

MAIN BAR	456 SF
INTERIOR DINING	2668 SF
PRIVATE DINING ROOM	535 SF
KITCHEN AREA	2211 SF
RESTAURANT RESTROOMS	358 SF

TOTAL RESTAURANT AC SPACE 6,261SF

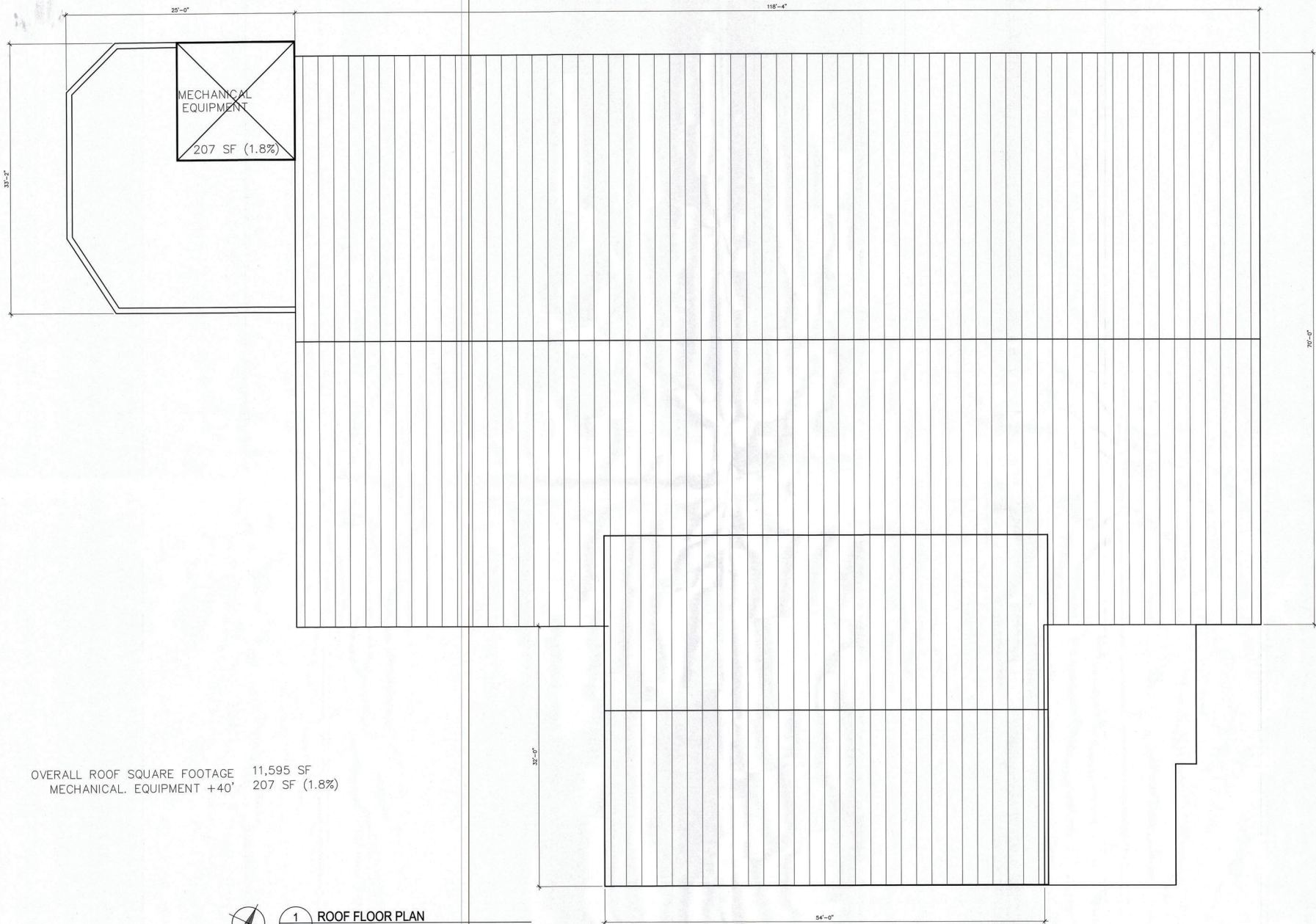
MARINA SALES	1209 SF
MARINA SALES BATHROOMS	160 SF
MARINA OFFICES LOBBY	260 SF
VIP MARINA	585 SF
VIP MARINA BATHROOMS	309 SF
MEZZANINE STORAGE	1494 SF
CIRCULATION AND STAIRS	390 SF
OFFICE SPACE	1768 SF

TOTAL MARINA AREAS 6,175 SF



1 GROUND FLOOR
3/16" = 1'-0"

 EAV / BTD LLC ARCHITECTURE, INTERIOR DESIGN 1000 ALBERTA AVENUE, SUITE 100 MIAMI, FL 33136 305.555.5555 www.eavbtd.com	
PROJECT TEAM _____ _____ _____	
PROJECT ADDRESS MARTIN DOWNS PUD MERIDIAN MARINA	
PROJECT DESCRIPTION RESTAURANT NEW CONSTRUCTION	
OWNER _____	
SEAL / SIGNATURE / DATE  5/1/25	
REVISIONS _____ _____ _____	
KEY _____	
GROUND FLOOR PLAN	
SCALE: AS SHOWN PROJECT NUMBER: 2024-10P DATE ISSUED: JULY 2024 DRAWN: EAV CHECKED: _____ SHEET # OF:	
<h1>A-2.0</h1>	



1

ROOF FLOOR PLAN

3/16" = 1'-0"

PROJECT TEAM

PROJECT ADDRESS

MARTIN DOWNS PUD
MERIDIAN MARINA

PROJECT DESCRIPTION

RESTAURANT
NEW CONSTRUCTION

OWNER

SEAL / SIGNATURE / DATE

[Signature]
3/13/25

REVISIONS

KEY

ROOF FLOOR PLAN

SCALE: AS SHOWN
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SHEET # OF: -

A-2.2



MARTIN DOWNS PUD
MERIDIAN MARINA

RESTAURANT NEW CONSTRUCTION

1 REVISION 11/11/2

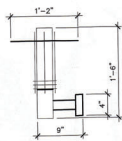
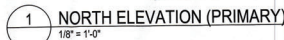
ELEVATIONS

SCALE:	AS SHOWN
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DATE ISSUED: JULY 2024

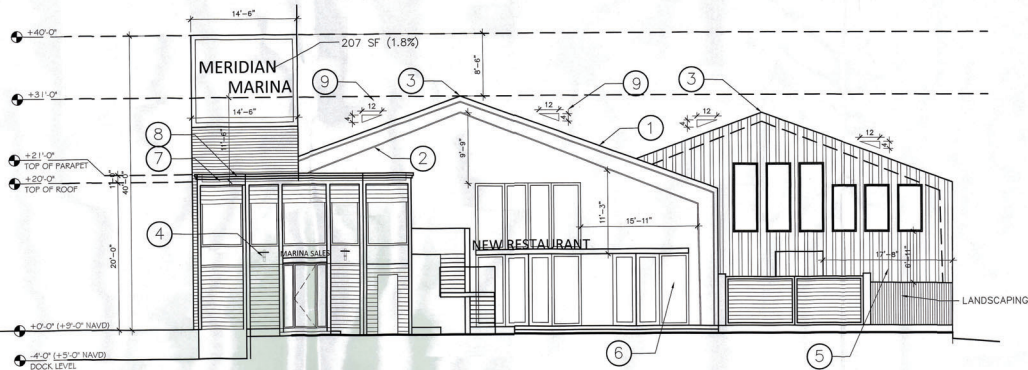
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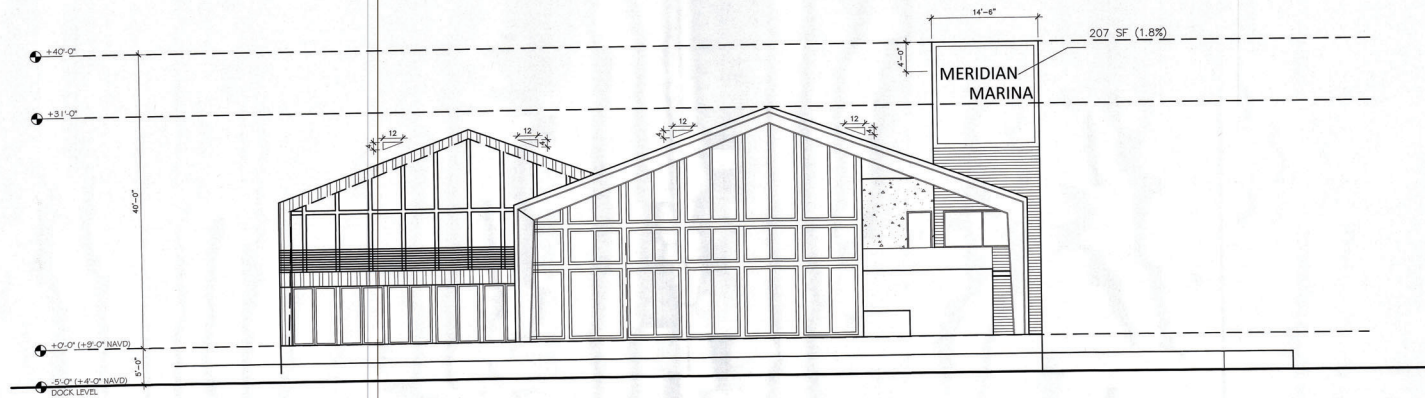
4 DECORATIVE LIGHTING DETAIL

2 WEST ELEVATION (PRIMARY)
1/8" = 1'-0"

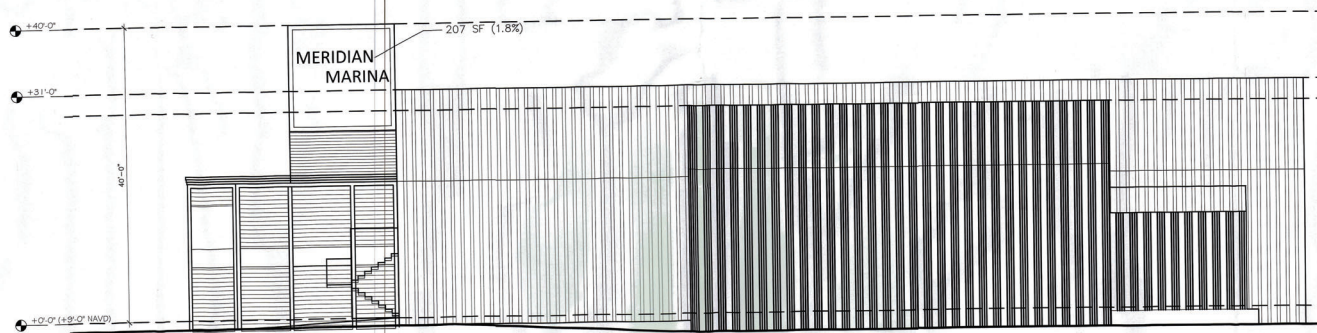


ARCHITECTURAL ELEMENTS PROVIDED NORTH FACADE (Sec. 4.872.B) PRIMARY FACADES			NOTES:
①	(Sec. 4.872.B.3.a.3)	Overhanging eaves, extending out from the wall at least three feet, with a minimum eight-inch fascia.	
②	(Sec. 4.872.B.3.a.4)	Pedestrian arcades, a minimum of eight feet in width and length.	
③	(Sec. 4.872.B.3.a.6)	Peaked or mansard roof forms.	
④	(Sec. 4.872.B.3.a.7)	Decorative light fixtures.	
⑤	(Sec. 4.872.B.4)	Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary façade.	
⑥	(Sec. 4.872.B.5.a)	At least 40 percent of the ground-level floor of primary façades of commercial buildings and street facing façades of multifamily buildings shall be occupied by windows or doorways with non-mirrored glass.	GROUND LEVEL SF: 1924SF GROUND LEVEL WINDOW SF: 1128SF (59%)
⑦	(Sec. 4.872.G.a)	Have a parapet of at least 12 inches in height along any primary façade and shall have at least two changes in height of a minimum of two feet along each primary façade.	12" PARAPET PROVIDED. OVERALL FACADE CONTAINS MULTIPLE CHANGES IN HEIGHT
⑧	(Sec. 4.872.G.b)	Provide a three-dimensional cornice treatment along the entire length of the primary façade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs.	
⑨	(Sec. 4.872.G.c)	Have an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to an average slope of one foot of vertical rise for every one foot of horizontal run.	SLOPE IS 4:12 OR 1:3 (1 FOOT VERTICAL FOR EVERY 3 FEET HORIZONTAL)

A-3.0



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



ARCHITECTURAL ELEMENTS PROVIDED WEST FACADE (Sec. 4.872.B) PRIMARY FACADES			NOTES:
①	(Sec. 4.872.B.3.a.3)	Overhanging eaves, extending out from the wall at least three feet, with a minimum eight-inch fascia.	OVERHANG PROVIDED
②	(Sec. 4.872.B.3.a.4)	Pedestrian arcades, a minimum of eight feet in width and length.	
③	(Sec. 4.872.B.3.a.6)	Peaked or mansard roof forms.	
④	(Sec. 4.872.B.3.a.7)	Decorative light fixtures.	
⑤	(Sec. 4.872.B.4)	Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary façade.	
⑥	(Sec. 4.872.B.5.a)	At least 40 percent of the ground-level floor of primary façades of commercial buildings and street facing façades of multifamily buildings shall be occupied by windows or doorways with non-mirrored glass. GROUND LEVEL SF: 770SF GROUND LEVEL WINDOW SF: 398SF (51%)	GROUND LEVEL SF: 770SF GROUND LEVEL WINDOW SF: 398SF (51%)
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PAINT COLOR		
TAG	COLOR	PAINT ID (NAME)
A	WHITE	BM-OC-141 (CHINA WHITE)
B	LIGHT GREY	BM-1466 (SMOKE EMBERS)
C	DARK GREY	BM-AF.560 (FLINT)
D	WOOD	RESYSTA JAVA TEAK C-24

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 F 305.754.0507
 www.eavstd.com

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PROJECT ADDRESS
 MARTIN DOWNS FUD
 MERIDIAN MARINA

PROJECT DESCRIPTION
 RESTAURANT
 NEW CONSTRUCTION

OWNER

SEAL / SIGNATURE / DATE

REVISIONS

KEY

RENDERING

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CHECKED: -
SHEET # OF:

A-3.2



ARCHITECTURAL ELEMENTS PROVIDED NORTH FACADE (Sec. 4.872.B) PRIMARY FACADES			NOTES:
①	(Sec. 4.872.B.3.a.3)	Overhanging eaves, extending out from the wall at least three feet, with a minimum eight-inch fascia.	
②	(Sec. 4.872.B.3.a.4)	Pedestrian arcades, a minimum of eight feet in width and length.	
③	(Sec. 4.872.B.3.a.6)	Peaked or mansard roof forms.	
④	(Sec. 4.872.B.3.a.7)	Decorative light fixtures.	
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PAINT COLOR		
TAG	COLOR	PAINT ID (NAME)
A	WHITE	BM-OC-141 (CHINA WHITE)
B	LIGHT GREY	BM-1466 (SMOKE EMBERS)
C	DARK GREY	BM-AF.560 (FLINT)
D	WOOD	RESYSTA JAVA TEAK C-24

SCALE: AS SHOWN
PROJECT NUMBER: 2024-1P
DATE REVISION: JULY 2024
DRAWN: EAV
CHECKED: -
SHEET # OF:

A-3.3

EAV / STD LLC.
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STUDIOS
EDUARDO ALBERTO VANDERKAM / BERNARD HENNINGSEN / BERNARD HENNINGSEN
ARCHITECTURE / INTERIOR DESIGN

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PROJECT TEAM

PROJECT ADDRESS

MARTIN DOWNS PUD
MERIDIAN MARINA

PROJECT DESCRIPTION

RESTAURANT
NEW CONSTRUCTION

OWNER

SEAL / SIGNATURE / DATE

REVISIONS

KEY

RENDERING