

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

URBANICA HOTELS



PLANNING BOARD - PB24-0686 - FINAL SUBMITTAL

09/03/2024

PLANNING BOARD INDEX

Sheet Number	Sheet Name
0 - GENERAL	
A 0.00PB	COVER SHEET
A 0.01PB	SURVEY - SEDIMENTATION AND EROSION CONTROL PLAN
A 0.02PB	PROJECT DATA
A 0.03PB	CONTEXT LOCATION PLAN
A 0.04PB	FAR AREA DIAGRAMS
A 0.05PB	SITE PLAN - GROUND FLOOR
A 0.06PB	CONTEXTUAL ELEVATION DRAWING
A 0.07PB	VISUALIZATION
A 0.08PB	EXISTING PHOTOGRAPHY
A 0.09PB	LEVEL 01 SEAT COUNT DIAGRAM
A 0.10PB	LEVEL 03 SEAT COUNT DIAGRAM
A 0.11PB	LEVEL 04 SEAT COUNT DIAGRAM
1 - ARCHITECTURE (PROPOSED)	
A 1.01EPB	PROPOSED LEVEL 01 PLAN SECTOR EAST
A 1.01WPB	PROPOSED LEVEL 01 PLAN SECTOR WEST
A 1.02PB	PROPOSED LEVEL 02 PLAN OVERALL
A 1.03PB	PROPOSED LEVEL 03 PLAN OVERALL
A 1.04PB	PROPOSED LEVEL 04 PLAN OVERALL
A 1.05PB	TYPICAL LEVEL, ROOF & UPPER ROOF PLAN OVERALL
A 1.20PB	APPROVED HPB ELEVATION DRAWING
A 1.21PB	OVERALL NORTH
A 1.22PB	OVERALL SOUTH
A 1.23PB	OVERALL WEST & EAST ELEVATION
A 1.31PB	PROPOSED LONGITUDINAL SECTION 1
A 1.32PB	PROPOSED LONGITUDINAL SECTION 2
A 1.33PB	PROPOSED CROSS SECTION A
A 1.34PB	LINE OF SIGHT
A 1.41PB	RENDERED OVERALL NORTH
A 1.42PB	RENDERED OVERALL SOUTH
A 1.43PB	RENDERED OVERALL WEST & EAST ELEVATION
2 - ARCHITECTURE (ALTERNATIVE)	
A 2.01PB	ALTERNATIVE PROJECT DATA
A 2.11EPB	ALTERNATIVE PARKING LEVEL 1 PLAN SECTOR EAST
A 2.11WPB	ALTERNATIVE PARKING LEVEL 1 PLAN SECTOR WEST
A 2.12PB	ALTERNATIVE PARKING PLAN LEVEL 2
A 2.13PB	ALTERNATIVE PARKING PLAN LEVEL 3
A 2.14PB	ALTERNATIVE PARKING PLAN LEVEL 4
A 2.21PB	ALTERNATIVE LONGITUDINAL SECTION 1
A 2.22PB	ALTERNATIVE CROSS SECTION A
3 - LANDSCAPE	
L-000	LANDSCAPE COVER + SHEET INDEX
L-100	EXISTING TREE SURVEY + DISPOSITION PLAN, CHART + MITIGATION SUMMARY
L-200	LEVEL 01 - OVERALL SITE PLAN
L-201	LEVEL 01 - LANDSCAPE ENLARGEMENT PLAN
L-202	LEVEL 01 - LANDSCAPE ENLARGEMENT PLAN
L-203	LEVEL 02 - LANDSCAPE PLAN
L-204	LEVEL 04 - LANDSCAPE PLAN
L-300	PLANT LIST + DETAILS
L-301	GENERAL, LANDSCAPE + IRRIGATION NOTES
L-400	LEVEL 01 - IRRIGATION PLAN
L-401	LEVEL 02 - IRRIGATION PLAN
L-402	LEVEL 04 - IRRIGATION PLAN
L-403	IRRIGATION SCHEDULE + DETAILS
L-404	IRRIGATION DETAILS

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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

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	PARKING PROVIDED		TOTAL PROVIDED
	STANDARD PARKING	EV PARKING SPACES	
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.

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.			

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.

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 (Floor + 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	-

Setbacks Subterranean:	Required	Existing	Proposed	Deficiencies
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:	Required	Existing	Proposed	Deficiencies
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:	Required	Existing	Proposed	Deficiencies
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	

Tower:	Required	Existing	Proposed	Deficiencies
33 Rear Setback (EAST):	N/A	N/A	66'-7" F1 - 69'-3"	
34 Front Setback (WEST)	50'-0"	N/A	143'-2" F1 - 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"	

Parking	Required	Existing	Proposed	Deficiencies
39 Parking District	1	1	1	
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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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
 010975

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.

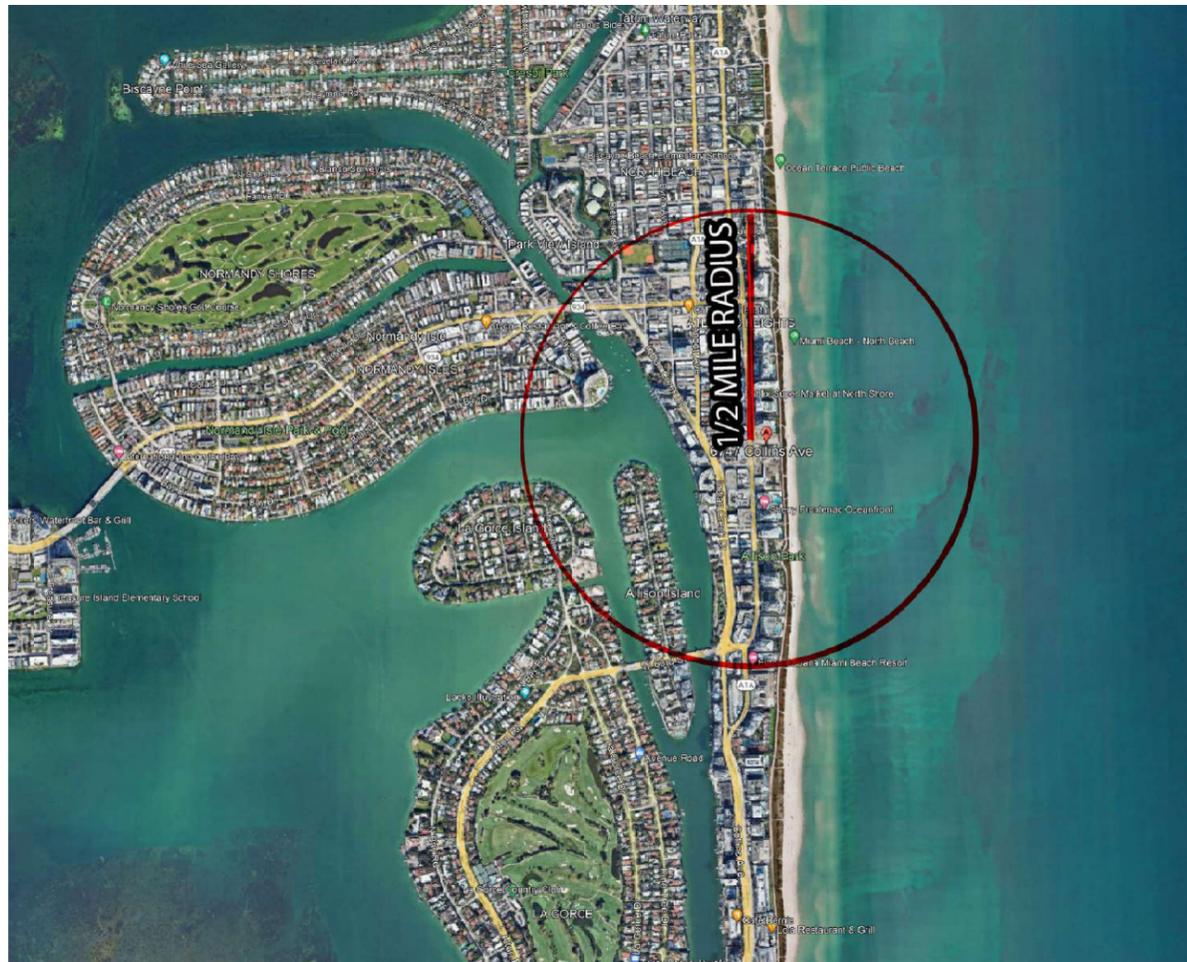
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DRAWING NAME:

PROJECT DATA

A 0.02PB

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1 00. HALF RADIUS
N.T.S.



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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010976

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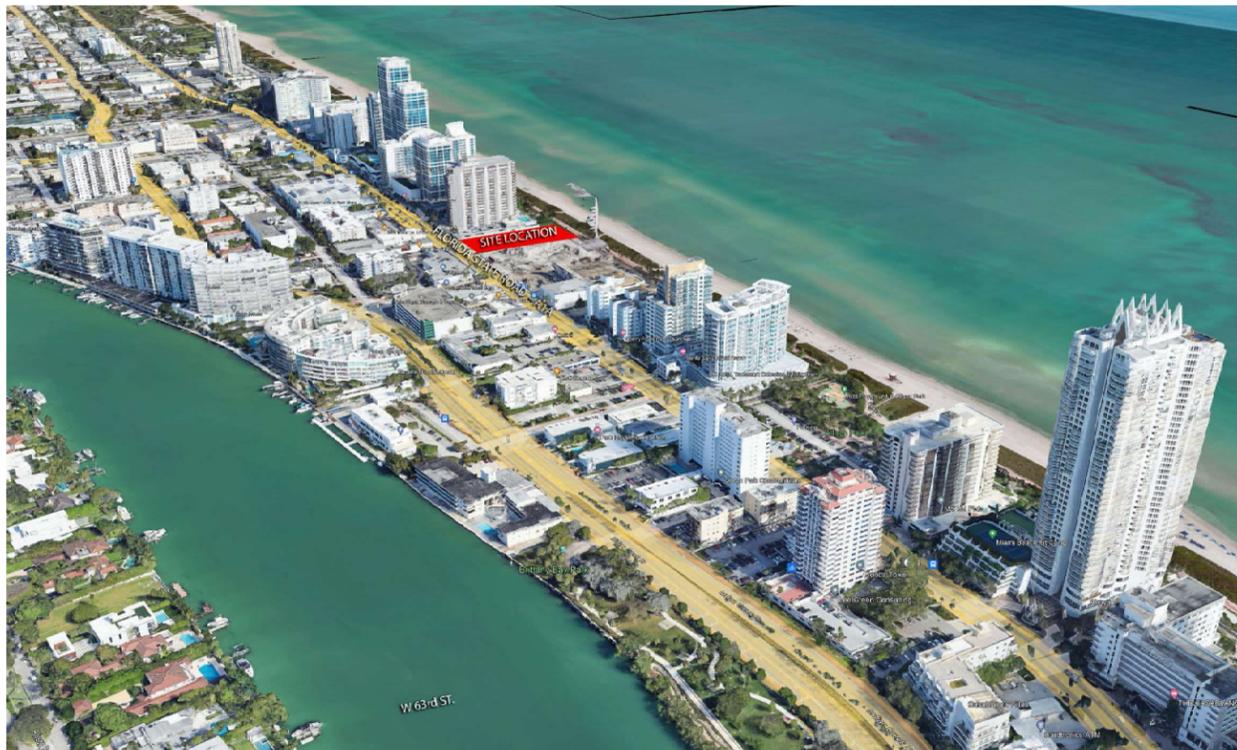
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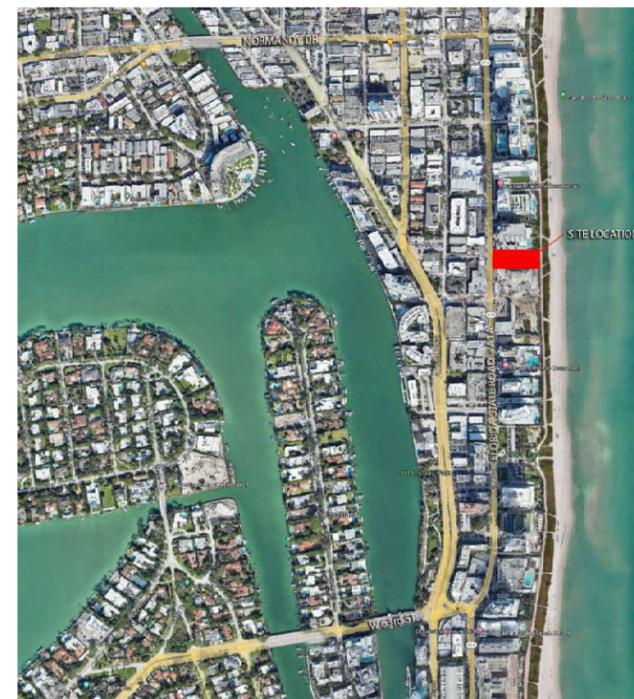
CONTEXT LOCATION PLAN

A 0.03PB

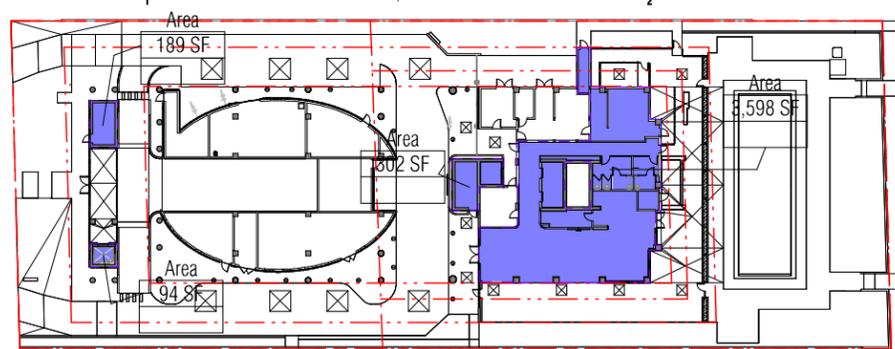
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SCALE: 12" = 1'-0"



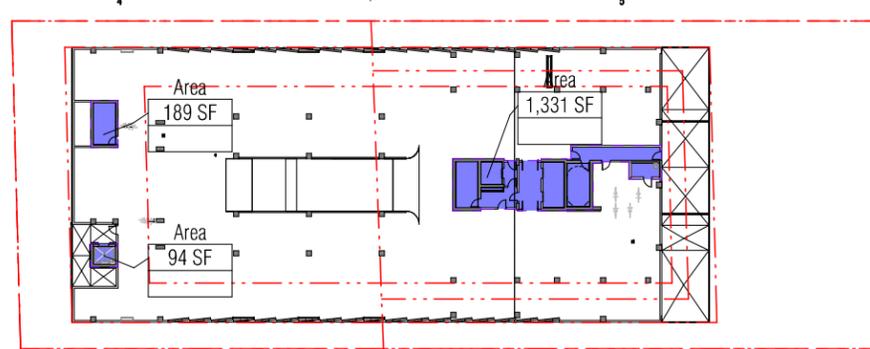
2 ARIEL VIEW
N.T.S.



3 SITE LOCATION
N.T.S.



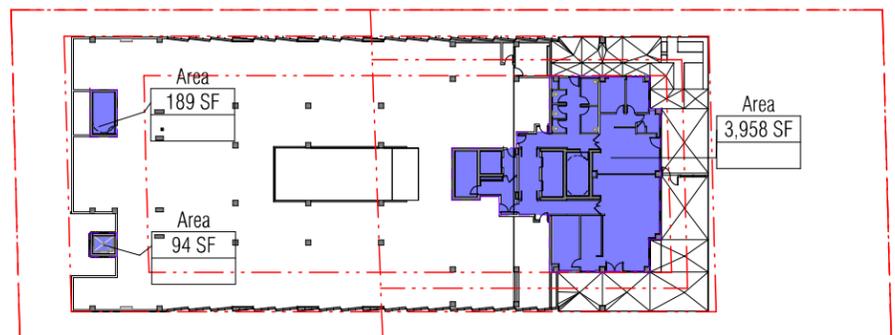
1 GROUND LEVEL FAR
1/32" = 1'-0"



2 LEVEL 2 PARKING FAR
1/32" = 1'-0"



6747 COLLINS AVENUE



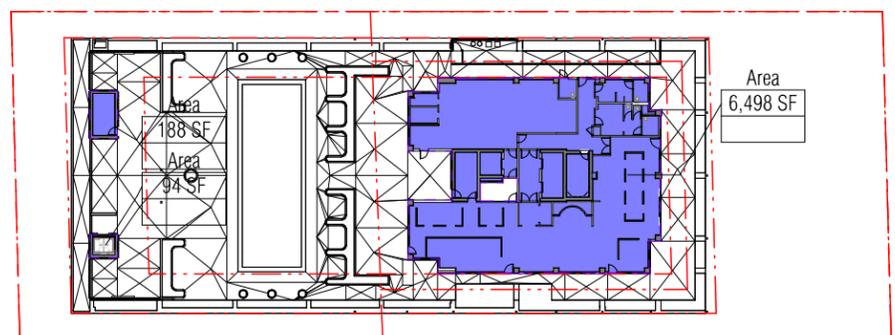
3 LEVEL 3 PARKING FAR
1/32" = 1'-0"



7 PROPOSED WITH CAR STACKERS
1/2" = 1'-0"



8 EXISTING WITH UNITS FAR REDUCTION
1/2" = 1'-0"

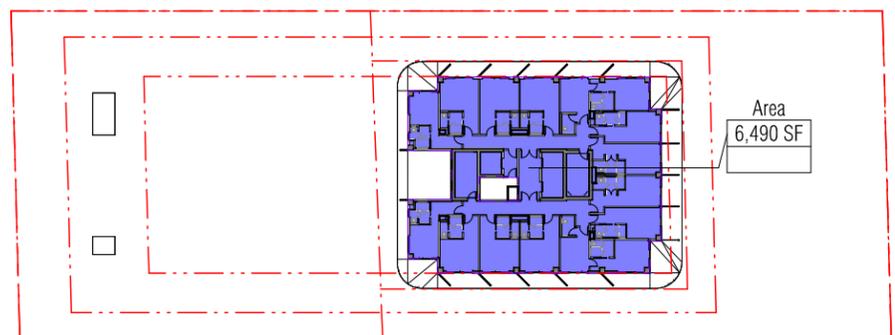


4 LEVEL POOL - AMENITY FAR
1/32" = 1'-0"

FLOOR AREA RATIO			
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FAR LEGEND

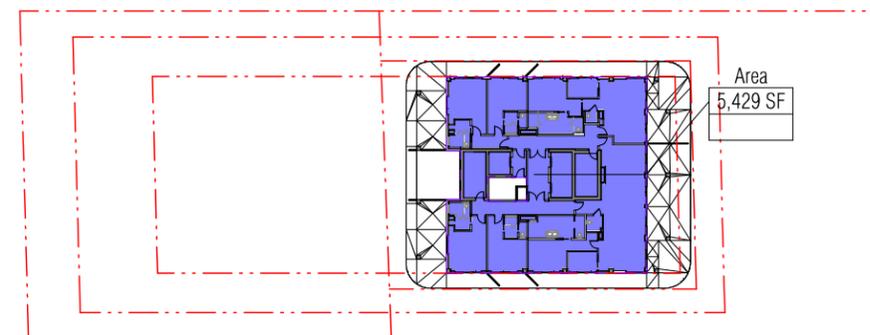
■ FLOOR AREA RATIO
 LOT AREA 41,625 SF
 MAXIMUM FAR (2.25) 93,656 SF



5 LEVEL 5 TO 15 FAR
1/32" = 1'-0"

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TOTAL	28,734 SF		93,632 SF

6 LEVEL 16 FAR
1/32" = 1'-0"



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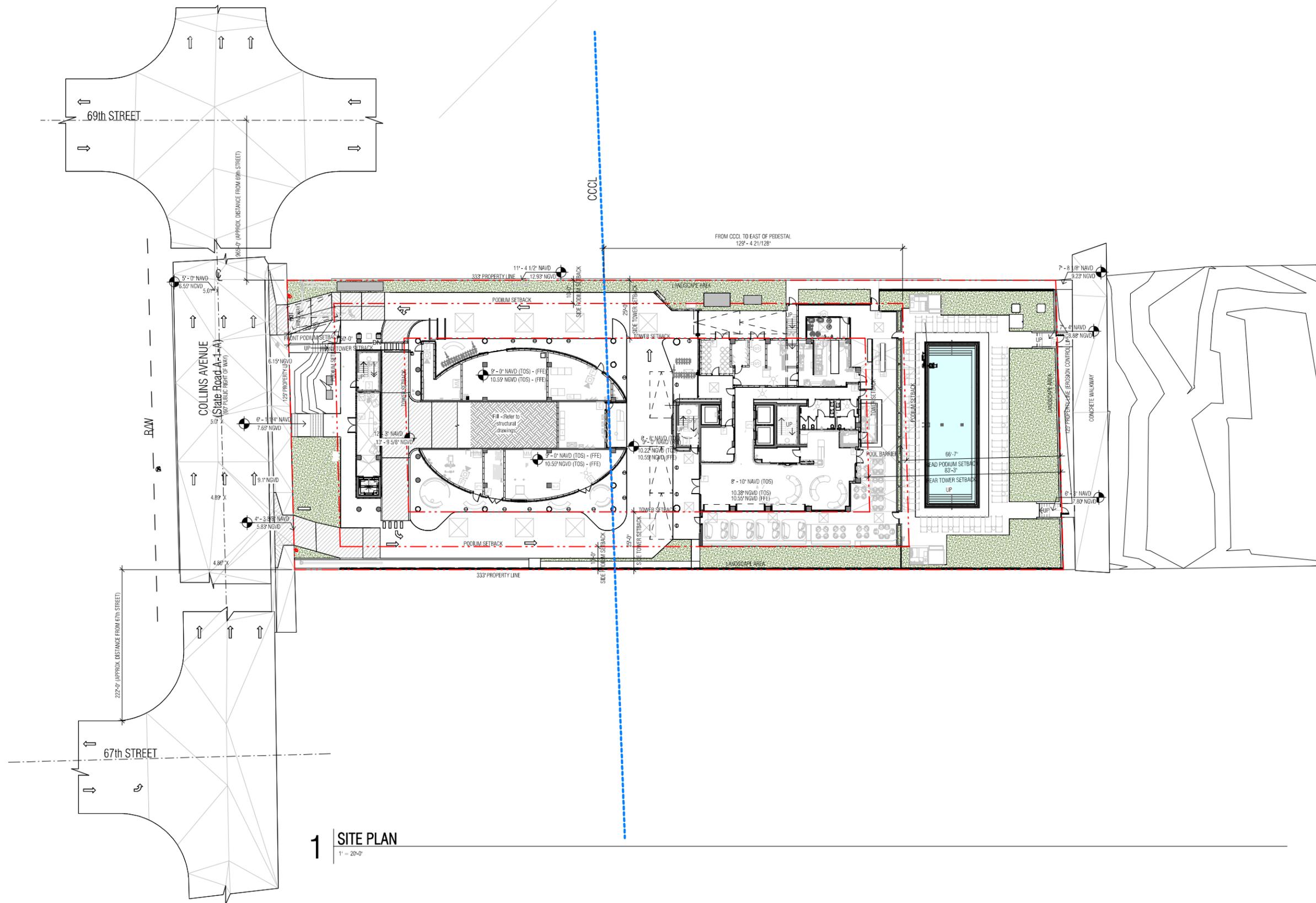
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DRAWING NAME:

FAR AREA DIAGRAMS

A 0.04PB

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1 SITE PLAN
1" = 20'-0"



6747 COLLINS AVENUE

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010975

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:
SITE PLAN - GROUND FLOOR

A 0.05PB

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SCALE: 1" = 20'-0"

Autodesk Docs://0000/010975-000-1122/6747_Collins_Hotel - Urbanica/010975_6747_Collins_Hotel_023.rvt 26/09/2024 14:44:08



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



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



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010976

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DRAWING NAME:
CONTEXTUAL ELEVATION DRAWING

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SCALE: 1" = 40'-0"

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1 Ariel View
N.T.S.



2 Visualization - Front View
N.T.S.



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DRAWING NAME:

VISUALIZATION

A 0.07PB

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SCALE: 1/2" = 1'-0"



1 01 VIEW
N.T.S.



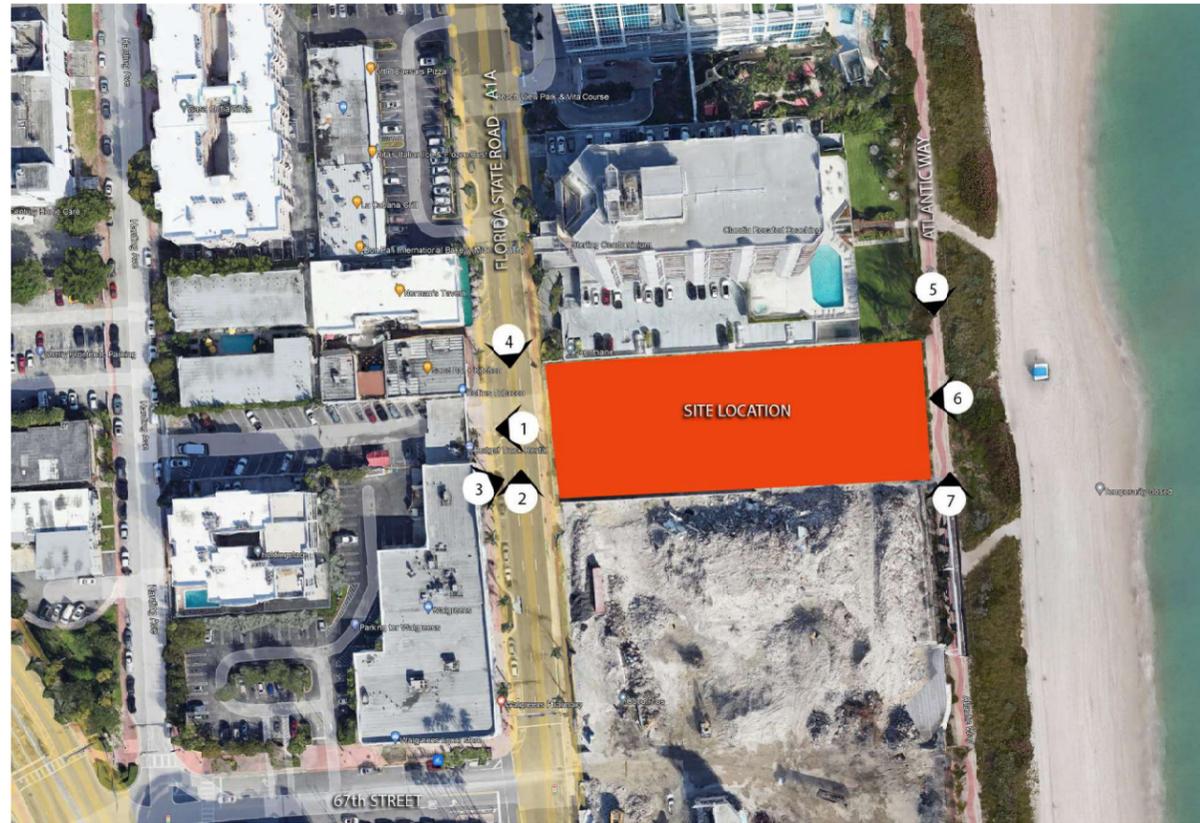
2 02 VIEW
N.T.S.



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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EXISTING PHOTOGRAPHY

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SCALE: 12" = 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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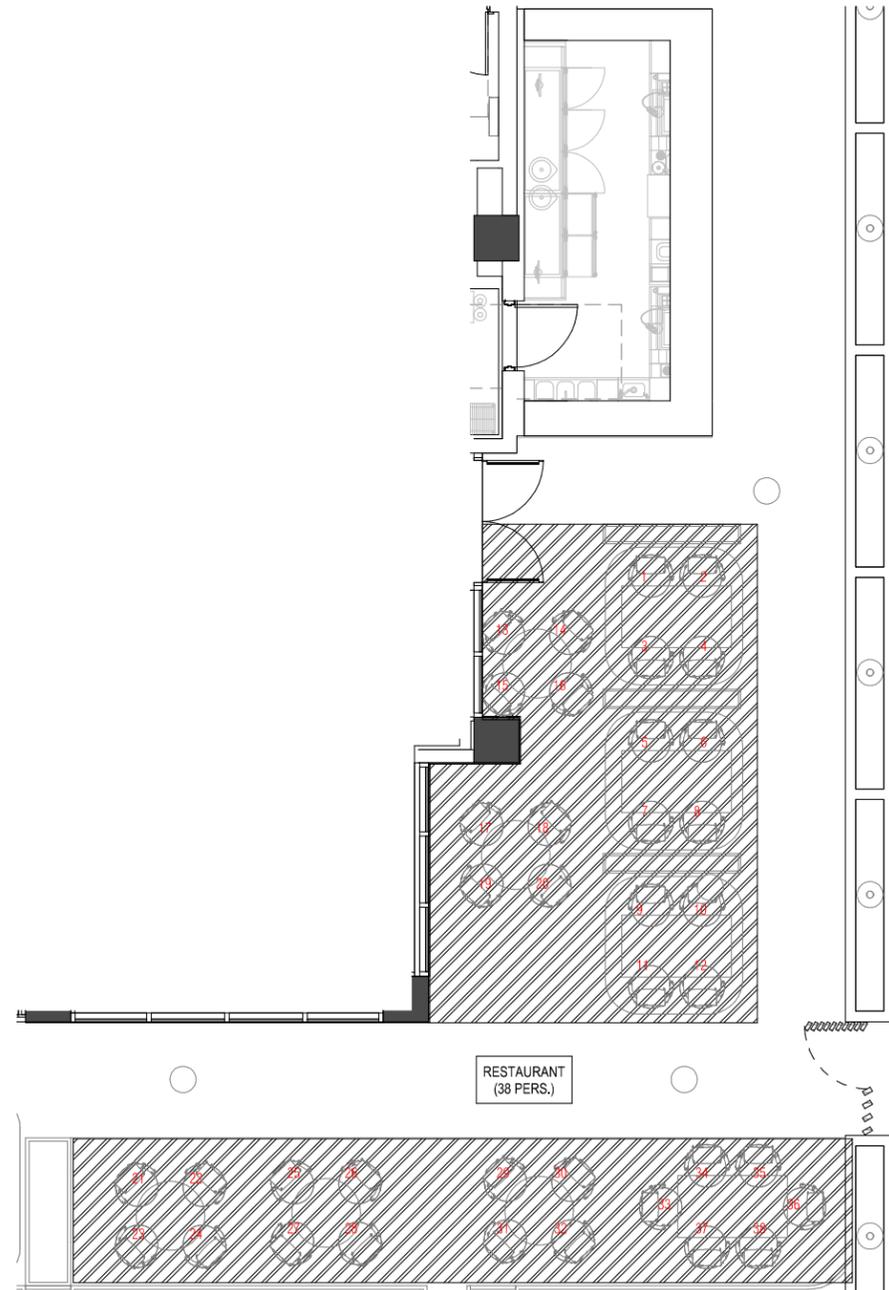
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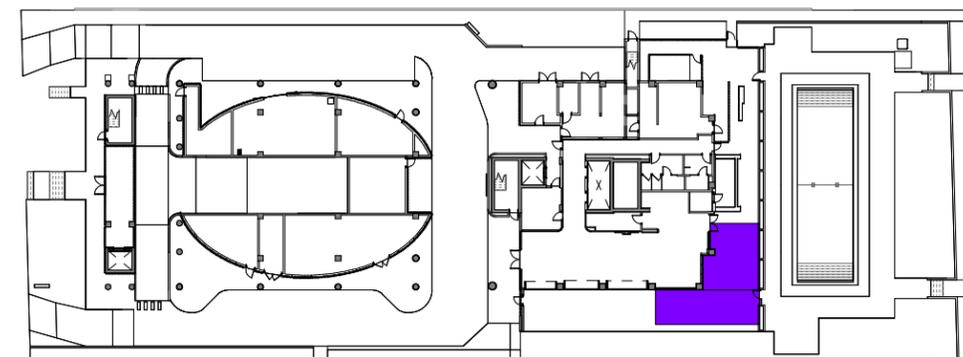
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1 LEVEL 1 - SEAT COUNT - RESTAURANT BY BREZZA
 1/4" = 1'-0"



LEVEL 1 - RESTAURANT KEY PLAN

PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

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010976

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DRAWING NAME:

LEVEL 01 SEAT COUNT DIAGRAM

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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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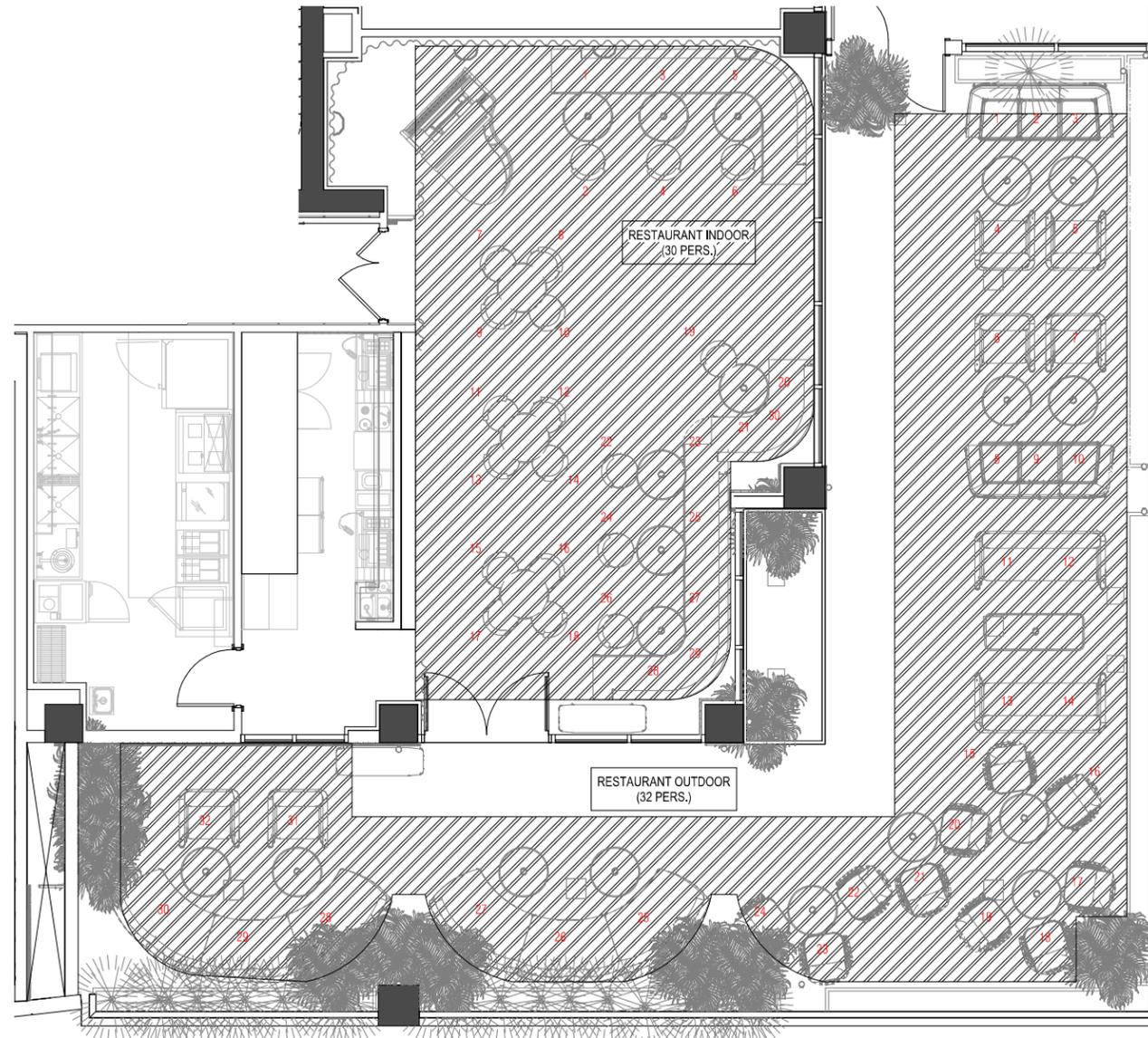
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DRAWING NAME:

LEVEL 03 SEAT COUNT DIAGRAM

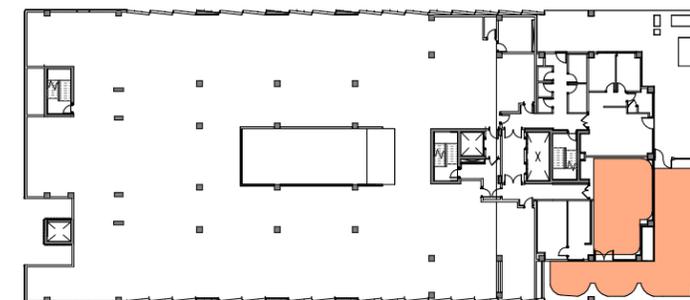
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SCALE: As indicated



1 LEVEL 3 - SEAT COUNT - BAR MUSE AT MIMET

1/4" = 1'-0"



LEVEL 3 - RESTAURANT KEY PLAN

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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
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SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS
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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



6747 COLLINS AVENUE

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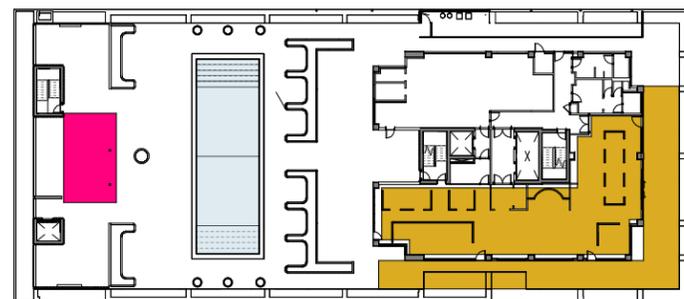
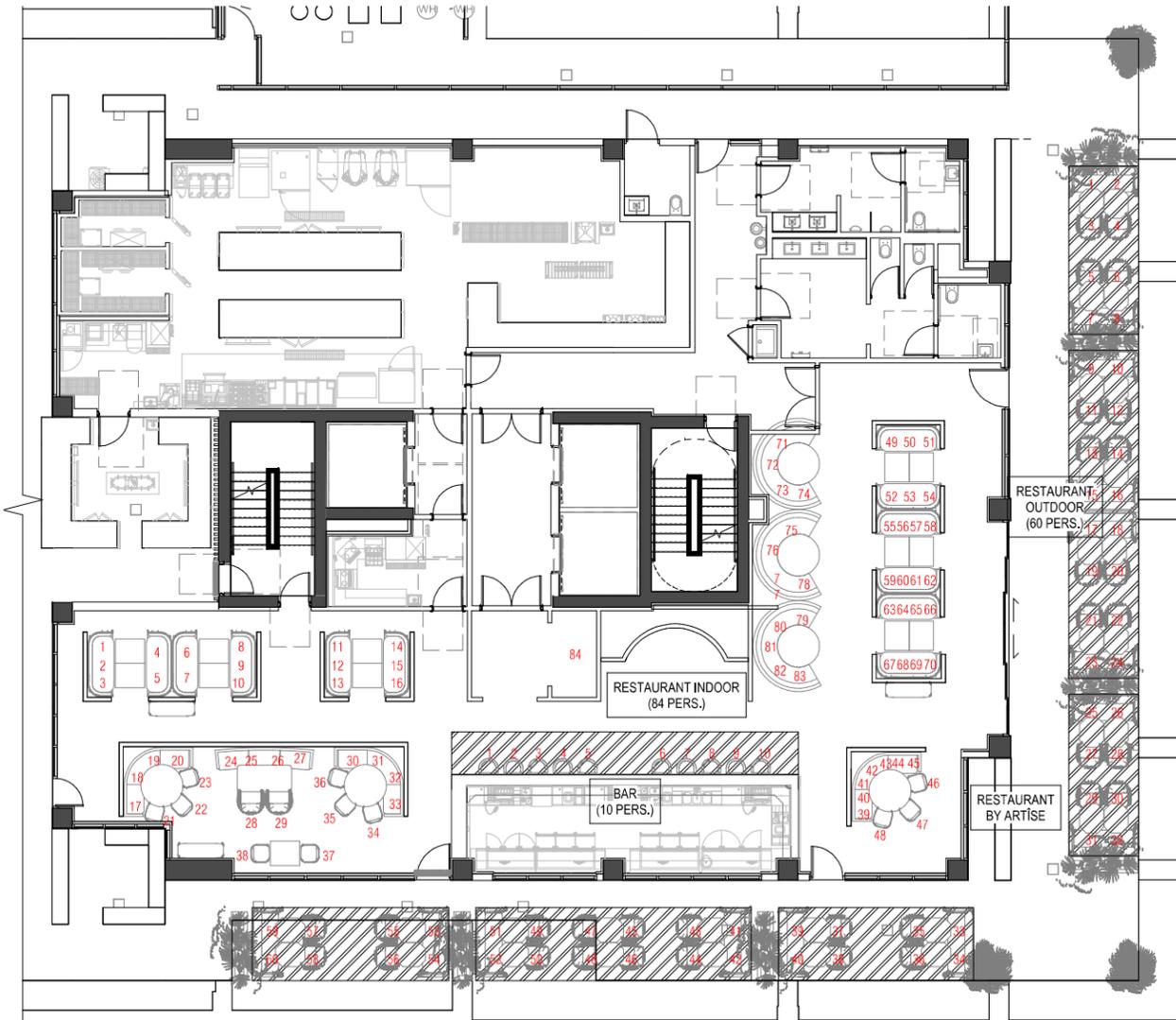
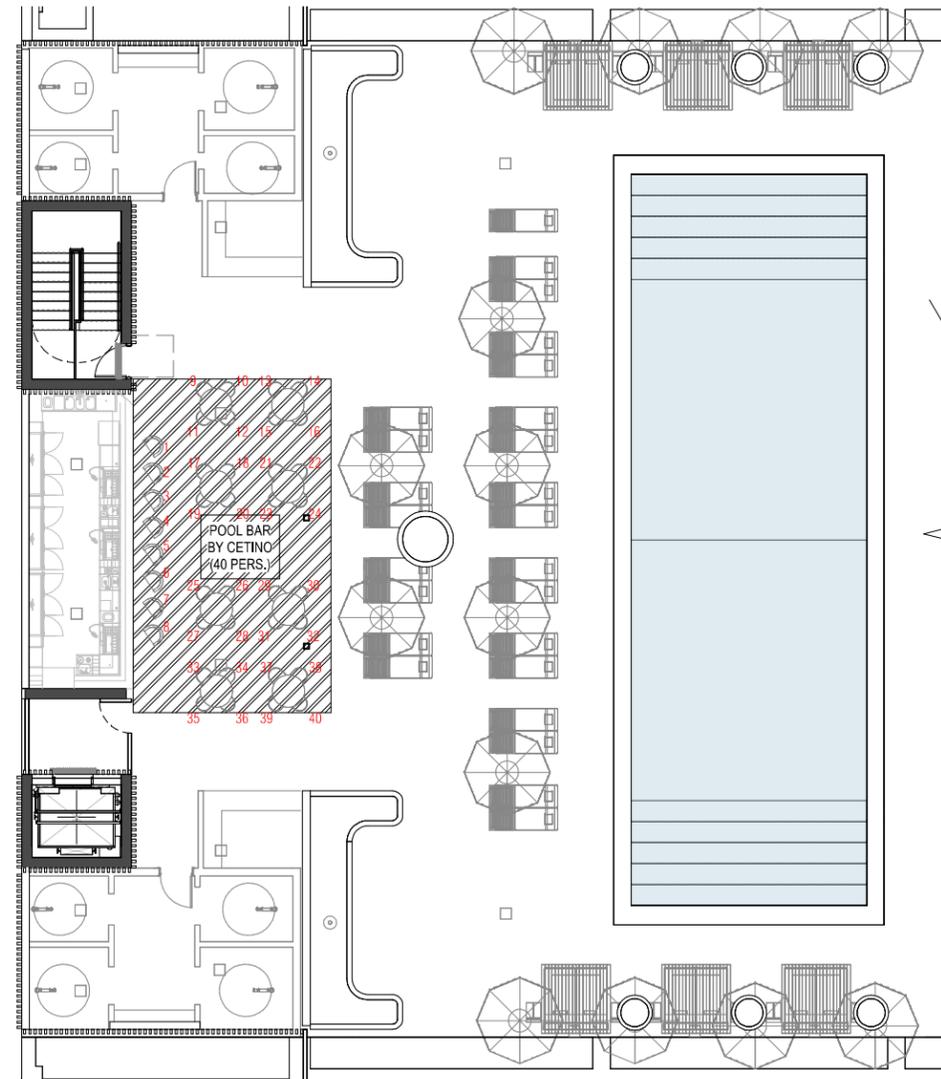
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DRAWING NAME:

LEVEL 04 SEAT COUNT DIAGRAM

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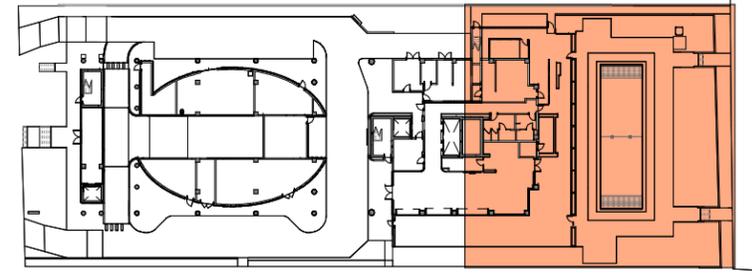


LEVEL 4 - RESTAURANT KEY PLAN

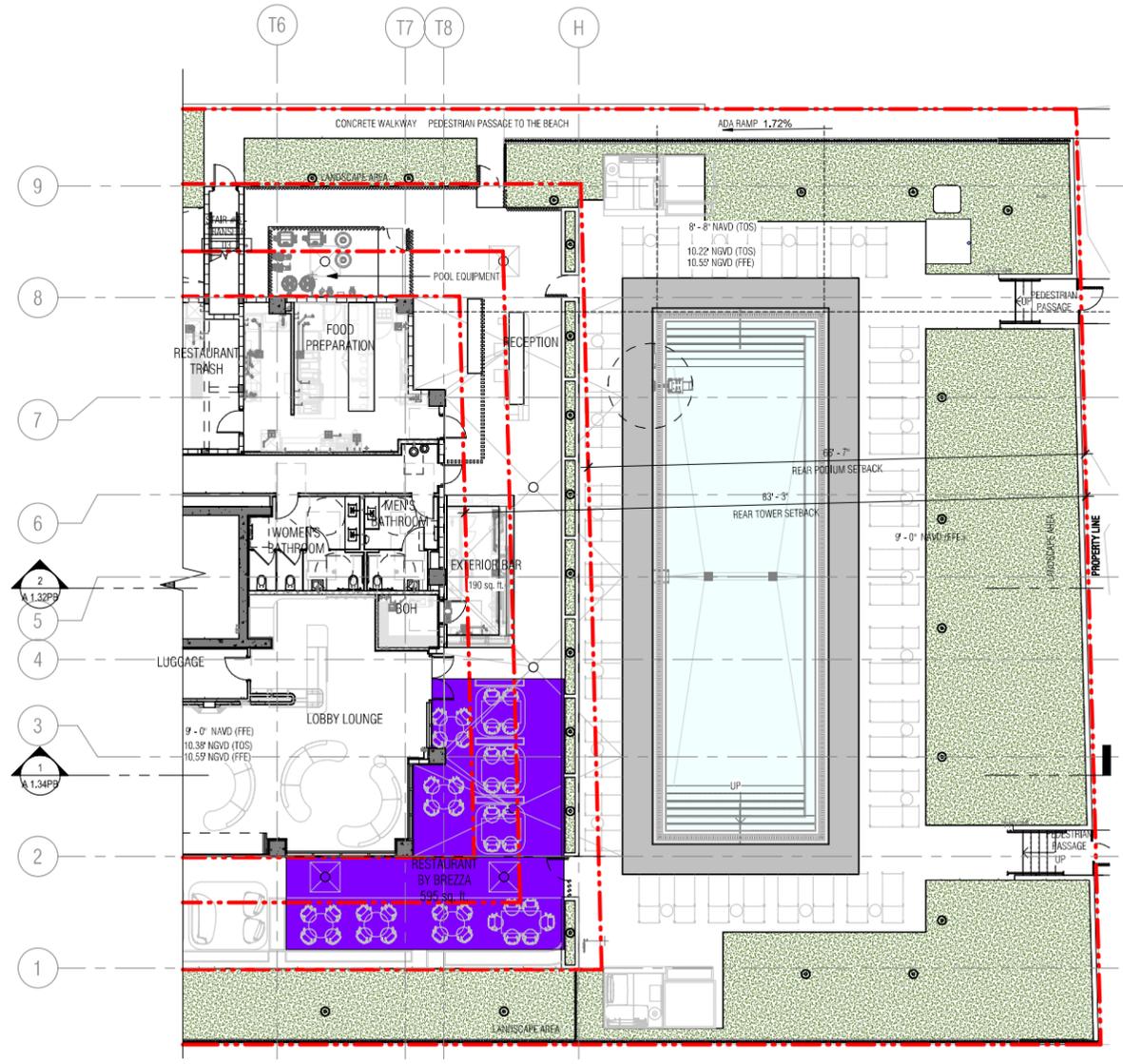
1 LEVEL 4 - SEAT COUNT - RESTAURANT BY ARTISE & POOL BAR BY CETINO

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KEYPLAN - PROPOSED LEVEL 1



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

SCHEDULE WITH CAR-STACKERS

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	0	0	0
LEVEL 2	26	24	50
LEVEL 3	6	0	66
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
 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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 P:786.536.2961
 www.christophercawley.com

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010975

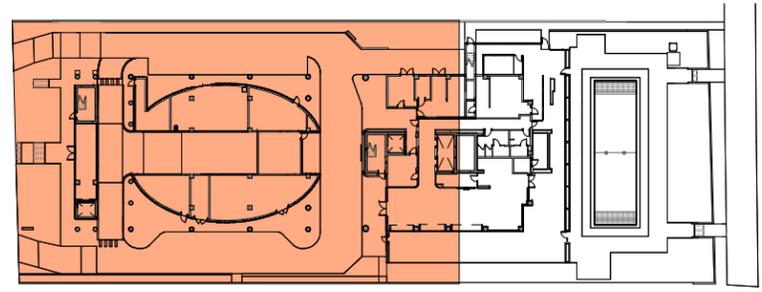
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DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR EAST

A 1.01EPB

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 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
PARKING PROVIDED				
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.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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PROJECT NUMBER:
010975

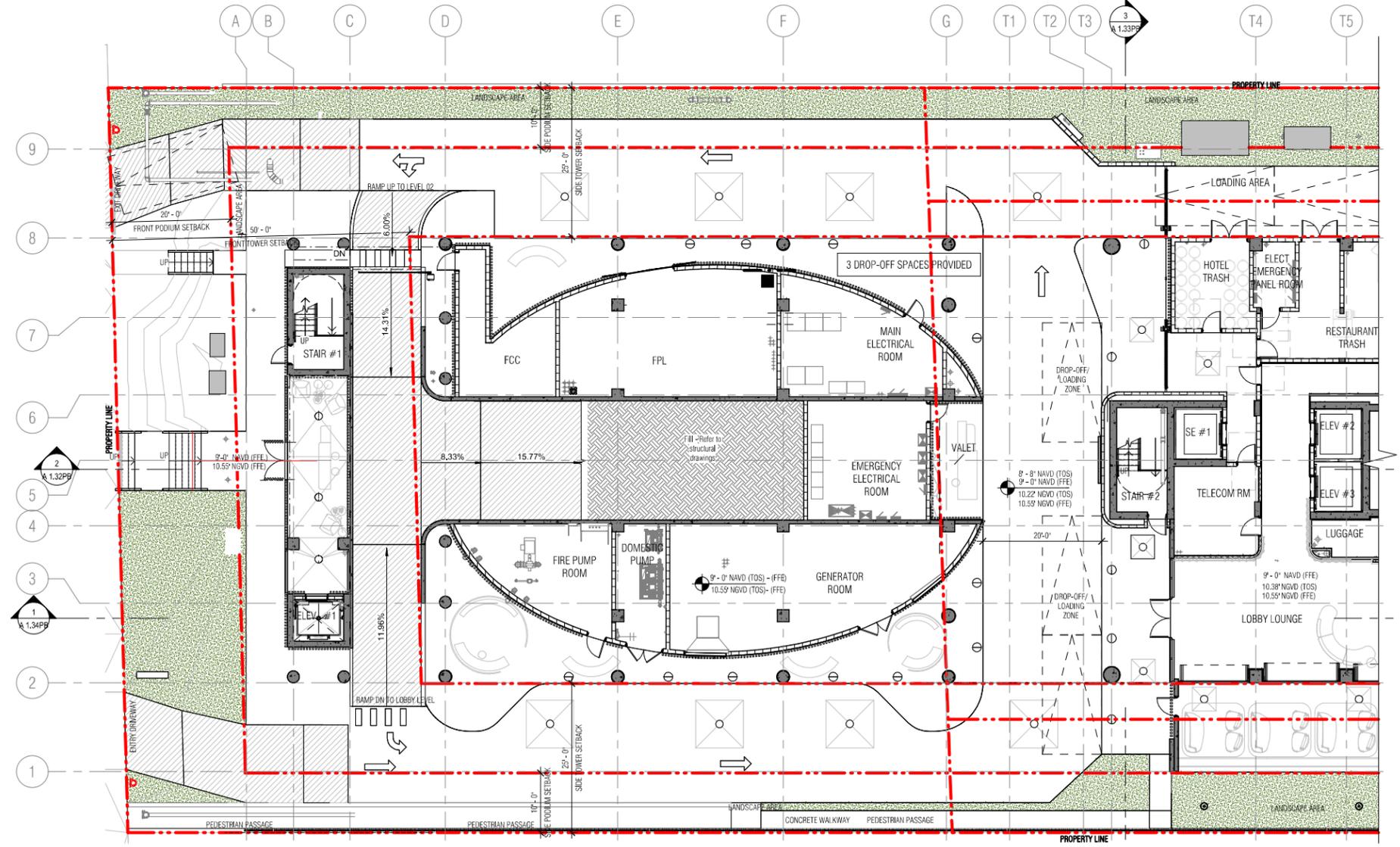
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DRAWING NAME:
 PROPOSED LEVEL 01 PLAN SECTOR WEST

A 1.01WPB

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 SCALE: As indicated



1 PROPOSED LEVEL 1 - WEST SECTOR
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SCHEDULE WITH CAR-STACKERS

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
PARKING PROVIDED			
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	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
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ADA PARKING PROVIDED 5
 BIKE RACK = Storage for 75 bikes provided
 1 Bicycle shower at second floor.



6747 COLLINS AVENUE

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MEP ENGINEER:

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 www.christophercawley.com

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:

010975

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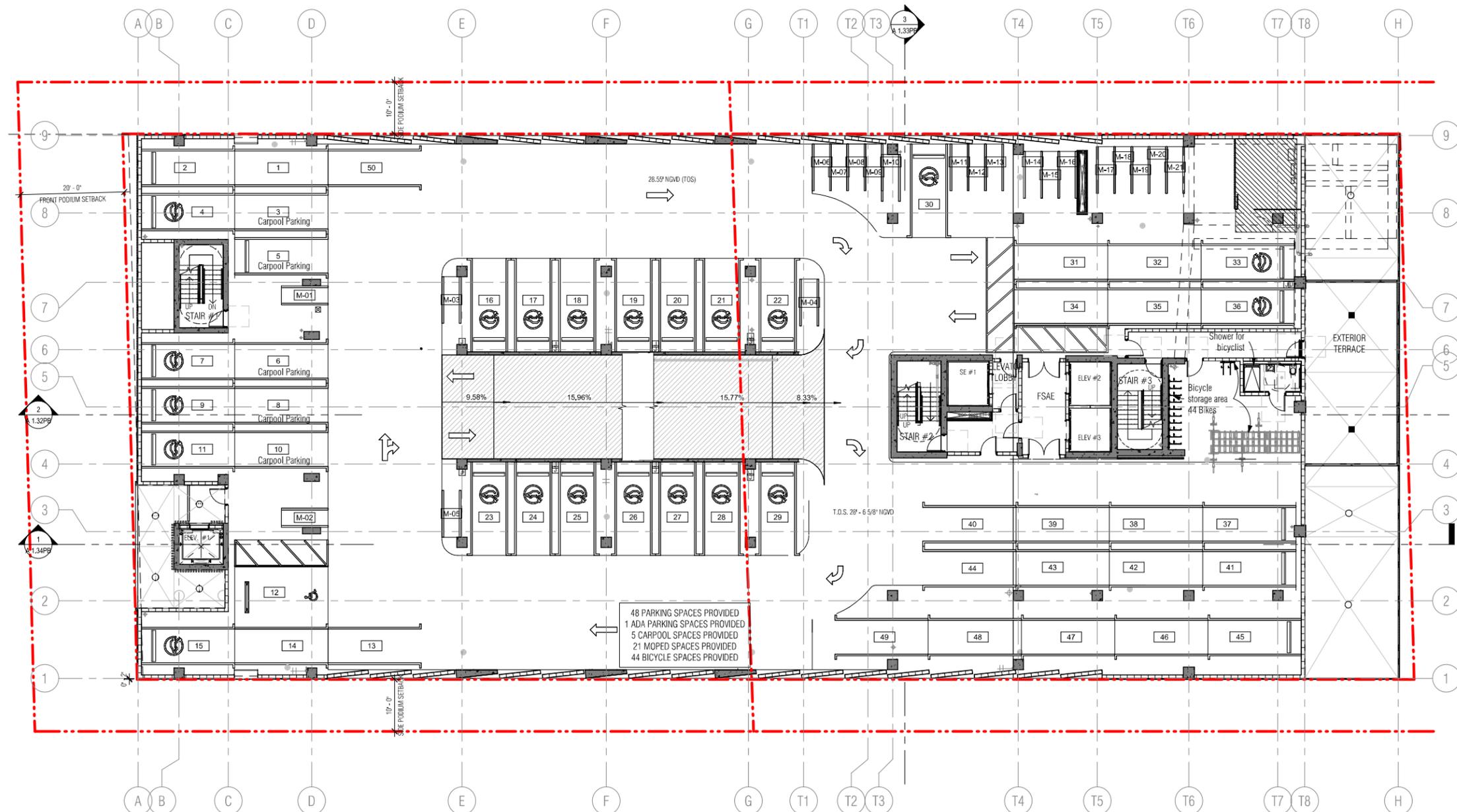
DRAWING NAME:

PROPOSED LEVEL 02 PLAN OVERALL

A 1.02PB

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SCALE: As indicated



1 PROPOSED LEVEL 2

3/32" = 1'-0"

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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			
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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	0
LEVEL 2	Single Parking 26	24	50
LEVEL 3	Single Parking 6	0	6
	Car Stackers 30 (2) = 60 parking spaces	0	66
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

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ADA PARKING PROVIDED 5
 BIKE RACK = Storage for 75 bikes provided
 1 Bicycle shower at second floor.



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MIAMI BEACH, FL 33141

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PROJECT ISSUE DATE : 07/07/24

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PROJECT NUMBER:
010975

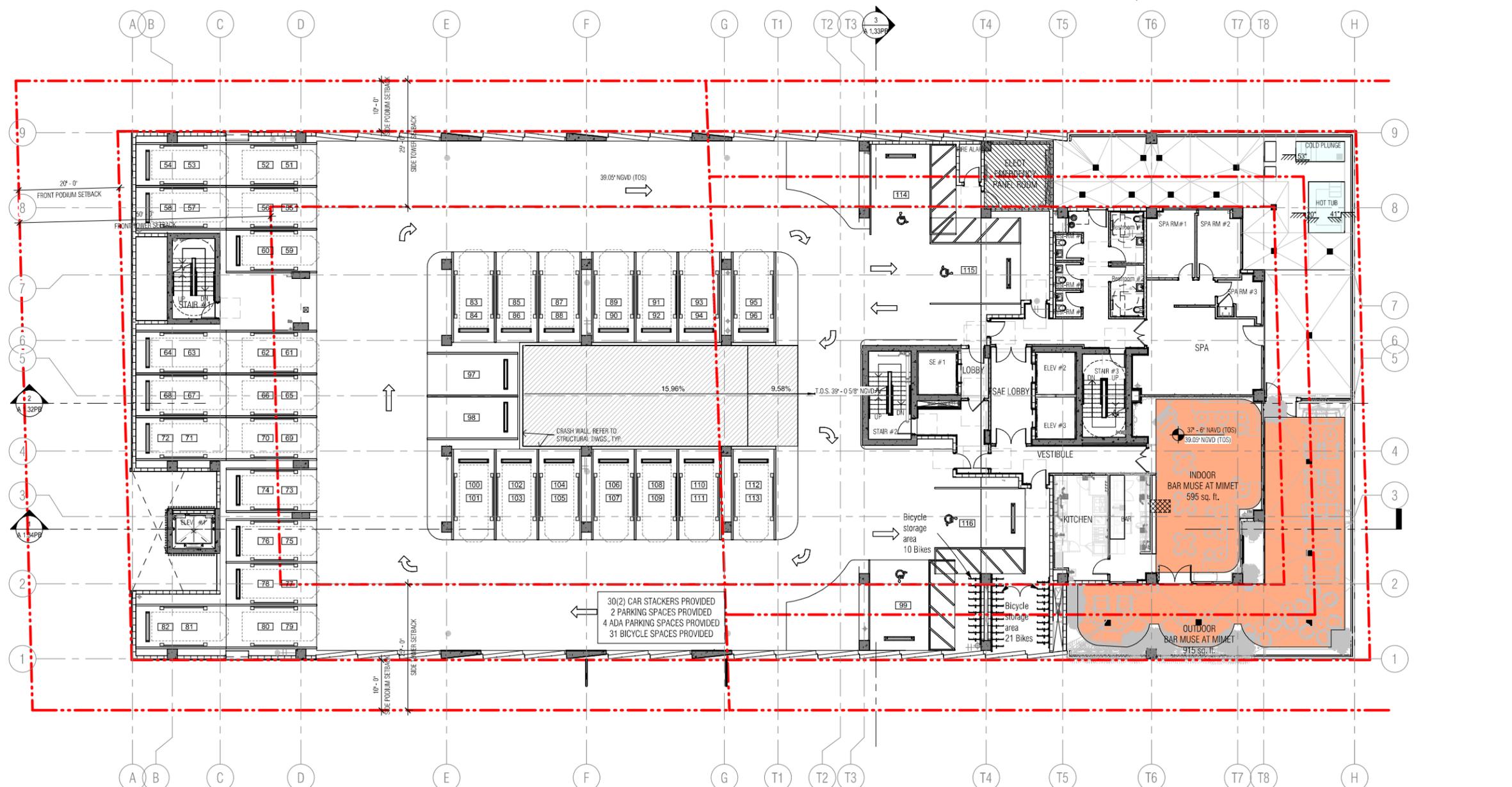
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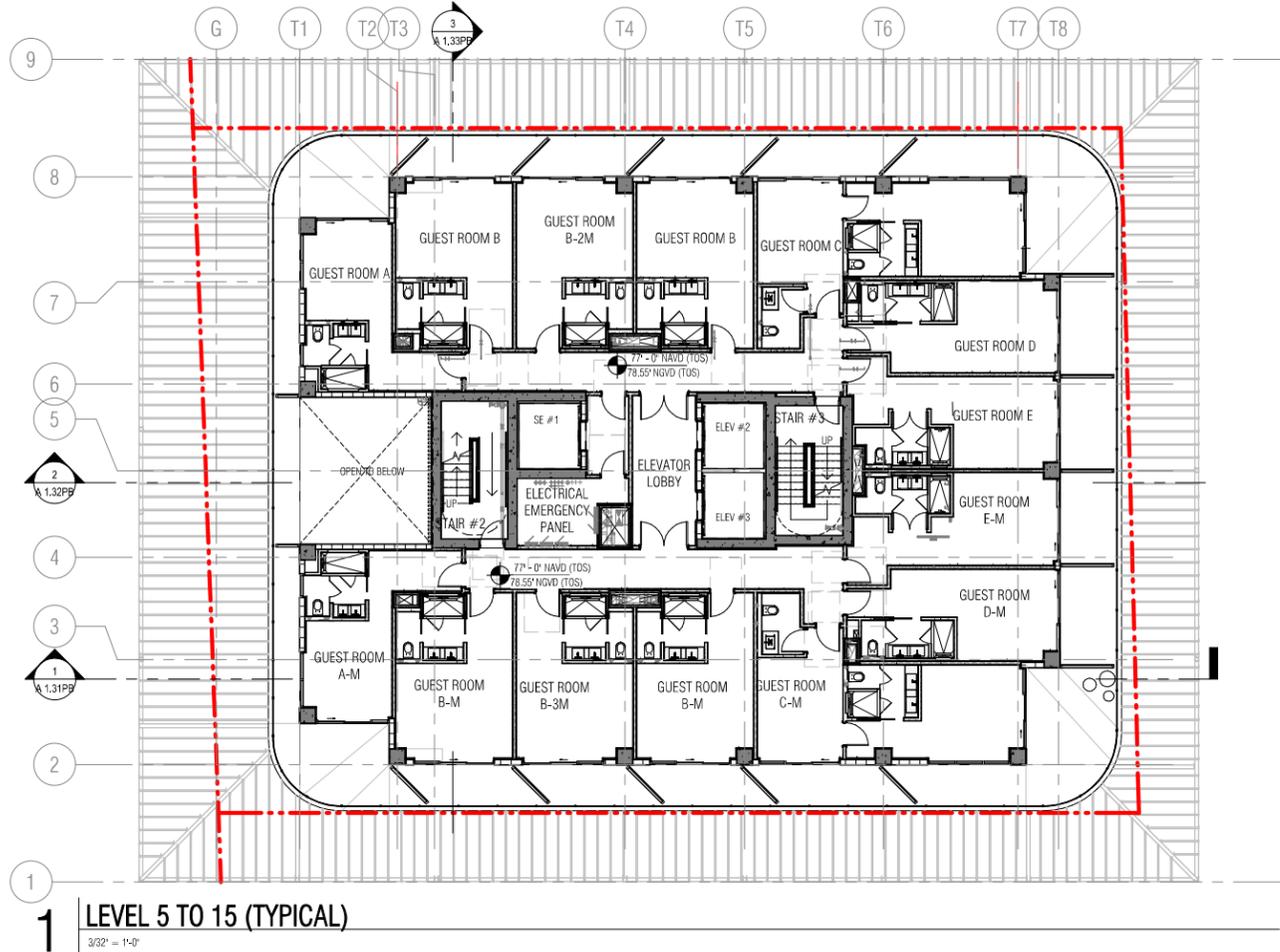
DRAWING NAME:
 PROPOSED LEVEL 03 PLAN OVERALL

A 1.03PB

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1 | PROPOSED LEVEL 3
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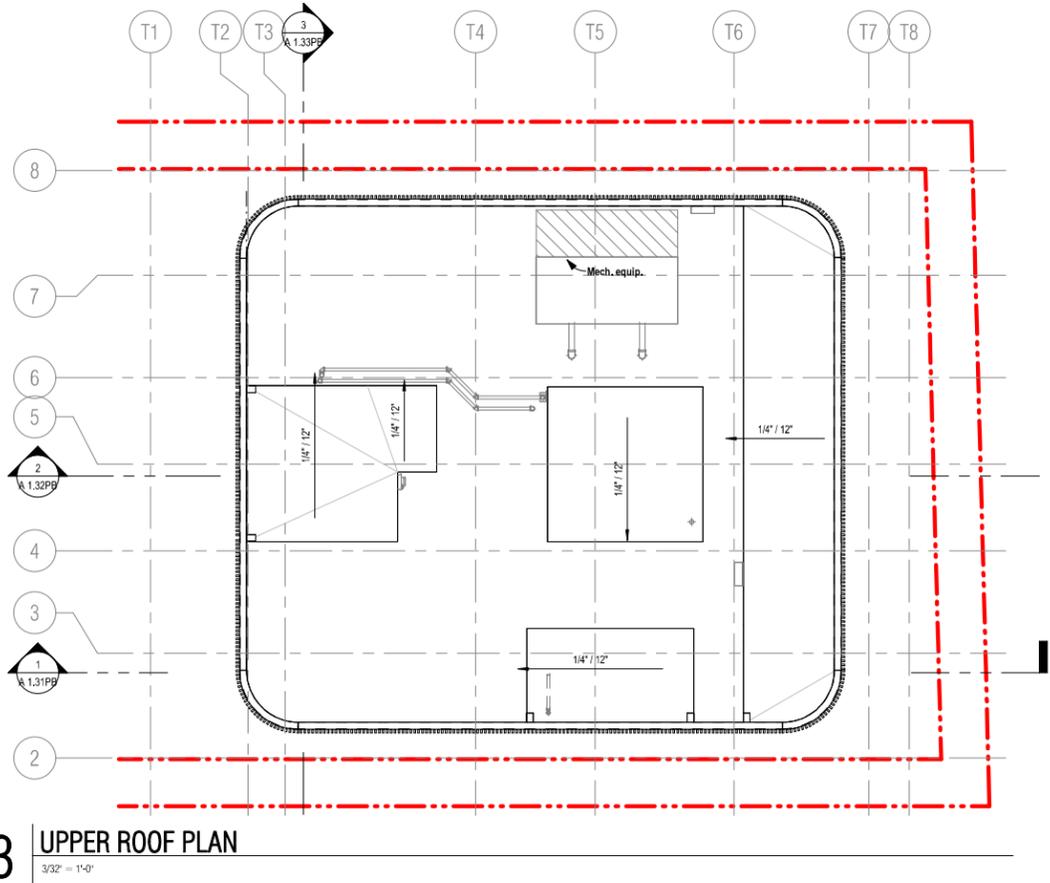
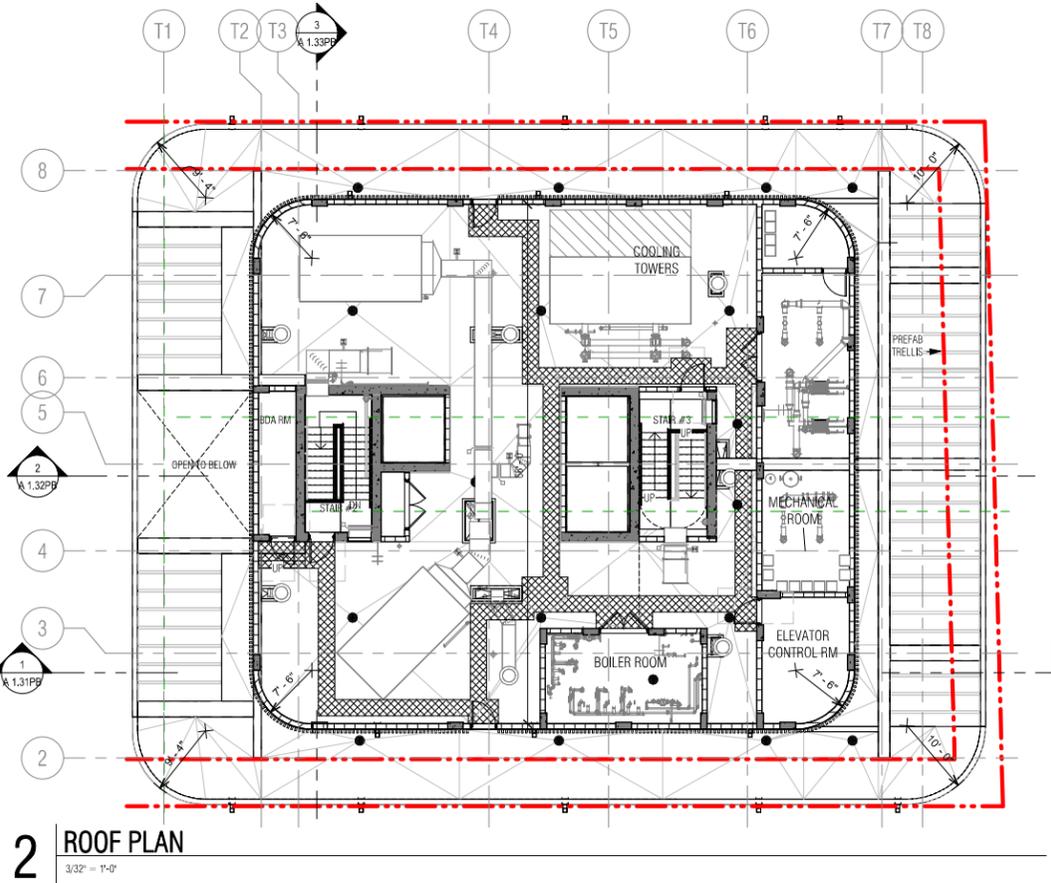
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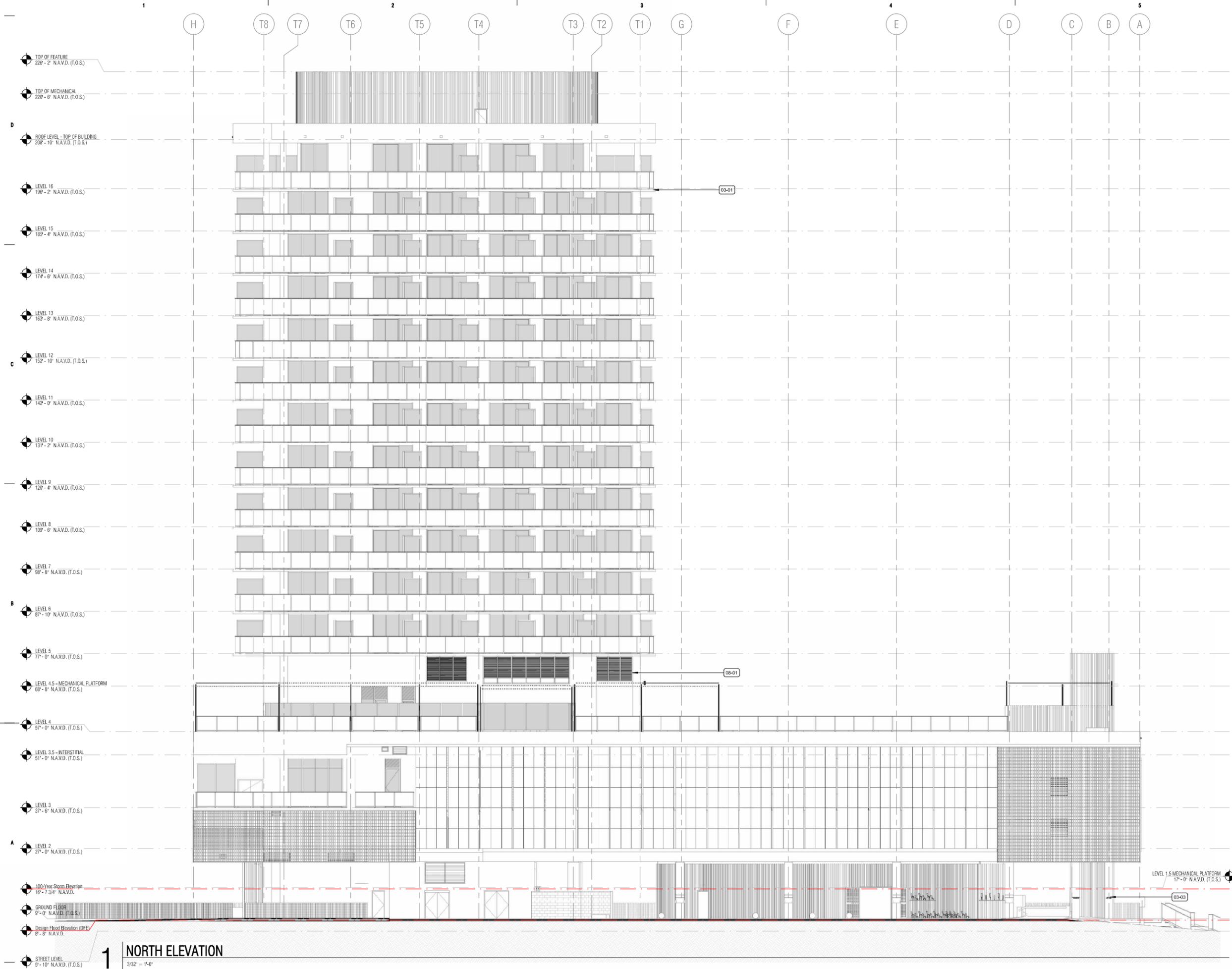
DRAWING NAME:
TYPICAL LEVEL, ROOF & UPPER ROOF
PLAN OVERALL

A 1.05PB

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Office Registration # AA C000465
SCALE: 3/32" = 1'-0"

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1 NORTH ELEVATION

3/32" = 1'-0"



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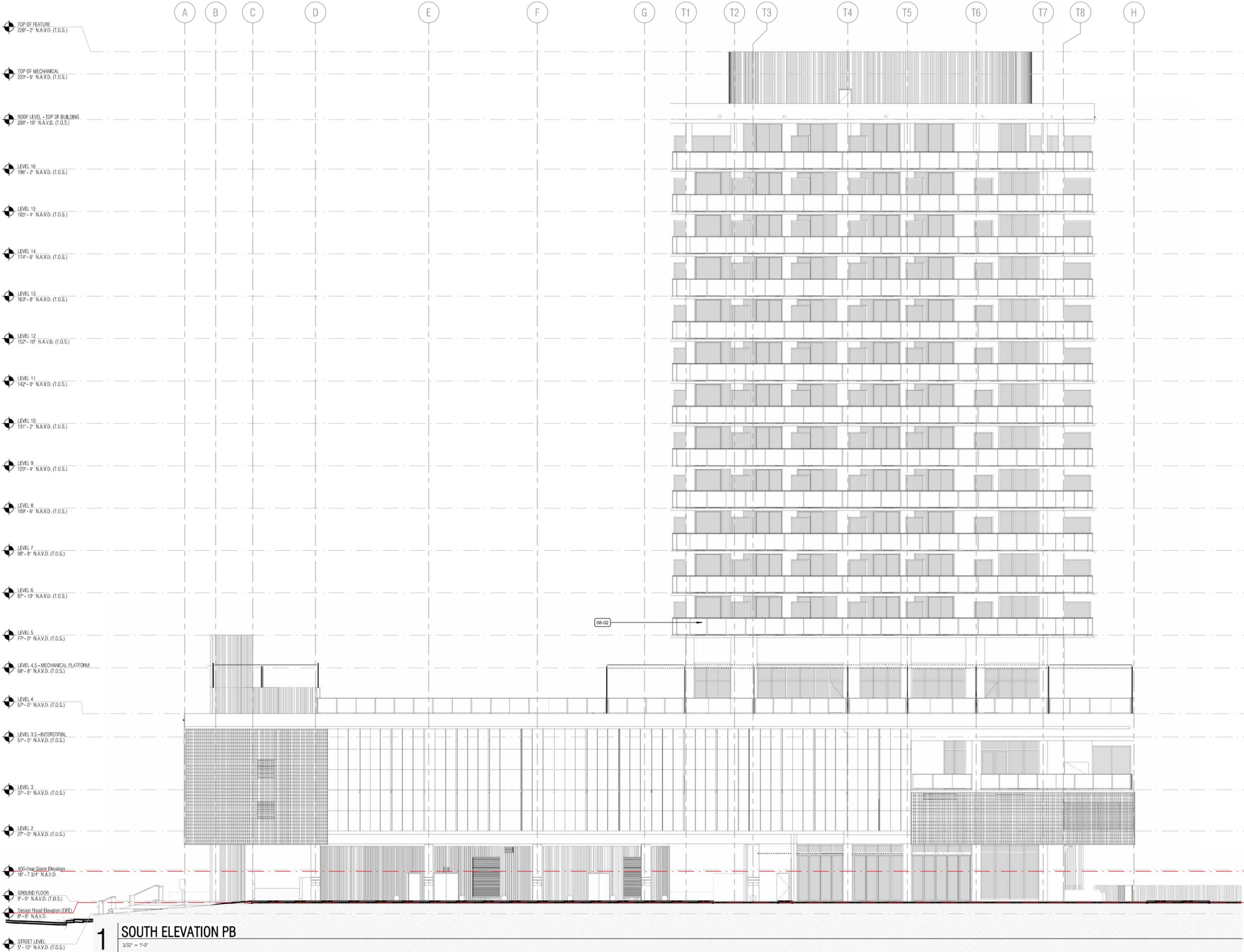
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DRAWING NAME:
OVERALL NORTH

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6747 COLLINS AVENUE

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DRAWING NAME:

OVERALL SOUTH

A 1.22PB

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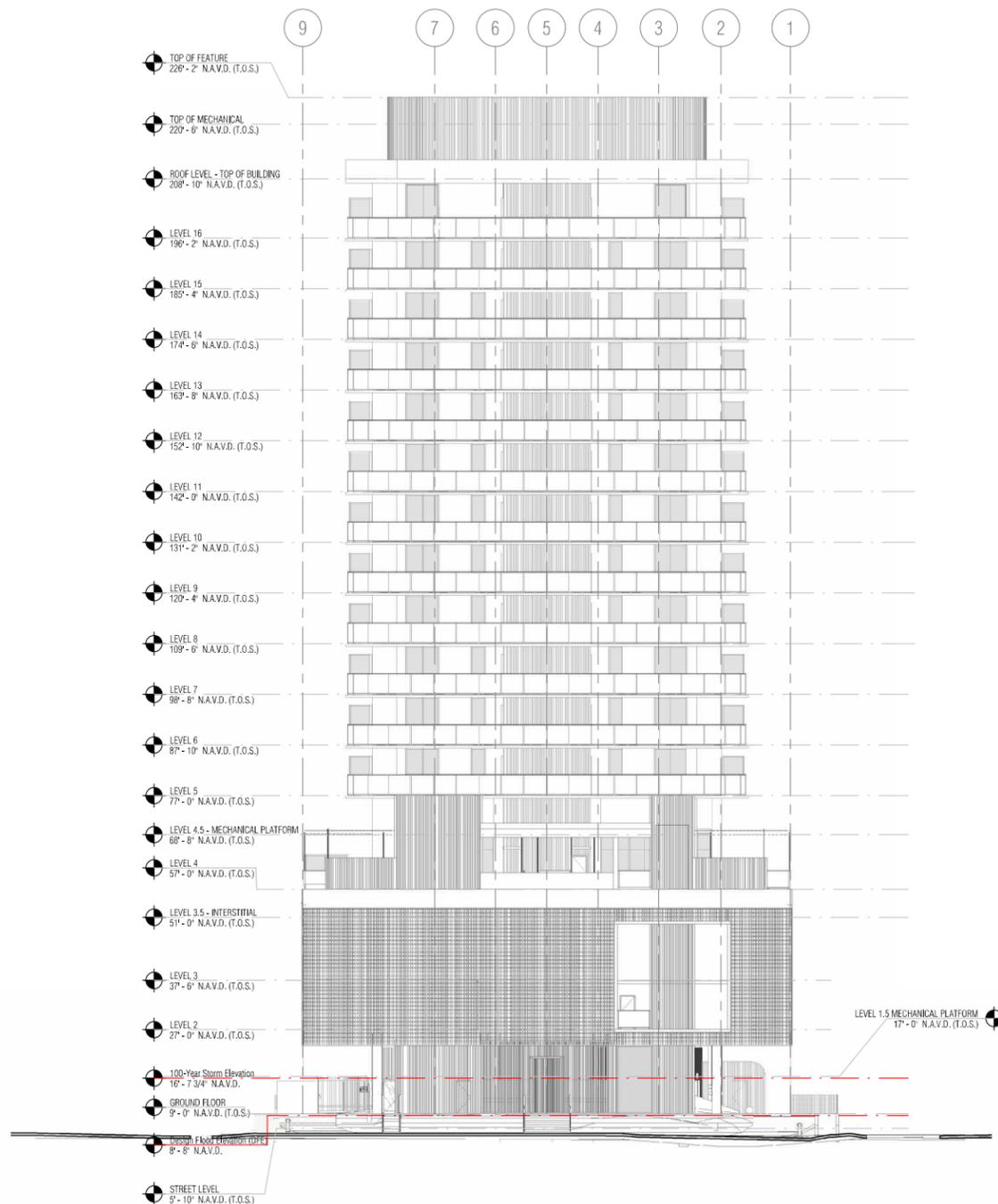
OVERALL WEST & EAST ELEVATION

A 1.23PB

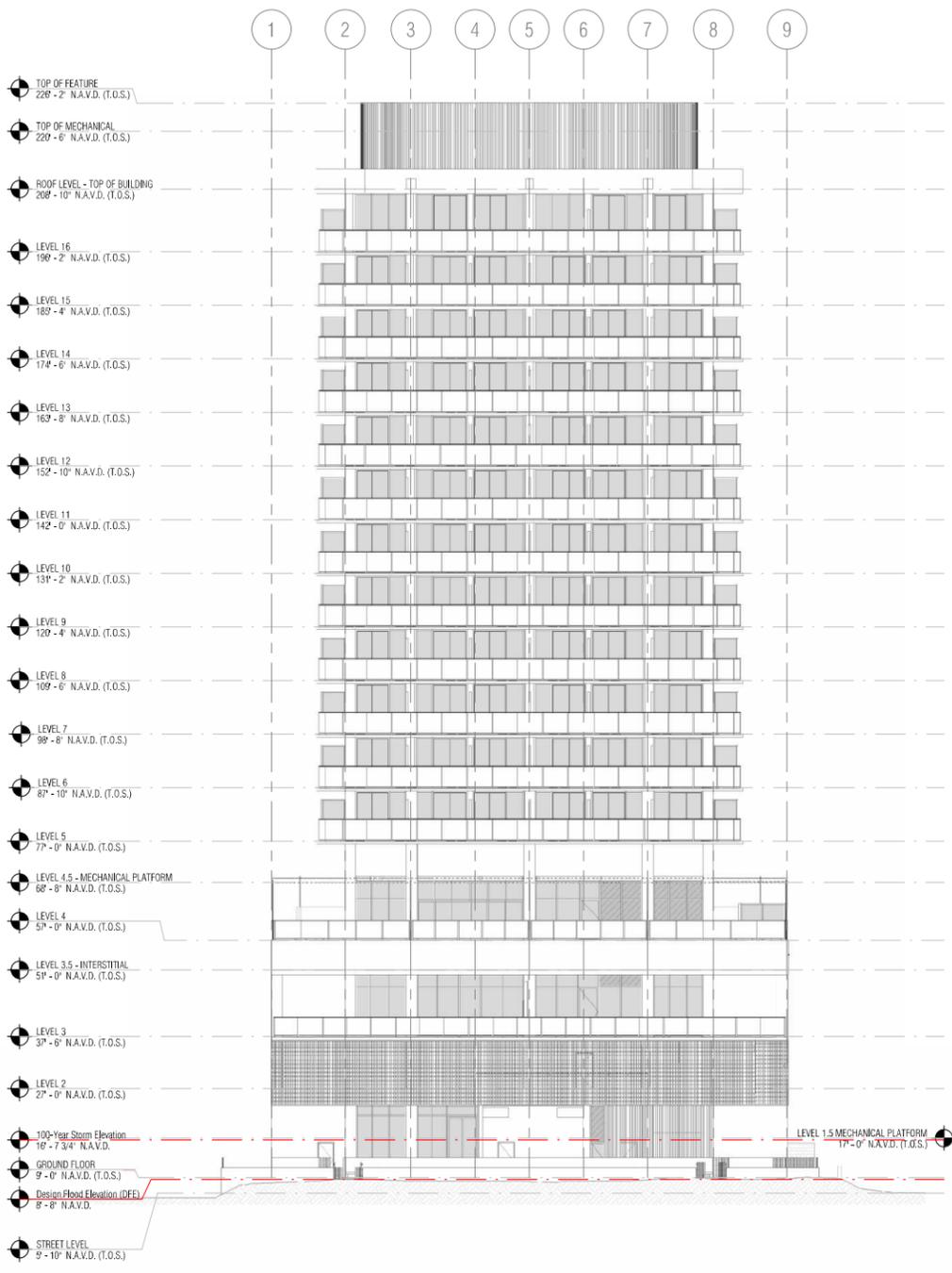
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Office Registration # AA C000465
SCALE: 1/16" = 1'-0"

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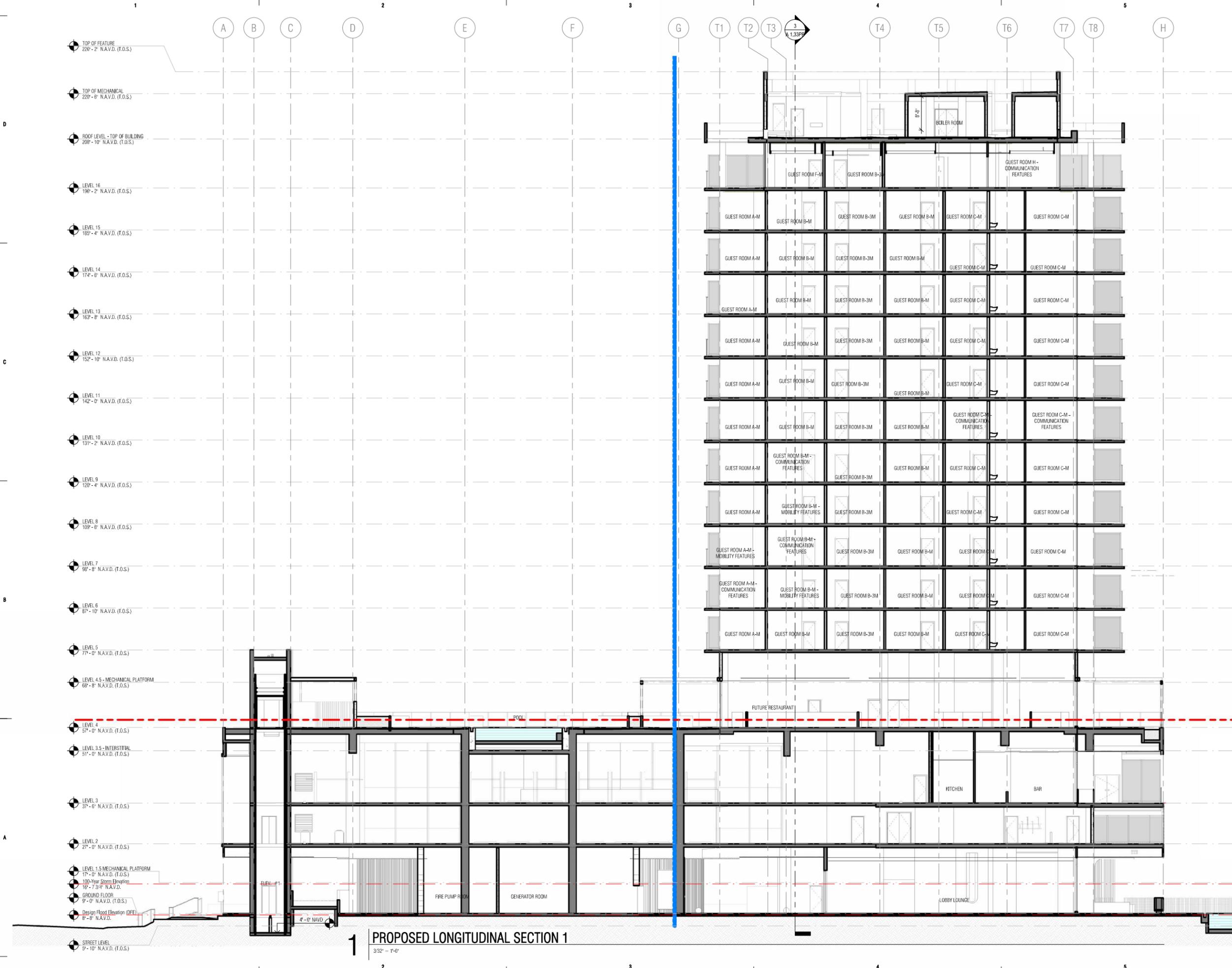
26/09/2024 14:47:50



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



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



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:
 URBANICA THE HOTELS
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 MIAMI BEACH, FL 33139
 P: 786.571.1700

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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:
 PROPOSED LONGITUDINAL SECTION 1

A 1.31PB

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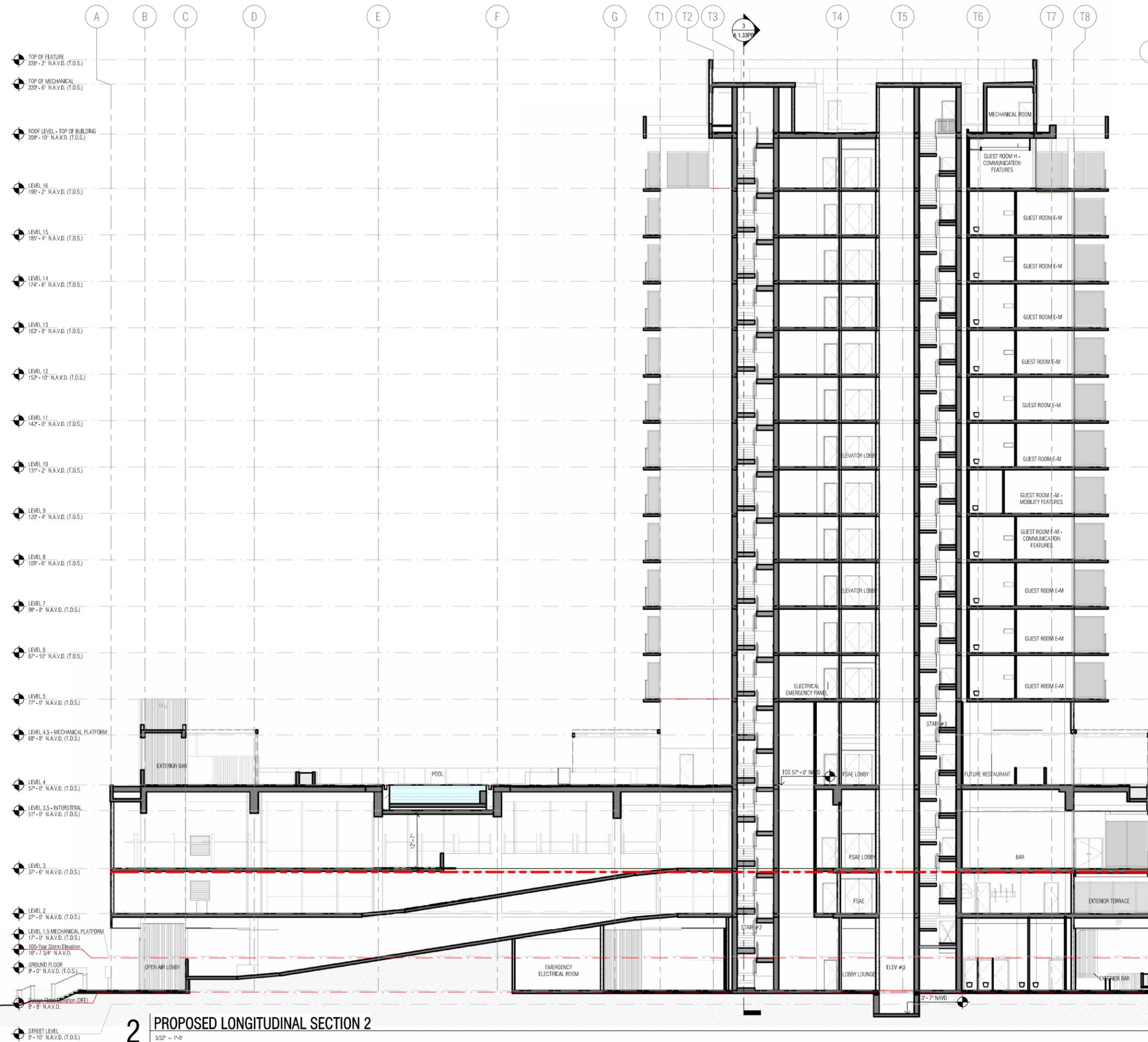
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DRAWING NAME:

PROPOSED LONGITUDINAL SECTION 2

A 1.32PB

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- TOP OF FEATURE
226'-2" N.A.V.D. (T.O.S.)
- TOP OF MECHANICAL
220'-6" N.A.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
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 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.)
- 100-Year Storm Elevation
16'-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.
- STREET LEVEL
9'-10" N.A.V.D. (T.O.S.)

2 PROPOSED LONGITUDINAL SECTION 2
 3/32" = 1'-0"

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3 PROPOSED CROSS SECTION A

3/32" = 1'-0"



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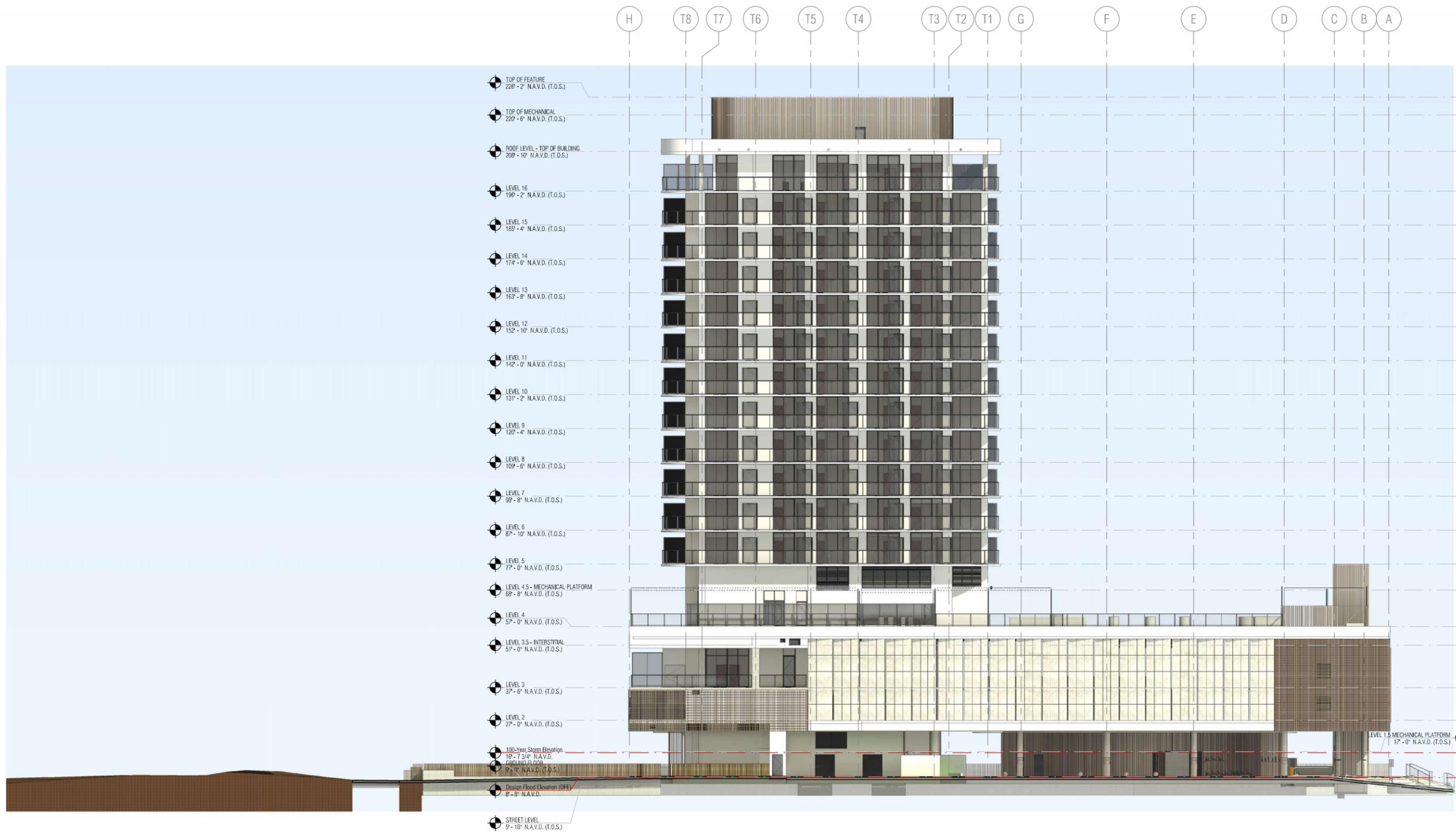
PROPOSED CROSS SECTION A

A 1.33PB

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1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



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DRAWING NAME:
 RENDERED OVERALL NORTH

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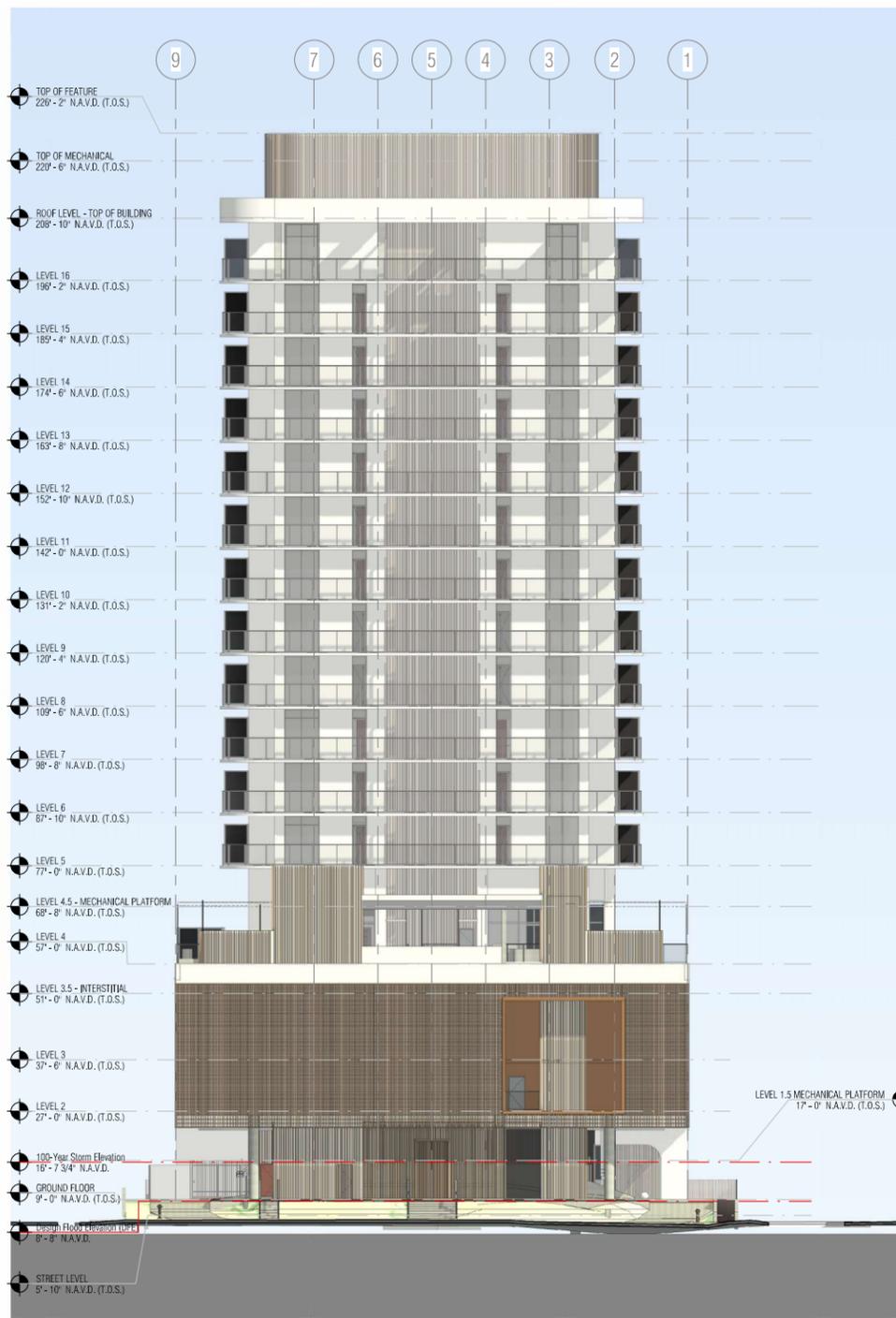
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DRAWING NAME:

RENDERED OVERALL WEST & EAST ELEVATION

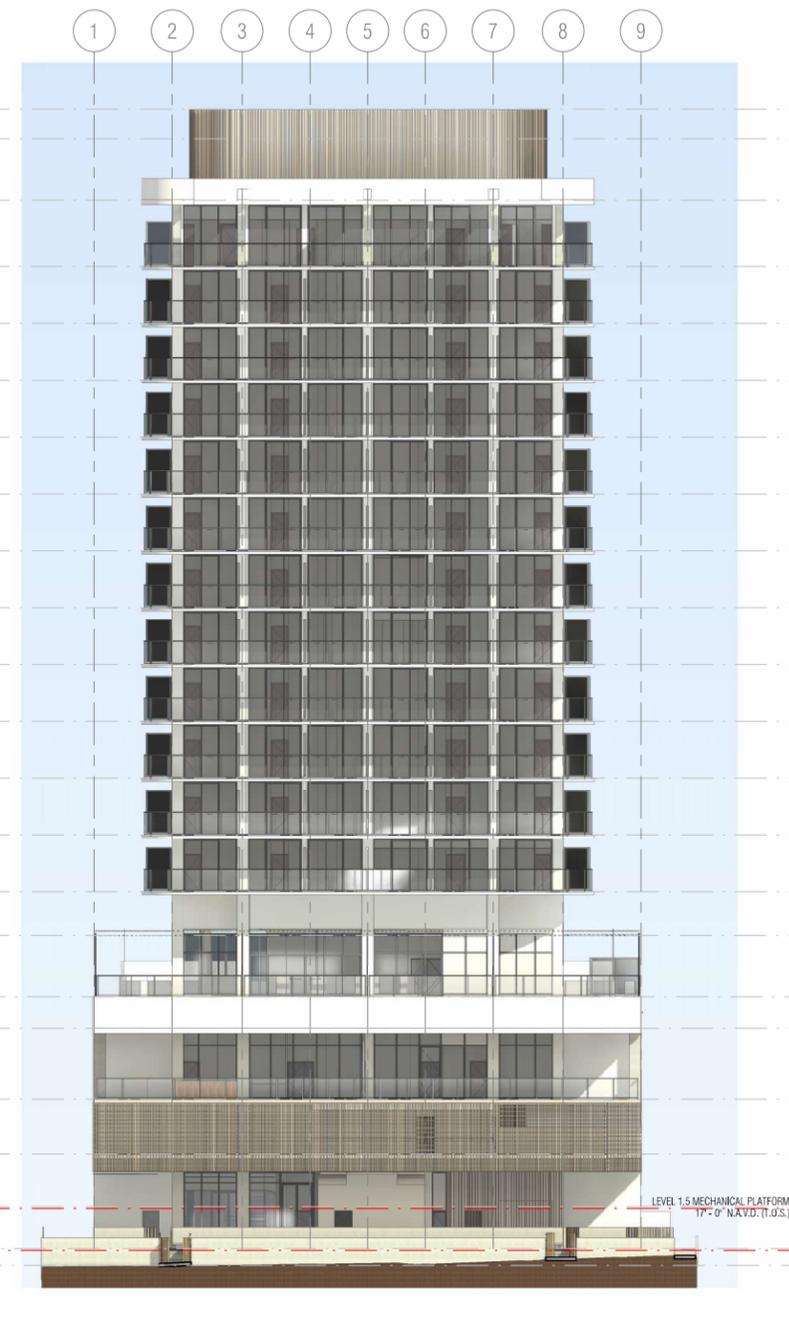
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SCALE: 1/16" = 1'-0"



1 RENDERED WEST ELEVATION

1/16" = 1'-0"



2 RENDERED EAST ELEVATION

1/16" = 1'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET



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DRAWING NAME:

ALTERNATIVE PROJECT DATA

A 2.01PB

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SCALE: As indicated

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 (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

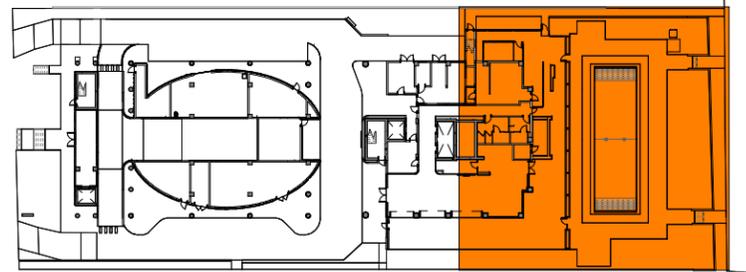
FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -
FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
BIKE RACK = Storage for 75 bikes provided
2 Bicycle shower at second and third 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				294
				5,166 SQ. FT.

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 (Floor - 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	-
Subsacks	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	N/A	66'-7" F1 - 69'-3"	
Tower:				
34 Front Setback (WEST)	50'-0"	N/A	143'-2" F1 - 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"	
Parking	Required	Existing	Proposed	Deficiencies
39 Parking District	1	1	1	
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		



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 (Maximun 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			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.



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PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010975

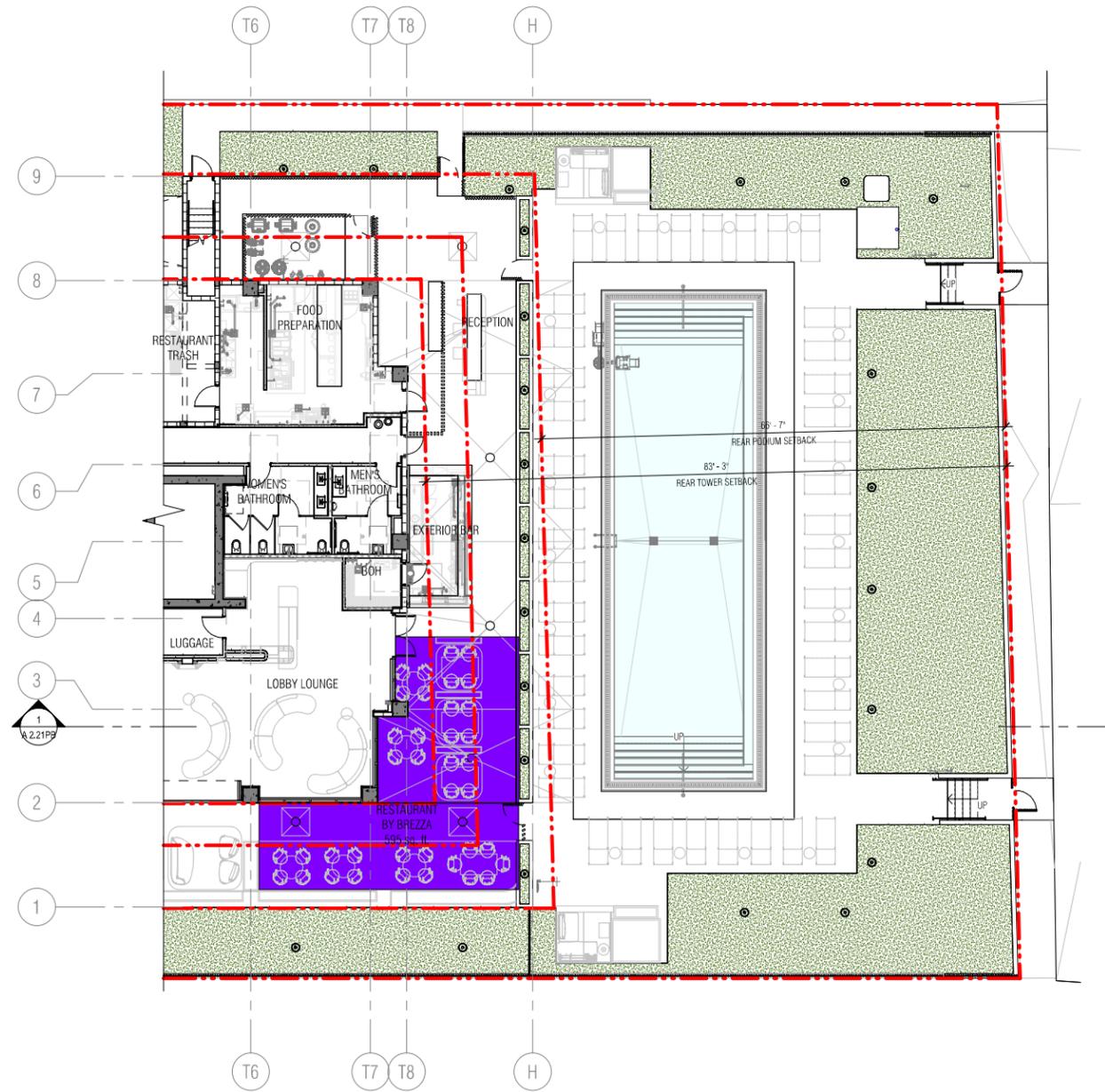
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DRAWING NAME:
ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR EAST

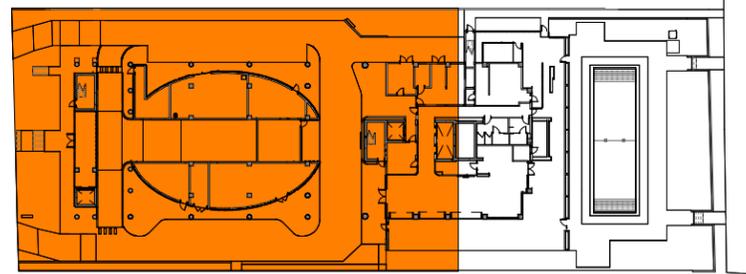
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1 ALTERNATIVE PARKING LEVEL 1 - EAST SECTOR
 3/32" = 1'-0"

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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	
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			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.



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ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010975

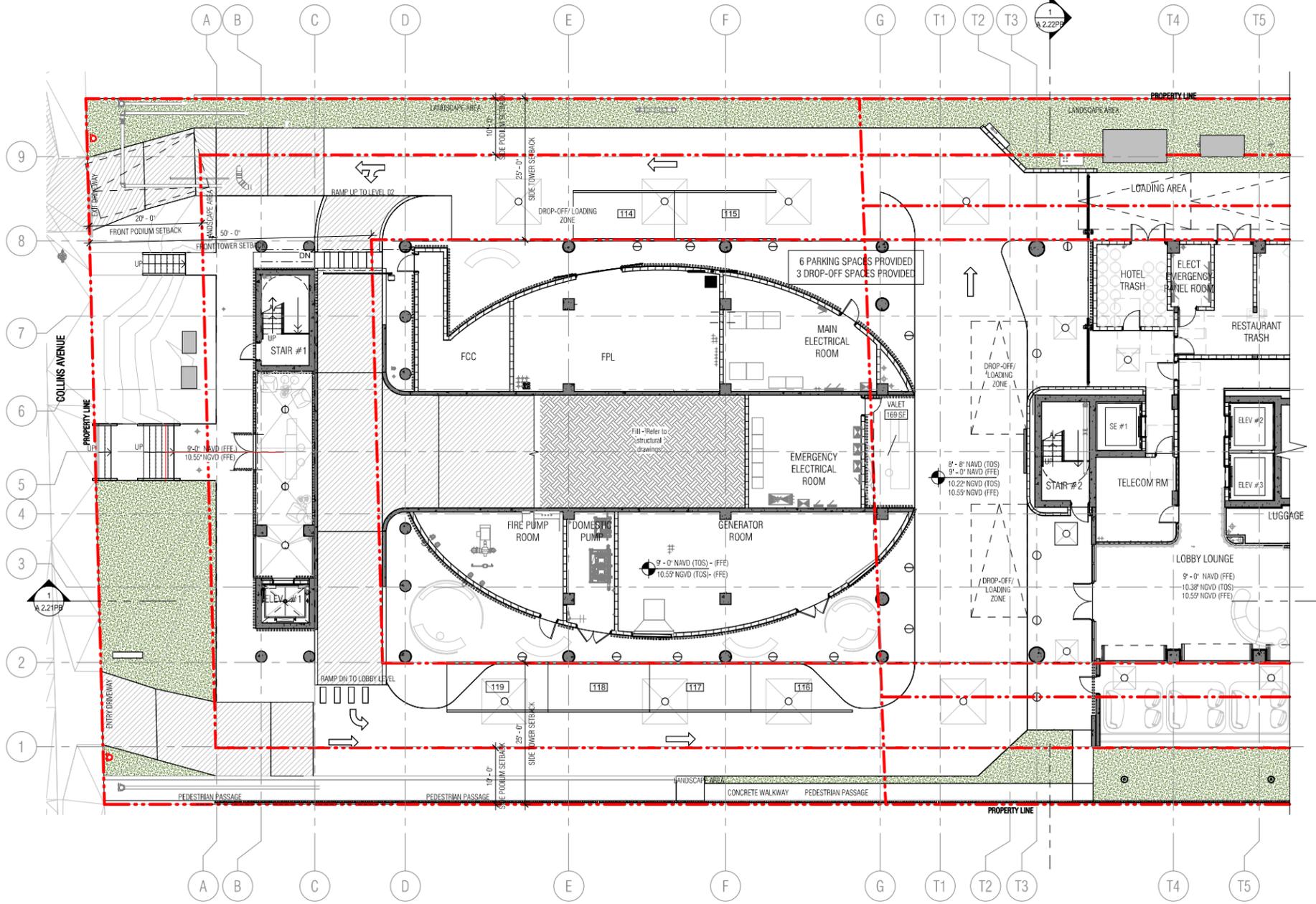
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DRAWING NAME:
 ALTERNATIVE PARKING LEVEL 1 PLAN
 SECTOR WEST

A 2.11WPB

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1 ALTERNATIVE PARKING LEVEL 1 - WEST SECTOR
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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 (Maximun 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			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 -
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ADA PARKING PROVIDED 5
 BIKE RACK = Storage for 75 bikes provided
 2 Bicycle shower at second and third floor.



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ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
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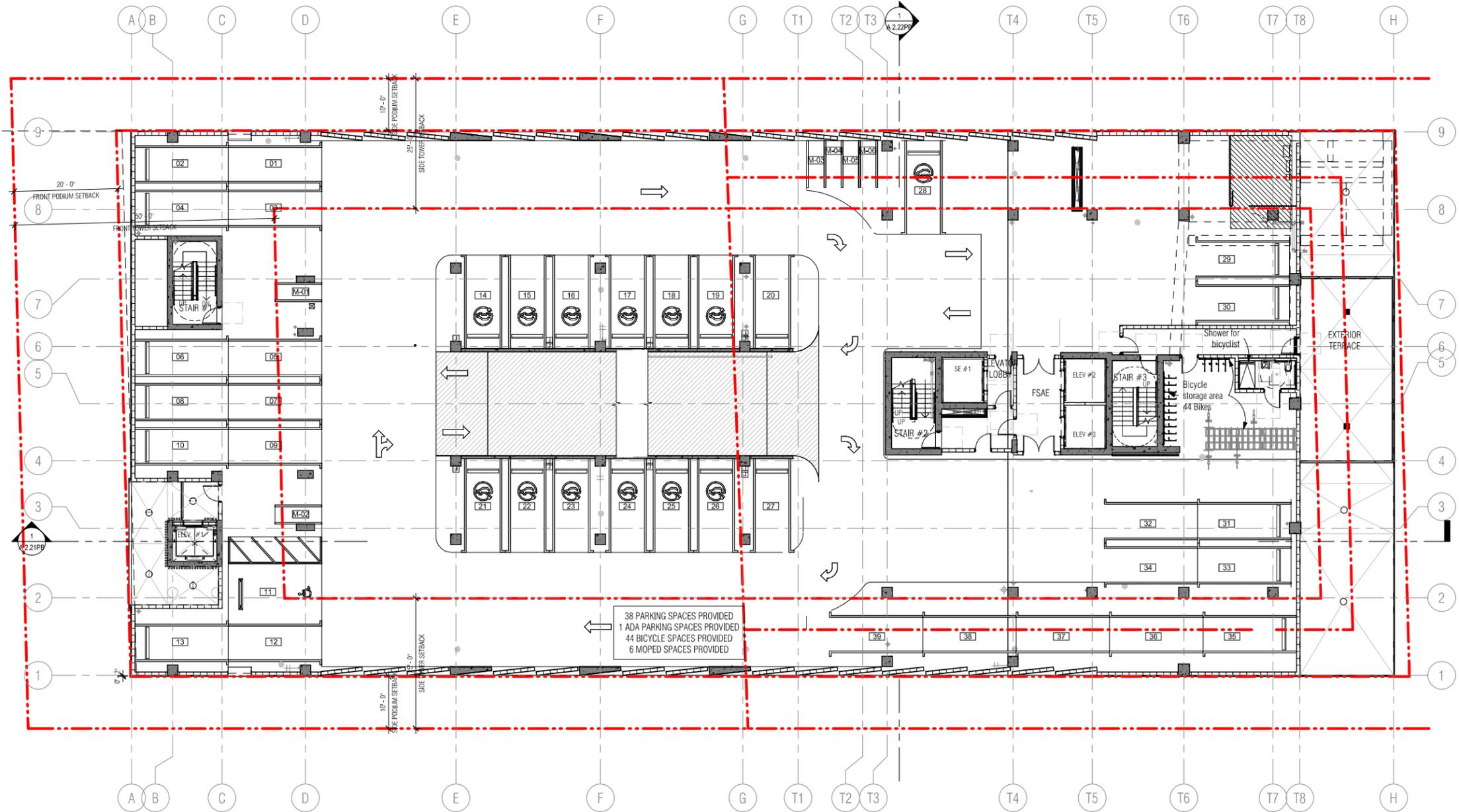
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DRAWING NAME:
 ALTERNATIVE PARKING PLAN LEVEL 2

A 2.12PB

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 SCALE: As indicated



1 ALTERNATIVE PARKING - LEVEL 2
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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 (Maximun 50% of 164 spaces)			45 PARKING SPACES
PARKING PROVIDED			
LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 1	Single Parking	6	0
LEVEL 2	Single Parking	27	12
LEVEL 3	Single Parking	27	12
LEVEL 4	Single Parking	35	0
TOTAL PARKING			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.



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ISSUE #	DESCRIPTION	DATE

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010976

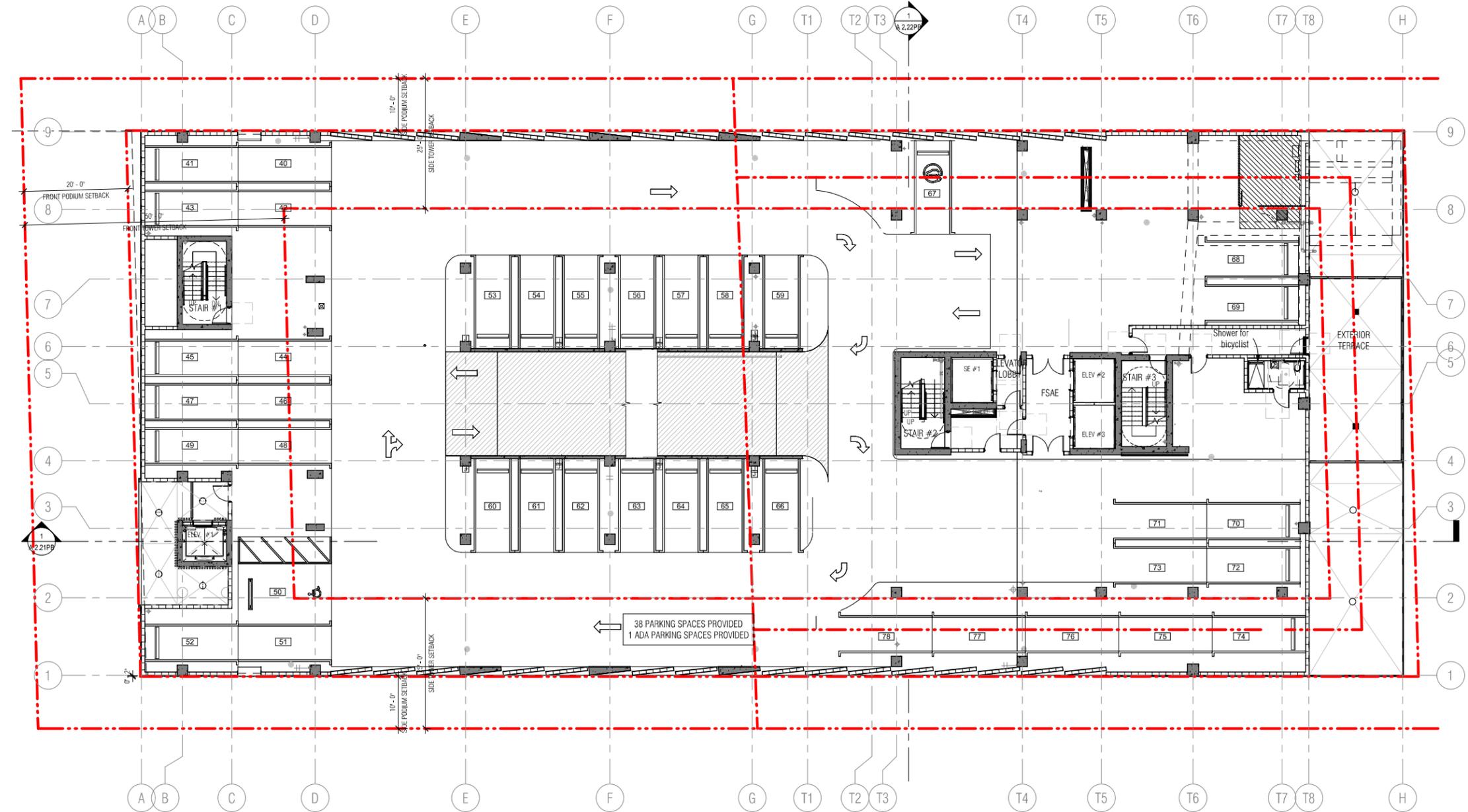
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DRAWING NAME:
ALTERNATIVE PARKING PLAN LEVEL 3

A 2.13PB

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1 ALTERNATIVE PARKING - LEVEL 3
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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			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	

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 2 Bicycle shower at second and third floor.



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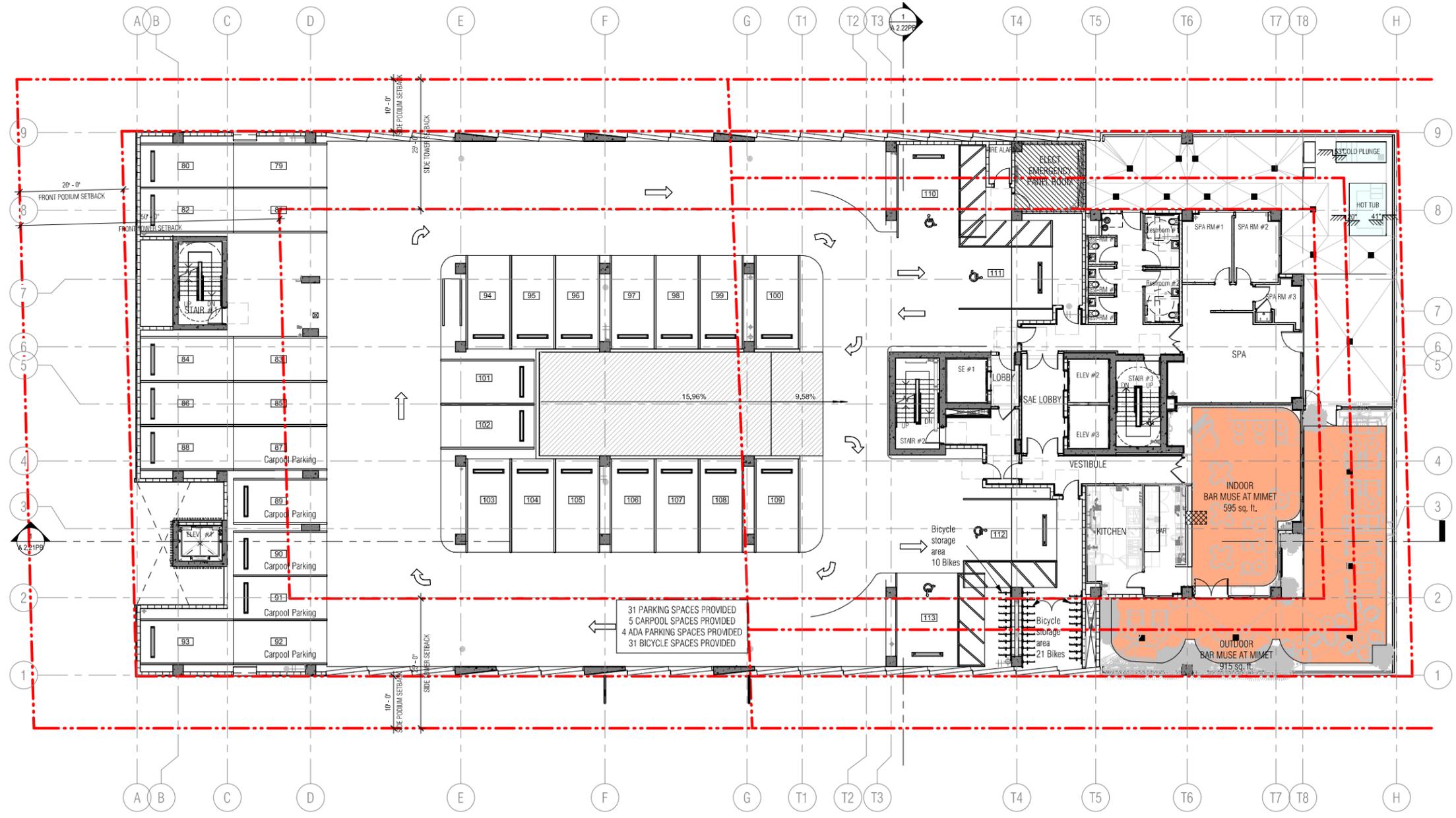
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DRAWING NAME:
 ALTERNATIVE PARKING PLAN LEVEL 4

A 2.14PB

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 SCALE: As indicated



1 ALTERNATIVE PARKING - LEVEL 4
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