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GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

### LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		IDENTIFICATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	MANHOLE		ASPHALT PAVEMENT
	SGN		F.L.S. = FORTN, LEAVY, SKILLS, INC.

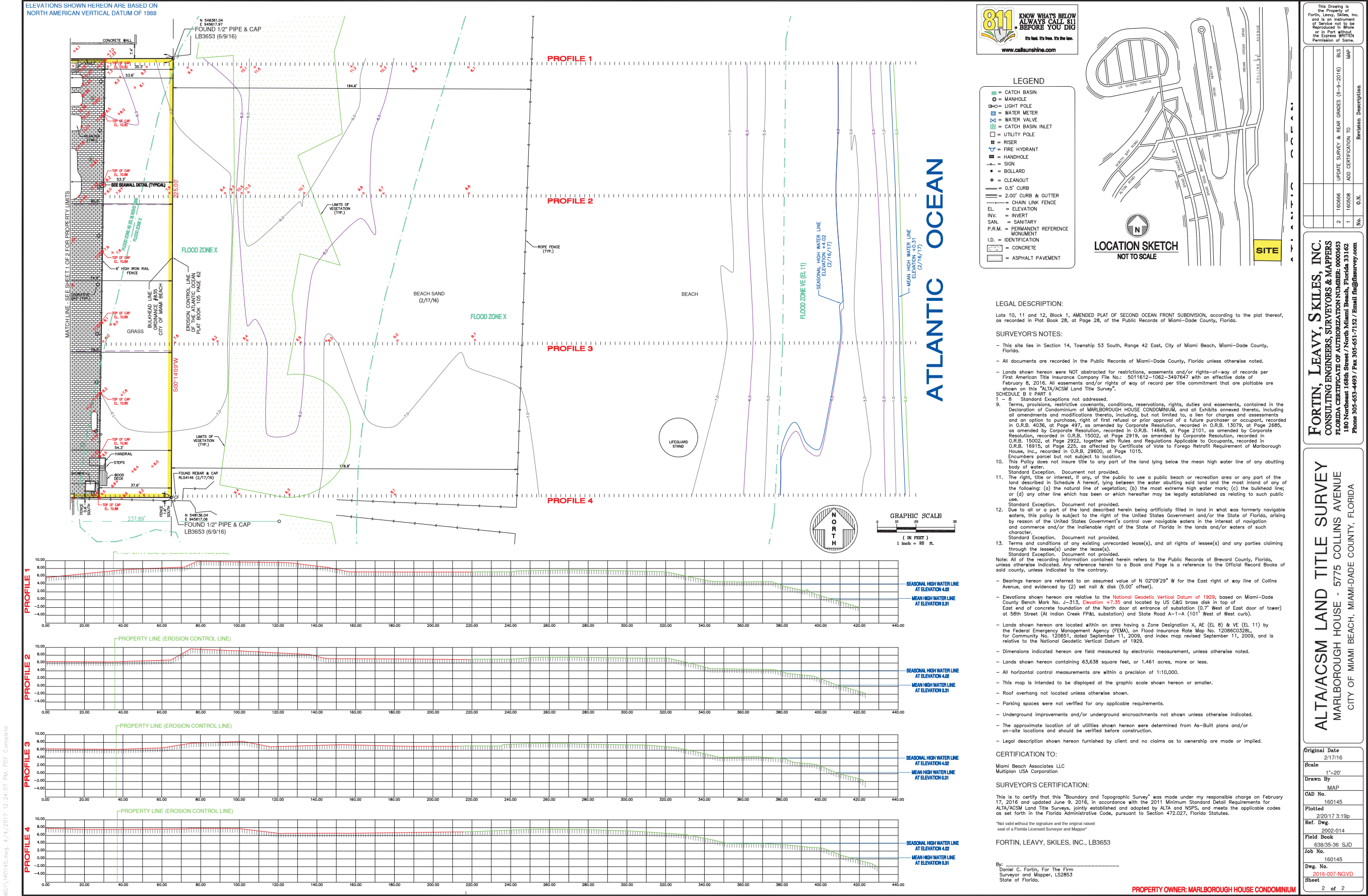
MATCH LINE - SEE SHEET 2 OF 2 FOR PROFILES

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No.	O.N.	Revision	Description	M/P	B/S
2	160666		UPDATE SURVEY & REAR GRADES (6-9-2016)		
1	160508		ADD CERTIFICATION TO		

**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 [fla@fortin.com](mailto:fla@fortin.com)

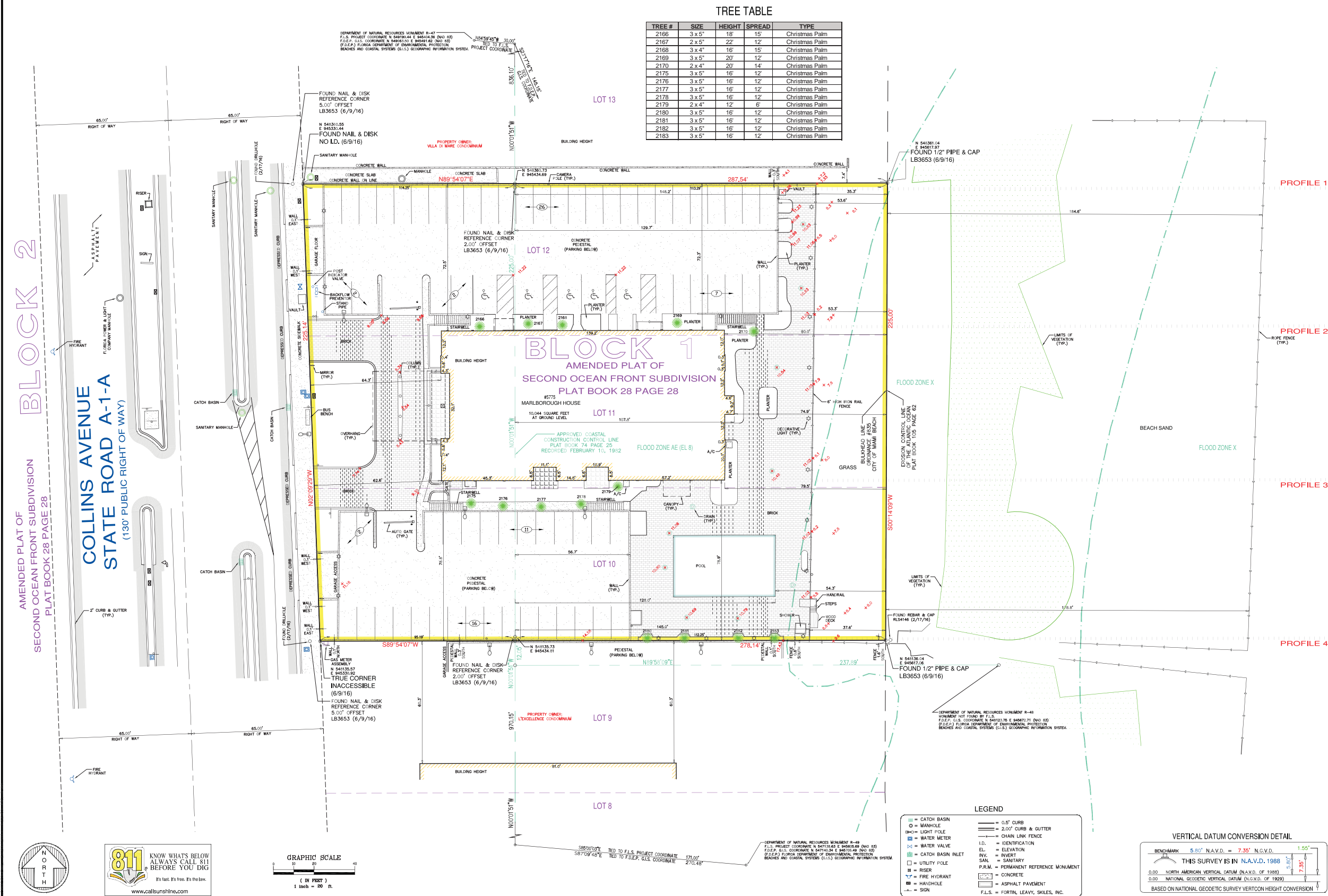
ALTA/ACSM LAND TITLE SURVEY  
MARLBOROUGH HOUSE - 5775 COLLINS AVENUE  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/17/16
Scale	1"=20'
Drawn By	MAP
CAD No.	160145
Plotted	2/20/17 3:19p
Ref. Dwg.	2002-014
Field Book	638/35-36 SJD
Job No.	160145
Dwg. No.	2016-007-NGVD
Sheet	1 of 2





ELEVATIONS SHOWN HEREON ARE BASED ON  
NORTH AMERICAN VERTICAL DATUM OF 1988



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Sheet: 1 of 2

Revision Description  
No. O.N.  
2 170101 ADD TREE INFORMATION  
1 160508 ADD CERTIFICATION TO MAP

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	
	REQUIRED / ALLOWED	PROVIDED
LOT AREA:	7000 S.F. MIN	63,638 SF / 1.46 ACRES
LOT WIDTH:	50 FT MIN	225'-0"
LOT DEPTH:		282'-10" (AT MID POINT)
FLOOR AREA RATIO:	3	
MAXIMUM ALLOWABLE AREA:	190,914 SF MAX.	190,662 SF
DENSITY:	150 DU/ACRE MAX. = 219 DU	89 DU

II. SETBACKS & YARD REQUIREMENTS		
	REQUIRED / ALLOWED	PROVIDED
SUBTERRANEAN SETBACK: FRONT	20'-0"	20'-1"
SIDE	5 FEET, OR 5%OF LOT WIDTH, WHICHEVER IS GREATER	18'-1"
REAR	50'-0"	55'-6"
PEDESTAL SETBACK: FRONT	20'-0"	68'-10 <sup>1</sup> / <sub>4</sub> "
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"
TOWER SETBACK: FRONT	20 FEET +1 FT FOR EVERY FT INCREASEIN HEIGHT ABOVE 50 FT, TO A MAX. OF 50 FT, THEN SHALL REMAIN CONSTANT	93'-3 <sup>1</sup> / <sub>2</sub> "
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 <sup>3</sup> / <sub>4</sub> " (NORTH)
REAR	20% OF LOT DEPTH,75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IS GREATER	112'-10 <sup>1</sup> / <sub>2</sub> "

III. OCEANFRONT OVERLAY REQUIREMENTS

OCEANFRONT OVERLAY

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

REQUIRED

PROVIDED

RESIDENTIAL:

1.5 PARKING SPACES PER 550-999 SF UNITS

1.75 PARKING SPACES PER 1000-1200 SF UNITS

2 PARKING SPACES PER UNITS ABOVE 1200 SF

2 x 89 DU = 178 PS

GUEST:

10% OF TOTAL PARKING SPACES

18 PS

ACCESSIBLE:

151-200 PS

6 PS

TOTAL PARKING REQUIRED:

196 PS

196 PS

BICYCLE PARKING:

4 PER PROJECT OR 1 PER 10 UNITS

9

V. LOADING ANALYSIS

REQUIRED

PROVIDED

RESIDENTIAL

OVER 50 UNITS BUT  
LESS THAN 100 UNITS:

2 LOADING BERTHS

2 (10' x 20') BERTHS

VI. F.A.R SCHEDULE

LEVEL

AREA

# OF LEVELS

TOTAL

GARAGE LVL -1

519 SF

1

519 SF

GARAGE LVL- 2

452 SF

1

452 SF

LEVEL - GROUND

9,958 SF

1

9,958 SF

LEVEL - 3

11,353 SF

1

11,353 SF

STAIR MEZZANINE

381 SF

1

381 SF

TYPICAL LEVELS 4-18

11,353 SF

14

158,942 SF

LEVEL 19 - PENTHOUSE LEVEL

8,678 SF

1

8,678 SF

LEVEL 20 - MECHANICAL LVL 1

234 SF

1

234 SF

LEVEL 21 - MECHANICAL LVL 2

145 SF

1

145 SF

ROOF LVL

0 SF

1

0 SF

GRAND TOTAL 190,914 SF (ALLOWED)

190,662 SF

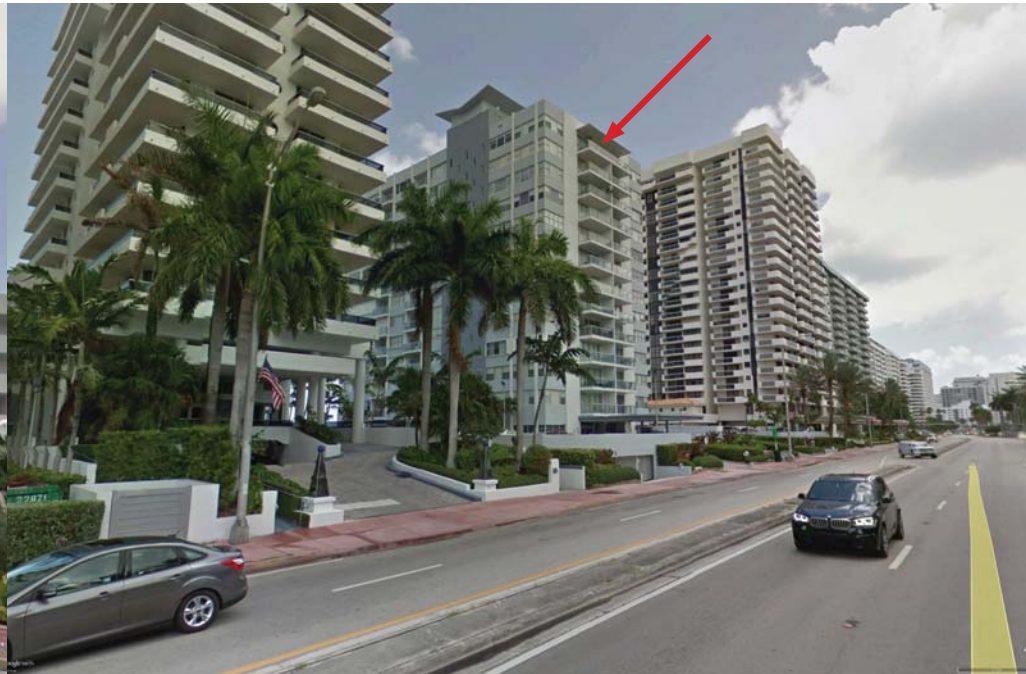
EXISTING MARLBOROUGH HOUSE BUILDING (FAR)				
LEVEL	AREA	# OF LEVELS	TOTAL	
GROUND	10,044 SF	1	10,044 SF	
TYPICAL LOWER LEVELS - 2-13	10,044 SF	12	120,528 SF	
GRAND TOTAL			130,572 SF	

UNIT MATRIX				
UNIT	BED / BATH	SQ. FT.	QTY.	TOTAL S.F.
UNIT A	3 BED / 3.5 BATH	1984 SF	15	29,760 SF
UNIT B	2 BED / 3.0 BATH	1826 SF	15	27,390 SF
UNIT C	3 BED / 3.5 BATH	2002 SF	15	30,030 SF
UNIT D	2 BED / 2.5 BATH	1340 SF	14	18,760 SF
UNIT E	2 BED / 2.5 BATH	1434 SF	14	20,076 SF
UNIT F	2 BED / 2.5 BATH	1337 SF	14	18,718 SF
PH A	4 BED / 5.5 BATH	3,785 SF	1	3,785 SF
PH B	4 BED / 5.5 BATH	3,674SF	1	3,674SF
TOTAL	30 BED / 40 BATH		89	152,193 SF





View from Collins looking Northbound



View from Collins looking South at existing building



View Collins to existing building



View from Collins South of existing building



View from Collins looking Northbound



View from Collins looking Southbound





5775 COLLINS AVE

SITE PHOTO\_EXISTING

2017.07.17    A-0-02















