

C I T Y O F M I A M I

WYNWOOD DESIGN REVIEW COMMITTEE

Oct. 26, 2020, Special Virtual Meeting
10:00 a.m.

Wynwood BID Office
50 Northwest 24th Street, Suite 104
Miami, Florida 33127

AGENDA

- A. CALL MEETING TO ORDER**
- B. ROLL CALL**
- C. ADOPTION OF MINUTES**
- D. ITEMS FOR REVIEW**

1. Mantra Peruvian Cuisine

Address: 100 NW 25 Street, #104
Transect Zone: T5-O/NRD-1
Application Type: Signage (BD20012257001)

2. Dogfish Head

Address: 325 NW 24 Street
Transect Zone: T5-O/NRD-1
Application Type: Signage (BD20011696001)

3. Foot Locker

Address: 2621 NW 2 Avenue
Transect Zone: T5-O and T5-L/NRD-1
Application Type: Facade Modifications (BD20012927001)

4. 2521 NW 3 Avenue & 276 NW 26 Street

Address: 2521 NW 3 Avenue, 276 NW 26 Street
Transect Zone: T5-O/NRD-1
Application Type: Facade Modifications (BD20020110001)

THE **OCTOBER 26, 2020 WYNWOOD DESIGN REVIEW COMMITTEE (WDRC) MEETING** WILL BE HELD AS A **VIRTUAL MEETING** WITH BOARD MEMBERS AND CITY STAFF PARTICIPATING THROUGH VIDEO CONFERENCING. IT WILL BE BROADCASTED LIVE FOR MEMBERS OF THE PUBLIC TO VIEW AT CITY'S WEBSITE (WWW.MIAMIGOV.COM/TV), YOUTUBE, AND CHANNEL 77 (COMCAST ONLY FOR RESIDENTS LIVING IN THE CITY OF MIAMI).

MEMBERS OF THE PUBLIC CAN LEAVE PRERECORDED PUBLIC COMMENT BY CALLING 305-250-5346. THE DEADLINE TO SUBMIT PRERECORDED PHONE MESSAGES IS **OCTOBER 23, 2020, AT 5:00 PM**. PUBLIC COMMENT MAY ALSO BE SUBMITTED VIA AN ONLINE COMMENT FORM. PUBLIC COMMENT VIA THE

NOTE: "Please be advised one or more City of Miami Commissioners may be in attendance".

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ONLINE COMMENT FORM MAY BE SUBMITTED UNTIL THE CHAIRPERSON CLOSES PUBLIC COMMENT FOR THE VIRTUAL MEETING. FINALLY, PUBLIC COMMENT MAY BE SUBMITTED AT THE TERMINAL SETUP IN THE WYNWOOD BID OFFICE LOCATED AT 50 NORTHWEST 24TH STREET, SUITE 104, MIAMI, FLORIDA 33127 DURING THE VIRTUAL MEETING. ALL PUBLIC COMMENTS SHALL BE MADE PART OF THE PUBLIC RECORD.

****PLEASE VISIT WWW.MIAMIGOV.COM/VIRTUALBOARDS FOR DETAILED INFORMATION AND INSTRUCTIONS ON HOW TO PROVIDE PUBLIC COMMENT USING ANY OF THE PREVIOUSLY MENTIONED OPTIONS. ****

A COPY OF THE AGENDA FOR THE VIRTUAL WDRC MEETING WILL BE AVAILABLE AT: [HTTP://MIAMIFL.IQM2.COM/CITIZENS/BOARD/1100-WYNWOOD-DESIGN-REVIEW-COMMITTEE](http://MIAMIFL.IQM2.COM/CITIZENS/BOARD/1100-WYNWOOD-DESIGN-REVIEW-COMMITTEE)

Please note that Governor DeSantis' Executive Order ("E.O.") Number 20-69, which was extended by E.O. 20-246, suspended the requirement that a quorum be present in person or that a local government body meet at a specific public place. The Executive Order also allows local government bodies to continue utilizing communications media technology, such as telephonic and video conferencing for local government body meetings.

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the city clerk prior to engaging in lobbying activities before city staff, boards, committees, or the City Commission.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the WDRC Liaison at (305) 699-4004(Voice) no later than one (2) business day prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than one (2) business day prior to the proceeding.

Minutes



Wynwood BID Virtual Board of Directors Meeting

2751 North Miami Ave, Suite 3 Miami, FL 33127

July 2, 2020 from 9:30 a.m. to 12:00 p.m.

****Meeting Minutes are not verbatim and facilitated via Zoom****

Board Members in Attendance:

Victor Sanchez, Committee Chairman

Marc Coleman, Committee Member

David Charette, Committee Member

Daniel Lombardi, Committee Member

Amanda Hertzler, Committee Member

Gustavo Berenblum, AIA, Committee Member

Members Absent:

Paul Lardi, Committee Member

Others in Attendance:

Kevin Martin, City of Miami

Daniel D. Diaz, City of Miami City Attorney's Office

Manny Gonzalez, Wynwood BID

- Wynwood Design Review Committee (WDRC) Chairman, Victor Sanchez, called the meeting to order at 11:00am and provided the following statement:

Pursuant to Executive Order No. 20-139, issued by the Office of Governor Ron DeSantis on June 3, 2020, local governmental bodies may conduct meetings without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes. Procedures for the public comment will be explained by the City Attorney shortly. The members of the Wynwood Business Improvement District Board appearing remotely for this meeting are AMANDA HERTZLER, DANIEL LOMBARDI, DAVID CHARETTE, GUSTAVO BERENBLUM, MARC COLEMAN AND VICTOR SANCHEZ. Also appearing remotely are Manny Gonzalez, BID Executive Director, and Daniel Diaz, City Attorney.

- Daniel D. Diaz, Assistant City Attorney for the City of Miami Office of the City Attorney, stated the procedures to be followed during this meeting. They are as follows:

Any person who is a lobbyist pursuant to Chapter 2 Article VI of the City Code, must register with the city clerk and comply with related city requirements for lobbyists before appearing before the BID. A person may not lobby a city official, board member, or staff member until registering. A copy of the code section about lobbyists is available in the City Clerk's office or online on www.municode.com. • In accordance with Section 2-888 written notice for this virtual meeting was provided to the city clerk at least seven days prior to this virtual meeting. • Since this is a virtual meeting as authorized by the Governor the State of Florida, members of the public wishing to address the body may do so by visiting <https://WynwoodMiami.com/VirtualMeeting> to submit their written comments via the online comment form. Members of the public may also call 786-610-4830 to provide comments via the dedicated Wynwood BID public comment voicemail. All comments submitted will be included as part of the public record for this virtual meeting and will be considered by the BID prior to any action taken. The BID will accommodate any speakers desiring to appear in person, subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office. All interested parties are required to abide by all State, County, and local emergency orders and are urged to remain at home and practice social distancing. If the proposition is being continued or rescheduled, the opportunity to be heard may be at such later date, before the WDRC takes action on such proposition. • When addressing the WDRC, the member of the public must first state his or her name, his or her address, and what item will be spoken about. • When the WDRC takes action or votes on any proposition before it, it shall do so by a roll call vote which shall be recorded by the Executive Director and included in the record. • Please silence all cell phones and other noise-making devices. • Any person with a disability requiring assistance, auxiliary aids, and services for this meeting may notify the City Clerk and BID Executive Director. • Please note WDRC Members have generally been briefed by BID staff and/or the city attorney on items on the agenda today. Access and Public Comment Accommodations Access to the Meeting the BID is using Zoom to hold its July 2, 2020 Virtual meeting. Zoom is a cloud platform for video and audio conferencing, collaboration, chat, and webinars across mobile devices, desktops, telephones, and room systems. In order to ensure that the public has the ability to view the meeting, the BID will broadcast the meeting and the meeting can

be viewed live on Miami TV (miamigov.com/tv), through the BID's Facebook page facebook.com/WynwoodMiami, and on Comcast channel 77 (City of Miami). The broadcast will also have closed captioning. Additionally, the BID has not selected a virtual platform that requires the public to purchase or download any additional software or equipment to watch this meeting. Aside from the Zoom platform and that the participants will be appearing remotely; the public will have no discernible difference in their ability to watch the meeting. Public Comment the BID has developed several new methods of ensuring public comment for a virtual meeting. It has established two (2) new options. 1. The first new option allows the public to provide public comments via the dedicated BID public comment voicemail by calling 786-610-4830 where the individuals will be able to leave a two (2) minute message that will be played during the virtual BID meeting. 2. The second new option allows the public to submit comments via the BID's online comment form. The comments submitted through the comment form have been distributed to the Committee members and BID staff throughout the day so that the WDRC members can consider the comments prior to taking any action. Additionally, the online comment form will remain open during the meeting to accept comments and distribute to the WDRC members up until the Chairman closes public comment. For all of the aforementioned options, all the comments received will be included in the public record of the meeting. For these two (2) new options, the BID also created a simple set of instructions explaining how the public may submit their comments with either option. Those instructions were provided in the notice to the public and published online at <https://WynwoodMiami.com/VirtualMeeting> Additionally, like any other BID/WDRC meeting, the public may provide public comment at the BID's office. The BID set up a terminal in the event members of the public travel to the BID office to provide public comment. However, due to COVID-19, all speakers desiring to appear in person will be subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office but will be able to participate through the remote options described above. These three (3) public comment options established and provided for the Virtual BID meeting comply with Section 286.0114, and Section 120.54, Florida Statutes ("F.S."). The BID has published an agenda, as well as included in the Notice to the Public pursuant to our City Code and the items and topics that will be discussed at the Virtual BID Meeting. Additionally, the public has been given the opportunity to provide public comment during the meeting (the terminal at BID office and the online public comment form) and within reasonable proximity in time before the meeting (and during) via the public comment voicemail, and online public comment form. Moreover, Section 286.0114(4)(c), F.S., specifically authorizes the BID to "[p]rescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition" The BID through its three (3) public comment options has provided three (3) different procedures and forms to indicate, among other things, his or her support, opposition, and neutrality on the items and topics to be discussed at the virtual WDRC meeting. The BID provided information on how to submit its comments in the Notice to the Public, on a dedicated webpage, and via its social media channels.

- It was noted that WDRC Chairman, Victor Sanchez, agreed to all the notice provisions set forth and these uniform rules of procedures established for this Virtual meeting.

MEETING MINUTES:

MEETING MINUTES March 10, 2020:

- Upon a properly made and seconded motion it was unanimously resolved to approve the March 10, 2020 Wynwood Design Review Committee “WDRC” meeting minutes.

Motion Passed Unanimously

MOTION SUMMARY:

- Please reference (8) attached resolution recommendations from the WDRC.

Meeting Adjourned at 12:00 PM



Wynwood BID Virtual Board of Directors Meeting

2751 North Miami Ave, Suite 3 Miami, FL 33127

August 26, 2020 from 9:30 a.m. to 10:30 a.m.

****Meeting Minutes are not verbatim and facilitated via Zoom****

Board Members in Attendance:

Victor Sanchez, Committee Chairman

Marc Coleman, Committee Member

David Charette, Committee Member

Daniel Lombardi, Committee Member

Amanda Hertzler, Committee Member

Members Absent:

Paul Lardi, Committee Member

Gustavo Berenblum, AIA, Committee Member

Others in Attendance:

Kevin Martin, City of Miami

Daniel D. Diaz, City of Miami City Attorney's Office

Manny Gonzalez, Wynwood BID

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- Daniel D. Diaz, Assistant City Attorney for the City of Miami Office of the City Attorney, stated the procedures to be followed during this meeting. They are as follows:

Any person who is a lobbyist pursuant to Chapter 2 Article VI of the City Code, must register with the city clerk and comply with related city requirements for lobbyists before appearing before the BID. A person may not lobby a city official, board member, or staff member until registering. A copy of the code section about lobbyists is available in the City Clerk's office or online on www.municode.com. • In accordance with Section 2-888 written notice for this virtual meeting was provided to the city clerk at least seven days prior to this virtual meeting. • Since this is a virtual meeting as authorized by the Governor the State of Florida, members of the public wishing to address the body may do so by visiting <https://WynwoodMiami.com/VirtualMeeting> to submit their written comments via the online comment form. Members of the public may also call 786-610-4830 to provide comments via the dedicated Wynwood BID public comment voicemail. All comments submitted will be included as part of the public record for this virtual meeting and will be considered by the BID prior to any action taken. The BID will accommodate any speakers desiring to appear in person, subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office. All interested parties are required to abide by all State, County, and local emergency orders and are urged to remain at home and practice social distancing. If the proposition is being continued or rescheduled, the opportunity to be heard may be at such later date, before the WDRC takes action on such proposition. • When addressing the WDRC, the member of the public must first state his or her name, his or her address, and what item will be spoken about. • When the WDRC takes action or votes on any proposition before it, it shall do so by a roll call vote which shall be recorded by the Executive Director and included in the record. • Please silence all cell phones and other noise-making devices. • Any person with a disability requiring assistance, auxiliary aids, and services for this meeting may notify the City Clerk and BID Executive Director. • Please note WDRC Members have generally been briefed by BID staff and/or the city attorney on items on the agenda today. Access and Public Comment Accommodations Access to the Meeting the BID is using Zoom to hold its August 26, 2020 Virtual meeting. Zoom is a cloud platform for video and audio conferencing, collaboration, chat, and webinars across

mobile devices, desktops, telephones, and room systems. In order to ensure that the public has the ability to view the meeting, the BID will broadcast the meeting and the meeting can be viewed live on Miami TV (miamigov.com/tv), through the BID's Facebook page facebook.com/WynwoodMiami, and on Comcast channel 77 (City of Miami). The broadcast will also have closed captioning. Additionally, the BID has not selected a virtual platform that requires the public to purchase or download any additional software or equipment to watch this meeting. Aside from the Zoom platform and that the participants will be appearing remotely; the public will have no discernible difference in their ability to watch the meeting. Public Comment the BID has developed several new methods of ensuring public comment for a virtual meeting. It has established two (2) new options. 1. The first new option allows the public to provide public comments via the dedicated BID public comment voicemail by calling 786-610-4830 where the individuals will be able to leave a two (2) minute message that will be played during the virtual BID meeting. 2. The second new option allows the public to submit comments via the BID's online comment form. The comments submitted through the comment form have been distributed to the Committee members and BID staff throughout the day so that the WDRC members can consider the comments prior to taking any action. Additionally, the online comment form will remain open during the meeting to accept comments and distribute to the WDRC members up until the Chairman closes public comment. For all of the aforementioned options, all the comments received will be included in the public record of the meeting. For these two (2) new options, the BID also created a simple set of instructions explaining how the public may submit their comments with either option. Those instructions were provided in the notice to the public and published online at <https://WynwoodMiami.com/VirtualMeeting> Additionally, like any other BID/WDRC meeting, the public may provide public comment at the BID's office. The BID set up a terminal in the event members of the public travel to the BID office to provide public comment. However, due to COVID-19, all speakers desiring to appear in person will be subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office but will be able to participate through the remote options described above. These three (3) public comment options established and provided for the Virtual BID meeting comply with Section 286.0114, and Section 120.54, Florida Statutes ("F.S."). The BID has published an agenda, as well as included in the Notice to the Public pursuant to our City Code and the items and topics that will be discussed at the Virtual BID Meeting. Additionally, the public has been given the opportunity to provide public comment during the meeting (the terminal at BID office and the online public comment form) and within reasonable proximity in time before the meeting (and during) via the public comment voicemail, and online public comment form. Moreover, Section 286.0114(4)(c), F.S., specifically authorizes the BID to "[p]rescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition" The BID through its three (3) public comment options has provided three (3) different procedures and forms to indicate, among other things, his or her support, opposition, and neutrality on the items and topics to be discussed at the virtual WDRC meeting. The BID provided information on how to submit its comments in the Notice to the Public, on a dedicated webpage, and via its social media channels.

- It was noted that WDRC Chairman, Victor Sanchez, agreed to all the notice provisions set forth and these uniform rules of procedures established for this Virtual meeting.

MOTION SUMMARY:

- Please reference (1) attached resolution recommendations from the WDRC.

Meeting Adjourned at 10:30 AM

Item 1



City of Miami Planning and Zoning Department
WDRC APPLICATION FORM
(To be completed by Applicant)

PROJECT NAME MANTA PERUVIAN CUISINE

PROJECT ADDRESS 100 NW 25TH ST #104 MIAMI FL 33127

PROPOSED USE RESTAURANT

TRANSECT ZONE _____

OWNER 100 NW 25 ST LLC

PHONE NUMBER 786 942 2137 E-mail CJPERMITSLLC@GMAIL.COM

MAILING ADDRESS 8 NE 27 ST MIAMI FL 33137

APPLICANT PILAR MONAGOS

PHONE NUMBER 305 300 4631 E-mail PILAR.MASU@GMAIL.COM

MAILING ADDRESS 4217 SW 64 AVE #2 DUIE FL 33314

Please reflect all e-mail addresses where you wish to receive any information about your project as well as the UDRB Resolution.

GENERAL PROJECT DATA:

| ITEM | ALLOWED | PROVIDED |
|-----------------------------------|-------------------|--------------------|
| TOTAL FLR (sq. ft.) | | |
| TOTAL DENSITY (units per acre) | | |
| RESIDENTIAL UNITS | | |
| HOTEL ROOMS | | |
| COMMERCIAL/ RETAIL AREA (sq. ft.) | 33.1 UNITSAL FEET | 19.86 SQ. FT. 2.60 |
| OFFICE AREA (sq. ft.) | | |
| OPEN SPACE (sq. ft.) | | |
| HEIGHT (stories) | | |
| HEIGHT (feet) | | |
| PARKING SPACES | | |
| BICYCLE PARKING | | |
| SUSTAINABILITY (i.e. LEED) | | |
| PUBLIC BENEFITS (type) | | |
| PUBLIC BENEFITS (% FLR) | | |

DESCRIPTION OF PROJECT SUBMITTED TO WDRC

HAWLIT AND FACBLIT TRIMLESS CHANNEL LETTERS

Pursuant to the Planning and Zoning Department fee schedule, a fee of \$150 shall be required prior to the review and issuance of this planning application. The application fee for signs and murals is \$75. Permit fees are non-refundable.

PILAR MORALES

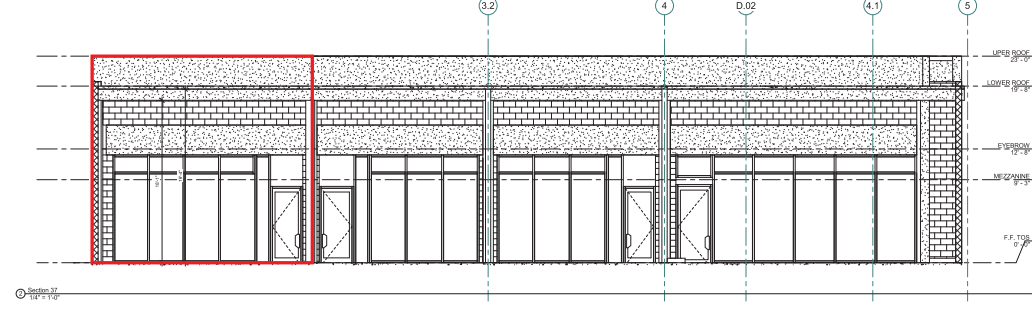
APPLICANT

9/22/2020

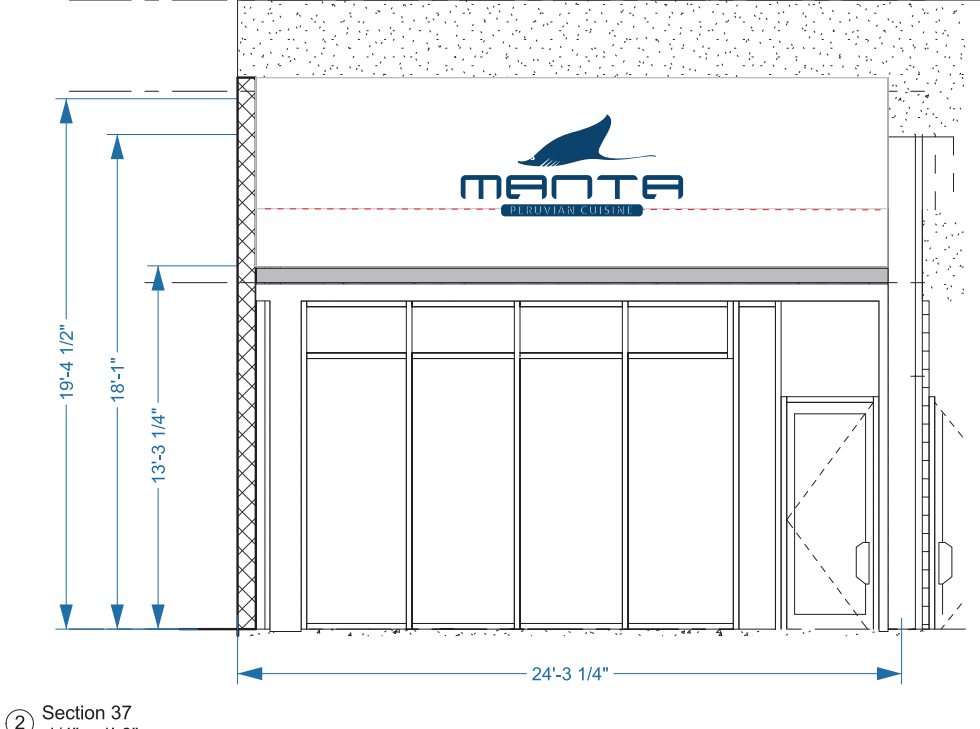
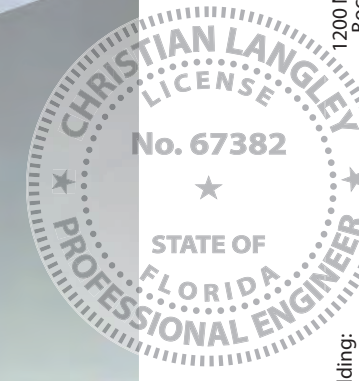
DATE

UDRB LIAISON

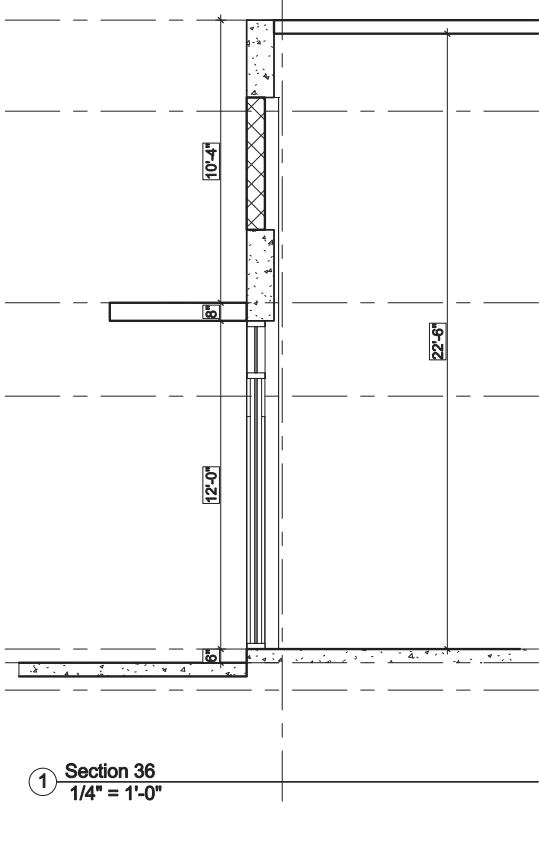
DATE



Signage at North Elevation



② Section 37
1/4" = 1'-0"



① Section 36
1/4" = 1'-0"

| | | | |
|---|-------------|----------|---------------------------|
| CLIENT: | SALES: M.A. | ENGINEER | CONTRACTOR |
| Manta | REVISIONS: | | INTERAKTIVO SOLUTIONS INC |
| LOCATION: 100 NW 25th St #104 Miami, FL 33127 | DATE: | | Lic: EC 13005958 |
| | DWG# | | 786-486-7956 |
|     | | | |
| PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF interaktiv. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF interaktiv IS PROHIBITED. | | | |
| 470 Ansin Blvd. Bay Hallandale, FL 33009 Broward: 954.454.1116 Dade: 786.486.7956 Fax: 954.454.1126 email: pmanager@interaktiv.com | | | |

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

SEP
16
2020

ENGINEER'S
SIGNATURE
Christian Langley
Florida PE #67382
Cert of Auth #31124

1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113

• Sign Height = 30 ft max
• Kzt=1.0, Kd=0.85, G=0.85
• Zone 4: ± 43.2 psf • Zone 5: ± 55.0 psf

• Risk Category 2 Struct.

• V=175 mph

• Exposure 'C'

• ASD Load Coeff = 0.6

• V=175 mph

• Exposure 'C'

• ASD Load Coeff = 0.6

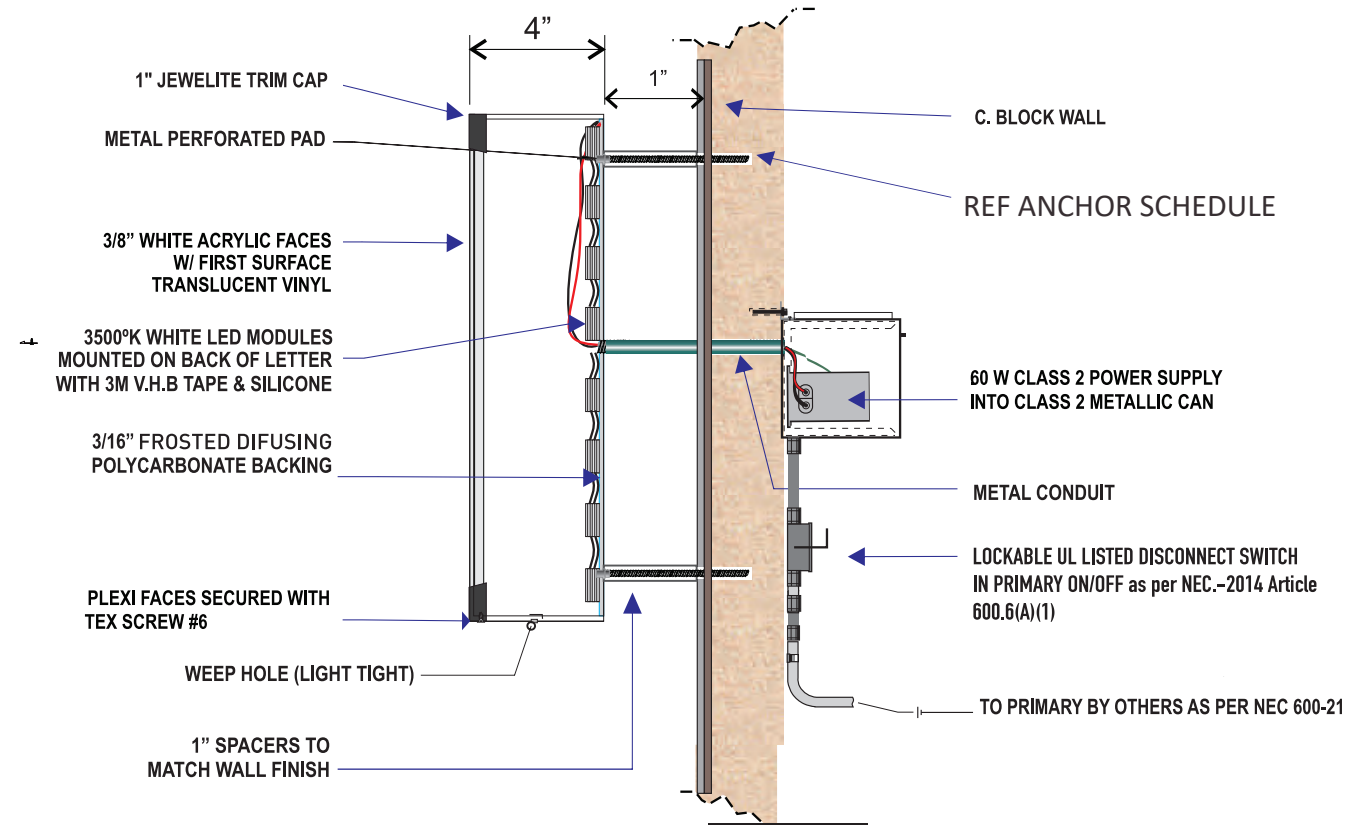
• Risk Category 2 Struct.

• Kzt=1.0, Kd=0.85, G=0.85

• Zone 4: ± 43.2 psf • Zone 5: ± 55.0 psf

• Sign Height = 30 ft max

HaloLit and Facelit Trimless Channel Letters



| ANCHOR SCHEDULE | | **ALL FASTENERS SHALL BE SPACED EVENLY** | QTY or SPACING |
|--------------------------------------|---|--|--------------------|
| WALL MATERIAL | ANCHOR TYPE | | |
| CONCRETE (3ksi) or HOLLOW MASONRY | 1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE | | MIN (3) PER LETTER |
| | 1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED | | MIN (3) PER LETTER |
| | 1/4" EXPANSION ANCHORS WITH 2.5" EMBED | | MIN (3) PER LETTER |
| 1/2" PLYWOOD (NO ACCESS BEHIND) | 1/4" TOGGLE BOLTS | | MIN (3) PER LETTER |
| | 1/4" WOOD SCREWS, FULL EMBED | | MIN (3) PER LETTER |
| METAL STUDS / PANELS | #14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM | | MIN (3) PER LETTER |
| HOLLOW WALL + BLOCKING | 1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND | | MIN (3) PER LETTER |

The concept of Lighting Zones was developed due to concern over light pollution from outdoor lighting. At times light pollution and light trespass are used interchangeably in the literature, though they each have a slightly different focus. Light pollution encompasses light that radiates in all directions, including upward. Light trespass refers to light on a more horizontal plane, particularly at a property line.

Lighting levels for four "environmental zones" were first identified by the International Commission on Illumination (CIE) in 1997 in response to complaints from the international astronomical community (professional and amateur) about the reduction of night sky visibility due to light pollution in the form of sky glow. Zones have gained increasing acceptance by lighting professionals and provide a conceptual framework to consider lighting levels in varying outdoor environments. The concept was later modified by the IESNA and IES in their 2011 Model Lighting Ordinance (MLO) to include five recommended lighting zones. The original four (4) CIE lighting zones are as follows:

• Environmental Lighting Zone 4: Areas of high district brightness; generally urban areas having mixed residential and commercial land use with high night-time activity

IESNA (2000c) recommended light trespass illuminance levels.

| Environmental Zone | Illuminance (lx) |
|--------------------|------------------|
| E1 | 1.0 |
| E2 | 3.0 |
| E3 | 8.0 |
| E4 | 15.0 |

Table 2. IESNA Light Trespass Levels

Table 2. Channel Letter Sign Mean Luminance Values (cd/m²).

| | Solid Color | White Outline |
|---------------------|-------------|---------------|
| RED | 75 | 209 |
| PLUM PURPLE | 18 | 161 |
| METALIC GOLD | N/A | 215 |
| ORANGE | 126 | 262 |
| TEAL | 108 | 241 |
| TURQUOISE | 160 | 253 |
| SUNFLOWER | 309 | 422 |
| ROYAL BLUE | 19 | 162 |
| YELLOW | 563 | 603 |
| KUMQUAT | 95 | 245 |
| INTENSE BLUE | 31 | 180 |
| SILVER GREY | N/A | 205 |
| RASPBERRY | 81 | 210 |
| LIGHT TOMATO RED | 63 | 203 |
| BLACK | N/A | 151 |
| BRISTOL BLUE | 30 | 181 |
| GREEN | 179 | 292 |
| EMERALD GREEN | 108 | 238 |
| RUST BROWN | N/A | 169 |
| VIVID GREEN | 103 | 240 |
| BURGANDY | 23 | 171 |
| CARDINAL RED | 49 | 186 |
| WHITE PLEX FACE | 768 | N/A |
| IVORY PLEX FACE | 343 | N/A |
| DAY-NITE BLACK FILM | N/A | 33* |

AT BOTTOM CAPSULE, USE ANY ANCHOR
OPTION SHOWN: MIN (6) TOTAL

Measuring illuminance, or light trespass, is dependent on the distance from the sign to the measurement location (adjacent property, a property line etc).

Research has shown that internally illuminated signs have low initial light levels that fall off rapidly with distance, and these types of signs have virtually no significant light trespass.

An illuminance reading of a sign can be converted to a luminance value using a simple formula.

The formula for average sign luminance in SI (metric) terminology: candelas per meter squared cd/m²

(also know as "nits") is approximately:

$$\text{Luminance} = E \times D / [\text{Area of sign}]$$

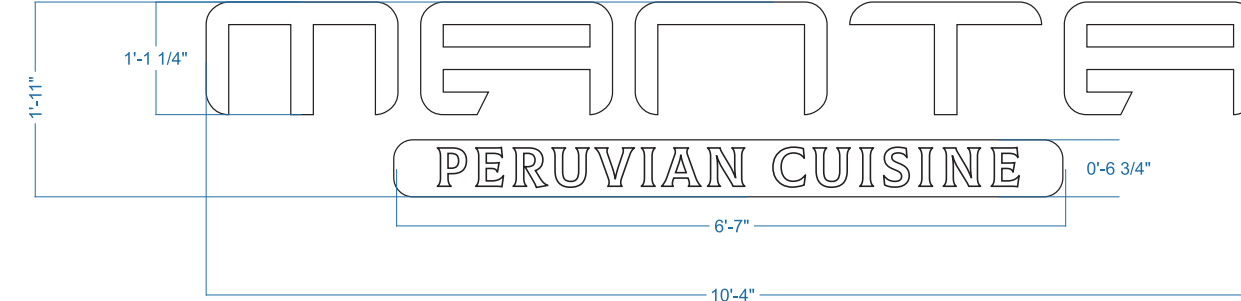
$$\text{Illuminance (E in Lx)} = \text{Luminance (cd/m}^2\text{)} \times \text{Area of Sign (m}^2\text{)} / \text{Distance (m}^2\text{)}$$

E is the sign illuminance in lux SI (metric)

D is the distance from the sign where the illuminance was measured in meters squared (m²) SI (metric)

Measuring distance shall be calculated by taking the square root of the product of the Sign Area multiplied by one hundred

Area of the sign is in meters squared (m²) SI (metric)



$$\text{Illuminance (E in Lx)} = \text{Luminance (cd/m}^2\text{)} \times \text{Area of Sign (m}^2\text{)} / \text{Distance (in m) squared}$$

Luminance Value is 181 cd/m²

Source: .

Standard Luminance Levels Of On-premise Signs

TABLE 2 - Standardized Sign Lighting

Study / Research by

The United States Sign Council Foundation

$$\text{Area of Sign} = 19.86 \text{ Ft}^2 = 1.845 \text{ m}^2$$

$$\text{Distance} = \sqrt{[19.86 \text{ Ft}^2 = 1.845 \text{ m}^2 \times 100]} = 13.583 \text{ m squared} = 184.4979 \text{ m}^2$$

$$E (\text{lux}) = 181 \text{ cd/m}^2 \times 1.845 \text{ m}^2 / 184.4979 \text{ m}^2 = 1.81 \text{ Lux}$$

The illuminance Ev in footcandles (fc) is equal to the illuminance Ev in lux (lx) times 0.09290304.

SIGN ILLUMINANCE IN fc = 0.168 foot candles < 0.3 fc

United States Sign Council Foundation (2017)
Best Practice Recommendations & Standards for On-Premise Sign Lighting

ISA. (2010). Recommended brightness levels for on-premise electronic message centers (EMC's). International Sign Association.

ISA. (2016). Night-time brightness level recommendations for on-premise electronic message centers. International Sign Association.

NOTE: If USSCF *On-Premise Sign Lighting Best Practices Standards* and maximum sign brightness value of 700 nits were reflected in the ISA recommendations, it is likely that the factor above ambient light conditions in the formula would range from .3 fc to .7 fc (3 lux to 7 lux) above ambient, not a flat .3 fc / 3 lx.

| | | | | | | |
|---|-------------|----------|--|---------------------------|--|--|
| CLIENT: | SALES: M.A. | ENGINEER | | CONTRACTOR | | |
| Manta | REVISIONS: | | | INTERAKTIVO SOLUTIONS INC | <p>PROPRIETARY AND CONFIDENTIAL</p> <p>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF interaktivo</p> <p>ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF interaktivo IS PROHIBITED</p> | <p>Signs. Large Format Printing. Displays</p> |
| LOCATION: 100 NW 25th St #104 Miami, FL 33127 | DATE: | | | Lic: EC 13005958 | | <p>470 Ansin Blvd. Bay Hallandale, FL 33009</p> <p>Broward: 954.454.1116</p> <p>Dade: 786.486.7956</p> <p>Fax: 954.454.1126</p> <p>email: pmanager@interaktivo.com</p> |
| DWG# | | | | 786-486-7956 | | |

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISI 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.C.

SEP 16 2020
 ENGINEER'S SIGNATURE
Christian Langley
 Florida PE #67382
 Cert of Auth #31124
 1200 N Federal Hwy, #200
 Boca Raton, FL 33432
 1-888-371-3113
 ASCE 7-10 • V=175 mph • Risk Category 2 Struct. • Exposure 'C' • WIND LOADS:
 • Sign Height = 30 ft max • Wall components & cladding:
 • Kzt=1.0, Kd=0.85, G=0.85 • Zone 4: ± 43.2 psf • Zone 5: ± 55.0 psf

Item 2



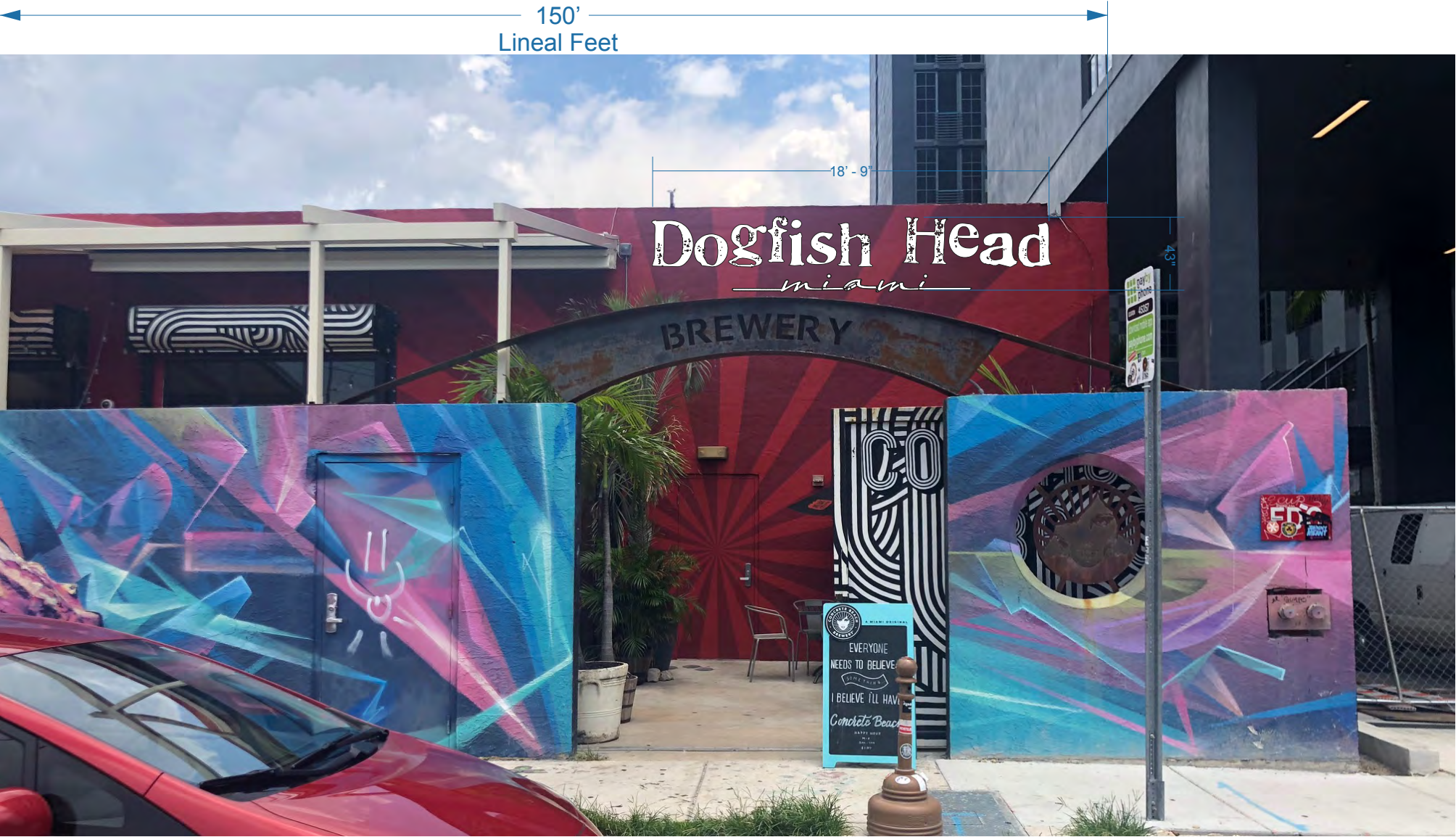
City of Miami Planning and Zoning Department
WDRC APPLICATION FORM
(To be completed by Applicant)

PROJECT NAME Dog Fish Head Miami
PROJECT ADDRESS 325 NW 24 St
PROPOSED USE RESTAURANT
TRANSECT ZONE _____

OWNER W25 Retail Owner LLC d/b East End.
PHONE NUMBER 678-895-5675 E-mail Rob.Kreszcwicz@BostonBeer.com
MAILING ADDRESS 600 Madison Ave. 11th Floor New York, NY. 10022

APPLICANT Manuel Sagot
PHONE NUMBER 305-298-2072 E-mail manu@kingSignsMiami.com
MAILING ADDRESS 12584 SW 128 St Miami, FL 33186

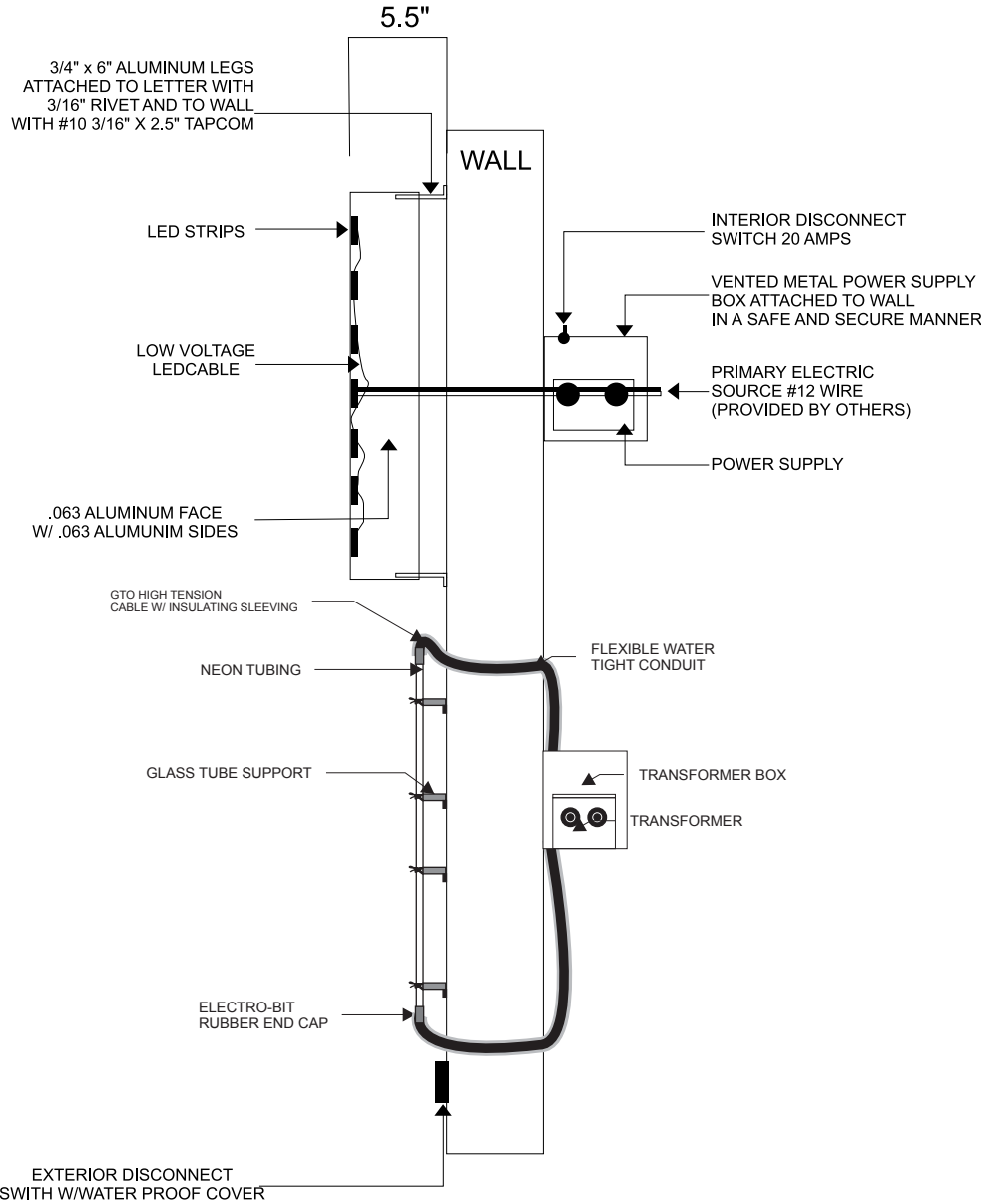
Please reflect all e-mail addresses where you wish to receive any information about your project as well as the UDRB Resolution.



KING SIGNS
16235 SW 117 AVE MIAMI FL 33177
PH: 305.298.2072 | 786.216.8989
WWW.KINGSIGNSMIAMI.COM

Customer name: Dogfish Head Brewery
Address: 325 NW 24th St
Municipality: Miami
Date: 06/24/2020

Enginner: E.C. & Associates , Inc.
Consult EGINEERS Eb06576
Emilio Castro, PE 41592 Civil
T: 786.286.5793
email: edcastro14811@gmail.com



PANEL A
250 RATING
BREAKER #
TOTAL LOAD: 150 AMP

ELECTRICAL SPECS
2-120 VAC POWER SUPPLY
1-20 AMP CIRCUIT
1-20 AMP INTERNAL DISCONNECT SWITCH
TOTAL LOAD: 1.6 AMP
GROUNDING/BOUNDING AS PER NEC 600.7
PRIMARY WIRE # 12 THHN/THWN
ALL ELECTRICAL SPECS AS PER NEC CODE 2014
20AMP PHOTOSENSOR or TIMER
AS REQUIRED BY ENERGY CODE C405. .4

THE SIGN AS PER ASCE 7-10
FBC 2017 BLDG CAT.2
V=175 MPH EXP. CAT C

ELECTRICAL DATA

1 - 20 AMPS CIRCUIT #12
1- T101 TIMER
DISCONNECT SWITCH AT SIGN.

| ALL ELECTRICAL COMPONENTS ARE U.L. LISTED SIGN GROUNDED ACCORDING TO NEC CODE 250 ELECTRIC SIGN COMPLIES TO U.L. 2161 | | | | |
|---|-------------|------|------|-----|
| QTY | SOURCE | TYPE | AMPS | |
| 2 | TRANSFORMER | | 0.8 | 1.6 |
| | | | | |
| | | | | |
| TOTAL | | | | 1.6 |

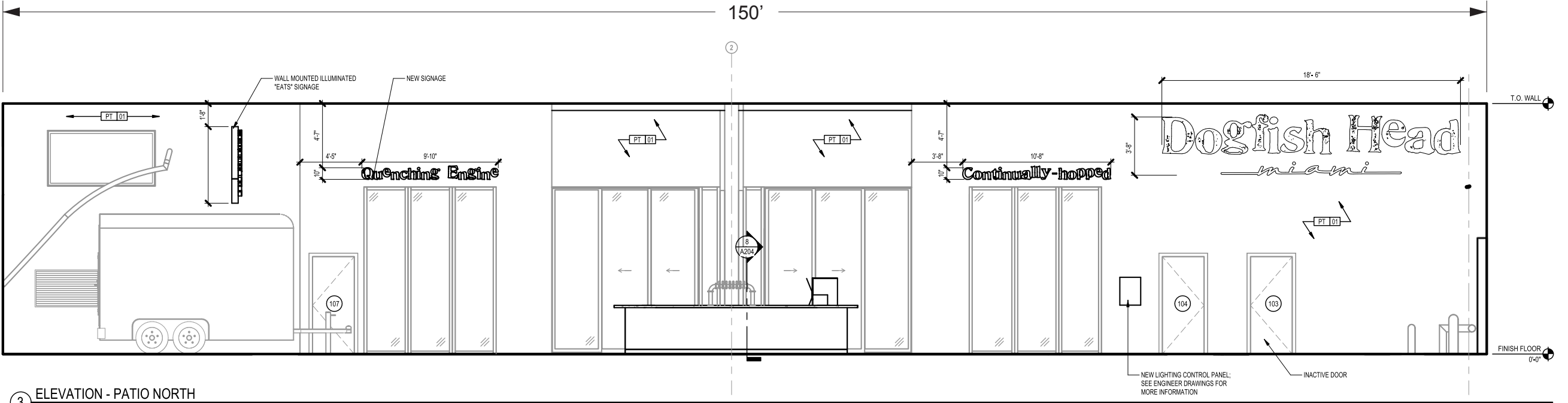
- 1. SIGN USES A TOTAL OF 1.6 AMPS
- 2. TOTAL AMPS FOR SIGN 1.6



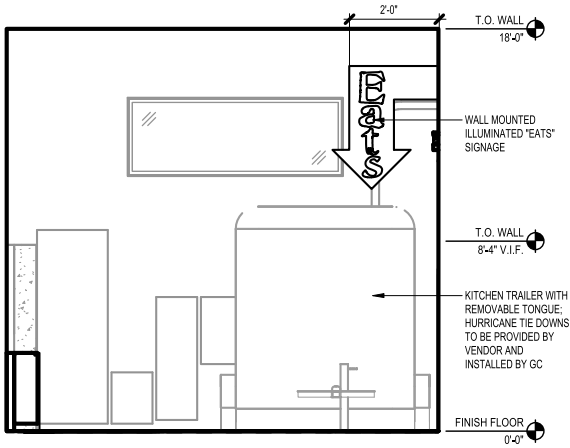
KING SIGNS
16235 SW 117 AVE MIAMI FL 33177
PH: 305.298.2072 | 786.216.8989
WWW.KINGSIGNSMIAMI.COM

Customer name: Dogfish Head Brewery
Address: 325 NW 24th St
Municipality: Miami
Date: 06/24/2020

Enginner: E.C. & Associates , Inc.
Consult EGINEERS Eb06576
Emilio Castro, PE 41592 Civil
T: 786.286.5793
email: edcastro14811@gmail.com



3 ELEVATION - PATIO NORTH
1/4" = 1'-0"



2 ELEVATION - PATIO WEST
1/4" = 1'-0"



KING SIGNS
16235 SW 117 AVE MIAMI FL 33177
PH: 305.298.2072 | 786.216.8989
WWW.KINGSIGNSMIAMI.COM

Customer name: Dogfish Head Brewery
Address: 325 NW 24th St
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Enginner: E.C. & Associates , Inc.
Consult EGINEERS Eb06576
Emilio Castro, PE 41592 Civil
T: 786.286.5793
email: edcastro14811@gmail.com

GENERAL PROJECT DATA:

| ITEM | ALLOWED | PROVIDED |
|-----------------------------------|---------|----------|
| TOTAL FLR (sq. ft.) | | |
| TOTAL DENSITY (units per acre) | | |
| RESIDENTIAL UNITS | | |
| HOTEL ROOMS | | |
| COMMERCIAL/ RETAIL AREA (sq. ft.) | | |
| OFFICE AREA (sq. ft.) | | |
| OPEN SPACE (sq. ft.) | | |
| HEIGHT (stories) | | |
| HEIGHT (feet) | | |
| PARKING SPACES | | |
| BICYCLE PARKING | | |
| SUSTAINABILITY (i.e. LEED) | | |
| PUBLIC BENEFITS (type) | | |
| PUBLIC BENEFITS (% FLR) | | |

DESCRIPTION OF PROJECT SUBMITTED TO WDRC

Electric Sign.

70 #1

Pursuant to the Planning and Zoning Department fee schedule, a fee of \$150 shall be required prior to the review and issuance of this planning application. The application fee for signs and murals is \$75. Permit fees are non-refundable.

Manal Sagot

APPLICANT

09/21/2020

DATE

WDRC LIAISON

DATE

Item 3



City of Miami Planning and Zoning Department
WDRC APPLICATION FORM
(To be completed by Applicant)

PROJECT NAME Foot Locker Tenant Fitout

PROJECT ADDRESS 2621 NW 2 Ave, Miami, FL 33127

PROPOSED USE Retail

TRANSECT ZONE T5-L & T5-O

OWNER Benjamin Garcia

PHONE NUMBER 786-724-1706 E-mail bgarcia@redskycap.com

MAILING ADDRESS 35 NE 40th St, 3rd Floor, Miami, FL 33137

APPLICANT Kuykendall, Daniel Wayne

PHONE NUMBER (903)821-1375 E-mail kcsge@hotmail.com

MAILING ADDRESS 3856 Iron Ore Dr. Denison, TX. 75020

Please reflect all e-mail addresses where you wish to receive any information about your project as well as the UDRB Resolution.

GENERAL PROJECT DATA:

| ITEM | ALLOWED | PROVIDED |
|-----------------------------------|---------|-----------------------|
| TOTAL FLR (sq. ft.) | | 5,032 sf per survey |
| TOTAL DENSITY (units per acre) | | N/A |
| RESIDENTIAL UNITS | | N/A |
| HOTEL ROOMS | | N/A |
| COMMERCIAL/ RETAIL AREA (sq. ft.) | | 3,516 sf |
| OFFICE AREA (sq. ft.) | | N/A |
| OPEN SPACE (sq. ft.) | | N/A |
| HEIGHT (stories) | | 1 story |
| HEIGHT (feet) | | 19'-6" top of parapet |
| PARKING SPACES | | Existing - no changes |
| BICYCLE PARKING | | Existing - no changes |
| SUSTAINABILITY (i.e. LEED) | | |
| PUBLIC BENEFITS (type) | | |
| PUBLIC BENEFITS (% FLR) | | |

DESCRIPTION OF PROJECT SUBMITTED TO WDRC

Exterior storefront scope of work:

- remove portion of glazing and entry door (as noted on plans). To be infilled with new cmu wall and finished to match the building facade stucco
- remove canopies
- paint the entire building facade (tenant's leased area only)
- new perforated metal panels to be installed around the top of the building
- new illuminated signage - to be filed under separate permit

Pursuant to the Planning and Zoning Department fee schedule, a fee of \$150 shall be required prior to the review and issuance of this planning application. The application fee for signs and murals is \$75. Permit fees are non-refundable.



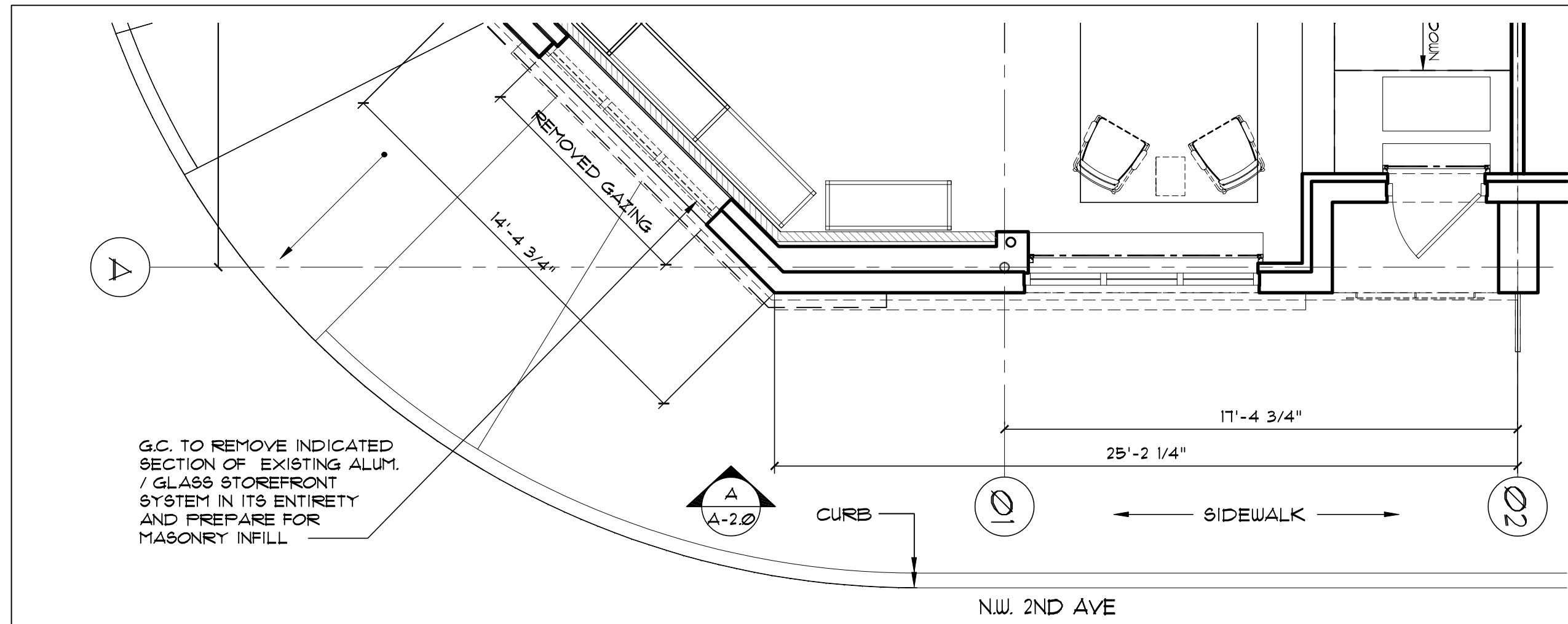
APPLICANT

6/29/20

DATE

UDRB LIAISON

DATE



1 STOREFRONT PLAN

SCALE: 1/4" = 1'-0"

STOREFRONT NOTES:

DEMOLITION:

- G.C. TO REMOVE DESIGNATED DOOR AND WINDOW UNITS AS INDICATED PER ELEVATIONS ON SHEET A2.0.
- G.C. TO PROTECT ALL ADJACENT SURFACES DURING DEMOLITION.
- ALL INFILL / NEW CONSTRUCTION TO MATCH EXISTING ADJACENT FINISHES. G.C. TO REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- G.C. TO PROTECT EXISTING PARAPET CORING AND REPAIR ANY ISSUES PRIOR TO INSTALLATION OF METAL MESH SYSTEM.
- G.C. TO PROVIDE ALL NECESSARY SIDEWALK PROTECTION AS REQUIRED.

CLEANING:

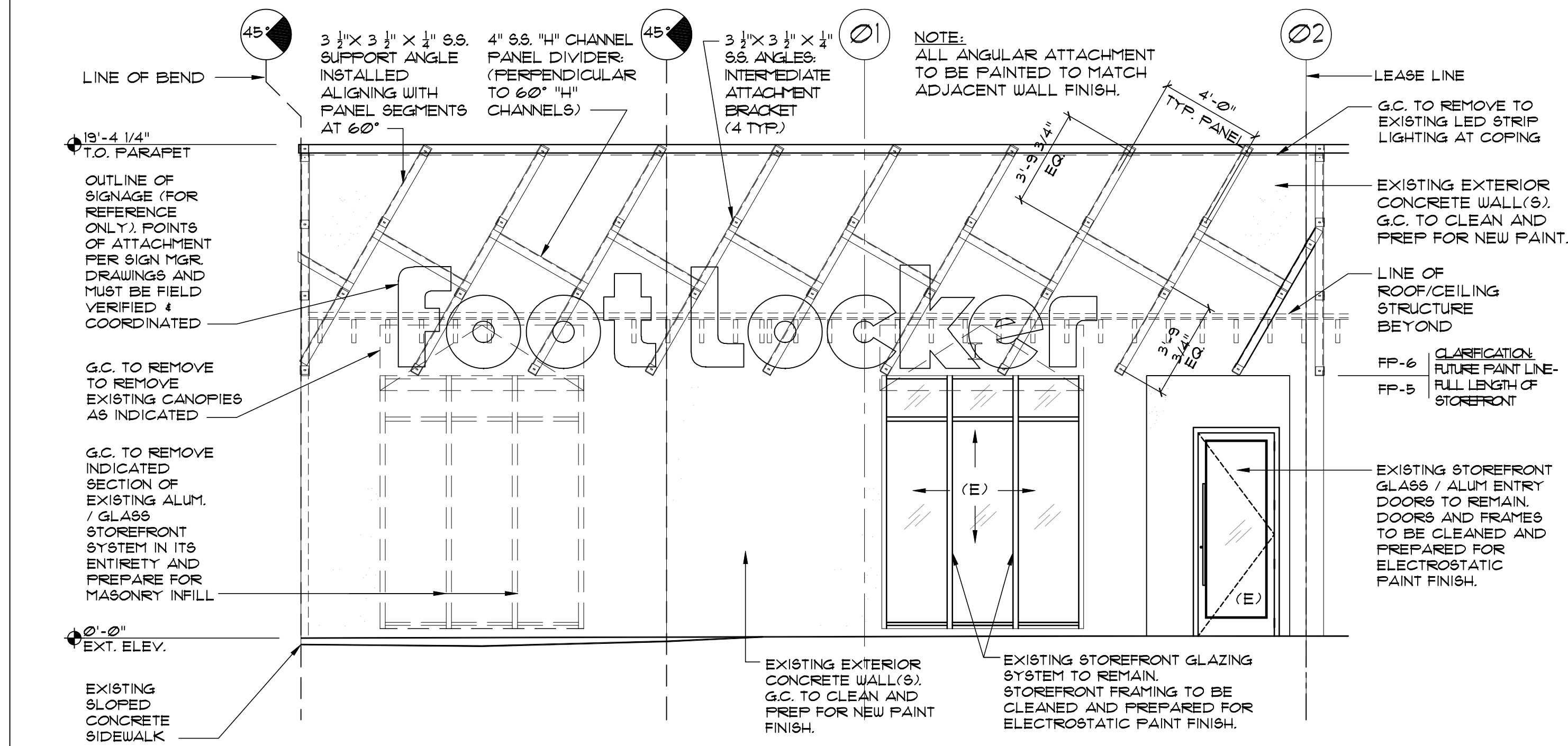
- EXISTING STOREFRONT IS TO BE CLEANED, REPAIRED AS NECESSARY AND PREPARED FOR NEW PAINT FINISH AND INSTALLATION OF STAINLESS STEEL (SS) MESH SYSTEM SUPPORTS.
- ALL EXISTING GLAZING SYSTEMS TO REMAIN ARE TO BE FULLY CLEANED PRIOR TO NEW ELECTROSTATIC PAINTING. ALL CAULKING TO MATCH DESIGNATED PAINT COLOR.

STAINLESS STEEL (SS) SUPPORT FRAME WORK:

- PLEASE REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SUBMIT SHOP DRAWINGS AND METAL SAMPLES TO TENANT PROJECT CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO FABRICATION / INSTALLATION.
- G.C. TO SUPPLY AND INSTALL STAINLESS STEEL PANEL SYSTEM SUPPORTS WHERE INDICATED ON PLANS. ALL METAL TO BE PRIMED AND PAINTED TO MATCH SPECIFIED EXTERIOR WALL FINISH (FP-6). ALL CUT EDGES AND EXPOSED FASTENERS ARE TO BE PAINTED AS WELL.
- ALL STAINLESS STEEL SUPPORTS TO BE COORDINATED WITH ALUM. ALLOY METAL PANELS SYSTEM. G.C. TO ENSURE ALL HORIZONTALS AND VERTICALS (SHOWN DIAGONALLY) ARE TO ALIGN. G.C. IS TO CONTACT FOOT LOCKER PROJECT CONSTRUCTION MANAGER PRIOR TO PROJECT START.

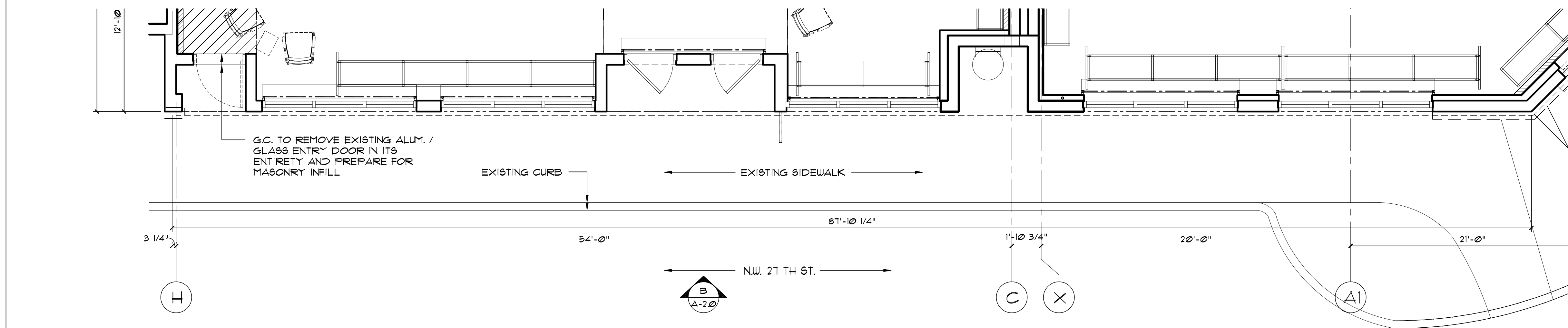
SIGNAGE:

- SIGNAGE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. IT IS PROVIDED TO INDICATE APPROXIMATE SIZE AND LOCATION ONLY. SIGNAGE MANUFACTURER TO SUPPLY AND INSTALL ILLUMINATED STOREFRONT SIGN FILED UNDER SEPARATE PERMIT. REFER TO SIGN MFG DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL SUPPORTS FOR SIGN ARE TO BE PROVIDED AND INSTALLED BY THE SIGN VENDOR AND FIELD COORDINATED WITH PANEL SYSTEM FRAMEWORK.



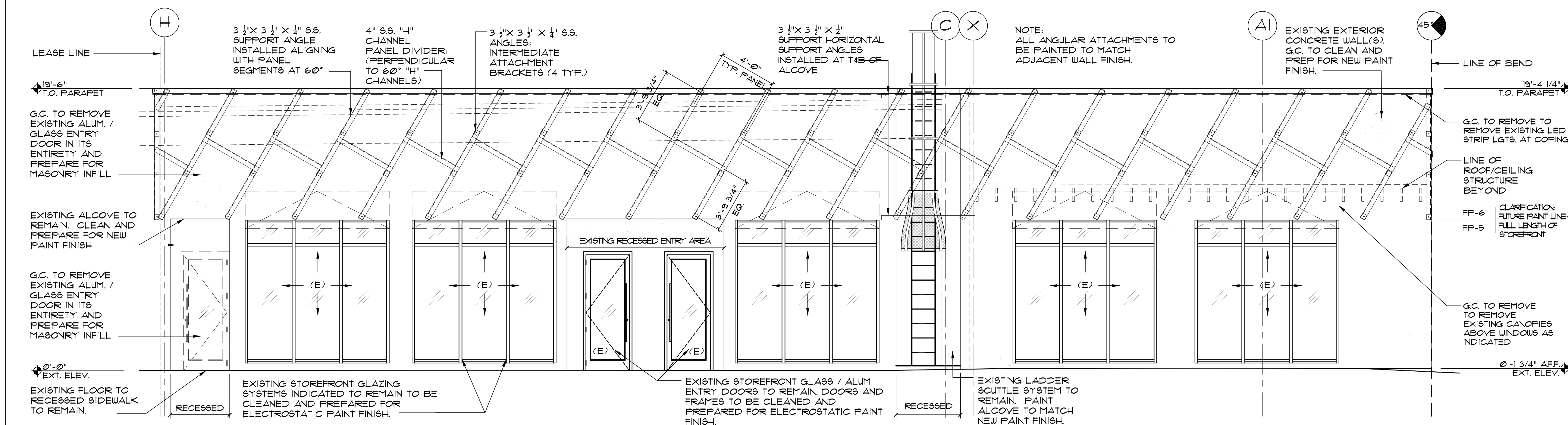
A STOREFRONT DEMO AND PREP ELEVATION

SCALE: 1/4" = 1'-0"



2 STOREFRONT PLAN

SCALE: 1/4" = 1'-0"



B STOREFRONT DEMO AND PREP ELEVATION

SCALE: 1/4" = 1'-0"

Foot Locker, Inc.

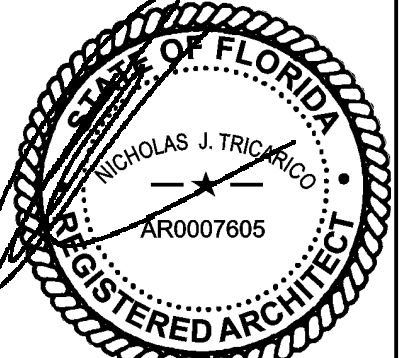
STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

ARCHITECT:



ENGINEER:

SEAL



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------|---------|
| 1 | WDRS SUBMITTAL | 9/28/20 |
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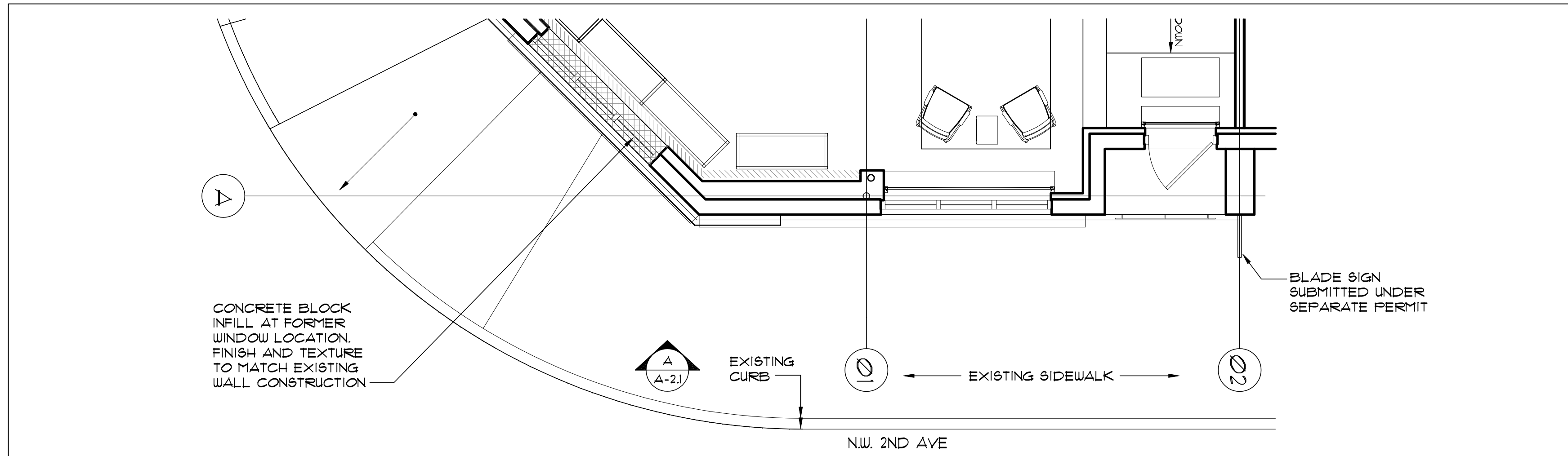
DATE: 04/23/20
SCALE: AS NOTED
GROSS AREA: 5,032 SQ. FT.
SALES AREA: 3,516 SQ. FT.
PROJECT #: 200146
DRAWN BY: JB

Foot Locker

PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
PHASE 1
STORE NO. 7757

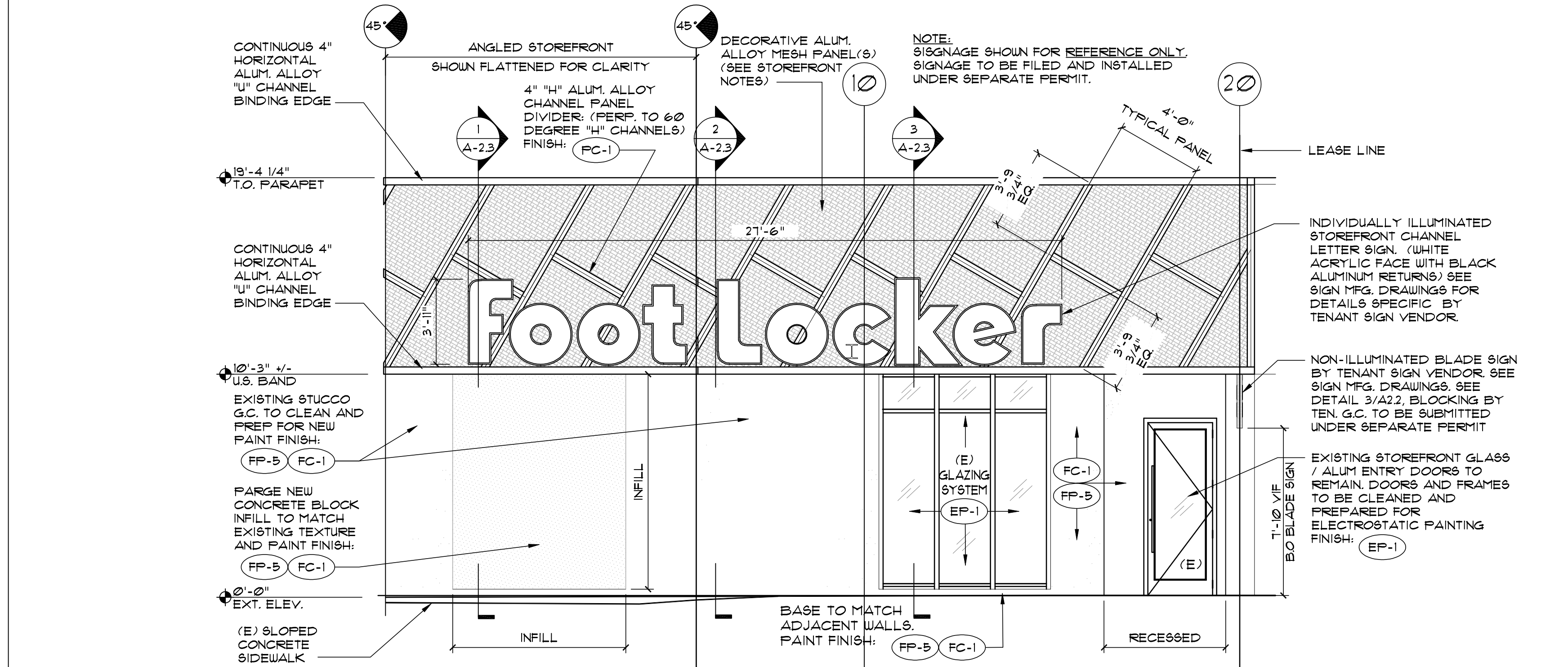
SHEET TITLE
STOREFRONT
DEMOLITION
AND PREP
SHEET NO. A2.0

FL WB 2.0 PROTOTYPE - 12/16/2019



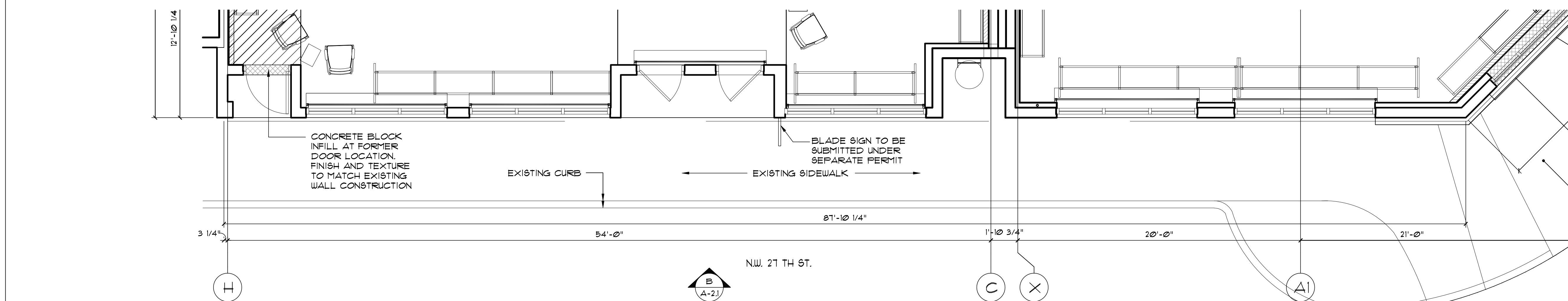
1 STOREFRONT PLAN

SCALE: 1/4" = 1'-0"



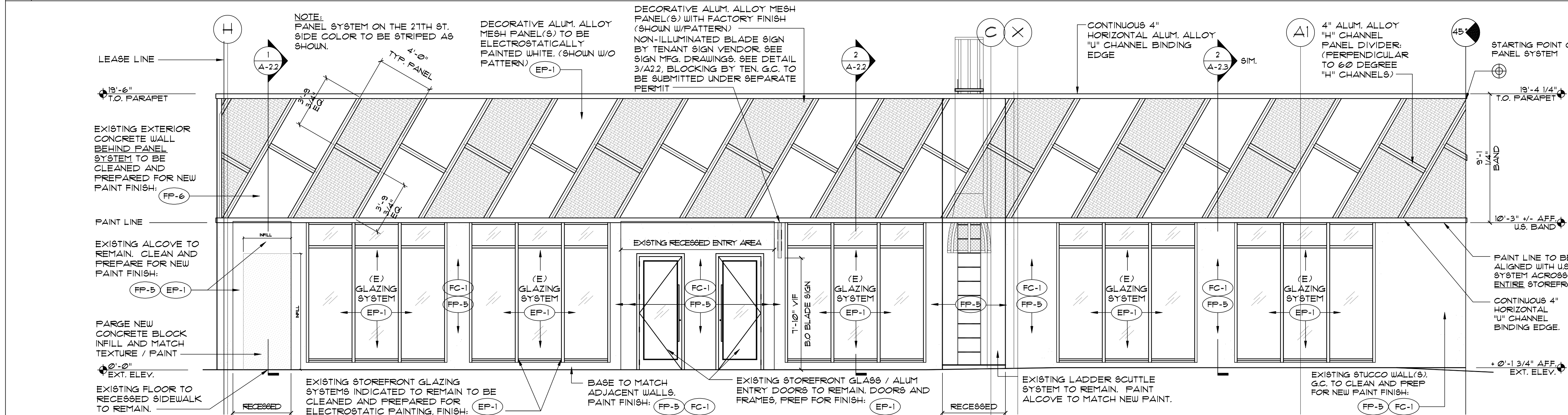
A STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 STOREFRONT PLAN

SCALE: 1/4" = 1'-0"



B STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"

STOREFRONT NOTES:

- CLEANING AND PAINTING:
- EXISTING STOREFRONT IS TO BE CLEANED AND PREPARED FOR NEW PAINT FINISHES AS INDICATED. BAND AREA ABOVE (OCCURRING BEHIND PANEL SYSTEM) TO BE CLEANED AND PAINTED (FP-6) PRIOR TO INSTALLATION OF MESH SYSTEM.
 - STUCCO (EXISTING AND NEW) AREAS ARE TO BE CLEAN, REPAIRED AND PREPARED AS REQUIRED PRIOR TO NEW SPECIFIED PAINT FINISHES INDICATED ON THIS SHEET.
 - ALL EXISTING GLAZING SYSTEMS TO REMAIN ARE TO BE FULLY CLEANED PRIOR TO NEW ELECTROSTATIC PAINTING. ALL CAULKING TO MATCH DESIGNATED PAINT COLOR.

- METAL MESH PANEL SYSTEM:
- STOREFRONT DESIGN TO BE APPROVED BY TENANT AND LANDLORD AND CITY PRIOR TO CONSTRUCTION.
 - SUBMIT SHOP DRAWINGS AND PANEL / COMPONENT SAMPLES TO TENANT PROJECT CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO FABRICATION / INSTALLATION.
 - G.C. TO SUPPLY AND INSTALL PANEL SYSTEM SYSTEM AS SPECIFIED. PANELS TO BE: MC NICHOLS - MESH PANEL, MODEL: 51001593. ALUMINUM ALLOY WITH "U" CHANNELS. FINISH TO BE "ALUMINUM ALLOY FINISH".
 - G.C. TO ELECTROSTATICALLY PAINT (EP-1) SPECIFIC PANELS AS INDICATED (PER B/A-21). PANEL(S) ONLY, SYSTEM TO REMAIN ALUMINUM ALLOY FINISH.
 - G.C. INSTALL MESH PANEL SYSTEM CHANNELS AS INDICATED ON PLANS. ALL EDGES TO BE SMOOTH AND FINISHED. ALL EXPOSED FASTENERS ARE TO NON-CORROSIVE AND INSTALLED NEATLY.
 - ALL PANELS HORIZONTALS AND VERTICALS (SHOWN DIAGONALLY) ARE TO BE SEAMLESS TO INSET CHANNELS. IF NOT POSSIBLE, DUE TO MATERIAL LIMITATION, ALL GRAIN AND OR PATTERNS MUST ALIGN AND RUN IN THE SAME / LONG DIRECTION. G.C. IS TO CONTACT FOOT LOCKER PROJECT CONSTRUCTION MANAGER PRIOR TO PROJECT START.

- SIGNAGE:
- SIGNAGE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. IT IS PROVIDED TO INDICATE APPROXIMATE SIZE AND LOCATION ONLY. SIGNAGE MANUFACTURER TO SUPPLY AND INSTALL ILLUMINATED STOREFRONT SIGN FILED UNDER SEPARATE PERMIT. REFER TO SIGN MFG DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL SIGNAGE TO BE APPROVED BY TENANT, LANDLORD AND CITY PRIOR TO FABRICATION AND INSTALLATION.

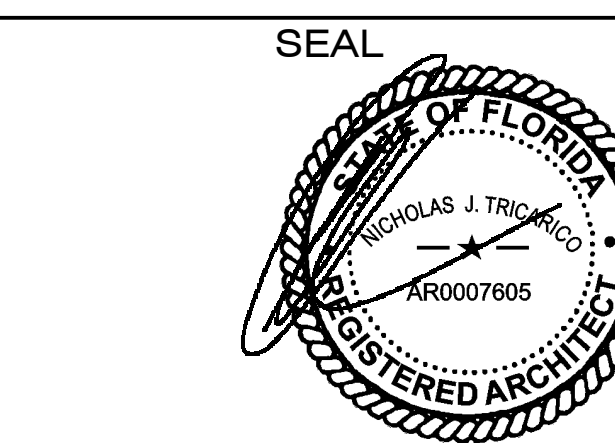
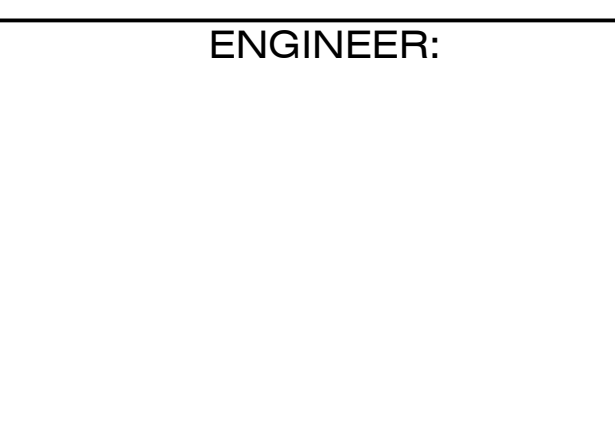
- STRUCTURAL:
- G.C. TO REFER TO STRUCTURAL DRAWINGS FOR METAL PANELS SYSTEM ATTACHMENTS AND CHU INFILL(S).

FINISH SCHEDULE EXTERIOR: SATIN FINISH

| CALLOUT | MANUFACTURER | DESCRIPTION | COMMENTS |
|---------|---------------------|--|--|
| (FP-5) | BENJAMIN MOORE | OC-152 SUPER WHITE - EXTERIOR GRADE | G.C. TO PAINT EXISTING AND NEW STOREFRONT STUCCO. |
| (FP-6) | BENJAMIN MOORE | HC-118 CHARCOAL SLATE - EXTERIOR GRADE | G.C. TO REPAINT EXISTING STOREFRONT STUCCO. |
| (FC-6) | PERMASHIELD | NON-SACRIFICIAL GRAFFITI RESISTANT COATING | G.C. TO APPLY OVER STOREFRONT STUCCO PAINT. |
| (EP-1) | ELECTROSTATIC PAINT | TO MATCH OC-152 SUPER WHITE | G.C. TO PAINTING STOREFRONT GLAZING SYSTEM. G.C. TO PROVIDE COLOR SAMPLES TO FOOT LOCKER FOR APPROVAL. |

Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001



REVISIONS

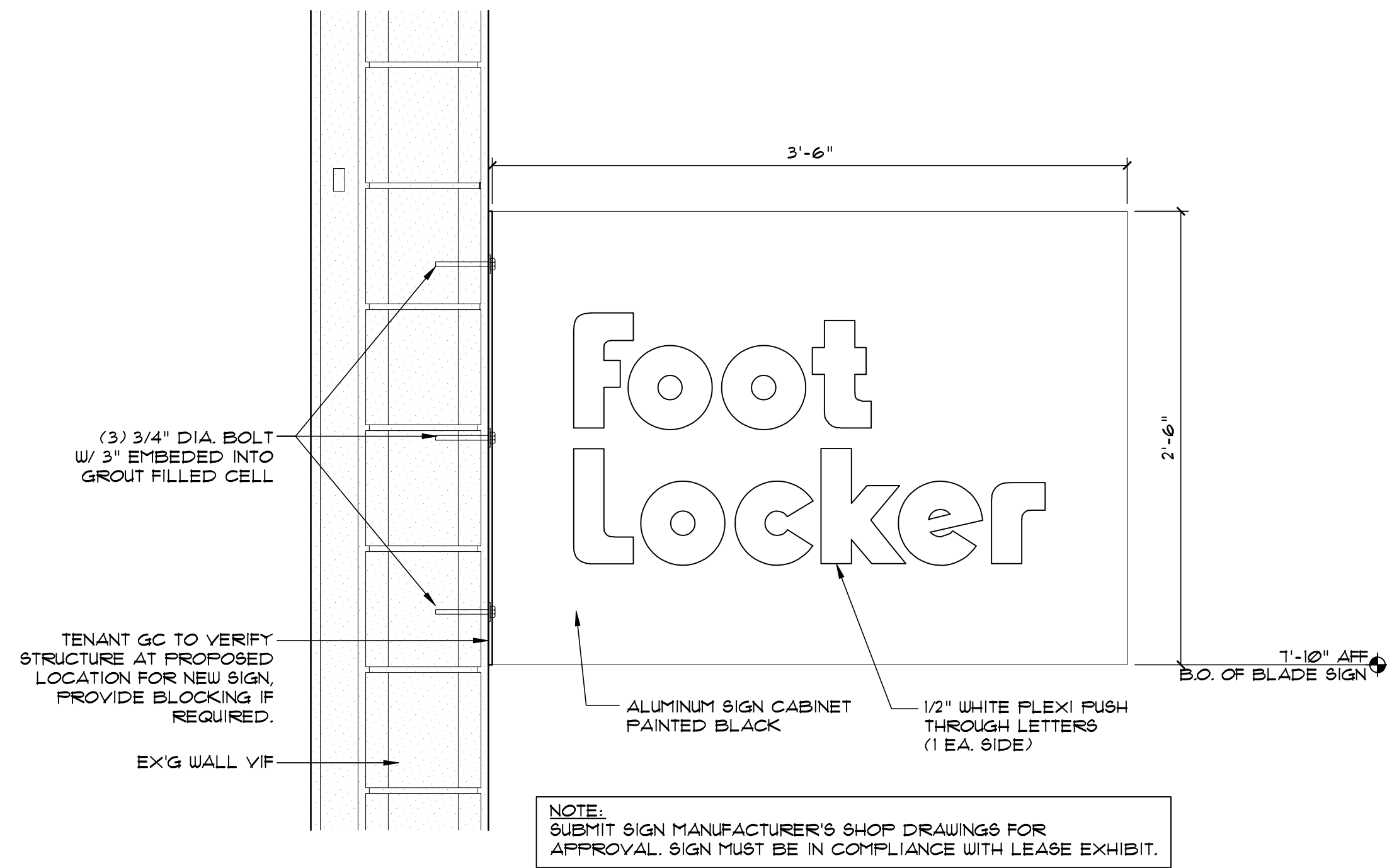
| NO. | DESCRIPTION | DATE |
|-----|---------------|---------|
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DATE: 04/23/20
SCALE: AS NOTED
GROSS AREA: 5,032 SQ. FT.
SALES AREA: 3,516 SQ. FT.
PROJECT #: 200146
DRAWN BY: JB

Foot Locker

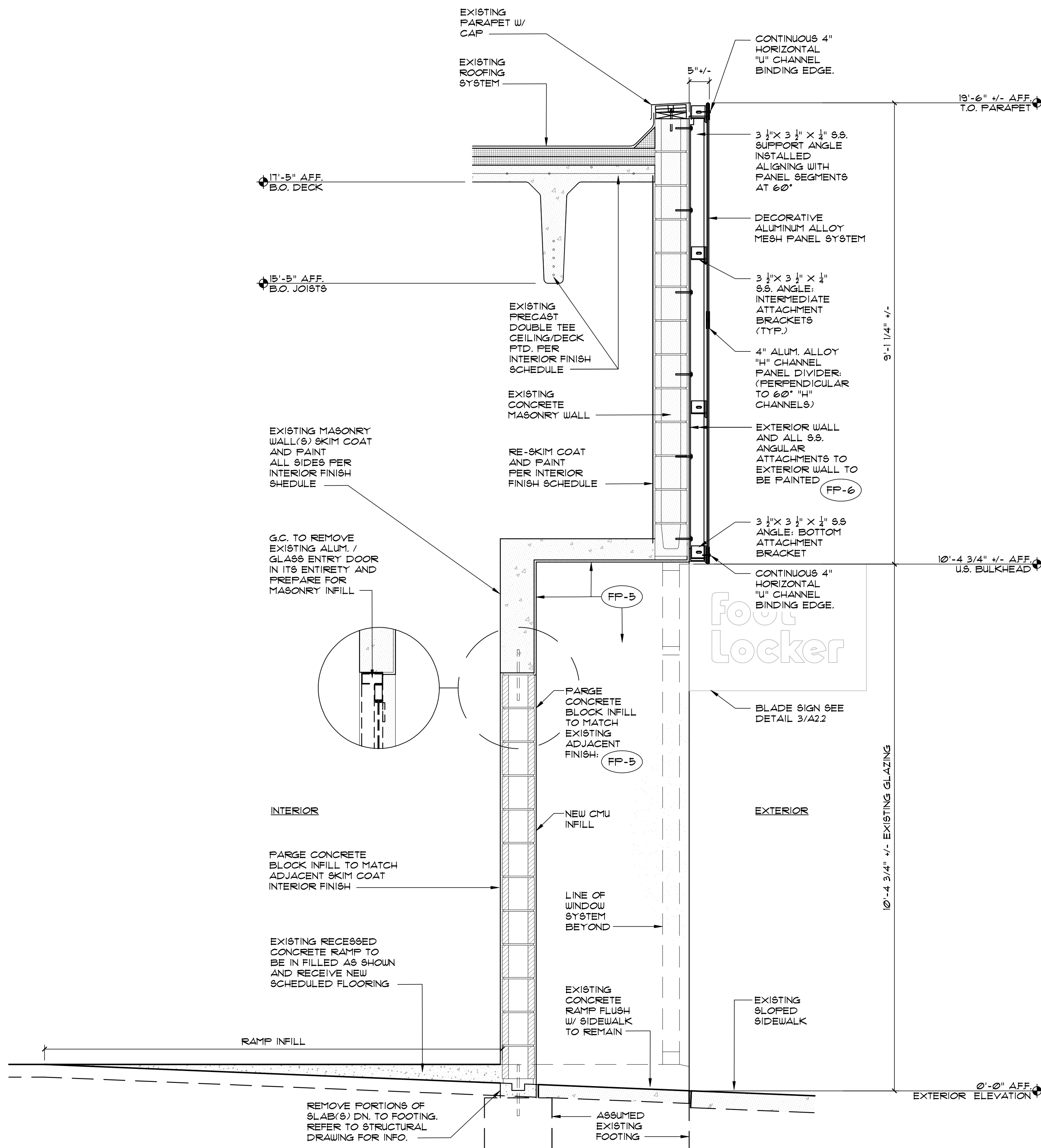
PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAAMI, FL
PHASE 1
STORE NO. 7757

SHEET TITLE
STOREFRONT
PLANS &
ELEVATION
SHEET NO. A2.1
FL WB 2.0 PROTOTYPE - 12/16/2019



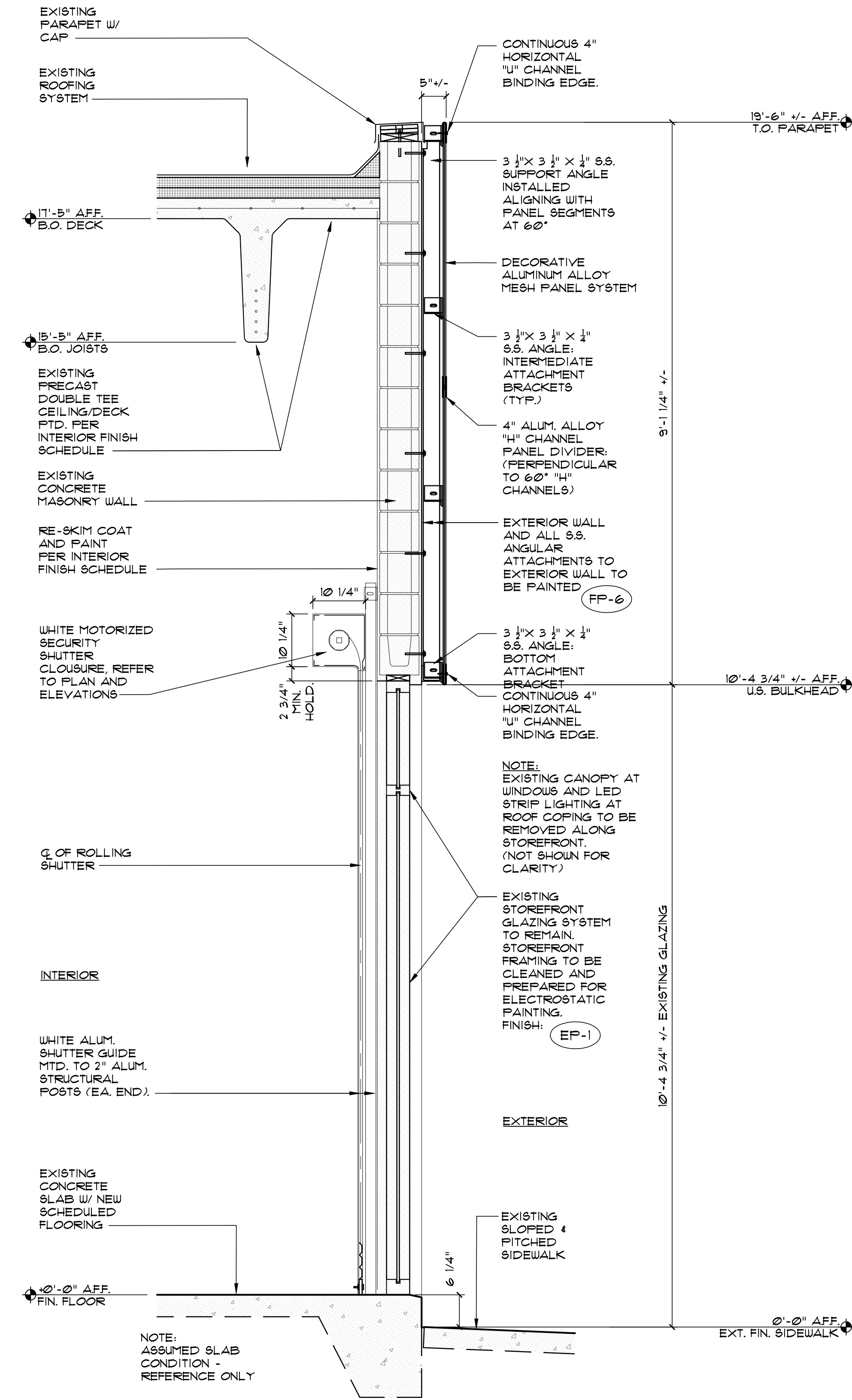
3 BLADE SIGN DETAIL

SCALE: 1 1/2" = 1'-0"



1 STOREFRONT SECTION (N.W. 27TH STREET)

SCALE: 3/4" = 1'-0"

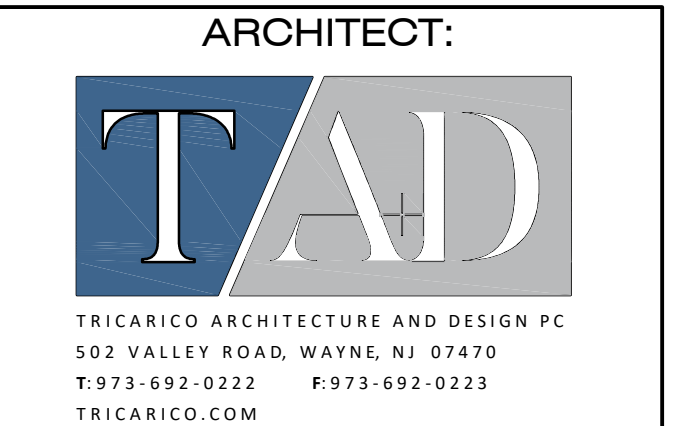


2 STOREFRONT SECTION (N.W. 27TH STREET)

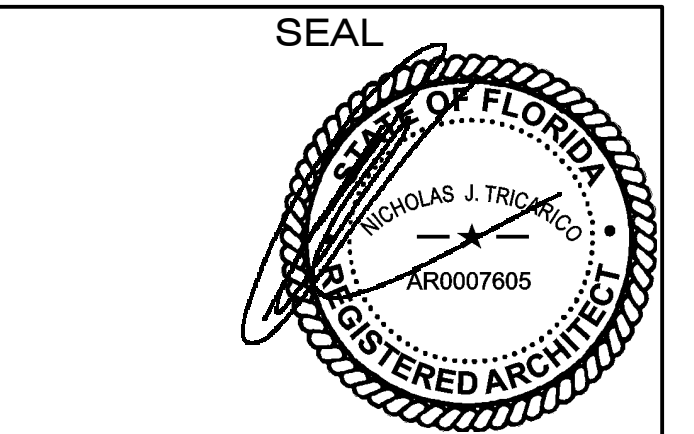
SCALE: 3/4" = 1'-0"

Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001



ENGINEER:



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------|---------|
| | WDRG SUBMITTAL | 9/28/20 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: 04/23/20
SCALE: AS NOTED
GROSS AREA: 5,032 SQ. FT.
SALES AREA: 3,516 SQ. FT.
PROJECT #: 200146
DRAWN BY: JB

Foot Locker

PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
PHASE 1
STORE NO. **7757**

SHEET TITLE
STOREFRONT
SECTIONS AND
DETAILS

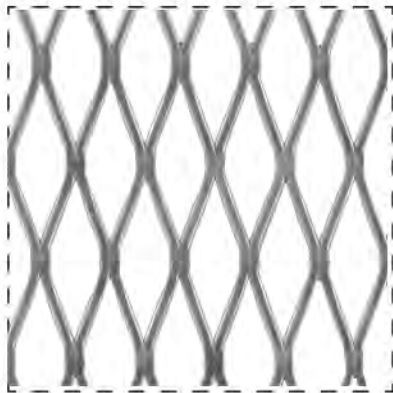
SHEET NO. **A2.2**

FL WB 2.0 PROTOTYPE - 12/16/2019

SCALE: 3/4" = 1'-0"



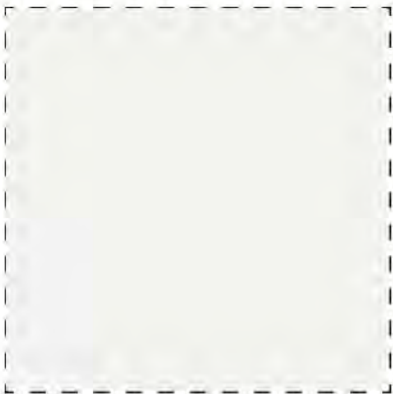
FP-5
Benjamin Moore
OC-152
Super White



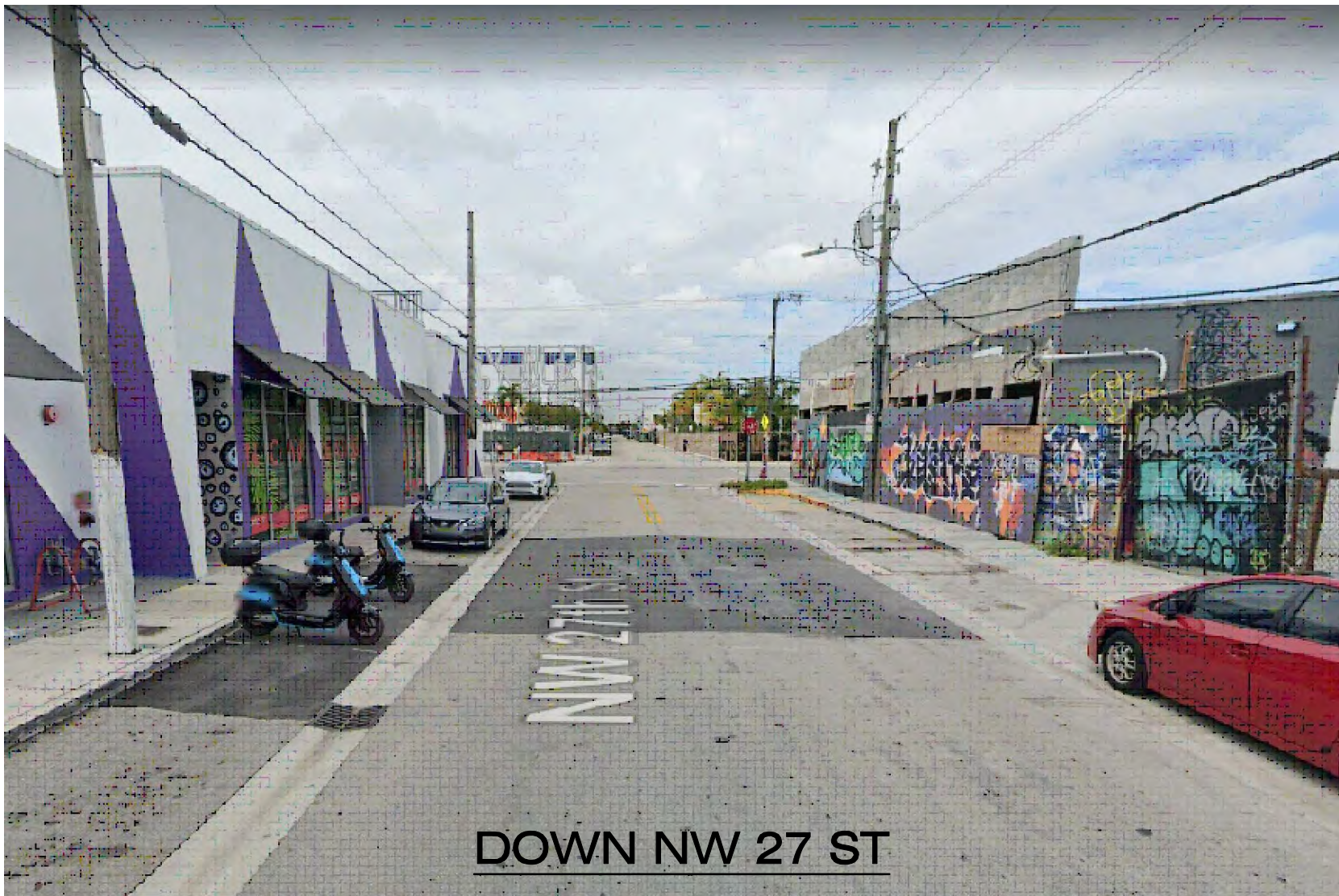
McNichols - Metal Mesh
Model No. 57001599
Finish: Aluminum Alloy
Benjamin Moore



FP-6
Benjamin Moore
HC-178
Charcoal Slate



EP-1
Electrostatic Paint to match
Benjamin Moore
OC-152
Super White



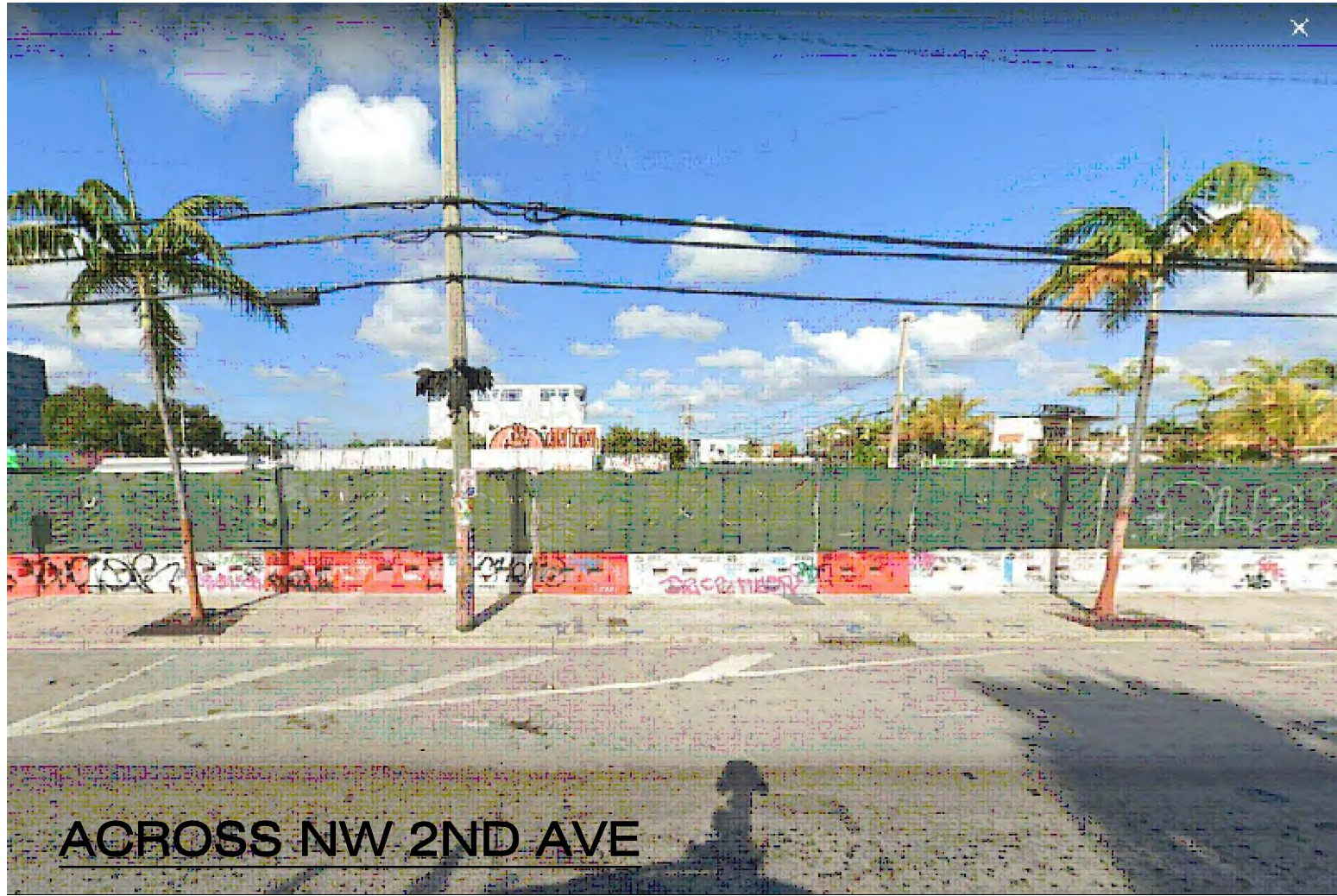
DOWN NW 27 ST



DOWN NW 2ND AVE



DOWN NW 2ND AVE



ACROSS NW 2ND AVE



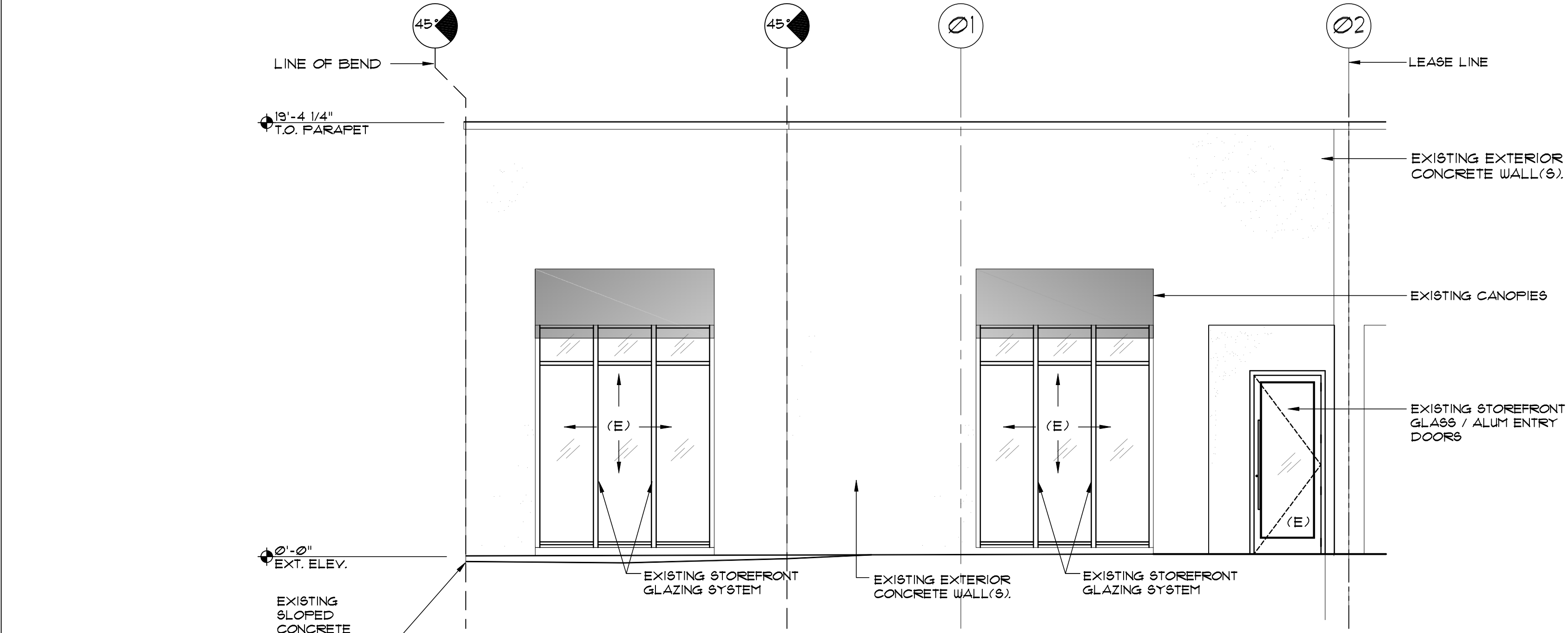
PANORAMA A



PANORAMA B



PANORAMA C



1 EXISTING STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"

3 EXISTING SITE CONDITIONS

SCALE: NTS



2 EXISTING STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"

Foot Locker, Inc.

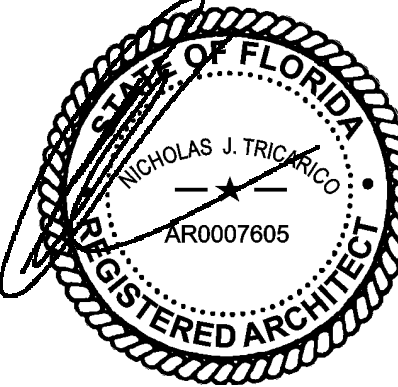
STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

ARCHITECT:



ENGINEER:

SEAL



REVISIONS

| NO. | DESCRIPTION | DATE |
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| 1 | WDRS SUBMITTAL | 9/28/20 |
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DATE: 04/23/20
SCALE: AS NOTED
GROSS AREA: 5,032 SQ. FT.
SALES AREA: 3,516 SQ. FT.
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PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MIAMI, FL
PHASE 1
STORE NO. 7757

SHEET TITLE
EXISTING
CONDITIONS

SHEET NO. EX1.0

FL WB 2.0 PROTOTYPE - 12/16/2019

| | | | |
|--|--|--|--|
| <div>GENERAL CONTRACTOR TO: 1. VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. BRING ANY DEVIATIONS TO THE ATTENTION OF THE TENANT'S PROJECT MANAGER. 2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING THE WORK. FAILURE TO DO SO SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS UPON THE CONTRACTOR. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, AND/OR EASEMENTS, EXISTING UTILITIES, AND ANY UNDERGROUND OR SURFACE STRUCTURE OR CONDITIONS PRIOR TO COMMENCING THE WORK. 4. NOT USED 5. UPON COMPLETION OF THE WORK, PROVIDE AND INSTALL A P.V.C. TUBE AS SPECIFIED IN THE PLANS WITH A COMPLETE COPY OF THE AS-BUILT CONSTRUCTION DOCUMENTS. 6. SEE RESPONSIBILITY SCHEDULE TO CLARIFY RESPONSIBILITIES FOR SPECIFIED WORK. 7. NOT USED</div> | <div>A - PATCHING (WHEN REQUIRED): 1. MINIMUM 3000 PSI CONCRETE FILLER AND PATCHING WHERE EXISTING SLAB HAS BEEN REMOVED FOR UNDER SLAB CONDUITS, PLUMBING, ETC. B - CONCRETE SLAB: 1. INSTALL MINIMUM 3000 PSI CONCRETE WITH 6" X 6" - 1/4 X 1/4 W/IF AT MID LEVEL OVER 6 MIL VAPOR BARRIER (AT SLAB ON GRADE CONDITIONS OR ADHERE TO LOCAL CODE REQUIREMENTS). INSTALL CONTROL JOINTS AT MAX. 200 SF.</div> | <div>THE WORK UNDER THIS SECTION IS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS AND SPECIFICATIONS OF THE ASSOCIATED MANUFACTURER. REFER TO RESPONSIBILITY SCHEDULE ON G1!</div> | |
| <div>DIVISION I GENERAL REQUIREMENTS/ GENERAL CONDITIONS</div> | <div>DIVISION IV MASONRY</div> | <div>DIVISION XII FURNISHINGS</div> | |
| <div>THE DESIGNATED PARTY SHALL BE RESPONSIBLE FOR A COMPLETE AND OPERATIONAL TENANT SPACE INCLUDING, BUT NOT LIMITED TO ALL FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION.</div> <div>A - COORDINATION: 1. OBTAIN A COPY OF THE TENANT CONTRACTOR GUIDELINES HANDBOOK AND COMPLY WITH THE REQUIREMENTS. NOTE IN PARTICULAR THE INSURANCE REQUIREMENTS, MAIL CONSTRUCTION PROCEDURES, UTILITY LOCATIONS, TEMPORARY REQUIREMENTS, MAIL CONSTRUCTION PROCEDURES, TEMPORARY BARRICADE WALLS, CONSTRUCTION MATERIALS, HALL OFF, AND PERMIT INFORMATION. 2. COORDINATE WORK WITH THE WORK OF OTHER TRADES, THE LANDLORD'S FORCES, AND GENERAL CONTRACTOR TO AVOID CONFLICTS AND EXPEDITE THE COMPLETION OF THE PROJECT. 3. NO WORK SHALL COMMENCE WITHOUT CONSENT OF THE LANDLORD.</div> <div>B - QUALITY OF WORK: ALL WORK SHALL BE PERFORMED IN A SAFE AND WORKMAN LIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS AND OSHA REQUIREMENTS. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS UNLESS A VARIANCE IS APPROVED BY THE TENANT AND ALL AUTHORITIES HAVING JURISDICTION. ALL EQUIPMENT & MATERIALS UNDER THE CONTRACT ARE TO BE NEW UNLESS OTHERWISE SPECIFIED IN THE PLANS.</div> <div>C - CODE COMPLIANCE: IT IS THE RESPONSIBILITY OF THE DESIGNATED PARTY TO MAKE CERTAIN THAT ALL WORK IS IN COMPLIANCE WITH ALL CODES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION (E.G.-N.E.C, ETC.).</div> <div>D - DIMENSIONS: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED FROM FINISHED TO FINISHED FACE OF MATERIALS, FACE OF STOREFRONT, OR LEASE LINE. VERIFY ALL PROPOSED DIMENSIONS TO BE CONSISTENT WITH FIELD CONDITIONS. ADVISE TENANT'S PROJECT CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS BEFORE COMMENCING THE WORK. ALL ANGLES TO BE 90 OR 45 DEGREES, UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.</div> <div>E - SHOP DRAWINGS: 1. SUBMIT THE NUMBER OF OPAQUE REPRODUCTIONS WHICH CONTRACTOR REQUIRES, PLUS TWO COPIES, TO THE TENANT'S PROJECT CONSTRUCTION MANAGER FOR APPROVAL. 2. SUBMITTALS MUST BE SCHEDULED SO AS NOT TO IMPEDIE THE PROGRESS OF THE WORK. 3. MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS, AND OTHER DATA, SUPPLEMENT MANUFACTURERS STANDARD DATA TO PROVIDE INFORMATION SPECIFIC TO THIS WORK. 4. INDICATE SPECIAL UTILITY AND ELECTRICAL CHARACTERISTICS, UTILITY CONNECTION REQUIREMENTS, AND LOCATION OF UTILITY OUTLETS FOR SERVICE FOR FUNCTIONAL EQUIPMENT AND APPLIANCES. 5. IDENTIFY VARIATIONS FROM CONTRACT DOCUMENTS AND PRODUCT OR SYSTEM LIMITATIONS WHICH MAY AFFECT THE CONSTRUCTION PROGRESS. 6. DIRECT ALL SUBMITTALS TO THE TENANT'S PROJECT CONSTRUCTION MANAGER.</div> <div>F - GUARANTEE: GUARANTEE IN WRITING ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY THE TENANT. ALL WORK SHALL CONFORM TO REQUIREMENTS OUTLINED IN THE LANDLORD'S SPECIFICATION TO LESSEE AND SHALL BE APPROVED BY THE LANDLORD.</div> <div>G - SUPERVISION: PROVIDE A FULL TIME, QUALIFIED SUPERVISOR ON THE JOB SITE. ANY WORK REQUIRED TO BE COMPLETED DURING NON-BUSINESS HOURS SHALL BE INCLUDED IN THE BID. NOTIFY MAIL MANAGER PRIOR TO PERFORMING ANY NON-BUSINESS HOUR WORK.</div> <div>H - UTILITIES: ARRANGE AND PAY FOR ALL TEMPORARY UTILITIES. FOOTLOCKER NC MANAGEMENT DEPARTMENT WILL ESTABLISH OR TRANSFER SERVICE UNDER THE FOOTLOCKER NC NAME UPON COMPLETION OF CONSTRUCTION AND TURNOVER FOR MERCHANDISING.</div> <div>I - TELEPHONE: INSTALL AN ON SITE JOB TELEPHONE AND FAX MACHINE DURING THE ENTIRE CONSTRUCTION PERIOD AND NOTIFY THE TENANT'S PROJECT MANAGER IMMEDIATELY OF THE TELEPHONE AND FAX NUMBERS. TENANT MAY OBTAIN LOCAL AND LONG DISTANCE TELEPHONE SERVICE FROM ITS PROVIDER OF CHOICE.</div> <div>J - TRASH REMOVAL: THE DESIGNATED PARTY SHALL BE RESPONSIBLE FOR DAILY REMOVAL OF ALL TRASH, RUBBISH AND SURPLUS MATERIALS FROM THE JOB SITE. CLEAN UP AT TURNOVER: THE STORE IS TO BE PROFESSIONALLY CLEANED AND LEFT IN "READY FOR SELLING" CONDITION. STOREFRONT LIGHTS, STORE FIXTURES, ADJACENT NEUTRAL PIERS AND LANDLORDS' BULKHEAD ARE TO BE CLEANED OF ALL DUST, GLUE, GROUT, AND MISAPPLIED PAINT. REMOVE ALL PROTECTIVE COVERINGS AND ALL CONSTRUCTION MATERIALS AS DIRECTED BY THE PROJECT MANAGER. HVAC FILTERS TO BE CHANGED FOLLOWING CLEANING.</div> <div>K - IDENTIFICATION: TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL IDENTIFY AND HOLD HARMLESS THE LANDLORD, TENANT, AND ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY OR TO DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM.</div> <div>L - MISSING/DAMAGED FREIGHT: 1. OPEN BOXES WITH OBVIOUS DAMAGE. 2. BEFORE SIGNING THE FREIGHT BILL, NOTE SPECIFICALLY THE ITEM(S) DAMAGED OR MISSING. (EXAMPLE)- 4) PANELS - PERIMETER WALL DAMAGED, DO NOT JUST NOTE "1 CARTON OR PALLET DAMAGED." 3. AFTER THE PROBLEM IS NOTED ON THE FREIGHT BILL, HAVE CARRIER'S DRIVER ALSO SIGN IT. THIS WILL VERIFY THAT BOTH PARTIES AGREE TO THE EXTENT OF DAMAGE. 4. THERE ARE TIMES WHEN DAMAGE IS DISCOVERED ONLY UPON UNPACKING THE FREIGHT. IN ORDER TO RECEIVE PAYMENT IN SUCH CASE, THE TENANT MUST PROVE THAT THE FREIGHT WAS DELIVERED IN DAMAGED CONDITION. THEREFORE, ALL CARTONS MUST BE INSPECTED FOR SIGNS OF DAMAGE OR ABUSE, AND IF FOUND, THE FREIGHT BILL SHALL BE NOTED AND SIGNED AS IN 1 AND 2 ABOVE. 5. SEND ALL REQUIRED DOCUMENTATION VIA FAX TO TENANT PURCHASING MANAGER OR PROJECT CONSTRUCTION MANAGER WITHIN 48 HOURS OF TAKING RECEIPT OF MATERIALS. IF TENANT'S CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, TENANT'S CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO THE REPLACEMENT OF MISSING OR DAMAGED "TENANT FURNISHED" MATERIALS.</div> <div>M - GENERAL CONTRACTOR'S MASTER AGREEMENT: GENERAL CONTRACTOR SHALL ADHERE TO ALL ITEMS AS SET FORTH IN THE MASTER AGREEMENT BETWEEN THE GENERAL CONTRACTOR AND FOOT LOCKER, INC.</div> | <div>DIVISION V METALS</div> <div>A - METAL STUDS: 1. MINIMUM GAUGE OF STUDS SHALL BE DETERMINED BY CHART ON DRAWING A11 FOR NON-SALES WALLS, AT STOREFRONT OR WALLS WITH DECKS ABOVE. 2. STUD SPACING SHALL BE 16" O.C. MAXIMUM AT TYPICAL PARTITIONS UNLESS OTHERWISE NOTED. 3. PROVIDE ALL FASTENERS, SCREWS, BOLTS, CLIPS, ANCHORS, ANGLES, BRIDGES, BRACKETS, SLEEVES, ETC., AS REQUIRED. B - STRUCTURAL STEEL AND/OR HEAVY GAUGE METAL FRAMING: 1. INSTALL FRAMING, CONNECTION PLATES, SCREWS, BOLTS, ETC. AS SHOWN IN THE PLANS AND DETAILS.</div> <div>DIVISION VI WOOD & PLASTICS</div> <div>NO WORK IS ANTICIPATED UNDER THIS SECTION UNLESS REQUIRED FOR PROPER CUTTING AND REPAIR OF BUILDING SHELL. IN THIS EVENT, ALL WORK SHALL BE PERFORMED TO THE HIGHEST LEVELS OF QUALITY AND CRAFTSMANSHIP AND SHALL BE COORDINATED WITH LANDLORD'S REPRESENTATIVE.</div> <div>DIVISION VII THERMAL & MOISTURE PROTECTION</div> <div>NO WORK IS ANTICIPATED UNDER THIS SECTION UNLESS REQUIRED FOR PROPER CUTTING AND REPAIR OF BUILDING SHELL. IN THIS EVENT, ALL WORK SHALL BE PERFORMED TO THE HIGHEST LEVELS OF QUALITY AND CRAFTSMANSHIP AND SHALL BE COORDINATED WITH LANDLORD'S REPRESENTATIVE.</div> <div>DIVISION VIII DOORS & WINDOWS</div> <div>NO WORK IS ANTICIPATED UNDER THIS SECTION UNLESS REQUIRED FOR PROPER CUTTING AND REPAIR OF BUILDING SHELL. IN THIS EVENT, ALL WORK SHALL BE PERFORMED TO THE HIGHEST LEVELS OF QUALITY AND CRAFTSMANSHIP AND SHALL BE COORDINATED WITH LANDLORD'S REPRESENTATIVE.</div> <div>DIVISION IX FINISHES</div> <div>A - PAINTING & FINISHING 1. PROVIDE A SATISFACTORY FINISH THROUGHOUT, UNLESS SPECIFICALLY DIRECTED OTHERWISE IN THE DRAWINGS, COVER ALL SURFACES THOROUGHLY, AND EVENLY, BY THE NUMBER OF COATS SPECIFIED DOES NOT ACCOMPLISH THE INTENT, APPLY ADDITIONAL COATS OF SPECIFIED MATERIAL TO PROVIDE SATISFACTORY COVERAGE. SEE FINISH SCHEDULE FOR SPECIFICS. 2. USE ONLY THE PAINT AND RELATED MATERIALS SPECIFIED. 3. PREPARE BY CLEANING ALL SURFACES FREE OF LOOSE DIRT AND DUST. PREPARE ALL METAL SURFACES IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS. 4. PAINT BUILDING FACADE WITH MANUFACTURERS RECOMMENDED PRIMER, PAINT AND NUMBER OF COATS. TINT PRIMER TO APPROXIMATE SHADE OF THE FINAL COAT. TOUCH UP ALL SUCTION SPOTS OR HOT SPOTS AFTER THE APPLICATION OF THE FIRST COAT AND BEFORE APPLYING A SECOND COAT, TO PRODUCE AN EVEN RESULT IN THE FINISH COAT. DRY ALL COATS THOROUGHLY BEFORE APPLYING SUCCEEDING COATS. FOLLOW MFR'S RECOMMENDATIONS FOR RE-COAT THE SEAL. ALL DRYWALL SURFACES BEHIND MIRRORS AND BUILT-IN COMPONENTS. ALL PAINTED SURFACES MUST OBTAIN A LEVEL 4 FINISH. 5. PUTTY ALL NAIL HOLES, COUNTER SINK SCREWS, BOLTS, FILL CRACKS, ETC. BEFORE APPLYING FINISH. 6. NOT USED 7. BEFORE STARTING FINISH WORK, REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS, OR PROVIDE APPLIE PROTECTION FOR SUCH ITEMS. 8. PAINT ALL RADIATION COVERINGS, CONVECTORS, REGISTERS, LOUVERS, GRILLES, EMERGENCY LIGHTS, SPEAKERS, TRIM LIGHTS, EXPOSED PIPING, ACCESS DOORS, VENTS, FIRE EXTINGUISHER CABINETS, EQUIPMENT MOUNTING BOARDS, ETC. UNLESS OTHERWISE NOTED OR DIRECTED. 9. MAKE FINISH WORK UNIFORM OR APPROVED FINISH SMOOTH, FREE OF RUNS, SAGS, AND DEFECTIVE BRUSHING AND CLOGGING. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN WITHOUT OVERLAPPING. 10. PROJECT CONDITIONS MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S RECOMMENDED LIMITS. II. EXAMINATION A. THE CONTRACTOR SHALL REVIEW THE PRODUCT MANUFACTURER'S SPECIAL INSTRUCTIONS FOR SURFACE PREPARATION, APPLICATION, TEMPERATURE, RE-COAT TIMES, AND PRODUCT LIMITATIONS. B. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. C. ENSURE THAT SURFACES TO RECEIVE PAINT ARE DRY IMMEDIATELY PRIOR TO APPLICATION. D. ENSURE THAT MOISTURE-RETAINING SUBSTRATES TO RECEIVE PAINT HAVE MOISTURE CONTENT WITHIN TOLERANCES ALLOWED BY COATING MANUFACTURER. WHERE EXCEEDING THE FOLLOWING VALUES, PROMPTLY NOTIFY MANUFACTURER AND OBTAIN DIRECTION BEFORE BEGINNING WORK. 1. CONCRETE AND MASONRY: 3-5 PERCENT. ALLOW NEW CONCRETE TO CURE A MINIMUM OF 28 DAYS. 2. EXTERIOR WOOD: 11 PERCENT. 3. INTERIOR WOOD: 15 PERCENT. 4. INTERIOR FINISH DETAIL WOODWORK, INCLUDING TRIM, AND CASEWORK: 10 PERCENT. 5. PLASTER AND GYPSUM: 15 PERCENT. 6. CONCRETE SLAB-ON-GRADE: PERFORM CALCIUM CHLORIDE TEST OVER 24 HOUR PERIOD OR OTHER ACCEPTABLE TEST TO MANUFACTURER. VERIFY ACCEPTABLE MOISTURE TRANSMISSION AND PH LEVELS. E. EXAMINE SURFACES TO RECEIVE COATINGS FOR SURFACE IMPERFECTIONS AND CONTAMINANTS THAT COULD IMPAIR PERFORMANCE OR APPEARANCE OF COATINGS, INCLUDING BUT NOT LIMITED TO LOOSE PRIMER, RUST, SCALE, OIL, GREASE, MILDEW, ALGAE, OR FUNGUS, STAINS OR MARKS, CRACKS, INDENTATIONS, OR ABRASIONS. F. APPLICATION OF PRIMERS, PAINTS, STAINS OR COATINGS, BY THE CONTRACTOR, WILL SERVE AS ACCEPTANCE THAT SURFACES WERE PROPERLY PREPARED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.</div> | <div>NO ANTICIPATED WORK UNDER THIS SECTION. CONFIRM WITH TENANT'S PROJECT CONSTRUCTION MANAGER.</div> <div>DIVISION XIII SPECIAL CONSTRUCTION</div> <div>NO ANTICIPATED WORK UNDER THIS SECTION. CONFIRM WITH TENANT'S PROJECT CONSTRUCTION MANAGER.</div> <div>DIVISION XIV CONVEYING SYSTEMS</div> <div>NO ANTICIPATED WORK UNDER THIS SECTION. CONFIRM WITH TENANT'S PROJECT CONSTRUCTION MANAGER.</div> | |
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Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

ARCHITECT:

TAD

TRICARICO ARCHITECTURE AND DESIGN PC
505 ORCHARD ROAD, WAYNE, NJ 07090
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TRICARICO.COM

ENGINEER:

SEAL

STATE OF FLORIDA

NICHOLAS J. TRICARICO
REGISTERED ARCHITECT
AR0007606

REVISIONS

| NO. | DESCRIPTION | DATE |
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| | WDRC SUBMITTAL | 9/28/20 |
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DATE: 04/23/20

SCALE: AS NOTED

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SALES AREA: 3,516 SQ. FT.

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SHEET TITLE
SPECIFICATIONS

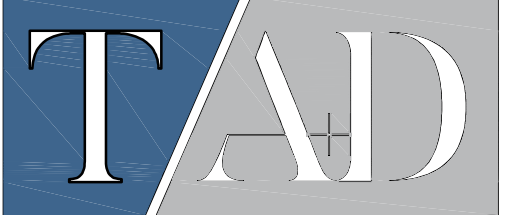
SHEET NO. G1.0

FL WB 2.0 PROTOTYPE - 12/16/2019

Foot Locker, Inc.

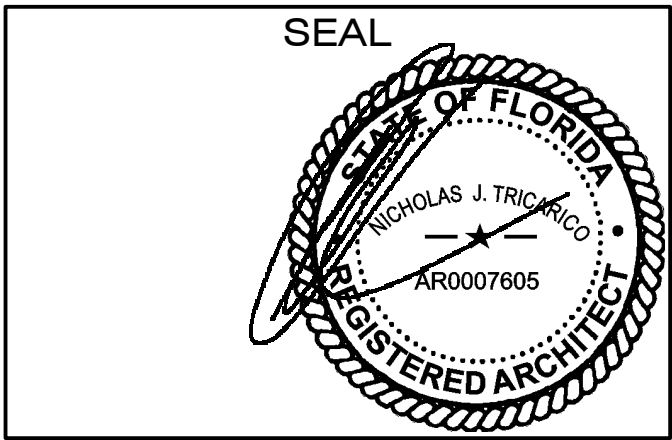
STORE PLANNING DEPT
330 WEST 34TH STREET
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ARCHITECT:



TRICARICO ARCHITECTURE AND DESIGN P.C.
602 VALLEY ROAD, WAYNE, NJ 07470
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TRICARICO.COM

ENGINEER:



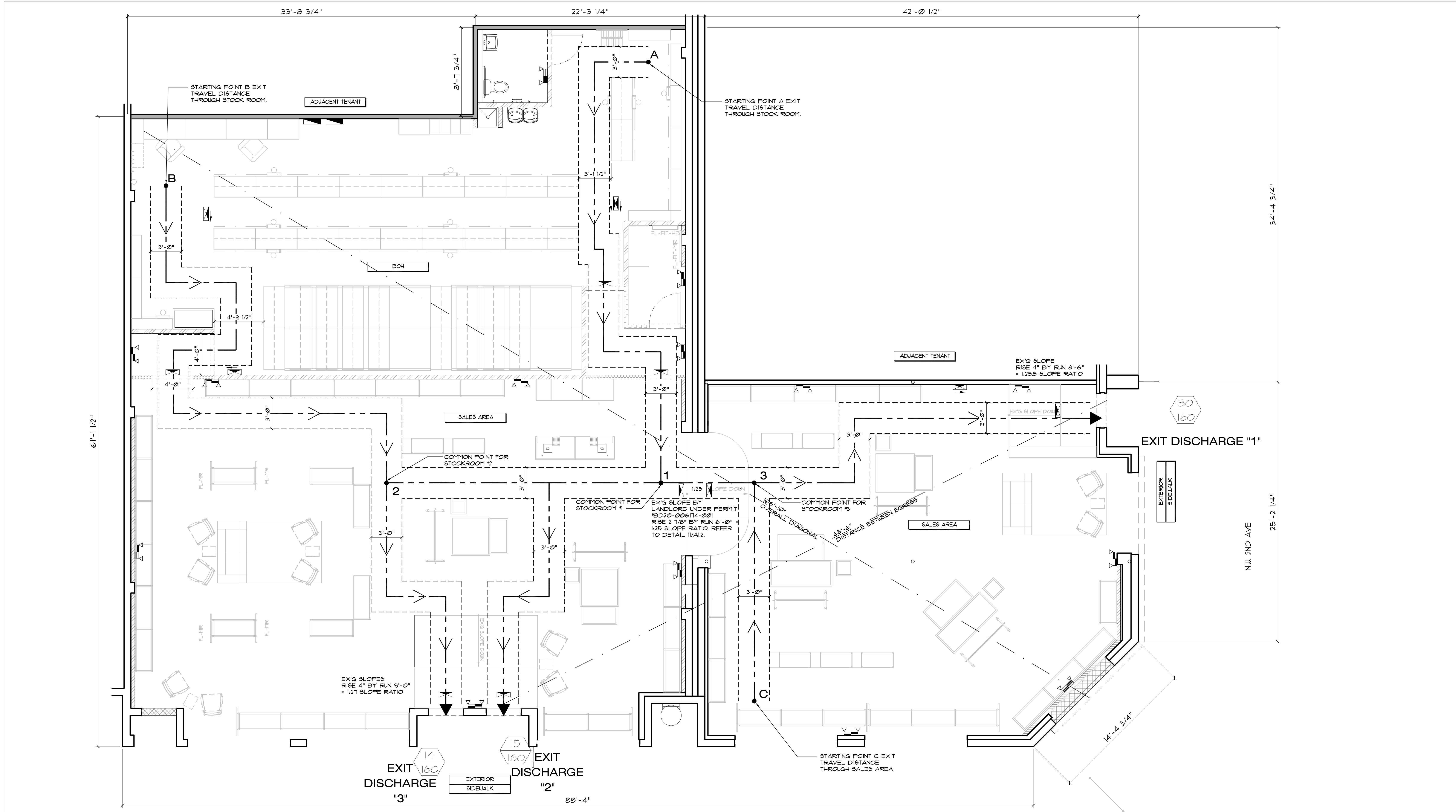
| REVISIONS | | |
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| NO. | DESCRIPTION | DATE |
| | WDRG SUBMITTAL | 9/28/20 |
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Foot Locker


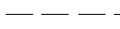
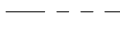







PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
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PHASE 1
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SHEET TITLE
SPECIFICATIONS
SHEET NO. G1.0
FL WB 2.0 PROTOTYPE - 12/16/2019



1 EGRESS PLAN

SCALE: 1/4" = 1'-0"

| EGRESS LEGEND | | TRAVEL DISTANCE | | | | | EGRESS WIDTH PER OCCUPANT SERVED | | | | | | | | | |
|--|--|--|---|---|---|--|--|---|---------------------|---|------------------|---|-----------|--|-------------------------------------|--|
|  | ACTUAL OCCUPANT LOAD DOOR EGRESS CAPACITY |   | OUTLINE OF PRIMARY EGRESS TRAVEL PATH & PRIMARY CIRCULATION PATH |  | EGRESS START AND END POINT OF TRAVEL |  | INDICATES EXISTING STOCKROOM FIXTURE WITH A LAYER PF MASONITE ON THE SIDE OF EGRESS TO PROVIDE A CLEAR AND UNOBSTRUCTED PATH TO THE REAR EGRESS. |  | DIRECTION OF TRAVEL |  | EMERGENCY LIGHTS |  | EXIT SIGN |   | FIRE EXTINGUISHER FIRE ALARM | <p>BUILDING DEPARTMENT NOTE - FIRE EXTINGUISHERS: PROVIDE A FIRE EXTINGUISHER (MIN. 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.</p> |
| A | 1: 53'-4" | | 102'-8" | | 90'-9" | | 95'-3" | | | | | | | | | |
| B | 2: 64'-3" | | 136'-9" | | 95'-0" | | 90'-3" | | | | | | | | | |
| C | 3: 20'-10" | | 59'-6" | | 67'-7" | | 73'-1" | | | | | | | | | |
| STORE TABULATION | | | | | | | | | | | | | | | | |
| AREA | SQ. FT. | CALCULATION | | OCCUPANT LOAD | RATIO | <p>MEANS OF EGRESS: (CHAPTER 10) MINIMUM EGRESS REQUIREMENTS (TABLE 1004.1.2):</p> <p>MERCANTILE MERCANTILE = 60 GROSS STORAGE AND STOCKROOM = 300 GROSS</p> <p>EGRESS WIDTH PER OCCUPANT SERVED (SECTION: 1005.1)</p> <p>MERCANTILE: GROUP 'M' - 0.2" PER PERSON [W/ SPRINKLER SYSTEM] EXIT 1 [SIDE] = 32" NET WIDTH /0.2 = 160 PERSONS EXIT 2 [MAIN] = 32" NET WIDTH /0.2 = 160 PERSONS EXIT 3 [MAIN] = 32" NET WIDTH /0.2 = 160 PERSONS TOTAL NET EGRESS DOOR WIDTH = 96" [PROVIDED]</p> <p>GROUND FLOOR: SALES: 3,516 SF/60 =54 PERSONS STOCK: 1,384 SF / 300 = 5 PERSONS SUPPORT: 121 SF / 300 = 1 PERSONS TOTAL PERSONS =65 PERSONS</p> <p>DOOR 96" / 0.2= 480 PERSON CAPACITY ACTUAL CAPACITY = 65 PERSONS EGRESS CAPACITY = 480 PERSONS PROPOSAL IS LESS THAN ALLOWABLE - OKAY</p> <p>SIZE OF DOORS (SECTION 1010.1.1) MINIMUM 32" CLEAR DOOR WIDTH REQUIRED</p> <p>MAXIMUM OVERALL DIAGONAL DISTANCE =106'-10" 1/3RD DISTANCE =35'-8" (SPRINKLERED)</p> <p>DISTANCE BETWEEN EXITS = 65'-6" TRAVEL DISTANCE = 87'-2" (SPRINKLERED)</p> | | | | | | | | | | |
| SALES AREA: | 3,516 | SQ. FT/ 60 PERSONS | | 54 | 70% | | | | | | | | | | | |
| BOH & NON-SALES: | 1,384 | SQ. FT/ 300 PERSONS | | 5 | 21% | | | | | | | | | | | |
| SUPPORT AREA | 121 | SQ. FT/ 300 PERSONS | | 1 | 3% | | | | | | | | | | | |
| TOTAL | 5,032 | | | 65 | (100 %) | | | | | | | | | | | |
| MORE THAN 50 OCCUPANTS REQUIRES 2 EXIT, MAX. COMMON PATH OF EGRESS TRAVEL 75'-0". EXIT ACCESS WITH SPRINKLERS 250'. EXIT TRAVEL DISTANCE BETWEEN 2 EXITS PROVIDED IS 87'-2". | | | | | | <p>EXIT ACCESS (SECTION 1016) AISLES IN GROUP 'M' = 36" (SECTION 1018.3) CORRIDOR WIDTH = 44" (SECTION 1020.2) DEAD ENDS = 50 FEET (SECTION 1020.4)</p> <p>EXIT ACCESS TRAVEL DISTANCE: (TABLE 1017.2) GROUP 'M' [W/ SPRINKLER SYSTEM] = 250 FT.</p> <p>MAX COMMON PATH OF EGRESS: (TABLE 1006.2.1) GROUP 'M' [W/ SPRINKLER SYSTEM] = 75 FT.</p> | | | | | | | | | | |
| BUILDING DEPARTMENT NOTE - FIRE EXTINGUISHERS: PROVIDE A FIRE EXTINGUISHER (MIN. 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. | | | | | | | | | | | | | | | | |
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Foot Locker, Inc.

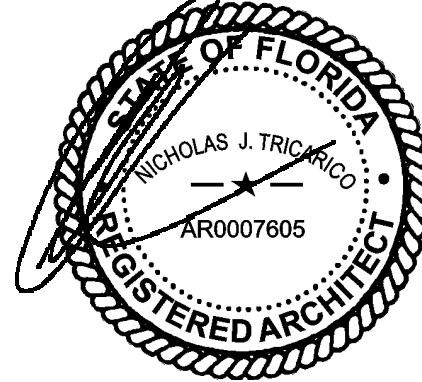
STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

ARCHITECT:



ENGINEER:

SEAL



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|---------------|---------|
| 1 | WDR SUBMITTAL | 9/28/20 |
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| | |
|-------------|---------------|
| DATE: | 04/23/20 |
| SCALE: | AS NOTED |
| GROSS AREA: | 5,032 SQ. FT. |
| SALES AREA: | 3,516 SQ. FT. |
| PROJECT # : | 200146 |
| DRAWN BY: | JB |

Foot
Locker

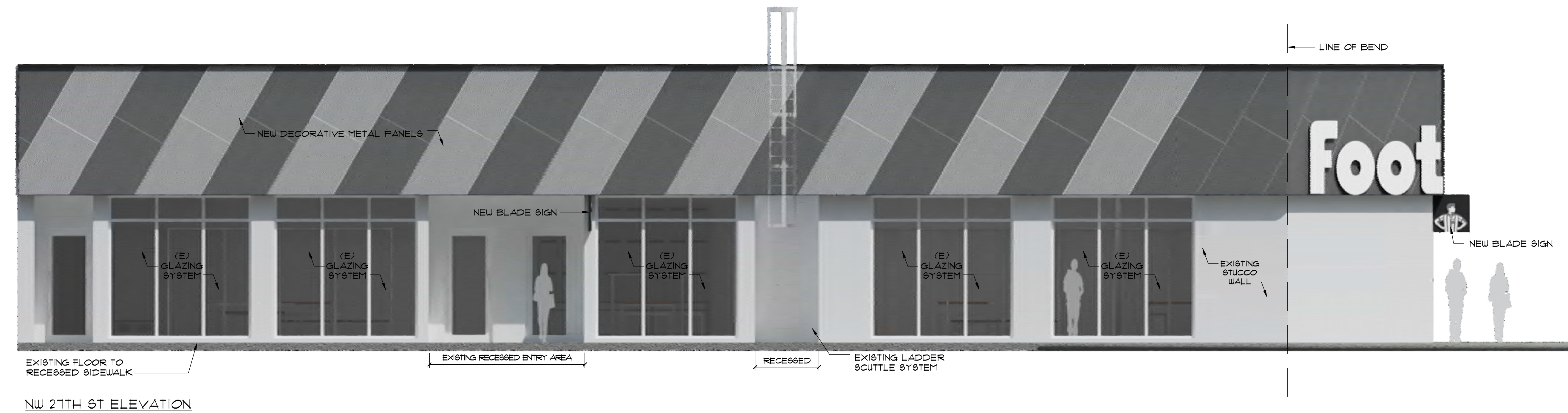
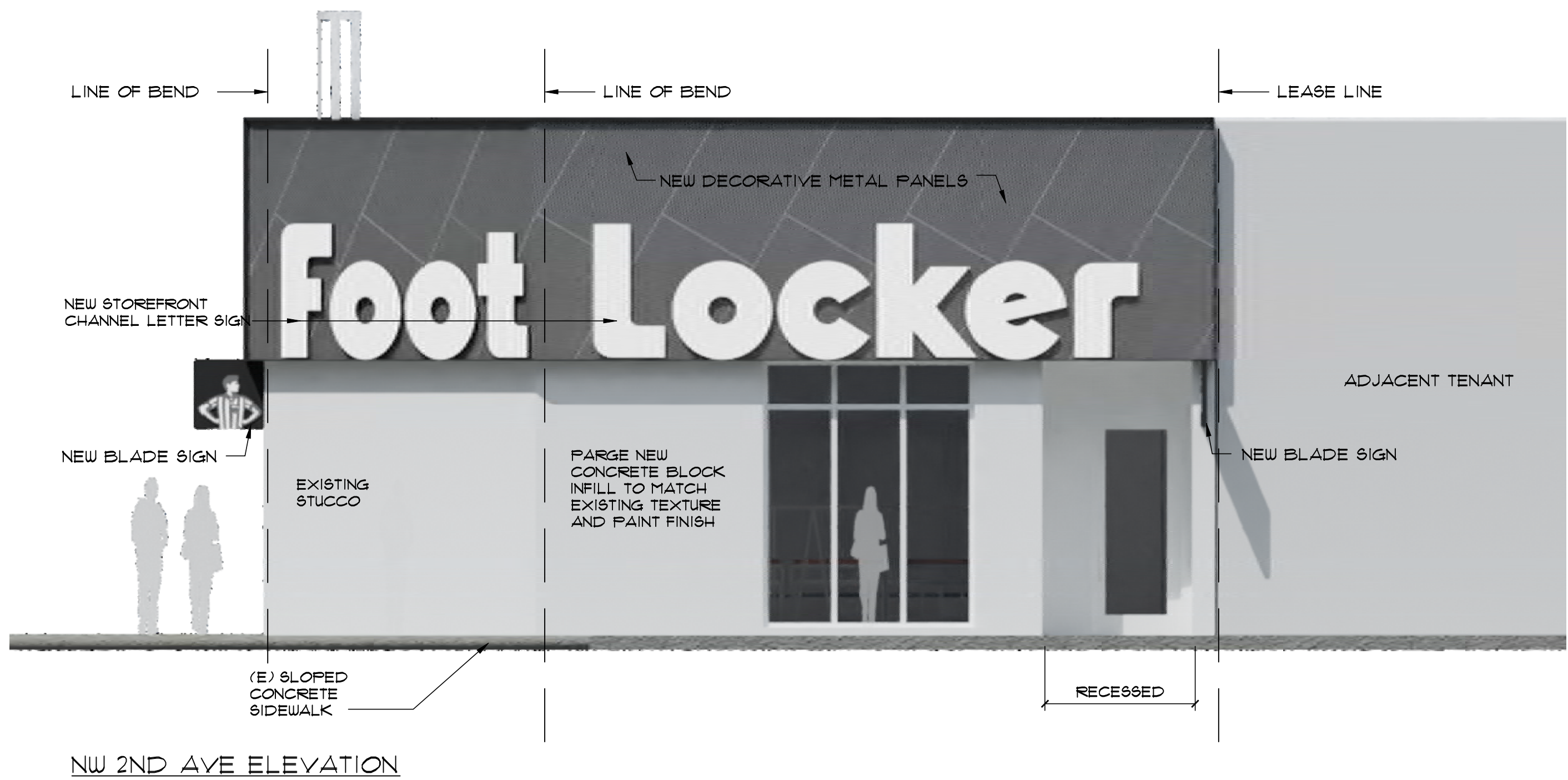
PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
PHASE 1
STORE NO. 7757

SHEET TITLE

LIFE SAFETY
PLAN

SHEET NO. LS1.0

FL WB 2.0 PROTOTYPE - 12/16/2019



2 PROPOSED ELEVATIONS

SCALE: NTS



1 STOREFRONT ELEVATION RENDERING

SCALE: NTS

Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

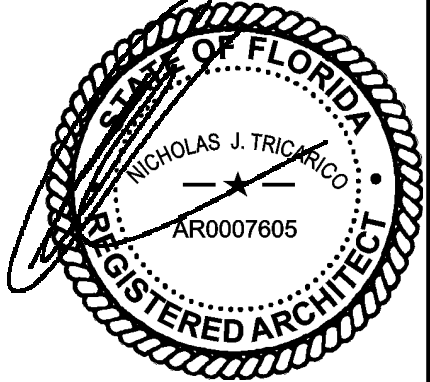
ARCHITECT:



TRICARICO ARCHITECTURE AND DESIGN PC
622 VALLEY ROAD, WAYNE, NJ 07470
T: 973-692-0222 F: 973-692-0223
TRICARICO.COM

ENGINEER:

SEAL



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------|---------|
| | WDRC SUBMITTAL | 9/28/20 |
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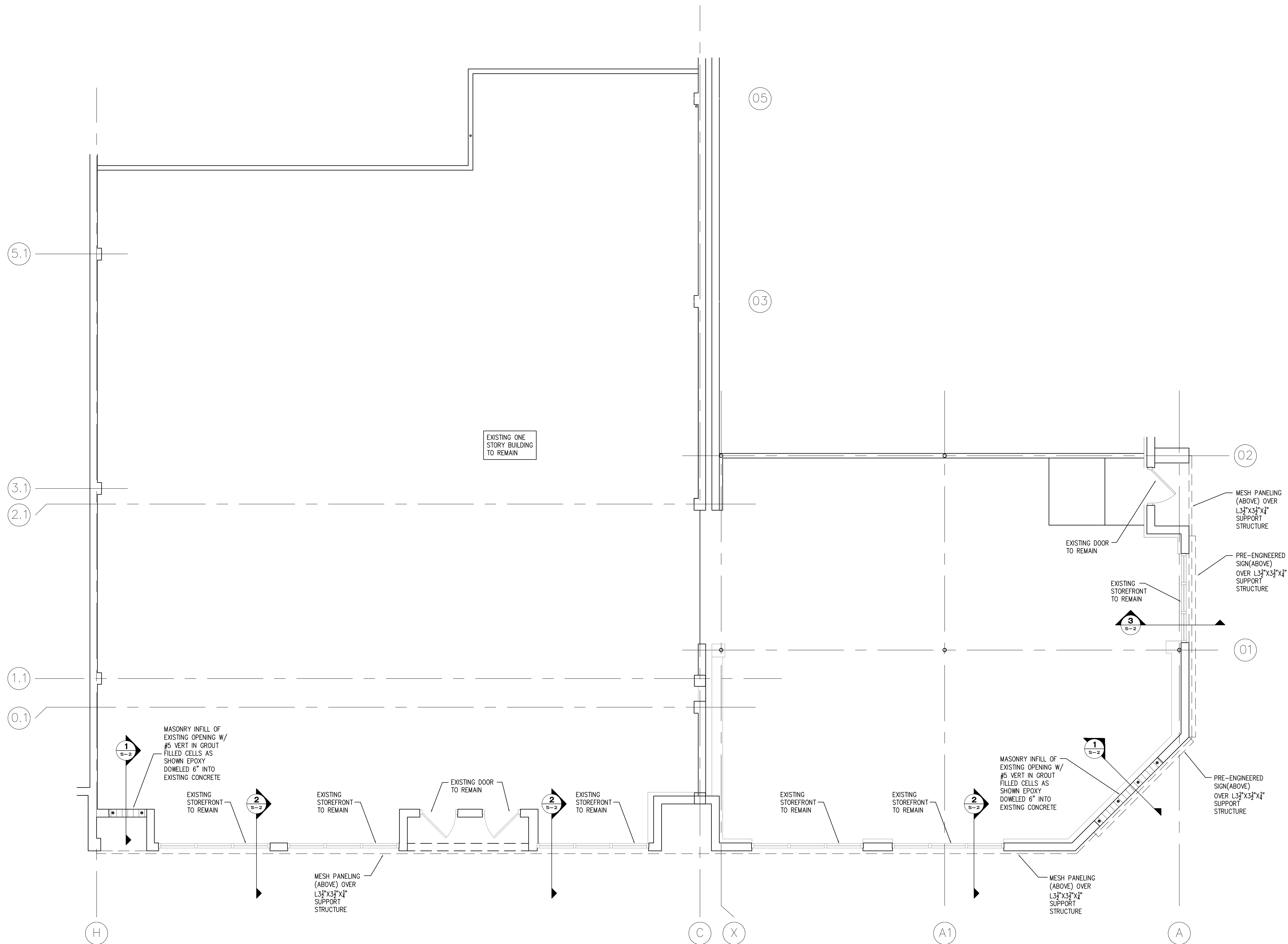
| | |
|-------------|---------------|
| DATE: | 04/23/20 |
| SCALE: | AS NOTED |
| GROSS AREA: | 5,032 SQ. FT. |
| SALES AREA: | 3,516 SQ. FT. |
| PROJECT # : | 200146 |
| DRAWN BY: | JB |

**Foot
Locker**

PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
PHASE 1
STORE NO. **7757**

SHEET TITLE
PROPOSED
STOREFRONT DESIGN
RENDERED
ELEVATIONS
SHEET NO. **PHO1.0**

FL WB 2.0 PROTOTYPE - 12/16/2019



FLOOR PLAN

Scale: 1/4" = 1'-0"

NORTH

Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

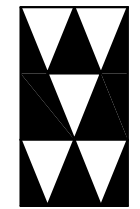
ARCHITECT:

TAD

TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T: 973-692-0222 F: 973-692-0223
TRICARICO.COM

ENGINEER:

WARREN J. VON WERNE, P.E., INC.

 11388 OKEECHOBEE BLVD, SUITE B-101
ROYAL PALM BEACH, FL 33411
(561) 795-1818 - PHONE
(561) 795-1893 - FAX
STRUCTURAL ENGINEERING CONSULTANTS
FLORIDA P.E. #56989

SEAL

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
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DATE: 03/12/20

SCALE: AS NOTED

GROSS AREA: 5,032 SQ. FT.

SALES AREA: 5,508 SQ. FT.

PROJECT # : 28645

DRAWN BY: JB

Foot Locker

PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
STORE NO. **7757**

SHEET TITLE
**STRUCTURAL
FLOOR PLAN**

SHEET NO. **S-1**

STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

- WIND LOADS PER ASCE7-10, FOR A 175 MPH WIND SPEED, EXPOSURE C, BUILDING CATEGORY II. BUILDING WAS DESIGNED AS AN ENCLOSED BUILDING.
- THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
 - 2017 FLORIDA BUILDING CODE.
 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ LATEST EDITION).
 - MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
 - MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION, AWS, D1.4/ LATEST EDITION.
 - BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1/ASCE 5, 6/7MS 402, 602/LATEST EDITIONS).
 - SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/ LATEST EDITION.

ARCHITECTURAL AND MECHANICAL DRAWINGS:

- THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
 - REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
 - BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
4. SECTIONS AND DETAILS:
ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

MASONRY

- MASONRY UNITS SHALL BE LOAD BEARING ASTM C90 NORMAL WEIGHT WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).
- ALL MORTAR SHALL BE TYPE S OR M IN ACCORDANCE WITH ASTM SPECIFICATION C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, (2500 WITH TYPE M).
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- ALL MASONRY GROUT TO BE A COURSE MIX PER TABLE 2103.10 OF THE FBC. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TSM 602)/ 2002 EDITIONS.
- PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (8 GA.) AT 16" ON CENTER VERTICAL IN ALL CONCRETE MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

CONCRETE

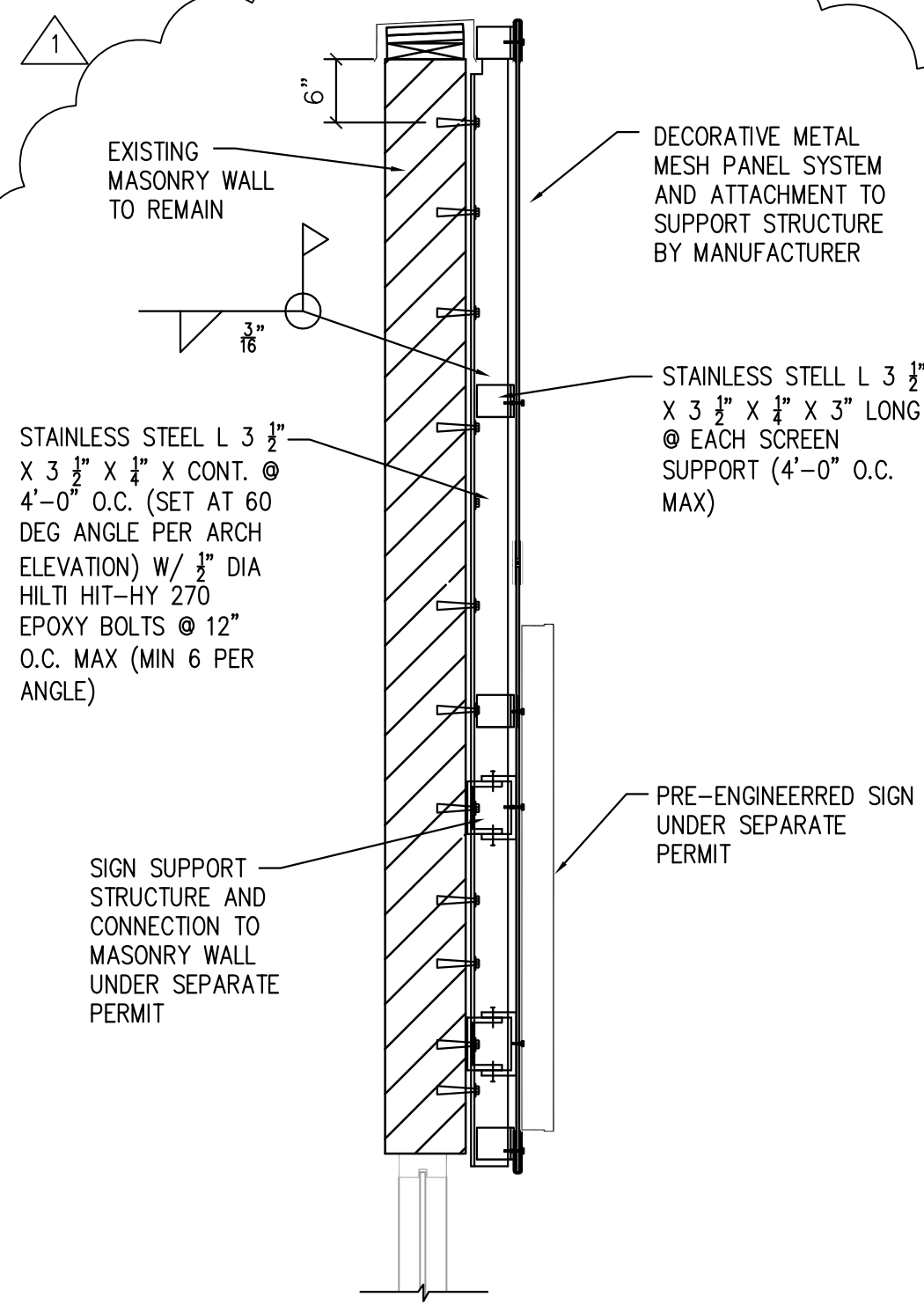
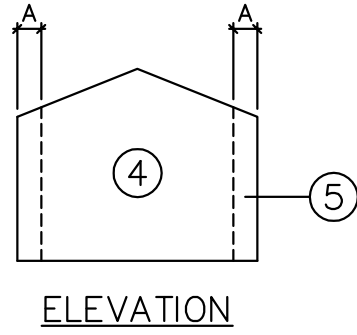
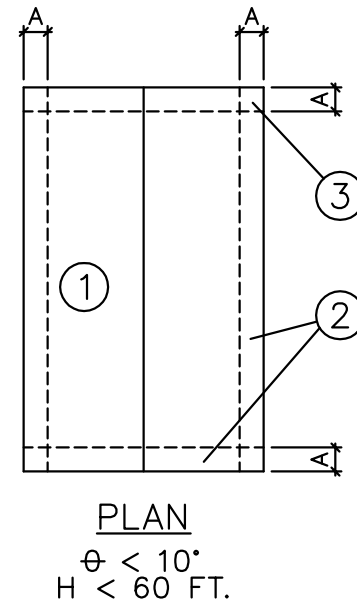
- CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
 - MASONRY GROUT 3000 PSI
 - ALL OTHER CONCRETE TO BE 3000 PSI UNLESS NOTED OTHERWISE.
- ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
 - A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
 - SLUMPS SHALL BE 4" MINIMUM AND 6" MAXIMUM.
 - ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
 - JOB SITE WATER SHALL NOT BE ADDED.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2002 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
- CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.
- REQUIREMENTS:
 - ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
 - WWF SHALL COMPLY WITH ASTM A 185.
- LAP ALL BARS MINIMUM 48 DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 6 INCHES (UNLESS OTHERWISE NOTED).
- REINFORCING BARS:
 - AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BARS X 6"-0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
 - ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

STEEL

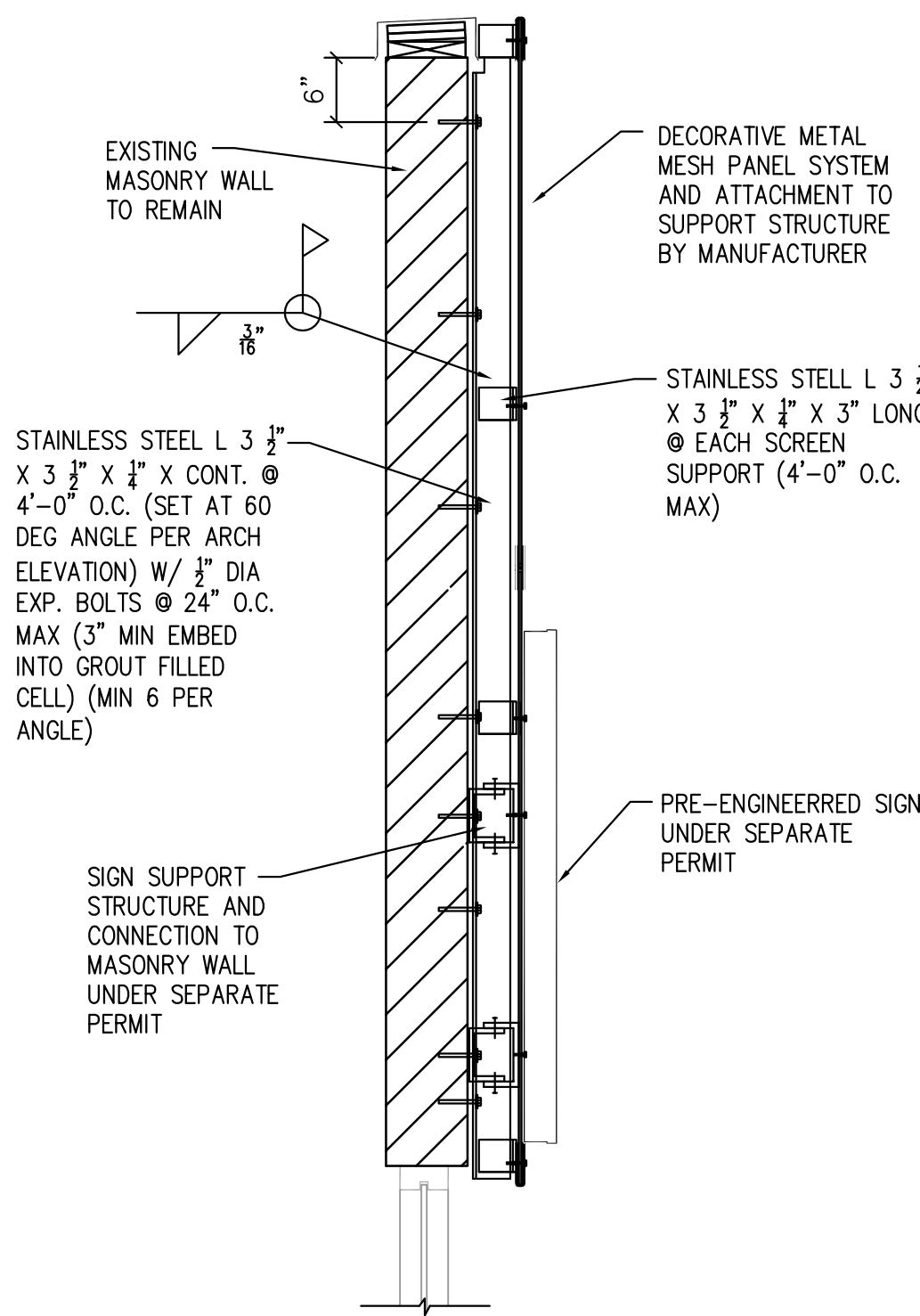
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO:
 - ASTM SPECIFICATION A992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.
 - ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.)
 - SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A500 GRADE B (F_y=46 KSI)
 - ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
 - DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
 - STEEL BEAMS INSTALLED IN PARALLEL WITH STEEL BAR JOISTS MUST HAVE CAMBER EQUAL TO BAR JOISTS.
- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED.
- ALL CONNECTIONS SHALL BE BOLTED WITH 3/4" DIAMETER, A-325 HIGH STRENGTH BOLTS 85% O.C. OR WELDED.
- ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
- SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.

| WIND LOAD SCHEDULE - ALLOWABLE STRESS | | | | | |
|---------------------------------------|-----------------|------|-------|---------------------------------|------|
| | ROOF WIND LOADS | | | WALL WIND LOADS (SEE NOTE 1) | |
| | ROOF AREA | | | WALL AREA | |
| | 1 | 2 | 3 | 4 | 5 |
| PRESSURE (PSF) | 17.3 | 17.3 | 17.3 | 39.0 | 39.0 |
| SUCTION (PSF) | 42.5 | 71.4 | 107.5 | 42.2 | 51.9 |

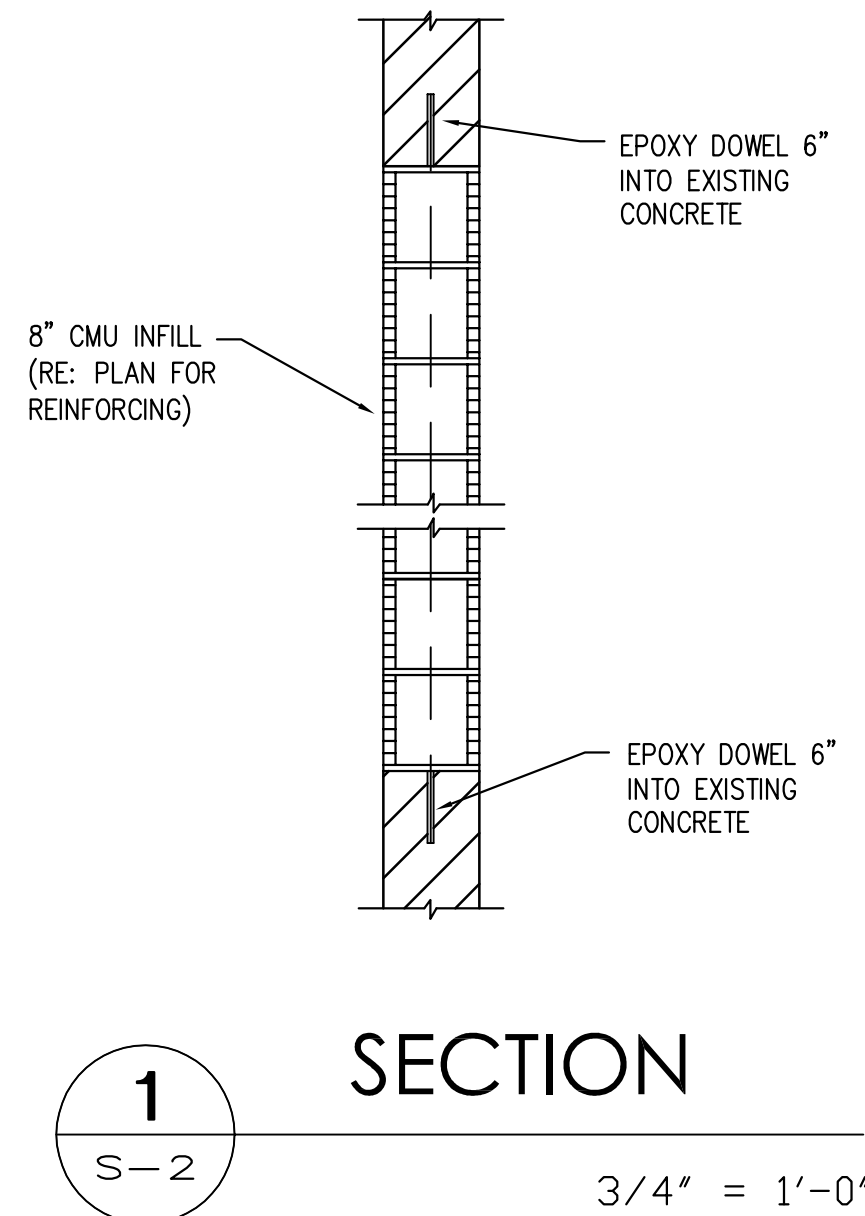
- EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
- CORNER DISTANCE, A = 8 FEET



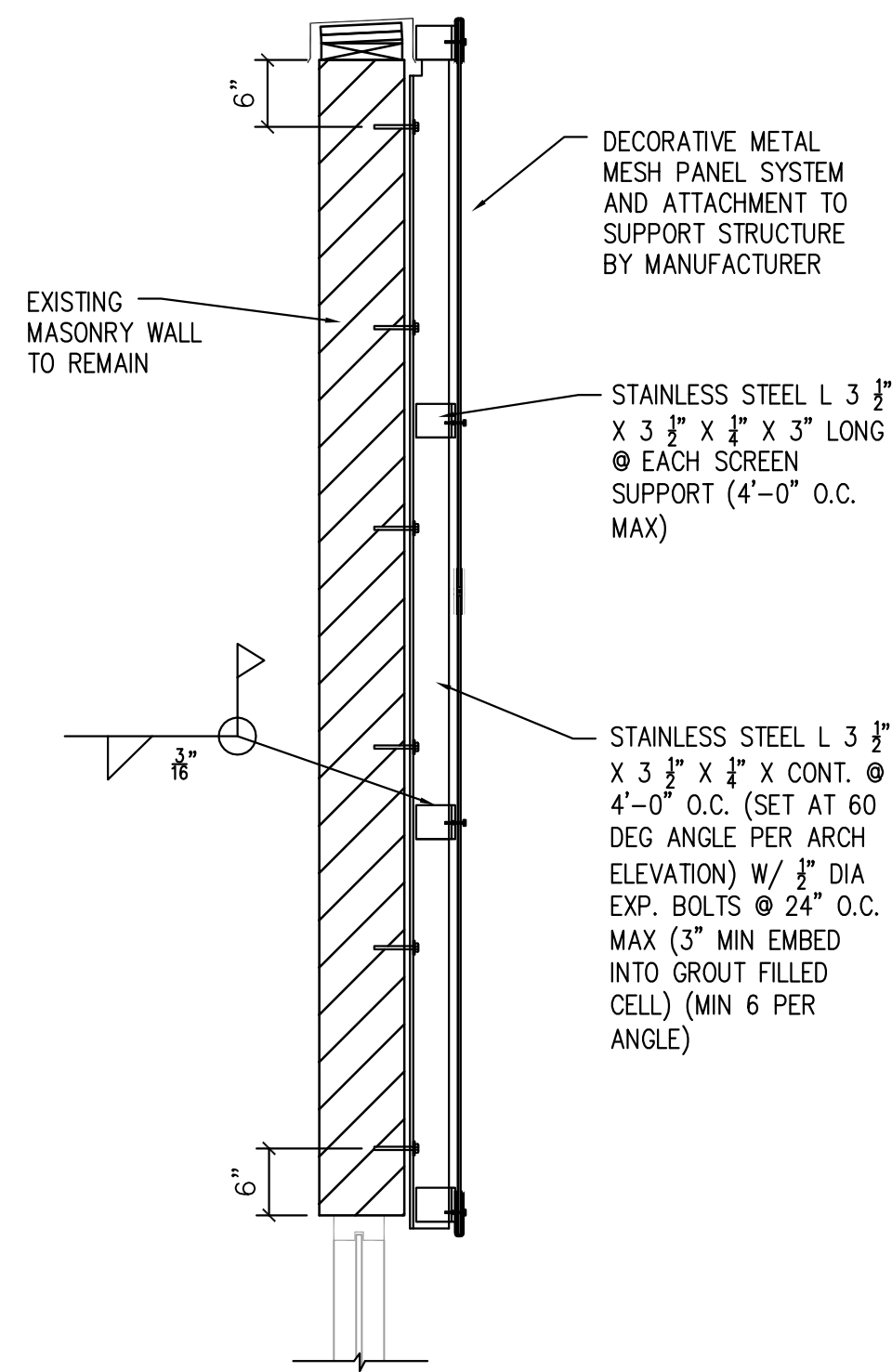
3 SECTION - ALTERNATE
S-2 3/4" = 1'-0"



3 SECTION
S-2 3/4" = 1'-0"



1 SECTION
S-2 3/4" = 1'-0"

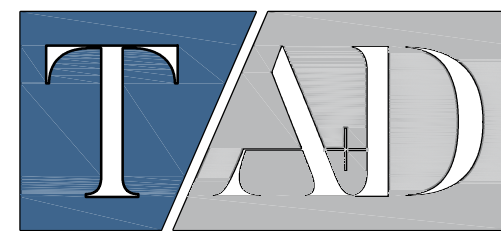


2 SECTION
S-2 3/4" = 1'-0"

Foot Locker, Inc.

STORE PLANNING DEPT
330 WEST 34TH STREET
NEW YORK, NY 10001

ARCHITECT:



TRICARICO ARCHITECTURE AND DESIGN PC
592 VALLEY ROAD, WAYNE, NJ 07470
973-692-0222 F: 973-692-0223
TRICARICO.COM

ENGINEER:

WARREN J. VON WERNE, P.E., INC.



11388 KEECHOBEE BLVD, SUITE B-101
ROYAL PALM BEACH, FL 33411

(561) 795-1818 - PHONE
(561) 795-1883 - FAX

STRUCTURAL ENGINEERING CONSULTANTS
FLORIDA P.E. #56989

SEAL

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|--------------|---------|
| 1 | PARAPET WALL | 9/28/20 |
| | | |
| | | |
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| | | |
| | | |
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DATE: 03/12/20
SCALE: AS NOTED
GROSS AREA: 5,032 SQ. FT.
SALES AREA: 5,508 SQ. FT.
PROJECT # : 28645
DRAWN BY: JB

Foot Locker

PROJECT TITLE
WYNWOOD
2621 N.W. 2ND AVENUE
MAIMI, FL
STORE NO. 7757

SHEET TITLE
STRUCTURAL
NOTES,
SECTIONS
SHEET NO. S-2



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

2621 NW 2ND AVE MIAMI FL

SURVEYOR CERTIFICATION

2621 NW 2ND AVE.
MIAMI, FL 33127
COUNTY OF MIAMI-DADE

TO: AND AMERICAN NATIONAL, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON: 08/09/2017 AND A FIELD REVISION WAS DONE ON 09/25/2020

JUAN C. MELENDEZ

LAND SURVEYOR NUMBER: LS6721 IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 05/13/2017
DATE OF LAST REVISION: 9/28/20

NETWORK REFERENCE #20190704-1

SURVEY PREPARED BY:
ORTHOTEK
13460 S.W. 24TH STREET
MIAMI, FL 33175

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11, 12, 13, 14 AND 15, BLOCK 2, OF AMENDED PLAT OF DON MOORE VILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO THE CITY OF MIAMI, A FLORIDA MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN RIGHT-OF-WAY DEED, RECORDED IN OFFICIAL RECORDS BOOK 29619, PAGE 3272, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF LOTS 12 AND 13, BLOCK 2, OF AMENDED PLAT OF DONMOORE VILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 25, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 3020-961292, BEARING AN EFFECTIVE DATE OF APRIL 30, 2019 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

Survey Notes

ACCURACY:

THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

BASIS OF BEARING:

BEARING OF BASIS SHOWN, IS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA EAST NAD(83)-(2011)-(EPOCH 2010.0000).

SURVEYORS NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO FIELD DELINEATION OF WETLANDS WAS NOTED ON SITE. IF NO MARKERS WERE OBSERVED.

THE ADDRESS OF PROPERTY WAS NOTED ON THE WEST SIDE OF THE BUILDING.

PROPERTY HAS DIRECT ACCESSSES FROM N.W. 26 ST., N.W.27 ST. AND N.W. 2ND AVE.

Parking

REGULAR PARKING N/A
HANDICAP PARKING N/A
TOTAL PARKING N/A

Encroachment Statement

BUILDING STRUCTURE ENCROACHES ON F.P.L. EASEMENT. ±0.8' BY ±8.3'

Notes Corresponding to Schedule B

NUMBERS CORRESPOND WITH SCHEDULE B EXCEPTIONS ITEMS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 3020-961292, BEARING AN EFFECTIVE DATE OF APRIL 30, 2019 8:00 AM

10. MATTERS SHOWN ON THE PLAT OF AMENDED PLAT OF DONMOORE VILLA, RECORDED IN PLAT BOOK 6, PAGE 7.

11. TERMS AND CONDITIONS OF THE AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES BETWEEN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND WYNWOOD 2621, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 28883, PAGE 2002. APPLES BUT NOT PLOTTABLE

12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 29224, PAGE. 1634. AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN.

13. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1758. APPLES BUT NOT PLOTTABLE

14. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1760. APPLES BUT NOT PLOTTABLE

15. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1762. APPLES BUT NOT PLOTTABLE

16. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1764. APPLES BUT NOT PLOTTABLE

17. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1766. APPLES BUT NOT PLOTTABLE

18. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1768. APPLES BUT NOT PLOTTABLE

19. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1770. APPLES BUT NOT PLOTTABLE

20. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1772. APPLES BUT NOT PLOTTABLE

21. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1774. APPLES BUT NOT PLOTTABLE

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23. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1778. APPLES BUT NOT PLOTTABLE

24. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1780. APPLES BUT NOT PLOTTABLE

25. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1782. APPLES BUT NOT PLOTTABLE

26. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1784. APPLES BUT NOT PLOTTABLE

27. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1786. APPLES BUT NOT PLOTTABLE

28. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1788. APPLES BUT NOT PLOTTABLE

29. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1790. APPLES BUT NOT PLOTTABLE

30. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED IN OFFICIAL RECORDS BOOK 29544, PAGE 1792. APPLES APPLES BUT NOT PLOTTABLE

Zoning Information

I. Property Location and Size

| | |
|------------------|--|
| 1. Jurisdiction: | City of Miami, Florida |
| 2. Name: | 2621 Northwest 2 nd Avenue |
| 3. Address: | 2621 Northwest 2 nd Avenue |
| 4. Size: | 0.84 Acres or 36477.0 Square Feet +/- (Per Survey) |

II. Existing Land Use and Zoning

| | |
|---|---|
| 1. Date of Existing Ordinance: | Current as Provided Online: http://www.miami21.org/finalcode.asp |
| 2. Existing Zoning Designation: | "T5-O" and "T5-L" Urban Center Zones within the "NRD-1" Wynwood Neighborhood Revitalization Overlay District <i>"Please note, per Section 3.12.3(e), "The requirements of this Code shall be effective in the NRD except as modified by the regulations of the revitalization plan and any proposed regulations or design guidelines adopted by the City Commission upon designation of the NRD. The ordinance designating the NRD shall be referenced in this Code, with any specific regulations and design guidelines of the NRD adopted by reference to this Code and maintained in the Planning and Zoning Department. The Wynwood NRD-1, originally adopted by Ord. No. 13661, on September 24, 2015, is hereby amended and codified in Appendix J to this Code". Therefore, all regulations specified herein shall be per the Wynwood NRD-1 District regulations found in Appendix J; unless otherwise specified.</i> |
| 3. Adjacent Zoning Designation and or Uses if Applicable: | North / South / East / West: "T5-O" Urban Center Zone |

III. Zoning Regulations

| | |
|---|---------------|
| 1. Are copies of zoning regulations available for this site? | Yes, Attached |
| 2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use? | Yes, Attached |

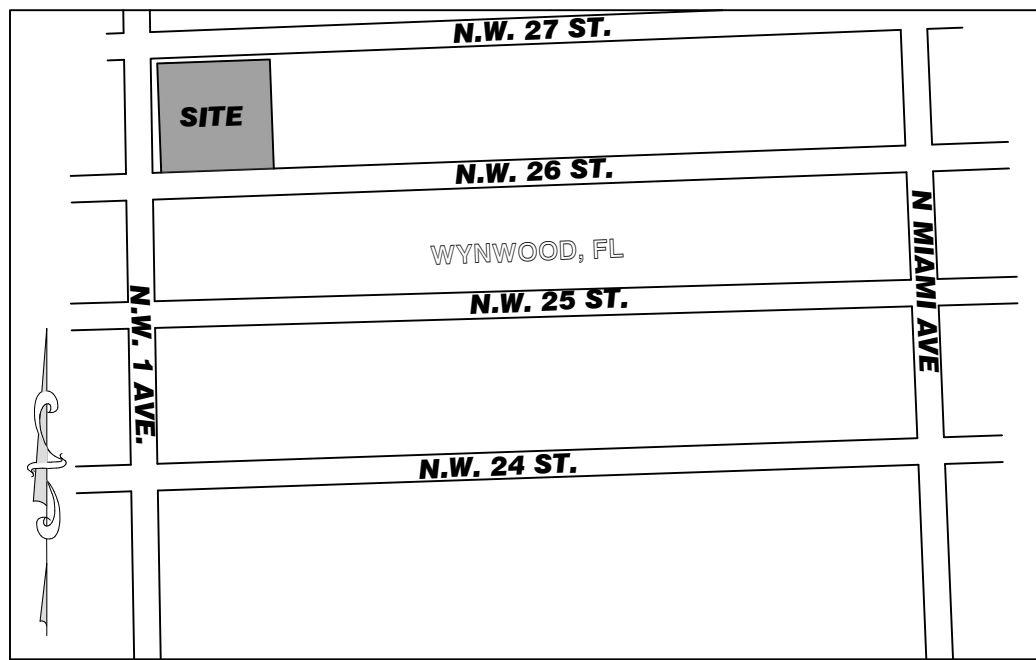
IV. Property Specification

| 1. Building Set-Back Lines | Required | Existing |
|---|---|--|
| a. NW 2 nd Avenue: | 0 Feet | N.W. 2 nd Avenue: 5 Feet (Per Survey) |
| b. NW 27 th Street and NW 26 th Street: | 5 Feet | N.W. 27 th Street: 0 Feet (Per Survey) N.W. 26 th Street: 0.8 Feet (Per Survey) |
| c. Principal / Secondary Street Front: | 10 Feet | Not applicable as both are governed by the "NRD-1" Street Master Plan |
| d. Side / Rear: | 0 Feet | East Lot Line: 5 Feet (Per Approximate Scale of Survey) |
| e. Side / Rear Abutting a "T4" District: | 6 Feet | Not applicable as the property does not abut on a "T4" District |
| f. Side / Rear Abutting a "T3" District: | 10% of the Lot Depth: 26 Feet above the 2 nd Story | Not applicable as the property does not abut on a "T3" District |

2. Building Size

| | |
|---|---|
| a. Building Height or Stories: | Minimum – 2 Stories Maximum – 5 Stories |
| b. Existing Building Height or Stories: | 1 Story / 18.3 Feet (Per Survey) |
| c. Building Site Area Requirements: | Minimum Lot Area (with rear vehicular access): 1,200 Square Feet Existing: 37,527 Square Feet (Per Survey) Maximum Lot Area (with rear vehicular access): 40,000 Square Feet Existing: 37,527 Square Feet (Per Survey) Minimum Lot Width (with rear vehicular access): 16 Feet Existing: Exceeds 16 Feet (Per Review of Survey) Minimum Frontage at Front Setback: 70% Existing: Exceeds 70% along N.W. 2 nd Avenue, N.W. 27 th Street and N.W. 26 th Street Minimum Open Space: 10% Existing: Exceeds 10% (Per Review of Survey and Aerial Imagery) Per Table 2 – T5-O Regulations Minimum Ground Floor Façade: 25% Commercial Uses Existing: Exceeds 25% (Per review of Survey and Aerial Imagery) |

Vicinity Map Not To Scale



3. Density

| | |
|------------------------------------|---|
| a. Building Density Formula: | Maximum Lot (Building) Coverage: 80% Existing: 24,811.9 / 37,527 = 66% Per Table 2 – T5-O Regulations Maximum Floor Area of 55,000 Square Feet per establishment Existing: 25,935 Square Feet Total (Per Rent Roll) |
| b. Approximate Building Footprint: | 24,811.9 Square Feet (Per Survey) |
| c. Approximate Gross Floor Area: | 25,935 Square Feet (Per Rent Roll) |

4. Parking

| | |
|---|-------------------------------------|
| a. Parking Space Formula: General Commercial: T5-L / T5-O – Minimum of 3 Parking Space for every 1,000 Square Feet of Commercial Use provided on-site or off-site within a Parking Structure"; or Provide 2 Spaces per 1,000 Square Feet of Commercial Use on-site or off-site within a Parking Structure", and provide payment –in-lieu of remaining 1 Space per 1,000 Square Feet of required off-street parking into the Wynwood Parking Trust Fund (25,935 / 1,000) x 3 = 78 *Pursuant to Section 3.1.1 Parking Program **Section 3.1.1 Parking Program A(1) Off-site parking: Parking requirements may be satisfied off-site within a Parking Structure that shall be within 1,000 feet of the nearest point on the parcel of land of the proposed Development site. An applicant requesting Parking off-site within a Parking Structure shall provide a Parking covenant, in a form acceptable to the City Attorney, to be recorded against the proposed Parking Structure site. The covenant shall, at a minimum, memorialize the Property location and number of spaces of the proposed Development site for which the Parking Structure provides such parking availability. The applicant may request the removal or modification of a Parking covenant upon such time that the City Parking requirements are reduced or mass transit conditions are modified in a way that may facilitate additional Parking space reductions, or the required parking being provided off-site is otherwise satisfied on-site, off-site or through payment of fees in lieu, if applicable. | |
| b. Parking Spaces Required: | 78 Total Parking Spaces |
| c. Existing Parking Spaces: | 0 Total Parking Spaces (Per Survey) |



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Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Parcel Line and Curve Table

| Line #/Curve # | Length | Bearing/Delta | Radius |
|----------------|--------|------------------|--------|
| L1 | 198.90 | N87° 36' 27.23"E | |
| L2 | 105.00 | S2° 03' 06.39"E | |
| L3 | 50.00 | S87° 36' 27.23"W | |
| L4 | 105.00 | S2° 03' 06.39"E | |
| L5 | 148.50 | S87° 36' 27.23"W | |
| L6 | 210.00 | N2° 09' 39.26"W | |

LEGEND

- SIGN
- CATCH BASIN GRATES
- LIGHT LIGHT
- TRAFFIC SIGNAL POLE
- MANHOLE STORM
- MANHOLE TELEPHONE
- HANDICAP ACCESS RAMPS
- FIRE HYDRANT
- VALVE SANITARY
- MANHOLE SANITARY
- VALVE
- UTILITY PEDESTAL TELEVISION
- WATER METER
- ELECTRICAL BOX CONDUIT
- TELEPHONE BOX
- TRAFFIC SIGNAL CONDUIT
- PEDESTRIAN CROSSING SIGNAL
- POLE POWER
- IRRIGATION CONTROL BOX
- VALVE GAS
- MANHOLE ELECTRICITY
- SPOT LIGHT
- MANHOLE WATER
- UTILITY POLE (GUY WIRE FOR TRAFFIC SIGNAL)
- GUY WIRE ANCHOR
- HEADWALL
- TREE
- PINE
- PALM
- MAIL BOX
- VALVE SANITARY
- CLEANOUTS
- MONITORING WELL
- GARDEN DRAIN

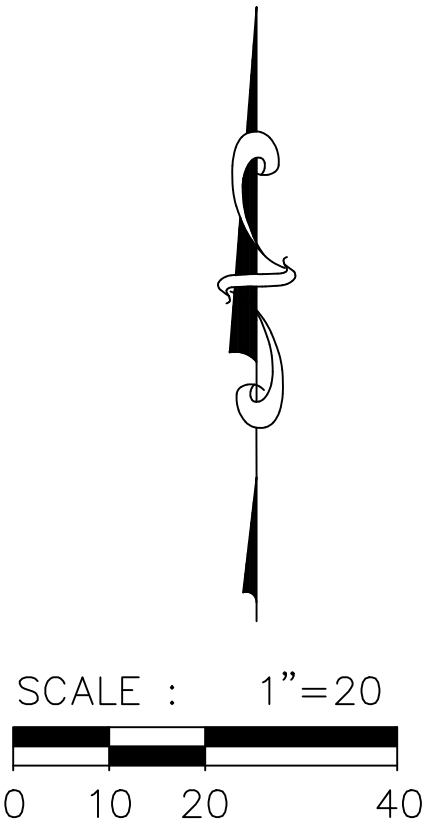
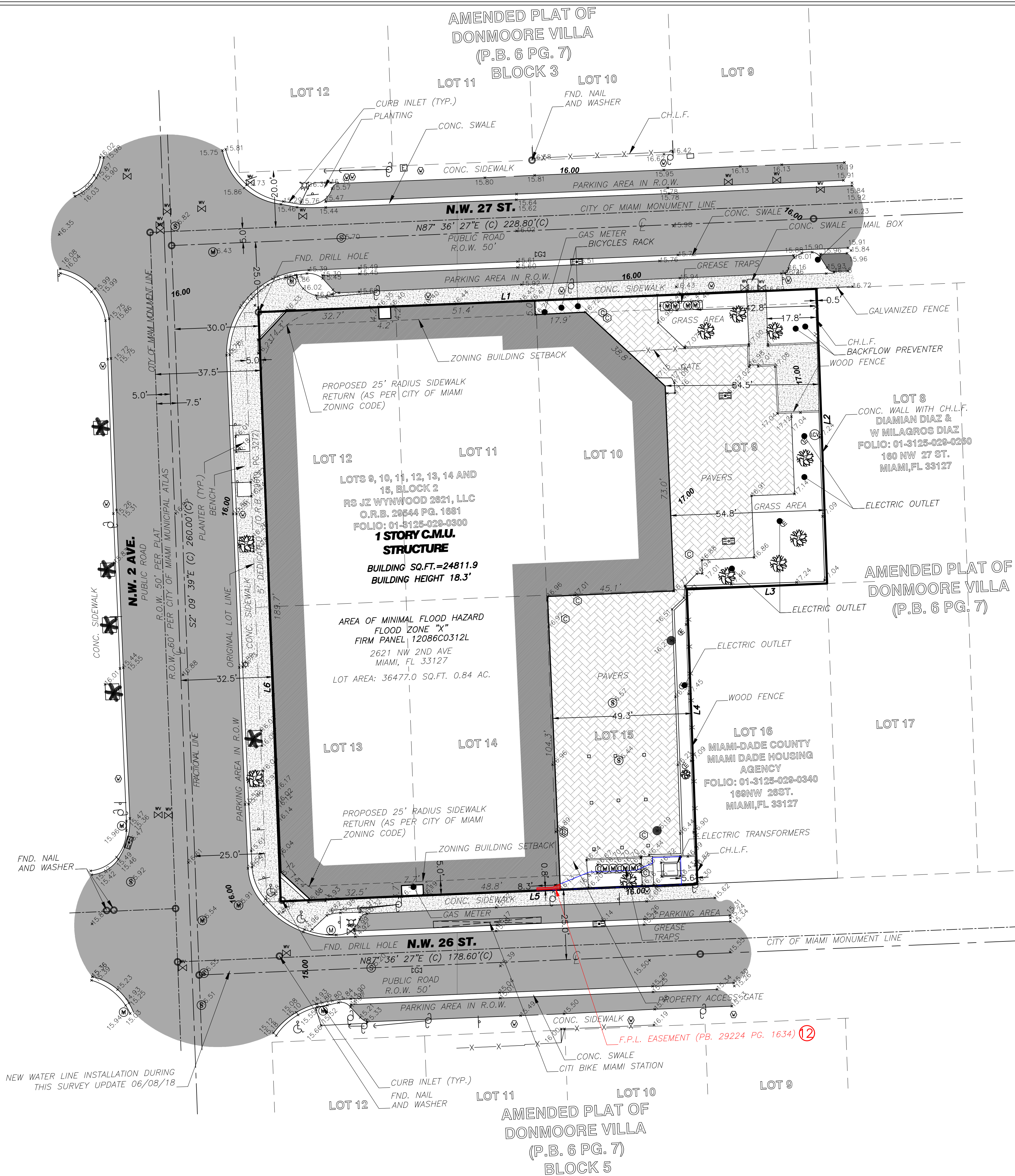
ABBREVIATIONS

- CH.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- (C)= CALCULATED DATA
- (R) = RECORD
- R.B.= REBAR
- R.B.C.= REBAR AND CAP
- I.P.=REBAR AND CAP
- BLDG = BUILDING
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- TYP. = TYPICAL
- T.B. = TANGENT BEARING
- C = CENTER LINE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 12086C0312L, which bears an effective date of 09/11/2009 and is not in a Special Flood Hazard Area, the referenced map is the current flood insurance rate map for the community in which said property is located.



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Item 4



City of Miami Planning and Zoning Department
WDRC APPLICATION FORM
(To be completed by Applicant)

PROJECT NAME 2521 NW 3RD AVE & 276 NW 26TH ST

PROJECT ADDRESS 2521 NW 3RD AVE & 276 NW 26TH ST

PROPOSED USE RETAIL

TRANSECT ZONE T5-O

OWNER DAVID LERNER 2545 NW 3RD AVE LLC

PHONE NUMBER 786 706 7061 E-mail DL@dwntwnrealtyadvisors.com

MAILING ADDRESS 5901 MOSS RANCH RDMIAMI, FL 33156

APPLICANT MKDA FL

PHONE NUMBER 305 873 6600 E-mail bhertzler@mkda.com

MAILING ADDRESS 2750 NW 3RD AVE, SPACE 06. MIAMI FL, 33127

Please reflect all e-mail addresses where you wish to receive any information about your project as well as the UDRB Resolution.

GENERAL PROJECT DATA:

| ITEM | ALLOWED | PROVIDED |
|-----------------------------------|-------------|-----------|
| TOTAL FLR (sq. ft.) | N/A | 14,903 SF |
| TOTAL DENSITY (units per acre) | 150 DU/ACRE | 3 UNITS |
| RESIDENTIAL UNITS | N/A | N/A |
| HOTEL ROOMS | N/A | N/A |
| COMMERCIAL/ RETAIL AREA (sq. ft.) | N/A | 14,072 SF |
| OFFICE AREA (sq. ft.) | N/A | N/A |
| OPEN SPACE (sq. ft.) | 10% | 19.23% |
| HEIGHT (stories) | 5 STORIES | 1 STORY |
| HEIGHT (feet) | N/A | 18'-6" |
| PARKING SPACES | N/A | 8 |
| BICYCLE PARKING | N/A | 2 |
| SUSTAINABILITY (i.e. LEED) | N/A | N/A |
| PUBLIC BENEFITS (type) | N/A | N/A |
| PUBLIC BENEFITS (% FLR) | N/A | N/A |

DESCRIPTION OF PROJECT SUBMITTED TO WDRC

THE 2521 NW 3RD AVE & 276 NW 26TH ST PROJECT WILL BE A 1-STORY ADAPTIVE REUSE STRUCTURE. THE EXISTING PERIMETER WALLS OF THE BUILDING WILL REMAIN LARGELY INTACT AND BE ADAPTED TO RECEIVE NEW ALUMINUM STOREFRONTS, AND DECORATIVE FRAMING WALLS FOR FUTURE ARTISTS TO USE AS A CANVAS FOR THEIR PIECES.

ARTISTS WILL BE SELECTED AT THE COMPLETION OF THE PROJECT TO PAINT THE SELECTED EXTERNAL WALLS VISIBLE TO THE PUBLIC. THE USE OF THIS BUILDING WILL BE RETAIL

THE OVERALL SQUARE FOOTAGE FOR THE PROJECT WILL BE 14,903 SF. THE EXISTING TO REMAIN STRUCTURE IS CONSTRUCTED OF MASONRY WALLS AND CONCRETE JOISTS. ALL MECHANICAL SYSTEMS WILL BE LOCATED ON THE CENTER OF THE ROOF TOP AND SCREENED FROM PEDESTRIAN AND VEHICULAR VIEWS AS REQUIRED. SIGNAGE WILL BE BY SEPARATE PERMIT.

THIS PROJECT IS ZONED T5-0.

Pursuant to the Planning and Zoning Department fee schedule, a fee of \$150 shall be required prior to the review and issuance of this planning application. The application fee for signs and murals is \$75. Permit fees are non-refundable.

MKDA FL

09/30/2020

APPLICANT

DATE

UDRB LIAISON

DATE

2521 NW 3RD AVE. & 276 NW 26TH ST



| | |
|-------|-----------------------|
| A-000 | INDEX |
| A-001 | PROJECT OBJECTIVE |
| A-002 | NEIGHBORHOOD CONTEXT |
| A-003 | CONTEXT MAP |
| A-004 | AERIAL PLAN |
| A-005 | TRANSIT MAP |
| A-006 | CONTEXT PHOTOS |
| A-007 | CONTEXT PHOTOS |
| A-008 | SURVEY |
| A-009 | SITE DATA |
| A-010 | ZONING COMPLIANCE |
| A-011 | ZONING COMPLIANCE |
| A-012 | DEMOLITION PLAN |
| A-013 | DEMOLITION ELEVATIONS |
| A-014 | SITE PLAN |
| A-015 | GROUND FLOOR PLAN |
| A-016 | ELEVATIONS |
| A-017 | RENDERINGS |
| A-018 | RENDERINGS |
| A-019 | RENDERINGS |
| A-020 | RENDERINGS |
| A-021 | RENDERINGS |



A# AA26002738
ID# IB26001526

MKDA FLORIDA
2750 NW 3rd Ave
Space 06
Miami, FL 33127
T 305 873 6600
www.mkda.com



WDRC

09/30/2020

2521 NW 3RD
AVE & 276 NW
26TH ST



PROJECT OBJECTIVE

STATEMENT OF INTENT

THE 2521 NW 3RD AVE & 276 NW 26TH ST PROJECT WILL BE A 1-STORY ADAPTIVE REUSE STRUCTURE. THE EXISTING PERIMETER WALLS OF THE BUILDING WILL REMAIN LARGELY INTACT AND BE ADAPTED TO RECEIVE NEW ALUMINUM STOREFRONTS, AND DECORATIVE FRAMING WALLS FOR FUTURE ARTISTS TO USE AS A CANVAS FOR THEIR PIECES. ARTISTS WILL BE SELECTED AT THE COMPLETION OF THE PROJECT TO PAINT THE SELECTED EXTERNAL WALLS VISIBLE TO THE PUBLIC. THE USE OF THIS BUILDING WILL BE RETAIL.

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THIS PROJECT IS ZONED T5-0.



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ID# IB26001526

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WDRC

09/30/2020

2521 NW 3RD
AVE & 276 NW
26TH ST

A-001
PROJECT OBJECTIVE



A# AA26002738
ID# IB26001526

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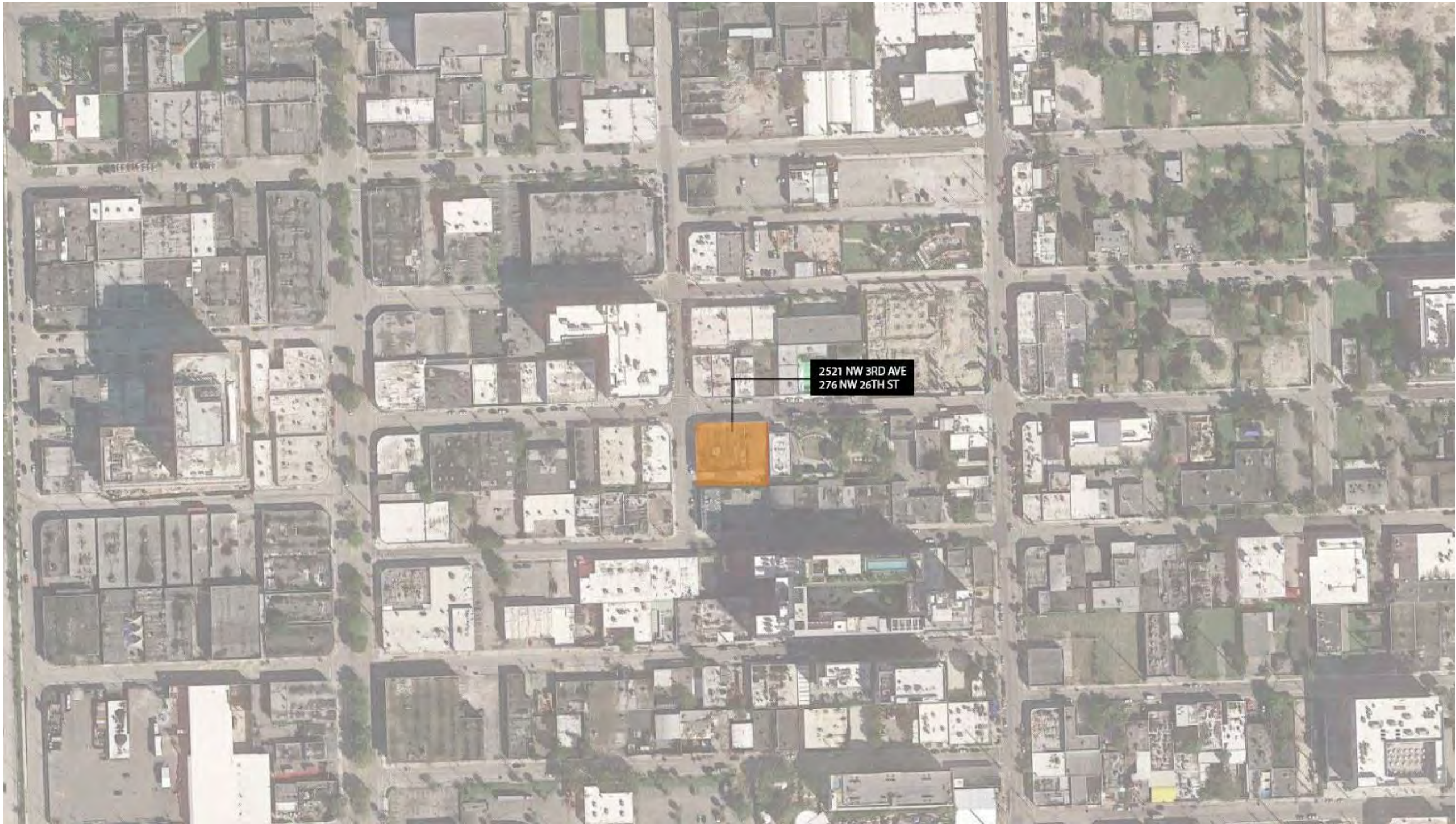


WDRC

09/30/2020

2521 NW 3RD
AVE & 276 NW
26TH ST

A-002
NEIGHBORHOOD CONTEXT



A# AA26002738
ID# IB26001526

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www.mkda.com



WDRC

09/30/2020

**2521 NW 3RD
AVE & 276 NW
26TH ST**

A-004
AERIAL PLAN





1

LOOKING EAST



2

LOOKING NORTH EAST



3

LOOKING SOUTH EAST



4

LOOKING SOUTH



5

LOOKING SOUTH TO ADJACENT PROPERTY



KEY MAP



A# AA26002738
ID# IB26001526

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WDRC

09/30/2020

2521 NW 3RD
AVE & 276 NW
26TH ST

A-006
CONTEXT PHOTOS



KEY MAP



A# AA26002738
ID# IB26001526

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WDRC

09/30/2020

**2521 NW 3RD
AVE & 276 NW
26TH ST**

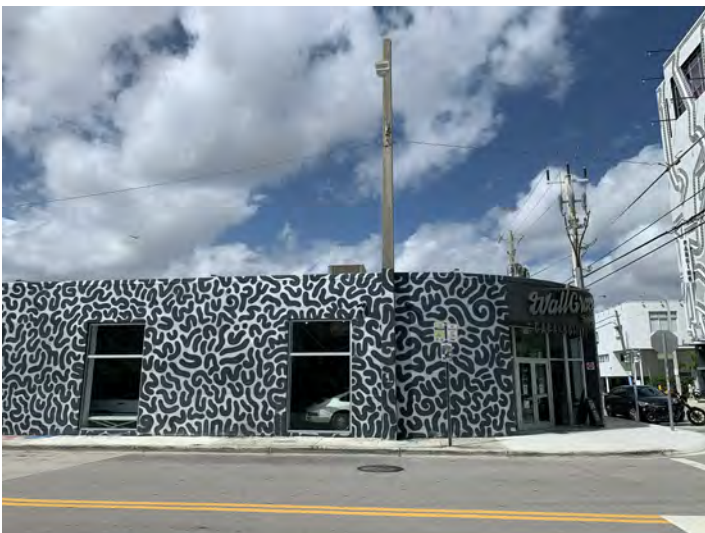
A-007
CONTEXT PHOTOS

6

LOOKING TO ADJACENT WEST PROPERTY

7

LOOKING EAST ADJACENT PROPERTY



8

LOOKING TO ADJACENT WEST PROPERTY

9

LOOKING NORTH WEST

10

LOOKING NORTH ADJACENT PROPERTY

PROJECT DESCRIPTION

STATEMENT OF INTENT

THE 2521 NW 3RD AVE & 276 NW 26TH ST PROJECT WILL BE A 1-STORY ADAPTIVE REUSE STRUCTURE. THE EXISTING PERIMETER WALLS OF THE BUILDING WILL REMAIN LARGELY INTACT AND BE ADAPTED TO RECEIVE NEW ALUMINUM STOREFRONTS, AND DECORATIVE FRAMING WALLS FOR FUTURE ARTISTS TO USE AS A CANVAS FOR THEIR PIECES. ARTISTS WILL BE SELECTED AT THE COMPLETION OF THE PROJECT TO PAINT THE SELECTED EXTERNAL WALLS VISIBLE TO THE PUBLIC. THE USE OF THIS BUILDING WILL BE RETAIL

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THIS PROJECT IS ZONED T5-0.

LOT DESCRIPTION

2521 NW 3RD AVE

FOLIO:
01-3125-030-0010

LEGAL DESCRIPTION:

NW 2ND AVE COMMERCIAL SUB 16-9
LOTS 1 THRU 5 BLK 1
& 10FT ALLEY LYG S & ADJ CLOSED
PER RES # 2010-0276
LOT SIZE: 13500 SQ FT M/L
COC 25946-1150 07 2007 5

YEAR:

1964

PROJECT DATA:

EXTERIOR MODIFICATION & INTERIOR
DEMISING WALLS

CATEGORY OF RENOVATION:
ADAPTIVE REUSE OF EXISTING
BUILDING (AS PER EXISTING BUILDING
FBC-2017)

CLASS OF REHABILITATION OF WORK =
MODIFICATION PER N.F.P.A. 101
CHAPTER 43

276 NW 26TH ST

FOLIO:
01-3125-030-0040

LEGAL DESCRIPTION:

NW 2ND AVE COMMERCIAL SUB
PB 16-9
LOTS 6 & 7 BLK 1
& 10FT ALLEY LYG S & ADJ CLOSED
PER RES #2018-0276
LOT SIZE: 6700 SQ FT M/L
COC 25946-1150 07 2007 5

YEAR:

1966

SITE ANALYSIS

PROPERTY LOCATED AT:
2521 NW 3RD AVE & 276 NW 26 TH ST
THE ABOVE SITE IS LOCATED WITHIN MIAMI 21 TRANSECT T5-0 AND WYNWOOD NRD-1 AND WYNWOOD PARKING TRUST DISTRICT.

PARKING COMPLIANCE:
PARKING COMPLIANCE IS PER WYNWOOD NEIGHBORHOOD REVITALIZATION DISTRICT NRD-1, SECTION 1.8, WYNWOOD PARKING PROGRAM, WHICH SPECIFIES:

CHANGES TO SITE IMPROVEMENTS SHALL BE SUBJECT TO REGULATIONS SET FORTH IN SECTION 7.2.8.A OF THIS CODE. NOTWITHSTANDING THE ESTABLISHMENT OF THE WYNWOOD PARKING TRUST FUND, WHERE EXISTING OFF-STREET PARKING OR LOADING IS NONCONFORMING TO THE REQUIREMENTS OF THIS CODE, AS MODIFIED BY SECTION 4, TABLE 2 HEREIN, THE USE OR ADAPTIVE USE OF ANY BUILDING SHALL NOT REQUIRE THE PROVISION OF ADDITIONAL PARKING, LOADING, OR ON-SITE STORMWATER DETENTION OR RETENTION. NO MODIFICATIONS SHALL BE PERMITTED WHICH INCREASE THE DEGREE OF THE EXISTING NONCONFORMITY. MODIFICATIONS TO THE FACILITIES MAY BE APPROVED BY WAIVER, AND THE WAIVER MAY BE CONDITIONED ON SAFEGUARDS THAT REDUCE THE DEGREE OF THE NONCONFORMITY TO THE EXTENT REASONABLY FEASIBLE.

AS APPLICABLE:

- PARKING REQUIREMENT MAY BE REDUCED ACCORDING TO THE SHARED PARKING STANDARD, ARTICLE 4, TABLE 5
- PARKING RATIO MAY BE REDUCED WITHIN 1/2 MILE RADIUS OF TOD OR WITHIN 1/4 MILE RADIUS OF A TRANSIT CORRIDOR BY THIRTY PERCENT (30%) BY PROCESS OF WAIVER, EXCEPT WHEN SITE IS WITHIN 500 FEET OF T3
- PARKING MAY BE PROVIDED BY OWNERSHIP OF LEASE OFFSITE WITHIN 1,000 FEET BY PROCESS OF WAIVER, EXCEPT WHEN SITE IS WITHIN 500 FEET OF T3.

AS THE SITE IS WITHIN THE WYNWOOD PARKING TRUST BOUNDARIES, SOME (BUT NOT ALL) REQUIRED ADDITIONAL PARKING SPACES MAY BE PURCHASED FROM THE TRUST IN LIEU OF PROVIDING SAID SPACES ON SITE. AVAILABLE RIGHT-OF-WAY PARKING SPACES ADJACENT TO THE SITE(S) WILL COUNT TOWARD THE NUMBER OF REQUIRED SPACES. NEW/ ADDITIONAL SQUARE FOOTAGE MUST PROVIDE ADDITIONAL PARKING.

WYNWOOD NRD-1

APPENDIX J: NEIGHBORHOOD REVITALIZATION DISTRICTS

| | T5 URBAN CENTER | | T6 URBAN CORE | D DISTRICTS |
|----------------------------------|--------------------|-----|------------------|----------------|
| | L | O | O | D1 |
| DENSITY (UNITS PER ACRE) | 150 | 150 | 150 | 36 |
| COMMERCIAL | | | | |
| ART GALLERY | R | R | R | R |
| AUTO-RELATED COMMERCIAL ESTAB. | | W | W | R |
| ENTERTAINMENT ESTABLISHMENT | W | R | R | R |
| ENTERTAINMENT ESTAB. - ADULT | | | | |
| FOOD SERVICE ESTABLISHMENT | R | R | R | R |
| ALCOHOL BEVERAGE SERVICE ESTAB. | E | E | E | E |
| GENERAL COMMERCIAL | R | R | R | R |
| MANUFACTURING-ENABLED RETAIL | | W | | R |
| MARINE RELATED COMMERCIAL ESTAB. | W | W | W | R |
| OPEN AIR RETAIL | W | W | W | R |
| PLACE OF ASSEMBLY | R | R | R | R |
| RECREATIONAL ESTABLISHMENT | R | R | R | R |

LOCATION MAP

FEMA-FIRM MAP

FEMA-FIRM INFORMATION

FLOOD ZONE: X
PANEL NUMBER: 12086C0312L

1. WAIVER PURSUANT TO TABLE 2 OF APPENDIX J OF MIAMI 21 FOR UP TO 30% PARKING REDUCTION FOR PROPERTIES LOCATED WITHIN A 1/2 MILE OF A TOD OR 1/4 MILE OF A TRANSIT CORRIDOR

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2521 NW 3RD
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26TH ST

A-009
SITE DATA

ZONING COMPLIANCE (NRD-1)

THIS PROJECT IS IN THE WYNWOOD NEIGHBORHOOD REVITALIZATION DISTRICT (NRD-1). IT IS ZONED T5-0 TARGETED MANUFACTURING-ENABLED RETAIL/ART GROWTH. AS REQUIRED, ALL NEWLY CONSTRUCTED PRINCIPAL BUILDING GROUND FLOOR FACADES ALONG PRIMARY AND SECONDARY FRONTAGES SHALL INCLUDE ART OR GLASS TREATMENT. THE INTENT OF THE PROPOSED DESIGN MEETS THIS REQUIREMENT.

THE BUILDING ENTRANCES FACE 3RD AVE & 26TH ST

WYNWOOD NRD-1

APPENDIX J: NEIGHBORHOOD REVITALIZATION DISTRICTS

JANUARY 2019

TABLE 2.15 - URBAN CENTER ZONE

| | LIMITED | OPEN |
|--------------|---|--|
| DENSITY(UPA) | 150 UNITS PER ACRE | 150 UNITS PER ACRE |
| COMMERCIAL | <p>Commercial Uses are permissible as listed in Table 1, limited by compliance with:</p> <ul style="list-style-type: none">• Commercial Uses are limited to the first and second story of the Principal Building. Office and Commercial Uses shall be less than 25% Building Floor Area total.• A maximum Floor Area of 55,000 square feet per establishment.• Minimum of three (3) parking spaces for every 1,000 square feet of Commercial Use provided on-site or off-site within a Parking Structure*, and provide payment in lieu of remaining one (1) space per 1,000 square feet of required off-street parking into the Wynwood Parking Trust Fund.• Provide two (2) spaces per 1,000 square feet of Commercial Use on-site or off-site within a Parking Structure*, and provide payment in lieu of remaining one (1) space per 1,000 square feet of required off-street parking into the Wynwood Parking Trust Fund. <p>Art Gallery - Minimum of (1) parking space for every 1,000 square feet of Art Gallery Use shall be provided on-site or off-site within a Parking Structure*, or provide payment in lieu of one (1) space per 1,000 square feet of required off-street parking into the Wynwood Parking Trust Fund.</p> <p>Parking requirement may be reduced according to the Shared parking standard, Section 4, Table 3.</p> <p>Minimum of one (1) Bicycle Rack Space for every 20 vehicular spaces required.</p> <p>Parking ratio may be reduced within half (1/2) mile radius of TOD or within quarter (1/4) mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</p> <p>Loading - See Section 4, Table 2</p> | <p>Commercial Uses are permissible as listed in Table 1, limited by compliance with:</p> <ul style="list-style-type: none">• A maximum Floor Area of 55,000 square feet per establishment, except for Public Storage Facilities.• A Principal Building with 100 feet of Principal Frontage length or more shall require Commercial Uses along a minimum of twenty five (25%) of the ground floor facade.• Manufacturing-Enabled Retail - Limited to first story of Principal Building and a maximum Floor Area of 20,000 square feet per establishment.• Minimum of three (3) parking spaces for every 1,000 square feet of Commercial Use provided on-site or off-site within a Parking Structure*, except for Public Storage Facilities, minimum one (1) parking space for every 10,000 square feet with a minimum of eight (8) parking spaces.• Provide two (2) spaces per 1,000 square feet of Commercial Use on-site or off-site within a Parking Structure*, and provide payment in lieu of remaining one (1) space per 1,000 square feet of required off-street parking into the Wynwood Parking Trust Fund. <p>Art Gallery - Minimum of (1) parking space for every 1,000 square feet of Art Gallery Use shall be provided on-site or off-site within a Parking Structure*, or provide payment in lieu of one (1) space per 1,000 square feet of required off-street parking into the Wynwood Parking Trust Fund.</p> <p>Parking requirement may be reduced according to the Shared parking standard, Section 4, Table 3, except for Public Storage Facilities.</p> <p>Minimum of one (1) Bicycle Rack Space for every twenty (20) vehicular spaces required.</p> <p>Parking ratio may be reduced within half (1/2) mile radius of TOD or within quarter (1/4) mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</p> <p>Loading - See Section 4, Table 3</p> <p>Commercial Auto-related, Drive-Thru or Drive-In Facilities - See Article 6.</p> |

WYNWOOD NRD-1

JANUARY 24TH 2019

BUILDING DISPOSITION

| LOT OCCUPATION | |
|--|--|
| a. Lot Area With rear vehicular access | 5,000 s.f. min.; 40,000 s.f. max. 1,200 s.f. min.; 40,000 s.f. max. |
| b. Lot Width With rear vehicular access | 50 ft. min. 10 ft. min. |
| c. Lot Coverage | 80 - 90% max.* |
| d. Floor Lot Ratio (FLR) | N/A |
| e. Frontage at front Setback | 70% min. |
| f. Open Space | 10% Lot Area min. |
| g. Density | 150 du/acre max. |

BUILDING SETBACK

| | |
|-----------------------------|--|
| a. Principal Front | 10 ft. min.*** |
| b. Secondary Front | 10 ft. min.*** |
| c. Side | 0 ft. min. |
| d. Rear | 0 ft. min. |
| e. Abutting Side or Rear T4 | 6 ft. min. |
| Abutting Side or Rear T3 | 10% of Lot depth** min. T4 through 2nd Story 26 ft. min. above 2nd Story |

BUILDING CONFIGURATION

| FRONTAGE | |
|--------------------|--------------------------------|
| a. Common Lawn | prohibited |
| b. Porch & Fence | prohibited |
| c. Terrace or L.C. | prohibited |
| d. Forecourt | permitted |
| e. Stoop | permitted |
| f. Shopfront | permitted (T5-0 and T5-0 only) |
| g. Gallery | permitted by Special Area Plan |
| h. Arcade | permitted by Special Area Plan |

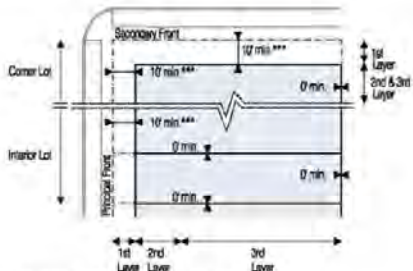
BUILDING HEIGHT

| | |
|------------------------|--|
| a. Min. Height | 2 Stories |
| b. Max. Height | 5 Stories |
| c. Max. Benefit Height | 3 Stories (T5-0 only) Abutting all Transit Zones except T3 |

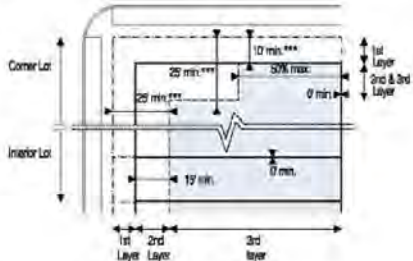
* Or as modified through Flexible Lot Coverage Program
** 10% of Lot depth for Lots more than 120' deep
6' min for Lots less than 120' deep
*** Or as modified within NRD-1 Street Master Plan

APPENDIX J: NEIGHBORHOOD REVITALIZATION DISTRICTS
ILLUSTRATION 1.7.1 URBAN CENTER TRANSECT ZONES (T5)

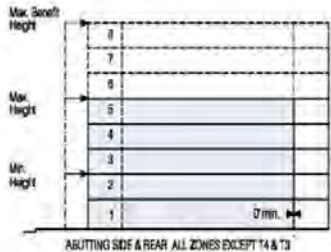
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



**10% of Lot depth for Lots more than 120' deep
6' min for Lots less than 120' deep



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AVE & 276 NW
26TH ST

A-010

ZONING COMPLIANCE

ZONING COMPLIANCE (NRD-1)

MIAMI 21 / NRD-1

| | | |
|--|---|--|
| THIS PROJECT IS IN THE WYNWOOD NEIGHBORHOOD REVITALIZATION DISTRICT (NRD-1). IT IS ZONED T5-0 TARGETED MANUFACTURING - ENABLED RETAIL/ART GROWTH. AS REQUIRED, ALL NEWLY CONSTRUCTED PRINCIPAL BUILDING GROUND FLOOR FACADES ALONG PRIMARY AND SECONDARY FRONTAGES SHALL INCLUDE ART OR GLASS TREATMENT. THE INTENT OF THE PROPOSED DESIGN MEETS THIS REQUIREMENT. THE MAIN ENTRANCE FACES NW 26TH ST. | | |
| BUILDING DISPOSITION | PROPOSED | REQUIRED |
| LOT OCCUPATION | | |
| A. LOT AREA - 5,000 S.F. MIN, 40,000 S.F. MAX. | 18,452.11 S.F. / 43,560 S.F. (1 ACRE) | 18,452.11 S.F. / 43,560 S.F. (1 ACRE) |
| | = .42360 ACRES | = .42360 ACRES |
| B. LOT WIDTH | 123' - 10" | 50 FT MIN. |
| C. LOT COVERAGE - 80% - 90% MAX.* | 14,903 SF = 80.76% (EXISTING TO REMAIN) | 80% MAX 90% MAX (BY WAIVER) |
| D. FLOOR LOT RATIO (FLR) - N/A | N/A | N/A |
| E. FRONTAGE AT FRONT SETBACK - 70% | 100' / 123' - 10" (80.69 %) (EXISTING TO REMAIN) | 70% MIN |
| F. OPEN SPACE - 10% LOT AREA MIN. | 3,549.11 SF / 18,452.11 SF (19.23%) (EXISTING TO REMAIN) | 10% MIN |
| G. GREEN SPACE - 5% LOT AREA MIN. | N/A | N/A |
| H. DENSITY (COMMERCIAL) - 150 DU/AC MAX | 3 UNITS | GROSS LOT AREA* X 150 DU/ACRE .42360 X 150 DU/ACRE = 63.54 = 63 UNITS MAX |
| BUILDING SETBACK | | |
| A. PRINCIPAL FRONT - (NRD-1 = 5FT) | 0' - 0" (EXISTING TO REMAIN) | 5'-0" |
| B. SECONDARY FRONT | 0' - 11 11/16" (EXISTING TO REMAIN) | 5'-0" |
| C. SIDE - 0 FT. MIN. | 22' - 7 1/8" (EXISTING TO REMAIN) | 0'-0" |
| D. REAR - 0 FT. MIN. | 0'-0" (EXISTING TO REMAIN) | 0'-0" |
| E. ABUTTING SIDE OR REAR T4 | N/A | N/A |
| ABUTTING SIDE OR REAR T3 | | |
| BUILDING CONFIGURATION | | |
| FRONTAGE | | |
| A. COMMON LAWN - PROHIBITED | N/A | N/A |
| B. PORCH & FENCE - PROHIBITED | N/A | N/A |
| C. TERRACE OR L.C. - PROHIBITED | N/A | N/A |
| D. FORECOURT - PERMITTED | N/A | N/A |
| E. STOOP - PERMITTED | N/A | N/A |
| F. SHOPFRONT - PERMITTED (T5 L & T5 0 ONLY) | N/A | N/A |
| G. GALLERY - PERMITTED SPECIAL AREA PLAN | N/A | N/A |
| H. ARCADE - PERMITTED SPECIAL AREA PLAN | N/A | N/A |
| BUILDING HEIGHT | | |
| A. MIN. HEIGHT - 2 STORIES | | |
| B. MAX. HEIGHT - 5 STORIES | | |
| C. MAX BENEFIT HEIGHT - 3 STORIES (T5-0 ONLY) ABUTTING ALL TRANSECT ZONED EXCEPT T3. | N/A | N/A |
| * OR AS MODIFIED THROUGH FLEXIBLE LOT COVERAGE PROGRAM | | |
| ** SEE SECTION 3.4.1 OF MIAMI 21 AS PER SECTION 3.4.1, LOT AREA, INCLUSIVE OF ANY DEDICATION, IS USED FOR PURPOSES OF DENSITY AND INTENSITY CALCULATIONS | | |
| *** OR AS MODIFIED WITHIN NRD-1 STREET MASTER PLAN | | |

PARKING REQUIREMENTS

PARKING WITHOUT REDUCTIONS

| | |
|------------|--|
| COMMERCIAL | 3 PER 1,000 SF 14,072 SF / 1,000 = 42.22 |
| TOTAL | 42.22 |

| | |
|--------------------------------------|---------------------------|
| PARKING SPACES BEFORE REDUCTIONS | 42.22 |
| BIKE PARKING BASED ON PARKING SPACES | 1:20 42.22 / 20 = 2.11 |
| TOTAL BIKE PARKING SPACES | 2 |

PARKING WITH TOD REDUCTIONS

| | |
|-------------------------------|---------------------------------|
| 30% TOD REDUCTION | 42.22 * .3 = 12.66 12 |
| TOTAL PARKING AFTER REDUCTION | 42.22 - 12.66 = 29.56 30 |

| | |
|---|----|
| GRAND TOTAL REQUIRED | 30 |
| GRAND TOTAL OFF STREET PARKING PROVIDED | 0 |
| GRAND TOTAL STREET PARKING PROVIDED | 8 |
| TOTAL PARKING BY PAYMENT IN LIEU PER APPENDIX J SECTION 3.1.1.A.4 | 22 |



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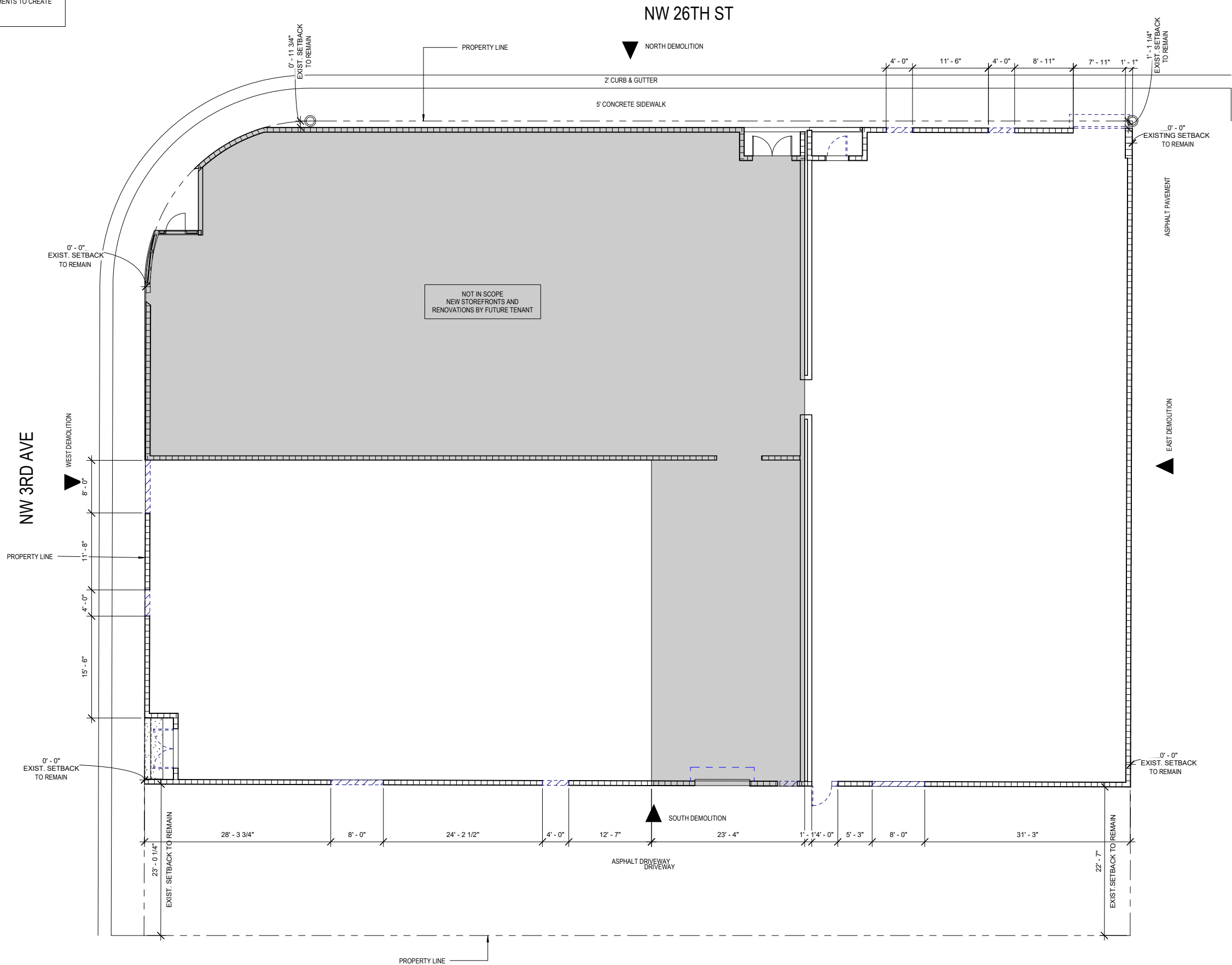
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2521 NW 3RD
AVE & 276 NW
26TH ST

A-011
ZONING COMPLIANCE

- KEYED DEMOLITION NOTES
1. EXISTING DOOR/GARAGE DOOR TO BE REMOVED
 2. REMOVE EXISTING WALL SEGMENTS TO CREATE OPENINGS FOR NEW WINDOWS OR STOREFRONTS.
 3. REMOVE EXISTING WALL SEGMENTS TO CREATE OPENINGS FOR NEW DOOR



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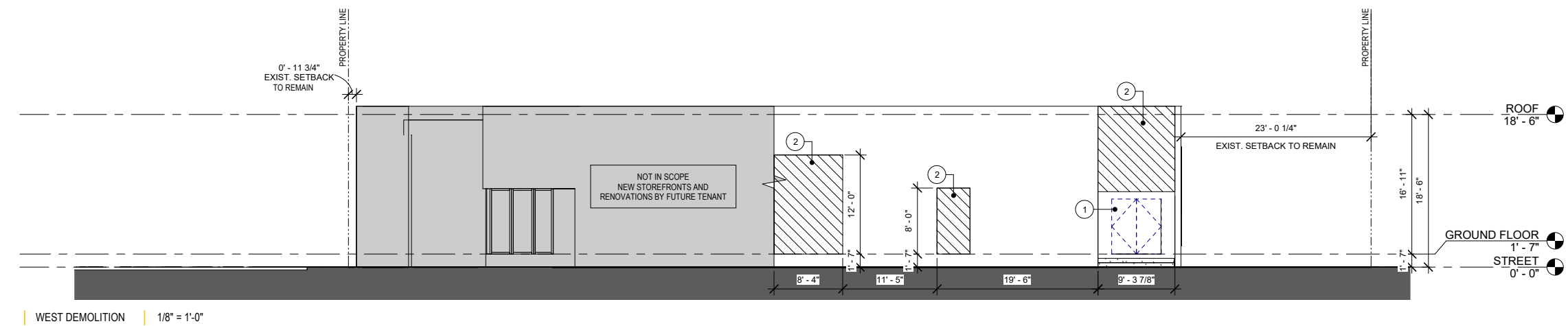
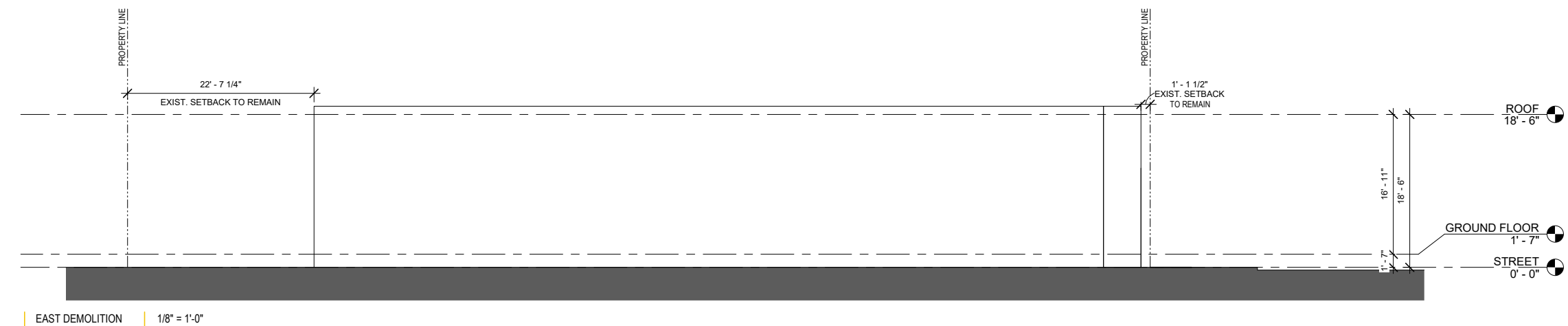
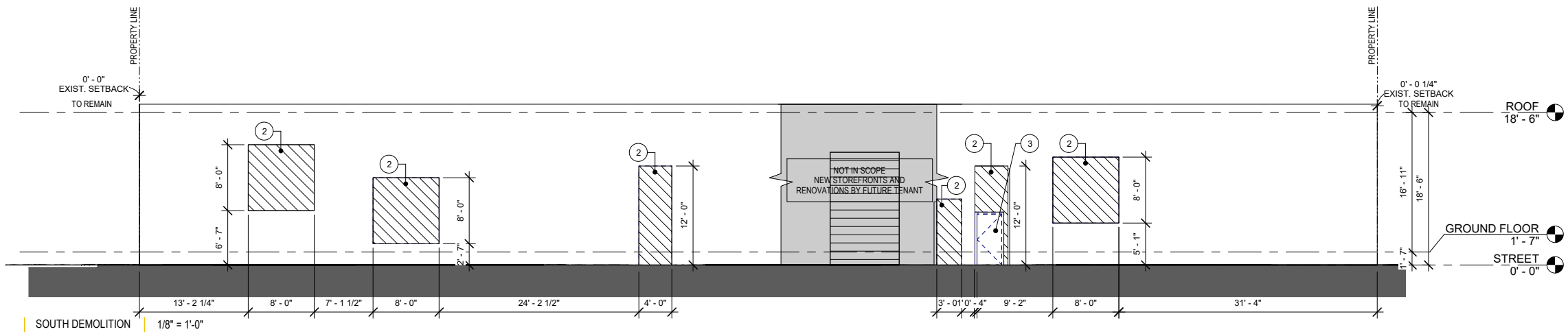
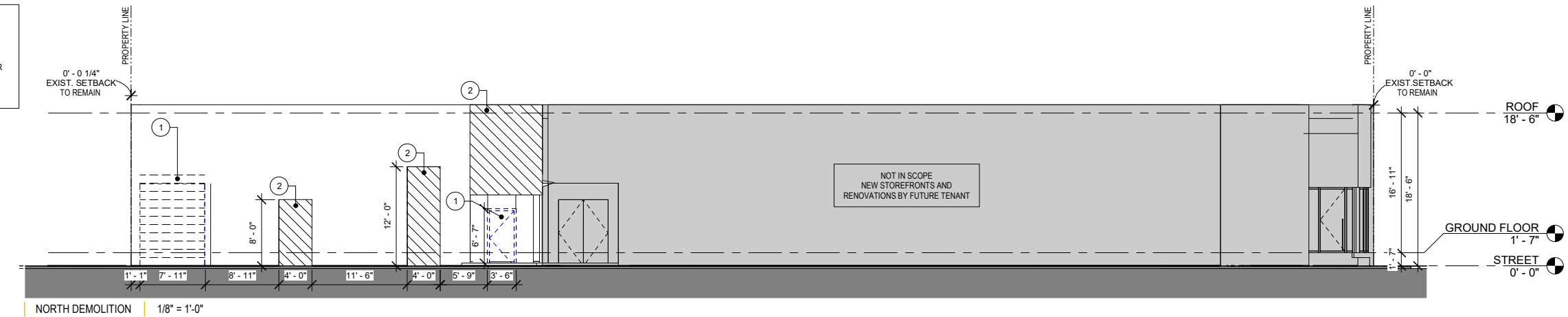
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2521 NW 3RD
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26TH ST

A-012
DEMOLITION PLAN

- KEYED DEMOLITION NOTES**
1. EXISTING DOOR/GARAGE DOOR TO BE REMOVED
 2. REMOVE EXISTING WALL SEGMENTS TO CREATE OPENINGS FOR NEW WINDOWS OR STOREFRONTS
 3. REMOVE EXISTING WALL SEGMENTS TO CREATE OPENINGS FOR NEW DOOR



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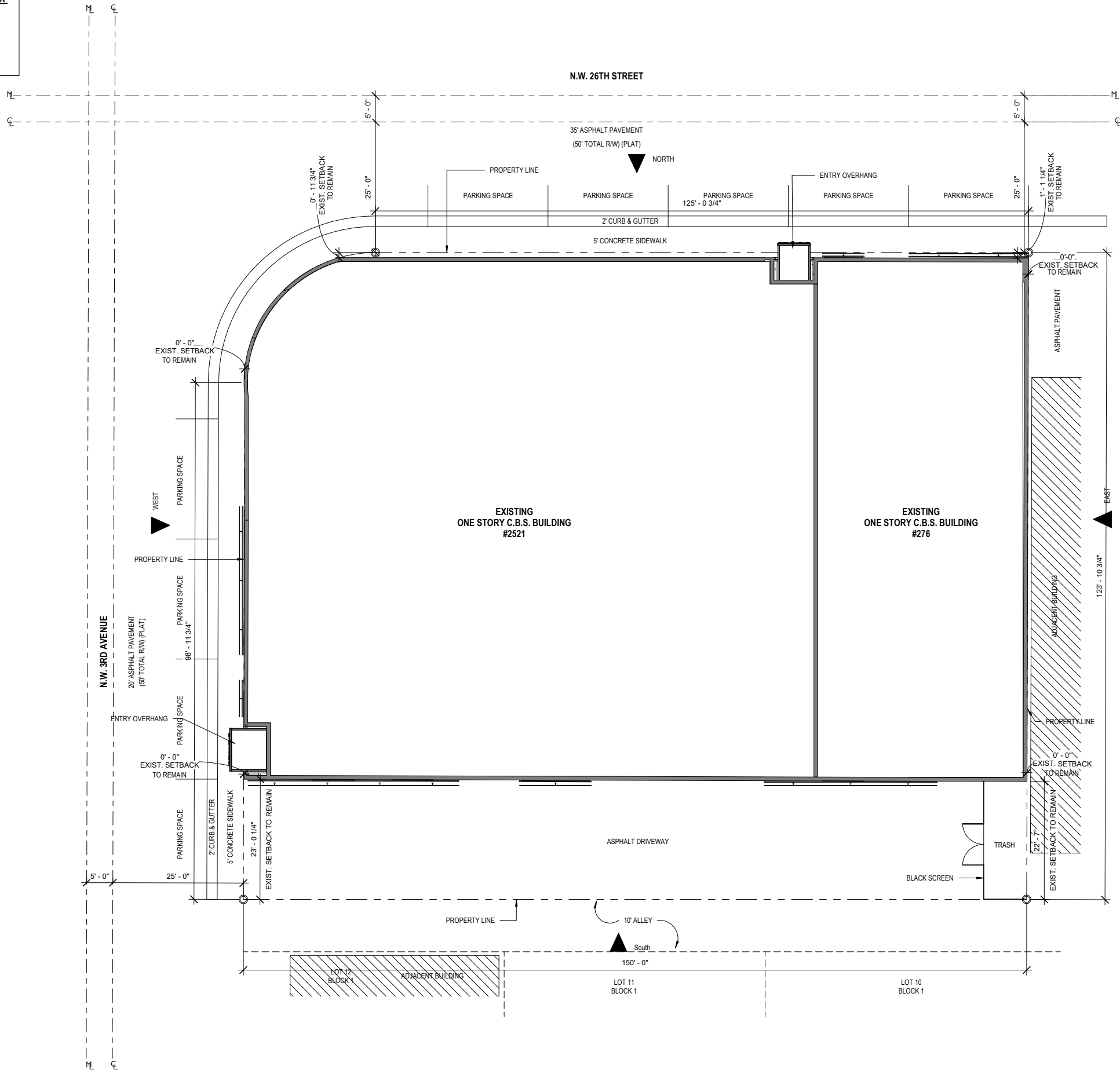
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26TH ST**

A-013
DEMOLITION ELEVATIONS

ALL PAVING MATERIALS SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.D WHEN
(I) TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918, (II) TESTED WITH A PORTABLE REFLECTOMETER AT NEAR AMBIENT CONDITIONS, OR (III) DEFAULT VALUES OF SOLAR REFLECTANCE FOR LISTED MATERIALS MAY BE USED AS PER MIAMI 21 SOLAR REFLECTANCE TABLE



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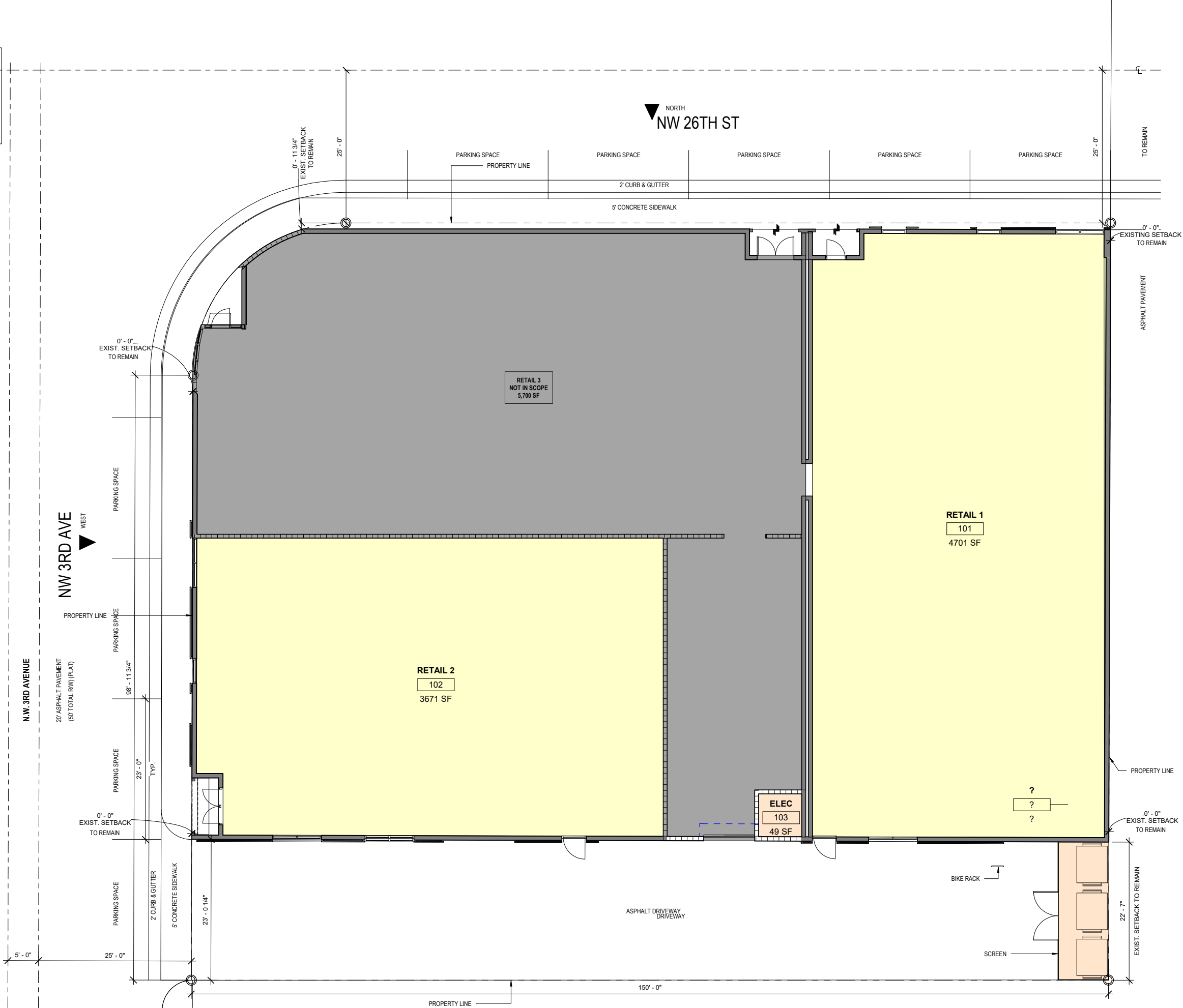
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A-014
SITE PLAN

LOW-SLOPED ROOF SHALL UTILIZE ROOFING PRODUCTS THAT MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR AS NOTED IN SECTION 3.13.2(C)(1)(A).



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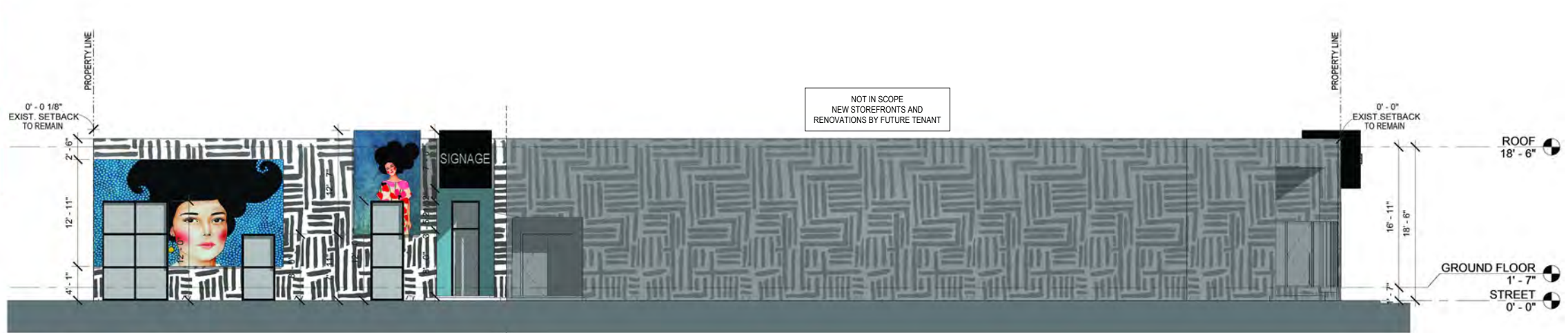
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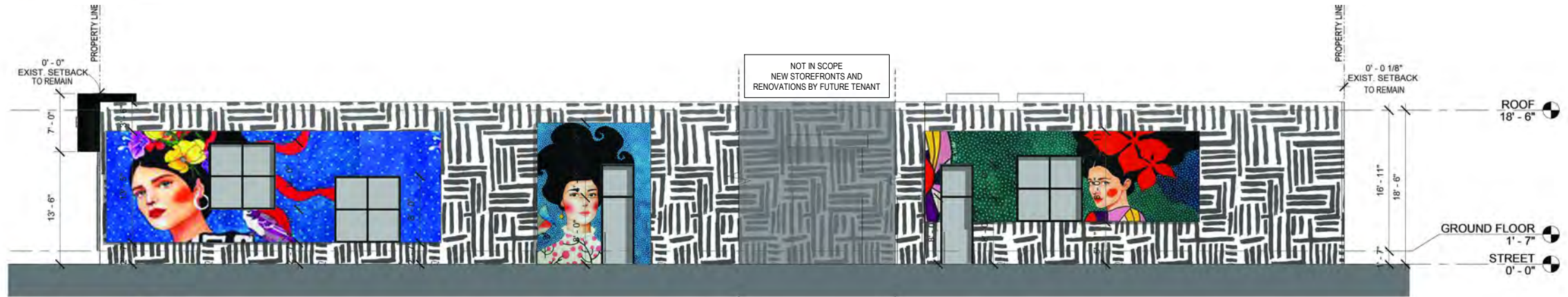
A-015
GROUND FLOOR PLAN



RED STUCCO



NORTH 1/8" = 1'-0"



SOUTH 1/8" = 1'-0"



EAST 1/8" = 1'-0"



WEST 1/8" = 1'-0"



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ELEVATIONS



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A-017
RENDERINGS



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A-018
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A-020
RENDERINGS



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**2521 NW 3RD
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26TH ST**

A-021
RENDERINGS