PROJECT DIRECTORY

CLIENT

5333 COLLINS ACQUISITIONS, LLC

ADDRESS: 2601 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

954.518.0833

ADDRESS: PHONE:

DESIGN ARCHITECT

OMA*AMO ARCHITECTURE AR96924

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

2432 HOLLYWOOD BOULEVARD. HOLLYWOOD, FL 33020

LANDSCAPE ARCHITECT OF RECORD

ARCHITECTURAL ALLIANCE LANDSCAPE

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

LANDSCAPE DESIGN CONSULTANT

PHONE:

GUSTAFSON PORTER + BOWMAN ADDRESS: 1 COBHAM MEWS. AGAR GROVE, LONDON NW1 9SB UK +44 (0) 207.284.8950

COASTAL ENGINEER

MOFFATT & NICHOL COASTAL ENGINEERS

PHONE:

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

TRAFFIC ENGINEER

KIMLEY HORN PLANNING AND DESIGN ENGINEERS ADDRESS: 8201 PETERS ROAD, SUITE 2200. PLANTATION, FL 33324 954.535.5144 PHONE:

STRUCTURAL ENGINEER

B&J CONSULTING ENGINEERS 7955 NW 12 STREET, SUITE 418. MIAMI, FL 33126 ADDRESS: 786.703.9243 PHONE:

CIVIL ENGINEER

SCHWEBKE - SHISKIN & ASSOCIATES, INC. ADDRESS: 3240 CORPORATE WAY. MIRAMAR, FL 33025 PHONE: 954.435.7010

MEP ENGINEER

OSBORN ENGINEERING

ADDRESS: PHONE:

600 WEST HILLSBORO BOULEVARD, SUITE 102. DEERFIELD BEACH, FL 33441 954.767.8886

CODE CONSULTANT

SLS CONSULTING

260 PALERMO AVENUE. CORAL GABLES, FL 33134 ADDRESS: PHONE: 305.461.9852







Gustafson Porter + Bowman



Kimley **»Horn**











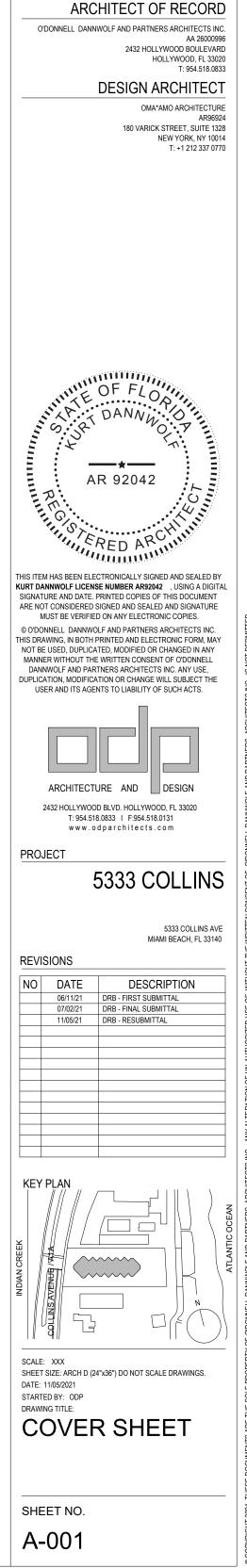






5333 COLLINS AVENUE

MIAMI BEACH, FL 33140 DRB - RESUBMITTAL - NOVEMBER 5, 2021



FOR AHJ USE ONLY

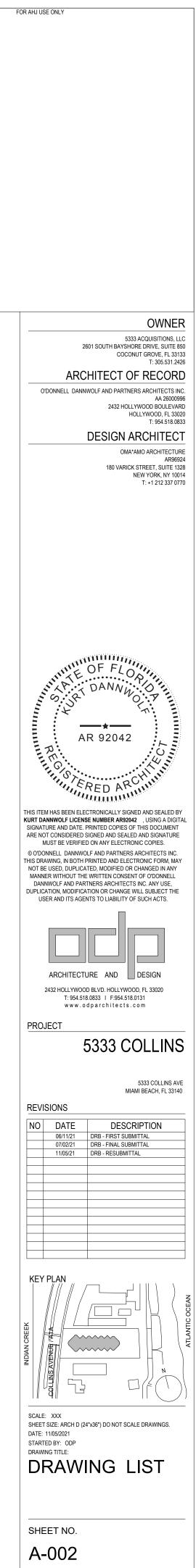
OWNER

5333 ACQUISITIONS, LLC

COCONUT GROVE, FL 33133 T: 305.531.2426

2601 SOUTH BAYSHORE DRIVE, SUITE 850

	DRAWING LIST
Sheet Number	Sheet Title
A-001	COVER SHEET
A-002	DRAWING LIST
A-003	ZONING DATA UPDATED
A-004	DESIGN CONCEPT
A-005	PRIVACY SCREEN UPDATE
A-006	SLAB EDGE PROFILE UPDATE
A-007	MATERIAL CONCEPT
A-008	TERRACE VIEW
A-009	TERRACE LOOKING EAST
A-010	SUNRISE DECK VIEW
A-011	SOUTH FACADE TERRACE
A-012	FACADE VIEW
A-012.1	FACADE VIEW UPDATED
A-013	BALCONY VIEW
A-013.1	BALCONY VIEW UPDATED
A-014	BEACH VIEW
A-014.1	BEACH VIEW UPDATED
A-015	ELEVATIONS
A-015.1	ELEVATIONS UPDATED
A-016	ELEVATIONS
A-016.1	ELVATIONS UPDATED
A-017	GROUND FLOOR PLAN
A-017.1	GROUND FLOOR PLAN UPDATED
A-018	INDIAN CREEK VIEW
A-018.1	INDIAN CREEK VIEW UPDATED
A-019	PARK VIEW
A-019.1	PARK VIEW UPDATED
A-020	ENTRY VIEW
A-020.1	ENTRY VIEW UPDATED
A-021	RESIDENTIAL DROP-OFF VIEW
A-022	WATERFALL GARDENS VIEW
A-023	POOL VIEW
A-023.1	POOL VIEW UPDATED
A-024	POOL VIEW 2
A-025	CLUBHOUSE CLOSE UP



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) \approx (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.

	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.FE.) TO T.O.ROOF SLA 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 PROPOSED		100 UNITS (REFER TO FAR SCHEDULE)
MINIMUM UNIT SIZE	550 SF	556 SF (REFER TO FAR SCHEDULE)

LOT DATA

MINIMUM LOT AREA: MINIMUM LOT WIDTH: MAX F.A.R.:

REQUIRED/ALLOWED
7,000 SF
50'-0"
106,015 SF X 3.0 = 318,045 SF

PROVIDED PARCEL A: 2.434 ACRES (106,015 SF) 201'-4" 317,994 SF

SETBACK REQUIREMENTS

AT-GRADE PARKING SETBACKS

- FRONT
- SIDE

REAR

SUBTERRANEAN AND PEDESTAL SETBACKS

FRONT

SIDE

REAR

TOWER SETBACKS

FRONT

SIDE

REAR

PARKING DATA

RESIDENTIAL PARKING REQUIREMENTS

• (1.5) SPACES PER UNIT FOR UNITS BETWEEN 550 AND 999 SF

- (1.75) SPACES PER UNIT FOR UNITS BETWEEN 1,000 AND 1,20 • (2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SF
- SUPPLEMENTAL DESIGNATED GUEST PARKING

COMMERCIAL PARKING REQUIREMENTS RETAIL STORE

OFF-STREET LOADING

 RESIDENTIAL BUILDING OVER 50 UNITS BUT NOT MORE THAN 100 UNITS:

COMMERCIAL SPACE

TOTAL # OF SPACES BEFORE REDUCTION

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%

TOTAL # OF SPACES AFTER REDUCTION

ACCESSIBLE:

ELECTRIC VEHICLE:

PARKING SPACE DIMENSIONS

• REGULAR SELF-PARK SPACES: VALET PARKING SPACES TANDEM PARKING SPACES OFF-STREET LOADING F.A.R. SCHEDULE ACCESSIBLE PARKING \sim \searrow Amenity, Lobby & BOH OOR GROSS CORE AREA EA (FAR) AREA (G CLUB H. RET Studio 1BD 4,032 +----Roof 18 ____ _ _ _ _ ----- - - -17 **9,703** 9,703 1,427 Penthouse **13,672** 13,672 2,469 Mixed Residence 16 **15,417** 15,417 2,070 Mixed Residence 15 -+---+---+--14 Mixed Residence **21,087** i 21,087 i 2,070 **21,087** 21,087 2,070 13 Mixed Residence **21,087** 21,087 2,070 12 Mixed Residence **21,087** 21,087 2,070 Mixed Residence 11 --+---+ **21,087** 21,087 2,070 10 Mixed Residence **21,087** 21,087 2,070 Mixed Residence --+---+---+--**21,087** 21,087 2,070 Mixed Residence **21,087** 21,087 2,070 Mixed Residence Mixed Residence **21,087** 21,087 2,070 Mixed Residence **21,087** 21,087 2,070 15,417 15,417 2,165 1,256 954 1,089 1,054 ... 12,399 11,506 5,004 5,897 1,577 160 700 556 806 680 558 711 15,410 15,903 698 3,594 4,489 1,861 220 5,207 ... <td Mixed Residence Δ Mixed Residence Mixed Residences & Amenities Lobby & Amenity, Restaurant BOH, PARKING B1 SUB TOTAL 37,765 13,824 8,364 12,3 10 100 UNITS 25,843 **317,980** 381,121 TOTAL PROVIDED \sim

REQU	IRED/ALLOWED	PROVIDED
20'-0"		N/A
	", OR 5% OF LOT WIDTH WHICHEVER IS GREATER IDTH 200'-0" X 5%= 10'-0"	N/A
50'-0" V	VEST FROM THE BULKHEAD LINE	N/A
<u>REQU</u>	IRED/ALLOWED	PROVIDED
20'-0"		36'-0"
WIDTH	F THE SIDE YARDS SHALL EQUAL 16% OF LOT , 7.5 FEET, OR 8% OF LOT WIDTH WHICHEVER IS GREATER IDTH 200'-0" X 16%= 32'-0" / 2 =16'-0"	16'-0"
WHICH	F LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE IEVER IF GREATER. LOT DEPTH AVERAGE (N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 20% = 105.86' ≈ 105'-11"	105'-11"
<u>REQU</u>	IRED/ALLOWED	PROVIDED
TO A MA (SECTIO UP TO A	1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, XIMUM 50'-0". N 142-1132 ALLOWABLE ENCROACHMENT) MAXIMUM PROJECTION OF 6 FEET FOR EXTERIOR UNENCLOSED E BALCONIES	56'-1"
THE TOW	QUIRED PEDESTAL SETBACK PLUS 10% OF THE HEIGHT OF VER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL CEED 50'-0". 16' (PEDESTAL) + 15' (10% OF TOWER HEIGHT) = 31'-0"	55'-1" (SOUTH) 55-1" (NORTH)
WHICHE	LOT DEPTH, 75 FEET MIN. FROM THE BULKHEAD LINE VER IF GREATER. LOT DEPTH AVERAGE I) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 25% = 132.33 ≈ 132'-4"	132'-4"
	REQUIRED/ALLOWED	PROVIDED
SF 200 SF	7 UNITS X 1.5 SPACES = 10.5 PARKING SPACES ≈ 11 PARKING SPACES 13 UNITS X 1.75 SPACES = 22.75 ≈ 23 PARKING SPACES 80 UNITS X 2 SPACES = 160 PARKING SPACES 10% OF REQ. RESIDENTIAL = 19.4 ≈ 20 PARKING SPACES	CES
	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
	2 LOADING SPACES (10'-0" X 20'-0")	2 LOADING SPACES (10'-0" X 20'-0")
	OVER 2,000 BUT NOT OVER 10,000 = 1 LOADING SPACE 200 SE OF COMMERCIAL SPACE = 0	0 LOADING SPACES

OCEANFRONT OVERLAY REQUIREMENTS	· · ·
ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REP	GULATIONS APPLY TO BL
	REQUIRED/ALLO
LOT COVERAGE:	LOT COVERAGE SHAL REAR YARD SETBACK TOTAL AREA: 9,350 SC
REAR YARD SETBACK: 50'-0" FOR GRADE AND SUBTERRANEAN LEVELS MEASURED FROM THE BULKHEAD LINE.	50'-0"
SIDE SETBACK:	15'-0"
	30'-0" ABOVE GRADE
BULKHEAD LINE SETBACK:	10'-0"
PERMITTED ENCLOSED STRUCTURE: MAXIMUM F.A.R. OF 0.5 OF THE SETBACK AREA	10,013 SQ (SETBACK A
FINISHED FLOOR ELEVATION: DECKS / PATIOS / PLATFORMS MAX HEIGHT OF 2'-6" ABOVE TOP OF DUNE	11'-3" NGVD DUNE + 2'-

	DUNE PRESERVATION OVERLAY	
		REQUIRED/ALLO
	SIZE AND SPACING:	400 SQ FT / 10'-25' SE
	LOT COVERAGE:	AT LEAST 80 PERCEI SKY, LANDSCAPED C
		TOTAL AREA: 8,265 S
	MINIMUM YARDS:	0'-0" FROM BULKHEA
0'-0" X 20'-0")	MINIMUM SIDE YARD:	FIFTEEN FEET ADJA MUNICIPAL PARK, ST
	MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0"- 15'-0"
	MAXIMUM HEIGHT:	1 STORY OR 12'-0"
	MAXIMUM DENSITY:	0
	PARKING REGULATION:	0
	FINISH FLOOR ELEVATION:	11'-3" NGVD DUNE + 2

1 ACCESSIBLE VAN SPACE ELECTRIC VEHICLE MINIMUM OF 2 PERCENT OF REQUIRED OFF- STREET PARKING. 183 (REQUIRED PARKING) X 2% = 3.66 ≈ 4

TOTAL NUMBER OF PARKING SPACES REQUIRED 151 TO 200

215 PARKING SPACES - 32 (REDUCTION) = 183 PARKING SPACES

200 SF OF COMMERCIAL SPACE = 0

215 PARKING SPACES X 15% (REDUCTION)

32 PARKING SPACES X 5 BICYLES PARKING SPACES

= 32.25 PARKING SPACES REDUCTION

= 5 STANDARD ACCESSIBLE SPACES

215 PARKING SPACES 2 LOADING SPACES

= 160 BICYLE SPACES

2 LOADING SPACES

A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S 00 SF 00 S	366 366	27,677	27,327	25,793	30,773 111,570	6,548	3,119 9,667	54,275	63,029 117,304	100	7	13	80
A B C D A B A B DTAL UNITS 550-999 1000-12 100 SF 120 S B C D A B A B DTAL UNITS 550-999 1000-12 100 SF 120 S C C 3,193 3,119 3,193 3,193 3,119 3,193 3,155 5762 2 2 2 2 256 2,099 2,139 2,595 S 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 S 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 S 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 S 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 S 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 S 4,049 4,815		 + +		 + +	+	 + 		 + +		6 	6 	 	
A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 SF 1 A B C D A B A B TOTAL UNITS 550-999 1000 SF 1200 SF 1200 SF 1 A B A A,302 2 2 2 2 256 2,099 C A 3,193 3,119 3,762 2 2 2 2 256 2,099 2,139 2,595 A,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 A,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 A,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 A,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 A,049 4,815 7 1 6 010 <td< td=""><td></td><td>2,267</td><td>2,139</td><td>2,264</td><td>2,228</td><td>+</td><td></td><td>+</td><td></td><td>\vdash $-$</td><td></td><td> <u>2</u> </td><td>5</td></td<>		2,267	2,139	2,264	2,228	+		+		\vdash $ -$		<u>2</u> 	5
ABCDABAB $TOTAL UNITS 550-999 1000-12 1200 S S F 00 S F 1200 S S F 00 S F 1200 S F 120$	010			+	2,595	+		4,049	4,815			+	+
ABCDABAB $TOTAL UNITS 550-999 1000-12 1200 S SF 1000-12 1200 SF 1000-12 1200 SF 1000-12 1200 SF 1000-12 1200 SF 1000-12 12$	010	2,310	2,099	2,139	2,595	+		4,049	4,815	7		1	6
A B C D A B A B TOTAL UNITS PER FLOOR 550-999 SF 1000-12 00 SF 1200 SF 1 - - 3,974 4,302 2 2 2 2 - 3,193 3,119 - - 2 2 2 256 2,099 - 3,355 5,762 - 5 5 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7						+				7		1	6
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ABCDABABTOTAL UNITS PER FLOOR550-999 $00 SF$ 1000-12 $00 SF$ 1200 S $100 SF$ 13,9744,3022222562,099-3,1933,119 3,3555,7625,762222562,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,8157160102,3102,0992,1392,5954,0494,815716					+	+		+		\vdash $ -$		+	+
A B C D A B A B TOTAL UNITS PER FLOOR 550-999 SF 1000-12 00 SF 1200 S 1 - - 3,974 4,302 2 2 2 2 3,193 3,119 3,193 3,119 2,762 5 2 2 256 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6 010 2,310 2,099 2,139 2,595 4,049 4,815 7 1 6				+		+		+				+	+
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A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S 00 SF - - 3,974 4,302 2 2 2 256 2,099 3,355 3,355 5,762 5,762 5 5						+						+	+
A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S B A B A B TOTAL UNITS 550-999 1000-12 1200 S B B B B A B B B C D A B B B D		2 210		+	2 505	3,355		4 040	л 01г	\vdash $ -$		+	+
A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S B B A B A B TOTAL UNITS 550-999 1000-12 1200 S B B B B A B	256	+	2 000	+		+		5,762	5,762			+	+
A B C D A B A B TOTAL UNITS 550-999 1000-12 1200 S PER FLOOR SF 00 SF -		+		+		3 102	3 110		4,302			+	+
TOTAL UNITS 550-999 1000-12 1200 S				+	+	+		3 97/	4 302			+	+
TOTAL UNITS 550-999 1000-12 1200 S				+		+				PER FLOOR	SF	00 SF	<u>_</u>
D 2 BD 3 BD 4 BD/5BD UNIT #						A	B	Α	B				1200 S
	D		2	BD		3 B	D	4 BD	/5BD		UNIT	#	
	\frown	\frown				\sim	\frown	\sim					\frown
))						18'-0" (D)	
10'-0" (W) X 20'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D)			8'-6" (V	v) x 32'-0" (D)					8'-6" (W) X 36'	-0" (D)		
8'-6" (Ŵ) X 32'-0" (D) 10'-0" (W) X 20'-0" (D) 8'-6" (Ŵ) X 36'-0" (D)				V) X 18'-0" (V) X 16'-0" (8'-6" (W) X 18' 8'-6" (W) X 18'			

160 BICYCLE SPACES

183 PARKING SPACES 2 LOADING SPACES

5 STANDARD ACCESSIBLE SPACES

1 ACCESSIBLE VAN SPACE

4 ELECTRIC VEHICLE SPACES

		F	FOR AHJ USE ONLY
Y Y Y			
BUILDINGS AND STRUCTURES LOCATED WEST OF TH	IE BULKHEAD LINE.		
OWED	PROVIDED		
ALL BE AT LEAST 50 PERCENT OF THE REQUIRED RK, OPEN TO THE SKY AND LANDSCAPED. SQ FT	AREA OPEN TO SKY AND LANDSCAPED: 4,813 SF LOT COVERAGE AREA = 52% AREA NOT OPEN TO SKYAND LANDSCAPED: 4,537 SF LOT COVERAGE AREA = 48%		
	67'-9"		
	16'-0"		
GRADE: 4.95 NGVD	13' - 0" NGVD - 4'-11" (4.95 NGVD) = 8'-1" ABOVE GRADE		
	\prec		OWNER
	12'-10"		5333 COLLINS ACQUISITIONS, LLC 2601 SOUTH BAYSHORE DRIVE, SUITE 850 MIAMI, FL 33133
AREA) FT X 0.5 (MAX F.A.R.) = 5,006 SQ FT	280 SQ FT (PORTION OF PRIVATE CLUBHOUSE ON OCEANFRONT OVERLAY)		T: 305.531.2426 ARCHITECT OF RECORD
2'-6" = 13'-9"	+13'-6" NGVD (MAX HEIGHT)		O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC. AA 26000996
)	2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954.518.0833
			DESIGN ARCHITECT
			OMA*AMO ARCHITECTURE AR96924 180 VARICK STREET, SUITE 1328 NEW YORK, NY 10014 T: +1 212 337 0770
		````	
/ALLOWED	PROVIDED	$\prec$	
-25' SEPERATION	N/A	4	
ERCENT OF THE SITE SHALL REMAIN OPEN TO THE PED OR MAINTAINED AS SAND BEACH.	AREA OPEN TO SKY AND LANSCAPED : 6,8 LOT COVERAGE AREA = 83%	48 SF	
3,265 SQ FT	AREA NOT OPEN TO SKY AND LANSCAPED LOT COVERAGE AREA = 17%	9 : 1,417 SF	INTE OF FLORID

JLKHEAD LINE T ADJACENT TO ANY SIDE PROPERTY LINE, ARK, STREET END, OR RIGHT-OF-WAY.

+13'-6" NGVD (MAX HEIGHT) OUNE + 2'-6" = 13'-9" 

N/A

N/A

N/A

N/A

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11/05/2021 DRB - RESUBMITTAL	PRO REVI	2432 HOLLYWOO T: 954.51 w w w . o JECT ISIONS DATE 06/11/2021	DD BLVD. HOLLYWOOD, FL 33020 8.0833 I F:954.518.0131 d p ar chitects . com 53333 COLLINS AVE MIAMI BEACH, FL 33140 DESCRIPTION DRB - FIRST SUBMITTAL
	KEY	11/05/2021	

A-003

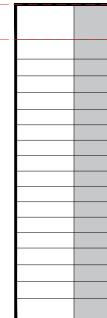
UPDATED 11/05/21

#### Concept

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. 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. The stepping terraces and carved base create an elegant and memorable form. The definition of the individual towers is evident through the stepping of the form and is enhanced through subtle details.

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 into one simple and timeless form, shaped by the specifics of site. The 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.

25' Mechanical 200' Top of Roof



#### Summary of Design Updates to 07/02/21 Submission

#### Tower

Privacy screen set back to create reveal to better differentiate towers Subtle vertical texture on privacy screen to emphasize verticality Slab edge profile Building color simplified to chalk white

#### Entry Pavilion

Massing now consists of 2 volumes Internal arrangement of rooms Front stairs now evenly placed Canopy added along front stairs

#### Clubhouse

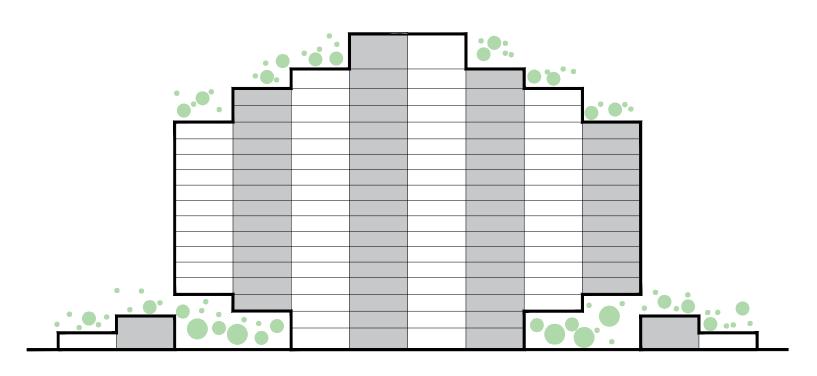
Massing has been scaled down to similar size of Entry Pavilion – pushed further West from Beach Internal Arrangement of rooms Connection to cellar Provided adequate washrooms for pool size

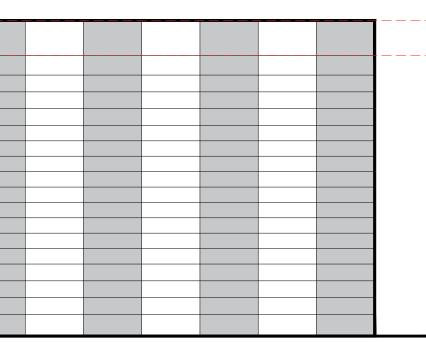
#### Landscape

Pool has become larger and rectangular 34'-5" x 87'-10" – Previously 34'-5" x 84'-6" Jacuzzi has been relocated adjacent to pool Sunrise deck landscaping and seating areas added

Landscaping next to Solarium and Retail spaces pulled off facade and seating area added

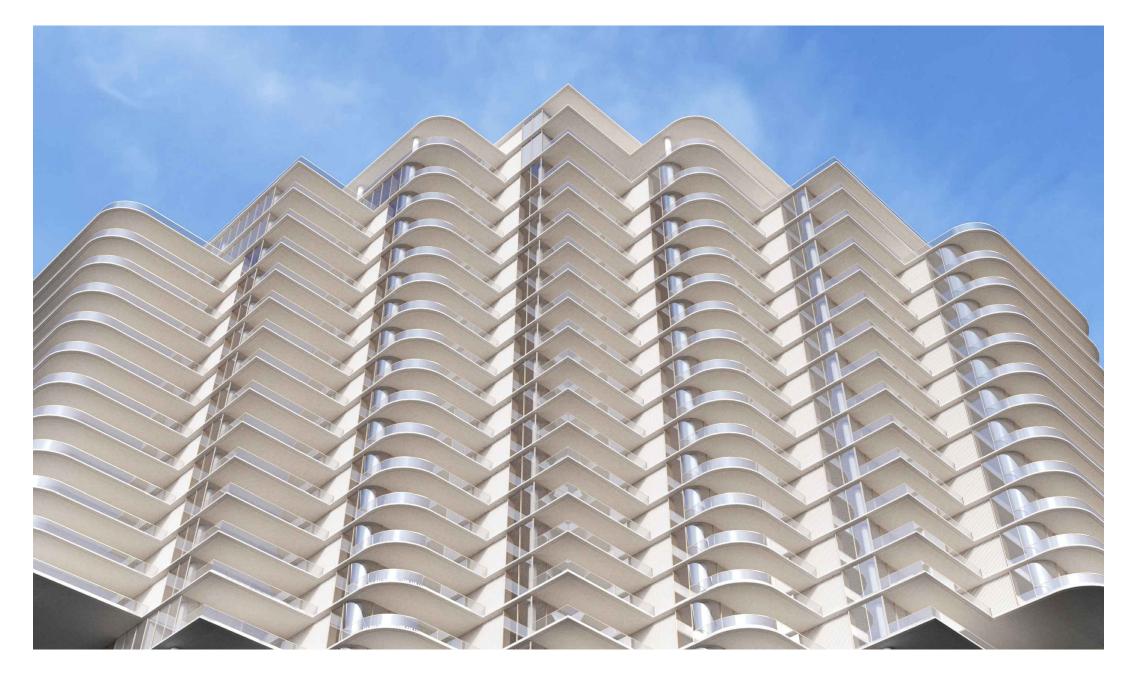
175' Terrace

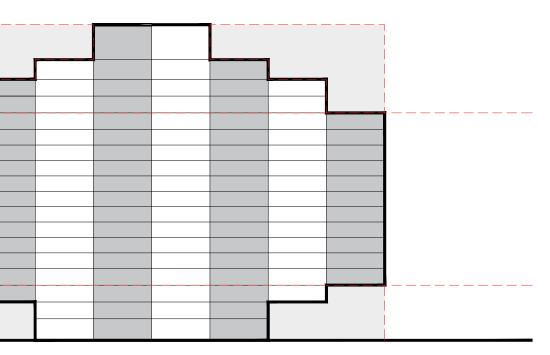




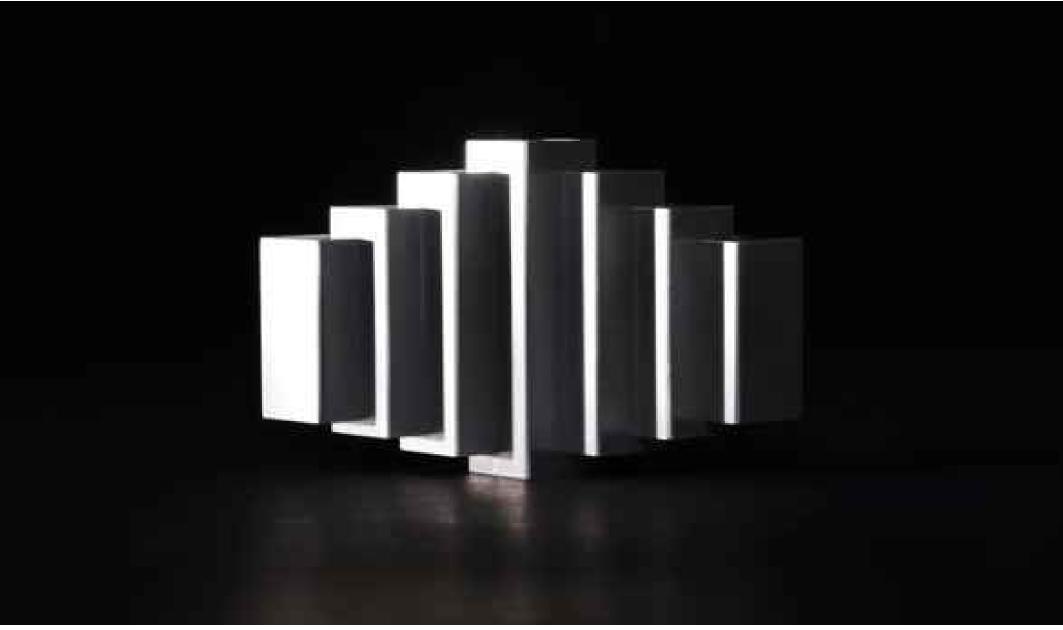
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Typical Beach Slab

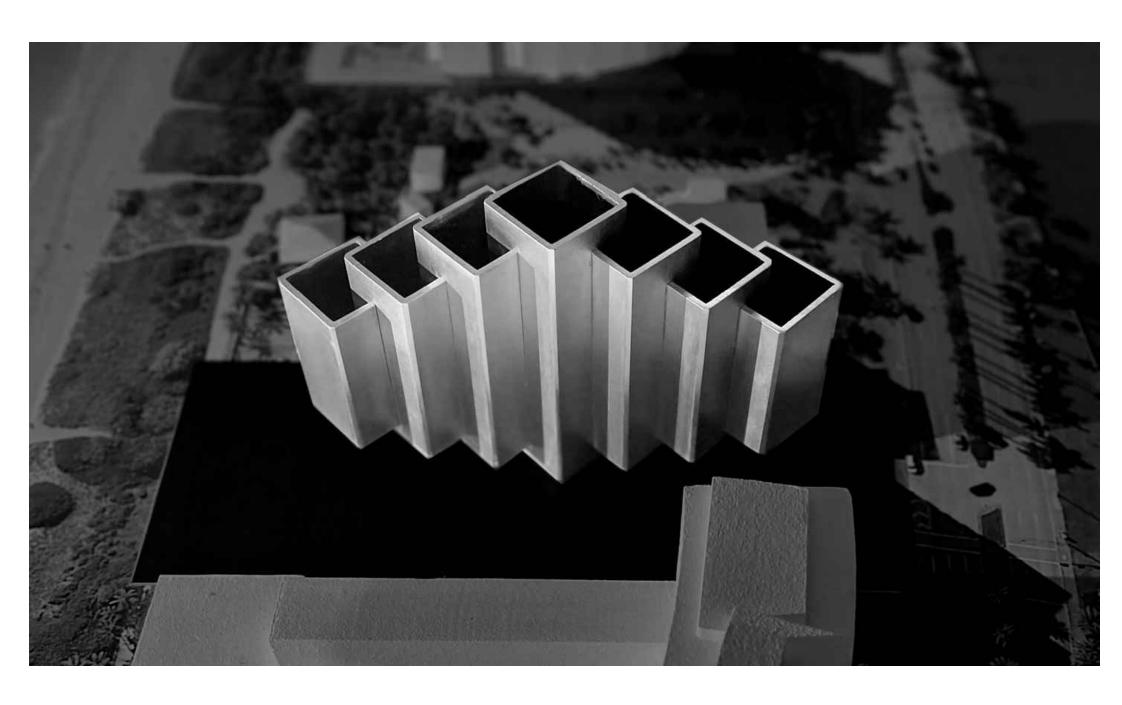


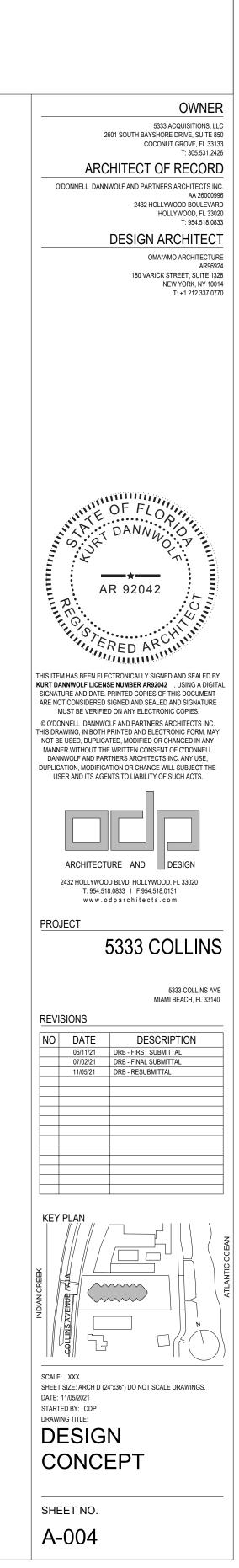


**Carved Massing** 

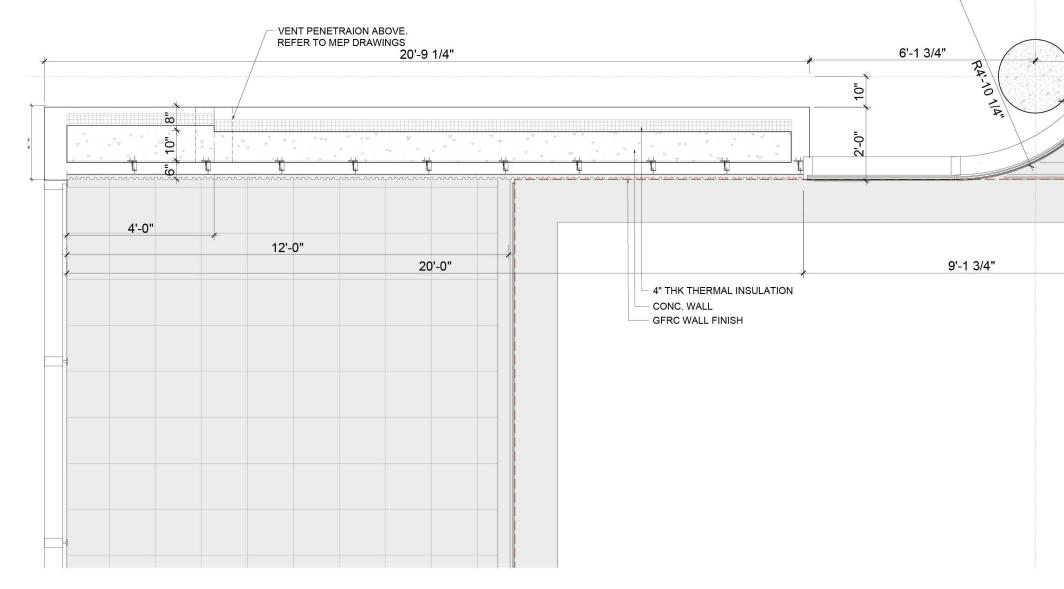


Integrated Landscape



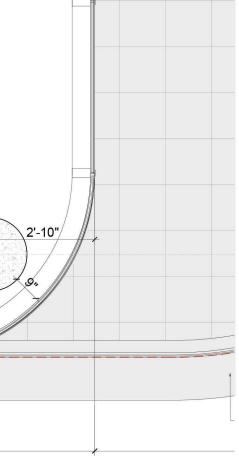


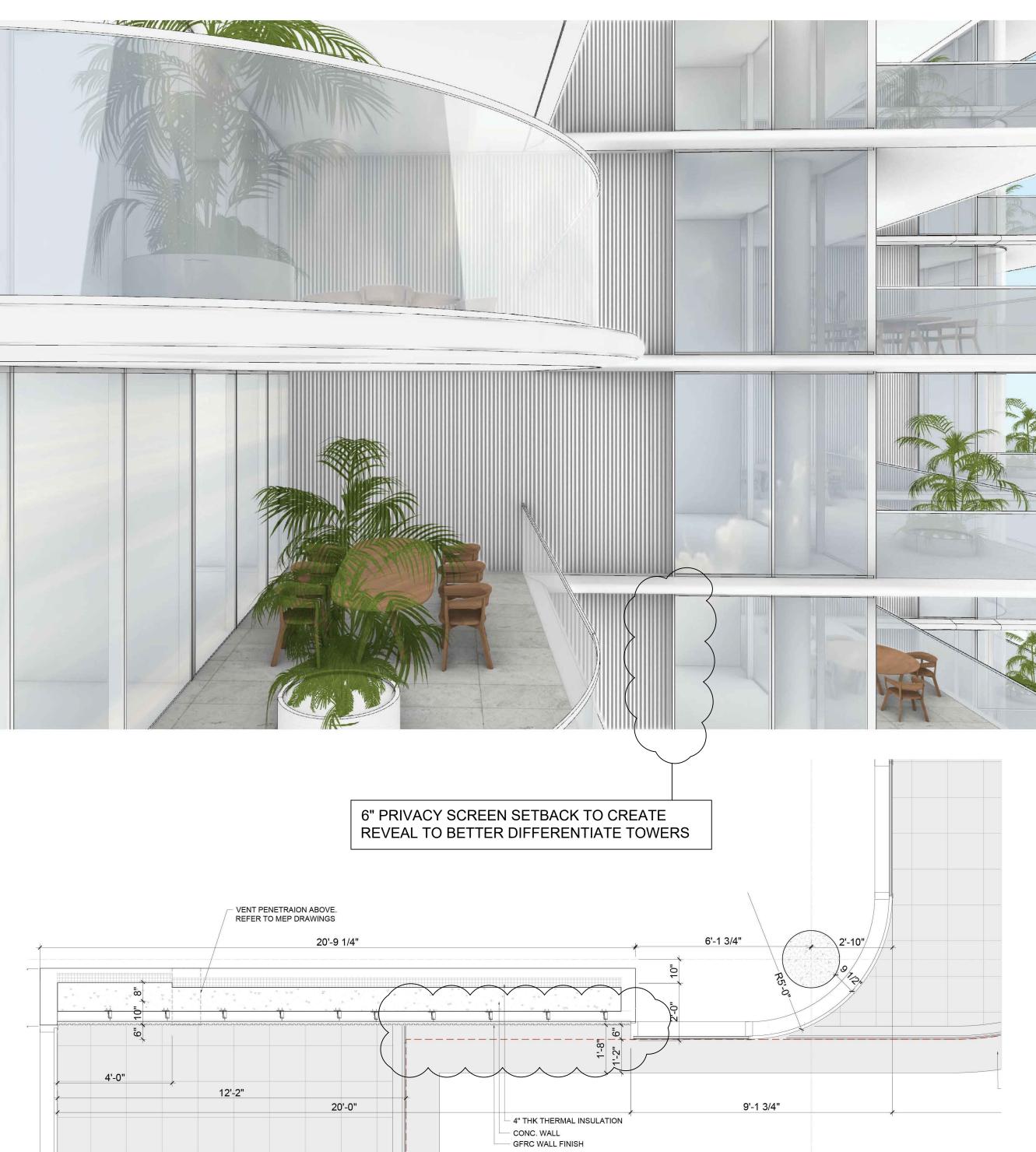


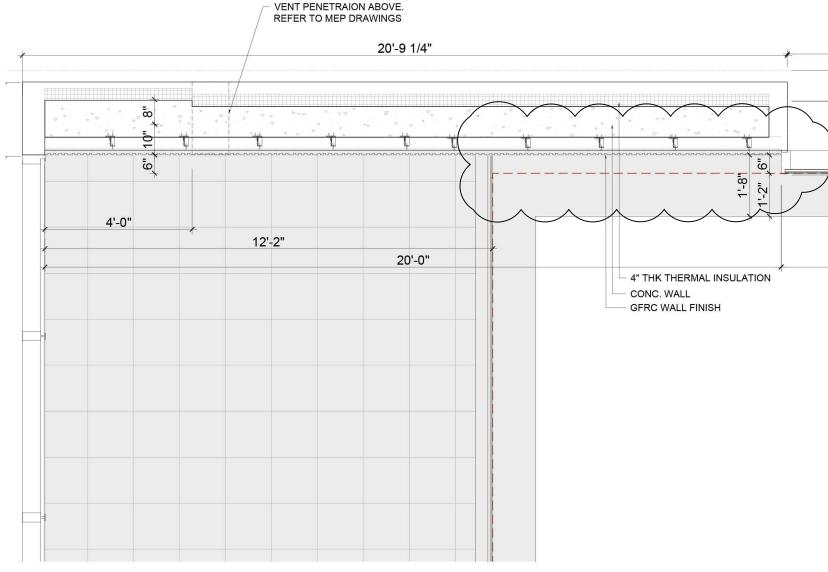


1

PREVIOUS - ALIGNED



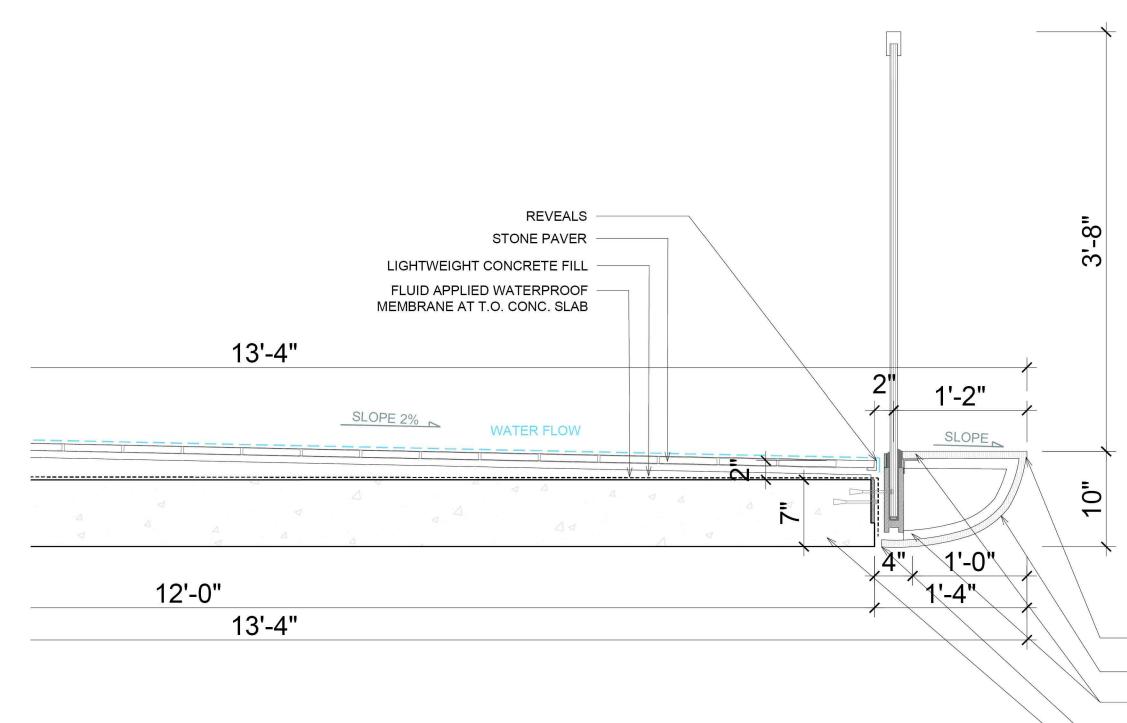




2 UPDATED - 6" SETBACK

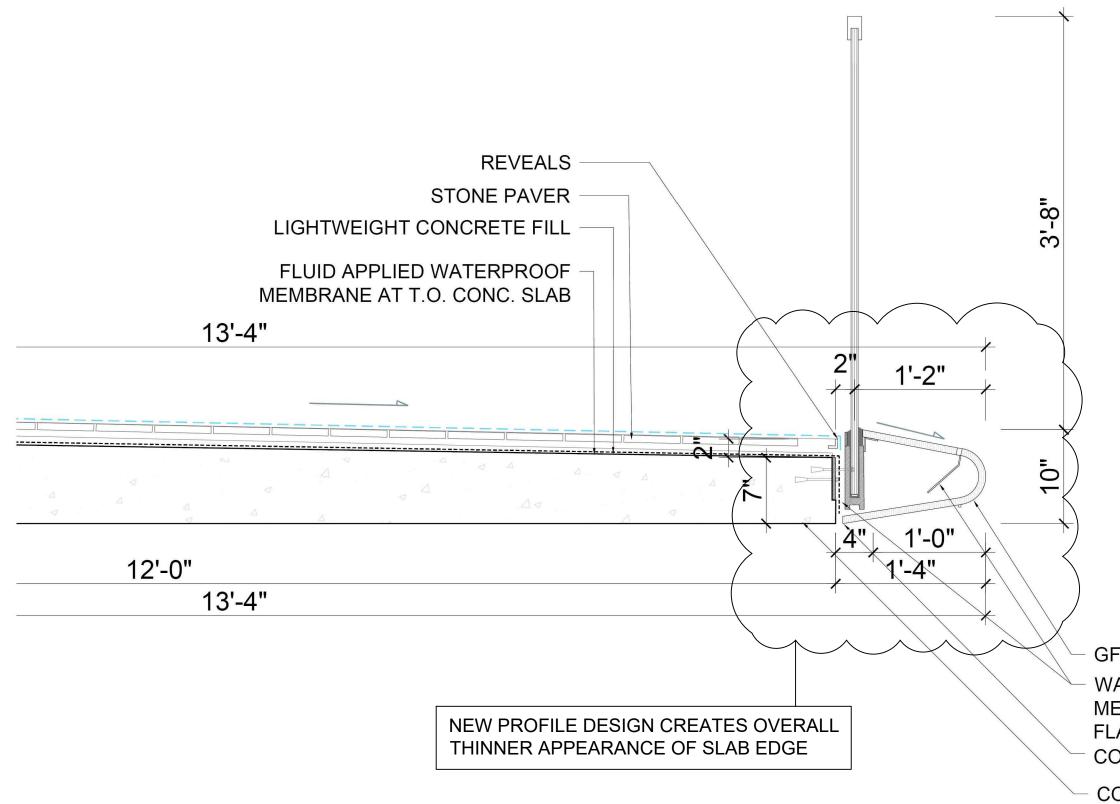


# PREVIOUS SLAB EDGE



2 UPDATED SLAB EDGE

 CONTINUOUS 1/4" DRIP
GFRC
WATERPROOF MEMBRANE ON METAL FLASHING
CONTINUOUS ½" DRIP
CONCRETE SLAB

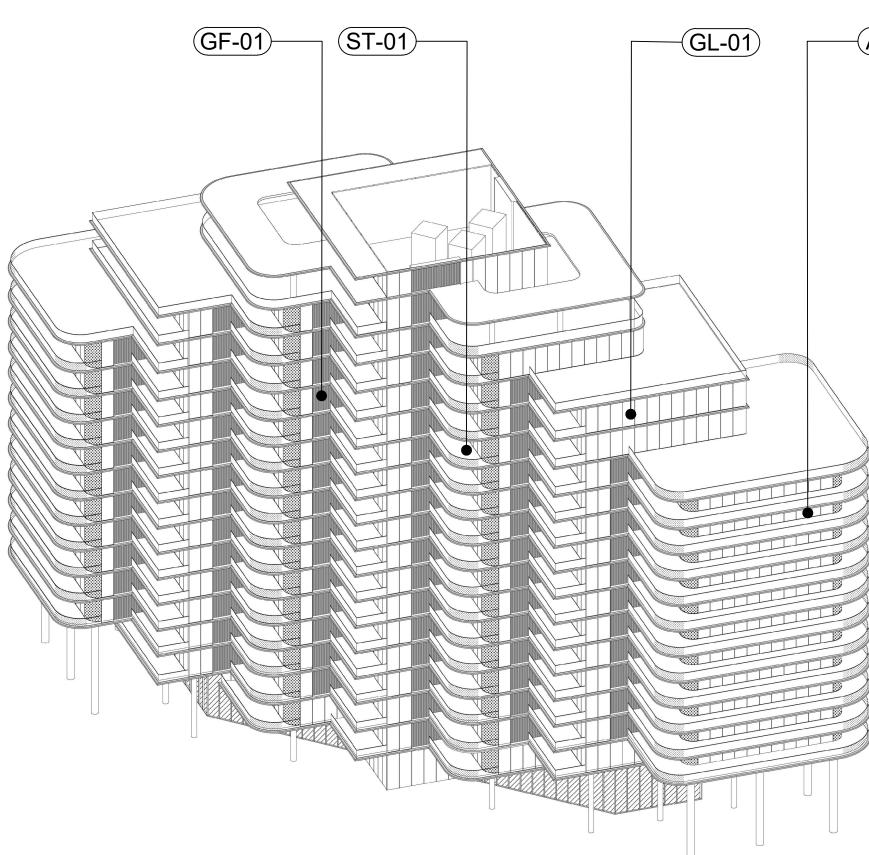




GFRC
WATERPROOF
MEMBRANE ON METAL
FLASHING
CONTINUOUS ½" DRIP
CONCRETE SLAB

# MATERIAL PALETTE

CATEGORY	ABBR.	COLOR/FINISH/SIZE	NOTE/TREATMENT
ALUMINUM	(AL-01)	CHAMPAGNE BRONZE Matte finish coating	MULLIONS Guardrail cap
GFRC	(GF-01)	1" CORRUGATED Painted chalk white	PRIVACY WALLS
GFRC	(GF-02)	PAINTED CHALK WHITE	SLAB EDGE
GLASS	(GL-01)	GRAY LAMINATED	WINDOW WALL Guardrail
STONE	(ST-01)	WHITE TRAVERTINE	TERRACE FLOORING
STUCCO	(SC-01)	PAINTED CHALK WHITE	SOFFITS



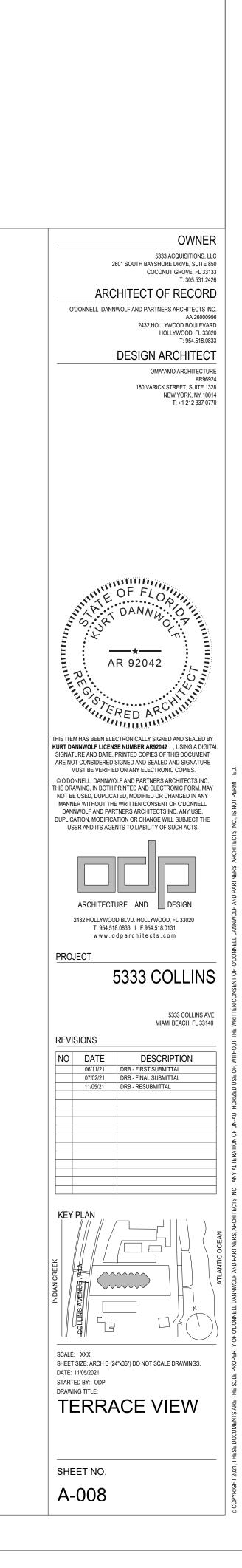


-(AL-01)

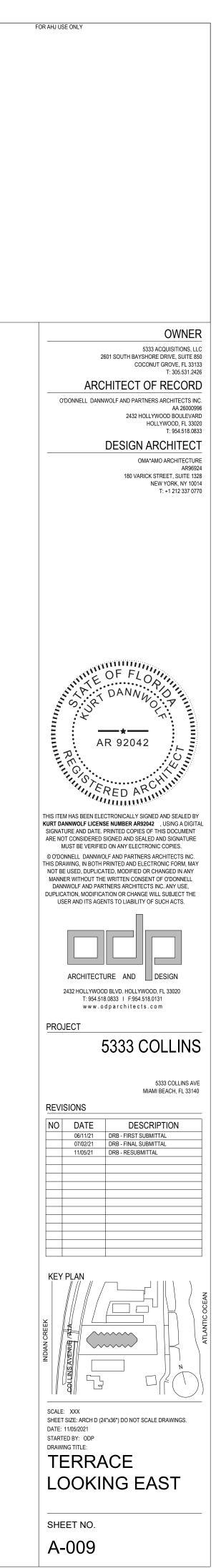




**1** TERRACE VIEW











FOR AHJ USE ONLY

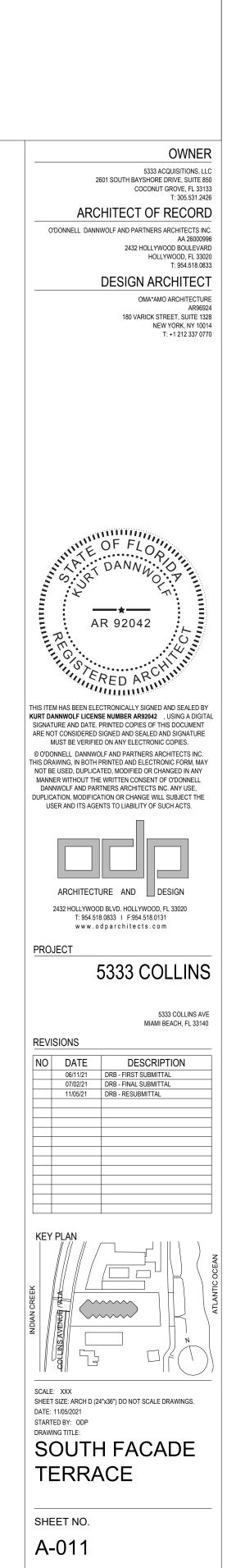
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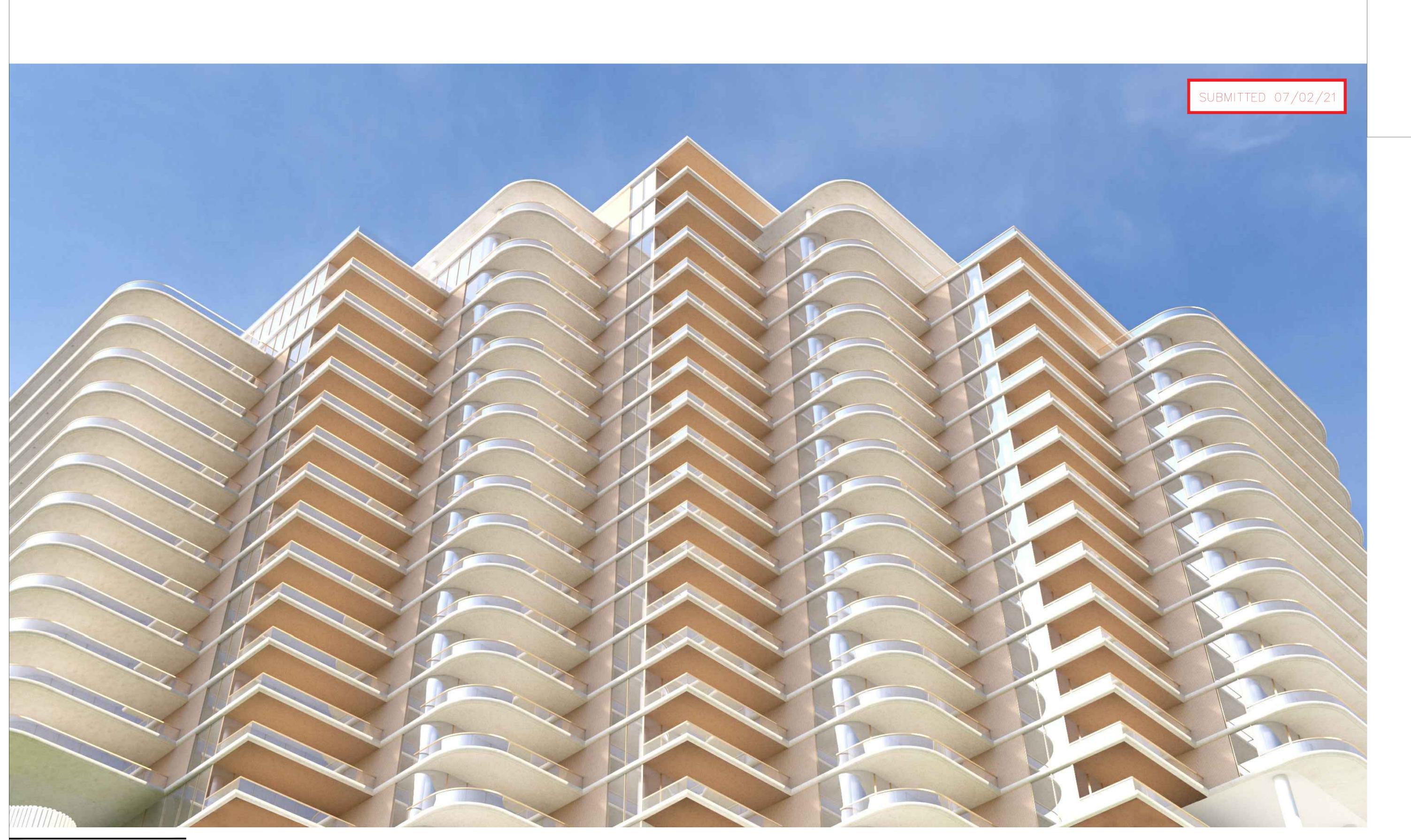
SHEET NO.

A-010

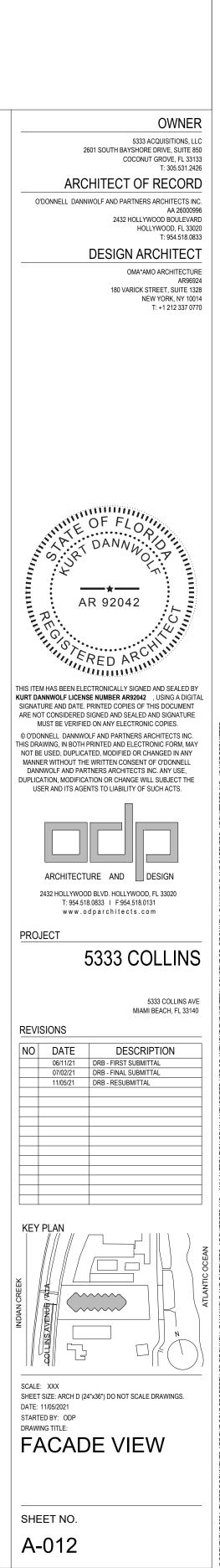


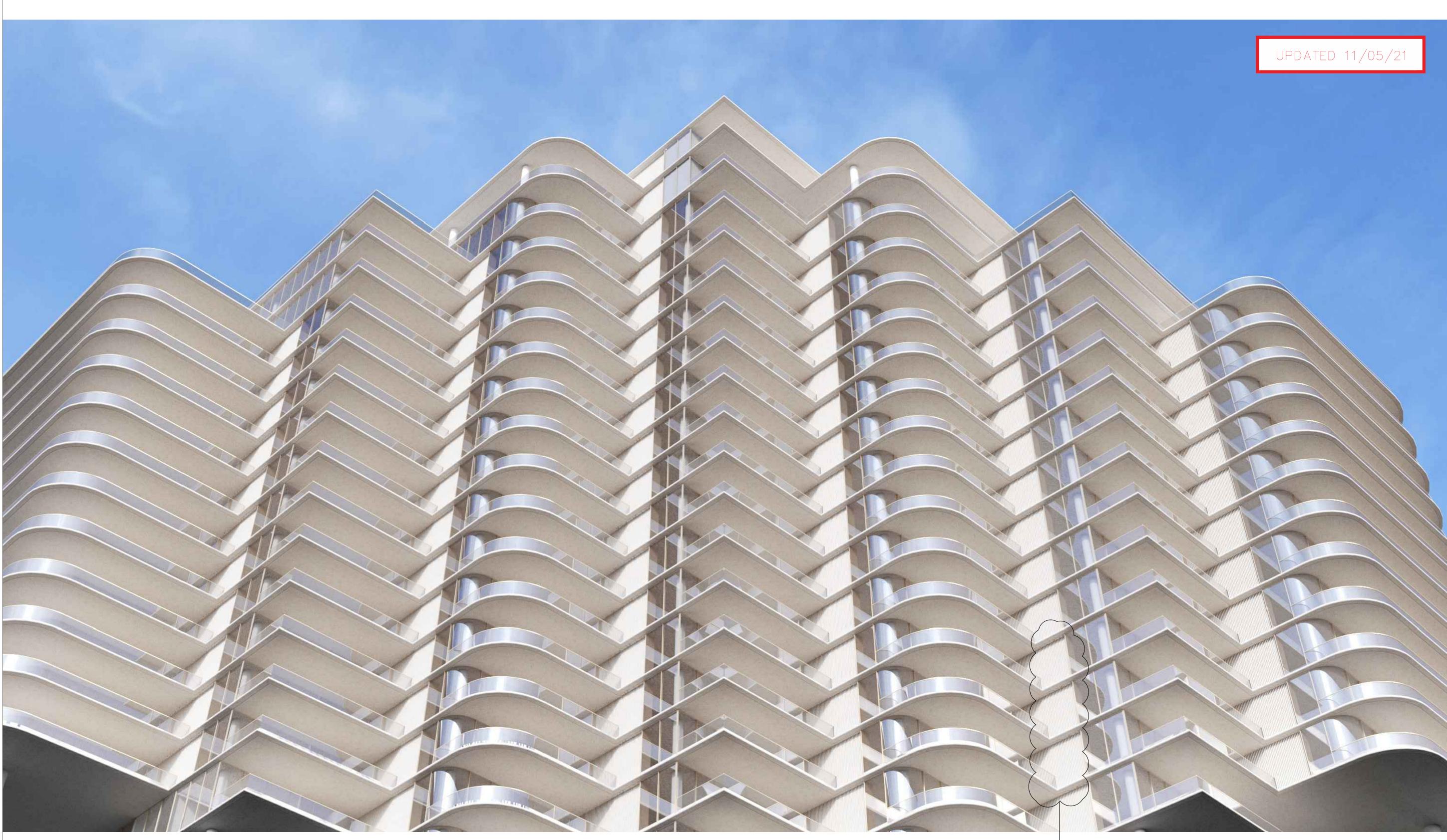
# **1** SOUTH FACADE TERRACE





FACADE VIEW 

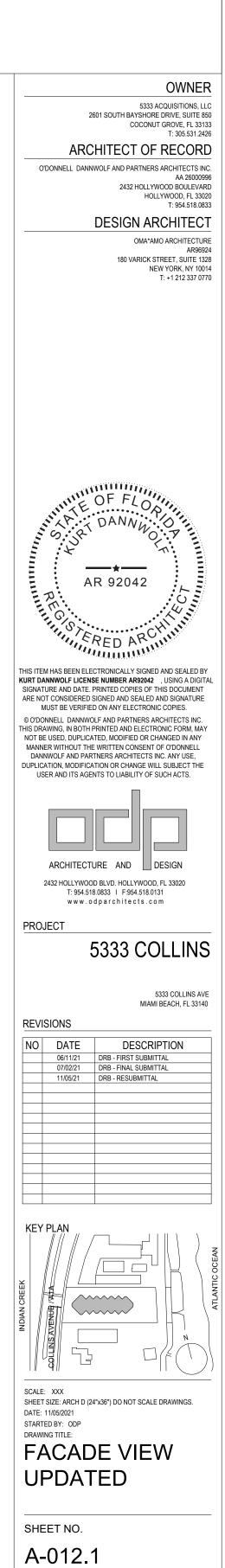




FACADE VIEW UPDATED

#### TOWER

PRIVACY SCREEN SETBACK TO CREATE REVEAL TO BETTER DIFFERENTIATE TOWERS SUBTLE VERTICAL TEXTURE ON PRIVACY SCREEN TO EMPHASIZE VERTICALITY SLAB EDGE PROFILE BUILDING COLOR SIMPLIFIED TO CHALK WHITE







SHEET NO.

A-013



TOWER SLAB EDGE PROFILE BUILDING COLOR SIMPLIFIED TO CHALK WHITE

BALCONY VIEW UPDATED

PRIVACY SCREEN SETBACK TO CREATE REVEAL TO BETTER DIFFERENTIATE TOWERS SUBTLE VERTICAL TEXTURE ON PRIVACY SCREEN TO EMPHASIZE VERTICALITY



SCALE: XXX SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS. DATE: 11/05/2021 STARTED BY: ODP DRAWING TITLE:

BALCONY VIEW

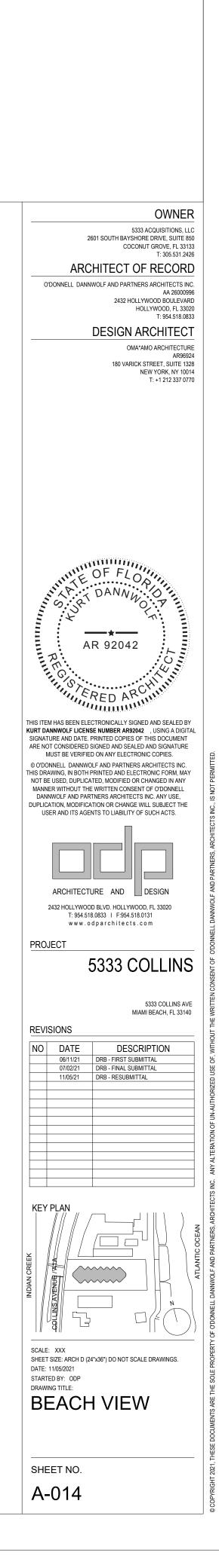
UPDATED

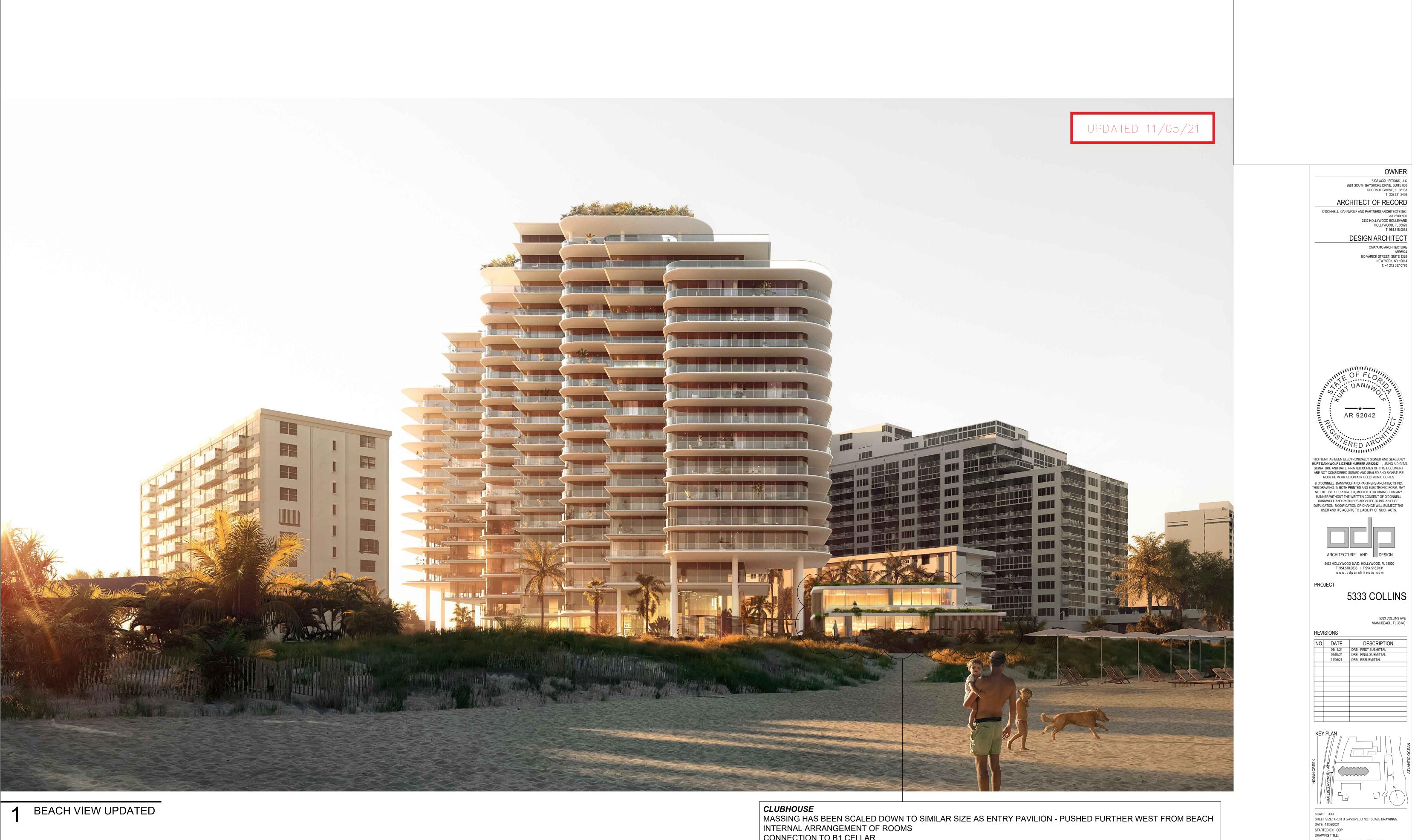
SHEET NO.

A-013.1



**BEACH VIEW** 





BEACH VIEW UPDATED

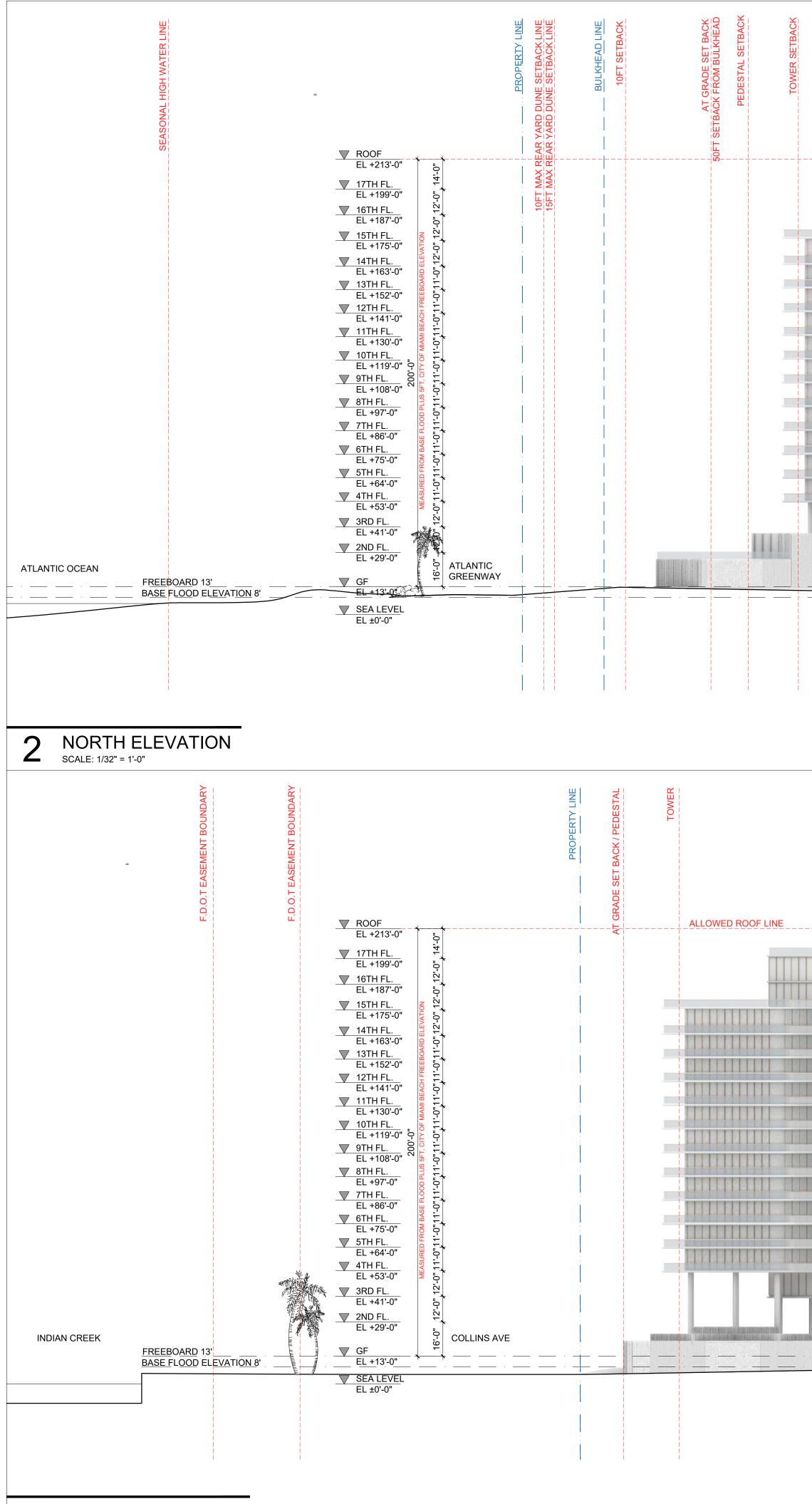
MASSING HAS BEEN SCALED DOWN TO SIMILAR SIZE AS ENTRY PAVILION - PUSHED FURTHER WEST FROM BEACH INTERNAL ARRANGEMENT OF ROOMS CONNECTION TO B1 CELLAR PROVIDED ADEQUATE WASHROOMS FOR POOL SIZE

**BEACH VIEW** 

UPDATED

SHEET NO.

A-014.1



COSTAL CONSTRUCTION LINE	MECHANICAL SCREEN	PROPERTY LINE
	MECHANICAL SCREEN	
		:
		:
		:
I		I

	TOWER	PEDESTAL DE SET BACK M BULKHEAD	BULKHEAD LINE E SETBACK LINE
MECHANICAL SCREEN	TOWER	AT GF	10FT MAX REAR YARD DUNE SETBACK LINE
		0 2 2	15FT MAX R

