

müv

CONCEPTUAL DESIGN

16635 NE 19th AVENUE
NORTH MIAMI BEACH, FL 33162
JANUARY 10, 2022
revised APRIL 2, 2022
revised MAY 18, 2022



BALAITY PROPERTY ENHANCEMENT

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STOREFRONT ELEVATION



MUV NORTH MIAMI BEACH

APRIL 2, 2022



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The subject property is a four unit single story office building constructed in 1981. The façade includes Mediterranean architectural elements with its arched openings, tile paving, and clay tile roof. While such elements are prevalent throughout South Florida, like many similar structures of the 1980s, the execution is generic and not traceable to any specific historic style or era. The most notable elements of the existing structure include the tiered planters and shaded entry court.

The proposed façade improvements minimize the generic Mediterranean design elements while preserving the planters and entry sequence. The new façade builds on the modern design language visible throughout the City of North Miami Beach, including a juxtaposition of neutral colors and bold accents in the form of the tenant's brand specify orange color. The new, simple rectangular roof forms contribute to the modernization, while the overall structure remains as an understated neighborhood commercial building. This approach helps to maintain compatibility with the existing single story commercial buildings adjacent to the subject property.

New landscaping will restore the effect of layered greenery which grounds the building to the landscape. New fenestration increases the amount of glazing for greater pedestrian connectivity, while adding to the building's modernization and energy efficiency.

revised April 2, 2022

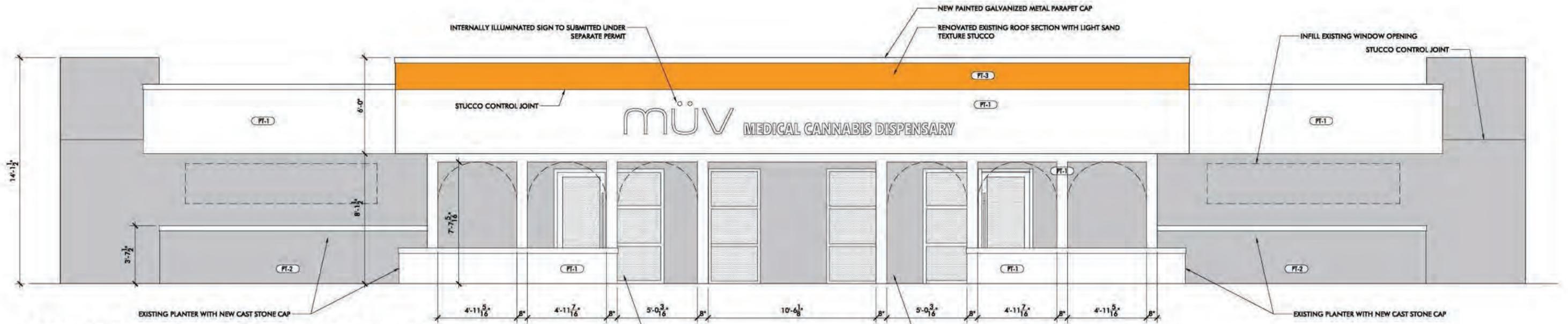
TRAD MU/TC COMMENT 7 RESPONSES

- Exterior glazing may not permit view of human activities and spaces per Florida Department of Health design standards for medical cannabis dispensaries. MUV dispensaries include an opaque film, detailed on page 5, which allows transmissible light. No mirrored or blackout treatments are proposed.
- Façade renovations retain the existing colonnade spacing. The center opening does not comply with the requirement to be proportioned with a height greater than its width. Applicant requests approval for existing non-conforming condition.
- Proposed glazing totals 146 SF (19.6%) of the 744 SF ground floor façade area. Applicant requests approval for existing non-conforming condition to utilize existing storefront openings.
- Color selections have been added to page 5, including LRV values for each paint color. All base wall color areas have a LRV value of 35 or greater.

revised May 18, 2022

- Clarification added to page 5 regarding the existing nonconforming colonnade spacing.
- Page 6 added with east elevation, including proposed aesthetic improvements and signage at patient and staff entrances.
- Page 7 added with dumpster enclosure details. Dumpster enclosure included with east elevation on page 6.

NARRATIVE



EXTERIOR ELEVATION - WEST (PRIMARY FACADE)

EXTERIOR PAINT SCHEDULE

TOTAL PRIMARY FACADE AREA		1,244 SF		
PAINT NUMBER	MANUFACTURER / COLOR	FACADE AREA	% OF FACADE	LRV
PT-1	SHERWIN WILLIAMS 7014 ELDER WHITE	502 SF	40.4%	39%
PT-2	SHERWIN WILLIAMS 6003 PROPER GRAY	432 SF	34.7%	73%
PT-3	PANTONE 1655 ORANGE	83 SF (TRIM)	6.7%	27%

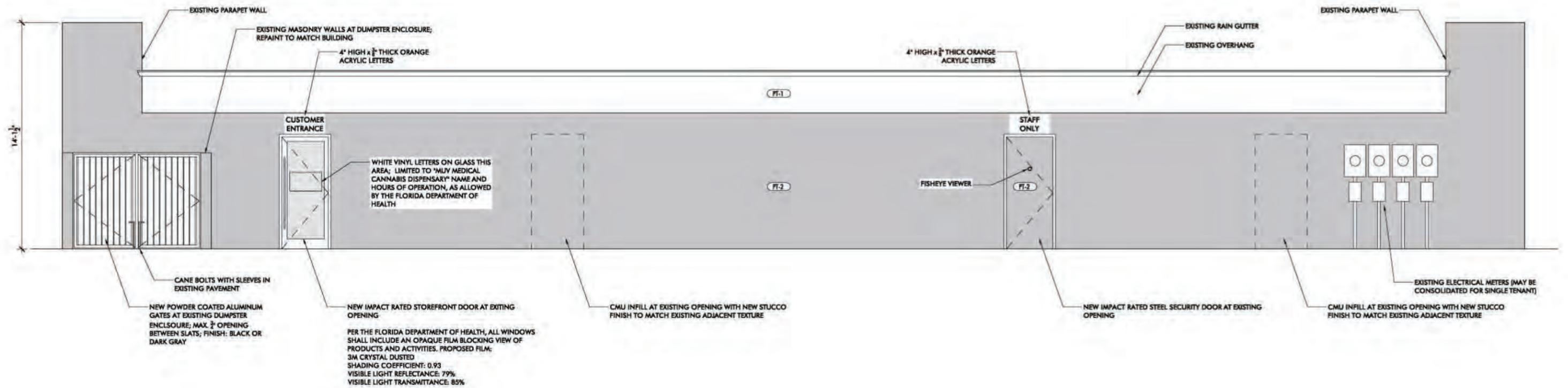
NEW STOREFRONT SYSTEMS AT EXISTING OPENINGS IN WALL BEYOND
WALL SECTIONS TO BE DEMOLISHED BELOW EXISTING WINDOWS TO PROVIDE VERTICALLY PROPORTIONED FULL HEIGHT OPENINGS

PER THE FLORIDA DEPARTMENT OF HEALTH, ALL WINDOWS SHALL INCLUDE AN OPAQUE FILM BLOCKING VIEW OF PRODUCTS AND ACTIVITIES. PROPOSED FILM:
3M CRYSTAL DUSTED
SHADING COEFFICIENT: 0.93
VISIBLE LIGHT REFLECTANCE: 79%
VISIBLE LIGHT TRANSMITTANCE: 85%

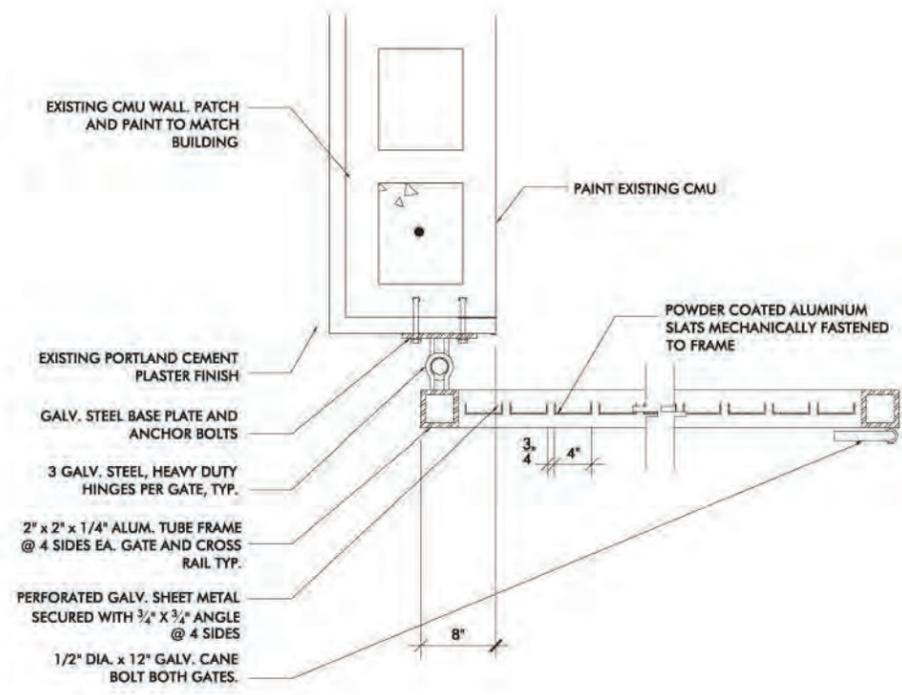
7x EXISTING OPENINGS RENOVATED TO REMOVE ARCHES; OVERALL WIDTH AND HEIGHT OF EACH OPENING MATCHES EXISTING CONDITIONS

RENOVATIONS INCLUDE THE MODIFICATION OF EXISTING OPENINGS AND COLUMNS, WHICH CONSTITUTES AN EXISTING NON-CONFORMING PART OF THE STRUCTURE.

WEST ELEVATION (PRIMARY)

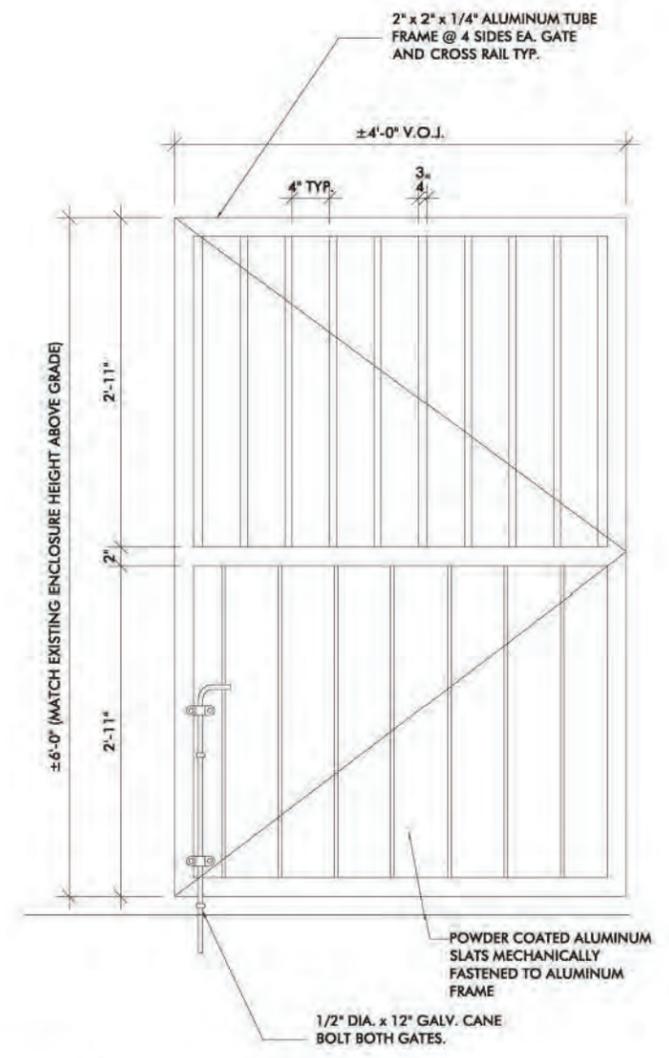


EAST ELEVATION



- NOTES:
1. ALL GALVANIZED STEEL TO BE PAINTED.
 2. ALL ALUMINUM TO BE POWDER COATED.
 3. FABRICATOR TO PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW BY ARCHITECT.

DETAIL - GATE
NTS



ELEVATION - GATE
NTS

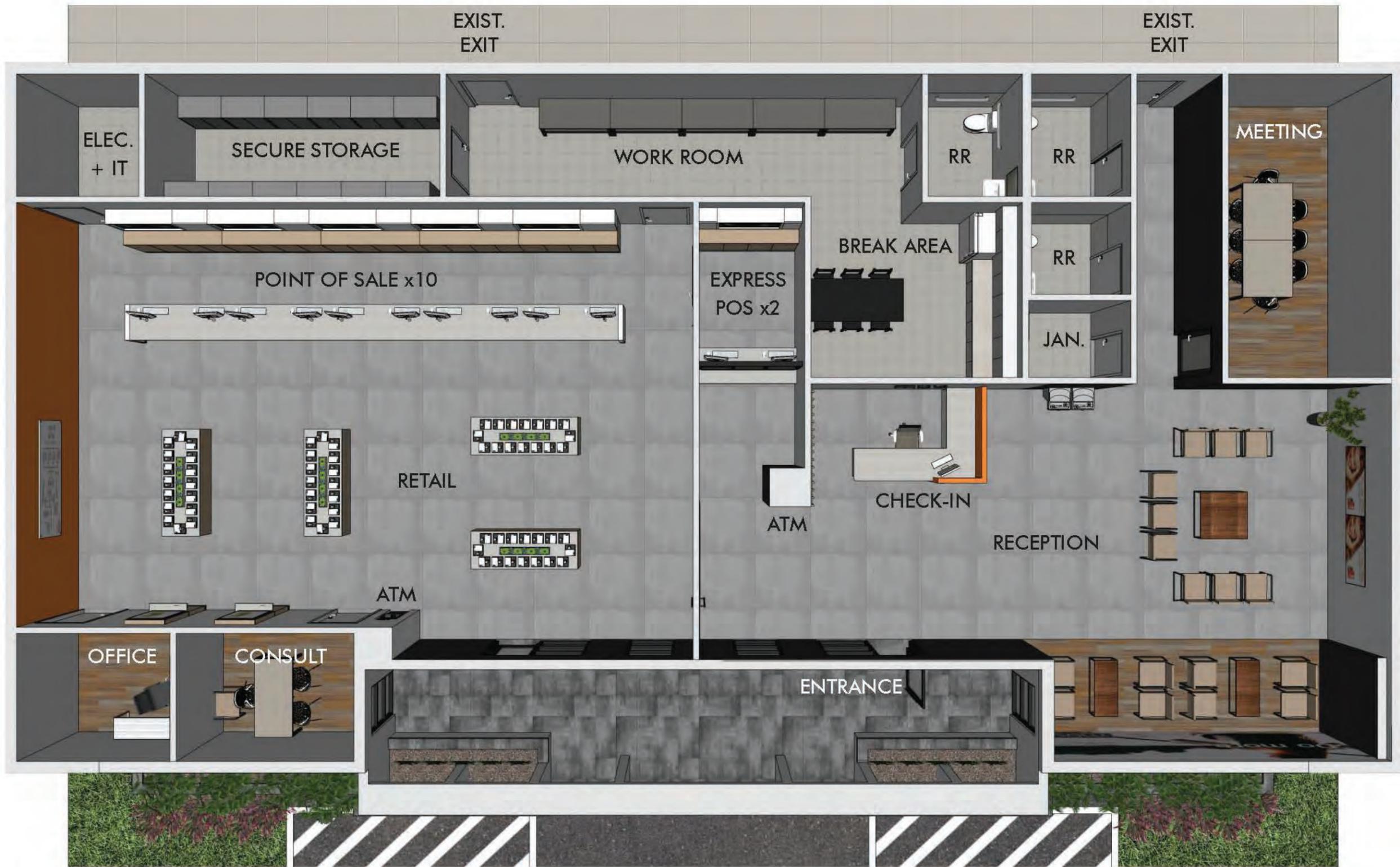
DUMPSTER ENCLOSURE DETAILS



ENTRANCE DETAIL

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PLAN VIEW



RECEPTION AREA AERIAL VIEW



RECEPTION + CHECK-IN

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RECEPTION + CHECK-IN

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RECEPTION + CHECK-IN

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RECEPTION + CHECK-IN

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EXPRESS POS

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RETAIL AREA AERIAL VIEW

MUV NORTH MIAMI BEACH

APRIL 2, 2022



RETAIL AREA



RECEPTION + CHECK-IN

MUV NORTH MIAMI BEACH

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RETAIL AREA

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RETAIL AREA

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Plastic laminate:
Formica



Metal base:
Chemetal
917 Brushed



Color core laminate:
Nevemar Payapa Line-Z finish ThruColor



PVC laminate:
AE Core White Legno



Veneer: Riftsawn shite
oak, clear finish



Counters:

CABINETS + COUNTERS

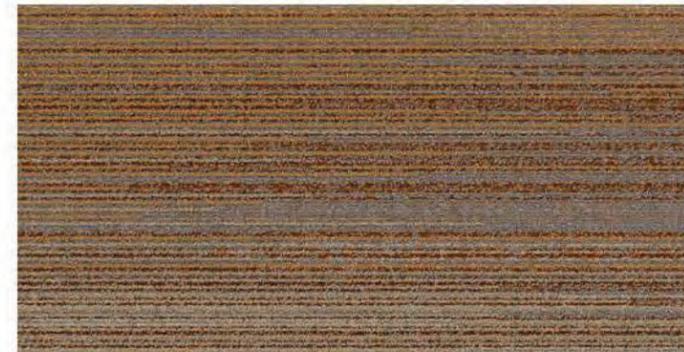


Lighting:
GL LED LLC / L-8456

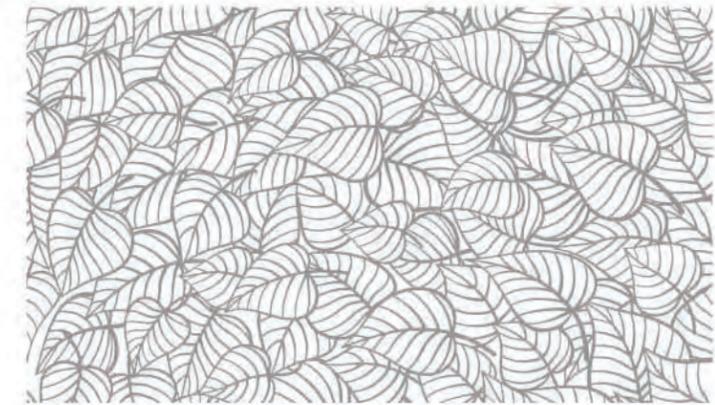


Ceiling Tile:
Armstrong / Tectum Tegular /
24 x 24 / white

LIGHTING + SIGNS



Carpet:
J&J Flooring / Index Demi-plank / 7009
Postscript 1830



Vinyl wall graphic

WALLS



Tile Flooring:
Raphael Porcelain / RP-1005 Rock Ice / 48" x 48"

FLOORING

RECEPTION:



Task chair:
M365 Grey Vegan Leather



Side chair:
Lesro Gansett Series Guest
Chair
Charcoal Frame /
Connelly Wren Upholstery



Coffee table:
Blu Dot
Minimalista Rectangular Coffee Table Black w/
walnut top
\$899 ea



Side table:
Modrest Dakan Modern Grey
Concrete End Table

CONSULT ROOM:



Side chair:
Room + Board
Caprice Chair