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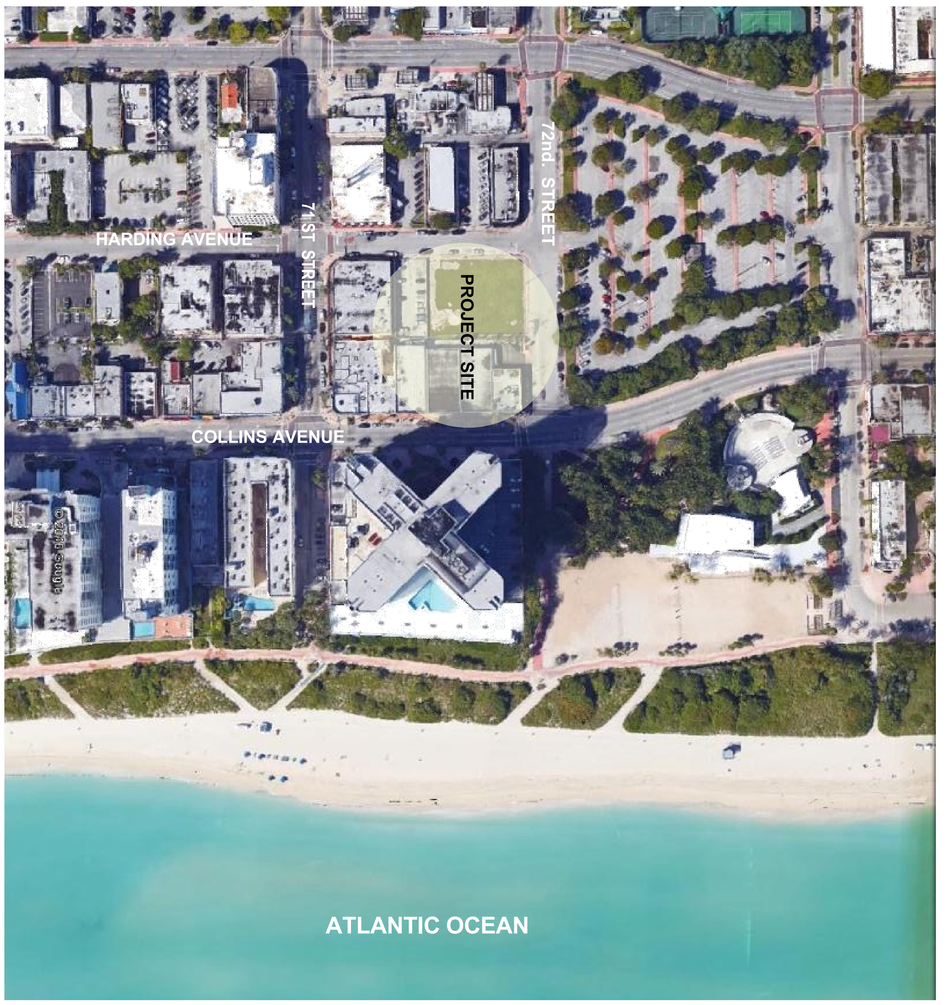
72+COLLINS DEVELOPMENT

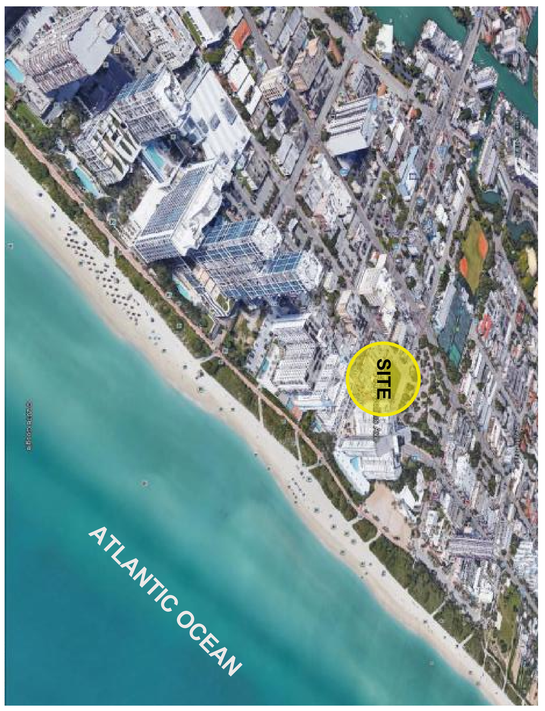
CITY OF MIAMI BEACH
DESIGN REVIEW BOARD

A DEVELOPMENT OF
COLLINS & 72nd. DEVELOPERS

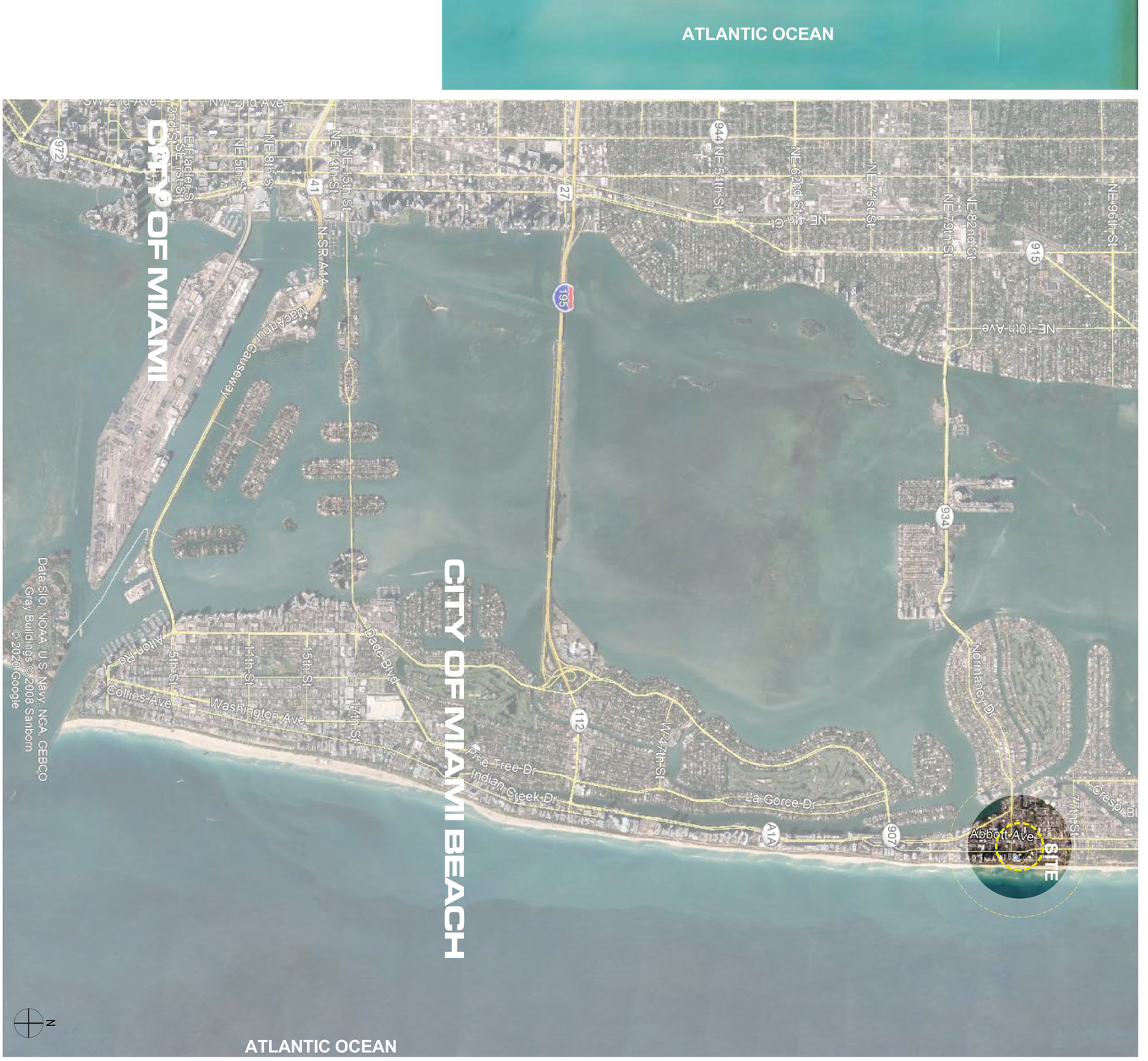
MARCH 2, 2021



CITY OF MIAMI BEACH



NORTH MIAMI BEACH



LOCATION PLAN

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

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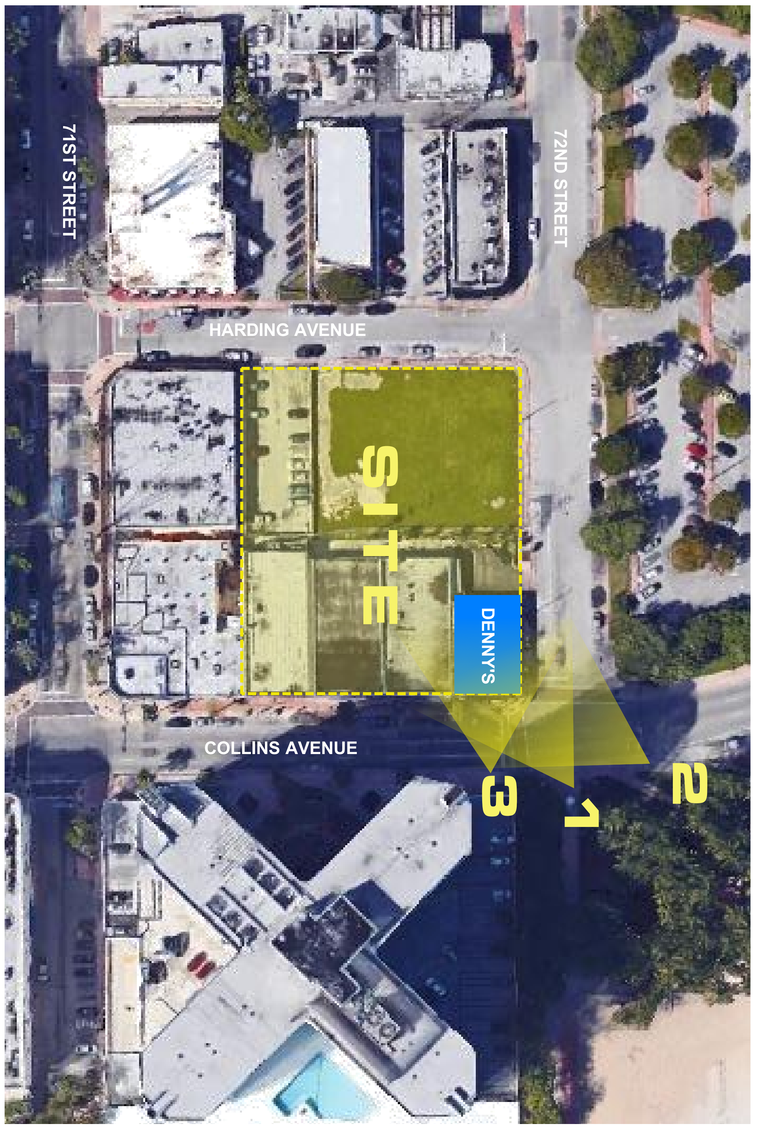

SITE - EXISTING DENNY'S

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 1

DENNY'S EXISTING CONDITIONS 2

DENNY'S EXISTING CONDITIONS 3

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

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

6' SIDEWALK

6'-6" SIDEWALK

PROPERTY LINE 250'

PLANTER TO BE REMOVED

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

+6'-0" NGVD

AREA:4,084 SQ.FT.

AREA:1,579 SQ.FT.

AREA:1,835 SQ.FT.

AREA:1,829 SQ.FT.

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

LANDSCAPE

PLANTER TO BE REMOVED

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

CB RIM 4.60

MH RIM

LP

PROPERTY LINE 200'

COLLINS AV.

LANDSCAPE AREA

6' SIDEWALK

PARKING TICKETS VENDOR MACHINE

8 BICYCLE RACKS. SHORT TERM

VOID SPACE

STAIR 1

PLTR.

OUTLINE OF BUILDING ABOVE

RAMP 1

1-038

F.C.C.

P.E. 2

P.E. 1

ELEV. LOBBY

P.E. 3

S.E.

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.

STAGING AREA

2 HRS. FIRE RATED ROLL-UP DOOR.

10' X 20' LOADING SPACE

LOADING SPACE 10' X 20' EACH

AD

F.P.& L. TO BE RELOCATED

TRENCH DRAIN, SEE CIVIL DWGS.

HOTEL DROP-OFF ENTRY

LINE OF ALUMINIUM EYEBROW ABOVE

ENTRANCE PLAZA 1-037

GREETING LOBBY

MAIL ROOM

CHECK IN

LUGG.

STAIR 5 1-037

ENTRANCE COVERED PLAZA 1-039

DROP-OFF AREA

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

HARDING AV.

MONUMENT SIGN

HANDICAP VAN SPACE

TRASH CONDO 2

RECYCLE HOTEL

BICYCLE RACKS (40) SHORT TERM

6"Ø BOLLARDS, TYP.

TRASH HOTEL RETAIL

COMMERCIAL SPACE STORAGE

STAIR 3

STAIR 2

ROLL-UP DOOR, SEE DOOR SCHEDULE

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

LOADING AREA

PARKING

PASSENGER PICK UP

HOTEL DROP-OFF EXIT

24"x 24" SUMP-PIT

BOLLARDS

BACK FLOW PREVENTERS

TRENCH DRAIN. REFER TO CIVIL DWGS.

LOADING SPACE 10' x 20' EACH

VALET

TRANSFORMER VAULT

CAR ELEV. 1

CAR ELEV. 2

+1'-6" NGVD CAR LIFT PIT

SUMP PIT

FIRE PUMP ROOM

STAIR 4

GALV. METAL STAIR

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

21 DOUBLE RACKS = 42 BICYCLES SHORT TERM

10' UTILITY EASEMENT

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.

NEW FPL POLE

0'-0" SETBACK LINE

PROPERTY LINE 250'

PARKING VENDOR MACHINE

MOTOR BIKE PARKING

N

GROUND LEVEL - APPROVED

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

SCALE 1/8"=1'-0"

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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

TRASH ROOM

EXISTING COMMERCIAL SPACE 3

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.

AREA SUBJECT TO THIS APPLICATION PHASES 1 & 2

TOWER OUTLINE

URBAN PLAZA

STAIR 1

PLTR.

FLOOD PANELS BY OTHERS REFER TO SHEET A-912

BOLLARDS AS PER LANDSCAPE SPECS. TYP. AT DROP-OFF AREA

F.C.C.

P.E. 1

P.E. 2

P.E. 3

S.E.

ELEV. LOBBY

SERVICE CORRIDOR

TRASH CONDO 1

HALL 1-026

H.R.

MEN'S BATHROOM

HSKP / LAUNDRY

LINEN IN

EMPLOYEE AREA

LINEN OUT

HSKP

WOMEN'S BATHROOM

FLOOD PLS STG.

STAGING AREA

TRASH HOTEL RETAIL

COMMERCIAL SPACE STG.

STAIR 2

STAIR 3

LOADING AREA

TRASH CONDO 2

RECYCLE HOTEL

GREETING LOBBY

MAIL

LUGG

ENTRANCE PLAZA 1-037

STAIR 5 1-037

ENTRANCE COVERED PLAZA 1-039

HANDICAP VAN SPACE

DROP-OFF AREA

PASSENGER PICK UP

PARKING

HOTEL DROP-OFF ENTRY

HOTEL DROP-OFF EXIT

TRANSFORMER VAULT

CAR ELEV. 1

CAR ELEV. 2

STAIR 4

FIRE PUMP ROOM

VALET

HALL

TERRACE COMM. SPACE 6

TERRACE COMM. SPACE 5

TERRACE COMM. SPACE 4

TERRACE COMM. SPACE 2.1

LANDSCAPE AREA

6' SIDEWALK

6'-6" SIDEWALK

PROPERTY LINE 250'

PROPERTY LINE 200'

5'-0" SETBACK LINE

0'-0" SETBACK LINE

ENTRY / EXIT DENNY'S PARKING

ROLL-UP ALUMINUM GATE

GAS METERS REFER TO MEP DWGS

BACK FLOW PREVENTERS

CONCRETE CURB CUT

EXISTING ADA RAMP TO REMAIN

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

6 BICYCLE RACKS SHORT TERM

21 DOUBLE RACKS = 42 BICYCLES SHORT TERM

17 DOUBLE RACKS = 34 BICYCLES LONG TERM

LINE OF ALUMINIUM EYEBROW ABOVE

STOP BAR REFER TO CIVIL DWGS

TRENCH DRAIN,SEE DET. 6/A-916 REFER TO CIVIL DWGS.

EXFILTRATION TRENCH REFER TO CIVIL DWGS.

CONCRETE FLOOR, REFER TO LANDSCAPE

FLOOD PANELS BY OTHERS REFER TO SHEET A-912

24"x 24" SUMP-PIT. SEE PLUMBING DWGS.

SUMP PIT REFER TO MEP & STRUCTURAL DWGS.

FUEL PORT REFER TO MEP DWGS.

EXISTING 6FT H. CMU WALL ON ABUTTING PROPERTY

PERMABLE PAVERS REFER TO LANDSCAPE DWGS

GATE FENCE, PAINTED WITH DURANAR-ARCADIA SILVER COLOR & SUNSTORM FINISH WITH KYNAR 500 SEE DETAIL 9/ A-908

UTILITY EASEMENT LINE

BOLLARDS AS PER LANDSCAPE SPEC'S

BOLLARD

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

PROVIDE CLEAR PENETRATING SEALER REFER TO SHEET A-801 FOR WATERPROOFING NOTES

TRENCH DRAIN,SEE DET. 6/A-916.

ALUM. LOUVER, SEE LOUVERS SCHEDULE

LINT INTERSEPTOR. REFER TO MEP DWGS

LOADING SPACE 10' x 20' EACH

10' X 20' LOADING SPACE

4" H. CMW WALL

EXIT

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 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"

72 COLLINS HOTEL & CONDOMINIUM

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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.
AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2
TOWER OUTLINE
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
EXISTING LANDSCAPE AREA
CONCRETE CURB CUT
BACK FLOW PREVENTERS
GAS METERS REFER TO MEP DWGS
FLOOD PANELS REFER TO SHEET A-912
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
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
S.E.
ELEV. LOBBY
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
AD
TRASH CONDO 2
RECYCLE HOTEL
HSKP
LINEN OUT
WOMEN'S BATHROOM
FLOOD PLS STG.
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
10' X 20' LOADING SPACE
FIRE HYDRANT
LANDSCAPE
PIV
FDC
UTILITY EASEMENT LINE
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

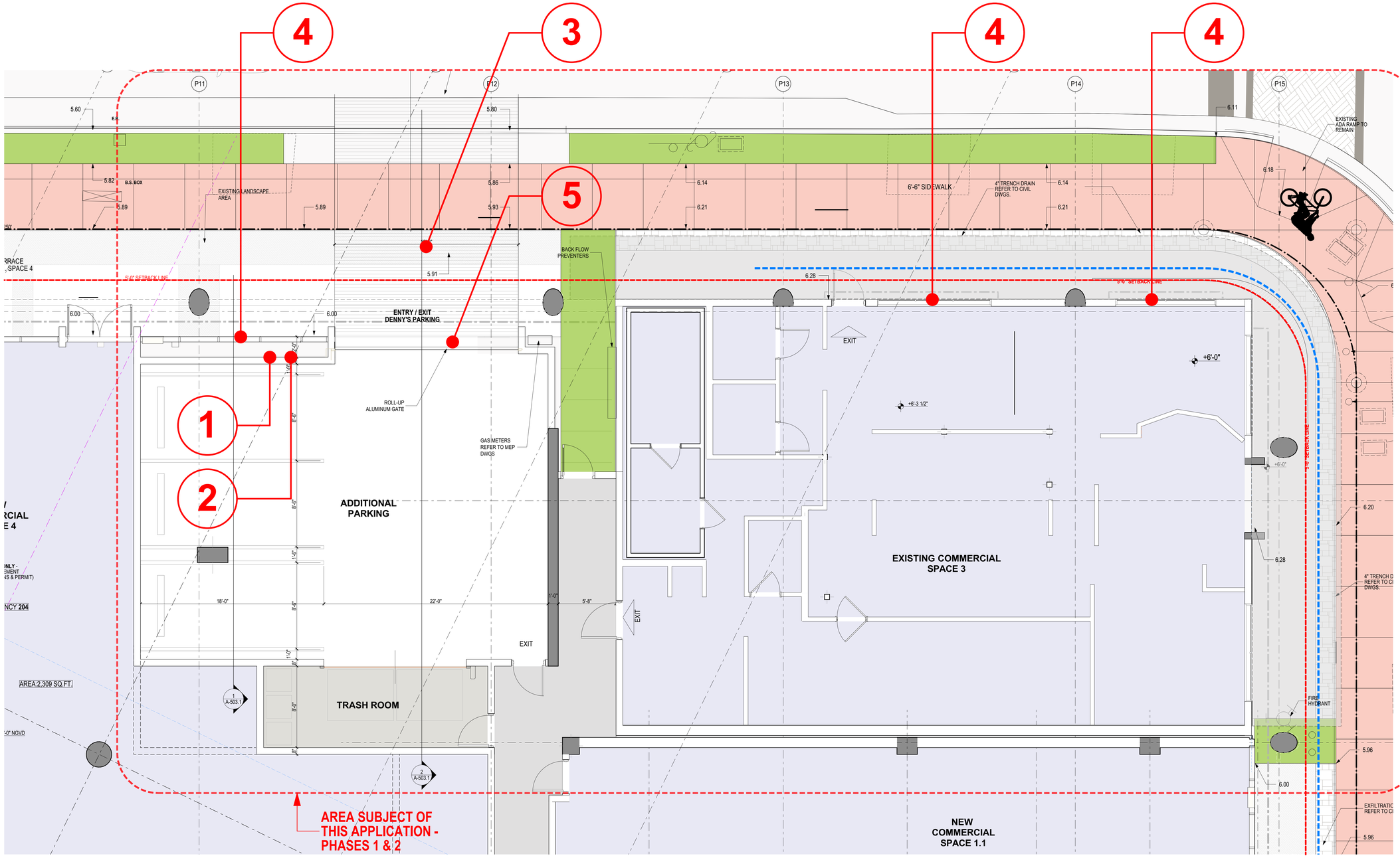
GROUND LEVEL- PHASE 2

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

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

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"

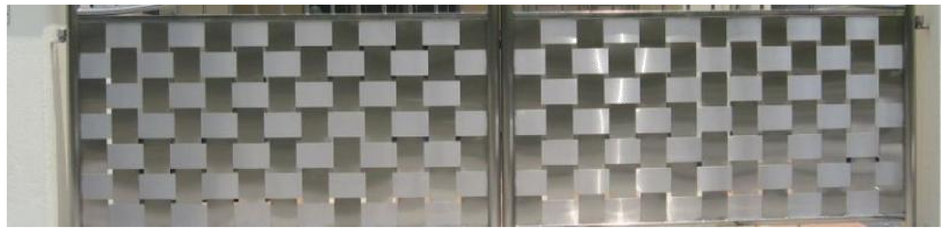
N

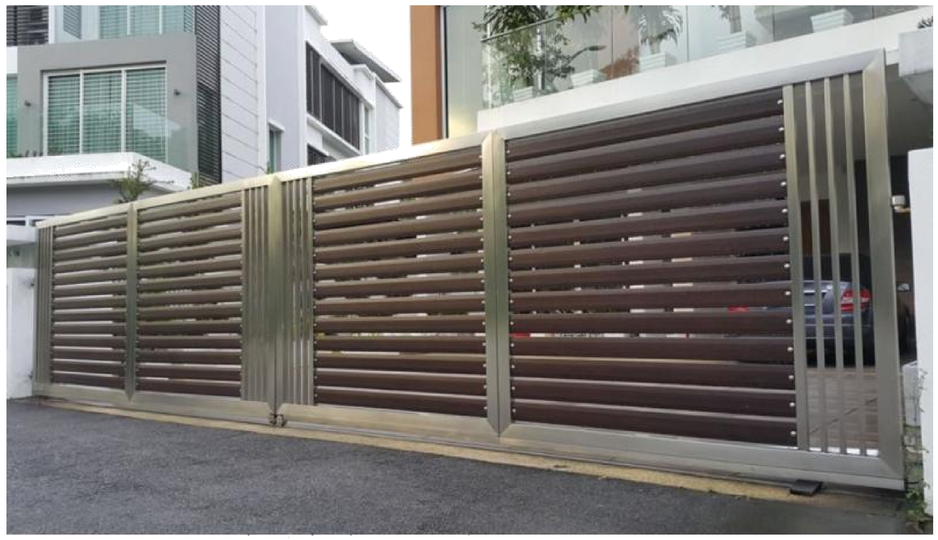
VARIANCES GRAPHIC

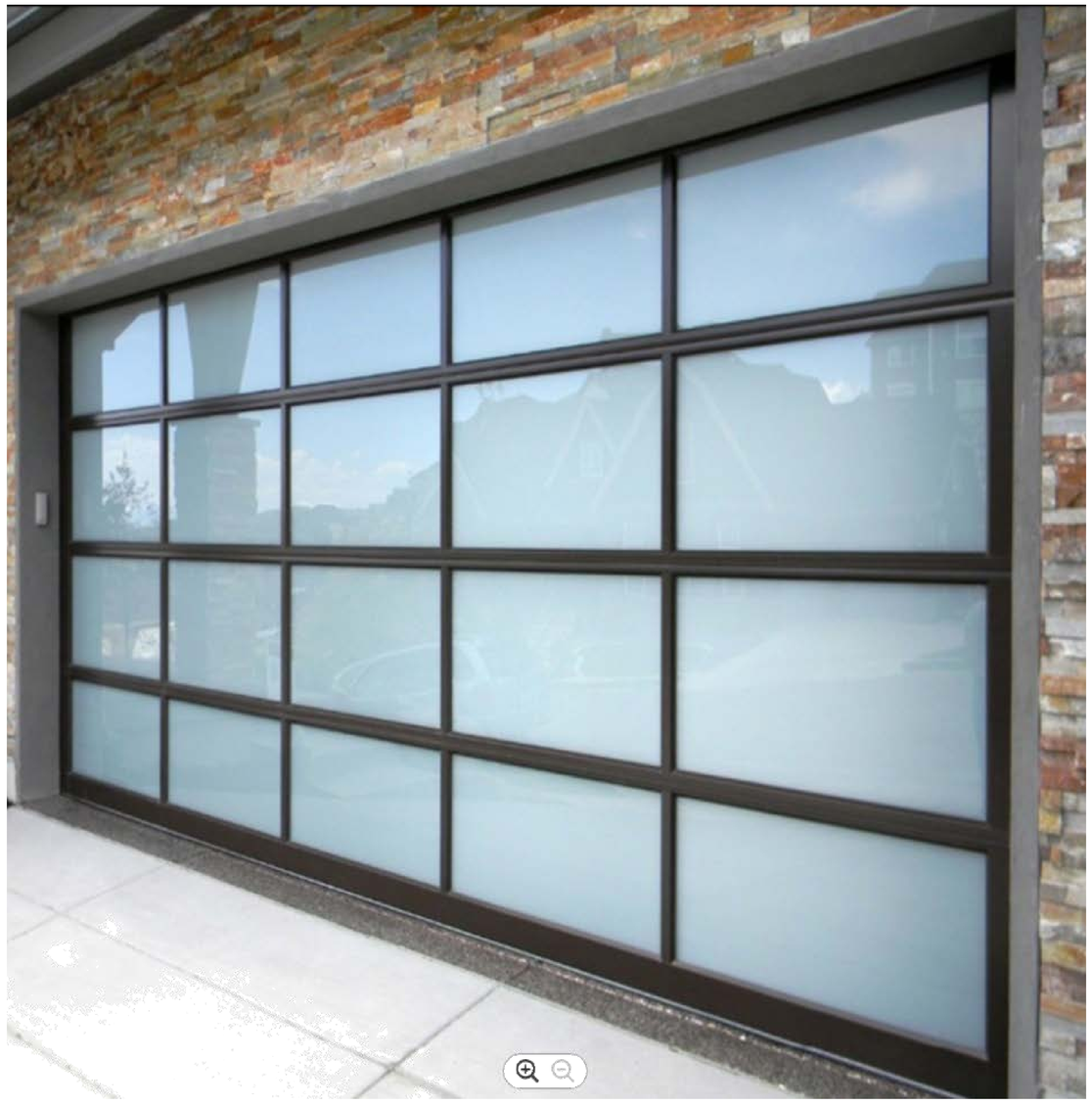
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

SAMPLES OF ART-DISPLAY - DESIGN INTENT







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.

VIEW OF COLLINS & 72nd. CORNER

PHASE 1 - WITH PROPOSED CURB CUT ON 72nd STREET

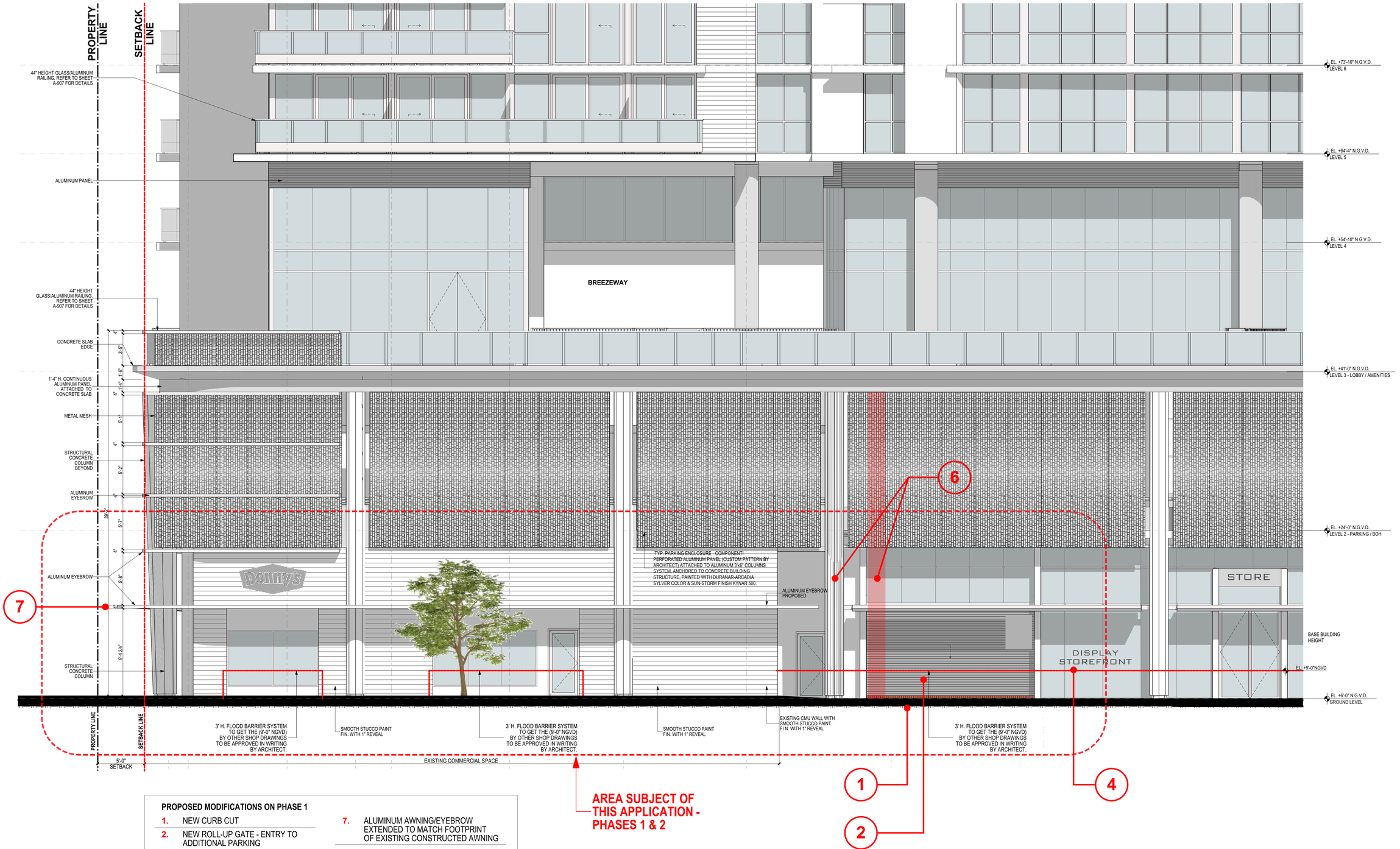
WITHOUT APPROVAL OF THE PHASED DEVELOPMENT PERMIT THE PROJECT WILL NOT BE ABLE TO GO FORWARD AND NORTH BEACH WILL LOSE OUT ON A WELL-DESIGNED PROJECT THAT WOULD TRANSFORM AN IMPORTANT BLOCK WITHIN NORTH BEACH.

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.

Denny's
THANK YOU

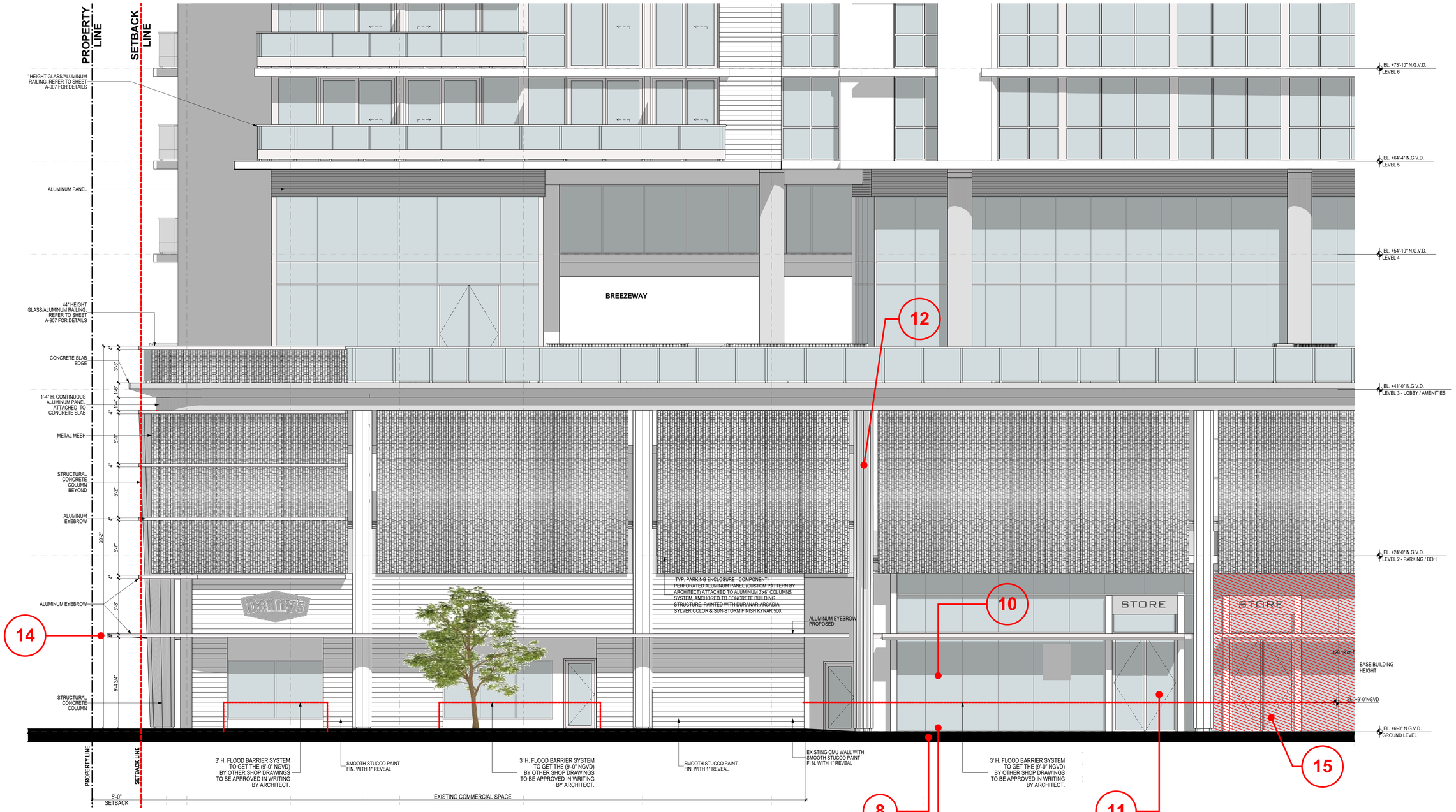


PROPOSED MODIFICATIONS ON PHASE 1

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"

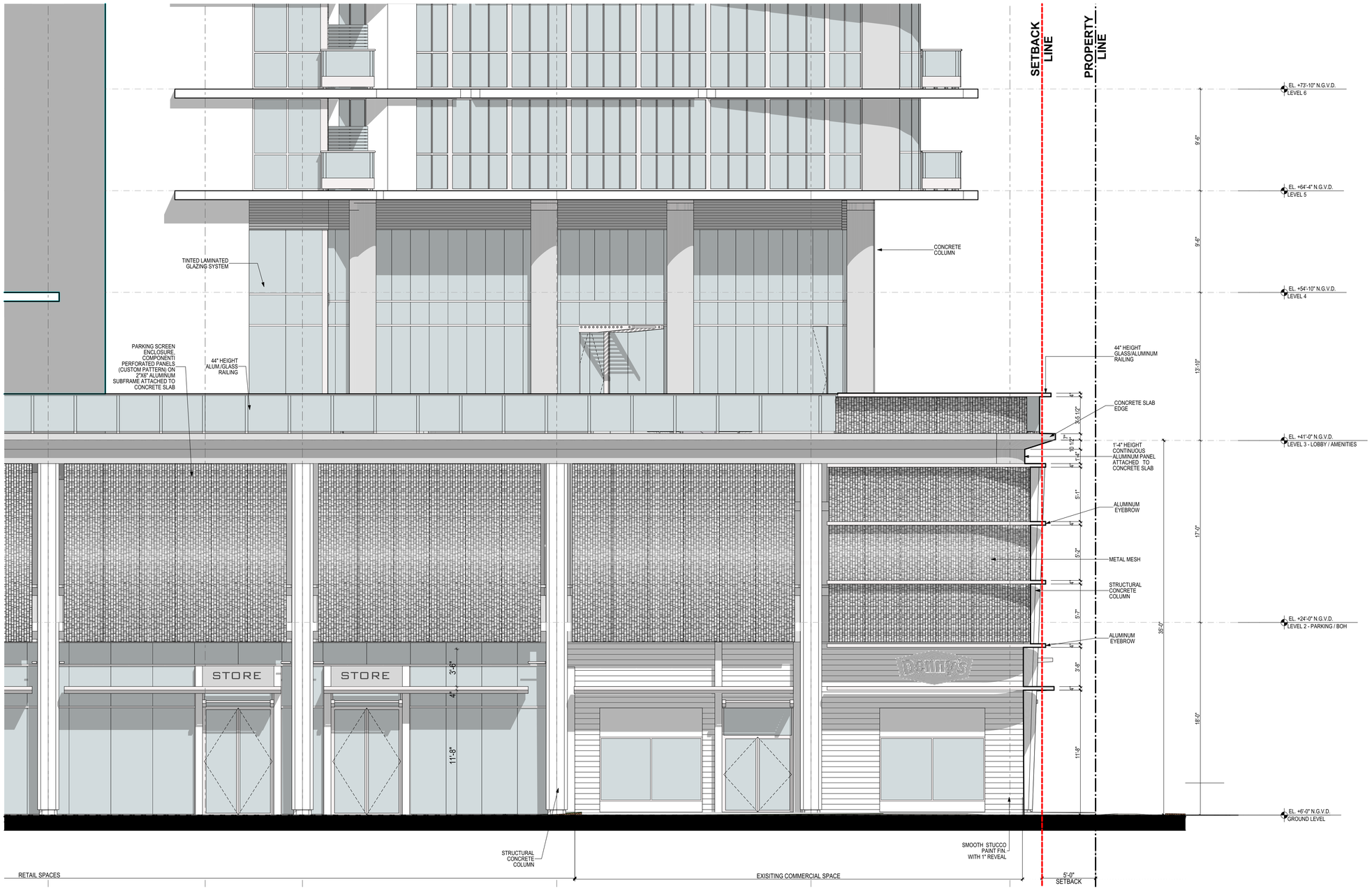


PROPOSED MODIFICATIONS ON PHASE 2

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

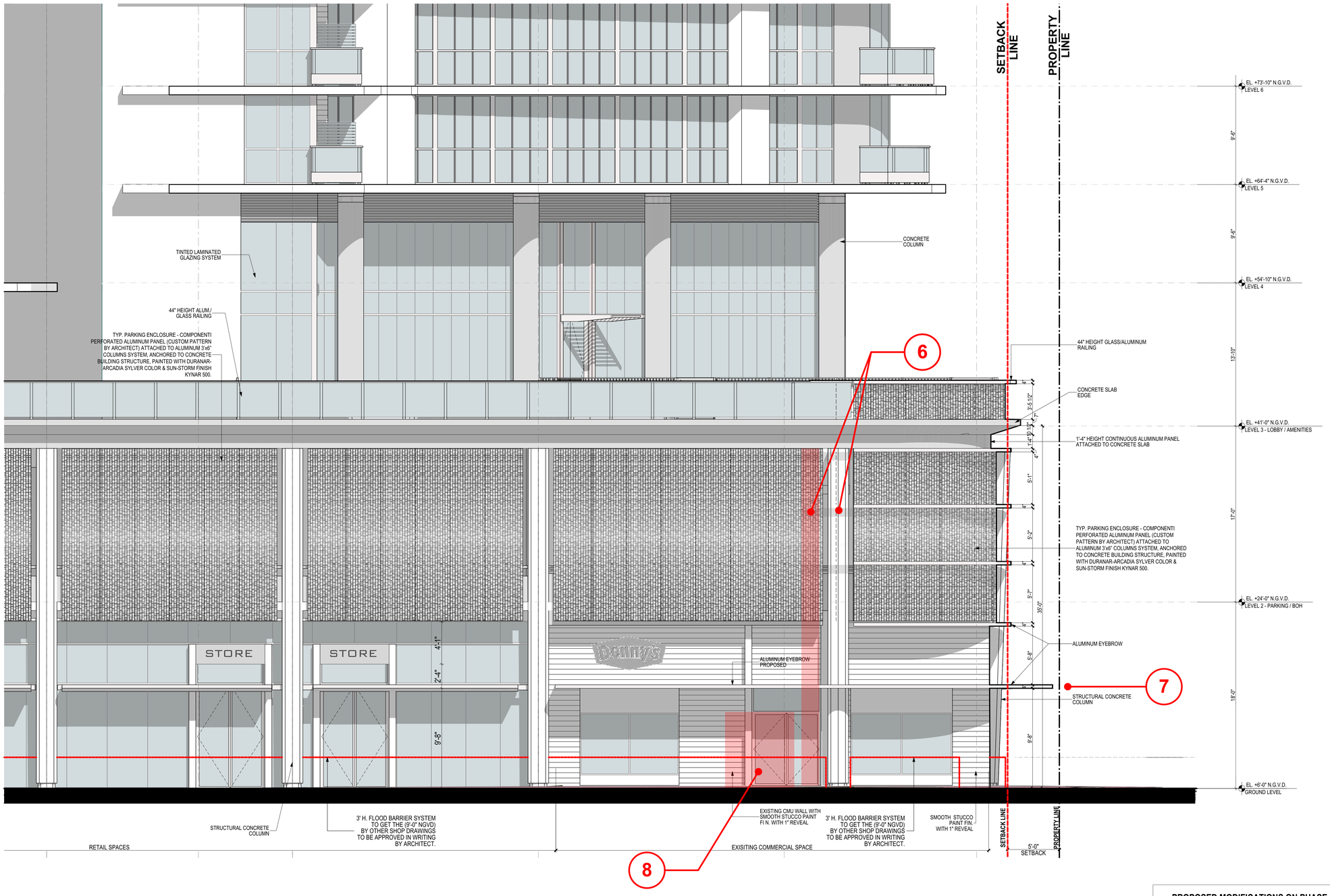
ELEVATION NORTH CORNER FACADE - PHASE 2

SCALE 1/4"=1'-0"



ELEVATION EAST CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"

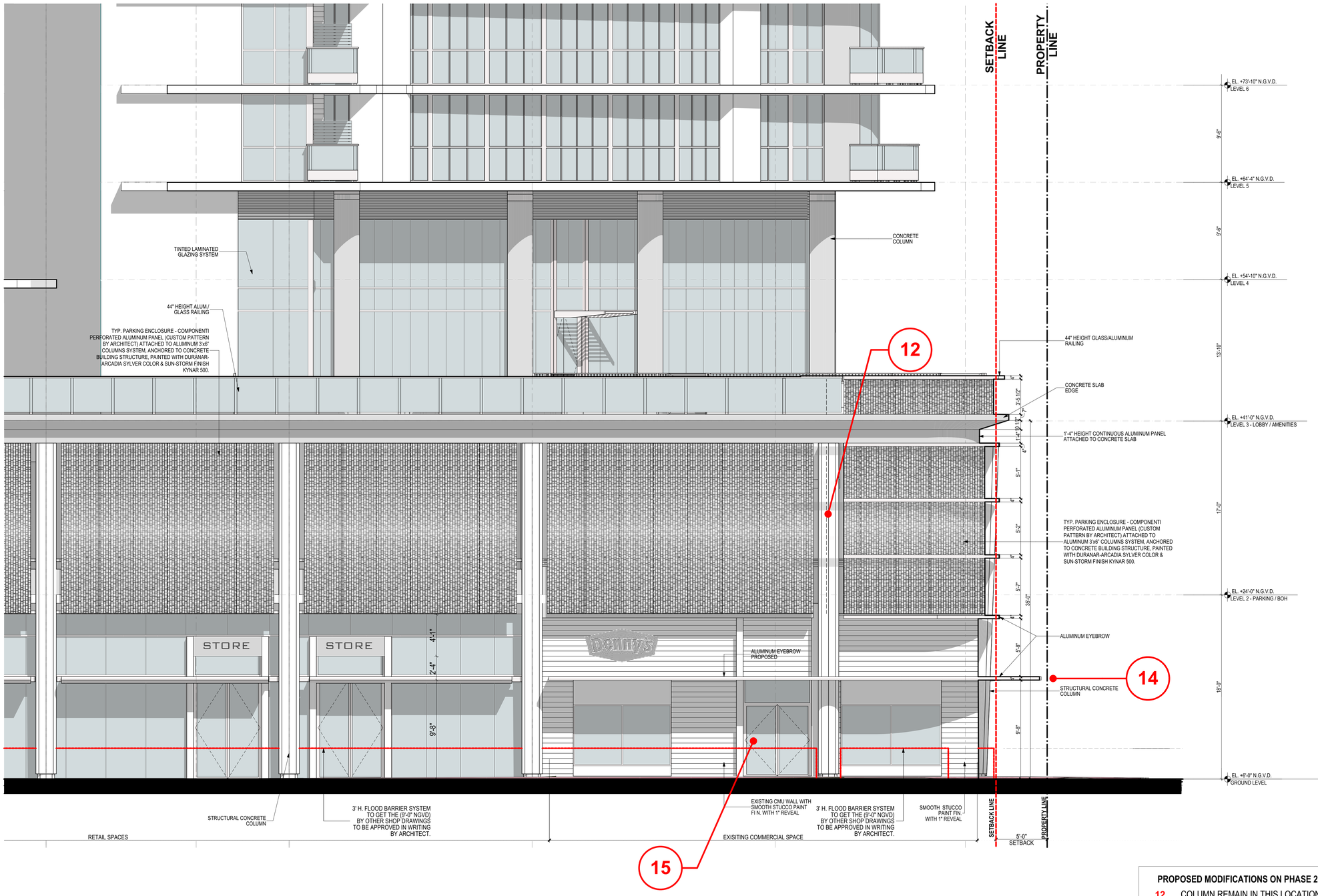


PROPOSED MODIFICATIONS ON PHASE 1

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"

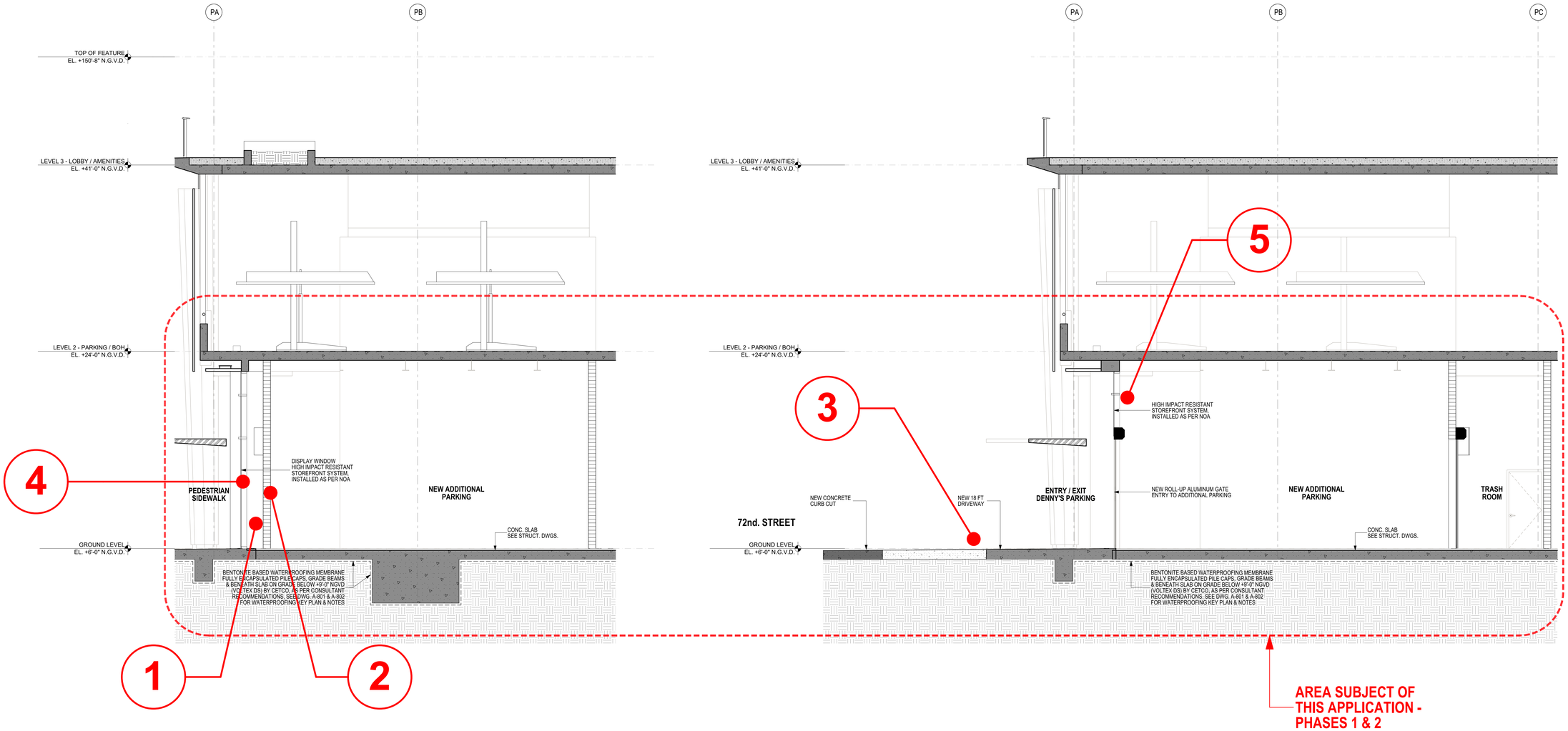


PROPOSED MODIFICATIONS ON PHASE 2

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

13 DOUBLE RACKS = 26 BICYCLES SHORT TERM

BICYCLES RACK

18 DOUBLE RACKS = 36 BICYCLES SHORT TERM

STAIR 1

B-02

6" CONC. BOLLARDS (TYP.)

SCOOTER PARKING

ELEC. CHARGER (TYP.)

DOUBLE STACKERS CAR LIFTS BY OTHERS

37 DOUBLE RACKS = 74 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

27 DOUBLE RACKS = 54 BICYCLES LONG TERM

23 RACKS = 46 BICYCLES LONG TERM

P.E. 1

P.E. 2

P.E. 3

S.E.

LOW VOLT. ROOM

MECH. ROOM

HSKP STO.

HALL

LC

TC

B-01

B-03

B-04

B-05

B-06

28 DOUBLE RACKS = 56 BICYCLES SHORT TERM

OFFICE

HALLWAY

I.T.

STAIR 2

STAIR 3

STAIR 4

STO. 1

GENERAL STORAGE

ENG. ROOM

PLANTER PD

12 DOUBLE RACKS = 24 BICYCLES SHORT TERM

CMU WALL OVER 32" H. CRASH WALL

COL. 1

COL. 2

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'

5'-0" SETBACK LINE

N

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

LEVEL 2 / PARKING - APPROVED

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

SCALE 1/8"=1'-0"

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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

P.E. 1
2-005

P.E. 2
2-006

P.E. 3
2-003

S.E.
2-004

ELEV.
LOBBY
2-2001

LOW VOLT.
ROOM

MECH.
ROOM

HSKP
STO.

HALL
2-012

LC

TC

ELEV.
CTRL
ROOM

CAR ELEV. 1

CAR ELEV. 2

E. G.
ROOM

SWITCH
GEAR

OFFICE

HALLWAY
2-011

I.T.

STO. 1

ENG.
ROOM

GENERAL
STORAGE

PLANTER
PD

EXISTING COMMERCIAL
SPACE ROOF 2

PARKING ENCLOSURE. ALUMINUM PANEL (CUSTOM PATTER BY ARCHITECT) 50% OPENESS

CONC. IMPACT WALL. REFER TO STRUCTURAL DWGS & SHEET A-917 FOR DETAILS

ALUM. LOUVER. SEE LOUVERS SCHEDULE

CMU WALL PAINTED SKIM COAT (2 COATS) @ EXTERIOR SIDE

PRECAST CONCRETE WHEEL STOP (TYP) SEE DETAILS 8/A005

PROVIDE GALVANIZED STEEL BUMPER PIPING PROTECTION SEE STRUCTURAL DWGS FOR DETAILS

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

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

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

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

STAIR 1 2-003
STAIR 2
STAIR 3
STAIR 4
P.E. 1 2-005
P.E. 2 2-006
P.E. 3 2-003
S.E. 2-004
ELEV. LOBBY 2-007
HALL 2-012
MECH. ROOM
LOW VOLT. ROOM
HSKP STO.
TC
LC
OFFICE
HALLWAY 2-011
I.T.
STO. 1
GENERAL STORAGE
ENG. ROOM
E. G. ROOM
SWITCH GEAR
CAR ELEV. 1
CAR ELEV. 2
ELEV. CTRL ROOM

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

HARDING AV.

COLLINS AV.

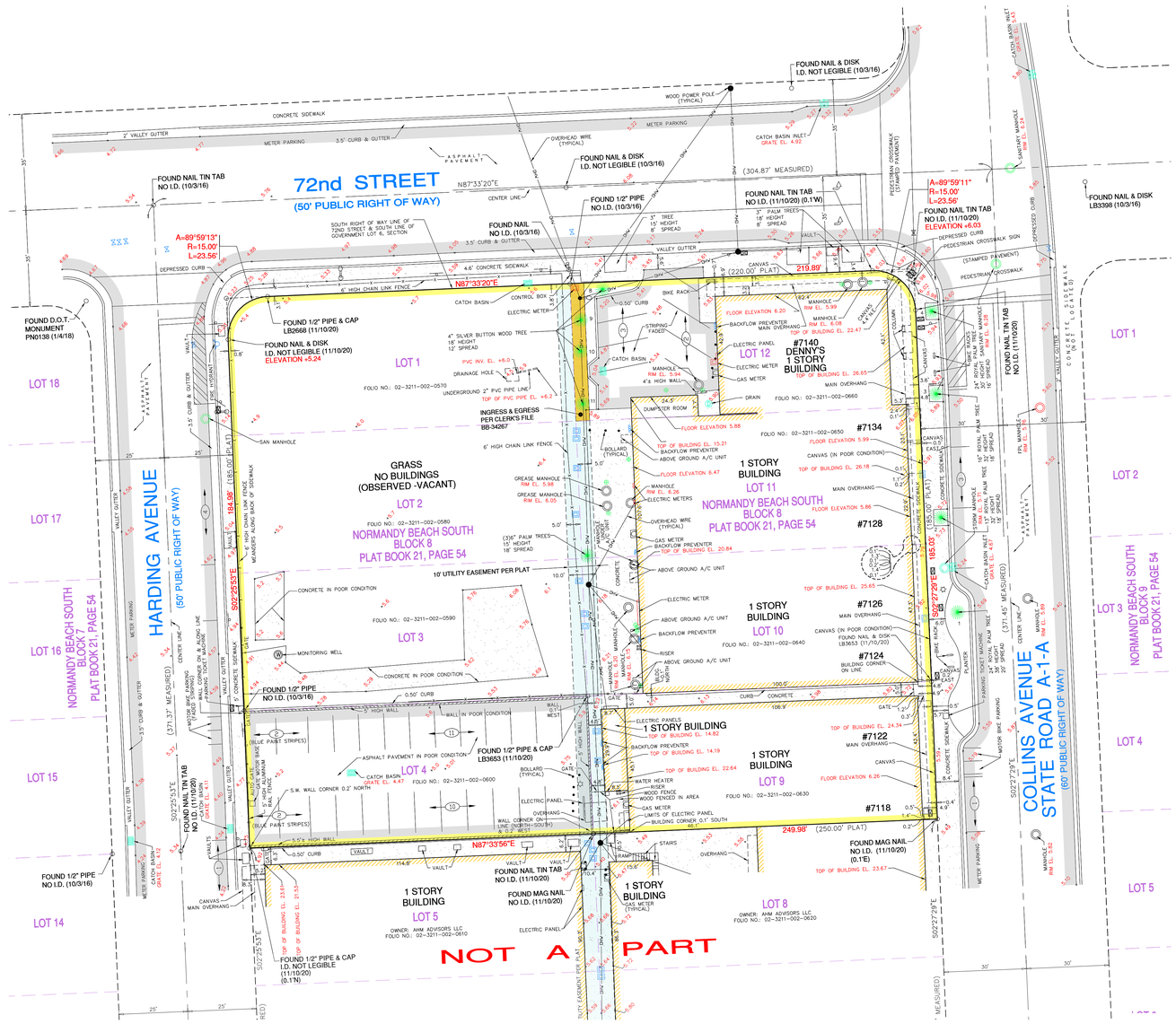
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

LEVEL 2 / PARKING - PHASE 2

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

SCALE 1/8"=1'-0"

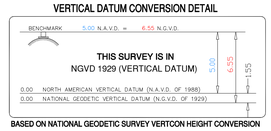
BACK LOT



LEGEND

= CATCH BASIN	—OHW—	= OVERHEAD WIRES
= MANHOLE		= 0.5' CURB
= LIGHT POLE		= 2.00' CURB & GUTTER
= WATER METER	—x—	= CHAIN LINK FENCE
= WATER VALVE	6.55	= GRADE ELEVATION
= CATCH BASIN INLET	EL.	= ELEVATION
= UTILITY POLE	INV.	= INVERT
= RISER	SAN.	= SANITARY
= FIRE HYDRANT	P.R.M.	= PERMANENT REFERENCE MONUMENT
= HANDHOLE	B.O.S.	= BOTTOM OF STRUCTURE
= SIGN	T.O.B.	= TOP OF BAFFLE
= CONCRETE POWER POLE	T.B.M.	= TEMPORARY BENCH MARK
= WOOD POWER POLE		= CONCRETE
= CLEAN OUT		= ASPHALT PAVEMENT

VERTICAL DATUM CONVERSION DETAIL



BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

LOCATION SKETCH
NOT TO SCALE

N

TREE NUMBER	Botanical Name	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	Roystonea Regia	Royal Palm	24	30	16
2	Roystonea Regia	Royal Palm	24	30	16
3	Roystonea Regia	Royal Palm	24	30	16
4	Roystonea Regia	Royal Palm	24	30	16
~~5 OUT~~	~~Coccoloba Diversifolia~~	~~Pigeon Plum~~	~~4~~	~~12 OUT~~	~~5~~
~~6 OUT~~	~~Coccoloba Diversifolia~~	~~Pigeon Plum~~	~~4~~	~~12 OUT~~	~~5~~
~~7 OUT~~	~~Coccoloba Diversifolia~~	~~Pigeon Plum~~	~~4~~	~~12 OUT~~	~~5~~
8	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
9	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
10	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
11	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 8, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lot 4, Block 8, NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lots 9, 10, 11 and 12, Block 8, of NORMANDY BEACH SOUTH, according to the plat thereof as recorded in Plat Book 21 at Page(s) 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number 5666868, with an effective date of September 5, 2016, Revised Sept. 15, 2016 - REVISION A. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B - SECTION II
1-4. Standard Exceptions not addressed.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NORMANDY BEACH SOUTH, recorded in Plat Book 21, Page 54. Right-of-Way and easement that encumber Parcel shown on survey.
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated, and

With reference to the Chicago Title Insurance Company, Agent File Reference 2016-4514, with an effective date of April 14, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B
1-6. Standard Exceptions not addressed.
7. 5-foot wide reservation along the rear of the property, for use of wire lines, pipe lines, poles, sewers, water mains, etc., as contained on the Plat of Normandy Beach South, recorded in Plat Book 21, Page 54. Right-of-Way and easement per plat shown on survey.
8. Spreader Agreement recorded in O.R.B. 30037, Page 1977. Encumbers parcel but not subject to location.
9. UCC recorded in O.R.B. 30037, Page 1984. Encumbers parcel but not subject to location.
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated, and

With reference to the Chicago Title Insurance Company, Agent File Reference 2015-4474, with an effective date of January 5, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B
1-6. Standard Exceptions not addressed.
7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as recorded in Plat Book 21, Page 54. Right-of-Way and easement per plat shown on survey.
8. Right of Way Grant recorded in Clerk's File No. BB-34267. Ingress and Egress encumbers the West 5 feet of said Lot 12, Block 8, as shown on survey.
9. Order from City of Miami Beach Planning Department recorded in O.R.B. 28473, Page 222. Encumbers parcel but not subject to location.
10. Survey prepared by Abraham Hadad. Not applicable.
11. Mortgage recorded in O.R.B. 29913, Page 4728. Encumbers parcel but not subject to location.
12. Assignment of Rents recorded in O.R.B. 29913, Page 4754. Encumbers parcel but not subject to location.
13. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763. Encumbers parcel but not subject to location.
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

- Bearings hereon are referred to an assumed value of S02°25'53"E for the East right of way line of Harding Avenue, and evidenced by found mag nail & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C-313, Elevation +8.26, Located by US C&G brass disk in the N.E. corner of a sewer pumping station at the center of a parking lot at 72nd Street (North of) and State Road A-1-A (165' West of West curb).
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification provided by Nielsen landscape architects, S. Tyler Nielsen dated March 23, 2018.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 49,890 square feet, or 1.145 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 3, 2016 and last updated November 10, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D000001740 2ABF4200042 95B, cn=Daniel C Fortin
Date: 2020.11.13 16:51:24 -05'00'

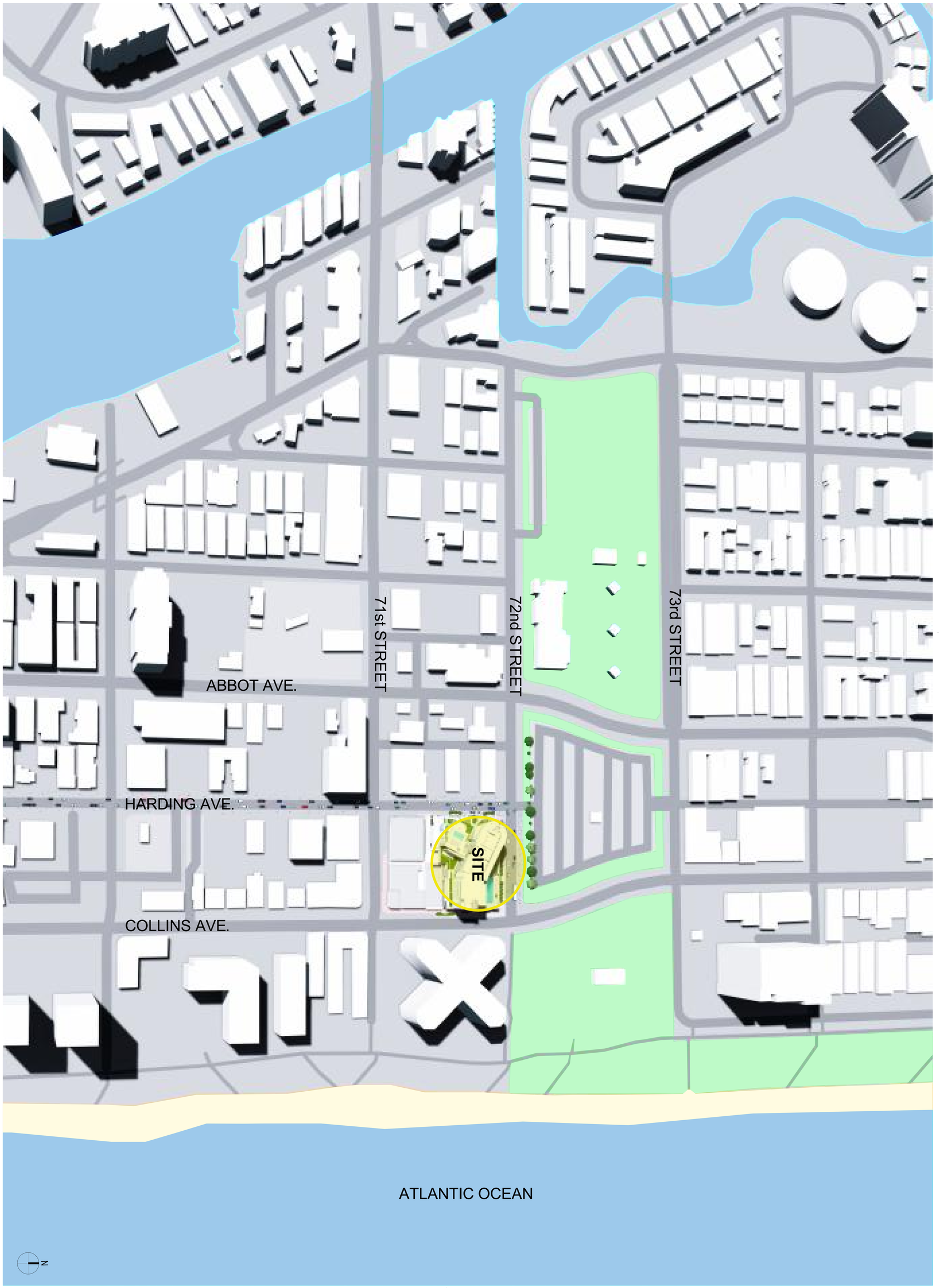
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description	O.N.	DWF	DANJR	CDM
6	UPDATE SURVEY - TC (11/10/20)	201006			S.E.
5	AMEND PER NEW TREE INFORMATION (4/6/18)	180377			
4	AMEND TO SHOW PROPOSED FP&L EASEMENT	180334			
3	SHOW SIDEWALK WIDTHS	171413			
2	UPDATE SURVEY (1/4/18) RLL	171413			

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fhsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
72nd STREET HOTEL, MIAMI BEACH
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/3/16
Scale	1"=20'
Drawn By	DWF
CAD No.	151246
Plotted	11/13/20 11:25a
Ref. Dwg.	2015-114
Field Book	639/62-63 - RLL
Job No.	161128
Dwg. No.	2016-100-NGVD
Sheet	1 of 1



SITE PLAN - CONTEXT

N.T.S.

72 COLLINS HOTEL & CONDOMINIUM

MIAMI BEACH, FL

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning **Information**			P1
1	Address:	7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH,		
2	Board and file numbers :	DRB20-0617		
3	Folio number(s):	02-3211-002-0660; -0650; -0640; -0630; -0600; -0590; -0580; -0570		
4	Year constructed:	2018/2019	Zoning District:	TC-C
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Collins); +4.97' (Harding)
6	Adjusted grade (Flood + Freeboard):	+9'-0" NGVD	Lot Area:	49,890 square feet (1.145 acres)
7	Lot width:	250 ft	Lot Depth:	200 ft
8	Minimum Unit Size	323 sf	Average Unit Size	372.sf
9	Existing use:	Retail / Vacant	Proposed use:	HOTEL / CONDO. / RETAIL / PARKING

		Maximum	Existing	Proposed	Deficiencies
10	Height	125'-0"	approx. 12'-0"	124'-8"	
11	Number of Stories	12	1	11	
12	**FAR**	174,615 sf		172,910 sf	
13	Gross square footage	N/A		256,113 sf	
14	Square Footage by use				
15	Number of units Residential	171 (150 units/acre)		168 (Co-Living Units)	
16	Number of units Hotel	N/A		74	
17	Number of seats	N/A		270	
18	Occupancy load	N/A		1,098	

	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies**
	Subterranean:				
19	Front Setback:	N/A		N/A	
20	Side Setback:	N/A		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	N/A		N/A	
23	Rear Setback:	N/A		N/A	
	At Grade Parking:				
24	Front Setback along Class A frontage	50 ft		2 ft	
25	Side Setback:	N/A		N/A	
26	Side Setback: (Interior - south)	N/A		N/A	
27	Side Setback facing street:	N/A		N/A	
28	Rear Setback:	N/A		N/A	
	Grade to Max. Height				
29	Front Setback:	N/A		N/A	
30	Side Setback:	N/A		N/A	
31	Side Setback: (interior –	N/A		N/A	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	N/A			

	Tower:				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 8				
40	Total # of parking spaces	N/A		134	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 20 spaces Res. – 114 spaces	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 4 space Level 2 – 130 spaces	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	205		205	

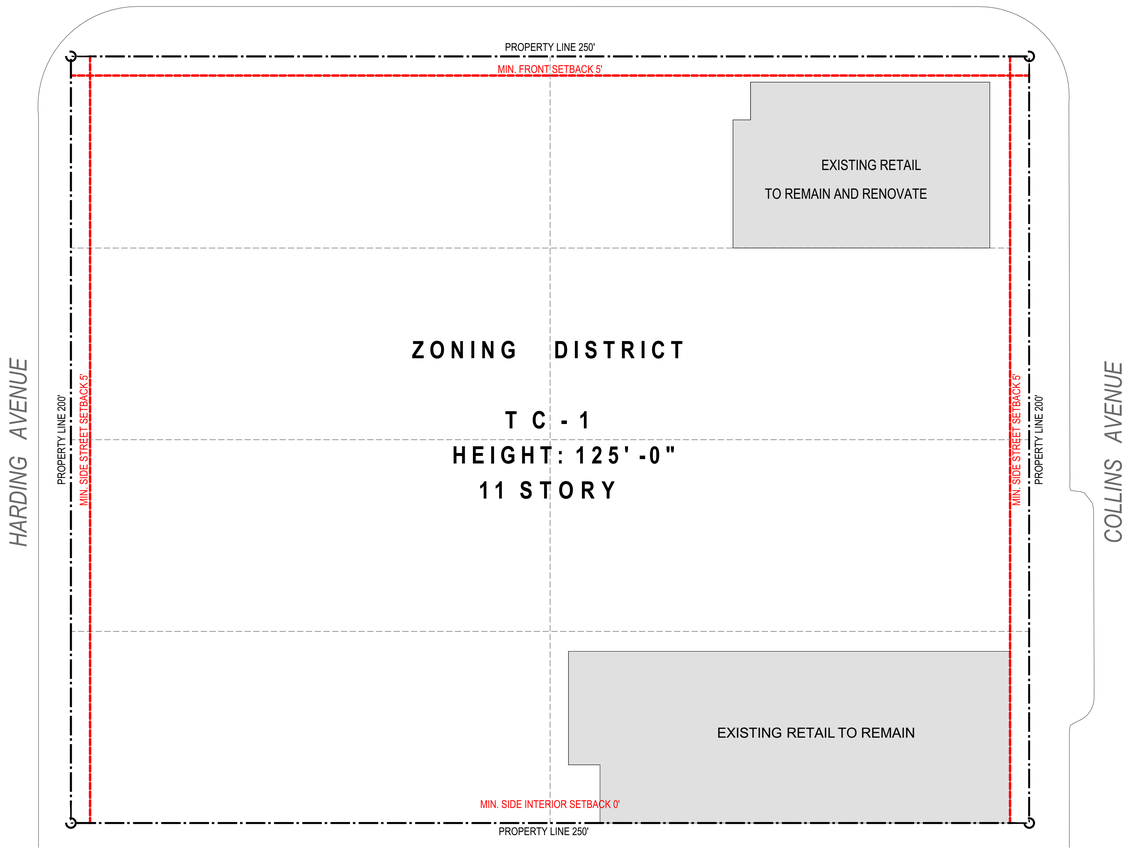
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use			Hotel Bar-Lounge	
52	Total # of seats	N/A		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

COMMERCIAL -ZONING DATA MIAMI BEACH PLANNING DEPARTMENT FORM

SCALE 1/6"=1'-0" | 3

72nd STREET



ZONING SETBACKS PLAN | 2

SCALE 1/16" = 1'-0"

N

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PHASE 1

7140 COLLINS AV. - ZONING SUMMARY

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

11/16/2020

Lot Area	SF	Acres
Net Lot Area	**49,890**	**1.145**

Legal Description

LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOT 4 BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LOTS 9, 10, 11 AND 12, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16

Flood Elevation

Flood Zone AE	**8**	Base Flood Elevation	**8.0 NGVD**	Design Flood Elev.	**9.0 NGVD**
Garage Top Elevation	**24.0 NGVD**	Lowest Grade Elev	**6.0 NGVD**	Highest Grade Elev adjacent	**5.49 NGVD**
Lowest Top Elev of Habitable Space	**6.0 NGVD**	Lowest Elevation of Equip. Serv	**9.0 NGVD**	Crown of Road Elev.	**5.34 NGVD**
Adjusted Grade Elevation	**9.0 NGVD**	FIRM Map number	**12086C0326L**		

Applicable Codes
Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Zoning Classification

North Beach Town Center - Central Core **TC-C** Section 142-734 (a)

Building Use
Hotel, Condominium Units, Retail at Ground Level and Parking Garage

Minimum Room Size
15% of rooms 300 Sf & 85% of rooms 335 Sf plus.

Co-Living Unit Size

Minimum Size		350 sf
Maximum Size	(to count as half of a unit)	549 sf
Hotel	**HOTEL ROOMS**	**74**
Condominium	**CO-LIVING UNITS**	**168**

Maximum Residential Density

150 units / acre	1.145	Allowable	171
168 Co-Living Units	0.5	Provided	84

Setbacks
TC-C - All lots

From property Line	From North Side 72nd St. (Class A Frontage).		From East side Collins Av. (Class A Frontage)		From West side Harding Av. (Class C Frontage)		From South side Adjacent Lots (side interior)	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
TC-C - All lots	5'	5'	5'	5'	10'	5'	0'	0'-0" on East Parcel 10'-0" on West Parcel

F.A.R. Calculation

		AREA SF	F.A.R.	SF ALLOWED	SF PROVIDED
Total Assemblage		49,890	3.5	174,615	
TOTAL F.A.R.	Including 5,075 sf used by Lot 7118/7122			**174,615**	**172,910**

Maximum Building Height	**Allowed**	**Provided**
Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.		
TC-C All lots	125'	**124'-8"**

Projections into Setbacks

	Maximum Encroachment
Front Yard Balcony	1'-3"
Side Yard Balcony	1'-3"
Rear Yard Balcony	0'-0"

Open Space Requirement	**Required**	**Proposed**
TC-C All lots (if total over 20,000 sf) 5% of lot area.	2,495 SF	4,496 SF

Parking Space Requirements - Parking District #8 (Sec. 130-31 (a) (8)		**Required**	**Proposed**
Hotel			
74 Hotel Rooms	No parking Requirement	N/A	N/A
Condominium			
168 Co-Living Units	No parking Requirement when less than 550 sf.	N/A	N/A
Parking Provided			
Ground Level Parking			4
Parking Level 2			130
Total Parking Spaces			**134**
Total Handicap Spaces		**5**	**5**
Electrical Charger Stations			
2% of required parking		N/A	
Total E.C.S. Provided			**7**

ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

Loading Zone Requirements:		
Size: 10' by 20' each loading bay		
More than 200 Rooms (including Condo.)	4	
Commercial spaces	2	
Total loading spaces required:	6	6

Bicycle Parking Requirements (Sec. 130-33 (b) (7)				**Required**	**Proposed**
Short Term					
Retail	1 / 10,000 sf	18,520 sf	1.85	4	
Hotel	1/10 rooms	74 rooms	7.40	8	
Condominium	1/10 Unit	168 Units	16.80	17	
				29	
Long Term					
Retail	3 for 5,000 - 20,000 sf			3	
Employees	1/10 % employees			5	
Condominium	1/Unit	168 Units	168.00	168	
				176	
Total Bycicle Racks				**205**	**205**

Parking Space Requirements - Parking District #1 (Sec. 130-31 (a)							**Required**
Hotel							
Hotel use - 74 Rooms	0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100						37
Hotel Suites	6 Suites @	1.5					9
Meeting Rooms & Gym	1 space for 60 sf of floor area, minus 15 sf/room			3,338	2,760	578.00	10
Lounge / Bar / Pool Terrace	1 space per 4 seats - minus 1 seat for every 2 Units			318	80	93.00	0
Condominium							
Co-Living Units	168 Units @	1.5					252
Visitors	10 %	252					25
Total Required							**333**

ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

THIS CHART SHOWS THE CORRESPONDENT PARKING UNDER DISTRICT 1, NOT THE QUANTITIES PROVIDED.

ZONING DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning **Information**	P2		
1	Address:	7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH,		
2	Board and file numbers :	DRB20-0617		
3	Folio number(s):	02-3211-002-0660; -0650; -0640; -0630; -0600; -0590; -0580; -0570		
4	Year constructed:	2018/2019	Zoning District:	TC-C
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Collins); +4.97' (Harding)
6	Adjusted grade (Flood + Freeboard):	+9'-0" NGVD	Lot Area:	49,890 square feet (1.145 acres)
7	Lot width:	250 ft	Lot Depth:	200 ft
8	Minimum Unit Size	323 sf	Average Unit Size	372.sf
9	Existing use:	Retail / Vacant	Proposed use:	HOTEL / CONDO. / RETAIL / PARKING

		Maximum	Existing	Proposed	Deficiencies
10	Height	125'-0"	approx. 12'-0"	124'-8"	
11	Number of Stories	12	1	11	
12	**FAR**	174,615 sf		174,200 sf	
13	Gross square footage	N/A		256,113 sf	
14	Square Footage by use				
15	Number of units Residential	171 (150 units/acre)		168 (Co-Living Units)	
16	Number of units Hotel	N/A		74	
17	Number of seats	N/A		270	
18	Occupancy load	N/A		1,098	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A		N/A	
20	Side Setback:	N/A		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	N/A		N/A	
23	Rear Setback:	N/A		N/A	
	At Grade Parking:				
24	Front Setback along Class A frontage	50ft		85ft	
25	Side Setback:	N/A		N/A	
26	Side Setback: (Interior - south)	N/A		N/A	
27	Side Setback facing street:	N/A		N/A	
28	Rear Setback:	N/A		N/A	
	Pedestal (no distinction between pedestal and tower in TC-1):				
29	Front Setback:	N/A		N/A	
30	Side Setback:	N/A		N/A	
31	Side Setback: (interior –	N/A		N/A	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	N/A		N/A	

44192754;1

	Tower:				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

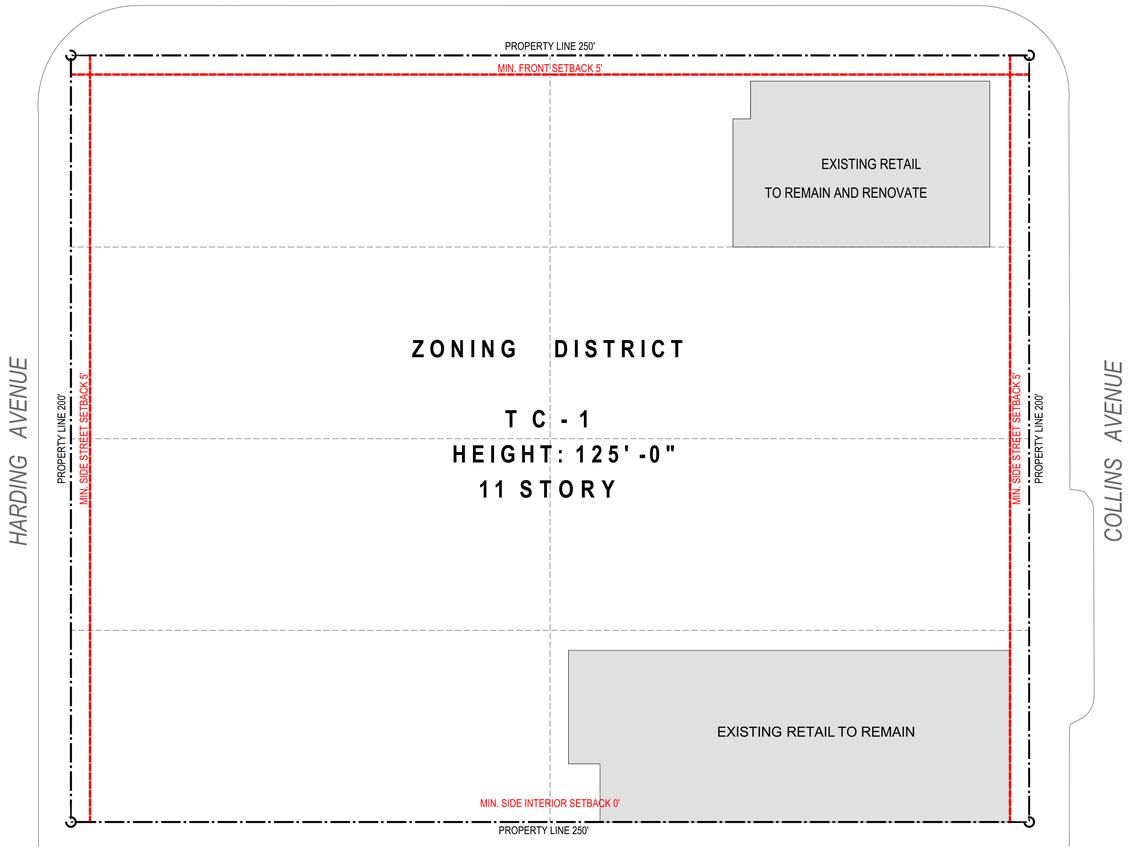
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 4				
40	Total # of parking spaces	N/A		134	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 20 spaces Res. – 114 spaces	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 4 space Level 2 – 130 spaces	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	205		205	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use			Hotel Bar-Lounge	
52	Total # of seats	N/A		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

44192754;1

COMMERCIAL -ZONING DATA MIAMI BEACH PLANNING DEPARTMENT FORM | 3



ZONING SETBACKS PLAN | 2

SCALE 1/6" = 1'-0"

N

revuelta architecture international p.a.

PHASE 2

7140 COLLINS AV. - ZONING SUMMARY

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

11/16/2020

	SF	Acres
Lot Area		
Net Lot Area	**49,890**	**1.145**

Legal Description

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Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16

Flood Elevation

Flood Zone AE	**8**	Base Flood Elevation	**8.0 NGVD**	Design Flood Elev.	**9.0 NGVD**
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Adjusted Grade Elevation	**9.0 NGVD**	FIRM Map number	**12086C0326L**		

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Condominium	**CO-LIVING UNITS**	**168**

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Setbacks
TC-C - All lots

From property Line	From North Side 72nd St. (Class A Frontage).		From East side Collins Av. (Class A Frontage)		From West side Harding Av. (Class C Frontage)		From South side Adjacent Lots (side interior)	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
TC-C - All lots	5'	5'	5'	5'	5'	5'	0'	0'-0" on East Parcel 10'-0" on West Parcel

F.A.R. Calculation

		AREA SF	F.A.R.	SF ALLOWED	SF PROVIDED
Total Assemblage		49,890	3.5	**174,615**	
TOTAL F.A.R.	Including 5,075 sf used by Lot 7118/7122			**174,615**	**174,357**

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Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.		
TC-C All lots	125'	**124'-8"**

Projections into Setbacks

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Open Space Requirement		**Required**	**Proposed**
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Parking Provided			
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Parking Level 2			130
Total Parking Spaces			**134**
Total Handicap Spaces		**5**	**5**
Electrical Charger Stations			
2% of required parking		N/A	
Total E.C.S. Provided			**7**

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Commercial spaces	2	
Total loading spaces required:	6	6

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	Short Term				
Retail	1 / 10,000 sf	18,520 sf	1.85	4	
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Condominium	1/10 Unit	168 Units	16.80	17	
				29	
	Long Term				
Retail	3 for 5,000 - 20,000 sf			3	
Employees	1/10 % employees			5	
Condominium	1/Unit	168 Units	168.00	168	
				176	
Total Bycicle Racks				**205**	**205**

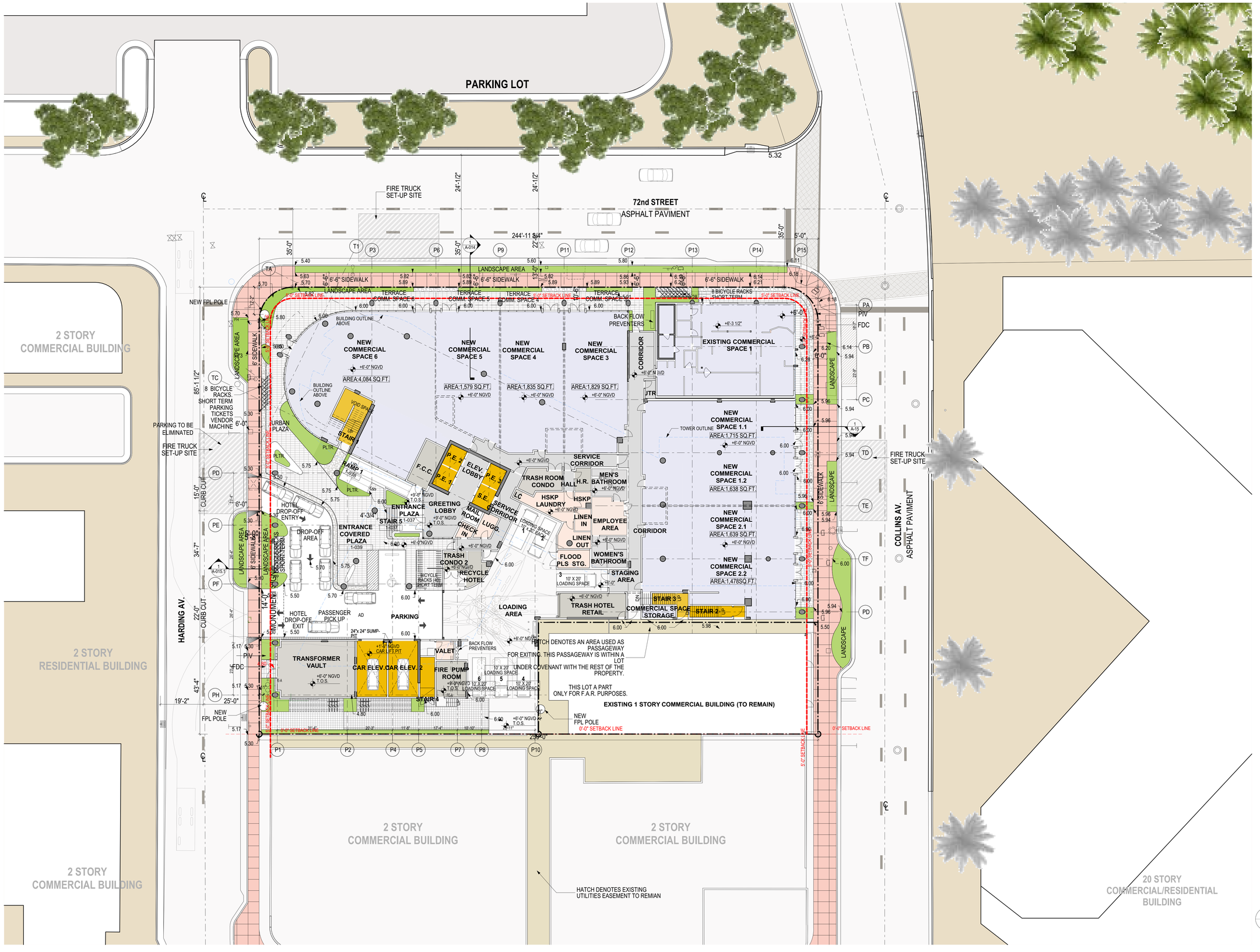
ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

THIS CHART SHOWS THE CORRESPONDENT PARKING UNDER DISTRICT 1, NOT THE QUANTITIES PROVIDED.

ZONING DATA

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international



SITE PLAN GROUND LEVEL - APPROVED

SCALE 1/16"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international

SITE PLAN GROUND LEVEL - PHASE 1

SCALE 1/16"=1'-0"

AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2

72nd STREET
ASPHALT PAVIMENT

PARKING LOT

2 STORY
COMMERCIAL BUILDING

2 STORY
RESIDENTIAL BUILDING

2 STORY
COMMERCIAL BUILDING

2 STORY
COMMERCIAL BUILDING

2 STORY
COMMERCIAL BUILDING

20 STORY
COMMERCIAL/RESIDENTIAL
BUILDING

HARDING AV.

COLLINS AV.
ASPHALT PAVIMENT

FIRE TRUCK SET-UP SITE

NEW FPL POLE

NEW COMMERCIAL SPACE 6
AREA:3,801 SQ.FT.

NEW COMMERCIAL SPACE 5
AREA:1,553 SQ.FT.

NEW COMMERCIAL SPACE 4
AREA:2,309 SQ.FT.

ADDITIONAL PARKING

ENTRY / EXIT DENNY'S PARKING

EXISTING COMMERCIAL SPACE 3

TRASH ROOM

NEW COMMERCIAL SPACE 1.1
AREA:1,716 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:1,478 SQ.FT.

TOWER OUTLINE

SERVICE CORRIDOR

TRASH CONDO 1

MEN'S BATHROOM

HSKP / LAUNDRY

LINEN IN

EMPLOYEE AREA

LINEN OUT

FLOOD PLS STG.

WOMEN'S BATHROOM

STAGING AREA

TRASH CONDO 2

RECYCLE HOTEL

LOADING AREA

TRASH HOTEL RETAIL

COMMERCIAL SPACE STG.

STAIR 3

STAIR 2

STAIR 1

STAIR 5

STAIR 4

FIRE PUMP ROOM

TRANSFORMER VAULT

CAR ELEV. 1

CAR ELEV. 2

HALL VALET

PARKING

PASSENGER PICK UP

DROP-OFF AREA

HOTEL DROP-OFF ENTRY

HOTEL DROP-OFF EXIT

ENTRANCE COVERED PLAZA

ENTRANCE PLAZA

GREETING LOBBY

URBAN PLAZA

PARKING TICKETS VENDOR MACHINE

PARKING TO BE ELIMINATED

8 BICYCLE RACKS, SHORT TERM

LANDSCAPE AREA

6' SIDEWALK

6'-6" SIDEWALK

TERRACE COMM. SPACE 6

TERRACE COMM. SPACE 5

TERRACE COMM. SPACE 4

EXISTING LANDSCAPE AREA

BACK FLOW PREVENTERS

ROLL-UP ALUMINUM GATES METERS REFER TO MEP DWGS

FLOOD PANELS BY OTHERS REFER TO SHEET A-912

5'-0" SETBACK LINE

0'-0" SETBACK LINE

UTILITY EASEMENT LINE

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.

HATCH DENOTES EXISTING UTILITIES EASEMENT TO REMIAN

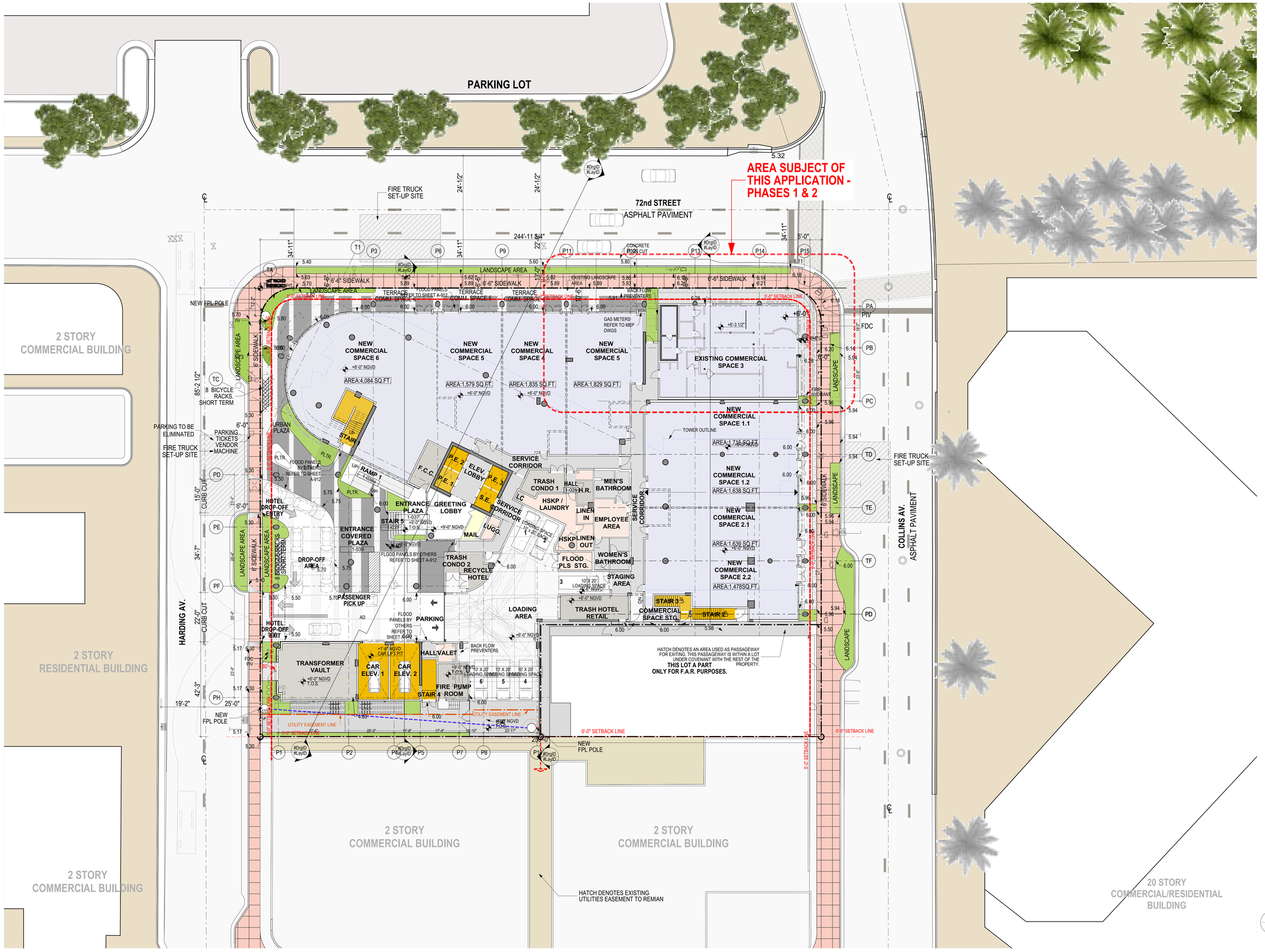
2,064 sq ft

245 sq ft

826 sq ft

SERVICE CORRIDOR

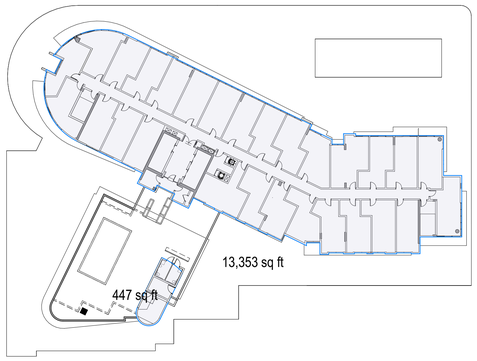
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



SITE PLAN GROUND LEVEL - PHASE 2

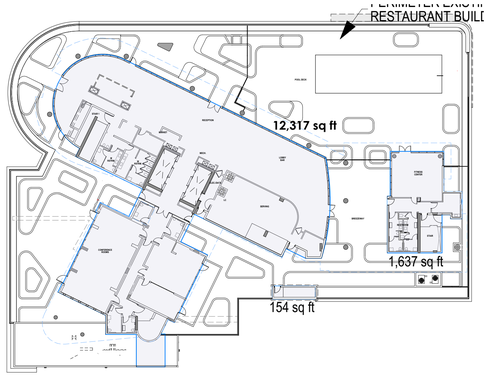
SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



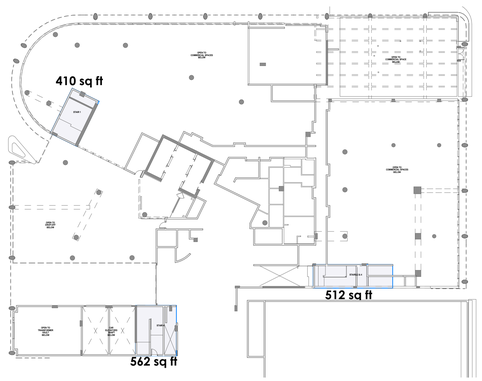
LEVEL 8 | 8

TOTAL FAR= 13,800 sq ft



LEVEL 3 - LOBBY/AMENITIES | 5

TOTAL FAR= 14,108 sq ft



INTERMEDIATE LEVEL 1 | 2

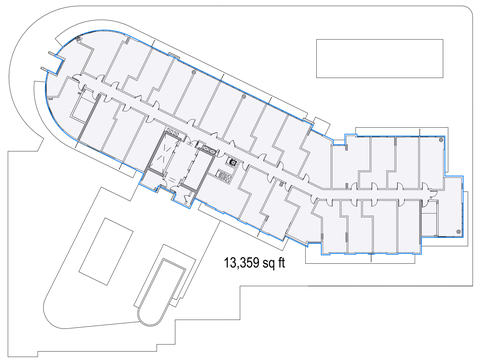
TOTAL FAR= 1,888 sq ft

F.A.R. CALCULATION

	S.F.	RATIO
LOT AREA	49,890	3.5

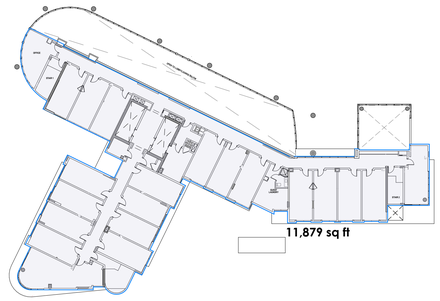
F.A.R. AVAILABLE
174,615 SF

F.A.R. BREAKDOWN	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL	
	562
	947
AREA USED BY LOT 7118/722	5,075
	22,974
	29,558 sq ft
INTERMEDIATE LEVEL 1	
	410
	512
	562
	1,484 sq ft
LEVEL 2 - PARKING / BOH	
	335
	588
	719
	1,042
	1,172
	2,400
	6,256 sq ft
INTERMEDIATE LEVEL 2	
	495
	562
	831
	1,888 sq ft
LEVEL 3 - LOBBY / AMENITIES	
	154
	1,637
	12,317
	14,108 sq ft
LEVEL 4	
	11,879
	11,879 sq ft
LEVEL 5	
	17,515
	17,515 sq ft
LEVEL 6	
	17,515
	17,515 sq ft
LEVEL 7	
	17,515
	17,515 sq ft
LEVEL 8	
	447
	13,353
	13,800 sq ft
LEVEL 9	
	13,353
	13,353 sq ft
LEVEL 10	
	13,359
	13,359 sq ft
LEVEL 11	
	13,359
	13,359 sq ft
ROOF	
TOTAL F.A.R.	0
	159
	473
	689
	1,321 sq ft
	172,910 sq ft



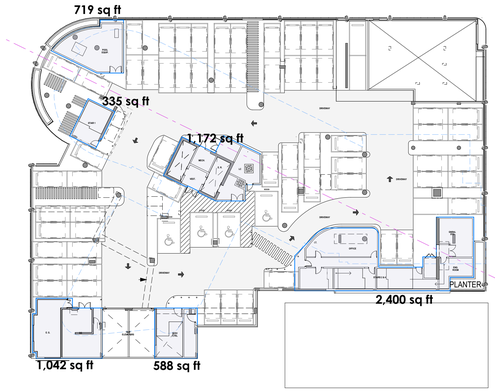
LEVELS 9, 10 & 11 | 9

FAR LEVELS 9, 10 & 11= 13,359 sq ft
COMBINED TOTAL FAR= 40,077 sq ft



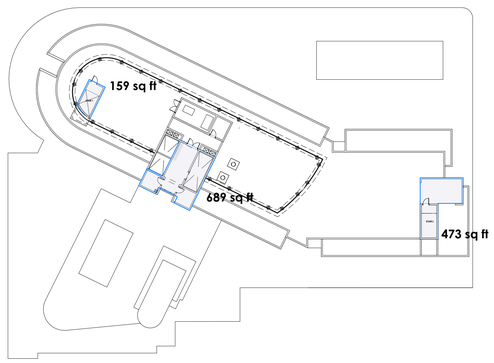
LEVEL 4 - LOBBY AMENITIES / ROOMS | 6

TOTAL FAR= 11,879 sq ft



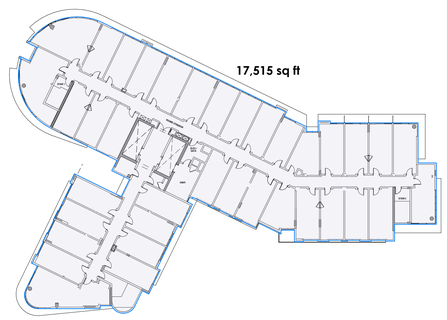
LEVEL 2 - PARKING / BOH | 3

TOTAL FAR= 6,256 sq ft



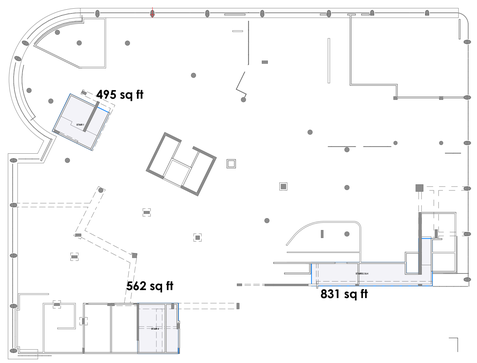
ROOF | 10

TOTAL FAR= 1,321 sq ft



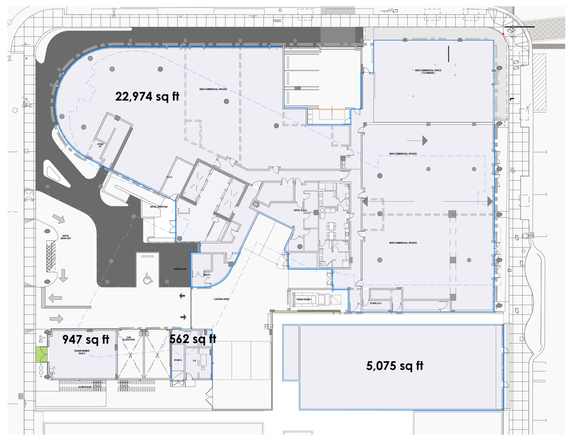
LEVELS 5, 6 & 7 | 7

FAR LEVELS 5, 6 & 7= 17,515 sq ft
COMBINED TOTAL FAR= 52,545 sq ft



INTERMEDIATE LEVEL 2 | 4

TOTAL FAR= 1,484 sq ft



GROUND LEVEL - DROP OFF / RETAIL | 1

TOTAL FAR= 29,558 sq ft

F.A.R. CALCULATION SUMMARY | 1

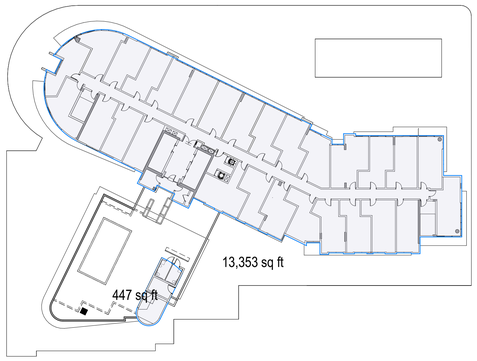
SCALE 1/32"=1'-0"

N

NOTES:

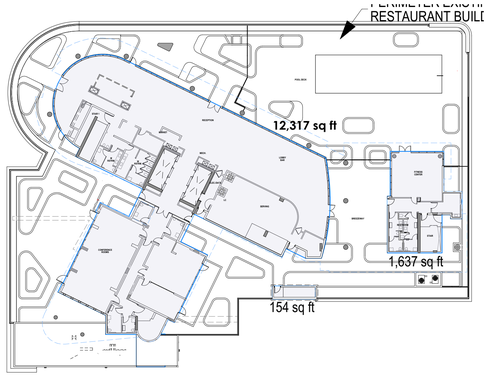
PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

FOR F.A.R. ENLARGED DRAWINGS REFER TO APPENDIX I



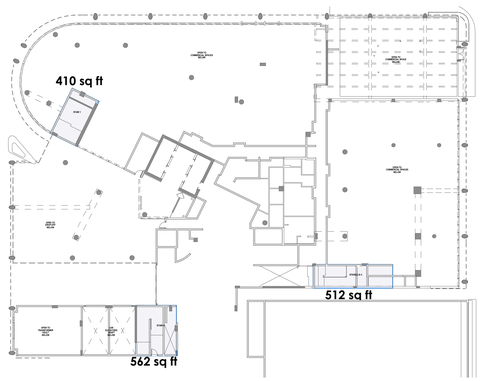
LEVEL 8 | 8

TOTAL FAR= 13,800 sq ft



LEVEL 3 - LOBBY/AMENITIES | 5

TOTAL FAR= 14,108 sq ft



INTERMEDIATE LEVEL 1 | 2

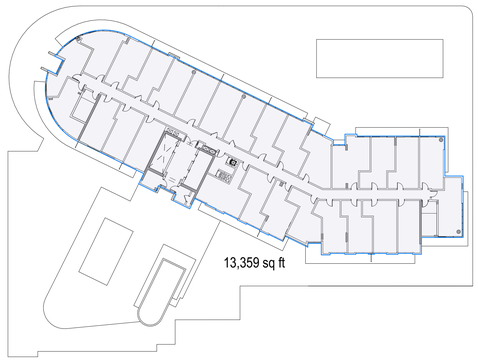
TOTAL FAR= 1,888 sq ft

F.A.R. CALCULATION

	S.F.	RATIO
LOT AREA	49,890	3.5

F.A.R. AVAILABLE
174,615 SF

F.A.R. BREAKDOWN	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL	
	562
	915
AREA USED BY LOT 7118/722	5,075
	24,453
	31,005 sq ft
INTERMEDIATE LEVEL 1	
	410
	512
	562
	1,484 sq ft
LEVEL 2 - PARKING / BOH	
	335
	588
	719
	1,042
	1,172
	2,400
	6,256 sq ft
INTERMEDIATE LEVEL 2	
	495
	562
	831
	1,888 sq ft
LEVEL 3 - LOBBY / AMENITIES	
	154
	1,637
	12,317
	14,108 sq ft
LEVEL 4	
	11,879
	11,879 sq ft
LEVEL 5	
	17,515
	17,515 sq ft
LEVEL 6	
	17,515
	17,515 sq ft
LEVEL 7	
	17,515
	17,515 sq ft
LEVEL 8	
	447
	13,353
	13,800 sq ft
LEVEL 9	
	13,353
	13,353 sq ft
LEVEL 10	
	13,359
	13,359 sq ft
LEVEL 11	
	13,359
	13,359 sq ft
ROOF	
TOTAL F.A.R.	0
	159
	473
	689
	1,321 sq ft
	174,357 sq ft



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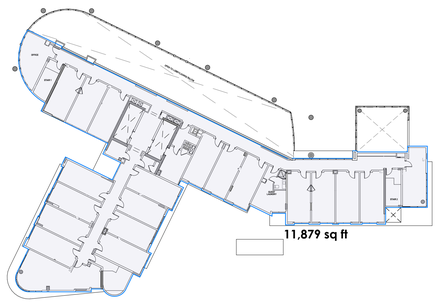
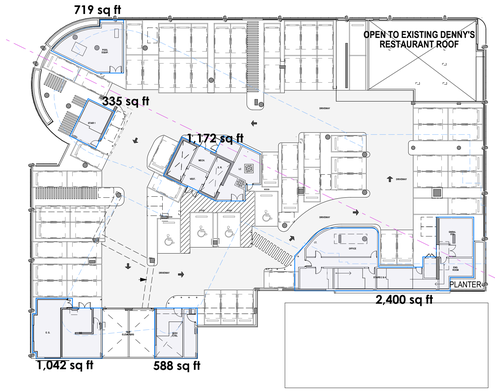


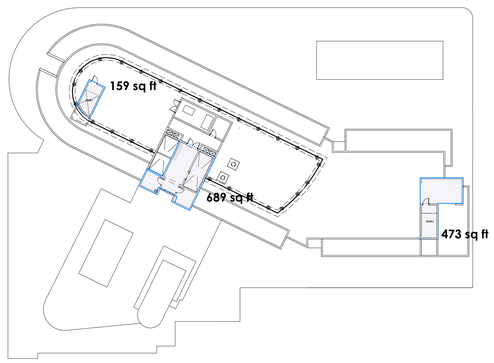
LEVEL 4 - LOBBY AMENITIES / ROOMS | 6

TOTAL FAR= 11,879 sq ft



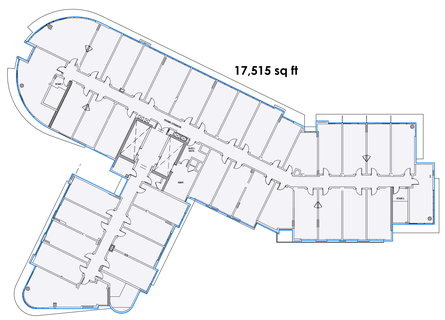
LEVEL 2 - PARKING / BOH | 3

TOTAL FAR= 6,256 sq ft



ROOF | 10

TOTAL FAR= 1,321 sq ft



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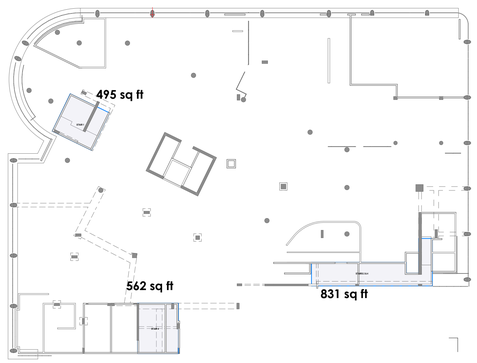
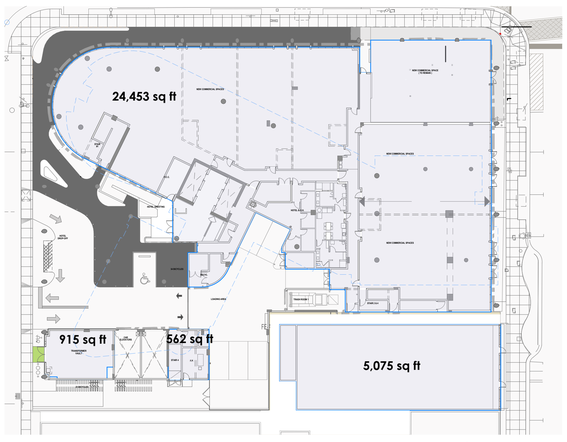


INTERMEDIATE LEVEL 2 | 4

TOTAL FAR= 1,484 sq ft



GROUND LEVEL - DROP OFF / RETAIL | 1

TOTAL FAR= 31,005 sq ft

F.A.R. CALCULATION SUMMARY | 1

SCALE 1/32"=1'-0"

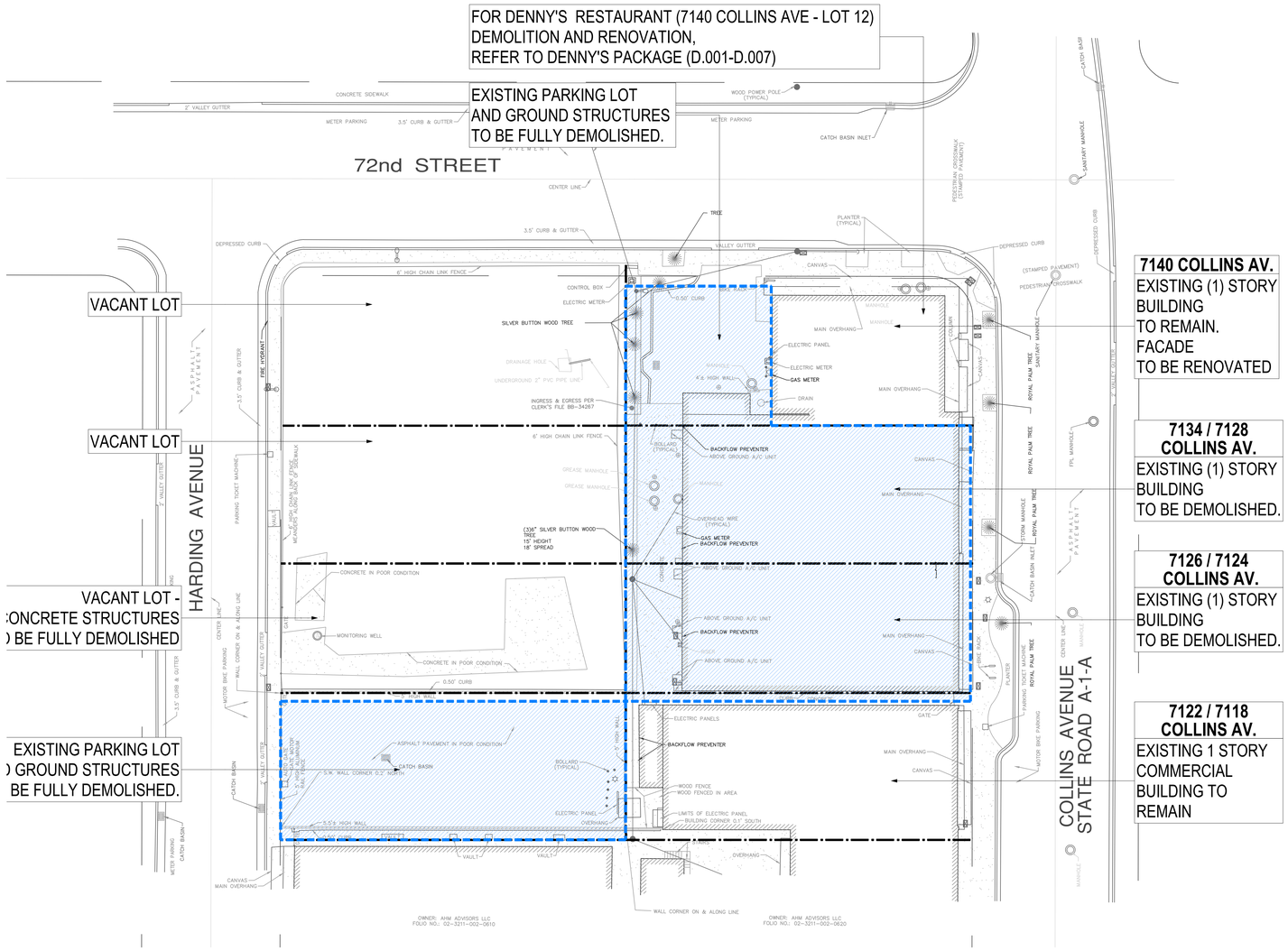
N

NOTES:

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

FOR F.A.R. ENLARGED DRAWINGS REFER TO APPENDIX I

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



GENERAL NOTES

1. BEFORE STARTING DEMOLITION ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.
3. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING DEMOLITION.
6. IT IS RESPONSABILITY OF THE G.C. TO PROVIDE ANY NECESSARY FENCING, SHORING AND PROTECTIVE BARRIERS BETWEEN THE WORK AREA AND THE EXISTING PUBLIC SIDEWALK.
7. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVITATION FROM CONTRACT DOCUMENTS.
8. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.
9. CONTRACTOR SHALL BE PREPARE AND MANTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
12. CONTRACTOR SHALL IDENTIFY ALL THE EXISTING BEARING WALLS AND VERIFY IF THEY ARE SUBJECT TO REMOVAL. ANY QUESTIONS IN REGARD TO THIS SHALL BE DIRECTED TO THE AOR.
13. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST OR FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.

MEP DEMOLITION NOTES

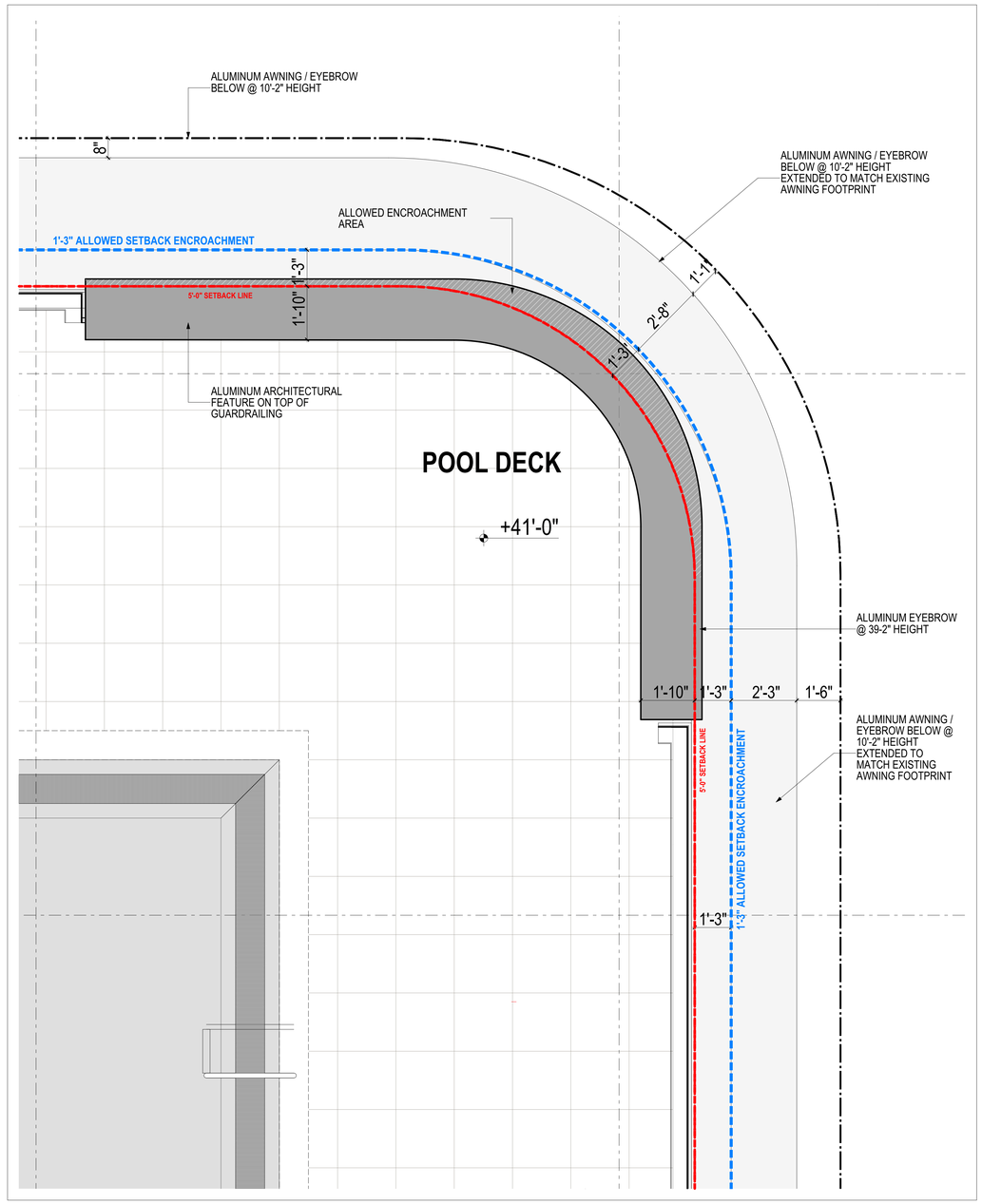
1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY PRIOR OF REMOVAL AND DISCONNECTIONOD ANY SERVICE FOUND HEREIN.
2. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ELECTRICAL UTILITIES AND ROUTING PRIOR TO DISCONNECTING THEM. CONTRACTOR IS TO COORDINATE WITH FPL AND REQUEST A WORK-WITH AND/OR REQUEST TO THE OWNER TO DISCONTINUE ELECTRICAL SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
3. PLUMBING CONTRACTOR IS TO FIELD VERIFY UTILITIES AND ROUTING PRIOR TO DISCONNECTING. CONTRACTOR IS TO COORDINATE WITH SERVICE PROVIDED AND SERVICE SHUT-DOWN OR REQUEST OWNER TO DISCONTINUE SAID SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
4. SANITARY DISCONNECTION CONTRACTOR IT TO FIND EXACT LOCATION AND COORDINATE WITH WATER & SEWER CO. TO PROVIDE A FEASIBLE POINT TO CAP THE LINE.
5. COORDINATE WITH GAS COMPANY TO DISCONTINUE SERVICE. SUCH SERVICE REMOVAL SHALL BE REMOVE BY THE GAS CO. OR AS DIRECTED BY THEM THEREAFTER.
6. FIRE ALARM SYSTEM, FIRE ALARM SYSTEM SHALL BE REMOVED AND STORED AS DIRECTED BY OWNER.
7. REMOVAL AND STORAGE OF REMOVED EQUIPMENT AND DEVICES ARE TO BE COORDINATED WITH OWNER +- ALL MATERIALS SCHEDULE TO BE DISPOSED-OFF SHALL BE COORDINATE ACOORDINGLY AS PER CITY ORDINANCE(S)
8. CONTRATOR IS TO MAINTAIN ALL AREAS CLEAN AND CLEAR OF DEBRIS TO PREVENT INJURIES TO BYSTANDERS AS WELL AS PROVIDE BARRICADES/FENCES, ETC. TO PREVENT SITE ACCESS DURING OFF HOURS.
9. CONTRACTOR SHALL COORDINATE RETAIN AND PROCESS ALL PERMITS WITH THE CITY PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
10. DEMOLITION CONTRACTOR SHALL COORDINATE ALL ROAD ACCESS AND BLOCKAGE WITH CITY OFFICIALS PRIOR TO COMMENCEMENT AND PROVIDE TRAFFIC ASSISTANCE DURING HAULING IN AND OFF SITE.

DEMOLITION SITE PLAN

SCALE 1/64"=1'-0"

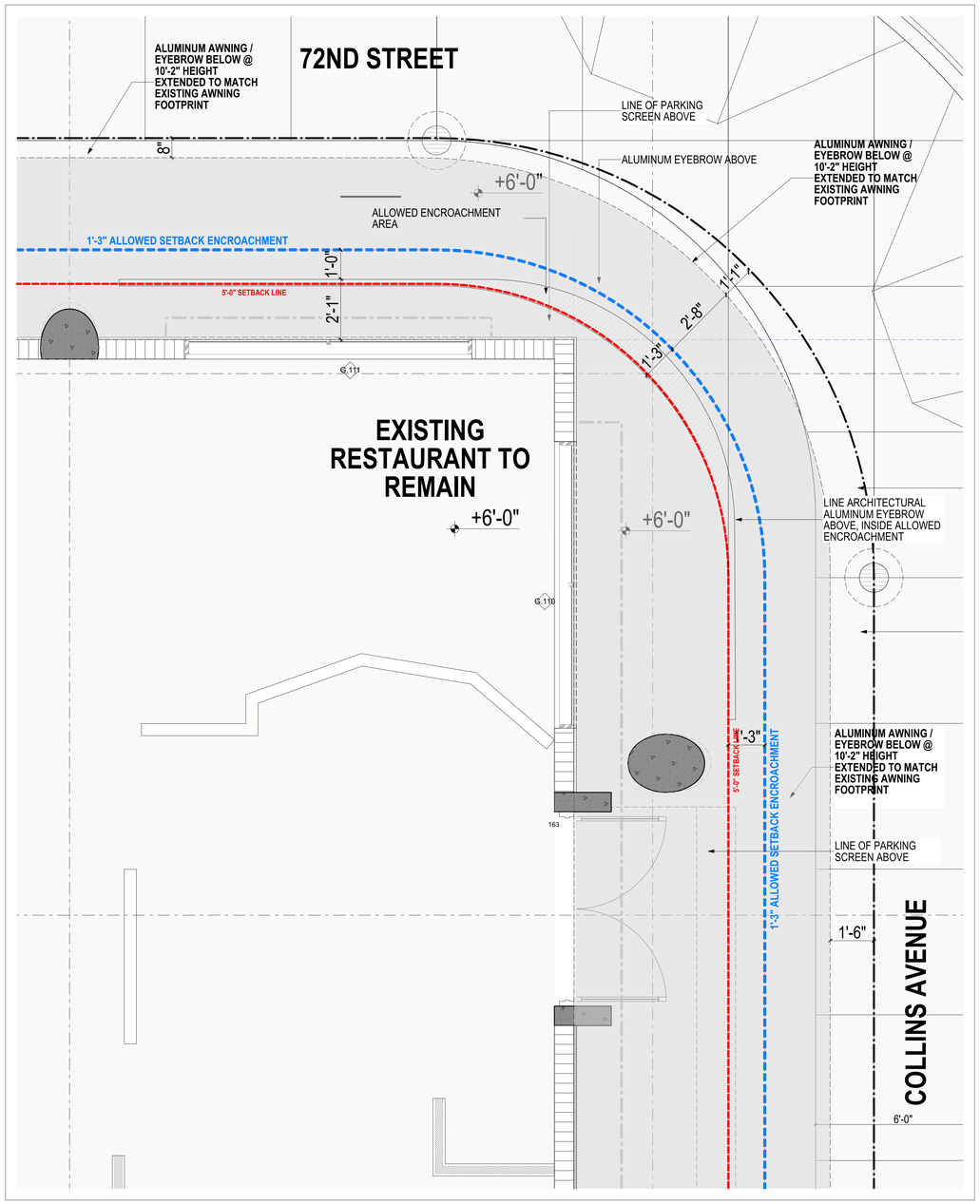
ELEVATION = +6,00 NGVD

N



DENNY'S CORNER @ LEVEL 3 | 2

SCALE 1/2"=1'-0"

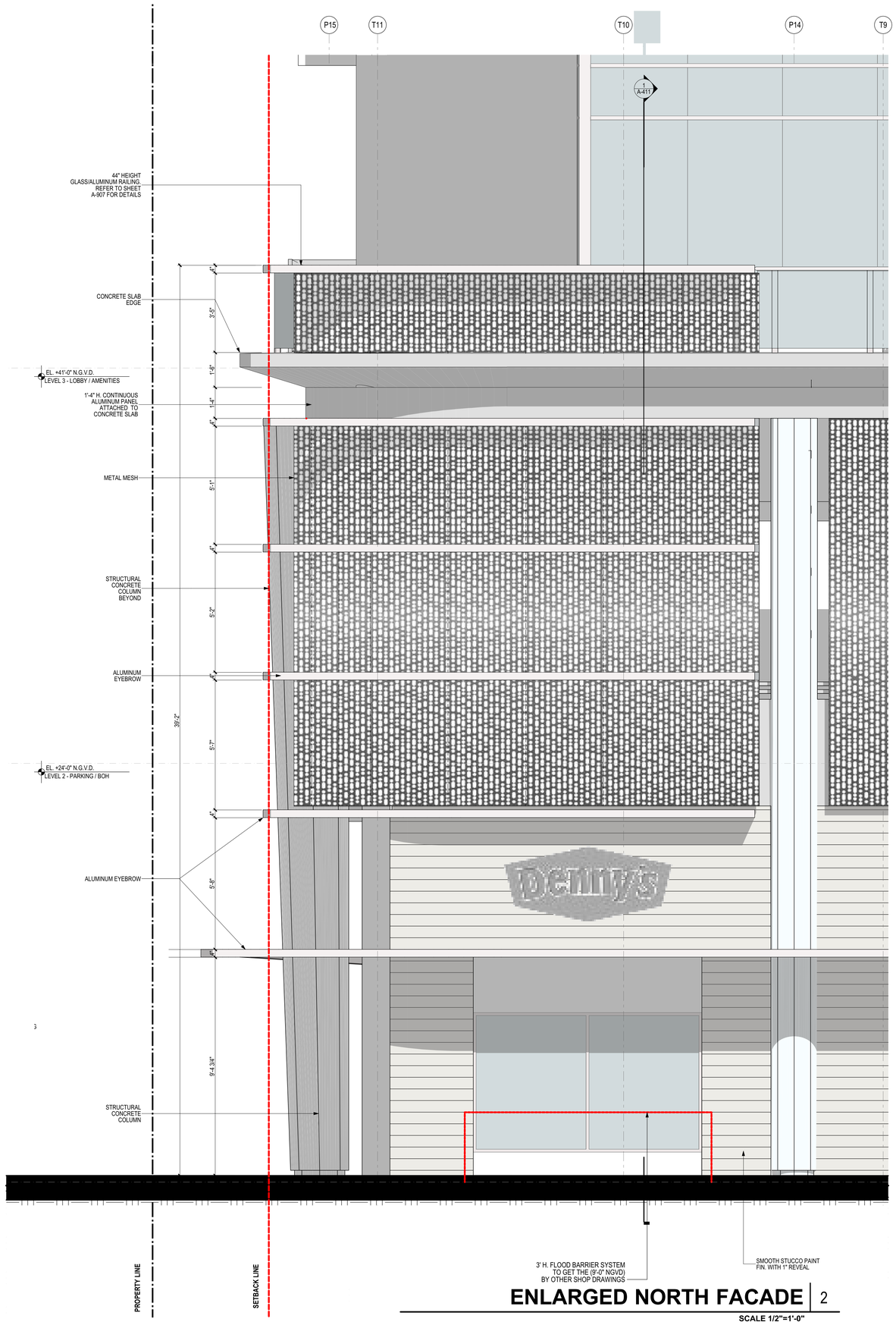


DENNY'S CORNER GROUND LEVEL | 1

SCALE 1/2"=1'-0"

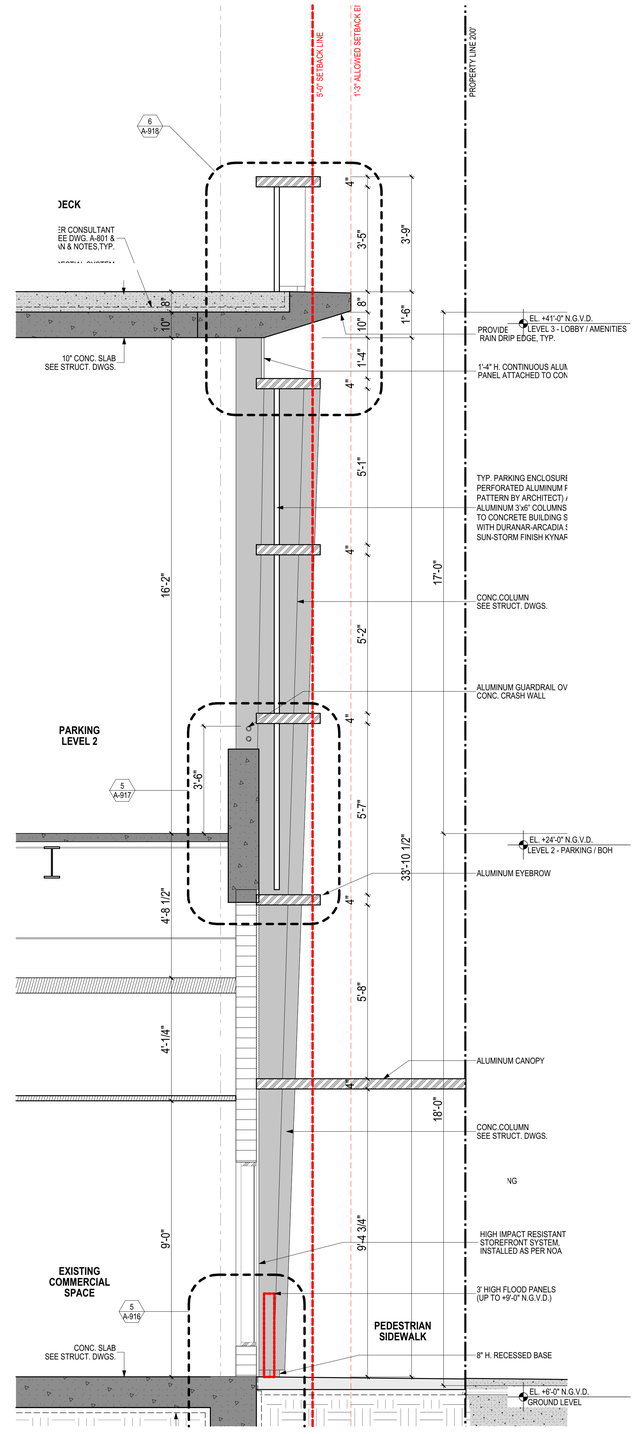
N

DENNY'S CORNER DETAIL PLANS



ENLARGED NORTH FACADE | 2

SCALE 1/2"=1'-0"

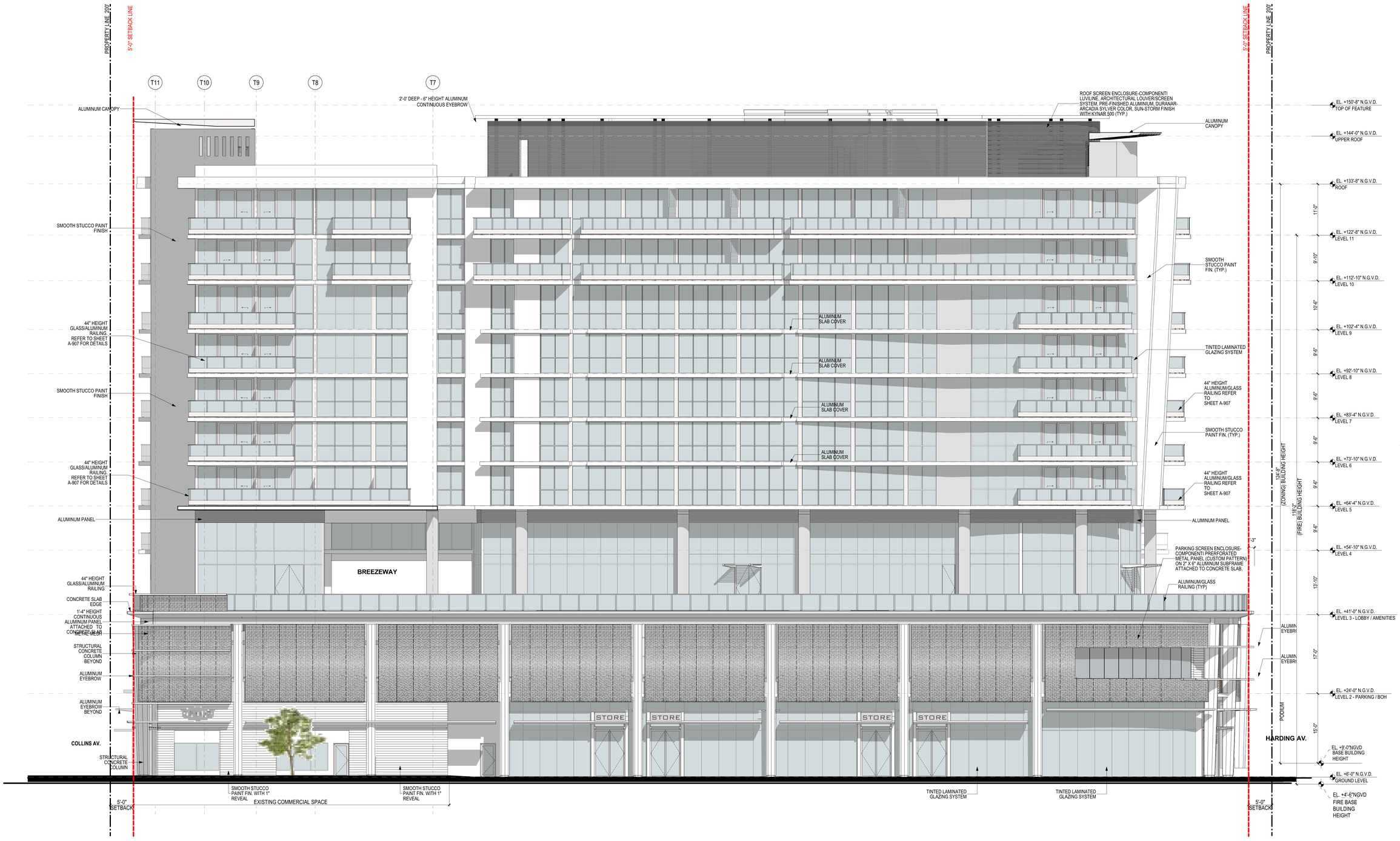


WALL SECTION @ NORTH FACADE | 1

SCALE 1/2"=1'-0"

ENLARGED - NORTH FACADE

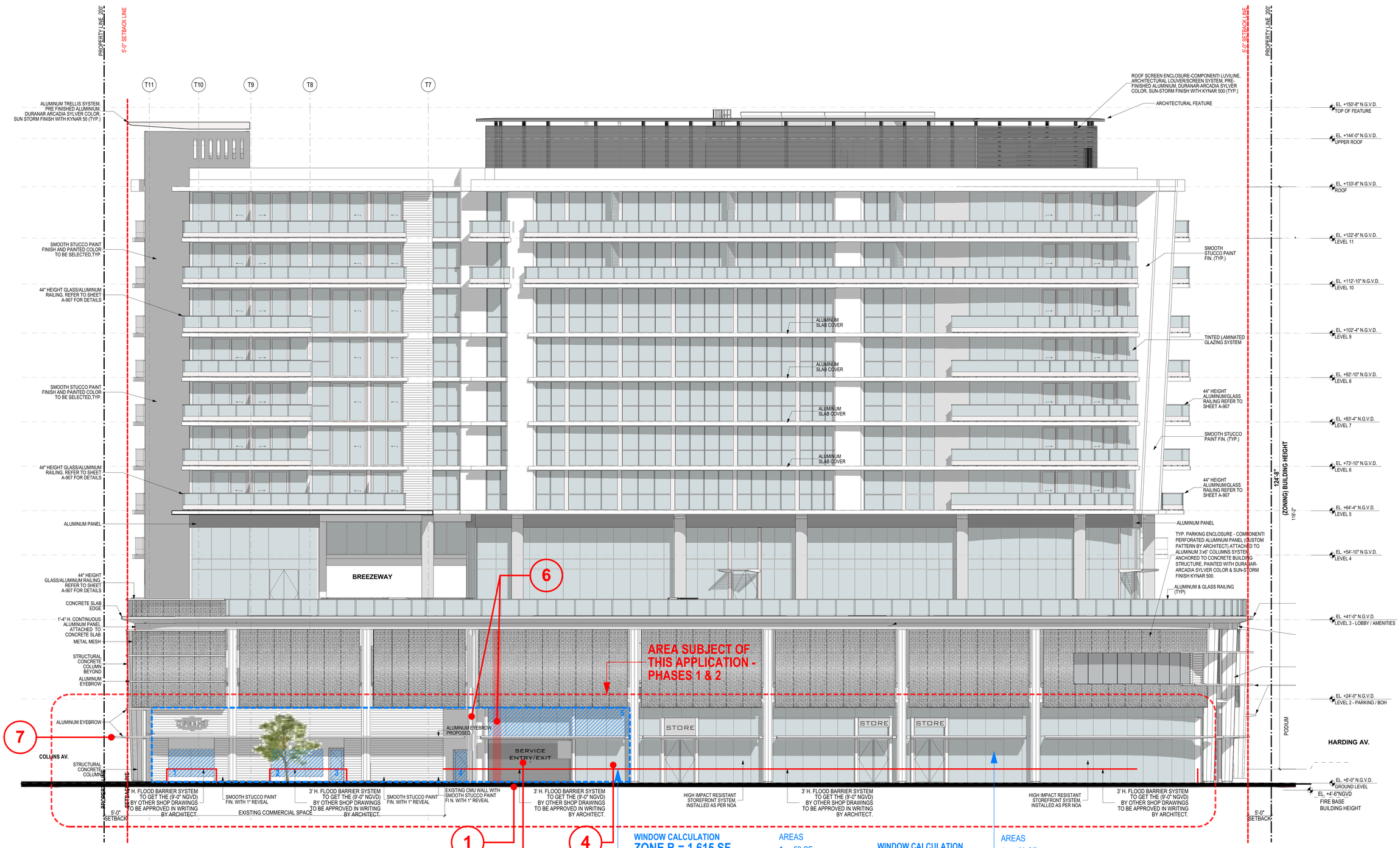
revuelta
architecture
international



NORTH BUILDING ELEVATION - APPROVED

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



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

WINDOW CALCULATION
ZONE B = 1,615 SF
AREA SUBJETC OF THIS APPLICATION
348 SF / 1,615 SF = **21.56 %**

AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 180 SF

TOTAL = 348 SF

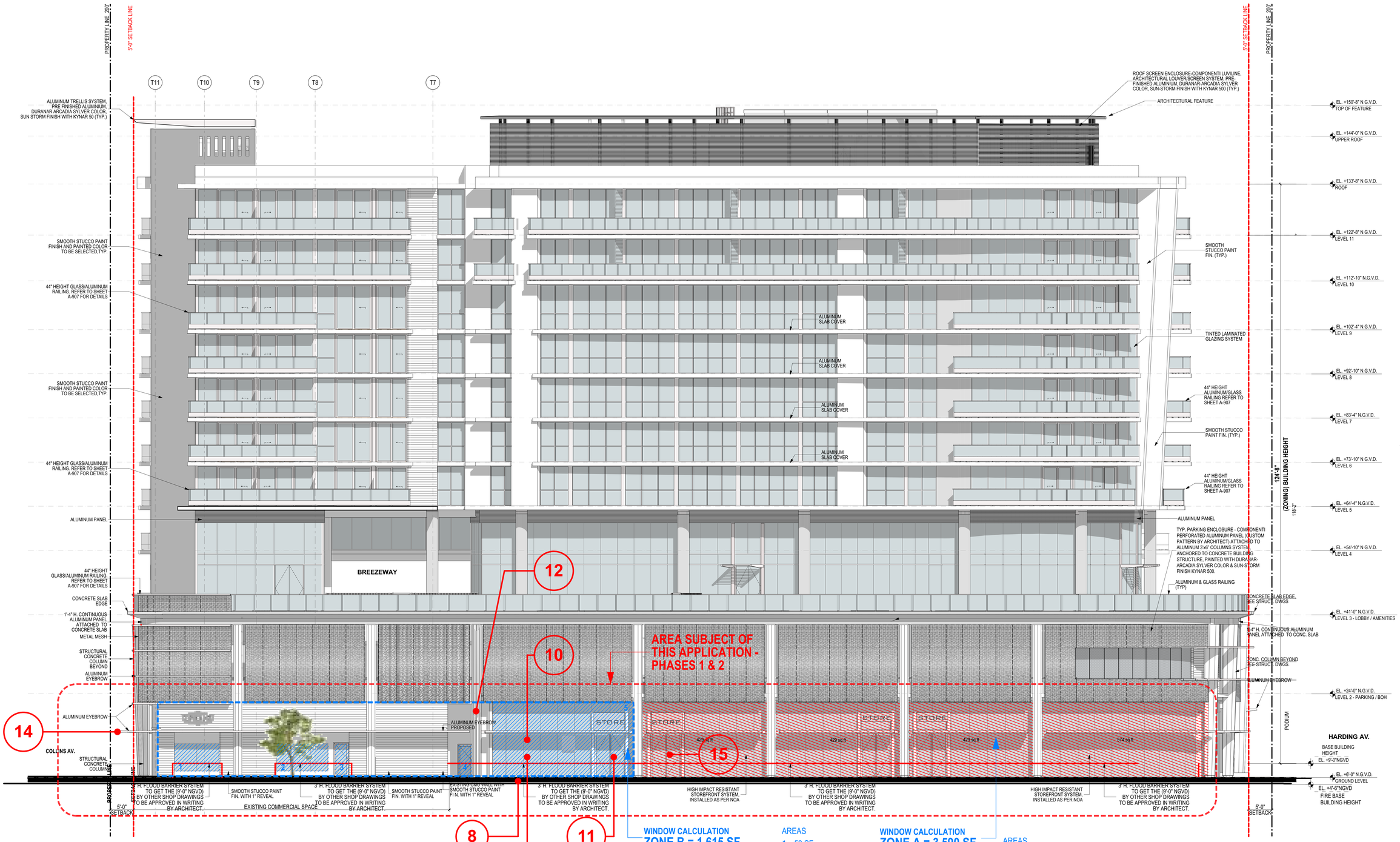
WINDOW CALCULATION
ZONE A = 3,590 SF
2,209 SF / 3,590 SF = **61.53 %**

AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 180 SF
6. 431 SF
7. 431 SF
8. 431 SF
9. 568 SF

TOTAL = 2,209 SF

NORTH BUILDING ELEVATION - PHASE 1

SCALE 1/8"=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

WINDOW CALCULATION
ZONE B = 1,615 SF
663 SF / 1,615 SF = **41.05 %**

AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 495 SF

TOTAL = 663 SF

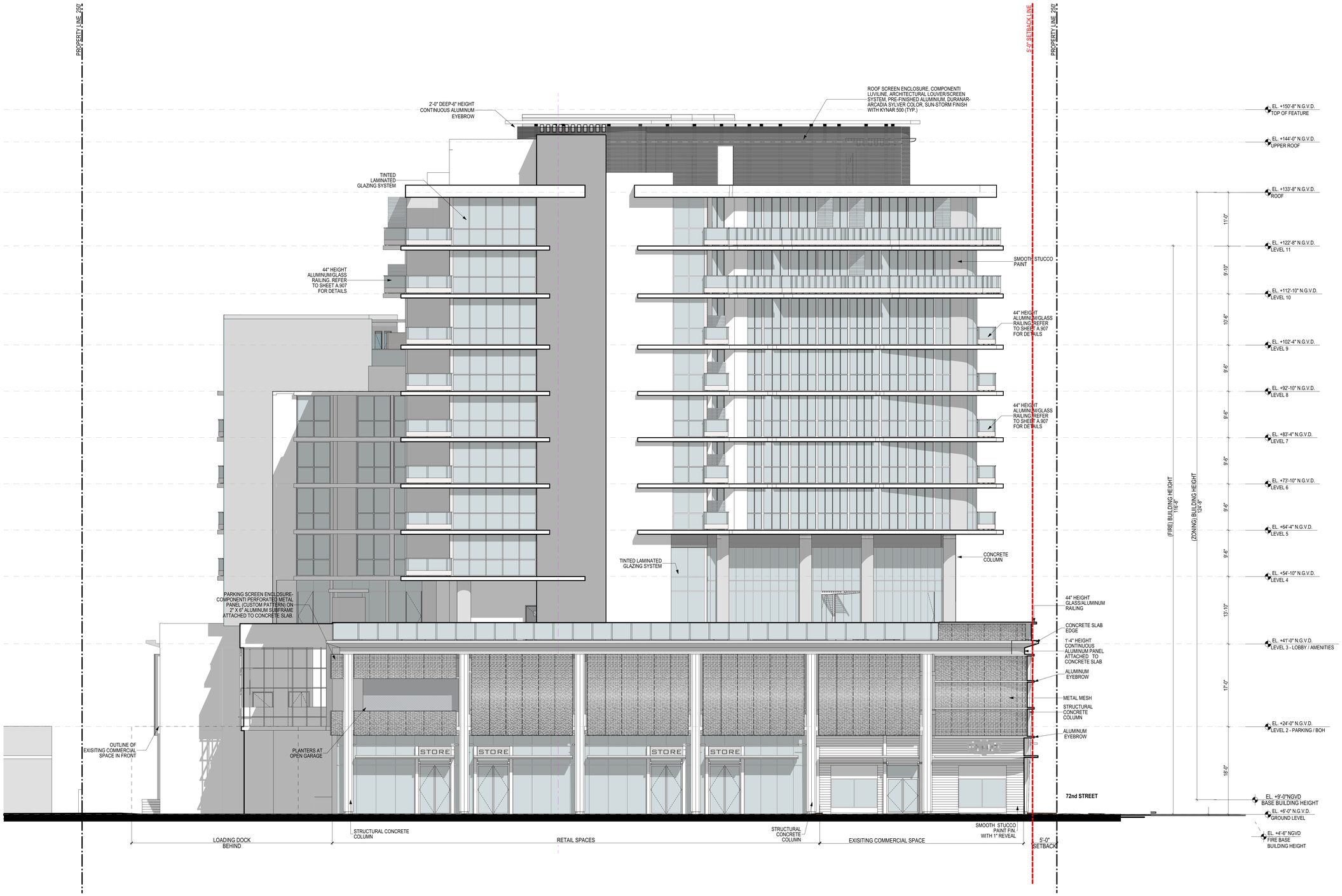
WINDOW CALCULATION
ZONE A = 3,590 SF
2,524 SF / 3,590 SF = **70.30 %**

AREAS
1. ~~59 SF~~
2. ~~67 SF~~
3. 21 SF
4. 21 SF
5. 495 SF
6. 431 SF
7. 431 SF
8. 431 SF
9. 568 SF **TOTAL = 2,524 SF**

NORTH BUILDING ELEVATION - PHASE 2

SCALE 1/8"=1'-0"

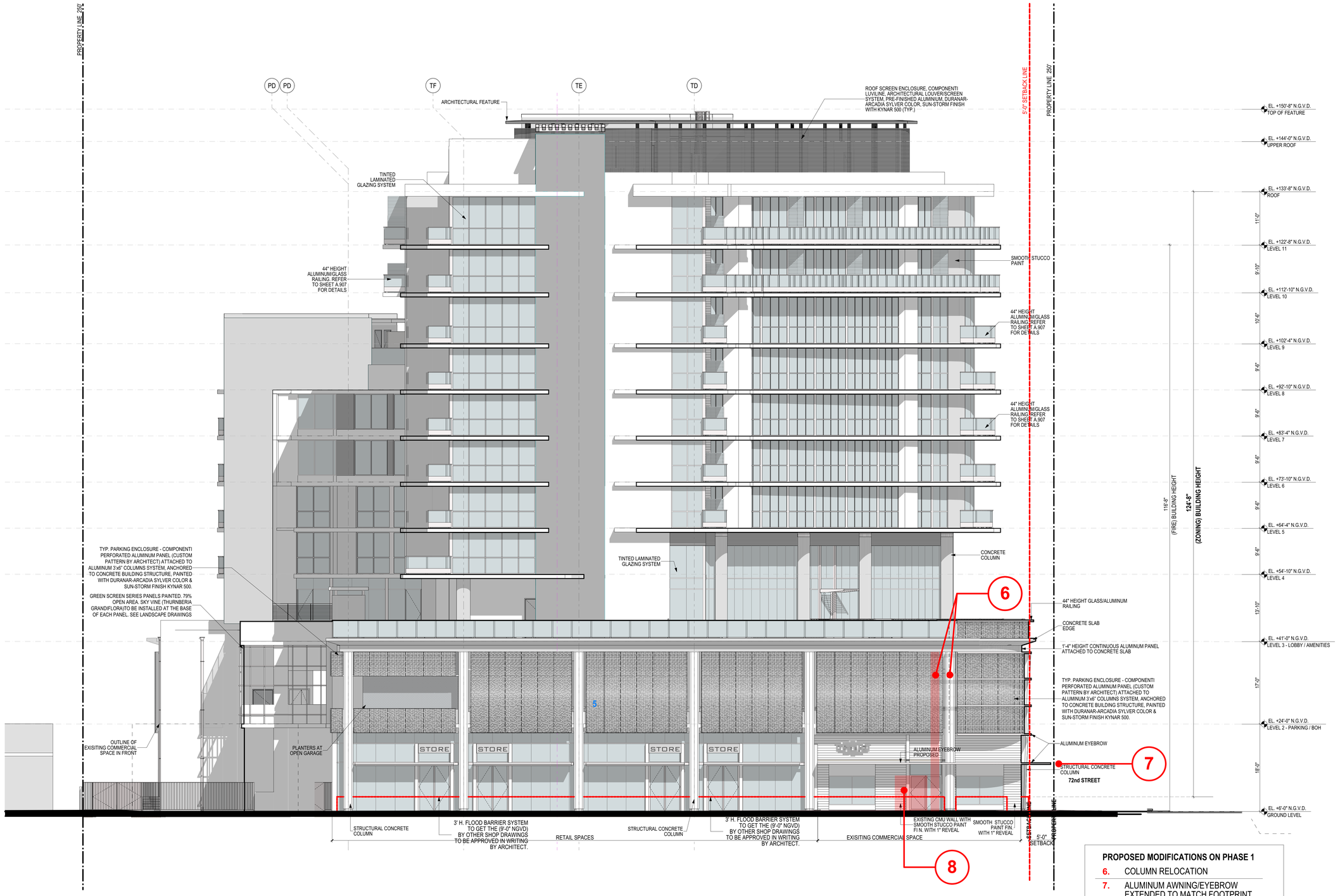
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



EAST BUILDING ELEVATION - APPROVED

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

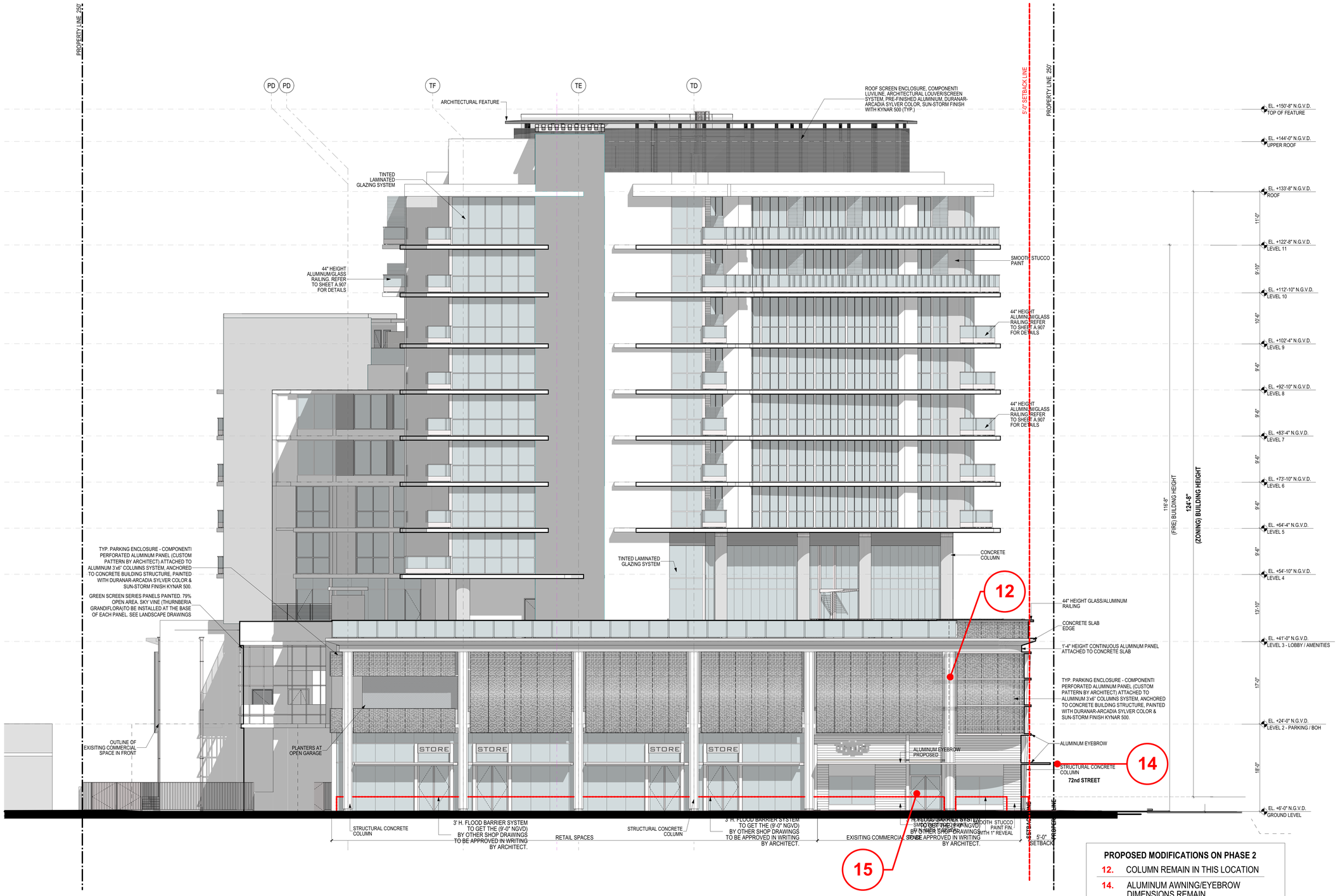


PROPOSED MODIFICATIONS ON PHASE 1

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

EAST BUILDING ELEVATION - PHASE 1

SCALE 1/8"=1'-0"



PROPOSED MODIFICATIONS ON PHASE 2

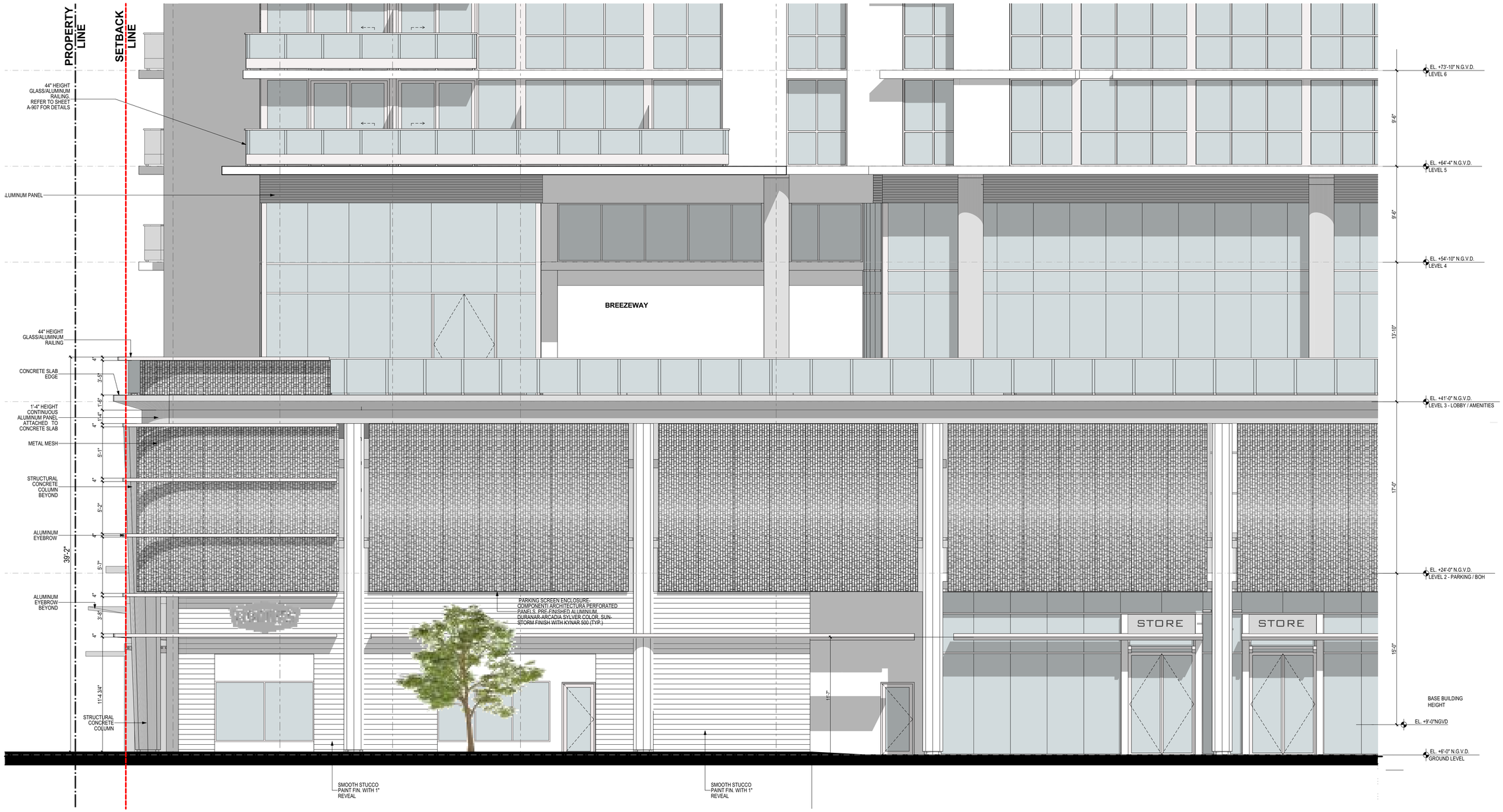
12.	COLUMN REMAIN IN THIS LOCATION
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

EAST BUILDING ELEVATION - PHASE 2

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international



72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

ELEVATION NORTH CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"