



# 5775 COLLINS AVENUE

## REVISED FINAL DRB SUBMITTAL

APRIL 28, 2017

### SHEET INDEX

A-0-00	COVER SHEET	A2-02A	EAST ELEVATION
A-0-01	SURVEY	A2-03	WEST ELEVATION RENDERED
A-0-02	SURVEY	A2-03A	WEST ELEVATION
A-0-03	TREE SURVEY	A2-04	ENLARGED ELEVATION
A0-01	ZONING & PROJECT DATA	A3-00	SECTION
A0-02	SITE PHOTOS	A4-00	RENDERING
A0-03	PROJECT LOCATION / PROXIMITIES	A4-01	RENDERING
A0-04	AERIAL PLAN	A4-02	RENDERING
A0-05A	FAR DIAGRAMS	A4-03	RENDERING
A0-05B	FAR DIAGRAMS	A4-04	RENDERING
A0-05C	FAR DIAGRAMS	A5-00	SUN STUDY DIAGRAM
A0-05D	FAR DIAGRAMS	L1.01	RENDERED GROUND FLOOR PLAN
A0-06	SITE PLAN	L1.02	HARDSCAPE PLAN
A1-00	GARAGE LEVEL-1	L1.03	DIMENSION PLAN
A1-01	GARAGE LEVEL-2	L1.04	MATERIALS PLAN
A1-02	GROUND LEVEL	L1.05	TREE DISPOSITION PLAN
A1-03A	TYPICAL OVERALL LEVELS 2-11	L1.06	TREE MITIGATION PLAN
A1-03B	TYPICAL ENLARGED LEVELS 2-11	L1.07	LIGHTING PLAN
A1-04A	TYPICAL OVERALL LEVELS 12-17	L1.08	SHRUBS & GROUNDCOVER PLAN
A1-04B	TYPICAL ENLARGED LEVELS 12-17	L1.09	LIGHTING PLAN
A1-05A	PENTHOUSES OVERALL	L3.01	SECTIONS
A1-05B	PENTHOUSES ENLARGED	L3.02	SECTIONS
A1-06	MECHANICAL LEVEL	L3.03	SECTIONS
A1-07	ROOF PLAN	L3.04	SECTIONS
A2-00	NORTH ELEVATION RENDERED	L3.05	SECTIONS
A2-00A	NORTH ELEVATION	L3.06	SECTIONS
A2-01	SOUTH ELEVATION RENDERED	L5.01	DETAILS
A2-01A	SOUTH ELEVATION		
A2-02	EAST ELEVATION RENDERED		

5775 COLLINS AVE

SITE DATA & DEVELOPMENT PROGRAM

I. GENERAL LOT INFORMATION		
ZONING CLASSIFICATION:	RM-3	
FOLIO NUMBER:	02-3211-016-0001	
PROPERTY ADDRESS:	5775 COLLINS AVENUE	
FEMA ZONE:	FLOOD ZONE AE	
	REQUIRED / ALLOWED	PROVIDED
LOT AREA:	7000 S.F. MIN	63,638 SF / 1.46 ACRES
LOT WIDTH:	50 FT MIN	225'-0"
LOT DEPTH:		282'-5" (AT MID POINT)
FLOOR AREA RATIO:	3	
MAXIMUM ALLOWABLE AREA:	190,914 SF MAX.	190,617 SF
DENSITY:	150 DU/ACRE MAX. = 219 DU	86 DU
II. SETBACKS & YARD REQUIREMENTS		
	REQUIRED / ALLOWED	PROVIDED
SUBTERRANEAN SETBACK: FRONT	20'-0"	20'-1"
SIDE	5 FEET, OR 5%OF LOT WIDTH, WHICHEVER IS GREATER	18'-1"
REAR	50'-0"	55'-6"
PEDESTAL SETBACK: FRONT	20'-0"	68'-10 <sup>1</sup> / <sub>4</sub> "
SIDE	SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH - 7.5 FEET OR 8% OF LOT WIDTH WHICHEVER IS GREATER	31'-10" (SOUTH) 31'-11" (NORTH))
REAR	20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IS GREATER	112'-3"
TOWER SETBACK: FRONT	20 FEET +1 FT FOR EVERY FT INCREASEIN HEIGHT ABOVE 50 FT, TO A MAX. OF 50 FT, THEN SHALL REMAIN CONSTANT	97'-3 <sup>1</sup> / <sub>2</sub> "
SIDE	THE REQUIRED PEDESTAL SETBACK PLUS 0.10 OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0".	38'-2" (SOUTH) 38'-5 <sup>3</sup> / <sub>4</sub> " (NORTH)
REAR	20% OF LOT DEPTH,75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IS GREATER	113'-7""

III. OCEANFRONT OVERLAY REQUIREMENTS

OCEANFRONT OVERLAY

ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REGULATIONS APPLY TO BUILDINGS AND STRUCTURES LOCATED WEST OF THE BULKHEAD LINE.

LOT COVERAGE:

50 % OF THE REQUIRED REAR YARD SETBACK

REAR YARD SETBACK:

50'-0" FOR GRADE AND SUBTERRANEAN LEVELS  
MEASURED FROM THE BULKHEAD LINE

56'-6" PROVIDED

SIDE SETBACK:

15'-0"

MAXIMUM HEIGHT:

30'-0" ABOVE GRADE

IV. PARKING REQUIREMENTS

REQUIRED

PROVIDED

RESIDENTIAL:

1.5 PARKING SPACES PER 550-999 SF UNITS

1.75 PARKING SPACES PER 1000-1200 SF UNITS

2 PARKING SPACES PER UNITS ABOVE 1200 SF

GUEST:

10% OF TOTAL PARKING SPACES

ACCESSIBLE:

151-200 PS

TOTAL PARKING REQUIRED:

BICYCLE PARKING:

4 PER PROJECT OR 1 PER 10 UNITS

1.75 x 16 DU = 28 PS

2 x 70 DU = 140 PS

17 PS

6 PS

185 PS

185 PS

9

V. LOADING ANALYSIS

REQUIRED

PROVIDED

RESIDENTIAL

OVER 50 UNITS BUT  
LESS THAN 100 UNITS:

2 LOADING BERTHS

2 (10' x 20') BERTHS

VI. F.A.R SCHEDULE

LEVEL	AREA	# OF LEVELS	TOTAL
GARAGE LVL -1	362 SF	1	362 SF
GARAGE LEVL-2	362 SF	1	362 SF
GROUND	9,969 SF	1	9,969 SF
TYPICAL LOWER LEVELS 2-11	10,741 SF	10	107,410 SF
TYPICAL LOWER LEVEL 12	10,641 SF	1	10,641 SF
TYPICAL UPPER LEVELS 13-17	10,741 SF	5	53,705 SF
PENTHOUSE LEVEL	8,031 SF	1	8,031 SF
MECHANICAL LVL	137 SF	1	137 SF
ROOF LVL	0 SF	1	0 SF
GRAND TOTAL	190,914 SF (ALLOWED)		190,617 SF

EXISTING MARLBOROUGH HOUSE BUILDING (FAR)				
LEVEL	AREA	# OF LEVELS	TOTAL	
GROUND	10,044 SF	1	10,044 SF	
TYPICAL LOWER LEVELS - 2-13	10,044 SF	12	120,528 SF	
GRAND TOTAL			130,572 SF	
UNIT MATRIX				
UNIT	BED / BATH	SQ. FT.	QTY.	TOTAL S.F.
UNIT A	3 BED / 3.5 BATH	1935 SF	10	19350 SF
UNIT B	2 BED / 3.5 BATH	1700 SF	16	27200 SF
UNIT C	3 BED / 3.5 BATH	1935 SF	10	19350 SF
UNIT D	2 BED / 2.5 BATH	1252 SF	10	12520 SF
UNIT E	2 BED / 2.5 BATH	1183 SF	16	18928 SF
UNIT F	2 BED / 2.5 BATH	1259 SF	10	12590 SF
UNIT G	4 BED / 5.5 BATH	3331 SF	6	19986 SF
UNIT H	4 BED / 5.5 BATH	3242 SF	6	19452 SF
PH A	4 BED / 5.5 BATH	3467 SF	1	3467 SF
PH B	4 BED / 5.5 BATH	3462 SF	1	3462 SF
TOTAL	30 BED / 40 BATH		86	156,305 SF



5775 COLLINS AVE

AERIAL PLAN

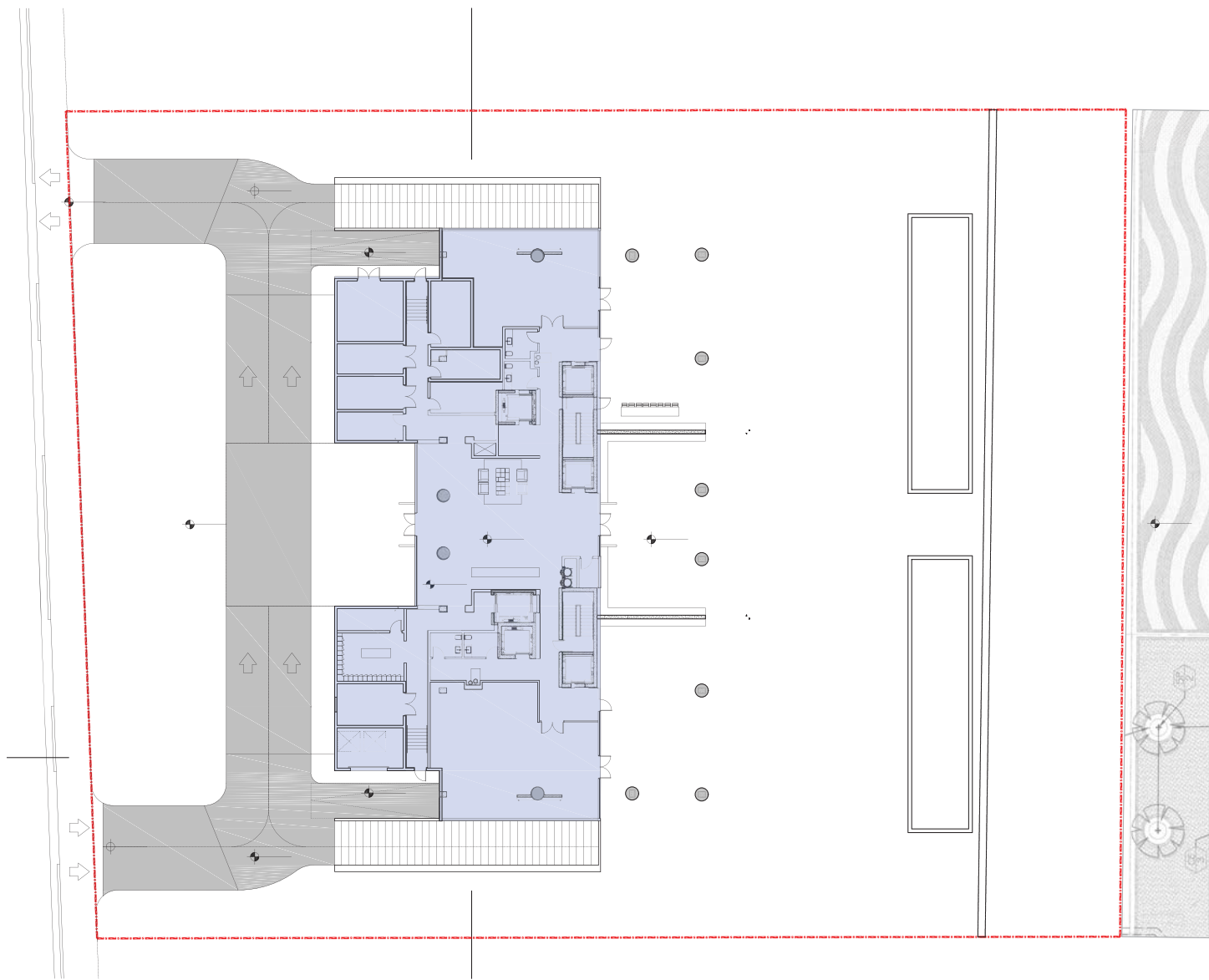
2017.04.28

A0-04

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

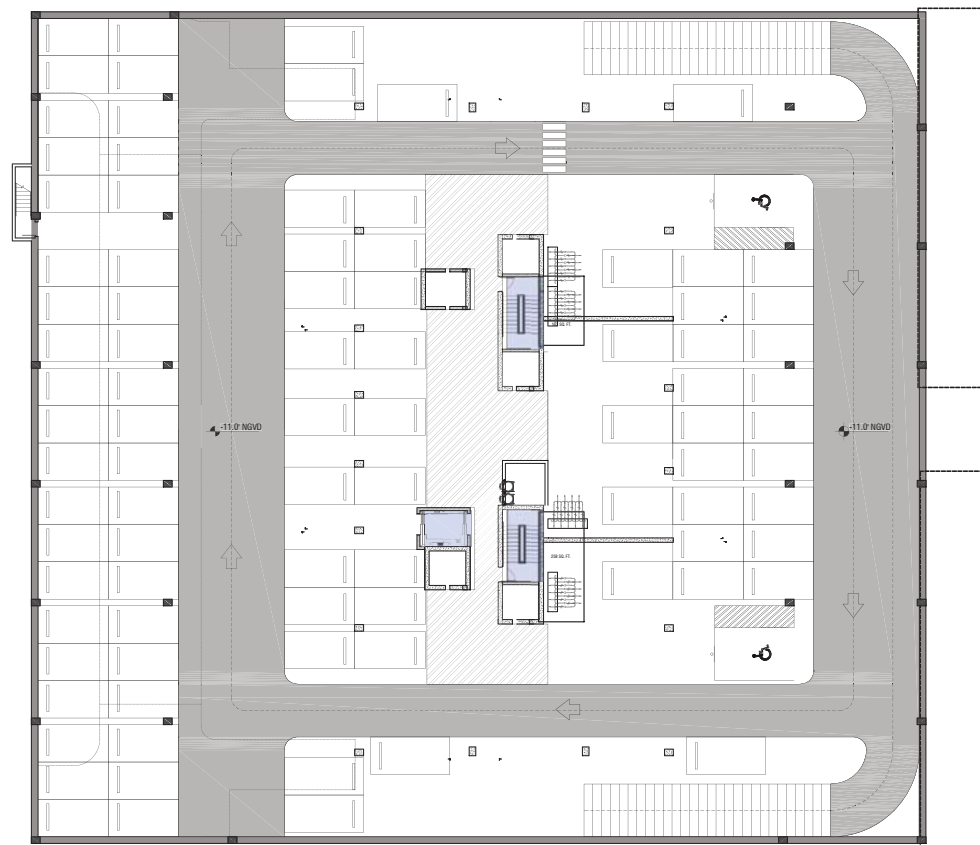
**ARQUITECTONICA**



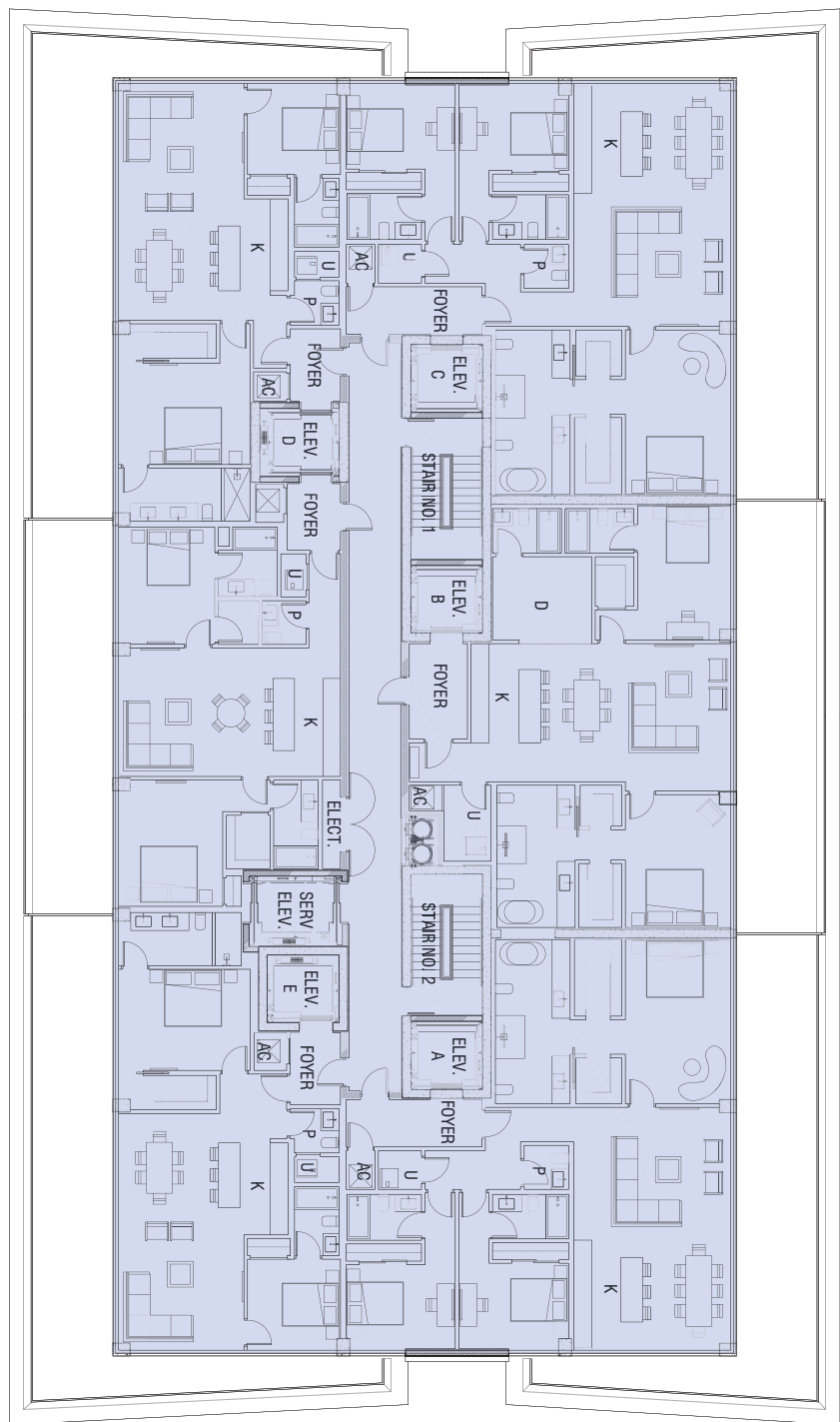
**GROUND LEVEL**  
9,969 SF



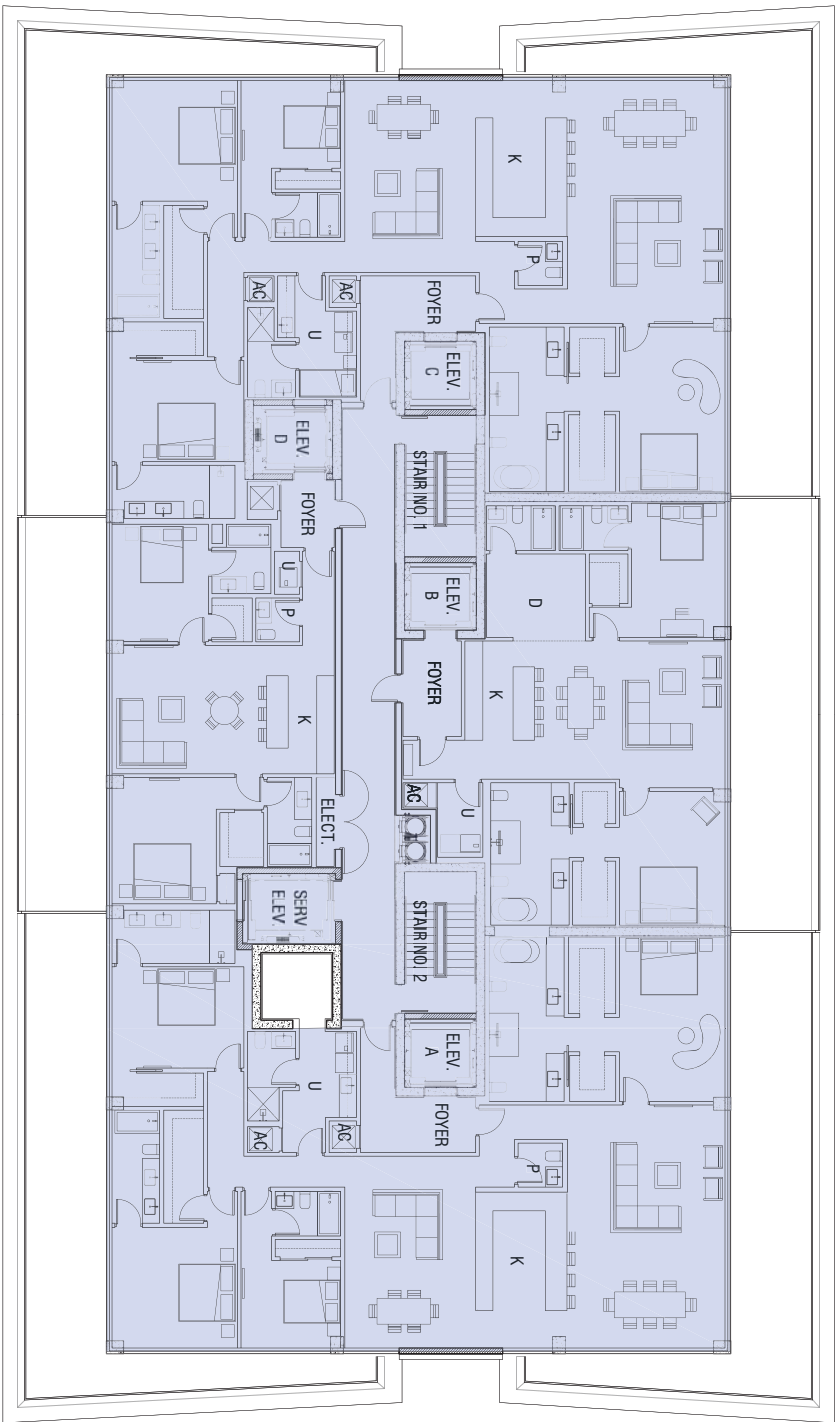
**GARAGE LEVEL - 1**  
362 SF



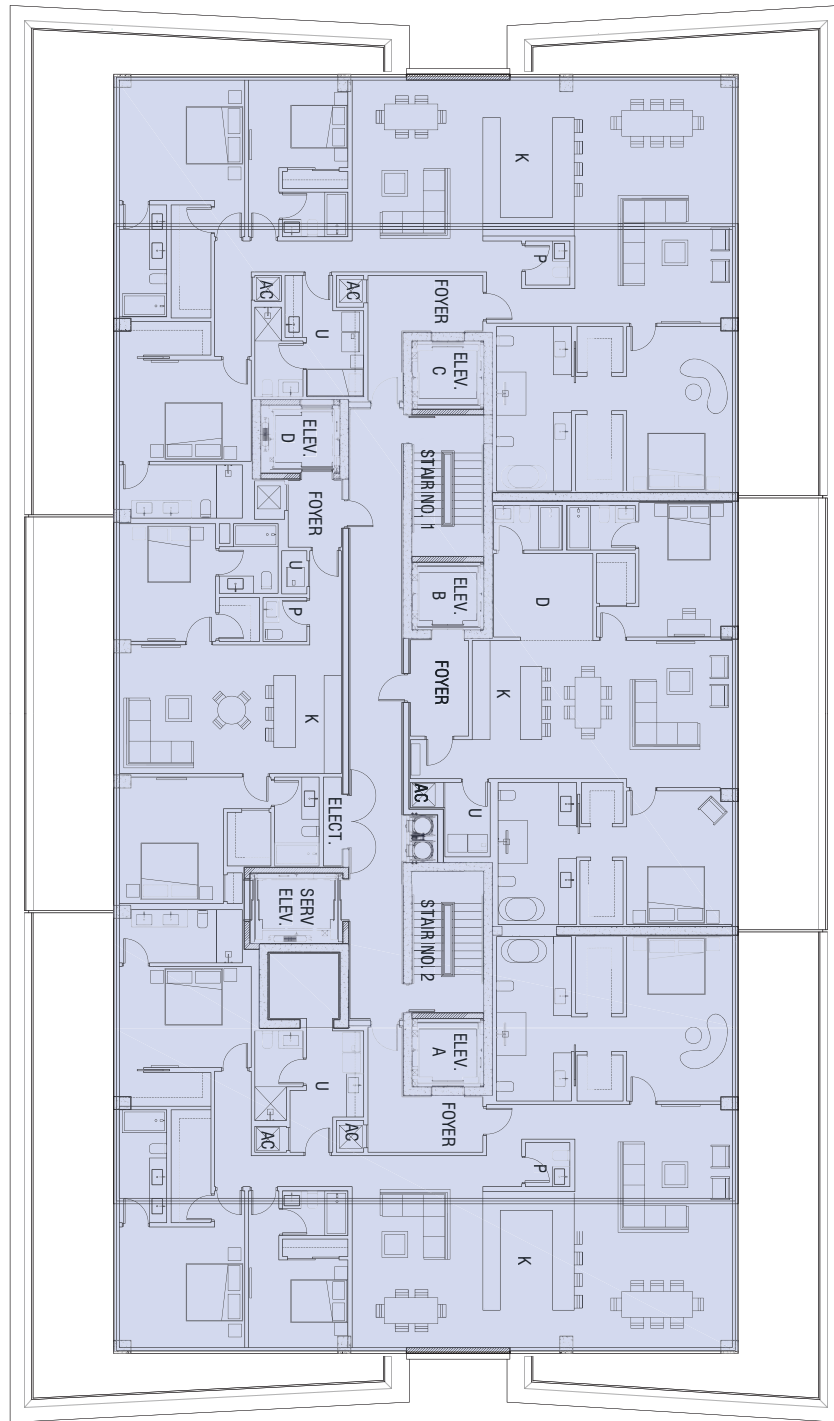
**GARAGE LEVEL - 2**  
362 SF



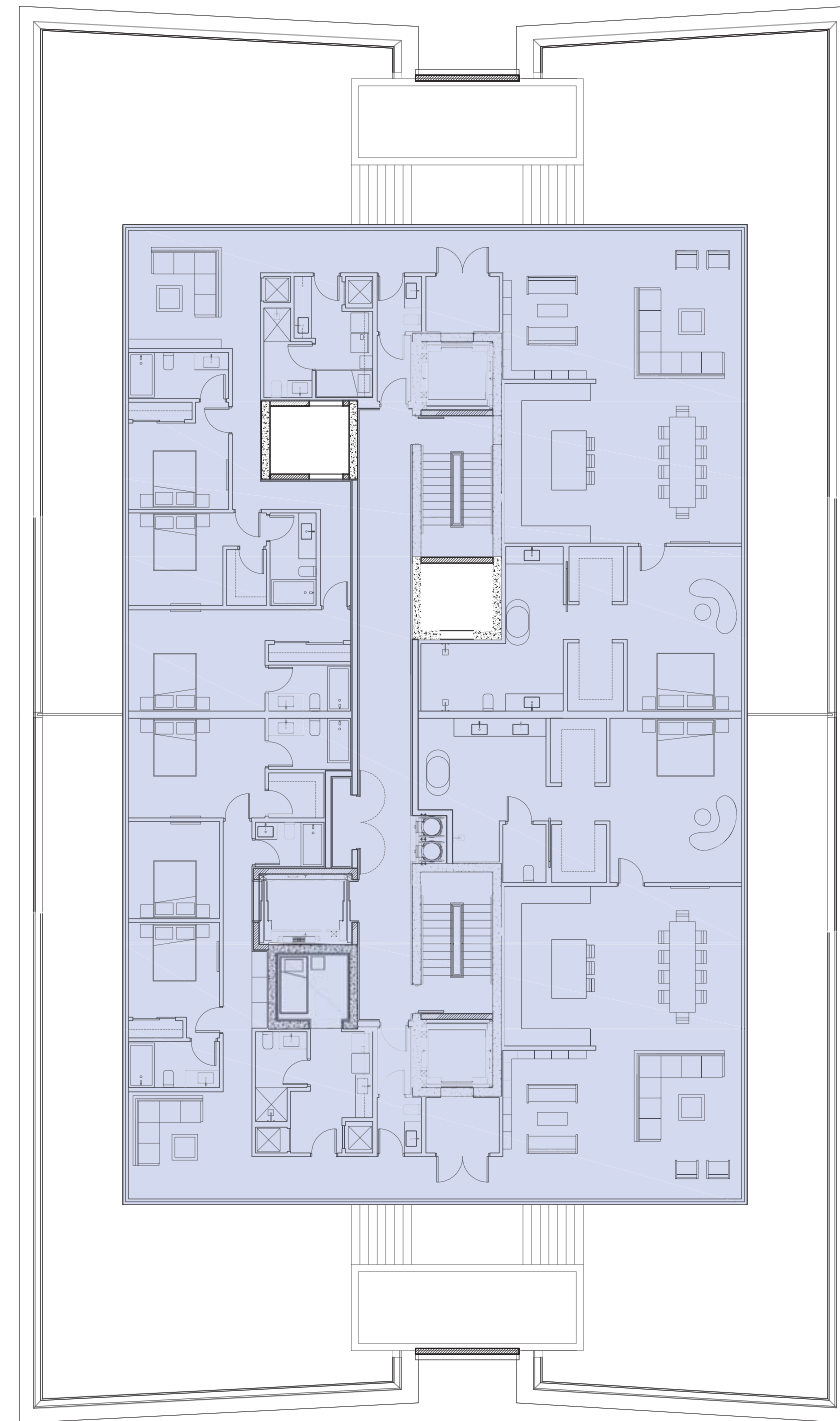
**TYPICAL TOWER LEVELS 2-11**  
**10,741 SF**



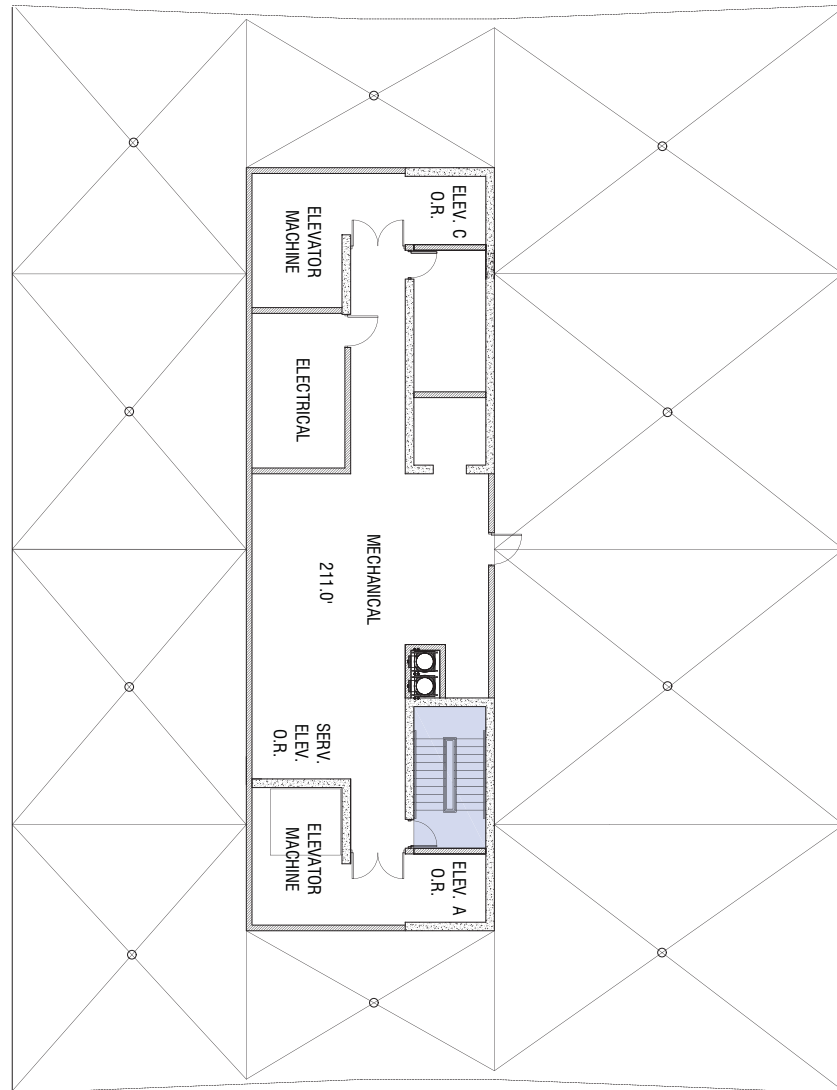
**TYPICAL TOWER LEVEL 12**  
**10,641 SF**



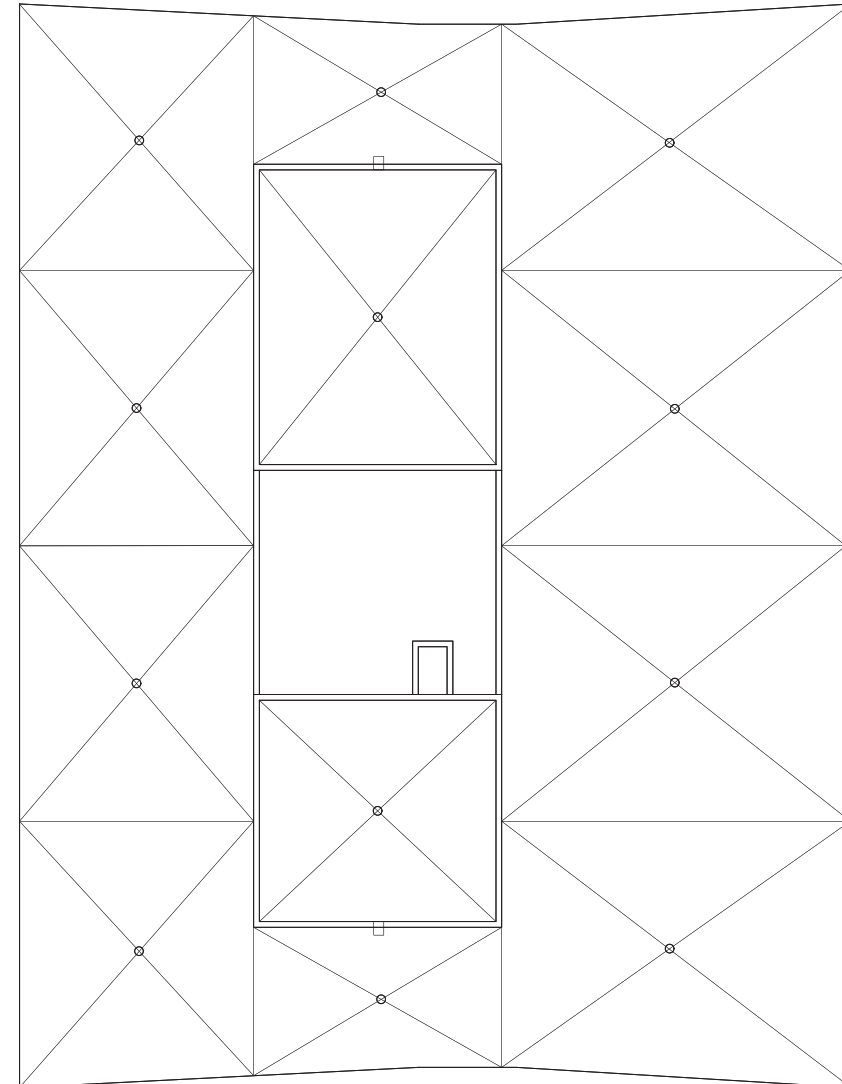
**TYPICAL TOWER LEVELS 13-17**  
10,741 SF



**PENTHOUSE LEVEL**  
8,031 SF

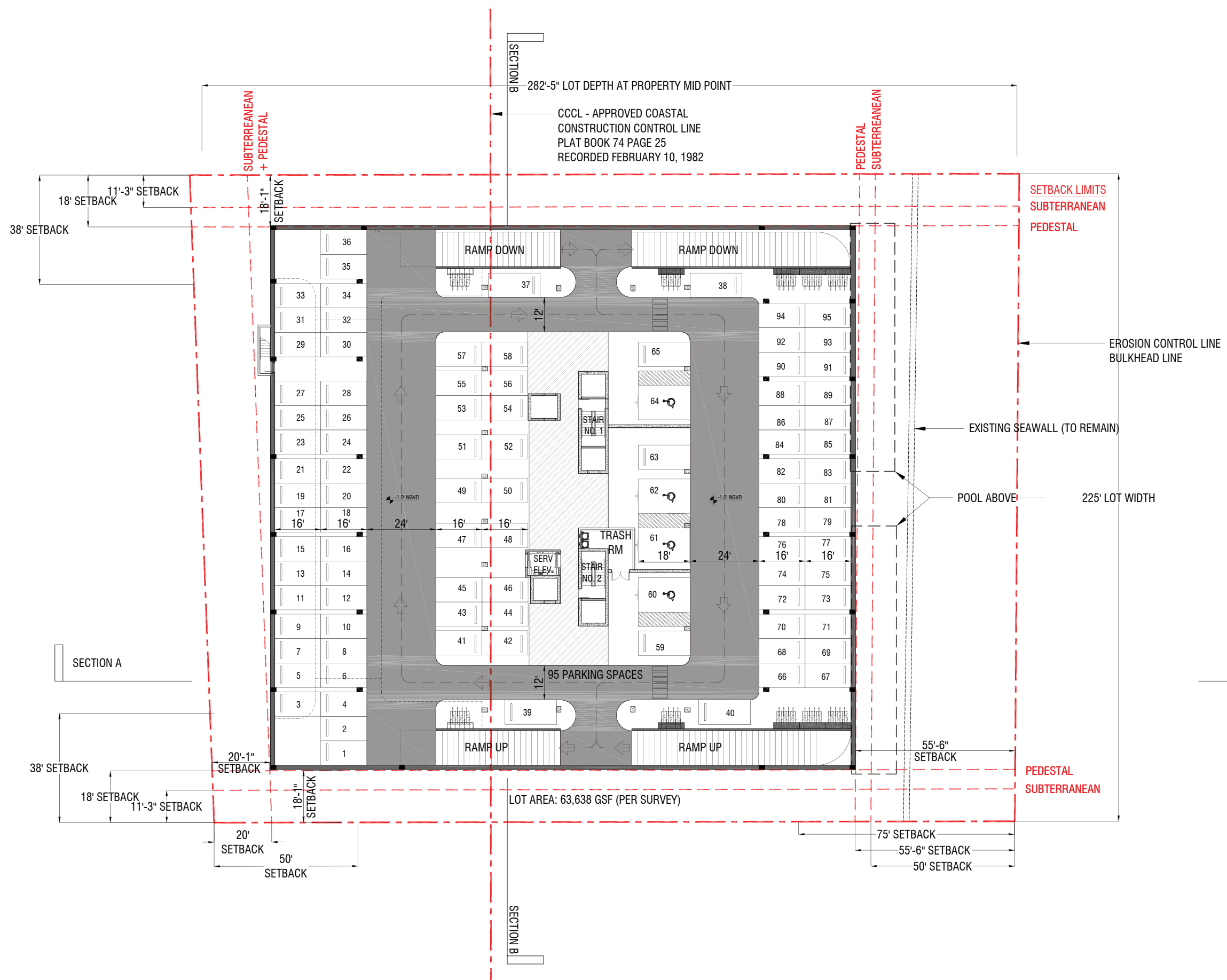


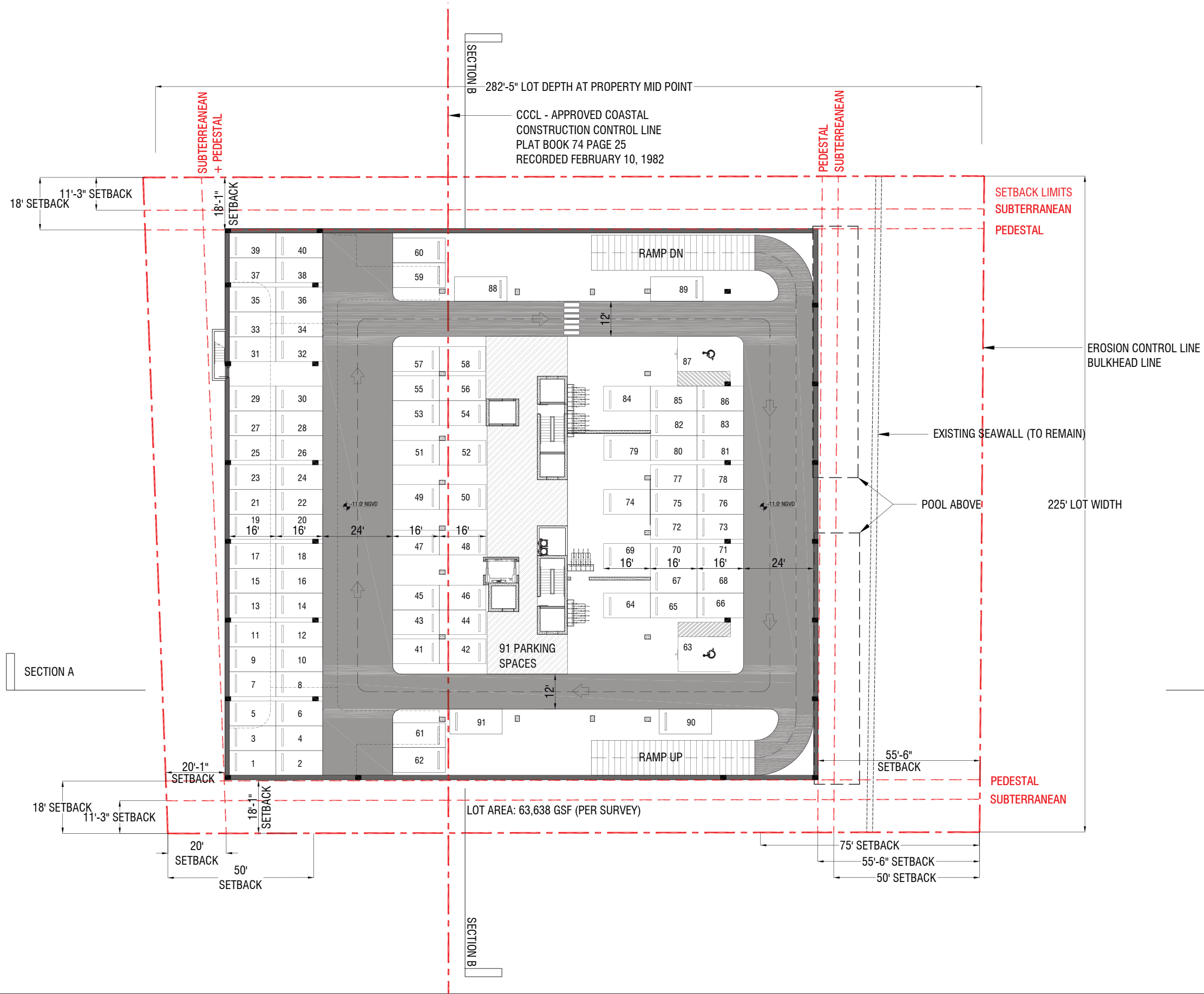
**MECHANICAL LEVEL**  
137 SF



**ROOF LEVEL**  
0 SF







5775 COLLINS AVE

GARAGE\_02 - EL. -11.0' NGVD

2017.04.28 A1-01

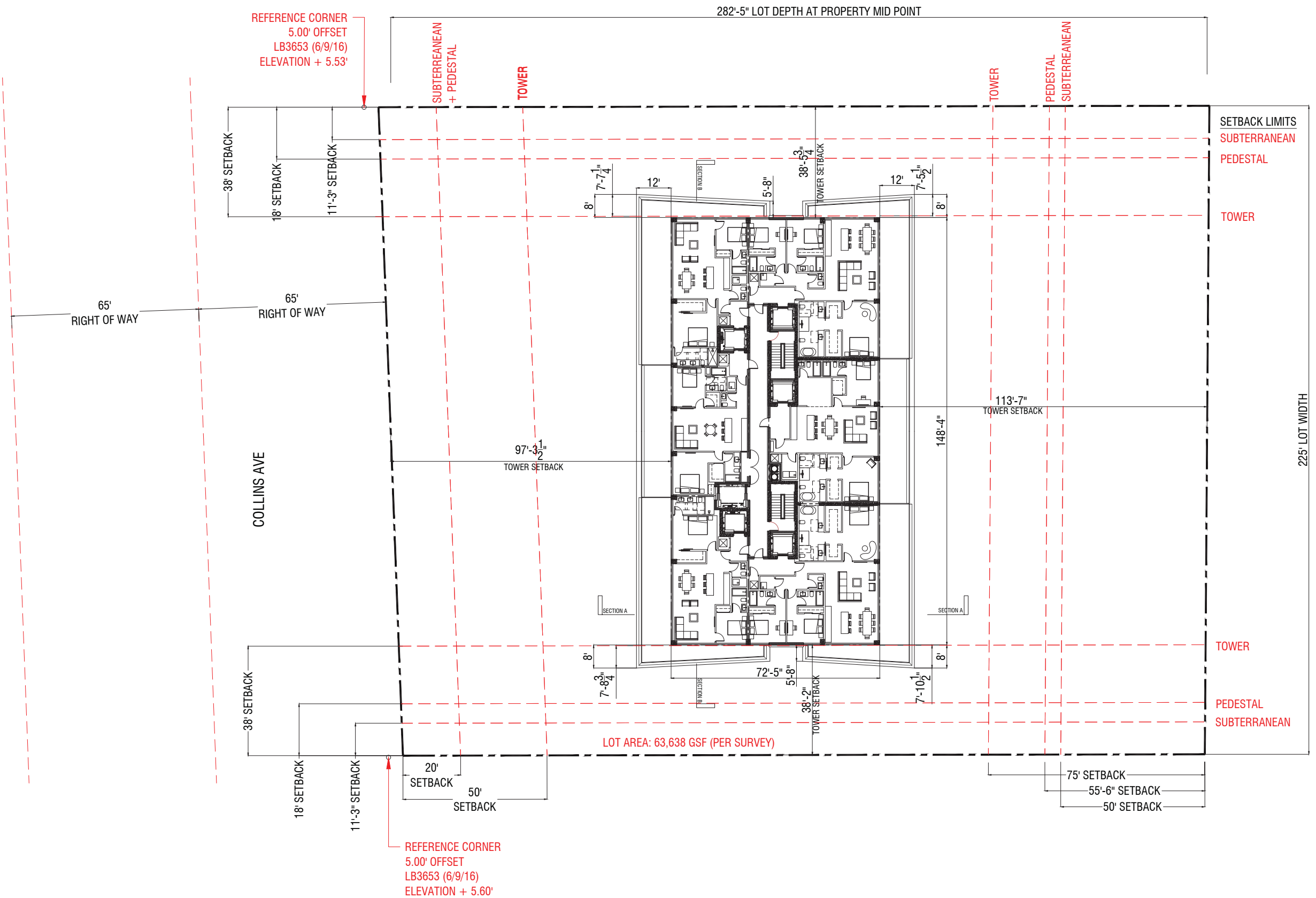
MULTIPLAN



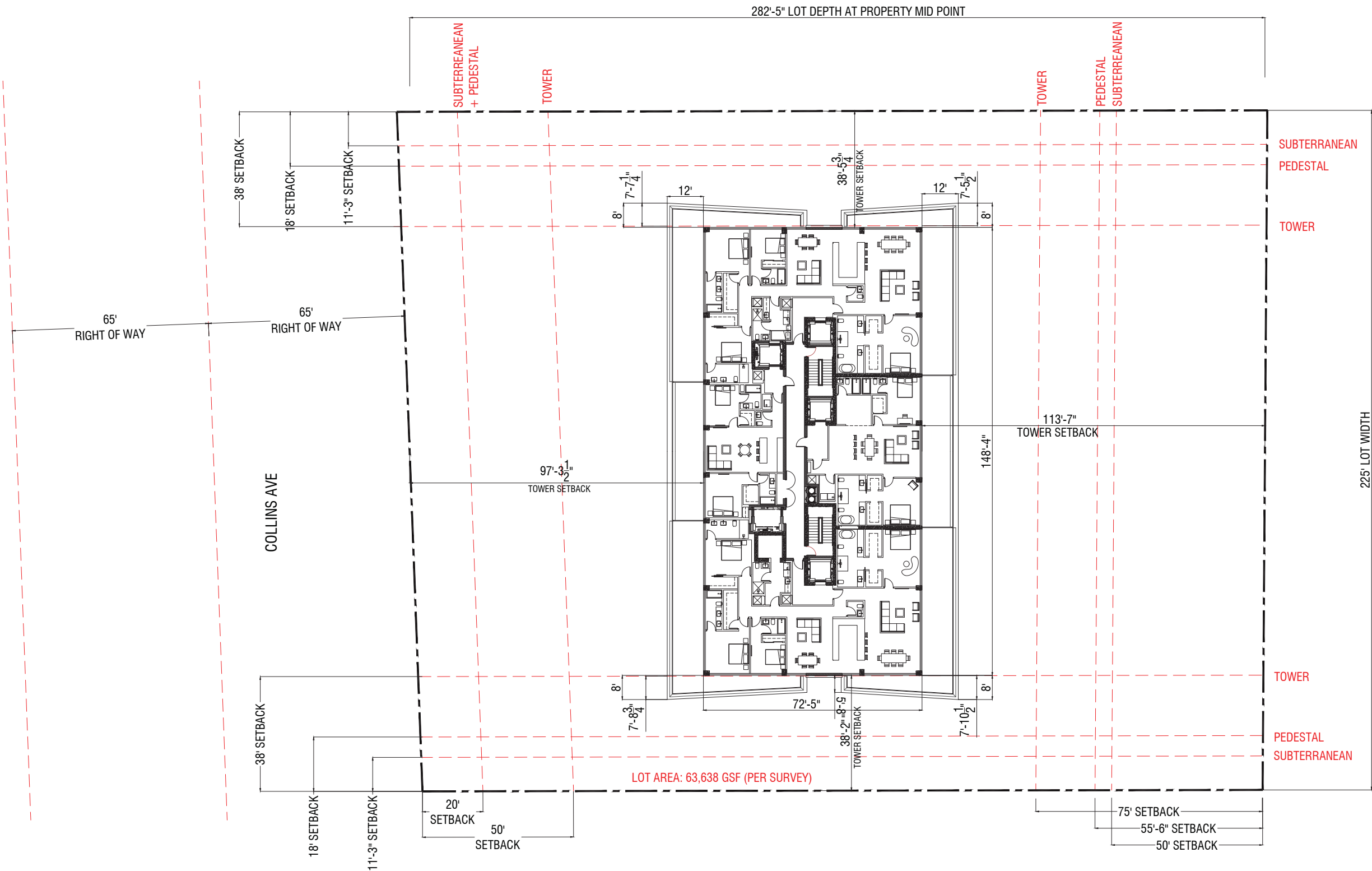
All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

ARQUITECTONICA









5775 COLLINS AVE

MULTIPLAN

TYPICAL OVERALL PLAN\_LEVELS\_12-17

0 5 30



All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

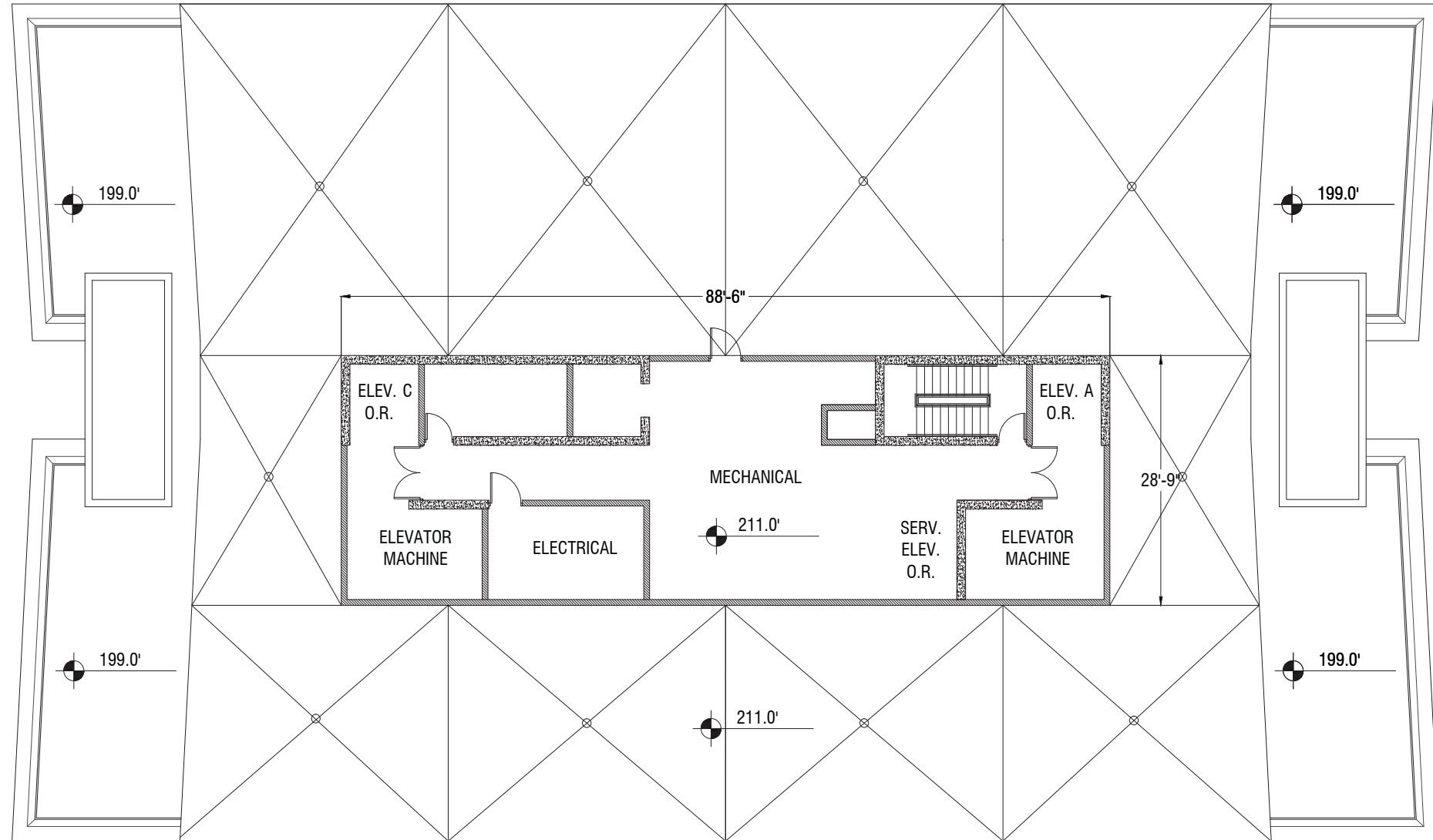
2017.04.28 A1-04A

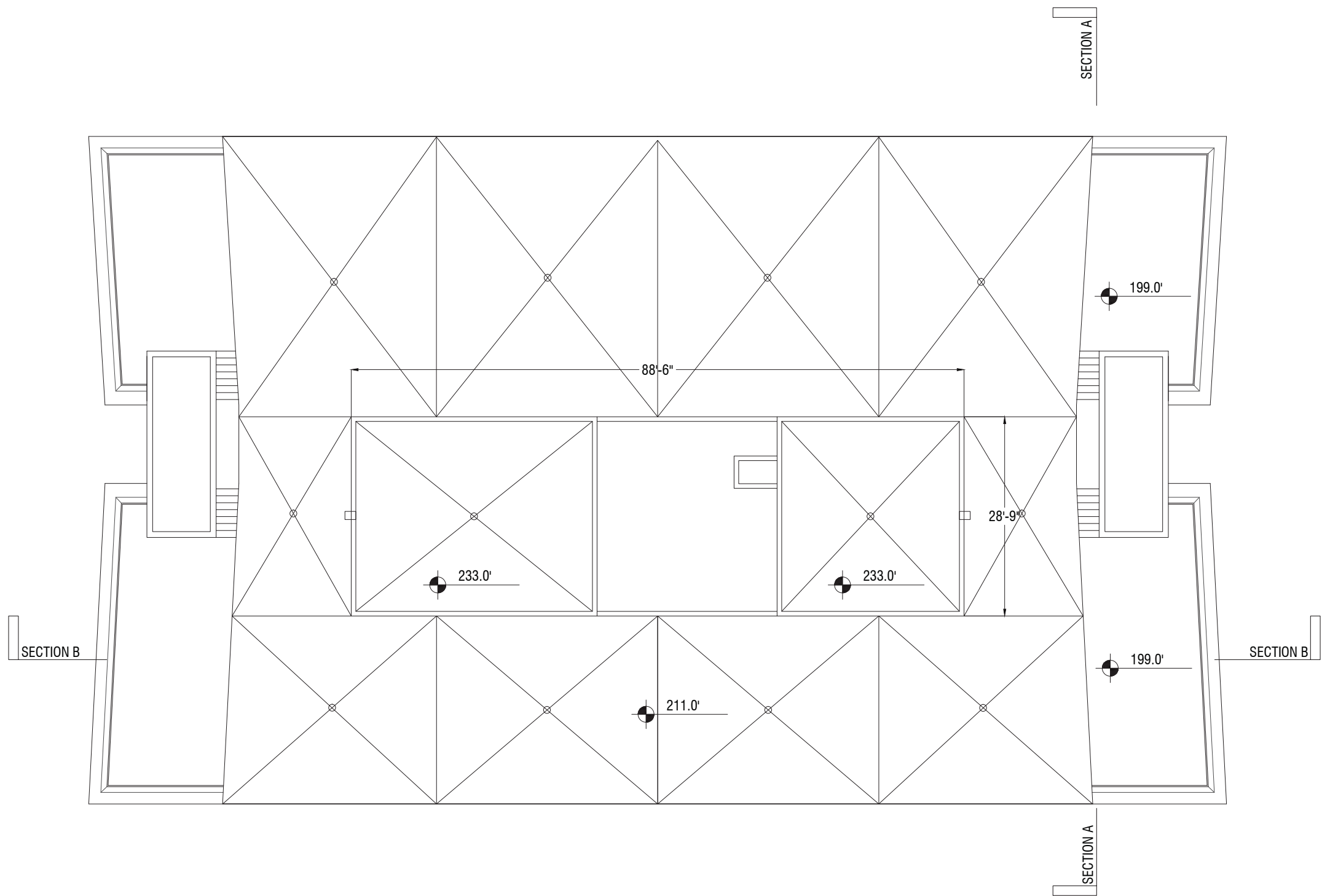
ARQUITECTONICA













5775 COLLINS AVE

NORTH ELEVATION

2017.04.28 A2-00

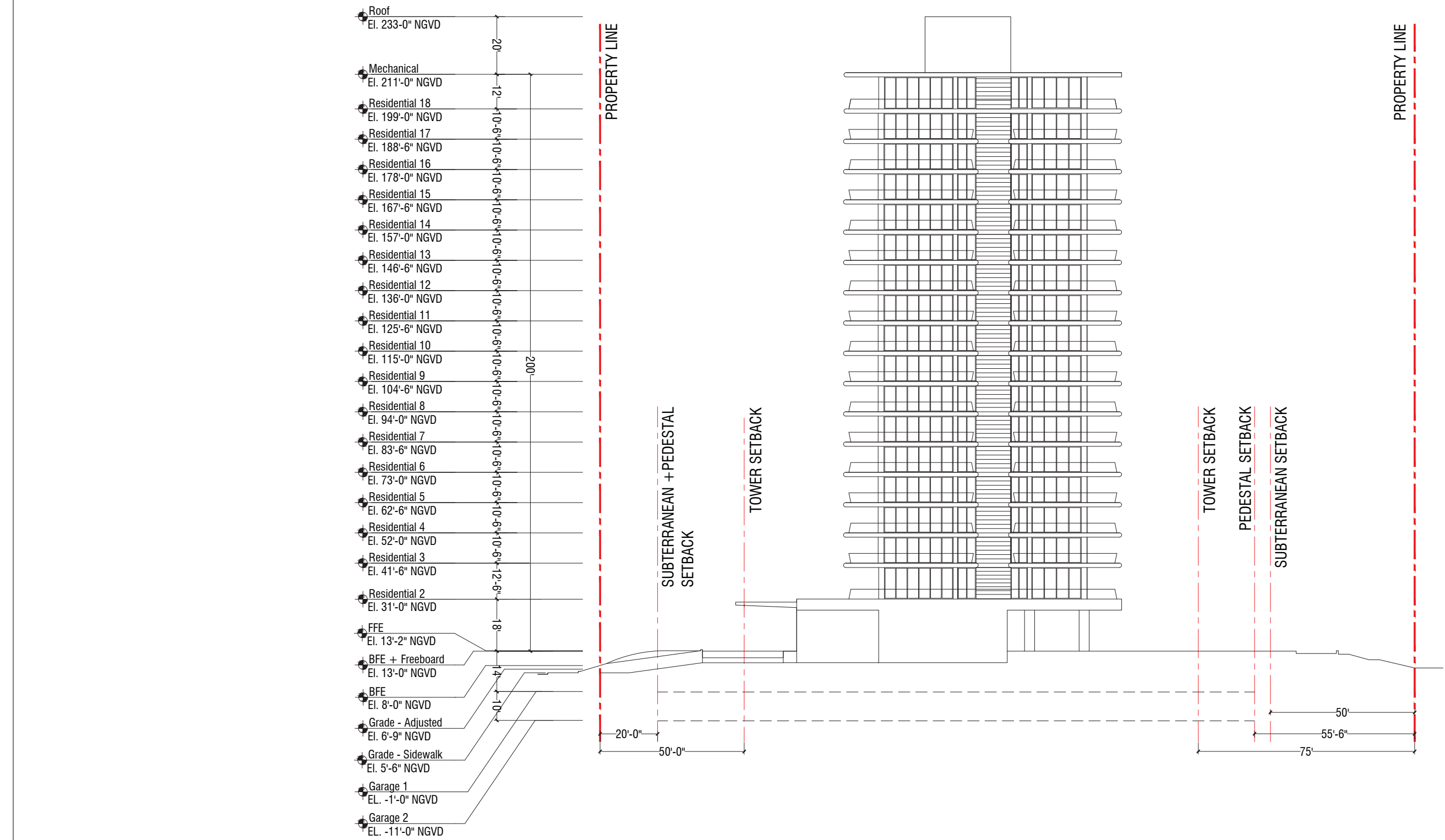




5775 COLLINS AVE

SOUTH ELEVATION

2017.04.28 A2-01



5775 COLLINS AVE

SOUTH ELEVATION

2017.04.28 A2-01A



5775 COLLINS AVE

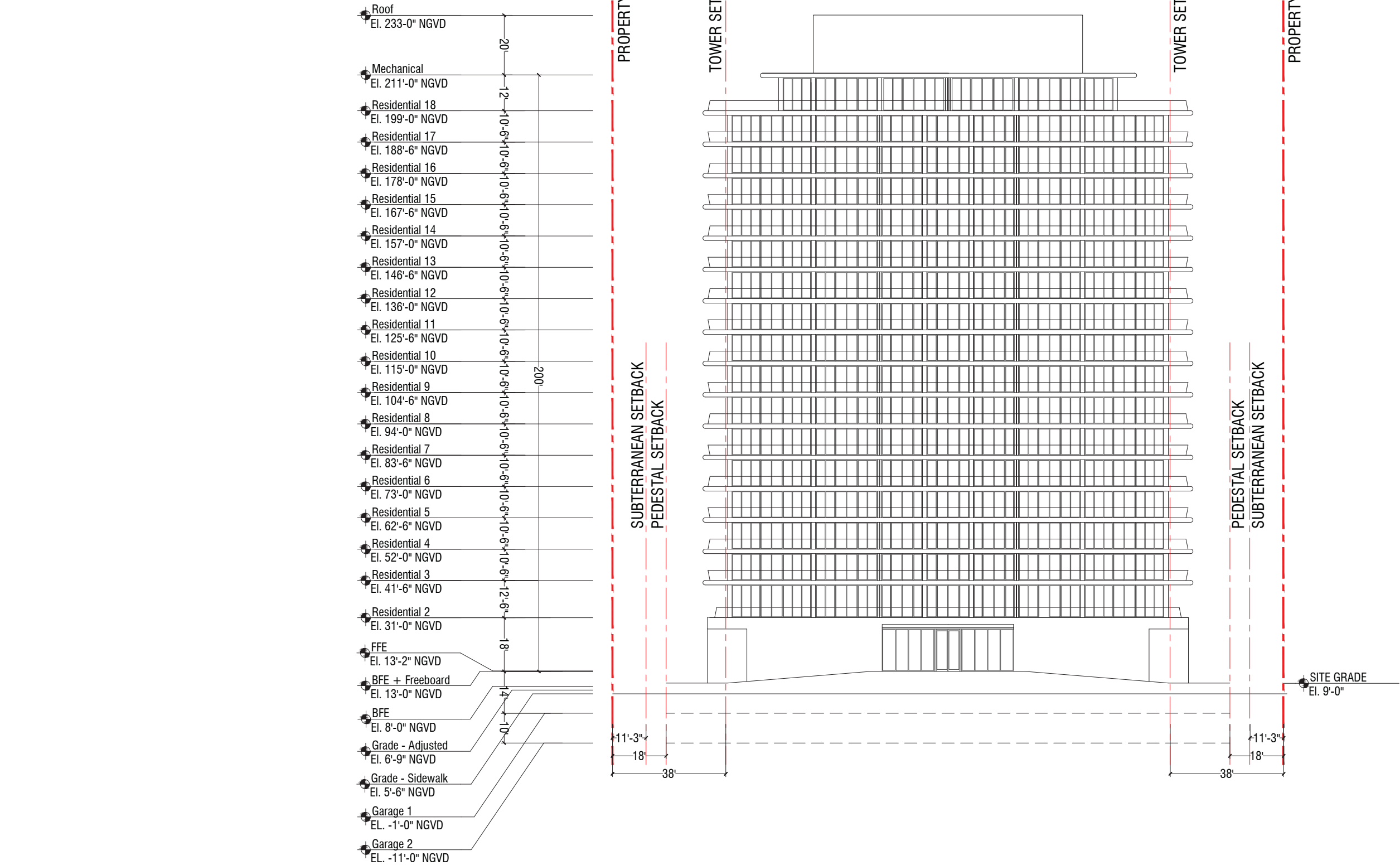
EAST ELEVATION

2017.04.28 A2-02



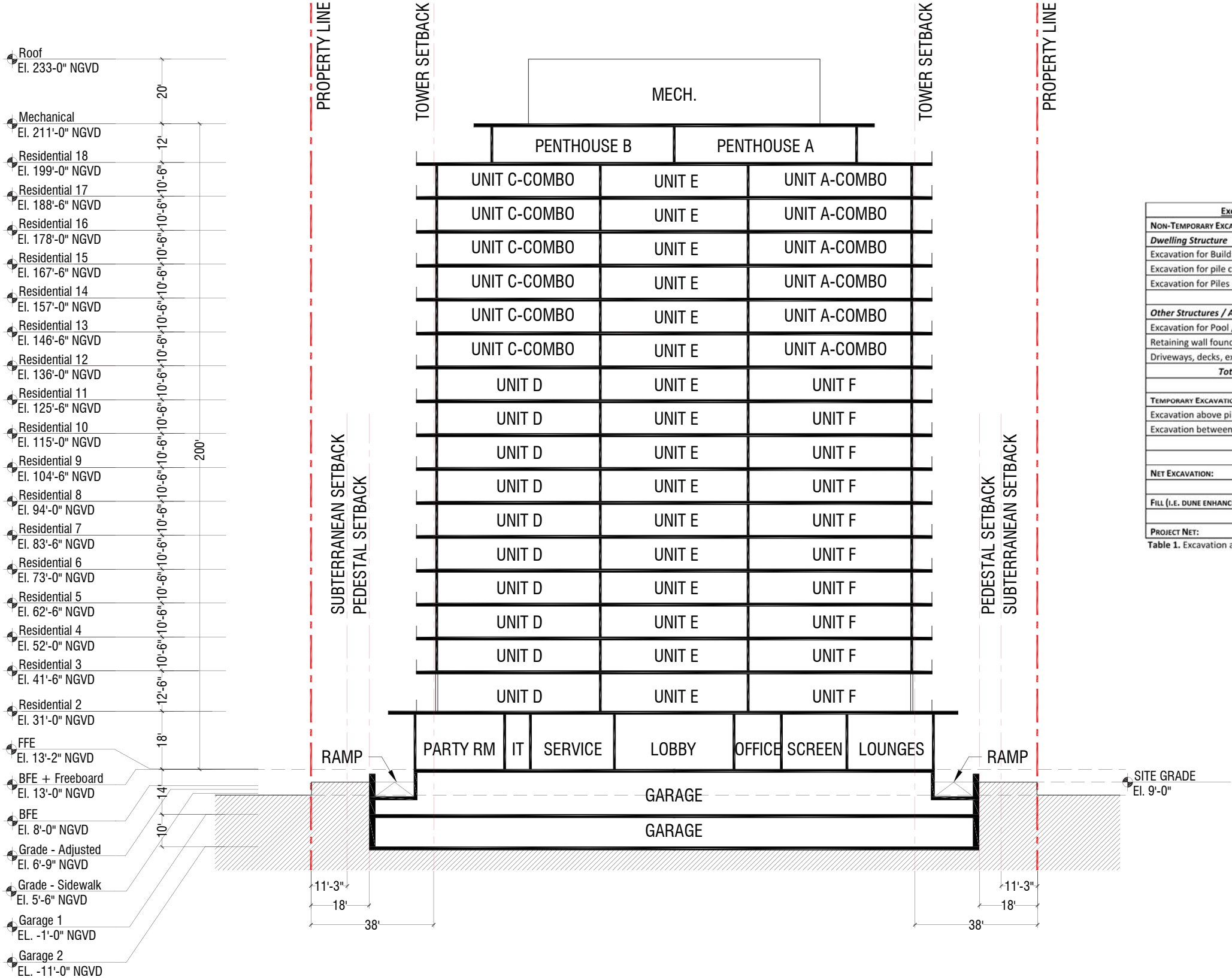
Roof	El. 233'-0" NGVD	20'
Mechanical	El. 211'-0" NGVD	12'
Residential 18	El. 199'-0" NGVD	10'-6"
Residential 17	El. 188'-6" NGVD	10'-6"
Residential 16	El. 178'-0" NGVD	10'-6"
Residential 15	El. 167'-6" NGVD	10'-6"
Residential 14	El. 157'-0" NGVD	10'-6"
Residential 13	El. 146'-6" NGVD	10'-6"
Residential 12	El. 136'-0" NGVD	10'-6"
Residential 11	El. 125'-6" NGVD	10'-6"
Residential 10	El. 115'-0" NGVD	10'-6"
Residential 9	El. 104'-6" NGVD	10'-6"
Residential 8	El. 94'-0" NGVD	10'-6"
Residential 7	El. 83'-6" NGVD	10'-6"
Residential 6	El. 73'-0" NGVD	10'-6"
Residential 5	El. 62'-6" NGVD	10'-6"
Residential 4	El. 52'-0" NGVD	10'-6"
Residential 3	El. 41'-6" NGVD	12'-6"
Residential 2	El. 31'-0" NGVD	18'
FFE	El. 13'-2" NGVD	14'
BFE + Freeboard	El. 13'-0" NGVD	10'
BFE	El. 8'-0" NGVD	
Grade - Adjusted	El. 6'-9" NGVD	
Grade - Sidewalk	El. 5'-6" NGVD	
Garage 1	EL. -1'-0" NGVD	
Garage 2	EL. -11'-0" NGVD	











Excavation and Fill Volumes	
NON-TEMPORARY EXCAVATION	
<i>Dwelling Structure</i>	
Excavation for Building Footprint (Slab)	4,000 cy
Excavation for pile caps and grade beams	1,000 cy
Excavation for Piles	500 cy
<i>Other Structures / Activities</i>	
Excavation for Pool / Spa	400 cy
Retaining wall foundations	100 cy
Driveways, decks, exfiltration trenches, etc.	50 cy
<b>Total Non-Temporary Excavation</b>	<b>6,050 cy</b>
TEMPORARY EXCAVATION:	
Excavation above pile caps and grade beams	1,000 cy
Excavation between pile caps and grade beams	1,000 cy
<b>Total Temporary Excavation</b>	<b>2,000 cy</b>
<b>NET EXCAVATION:</b>	<b>6,050 cy</b>
<b>FILL (I.E. DUNE ENHANCEMENT, LANDSCAPING):</b>	<b>6,050 cy</b>
<b>PROJECT NET:</b>	<b>0 cy</b>

Table 1. Excavation and Fill Volumes



5775 COLLINS AVE

COLLINS AVE FACADE

2017.04.28 A4-00

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

ARQUITECTONICA



5775 COLLINS AVE

COLLINS AVE FACADE

2017.04.28 A4-01

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

ARQUITECTONICA



5775 COLLINS AVE

COLLINS AVE FACADE

2017.04.28 A4-02

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

**ARQUITECTONICA**



5775 COLLINS AVE

COLLINS AVE FACADE

2017.04.28

A4-02

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

**ARQUITECTONICA**



5775 COLLINS AVE

UNIT BALCONY\_ENLARGED

2017.04.28

A4-03

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

**ARQUITECTONICA**



5775 COLLINS AVE

BALCONY\_DETAIL

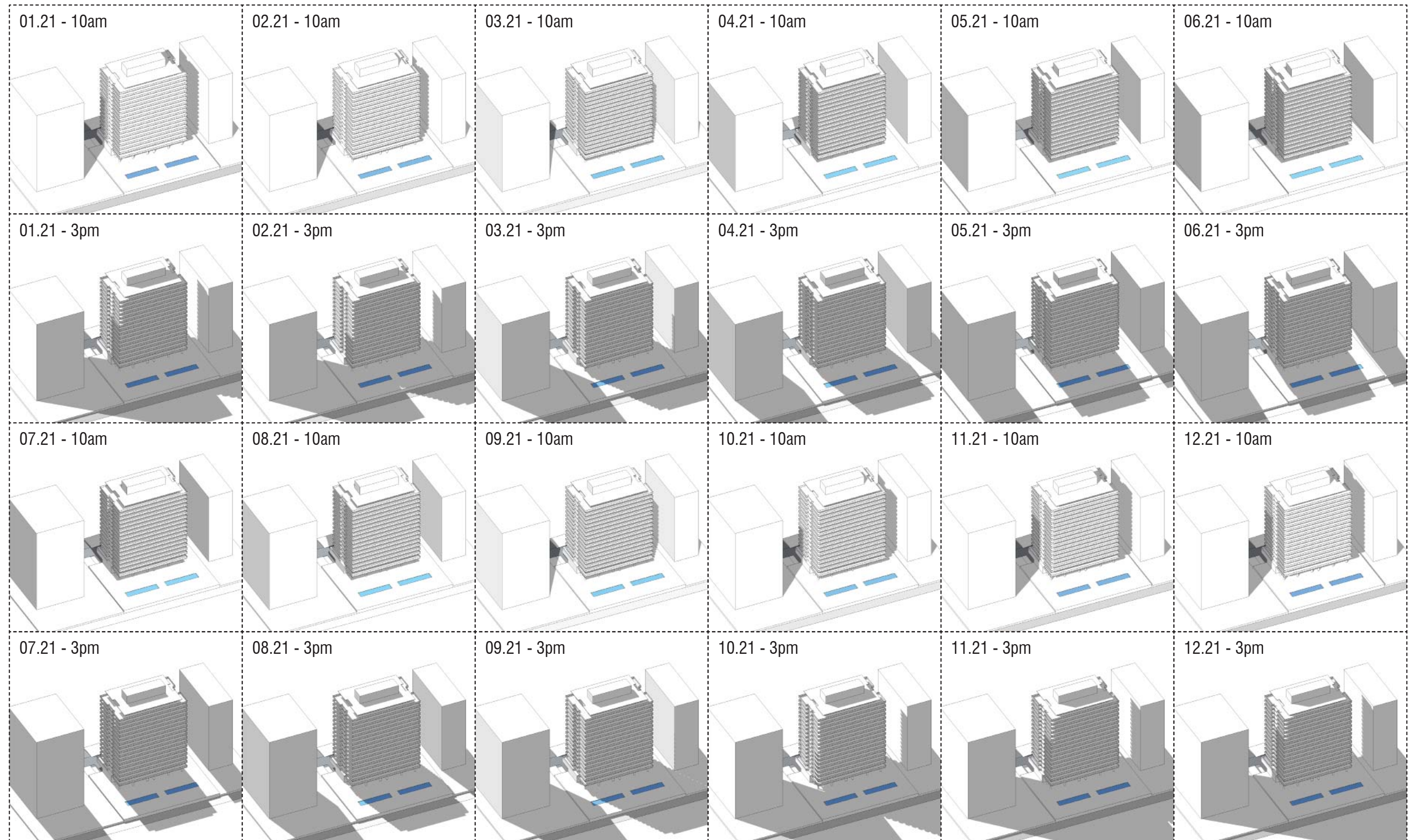
2017.04.28

A4-04

MULTIPLAN

All designs indicated in these drawings are the property of Arquitectonica International Corp. All copyrights reserved 2017. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

**ARQUITECTONICA**



5775 COLLINS AVE

SUN STUDY\_DIAGRMAS

2017.04.28

A5-00