

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

Permit Revisions

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

Consultant

Design by

Luis O. Revuelta
AR-0007972**ZONING
PRESENTATION**Date
04.06.2018Scale
AS SHOWNProject No.
1729

Sheet Name

SITE PLAN GROUND
LEVEL

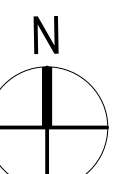
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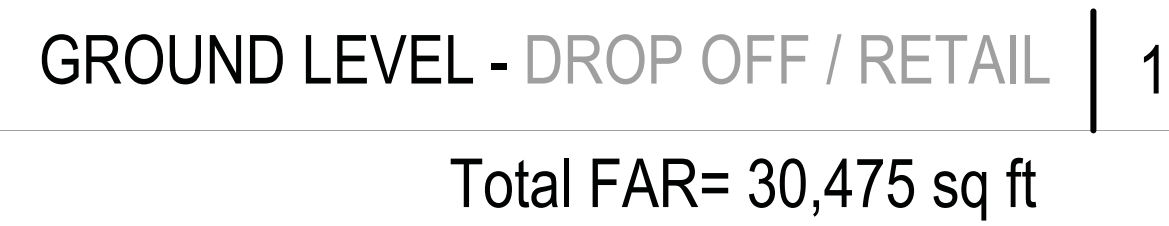
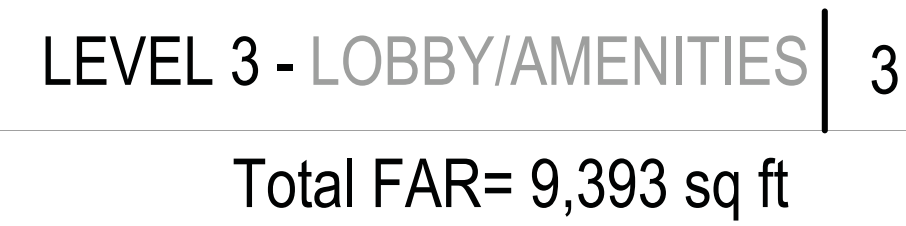
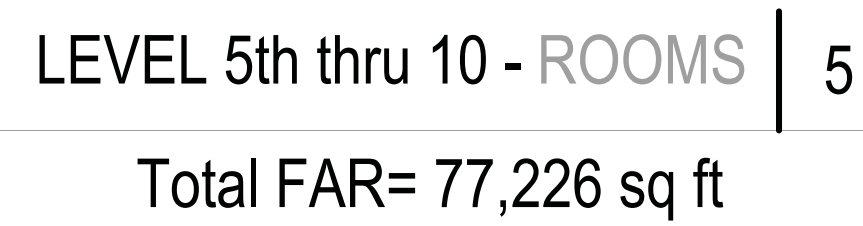
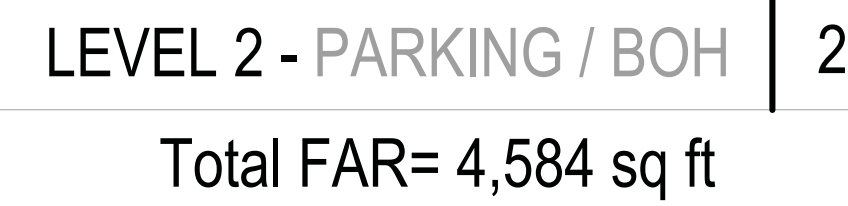
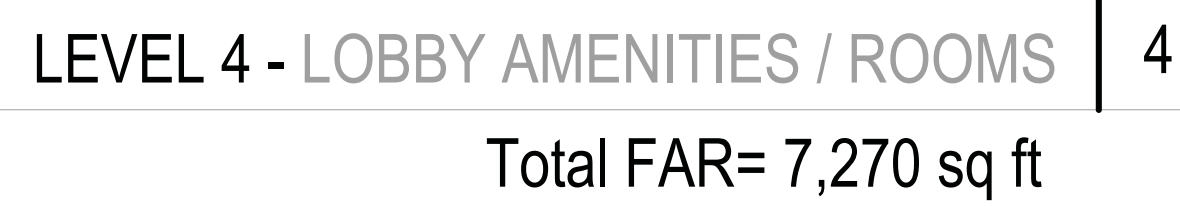
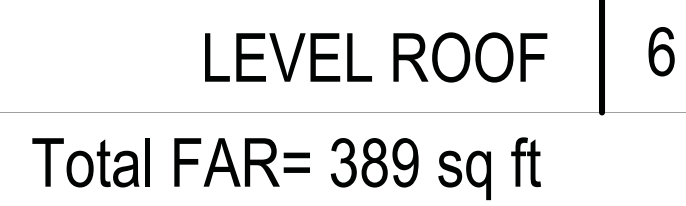
A-007**PROPOSED****LEGEND - PROPOSED CHANGES**

- 1 ONE ADDITIONAL FLOOR (11 TOTAL) WITHIN THE SAME VOLUME OF THE PREVIOUSLY APPROVED TOWER
- 2 EXTENSION OF POOL DECK TO THE CORNER OF COLLINS AVE. AND 72ND. ST. OVER THE EXISTING DENNY'S RESTAURANT, WHICH WILL REMAIN IN PLACE.
- 3 NEW 5 STORY HOTEL ANNEX TOWER ON TOP OF THE 3 STORY PODIUM.
- 4 RECONFIGURATION OF AMENITIES DECK.
- 5 SHIFT OF THE SOUTH EDGE OF THE BUILDING IN THE WEST HALF OF THE PROJECT SIX (6) FEET TO THE NORTH, THERE IS NOW 16 FEET BETWEEN THE PROJECT AND THE ADJACENT BUILDING TO THE SOUTH.
- 6 PLACEMENT OF ADDITIONAL SHORT-TERM BICYCLE RACKS.
- 7 RECONFIGURATION OF ENTRANCE PLAZA.
- 8 RECONFIGURATION OF URBAN PLAZA.
- 9 CONTINUOUS PLANTING BED ALONG SIDEWALK.
- 10 PLACEMENT OF ADDITIONAL LONG-TERM BICYCLE RACKS.
- 11 EXTENSION OF CONCRETE SLAB FOR PARKING OVER THE EXISTING DENNY'S RESTAURANT.
- 12 RECONFIGURATION OF PARKING AND DRIVEWAY LAYOUT.
- 13 ANNEX TOWER - NEW CONFERENCE AND MEETING ROOMS.
- 14 ANNEX TOWER WITH (9) HOTEL ROOMS PER TYPICAL FLOOR.
- 15 BALCONIES REPLACED BY SMALL EYEBROWS IN HOTEL FLOORS WITH EXCEPTION OF THE SUITE ROOMS ON THE WEST, EAST AND SOUTH END OF THE FLOOR-PLATE.
- 16 ANNEX TOWER ROOFTOP AMENITY DECK.
- 17 BALCONIES AT CONDOMINIUM UNITS.
- 18 ARCHITECTURAL FEATURE.

GROUND SITE PLAN | 1

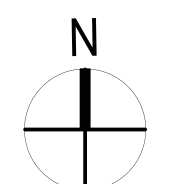
SCALE 1/16"=1'-0"



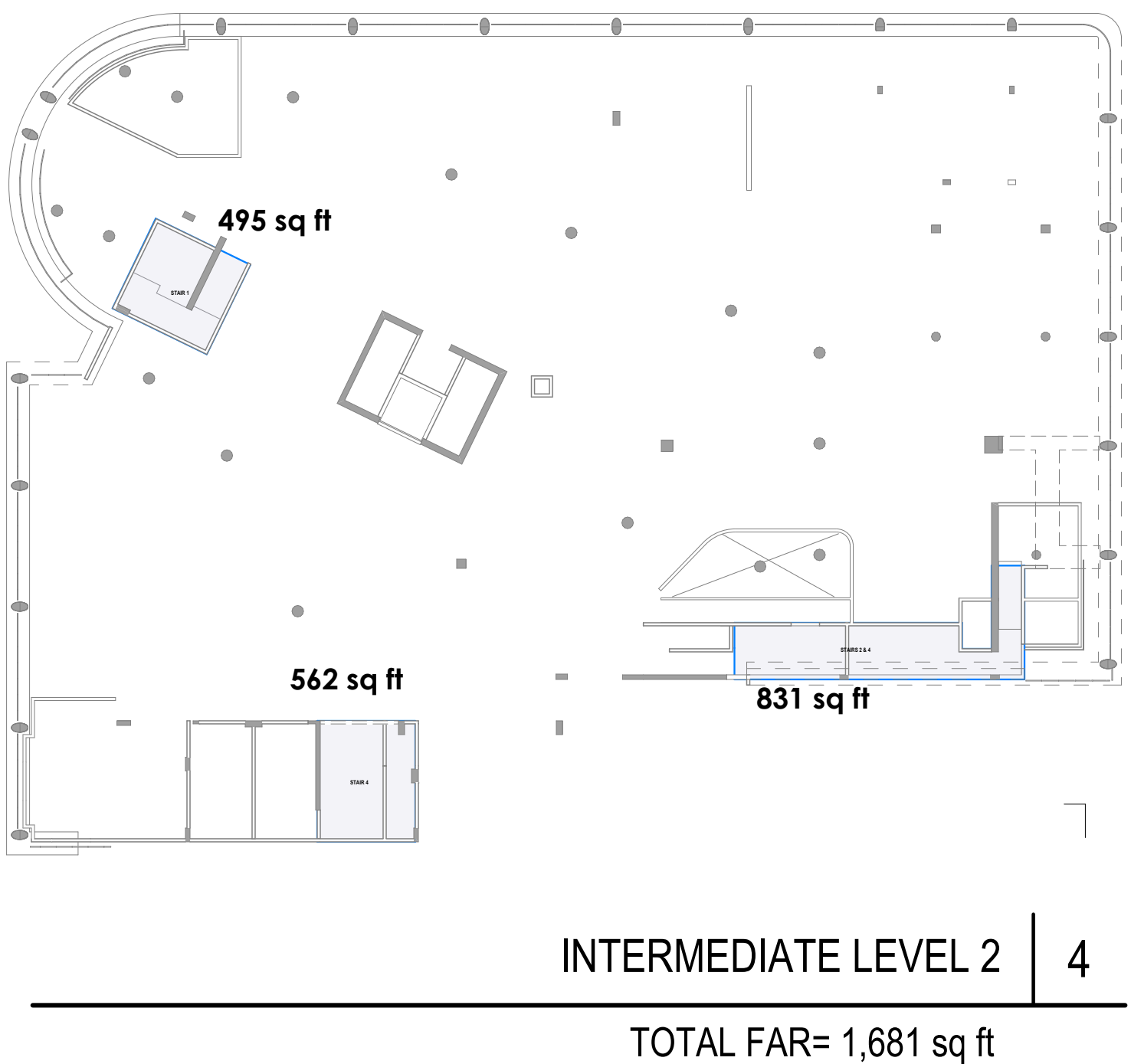
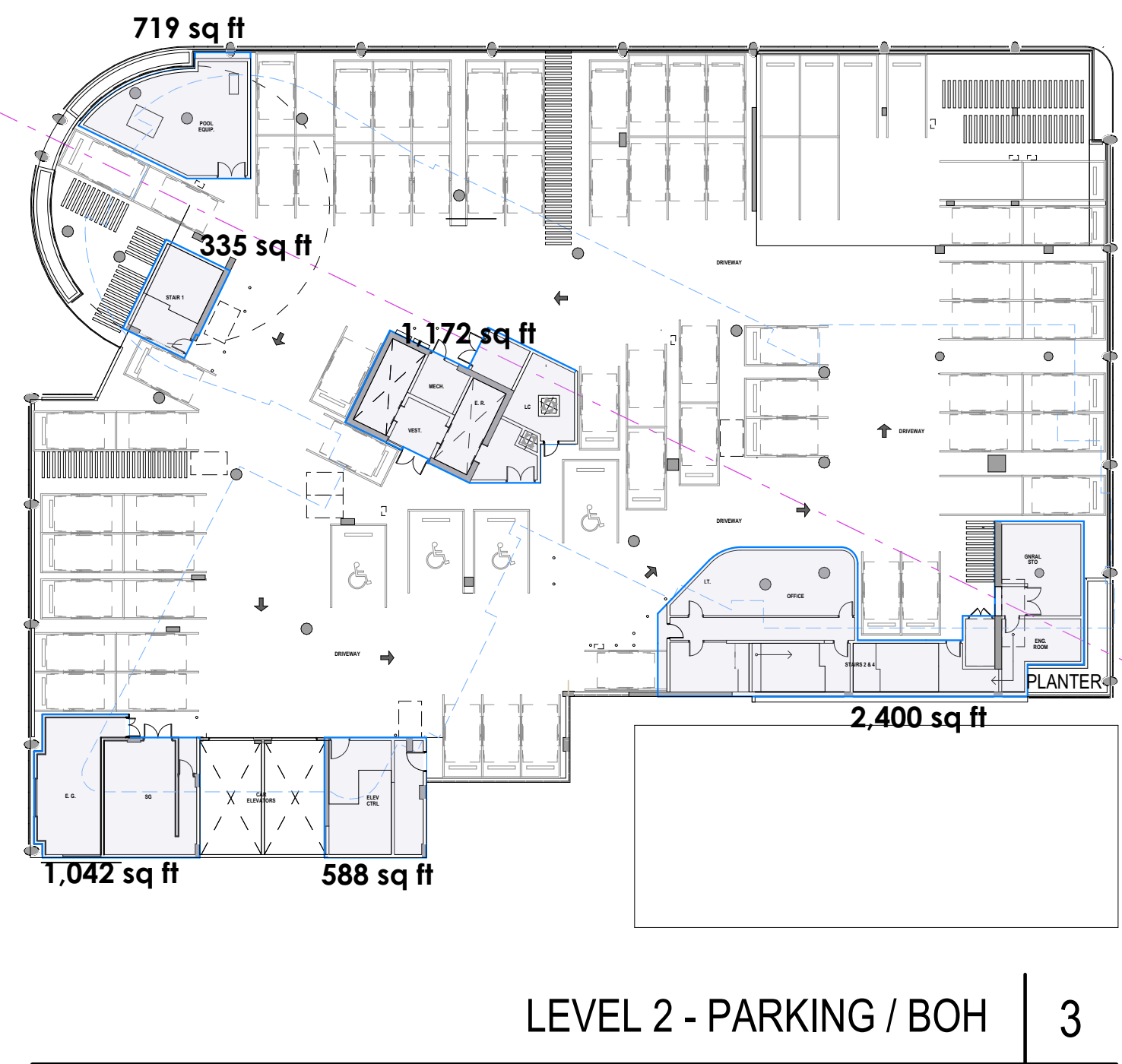
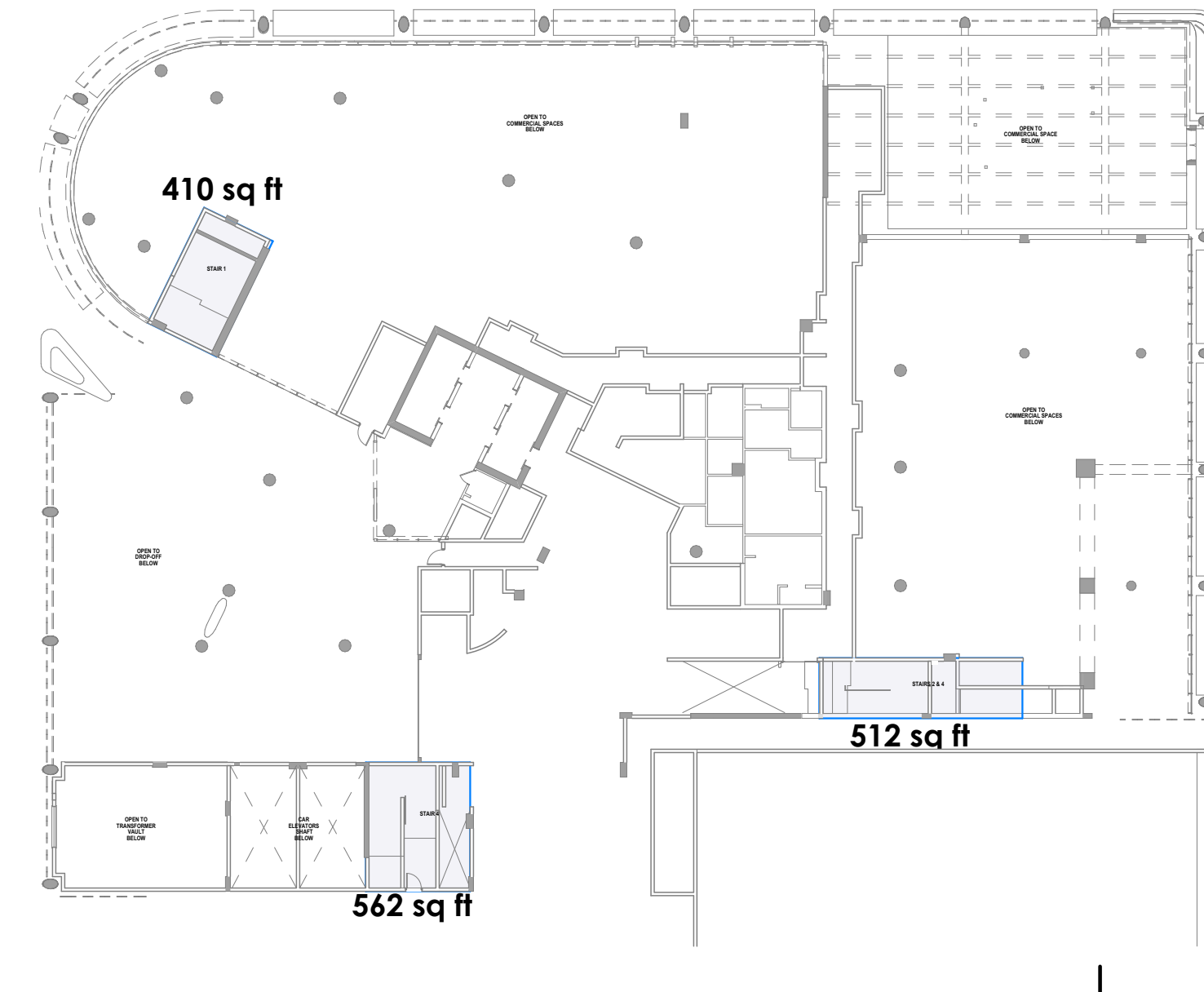
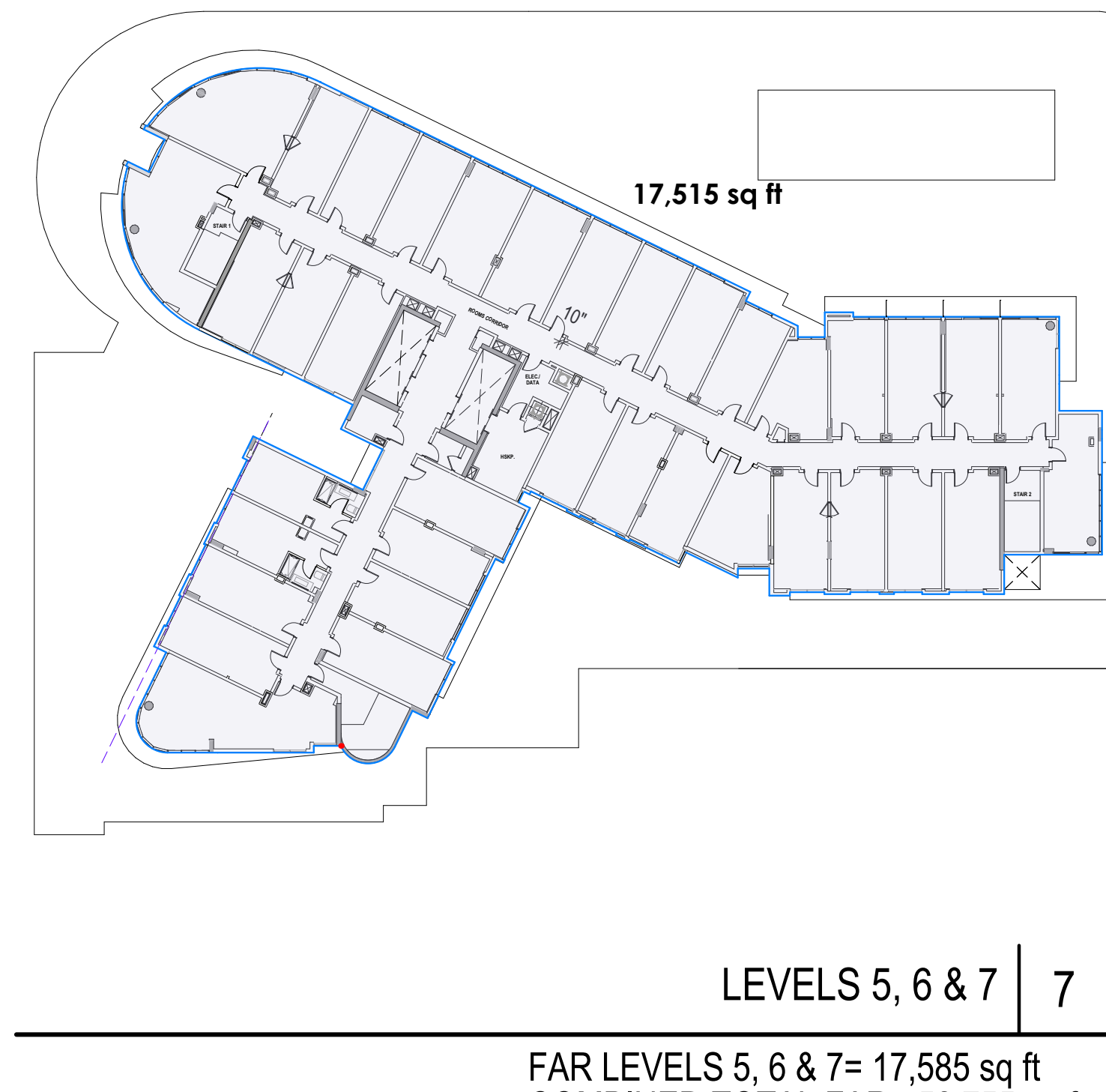
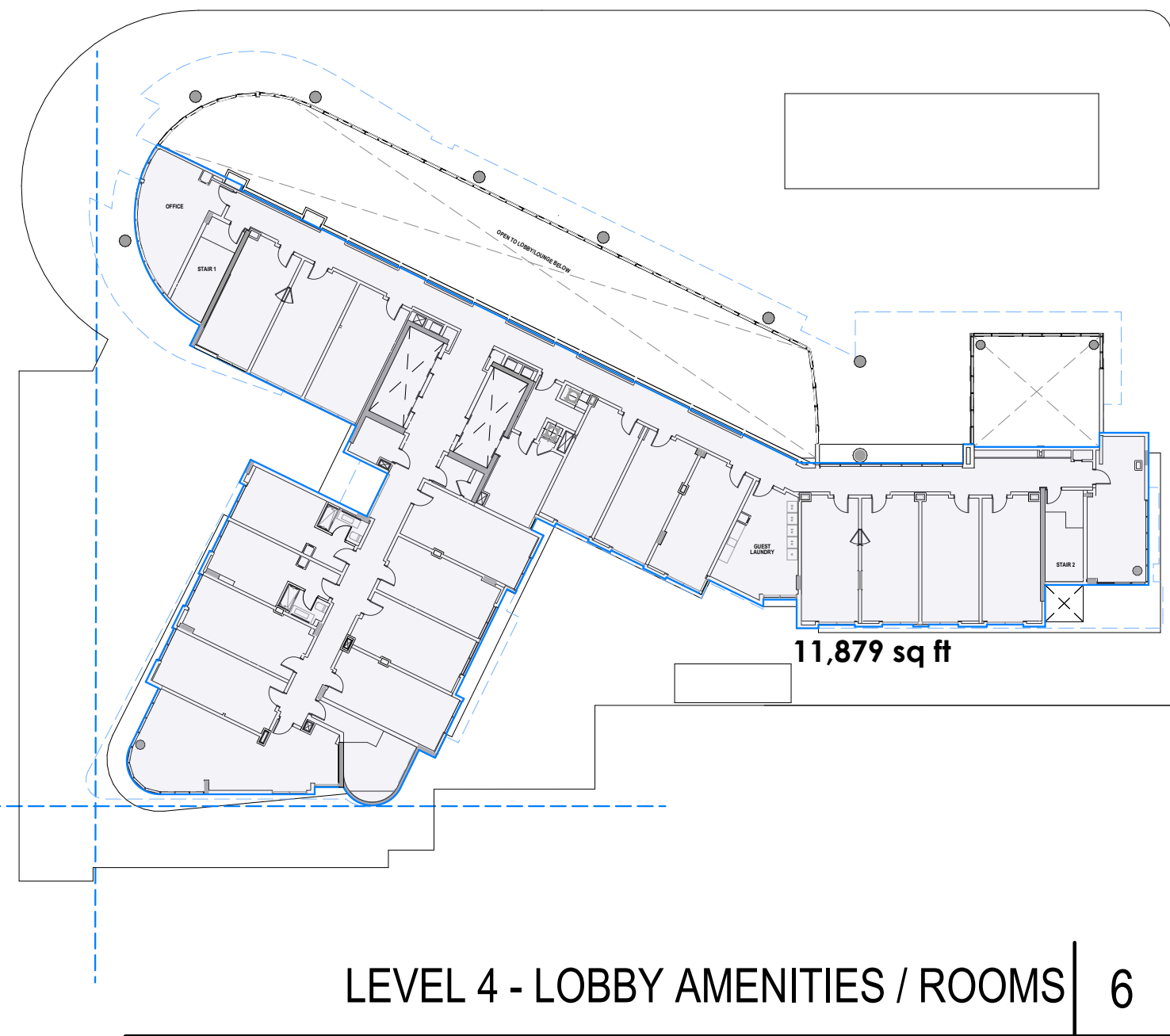
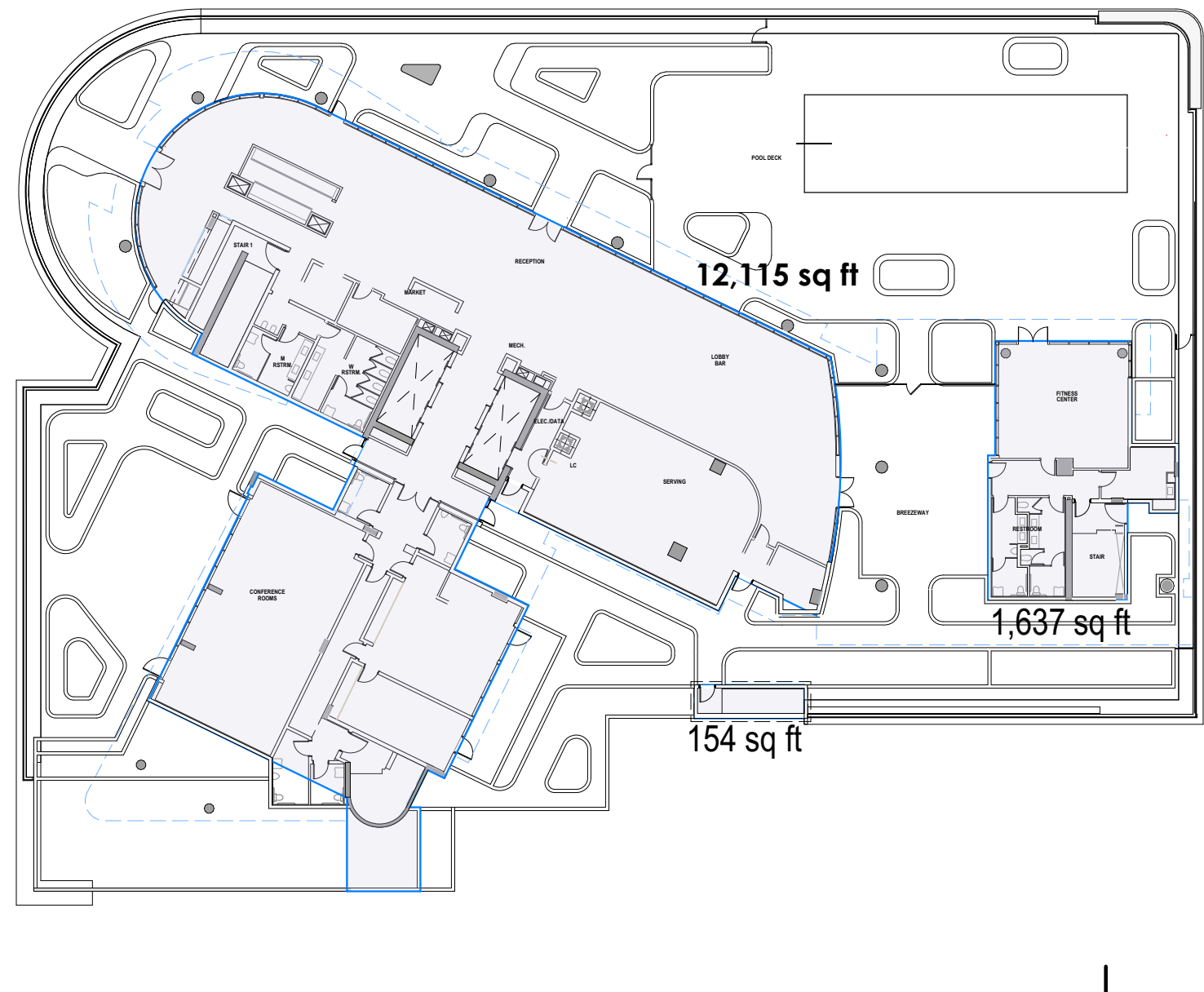
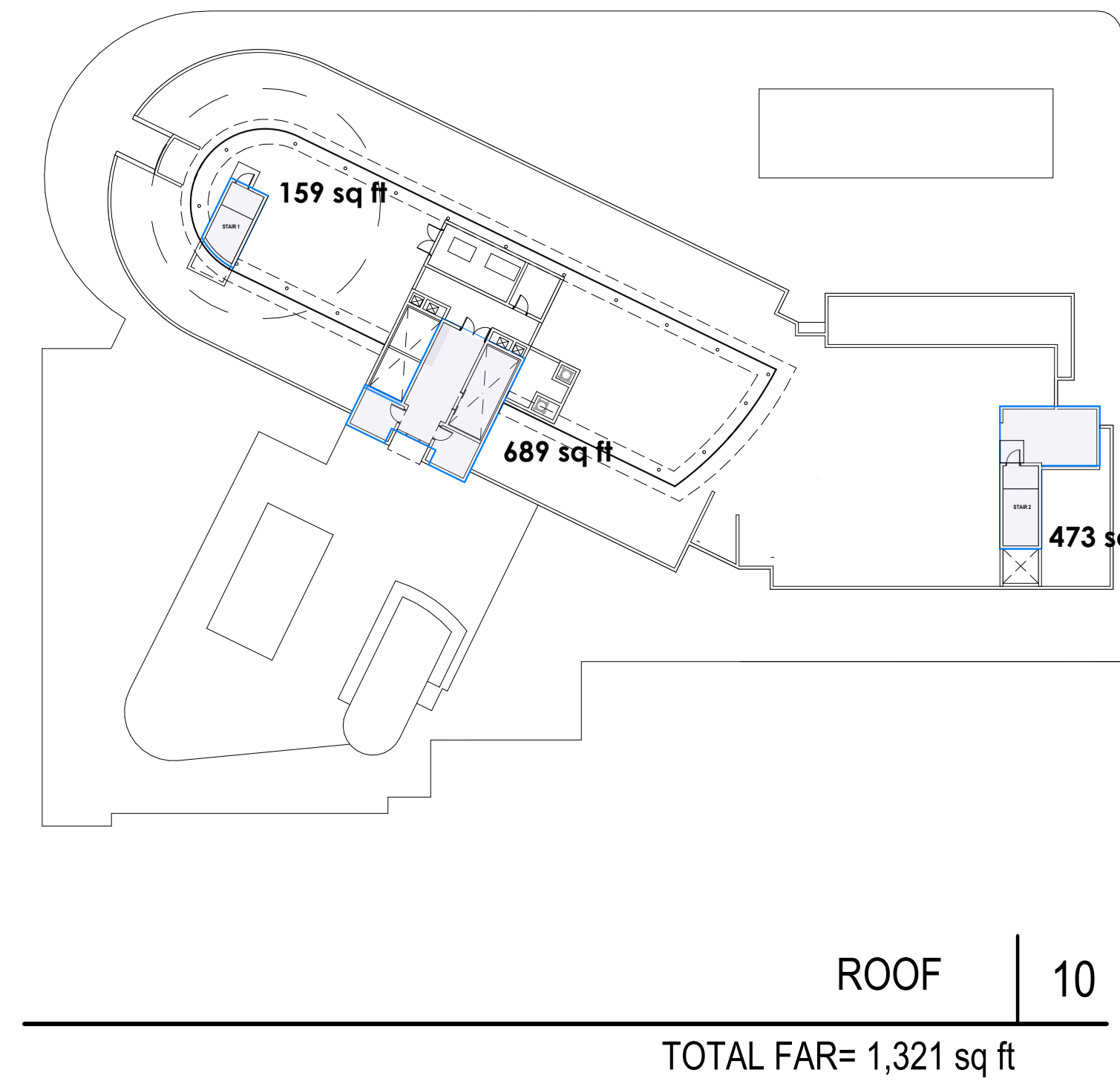
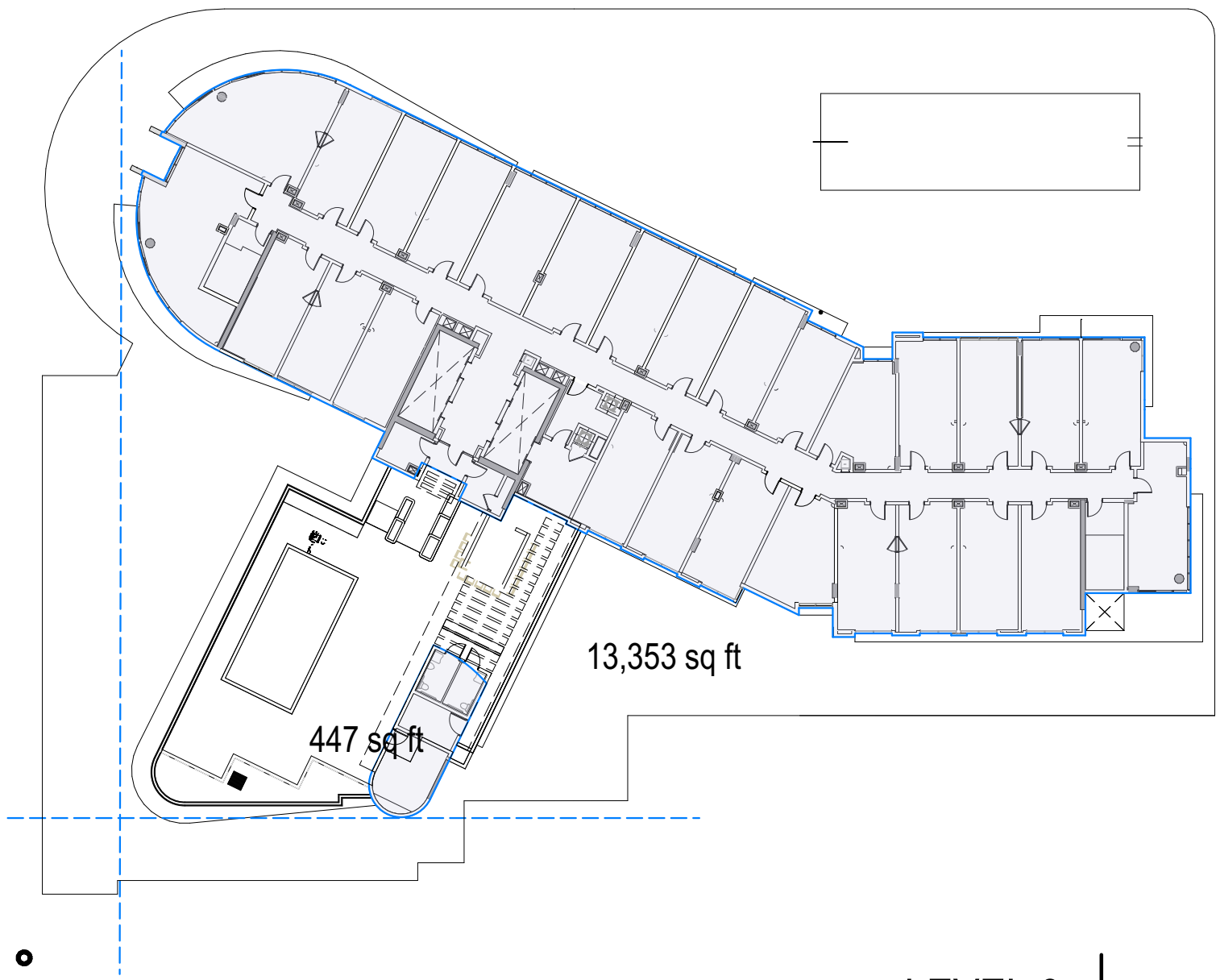


FOR F.A.R. ENLARGED DRAWINGS, REFER TO APPENDIX I

1



PREVIOUSLY APPROVED



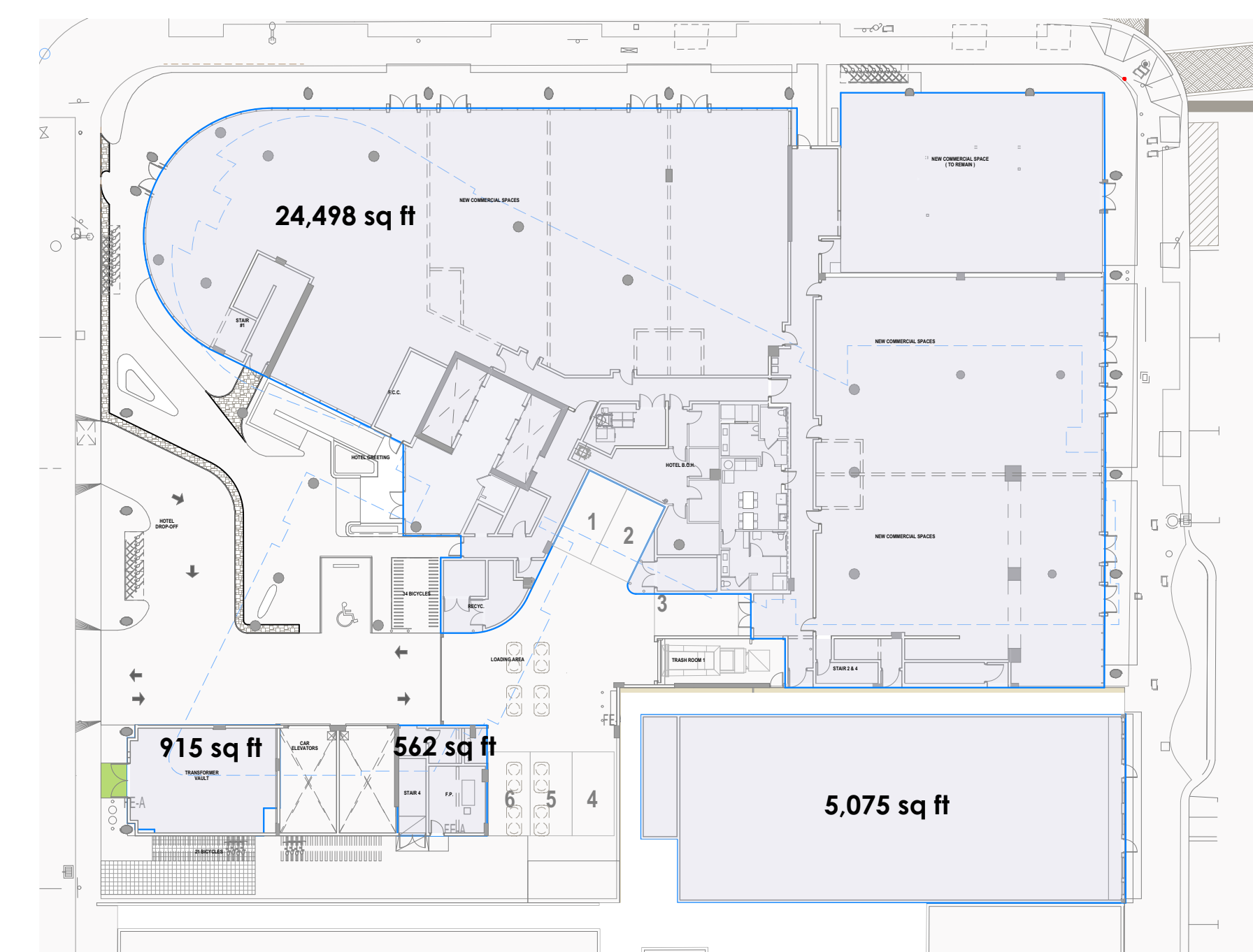
F.A.R. CALCULATION

LOT AREA	S.F.	RATIO
49,890	49,890	3.5

F.A.R. AVAILABLE 174,615 SF

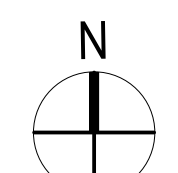
F.A.R. BREAKDOWN	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL	
	562
	915
AREA USED BY LOT 7118/722	5,075
	24,498
	31,050 sq ft
INTERMEDIATE LEVEL 1	
	410
	512
	562
LEVEL 2 - PARKING / BOH	1,484 sq ft
	335
	588
	719
	1,042
	1,172
	2,400
	6,256 sq ft
INTERMEDIATE LEVEL 2	
	495
	562
	831
	1,888 sq ft
LEVEL 3 - LOBBY / AMENITIES	
	154
	1,637
	12,115
	13,906 sq ft

LEVEL 4	11,879
	11,879 sq ft
LEVEL 5	17,515
	17,515 sq ft
LEVEL 6	17,515
	17,515 sq ft
LEVEL 7	17,515
	17,515 sq ft
LEVEL 8	447
	13,353
	13,800 sq ft
LEVEL 9	13,353
	13,353 sq ft
LEVEL 10	13,359
	13,359 sq ft
LEVEL 11	13,359
	13,359 sq ft
ROOF	0
TOTAL F.A.R.	159
	473
	689
	1,321 sq ft
	174,200 sq ft



F.A.R. CALCULATION SUMMARY | 1

SCALE 1/32"=1'-0"



NOTES:

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

FOR F.A.R. ENLARGED DRAWINGS REFER TO APPENDIX I

ELEVATION = +6'-0" NGVD

**LINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA. 33141**

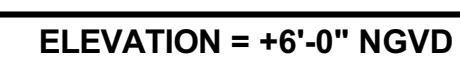
Permit Revisions

Consultant

Design by

Sheet No.

Sheet No.
A-013



URBAN PLAZA- DROP OFF

**URBAN
PLAZA:
953 SF**

20 FT

NOT FOR CONSTRUCTION

