



6747 COLLINS AVE.
MIAMI BEACH, FLORIDA
FILE HPB22-0562
MARCH 06, 2023

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6747 COLLINS AVENUE
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DRAWING INDEX

DATE:
MAR 06,2023

A0.001

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A0.000	COVER
A0.001	INDEX
A0.002	ZONING DATA
A0.003	LOCATION MAP
A0.004	SITE PHOTOS
A0.005	SITE PHOTOS
A0.006	SITE CONTEXT PHOTOS
A0.007	SITE CONTEXT PHOTOS
A0.008	HISTORICAL IMAGES
A0.009	HISTORICAL IMAGES
A0.010	PROJECT NARRATIVE
A0.011	PROJECT INSPIRATION
A0.012	UNIT NUMBER CHART
V1.000	SURVEY
A1.000	PROJECT SITE
A1.100	SITE PLAN
A1.101	GROUND LEVEL FLOOR PLAN
A1.102	LEVEL 2 FLOOR PLAN
A1.103	LEVEL 3 FLOOR PLAN
A1.104	LEVEL 4 FLOOR PLAN (AMENITIES)
A1.105	LEVEL 5 FLOOR PLAN
A1.106	TYPICAL LEVEL (6, 8, 10, 12)
A1.107	14TH LEVEL FLOOR PLAN
A1.108	15TH LEVEL FLOOR PLAN
A1.109	16TH LEVEL FLOOR PLAN
A1.110	ROOF LEVEL
A2.100	SECTION
A3.100	NORTH ELEVATION
A3.100A	NORTH ELEVATION
A3.101	SOUTH ELEVATION
A3.101A	SOUTH ELEVATION
A3.102	WEST ELEVATION
A3.102A	WEST ELEVATION
A3.103	EAST ELEVATION
A3.103A	EAST ELEVATION
A3.104	ENLARGED ELEVATIONS
A3.105	CONTEXT ELEVATION
A4.100	RENDERING 1
A4.101	RENDERING 2
A5.100	MATERIAL BOARD
A6.100	F.A.R. DIAGRAM
A6.101	F.A.R. DIAGRAM
A6.102	F.A.R. DIAGRAM
A6.103	F.A.R. DIAGRAM
A6.104	F.A.R. DIAGRAM
A6.105	F.A.R. DIAGRAM
L0-000	LANDSCAPE INDEX OF DRAWINGS
L0-001	LANDSCAPE NOTES
L0-002	LANDSCAPE CALCULATIONS
L0-003	TREE SURVEY
L0-004	LANDSCAPE IMAGES
L0-005	OCEANFRONT OVERLAY DIAGRAM
L1-000	TREE DISPOSITION PLAN
L1-100	GROUND LEVEL RENDERED PLAN
L1-110	GROUND LEVEL HARDSCAPE PLAN
L1-120	GROUND LEVEL TREE PLAN
L1-130	GROUND LEVEL SHRUBS AND GROUNDCOVER PLAN
L5-110	GROUND LEVEL HARDSCAPE DETAILS
L5-120	GROUND LEVEL PLANTING DETAILS
IR1-100	GROUND LEVEL IRRIGATION PLAN

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET - FILE HPB22-0562				
ITEM #	Zoning Information			
1	Address:	6747 - 6757 Collins Avenue, Miami Beach, FL 33141		
2	Board and file numbers :			
3	Folio number(s):	02-3211-007-0440; 02-3211-007-0430		
4	Year constructed:	N/A	Zoning District / Overlay:	RM-3 Residential Multifamily, High Intensity / Collins Waterfront Historic
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	6.18 NGVD
6	Lot Area:	41,625 SF	Lot Depth:	333'-0"
7	Lot width:	125'-0"		
8	Minimum Unit Size	335	Average Unit Size:	364 SF
9	Existing use:	VACANT	Proposed use:	HOTEL
		Maximum	Existing	Proposed
10	Height:	200'-0"	N/A	200'-0"
11	Number of Stories:	N/A	N/A	16 stories
12	FAR:	2.25 (93,656 SF)	N/A	93,656 SF
13	Gross square footage:			
14	Square Footage by use:	N/A		
15	Number of units Residential:	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	160 units
17	Number of seats:	N/A		
18	Occupancy load:	N/A	N/A	
19	Density (per Comprehensive Plan):			
	Setbacks	Required	Existing	Proposed
	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	
26	Side Setback:	N/A	N/A	
27	Side Setback	N/A	N/A	
28	Side Setback facing street:	N/A	N/A	N/A
29	Rear Setback:	N/A	N/A	
	Pedestal:			
30	Front Setback (west):	20'-0"	N/A	20 ft ~ 22'-8"
31	Side Setback (north) 8% Lot Width:	10'-0"	N/A	10'-0"
32	Side Setback (south) 8% Lot Width:	10'-0"	N/A	10'-0"
33	Side Setback facing street:	N/A	N/A	N/A
34	Rear Setback (east):	50'-0' or 20% Lot Width	N/A	66'-7" ft ~ 69'-3"
	Tower:			
35	Front Setback (west):	50'-0"	N/A	143'-2" ft ~ 145'-0"
36	Side Setback (north) Pedestal Setback + 10% of Tower above 50':	25'-0"	N/A	25'-0"
37	Side Setback (south) Pedestal Setback + 10% of Tower above 50':	25'-0"	N/A	25'-0"
38	Side Setback facing street:	N/A	N/A	N/A
39	Rear Setback (east) 25% Lot Depth:	83'-3"	N/A	86'-4" ~ 87'-8"

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	I	I	I	-
41	Total number of parking spaces:	110	N/A	112	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):				
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):				
44	Parking Space Dimensions:	8'-6" X 18'-0"		8'-6" X 18'-0"	
45	Parking Space configuration (45°,60°,90°,Parallel):	90 DEGREE		90 DEGREE	
46	ADA Spaces:	2	N/A	2	
47	Tandem Spaces:	8'-6" X 18'-0"	N/A	14	
48	Drive aisle width:	22'	N/A	22'	
49	Valet drop off and pick up:				
50	Loading spaces:	3	N/A	3	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and Number of racks:				
53	Long-Term Bicycle Parking, location and Number of racks				
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	VACANT	HOTEL	
55	Number of seats located outside on private property:	N/A	N/A		
56	Number of seats inside:	N/A	N/A		
57	Total number of seats:				
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				
61	Proposed hours of operation:				
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?:	Yes or No			
65	Located within a Local Historic District?:	Yes			

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above

PARKING REQUIREMENT			
TYPE	QUANTITY	RATIO	TOTAL REQ.
Commercial			
		1 space per 4 seats minus	
Restaurant 5126sf	104 seats	1 seat per 2 hotel rooms	0 spaces
TOTAL			0 spaces
Hotel			
Hotel units 1-100	100 units	0.5 spaces/unit	50 spaces
Hotel units 101 +	60 units	1.0 spaces/unit	60 spaces
TOTAL			110 spaces
Alternative Parking Incentive			
Bicycle parking Long term	32	0.2 p.s./bike	6 P.S.
TOTAL			6 P.S.
PROJECT TOTAL			
Alternative Parking Reduction			6 P.S.
TOTAL with benefit			110 spaces

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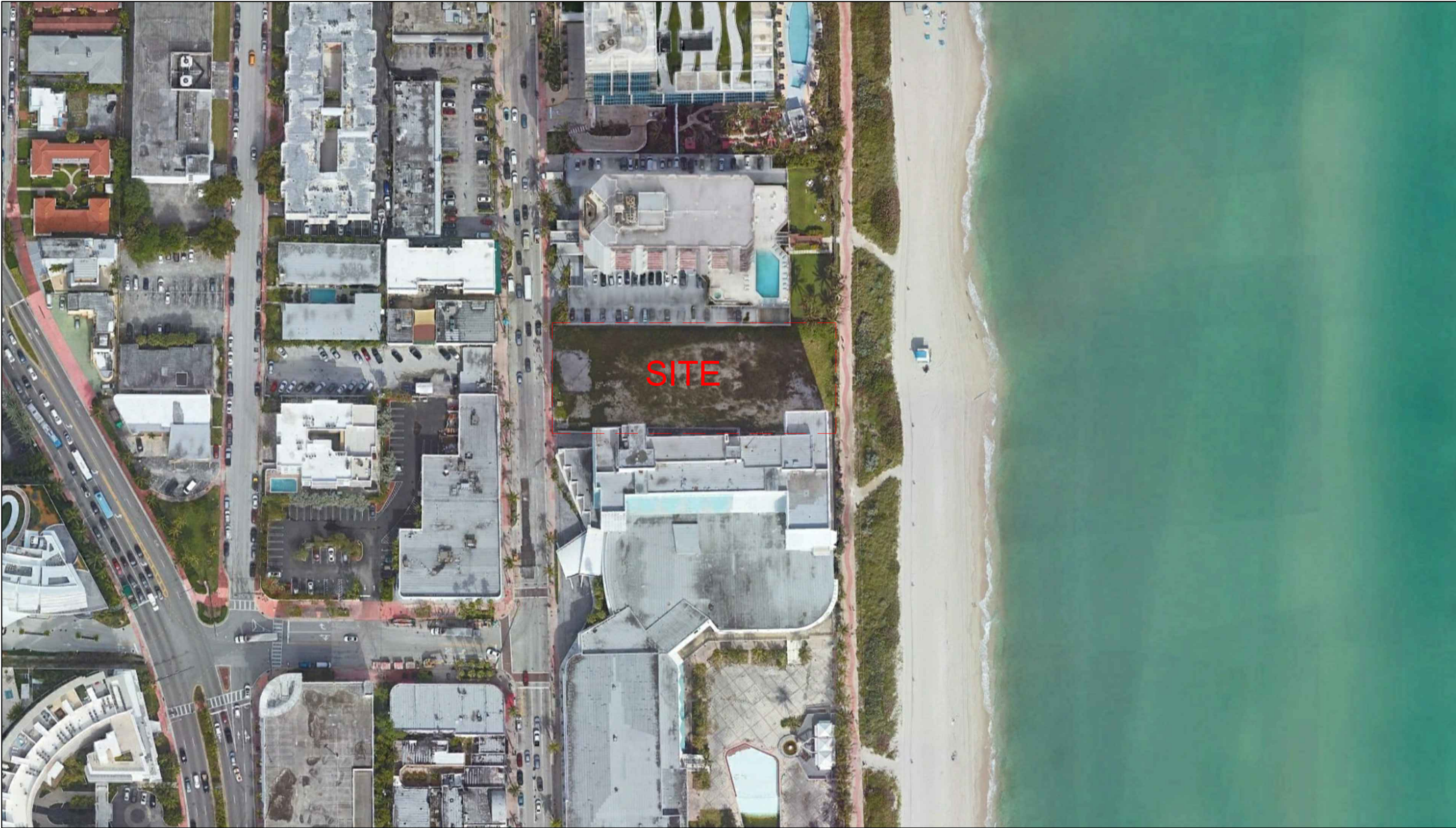
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ZONING DATA

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LOCATION MAP

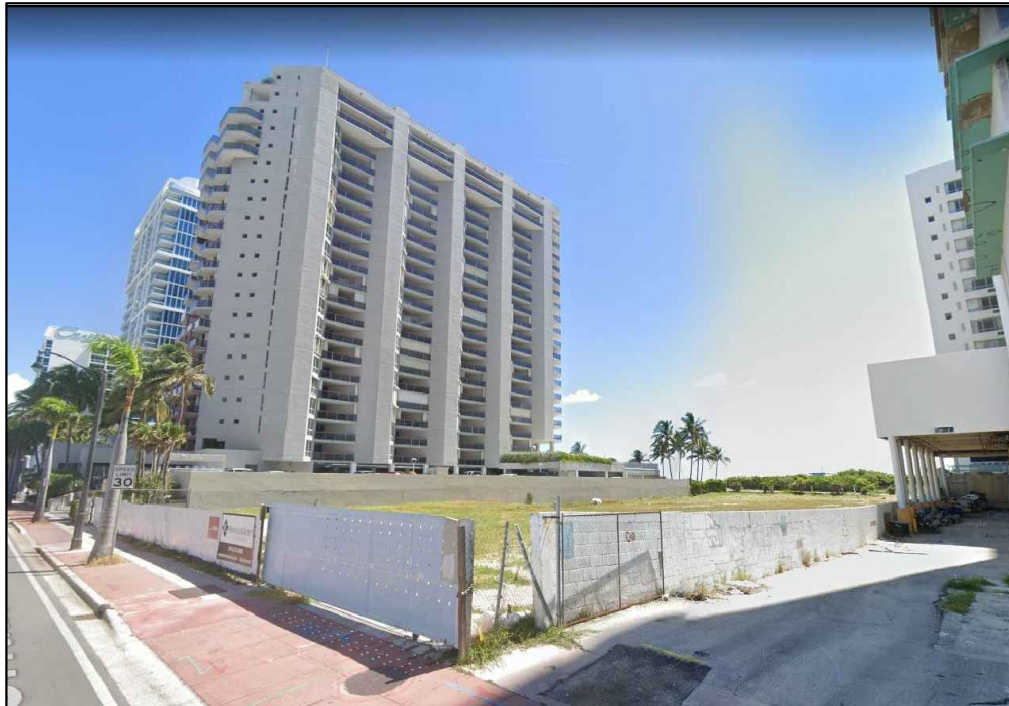


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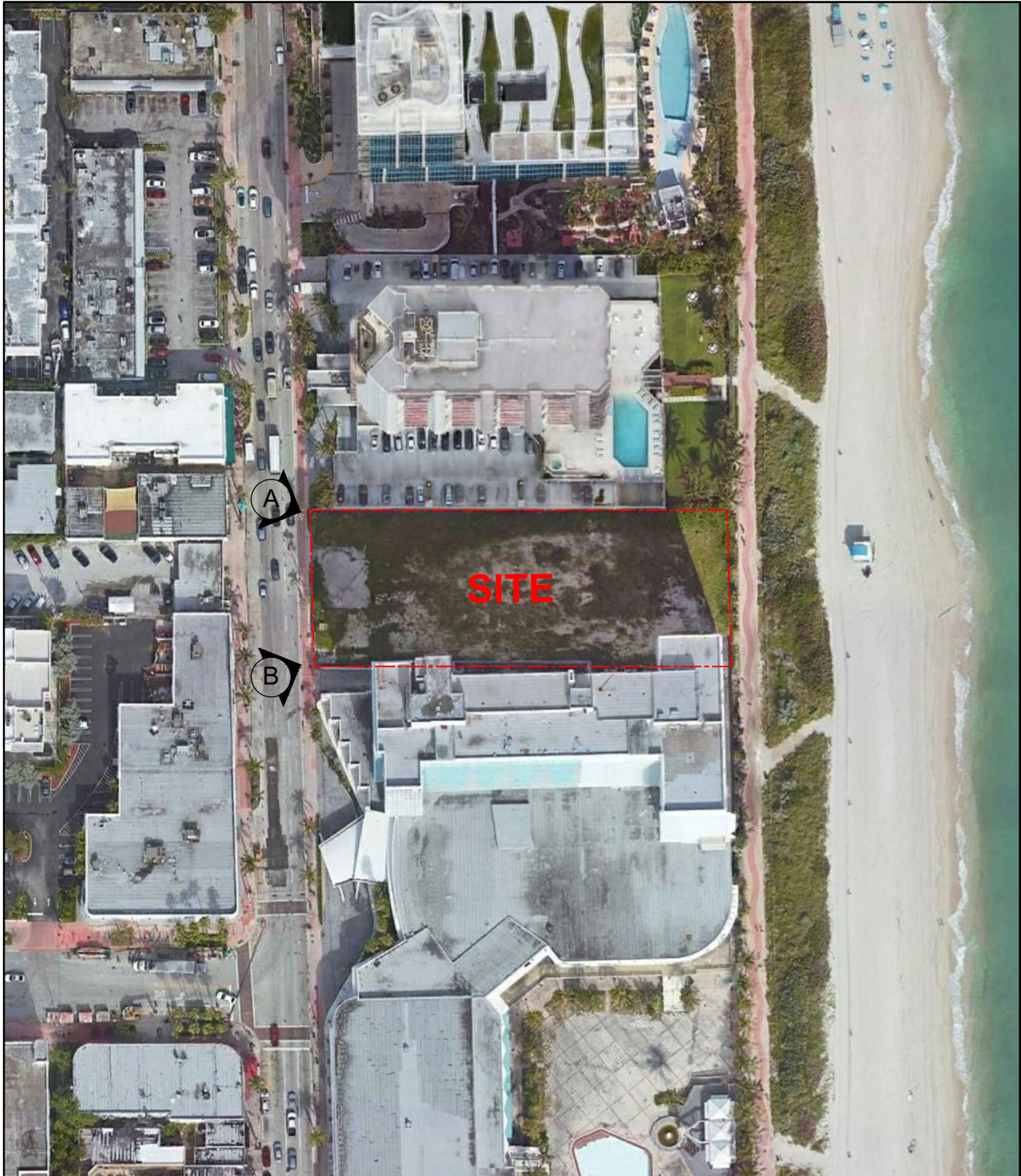
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A.NORTHEAST VIEW OF THE SITE



A.SOUTHEAST VIEW OF THE SITE



KEYPLAN

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SITE PHOTOS

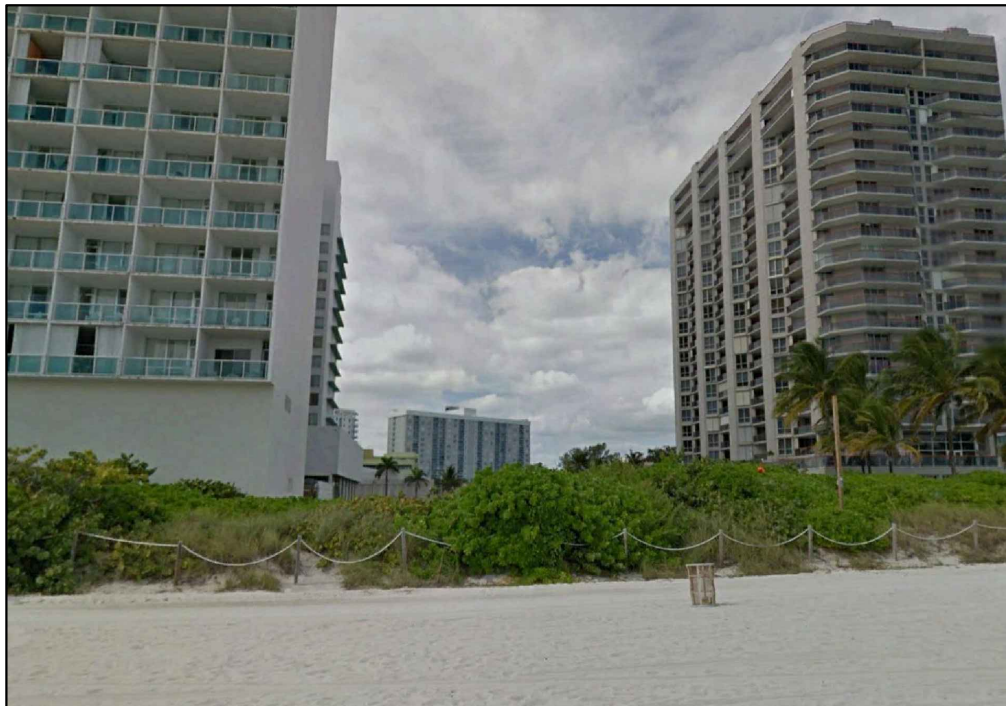


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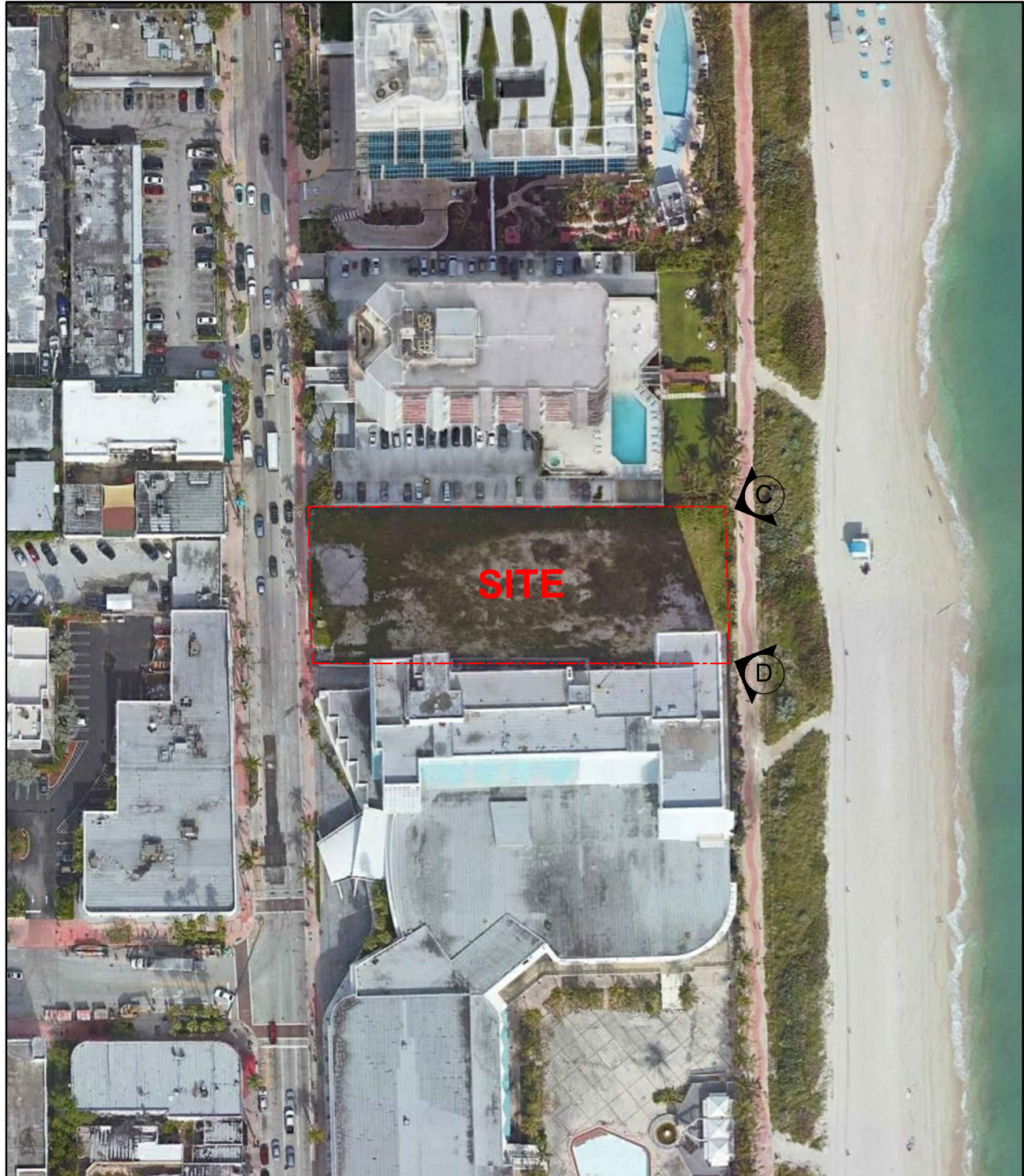
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C.NORTHWEST VIEW OF THE SITE



D.SOUTHWEST VIEW OF THE SITE



KEYPLAN

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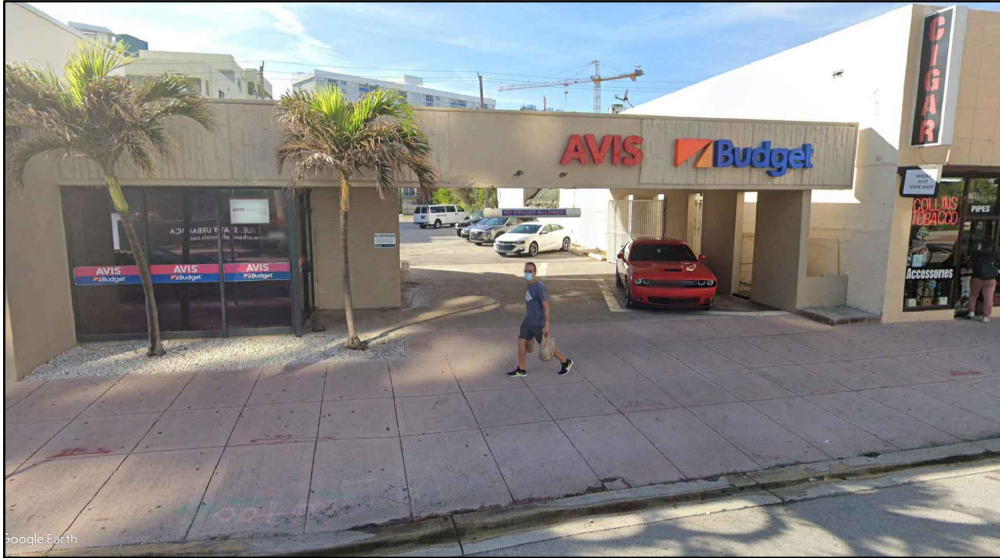
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SITE PHOTOS

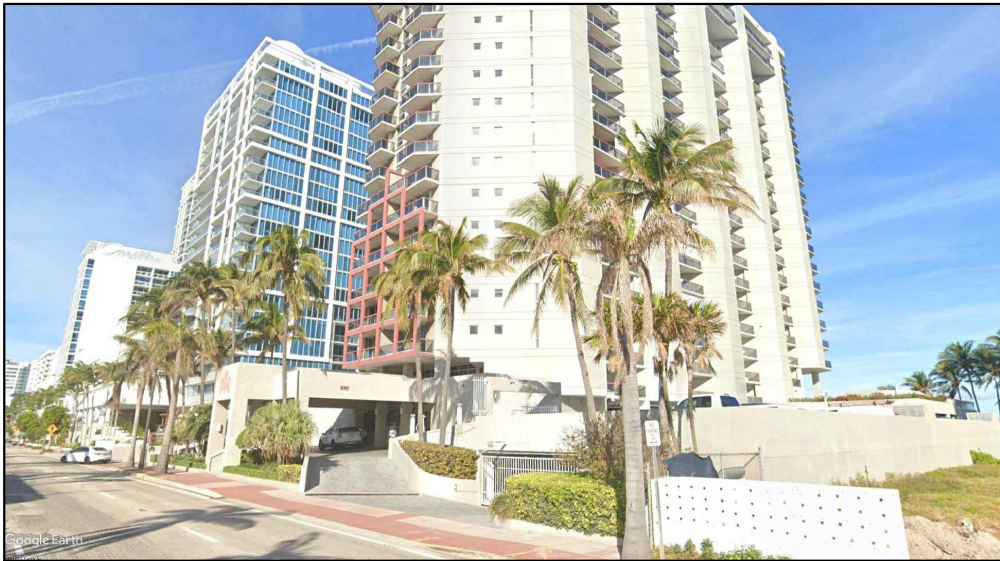


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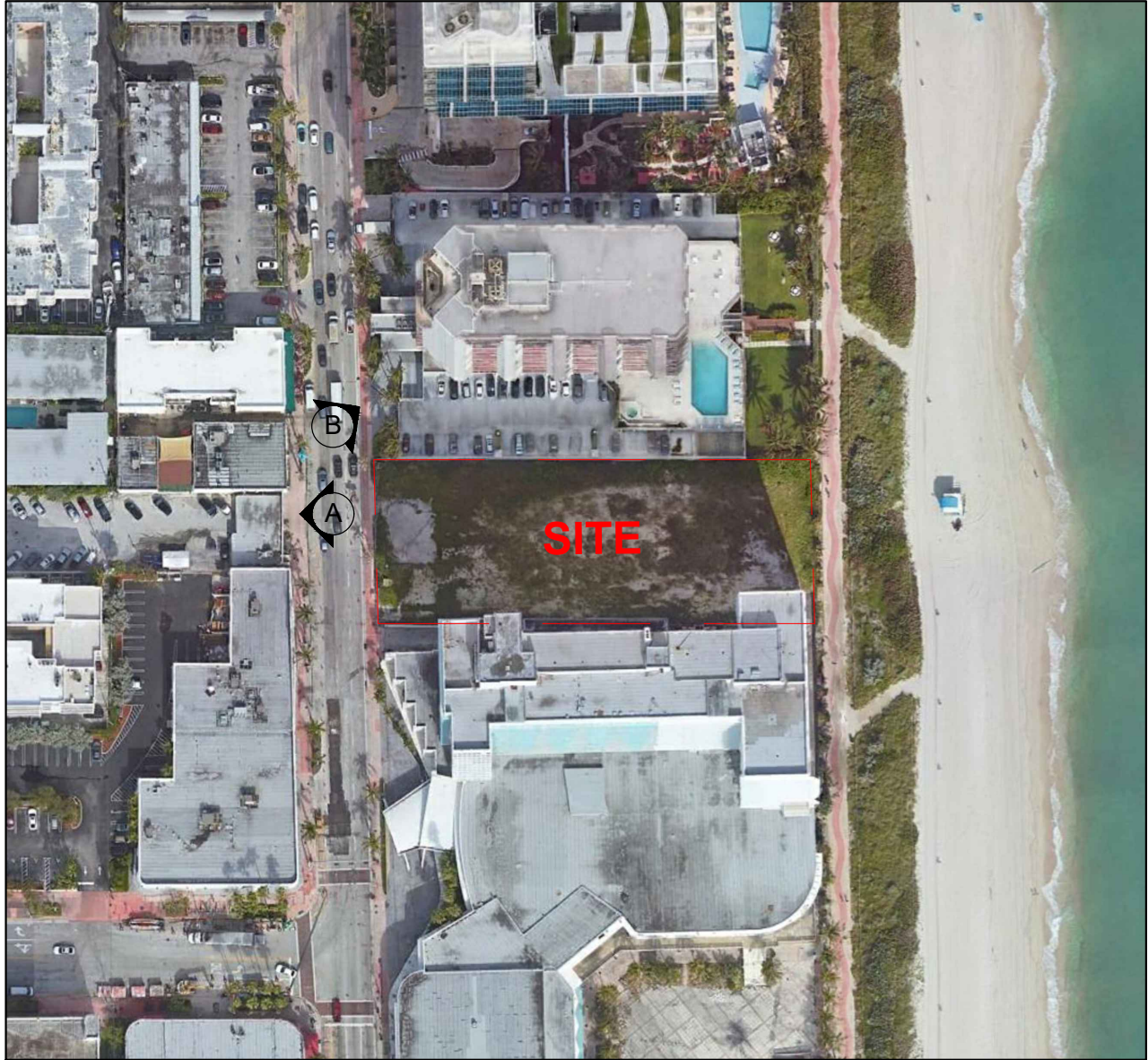
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A. VIEW OF LOT ACROSS THE STREET FROM SITE



B. VIEW OF CONDOMINIUM ADJACENT TO SITE LOT



KEY PLAN

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SITE CONTEXT PHOTOS



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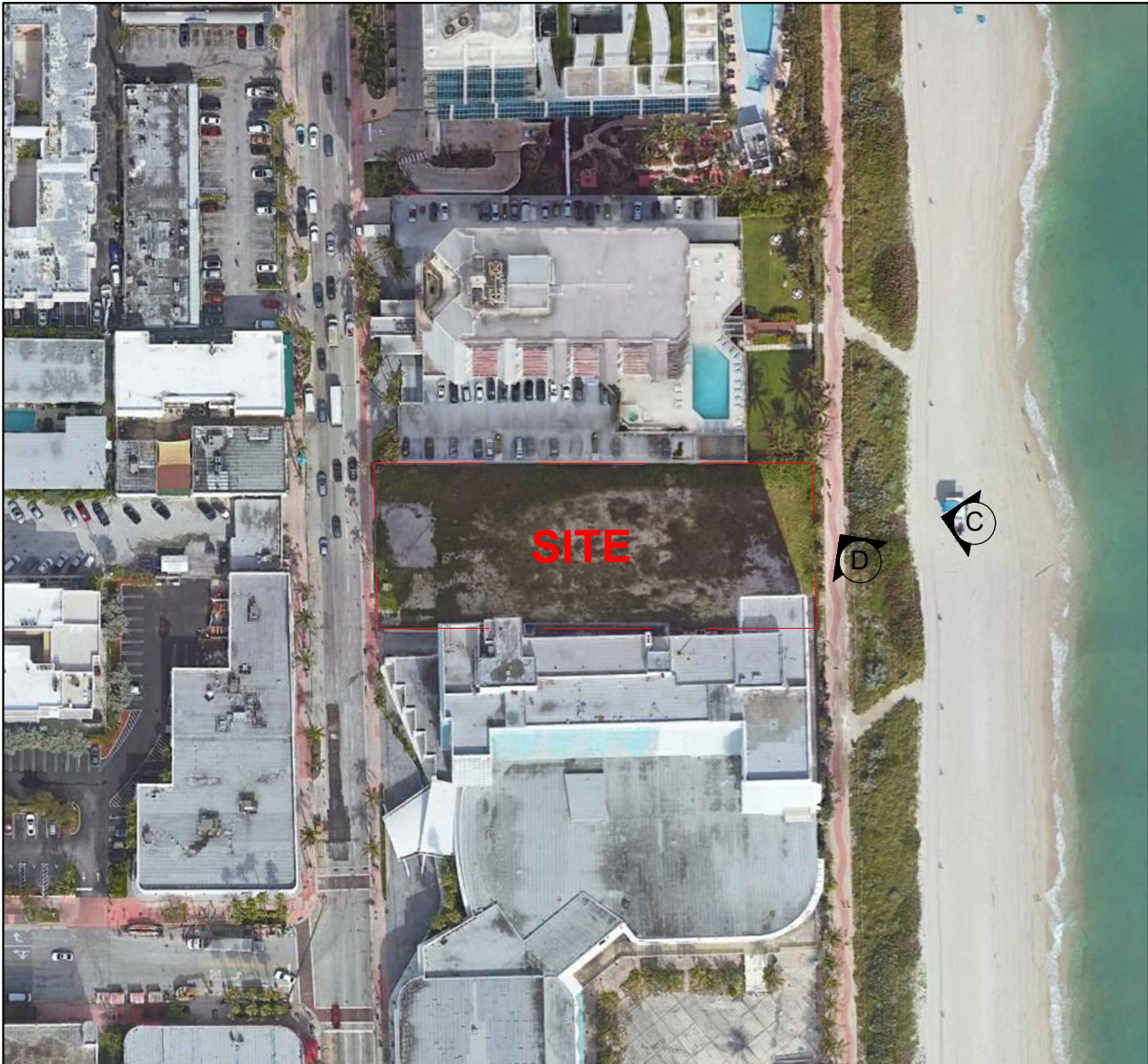
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C. VIEW ON BEACH DIRECTLY IN FRONT OF SITE

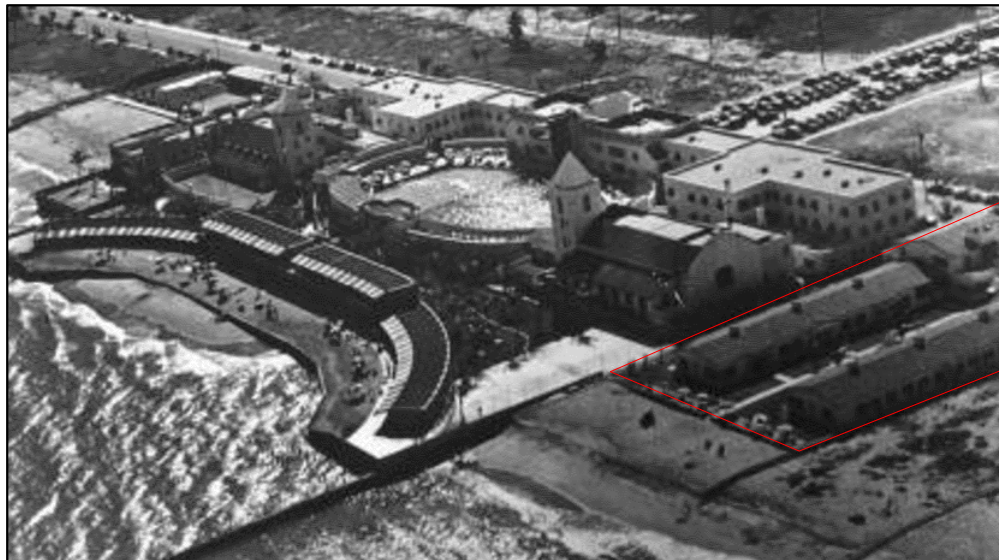


D. VIEW OF SITE ON BEACH BOARDWALK FACING NORTHWEST

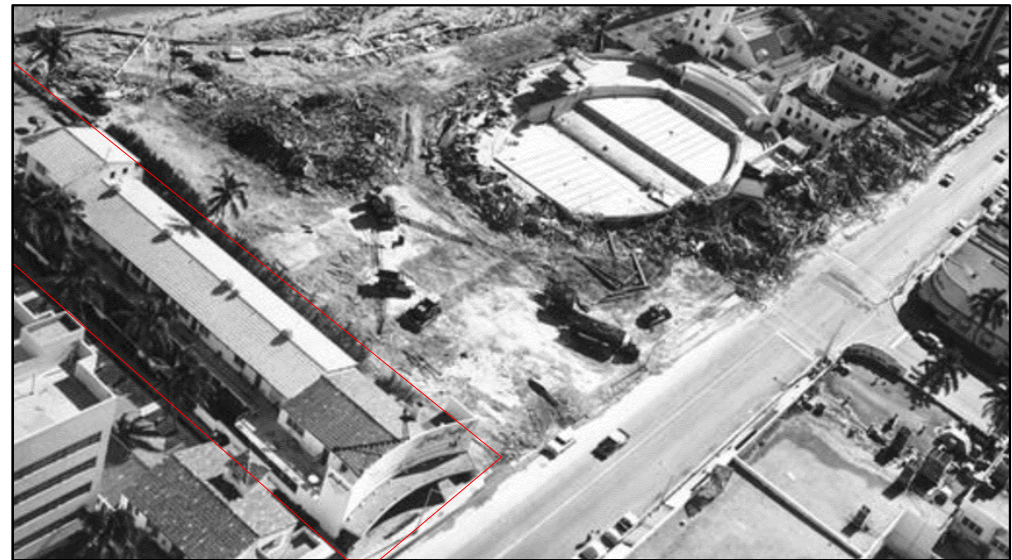


KEYPLAN





A. AERIAL VIEW OF THE MACFADDEN DEUAVILLE HOTEL 1936



B. AERIAL VIEW OF THE MACFADDEN DEAUVILE HOTEL



C. AERIAL VIEW OF THE MACFADDEN DEUAVILLE & THE SITES CONTEXT



D. AERIAL VIEW OF THE DEUAVILLE HOTEL MIAMI BEACH



E. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL



F. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL



The building participates in the North Beach Mimo District. As such the podium design follows the orthogonal geometry of buildings of that period. Made of a bronze toned aluminum, the facade is clad with an ornamental screen as seen in many buildings of that period that sought sun protection particularly on the west side. Bronze is the material often used in elegant buildings of the period. An opening in the screen reveals the elevator core that leads to the pool deck bar. The core is curved at its corners to contrast with the podium and connect geometrically to the tower.

The east tower facade is comprised of a series of thin horizontal slabs. The podium is decidedly urban in its rectangularity and the tower is more nautical as it reaches the beach. Its corners curve and along its sides the balconies fold with eased corners to inflect diagonally to the ocean.





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PROJECT INSPIRATION

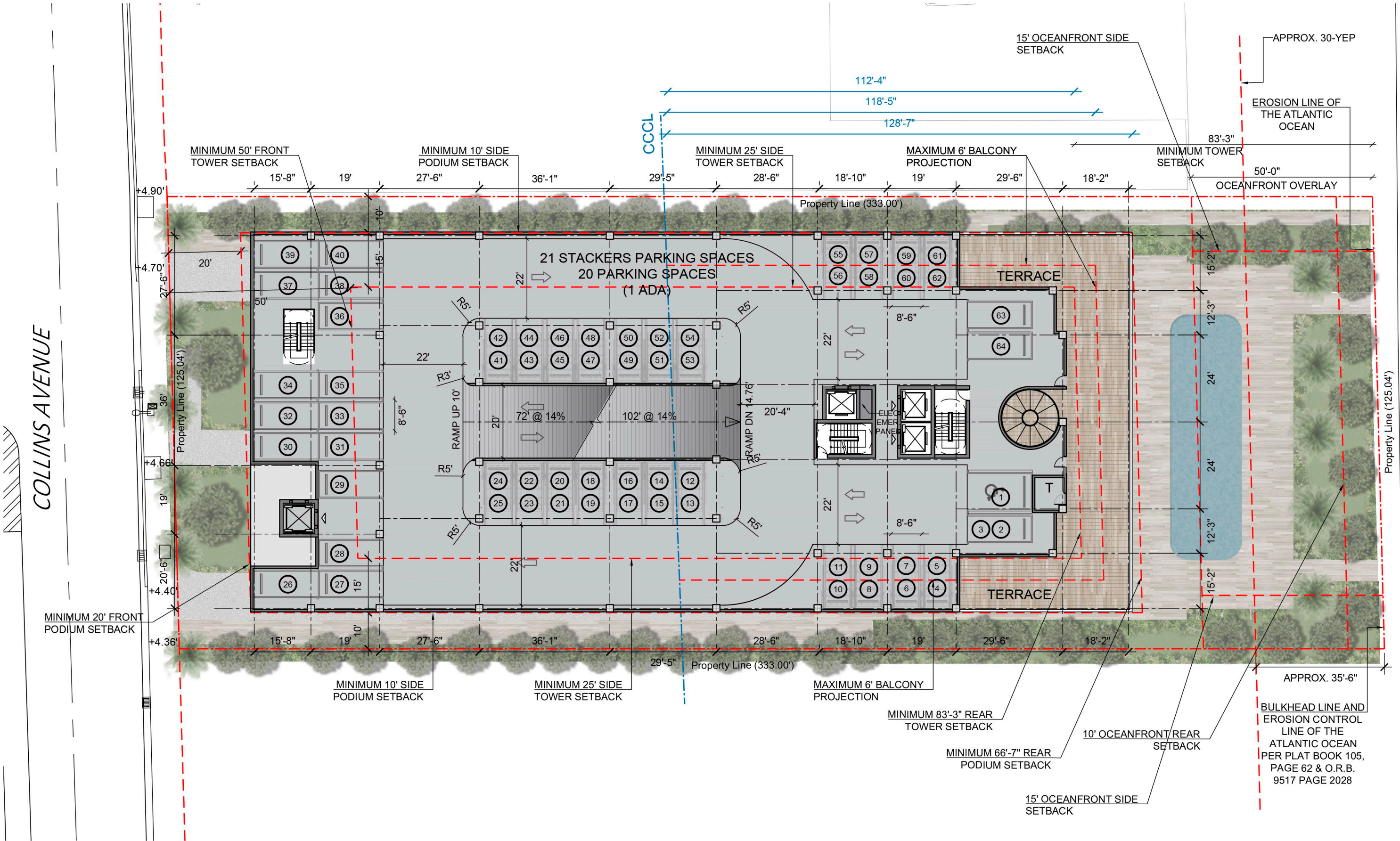
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UNIT MIX			
Units	Unit (area)	Count	Percentage
Room A	355 SF	24	15
Room B	335 SF	70	44
Room C	529 SF	21	13
Room D	335 SF	42	26
Room E	1,192 SF	1	1
Room F	1,243 SF	1	1
Room G	1,894 SF	1	1
TOTAL		160	100







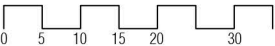
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LEVEL 2

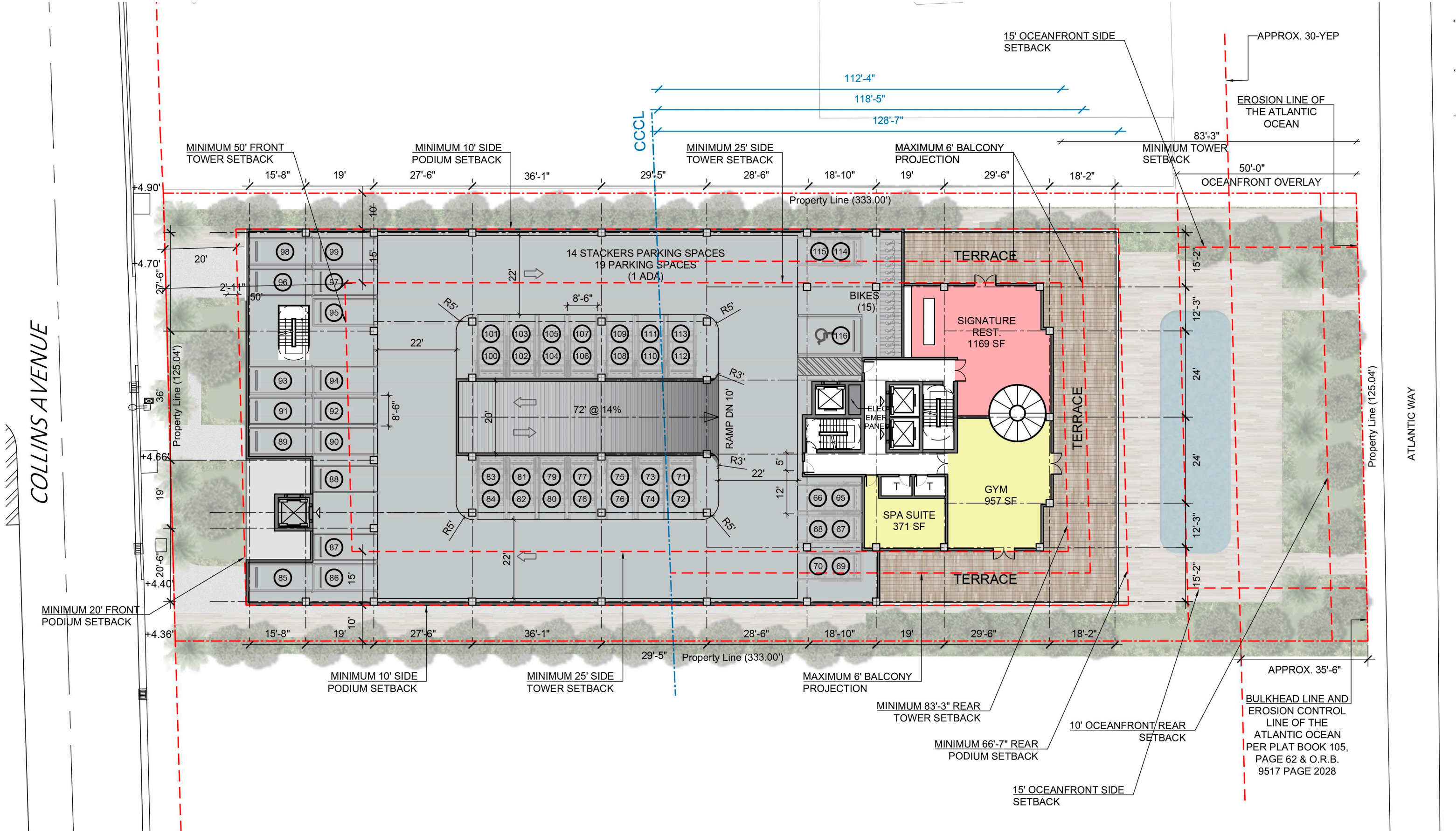


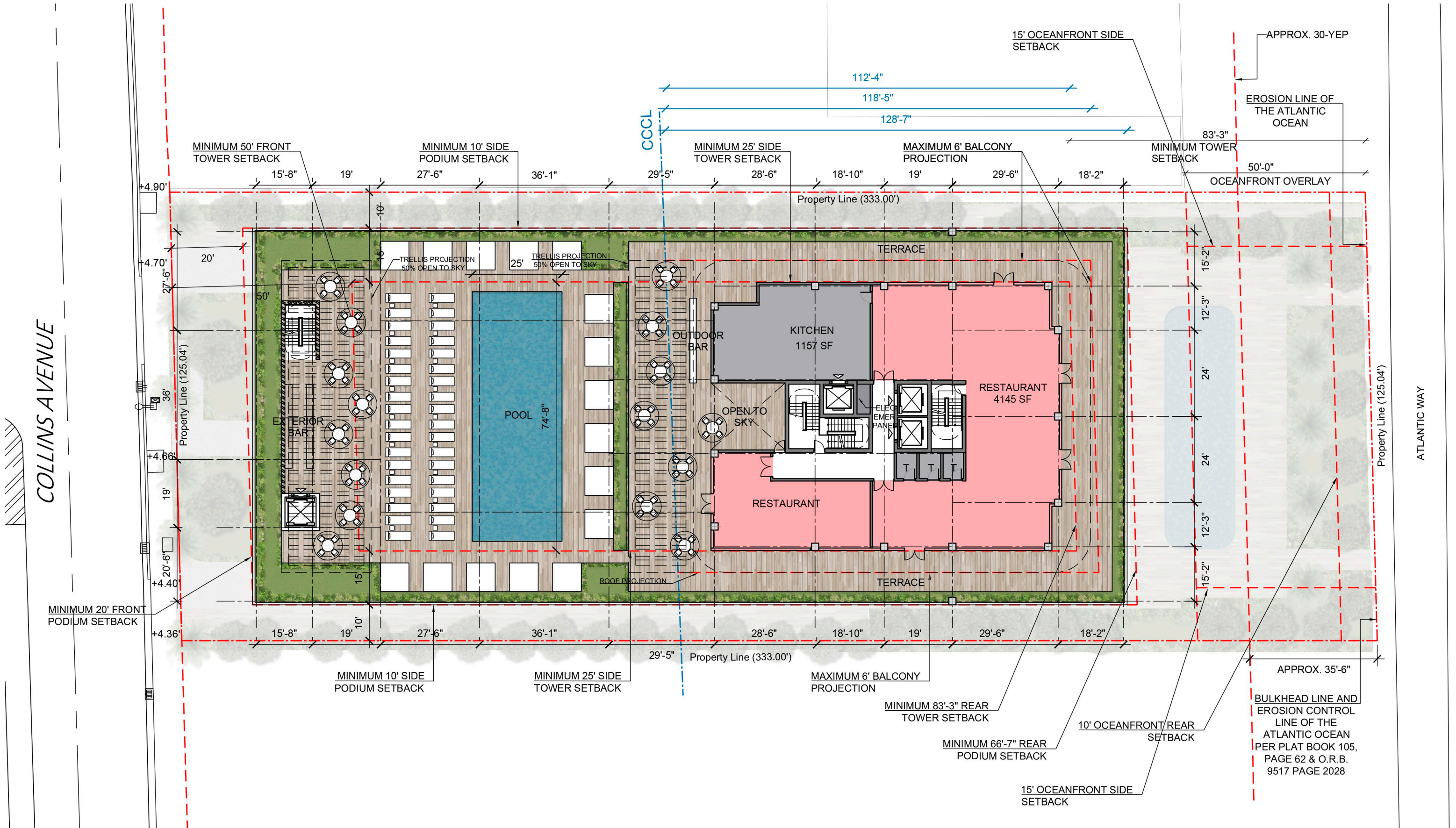
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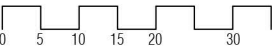
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AMENITIES LEVEL

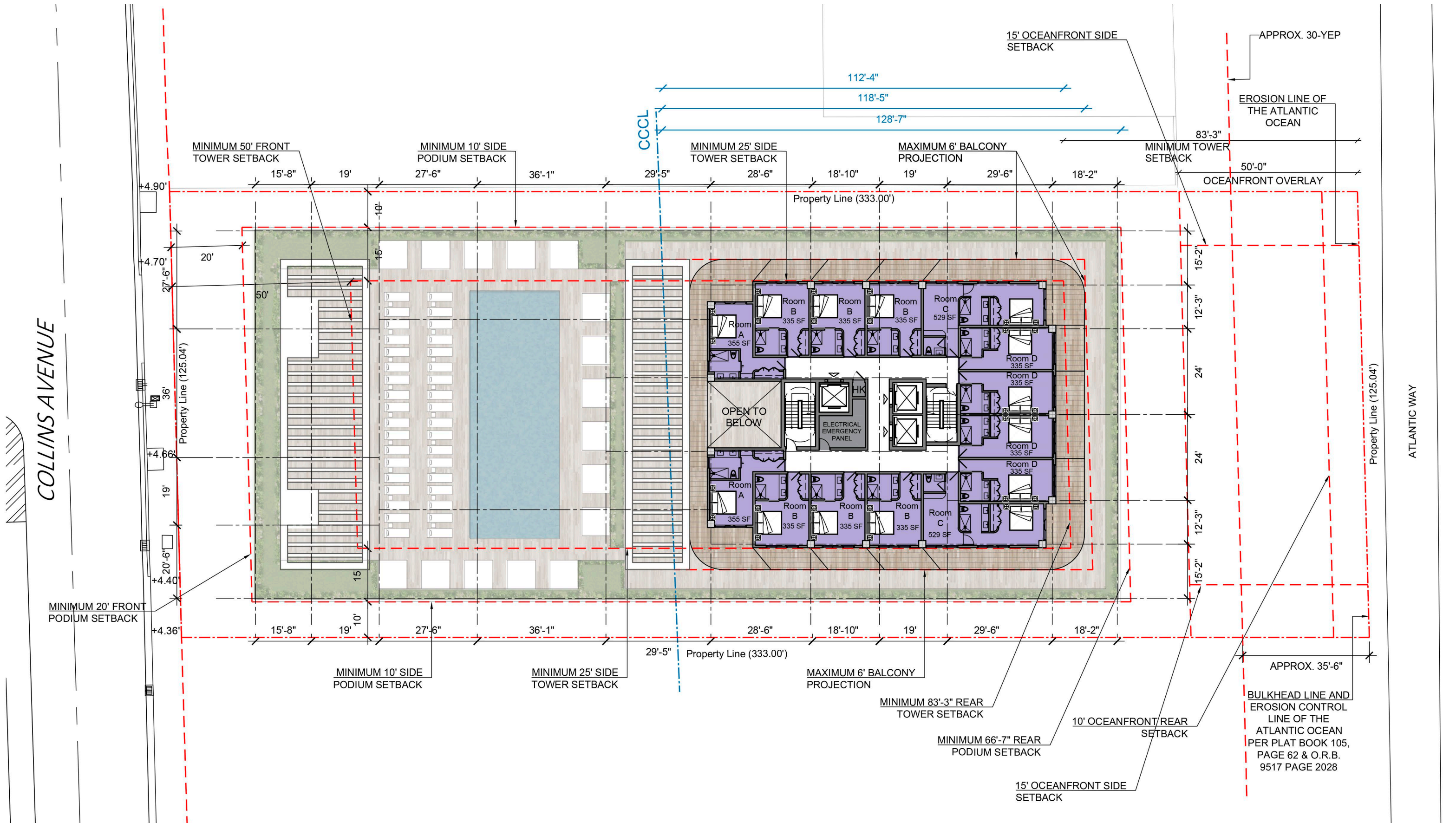


SCALE: 1" = 25'



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TYPICAL LEVEL (6 - 13)

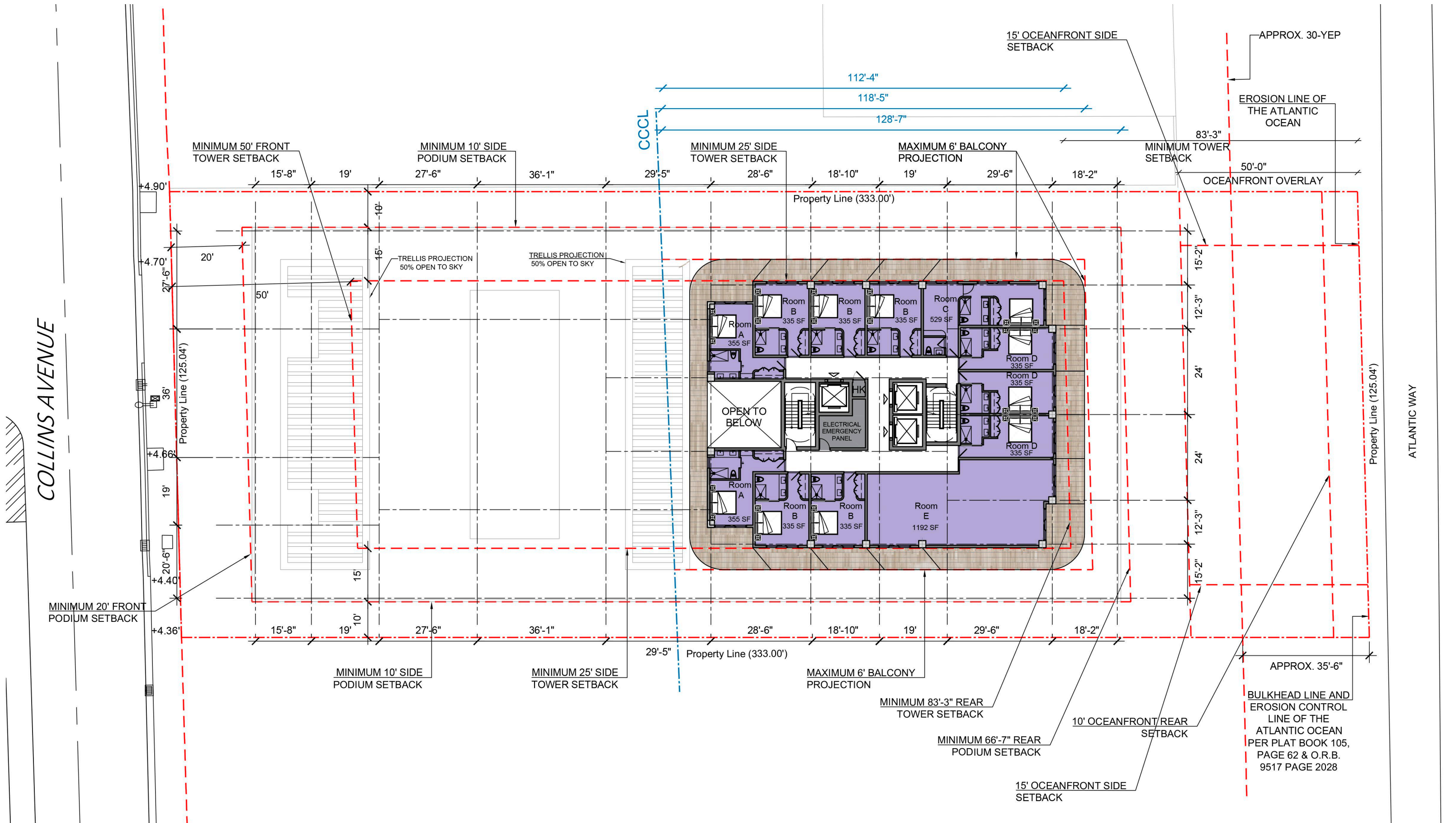


SCALE: 1" = 25'



DATE:
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14TH LEVEL

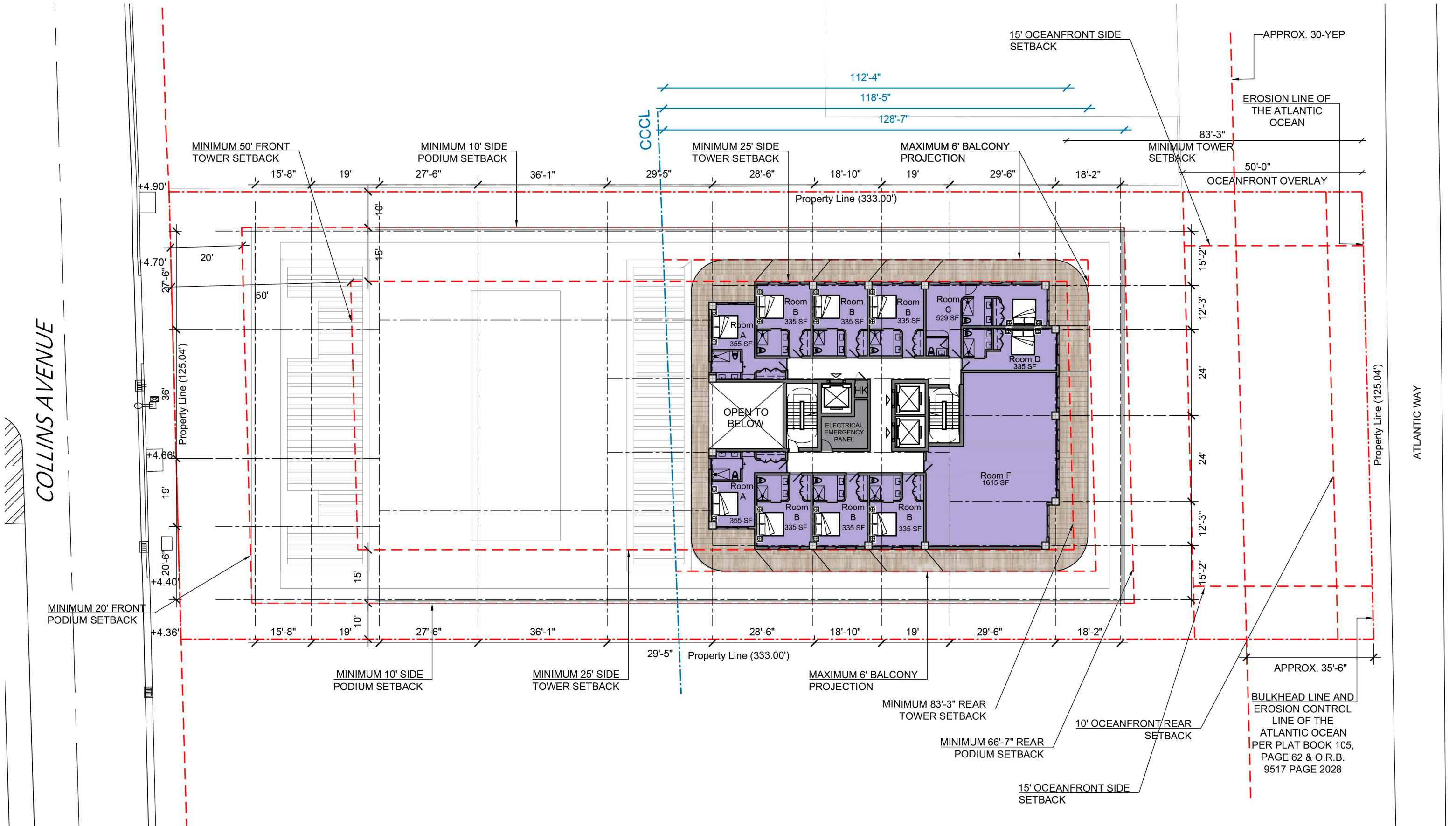


SCALE: 1" = 25'



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MAR 06, 2023

A1.106



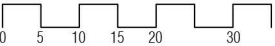
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15TH LEVEL



SCALE: 1" = 25'



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A1.107

