

MONACO HOTEL SITE

17501 COLLINS AVENUE
CITY OF SUNNY ISLES BEACH, FLORIDA

ADMINISTRATIVE SITE PLAN REVIEW

DEVELOPER

Dezer Properties
18001 Collins Avenue
Sunny Isles Beach, FL 33160
305-936-9191

ARCHITECTS

Sieger Suarez Architects, LLC.
14121 S.W. 119 Avenue
Miami, Florida 33186
305-274-2702

MECHANICAL ENGINEERS

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STRUCTURAL ENGINEERS

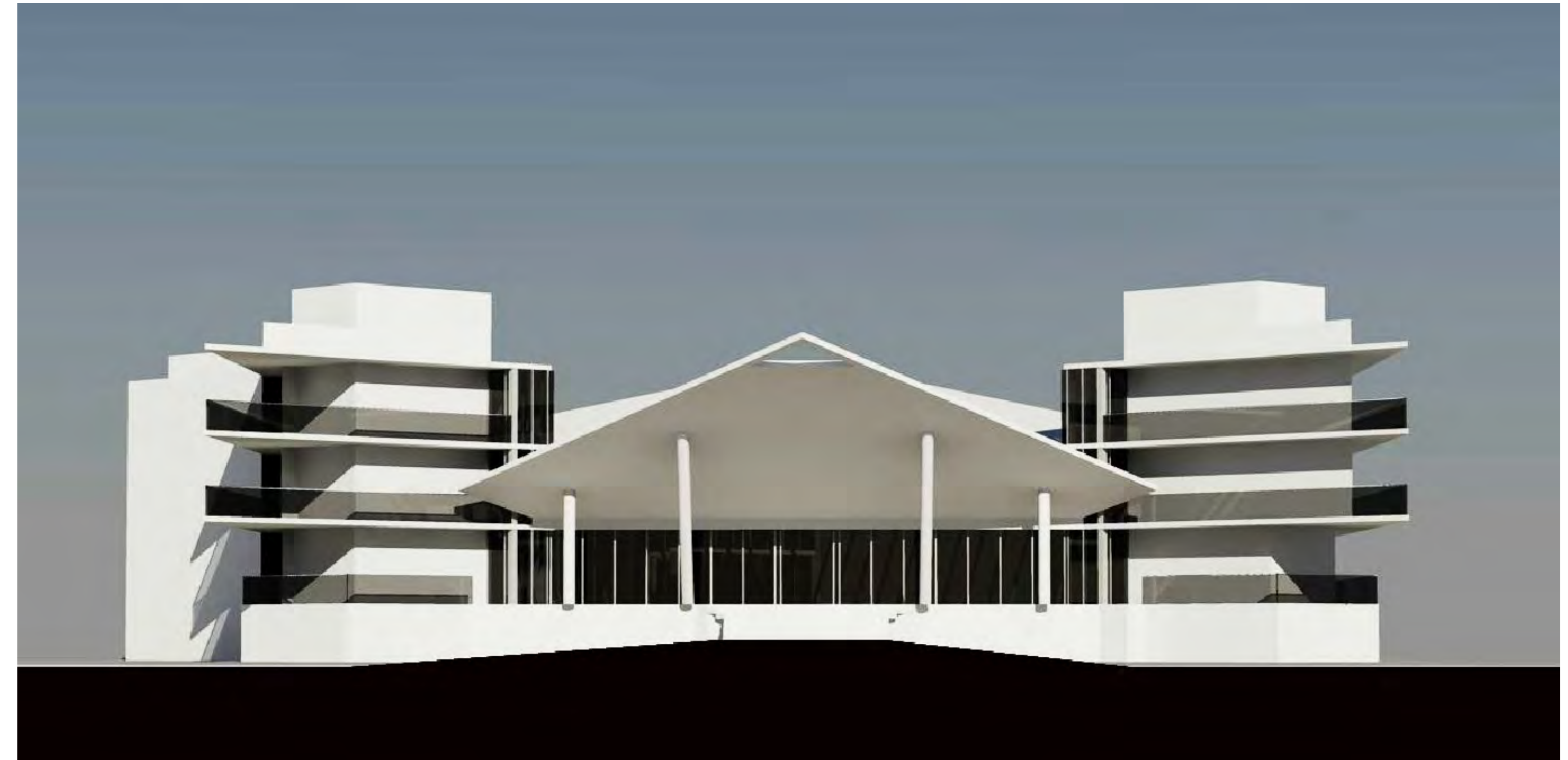
CHM Structural Engineers, LLC.
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Miami, Florida 33183
305-667.1621

LANDSCAPE ARCHITECT

EGS2 Corp.
14121 S.W. 119 Avenue
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CIVIL

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180 Northeast 168 Street
North Miami Beach, Florida 33162
305-653-4493
fls@flssurvey.com



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Sieger Suarez Architects LLC.
14121 Southwest 119th Avenue, Miami, Florida, 33186. 305/274-2702.

Charles M. Sieger, F.A.I.A.
Lic. # AR5782

Jose J. Suarez, A.I.A.
Lic. # AR11005

Tabular Data

SUNNY ISLES BEACH ZONING REQUIREMENTS

n.t.s.

ZONING (MU-R)	REQUIRED/ALLOWABLE	ACTUAL/PROVIDED
Lot Area	20,000 sq. ft.	91,840 sq. ft. (2.108 acres)
Lot Width	200'	200'
Building Width	250' max.	160'
Lot Coverage Refer to Sht. A-0.4	60% max. (55,104 sq. ft.) 80% max. w/ improved area (73,472 sq. ft.)	33,179 sq. ft. (36.1%)
Open Space Refer to Sht. A-0.4	40% min. (36,736 sq. ft.)	58,661 sq. ft. (63.8%)
Density Calculation		
Base Units:	125 units per acre x 2.1 acres = 262 units	
Bonus Units:	N/A	
Total Density Allowable w/TDR:	N/A	
Total Density Provided:	113 Units	

REQUIRED/ALLOWABLE
Base F.A.R. 2.50 Base F.A.R. 91,840 sq. ft. x 2.5 = 229,600 sq. ft.
Bonus F.A.R. .10 - Sect. 265-35 (D)(9)(c)(1)(a) Access Easement .20 - Sect. 265-35 (D)(9)(c)(1)(b) Beach Access Trust Fund .60 - Sect. 265-35 (D)(9)(c)(2) Public Beach Recreational Enhancement .60 - Sect. 265-35 (D)(9)(c)(3) Collins Ave. Public Streetscape Enh. .20 - Sect. 265-35 (D)(9)(c)(4) Sunny Isles Public Parking .20 - Sect. 265-35 (D)(9)(c)(4) Public Oceanfront Park & Open Space Enh. .20 - Sect. 265-35 (D)(9)(c)(6) Educational and Cultural Infrastructure
N/A Bonus F.A.R.
Max. Allowable Bonus F.A.R. N/A
Max. Allowable F.A.R. w/ TDR N/A
Actual F.A.R. provided = (50,784 sq. ft.)
PROVIDED/ALLOWABLE
Hotel: (See sheets A-1.1 thru A-1.3 for FAR Calculations)
Note: Lobby area is not counted towards F.A.R. per code Sec.265.35(9)[1](e).

REQUIRED/ALLOWABLE
Parking Hotels unit A -1.0 parking space per each room or suite. (22) hotel rooms = 22 spaces
Hotels unit B -1.0 parking space per each room or suite. (91) hotel rooms = 91 spaces
Amusement 1 space per 200 sq. ft. of GFA 400 sq. ft. = 02 spaces
Restaurant / Bar 1 space per 100 sq. ft. GFA 3,505 sq. ft. = 35 spaces
Handicap Requirement 101 - 150 = 05 spaces 05 handicap spaces provided = 150 spaces
8'-2" minimum vertical height clearance Total Spaces Required: 150 spaces
Total Spaces Provided: 150 spaces
Loading Spaces - 0 to 100 units = (1) 10'x25' < 100 units = (1) 11'x35' (1) 10'x25' (1) 11'x35'
Note: Project Signage under a separate permit

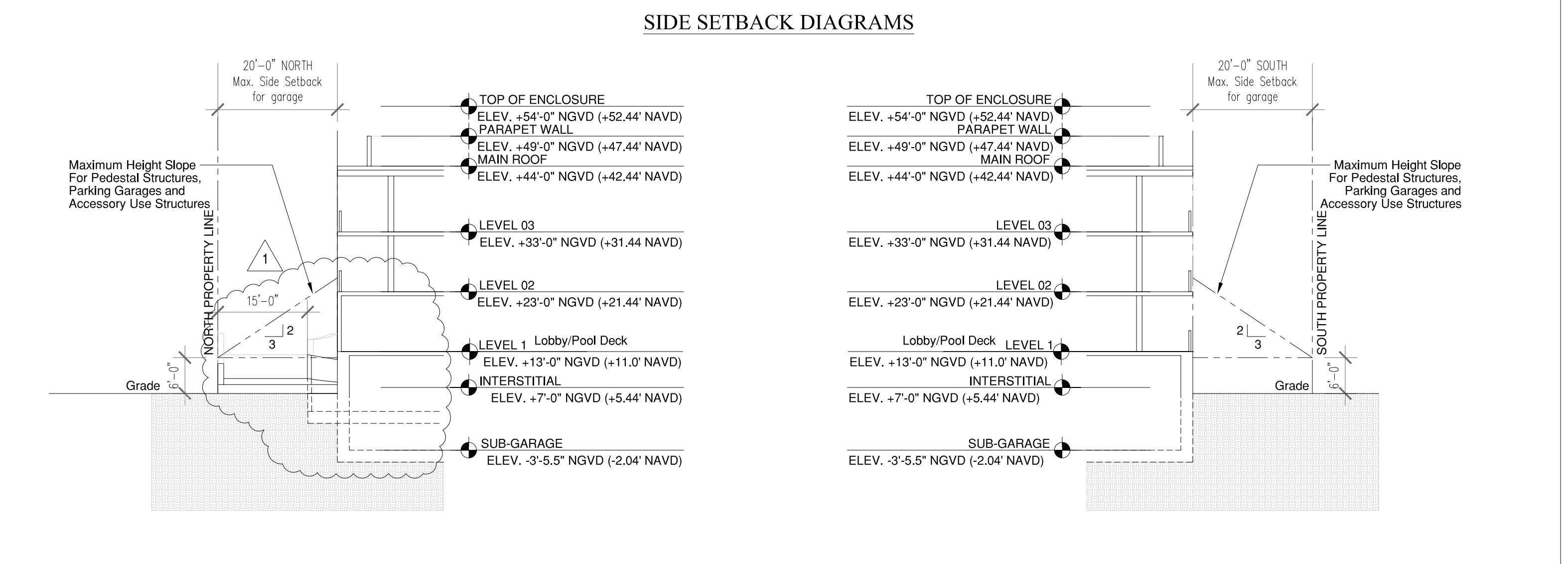
Building Type	Hotel - Type I Sprinklered	
Front Setback	Tower: 75'-0" Porte Cochere: 50'-0" Garage: Not less than 10' from Collins Ave. right-of-way.	75'-0" 50'-0" 34'-0" (See front setback diagram)
Rear Setback	Tower: The bulkhead line or 20' from the rear property line, whichever is closer to Collins Ave. Pool deck / Cabanas: The bulkhead line or 20' from the rear property line, whichever is closer to Collins Ave.	13'-3 3/8" from the bulkhead line 5'-11 1/4" from the bulkhead line
Interior Side Setback	Tower: (North) 20'-0" (South) 20'-0" Garage: (North) 3.0' for every 2.0' in height (above 6'-0" above grade) (South) 6.0' required Pool deck: (North) 3.0' for every 2.0' in height (above 6'-0" above grade) (South) 20'-0"	20'-0" 20'-0" 20'-0" 20'-0" 20'-0" 20'-0" (See side setback diagrams)

BUILDING F.A.R. / UNIT MATRIX

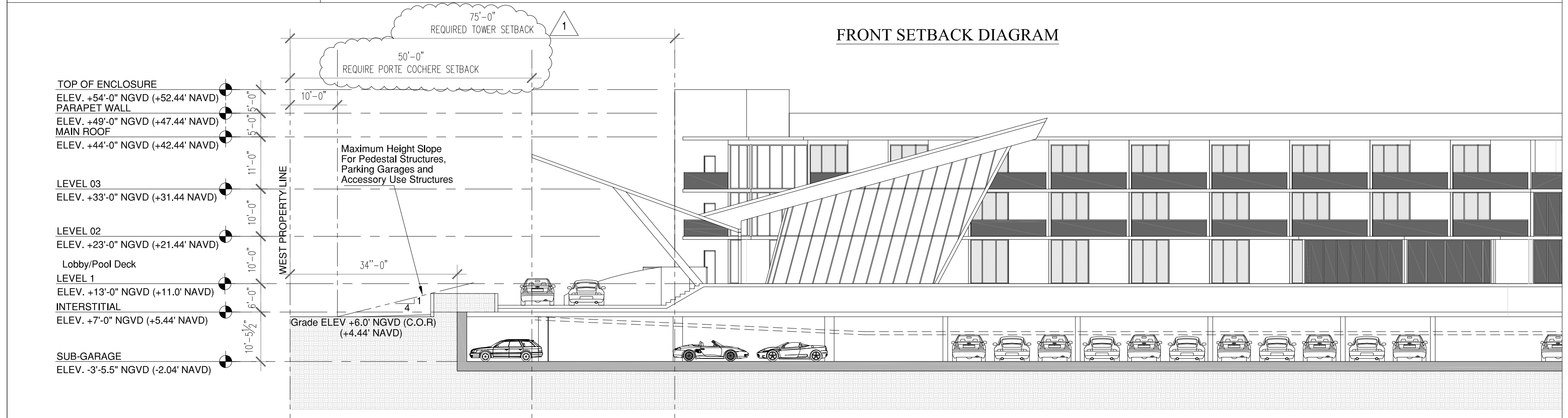
PROJECT AREAS

Floor	Unit Type	Total Units	FAR
Roof			
3	9	32	41
2	9	29	38
Ground	4	30	34
Sub-Garage		0	0
	22	91	113
			50,784

Unit Types	Unit Area	Balcony Area	Count
A	550 sq.ft.	144 s.f.	22
B	250 sq.ft.	72 s.f.	91
			113



REQUIRED/ALLOWABLE	ACTUAL/PROVIDED
Building Height	Notes: Maximum allowable building height is 649' AMSL as per FAA. NAVD = AMSL Building height is taken from the Crown of the Road +6.0 NGVD
Tower	44'-0" NGVD (+42.44' NAVD) top of main roof deck 54'- 0" NGVD (+52.44' NAVD) top of enclosure

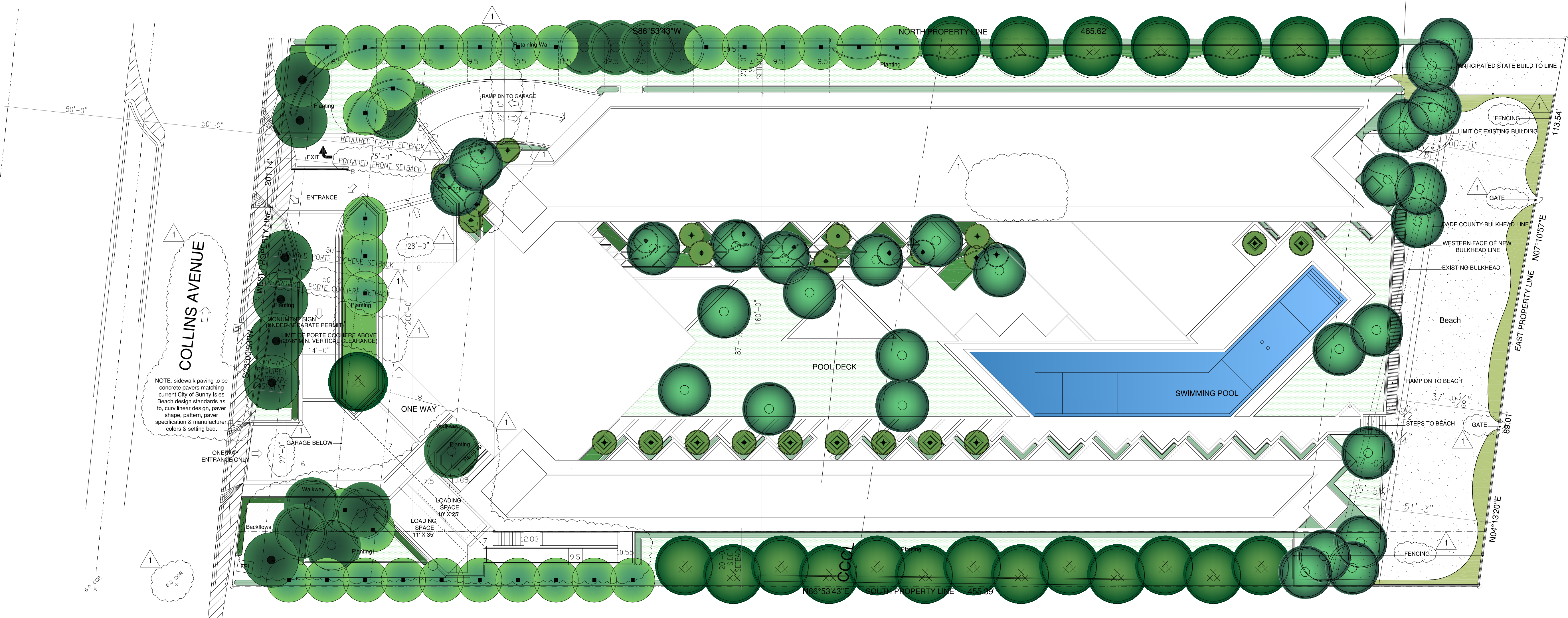


project data

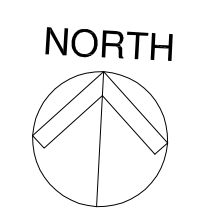
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1:20'

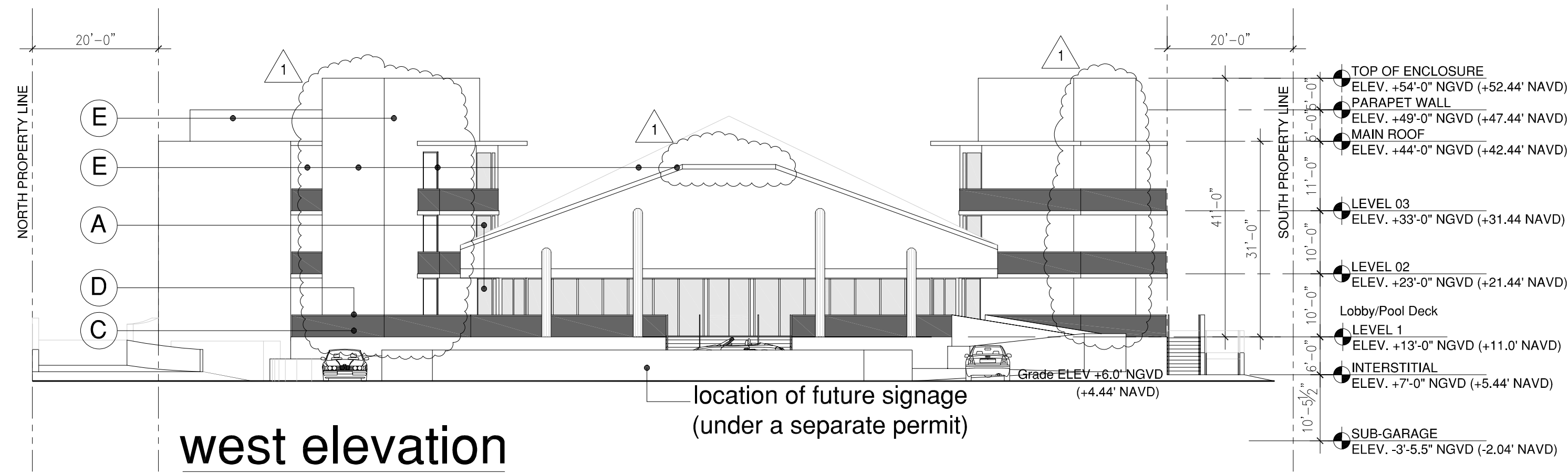


site plan

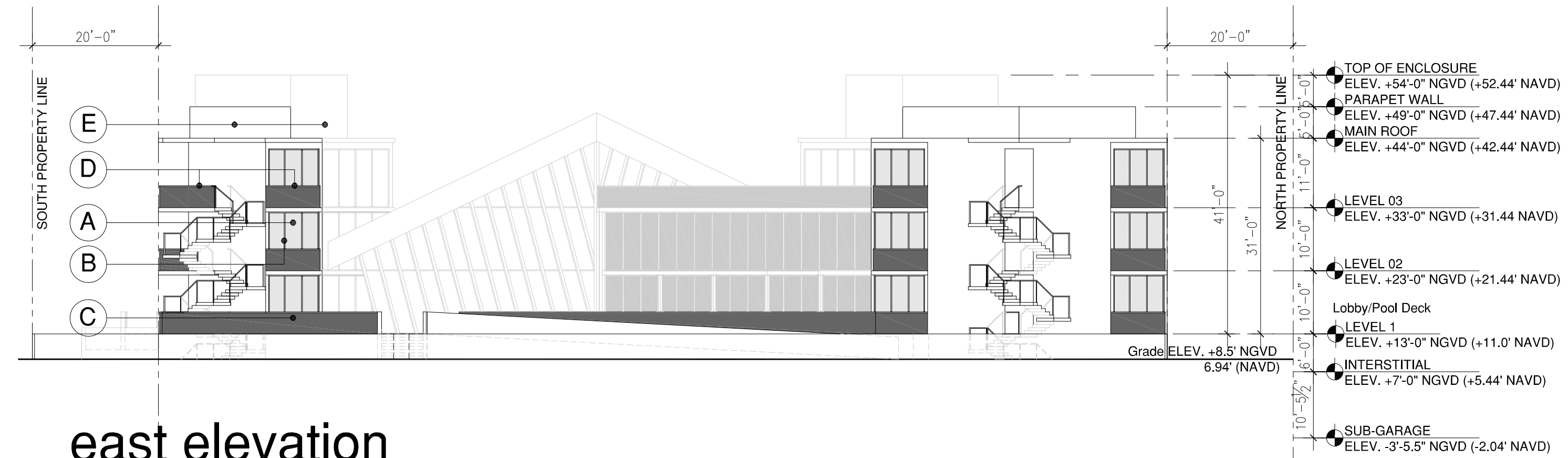


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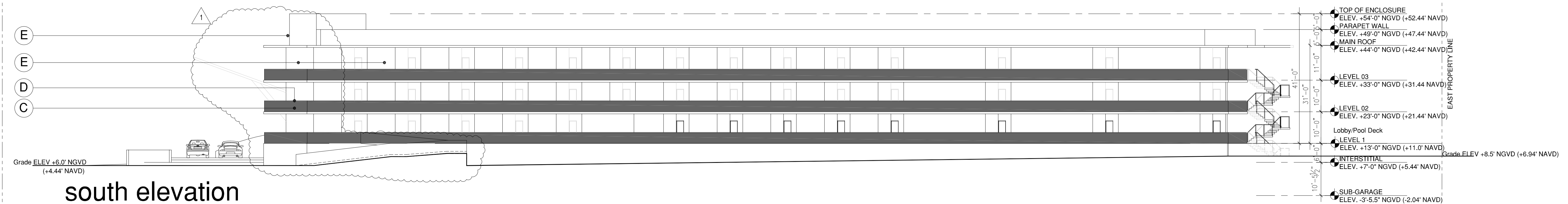
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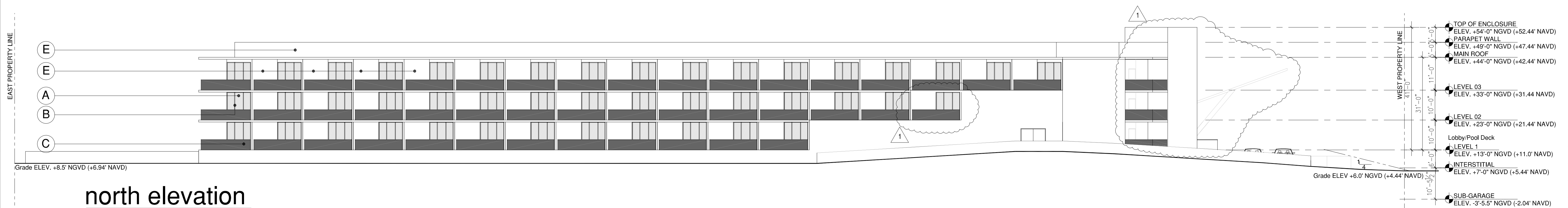
west elevation



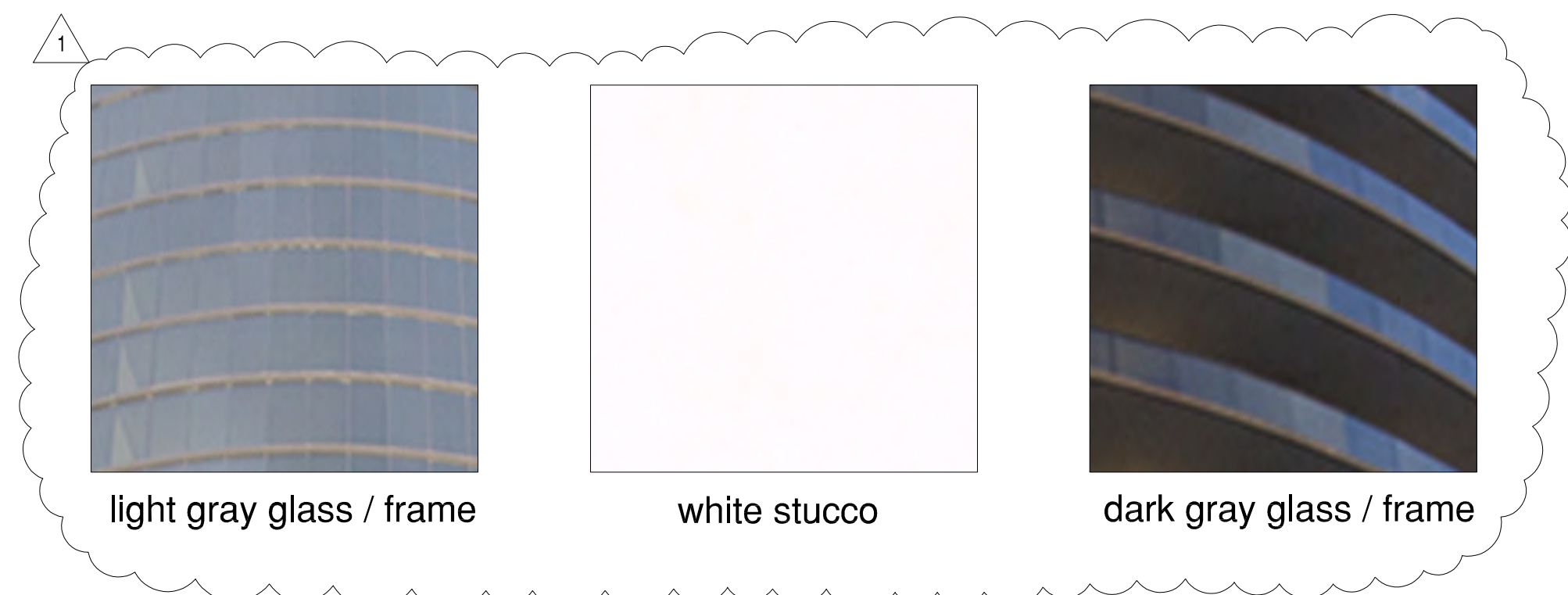
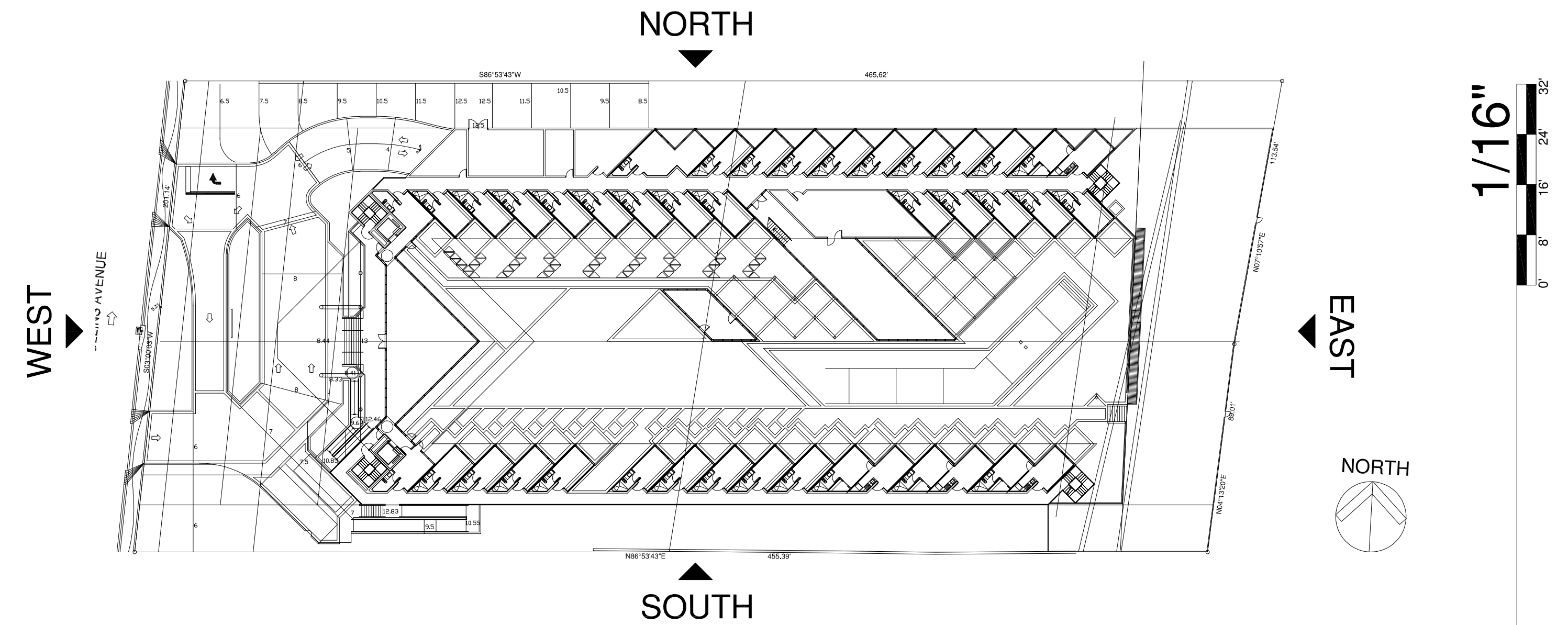
east elevation



south elevation



north elevation



- material key:
- A light gray glass
 - B light gray frame
 - C dark gray glass
 - D dark gray frame
 - E white stucco

1/16"

building elevations

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