5333 COLLINS

OMA

General Project Information:

- New Residential Condominium Tower – 100 Units
- 17 Stories and 200’ tall (measured from base flood elevation plus freeboard)
- Design By OMA with Landscape by Gustafson Porter Bowman (UK)
- Project is Being Presented to the Miami Beach Design Review Board in October 2021

Project Highlights:

- The project is Compliant with Current Zoning with No Variances or Special Approvals Requested
- The Base of the Building will be transformed from concrete parking lots and decks into a lush tropical landscape.

DESIGN TEAM

OMA NY

Sotheby's HQ
New York
Manus x Machina:
Fashion in an Age
of Technology
New York
Toranomon Hills Station Tower
Tokyo
Transbay Block 8
San Francisco
88 Seaport Blvd
Boston
CAN
Bogota
Facebook Willow Campus
Palo Alto
121 East 22nd St
New York
Park Grove
Miami
Milstein Hall
Ithaca, NY
Greenpoint Landing Block D
New York
New Museum
New York
Faena Forum
Miami Beach
Audrey Irmas Pavilion
Los Angeles
Pierre Lassonde Pavilion
Quebec City
Post Houston
Houston
Buffalo AKG
Art Museum
Buffalo, NY
11th Street Bridge Park
Washington D.C.
Tenjin Business Center
Fukuoka
UIC Center for the Arts
Chicago

SPECIFICITY

CCTV HEADQUARTERS, BEIJING, CHINA

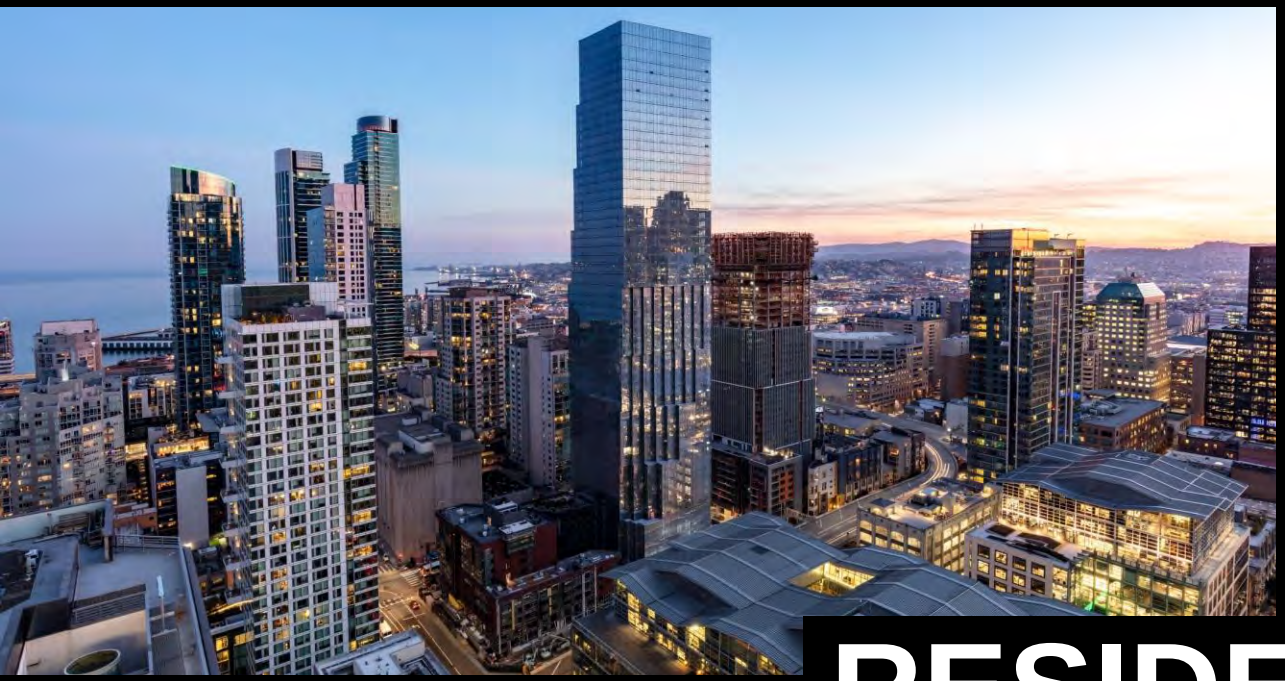
SEATTLE CENTRAL LIBRARY, SEATTLE, WA, USA

PIERRE LASSONDE PAVILION, QUEBEC CITY, CANADA

FAENA FORUM, MIAMI, FL, USA

RESIDENTIAL

TRANSBAY BLOCK 8, SAN FRANCISCO, CA, USA



GREENPOINT BLOCK D, BROOKLYN, NY, USA

NORRA TORNEN, STOCKHOLM, SWEDEN

PARK GROVE, MIAMI, FL, USA

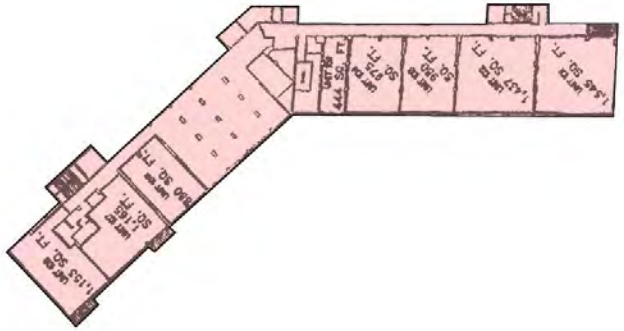
GUSTAFSON PORTER

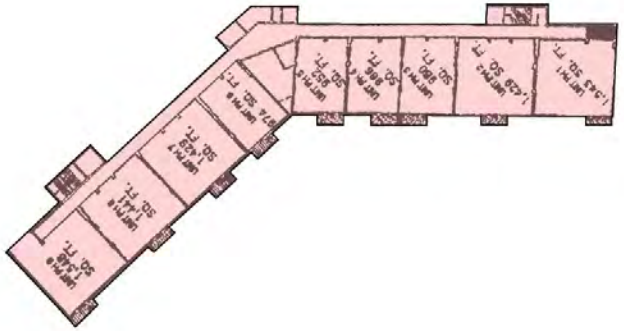
SELECTED WORKS

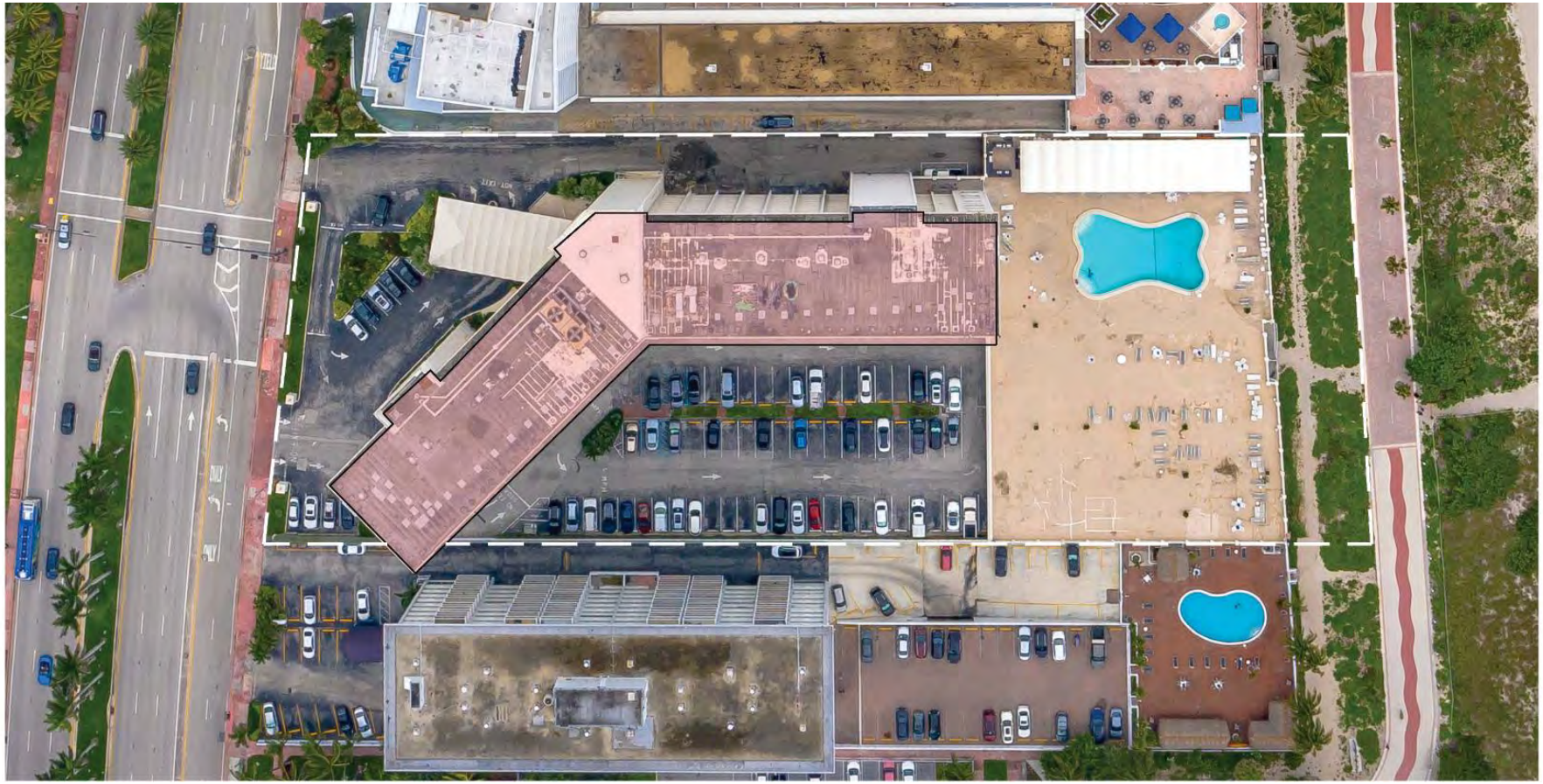
PROJECT LOCATION

Location

1. Four Seasons Surf Side
2. Eighty Seven Park
3. 57 Ocean Condos
4. Nobu Hotel
5. Fontainebleau
6. SoHo Beach House
7. Aman Hotel & Residences
8. Faena Hotel
9. EDITION Miami Beach
10. W Hotel Miami Beach
11. Convention Center
12. Lincoln Road
13. Miami Beach Golf Club
14. La Gorce Golf Club
1
2
3
4
5
6
7
8
9
10
11
12
13
14
53
33







6 SOUTHBOUND COLLINS AVE
18/12/2020

4 COLLINS AVE
18/12/2020

2 NORTHBOUND COLLINS AVE
18/12/2020

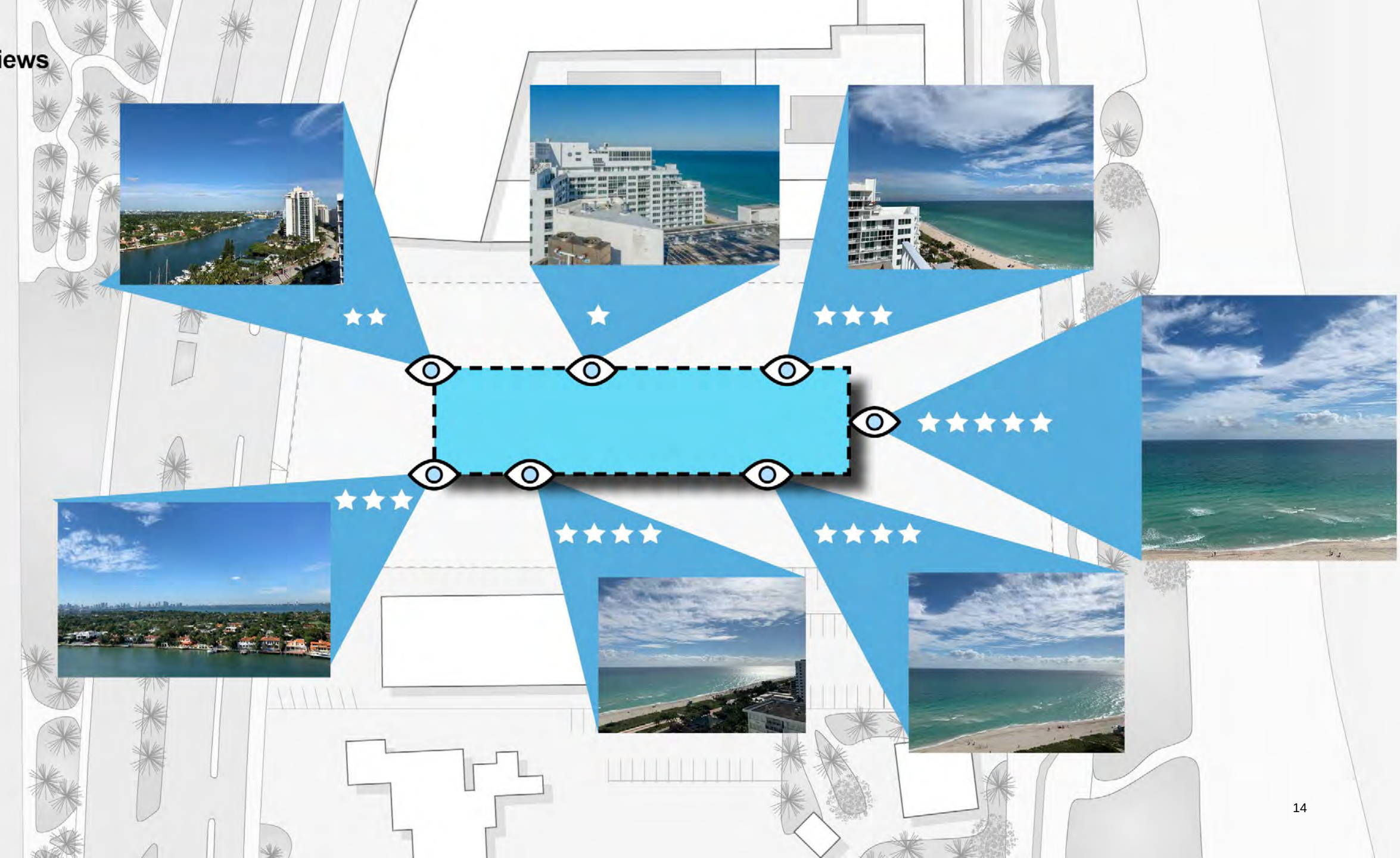
5 SOUTHBOUND GREENWAY VIEW
18/12/2020

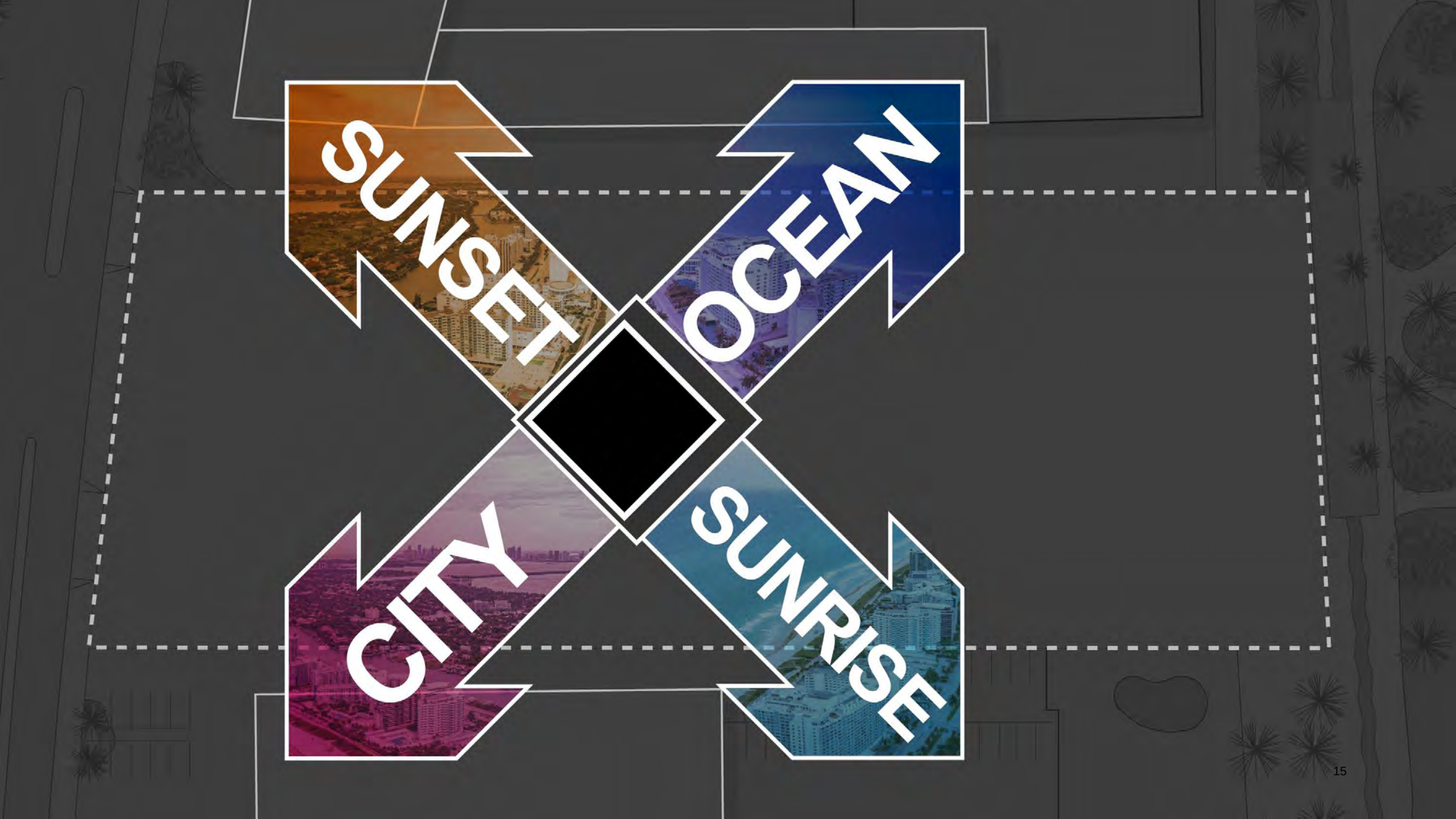
3 BEACH VIEW
18/12/2020

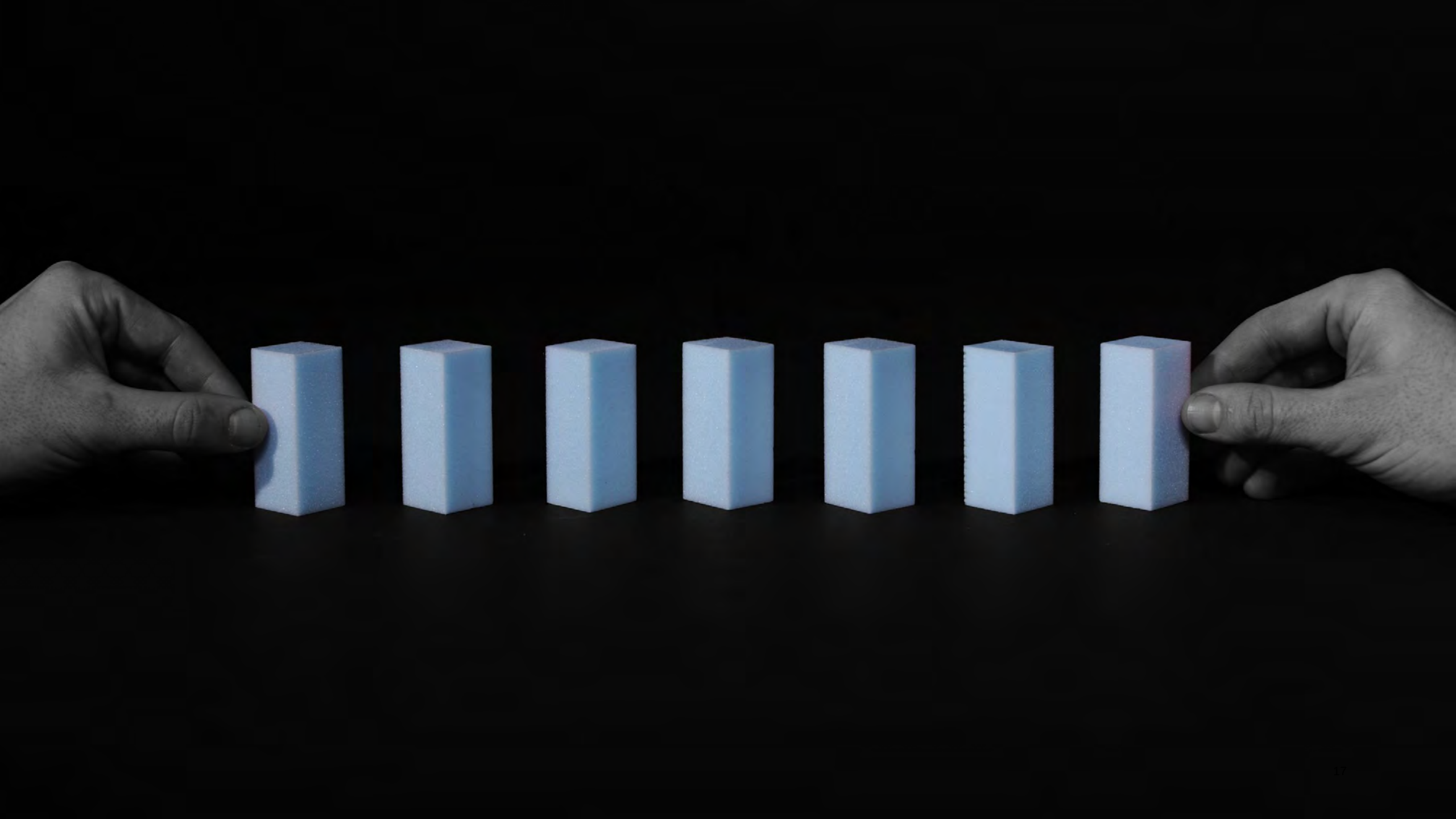
1 NORTHBOUND BEACH VIEW
18/12/2020

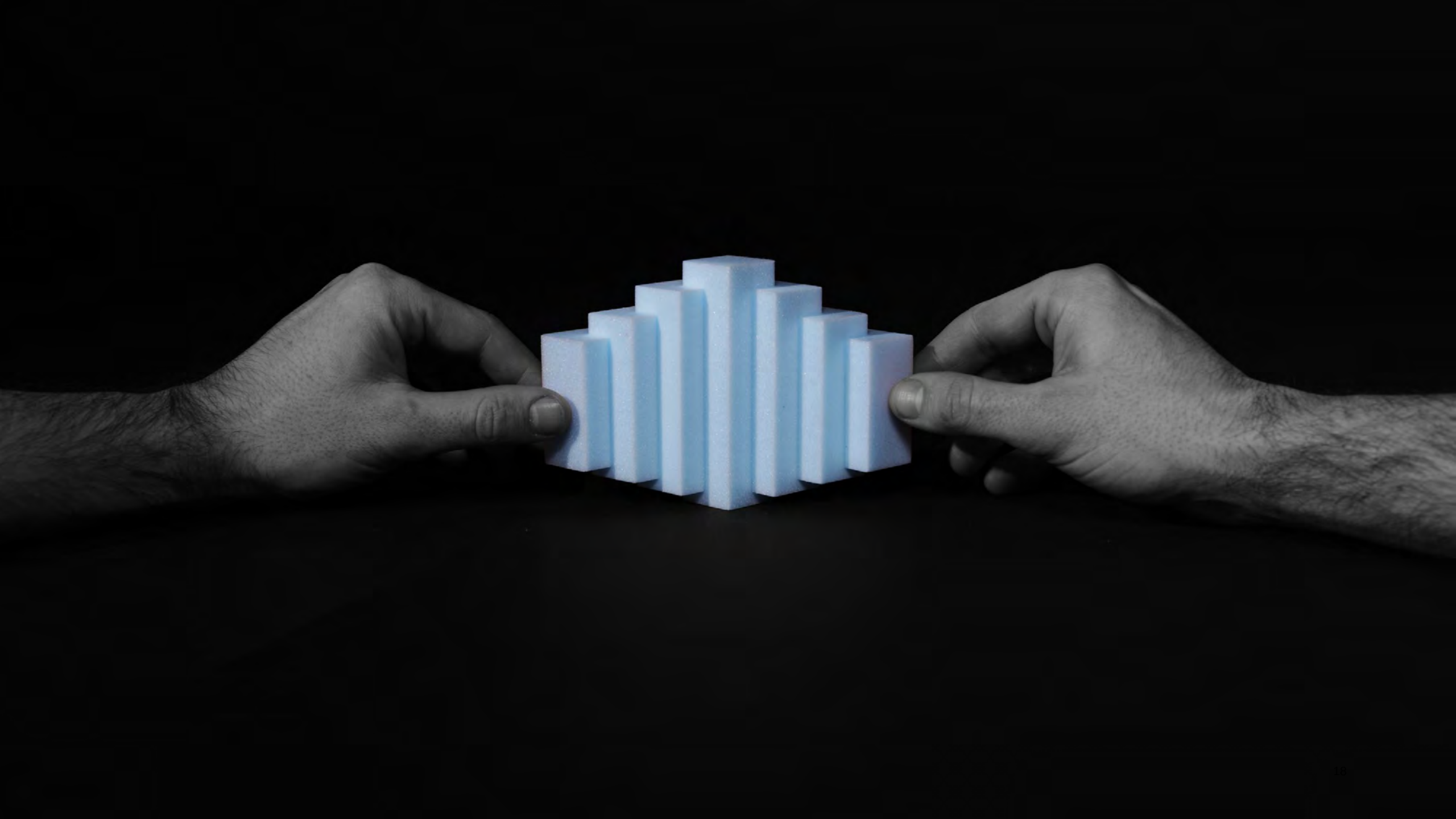
PROJECT OVERVIEW

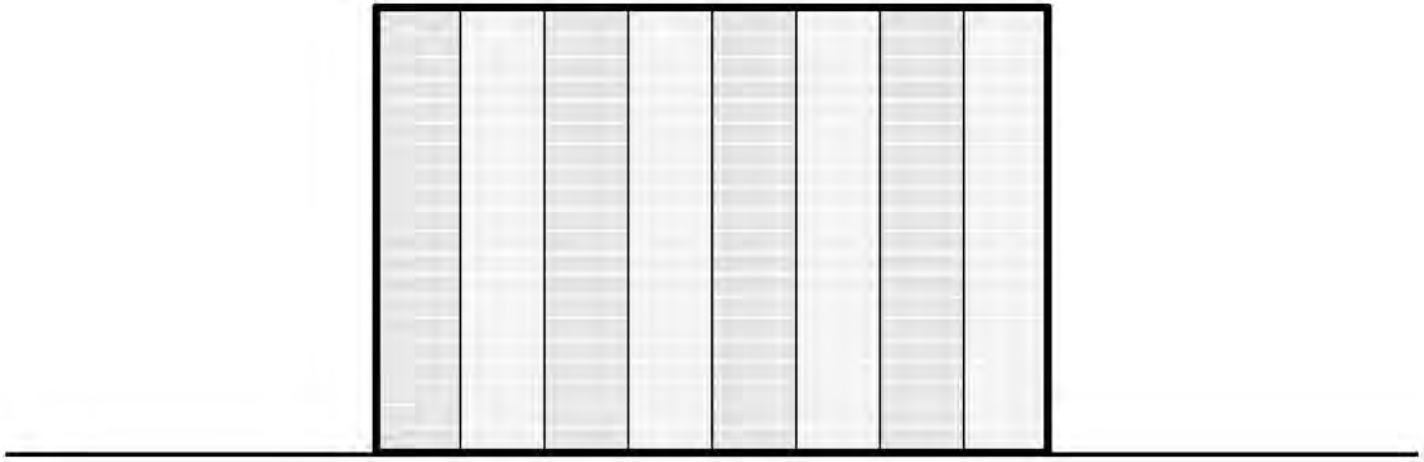
Views



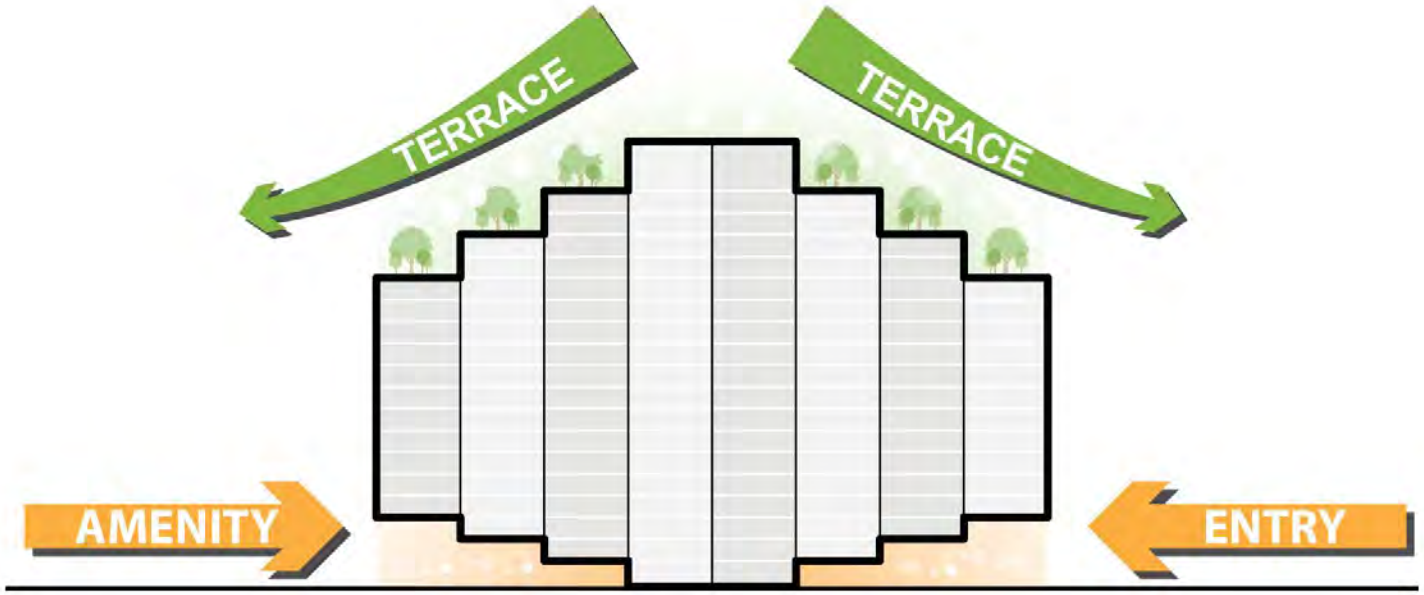

SUNSET
OCEAN
CITY
SUNRISE







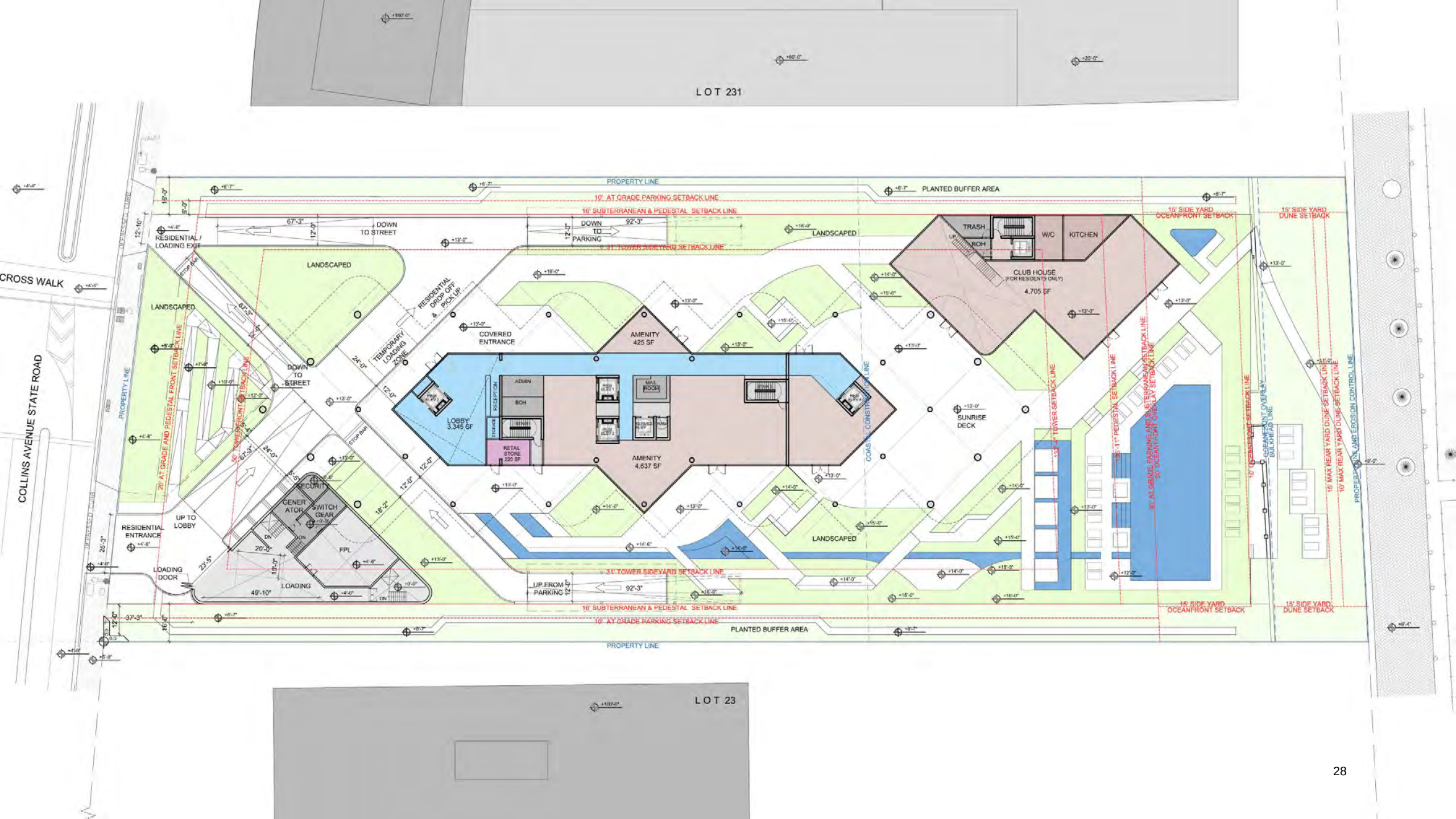
BEACH SLAB

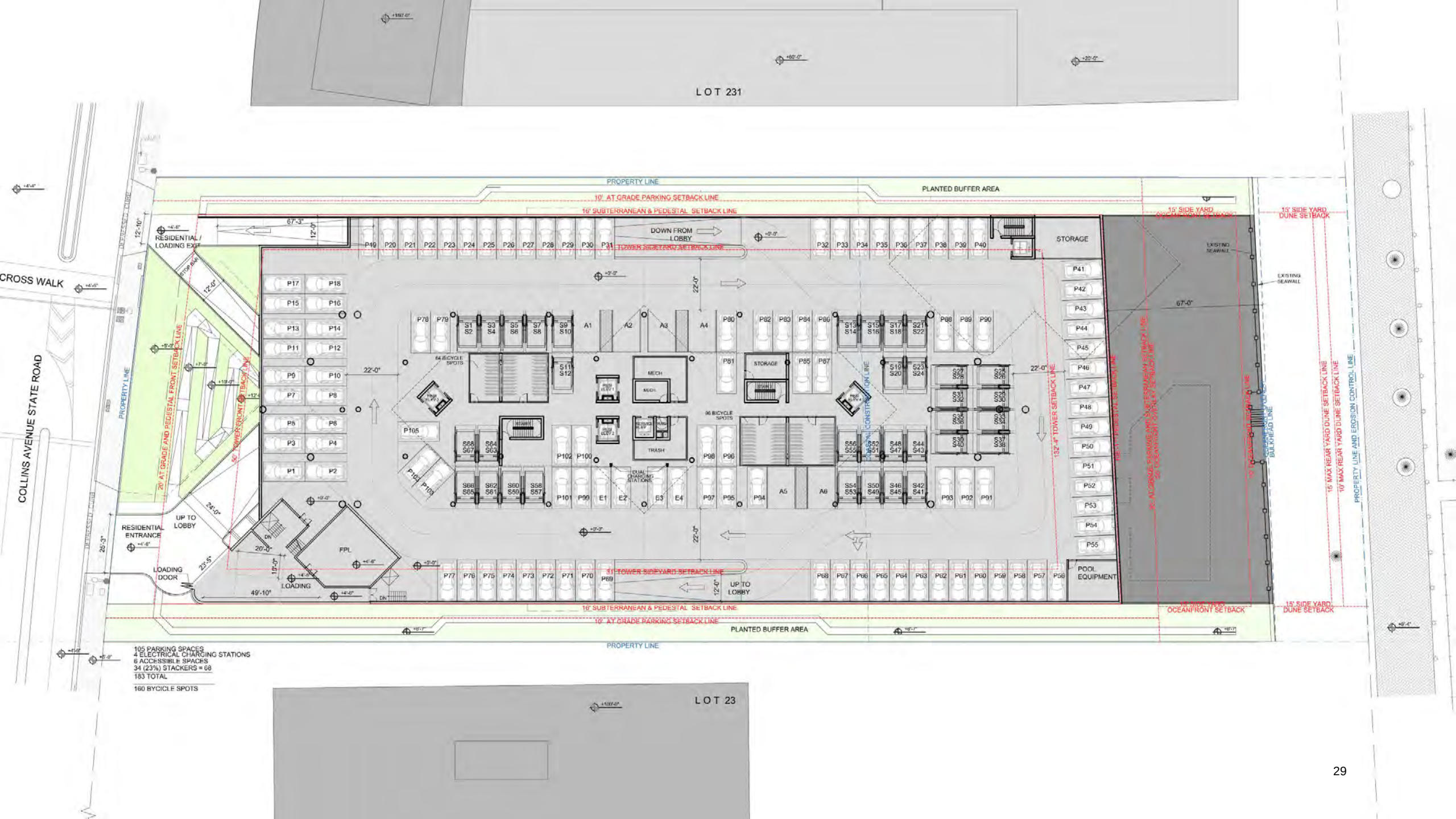


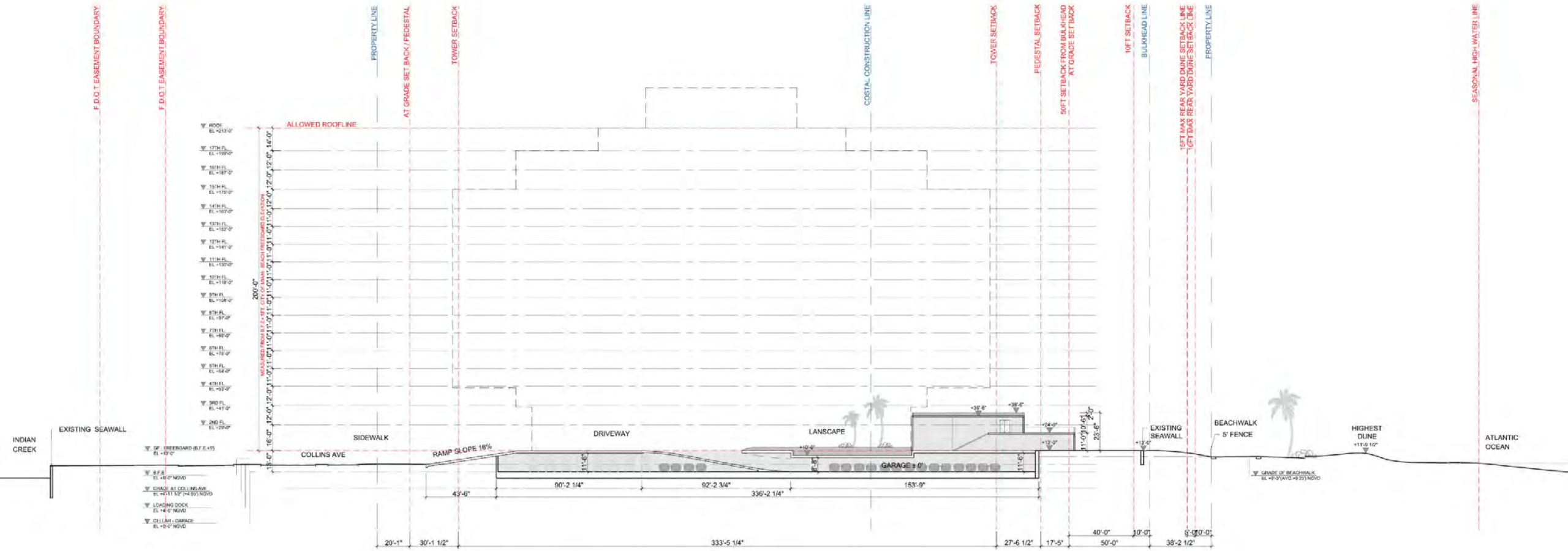
BEACH BUNDLE

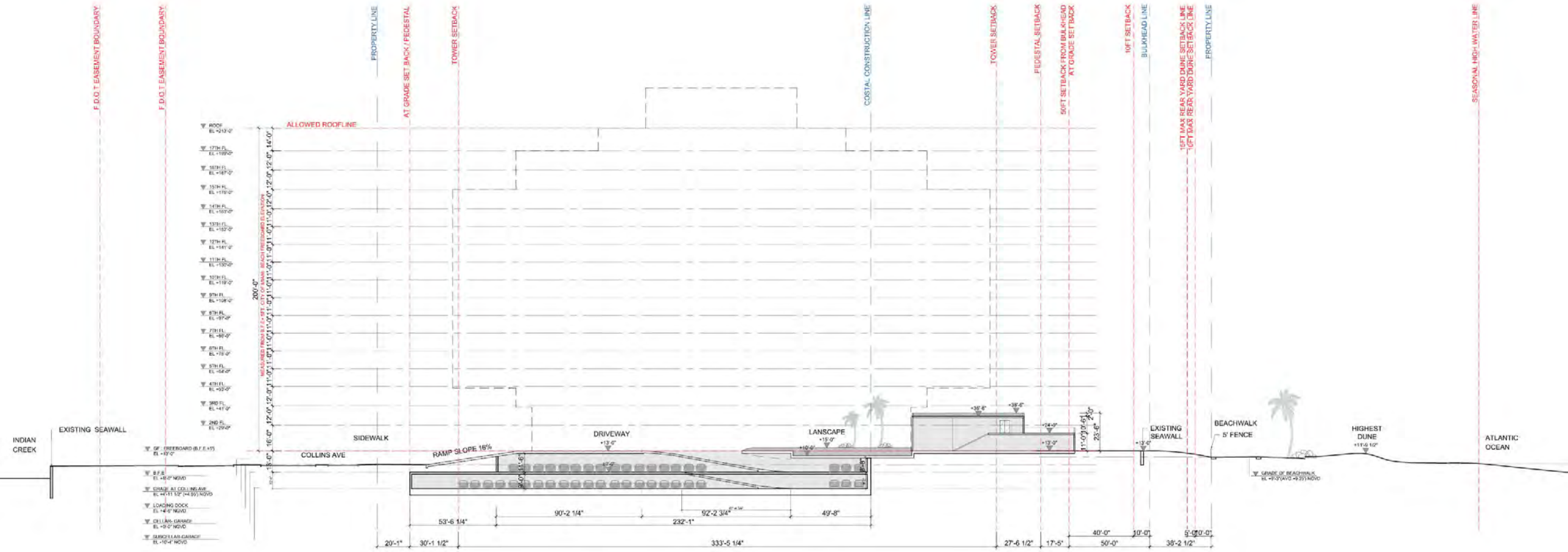
5333

MECHANICAL PARKING

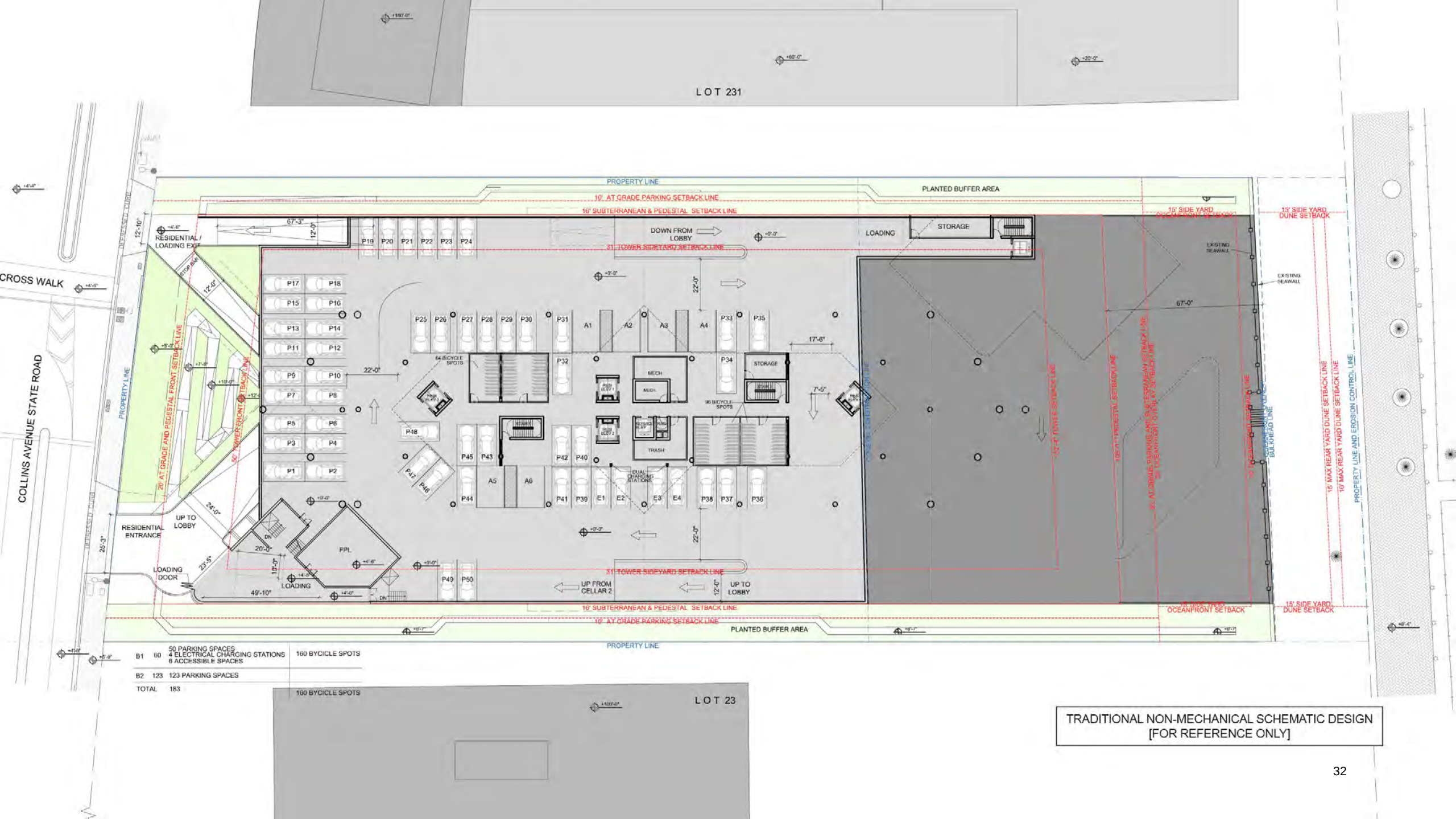

LOT 231
LOT 23
PROPERTY LINE
PLANTED BUFFER AREA
10' AT GRADE PARKING SETBACK LINE
16' SUBTERRANEAN & PEDESTAL SETBACK LINE
31' TOWER SIDEYARD SETBACK LINE
15' SIDE YARD OCEANFRONT SETBACK
15' SIDE YARD DUNE SETBACK
CROSS WALK
COLLINS AVENUE STATE ROAD
RESIDENTIAL / LOADING EXIT
DOWN TO STREET
DOWN TO PARKING
LANDSCAPED
RESIDENTIAL DROP OFF & PICK UP
TEMPORARY LOADING ZONE
COVERED ENTRANCE
AMENITY 425 SF
AMENITY 4,637 SF
LOBBY 3,345 SF
ADMIN
BOH
RECEPTION
STORAGE
RETAIL STORE 220 SF
MAIL ROOM
TRASH
W/C
KITCHEN
CLUB HOUSE (FOR RESIDENTS ONLY)
4,705 SF
SUNRISE DECK
26' AT GRADE AND PEDESTAL FRONT SETBACK LINE
50' TOWER FRONT SETBACK LINE
COASTAL CONSTRUCTION CONTROL LINE
OCEANFRONT OVERLAY BULKHEAD LINE
15' MAX REAR YARD DUNE SETBACK LINE
10' MAX REAR YARD DUNE SETBACK LINE
PROPERTY LINE AND EROSION CONTROL LINE
RESIDENTIAL ENTRANCE
UP TO LOBBY
LOADING DOOR
LOADING
SECURITY
GENERATOR
SWITCH GEAR
FPL
UP FROM PARKING
STOP BAR
67'-3"
92'-3"
49'-10"
20'-0"
24'-0"
12'-0"
18'-0"
37'-3"


LOT 231
LOT 23
PROPERTY LINE
PLANTED BUFFER AREA
10' AT GRADE PARKING SETBACK LINE
16' SUBTERRANEAN & PEDESTAL SETBACK LINE
15' SIDE YARD OCEANFRONT SETBACK
15' SIDE YARD DUNE SETBACK
DOWN FROM LOBBY
STORAGE
EXISTING SEAWALL
RESIDENTIAL / LOADING EXIT
CROSS WALK
COLLINS AVENUE STATE ROAD
26' AT GRADE AND PEDESTAL FRONT SETBACK LINE
50' TOWER FRONT SETBACK LINE
31' TOWER SIDEYARD SETBACK LINE
13'-4" TOWER SETBACK LINE
15' MAX REAR YARD DUNE SETBACK LINE
10' MAX REAR YARD DUNE SETBACK LINE
PROPERTY LINE AND EROSION CONTROL LINE
BULKHEAD LINE
64 BICYCLE SPOTS
96 BICYCLE SPOTS
MECH
TRASH
DUAL CHARGING STATIONS
UP TO LOBBY
RESIDENTIAL ENTRANCE
LOADING DOOR
LOADING
FPL
POOL EQUIPMENT
105 PARKING SPACES
4 ELECTRICAL CHARGING STATIONS
6 ACCESSIBLE SPACES
34 (23%) STACKERS = 68
183 TOTAL
160 BYCICLE SPOTS


F.D.O.T EASEMENT BOUNDARY
F.D.O.T EASEMENT BOUNDARY
PROPERTY LINE
AT GRADE SET BACK / PEDESTAL
TOWER SETBACK
COSTAL CONSTRUCTION LINE
TOWER SETBACK
PEDESTAL SETBACK
50FT SETBACK FROM BULKHEAD AT GRADE SETBACK
10FT SETBACK
BULKHEAD LINE
15FT MAX REAR YARD DUNE SETBACK LINE
10FT MAX REAR YARD DUNE SETBACK LINE
PROPERTY LINE
SEASONAL HIGH WATER LINE
ALLOWED ROOFLINE
ROOF
17TH FL.
16TH FL.
15TH FL.
14TH FL.
13TH FL.
12TH FL.
11TH FL.
10TH FL.
9TH FL.
8TH FL.
7TH FL.
6TH FL.
5TH FL.
4TH FL.
3RD FL.
2ND FL.
200'-0"
MEASURED FROM B.F.E.+5FT. CITY OF MIAMI BEACH FREEBOARD ELEVATION
INDIAN CREEK
EXISTING SEAWALL
SIDEWALK
COLLINS AVE
RAMP SLOPE 16%
DRIVEWAY
LANSCAPE
GARAGE ± 0'
EXISTING SEAWALL
BEACHWALK
5' FENCE
HIGHEST DUNE
ATLANTIC OCEAN
GRADE OF BEACHWALK
B.F.E.
GRADE AT COLLINS AVE
LOADING DOCK
CELLAR - GARAGE
43'-6"
90'-2 1/4"
92'-2 3/4"
153'-9"
336'-2 1/4"
20'-1"
30'-1 1/2"
333'-5 1/4"
27'-6 1/2"
17'-5"
40'-0"
50'-0"
10'-0"
38'-2 1/2"

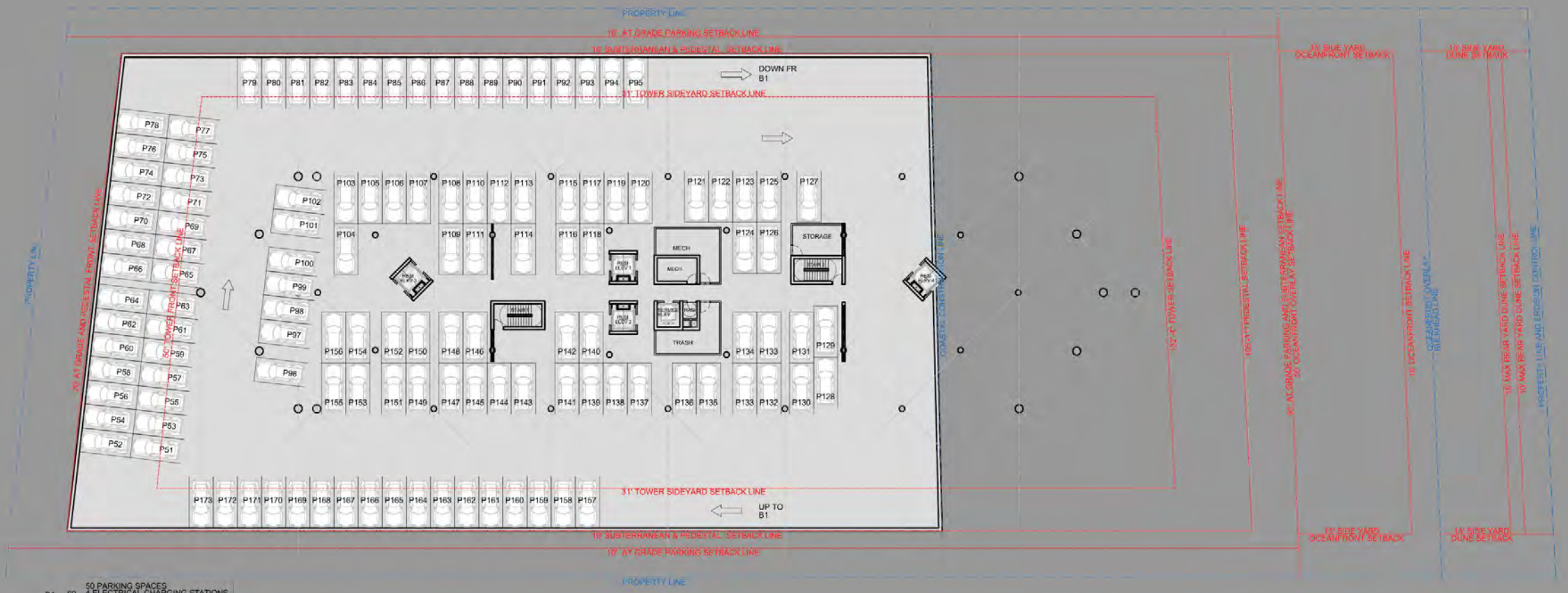


TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]



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]

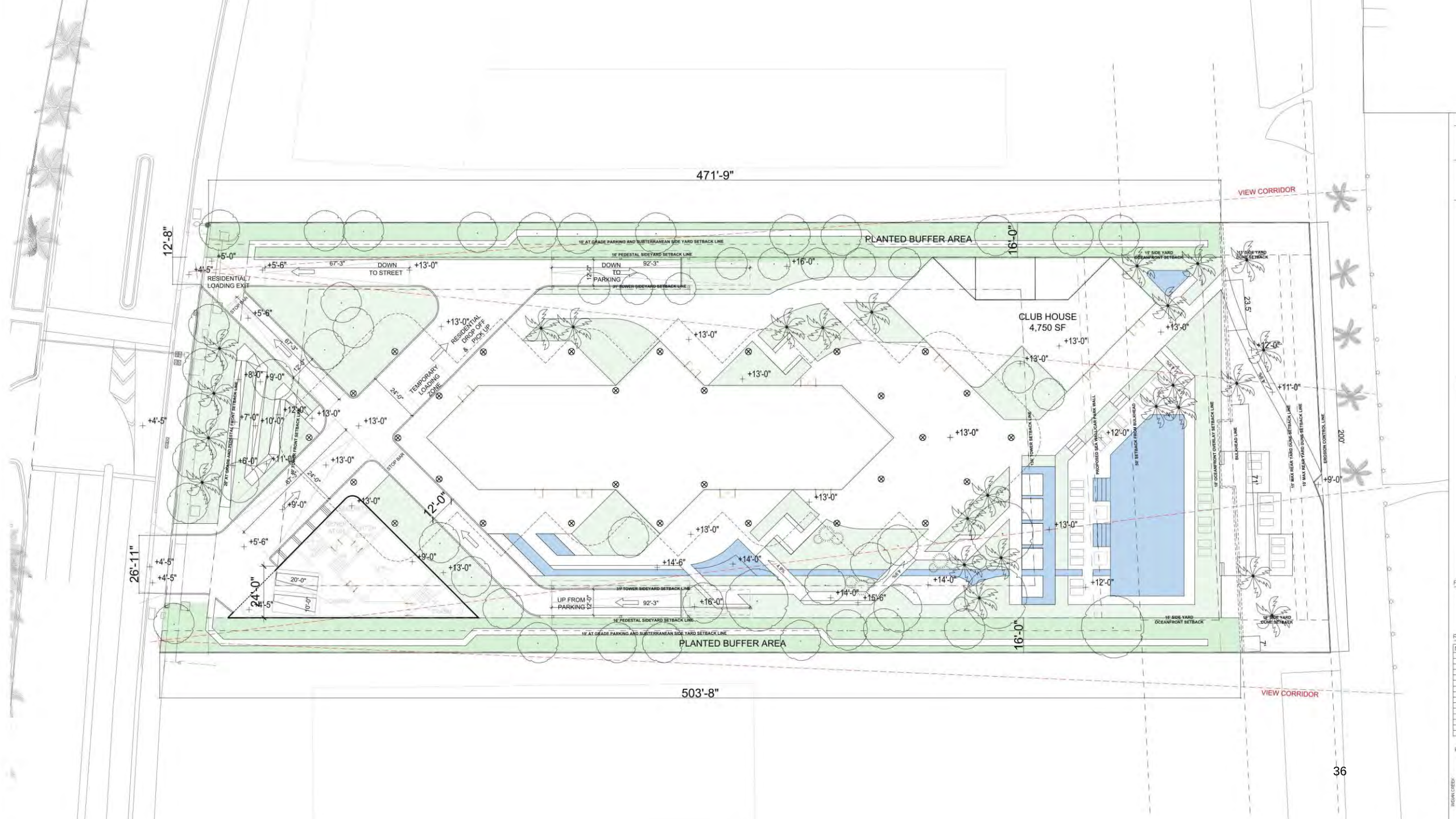


B1	60	50 PARKING SPACES 4 ELECTRICAL CHARGING STATIONS 6 ACCESSIBLE SPACES	
B2	123	123 PARKING SPACES	
TOTAL	183		160 BYCICLE SPOTS

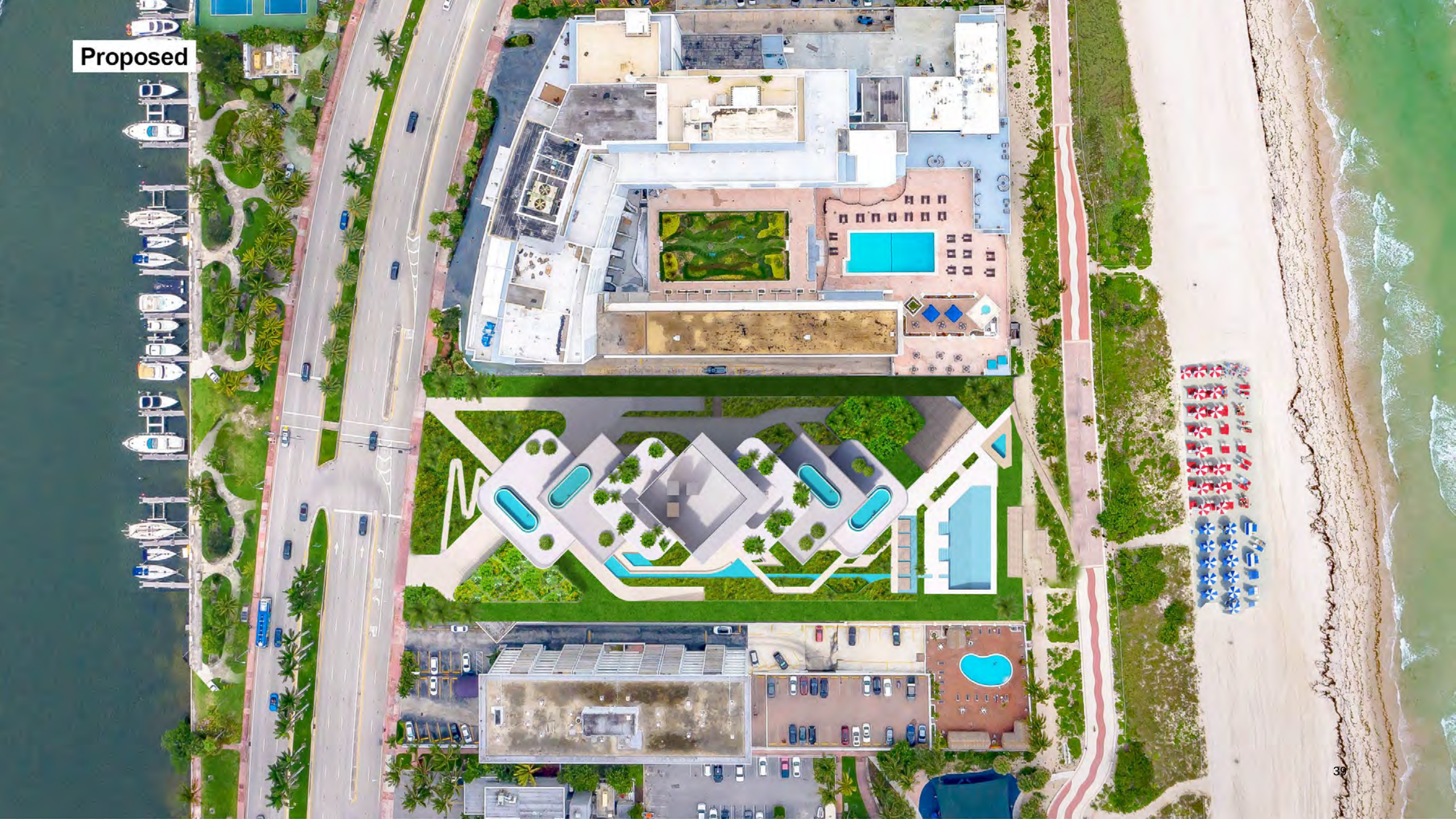
TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

LANDSCAPE DESIGN

35


471'-9"
503'-8"
VIEW CORRIDOR
PLANTED BUFFER AREA
16'-0"
12'-8"
26'-11"
24'-0"
12'-0"
23.5'
200'
CLUB HOUSE
4,750 SF
RESIDENTIAL LOADING EXIT
DOWN TO STREET
DOWN TO PARKING
UP FROM PARKING
RESIDENTIAL DROP OFF & PICK UP
TEMPORARY LOADING ZONE
STOP BAR
10' AT GRADE PARKING AND SUBTERRANEAN SIDE YARD SETBACK LINE
16' PEDESTAL SIDEYARD SETBACK LINE
39' TOWER SIDEYARD SETBACK LINE
15' SIDE YARD OCEANFRONT SETBACK
15' SIDE YARD DUNE SETBACK
10' OCEANFRONT OVERLAY SETBACK LINE
BULKHEAD LINE
EROSION CONTROL LINE
15' MAX REAR YARD DUNE SETBACK LINE
10' MAX REAR YARD DUNE SETBACK LINE
PROPOSED SEA WALL/CAR PARK WALL
50' SETBACK FROM BULKHEAD
TOWER SETBACK LINE
38' AT GRADE AND RESIDENTIAL FRONT SETBACK LINE
TOWER FRONT SETBACK LINE
67'-3"
92'-3"
+5'-0"
+4'-5"
+5'-6"
+13'-0"
+16'-0"
+12'-0"
+11'-0"
+9'-0"
+8'-0"
+7'-0"
+10'-0"
+6'-0"
+14'-6"
+14'-0"
+15'-6"
20'-0"
10'-0"
71
7

Existing


Proposed

CONCLUSION

THANK YOU

PROJECT DIRECTORY

CLIENT

5333 COLLINS ACQUISITIONS, LLC

ADDRESS: 2801 SOUTH BAYSHORE DRIVE, SUITE 850, COCONUT GROVE, FL 33133
PHONE: 305.531.2426

ARCHITECT OF RECORD

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC
AA 26000996

ADDRESS: 2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020
PHONE: 954.518.0833

DESIGN ARCHITECT

OMA*AMO ARCHITECTURE
AR96924

ADDRESS: 180 VARICK STREET, SUITE 1328, NEW YORK, NY 10014
PHONE: +1 212.337.0770

LANDSCAPE ARCHITECT OF RECORD

ARCHITECTURAL ALLIANCE LANDSCAPE

ADDRESS: 612 SW 4 AVENUE, FORT LAUDERDALE, FL 33315
PHONE: 954.764.8858

LANDSCAPE DESIGN CONSULTANT

GUSTAFSON PORTER + BOWMAN

ADDRESS: 1 COBHAM MEWS, AGAR GROVE, LONDON NW1 9SB UK
PHONE: +44 (0) 207.284.8950

COASTAL ENGINEER

MOFFATT & NICHOL COASTAL ENGINEERS

ADDRESS: 2937 SW 27 AVENUE, SUITE 101A, MIAMI, FL 33133
PHONE: 305.230.1924

TRAFFIC ENGINEER

KIMLEY HORN PLANNING AND DESIGN ENGINEERS

ADDRESS: 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954.535.5144

STRUCTURAL ENGINEER

B&J CONSULTING ENGINEERS

ADDRESS: 7955 NW 12 STREET, SUITE 418, MIAMI, FL 33126
PHONE: 786.703.9243

CIVIL ENGINEER

SCHWEBKE - SHISKIN & ASSOCIATES, INC.

ADDRESS: 3240 CORPORATE WAY, MIRAMAR, FL 33025
PHONE: 954.435.7010

MEP ENGINEER

OSBORN ENGINEERING

ADDRESS: 600 WEST HILLSBORO BOULEVARD, SUITE 102, DEERFIELD BEACH, FL 33441
PHONE: 954.767.8886

CODE CONSULTANT

SLS CONSULTING

ADDRESS: 260 PALERMO AVENUE, CORAL GABLES, FL 33134
PHONE: 305.461.9652

5333 COLLINS AVENUE
MIAMI BEACH, FL 33140

PLANNING BOARD FINAL SUBMITTAL - JULY 30, 2021

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/30/21	PLANNING BOARD - FIRST SUBMITTAL
	10/08/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

COVER SHEET

SHEET NO

A-001

DRAWING LIST

SHEET NUMBER	SHEET TITLE
A-001	COVER SHEET
A-002	DRAWING LIST
A-003	TOPOGRAPHIC SURVEY
A-004	ZONING DATA
A-006	CONTEXT LOCATION PLAN
A-007	DEMOLITION PLAN
A-008	EXISTING CONDITIONS & EXISTING FAR DIAGRAMS
A-009	FAR DIAGRAMS
A-010	FAR DIAGRAMS 2
A-020	SITE PLAN
A-021	CURRENT SITE IMAGE - SITE AND EXISTING
A-022	CURRENT SITE IMAGE
A-023	CURRENT VS. PROPOSAL COMPARISON
A-050	DESIGN CONCEPT
A-051	MATERIAL CONCEPT
A-061	SE VIEW
A-062	BEACH VIEW
A-063	FACADE VIEW
A-064	BALCONY VIEW
A-065	COLLINS AVE. VIEW
A-067	ENTRY VIEW
A-068	STREETSCAPE VIEWS
A-066	INDIAN CREEK VIEW
A-090	MANEUVERING PLANS
A-091	MANEUVERING PLANS 2
A-092	MANEUVERING PLANS 3
A-093	MANEUVERING PLANS 4
A-094	MANEUVERING PLANS 5
A-101	CELLAR PLAN
A-102	GROUND FLOOR PLAN
A-103	2ND FLOOR PLAN
A-104	3RD & 4-14TH FLOOR PLANS
A-105	15TH & 16TH FLOOR PLANS
A-106	17TH FLOOR & ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	E-W SECTION
A-302	E-W SECTION 2
A-303	N-S SECTION
A-310	ENLARGED E-W SECTION 1
A-311	ENLARGED E-W SECTION 2
A-312	ENLARGED N-S SECTION

TRADITIONAL NO-MECHANICAL SCHEMATIC DESIGN - FOR REFERENCE ONLY

SHEET NUMBER	SHEET TITLE
A-004.A	ALT ZONING DATA
A-100.A	ALT SUB CELLAR PLAN
A-101.A	ALT CELLAR PLAN
A-102.A	ALT GROUND FLOOR PLAN
A-103.A	ALT 2ND FLOOR PLAN
A-104.A	ALT 3RD & 4-14TH FLOOR PLANS
A-105.A	ALT 15TH & 16TH FLOOR PLANS
A-106.A	ALT 17TH FLOOR & ROOF PLAN
A-201.A	ALT ELEVATIONS
A-202.A	ALT ELEVATIONS
A-301.A	ALT E-W SECTION

LANDSCAPE

SHEET NUMBER	SHEET TITLE
LD-000	LANDSCAPE CONCEPT
LD-001	PROPOSED - GENERAL ARRANGEMENT LANDSCAPE PLAN
LD-002	PROPOSED - HARDSCAPE MASTERPLAN
LD-003	LANDSCAPE PLAN WEST SIDE
LD-004	LANDSCAPE PLAN EAST SIDE
LD-004.1	LANDSCAPE PLANT LIST PLAN
LD-004.2	LANDSCAPE DETAILS PLAN
LD-005	TREE DISPOSITION PLAN
LD-005.1	TREE DISPOSITION PLAN SCHEDULE
LD-005.2	EXISTING TREE SURVEY
LD-005.3	EXISTING TREE SURVEY SCHEDULE
LD-006	LANDSCAPE SECTION A
LD-006.1	LANDSCAPE SECTION B
LD-007	HARDSCAPE MATERIALS IMAGES AND SCHEDULE
LD-008	PROPOSED LIGHTING PLAN
LD-009	GRADE AND DUNE CALCULATION
LD-009.1	GRADE AND DUNE CALCULATION
LD-009.2	REAR YARD CALCULATIONS

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

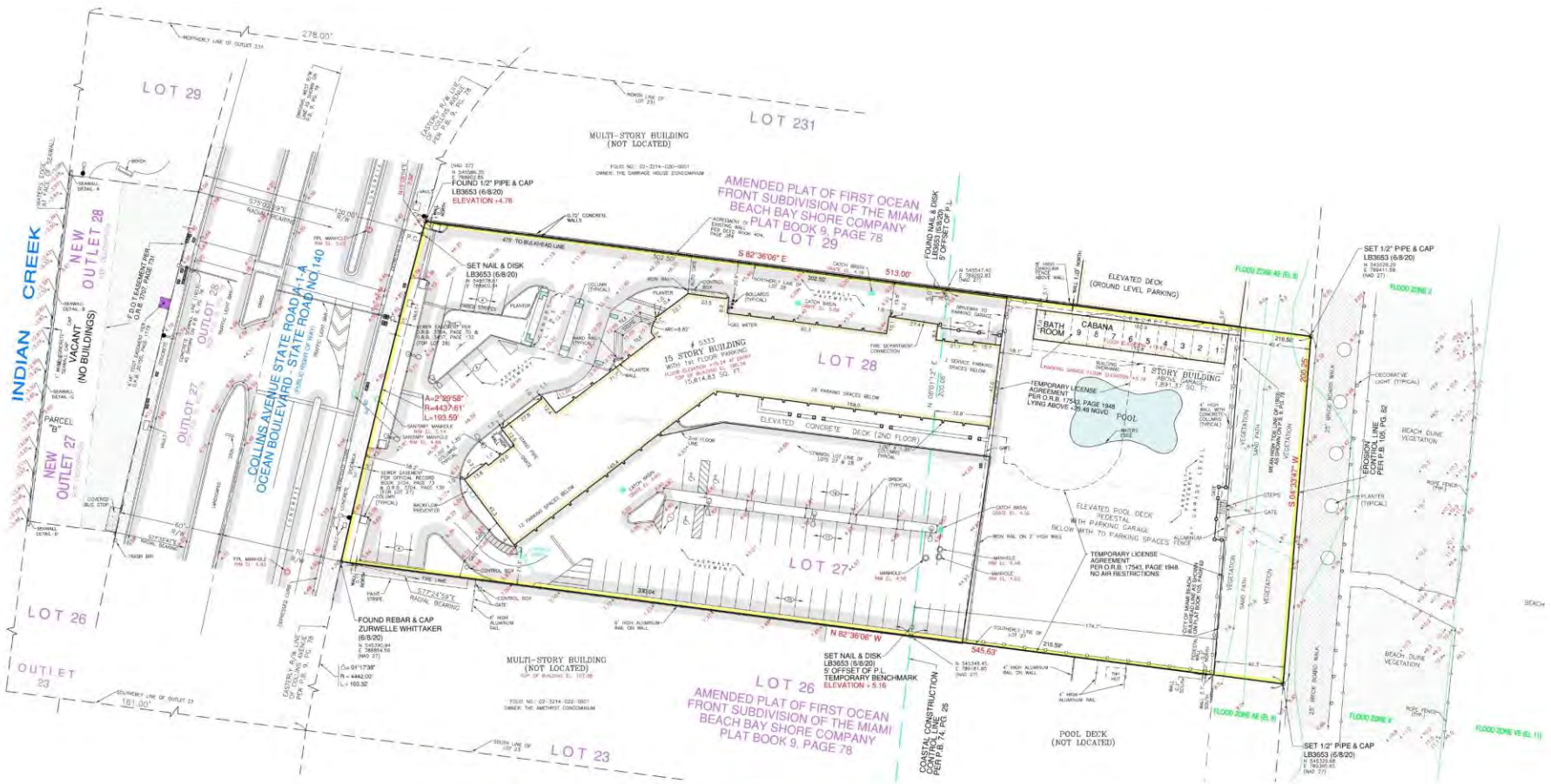
NO	DATE	DESCRIPTION

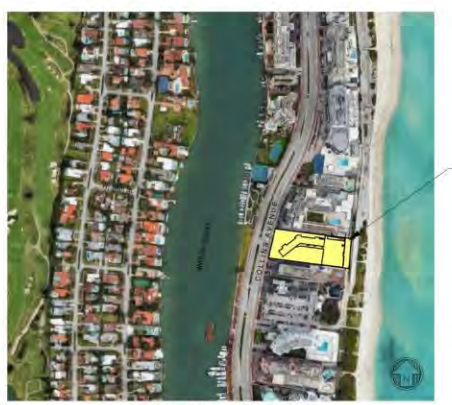
KEY PLAN

DRAWING LIST

SHEET NO.

A-002





LOCATION SKETCH
NOT TO SCALE

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5" CLINE
- 2.00' CURB & GUTTER
- WALL
- ELEVATION
- INVERT
- BOTTOM OF STRUCTURE
- TOP OF BAFFLE
- PLAT BOOK PG. = PAGE
- OFFICIAL RECORDS BOOK
- CONCRETE
- ASPHALT PAVEMENT
- RIGHT-OF-WAY
- CENTER LINE
- MONUMENT LINE
- SIGN

SURVEYOR'S NOTES:

- This site lies in Section 14, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Miami-Dade County, Florida was formerly known as Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S82°36'06"E for the Northerly line of Lot 28, and evidenced by a found 1/2" pipe and cap and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-313-R, Elevation +4.04 Located at 53 Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0328L, 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.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon contains 106,015 square feet, or 2.434 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.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:
PARCEL A:

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.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 5, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
The fieldwork was completed on May 5, 2021.

"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=A01410D0000017402A2BF42000429 5B, cn=Daniel C Fortin
Date: 2021.05.26 21:02:54 -04'00'

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.	D.N.	Revision Description

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@fleasurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
5333 COLLINS AVENUE - LA COSTA
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/21
Scale	1"=30'
Drawn By	DWF
CAD No.	981365
Plotted	5/19/21 2:18p
Ref. Dwg.	2020-068
Field Book	F.S. - TMC
Job No.	210382
Dwg. No.	2020-068-NGVD
Sheet	1 of 1

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

	REQUIRED/ALLOWED	PROVIDED
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.F.E.) 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

	REQUIRED/ALLOWED	PROVIDED
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

	REQUIRED/ALLOWED	PROVIDED
SIZE AND SPACING:	400 SQ FT / 10'-25' SEPERATION	N/A
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	AREA OPEN TO SKY AND LANDSCAPED : 6,880 SF LOT COVERAGE AREA = 84% AREA NOT OPEN TO SKY AND LANSCAPED : 1,367 SF LOT COVERAGE AREA = 16%
MINIMUM YARDS:	0'-0" FROM BULKHEAD LINE	N/A
MINIMUM SIDE YARD:	FIFTEEN FEET ADJACENT TO ANY SIDE PROPERTY LINE, MUNICIPAL PARK, STREET END, OR RIGHT-OF-WAY.	N/A
MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0"- 15'-0"	N/A
MAXIMUM HEIGHT:	1 STORY OR 12'-0"	N/A
MAXIMUM DENSITY:	0	N/A
PARKING REGULATION:	0	N/A
FINISH FLOOR ELEVATION:	11'-3" NGVD DUNE + 2'-6" = 13'-9"	=13'-9" NGVD (MAX HEIGHT)

PARKING DATA

	REQUIRED/ALLOWED	PROVIDED
RESIDENTIAL PARKING REQUIREMENTS		
• (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	13 UNITS X 1.75 SPACES = 22.75 = 23 PARKING SPACES	
• (2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SF	80 UNITS X 2 SPACES = 160 PARKING SPACES	
• SUPPLEMENTAL DESIGNATED GUEST PARKING	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 BICYLES PARKING SPACES = 160 BICYLE 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:	8'-6" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D)
• VALET PARKING SPACES	8'-6" (W) X 16'-0" (D)	8'-6" (W) X 16'-0" (D)
• TANDEM PARKING SPACES	8'-6" (W) X 32'-0" (D)	8'-6" (W) X 36'-0" (D)
OFF-STREET LOADING	10'-0" (W) X 20'-0" (D)	10'-0" (W) X 20'-0" (D)
• ACCESSIBLE PARKING	12'-0" (W) + 5'-0" (W) X 18'-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)

SETBACK REQUIREMENTS

AT-GRADE PARKING SETBACKS	REQUIRED/ALLOWED	PROVIDED
• 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	REQUIRED/ALLOWED	PROVIDED
• 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 =18'-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' X 20% = 105.86' = 105'-11"	105'-11"

TOWER SETBACKS	REQUIRED/ALLOWED	PROVIDED
• 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	66'-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 AVERAGE513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 25% = 132.33 = 132'-4"	132'-4"

F.A.R. SCHEDULE

Level	Program	FLOOR AREA (SF)	GROSS AREA (SF)	COMP. AREA (SF)	Common Lobby & Mech					Studio					1BD	2 BD			3 BD		4 BD/5BD		UNIT #			
					COMP.	MECH.	CLUB H.	RETAIL	TOTAL																	
18	Roof		4,032																							
17	Penthouse	9,703	9,703	1,427																	3,974	4,407	2			2
16	Mixed Residence	13,672	13,672	2,469															3,193	3,119	5,762	5,762	2			2
15	Mixed Residence	15,417	15,417	3,070											1,256	2,099			3,195				5			5
14	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
13	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
12	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
11	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
10	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
9	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
8	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
7	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
6	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
5	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
4	Mixed Residence	21,087	21,087	3,070											1,010	2,310	2,099	2,139	2,595		4,049	4,815	7		1	6
3	Mixed Residence	15,417	15,417	2,165						1,256	954	1,089	1,054			2,267	2,139	2,264	2,228				8	1	2	5
2	Mixed Residences & Amenities	11,506	11,506	3,529		4,214	752			700	556	806	680	558	711								6	6		
1	Lobby & Amenity, Restaurant	15,903	15,903	1,191	3,345	5,062	4,705	220	1,340																	
B1	BOH, PARKING	4,414	63,509	1,162					3,252																	
					3345	9276	5,457	220	4632	1,956	1,510	1,895	1,734	558	711	12,366	27,677	27,327	25,793	30,773	6,548	3,119	54,275	63,029	100	7	13	80
SUB TOTAL				85,783		14,733									8,364	12,366				111,570			9,667	117,304				
UNITS		100							32,930						10	12				40			3	26				
TOTAL PROVIDED		317,994	381,121																					246,905				

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	03/08/21	PLANNING BOARD - FIRST SUBMITTAL
	05/06/21	PLANNING BOARD - FINAL SUBMITTAL

REFERENCE

ZONING DATA

SHEET NO.
A-004

1 SITE AERIAL
SCALE: NTS

FOR AHJ USE ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

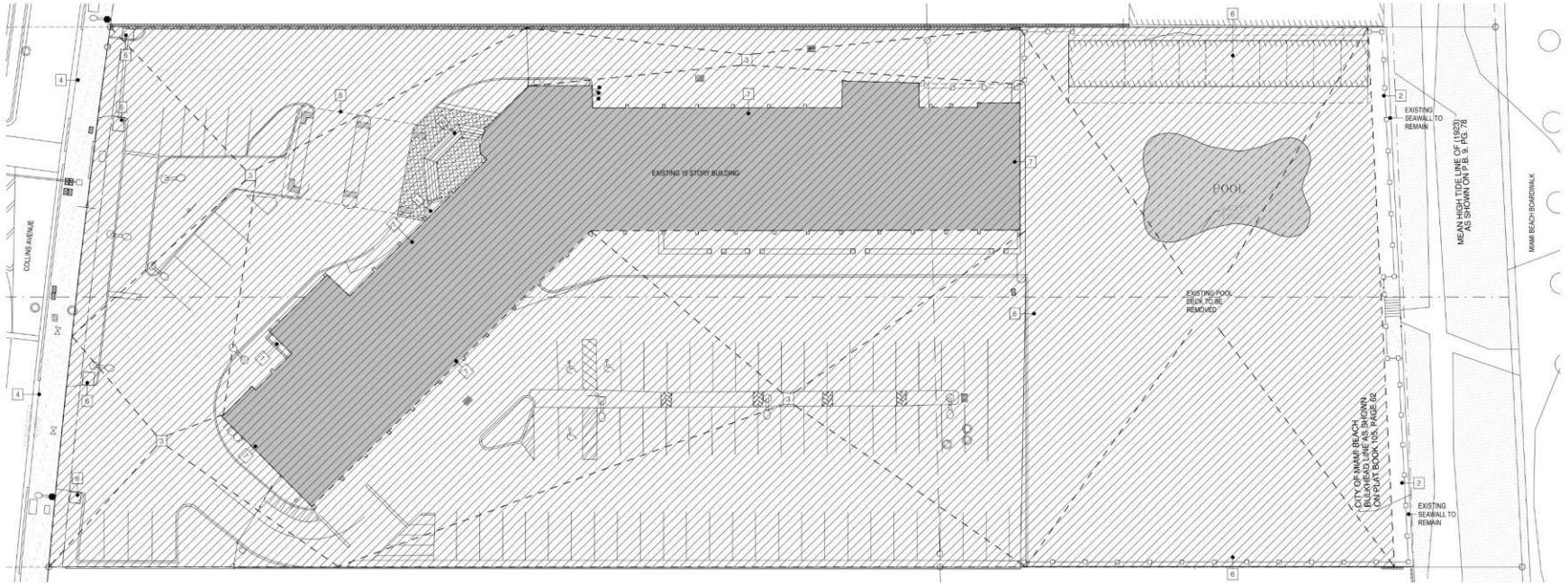
REVISIONS

NO	DATE	DESCRIPTION
	07/09/21	PLANNING SUB - FIRST SUBMITTAL
	07/19/21	PLANNING SUB - FINAL SUBMITTAL

KEY PLAN

CONTEXT
LOCATION PLAN

SHEET NO.
A-006



GENERAL DEMOLITION NOTES:

1. FURNISH ALL LABOR AND MATERIALS / EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
2. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION / CONSTRUCTION AREA ONTO ADJACENT SITES OR ROADWAY.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
4. AT COMPLETION OF DEMOLITION WORK, ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
5. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
6. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION FOR USE OF ALL TRADES. ENSURE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATION OF ALL WORK.
7. SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.
8. SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSTRUCTION STANDARD.
9. ARRANGE FOR EACH TRADE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE AND CONDITIONS EFFECTING EXECUTION OF THE WORK.
10. ALL STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING, DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
11. MATERIALS, DIMENSIONS AND OTHER CONDITIONS NOT OTHERWISE INDICATE IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
12. CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.
13. REMOVE ALL UTILITIES IN AREA OF SITE EXCEPT WHERE NOTED AND PROPERLY DISCONNECT AT PROPERTY LINE. DO NOT DISTURB ANY EXISTING UNDERGROUND UTILITIES BEYOND THE LIMITS OF THE AREA OF WORK AS DESCRIBED IN THE DRAWINGS.
14. THE GENERAL CONTRACTOR FOR THIS WORK SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS IN INCLUDING THE EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS. THEY SHALL NOTIFY THE ARCHITECT, IN WRITING, IMMEDIATELY IF ANY DISCREPANCIES OR INCONSISTENCIES EXIST. FAILURE TO VERIFY THE EXISTING CONDITIONS SHALL NOT RELIEVE THE CONTRACTOR OF ANY EXPENSES OR RESPONSIBILITIES RESULTING FROM FAILURE TO INSPECT THE JOB SITE.
15. ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY WITH ALL ITS APPURTENANCES. ALL OBSTRUCTIONS OR RELATED ITEMS SHALL BE REMOVED AND FIELD VERIFIED BY THE CONTRACTOR.
16. DUE TO THE NATURE OF THE WORK INVOLVED IN DEMOLITION, UNFORESEEABLE CONDITIONS MAY ARISE DURING DEMOLITION. ANY UNFORESEEN CONDITION THAT AFFECTS THE PROGRESS OF THE WORK SHALL BE REPORTED IMMEDIATELY TO THE OWNER FOR REVIEW.
17. CONTRACTOR AND SUB CONTRACTORS SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, REGULATIONS, AND BEST STANDARDS OF SAFETY.
18. EXISTING CONDITIONS HAVE BEEN DRAWN FROM EXISTING BUILDING DRAWINGS AND OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
19. CONTRACTOR SHALL CLEAR PROJECT SITE OF ALL TRASH, RUBBISH AND DEBRIS, AND REDIRECT ALL RECYCLED MATERIALS IN A LEGAL MANNER. USE OF BUILDING TRASH DUMPSTER IS NOT PERMITTED. CONTRACTOR SHALL SUPPLY HIS OWN DUMPSTER AT LOCATION AS DIRECTED BY OWNER OR PROVIDE OTHER MEANS FOR STORAGE & REMOVAL OF WASTE MATERIALS. PROPERLY REMOVE AND DISPOSE OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH PERTINENT CODES.
20. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE COMPLETE DEMOLITION.
21. THE CONTRACTOR SHALL PROVIDE ALL LABOR FOR THE COMPLETE DEMOLITION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL SYSTEMS.
22. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES, WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.
23. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS. PROTECTION OF ADJACENT PROPERTIES TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
24. EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK. DAMAGED BY THE CONTRACTOR SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
25. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES, WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.
26. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES, WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.
27. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF ADJACENT PROPERTIES TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
28. EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK. DAMAGED BY THE CONTRACTOR SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
29. ANY WORK NOT SHOWN OR SPECIFICALLY MENTIONED ON PLANS AND OR SPECIFICATIONS BUT CONSIDERED NECESSARY FOR COMPLETION OF THE WORK IN THE PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
30. WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE CLOSED FOR FILLED LEVEL AND FLUSH.
31. WHERE DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM, OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES AND/ OR COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY AND ALL WORK DONE UNDER THEIR SUPERVISION AND ESTABLISHED STANDARDS.
32. ALL UTILITIES SHALL BE TERMINATED PRIOR TO BUILDING DEMOLITION. COORDINATE SERVICE TERMINATION WITH APPROPRIATE SERVICE PROVIDERS & GOVERNMENT AGENCIES AS REQUIRED.
33. CAP END OF EXISTING UTILITY LINES WITHIN 10 FEET OF PROPERTY LINE.
34. AFTER DEMOLITION PROCESS IS COMPLETE THE DEMOLITION AREAS SHALL BE GRADED, LEVELED, COMPACTED AND FILLED WITH CLEAN FILL. THIS REQUIREMENT APPLIES TO ANY AND ALL EXCAVATIONS MADE DURING DEMOLITION.
35. PROTECT EXISTING SIDEWALK, ROADS, ETC. THAT ARE TO REMAIN.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF PHASING OF DEMOLITION.
37. THE QC IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, M.O.T. AND SAFETY PROCEDURES. GC SHALL CONFORM WITH TOWN OF SURFSIDE DEMOLITION REQUIREMENTS AND APPLICABLE LAWS. GC SHALL SUBMIT AN OFF-STREET PARKING PLAN FOR DURATION OF CONSTRUCTION. TO TOWN OF SURFSIDE.GC SHALL SUBMIT CONSTRUCTION SITE CIRCULATION AND STAGING PLAN TO TOWN OF SURFSIDE.
38. EXISTING STORM DRAINAGE PIPES, CATCH BASINS AND DRAINAGE MAINTENANCE ACCESS STRUCTURES WITHIN SITE TO BE REMOVED. CAP END OF EXISTING DRAINAGE LINES TO ALLOW FOR FUTURE CONNECTION. DRAINAGE PIPES CATCH BASINS AND MAINTENANCE ACCESS STRUCTURES BEYOND SITE BOUNDARIES TO REMAIN.
39. REMOVE ELECTRIC PANELS & EQUIPMENT IN THEIR ENTIRETY. COORDINATE DEMOLITION OF POWER. PROPERLY DISCONNECT AND REMOVE ELECTRIC METER, PULL BOX AND ENCLOSED ELECTRICAL SWITCHES IN THEIR ENTIRETY. COORDINATE REMOVAL OF ITEMS WITH FPL.
40. PROPERLY DISCONNECT AND REMOVE EXISTING AIR HANDLING UNITS FROM SITE.
41. UTILITY POLE, TRANSFORMERS, TELEPHONE BOXES, RISERS AND OVERHEAD LINES, IF ANY, TO BE REMOVED BY FPL, BELLSOUTH/ AT&T AND COMCAST AS APPLICABLE. COORDINATE WITH ALL UTILITIES. CONTACT 180-432-4770 PRIOR TO DIGGING.
42. DURING DEMO ENTRY GATES SHALL NOT BE OPEN TO THE RIGHT OF WAY AND SHALL BE SECURED TO PREVENT SWINGING OUT NOT THE STREET.
43. REMOVE ALL UNDERGROUND WATER LINES LOCATED WITHIN SITE BOUNDARIES. PROPERLY CAP LINES AS REQUIRED TO FOR FUTURE CONNECTION INSIDE AND NEAR FENCE LINE.
44. GC TO PROVIDE ENGINEERED SHOP DRAWINGS FOR FENCE AND GATE.
45. ASBESTOS ABATEMENT SHALL BE SAFELY PERFORMED. ALL ASBESTOS AND HAZARDOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM SITE. ASBESTOS INSPECTION HAS BEEN DONE & REPORT IS AVAILABLE UPON REQUEST.
46. PROVIDE SHORING FOR ALL DEMOLITION TASKS AS REQUIRED.
47. DO NOT TRENCH, CUT OR ALTER STRUCTURAL SLABS OR EXTERIOR WALLS THAT ARE DETERMINED TO REMAIN.
48. ALL DEBRIS SHALL BE REMOVED FROM PREMISES EXPEDITIOUSLY AND IN A PROPER MANNER USING SEALED BAGS AND CONTAINERS.
49. ALL DEBRIS SHALL BE DISCARDED IN APPROVED DUMP SITES AND OVER LEGAL HAULING ROUTES.
50. GENERAL CONTRACTOR TO MAKE SAFE ALL ELECTRICAL AND PLUMBING CONNECTIONS.

EROSION / SEDIMENTATION NOTES:

1. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT DEMOLITION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR COMPLIES WITH ALL LOCAL, STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT DEMOLITION.
2. DURING DEMOLITION ALL CHAIN LINK FENCES SHALL RECEIVE GEOTEXTILE FILTER FABRIC ATTACHED WITH WOODEN STAKES SPACED AT A MAXIMUM OF 6 FT APART. FILTER FABRIC SHOULD BE ENTRENCHED IN THE GROUND BETWEEN THE SUPPORT STAKES TO PREVENT SOIL SEDIMENT THROUGH THE FENCE.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS OR OF SITE AREAS.
4. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN PUT IN PLACE.
5. PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. CONTRACTORS IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR FILTER FABRIC CURTAIN TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER WAYS.

SYMBOLS

- PROPERTY LINE
- TO BE DEMOLISHED, SEE DEMOLITION NOTES
- EXISTING WALL TO REMAIN
- TO BE DEMOLISHED, SEE DEMOLITION NOTES

PLAN DEMOLITION LEGEND

1. EXISTING PLANTER / CMU WALL TO BE REMOVED
2. EXISTING SEAWALL TO BE REMAIN
3. EXISTING ASPHALT DRIVEWAY TO BE REMOVED
4. EXISTING CURB CUT TO BE COORDINATED WITH CIVIL REQUIREMENTS
5. EXISTING RAMP TO BE REMOVED
6. EXISTING STRUCTURE TO BE REMOVED
7. EXISTING (1S) STORY RESIDENTIAL BUILDING TO BE REMOVED
8. EXISTING PORTE COCHERE TO BE REMOVED
9. EXISTING UNDERGROUND PARKING TO BE REMOVED
10. BALCONY ABOVE GROUND SURFACES BELOW TO BE REMOVED.

FOR RAIC USE ONLY

OWNER

5333 ACQUISITIONS, LLC
2401 SW 154 WAY SHARS DRIVE, SUITE 100
GOODLAND GROVE, FL 33332
(305) 531 2600

ARCHITECT OF RECORD

DEDONNELL DAMBRULF AND PARTNERS ARCHITECTS INC.
AA 26000996
2402 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
T. 954.751.6400

DESIGN ARCHITECT

OMKAMI ARCHITECTURE
AFRICA
110 WARICK STREET, SUITE 1324
NEW YORK, NY 10014
T. + 212 337-0770

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **KURT DAMBRULF LICENSE NUMBER AR0009142** USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

© DEDONNELL DAMBRULF AND PARTNERS ARCHITECTS INC. THIS DRAWING, INSIDE TO PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, EXPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DEDONNELL DAMBRULF AND PARTNERS ARCHITECTS INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS.

ARCHITECTURE AND DESIGN

2402 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
T. 954.751.6400 F. 954.751.7121
WWW.DDP.ARCHITECTS.COM

PROJECT

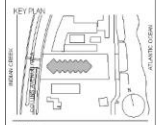
5333 COLLINS

5333 COLLINS AVE
MIAMI BEACH, FL 33140

REVISIONS

NO	DATE	DESCRIPTION
	07/06/21	PLANNING BOARD - FIRST SUBMITTAL
	07/24/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN



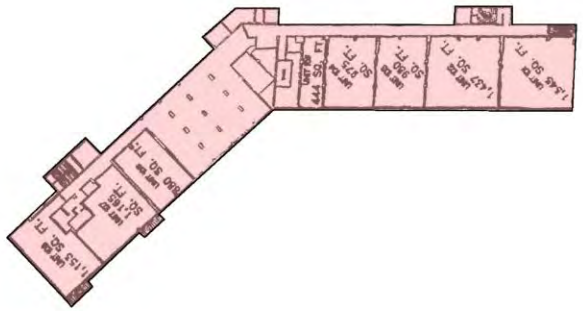
SCALE: 1/32
SHEET SIZE: ARCH E (24"x36") DO NOT SCALE DRAWINGS
DATE: 07/06/2021
STARTED BY: GDP

DRAWING TITLE

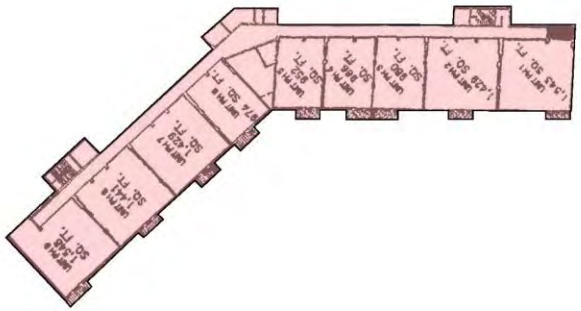
DEMOLITION PLAN

SHEET NO.

A-007



GROUND FLOOR
FAR LOBBY/BOH = 8,360 SF
FAR RESIDENCES = 7,569 SF



LEVEL 2 - PH
FAR RESIDENCES = 16,424 SF

EXISTING F.A.R

F.A.R RESIDENTIAL BUILDING	
LEVEL	AREA (SF)
GROUND LEVEL	15,929 SF
LEVEL 2	16,424 SF
LEVEL 3	16,424 SF
LEVEL 4	16,424 SF
LEVEL 5	16,424 SF
LEVEL 6	16,424 SF
LEVEL 7	16,424 SF
LEVEL 8	16,424 SF
LEVEL 9	16,424 SF
LEVEL 10	16,424 SF
LEVEL 11	16,424 SF
LEVEL 12	16,424 SF
LEVEL 13	16,424 SF
LEVEL 14	16,424 SF
LEVEL PH	16,424 SF
TOTAL F.A.R	**229,441 SF**

SITE AERIAL
TOTAL FAR = 229,441 SF

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

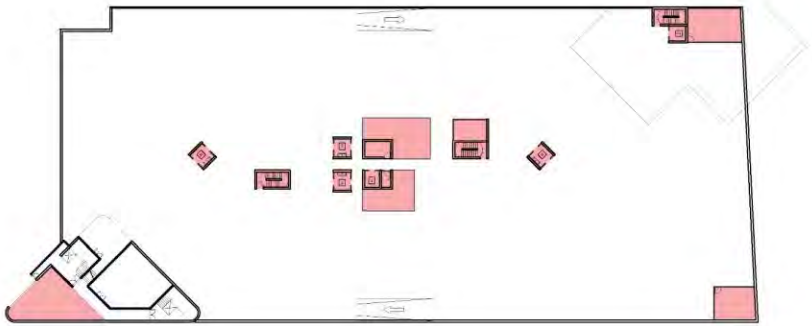
NO	DATE	DESCRIPTION
	12/09/21	PLANNING BOARD - FIRST SUBMITTAL
	01/05/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

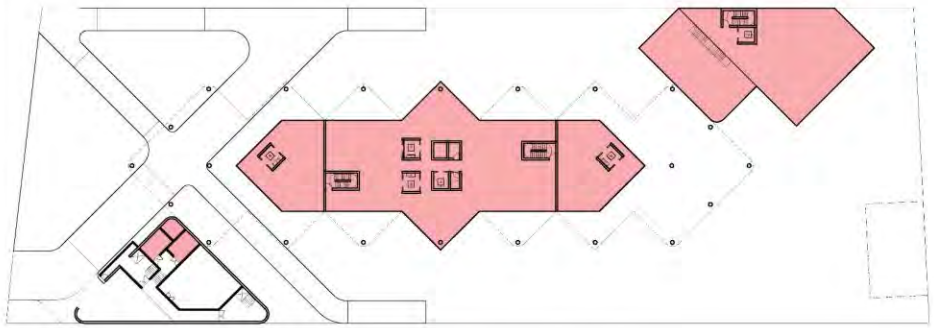
EXISTING CONDITIONS & EXISTING FAR DIAGRAMS

SHEET NO

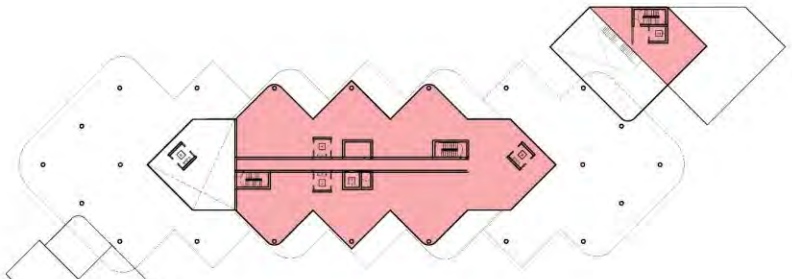
A-008



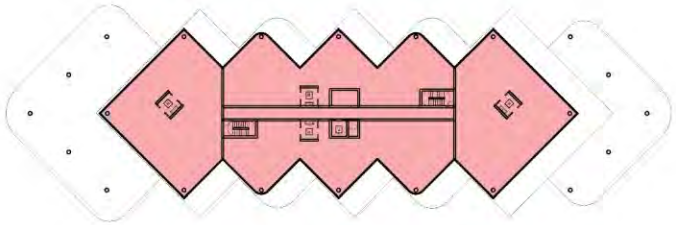
CELLAR
FAR = 4,414 SF



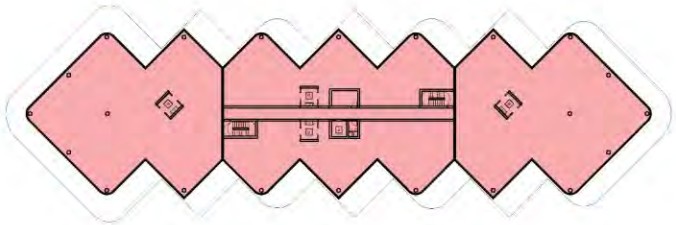
GROUND LEVEL
FAR LOBBY/BOH = 4,627 SF
FAR AMENITIES = 6,269 SF
FAR PRIVATE RESTAURANT/ CLUB HOUSE = 5,007 SF



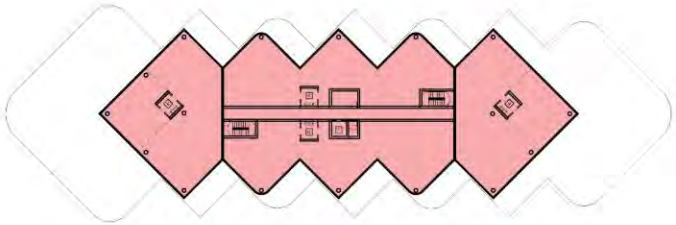
LEVEL 2 - JUNIOR SUITES & AMENITIES
FAR AMENITIES = 5,305 SF
FAR JUNIOR SUITES = 4,905 SF
PRIVATE RESTAURANT/ CLUB HOUSE: 1,296 SF



LEVEL 3 RESIDENCES
FAR RESIDENCES = 15,417 SF



LEVEL 4 TO 14 RESIDENCES
FAR RESIDENCES = 21,087 SF X 11 = 231,962 SF



LEVEL 15 RESIDENCES
FAR RESIDENCES = 15,417

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

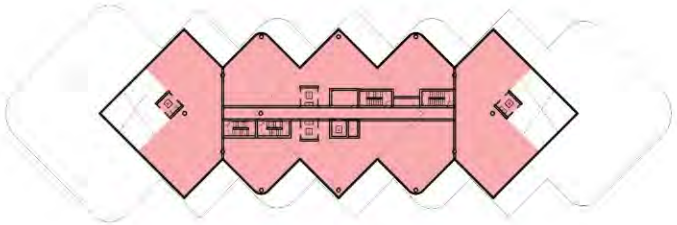
REVISIONS

NO	DATE	DESCRIPTION

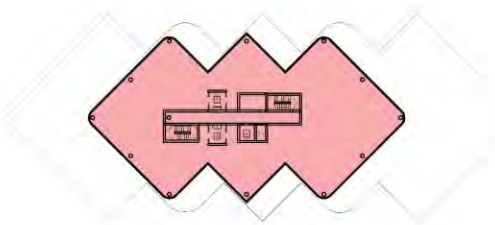
KEY PLAN

FAR DIAGRAMS

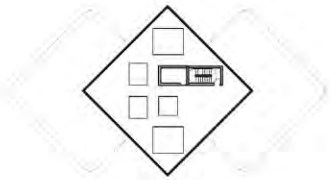
SHEET NO.
A-009



LEVEL 16 RESIDENCES
FAR RESIDENCES = 13,672 SF



LEVEL 17 RESIDENCES
FAR RESIDENCES = 9,703 SF



LEVEL MECHANICAL ROOF
FAR = 0

PROPOSED F.A.R

F.A.R RESIDENTIAL BUILDING	
LEVEL	AREA (SF)
CELLAR LEVEL	4,414 SF
GROUND LEVEL	15,903 SF
LEVEL 2	11,506 SF
LEVEL 3	15,417 SF
LEVEL 4	21,087 SF
LEVEL 5	21,087 SF
LEVEL 6	21,087 SF
LEVEL 7	21,087 SF
LEVEL 8	21,087 SF
LEVEL 9	21,087 SF
LEVEL 10	21,087 SF
LEVEL 11	21,087 SF
LEVEL 12	21,087 SF
LEVEL 13	21,087 SF
LEVEL 14	21,087 SF
LEVEL 15	15,417 SF
LEVEL 16	13,672 SF
LEVEL 17	9,703 SF
LEVEL 18	0 SF
TOTAL F.A.R	**317,994 SF**

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

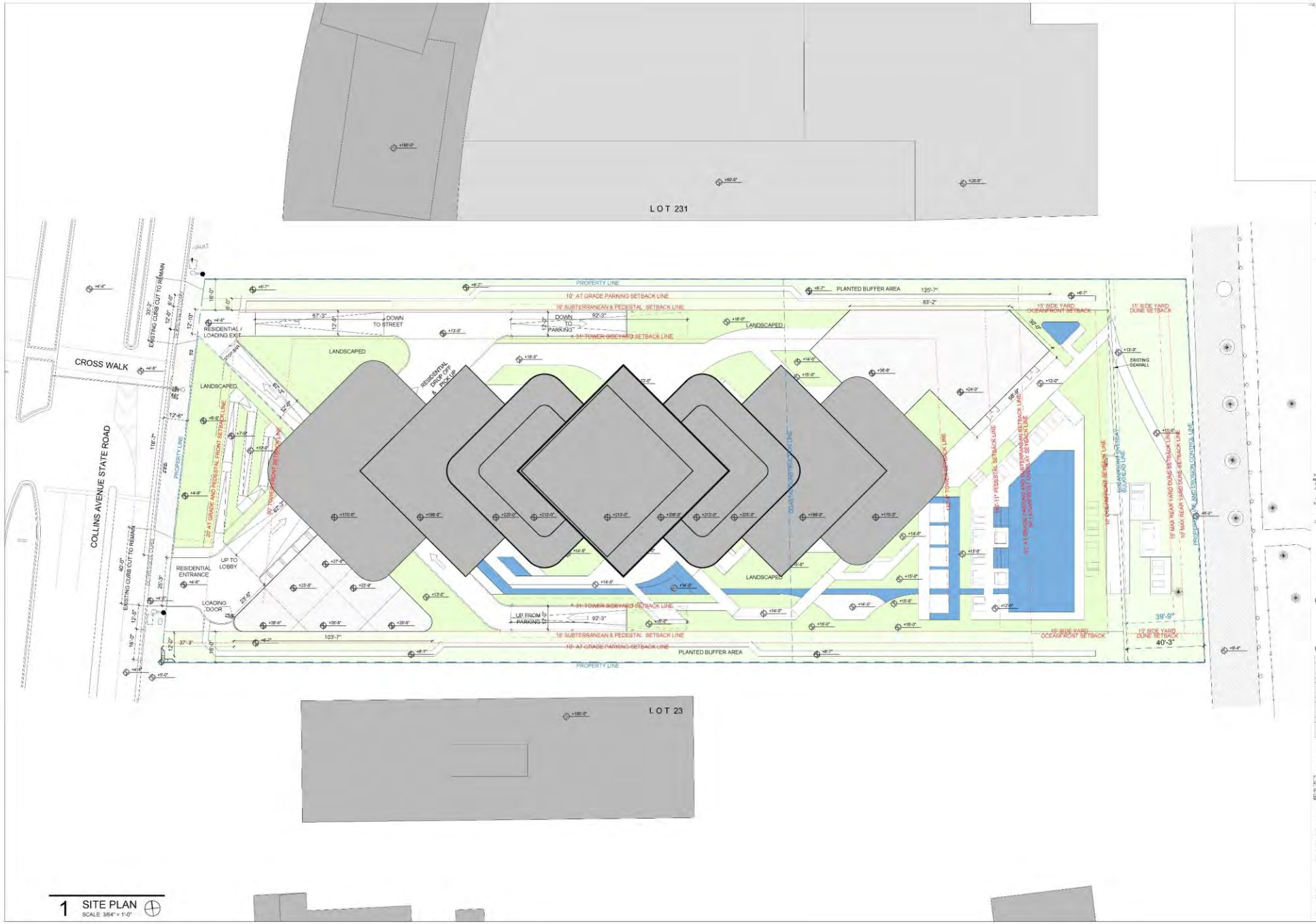
NO	DATE	DESCRIPTION

KEY PLAN

FAR DIAGRAMS 2

SHEET NO.

A-010



1 SITE PLAN
SCALE: 3/64" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/12/24	PLANNING BOARD - FIRST SUBMITTAL
	07/12/24	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SITE PLAN

SHEET NO.

A-020

6 SOUTHBOUND COLLINS AVE
18/12/2020

4 COLLINS AVE
18/12/2020

2 NORTHBOUND COLLINS AVE
18/12/2020

5 SOUTHBOUND GREENWAY VIEW
18/12/2020

3 BEACH VIEW
18/12/2020

1 NORTHBOUND BEACH VIEW
18/12/2020

FOR AHJ USE ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	03/09/21	PLANNING BOARD - FIRST SUBMITTAL
	05/05/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SCALE: 1/32
D-SIZE ARC-D (24"x36") DO NOT SCALE DRAWINGS
DATE: 05/05/2021
DRAWN BY: GMP
DRAWING TITLE

CURRENT SITE IMAGE - SITE AND EXISTING

SHEET NO.

A-021

1

2

3

4

5

6

7

8

KEY PLAN

FOR BIDS/REVIEW ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	PLANNING BOARD - FIRST SUBMITTAL
	[illegible]	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

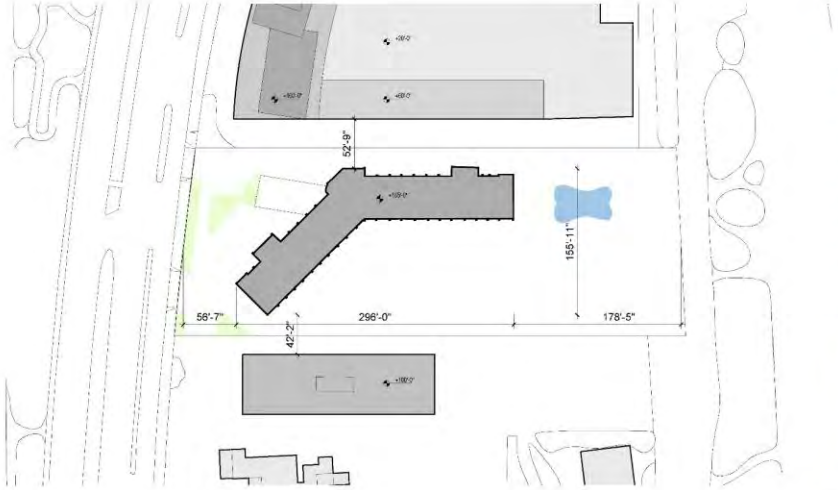
SCALE: [illegible]
SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS
DATE: [illegible]
DRAWN BY: [illegible]
DRAWING TITLE

CURRENT SITE IMAGE

SHEET NO.

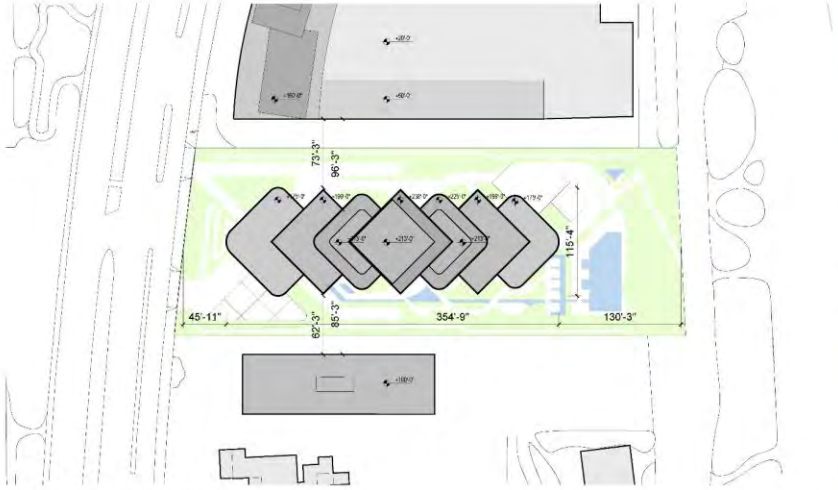
A-022

© COPYRIGHT 2021 THESE DRAWINGS ARE THE SOLE PROPERTY OF O'DONNELL DAMMROSE ARCHITECTS INC. ANY ALTERATION OF DRAWING TERMINOLOGY OR WITHOUT THE WRITTEN CONSENT OF O'DONNELL DAMMROSE ARCHITECTS & ARCHITECTS INC. IS STRICTLY PROHIBITED.



01 EXISTING SITE PLAN
SCALE: 1/64" = 1'-0"

EXISTING COLLINS AVE VIEW



02 PROPOSAL SITE PLAN
SCALE: 1/64" = 1'-0"

PROPOSAL COLLINS AVE VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/09/21	PLANNING BOARD - FIRST SUBMITTAL
	10/29/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SCALE: 1/64"
SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS.
DATE: 07/09/2021
DRAWN BY: GDP
DRAWING TITLE:

CURRENT VS. PROPOSAL COMPARISON

SHEET NO.

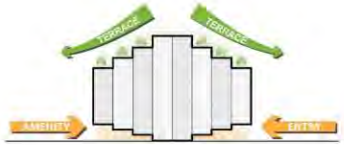
A-023

5333 COLLINS AVE

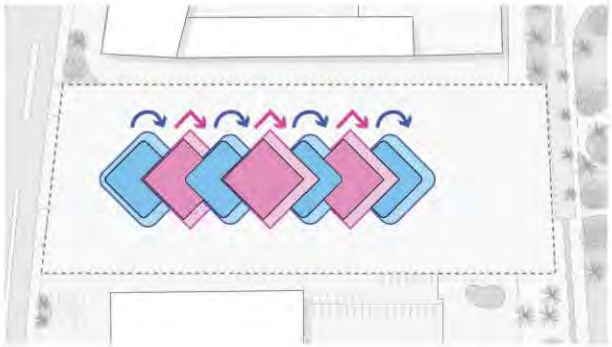
Situated on a rare stretch of Miami Beach with direct water access on both sides of the property, 5333 Collins Avenue offers an extraordinary palette for architecture, design and living. Rather than conceiving the building as a monolithic slab, or filling the site to block the distinctive water-to-water location on Miami Beach, a series of slender "towers" are rotated to orient views away from neighbors towards the Atlantic Ocean and Biscayne Bay. These "towers" are then merged and lifted into one simple and timeless form, shaped by the specifics of site. This multi-tower design and its 45-degree articulation to the water on two sides allows residents to experience unique open views of sunrise, sunset, the Miami skyline and the Pacific while enjoying multiple corner exposures. The base of the building is carved to create a dramatic moment of entry along Collins and covered exterior amenities facing the ocean, while the crown is stepped to provide generous terraces facing the water both to the east and west. Gracious homes with dramatic floor to ceiling windows and extensive private outdoor space bring the outdoors in while creating a level of privacy usually only found in private single-family villas.

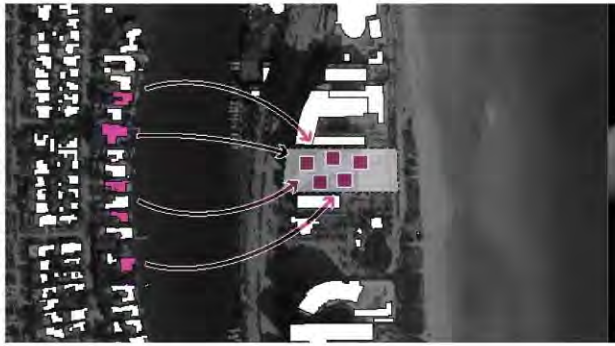
Along the length of the building, the towers are subtly distinguished in both the shape and color of their balconies. The alternating expression of the individual towers breaks down the scale while creating a sense of rhythm as one moves around the tower. This rhythm and contrast of material, shape and color is at once familiar, paying homage to Miami beach art deco and midcentury modern past, while creating something new, drawing from the unique qualities of its context.

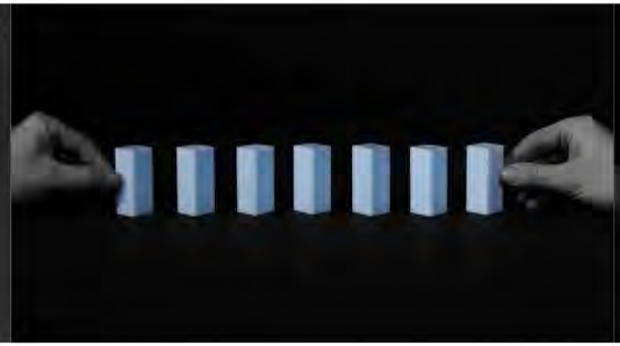
While many developments have turned their back on Collins, creating an urban wall against the ocean, our proposal opens up towards the city and the ocean. Through lifting and rotation, creating maximum connection, view, and porosity through the site, while also creating moments of privacy, seclusion and exclusivity for residents. A series of landscape gardens connect coastal and inland planting with native and resilient species that seamlessly blend the site with its context and provide moments of intimacy and discovery across the site. The development at 5333 Collins builds on the inherent qualities of its unique site to create a distinctive development that will be an emblematic addition to the Miami beach skyline.



BEACH BUNDLE







OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION

KEY PLAN

DESIGN CONCEPT

SHEET NO.

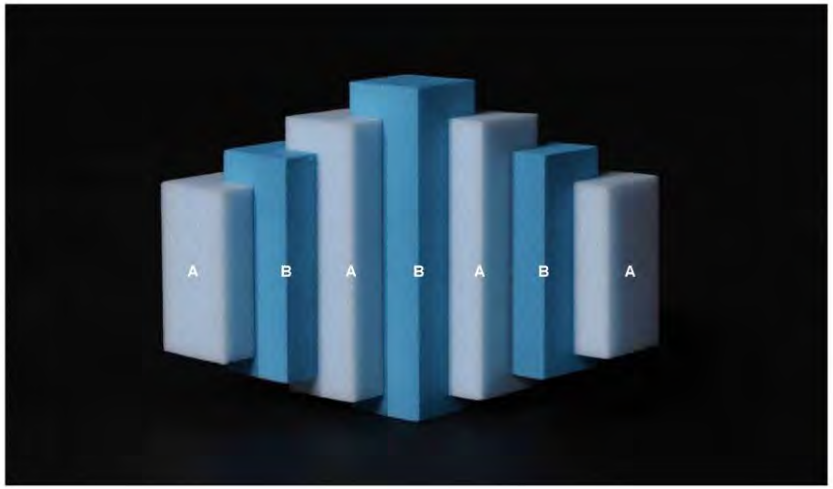
A-050

MATERIAL CONCEPT

The alternating material expression of the towers draws on the unique context of Miami Beach and its art deco past. The alternating scheme uses a white palette for *Facade A* and a warm material palette for *Facade B*. The white material palette reflects many of Miami Beach's more recent residential buildings and the warm material palette is inspired from Miami Beach's coloured art deco past. Together they create a unique alternating rhythm that plays off the history and current context of Miami Beach.

Facade A

Facade B



OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION

KEY PLAN

MATERIAL CONCEPT

SHEET NO.

A-051

1 SE AERIAL VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	PLANNING BOARD - FIRST SUBMITTAL
	[illegible]	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SE VIEW

SHEET NO.

A-061

1 BEACH VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/06/19	PLANNING BOARD - FIRST SUBMITTAL

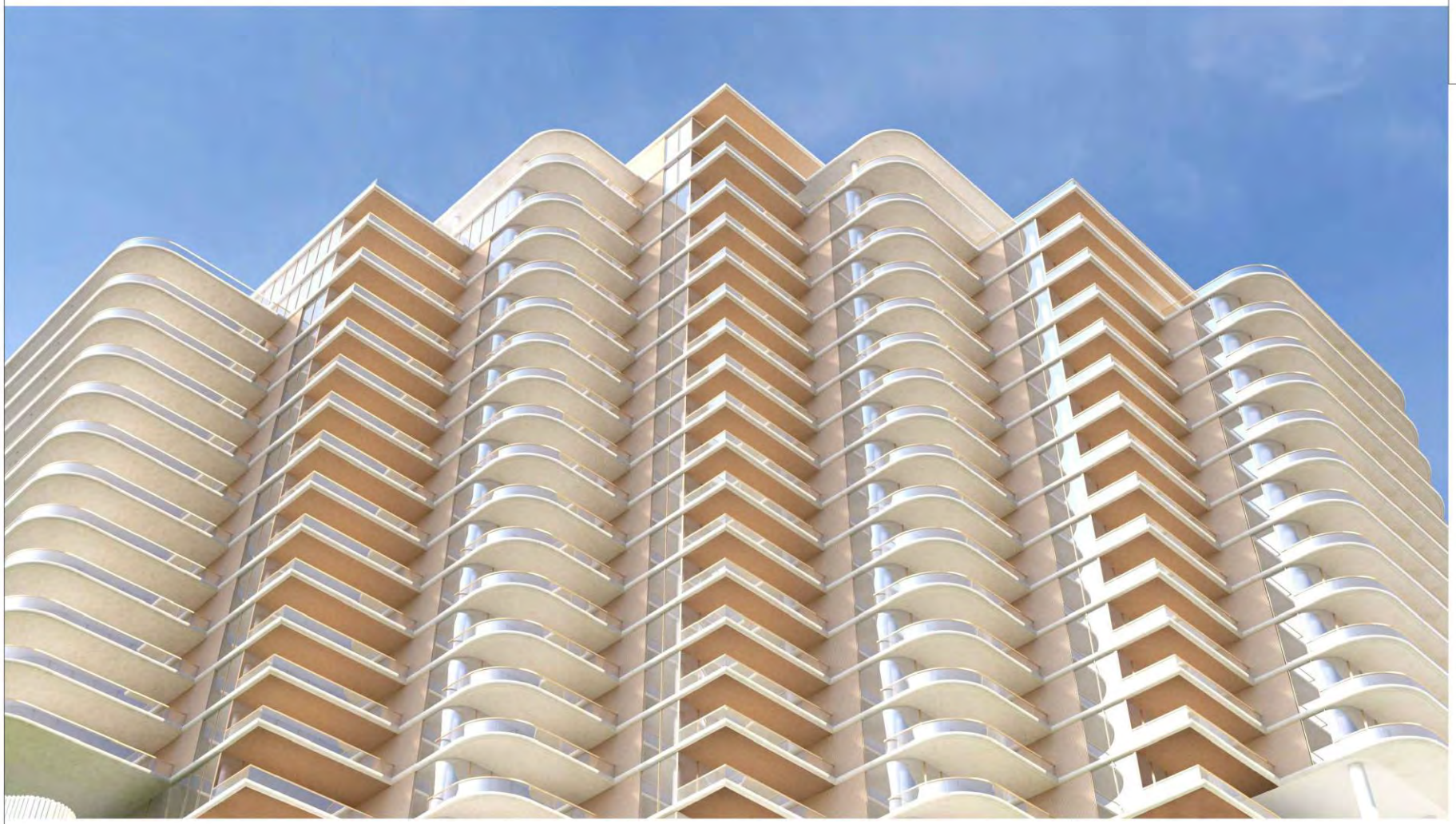
KEY PLAN

DRAWING TITLE

BEACH VIEW

SHEET NO.

A-062



1 FACADE VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/09/21	PLANNING BOARD - FIRST SUBMITTAL
	07/14/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SCALE: 3/32"

SHEET SIZE: ARCH D (24"X36") DO NOT SCALE DRAWINGS

DATE: 07/09/2021

DRAWN BY: GMP

DRAWING TITLE:

FACADE VIEW

SHEET NO.

A-063

1 BALCONY VIEW

OWNER

5333 ACQUISITIONS, LLC
2601 SOUTH BAYSHORE DRIVE, SUITE 630
COCONUT GROVE, FL 33133
T: 786.515.2409

ARCHITECT OF RECORD

O'DONNELL SINAMAOLF AND PARTNERS ARCHITECTS INC.
AA26000608
2462 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
T: 954.925.9500

DESIGN ARCHITECT

OMA NEW ARCHITECTURE
OMA NYC
161 WRECK STREET, SUITE 1101
NEW YORK, NY 10014
T: +1 212 337 9170

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KURT DA MAOLF LIC. ENGE NUMBER LIRCENZ , USING ADOBE A SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

© O'DONNELL SINAMAOLF AND PARTNERS ARCHITECTS INC.
THIS DRAWING, IN BOTH PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF O'DONNELL SINAMAOLF AND PARTNERS ARCHITECTS INC. ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS.

ARCHITECTURE AND DESIGN

2462 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
T: 954.925.9500 | F: 954.925.9717
WWW.ODPDARCHITECT.COM

PROJECT

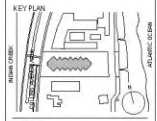
5333 COLLINS

5333 COLLINS AVE
MIAMI BEACH, FL 33140

REVISIONS

NO	DATE	DESCRIPTION
	07/26/21	PLANNING BOARD - FIRST SUBMITTAL
	07/26/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN



SCALE: 3/32"
SHEET SIZE: ARCH D (24"X36") DO NOT SCALE DRAWINGS
DATE: 07/26/2021
DRAWN BY: GMP

DRAWING TITLE:

BALCONY VIEW

SHEET NO.

A-064

© COPYRIGHT 2021 | THESE DOCUMENTS ARE THE SOLE PROPERTY OF O'DONNELL SINAMAOLF AND PARTNERS, ARCHITECTS INC. ANY REPRODUCTION OR PUBLICATION OF THE WRITTEN CONTENT OF O'DONNELL SINAMAOLF AND PARTNERS, ARCHITECTS INC. IS NOT PERMITTED.

1 COLLINS AVE VIEW

FOR IN-HOUSE ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	03/06/21	PLANNING BOARD - FIRST SUBMITTAL

KEY PLAN

SCALE: 1/32"
SHEET SIZE: ARCH D (24"X36") DO NOT SCALE DRAWINGS
DATE: 03/06/2021
DRAWN BY: GMP

DRAWING TITLE:

COLLINS AVE. VIEW

SHEET NO.

A-065

1 ENTRY VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/26/19	PLANNING BOARD - FIRST SUBMITTAL
	07/29/19	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SCALE: NTS

SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS

DATE: 07/26/2021

DRAWN BY: DMP

DRAWING TITLE

ENTRY VIEW

SHEET NO.

A-067

4 KEY PLAN

3 SOUTHBOUND COLLINS AVE.

2 NORTHBOUND COLLINS AVE.

1 INDIAN CREEK/PARK VIEW

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	[illegible]
	[illegible]	[illegible]

KEY PLAN

STREETSCAPE VIEWS

SHEET NO.

A-068

1 INDIAN CREEK VIEW

FOR REVIEW ONLY

OWNER

5333 ACQUISITIONS, LLC
2601 SOUTH BAYSHORE DRIVE, SUITE 550
COCONUT GROVE, FL 33133
T: 305 531 2400

ARCHITECT OF RECORD

O'DONNELL, DAMMIOLF AND PARTNERS ARCHITECTS INC.
AA 26000896
2452 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
T: 954.926.5800

DESIGN ARCHITECT

OMA/REM ARCHITECTURE
AA26000824
180 VARICK STREET, SUITE 1504
NEW YORK, NY 10014
T: +1 212 337 0750

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **KURT DAMMIOLF LICENSE NUMBER: AR93962** USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

© O'DONNELL, DAMMIOLF AND PARTNERS ARCHITECTS INC. THIS DRAWING, WHETHER PRINTED AND ELECTRONIC FORMAT MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF O'DONNELL, DAMMIOLF AND PARTNERS ARCHITECTS INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS.

ARCHITECTURE AND DESIGN

2452 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
T: 954.926.5800 | F: 954.926.5737
www.odp-p.com

PROJECT

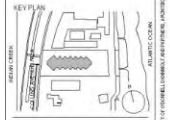
5333 COLLINS

5333 COLLINS AVE
MIAMI BEACH, FL 33140

REVISIONS

NO	DATE	DESCRIPTION
	07/09/21	PLANNING BOARD - FIRST SUBMITTAL
	07/16/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN



SCALE : XXX
SHEET SIZE: ARCH D (24"x36") (1/4"=1' SCALE D-RAWINGS)
DATE: 07/09/2021
STARTED BY: GVP

DRAWING TITLE

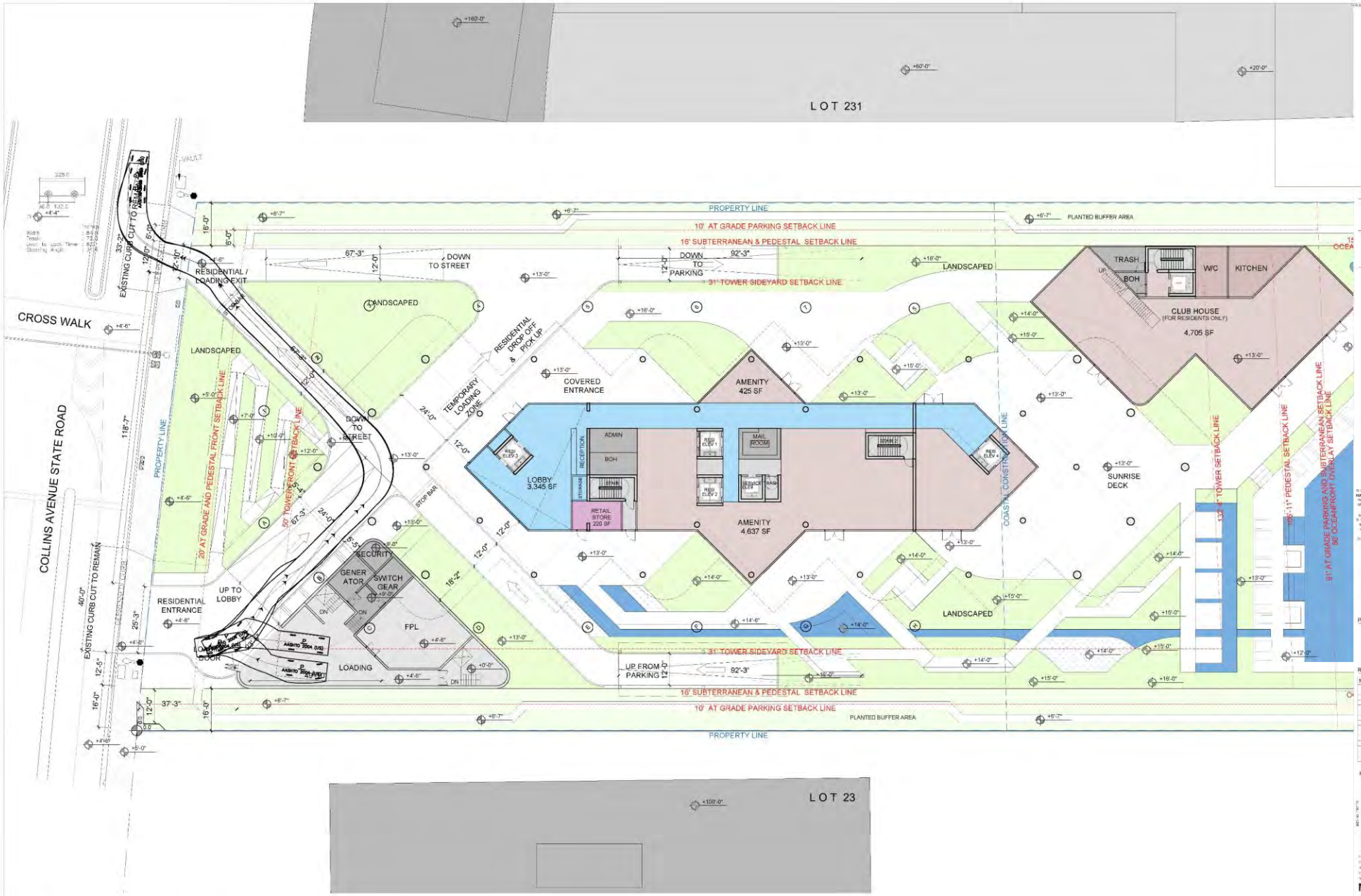
INDIAN CREEK VIEW

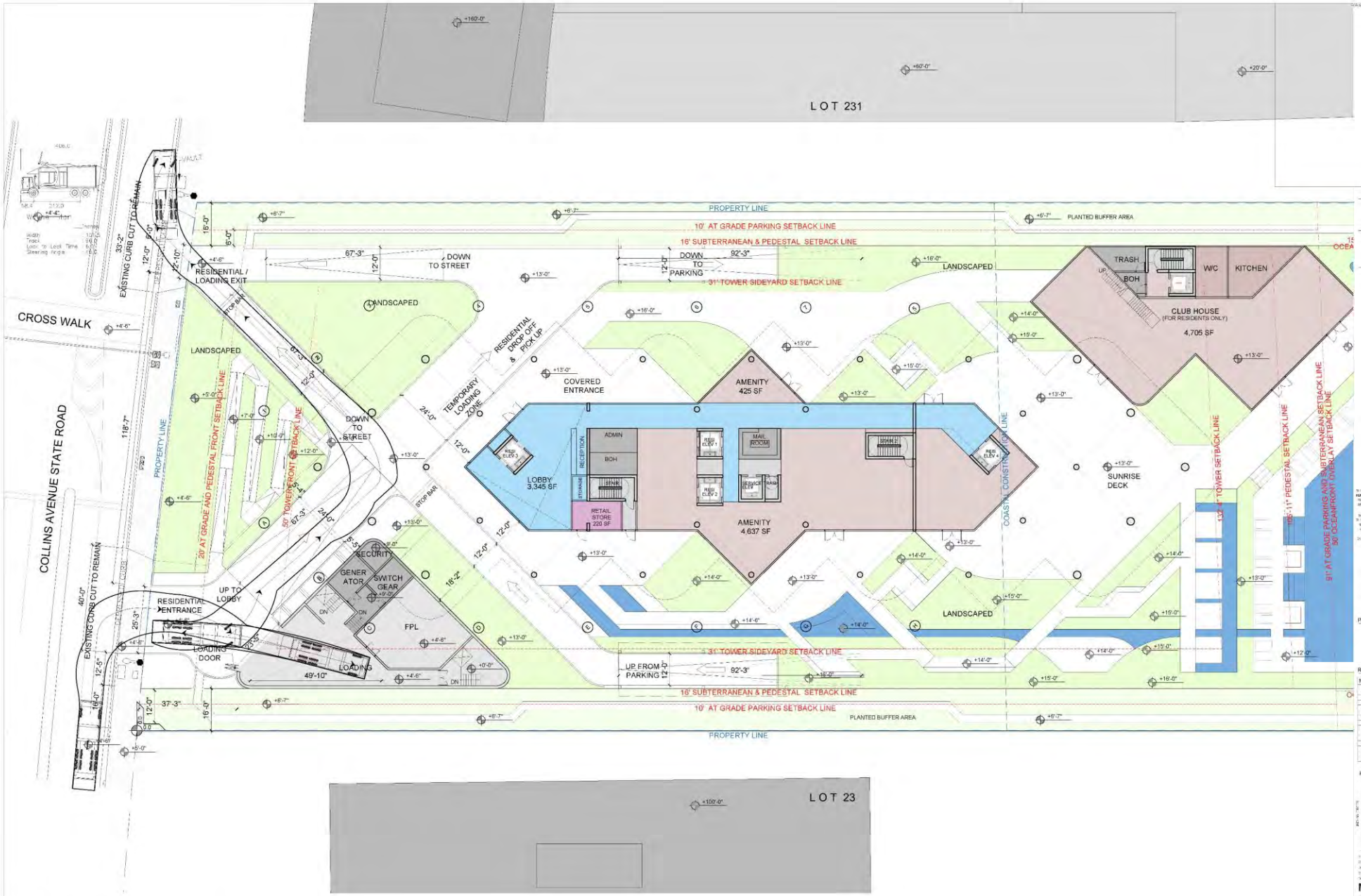
SHEET NO

A-066

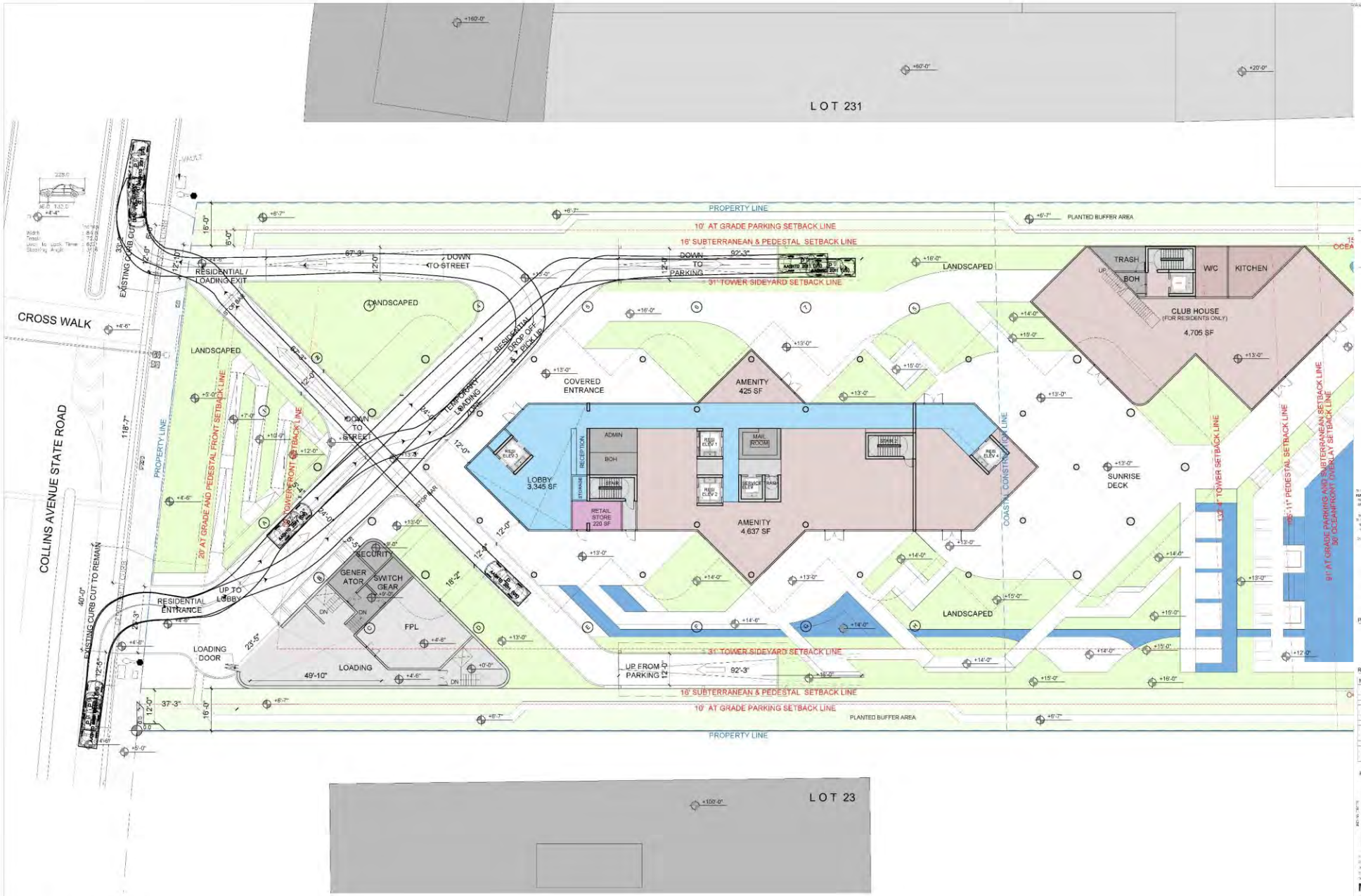
COPYRIGHT 2021 THESE DOCUMENTS ARE THE SOLE PROPERTY OF O'DONNELL DAMMIOLF AND PARTNERS ARCHITECTS INC. AND ALL REPRODUCTION OF SUCH DOCUMENTS WITHOUT THE WRITTEN CONSENT OF O'DONNELL DAMMIOLF AND PARTNERS ARCHITECTS INC. IS PROHIBITED.

LOT 231
LOT 23
PROPERTY LINE
10' AT GRADE PARKING SETBACK LINE
16' SUBTERRANEAN & PEDESTAL SETBACK LINE
31' TOWER SIDEYARD SETBACK LINE
PLANTED BUFFER AREA
CROSS WALK
COLLINS AVENUE STATE ROAD
EXISTING CURB CUT TO REMAIN
RESIDENTIAL / LOADING EXIT
DOWN TO STREET
DOWN TO PARKING
UP FROM PARKING
LANDSCAPED
RESIDENTIAL DROP OFF & PICK UP
TEMPORARY LOADING ZONE
COVERED ENTRANCE
AMENITY 425 SF
AMENITY 4,637 SF
LOBBY 3,345 SF
ADMIN
BOH
RECEPTION
MAIL ROOM
RETAIL STORE 220 SF
CLUB HOUSE (FOR RESIDENTS ONLY) 4,705 SF
TRASH
BOH
W/C
KITCHEN
SUNRISE DECK
COASTAL CONSTRUCTION LINE
132' TOWER SETBACK LINE
165'-11" PEDESTAL SETBACK LINE
91' AT GRADE PARKING AND SUBTERRANEAN SETBACK LINE
90' OCEANFRONT OVERLAY SETBACK LINE
20' AT GRADE AND PEDESTAL FRONT SETBACK LINE
50' TOWER FRONT SETBACK LINE
SECURITY
GENERATOR
SWITCH GEAR
FPL
UP TO LOBBY
RESIDENTIAL ENTRANCE
LOADING DOOR
LOADING
STOP BAR
VAULT
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
ARCHITECTURE AND DESIGN
PROJECT
5333 COLLINS
REVISIONS
NO
DATE
DESCRIPTION
KEY PLAN
MANEUVERING PLANS
SHEET NO.
A-090
1 LOADING MANEUVERING
SCALE: 1/16" = 1'-0"


LOT 231
LOT 23
PROPERTY LINE
10' AT GRADE PARKING SETBACK LINE
16' SUBTERRANEAN & PEDESTAL SETBACK LINE
31' TOWER SIDEYARD SETBACK LINE
PLANTED BUFFER AREA
CROSS WALK
COLLINS AVENUE STATE ROAD
EXISTING CURB CUT TO REMAIN
RESIDENTIAL / LOADING EXIT
DOWN TO STREET
DOWN TO PARKING
UP FROM PARKING
LANDSCAPED
RESIDENTIAL DROP OFF & PICK UP
TEMPORARY LOADING ZONE
COVERED ENTRANCE
AMENITY 425 SF
AMENITY 4,637 SF
LOBBY 3,345 SF
ADMIN
BOH
RECEPTION
MAIL ROOM
RETAIL STORE 220 SF
CLUB HOUSE (FOR RESIDENTS ONLY) 4,705 SF
TRASH
BOH
W/C
KITCHEN
SUNRISE DECK
COASTAL CONSTRUCTION LINE
132' TOWER SETBACK LINE
165'-11" PEDESTAL SETBACK LINE
91' AT GRADE PARKING AND SUBTERRANEAN SETBACK LINE
90' OCEANFRONT OVERLAY SETBACK LINE
20' AT GRADE AND PEDESTAL FRONT SETBACK LINE
50' TOWER FRONT SETBACK LINE
RESIDENTIAL ENTRANCE
UP TO LOBBY
SECURITY
GENERATOR
SWITCH GEAR
FPL
LOADING
STOP BAR
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
ARCHITECTURE AND DESIGN
PROJECT
5333 COLLINS
REVISIONS
NO
DATE
DESCRIPTION
KEY PLAN
MANEUVERING PLANS 2
SHEET NO.
A-091
1 LOADING MANEUVERING
SCALE: 1/16" = 1'-0"



1 REFUSE MANEUVERING
SCALE: 1/16" = 1'-0"



OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

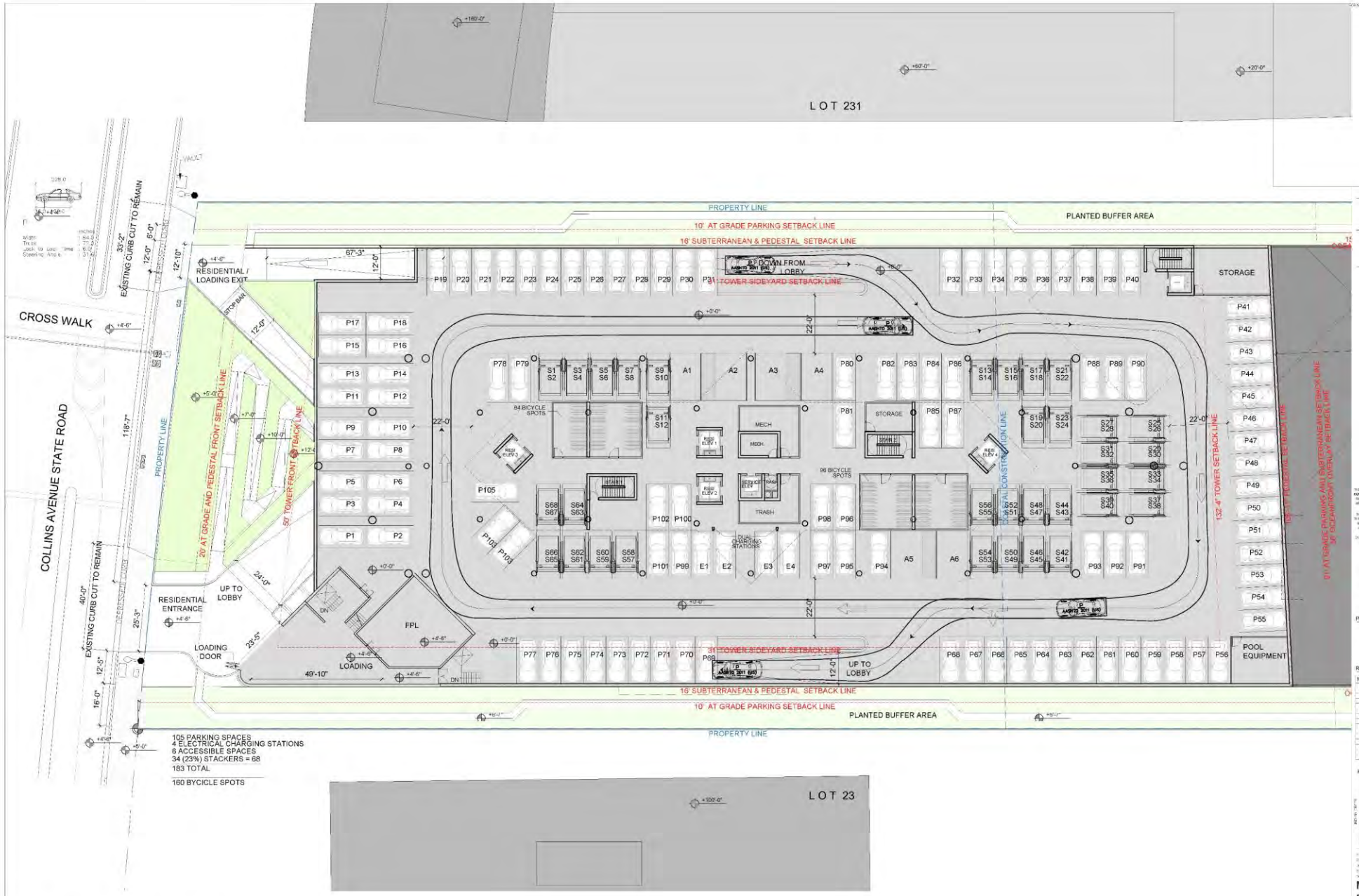
NO	DATE	DESCRIPTION

KEY PLAN

MANEUVERING PLANS 4

SHEET NO.

A-093



OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

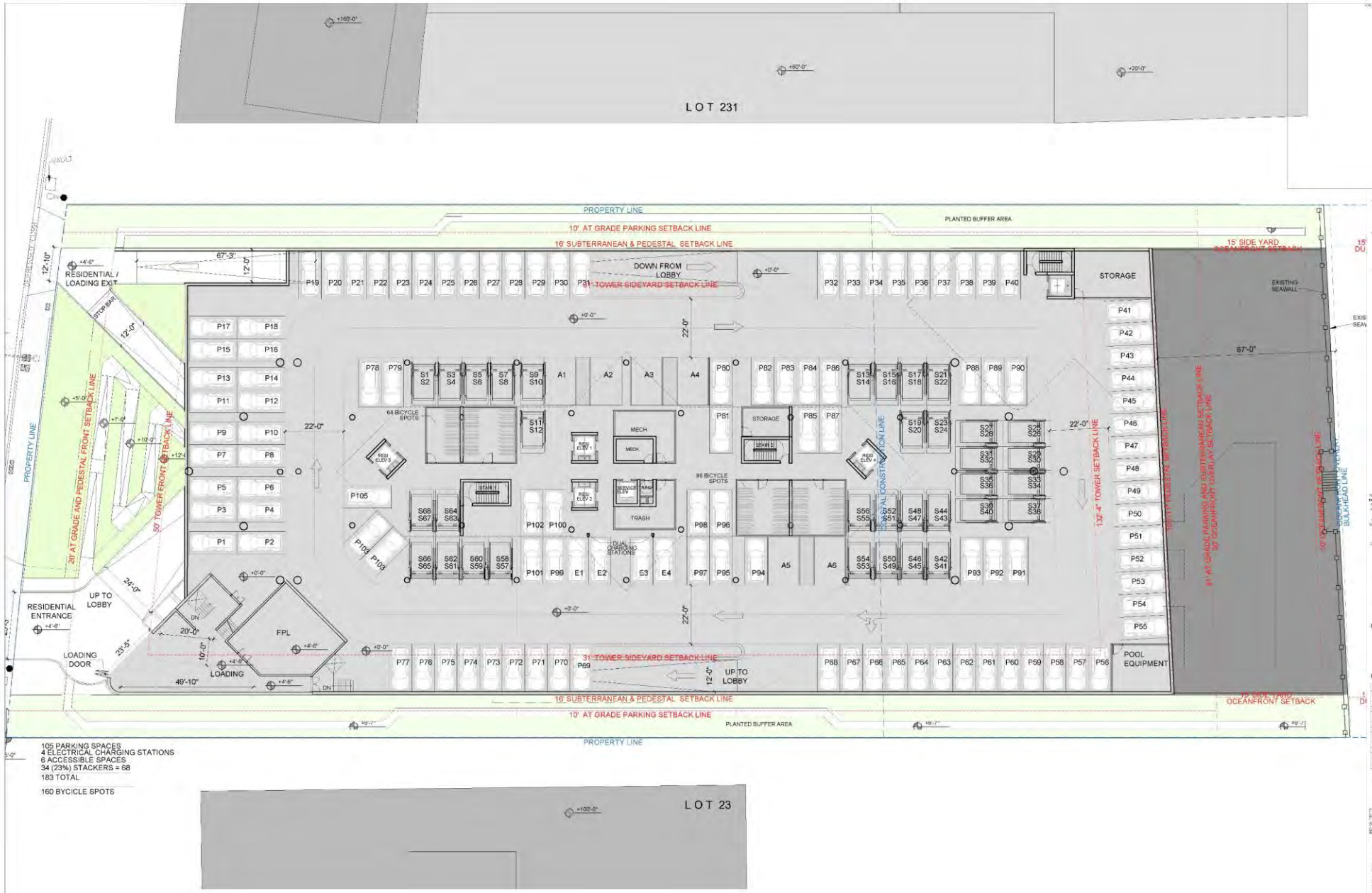
NO	DATE	DESCRIPTION

KEY PLAN

MANEUVERING PLANS 5

SHEET NO.

A-094



105 PARKING SPACES
4 ELECTRICAL CHARGING STATIONS
6 ACCESSIBLE SPACES
34 (23%) STACKERS = 68
183 TOTAL

160 BYCICLE SPOTS

1 CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

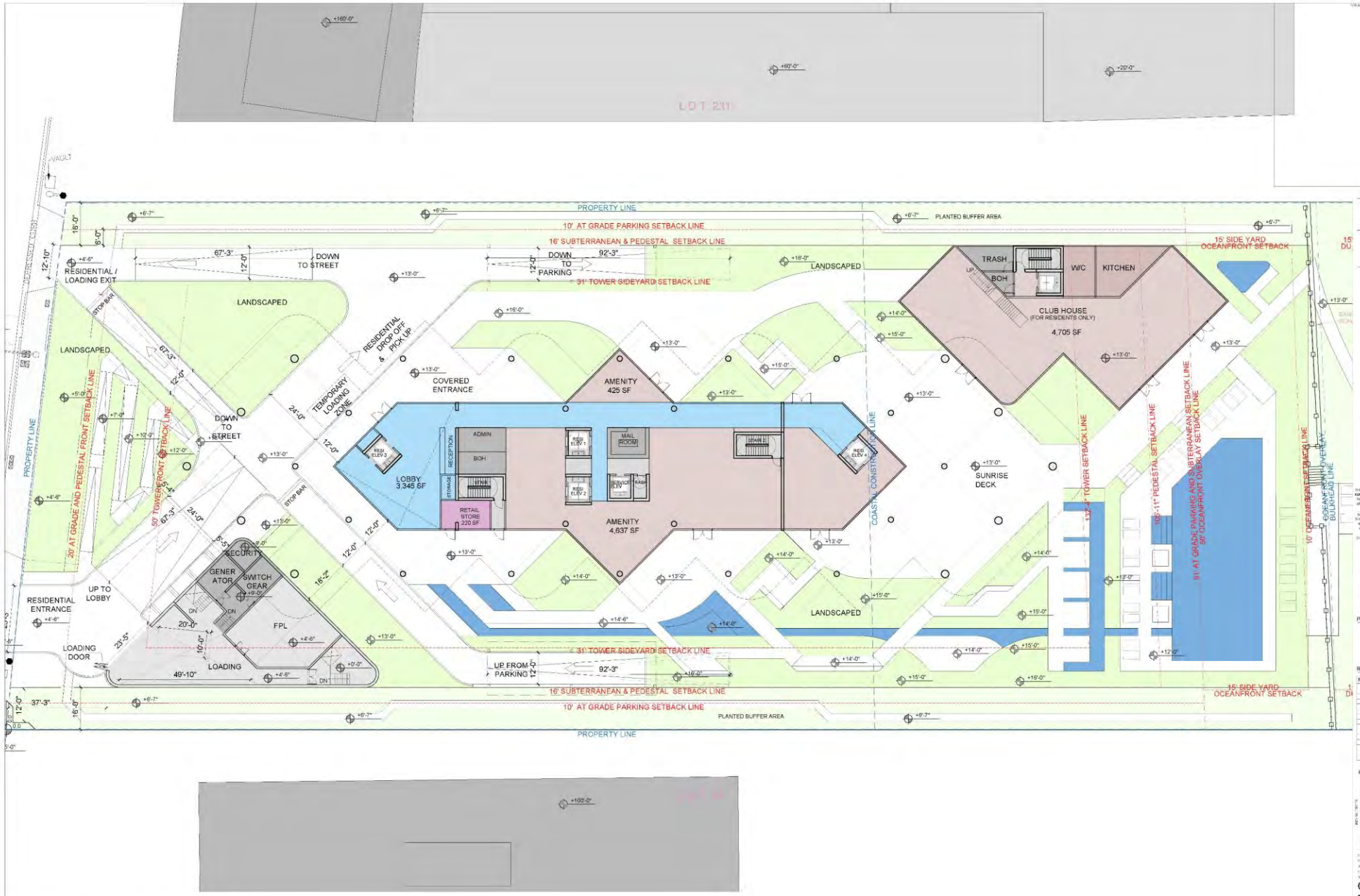
REVISIONS

NO	DATE	DESCRIPTION

KEY PLAN

CELLAR PLAN

SHEET NO.
A-101



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

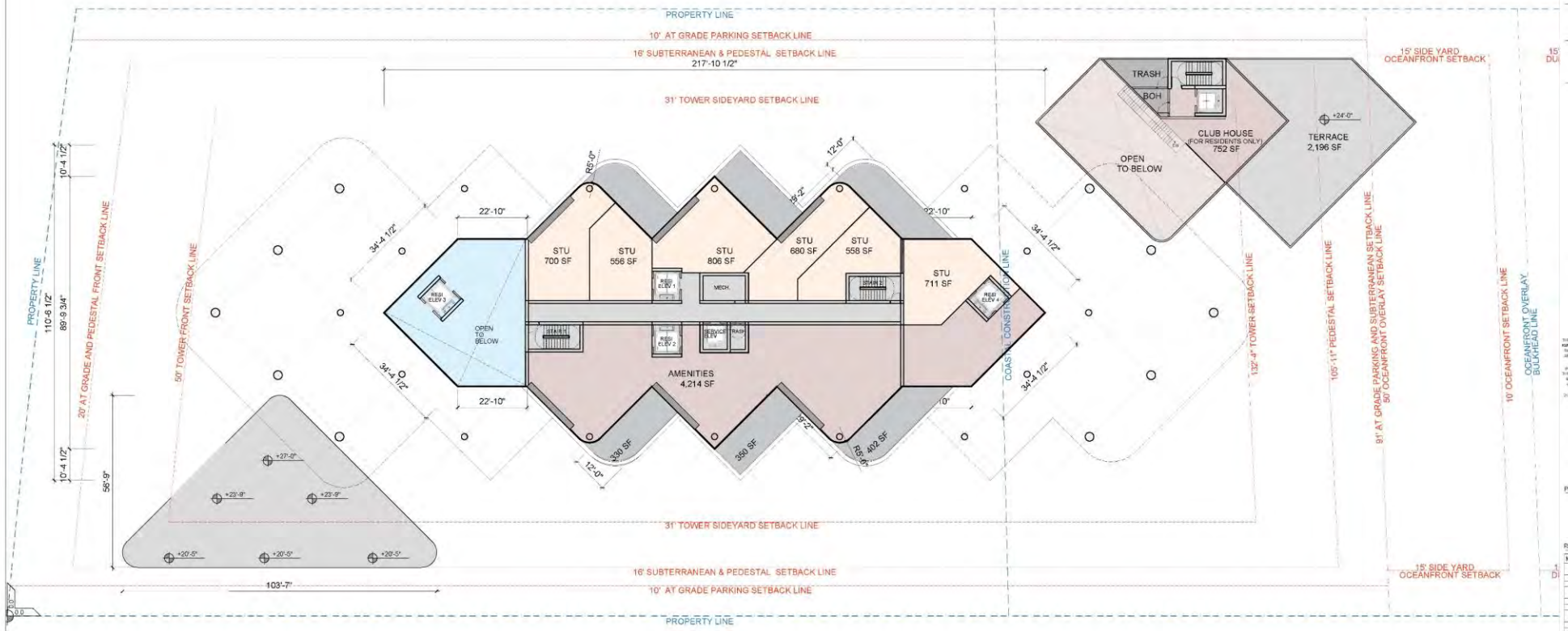
NO	DATE	DESCRIPTION
	[illegible]	PLANNING BOARD - FIRST SUBMITTAL
	[illegible]	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

GROUND FLOOR PLAN

SHEET NO.

A-102



1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/22/21	PLANNING BOARD - FIRST SUBMITTAL
	07/15/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

2ND FLOOR PLAN

SHEET NO.
A-103

2 FLOOR PLAN LV4 - LV14
SCALE: 1/16" = 1'-0"

1 FLOOR PLAN LV3
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

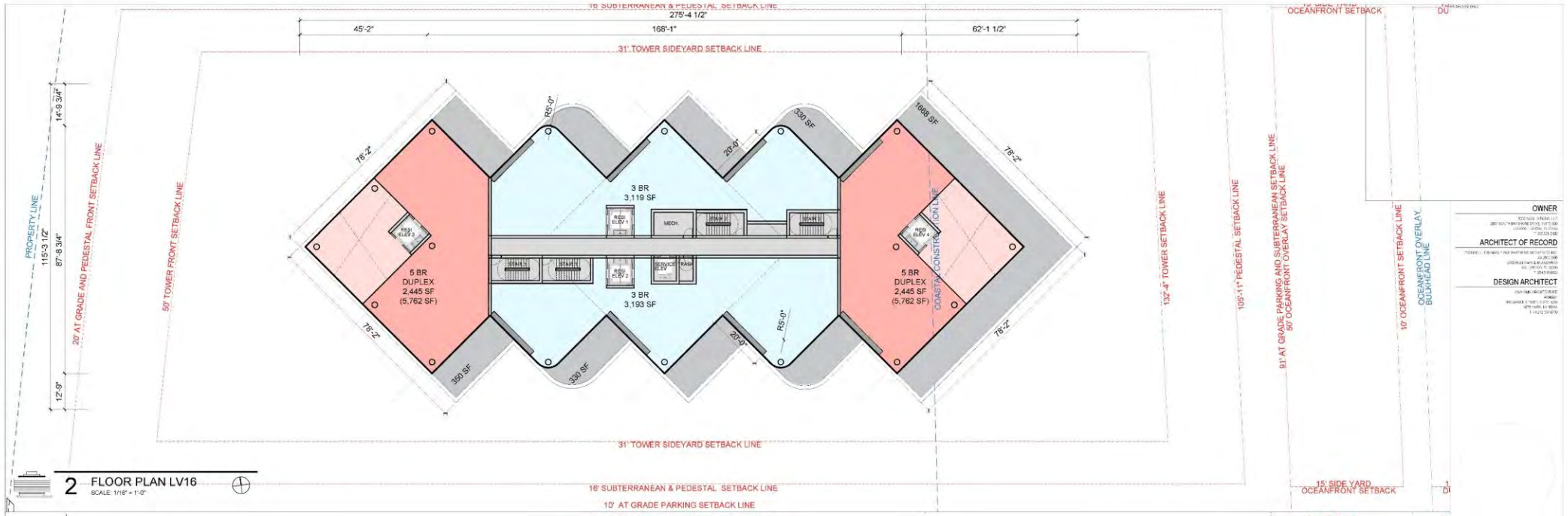
NO	DATE	DESCRIPTION
	07/12/21	PLANNING BOARD - FIRST SUBMITTAL
	07/12/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

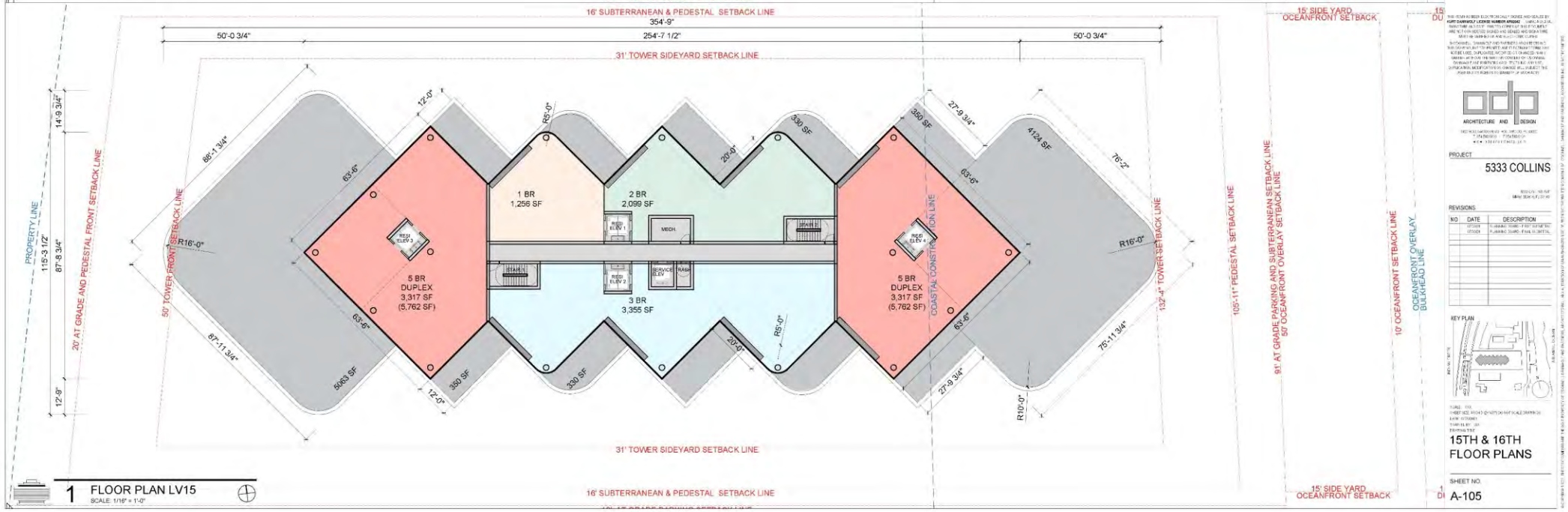
3RD & 4-14TH & FLOOR PLANS

SHEET NO.

A-104



2 FLOOR PLAN LV16
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN LV15
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

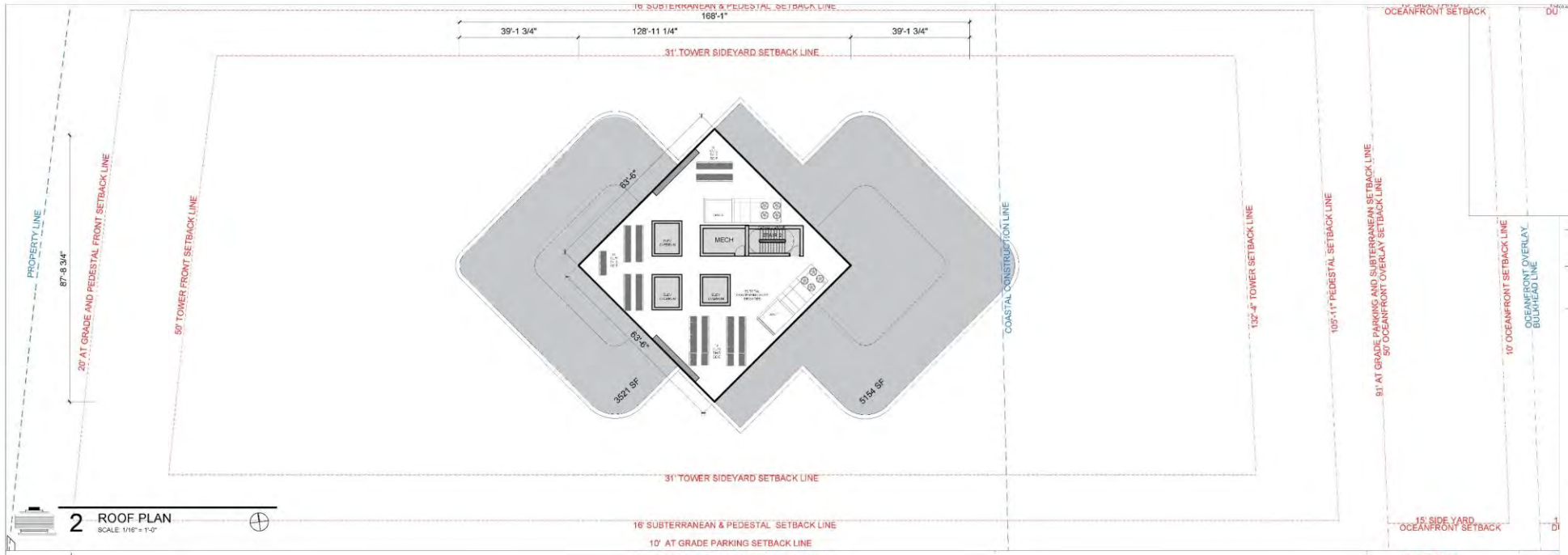
NO	DATE	DESCRIPTION
	07/22/21	PLANNING BOARD - FIRST SUBMITTAL
	07/22/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

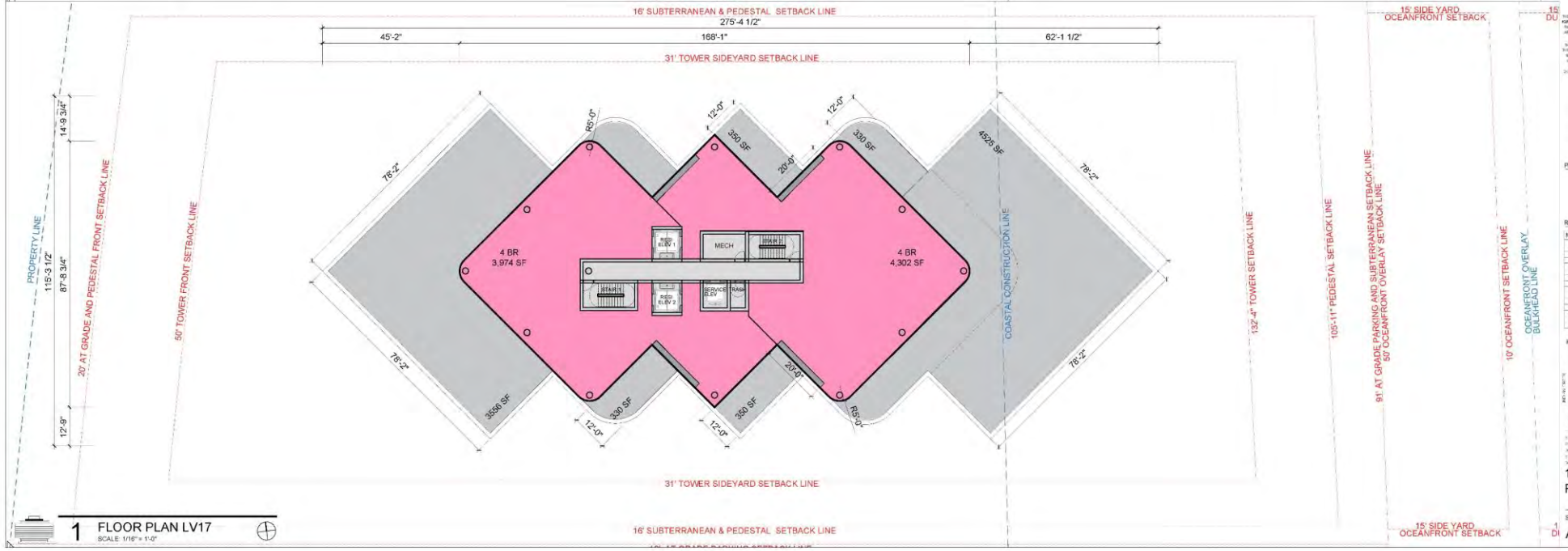
15TH & 16TH FLOOR PLANS

SHEET NO.

A-105



2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN LV17
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	07/12/21	PLAN REVIEW - TECH. CHECK
	07/12/21	PLAN REVIEW - FINAL CONTRACT

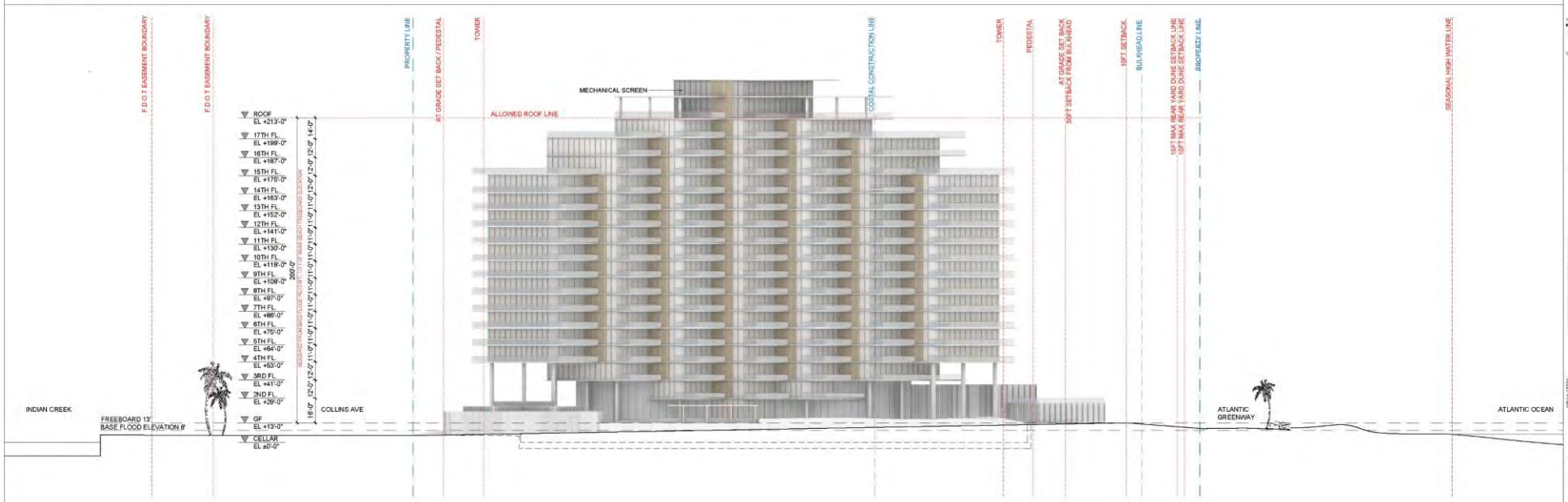
KEY PLAN

17TH FLOOR & ROOF PLAN

SHEET NO.

A-106

2 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	10/14/21	PLANNING BOARD - FIRST SUBMITTAL
	10/28/21	PLANNING BOARD - FINAL SUBMITTAL

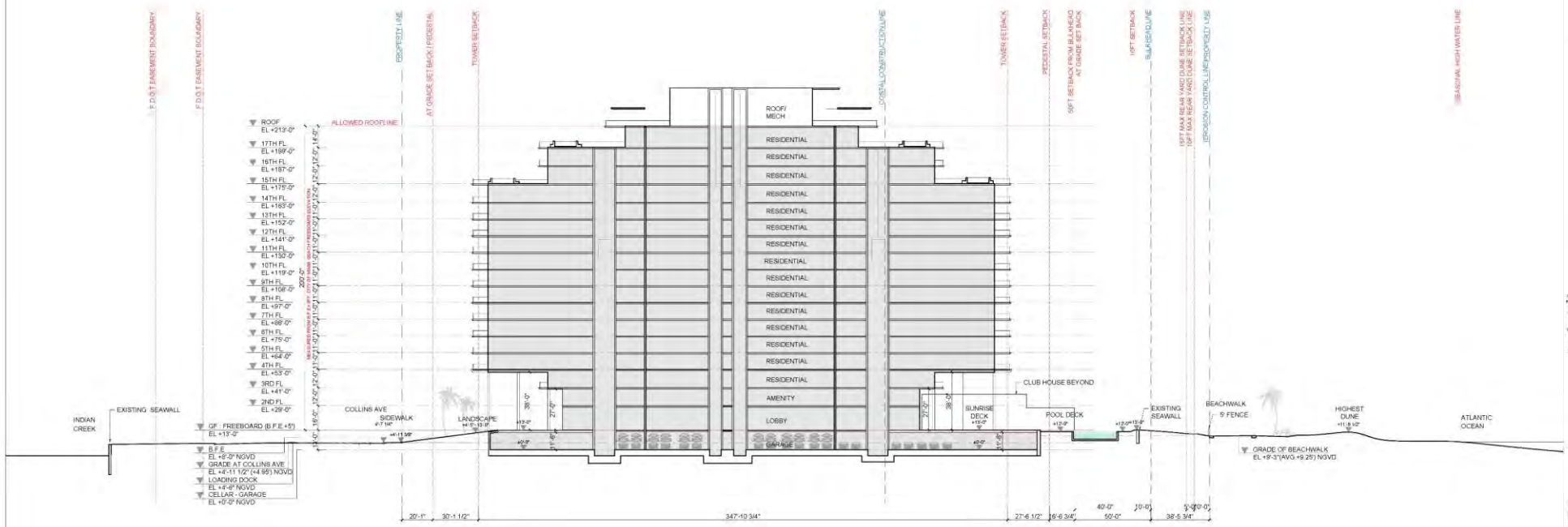
KEY PLAN

ELEVATIONS

SHEET NO.

A-201

PROPERTY LINE
AT GRADE SET BACK
PEDESTAL
TOWER
TOWER
PEDESTAL
AT GRADE SET BACK
PROPERTY LINE
ALLOWED ROOF LINE
MECHANICAL SCREEN
ROOF EL +213'-0"
17TH FL EL +199'-0"
16TH FL EL +187'-0"
15TH FL EL +175'-0"
14TH FL EL +163'-0"
13TH FL EL +152'-0"
12TH FL EL +141'-0"
11TH FL EL +130'-0"
10TH FL EL +119'-0"
9TH FL EL +108'-0"
8TH FL EL +97'-0"
7TH FL EL +86'-0"
6TH FL EL +75'-0"
5TH FL EL +64'-0"
4TH FL EL +53'-0"
3RD FL EL +41'-0"
2ND FL EL +29'-0"
GF EL +13'-0"
SEA LEVEL EL ±0'-0"
FREEBOARD 13'
BASE FLOOD ELEVATION 8'
14'-0"
12'-0"
12'-0"
12



* BASED ON NORTH GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

1 E-W SECTION 1
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

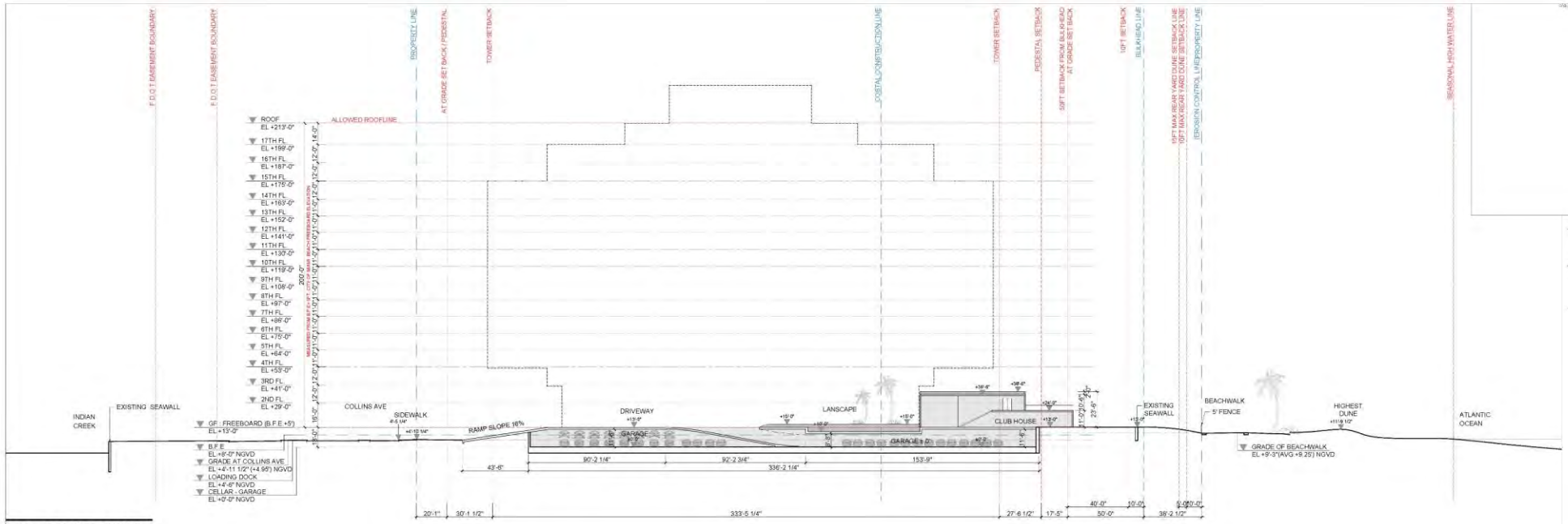
NO	DATE	DESCRIPTION
	[illegible]	[illegible]
	[illegible]	[illegible]

KEY PLAN

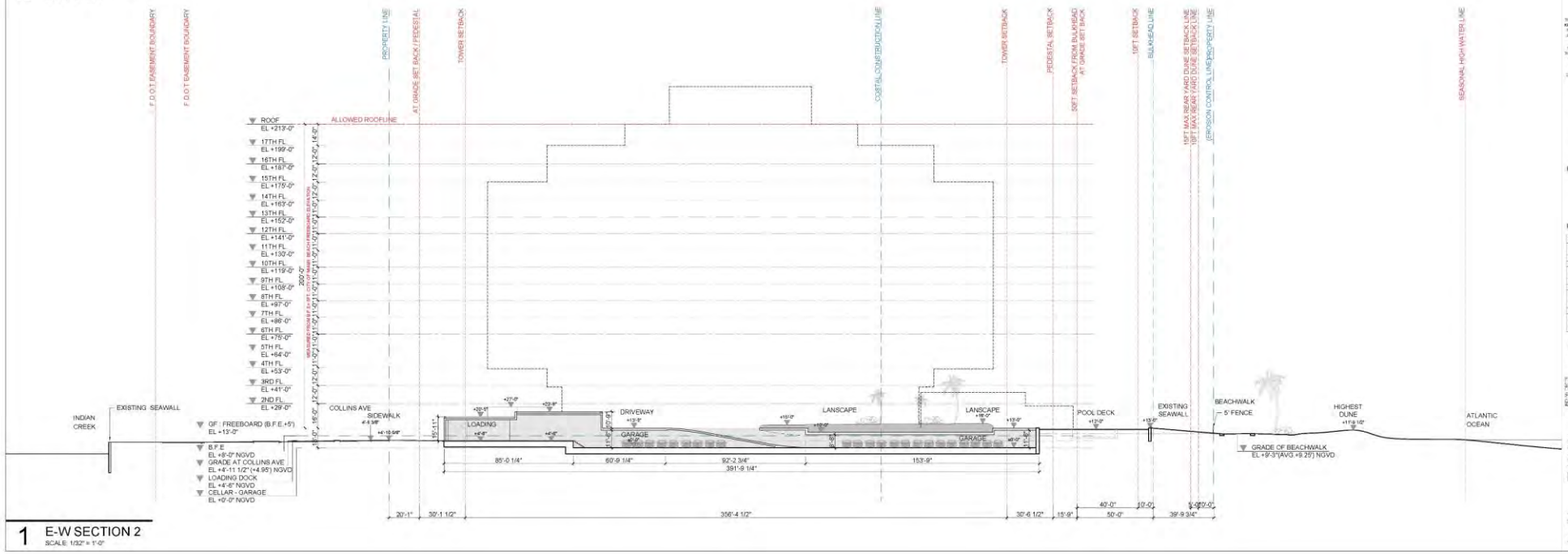
E-W SECTION

SHEET NO.

A-301



2 E-W SECTION 3
SCALE: 1/32" = 1'-0"



1 E-W SECTION 2
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

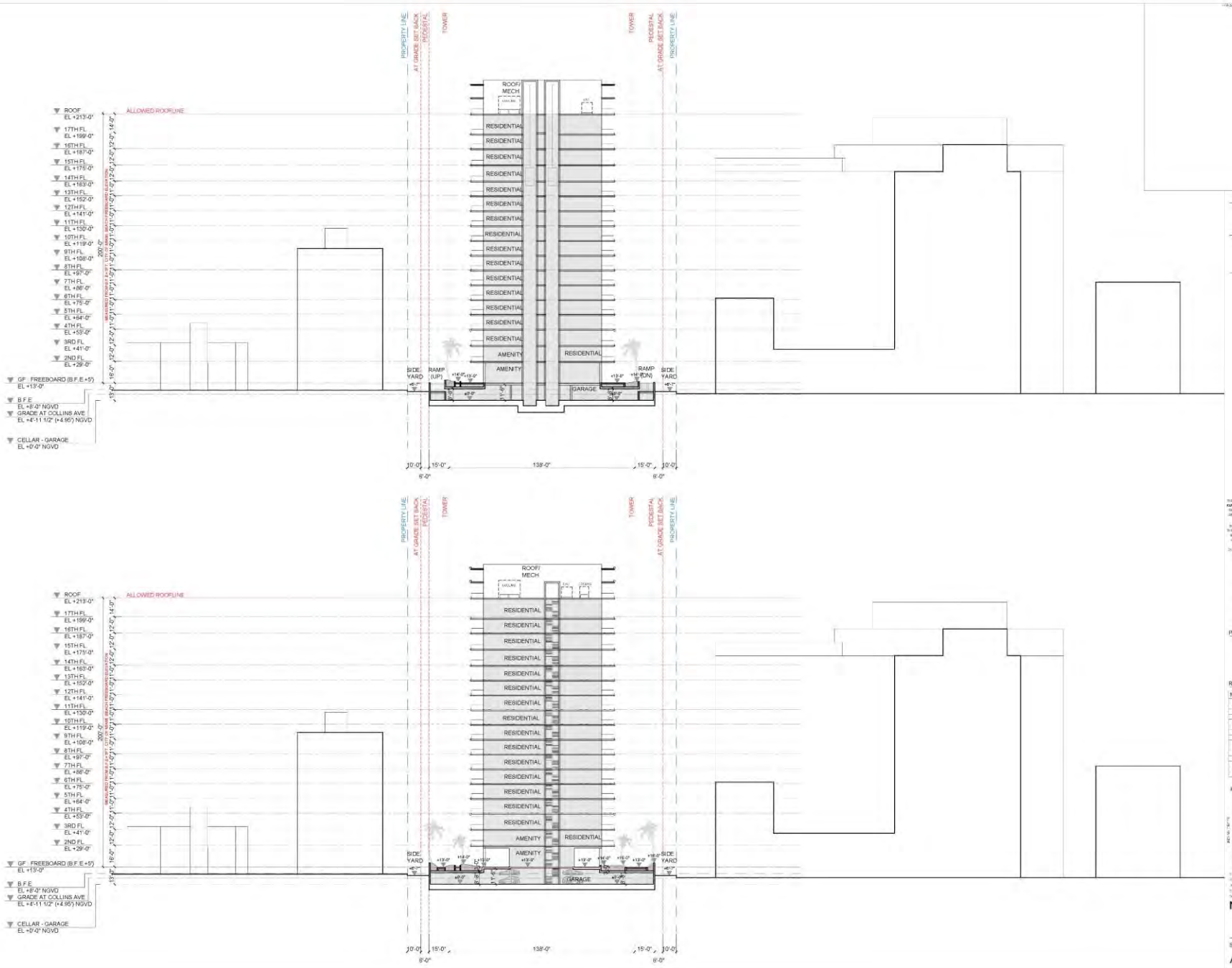
NO	DATE	DESCRIPTION
	[illegible]	[illegible]
	[illegible]	[illegible]

KEY PLAN

E-W SECTION 2

SHEET NO.

A-302



1 N-S SECTION
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

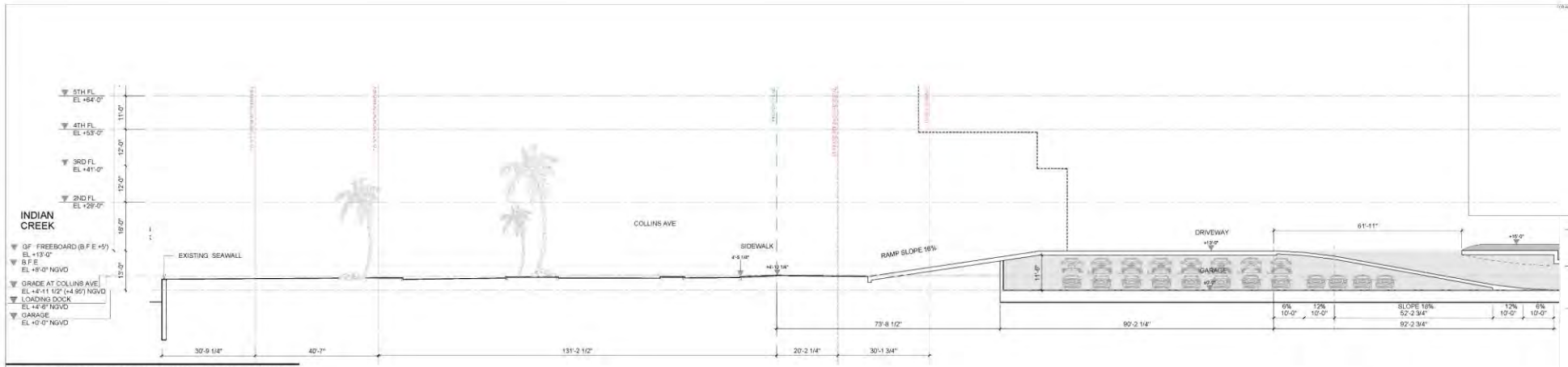
NO	DATE	DESCRIPTION
	[illegible]	PLAN REVIEW - [illegible]
	[illegible]	PLAN REVIEW - [illegible]

KEY PLAN

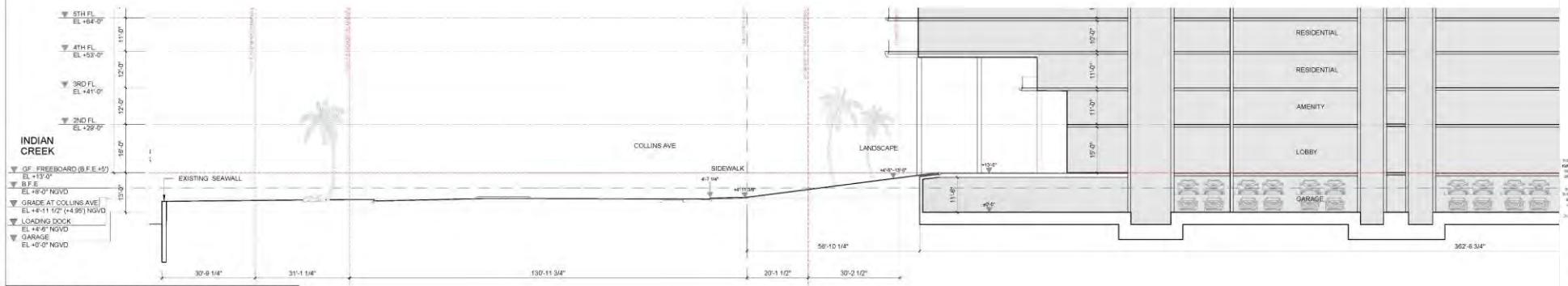
N-S SECTION

SHEET NO.

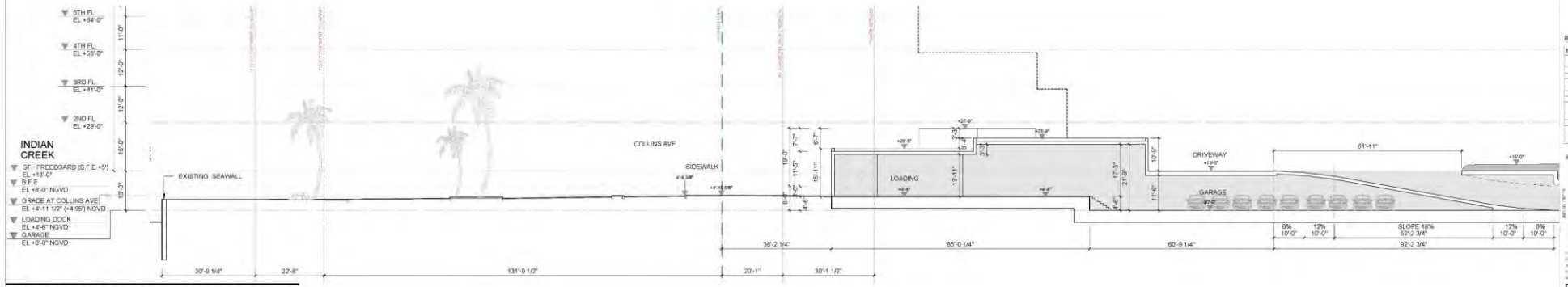
A-303



3 ENLARGE E-W SECTION _WEST @NORTH
SCALE: 1/16" = 1'-0"



2 ENLARGE E-W SECTION _WEST @CENTER
SCALE: 1/16" = 1'-0"



1 ENLARGE E-W SECTION _WEST @SOUTH
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

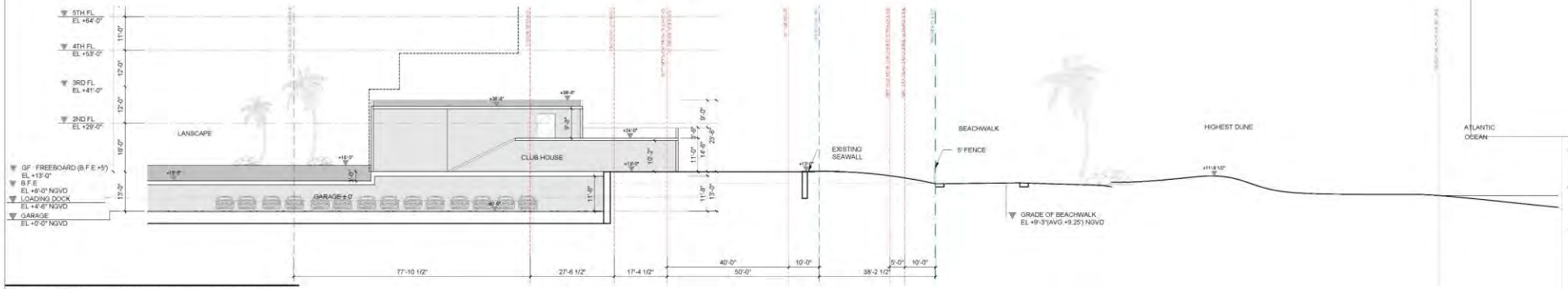
NO	DATE	DESCRIPTION
	07/09/21	PLAN REVIEW - 90% CONSTRUCTION
	07/09/21	PLAN REVIEW - FINAL CONSTRUCTION

KEY PLAN

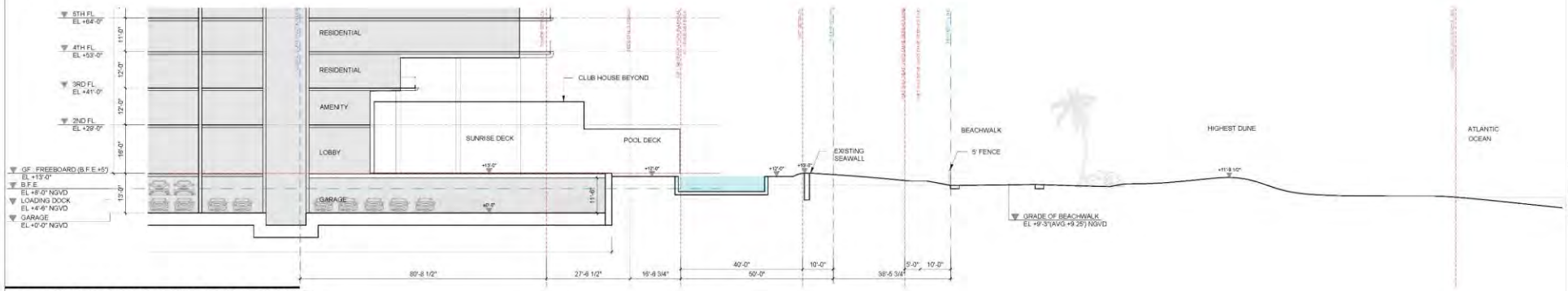
ENLARGED E-W SECTION 1

SHEET NO.

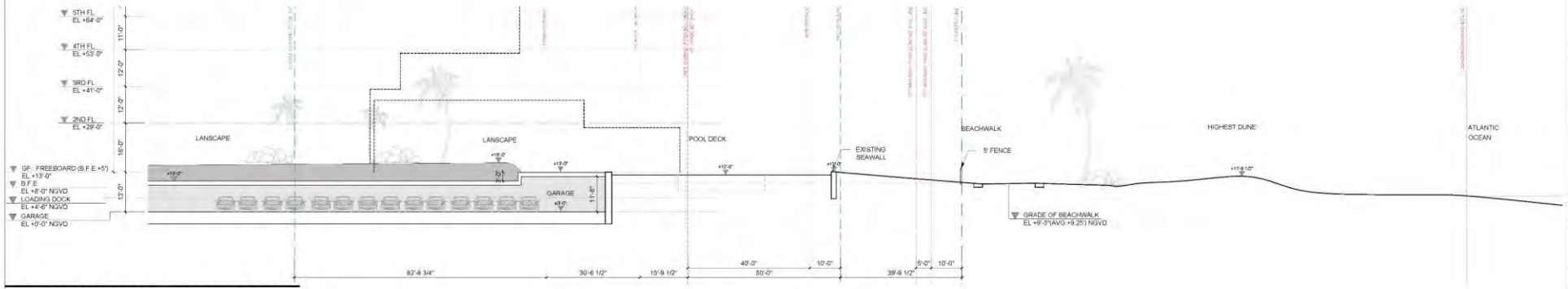
A-310



3 ENLARGE E-W SECTION _WEST @NORTH
SCALE: 1/16" = 1'-0"



2 ENLARGE E-W SECTION _WEST @CENTER
SCALE: 1/16" = 1'-0"



1 ENLARGE E-W SECTION _WEST @SOUTH
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

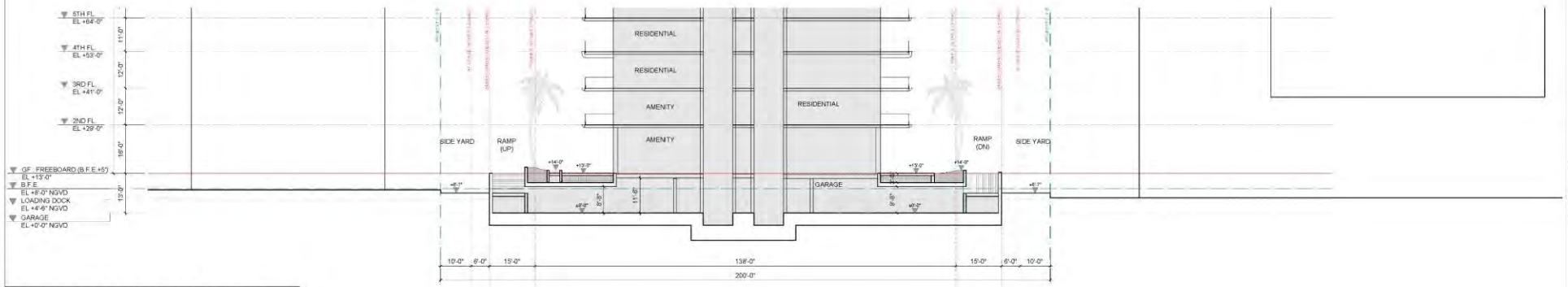
NO	DATE	DESCRIPTION
	07/2024	PLAN REVIEW - 90% CONSTRUCTION
	07/2024	PLAN REVIEW - FINAL CONSTRUCTION

KEY PLAN

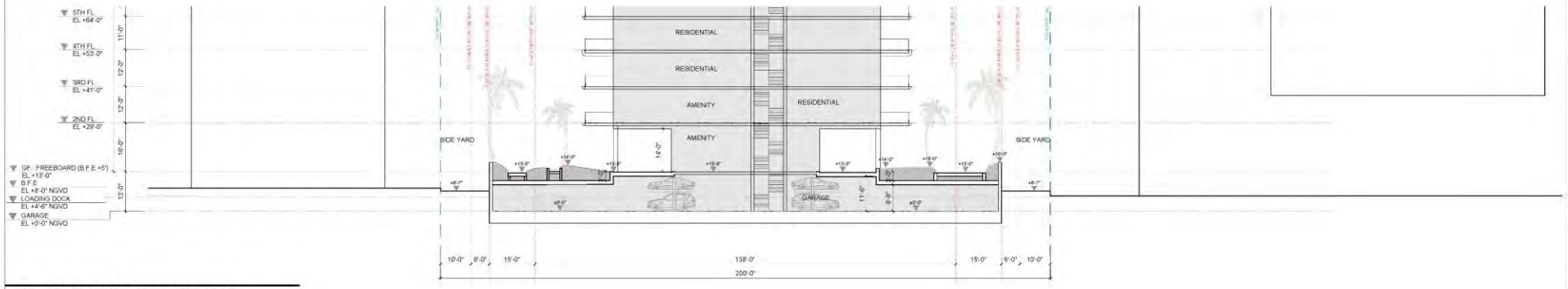
ENLARGED E-W SECTION 2

SHEET NO.

A-311



2 ENLARGE E-W SECTION _CENTER
SCALE: 1/16" = 1'-0"



1 ENLARGE N-S SECTION _EAST
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

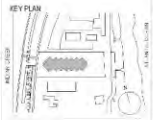
PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	PLAN REVIEW - [illegible]
	[illegible]	PLAN REVIEW - [illegible]

KEY PLAN



ENLARGED N-S SECTION

SHEET NO.

A-312

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 6 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

	REQUIRED/ALLOWED	PROVIDED
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.F.E.) 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

	REQUIRED/ALLOWED	PROVIDED
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

	REQUIRED/ALLOWED	PROVIDED
SIZE AND SPACING:	400 SQ FT / 10'-25' SEPERATION	N/A
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	AREA OPEN TO SKY AND LANDSCAPED : 6,880 SF LOT COVERAGE AREA = 84% AREA NOT OPEN TO SKY AND LANSCAPED : 1,367 SF LOT COVERAGE AREA = 16%
MINIMUM YARDS:	0'-0" FROM BULKHEAD LINE	N/A
MINIMUM SIDE YARD:	FIFTEEN FEET ADJACENT TO ANY SIDE PROPERTY LINE, MUNICIPAL PARK, STREET END, OR RIGHT-OF-WAY.	N/A
MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0"- 15'-0"	N/A
MAXIMUM HEIGHT:	1 STORY OR 12'-0"	N/A
MAXIMUM DENSITY:	0	N/A
PARKING REGULATION:	0	N/A
FINISH FLOOR ELEVATION:	11'-3" NGVD DUNE + 2'-6" = 13'-9"	+13'-9" NGVD (MAX HEIGHT)

PARKING DATA

	REQUIRED/ALLOWED	PROVIDED
RESIDENTIAL PARKING REQUIREMENTS		
• (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	13 UNITS X 1.75 SPACES = 22.75 ≈ 23 PARKING SPACES	
• (2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SF	80 UNITS X 2 SPACES = 160 PARKING SPACES	
• SUPPLEMENTAL DESIGNATED GUEST PARKING	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 BICYLES PARKING SPACES = 160 BICYLE 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:	8'-6" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D)
• VALET PARKING SPACES	8'-6" (W) X 16'-0" (D)	8'-6" (W) X 18'-0" (D)
• TANDEM PARKING SPACES	8'-6" (W) X 32'-0" (D)	8'-6" (W) X 36'-0" (D)
OFF-STREET LOADING	10'-0" (W) X 20'-0" (D)	10'-0" (W) X 20'-0" (D)
• ACCESSIBLE PARKING	12'-0" (W) + 5'-0" (W) X 18'-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)

SETBACK REQUIREMENTS

AT-GRADE PARKING SETBACKS	REQUIRED/ALLOWED	PROVIDED
• 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	REQUIRED/ALLOWED	PROVIDED
• 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 =18'-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' X 20% = 105.86' ≈ 105'-11"	105'-11"

TOWER SETBACKS	REQUIRED/ALLOWED	PROVIDED
• 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 AVERAGE513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 25% = 132.33 ≈ 132'-4"	132'-4"

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

F.A.R. SCHEDULE

FLOOR		GROSS AREA (SQ FEET)		GROSS AREA (SQ FEET)	Amenity Lobby & BOH					Residential																						
					LOBBY	RESTAURANT	CLUB 19	RETAIL	BOH	Studio					1BD	2 BD				3 BD		4 BD/5BD		UNIT #			
18	Roof		4,032																													
17	Penthouse	9,703	9,703	1,427																		3,974	4,302	2			2
16	Mixed Residence	13,672	13,672	2,469																3,193	3,119			2			2
15	Mixed Residence	15,417	15,417	2,070											1,256	2,099				3,355		5,762	5,762	5			5
14	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
13	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
12	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
11	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
10	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
9	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
8	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
7	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
6	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
5	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
4	Mixed Residence	21,087	21,087	2,070											1,010	2,310	2,099	2,139	2,595			4,049	4,815	7		1	8
3	Mixed Residence	15,417	15,417	2,155						1,256	954	1,089	1,054			2,267	2,139	2,264	2,228					8	1	2	5
2	Mixed Residences & Amenities	11,506	11,506	2,529		4,214	752			700	556	806	680	558	711									6	6		
1	Lobby & Amenity, Restaurant	15,903	15,903	1,191	3,345	5,062	4,705	220	1,880																		
B1	BOH, PARKING	4,414	42,511	1,152					3,252																		
B2	PARKING	0	49,807	1,152																							
					3345	9276	5,457	220	4632	1,956	1,510	1,895	1,734	558	711	12,366	27,077	27,327	25,793	30,773	6,548	8,119	54,279	63,039	100	7	13	80
SUB TOTAL				36,945		14,733									9,764	12,366				111,570		9,687	117,304				
UNITS		100							22,930						10	12				49		3	26				
TOTAL PROVIDED		317,994	409,930																				246,905				

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARKITECTURE ART DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	03/08/21	PLANNING BOARD - INITIAL SUBMITTAL
	05/06/21	PLANNING BOARD - FINAL SUBMITTAL

ALT ZONING DATA

SHEET NO.
A-004.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]

1 ALT- SUB CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

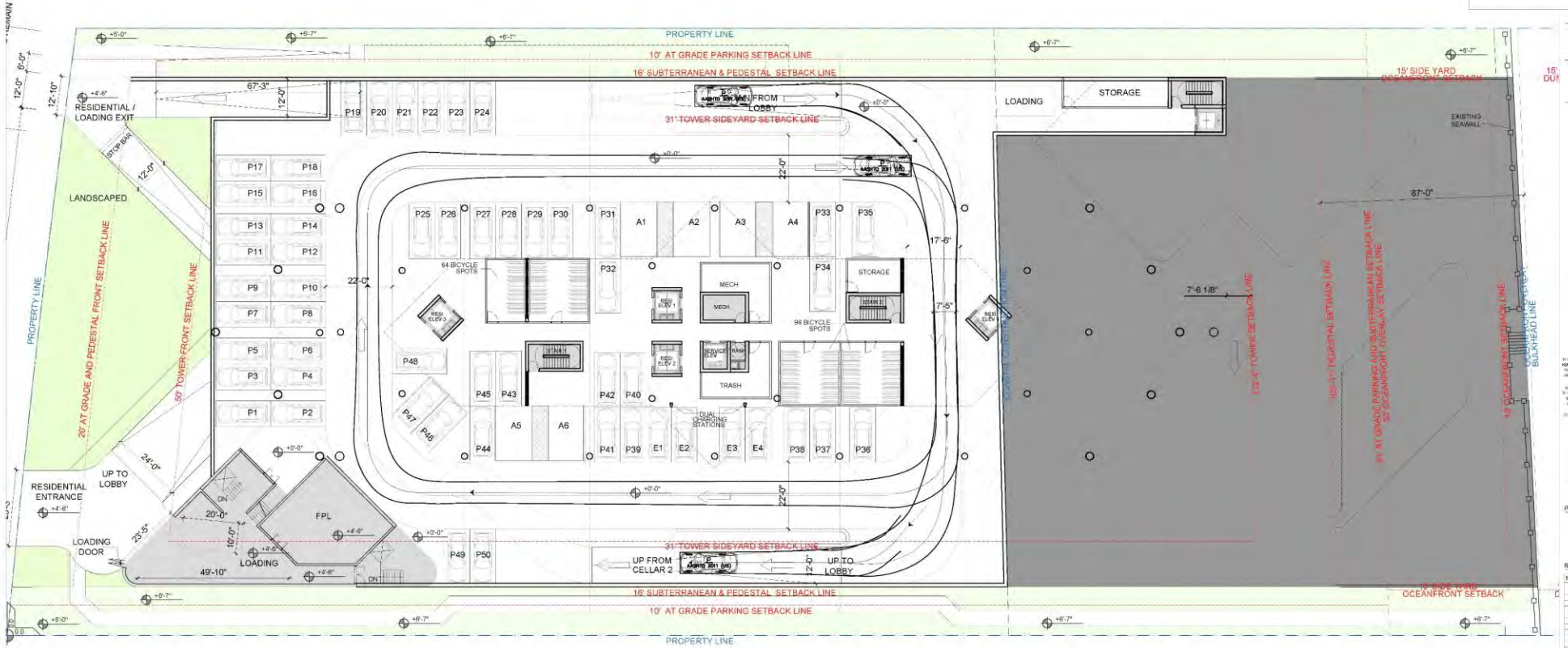
REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	PLAN BID SET - [illegible]
	[illegible]	PLAN BID SET - FINAL [illegible]

KEY PLAN

ALT 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]

1 ALT - CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

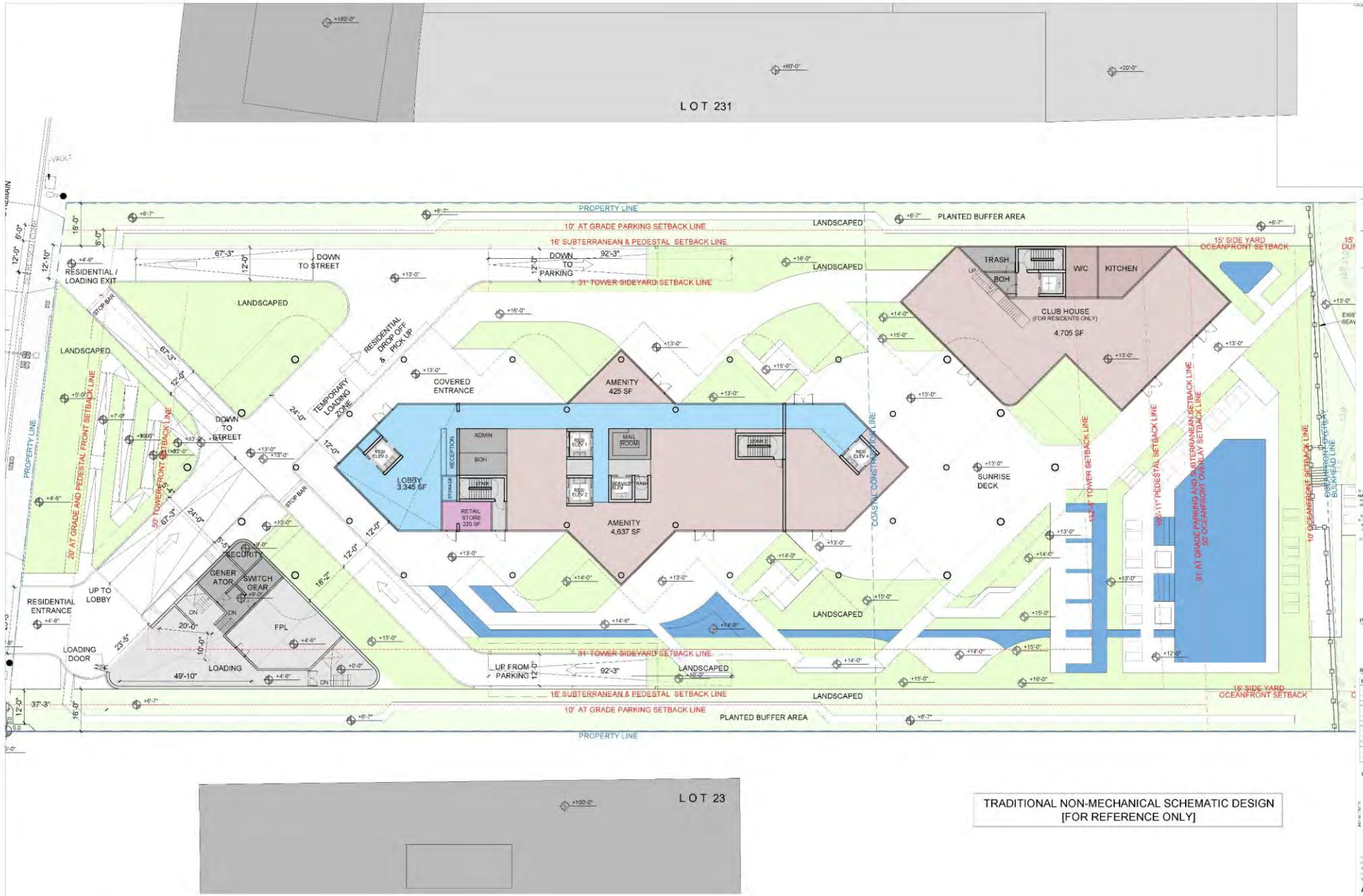
NO	DATE	DESCRIPTION

KEY PLAN

ALT CELLAR PLAN

SHEET NO.

A-101.A



TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

1 ALT - GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

1 ALT - 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

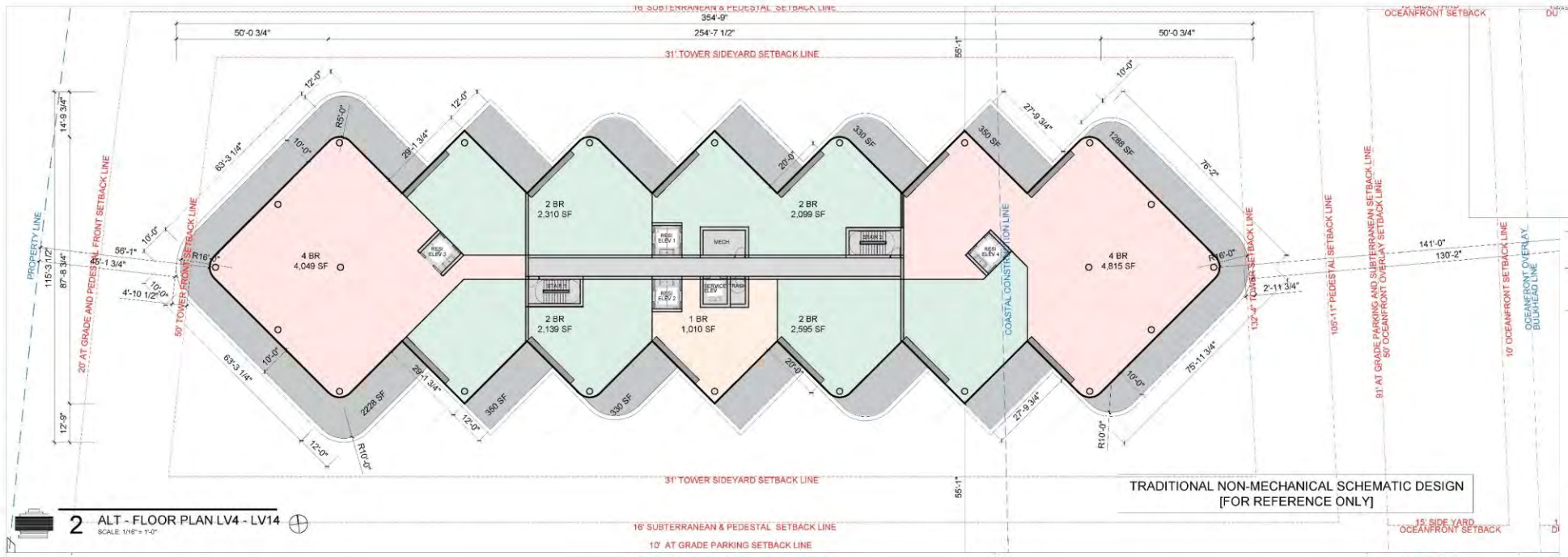
REVISIONS

NO	DATE	DESCRIPTION
	[illegible]	PLAN BID SET - FINAL EXEMPTION
	[illegible]	PLAN BID SET - FINAL EXEMPTION

KEY PLAN

ALT 2ND FLOOR PLAN

SHEET NO.
A-103.A



2 ALT - FLOOR PLAN LV4 - LV14
SCALE: 1/16" = 1'-0"

1 ALT - FLOOR PLAN LV3
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

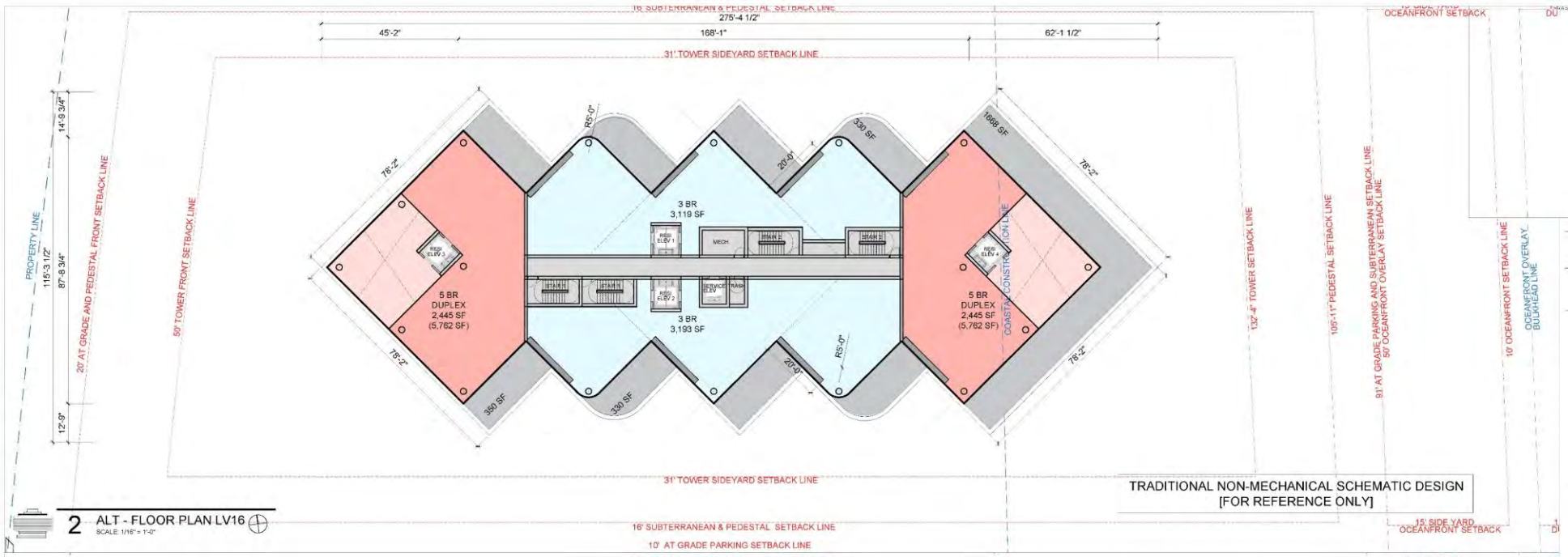
NO	DATE	DESCRIPTION
	[illegible]	PLANNING SUBMITTAL - FINAL
	[illegible]	PLANNING BOARD - FINAL

KEY PLAN

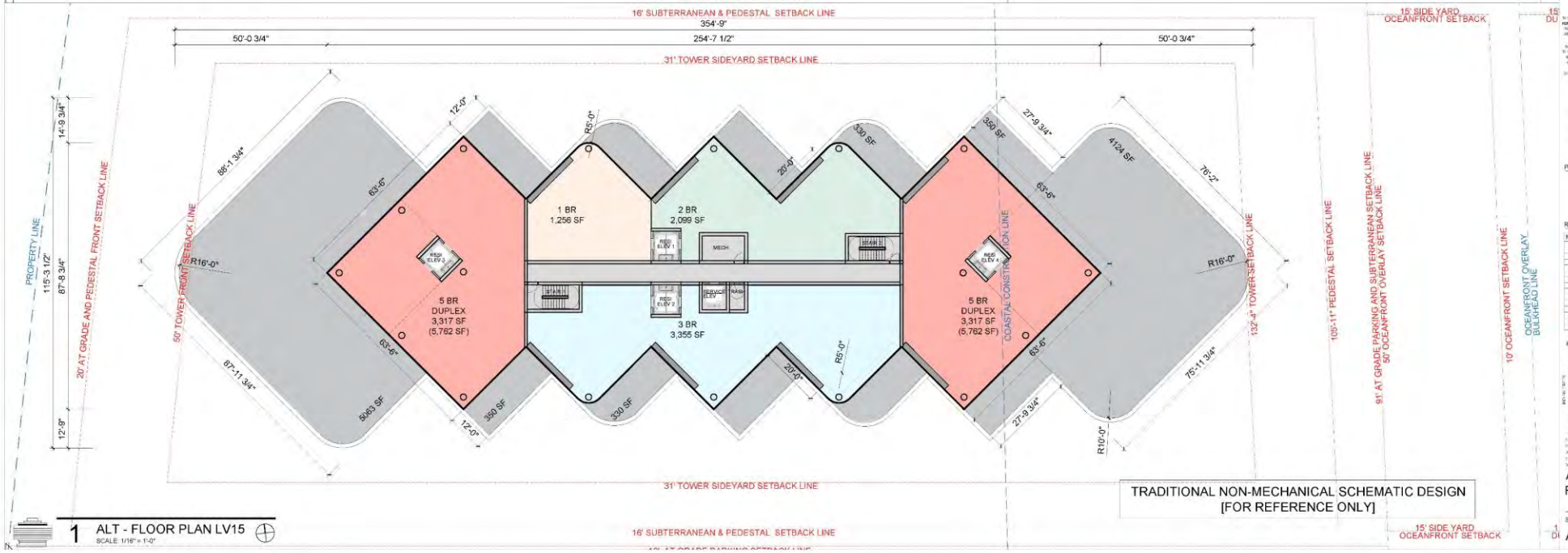
ALT 3RD & 4-14TH FLOOR PLANS

SHEET NO.

A-104.A



2 ALT - FLOOR PLAN LV16
SCALE: 1/16" = 1'-0"



1 ALT - FLOOR PLAN LV15
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

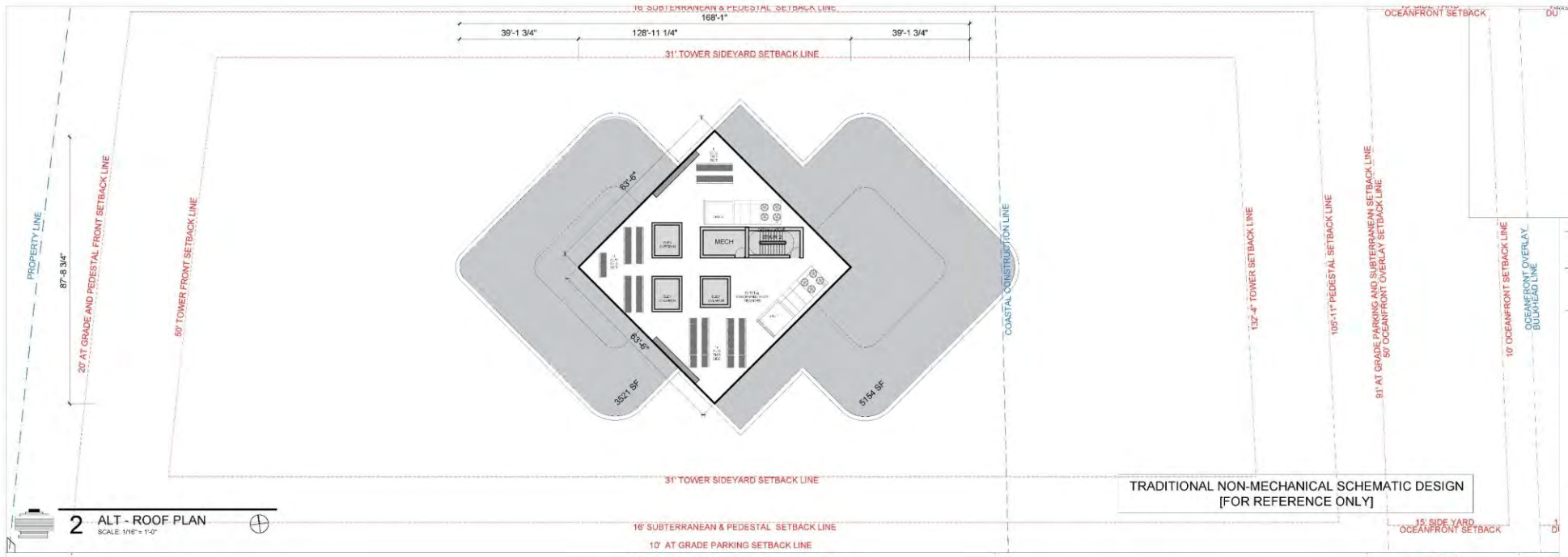
NO	DATE	DESCRIPTION

KEY PLAN

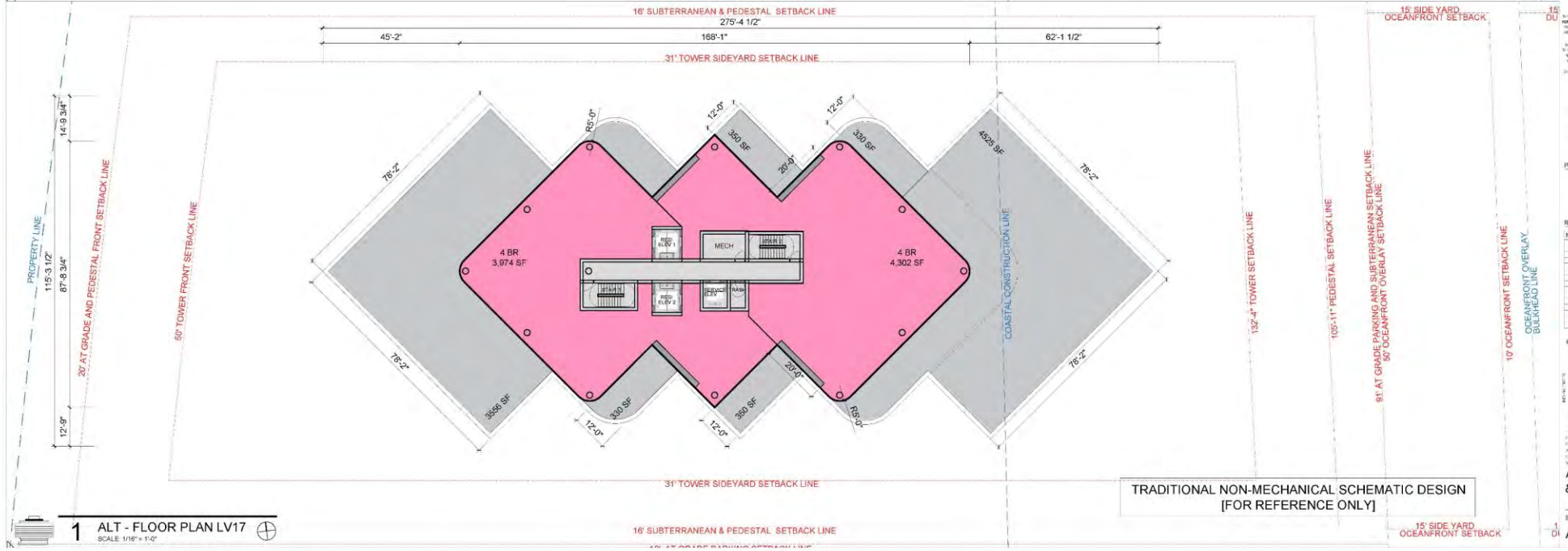
ALT 15TH & 16TH FLOOR PLANS

SHEET NO.

A-105.A



2 ALT - ROOF PLAN
SCALE: 1/16" = 1'-0"



1 ALT - FLOOR PLAN LV17
SCALE: 1/16" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION

KEY PLAN

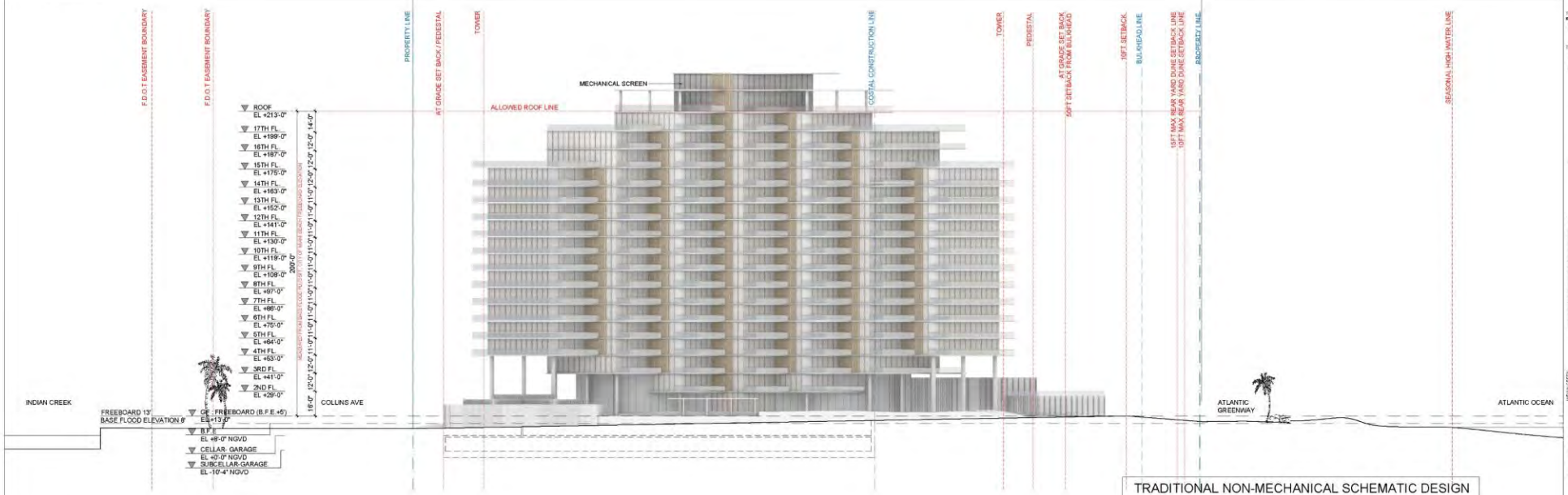
ALT 17TH FLOOR & ROOF PLAN

SHEET NO.

A-106.A

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

2 ALT - NORTH ELEVATION
SCALE: 1/32" = 1'-0"



TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

1 ALT - SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

FOR AND USE ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	10/14/21	PLANNING BOARD - FIRST SUBMITTAL
	10/18/21	PLANNING BOARD - FINAL SUBMITTAL

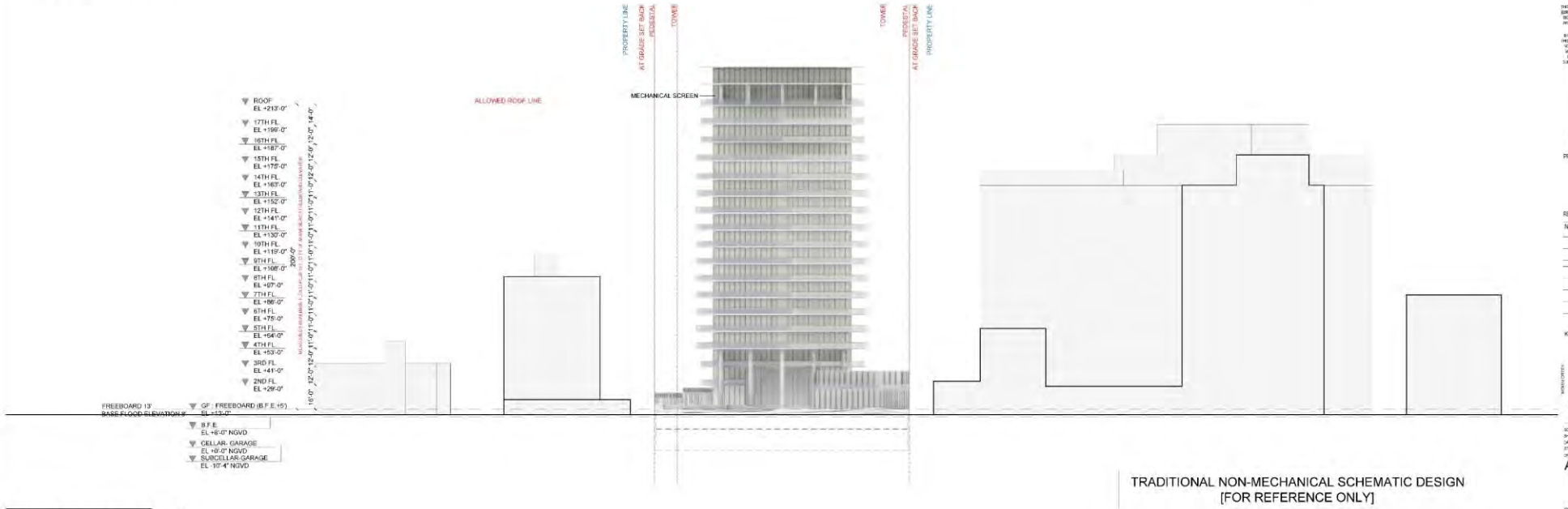
KEY PLAN

ALT ELEVATIONS

SHEET NO.

A-201.A

2 ALT - WEST ELEVATION
SCALE: 1/32" = 1'-0"



1 ALT - EAST ELEVATION
SCALE: 1/32" = 1'-0"

FOR AHJ USE ONLY

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

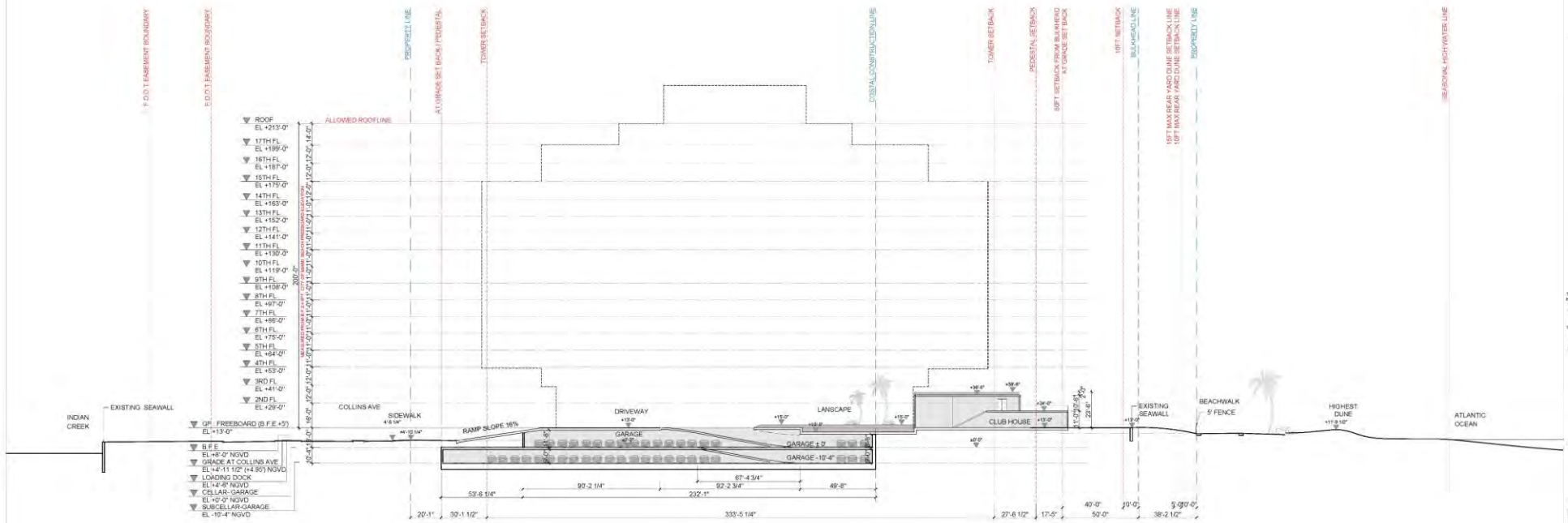
NO	DATE	DESCRIPTION
	07/05/21	PLANNING BOARD - FIRST SUBMITTAL
	01/05/21	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

ALT ELEVATIONS

SHEET NO.

A-202.A



* BASED ON NORTH GEODETIC VERTICAL DATUM (N.G.V.D. 1929)

TRADITIONAL NON-MECHANICAL SCHEMATIC DESIGN
[FOR REFERENCE ONLY]

1 ALT - E-W SECTION 1
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

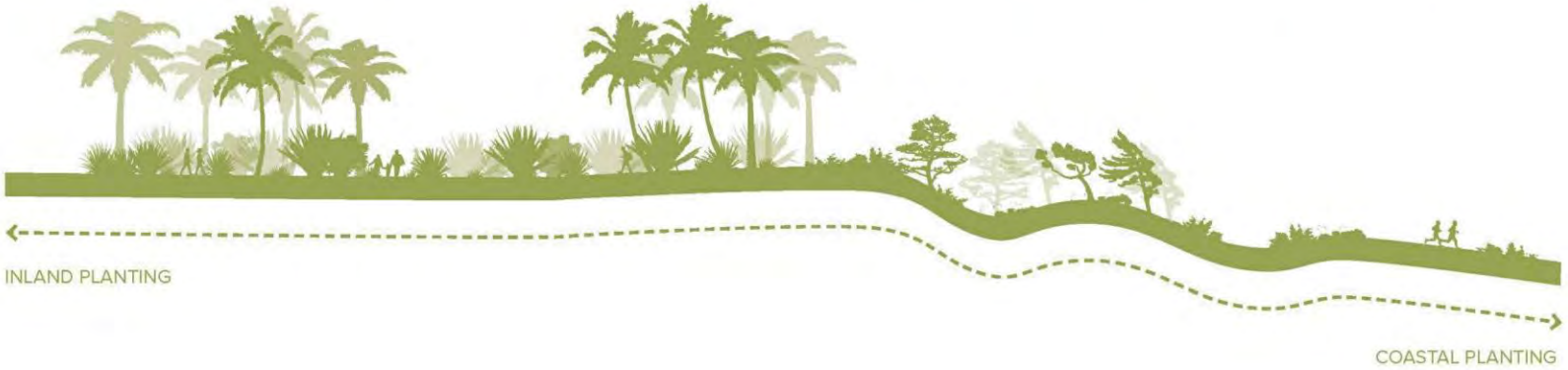
NO	DATE	DESCRIPTION
	[illegible]	PLANNING BOARD - 90% CONSTRUCTION
	[illegible]	PLANNING BOARD - FINAL CONSTRUCTION

KEY PLAN

ALT E-W SECTION

SHEET NO.

A-301.A



OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp

PROJECT

5333 COLLINS

REVISIONS

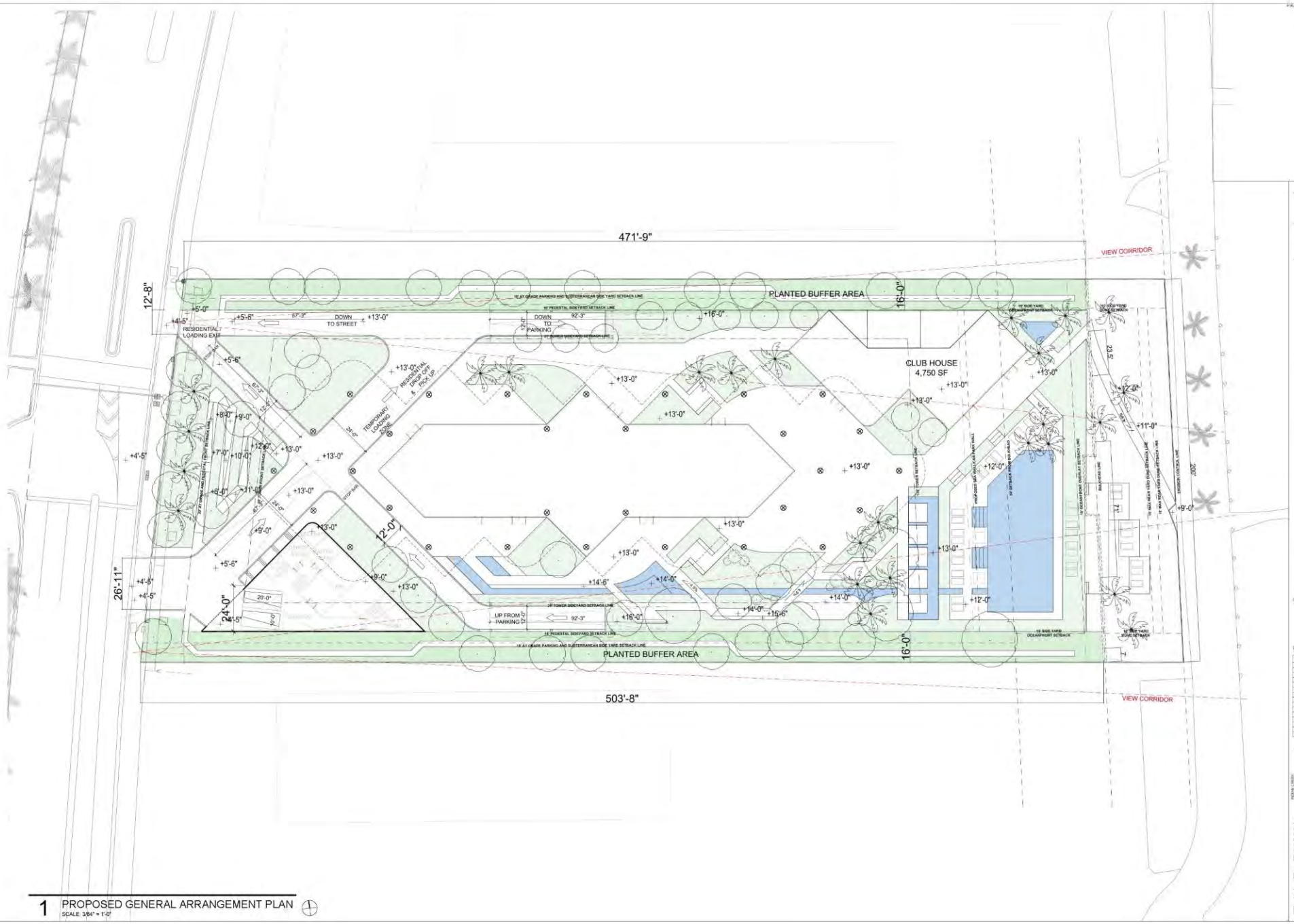
NO	DATE	DESCRIPTION
	10/11/21	DRB - FIRST SUBMITTAL
	07/05/22	DRB - FINAL SUBMITTAL

KEY PLAN

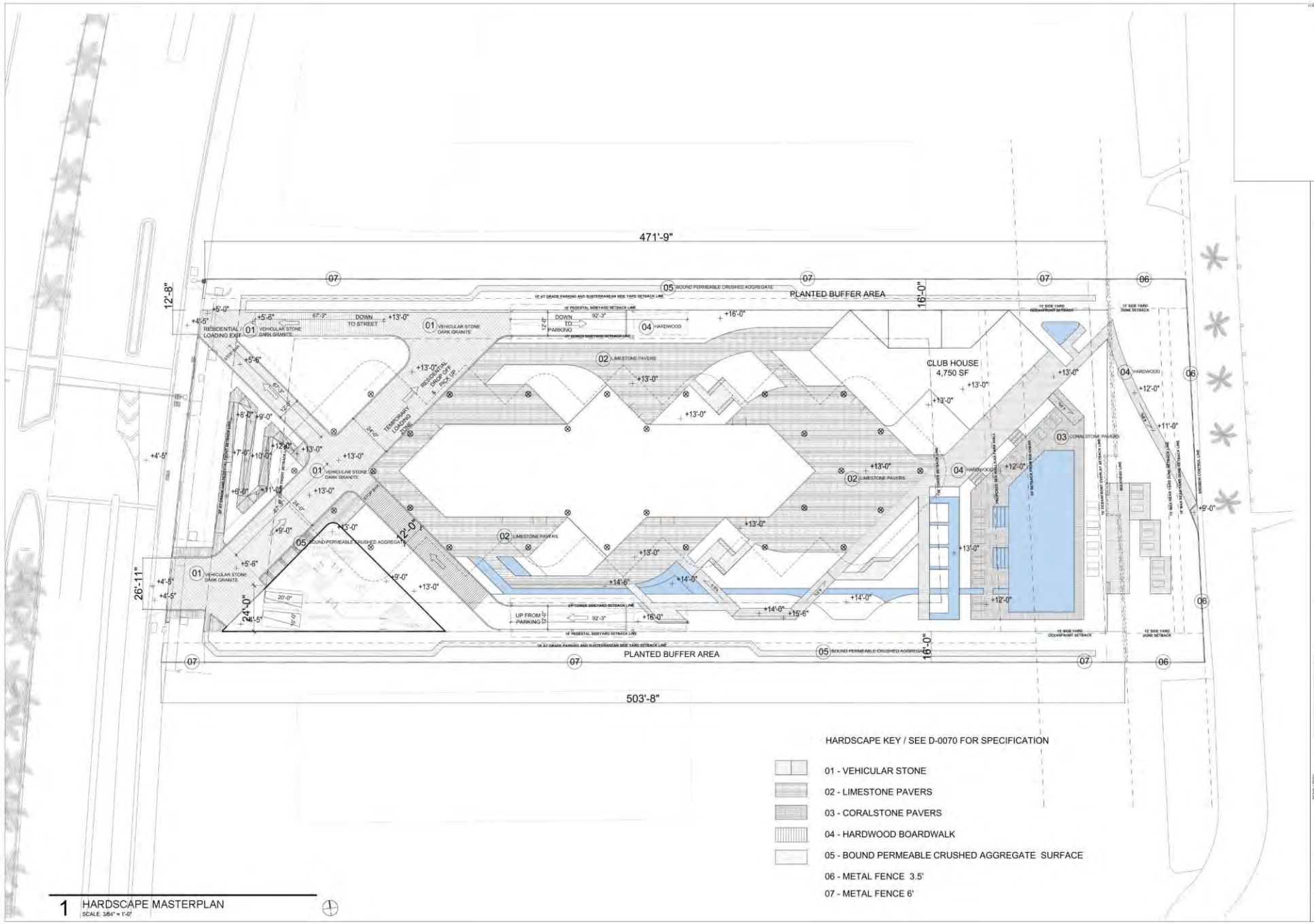
LANDSCAPE CONCEPT

SHEET NO.

LD-000



1 PROPOSED GENERAL ARRANGEMENT PLAN
SCALE: 3/64" = 1'-0"



HARDSCAPE KEY / SEE D-0070 FOR SPECIFICATION

01 - VEHICULAR STONE

02 - LIMESTONE PAVERS

03 - CORALSTONE PAVERS

04 - HARDWOOD BOARDWALK

05 - BOUND PERMEABLE CRUSHED AGGREGATE SURFACE

06 - METAL FENCE 3.5'

07 - METAL FENCE 6'

1 HARDSCAPE MASTERPLAN
SCALE: 3/64" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

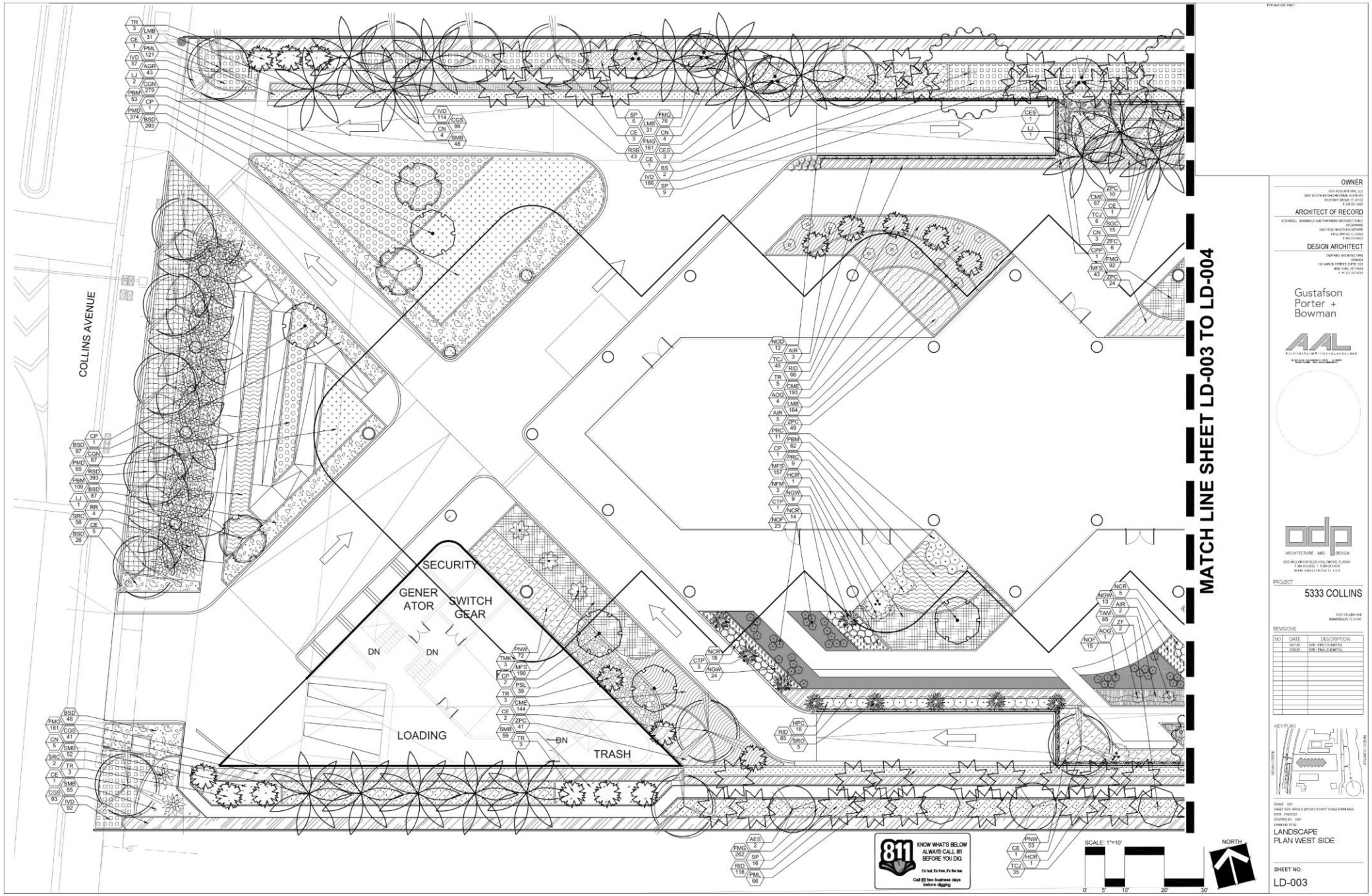
NO	DATE	DESCRIPTION
	05/17/21	DRB - FIRST SUBMITTAL
	07/09/21	DRB - FINAL SUBMITTAL

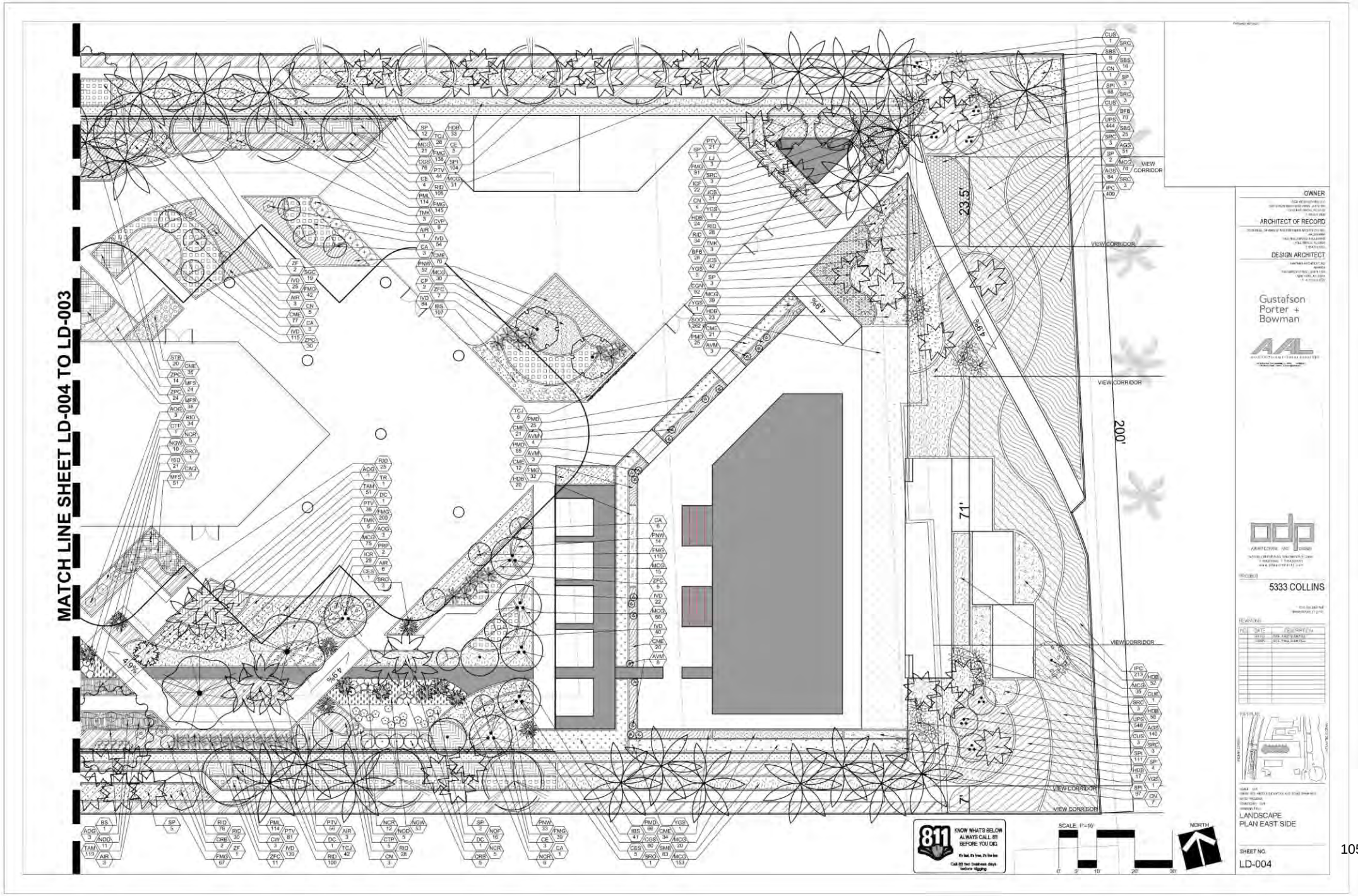
KEY PLAN

PROPOSED - HARDSCAPE MASTERPLAN

SHEET NO.

LD-002


COLLINS AVENUE
SECURITY
GENER ATOR
SWITCH GEAR
DN
DN
DN
LOADING
TRASH
MATCH LINE SHEET LD-003 TO LD-004
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
SCALE: 1"=10'
NORTH
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
Gustafson Porter + Bowman
ARCHITECTURE AND DESIGN
PROJECT
5333 COLLINS
REVISIONS
KEY PLAN
LANDSCAPE PLAN WEST SIDE
SHEET NO.
LD-003


MATCH LINE SHEET LD-004 TO LD-003
VIEW CORRIDOR
23.5'
200'
71'
7'
4.9%
811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
SCALE: 1"=10'
NORTH
OWNER
ARCHITECT OF RECORD
DESIGN ARCHITECT
Gustafson Porter + Bowman
5333 COLLINS
LANDSCAPE PLAN EAST SIDE
SHEET NO.
LD-004

PLANT SCHEDULE 5333 COLLINS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
AES	2	AMYRIS ELEMIFERA	SEA TORCHWOOD	25 GAL	2" CAL.	10' OA HT., STANDARD	YES	HIGH
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	B & B FIELD GROWN	2.5"CAL	14' HT. X 8' SPR. X 6' C.T.	YES	HIGH
CW	3	CANELLA WINTERANA	WILD CINNAMON	45 GAL	2" CAL.	10' HT X 5' SPR., STD	YES	MODERATE
CE	27	CONOCARPUS ERECTUS	BUTTONWOOD	B & B FIELD GROWN	2.5"CAL	14' HT X 5' SPR, 5' CT, STANDARD	YES	HIGH
CES	10	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	B & B FIELD GROWN	2" CAL.	12' HT, MULTI-TRUNK	YES	HIGH
LJ	7	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	B & B FIELD GROWN	MULTI STEM	12' HT. X 12' SPR. SPECIMEN	NO	MEDIUM
ZF	5	ZANTHOXYLUM FAGARA	WILD LIME	25 GAL	2"CAL	10' OA HT., STANDARD	YES	MODERATE

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
CP	7	CAESALPINIA PULCHERRIMA	DWARF POINCIANA	45 GAL	2.5"CAL	14' HT X 10' SPR	NO	MEDIUM
PRP	2	PLUMERIA RUBRA 'PINK'	PINK FRANGIPANI	B & B FIELD GROWN	2" CAL.	12' HT X 5' SPR, 5' CT, FULL CANOPY	NO	HIGH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
CA	13	COCCOTHRINAX ALTA	SILVER THATCH PALM	B & B FIELD GROWN		8' OA, SINGLE HEAVY	YES	HIGH
CN	38	COCOS NUCIFERA	COCONUT PALM	B & B FIELD GROWN		16-20' CT., FL FANCY	NO	HIGH
DC	3	DYPSIS CABADAE	CABADA PALM	B & B FIELD GROWN	MULTI STEM	16-18' OA, MULTI-TRUNK	NO	MEDIUM
RR	4	ROYSTONEA REGIA	ROYAL PALM	B & B FIELD GROWN		14' GW., FF MATCHED	YES	MEDIUM
SP	66	SABAL PALMETTO	CABBAGE PALMETTO	B & B FIELD GROWN		16-25' CT., FL FANCY	YES	HIGH
TR	18	THRINAX RADIATA	FLORIDA THATCH PALM	B & B FIELD GROWN		8' OA, SINGLE HEAVY	YES	HIGH

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
CRB	7	CALLISTEMON RIGIDUS	STIFF BOTTLEBRUSH	25 GAL		5-6' OA, FULL TO BASE	NO	HIGH
CUS	7	COCCOLOBA UVIFERA	SEA GRAPE	30 GALLON	MULTI-STEM	7-8' OA, FULL TO BASE	YES	HIGH
CUE	1	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING		7-8' OA, FULL TO BASE	YES	HIGH
CVP	9	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	15 GAL.	SPECIMENS - MATCHED	30" HT. X 30" SPR.	NO	HIGH
HPC	16	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	7 GAL.		30" HT. X 30" SPR.	YES	HIGH
NOD	28	NERIUM OLEANDER 'PETITE SALMON'	OLEANDER	3 GAL.		24-28" OA	NO	HIGH
ZFC	29	ZAMIA FURFURACEA	CARDBOARD PALM	15 GAL	SPECIMENS - MATCHED	30-36" OA	NO	HIGH

ACCENT PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
AIR	26	ALCANTAREA IMPERIALIS' RUBRA'	RUBRA IMPERIAL BROMELIAD	7 GAL.	SPECIMEN	30-36" OA	NO	MEDIUM
AOG	15	ALCANTAREA ODORATA	GIANT SILVER BROMELIAD	7 GAL.		30-36" OA	NO	MEDIUM
AVM	18	ALOE VERA	MEDICINAL ALOE	3 GAL.		12-18"	NO	HIGH
CPP	1	CODIAEUM VARIEGATUM 'PICASSO'S PAINTBRUSH'	PICASSO'S PAINTBRUSH CROTON	15 GAL.	SPECIMENS - MATCHED	30-36" OA	NO	HIGH
CAQ	3	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL.		3-4' OA	NO	MEDIUM
CTP	10	CYPERUS TEXTILIS	PAPYRUS	7 GAL.	MULTI-STEM	30" HT. X 24" SPD	NO	MEDIUM
HCR	2	HELICONIA CARIBAEA X BIHAI 'RICHMOND RED'	HOT RIO NIGHTS HELICONIA	15 GAL		6' + OA., SPECIMEN	NO	MEDIUM
NGR	65	NEOMARICA CAERULEA 'REGINA'	GIANT BLUE WALKING IRIS	3 GAL.		18" HT. X 12" SPD	NO	MEDIUM
NFM	3	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL.		30" O.A., SPECIMEN	NO	MEDIUM
PRC	20	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.		18"X18"	NO	MEDIUM
SRO	10	STRELITZIA REGINAE	BIRD OF PARADISE	25 GAL		36-96" OA	NO	HIGH
YGS	9	YUCCA GLORIOSA	SPANISH DAGGER	15 GAL	MULTI-STEM	30-36" OA	YES	HIGH

AQUQTIC PLANTS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
NOF	54	NYMPHAEA ODORATA	FRAGRANT WATER LILY	1 GAL.		18" HT X 18" SPR	YES	LOW

PALMS & CYCADS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
SRC	79	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	25 GAL	MULTI-STEM	5' OA., SPECIMEN, MATCHED	YES	HIGH
TMK	14	THRINAX MORRISII	KEY THATCH PALM	30 GALLON		5' OA, 3'-4' SPR	YES	HIGH

VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT
TCJ	162	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	7 GAL.		6' TRELLIS WITH RUNNERS	NO	HIGH

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CGS	376	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	25 GAL		48" HT X 24" SPD	YES	HIGH	36" o.c.
ICR	29	IXORA COCCINEA	RED IXORA	3 GAL.		20" HT X 20" SPR	NO	HIGH	20" o.c.
ICF	22	IXORA COCCINEA 'FRANKIE HIPP'	FRANKIE HIPP WHITE BLOOMING IXORA	3 GAL.		18" HT X 18" SPR	NO	MEDIUM	24" o.c.
PSL	39	PHILODENDRON SELLOUM	TREE PHILODENDRON	15 GAL		36"X30" FULL TO BASE	NO	MEDIUM	30" o.c.
PBM	244	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	3 GAL.		16" HT X 16" SPR	NO	HIGH	20" o.c.
PTV	240	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	3 GAL.		20" HT X 20" SPR	NO	MEDIUM	24" o.c.
PMD	620	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES	DWARF PODOCARPUS	7 GAL.		20" HT X 20" SPR	NO	HIGH	20" o.c.
PML	415	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	15 GAL		36"HT X 24"SPR	NO	HIGH	24" o.c.
PNW	224	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL.		20" HT X 20" SPR	YES	HIGH	24" o.c.
SPI	380	SCAEVOLA PLUMIERI	INKBERRY	3 GAL.		16" HT X 16" SPR	YES	HIGH	24" o.c.
SGC	34	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL.		24"HT X 24"SPR	NO	HIGH	24" o.c.
SMB	297	SURIANA MARITIMA	BAY CEDAR	3 GAL.		20" HT X 20" SPR	YES	HIGH	20" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	43	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT	1 GAL.		4"HT X 12"SPR @	NO	HIGH	18" o.c.
AGS	259	ARGUSIA GNAPHALODES	SEA ROSEMARY	3 GAL.		14" H. X 12. SPR.	YES	HIGH	18" o.c.
BFB	96	BORRICHIA FRUTESCENS	BUSH SEASIDE TANSY	3 GAL.		12"HT X 12"SPR	YES	HIGH	18" o.c.
BSD	551	BOUGAINVILLEA DWARF 'HELLEN JOHNSON' SPP.	DWARF PINK BOUGAINVILLEA	3 GAL.		12" HIGH X 15" SPD.	NO	HIGH	20" o.c.
CME	695	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL.		8"HT X 12"SPR @	NO	HIGH	18" o.c.
CGN	458	CLUSIA GUTTIFERA NANA	DWAFT CLUSIA	3 GAL.		12"H X 16" SPR	YES	HIGH	18" o.c.
FMG	1,636	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.		12"HT X 12"SPR	NO	HIGH	18" o.c.
HDB	227	HELIANTHUS DEBILIS	BEACH SUNFLOWER	1 GAL.		6" HT. X 9" SPD.	YES	HIGH	18" o.c.
IVD	928	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL.		12"HT X 12"SPR	YES	HIGH	18" o.c.
IBS	148	IPOMOEA BATATAS 'SWEET CAROLINE LIME'	SWEET CAROLINE LIME SWEET POTATO	1 GAL.		4"HT X 12"SPR @	NO	MEDIUM	18" o.c.
IPC	622	IPOMOEA PES-CAPRAE	BEACH MORNING GLORY	3 GAL.		4"HT X 12"SPR @	YES	HIGH	18" o.c.
JCS	73	JUNIPERUS CONFERTA	SHORE JUNIPER	3 GAL.		4"HT X 12"SPR @	NO	HIGH	18" o.c.
LMB	226	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.		6" HIGH FULL	NO	HIGH	18" o.c.
MFS	500	MICROSORUM SCOLOPENDRUM	WART FERN	1 GAL.		4"HT X 12"SPR @	NO	MEDIUM	18" o.c.
NGW	109	NEOMARICA GRACILIS	WALKING IRIS	3 GAL.		18' OA	NO	MEDIUM	20" o.c.
RID	755	RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL.		12"H X 16" SPR	NO	HIGH	18" o.c.
RSB	43	RHOEO SPATHACEA	BOATLILY	1 GAL.		6' OA, SINGLE TRUNK	NO	HIGH	18" o.c.
RSD	393	RHOEO SPATHACEA 'DWARF'	DWARF BOATLILY	1 GAL.		6" HT. X 6" SPD	NO	HIGH	18" o.c.
STB	20	SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVIERIA	3 GAL.		12" HT FULL	NO	HIGH	24" o.c.
TAM	255	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.		4"HT X 12"SPR @	NO	MEDIUM	12" o.c.
ZPC	192	ZAMIA PUMILA	COONTIE CYCAD	7 GAL.		20"X20" FULL TO BASE	YES	HIGH	24" o.c.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	1,362 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD		PALLET	NO	METHUM	

TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
MCG	563	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.		22' OA	YES	MEDIUM	24" o.c.
SBS	49	SPARTINA BAKERI	SAND CORDGRASS	3 GAL.		24"X24"	YES	HIGH	36" o.c.
UPS	992	UNIOLA PANICULATA	SEA OATS	3 GAL.		18" HT X 18" SPR	YES	HIGH	18" o.c.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, It's free, It's the law.

Call 811 two business days before digging

Trees

Amyris elemifera

Canella winterana

Conocarpus erectus var. sericeus

Bursera simaruba

Ligustrum japonicum

Palms and Cycads

Roystonea regia

Sabal palmetto

Serenoa repens

Thrinax radiata

Zamia pumila

Shrubs

Clusia guttifera

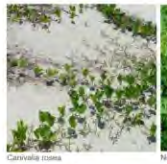
Ardisia escallonioides

Philodendron selloum

Philodendron

Coccoloba uvifera

Herbaceous, succulents, ferns and groundcovers


Carnivalia ciliata

Nephrolepis biserrata

Pennisetum setaceum

Spartina bakeri

Aloe vera

Aquatic plants

Nymphaea odorata

Cyperus spp.

Iris Neomarica caerulea

Iris Neomarica gracilis

Iris Neomarica longifolia

Bromeliads

Alcantarea geniculata

Alcantarea odorata

Neoregelia

Vriesea

Vriesea fosteriana

Vines

Monstera deliciosa

Pyrostegia ignea

Petrea volubilis

Quisqualis indica

Trachelospermum jasminoides

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	05/13/21	DPR - FIRST SUBMITTAL
	07/09/21	DPR - FINAL SUBMITTAL

KEY PLAN

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

DATE: 07/09/2021

DRAWN BY: GMP

DRAWING TITLE

LANDSCAPE PLANT LIST PLAN

SHEET NO.

LD-004.1

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 4" in all shrub and groundcover beds.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Sod called for in Plant List under miscellaneous - solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

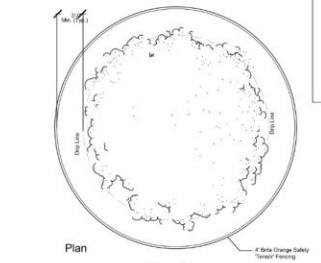
Zoning District RM-3 Lot Area 106025 Acres 2.434

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 106025 s.f.x 30 % = 31807.5 s.f.	31807.5	34,988
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	31807.5	34,988
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	31807.5	34,988
B. Maximum lawn area (sod) permitted= 20 % x 31807.5 s.f.	6361.5	1176
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 2.434 net lot acres - number of existing trees=	68	126
B. % Natives required: Number of trees provided x 30% =	26	109
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	34	134
D. Street Trees (maximum average spacing of 30' o.c.) 201 linear feet along street divided by 30' =	7	7
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	900	3,222
B. % Native shrubs required: Number of shrubs provided x 50%=	450	1,363
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	90	433
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	45	385

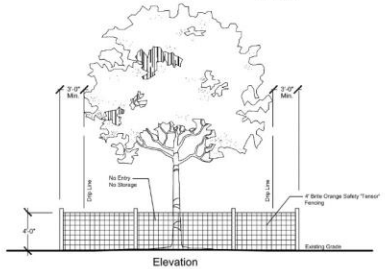
CALCULATIONS OF DUNE CORRIDOR

OVERALL SIDE WIDTH = 200' (100%)

VIEW CORRIDORS = 101.5' (50.75%)



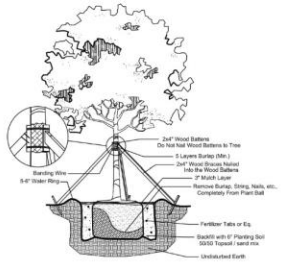
Plan



Elevation

Existing Tree(s) Protection Detail

NTS



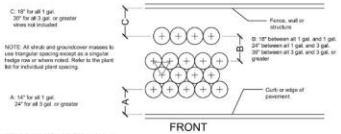
Large Tree Planting Detail

NTS

C: 18" for all 1 gal. 30" for all 3 gal. or greater vines not included

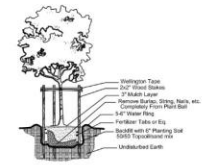
NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

A: 14" for all 1 gal. 24" for all 3 gal. or greater



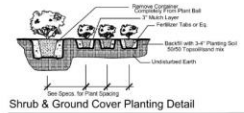
Typical Plant Spacing

NTS



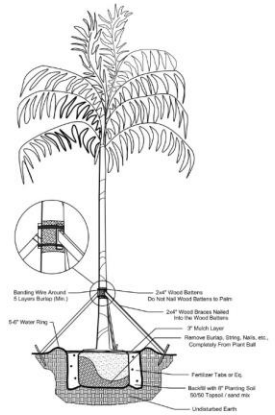
Small Tree Planting Detail

NTS



Shrub & Ground Cover Planting Detail

NTS



Palm Planting Detail

NTS

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG.
It's fast, it's free, it's the law.
Call 811 two business days before digging

OWNER

5333 ACQUISITIONS, LLC
2411 SW 3rd WAY DRIVE, SUITE 100
GOLD BEACH DRIVE, FL 33132
305.531.2630

ARCHITECT OF RECORD

DEUBERELL DAMBRUZ AND PARTNERS ARCHITECTS, INC.
AA 26000996
2402 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
T. 954.751.0403

DESIGN ARCHITECT

OMAKAKI ARCHITECTURE
ARCHDESIGN
110 WRICK STREET, SUITE 1324
NEW YORK, NY 10014
T. + (212) 337-0770

Gustafson Porter + Bowman

AAL
Architecture | Interiors | Landscape

odp
ARCHITECTURE AND DESIGN
2402 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
T. 954.751.0403 | F. 954.751.7131
www.odparchitects.com

PROJECT

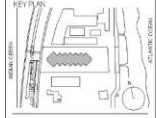
5333 COLLINS

5333 COLLINS AVE
MIAMI BEACH, FL 33140

REVISIONS

NO	DATE	DESCRIPTION
	10/21/21	DRB - FIRST SUBMITTAL
	07/05/22	DRB - FINAL SUBMITTAL

KEY PLAN

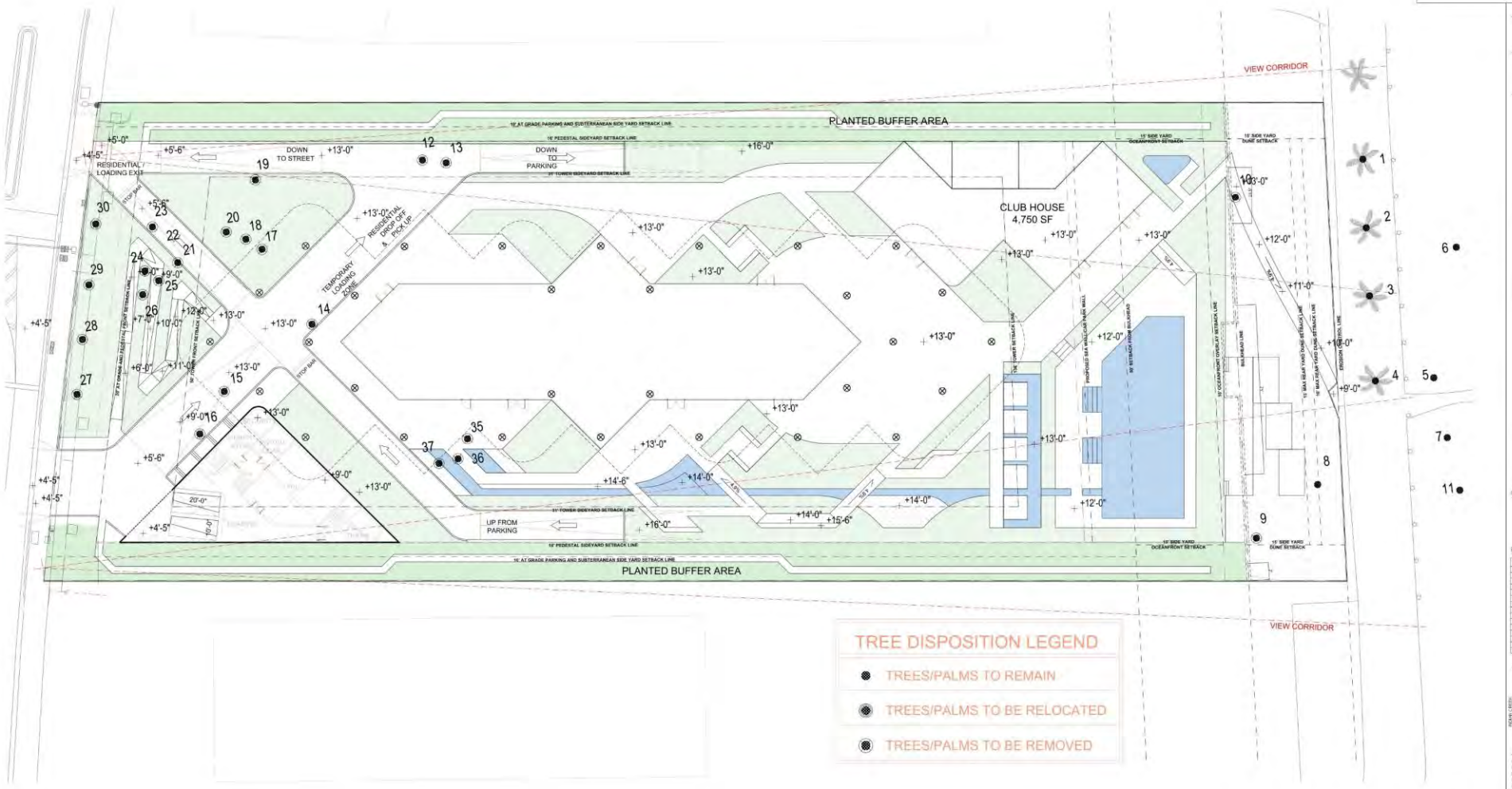


SCALE: NTS
SHEET SIZE: ARCH E (24"x36") DO NOT SCALE DRAWINGS
DATE: 07/05/2022
STARTED BY: GSP
DRAWING TITLE

LANDSCAPE DETAILS PLAN

SHEET NO.

LD-004.2



1 TREE DESPOSITION PLAN
SCALE: 3/64" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	05/12/23	DRB - FIRST SUBMITTAL
	07/06/23	DRB - FINAL SUBMITTAL

KEY PLAN

TREE DISPOSITION PLAN

SHEET NO.
LD-005

Existing Tree Survey 6/07/21

5333 Collins site

KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)	DISPOSITION
1	*Sabal palmetto*	Cabbage palm		10' CT	10	80	Remain
2	*Sabal palmetto*	Cabbage palm		12' CT	10	80	Remain
3	*Sabal palmetto*	Cabbage palm		12' CT	10	80	Remain
4	*Sabal palmetto*	Cabbage palm		10' CT	10	80	Remain
5	*Coccoloba uvifera*	Seagrape (cluster)	144 (cluster)	18	36	85	Remain
6	*Coccoloba uvifera*	Seagrape (cluster)	48 (cluster)	8	20	85	Remain
7	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85	Remain
8	*Coccoloba uvifera*	Seagrape (cluster)	36 (cluster)	8	12	85	Remain
9	*Sabal palmetto*	Cabbage palm		2' CT / 12' OA	8	70	Remove
10	*Sabal palmetto*	Cabbage palm		4' CT / 14' OA	8	70	Remove
11	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85	Remain
12	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
13	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
14	*Phoenix roebelenii*	Pygmy Date Palm - dbl		8' OA	8	65	Remove
15	*Veitchia spp.*	Veitchia Palm		6' 0A	6	65	Remove
16	*Veitchia montgomeryana*	Montgomery Palm		6' CT / 12' OA	8	70	Remove
17	*Ptychosperma elegans*	Solitaire Palm		15' CT	10	75	Remove
18	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
19	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75	Remove
20	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
21	*Veitchia spp.*	Veitchia Palm		6' OA	6	65	Remove
22	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65	Remove
23	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65	Remove
24	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
25	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
26	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75	Remove
27	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
28	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
29	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
30	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65	Remove
31	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
32	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
33	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
34	*Roystonea regia*	Royal Palm		25' CT	20	85	Remain
35	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove
36	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove
37	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75	Remove

EACH PALM* REMOVED SHALL BE REPLACED WITH (1) 12' HT, 2" CAL. CANOPY TREE. TOTAL NUMBER OF PALMS 15'+ OA HT = 4. REPLACEMENT TREE MITIGATION = (4) 12' HT. CANOPY TREES.

*ONLY PALMS & PALM CLUSTERS 15'+ OA HT REQUIRE MITIGATION.

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

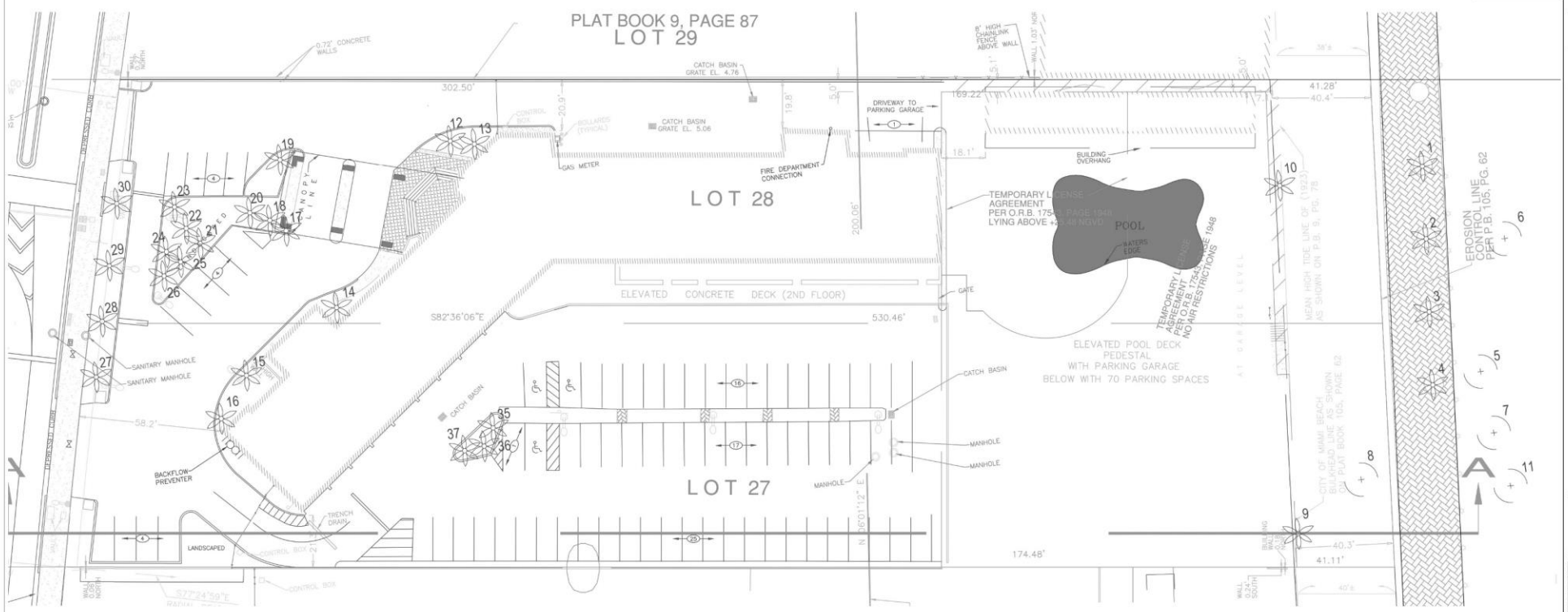
5333 COLLINS

REVISIONS

TREE DISPOSITION PLAN SCHEDULE

SHEET NO.

LD-005.1



OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	10/11/21	DRB - FIRST SUBMITTAL
	07/06/22	DRB - FINAL SUBMITTAL

KEY PLAN

SCALE: 1:20
SHEET SIZE: ARCH E (24"x36") DO NOT SCALE DRAWINGS
DATE: 07/06/2022
DRAWN BY: ODP

DRAWING TITLE

EXISTING TREE SURVEY

SHEET NO.

LD-005.2

Existing Tree Survey 6/07/21

5333 Collins site

KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	CONDITION (%)
1	*Sabal palmetto*	Cabbage palm		10' CT	10	80
2	*Sabal palmetto*	Cabbage palm		12' CT	10	80
3	*Sabal palmetto*	Cabbage palm		12' CT	10	80
4	*Sabal palmetto*	Cabbage palm		10' CT	10	80
5	*Coccoloba uvifera*	Seagrape (cluster)	144 (cluster)	18	36	85
6	*Coccoloba uvifera*	Seagrape (cluster)	48 (cluster)	8	20	85
7	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85
8	*Coccoloba uvifera*	Seagrape (cluster)	36 (cluster)	8	12	85
9	*Sabal palmetto*	Cabbage palm		2' CT / 12' OA	8	70
10	*Sabal palmetto*	Cabbage palm		4' CT / 14' OA	8	70
11	*Coccoloba uvifera*	Seagrape (cluster)	108 (cluster)	10	25	85
12	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
13	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
14	*Phoenix roebelenii*	Pygmy Date Palm - dbl		8' OA	8	65
15	*Veitchia spp.*	Veitchia Palm		6' OA	6	65
16	*Veitchia montgomeryana*	Montgomery Palm		6' CT / 12' OA	8	70
17	*Ptychosperma elegans*	Solitaire Palm		15' CT	10	75
18	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
19	*Livistona chinensis*	Fan Palm		5' CT / 12' OA	10	75
20	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
21	*Veitchia spp.*	Veitchia Palm		6' OA	6	65
22	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65
23	*Phoenix roebelenii*	Pygmy Date Palm		7' OA	7	65
24	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
25	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
26	*Hyophorbe verschaffeltii*	Spindle Palm		7' CT / 12' OA	7	75
27	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
28	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
29	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
30	*Phoenix roebelenii*	Pygmy Date Palm		8' OA	7	65
35	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75
36	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75
37	*Adonidia merrillii*	Christmas Palm		15' CT / 20' OA	10	75

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

5333 COLLINS

REVISIONS

NO.	DATE	DESCRIPTION
	10/11/21	DRB - PLANNING SUBMITTAL
	12/08/21	DRB - FINAL SUBMITTAL

KEY PLAN

EXISTING TREE SURVEY SCHEDULE

SHEET NO.

LD-005.3

1 LANDSCAPE SECTION A

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

ARCHITECTURE | INTERIOR DESIGN

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO.	DATE	DESCRIPTION
	05/12/23	DRB - FIRST SUBMITTAL
	07/06/23	DRB - FINAL SUBMITTAL

KEY PLAN

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

SHEET SIZE: ARCH E (24"x36") DO NOT SCALE DRAWINGS

DATE: 07/06/2023

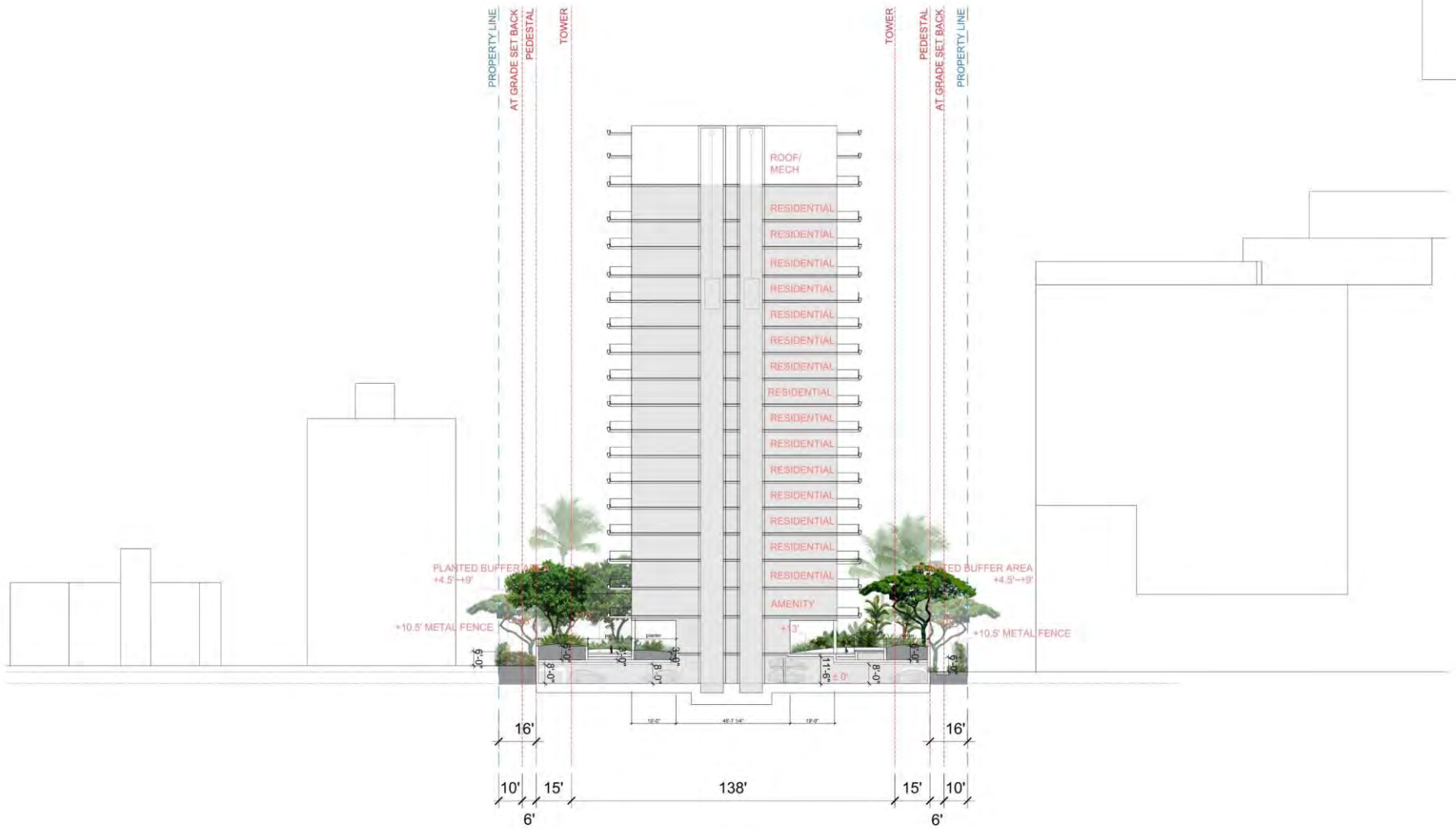
DRAWN BY: GSP

DRAWING TITLE

LANDSCAPE SECTION A

SHEET NO.

LD-006



1 LANDSCAPE SECTION B

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

ARCHITECTURE | INTERIORS | LANDSCAPE

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO.	DATE	DESCRIPTION
	05/12/23	DRB - FIRST SUBMITTAL
	07/05/23	DRB - FINAL SUBMITTAL

KEY PLAN

LANDSCAPE SECTION B

SHEET NO.

LD-006.1

Hardscape Materials

1. Dark Granite pavers

2. Limestone pavers

3. Coralstone pavers

4. Hardwood boardwalk

5. Bound permeable crushed aggregate

6. Metal fence / 3.5' height

Finish Material Schedule

01 - VEHICULAR STONE	TYPE: GRANITE COLOR: DARK FINISH: ANTI SLIP SOURCE: NA
02 - LIMESTONE PAVERS	TYPE: LIMESTONE COLOR: LIGHT GRAY FINISH: ANTI SLIP SOURCE: NA
03 - CORALSTONE PAVERS	TYPE: CORALSTONE COLOR: LIGHT BEIGE FINISH: ANTI SLIP SOURCE: LOCALLY SOURCED
04 - HARDWOOD BOARDWALK	TYPE: HARDWOOD BOARDWALK COLOR: DARK FINISH: ANTI SLIP SOURCE: NA
05 - BOUND PERMEABLE CRUSHED AGGREGATE	TYPE: BOUND PERMEABLE CRUSHED AGGREGATE COLOR: LIGHT GRAY FINISH: SOURCE: NA

6. Metal fence 6' height

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	05/12/23	DPR - FIRST SUBMITTAL
	07/05/23	DPR - FINAL SUBMITTAL

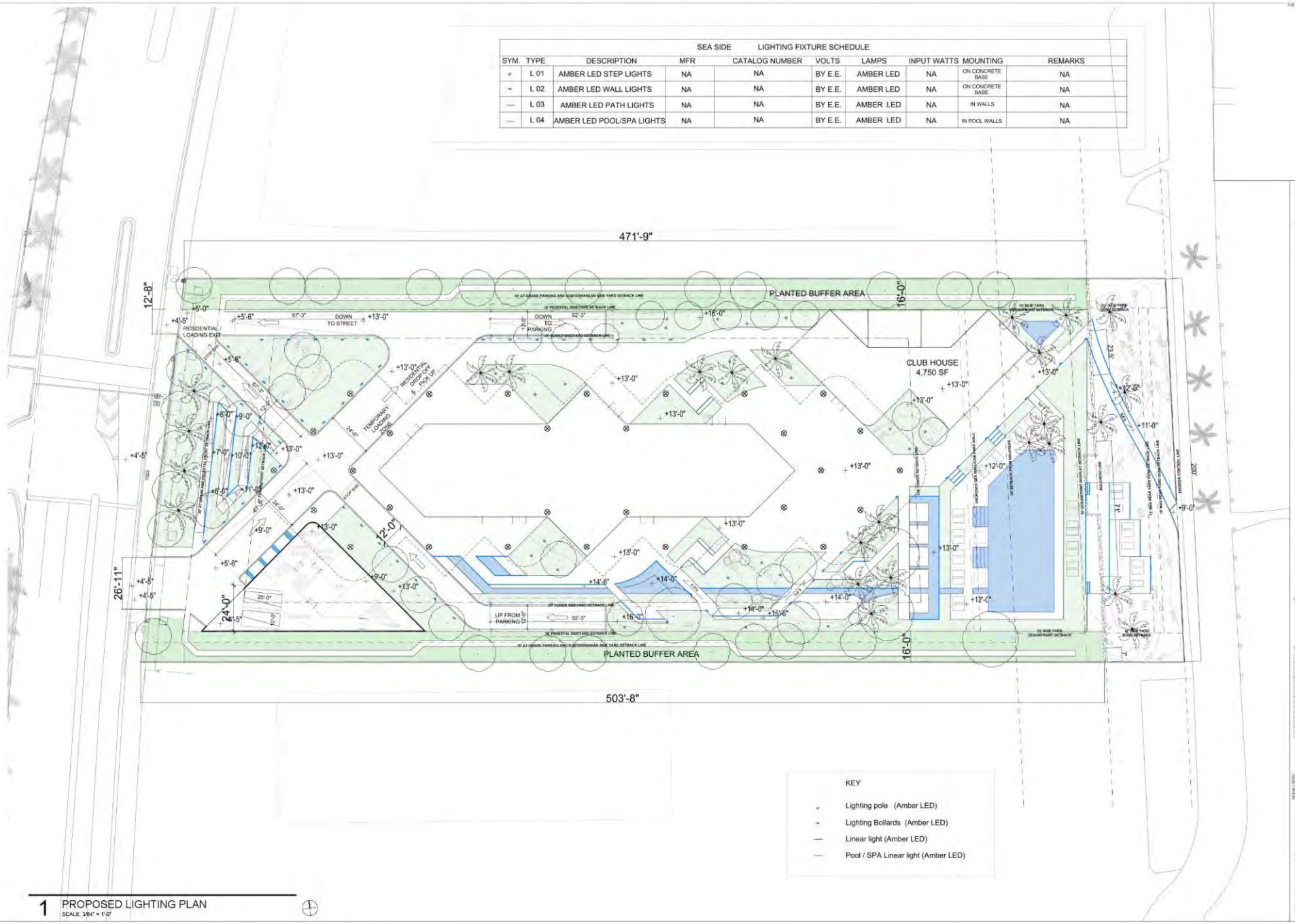
KEY PLAN

HARDSCAPE MATERIALS IMAGES AND SCHEDULE

SHEET NO.

LD-007

SEA SIDE LIGHTING FIXTURE SCHEDULE									
SYM.	TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	REMARKS
•	L 01	AMBER LED STEP LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	ON CONCRETE BASE	NA
-	L 02	AMBER LED WALL LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	ON CONCRETE BASE	NA
—	L 03	AMBER LED PATH LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	IN WALLS	NA
—	L 04	AMBER LED POOL/SPA LIGHTS	NA	NA	BY E.E.	AMBER LED	NA	IN POOL WALLS	NA



1 PROPOSED LIGHTING PLAN
SCALE: 3/64" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

AAL

odp ARCHITECTURE AND DESIGN

PROJECT
5333 COLLINS

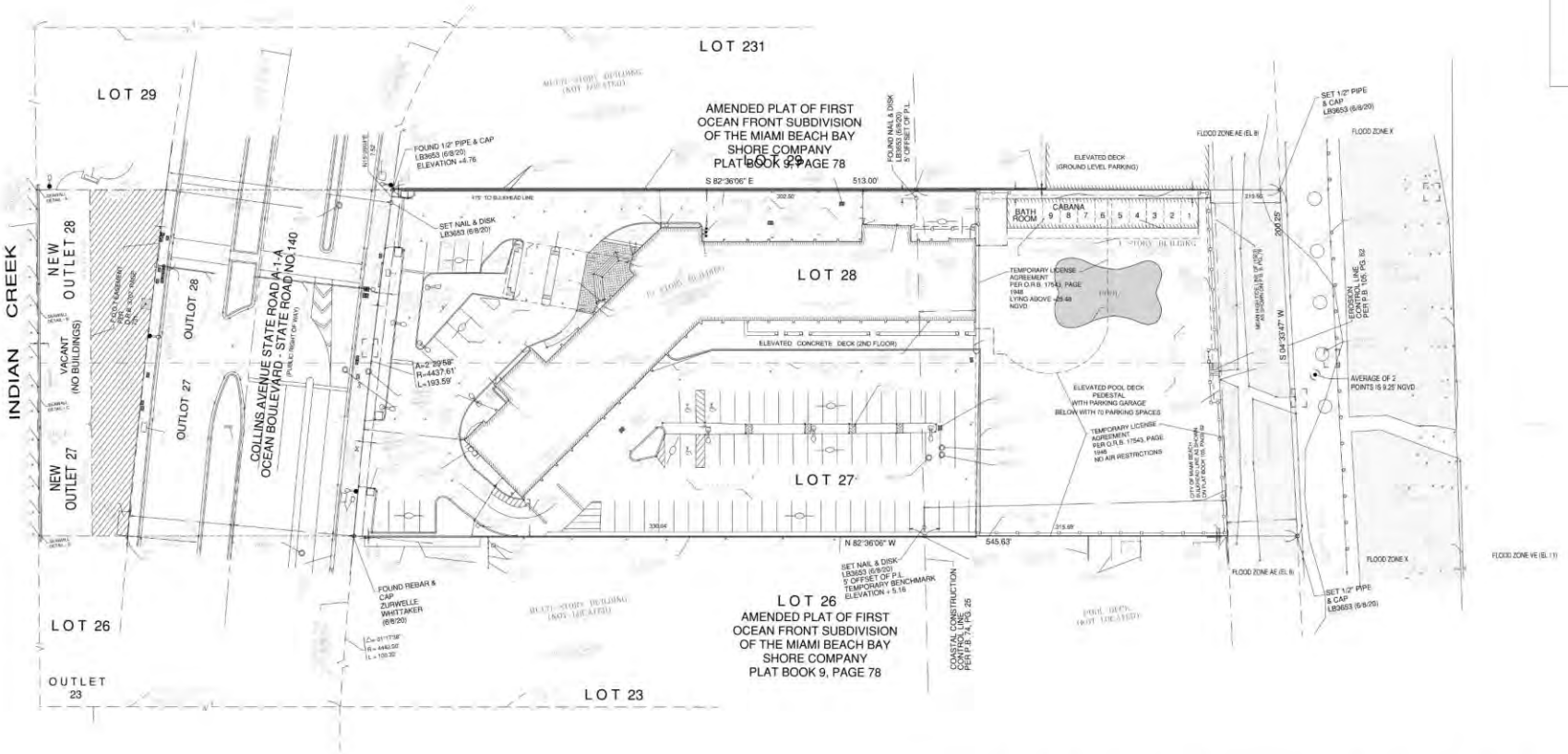
REVISIONS

NO.	DATE	DESCRIPTION
	05/17/21	DRB - FIRST SUBMITTAL
	07/09/21	DRB - FINAL SUBMITTAL

KEY PLAN

PROPOSED LIGHTING PLAN

SHEET NO.
LD-008



GRADE MEANS THE CITY SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY. IF THERE IS NO SIDEWALK, THE ELEVATION OF THE CROWN OF THE ROAD AT THE CENTERLINE OF THE FRONT OF THE PROPERTY SHALL BE USED.

NOTE: ALL SPOT ELEVATIONS ARE REFERENCING NGVD OF 1929

+4.95 ON COLLINS AVENUE , +9.44 ON BOARDWALK

HIGHEST DUNE ELEVATION
+11.80

1 GRADE CALCULATION
SCALE: 1/32" = 1'-0"

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson
Porter +
Bowman

AAL

ARCHITECTURE AND DESIGN

PROJECT

5333 COLLINS

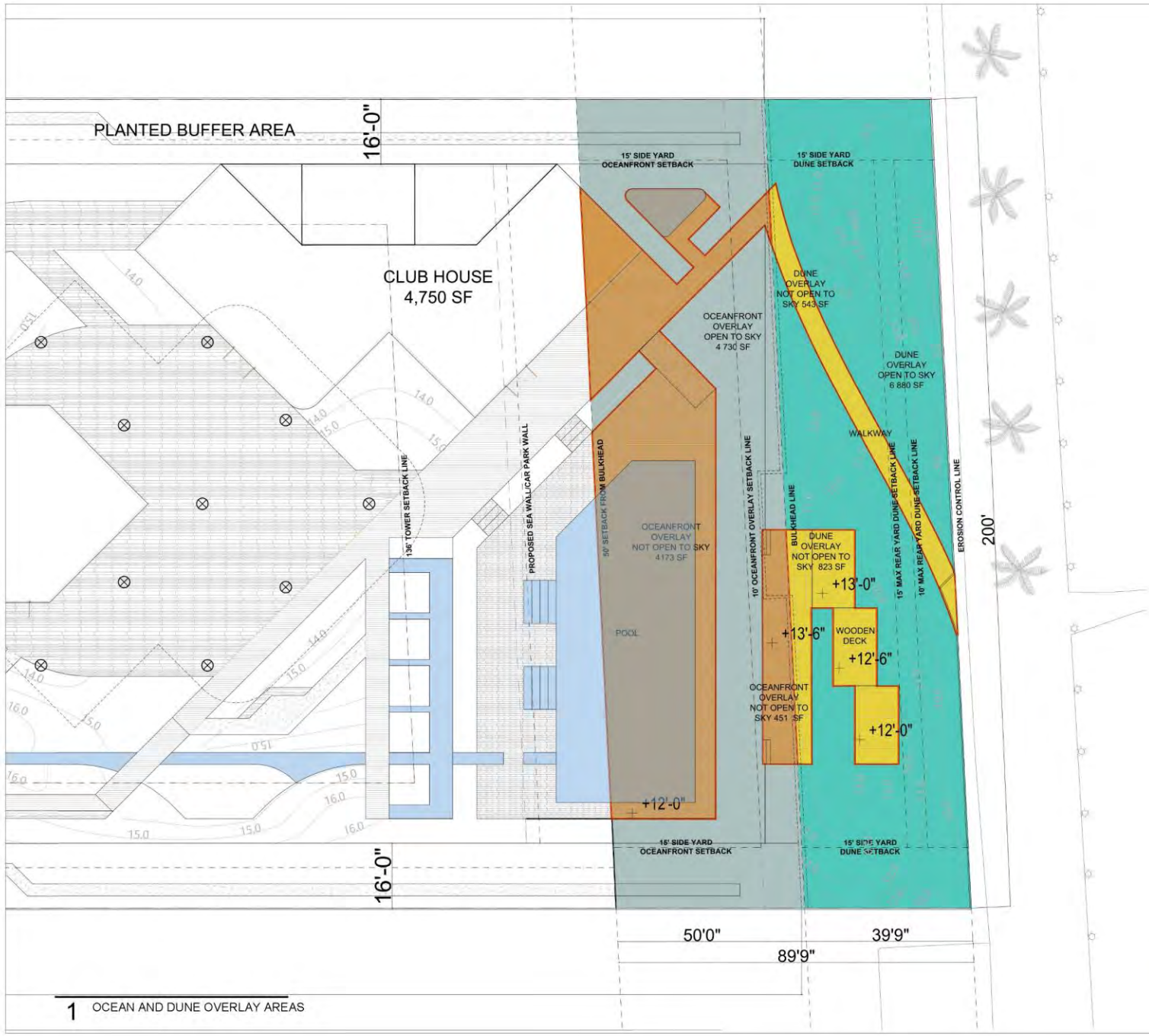
REVISIONS

NO	DATE	DESCRIPTION
	05/17/21	DRB - FIRST SUBMITTAL
	07/06/21	DRB - FINAL SUBMITTAL

KEY PLAN

GRADE AND
DUNE
CALCULATION

SHEET NO.
LD-009



1 OCEAN AND DUNE OVERLAY AREAS

CALCULATIONS:

OCEANFRONT OVERLAY TOTAL AREA: 9 318 SF

OCEANFRONT OPEN TO SKY AREA: 4 730 SF = 51%
OCEANFRONT NOT OPEN TO SKY AREA: 4 588 SF = 49%

DUNE OVERLAY TOTAL AREA: 8 247 SF

DUNE OVERLAY OPEN TO SKY: 6 880 SF = 84%
DUNE OVERLAY NOT OPEN TO SKY: 1 367 SF = 16%

LEGEND:

- OCEANFRONT OVERLAY OPEN TO SKY = 51%
- OCEANFRONT OVERLAY NOT OPEN TO SKY = 49%
- DUNE OVERLAY OPEN TO SKY = 84%
- DUNE OVERLAY NOT OPEN TO SKY = 16%

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson
Porter +
Bowman

PROJECT

5333 COLLINS

REVISIONS

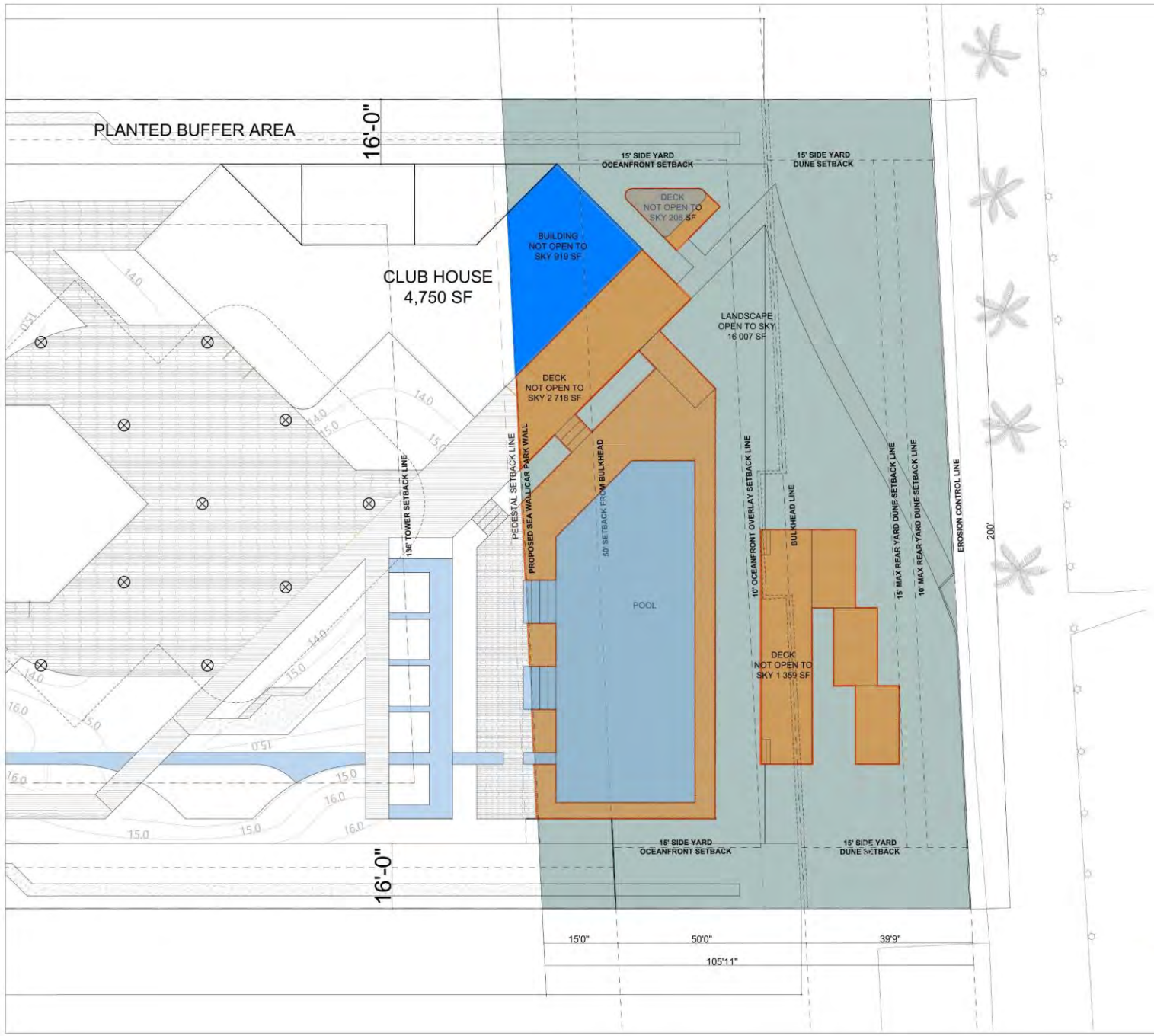
NO	DATE	DESCRIPTION
	05/11/21	DRB - FIRST SUBMITTAL
	07/06/21	DRB - FINAL SUBMITTAL

KEY PLAN

GRADE AND
DUNE
CALCULATION

SHEET NO.

LD-009.1



CALCULATIONS:
REARYARD TOTAL AREA: 21 210 SF

NOT OPEN TO SKY AREA: 5 203 SF = 24.5%
OPEN TO SKY AREA: 16 457 SF = 75.5%

LEGEND:
BUILDING 919 SF
LANDSCAPE 16 007 SF
DECK 4283 SF

OWNER

ARCHITECT OF RECORD

DESIGN ARCHITECT

Gustafson Porter + Bowman

PROJECT

5333 COLLINS

REVISIONS

NO	DATE	DESCRIPTION
	05/11/21	DRB - FIRST SUBMITTAL
	07/06/21	DRB - FINAL SUBMITTAL

KEY PLAN

SCALE: 1/32"
SHEET SIZE: ARCH E (24"x36") DO NOT SCALE DRAWINGS
DATE: 07/02/2021
DRAWN BY: GSP

DRAWING TITLE

REAR YARD CALCULATIONS

SHEET NO.

LD-009.2