



# 5775 COLLINS AVENUE

## REVISED FINAL DRB SUBMITTAL

APRIL 28, 2017

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2017.04.28 A-0-00

# 5775 COLLINS AVE

## SITE DATA & DEVELOPMENT PROGRAM

I. GENERAL LOT INFORMATION		
ZONING CLASSIFICATION:	RM-3	
FOLIO NUMBER:	02-3211-016-0001	
PROPERTY ADDRESS:	5775 COLLINS AVENUE	
FEMA ZONE:	FLOOD ZONE AE	
	<b>REQUIRED / ALLOWED</b>	<b>PROVIDED</b>
LOT AREA:	7000 S.F. MIN	<b>63,638 SF / 1.46 ACRES</b>
LOT WIDTH:	50 FT MIN	225'-0"
LOT DEPTH:		282'-5" (AT MID POINT)
FLOOR AREA RATIO:	3	
MAXIMUM ALLOWABLE AREA:	190,914 SF MAX.	190,617 SF
DENSITY:	150 DU/ACRE MAX. = 219 DU	86 DU
II. SETBACKS & YARD REQUIREMENTS		
	<b>REQUIRED / ALLOWED</b>	<b>PROVIDED</b>
<b>SUBTERRANEAN SETBACK:</b>		
FRONT	20'-0"	20'-1"
SIDE	5 FEET, OR 5% OF LOT WIDTH, WHICHEVER IS GREATER	18'-1"
REAR	50'-0"	55'-6"
<b>PEDESTAL SETBACK:</b>		
FRONT	20'-0"	68'-10 1/4"
SIDE	SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH - 7.5 FEET OR 8% OF LOT WIDTH WHICHEVER IS GREATER	31'-10" (SOUTH) 31'-11" (NORTH))
REAR	20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IS GREATER	112'-3"
<b>TOWER SETBACK:</b>		
FRONT	20 FEET +1 FT FOR EVERY FT INCREASE IN HEIGHT ABOVE 50 FT, TO A MAX. OF 50 FT, THEN SHALL REMAIN CONSTANT	97'-3 1/2"
SIDE	THE REQUIRED PEDESTAL SETBACK PLUS 0.10 OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0".	38'-2" (SOUTH) 38'-5 3/4" (NORTH)
REAR	20% OF LOT DEPTH, 75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IS GREATER	113'-7"

III. OCEANFRONT OVERLAY REQUIREMENTS			
<u>OCEANFRONT OVERLAY</u>			
ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REGULATIONS APPLY TO BUILDINGS AND STRUCTURES LOCATED WEST OF THE BULKHEAD LINE.			
LOT COVERAGE:	50 % OF THE REQUIRED REAR YARD SETBACK		
REAR YARD SETBACK:	50'-0" FOR GRADE AND SUBTERRANEAN LEVELS MEASURED FROM THE BULKHEAD LINE	56'-6" PROVIDED	
SIDE SETBACK:	15'-0"		
MAXIMUM HEIGHT:	30'-0" ABOVE GRADE		
IV. PARKING REQUIREMENTS			
	<b>REQUIRED</b>	<b>PROVIDED</b>	
<b>RESIDENTIAL:</b>			
1.5 PARKING SPACES PER 550-999 SF UNITS			
1.75 PARKING SPACES PER 1000-1200 SF UNITS	1.75 x 16 DU = 28 PS		
2 PARKING SPACES PER UNITS ABOVE 1200 SF	2 x 70 DU = 140 PS		
<b>GUEST:</b>			
10% OF TOTAL PARKING SPACES	17 PS		
<b>ACCESSIBLE:</b>			
151-200 PS	6 PS		
<b>TOTAL PARKING REQUIRED:</b>	185 PS	185 PS	
<b>BICYCLE PARKING:</b>			
4 PER PROJECT OR 1 PER 10 UNITS	9		
V. LOADING ANALYSIS			
	<b>REQUIRED</b>	<b>PROVIDED</b>	
<b>RESIDENTIAL</b>			
OVER 50 UNITS BUT LESS THAN 100 UNITS:	2 LOADING BERTHS	2 (10' x 20') BERTHS	
VI. F.A.R SCHEDULE			
<b>LEVEL</b>	<b>AREA</b>	<b># OF LEVELS</b>	<b>TOTAL</b>
GARAGE LVL -1	362 SF	1	362 SF
GARAGE LEVL-2	362 SF	1	362 SF
GROUND	9,969 SF	1	9,969 SF
TYPICAL LOWER LEVELS 2-11	10,741 SF	10	107,410 SF
TYPICAL LOWER LEVEL 12	10,641 SF	1	10,641 SF
TYPICAL UPPER LEVELS 13-17	10,741 SF	5	53,705 SF
PENTHOUSE LEVEL	8,031 SF	1	8,031 SF
MECHANICAL LVL	137 SF	1	137 SF
ROOF LVL	0 SF	1	0 SF
GRAND TOTAL	190,914 SF (ALLOWED)		190,617 SF

EXISTING MARLBOROUGH HOUSE BUILDING (FAR)				
LEVEL	AREA	# OF LEVELS	TOTAL	
GROUND	10,044 SF	1	10,044 SF	
TYPICAL LOWER LEVELS - 2-13	10,044 SF	12	120,528 SF	
GRAND TOTAL			130,572 SF	
UNIT MATRIX				
UNIT	BED / BATH	SQ. FT.	QTY.	TOTAL S.F.
UNIT A	3 BED / 3.5 BATH	1935 SF	10	19350 SF
UNIT B	2 BED / 3.5 BATH	1700 SF	16	27200 SF
UNIT C	3 BED / 3.5 BATH	1935 SF	10	19350 SF
UNIT D	2 BED / 2.5 BATH	1252 SF	10	12520 SF
UNIT E	2 BED / 2.5 BATH	1183 SF	16	18928 SF
UNIT F	2 BED / 2.5 BATH	1259 SF	10	12590 SF
UNIT G	4 BED / 5.5 BATH	3331 SF	6	19986 SF
UNIT H	4 BED / 5.5 BATH	3242 SF	6	19452 SF
PH A	4 BED / 5.5 BATH	3467 SF	1	3467 SF
PH B	4 BED / 5.5 BATH	3462 SF	1	3462 SF
<b>TOTAL</b>	<b>30 BED / 40 BATH</b>		<b>86</b>	<b>156,305 SF</b>



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AERIAL PLAN

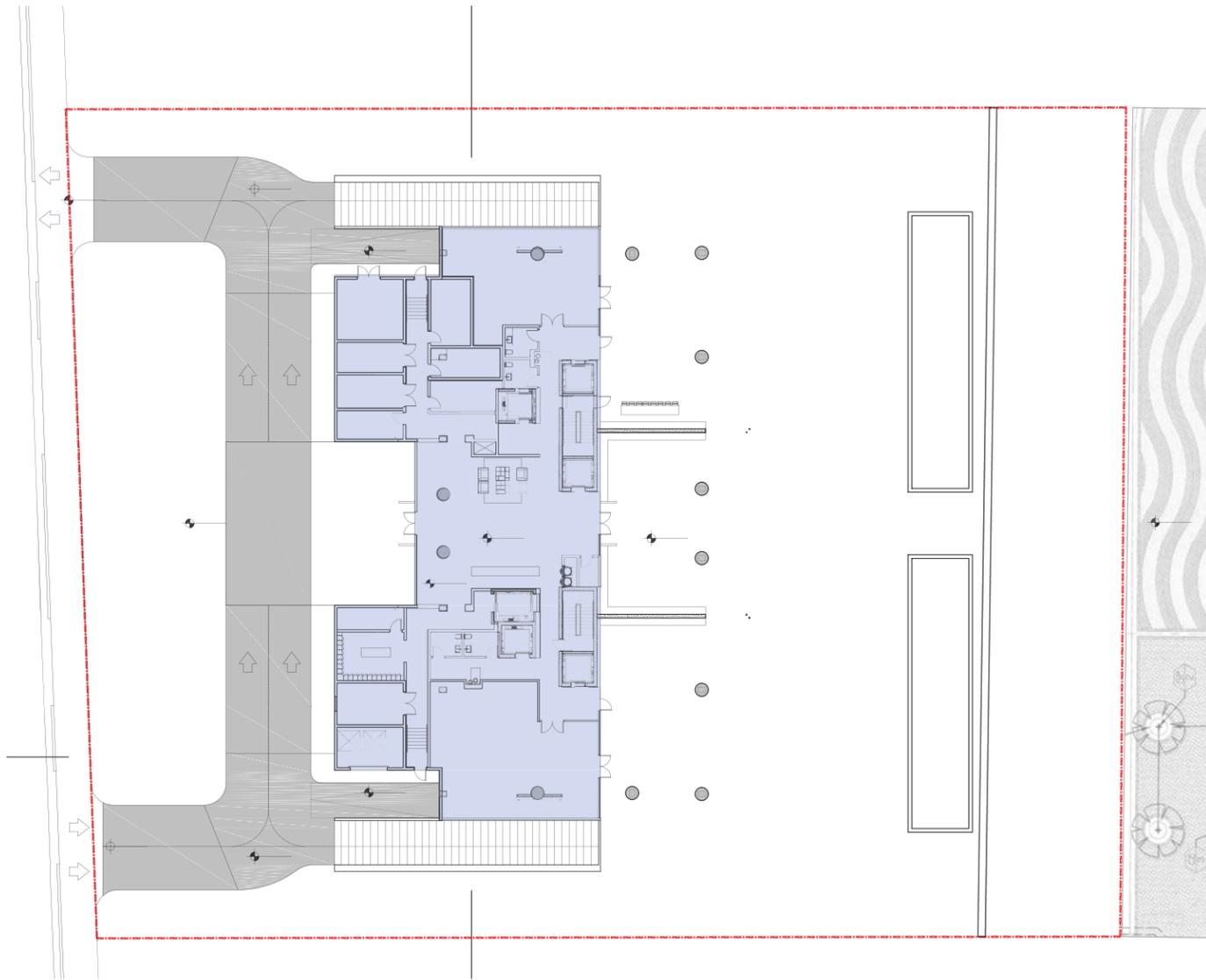
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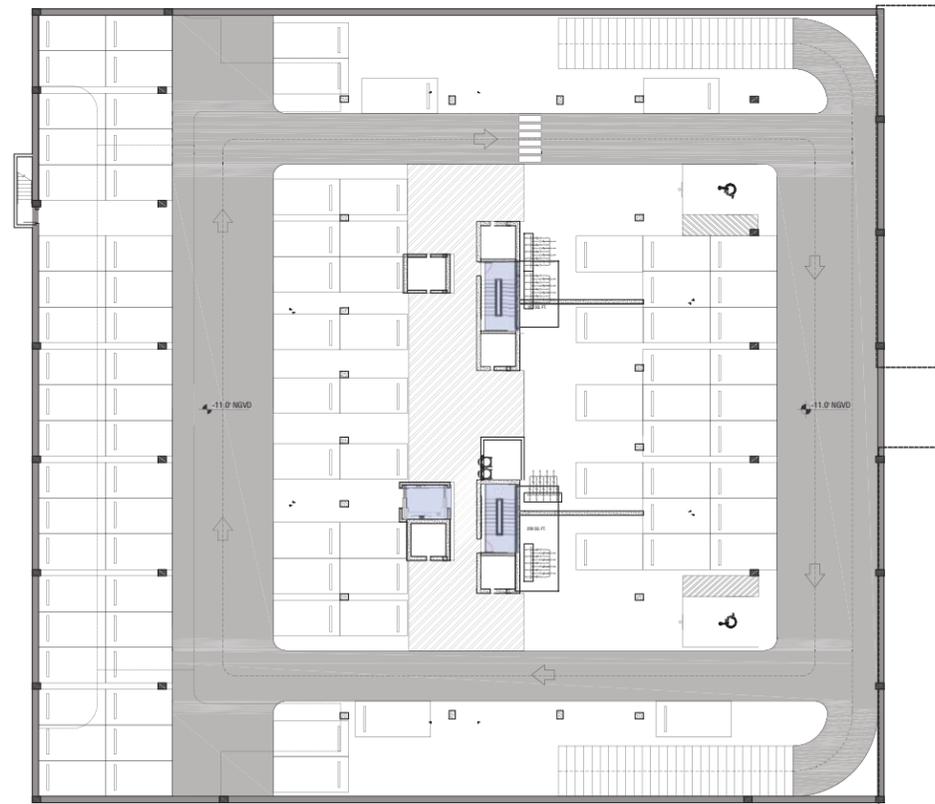
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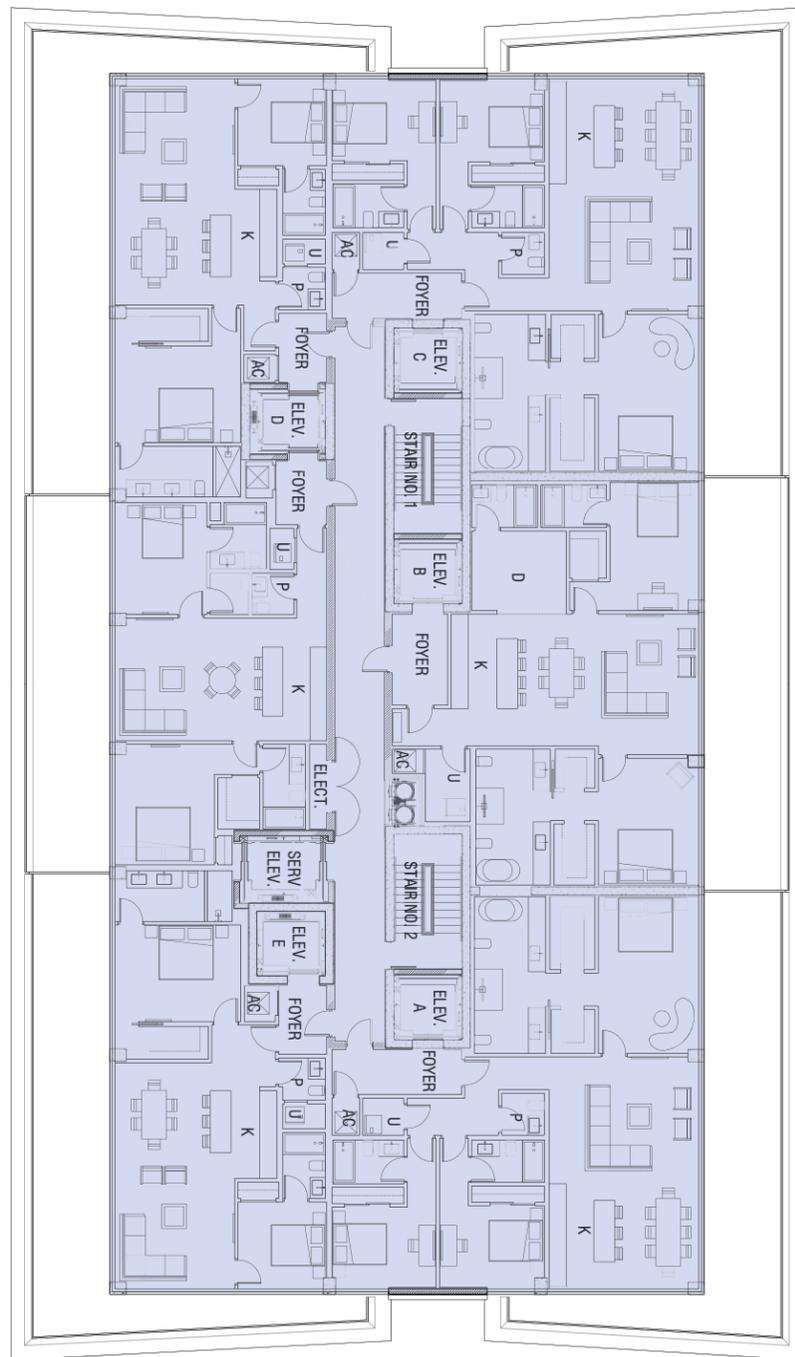
**GROUND LEVEL**  
9,969 SF



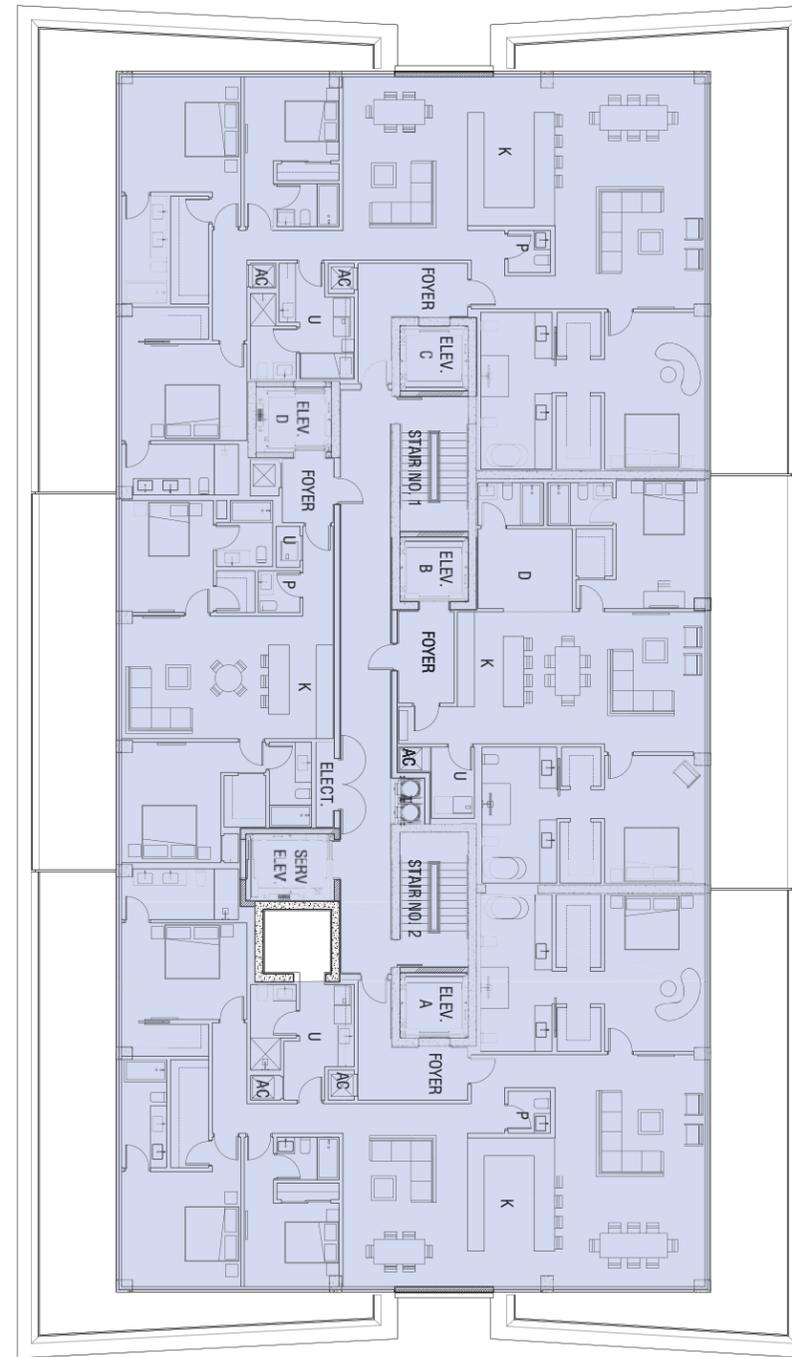
**GARAGE LEVEL - 1**  
362 SF



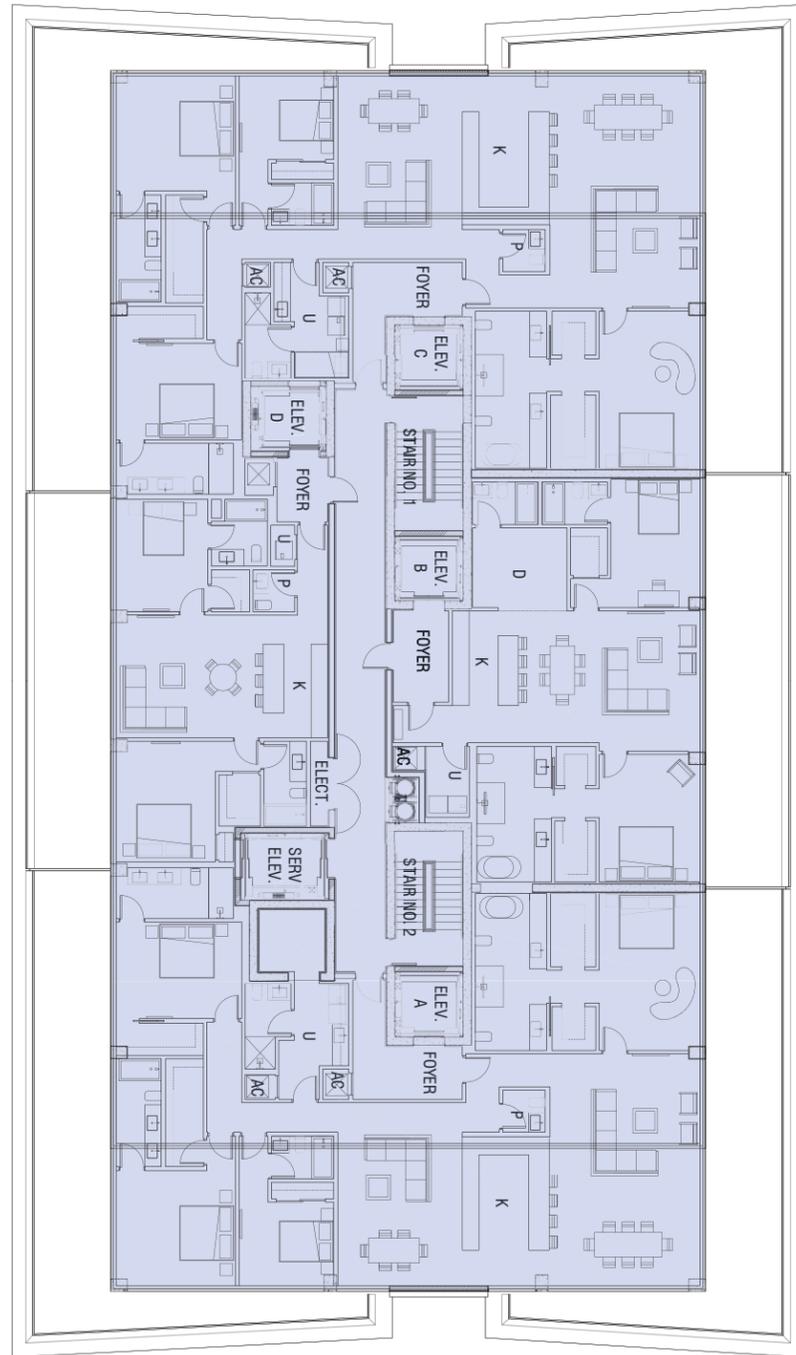
**GARAGE LEVEL - 2**  
362 SF



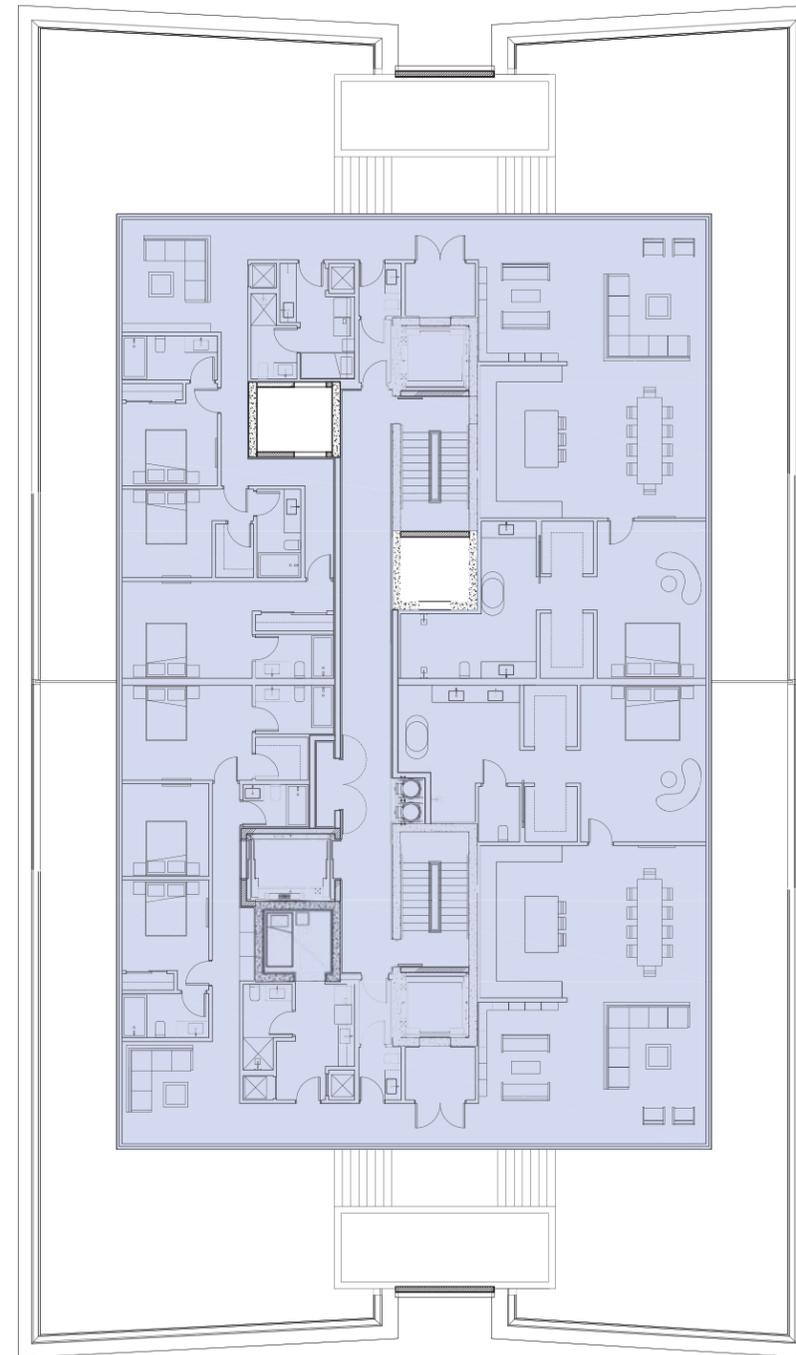
**TYPICAL TOWER LEVELS 2-11**  
10,741 SF



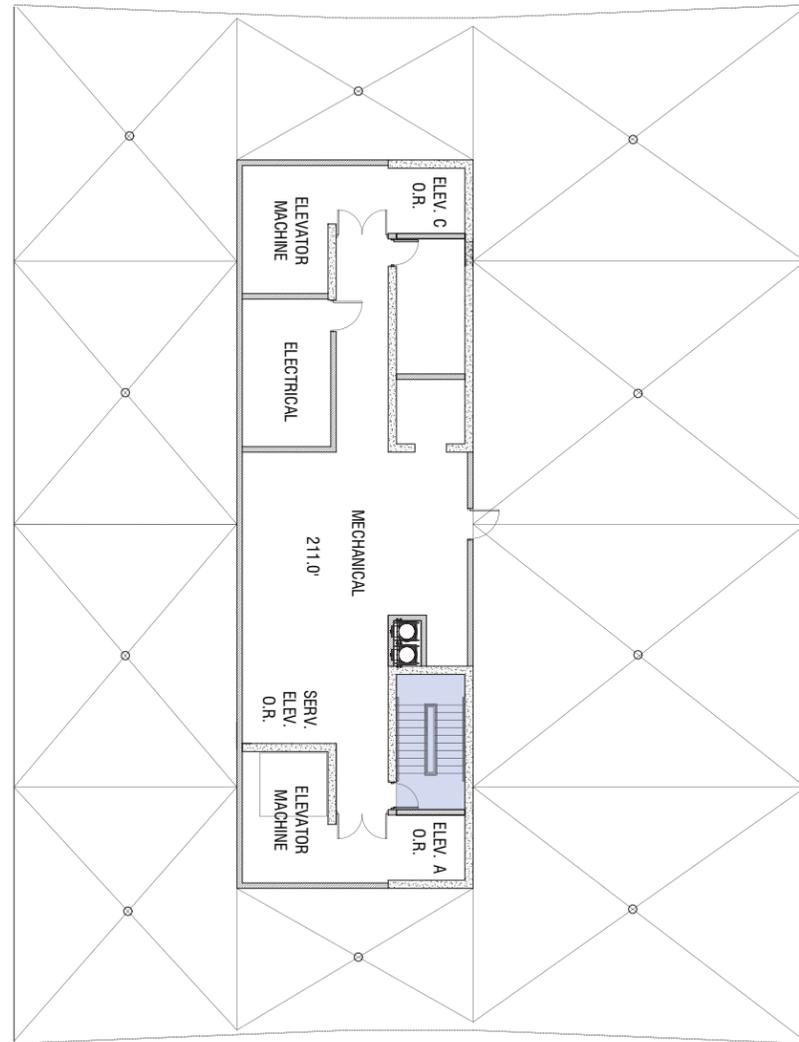
**TYPICAL TOWER LEVEL 12**  
10,641 SF



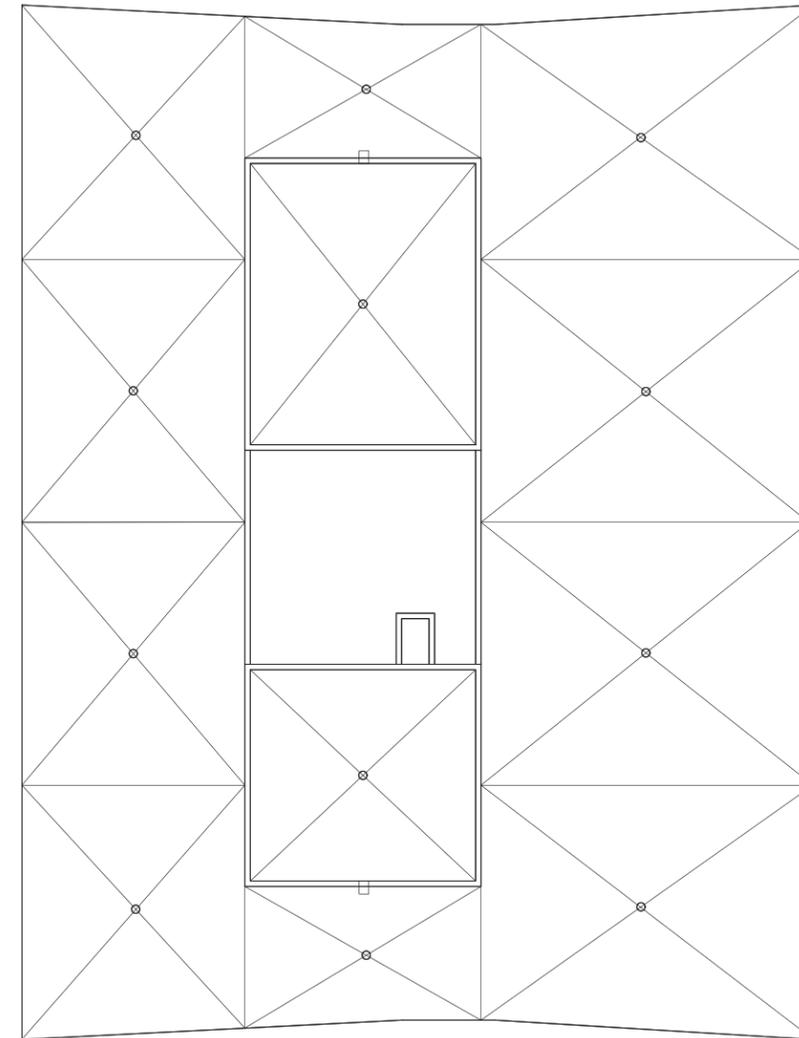
**TYPICAL TOWER LEVELS 13-17**  
**10,741 SF**



**PENTHOUSE LEVEL**  
**8,031 SF**



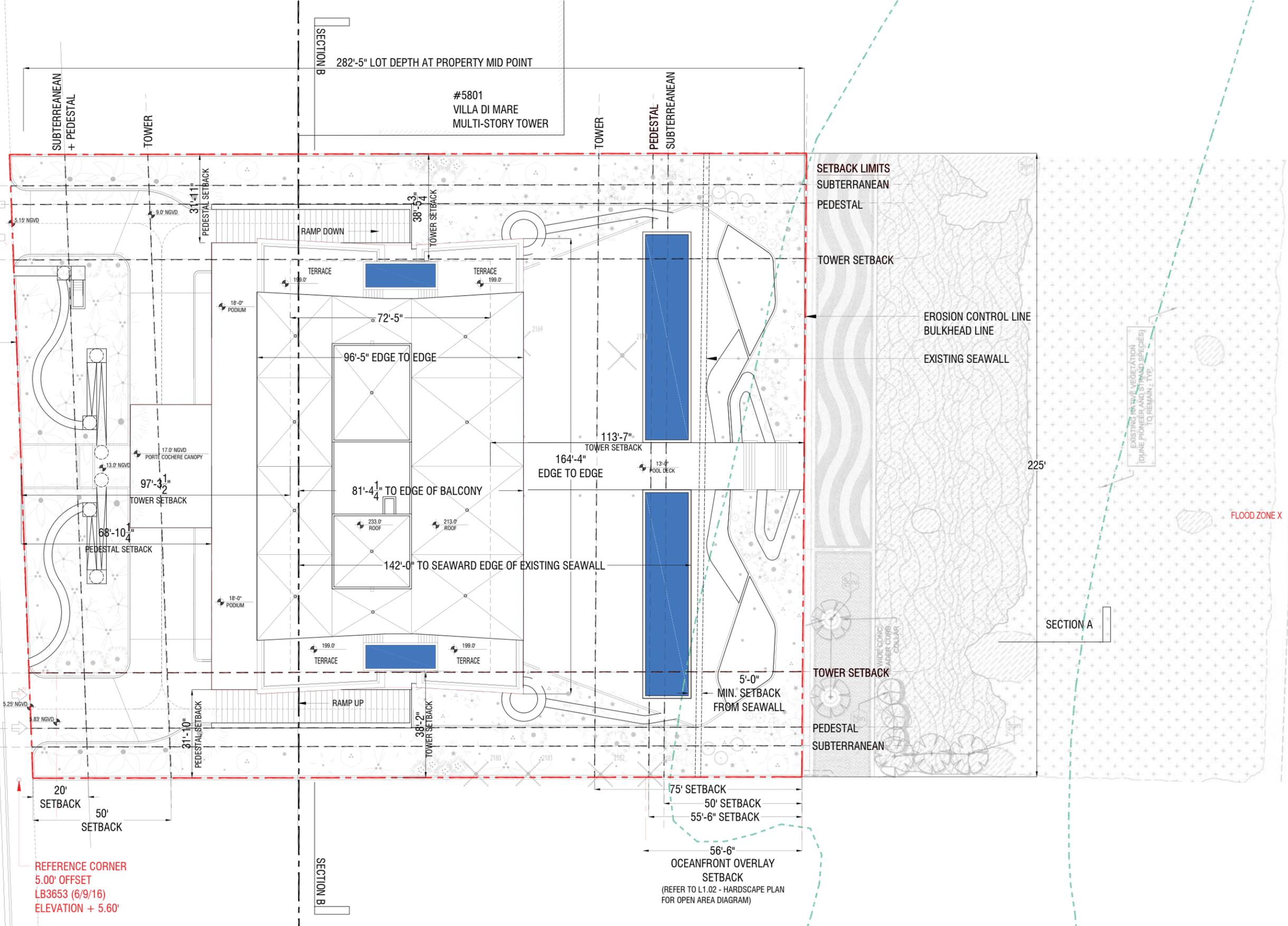
**MECHANICAL LEVEL**  
137 SF



**ROOF LEVEL**  
0 SF

REFERENCE CORNER  
5.00' OFFSET  
LB3653 (6/9/16)  
ELEVATION + 5.53'

SECTION B  
282'-5" LOT DEPTH AT PROPERTY MID POINT  
#5801  
VILLA DI MARE  
MULTI-STORY TOWER



REFERENCE CORNER  
5.00' OFFSET  
LB3653 (6/9/16)  
ELEVATION + 5.60'

EXISTING NATIVE VEGETATION  
(DUNE PIONEER AND STRAND SPECIES)  
TO REMAIN: TYP.

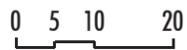
PLANTING AREA 20  
REFER TO CORRESPONDING  
PLANTING SCHEDULE FOR  
PLANT QUANTITIES

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SITE PLAN

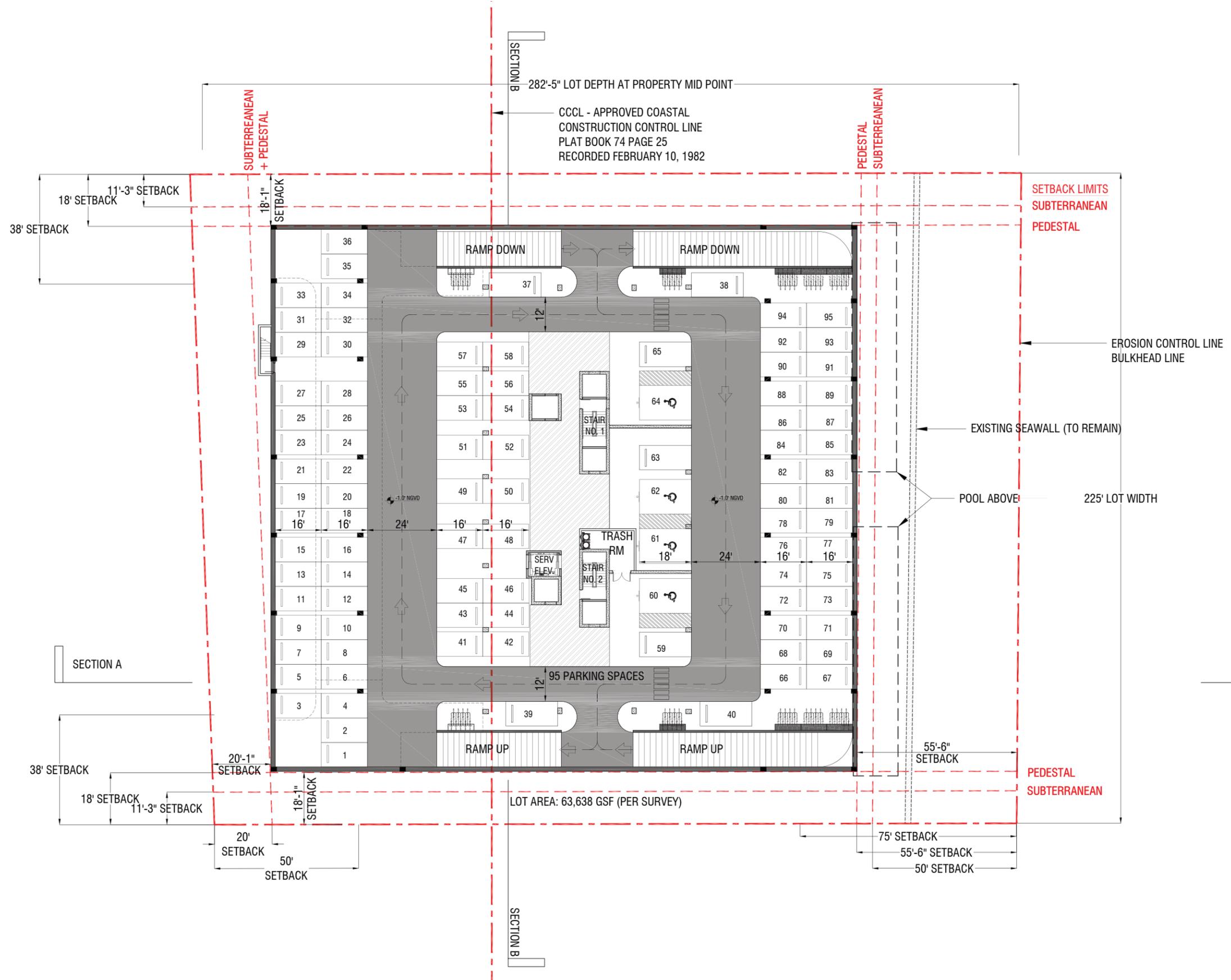
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GARAGE\_01 - EL. -1.0' NGVD

2017.04.28

A1-00

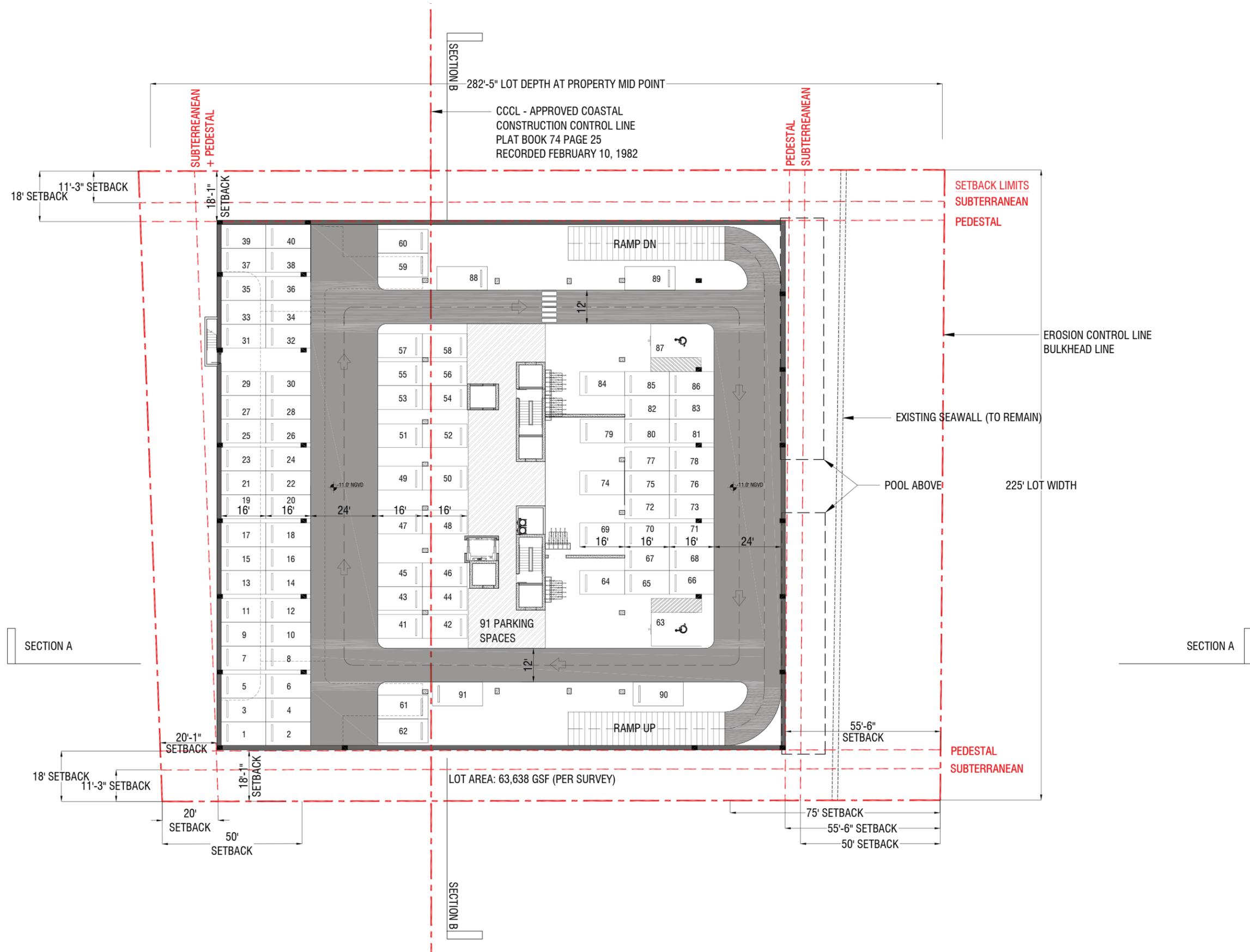
MULTIPLAN

0 5 30



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5775 COLLINS AVE

GARAGE\_02 - EL. -11.0' NGVD

2017.04.28

A1-01

MULTIPLAN

0 5 30

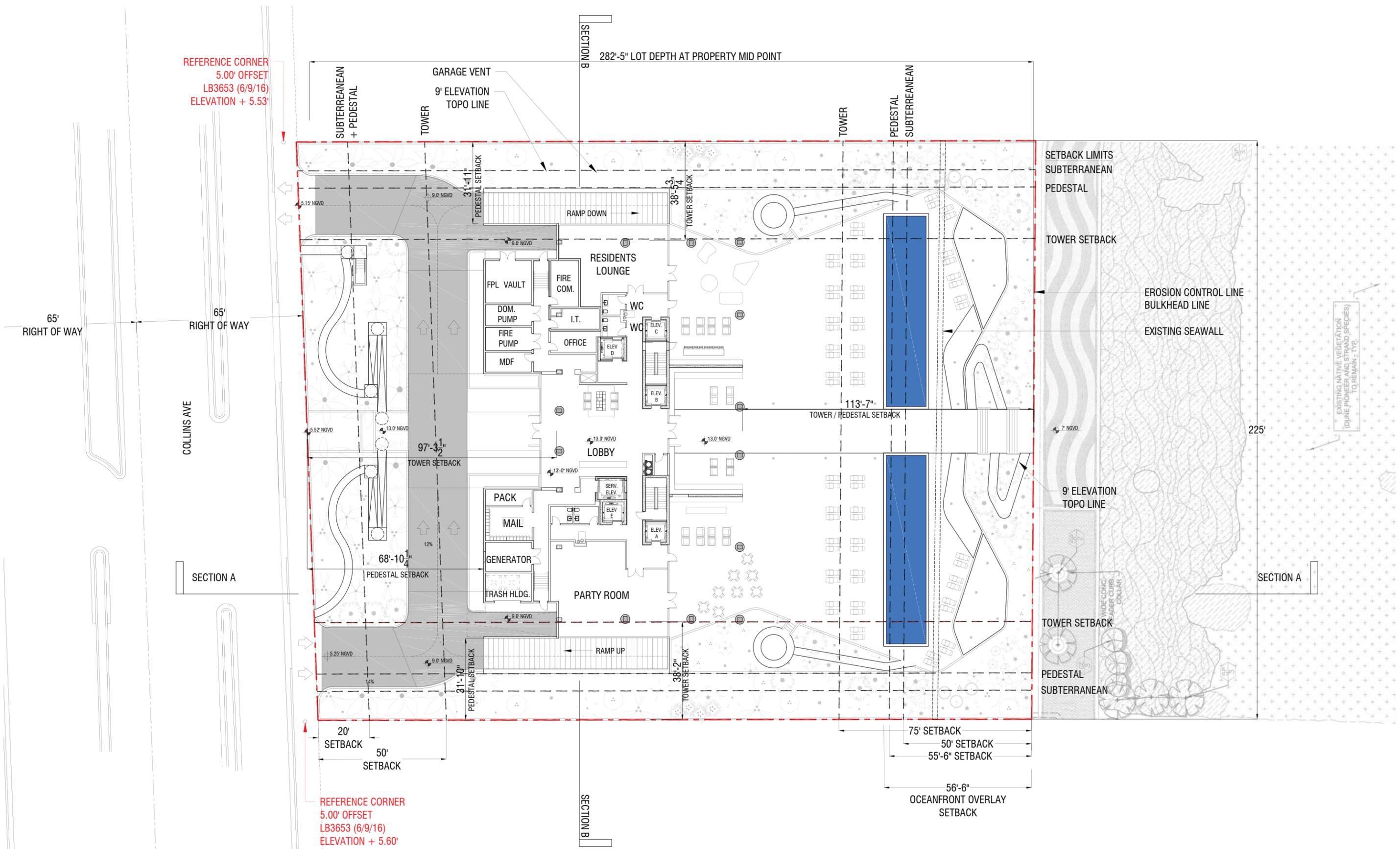


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REFERENCE CORNER  
5.00' OFFSET  
LB3653 (6/9/16)  
ELEVATION + 5.53'

282'-5" LOT DEPTH AT PROPERTY MID POINT



SECTION A

SECTION A

REFERENCE CORNER  
5.00' OFFSET  
LB3653 (6/9/16)  
ELEVATION + 5.60'

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GROUND - EL. 13.0' NGVD

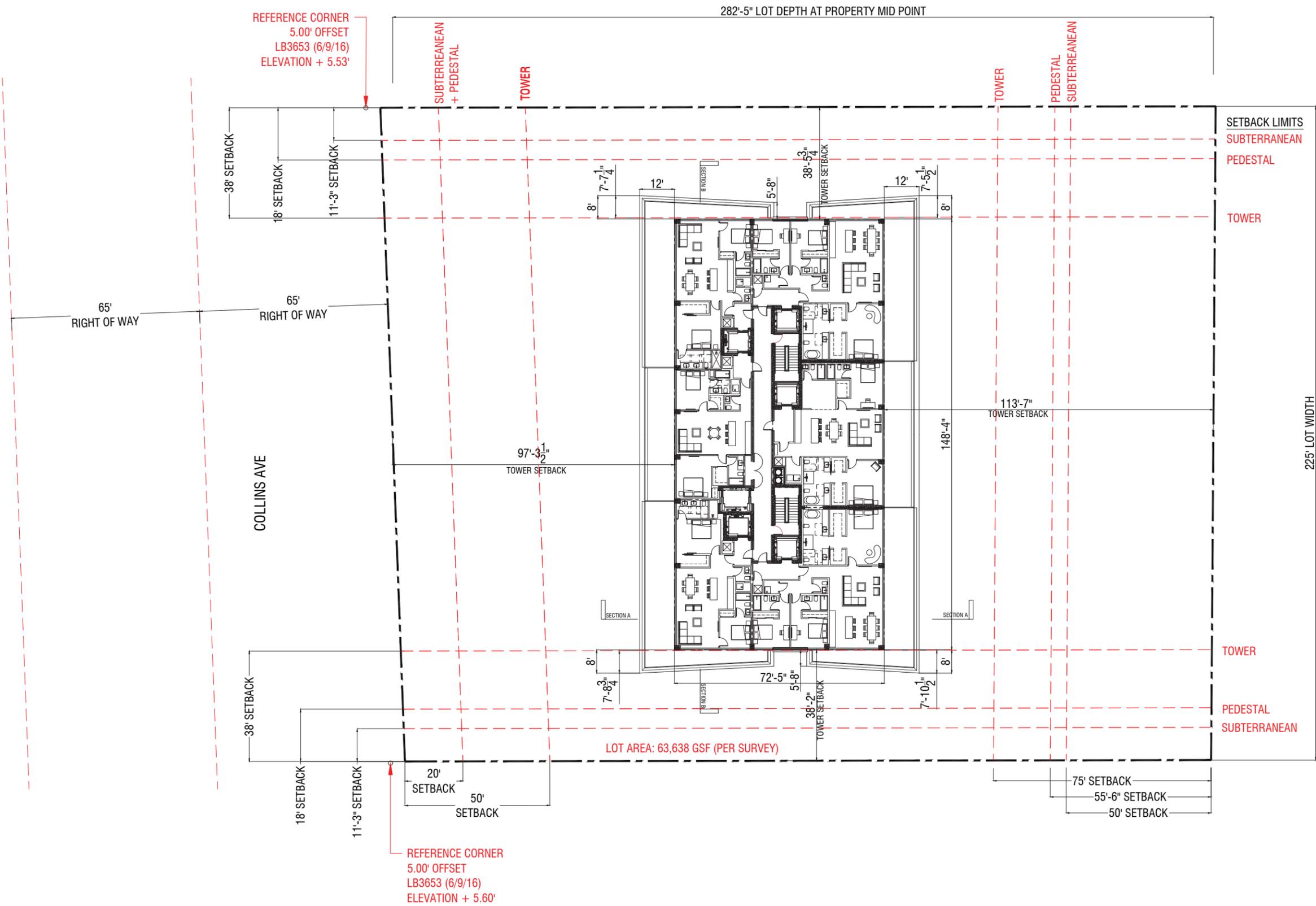
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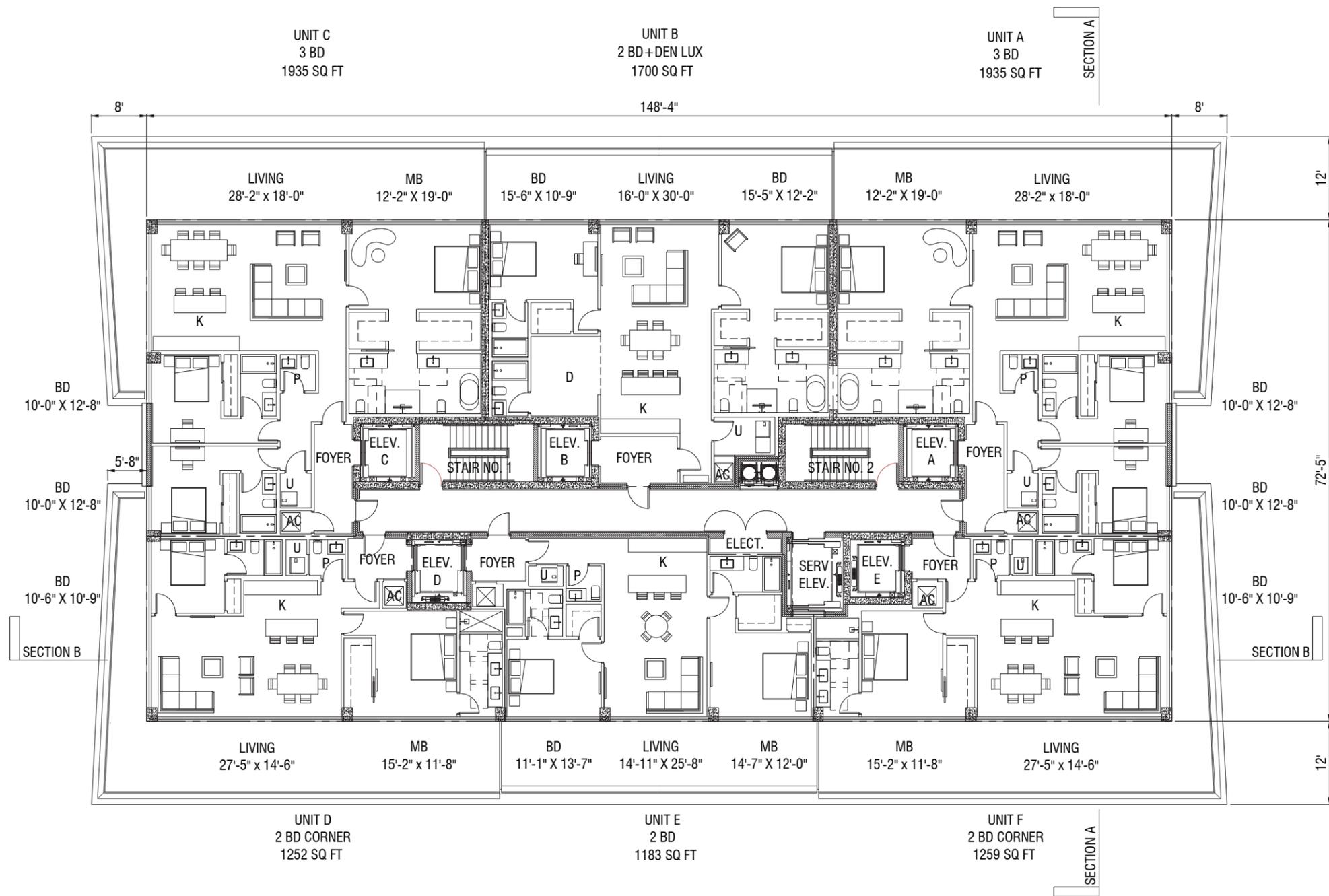
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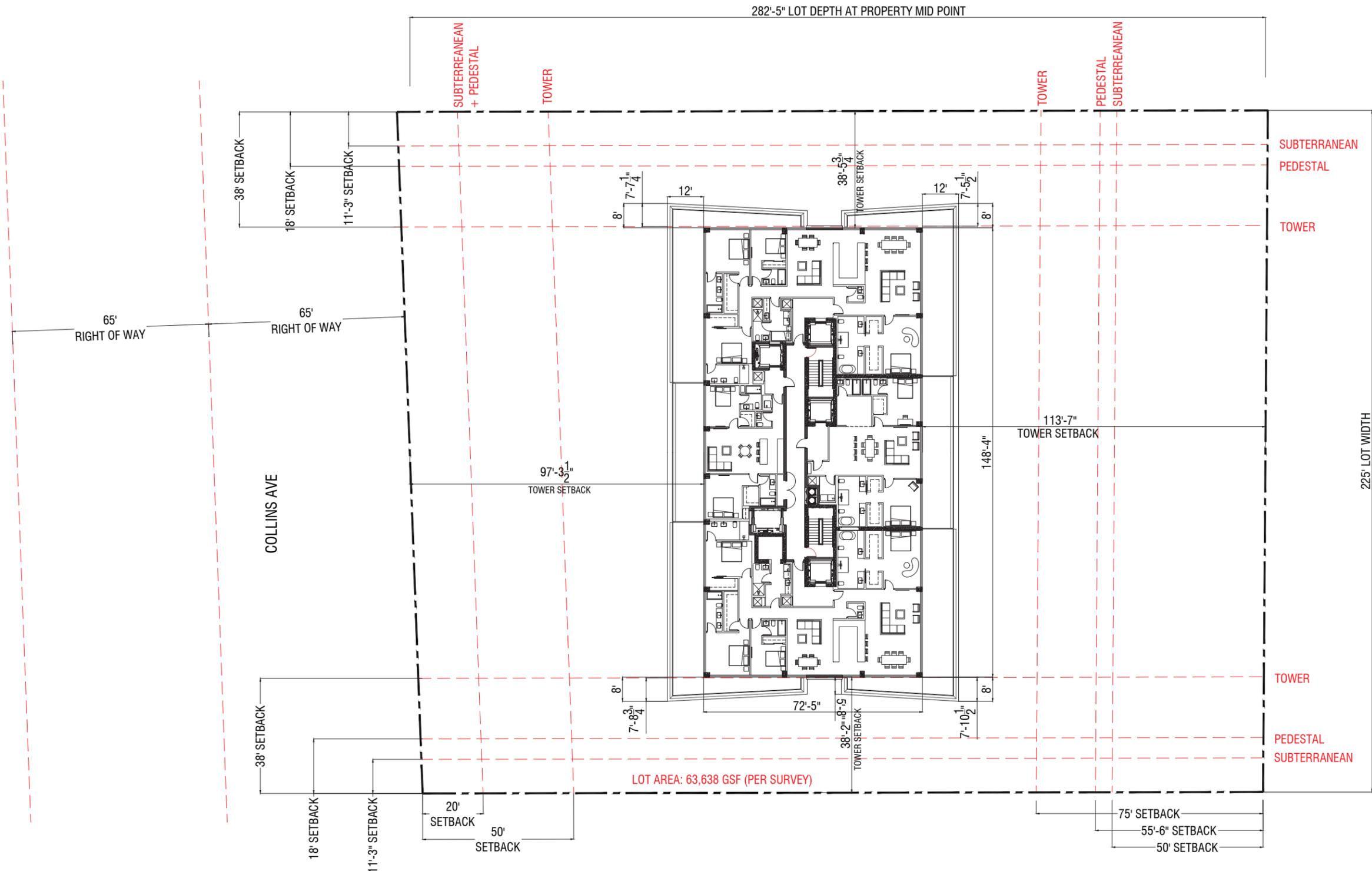


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TYPICAL OVERALL PLAN\_LEVELS\_12-17

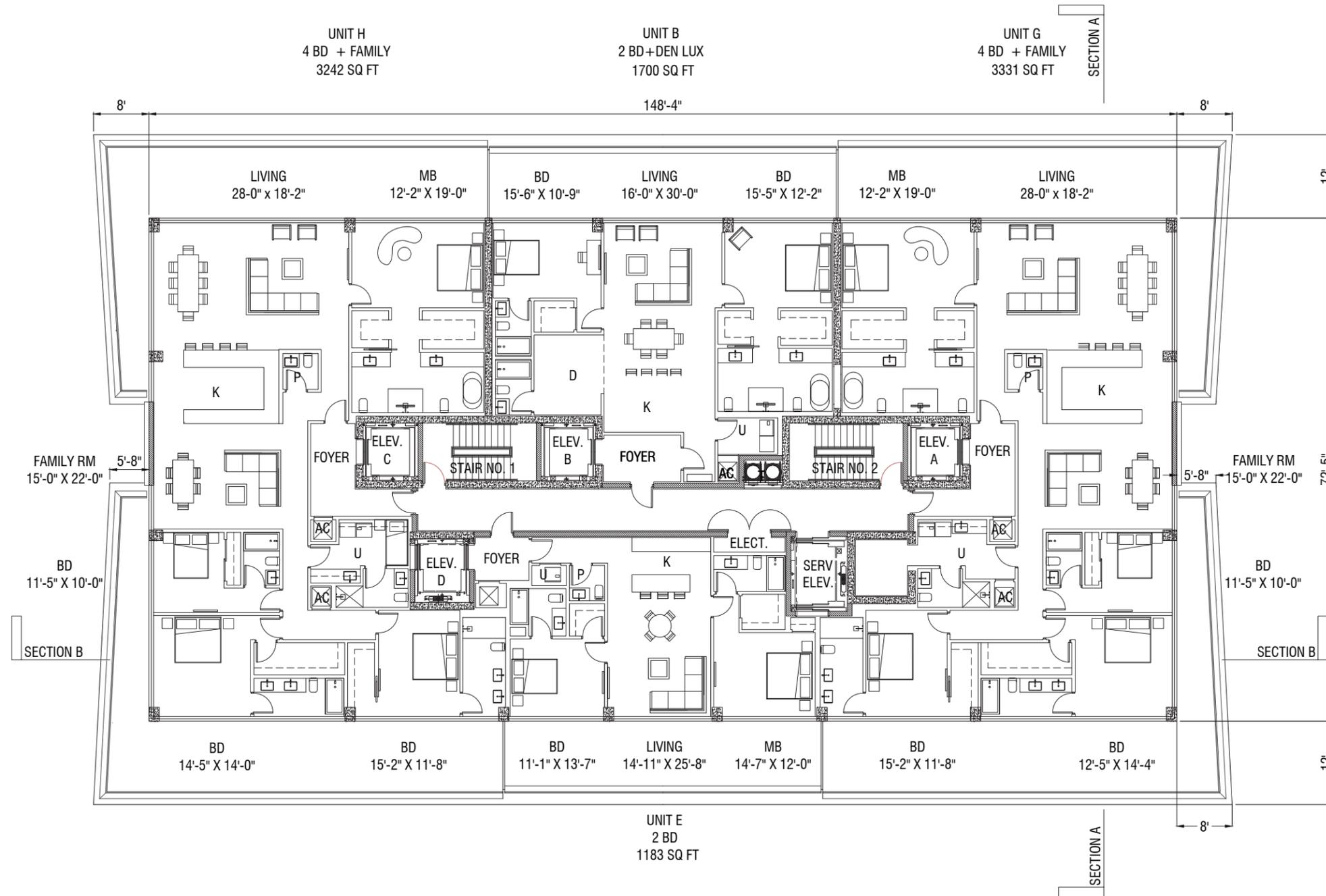
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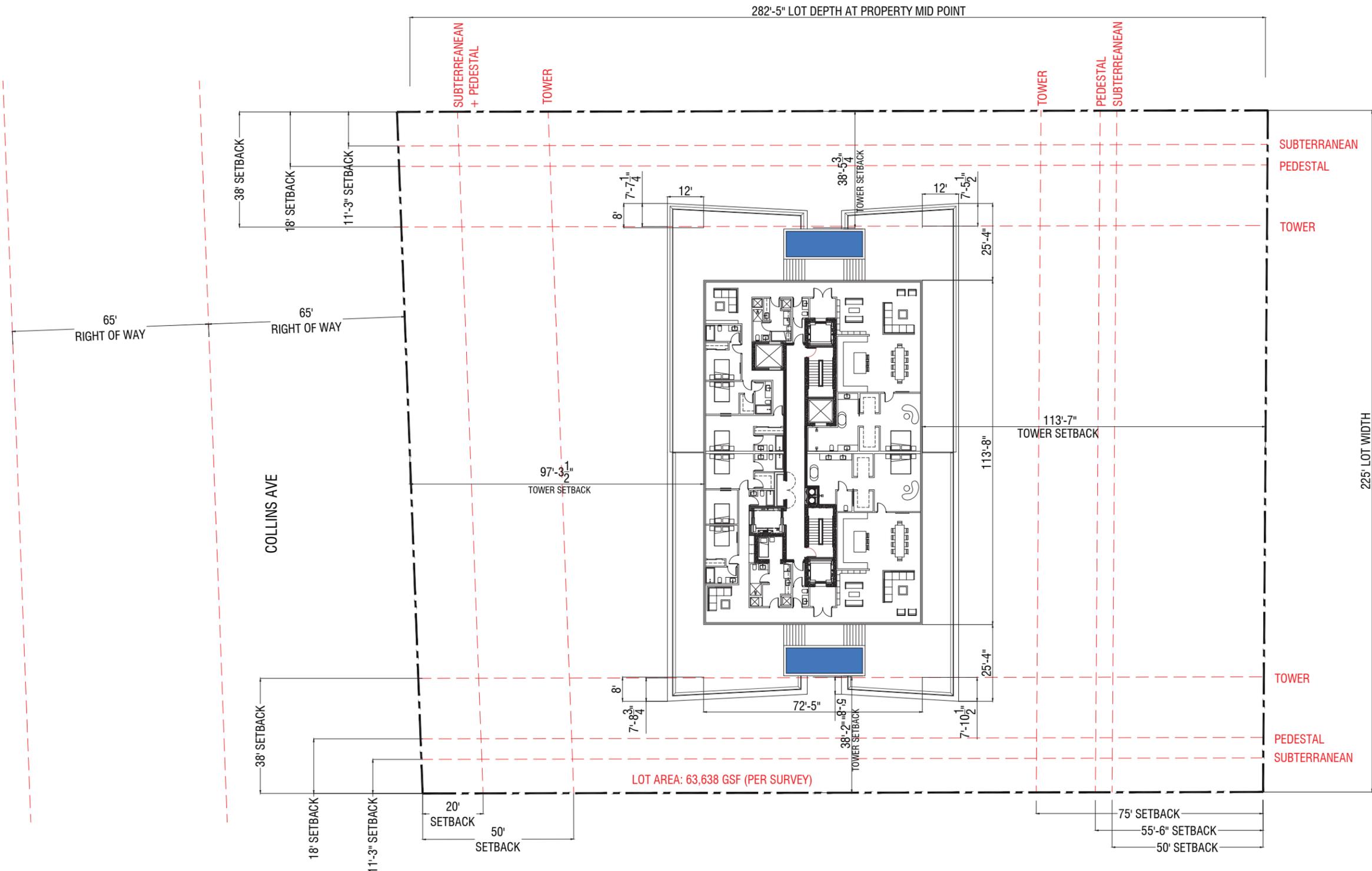
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TYPICAL OVERALL PLAN\_PENTHOUSES\_A + B

2017.04.28 A1-05A

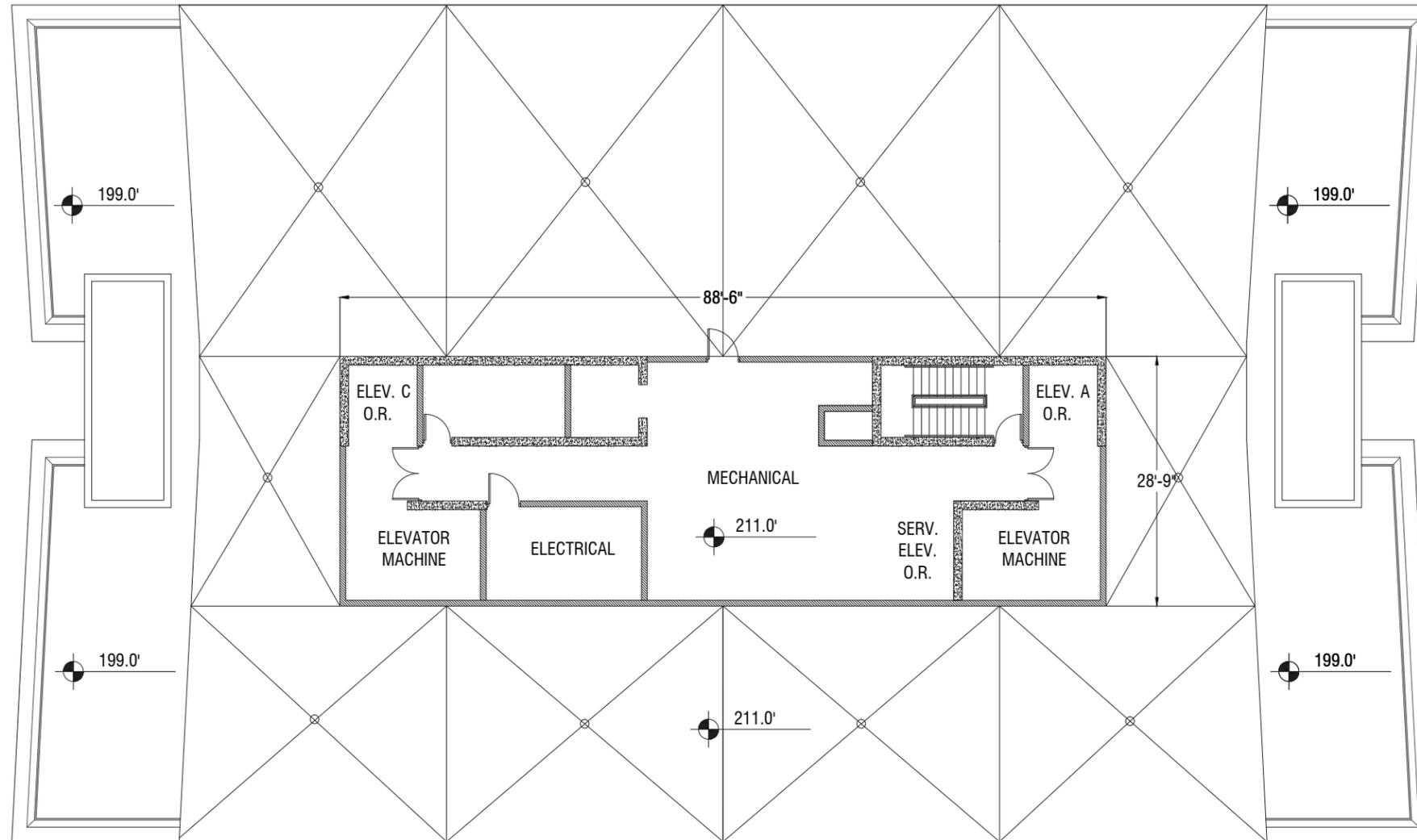
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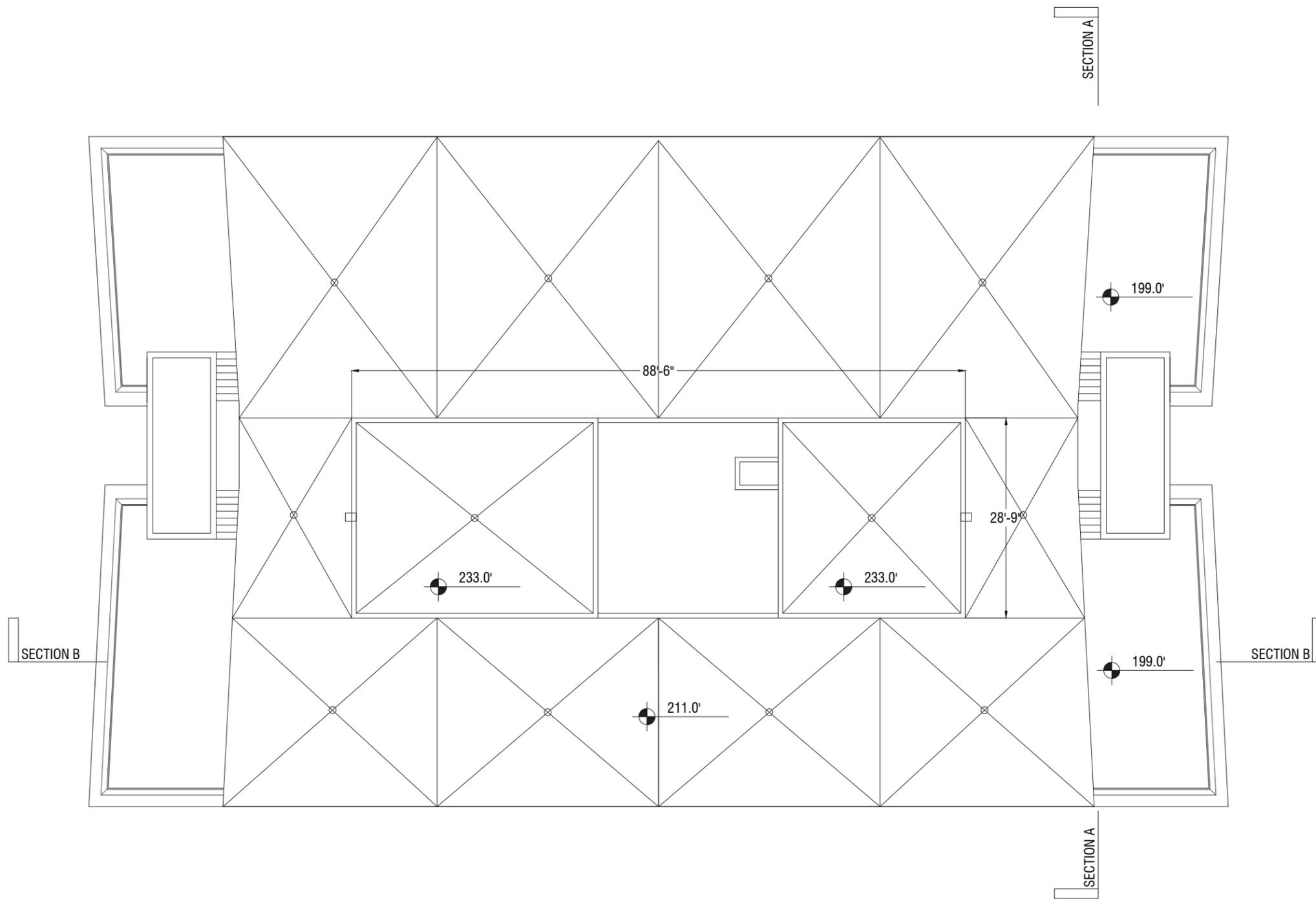


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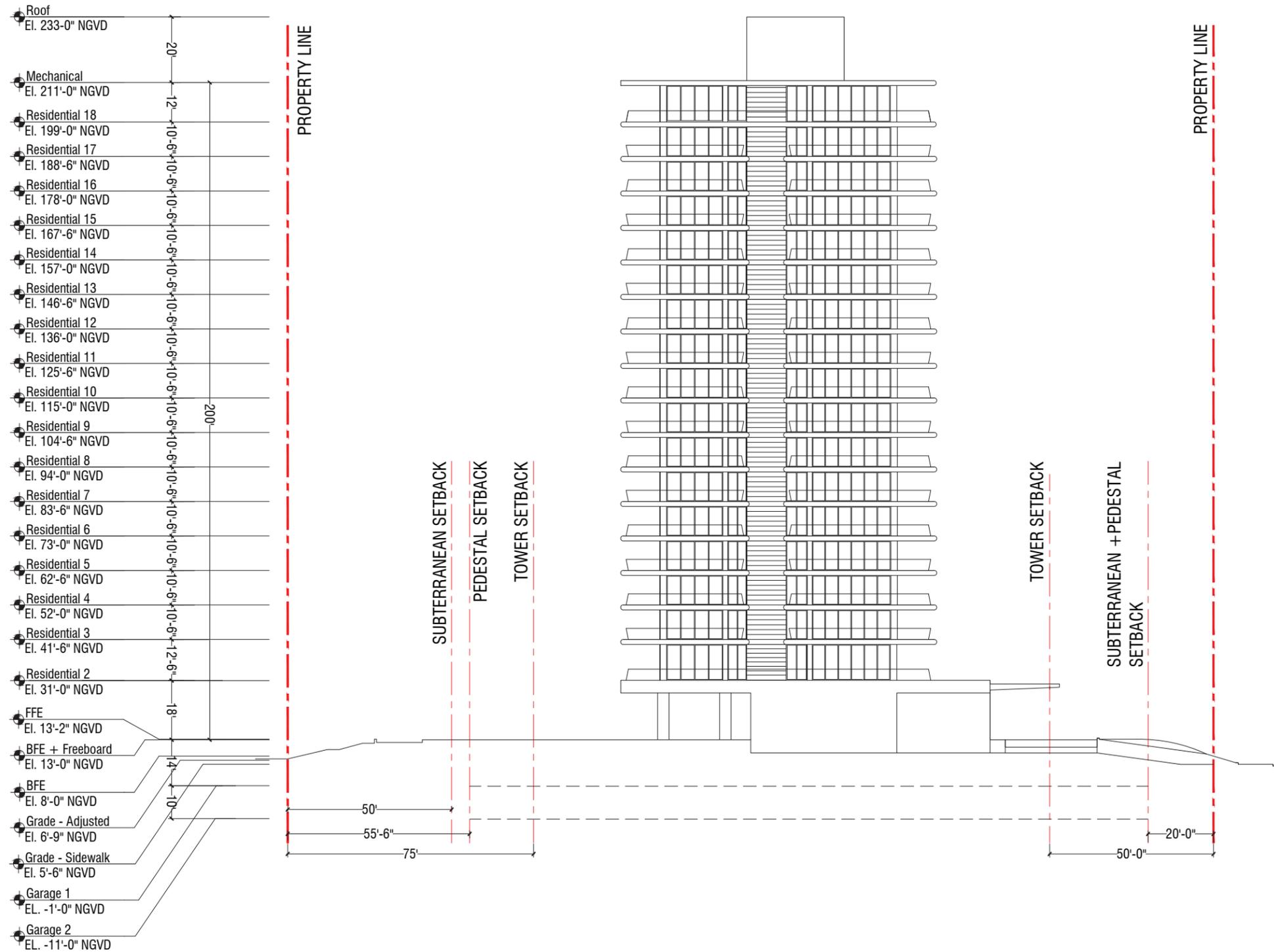


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NORTH ELEVATION

2017.04.28

A2-00



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NORTH ELEVATION

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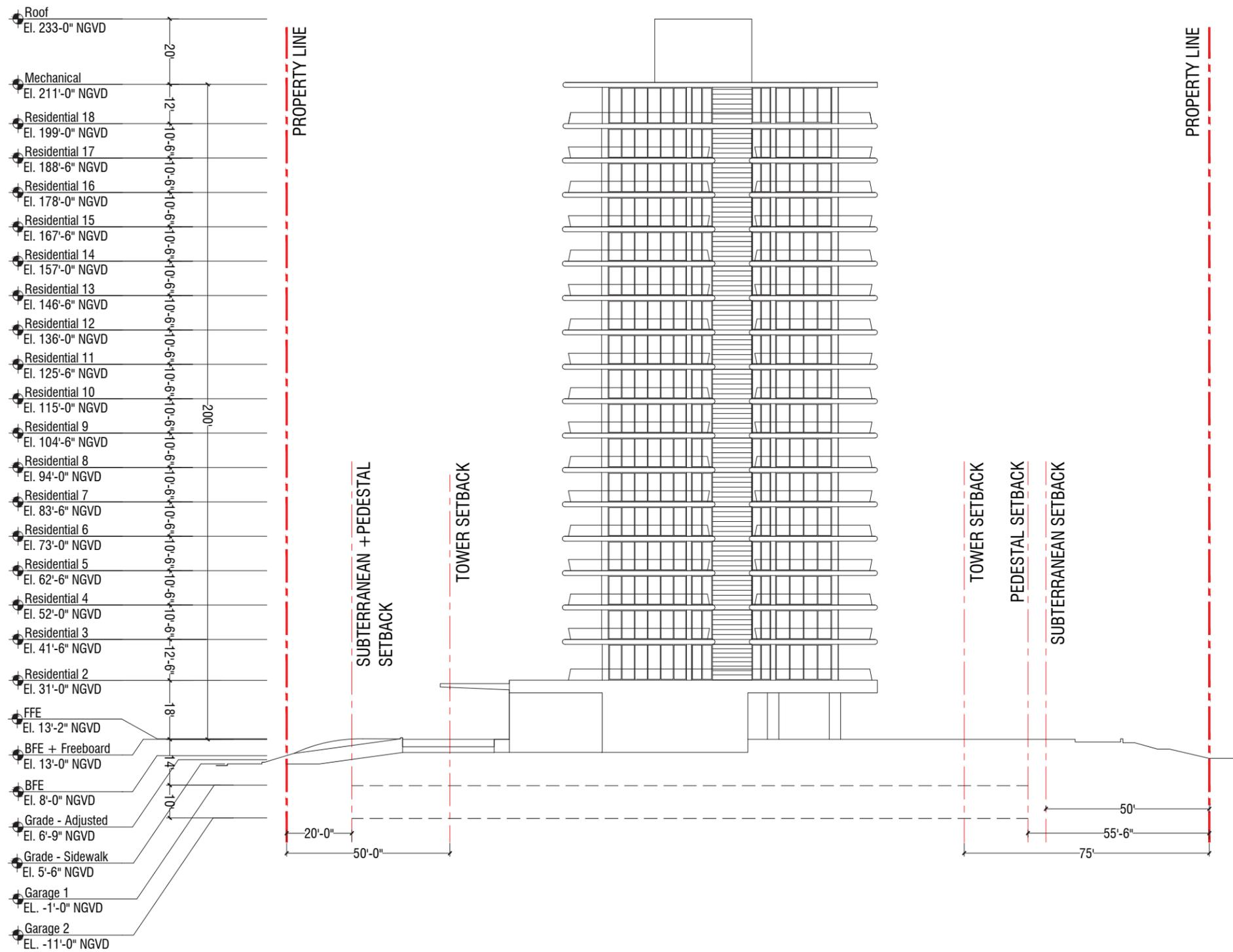


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SOUTH ELEVATION

2017.04.28

A2-01



5775 COLLINS AVE

SOUTH ELEVATION

2017.04.28 A2-01A



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EAST ELEVATION

2017.04.28

A2-02



Roof	El. 233'-0" NGVD	20
Mechanical	El. 211'-0" NGVD	12
Residential 18	El. 199'-0" NGVD	10'-6"
Residential 17	El. 188'-6" NGVD	10'-6"
Residential 16	El. 178'-0" NGVD	10'-6"
Residential 15	El. 167'-6" NGVD	10'-6"
Residential 14	El. 157'-0" NGVD	10'-6"
Residential 13	El. 146'-6" NGVD	10'-6"
Residential 12	El. 136'-0" NGVD	10'-6"
Residential 11	El. 125'-6" NGVD	10'-6"
Residential 10	El. 115'-0" NGVD	10'-6"
Residential 9	El. 104'-6" NGVD	10'-6"
Residential 8	El. 94'-0" NGVD	10'-6"
Residential 7	El. 83'-6" NGVD	10'-6"
Residential 6	El. 73'-0" NGVD	10'-6"
Residential 5	El. 62'-6" NGVD	10'-6"
Residential 4	El. 52'-0" NGVD	10'-6"
Residential 3	El. 41'-6" NGVD	12'-6"
Residential 2	El. 31'-0" NGVD	18
FFE	El. 13'-2" NGVD	14
BFE + Freeboard	El. 13'-0" NGVD	10
BFE	El. 8'-0" NGVD	
Grade - Adjusted	El. 6'-9" NGVD	
Grade - Sidewalk	El. 5'-6" NGVD	
Garage 1	EL. -1'-0" NGVD	
Garage 2	EL. -11'-0" NGVD	

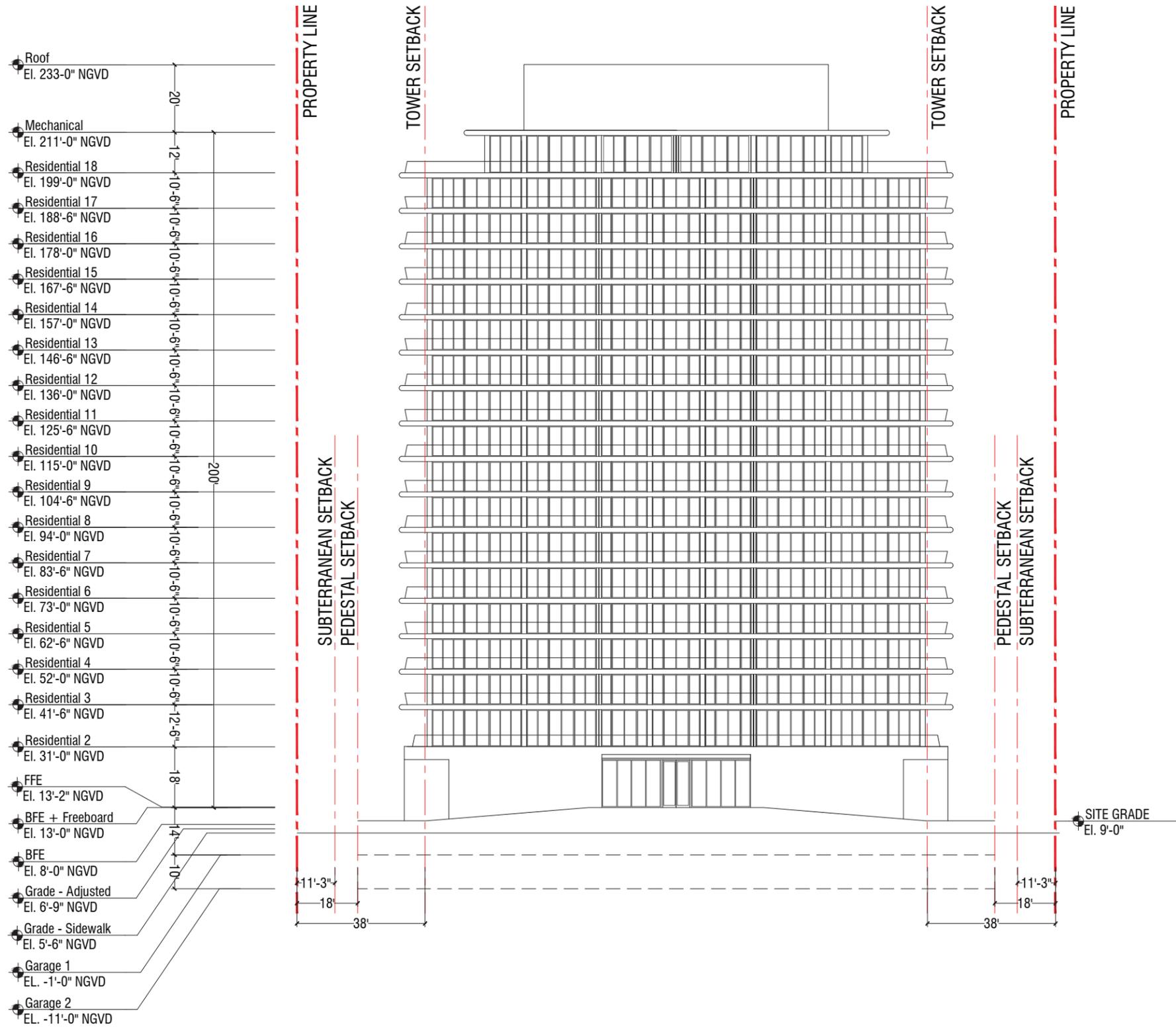


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WEST ELEVATION

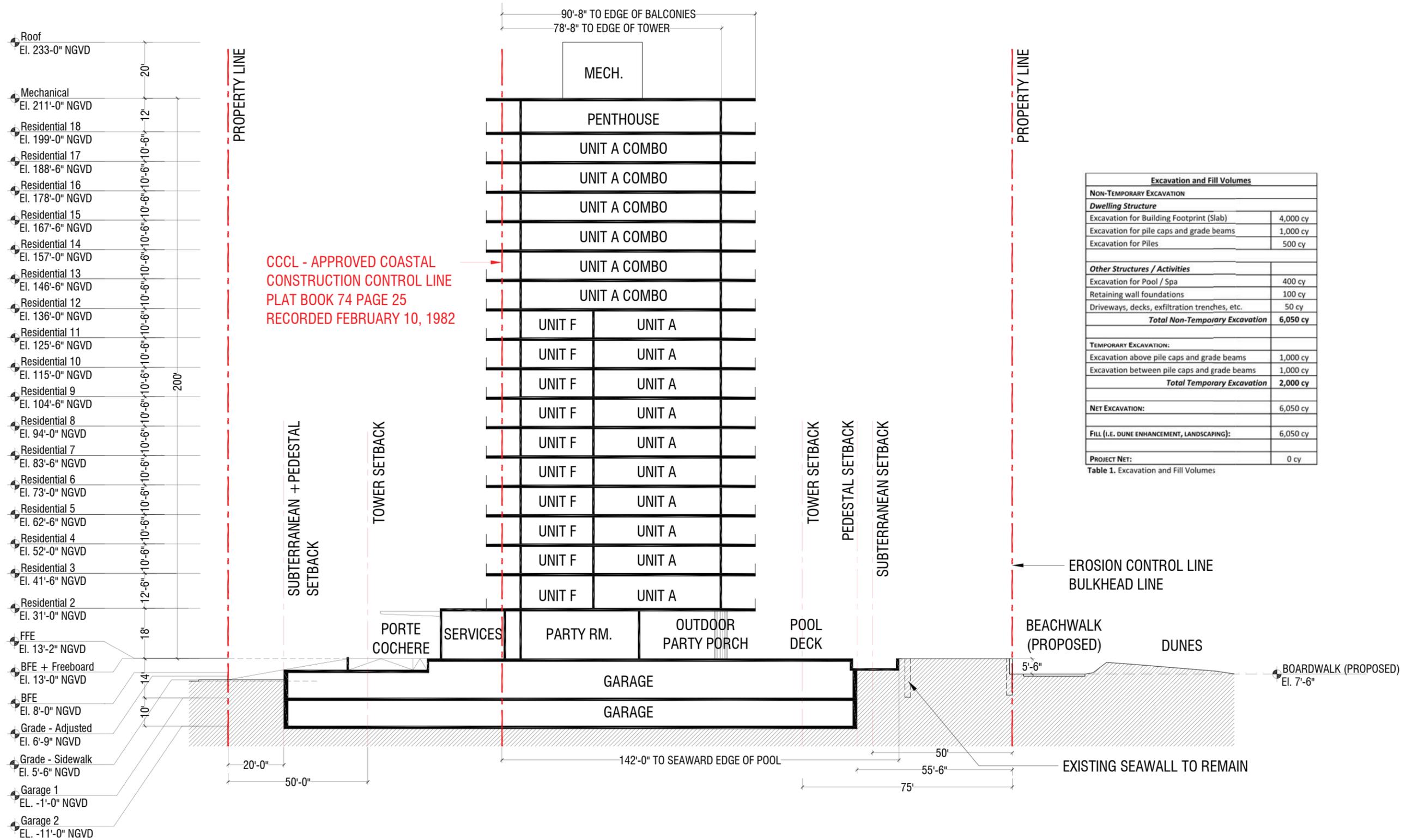
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A2-03



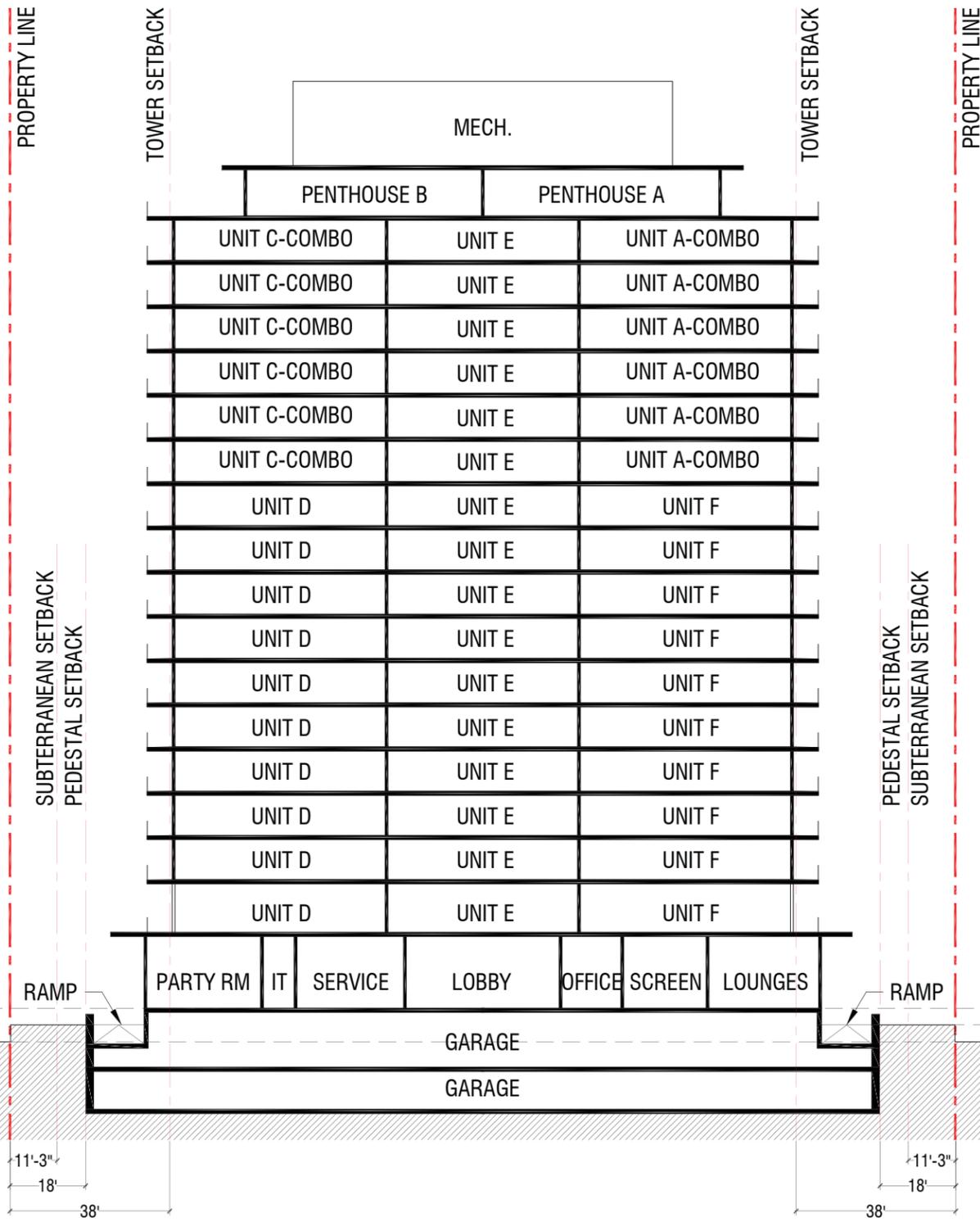
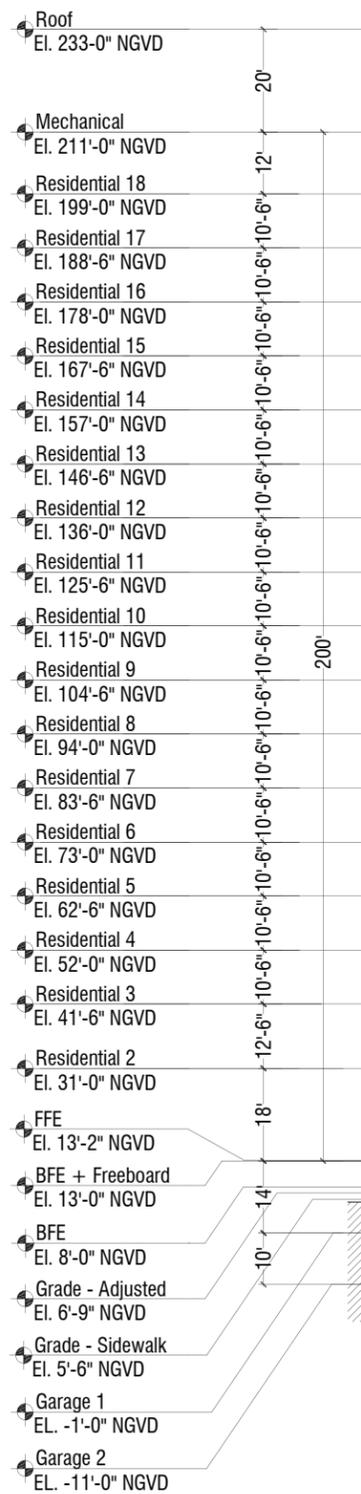


- 1 - Metal Entrance Canopy
- 2 - Smooth Painted Stucco
- 3 - Lamboo - Engineered Bamboo
- 4 - Aluminum Metal Glass Frame
- 5 - Green Wall
- 6 - Glass Railing



Excavation and Fill Volumes	
<b>NON-TEMPORARY EXCAVATION</b>	
<i>Dwelling Structure</i>	
Excavation for Building Footprint (Slab)	4,000 cy
Excavation for pile caps and grade beams	1,000 cy
Excavation for Piles	500 cy
<i>Other Structures / Activities</i>	
Excavation for Pool / Spa	400 cy
Retaining wall foundations	100 cy
Driveways, decks, exfiltration trenches, etc.	50 cy
<b>Total Non-Temporary Excavation</b>	<b>6,050 cy</b>
<b>TEMPORARY EXCAVATION:</b>	
Excavation above pile caps and grade beams	1,000 cy
Excavation between pile caps and grade beams	1,000 cy
<b>Total Temporary Excavation</b>	<b>2,000 cy</b>
<b>NET EXCAVATION:</b>	<b>6,050 cy</b>
<b>FILL (I.E. DUNE ENHANCEMENT, LANDSCAPING):</b>	<b>6,050 cy</b>
<b>PROJECT NET:</b>	<b>0 cy</b>

Table 1. Excavation and Fill Volumes



Excavation and Fill Volumes	
<b>NON-TEMPORARY EXCAVATION</b>	
<i>Dwelling Structure</i>	
Excavation for Building Footprint (Slab)	4,000 cy
Excavation for pile caps and grade beams	1,000 cy
Excavation for Piles	500 cy
<i>Other Structures / Activities</i>	
Excavation for Pool / Spa	400 cy
Retaining wall foundations	100 cy
Driveways, decks, exfiltration trenches, etc.	50 cy
<b>Total Non-Temporary Excavation</b>	<b>6,050 cy</b>
<b>TEMPORARY EXCAVATION:</b>	
Excavation above pile caps and grade beams	1,000 cy
Excavation between pile caps and grade beams	1,000 cy
<b>Total Temporary Excavation</b>	<b>2,000 cy</b>
<b>NET EXCAVATION:</b>	<b>6,050 cy</b>
<b>FILL (I.E. DUNE ENHANCEMENT, LANDSCAPING):</b>	<b>6,050 cy</b>
<b>PROJECT NET:</b>	<b>0 cy</b>

Table 1. Excavation and Fill Volumes



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COLLINS AVE FACADE

2017.04.28

A4-00

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COLLINS AVE FACADE

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A4-01

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5775 COLLINS AVE

COLLINS AVE FACADE

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A4-02

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COLLINS AVE FACADE

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A4-02

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UNIT BALCONY\_ENLARGED

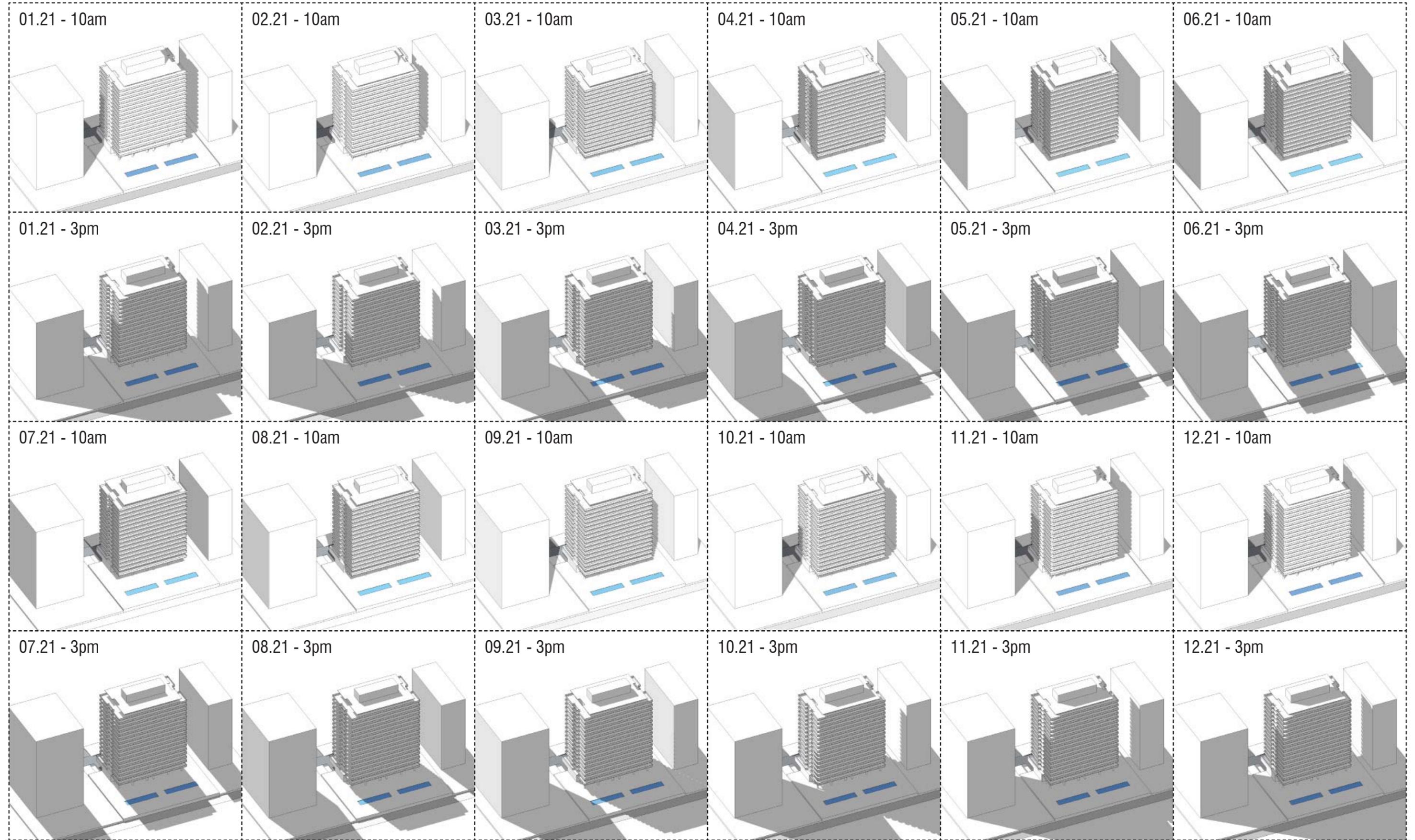
2017.04.28 A4-03

MULTIPLAN

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SUN STUDY DIAGRAMS

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