

I. GENERAL LOT INFORMATION			
MUNICIPALITY	City of Miami		
ZONING CLASSIFICATION	D3 Marine Related Industrial		
FOLIO NUMBER	01-3135-031-0010		
PROPERTY ADDRESS	1175 NW South River Drive, Miami, FL 33137		
FEMA ZONE	ZONE-AE Elev. +9 Ft NGVD		
II. LOT OCCUPATION			
NET LOT AREA:		REQUIRED 10,000 SF Minimum	PROVIDED 41,031 SF
LOT WIDTH:		100' Minimum	218 SF
LOT COVERAGE:	90% Max =	36,928 SF	19,862 SF
FLOOR LOT RATIO (F.L.R.):	N/A		
FRONTAGE:	None		
DENSITY:	N/A		
OPEN SPACE:	5% Min. =	2,052 SF	21,169 SF
III. BUILDING SETBACKS			
PRINCIPAL FRONT (South River Dr)		REQUIRED 5'-0" Minimum	PROVIDED 5'-0"
PRINCIPAL FRONT (Miami River Waterfront)		25'-0" Minimum	25'-0"
SIDE (East)	Abutting Side T5 1st through 6th Story	10'-0" Minimum	10'-0"
SIDE (West)		0'-0" Minimum	0'-0"
IV. BUILDING CONFIGURATION			
MAX HEIGHT		REQUIRED Max. 8 Stories	PROVIDED 5 Stories
V. PARKING ANALYSIS			
Industrial: 1 Space/1000 SF of Industrial Use	26,329 SF / 1000	REQUIRED 26 Spaces	PROVIDED 46 Spaces
Educational: 2 Spaces/1000 SF of Educational Use	23,095 SF x 2 / 1000	46 Spaces	
	Shared Parking Reduction (Industrial/1.1 + Educational)	70 Spaces	
	34% Reduction by Waiver (70 x .34 = 24)	46 Spaces	
		Off-Site by Lease	42 Spaces
		On Street Spaces	4 Spaces
		Total	46 Spaces
VI. LOADING ANALYSIS			
From 25,000 sf to 50,000 sf	420 SF Berth (Commercial Berth)	REQUIRED 1 Berth	PROVIDED 1 Berth

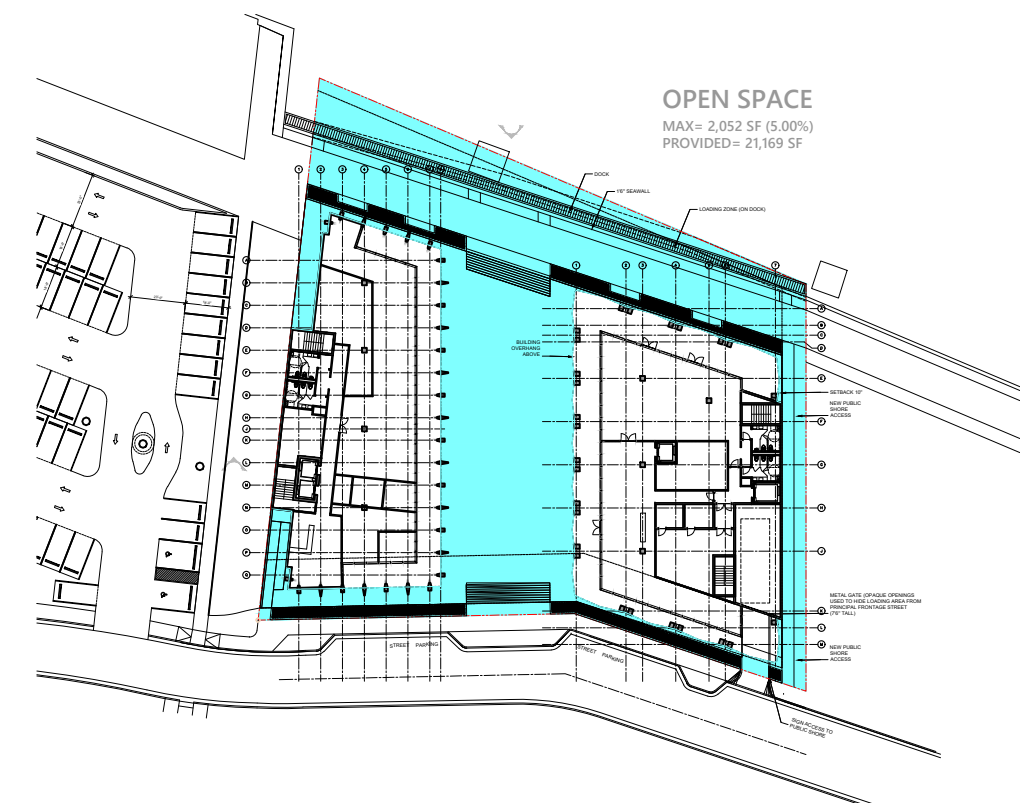
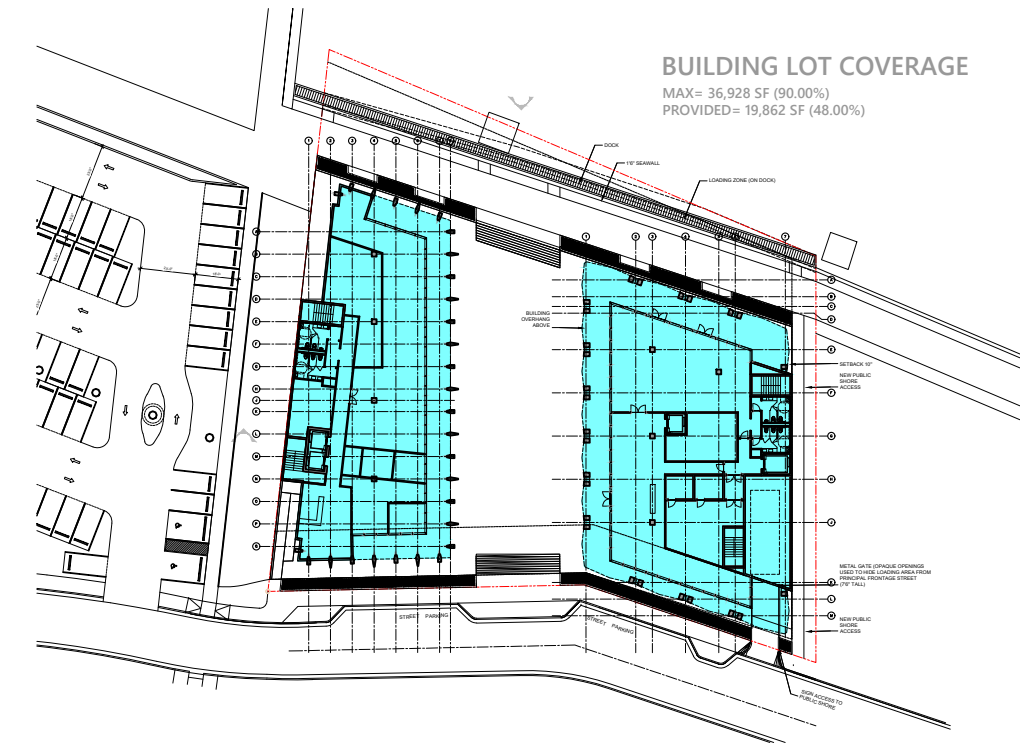
GROSS BUILDING AREAS

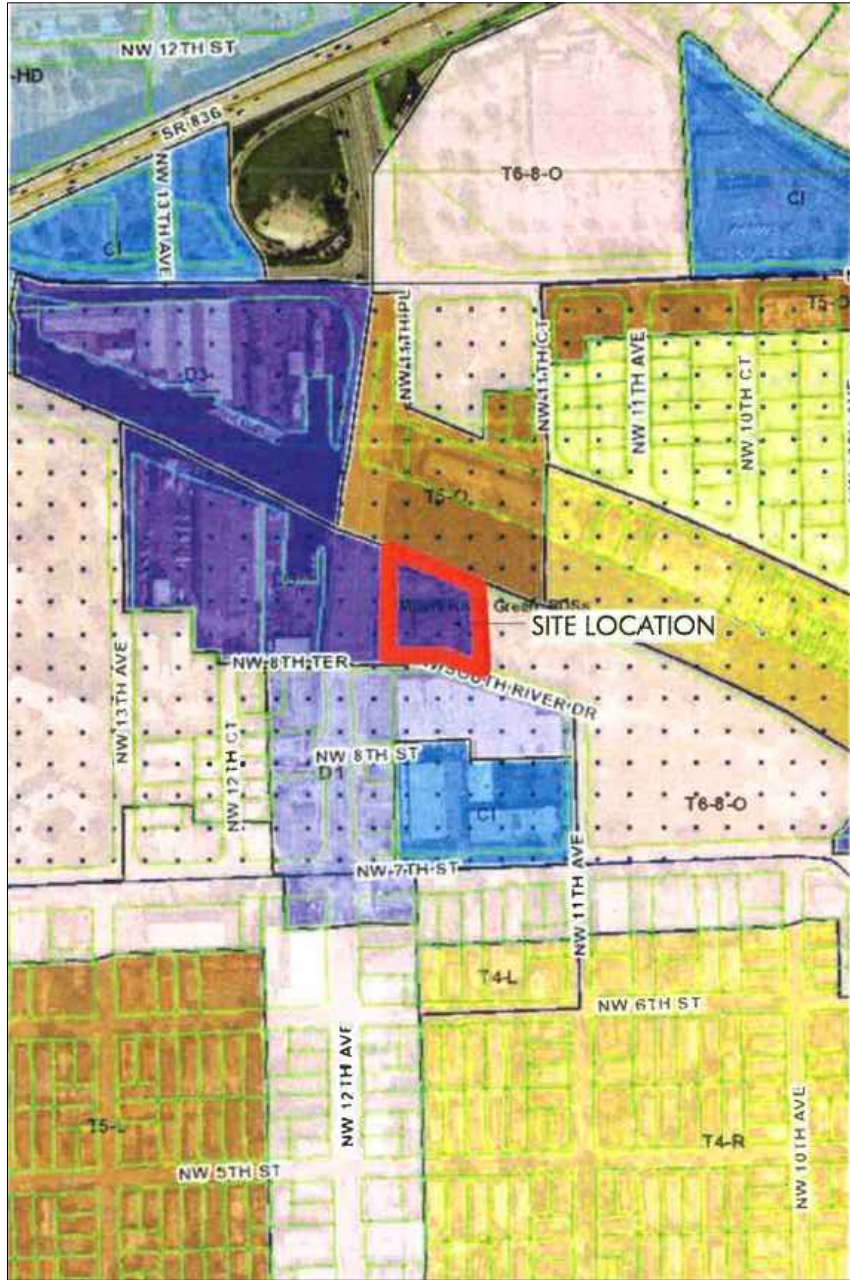
STUDIO BUILDING

LEVEL	GSF
1	7880
2	9970
3	10700
4	10700
5	6170
TOTAL	45420

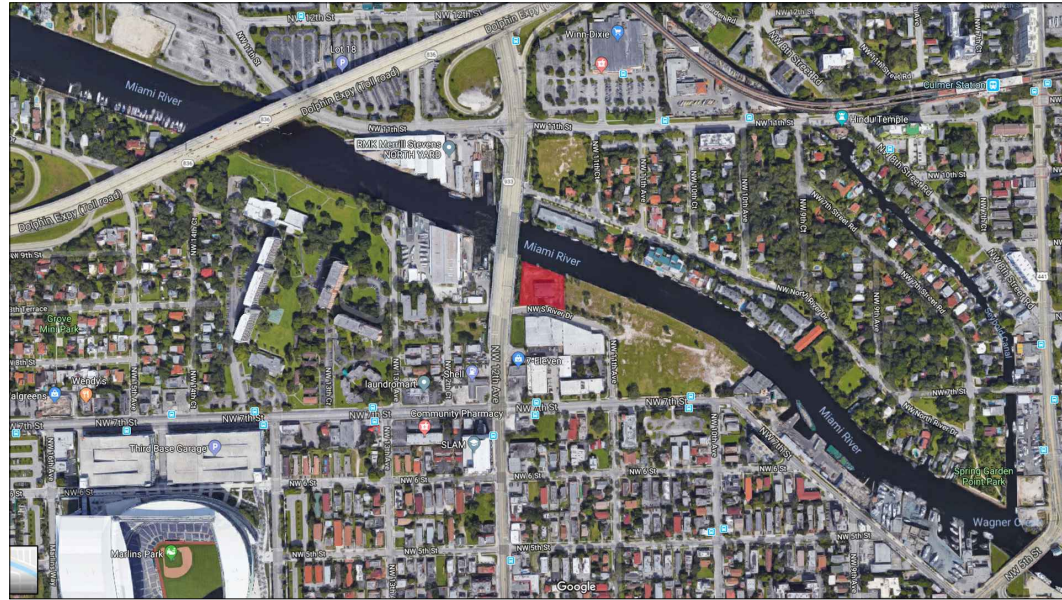
SCHOOL BUILDING

LEVEL	GSF
1	7180
2	9160
3	9160
4	9160
TOTAL	34660
TOTAL	80080





MIAMI 21 ZONING MAP



LOCATION MAP: SITE



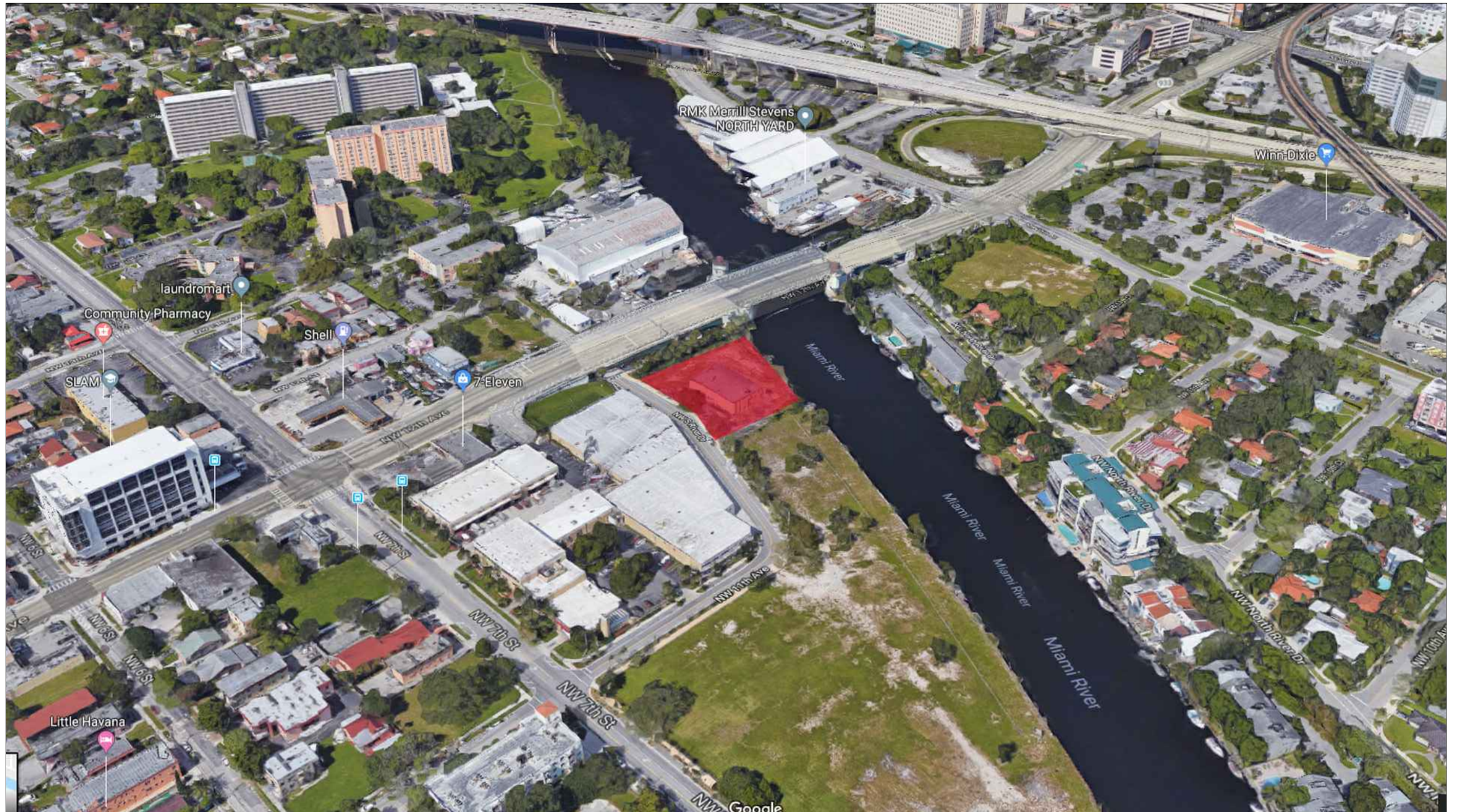
SITE VIEW FROM MIAMI RIVER



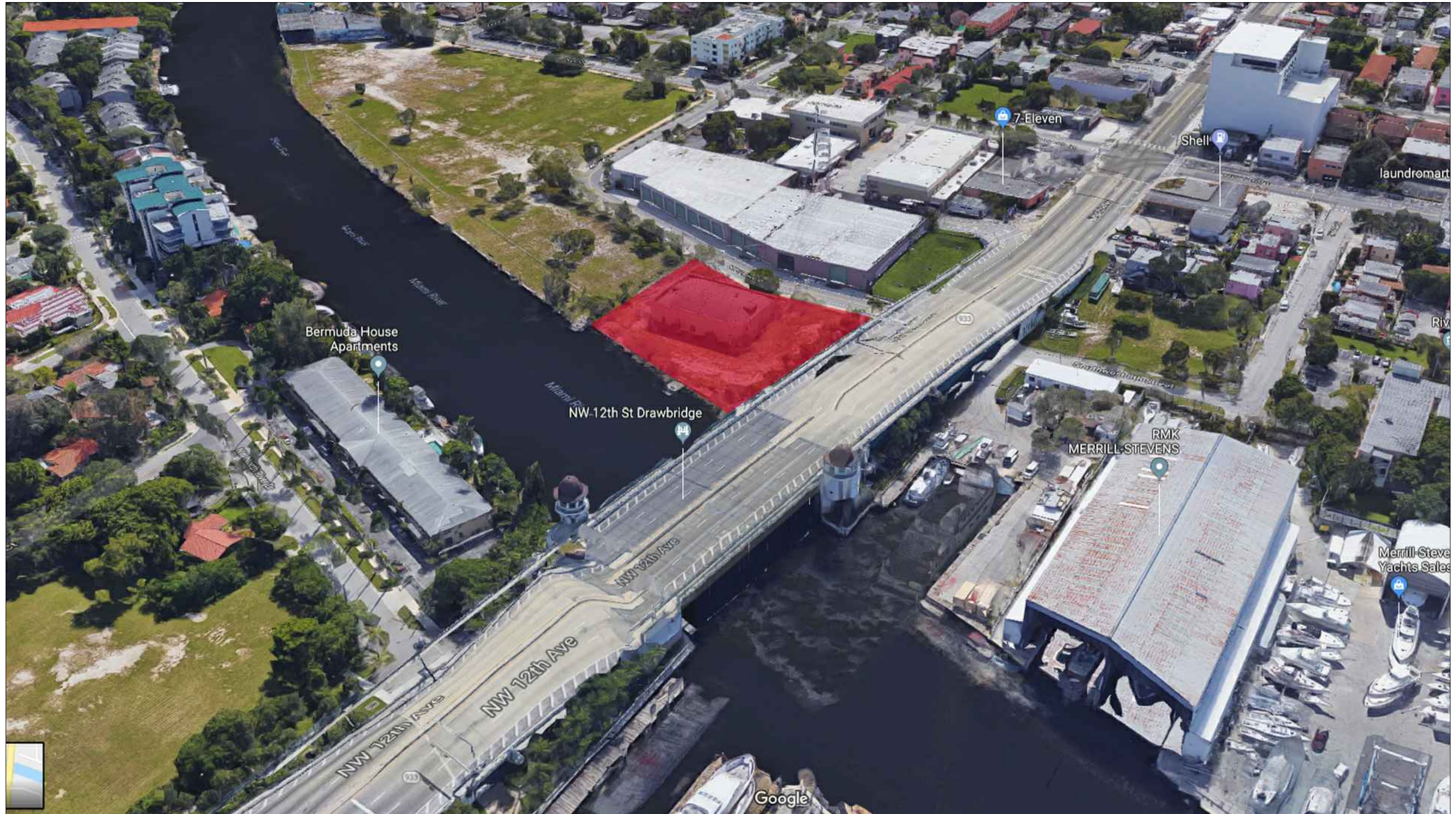
SITE VIEW TOWARDS 12ST NW DRAWBRIDGE FROM NW SOUTH RIVER DR



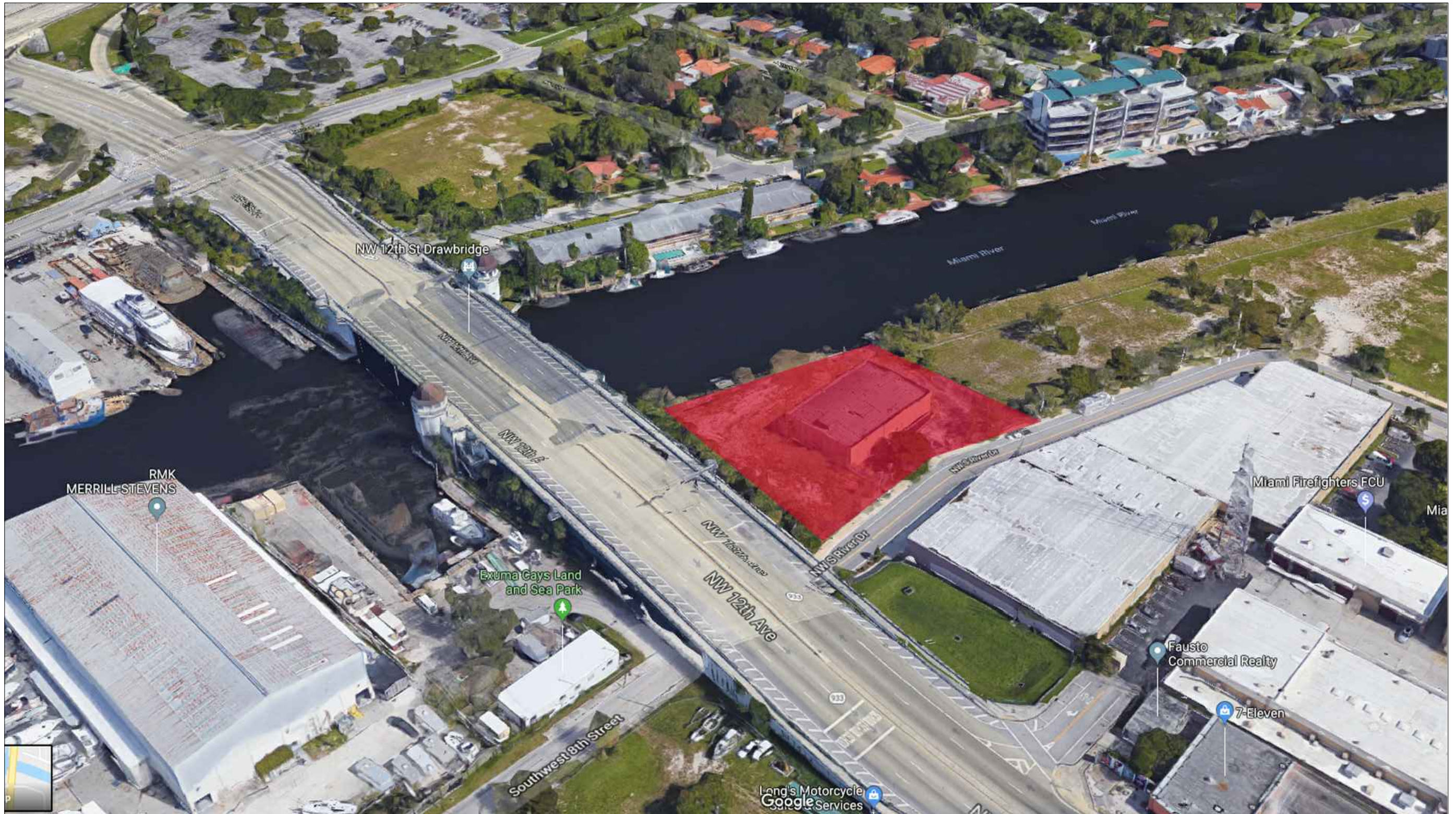
SITE VIEW TOWARDS MIAMI RIVER FROM NW SOUTH RIVER DR



AERIAL SITE VIEW FROM SE TOWARDS NW



AERIAL SITE VIEW FROM NW TOWARDS SE

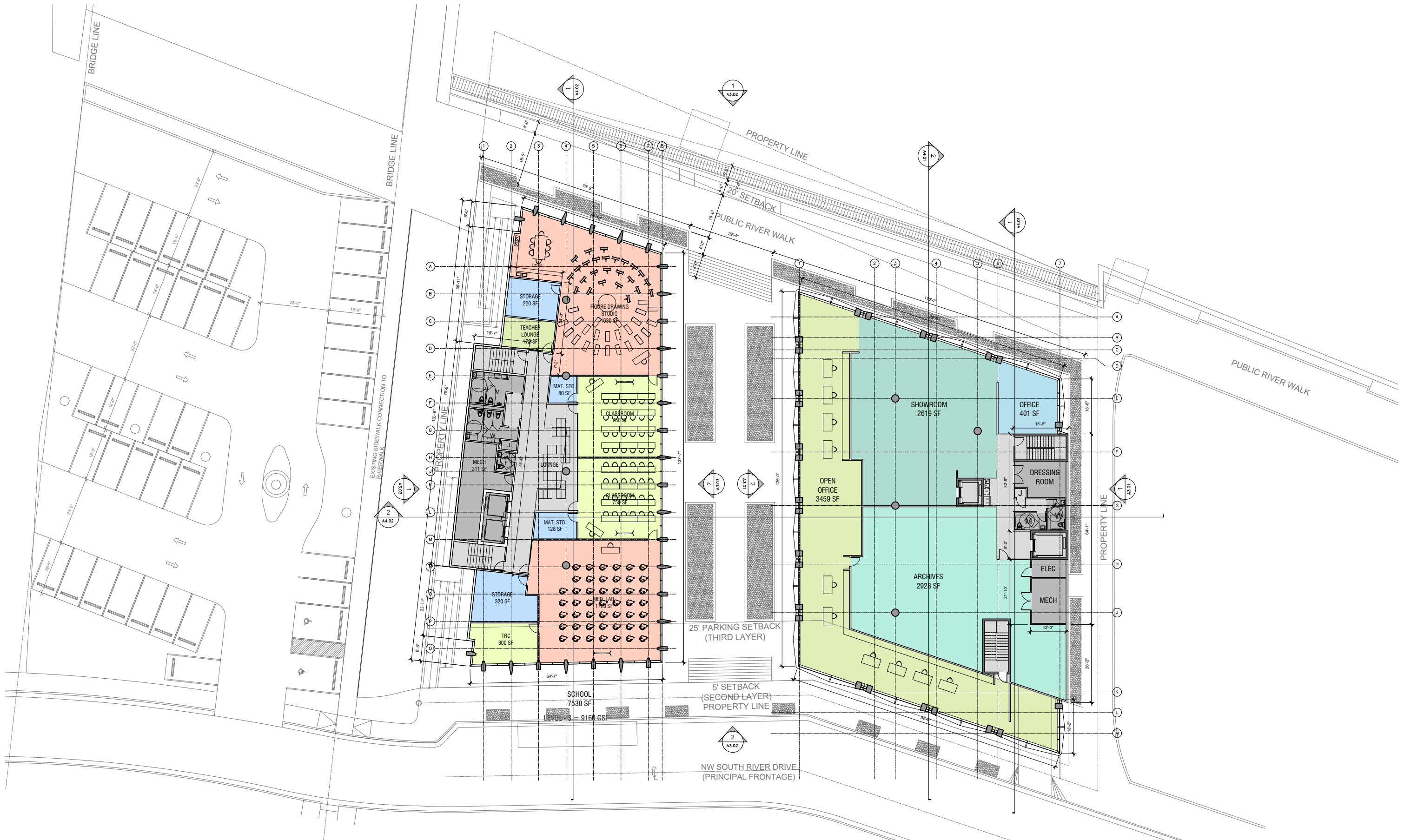


AERIAL SITE VIEW FROM SW TOWARDS NE







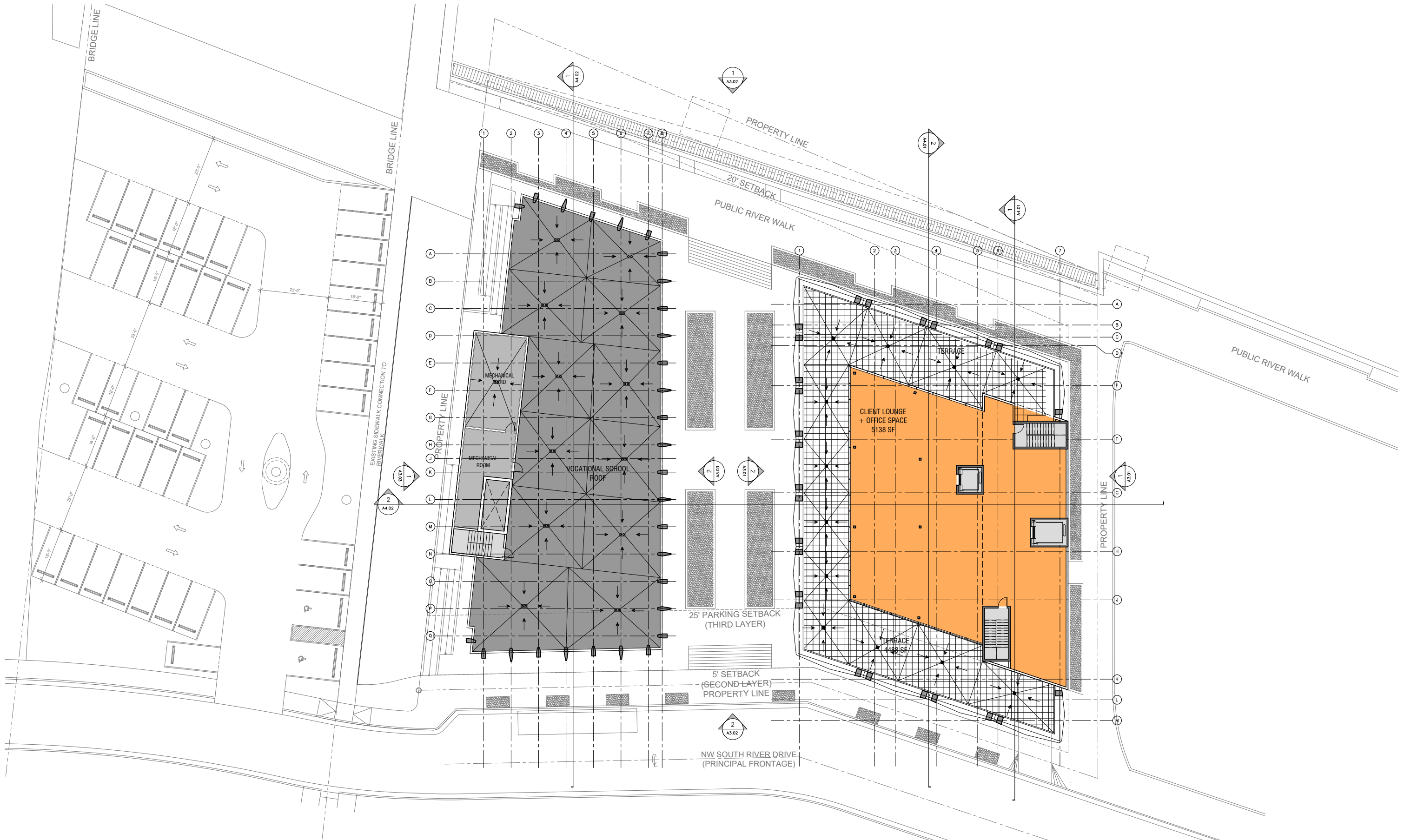


NAEEM KHAN STUDIOS

1175 NW South River Drive, Miami, Florida

April 26, 2019





N A E E M K H A N S T U D I O S

1175 NW South River Drive, Miami, Florida

A p r i l 2 6 , 2 0 1 9



aj/A

alfonsojurado/ARCHITECTURE
4304 NE 2nd AVENUE
Miami, FL 33137
305.206.6214 T

N A E E M K A H N S T U D I O S

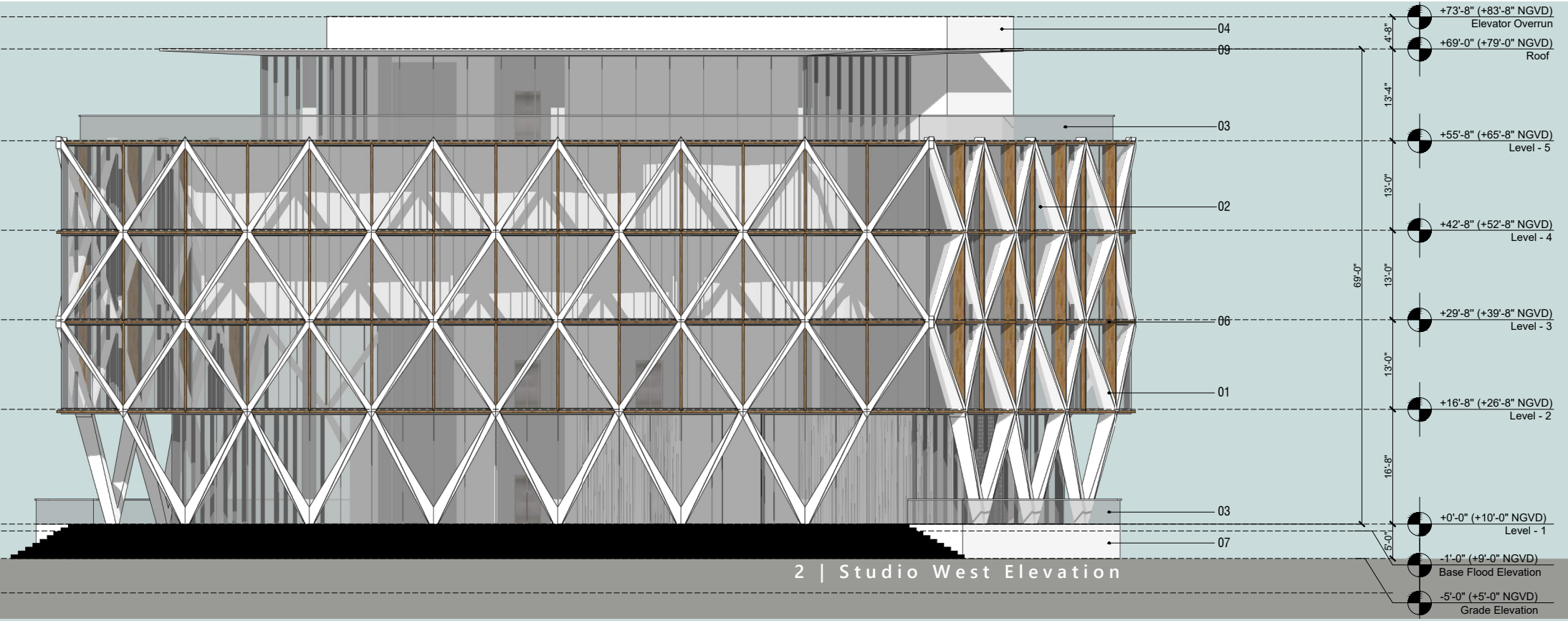
1175 NW South River Drive, Miami, Florida

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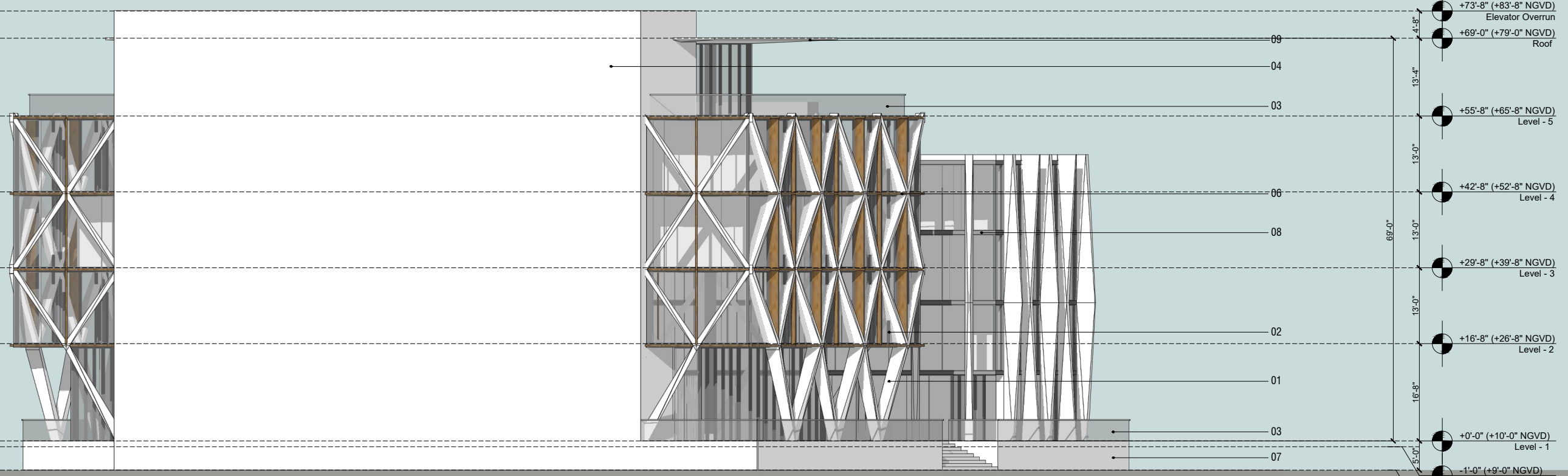
EXTERIOR RENDERING
A2|01







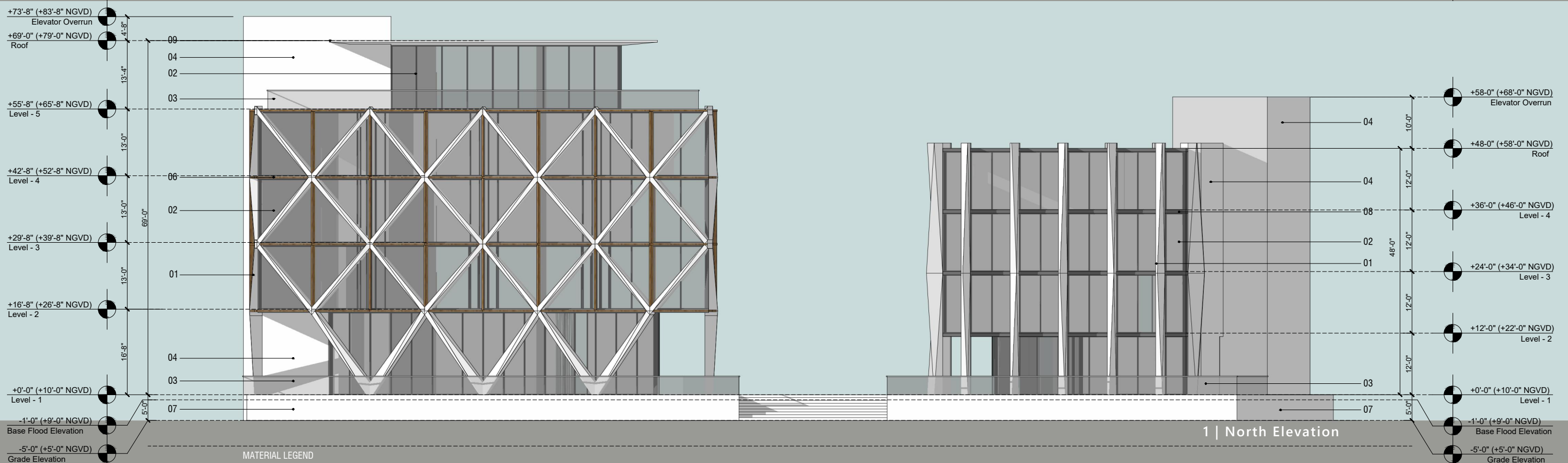
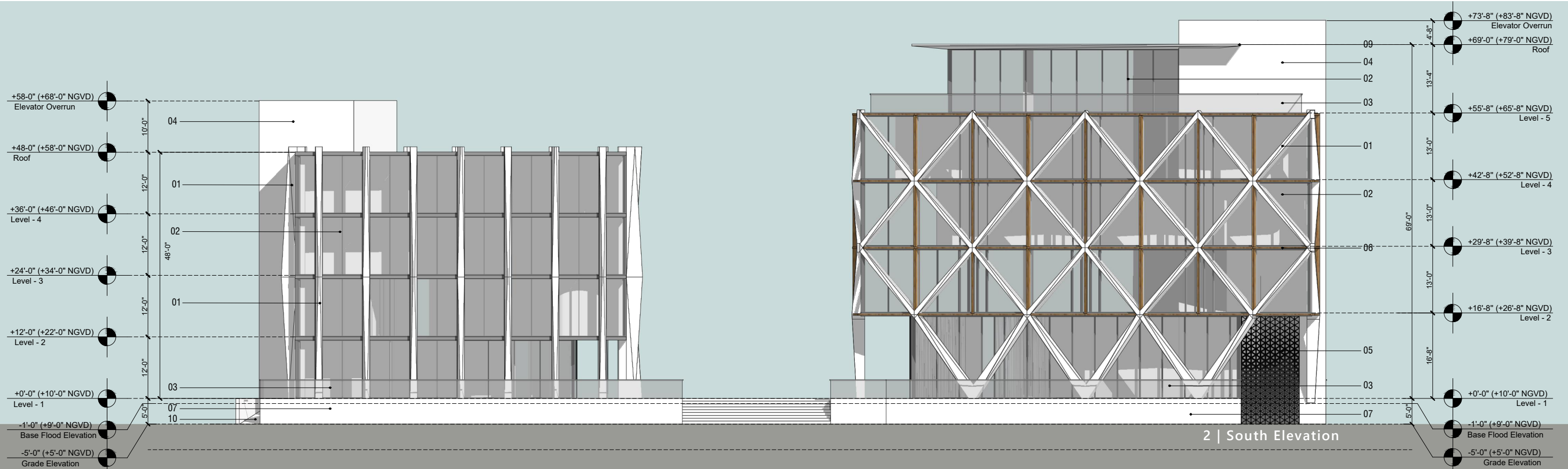
2 | Studio West Elevation



1 | Studio East Elevation

MATERIAL LEGEND

- 01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT
- 02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM
- 03 - GLASS RAILING
- 04 - EXPOSED ARCHITECTURAL CONCRETE WALL
- 05 - STEEL LOADING DOCK GATE
- 06 - IPE WOOD FINIS
- 07 - EXPOSED ARCHITECTURAL CONCRETE
- 08 - SLATE GREY ALUMINUM SLAB COVER
- 09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB
- 10 - RAMP

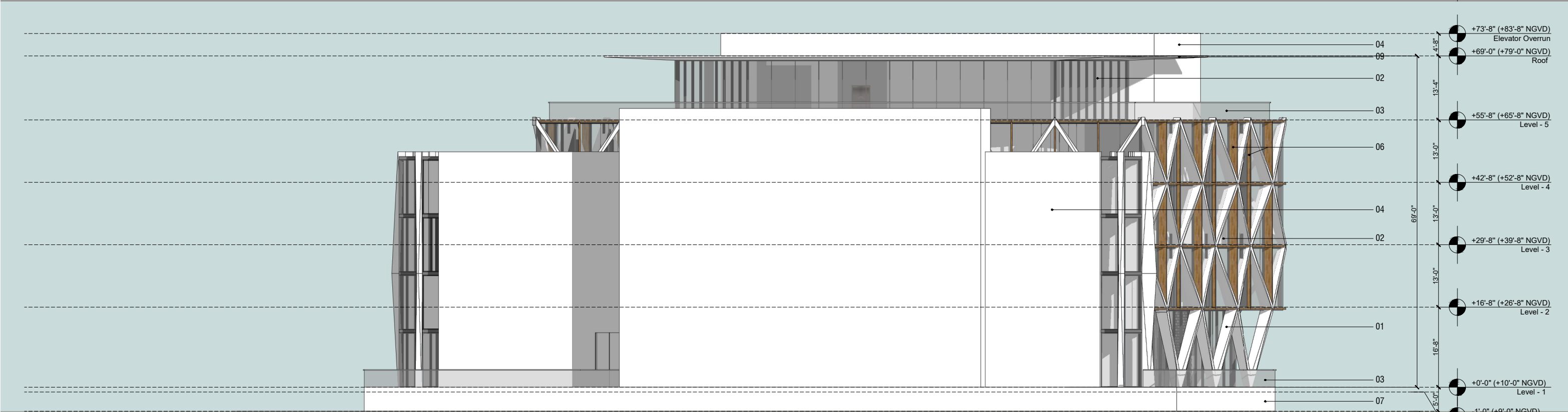


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2 | School East Elevation



1 | School West Elevation

MATERIAL LEGEND

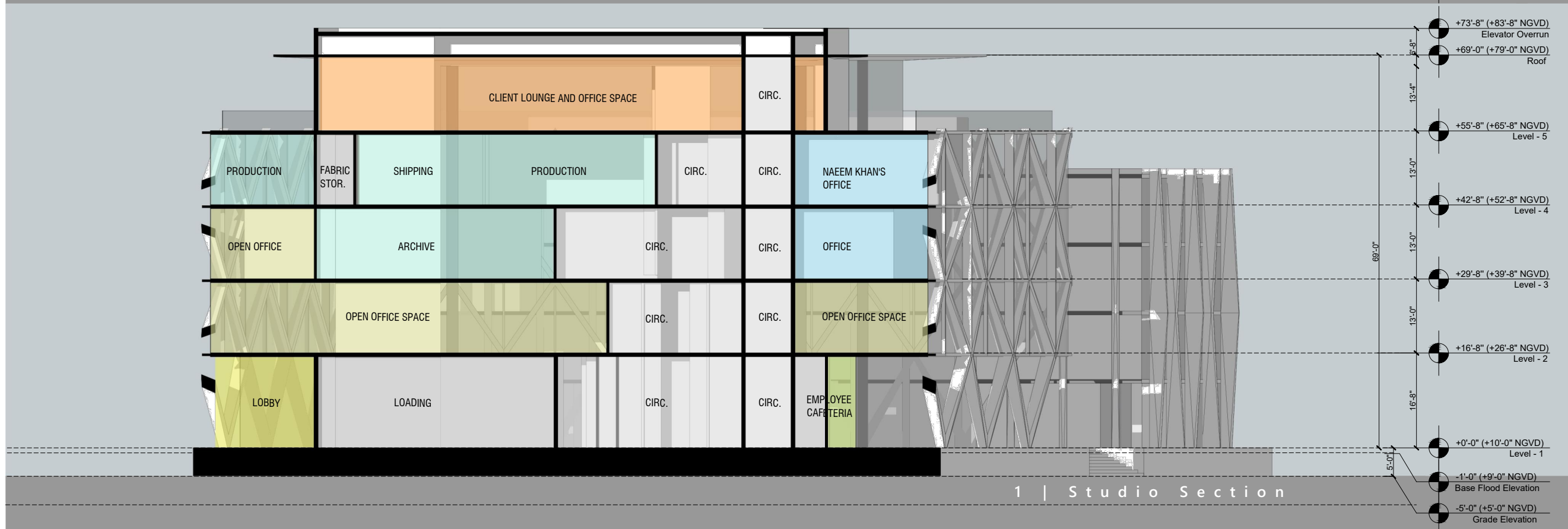
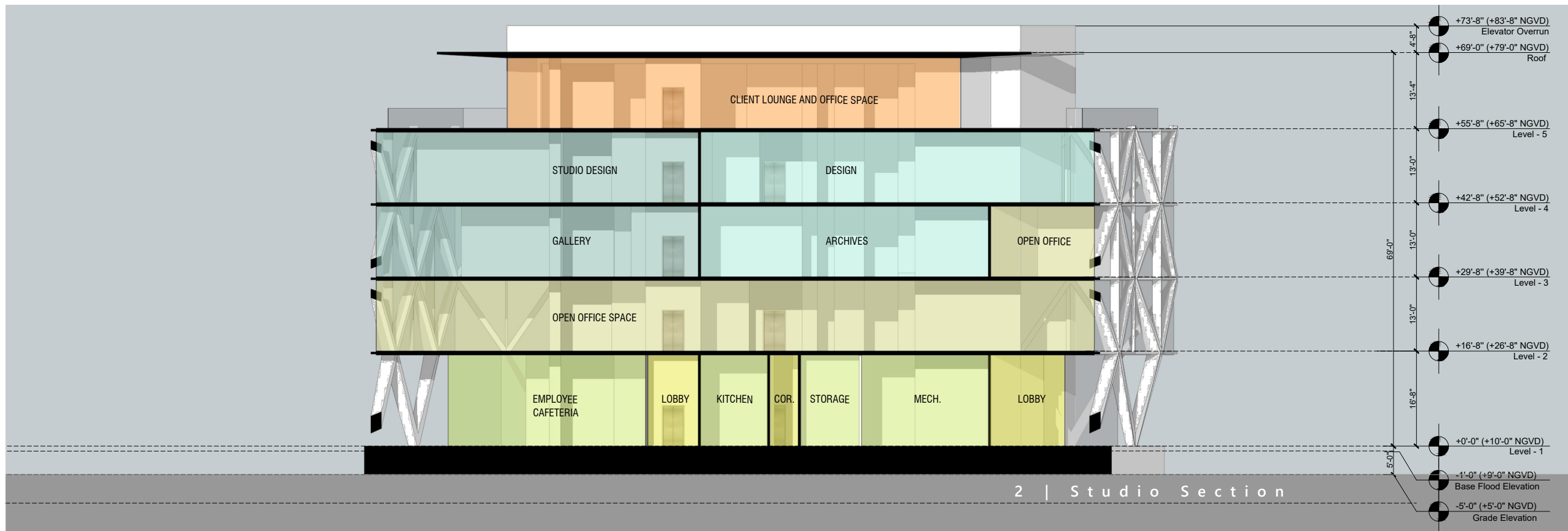
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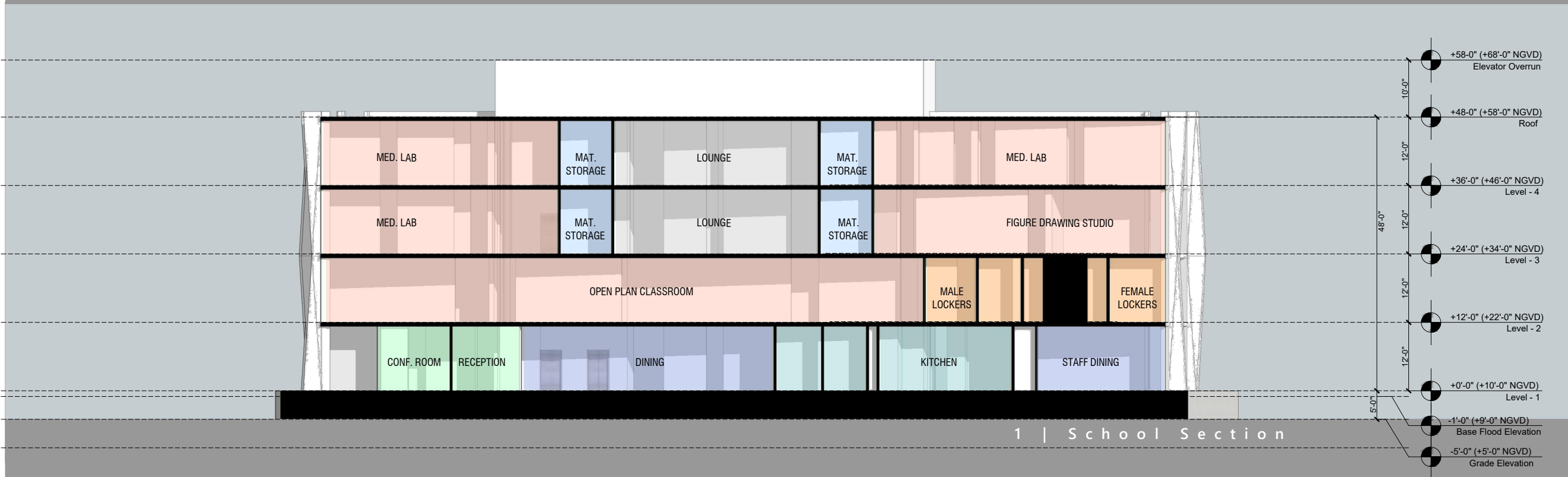
02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM
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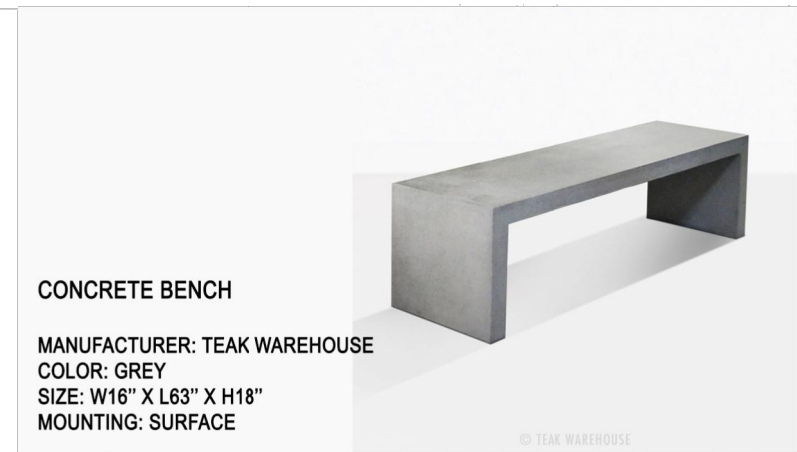








RIVERWALK SECTION TOWARD THE VOCATIONAL SCHOOL



CONCRETE BENCH
 MANUFACTURER: TEAK WAREHOUSE
 COLOR: GREY
 SIZE: W16" X L63" X H18"
 MOUNTING: SURFACE

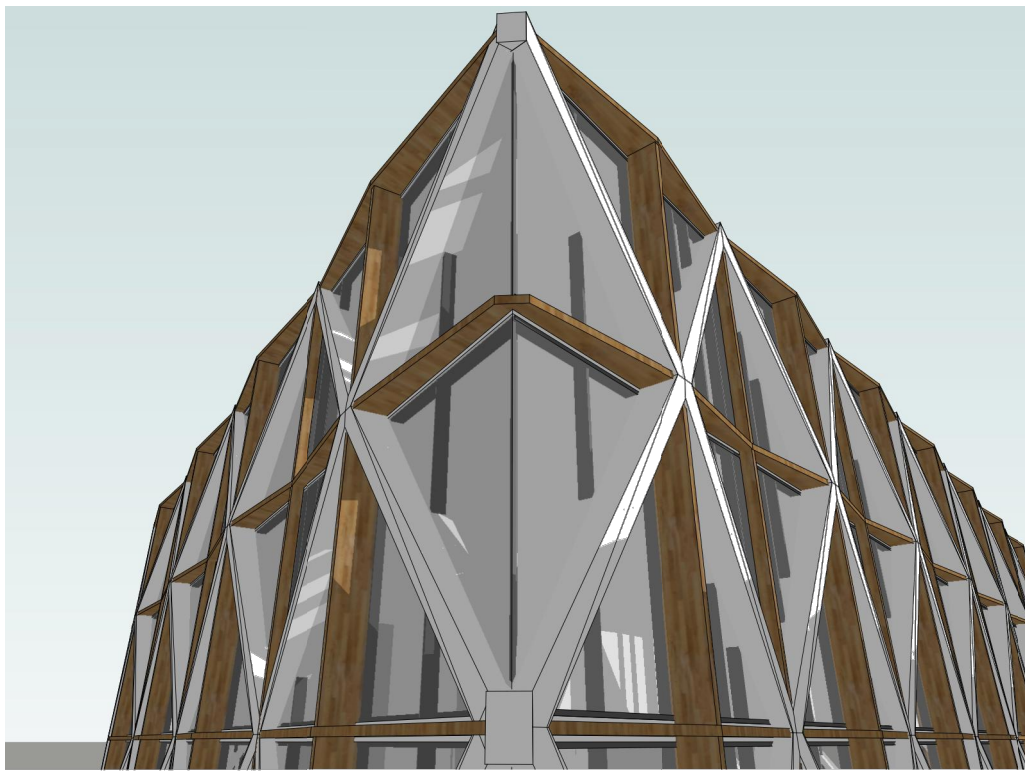


MAC LIGHT BOLLARD
 MANUFACTURER: STRUCTURA
 COLOR: NATURAL WOOD
 SIZE: 42" HEIGHT
 MOUNTING: SURFACE

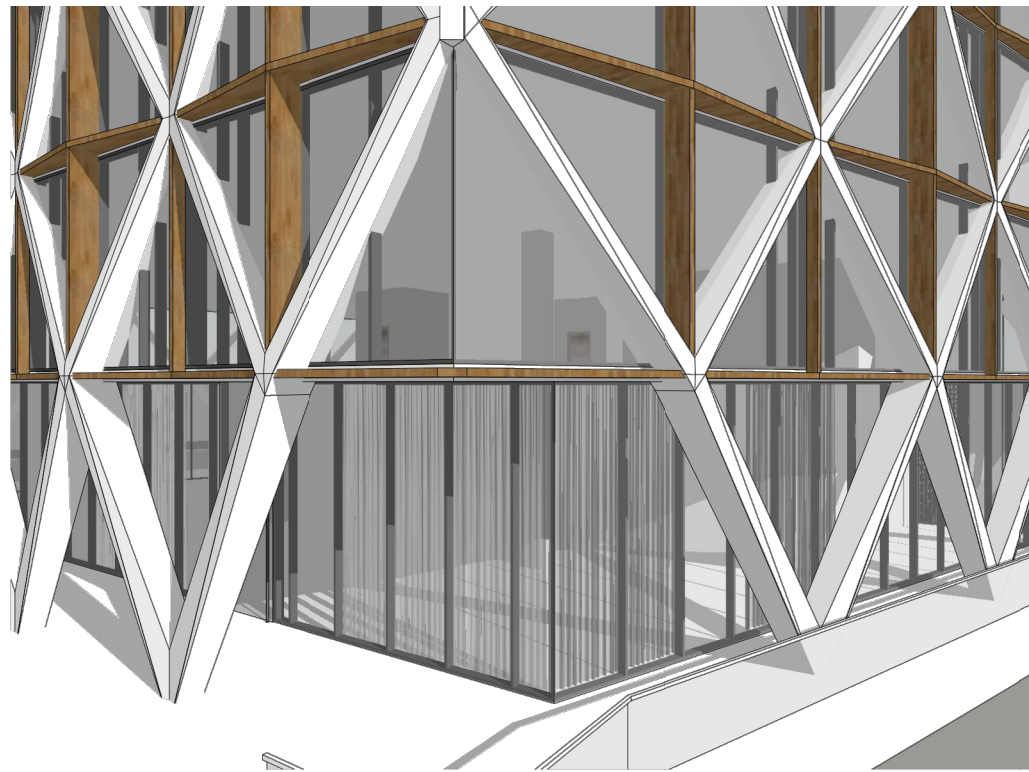


FGP BY FRANCISCO GOMEZ PAZ
 MANUFACTURER: FGP
 COLOR: NATURAL WOOD
 SIZE: 20" X 37" X 17Gal.
 MOUNTING: SURFACE

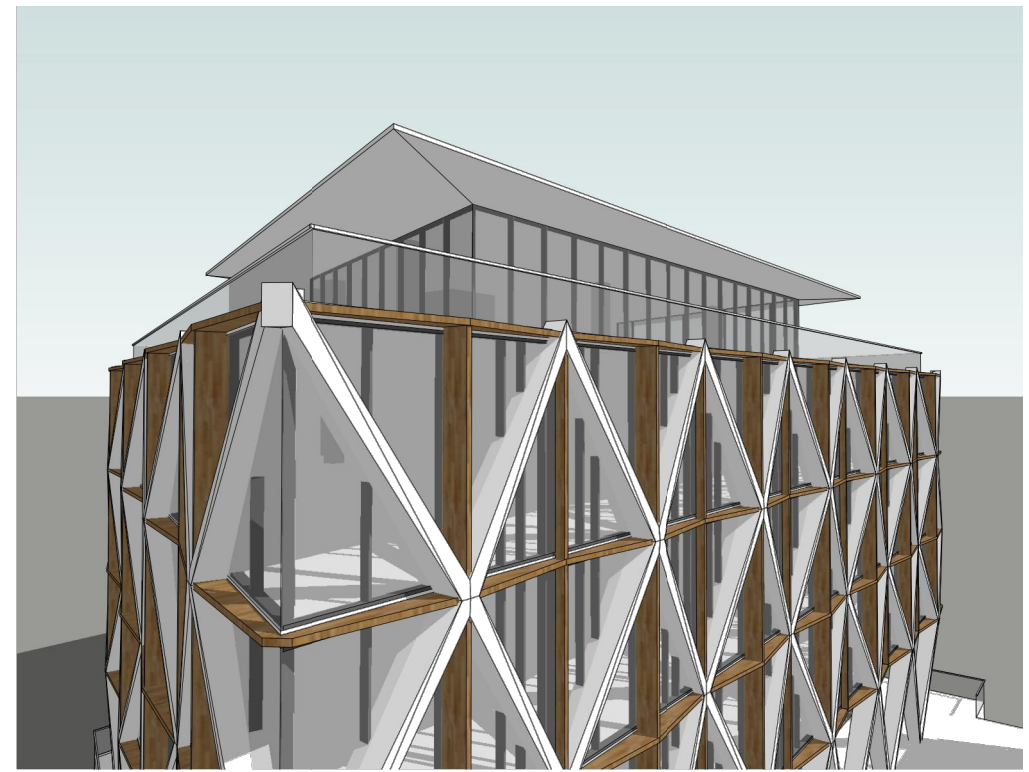
RIVERWALK URBAN FIXTURES



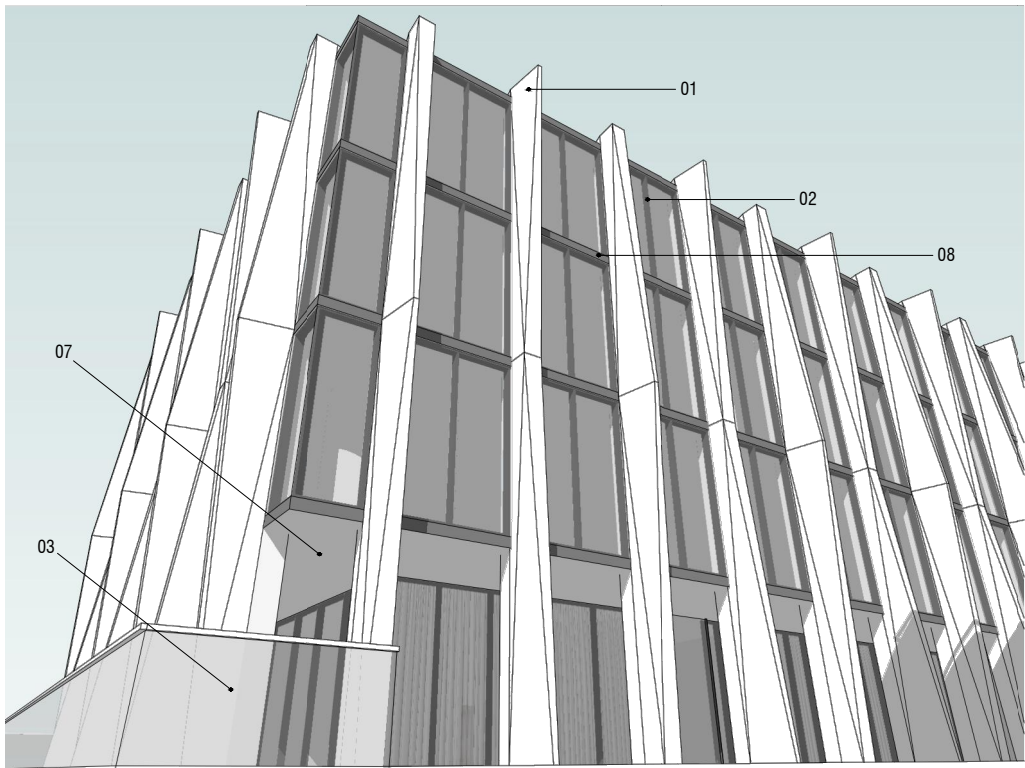
6 | Studio Facade Detail



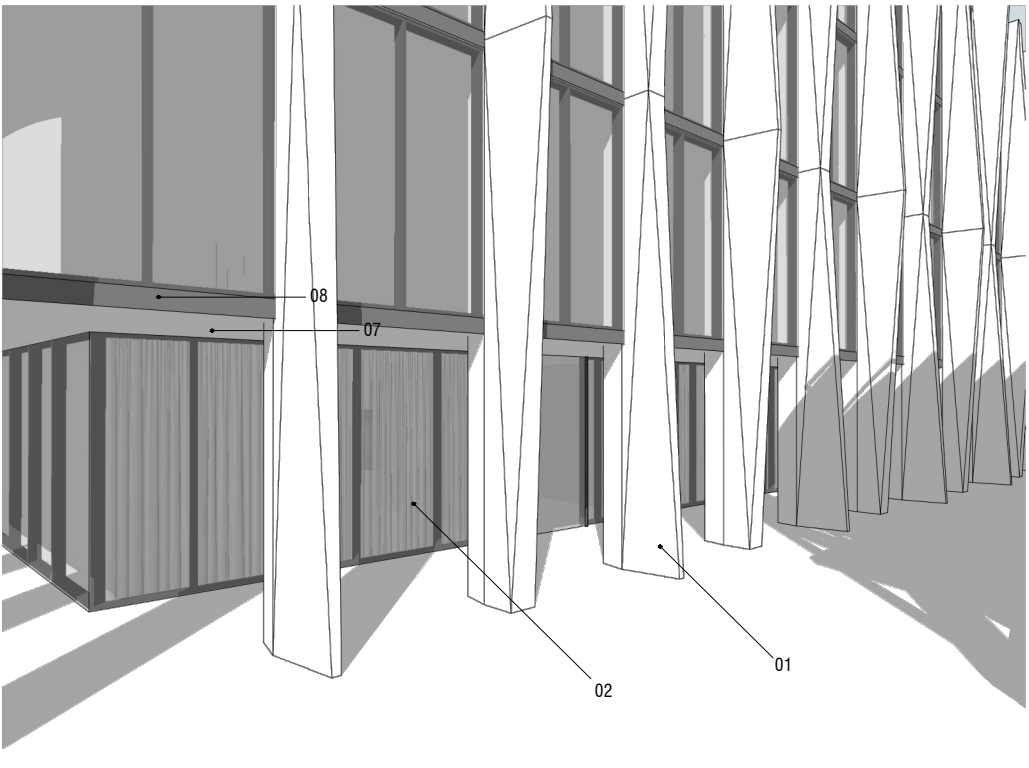
4 | Studio Facade Detail



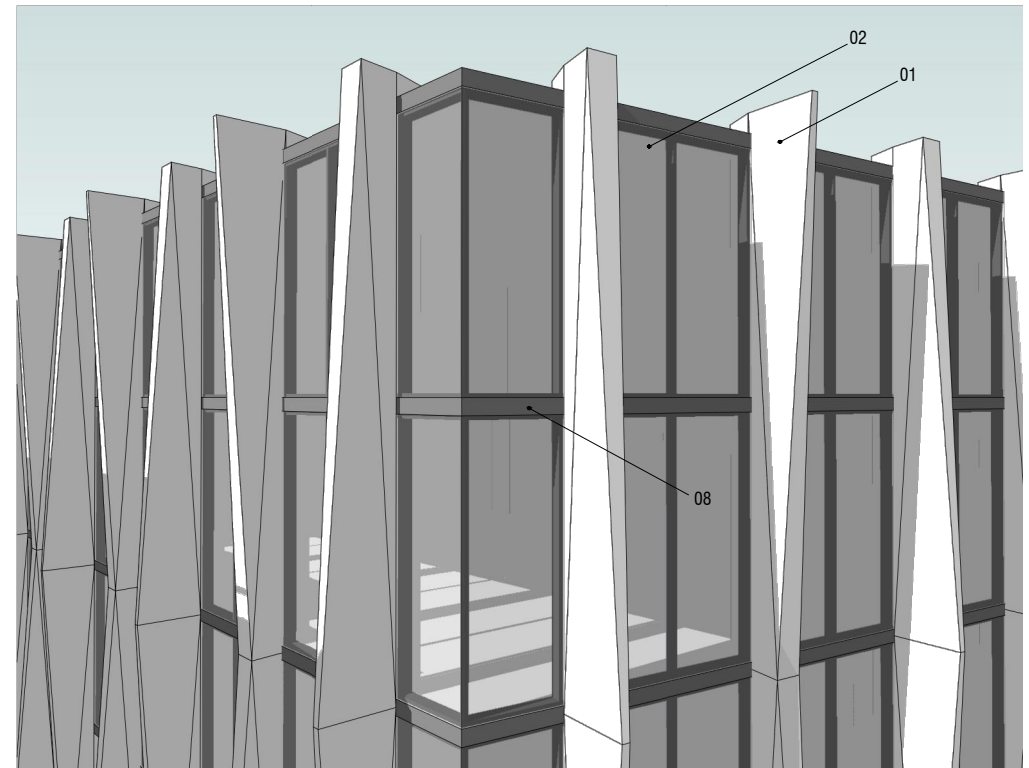
2 | Studio Facade Detail



5 | School Facade Detail



3 | School Facade Detail



1 | School Facade Detail

MATERIAL LEGEND

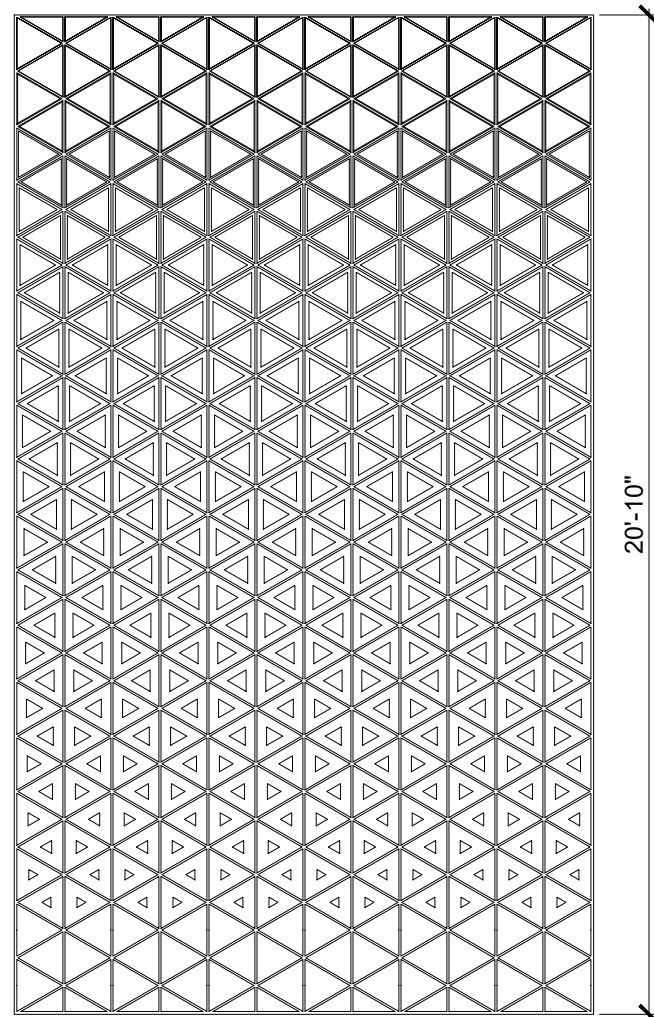
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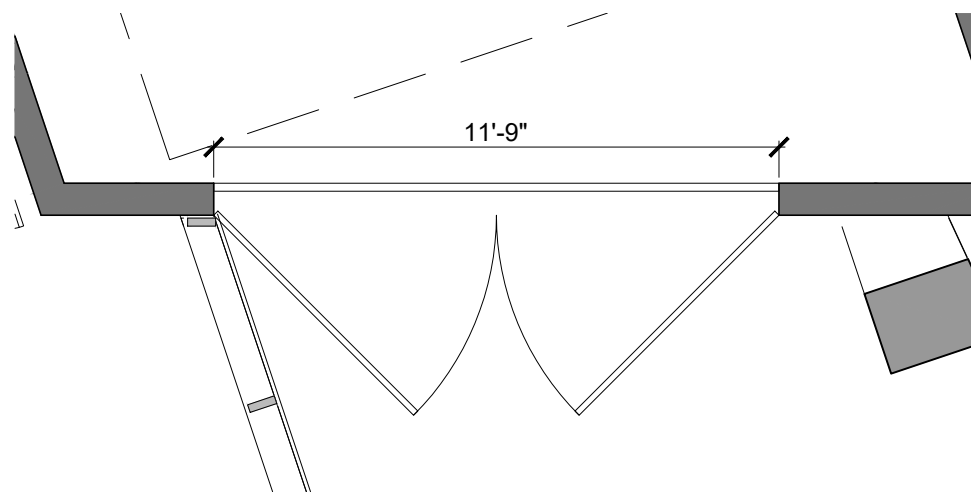
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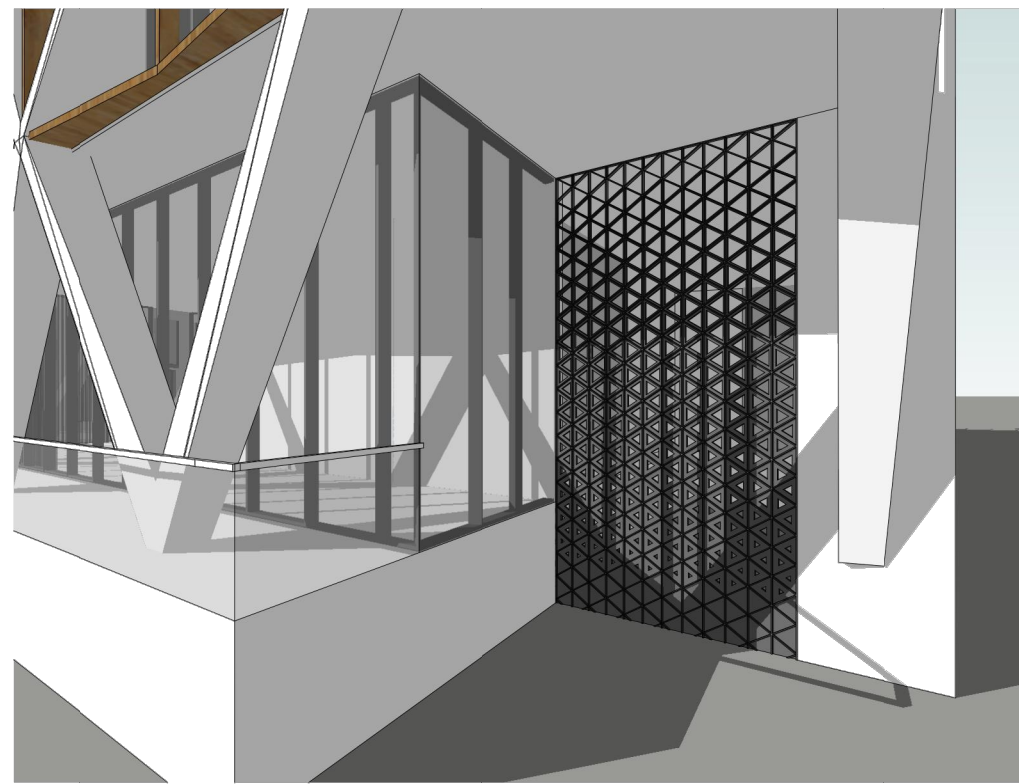
05 - STEEL LOADING DOCK GATE
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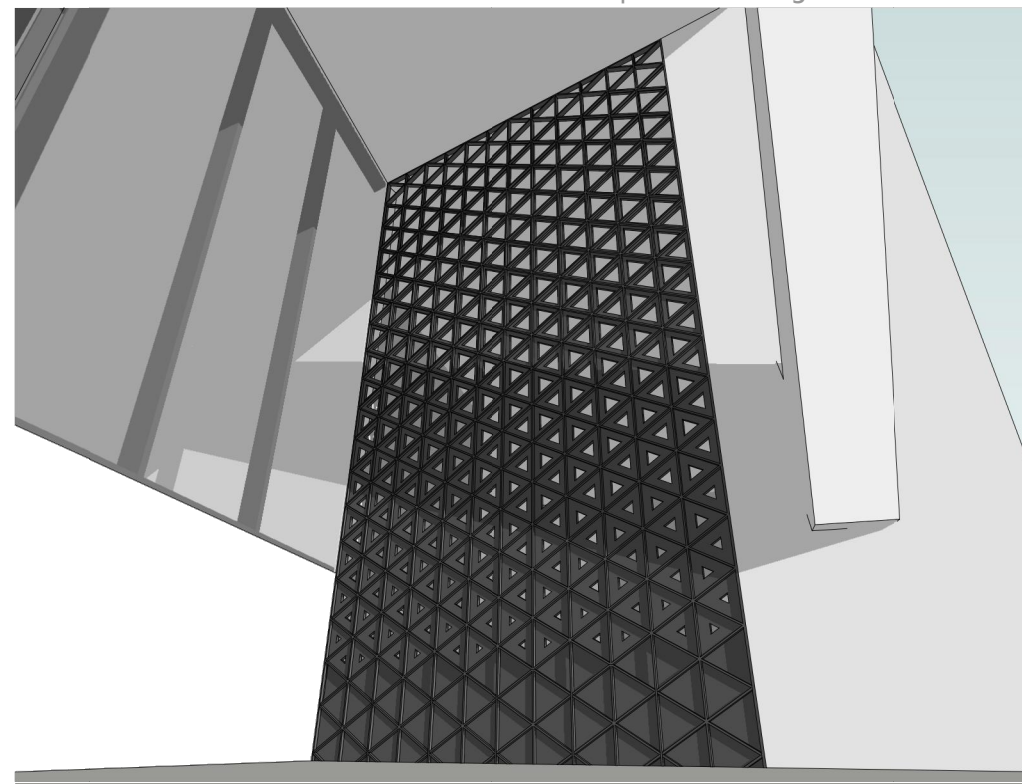
1 | Loading Gate Elevation Detail



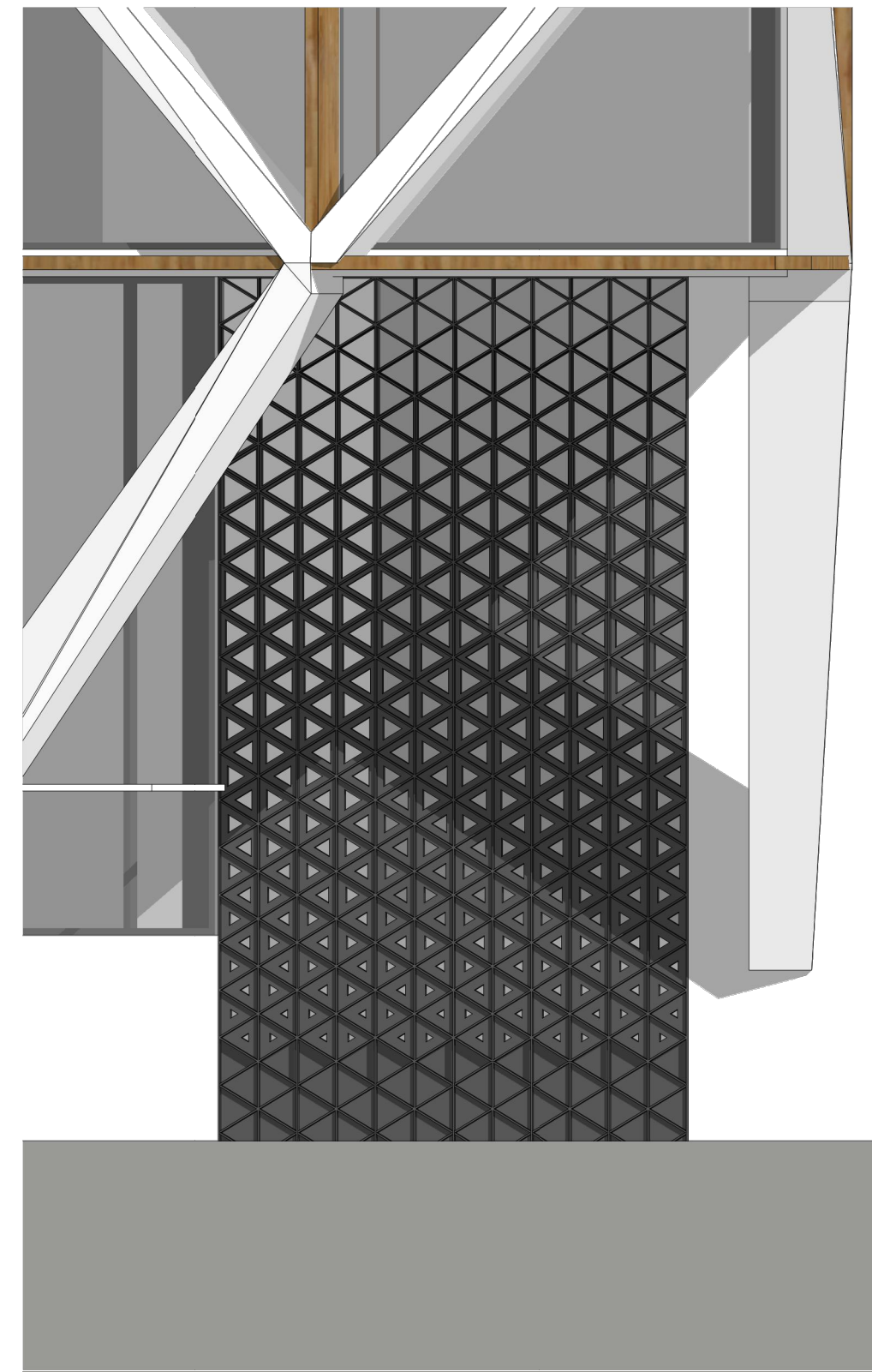
1 | Loading Gate Plan Detail



3 | Loading Gate View



2 | Loading Gate View



1 | Loading Gate Elevation

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