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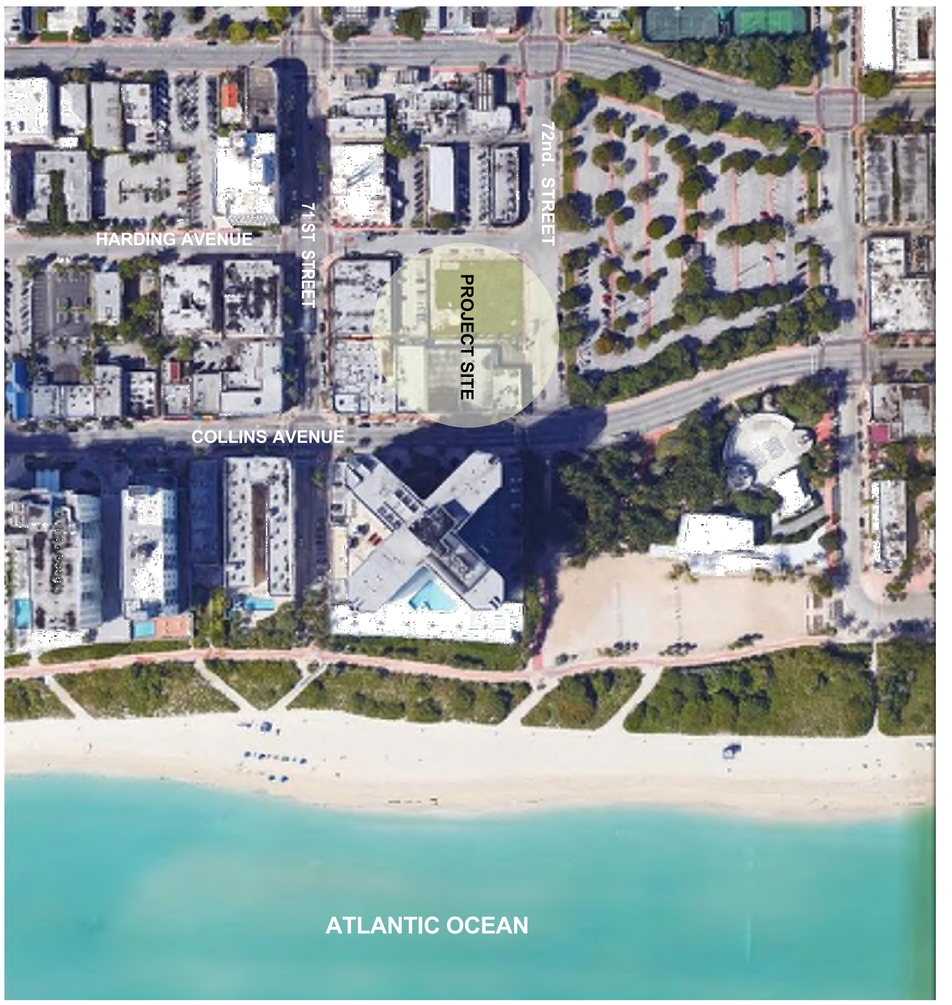
72+COLLINS DEVELOPMENT

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD

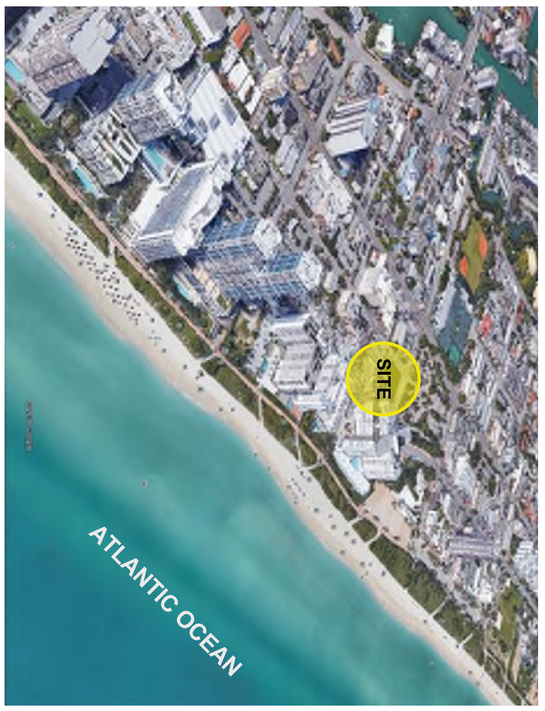
A DEVELOPMENT OF

COLLINS & 72nd. DEVELOPERS

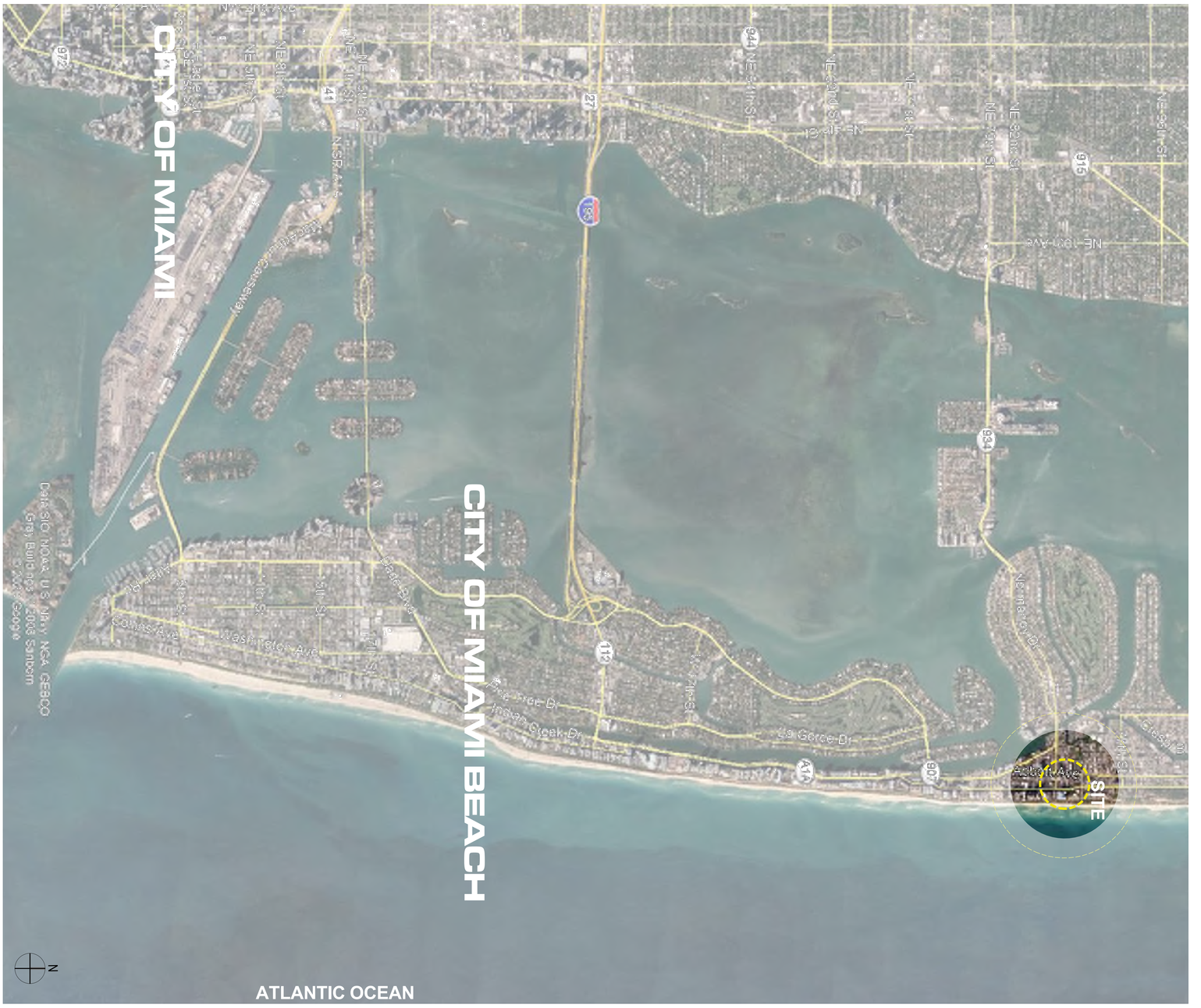
FEBRUARY 2, 2021



CITY OF MIAMI BEACH



NORTH MIAMI BEACH



LOCATION PLAN

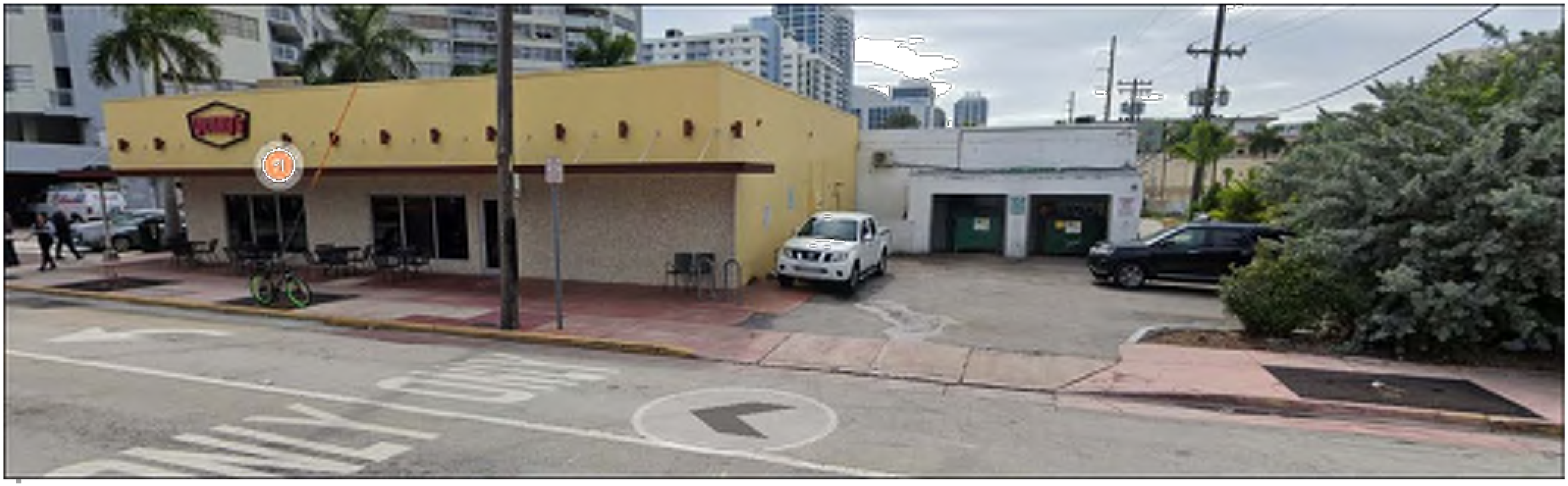
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

SITE - EXISTING DENNY'S

THE PARKING LOT BEHIND DENNY'S CURRENTLY EXISTS AS AN EYESORE, UNSCREENED FROM THE STREET WITH TWO OPEN DUMPSTERS. THIS CONDITION WILL REMAIN

INDEFINITELY

IF THE PROPOSED PLANS ARE NOT APPROVED



DENNY'S EXISTING CONDITIONS

DENNY'S EXISTING CONDITIONS

THE PROJECT RECEIVED APPROVAL FROM THE DRB IN 2018 AND IT IS VESTED UNDER THAT APPROVAL AND UNDER THE ZONING CODE THAT WAS IN EFFECT AT THE TIME

THIS MODIFICATION SEEKS ONLY ONE THING.

TO TEMPORARILY LEAVE AND INCORPORATE THE SMALL PARKING LOT BEHIND DENNY'S INTO THE APPROVED PROJECT DURING THE TERM OF THE DENNY'S LEASE AND THEN REPLACE THE PARKING LOT WITH RETAIL SPACE AS ORIGINALLY APPROVED UNTIL THE DENNY'S LEASE IS OVER (2032).

COLLINS AVENUE & 72ND STREET

CURRENT APPROVED DESIGN

THE APPROVED PROJECT INCLUDES EIGHT SEPARATE PARCELS,
WHICH COULD HAVE HAD SEVERAL DIFFERENT CURB CUTS,
BUT IT COMBINES THE DRIVEWAYS INTO ONE LOCATION FOR PHASE 2.

AS A STAND-ALONE PROPERTY, THE DENNY'S PROPERTY WOULD BE
ENTITLED TO KEEP ITS OWN CURB CUT, AND THIS EXISTING CONDITION
WOULD REMAIN INDEFINITELY IF THE PROPOSED PHASED
DEVELOPMENT IS NOT APPROVED.

THE EXISTING DENNY'S CURB CUT WILL BE ELIMINATED IN PHASE 2.

LOT EXISTING CONDITIONS

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

COLLINS AVENUE & 72ND STREET

LOT EXISTING CONDITIONS

COLLINS AVENUE & 72ND STREET

AERIAL VIEW NORTH ELEVATION - APPROVED

COLLINS AVENUE & 72ND STREET

AERIAL VIEW PROPOSED NEW NORTH ELEVATION - PHASE 1

COLLINS AVENUE & 72ND STREET

AERIAL VIEW NORTH ELEVATION - PHASE 2

THE PROPOSED PLANS PLACE THE PARKING LOT BEHIND A DECORATIVE SCREENED GATE THAT WILL REMAIN CLOSED ACROSS THE DRIVEWAY UNLESS IN USE, AND THERE WILL BE A **RETAIL DISPLAY WINDOW**, OR A **ROTATING ART DISPLAY** IN FRONT OF THE PARKING SPACES.

THESE WINDOW WILL HAVE ACCESS PANELS IN THE BACK TO CHANGES THE DISPLAYS AND FOR MAINTENANCE.

FURTHERMORE, THE TRASH ROOM INSIDE OF THE PARKING LOT WILL ALSO BE SCREENED SO THAT WHEN THE GATE INTO THE PARKING LOT IS OPEN, THE DUMPSTERS WILL NOT BE VISIBLE.

PREVIOUSLY APPROVED

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72nd STREET

LANDSCAPE AREA

PLANTER TO BE REMOVED

6' SIDEWALK

6'-6" SIDEWALK

PROPERTY LINE 250'

5'-0" SETBACK LINE

TERRACE COMM. SPACE 6

TERRACE COMM. SPACE 5

TERRACE COMM. SPACE 4

TERRACE COMM. SPACE 3

8 BICYCLE RACKS SHORT TERM

NEW FPL POLE

FPL POLE

CONCRETE COLUMN (TYP.)

URBAN PLAZA

BUILDING OUTLINE ABOVE

TOWER OUTLINE

NEW COMMERCIAL SPACE 6

NEW COMMERCIAL SPACE 5

NEW COMMERCIAL SPACE 4

NEW COMMERCIAL SPACE 3

AREA:4,084 SQ.FT.

AREA:1,579 SQ.FT.

AREA:1,835 SQ.FT.

AREA:1,829 SQ.FT.

+6'-0" NGVD

BACK FLOW PREVENTERS

EXIT

CORRIDOR

NEW CMU WALL

JTR

EXISTING COMMERCIAL SPACE 1

+6'-3 1/2"

+6'-0"

FDC

PIV

CB RIM 5.30

PARKING TICKETS VENDOR MACHINE

VOID SPACE

STAIR 1

PLTR.

OUTLINE OF BUILDING ABOVE

NEW COMMERCIAL SPACE 1.1

AREA:1,715 SQ.FT.

NEW COMMERCIAL SPACE 1.2

AREA:1,638 SQ.FT.

NEW COMMERCIAL SPACE 2.1

AREA:1,639 SQ.FT.

NEW COMMERCIAL SPACE 2.2

AREA:1,478SQ.FT.

TERRACE COMM. SPACE 2.1

F.P.& L. TO BE RELOCATED

F.C.C.

P.E. 1

P.E. 2

P.E. 3

S.E.

ELEV. LOBBY

SERVICE CORRIDOR

TRASH ROOM CONDO

HALL

H.R.

MEN'S BATHROOM

HSKP LAUNDRY

HSKP

LINEN IN

EMPLOYEE AREA

LINEN OUT

WOMEN'S BATHROOM

FLOOD PLS STG.

LC

LOADING SPACE 10' x 20' EACH

10' X 20' LOADING SPACE

RAMP 1 1-038

STAIR 5 1-037

ENTRANCE PLAZA 1-037

GREETING LOBBY

MAIL ROOM

CHECK IN

LUGG.

ENTRANCE COVERED PLAZA 1-039

TRENCH DRAIN, SEE CIVIL DWGS.

HOTEL DROP-OFF ENTRY

LINE OF ALUMINUM EYEBROW ABOVE

DROP-OFF AREA

16 FT x 2 FT H. ON 2 FT H PEDESTAL HOTEL MONUMENTAL SIGN

MONUMENT SIGN

HANDICAP VAN SPACE

BICYCLE RACKS (40) SHORT TERM

TRASH CONDO 2

RECYCLE HOTEL

6'0 BOLLARDS, TYP.

STAGING AREA

2 HRS. FIRE RATED ROLL-UP DOOR. SEE DOOR SCHEDULE

TRASH HOTEL RETAIL

COMMERCIAL SPACE STORAGE

STAIR 2

STAIR 3

LOADING AREA

PARKING

HOTEL DROP-OFF EXIT

PASSENGER PICK UP

ROLL-UP DOOR, SEE DOOR SCHEDULE

24"x 24" SUMP-PIT

TRANSFORMER VAULT

CAR ELEV. 1

CAR ELEV. 2

VALET

FIRE PUMP ROOM

STAIR 4

21 DOUBLE RACKS = 42 BICYCLES SHORT TERM

10' UTILITY EASEMENT

GREASE INTERCEPTORS FOR HOTEL & TENANT RESTAURANTS, SEE PLUMBING DWGS.

GALV. METAL STAIR

BOLLARDS

TRENCH DRAIN. REFER TO CIVIL DWGS.

LOADING SPACE 10' x 20' EACH

FENCE

EXIT

HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

EXISTING 1 STORY COMMERCIAL BUILDING (TO REMAIN)

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

MOTOR BIKE PARKING

PARKING VENDOR MACHINE

LANDSCAPE

COLLINS AV.

HARDING AV.

0'-0" SETBACK LINE

LEGEND - PROPOSED CHANGES

5 SHIFT OF THE SOUTH EDGE OF THE BUILDING IN THE WEST HALF OF THE PROJECT SIX (6) FEET TO THE NORTH, THERE IS NOW 16 FEET BETWEEN THE PROJECT AND THE ADJACENT BUILDING TO THE SOUTH.

6 PLACEMENT OF ADDITIONAL SHORT-TERM BICYCLE RACKS.

7 RECONFIGURATION OF ENTRANCE PLAZA.

8 RECONFIGURATION OF URBAN PLAZA.

9 CONTINUOUS PLANTING BED ALONG SIDEWALK.

GROUND LEVEL - APPROVED

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

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72nd STREET

NEW COMMERCIAL SPACE 6
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 432
AREA:3,801 SQ.FT.

NEW COMMERCIAL SPACE 5
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 179
AREA:1,553 SQ.FT.

NEW COMMERCIAL SPACE 4
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 204
AREA:2,309 SQ.FT.

ADDITIONAL PARKING

ENTRY / EXIT DENNY'S PARKING

EXISTING COMMERCIAL SPACE 3

TRASH ROOM

AREA SUBJECT TO THIS APPLICATION PHASES 1 & 2

NEW COMMERCIAL SPACE 1.1
MAX. OCCUPANCY 185
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,715 SQ.FT.

NEW COMMERCIAL SPACE 1.2
MAX. OCCUPANCY 184
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,638 SQ.FT.

NEW COMMERCIAL SPACE 2.1
MAX. OCCUPANCY 185
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,639 SQ.FT.

NEW COMMERCIAL SPACE 2.2
MAX. OCCUPANCY 164
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,478SQ.FT.

STAIR 1 · STAIR 2 · STAIR 3 · STAIR 4 · STAIR 5

F.C.C. · ELEV. LOBBY · P.E. 1 · P.E. 2 · P.E. 3 · S.E.

SERVICE CORRIDOR · TRASH CONDO 1 · TRASH CONDO 2 · HALL 1-026 · H.R. · MEN'S BATHROOM · HSKP / LAUNDRY · LINEN IN · LINEN OUT · EMPLOYEE AREA · WOMEN'S BATHROOM · FLOOD PLS STG. · STAGING AREA · LOADING AREA · TRASH HOTEL RETAIL · COMMERCIAL SPACE STG.

GREETING LOBBY · MAIL · LUGG · ENTRANCE PLAZA 1-037 · ENTRANCE COVERED PLAZA 1-039 · RECYCLE HOTEL · PASSENGER PICK UP · PARKING · HANDICAP VAN SPACE · DROP-OFF AREA · HOTEL DROP-OFF ENTRY · HOTEL DROP-OFF EXIT

TRANSFORMER VAULT · CAR ELEV. 1 · CAR ELEV. 2 · VALET · FIRE PUMP ROOM

URBAN PLAZA · TERRACE COMM. SPACE 6 · TERRACE COMM. SPACE 5 · TERRACE COMM. SPACE 4

LANDSCAPE AREA · 6'-6" SIDEWALK · 6' SIDEWALK · PROPERTY LINE 250' · PROPERTY LINE 200' · 5'-0" SETBACK LINE · 0'-0" SETBACK LINE

EXISTING LANDSCAPE AREA · EXISTING ADA RAMP TO REMAIN · BACK FLOW PREVENTERS · ROLL-UP ALUMINUM GATE · GAS METERS REFER TO MEP DWGS · CONCRETE CURB CUT · CONCRETE COLUMN (TYP.) · DRAINAGE WELL REFER TO CIVIL DWGS. · FLOOD PANELS REFER TO SHEET A-912 · 4" TRENCH DRAIN REFER TO CIVIL DWGS. · EXFILTRATION TRENCH REFER TO CIVIL DWGS. · FIRE HYDRANT · NEW FPL POLE · 8 BICYCLE RACKS SHORT TERM · PARKING TICKETS VENDOR MACHINE · TRENCH DRAIN, SEE CIVIL DWGS. · STOP BAR REFER TO CIVIL DWGS · TRENCH DRAIN SEE DET. 6/A-916 REFER TO CIVIL DWGS. · LINE OF ALUMINIUM EYEBROW ABOVE · BOLLARDS AS PER LANDSCAPE SPECS. TYP. AT DROP-OFF AREA · BOLLARDS AS PER LANDSCAPE SPEC'S · 21 DOUBLE RACKS = 42 BICYCLES SHORT TERM · 17 DOUBLE RACKS = 34 BICYCLES LONG TERM · 10' X 20' LOADING SPACE · LOADING SPACE 10' x 20' EACH · ALUM. LOUVER SEE LOUVERS SCHEDULE · TRENCH DRAIN,SEE DET. 6/A-916. · BOLLARD · GREASE INTERCEPTORS FOR HOTEL & TENANT RESTAURANTS, SEE PLUMBING DWGS. · PROVIDE CLEAR PENETRATING SEALER REFER TO SHEET A-801 FOR WATERPROOFING NOTES · 24"x 24" SUMP-PIT. SEE PLUMBING DWGS. · LINT INTERCEPTOR. REFER TO MEP DWGS · 4" H. CMW WALL · GATE FENCE, PAINTED WITH DURANAR-ARCADIA SILVER COLOR & SUNSTORM FINISH WITH KYNAR 500 SEE DETAIL 9/ A-908 · PERMABLE PAVERS REFER TO LANDSCAPE DWGS · EXISTING 6FT H. CMU WALL ON ABUTTING PROPERTY · UTILITY EASEMENT LINE · EXFILTRATION TRENCH REFER TO CIVIL DWGS. · FUEL PORT REFER TO MEP DWGS. · SUMP PIT REFER TO MEP & STRUCTURAL DWGS. · FLOOD PANELS BY OTHERS REFER TO SHEET A-912 · CONCRETE FLOOR, REFER TO LANDSCAPE · FLOOD PANELS BY OTHERS REFER TO SHEET A-912 · LINE OF ALUMINIUM EYEBROW ABOVE · EXIT · TOWER OUTLINE · HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

1 · 2 · 3 · 4 · 5 · 6

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

PROPOSED MODIFICATIONS ON PHASE 1

1. NEW CURB CUT
2. NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3. NEW ADDITIONAL PARKING
4. DISPLAY WINDOW
5. ADDITIONAL TRASH ROOM
6. COLUMN RELOCATION

GROUND LEVEL - PHASE 1

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

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NEW COMMERCIAL SPACE 6
NEW COMMERCIAL SPACE 5
NEW COMMERCIAL SPACE 4
NEW COMMERCIAL SPACE 5
EXISTING COMMERCIAL SPACE 3
NEW COMMERCIAL SPACE 1.1
NEW COMMERCIAL SPACE 1.2
NEW COMMERCIAL SPACE 2.1
NEW COMMERCIAL SPACE 2.2
AREA:4,084 SQ.FT.
AREA:1,579 SQ.FT.
AREA:1,835 SQ.FT.
AREA:1,829 SQ.FT.
AREA:1,715 SQ.FT.
AREA:1,638 SQ.FT.
AREA:1,639 SQ.FT.
AREA:1,478SQ.FT.
TOWER OUTLINE
AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2
LANDSCAPE AREA
6'-6" SIDEWALK
PROPERTY LINE 250'
PROPERTY LINE 200'
5'-0" SETBACK LINE
0'-0" SETBACK LINE
TERRACE COMM. SPACE 6
TERRACE COMM. SPACE 5
TERRACE COMM. SPACE 4
FLOOD PANELS REFER TO SHEET A-912
EXISTING LANDSCAPE AREA
CONCRETE CURB CUT
BACK FLOW PREVENTERS
GAS METERS REFER TO MEP DWGS
NEW FPL POLE
8 BICYCLE RACKS SHORT TERM
PARKING TICKETS VENDOR MACHINE
URBAN PLAZA
STAIR 1
RAMP 1
F.C.C.
P.E. 1
P.E. 2
P.E. 3
ELEV. LOBBY
S.E.
SERVICE CORRIDOR
TRASH CONDO 1
HALL 1-026
H.R.
MEN'S BATHROOM
HSKP / LAUNDRY
LINEN IN
EMPLOYEE AREA
LC
HOTEL DROP-OFF ENTRY
ENTRANCE PLAZA 1-037
STAIR 5 1-037
GREETING LOBBY
MAIL
LUGG
ENTRANCE COVERED PLAZA 1-039
DROP-OFF AREA
PASSENGER PICK UP
PARKING
TRASH CONDO 2
RECYCLE HOTEL
FLOOD PLS STG.
HSKP
LINEN OUT
WOMEN'S BATHROOM
STAGING AREA
LOADING AREA
TRASH HOTEL RETAIL
COMMERCIAL SPACE STG.
STAIR 2
STAIR 3
HOTEL DROP-OFF EXIT
TRANSFORMER VAULT
CAR ELEV. 1
CAR ELEV. 2
STAIR 4
HALL
VALET
FIRE PUMP ROOM
UTILITY EASEMENT LINE
FIRE HYDRANT
LANDSCAPE
6' SIDEWALK
PIV
FDC
PLTR.
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
FLOOD PANELS BY OTHERS REFER TO SHEET A-912

8. CLOSING OF CURB CUT
12. COLUMN REMAIN IN THIS LOCATION

HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

PROPOSED MODIFICATIONS ON PHASE 2

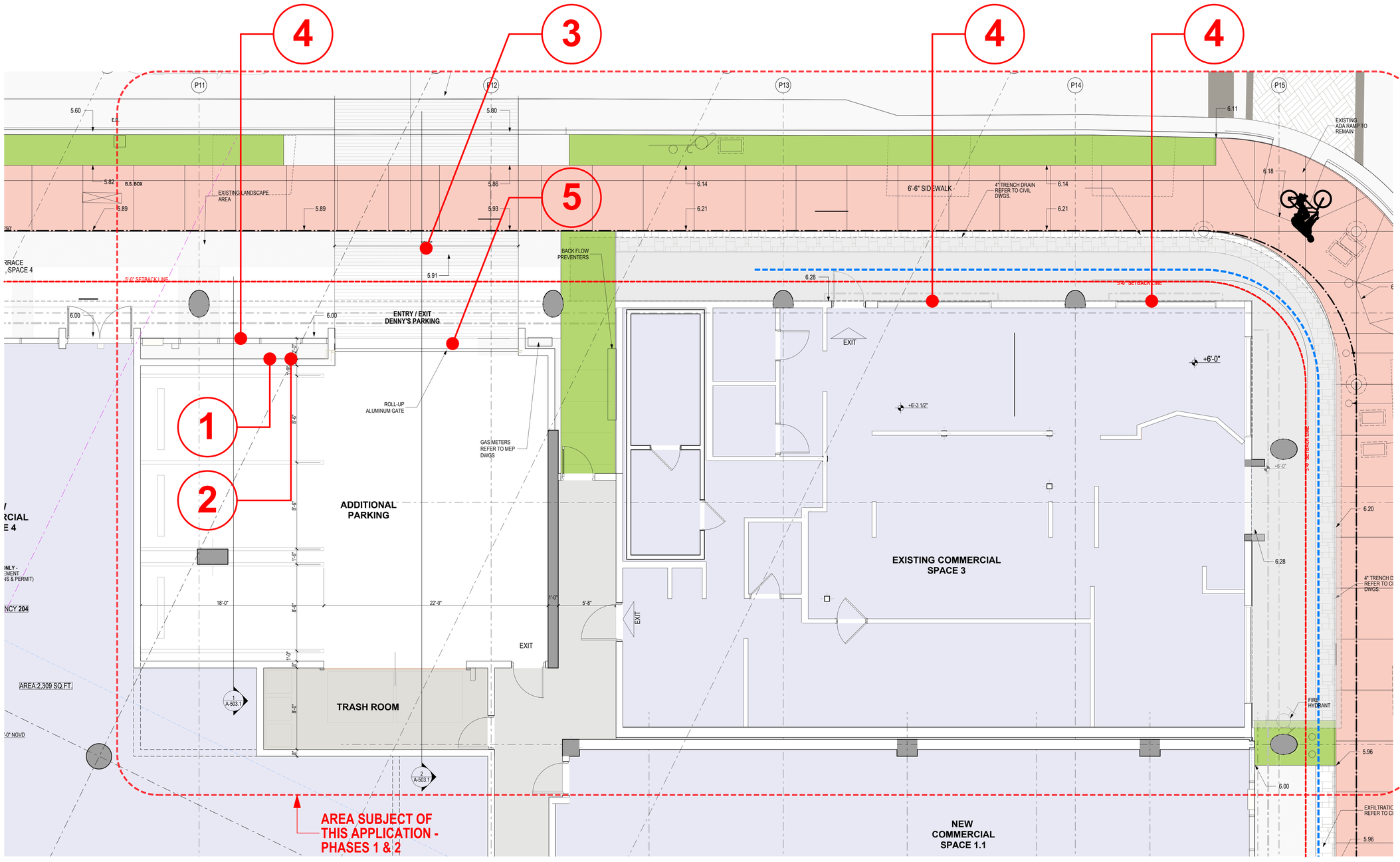
8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE

GROUND LEVEL- PHASE 2

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

ALL OF THE VARIANCES ARE ONLY REQUIRED FOR THE **TEMPORARY PHASE 1** IMPROVEMENTS TO ACCOMODATE THE DENNY'S LEASE.



VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS "A" FRONTAGE.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

VARIANCES REQUESTED

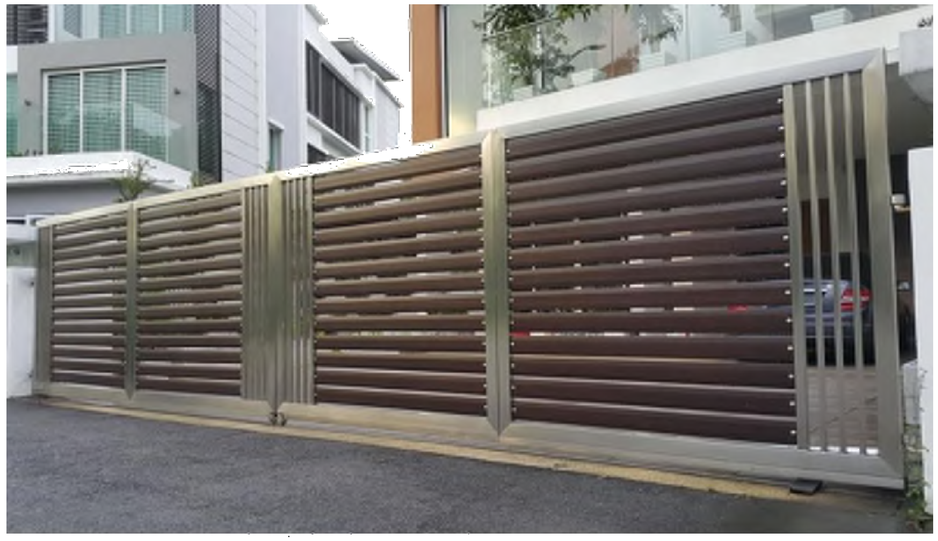
PARTIAL GROUND LEVEL FLOOR PLAN | 1

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

N

VARIANCES GRAPHIC

FOOD BAZAAR
@ 3rd Floor
CHIPS
DAL
WHEAT
SUGAR
COSMETICS
BABY CARE
CANNED FOODS
ACCESSORIES
CORNFLAKES
COOKING OIL
RICE
HAIR CARE
SWEETS
FRUITS
CLEANERS



SAMPLES OF GATES - DESIGN INTENT

SINCE THE BEGINNING, THIS DEVELOPMENT HAS BEEN SENSITIVE IN RECOGNIZING THAT PUBLIC ART HUMANIZES THE BUILT ENVIRONMENT AND INVIGORATE PUBLIC SPACES. IT ADDS UNIQUENESS TO OUR COMMUNITIES.

THIS IS THE REASON WHY A MURAL WELCOMING PASSERBY'S TO NORTH BEACH, WAS CONCEIVED FOR THE SOUTHERN FACADE OF THE BUILDING INDICATING THAT ART AND CULTURE HAVE AN IMPORTANT PLACE IN NORTH BEACH.

FOLLOWING THE SAME THEORY, WE PROPOSE TO HAVE THE ENCLOSURE OF THE PARKING LOT BY DENNY'S TO BE A DISPLAY OPPORTUNITY FOR LOCAL ARTISTS TO SHOWCASE THEIR WORKS OF ART. WE PLAN TO WORK ALONGSIDE ONE OF THE LOCAL GALLERIES SO THAT THE DISPLAY MAY FEATURE DEFFERENT ARTISTS.

PROJECT ART FEATURES

VIEW OF COLLINS & 72nd. CORNER

PHASE 1 - WITH PROPOSED CURB CUT ON 72nd STREET

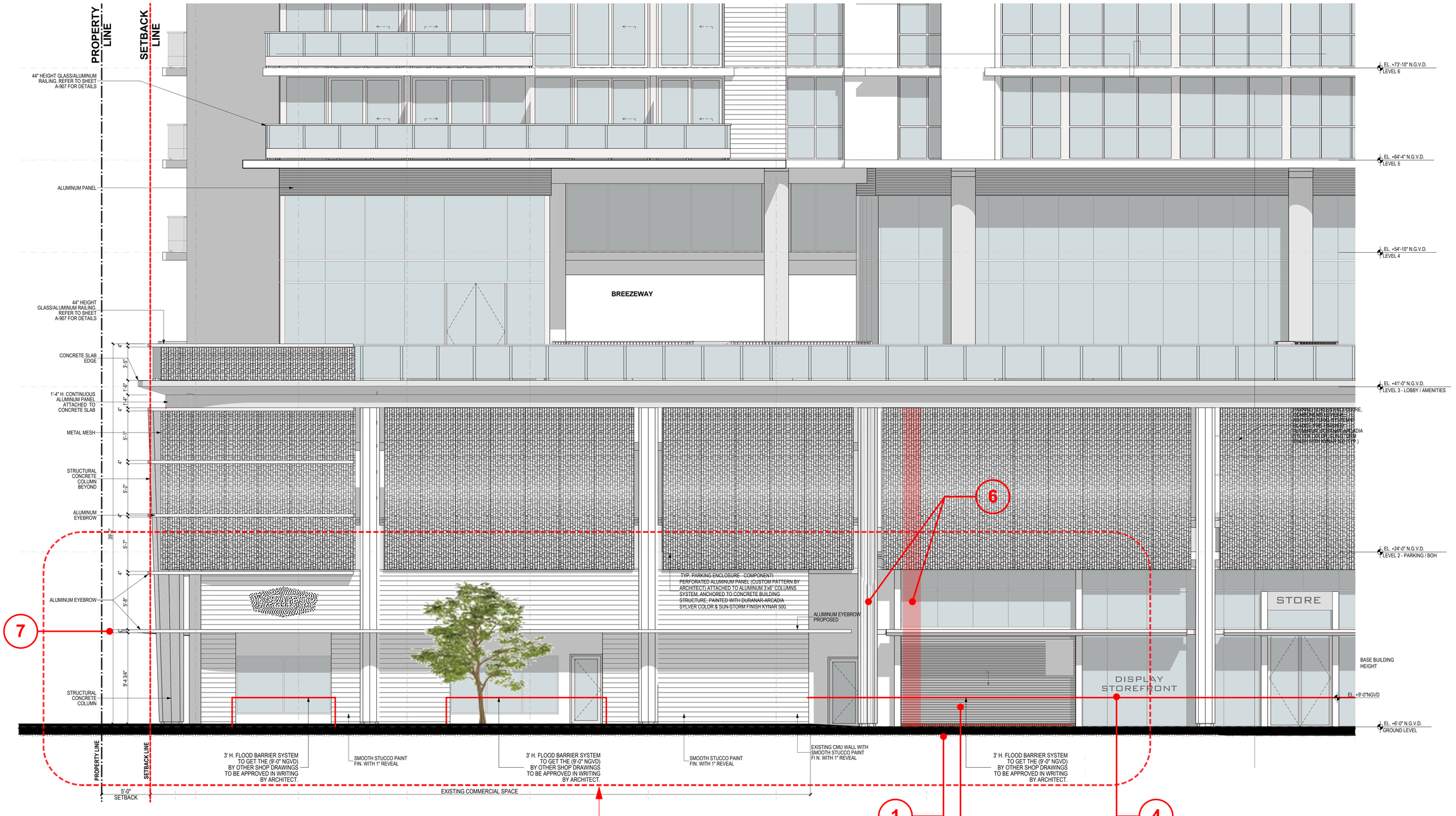
WITHOUT APPROVAL OF THE PHASED DEVELOPMENT PERMIT THE PROJECT WILL NOT BE ABLE TO GO FORWARD AND NORTH BEACH WILL LOSE OUT ON A WELL-DESIGNED PROJECT THAT WOULD TRANSFORM AN IMPORTANT BLOCK WITHIN NORTH BEACH.

THE PROPOSED PROJECT WOULD BRING CONSTRUCTION JOBS AND PERMNANENT JOBS, PERMIT REVENUE AND INCREASED PROPERTY TAXES DURING THE PANDEMIC WHEN NOT ALL PROJECTS ARE MOVING FORWARD.

THE DEVELOPER HAS HAD COUNTLESS MEETINGS WITH DENNY'S AND HAS OFFERED NUMEROUS SOLUTIONS TO DENNY'S THAT WOULD HAVE AVOIDED KEEPING THE PARKING LOT.

HOWEVER, DENNY'S HAS REJECTED ALL OFFERS.

THANK YOU

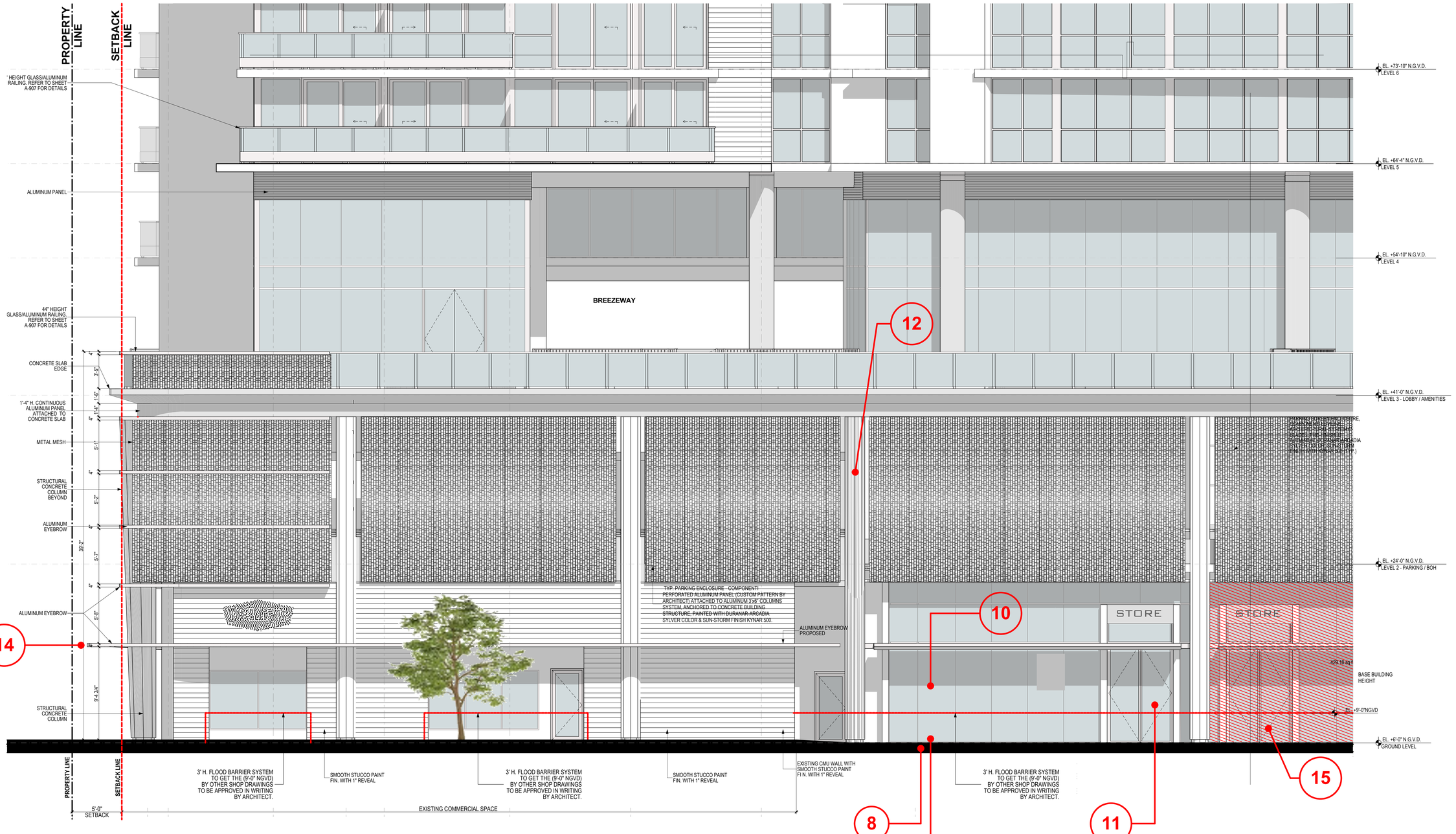


PROPOSED MODIFICATIONS ON PHASE 1

1.	NEW CURB CUT
2.	NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3.	Not used
4.	DISPLAY WINDOW
5.	Not used
6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING

ELEVATION NORTH CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

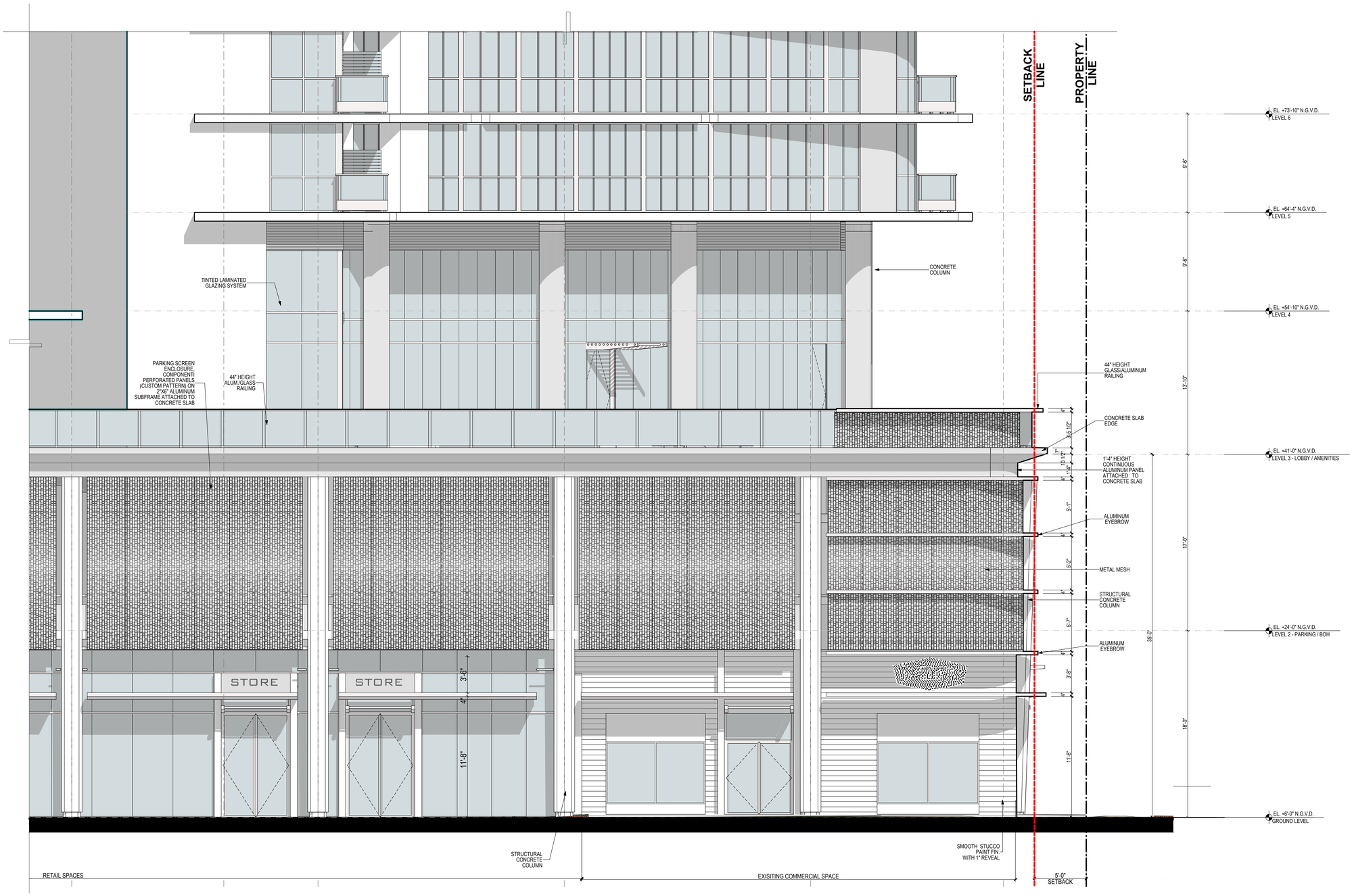


PROPOSED MODIFICATIONS ON PHASE 2

8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION NORTH CORNER FACADE - PHASE 2

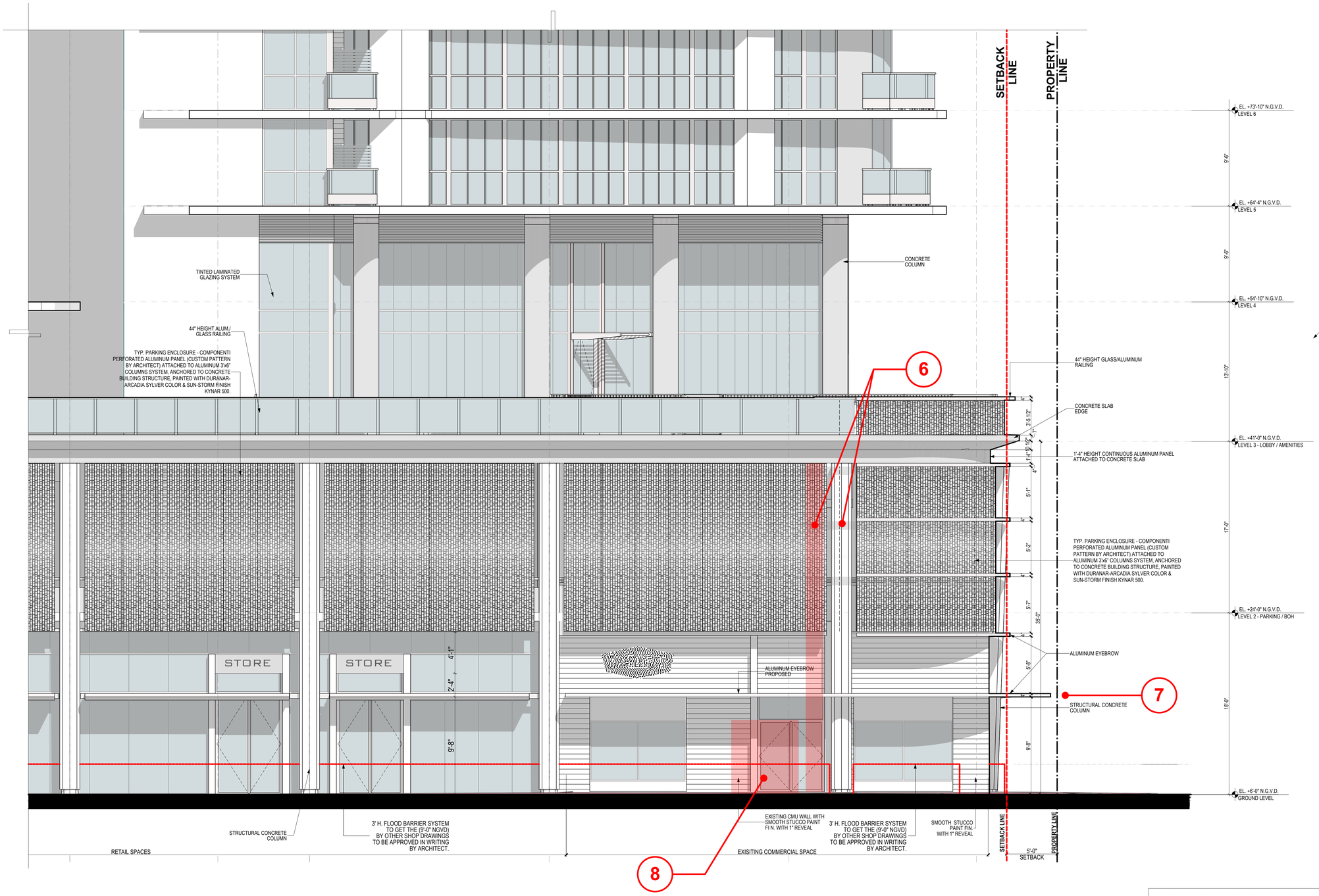
SCALE 1/4"=1'-0"



ELEVATION EAST CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

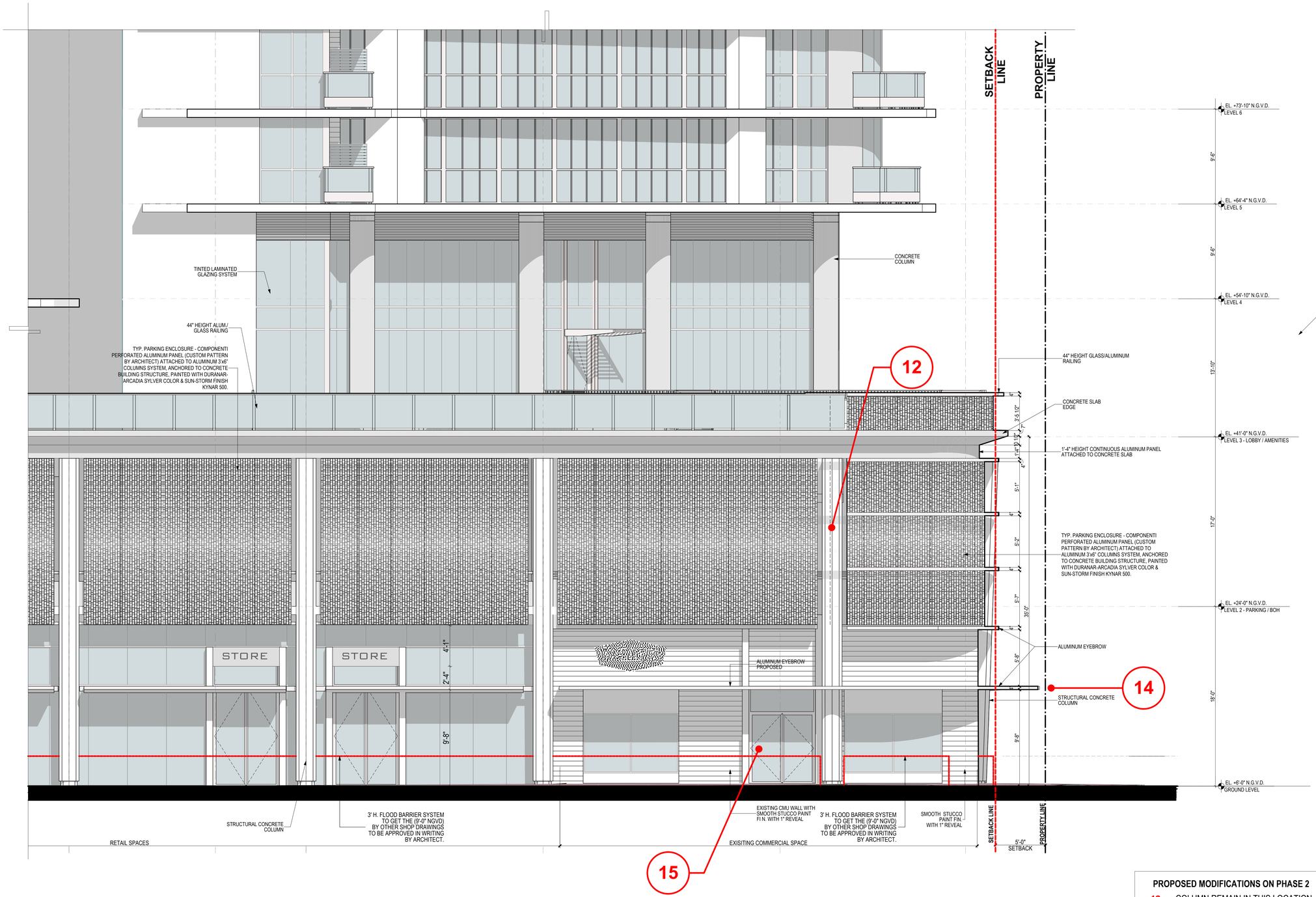


PROPOSED MODIFICATIONS ON PHASE 1

6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING
8.	RETAIL DOOR RELOCATION

ELEVATION EAST CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

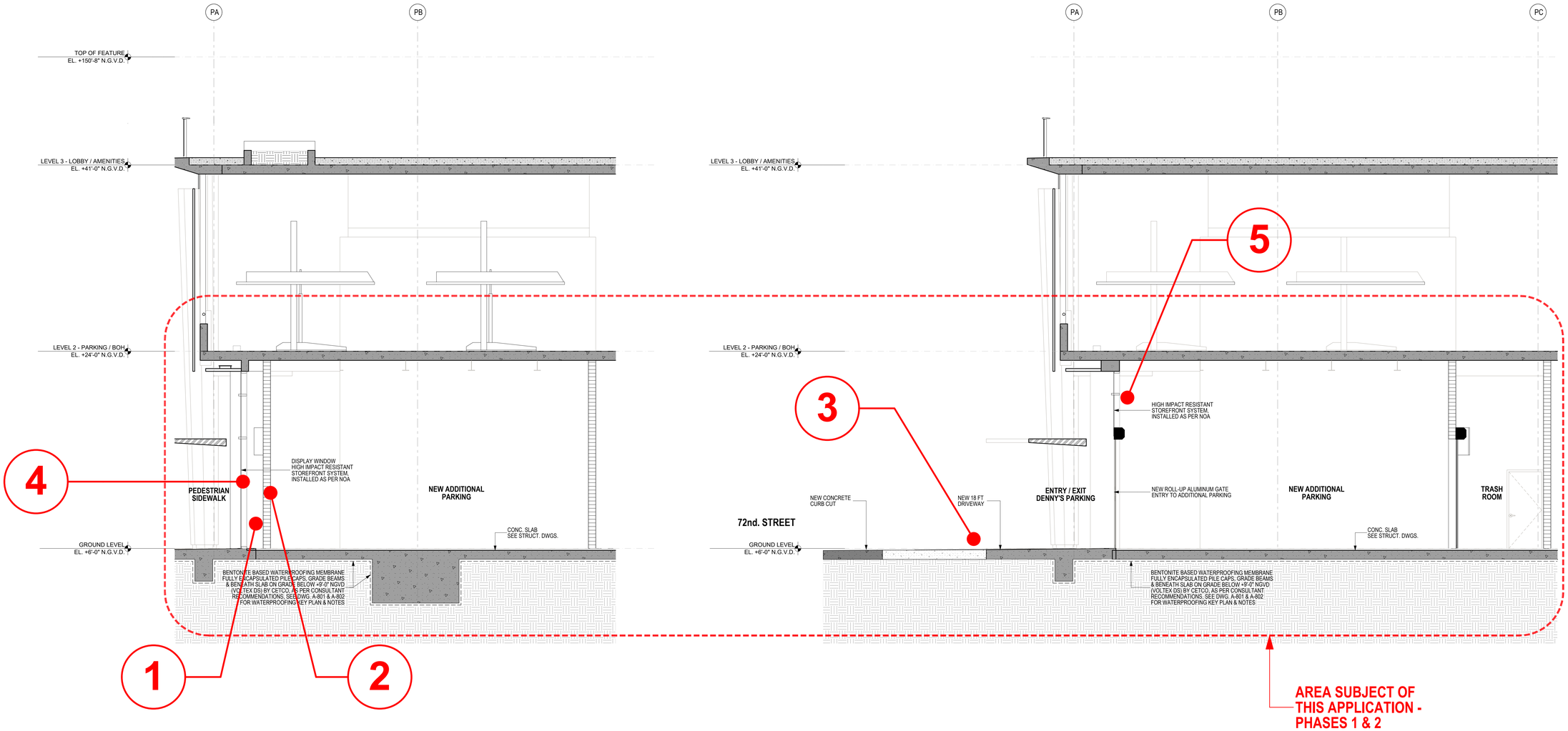


PROPOSED MODIFICATIONS ON PHASE 2

12.	COLUMN REMAIN IN THIS LOCATION
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION EAST CORNER FACADE - PHASE 2

SCALE 1/4"=1'-0"



PARTIAL SECTION | 1

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

PARTIAL SECTION | 2

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS A FRONTAGE.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLI RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

VARIANCES REQUESTED
PARTIAL SECTIONS - ADDITIONAL PARKING

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

revuelta
architecture
international

72nd STREET

72nd STREET

PROPERTY LINE 250'

5'-0" SETBACK LINE

POOL EQ. & DOMESTIC PUMP

PLTR

PD

FD

ELEC. CHARGER (TYP.)

13 DOUBLE RACKS = 26 BICYCLES SHORT TERM

BICYCLES RACK

18 DOUBLE RACKS = 36 BICYCLES SHORT TERM

STAIR 1

B-02

SCOOTER PARKING

6" CONC. BOLLARDS (TYP.)

DOUBLE STACKERS CAR LIFTS BY OTHERS

37 DOUBLE RACKS = 74 BICYCLES LONG TERM

27 DOUBLE RACKS = 54 BICYCLES LONG TERM

23 RACKS = 46 BICYCLES LONG TERM

63 PARKING SPACES W/ MECH. LIFTS = 126 CARS
4 HANDICAP SPACES
9 REGULAR PARKING SPACES
139 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
TOTAL PARKING PROVIDED = 140

6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

PARKING

TANDEM PARKING

P.E. 1

P.E. 2

P.E. 3

S.E.

LOW VOLT. ROOM

MECH. ROOM

HSKP STO.

TC

LC

HALL

B-01

B-02

B-03

B-04

B-05

B-06

SCOOTER PARKING

ELEC. CHARGER (TYP.)

COL. 1

COL. 2

+24'-0" NGVD T.O.S

OFFICE

HALLWAY

I.T.

STAIR 2

STAIR 3

STAIR 4

STO. 1

ENG. ROOM

GENERAL STORAGE

PLANTER PD

CMU WALL OVER 32" H. CRASH WALL

12 DOUBLE RACKS = 24 BICYCLES SHORT TERM

28 DOUBLE RACKS = 56 BICYCLES SHORT TERM

E. G. ROOM

SWITCH GEAR

CAR ELEV. 1

CAR ELEV. 2

ELEV. CTRL ROOM

EXISTING COMMERCIAL SPACE ROOF 2

HARDING AVENUE

HARDING AV.

COLLINS AVENUE

COLLINS AV.

PROPERTY LINE 150'

PROPERTY LINE 200'

LEVEL 2 / PARKING - APPROVED

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

revuelta
architecture
international

72nd STREET

HARDING AV.

COLLINS AV.

OPENING AT
AT SECOND FLOOR

6

7

OPEN TO EXISTING DENNY'S
RESTAURANT ROOF

PERIMETER EXISTING
RESTAURANT BUILDING

6'-0" CANTILEVER SLAB
FOR DRIVEWAY

AREA SUBJECT OF
THIS APPLICATION -
PHASES 1 & 2

POOL EQ. &
DOMESTIC
PUMP

BICYCLES
RACK

10 DOUBLE RACKS = 20 BICYCLES
SHORT TERM

14 DOUBLE RACKS = 28 BICYCLES
SHORT TERM

28 DOUBLE RACKS = 56 BICYCLES
SHORT TERM

34 DOUBLE RACKS = 68
BICYCLES
LONG TERM

DOUBLE STACKERS
CAR LIFTS BY OTHERS

PARKING

62 PARKING SPACES W/ MECH. LIFTS = 124 CARS
4 HANDICAP SPACES
2 REGULAR PARKING SPACES
130 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
3 REGULAR PARKING SPACES @ GROUND LEVEL
TOTAL PARKING PROVIDED = 134
6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

STAIR 1
2-003

STAIR 2

STAIR 3

STAIR 4

STO. 1

P.E. 1
2-005

P.E. 2
2-006

P.E. 3
2-003

S.E.
2-004

ELEV. LOBBY
2-007

MECH. ROOM

LOW VOLT. ROOM

HSKP STO.

HALL
2-012

HALLWAY
2-011

OFFICE

I.T.

GENERAL STORAGE

ENG. ROOM

E. G. ROOM

SWITCH GEAR

CAR ELEV. 1

CAR ELEV. 2

ELEV. CTRL ROOM

EXISTING COMMERCIAL
SPACE ROOF 2

PROPERTY LINE 150'

PROPERTY LINE 200'

5'-0" SETBACK LINE

0'-0" SETBACK LINE

PROPOSED MODIFICATIONS ON PHASE 1

6. COLUMN RELOCATION
7. CONCRETE SLAB AND PARKING REMOVED - OPEN TO EXISTING DENNY'S RESTAURANT ROOF BELOW

LEVEL 2 / PARKING - PHASE 1

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international

72nd STREET

PROPERTY LINE 250'

HARDING AV.

COLLINS AV.

PROPERTY LINE 150'

PROPERTY LINE 200'

5'-0" SETBACK LINE

0'-0" SETBACK LINE

12

14

OPEN TO EXISTING DENNY'S RESTAURANT ROOF

PERIMETER EXISTING RESTAURANT BUILDING

6'-0" CANTILEVER SLAB FOR DRIVEWAY

AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2

POOL EQ. & DOMESTIC PUMP

DOUBLE STACKERS CAR LIFTS BY OTHERS

34 DOUBLE RACKS = 68 BICYCLES LONG TERM

10 DOUBLE RACKS = 20 BICYCLES SHORT TERM

14 DOUBLE RACKS = 28 BICYCLES SHORT TERM

28 DOUBLE RACKS = 56 BICYCLES SHORT TERM

BICYCLES RACK

STAIR 1

STAIR 2

STAIR 3

STAIR 4

P.E. 1

P.E. 2

P.E. 3

S.E.

ELEV. LOBBY

MECH. ROOM

LOW VOLT. ROOM

HSKP STO.

HALL

LC

TC

OFFICE

HALLWAY

I.T.

STO. 1

GENERAL STORAGE

ENG. ROOM

PLANTER

SWITCH GEAR

E. G. ROOM

ELEV. CTRL ROOM

CAR ELEV. 1

CAR ELEV. 2

PARKING

62 PARKING SPACES W/ MECH. LIFTS = 124 CARS
4 HANDICAP SPACES
2 REGULAR PARKING SPACES
130 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
3 REGULAR PARKING SPACES @ GROUND LEVEL
TOTAL PARKING PROVIDED = 134
6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

1. PROTECT CONCRETE SLAB SURFACE AGAINST SATURATION.
2. LIGHT BROOM FINISH CONCRETE SLAB
3. BACK OF THE HOUSE AREAS FINISHES @ GARAGE LEVEL
FLOORS: CONCRETE SEALED
CEILING:EXPOSED UNLES OTHERWISE NOTED.
WALL: EXPOSED CMU WALLS TO BE PAINTED WITH HORIZONTAL FLUSH JOINTS.
EXPOSED CONCRETE WALLS: PAINTED

PROPOSED MODIFICATIONS ON PHASE 1 TO REMAIN AFTER PHASE 2

12. COLUMN REMAIN IN THIS LOCATION
14. OPEN TO EXISTING DENNY'S RESTAURANT ROOF BELOW REMAIN

EXISTING COMMERCIAL SPACE ROOF 2

LEVEL 2 / PARKING - PHASE 2

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"