

400 COLLINS AVENUE

Project Scope

- Certificate of Appropriateness for a new 7 story building including parking garage as a principal use, with ground floor retail and residential units.
- Variance request for rear pedestal setback facing the alley.
- Variance request for an additional 6' projection into the front setback for the 7th Floor balcony and roof trellis.

**Historic Preservation Board
Final Submittal
July 27, 2015**

**Shulman +
Associates**

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

G-1.01 DATA AND SHEET LIST

DATA

Item #	Zoning Information			
1	Address:	400 Collins Avenue		
2	Board and file numbers:			
3	Folio number(s):	02-4203-003-0770, 02-4203-003-0780, 02-4203-003-0790, 02-4203-003-0800		
4	Year constructed:	NA	Zoning District:	C-PS2
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD	4.62' NGVD
6	Adjusted grade (Flood+Grade/2):	6.62' NGVD	Lot Area:	19,500 SF
7	Lot width:	150'	Lot Depth:	130'
8	Minimum Unit Size:	600 sf	Average Unit Size:	2,655 sf
9	Existing use:	Surface Parking Lot	Proposed use:	Parking as a Main Use

		Maximum	Existing	Proposed	Deficiencies
10	Height	50' (parking) 75' (residential)	0'	50' (parking) 75' (residential)	
11	Number of Stories	7	0	7	
12	FAR (SEE TABLE A THIS SHEET FOR SF))	N/A	0 SF	N/A	
13	Gross square footage	N/A	0 SF	96,841	
14	Square footage by use	N/A	0 SF	Residential 19,073 Commercial 5,137 Parking 72,631	
15	Number of units Residential	N/A	0	4	
16	Number of units Hotel	N/A	0	0	
17	Number of seats	N/A	0	0	
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 (4th St):	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	7'-6"	N/A	
25	Side Setback:	N/A	5'-6"	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street (4th St):	N/A	5'-2"	N/A	
28	Rear Setback:	N/A	5'-9"	N/A	
	Pedestal:				
29	Front Setback:	Residential 5'-0" Commercial 0'-0"	0'	Residential 71'-1" Commercial 0'-0"	
30	Side Interior Setback (north):	Residential 7'-6" Commercial 7'-6"	0'	Residential 12'-6" Commercial 7'-6"	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street (4th St):	Residential 5'-0" Commercial 0'-0"	0'	Residential 5'-0" Commercial 0'-0"	
33	Rear (Alley) Setback:	Residential 5'-0" Commercial 5'-0"	0'	Residential 7'-1" Commercial 1'-4"	Variance requested for 3'-8"
	Tower:				
34	Front Setback:	50'-0"	0'	50'-0"	Variance req'd for additional 6'-0" arch. projection
35	Side Interior Setback (north):	15'-0"	0'	17'-3"	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street (4th St):	12'-6"	0'	19'-6"	
38	Rear (Alley) Setback:	5'-0"	0'	9'-10"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	82	45	154	
41	# of parking spaces per use (Provide a separate chart for breakdown calculation)	See table B this sheet	N/A	See Table B this sheet	
42	# of parking spaces per level (provide a separate chart for a breakdown calculation)	N/A	N/A	See Table C this sheet	
43	Parking Space Dimensions	8'-6" x 18' Tandem 8'-6" x 16'	N/A	8'-6" x 18' Tandem 8'-6" x 16'	
44	Parking Space configuration (45o, 60o, n90o, Parallel)	N/A	n90o	n90o and parallel	
45	ADA Spaces	5	1	5	
46	Tandem Spaces	N/A	0	4	Assigned private residential
47	Drive aside width	22'	22'	24'	
48	Valet drop-off and pick-up	0	N/A	0	
49	Loading zones and Trash collection areas	1	N/A	1	
50	Bicycle Racks	N/A	0	7	

	Restaurants, Cafes, Bars, Louges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a seperatae chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	Yes

TABLE C: GROSS/NET SUMMARY

	lobby/circ/ mech	retail	residential sellable	parking required	parking provided	parking for the building	parking (principal use)	gross
1	2,356	5,137		18	8	5,634	2,851	15,978
2	274				18	0	11,498	11,772
3	274				41	0	17,435	17,709
4	274				41	0	17,778	18,052
5	274				46	7,383	10,052	17,709
6	436		7,134	8			0	7,570
7	286		7,284				0	7,570
Roof	167		314					481
	4,341	5,137	14,732	26	154	13,017	59,614	96,841

req'd parking principal use (50%)	48,421	allowed other uses (25%)	24,210
prov'd parking principal use (62%)	59,614	provided other uses (25%)	24,210

TABLE B: REQUIRED PARKING SUMMARY

RETAIL	5,137 SF @ 1/300	= 18
RESIDENTIAL	2/UNIT	= 8
TOTAL		= 26

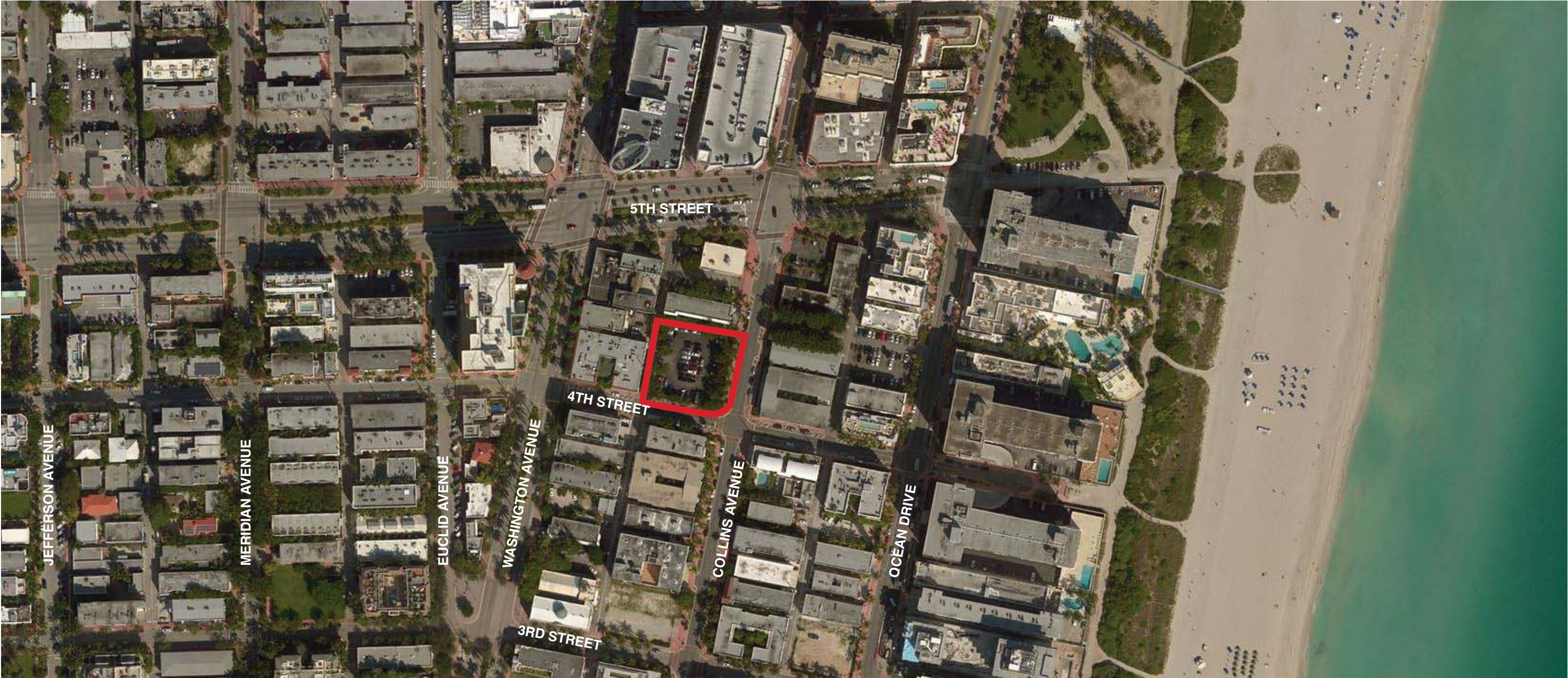
DRAWING LIST

cover	
survey	
G-1.01	Data and sheet list
G-1.02	Location Plan
G-1.03	Site Plan
G-1.04	Gross Square Footage
G-1.05	Net Square Footage (Other Uses)
G-1.06	Net Square Footage (Principal parking)
G-1.07	Context Elevations
G-1.08	Context Elevations
G-1.09	Existing Site Photos
G-1.10	Existing Site Photos
G-1.11	Context Photos
G-1.12	Context Photos
G-1.13	Context Photos
G-1.14	Context Photos
G-1.15	Context Photos
G-1.16	Context Photos
G-1.17	Context Photos
G-1.18	Materials
G-1.19	Facade Section
G-1.20	Program Diagram

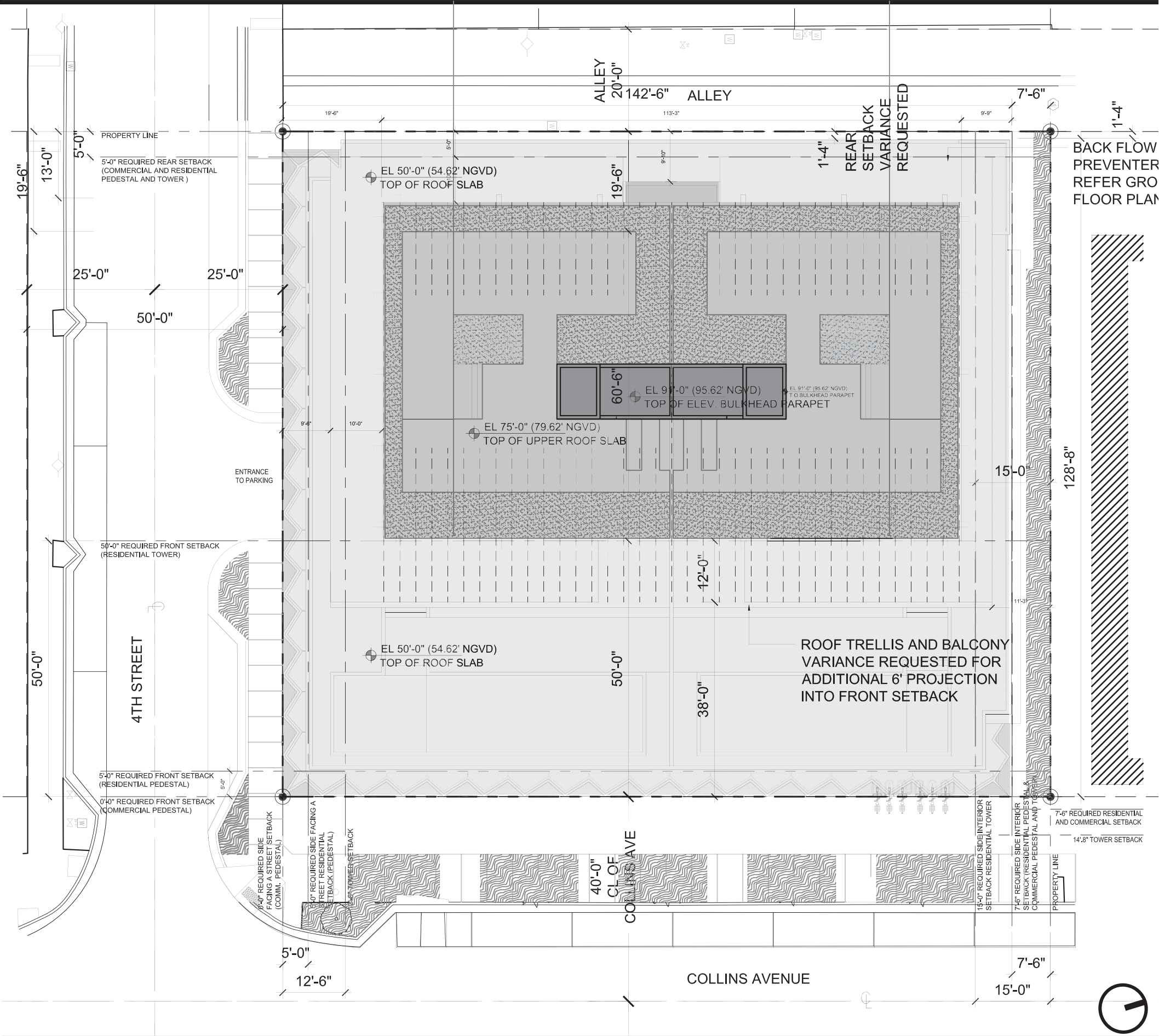
L-1.00	Tree Disposition Plan
L-1.01	Ground Landscape Plan
L-1.02	3rd FI Landscape Plan
L-1.03	6th FI Landscape Plan
L-1.04	Roof Landscape Plan
L-1.06	General Planting Details
L-1.07	General Planting Details
L-4.01	GF Lighting Plan
L-4.03	6th FI Lighting Plan
L-4.04	Roof Lighting Plan
IR-1.01	Ground Irrigation Plan
IR-1.02	3rd FI IrrigationPlan
IR-1.03	6th FI Irrigation Plan
IR-1.04	Roof Irrigation Plan
IR-1.05	Irrigation Details

A-1.01	Ground Floor Plan
A-1.02	Second Floor Plan
A-1.03	Third and Fourth Floor Plan
A-1.04	Fifth Floor Plan
A-1.05	Sixth Floor Plan
A-1.06	Seventh Floor Plan
A-1.07	Roof Terrace Plan
A-1.08	Roof Plan
A-2.01	East Elevation
A-2.02	South Elevation
A-2.03	West Elevation
A-2.04	North Elevation
A-3.01	Section A
A-3.02	Section B
A-3.03	Section C
A-4.01	Rendering: View from Collins Ave
A-4.02	Rendering: View from Collins Ave
A-4.03	Rendering: Alley
A-4.04	Rendering: Aerial
A-5.01	Facade Studies
A-5.02	Facade Studies

G-1.02 LOCATION

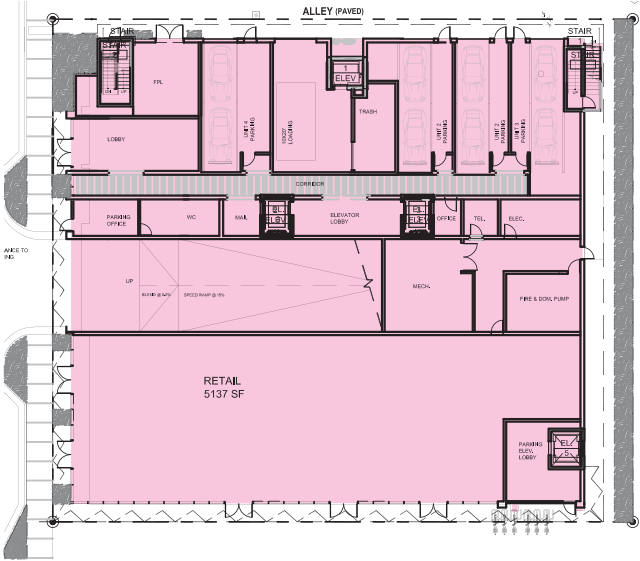


G-1.03 SITE PLAN

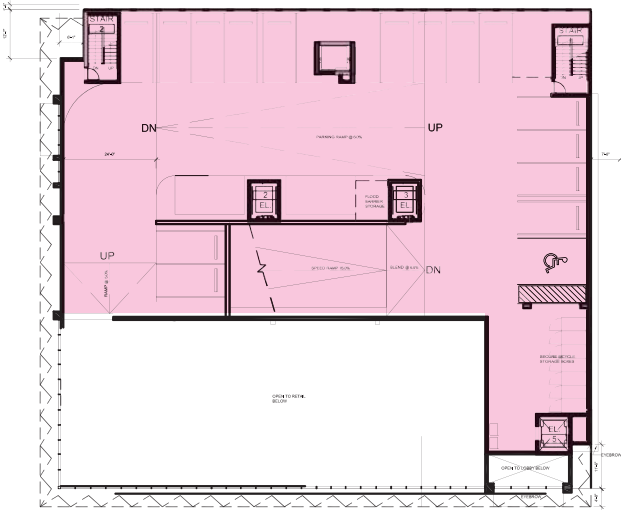


G-1.04 GROSS SQUARE FOOTAGE

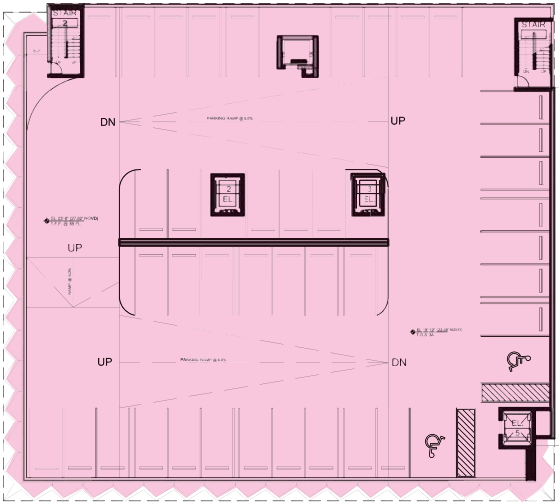
GROSS SF



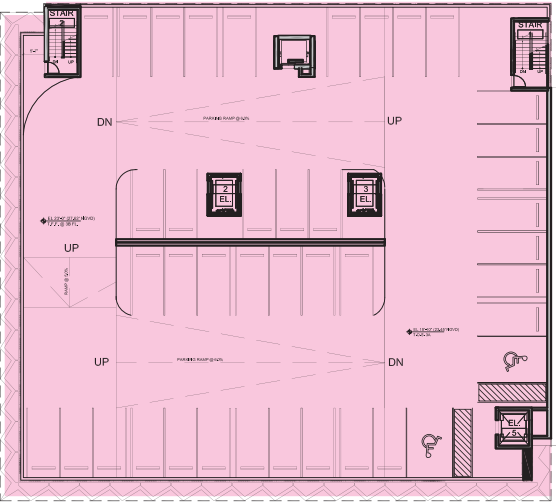
GROUND FLOOR
15,978 SF



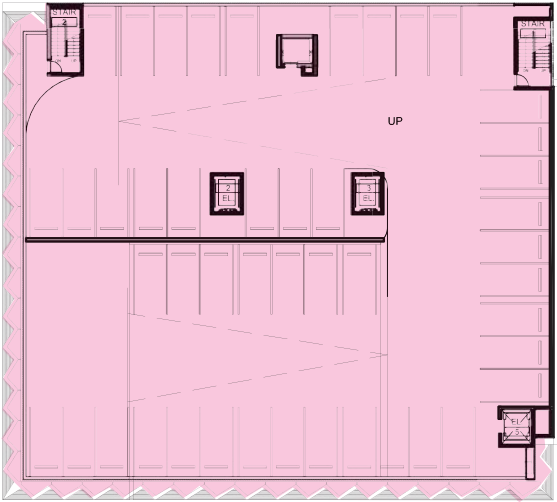
SECOND FLOOR
11,772 SF



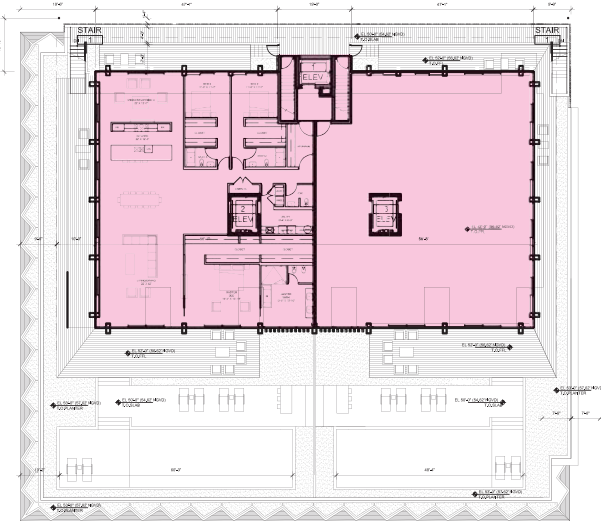
THIRD FLOOR
17,709 SF



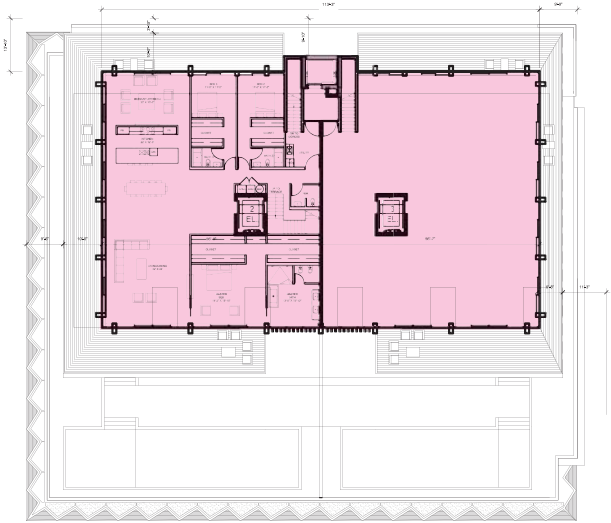
FOURTH FLOOR
18,052 SF



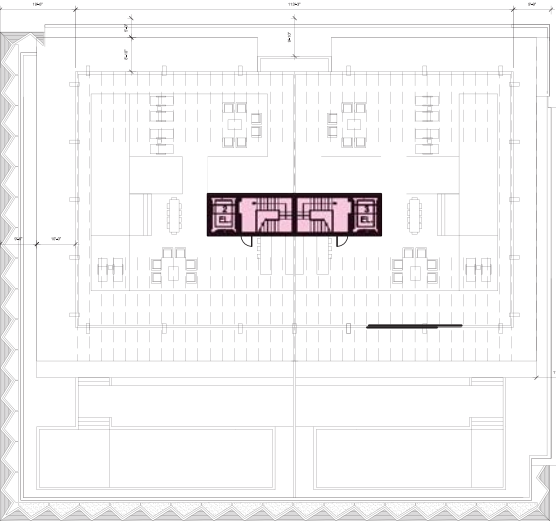
FIFTH FLOOR
17,709 SF



SIXTH FLOOR
7,570 SF



SEVENTH FLOOR
7,570 SF



ROOF
418 SF

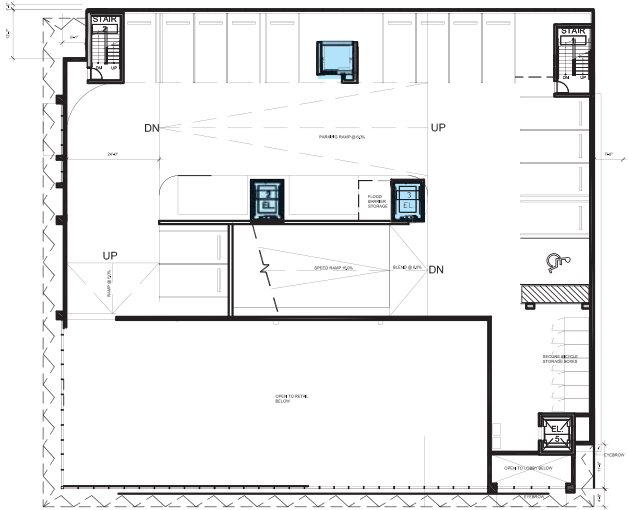
TOTAL 96,841 SF

G-1.05 OTHER USES NET SQUARE FOOTAGE

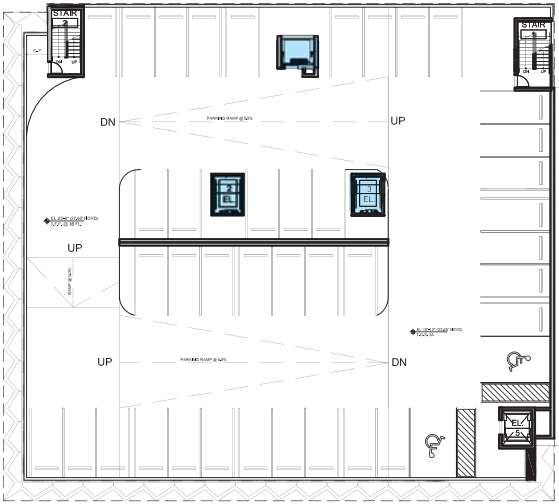
NET AREA OF OTHER USES



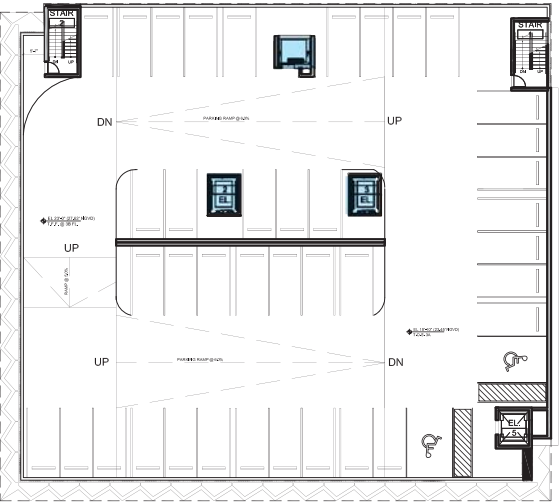
GROUND FLOOR
7,493 SF



SECOND FLOOR
274 SF



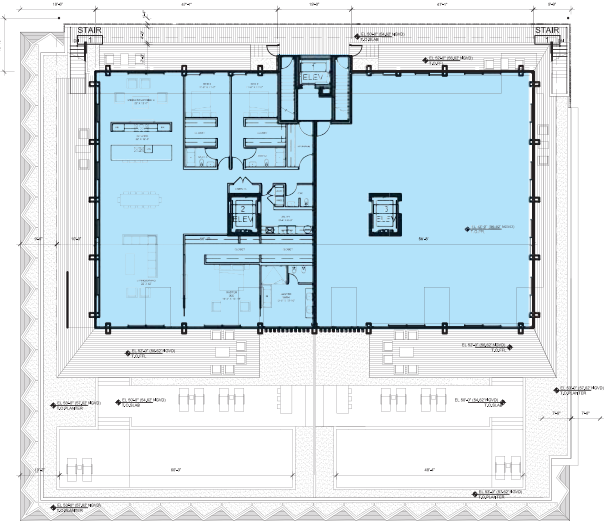
THIRD FLOOR
274 SF



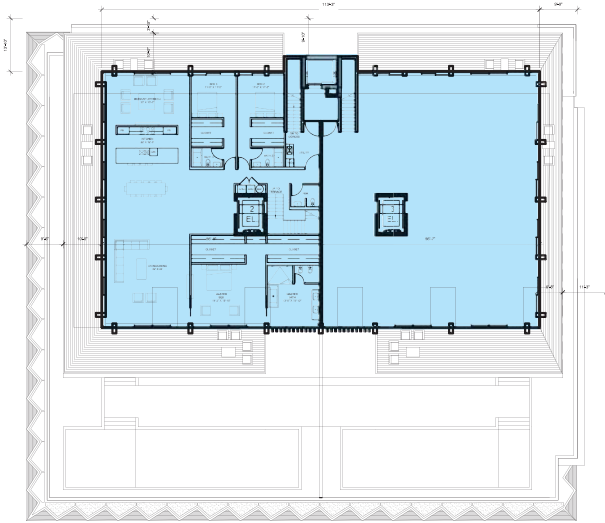
FOURTH FLOOR
274 SF



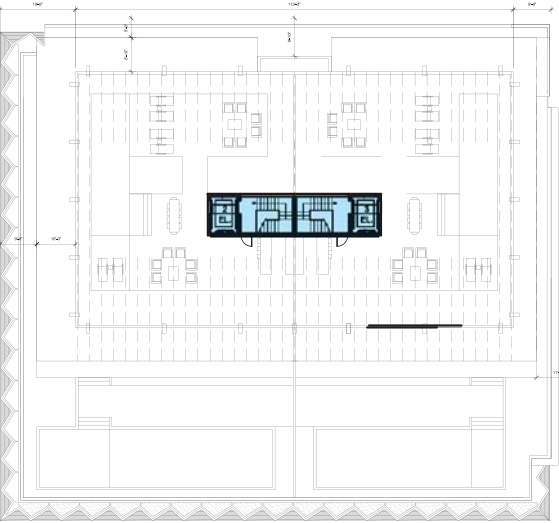
FIFTH FLOOR
274 SF



SIXTH FLOOR
7,570 SF



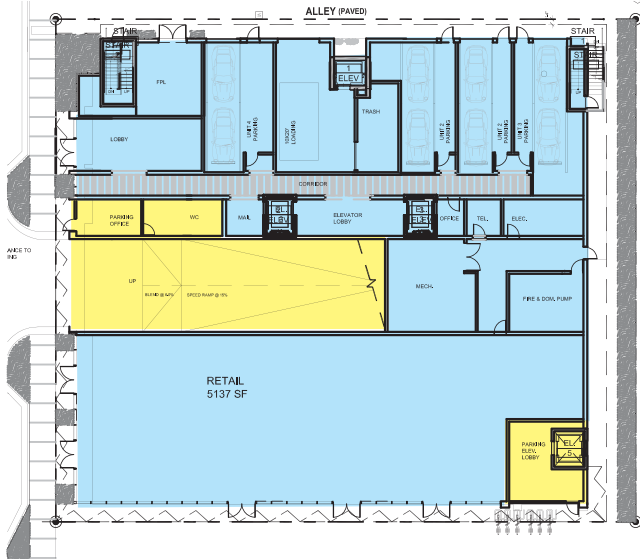
SEVENTH FLOOR
7,570 SF



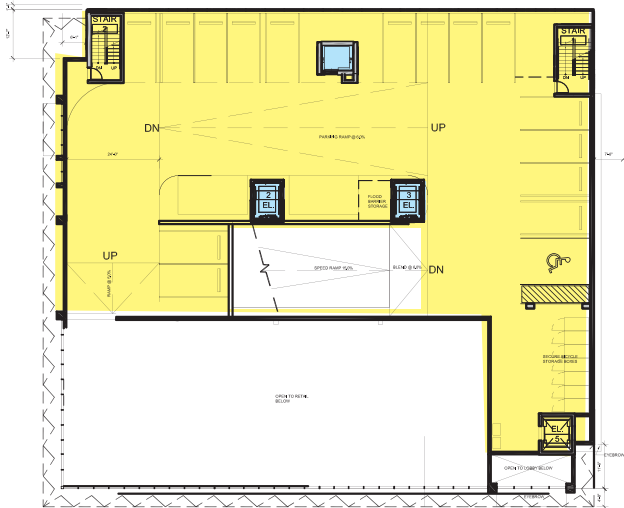
ROOF
481 SF

TOTAL 24,210 SF (25.0%)

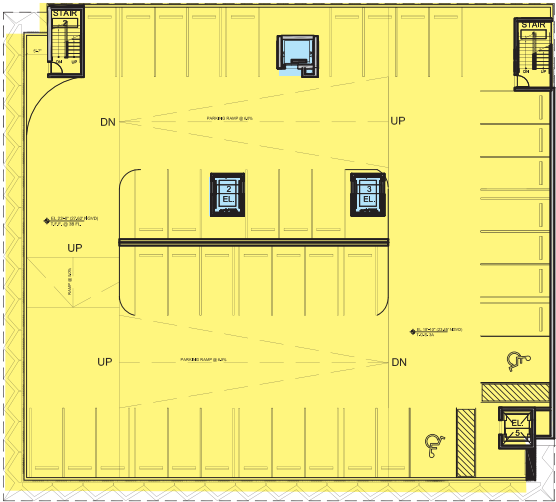
G-1.06 PARKING AS PRINCIPAL USE NET SQUARE FOOTAGE



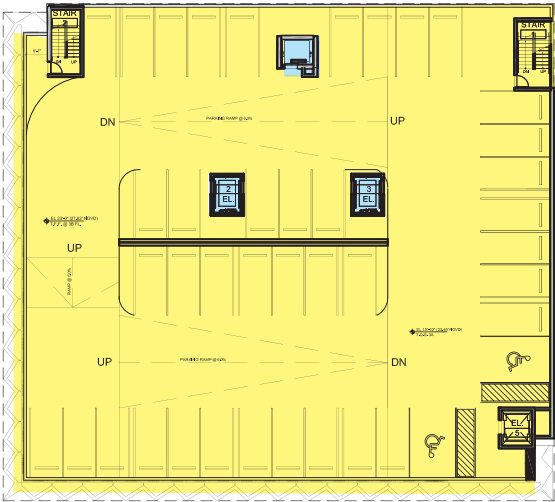
GROUND FLOOR
PARKING AS PRIMARY USE 2,851 SF
OTHER 13,127 SF
TOTAL 15,978 SF



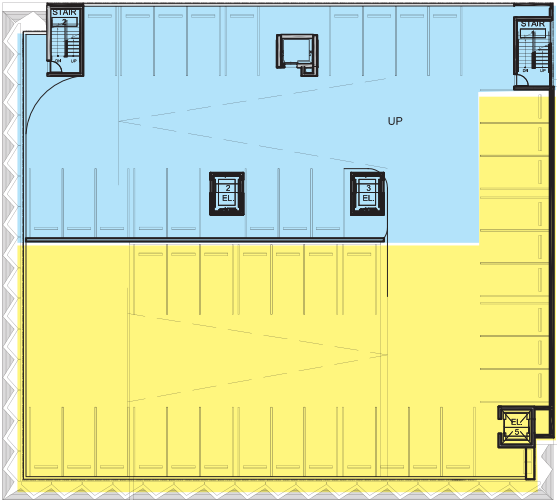
SECOND FLOOR
PARKING AS A PRIMARY USE 11,498 SF
OTHER 274 SF
TOTAL 11,772 SF



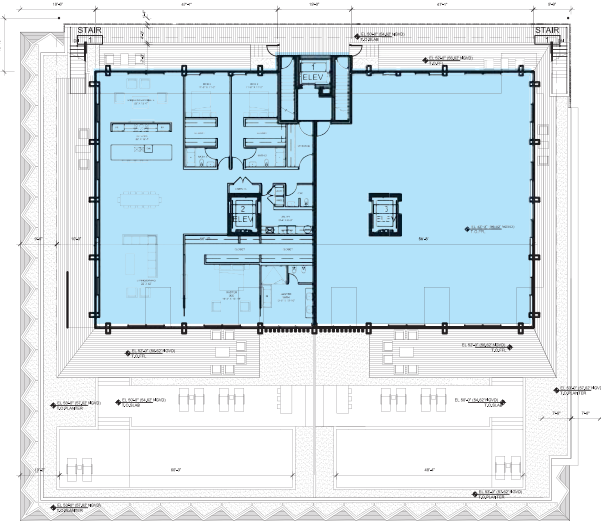
THIRD FLOOR
PARKING AS A PRIMARY USE 17,435 SF
OTHER 274 SF
TOTAL 17,709 SF



FOURTH FLOOR
PARKING AS A PRIMARY USE 17,778 SF
OTHER 274 SF
TOTAL 18,052 SF



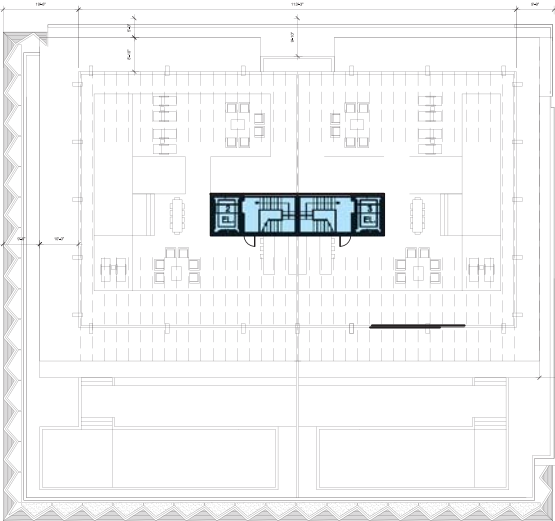
FIFTH FLOOR
PARKING AS A PRIMARY USE 10,052 SF
OTHER 7,297 SF
TOTAL 17,709 SF



SIXTH FLOOR
PARKING AS A PRIMARY USE 0 SF
OTHER 7,570 SF
TOTAL 7,570 SF



SEVENTH FLOOR
PARKING AS A PRIMARY USE 0 SF
OTHER 7,570 SF
TOTAL 7,570 SF



ROOF
PARKING AS A PRIMARY USE 0 SF
OTHER 481 SF
TOTAL 481 SF

TOTAL PARKING AS A PRIMARY USE 59,614 SF (62%)

G-1.07 CONTEXT ELEVATIONS

1. 4TH STREET LOOKING NORTH TOWARD SITE

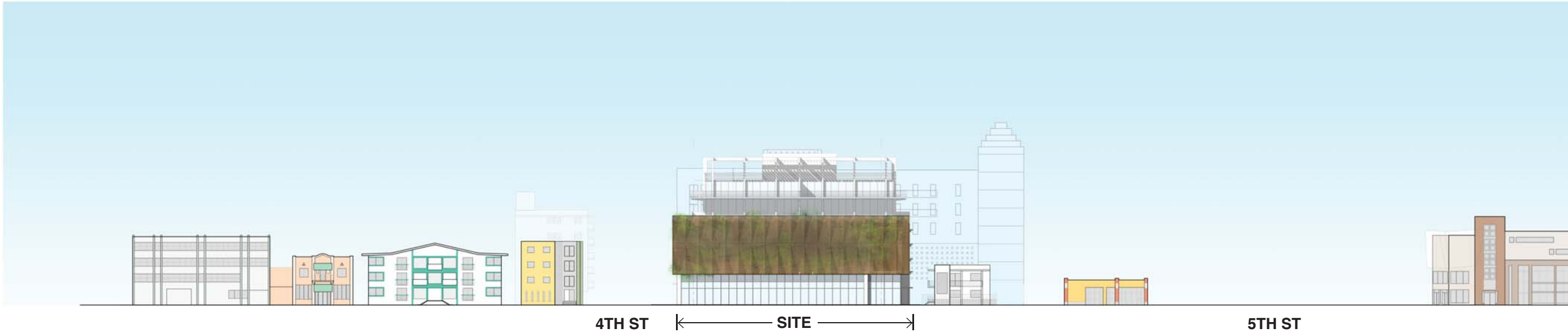


2. 4TH STREET LOOKING SOUTH AWAY FROM SITE



G-1.08 CONTEXT ELEVATIONS

1 COLLINS AVENUE LOOKING WEST TOWARD SITE



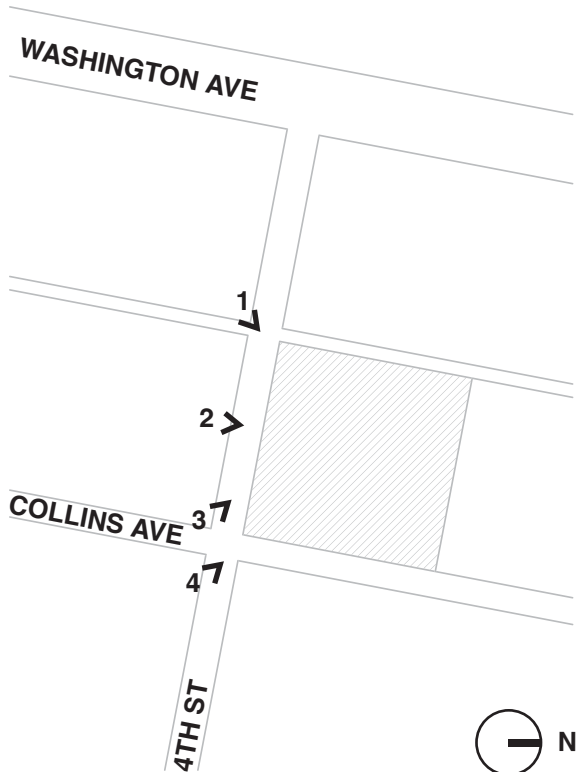
2 COLLINS AVENUE LOOKING EAST AWAY FROM SITE



G-1.09 EXISTING SITE PHOTOS



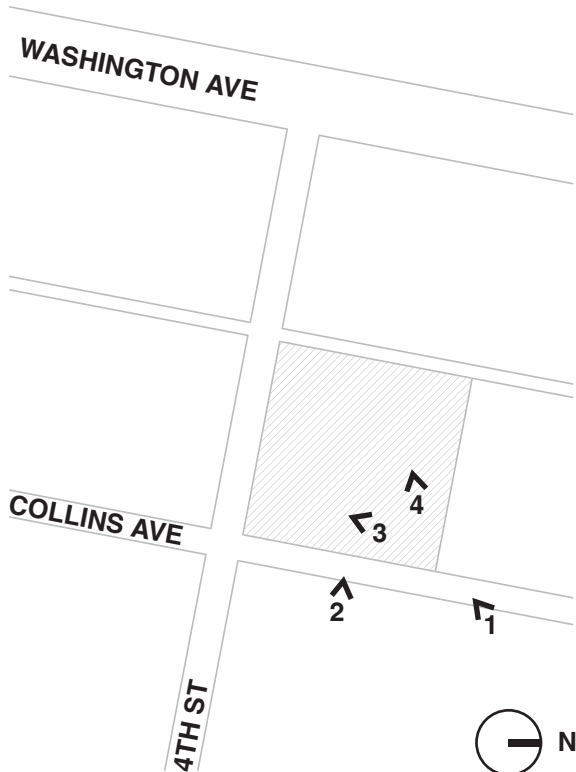
SITE PHOTOGRAPHS
Taken May 1, 2015



G-1.10 EXISTING SITE PHOTOS



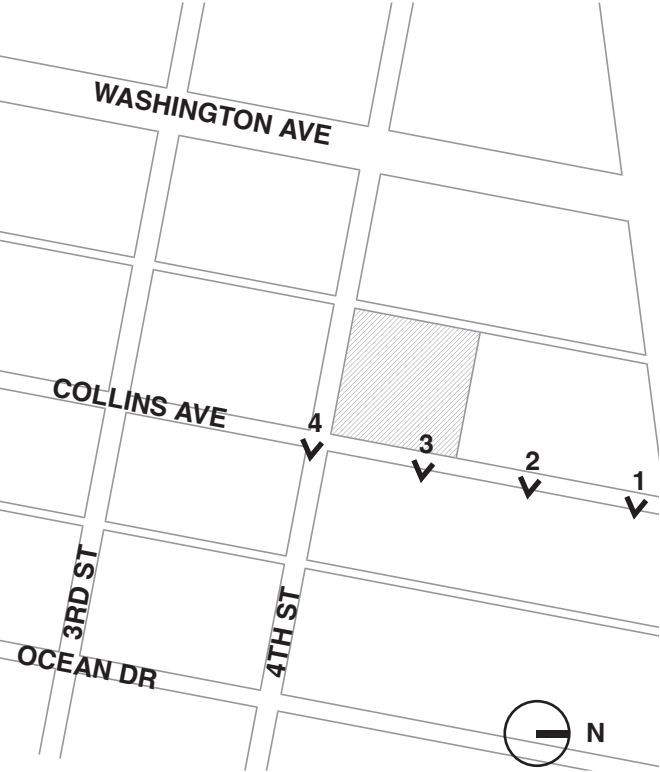
SITE PHOTOGRAPHS
Taken May 1, 2015



G-1.11 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.12 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.13 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.14 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.15 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.16 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015



G-1.17 CONTEXT PHOTOS



**CONTEXT
PHOTOGRAPHS**
Taken May 1, 2015

