

COLLINS PARK ARTIST/WORKFORCE HOUSING

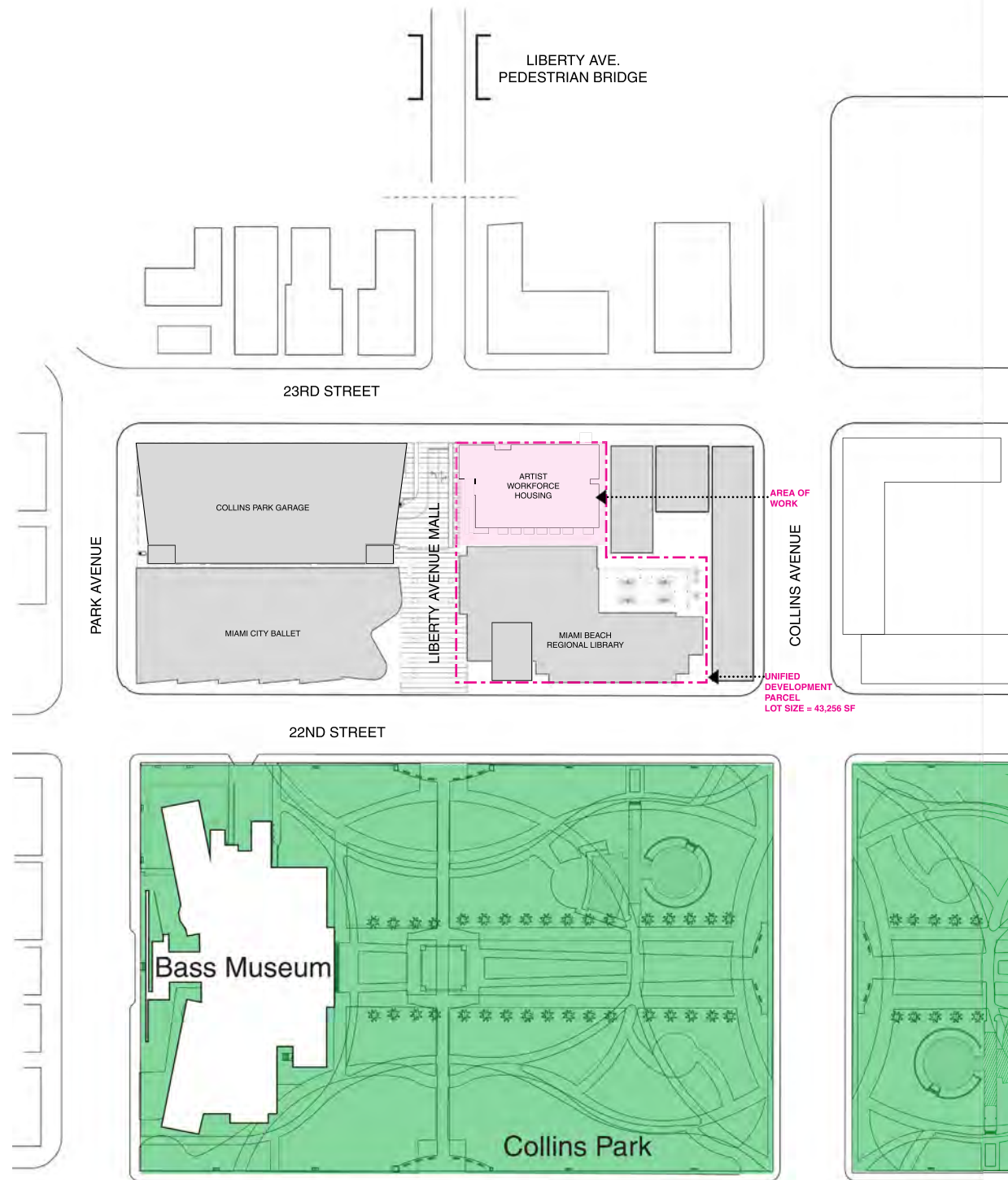
PRESENTATION TO
**City of Miami Beach
Historic Preservation Board**
June 15, 2021

BY
Allan Shulman
Shulman + Associates

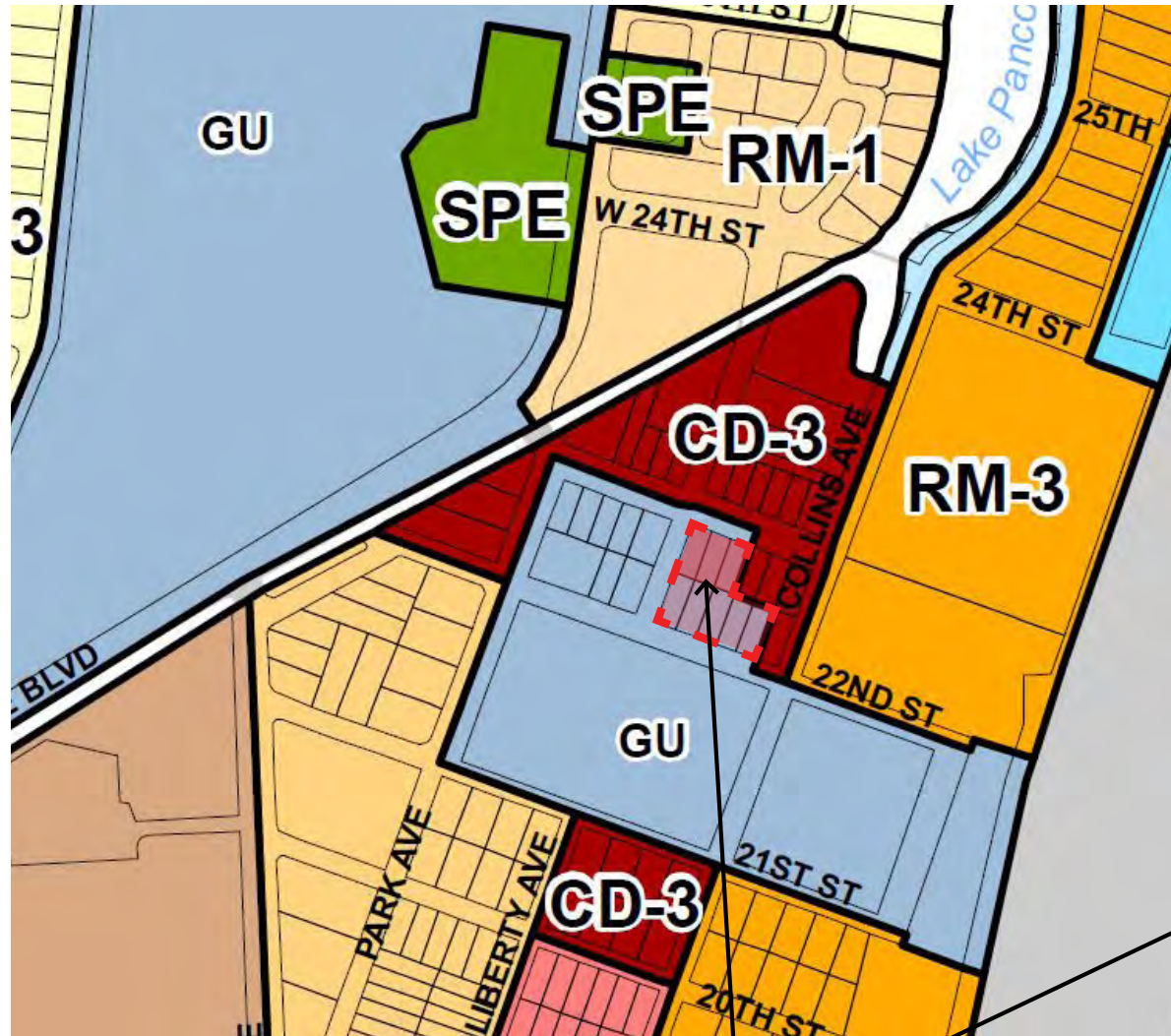
COLLINS PARK ARTIST WORKFORCE HOUSING
224 23 STREET, MIAMI BEACH

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

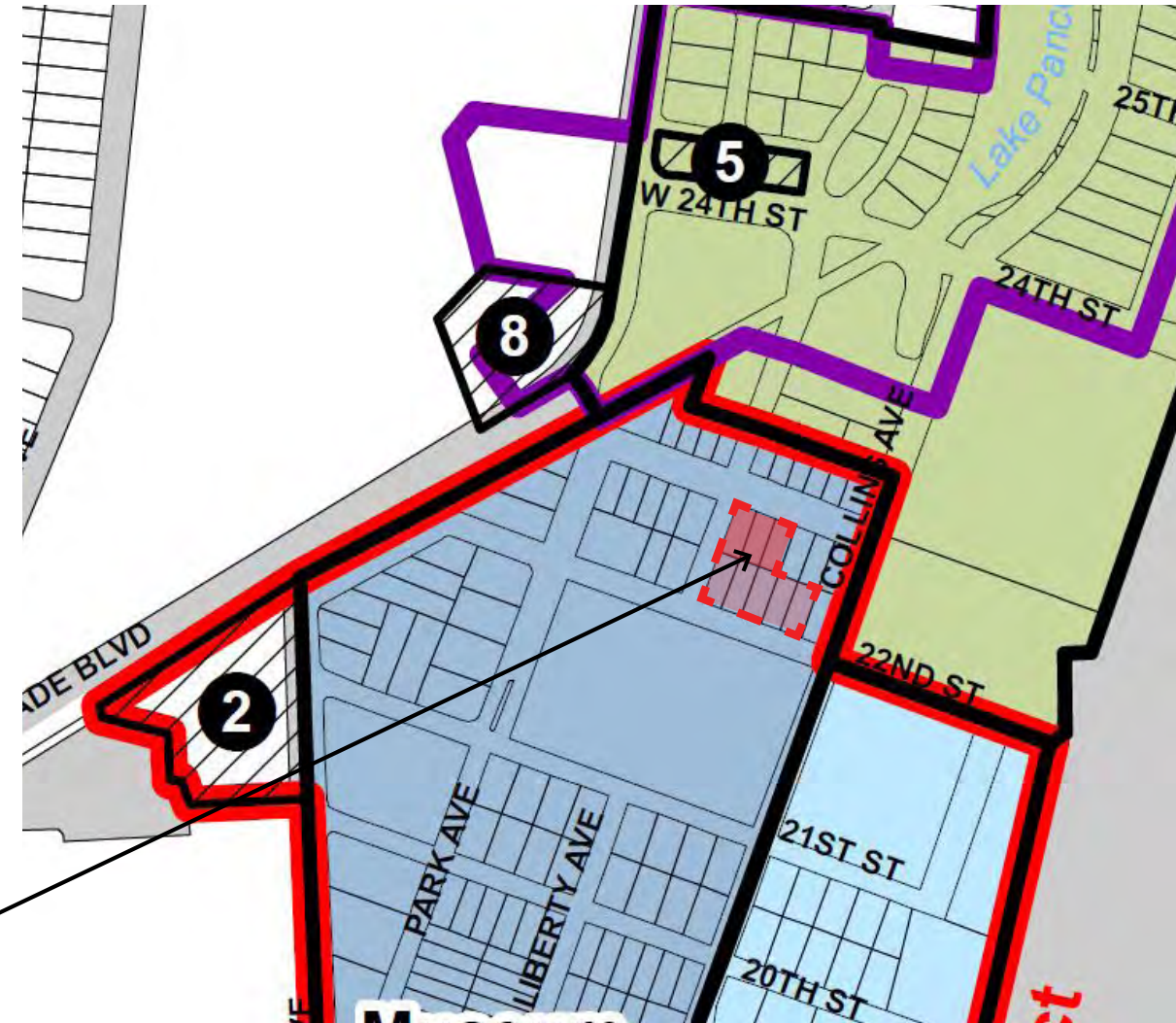




ZONING/HISTORIC



ZONING MAP

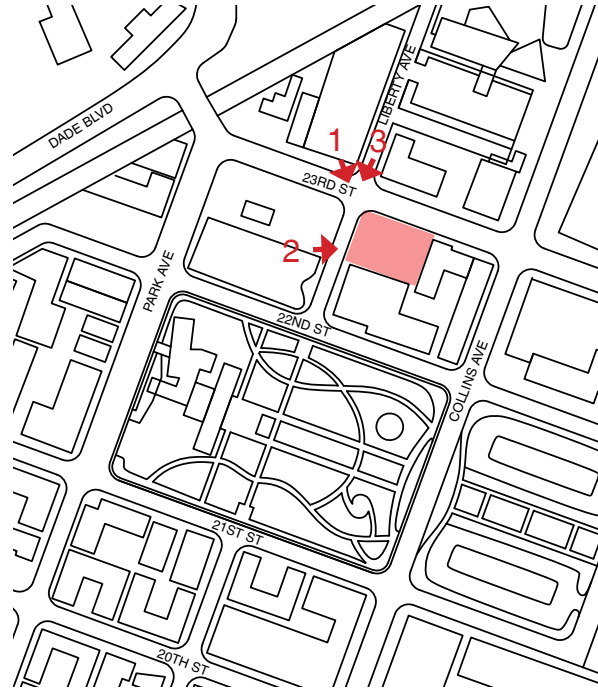


HISTORIC DISTRICT MAP

224 23rd Street

-  Miami Beach Architectural District
-  Ocean Drive / Collins Ave Historic District
-  Site

SITE/CONTEXT



1



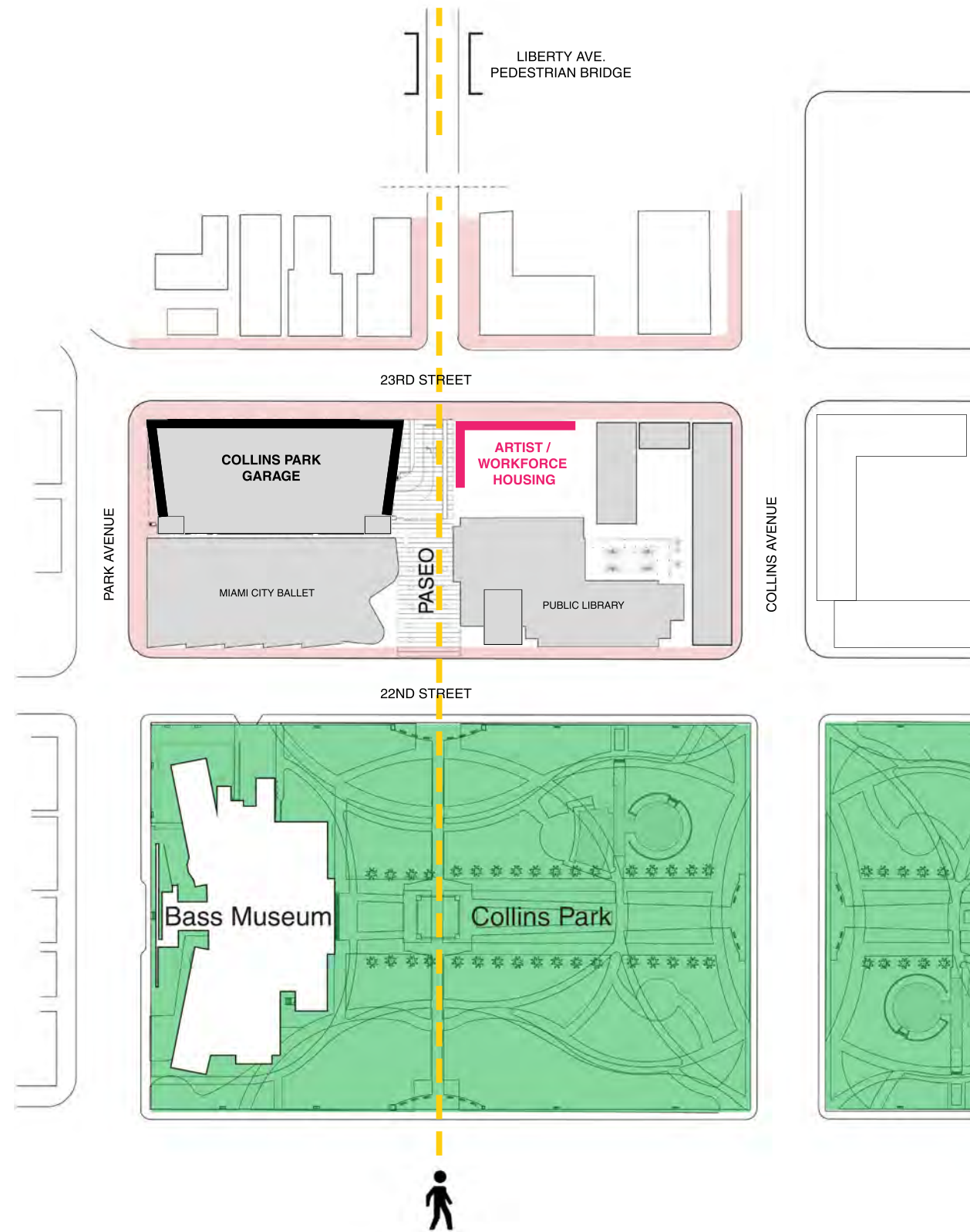
2

Photos taken March 11, 2021

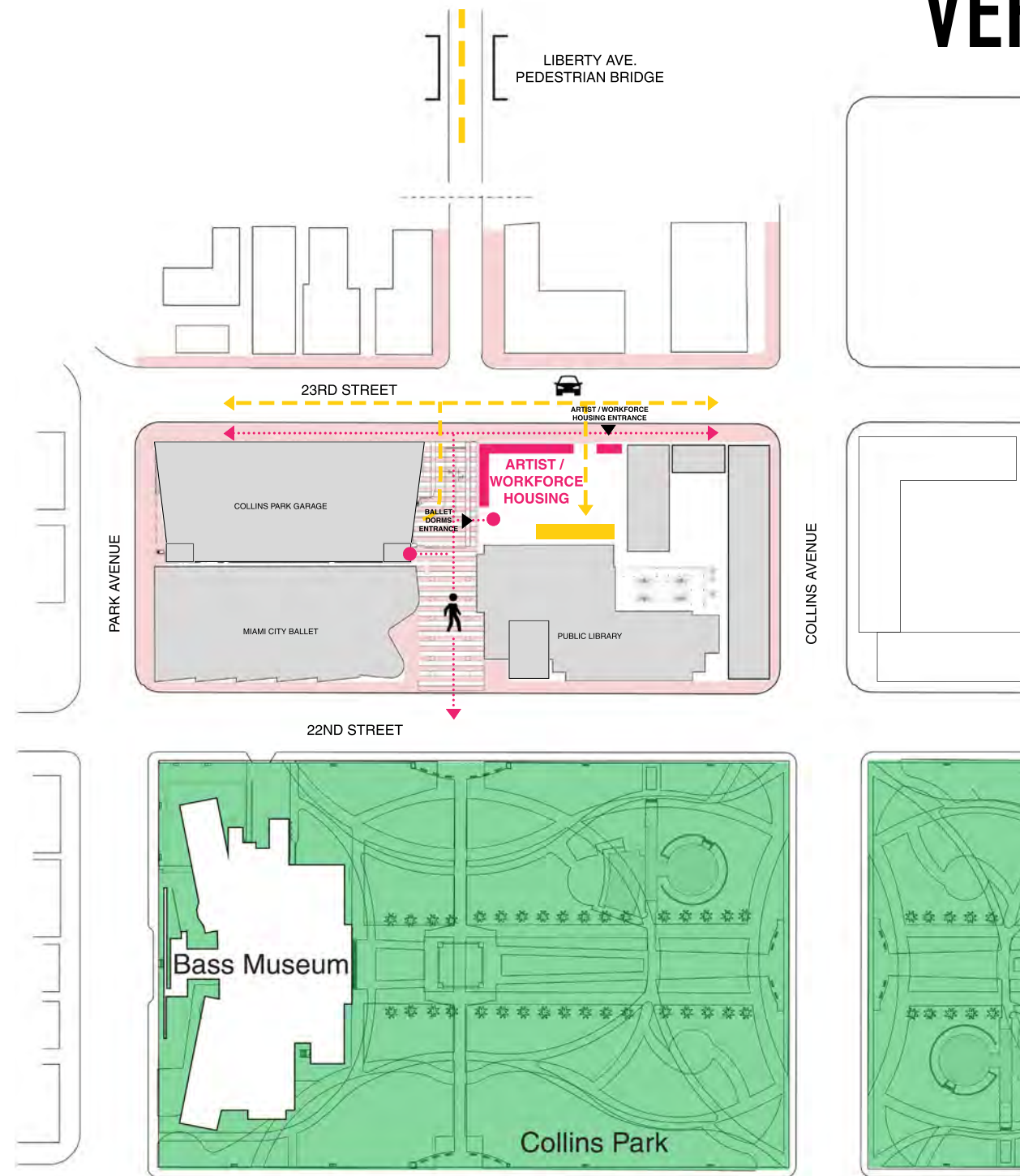


3

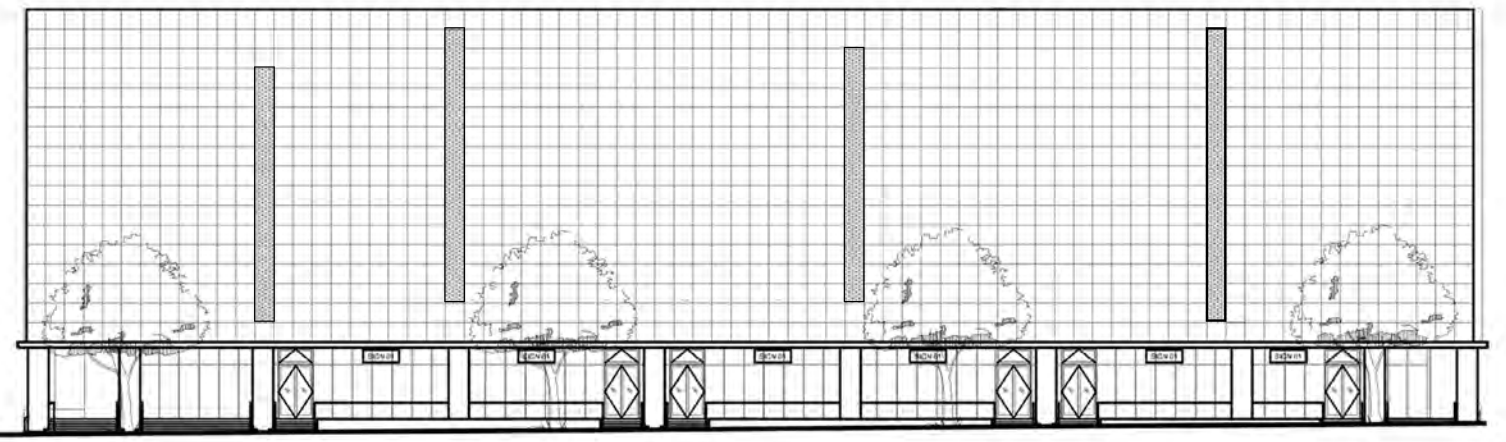
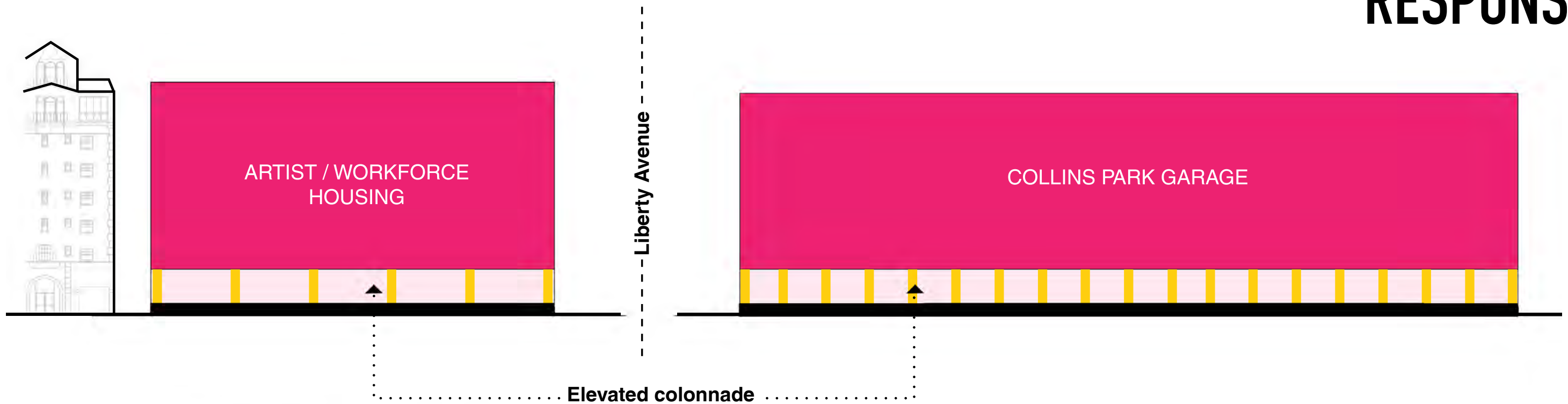
REINFORCING THE PEDESTRIAN AXIS



VEHICULAR/PEDESTRIAN ACCESS



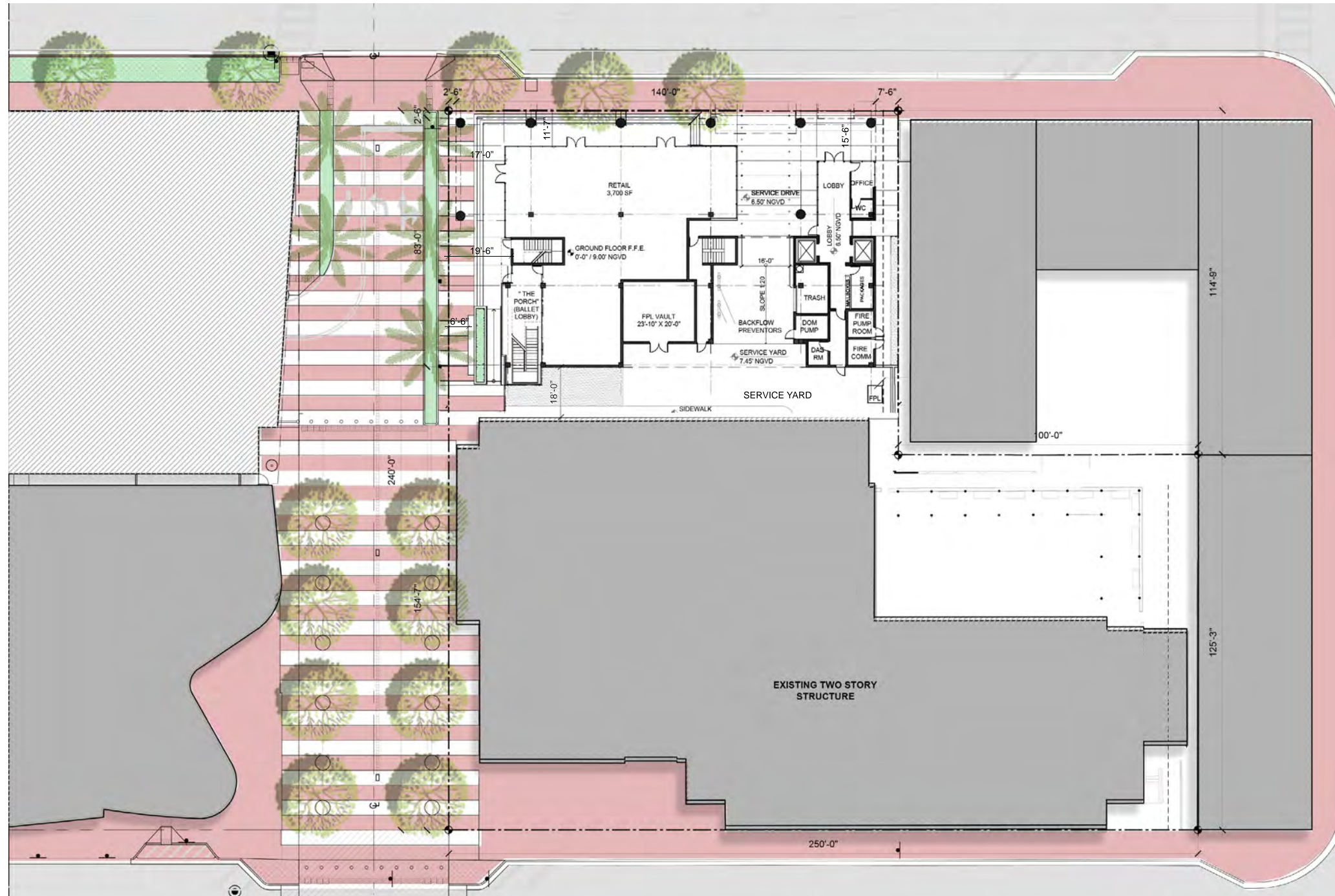
URBAN CONTEXTUAL RESPONSE



CARVING THE 23RD ST FACADE

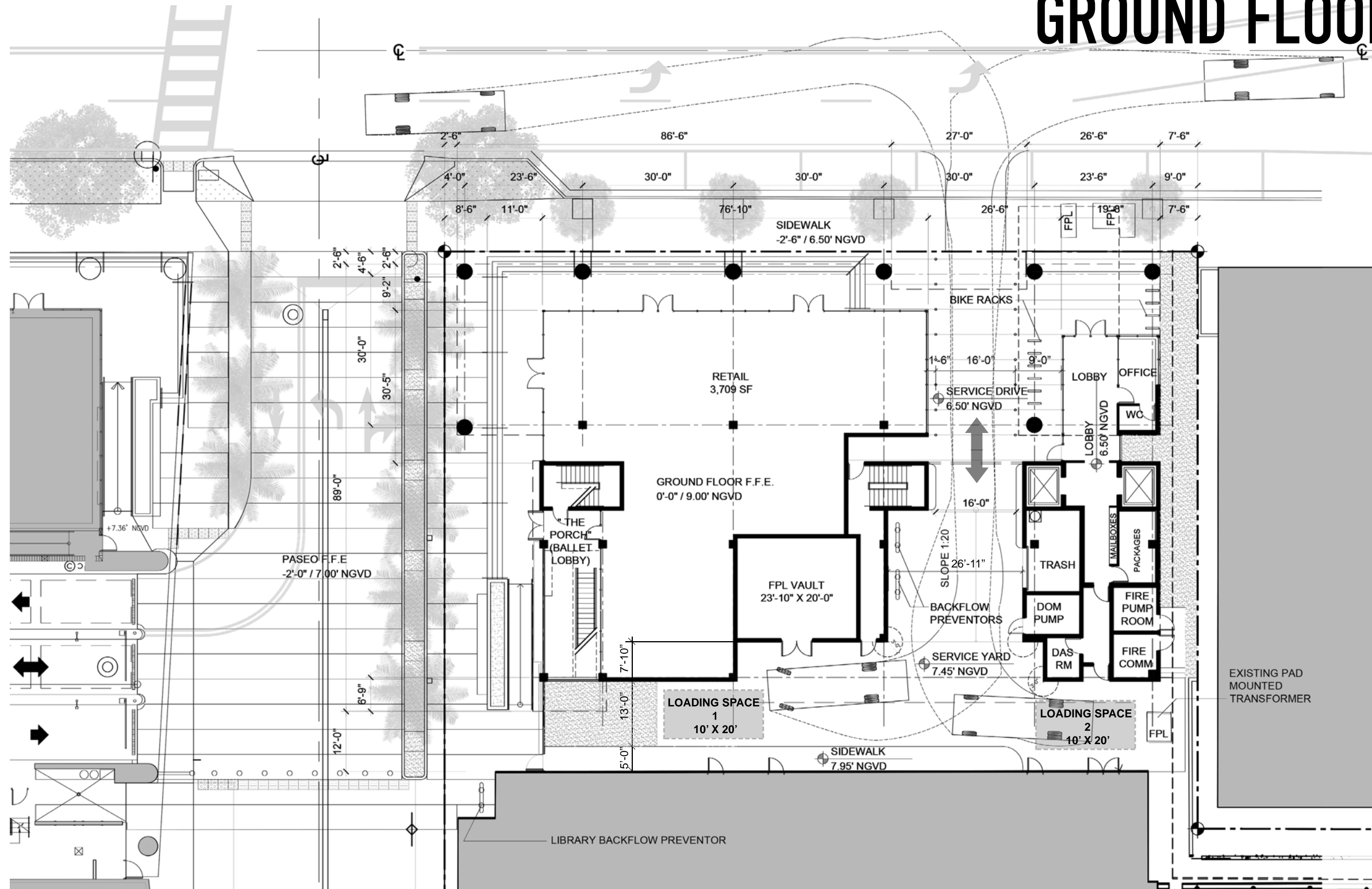


SITE PLAN

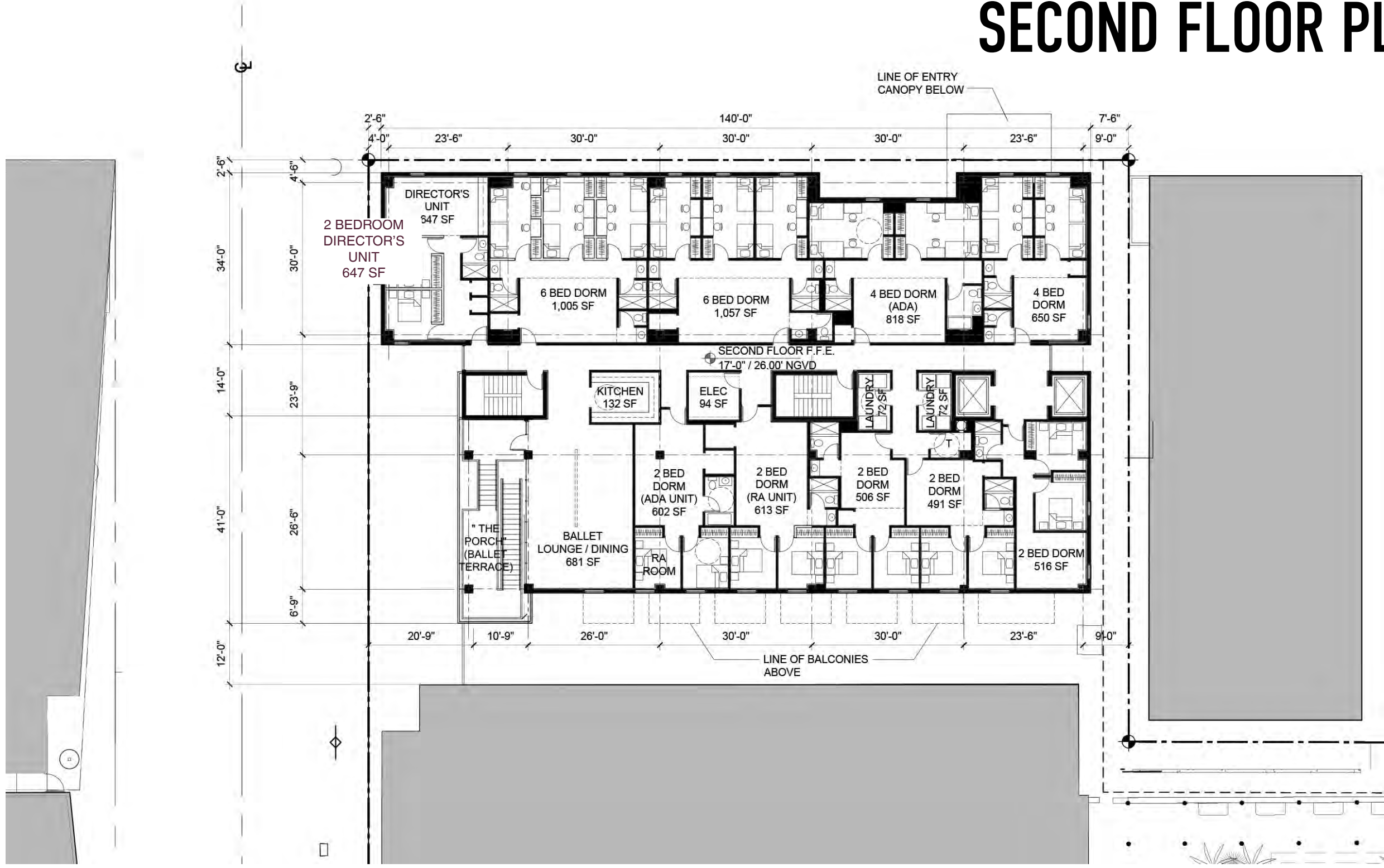


SCALE: 1/32" = 1'-0"

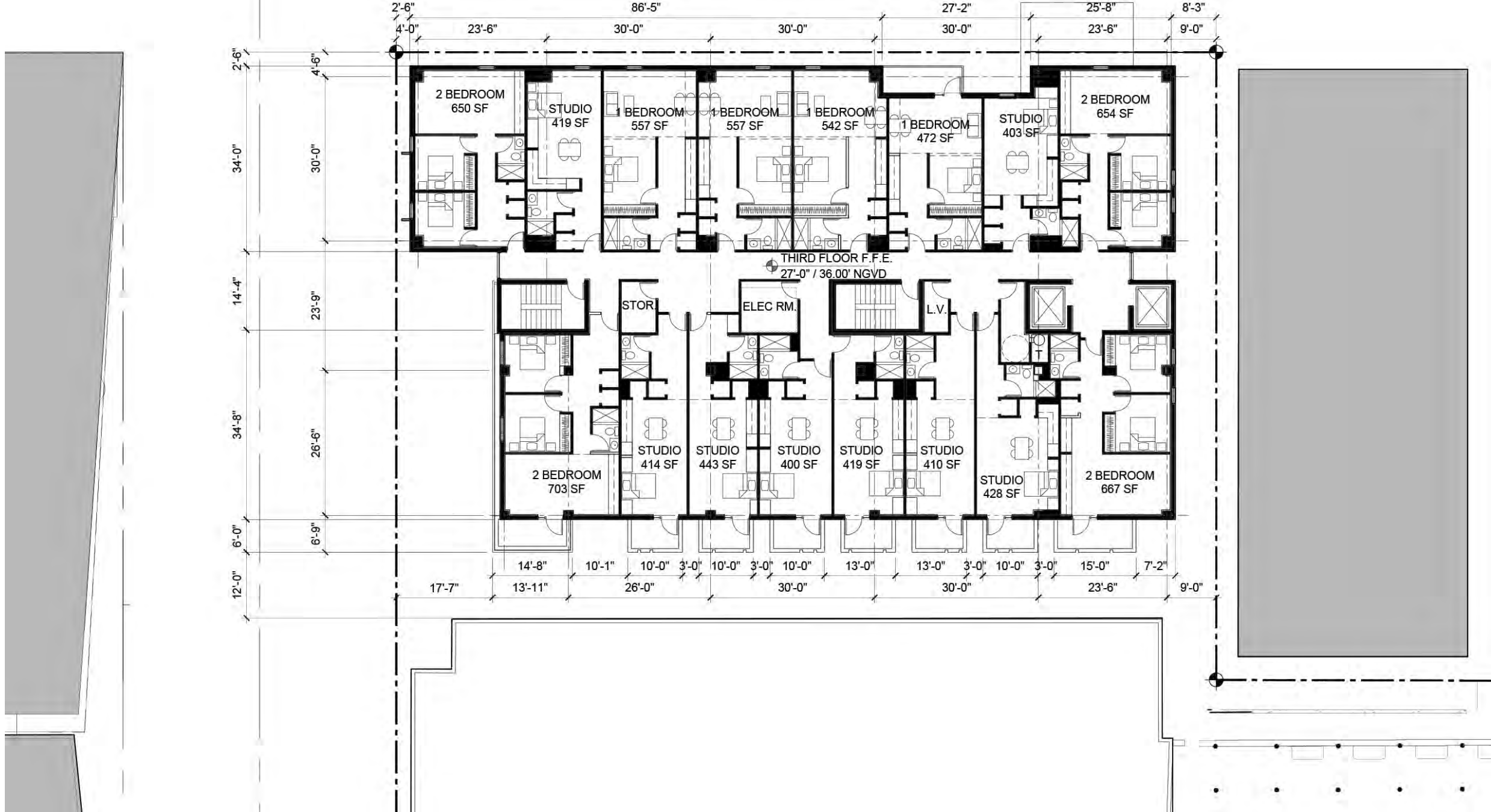
GROUND FLOOR PLAN



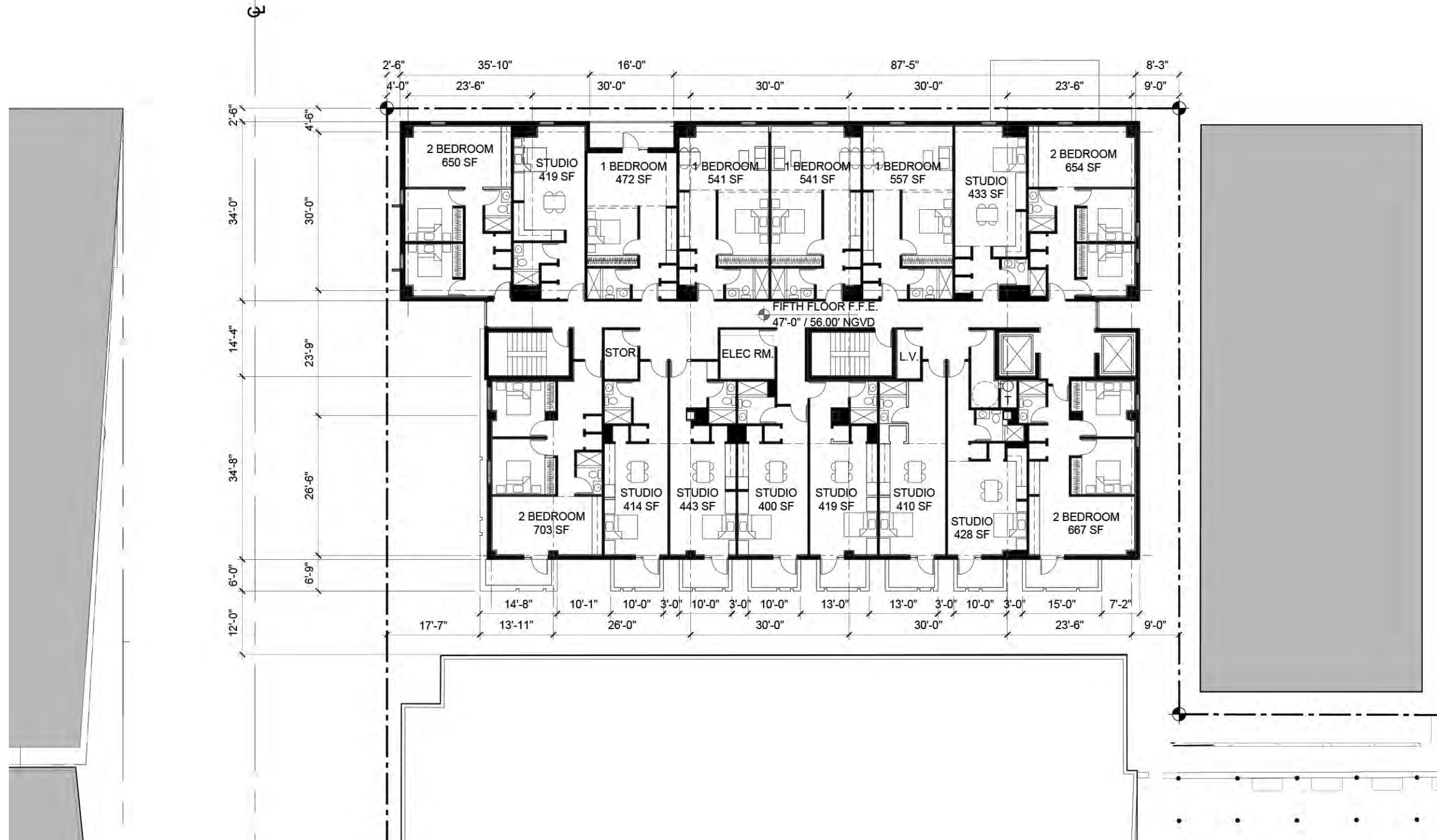
SECOND FLOOR PLAN



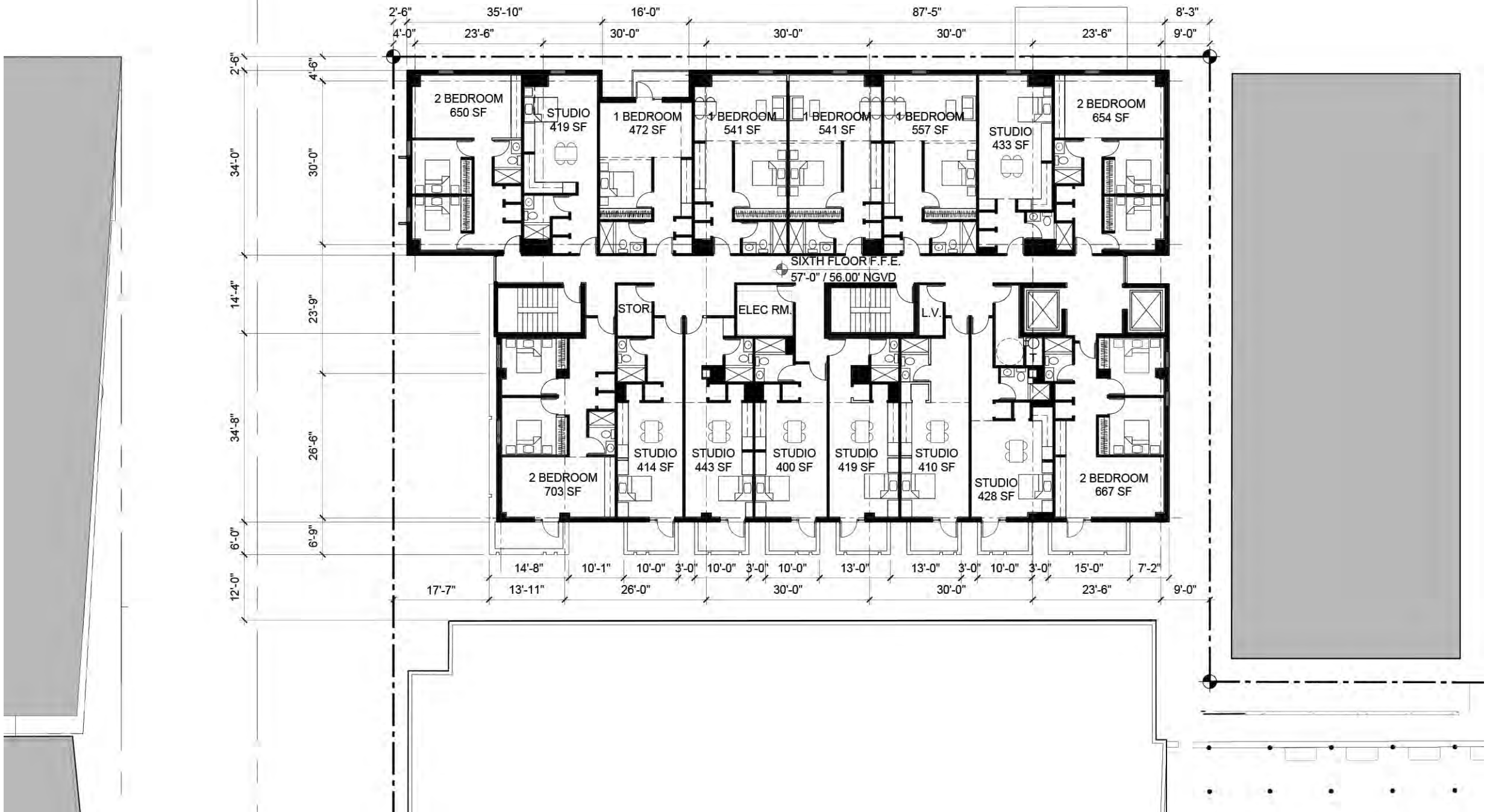
THIRD & FOURTH FLOOR PLANS



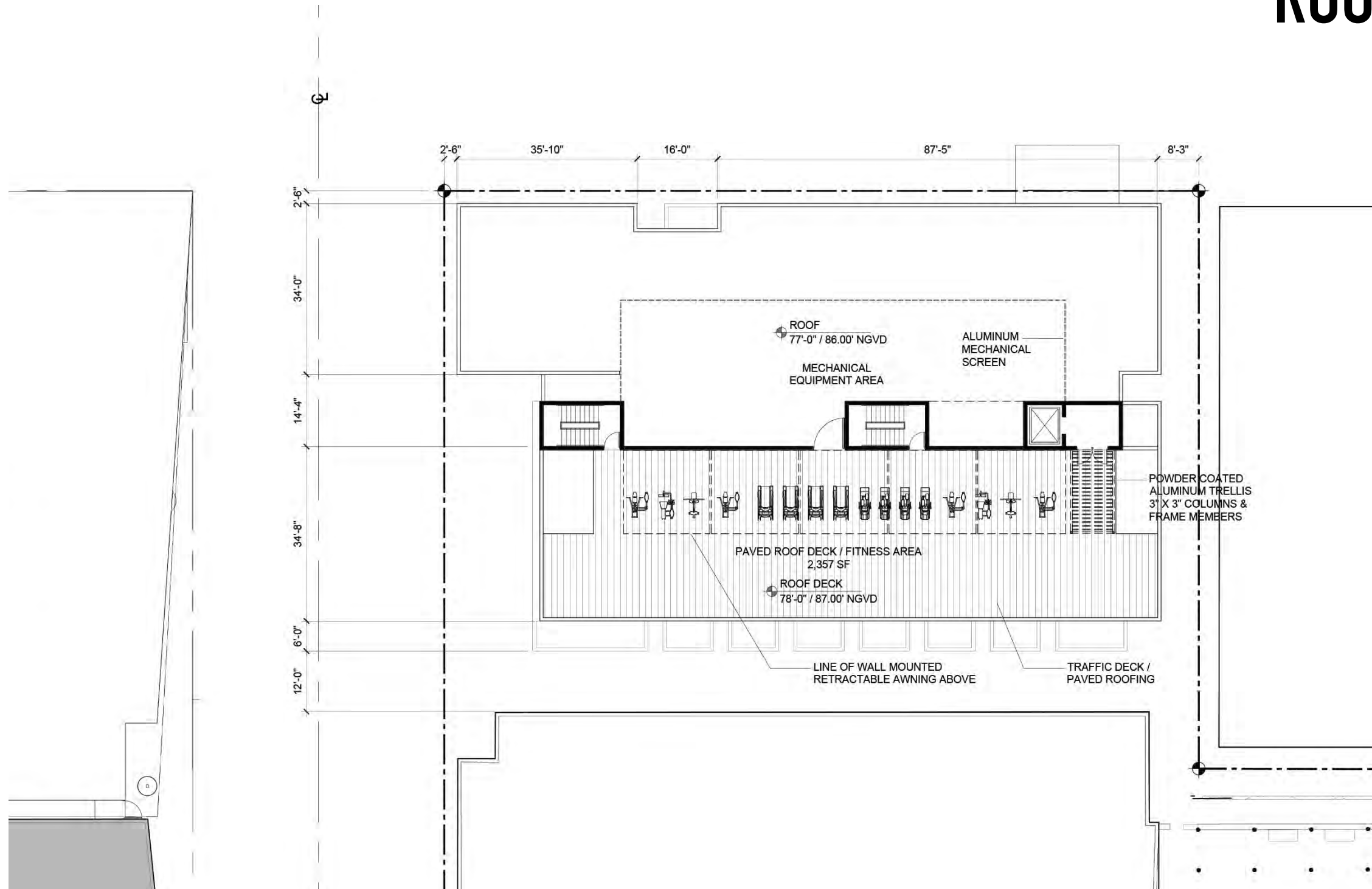
FIFTH FLOOR PLAN



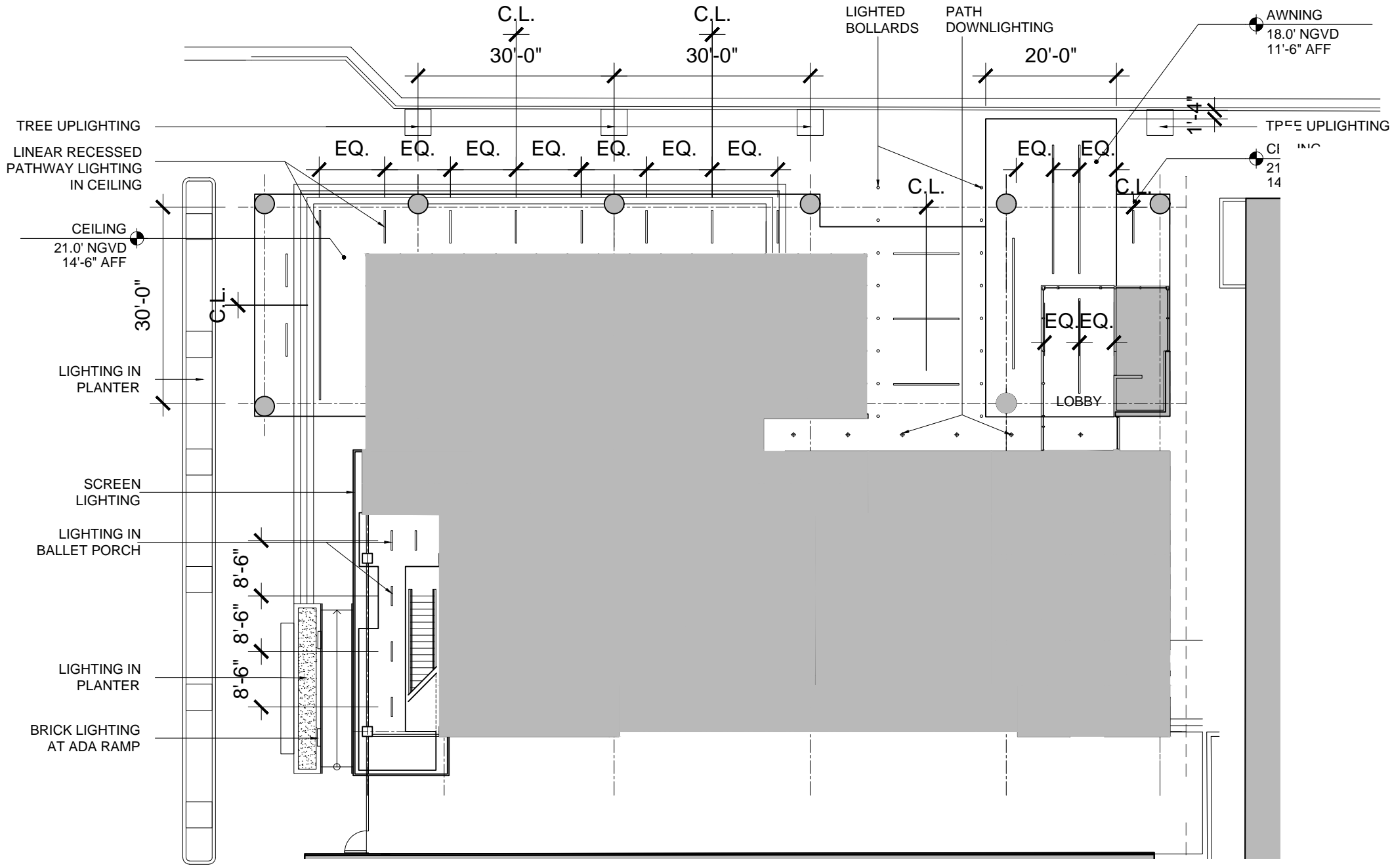
SIXTH & SEVENTH FLOOR PLANS



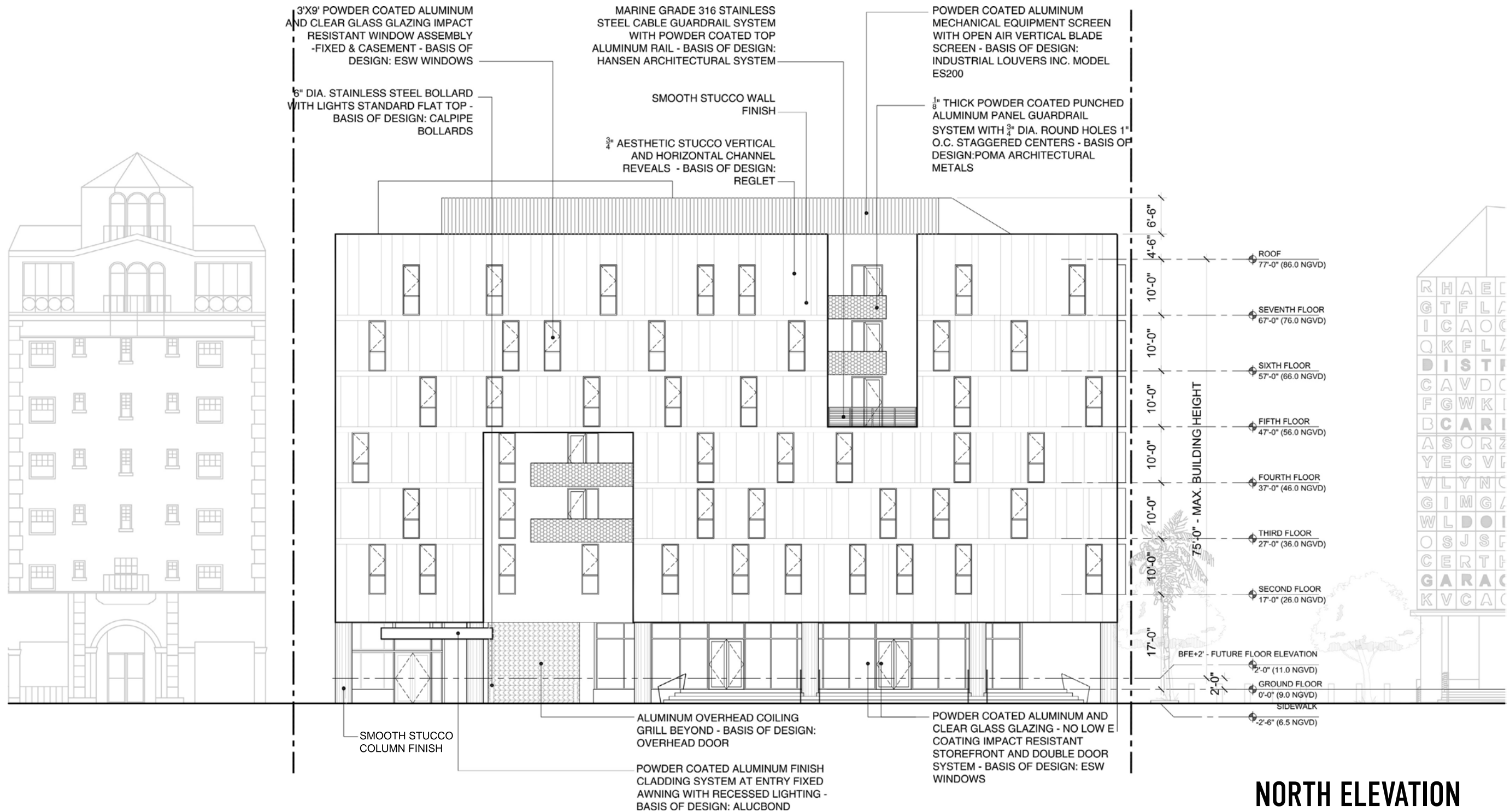
ROOF PLAN



LIGHTING - GROUND FLOOR RCP

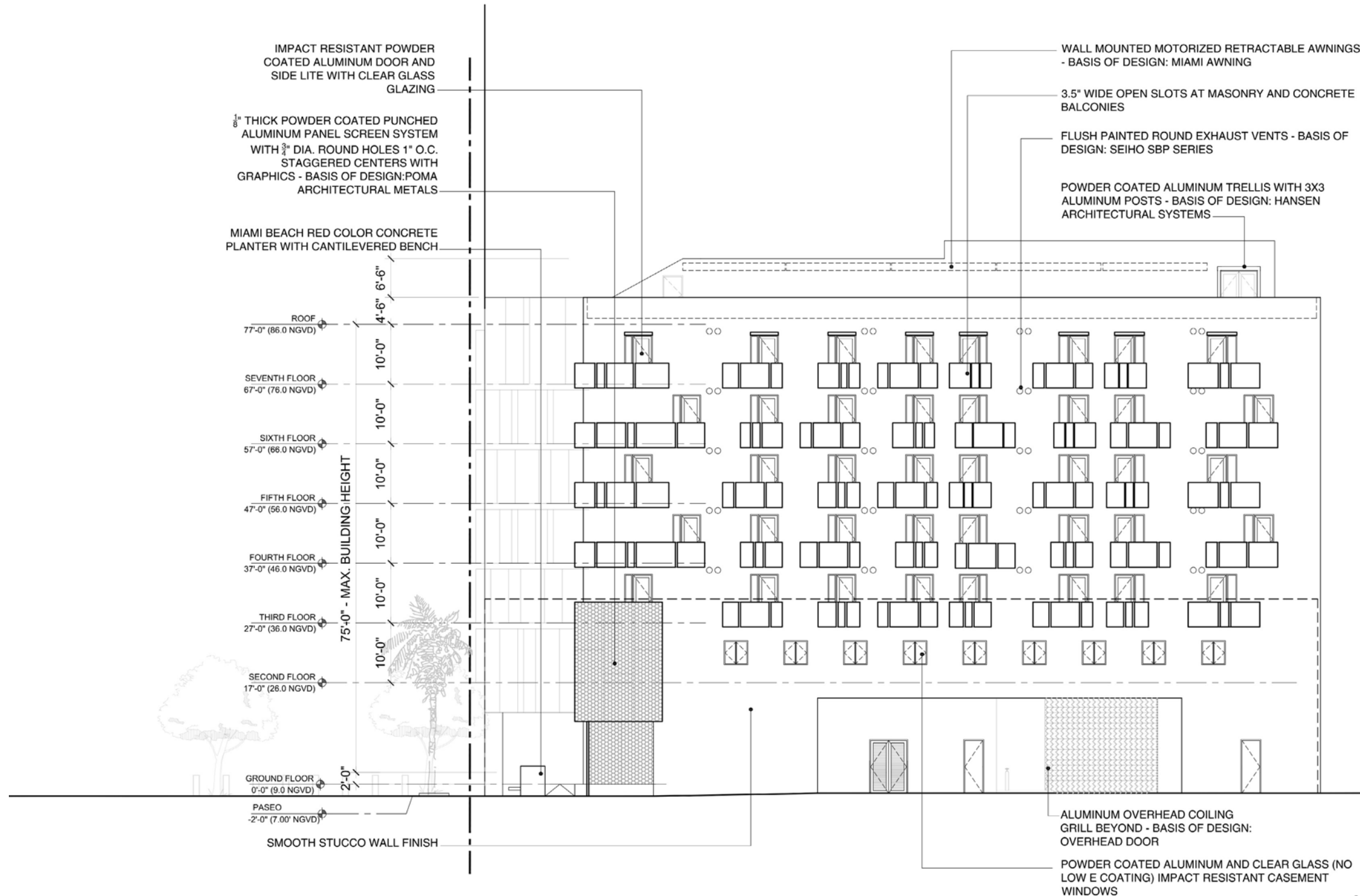


ELEVATIONS



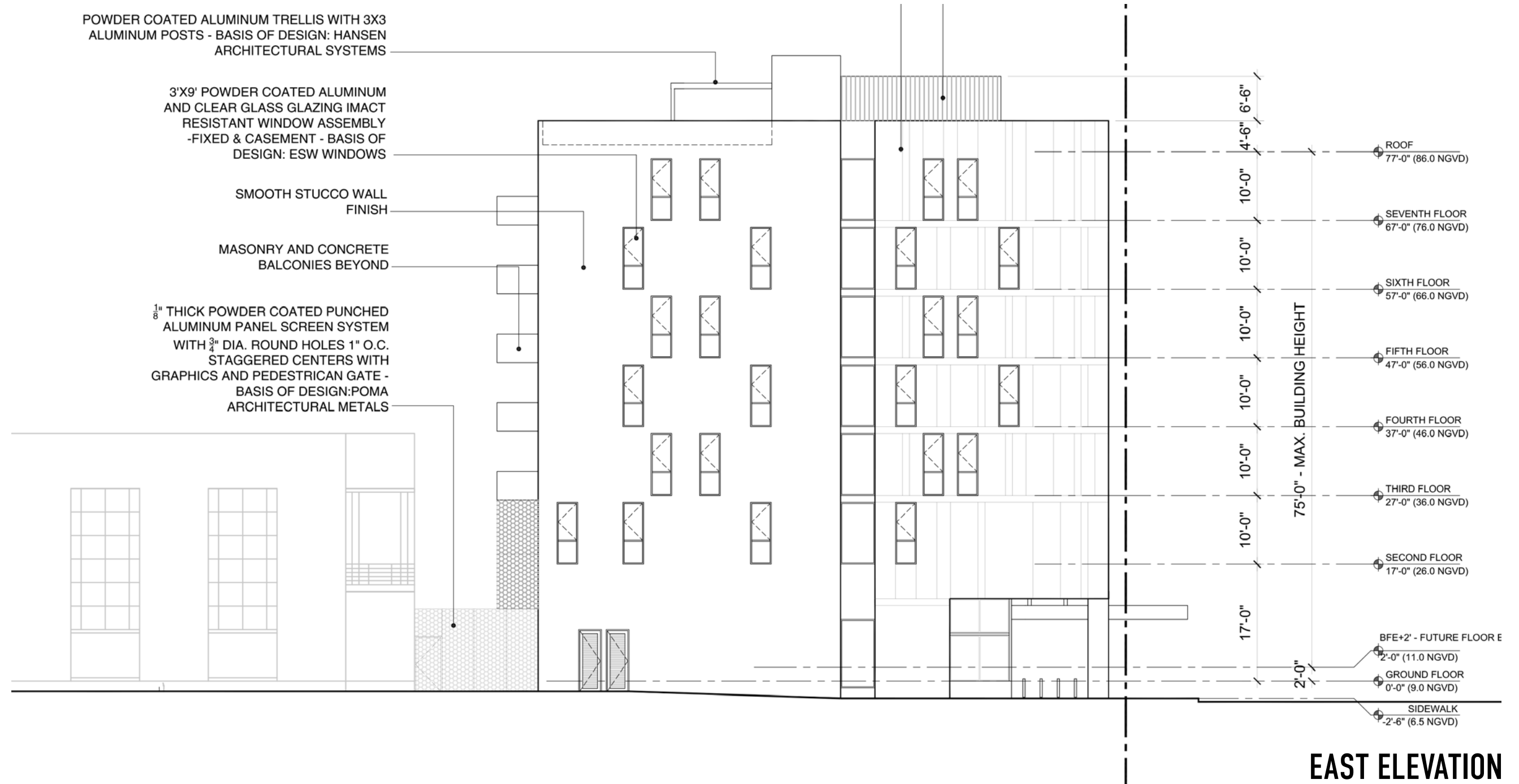
NORTH ELEVATION

ELEVATIONS



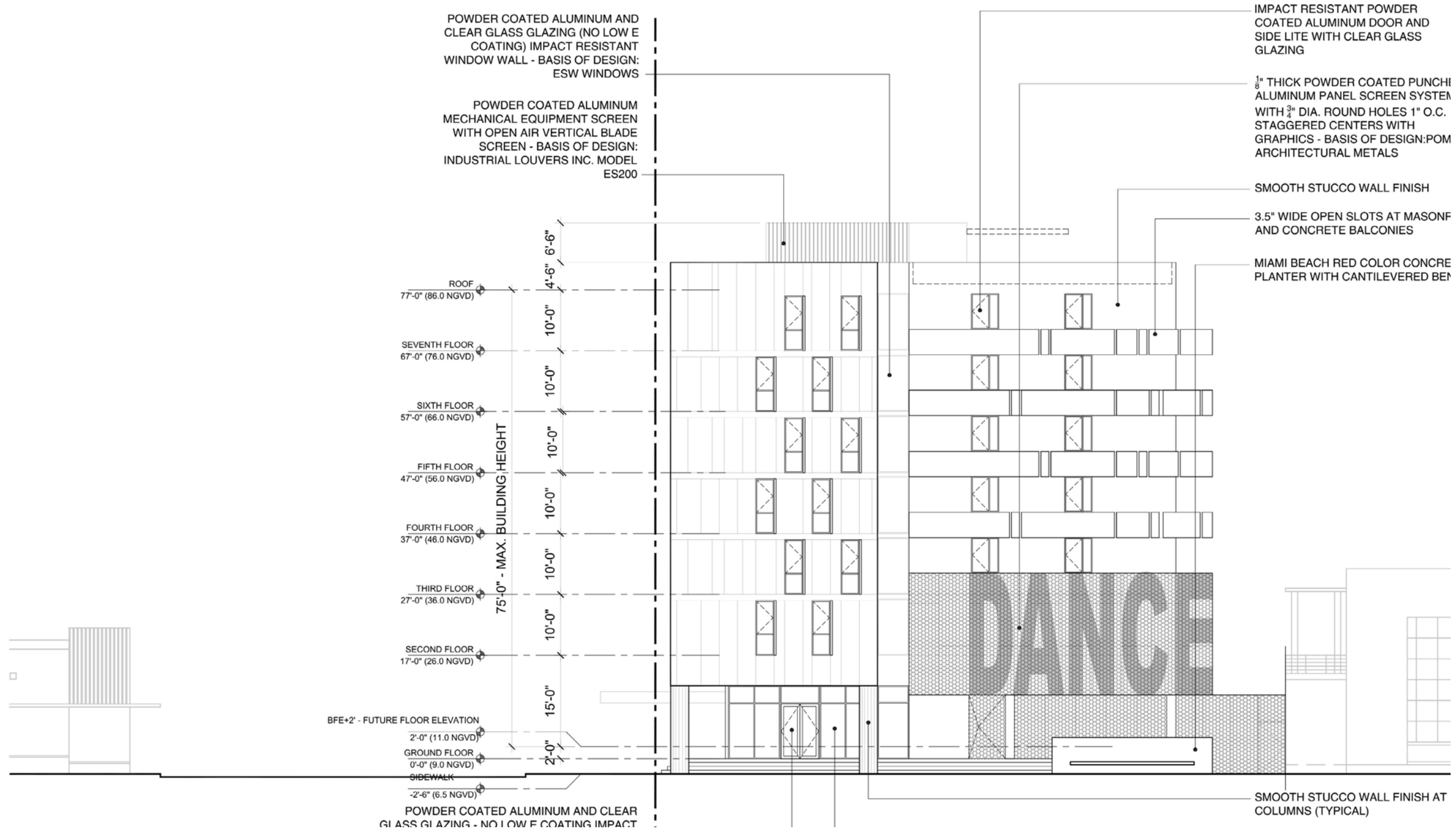
SOUTH ELEVATION

ELEVATIONS



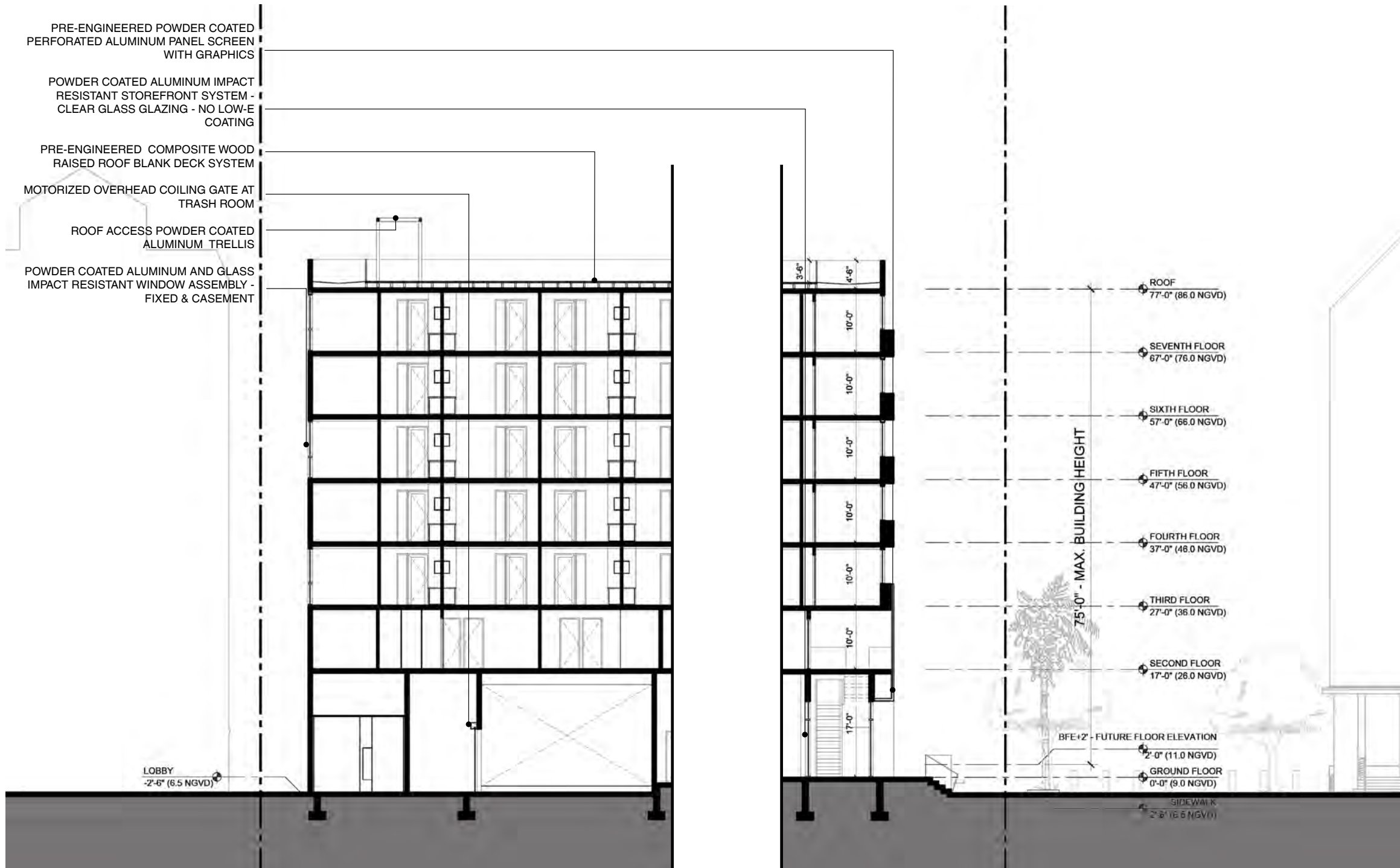
EAST ELEVATION

ELEVATIONS



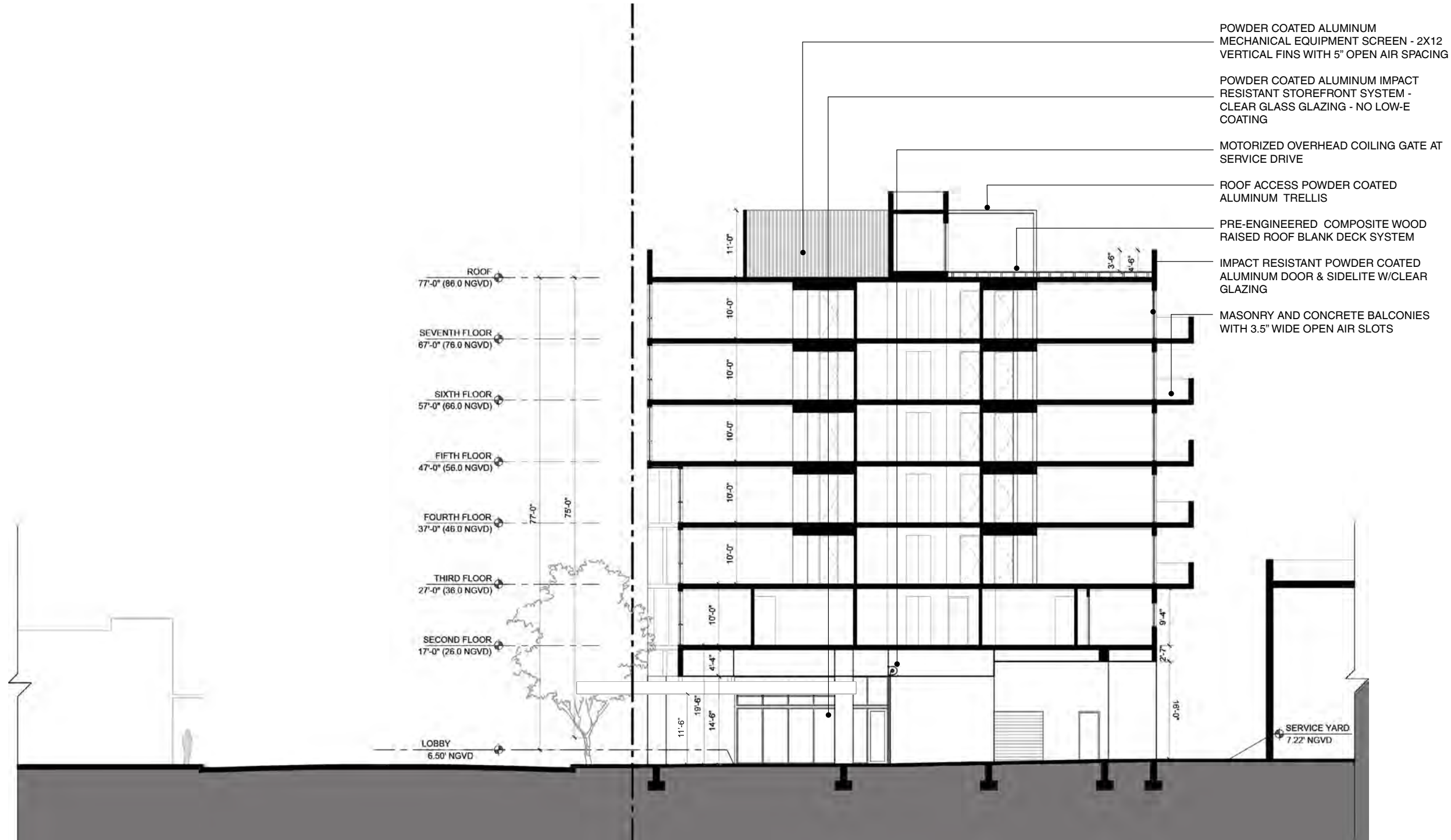
WEST ELEVATION

SECTIONS



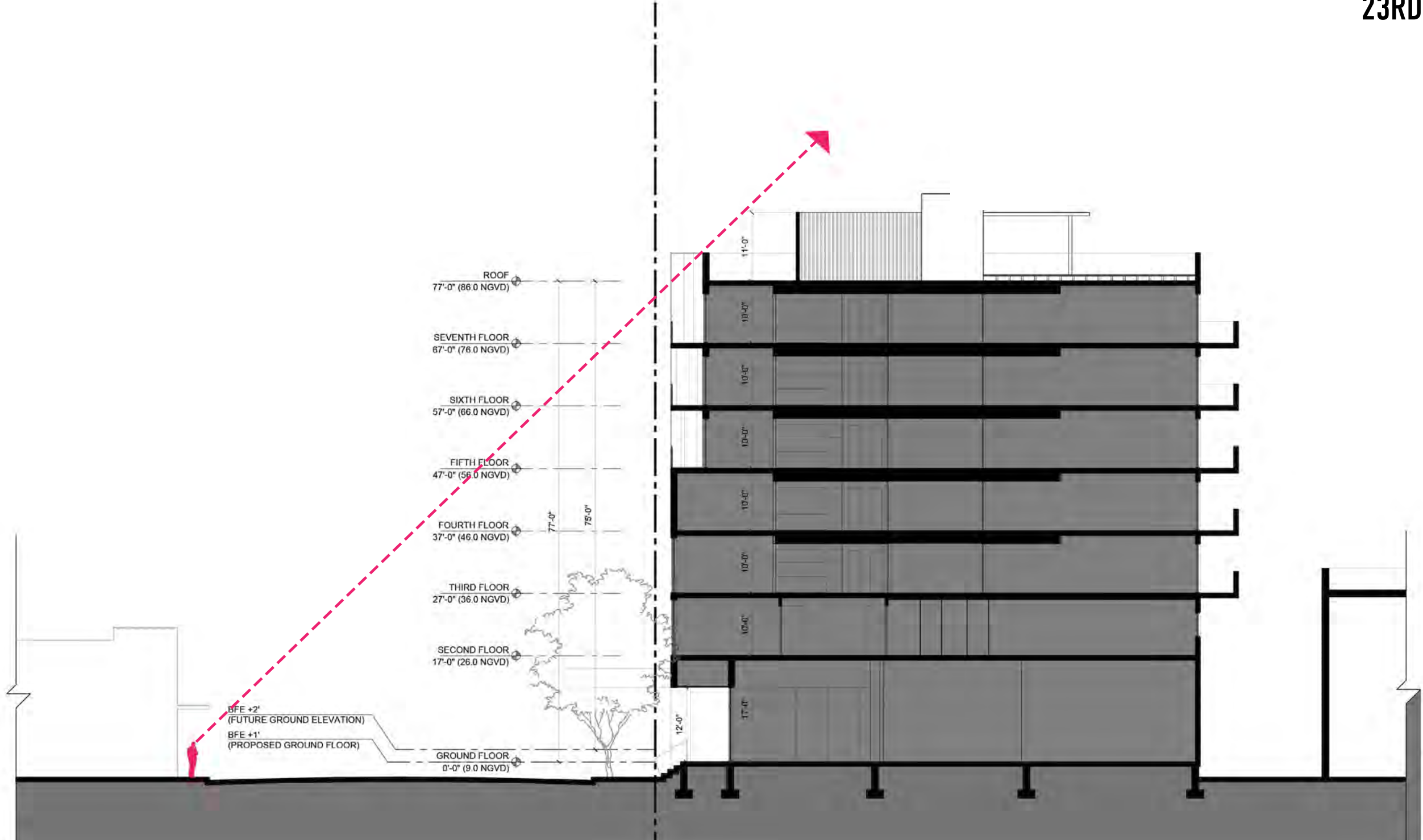
SCALE: 1/16" = 1'-0"

SECTIONS



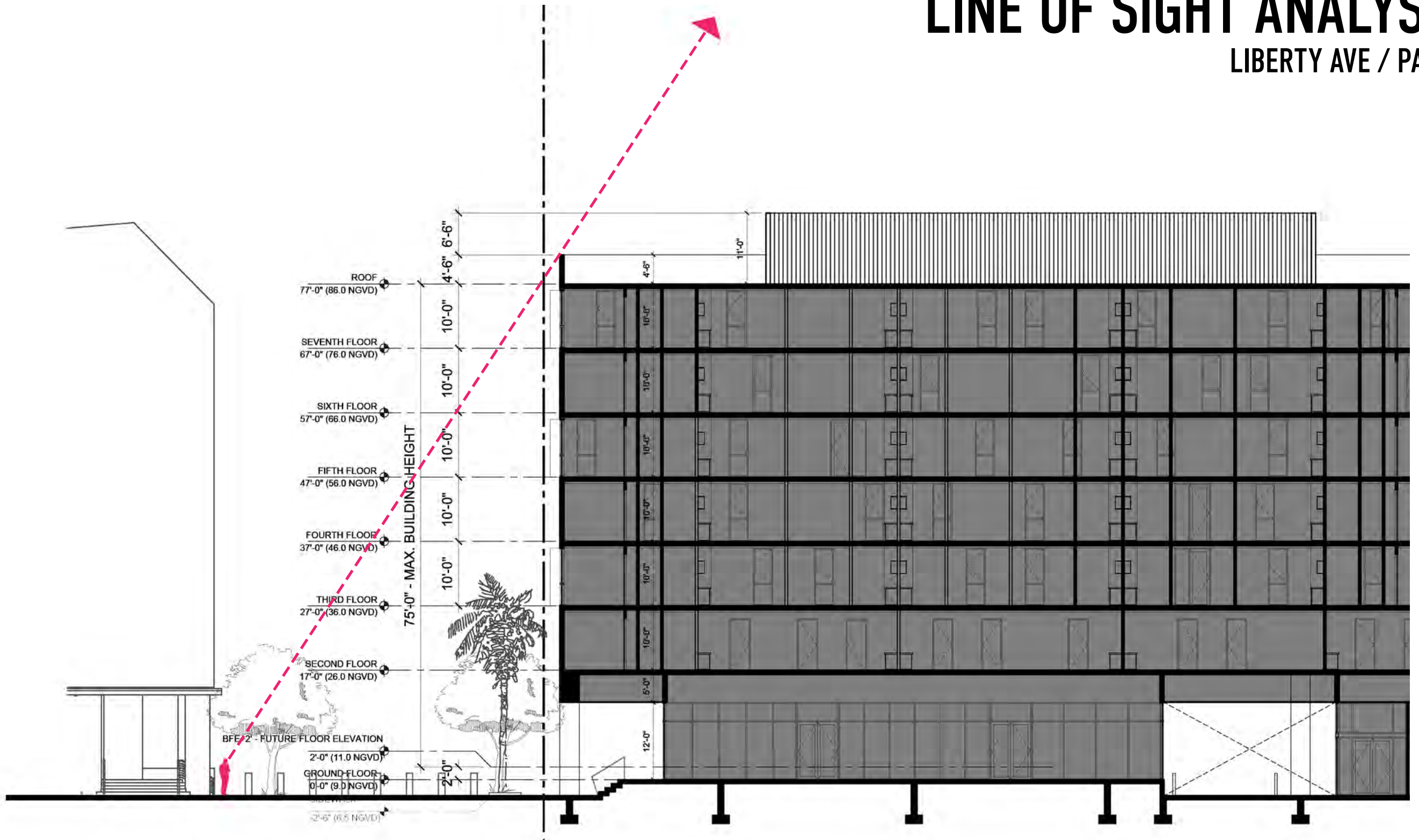
LINE OF SIGHT ANALYSIS

23RD STREET

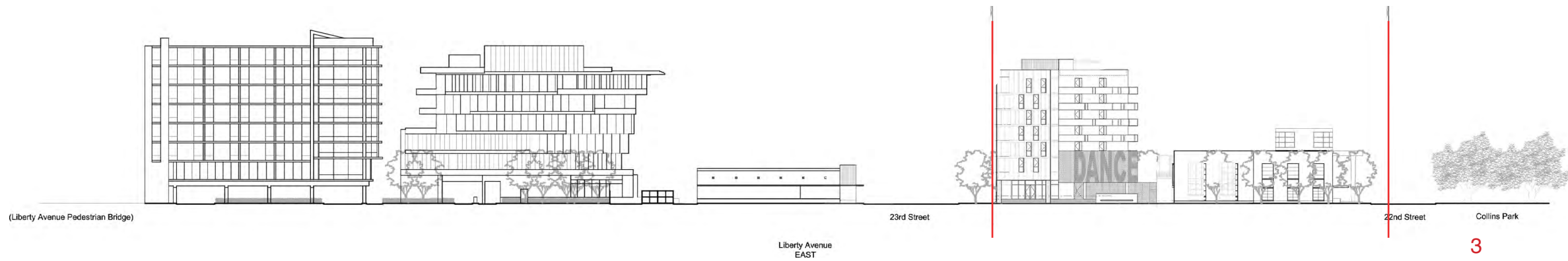
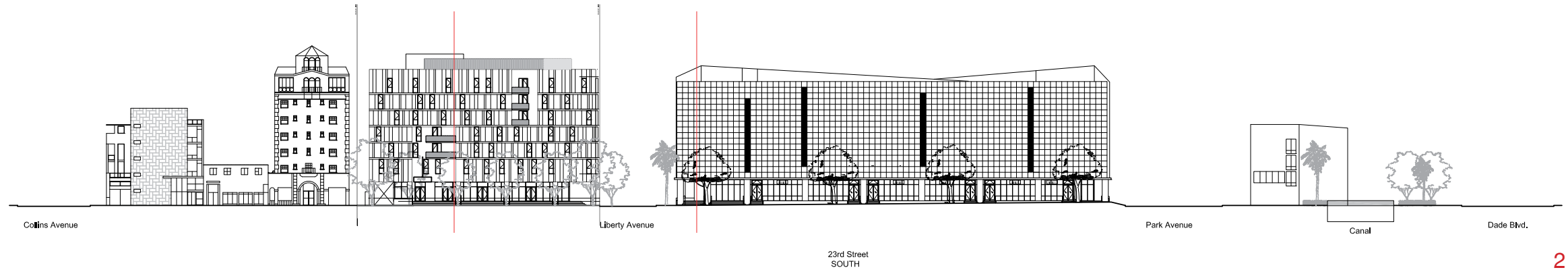
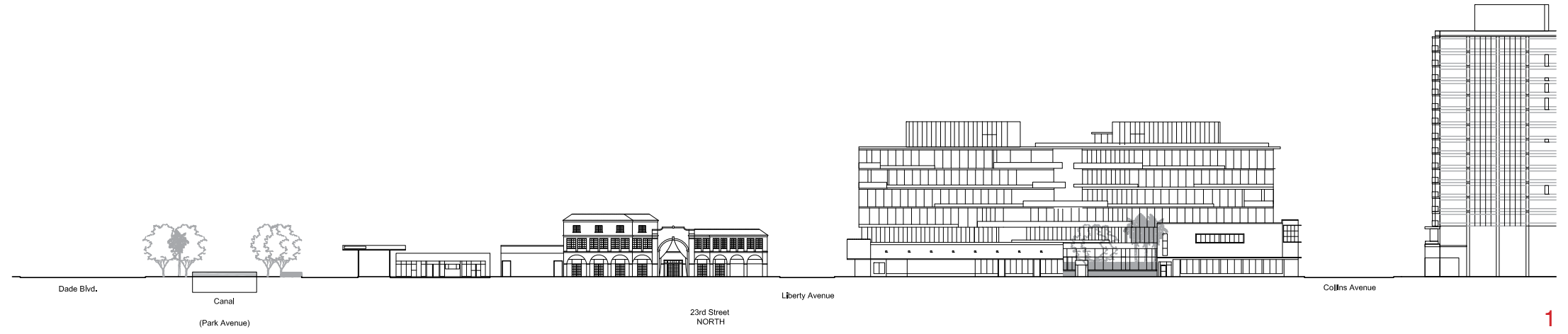
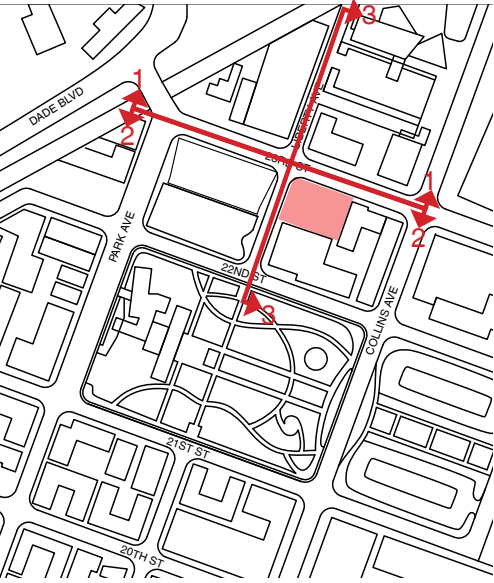


LINE OF SIGHT ANALYSIS

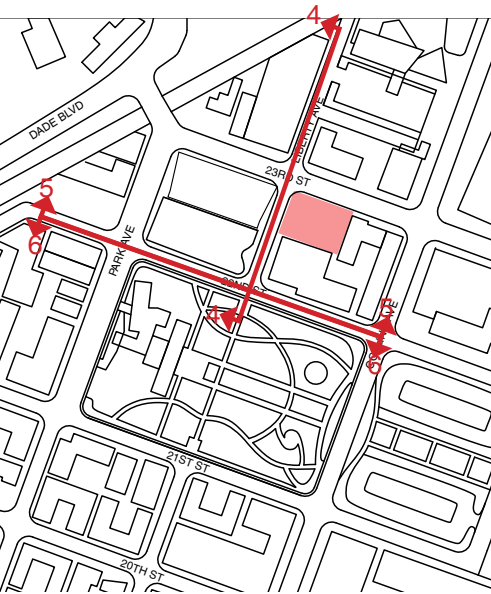
LIBERTY AVE / PASEO



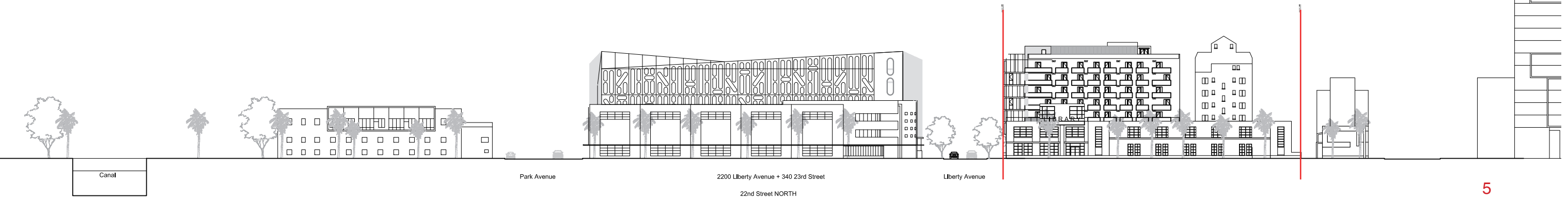
CONTEXT ELEVATIONS



CONTEXT ELEVATIONS



4

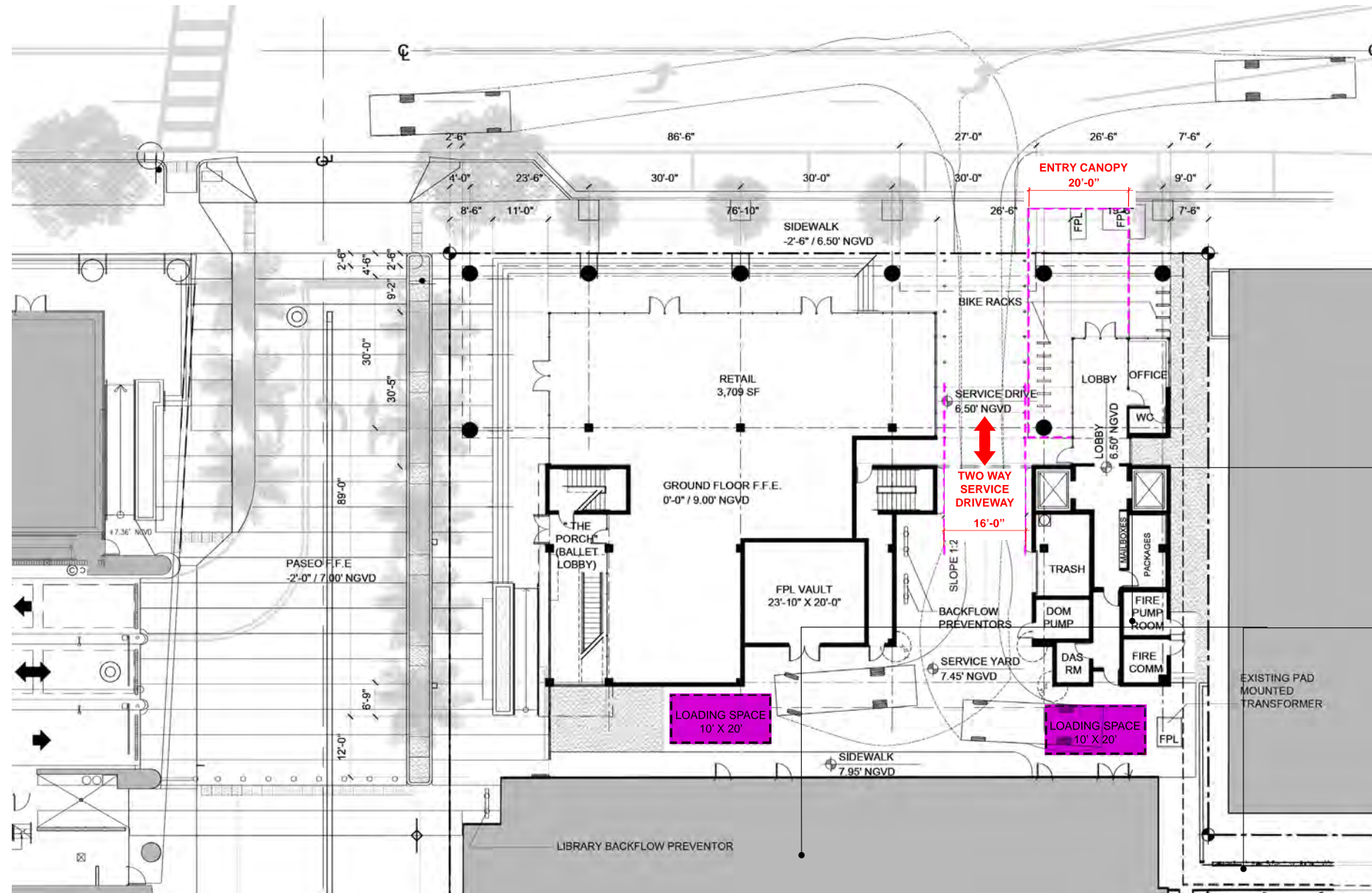


5



6

VARIANCE REQUESTS



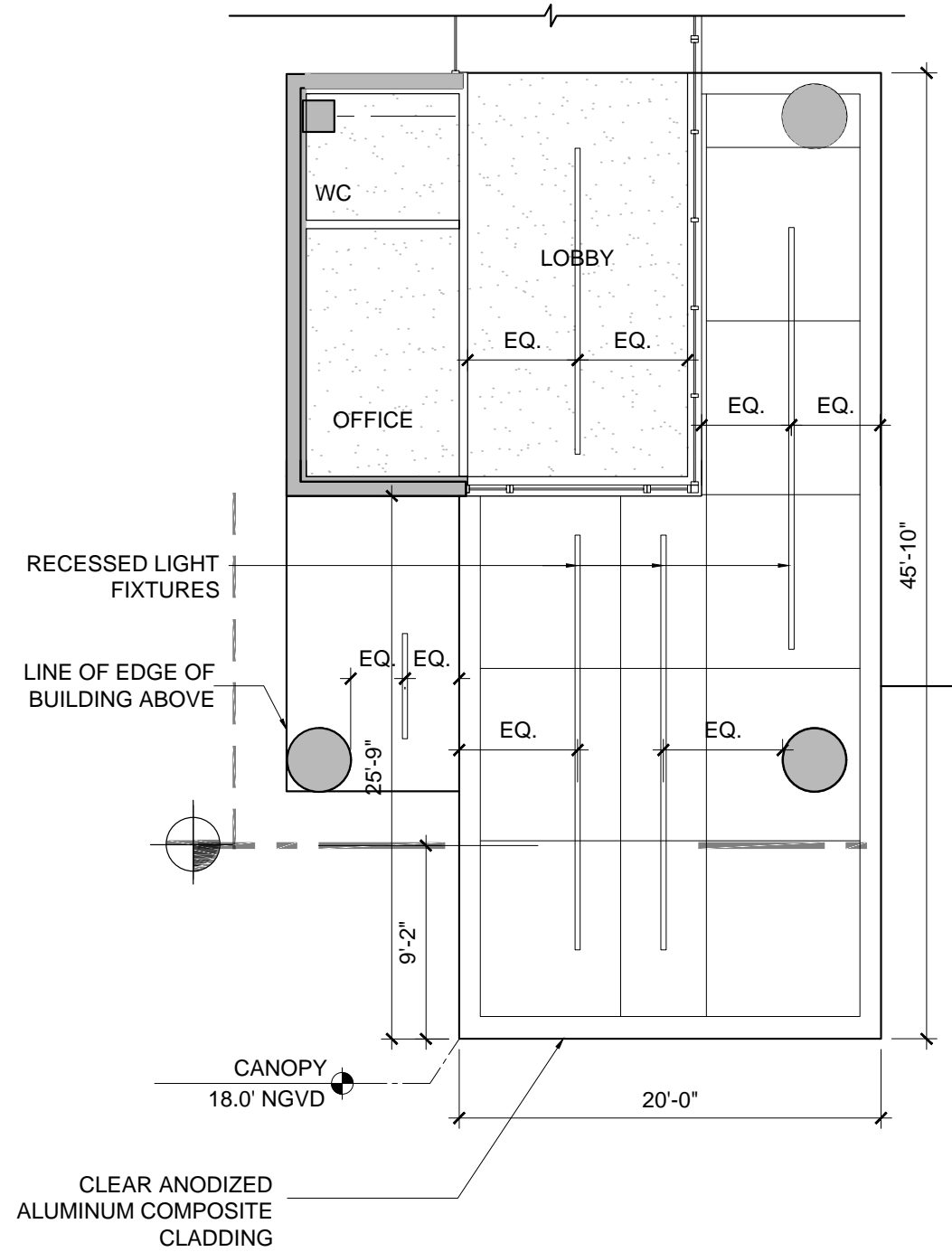
Note: Staff eliminated original variance request relating to the Entry Canopy. Variance was deemed unnecessary; will require revocable permit.

VARIANCE #1
 VARIANCE FROM CITY CODE SECTION 130-64 TO PERMIT A TWO-WAY SERVICE DRIVEWAY WITH A WIDTH OF 16 FEET

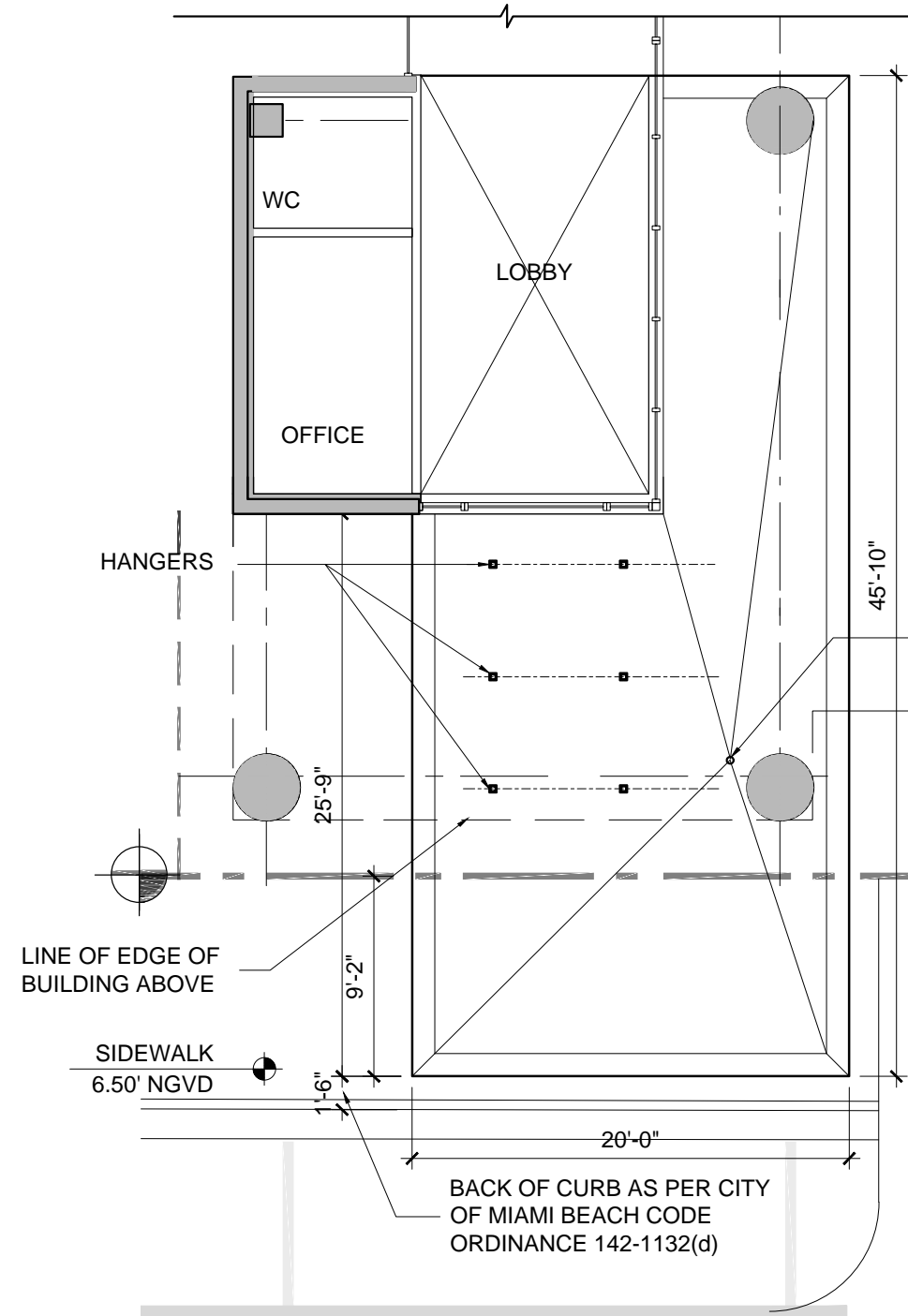
VARIANCE #2
 VARIANCE FROM CITY CODE SECTION 130-101 D TO PERMIT A REDUCTION IN THE NUMBER OF REQUIRED LOADING SPACES

REQUIRED: 3 LOADING SPACES
 PROVIDED: 2 LOADING SPACES

CANOPY DRAWINGS

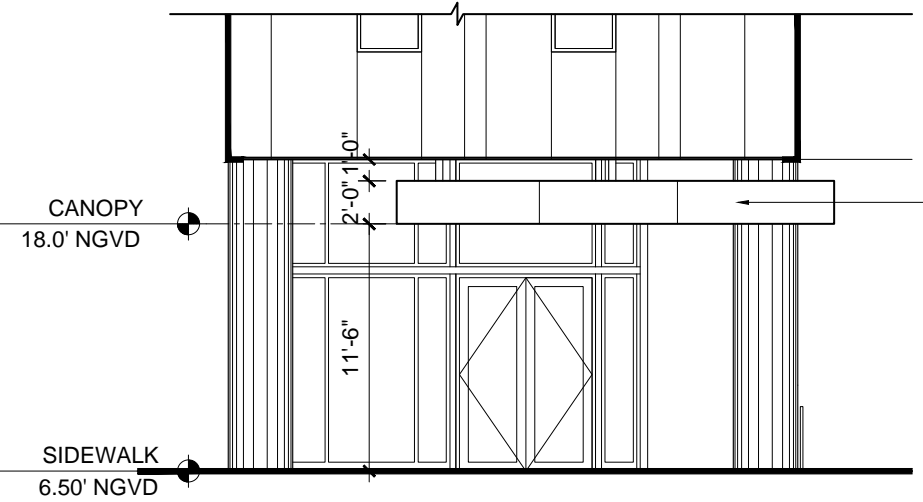


CANOPY REFLECTED CEILING PLAN

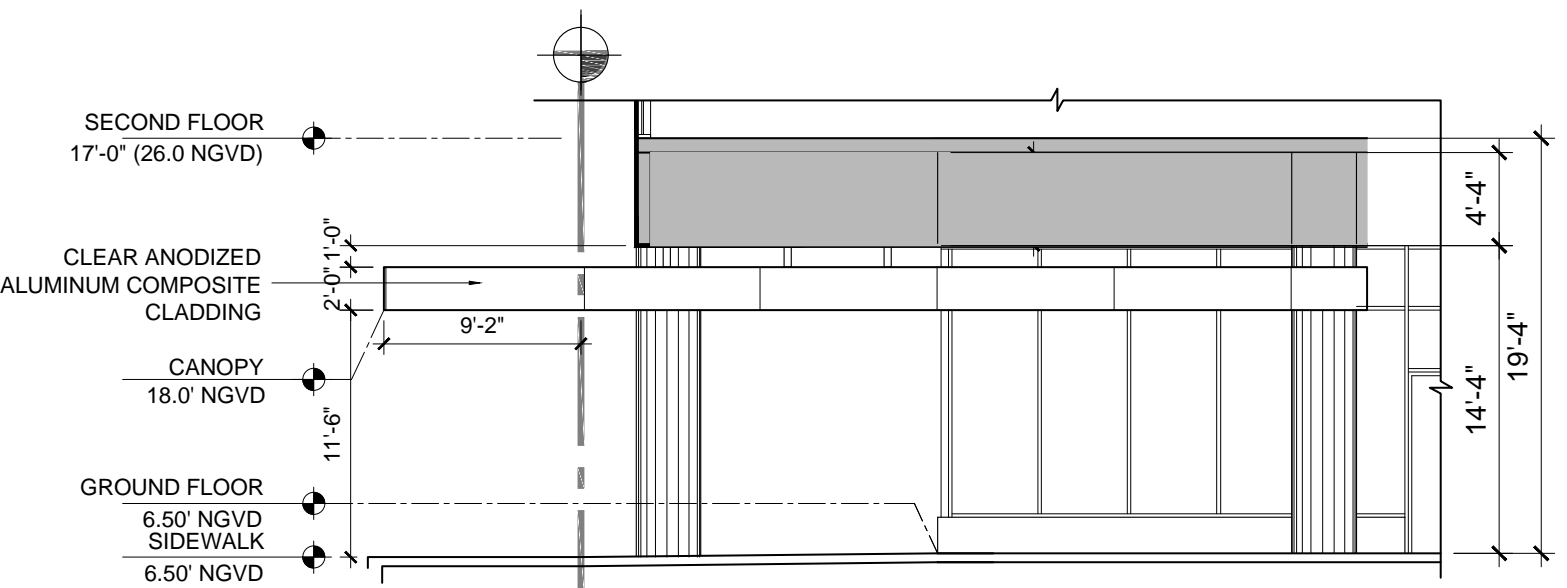


CANOPY PLAN

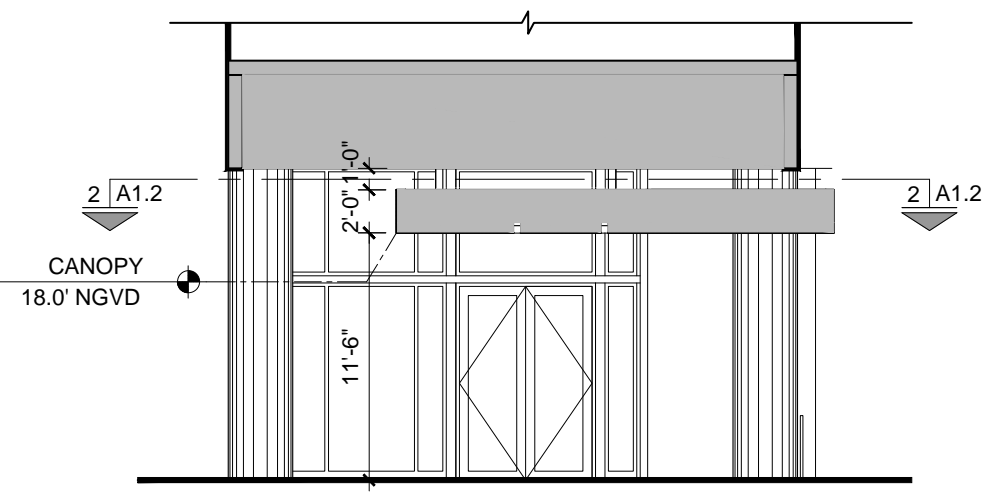
CANOPY DRAWINGS



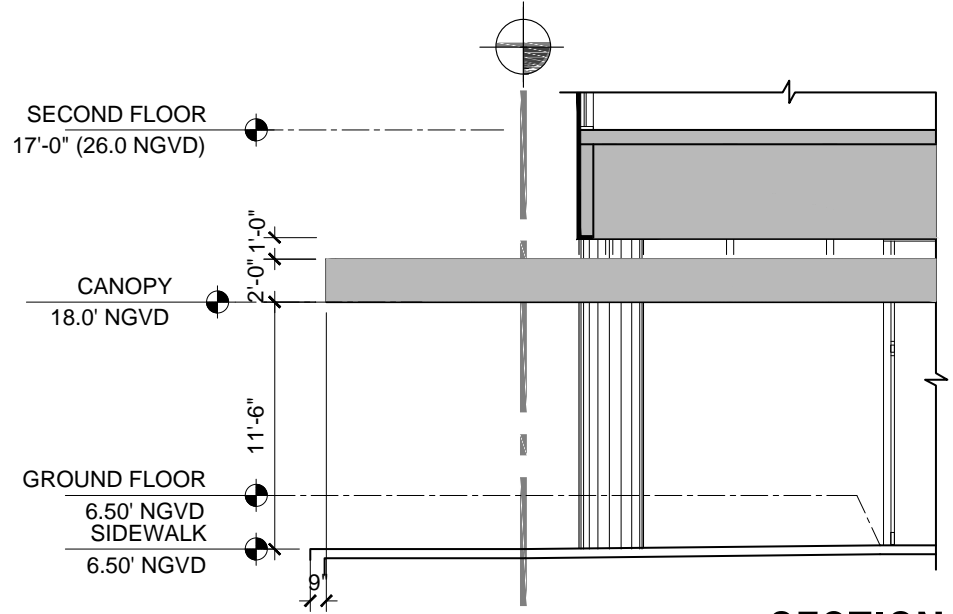
ELEVATION



ELEVATION



SECTION



SECTION



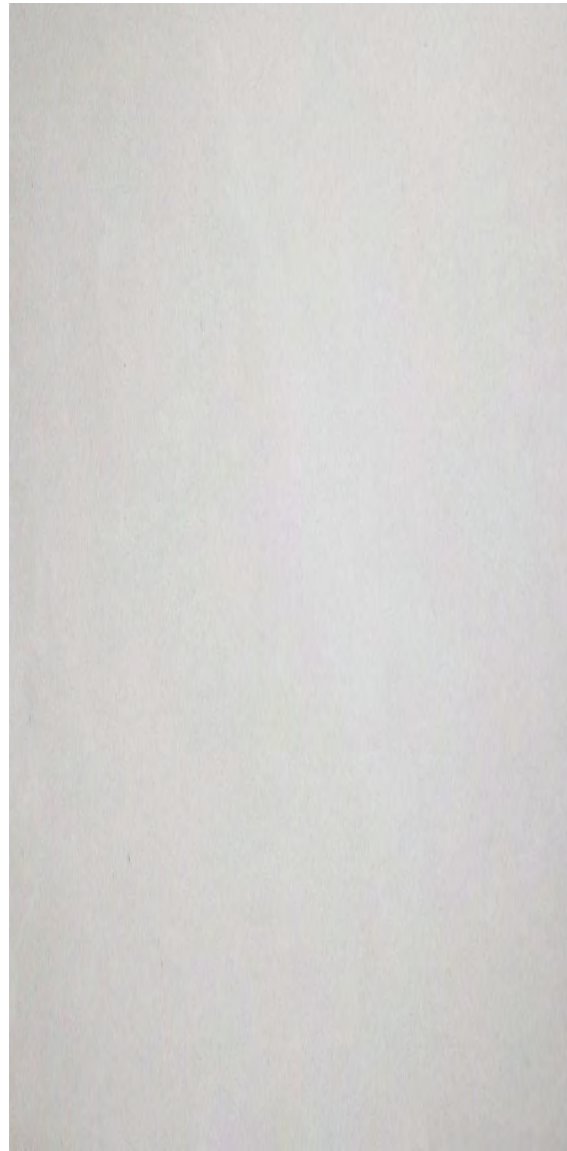








PROPOSED MATERIALS

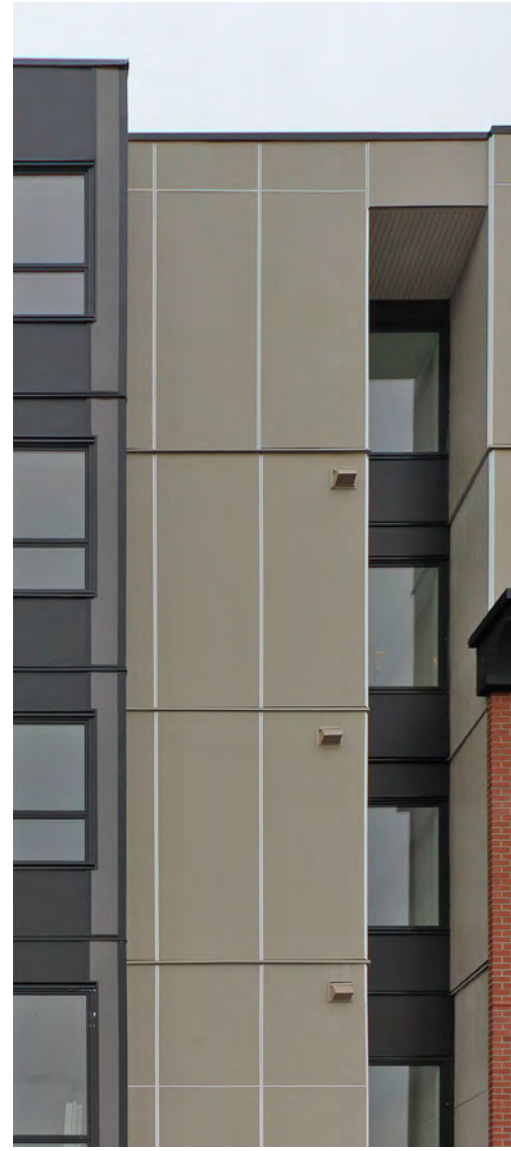


STUCCO FINISH
3/4" SMOOTH STUCCO FINISH - WHITE



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

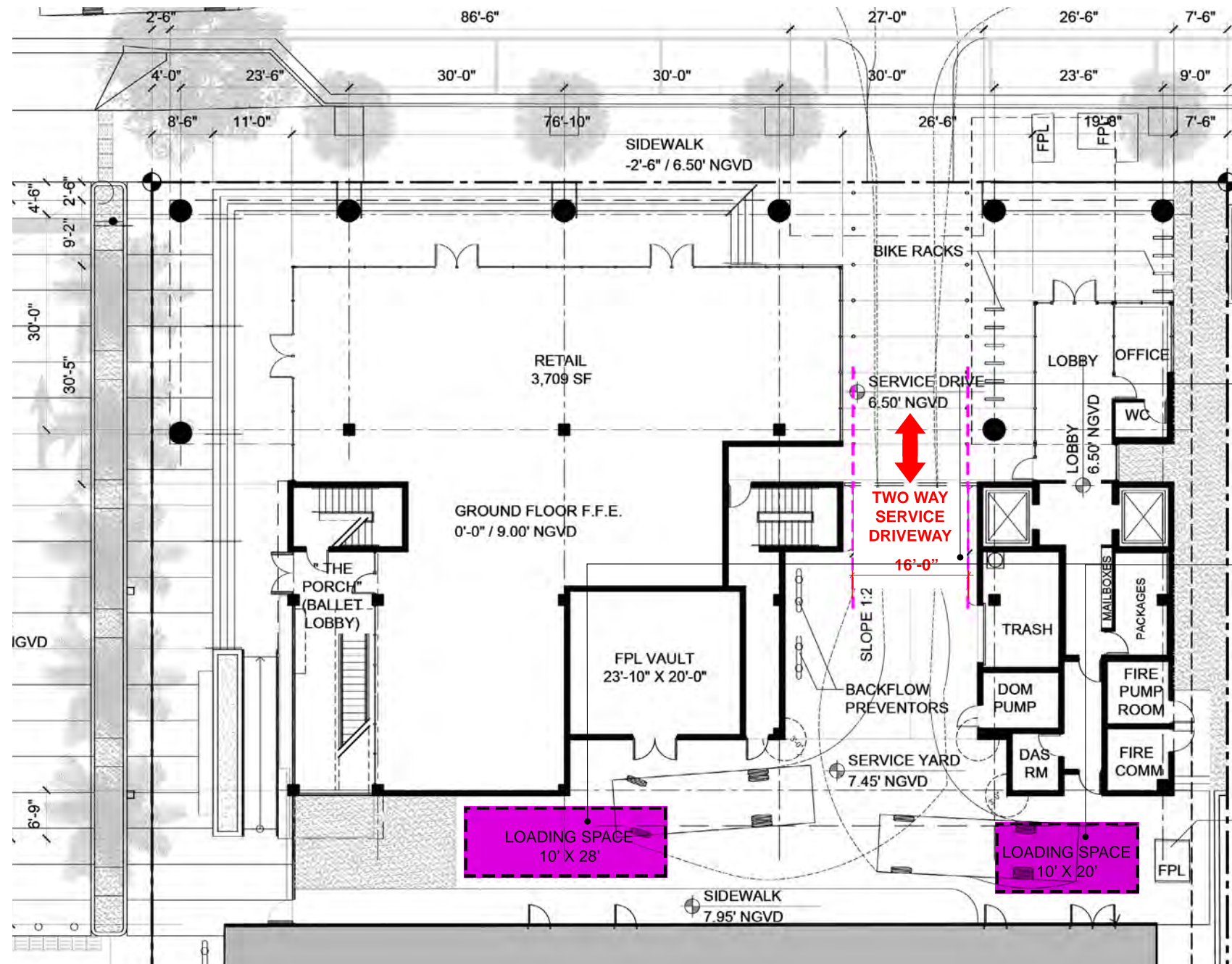
BASIS: POMA METALS ALUMINUM
ALLOY 6061,6005,6063 IN ACCORDANCE
WITH ASTM STANDARDS.

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

FINISH: THREE COAT KYNAR 500, GREY

SLIGHT MODIFICATIONS/RESPONSES

28' LOADING SPACE



VARIANCE #1

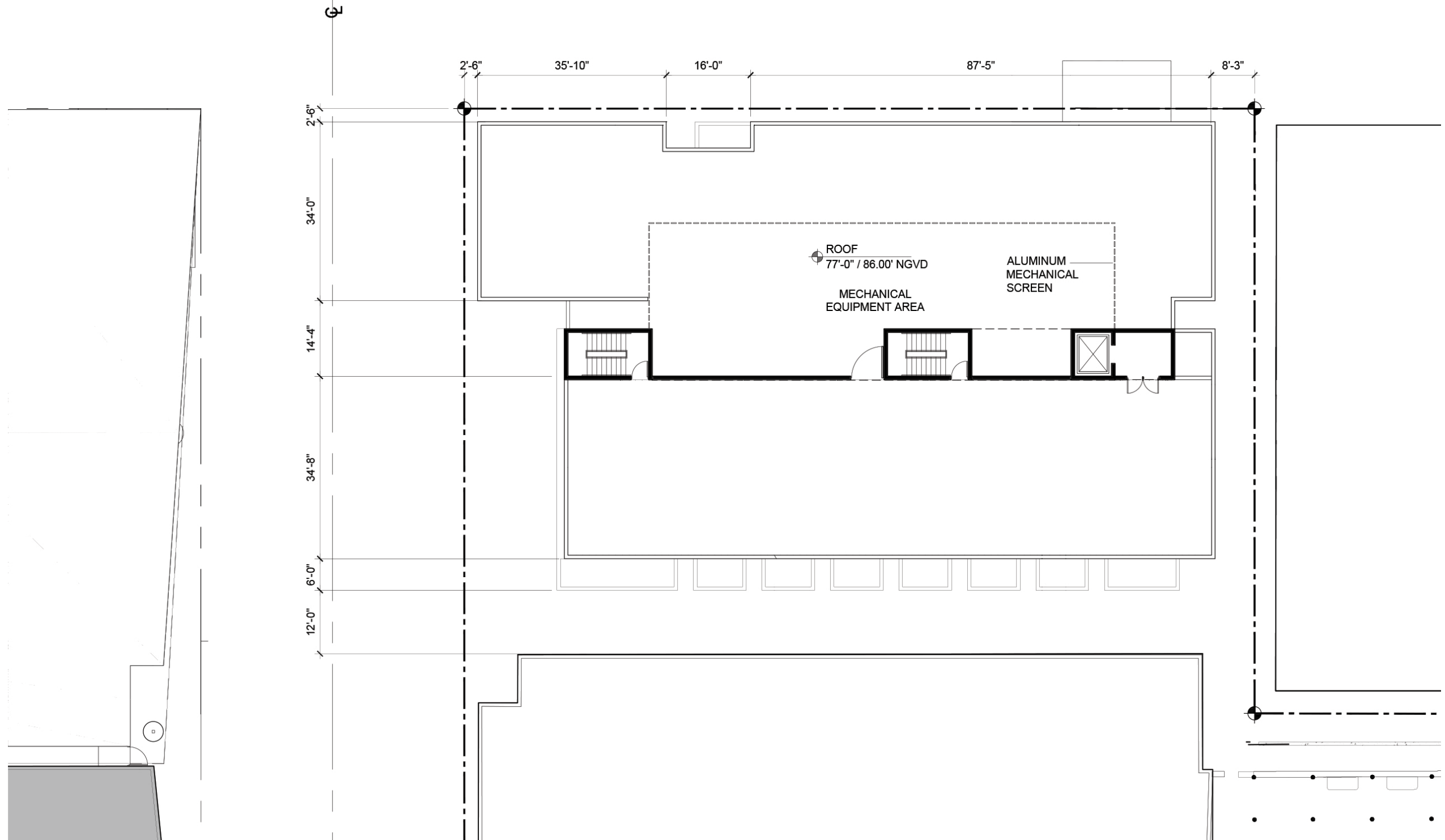
VARIANCE FROM CITY CODE SECTION 130-64 TO PERMIT A TWO WAY SERVICE DRIVEWAY WITH A WIDTH OF 16 FEET

VARIANCE #2

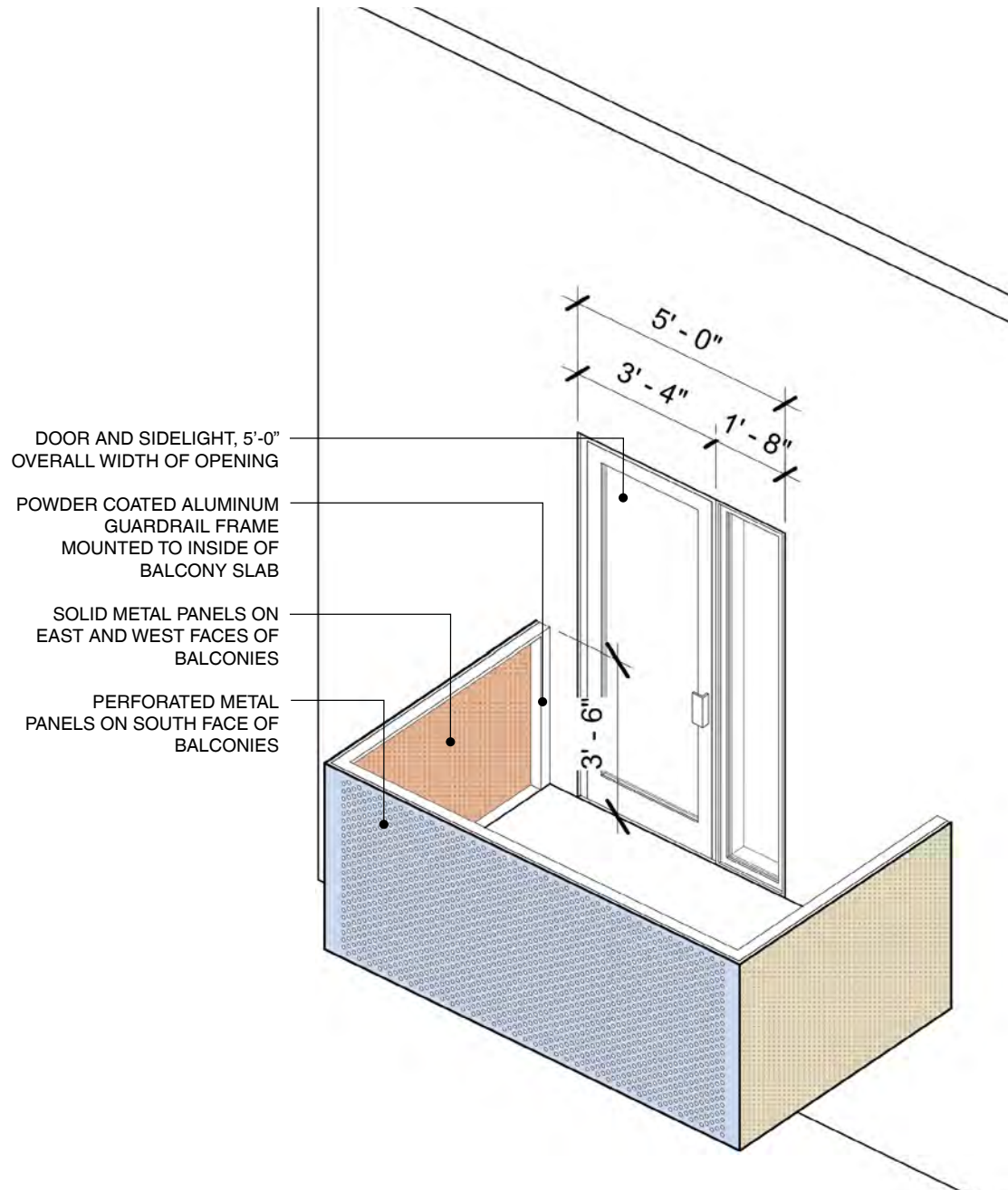
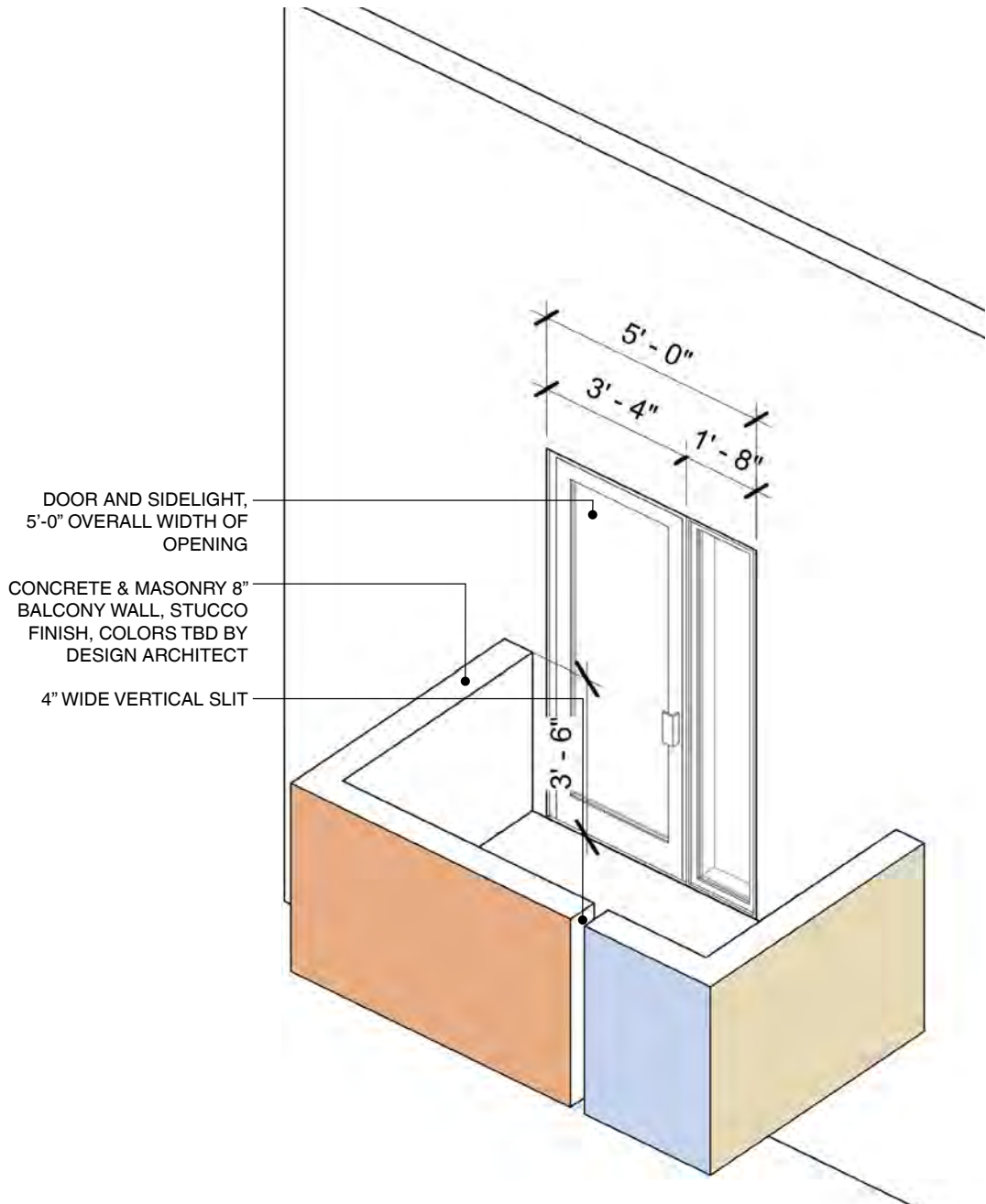
VARIANCE FROM CITY CODE SECTION 130-101 D TO PERMIT A REDUCTION IN THE NUMBER OF LOADING SPACES REQUIRED

REQUIRED : 3 LOADING SPACES
 PROVIDED : 2 LOADING SPACES

UPDATED ROOF PLAN



BALCONY MATERIAL



WINDOW WIDTH



CURRENT - 3' WINDOWS



PROPOSED - 4' WINDOWS

WINDOW WIDTH



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

