

MIAMI BEACH RESORT

4833 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140



SCOPE OF WORK

- THIS IS A REVISION TO THE APPROVED SUBMITTAL - File No. 7420
- REDUCE THE STARLIGHT LOUNGE SIZE & ADD HOTEL ROOMS IN ORDER TO MITIGATE OCCUPANT LOAD TO MEET CURRENT FBC 2014 CODE REQUIREMENTS FOR EGRESS CAPACITY.

HPB FINAL SUBMITTAL - 02/16/2017
HPB FIRST SUBMITTAL - 01/31/2017
ORIGINAL APPROVED SET File No. 7420

INDEX HPB SET		
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8	D.106	EXISTING / DEMO 18TH LEVEL PLAN

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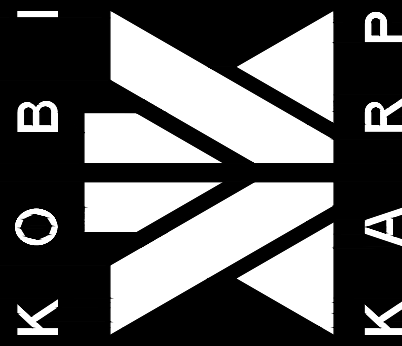
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4833 COLLINS AVE
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COVER PAGE

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A.000

MIAMI BEACH

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4833 Collin s Avenue		
2	Board and File numbers:	HPB		
3	Folio number(s):	02-3223-002-0130		
4	Year constructed:	1962	Zoning District:	RM-3
5	Based Floor Elevation:	8	Grade Value in NGVD:	6.55 NVGD
6	Adjusted grade (Flood+Grade/2)	7.275	Lot Area:	143,625 sqaure feet
7	Lot Width	300'-2"	Lot Depth:	472'-6"
8	Minimum Unit Size	267 SF	Average Unit Size:	407 SF
9	Existing User	Miami Beach Resort Owner LLC	Proposed Use:	Hotel/Residential

		Maximum	Existing	Proposed	Deficiencies
10	Height	200'-0" 1)	196'-0"	206'-5"	
11	Number of Stories	22	20 (not including basement)	21 (not including basement)	
12	FAR	430,905 SF	414,360 SF	416,494 SF	
13	Gross Square Footage	N/A	446,889 SF	440,954 SF	
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	424	411	
17	Number of Seats	N/A			
18	Occupancy Load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'-0"	67'-5"	67'-5"	
20	Side Setback:	15'-0"	0'-0"	0'-0"	
21	Side Setback:	15'-0"	0'-0"	0'-0"	
22	Side Setback facing Street:	N/A	N/A	N/A	
23	Rear Setback:	50'-0" (from Bulkhead line)	0'-1"	0'-1"	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing Street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal				
29	Front Setback:	50'-0"	67'-5"	67'-5"	
	Side Setback:	24'-0"	0'-0" @ North side 5'-1" @ pool restaurant	0'-0" @ North side 5'-1" @ pool restaurant	
30	Side Setback:	24'-0"	19'-9" @ south side	19'-9" @ south side	
31	Side Setback:	24'-0"	19'-9" @ south side	19'-9" @ south side	
32	Side Setback facing Street:	N/A	N/A	N/A	
33	Rear Setback:	97'-0" (20% lot dept)	173'-4" @ Building 0'-0" @ pool restaurant	173'-4" @ Building 0'-0" @ pool restaurant	
	Tower				
34	Front Setback:	50'-0"	48'-7"	48'-7"	
35	Side Setback:	41'-7"	114'-11"	114'-11"	
36	Side Setback:	41'-7"	114'-11"	114'-11"	
37	Side Setback facing Street:	N/A	N/A	N/A	
38	Rear Setback:	121'-3" (25% lot dept)	173'-4"	173'-4"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District				
40	Total # of parking spaces	0	273	273	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)		228 @ basement	228 @ basement	
43	Parking Space Dimensions		8.5 x 18 ft	8.5 x 18 ft	
44	Parking Space Configurations (45o,60o,90o,Parallel)		90o	90o	
45	ADA Spaces		0	0	
46	Tandem Spaces		102	102	
47	Drive Aisle Width		23'-0"	23'-0"	
48	Valet Drop off and pick up		1	1	
49	Loading zones and Trash collection areas		1 2)	1	
50	Racks		0	0	

OCCUPANT LOAD CALCULATION FOR GROUND FLOOR			
ROOM NAME	ROOM AREA	OCCUPANCY S.F./PERSON	OCCUPANCY LOAD
Hotel Elevator Lobby	3,914 SF	50	79
Yacht Rental	373 SF	100	4
Car Rental	117 SF	100	2
Retail	455 SF	100	5
Retail	579 SF	60	10
Giftshop	1,205 SF	15	81
Spa	8,328 SF	50	167
Hair Salon & Spa	1,174 SF	15	79
Restaurant	3,497 SF	15	234
Lower Kitchen	4,562 SF	15	305
Kitchen	2,870 SF	100	29
Oceanview Café	2,486 SF	15	166
Oceanview Kitchen Storage	235 SF	300	1
Seabreeze Kitchen	610 SF	15	41
Seabreeze Café	1,432 SF	15	96
Employee Cafeteria	1,095 SF	15	73
Housekeeping Laundry&Linens	2,595 SF	300	9
FPL/Fire/Pumps	2,097 SF	300	7
Total	37,624 SF		1388
NOTE: NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET. TABLE 7.3.1.2 NFPA 101			

Note:
All the other areas not included in this chart are existing to remain

OCCUPANT LOAD CALCULATION FOR UPPER LOBBY ONLY			
ROOM NAME	ROOM AREA	OCCUPANCY S.F./PERSON	OCCUPANCY LOAD
Hotel Elevator Lobby	3,590 SF	15	240
Regency Kitchen	1,157 SF	15	78
Bistro	2,449 SF	15	164
Outdoor Lounge	2,501 SF	15	167
Mechanical	1,083 SF	200	6
Total	10,780 SF		655
NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET. TABLE 7.3.1.2 NFPA 101			

Level 18 - Existing Starlight Lounge				
OCCUPANT LOAD CALCULATION FOR LEVEL 18 ONLY				
ROOM NAME	ROOM AREA	OCCUPANCY S.F./PERSON	EXISTING OCCUPANCY LOAD	ALLOWED OCCUPANCY LOAD PER STAR WIDTH (NFPA 101-TBL 1021.1)
Starlight Lounge	6,778 SF	15	452	
Bar	1,048 SF	15	70	
Kitchen	1,383 SF	100	14	
Total	9,209 SF		536	287
NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET. TABLE 7.3.1.2 NFPA 101				

Level 18 - Proposed Starlight Lounge				
OCCUPANT LOAD CALCULATION FOR LEVEL 18 ONLY				
ROOM NAME	ROOM AREA	OCCUPANCY S.F./PERSON	OCCUPANCY LOAD	
Starlight Lounge	2,515 SF	15	168	
Bar	152 SF	15	11	
Kitchen	768 SF	100	8	
Total	3,435 SF		187	
NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET. TABLE 7.3.1.2 NFPA 101				

Level 18 - Proposed Starlight Hotel Rooms				
OCCUPANT LOAD CALCULATION FOR LEVEL 18 ONLY				
ROOM NAME	ROOM AREA	OCCUPANCY S.F./PERSON	OCCUPANCY LOAD	
Hotel Rooms	8,611 SF	200	44	
Housekeeping	258 SF	300	1	
Total	8,869 SF		45	
NOTE: ALL FACTORS ARE EXPRESSED IN GROSS AREA UNLESS MARKED NET. TABLE 7.3.1.2 NFPA 101				

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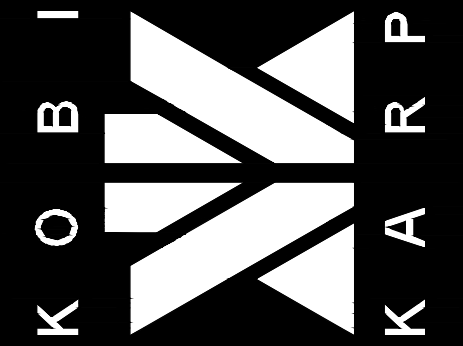
DATA SHEET

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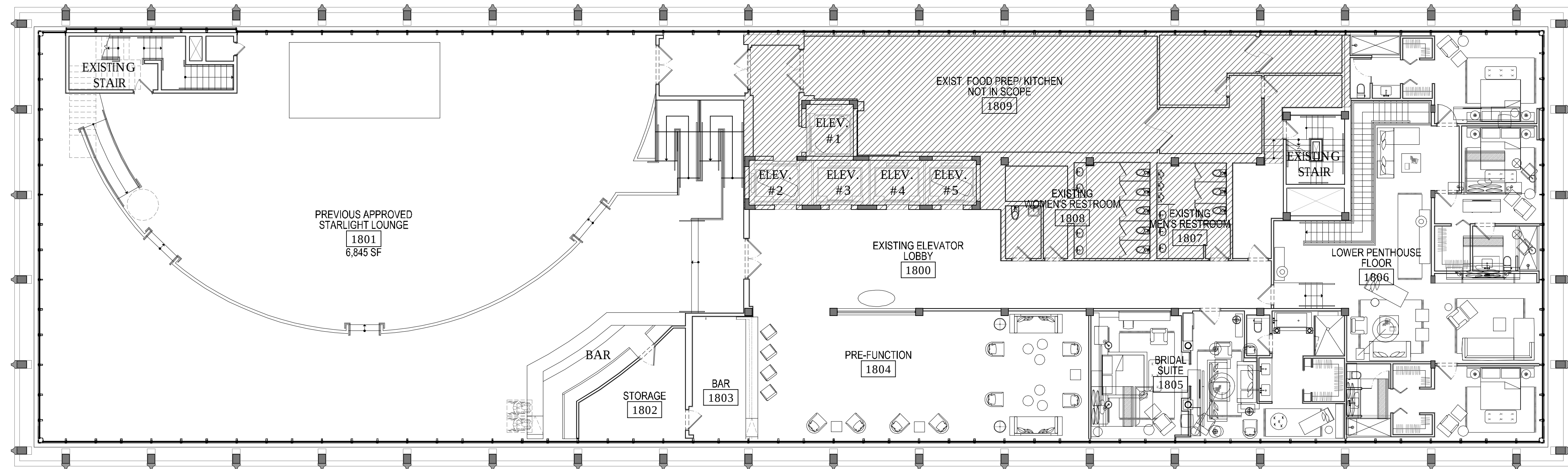
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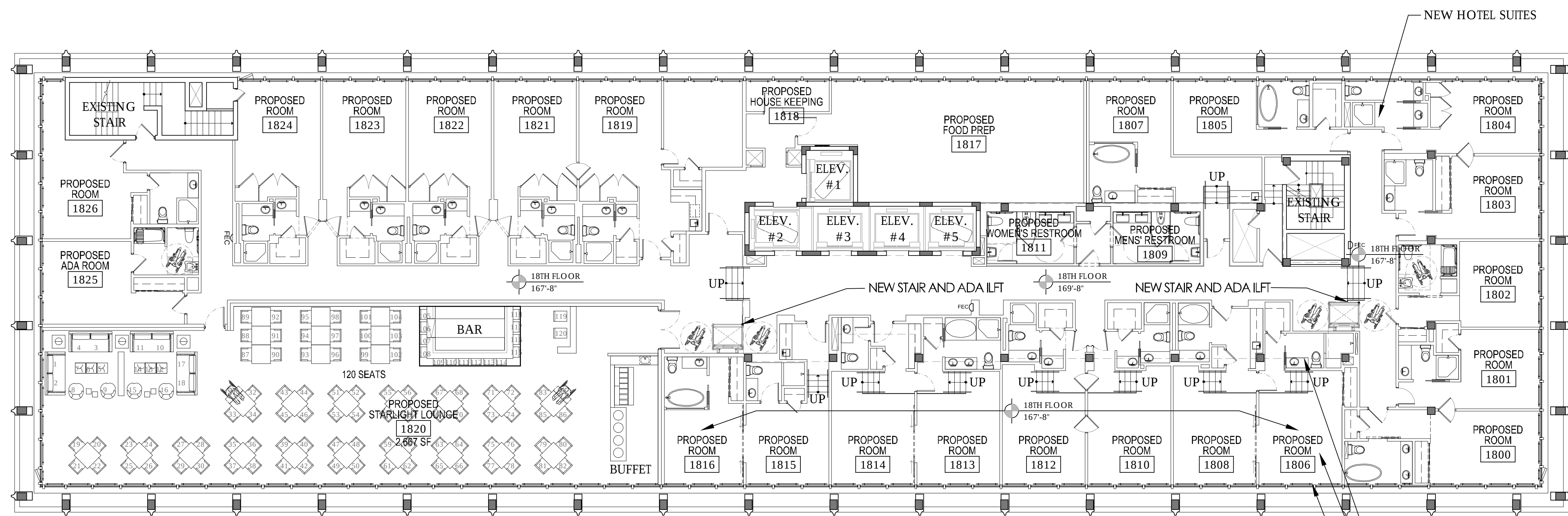


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PREVIOUSLY APPROVED LEVEL 18 FLOOR PLAN
SCALE: 3/32"=1'-0"



 PROPOSED LEVEL 18 FLOOR PLAN
SCALE: 3/32"=1'-0"

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PREV.-PROP. STAIRLIGHT
LEVEL 18

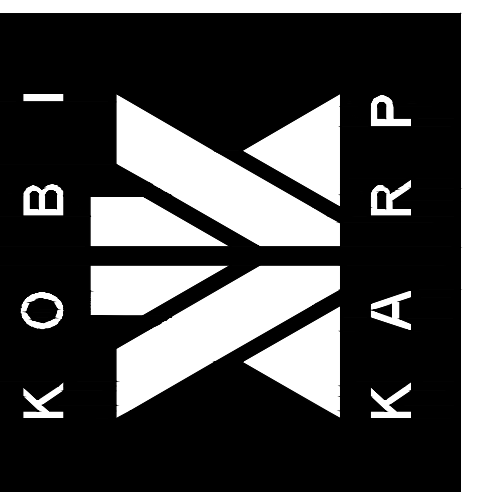
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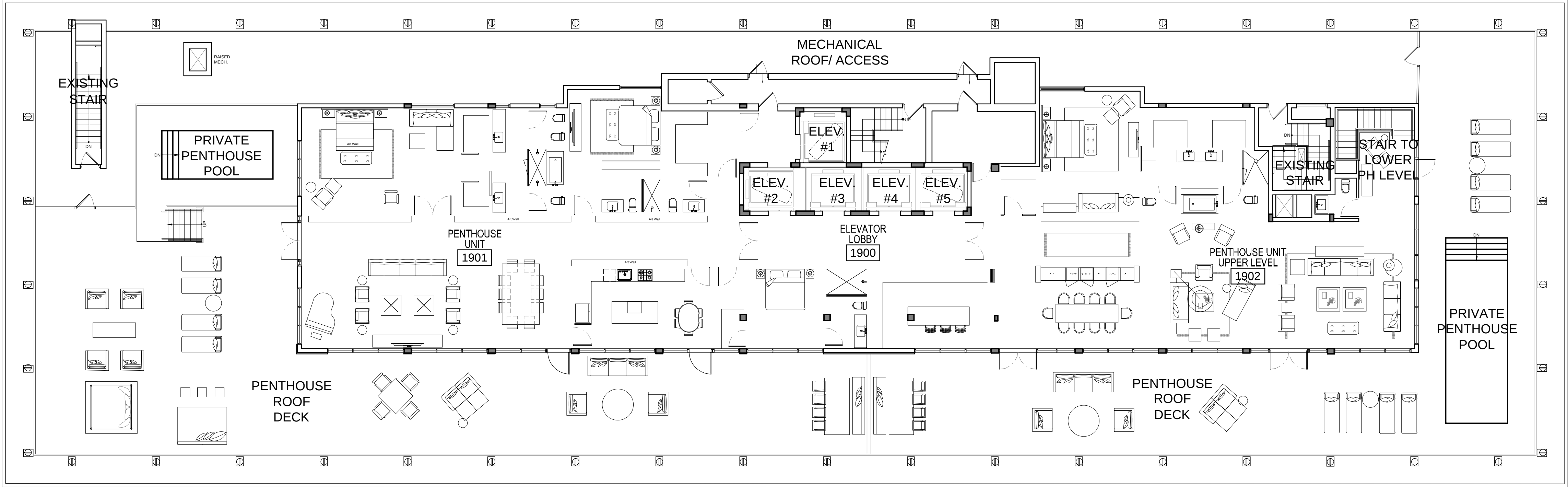
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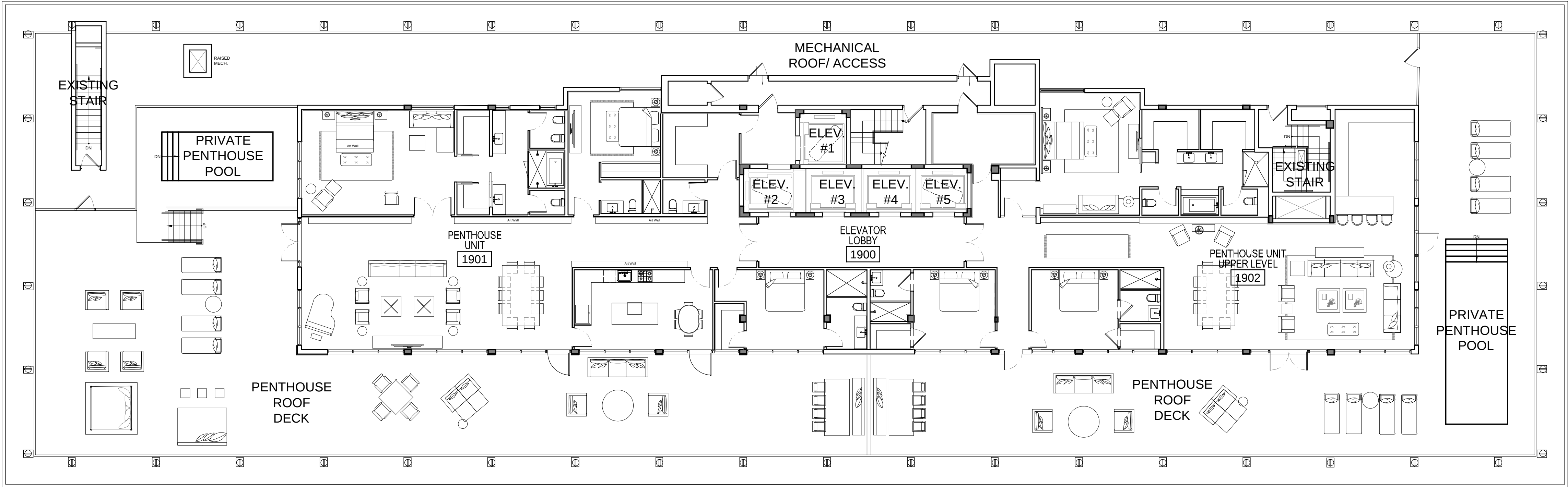


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APPROVED PH - 19TH LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"



PROPOSED PH - 19TH LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

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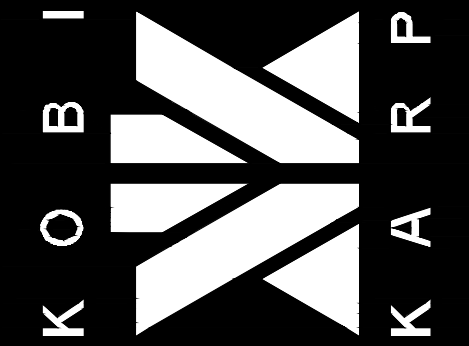
PREV.-PROP. PH LEVEL

LEVEL 19

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