

**1826 Collins
PB25-0801**

**Conditional Use for
Mechanical Parking
(Valet Operated Car Elevators)**



Dorchester

Shore Club

Pestana

Property

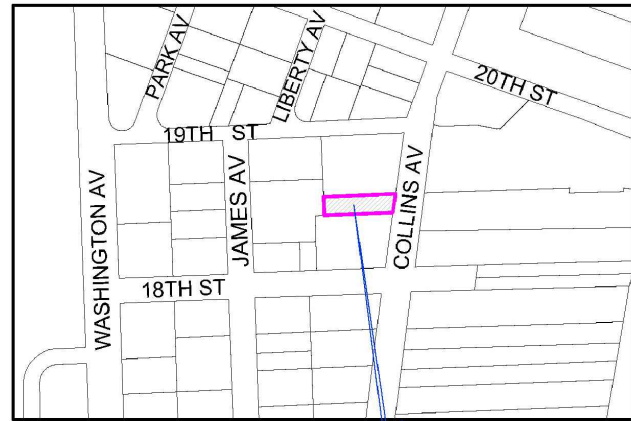
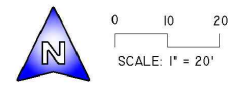
Nautilus

James
Central
Towers

Tower 1800
(18 Stories)

Shelborne

MAP OF BOUNDARY SURVEY



LOCATION MAP
Not to Scale

Subject Property

LEGAL DESCRIPTION:

Lot 4, less the West 25 feet thereof, Block 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-160, Elevation = 5.36 feet
 Description: PK Nail and aluminum washer in conc catch basin.
 Location: 232' South of c/l of 22 Street and 25' East of c/l of HWY A-1-A (Collins Avenue)
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Y-310-R, Elevation = 5.62 feet
 Description: PK Nail and aluminum washer in conc sidewalk near traffic control box.
 Location: 52' North of c/l of 17 Street and 52' West of c/l of Washington Avenue.

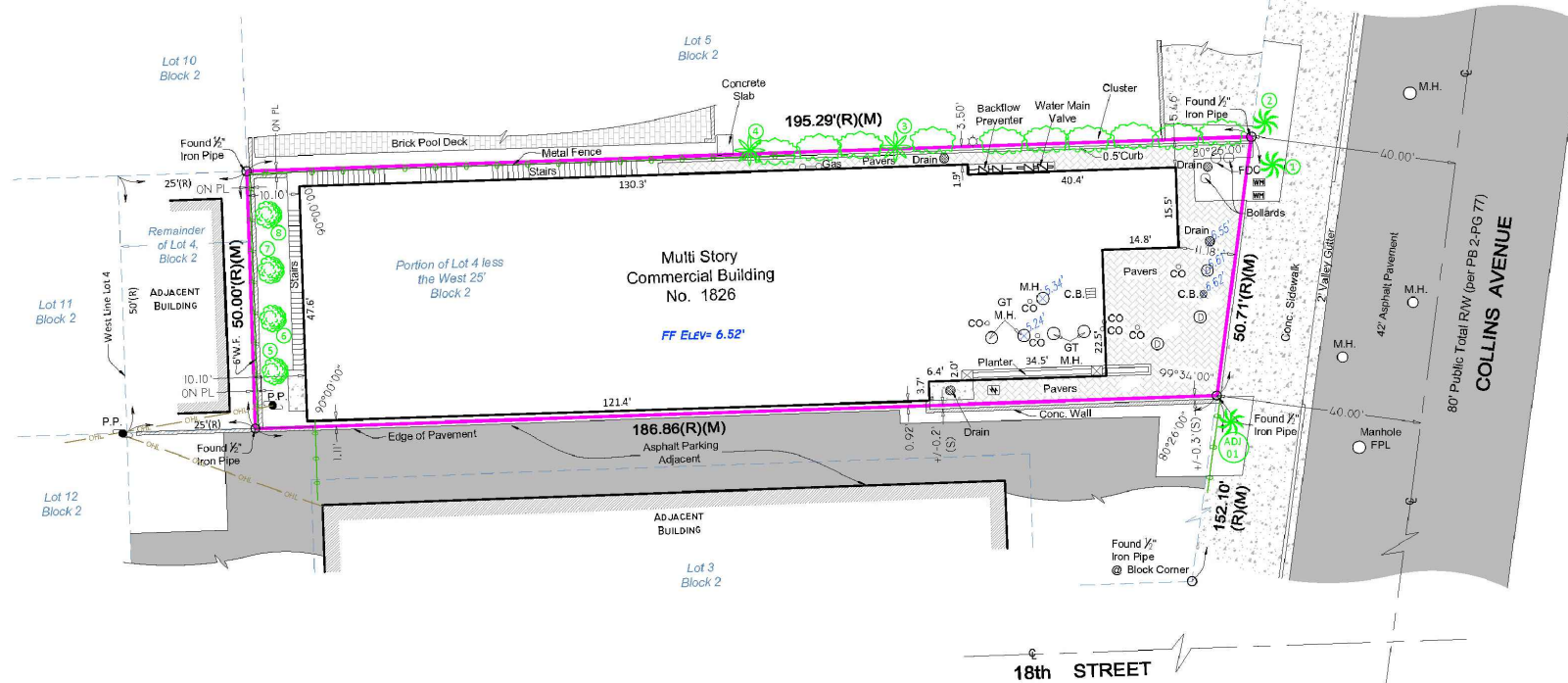
I HEREBY CERTIFY TO:
C/O Crescent Heights, IC LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Digitally signed by Odalys C Bello
DN: cn=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C000001884E3B67E8000DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 07/29/2024
Field Work Update: 03/18/2025



Existing Tree Inventory & Disposition Table:

Tree #	Species	Botanical Name	DBH"	Height'	SPREAD'	CONDITION	Disposition Provided by Others	CRZ'	TPZ'
1	Coconut palm	Cocos nucifera	11	20	20	FAIR	REMAIN	06'	06'
2	Coconut palm	Cocos nucifera	11	25	20	FAIR	REMAIN	06'	06'
3	Foxtail palm	Wodyetia bifurcata	11	25	15	FAIR	REMAIN	02'	02'
4	Foxtail palm	Wodyetia bifurcata	8	25	15	FAIR	REMAIN	02'	02'
5	Gumbo limbo	Bursera simaruba	6	25	25	GOOD	REMAIN	06'	06'
6	Gumbo limbo	Bursera simaruba	5	25	15	GOOD	REMAIN	06'	06'
7	Gumbo limbo	Bursera simaruba	3	25	10	FAIR	REMAIN	06'	06'
8	Gumbo limbo	Bursera simaruba	6	25	20	GOOD	REMAIN	06'	06'
ADJ 1	Coconut palm	Cocos nucifera	11	35	20	FAIR	REMAIN	03'	03'

LEGEND, SYMBOLS & ABBREVIATIONS

= CONCRETE (CONC.)	= WATER VALVE	= FPL TRANSFORMER	(OMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X	PSM = PROFESSIONAL SURVEYOR AND MAPPER
= CONC. BLOCK WALL	= POWER POLE	= CATCH BASIN OR INLET	ELEV = ELEVATION	PT = POINT OF TANGENCY
= WOOD DECK	= 50' ANCHOR	= EXISTING ELEVATION	ENCR = ENCROACHMENT	(R) = RECORD
= COVERED AREA	= WATER METER	= PERMANENT REFERENCE MONUMENT	WF = FINISHED FLOOR ELEVATION (F)	R/E = RANGE
= PAVERS SLAB / DRIVEWAY	= CONC. LIGHT POLE	= PROPERTY CORNER	ELEVATION (M) = FIELD MEASURED	R/W = RIGHT OF WAY
= TILE SLAB / DRIVEWAY	= WELL	= MONUMENT LINE	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	SEC = SECTION
= ASPHALT PAVEMENT	= ELECTRIC BOX	= AIR CONDITIONER PAD	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	TBH = TEMPORARY BENCH MARK RECORDS
= CHAIN LINK FENCE (CLF)	= STREET SIGN	= BASE BUILDING LINE	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	TWS = TOWNSHIP RECORDS
= WOOD FENCE (WF)	= SANITARY MANHOLE	= BENCH MARK	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	MDCR = MIAMI-DADE COUNTY RECORDS
= IRON METAL BARS FENCE (IF)	= DRAINAGE MANHOLE	= BEARING REFERENCE	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	BCR = BROWARD COUNTY RECORDS
= PLASTIC FENCE (PF)	= MANHOLE	= CALCULATED	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	FDC = FIRE DEPARTMENT CONNECTION
= METAL FENCE (MF)	= FIRE HYDRANT	= CONCRETE BLOCK STRUCTURE	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	
= OVERHEAD UTILITY LINES	= CABLE BOX (CATV)	= CENTER LINE	ORB = OFFICIAL RECORD BOOK (PLAT PER PLAT OF RECORD)	

Property Address:
1826 Collins Avenue, Miami Beach, Florida 33139

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCB	DRAWN BY: IC
FIELD DATE: 07-29-2024	UPDATED DATE: 03-18-2025
Project No. 25-27229/24675	Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 www.belloandsurveying.com
Phone: (305) 365-0385 e-mail: info@belloand.com



Recent History

2009 – CUP Issued for Robotic Garage and Restaurant Use

Garage Contemplated Use of Car Elevators

7/23/19, 8:41 AM

CFN 20090318964
OR Bk 24850 Pgs 0800 - 0847 (5pgs)
RECORDED 05/01/2009 14:09:59
HARVEY REVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1826 Collins Avenue.
FILE NO. 1903
IN RE: The Application by IC, LLC requesting a Conditional Use approval for a robotic parking system in a commercial main use parking garage to operate the garage after midnight with an accessory use 240-seat restaurant.

LEGAL DESCRIPTION: Lot 4, less the West 25 feet thereof, Block 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: January 27, 2009

CONDITIONAL USE PERMIT

The applicant, IC, LLC, is requesting a modification to an existing Conditional Use approval pursuant to Section 118-195 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- That the property in question is located in the CD-2, Commercial Medium Intensity zoning district;
- That the use is consistent with the Comprehensive Plan for the area in which the property is located;
- That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;
- That structures and uses associated with the request are not consistent with the Land Development Regulations, but will be when Condition No. 3 is in compliance;
- That the public health, safety, morals, and general welfare will not be adversely affected if the applicant complies with the conditions stated herein;
- That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for

about:blank

Page 1 of 6

Existing Development



Existing Development



Live Local Act

Live Local Act (Fla. Stat. Section 166.04151)

Act Addresses Lack of Affordable Rental Units in Florida

Miami-Dade County has Highest Rate of Cost Burdened Renters in the State – 59%*

*** Shimberg Center for Housing Studies**

Live Local Act (Fla. Stat. Section 166.04151)

Allows for Increased Density / FAR / Height

Requires 40% of Units to be Affordable

**Provides for Administrative Review of
Development Plans**

Live Local Development

15 Stories

29 Units

**12 Workforce
Housing Units**

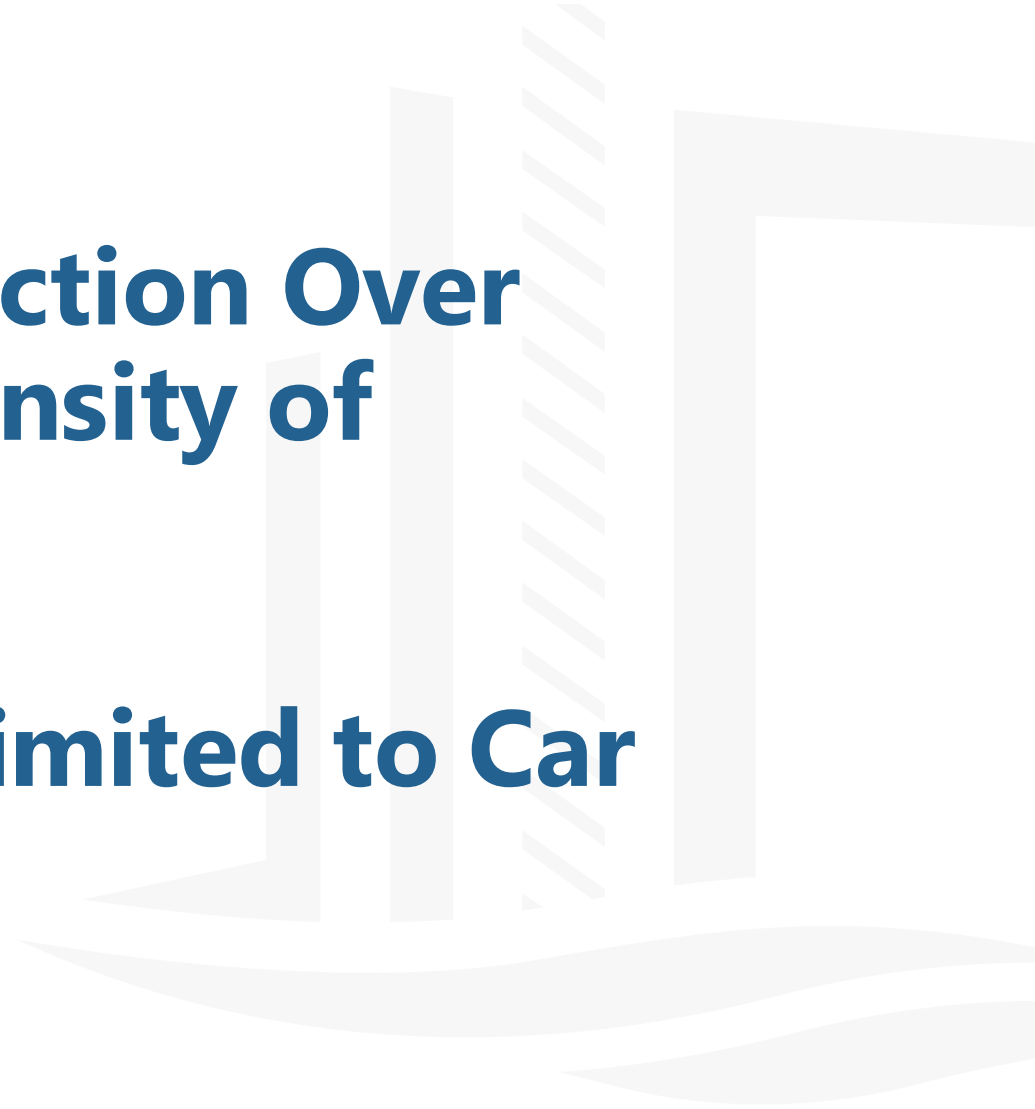
Office Space



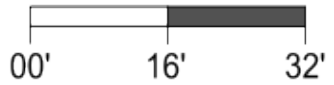
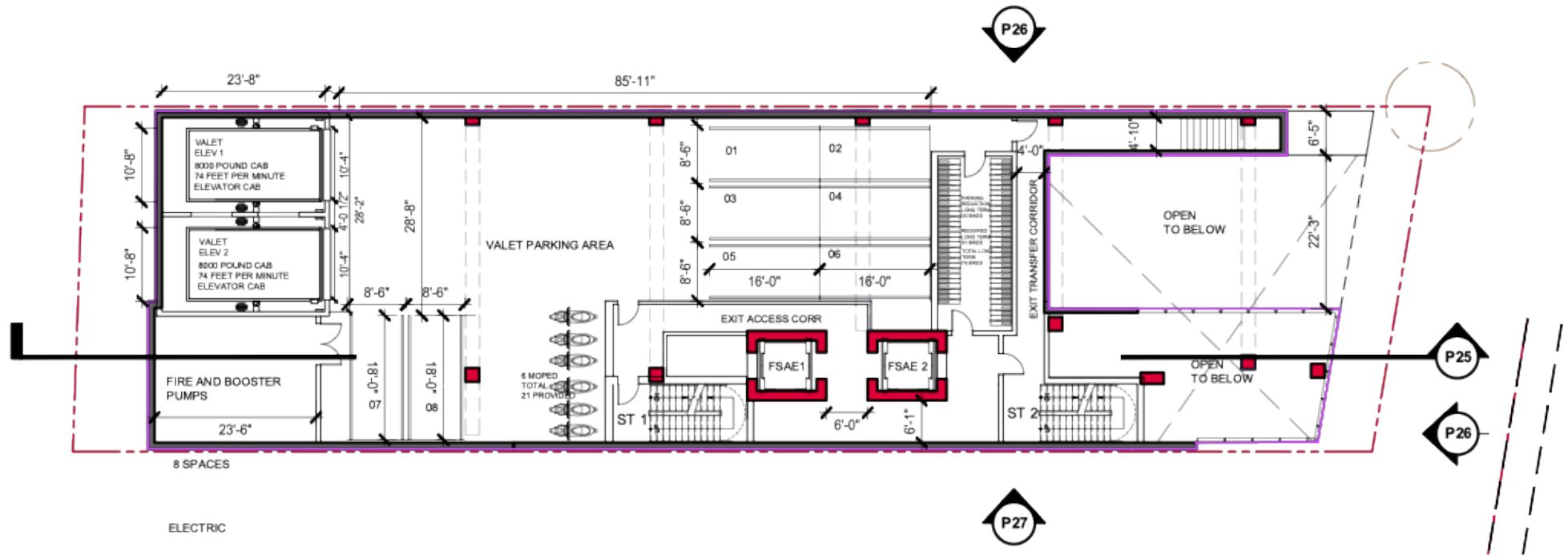
Scope of Board Review

Board Does Not Have Jurisdiction Over Design / Setbacks / Size / Density of Development

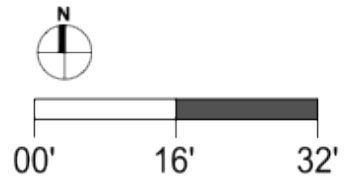
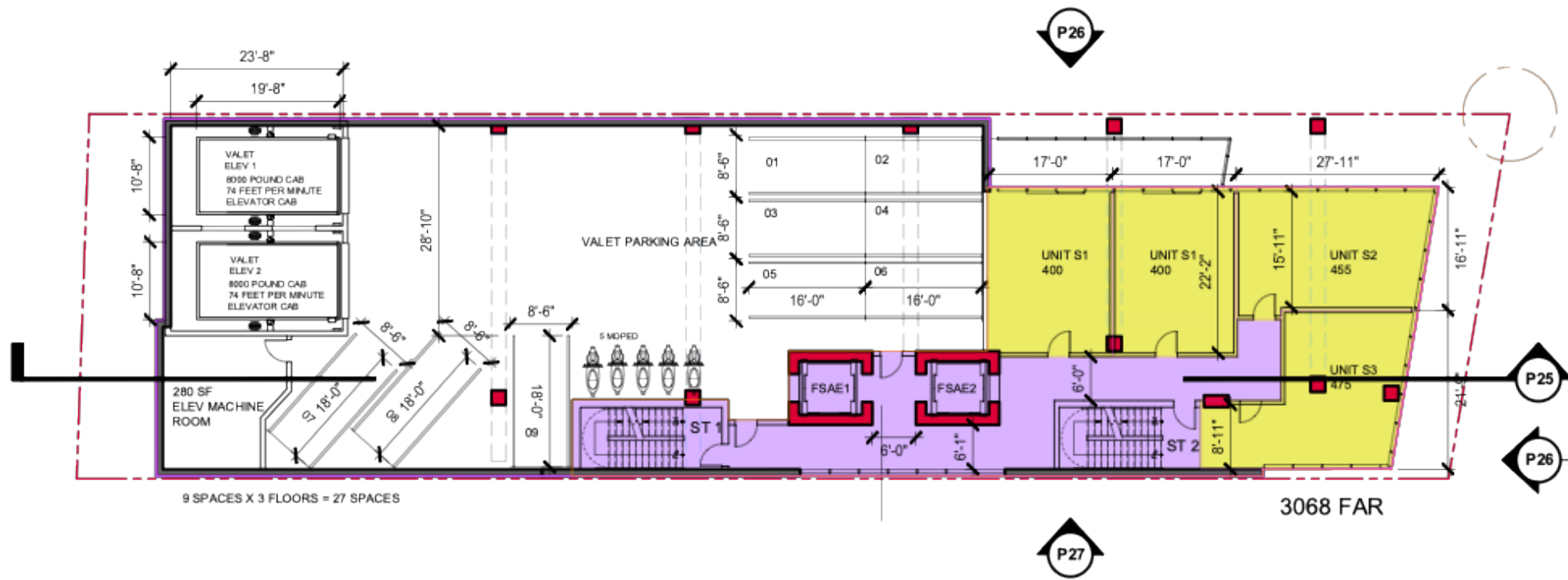
Board's Review Exclusively Limited to Car Elevators



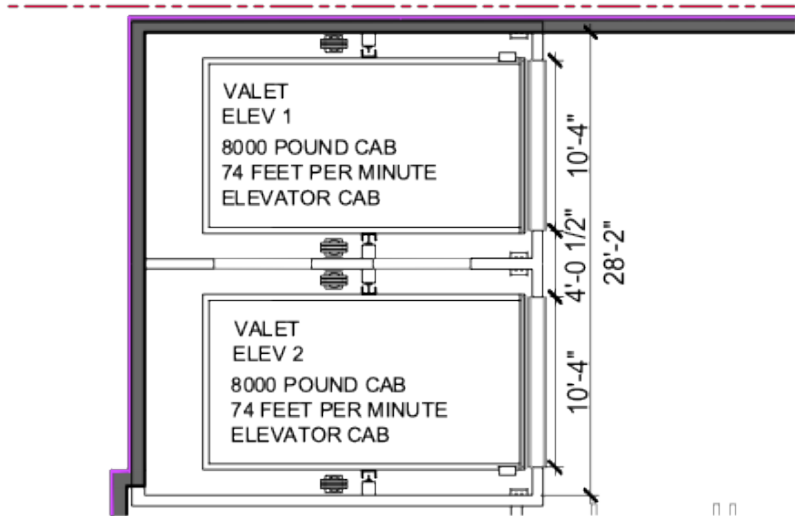
Proposed Car Elevators



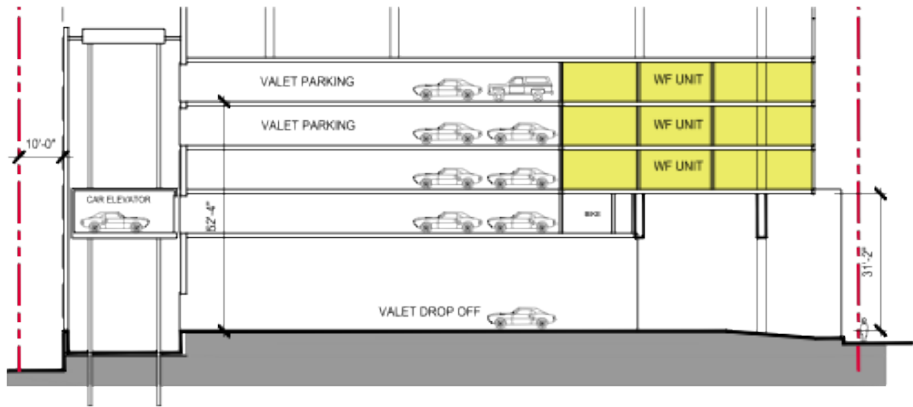
FINAL SUBMITTAL 03.06.2026



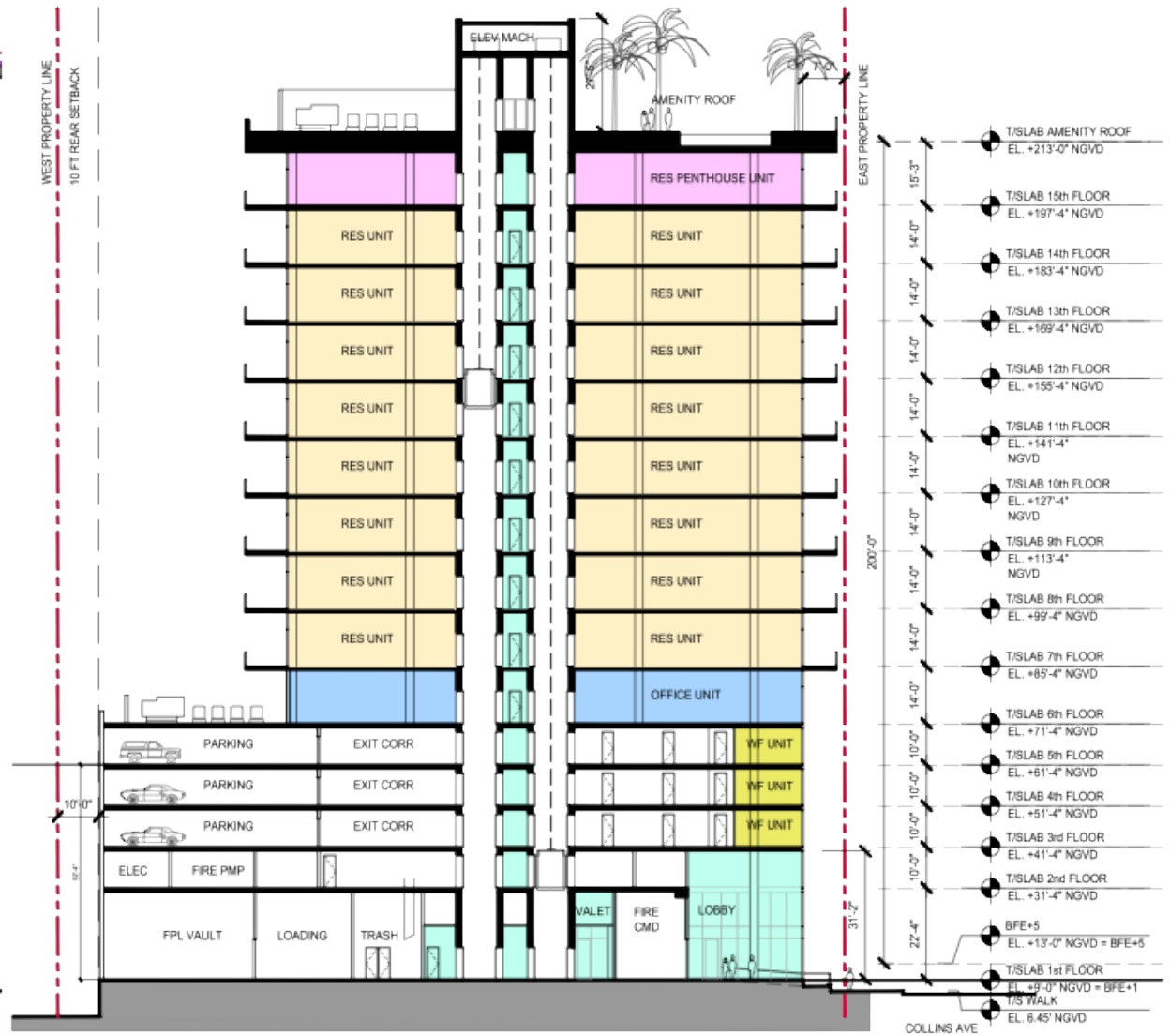
FINAL SUBMITTAL 03.06.2026



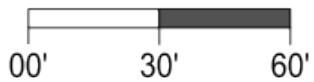
ENLARGED ELEVATOR PLAN



THRU PARKING CORE



THRU RESIDENTIAL CORE



FINAL SUBMITTAL 03.06.2026

Elevator Characteristics

8,000 lb. Capacity

74 Feet per Minute

Valet Operated



Codified Standards

Codified Standards

Section 5.2.11(e)(1-11)

As Staff Notes, Live Local Act Prohibits City from Restricting the Height and Floor Area of Qualifying Development

Criteria Related to Scale of Building or Density Therefore Irrelevant

Codified Standards

Section 5.2.11(e)(1-11)

Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view.

Consistent

The car elevators are within an enclosed building are not visible from the exterior.

Codified Standards

Section 5.2.11(e)(1-11)

In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues.

Consistent

The proper restricted covenant shall be provided prior to the issuance of building permit.

Codified Standards

Section 5.2.11(e)(1-11)

Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way.

Consistent

The applicant submitted a traffic study and recommendations from the Transportation Department have been incorporated into the conditions of approval.

Codified Standards

Section 5.2.11(e)(1-11)

Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.

Consistent

The applicant has provided plans which include a summary of the valet parking operations and specifications of the car elevators.

Codified Standards

Section 5.2.11(e)(1-11)

Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

Consistent

The proposed project appears to be compatible with the surrounding neighborhood and would not create any significant adverse impacts to the surrounding uses.

Codified Standards

Section 5.2.11(e)(1-11)

Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

Consistent

No adverse impact is anticipated as a result of the use of car elevators and nearby structures.

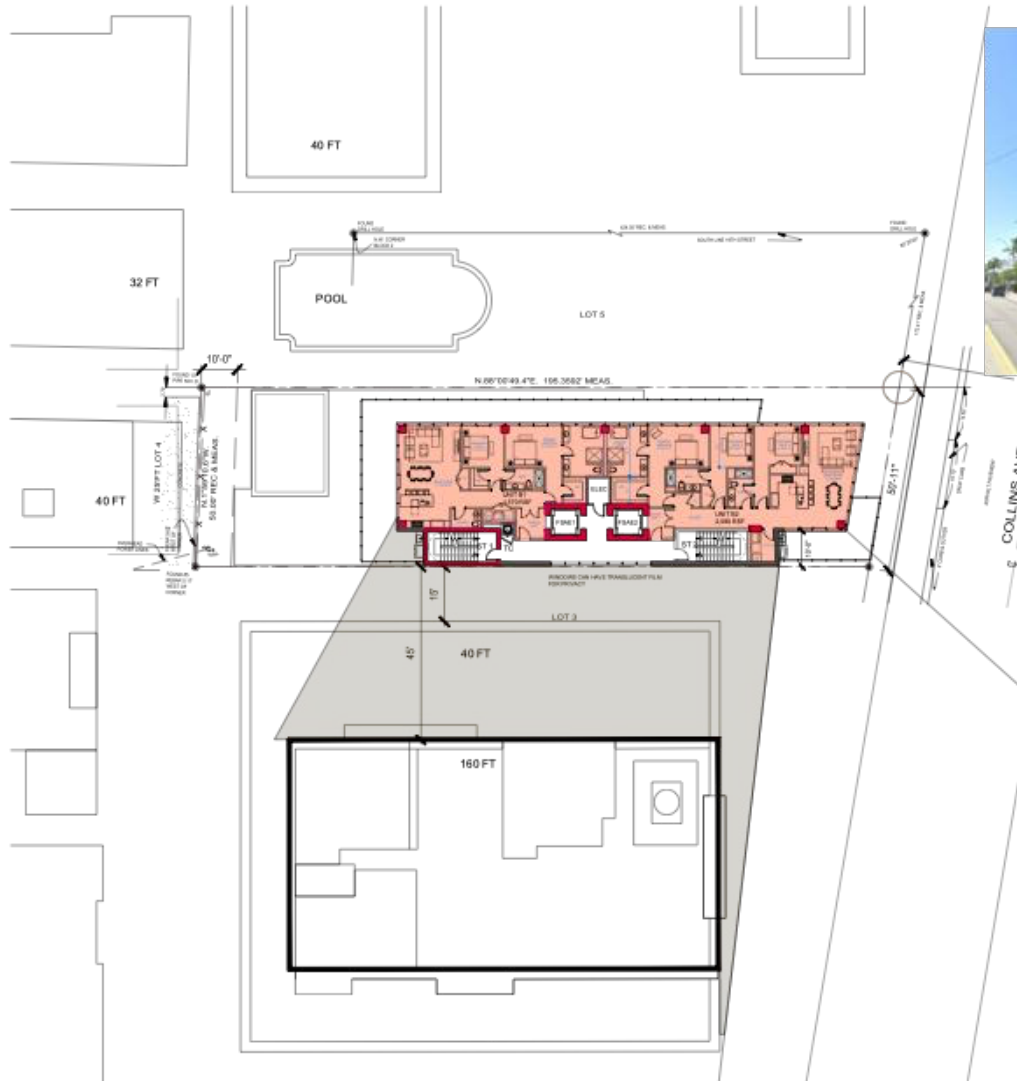
Proposed Revised Condition

2(G)

Subject to the approval of the Florida Department of Transportation, the width of the curb cut along Collins Avenue shall be reduced to the greatest extent possible and shall not exceed 18'-0" in width.

**1826 Collins
PB25-0801**

**Conditional Use for
Mechanical Parking
(Valet Operated Car Elevators)**



SCOPE OF WORK

1826 COLLINS AVENUE MIAMI BEACH .FL

DEMOLITION OF EXISTING PARKING AND COMMERCIAL STRUCTURE

NEW CONSTRUCTION OF ONE FLOOR OFFICE SPACE, 12 WORK FORCE UNITS AND 17 MARKET RATE MULTIFAMILY UNITS WITHIN A 15 STORY STRUCTURE INCLUDING VALET-MANAGED MECHANICAL PARKING AREAS

LIST OF DRAWINGS

PAGE 1 COVER SHEET
PAGE 1 SURVEY
PAGE 2 ZONING DATA TABLE
PAGE 3 CONTEXT LOCATION PLAN, ½ MILE
PAGE 4 CONTEXT LOCATION PLAN, 1 MILE

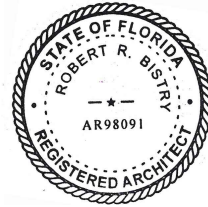
PAGE 6 PROPOSED FAR AREA DIAGRAMS
PAGE 6.1 ENLARGED FAR AREA DIAGRAMS
PAGE 6.2 ENLARGED FAR AREA DIAGRAMS
PAGE 7 PROJECT AREA SUMMARY
PAGE 8 UNIT PLANS / MIX
PAGE 9 SITE ZONING DIAGRAM
PAGE 10 SITE PLAN
PAGE 11 EXISTING CONDITIONS PHOTOGRAPHS
PAGE 12 EXISTING CONDITIONS PHOTOGRAPHS
PAGE 13 EXISTING CONDITIONS

PAGE 16 PROPOSED DEMOLITION PLAN
PAGE 17 FIRST FLOOR PLAN
PAGE 18 SECOND FLOOR PLAN
PAGE 19 THIRD-FIFTH FLOOR PLAN
PAGE 25 BUILDING SECTION

PLANNING BOARD CONDITIONAL USE APPLICATION FOR MECHANICAL PARKING ELEVATOR

PB 25-0801
MARCH 6, 2026


LEFFERTS

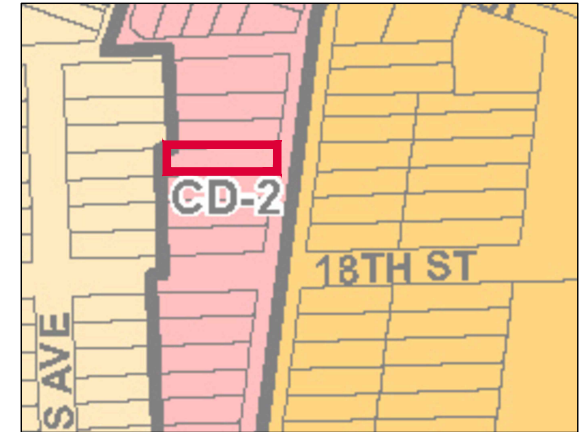


B U I L T F O R M
A R C H I T E C T U R E

COMMERCIAL - ZONING DATA SHEET

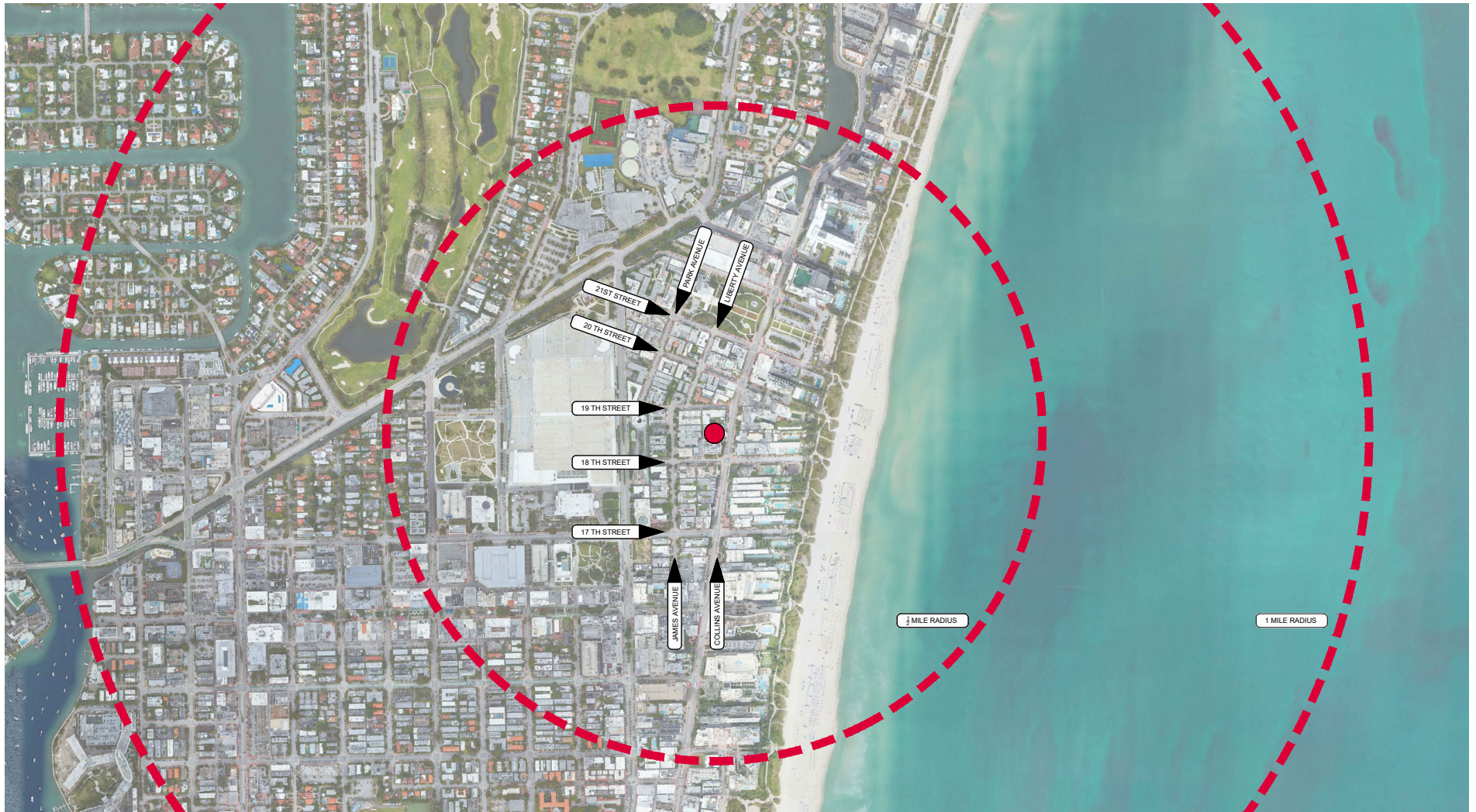
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address:	Folio number(s):	02-3234-019-0050	Year built:	2011
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	9557 SF
3	Located within a Local Historic District (Yes or No):	Zoning District:	CD-2	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	No		Lot Depth:	195.3 FT
5	Base Flood Elevation:	8.0 NGVD	Grade value in NGVD:	8.0 NGVD	
6	Future Adjusted Grade (BFE+Grade / 2):	9.0 NGVD	Free board:	1 FT	
7	Proposed Use:	MIXED USE / MUTLI FAMILY			
8	Proposed Accessory Use:	PARKING STORAGE			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.5 (14,335.5 SF)	9 (8,399 SF)	6.375 (60,926 SF)	46,591 SF LIVE LOCAL
14	Building Height	5 ST / 50 FT	4 ST / 50 FT	15 ST / 200 FT	150 FT LIVE LOCAL
15	At grade parking lot on the same lot				
a	Front setbacks	5 FT	75 FT	NA	NONE
b	Side interior setback	5 FT	5 FT	NA	NONE
c	Side facing street setback	5 FT	NA	NA	NONE
d	Rear setback	5 FT	10 FT	10 FT	NONE
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0	0	7 FT	NONE
b	Side interior setback	0	0 / 1'-2"	6"	NONE
c	Side facing street setback	0	NA	NA	NONE
d	Rear setback	10 FT	10 FT	10 FT	NONE
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	400 WF / 550 DU	NA	400 WF / 1620 DU	NONE
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	400 WF / 800 DU	NA	400 WF / 1850 DU	NONE
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	NA	NA	NA	

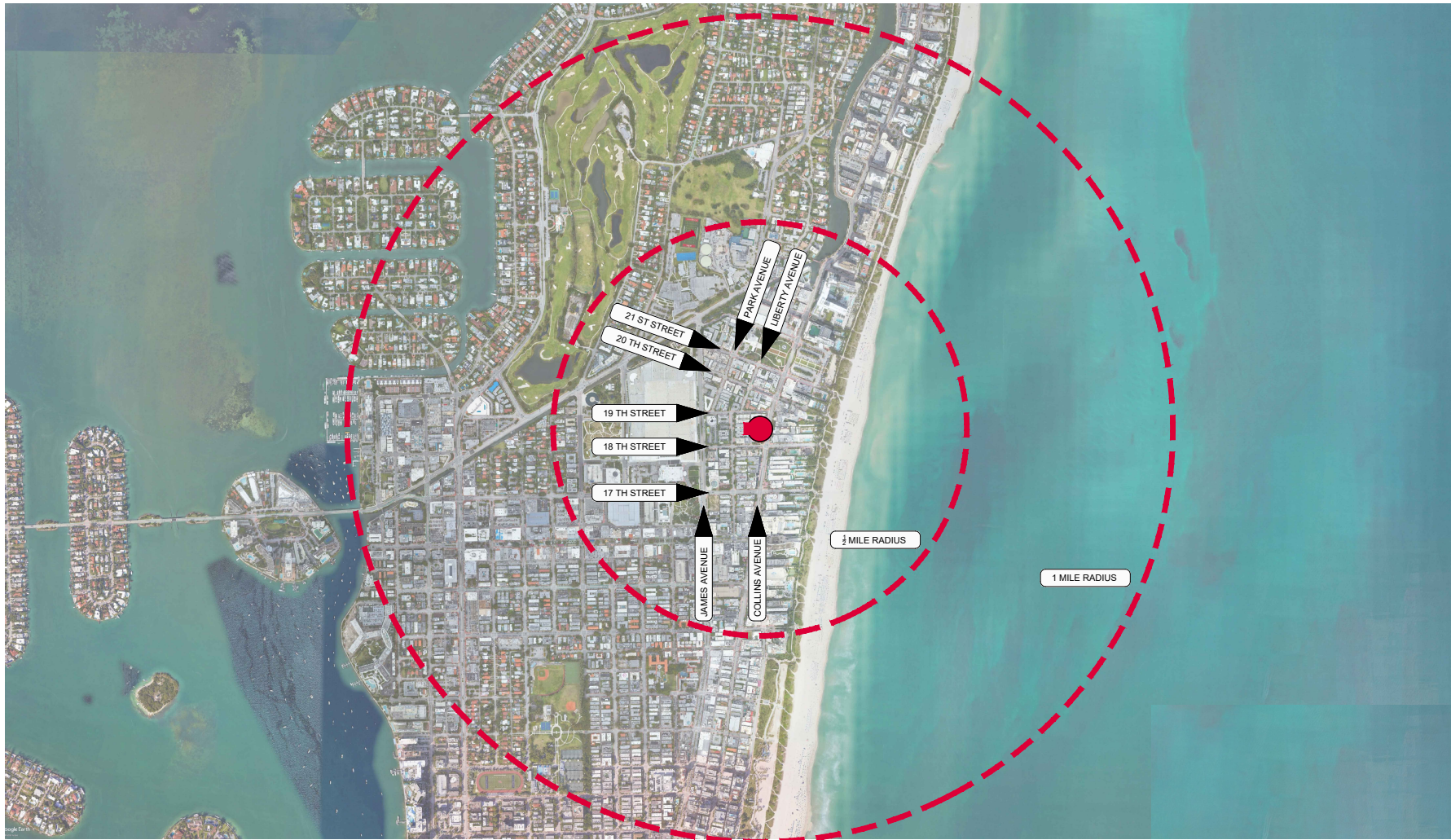


ZONING MAP

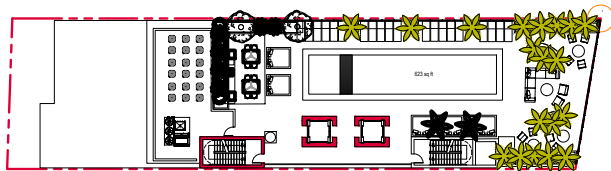
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
PARKING ZONE 1				
a. BIKE FORCE HOUSING				
BIKE FORCE UNITS x 5 SPACES PER UNIT	12 UNITS x 5 = 6			
b. APARTMENTS				
1000 SF + OVER SF	1.75 SPACES / UNIT	0		
ABOVE 1001 SF	2.5 SPACES / UNIT	17 UNITS x 2 = 34 SPACES		
c. GUEST PARKING - 10% REQUIRED PARKING	10% X 40 = 4 SPACES			
d. OFFICE SPACE	1 SPACE / 400 SF OFFICE	4000 SF / 400 = 10 SPACES	35 SPACES IN VARIET MANAGED	IF LOCAL PARKING REDUCTION (10% X 4 SPACES) IS REQUIRED, REDUCE TO 10% X 4 SPACES. REDUCE TO 10% X 4 SPACES BELOW 1000 SF OFFICE REQUIRED.
TOTAL REQUIRED	50 SPACES	138 SPACES EXISTING	37 SPACES REDUCTION REQUIRED (RPS)	
LOADING				
OFFICE OVER 1,000 SF NOT OVER 10,000 SF - 1 SPACE	0		0	
RETAIL OVER 1,000 SF - 1 SPACE	0		0	
REQUIRED COMMERCIAL BIKE PARKING				
SHORT TERM	10 UNITS x 4 PER PROJECT OR 1 PER 1,000 SF + 1 UNIT REQUIRED		1 SHORT TERM BIKE PROVIDED	PROPOSED PARKING SPACE REDUCTION (10% X 4 SPACES)
LONG TERM	1 PER 1,000 SF + 1 PER 1,000 SF + 1 PER 1,000 SF + 1 PER 1,000 SF		0 LONG TERM BIKE PROVIDED	PROPOSED PARKING SPACE REDUCTION (10% X 4 SPACES)
REQUIRED RESIDENTIAL BIKE PARKING				
SHORT TERM	1 PER 1,000 SF + 1 PER 1,000 SF + 1 PER 1,000 SF		0 SHORT TERM BIKE PROVIDED	PROPOSED PARKING SPACE REDUCTION (10% X 4 SPACES)
LONG TERM	1 PER 1,000 SF + 1 PER 1,000 SF		0 LONG TERM BIKE PROVIDED	PROPOSED PARKING SPACE REDUCTION (10% X 4 SPACES)
DENSITY	REQUIRED	LIVE LOCAL	PROPOSED	
EXISTING UNITS	NA	138 UNITS	27 UNITS	
BIKE FORCE UNITS	LIVE LOCAL MIN.	150 X 27 = 4050	150 X 27 = 4050	
UNIT 181	SEE PAGE 9 FOR UNIT PLAN AND NIK			



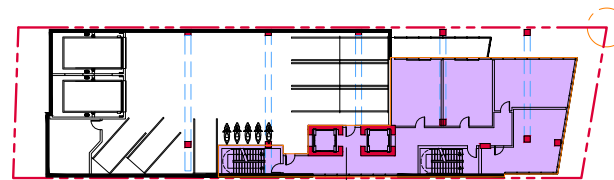
1/2 MILE RADIUS



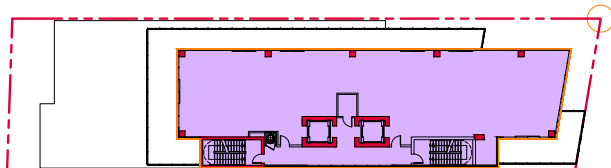
1 MILE RADIUS



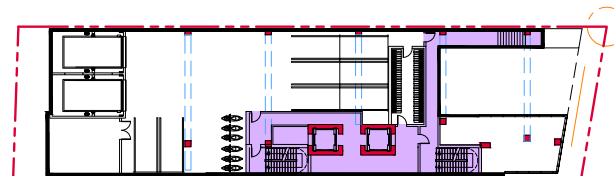
AMENITY ROOF FAR DIAGRAM



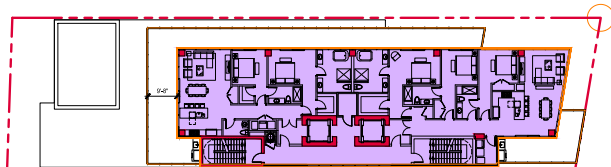
3, 4 & 5TH FLOOR FAR DIAGRAM



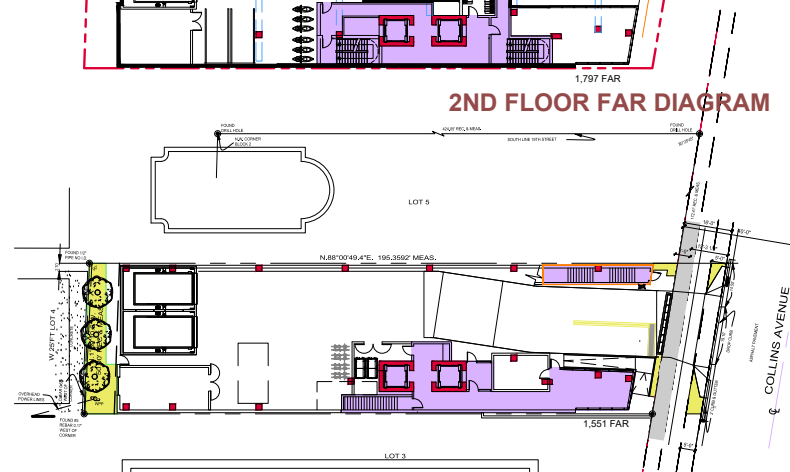
15TH FLOOR FAR DIAGRAM



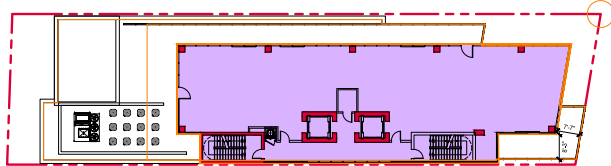
2ND FLOOR FAR DIAGRAM



7-14TH FLOOR FAR DIAGRAM



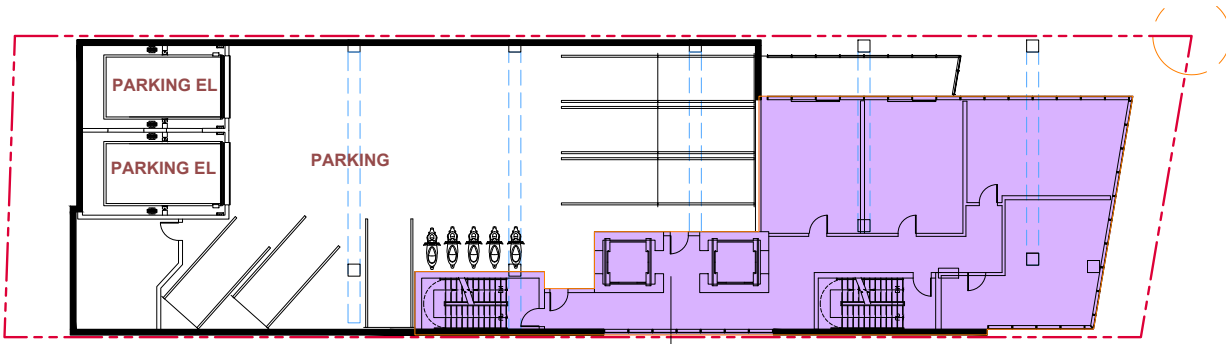
1ST FLOOR FAR DIAGRAM



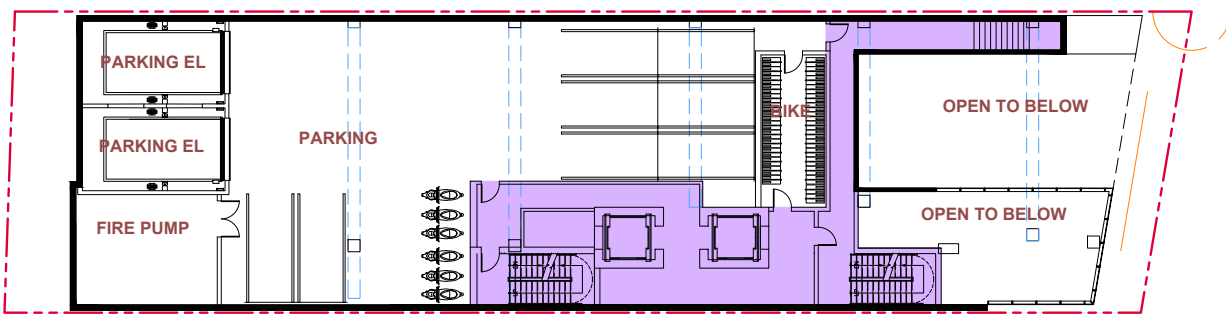
6TH FLOOR FAR DIAGRAM

MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

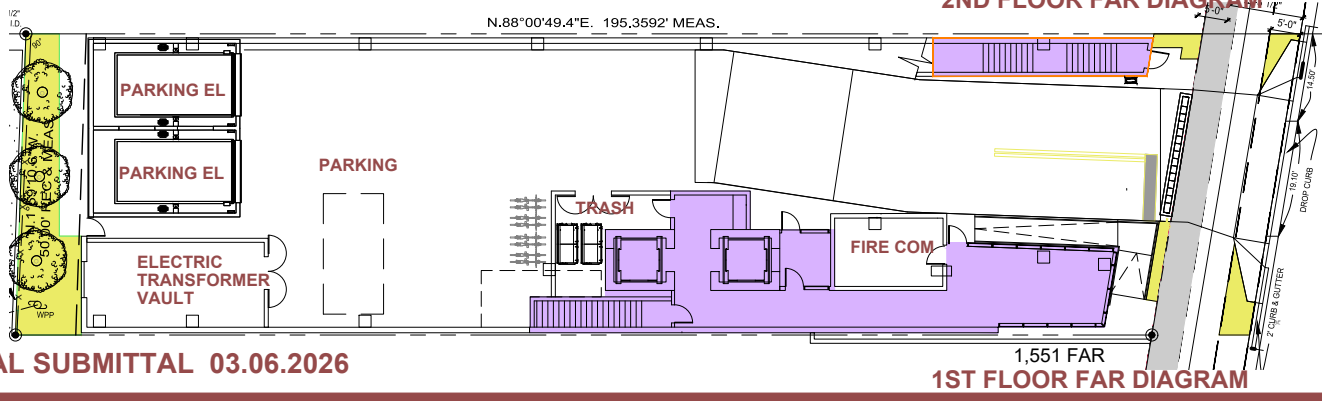
1ST FLOOR	1,551 SF
2ND FLOOR	1,797 SF
3-5TH FLOOR 3,068 X 3 =	9,204 SF
6TH-15TH FLOOR 4,835 X 10 =	48,350 SF
TOTAL	60,902 SF



3068 FAR
3,4 & 5TH FAR DIAGRAM



1,797 FAR
2ND FLOOR FAR DIAGRAM



1,551 FAR
1ST FLOOR FAR DIAGRAM

GROSS AREAS EXCLUDED FOR FAR

- Floor space used for required accessory off-street parking spaces.
- Mechanical equipment rooms located above main roof deck.
- Exterior unenclosed private balconies.
- Enclosed garbage rooms, enclosed within the building on the ground floor level.
- Stairwells and elevators located above the main roof deck.
- Electrical transformer vault rooms.
- Fire control rooms and related equipment for life-safety purposes.
- Secured bicycle parking.

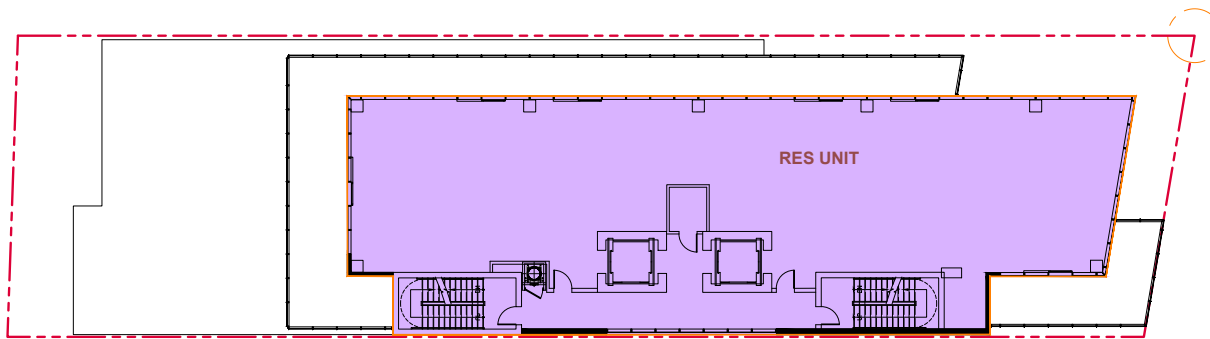
MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

1ST FLOOR	1,551 SF
2ND FLOOR	1,797 SF
3-5TH FLOOR 3,068 X 3 =	9,204 SF
6TH-15TH FLOOR 4,835 X 10 =	48,350 SF
TOTAL	60,902 SF

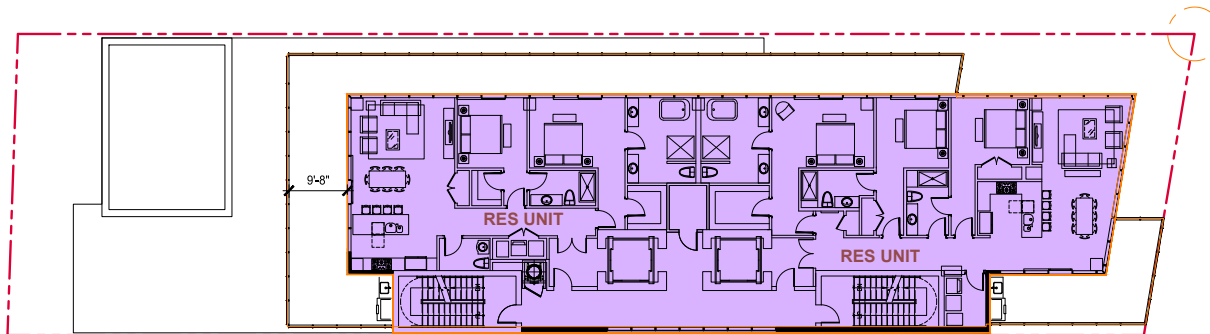
FINAL SUBMITTAL 03.06.2026

PROPOSED FAR DIAGRAMS

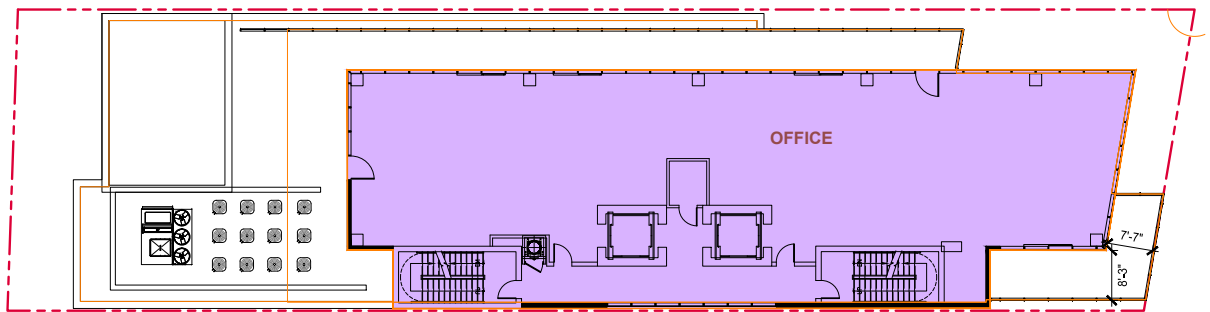
BUILT FORM
ARCHITECTURE



4835 FAR
15TH FLOOR FAR DIAGRAM



4835 FAR
7TH-14TH FLOORS FAR DIAGRAM



4835 FAR
6TH FLOOR FAR DIAGRAM

GROSS AREAS EXCLUDED FOR FAR

- Floor space used for required accessory off-street parking spaces.
- Mechanical equipment rooms located above main roof deck.
- Exterior unenclosed private balconies.
- Enclosed garbage rooms, enclosed within the building on the ground floor level.
- Stairwells and elevators located above the main roof deck.
- Electrical transformer vault rooms.
- Fire control rooms and related equipment for life-safety purposes.
- Secured bicycle parking.

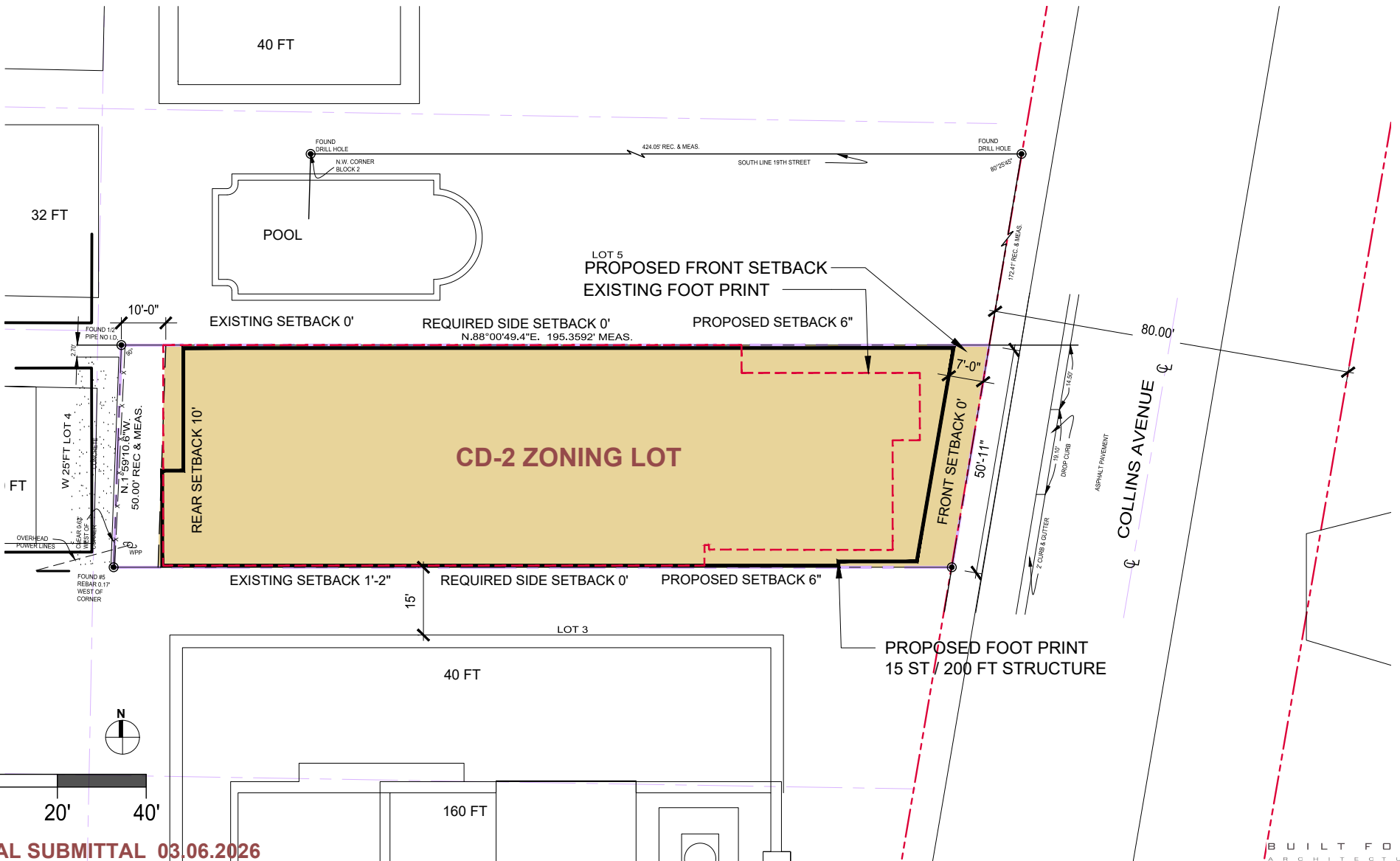
MAX FAR = 9557 SF SITE X 6.375 = 60,926 FAR

1ST FLOOR	1,551 SF
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3-5TH FLOOR 3,068 X 3 =	9,204 SF
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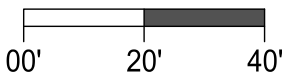
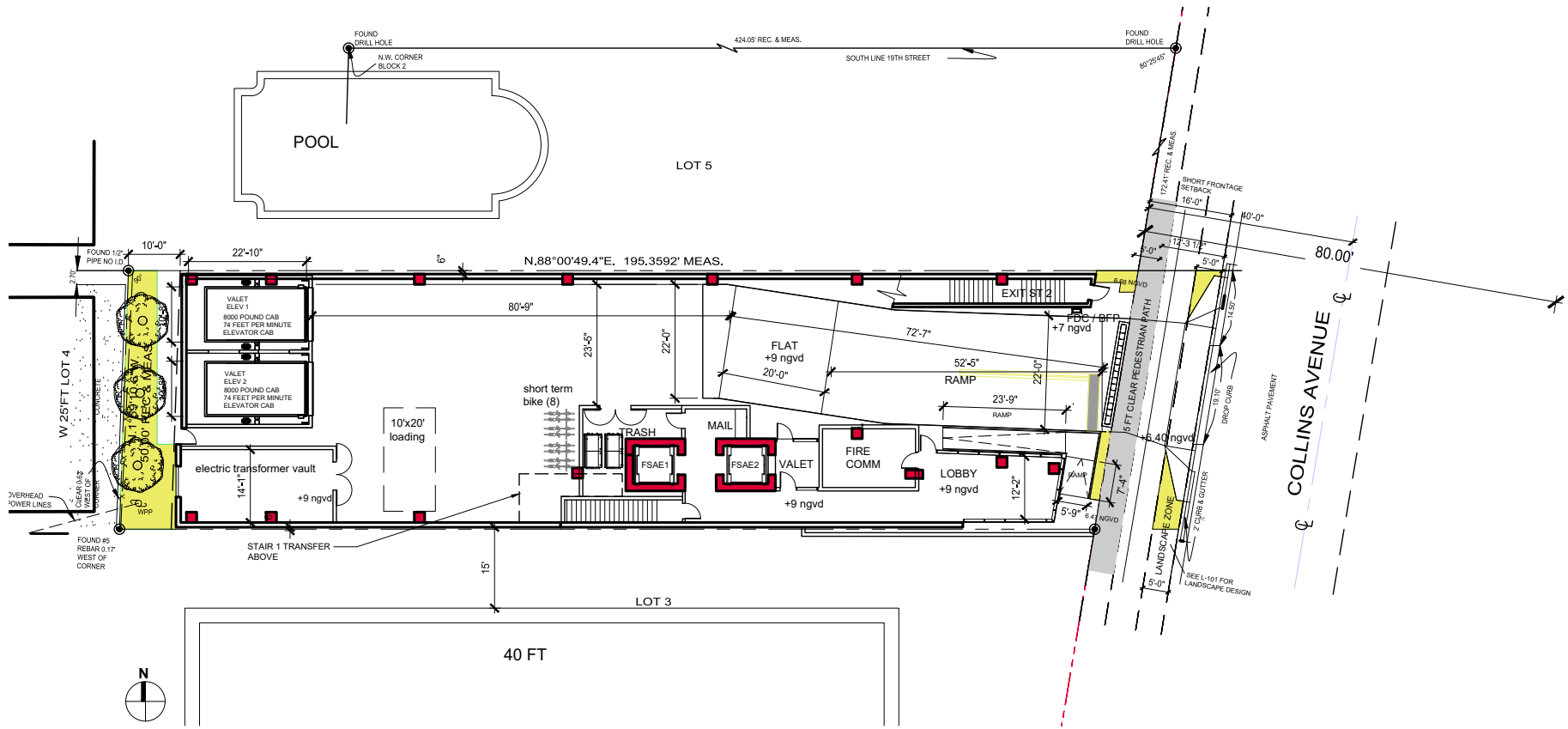
FINAL SUBMITTAL 03.06.2026

1826 COLLINS AVE
PROGRAM SUMMARY

		11/10/2025																		
		GROSS CONSTRUCTED SLAB	UNOCCUPIED ROOF	BALCONIES	COMMON ROOF TERRACE	FAR	GROSS AREA	RETAIL	RES RSF	RES UNITS	CORE & CIRCULATION	RES EFF	OFFICE	LOBBY AMENITY	PARKING GSF	STANDARD SPACES	tandem	GRADE MECH / BOH		
ROOF		0	0																	
R AMENITY ROOF		8250	895			4000	0	900												
15 PENTHOUSE UNIT		8325		1490			4835	4835	3650	1	1185	75.5%								
14 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
13 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
12 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
11 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
10 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
8 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
8 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
7 CONDO FLOOR-2 UNIT		8325		1490			4835	4835	3650	2	1185	75.5%								
8 OFFICE FLOOR		8155	895	290	2035		4835	4835			4835	0.0%	3500							
5 PARKING /WORK FORCE		7780					3988	7780	1730	4						4230	8			
4 PARKING /WORK FORCE		7780					3988	7780	1730	4						4230	8			
3 PARKING /WORK FORCE		7780					3988	7780	1730	4						4230	8			
2 PARKING		7300					1797	7300								3500	8			
1 GRADE ENTRY		8360					1551	8360							1800	4855			1805	
TOTALS		110,330	1,830	13,700	6,035		60,902	88,250	-	38,040	29	15,500	3,500	-	1,800	21,295	35		200	
LOT AREA		9567																		
GROSS AREA		90,995																		
average nsf		1,312																		
MAX FAR		60,926	(24)																	
TOTL PARKING		95																		



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BUILT FORM ARCHITECTURE



02



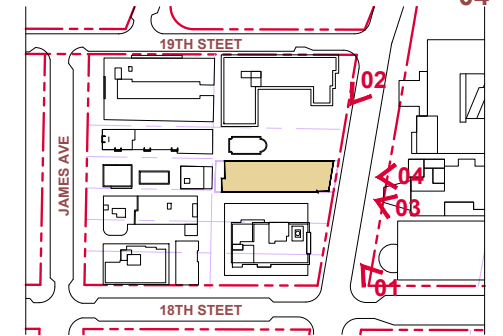
03



04



01



KEY PLAN

BUILT FORM
ARCHITECTURE

FINAL SUBMITTAL 03.06.2026

1826 COLLINS AVENUE
PAGE 11

EXISTING CONDITIONS PHOTOGRAPHS

LEFFERTS



06



07

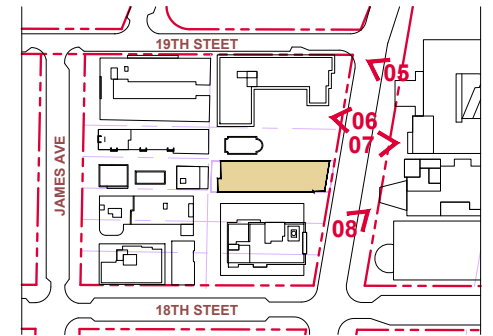


05

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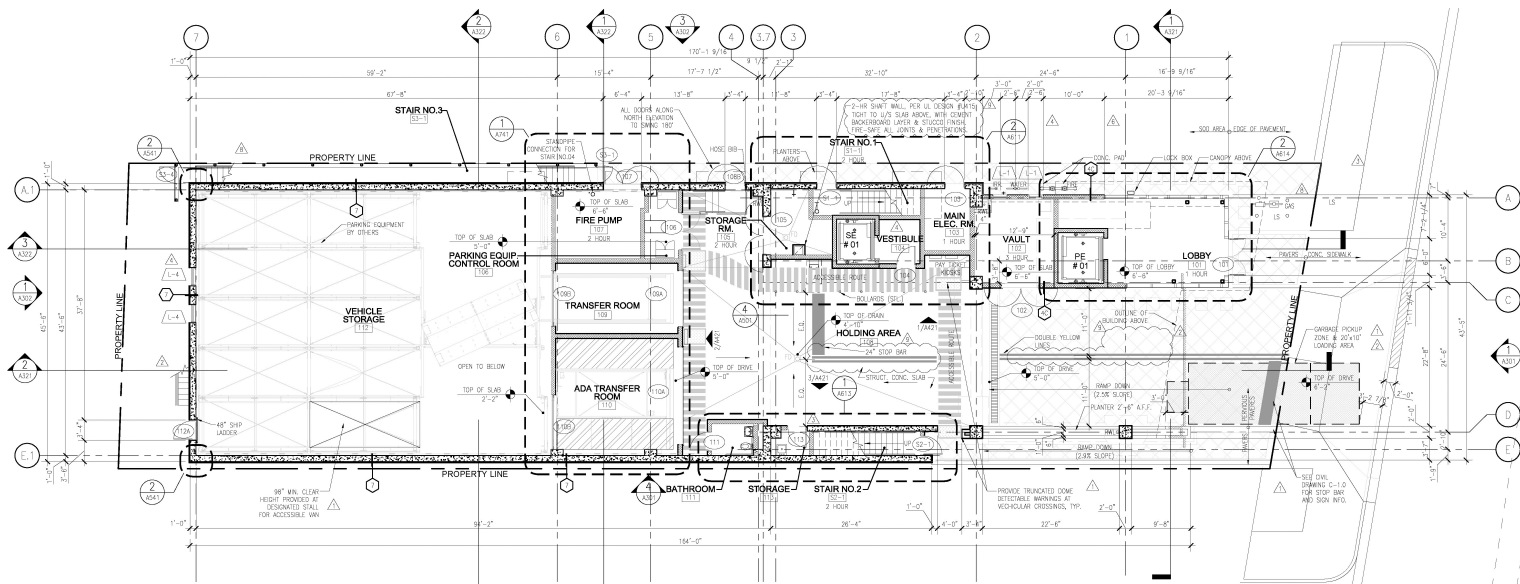


08

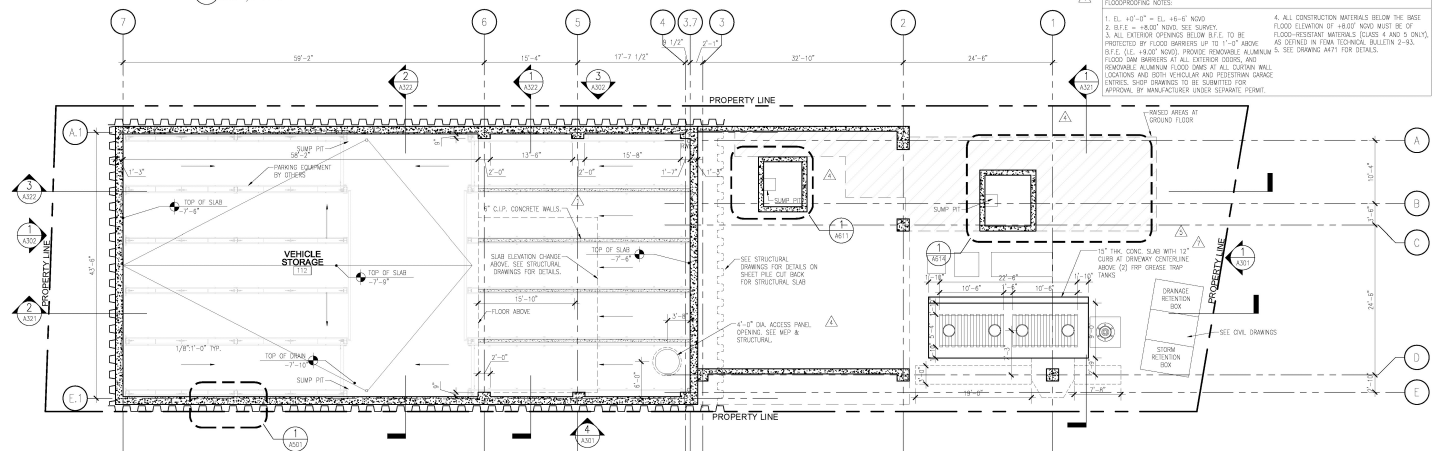


KEY PLAN

BUILT FORM
ARCHITECTURE



2 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOODPROOFING NOTES:

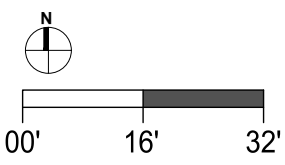
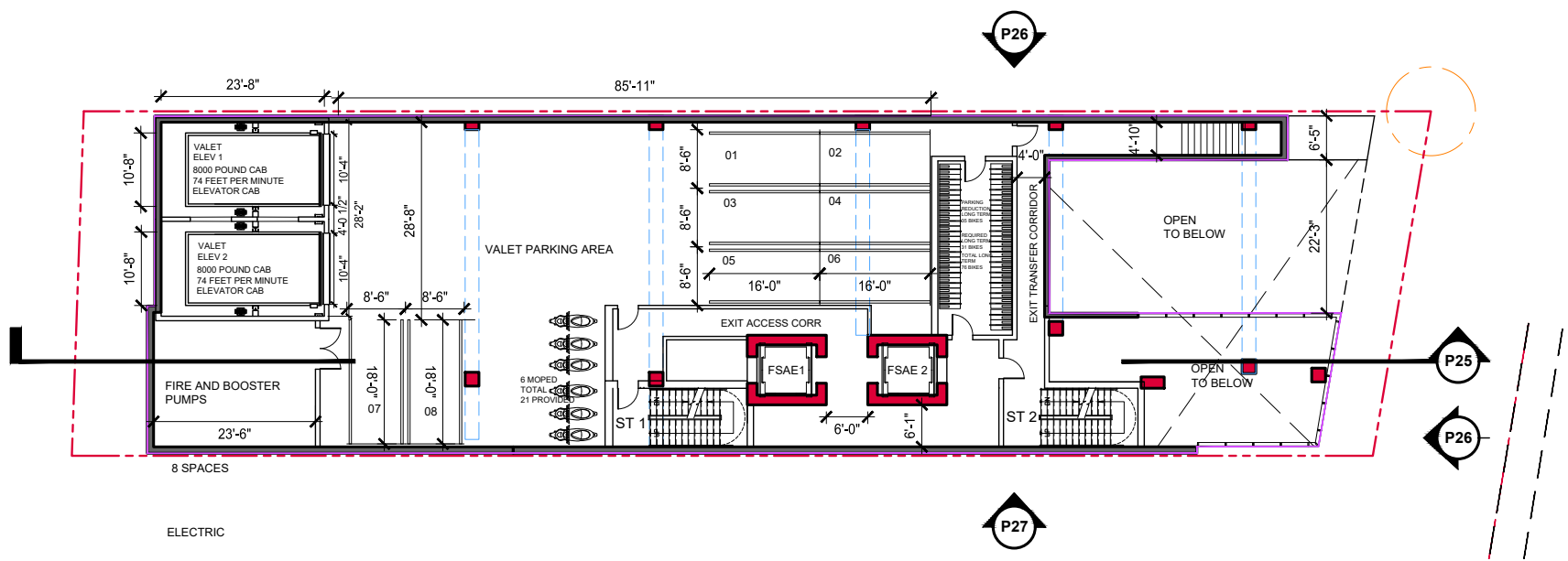
1. DL, 10'-0" = DL, 14'-6" WOOD B.F.P. = 4'-0" WOOD. SEE SURVEY.
2. ALL EXTERIOR OPENINGS BELOW B.F.P. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.P. (SEE HEAD NOTE) PROVIDE REMOVABLE ALUMINUM FLOOD GYM BARRIERS AT ALL EXTERIOR DOORS, AND REMOVABLE ALUMINUM FLOOD DAMS AT ALL LOBBY WALL LOCATIONS AND BOTH VEHICULAR AND PEDESTRIAN GARAGE CENTERS. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY MANUFACTURER UNDER SEPARATE PERMIT.
3. ALL EXTERIOR OPENINGS BELOW B.F.P. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.P. (SEE HEAD NOTE) PROVIDE REMOVABLE ALUMINUM FLOOD DAMS AS DEFINED IN FEMA TECHNICAL BULLETIN 2-9A. SEE DRAWING M71 FOR DETAILS.
4. ALL CONSTRUCTION MATERIALS BELOW THE SHEET FLOOD ELEVATION OF 48.00' WOOD MUST BE OF FLOOD-RESISTANT MATERIALS (CLASS 4 AND 5 ONLY) AS DEFINED IN FEMA TECHNICAL BULLETIN 2-9A.

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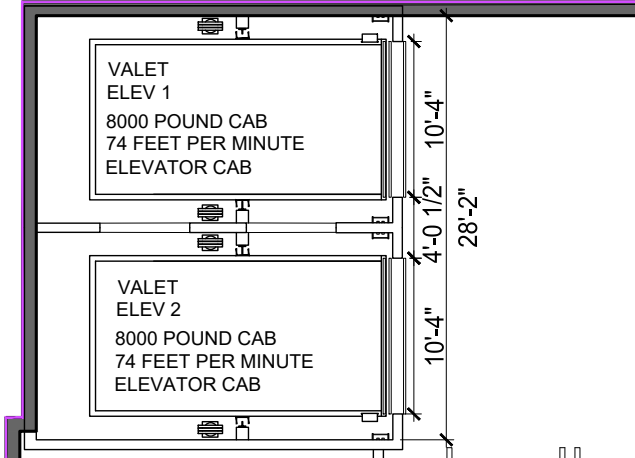
1826 COLLINS AVENUE
PAGE 13

EXISTING CONDITIONS
PERMIT SET DATED 7.8.2011 BY ADD INC.

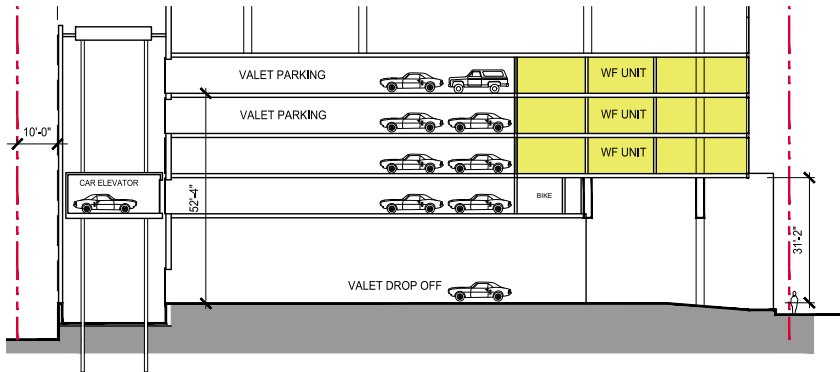




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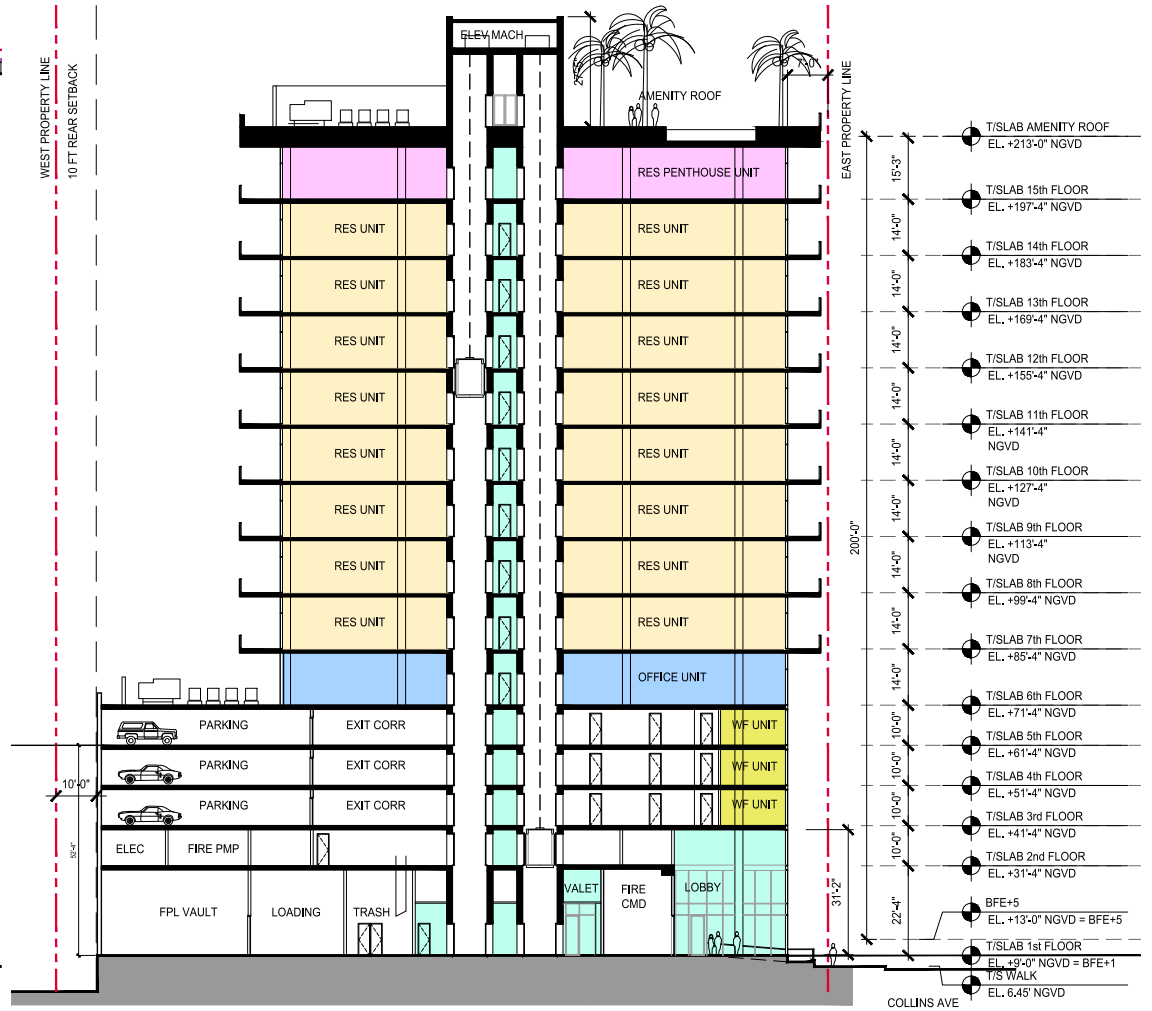
ENLARGED ELEVATOR PLAN



THRU PARKING CORE

00' 30' 60'

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THRU RESIDENTIAL CORE