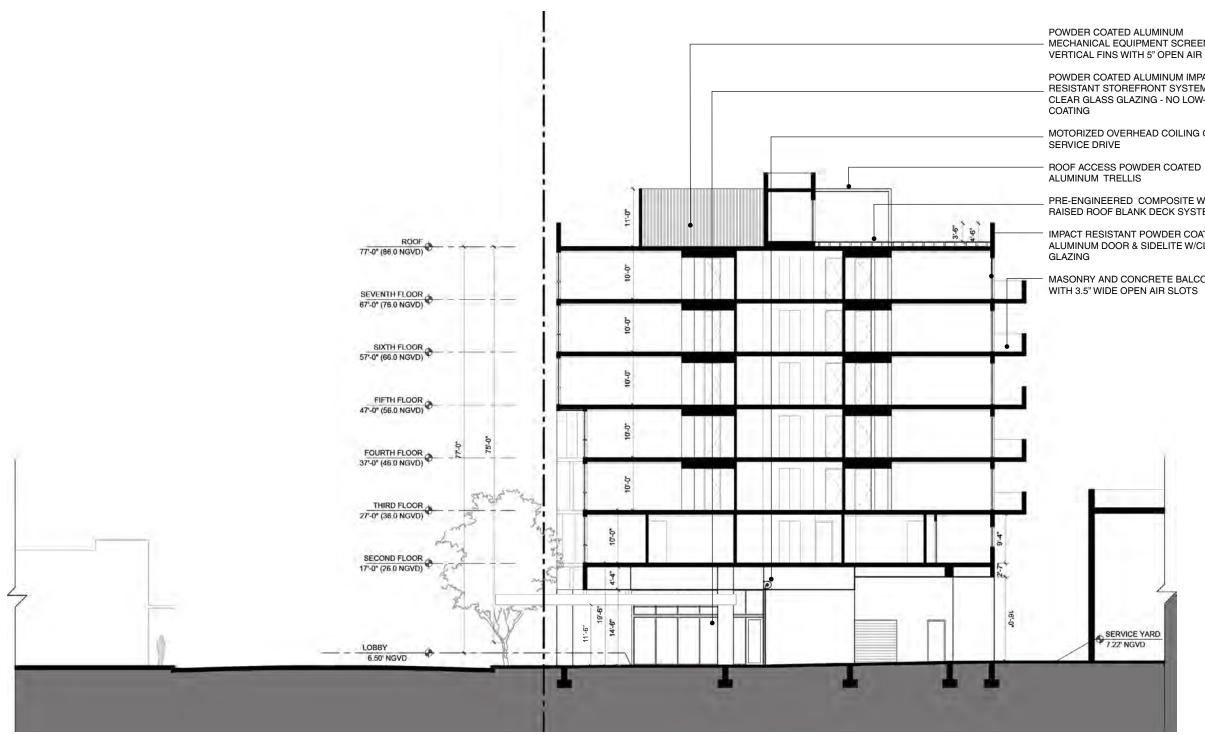




### SECTIONS

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





### **SECTIONS**

MECHANICAL EQUIPMENT SCREEN - 2X12 VERTICAL FINS WITH 5" OPEN AIR SPACING

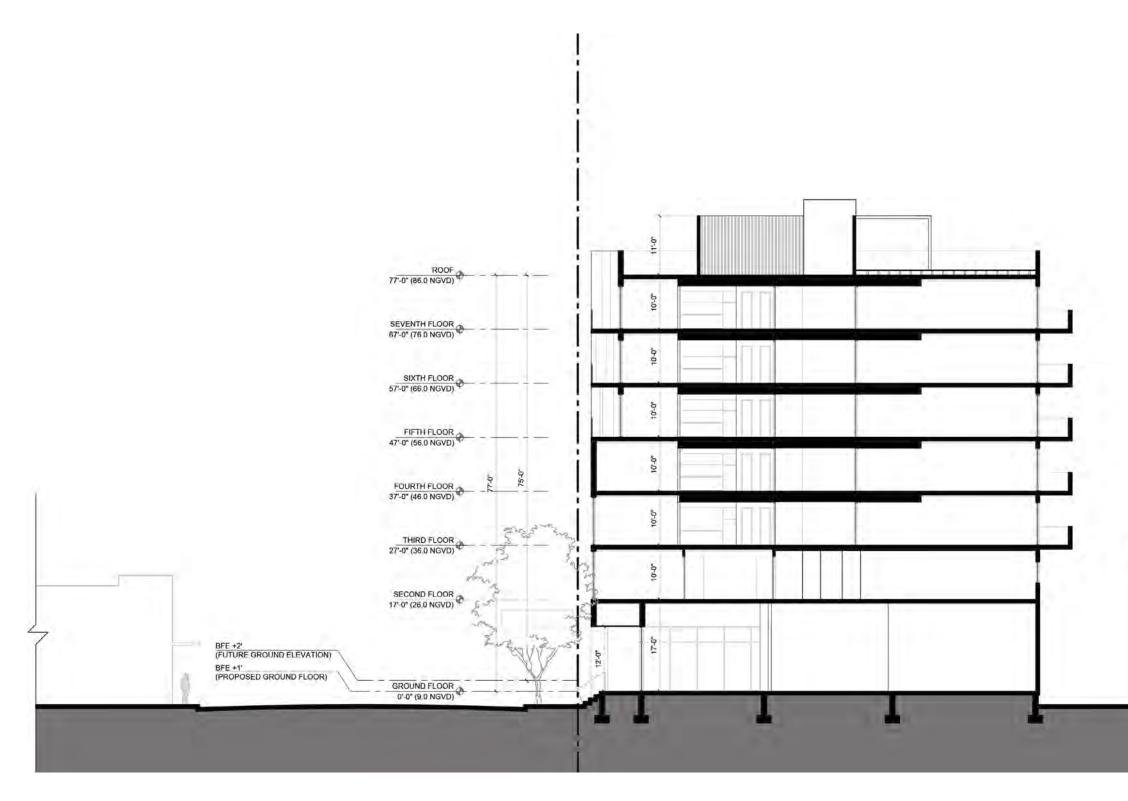
POWDER COATED ALUMINUM IMPACT **RESISTANT STOREFRONT SYSTEM -**CLEAR GLASS GLAZING - NO LOW-E

MOTORIZED OVERHEAD COILING GATE AT

PRE-ENGINEERED COMPOSITE WOOD RAISED ROOF BLANK DECK SYSTEM

IMPACT RESISTANT POWDER COATED ALUMINUM DOOR & SIDELITE W/CLEAR

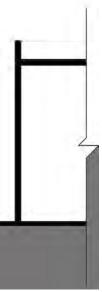
MASONRY AND CONCRETE BALCONIES WITH 3.5" WIDE OPEN AIR SLOTS

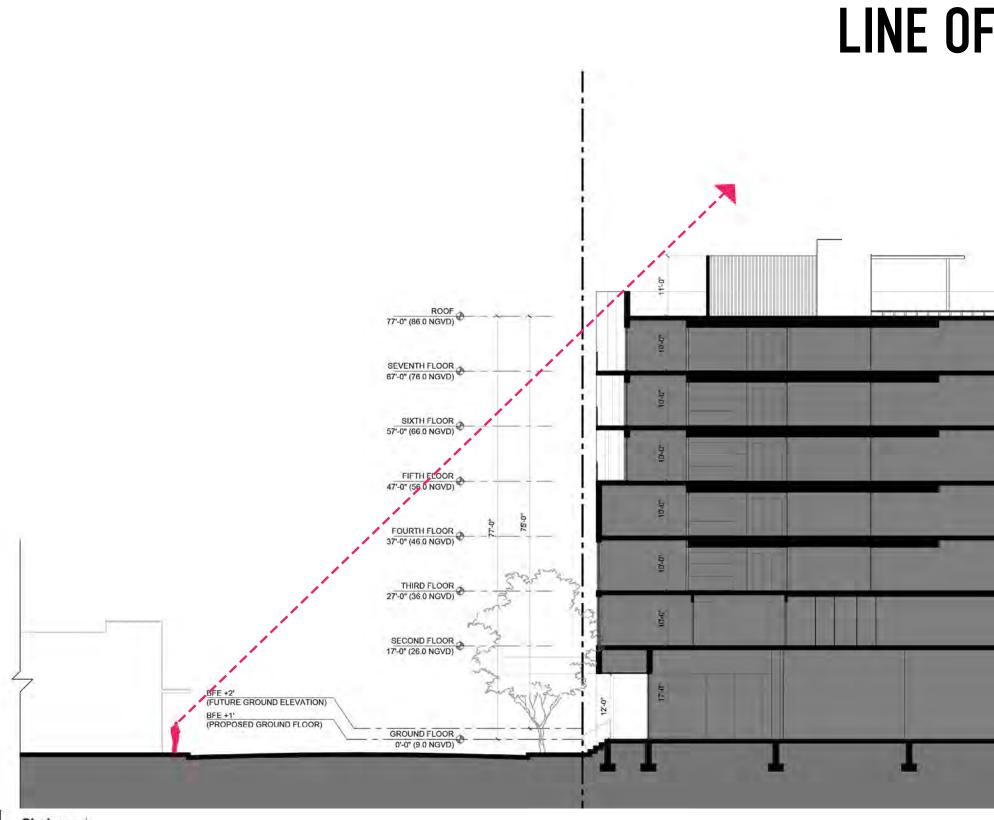




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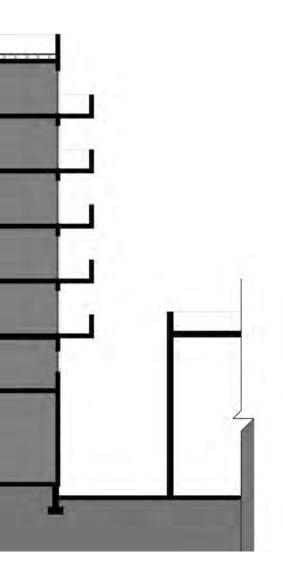
### SECTIONS

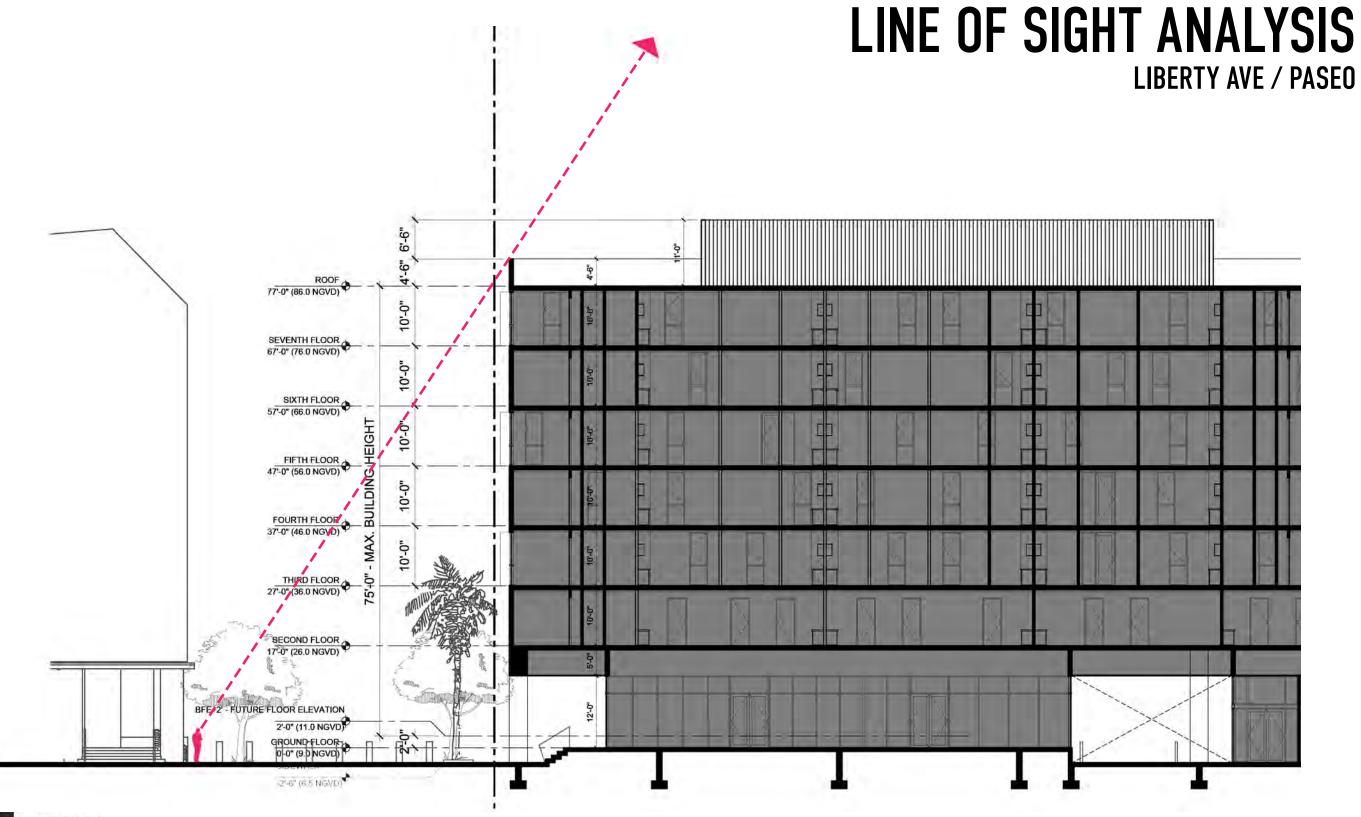




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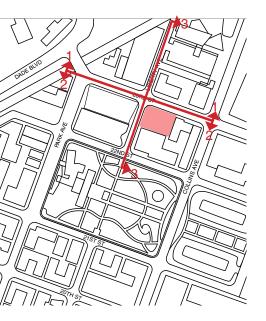
### **LINE OF SIGHT ANALYSIS 23RD STREET**

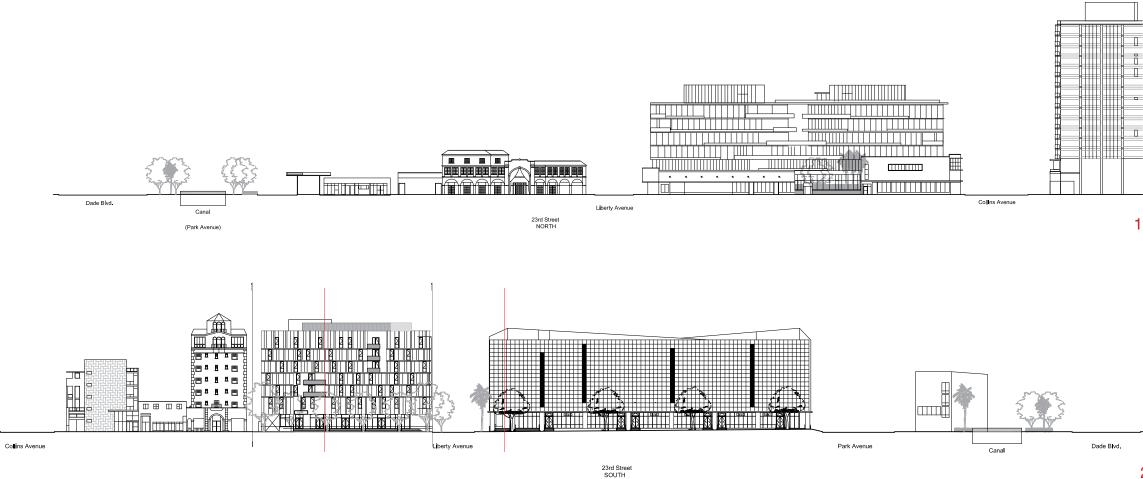


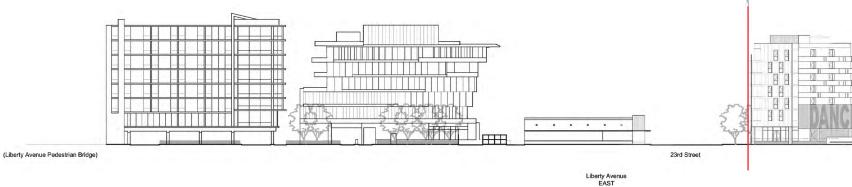


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# LIBERTY AVE / PASEO





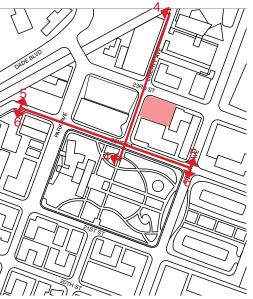


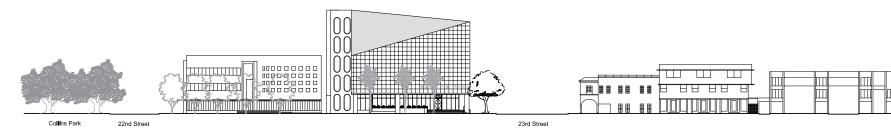


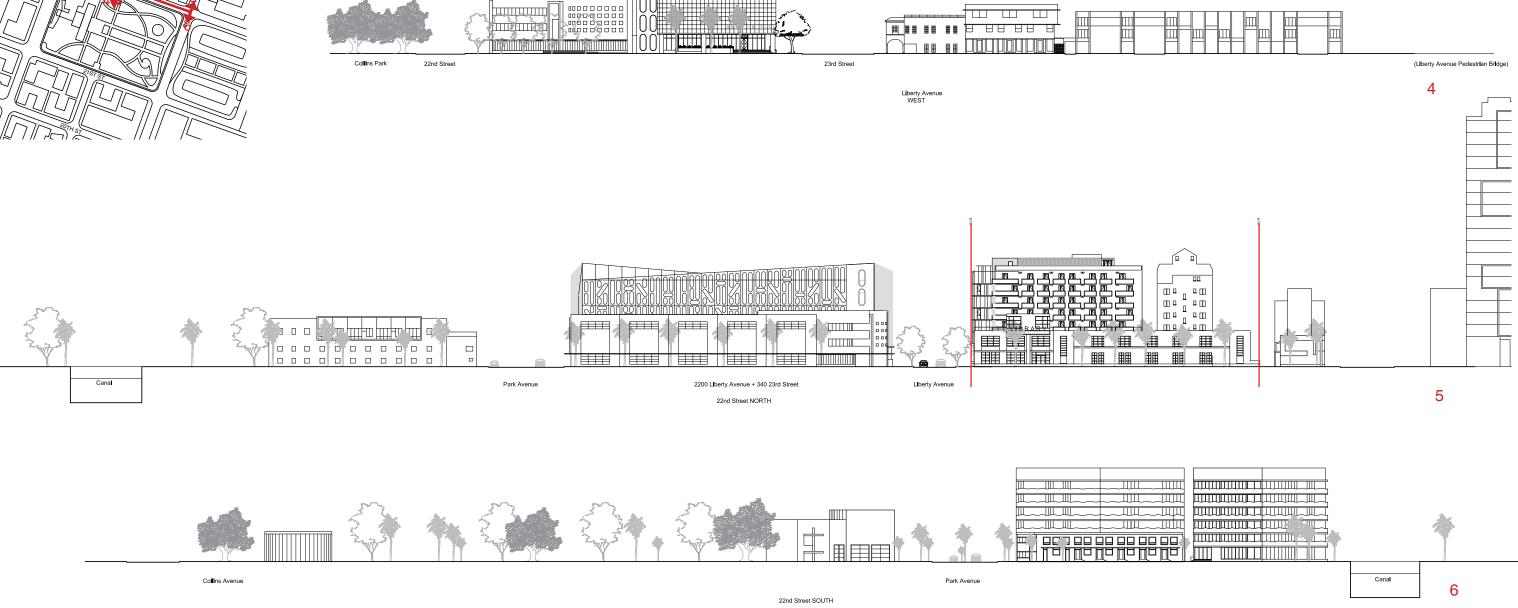
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### **CONTEXT ELEVATIONS**

2 22nd Street Collins Park 3



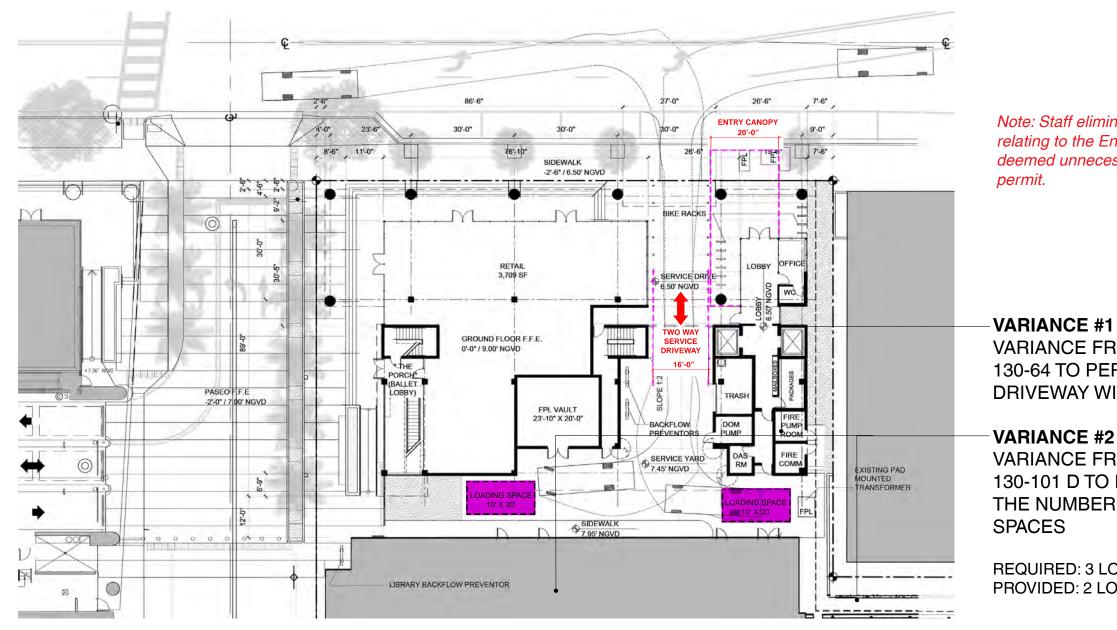






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# **CONTEXT ELEVATIONS**





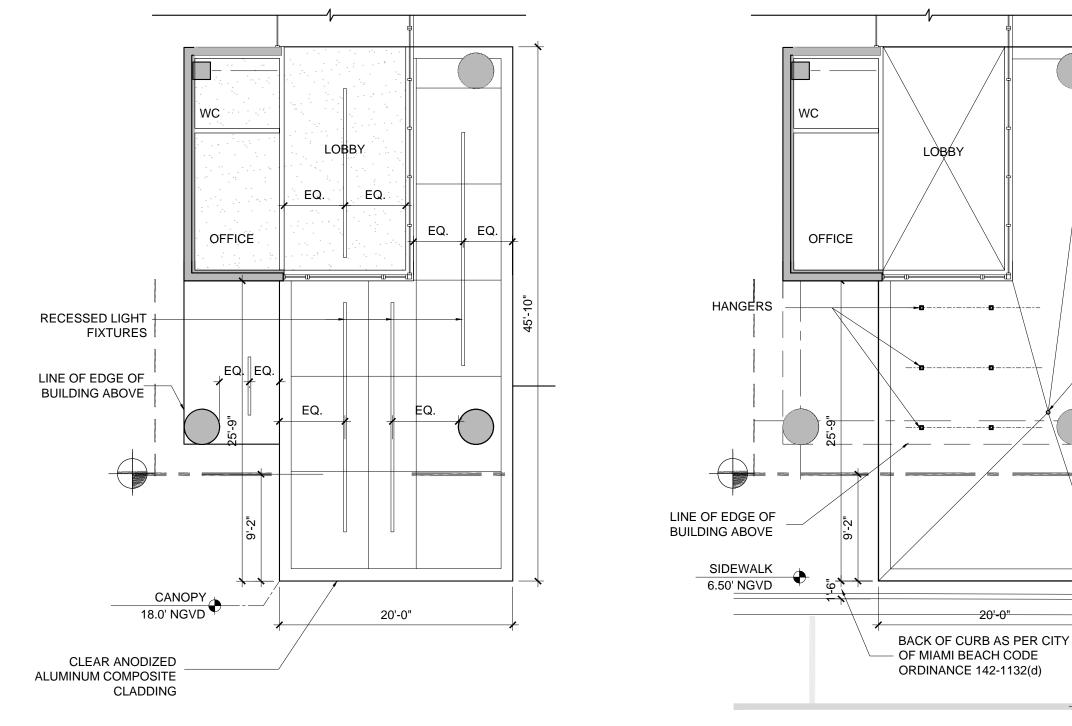
### **VARIANCE REQUESTS**

Note: Staff eliminated original variance request relating to the Entry Canopy. Variance was deemed unnecessary; will require revocable

### VARIANCE FROM CITY CODE SECTION 130-64 TO PERMIT A TWO-WAY SERVICE DRIVEWAY WITH A WIDTH OF 16 FEET

VARIANCE FROM CITY CODE SECTION 130-101 D TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING

**REQUIRED: 3 LOADING SPACES PROVIDED: 2 LOADING SPACES** 



**CANOPY REFLECTED CEILING PLAN** 

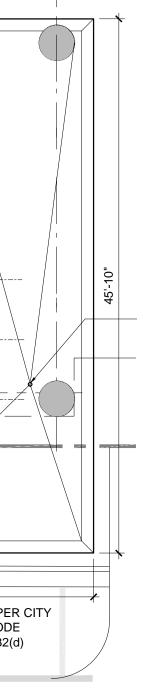
**CANOPY PLAN** 

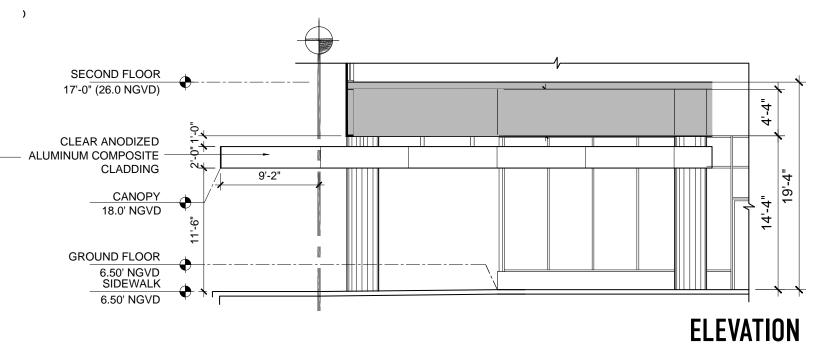
20'-0"



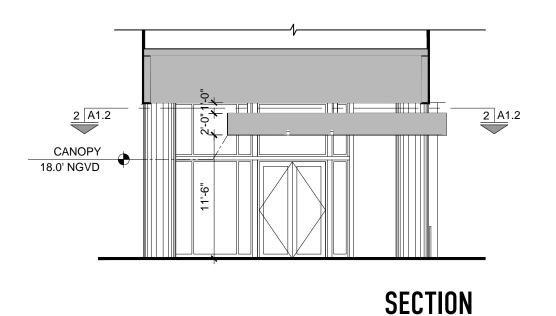
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2'-0"1

11'-6"

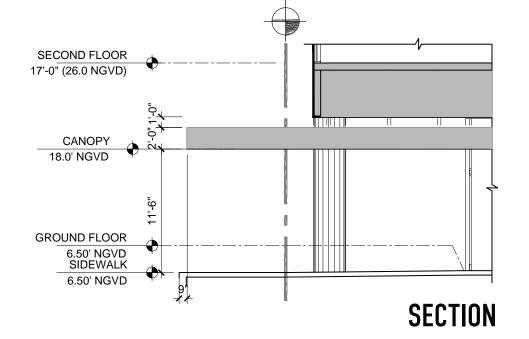
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CANOPY

SIDEWALK

6.50' NGVD

18.0' NGVD





### **CANOPY DRAWINGS**





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STUCCO FINISH 3/4" SMOOTH STUCCO FINISH - WHITE

Shulman + Associates

CLEAR GLASS & ALUMINUM WINDOWS & DOORS

FRAME FINISH: CLEAR ANODIZED OR GREY TO MATCH SCREEN

VERTICAL STUCCO REVEALS

CHANNEL SCREED/ CONTROL JOINT 3/4" WIDE x 3/4" DEEP

BASIS: FRY REGLET PCS-75-75 COLOR: GREY



### PERFORATED METAL SCREEN

**BASIS: POMA METALS ALUMINUM** ALLOY 6061,6005,6063 IN ACCORDANCE WITH ASTM STANDARDS.

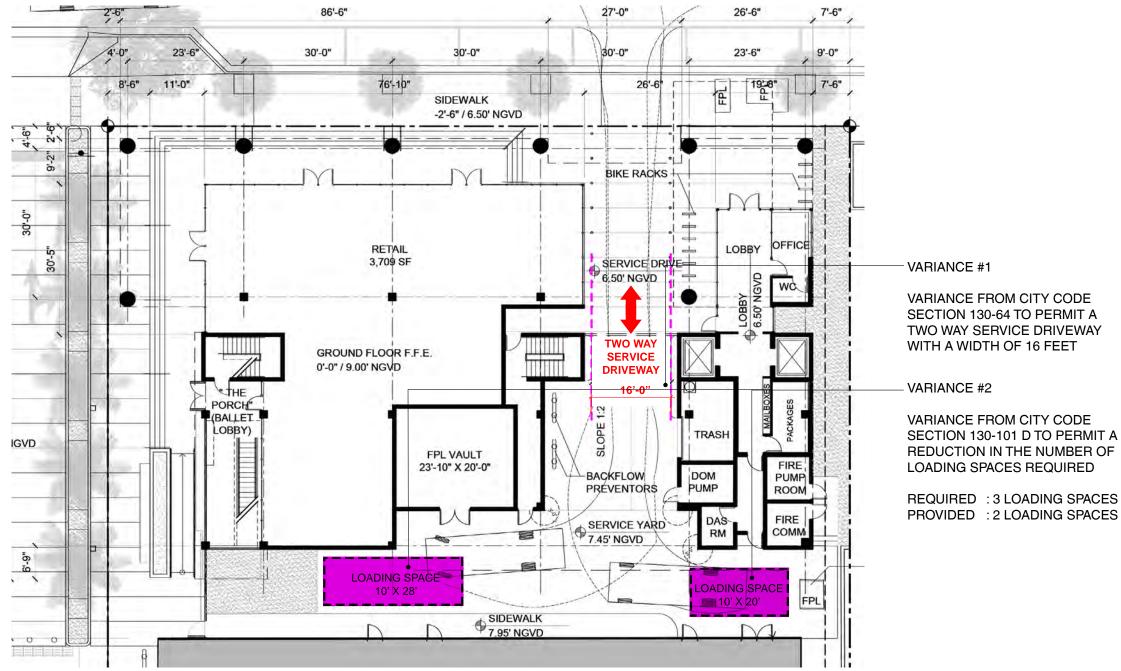
PATTERN: 3/4" ROUND HOLES, 15/16" TYP. SPACING, STAGGERED PATTERN

FINISH: THREE COAT KYNAR 500, GREY



### **PROPOSED MATERIALS**

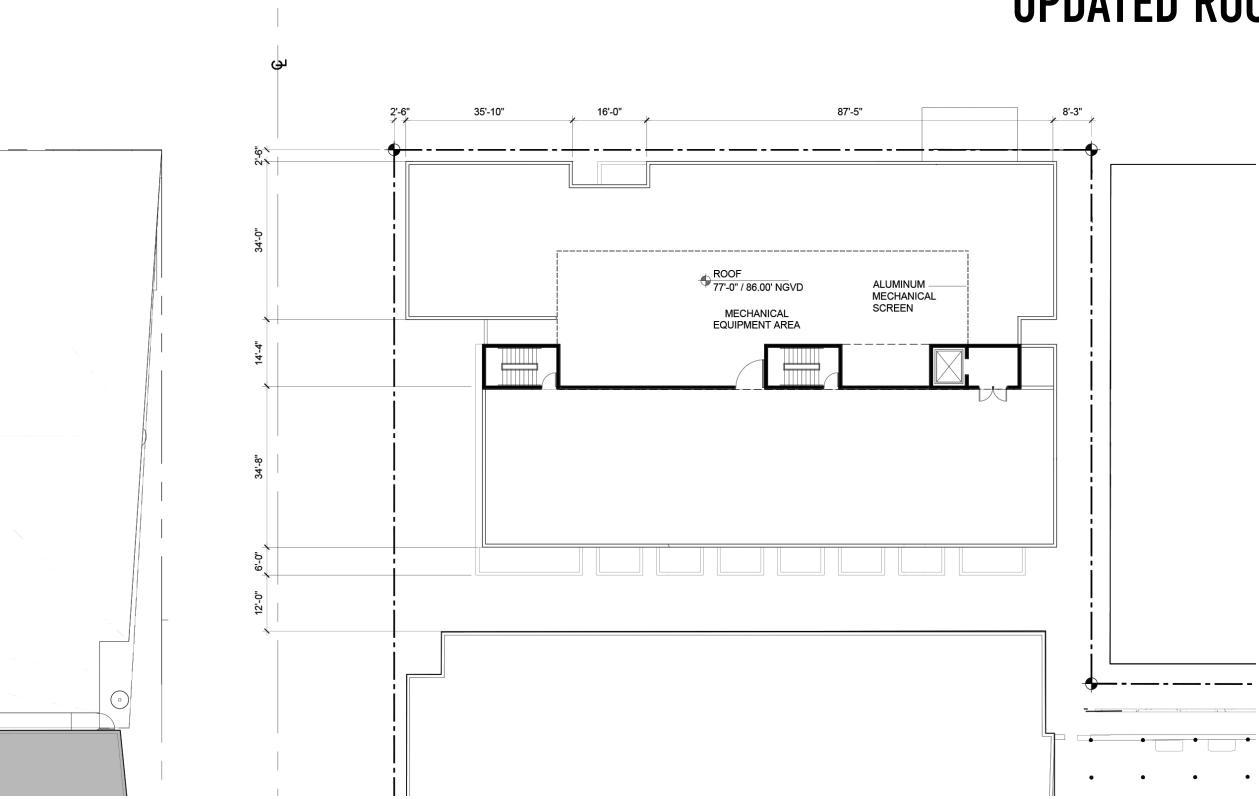
### **SLIGHT MODIFICATIONS/RESPONSES**



### **28' LOADING SPACE**

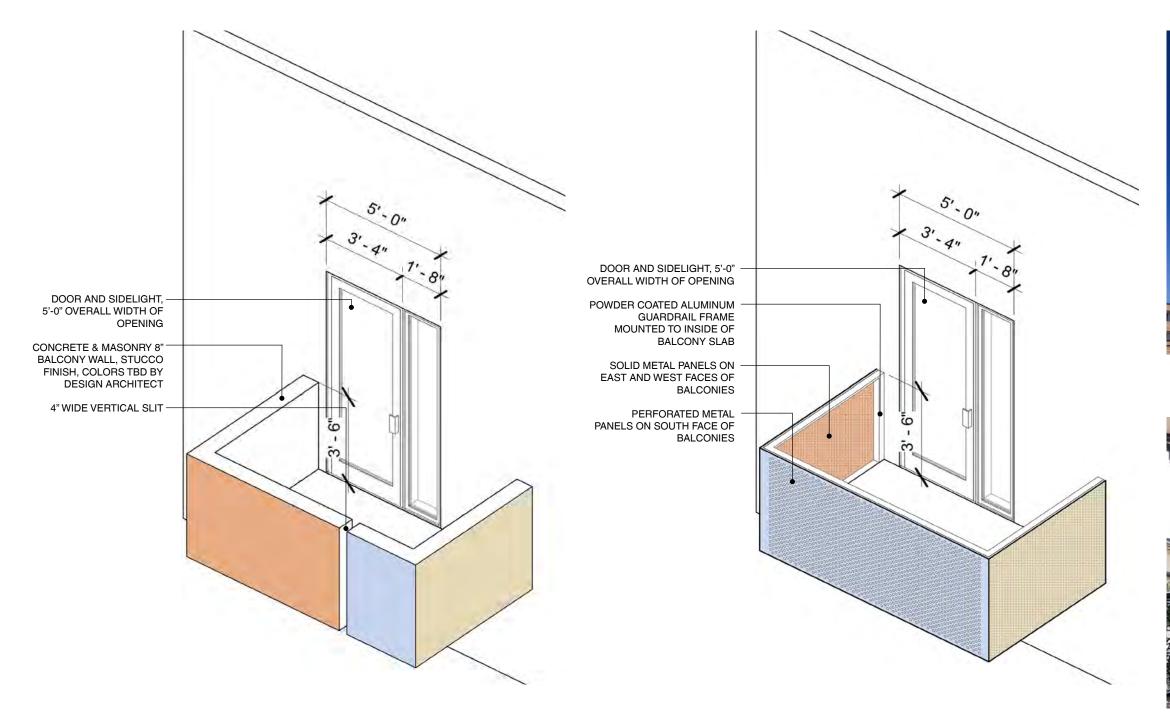
VARIANCE FROM CITY CODE SECTION 130-64 TO PERMIT A TWO WAY SERVICE DRIVEWAY WITH A WIDTH OF 16 FEET

VARIANCE FROM CITY CODE SECTION 130-101 D TO PERMIT A **REDUCTION IN THE NUMBER OF** LOADING SPACES REQUIRED



### **UPDATED ROOF PLAN**

### **BALCONY MATERIAL**







### **CURRENT - 3' WINDOWS**



### WINDOW WIDTH

### **PROPOSED - 4' WINDOWS**



### WINDOW WIDTH

44

# COLLINS PARK ARTIST/WORKFORCE HOUSING

PRESENTATION TO **City of Miami Beach Historic Preservation Board** June 15, 2021

BY Allan Shulman Shulman + Associates

### COLLINS PARK ARTIST WORKFORCE HOUSING 224 23 STREET, MIAMI BEACH

- Owner Developer Tenant (one floor) **Design Architect** Architect-of-Record Landscape Architect
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