

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

URBANICA HOTELS



PLANNING BOARD - PB24-0686 - FINAL SUBMITTAL
09/03/2024

PLANNING BOARD INDEX

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D

C

B

A

2

2

2

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
GROUND FLOOR	189 SF	1	189 SF
GROUND FLOOR	94 SF	1	94 SF
GROUND FLOOR	3,598 SF	1	3,598 SF
GROUND FLOOR	302 SF	1	302 SF
GROUND FLOOR	4,182 SF		4,182 SF

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LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
LEVEL 2	1,331 SF	1	1,331 SF
LEVEL 2	1,613 SF		1,613 SF
LEVEL 3	189 SF	1	189 SF
LEVEL 3	94 SF	1	94 SF
LEVEL 3	3,958 SF	1	3,958 SF
LEVEL 3	4,240 SF		4,240 SF
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LEVEL 4	188 SF	1	188 SF
LEVEL 4	94 SF	1	94 SF
LEVEL 4	6,779 SF		6,779 SF
LEVEL 5	6,490 SF	11	71,388 SF
LEVEL 5	6,490 SF		71,388 SF
LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,734 SF		93,632 SF

	BUILDING TYPE
OCCUPANCY CLASSIFICATION	I-1, B, M, A-1, A-2, A-3, S-1, S-2
CONSTRUCTION TYPE	TYPE 1A, FULLY SPRINKLERED [FBC TABLE 101]
ALLOWABLE HEIGHT	NO LIMIT
ALLOWABLE MAX AREA	NO LIMIT

BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, FLORIDA FIRE PREVENTION CODE 2020, AND FLORIDA ACCESSIBILITY CODE.

GUEST ROOM MATRIX OVERALL	
Name	Count
GUEST ROOM A	9
GUEST ROOM A – COMMUNICATION FEATURES	1
GUEST ROOM A – MOBILITY FEATURES	1
GUEST ROOM A-M	9
GUEST ROOM A-M – COMMUNICATION FEATURES	1
GUEST ROOM A-M – MOBILITY FEATURES	1
GUEST ROOM B	18
GUEST ROOM B – COMMUNICATION FEATURES	2
GUEST ROOM B – MOBILITY FEATURES	2
GUEST ROOM B-2M	12
GUEST ROOM B-3M	12
GUEST ROOM B-M	18
GUEST ROOM B-M – COMMUNICATION FEATURES	2
GUEST ROOM B-M – MOBILITY FEATURES	2
GUEST ROOM C	10
GUEST ROOM C – COMMUNICATION FEATURES	1
GUEST ROOM C-M	10
GUEST ROOM C-M – COMMUNICATION FEATURES	1
GUEST ROOM D	10
GUEST ROOM D – COMMUNICATION FEATURES	1
GUEST ROOM D-M	10
GUEST ROOM D-M – COMMUNICATION FEATURES	1
GUEST ROOM E	9
GUEST ROOM E – COMMUNICATION FEATURES	1
GUEST ROOM E – MOBILITY FEATURES	1
GUEST ROOM E-M	9
GUEST ROOM E-M – COMMUNICATION FEATURES	1
GUEST ROOM E-M – MOBILITY FEATURES	1
GUEST ROOM F	1
GUEST ROOM F-M	1
GUEST ROOM G – COMMUNICATION FEATURES	1
GUEST ROOM H – COMMUNICATION FEATURES	1
Grand total	160

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES	
Moped (Max. 15%)	21	0.33 P.S/MOPED	7 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	1	2.00 P.S/SHOWER	2 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES	
PARKING PROVIDED	LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 1	Single Parking	0	0
	LEVEL 2	Single Parking	24	50
	LEVEL 3	Single Parking	0	66
		Car Stackers	0	
	TOTAL PARKING		24	116 TOTAL NEW PARKING
	Alternative parking reduction			48 PARKING SPACES
	TOTAL WITH BENEFIT			164 PARKING SPACES
	PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)			164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -

ADA PARKING PROVIDED 5

BIKE RACK = Storage for 75 bikes provided

1 Bicycle shower at second floor.

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
	INDOOR - 1,286 SF	80	4	84
LEVEL 4 - RESTAURANT	OUTDOOR - 950 SF	57	3	60
	BAR- 150 SF	9	1	10
LEVEL 4 - BAR	BAR- 600 SF	38		40
TOTAL RESTAURANT				294
5,166 SQ. FT.				

MIXED USED STRUCTURE:
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

HOTEL BUILDING - TYPE OF CONSTRUCTION - TYPE I

Zoning Information:					
1	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141			
2	Board and file numbers:	PB24-0686			
3	Folio Number(s):	02-3211-007-0440; 02-3211- 007 -0430			
4	Year Constructed:	N/A	Zoning District:	CCC Civic and Convention Center District	
5	Based Flood Elevation	8'-0" NGVD	Grade Value in NAVD:	6.18 NGVD	
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area:	41,625 st	
7	Lot Width:	125'-0"	Lot Depth	333'-0"	
8	Minimum Unit Size	335	Average Unit Size	364 SF	
9	Existing Use:	VACANT	Proposed Use:	Hotel	
		Maximum	Existing	Proposed	Deficiencies
10	Height (Top of Building - Roof Level)	200'-0"	N/A	199'-10"	-
11	Number of Stories	N/A	N/A	16 STORIES	-
12	FAR	2.25 (93, 656)	N/A	93,655 SF	-
13	Gross Square Footage		N/A	191,750 SF	-
14	Square Footage by Use	N/A	N/A	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	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-
Setbacks		Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback Facing Street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
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 (WEST)	20'-0"	N/A	20 Ft. - 22'-8"	
30	Side Setback (NORTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
31	Side Setback (SOUTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
32	Side Setback Facing Street:	N/A	N/A	N/A	
33	Rear Setback (EAST):		N/A	66'-7" Ft - 69'-3"	
Tower:					
34	Front Setback (WEST)	50'-0"	N/A	143'-2"Ft. - 145'-0"	
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
37	Side Setback Facing Street :	N/A	N/A	N/A	
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 3"	N/A	86'-4" - 87'-8"	

39	Parking District	Required	Existing	Proposed	Deficiencies
40	Total # of Parking Spaces	164	N/A	164	0
41	# of Parking Spaces Per Use (Provide a separate chart for a Breakdown Calculation	N/A	N/A	N/A	
42	# of Parking Spaces Per Level(Provide a...	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	8'-6" x 18'-0"	N/A	24	
47	Drive Aisle Width	22'	N/A	22'	
48	Valet Drop Off and Pick Up	N/A	N/A	Yes	
49	Loading Zones and Trash Collection Areas	3	N/A	3	
50	Bicycle Parking, Location and Number of Racks	N/A	N/A	75	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of Use	N/A	VACANT	HOTEL	
52	Total # of Seats	N/A	N/A	294	
53	Total # of Seats per Venue (Provide a Separate Chart for a Breakdown...	N/A			
54	Total Occupant Content	N/A			
55	Occupant Content per Venue(Provide a Separate Chart for a Breakdown...	N/A			
56	Is this a Contributing Building?	NO			
57	Located within a Local Historic District	YES			



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MIAMI BEACH, FL 33141

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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010976

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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DRAWING NAME:

PROJECT DATA

A 0.02PB

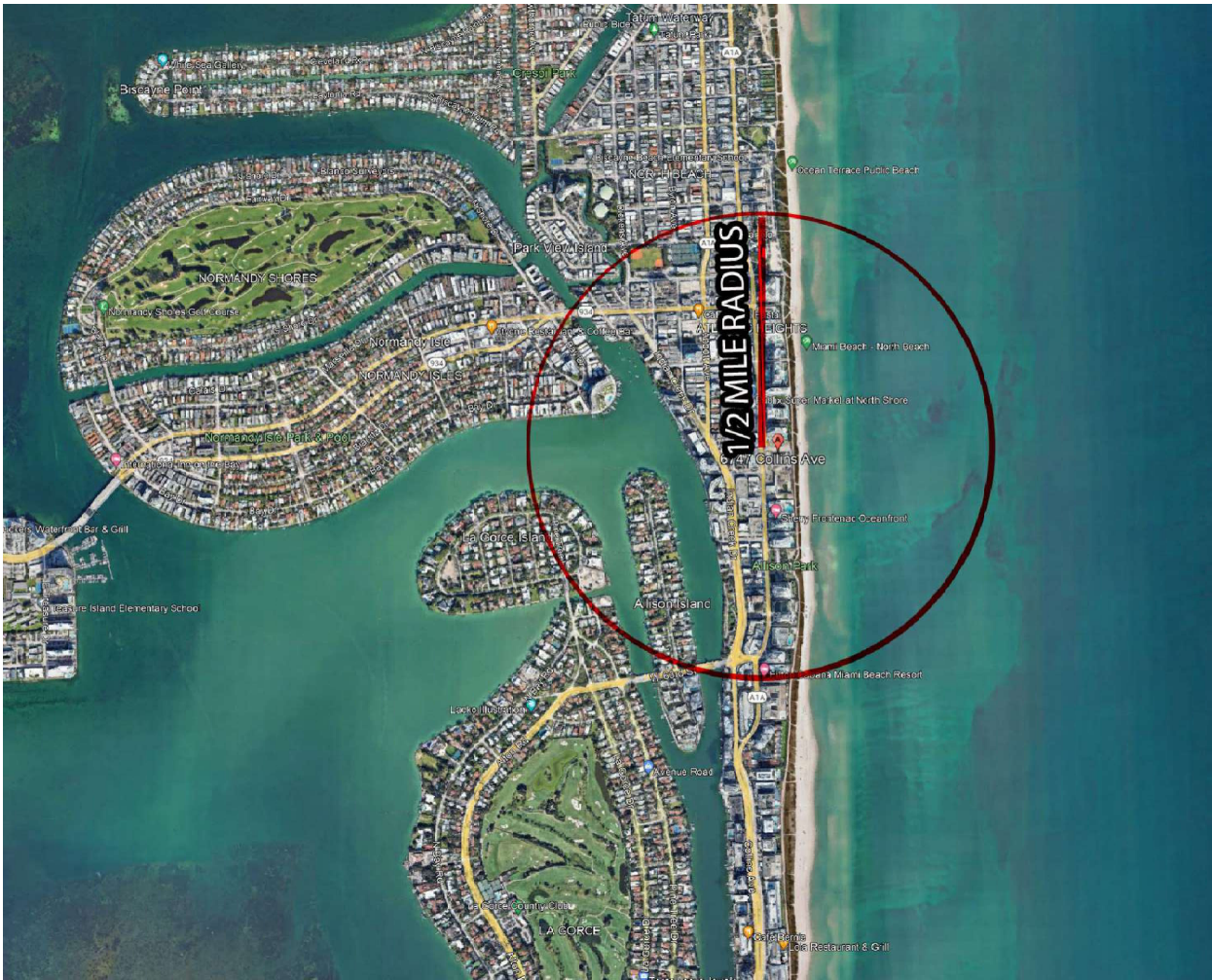
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SCALE: As indicated

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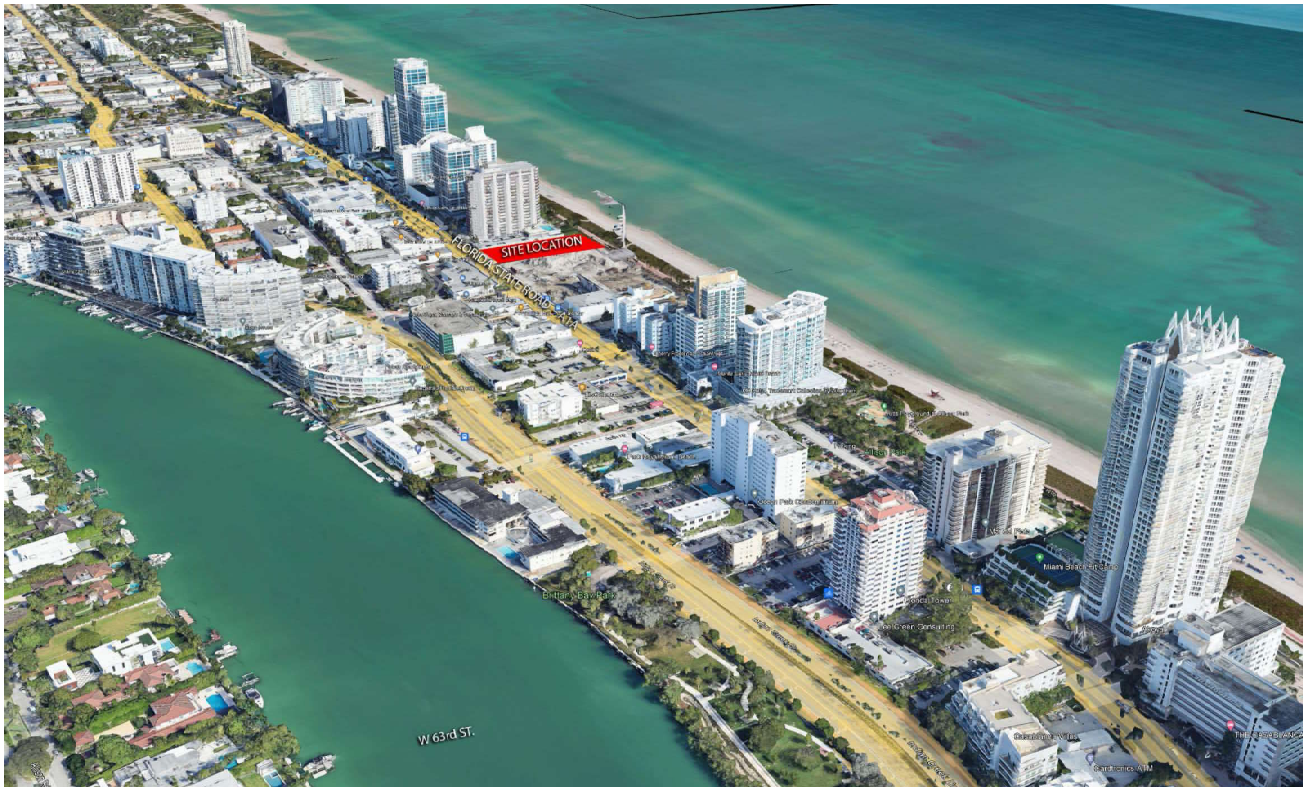
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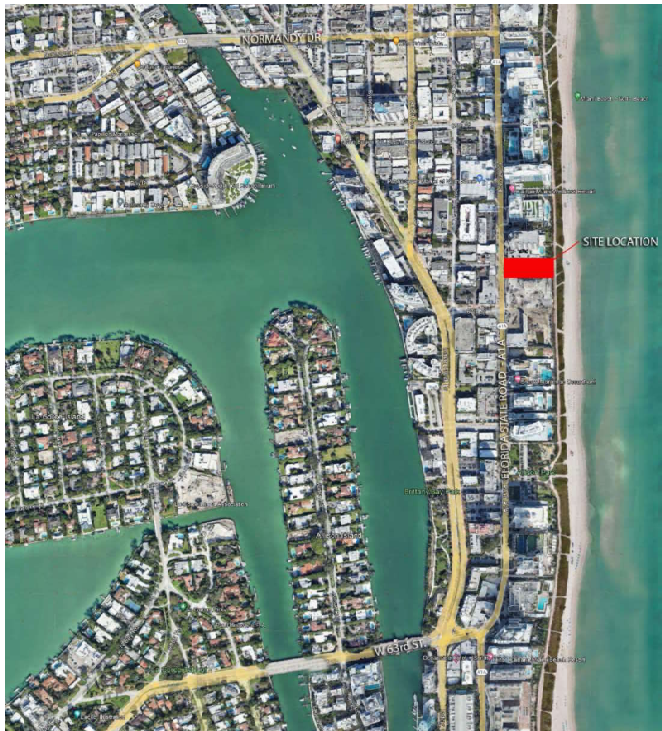
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1 00. HALF RADIUS
N.T.S.



2 ARIEL VIEW
N.T.S.



3 SITE LOCATION
N.T.S.



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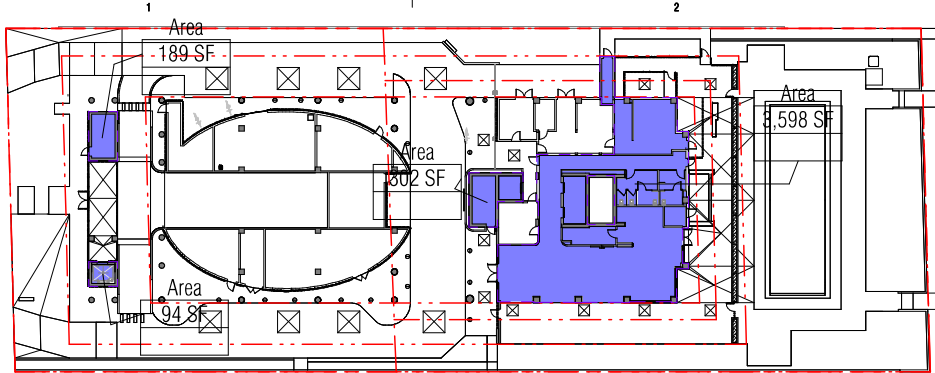
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DRAWING NAME:

CONTEXT LOCATION PLAN

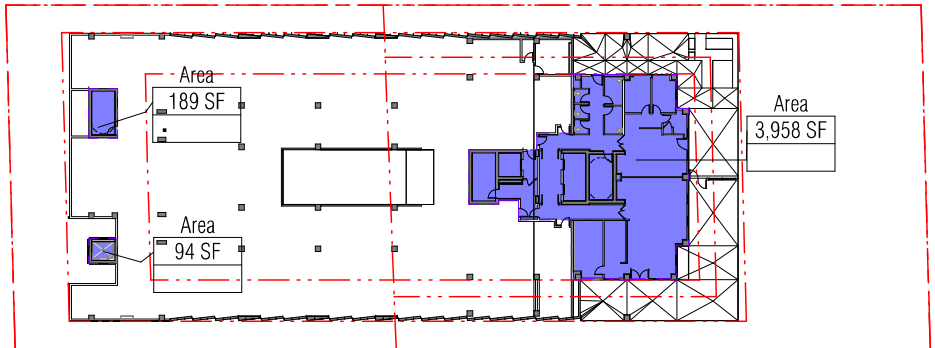
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Office Registration # AA C000465
SCALE: 1/2" = 1'-0"



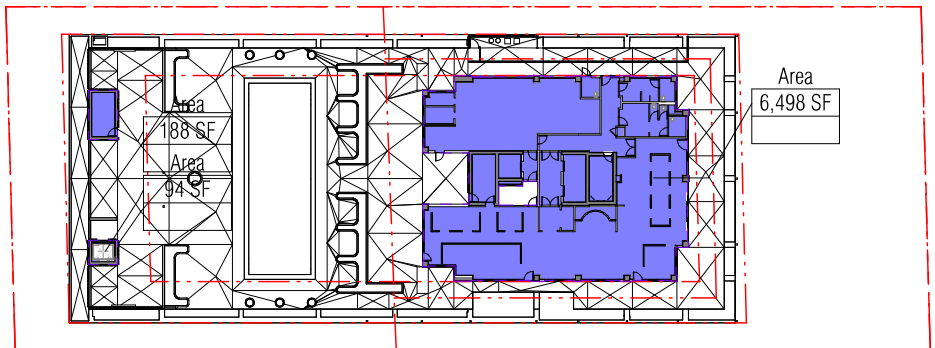
1 GROUND LEVEL FAR

1/32" = 1'-0"



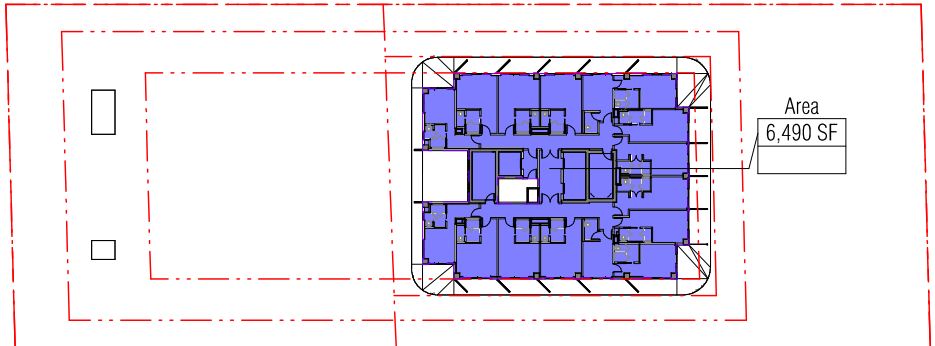
3 LEVEL 3 PARKING FAR

1/32" = 1'-0"



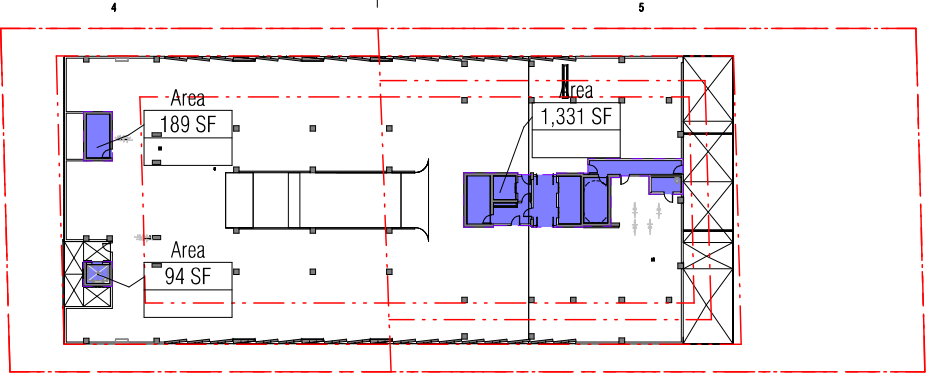
4 LEVEL POOL - AMENITY FAR

1/32" = 1'-0"



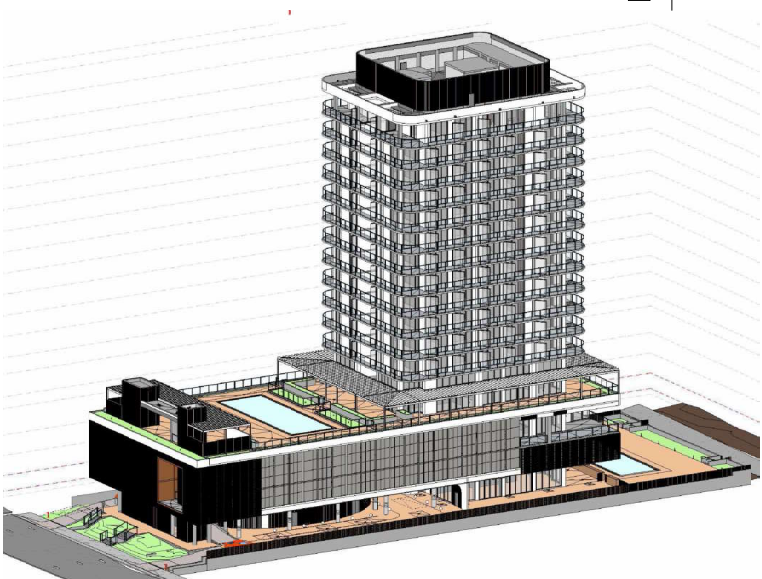
5 LEVEL 5 TO 15 FAR

1/32" = 1'-0"



2 LEVEL 2 PARKING FAR

1/32" = 1'-0"



7 PROPOSED WITH CAR STACKERS

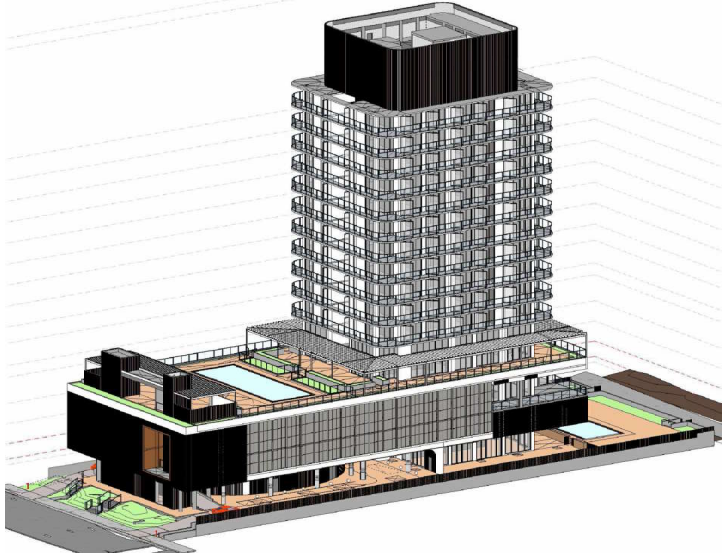
1/2" = 1'-0"

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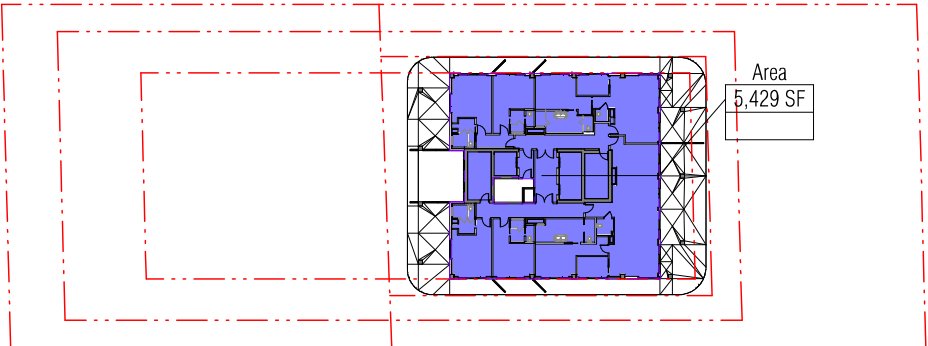
FAR LEGEND

LOT AREA 41,625 SF
MAXIMUM FAR (2.25) 93,656 SF



8 EXISTING WITH UNITS FAR REDUCTION

1/2" = 1'-0"



6 LEVEL 16 FAR

1/32" = 1'-0"



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010976

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FAR AREA DIAGRAMS

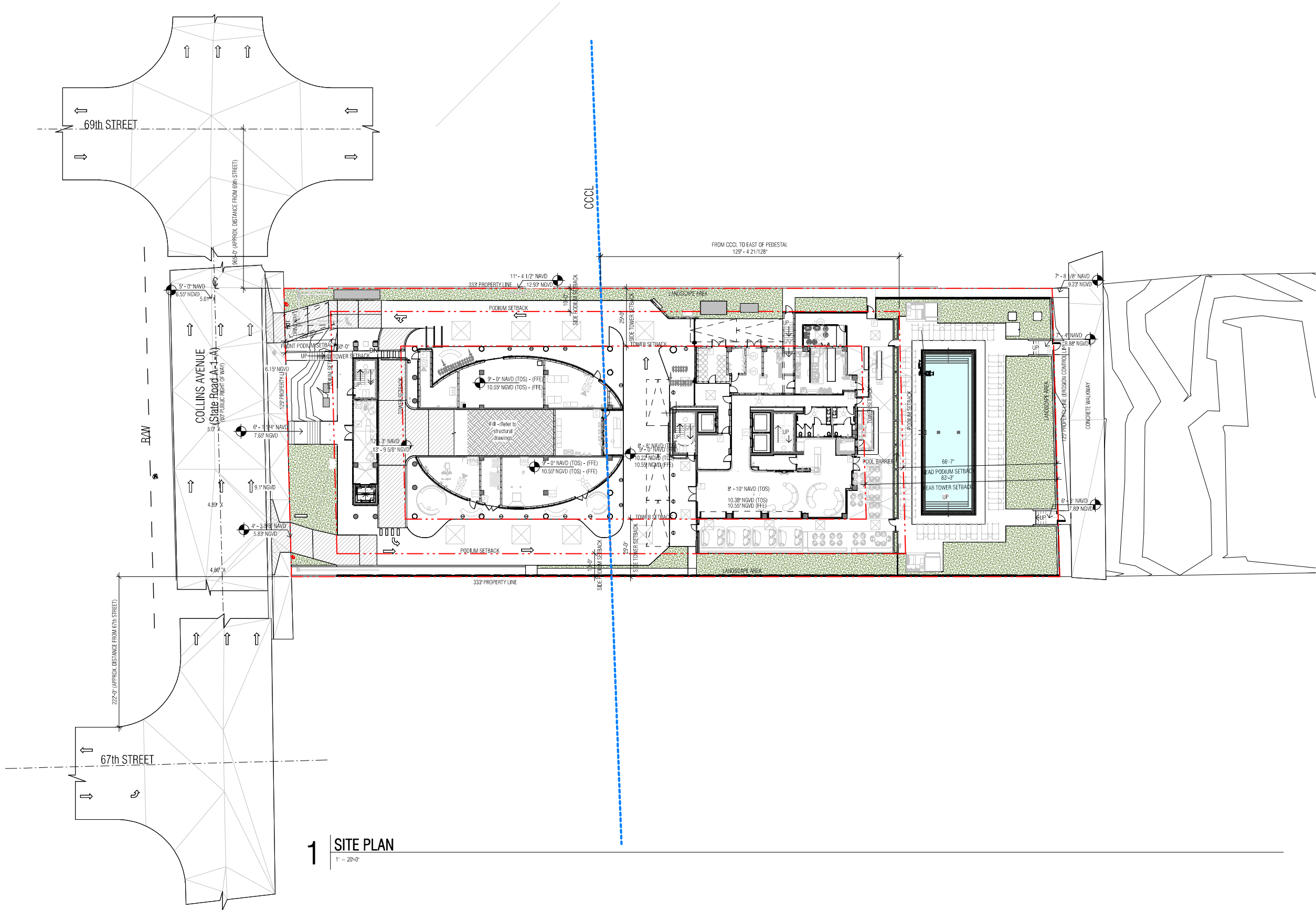
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SCALE: As indicated

D
C
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A



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

URBANICA THE HOTELS
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P:786.571.1700

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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
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SITE PLAN - GROUND FLOOR

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SCALE: 1" = 20'-0"

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DEMOLISHED BUILDING

DEMOLISHED BUILDING

1 COLLINS AVENUE CONTEXT ELEVATION
1" = 40'-0"



DEMOLISHED BUILDING

DEMOLISHED BUILDING

2 ATLANTIC WAY CONTEXT ELEVATION
1" = 40'-0"



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CONTEXTUAL ELEVATION DRAWING

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1 Ariel View
N.T.S.

A



2 Visualization - Front View
N.T.S.



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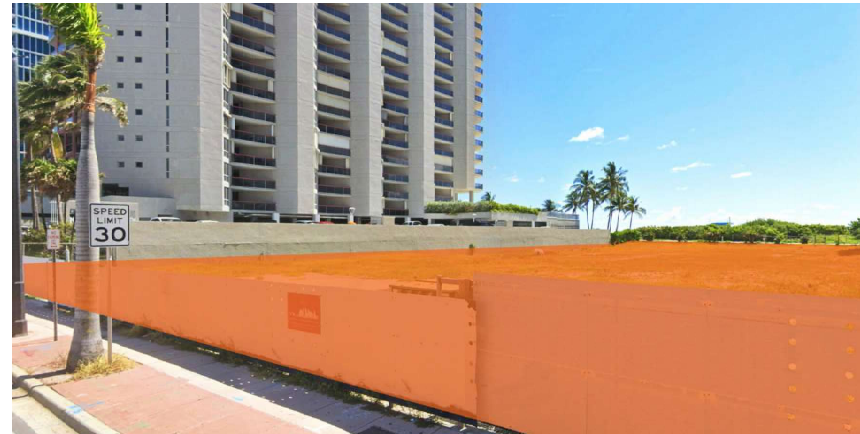
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1 01 VIEW
N.T.S.



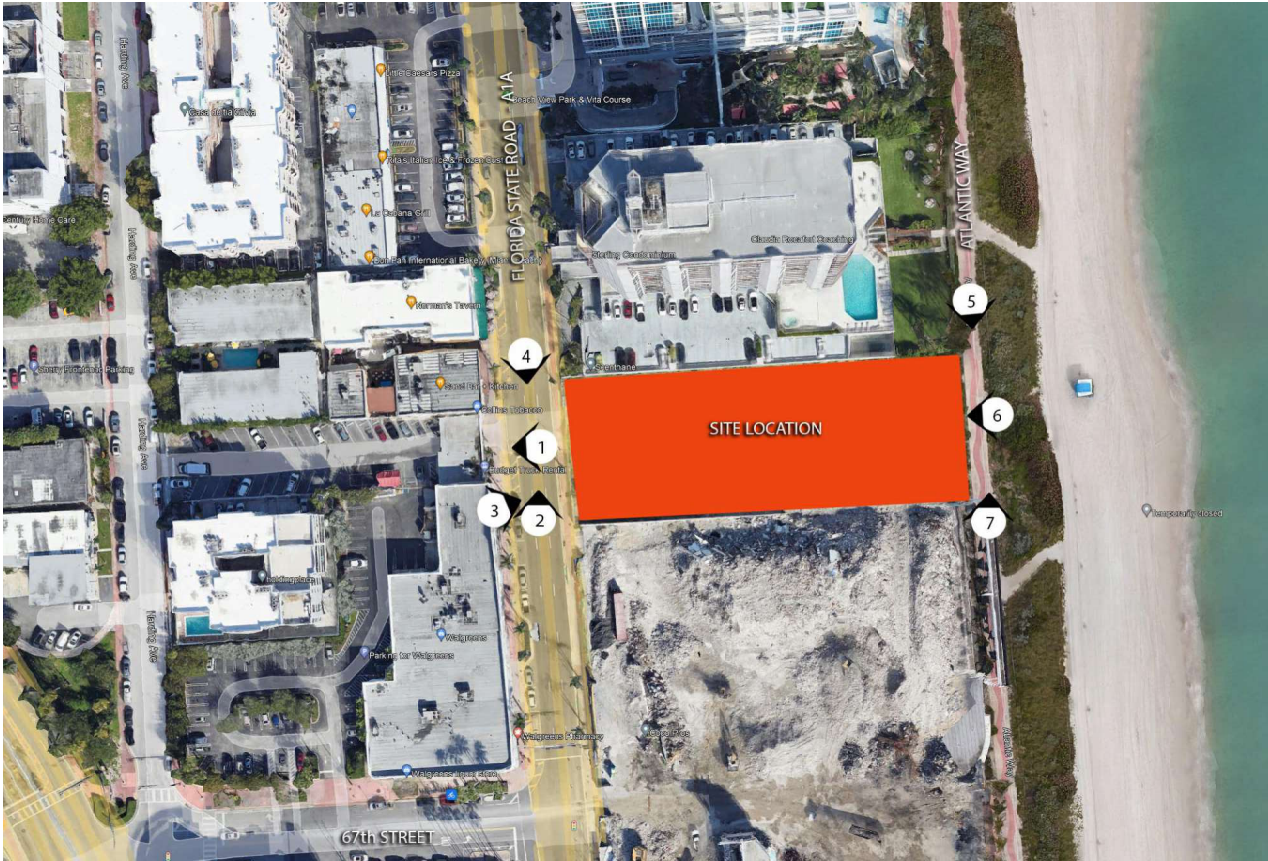
2 02 VIEW
N.T.S.



3 03 VIEW
N.T.S.



4 04 VIEW
N.T.S.



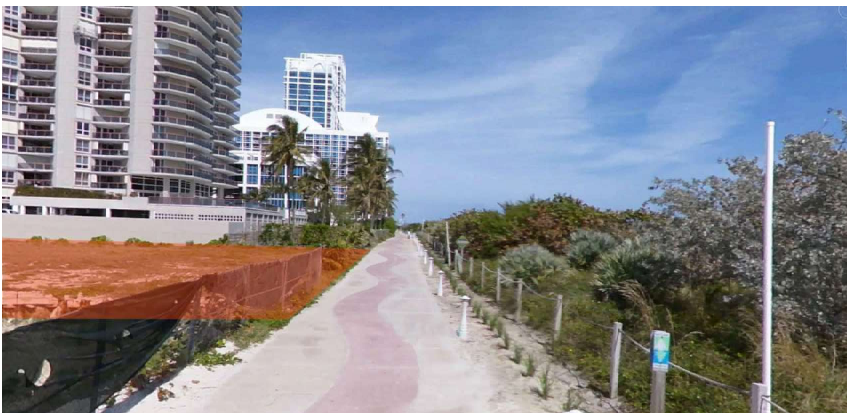
KEY PLAN
N.T.S.



5 05 VIEW
N.T.S.



6 06 VIEW
N.T.S.



7 07 VIEW
N.T.S.



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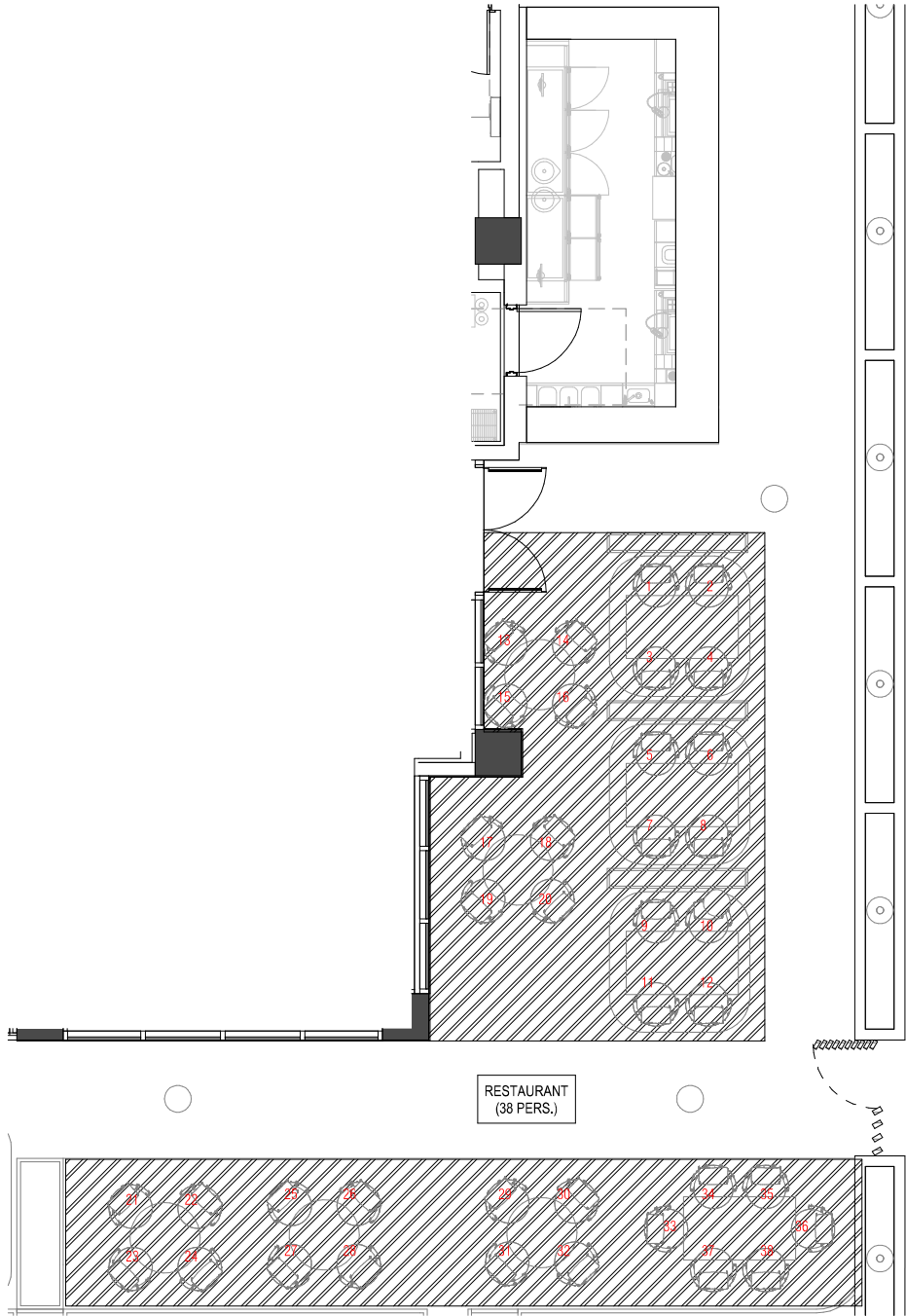
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EXISTING PHOTOGRAPHY

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SCALE: 12" = 1'-0"



1 LEVEL 1 - SEAT COUNT - RESTAURANT BY BREZZA
1/4" = 1'-0"

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84
	OUTDOOR - 950 SF	57	3	60
LEVEL 4 - BAR	BAR- 150 SF	9	1	10
	BAR- 600 SF	38		40
TOTAL RESTAURANT 5,166 SQ. FT.				294

RESTAURANT OCCUPANCY CALCULATIONS			
LEVEL 1 - RESTAURANT		TOTAL OCCUPANTS = 38	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	595 SF	1:15	38
LEVEL 3 - RESTAURANT		TOTAL OCCUPANTS = 62	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	660 SF	1:15	30
TERRACE RESTAURANT	915 SF	1:15	32
LEVEL 4 - RESTAURANT		TOTAL OCCUPANTS = 194	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	1,286 SF	1:15	84
TERRACE RESTAURANT	950 SF	1:15	60
BAR	150 SF	1:15	10
(POOL BAR) - TERRACE SEATING	600 SF	1:15	40

TOTAL OCCUPANTS = 294



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DRAWING NAME:
LEVEL 01 SEAT COUNT DIAGRAM

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1 LEVEL 3 - SEAT COUNT - BAR MUSE AT MIMET

1/4" = 1'-0"

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84
	OUTDOOR - 950 SF	57	3	60
	BAR- 150 SF	9	1	10
LEVEL 4 - BAR	BAR- 600 SF	38		40
TOTAL RESTAURANT				294
5,166 SQ. FT.				

RESTAURANT OCCUPANCY CALCULATIONS			
LEVEL 1 - RESTAURANT		TOTAL OCCUPANTS = 38	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	595 SF	1:15	38
LEVEL 3 - RESTAURANT		TOTAL OCCUPANTS = 62	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	660 SF	1:15	30
TERRACE RESTAURANT	915 SF	1:15	32
LEVEL 4 - RESTAURANT		TOTAL OCCUPANTS = 194	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	1,286 SF	1:15	84
TERRACE RESTAURANT	950 SF	1:15	60
BAR	150 SF	1:15	10
(POOL BAR) - TERRACE SEATING	600 SF	1:15	40

TOTAL OCCUPANTS = 294



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DRAWING NAME:

LEVEL 03 SEAT COUNT DIAGRAM

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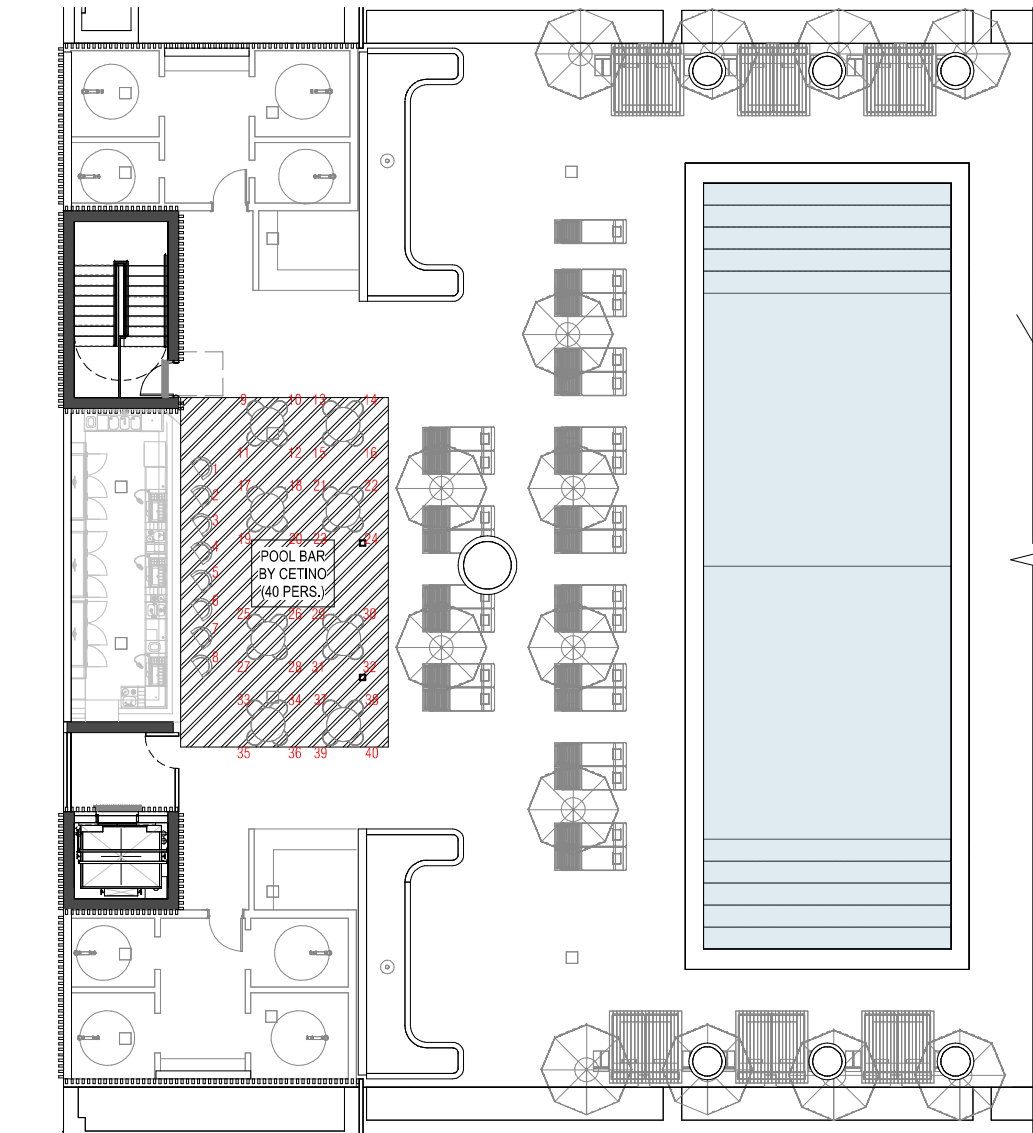
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1 LEVEL 4 - SEAT COUNT - RESTAURANT BY ARTISE & POOL BAR BY CETINO

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84
	OUTDOOR - 950 SF	57	3	60
	BAR - 150 SF	9	1	10
LEVEL 4 - BAR	BAR - 600 SF	38		40
TOTAL RESTAURANT				294
5,166 SQ. FT.				

RESTAURANT OCCUPANCY CALCULATIONS			
LEVEL 1 - RESTAURANT		TOTAL OCCUPANTS = 38	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	595 SF	1:15	38
LEVEL 3 - RESTAURANT		TOTAL OCCUPANTS = 62	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	660 SF	1:15	30
TERRACE RESTAURANT	915 SF	1:15	32
LEVEL 4 - RESTAURANT		TOTAL OCCUPANTS = 194	
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
RESTAURANT	1,286 SF	1:15	84
TERRACE RESTAURANT	950 SF	1:15	60
BAR	150 SF	1:15	10
(POOL BAR) - TERRACE SEATING	600 SF	1:15	40

TOTAL OCCUPANTS = 294



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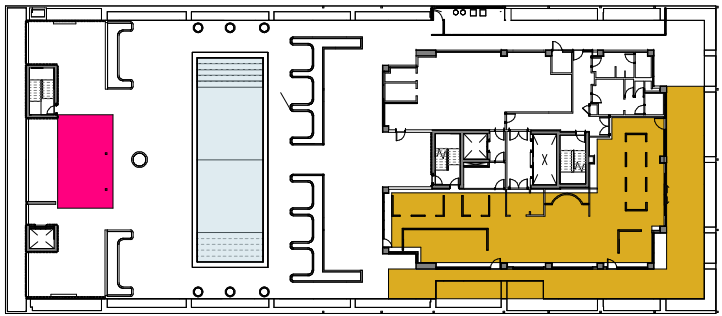
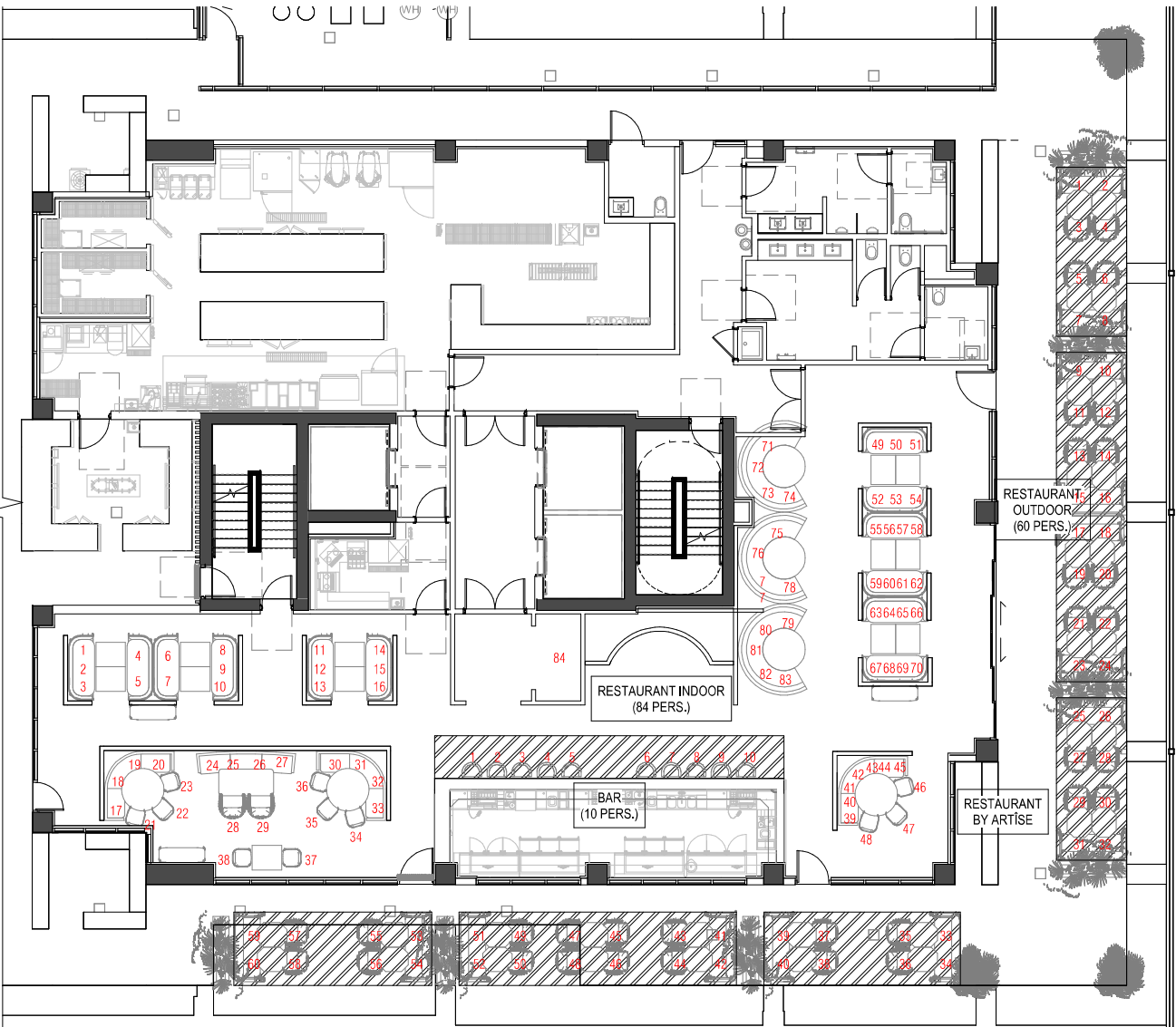
LEVEL 04 SEAT COUNT DIAGRAM

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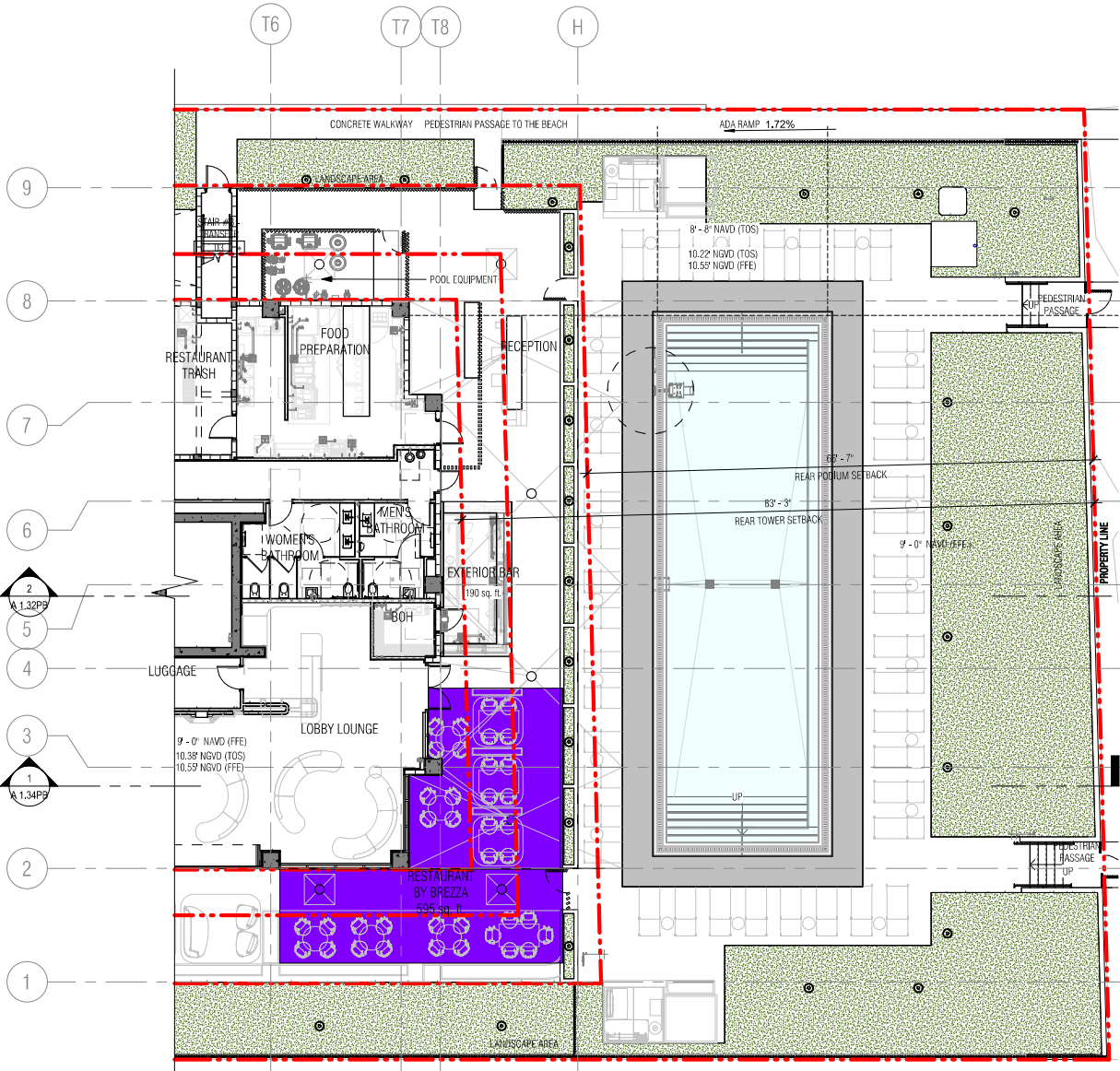
SCALE: As indicated



LEVEL 4 - RESTAURANT KEY PLAN

2 PROPOSED LEVEL 1 - EAST SECTOR

3/32" = 1'-0"



KEYPLAN - PROPOSED LEVEL 1

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101 +	60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES	
Moped (Max. 15%)	21	0.33 P.S/MOPED	7 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	1	2.00 P.S/SHOWER	2 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES	
LEVELS	STANDARD PARKING		EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking	0	0	0
LEVEL 2	Single Parking	26	24	50
LEVEL 3	Single Parking	6	0	66
	Car Stackers	30 (2) = 60 parking spaces	0	
TOTAL PARKING		92	24	116 TOTAL NEW PARKING
Alternative parking reduction				48 PARKING SPACES
TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



6747 COLLINS AVENUE

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www.christophercawley.com

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PLANNING BOARD
PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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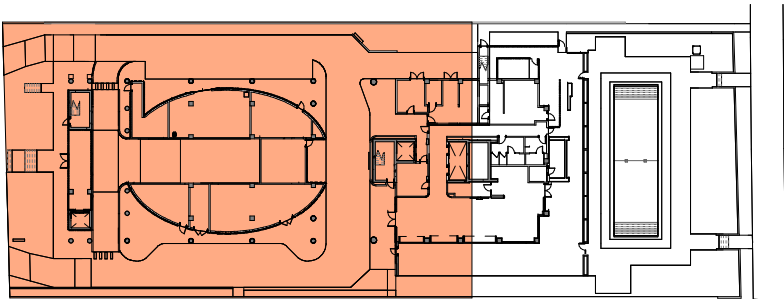
PROJECT NUMBER:
010976

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DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR EAST

A 1.01EPB
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Office Registration # AA C000465
SCALE: As indicated



KEYPLAN - PROPOSED LEVEL 1

SCHEDULE WITH CAR-STACKERS

HOTEL PARKING REQUIREMENTS				
TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES	
Moped (Max. 15%)	21	0.33 P.S/MOPED	7 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	1	2.00 P.S/SHOWER	2 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES	
LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED	
LEVEL 1	0	0	0	
LEVEL 2	26	24	50	
LEVEL 3	6	0	66	
	Car Stackers 30 (2) = 60 parking spaces	0		
TOTAL PARKING		92	24	116 TOTAL NEW PARKING
Alternative parking reduction				48 PARKING SPACES
TOTAL WITH BENEFIT				164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



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PLANNING BOARD
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ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
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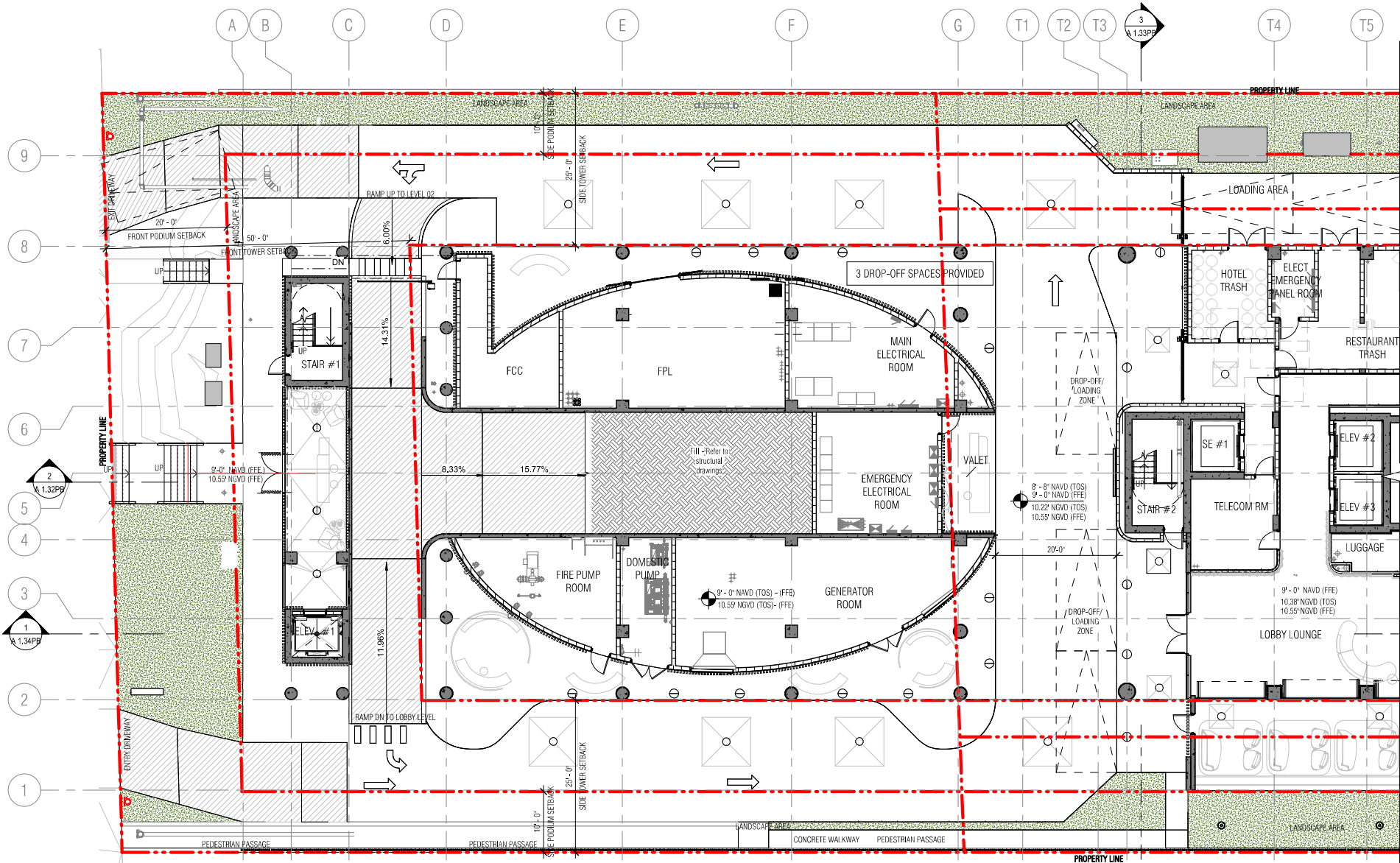
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DRAWING NAME:

PROPOSED LEVEL 01 PLAN SECTOR WEST

A 1.01WPB



PROPOSED LEVEL 1 - WEST SECTOR

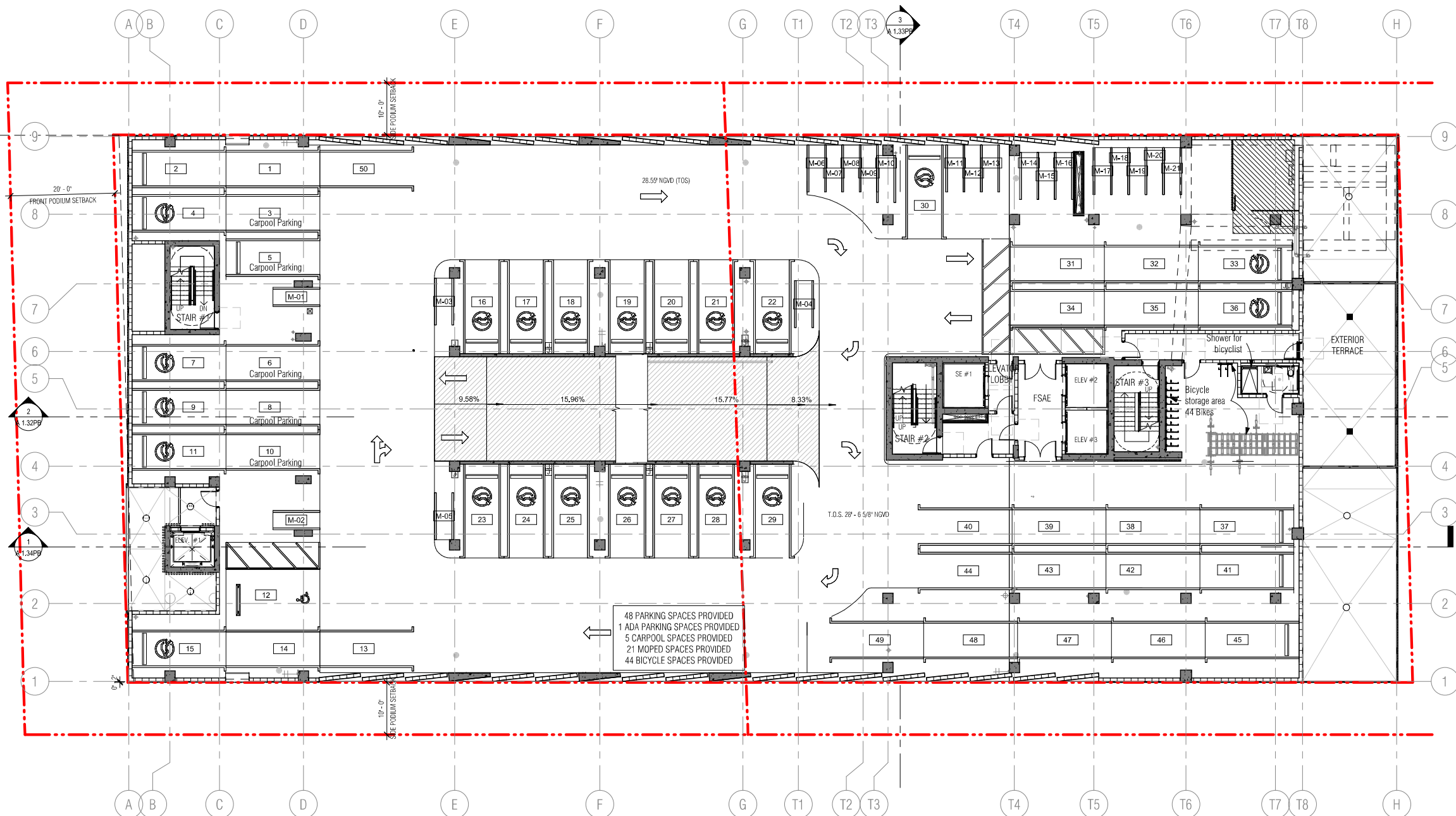
3/32" = 1'-0"

D

C

B

A



1 PROPOSED LEVEL 2
3/32" = 1'-0"

HOTEL PARKING REQUIREMENTS			
TYPE	QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES
Hotel units 101+	60 units	1.0 SPACES/UNITS	60 SPACES
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES
TOTAL			164 SPACES
ALTERNATIVE PARKING INCENTIVE			
Bicycle parking long-term (Max. 15%)	75	0.20 P.S./BIKE	15 PARKING SPACES
Moped (Max. 15%)	21	0.33 P.S./MOPED	7 PARKING SPACES
Drop-off (Max. 3 drop-off)	3	3.00 P.S./DROP-OFF	9 PARKING SPACES
Showers (for bicyclist, max. 4)	1	2.00 P.S./SHOWER	2 PARKING SPACES
Carpool Parking (Max. 10%)	5	3.00 P.S./CARPOOL	15 PARKING SPACES
TOTAL (Maximum 50% of 164 spaces)			48 PARKING SPACES
LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking 0	0	0
LEVEL 2	Single Parking 26	24	50
LEVEL 3	Single Parking 6	0	6
LEVEL 3	Car Stackers 30 (2) = 60 parking spaces	0	60
TOTAL PARKING			116 TOTAL NEW PARKING
Alternative parking reduction			48 PARKING SPACES
TOTAL WITH BENEFIT			164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)			164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
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ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
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DRAWING NAME:
PROPOSED LEVEL 02 PLAN OVERALL

26/09/2024 14:45:09 Autodesk Docs://0000/010976-000-1122-6747 Collins Hotel - Urbanica/010976_6747 Collins Hotel_F023.rvt

HOTEL PARKING REQUIREMENTS

TYPE	QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100	100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101 +	60 units	1.0 SPACES/UNITS	60 SPACES	
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TOTAL			164 SPACES	
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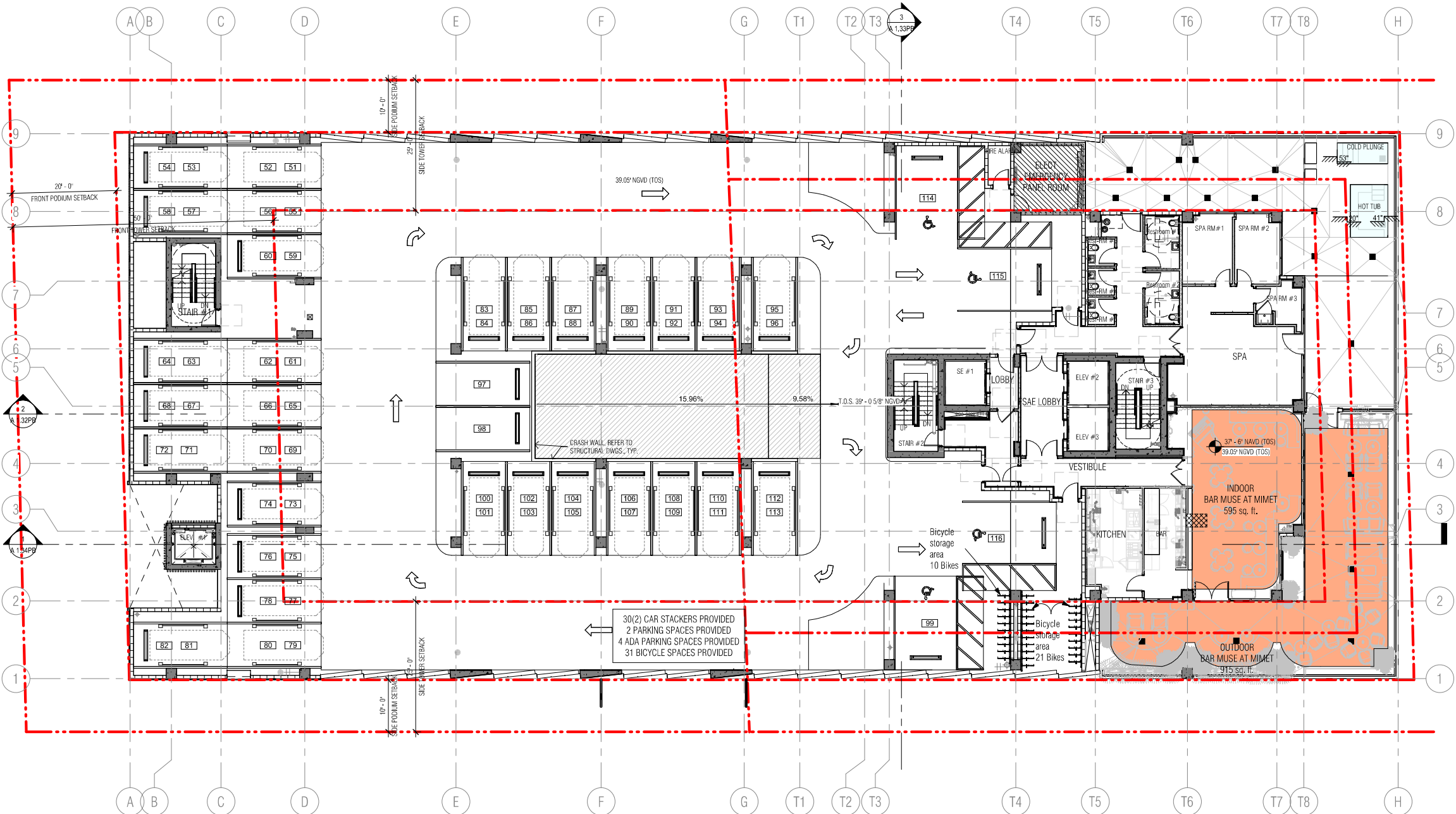
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DRAWING NAME:

PROPOSED LEVEL 03 PLAN OVERALL

A 1.03PB

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SCALE: As indicated



1 PROPOSED LEVEL 3

3/32" = 1'-0"



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

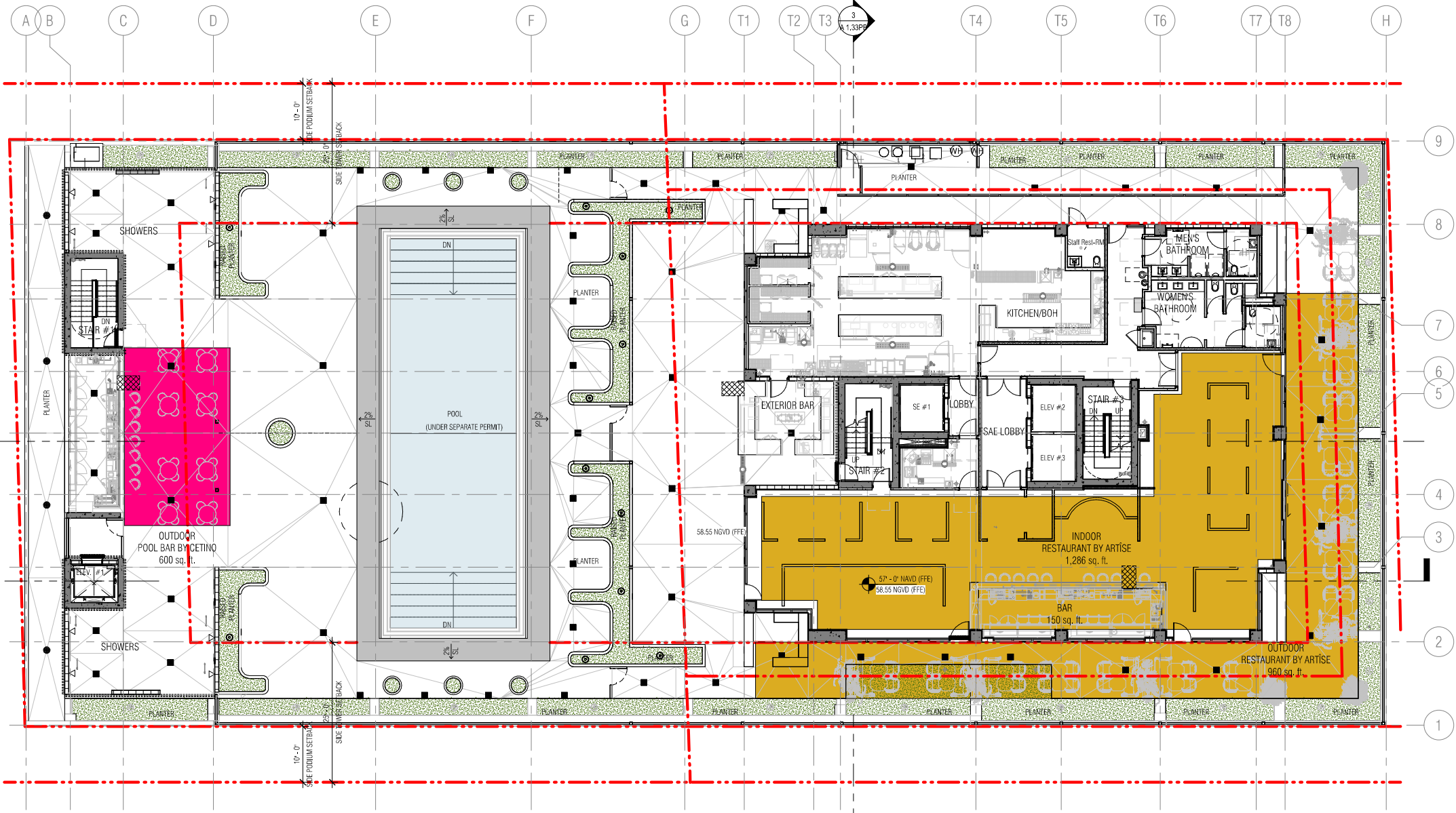
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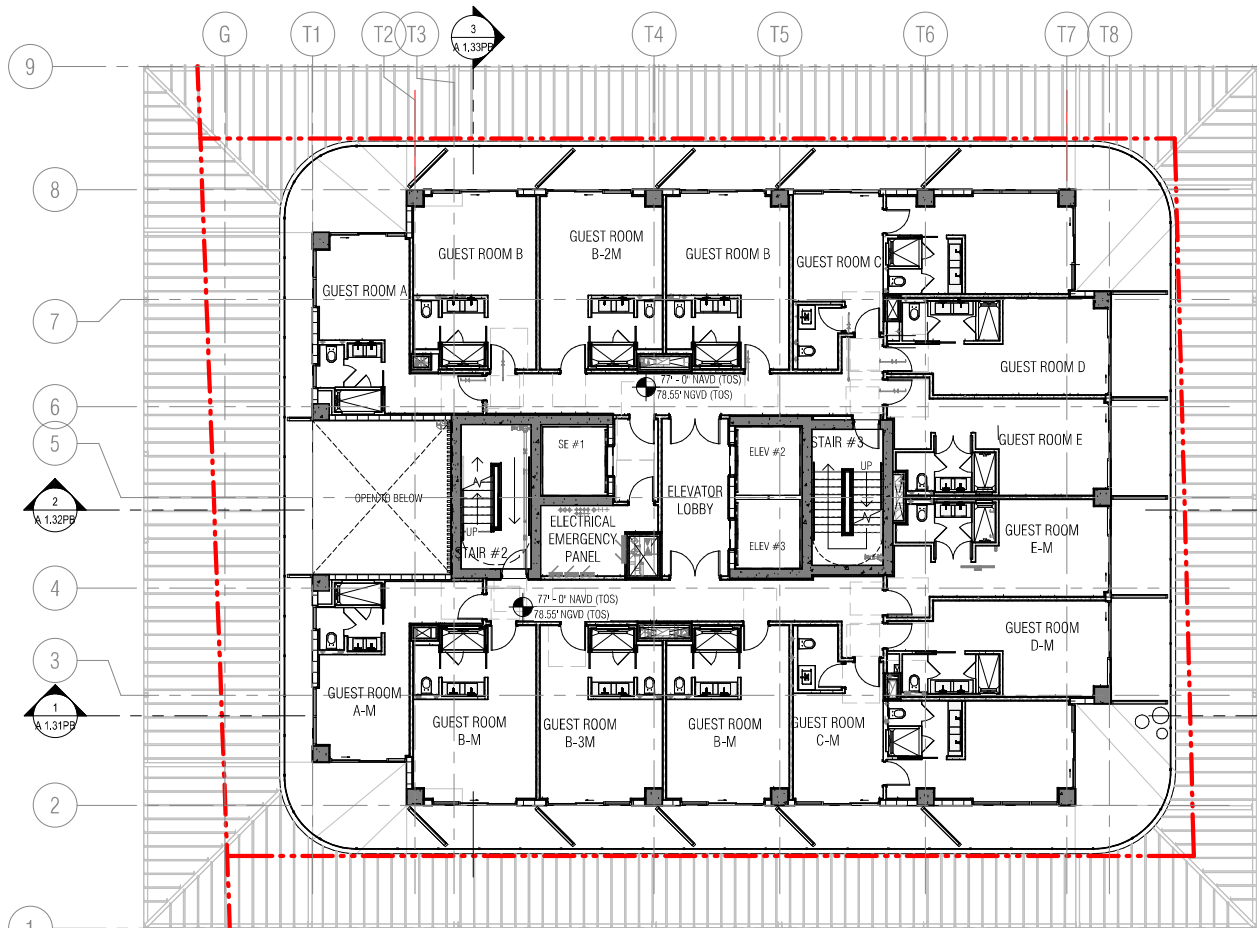
DRAWING NAME:
PROPOSED LEVEL 04 PLAN OVERALL

A 1.04PB

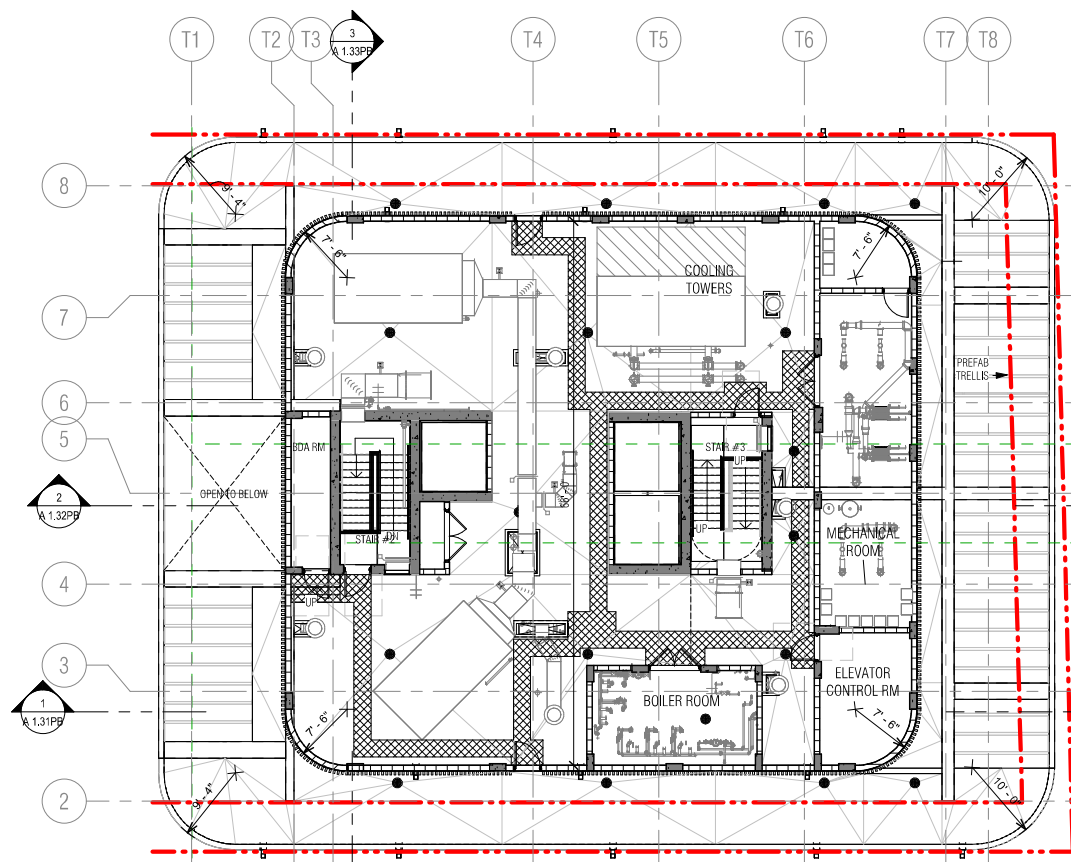
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SCALE: 3/32" = 1'-0"



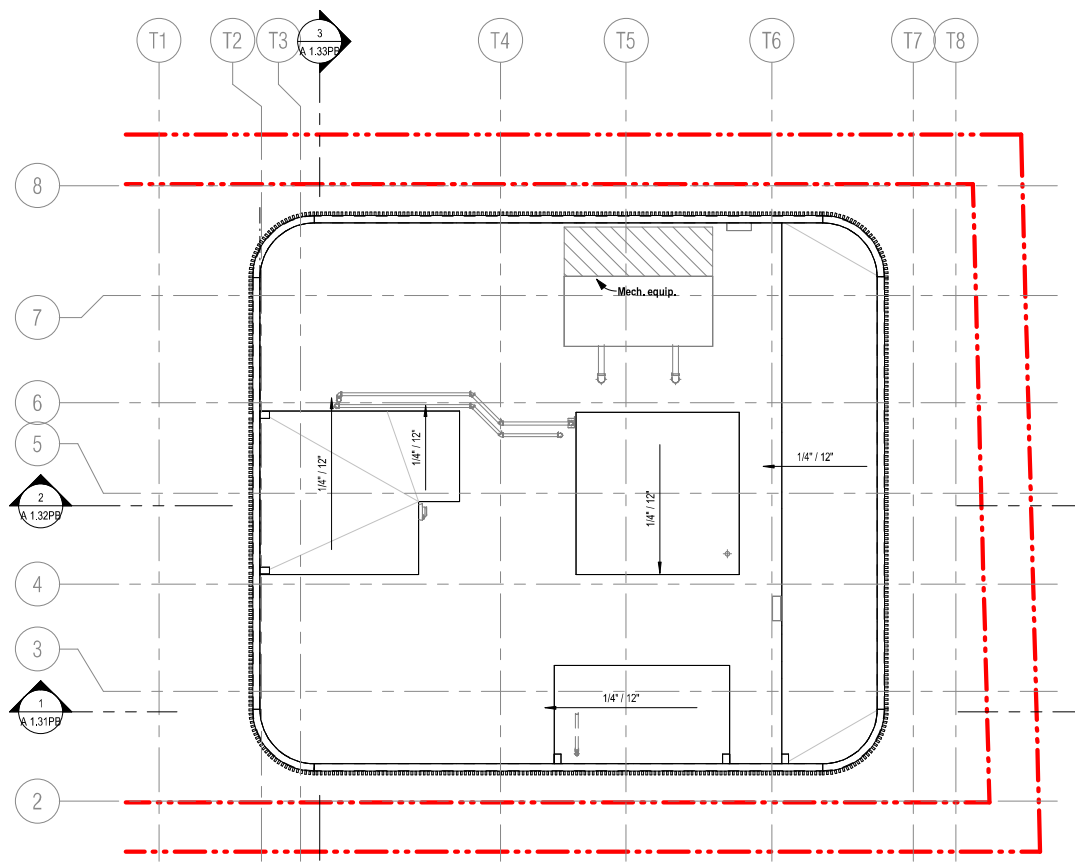
1 PROPOSED LEVEL 4
3/32" = 1'-0"



1 LEVEL 5 TO 15 (TYPICAL)
3/32" = 1'-0"



2 ROOF PLAN
3/32" = 1'-0"



3 UPPER ROOF PLAN
3/32" = 1'-0"



6747 COLLINS AVENUE

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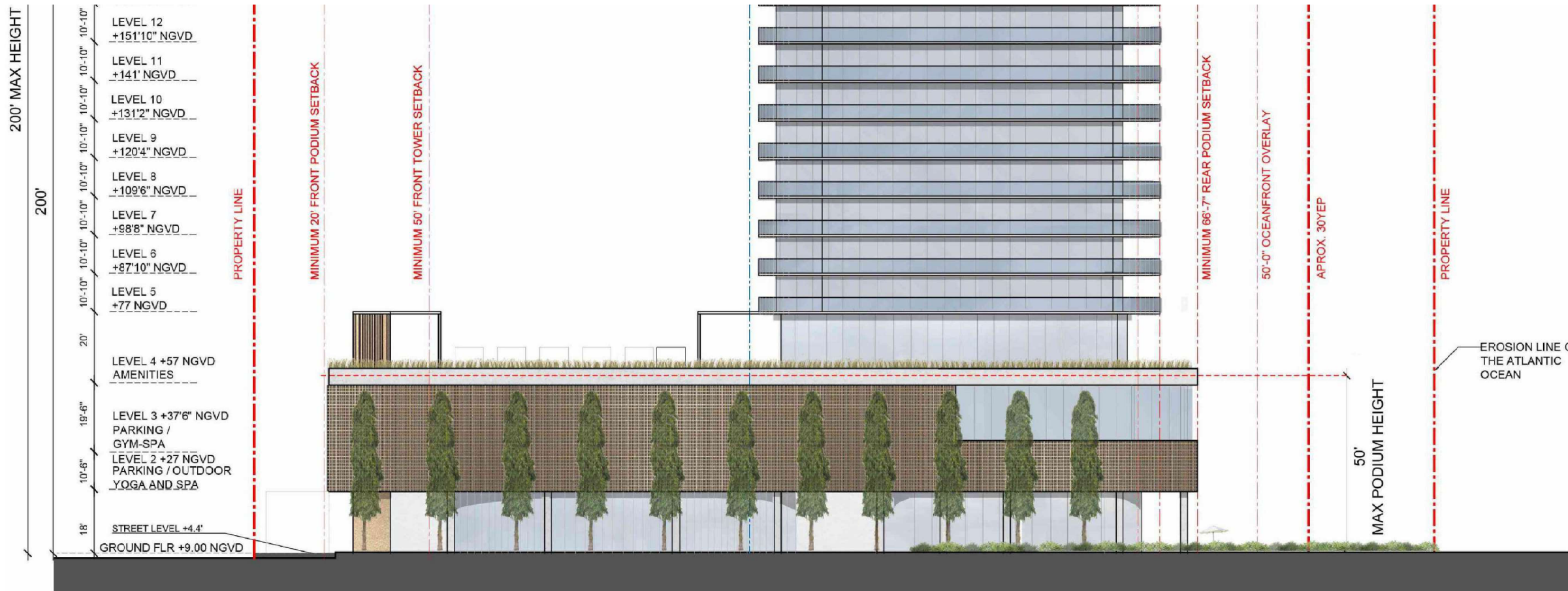
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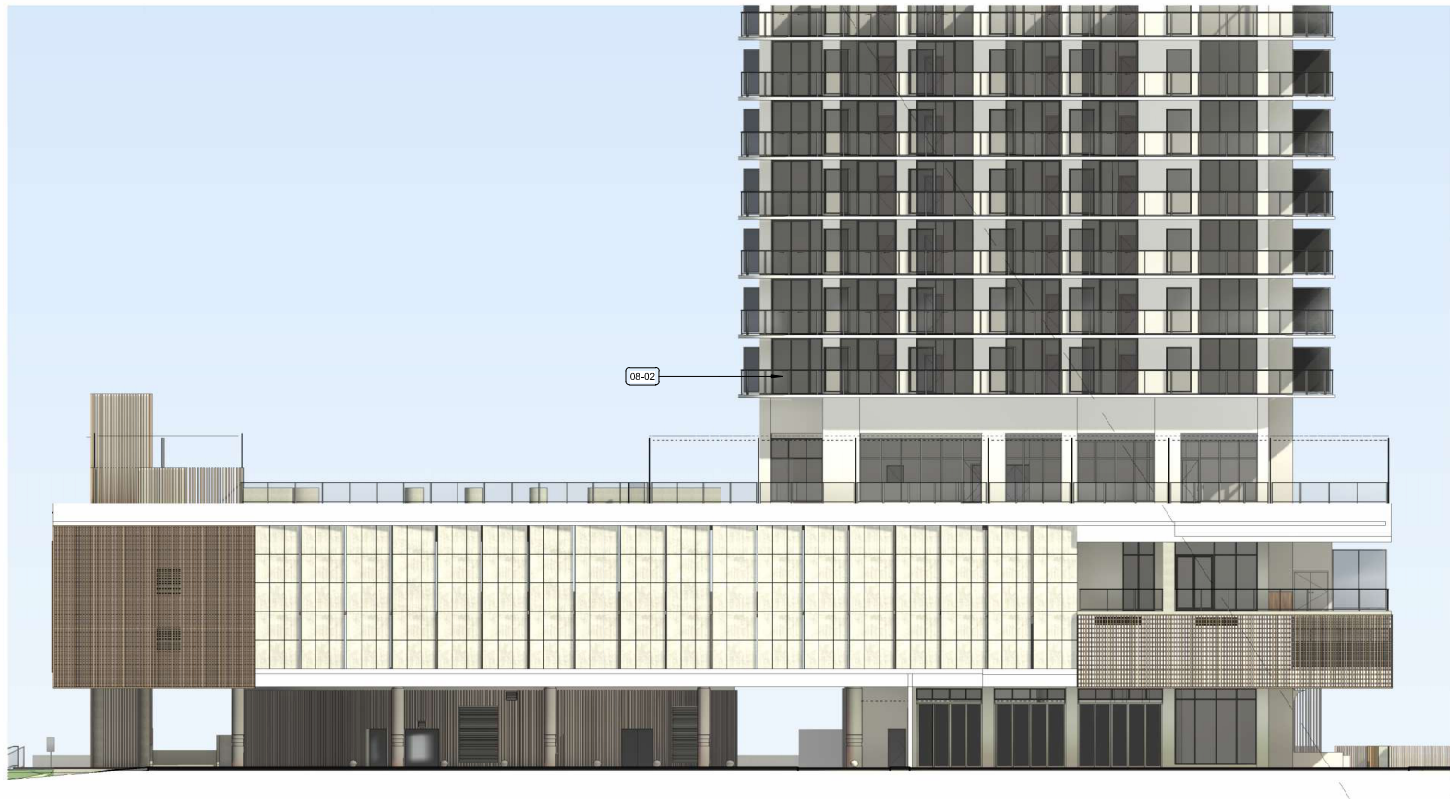
TYPICAL LEVEL, ROOF & UPPER ROOF
PLAN OVERALL

A 1.05PB

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SCALE: 3/32" = 1'-0"



1 APPROVED HPB ELEVATION
N.T.S.



2 SOUTH ELEVATION PROPOSED ELEVATION
N.T.S.



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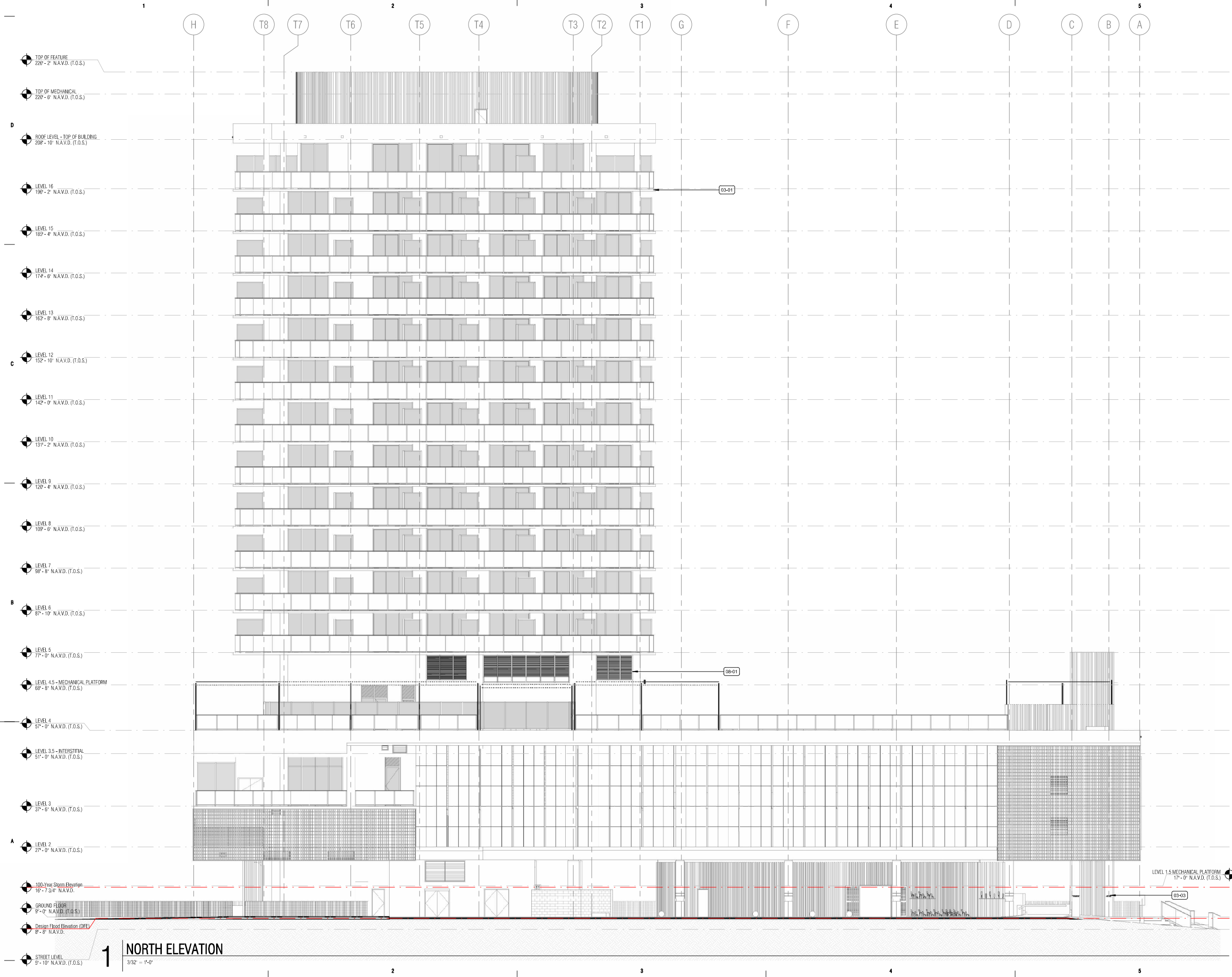
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DRAWING NAME:

APPROVED HPB ELEVATION DRAWING

A 1.20PB

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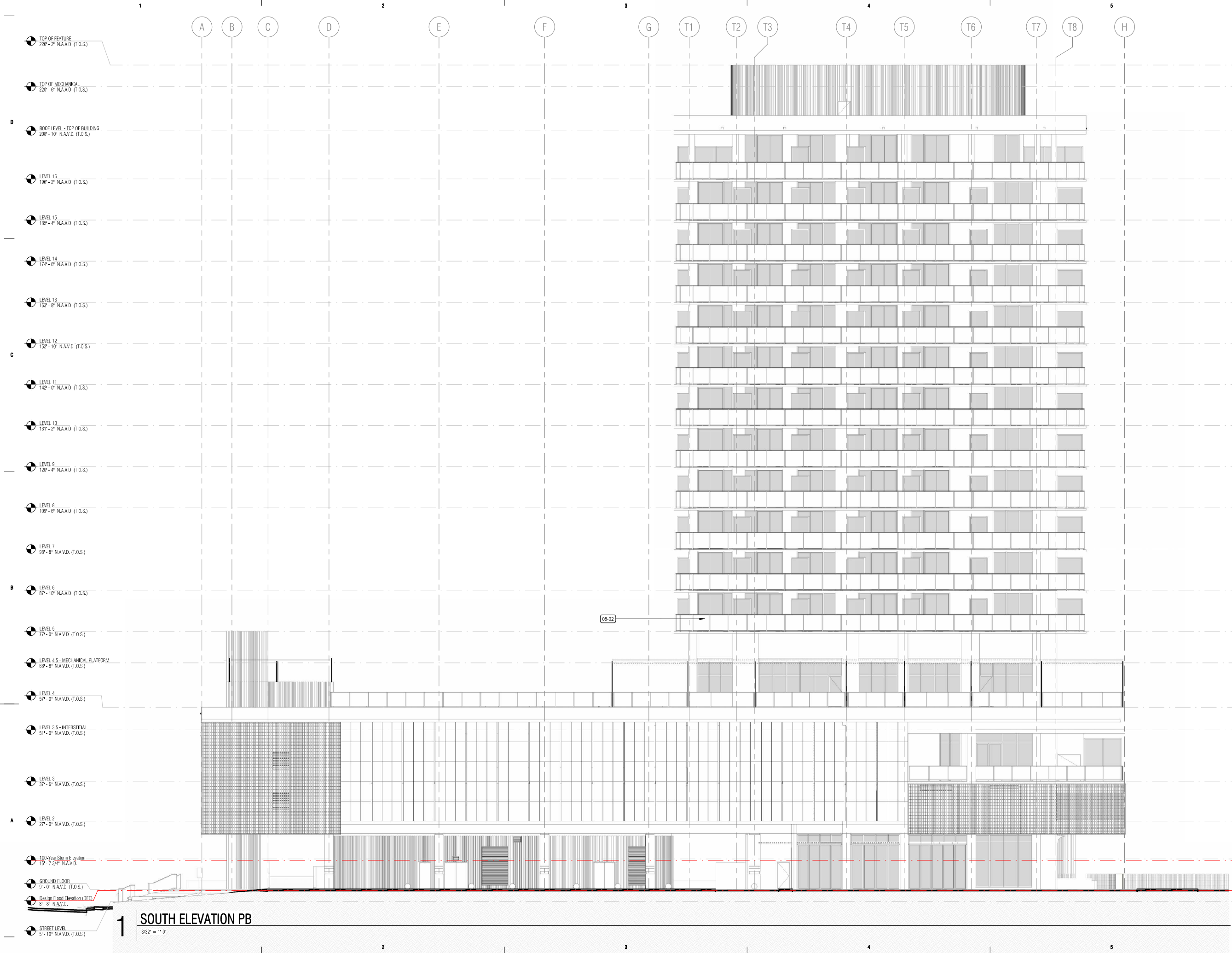
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DRAWING NAME:

OVERALL NORTH

A 1.21PB

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SCALE: 3/32" = 1'-0"



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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010976

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DRAWING NAME:

OVERALL SOUTH

A 1.22PB

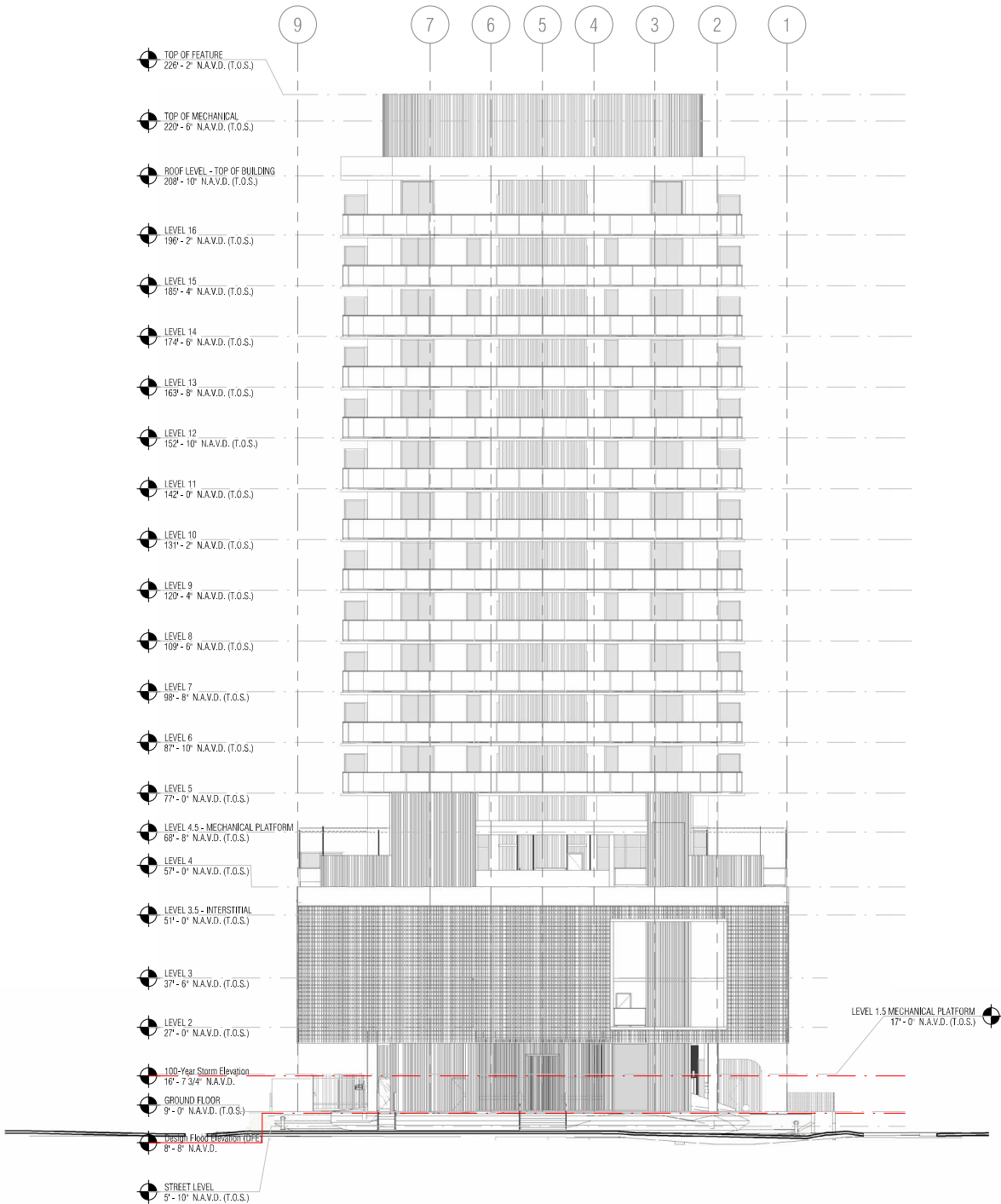
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SCALE: 3/32" = 1'-0"

D

C

B

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1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



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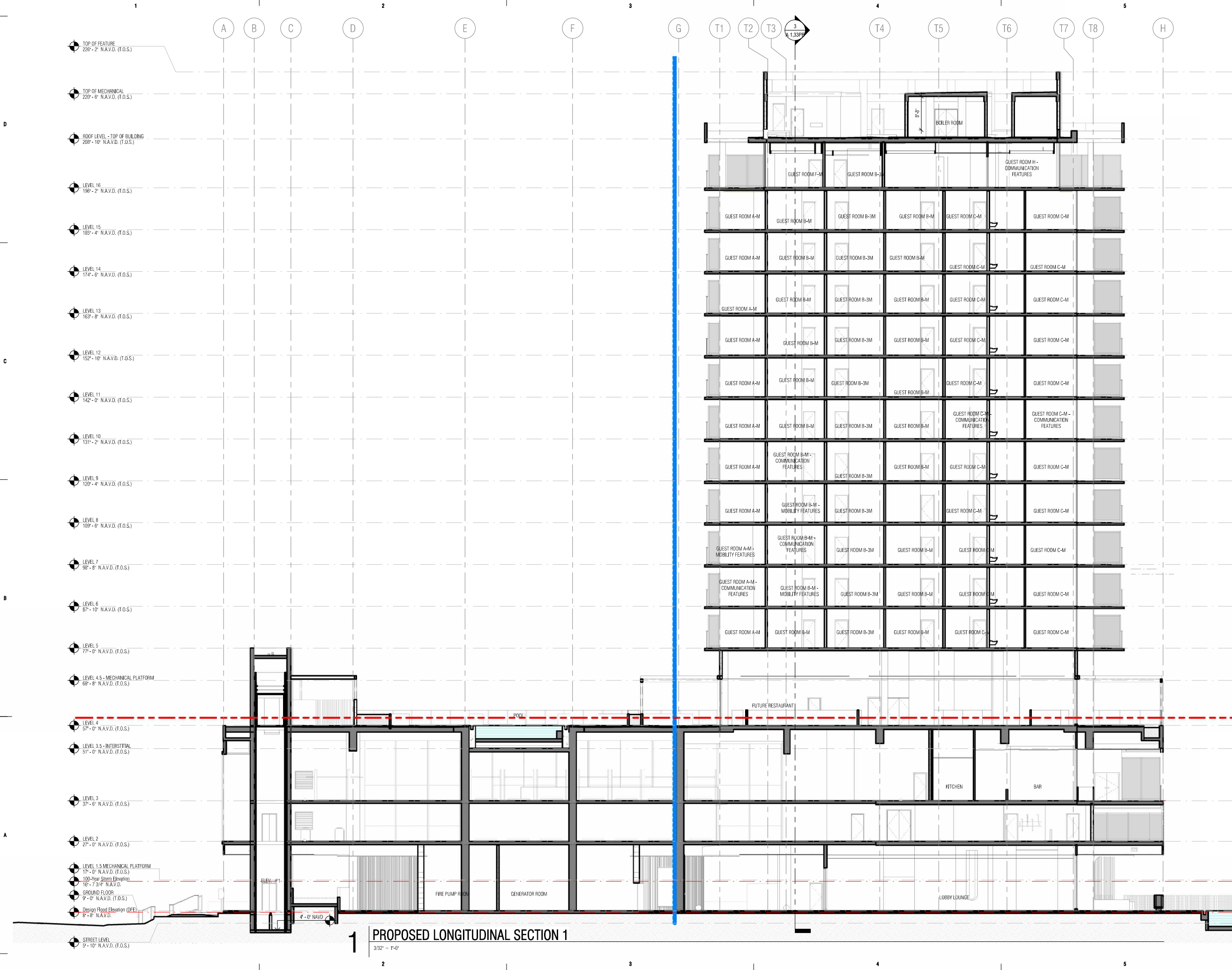
OVERALL WEST & EAST ELEVATION

A 1.23PB

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SCALE: 1/16" = 1'-0"



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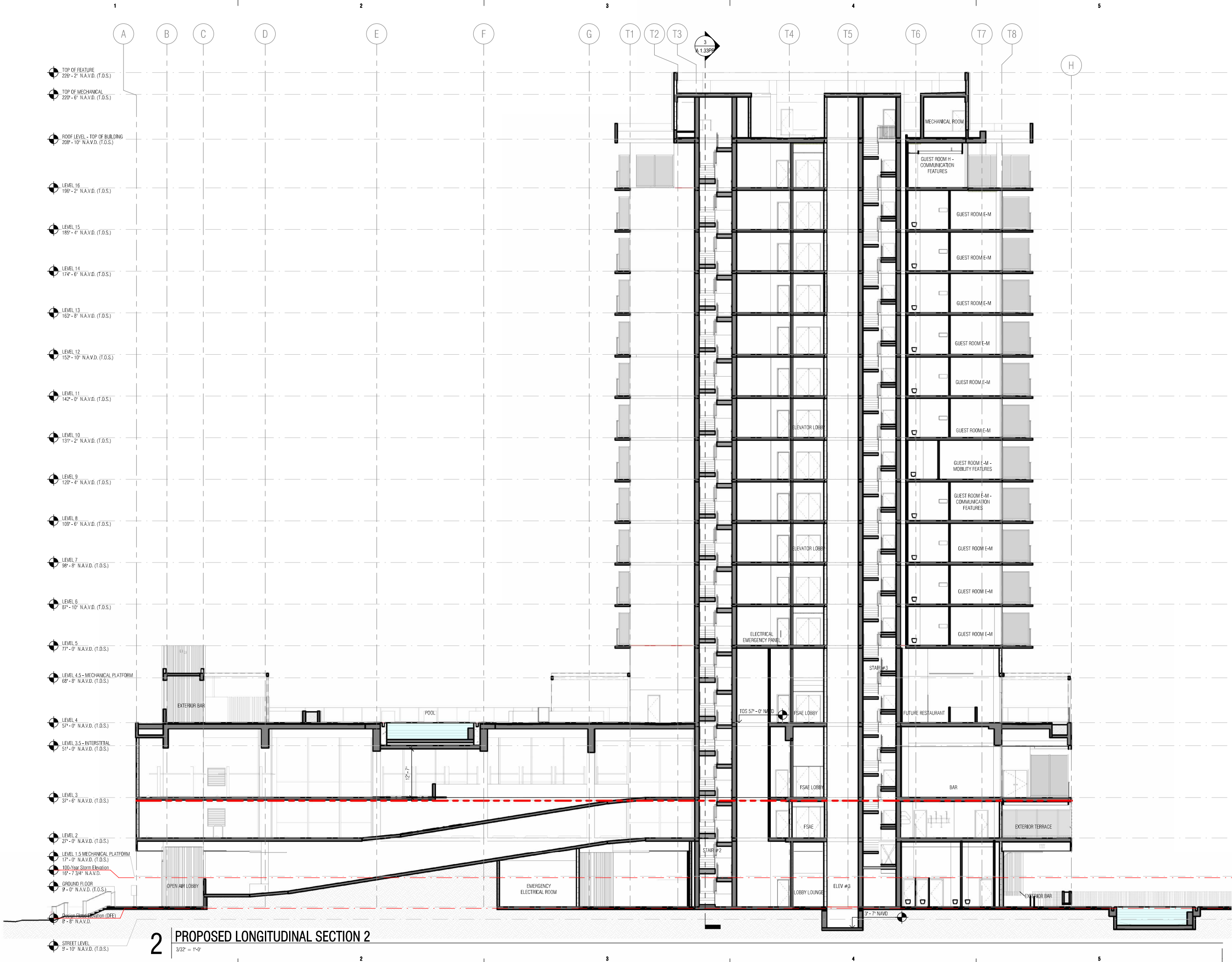
PROPOSED LONGITUDINAL SECTION 1

A 1.31PB

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PROJECT NUMBER:
010916

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DRAWING NAME:

PROPOSED LONGITUDINAL SECTION 2

A 1.32PB

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100-Year Storm Elevation
16'-7 3/4" N.A.V.D.

Design Flood Elevation (DFE)
9'-8" N.A.V.D.
9.00' NGVD (T.O.S.)

3

PROPOSED CROSS SECTION A

3/32" = 1'-0"

2

3

4

5

TOP OF FEATURE
226'-2" N.A.V.D. (T.O.S.)

TOP OF MECHANICAL
220'-6" N.A.V.D. (T.O.S.)
222'-0 5/8" N.G.V.D. (T.O.S.)

ROOF LEVEL - TOP OF BUILDING
208'-10" N.A.V.D. (T.O.S.)

LEVEL 16
196'-2" N.A.V.D. (T.O.S.)

LEVEL 15
185'-4" N.A.V.D. (T.O.S.)

LEVEL 14
174'-6" N.A.V.D. (T.O.S.)

LEVEL 13
163'-8" N.A.V.D. (T.O.S.)

LEVEL 12
152'-10" N.A.V.D. (T.O.S.)

LEVEL 11
142'-0" N.A.V.D. (T.O.S.)

LEVEL 10
131'-2" N.A.V.D. (T.O.S.)

LEVEL 9
120'-4" N.A.V.D. (T.O.S.)

LEVEL 8
109'-6" N.A.V.D. (T.O.S.)

LEVEL 7
98'-8" N.A.V.D. (T.O.S.)

LEVEL 6
87'-10" N.A.V.D. (T.O.S.)

LEVEL 5
77'-0" N.A.V.D. (T.O.S.)

LEVEL 4.5 - MECHANICAL PLATFORM
68'-8" N.A.V.D. (T.O.S.)

LEVEL 4
57'-0" N.A.V.D. (T.O.S.)

LEVEL 3.5 - INTERSTITIAL
51'-0" N.A.V.D. (T.O.S.)

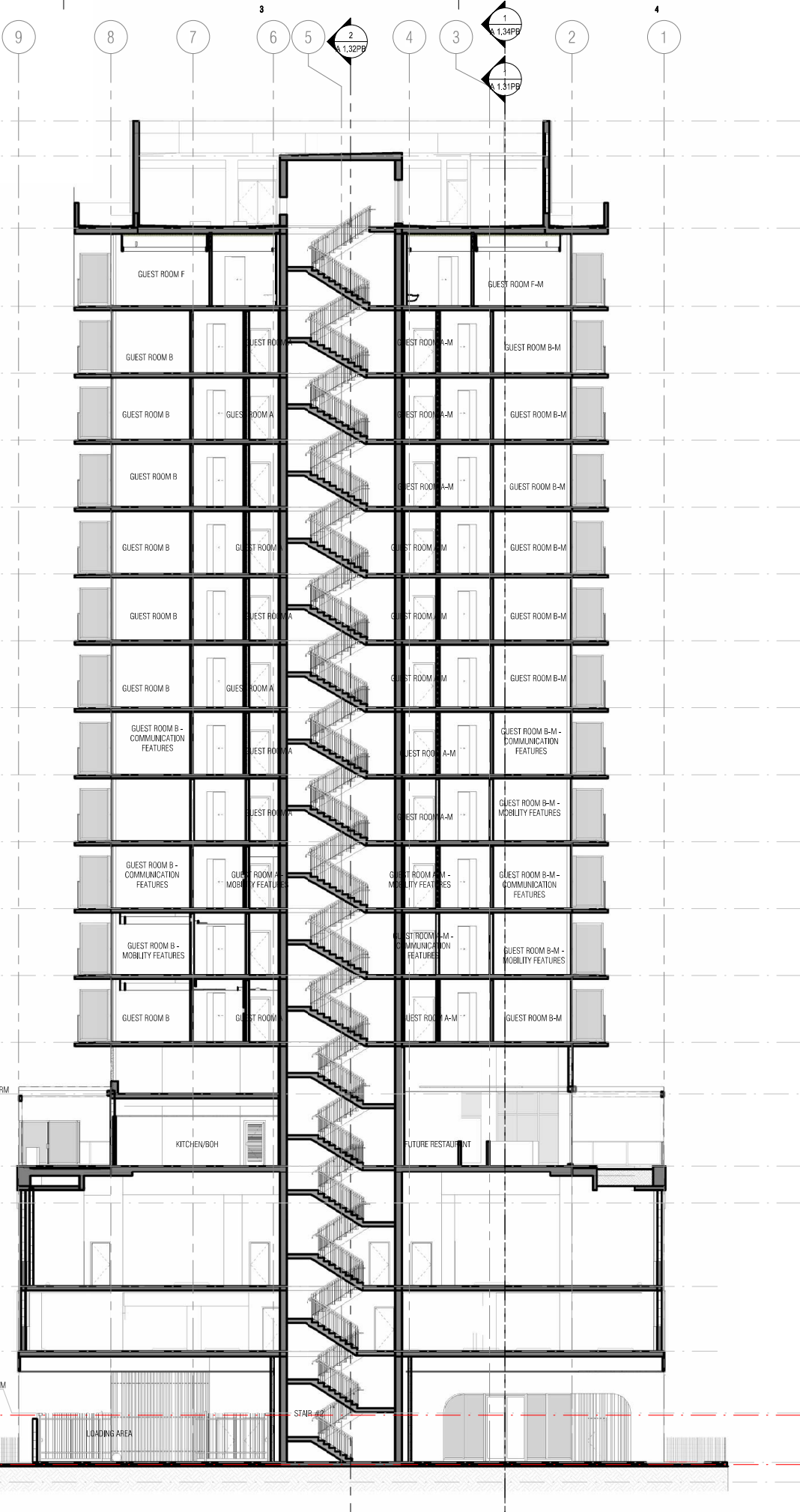
LEVEL 3
37'-6" N.A.V.D. (T.O.S.)

LEVEL 2
27'-0" N.A.V.D. (T.O.S.)

LEVEL 1.5 MECHANICAL PLATFORM
17'-0" N.A.V.D. (T.O.S.)

GROUND FLOOR
9'-0" N.A.V.D. (F.F.E.)

STREET LEVEL
9'-10" N.A.V.D. (T.O.S.)



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PROPOSED CROSS SECTION A

A 1.33PB

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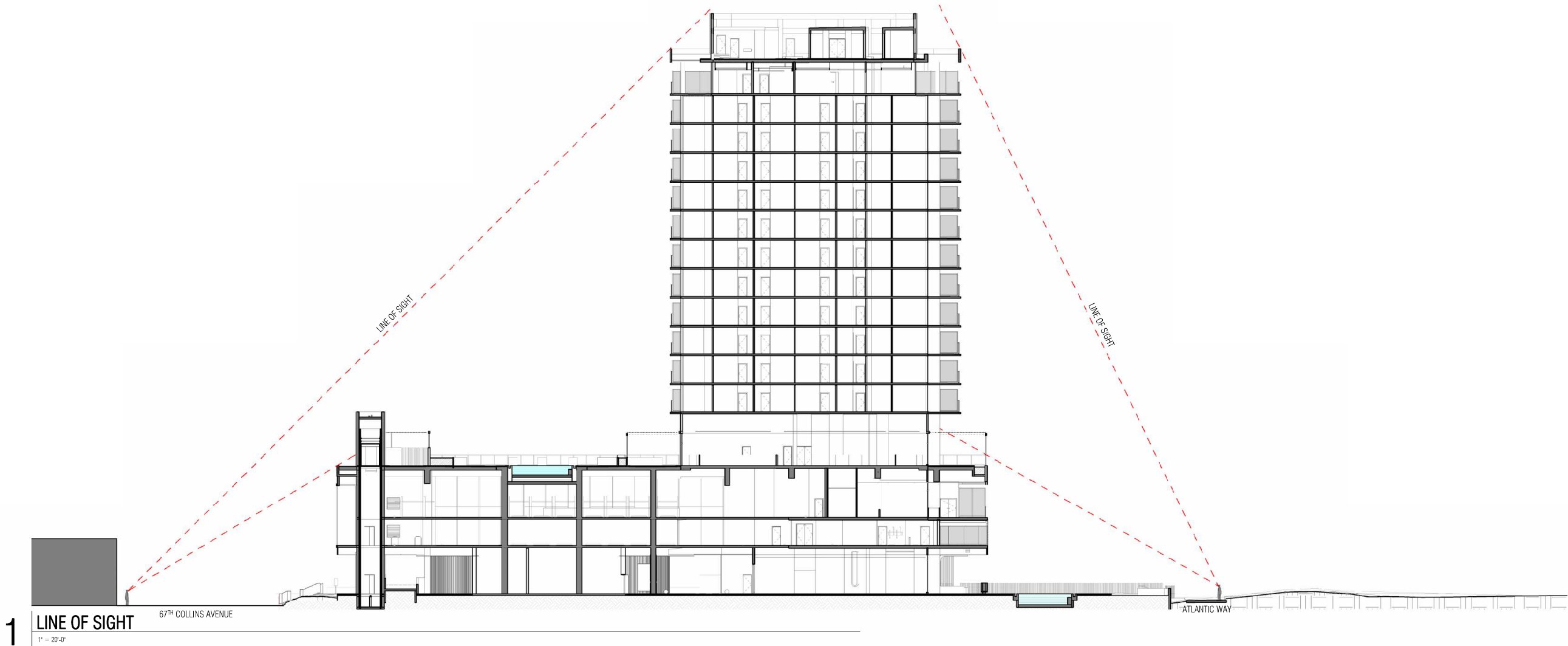
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D

C

B

A



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LINE OF SIGHT

A 1.34PB

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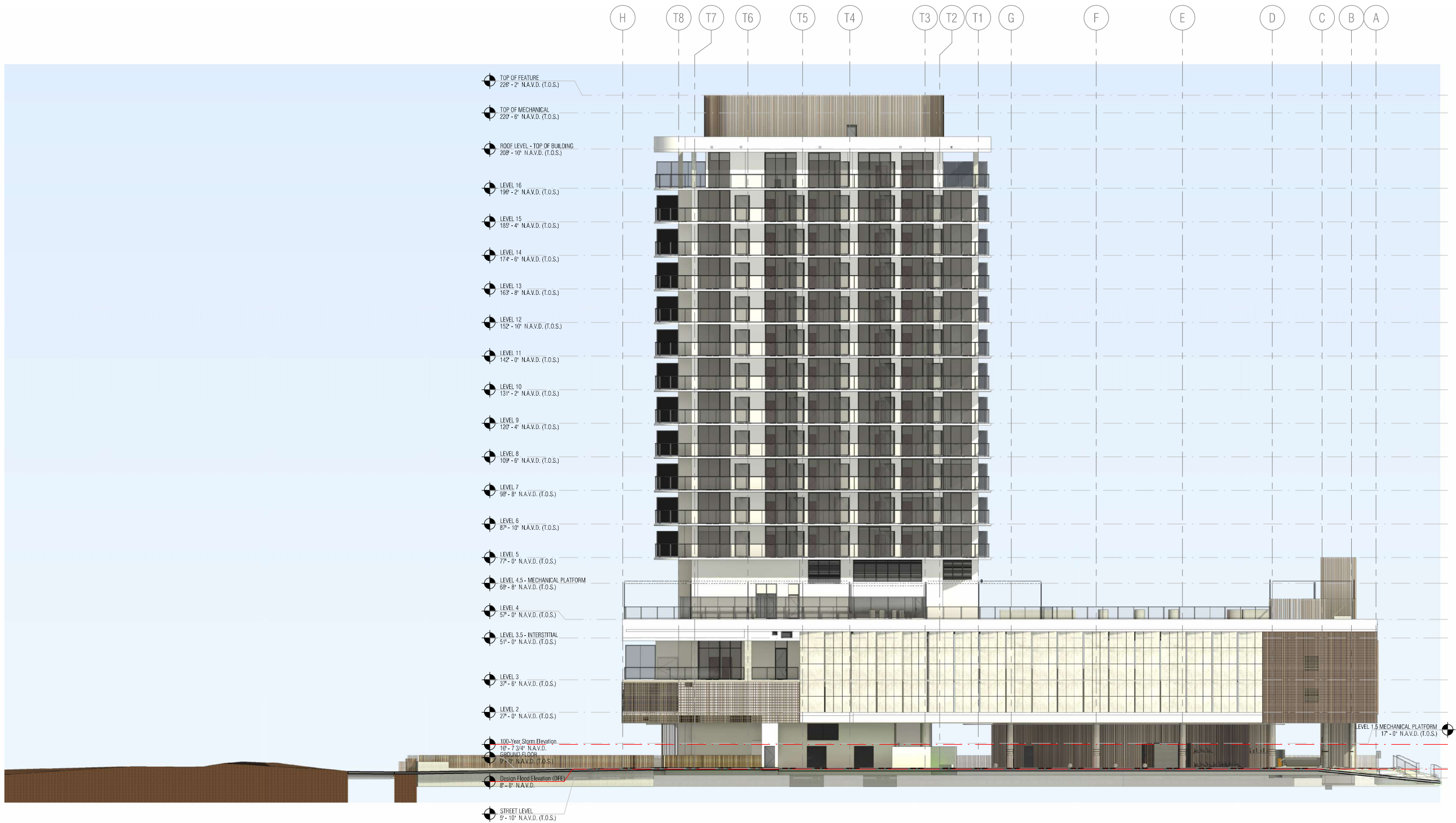
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1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



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RENDERED OVERALL NORTH

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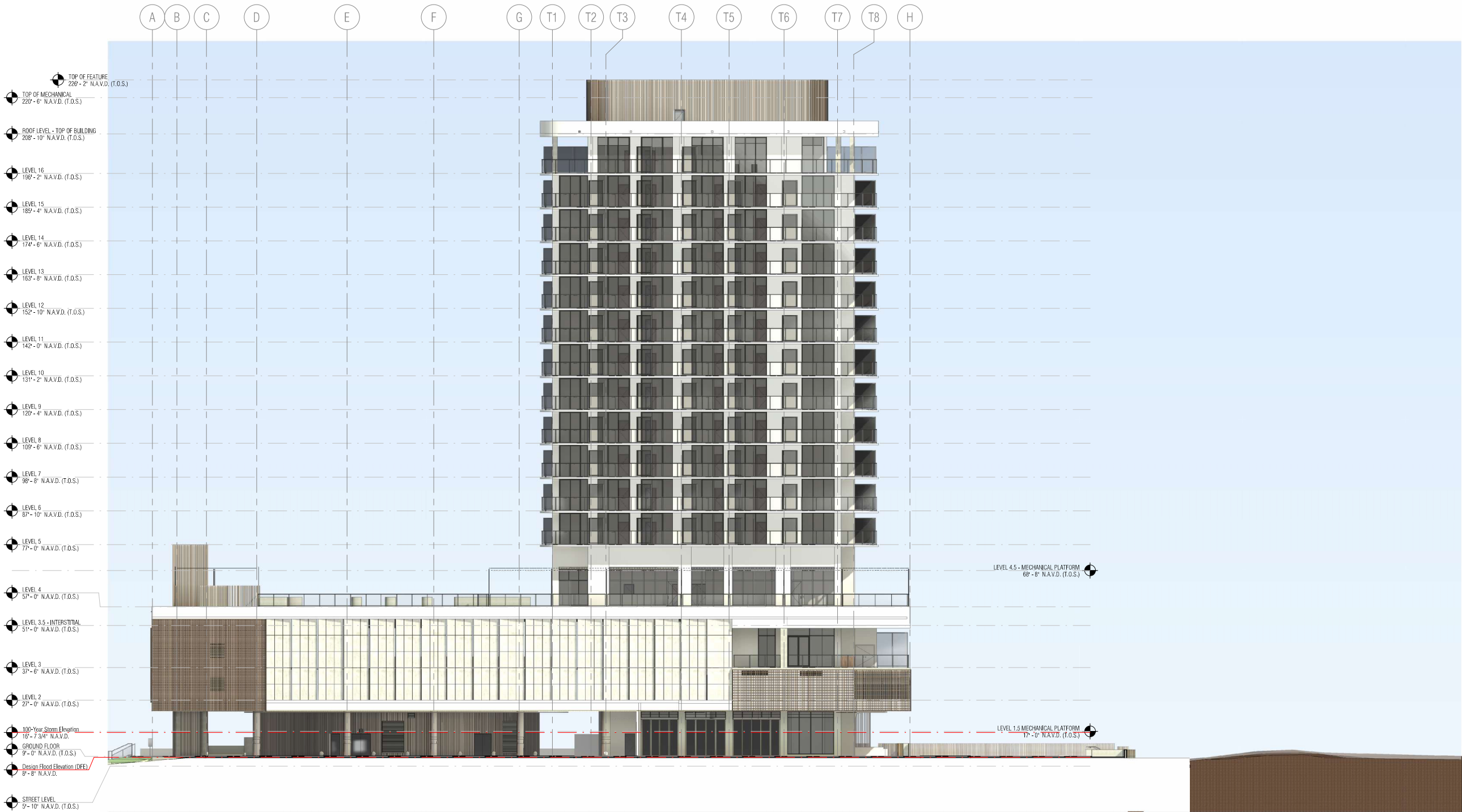
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1 RENDERED SOUTH ELEVATION

1/16" = 1'-0"



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DRAWING NAME:

RENDERED OVERALL SOUTH

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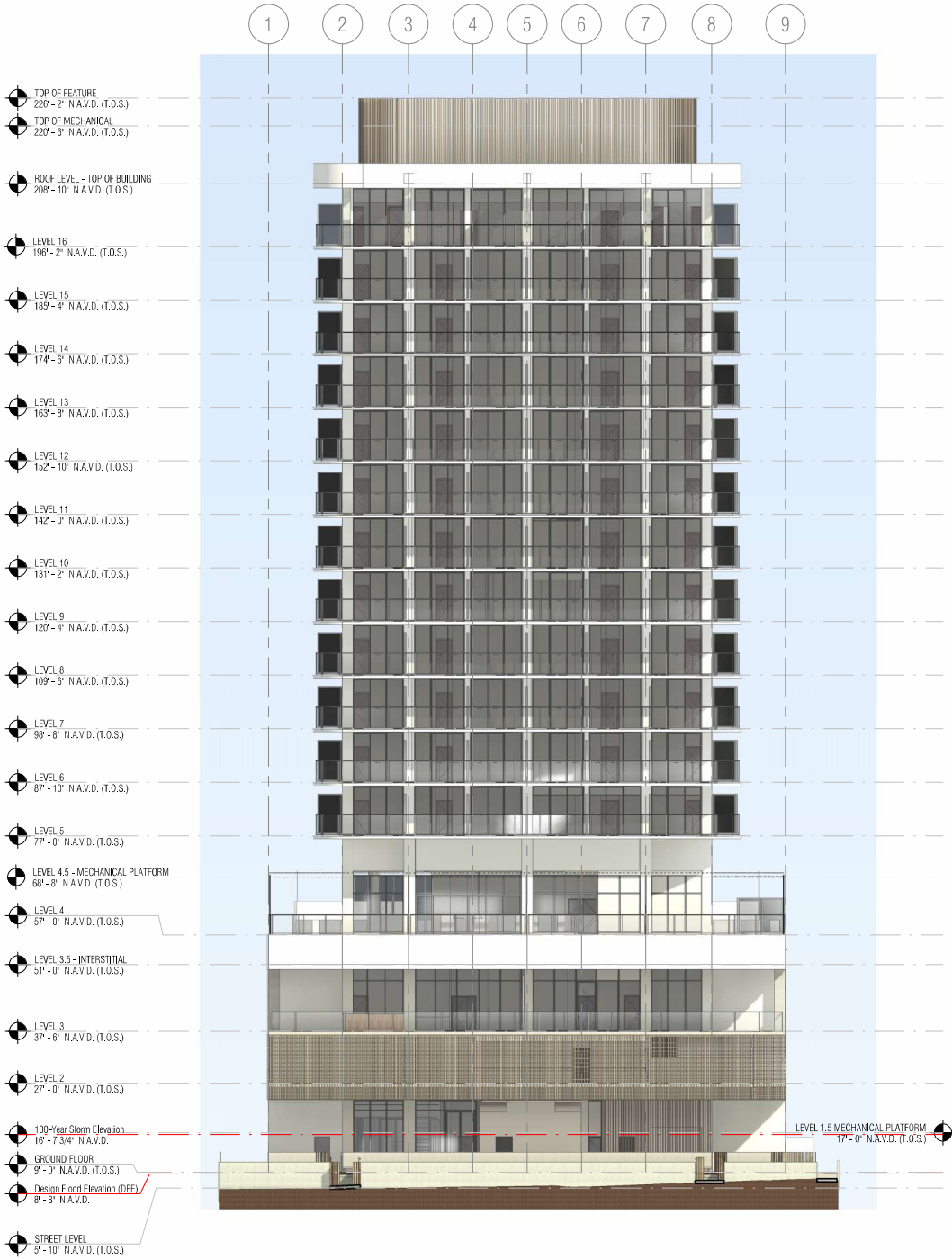
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ELEVATION

A 1.43PB

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Office Registration # AA C000465
SCALE: 1/16" = 1'-0"



1 RENDERED WEST ELEVATION
1/16" = 1'-0"



2 RENDERED EAST ELEVATION
1/16" = 1'-0"

D

C

B

A

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
GROUND FLOOR	189 SF	1	189 SF
GROUND FLOOR	94 SF	1	94 SF
GROUND FLOOR	3,598 SF	1	3,598 SF
GROUND FLOOR	302 SF	1	302 SF
GROUND FLOOR	4,182 SF		4,182 SF

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
LEVEL 2	1,331 SF	1	1,331 SF
LEVEL 2	1,613 SF		1,613 SF
LEVEL 3	189 SF	1	189 SF
LEVEL 3	94 SF	1	94 SF
LEVEL 3	3,958 SF	1	3,958 SF
LEVEL 3	4,240 SF		4,240 SF
LEVEL 4	6,498 SF	1	6,498 SF
LEVEL 4	188 SF	1	188 SF
LEVEL 4	94 SF	1	94 SF
LEVEL 4	6,779 SF		6,779 SF
LEVEL 5	6,490 SF	11	71,388 SF
LEVEL 5	6,490 SF		71,388 SF
LEVEL 16	5,429 SF	1	5,429 SF
LEVEL 16	5,429 SF		5,429 SF
TOTAL	28,734 SF		93,632 SF

GUEST ROOM MATRIX OVERALL		
Name	Count	
GUEST ROOM A		9
GUEST ROOM A - COMMUNICATION FEATURES		1
GUEST ROOM A - MOBILITY FEATURES		1
GUEST ROOM A-M		9
GUEST ROOM A-M - COMMUNICATION FEATURES		1
GUEST ROOM A-M - MOBILITY FEATURES		1
GUEST ROOM B		18
GUEST ROOM B - COMMUNICATION FEATURES		2
GUEST ROOM B - MOBILITY FEATURES		2
GUEST ROOM B-2M		12
GUEST ROOM B-3M		12
GUEST ROOM B-M		18
GUEST ROOM B-M - COMMUNICATION FEATURES		2
GUEST ROOM B-M - MOBILITY FEATURES		2
GUEST ROOM C		10
GUEST ROOM C - COMMUNICATION FEATURES		1
GUEST ROOM C-M		10
GUEST ROOM C-M - COMMUNICATION FEATURES		1
GUEST ROOM D		10
GUEST ROOM D - COMMUNICATION FEATURES		1
GUEST ROOM D-M		10
GUEST ROOM D-M - COMMUNICATION FEATURES		1
GUEST ROOM E		9
GUEST ROOM E - COMMUNICATION FEATURES		1
GUEST ROOM E - MOBILITY FEATURES		1
GUEST ROOM E-M		9
GUEST ROOM E-M - COMMUNICATION FEATURES		1
GUEST ROOM E-M - MOBILITY FEATURES		1
GUEST ROOM F		1
GUEST ROOM F-M		1
GUEST ROOM G - COMMUNICATION FEATURES		1
GUEST ROOM H - COMMUNICATION FEATURES		1
Grand total		160

HOTEL PARKING REQUIREMENTS					
TYPE		QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES	110
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)					54 SPACES
TOTAL					164 SPACES
ALTERNATIVE PARKING INCENTIVE					
Bicycle parking long-term (Max. 15%)	75	0.20 P.S/BIKE	15 PARKING SPACES		
Moped (Max. 15%)	6	0.33 P.S/MOPED	2 PARKING SPACES		
Drop-off (Max. 3 drop-off)	3	3.00 P.S/DROP-OFF	9 PARKING SPACES		
Showers (for bicyclist, max. 4)	2	2.00 P.S/SHOWER	4 PARKING SPACES		
Carpool Parking (Max. 10%)	5	3.00 P.S/CARPOOL	15 PARKING SPACES		
TOTAL (Maximun 50% of 164 spaces)			45 PARKING SPACES		
LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED	
LEVEL 1	Single Parking	6	0	6	
LEVEL 2	Single Parking	27	12	39	
LEVEL 3	Single Parking	27	12	39	
LEVEL 4	Single Parking	35	0	35	
TOTAL PARKING		95	24	119 TOTAL NEW PARKING	
Alternative parking reduction					45 PARKING SPACES
TOTAL WITH BENEFIT					164 PARKING SPACES
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)					164 TOTAL PARKING REQUIRED

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK == Storage for 75 bikes provided
2 Bicycle shower at second and third floor.

	BUILDING TYPE
OCCUPANCY CLASSIFICATION	I-1, B, M, A-1, A-2, A-3, S-1, S-2
CONSTRUCTION TYPE	TYPE 1A, FULLY SPRINKLERED (FBC TABLE 101)
ALLOWABLE HEIGHT	NO LIMIT
ALLOWABLE MAX AREA	NO LIMIT

BUILDING PLANS PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, FLORIDA FIRE PREVENTION CODE 2020, AND FLORIDA ACCESSIBILITY CODE.

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30
	OUTDOOR - 915 SF	30	2	32
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84
	OUTDOOR - 950 SF	57	3	60
	BAR - 150 SF	9	1	10
LEVEL 4 - BAR	BAR - 600 SF	38		40
TOTAL RESTAURANT 5,166 SQ. FT.				294

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
1	Zoning Information:				
2	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141			
3	Board and file numbers:	PB24-0686			
3	Folio Number(s):	02-3211-007-0440; 02-3211- 007 -0430			
4	Year Constructed:	N/A	Zoning District:	CCC Civic and Convention Center District	
5	Based Flood Elevation	8'-0" NGVD	Grade Value in NAVD:	6.18 NGVD	
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area:	41,625 sf	
7	Lot Width:	125'-0"	Lot Depth	333'-0"	
8	Minimum Unit Size	335	Average Unit Size	364 SF	
9	Existing Use:	VACANT	Proposed Use:	Hotel	
		Maximum	Existing	Proposed	Deficiencies
10	Height (Top of Building - Roof Level)	200'-0"	N/A	199'-10"	-
11	Number of Stories	N/A	N/A	16 STORIES	-
12	FAR	2.25 (93, 656)	N/A	93,655 SF	-
13	Gross Square Footage		N/A	191,750 SF	-
14	Square Footage by Use	N/A	N/A	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	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-
		Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback Facing Street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
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 (WEST)	20'-0"	N/A	20 Ft. - 22'-8"	
30	Side Setback (NORTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
31	Side Setback (SOUTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
32	Side Setback Facing Street:	N/A	N/A		
33	Rear Setback (EAST):	N/A	N/A	66'-7" Ft - 69'-3"	
Tower:					
34	Front Setback (WEST)	50'-0"	N/A	143'-2"Ft. - 145'-0"	
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
37	Side Setback Facing Street :	N/A	N/A	N/A	
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 3"	N/A	86'-4" - 87'-8"	
		Required	Existing	Proposed	Deficiencies
39	Parking District	I	I	I	
40	Total # of Parking Spaces	164	N/A	164	0
41	# of Parking Spaces Per Use (Provide a separate chart for a Breakdown Calculation	N/A	N/A	N/A	
42	# of Parking Spaces Per Level(Provide a...	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	6	N/A	6	
46	Tandem Spaces	8'-6" x 18'-0"	N/A	24	
47	Drive Aisle Width	22'	N/A	22'	
48	Valet Drop Off and Pick Up	N/A	N/A	Yes	
49	Loading Zones and Trash Collection Areas	3	N/A	3	
50	Bicycle Parking, Location and Number of Racks	N/A	N/A	75	
		Required	Existing	Proposed	Deficiencies
51	Restaurants, Cafes, Bars, Lounges, Nightclubs				
51	Type of Use	N/A	VACANT	HOTEL	
52	Total # of Seats	N/A	N/A	294	
53	Total # of Seats per Venue (Provide a Separate Chart for a Breakdown...	N/A			
54	Total Occupant Content	N/A			
55	Occupant Content per Venue(Provide a Separate Chart for a Breakdown...	N/A			
56	Is this a Contributing Building?	NO			
57	Located within a Local Historic District	YES			



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:
URBANICA THE HOTELS
1000 FIFTH ST, SUITE 102 MIAMI BEACH, FL 33139 P:786.571.1700
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LANDSCAPE ARCHITECT:
CAWLEY 780 NE 69TH STREET, SUITE 200 MIAMI, FL 33138 P:786.538.2961 www.christophercawley.com

SEAL/SIGNATURE/DATE:		
PLANNING BOARD		
PROJECT ISSUE DATE : 07/07/24		
ISSUE #	DESCRIPTION	DATE
PROJECT NUMBER: 010976		
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.		
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DRAWING NAME:
ALTERNATIVE PROJECT DATA

A 2.01PB

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Office Registration # AA C000465
SCALE: As indicated



FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES —
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
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BIKE RACK = Storage for 75 bikes provided
2 Bicycle shower at second and third floor.



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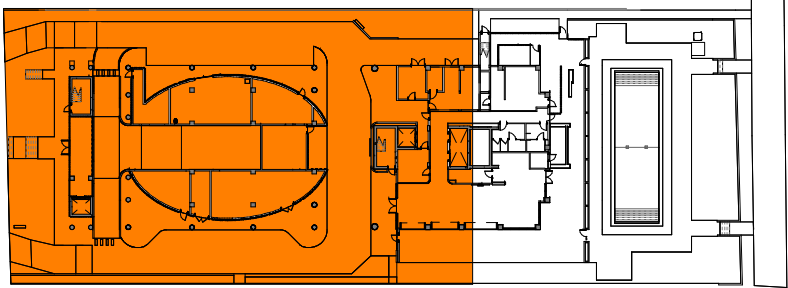
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DRAWING NAME:

ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR EAST

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SCALE: As indicated



KEYPLAN - ALTERNATIVE PARKING LEVEL 1

HOTEL PARKING REQUIREMENTS				
TYPE		QUANTITY	RATIO	TOTAL REQUIRED
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES
TOTAL				164 SPACES
ALTERNATIVE PARKING INCENTIVE				
Bicycle parking long-term (Max. 15%)	75	0.20 P.S./BIKE	15 PARKING SPACES	
Moped (Max. 15%)	6	0.33 P.S./MOPED	2 PARKING SPACES	
Drop-off (Max. 3 drop-off)	3	3.00 P.S./DROP-OFF	9 PARKING SPACES	
Showers (for bicyclist, max. 4)	2	2.00 P.S./SHOWER	4 PARKING SPACES	
Carpool Parking (Max. 10%)	5	3.00 P.S./CARPOOL	15 PARKING SPACES	
TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES	
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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010976

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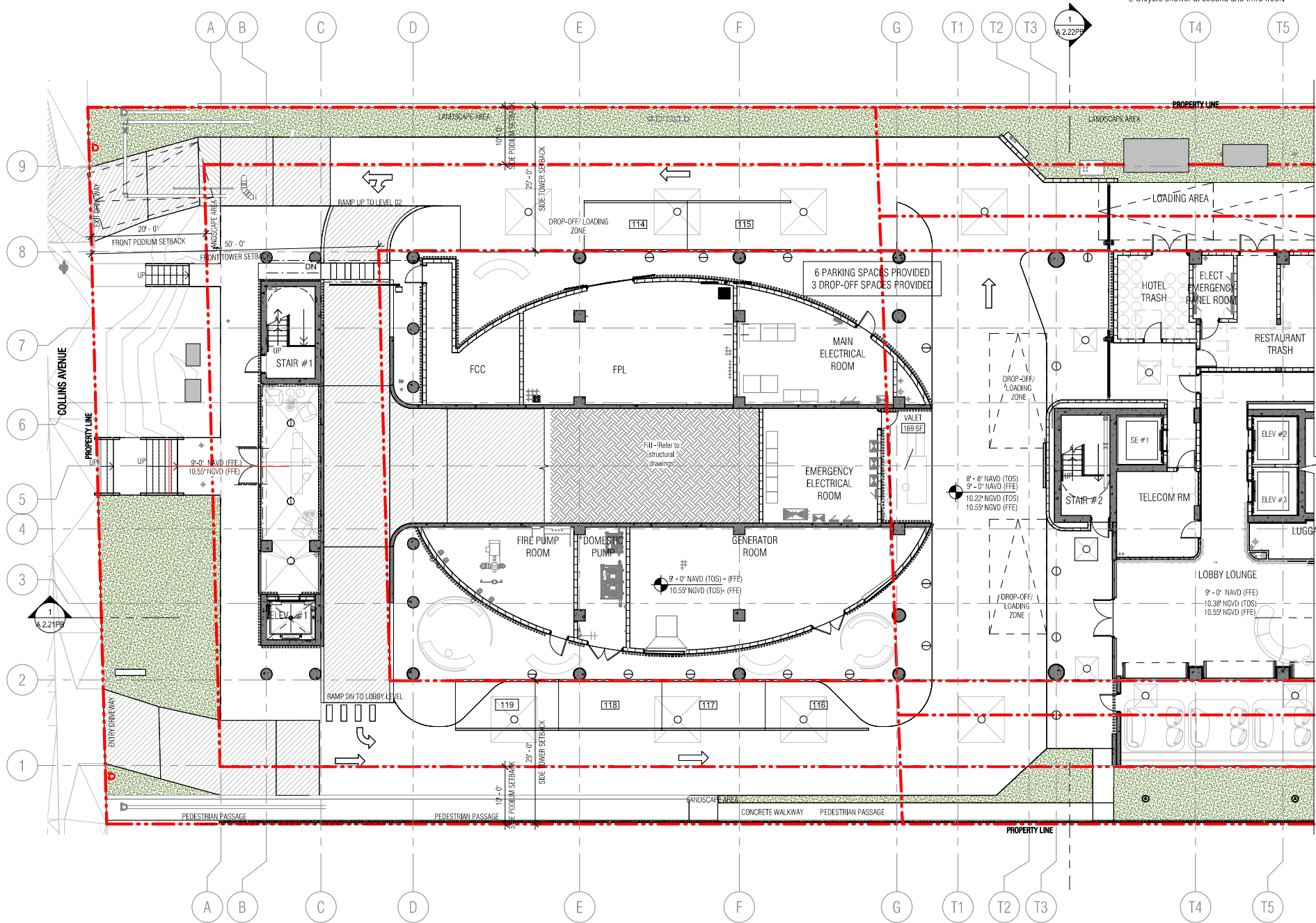
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DRAWING NAME:

ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR WEST

A 2.11WPB

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Office Registration # AA C000465
SCALE: As indicated



1 ALTERNATIVE PARKING LEVEL 1 - WEST SECTOR

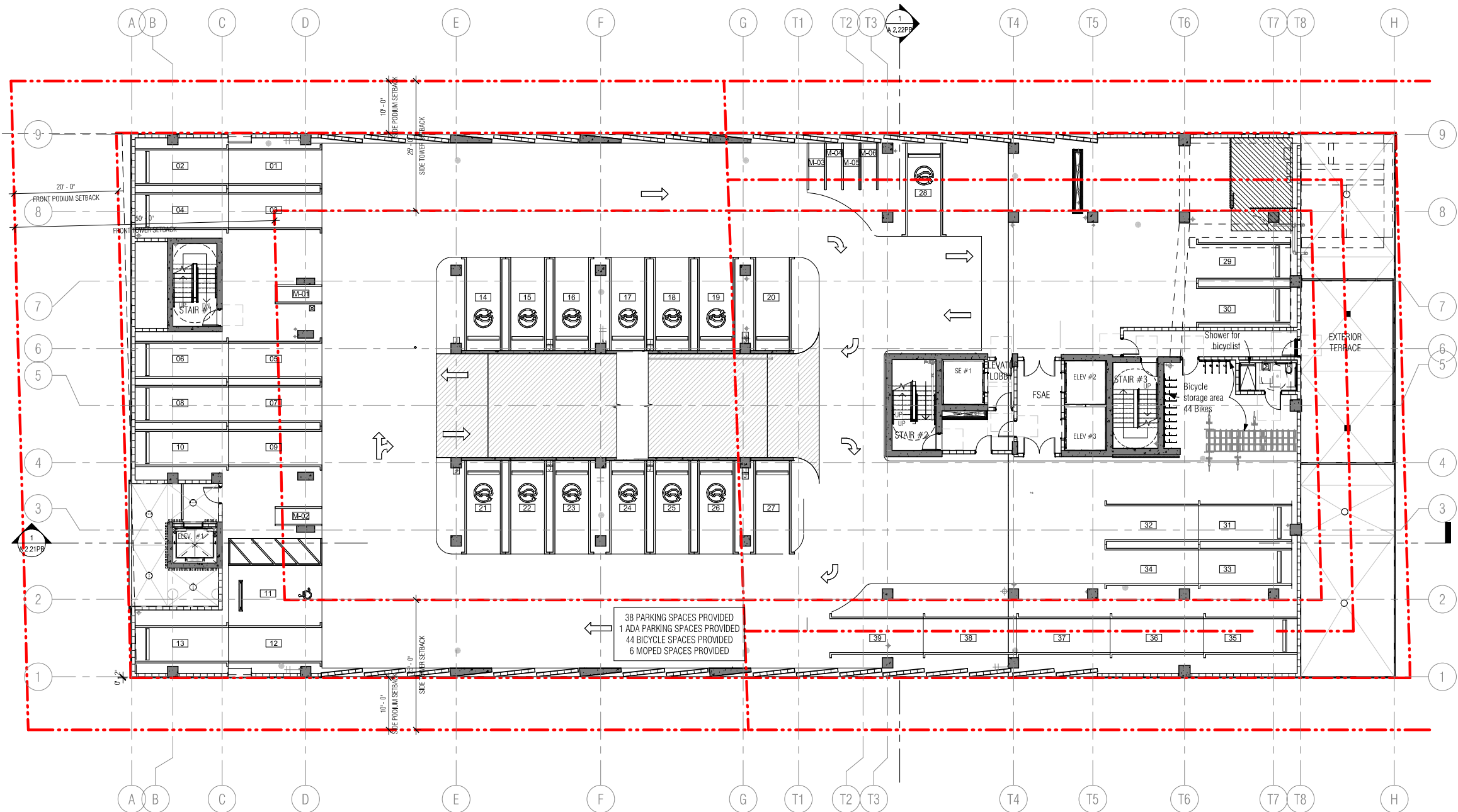
3/32" = 1'-0"

D

C

B

A



1 ALTERNATIVE PARKING - LEVEL 2
3/32" = 1'-0"

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DRAWING NAME:

ALTERNATIVE PARKING PLAN LEVEL 2

A 2.12PB

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SCALE: As indicated

Autodesk Docs/0000/010976/000-1122-6747 Collins Hotel - Urbanica/010976_6747 Collins Hotel_F023.rvt

26/09/2024 14:54:10

FBG - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
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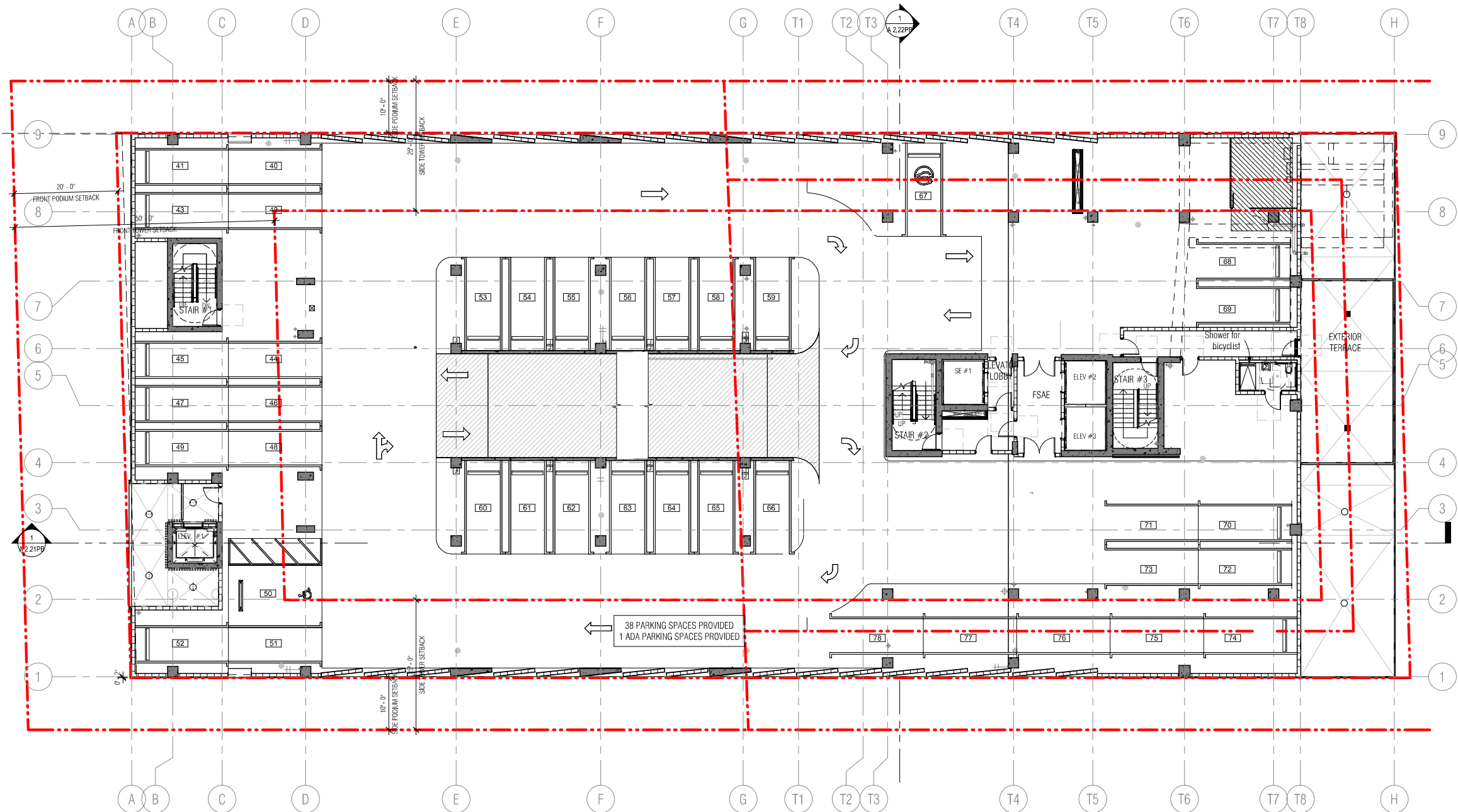
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ALTERNATIVE PARKING PLAN LEVEL 3

A 2.13PB

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SCALE: As indicated



1	ALTERNATIVE PARKING - LEVEL 3
	3/32" = 1'-0"

HOTEL PARKING REQUIREMENTS					
TYPE		QUANTITY	RATIO	TOTAL REQUIRED	
Hotel units 1-100		100 units	0.5 SPACES/UNITS	50 SPACES	
Hotel units 101+		60 units	1.0 SPACES/UNITS	60 SPACES	
Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)				54 SPACES	
TOTAL				164 SPACES	
ALTERNATIVE PARKING INCENTIVE					
Bicycle parking long-term (Max. 15%)	75	0.20 P.S./BIKE	15 PARKING SPACES		
Moped (Max. 15%)	6	0.33 P.S./MOPED	2 PARKING SPACES		
Drop-off (Max. 3 drop-off)	3	3.00 P.S./DROP-OFF	9 PARKING SPACES		
Showers (for bicyclist, max. 4)	2	2.00 P.S./SHOWER	4 PARKING SPACES		
Carpool Parking (Max. 10%)	5	3.00 P.S./CARPOOL	15 PARKING SPACES		
TOTAL (Maximum 50% of 164 spaces)			45 PARKING SPACES		
PARKING PROVIDED	LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 1	Single Parking	6	0	6
	LEVEL 2	Single Parking	27	12	39
	LEVEL 3	Single Parking	27	12	39
	LEVEL 4	Single Parking	35	0	35
	TOTAL PARKING		95	24	119 TOTAL NEW PARKING
	Alternative parking reduction		45 PARKING SPACES		
	TOTAL WITH BENEFIT		164 PARKING SPACES		
PROJECT TOTAL (110 unit parking required + 54 restaurant parking required)				164 TOTAL PARKING REQUIRED	

EPIC - TABLE 208.2 - EQB 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES

FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
2 Bicycle shower at second and third floor.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
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PROJECT NUMBER:
010976

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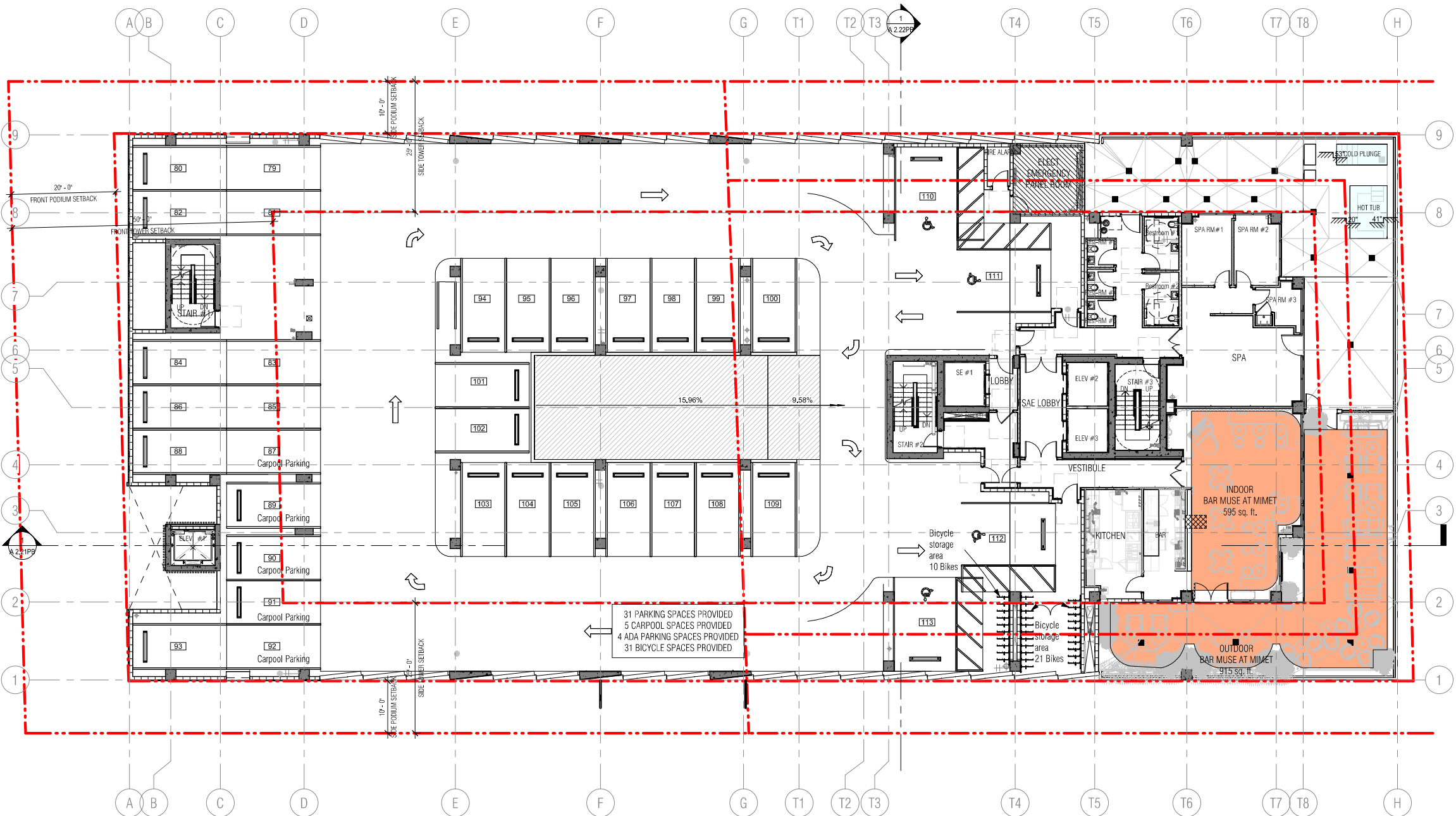
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DRAWING NAME:

ALTERNATIVE PARKING PLAN LEVEL 4

A 2.14PB

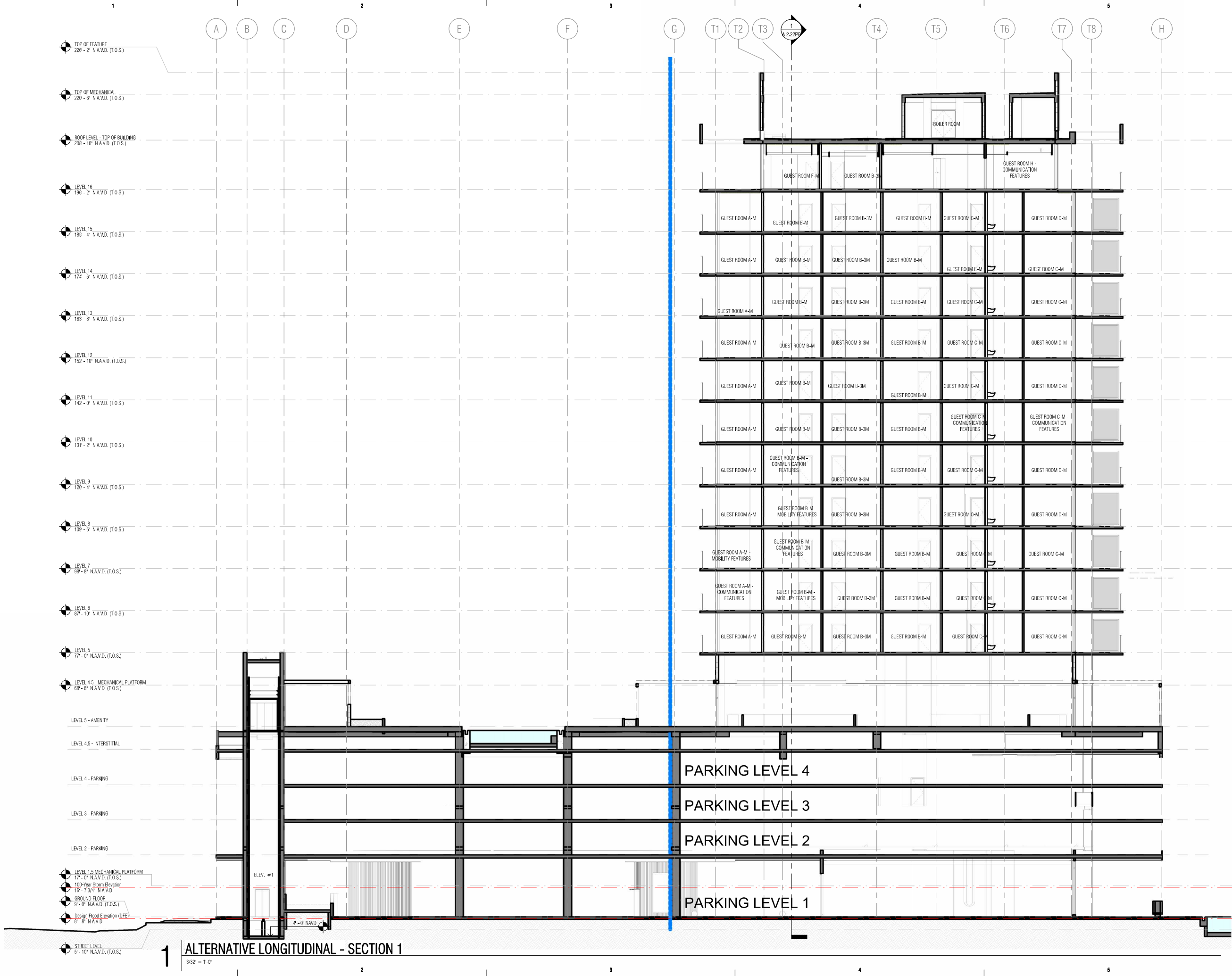
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1 ALTERNATIVE PARKING - LEVEL 4
3/32" = 1'-0"

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DRAWING NAME:

ALTERNATIVE LONGITUDINAL SECTION 1

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TOP OF FEATURE
228' - 2" N.A.V.D. (T.O.S.)

TOP OF MECHANICAL
220' - 6" N.A.V.D. (T.O.S.)
222' - 0.5/8" N.G.V.D. (T.O.S.)

ROOF LEVEL - TOP OF BUILDING
208' - 10" N.A.V.D. (T.O.S.)

LEVEL 16
198' - 2" N.A.V.D. (T.O.S.)

LEVEL 15
189' - 4" N.A.V.D. (T.O.S.)

LEVEL 14
174' - 6" N.A.V.D. (T.O.S.)

LEVEL 13
163' - 8" N.A.V.D. (T.O.S.)

LEVEL 12
152' - 10" N.A.V.D. (T.O.S.)

LEVEL 11
142' - 0" N.A.V.D. (T.O.S.)

LEVEL 10
131' - 2" N.A.V.D. (T.O.S.)

LEVEL 9
120' - 4" N.A.V.D. (T.O.S.)

LEVEL 8
109' - 6" N.A.V.D. (T.O.S.)

LEVEL 7
98' - 8" N.A.V.D. (T.O.S.)

LEVEL 6
87' - 10" N.A.V.D. (T.O.S.)

LEVEL 5
77' - 0" N.A.V.D. (T.O.S.)

LEVEL 4.5 - MECHANICAL PLATFORM
68' - 8" N.A.V.D. (T.O.S.)

LEVEL 5 - AMENITY

LEVEL 4.5 - INTERSTITIAL

LEVEL 4 - PARKING

LEVEL 3 - PARKING

LEVEL 2 - PARKING

LEVEL 1.5 MECHANICAL PLATFORM
17' - 0" N.A.V.D. (T.O.S.)

100-Year Storm Elevation
18' - 7 3/4" N.A.V.D.

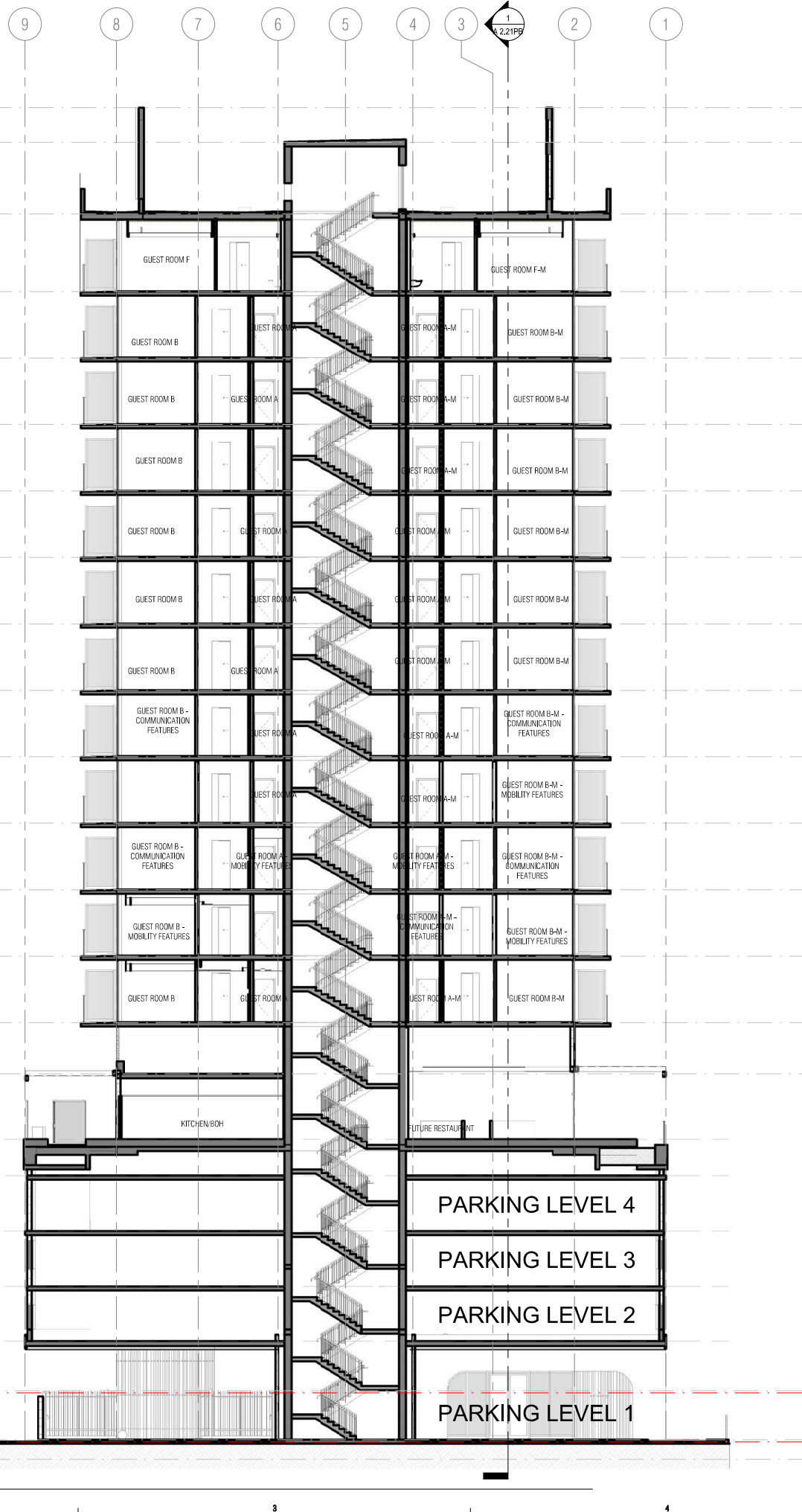
GROUND FLOOR
9' - 0" N.A.V.D. (T.O.S.)

Design Flood Elevation (DFE)
8' - 8" N.A.V.D.

6' 10" N.O.V.D. (T.O.S.)

STREET LEVEL
9' - 10" N.A.V.D. (T.O.S.)

(F.F.E.)



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DRAWING NAME:

ALTERNATIVE CROSS SECTION A

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1

ALTERNATIVE CROSS - SECTION A

3/32" = 1'-0"

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