

GALE SOUTH BEACH

1690 COLLINS AVE. MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION
08/08/2022



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

2231

PROJECT NUMBER

PROJECT NAME:

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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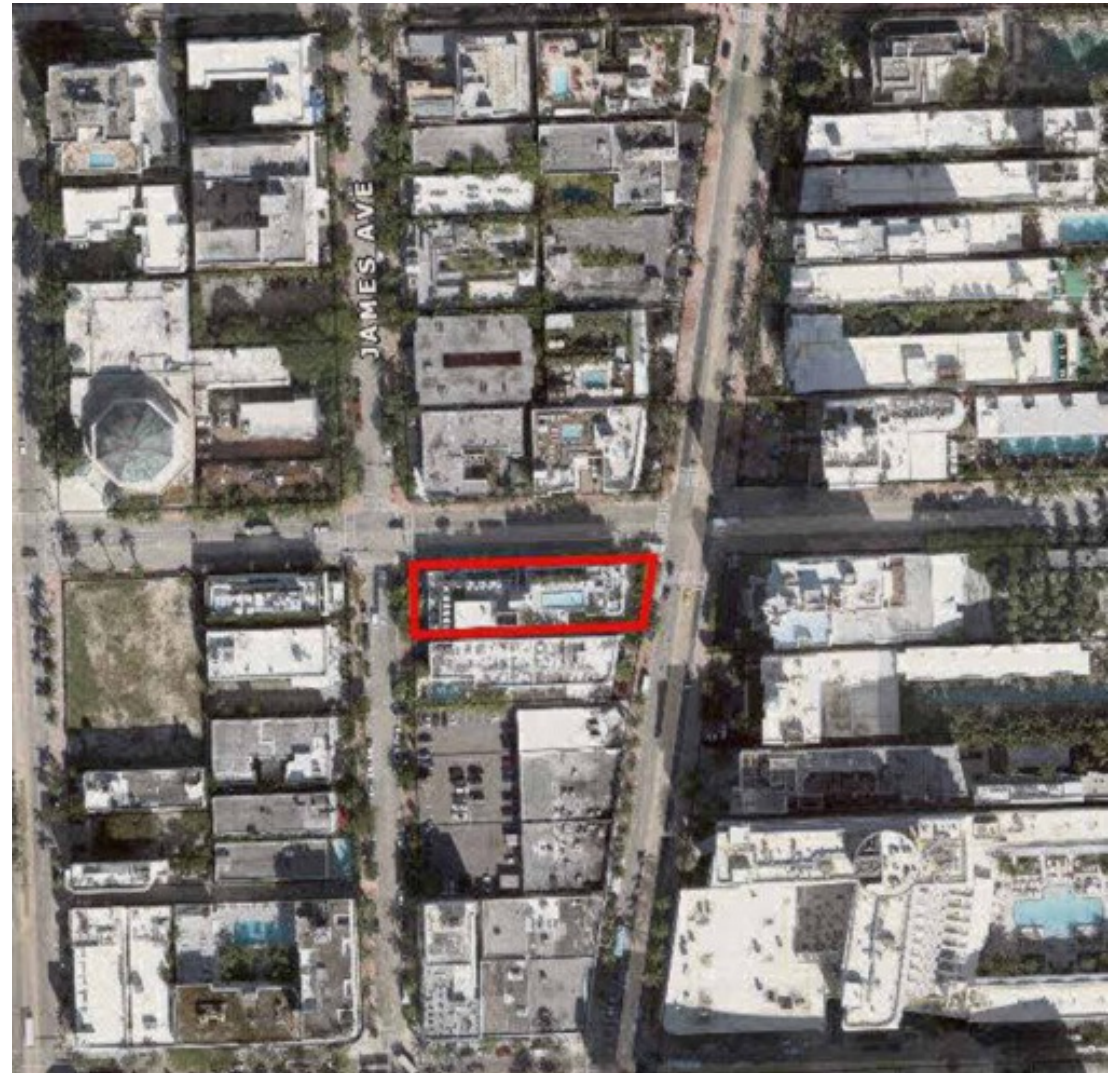
DATE 08/08/2022

SHEET NUMBER

A0.00

Property Location

SW Corner
of Collins
Avenue and
17 Street



Gale/Regent History

Developed Separately
in 1941

Linked Together in 1964

Renovations/Single
Story Additions in
2011/2012



Gale Addition and Pool Deck

Regent Addition and Rooftop Food and Beverage

Status Quo



2022 Goals

Remove Outdoor Food and Beverage on Regent Side.

Addition on Regent Side to Allow for Additional Hotel Rooms and Meeting Rooms.

Allow Hotel to Better Serve Convention Center Business.

**GALE SOUTH
 BEACH**

1690 Collins Ave. Miami
 Beach, FL 33139

CONCEPT DESIGN

**CONTEXT
 ELEVATION**



① CONTEXT ELEVATION NORTH - EXISTING
 1" = 80'-0"



② CONTEXT ELEVATION NORTH - PROPOSED
 1" = 80'-0"



③ CONTEXT ELEVATION WEST - EXISTING
 1" = 80'-0"



④ CONTEXT ELEVATION WEST - PROPOSED
 1" = 80'-0"

STUDIO MCG+G ARCHITECTURE
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SCALE: 1" = 80'-0"

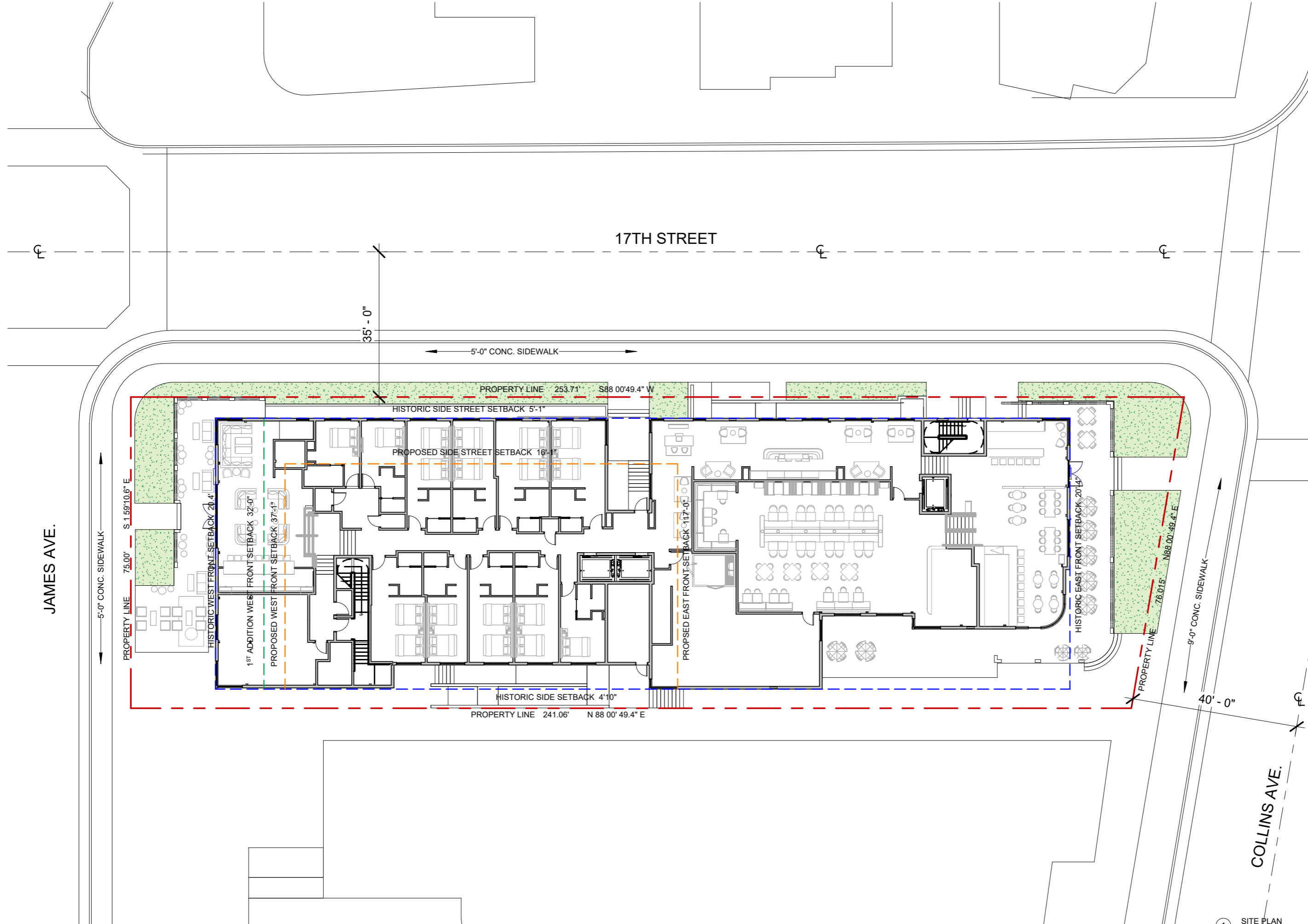
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1 SITE PLAN
3/64" = 1'-0"



Existing Open Rooftop Bar

Existing Guestroom floor Addition

Historic Regent Hotel

JAMES AVE / 17TH STREET



JAMES AVE / 17TH STREET

GALE SOUTH
BEACH

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CONCEPT DESIGN

SITE VIEWS



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GALE SOUTH
BEACH

LEVEL 1 & 4
- FLOOR
PLAN
PROPOSED

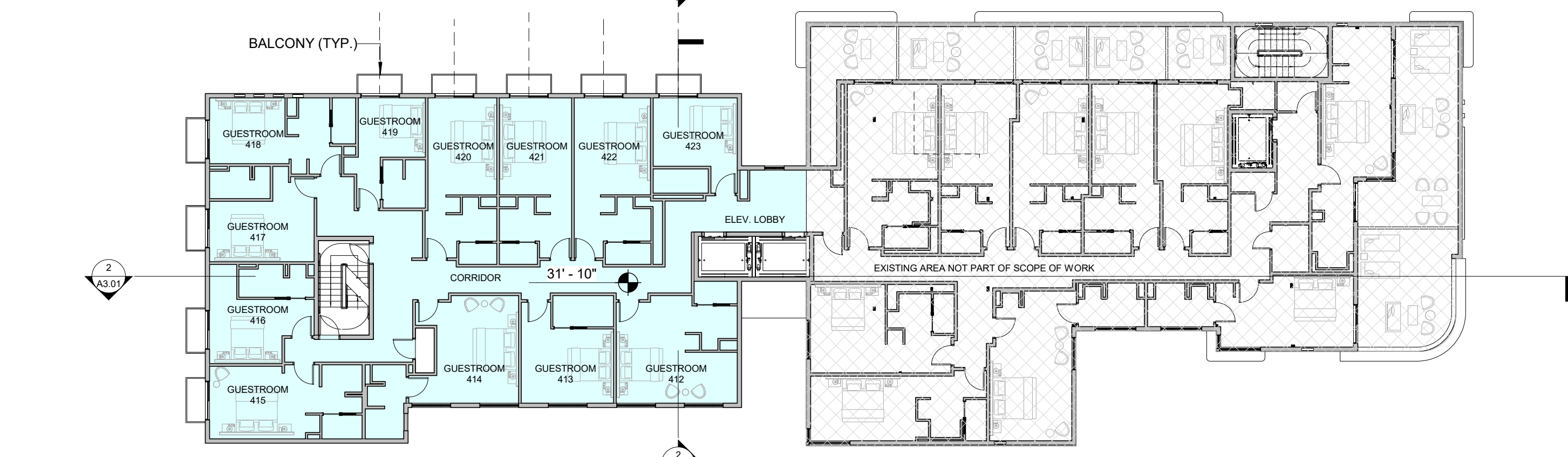
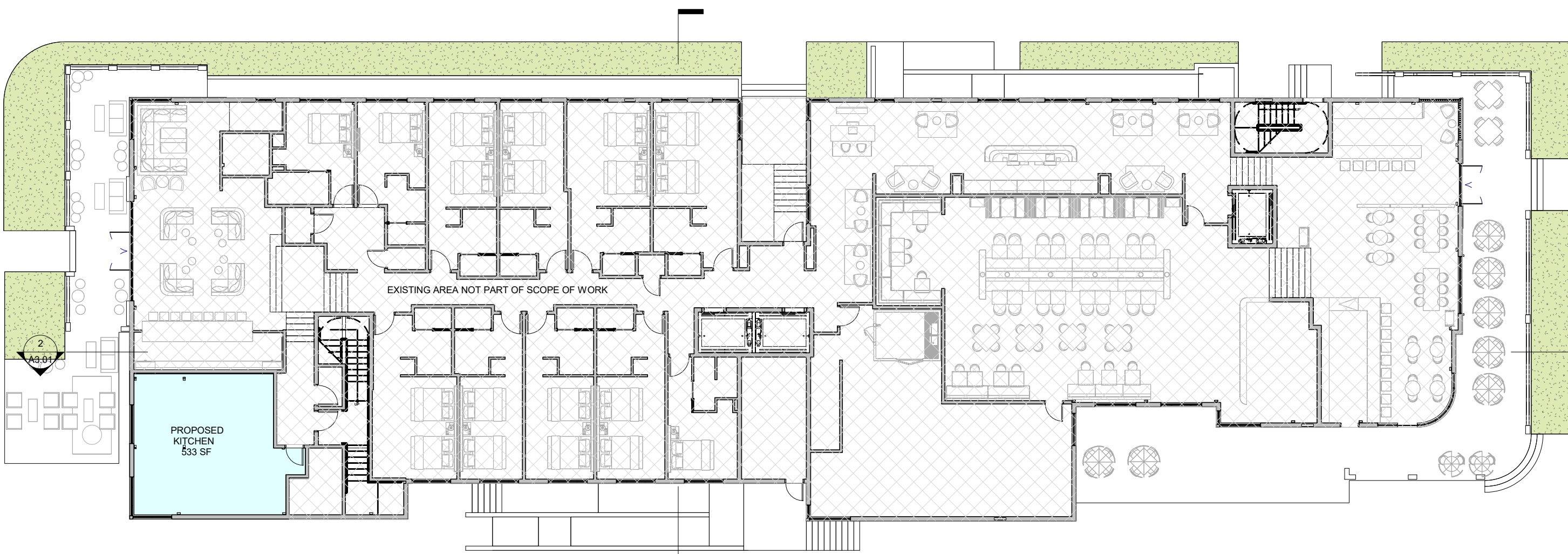


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SCALE: 1/16" = 1'-0"
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A1.05



GALE SOUTH
BEACH

1690 Collins Ave. Miami
Beach, FL 33139

CONCEPT DESIGN

LEVEL 5 &
ROOF-
FLOOR
PLAN
PROPOSED

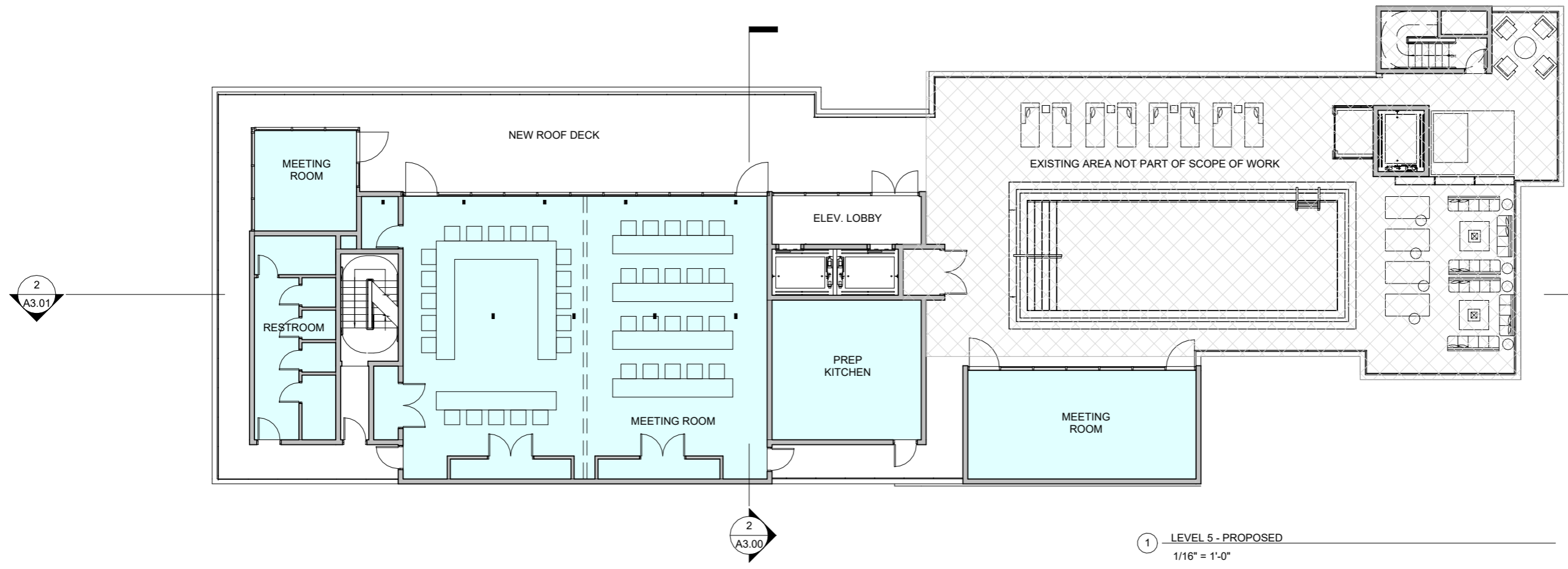


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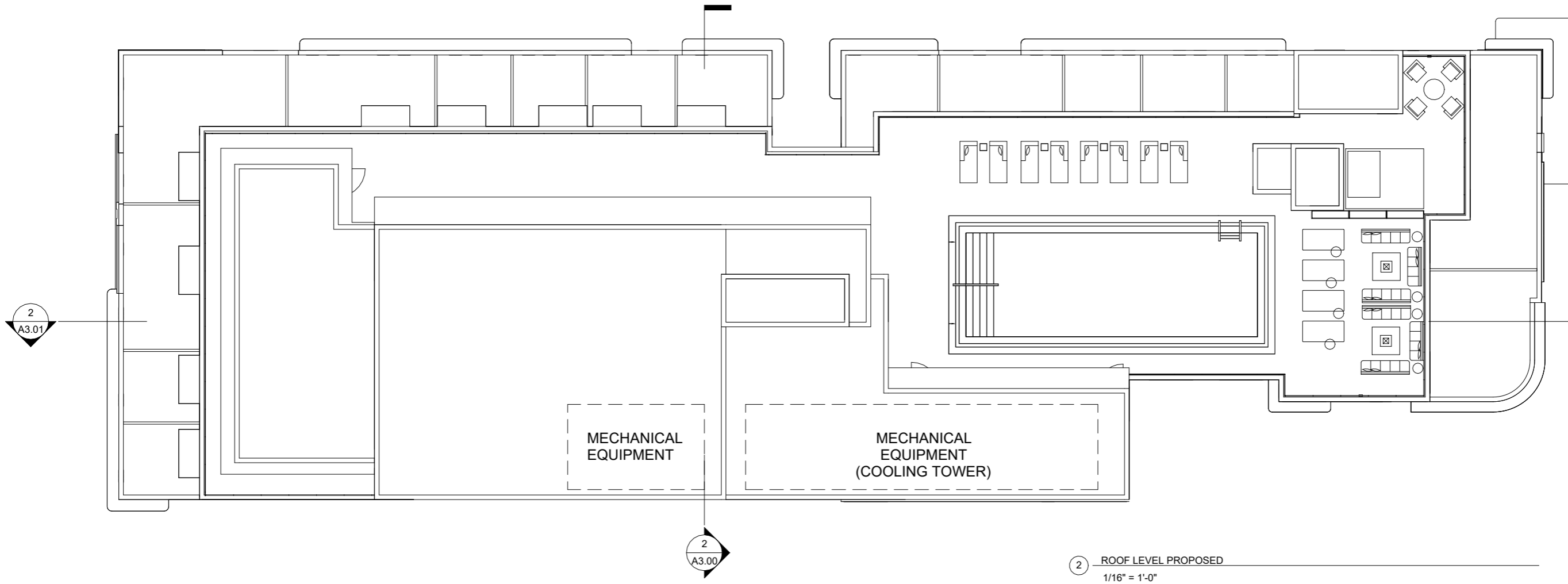
SCALE: 1/16" = 1'-0"
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SHEET NUMBER

A1.06



1 LEVEL 5 - PROPOSED
1/16" = 1'-0"



2 ROOF LEVEL PROPOSED
1/16" = 1'-0"

**GALE SOUTH
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CONCEPT DESIGN

**LEVEL 5 &
 ROOF-
 FLOOR
 PLAN
 PROPOSED**



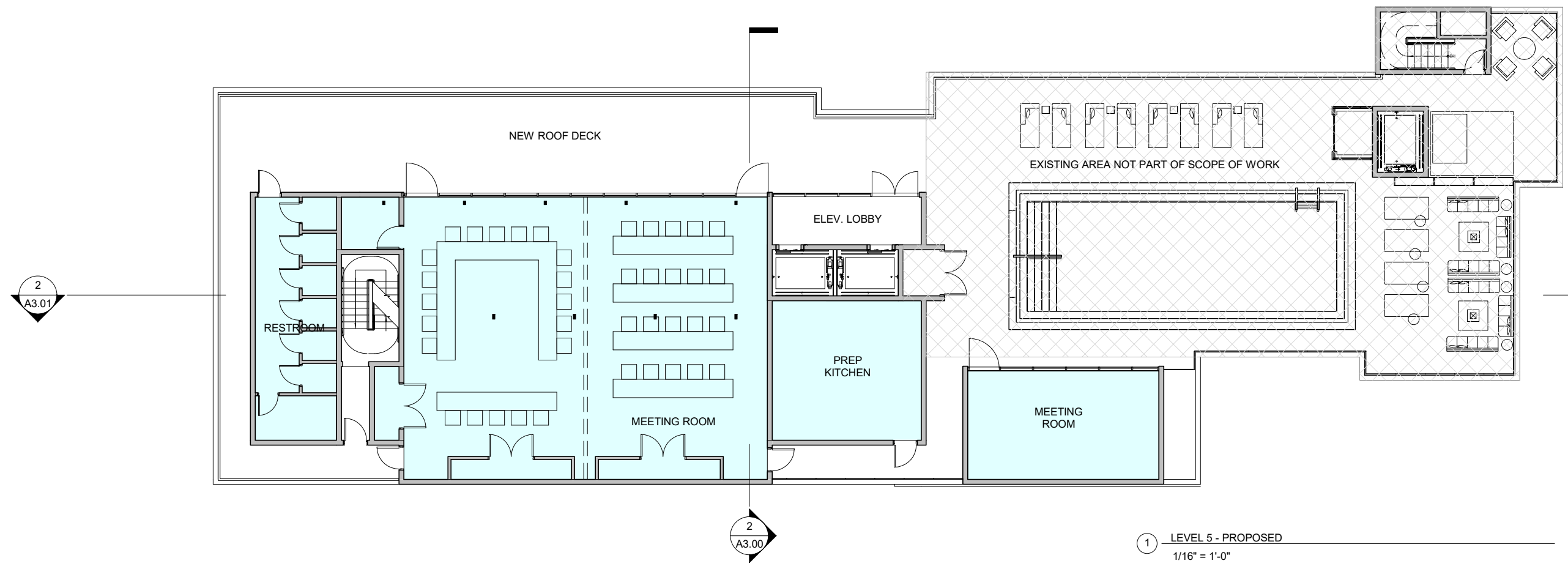
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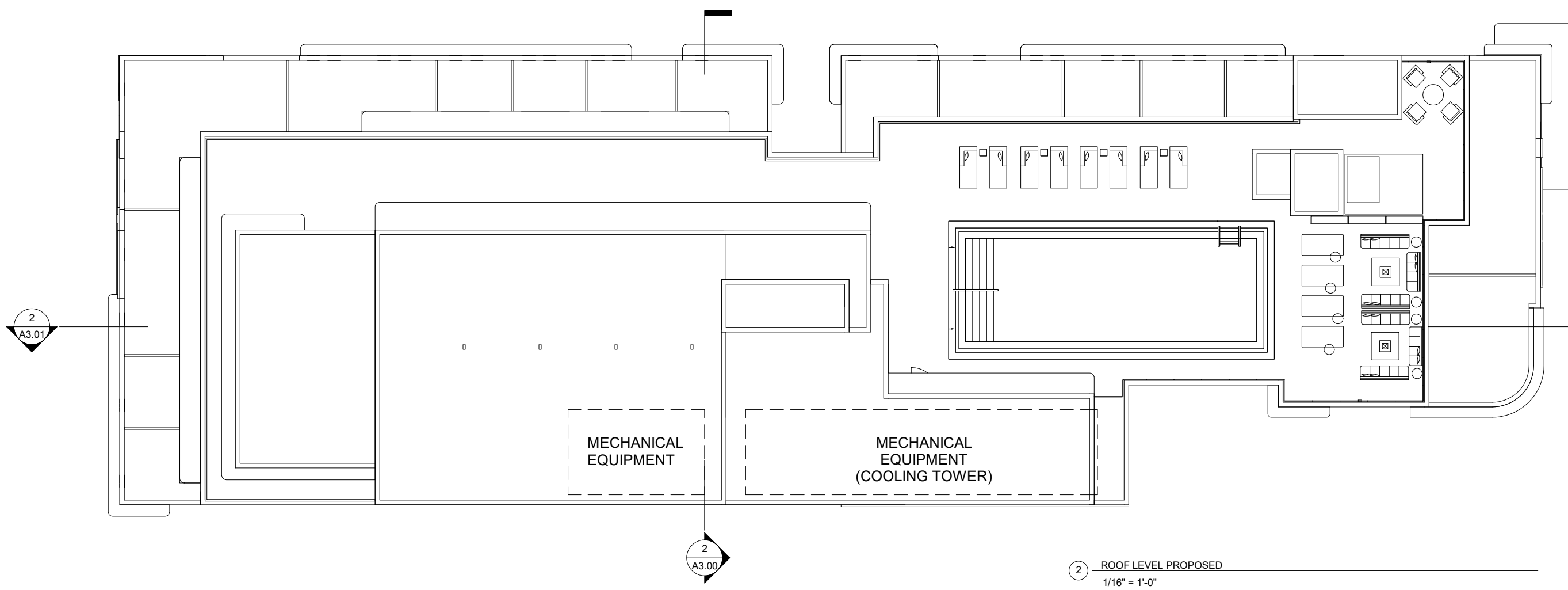
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① LEVEL 5 - PROPOSED
 1/16" = 1'-0"



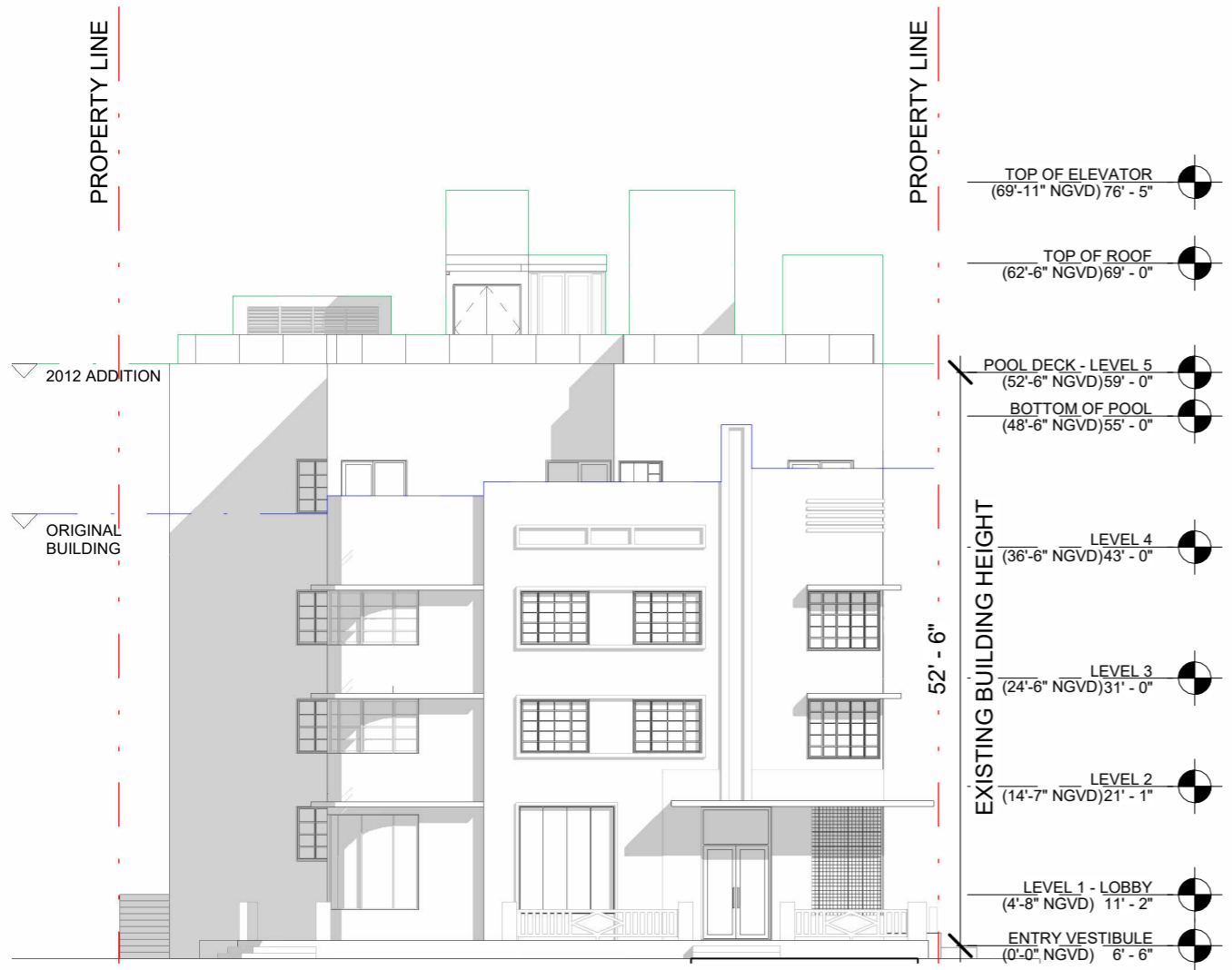
② ROOF LEVEL PROPOSED
 1/16" = 1'-0"

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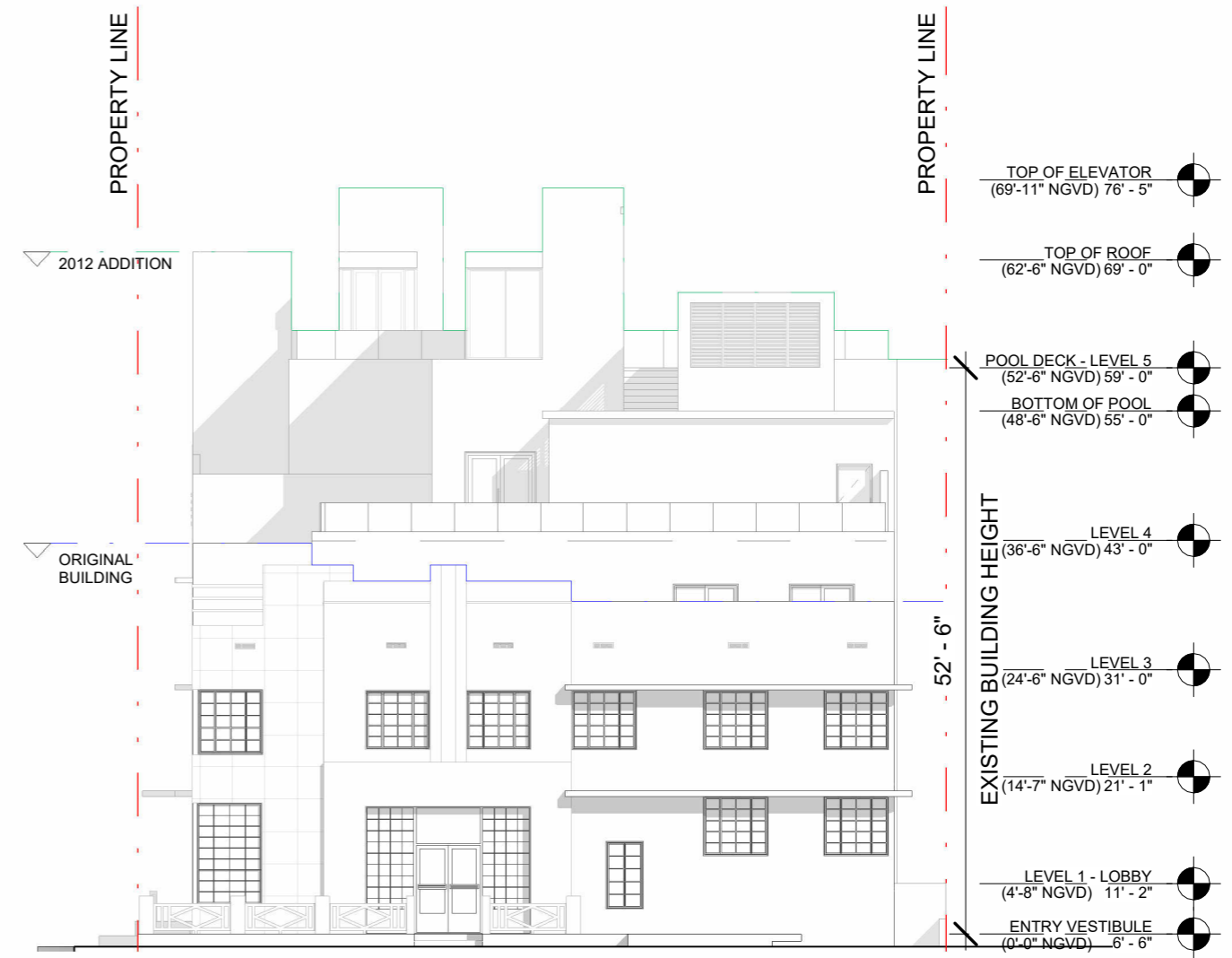
CONCEPT DESIGN

EAST & WEST ELEVATION - EXISTING



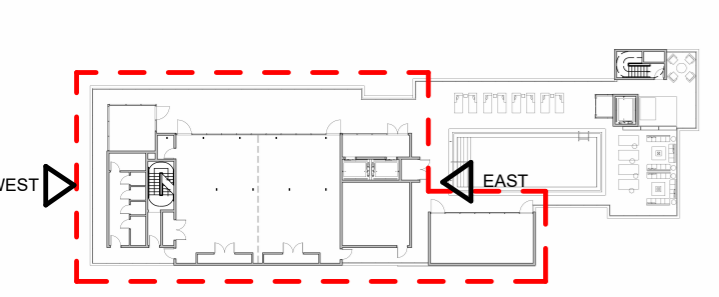
COLLINS AVENUE

① EAST ELEVATION - EXISTING
1/16" = 1'-0"



JAMES AVENUE

② WEST ELEVATION - EXISTING
1/16" = 1'-0"



PROJECT SCOPE KEY PLAN
N.T.S.



③ WEST ELEVATION - LINE OF SIGHT - EXISTING
1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
②	ALUMINUM FRAMED IMPACT RESISTANT SLIDING DOORS
③	GLASS & ALUM. FRAMED RAILING SYSTEM. (TO MATCH EXISTING)
④	ALUMINUM FRAMED IMPACT-RESISTANT STOREFRONT
⑤	CANTILEVERED CONCRETE SLAB. (COLOR TO MATCH EXISTING)

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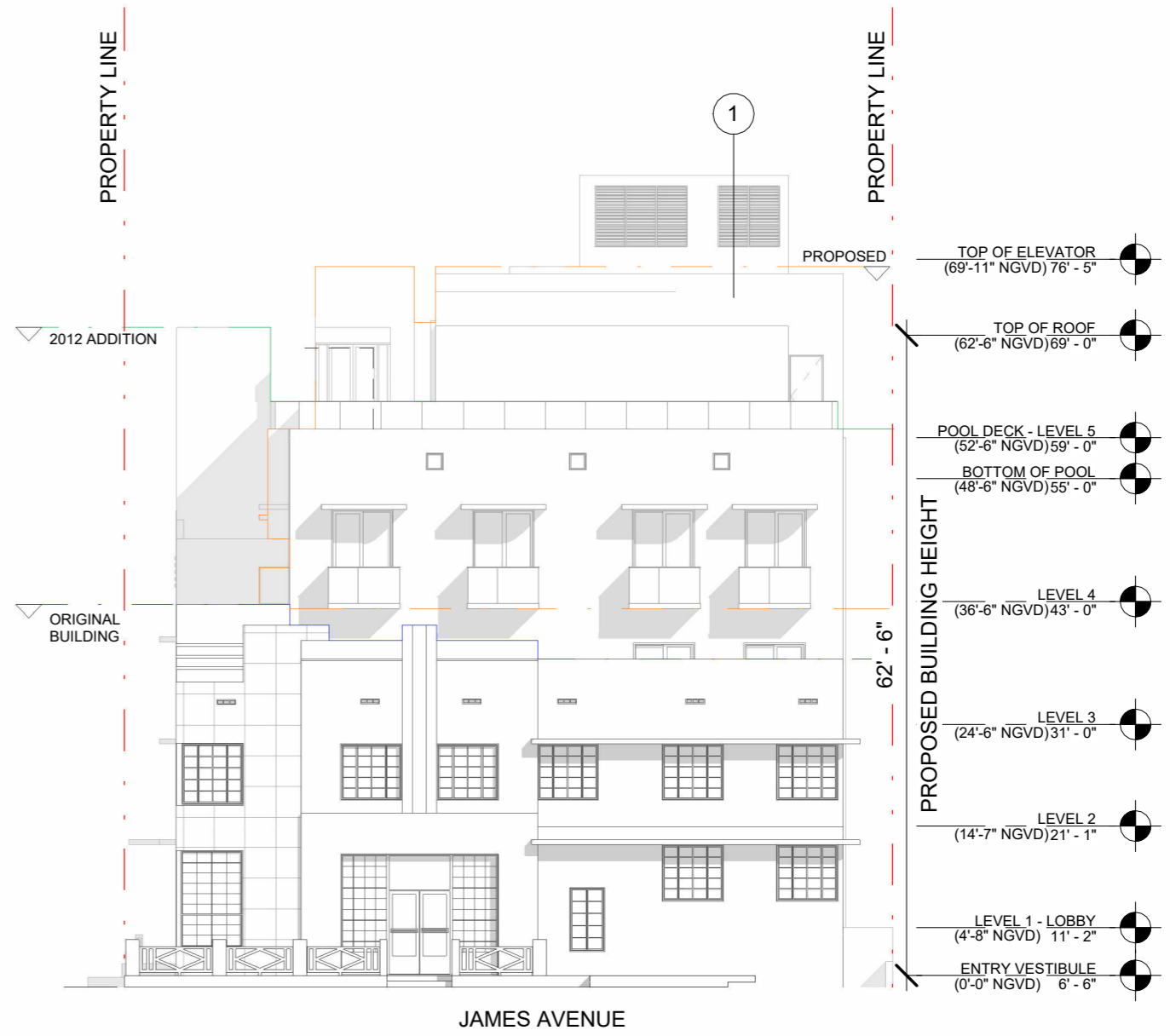
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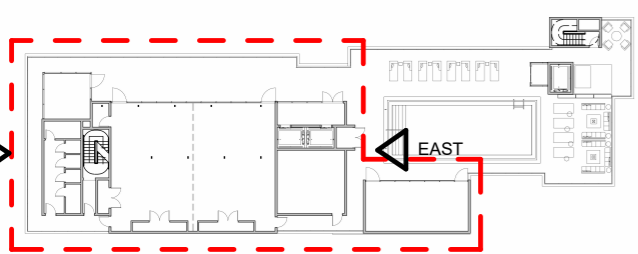
EAST & WEST ELEVATION - PROPOSED



1 EAST ELEVATION - PROPOSED
1/16" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/16" = 1'-0"



PROJECT SCOPE KEY PLAN
N.T.S.



3 WEST ELEVATION - LINE OF SIGHT - PROPOSED
1" = 60'-0"

ELEVATION LEGEND	
①	SMOOTH STUCCO FINISH W/ PAINT FINISH OVER MASONRY / CONCRETE SUBSTRATE (TO MATCH EXISTING)
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CONCEPT DESIGN



- TOP OF ELEVATOR 76' - 5"
- TOP OF ROOF 69' - 0"
- POOL DECK - LEVEL 5 59' - 0"
- LEVEL 4 43' - 0"
- LEVEL 3 31' - 0"
- LEVEL 2 21' - 1"
- LEVEL 1 - LOBBY 11' - 2"
- ENTRY VESTIBULE 6' - 6"



- TOP OF ELEVATOR 76' - 5"
- TOP OF ROOF 69' - 0"
- POOL DECK - LEVEL 5 59' - 0"
- BOTTOM OF POOL 55' - 0"
- LEVEL 4 43' - 0"
- LEVEL 3 31' - 0"
- LEVEL 2 21' - 1"
- LEVEL 1 - LOBBY 11' - 2"
- ENTRY VESTIBULE 6' - 6"

1 EAST ELEVATION - PROPOSED
 1/16" = 1'-0"

2 WEST ELEVATION - PROPOSED
 1/16" = 1'-0"

ELEVATIONS - RENDERED



- TOP OF ELEVATOR 76' - 5"
- TOP OF ROOF 69' - 0"
- POOL DECK - LEVEL 5 59' - 0"
- BOTTOM OF POOL 55' - 0"
- LEVEL 4 43' - 0"
- LEVEL 3 31' - 0"
- LEVEL 2 21' - 1"
- LEVEL 1 - LOBBY 11' - 2"
- ENTRY VESTIBULE 6' - 6"

1 NORTH ELEVATION - PROPOSED
 1/16" = 1'-0"

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PARAISO
JULY 14 - 17

HOTEL Gale

DOLCE & GABBANA

WORKER



PARAISO
JULY 14 - 17
at the Beach House

HOTEL
Gale

DOLCE & GABBANA



EAO

James Av

RECENT HOTEL



James Av

REGENT HOTEL