

# GALE SOUTH BEACH

1690 COLLINS AVE. MIAMI BEACH, FLORIDA, 33139

## HISTORIC PRESERVATION BOARD

FINAL SUBMISSION  
08/08/2022

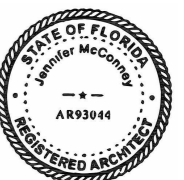


### GALE SOUTH BEACH

1690 Collins Ave, Miami  
Beach, FL 33139

CONCEPT DESIGN

### COVER SHEET



STUDIO MCG ARCHITECTURE  
JENNIFER MCCONNEY FLORIDA LIC# AR93044

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DATE 08/08/2022

SHEET NUMBER

A0.00

ZONING DATA SHEET

| ITEM # | Zoning Information             | LAND USE: CD-3                           |
|--------|--------------------------------|--|
| 1      | Address:                       | 1690 COLLINS AVE, Miami Beach , FL 33139 |
| 2      | Board and File numbers:        |  |
| 3      | Folio number(s):               | 02-3234-019-0640                         |
| 4      | Year constructed:              | 1952 and 2015                            |
| 5      | Base Flood Elevation:          | 8'-0" NGVD                               |
| 6      | Adjusted grade (Flood+Grade/2) | N/A                                      |
| 7      | Lot Width                      | 76'-0"                                   |
| 8      | Minimum Unit Size              | 300/335 SF                               |
| 9      | Existing User                  | HOTEL                                    |

|    | Maximum                     | Existing   | Proposed  | Deficiencies |
|----|-----------------------------|------------|-----------|--------------|
| 10 | Height                      | 75'-0"     | 52'-6"    | 62'-6"       |
| 11 | Number of Stories           |            | 4 STORIES | 5 STORIES    |
| 12 | FAR                         | 2.75       | 2.34      | 2.68         |
| 13 | FLOOR AREA Square Footage   | 51606.5 SF | 43,927 SF | 50,295 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        | 87        | 97           |
| 17 | Number of Seats             | N/A        | N/A       | N/A          |
| 18 | Occupancy Load              | N/A        | N/A       | N/A          |

| Setbacks                       | Required                            | Existing | Proposed          | Deficiencies                 |
|--------------------------------|-------------------------------------|----------|-------------------|------------------------------|
| <b>At Grade Parking:</b>       |                                     |          |                   |                              |
| 19                             | Front Setback (SOUTH):              | 5'-0"    | N/A               | N/A                          |
| 20                             | Rear Setback (NORTH):               | 5'-0"    | N/A               | N/A                          |
| 21                             | Side Setback facing Street (EAST):  | 5'-0"    | N/A               | N/A                          |
| 22                             | Side Setback (WEST):                | 5'-0"    | N/A               | N/A                          |
| <b>Pedestal LEVEL 1 (CD-3)</b> |                                     |          |                   |                              |
|                                |                                     |          | 1st ADDITION 2012 | 2ND ADDITION 2022 (PROPOSED) |
| 23                             | Front Setback (EAST):               | 0'-0"    | 20'-4"            | 20'-4"                       |
| 24                             | Front Setback (WEST):               | 0'-0"    | 20'-4"            | 20'-4"                       |
| 25                             | Side Setback facing Street (NORTH): | 0'-0"    | 5'-0"             | 5'-0"                        |
| 26                             | Side Setback (SOUTH):               | 0'-0"    | 4'-10"            | 4'-10"                       |
| <b>TOWER SETBACKS</b>          |                                     |          |                   |                              |
| 27                             | Front Setback (EAST):               | 0'-0"    | 20'-4"            | 20'-4"                       |
| 28                             | Front Setback (WEST):               | 0'-0"    | 20'-4"            | 32'-0"                       |
| 29                             | Side Setback facing Street (NORTH): | 0'-0"    | 5'-0"             | 5'-0"                        |
| 30                             | Side Setback (SOUTH):               | 0'-0"    | 4'-10"            | 4'-10"                       |

| Parking                      | Required                                  | Existing | Proposed | Deficiencies |
|------------------------------|---|----------|----------|--------------|
| <b>Parking District NO.1</b> |   |          |          |              |
| 36                           | Proposed 10 Guestrooms (1 Space per unit) | 5        | 0        | 0            |
| 41                           | Proposed Meeting Rooms Area - 2,190 SF    | 0        | 0        | 0            |

Notes: If not applicable write N/A  
 All other data information may be required and presented like the above format.

| INDEX OF DRAWINGS   |  |         |         |         |         |
|---------------------|--|---------|---------|---------|---------|
| SHEET #             | DESCRIPTION                              | ISSUE 1 | ISSUE 1 | ISSUE 1 | ISSUE 1 |
| <b>ARCHITECTURE</b> |  |         |         |         |         |
| A1.03               | LEVEL 4 & 5 - FLOOR PLAN EXISTING / DEMO |         |         |         |         |
| <b>GENERAL</b>      |  |         |         |         |         |
| A0.00               | COVER SHEET                              |         |         |         |         |
| A0.01               | INDEX OF DRAWINGS & DATA                 |         |         |         |         |
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| A0.03               | PROJECT DATA                             |         |         |         |         |
| A0.04               | RENDERS                                  |         |         |         |         |
| A0.05               | AERIALS                                  |         |         |         |         |
| A0.06               | SITE VIEWS                               |         |         |         |         |
| A0.07               | AXONOMETRIC VIEWS OF SITE                |         |         |         |         |
| A0.08               | SITE PHOTO LOCATIONS                     |         |         |         |         |
| A0.09               | SITE PHOTO LOCATIONS                     |         |         |         |         |
| A0.10               | SITE PHOTO LOCATIONS                     |         |         |         |         |
| A0.11               | SITE PHOTO LOCATIONS                     |         |         |         |         |
| A0.12               | SITE PHOTO LOCATIONS                     |         |         |         |         |
| A0.13               | HISTORICAL IMAGES                        |         |         |         |         |
| A0.14               | SETBACK DIAGRAM                          |         |         |         |         |
| A0.15               | CONTEXT ELEVATION                        |         |         |         |         |
| A0.16               | F.A.R. DIAGRAMS                          |         |         |         |         |
| A0.17               | LOCATION PLAN                            |         |         |         |         |
| <b>SURVEY</b>       |  |         |         |         |         |
| V0.00               | SURVEY                                   |         |         |         |         |
| <b>ARCHITECTURE</b> |  |         |         |         |         |
| A1.00               | SITE PLAN                                |         |         |         |         |
| A1.01               | BASEMENT & LEVEL 1 - EXISTING / DEMO     |         |         |         |         |
| A1.02               | LEVEL 2 & 3 - FLOOR PLAN EXISTING / DEMO |         |         |         |         |
| A1.04               | ROOF LEVEL - FLOOR PLAN EXISTING / DEMO  |         |         |         |         |
| A1.05               | LEVEL 1 & 4 - FLOOR PLAN PROPOSED        |         |         |         |         |
| A1.06               | LEVEL 5 & ROOF- FLOOR PLAN PROPOSED      |         |         |         |         |
| A2.00               | NORTH ELEVATION - EXISTING               |         |         |         |         |
| A2.01               | SOUTH ELEVATION - EXISTING               |         |         |         |         |
| A2.02               | NORTH ELEVATION - PROPOSED               |         |         |         |         |
| A2.03               | SOUTH ELEVATION - PROPOSED               |         |         |         |         |
| A2.04               | EAST & WEST ELEVATION - EXISTING         |         |         |         |         |
| A2.05               | EAST & WEST ELEVATION - PROPOSED         |         |         |         |         |
| A2.06               | NORTH & SOUTH ELEVATION - RENDERED       |         |         |         |         |
| A2.07               | EAST & WEST ELEVATION - RENDERED         |         |         |         |         |
| A3.00               | BUILDING SECTION                         |         |         |         |         |
| A3.01               | BUILDING SECTION                         |         |         |         |         |

2231

PROJECT NUMBER

PROJECT NAME:

GALE SOUTH BEACH

1690 Collins Ave, Miami Beach, FL 33139

CONCEPT DESIGN

INDEX OF DRAWINGS & DATA



STUDIO MCG+G ARCHITECTURE  
 JENNIFER MCCONNEY FLORIDA LIC# AR93044

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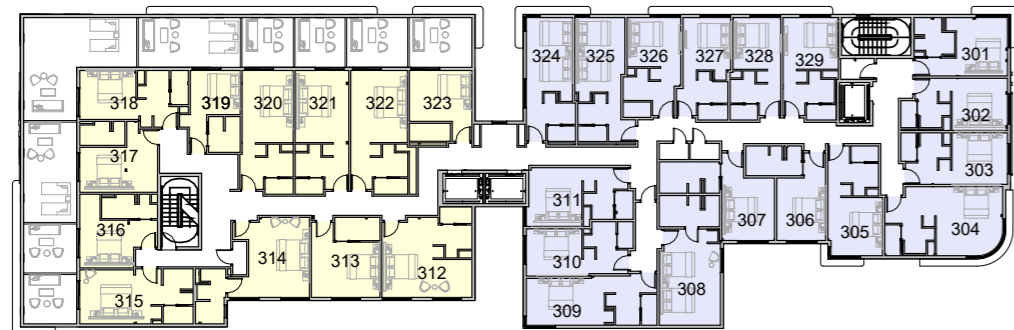
ORIGINAL

1 LEVEL 1 - UNITS  
1" = 40'-0"



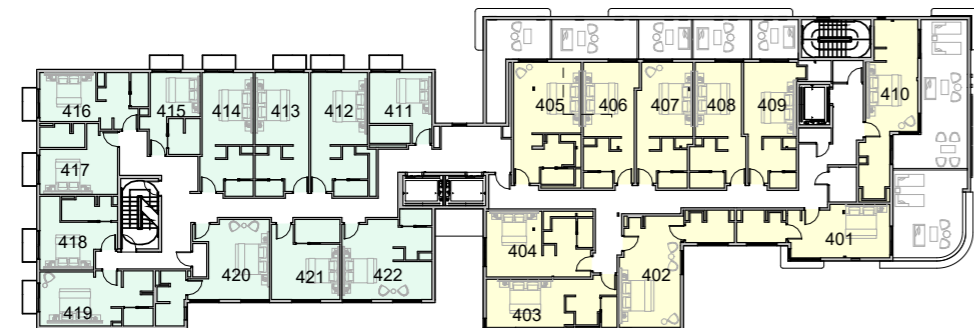
ORIGINAL

2 LEVEL 2 - UNITS  
1" = 40'-0"



NON ORIGINAL  
ORIGINAL

3 LEVEL 3 - UNITS  
1" = 40'-0"



NEW  
NON ORIGINAL

4 LEVEL 4 - UNITS  
1" = 40'-0"

UNIT AREA SCHEDULE

| LEVEL           | ROOM # | AREA   | < 300 | 300 - 335 | > 335 | ROOM TYPE    |
|-----------------|--------|--------|-------|-----------|-------|--------------|
| LEVEL 1 - LOBBY | 106    | 223 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 107    | 296 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 108    | 296 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 109    | 281 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 110    | 349 SF |       | *         |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 115    | 211 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 117    | 223 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 118    | 300 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 119    | 291 SF | *     |           |       | ORIGINAL     |
| LEVEL 1 - LOBBY | 120    | 347 SF |       |           | *     | ORIGINAL     |
| LEVEL 1 - LOBBY | 122    | 359 SF |       |           | *     | ORIGINAL     |
| LEVEL 2         | 201    | 271 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 202    | 248 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 203    | 254 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 204    | 358 SF |       |           | *     | ORIGINAL     |
| LEVEL 2         | 205    | 267 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 206    | 250 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 207    | 272 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 208    | 363 SF |       |           | *     | ORIGINAL     |
| LEVEL 2         | 209    | 299 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 210    | 241 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 211    | 268 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 212    | 229 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 213    | 296 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 214    | 296 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 215    | 280 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 216    | 318 SF |       | *         |       | ORIGINAL     |
| LEVEL 2         | 217    | 230 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 218    | 294 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 219    | 239 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 220    | 240 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 221    | 209 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 222    | 219 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 223    | 261 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 225    | 293 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 226    | 300 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 227    | 300 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 228    | 292 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 229    | 346 SF |       |           | *     | ORIGINAL     |
| LEVEL 2         | 231    | 367 SF |       |           | *     | ORIGINAL     |
| LEVEL 2         | 232    | 290 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 233    | 301 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 234    | 252 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 235    | 215 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 236    | 236 SF | *     |           |       | ORIGINAL     |
| LEVEL 2         | 237    | 260 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 301    | 265 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 302    | 248 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 303    | 254 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 304    | 367 SF |       |           | *     | ORIGINAL     |
| LEVEL 3         | 305    | 271 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 306    | 254 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 307    | 276 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 308    | 368 SF |       |           | *     | ORIGINAL     |
| LEVEL 3         | 309    | 309 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 310    | 241 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 311    | 268 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 312    | 355 SF |       |           | *     | NON ORIGINAL |
| LEVEL 3         | 313    | 252 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 314    | 347 SF |       | *         |       | NON ORIGINAL |
| LEVEL 3         | 315    | 298 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 316    | 248 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 317    | 252 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 318    | 269 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 319    | 200 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 320    | 292 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 321    | 302 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 322    | 338 SF |       |           | *     | NON ORIGINAL |
| LEVEL 3         | 323    | 221 SF | *     |           |       | NON ORIGINAL |
| LEVEL 3         | 324    | 287 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 325    | 297 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 326    | 248 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 327    | 211 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 328    | 233 SF | *     |           |       | ORIGINAL     |
| LEVEL 3         | 329    | 256 SF | *     |           |       | ORIGINAL     |





ORIGINAL

① LEVEL 1 - UNITS  
1" = 40'-0"



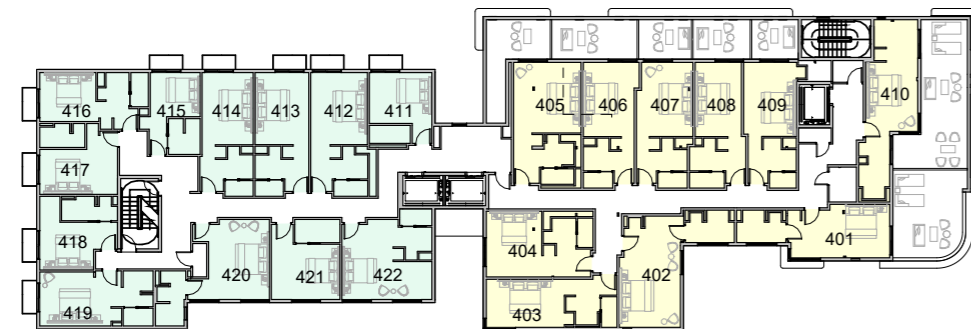
ORIGINAL

② LEVEL 2 - UNITS  
1" = 40'-0"



NON ORIGINAL  
ORIGINAL

③ LEVEL 3 - UNITS  
1" = 40'-0"



NEW  
NON ORIGINAL

④ LEVEL 4 - UNITS  
1" = 40'-0"

| UNIT AREA SCHEDULE |        |        |       |           |       |              |
|--------------------|--------|--------|-------|-----------|-------|--------------|
| LEVEL              | ROOM # | AREA   | < 300 | 300 - 335 | > 335 | ROOM TYPE    |
| LEVEL 4            | 401    | 336 SF |       | •         |       | NON ORIGINAL |
| LEVEL 4            | 402    | 400 SF |       |           | •     | NON ORIGINAL |
| LEVEL 4            | 403    | 311 SF | •     |           |       | NON ORIGINAL |
| LEVEL 4            | 404    | 324 SF |       | •         |       | NON ORIGINAL |
| LEVEL 4            | 405    | 386 SF |       |           | •     | NON ORIGINAL |
| LEVEL 4            | 406    | 301 SF | •     |           |       | NON ORIGINAL |
| LEVEL 4            | 407    | 309 SF |       | •         |       | NON ORIGINAL |
| LEVEL 4            | 408    | 289 SF | •     |           |       | NON ORIGINAL |
| LEVEL 4            | 409    | 300 SF | •     |           |       | NON ORIGINAL |
| LEVEL 4            | 410    | 376 SF |       |           | •     | NON ORIGINAL |
| LEVEL 4            | 411    | 221 SF | •     |           |       | NEW          |
| LEVEL 4            | 412    | 338 SF |       | •         |       | NEW          |
| LEVEL 4            | 413    | 302 SF | •     |           |       | NEW          |
| LEVEL 4            | 414    | 292 SF | •     |           |       | NEW          |
| LEVEL 4            | 415    | 200 SF | •     |           |       | NEW          |
| LEVEL 4            | 416    | 269 SF | •     |           |       | NEW          |
| LEVEL 4            | 417    | 252 SF | •     |           |       | NEW          |
| LEVEL 4            | 418    | 248 SF | •     |           |       | NEW          |
| LEVEL 4            | 419    | 298 SF | •     |           |       | NEW          |
| LEVEL 4            | 420    | 347 SF |       |           | •     | NEW          |
| LEVEL 4            | 421    | 252 SF | •     |           |       | NEW          |
| LEVEL 4            | 422    | 355 SF |       |           | •     | NEW          |

Grand total: 97





JAMES AVE / 17TH STREET - EXISTING



COLLINS AVE / 17TH STREET - EXISTING



JAMES AVE / 17TH STREET - PROPOSED



COLLINS AVE / 17TH STREET - PROPOSED

**GALE SOUTH  
 BEACH**

1690 Collins Ave, Miami  
 Beach, FL 33139

CONCEPT DESIGN

**RENDERS**



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 JENNIFER MCCONNEY FLORIDA LIC# AR93044

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**GALE SOUTH BEACH**

1690 Collins Ave, Miami Beach, FL 33139

CONCEPT DESIGN

**AERIALS**



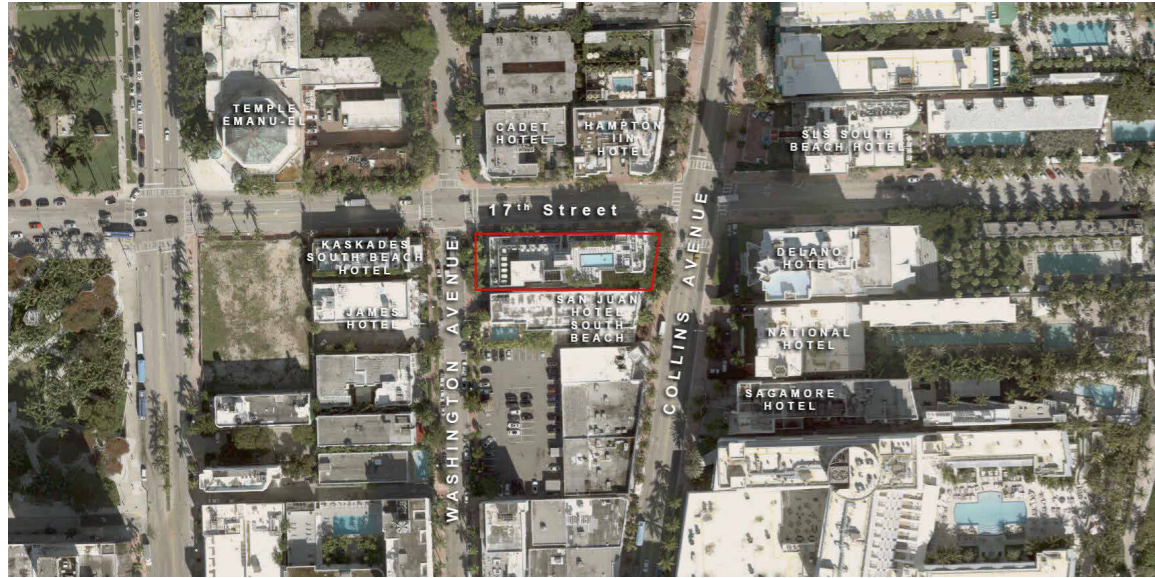
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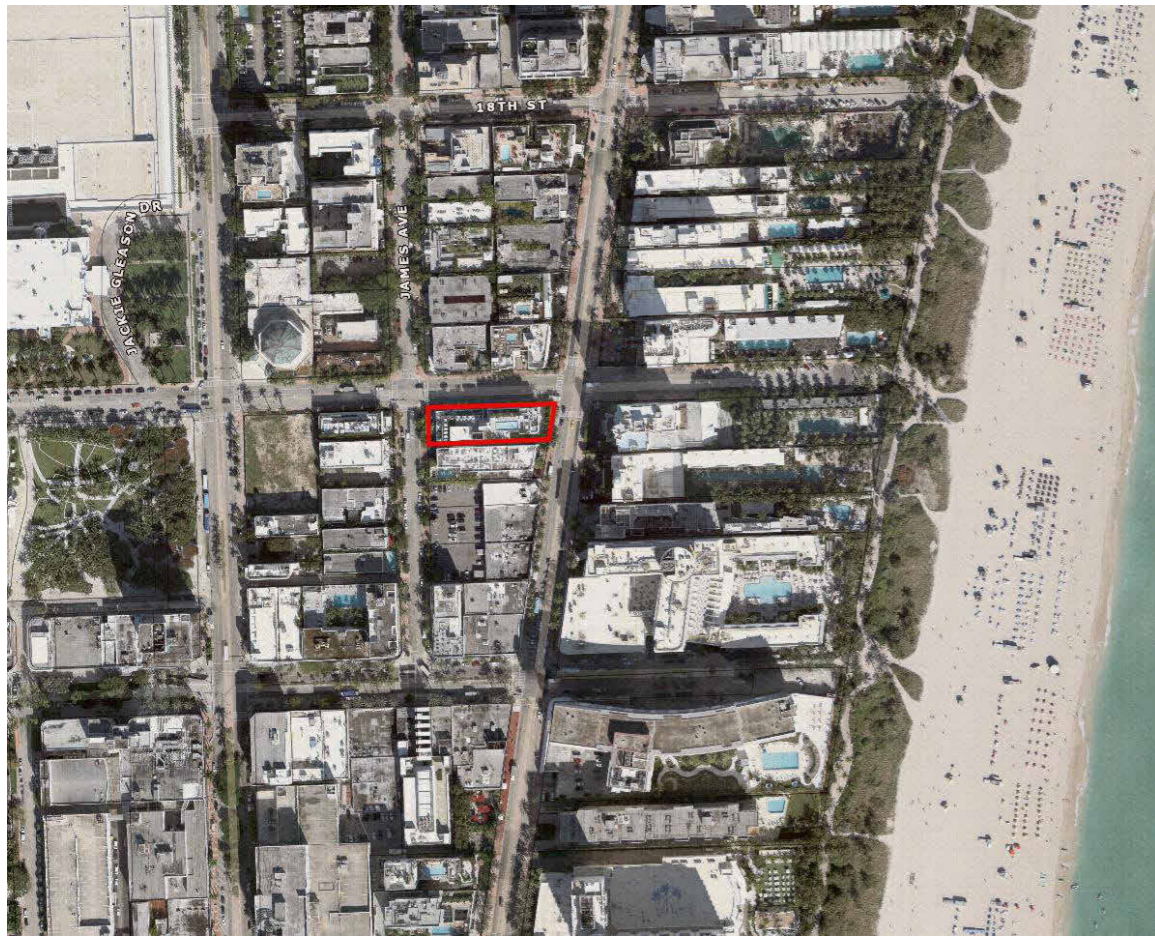
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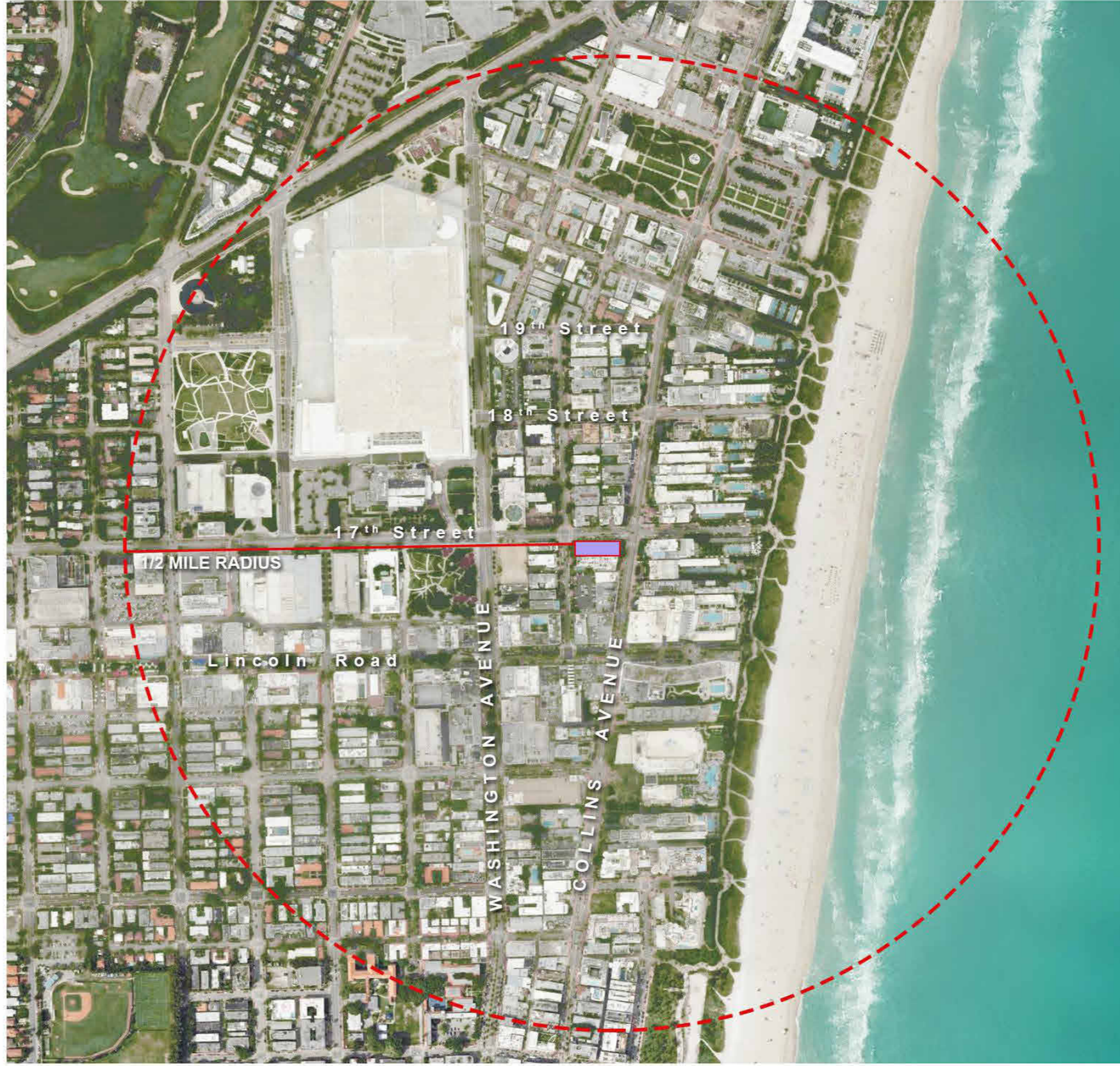
SHEET NUMBER



AERIAL ENLARGED MAP



AERIAL MAP



AERIAL OF 1/2 MILE RADIUS



JAMES AVE / 17TH STREET



JAMES AVE / 17TH STREET

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
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CONCEPT DESIGN

**SITE VIEWS**



STUDIO MCG ARCHITECTURE  
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SHEET NUMBER

**GALE SOUTH  
 BEACH**

1690 Collins Ave. Miami  
 Beach, FL 33139

CONCEPT DESIGN

**AXONOMETRIC  
 VIEWS OF  
 SITE**



STUDIO MCG ARCHITECTURE  
 JENNIFER MCCONNEY FLORIDA LIC# AR93044

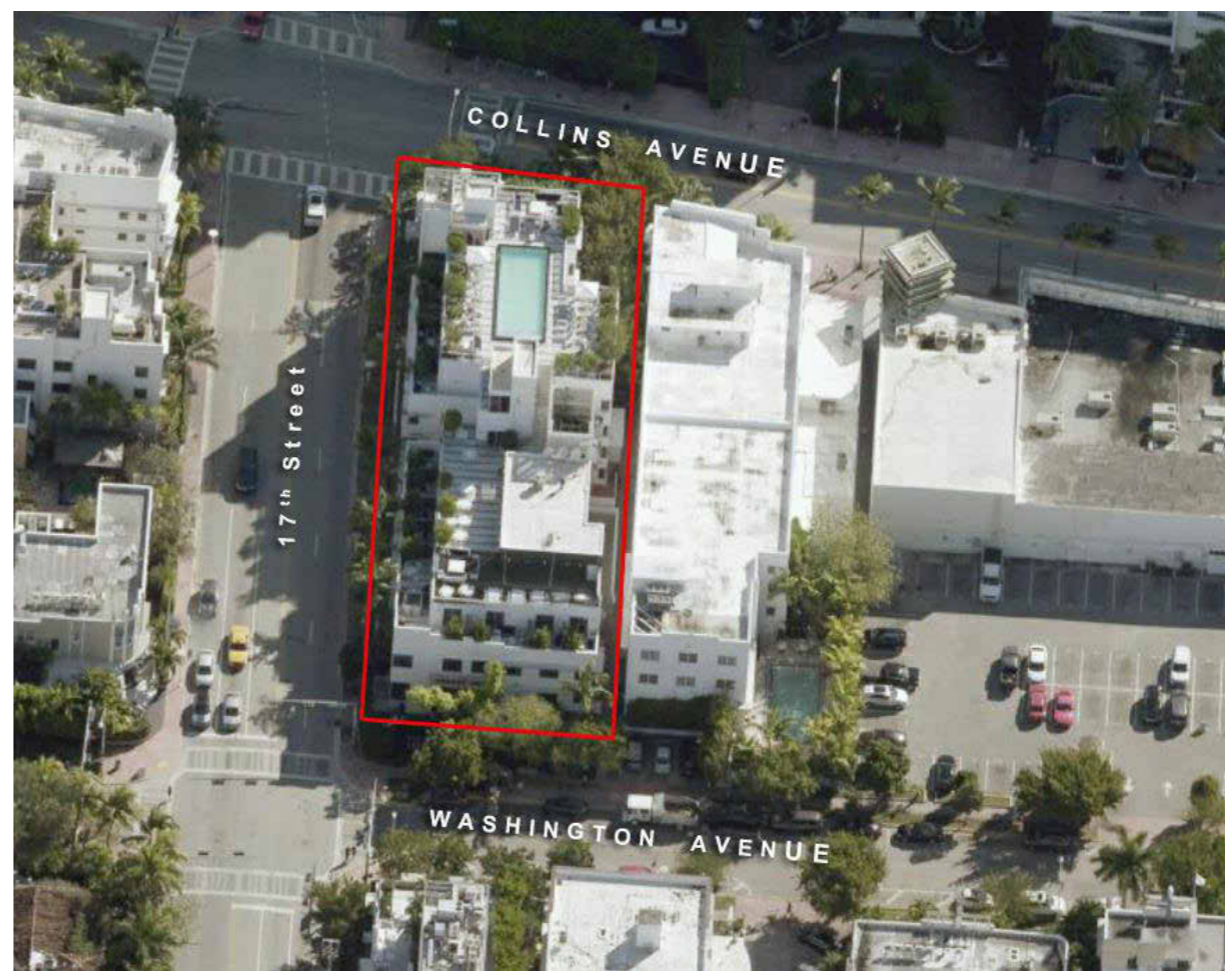
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BIRDS EYE VIEW - EAST FACADE



BIRDS EYE VIEW - WEST FACADE



BIRDS EYE VIEW - SOUTH FACADE



BIRDS EYE VIEW - NORTH FACADE



**GALE SOUTH  
 BEACH**

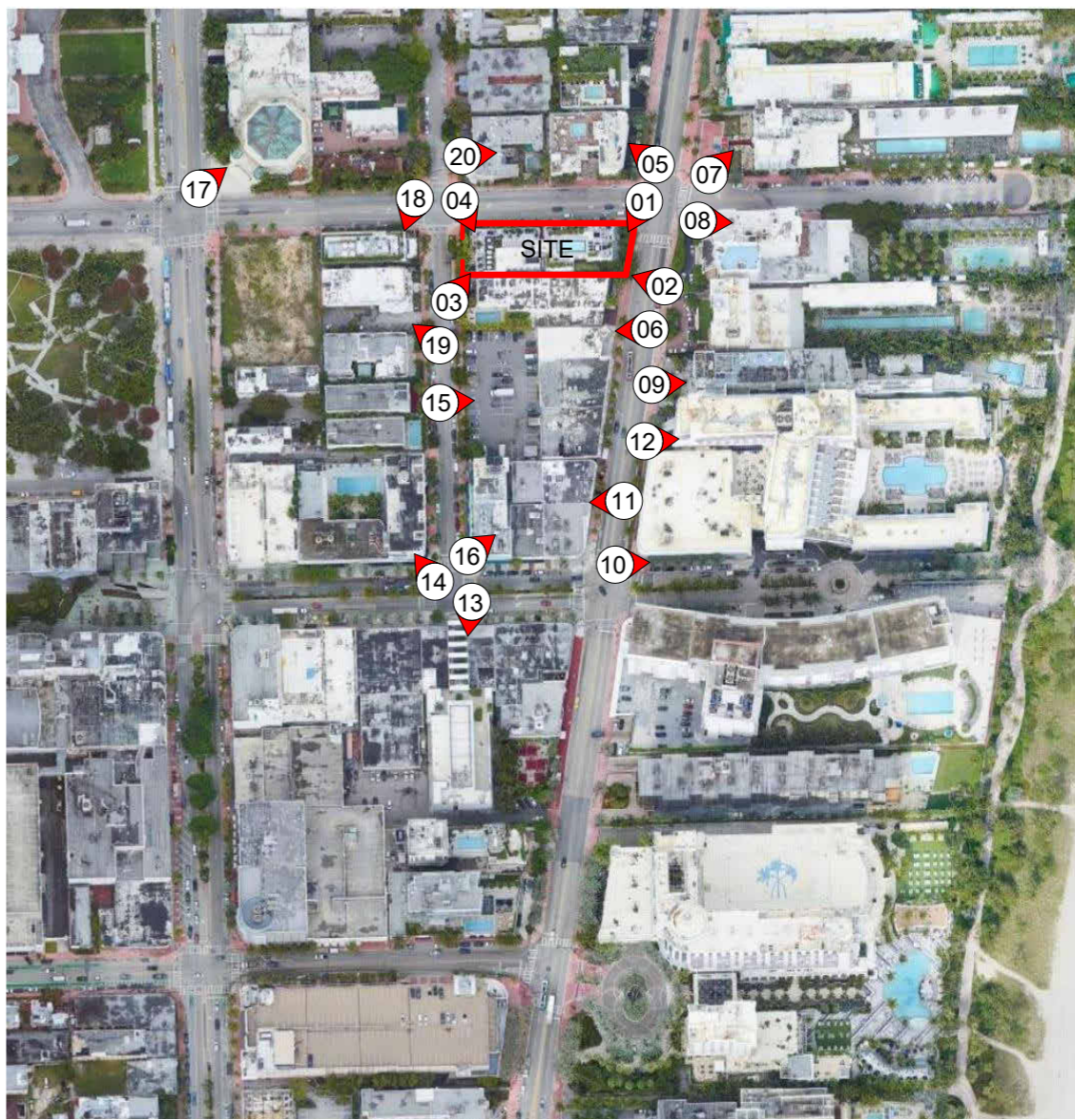
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**SITE PHOTO  
 LOCATIONS**



1. VIEW FROM ALTON ROAD



○ SITE  
 N.T.S.



2. VIEW FROM ALTON ROAD



3. VIEW FROM JAMES AVENUE



4. VIEW FROM 17TH ST.



STUDIO MCG ARCHITECTURE  
 JENNIFER MCCONNEY FLORIDA LIC# AR93044

SCALE: 3/32" = 1'-0"  
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 CHECK: \_\_\_\_\_  
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**GALE SOUTH  
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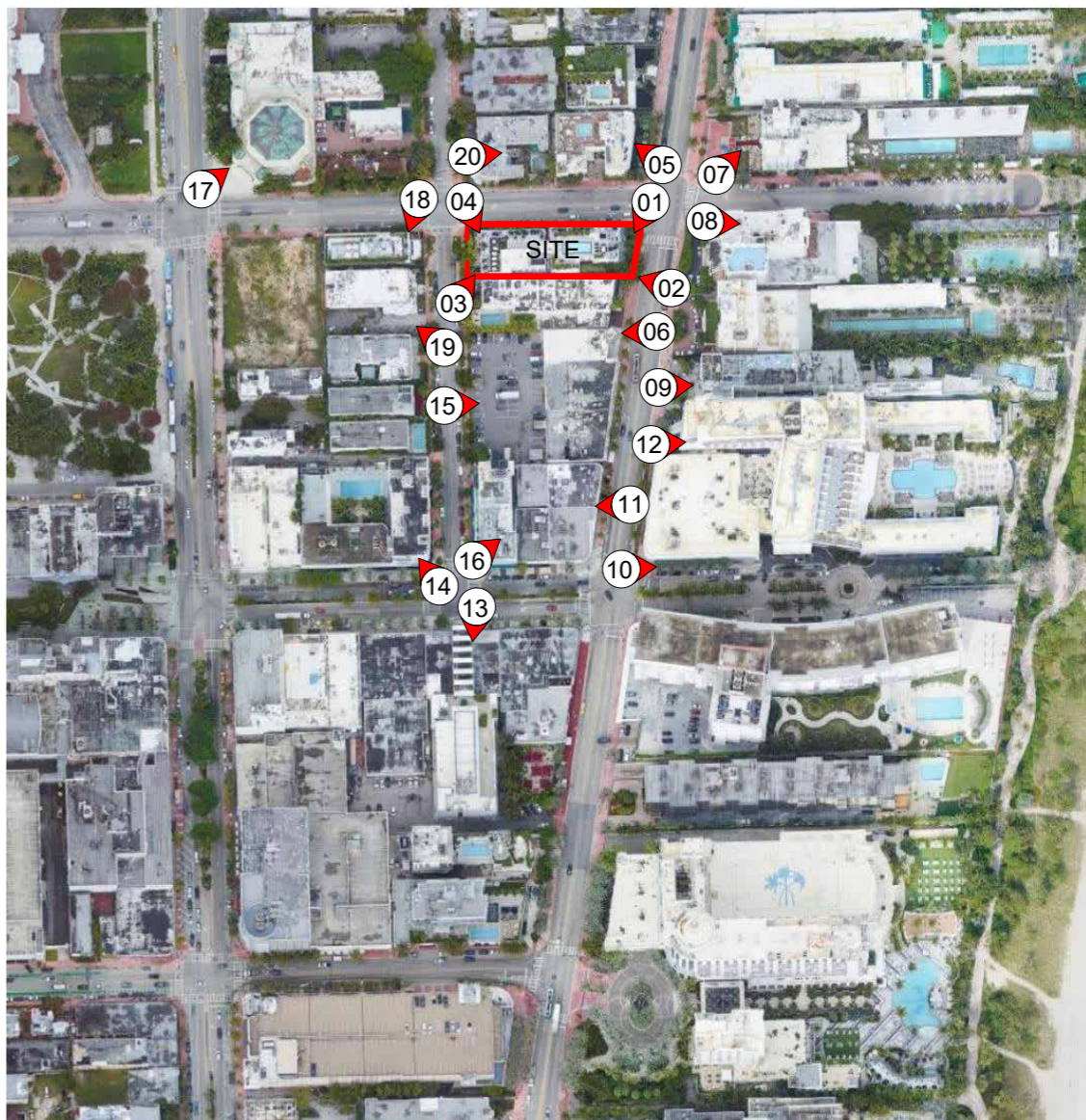
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CONCEPT DESIGN

**SITE PHOTO  
 LOCATIONS**



5. THE CLAREMONT HOTEL - VIEW FROM 17<sup>TH</sup> ST & COLLINS AVE



○ SITE  
 N.T.S.



6. SAN JUAN HOTEL - VIEW FROM COLLINS AVE



7. DELANO HOTEL - VIEW FROM 17<sup>TH</sup> ST & COLLINS AVE



8. SLS HOTEL - VIEW FROM 17<sup>TH</sup> ST & COLLINS AVE



STUDIO MCG ARCHITECTURE  
 JENNIFER MCCONNEY FLORIDA LIC# AR93044

SCALE: 3/32" = 1'-0"  
 DRAWN BY: MWR / CA  
 CHECK: \_\_\_\_\_  
 DATE: 08/08/2022

SHEET NUMBER