

PROJECT DATA	
5333 COLLINS	
PROJECT ADDRESS:	5333 COLLINS AVE MIAMI BEACH, FL 33140
LEGAL DESCRIPTION	
LOTS 27 AND 28, OF AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
ZONING/LOT INFORMATION	
JURISDICTION:	CITY OF MIAMI BEACH
ZONING DESIGNATION:	RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY
FLOOD ZONE:	ZONE "AE" (EL 8 FEET NGVD) ≈ (EL 6.44 FEET NAVD)
PARKING DISTRICT:	PARKING DISTRICT NO.1
EXISTING LAND USE:	HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3);
LOT SIZE:	2.434 ACRES (106,015 SF)
SCOPE OF WORK	
FULL DEMOLITION OF EXISTING BUILDING AND PARKING LOT. PROPOSED NEW CONSTRUCTION: 19-STORY MULTI-USE RESIDENTIAL TOWER, GARAGE AND PRIVATE CLUBHOUSE.	

BLDG. DATA		
	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
NUMBER OF STORIES: (REFER TO ARCHITECTURAL ELEVATIONS)	N/A	19 STORIES
PROPOSED BUILDING HEIGHT: (PER MIAMI BEACH ZONING)	200'-0" (ABOVE D.F.E.)	200'-0" (ABOVE D.FE.) TO T.O. ROOF SLAB + MECHANICAL ROOF = 225'-0"
FREEBOARD:	5'-0" ABOVE BFE	5'-0" (13'-0" NGVD)
ESTABLISHED B.F.E.:	8 FEET NGVD	
DESIGN FLOOD ELEVATION:	BFE + FREEBOARD	= 13'-0" NGVD
LOBBY FINISHED FLOOR ELEVATION		13'-0" NGVD
NUMBER OF UNITS:	120 UNITS (EXISTING)	100 UNITS (PROPOSED REFER TO F.A.R SCHEDULE)
MINIMUM UNIT SIZE	550 SF	556 SF (REFER TO FAR SCHEDULE)

LOT DATA		
	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA:	7,000 SF	PARCEL A: 2.43 ACRES (106,015 SF)
MINIMUM LOT WIDTH:	50'-0"	201'-4"
MAX F.A.R.:	106,015 SF X 3.0 = 318,045 SF	317,994 SF

DUNE PRESERVATION OVERLAY	
	<u>REQUIRED/ALLOWED</u>
SIZE AND SPACING:	400 SQ FT / 10'-25' SEPERATION
LOT COVERAGE:	AT LEAST 80 PERCENT OF THE SITE SHALL REMAIN OPEN TO THE SKY, LANDSCAPED OR MAINTAINED AS SAND BEACH.
	TOTAL AREA: 8,070 SQ FT
MINIMUM YARDS:	0'-0" FROM BULKHEAD LINE
MINIMUM SIDE YARD:	FIFTEEN FEET ADJACENT TO ANY SIDE PROPERTY LINE, MUNICIPAL PARK, STREET END, OR RIGHT-OF-WAY.
MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0"- 15'-0"
MAXIMUM HEIGHT:	1 STORY OR 12'-0"
MAXIMUM DENSITY:	0
PARKING REGULATION:	0
FINISH FLOOR ELEVATION:	11'-3" NGVD DUNE + 2'-6" = 13'-9"

PARKING DATA		
RESIDENTIAL PARKING REQUIREMENTS	REQUIRED/ALLOWED	PROVIDED
(1.5) SPACES PER UNIT FOR UNITS BETWEEN 550 AND 999 SF	7 UNITS X 1.5 SPACES = 10.5 PARKING SPACES ≈ 11 PARKING SPACES	
(1.75) SPACES PER UNIT FOR UNITS BETWEEN 1,000 AND 1,200 SF (2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SF - SUPPLEMENTAL DESIGNATED GUEST PARKING	13 UNITS X 1.75 SPACES = 22.75 ≈ 23 PARKING SPACES 80 UNITS X 2 SPACES = 160 PARKING SPACES 10% OF REQ. RESIDENTIAL = 19.4 ≈ 20 PARKING SPACES	
COMMERCIAL PARKING REQUIREMENTS		
RETAIL STORE	ONE SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA 220 SF OF FLOOR AREA /300 SF = 0.73 ≈ 1 PARKING SPACE	1 PARKING SPACE
OFF-STREET LOADING		
RESIDENTIAL BUILDING OVER 50 UNITS BUT NOT MORE THAN 100 UNITS:	2 LOADING SPACES (10'-0" X 20'-0")	2 LOADING SPACES (10'-0" X 20'-0")
COMMERCIAL SPACE	OVER 2,000 BUT NOT OVER 10,000 = 1 LOADING SPACE 200 SF OF COMMERCIAL SPACE = 0	0 LOADING SPACES
TOTAL # OF SPACES BEFORE REDUCTION	215 PARKING SPACES 2 LOADING SPACES	
PARKING REDUCTION		
LONG-TERM BICYCLE PARKING: (1) OFF-STREET PARKING SPACE FOR EVERY FIVE LONG-TERM BICYCLE PARKING SPACES PROVIDED OFF-STREET, NOT TO EXCEED 15%	215 PARKING SPACES X 15% (REDUCTION) = 32.25 PARKING SPACES REDUCTION 32 PARKING SPACES X 5 BICYCLES PARKING SPACES = 160 BICYCLE SPACES	160 BICYCLE SPACES
TOTAL # OF SPACES AFTER REDUCTION	215 PARKING SPACES - 32 (REDUCTION) = 183 PARKING SPACES 2 LOADING SPACES	183 PARKING SPACES 2 LOADING SPACES
ACCESSIBLE:		
	TOTAL NUMBER OF PARKING SPACES REQUIRED 151 TO 200 = 5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE	5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE
ELECTRIC VEHICLE:		
	ELECTRIC VEHICLE MINIMUM OF 2 PERCENT OF REQUIRED OFF- STREET PARKING. 183 (REQUIRED PARKING) X 2% = 3.66 ≈ 4	4 ELECTRIC VEHICLE SPACES
PARKING SPACE DIMENSIONS		
- REGULAR SELF-PARK SPACES: - VALET PARKING SPACES - TANDEM PARKING SPACES - OFF-STREET LOADING - ACCESSIBLE PARKING	8'-6" (W) X 18'-0" (D) 8'-6" (W) X 16'-0" (D) 8'-6" (W) X 32'-0" (D) 10'-0" (W) X 20'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D) 8'-6" (W) X 18'-0" (D) 8'-6" (W) X 36'-0" (D) 10'-0" (W) X 20'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D)

OCEANFRONT OVERLAY REQUIREMENTS		
ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REGULATIONS APPLY TO BUILDINGS AND STRUCTURES LOCATED WEST OF THE BULKHEAD LINE.		
	REQUIRED/ALLOWED	PROVIDED
LOT COVERAGE:	LOT COVERAGE SHALL BE AT LEAST 50 PERCENT OF THE REQUIRED REAR YARD SETBACK, OPEN TO THE SKY AND LANDSCAPED. TOTAL AREA: 9,318 SQ FT	AREA OPEN TO SKY AND LANDSCAPED: 4,730 SF LOT COVERAGE AREA = 51% AREA NOT OPEN TO SKYAND LANDSCAPED: 4,588 SF LOT COVERAGE AREA = 49%
REAR YARD SETBACK: 50'-0" FOR GRADE AND SUBTERRANEAN LEVELS MEASURED FROM THE BULKHEAD LINE.	50'-0"	67'-9"
SIDE SETBACK:	15'-0"	
MAXIMUM HEIGHT:	30'-0" ABOVE GRADE GRADE: 4.95 NGVD	24'-0" NGVD - 4'-11" (4.95 NGVD) = 19'-1" ABOVE GRADE
BULKHEAD LINE SETBACK:	10'-0"	12'-10"
PERMITTED ENCLOSED STRUCTURE: MAXIMUM F.A.R. OF 0.5 OF THE SETBACK AREA	10,013 SQ (SETBACK AREA) FT X 0.5 (MAX F.A.R.) = 5,006 SQ FT	280 SQ FT (PORTION OF PRIVATE CLUBHOUSE ON OCEANFRONT OVERLAY)
FINISHED FLOOR ELEVATION: DECKS / PATIOS / PLATFORMS MAX HEIGHT OF 2'-6" ABOVE TOP OF DUNE	11'-3" NGVD DUNE + 2'-6" = 13'-9"	+13'-6" NGVD (MAX HEIGHT)

F.A.R. SCHEDULE										
Floor	Program	FLOOR AREA (FAR)	GROSS AREA (GSF)	CORE AREA (SF)	Amenity, Lobby & BOH					
					LOBBY	AMNT.	CLUB H.	RETAIL	BOH	
18	Roof		4,032							
17	Penthouse	9,703	9,703	1,427						
16	Mixed Residence	13,672	13,672	2,469						
15	Mixed Residence	15,417	15,417	2,070						
14	Mixed Residence	21,087	21,087	2,070						
13	Mixed Residence	21,087	21,087	2,070						
12	Mixed Residence	21,087	21,087	2,070						
11	Mixed Residence	21,087	21,087	2,070						
10	Mixed Residence	21,087	21,087	2,070						
9	Mixed Residence	21,087	21,087	2,070						
8	Mixed Residence	21,087	21,087	2,070						
7	Mixed Residence	21,087	21,087	2,070						
6	Mixed Residence	21,087	21,087	2,070						
5	Mixed Residence	21,087	21,087	2,070						
4	Mixed Residence	21,087	21,087	2,070						
3	Mixed Residence	15,417	15,417	2,165						1,256
2	Mixed Residences & Amenities	11,506	11,506	2,529		4,214	752			700
1	Lobby & Amenity, Restaurant	15,903	15,903	1,191	3,345	5,062	4,705	220	1,380	
B1	BOH, PARKING	4,414	42,511	1,162					3,252	
B2	PARKING	0	49,807	1,162						
					3345	9276	5,457	220	4632	1,956
SUB TOTAL				36,945		14,733			22,930	
UNITS		100								
TOTAL PROVIDED		317,994	409,930							

SETBACK REQUIREMENTS		
AT-GRADE PARKING SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0"	N/A
• SIDE	5 FEET, OR 5% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 5% = 10'-0"	N/A
• REAR	50'-0" WEST FROM THE BULKHEAD LINE	N/A
SUBTERRANEAN AND PEDESTAL SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0"	36'-0"
• SIDE	SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH, 7.5 FEET, OR 8% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 16% = 32'-0" / 2 = 16'-0"	16'-0"
• REAR	20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IF GREATER, LOT DEPTH AVERAGE $513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' \times 20\% = 105.86' \approx 105'-11"$	105'-11"
TOWER SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0" + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, (SECTION 142-1132 ALLOWABLE ENCROACHMENT) UP TO A MAXIMUM PROJECTION OF 6 FEET FOR EXTERIOR UNENCLOSED PRIVATE BALCONIES	56'-1"
• SIDE	THE REQUIRED PEDESTAL SETBACK PLUS 10% OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0". 16' (PEDESTAL) + 15' (10% OF TOWER HEIGHT) = 31'-0"	55'-1" (SOUTH) 55'-1" (NORTH)
• REAR	25% OF LOT DEPTH, 75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IF GREATER, LOT DEPTH AVERAGE $513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' \times 25\% = 132.33 \approx 132'-4"$	132'-4"

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN [FOR REFERENCE ONLY]

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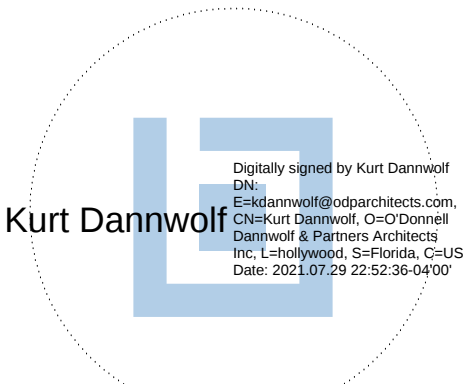
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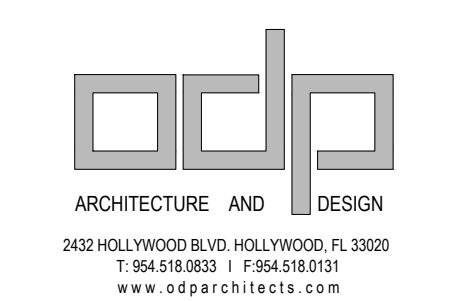
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PROJECT

5333 COLLINS

5333 COLLINS AVE
MIAMI BEACH, FL 33140

[illegible]

KEY PLAN

INDIAN CREEK

COX LANE AVENUE

ATLANTIC OCEAN

N

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ALT ZONING DATA

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A-004.A

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PROJECT
5333 COLLINS5333 COLLINS AVE
MIAMI BEACH, FL 33140[illegible]

KEY PLAN

COLLINS AVENUE / I-95

ATLANTIC OCEAN

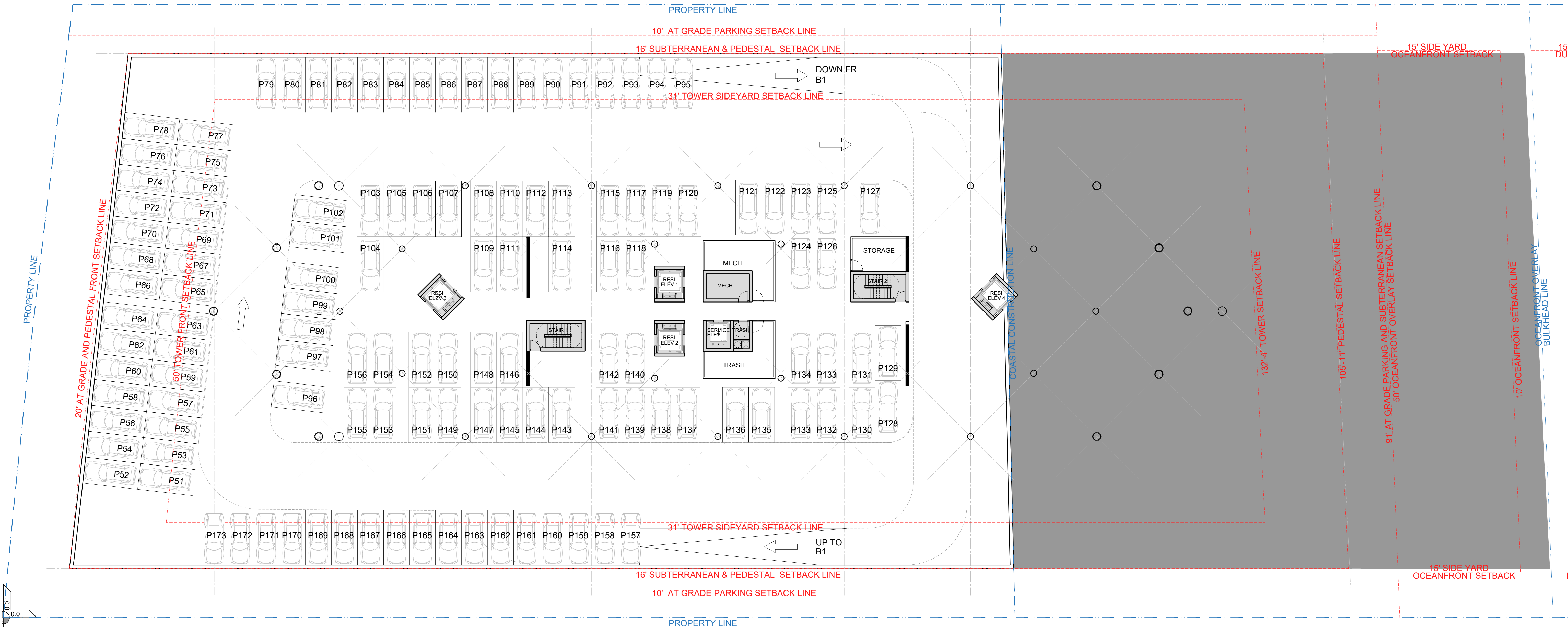
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**SALT SUB CELLAR
PLAN**

SHEET NO.
A-100.A



B1	60	50 PARKING SPACES 4 ELECTRICAL CHARGING STATIONS 6 ACCESSIBLE SPACES	160 BYCICLE SPOTS
B2	123	123 PARKING SPACES	
TOTAL	183		160 BYCICLE SPOTS

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]



LOT 23

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
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PROJECT
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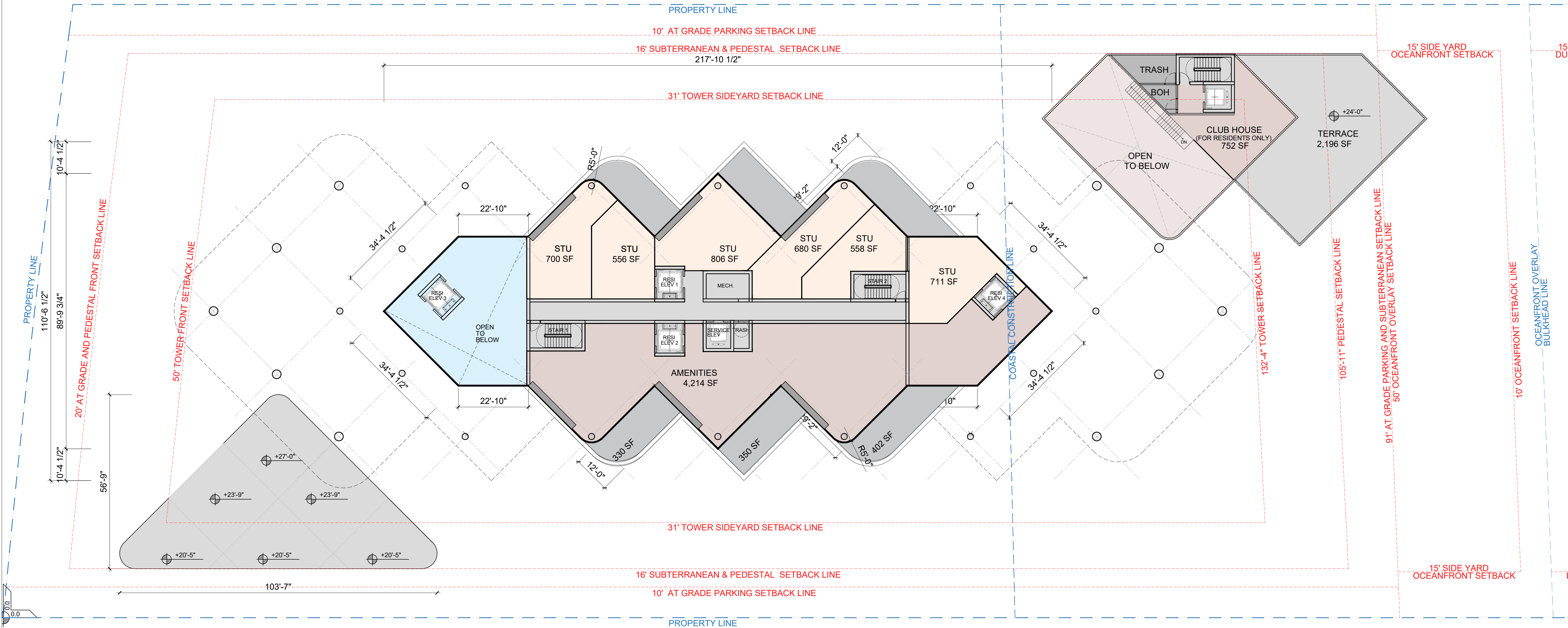
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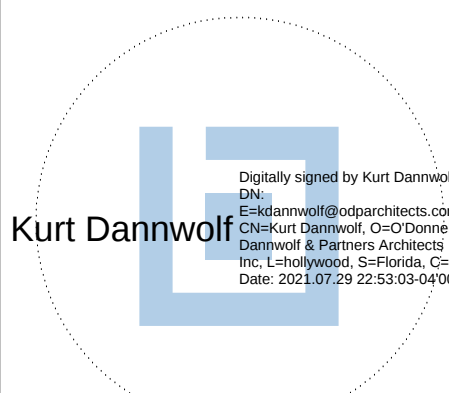
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ALT 2ND FLOOR PLAN

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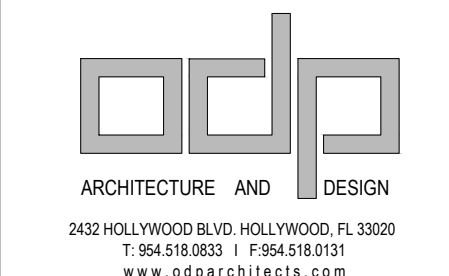
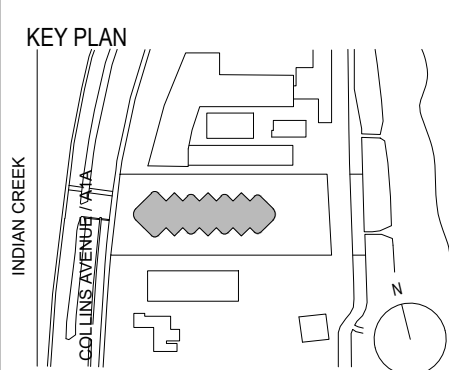


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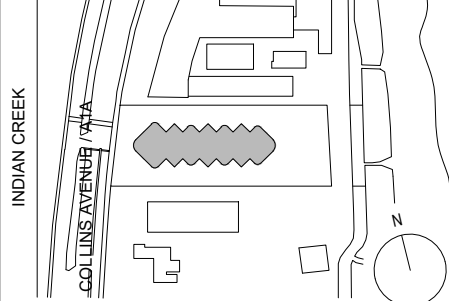
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**ALT 3RD &
4-14TH FLOOR
PLANS**

SHEET NO.
A-104.A





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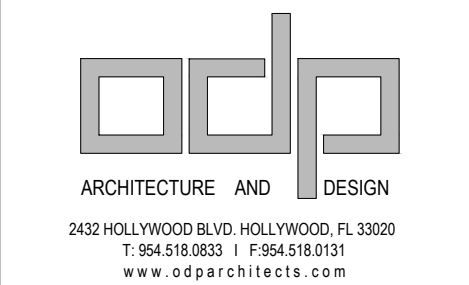
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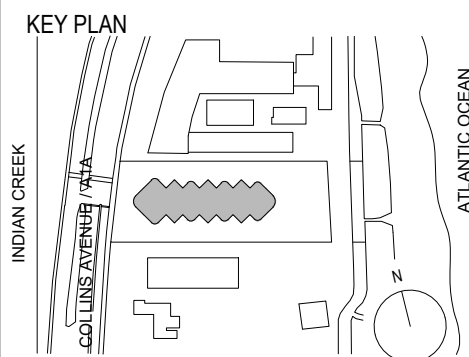


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