

EXISTING F.A.R. SCHEDULE OF AREAS

**LEVEL 4- AREA BREAKDOWN**

TYPE	FAR
VERT. CIRCULATION	407 S.F.
PARKING	0 S.F.
COMMERCIAL	1,191 S.F.
MECH./ELEC.	191 S.F.
ADDITION	249 S.F.
TOTAL	2,038 S.F.

**LEVEL 3- AREA BREAKDOWN**

TYPE	FAR
VERT. CIRCULATION	510 S.F.
PARKING	0 S.F.
COMMERCIAL	2,050 S.F.
MECH./ELEC.	115 S.F.
TOTAL	2,675 S.F.

**LEVEL 2- AREA BREAKDOWN**

TYPE	FAR
VERT. CIRCULATION	640 S.F.
PARKING	0 S.F.
COMMERCIAL	1,968 S.F.
MECH./ELEC.	87 S.F.
TOTAL	2,695 S.F.

**LEVEL 1- AREA BREAKDOWN**

TYPE	FAR
VERT. CIRCULATION	460 S.F.
PARKING	0 S.F.
COMMERCIAL	530 S.F.
MECH./ELEC.	250 S.F.
TOTAL	1,240 S.F.

**FLOOR AREA RATIO (FAR):**  
 MAX. ALLOWED 1.5 (14,335 SF)  
 EXIST. TOTAL 8,399 SQ.FT.  
 PROPOSED TOTAL 8,648 SQ.FT.

ZONING DEPARTMENT DATA

**SCOPE OF WORK PER F.B.C. CONDITIONAL USE PERMIT**

**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

ITEM #	Project Information	Maximum	Existing	Proposed	Deficiencies
1	Address:	1826 COLLINS AVE. MIAMI BEACH 33139			
2	Board and file numbers:	1903			
3	Folio number(s):	02-3234-019-0050			
4	Year constructed:	2012	Zoning District: CD-2		
5	Based Flood Elevation:	8	Grade value in NGVS		
6	Adjusted grade (Flood+Grade/2):		Lot Area: 9,557 SF		
7	Lot width:	50'	Lot Depth: 195.29'		
8	Minimum Unit Size		Average Unit Size		
9	Existing use:	S-2 & A-2	Proposed use: EXISTING A-2		

Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10 Height	50'-0"	50'-0"	50'-0"	
11 Number of Stories	5 STORIES	4 STORIES	4 STORIES	
12 FAR	14,355 SF	8,648 SF	8,648 SF	
13 Gross square footage				
14 Square Footage by use	N/A	N/A	N/A	
15 Number of units Residential	N/A	N/A	N/A	
16 Number of units Hotel	N/A	N/A	N/A	
17 Number of seats	N/A	N/A	N/A	
18 Occupancy load	N/A	N/A	N/A	

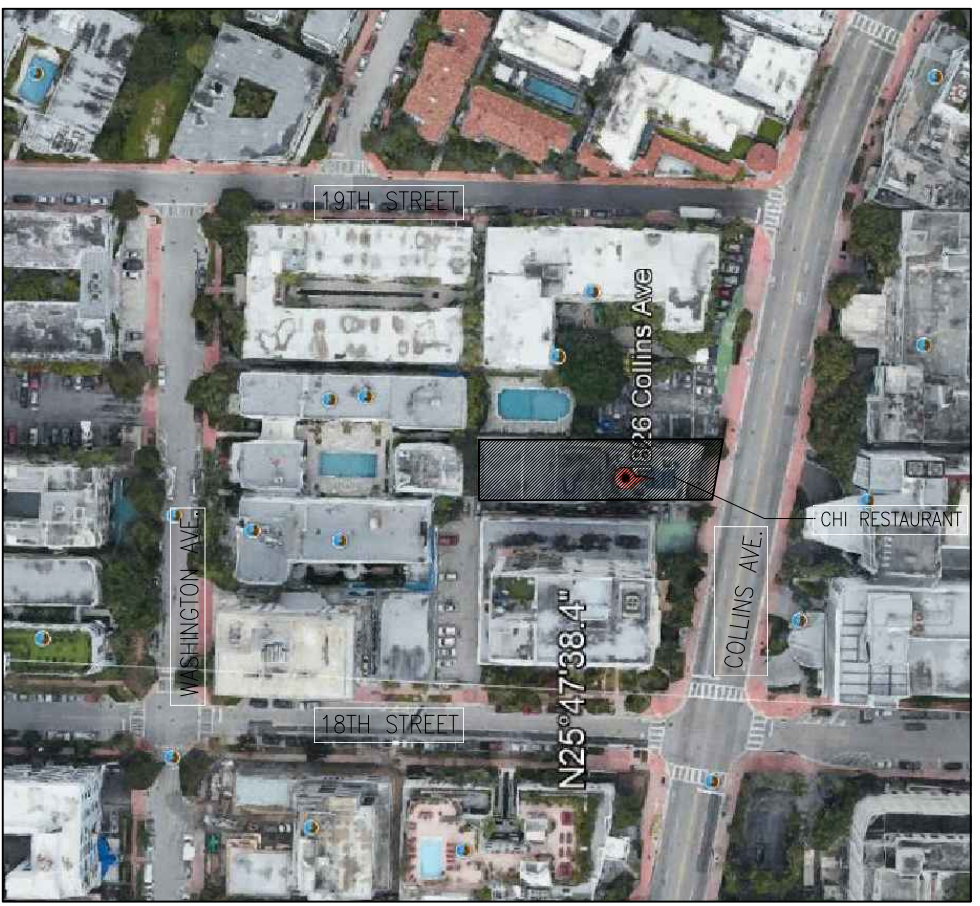
Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>				
19 Front Setback:	N/A	N/A	N/A	
20 Side Setback:	N/A	N/A	N/A	
21 Side Setback:	N/A	N/A	N/A	
22 Side Setback facing street:	N/A	N/A	N/A	
23 Rear Setback:	N/A	N/A	N/A	
<b>At Grade Parking:</b>				
24 Front Setback:	N/A	N/A	N/A	
25 Side Setback:	N/A	N/A	N/A	
26 Side Setback:	N/A	N/A	N/A	
27 Side Setback facing street:	N/A	N/A	N/A	
28 Rear Setback:	N/A	N/A	N/A	
<b>Pedestal:</b>				
29 Front Setback:	0'-0"	15'-1"	15'-1"	
30 Side Setback:	0'-0"	1'-2"	1'-2"	
31 Side Setback:	0'-0"	0'-0"	0'-0"	
32 Side Setback facing street:	0'-0"			
33 Rear Setback:	10'-0"	10'-0"	10'-0"	
<b>Tower:</b>				
34 Front Setback:	0'-0"	19'-0"	19'-0"	
35 Side Setback:	0'-0"	1'-2"	1'-2"	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	0'-0"	0'-0"	0'-0"	
37	Side Setback facing street:	0'-0"			
38	Rear Setback:	10'-0"	10'-0"	10'-0"	

Parking	Required	Existing	Proposed	Deficiencies
39	Parking district #1	#1		
40	Total # of parking spaces	52	138	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	COMMERCIAL 52	PUBLIC USE 86 COMMERCIAL SPACE 52	PUBLIC USE 86 COMMERCIAL SPACE 52
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	GROUND LEVEL 2 SECOND LEVEL 10 THIRD LEVEL 20 FOURTH LEVEL 20	GROUND LEVEL 2 SECOND LEVEL 10 THIRD LEVEL 20 FOURTH LEVEL 20
43	Parking Space Dimensions	8.5'X 18"	LIFT STATION PARKING	LIFT STATION PARKING
44	Parking Space configuration (45o, 60o, 90o, Parallel)		90	90
45	ADA Spaces	1	1	1
46	Tandem Spaces	0	0	0
47	Drive aisle width		22'-6"	22'-6"
48	Vallet drop off and pick up	0	0	0
49	Loading zones and Trash collection	1	1	1
50	Bicycle parking, location and Number of racks	0	0	0

Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	COMMERCIAL	A-2	A-2
52	Number of seats located outside on private property	0	0	0
53	Number of seats inside	200	200	200
54	Total number of seats	200	200	200
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			
56	Total occupant content	217	217	217
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)			
58	Proposed hours of operation	5 PM TO 4 AM		
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	NO		
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	YES		
61	Is this a contributing building?	NO		
62	Located within a Local Historic Dist?	YES		

**Notes:**  
If not applicable write N/A



**LEGAL DESCRIPTION:**  
 LOT 4, LESS THE WESTERLY 25.00 FEET THERE OF, BLOCK 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 1826 COLLINS AVE, FLORIDA, 33139. PROPERTY CONTAINS 9,557 SQUARE FEET, MORE OR LESS, OR 0.219 ACRES, MORE OR LESS.

LOCATION MAP  
 SCALE: N.T.S.

LIST OF DRAWINGS

ARCHITECTURAL	SCALE=
A-1 GEN NOTES, PROJECT INFORMATION	N.T.S.
A-2 EXTERIOR & INTERIOR SITE AND PROJECT COLORED PHOTOGRAPH	1/4"=0'
A-3 EXISTING SITE PLAN	1/4"=0'
A-4 EXISTING GROUND LEVEL FLOOR PLAN	1/4"=0'
A-5 EXISTING SECOND LEVEL FLOOR PLAN	1/4"=0'
A-6 EXISTING THIRD LEVEL FLOOR PLAN	1/4"=0'
A-7 EXISTING FOURTH LEVEL FLOOR PLAN	1/4"=0'
A-8 EXISTING ROOF LEVEL	1/4"=0'
A-9 EXISTING ELEVATIONS	1/4"=0'
A-10 EXISTING ELEVATIONS	1/4"=0'
A-11 EXISTING SECTIONS	1/4"=0'
SP-1 SPEAKER PLAN	1/4"=0'

ZONING OCCUPANT LOAD FACTOR TABLE 7.3.1.2  
 NFPA 2017 EDITION & F.B.C. TABLE 1004.1.1

GROUP A: ASSEMBLY OCCUPANCY	AREA s.f.	AREA PER OCCUPANT	TOTAL
GROUND LEVEL: ENTRANCE AREA	228	15 SF PER PERSON (NET)	17
SECOND LEVEL: DINING AREA	1,213	15 SF PER PERSON (NET)	80
KITCHEN	255	100 SF PER PERSON (NET)	
MECH. ROOM			
THIRD LEVEL: DINING AREA	709	15 SF PER PERSON (NET)	70
BAR	160	7 SF PER PERSON (NET)	
BACK BAR	173	100 SF PER PERSON (NET)	
KITCHEN	570	100 SF PER PERSON (NET)	
STORAGE	74	100 SF PER PERSON (NET)	
FOURTH LEVEL: DINING AREA	704	15 SF PER PERSON (NET)	50
DRY STORAGE	218	300 SF PER PERSON (NET)	
WALK-IN COOLERS	158	300 SF PER PERSON (NET)	
STORAGE	74	300 SF PER PERSON (NET)	
<b>TOTAL</b>			<b>217</b>

RESTAURANT TOTAL SEAT BY LEVEL

EXISTING SECOND LEVEL	82 SEATS
EXISTING THIRD LEVEL	67 SEATS
EXISTING FOURTH LEVEL	51 SEATS
<b>GROUND TOTAL</b>	<b>200 SEATS</b>

FIRST SUBMITTAL: JULY 12TH, 2021  
 SECOND SUBMITTAL: AUGUST 30TH, 2021

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MODIFICATION TO CONDITIONAL USE FOR:  
**EME EXCLUSIVE CLUB**  
 1826 COLLINS AVE. Miami Beach, Fl. 33139

**CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.**  
 architect planner interiors  
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 • Fax: 305-532-6151  
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

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 NAIR BLAS

SCALE  
 AS SHOWN

DATE  
 8-3-2021

PROJECT NUMBER  
**22118**

A-1  
 OF  
 11

STATE OF FLORIDA  
 REGISTERED ARCHITECT  
 AR0014022

Charles H. Benson

Digitally signed by Charles H. Benson, cn=CH, o=Charles H. Benson & Associates Architects, P.A., ou=Charles H. Benson & Associates Architects, P.A., email=charles@chbenson.com, c=US, Date: 2021.08.03 09:20:01 -0400





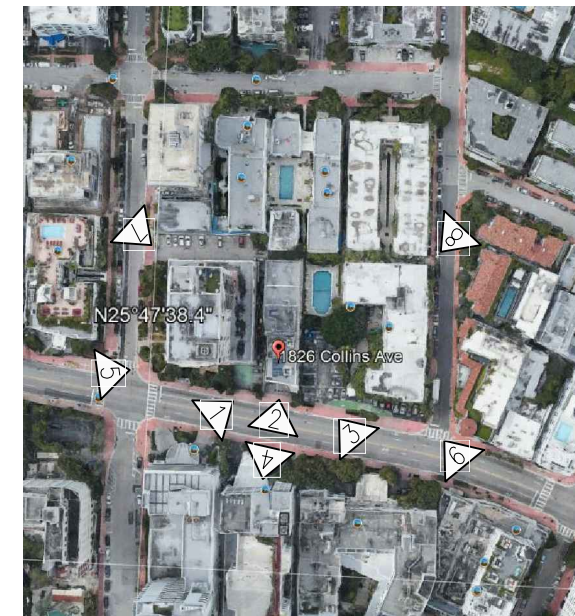
EXTERIOR PHOTO #1



EXTERIOR PHOTO #2



EXTERIOR PHOTO #3



EXTERIOR PROJECT & SITE EXISTING PHOTOGRAPH KEY PLAN  
SCALE: N.T.S.



EXTERIOR PHOTO #4



EXTERIOR PHOTO #5



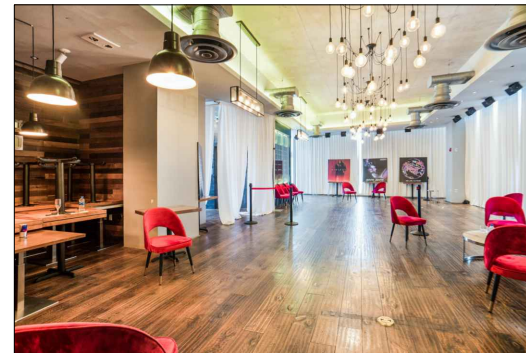
EXTERIOR PHOTO #6



EXTERIOR PHOTO #7



EXTERIOR PHOTO #8



INTERIOR 2ND FLOOR EAST VIEW



INTERIOR 2ND FLOOR KITCHEN



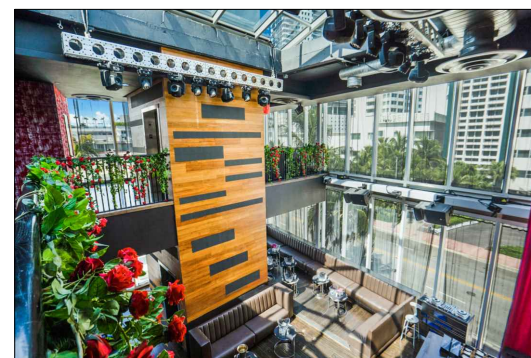
INTERIOR 2ND FLOOR WEST VIEW



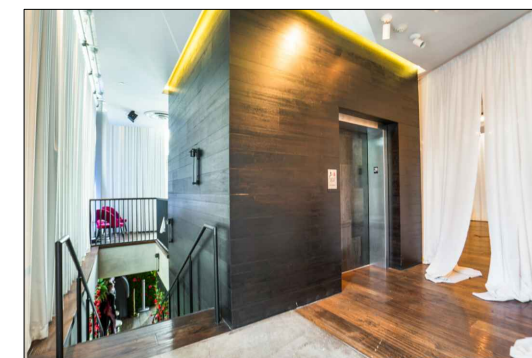
INTERIOR 3RD FLOOR EAST VIEW



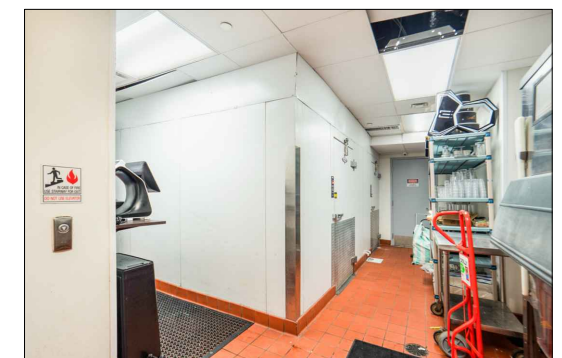
INTERIOR 3RD FLOOR SOUTH WEST VIEW



INTERIOR 4TH FLOOR NORTH WEST VIEW



INTERIOR 4TH LEVEL EAST VIEW OF ELEVATOR LOBBY



INTERIOR 4TH LEVEL KITCHEN

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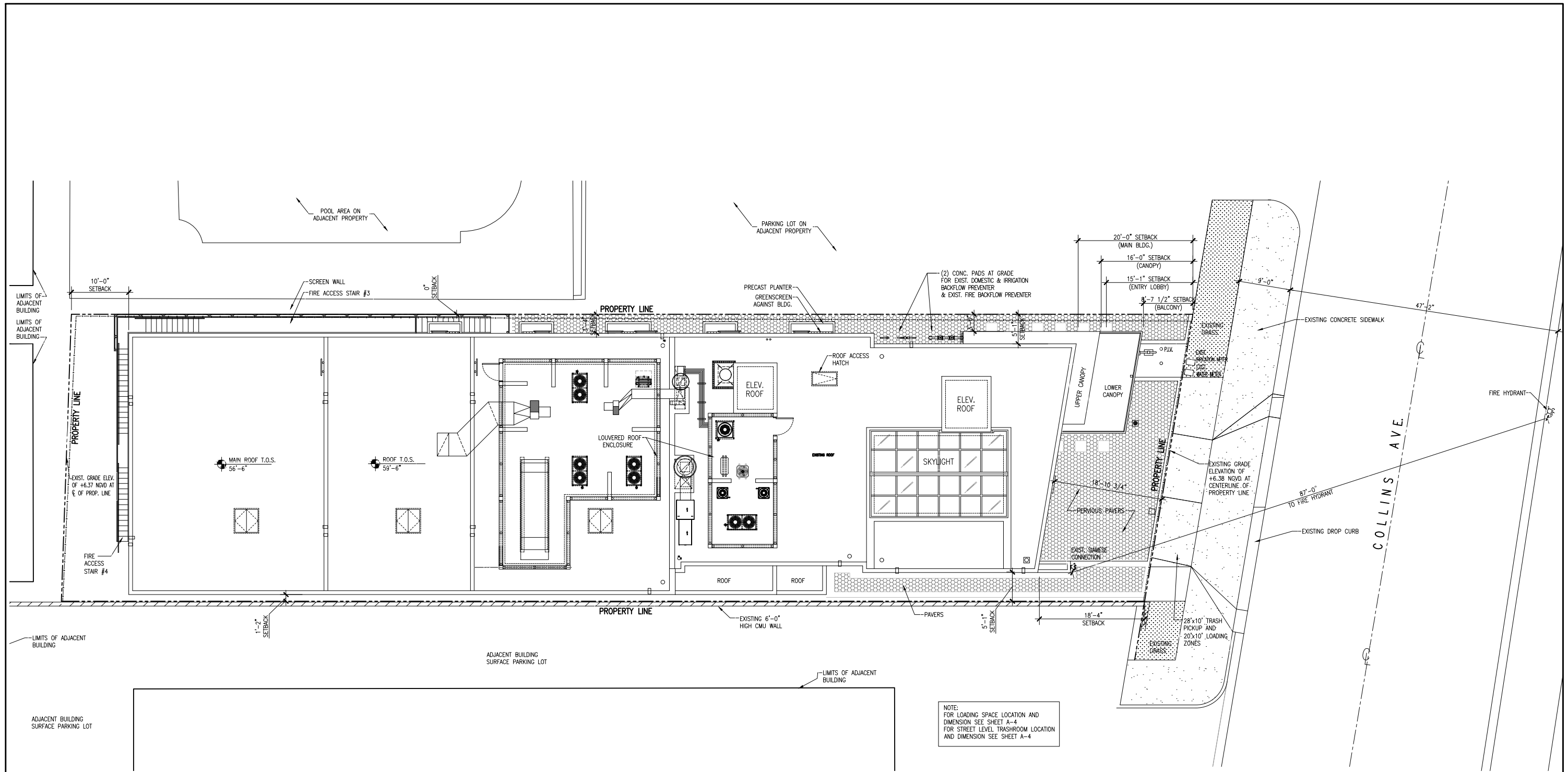
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**A-2**  
OF  
**11**







EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

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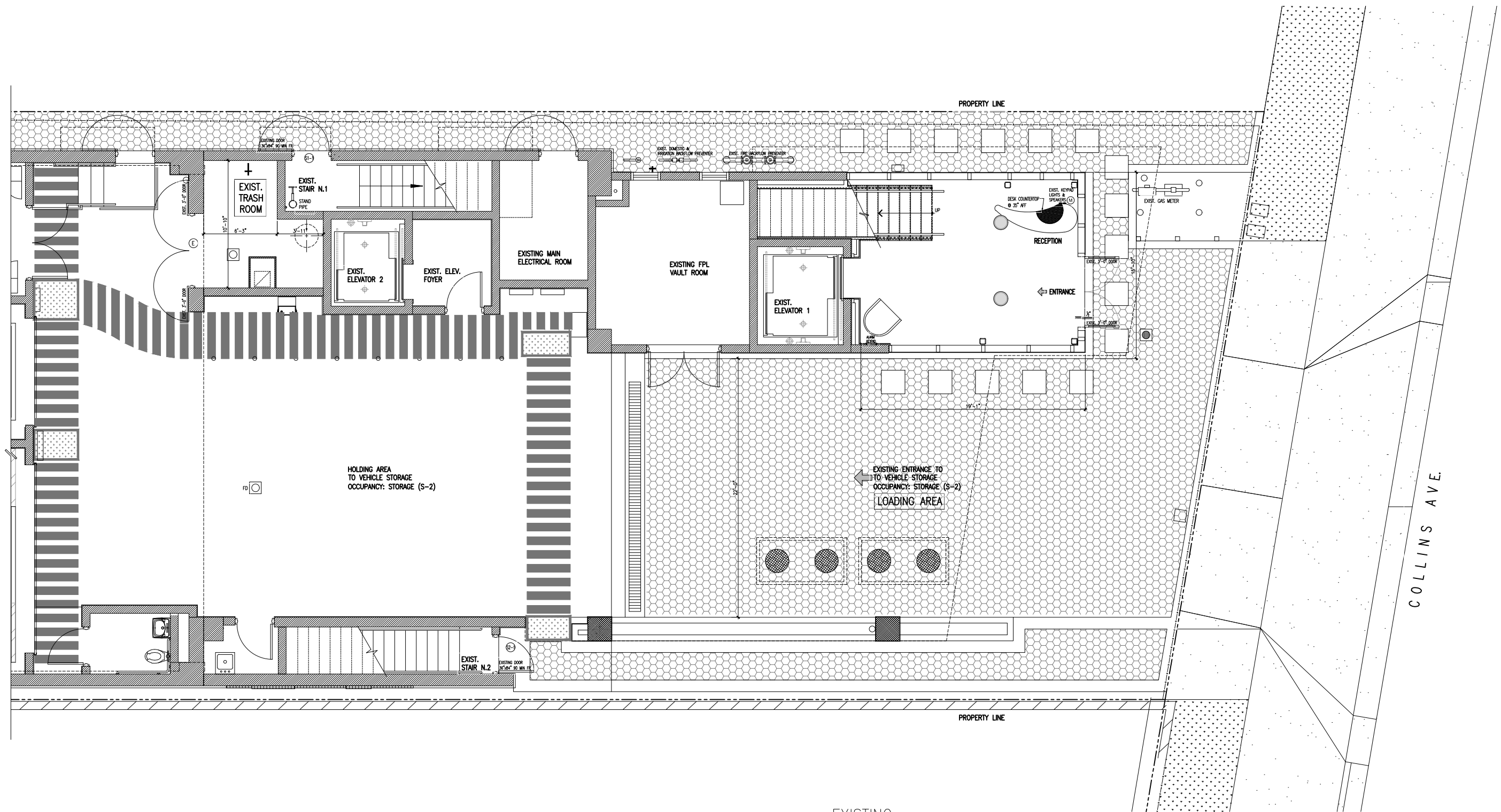
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**A-3**  
OF  
**11**





EXISTING  
GROUND LEVEL FURNITURE PLAN   
SCALE: 1/4" = 1'-0"

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










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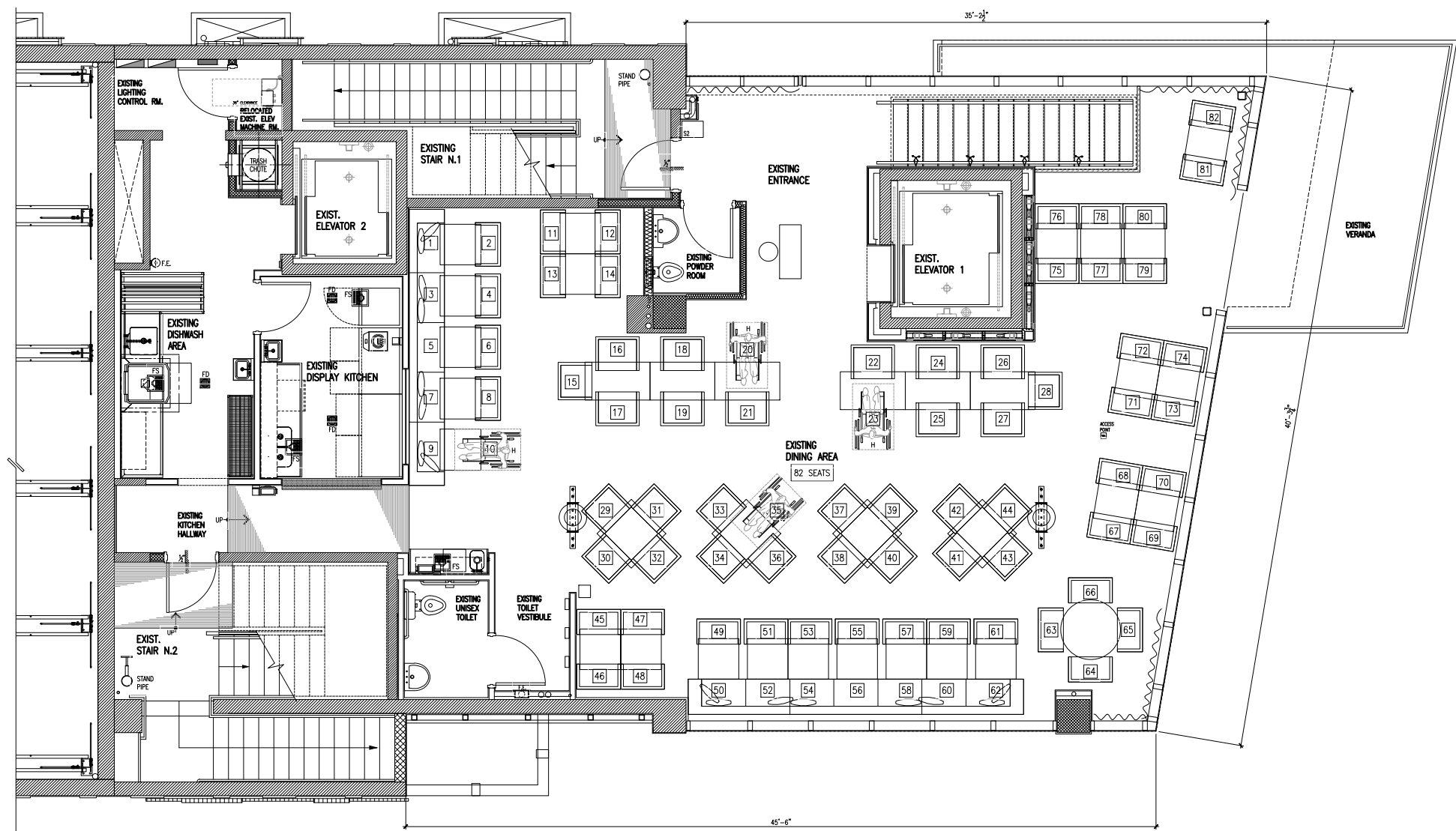
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SCALE  
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**22118**

**A-4**  
OF  
**11**



- LEGEND**
-  EXISTING MASONRY WALL
  -  EXISTING PARTITION
  -  NON RATED PARTITION
  -  2HR. RATED PARTITION
  -  NON RATED PARTITION W/SOUND INSULATION
  -  PARTITION TO BE REMOVED
  -  EXIST. CONCRETE COL.
  -  DOOR NUMBER
  -  ROOM NUMBER
  -  PARTITION TYPE
  -  SECTION MARK
  -  ELECTRICAL PANEL
  -  FIRE EXTINGUISHER
  -  FLOOR SINK
  -  FLOOR DRAIN



EXISTING SECOND LEVEL  
 EXISTING EQUIPMENT/FURNITURE PLAN  
 SCALE: 1/4" = 1'-0"

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












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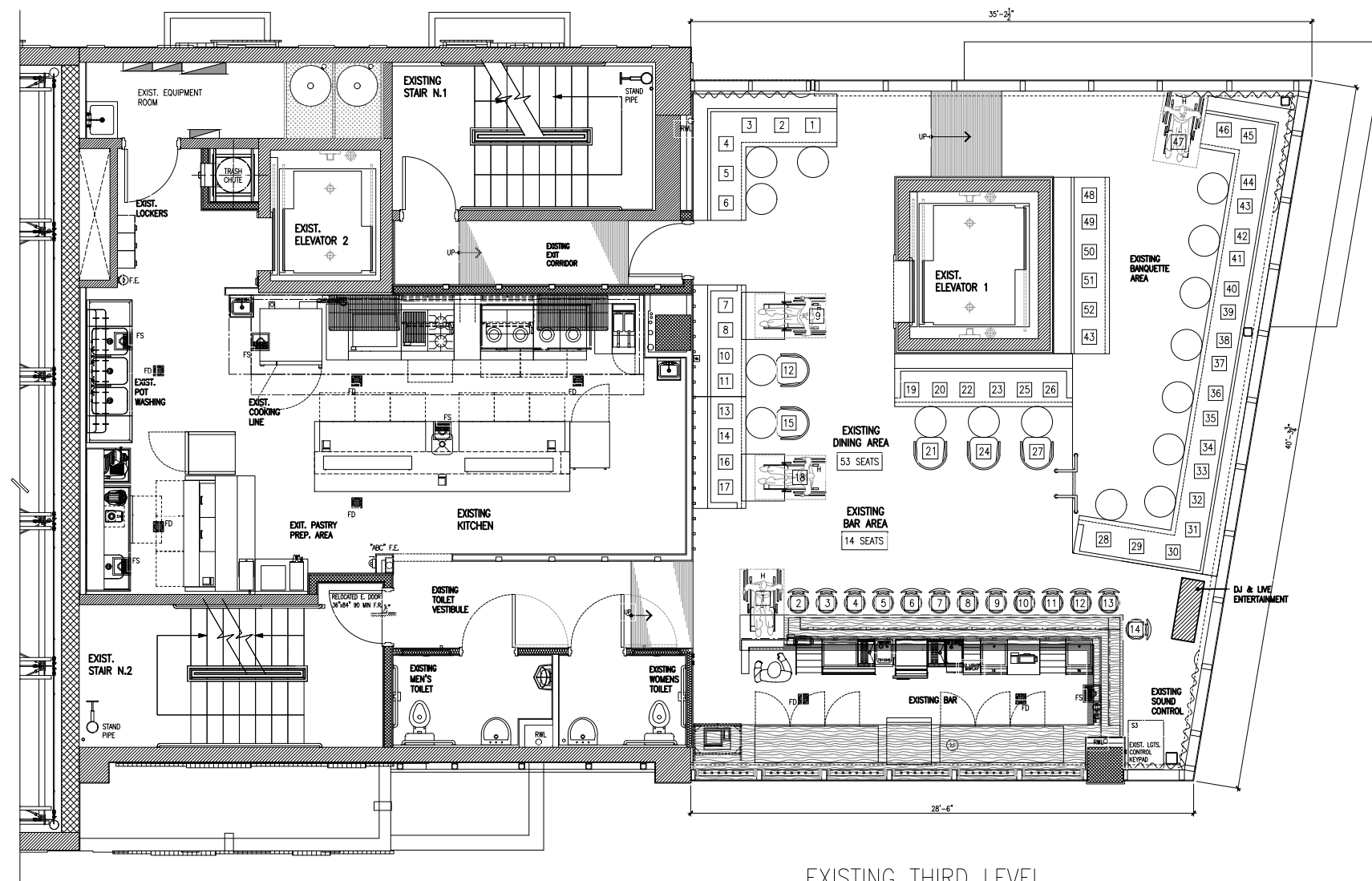
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**A-5**  
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**11**



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EXISTING THIRD LEVEL  
EQUIPMENT/FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

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










SCALE  
AS SHOWN

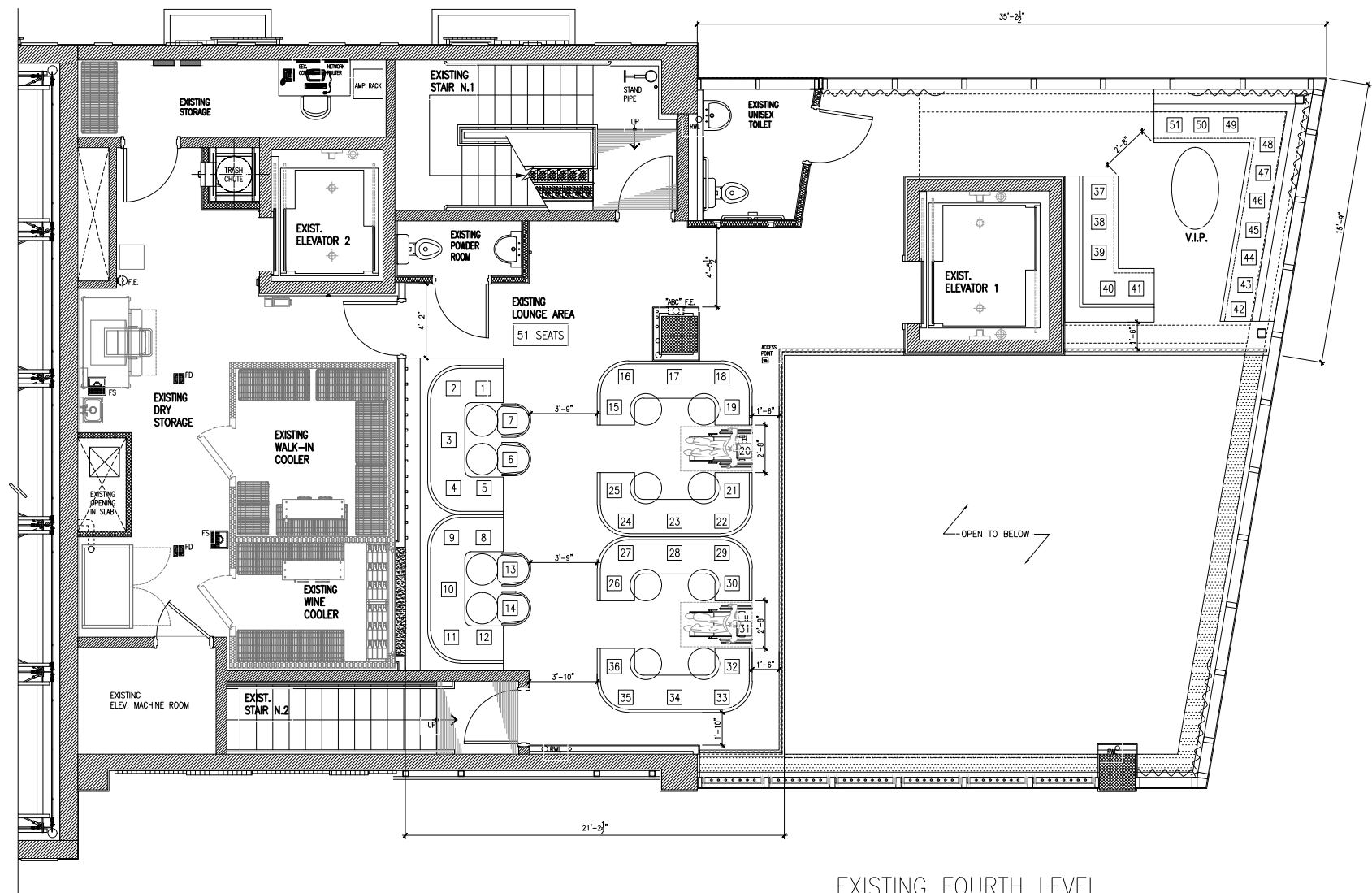
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22118

**A-6**  
OF  
**11**



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  -  EXISTING PARTITION
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EXISTING FOURTH LEVEL  
EQUIPMENT/FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

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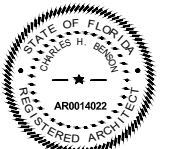
MODIFICATION TO CONDITIONAL USE FOR:  
**EME EXCLUSIVE CLUB**  
1826 COLLINS AVE. Miami Beach, Fl. 33139

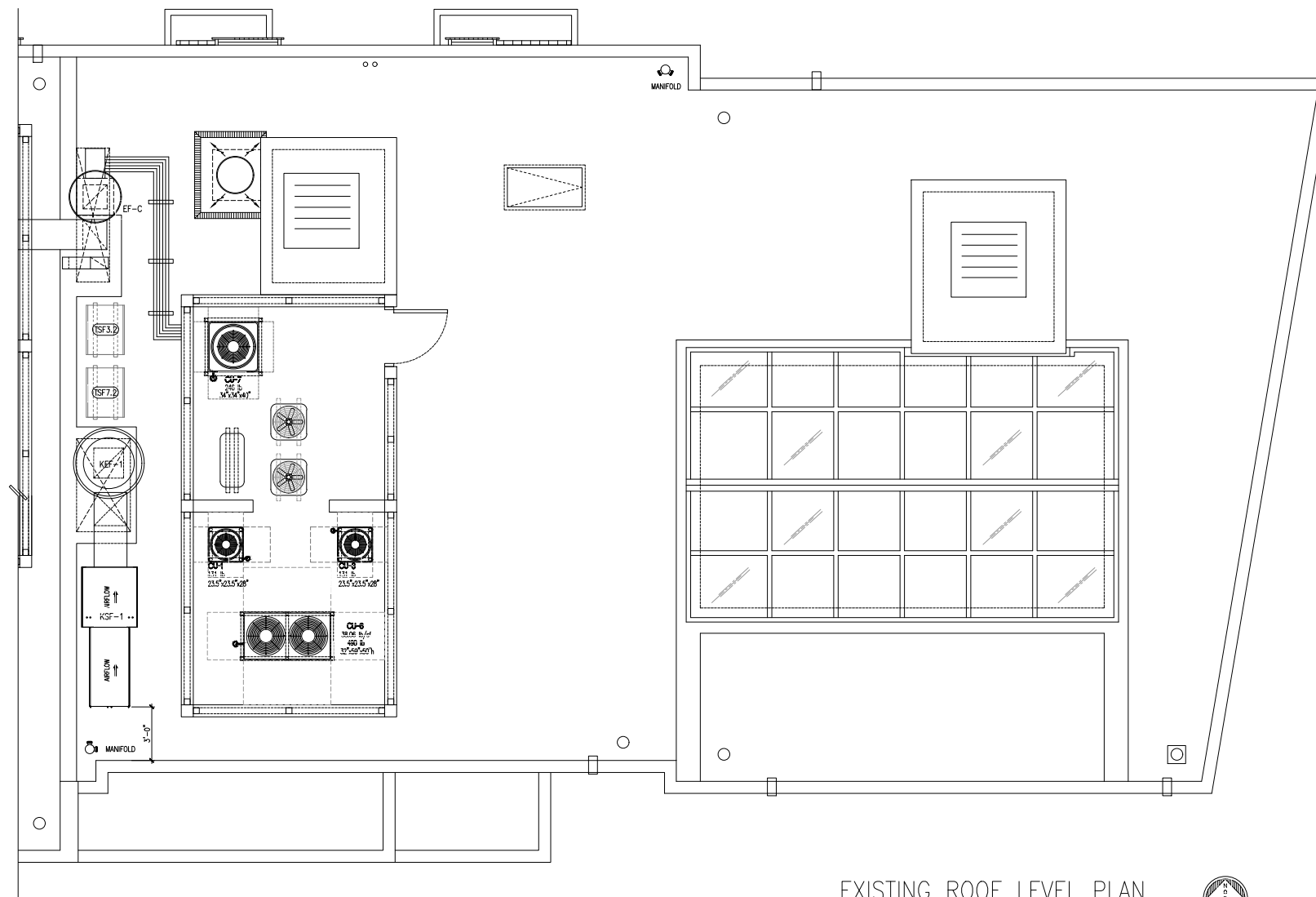
 **CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.**  
architect planner interiors  
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 Fax: 305-532-6151  
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY  
NAIR BLAS  
SCALE  
AS SHOWN  
DATE  
8-3-2021

PROJECT NUMBER  
**22118**

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OF  
**11**





EXISTING ROOF LEVEL PLAN  
SCALE: 1/4" = 1'-0"



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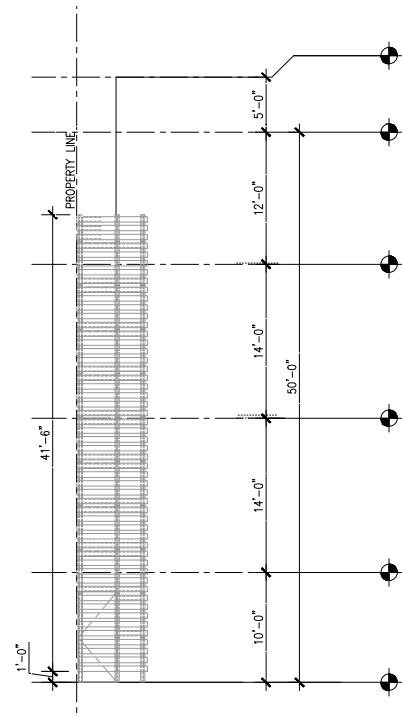
DRAWN BY  
NAIR BLAS  
SCALE  
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DATE  
8-3-2021

PROJECT NUMBER  
**22118**

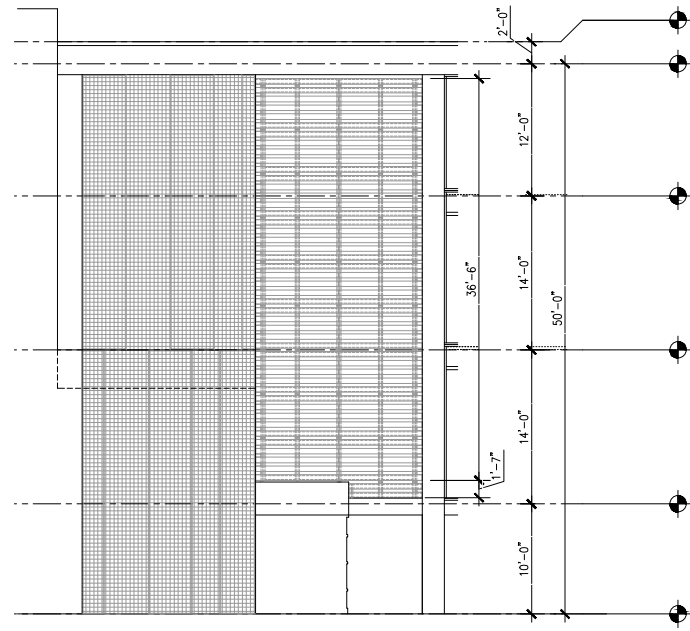
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OF  
**11**



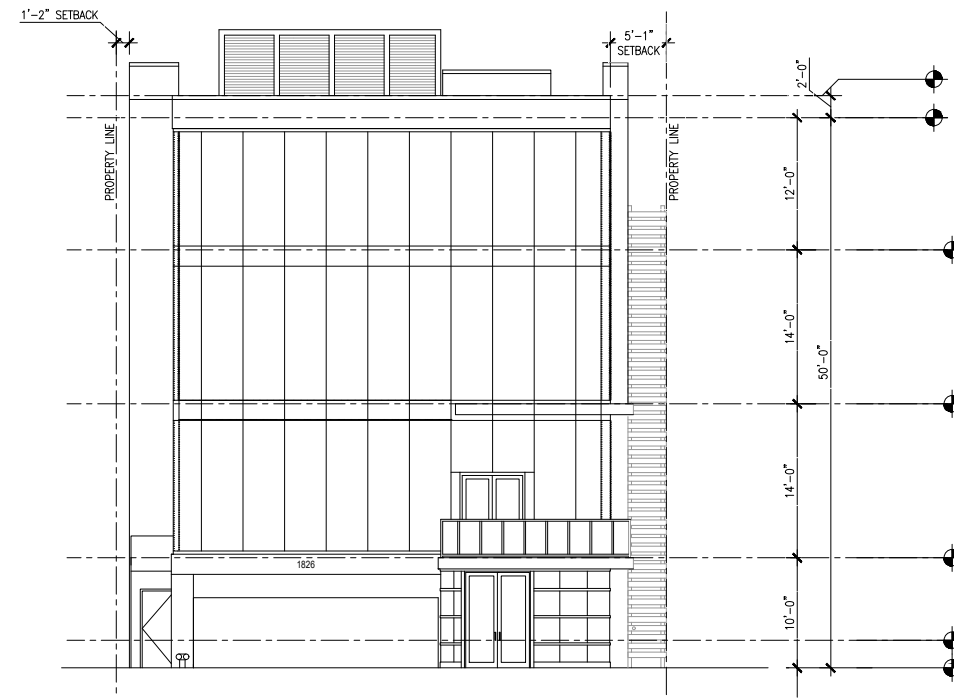




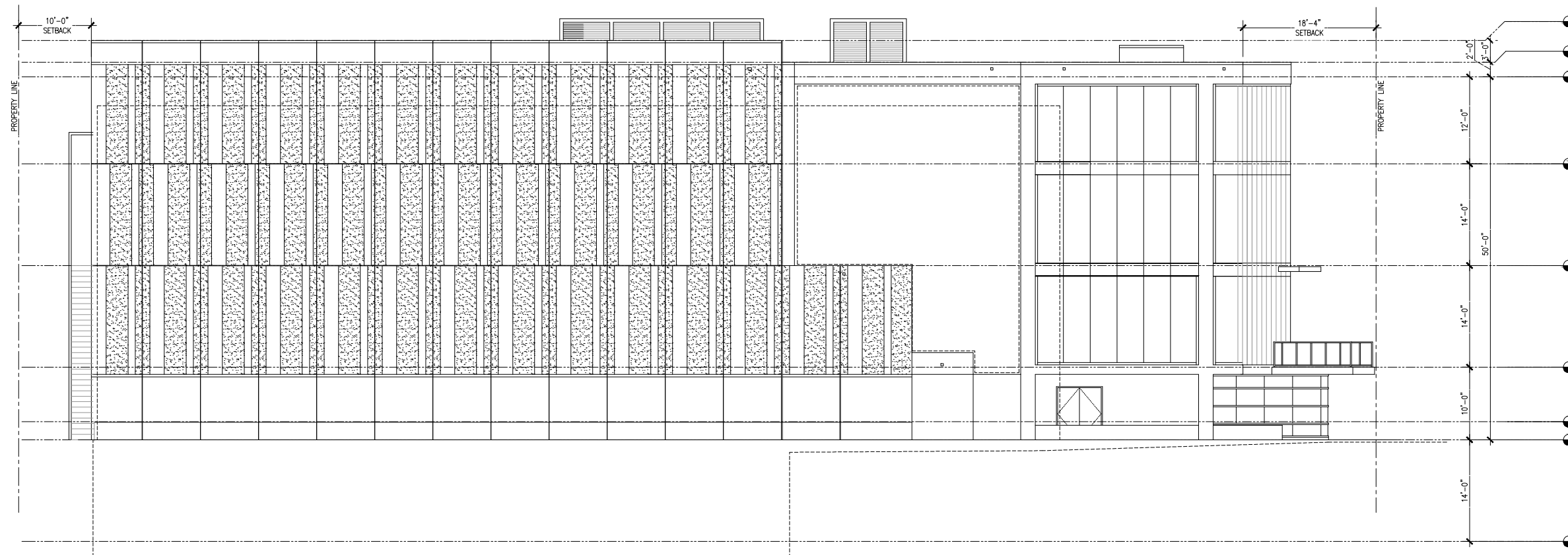
EXISTING WEST SCREEN WALL  
SCALE: 1/8" = 1'-0"



EXISTING SOUTH SCREEN WALL  
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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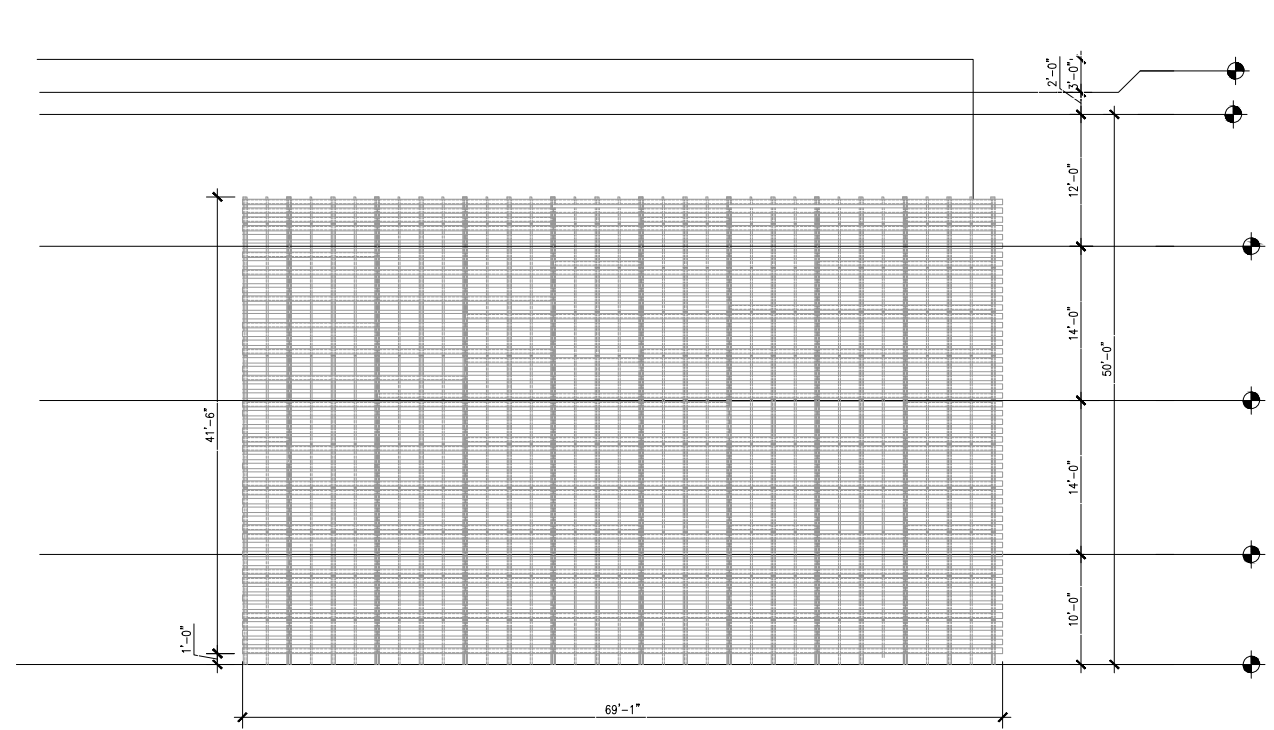
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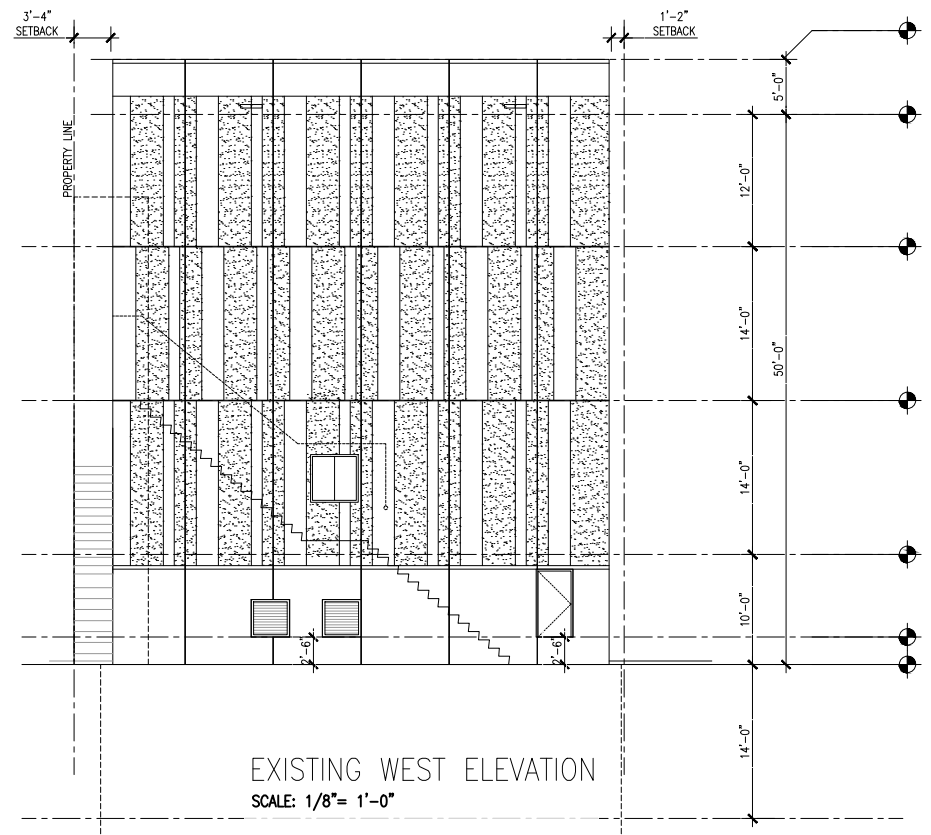
22118

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OF  
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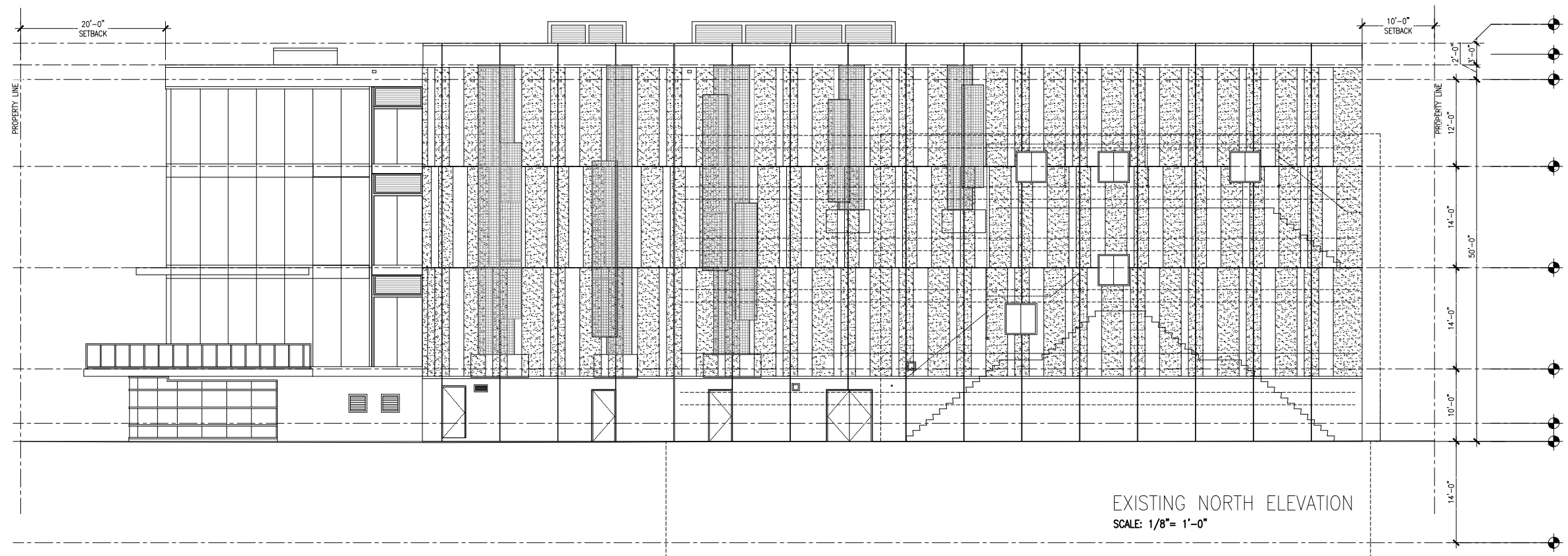




EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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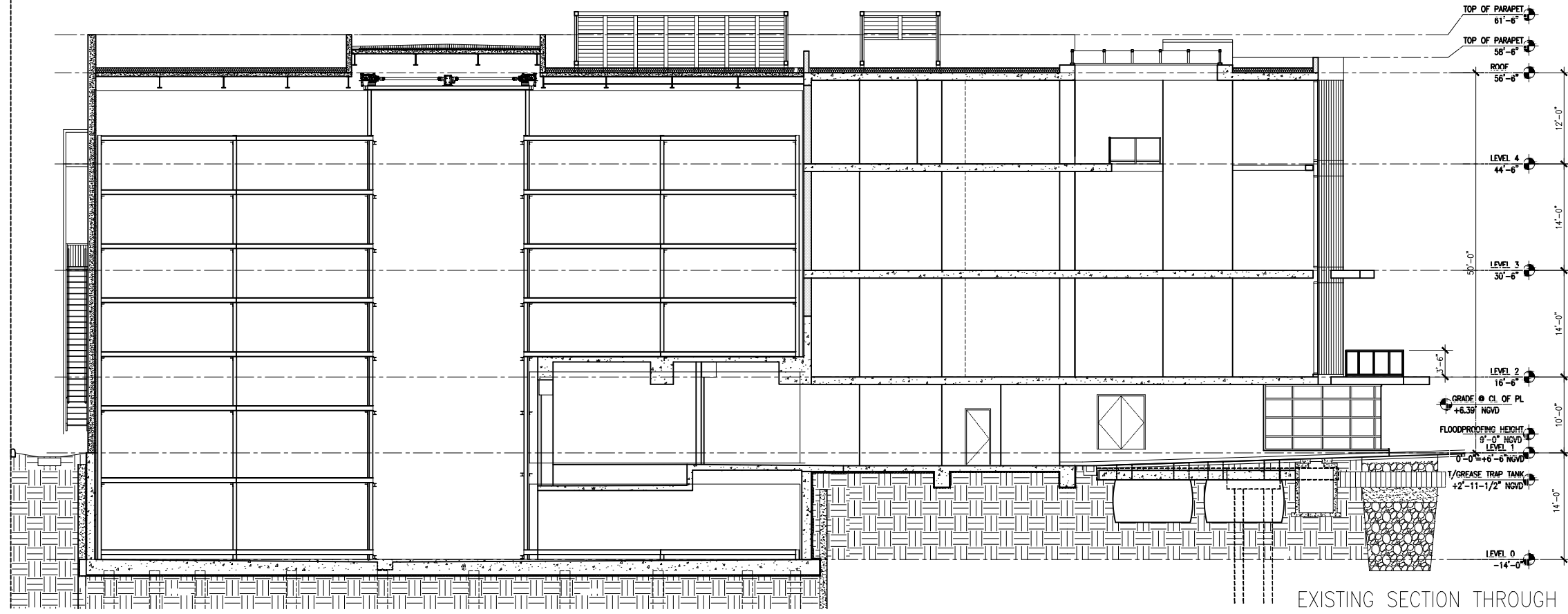
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DATE  
8-3-2021

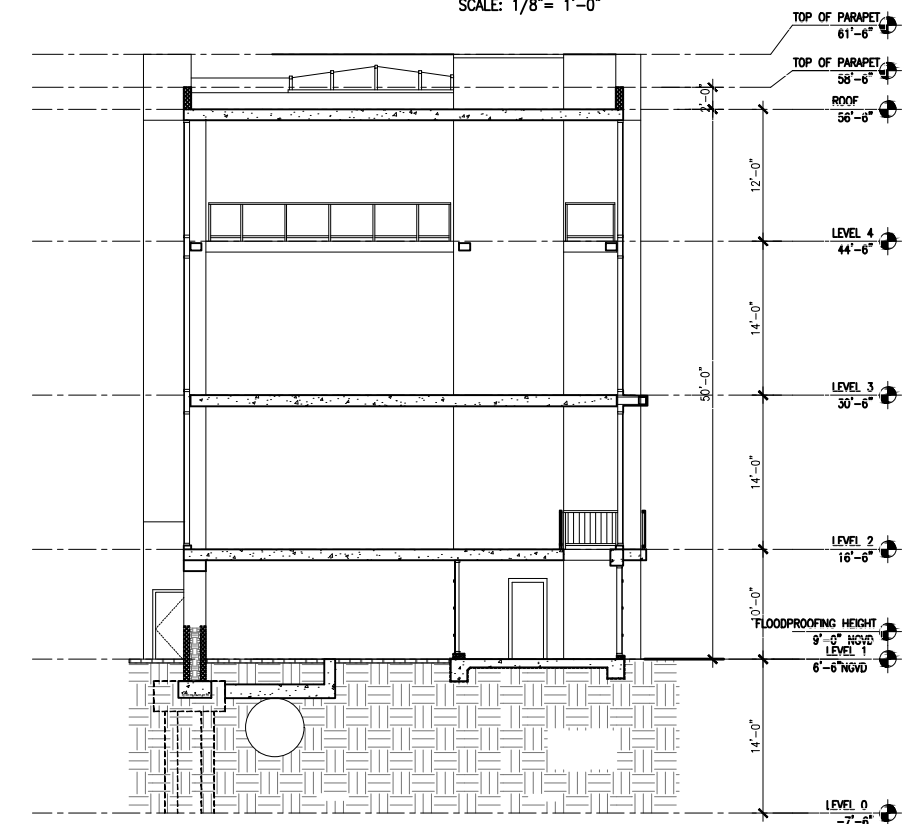
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**22118**

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OF  
**11**





EXISTING SECTION THROUGH  
PARKING ENTRY  
SCALE: 1/8" = 1'-0"



EXISTING SECTION THROUGH LOBBY  
SCALE: 1/8" = 1'-0"

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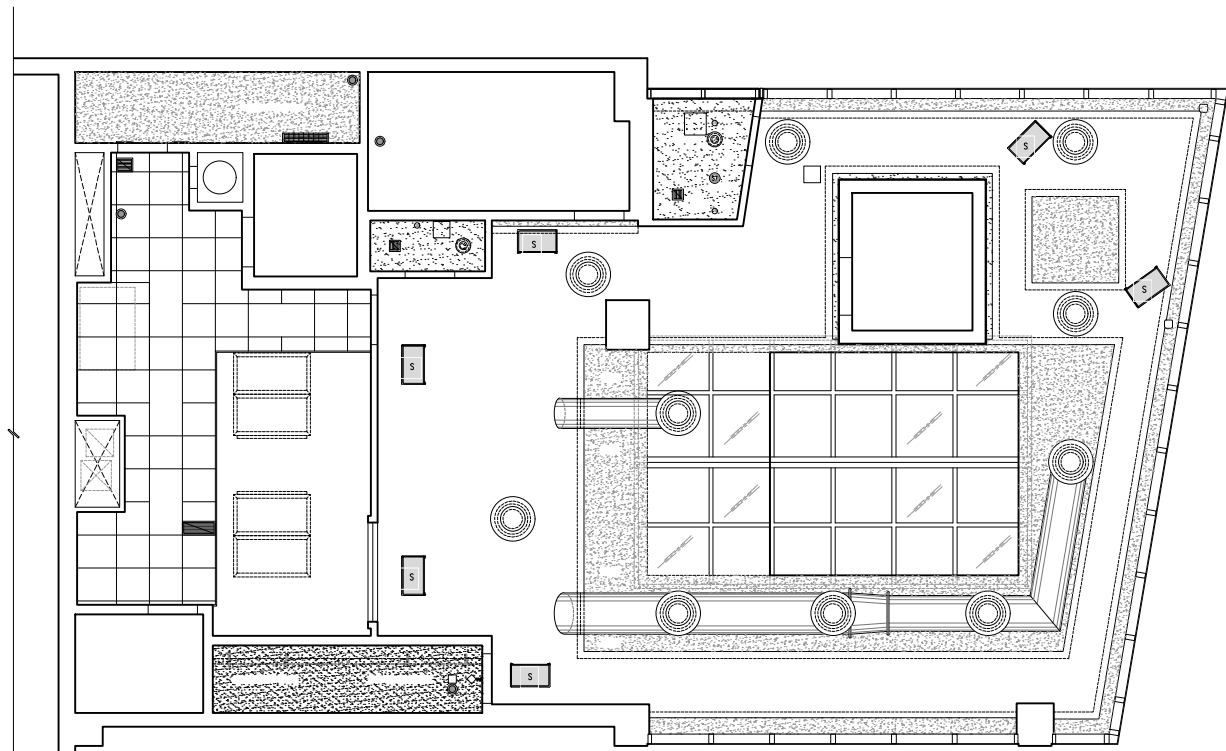
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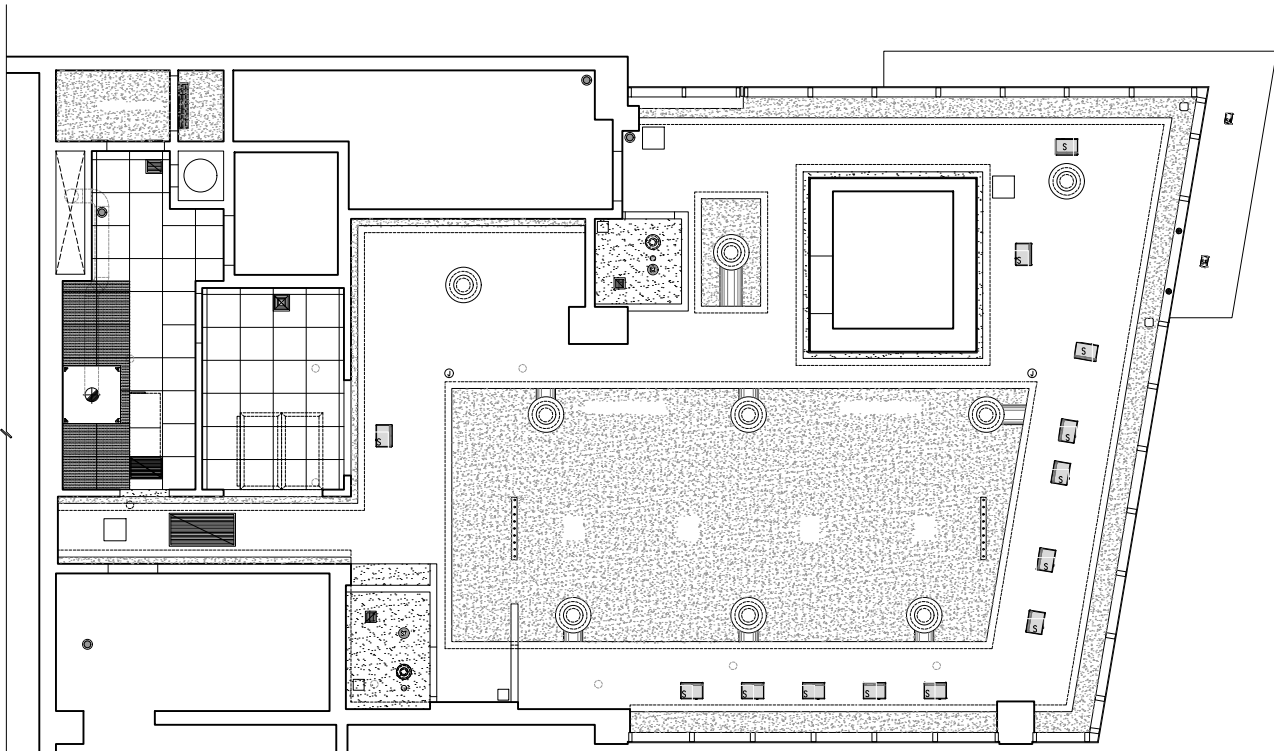
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OF  
**11**



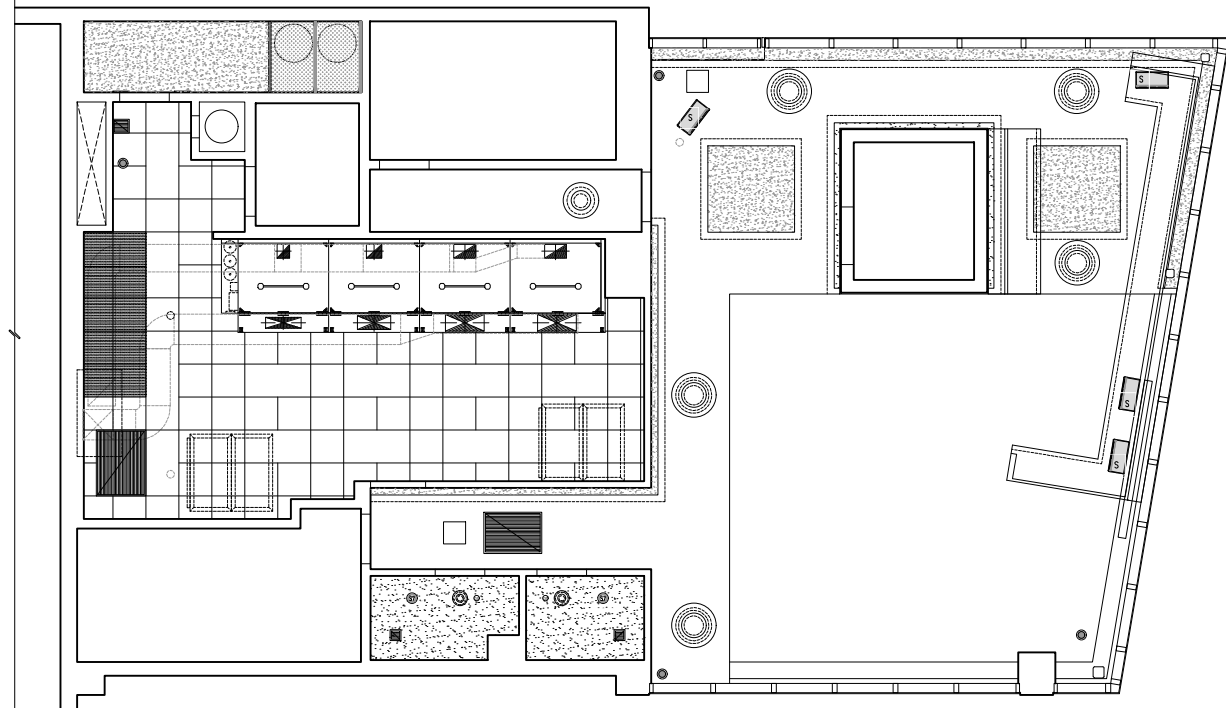




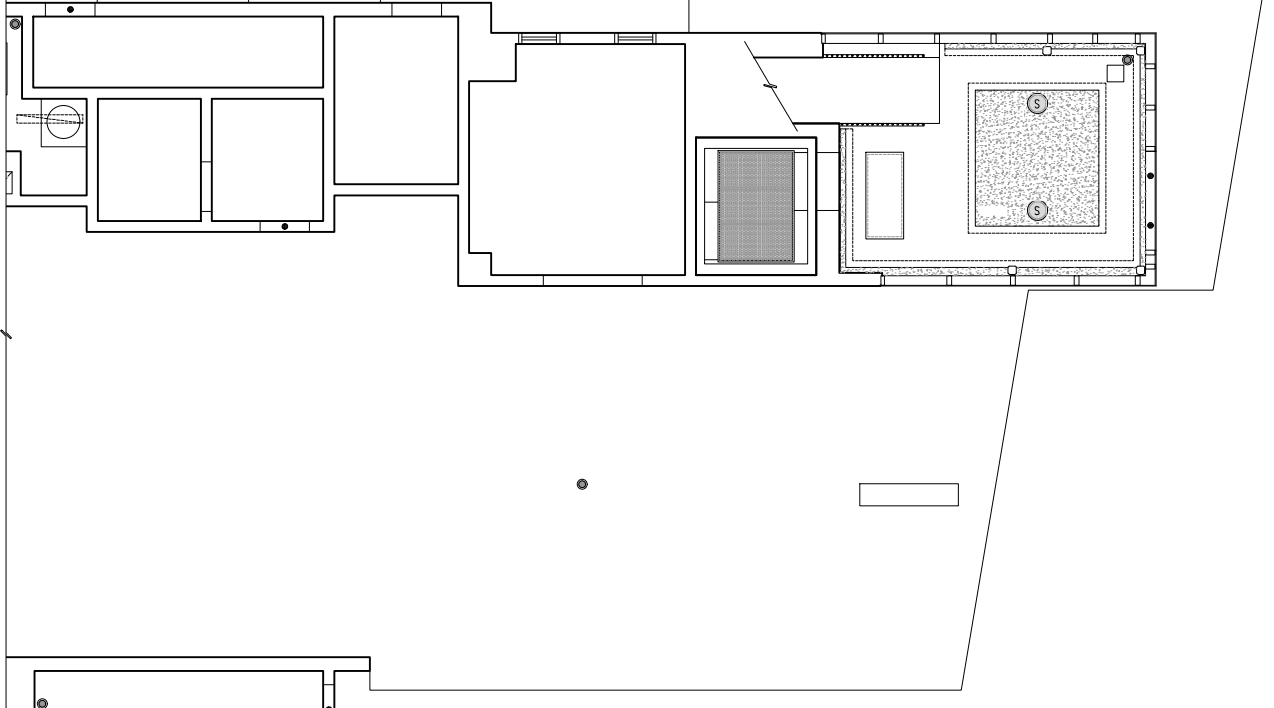
EXISTING FOURTH LEVEL  
SPEAKER PLAN  
SCALE: 1/8" = 1'-0"



EXISTING SECOND LEVEL  
SPEAKER PLAN  
SCALE: 1/8" = 1'-0"



EXISTING THIRD LEVEL  
SPEAKER PLAN  
SCALE: 1/8" = 1'-0"



EXISTING GROUND LEVEL  
SPEAKER PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND EXISTING DEVICES**

	EXISTING SPEAKER
	EXISTING SPEAKER

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OF  
**1**

