

GENERATOR MIAMI: BUILDING E

3120 Collins Avenue
Miami Beach, FL 33139

SCOPE OF WORK

- Demolition of the existing two-story 1,529 SF 'Building B'. Originally an accessory garage structure to the primary 1920s residence, 'Building B' currently houses a bar on the ground floor and a single guestroom on the second floor.
- Construction of a new five-story 7,977 SF 'Building E' in place of 'Building B', to house the existing bar on the ground floor, and a total of 19 guestrooms on the upper floors.
- Replacement of all east-facing windows on floors 2-8 of the existing 8-story 'Building C' with new casement windows to match historic.
- Reconstruction of two historic wall-mounted flagpoles on east facade of 'Building C'.
- Reconstruction of historic pole sign on corner of Collins Avenue and 32nd Street.
- Reconstruction of segment of historic site wall along 32nd Street to screen existing pad-mounted transformer from the street.

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

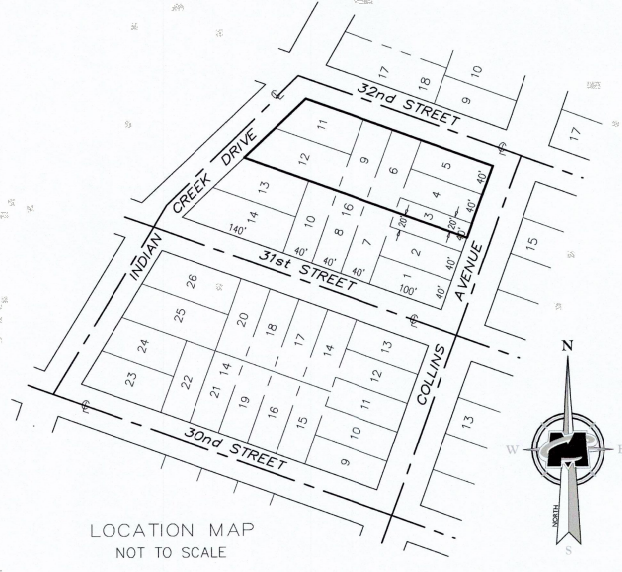
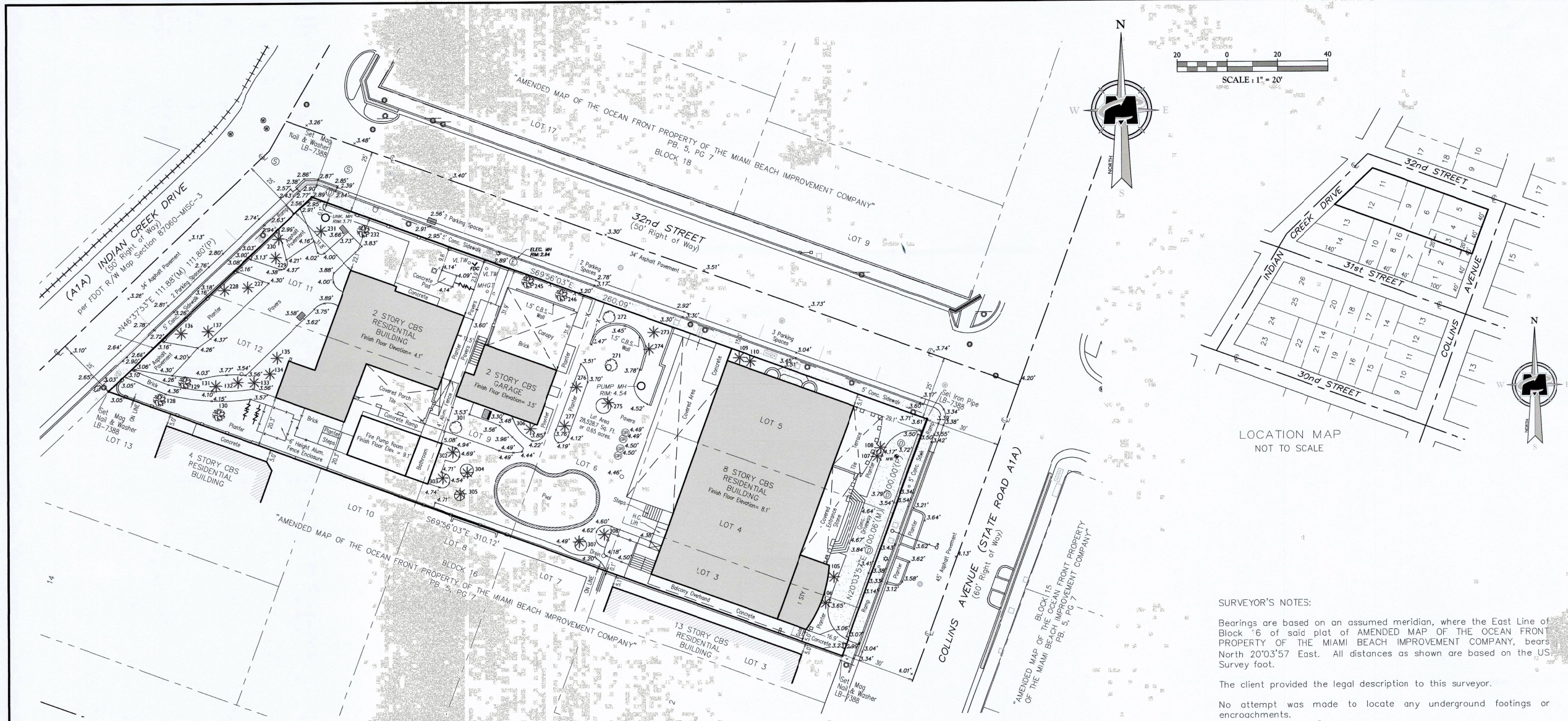
*Application for HPB Certificate of Appropriateness for
Demolition, Design, and Variance Request*

March 9, 2020
STA Project #3426.01

INDEX OF DRAWINGS

- | | |
|--|--|
| A-0.0 Cover Sheet | A-6.1 FAR Diagrams |
| A-1.1 Survey | A-6.2 FAR Diagrams |
| A-1.2 Context Location Plan | A-6.3 Variance Diagrams |
| A-1.3 Zoning Data | A-6.4 Variance Diagrams |
| A-1.3A Parking Calculations | A-6.5 Variance Diagrams |
| A-1.4 Historic Report & Photos | A-6.6 Variance Diagrams |
| A-1.5 Historic Report & Photos | A-6.7 Variance Diagrams |
| A-1.6 Historic Report & Photos | A-6.8 Variance Diagrams |
| A-1.7 Historic Report & Photos | |
| A-1.8 Historic Report & Photos | L-1.1 Tree Management Plan |
| A-1.9 Historic Report & Photos | L-1.2 Hardscape Plan |
| A-1.10 Historic Report & Photos | L-1.3 Planting Plan |
| A-1.11 Historic Report & Photos | L-1.4 Landscape Design North Elevation |
| A-1.12 Building Card | L-1.5 Landscape Design East Elevation |
| A-1.13 Building Card | |
| A-1.14 Original Microfilm: Building B | |
| | |
| A-2.1 Site Photos: Existing Condition | |
| A-2.2 Site Photos: Existing Condition | |
| A-2.3 Site Photos: Existing Condition | |
| A-2.4 Site Photos: Existing Condition | |
| A-2.5 Building Photos: Restoration Details | |
| A-2.6 Building Photos: Restoration Details | |
| A-2.7 Building Photos: Restoration Details | |
| A-2.8 Building Photos: Restoration Details | |
| | |
| A-3.1 Existing Site Plan | |
| A-3.2 Existing Floor Plans: Building B | |
| A-3.3 Existing Elevations: Building B | |
| A-3.4 Existing & Proposed Elevations: Building C | |
| | |
| A-4.1 Rendering / Perspective View | |
| A-4.2 Rendering / Perspective View | |
| A-4.3 Rendering / Perspective View | |
| A-4.4 Rendering / Perspective View | |
| A-4.5 Rendering / Perspective View | |
| A-4.6 Rendering / Perspective View | |
| | |
| A-5.1 Proposed Site Plan | |
| A-5.2 Proposed Ground Floor Plan | |
| A-5.3 Proposed Typical (2-4) Floor Plan | |
| A-5.4 Proposed Fifth Floor Plan | |
| A-5.5 Proposed Roof Plan | |
| A-5.6 Proposed Building Elevations | |
| A-5.7 Proposed Building Elevations | |
| A-5.8 Proposed Contextual Elevation | |
| A-5.9 Proposed Building Sections | |
| A-5.10 Wall Sign Illumination | |





- LEGEND:**
- ⊙ Centerline
 - Right of way line
 - ⊕ Catch basin
 - Clean out
 - ⊕ Fire hydrant
 - ⊕ Street light pole
 - ⊕ Light pole
 - ⊕ Gas meter
 - ⊕ Unknown manhole
 - ⊕ Drainage manhole
 - ⊕ Electrical manhole
 - ⊕ Sanitary sewer manhole
 - ⊕ Signal mast arm
 - ⊕ Single sign support
 - ⊕ Public telephone
 - ⊕ Unknown valve
 - ⊕ Gas valve
 - ⊕ Sewer valve
 - ⊕ Water valve
 - ⊕ Water meter
 - ⊕ Wire pull box

- ABBREVIATIONS:**
- (M) = Measured
 - (P) = Platted Dimension
 - A/C = Air conditioner
 - BLDG = Building
 - CBS = Concrete Block and Stucco
 - CL = Clear
 - CLF = Chain Link Fence
 - CONC = Concrete
 - LB = Licensed Business
 - PB, PG = Plat Book and Page
 - R/W = Right of Way
 - STY = Story

TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT	CANOPY
105	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
106	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
107	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	15'	10'
108	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	15'	10'
109	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
110	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
128	BURSERIA SIMARUBA	GUMBO LIMBO	6"	15'	15'
129	CASSIA FISTULA	GOLDEN SHOWER	3"	10'	10'
130	BISCHOFIA JAVANICA	BISHOPWOOD	6"	12'	15'
131	TR-PA-ALEXANDRIA	ALEXANDER PALM (2)	3"	8'	8'
132	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	3"	8'	8'
133	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	2"	6'	8'
134	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	12'	8'
135	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
136	COCOS NUCIFERA	COCONUT PALM	10"	24'	15'
137	COCOS NUCIFERA	COCONUT PALM	12"	26'	15'
227	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
228	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
229	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
230	COCOS NUCIFERA	COCONUT PALM	8"	15'	20'
231	DELONIX REGIA	ROYAL POINCIANA	3"	12'	20'
232	QUERCUS	OAK TREE	6"	18'	20'
245	QUERCUS	OAK TREE	4"	15'	15'
246	QUERCUS	OAK TREE	4"	15'	15'
271	CLUSIA MAJOR	AUTOGRAF TREE	10"	20'	20'
272	BURSERIA SIMARUBA	GUMBO LIMBO	10"	20'	20'
273	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	4"	20'	20'
274	COCOS NUCIFERA	COCONUT PALM	12"	20'	20'
275	COCOS NUCIFERA	COCONUT PALM	8"	14'	20'
276	COCOS NUCIFERA	COCONUT PALM	10"	16'	20'
277	COCOS NUCIFERA	COCONUT PALM	10"	16'	20'
302	CONOCARPUS RECTUS	SILVER BISHON WOOD	4"	16'	20'
303	COCOS NUCIFERA	COCONUT PALM	12"	26'	20'
304	COCOS NUCIFERA	COCONUT PALM	10"	20'	20'
305	COCOS NUCIFERA	COCONUT PALM	12"	18'	20'
306	COCOS NUCIFERA	COCONUT PALM	14"	18'	20'
307	COCOS NUCIFERA	COCONUT PALM	12"	16'	20'
308	COCOS NUCIFERA	COCONUT PALM	14"	22'	20'

LEGAL DESCRIPTION:

Lot 4, 5, 6, 9 1', 12 and North 1/2 of Lot 3, all in Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida.

AND That certain strip of land lying to the West of Lots 11 and 12, Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as per Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida, which said strip is described as being a strip of land lying between Indian Creek and Indian Creek Drive and between the North lot line of Lot 11 and the South Lot Line of Lot 12 when said lot lines are projected Westerly to Indian Creek.

Folio: 02-3226-040-0001
 Lot is 28,528.7 Square Feet or 0.65 acres more or less.

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the East Line of Block 16 of said plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, bears North 20°03'57" East. All distances as shown are based on the US Survey foot.

The client provided the legal description to this surveyor. No attempt was made to locate any underground footings or encroachments.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

Only visible evidence of the utilities has been shown. There may be underground utilities that have not been shown.

The National Flood Insurance Rate Map for Florida, Community Panel No. 12086C Panel 336L date 09/11/09 publish by the United States Department of Housing and Urban Development, delineates the herein described land to be situated in Zone AE with a base flood elevation of 8.0 feet.

This survey is based on platted information. Recovered monumentation and occupation.

Additions or deletions to this survey by other than the signing party are prohibited without the written permission of the signing party. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Accuracy Statement: Commercial/High Risk Linear 1 foot in 10,000.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

MASER CONSULTING, P.A.
 Customer Loyalty through Client Satisfaction
 www.maserconsulting.com
 Office Locations:
 ■ NEW JERSEY ■ NEW MEXICO
 ■ NEW YORK ■ MARYLAND
 ■ PENNSYLVANIA ■ GEORGIA
 ■ VIRGINIA ■ TEXAS
 ■ FLORIDA ■ TENNESSEE
 ■ NORTH CAROLINA ■ COLORADO
 State of FL C.O.A.: 30301 / LB7388
 Copyright © 2008, Maser Consulting, All Rights Reserved. This drawing and all the information contained herein is submitted for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting, P.A.

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, CONTRACTORS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 Know what's below.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	03/09/20	JP	UPDATE SURVEY TO SHOW NEW IMPROVEMENTS

AIMARA DIAZ LA ROSA
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER - LICENSE NUMBER: 156796

BOUNDARY SURVEY

FOR
3120 COLLINS AVENUE

A PORTION
 OF BLOCK 16
 MIAMI DADE COUNTY
 FLORIDA

Miami Office
 8390 NW 64th Street
 Miami, FL 33166
 Phone: 305.591.9701
 Fax: 305.597.9702

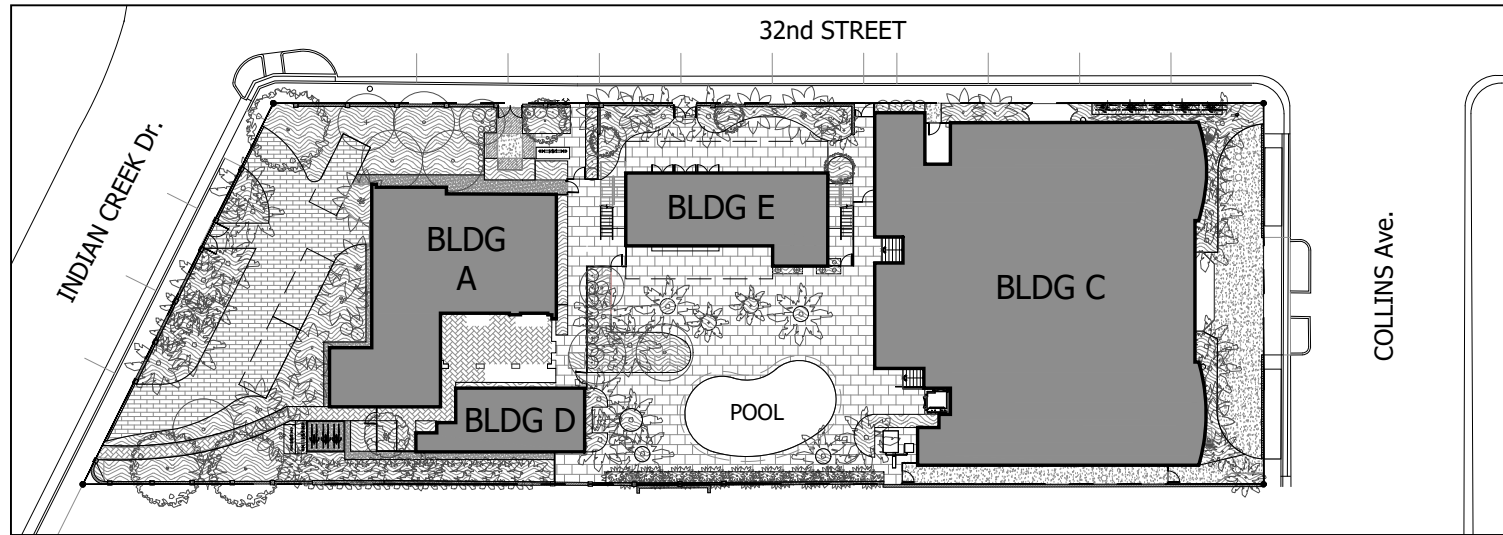
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/09/15	JP	ADR

BOUNDARY SURVEY

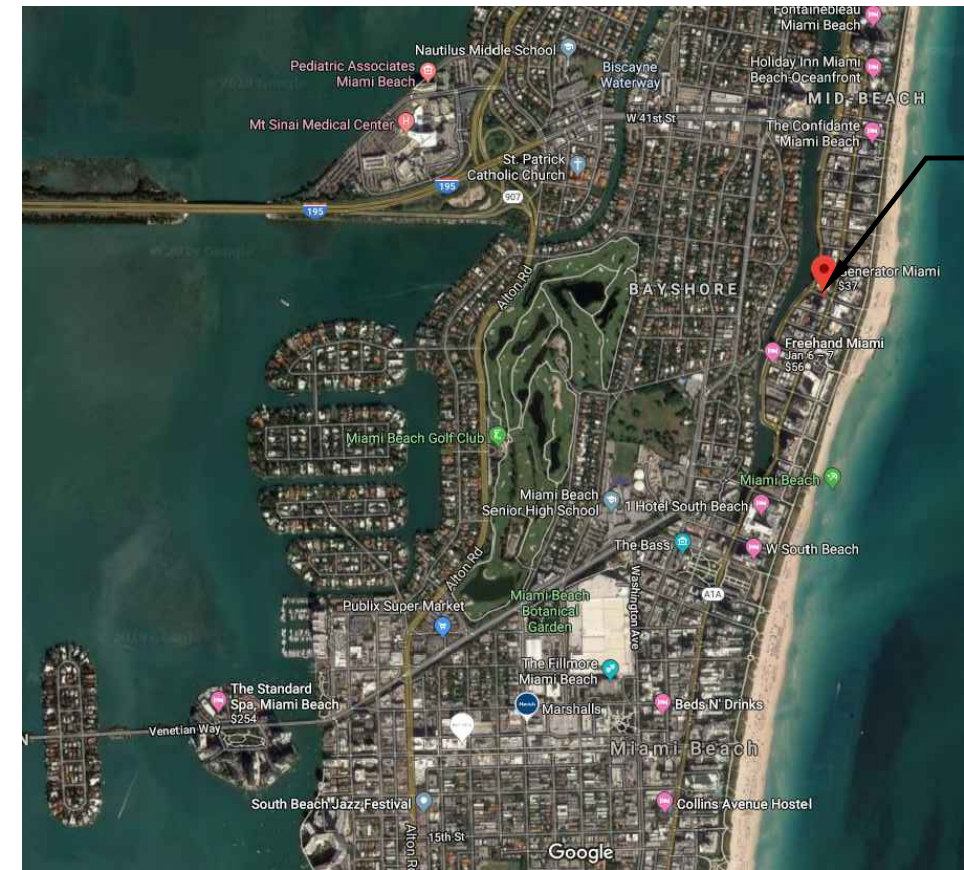
SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



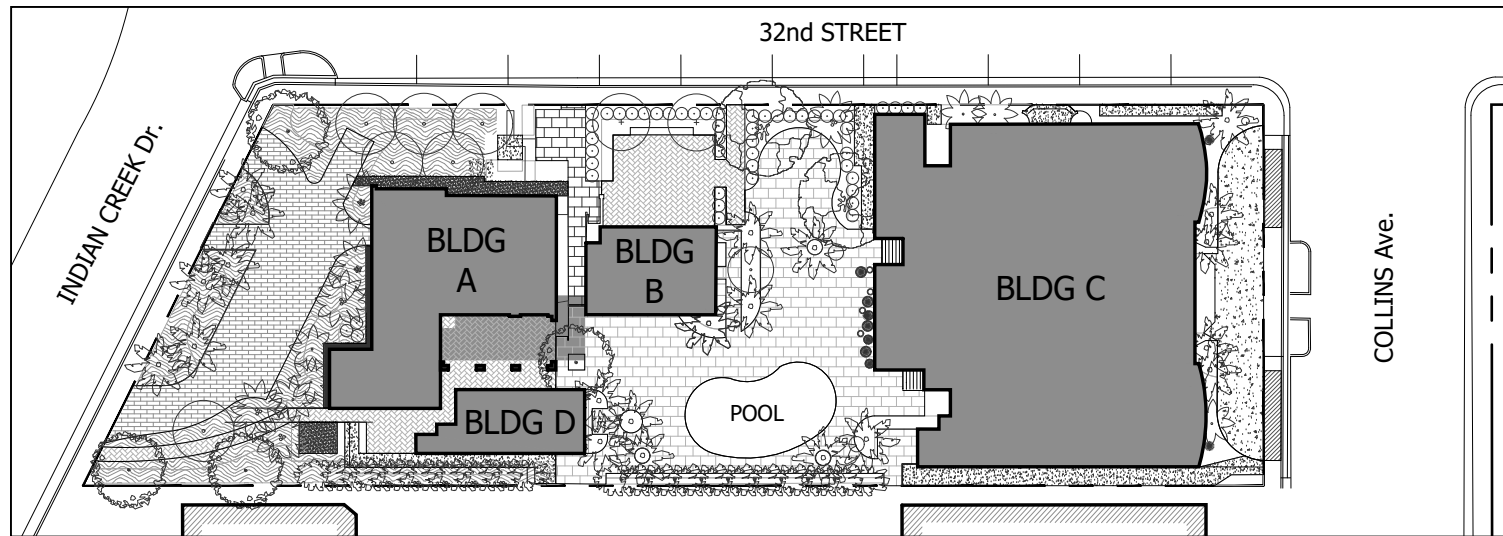


3 PROPOSED SITE KEY PLAN
SCALE: N.T.S.

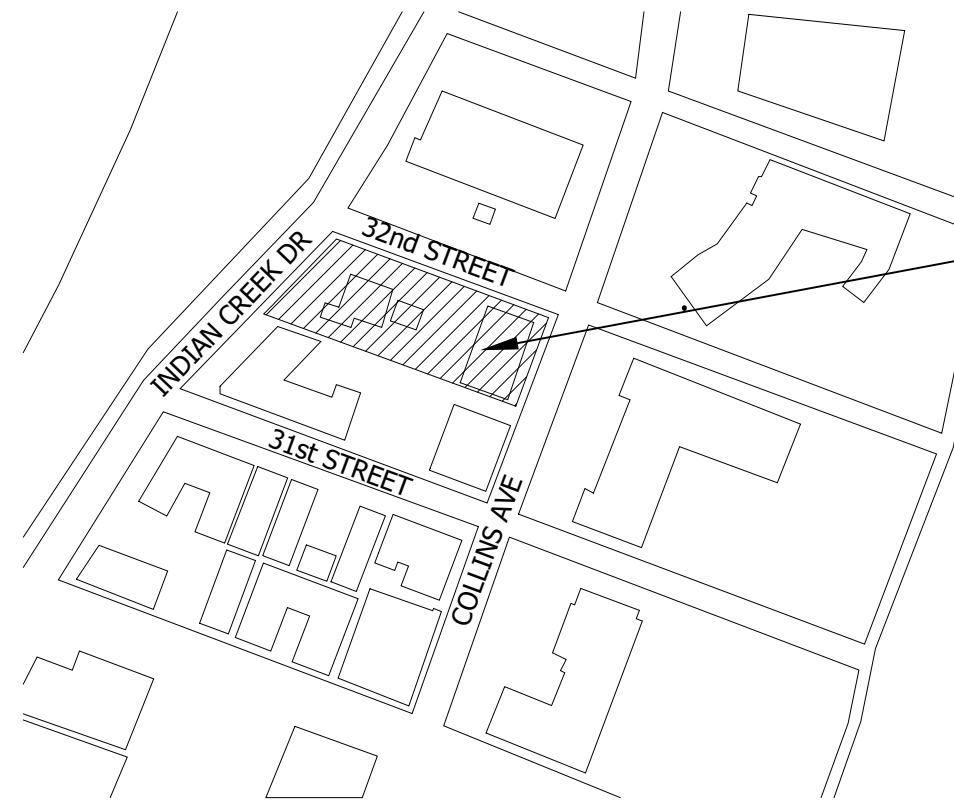


3120 COLLINS AVE

4 LOCATION MAP
SCALE: N.T.S.



1 EXISTING SITE KEY PLAN
SCALE: N.T.S.



3120 COLLINS AVE

2 LOCATION PLAN
SCALE: N.T.S.



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3120 COLLINS AVE, MIAMI BEACH, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3226-001-1370		
4	Year constructed:	1926, 1940, 2018	Zoning District:	RM2 - RESIDENTIAL MULTIFAMILY
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	2.9' NGVD
6	Adjusted grade (Flood+Grade/2):	5.45' NGVD	Lot Area:	28,500
7	Lot width:	100'	Lot Depth:	310'
8	Minimum Unit Size	200 sf	Average Unit Size	271 sf
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	23'-6" (BLDG B)	59'-0" (NEW BLDG E)	N/A
11	Number of Stories	N/A	2 (BLDG B)	5 (NEW BLDG E)	N/A
12	FAR	2.0 (57,000 SF)	1.77 (50,549 SF)	2.0 (56,997 SF)	N/A
13	Gross square footage	N/A	1,529 (BLDG B)	7,977 (NEW BLDG E)	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	102	121	N/A
17	Number of seats	N/A	255	305	N/A
18	Occupancy load	N/A	270 (PUBLIC SPACE)	299 (PUBLIC SPACE)	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback (Collins Ave):	20'	58'-8"	Existing to Remain	N/A
20	Front Setback (Indian Creek Dr):	20'	166'	Existing to Remain	N/A
21	Side Setback:	10'	30'-5"	Existing to Remain	N/A
22	Side Setback facing street (32nd St):	10'	5'-0"	Existing to Remain	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
At Grade Parking:					
24	Front Setback (Collins Ave):	20'	235'	Existing to Remain	N/A
25	Front Setback (Indian Creek Dr):	20'	20'	Existing to Remain	N/A
26	Side Setback:	10'	22'-7"	Existing to Remain	N/A
27	Side Setback facing street (32nd St):	10'	8'	Existing to Remain	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
Pedestal:					
29	Front Setback (Collins Ave):	20'	15'	Existing to Remain	N/A
30	Front Setback (Indian Creek Dr):	20'	32'-8"	Existing to Remain	N/A
31	Side Setback:	10'	1'	Existing to Remain	N/A
32	Side Setback facing street (32nd St):	10'	32'-1" (BLDG B)	13'-9" (NEW BLDG E)	N/A
33	Rear Setback:	N/A	N/A	N/A	N/A
Tower:					
34	Front Setback (Collins Ave):	20' + 1' (up to 50')	N/A (BLDG B)	Existing to Remain	N/A
35	Front Setback (Indian Creek Dr):	20' + 1' (up to 50')	N/A (BLDG B)	Existing to Remain	N/A
36	Side Setback:	20' + 1' (up to 50')	N/A (BLDG B)	Existing to Remain	N/A
37	Side Setback facing street (32nd St):	10'	N/A (BLDG B)	31'-11" (NEW BLDG E)	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district			DISTRICT #1	
40	Total # of parking spaces	11*	3	3 (Existing)	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	3	0	Existing to Remain	N/A
50	Bicycle parking, location and Number of racks	N/A	16 (incl. 6 in secure enclosure)	Existing to Remain	N/A

*The applicant will seek a reduction via waiver to reduce the parking requirement from 1 space per unit to 0.5 spaces per unit. The applicant will also seek a reduction by implementing alternative parking incentives

Please refer to sheet A-1.3A for parking calculation breakdown.

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	RESTAURANT & BAR	RESTAURANT & BAR	N/A
52	Number of seats located outside on private property	N/A	168	196	N/A
53	Number of seats inside	N/A	87	109	N/A
54	Total number of seats	N/A	255	305	N/A
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	BLDG B ONLY: 46 OUTSIDE 0 INSIDE	BLDG E ONLY: 28 OUTSIDE 22 INSIDE	N/A
56	Total occupant content	N/A	270 (PUBLIC SPACE)	299 (PUBLIC SPACE)	N/A
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	Proposed hours of operation		TBD		
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)		NO		
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)		NO		
61	Is this a contributing building?		YES		
62	Located within a Local Historic District?		YES		

Variations Requested:

1. Variance from Section 142-217 for smaller unit size
2. Variance from Section 138-13(2) for signage not facing a street.
3. Variance from Section 138-16 for signage to exceed maximum sign area.
4. Variance from Section 142-218 to provide side yard setback less than 10 feet.



OFF-STREET PARKING CALCULATIONS

	Calculation Factor	Required Parking Spaces
Restaurant/Bar	1 space per 4 seats minus 1 seat per 2 units	50 seats - (19 units/2) / 4 seats = 11 spaces
Units (Guestrooms)	0.5 spaces per unit*	19 units/2 = 10 spaces
TOTAL SPACES REQUIRED	N/A	21 spaces
Alternative Parking Incentive Reductions		
Short-term bicycle parking	10 : 1 space reduction	10 racks = 1 space reduction
Long-term bicycle parking	5 : 1 space reduction	6 racks = 1 space reduction
Passenger drop-off stall	1 : 3 space reduction	3 stalls = 9 space reduction
TOTAL SPACES AFTER REDUCTIONS	N/A	21 spaces - 10 spaces (max reduction) = 11 spaces (outdoor cafe)

*The applicant will seek a reduction via waiver to reduce the parking requirement from 1 space per unit to 0.5 spaces per unit.

