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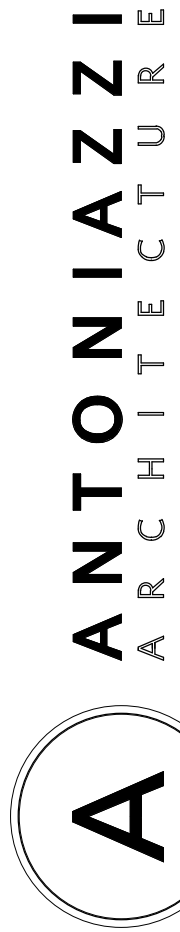


DESIGN REVIEW BOARD - FINAL SUBMITTAL

6970 COLLINS AVE

MIAMI BEACH FL, 33141

07-08-19



ANTONIAZZI ARCHITECTURE INC.
340 W. FLAGLER ST #1108
MIAMI FL 33130
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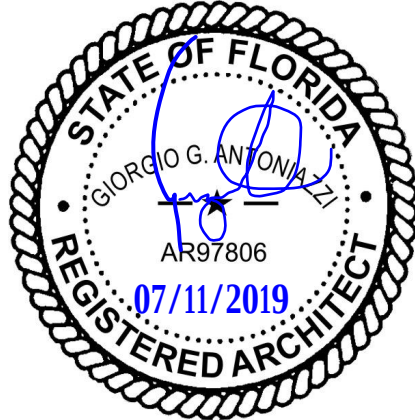
LAS VEGAS BEACH CORP

6970 Collins Avenue
Miami Beach, FL 33141

CONCEPT

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G-000

DRAWING NAME: COVER
SCALE: DATE: 07-08-19
PROJECT NUMBER: 1913

PROJECT STATISTICS

I. PROJECT INFORMATION

ADDRESS:	6970 COLLINS AVENUE MIAMI BEACH, FL 33141	
FOLIO:	02-3211-002-0820	
LEGAL DESCRIPTION:	Lot 9, Block 11, NORMANDY BEACH SOUTH	
LOT SIZE:	6,250 SF (.143 ACRES)	
LOT WIDTH	50FT	
ZONING:	TC-C - NORTH BEACH TOWN CENTER CENTRAL CORE	
PROPOSED USE:	MIXED USE: RESIDENTIAL - CO-LIVING / COMMERCIAL - RESTAURANT	
	<u>MAX. ALLOWABLE</u>	<u>PROPOSED</u>
FAR:	21,875 SF (3.5)	21,662 SF
DENSITY: 150 UNITS / ACRE	21 UNITS	21 UNITS
HEIGHT:	125 ft MAX.	55'-0"

BUILDING GROSS TOTAL: 24,265 SF *SEE AREA DIAGRAMS ON A-004

II. BUILDING DISPOSITION

SETBACKS:		
PRINCIPLE STRUCTURE:	REQUIRED	PROVIDED
FRONT 0'-55' (EAST)	10'-0" *5' ENCROACHMENT	10'-0"
SIDE 0' - 55' (NORTH)	0'-0"	0'-0"
SIDE 0' - 55' (SOUTH)	0'-0"	8'-0"
REAR 0'-55' (WEST)	0'-0" *EXISTING UTILITY EASEMENT	5'-0"

BUILDING HEIGHT:	MAX.	PROPOSED
PRINCIPLE STRUCTURE:	125'-0"	55'-0" * MEASURED FROM 5' FREEBOARD
POOL DECK ABOVE ROOF STRUCTURE:	3' MAX ABOVE ROOF STRUCTURE	58'-0"

III. PARKING REQUIREMENT: AS PER DISTRICT 8 REGULATION*

VEHICLE PARKING	REQUIRED	PROVIDED
1.5 PARKING SPACES / RESIDENTIAL UNITS 550 SF OR LARGER: (1)	1.5 SPACES	0 SPACES

GUEST PARKING: 20% OF REQUIRED PARKING.	N/A	0 SPACES
TOTAL VEHICLE PARKING:	1.5 SPACES	0 SPACES

LONG TERM BICYCLE PARKING REQUIREMENT		REQUIRED		PROVIDED	
(5) IN LIEU OF REQ. PARKING SPACE	1.5 x 5	8	BICYCLE SPACES	8	BICYCLE SPACES
BUILDING RESIDENTIAL REQUIREMENT	1/UNIT	21	BICYCLE SPACES	21	BICYCLE SPACES
BUILDING RESTAURANT REQUIREMENT	10% EMPLOYEES (20)	2	BICYCLE SPACES	3	BICYCLE SPACES
TOTAL LONG TERM BICYCLE PARKING:		31	BICYCLE SPACES	31	BICYCLE SPACES

SHORT TERM BICYCLE PARKING		REQUIRED	PROVIDED
BUILDING RESIDENTIAL REQUIREMENT	4/PROJECT	4 BICYCLE SPACES	4 BICYCLE SPACES
BUILDING RESTAURANT REQUIREMENT	1/10 SEATS	15 BICYCLE SPACES	15 BICYCLE SPACES
TOTAL SHORT TERM BICYCLE PARKING:		19 BICYCLE SPACES	19 BICYCLE SPACES

IV. AMENITY AREA SCHEDULE:

TOTAL AMENITY SPACE REQUIRED:	20% GROSS FLOOR AREA:	4,853 SF	*BLDG. GROSS FLOOR AREA : 24,265 SF
AMENITY SPACE PROVIDED:	4,862 SF	*SEE A-005	

V. OFF-STREET LOADING REQUIREMENT:

LOADING SPACES REQUIRED: (1) 10'x20' SPACE *Sec. 130-101.1.a - Over 2,000 sf but not over 10,000 sf: One space.

LOADING SPACE PROVIDED: (1) ON STREET 10'x22' ON STREET SPACE PROVIDED. *VARIANCE REQUESTED.
- SEE A-003 FOR ON STREET LOADING LOCATION

VI. PROPOSED USES: RESIDENTIAL & FOOD/BEVERAGE

RESIDENTIAL:

EXISTING RESIDENTIAL UNITS: 0 *NO RESIDENTIAL USE CURRENTLY EXISTING

PROPOSED RESIDENTIAL UNITS: 21 UNITS (CO-LIVING)

UNIT AREA SCHEDULE	QTY	AREA	TOTAL AREA
UNIT A	6	548 SF	3,273 SF
UNIT B	6	536 SF	3,216 SF
UNIT C	4	518 SF	2,072 SF
UNIT D	4	455 SF	1,820 SF
UNIT G	1	1,091 SF	1,091 SF
TOTAL:	21		11,472 SF

AVG RESIDENTIAL UNIT SIZE: 546 SF

QTY UNITS ABOVE 549 SF: **1 (UNIT G)**

RESTAURANT: EXISTING USE

EXISTING RESTAURANT GROSS SF:	2,926 SF *TO BE DEMOLISHED
PROPOSED RESTAURANT GROSS SF:	3,499 SF

EXISTING RESTAURANT SEATS:	75	EXISTING SEATS
PROPOSED RESTAURANT SEATS:	150	PROPOSED SEATS

A
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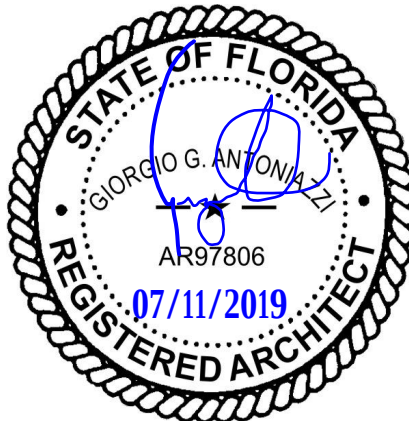
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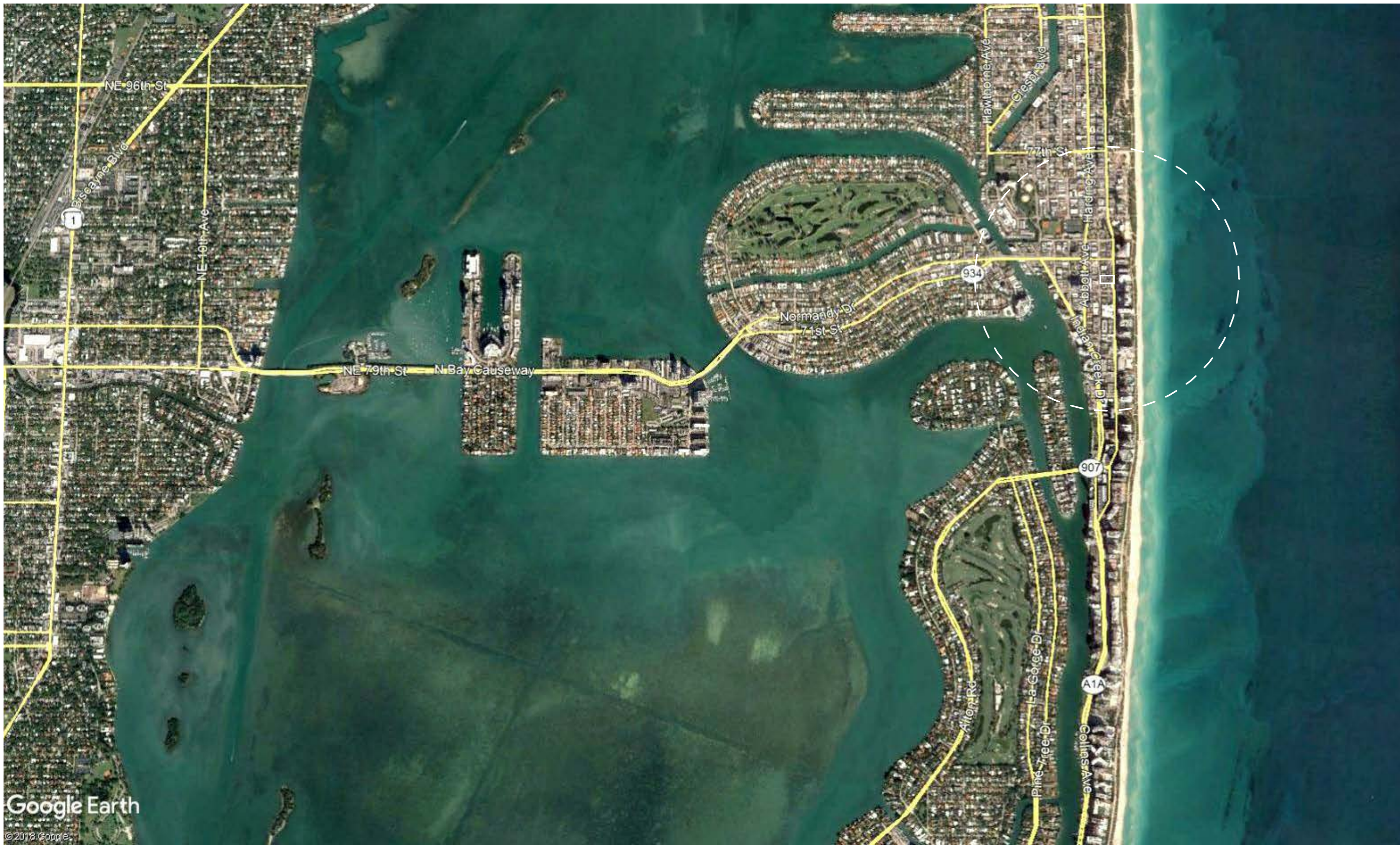
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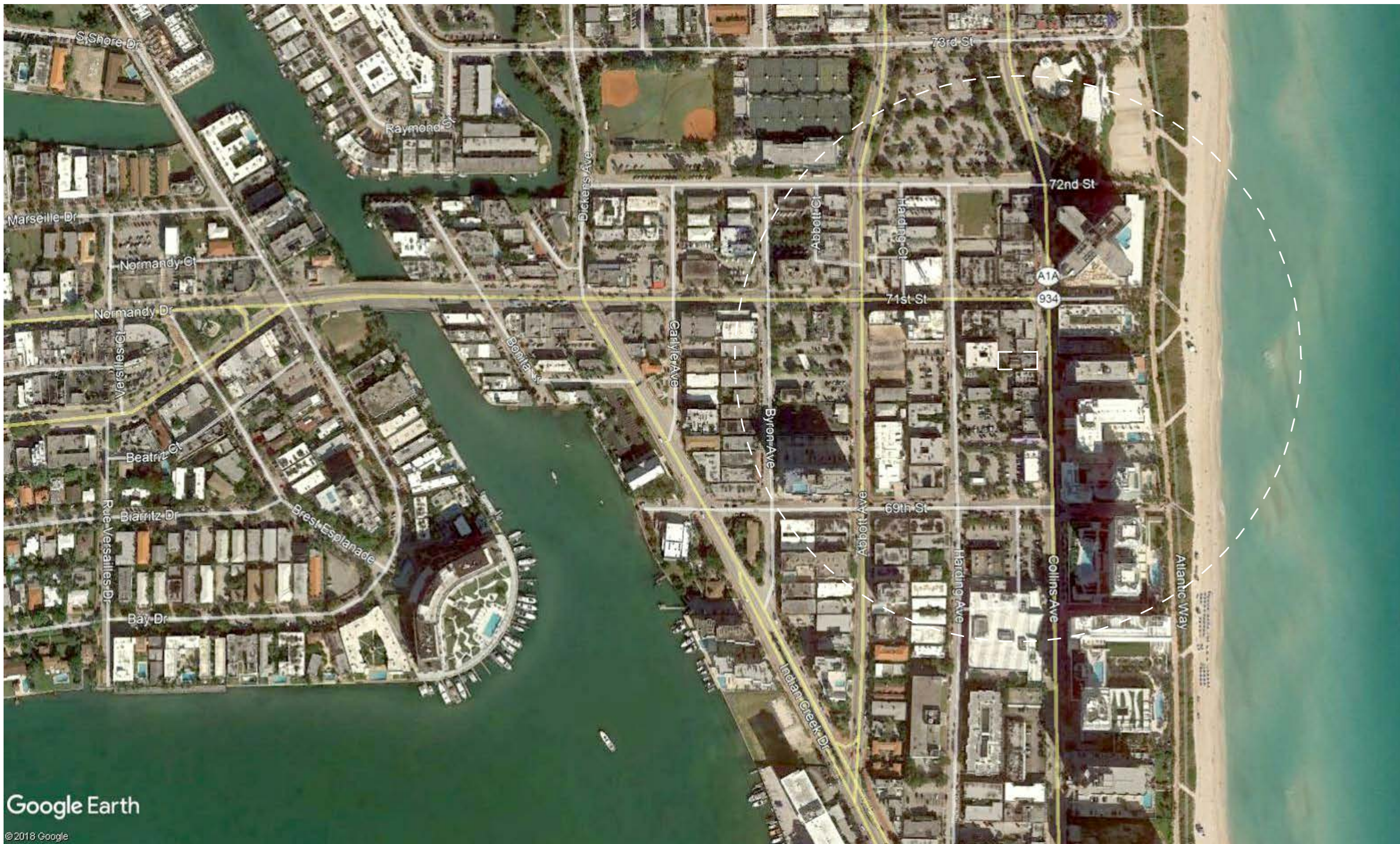
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A-000

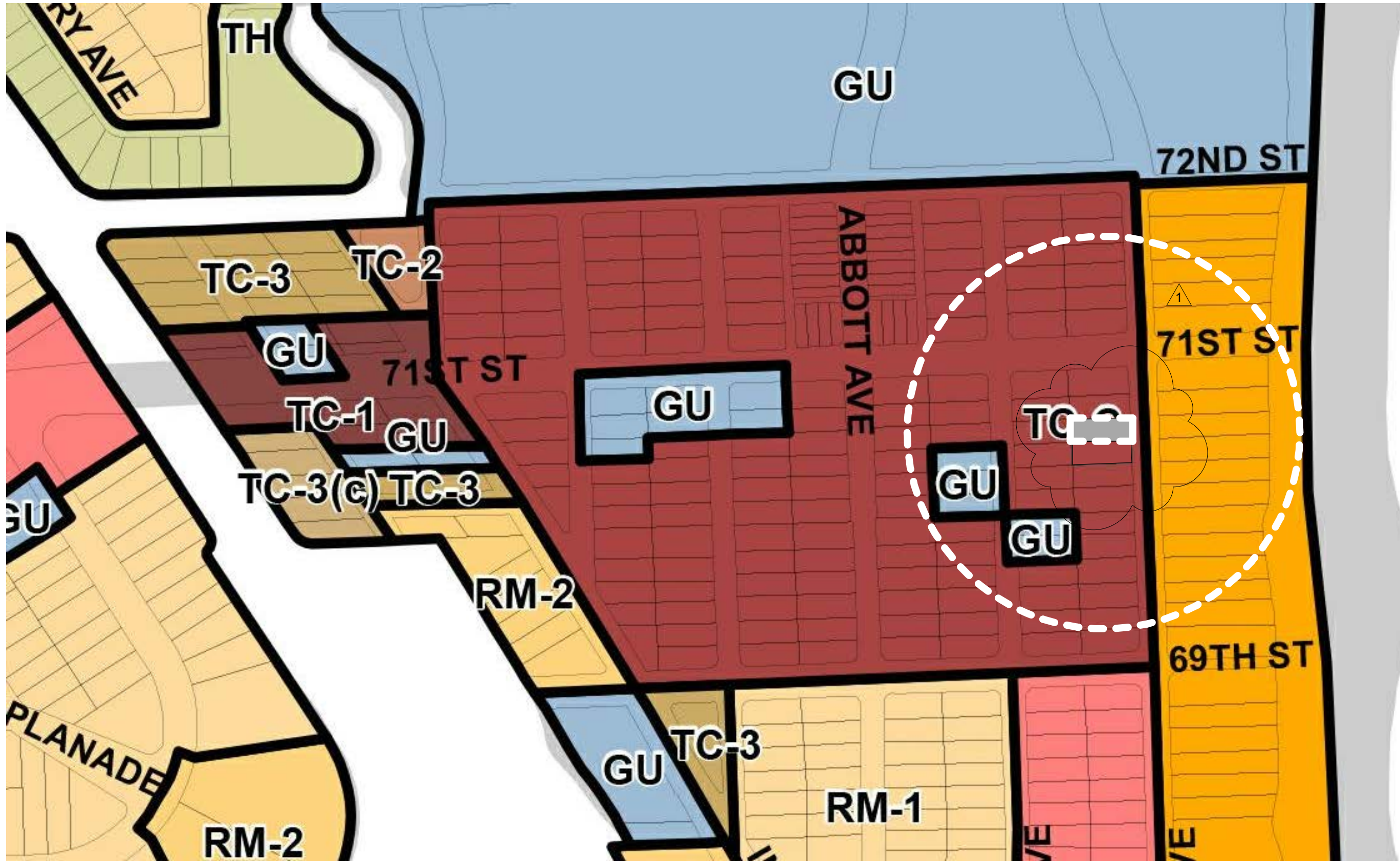
DRAWING NAME: PROJECT STATISTICS
SCALE: DATE: 07-08-19
PROJECT NUMBER: 1913



3 SATELLITE IMAGE 1
SCALE: 1" = 200'-0"



4 SATELLITE IMAGE 2
SCALE: 1" = 200'-0"



2 ZONING MAP
SCALE: 1" = 200'-0"

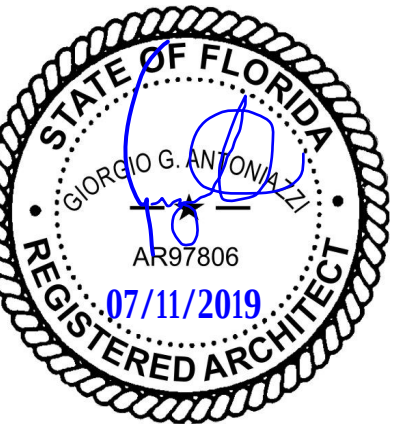


1 VICINITY MAP
SCALE: 6" = 1'-0"

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A-001

DRAWING NAME: MAPS
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PROJECT NUMBER: 1913



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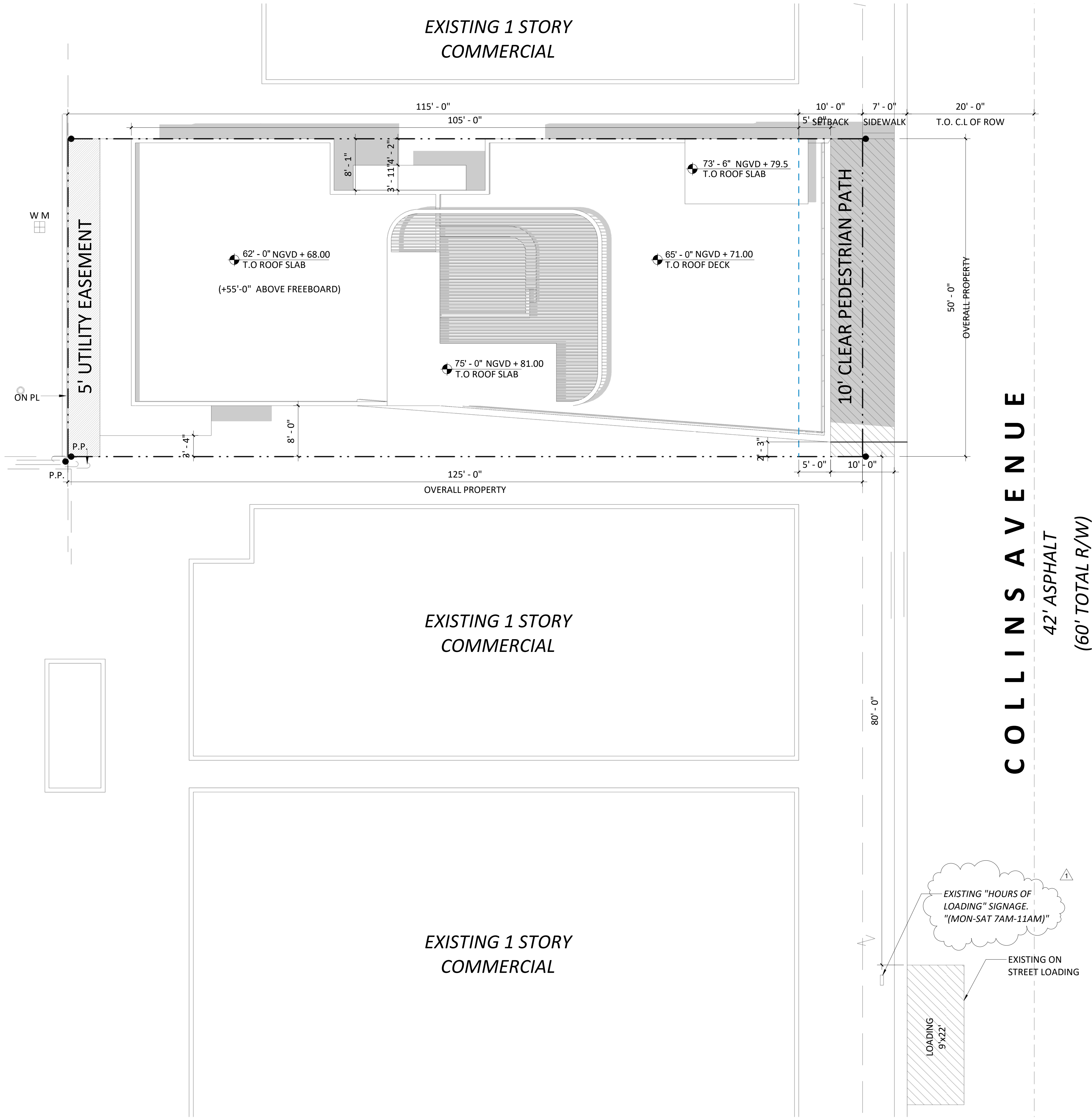
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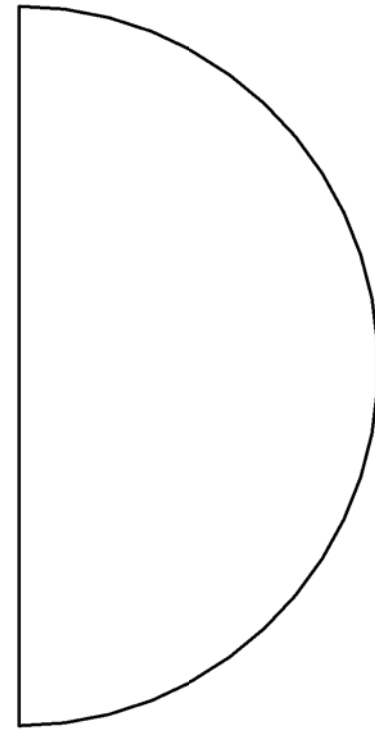
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A-002

DRAWING NAME: SITE IMAGES
SCALE: DATE: 07-08-19
PROJECT NUMBER: 1913

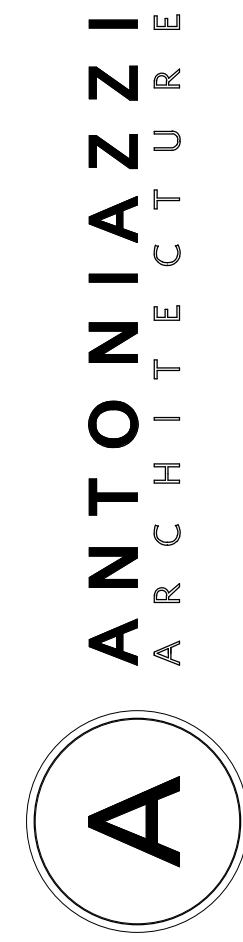


1 SITE PLAN
SCALE: 1/8" = 1'-0"



EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL



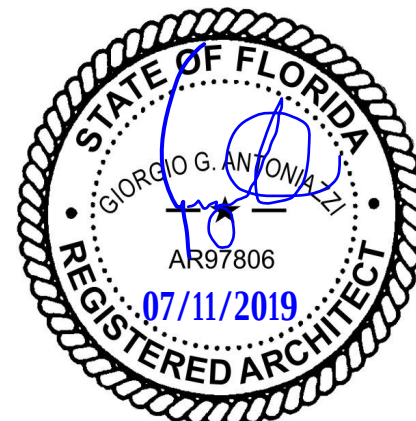
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A-003

DRAWING NAME: SITE PLAN
SCALE: 1/8" = 1'-0" DATE: 07-08-19
PROJECT NUMBER: 1913

GROSS AREA SCHEDULE

Level	Name	Area
-------	------	------

LEVEL 1 +6 NGVD		
LEVEL 1 +6 NGVD	ELECT. RM	180 SF
LEVEL 1 +6 NGVD	ELEV.	78 SF
LEVEL 1 +6 NGVD	F&B	3499 SF
LEVEL 1 +6 NGVD	LOBBY	100 SF
LEVEL 1 +6 NGVD	PUMP RM	84 SF
LEVEL 1 +6 NGVD	STAIR	288 SF
LEVEL 1 +6 NGVD	TRASH RM.	134 SF

LEVEL 1 +6 NGVD: 8		4363 SF
LEVEL 2		
LEVEL 2	BALCONY	573 SF
LEVEL 2	BICYCLE STOR.	341 SF
LEVEL 2	CORRIDOR	551 SF
LEVEL 2	ELEV.	78 SF
LEVEL 2	SERVICE	67 SF
LEVEL 2	STAIR	311 SF
LEVEL 2	STORAGE	647 SF
LEVEL 2	TRASH	47 SF
LEVEL 2	UNIT A	1091 SF
LEVEL 2	UNIT C	518 SF
LEVEL 2	UNIT D	455 SF

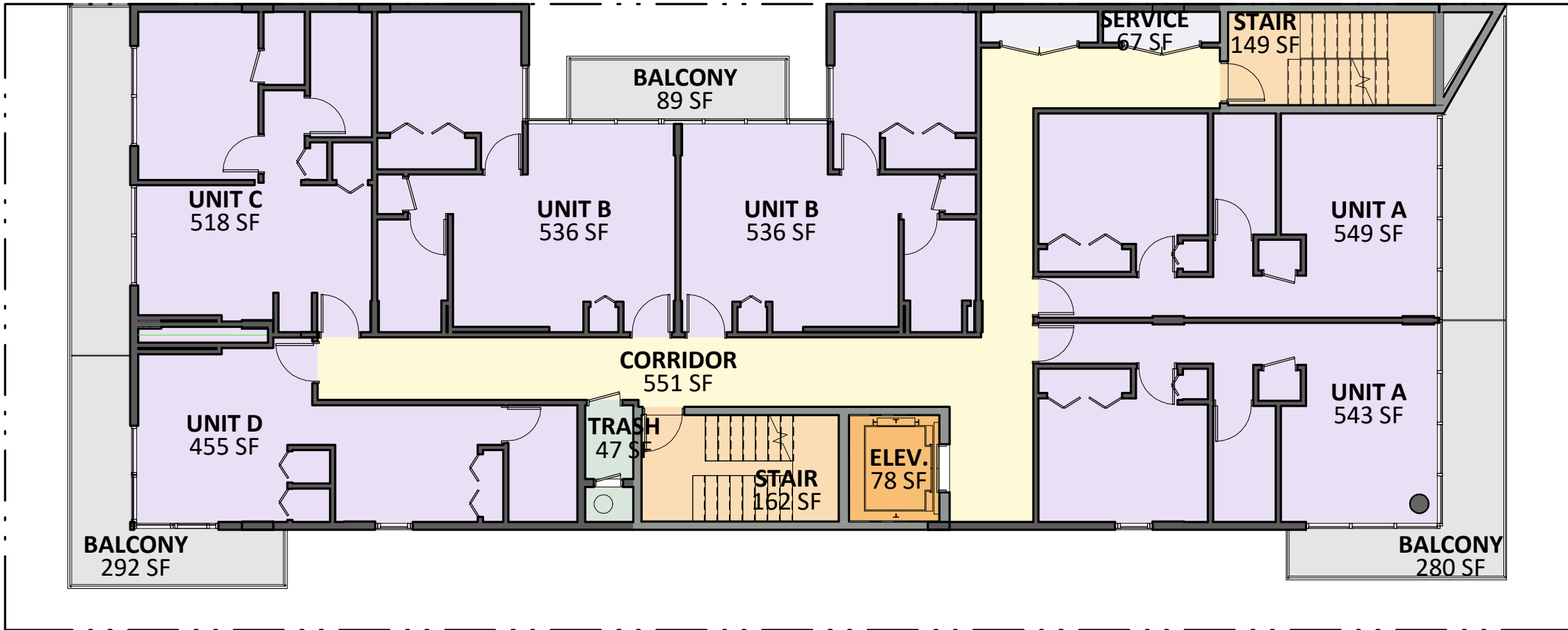
LEVEL 2: 14		4678 SF
LEVEL 3		
LEVEL 3	BALCONY	661 SF
LEVEL 3	CORRIDOR	551 SF
LEVEL 3	ELEV.	78 SF
LEVEL 3	SERVICE	67 SF
LEVEL 3	STAIR	311 SF
LEVEL 3	TRASH	47 SF
LEVEL 3	UNIT A	1091 SF
LEVEL 3	UNIT B	1072 SF
LEVEL 3	UNIT C	518 SF
LEVEL 3	UNIT D	455 SF

LEVEL 3: 15		4851 SF
LEVEL 4		
LEVEL 4	BALCONY	661 SF
LEVEL 4	CORRIDOR	551 SF
LEVEL 4	ELEV.	78 SF
LEVEL 4	SERVICE	67 SF
LEVEL 4	STAIR	311 SF
LEVEL 4	TRASH	47 SF
LEVEL 4	UNIT A	1091 SF
LEVEL 4	UNIT B	1072 SF
LEVEL 4	UNIT C	518 SF
LEVEL 4	UNIT D	455 SF

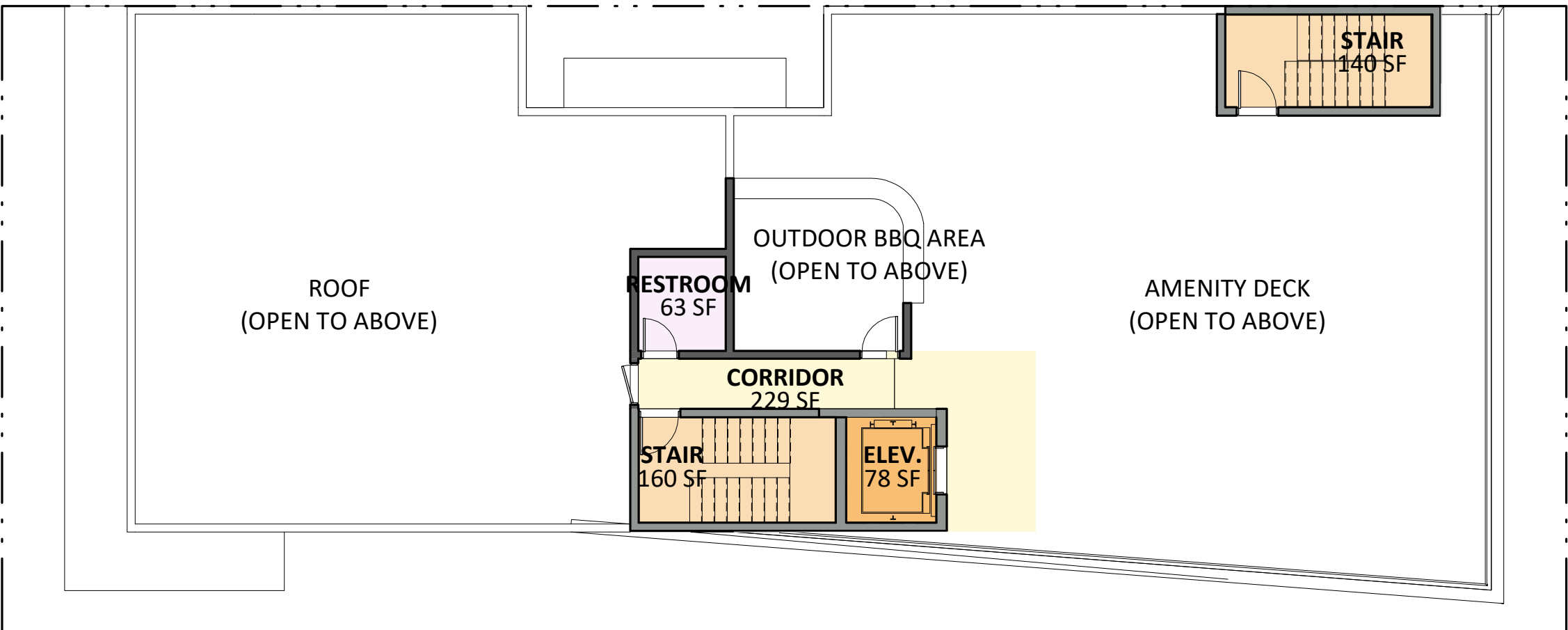
LEVEL 4: 15		4851 SF
LEVEL 5		
LEVEL 5	BALCONY	661 SF
LEVEL 5	CORRIDOR	551 SF
LEVEL 5	ELEV.	78 SF
LEVEL 5	SERVICE	67 SF
LEVEL 5	STAIR	311 SF
LEVEL 5	TRASH	47 SF
LEVEL 5	UNIT B	1072 SF
LEVEL 5	UNIT C	518 SF
LEVEL 5	UNIT D	455 SF
LEVEL 5	UNIT G	1091 SF

LEVEL 5: 14		4851 SF
LEVEL 6 - ROOF SLAB		
LEVEL 6 - ROOF SLAB	CORRIDOR	229 SF
LEVEL 6 - ROOF SLAB	ELEV.	78 SF
LEVEL 6 - ROOF SLAB	RESTROOM	63 SF
LEVEL 6 - ROOF SLAB	STAIR	300 SF
LEVEL 6 - ROOF SLAB: 5		670 SF
Grand total		24265 SF

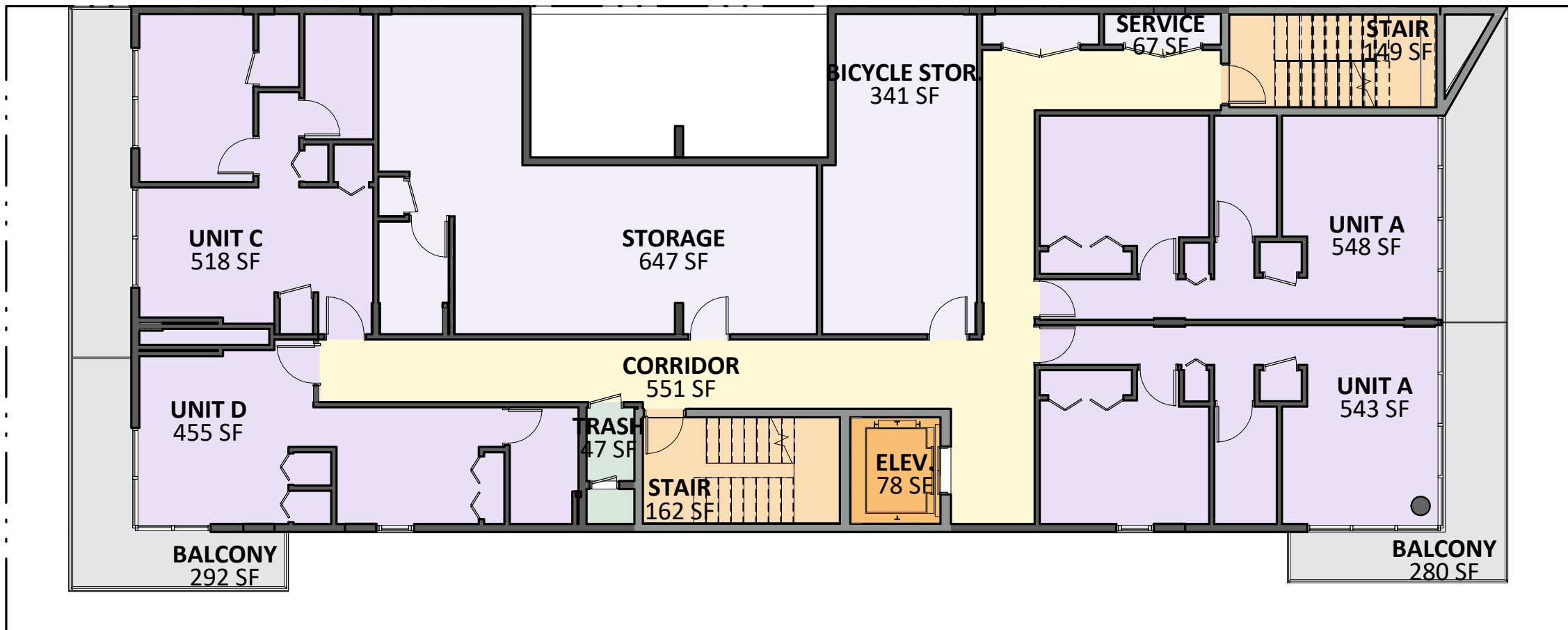
- BALCONY
- CORRIDOR
- ELEV.
- SERVICE
- STAIR
- TRASH
- UNIT A
- UNIT B
- UNIT C
- UNIT D



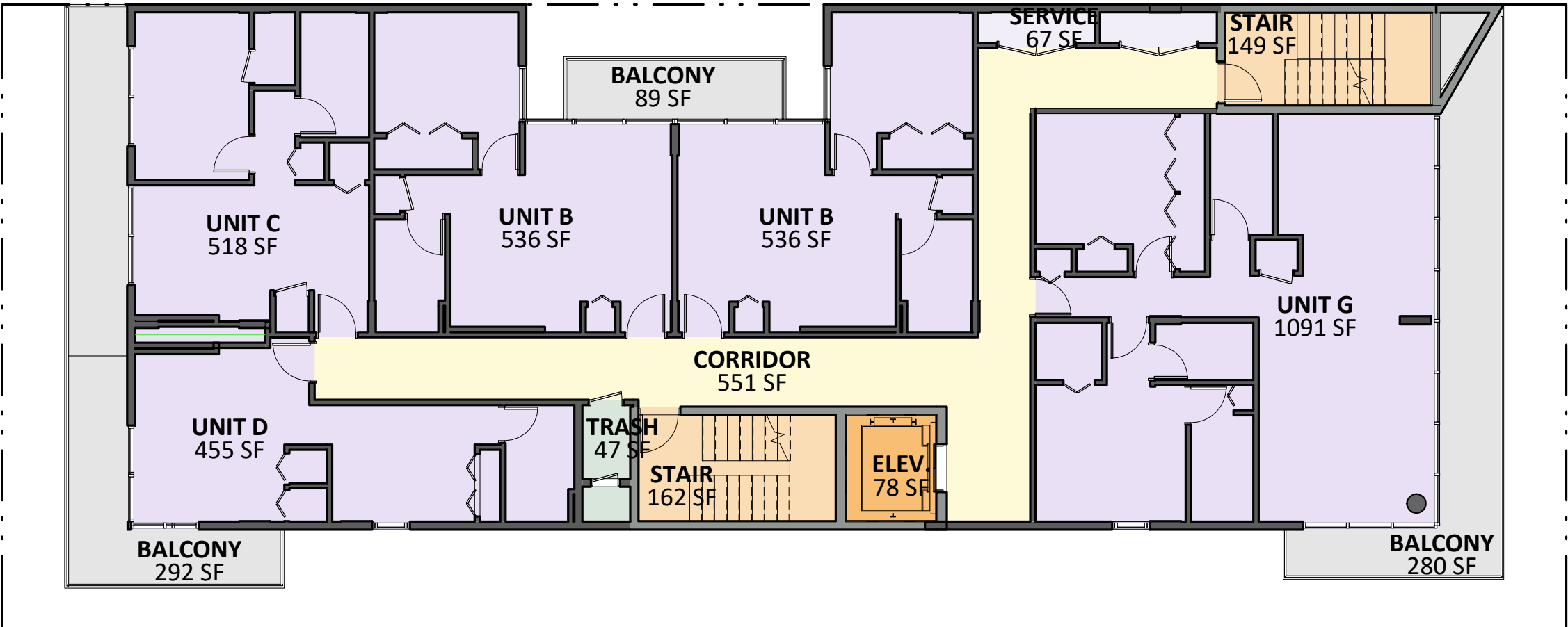
3 LEVEL 3 & 4
SCALE: 3/32" = 1'-0"



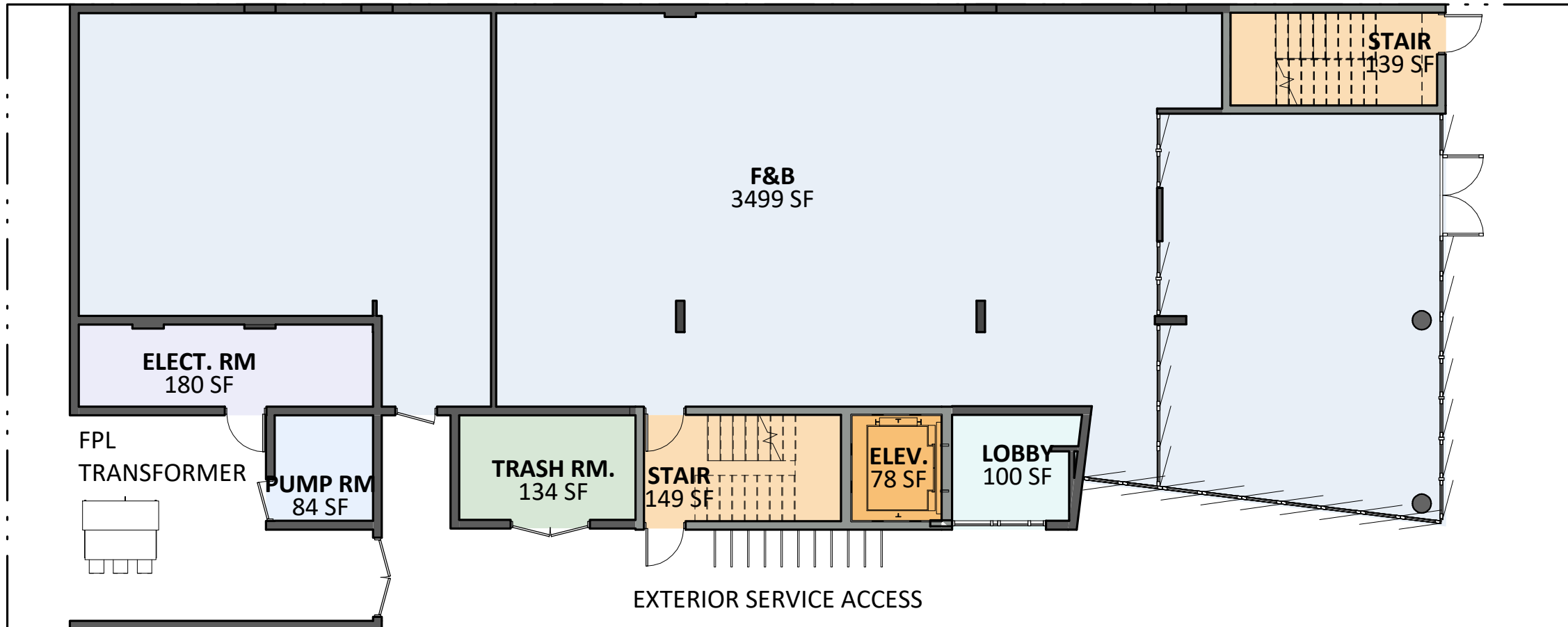
5 LEVEL 6 - ROOF SLAB
SCALE: 3/32" = 1'-0"



2 LEVEL 2
SCALE: 3/32" = 1'-0"



4 LEVEL 5
SCALE: 3/32" = 1'-0"



1 LEVEL 1
SCALE: 3/32" = 1'-0"

CONCEPT

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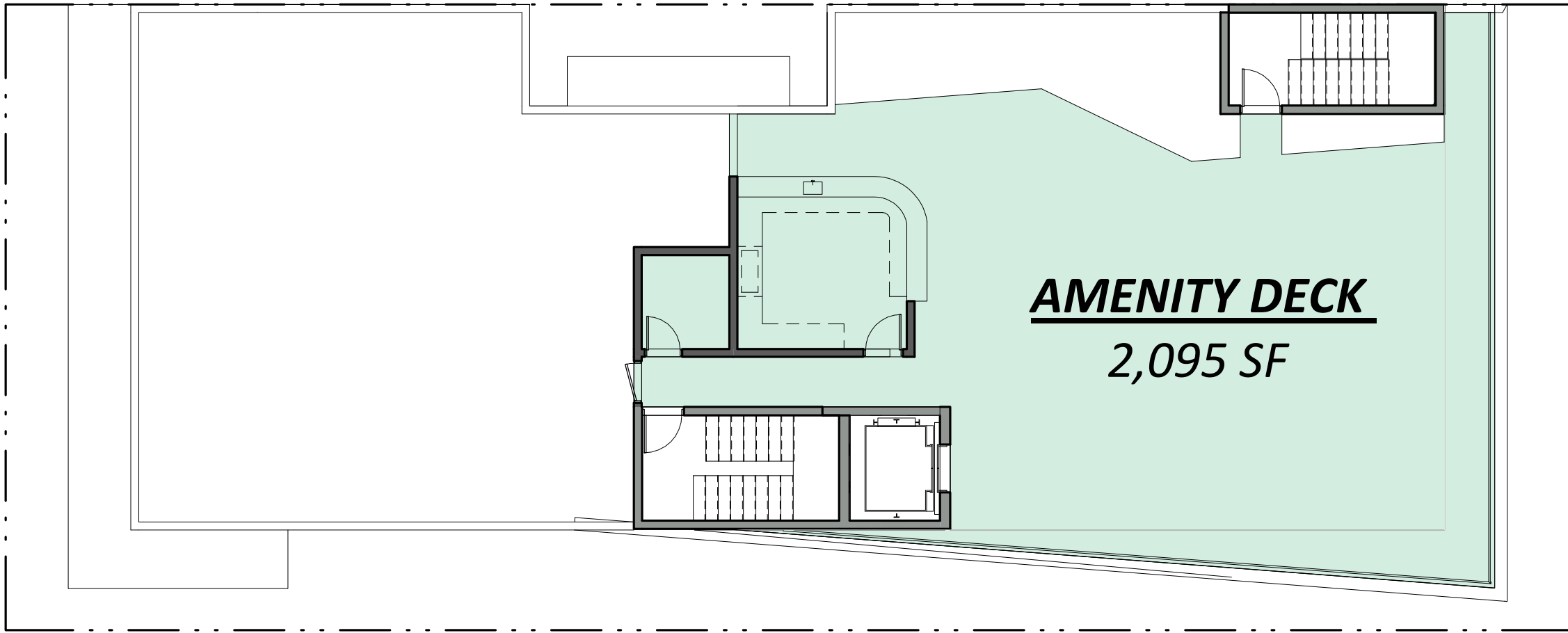
AMENITY AREA SCHEDULE

LEVEL		AREA	% OF AMENITY REQ.
LEVEL 1	GROUND LEVEL F&B SPACE	2,426 SF <i>*Restaurants may only account for 50% of REQ.</i>	50%
LEVEL 2	LONG TERM BICYCLE STORAGE	341 SF	7%
LEVEL 6	ROOF TOP AMENITY DECK	2,095 SF <i>* (50% of Lv. Below Enclosed Area)</i>	43%
TOTAL AMENITY AREA PROPOSED		4,862 SF	100%

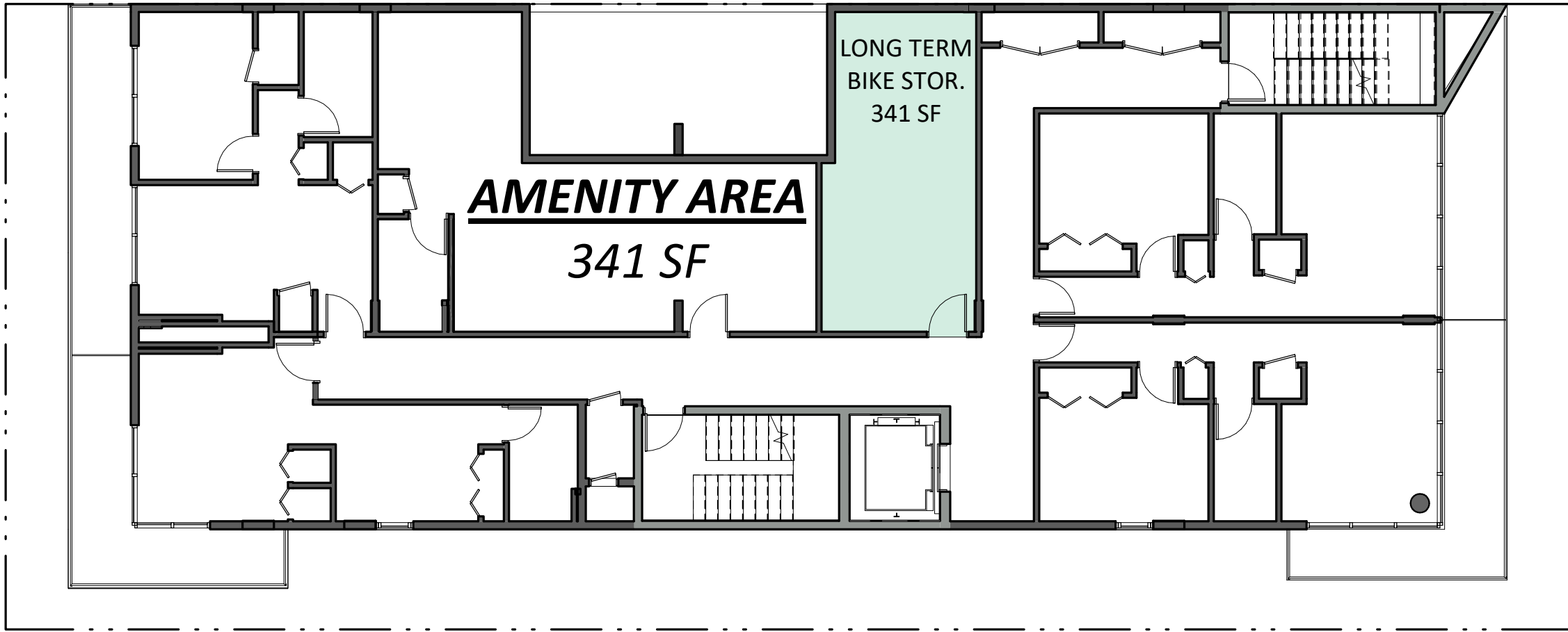
AMENITY SPACE REQUIRED: 4,853 SF 20% OF BUILDING GROSS 100% =24,265 SF

LEGEND

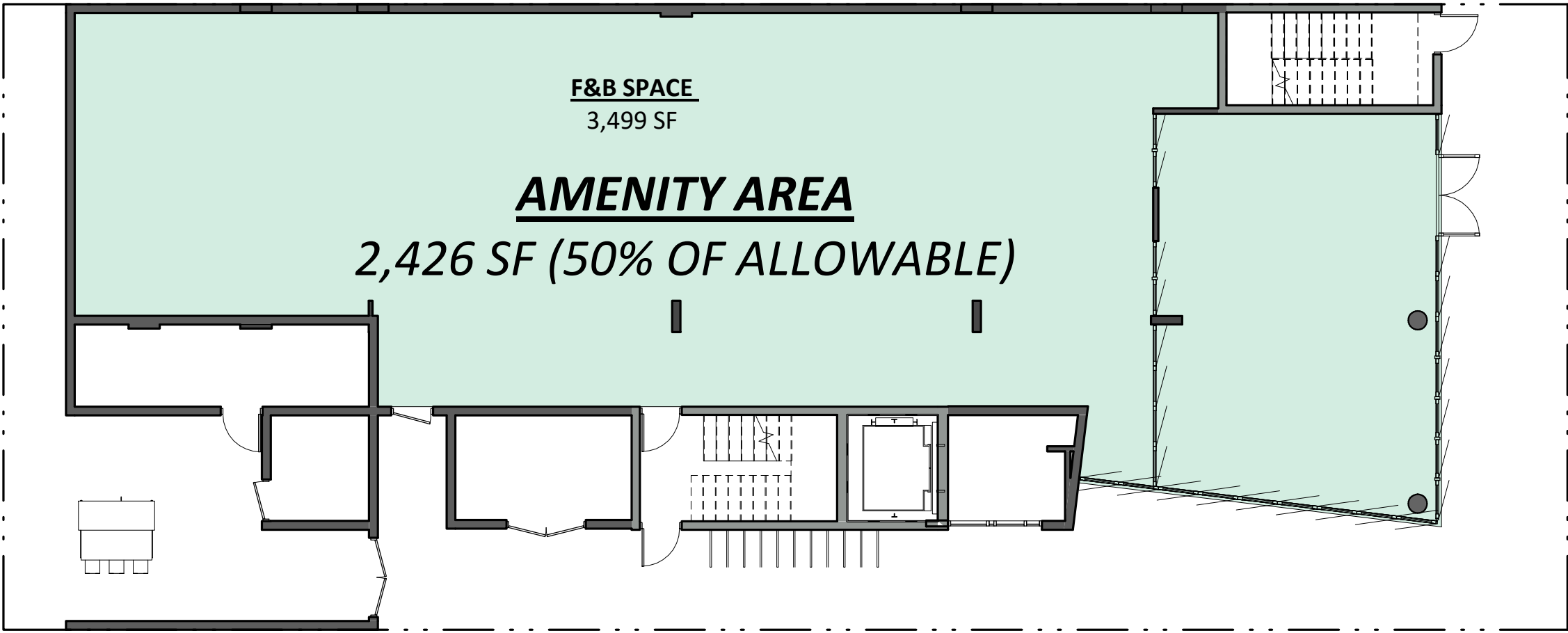
AMENITY AREAS	AREAS NOT INCLUDED IN AMENITY AREA
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3 AMENITY DIAGRAM LEVEL 6
SCALE: 3/32" = 1'-0"



2 AMENITY DIGRAM LEVEL 2
SCALE: 3/32" = 1'-0"

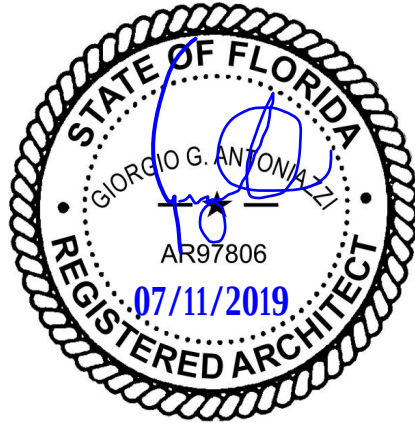


1 AMENITY DIAGRAM LEVEL 1
SCALE: 3/32" = 1'-0"

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A-005

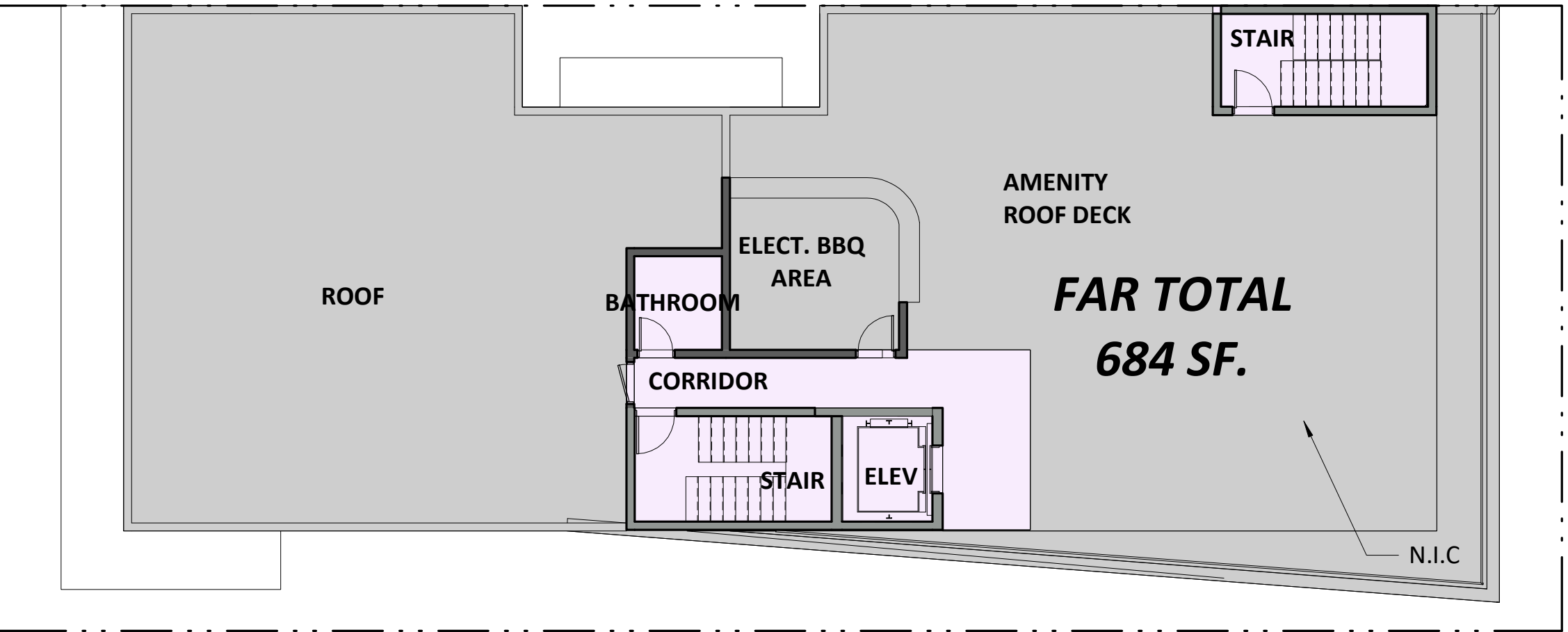
DRAWING NAME: AMENITY DIAGRAMS
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913

FAR AREA SCHEDULE

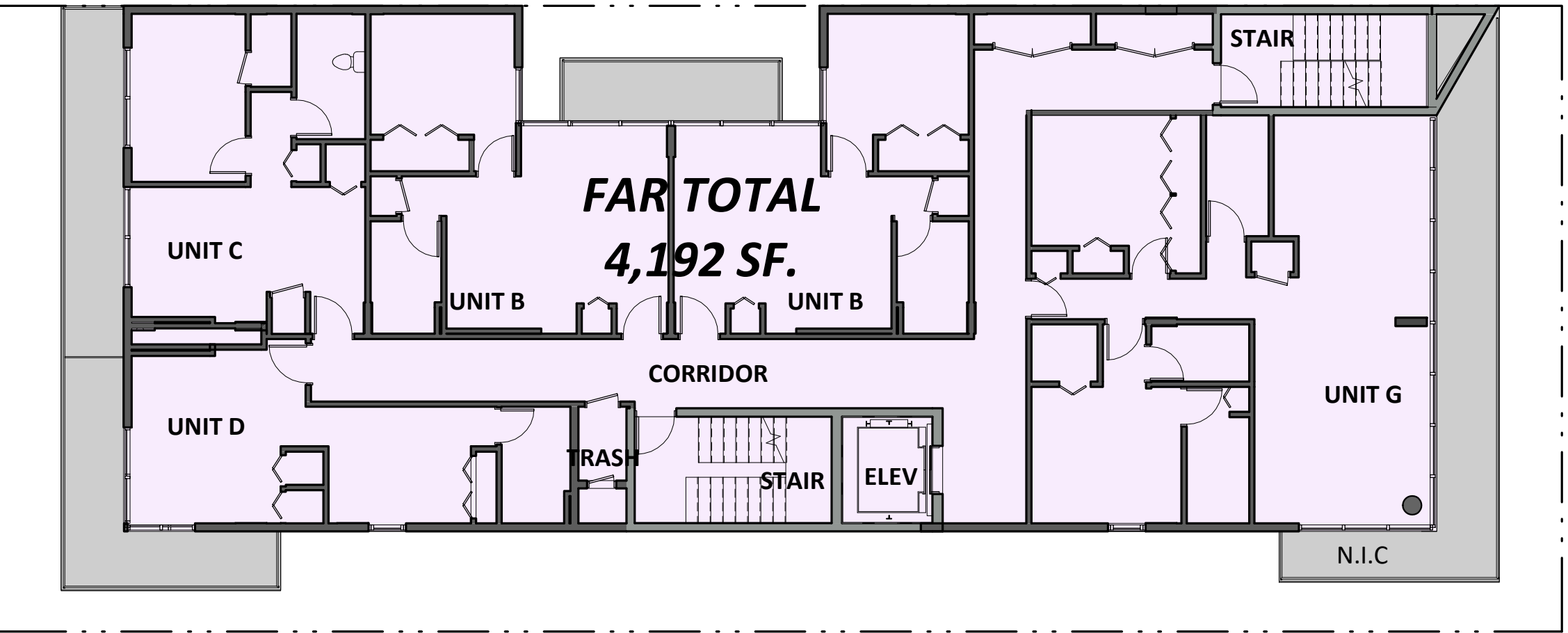
LEVEL	AREA	FAR
LEVEL 1	4280 SF	
LEVEL 2	4122 SF	
LEVEL 3	4192 SF	
LEVEL 4	4192 SF	
LEVEL 5	4192 SF	
LEVEL 6 (ROOF)	684 SF	
TOTAL FAR PROPOSED	21,662 SF	3.45
FAR MAX ALLOWABLE	21,875 SF	3.5 (3.5 x 6,250 SF)

LEGEND

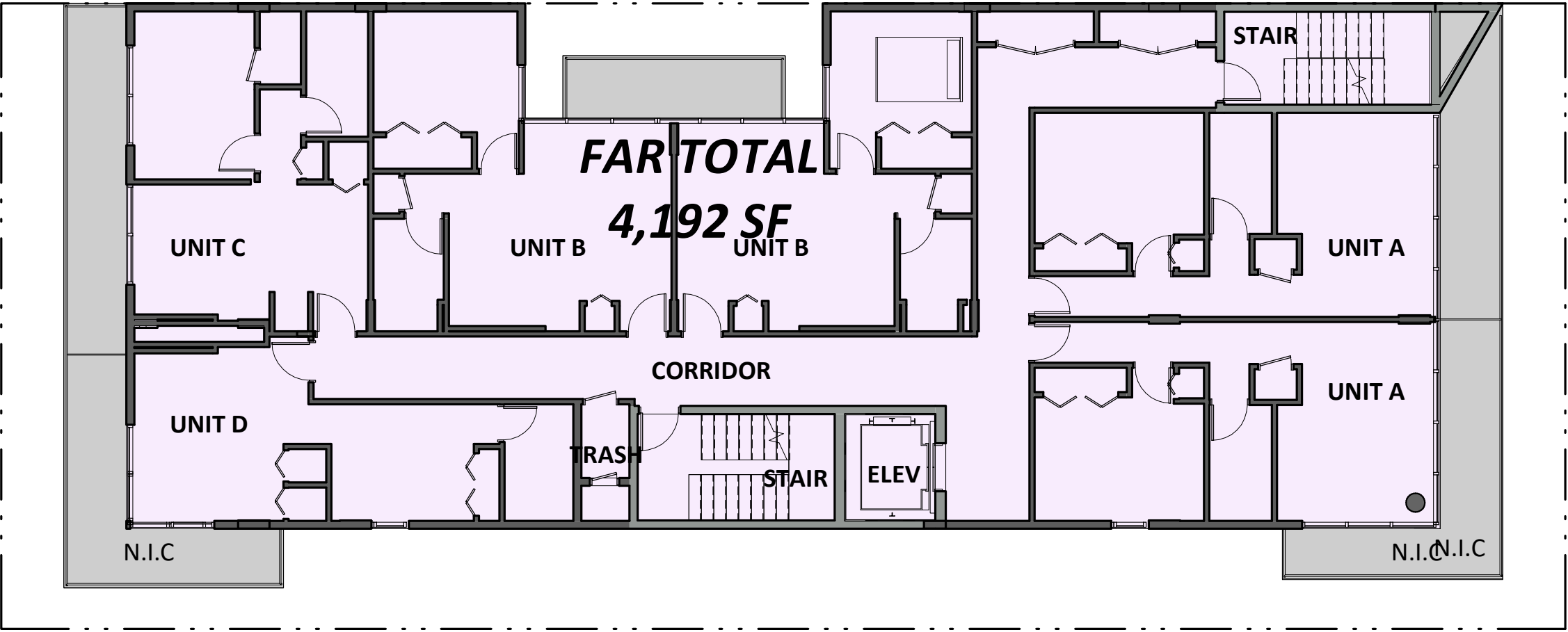
	AREAS INCLUDED IN FAR		AREAS NOT INCLUDED IN FAR
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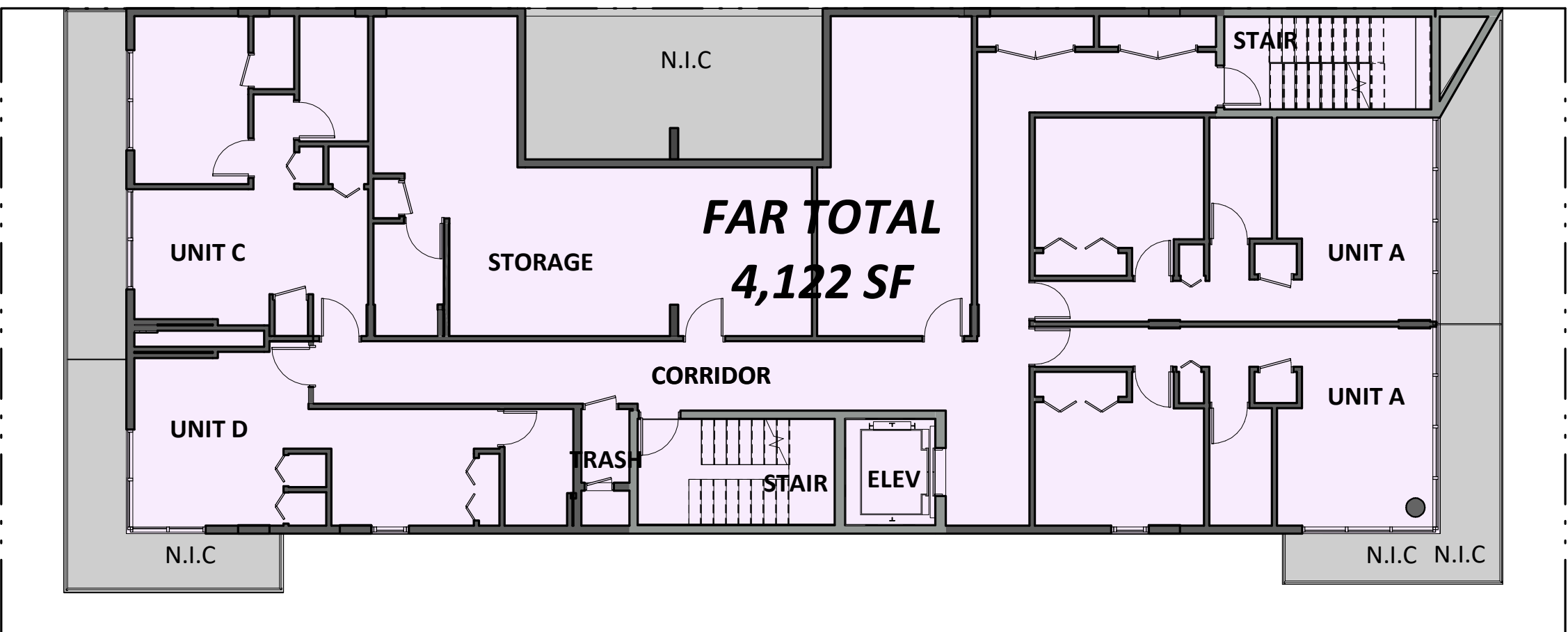
6 FAR - LEVEL 6
SCALE: 3/32" = 1'-0"



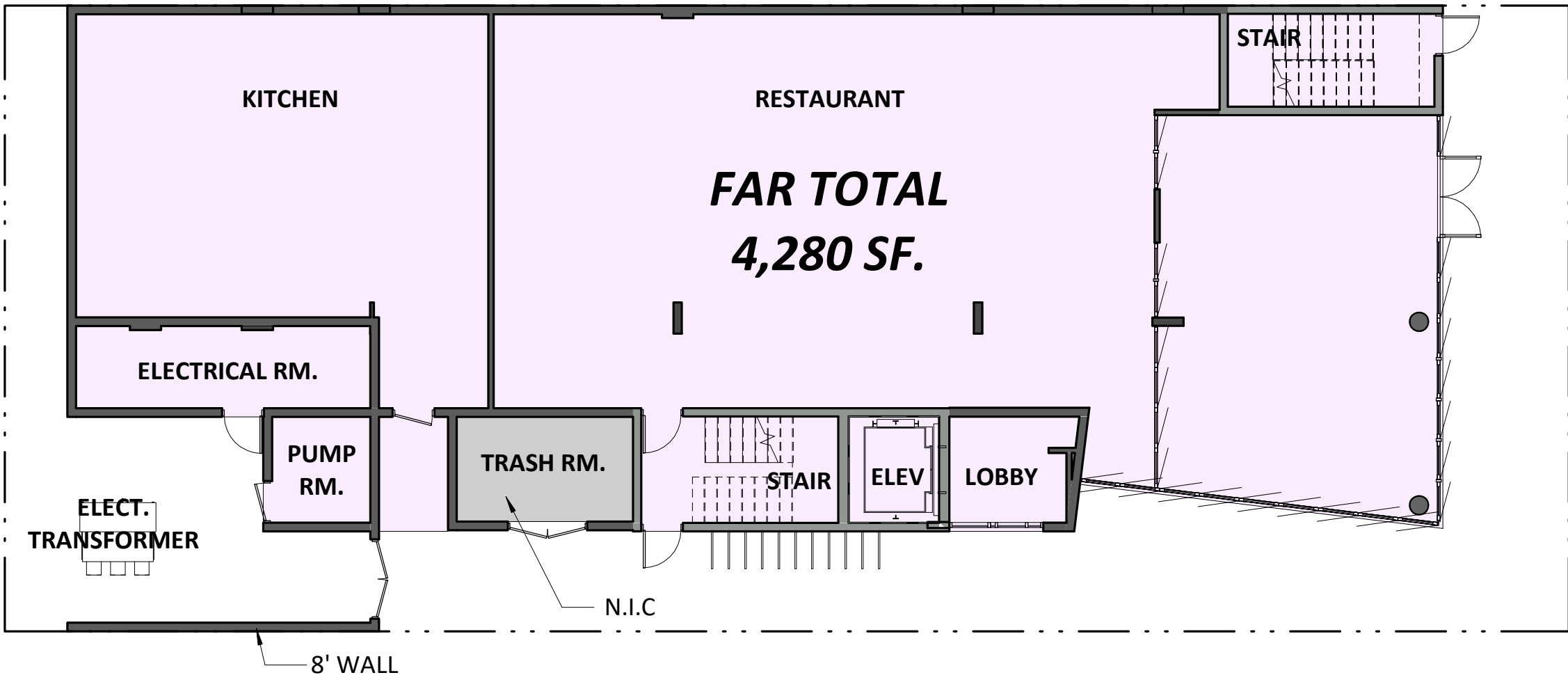
5 FAR - LEVEL 5
SCALE: 3/32" = 1'-0"



3 FAR - LEVEL 3 & 4
SCALE: 3/32" = 1'-0"



2 FAR - LEVEL 2
SCALE: 3/32" = 1'-0"

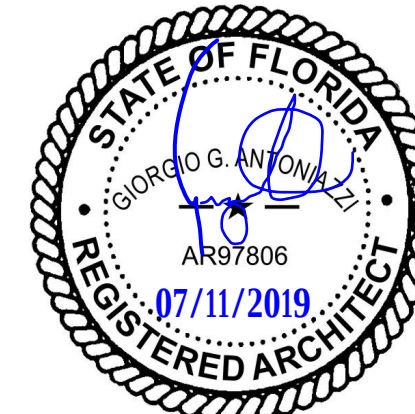


1 FAR - LEVEL 1
SCALE: 3/32" = 1'-0"

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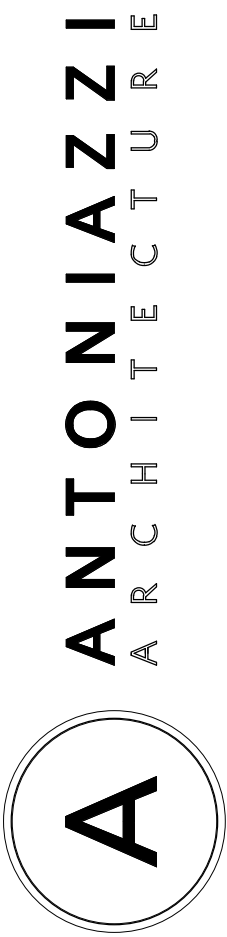
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A-006

DRAWING NAME: FAR DIAGRAMS
SCALE: As indicated
DATE: 07-08-19
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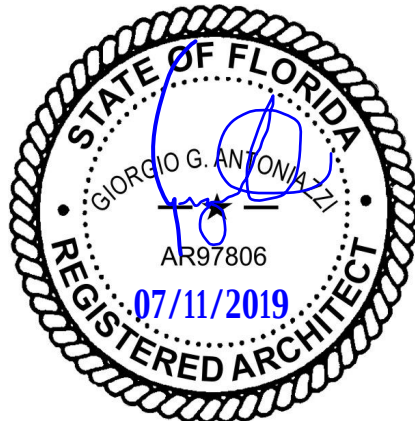
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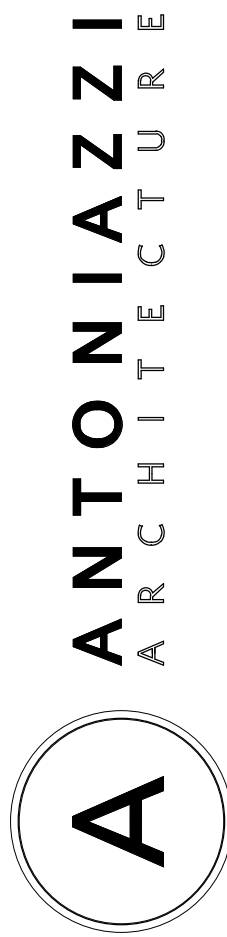
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A-007

DRAWING NAME: 3D IMAGES
SCALE: DATE: 07-08-19
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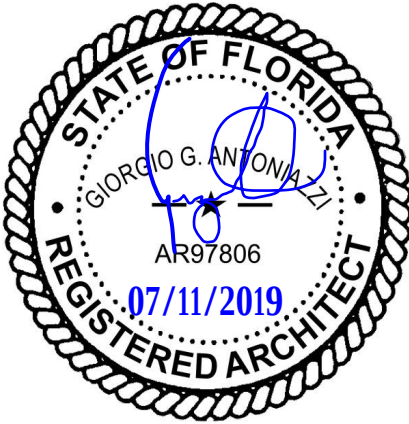
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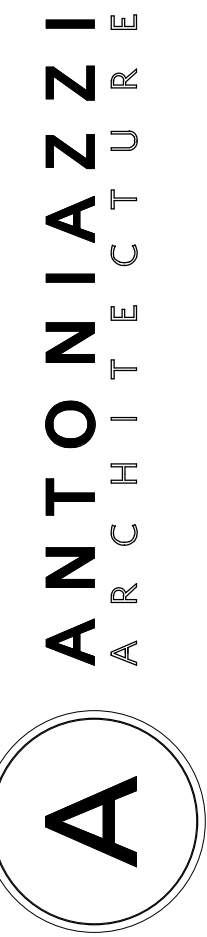
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A-008

DRAWING NAME: 3D IMAGES
SCALE: DATE: 07-08-19
PROJECT NUMBER: 1913



1 AXONOMETRIC
SCALE:



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MIAMI FL 33130
P: 786-496-2979
E: GIORGIO@ANTONIAZZIARCH.COM

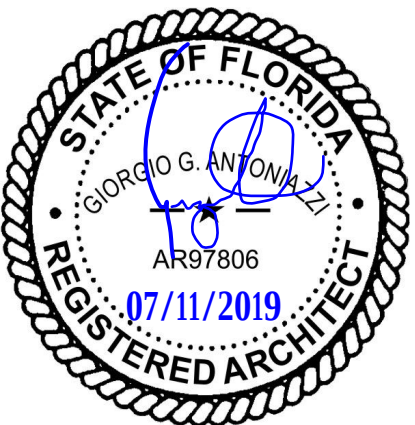
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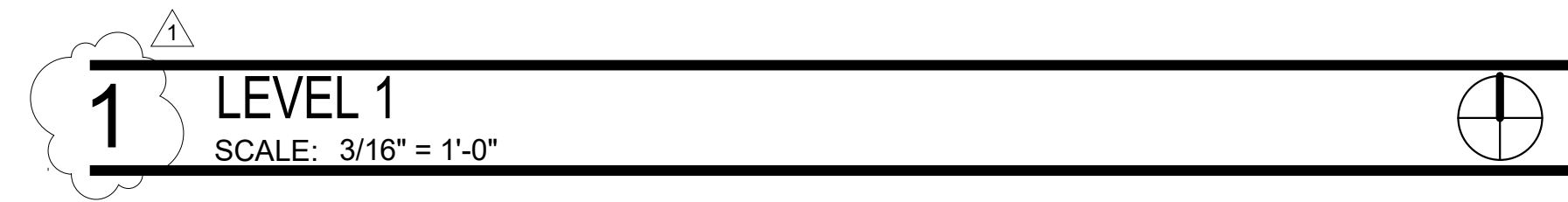
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A-009

DRAWING NAME: 3D IMAGES
SCALE: DATE: 07-08-19
PROJECT NUMBER: 1913



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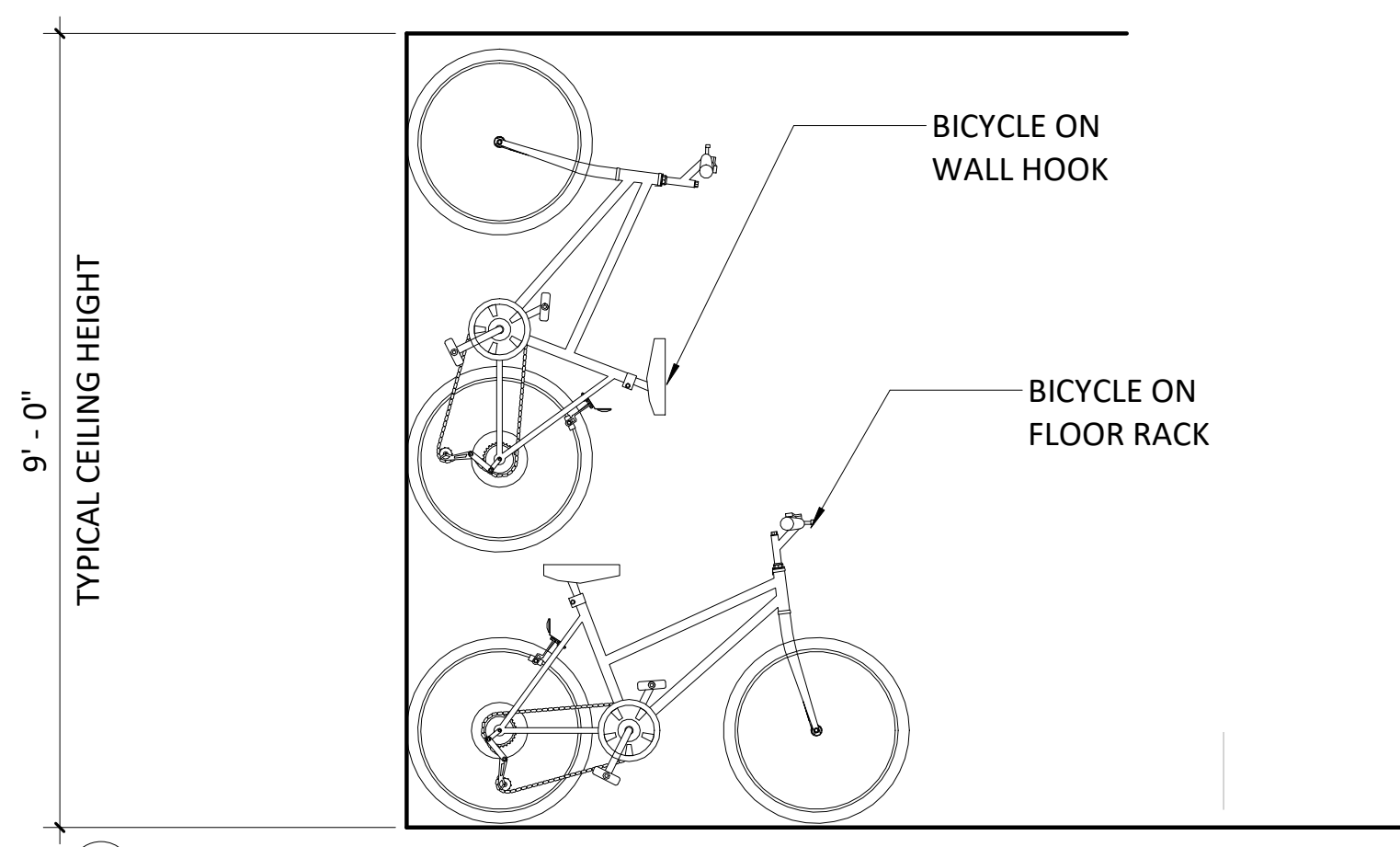
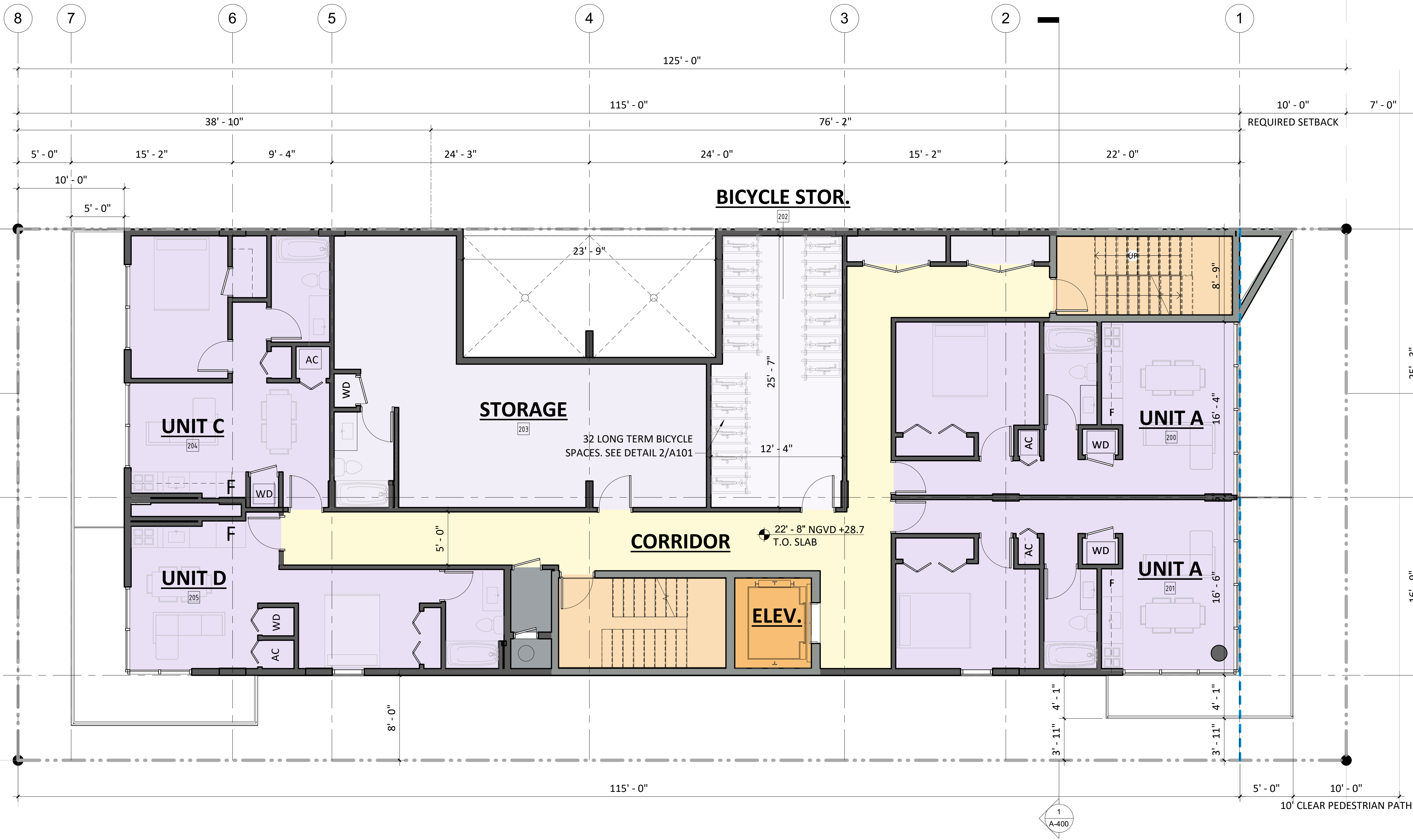
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A-100

DRAWING NAME: LEVEL 1 - GROUND
SCALE: As indicated DATE: 07-08-19
PROJECT NUMBER: 1913



2 BICYCLE STORAGE DETAIL
SCALE: 1/2" = 1'-0"

1 LEVEL 2
SCALE: 3/16" = 1'-0"

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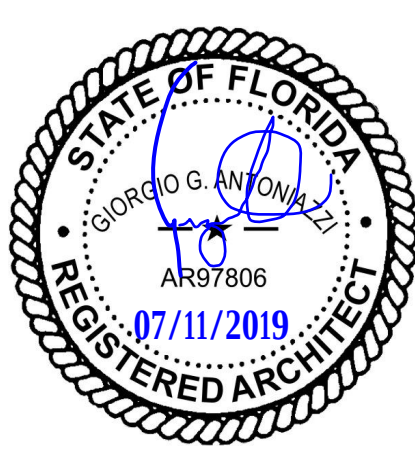
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A-101

DRAWING NAME: LEVEL 2
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913

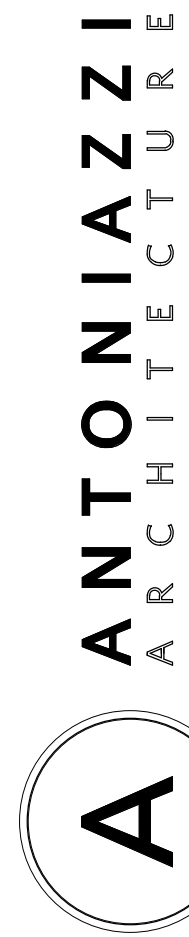


1 LEVELS 3 & 4
SCALE: 3/16" = 1'-0"

COLLINS AVENUE

42' ASPHALT

(60' TOTAL R/W)



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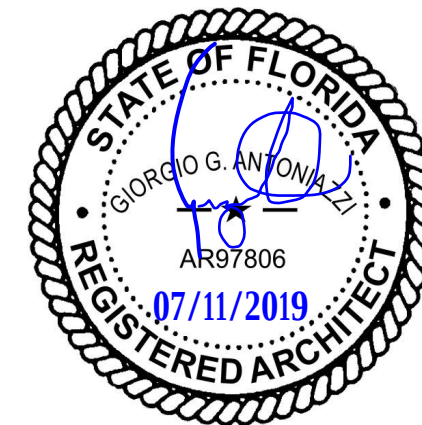
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A-102

DRAWING NAME: LEVELS 3-4
SCALE: 3/16" = 1'-0" DATE: 07-08-19
PROJECT NUMBER: 1913

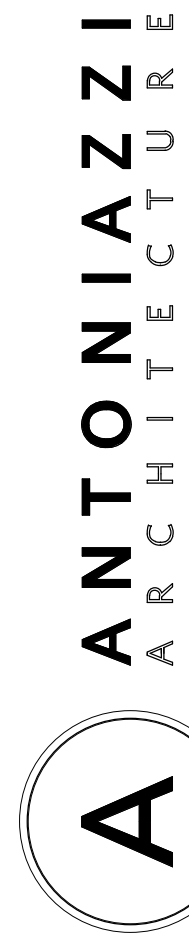


1 LEVEL 5
SCALE: 3/16" = 1'-0"

COLLINS AVENUE

42' ASPHALT

(60' TOTAL R/W)



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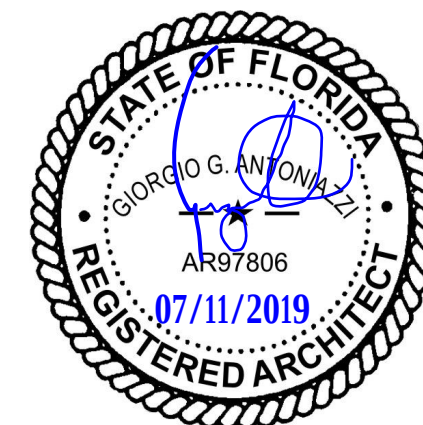
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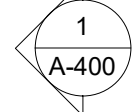
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A-104

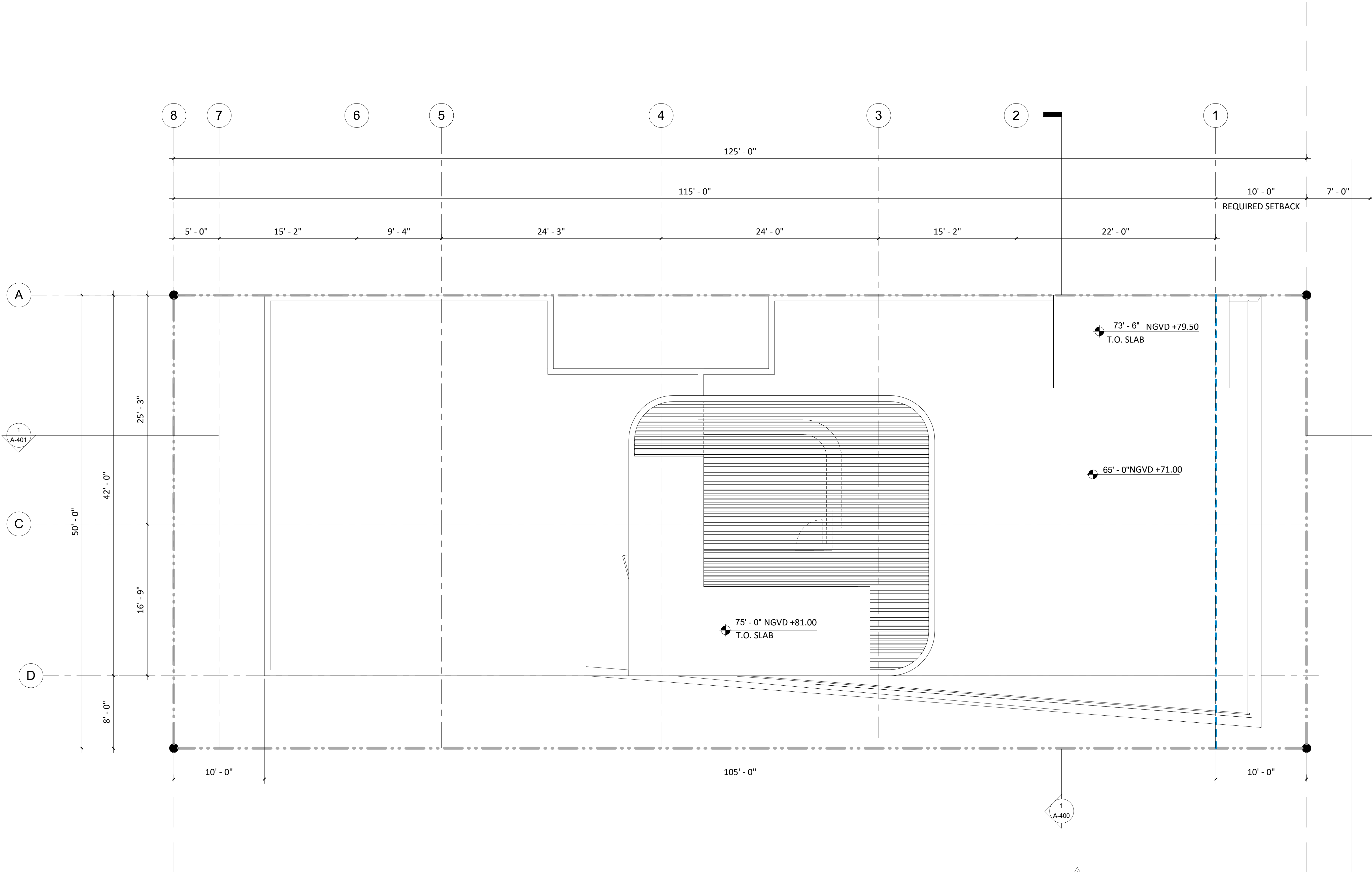
DRAWING NAME: LEVEL 5
SCALE: 3/16" = 1'-0" DATE: 07-08-19
PROJECT NUMBER: 1913



SCALE: 3/16" = 1'-0"



DRAWING NAME: ROOF DECK
SCALE: 3/16" = 1'-0" DATE: 07-08-15
PROJECT NUMBER: 1913

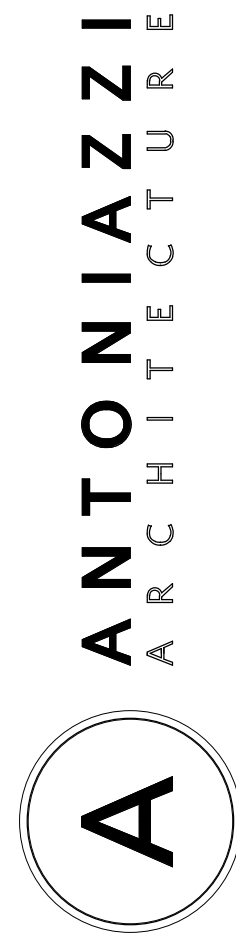


1 TOP OF ROOF
SCALE: 3/16" = 1'-0"

COLLINS AVENUE

42' ASPHALT

(60' TOTAL R/W)



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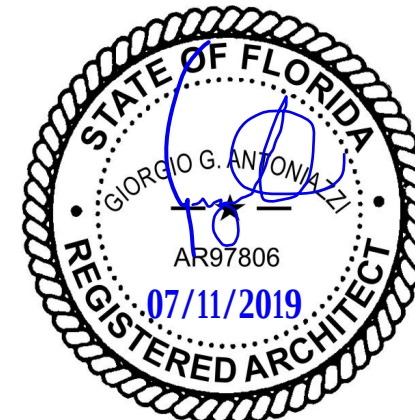
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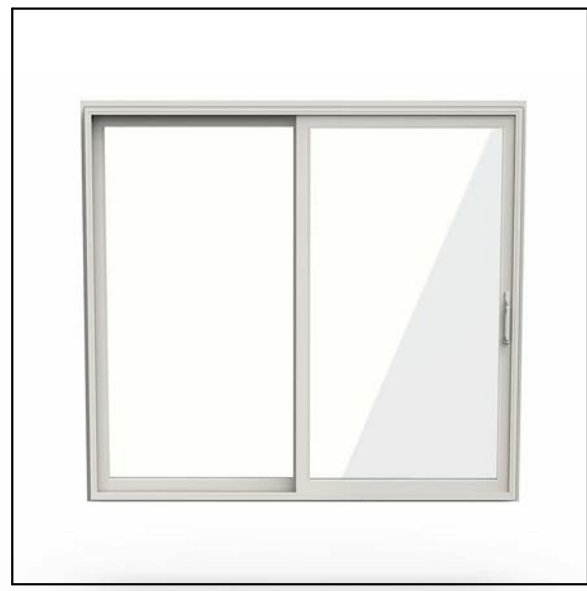


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A-106

DRAWING NAME: ROOF PLAN
SCALE: 3/16" = 1'-0" DATE: 07-08-19
PROJECT NUMBER: 1913

- A REFLECTIVE GLASS WINDOWS
B SMOOTH PAINTED STUCCO
C POURED IN PLACE CONCRETE
DETAIL
D METAL RAILINGS



A



B

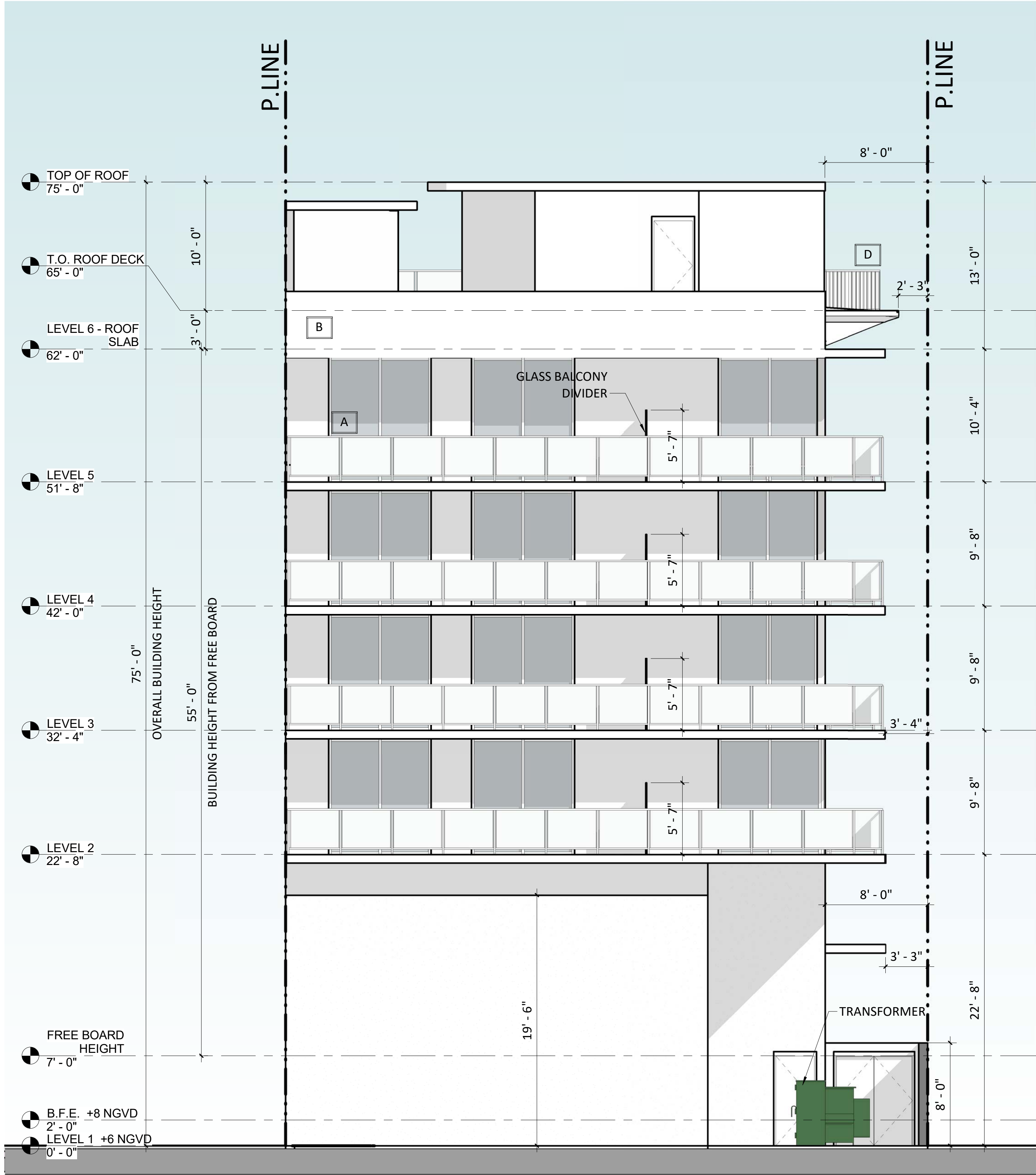


C



D

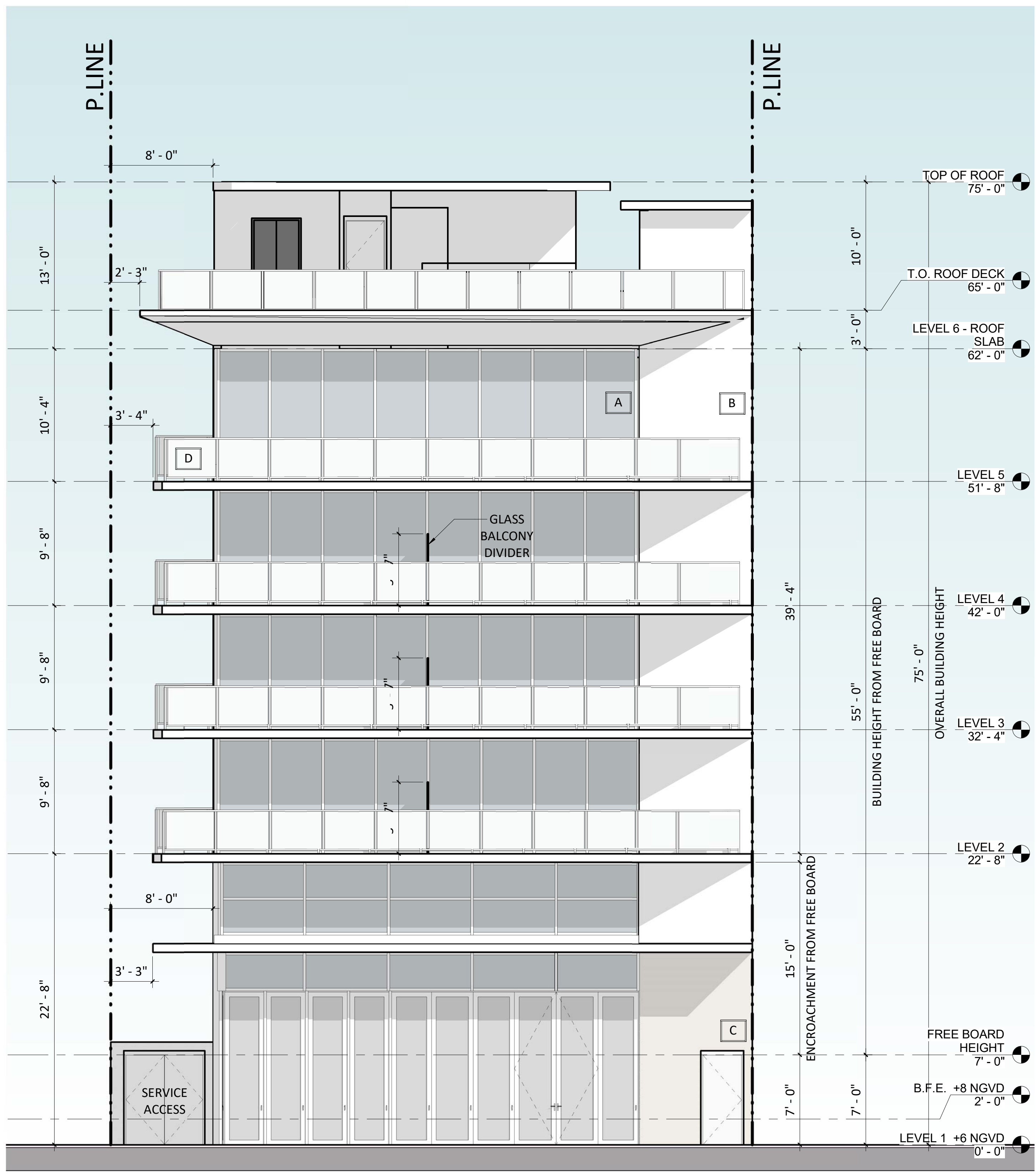
- RAILING & WINDOW-WALL
MULLIONS TO BE ALIGNED



2

WEST ELEVATION

SCALE: 3/16" = 1'-0"



1

EAST ELEVATION

SCALE: 3/16" = 1'-0"

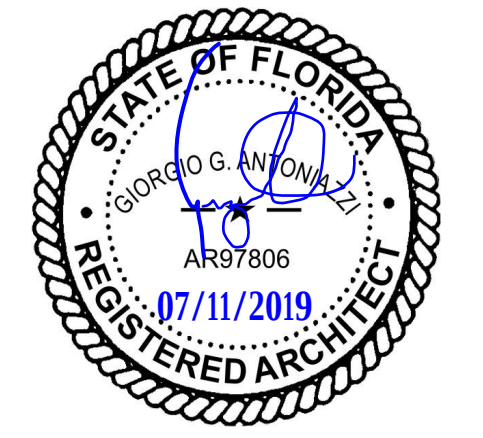
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A-300

DRAWING NAME: ARCHITECTURAL ELEVATION
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913

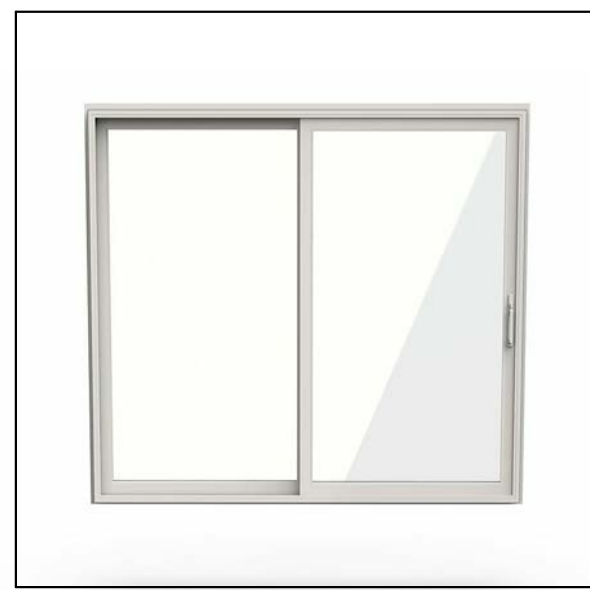
- A

REFLECTIVE GLASS WINDOWS
- B

SMOOTH PAINTED STUCCO
- C

POURED IN PLACE CONCRETE
DETAIL
- D

METAL RAILINGS



A



B

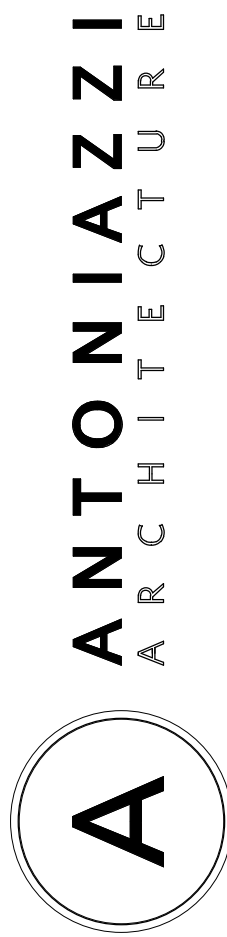


C



D

- RAILING & WINDOW-WALL
MULLIONS TO BE ALIGNED



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A-301

DRAWING NAME: ARCHITECTURAL
ELEVATION
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- A REFLECTIVE GLASS WINDOWS
B SMOOTH PAINTED STUCCO
C POURED IN PLACE CONCRETE
DETAIL
D METAL RAILINGS



A



B

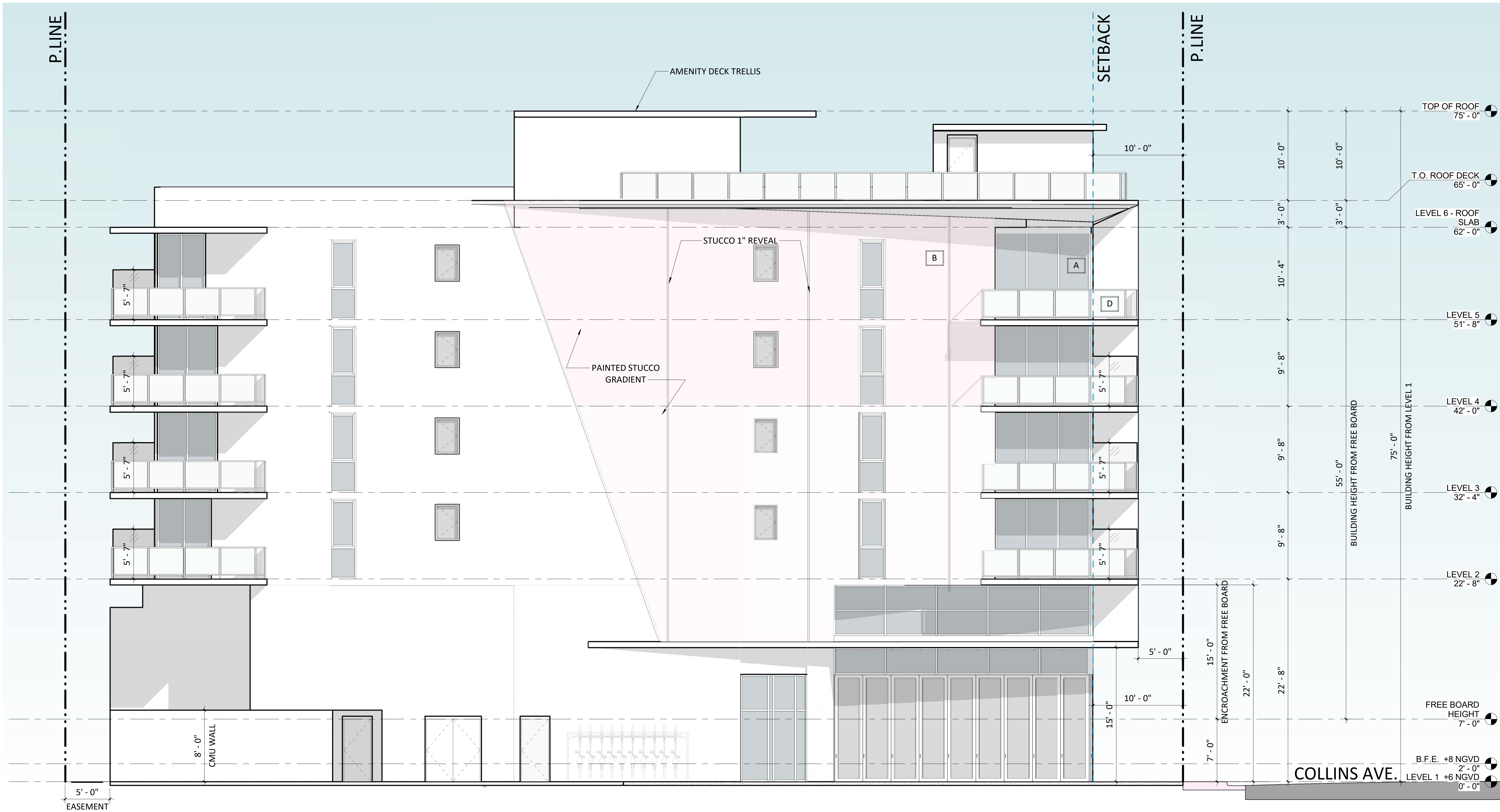


C

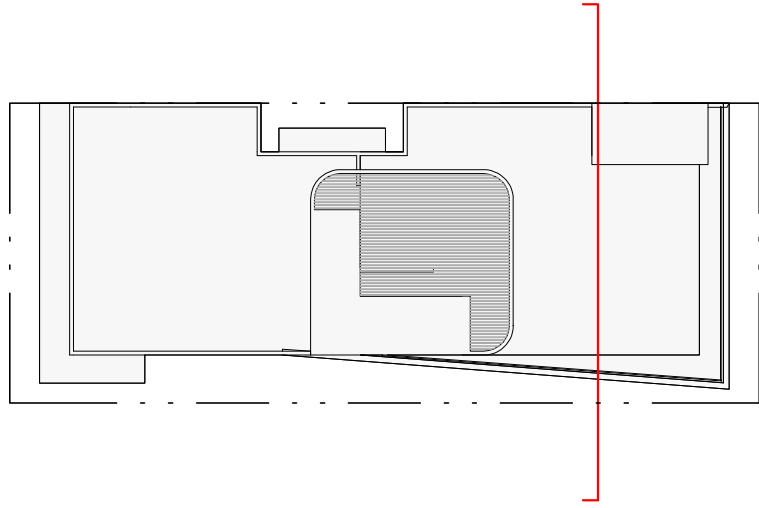


D

- RAILING & WINDOW-WALL MULLIONS TO BE ALIGNED



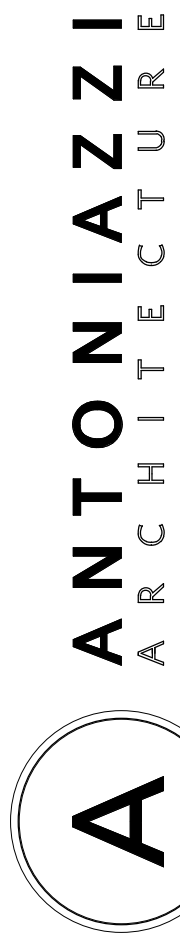
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE : NOT TO SCALE



1 NORTH SOUTH SECTION
SCALE: 1/4" = 1'-0"



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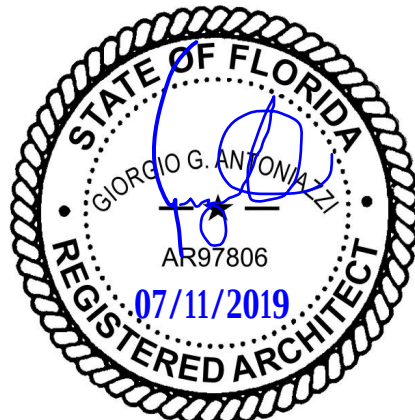
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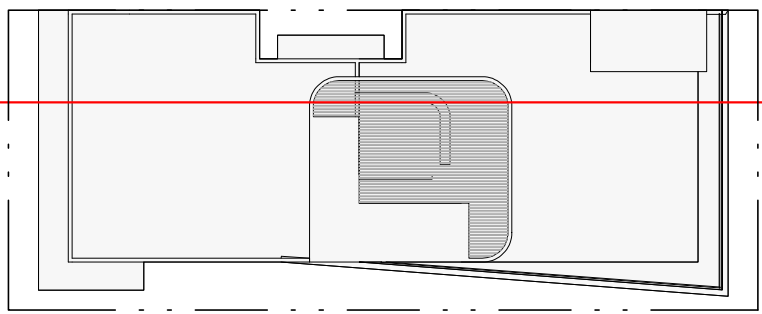
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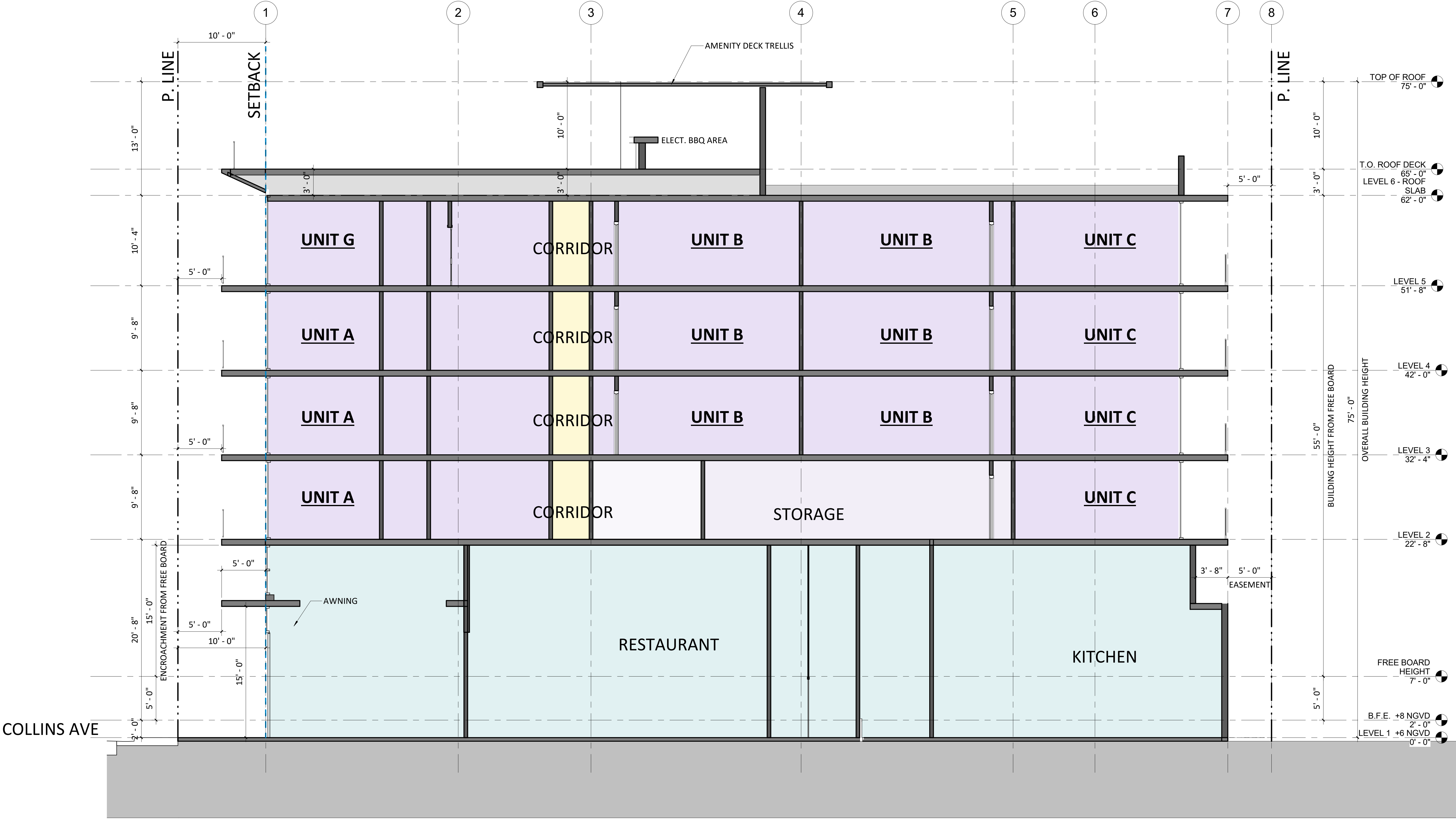
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A-400

DRAWING NAME: NORTH SOUTH SECTION
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913



KEY PLAN
SCALE : NOT TO SCALE



1 EAST WEST SECTION
SCALE: 3/16" = 1'-0"

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A-401

DRAWING NAME: EAST WEST SECTION
SCALE: As indicated
DATE: 07-08-19
PROJECT NUMBER: 1913