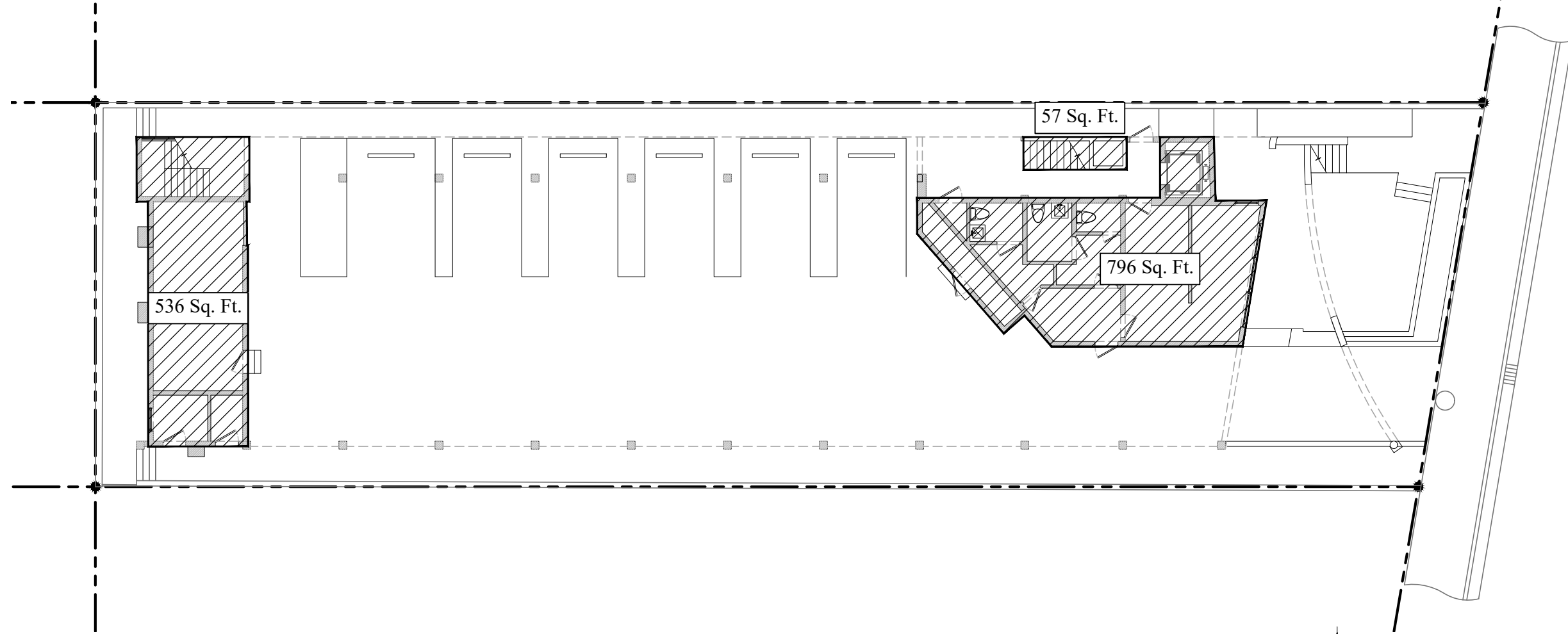
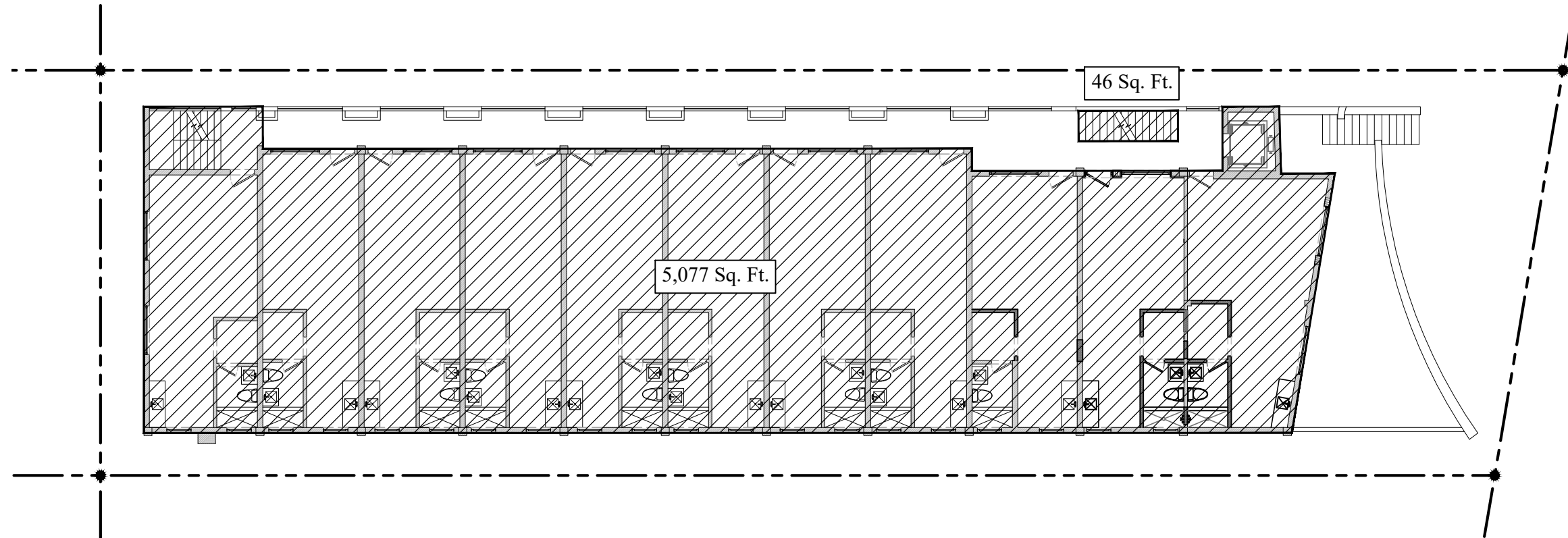




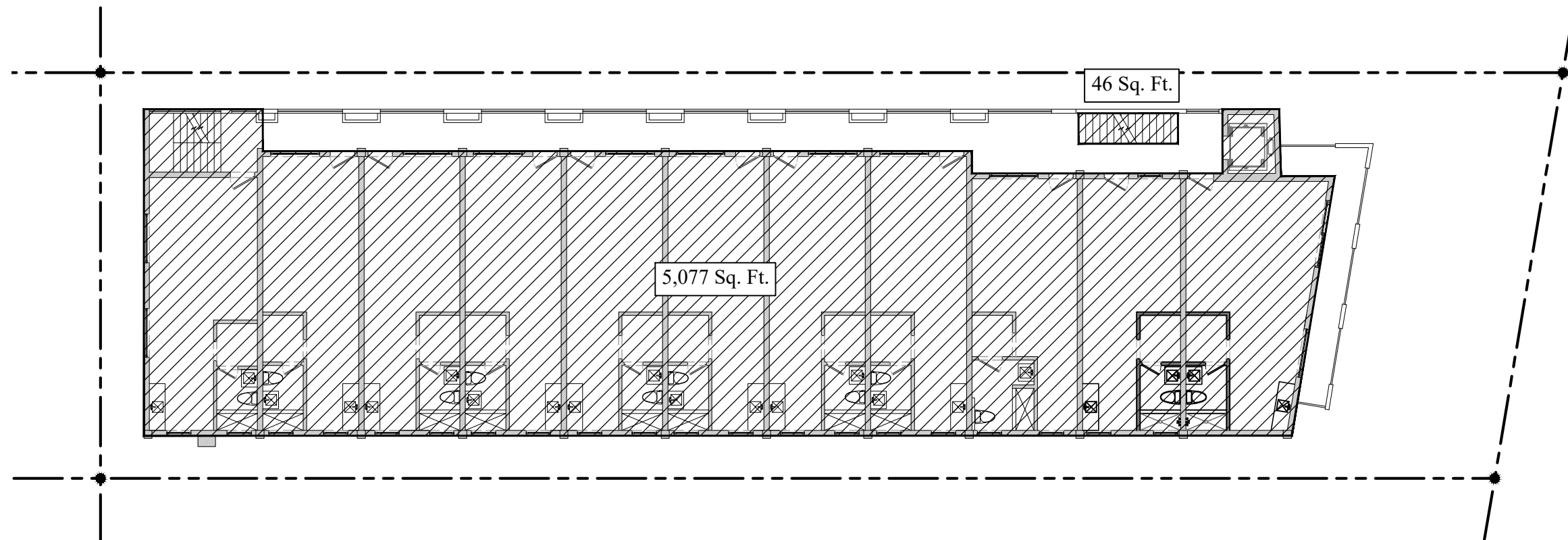
1 FIRST FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



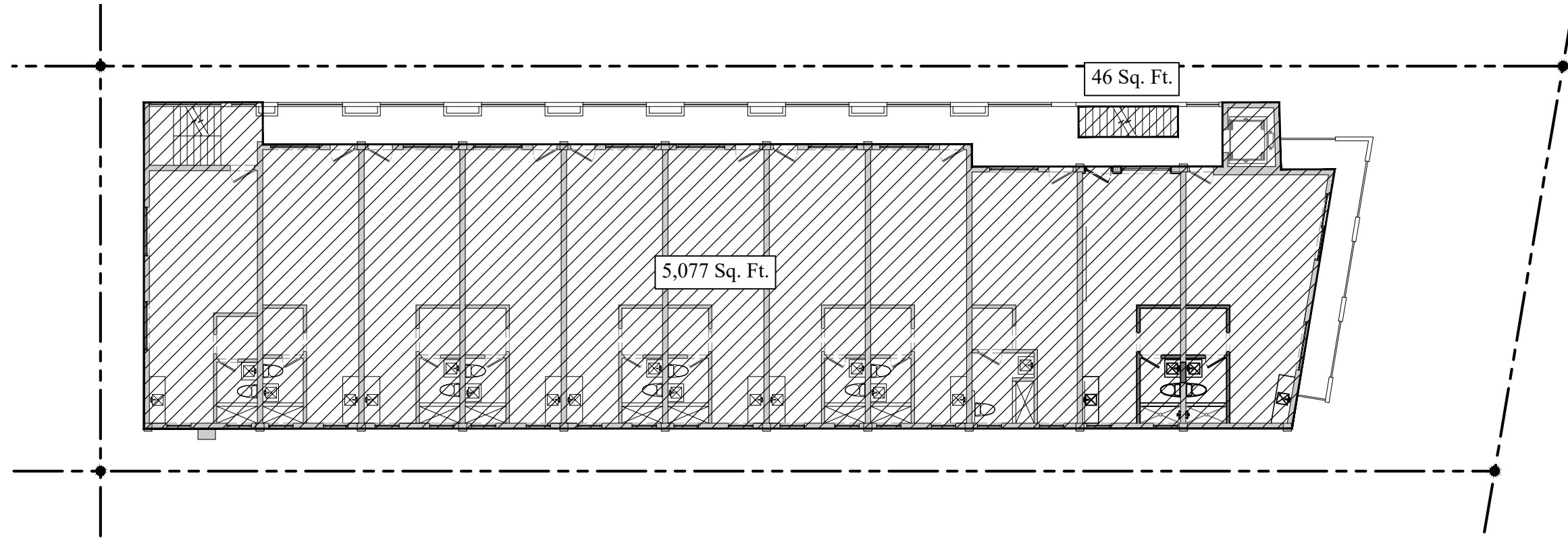
2 SECOND FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



3 THIRD FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"



4 FOURTH FLOOR F.A.R. DIAGRAM

A1.1 1/16" = 1'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1506 Collins Avenue, Miami Beach, FL, 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-019-1040		
4	Year constructed:	1962	Zoning District / Overlay:	MXE
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.5' NGVD
6	Lot Area:	8,800 Sq. Ft.	Lot Depth:	176.23'
7	Lot width:	50.0'		
8	Minimum Unit Size	15% @ 300-335, 80% @ 335+	Average Unit Size:	N/A
9	Existing use:	Transient-Residential	Proposed use:	Transient Residential

	Maximum	Existing	Proposed	Deficiencies
10 Height:	50'-0"	46'-8"	46'-8"	
11 Number of Stories:	4	4	4	
12 FAR:	2	1.9	1.9	
13 Gross square footage:	17,600 Sq. Ft.	16,758 Sq. Ft.	16,758 Sq. Ft.	
14 Square Footage by use:	N/A	N/A	N/A	
15 Number of units Residential:	N/A	N/A	N/A	
16 Number of units Hotel:	N/A	28	33	
17 Number of seats:	N/A	N/A	N/A	
18 Occupancy load:	N/A	N/A	N/A	
19 Density (per Comprehensive Plan):	100 DWELLING UNITS/ACRE	20	20	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
20 Front Setback:		N/A	N/A	N/A	
21 Side Setback:		N/A	N/A	N/A	
22 Side Setback:		N/A	N/A	N/A	
23 Side Setback facing street:		N/A	N/A	N/A	
24 Rear Setback:		N/A	N/A	N/A	
At Grade Parking:					
25 Front Setback:		N/A	N/A	N/A	
26 Side Setback:		N/A	N/A	N/A	
27 Side Setback:		N/A	N/A	N/A	
28 Side Setback facing street:		N/A	N/A	N/A	
29 Rear Setback:		N/A	N/A	N/A	
Pedestal:					
30 Front Setback:		10'-0"	26'-0"	26'-0"	
31 Side Setback:		5'-0"	5'-0"	5'-0"	
32 Side Setback:		5'-0"	5'-2"	5'-2"	
33 Side Setback facing street:		5'-0"	N/A	N/A	
34 Rear Setback:		0'-0"	5'-2"	5'-2"	
Tower:					
35 Front Setback:		50'-0"	N/A	N/A	
36 Side Setback:		5'-0"	N/A	N/A	
37 Side Setback:		5'-0"	N/A	N/A	
38 Side Setback facing street:		7'-6"	N/A	N/A	
39 Rear Setback:		0'-0"	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
40 Parking district:		District 1	District 1	District 1	
41 Total number of parking spaces:		N/A	6	6	
42 Number of parking spaces per use (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
43 Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
44 Parking Space Dimensions:		N/A	9'-0" x 18'-0"	9'-0" x 18'-0"	
45 Parking Space configuration (45°, 60°, 90°, Parallel):		N/A	90	90	
46 ADA Spaces:		N/A	1	1	
47 Tandem Spaces:		N/A	0	0	
48 Drive aisle width:		N/A	21'-5"	21'-5"	
49 Valet drop off and pick up:		N/A	N/A	N/A	
50 Loading spaces:		N/A	N/A	N/A	
51 Trash collection area:		N/A	N/A	N/A	
52 Short-term Bicycle Parking, location and Number of racks:		N/A	N/A	N/A	
53 Long-Term Bicycle Parking, location and Number of racks:		N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54 Type of use:		N/A	N/A	N/A	
55 Number of seats located outside on private property:		N/A	N/A	N/A	
56 Number of seats inside:		N/A	N/A	N/A	
57 Total number of seats:		N/A	N/A	N/A	
58 Total number of seats per venue (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	
59 Total occupant content:		N/A	N/A	N/A	
60 Occupant content per venue (Provide a separate chart for a breakdown calculation):		N/A	N/A	N/A	

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	
64	Is this a contributing building?:	NO
65	Located within a Local Historic District?:	YES, OCEAN DRIVE/COLLINS AVE HISTORIC DISTRICT

THOMAS F. WEBER
ARCHITECT
ARCHITECT

THE WEBER STUDIO
104 CRANDON BLVD. SUITE 414
KEY BISCAYNE, FLORIDA 33149
www.weberstudiomiami.com
305.561.9952 / 305.561.9966

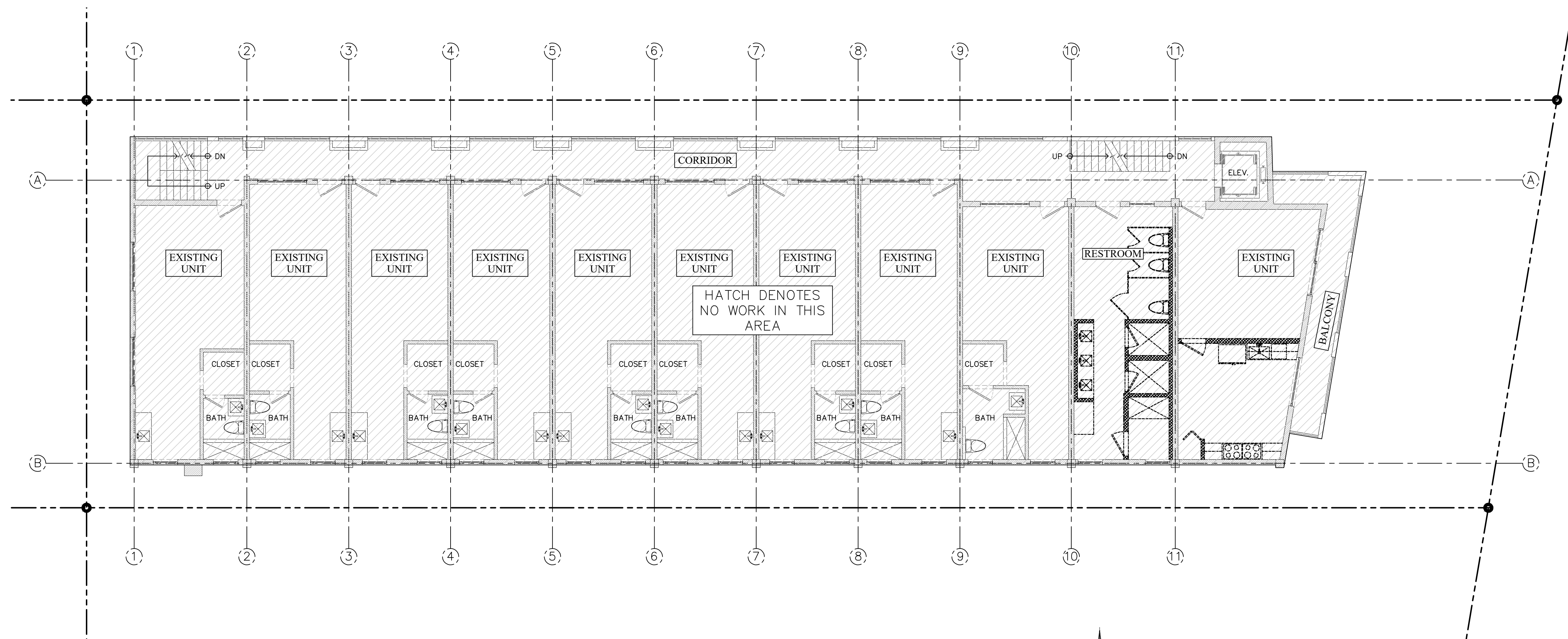
INTERIOR ALTERATIONS FOR
CASA SOBE
1496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-3234-019-1040

ZONING DATA

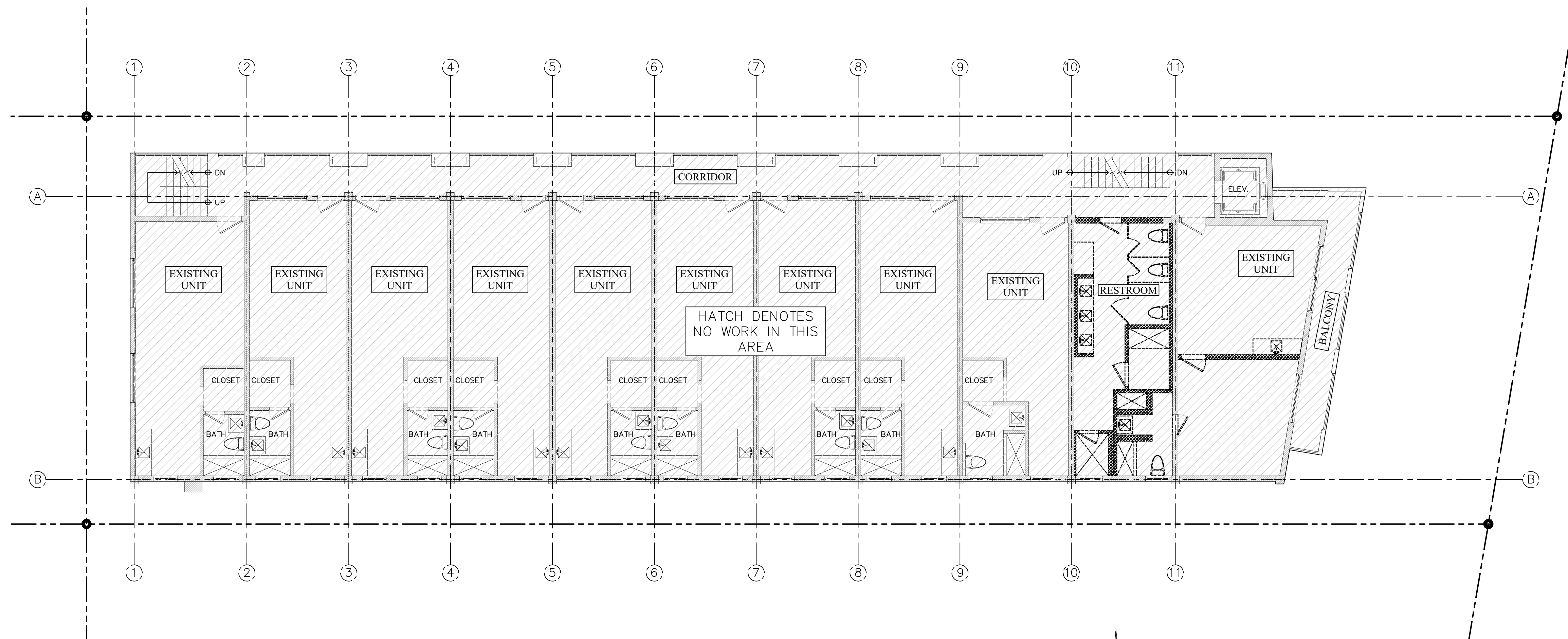
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REVISION:	DATE:

A1.1





1 THIRD FLOOR EXISTING PLAN
A2.2 1/8" = 1'-0"



2 FOURTH FLOOR EXISTING PLAN
A2.2 1/8" = 1'-0"



THOMAS F. WEBER
ARCHITECT
A204372

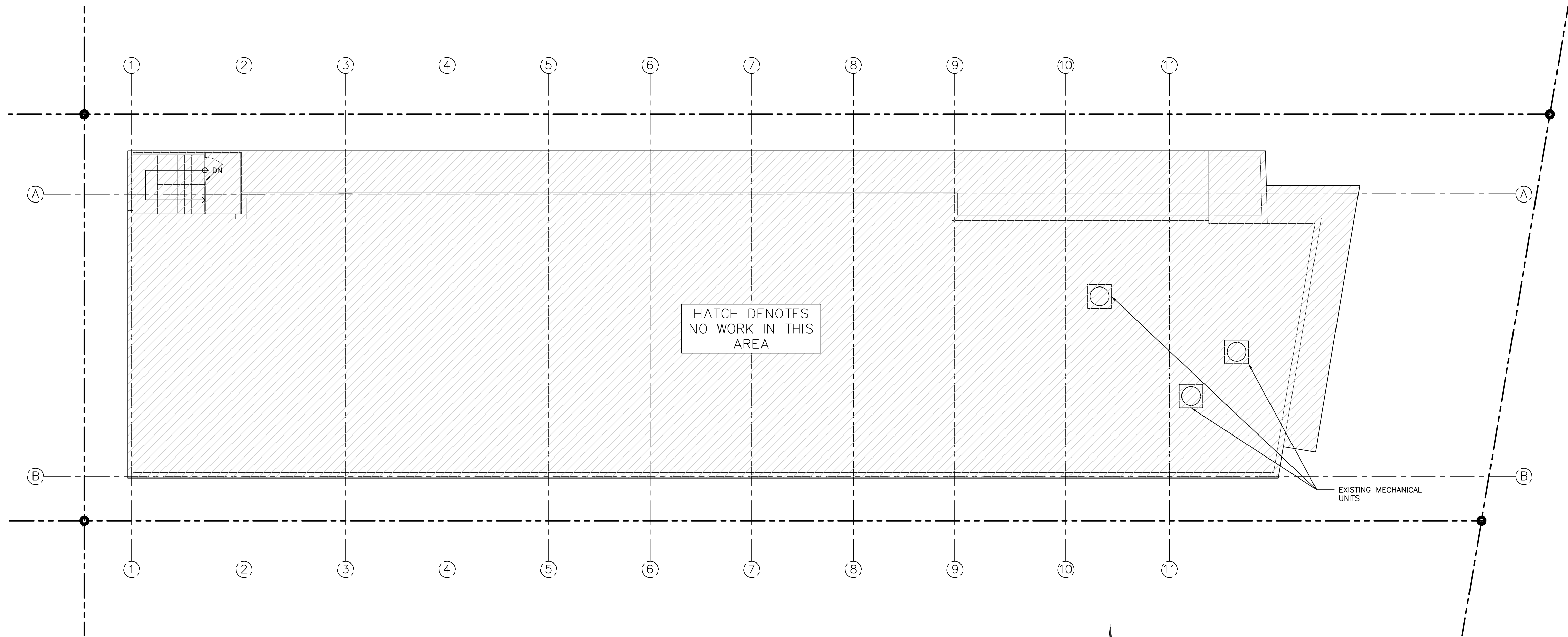
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INTERIOR ALTERATIONS FOR
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MIAMI BEACH, FLORIDA 33139
FOLIO # 02-224-019-1040

THIRD & FOURTH
FLOOR EXISTING
PLANS

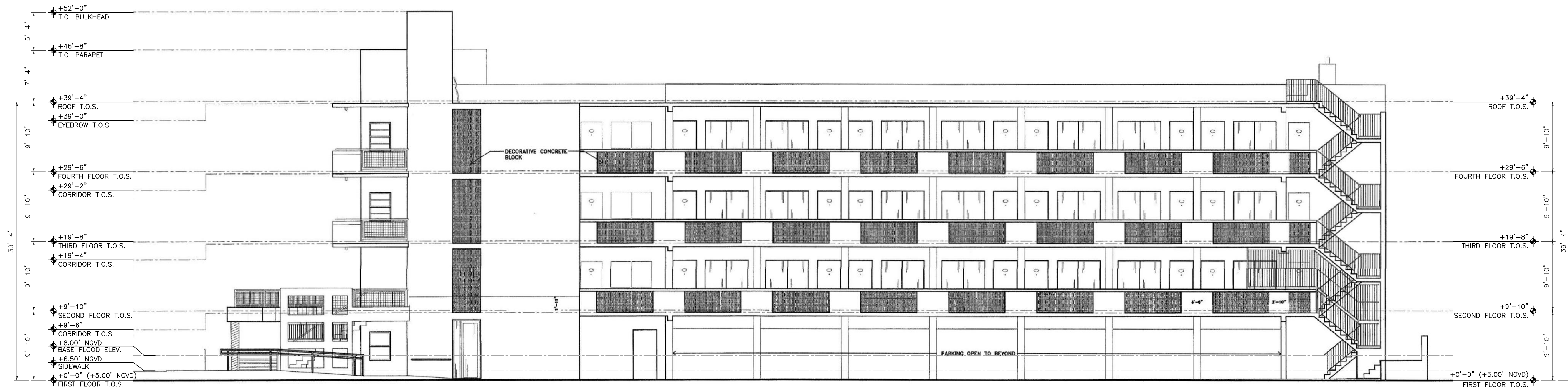
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A2.2

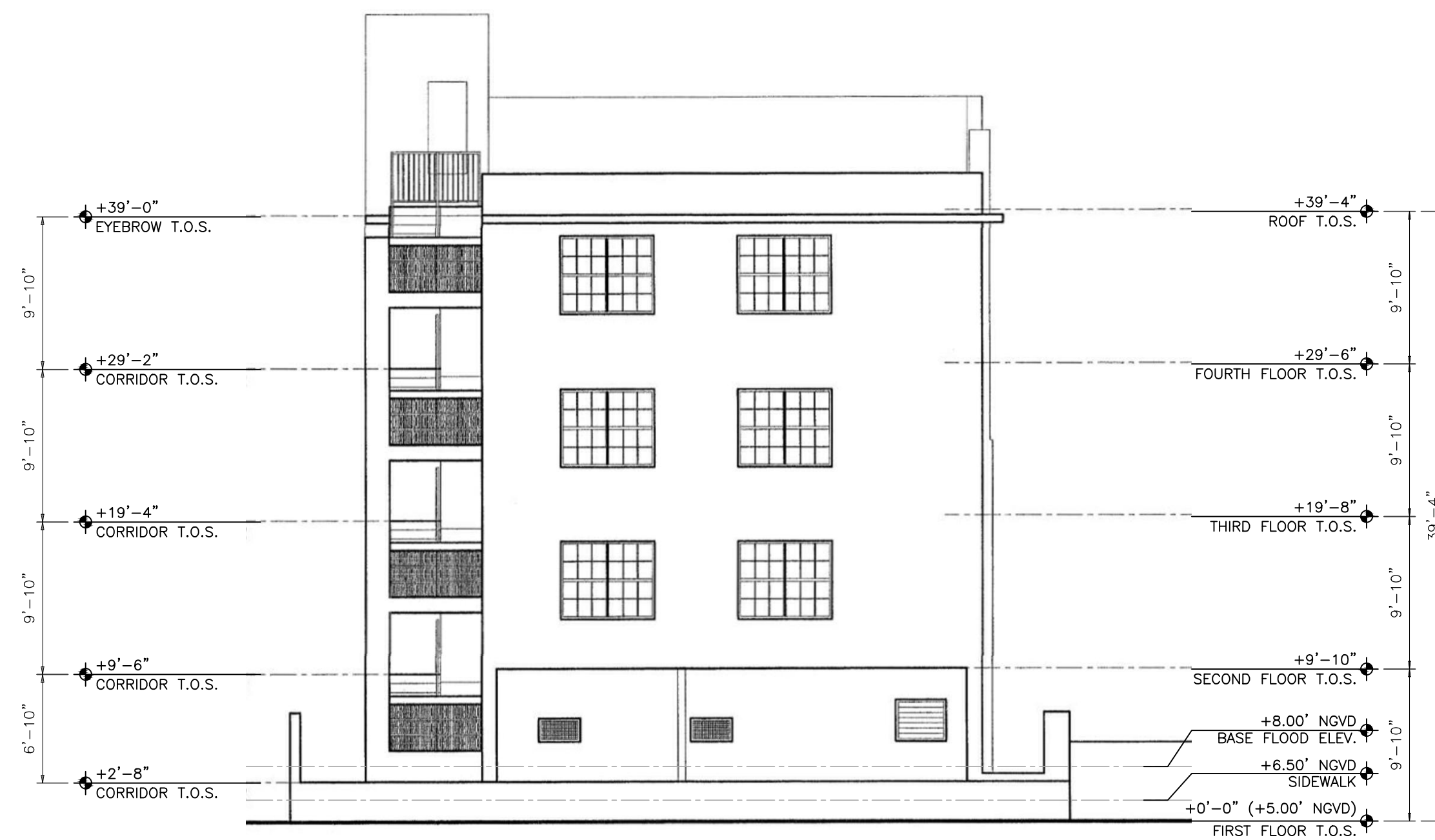


1
A2.3
EXISTING ROOF PLAN
1/8" = 1'-0"





1 NORTH ELEVATION
A4.1 1/8" = 1'-0"



2 WEST ELEVATION
A4.1 1/8" = 1'-0"

THOMAS F. WEBER
ARCHITECT
A304372

THE WEBER STUDIO
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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INTERIOR ALTERATIONS FOR
CASA SOBE
496 COLLINS AVENUE
MIAMI, FLORIDA 33139
FOLIO # 02, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NORTH & WEST
ELEVATIONS

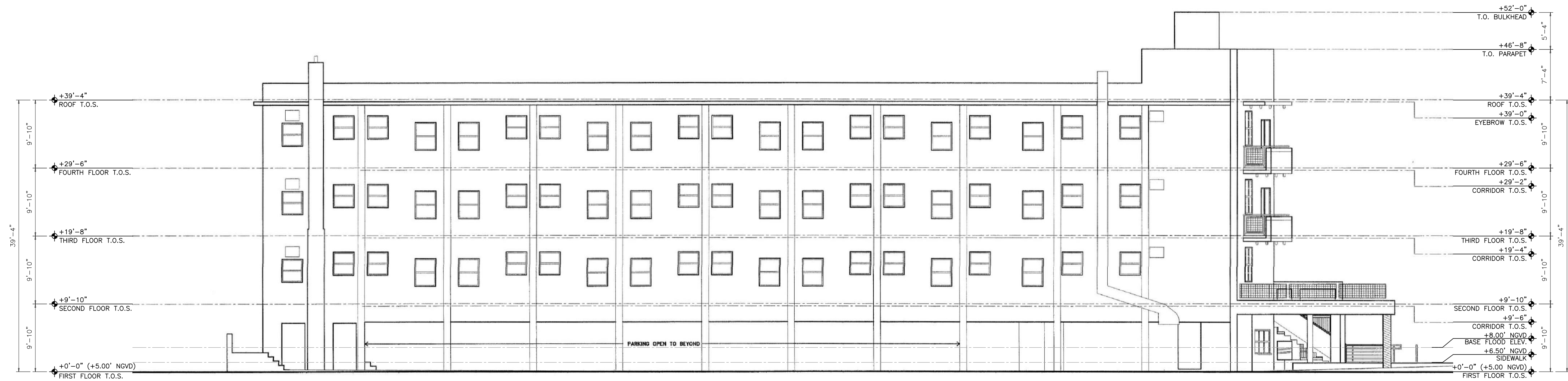
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NORTH & WEST
ELEVATIONS

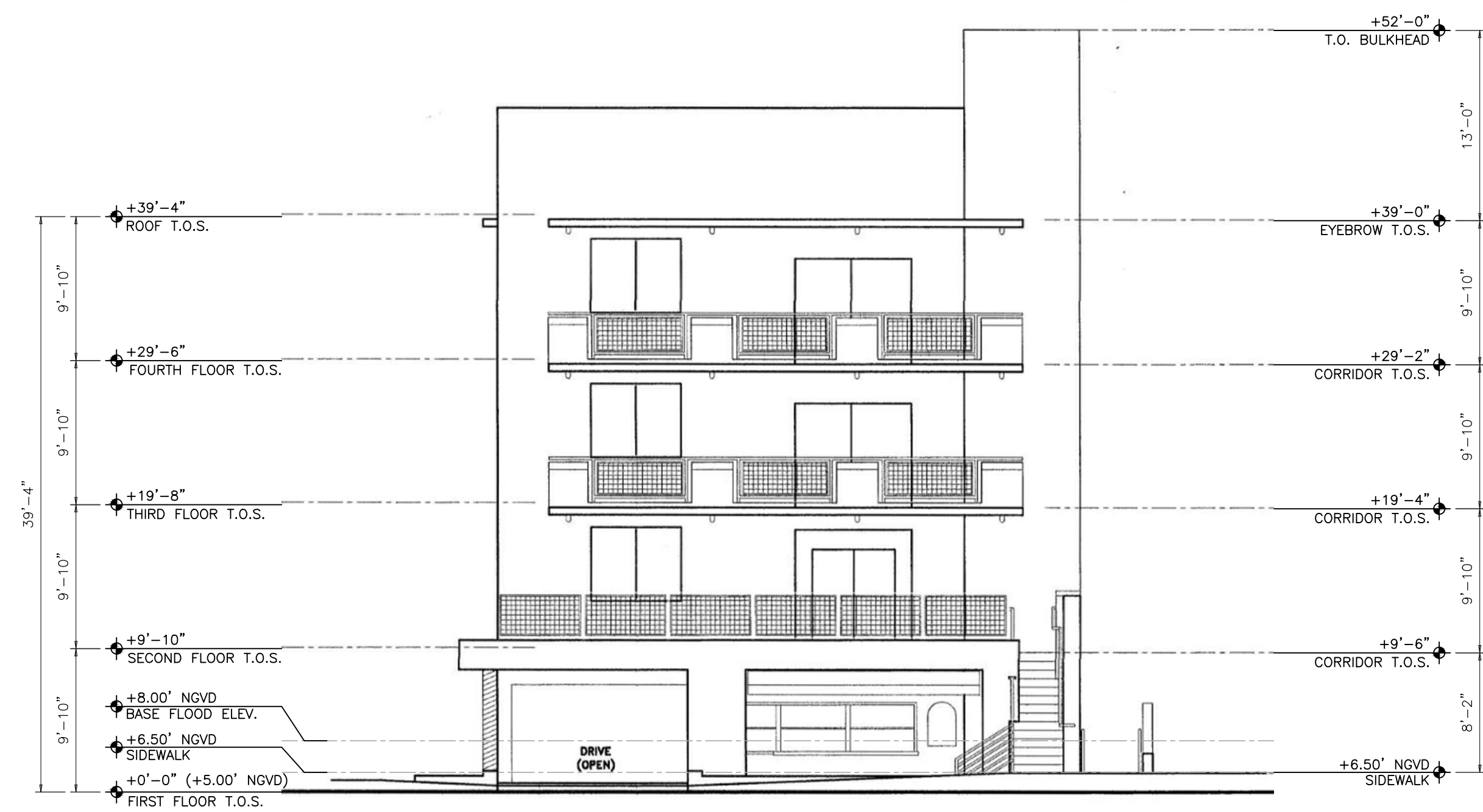
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DRAWN BY: LC
REVISION: DATE:

DATE: 05.10.2021
DRAWN BY: LC
REVISION: DATE:

A4.1



1 SOUTH ELEVATION
A4.2 1/8" = 1'-0"



2 EAST ELEVATION
A4.2 1/8" = 1'-0"

THOMAS F. WEBER
ARCHITECT
A304372

THE WEBER STUDIO
AA2680023
104 CRANDON BLVD. SUITE 414
KEY BISCAYNE, FLORIDA 33149
www.weberstudio.com
305.561.9955 / 305.561.9966

INTERIOR ALTERATIONS FOR
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1496 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
FOLIO # 02-234-019-1040

SOUTH & EAST
ELEVATIONS

DATE:	05.10.2021
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REVISION:	DATE:

A4.2