



727 COLLINS AVENUE MIAMI BEACH

Scope:
Alterations to the ground floor facade and floor
plan.

**HPB Second Submittal Revision 1
June 22, 2017**

G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information			
1	Address:	727 Collins Avenue		
2	Board and file numbers:			
3	Folio number(s):			
4	Year constructed:	1929	Zoning District:	MXE
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD	6.45' NGVD
6	Adjusted grade (Flood+Grade/2):	7.225' NGVD	Lot Area:	7,000 SF
7	Lot width:	75'	Lot Depth:	140'
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	R2 & M	Proposed use:	Existing to remain

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	47'-0"	47'-0" EX. TO REMAIN	
11	Number of Stories	5	5	5 EX. TO REMAIN	
12	FAR	24,500 sf	27,303 sf	27,303 sf EX. TO REMAIN	
13	Gross square footage	24,500 sf	27,456 sf	27,456 sf EX. TO REMAIN	
14	Square footage by use	N/A	Commercial-5,725 sf Residential-21,731 sf	Commercial-5,725 sf 21,731 sf EX. TO REMAIN	
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
	Subterranean:				
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	
	At Grade Parking:				
24	Front Setback (Collins Ave):	N/A	N/A	N/A	
25	Side Setback (North):	N/A	N/A	N/A	
26	Side Setback (South):	N/A	N/A	N/A	
28	Rear Setback (Ocean Ct):	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback (Collins Ave):	0'	0'	0'-0" EX. TO REMAIN	
30	Side Setback (North):	0'	0'	0' EX. TO REMAIN	
31	Side Setback (South):	0'	0'-10"	0'-10" TO REMAIN	
33	Rear Setback (Ocean Ct):	0'	0'	0'	
	Tower:				
34	Front Setback (Collins Ave):	N/A	N/A	N/A	
35	Side Setback (North):	N/A	N/A	N/A	
36	Side Setback (South):	N/A	N/A	N/A	
38	Rear Setback (Ocean Ct):	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	0	0	0	
41	# of parking spaces per use (Provide a separate chart for breakdown calculation)	0	0	0	No Change
42	# of parking spaces per level (provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o, 60o, n90o, Parallel)	N/A	N/A	N/A	
45	ADA Spaces	0	0	0	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aside width	N/A	N/A	N/A	
48	Valet drop-off and pick-up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	0	0	0	EX. TO REMAIN
50	Bicycle Racks	0	0	0	

	Restaurants, Cafes, Bars, Louges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	0	Restaurant	
52	Total # of seats	N/A	0	210	
53	Total # of seats per venue (Provide a seperatae chart for a breakdown calculation)	N/A	0	210	
54	Total occupant content	N/A	0	222	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	0	210	

56	Is this a contributing building?	Yes
57	Located within a Local Historic District?	Yes

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

DRAWING LIST

- Cover
Survey
- G-1.01

Zoning Data and Drawing list
- G-1.02

Location Plan
- G-1.03

Zoning and Historic District Map
- G-1.04

Site Plan
- G-1.05

Signage Schedule Option 1 - Retail
- G-1.06

Signage Schedule Option 2 - Restaurant
- G-1.07

Existing and Proposed FAR Diagrams
- G-1.08

Context Elevations
- G-1.09

Historic Images
- G-1.10-12

Existing Site Photos
- G-1.13-15

Context Photos
- G-1.16

Materials
- AB-1.01

Existing Ground Floor Plan
- AB-2.01

Existing West & East Elevation
- AB-2.02

Existing North Elevation
- AB-2.03

Existing South Elevation
- D-1.01

Ground Floor Demolition Plan
- D-2.01

Demolition West Elevation
- D-2.01-I

Demolition West Elevation Option 1
- D-2.01-II

Demolition West Elevation Option 2
- D-2.02

Demolition North Elevation
- A-1.01a

Proposed Ground Floor Plan
- A-2.01a

Previously Proposed West Elevation
- A-2.01a-I

West Elevation Retail Option 1
- A-2.01a-II

West Elevation Retail Option 2
- A-2.02a

Previously Proposed West Elevation Detail
- A-2.02a-I

West Elevation Retail Detail Option 1
- A-2.02a-II

West Elevation Retail Detail Option 2
- A-1.01b

Proposed Ground Floor Plan
- A-2.01b

Previously Proposed West Elevation
- A-2.01b-I

West Elevation Restaurant Option 1
- A-2.01b-II

West Elevation Restaurant Option 2
- A-2.02b

Previously Proposed West Elevation Detail
- A-2.02b-I

West Elevation Detail Restaurant Option 1
- A-2.02b-II

West Elevation Detail Restaurant Option 2
- A-2.03

Proposed North Elevation
- A-2.04

Proposed South Elevation
- A-4.01

Previously Proposed Retail Option
- A-4.01-I

Retail Facade Option 1
- A-4.01-II

Retail Facade Option 2
- A-4.02

Previously proposed Restaurant Option
- A-4.02-I

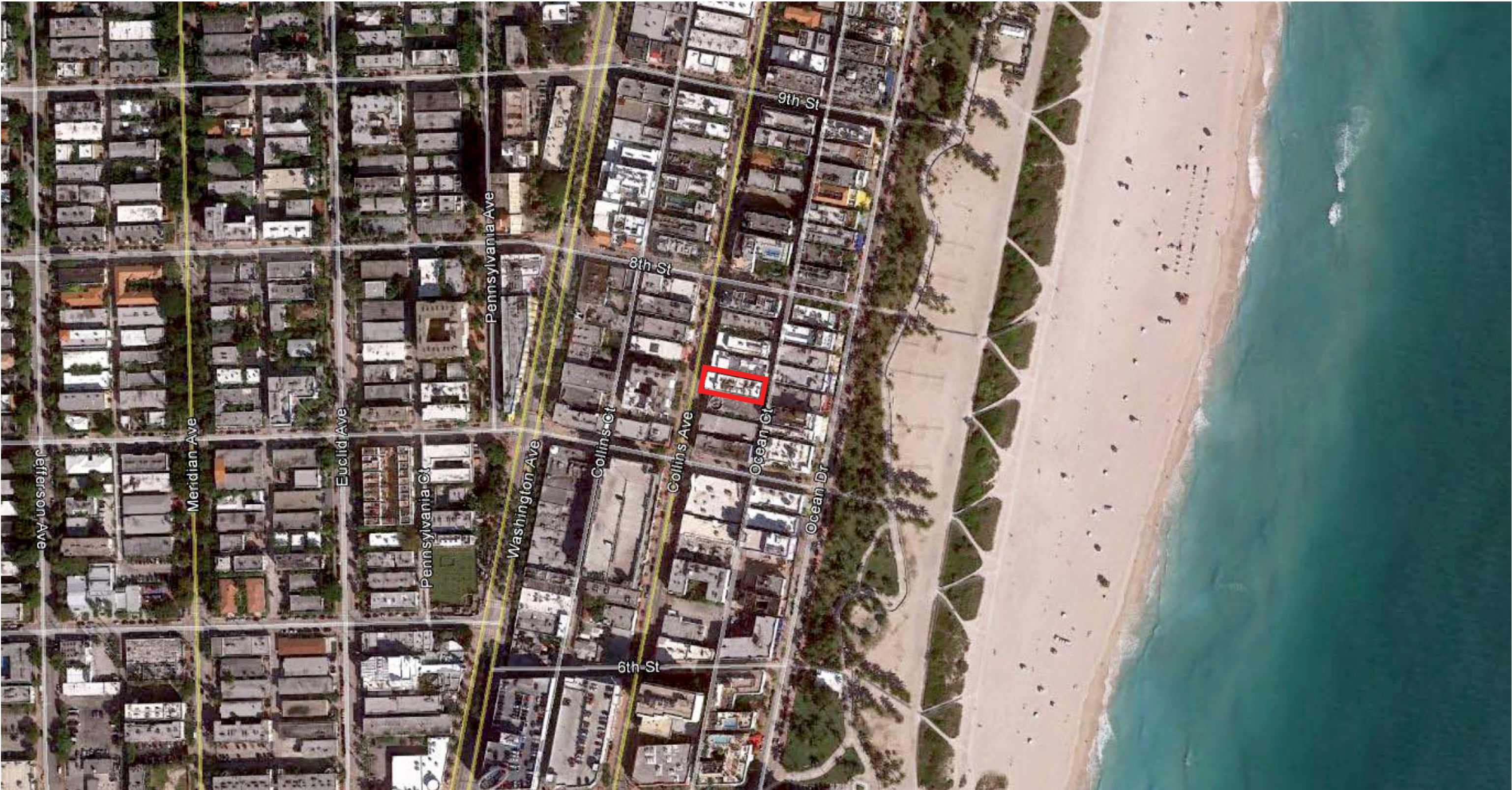
Restaurant Facade Option 1
- A-4.02-II

Restaurant Facade Option 2
- A-5.01

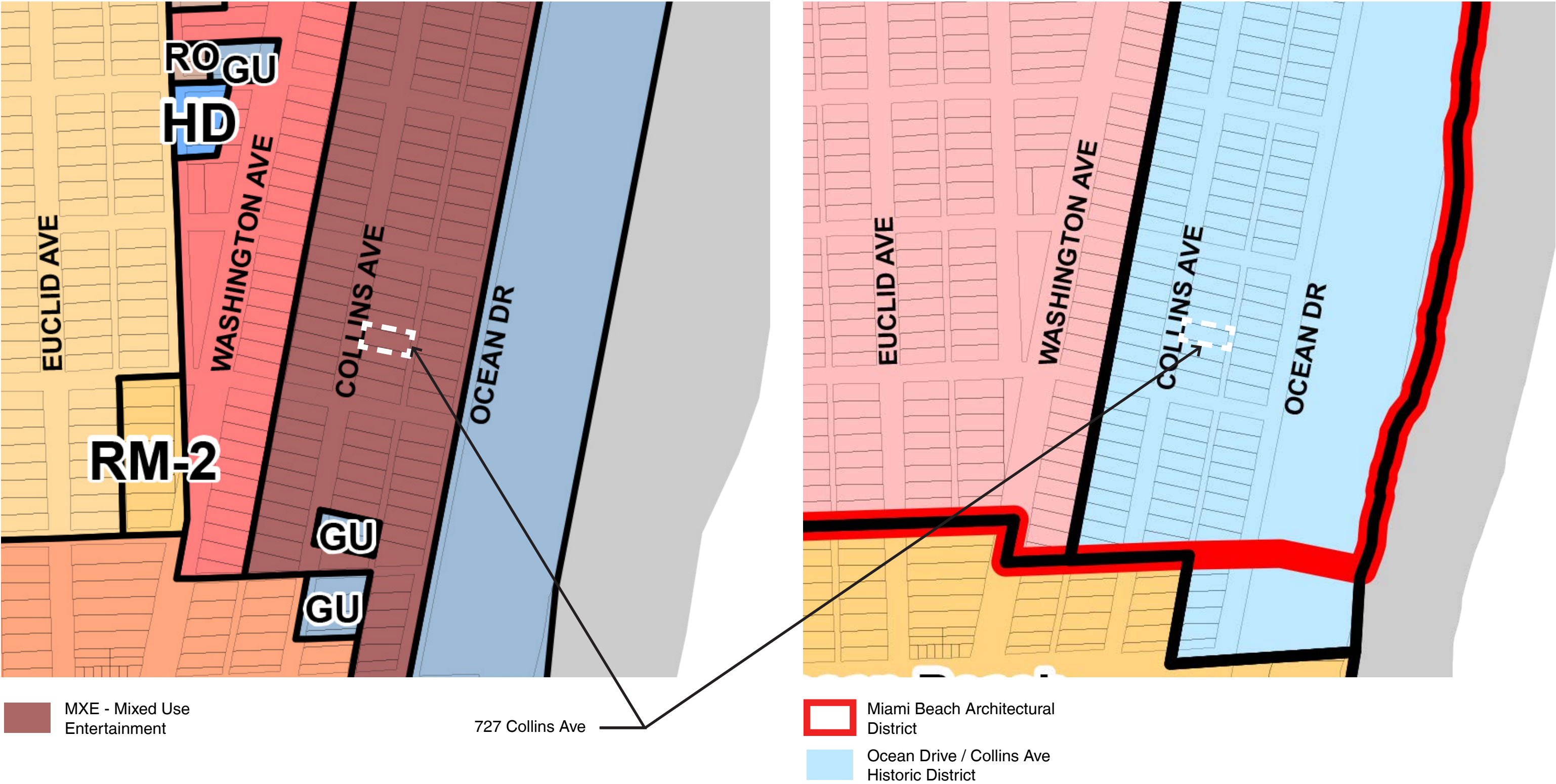
Signage Details: Wall Mounted
- A-5.02

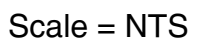
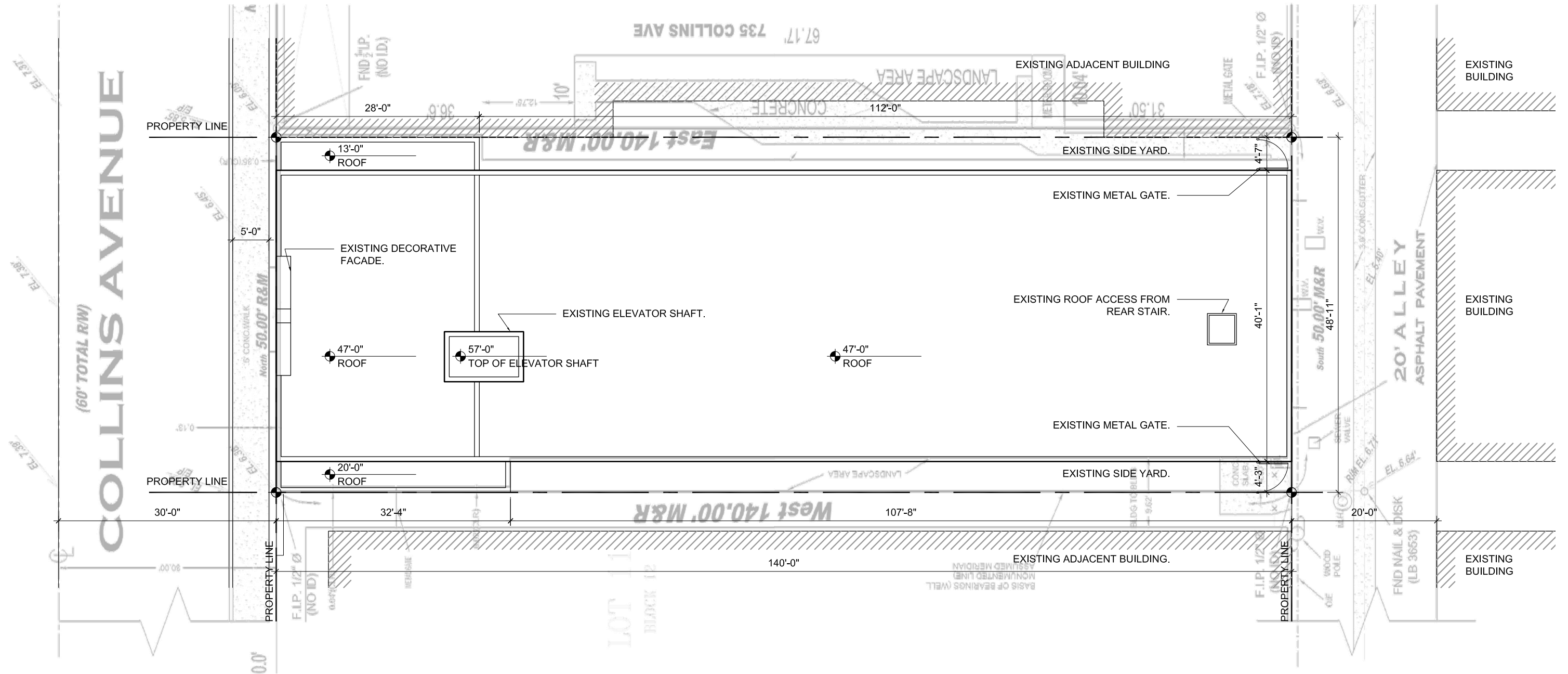
Signage Details: Projecting

G-1.02 LOCATION MAP

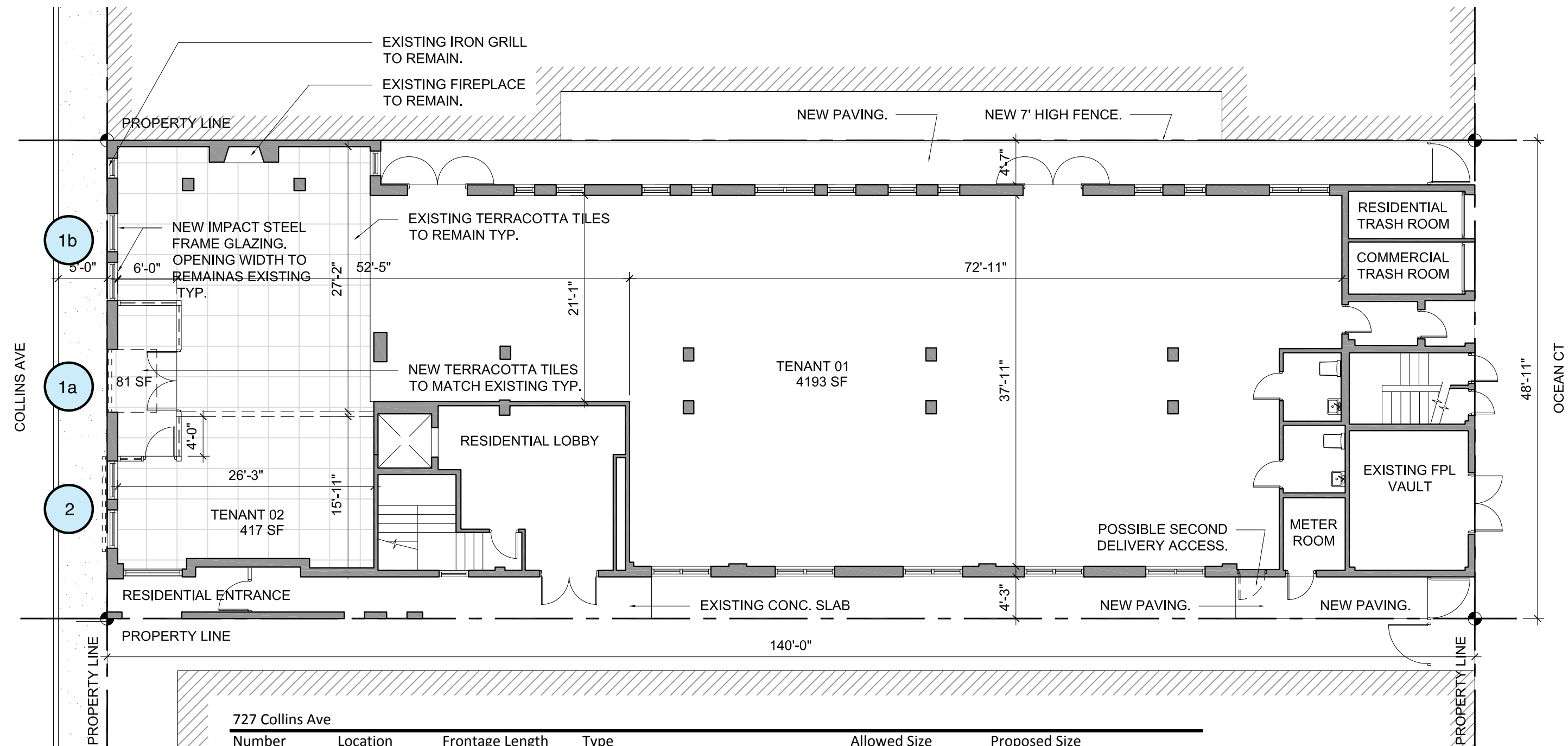


G-1.03 ZONING AND HISTORIC DISTRICT MAP





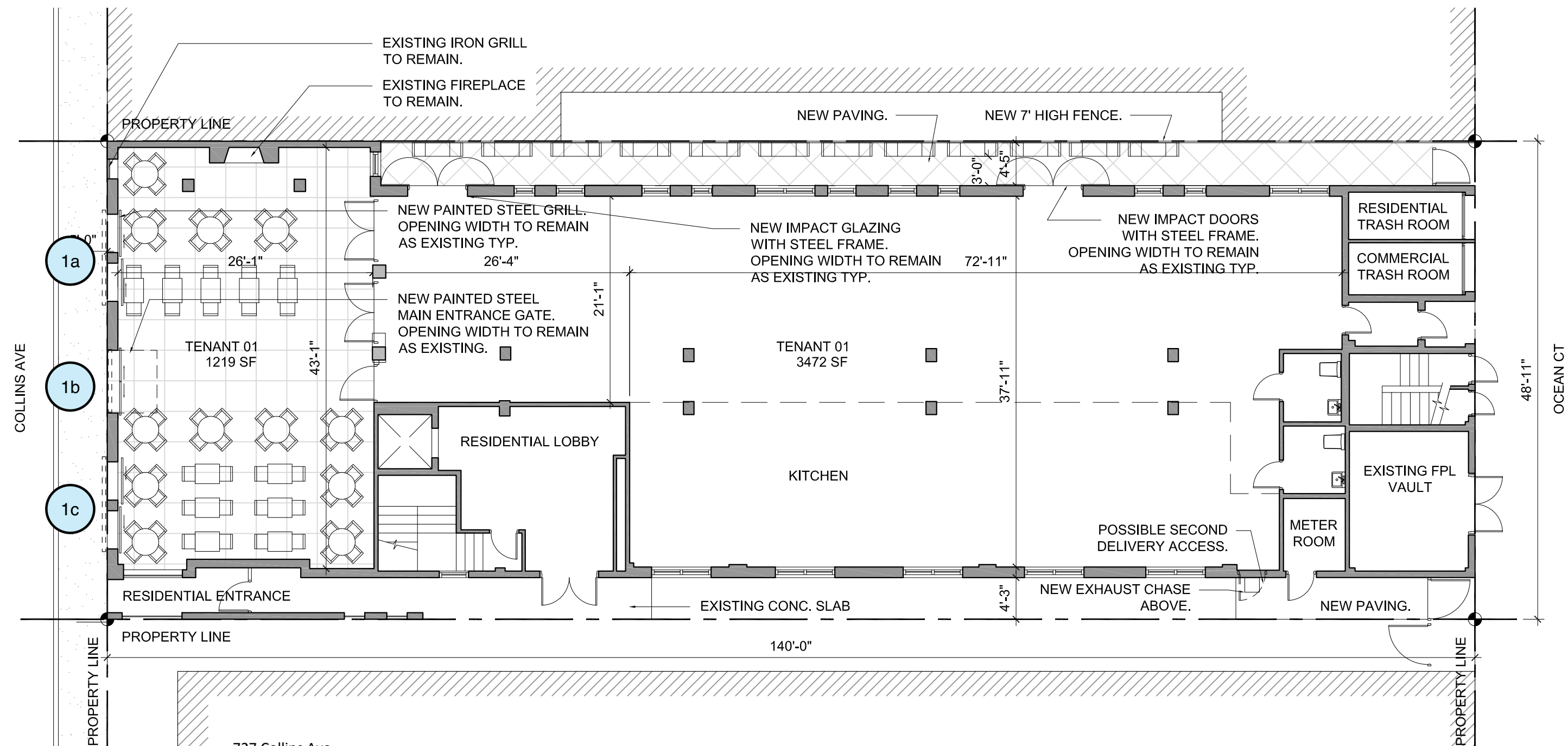
G-1.05 SIGNAGE SCHEDULE OPTION 1 - RETAIL



727 Collins Ave

Number	Location	Frontage Length	Type	Allowed Size	Proposed Size
Option 1 (2 Tenants with multiple signs for Tenant 1, requires board approval)					
1a	West	32'-5"	Projecting Tenant Sign	15 sf	15 sf
1b	West	32'-5"	Flat Wall Mounted Tenant Sign	24.3 sf	10.5 sf
2	West	12'-5"	Flat Wall Mounted Tenant Sign	9.3 sf	9.3 sf

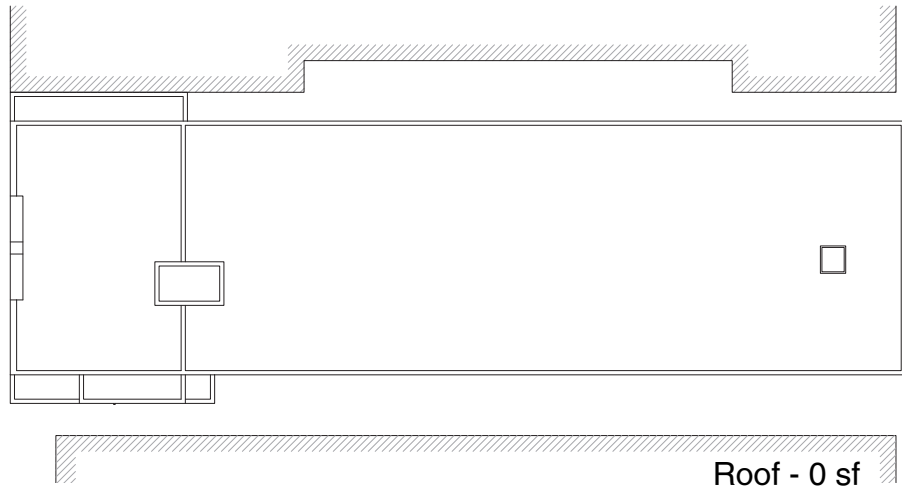
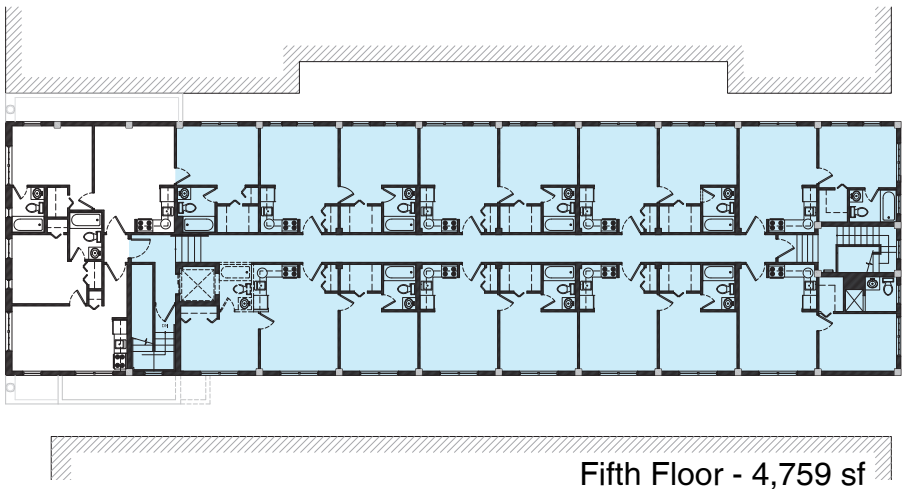
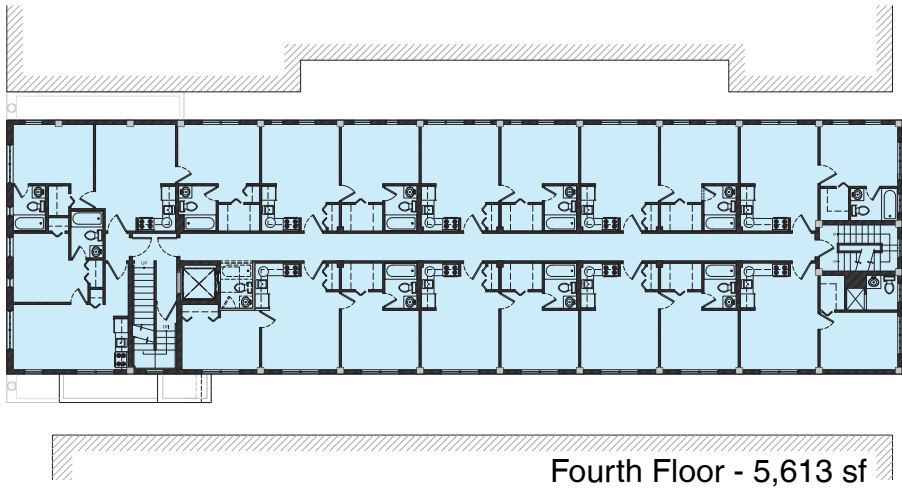
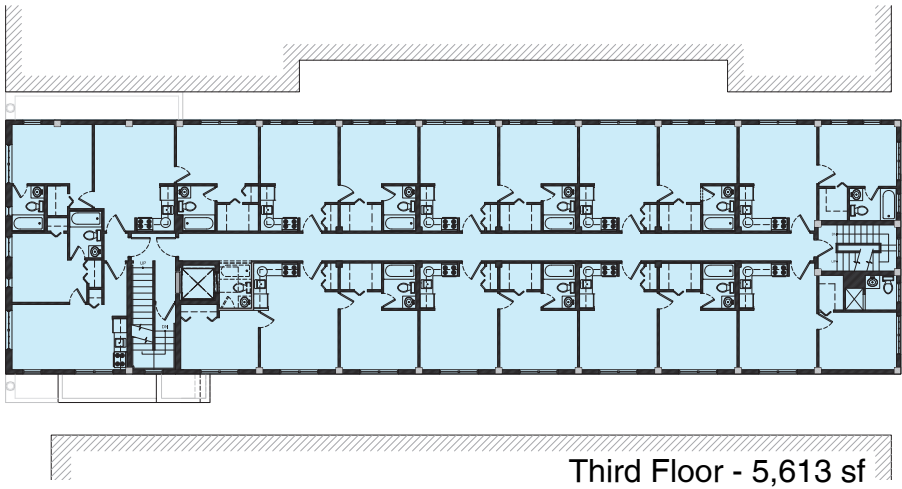
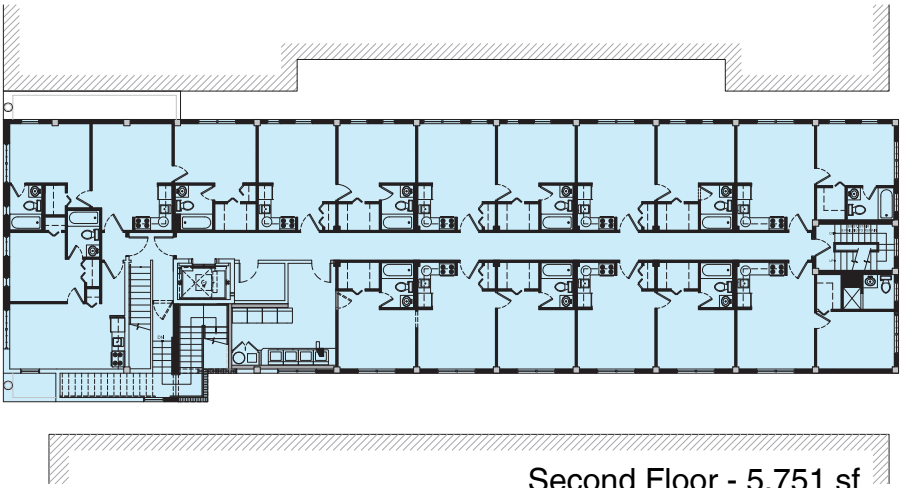
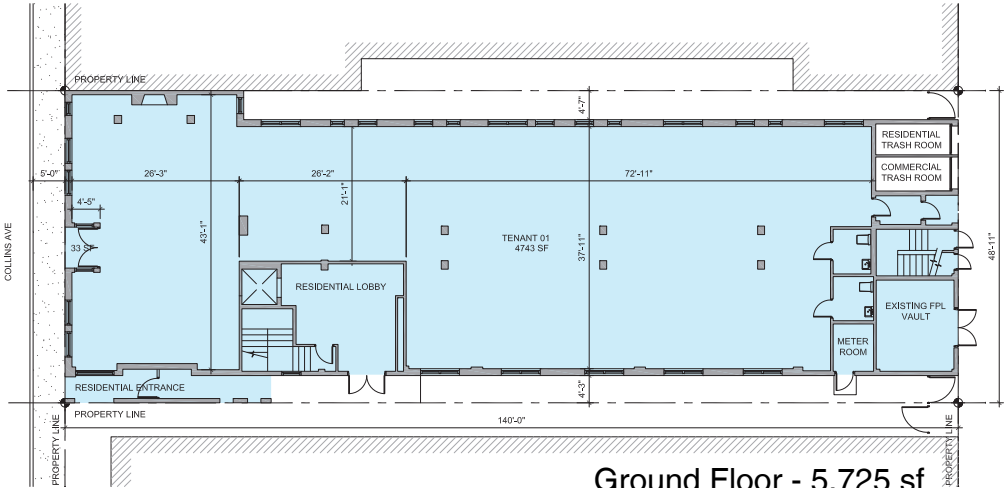
G-1.06 SIGNAGE SCHEDULE OPTION 2 - RESTAURANT



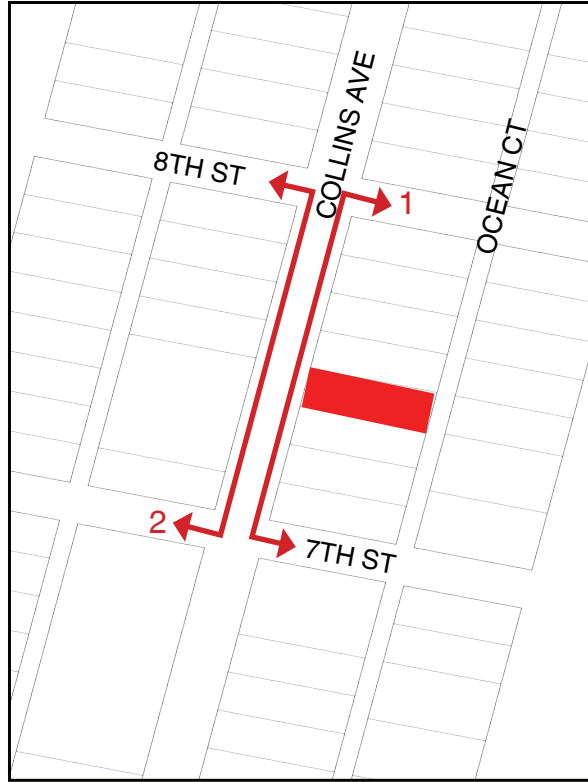
727 Collins Ave					
Number	Location	Frontage Length	Type	Allowed Size	Proposed Size
Option 2 (1 Tenant with multiple signs, requires board approval)					
1a	West	44'-10"	Flat Wall Mounted Tenant Sign	33 sf Combined	10.5 sf
1b	West	44'-10"	Projecting Tenant Size	15 sf	15 sf
1c	West	44'-10"	Flat Wall Mounted Tenant Sign	33 sf Combined	10.5 sf

G-1.07 EXISTING FAR DIAGRAM

Note: Proposed FAR is the same as existing FAR.



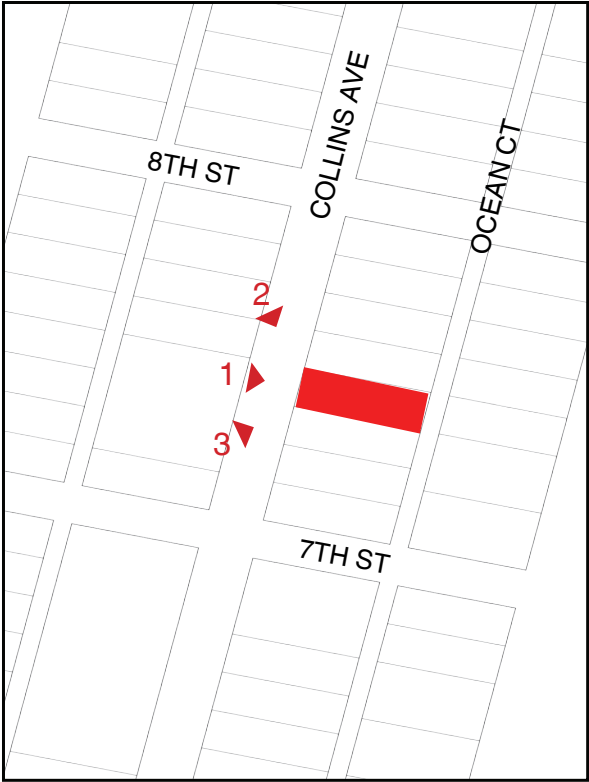
Ground Floor - 5,725 sf
Second Floor - 5,751 sf
Third Floor - 5,613 sf
Fourth Floor - 5,613 sf
Fifth Floor - 4,754 sf
Total = 27,456 sf



G-1.09 HISTORIC IMAGES



G-1.10 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 23, 2017



1

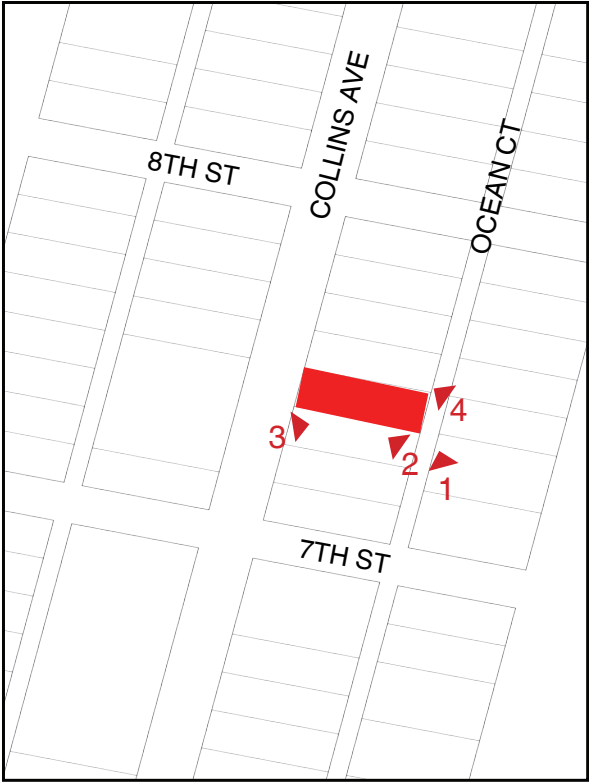


2



3

G-1.11 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 23, 2017



1



2

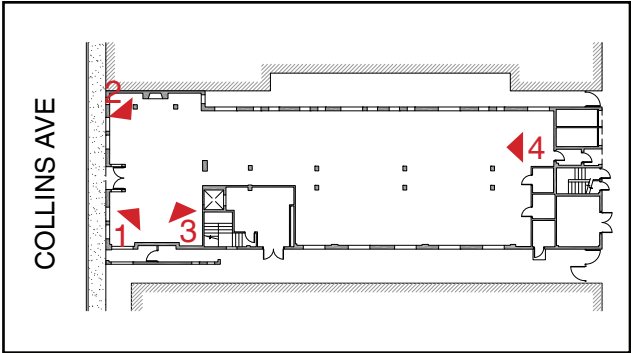


3



4

G-1.12 EXISTING INTERIOR IMAGES



PHOTOS TAKEN FEBRUARY 23, 2017



1



2

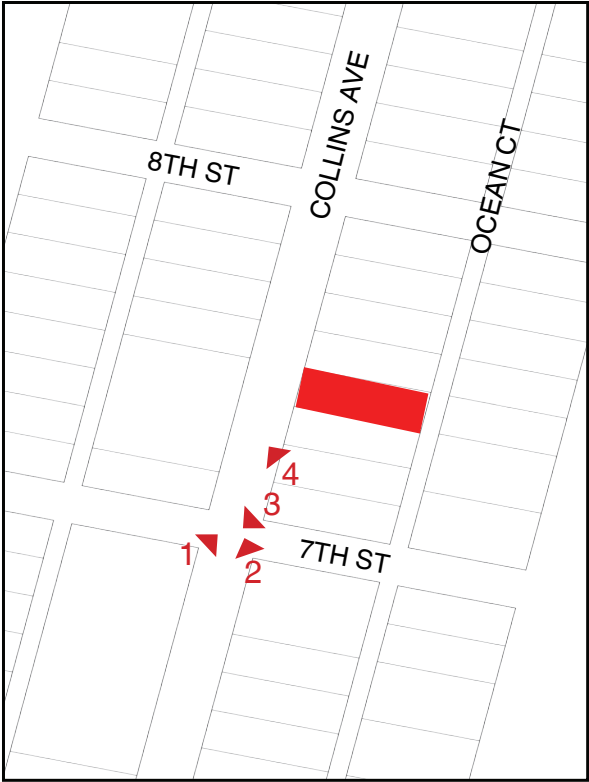


3



4

G-1.13 EXISTING CONTEXT IMAGES



PHOTOS TAKEN FEBRUARY 23, 2017



1



2

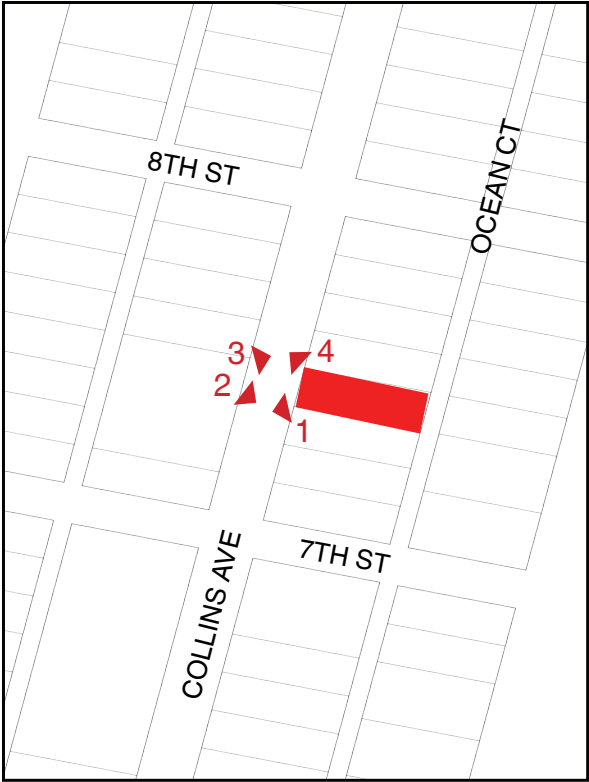


3



4

G-1.14 EXISTING CONTEXT IMAGES



PHOTOS TAKEN MARCH 15, 2017



1



2

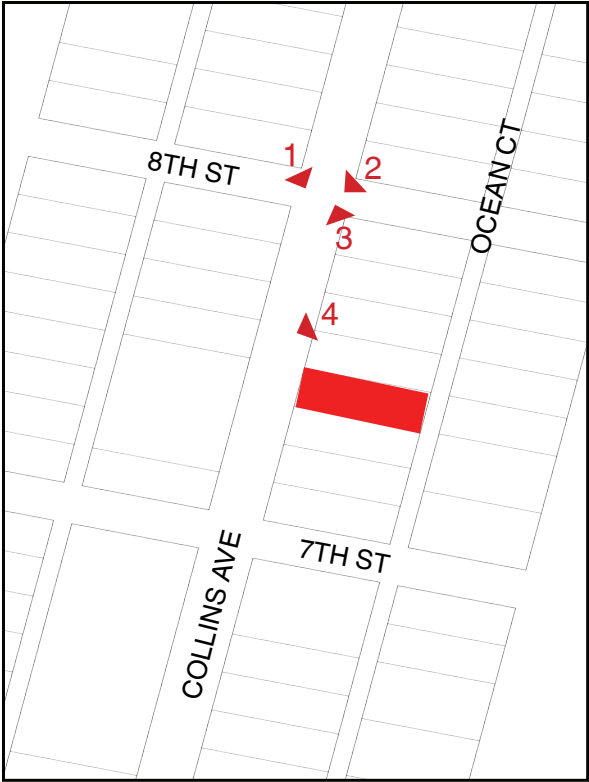


3



4

G-1.15 EXISTING CONTEXT IMAGES



PHOTOS TAKEN FEBRUARY 23, 2017



1



2



3



4

G-1.16 MATERIALS



EXISTING TEXTURED AND DECORATIVE STUCCO.

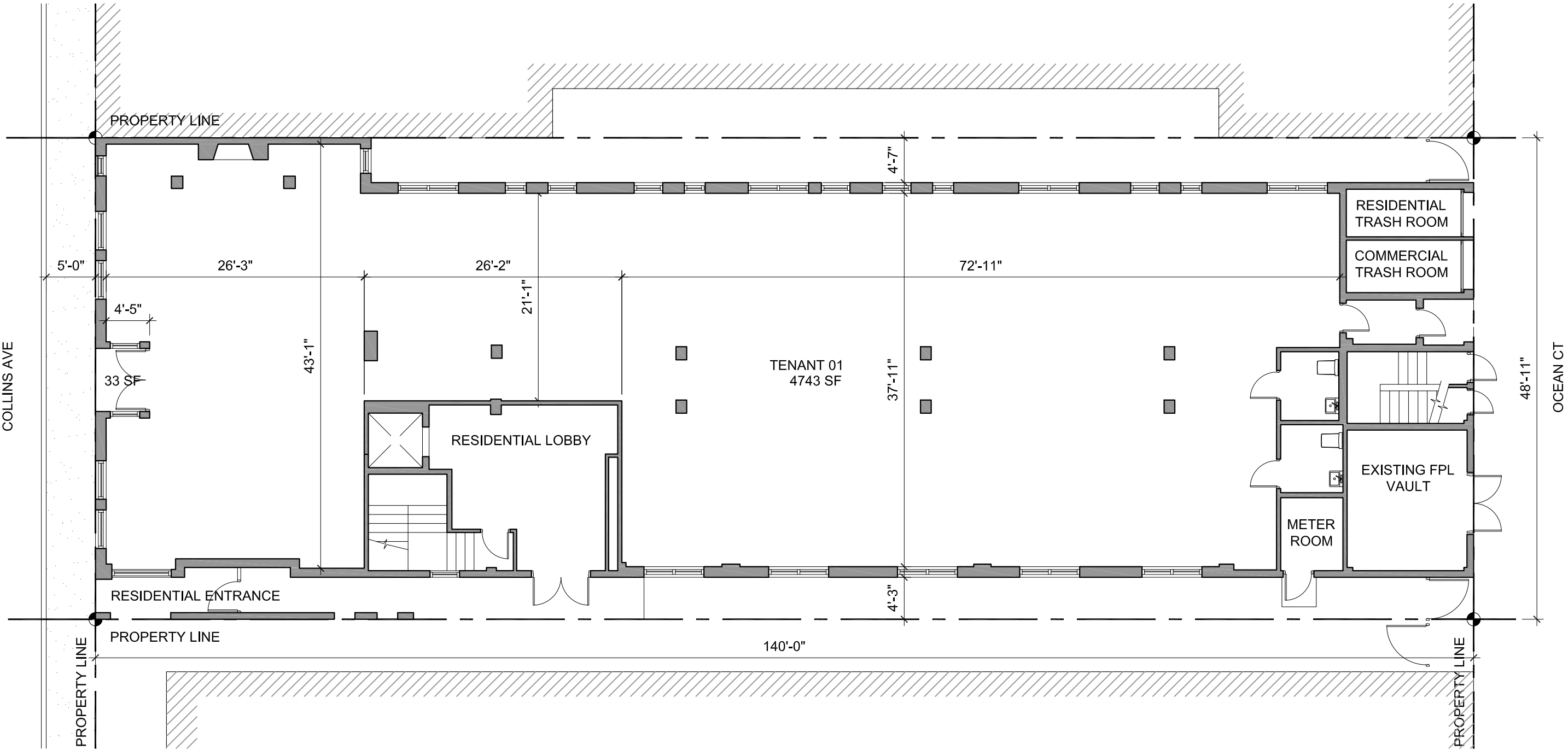


EXISTING IRON GRILL.

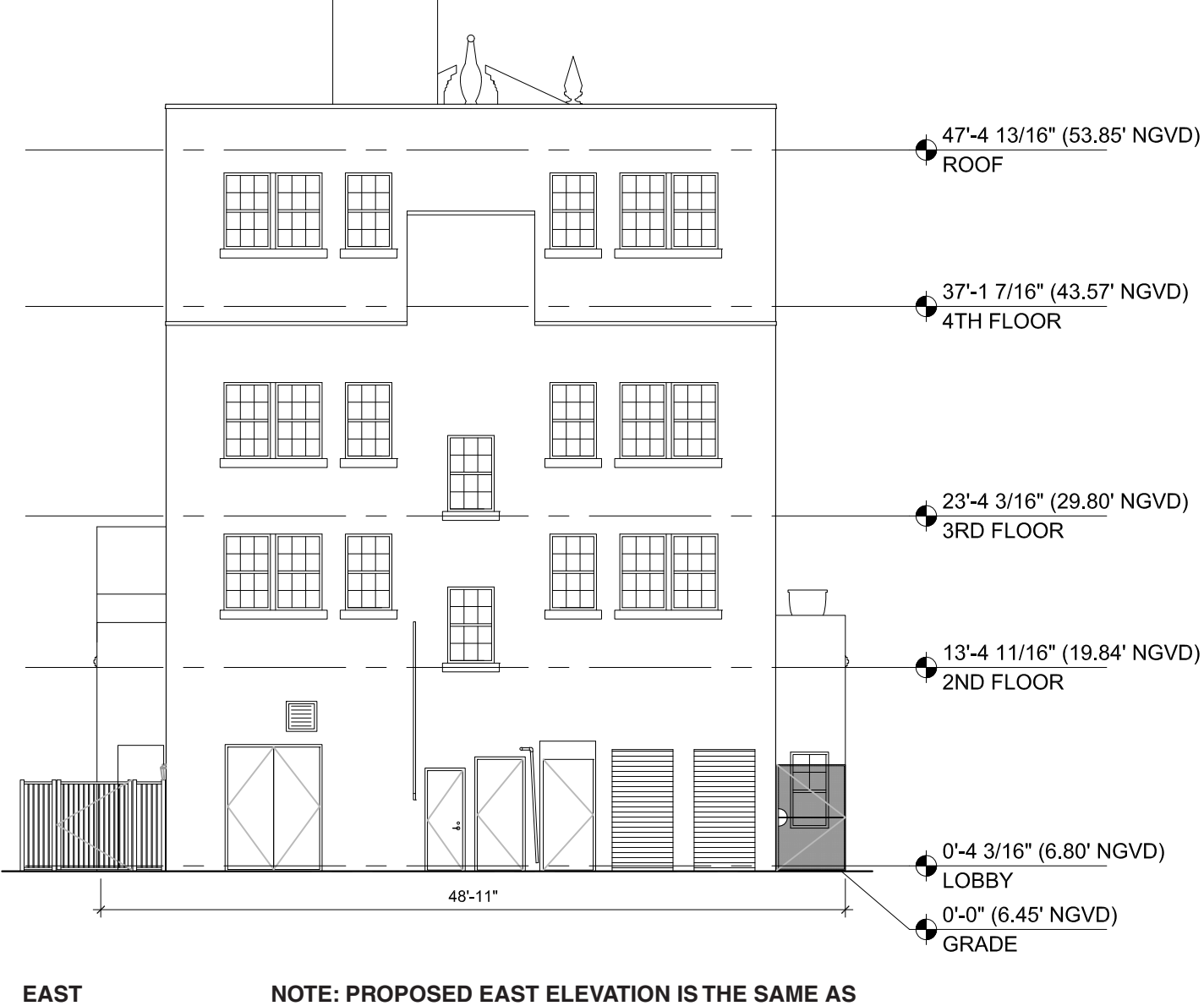
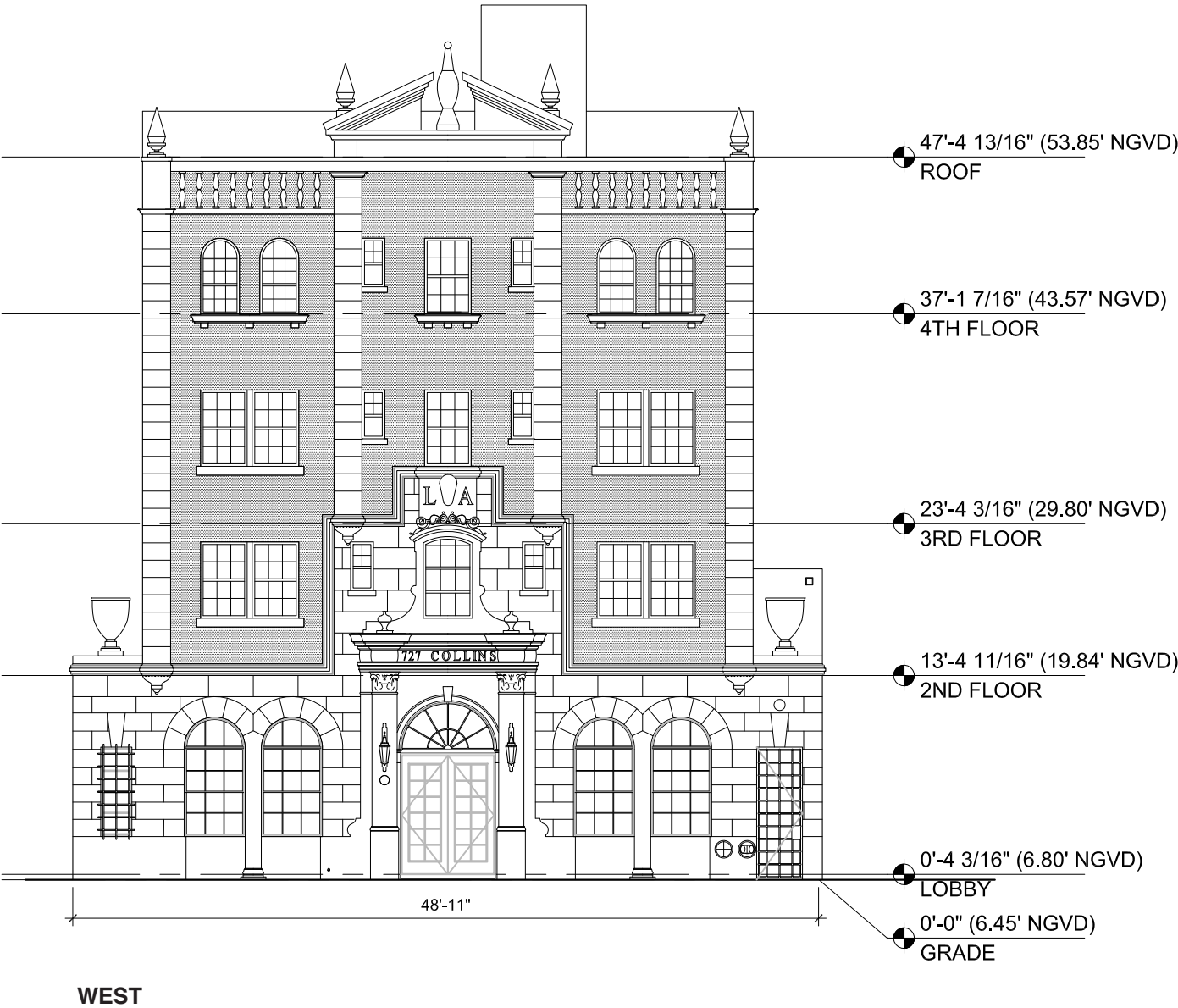


BLACK IMPACT RESISTANT STEEL WINDOW.

AB-1.01 EXISTING GROUND FLOOR PLAN

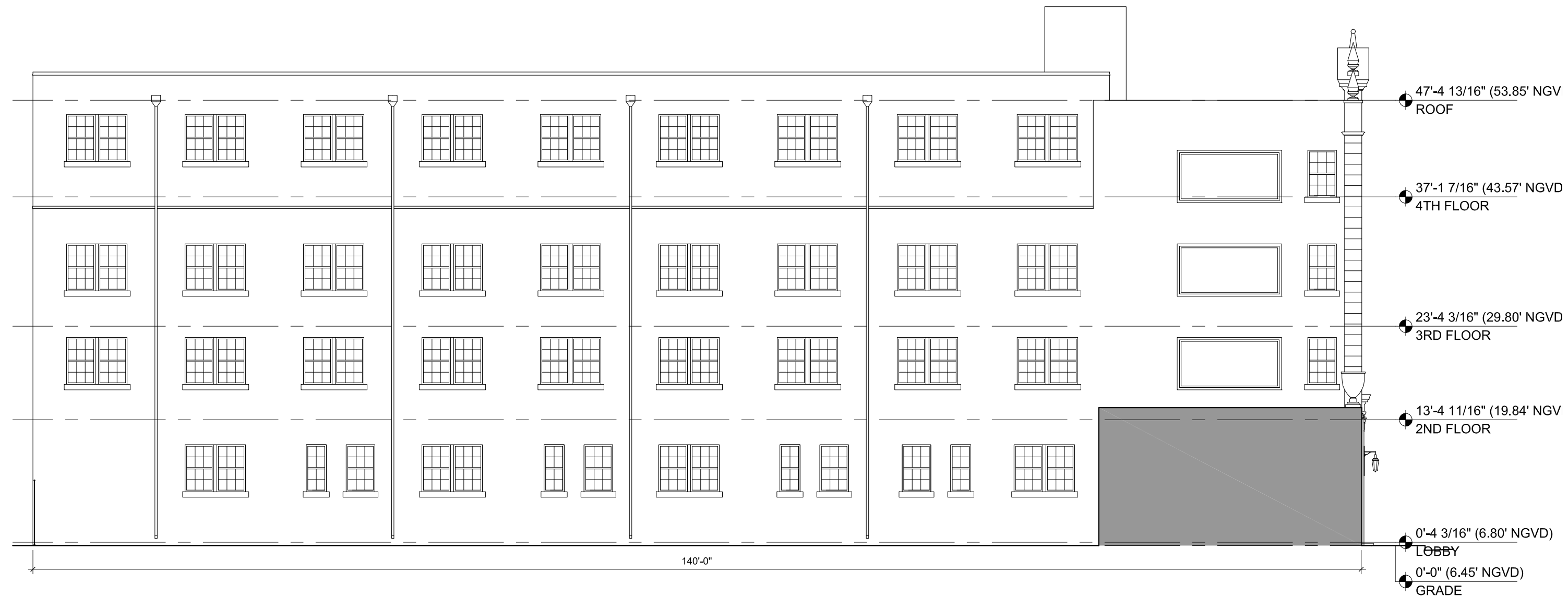


AB-2.01 EXISTING WEST & EAST ELEVATIONS

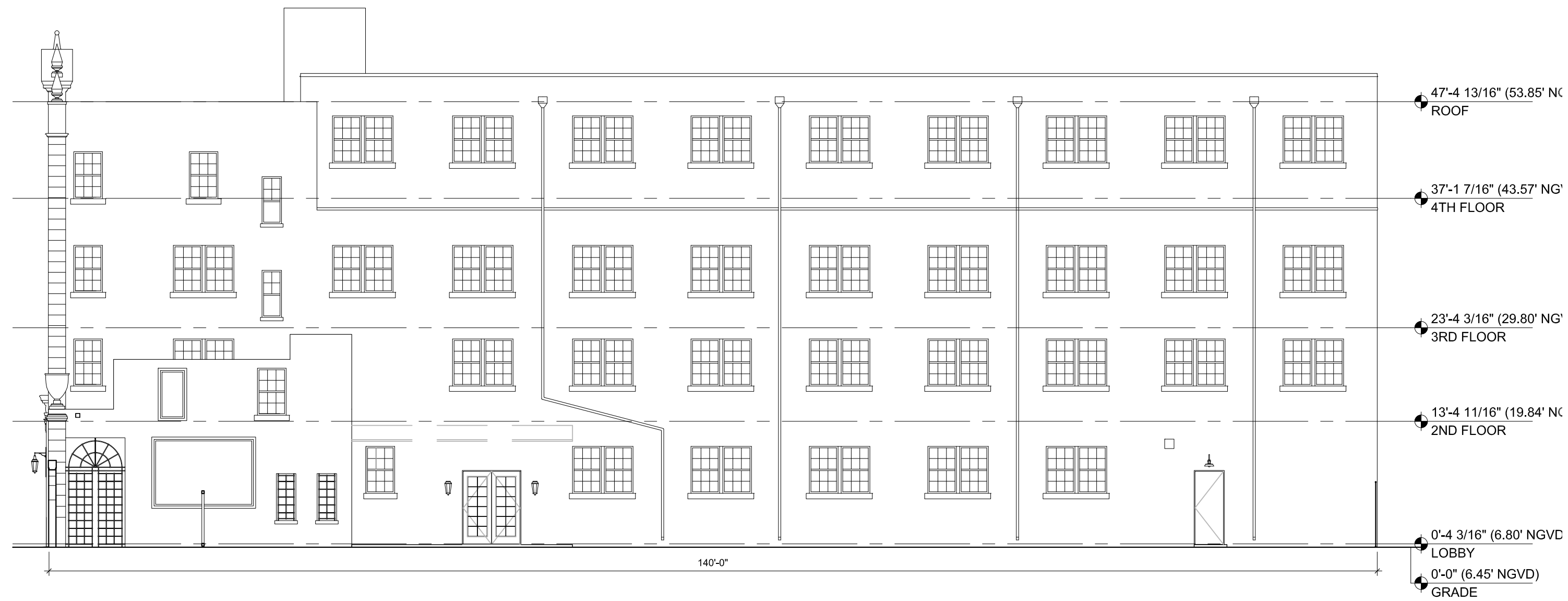


NOTE: PROPOSED EAST ELEVATION IS THE SAME AS EXISTING EAST ELEVATION.

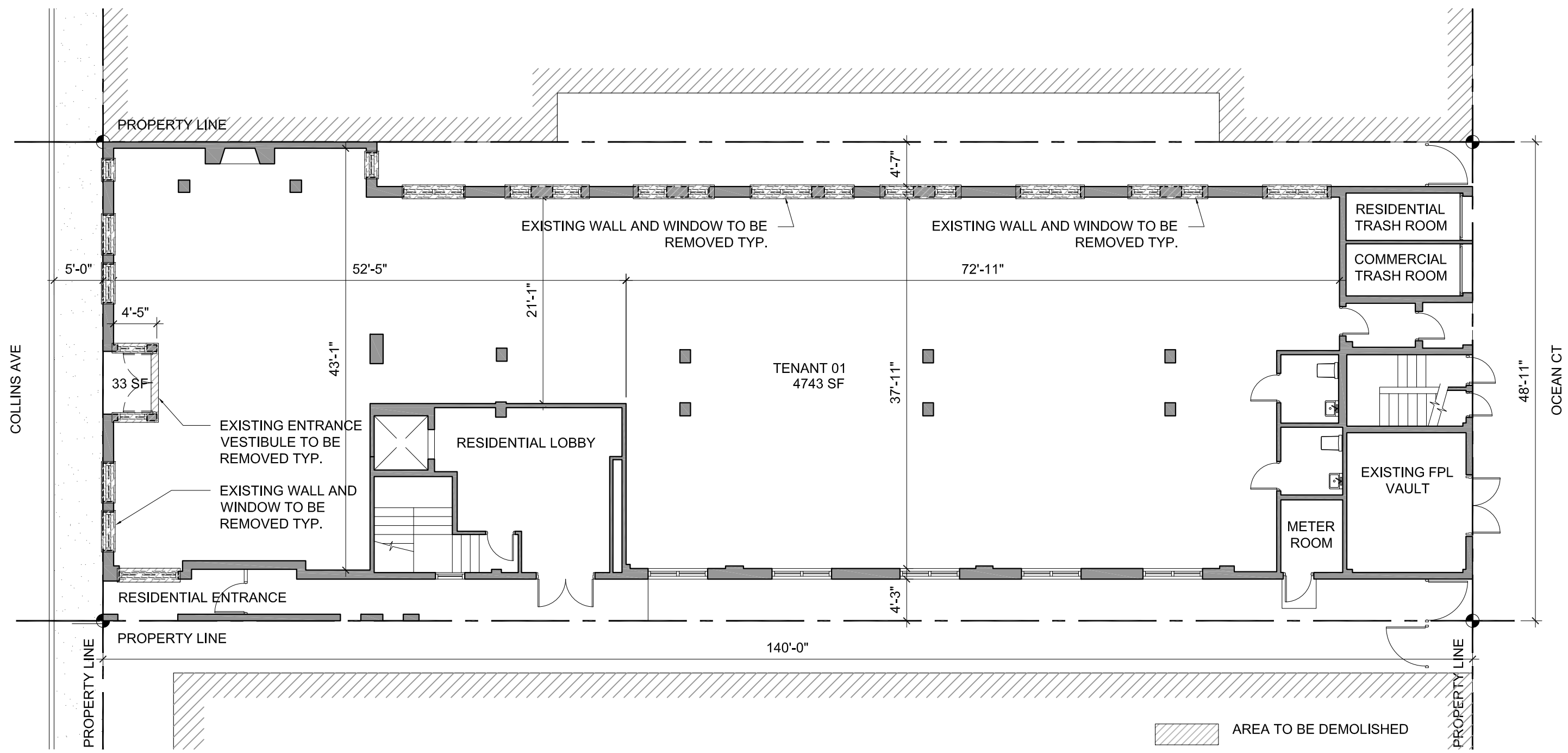
AB-2.02 EXISTING NORTH ELEVATION



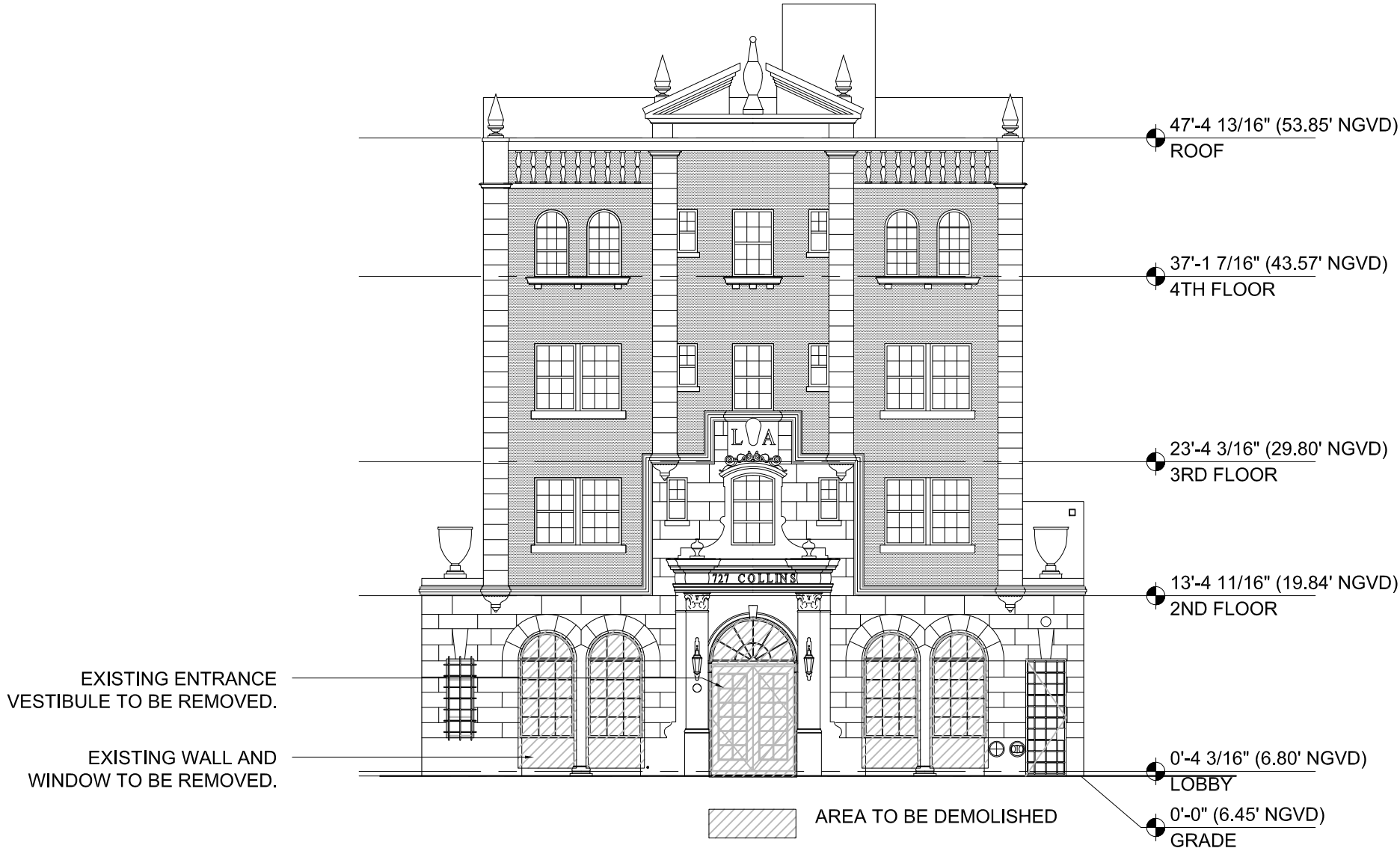
AB-2.03 EXISTING SOUTH ELEVATION



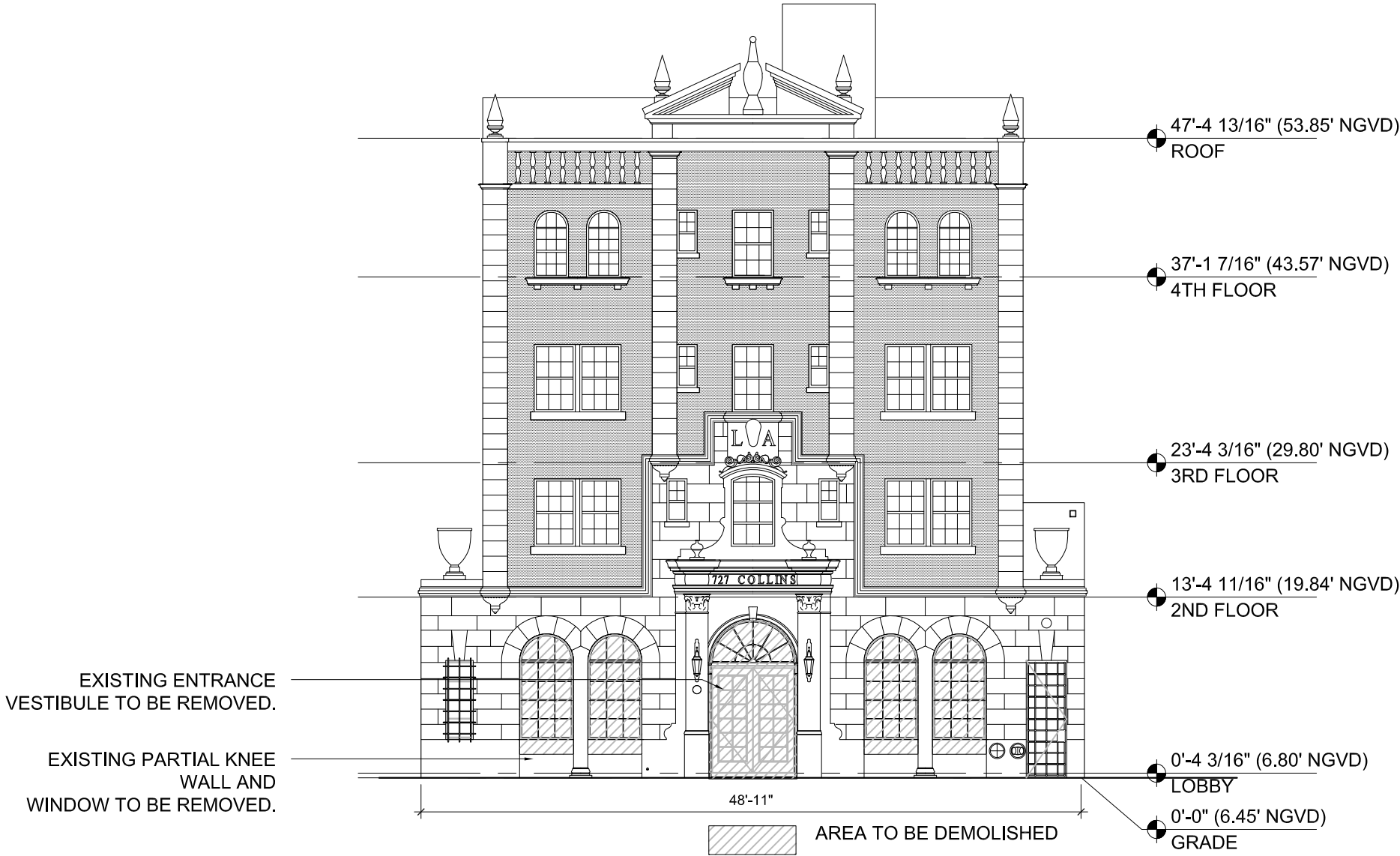
D-1.01 GROUND FLOOR DEMOLITION PLAN



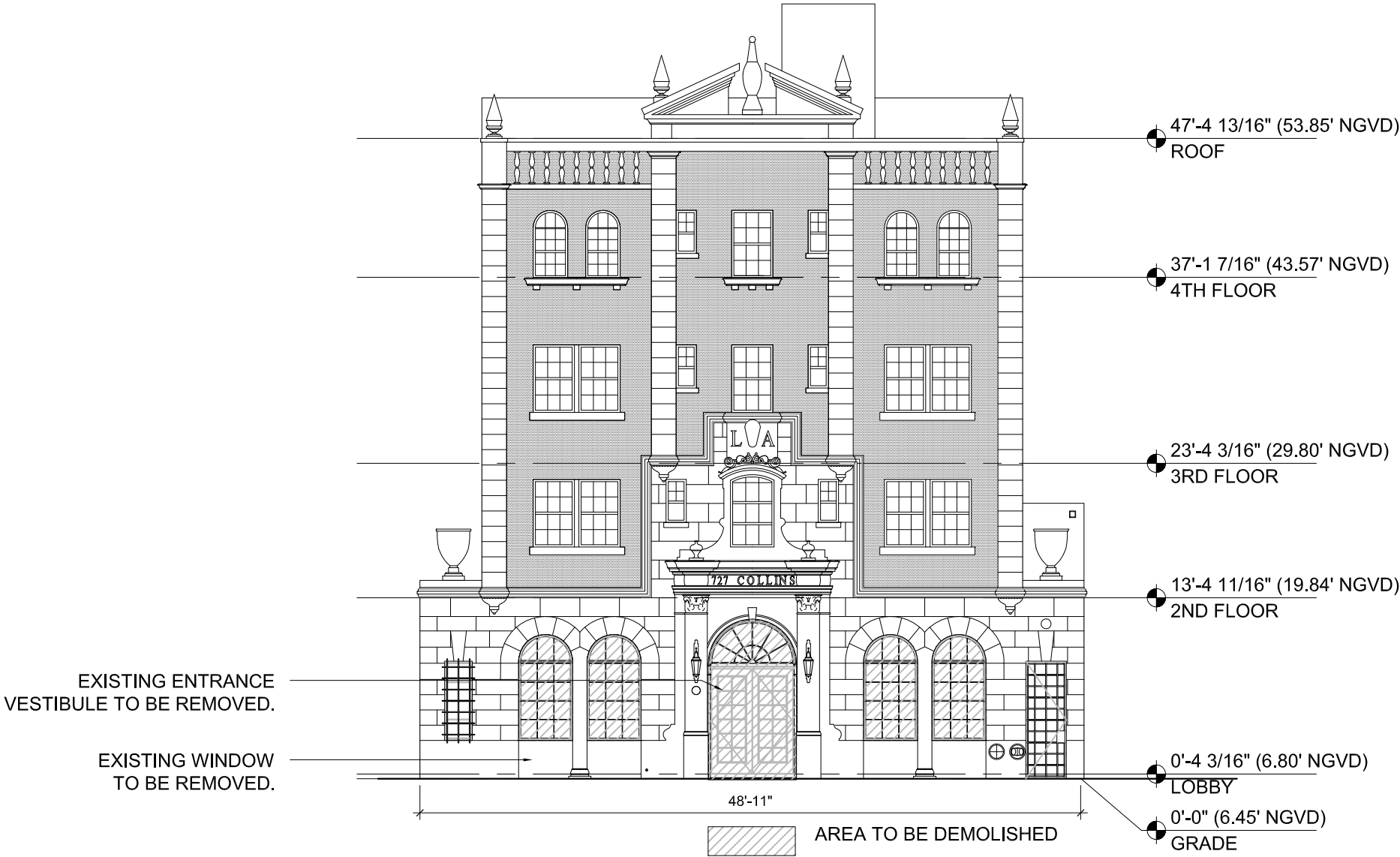
D-2.01 WEST ELEVATION DEMOLITION (PREVIOUSLY PROPOSED)



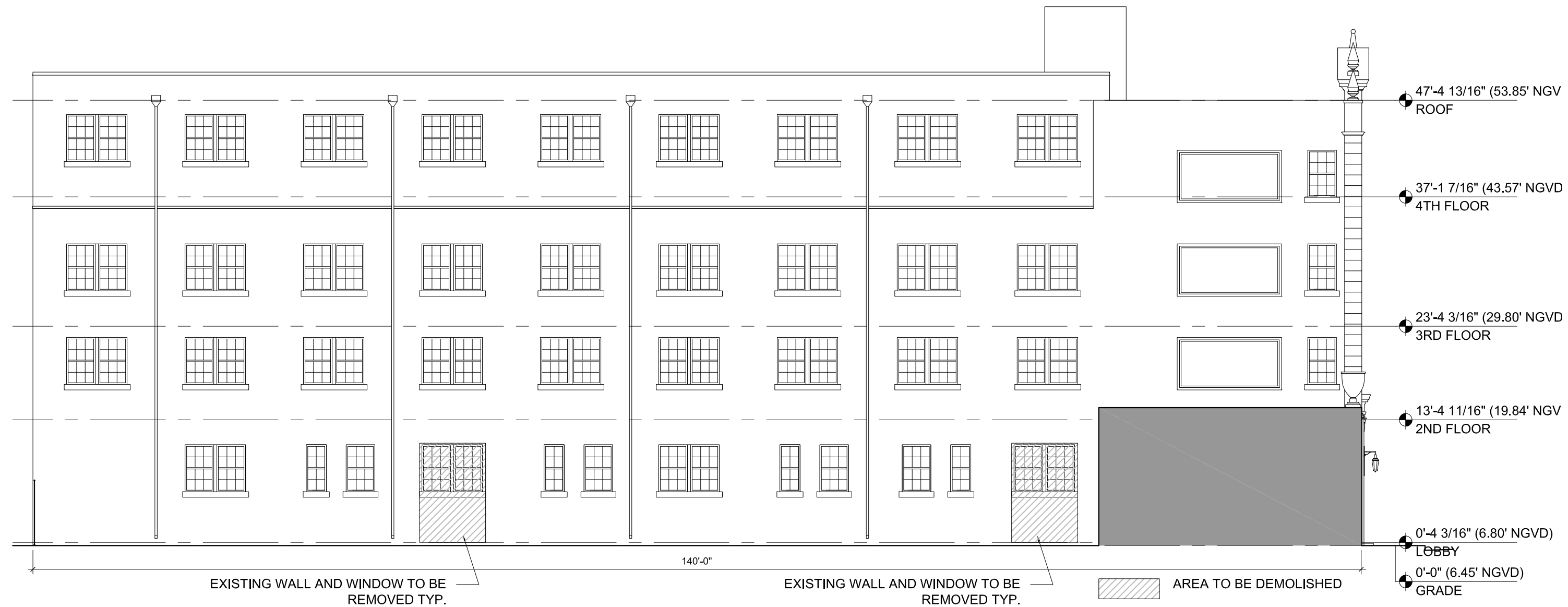
D-2.01-I WEST ELEVATION DEMOLITION (OPTION I)



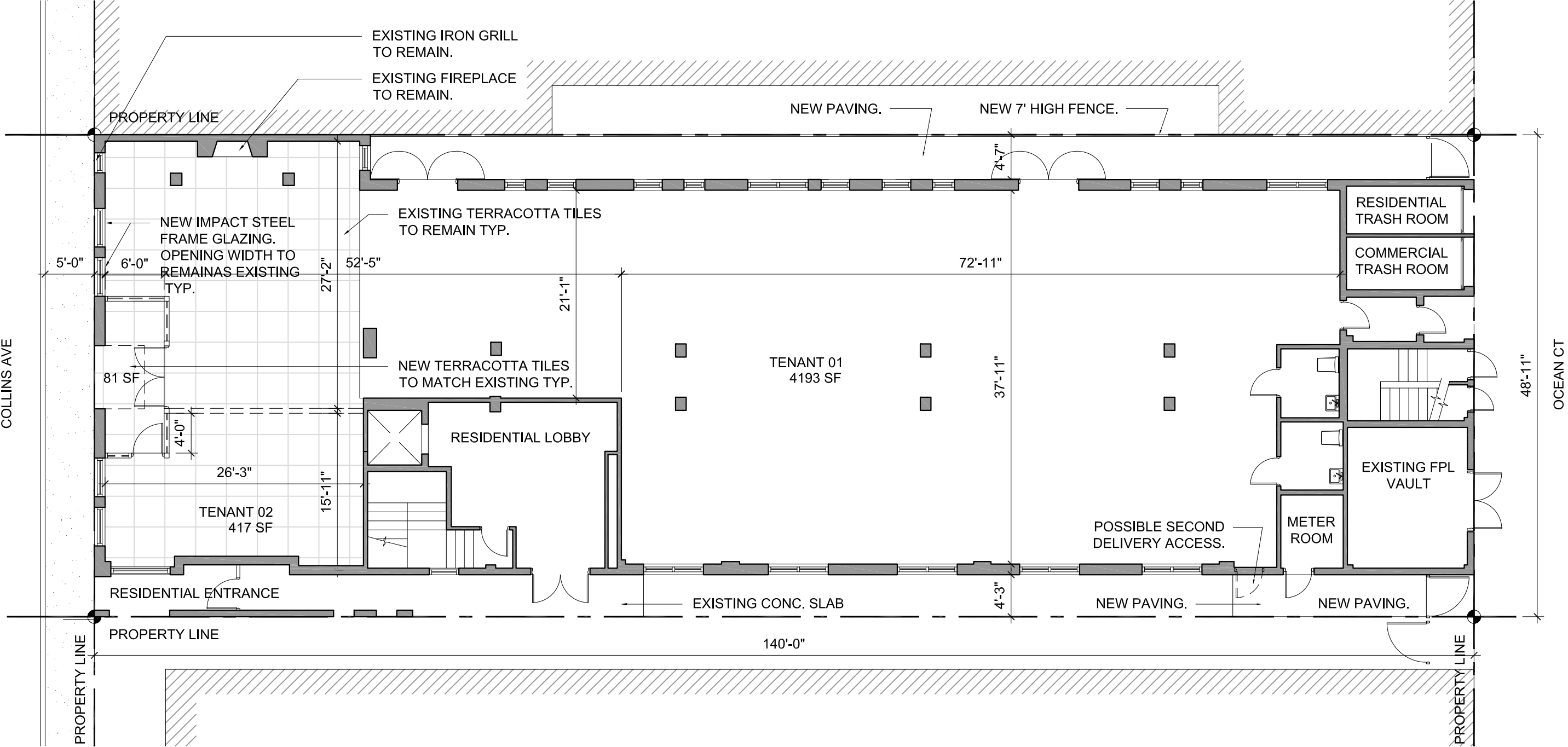
D-2.01-II WEST ELEVATION DEMOLITION (OPTION II)



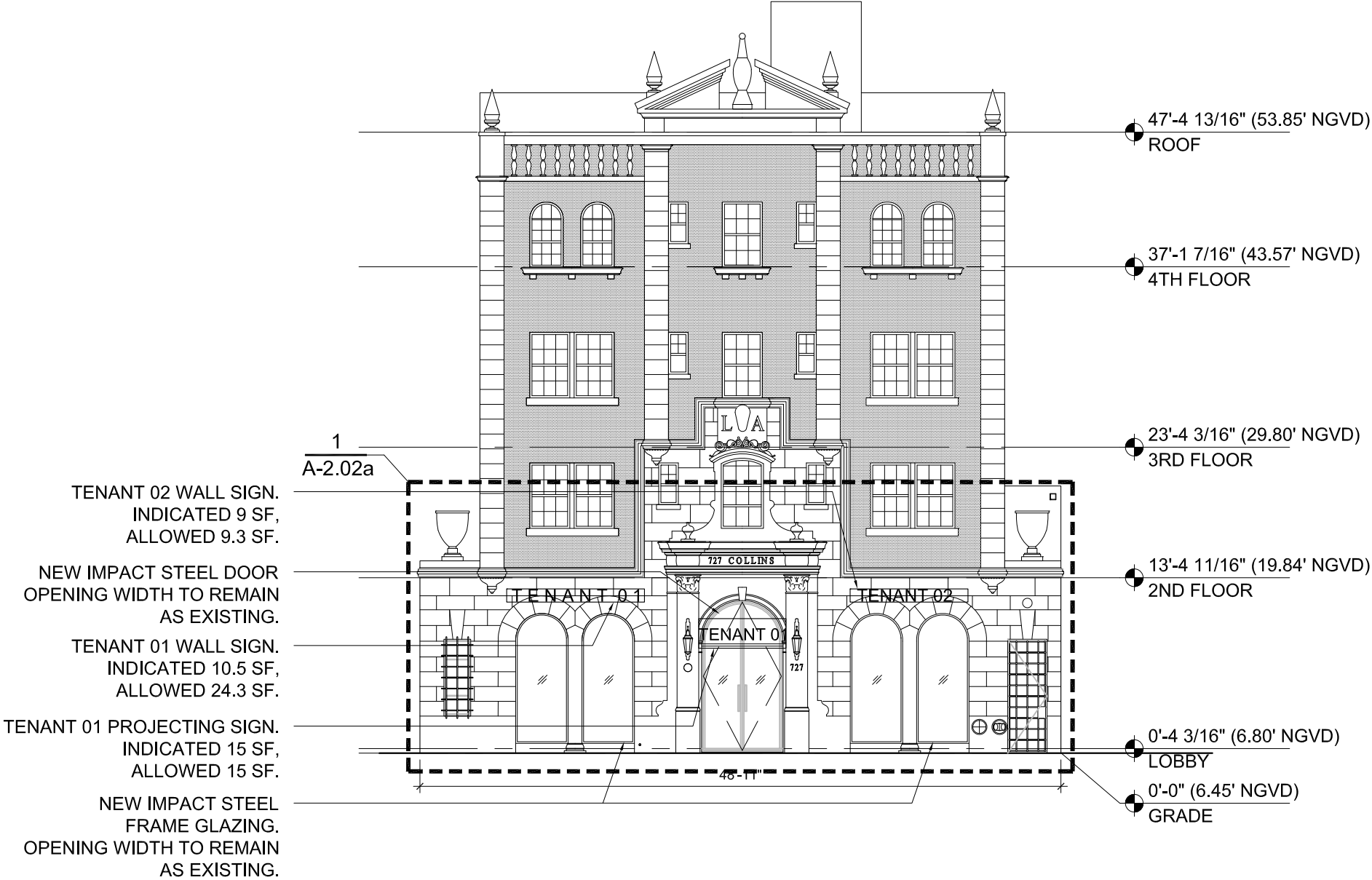
D-2.02 NORTH ELEVATION DEMOLITION



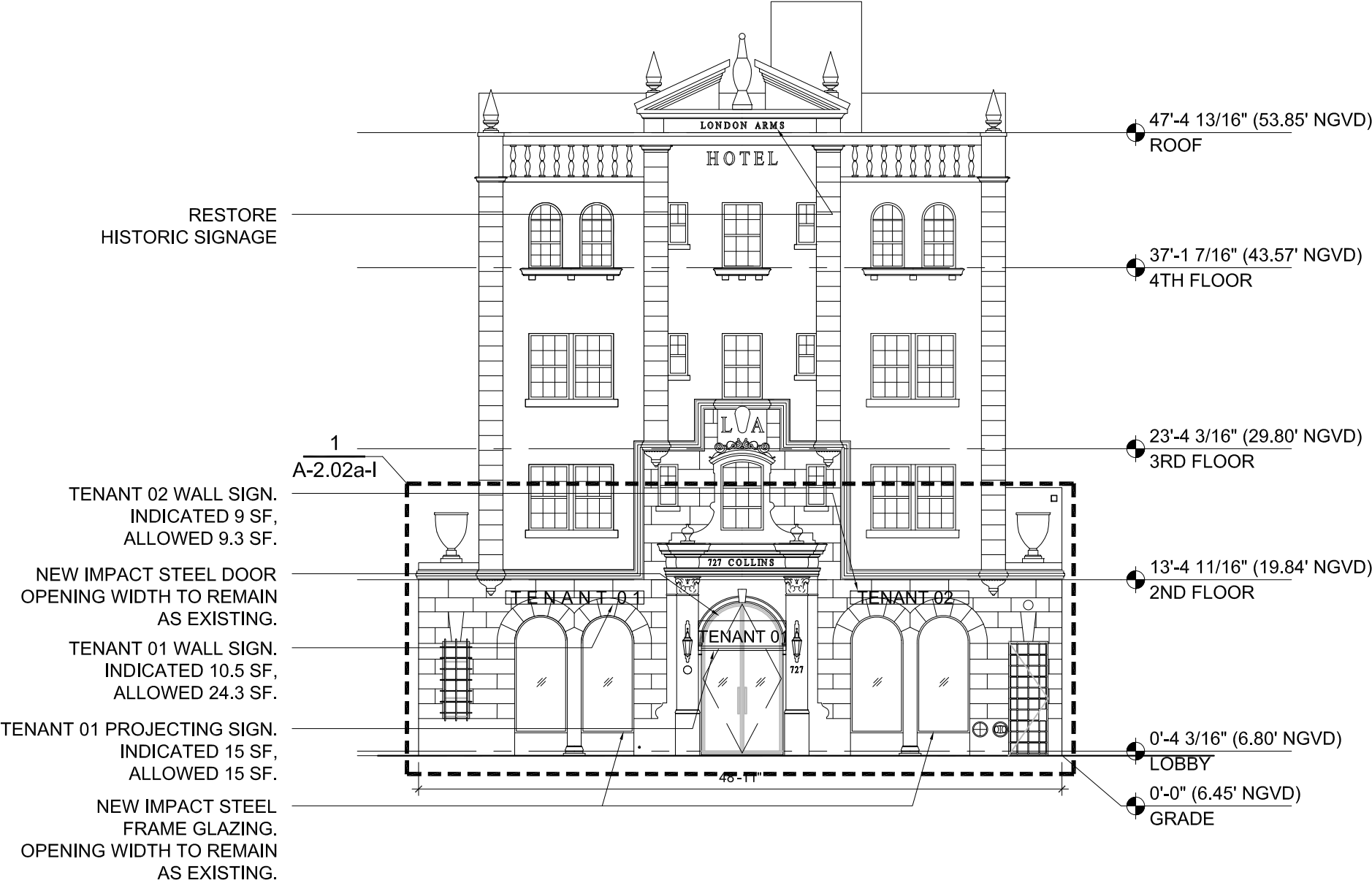
A-1.01A PROPOSED GROUND FLOOR PLAN OPT 01



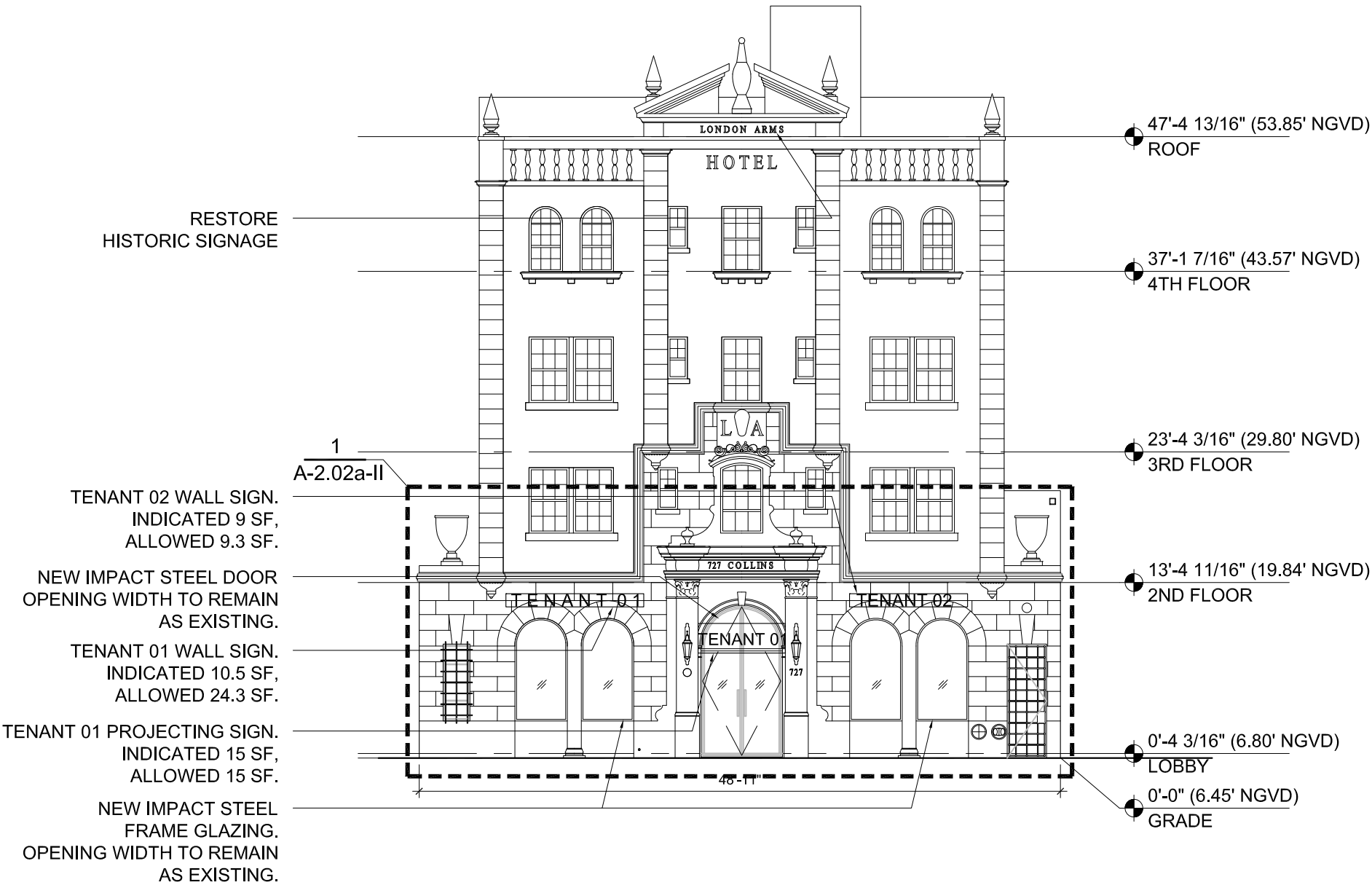
A-2.01A PREVIOUSLY PROPOSED WEST ELEVATION RETAIL



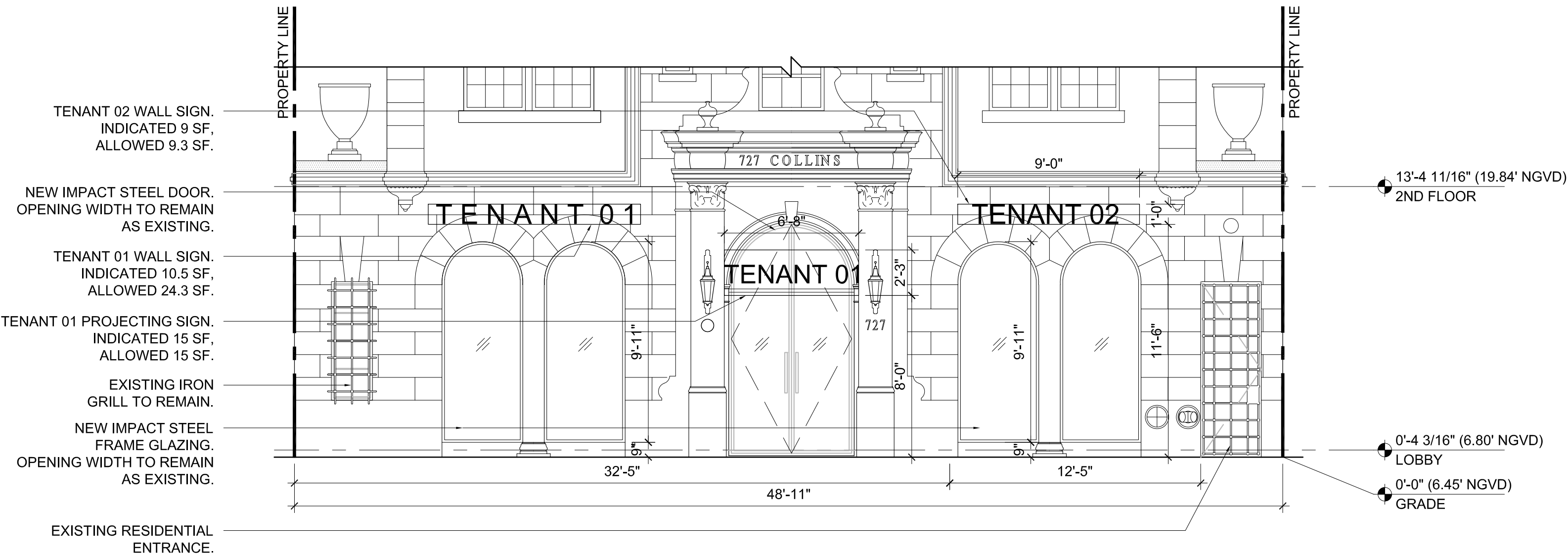
A-2.01A-I PROPOSED WEST ELEVATION RETAIL (OPTION I)



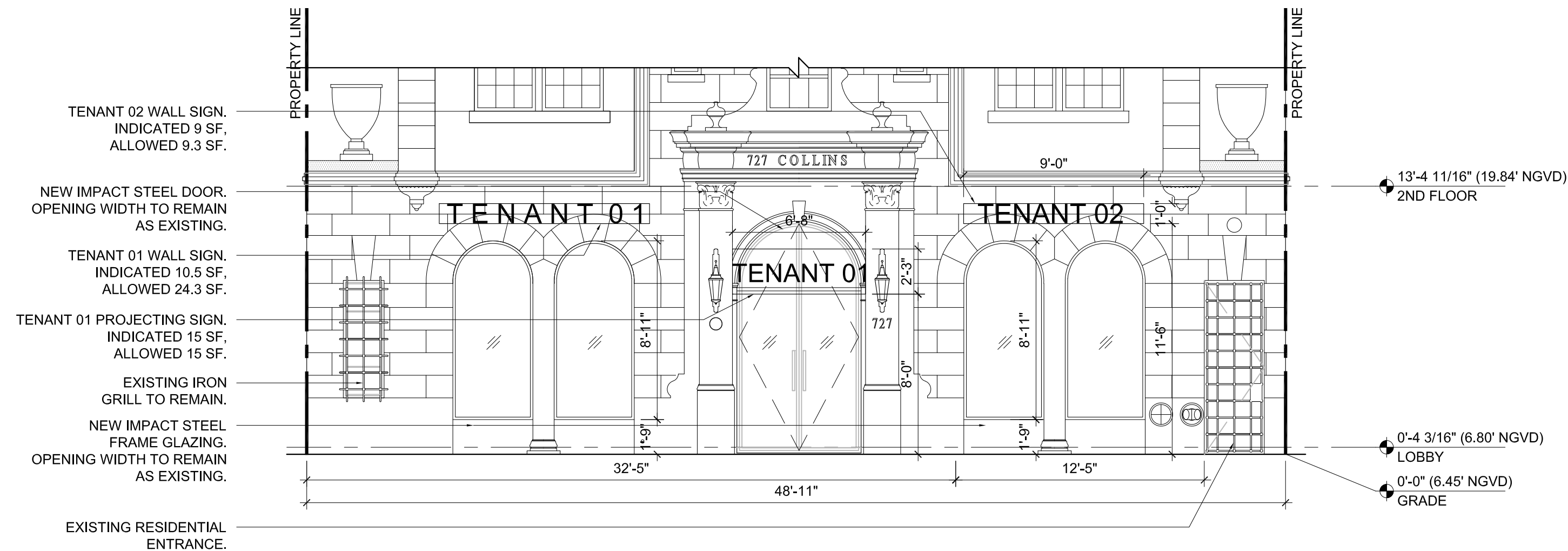
A-2.01A-II PROPOSED WEST ELEVATION RETAIL (OPTION II)



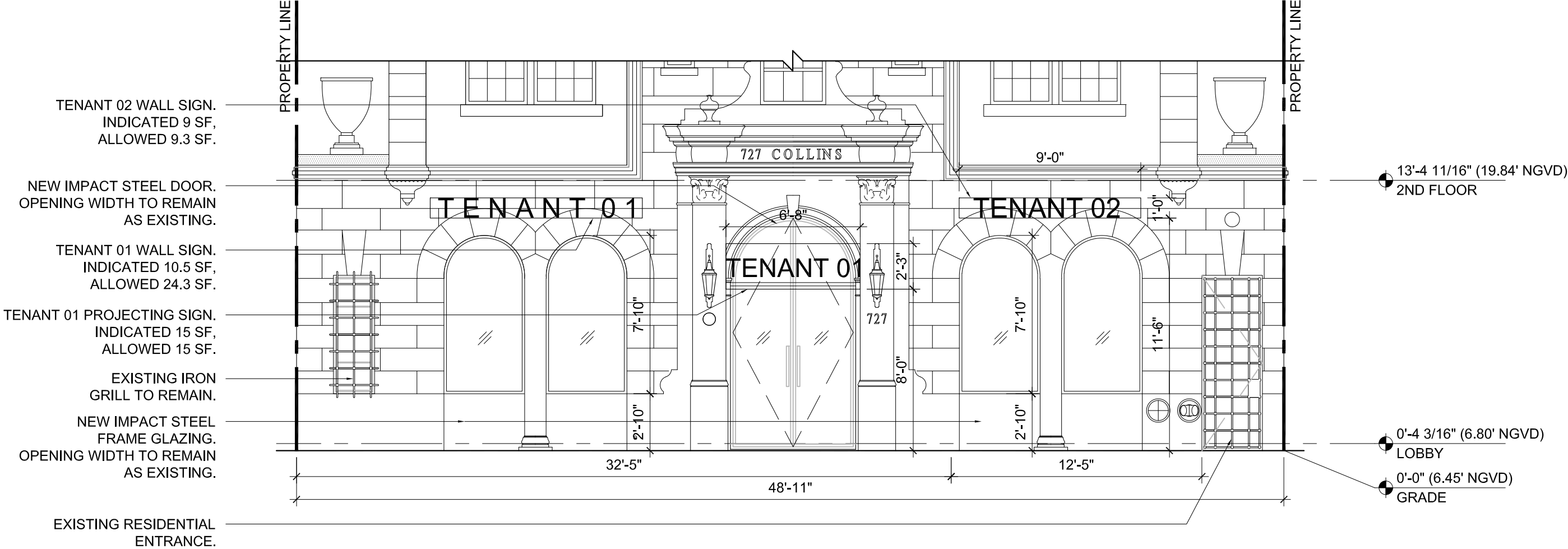
A-2.02A PREVIOUSLY PROPOSED WEST ELEVATION DETAIL RETAIL



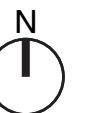
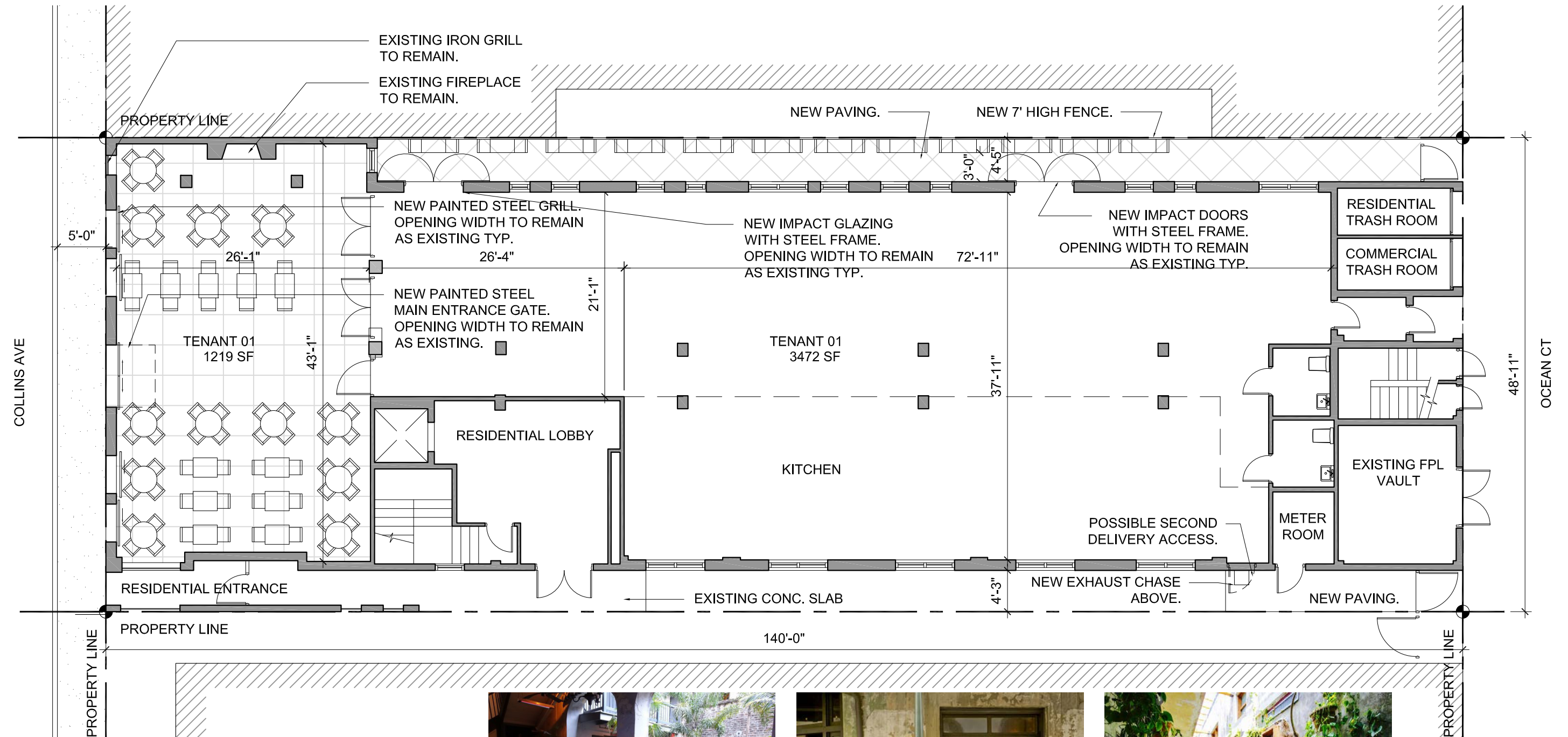
A-2.02A-I WEST ELEVATION DETAIL RETAIL (OPTION I)



A-2.02A-II WEST ELEVATION DETAIL RETAIL (OPTION II)

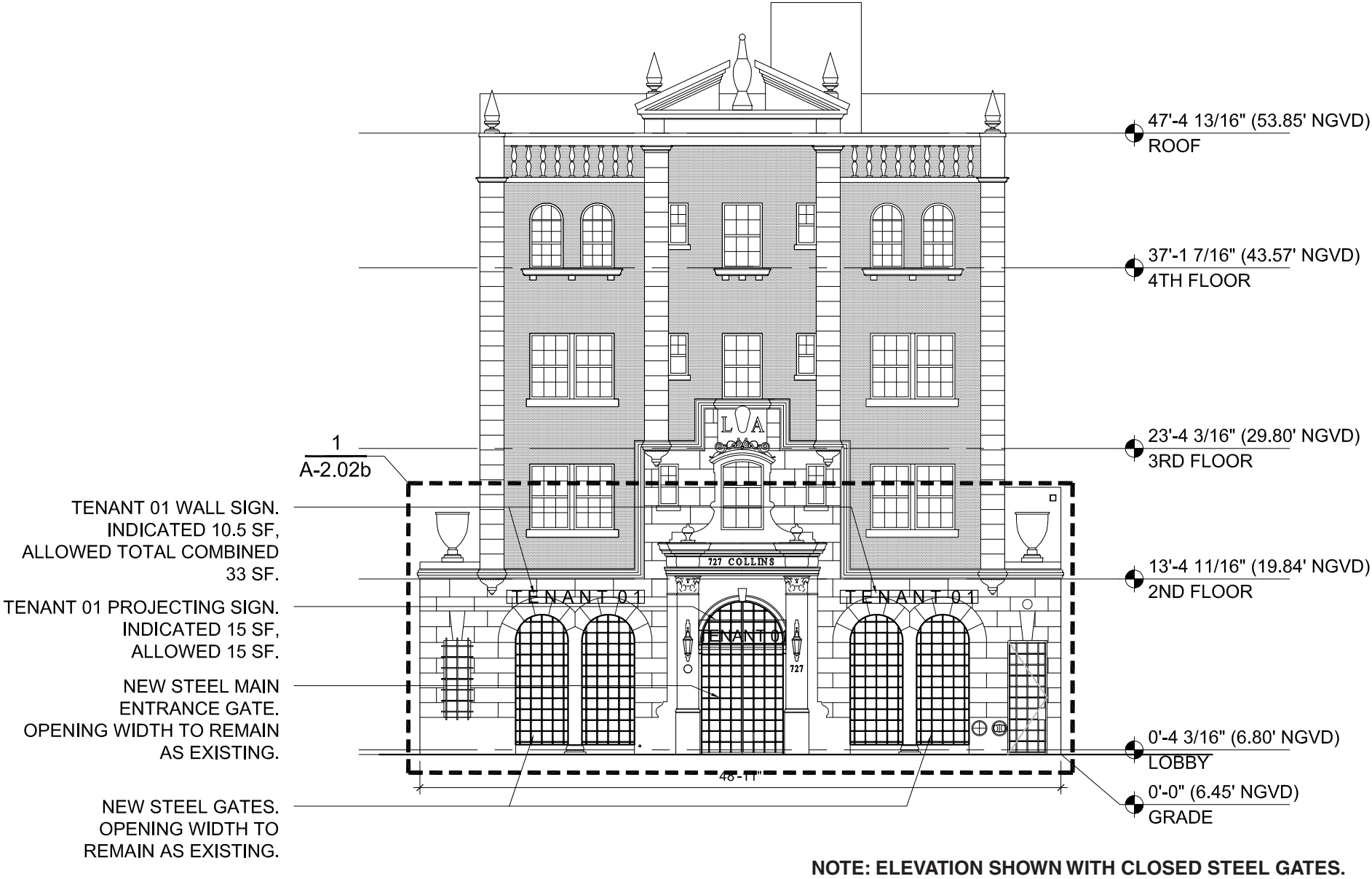


A-1.01B PROPOSED GROUND FLOOR PLAN RESTAURANT

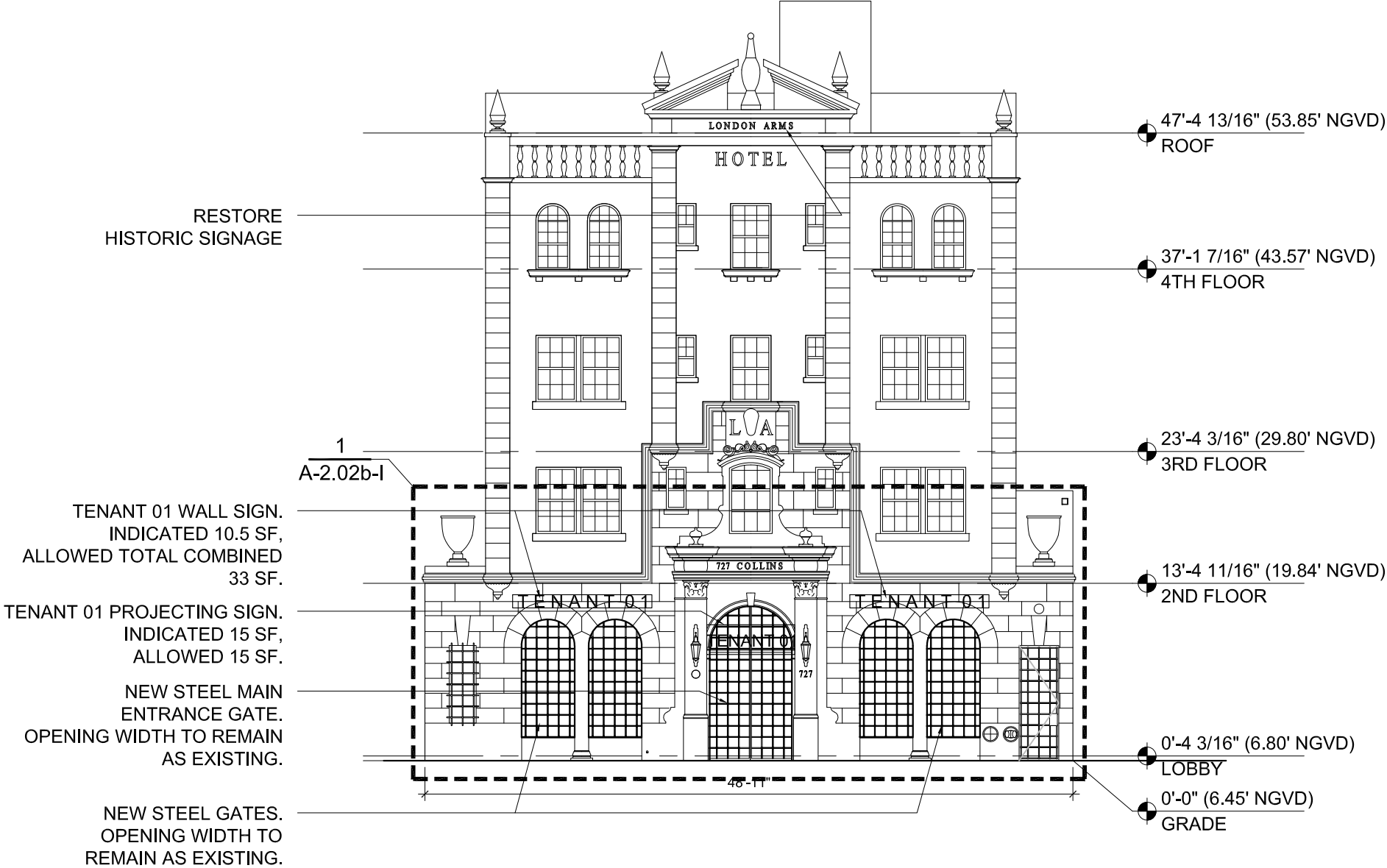


Scale = $3/32'' = 1'-0''$

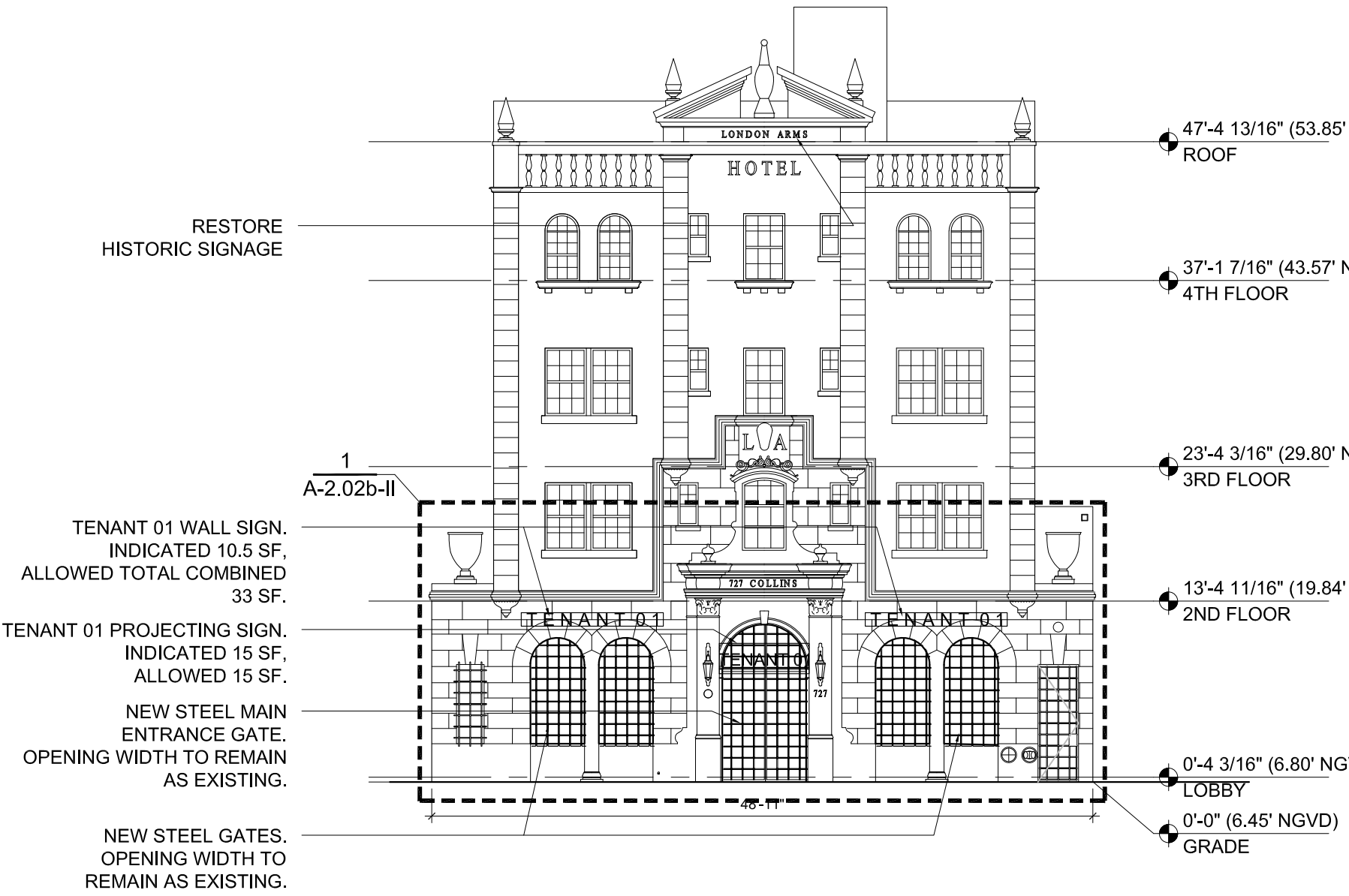
A-2.01B PREVIOUSLY PROPOSED WEST ELEVATION RESTAURANT



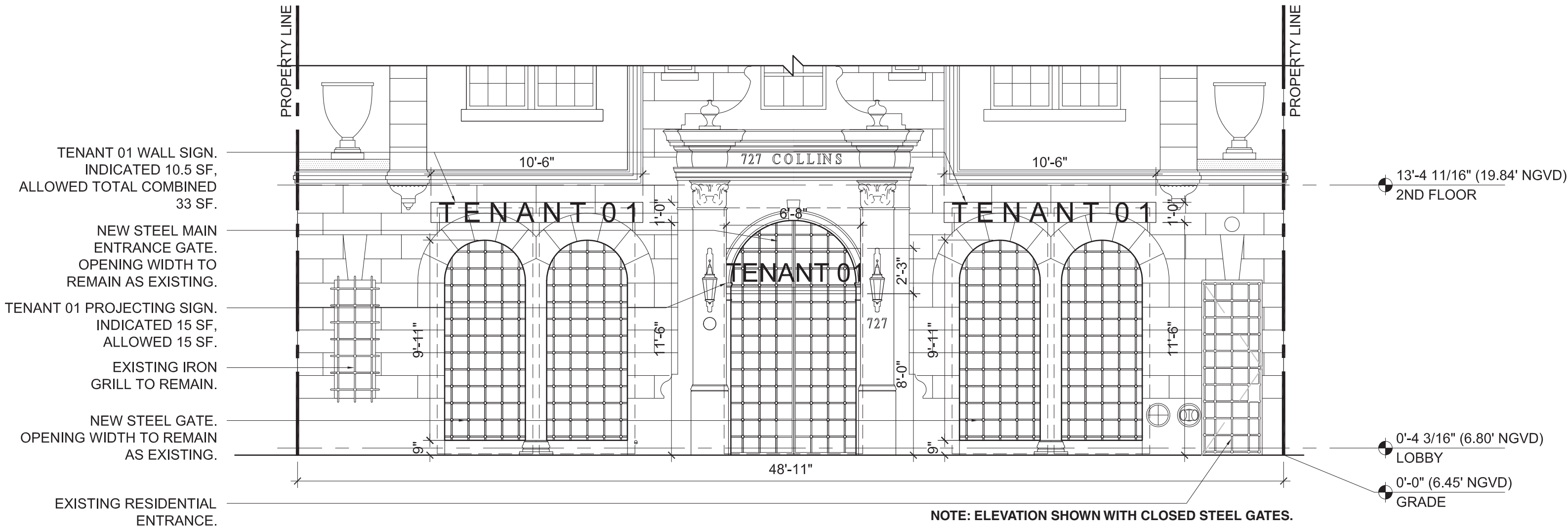
A-2.01B-I PROPOSED WEST ELEVATION RESTAURANT (OPTION I)



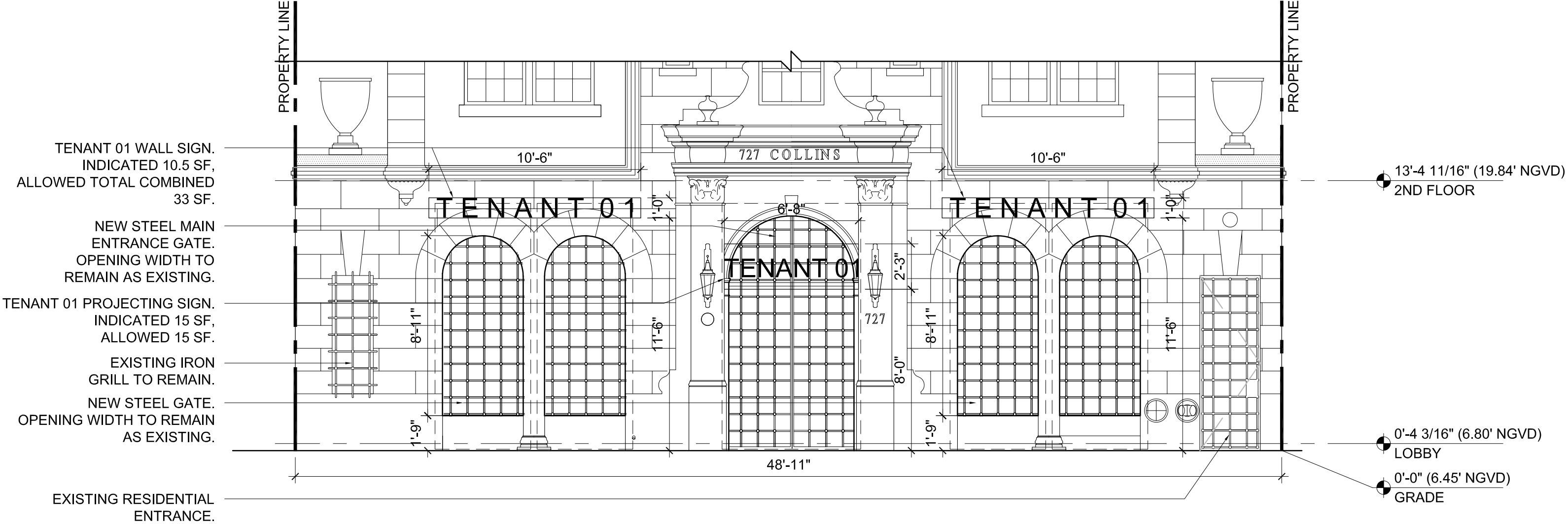
A-2.01B-II PROPOSED WEST ELEVATION RESTAURANT (OPTION II)



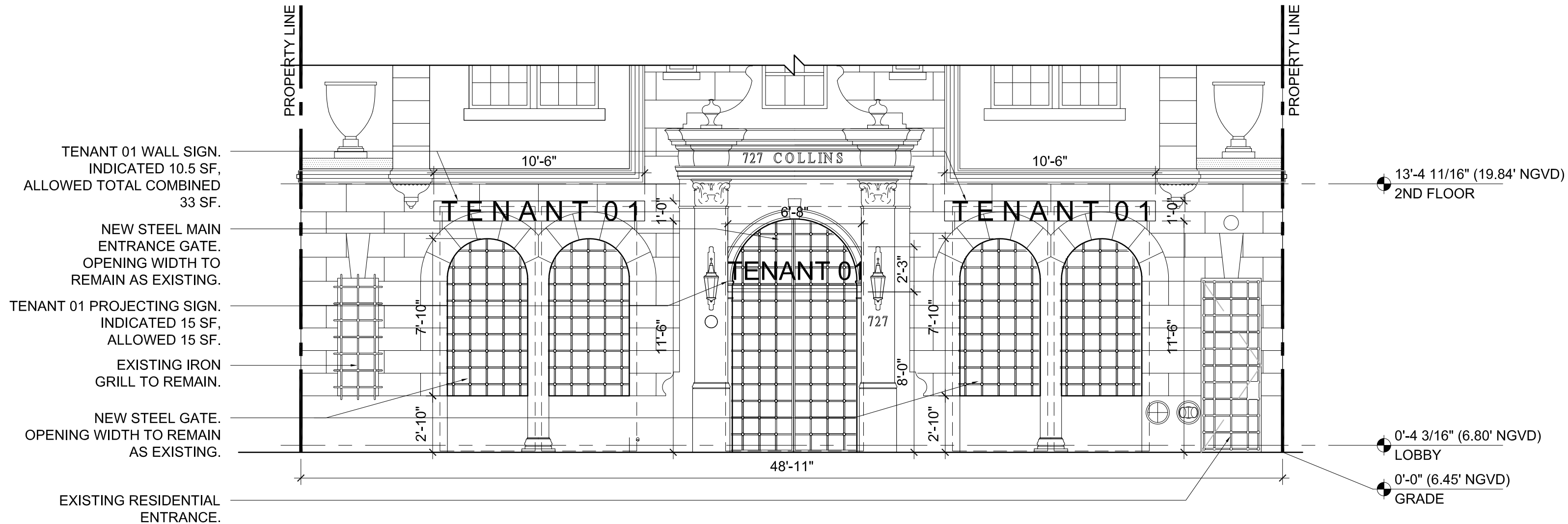
A-2.02B PREVIOUSLY PROPOSED WEST ELEVATION DETAIL RESTAURANT



A-2.02B-1 WEST ELEVATION DETAIL RESTAURANT (OPTION I)



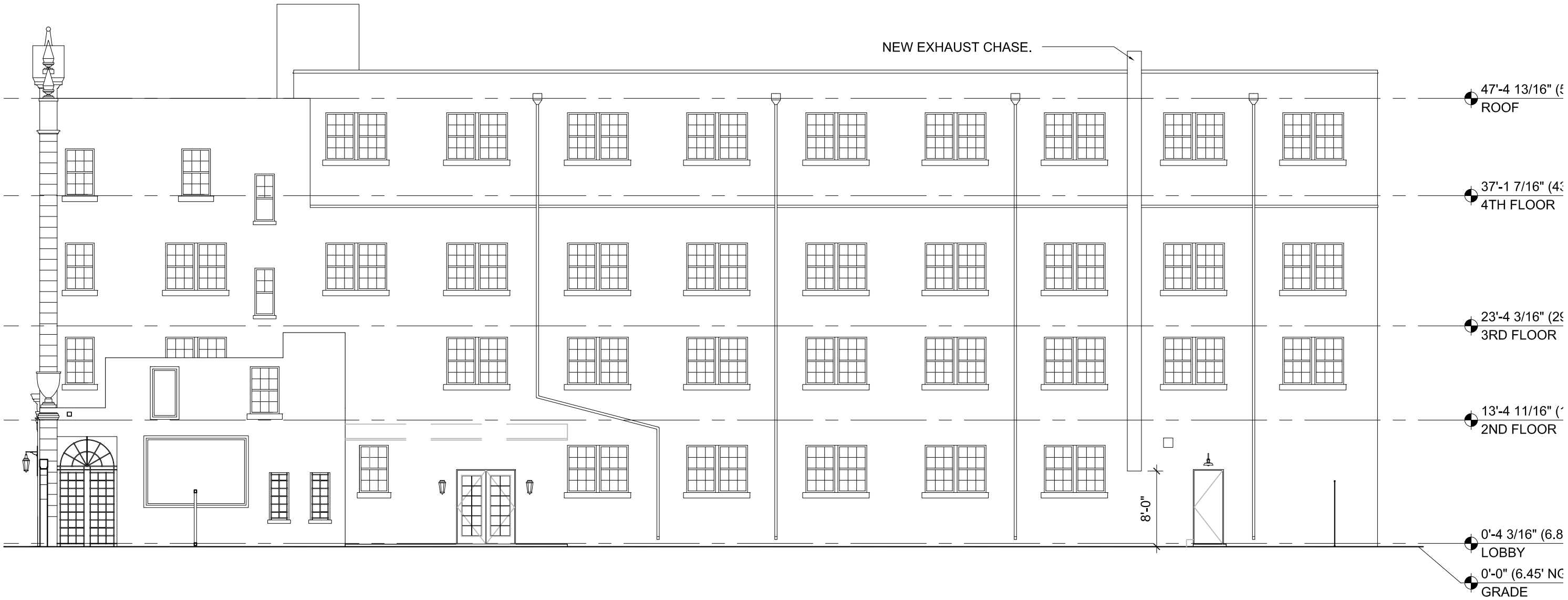
A-2.02B-II WEST ELEVATION DETAIL RESTAURANT (OPTION II)



A-2.03 PROPOSED NORTH ELEVATION



A-2.04 PROPOSED SOUTH ELEVATION



A-4.01 PREVIOUSLY PROPOSED RETAIL FACADE



A-4.01-I RETAIL FACADE OPTION I



A-4.01-II RESTAURANT FACADE OPTION II



NOTE: PERSPECTIVE SHOWN WITH OPEN STEEL GATES.

A-4.02 PREVIOUSLY PROPOSED RESTAURANT FACADE



NOTE: PERSPECTIVE SHOWN WITH CLOSE STEEL GATES.

A-4.02-I RESTAURANT FACADE OPTION I



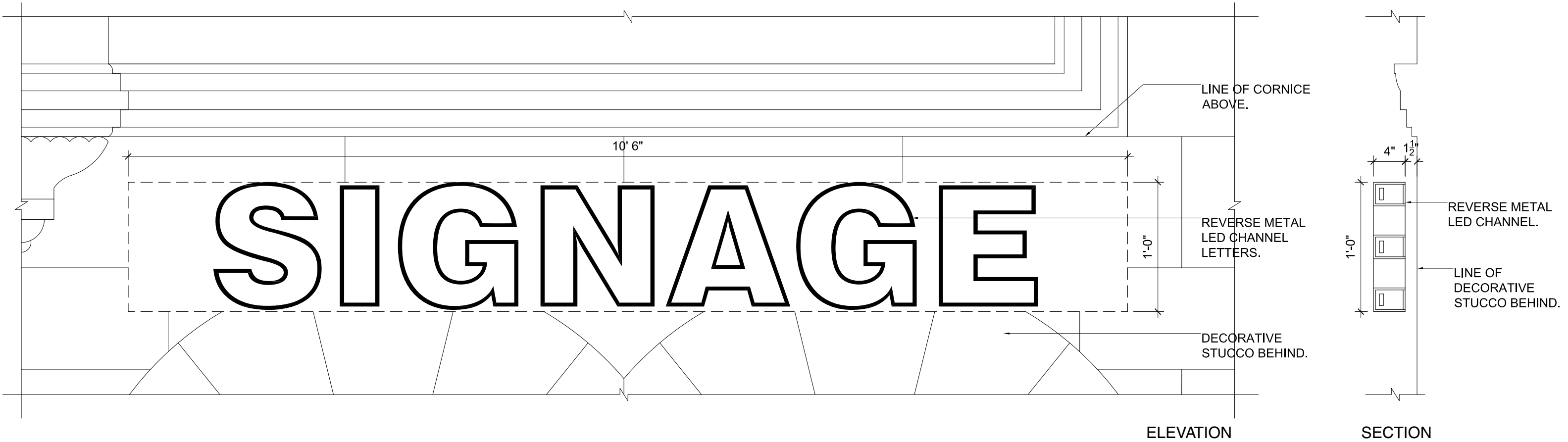
A-4.02-II RESTAURANT FACADE OPTION II



A-5.01 SIGNAGE DETAILS: WALL MOUNTED



WALL-MOUNTED STAINLESS STEEL REVERSE CHANNEL OR PLEXI FRONT LETTERS ATTACHED TO DECORATIVE STUCCO.



A-5.02 SIGNAGE DETAILS: PROJECTING



PROJECTING PLEXI FRONT OR METAL LETTERS ATTACHED TO ENTRANCE ARCHWAY.

