

**1685 COLLINS
HOTEL**

1685 Collins Avenue
Miami Beach
Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT
jungles



1685 COLLINS HOTEL

1685 Collins Avenue, Miami Beach, Florida 33139

HISTORIC PRESERVATION BOARD

DECEMBER 5, 2021
FINAL SUBMISSION

SCOPE OF WORK:

- SELECTIVE DEMOLITION ON FACADE FOR NEW DOOR OPENINGS AT 4TH FLOOR AND GROUND FLOOR FRONT ENTRY
- REPLACEMENT OF ALL WINDOWS AND DOORS TO GENERALLY MATCH HISTORIC CONFIGURATION
- RENOVATION OF LOBBY AND GROUND FLOOR AMENITIES
- MODIFICATION TO LANDSCAPING
- MODIFICATION OF FRONT ENTRY TO ALLOW FOR ADA ACCESS
- RECONSTRUCT ORIGINAL FLOOR AREA AT THE MEZZANINE LEVEL
- RECONSTRUCT THE HISTORIC INTERIOR DINING AREA AND ADD NEW COVERED PORCH AT EXTERIOR DINING AREA
- ADDITION OF NEW 4TH FLOOR ROOFTOP POOL, AMENITIES, AND BAR TRELLIS STRUCTURE AND STAIR
- MODIFICATIONS TO THE EXTERIOR OF THE BUNGALOWS

COVER



JENNIFER McCONNEY FLORIDA LICH AR93044

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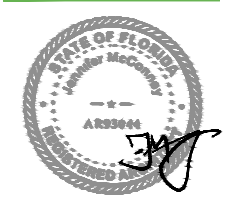
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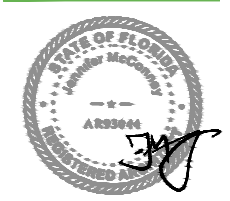


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SHAMSHIRI **STUDIO MCG** ARCHITECTURE jungles



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7500 NE 4th Court
Studio 102
Miami, FL 33138

2127

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PROJECT:

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HOTEL

1685 Collins Avenue
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Florida 33139

INTERIOR DESIGNER
SHAMSHIRI

LANDSCAPE ARCHITECT

jungles

DRAWING:

INDEX



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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Drive / Collins Historic District; Miami Beach Architectural District

Existing FAR & Unit Count			Proposed FAR & Unit Count		
BASEMENT(1/2 area)	0 units	9,966 SF	BASEMENT(1/2 area)	0 units	9,966 SF
LEVEL I	8 units	20,355 SF	LEVEL I	8 units	20,355 SF
LEVEL MEZZANINE	0 units	11,032 SF	LEVEL MEZZANINE	0 units	11,727 SF
LEVEL 4	19 units	8,946 SF	LEVEL 4	0 units	8,946 SF
LEVEL 5	19 units	8,946 SF	LEVEL 5	18 units	8,946 SF
LEVEL 6	19 units	8,946 SF	LEVEL 6	18 units	8,946 SF
LEVEL 7	19 units	8,946 SF	LEVEL 7	18 units	8,946 SF
LEVEL 8	19 units	8,946 SF	LEVEL 8	18 units	8,946 SF
LEVEL 9	19 units	8,946 SF	LEVEL 9	18 units	8,946 SF
LEVEL 10	19 units	8,946 SF	LEVEL 10	18 units	8,946 SF
LEVEL 11	19 units	8,946 SF	LEVEL 11	18 units	8,946 SF
LEVEL 12	19 units	8,946 SF	LEVEL 12	18 units	8,946 SF
LEVEL 14	14 units	8,946 SF	LEVEL 14	14 units	8,946 SF
LEVEL 15 PH	1 units	6,698 SF	LEVEL 15 PH	3 units	6,698 SF
TOTAL	194 units	137,511 SF	TOTAL	169 units	138,206 SF
TOTAL ALLOWED FAR		120,488 sf	TOTAL ALLOWED FAR		120,488 sf

ITEM #	Zoning Information		
1	Address:	1685 Collins Avenue, Miami Beach FL 33139	
2	Board and File numbers:		
3	Folio number(s):	02-3234-019-0550	
4	Year constructed:	1947 / 1996	Zoning District: RM-3 Residential Multifamily High Density District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 5.40' NGVD
6	Adjusted grade (Flood+Grade/2)	6.70' NGVD	Lot Area: ±60,244 SF ± 1.38 acres
7	Lot Width	101'-5"	Lot Depth: 603'-4"
8	Minimum Unit Size	New Construction 15%:300-335 SF; 85%:335+SF. Rehabilitated Historic Structures: 200 SF	
9	Existing User	Hotel/Mixed Use	Proposed Use: Hotel/Mixed Use

		Maximum	Existing	Proposed	Deficiencies
10	Height	200'-0"	168'-5"	168'-5"	-
11	Number of Stories	N/A	14	14	-
12	FAR	2.0	2.29	2.29	-
13	FLOOR AREA Square Footage	120,488 SF	138,206 SF	137,511 SF	-
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	169	194	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	1,698 persons	1,698 persons	-

EXISTING OCCUPANCY			
LEVEL	ROOM	EXISTING STRUCTURE	OCCUPANTS
BASEMENT	LOUNGE & FITNESS	YES	210
POOL	POOL & BAR	YES	678
LEVEL I	BLUE SEA	YES	35
	LOBBY LOUNGE	YES	335
	ROSE BAR	YES	23
	BRASSIERE	YES	107
	BLUE DOOR RESTAURANT	YES	98
	PATIO DINING	YES	212
	TOTAL		1,698

PROPOSED OCCUPANCY			
LEVEL	ROOM	EXISTING STRUCTURE	OCCUPANTS
BASEMENT	SPA & FITNESS	YES	58
POOL LEVEL I	POOL & BAR	YES	678
LEVEL I	CAFÉ	YES	4
	LOBBY LOUNGE	YES	293
	FLORIDA ROOM & BAR	YES	66
	RESTAURANT INDOOR	YES	98
	PATIO DINING	YES	170
LEVEL 4	INTERIOR BAR/LOUNGE	YES	79
	BUSINESS LOUNGE	YES	65
	OUTDOOR POOL DECK	YES	187
	TOTAL		1,698

	Setbacks	Required	Existing	Proposed	Deficiencies
At Grade Parking:					
19	Front Setback facing Collins (West):	20'-0"	N/A	N/A	-
20	Rear Setback (East):	50'-0" from bulkhead	N/A	N/A	-
21	Side Setback (North):	5'-1" (5% of lot width)	N/A	N/A	-
22	Side Setback (South):	5'-1" (5% of lot width)	N/A	N/A	-
Pedestal and Subterranean					
23	Front Setback facing Collins (West):	20'-0"	30'-3"	30'-3"	-
24	Rear Setback (East):	120'-8" (20% of lot depth)	42'-3"	42'-3"	Existing non-conforming setback
25	Side Setback (North):	8'-1" (8% of lot width)	5'-4"	5'-4"	Existing non-conforming setback
26	Side Setback (South):	8'-1" (8% of lot width)	4'-4"	4'-4"	Existing non-conforming setback
Tower					
27	Front Setback facing Collins (West):	50'-0"	51'-2"	51'-2"	-
28	Rear Setback (East):	150'-10" (25% of lot depth)	416'-9"	416'-9"	-
29	Side Setback (North):	8'-1" (8% of lot width)	3'-0"	3'-0"	Existing non-conforming setback
30	Side Setback (South):	7'-1" (8% of lot width+10% of height)	3'-8"	3'-8"	Existing non-conforming setback

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	*Total # of parking spaces	0	0	0	-
33	# of parking spaces required	0	0	0	-
34	Parking Space Dimensions	8.5' X 18'	N/A	N/A	-
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE	N/A	N/A	-
36	ADA Spaces	0	N/A	N/A	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	N/A	N/A	-
39	Valet Drop off and pick up	11'	11'	11'	-
40	Loading zones and Trash collection areas	6	ON STREET	ON STREET	-
41	Bike Racks (15% of required parking)	N/A	N/A	N/A	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	HOTEL/COMMERCIAL	HOTEL/COMMERCIAL	-
43	Total # of Seats	N/A	N/A	N/A	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	N/A	Please see occupancy chart	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	Please see occupancy chart	-

47	Is this a contributing building?	YES			
48	Located within a Local Historic District?	YES	Ocean Dr/Collins Historic District; Miami Beach Architectural District		

*ALL USES ARE LOCATED INSIDE EXISTING HISTORIC STRUCTURE, THEREFORE NO PARKING IS REQUIRED

2127

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INTERIOR DESIGNER
 SHAMSHIRI

LANDSCAPE ARCHITECT

jungles

DRAWING:

PROJECT DATA



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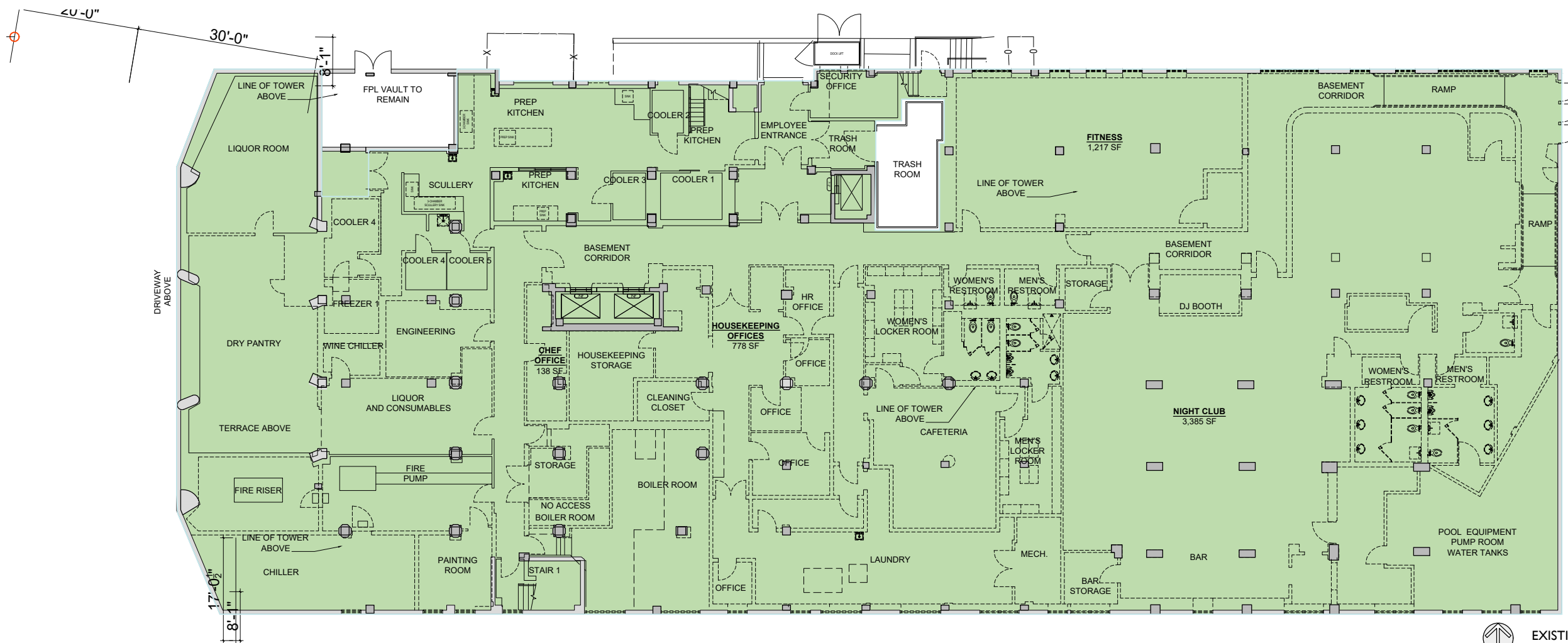
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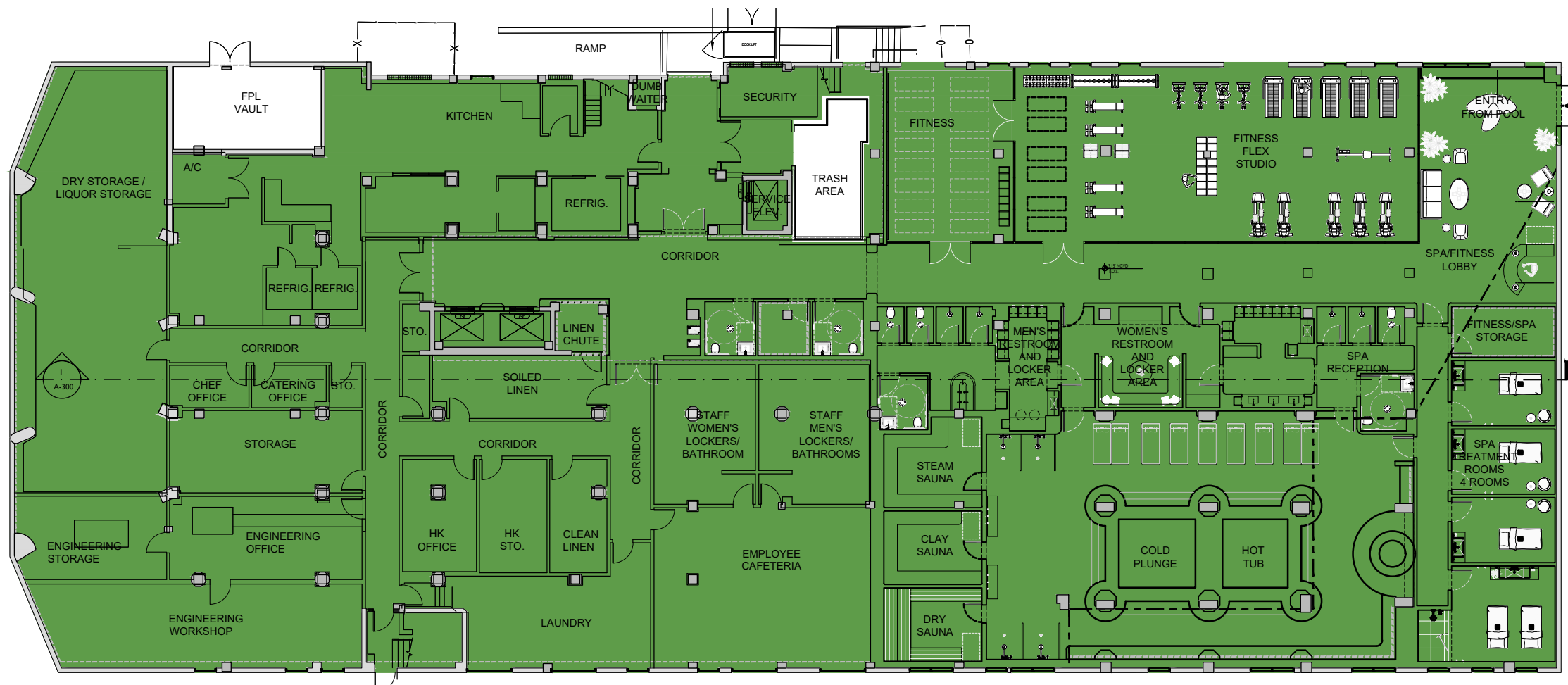
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EXISTING BASEMENT PLAN 1"=20'



PROPOSED BASEMENT PLAN 1"=20'

BASEMENT
LEVEL FAR
DIAGRAMS



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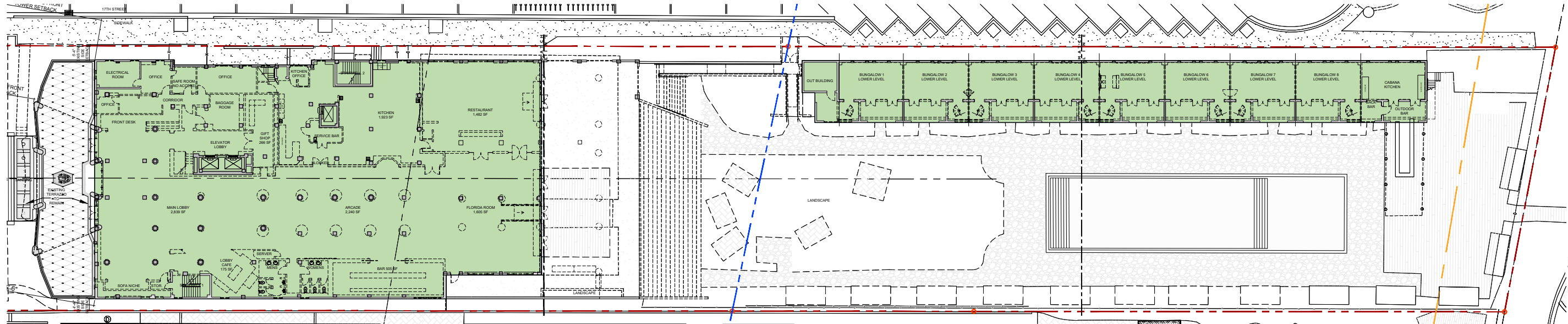
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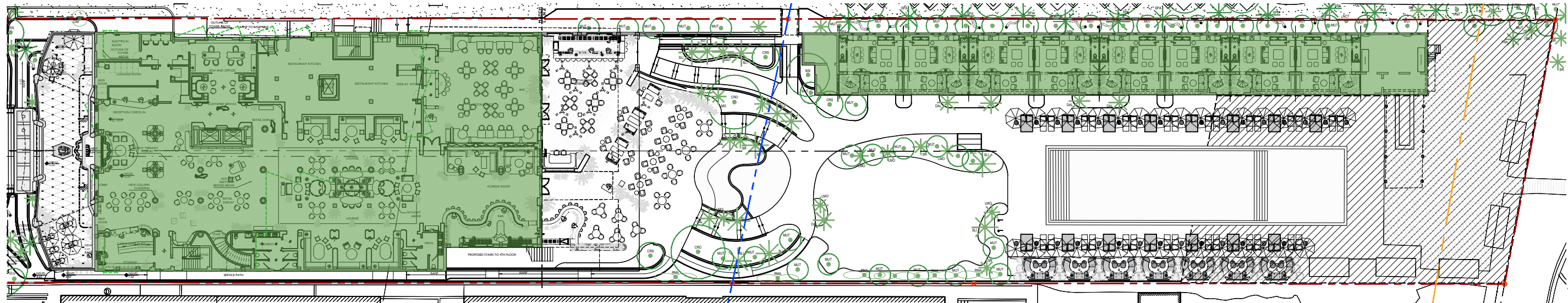
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20,355 SF FAR



EXISTING LEVEL I PLAN 1"=40'



20,355 SF FAR



PROPOSED LEVEL I PLAN 1"=40'

LEVEL I FAR
DIAGRAMS



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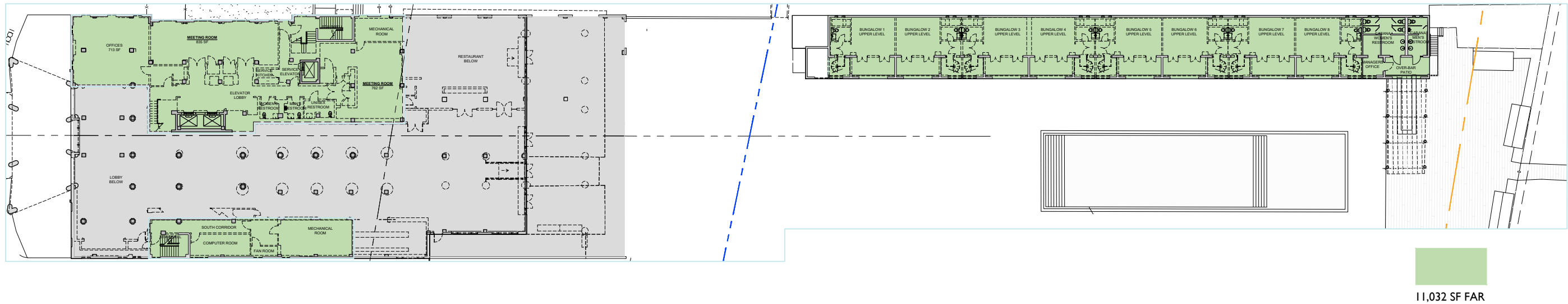
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HOTEL**

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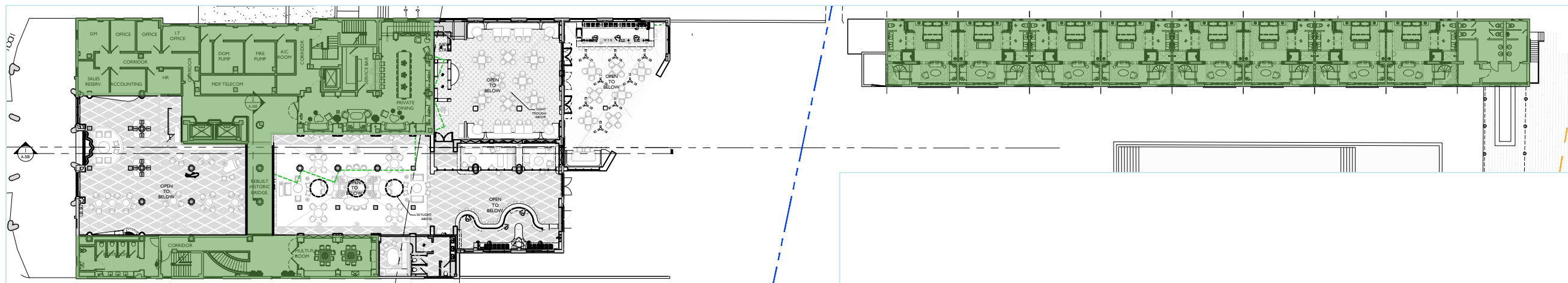
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EXISTING LEVEL 1.5 MEZZANINE PLAN 1"=40'



PROPOSED BASEMENT PLAN 1"=40'

LEVEL 1.5
MEZZANINE
FAR DIAGRAMS

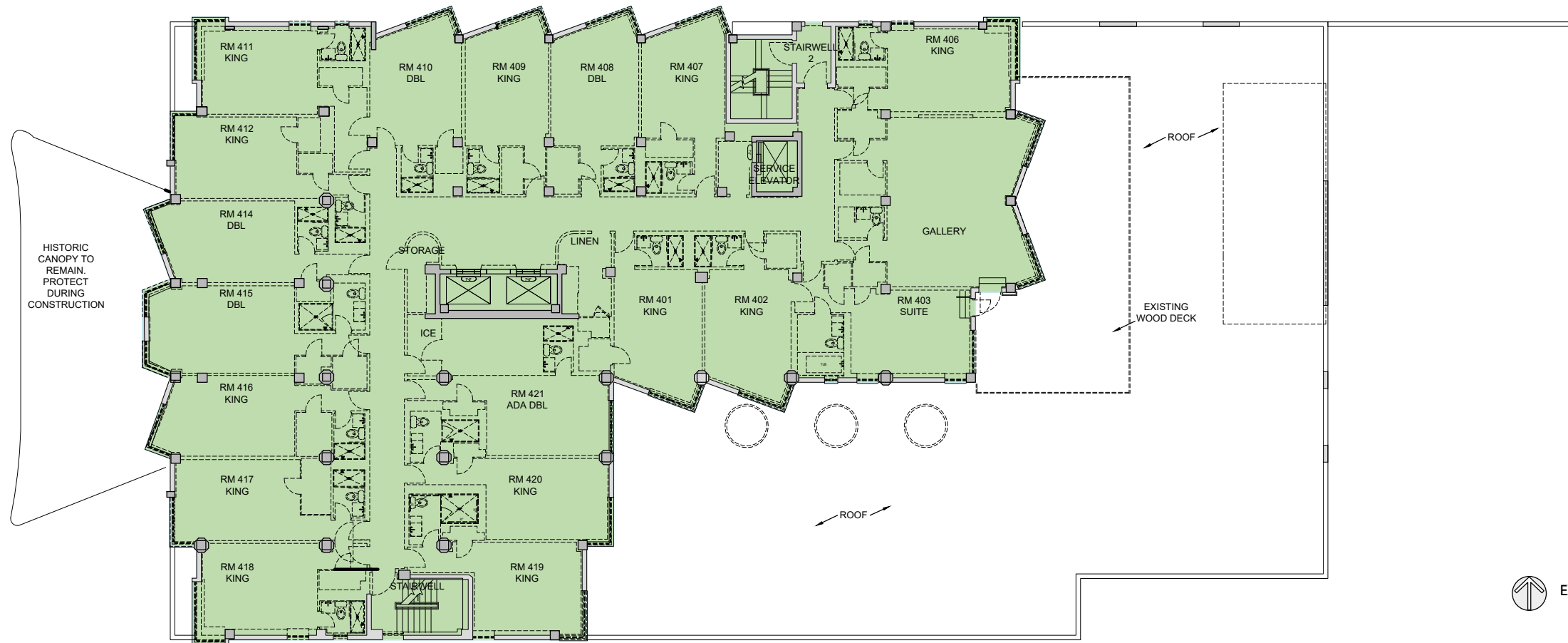


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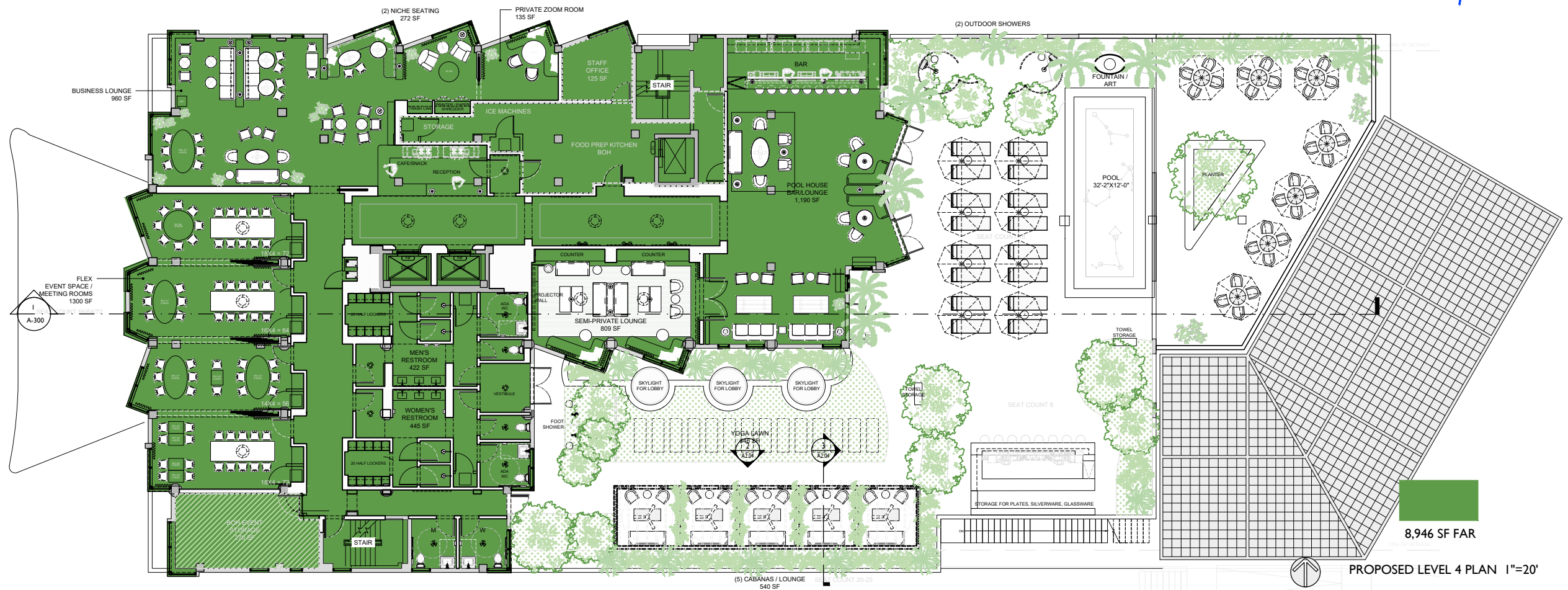
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EXISTING LEVEL 4 PLAN 1"=20'



PROPOSED LEVEL 4 PLAN 1"=20'

LEVEL 4 FAR
DIAGRAM



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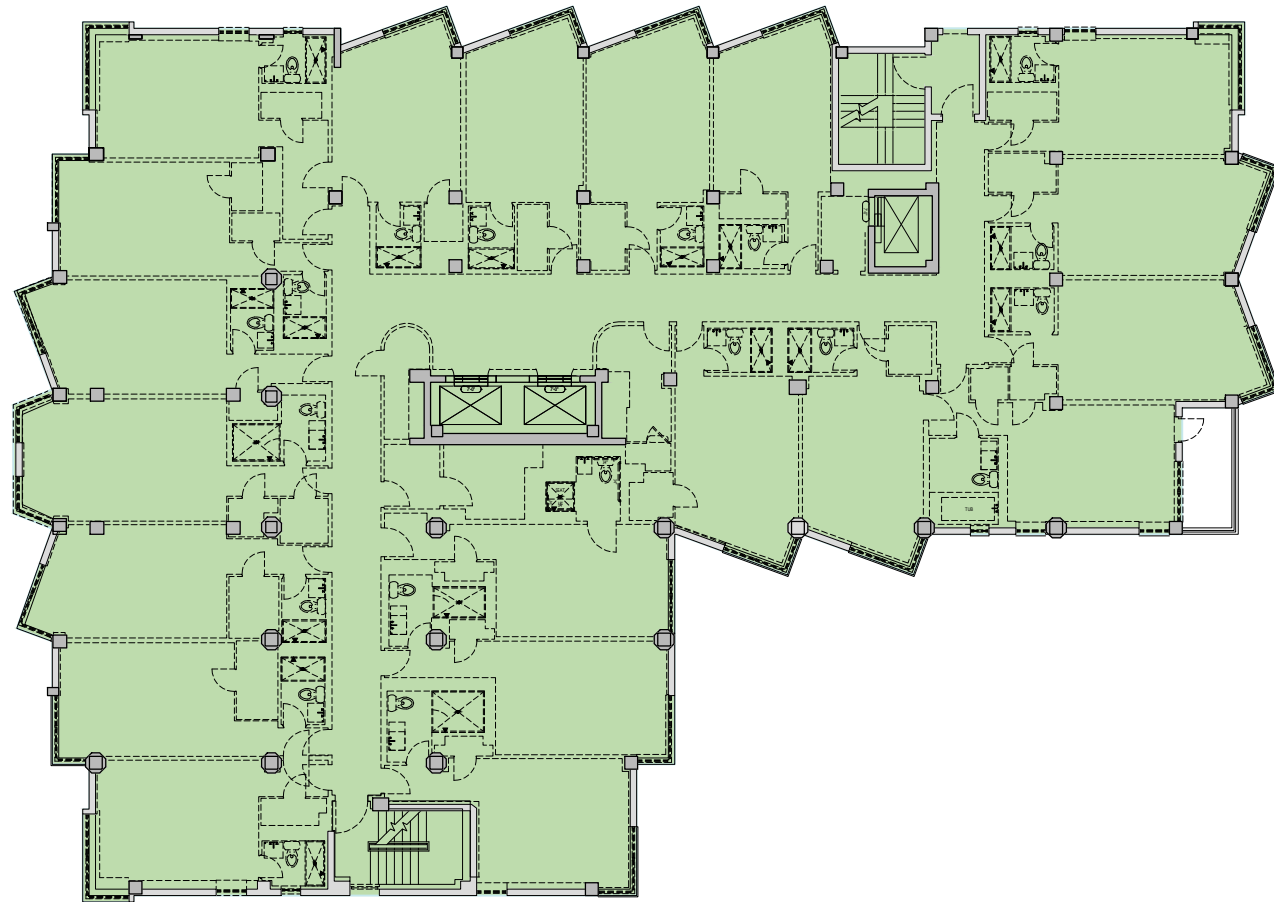
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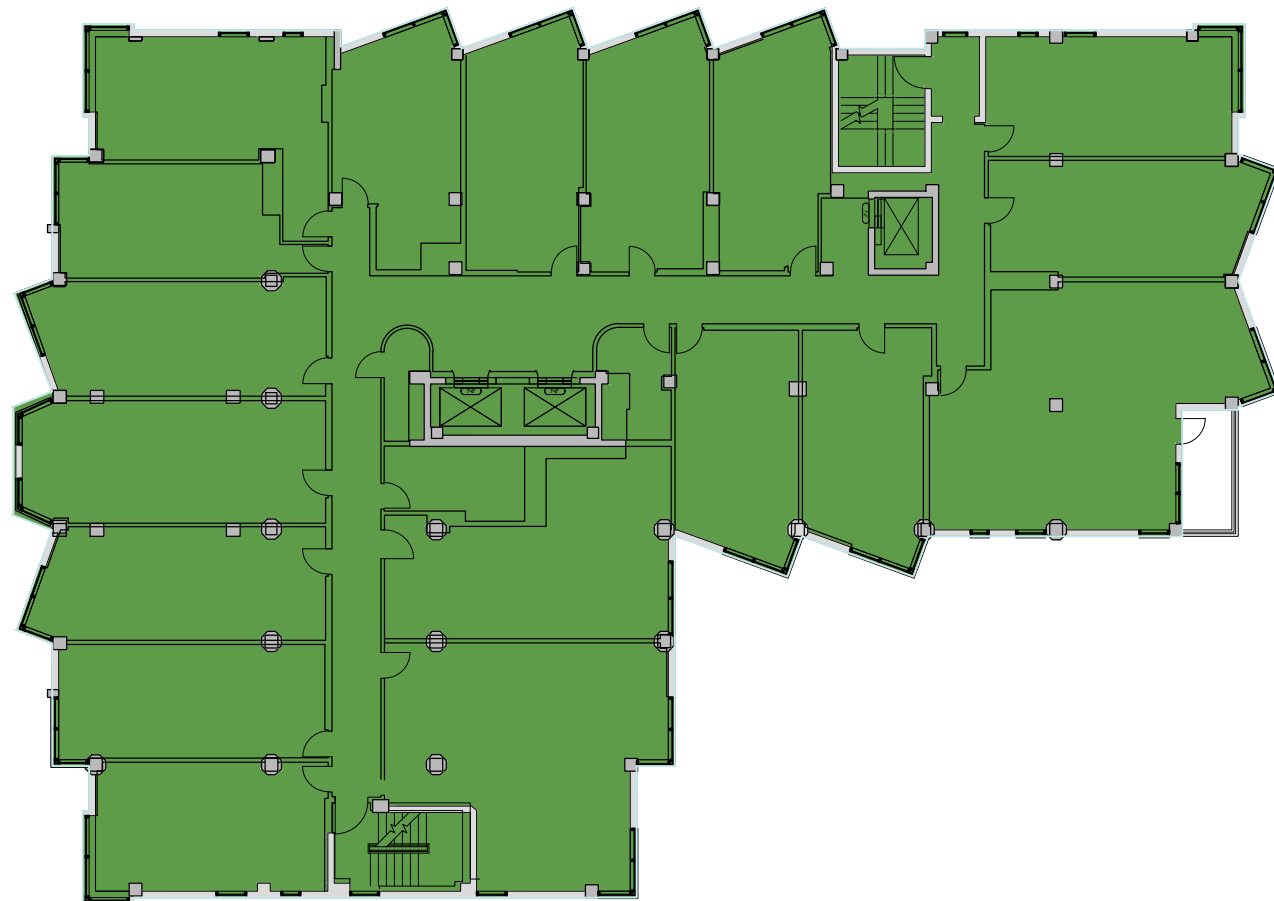
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8,946 SF FAR



EXISTING LEVELS 5-12 PLAN 1"=20'



8,946 SF FAR



PROPOSED LEVELS 5-12 PLAN 1"=20'

**LEVELS 5-12 FAR
 DIAGRAMS**



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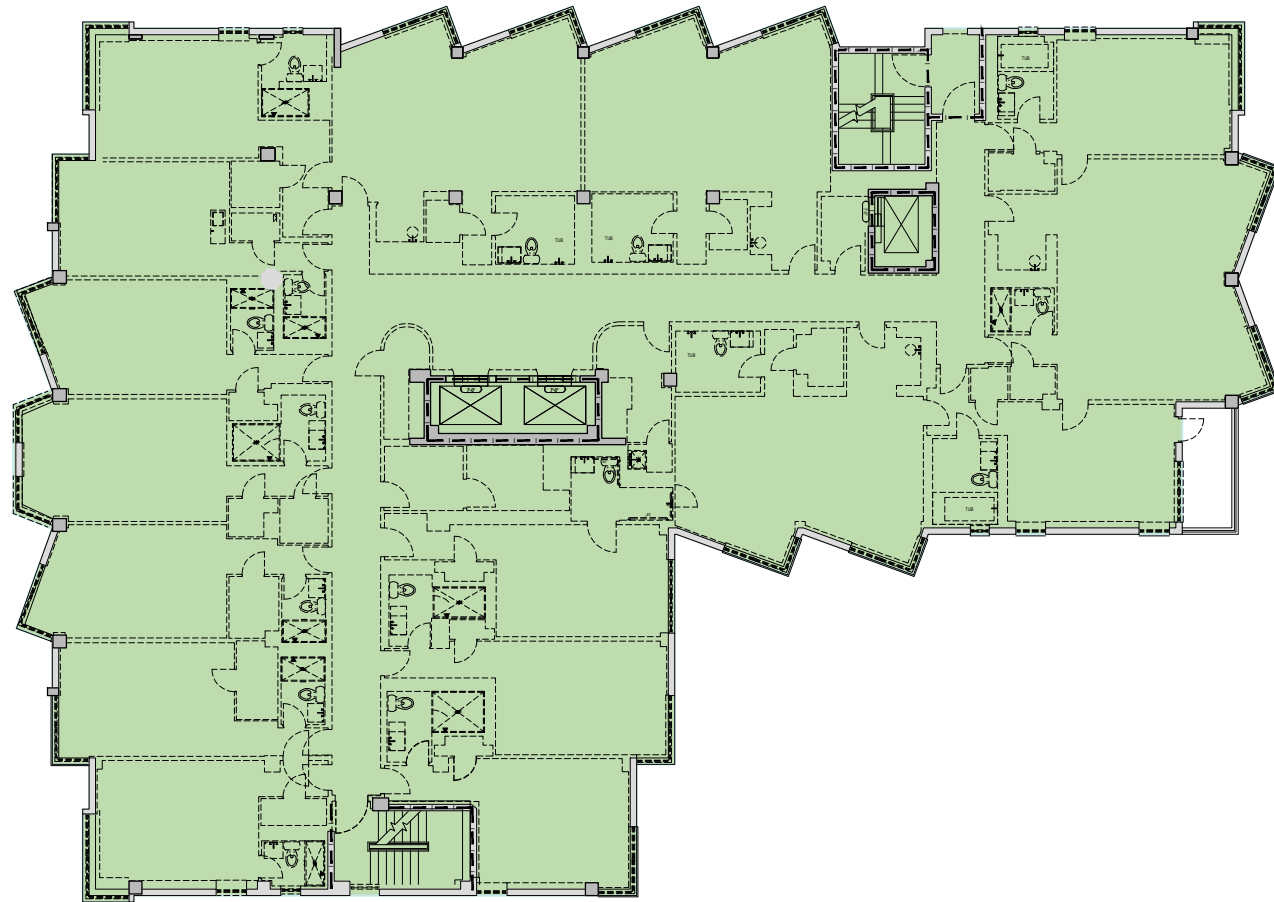
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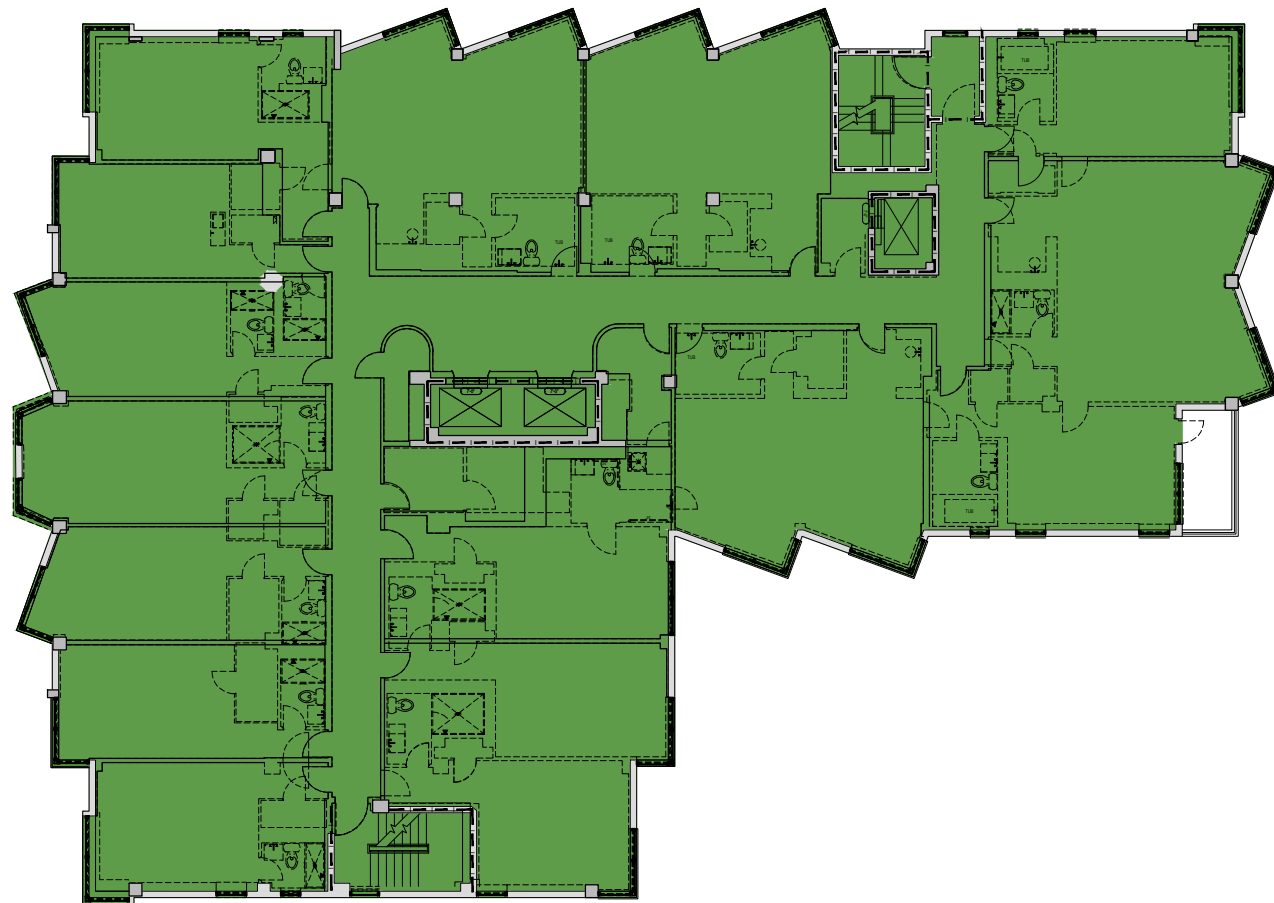
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8,946 SF FAR



EXISTING LEVEL 14 PLAN 1"=20'



8,946 SF FAR



PROPOSED LEVEL 14 PLAN 1"=20'

**LEVEL 14 FAR
 DIAGRAMS**



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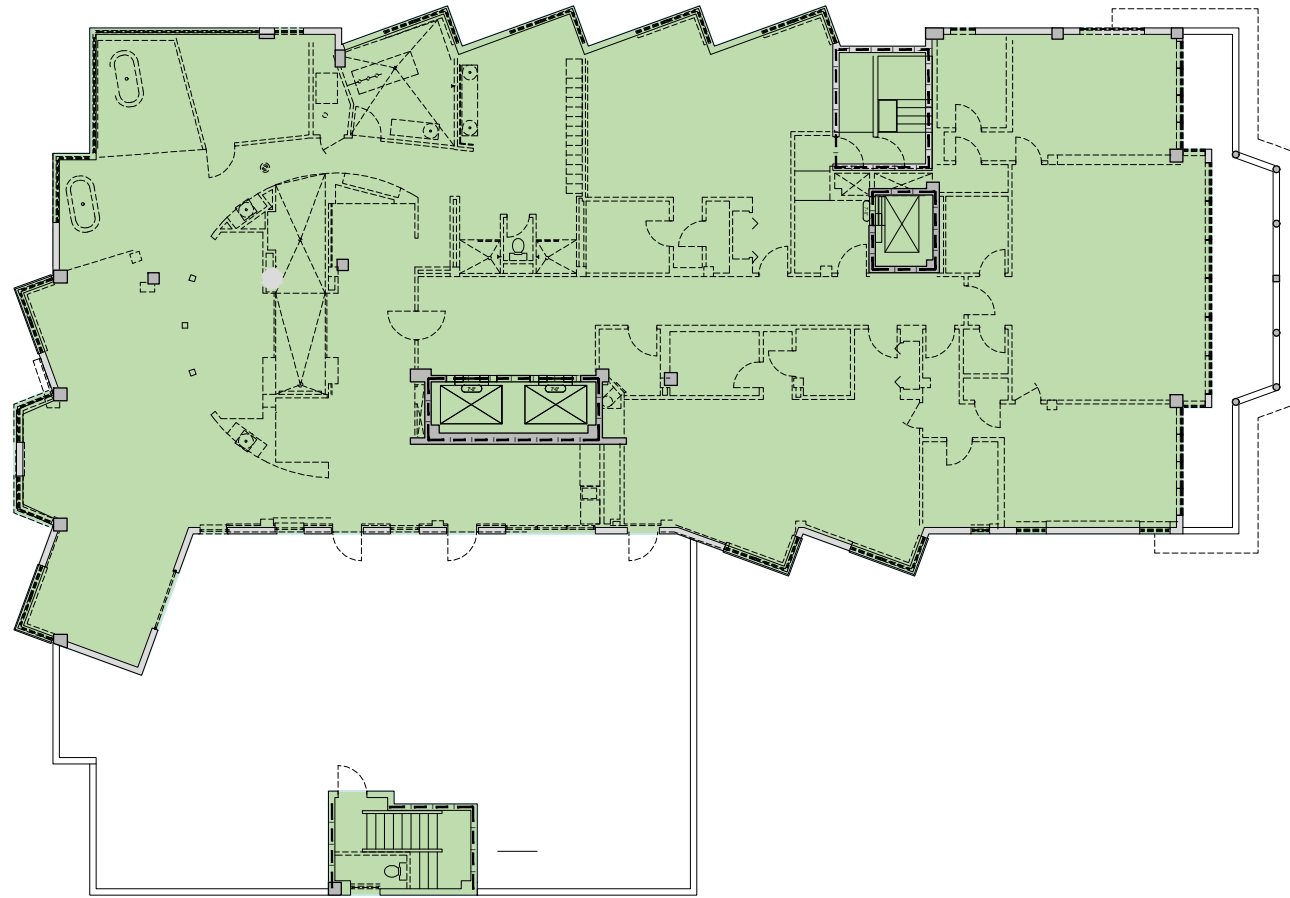
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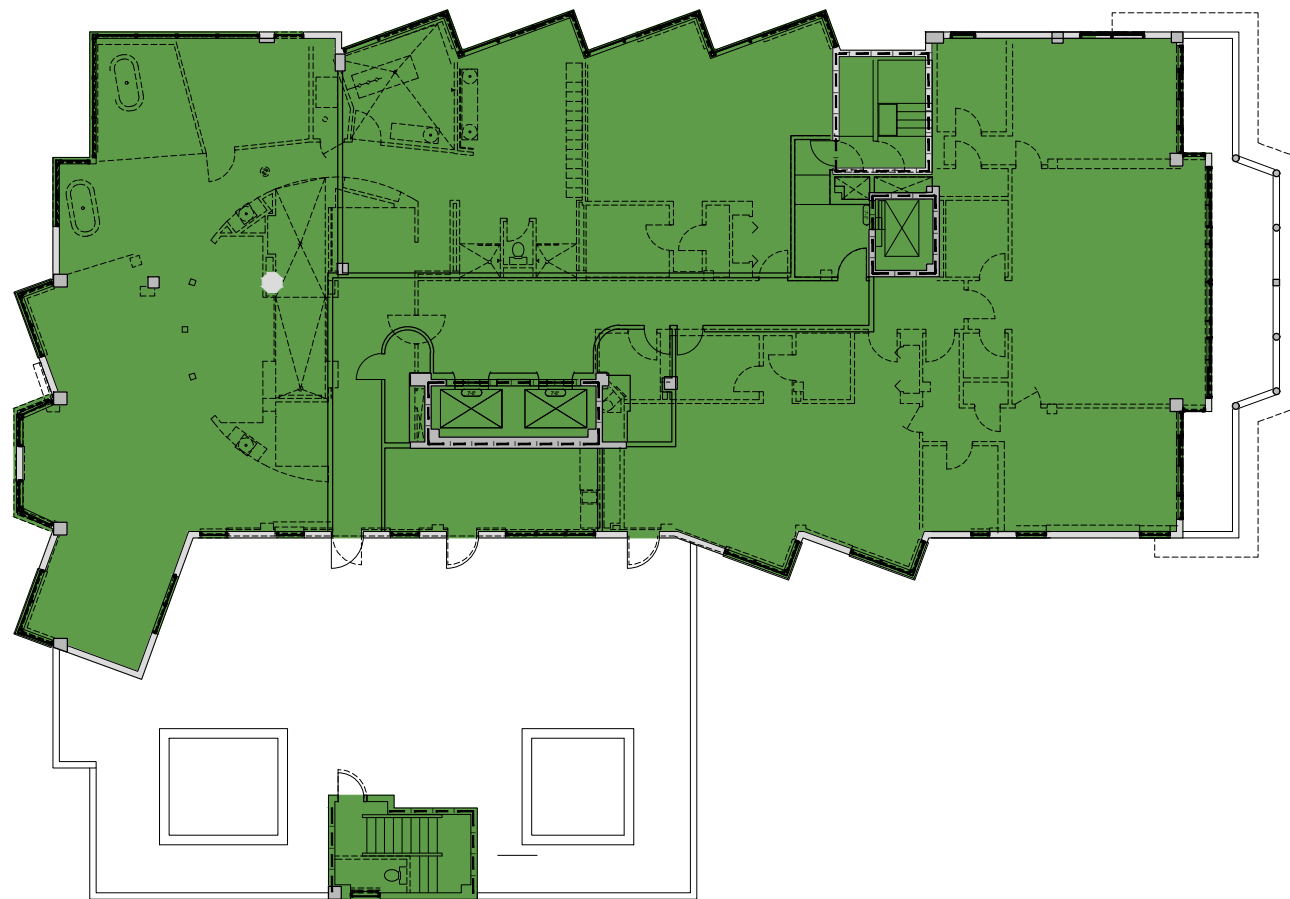


6,698 SF FAR



EXISTING LEVEL 15 PLAN 1"=20'

**LEVEL 15 FAR
 DIAGRAM**



6,698 SF FAR



PROPOSED LEVEL 15 PLAN 1"=20'



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