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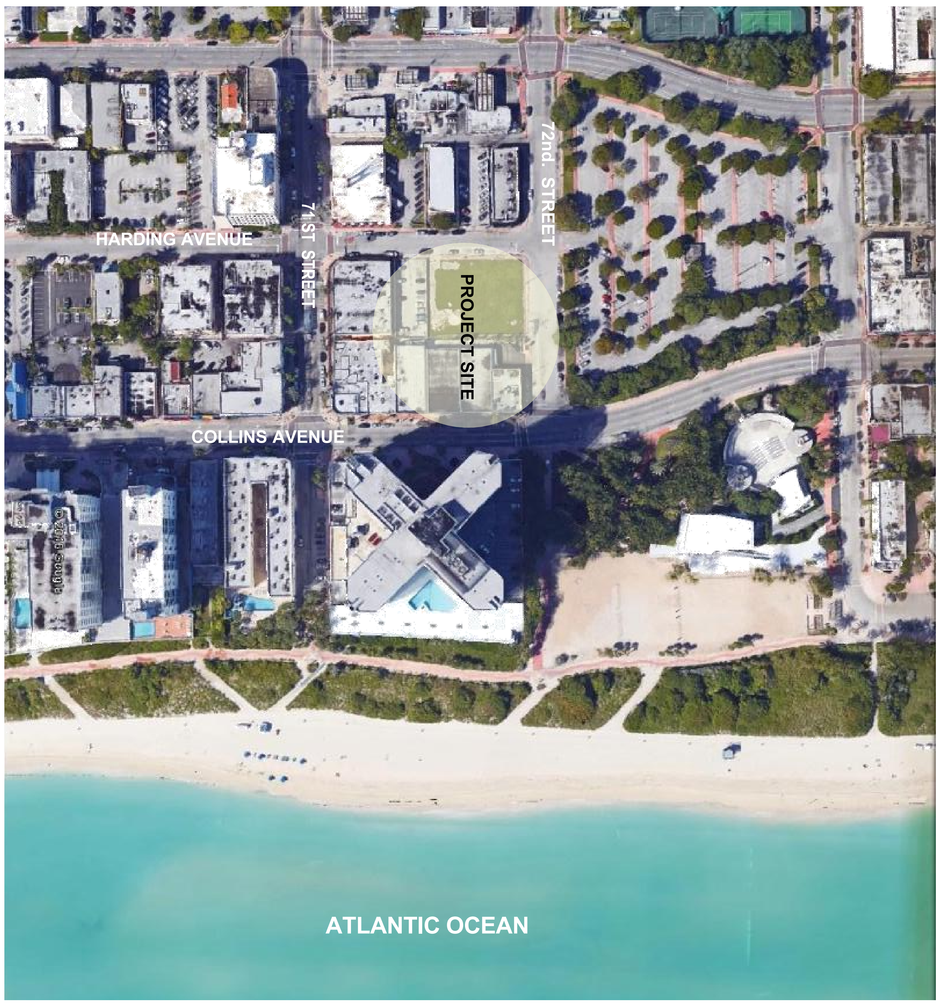
72+COLLINS DEVELOPMENT

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD

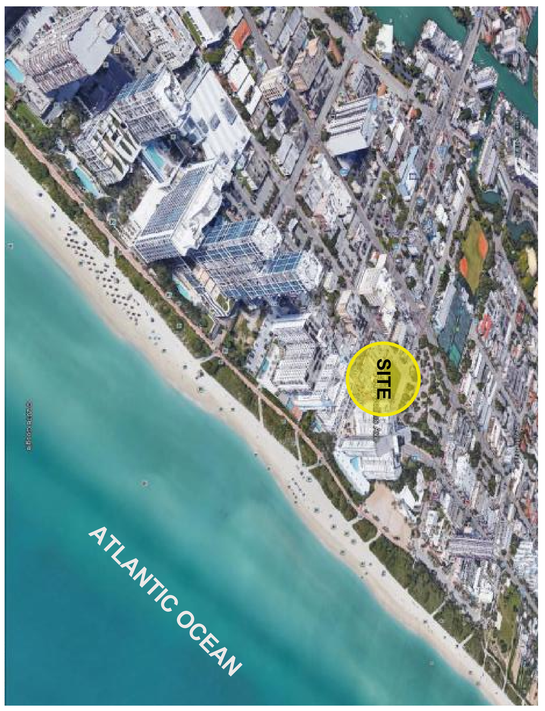
A DEVELOPMENT OF

COLLINS & 72nd. DEVELOPERS

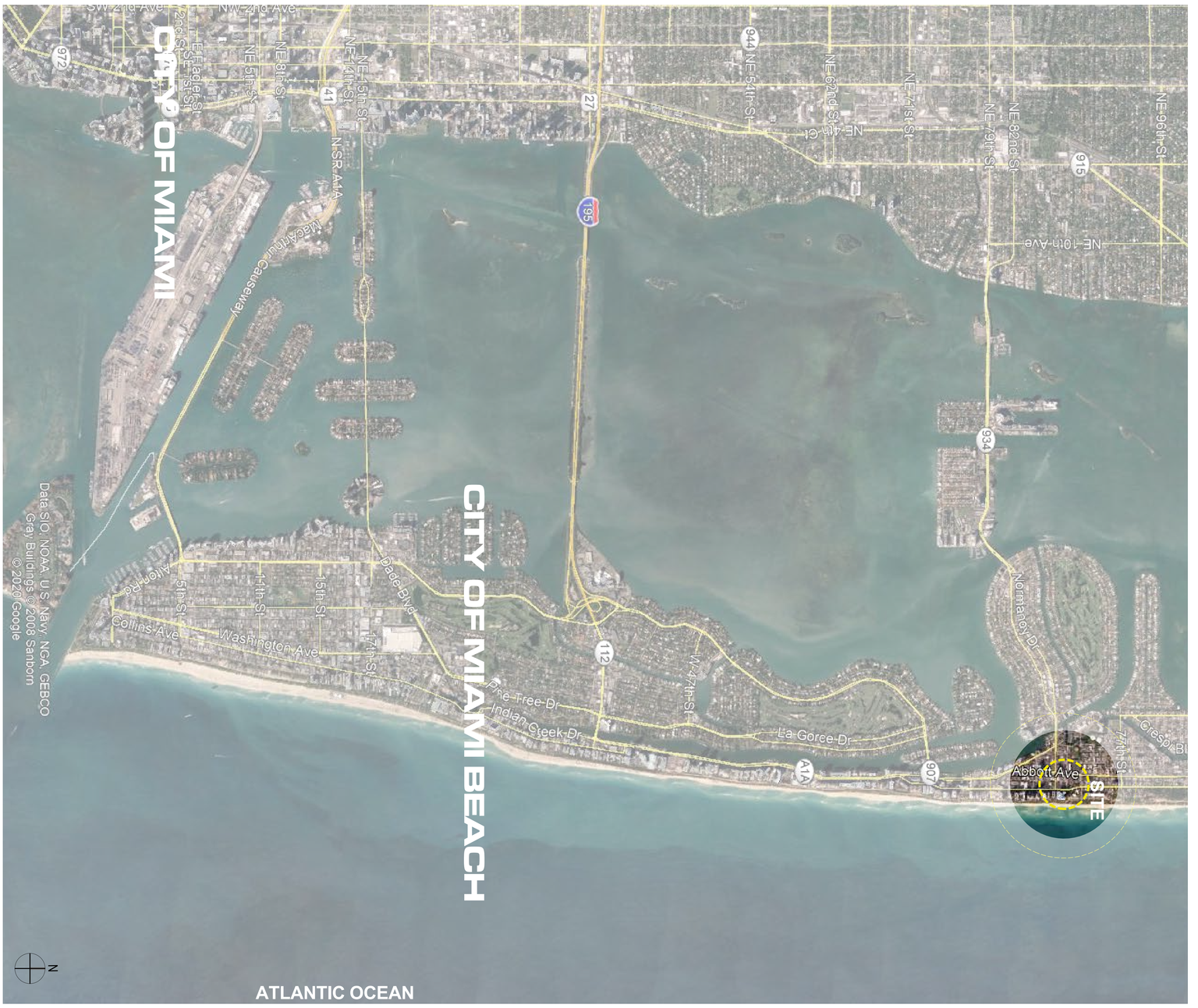
MARCH 2, 2021



CITY OF MIAMI BEACH



NORTH MIAMI BEACH



LOCATION PLAN

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

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SITE - EXISTING DENNY'S

THE PARKING LOT BEHIND DENNY'S CURRENTLY EXISTS AS AN EYESORE, UNSCREENED FROM THE STREET WITH TWO OPEN DUMPSTERS. THIS CONDITION WILL REMAIN

INDEFINITELY

IF THE PROPOSED PLANS ARE NOT APPROVED



DENNY'S EXISTING CONDITIONS 1



DENNY'S EXISTING CONDITIONS 2





DENNY'S EXISTING CONDITIONS 3

THE PROJECT RECEIVED APPROVAL FROM THE DRB IN 2018
AND IT IS VESTED UNDER THAT APPROVAL AND UNDER THE
ZONING CODE THAT WAS IN EFFECT AT THE TIME

THIS MODIFICATION SEEKS ONLY ONE THING.

TO TEMPORARILY LEAVE AND INCORPORATE THE SMALL PARKING LOT BEHIND DENNY'S INTO THE APPROVED PROJECT DURING THE TERM OF THE DENNY'S LEASE AND THEN REPLACE THE PARKING LOT WITH RETAIL SPACE AS ORIGINALLY APPROVED UNTIL THE DENNY'S LEASE IS OVER (2032).



COLLINS AVENUE & 72ND STREET

CURRENT APPROVED DESIGN

THE APPROVED PROJECT INCLUDES EIGHT SEPARATE PARCELS,
WHICH COULD HAVE HAD SEVERAL DIFFERENT CURB CUTS,
BUT IT COMBINES THE DRIVEWAYS INTO ONE LOCATION FOR PHASE 2.

AS A STAND-ALONE PROPERTY, THE DENNY'S PROPERTY WOULD BE
ENTITLED TO KEEP ITS OWN CURB CUT, AND THIS EXISTING CONDITION
WOULD REMAIN INDEFINITELY IF THE PROPOSED PHASED
DEVELOPMENT IS NOT APPROVED.

THE EXISTING DENNY'S CURB CUT WILL BE ELIMINATED IN PHASE 2.



LOT EXISTING CONDITIONS



COLLINS AVENUE & 72ND STREET

LOT EXISTING CONDITIONS



COLLINS AVENUE & 72ND STREET

AERIAL VIEW NORTH ELEVATION - APPROVED



COLLINS AVENUE & 72ND STREET

AERIAL VIEW PROPOSED NEW NORTH ELEVATION - PHASE 1



COLLINS AVENUE & 72ND STREET

AERIAL VIEW NORTH ELEVATION - PHASE 2

THE PROPOSED PLANS PLACE THE PARKING LOT BEHIND A DECORATIVE SCREENED GATE THAT WILL REMAIN CLOSED ACROSS THE DRIVEWAY UNLESS IN USE, AND THERE WILL BE A **RETAIL DISPLAY WINDOW**, OR A **ROTATING ART DISPLAY** IN FRONT OF THE PARKING SPACES.

THESE WINDOW WILL HAVE ACCESS PANELS IN THE BACK TO CHANGES THE DISPLAYS AND FOR MAINTENANCE.

FURTHERMORE, THE TRASH ROOM INSIDE OF THE PARKING LOT WILL ALSO BE SCREENED SO THAT WHEN THE GATE INTO THE PARKING LOT IS OPEN, THE DUMPSTERS WILL NOT BE VISIBLE.

PREVIOUSLY APPROVED

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72nd STREET

LANDSCAPE AREA

6' SIDEWALK

6'-6" SIDEWALK

PROPERTY LINE 250'

PLANTER TO BE REMOVED

5'-0" SETBACK LINE

TERRACE COMM. SPACE 6

TERRACE COMM. SPACE 5

TERRACE COMM. SPACE 4

TERRACE COMM. SPACE 3

8 BICYCLE RACKS SHORT TERM

NEW FPL POLE

FPL POLE

CONCRETE COLUMN (TYP.)

URBAN PLAZA

BUILDING OUTLINE ABOVE

TOWER OUTLINE

NEW COMMERCIAL SPACE 6

NEW COMMERCIAL SPACE 5

NEW COMMERCIAL SPACE 4

NEW COMMERCIAL SPACE 3

AREA:4,084 SQ.FT.

AREA:1,579 SQ.FT.

AREA:1,835 SQ.FT.

AREA:1,829 SQ.FT.

+6'-0" NGVD

BACK FLOW PREVENTERS

EXIT

CORRIDOR

NEW CMU WALL

JTR

EXISTING COMMERCIAL SPACE 1

+6'-3 1/2"

+6'-0"

FDC

PIV

CB RIM 5.30

LANDSCAPE

PLANTER TO BE REMOVED

NEW COMMERCIAL SPACE 1.1

AREA:1,715 SQ.FT.

NEW COMMERCIAL SPACE 1.2

AREA:1,638 SQ.FT.

NEW COMMERCIAL SPACE 2.1

AREA:1,639 SQ.FT.

NEW COMMERCIAL SPACE 2.2

AREA:1,478SQ.FT.

TERRACE COMM. SPACE 2

CB RIM 4.60

COLLINS AV.

VOID SPACE

STAIR 1

PARKING TICKETS VENDOR MACHINE

8 BICYCLE RACKS. SHORT TERM

F.C.C.

P.E. 1

P.E. 2

P.E. 3

S.E.

ELEV. LOBBY

SERVICE CORRIDOR

TRASH ROOM CONDO

HALL

H.R.

MEN'S BATHROOM

HSKP LAUNDRY

HSKP

LINEN IN

EMPLOYEE AREA

LINEN OUT

WOMEN'S BATHROOM

FLOOD PLS STG.

STAGING AREA

2 HRS. FIRE RATED ROLL-UP DOOR.

GREETING LOBBY

MAIL ROOM

CHECK IN

LUGG.

ENTRANCE PLAZA 1-037

ENTRANCE COVERED PLAZA 1-039

STAIR 5 1-037

RAMP 1 1-038

HOTEL DROP-OFF ENTRY

LINE OF ALUMINIUM EYEBROW ABOVE

DROP-OFF AREA

16 FT x 2 FT H. ON 2 FT H. PEDESTAL HOTEL MONUMENTAL SIGN

HARDING AV.

MONUMENT SIGN

HANDICAP VAN SPACE

TRASH CONDO 2

RECYCLE HOTEL

BICYCLE RACKS (40) SHORT TERM

TRENCH DRAIN, SEE CIVIL DWGS.

HOTEL DROP-OFF EXIT

PASSENGER PICK UP

PARKING

LOADING AREA

ROLL-UP DOOR, SEE DOOR SCHEDULE

2 HRS. FIRE RATED ROLL-UP DOOR. SEE DOOR SCHEDULE

TRASH HOTEL RETAIL

COMMERCIAL SPACE STORAGE

STAIR 2

STAIR 3

TRANSFORMER VAULT

CAR ELEV. 1

CAR ELEV. 2

VALET

FIRE PUMP ROOM

STAIR 4

24"x 24" SUMP-PIT

SUMP PIT

BACK FLOW PREVENTERS

BOLLARDS

TRENCH DRAIN. REFER TO CIVIL DWGS.

LOADING SPACE 10' x 20' EACH

10' X 20' LOADING SPACE

GREASE INTERCEPTORS FOR HOTEL & TENANT RESTAURANTS. SEE PLUMBING DWGS.

GALV. METAL STAIR

21 DOUBLE RACKS = 42 BICYCLES SHORT TERM

10' UTILITY EASEMENT

6'Ø BOLLARDS, TYP.

FENCE

EXIT

HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

EXISTING 1 STORY COMMERCIAL BUILDING (TO REMAIN)

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

NEW FPL POLE

0'-0" SETBACK LINE

PROPERTY LINE 250'

LANDSCAPE

PARKING VENDOR MACHINE

MOTOR BIKE PARKING

N

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

GROUND LEVEL - APPROVED

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

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72nd STREET

NEW COMMERCIAL SPACE 6
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 432
AREA:3,801 SQ.FT.

NEW COMMERCIAL SPACE 5
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 179
AREA:1,553 SQ.FT.

NEW COMMERCIAL SPACE 4
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
MAX. OCCUPANCY 204
AREA:2,309 SQ.FT.

ADDITIONAL PARKING

EXISTING COMMERCIAL SPACE 3

TRASH ROOM

AREA SUBJECT TO THIS APPLICATION PHASES 1 & 2

NEW COMMERCIAL SPACE 1.1
MAX. OCCUPANCY 185
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,715 SQ.FT.

NEW COMMERCIAL SPACE 1.2
MAX. OCCUPANCY 184
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,638 SQ.FT.

NEW COMMERCIAL SPACE 2.1
MAX. OCCUPANCY 185
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,639 SQ.FT.

NEW COMMERCIAL SPACE 2.2
MAX. OCCUPANCY 164
(SHELL SPACE ONLY - TENANT IMPROVEMENT UNDER SEPARATE PLANS & PERMIT)
AREA:1,478SQ.FT.

STAIR 1 · STAIR 2 · STAIR 3 · STAIR 4 · STAIR 5

F.C.C. · P.E. 1 · P.E. 2 · P.E. 3 · S.E. · ELEV. LOBBY · SERVICE CORRIDOR

TRASH CONDO 1 · TRASH CONDO 2 · TRASH HOTEL RETAIL

MEN'S BATHROOM · WOMEN'S BATHROOM · H.R. · HALL 1-026 · HSKP / LAUNDRY · HSKP · LINEN IN · LINEN OUT · EMPLOYEE AREA · LC

GREETING LOBBY · MAIL · LUGG · ENTRANCE PLAZA 1-037 · ENTRANCE COVERED PLAZA 1-039 · HOTEL DROP-OFF ENTRY · HOTEL DROP-OFF EXIT · DROP-OFF AREA · PASSENGER PICK UP · HANDICAP VAN SPACE

RECYCLE HOTEL · FLOOD PLS STG. · STAGING AREA · COMMERCIAL SPACE STG. · LOADING AREA · PARKING

TRANSFORMER VAULT · CAR ELEV. 1 · CAR ELEV. 2 · FIRE PUMP ROOM · VALET

TERRACE COMM. SPACE 6 · TERRACE COMM. SPACE 5 · TERRACE COMM. SPACE 4 · TERRACE COMM. SPACE 2.1

URBAN PLAZA · LANDSCAPE AREA · EXISTING LANDSCAPE AREA · LANDSCAPE · TERRACE

6'-6" SIDEWALK · 6' SIDEWALK

HARDING AV. · COLLINS AV.

PROPERTY LINE 250' · PROPERTY LINE 200'

5'-0" SETBACK LINE · 0'-0" SETBACK LINE

ENTRY / EXIT DENNY'S PARKING · ROLL-UP ALUMINUM GATE · BACK FLOW PREVENTERS · GAS METERS REFER TO MEP DWGS · EXIT · TOWER OUTLINE

EXISTING ADA RAMP TO REMAIN · FIRE HYDRANT · EXFILTRATION TRENCH REFER TO CIVIL DWGS. · 4" TRENCH DRAIN REFER TO CIVIL DWGS. · 4" H. CMW WALL · ALUM. LOUVER SEE LOUVERS SCHEDULE · TRENCH DRAIN,SEE DET. 6/A-916. · LOADING SPACE 10' x 20' EACH · 10' X 20' LOADING SPACE · 10' X 20' LOADING SPACE · 10' X 20' LOADING SPACE · LINT INTERSEPTOR REFER TO MEP DWGS · BOLLARD · GREASE INTERCEPTORS FOR HOTEL & TENANT RESTAURANTS, SEE PLUMBING DWGS. · PROVIDE CLEAR PENETRATING SEALER REFER TO SHEET A-801 FOR WATERPROOFING NOTES · CONCRETE FLOOR, REFER TO LANDSCAPE · FLOOD PANELS BY OTHERS REFER TO SHEET A-912 · 24"x 24" SUMP-PIT. SEE PLUMBING DWGS. · SUMP PIT REFER TO MEP & STRUCTURAL DWGS. · +1'-6" NGVD CAR LIFT PIT · +6'-0" NGVD T.O.S. · +5'-0" NGVD T.O.S. · +6'-0" NGVD · +6'-0" NGVD

21 DOUBLE RACKS = 42 BICYCLES SHORT TERM · 17 DOUBLE RACKS = 34 BICYCLES LONG TERM · 8 BICYCLE RACKS SHORT TERM · PARKING TICKETS VENDOR MACHINE · FUEL PORT REFER TO MEP DWGS. · PERMABLE PAVERS REFER TO LANDSCAPE DWGS · GATE FENCE, PAINTED WITH DURANAR-ARCADIA SILVER COLOR & SUNSTORM FINISH WITH KYNAR 500® SEE DETAIL 9/ A-908. · EXISTING 6FT H. CMU WALL ON ABUTTING PROPERTY · UTILITY EASEMENT LINE · BOLLARDS AS PER LANDSCAPE SPECS. TYP. AT DROP-OFF AREA · FLOOD PANELS BY OTHERS REFER TO SHEET A-912 · BOLLARDS AS PER LANDSCAPE SPEC'S · EXFILTRATION TRENCH REFER TO CIVIL DWGS. · LINE OF ALUMINUM EYEBROW ABOVE · STOP BAR REFER TO CIVIL DWGS · TRENCH DRAIN,SEE DET. 6/A-916 REFER TO CIVIL DWGS. · TRENCH DRAIN, SEE CIVIL DWGS. · NEW FPL POLE · EXISTING 6" C.I.P. PIT · DRAINAGE WELL REFER TO CIVIL DWGS. · CONCRETE COLUMN (TYP.) · CONCRETE CURB CUT · 8" C.B.S. · E.B. · 6" C.B.S. BOX · 4" TRENCH DRAIN, REFER TO CIVIL DWGS. · EXISTING ADA RAMP TO REMAIN · PIV · FDC · EXFILTRATION TRENCH REFER TO CIVIL DWGS. · T8 · HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

PROPOSED MODIFICATIONS ON PHASE 1

1. NEW CURB CUT
2. NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3. NEW ADDITIONAL PARKING
4. DISPLAY WINDOW
5. ADDITIONAL TRASH ROOM
6. COLUMN RELOCATION

GROUND LEVEL - PHASE 1

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

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NEW COMMERCIAL SPACE 6
NEW COMMERCIAL SPACE 5
NEW COMMERCIAL SPACE 4
NEW COMMERCIAL SPACE 5
EXISTING COMMERCIAL SPACE 3
NEW COMMERCIAL SPACE 1.1
NEW COMMERCIAL SPACE 1.2
NEW COMMERCIAL SPACE 2.1
NEW COMMERCIAL SPACE 2.2
AREA:4,084 SQ.FT.
AREA:1,579 SQ.FT.
AREA:1,835 SQ.FT.
AREA:1,829 SQ.FT.
AREA:1,715 SQ.FT.
AREA:1,638 SQ.FT.
AREA:1,639 SQ.FT.
AREA:1,478SQ.FT.
TOWER OUTLINE
AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2
LANDSCAPE AREA
6'-6" SIDEWALK
PROPERTY LINE 250'
PROPERTY LINE 200'
5'-0" SETBACK LINE
0'-0" SETBACK LINE
TERRACE COMM. SPACE 6
TERRACE COMM. SPACE 5
TERRACE COMM. SPACE 4
FLOOD PANELS REFER TO SHEET A-912
EXISTING LANDSCAPE AREA
CONCRETE CURB CUT
BACK FLOW PREVENTERS
GAS METERS REFER TO MEP DWGS
NEW FPL POLE
8 BICYCLE RACKS SHORT TERM
PARKING TICKETS VENDOR MACHINE
URBAN PLAZA
STAIR 1
RAMP 1
F.C.C.
P.E. 1
P.E. 2
P.E. 3
S.E.
ELEV. LOBBY
SERVICE CORRIDOR
TRASH CONDO 1
HALL 1-026
H.R.
MEN'S BATHROOM
HSKP / LAUNDRY
LINEN IN
EMPLOYEE AREA
LC
HOTEL DROP-OFF ENTRY
ENTRANCE PLAZA 1-037
STAIR 5 1-037
GREETING LOBBY
MAIL
LUGG
ENTRANCE COVERED PLAZA 1-039
DROP-OFF AREA
PASSENGER PICK UP
PARKING
HOTEL DROP-OFF EXIT
TRASH CONDO 2
RECYCLE HOTEL
FLOOD PLS STG.
HSKP
LINEN OUT
WOMEN'S BATHROOM
STAGING AREA
LOADING AREA
TRASH HOTEL RETAIL
COMMERCIAL SPACE STG.
STAIR 2
STAIR 3
TRANSFORMER VAULT
CAR ELEV. 1
CAR ELEV. 2
STAIR 4
HALL
VALET
FIRE PUMP ROOM
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
FLOOD PANELS BY OTHERS REFER TO SHEET A-912
FIRE HYDRANT
LANDSCAPE
PIV
FDC
UTILITY EASEMENT LINE
NEW FPL POLE
PROPERTY LINE 250'
HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.

THIS LOT A PART ONLY FOR F.A.R. PURPOSES.

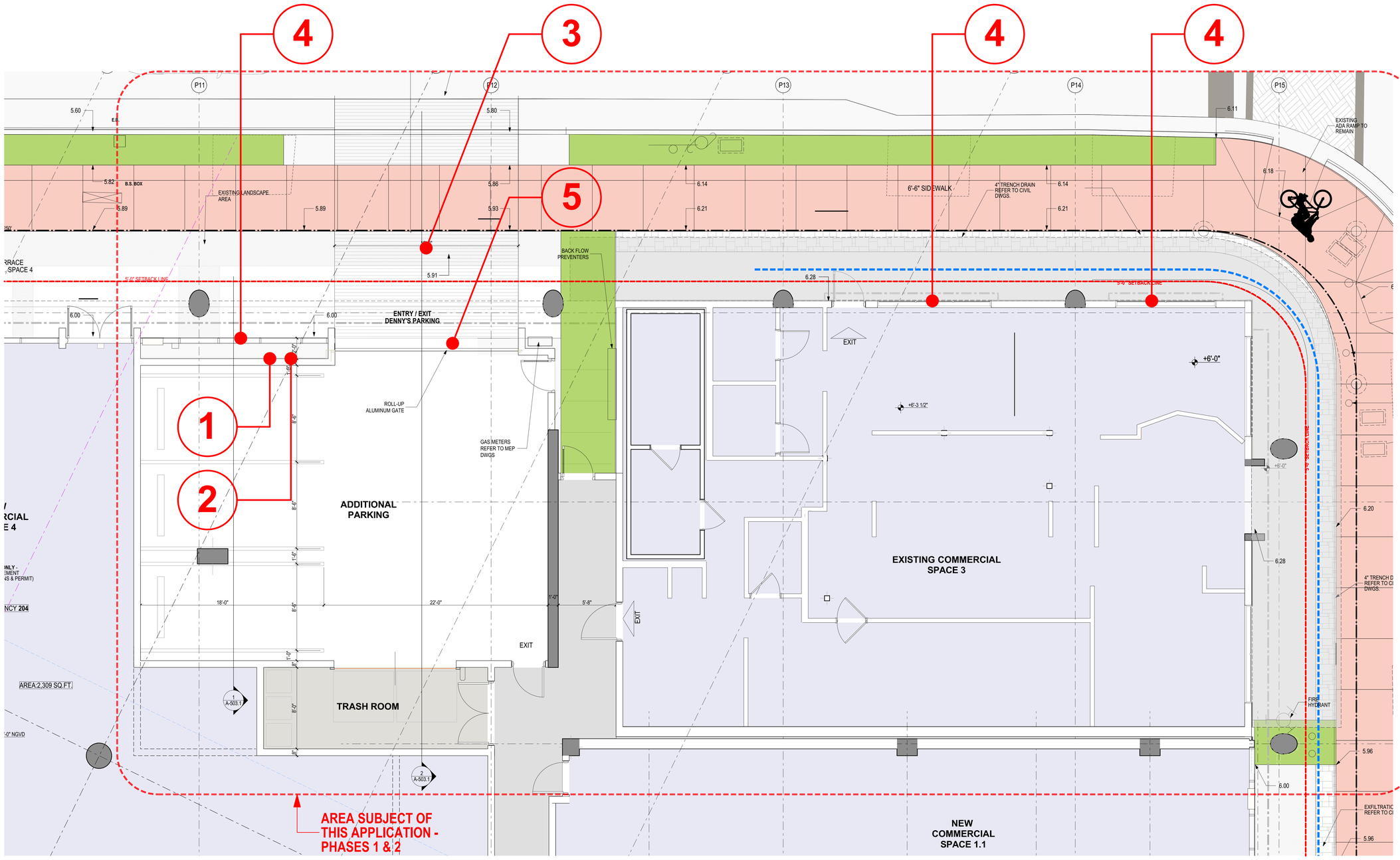
8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE

GROUND LEVEL- PHASE 2

ELEVATION = +6'-0" N.G.V.D.

SCALE 1/8"=1'-0"

ALL OF THE VARIANCES ARE ONLY REQUIRED FOR THE **TEMPORARY PHASE 1** IMPROVEMENTS TO ACCOMODATE THE DENNY'S LEASE.



VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS "A" FRONTAGE.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

VARIANCES REQUESTED

PARTIAL GROUND LEVEL FLOOR PLAN | 1

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

N

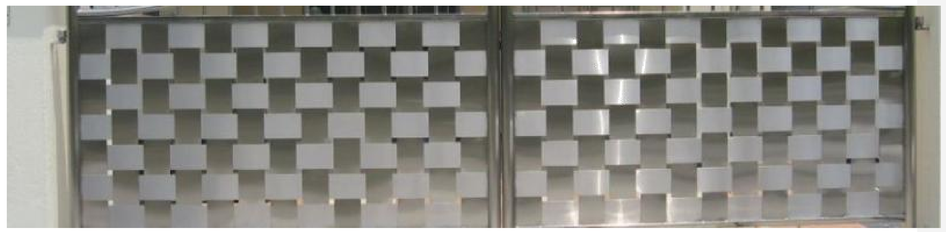
VARIANCES GRAPHIC

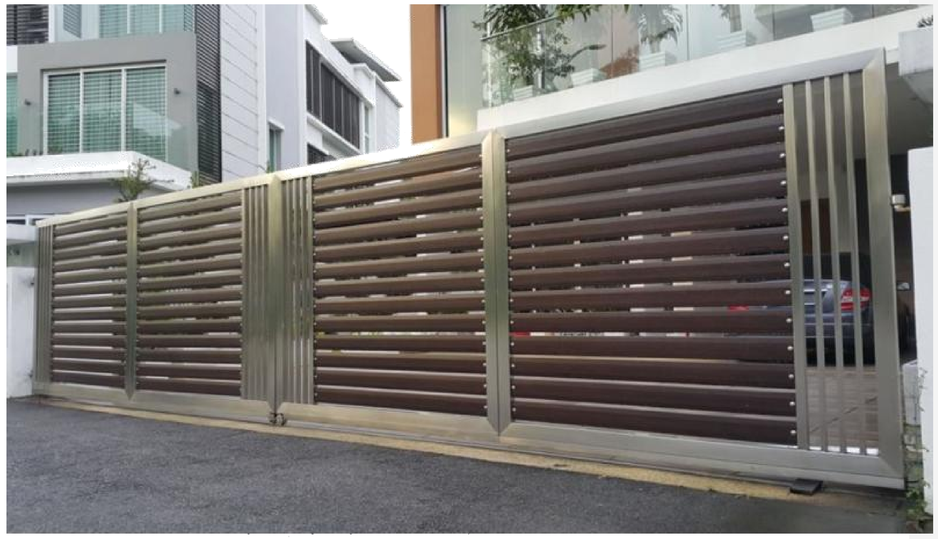
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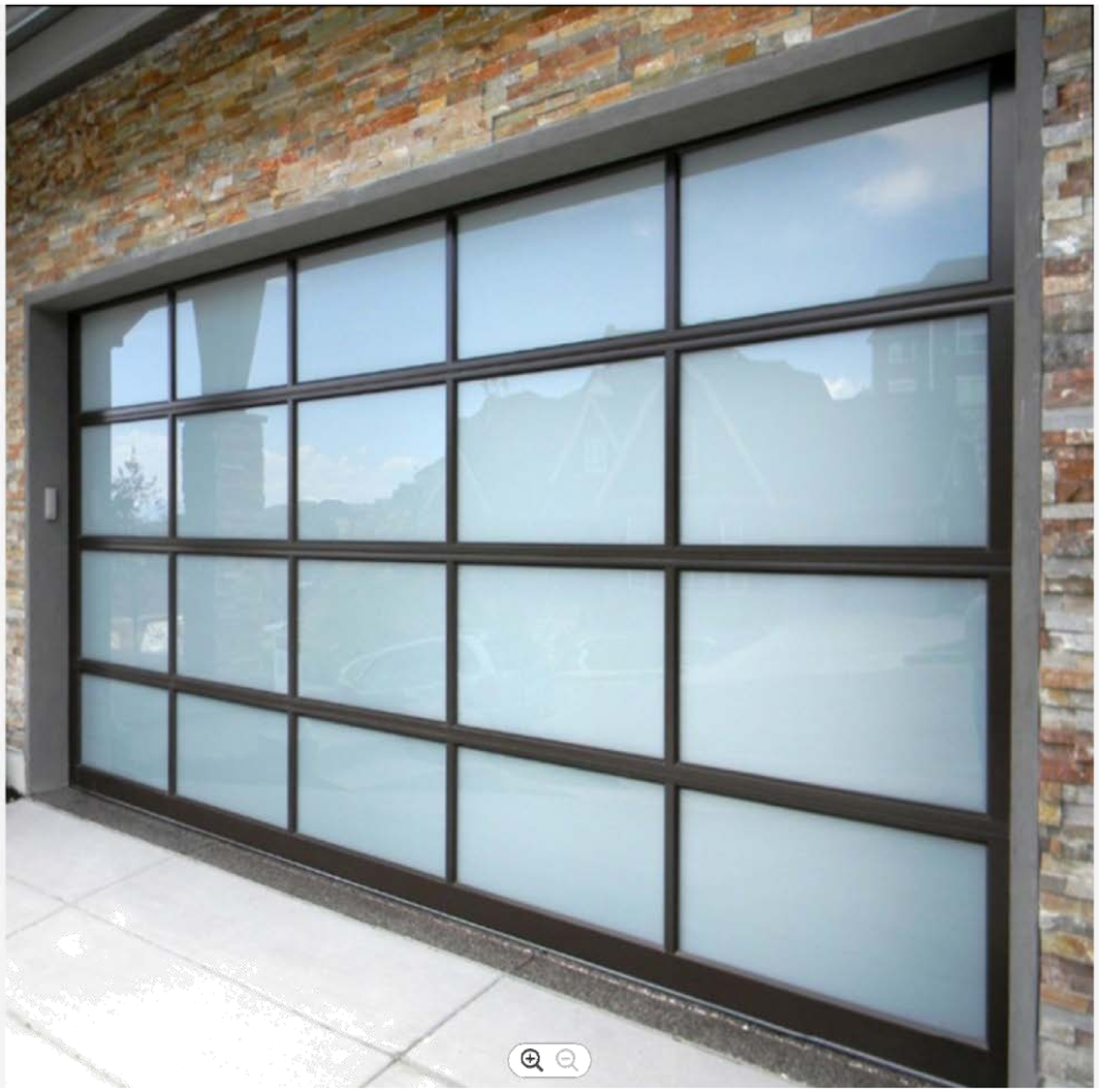



FOOD BAZAAR
@ 3rd Floor
CHIPS
MUSHROOM
CONFECTIONARIES
DAL
WHEAT
SUGAR
VEGETABLE OIL
BABY CARE
SKIN CARE
COSMETICS
CHIKKI
BAKERY
CANNED FOODS
BISCUITS
CORNFLAKES
COOKING OIL
HAIR CARE
SWEETS
ACCESSORIES
FABRICS CARE
CLEANERS
EXOTIC VEGETABLES
FRUITS









SAMPLES OF GATES - DESIGN INTENT



SINCE THE BEGINNING, THIS DEVELOPMENT HAS BEEN SENSITIVE IN RECOGNIZING THAT PUBLIC ART HUMANIZES THE BUILT ENVIRONMENT AND INVIGORATE PUBLIC SPACES. IT ADDS UNIQUENESS TO OUR COMMUNITIES.

THIS IS THE REASON WHY A MURAL WELCOMING PASSERBY'S TO NORTH BEACH, WAS CONCEIVED FOR THE SOUTHERN FACADE OF THE BUILDING INDICATING THAT ART AND CULTURE HAVE AN IMPORTANT PLACE IN NORTH BEACH.

FOLLOWING THE SAME THEORY, WE PROPOSE TO HAVE THE ENCLOSURE OF THE PARKING LOT BY DENNY'S TO BE A DISPLAY OPPORTUNITY FOR LOCAL ARTISTS TO SHOWCASE THEIR WORKS OF ART. WE PLAN TO WORK ALONGSIDE ONE OF THE LOCAL GALLERIES SO THAT THE DISPLAY MAY FEATURE DEFFERENT ARTISTS.



VIEW OF COLLINS & 72nd. CORNER



PHASE 1 - WITH PROPOSED CURB CUT ON 72nd STREET

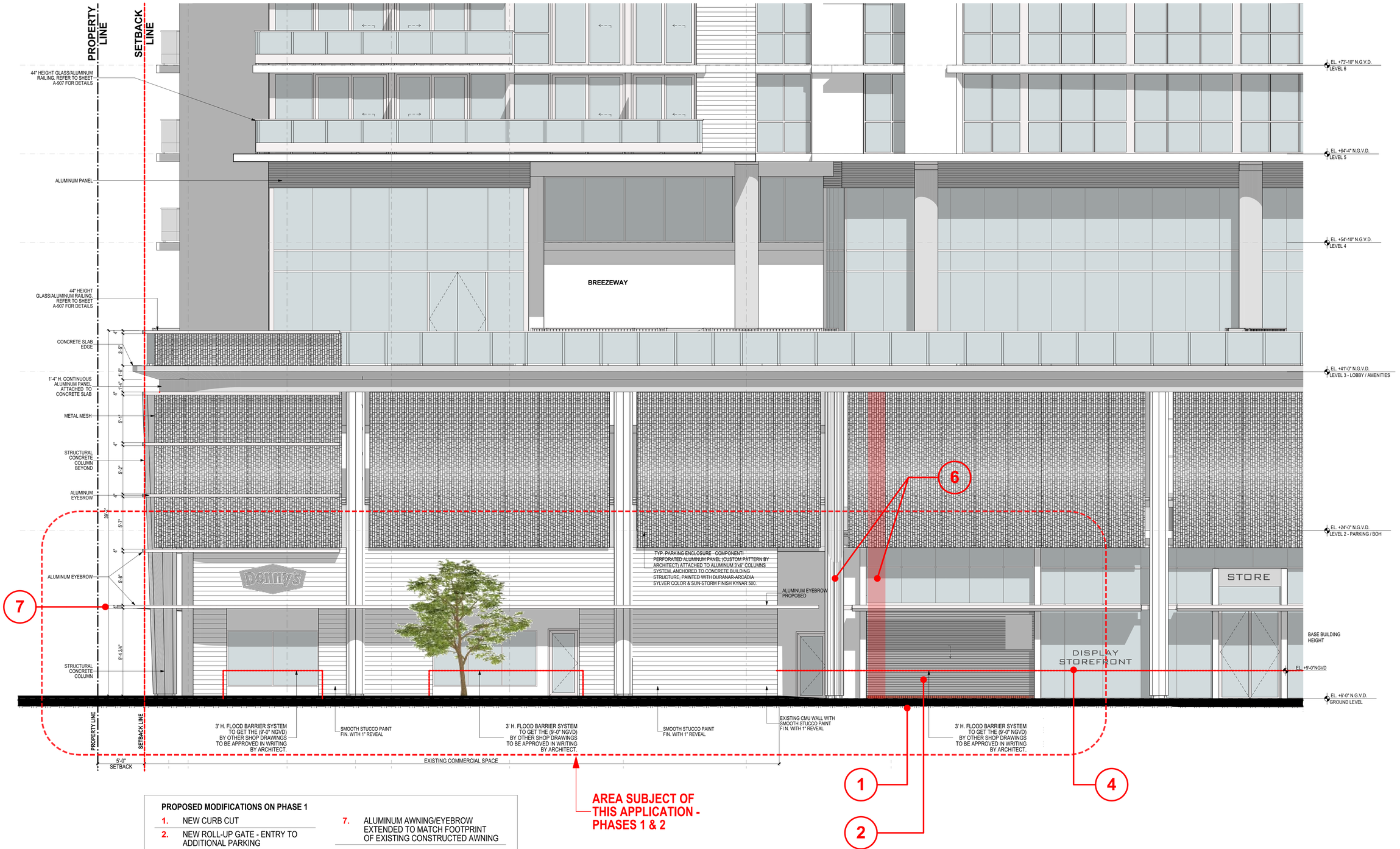
WITHOUT APPROVAL OF THE PHASED DEVELOPMENT PERMIT THE PROJECT WILL NOT BE ABLE TO GO FORWARD AND NORTH BEACH WILL LOSE OUT ON A WELL-DESIGNED PROJECT THAT WOULD TRANSFORM AN IMPORTANT BLOCK WITHIN NORTH BEACH.

THE PROPOSED PROJECT WOULD BRING CONSTRUCTION JOBS AND PERMNANENT JOBS, PERMIT REVENUE AND INCREASED PROPERTY TAXES DURING THE PANDEMIC WHEN NOT ALL PROJECTS ARE MOVING FORWARD.

THE DEVELOPER HAS HAD COUNTLESS MEETINGS WITH DENNY'S AND HAS OFFERED NUMEROUS SOLUTIONS TO DENNY'S THAT WOULD HAVE AVOIDED KEEPING THE PARKING LOT.

HOWEVER, DENNY'S HAS REJECTED ALL OFFERS.


Denny's
THANK YOU

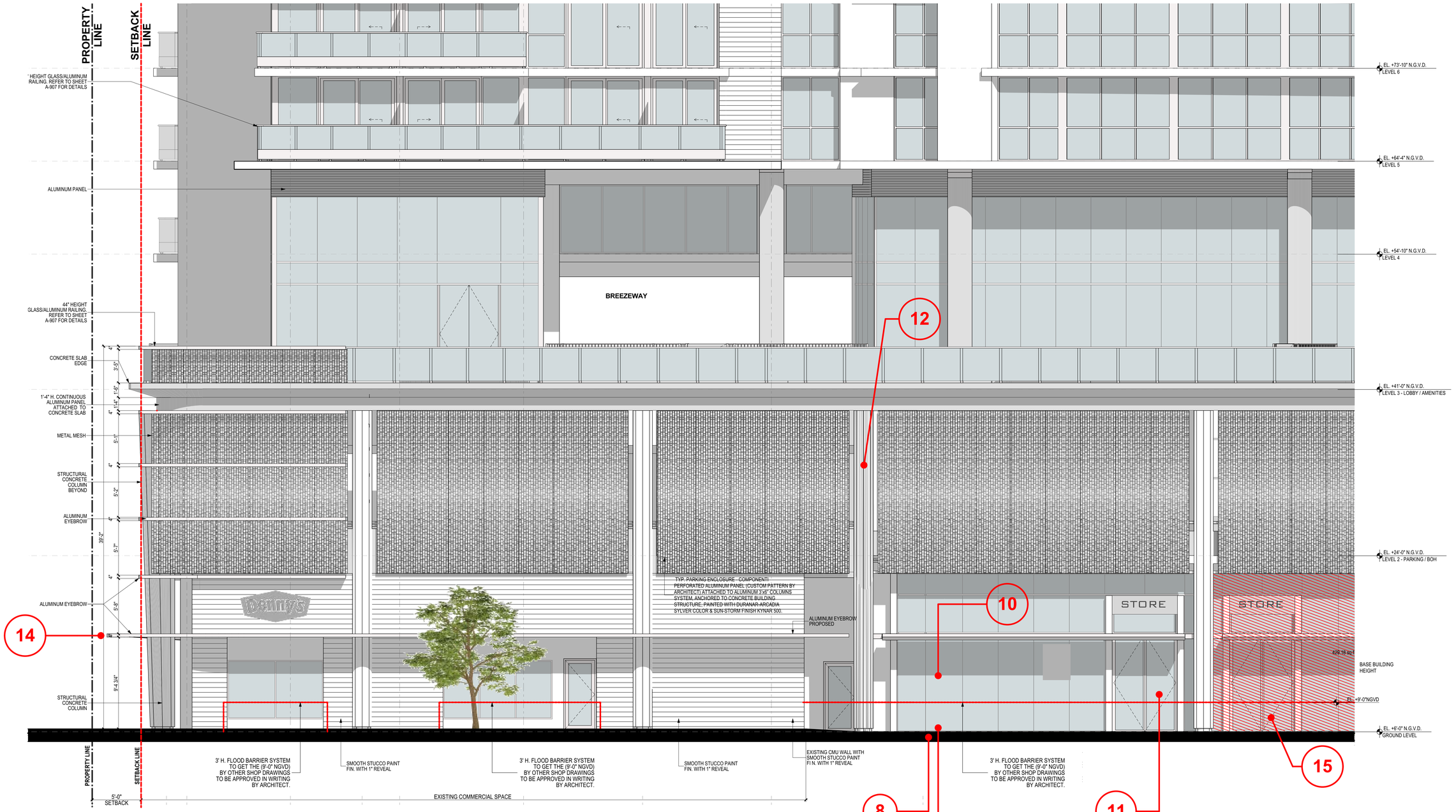


PROPOSED MODIFICATIONS ON PHASE 1

1.	NEW CURB CUT
2.	NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3.	Not used
4.	DISPLAY WINDOW
5.	Not used
6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING

ELEVATION NORTH CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

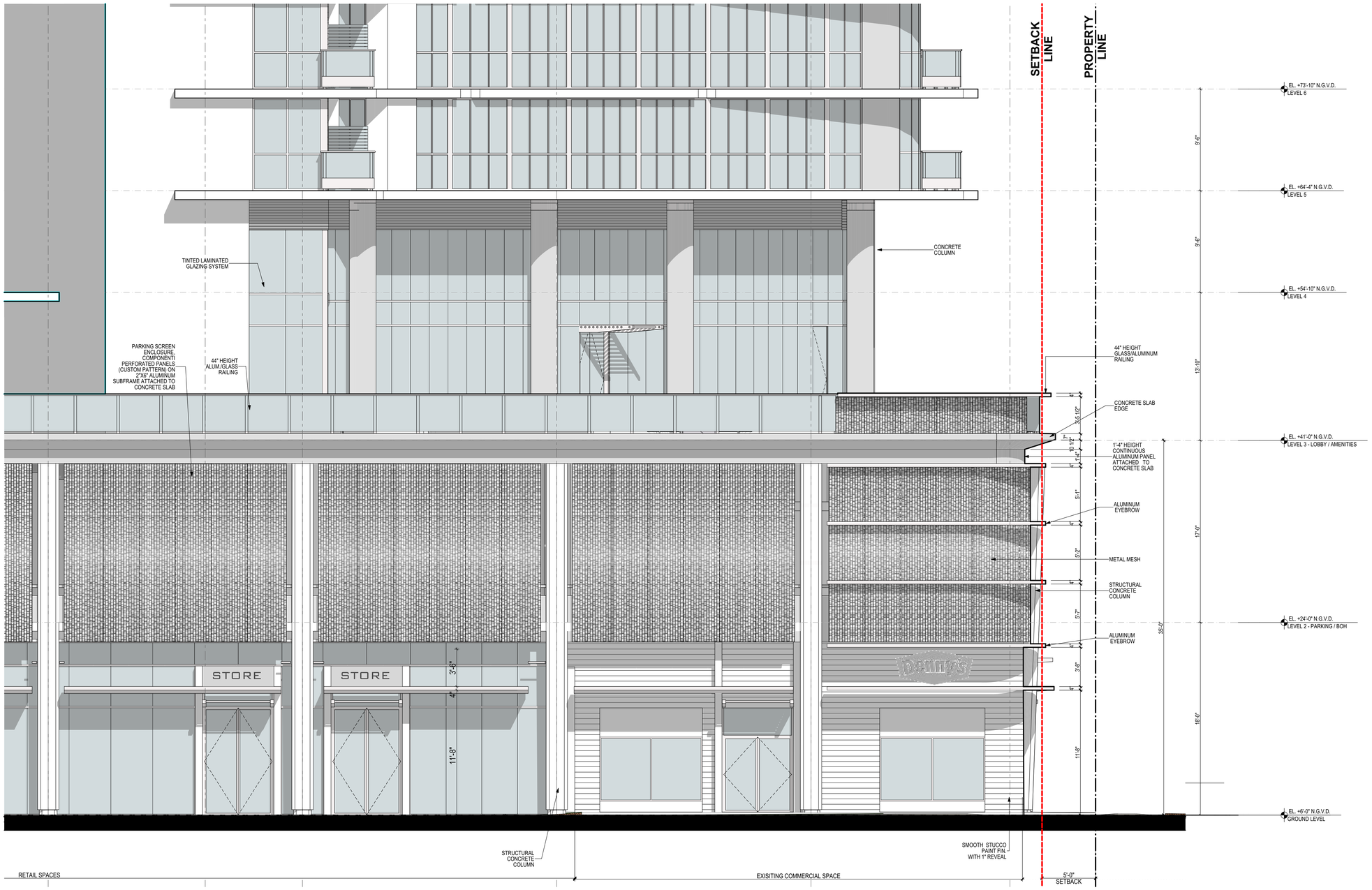


8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION NORTH CORNER FACADE - PHASE 2

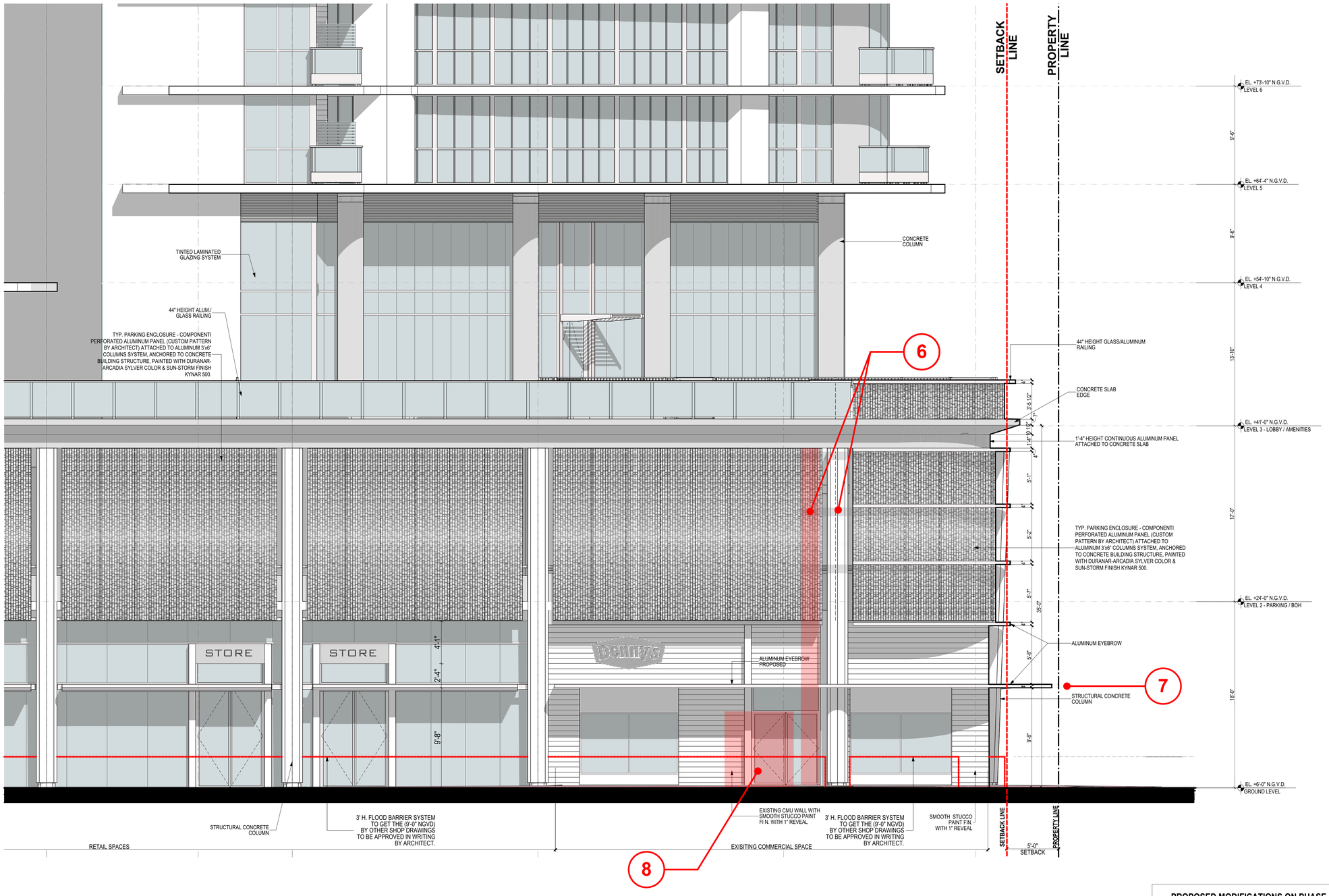
SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



ELEVATION EAST CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"

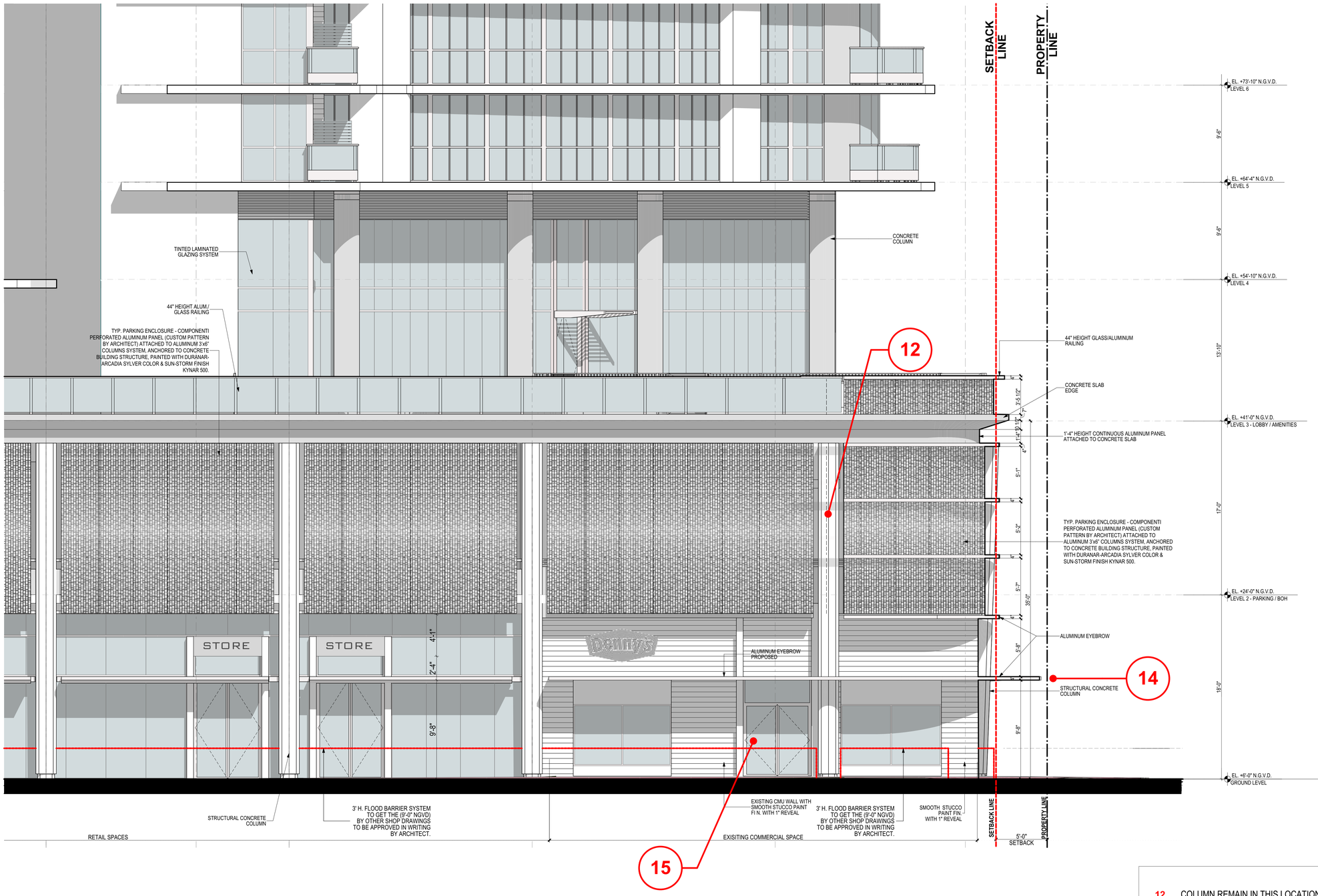


PROPOSED MODIFICATIONS ON PHASE 1

6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING
8.	RETAIL DOOR RELOCATION

ELEVATION EAST CORNER FACADE - PHASE 1

SCALE 1/4"=1'-0"

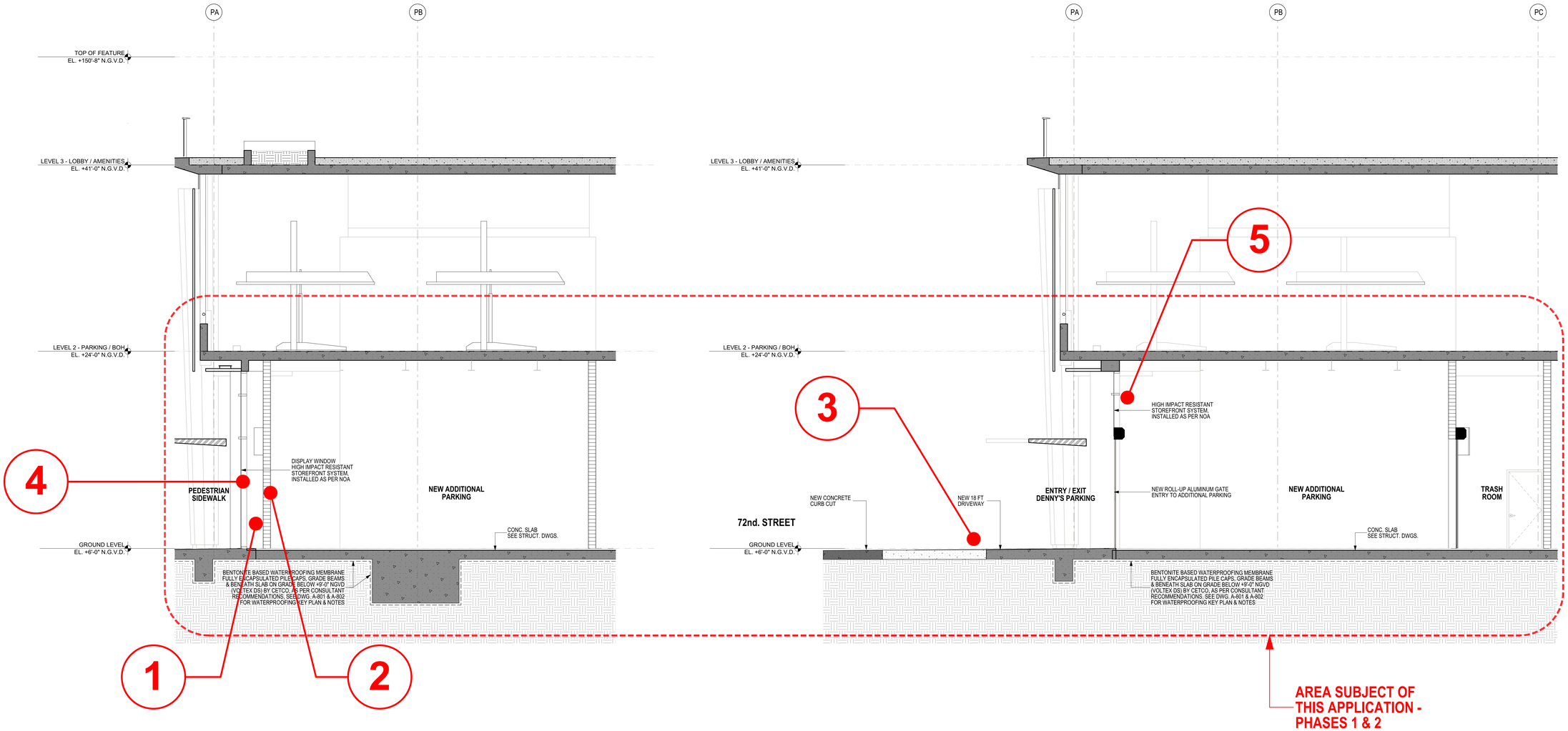


12.	COLUMN REMAIN IN THIS LOCATION
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

ELEVATION EAST CORNER FACADE - PHASE 2

SCALE 1/4"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



PARTIAL SECTION | 1

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

PARTIAL SECTION | 2

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

VARIANCES

1. SEC. 142-745 (e)(2)(b). EXCEPT WHERE REQUIRED FOR DRIVEWAYS AND UTILITY INFRASTRUCTURE, THE GROUND FLOOR SHALL CONTAIN HABITABLE SPACE WITH A MINIMUM DEPTH OF 50 FEET FROM BUILDING FACADE. **2 FT PROVIDED.**

2. SEC. 142-745 (e)(2)(e). GROUND FLOOR AND SURFACE PARKING SHALL SETBACK A MINIMUM OF 50 FEET FROM THE BUILDING FACADE AND BE CONCEALED FROM VIEW FROM THE CLEAR PEDESTRIAN PATH. **2 FEET PROVIDED.**

3. SEC. 142-745 (e)(3). DRIVEWAYS AND VEHICLE ACCESS TO OFF-STREET PARKING AND LOADING SHALL BE PROHIBITED ON CLASS A FRONTAGE, UNLESS IT IS THE ONLY MEANS OF EGRESS TO THE SITE. **ONE DRIVEWAY PROVIDED ON 72 STREET, WHIS IS A CLASS A FRONTAGE.**

4. SEC. 142-745 (a)(8)(b). FRONTAGE FOR COMMERCIAL, HOTEL, AND ACCESS TO UPPER LEVEL FRONTAGE SHALL CONTAIN A MINIMUM OF 70 PERCENT CLEAR GLASS WINDOWS WITH VIEWS INTO HABITABLE SPACE. **21.56 % PROVIDED.**

5. SEC. 142-745 (a)(10)(a). PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM VIEW FROM PUBLI RIGHTS-OF-WAY AND CLEAR PEDESTRIAN PATHS.

VARIANCES REQUESTED

PARTIAL SECTIONS - ADDITIONAL PARKING

ELEVATION = +6'-0" N.G.V.D. SCALE 1/4"=1'-0"

revuelta
architecture
international

72nd STREET

72nd STREET

PROPERTY LINE 250'

5'-0" SETBACK LINE

5'-0" SETBACK LINE

5'-0" SETBACK LINE

5'-0" SETBACK LINE

5'-0" SETBACK LINE

HARDING AVENUE

PROPERTY LINE 150'

HARDING AV.

COLLINS AVENUE

PROPERTY LINE 200'

COLLINS AV.

POOL EQ. & DOMESTIC PUMP

PLTR

PD

FD

13 DOUBLE RACKS = 26 BICYCLES SHORT TERM

BICYCLES RACK

18 DOUBLE RACKS = 36 BICYCLES SHORT TERM

ELEC. CHARGER (TYP.)

STAIR 1

B-02

6" CONC. BOLLARDS (TYP.)

SCOOTER PARKING

DOUBLE STACKERS CAR LIFTS BY OTHERS

37 DOUBLE RACKS = 74 BICYCLES LONG TERM

27 DOUBLE RACKS = 54 BICYCLES LONG TERM

23 RACKS = 46 BICYCLES LONG TERM

17'-0" DOUBLE STACKER LIFT

25'-6" DOUBLE STACKER LIFT

3'-5 1/2"

34'-0" DOUBLE STACKER LIFT

3'-5"

17'-0" TANDEM PARKING

8'-6" DOUBLE STACKER LIFT

22'-0"

AD

PARKING

63 PARKING SPACES W/ MECH. LIFTS = 126 CARS
4 HANDICAP SPACES
9 REGULAR PARKING SPACES
139 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
TOTAL PARKING PROVIDED = 140

6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

P.E. 1

P.E. 2

P.E. 3

S.E.

LOW VOLT. ROOM

MECH. ROOM

HSKP STO.

TC

LC

HALL

B-01

B-02

B-03

B-04

B-05

B-06

28 DOUBLE RACKS = 56 BICYCLES SHORT TERM

OFFICE

HALLWAY

I.T.

STAIR 2

STAIR 3

STAIR 4

STO. 1

GENERAL STORAGE

ENG. ROOM

12 DOUBLE RACKS = 24 BICYCLES SHORT TERM

PLANTER PD

CMU WALL OVER 32" H. CRASH WALL

COL. 1

COL. 2

+24'-0" NGVD T.O.S

E. G. ROOM

SWITCH GEAR

CAR ELEV. 1

CAR ELEV. 2

ELEV. CTRL ROOM

EXISTING COMMERCIAL SPACE ROOF 2

LEVEL 2 / PARKING - APPROVED

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

revuelta
architecture
international

72nd STREET

HARDING AV.

COLLINS AV.

6

7

OPENING AT
AT SECOND FLOOR

OPEN TO EXISTING DENNY'S
RESTAURANT ROOF

PERIMETER EXISTING
RESTAURANT BUILDING

6'-0" CANTILEVER SLAB
FOR DRIVEWAY

AREA SUBJECT OF
THIS APPLICATION -
PHASES 1 & 2

POOL EQ. &
DOMESTIC
PUMP

BICYCLES
RACK

10 DOUBLE RACKS = 20 BICYCLES
SHORT TERM

14 DOUBLE RACKS = 28 BICYCLES
SHORT TERM

28 DOUBLE RACKS = 56 BICYCLES
SHORT TERM

34 DOUBLE RACKS = 68
BICYCLES
LONG TERM

DOUBLE STACKERS
CAR LIFTS BY OTHERS

PARKING

62 PARKING SPACES W/ MECH. LIFTS = 124 CARS
4 HANDICAP SPACES
2 REGULAR PARKING SPACES
130 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
3 REGULAR PARKING SPACES @ GROUND LEVEL
TOTAL PARKING PROVIDED = 134
6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

STAIR 1
2-003

STAIR 2

STAIR 3

STAIR 4

P.E. 1
2-005

P.E. 2
2-006

P.E. 3
2-003

S.E.
2-004

ELEV. LOBBY
2-2001

MECH. ROOM

LOW VOLT. ROOM

HSKP STO.

HALL
2-012

LC

TC

ELEV. CTRL ROOM

CAR ELEV. 1

CAR ELEV. 2

OFFICE

HALLWAY
2-011

I.T.

STO. 1

GENERAL STORAGE

ENG. ROOM

PLANTER
PD

E. G. ROOM

SWITCH GEAR

EXISTING COMMERCIAL
SPACE ROOF 2

CMU WALL OVER
32" H. CRASH WALL

CMU WALL
PAINTED
SKIM COAT
(2 COATS) @
EXTERIOR SIDE

PRECAST
CONCRETE WHEEL
STOP (TYP)
SEE DETAILS 8/A005

PROVIDE
GALVANIZED
STEEL BUMPER
PIPING
PROTECTION
SEE STRUCTURAL
DWGS FOR
DETAILS

PROVIDE
GALVANIZED STEEL BUMPER
PIPING PROTECTION
SEE
STRUCTURAL DWGS

ALUM. LOUVER
SEE LOUVERS
SCHEDULE

ALUM. LOUVER
SEE DETAIL 4/A-920.

CONC. IMPACT WALL. REFER
TO STRUCTURAL DWGS & SHEET
A-917 FOR DETAILS

PARKING ENCLOSURE.
ALUMINUM PANEL
(CUSTOM PATTER BY
ARCHITECT) 50% OPENESS

PARKING ENCLOSURE. ALUMINUM
PANELS
(CUSTOM PATTER BY ARCHITECT)
50% OPENESS. SEE SHEET A-911

5'-0" SETBACK LINE

PROPERTY LINE 150'

PROPERTY LINE 200'

1. PROTECT CONCRETE SLAB SURFACE AGAINST SATURATION.
2. LIGHT BROOM FINISH CONCRETE SLAB
3. BACK OF THE HOUSE AREAS FINISHES @ GARAGE LEVEL
FLOORS: CONCRETE SEALED
CEILING:EXPOSED UNLES OTHERWISE NOTED.
WALL: EXPOSED CMU WALLS TO BE PAINTED WITH HORIZONTAL FLUSH JOINTS.
EXPOSED CONCRETE WALLS: PAINTED

LEVEL 2 / PARKING - PHASE 1

ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international

72nd STREET

HARDING AV.

COLLINS AV.

PROPERTY LINE 150'

PROPERTY LINE 200'

5'-0" SETBACK LINE

0'-0" SETBACK LINE

12

14

AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2

OPEN TO EXISTING DENNY'S RESTAURANT ROOF

PERIMETER EXISTING RESTAURANT BUILDING

6'-0" CANTILEVER SLAB FOR DRIVEWAY

POOL EQ. & DOMESTIC PUMP

DOUBLE STACKERS CAR LIFTS BY OTHERS

PARKING

62 PARKING SPACES W/ MECH. LIFTS = 124 CARS
4 HANDICAP SPACES
2 REGULAR PARKING SPACES
130 CARS = TOTAL PARKING @ LEVEL 2
1 HANDICAP @ GROUND LEVEL
3 REGULAR PARKING SPACES @ GROUND LEVEL
TOTAL PARKING PROVIDED = 134
6 BIKES / SCOOTERS PARKING SPACES (8'x5')

137 BICYCLE RACKS (2)
TOTAL BICYCLES PROVIDED = 274

BICYCLES RACK

10 DOUBLE RACKS = 20 BICYCLES SHORT TERM

14 DOUBLE RACKS = 28 BICYCLES SHORT TERM

28 DOUBLE RACKS = 56 BICYCLES SHORT TERM

34 DOUBLE RACKS = 68 BICYCLES LONG TERM

STAIR 1 2-003

STAIR 2

STAIR 3

STAIR 4

P.E. 1 2-005

P.E. 2 2-006

P.E. 3 2-003

S.E. 2-004

ELEV. LOBBY 2-007

MECH. ROOM

LOW VOLT. ROOM

HSKP STO.

HALL 2-012

LC

TC

CAR ELEV. 1

CAR ELEV. 2

ELEV. CTRL ROOM

E. G. ROOM

SWITCH GEAR

OFFICE

HALLWAY 2-011

I.T.

STO. 1

ENG. ROOM

GENERAL STORAGE

PLANTER PD

EXISTING COMMERCIAL SPACE ROOF 2

PROPOSED MODIFICATIONS ON PHASE 1 TO REMAIN AFTER PHASE 2

12. COLUMN REMAIN IN THIS LOCATION

14. OPEN TO EXISTING DENNY'S RESTAURANT ROOF BELOW REMAIN

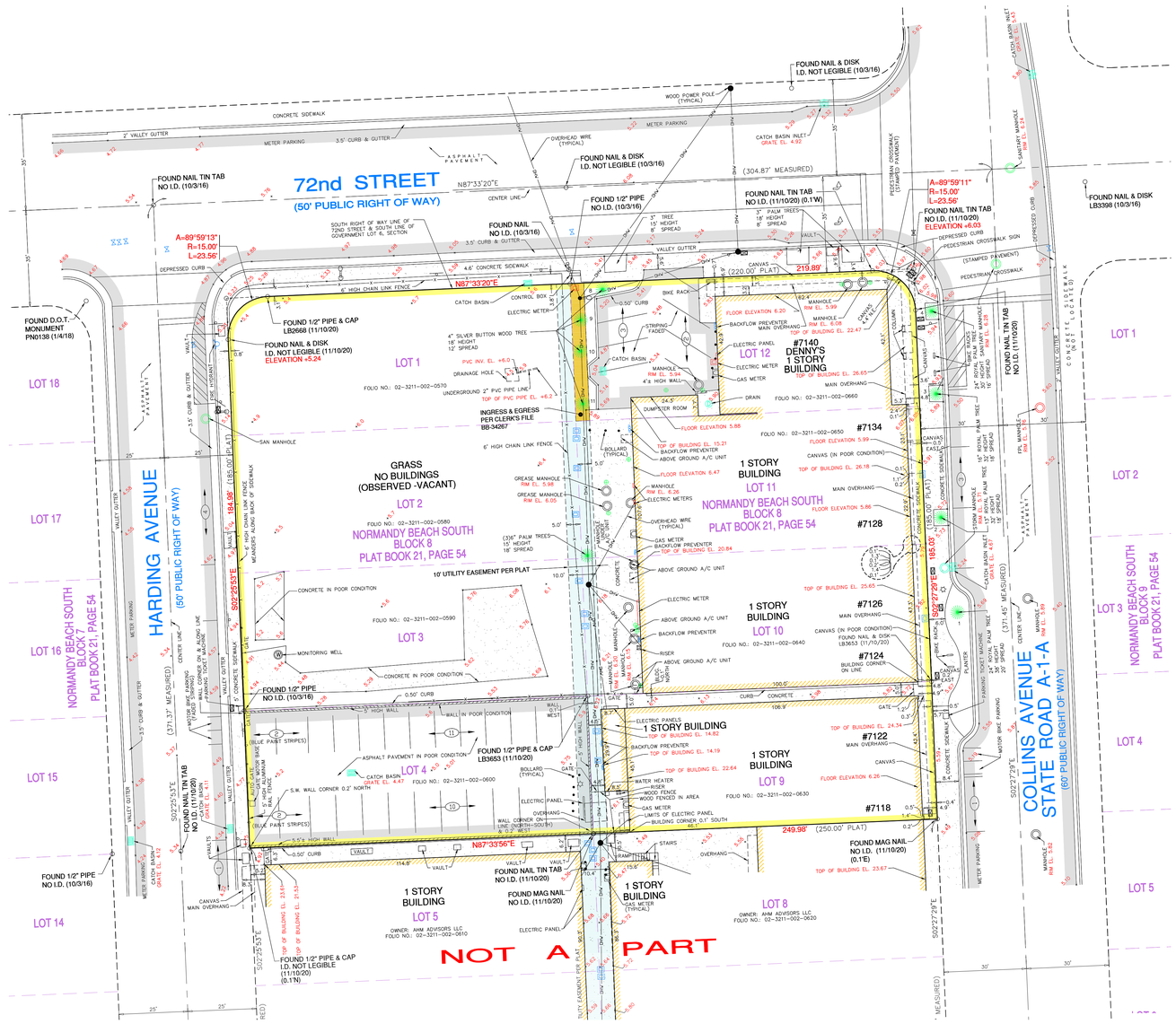
LEVEL 2 / PARKING - PHASE 2

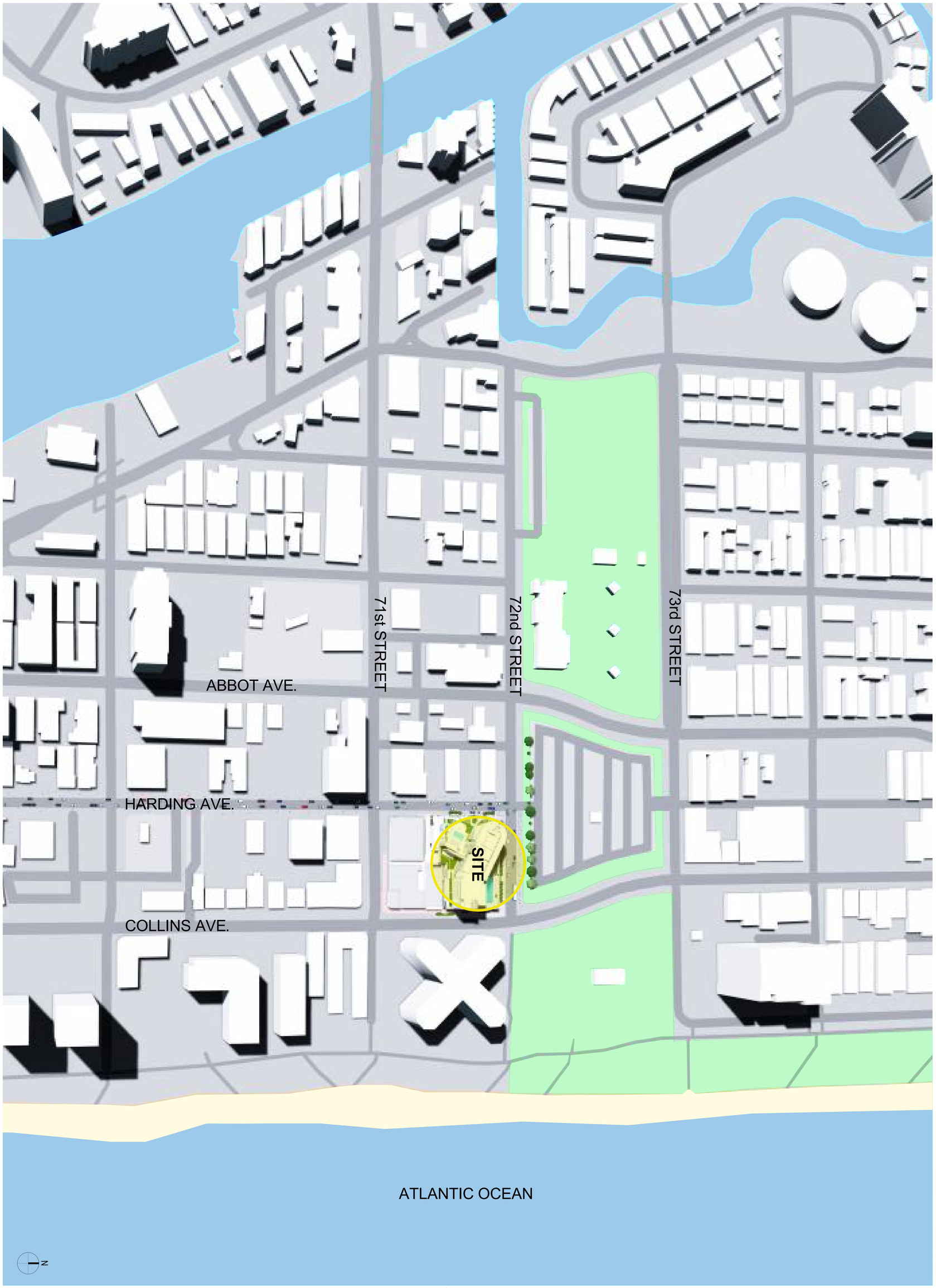
ELEVATION = +24'-0" N.G.V.D.

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

BACK LOT


72nd STREET
(50' PUBLIC RIGHT OF WAY)
HARDING AVENUE
(50' PUBLIC RIGHT OF WAY)
COLLINS AVENUE
STATE ROAD A-1-A
(60' PUBLIC RIGHT OF WAY)
N87°33'20"E
(304.87' MEASURED)
S02°25'53"E
184.08' (185.00' PLAT)
N87°33'56"E
249.98' (250.00' PLAT)
S02°27'29"E
165.00' (185.00' PLAT)
FOUND NAIL & DISK I.D. NOT LEGIBLE (10/3/16)
FOUND NAIL TIN TAB NO I.D. (10/3/16)
FOUND 1/2" PIPE NO I.D. (10/3/16)
FOUND 1/2" PIPE & CAP LB3653 (11/10/20)
FOUND NAIL TIN TAB NO I.D. (11/10/20) ELEVATION +6.93
FOUND NAIL & DISK LB3398 (10/3/16)
FOUND D.O.T. MONUMENT PN01136 (1/4/18)
FOUND NAIL & DISK I.D. NOT LEGIBLE (11/10/20) ELEVATION +5.24
FOUND 1/2" PIPE & CAP LB2668 (11/10/20)
FOUND NAIL TIN TAB NO I.D. (11/10/20)
FOUND MAG NAIL NO I.D. (11/10/20) (0.1'E)
FOUND 1/2" PIPE & CAP I.D. NOT LEGIBLE (11/10/20) (0.1'N)
A=89°59'13" R=15.00' L=23.56'
A=89°59'11" R=15.00' L=23.56'
#7140 DENNY'S 1 STORY BUILDING
#7134
#7128
#7126
#7124
#7122
#7118
1 STORY BUILDING LOT 10
1 STORY BUILDING LOT 11 BLOCK 8 NORMANDY BEACH SOUTH PLAT BOOK 21, PAGE 54
1 STORY BUILDING LOT 12
1 STORY BUILDING LOT 9
1 STORY BUILDING LOT 5
1 STORY BUILDING LOT 4
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 8
LOT 10
LOT 11
LOT 12
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
NORMANDY BEACH SOUTH BLOCK 7 PLAT BOOK 21, PAGE 54
NORMANDY BEACH SOUTH BLOCK 8 PLAT BOOK 21, PAGE 54
NORMANDY BEACH SOUTH BLOCK 9 PLAT BOOK 21, PAGE 54
GRASS NO BUILDINGS (OBSERVED -VACANT)
NOT A PART
2" VALLEY GUTTER
3.5" CURB & GUTTER
METER PARKING
ASPHALT PAVEMENT
CONCRETE SIDEWALK
WOOD POWER POLE (TYPICAL)
OVERHEAD WIRE (TYPICAL)
CATCH BASIN INLET GRATE EL. 4.92
SANITARY MANHOLE RIM EL. 5.24
PEDESTRIAN CROSSWALK (STAMPED PAVEMENT)
DEPRESSED CURB
PEDESTRIAN CROSSWALK SIGN
CENTER LINE
SOUTH RIGHT OF WAY LINE OF 72ND STREET & SOUTH LINE OF GOVERNMENT LOT 6, SECTION
4.6' CONCRETE SIDEWALK
6' HIGH CHAIN LINK FENCE
VALLEY GUTTER
CANVAS (220.00' PLAT)
219.89'
CONTROL BOX
ELECTRIC METER
4" SILVER BUTTON WOOD TREE 18' HEIGHT 12' SPREAD
PVC INV. EL. +6.0
DRAINAGE HOLE
FOLIO NO.: 02-3211-002-0570
UNDERGROUND 2" PVC PIPE LINE
TOP OF PVC PIPE EL. +6.2
INGRESS & EGRESS PER CLERK'S FILE BB-34267
SAN MANHOLE
BIKE RACK
0.50' CURB
STRIPING FADED
BACKFLOW PREVENTER
MAIN OVERHANG
TOP OF BUILDING EL. 22.47
FLOOR ELEVATION 6.20
MANHOLE RIM EL. 6.08
ELECTRIC PANEL
GAS METER
DRAIN
FOLIO NO.: 02-3211-002-0660
DUMPSTER ROOM
FLOOR ELEVATION 5.88
TOP OF BUILDING EL. 15.21
FOLIO NO.: 02-3211-002-0650
FLOOR ELEVATION 5.99
TOP OF BUILDING EL. 26.18
CANVAS (IN POOR CONDITION)
BOLLARD (TYPICAL)
ABOVE GROUND A/C UNIT
FLOOR ELEVATION 6.47
GREASE MANHOLE RIM EL. 5.98
GREASE MANHOLE RIM EL. 6.00
MANHOLE RIM EL. 6.26
ELECTRIC METERS
OVERHEAD WIRE (TYPICAL)
(3)16" PALM TREES 15' HEIGHT 16' SPREAD
GAS METER
TOP OF BUILDING EL. 20.84
FLOOR ELEVATION 5.86
10' UTILITY EASEMENT PER PLAT
CONCRETE IN POOR CONDITION
FOLIO NO.: 02-3211-002-0590
MONITORING WELL
TOP OF BUILDING EL. 25.65
TOP OF BUILDING EL. 24.34
FOLIO NO.: 02-3211-002-0640
CANVAS (IN POOR CONDITION)
FOUND NAIL & DISK LB3653 (11/10/20)
BUILDING CORNER ON LINE
ABOVE GROUND A/C UNIT
RISER
ELECTRIC METER
BUILDING CORNER 0.1' WEST
CURB
CONCRETE
100.5'
106.3'
GATE
WALL 0.1' WEST
ELECTRIC PANELS
TOP OF BUILDING EL. 14.82
BACKFLOW PREVENTER
TOP OF BUILDING EL. 14.19
TOP OF BUILDING EL. 22.64
FOLIO NO.: 02-3211-002-0630
FLOOR ELEVATION 6.26
WATER HEATER
WOOD FENCED IN AREA
LIMITS OF ELECTRIC PANEL
BUILDING CORNER 0.1' SOUTH
46.0'
WALL IN POOR CONDITION
ASPHALT PAVEMENT IN POOR CONDITION
CATCH BASIN GRATE EL. 4.47
FOLIO NO.: 02-3211-002-0600
S.W. WALL CORNER 0.2' NORTH
WALL CORNER ON LINE (NORTH-SOUTH) & 0.2' WEST
5.5'± HIGH WALL
VAULT
STAIRS
RAMP
OVERHANG
TOP OF BUILDING EL. 23.67
OWNER: AHM ADVISORS LLC FOLIO NO.: 02-3211-002-0610
OWNER: AHM ADVISORS LLC FOLIO NO.: 02-3211-002-0620
(BLUE PAINT STRIPES)
CANVAS MAIN OVERHANG
TOP OF BUILDING EL. 23.61
TOP OF BUILDING EL. 21.52
TILITY EASEMENT PER PLAT
(371.33' MEASURED)
(371.45' MEASURED)
(185.00' PLAT)
24" ROYAL PALM TREE 30' HEIGHT 20' SPREAD
16" ROYAL PALM TREE 30' HEIGHT 18' SPREAD
24" ROYAL PALM TREE 30' HEIGHT 15' SPREAD
FIL MANHOLE RIM EL. 5.78
STORM MANHOLE RIM EL. 4.21
CATCH BASIN INLET GRATE EL. 4.21
CONCRETE SIDEWALK
ASPHALT PAVEMENT
PLANTER
PARKING TICKET MACHINE
MOTOR BIKE PARKING
METER PARKING
CENTER LINE
MANHOLE RIM EL. 5.82
CONCRETE — 5' SIDEWALK (NOT LOCATED)
VALLEY GUTTER
FOUND NAIL TIN TAB NO I.D. (11/10/20)
FOUND MAG NAIL NO I.D. (11/10/20)
FOUND NAIL TIN TAB NO I.D. (11/10/20)
ELECTRIC PANEL
CANVAS MAIN OVERHANG
FOUND 1/2" PIPE NO I.D. (10/3/16)
FOUND 1/2" PIPE & CAP LB3653 (11/10/20)
FOUND 1/2" PIPE & CAP I.D. NOT LEGIBLE (11/10/20) (0.1'N)
SOUTH BIKE PARKING
NORTH BIKE PARKING
(FOUND WALL CORNER ON & ALONG LINE AROUND TOWARD SOUTH)
(FOUND WALL CORNER ON & ALONG LINE AROUND TOWARD NORTH)
MOTOR BIKE PARKING
WEST PARKING BAY
DATE EL. 4.12
DATE EL. 4.11
DATE EL. 4.47
WEST PARKING
WEST PARKING BAY
WEST PARKING BAY
WEST PARKING BAY



SITE PLAN - CONTEXT

N.T.S.

72 COLLINS HOTEL & CONDOMINIUM

MIAMI BEACH, FL

revuelta architecture international

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning **Information**			P1
1	Address:	7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH,		
2	Board and file numbers :	DRB20-0617		
3	Folio number(s):	02-3211-002-0660; -0650; -0640; -0630; -0600; -0590; -0580; -0570		
4	Year constructed:	2018/2019	Zoning District:	TC-C
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Collins); +4.97' (Harding)
6	Adjusted grade (Flood + Freeboard):	+9'-0" NGVD	Lot Area:	49,890 square feet (1.145 acres)
7	Lot width:	250 ft	Lot Depth:	200 ft
8	Minimum Unit Size	323 sf	Average Unit Size	372.sf
9	Existing use:	Retail / Vacant	Proposed use:	HOTEL / CONDO. / RETAIL / PARKING

		Maximum	Existing	Proposed	Deficiencies
10	Height	125'-0"	approx. 12'-0"	124'-8"	
11	Number of Stories	12	1	11	
12	**FAR**	174,615 sf		172,910 sf	
13	Gross square footage	N/A		256,113 sf	
14	Square Footage by use				
15	Number of units Residential	171 (150 units/acre)		168 (Co-Living Units)	
16	Number of units Hotel	N/A		74	
17	Number of seats	N/A		270	
18	Occupancy load	N/A		1,098	

	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies**
	Subterranean:				
19	Front Setback:	N/A		N/A	
20	Side Setback:	N/A		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	N/A		N/A	
23	Rear Setback:	N/A		N/A	
	At Grade Parking:				
24	Front Setback along Class A frontage	50 ft		2 ft	
25	Side Setback:	N/A		N/A	
26	Side Setback: (Interior - south)	N/A		N/A	
27	Side Setback facing street:	N/A		N/A	
28	Rear Setback:	N/A		N/A	
	Grade to Max. Height				
29	Front Setback:	N/A		N/A	
30	Side Setback:	N/A		N/A	
31	Side Setback: (interior –	N/A		N/A	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	N/A			

	Tower:				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

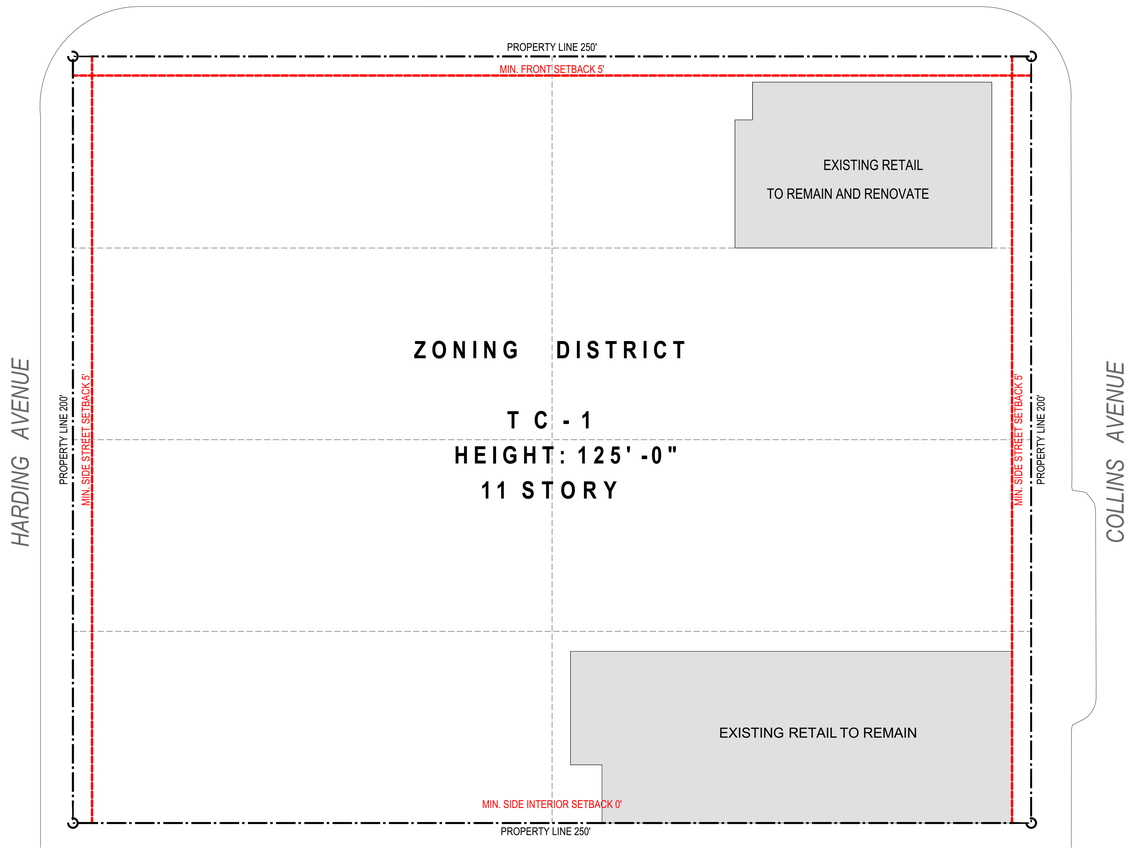
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 8				
40	Total # of parking spaces	N/A		134	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 20 spaces Res. – 114 spaces	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 4 space Level 2 – 130 spaces	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	205		205	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use			Hotel Bar-Lounge	
52	Total # of seats	N/A		N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	
54	Total occupant content	N/A		N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A		N/A	

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

COMMERCIAL -ZONING DATA
MIAMI BEACH
PLANNING DEPARTMENT FORM | 3
SCALE 1/6"=1'-0"

72nd STREET



ZONING SETBACKS PLAN | 2
SCALE 1/16" = 1'-0"

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7140 COLLINS AV. - ZONING SUMMARY PHASE 1

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

11/16/2020

	SF	Acres
Lot Area		
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.
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Per Survey 161128 performed by Fortyn, Leavy, Skyles, Inc. - Original date: 10/3/16

Flood Elevation

Flood Zone AE	**8**	Base Flood Elevation	**8.0 NGVD**	Design Flood Elev.	**9.0 NGVD**
Garage Top Elevation	**24.0 NGVD**	Lowest Grade Elev	**6.0 NGVD**	Highest Grade Elev adjacent	**5.49 NGVD**
Lowest Top Elev of Habitable Space	**6.0 NGVD**	Lowest Elevation of Equip. Serv	**9.0 NGVD**	Crown of Road Elev.	**5.34 NGVD**
Adjusted Grade Elevation	**9.0 NGVD**	FIRM Map number	**12086C0326L**		

Applicable Codes
Code of Ordinances City of Miami Beach, Florida.
2014 (Fifth edition) Florida Building Code
NFPA 101 - Life safety Code

Zoning Classification

North Beach Town Center - Central Core **TC-C** Section 142-734 (a)

Building Use
Hotel, Condominium Units, Retail at Ground Level and Parking Garage

Minimum Room Size
15% of rooms 300 Sf & 85% of rooms 335 Sf plus.

Co-Living Unit Size

Minimum Size		350 sf
Maximum Size	(to count as half of a unit)	549 sf
Hotel	**HOTEL ROOMS**	**74**
Condominium	**CO-LIVING UNITS**	**168**

Maximum Residential Density

150 units / acre	1.145	Allowable	171
168 Co-Living Units	0.5	Provided	84

Setbacks
TC-C - All lots

From property Line	From North Side 72nd St. (Class A Frontage).		From East side Collins Av. (Class A Frontage)		From West side Harding Av. (Class C Frontage)		From South side Adjacent Lots (side interior)	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
TC-C - All lots	5'	5'	5'	5'	10'	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	
TOTAL F.A.R.	Including 5,075 sf used by Lot 7118/7122			**174,615**	**172,910**

	Allowed	Provided
Maximum Building Height		
Measured from Base Floor Elevation (BFE) = + 8'-0" N.G.V.D. + Freeboard (1'-0") = + 9'-0" N.G.V.D.		
TC-C 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"

	Required	Proposed
Open Space Requirement		
TC-C All lots (if total over 20,000 sf) 5% of lot area.	2,495 SF	4,496 SF

	Required	Proposed
Parking Space Requirements - Parking District #8 (Sec. 130-31 (a) (8)		
Hotel		
74 Hotel Rooms | No parking Requirement	N/A	N/A
Condominium		
168 Co-Living Units | No parking Requirement when less than 550 sf.	N/A	N/A
Parking Provided		
Ground Level Parking		4
Parking Level 2		130
Total Parking Spaces		**134**
Total Handicap Spaces	**5**	**5**
Electrical Charger Stations		
2% of required parking	N/A	
Total E.C.S. Provided		**7**

ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

	Required	Proposed
Loading Zone Requirements:		
Size: 10' by 20' each loading bay		
More than 200 Rooms (including Condo.)	4	
Commercial spaces	2	
Total loading spaces required:	6	6

				Required	Proposed
Bicycle Parking Requirements (Sec. 130-33 (b) (7)					
Short Term					
Retail	1 / 10,000 sf	18,520 sf	1.85	4	
Hotel	1/10 rooms	74 rooms	7.40	8	
Condominium	1/10 Unit	168 Units	16.80	17	
				29	
Long Term					
Retail	3 for 5,000 - 20,000 sf			3	
Employees	1/10 % employees			5	
Condominium	1/Unit	168 Units	168.00	168	
				176	
Total Bycicle Racks				**205**	**205**

Parking Space Requirements - Parking District #1 (Sec. 130-31 (a)							Required
Hotel							
Hotel use - 74 Rooms	0.5 spaces per room, up to 100 units and 1 space per unit for all units in excess of 100						37
Hotel Suites	6 Suites @	1.5					9
Meeting Rooms & Gym	1 space for 60 sf of floor area, minus 15 sf/room			3,338	2,760	578.00	10
Lounge / Bar / Pool Terrace	1 space per 4 seats - minus 1 seat for every 2 Units			318	80	93.00	0
Condominium							
Co-Living Units	168 Units @	1.5					252
Visitors	10 %	252					25
Total Required							**333**

ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

THIS CHART SHOWS THE CORRESPONDENT PARKING UNDER DISTRICT 1, NOT THE QUANTITIES PROVIDED.

ZONING DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning **Information**	P2		
1	Address:	7140, 7134, 7124, 7118 COLLINS AV. and 7121 HARDING AV. MIAMI BEACH,		
2	Board and file numbers :	DRB20-0617		
3	Folio number(s):	02-3211-002-0660; -0650; -0640; -0630; -0600; -0590; -0580; -0570		
4	Year constructed:	2018/2019	Zoning District:	TC-C
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.41 (72 St.); +5.79' (Collins); +4.97' (Harding)
6	Adjusted grade (Flood + Freeboard):	+9'-0" NGVD	Lot Area:	49,890 square feet (1.145 acres)
7	Lot width:	250 ft	Lot Depth:	200 ft
8	Minimum Unit Size	323 sf	Average Unit Size	372.sf
9	Existing use:	Retail / Vacant	Proposed use:	HOTEL / CONDO. / RETAIL / PARKING

		Maximum	Existing	Proposed	Deficiencies
10	Height	125'-0"	approx. 12'-0"	124'-8"	
11	Number of Stories	12	1	11	
12	**FAR**	174,615 sf		174,200 sf	
13	Gross square footage	N/A		256,113 sf	
14	Square Footage by use				
15	Number of units Residential	171 (150 units/acre)		168 (Co-Living Units)	
16	Number of units Hotel	N/A		74	
17	Number of seats	N/A		270	
18	Occupancy load	N/A		1,098	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A		N/A	
20	Side Setback:	N/A		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	N/A		N/A	
23	Rear Setback:	N/A		N/A	
	At Grade Parking:				
24	Front Setback along Class A frontage	50ft		85ft	
25	Side Setback:	N/A		N/A	
26	Side Setback: (Interior - south)	N/A		N/A	
27	Side Setback facing street:	N/A		N/A	
28	Rear Setback:	N/A		N/A	
	Pedestal (no distinction between pedestal and tower in TC-1):				
29	Front Setback:	N/A		N/A	
30	Side Setback:	N/A		N/A	
31	Side Setback: (interior –	N/A		N/A	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	N/A		N/A	

44192754;1

	Tower:				
34	Front Setback:	N/A		N/A	
35	Side Setback:	N/A		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback: (Interior – South)	N/A		N/A	
37	Side Setback facing street:	N/A		N/A	
38	Rear Setback:	N/A		N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district No. 4				
40	Total # of parking spaces	N/A		134	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation) Hotel Rooms			Hotel – 20 spaces Res. – 114 spaces	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			Level 1 – 4 space Level 2 – 130 spaces	
43	Parking Space Dimensions	8.5 ft x 18 ft		8.5 ft x 18 ft	
44	Parking Space configuration (450, 600, 900, Parallel)			90 degrees	
45	ADA Spaces	5		5	
46	Tandem Spaces			66	
47	Drive aisle width	22 ft		22 ft	
48	Valet drop off and pick up			20 ft x 61 ft	
49	Loading zones and Trash collection areas			30'-8 x 68'-9"	
50	Bike racks	205		205	

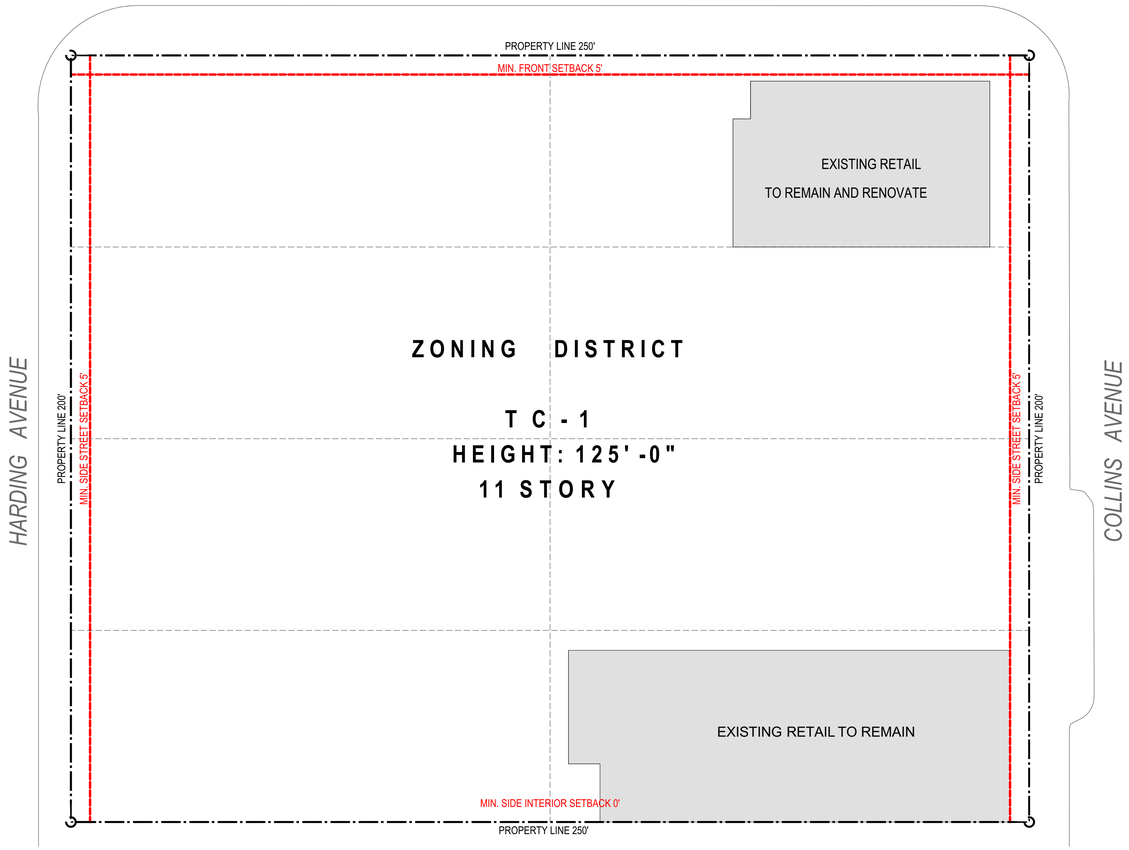
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56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

44192754;1

COMMERCIAL -ZONING DATA
MIAMI BEACH
PLANNING DEPARTMENT FORM | 3

SCALE 1/6"=1'-0"



ZONING SETBACKS PLAN | 2

SCALE 1/6" = 1'-0"

N

revuelta architecture international p.a.

7140 COLLINS AV. - ZONING SUMMARY PHASE 2

7140, 7134, 7124, 7121, 7118 Collins Avenue, and 3 additional lots (no address provided)

11/16/2020

	SF	Acres
Lot Area		
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Total Handicap Spaces	**5**	**5**
Electrical Charger Stations		
2% of required parking	N/A	
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			Required	Proposed
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Total loading spaces required:			6	6

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Condominium	1/10 Unit	168 Units	16.80	17	
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Retail	3 for 5,000 - 20,000 sf			3	
Employees	1/10 % employees			5	
Condominium	1/Unit	168 Units	168.00	168	
				176	
Total Bycicle Racks				**205**	**205**

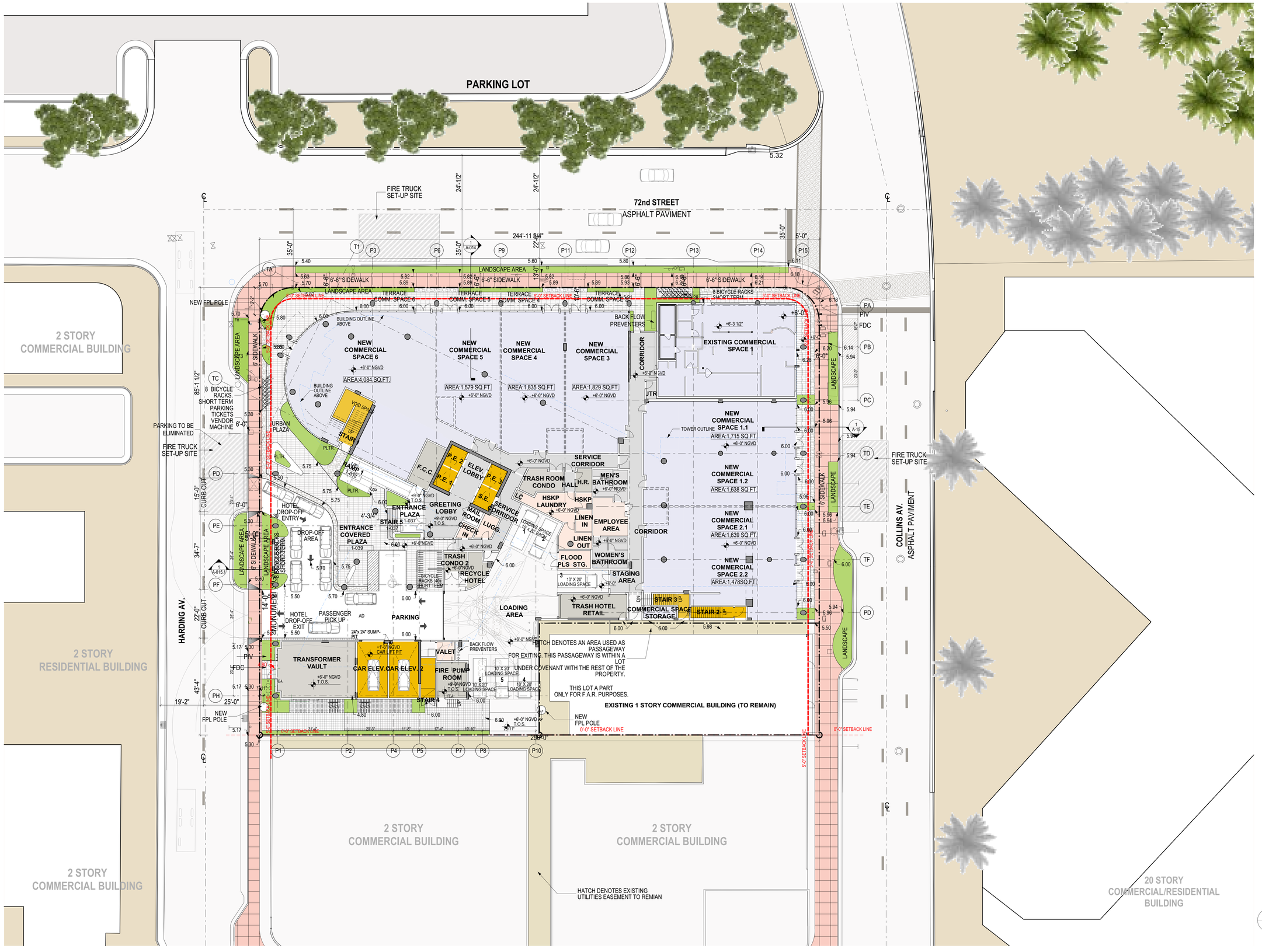
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THIS CHART SHOWS THE CORRESPONDENT PARKING UNDER DISTRICT 1, NOT THE QUANTITIES PROVIDED.

ZONING DATA

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international



SITE PLAN GROUND LEVEL - APPROVED

SCALE 1/16"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

revuelta
architecture
international

SITE PLAN GROUND LEVEL - PHASE 1

SCALE 1/16"=1'-0"

AREA SUBJECT OF THIS APPLICATION - PHASES 1 & 2

72nd STREET
ASPHALT PAVIMENT

COLLINS AV.
ASPHALT PAVIMENT

HARDING AV.

PARKING LOT

2 STORY
COMMERCIAL BUILDING

2 STORY
RESIDENTIAL BUILDING

2 STORY
COMMERCIAL BUILDING

2 STORY
COMMERCIAL BUILDING

2 STORY
COMMERCIAL BUILDING

20 STORY
COMMERCIAL/RESIDENTIAL
BUILDING

2,064 sq ft

245 sq ft

826 sq ft

SERVICE CORRIDOR

NEW COMMERCIAL SPACE 6
AREA:3,801 SQ.FT.

NEW COMMERCIAL SPACE 5
AREA:1,553 SQ.FT.

NEW COMMERCIAL SPACE 4
AREA:2,309 SQ.FT.

ADDITIONAL PARKING

EXISTING COMMERCIAL SPACE 3

NEW COMMERCIAL SPACE 1.1
AREA:1,716 SQ.FT.

NEW COMMERCIAL SPACE 1.2
AREA:1,638 SQ.FT.

NEW COMMERCIAL SPACE 2.1
AREA:1,639 SQ.FT.

NEW COMMERCIAL SPACE 2.2
AREA:1,478 SQ.FT.

TRASH ROOM

ENTRY / EXIT DENNY'S PARKING

SERVICE CORRIDOR

TRASH CONDO 1

HSKP / LAUNDRY

LINEN OUT

LINEN IN

EMPLOYEE AREA

MEN'S BATHROOM

WOMEN'S BATHROOM

FLOOD PLS STG.

STAGING AREA

TRASH CONDO 2

RECYCLE HOTEL

LOADING AREA

TRASH HOTEL RETAIL

COMMERCIAL SPACE STG.

ENTRANCE PLAZA

GREETING LOBBY

ENTRANCE COVERED PLAZA

DROP-OFF AREA

PASSENGER PICK UP

HOTEL DROP-OFF ENTRY

HOTEL DROP-OFF EXIT

URBAN PLAZA

PARKING

HALL VALET

CAR ELEV. 1

CAR ELEV. 2

ELEV. LOBBY

TRANSFORMER VAULT

FIRE PUMP ROOM

STAIR 1

STAIR 2

STAIR 3

STAIR 4

STAIR 5

RAMP 1

MAIL

LUGG.

8 BICYCLE RACKS, SHORT TERM

PARKING TICKETS VENDOR MACHINE

PARKING TO BE ELIMINATED

FIRE TRUCK SET-UP SITE

NEW FPL POLE

PIV

FDC

TOWER OUTLINE

ROLL-UP ALUMINUM GATES METERS REFER TO MEP DWGS

BACK FLOW PREVENTERS

FLOOD PANELS BY OTHERS REFER TO SHEET A-912

HATCH DENOTES AN AREA USED AS PASSAGEWAY FOR EXITING. THIS PASSAGEWAY IS WITHIN A LOT UNDER COVENANT WITH THE REST OF THE PROPERTY.
THIS LOT A PART
ONLY FOR F.A.R. PURPOSES.

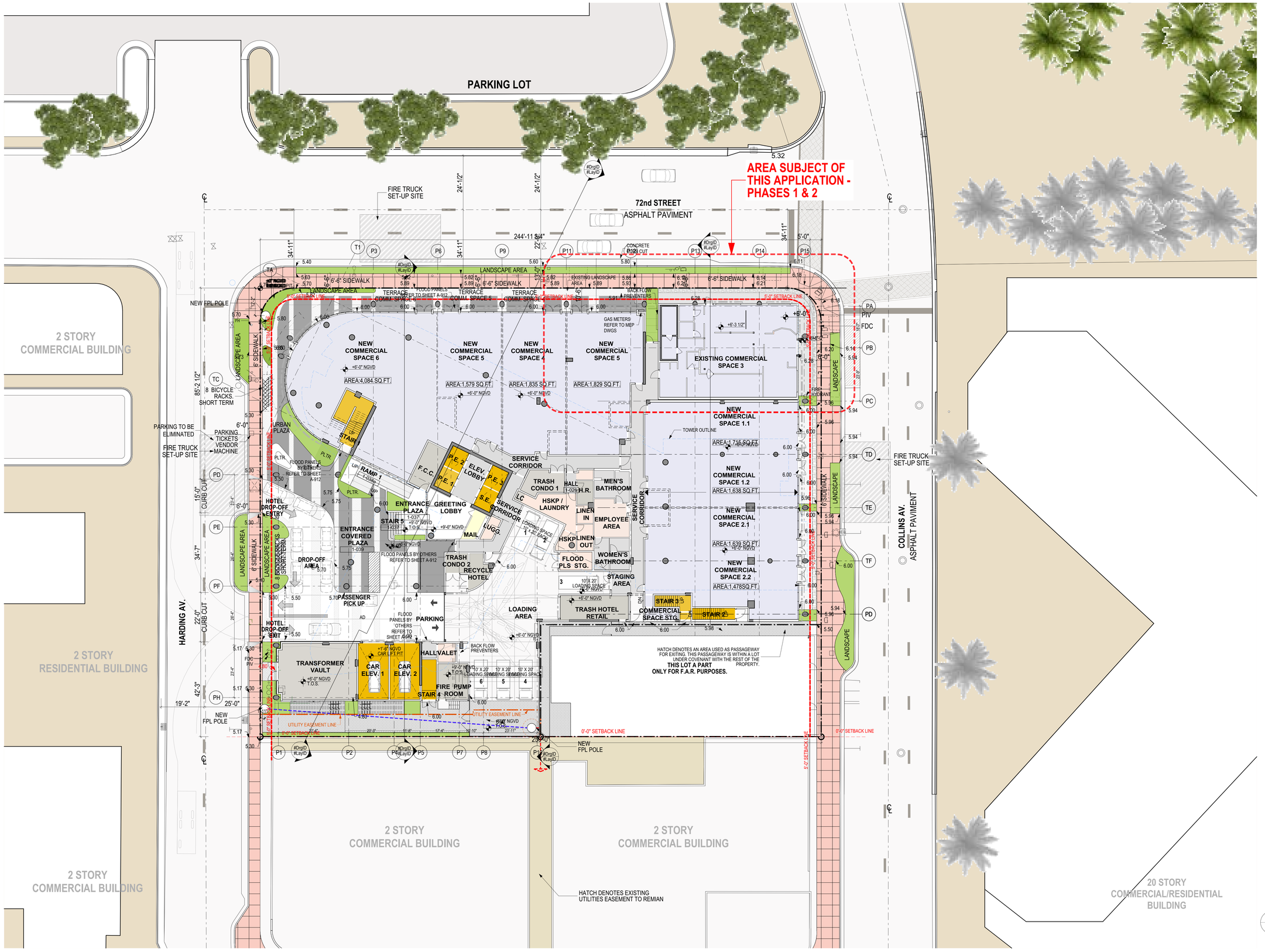
HATCH DENOTES EXISTING UTILITIES EASEMENT TO REMIAN

UTILITY EASEMENT LINE

0'-0" SETBACK LINE

5'-0" SETBACK LINE

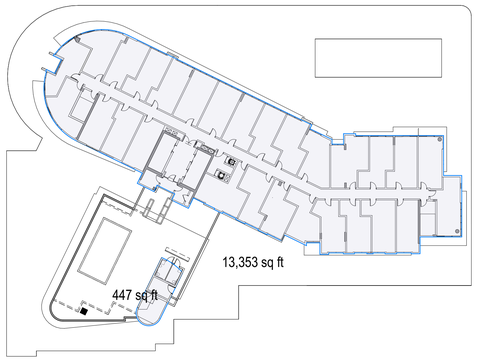
72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



SITE PLAN GROUND LEVEL - PHASE 2

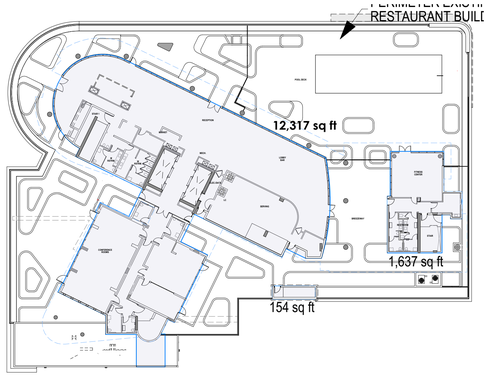
SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



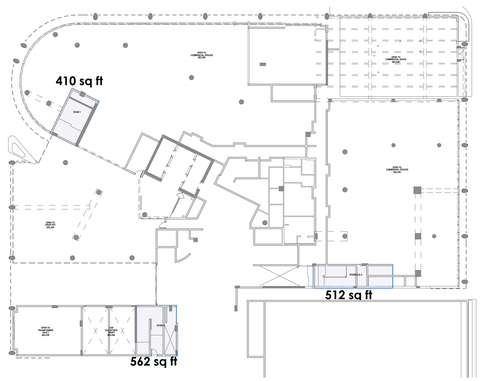
LEVEL 8 | 8

TOTAL FAR= 13,800 sq ft



LEVEL 3 - LOBBY/AMENITIES | 5

TOTAL FAR= 14,108 sq ft



INTERMEDIATE LEVEL 1 | 2

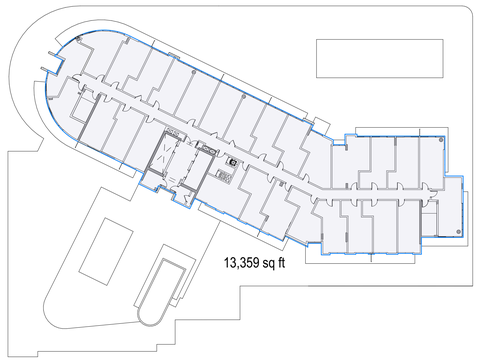
TOTAL FAR= 1,888 sq ft

F.A.R. CALCULATION

	S.F.	RATIO
LOT AREA	49,890	3.5

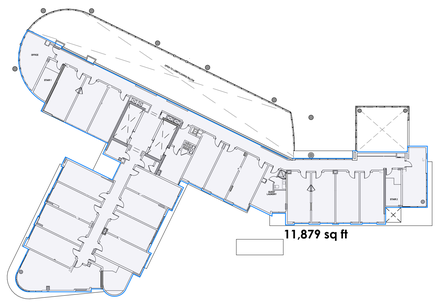
F.A.R. AVAILABLE
174,615 SF

F.A.R. BREAKDOWN	
LEVEL	AREA (SQ. FT.)
GROUND LEVEL	
	562
	947
AREA USED BY LOT 7118/722	5,075
	22,974
	29,558 sq ft
INTERMEDIATE LEVEL 1	
	410
	512
	562
	1,484 sq ft
LEVEL 2 - PARKING / BOH	
	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
	12,317
	14,108 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	
TOTAL F.A.R.	0
	159
	473
	689
	1,321 sq ft
	172,910 sq ft



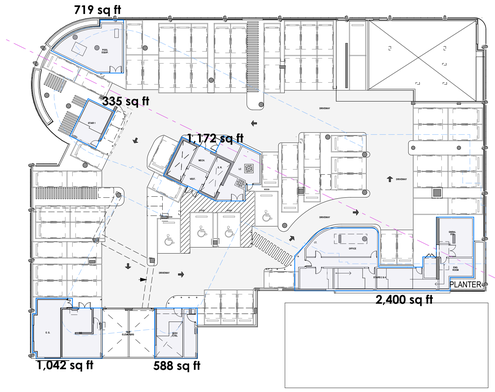
LEVELS 9, 10 & 11 | 9

FAR LEVELS 9, 10 & 11= 13,359 sq ft
COMBINED TOTAL FAR= 40,077 sq ft



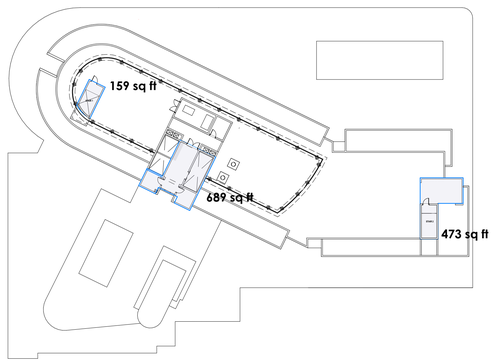
LEVEL 4 - LOBBY AMENITIES / ROOMS | 6

TOTAL FAR= 11,879 sq ft



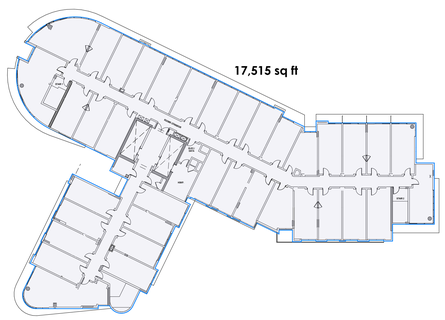
LEVEL 2 - PARKING / BOH | 3

TOTAL FAR= 6,256 sq ft



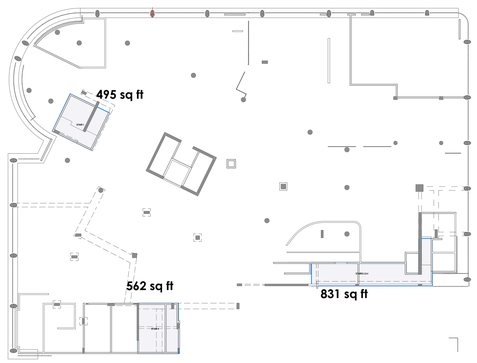
ROOF | 10

TOTAL FAR= 1,321 sq ft



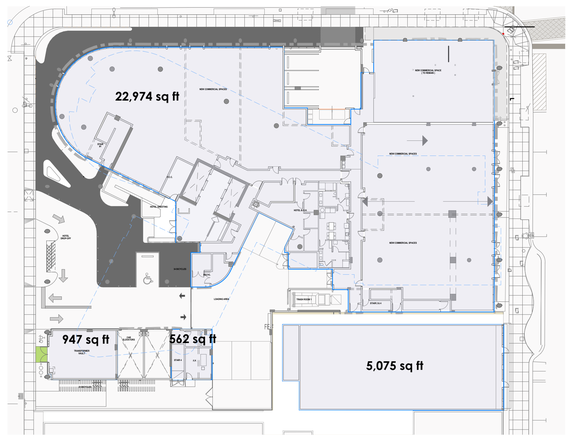
LEVELS 5, 6 & 7 | 7

FAR LEVELS 5, 6 & 7= 17,515 sq ft
COMBINED TOTAL FAR= 52,545 sq ft



INTERMEDIATE LEVEL 2 | 4

TOTAL FAR= 1,484 sq ft



GROUND LEVEL - DROP OFF / RETAIL | 1

TOTAL FAR= 29,558 sq ft

F.A.R. CALCULATION SUMMARY | 1

SCALE 1/32"=1'-0"

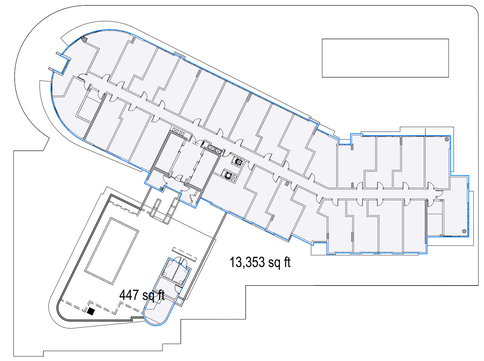
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NOTES:

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

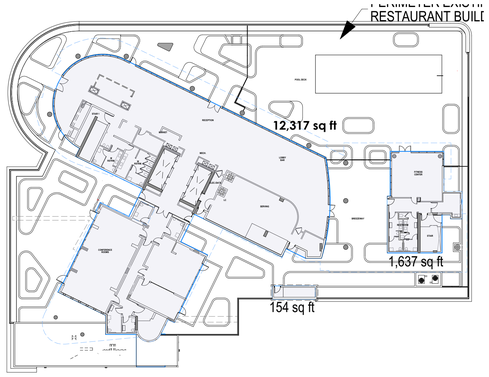
FOR F.A.R. ENLARGED DRAWINGS REFER TO APPENDIX I

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



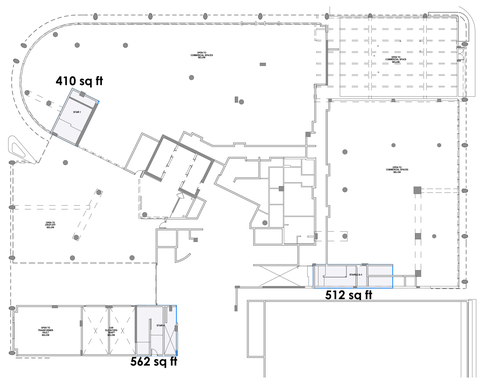
LEVEL 8 | 8

TOTAL FAR= 13,800 sq ft



LEVEL 3 - LOBBY/AMENITIES | 5

TOTAL FAR= 14,108 sq ft



INTERMEDIATE LEVEL 1 | 2

TOTAL FAR= 1,888 sq ft

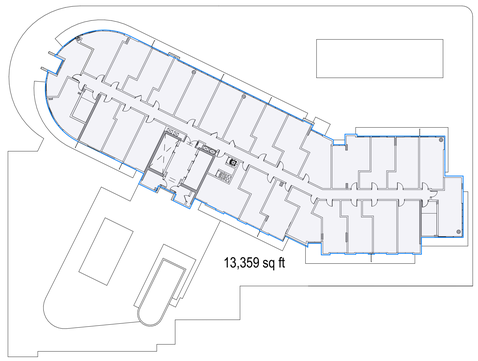
F.A.R. CALCULATION

	S.F.	RATIO
LOT AREA	49,890	3.5

F.A.R. AVAILABLE
174,615 SF

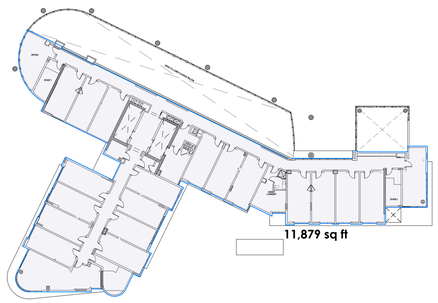
F.A.R. BREAKDOWN		
LEVEL	AREA (SQ. FT.)	
GROUND LEVEL		
	562	
	915	
AREA USED BY LOT 7118/722	5,075	
	24,453	
	31,005 sq ft	
INTERMEDIATE LEVEL 1		
	410	
	512	
	562	
	1,484 sq ft	
LEVEL 2 - PARKING / BOH		
	335	
	588	
	719	
	1,042	
	1,172	
	2,400	
	6,256 sq ft	
INTERMEDIATE LEVEL 2		
	495	
	562	
	831	
	1,888 sq ft	
LEVEL 3 - LOBBY / AMENITIES		
	154	
	1,637	
	12,317	
	14,108 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	
TOTAL F.A.R.	0
	159
	473
	689
	1,321 sq ft
	174,357 sq ft



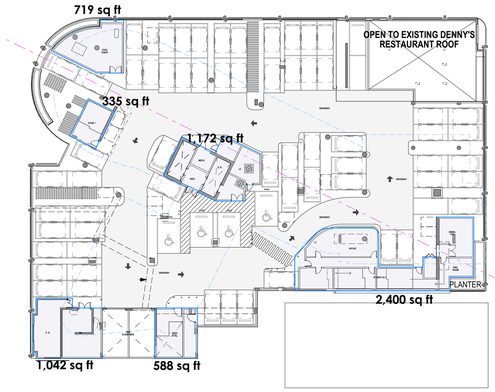
LEVELS 9, 10 & 11 | 9

FAR LEVELS 9, 10 & 11= 13,359 sq ft
COMBINED TOTAL FAR= 40,077 sq ft



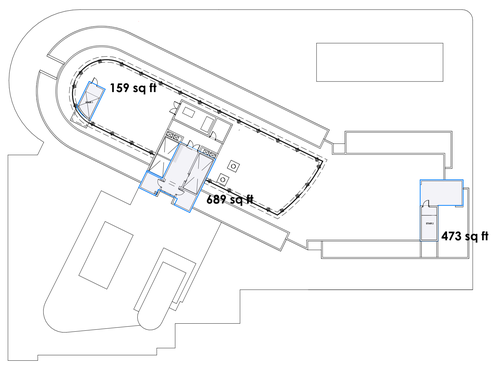
LEVEL 4 - LOBBY AMENITIES / ROOMS | 6

TOTAL FAR= 11,879 sq ft



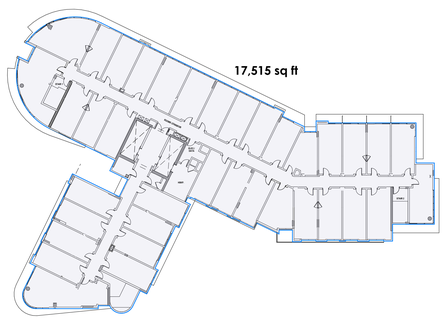
LEVEL 2 - PARKING / BOH | 3

TOTAL FAR= 6,256 sq ft



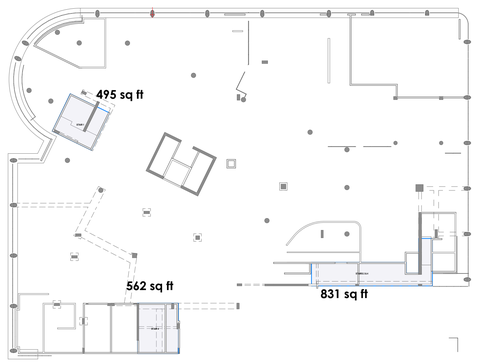
ROOF | 10

TOTAL FAR= 1,321 sq ft



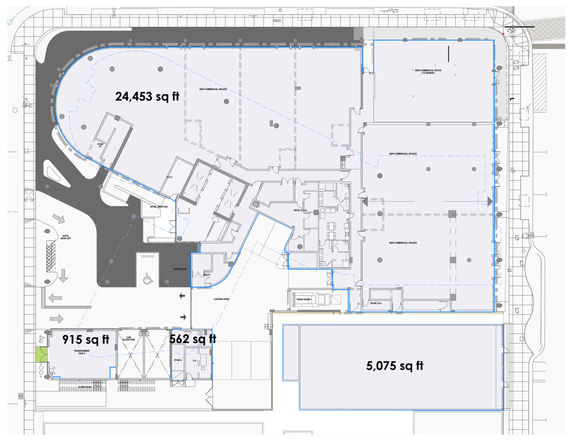
LEVELS 5, 6 & 7 | 7

FAR LEVELS 5, 6 & 7= 17,515 sq ft
COMBINED TOTAL FAR= 52,545 sq ft



INTERMEDIATE LEVEL 2 | 4

TOTAL FAR= 1,484 sq ft



GROUND LEVEL - DROP OFF / RETAIL | 1

TOTAL FAR= 31,005 sq ft

F.A.R. CALCULATION SUMMARY | 1

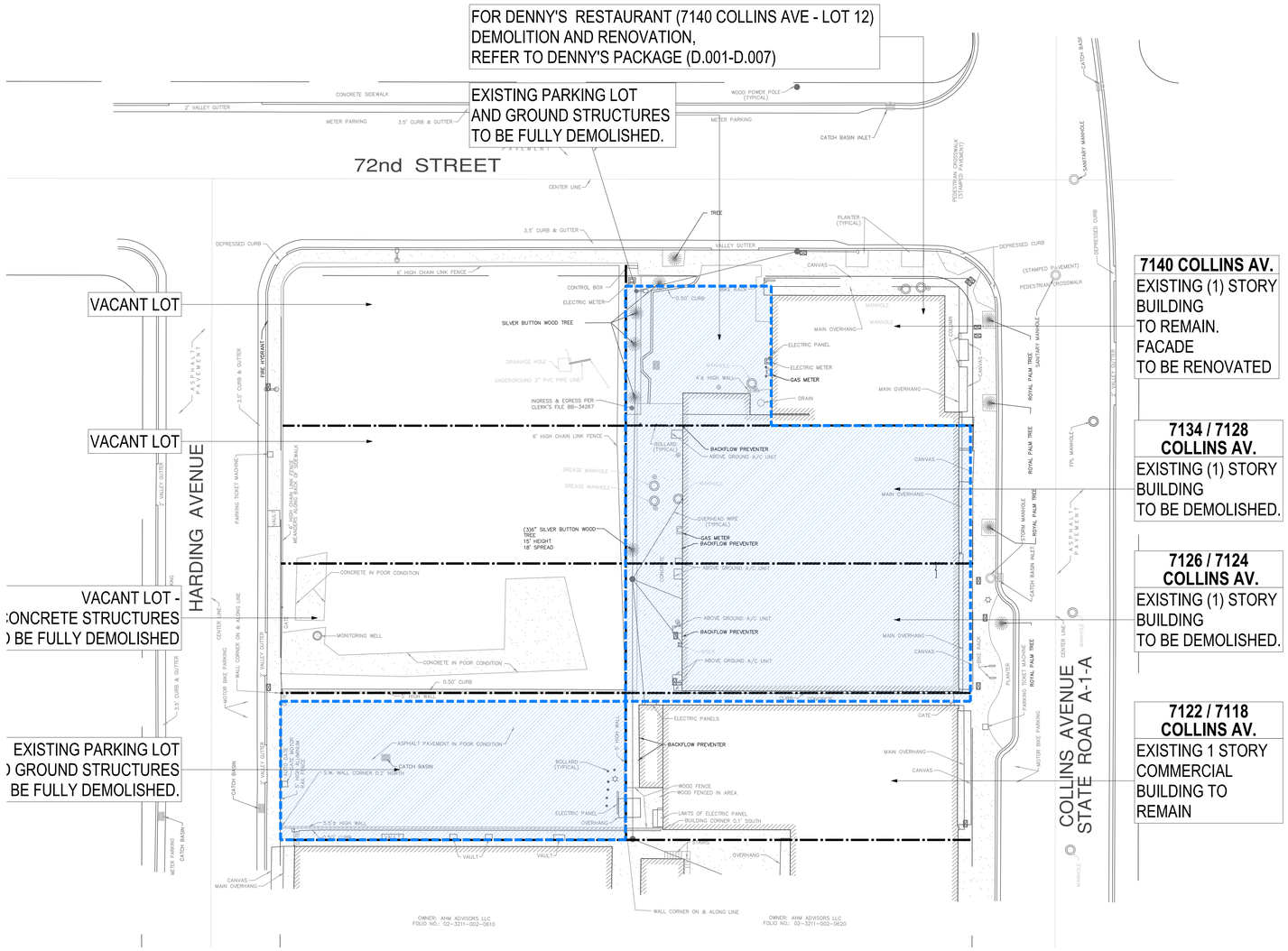
SCALE 1/32"=1'-0"

N

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



GENERAL NOTES

1. BEFORE STARTING DEMOLITION ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES.
3. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING DEMOLITION.
6. IT IS RESPONSABILITY OF THE G.C. TO PROVIDE ANY NECESSARY FENCING, SHORING AND PROTECTIVE BARRIERS BETWEEN THE WORK AREA AND THE EXISTING PUBLIC SIDEWALK.
7. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVITATION FROM CONTRACT DOCUMENTS.
8. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.
9. CONTRACTOR SHALL BE PREPARE AND MANTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
12. CONTRACTOR SHALL IDENTIFY ALL THE EXISTING BEARING WALLS AND VERIFY IF THEY ARE SUBJECT TO REMOVAL. ANY QUESTIONS IN REGARD TO THIS SHALL BE DIRECTED TO THE AOR.
13. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST OR FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.

MEP DEMOLITION NOTES

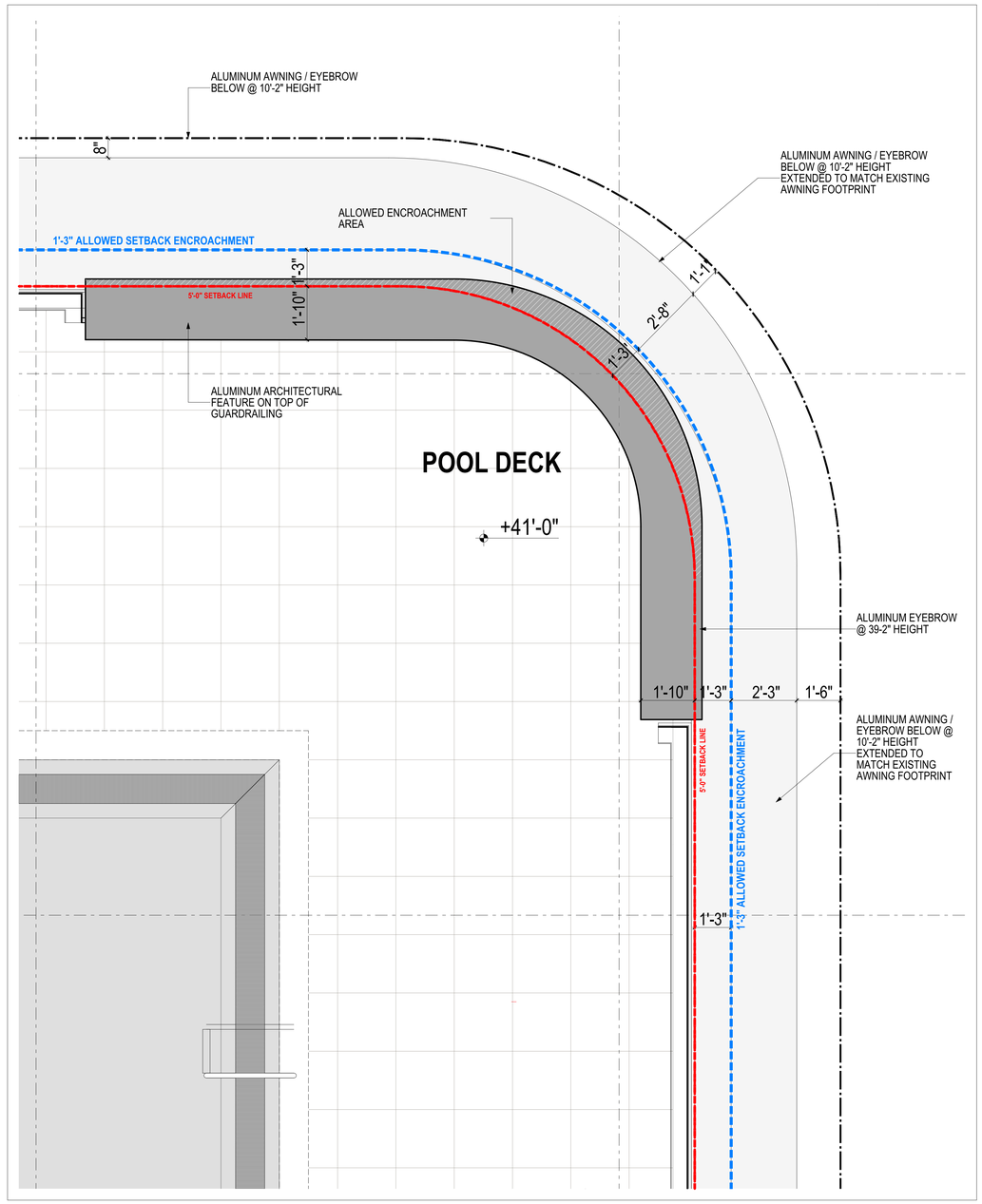
1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY PRIOR OF REMOVAL AND DISCONNECTIONOD ANY SERVICE FOUND HEREIN.
2. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ELECTRICAL UTILITIES AND ROUTING PRIOR TO DISCONNECTING THEM. CONTRACTOR IS TO COORDINATE WITH FPL AND REQUEST A WORK-WITH AND/OR REQUEST TO THE OWNER TO DISCONTINUE ELECTRICAL SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
3. PLUMBING CONTRACTOR IS TO FIELD VERIFY UTILITIES AND ROUTING PRIOR TO DISCONNECTING. CONTRACTOR IS TO COORDINATE WITH SERVICE PROVIDED AND SERVICE SHUT-DOWN OR REQUEST OWNER TO DISCONTINUE SAID SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
4. SANITARY DISCONNECTION CONTRACTOR IT TO FIND EXACT LOCATION AND COORDINATE WITH WATER & SEWER CO. TO PROVIDE A FEASIBLE POINT TO CAP THE LINE.
5. COORDINATE WITH GAS COMPANY TO DISCONTINUE SERVICE. SUCH SERVICE REMOVAL SHALL BE REMOVE BY THE GAS CO. OR AS DIRECTED BY THEM THEREAFTER.
6. FIRE ALARM SYSTEM, FIRE ALARM SYSTEM SHALL BE REMOVED AND STORED AS DIRECTED BY OWNER.
7. REMOVAL AND STORAGE OF REMOVED EQUIPMENT AND DEVICES ARE TO BE COORDINATED WITH OWNER +- ALL MATERIALS SCHEDULE TO BE DISPOSED-OFF SHALL BE COORDINATE ACOORDINGLY AS PER CITY ORDINANCE(S)
8. CONTRATOR IS TO MAINTAIN ALL AREAS CLEAN AND CLEAR OF DEBRIS TO PREVENT INJURIES TO BYSTANDERS AS WELL AS PROVIDE BARRICADES/FENCES, ETC. TO PREVENT SITE ACCESS DURING OFF HOURS.
9. CONTRACTOR SHALL COORDINATE RETAIN AND PROCESS ALL PERMITS WITH THE CITY PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
10. DEMOLITION CONTRACTOR SHALL COORDINATE ALL ROAD ACCESS AND BLOCKAGE WITH CITY OFFICIALS PRIOR TO COMMENCEMENT AND PROVIDE TRAFFIC ASSISTANCE DURING HAULING IN AND OFF SITE.

DEMOLITION SITE PLAN

SCALE 1/64"=1'-0"

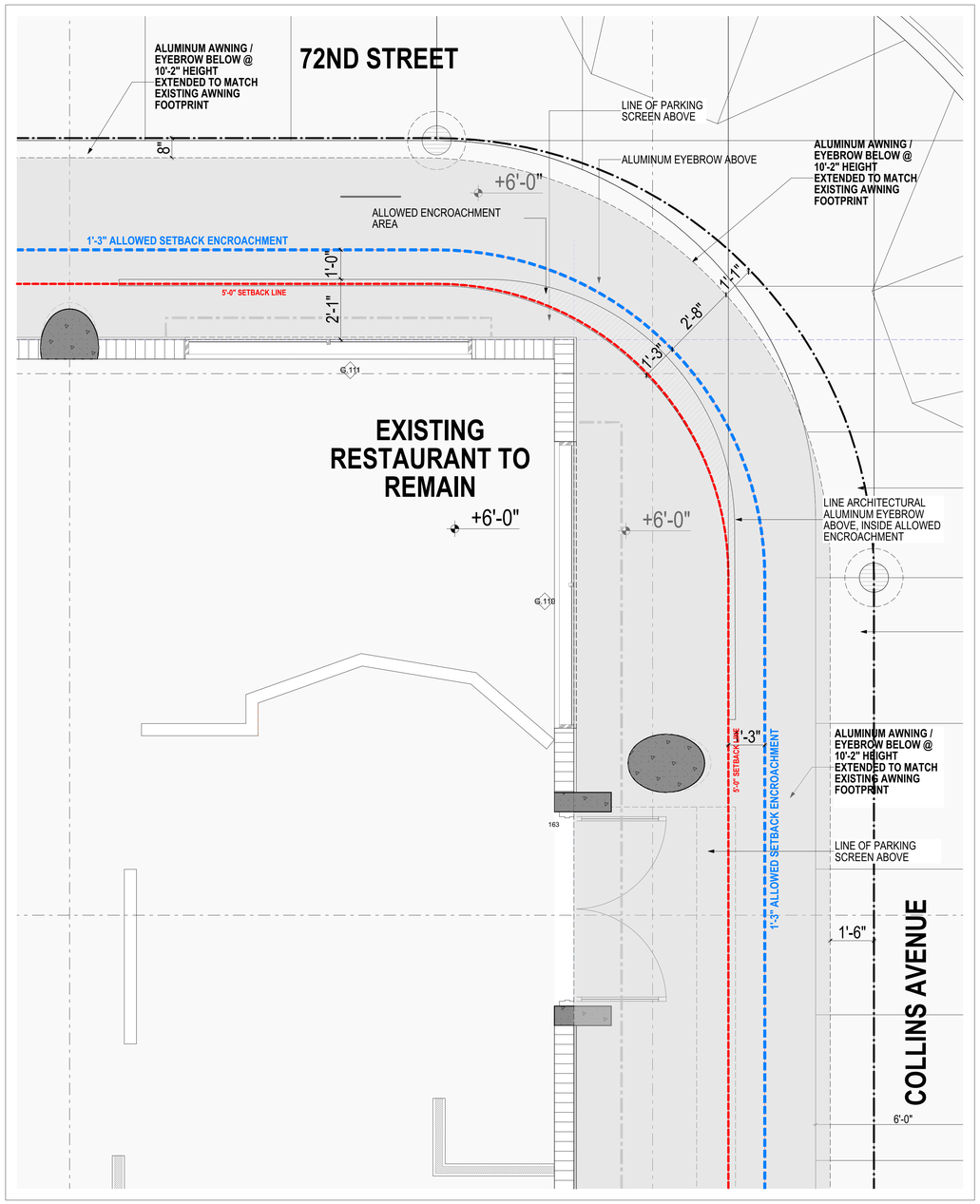
ELEVATION = +6,00 NGVD

N



DENNY'S CORNER @ LEVEL 3 | 2

SCALE 1/2"=1'-0"

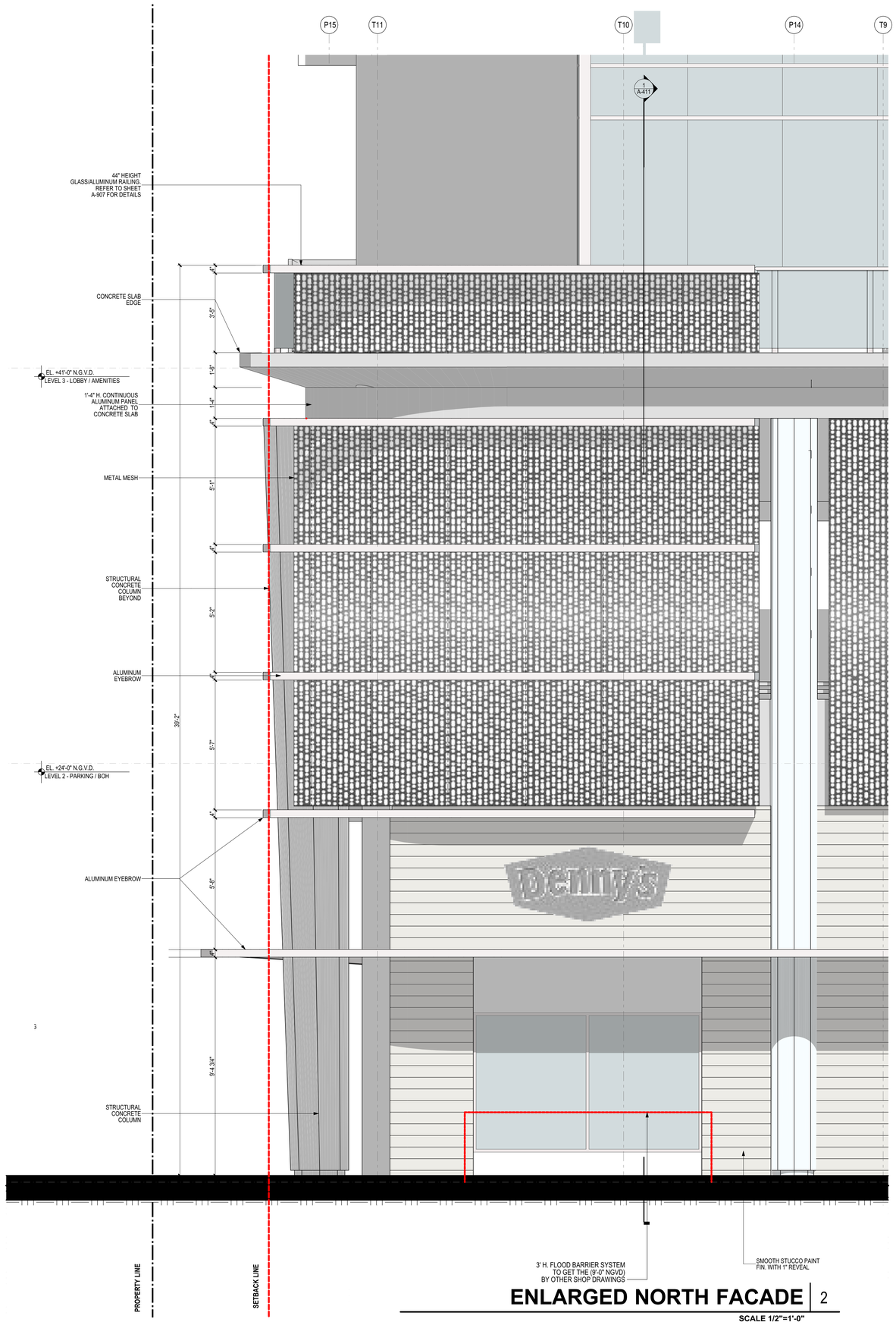


DENNY'S CORNER GROUND LEVEL | 1

SCALE 1/2"=1'-0"

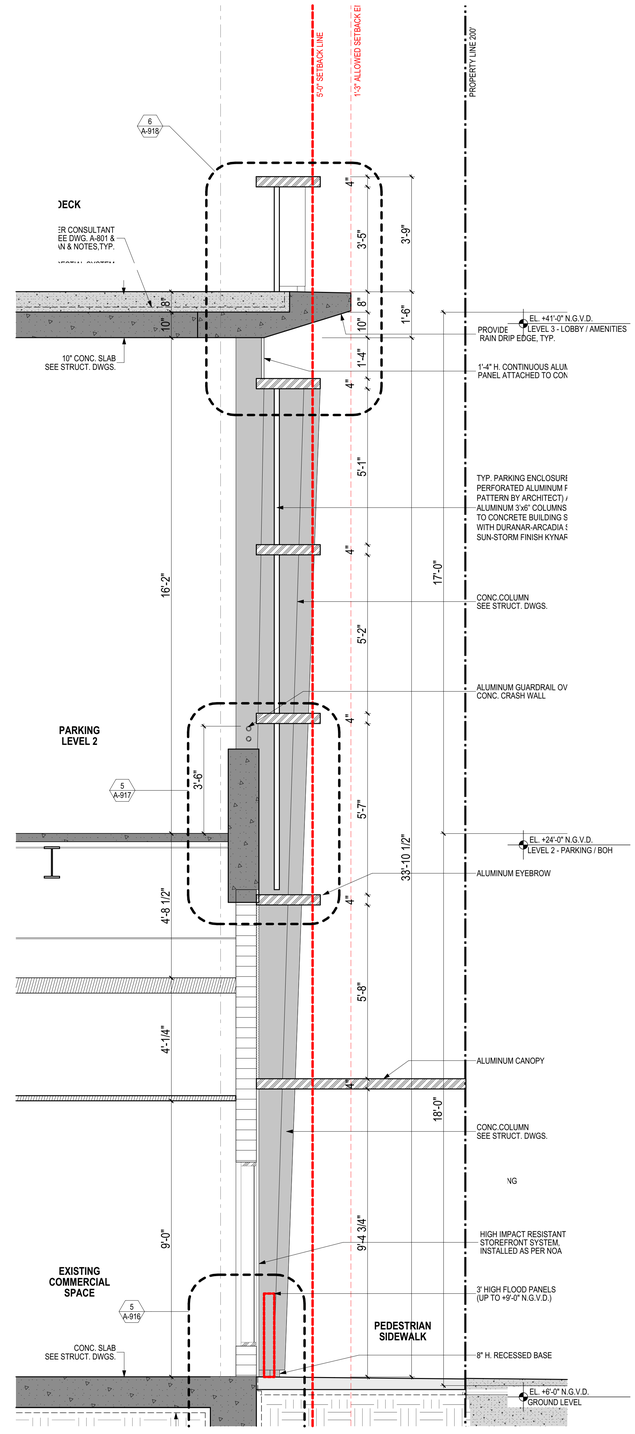
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DENNY'S CORNER DETAIL PLANS



ENLARGED NORTH FACADE | 2

SCALE 1/2"=1'-0"

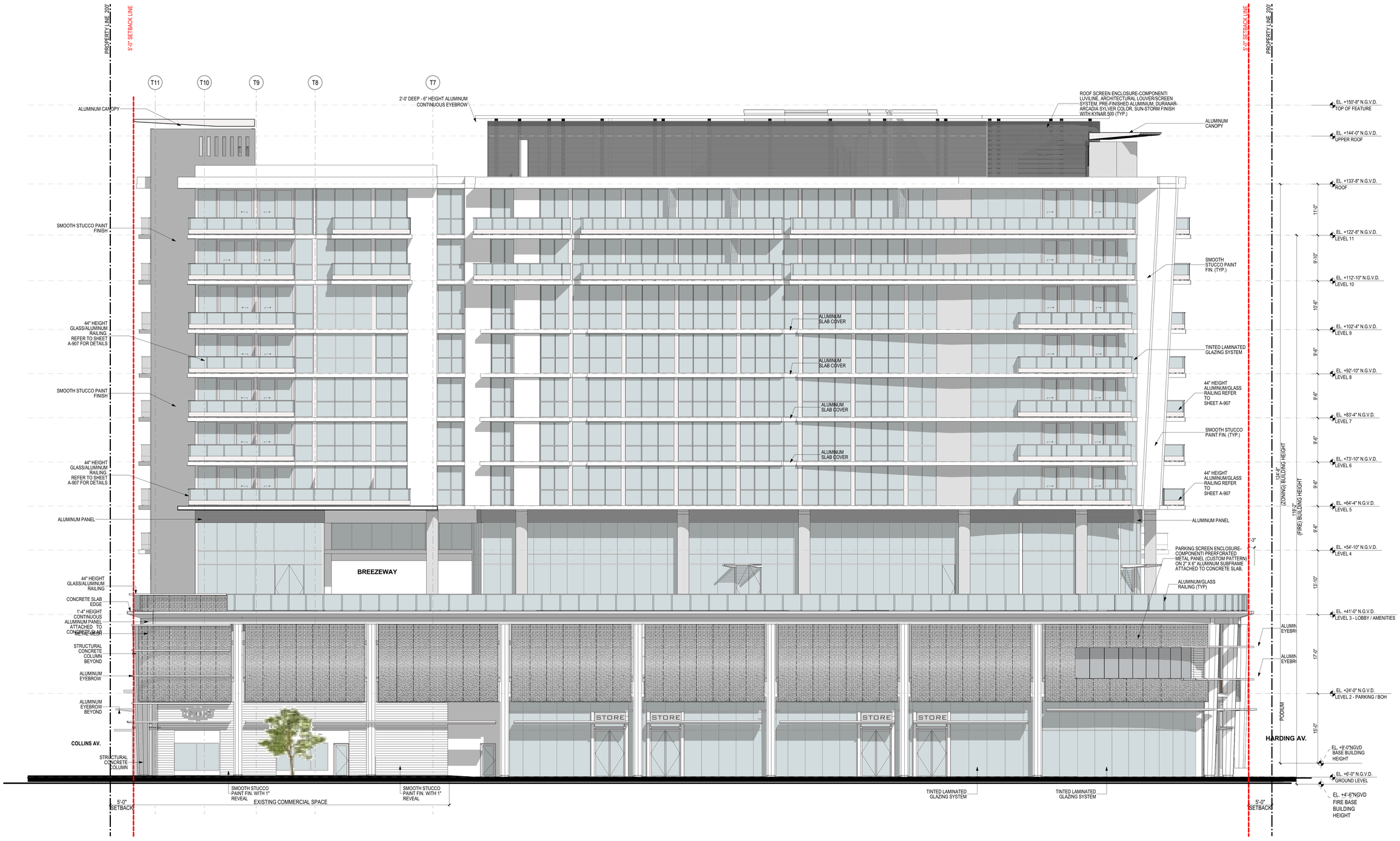


WALL SECTION @ NORTH FACADE | 1

SCALE 1/2"=1'-0"

ENLARGED - NORTH FACADE

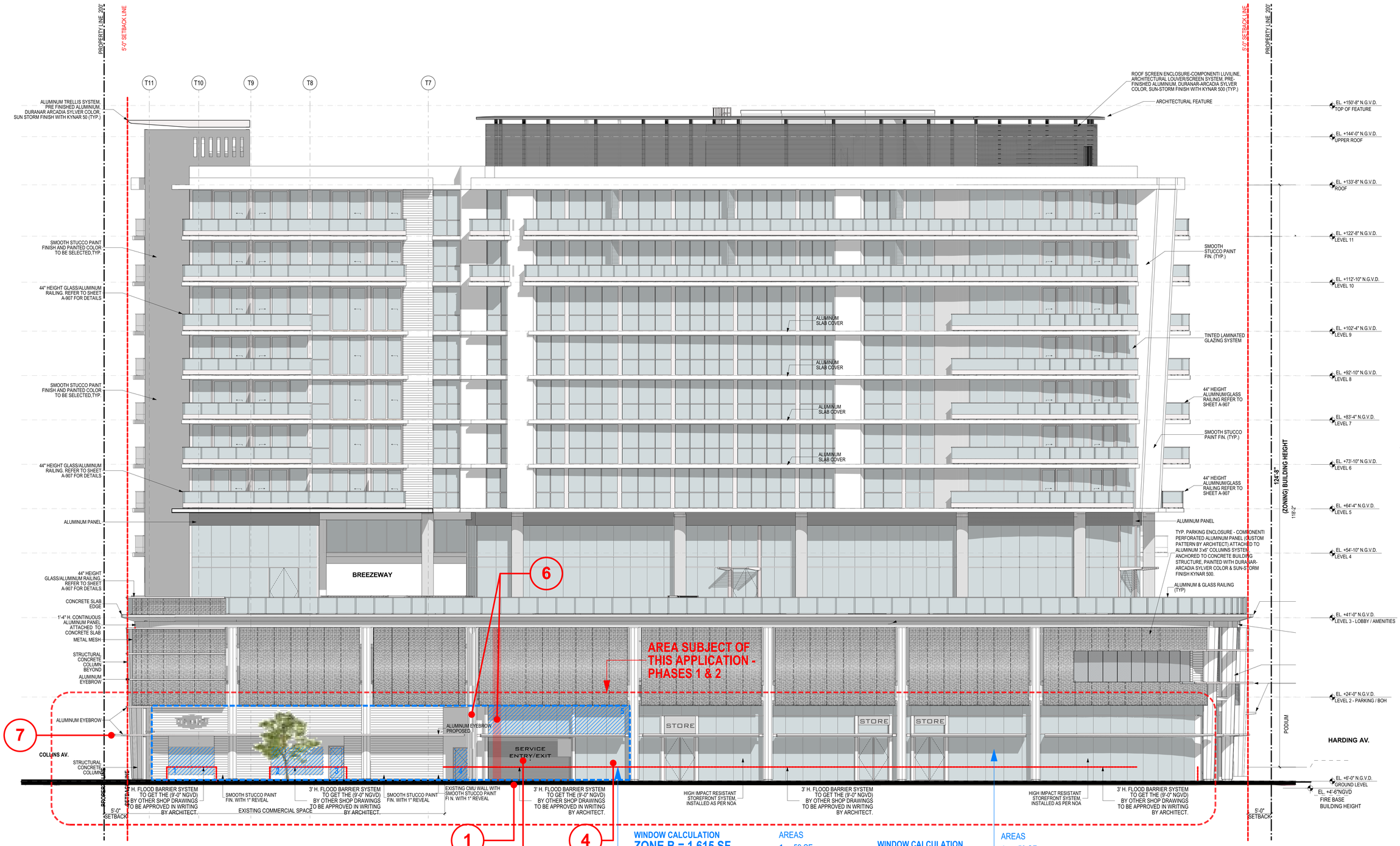
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architecture
international



72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

NORTH BUILDING ELEVATION - APPROVED

SCALE 1/8"=1'-0"



PROPOSED MODIFICATIONS ON PHASE 1

1.	NEW CURB CUT
2.	NEW ROLL-UP GATE - ENTRY TO ADDITIONAL PARKING
3.	Not used
4.	DISPLAY WINDOW
5.	Not used
6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING

WINDOW CALCULATION
ZONE B = 1,615 SF
AREA SUBJETC OF THIS APPLICATION
348 SF / 1,615 SF = **21.56 %**

AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 180 SF

TOTAL = 348 SF

WINDOW CALCULATION
ZONE A = 3,590 SF
2,209 SF / 3,590 SF = **61.53 %**

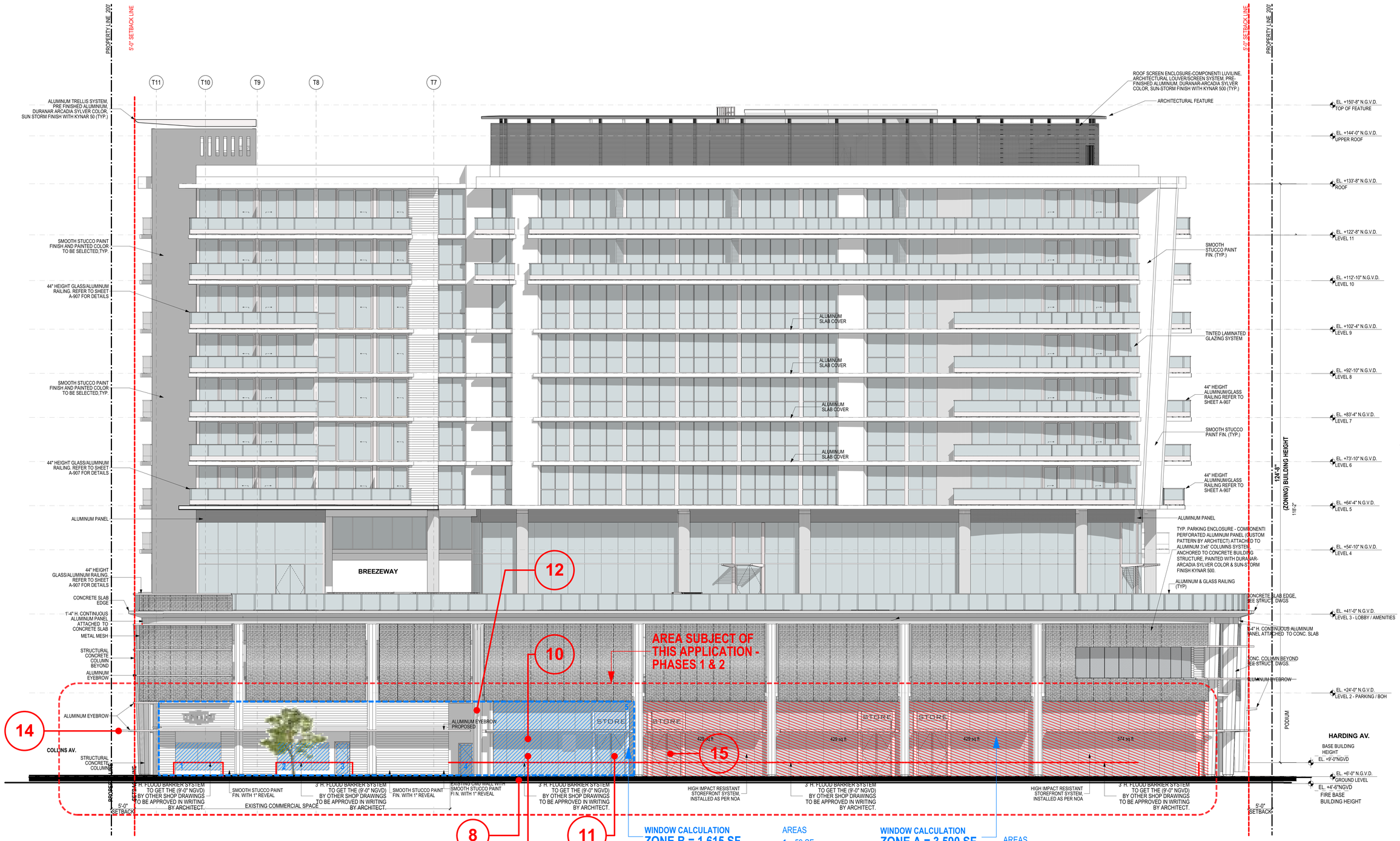
AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 180 SF
6. 431 SF
7. 431 SF
8. 431 SF
9. 568 SF

TOTAL = 2,209 SF

NORTH BUILDING ELEVATION - PHASE 1

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



8.	CLOSING OF CURB CUT
9.	NEW LANDSCAPE AND HARDSCAPE TO MATCH ADJACENT AREAS
10.	REPLACE GATE WITH STOREFRONT
11.	INSTALL NEW RETAIL DOOR
12.	COLUMN REMAIN IN THIS LOCATION
13.	COMPLETION OF RETAIL SPACE
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

WINDOW CALCULATION
ZONE B = 1,615 SF
663 SF / 1,615 SF = **41.05 %**

AREAS
1. 59 SF
2. 67 SF
3. 21 SF
4. 21 SF
5. 495 SF

TOTAL = 663 SF

WINDOW CALCULATION
ZONE A = 3,590 SF
2,524 SF / 3,590 SF = **70.30 %**

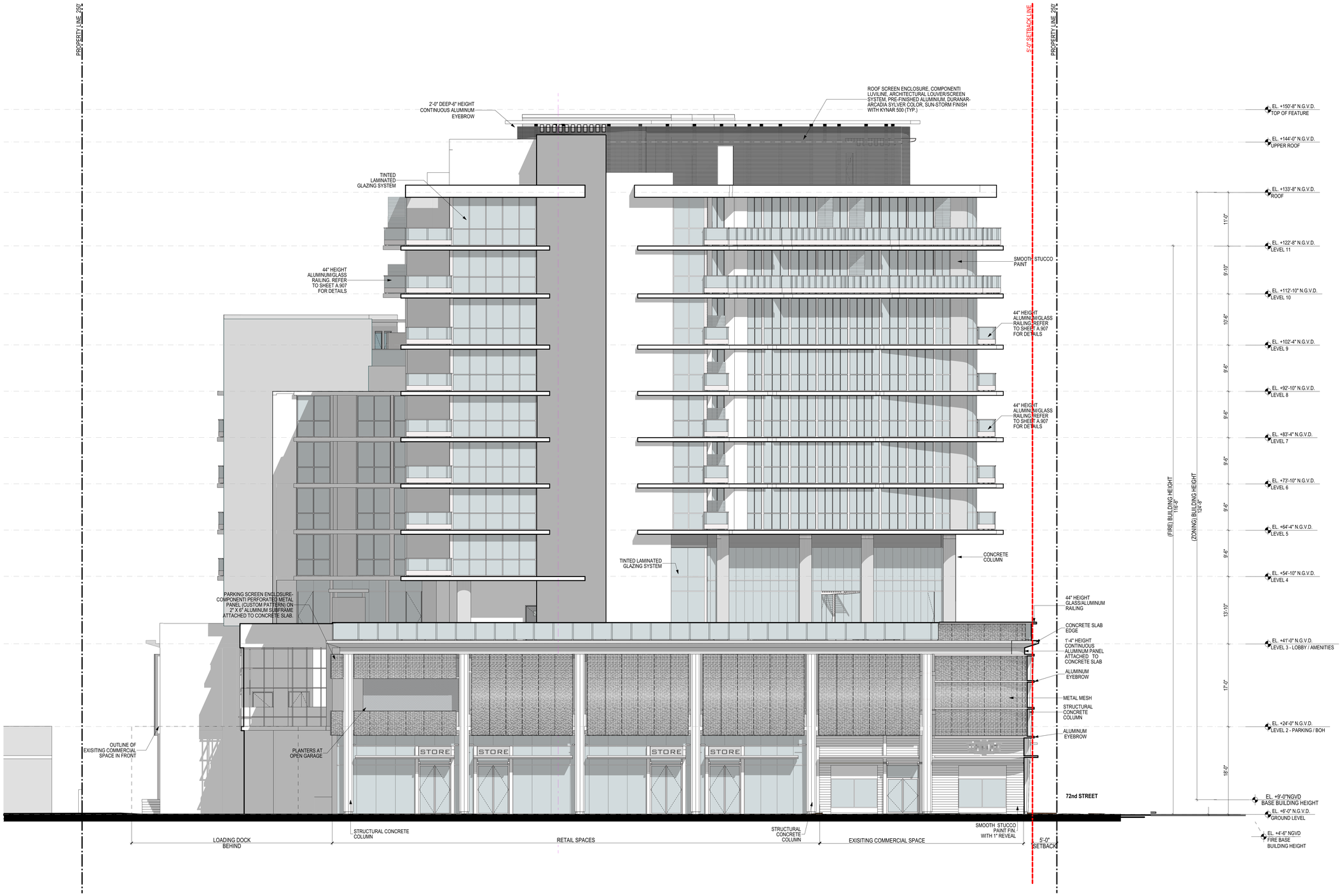
AREAS
1. ~~59 SF~~
2. ~~67 SF~~
3. 21 SF
4. 21 SF
5. 495 SF
6. 431 SF
7. 431 SF
8. 431 SF
9. 568 SF **TOTAL = 2,524 SF**

NORTH BUILDING ELEVATION - PHASE 2

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

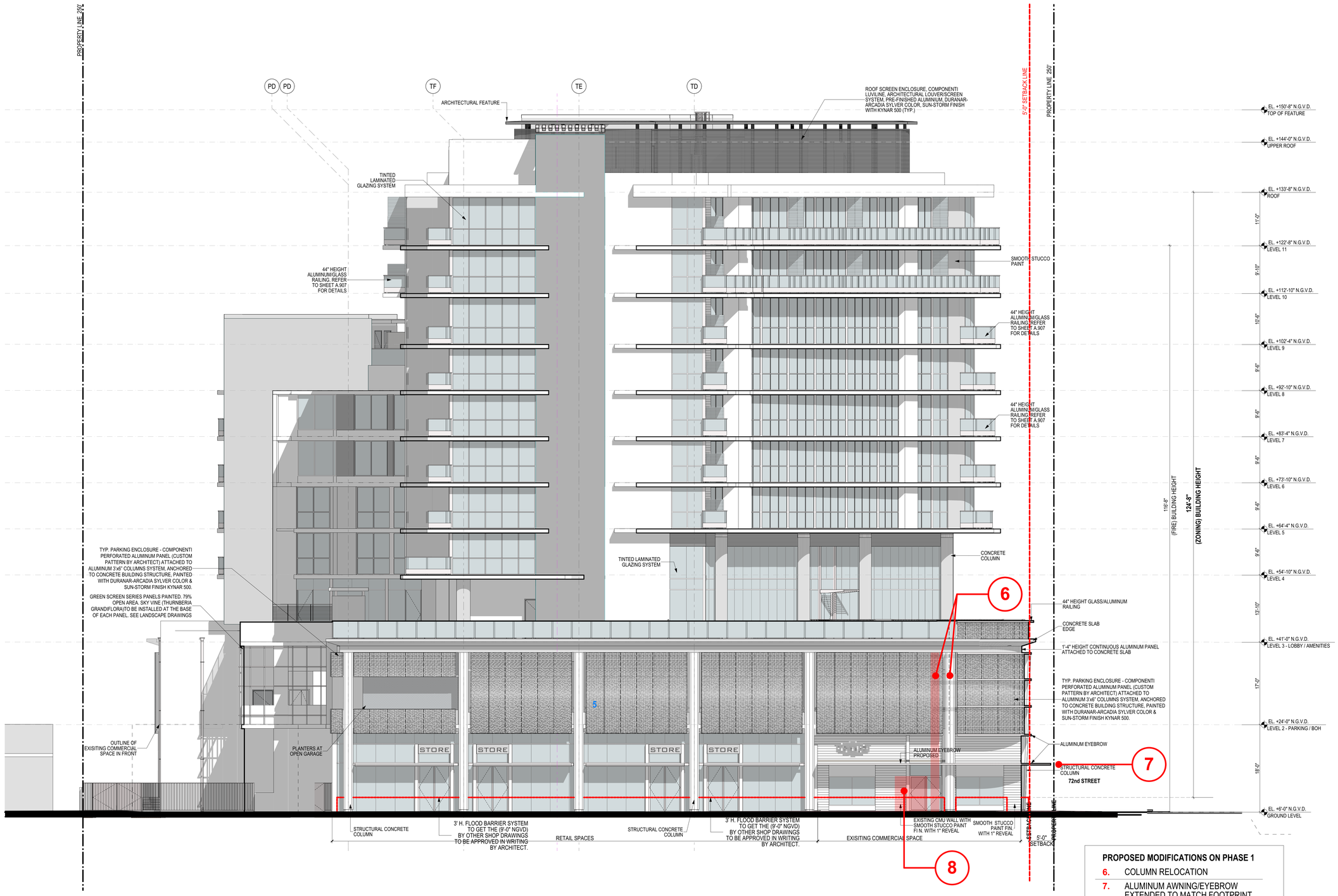
revuelta
architecture
international



EAST BUILDING ELEVATION - APPROVED

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL



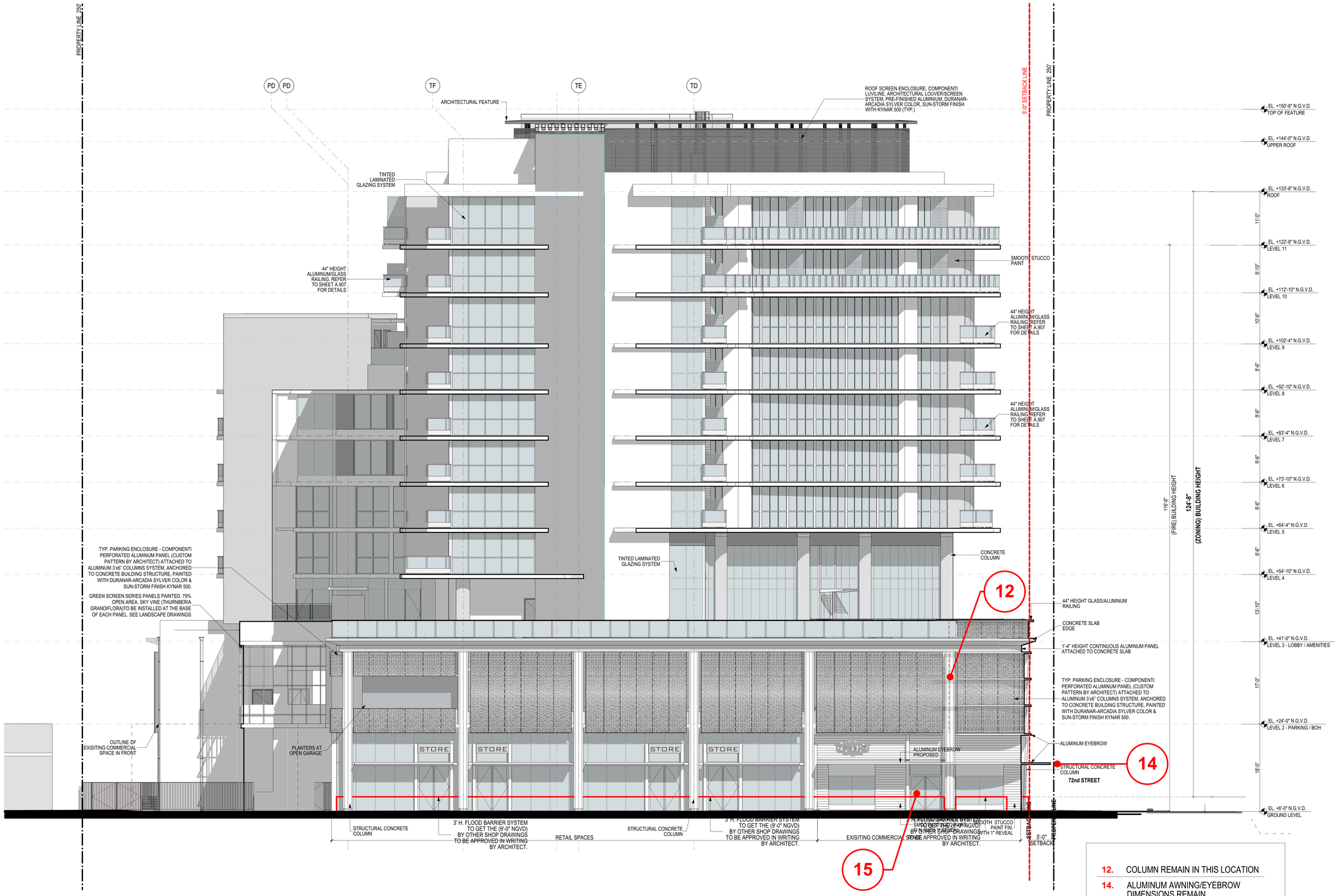
PROPOSED MODIFICATIONS ON PHASE 1

6.	COLUMN RELOCATION
7.	ALUMINUM AWNING/EYEBROW EXTENDED TO MATCH FOOTPRINT OF EXISTING CONSTRUCTED AWNING
8.	RETAIL DOOR RELOCATION

EAST BUILDING ELEVATION - PHASE 1

SCALE 1/8"=1'-0"

72 COLLINS HOTEL & CONDOMINIUM
MIAMI BEACH, FL

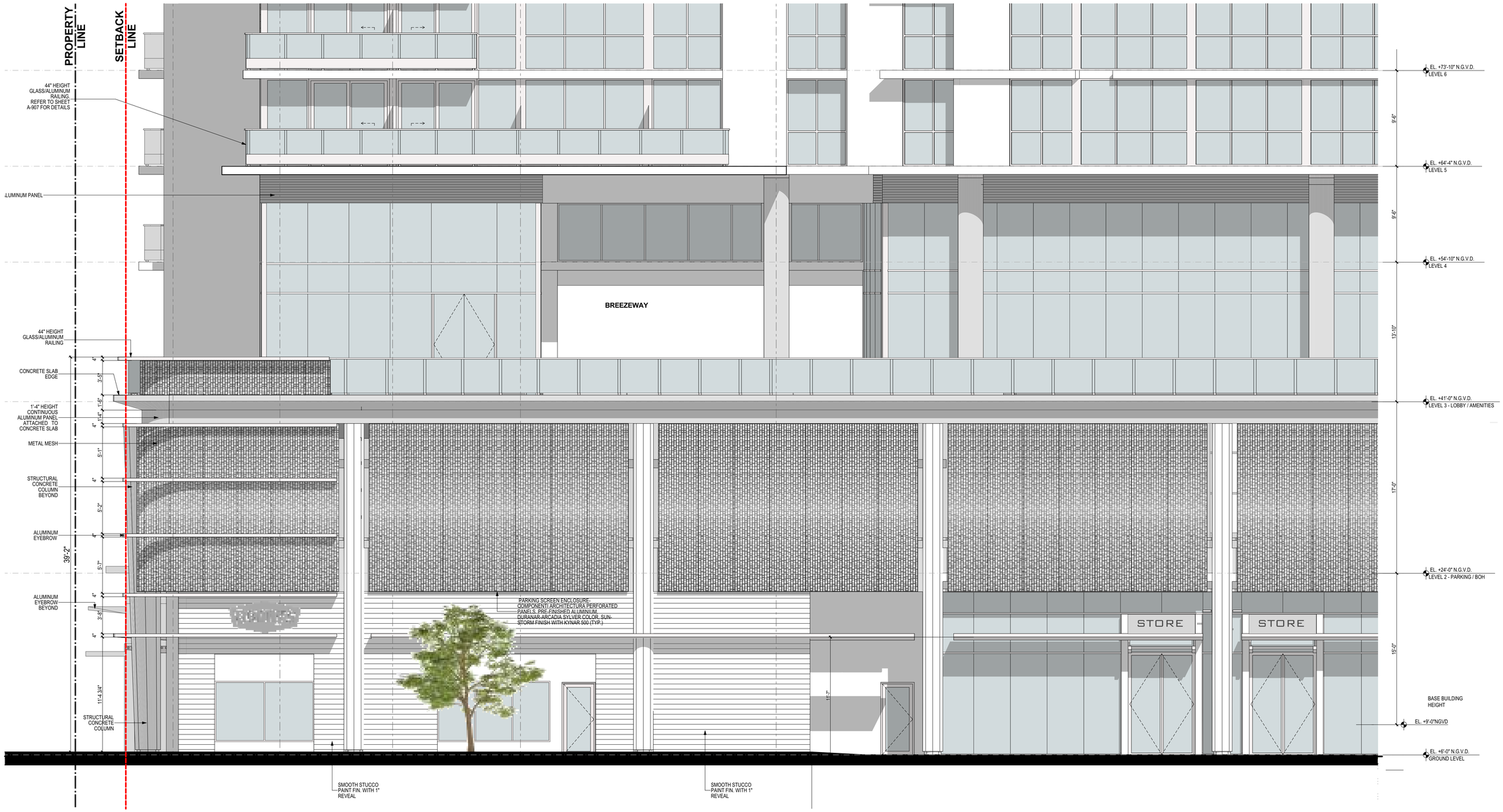


12.	COLUMN REMAIN IN THIS LOCATION
14.	ALUMINUM AWNING/EYEBROW DIMENSIONS REMAIN
15.	RELOCATION RETAIL DOOR

EAST BUILDING ELEVATION - PHASE 2

SCALE 1/8"=1'-0"

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architecture
international



ELEVATION NORTH CORNER FACADE - APPROVED

SCALE 1/4"=1'-0"

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MIAMI BEACH, FL