

RIVER COMMISSION - 12/29/16

SUSHI SAMBA RIVER RESTAURANT



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RIVER RESTAURANT

MIAMI RIVER COMMISSION

DATE:
12-29-16

OWNER:
Melo
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e meloarchitecture@gmail.com

TENANT:
**SAMBA BRANDS
MANAGEMENT**
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2ND FLOOR |
NEW YORK, NY 10003
t 212-604-0600

ARCHITECT:
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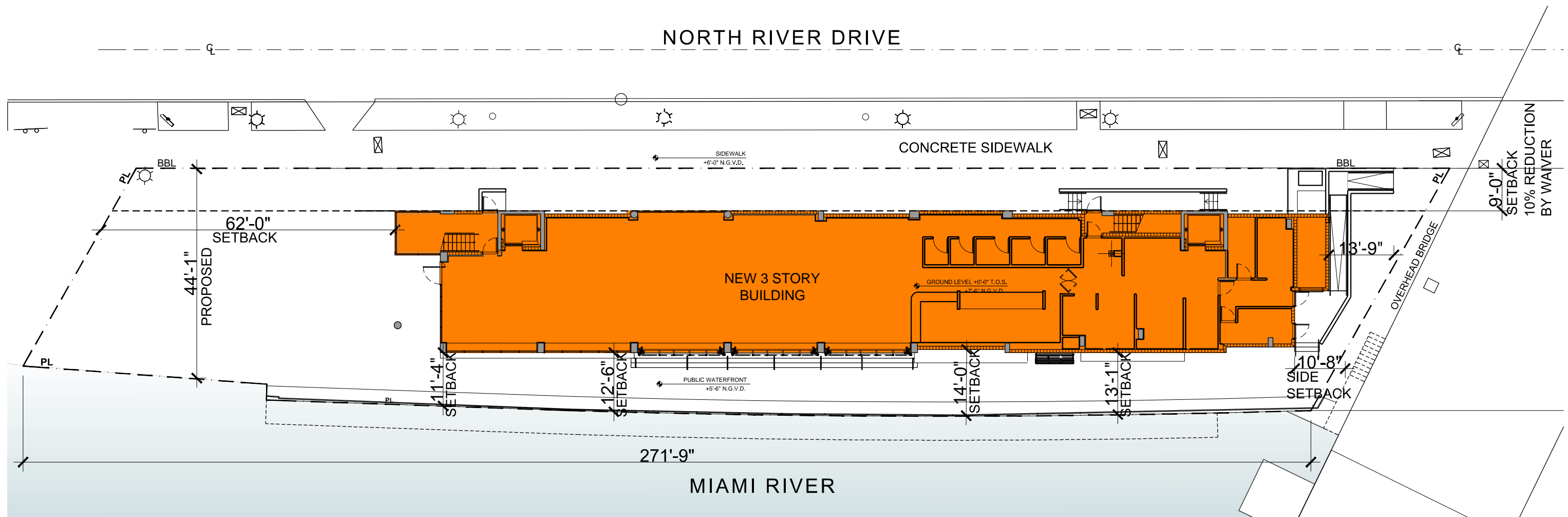
INTERIOR DESIGNER:
**MARTIN BRUDNIZKI
DESIGN STUDIO**
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LANDSCAPE:
**ENE A GARDEN
DESIGN INC.**
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ZONING INFORMATION AND WATERFRONT STANDARDS

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SITE ZONING T6-8-O		
WATERFRONT STANDARDS:		
	REQUIRED	PROPOSED
WATERFRONT SETBACKS AS PER ARTICLE 3.11	WATER FRONT 25% LOT DEPTH (FOR LOTS LESS THAN 200 FEET) MAX LOT DEPTH 51.09' SETBACK = 12'-6" MIN LOT DEPTH 45.54' SETBACK = 11'-4"	MAX LOT DEPTH 51.09' SETBACK = 12'-6"-14'-0" MIN LOT DEPTH 45.54' SETBACK = 11'-4"
	SIDE SUM OF SIDES 25% OF WATERFRONT 25% x 271'-9" = 68' MIN (EQUAL IN AGGREGATE TO AT LEAST 25% OF THE WATER FRONTAGE OF EACH LOT BASED ON AVERAGE LOT WIDTH TO ALLOW VIEW CORRIDORS OPEN FROM GROUND TO SKY AND TO ALLOW PUBLIC ACCESS TO WATERFRONT)	10'-8" + 62'-0" = 72'-8"



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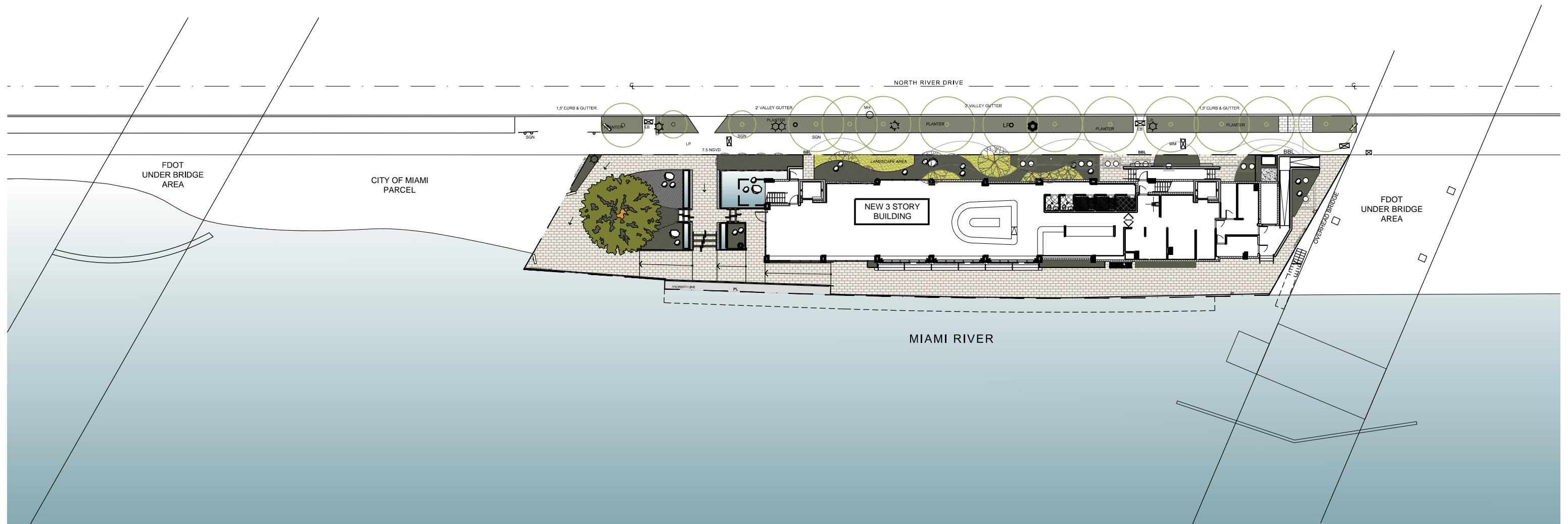
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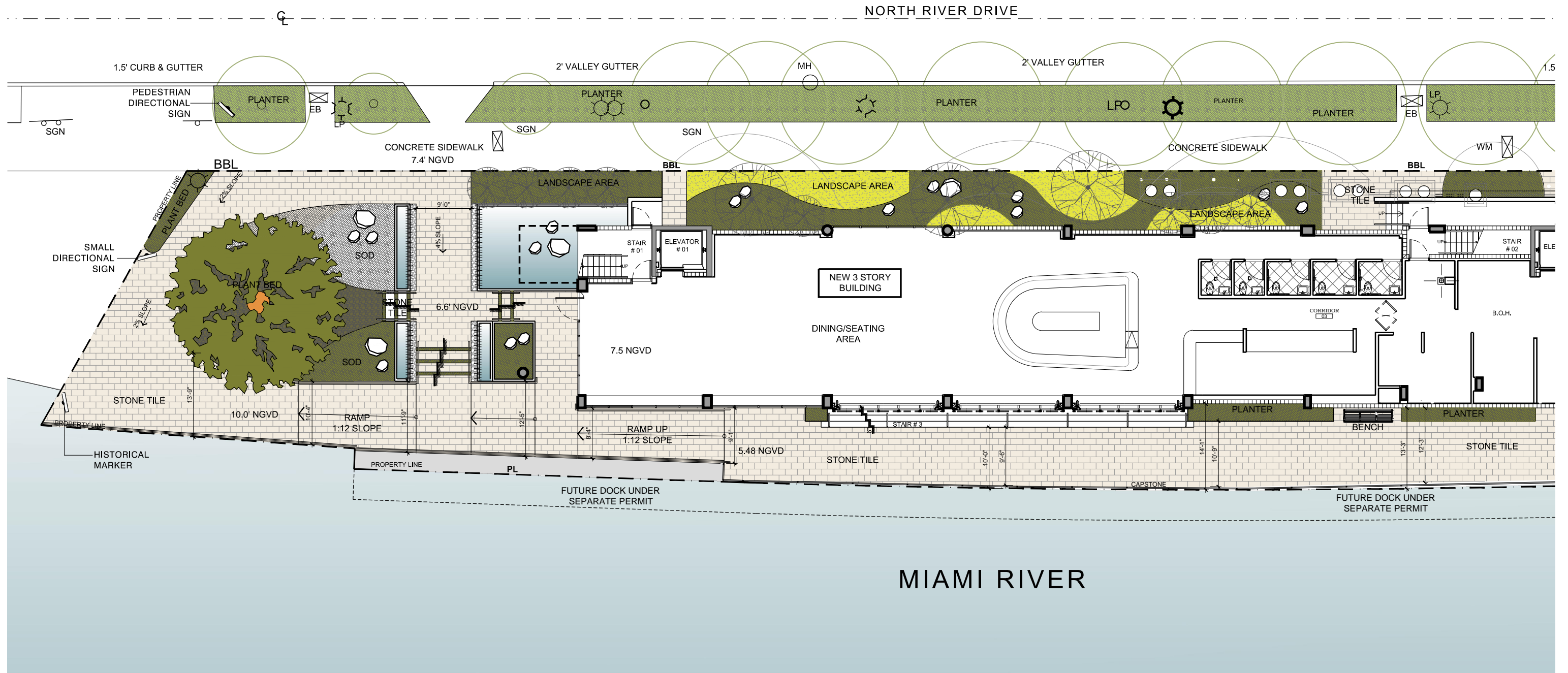
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RIVERWALK - RAMP OPTION - GROUND LEVEL FLOOR PLAN

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TREE GARDEN - ENLARGED ELEVATION DETAIL

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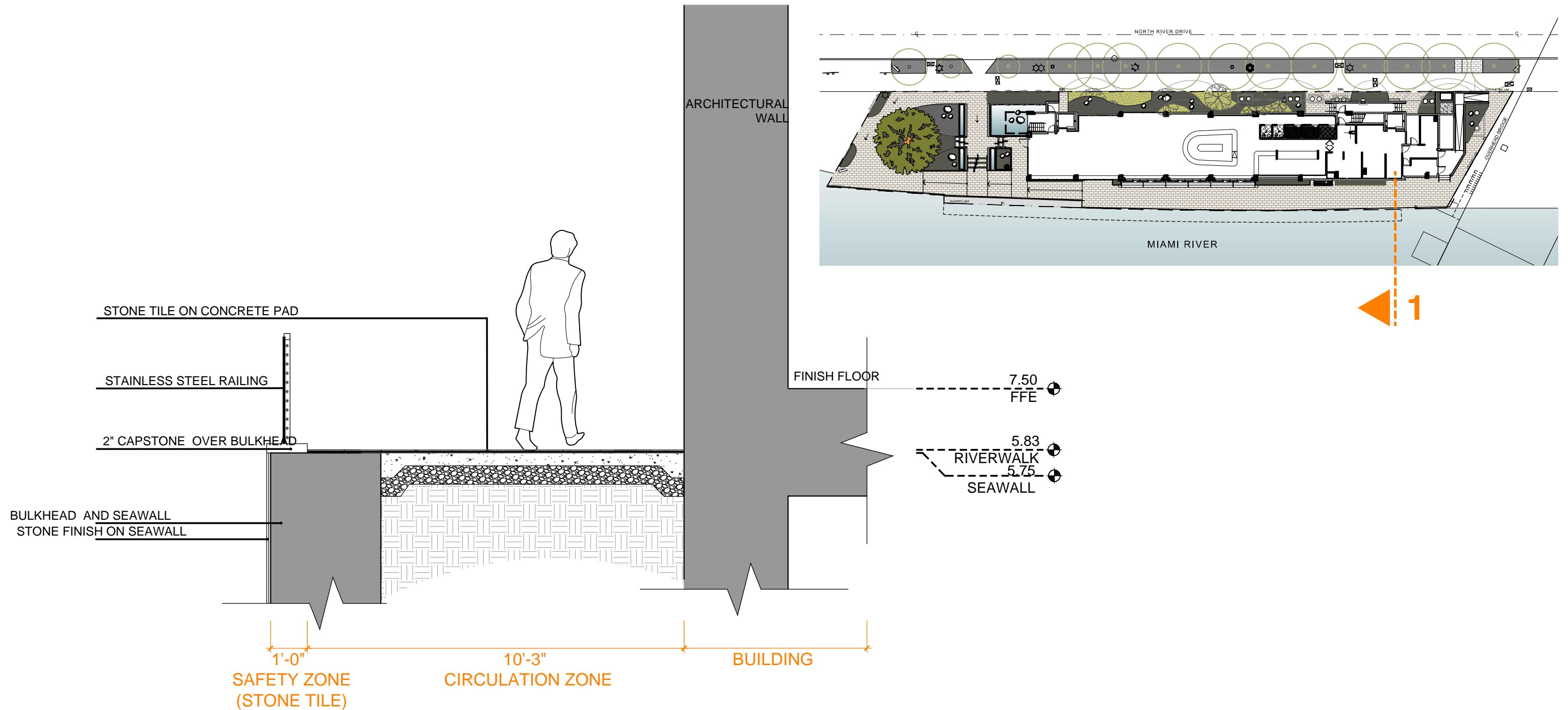
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RIVER WALK - SECTION 1 - CIRCULATION AT RIVERWALK

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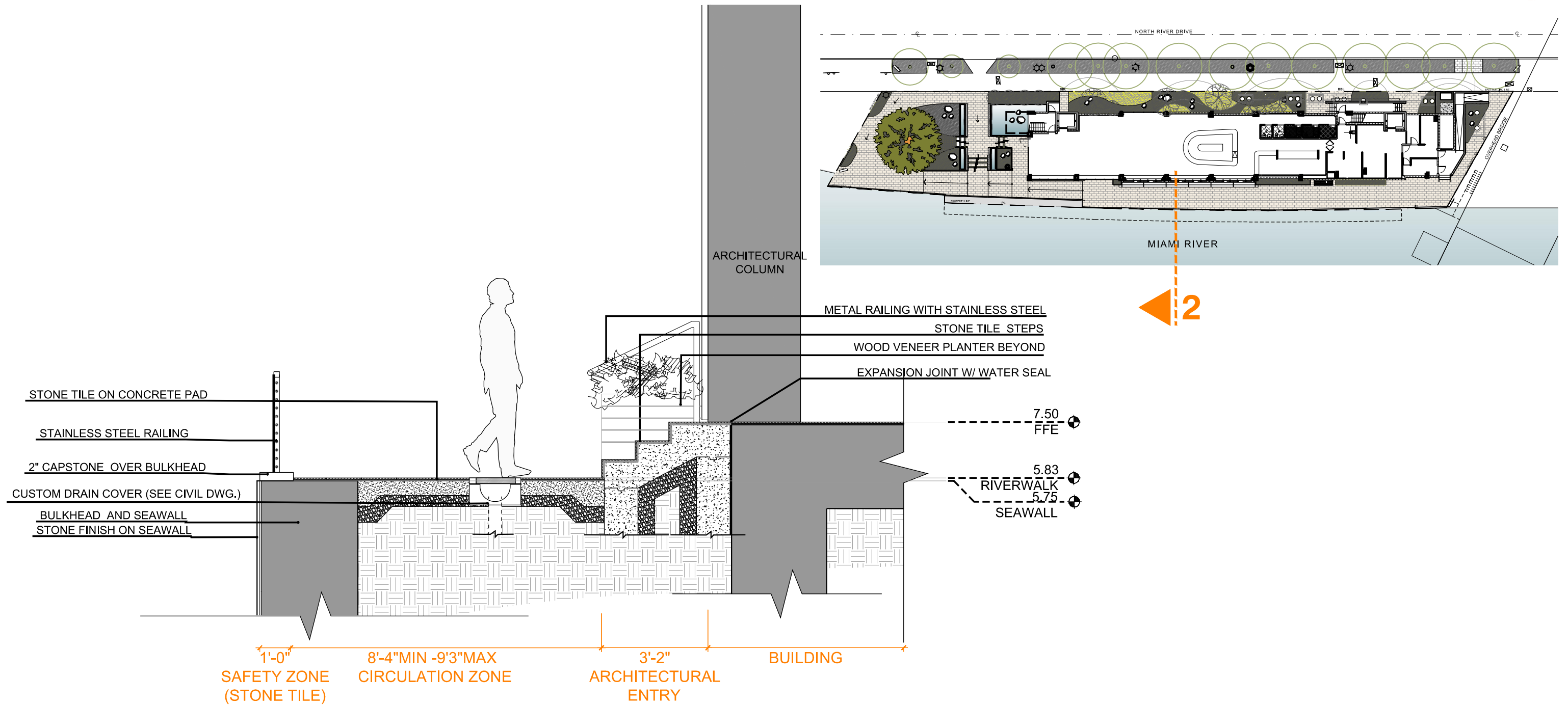
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RIVER WALK - SECTION 2 - CIRCULATION AT STAIRS

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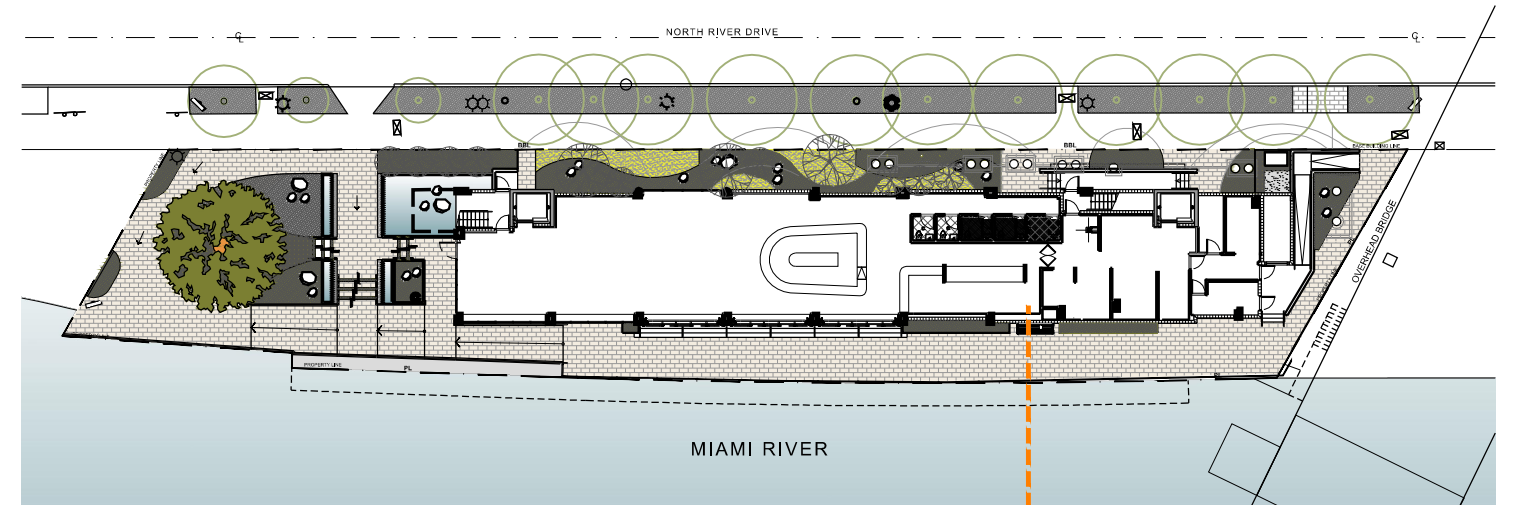
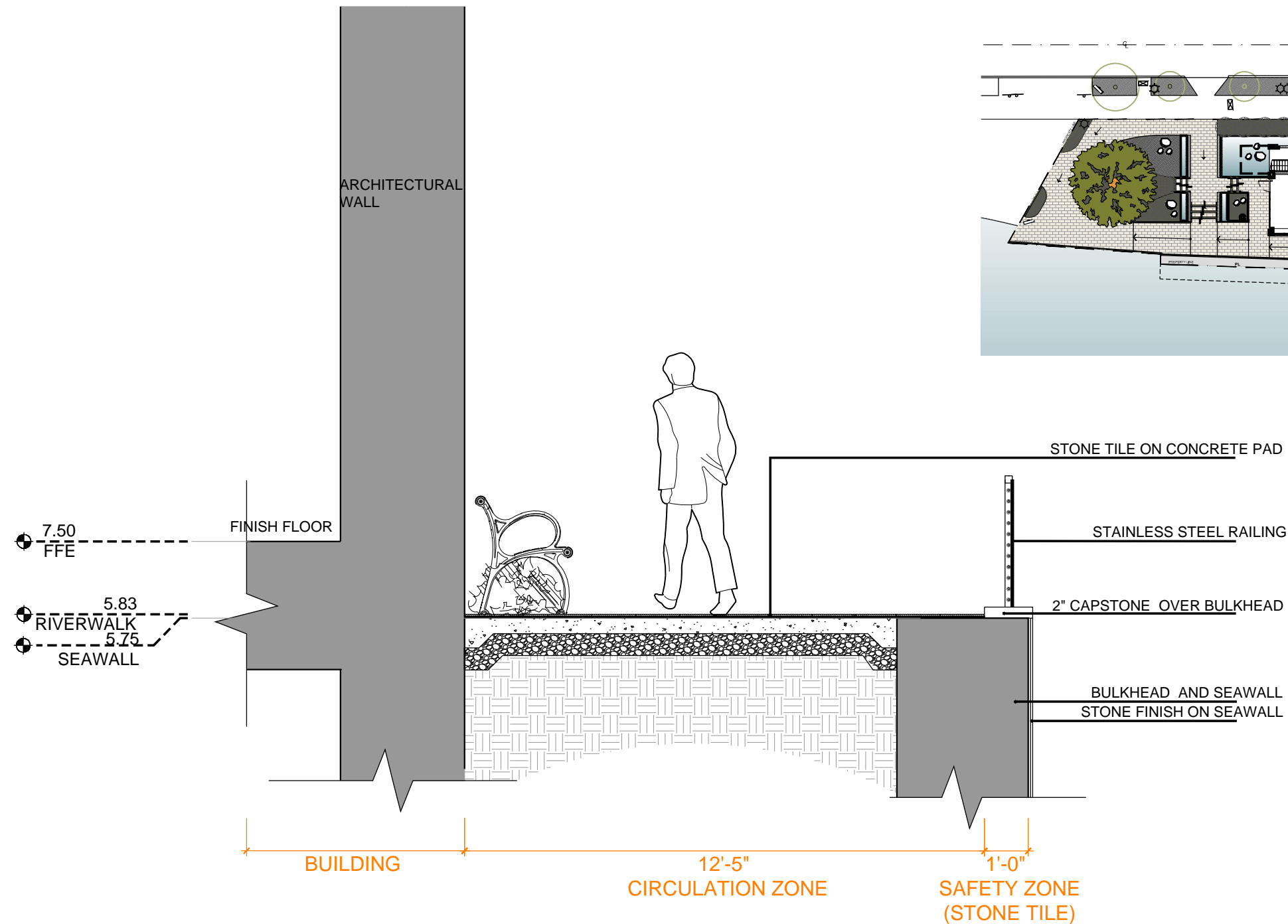
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RIVER WALK - SECTION 3 - CIRCULATION AT BENCH

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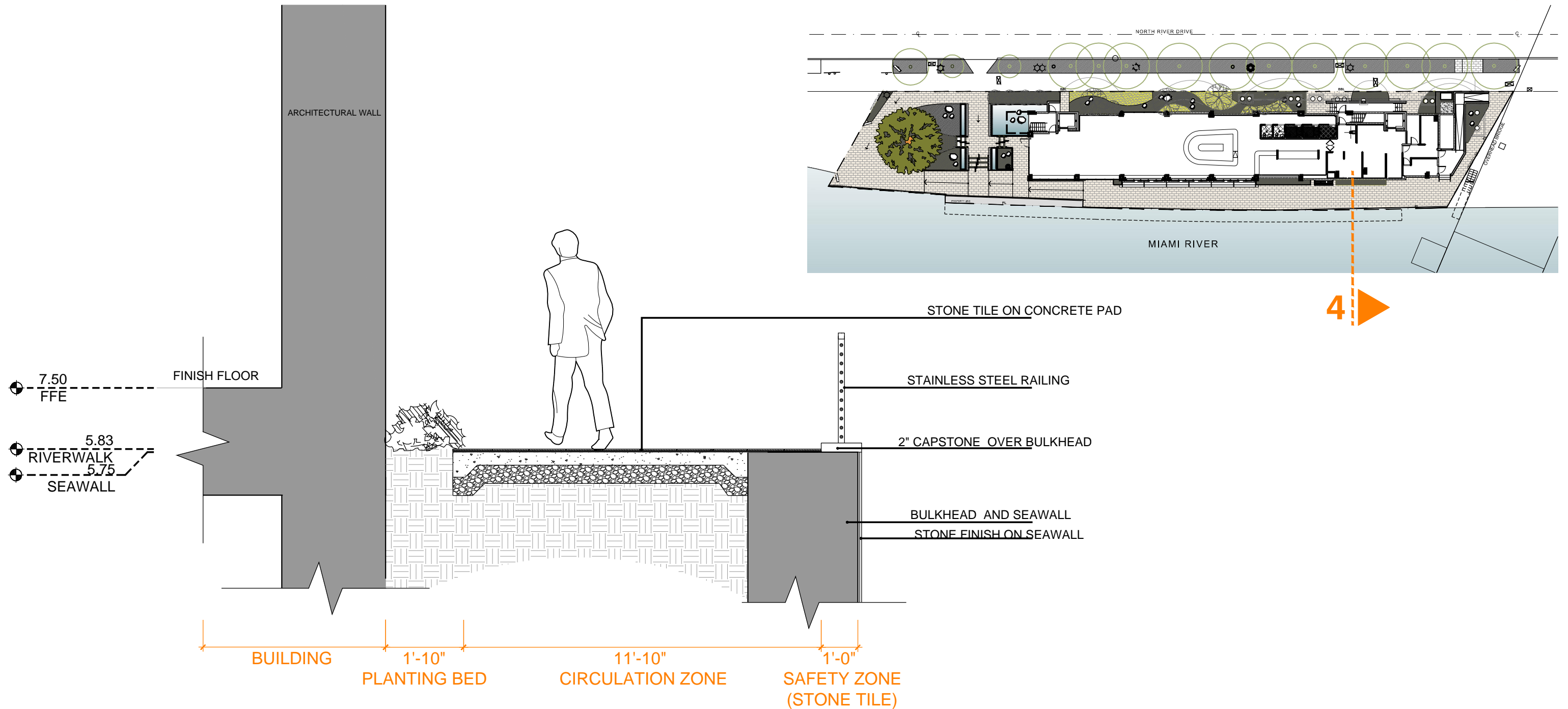
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RIVER WALK - SECTION 4 - CIRCULATION AT PLANTER

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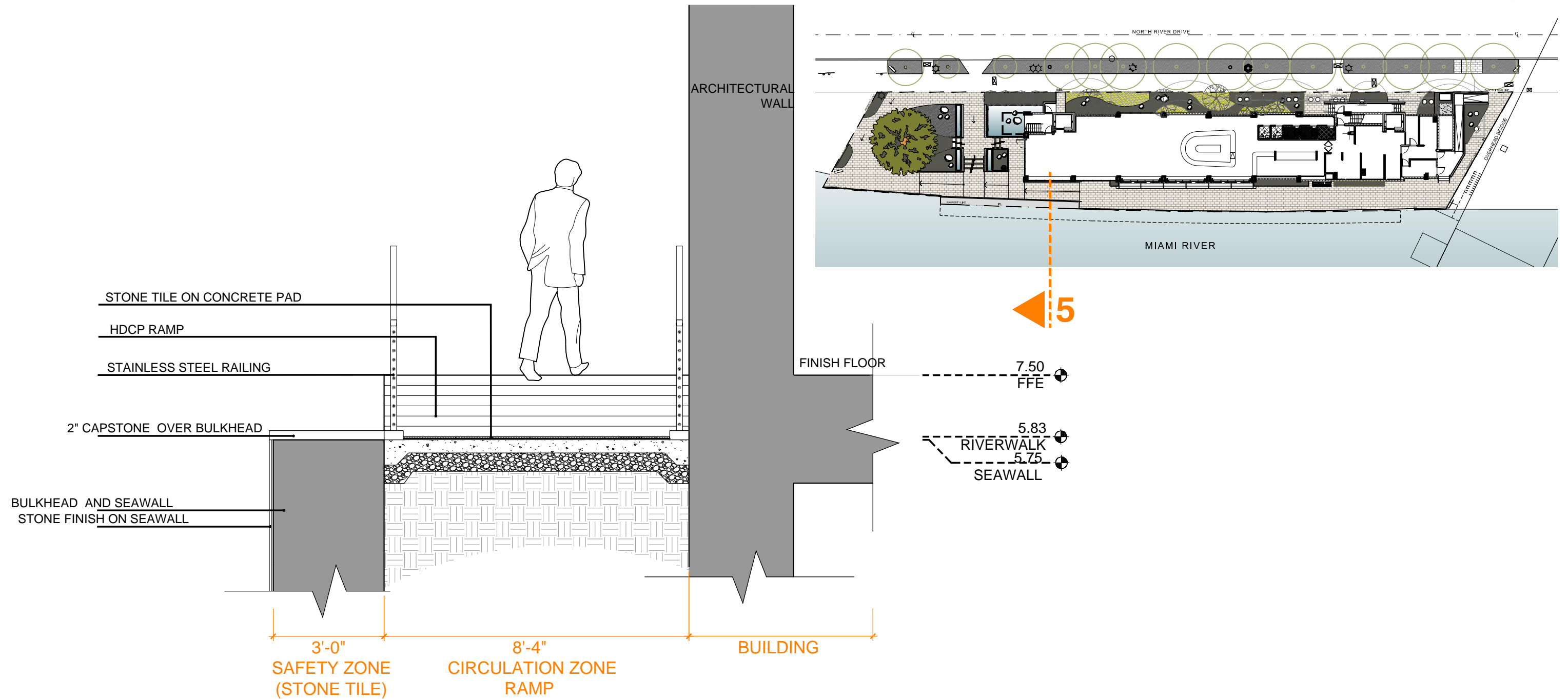
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RIVER WALK - SECTION 5 - CIRCULATION AT RAMP

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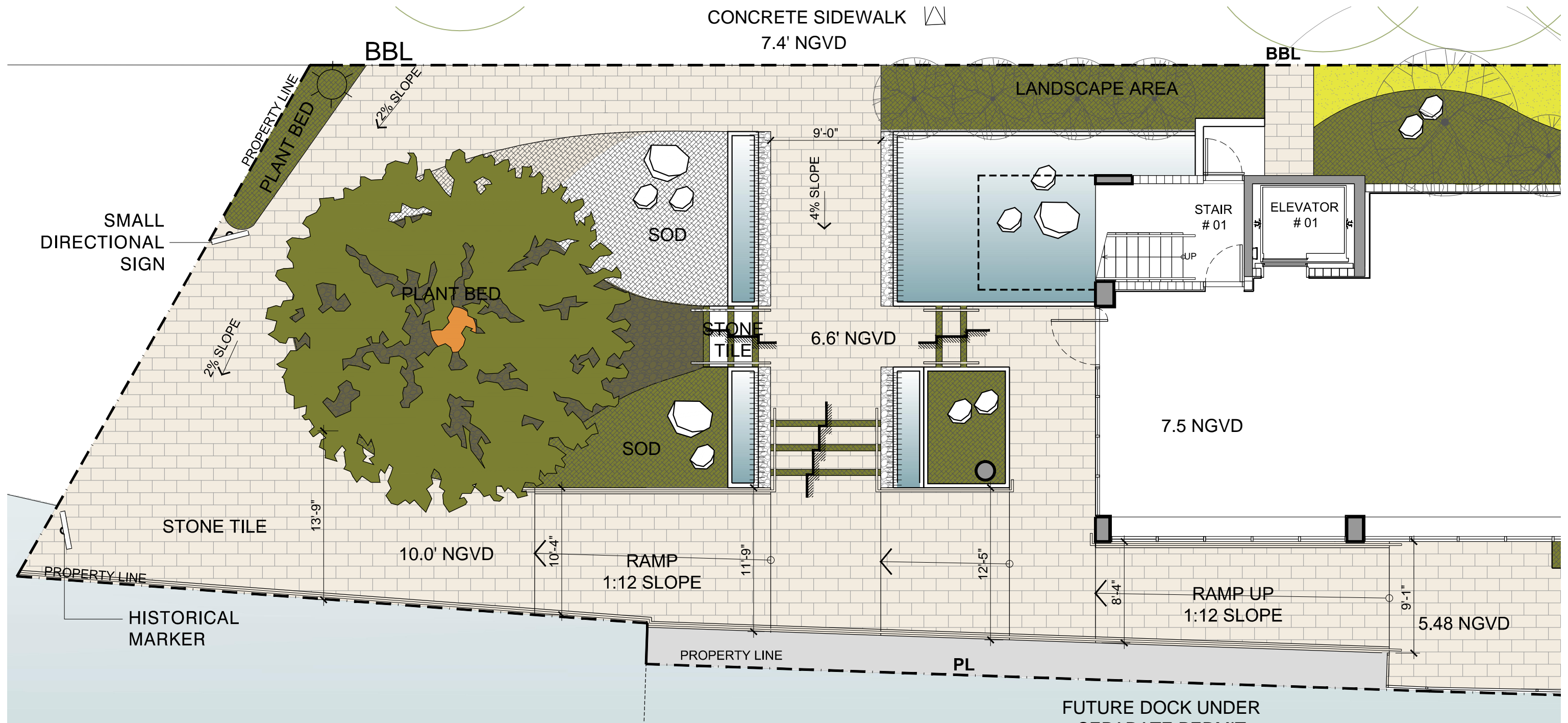
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RIVERWALK - RAMP OPTION - ENLARGED FLOOR PLAN AT TREE

A-10



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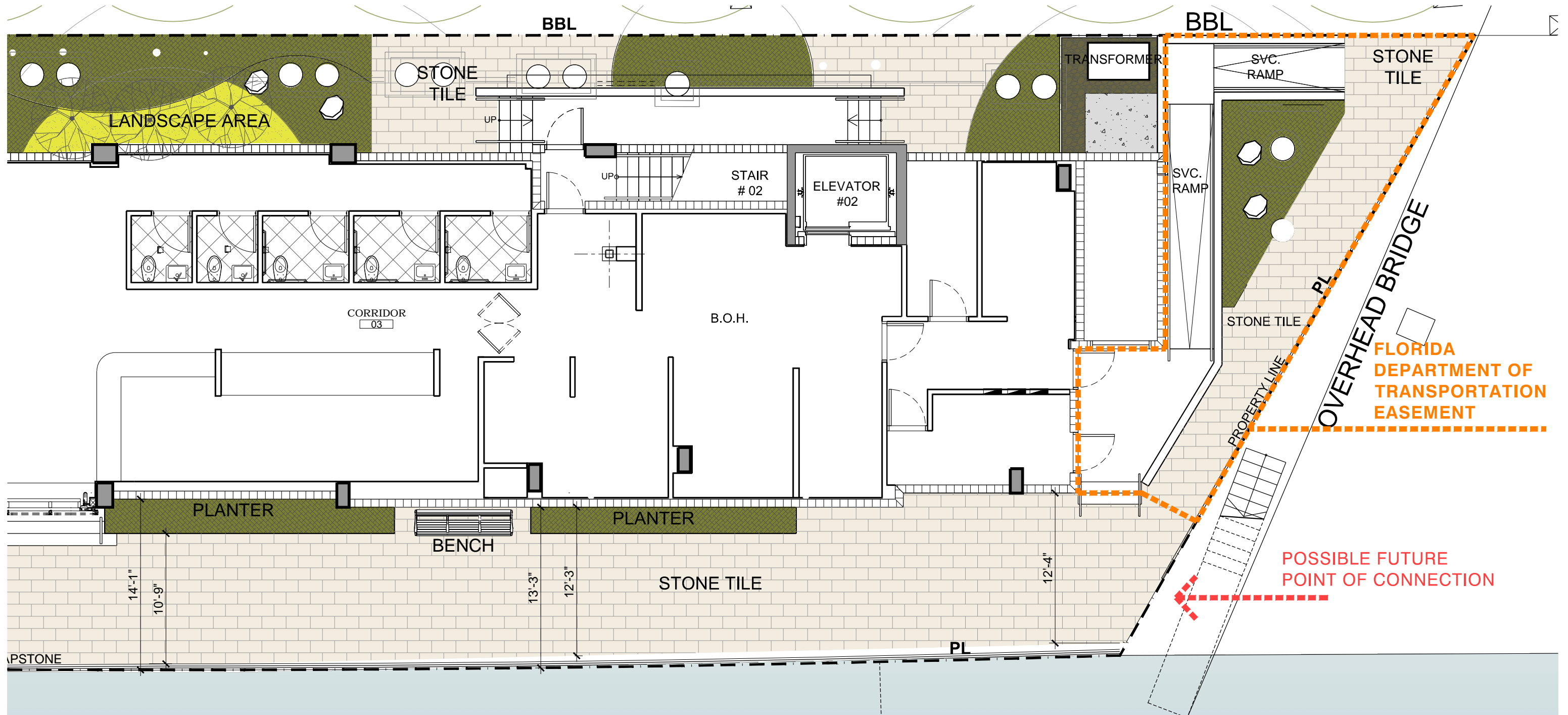
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RIVERWALK - ENLARGED FLOOR PLAN AT BOH - FDOT EASEMENT

A-11



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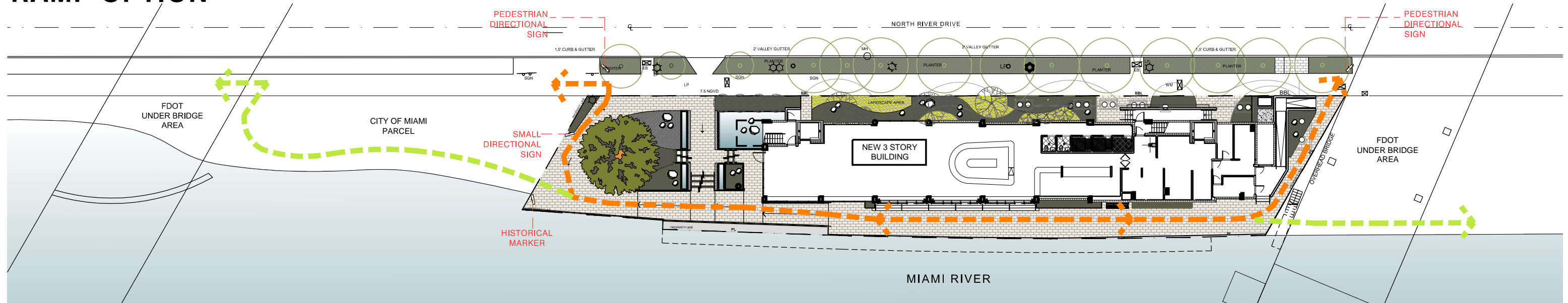
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SITE PLAN - PATH OF CIRCULATION AND FUTURE CONNECTION

A-12

RAMP OPTION



TYPICAL SIGN TYPES	TYPICAL BENCH	TYPICAL LIGHT	PATH OF CIRCULATION REFERENCES
<p>Section 3: All sign types are allowed.</p> <p>Sections 1, 2 & 4: Only these two sign types are allowed.</p> <p>Small Directional Historical Marker Pedestrian Directional Kiosk Mile Marker</p>			<ul style="list-style-type: none"> ----- HDCP / RUNNER AND PEDESTRIAN PATH OF CIRCULATION ----- FUTURE CONNECTION WITH CITY OF MIAMI PARCEL ----- LOCATION OF RIVERWALK SIGNAGE. SIGNAGE AS PER RIVERWALK STANDARDS SEE IMAGES FOR REFERENCE.



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