

NOT FOR CONSTRUCTION



NOTES:
PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

INTERMEDIATE LEVEL 1 | 1
TOTAL FAR = 1,227 SQ FT
SCALE 1/8"=1'-0"

PROPOSED

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-
architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

Project

72+ COLLINS HOTEL
7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA 33141

Permit Revisions

Owner Information
RETI
9537 Harding Avenue
Surfside, Florida 33154
(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING
PRESENTATION

Date
03.23.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

INTERMEDIATE LEVEL
1

Sheet No.
002

PROPOSED

719 sq ft

335 sq ft

1,172 sq ft

2,400 sq ft

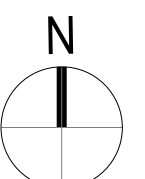
1,042 sq ft

588 sq ft

LEVEL 2 - PARKING / BOH | 1

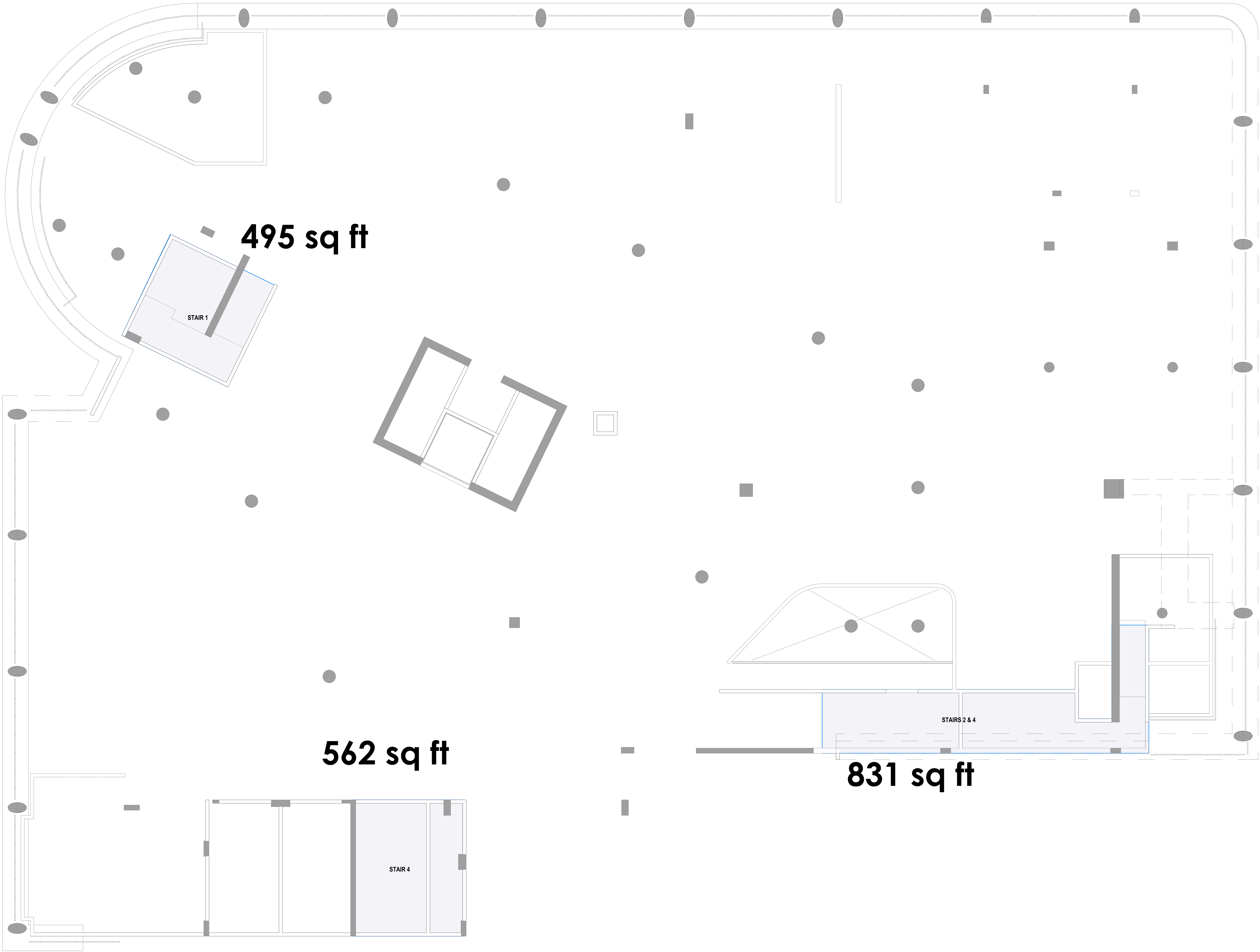
TOTAL FAR = 5,895 SQ FT

SCALE 1/8"=1'-0"



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495 sq ft

562 sq ft

831 sq ft

INTERMEDIATE LEVEL 2

TOTAL FAR = 1,681 SQ FT

SCALE 1/8"=1'-0"

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Project No.
1729

Sheet Name

INTERMEDIATE LEVEL
2

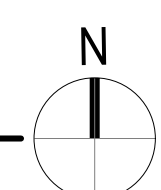
Sheet No.

004

D

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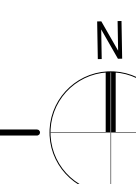
SCALE 1/8"=1'-0"



D

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

SCALE 1/8"=1'-0"



PROPOSED

17,515 sq ft

ELEC.
DATA

HSKP



ROOMS CORRIDOR

O/A

STAIR 2

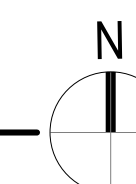
STAIR 1

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 5 |

TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"



PROPOSED

17,515 sq ft



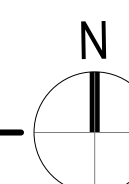
VE

OA

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 6

.



TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"

NOTES:

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17,515 sq ft

PROPOSED

Owner Information

RETI

9537 Harding Avenue
Surfside, Florida 33154

(305) 867-6344

Consultant

Design by

Luis O. Revuelta
AR-0007972

ZONING
PRESENTATION

Date
03.23.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

LEVEL 7

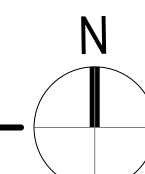
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009

LEVEL 7 | 1

TOTAL FAR = 17,585 SQ FT

SCALE 1/8"=1'-0"



PROPOSED

13,353 sq ft

447 sq ft

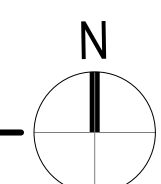
PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 8

1

TOTAL FAR = 14,202 SQ FT

SCALE 1/8"=1'-0"



PROPOSED

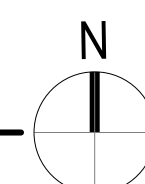
13,359 sq ft

PER MIAMI BEACH CODE, MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK ARE EXCLUDED FROM F.A.R.

LEVEL 10 |

TOTAL FAR = 13,398 SQ FT

SCALE 1/8"=1'-0"

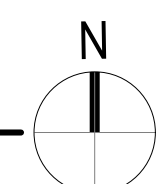


PROPOSED

473 sq ft

ROOF | 1

SCALE 1/8"=1'-0"





CITY OF MIAMI BEACH PLANNING BOARD

**72+ COLLINS HOTEL
& CONDOMINIUM**
MIAMI BEACH, FL.

7124 - 7140 Collins Avenue
MIAMI BEACH, FL 33139

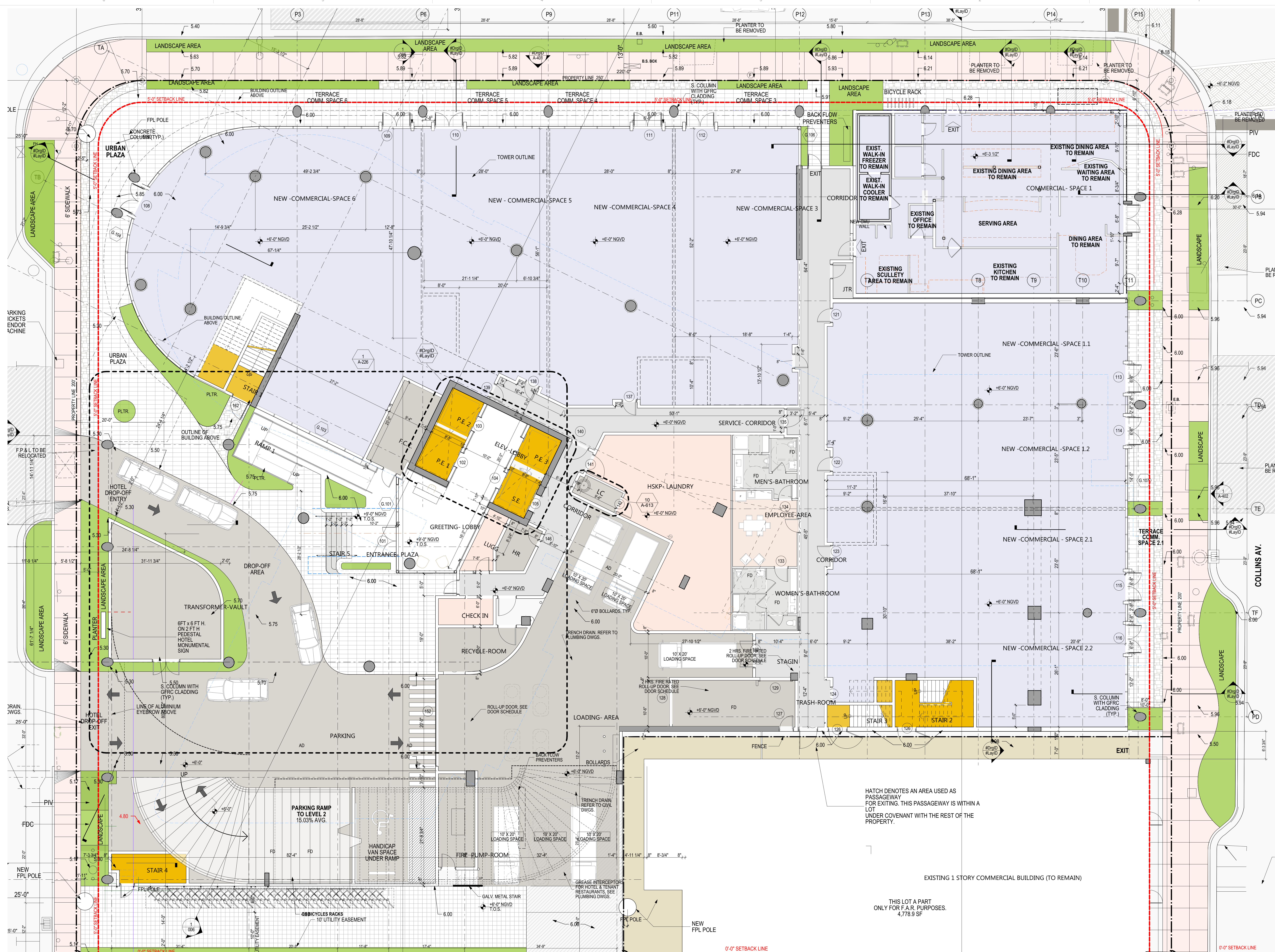
APPENDIX II - CONVENTIONAL PARKING

PROPOSED

					revuelta architecture international p.a.				
7140 COLLINS AV. - ZONING SUMMARY									
7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)									
Lot Area		SF			Acres				
Net Lot Area		49,890			1.145				
Legal Description									
LOTS 1, 2 AND 3, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
LOT 4 BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
LOTS 9, 10, 11 AND 12, BLOCK 8, NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.									
Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16									
Flood Elevation									
This property lies n Flood Zone AE, Base Flood Elevation 8', as per Flood Insurance Rate Map.									
Applicable Codes									
Code of Ordinances City of Miami Beach, Florida.									
2014 (Fifth edition) Florida Building Code									
NFPA 101 - Life safety Code									
Zoning Classification									
Town Center Core District 1		TC-1			Section 142-734 (a)				
Building Use									
Hotel & Retail at Ground Level									
Minimum Room Size									
15% of rooms 300 Sf & 85% of rooms 335 Sf plus.									
Hotel Rooms Provided								187	
Condominium Units								24	
Setbacks									
TC-1 - All lots									
From property Line		From North Side 72nd St. (Front)		From East side Collins Av. (Side street)		From West side Harding Av. (Side street)		From South side Adjacent Lots (side interior)	
		Required	Provided	Required	Provided	Required	Provided	Required	Provided
TC-1 - All lots		5'	5'	5'	5'	5'	5'	0'	0'-0" on East Parcel 10'-0" on West Parcel
F.A.R. Calculation									
						AREA SF	F.A.R.	SF Allowed	SF Provided
Total Assemblage						49,890	3.5	174,615	
Minus area used by Lot 7118/7122								5,075	
TOTAL F.A.R.								169,540	169,530
Maximum Building Height									
								Allowed	Provided
Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.									
TC-1 All lots								125'	124'-8"
Projections into Setbacks									
		Maximum Encroachment							
Front Yard Balcony		1'-3"							
Side Yard Balcony		1'-3"							
Rear Yard Balcony		0'-0"							
Open Space Requirement									
TC-1 All lots (if total over 20,000 sf)		5% of lot area.						Required 2,495 SF	Proposed 3,309 SF
Parking Space Requirements - Parking District #4 (Sec. 130-31 (a) (4))									
Required								Proposed	
Hotel									
Hotel use - 173 Rooms		0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100						123	
Hotel Suites		14 Suites @		1.5				21	
Meeting Rooms & Gym		1 space for 60 sf of floor area, minus 15 sf/room						10	
Lounge / Bar / Pool Terrace		1 space per 4 seats - minus 1 seat for every 2 Units						0	
Condominium									
Units		18 Units @		1.5				27	
		6 Units @		1.75				11	
Visitors		10 %		38				4	
Total Required								195	
Reductions - Not to exceed 50% of Total Parking Requirement (95.5)									
Long Term		1 p.s./ 5 bicycles		141 Bicycles		Reduction of		28.20	
Short Term		1 p.s./ 10 bicycles		249 Bicycles		Reduction of		24.90	
Total Reduction								53	
Parking Provided									
Ground Level Parking								1	
Parking Level 2								71	
Parking Level 3								70	
Total Parking Spaces								142	
Total Handicap Spaces								5	
Loading Zone Requirements:									
Size: 10' by 20' each loading bay									
More than 100 Rooms, but less than 200								3	
Commercial spaces								2	
Total loading spaces required:								5	
Bicycle Parking Requirements (Sec. 130-33 (b) (7))									
Required								Proposed	
Short Term									
Retail		1 / 5,000 sf		18,520 sf		3.70		4	
Hotel		1/10 rooms		187 rooms		18.70		19	
Condominium		1/10 Unit		24 Units		2.40		3	
Long Term									
Retail		3 for 5,000 - 20,000 sf						3	
Employees		1/10 % employees						5	
Condominium		1/Unit		24 Units		24.00		24	
								58	
								58	

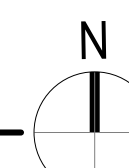
ZONING DATA

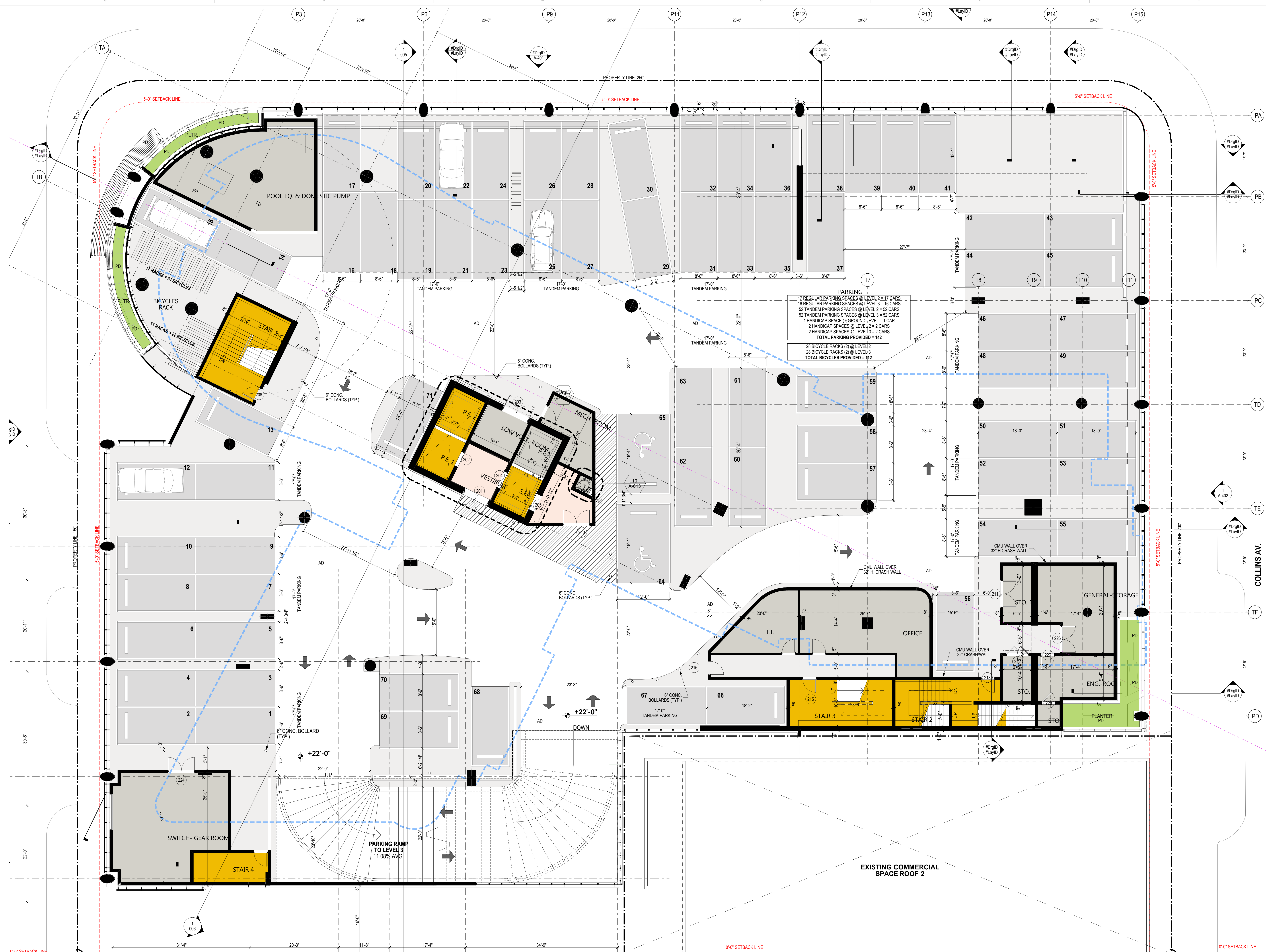
1



GROUND LEVEL - DROP OFF / RETAIL

SCALE 1/8"=1'-0"





SECOND LEVEL - PARKING

SCALE 1/8"=1'-0"

