## **INDEX**

- A-000 COVER
- A-001 LOCATION PLAN
- A-002 SURVEY
- A-003 SITE PLAN CONTEXT
- A-004 ZONING MAP
- A-005 ZONING DATA
- A-006 SITE PLAN
- A-007 SITE PLAN GROUND LEVEL
- **A-008** F.A.R.
- A-009 SITE- EXISTING STRUCTURES
- A-010 SITE- EXISTING DENNY'S

FINAL SUBMITTAL

- A-011 SITE CONTEXT A
- A-012 SITE CONTEXT B
- A-013 OPEN AREA CALCULATION
- A-014 72ND STREET- ADDITIONAL RECESSED
- A-015 COLLINS AVENUE- ADDITIONAL RECESSED
- A-015.1 HARDING AVENUE- ADDITIONAL RECESSED
- A-016 DEMOLITION SITE PLAN
- A-017 SITE CIRCULATIONS
- A-018 AUTO-TURN STUDY
- A-019 CONTEXTUAL ELEVATIONS
- **A-020** 3D VIEWS
- **A-021** 3D VIEWS
- A-101 GROUND LEVEL
- A-101.1 SIDEWALK ENLARGED PARTIAL PLANS
- A-102 SECOND LEVEL
- A-103 AMENITIES LEVEL
- A-104 FOURTH LEVEL
- A-105 FIFTH LEVEL
- A-106 LEVELS SIXTH & SEVENTH
- A-107 EIGTH LEVEL
- A-108 NINTH LEVEL A-109 LEVELS TENTH & ELEVENTH
- A-110 ROOF LEVEL
- A-401 NORTH BUILDING ELEVATION
- A-402 EAST BUILDING ELEVATION
- A-403 SOUTH BUILDING ELEVATION
- A-404 WEST BUILDING ELEVATION
- A-405 ELEVATION NORTH CORNER FACADE A-406 ELEVATION WEST CORNER FACADE
- A-407 ELEVATION EAST CORNER FACADE
- A-408 ELEVATION SOUTH CORNER FACADE
- A-409 PERFORATED PANELS
- A-501 BUILDING SECTION A-A'
- A-502 BUILDING SECTION B-B' A-503 BUILDING SECTION C-C'
- D.001 DEMOLITION PLANS
- D.002 PROPOSED PLANS
- D.003 DENNY'S SETBACK ENCROACHMENT
- D.004 DENNY'S CORNER PLANS
- D.005 ENLARGED- NORTH FACADE
- D.006 ENLARGED- EAST FACADE
- A-601 VIGNETTES
- A-602 3D VIEW A-603 3D VIEW
- A-604 VIGNETTE
- A-605 VIGNETTE
- **A-606** 3D VIEW **A-607** 3D VIEW

A-608 3D VIEW

- APPENDIX 1 F.A.R ENLARGED DRAWINGS
- 001 GROUND LEVEL- DROP OFF/RETAIL
- INTERMEDIATE LEVEL I
- 003 LEVEL 2- PARKING/ BOH
- 004 INTERMEDIATE LEVEL II
- 005 LEVEL 3- LOBBY/ AMENITIES
- 006 LEVEL 4- LOBBY/ AMENITIES/ ROOMS
- 007 LEVEL 5
- 008 LEVEL 6
- 009 LEVEL 7
- 010 LEVEL 8
- **011** LEVEL 9
- **012** LEVEL 10
- 013 ROOF

## APPENDIX 2 - CONVENTIONAL PARKING - CAPACITY ANALYSIS

- **2001 2001 2001 2001 2001**
- 002 GROUND LEVEL
- 003 SECOND LEVEL
- THIRD LEVEL
- 005 SECTION A
- 006 SECTION B
- L CVR LANDSCAPE COVER
- L 001 GENERAL SITE NOTES L 002 GENERAL SITE NOTES
- L 003 ILLUSTRATIVE PLAN GROUND LEVEL
- L 004 ILLUSTRATIVE PLAN SECOND LEVEL
- L 005 ILLUSTRATIVE PLAN AMENITY LEVEL
- L 006 ILLUSTRATIVE PLAN EIGHTH LEVEL L 100 TREE DISPOSITION SCHEDULE & NOTES
- L 101 TREE DISPOSITION PLAN
- L 300 MATERIAL SCHEDULES & NOTES
- L 301 MATERIAL PLAN GROUND LEVEL
- L 302 MATERIAL PLAN SECOND LEVEL
- L 303 MATERIAL PLAN AMENITY LEVEL L 304 MATERIAL PLAN - EIGHT LEVEL
- L 600 DETAILS
- L 700 PLANTING SCHEDULE & NOTES
- L 701 TREE & PALM PLANTING PLAN GROUND LEVEL
- L 702 TREE & PALM PLANTING PLAN SECOND LEVEL
- L 703 TREE & PALM PLANTING PLAN AMENITY LEVEL
- L 704 TREE & PALM PLANTING PLAN EIGHTH LEVEL
- L 705 UNDERSTORY PLANTING PLAN GROUND LEVEL
- L 707 UNDERSTORY PLANTING PLAN AMENITY LEVEL

L 706 UNDERSTORY PLANTING PLAN - SECOND LEVEL

- L 708 UNDERSTORY PLANTING PLAN EIGHTH LEVEL
- L 709 PLANTING DETAILS
- L 800 IRRIGATION PLAN- GROUND LEVEL
- L 801 IRRIGATION PLAN SECOND LEVEL L 802 IRRIGATION PLAN - AMENITY LEVEL
- L 803 IRRIGATION PLAN- EIGHTH LEVEL L 804 IRRIGATION PLAN - SECOND LEVEL
- L 805 IRRIGATION NOTES & DETAILS
- L 806 IRRIGATION NOTES & DETAILS
- L 900 LIGHTING SCHEDULE & NOTES L 901 LIGHTING PLAN - GROUND LEVEL
- L 902 LIGHTING PLAN SECOND LEVEL
- L 904 LIGHTING PLAN EIGHTH LEVEL

L 903 LIGHTING PLAN - AMENITY LEVEL

## 72+COLLINS HOTEL S. CONDOMINIUM

7118-7140 COLLINS AV. 7121-7145 HARDING AVENUE MIAMI BEACH, FL. 33141

A DEVELOPMENT OF COLLINS & 72nd. DEVELOPERS

APRIL 6th, 2018





revuelta architecture international

> Santiago, Chile architecture.com

2950 SW 27TH AVE. SUITE 1 1 0 MIAMI, FL 33133 T. 305.590.5000 F. 305.590.5040

Owner Information COLLINS & 72nd. DEVELOPERS 9537 Harding Avenue Surfside, Florida 33154

Luis O. Revuelta AR-0007972

**ZONING PRESENTATION** 

04.06.2018

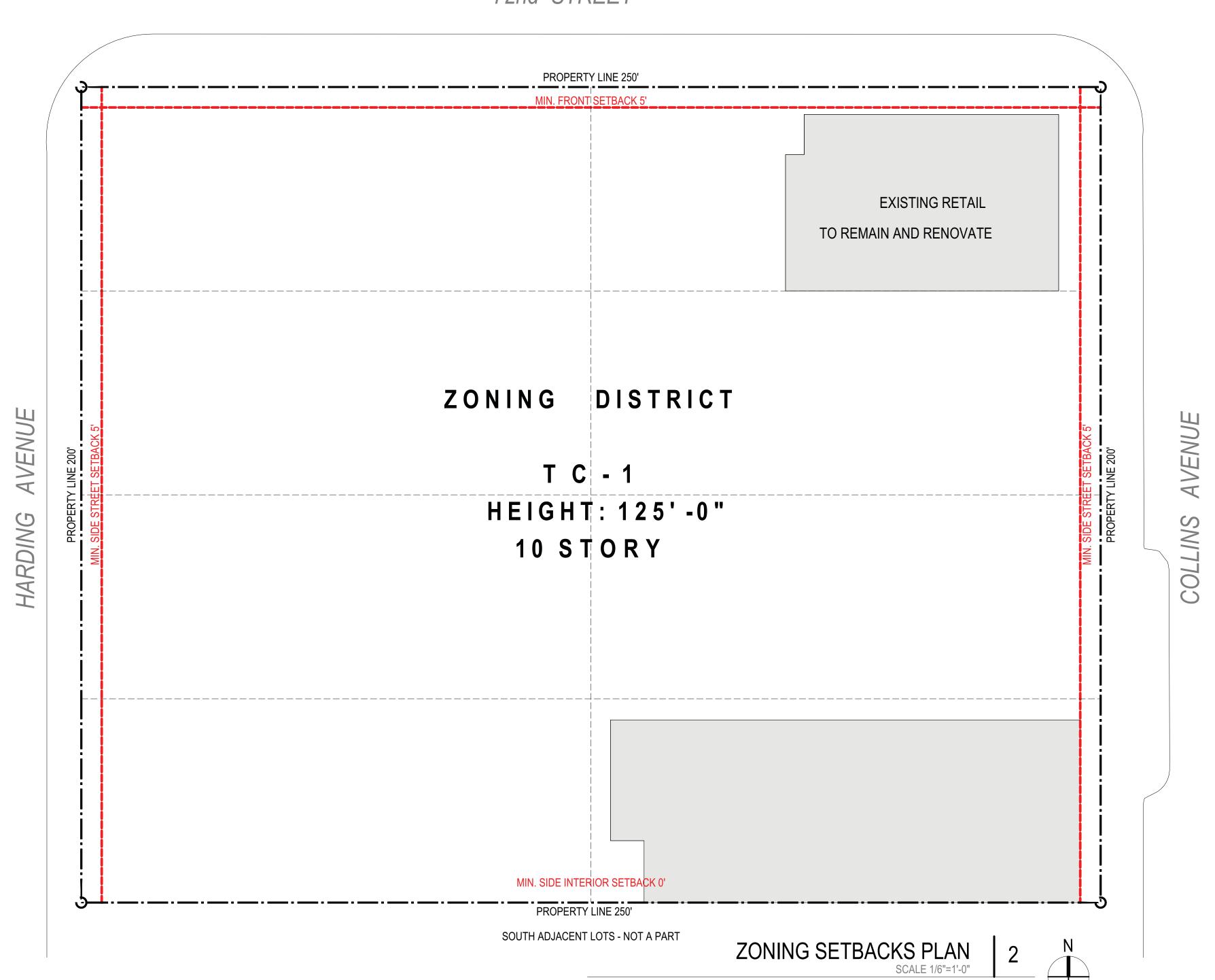
**AS SHOWN** Project No. 1729 **Sheet Name** 

**ZONING MAP** Sheet No. **A-004** 



A   B   B   C   C   C   C   C   C   C   C	Address: Board and file numbers: Folio number(s): Year constructed: Based Flood Elevation: Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	PB16-0062 and DRE 02-3211-002-0660; 2017/2018 +8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	316-0054 -0650; -0640; -0630; -06 Zoning District:	121 HARDING AV. MIAMI ( 500; -0590; -0580; -0570 TC-1 D: +5.41 (72 St.); +5.79' (Coll 49,890 square feet (1.1 200 ft 363.sf HOTEL	ins); +4.97' (Harding)	# 36 37 38 39 40 41	Setbacks Side Setback: (Interior – South) Side Setback facing street: Rear Setback:  Parking Parking district No. 4 Total # of parking spaces	Required N/A N/A N/A N/A Required	Existing	Proposed N/A N/A N/A Proposed	Deficiencies
Bo   Fo   Ye   Bo   So   So   So   So   So   So   So	Board and file numbers : Folio number(s): Year constructed: Based Flood Elevation: Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	PB16-0062 and DRE 02-3211-002-0660; 2017/2018 +8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	Zoning District: Grade value in NGV Lot Area: Lot Depth: Average Unit Size Proposed use:  Existing	500; -0590; -0580; -0570 TC-1 D: +5.41 (72 St.); +5.79' (Coll 49,890 square feet (1.1 200 ft 363.sf	ins); +4.97' (Harding)	37 38 39 40	Side Setback facing street: Rear Setback:  Parking Parking district No. 4	N/A N/A	Existing	N/A N/A	Deficiencies
FG Y6 B3 A4 LG M   LG M   LO H   L1 N   L2 F/   L3 G   L4 SG   L5 N   L6 N	Folio number(s): Year constructed: Based Flood Elevation: Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	02-3211-002-0660; 2017/2018 +8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant Maximum 125'-0" 12	-0650; -0640; -0630; -06  Zoning District:  Grade value in NGVI  Lot Area:  Lot Depth:  Average Unit Size  Proposed use:  Existing	TC-1 D: +5.41 (72 St.); +5.79' (Coll 49,890 square feet (1.1 200 ft 363.sf		38 39 40	Rear Setback:  Parking  Parking district No. 4	N/A	Existing	N/A	
Ye   Ba   A   Lo	Year constructed: Based Flood Elevation: Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	2017/2018 +8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant Maximum 125'-0"	Zoning District: Grade value in NGVI Lot Area: Lot Depth: Average Unit Size Proposed use:  Existing	TC-1 D: +5.41 (72 St.); +5.79' (Coll 49,890 square feet (1.1 200 ft 363.sf		39	Parking Parking district No. 4		Existing		Deficiencie
Ba A A A A A A A A A A A A A A A A A A A	Based Flood Elevation: Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	+8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	Grade value in NGVI Lot Area: Lot Depth: Average Unit Size Proposed use:  Existing	D: +5.41 (72 St.); +5.79' (Coll 49,890 square feet (1.1 200 ft 363.sf		40	Parking district No. 4	Required	Existing	Proposed	Deficiencie
LO H L1 N L2 F L3 G L4 S L5 N L6 N	Adjusted grade (Flood+Freeboard) Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	+8'-0" NGVD : +9'-0" NGVD 250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	Grade value in NGVI Lot Area: Lot Depth: Average Unit Size Proposed use:  Existing	49,890 square feet (1.1 200 ft 363.sf		40	Parking district No. 4	Required	Existing	Proposed	Deficiencie
LO H 11 N 12 F 13 G 14 S 15 N 16 N	Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	Lot Depth: Average Unit Size Proposed use:  Existing	200 ft 363.sf	45 acres)	40					
LO H 11 N 12 F 13 G 14 S 15 N 16 N	Lot width: Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	250 ft 312 sf Retail / Vacant  Maximum 125'-0" 12	Lot Depth: Average Unit Size Proposed use:  Existing	363.sf	· · · · · · · · · · · · · · · · · · ·		Total # of parking spaces				
10 H 11 N 12 F/ 13 G 14 So 15 N	Minimum Unit Size Existing use: Height Number of Stories FAR Gross square footage	312 sf Retail / Vacant  Maximum 125'-0" 12	Average Unit Size Proposed use:  Existing	363.sf		41	1 0 1	141	141		
LO H L1 N L2 F/ L3 G L4 Sc L5 N L6 N	Height Number of Stories FAR Gross square footage	Retail / Vacant  Maximum  125'-0"	Proposed use:  Existing				# of parking spaces per use (Provide a separate chart for a	129		129	
11 N 12 F/ 13 G 14 S( 15 N 16 N	Number of Stories  FAR  Gross square footage	125'-0" 12					breakdown calculation)				
11 N 12 F/ 13 G 14 S( 15 N 16 N	Number of Stories  FAR  Gross square footage	12		Proposed	Deficiencies	42	Hotel Rooms				
11 N 12 F, 13 G 14 So 15 N 16 N	Number of Stories  FAR  Gross square footage		appiox. 12 -0	124'-8"		42	# of parking spaces per level (Provide a separate chart for a	12		12	
12 <b>F/</b> 13 G 14 Sc 15 N 16 N	FAR Gross square footage		1	10			breakdown calculation)				
13 G 14 So 15 N 16 N	Gross square footage	129,428 sf		129,337 sf			Hotel Bar-Lounge				
L4 Sc L5 N L6 N		N/A		219,976 sf		43		8.5 ft x 18 ft		8.5 ft x 18 ft	
L5 N	Square Footage by use			===,		44	Parking Space configuration (450,			90 degrees	
L6 N	Number of units Residential	N/A					600, 900, Parallel)				
	Number of units Hotel	N/A		179		45	ADA Spaces	5		5	
	Number of seats	N/A		134		46	Tandem Spaces			66	
	Occupancy load	N/A		142		47	Drive aisle width	22 ft		22 ft	
	• •	,				48	Valet drop off and pick up			20 ft x 61 ft	
	Setbacks	Required	Existing	Proposed	Deficiencies	49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
	Subterranean: Front Setback:	N/A		N/A		50	Bike racks	25		25	
	Side Setback:	N/A		N/A			'				
<u> </u>	Side Setback:	N/A		N/A			Restaurants, Cafes, Bars, Lounges,				
0.	Side Setback facing street:	N/A		N/A			Nightclubs	Required	Existing	Proposed	Deficiencie
0.	Rear Setback:	N/A		N/A		51	Type of use			Hotel Bar-Lounge	
	At Grade Parking:	14/1		14/1		52 53	Total # of seats		134		
	Front Setback:	N/A		N/A		_   33	Total # of seats per venue (Provide a separate chart for			134	
	Side Setback:	N/A		N/A			a breakdown calculation)				
<u> </u>	Side Setback: (Interior - south)	N/A		N/A			,				
0.	Side Setback facing street:	N/A		N/A		54	Total occupant content			142	
	Rear Setback:	N/A		N/A		- 55	Occupant content per venue			142	1
	Pedestal (no distinction between p		n TC-1):	.,,			(Provide a separate chart for a breakdown calculation)				1
	Front Setback:	5 ft	- ,	5 ft			Si Cardowii Calculation)				1
	Side Setback:	5 ft		5 ft			1	<u>l</u>			
	Side Setback: (interior – south)	0 ft		10 ft		56	Is this a contributing building?			No	
	Side Setback facing street:	5 ft		5 ft		57	Located within a Local Historic			No	
	Rear Setback:	N/A				3/	District?			No	
	Tower:							7011110	Λ <b>Τ</b> Λ		
	Front Setback:	N/A		N/A			COMMERCIAI	ZUNING L	AIA		
	Side Setback:	N/A		N/A				MIAMI BE	ACH .		
							PLANNING DEPA				

72nd STREET



					revuelt	a architectu	ure internatic	nal p.a.
<b>7140 COLLINS AV ZONING SU</b> 7140, 7134, 7124, 7121, 7118 Colli		l 3 additional lo	ts (no address nr	rovided)				
Lot Area Net Lot Area	ns Avenue, and		SF 49,890	Acres 1.145				
Legal Description  LOTS 1, 2 AND 3, BLOCK 8, NORMAND)  DADE COUNTY, FLORIDA.  LOT 4 BLOCK 8, NORMANDY BEACH SO  COUNTY, FLORIDA.  LOTS 9, 10, 11 AND 12, BLOCK 8, NORN  MIAMI-DADE COUNTY, FLORIDA.	UTH, ACCORDING	TO THE PLAT TH	HE PLAT THEREOF A	S RECORDED IN PI	21 AT PAGE 54 OF	THE PUBLIC REC	ORDS OF MIAMI-I	DADE
Per Survey 161128 performed by Fortyn, Leavy,	Skyles, Inc Original	date: 10/3/16						
Flood Elevation  This property lies n Flood Zone AE, Bas	e Flood Elevation	8', as per Flood Ir	nsurance Rate Map.					
Applicable Codes Code of Ordinances City of Miami Beach 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 & Ground Level Retail								
Minimum Room Size No Minimum requirement for any use.								
Setbacks								
TC-1 - All lots  From property Line		orth Side	From Ea		From We			outh side
	72nd St. Required	(Front). Provided	Collins Av. (S Required	Side street) Provided	Harding Av. ( Required	(Side street) Provided	Adjacent Lots 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	F.A.R.	] SF	SF
	Total Assemb	lage			SF 49,890	2.75	ALLOWED 137,198	PROVIDED
		by Lot 7118/7122 by Lot 7140 (Der	2 nny's Restaurant)		5,075 2,695		7,770	
	TOTAL F.A.R.						129,428	129,337
Maximum Building Height Measured from Base Floor Elevation (BF TC-1 All lots	FE) = + 8'-0" N.G.\	V.D. + Freeboard	(1'-0") = + 9'-0" N.C	G.V.D.			ALLOWED 125'	PROVIDED
Projections into Setbacks								
Front Yard Balcony Side Yard Balcony Rear Yard Balcony	1'- 1'-	ncroachment -3" -3" -0"						
Open Space Requirements for 179 Un TC-1 All lots (if total over 20,000 sf)	its Hotel 5% of lot area.						REQUIRED 2,495 SF	PROPOSED 3,309 SF
Parking Space Requirements - Parking Hotel use	•		nits and 1 space per	r unit for all units			REQUIRED	PROPOSED
Meeting Rooms & Gym Sub-total Bar Lounge		a, minus 15 sf/roo ats minus 1 seat t		2,366 134	2,685 Seats	-319.00	129 0 129 12	
Ground Level Parking Parking Level 2								3 138
Total Parking Spaces							141	141
Total Handicap Spaces							5	5
Loading Zone Requirements:								
Size: 10' by 20' each loading bay More than 100 Rooms, but less than 200 Commercial spaces Total loading spaces required:							3 2	г
Total loading spaces required:  Bicycle Parking Requirements (Sec. 1  Hotel	30-33 (b) (7) 1/10 rooms						Required 18	5 Proposed
Employees	1/10 % employee	es					5 23	23

PROJECT DATA

# Zoning Information

Folio number(s):

Year constructed:

Minimum Unit Size

Board and file numbers:

Based Flood Elevation:

Adjusted grade (Flood + Freeboard):

Pedestal (no distinction between pedestal and tower in TC-1):

Address:

Lot width:

Existing use:

11 Number of Stories

13 Gross square footage

16 Number of units Hotel

17 Number of seats

18 Occupancy load

Subterranean:

22 Side Setback facing street:

26 Side Setback: (Interior - south)

27 Side Setback facing street:

31 Side Setback: (interior –

32 Side Setback facing street:

At Grade Parking:

19 Front Setback:

20 Side Setback:

21 Side Setback:

23 Rear Setback:

24 Front Setback:

25 Side Setback:

28 Rear Setback:

29 Front Setback:

30 Side Setback:

33 Rear Setback:

Tower:

14 Square Footage by use

Number of units Residential

12 **FAR** 

revuelta architecture international p.a.

revuelta

architecture international

Santiago, Chile

architecture.com

T. 305.590.5000 F. 305.590.5040

9537 Harding Avenue Surfside, Florida 33154

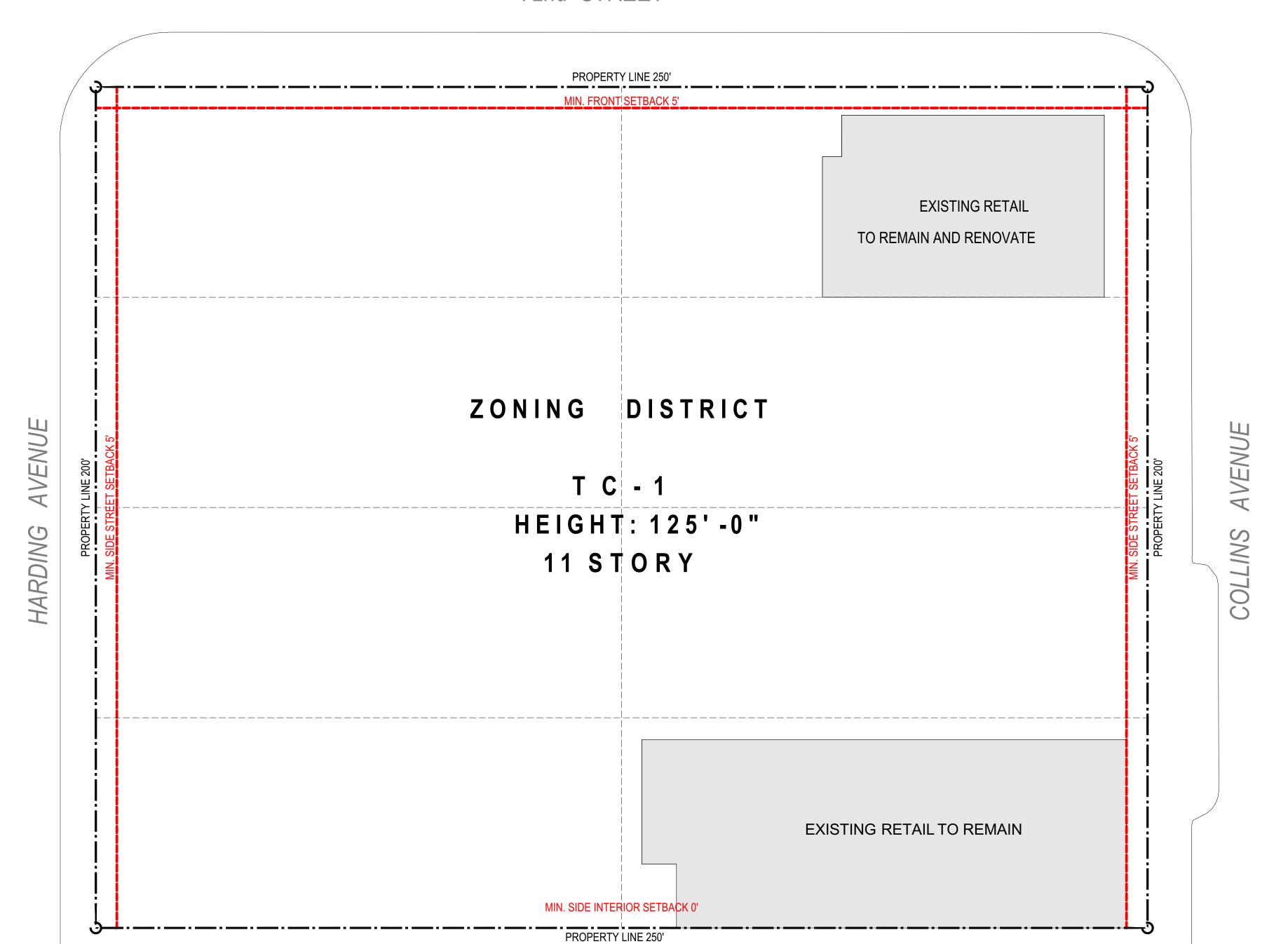
A-005

					ITEM #	Zoning Information				
7	7140, 7134, 7124, 7	7118 COLLINS AV. 8	and 7121 HARDING A	AV. MIAMI BEACH.	34	Front Setback:	N/A		N/A	
	PB18-0192 and DR				35	Side Setback:	N/A		N/A	
			; -0600; -0590; -0580;	-0570			,, .			
	2018/2019	Zoning District:	TC-1		ITEM					
	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Harding)	(Collins); +4.97'	# 36	Setbacks Side Setback: (Interior –	Required N/A	Existing	Proposed N/A	Deficiencies
-	+9'-0" NGVD	Lot Area:	49,890 square fee	t (1.145 acres)	37	Side Setback facing street:	N/A		N/A	
	250 G		200 (1		38	Rear Setback:	N/A		N/A	
	250 ft	Lot Depth:	200 ft			Real Setzaek.	14774		14/74	
	323 sf	Average Unit Size		AINIII IN A O DET AII		Parking	Required	Existing	Proposed	Deficiencies
F	Retail / Vacant	Proposed use:	HOTEL & CONDON	VIINIUM & RETAIL	39	Parking district No. 4		Existing	11000000	<u> </u>
	Maximum	Existing	Proposed	Deficiencies	40	Total # of parking spaces	140		140	
	125′-0″	approx. 12'-0"	124′-8″		41	# of parking spaces per use			Hotel - 154 spaces	
$\top$	12	1	11			(Provide a separate chart			Res 41 spaces	
	174,615 sf		174,200 sf		1	for a breakdown			55 space reduction via	
	N/A		256,113 sf			calculation)			alternate parking	
			,			Hotel Rooms			incentives	
	171		24		42	# of parking spaces per			Level 1 - 1 space	
	(150 units/acre)					level (Provide a separate			Level 2 - 139 spaces	
	N/A		187			chart for a breakdown calculation)				
	N/A		270		43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
	N/A		1,098		44	Parking Space configuration	0.5 It X TO It		90 degrees	
	Required	Existing	Proposed	Deficiencies		(450, 600, 900, Parallel)			70 degrees	
	Required	Existing	rioposeu	Deliciencies	45	ADA Spaces	5		5	
_	N/A		N/A		46	Tandem Spaces			66	
-	N/A N/A		N/A		47	Drive aisle width	22 ft		22 ft	
	N/A		N/A		48	Valet drop off and pick up			20 ft x 61 ft	
+	N/A		N/A		49	Loading zones and Trash collection areas			30′-8 x 68′-9″	
+	N/A		N/A				F.O.		45.4	
+	IN/ A		IN/ A		50	Bike racks	58		454	
+	N/A		N/A			Restaurants, Cafes, Bars,				
	N/A		N/A		$\dashv$	Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
h)	N/A N/A		N/A		51	Type of use	Required	LAISHING	Hotel Bar-Lounge	Deficiencies
' '/	N/A		N/A		52	Total # of seats			134	
+	N/A		N/A		53	Total # of seats per			134	
100	en pedestal and to	ower in TC 1).	IN/ PA		$\dashv$	venue (Provide a				
, C C	5 ft		5 ft		$\dashv$	separate chart for a				
	5 ft		5 ft		<u> </u>	breakdown calculation)			1.10	
	0 ft		10 ft		_ 54 55	Total occupant content			142	
$\perp$	5 ft		5 ft			Occupant content per venue (Provide a separate			142	
+	N/A		J I I		-	chart for a breakdown				
	IN/A				-	calculation)				

COMMERCIAL -ZONING DATA MIAMI BEACH PLANNING DEPARTMENT FORM

ZONING SETBACKS PLAN 2

72nd STREET



Lot Area Net Lot Area				SF <b>49,890</b>	)	Acres 1.145				
Legal Description										
LOTS 1, 2 AND 3, BLOCK 8, NO	DRMANDY B	EACH SOUTH, ACC	ORDING TO TH	E PLAT THEREOF	AS RECOR	DED IN PLAT BO	OOK 21 AT PAGE	54 OF THE PUBLIC	RECORDS OF MIA	AMI-DADE
COUNTY, FLORIDA. LOT 4 BLOCK 8, NORMANDY	BEACH SOUT	ΓΗ, ACCORDING ΤΟ	THE PLAT THE	REOF AS RECORI	DED IN PLA	T BOOK 21 AT F	PAGE 54 OF THE	PUBLIC RECORDS	OF MIAMI-DADE (	COUNTY,
FLORIDA. LOTS 9, 10, 11 AND 12, BLOC	K 8, NORMA	NDY BEACH SOUT	H, ACCORDING	TO THE PLAT TH	EREOF AS F	RECORDED IN P	LAT BOOK 21 AT	PAGE 54 OF THE F	PUBLIC RECORDS (	OF MIAMI-
DADE COUNTY, FLORIDA.										
Per Survey 161128 performed by Fo	rtyn, Leavy, Sky	yles, Inc Original date	e: 10/3/16							
Flood Elevation										
FIOOG Elevation		Flood Zone AE	8		Base I	Flood Elevation	8.0 NGVD	[	Design Flood Elev.	9.0 NGV
		arage Top Elevation				est Grade Elev	6.0 NGVD	Highest G	rade Elev adjacent	5.49 NG\
Lov	•	of Habitable Space		Lowes		of Equip. Serv	9.0 NGVD	Cı	rown of Road Elev.	5.34 NG\
	Adjusi	ted Grade Elevation	9.0 NGVD		FIK	M Map number	12086C0326L			
Applicable Codes	mi Doach El									
Code of Ordinances City of Mia 2014 (Fifth edition) Florida Build		orida.								
NFPA 101 - Life safety Code										
Zoning Classification										
Town Center Core District 1			TC-1		Sec	ction 142-734 (a	a)			
Ruilding Uso										
Building Use Hotel, Condominium Units & Re	tail at Groun	nd Level								
Minimum Room Size	rooms 22E C	Of pluc								
15% of rooms 300 Sf & 85% of Hotel Rooms Provided	100ms 335 S	of pius.								187
Condominium Units										24
Setbacks										
TC-1 - All lots		From No	orth Side	Fr	om East si	de T	From W	est side	From S	South side
From property Line		72nd St.	(Front).	Collins	s Av. (Side	street)	Harding Av.	(Side street)	Adjacent Lot	s (side interio
		Required	Provided	Require	d	Provided	Required	Provided	Required	Provide
TC 1 All lete		E'	רי	רי רי		E1	E1	רי		0'-0" on East
TC-1 - All lots		5'	5'	5'		5'	5'	5'	0'	10'-0" on V Parcel
F.A.R. Calculation										
<del></del>							AREA	F.A.R.	SF	SF
		Total ^ ''					SF	2 -	ALLOWED	PROVID
		Total Assemblag	е				49,890	3.5	174,615	
		TOTAL F.A.R.	Including 5,075 sf	used by Lot 7118/71	122				174,615	17-
Maximum Building Height Measured from Base Floor Elev	ustion (DEE)	. 0' 0" N C V D	. Frankaard (1	'					Allowed	Provide
TC-1 All lots	alion (DLL)	= + 0 -0 N.G.V.D.	+ i reeboard (i	-0 ) = + 9 -0 IV.C	3. V .D.				125'	124'-8'
Projections into Setbacks										
_		Maximum Er								
Front Yard Balcony Side Yard Balcony		1'- 1'-								
Rear Yard Balcony		0'-	-0"							
Open Space Requirement									Required	Propose
TC-1 All lots (if total over 20,000	) sf)	5% of lot area.							2,495 SF	4,496 S
Parking Space Requirements	- Parking D	istrict #4 (Sec. 13	0-31 (a) (4)						Required	Propose
Hotel	J	-								Порос
Hotel use -		0.5 spaces per ro	om, up to 100 ι	ınits and 1 space	per unit for	all units in			100	
	Hotel Suites	excess of 100	Suites @	1.5					123 21	
Meeting Ro	oms & Gym	1 space for 60 sf of flo	oor area, minus 15	sf/room		3,338	2,760	578.00	10	
9	ool Terrace	1 space per 4 seats	- minus 1 seat for (	every 2 Units		270	68	93.00	0	
Condominium	Units	s <b>l</b> 18	Units @	1.5					27	
	Office		Units @	1.75					11	
<del>.</del> .	Visitors		%	38					4	
lot	al Required								195	
Reductions - Not to exceed 50	% of Total Page	arking Requiremer	nt (95.5)							
	-	1 p.s./ 5 bicycles			141 Bicy		Reduction of	28.20	28	
Sana		1 p.s./ 10 bicycles			249 Bicy		Reduction of Reduction of	24.90 2.00	25	
	l Reduction	1 p.s. / 3 Scooters			0 300	oters/Motorcycle	Reduction of	2.00	2 <b>55</b>	
Parking Provided Ground L	aval Darkir -	1								1
	evel Parking king Level 2	•								1 139
	J -21012									
Total Parking Spaces									140	140
Total Handicap Spaces									5	5
Electrical Charger Stations	ulrod = - L'		-	<del></del>					2705////-	
2% of requ Total E.C.S. Provided	ıired parking	140	2	%					2.795666667 <b>3</b>	6
Loading Zone Requirements:										
Size: 10' by 20' each loading ba More than 200 Rooms (includin	-								4	
Commercial spaces									2	
Total loading spaces required	l:								6	6
Bicycle Parking Requirement	S (Sec. 120 )	33 (b) (7) - Not cou	Inted on reduct	ion of narking					Required	Propos
Lioyoro i arking isequilement		Short Term	arnou orrituull	on parking					required	i iohos(
	Retail	1 / 5,000 sf				18,520 s		3.70	4	
^		1/10 rooms					00MS	18.70	19 3	
C	ondominium	ן וי וט טווונ				24 l	Jnits	2.40	3 26	
		Long Term								
		3 for 5,000 - 20,00							3	
^	Employees ondominium	1/10 % employee 1/Unit	S			24	Jnits	24.00	5 24	
C	onaoniiiiililli	I''O''''				Z4 U	טווונט	Z4.UU	24 32	
									58	58
The required bicycle parking is	in addition to	o the bycicle parkin	ng racks provide	ed to reduce the v	ehicular pa	rking required.	It is not double c	ounted.		
		o the bycicle parkir	ng racks provide	ed to reduce the v	vehicular pa	ırking required.	It is not double c	ounted.		
Total Bycicle racks - Parking Re		o the bycicle parkir	ng racks provide	ed to reduce the v	vehicular pa	rking required.	It is not double c	ounted.		396 58
The required bicycle parking is Total Bycicle racks - Parking Re Required Bycicle Parking Total By			ng racks provide	ed to reduce the v	vehicular pa	irking required.	It is not double c	ounted.		396 58 454

**ZONING DATA** 

revuelta
architecture
international

revuelta architecture international

Santiago, Chile

architecture.com 2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33133

T. 305.590.5000 F. 305.590.5040

SCALE 1/16"=1'-0"

COLLINS & 72nd. **DEVELOPERS** 9537 Harding Avenue Surfside, Florida 33154 (305) 867-6344

**Owner Information** 

AR-0007972

**ZONING PRESENTATION** 

**AS SHOWN** 

SITE PLAN

Project No.

A-006