

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

URBANICA THE HOTELS  
1000 FIFTH ST, SUITE 102  
MIAMI BEACH, FL 33139  
P:786.571.1700

**ARQUITECTONICA**

2900 Oak Avenue  
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8101 BISCAYNE BLVD UNIT 508  
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www.yhengengineering.com

MEP ENGINEER:

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MIAMI, FL 33126  
P:305.263.3873  
www.tlc-engineers.com

LANDSCAPE ARCHITECT:

CAWLEY  
780 NE 60TH 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
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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.

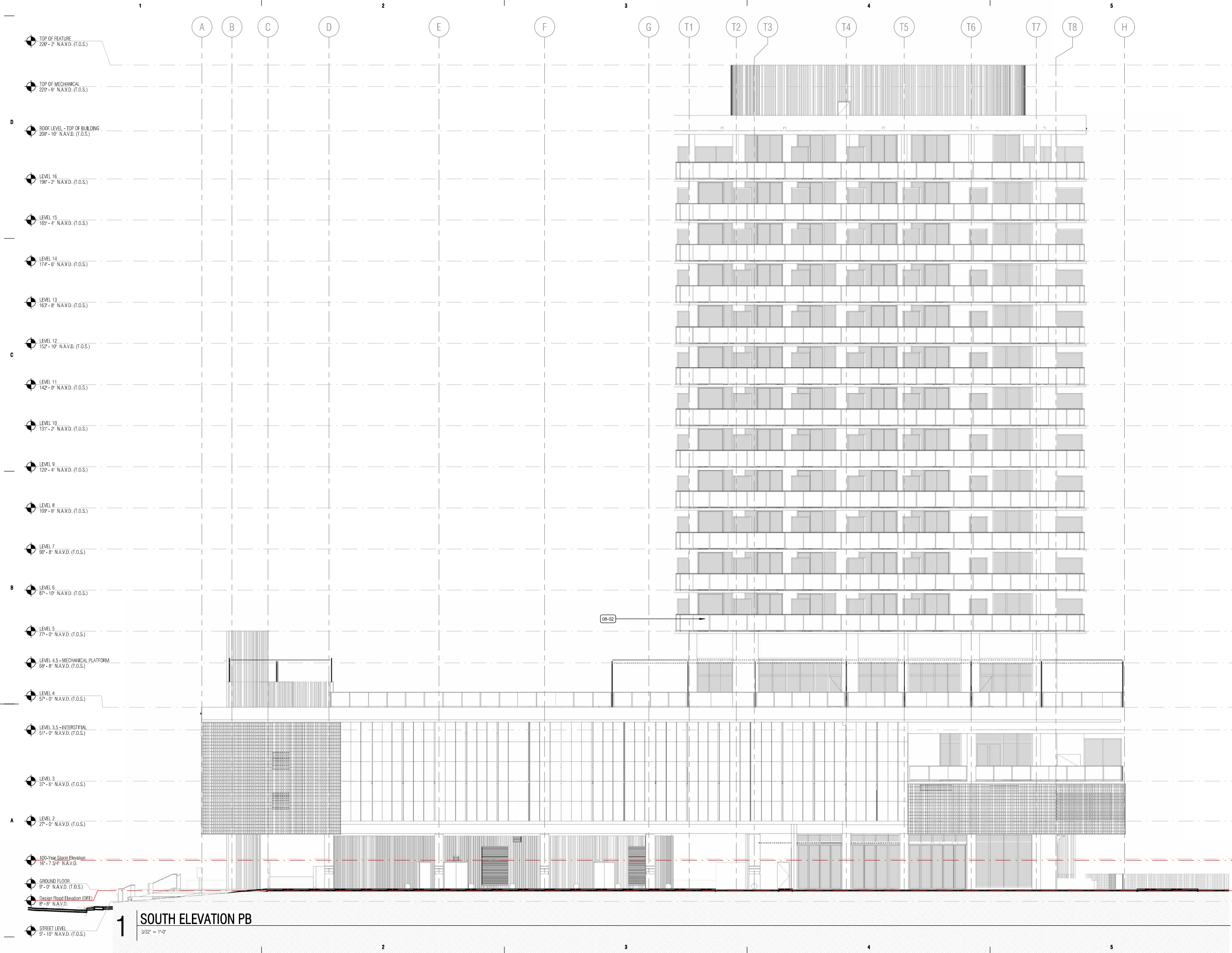
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DRAWING NAME:

OVERALL NORTH

A 1.21PB

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



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DRAWING NAME:

OVERALL SOUTH

A 1.22PB

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

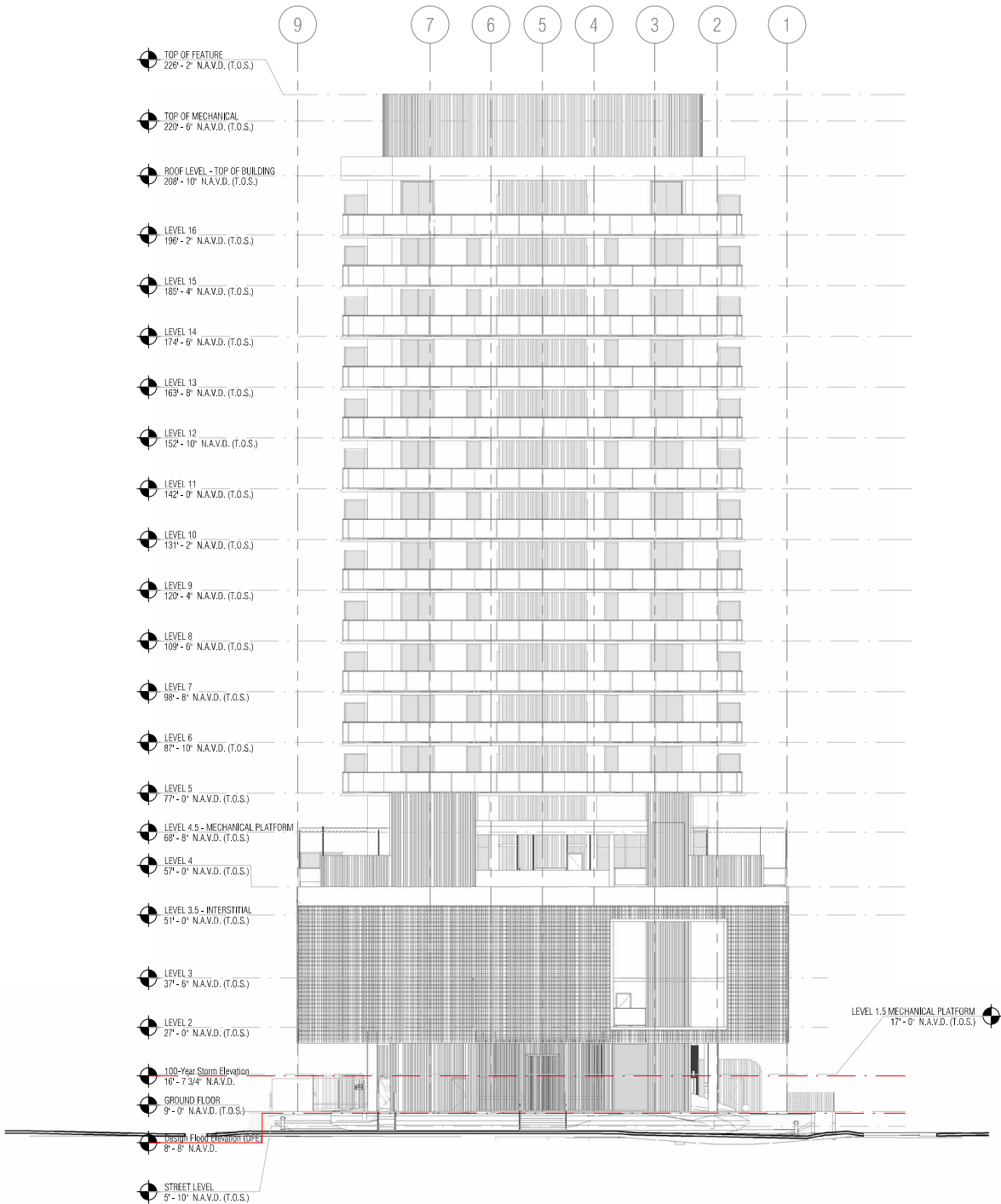


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1 WEST ELEVATION  
1/16" = 1'-0"



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



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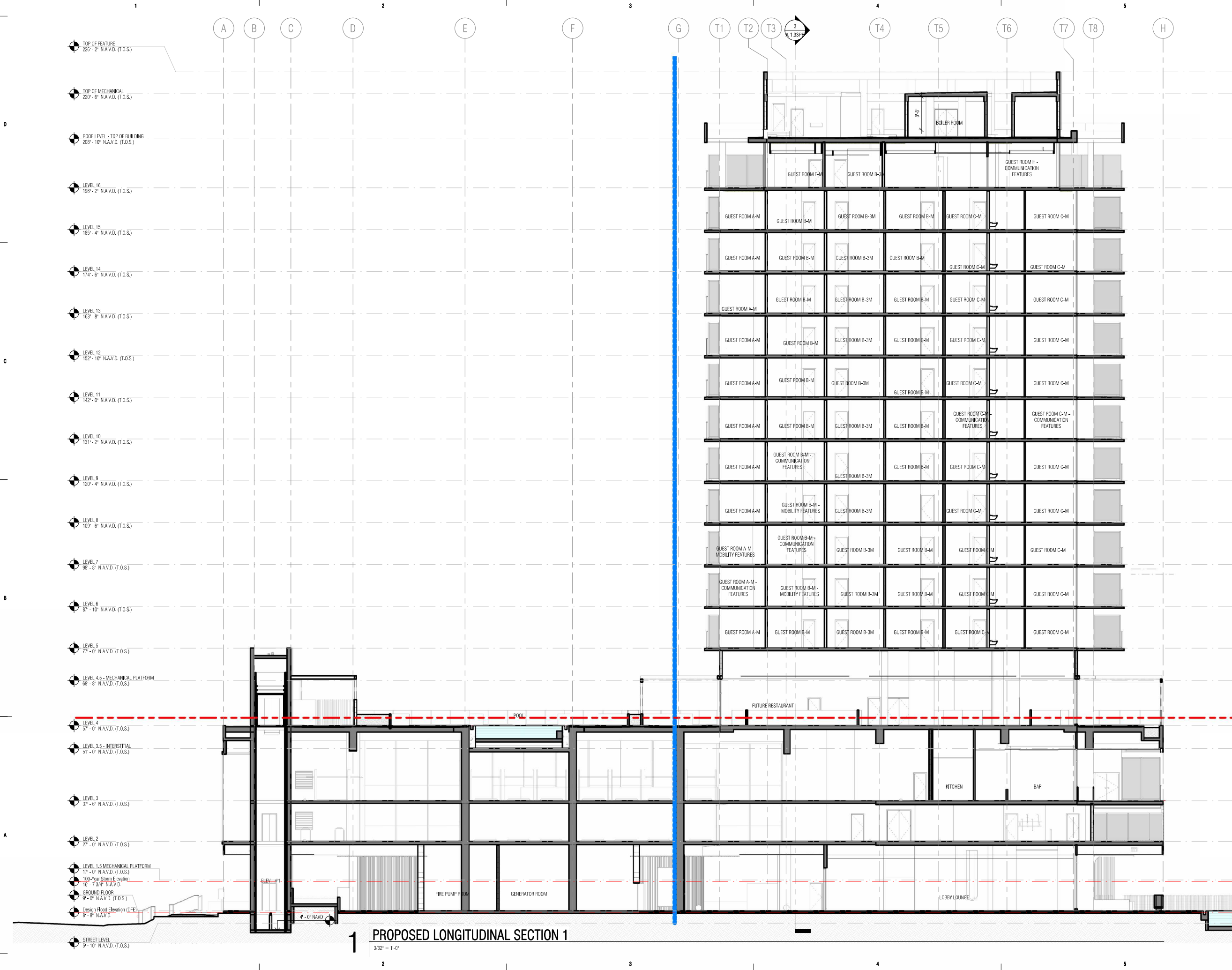
OVERALL WEST & EAST ELEVATION

A 1.23PB

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



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DRAWING NAME:

PROPOSED LONGITUDINAL SECTION 1

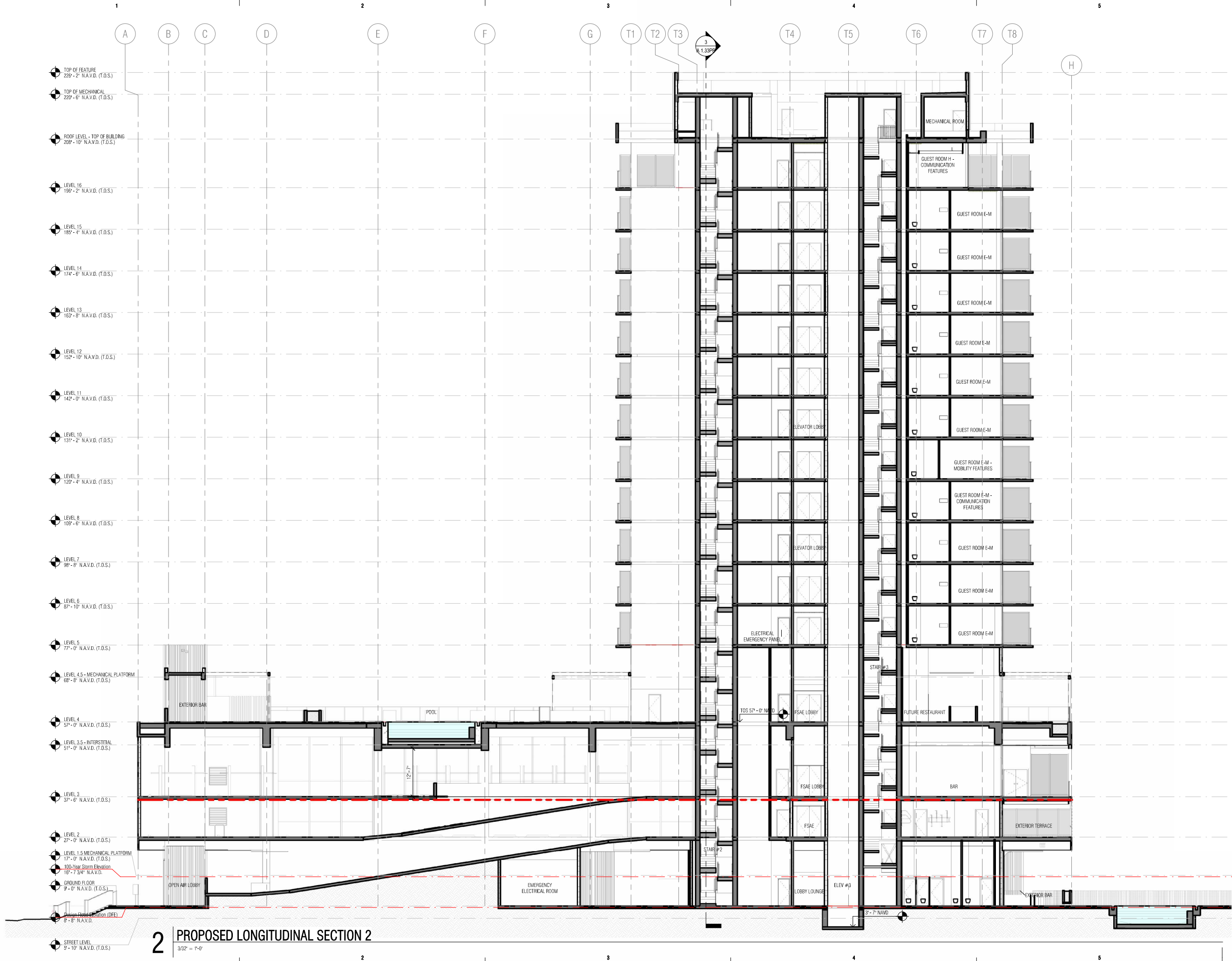
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DRAWING NAME:

PROPOSED LONGITUDINAL SECTION 2

A 1.32PB

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

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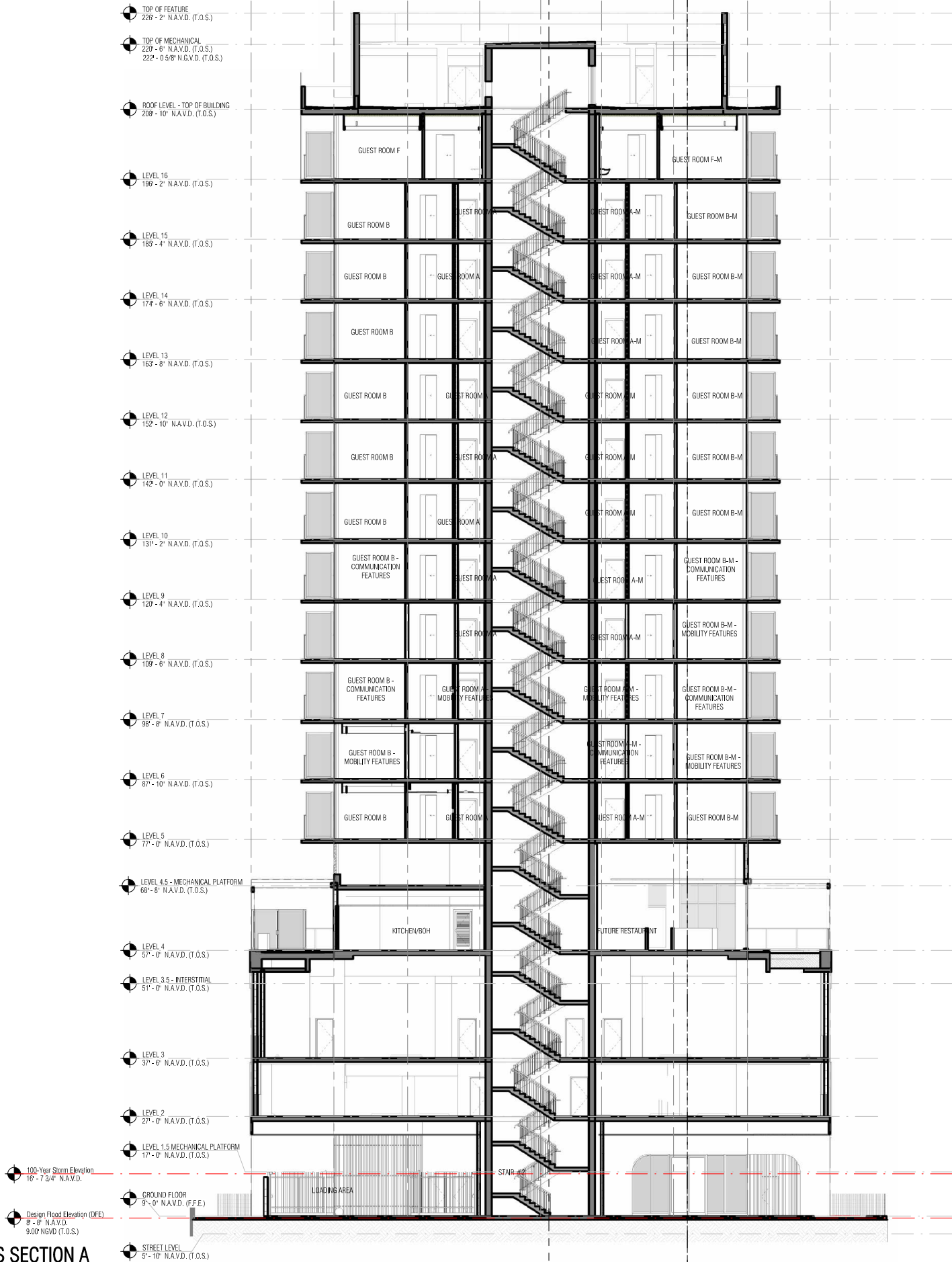
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PROPOSED CROSS SECTION A

3/32" = 1'-0"



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DRAWING NAME:

PROPOSED CROSS SECTION A

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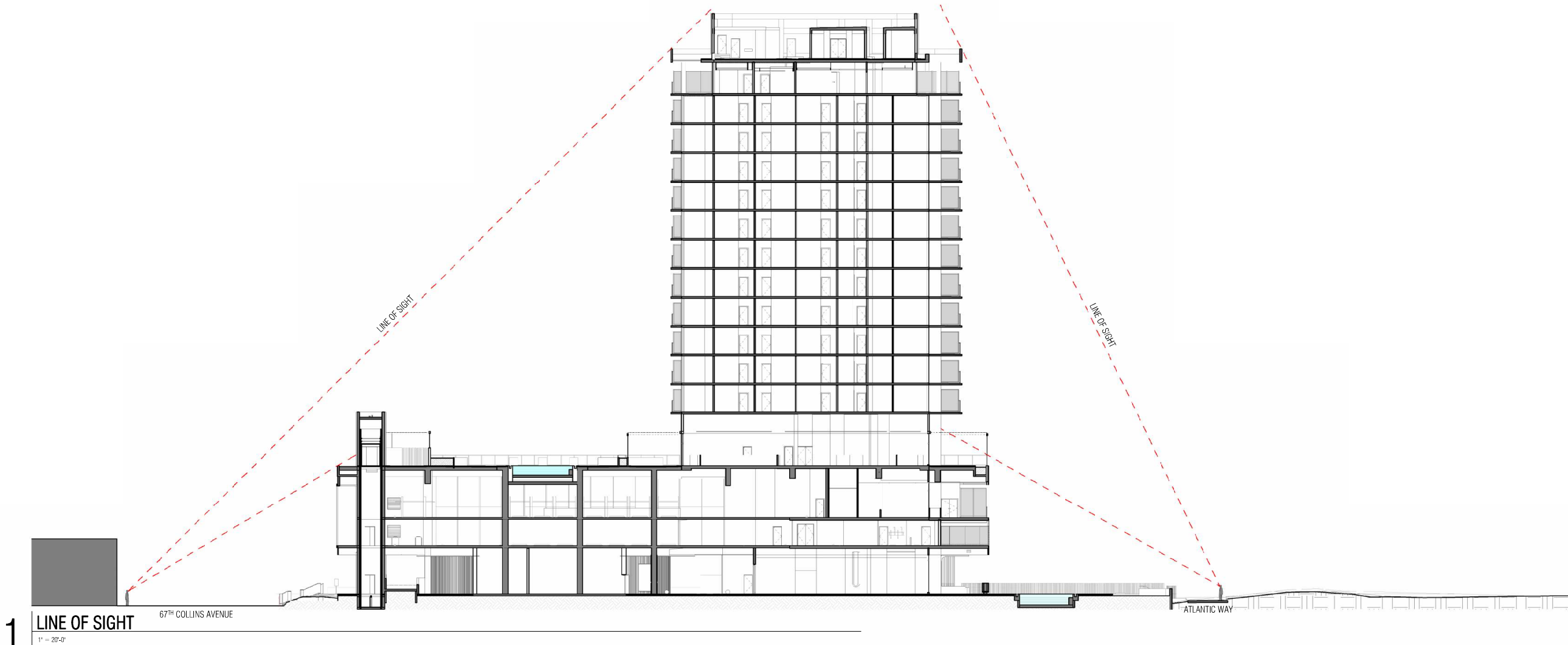


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### DRAWING NAME:

LINE OF SIGHT

# A 1.34PB

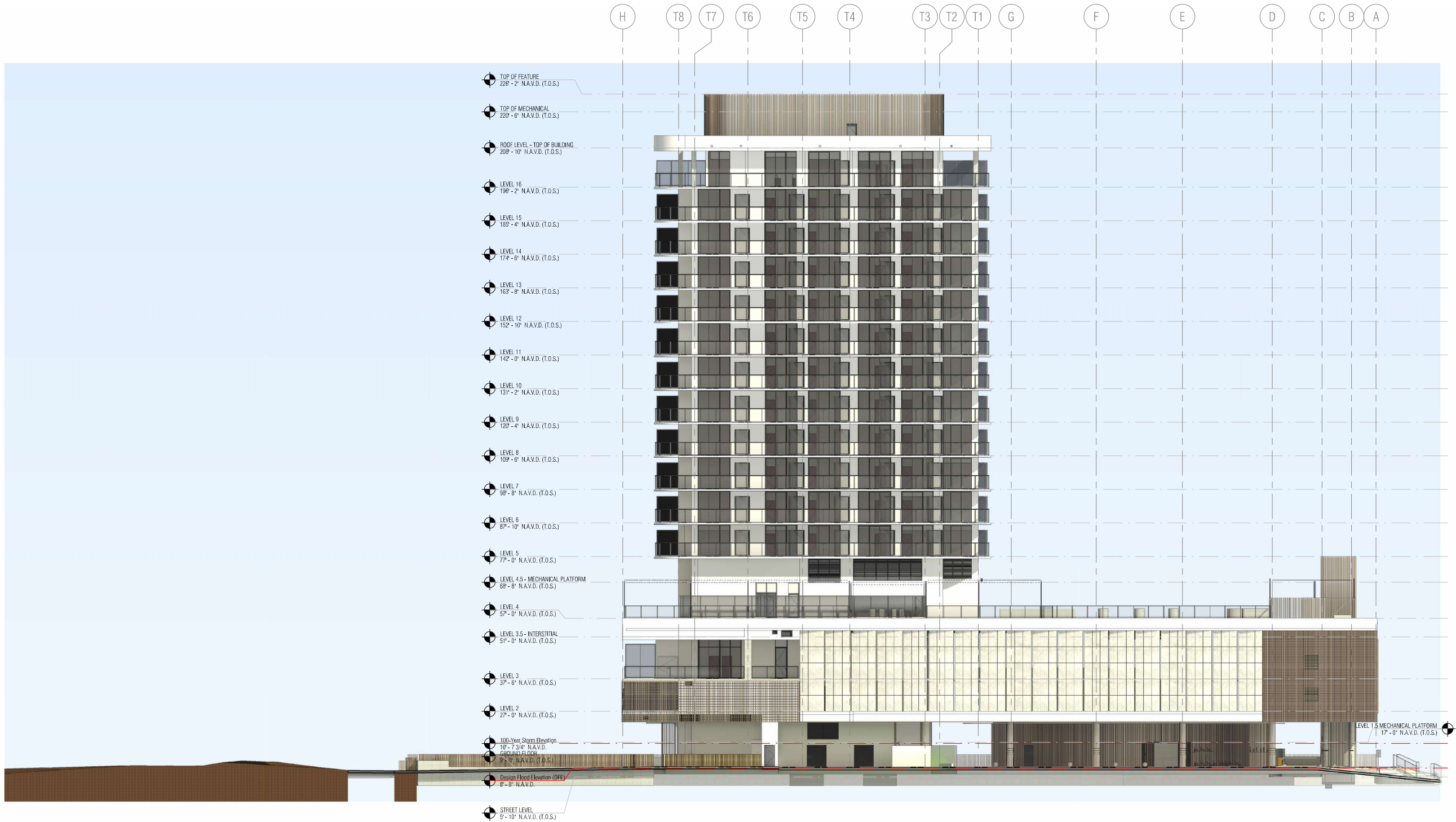
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SCALE: 1" = 20'-0"

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# 1 RENDERED NORTH ELEVATION

1/16" = 1'-0"



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### DRAWING NAME:

RENDERED OVERALL NORTH

# A 1.41PB

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

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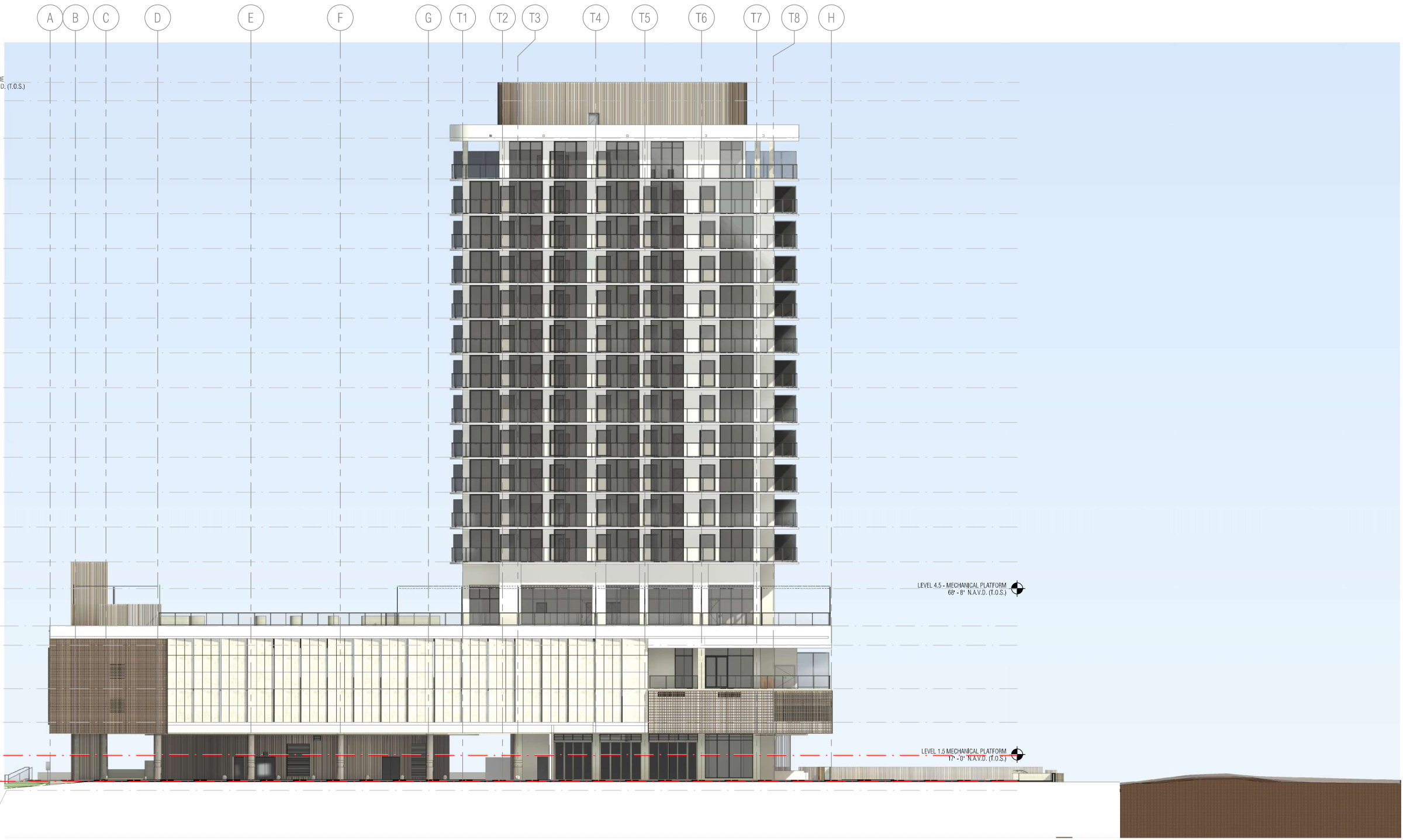


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# 1 RENDERED SOUTH ELEVATION

1/16" = 1'-0"



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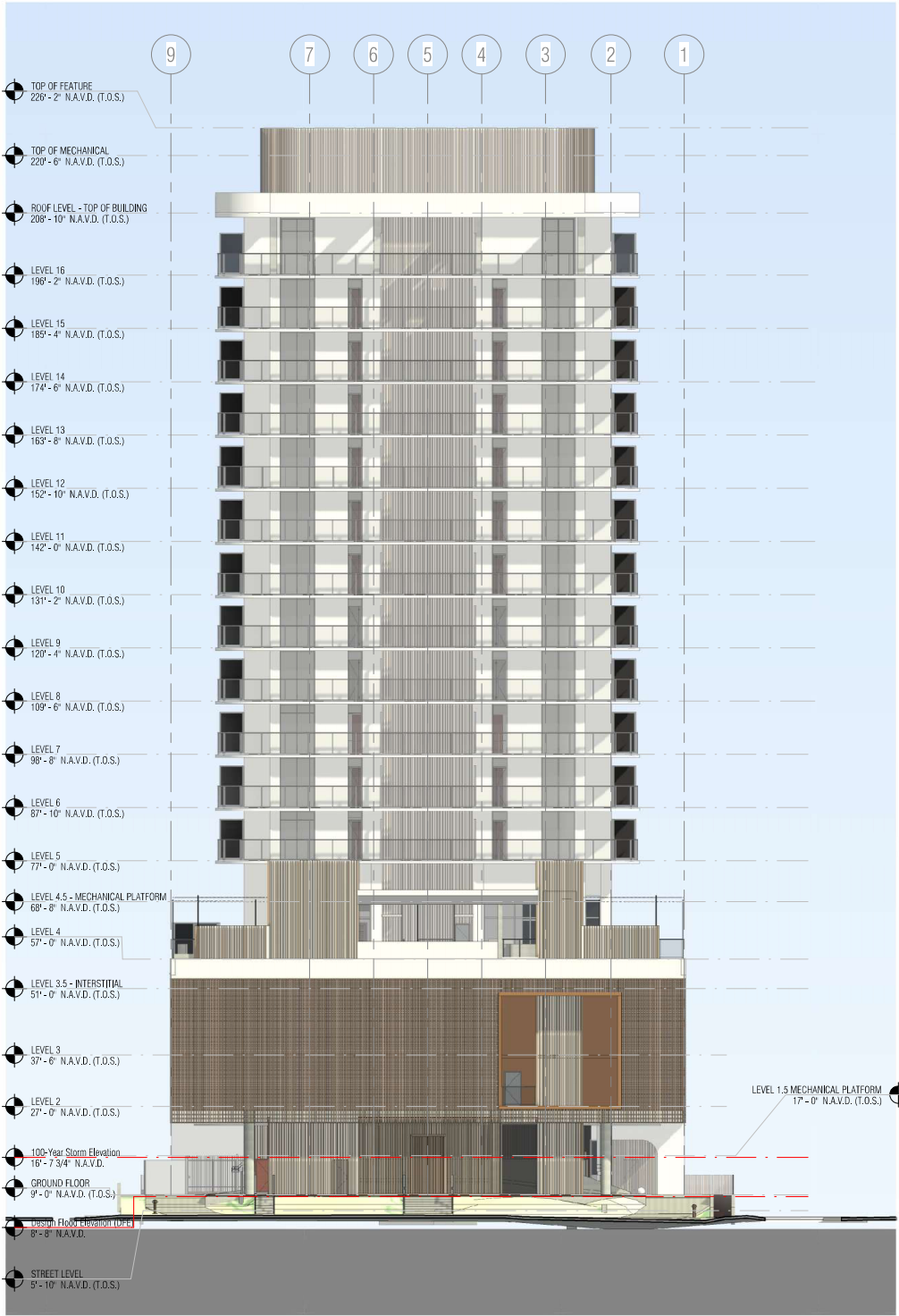
26/09/2024 14:51:22

D

C

B

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1 RENDERED WEST ELEVATION

1/16" = 1'-0"

3

- TOP OF FEATURE  
220'-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.)

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

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

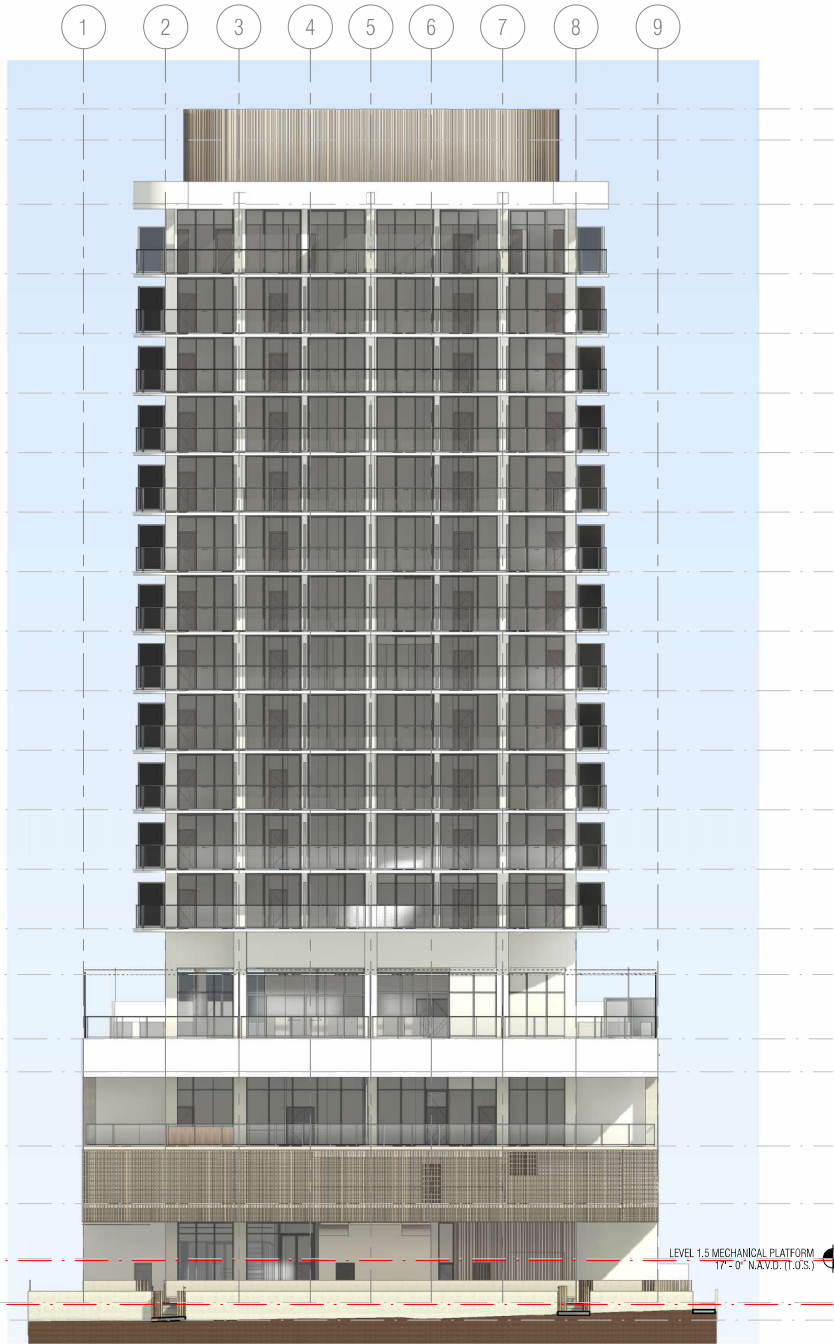
- Design Flood Elevation (DFE)  
8'-8" N.A.V.D.

- STREET LEVEL  
5'-10" N.A.V.D. (T.O.S.)

2 RENDERED EAST ELEVATION

1/16" = 1'-0"

4



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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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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DRAWING NAME:

RENDERED OVERALL WEST & EAST  
ELEVATION

A 1.43PB

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Office Registration # AA C000465

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

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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

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2

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

3

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

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

3

4

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
IT... 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 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
Setbacks					
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" 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			



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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:

ALTERNATIVE PROJECT DATA

A 2.01PB

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Office Registration # AA C000465  
SCALE: As indicated

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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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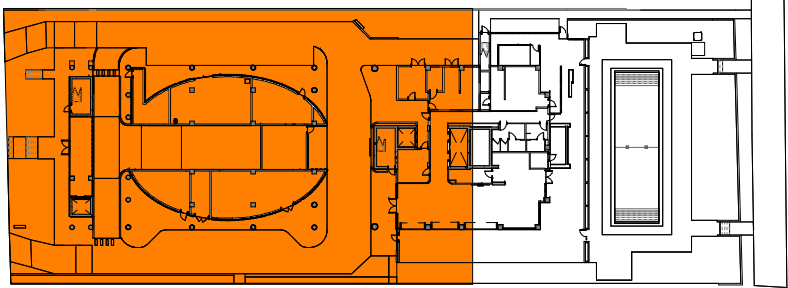
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DRAWING NAME:  
ALTERNATIVE PARKING LEVEL 1 PLAN  
SECTOR EAST

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Office Registration # AA C000465  
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	
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 - PROJECT 2018.2 - EQR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES.

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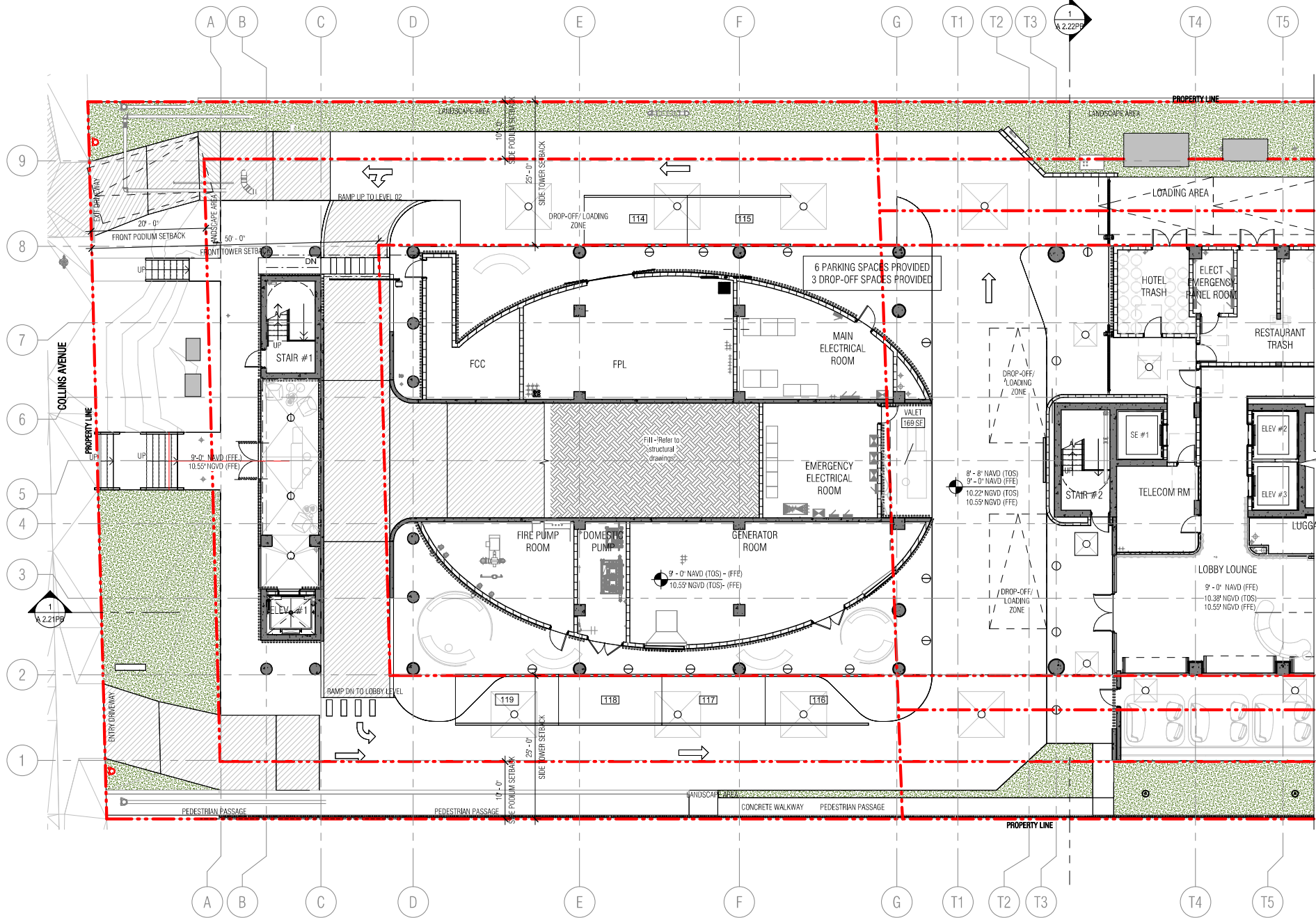
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**DRAWING NAME:**  
ALTERNATIVE PARKING LEVEL 1 PLAN  
SECTOR WEST

A 2.11WPB



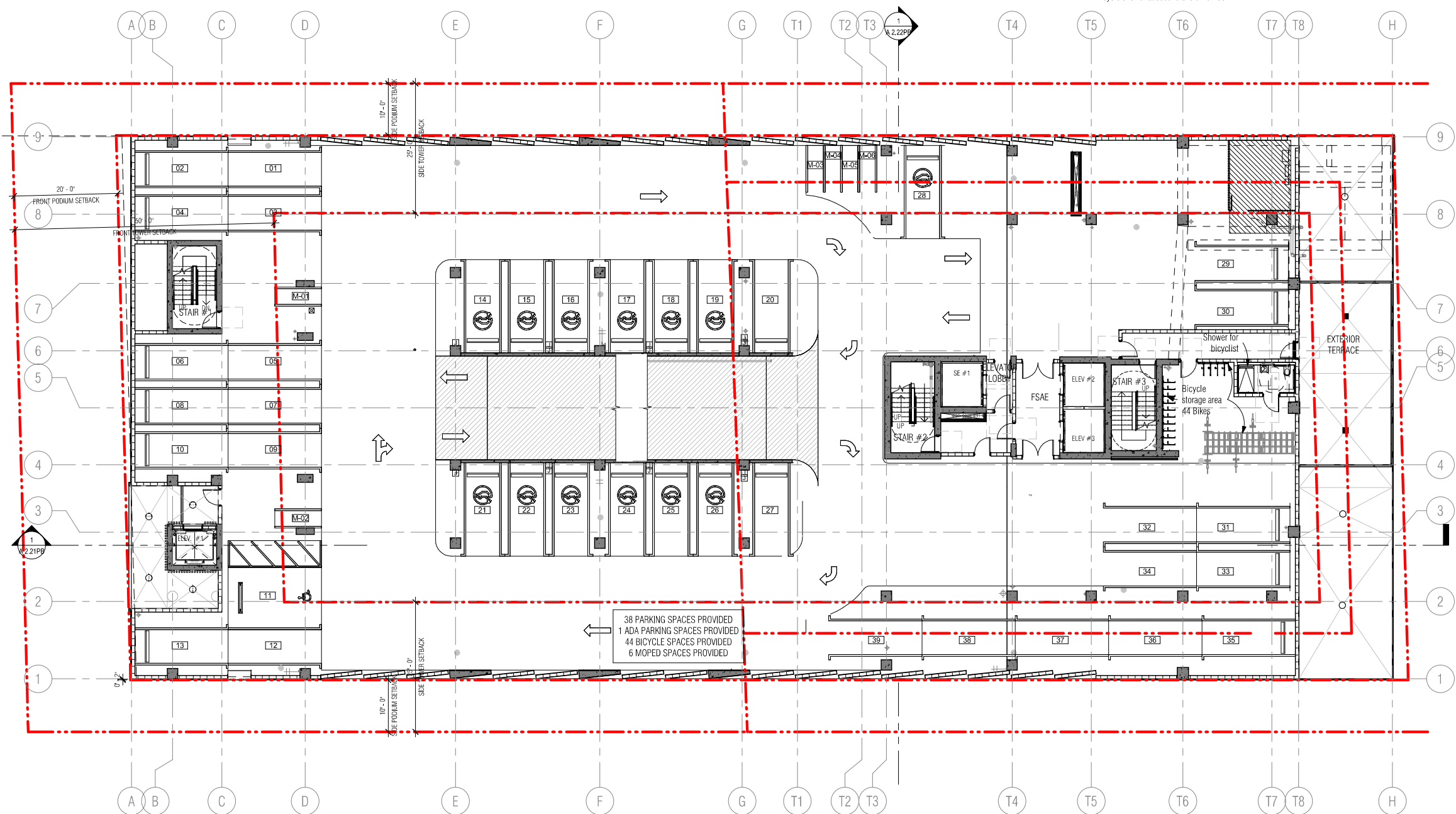
1 ALTERNATIVE PARKING LEVEL 1 - WEST SECTOR  
3/32" = 1'-0"

D

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

HOTEL PARKING REQUIREMENTS				
TYPE		QUANTITY	RATIO	TOTAL REQUIRED
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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

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #

DESCRIPTION

DATE

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010976

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DRAWING NAME:

ALTERNATIVE PARKING PLAN LEVEL 2

A 2.12PB

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FBG - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES -  
 FBG - 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  
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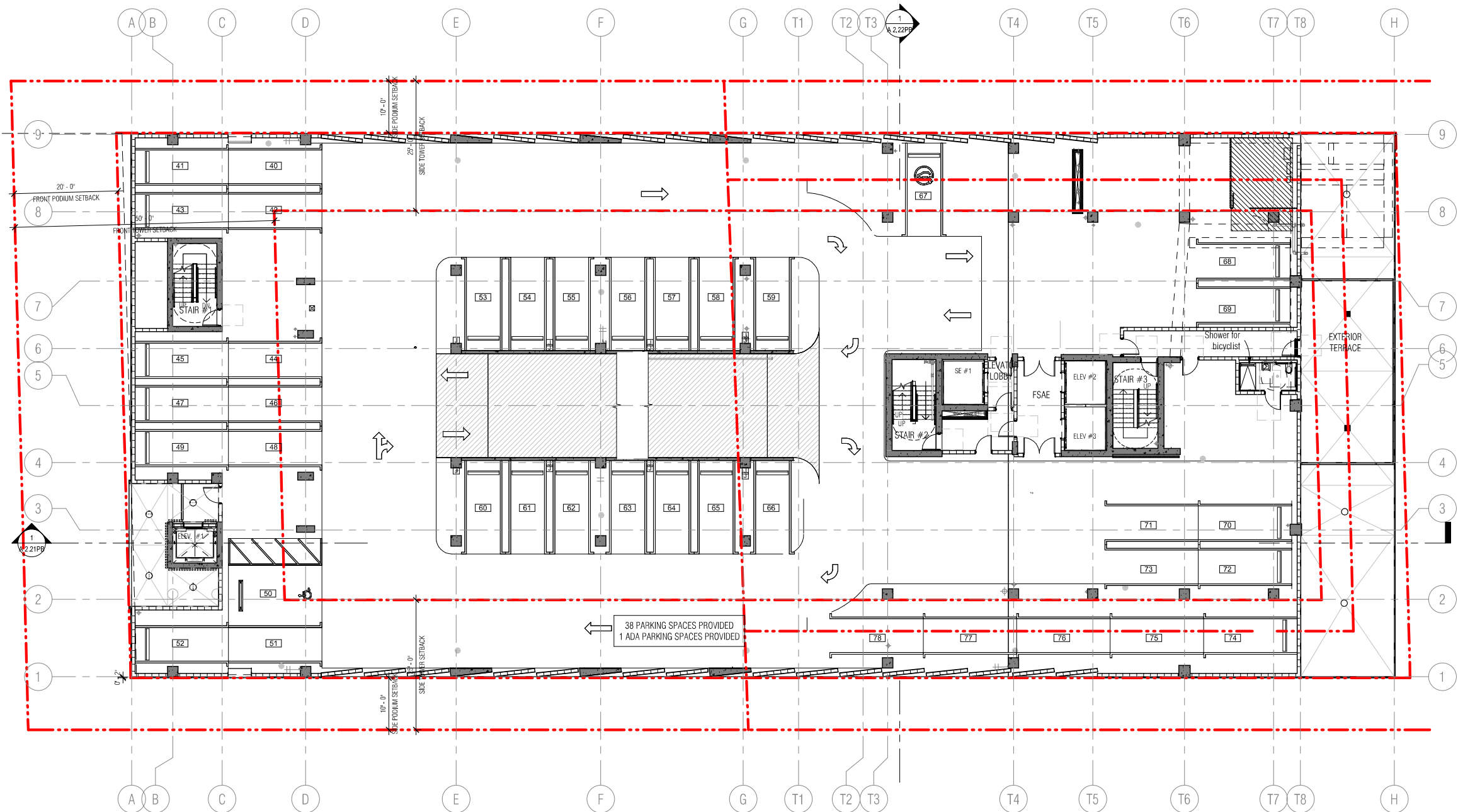
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**DRAWING NAME:**

### ALTERNATIVE PARKING PLAN LEVEL 3

# A 2.13PB

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

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FBO - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES —  
 FBO - 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  
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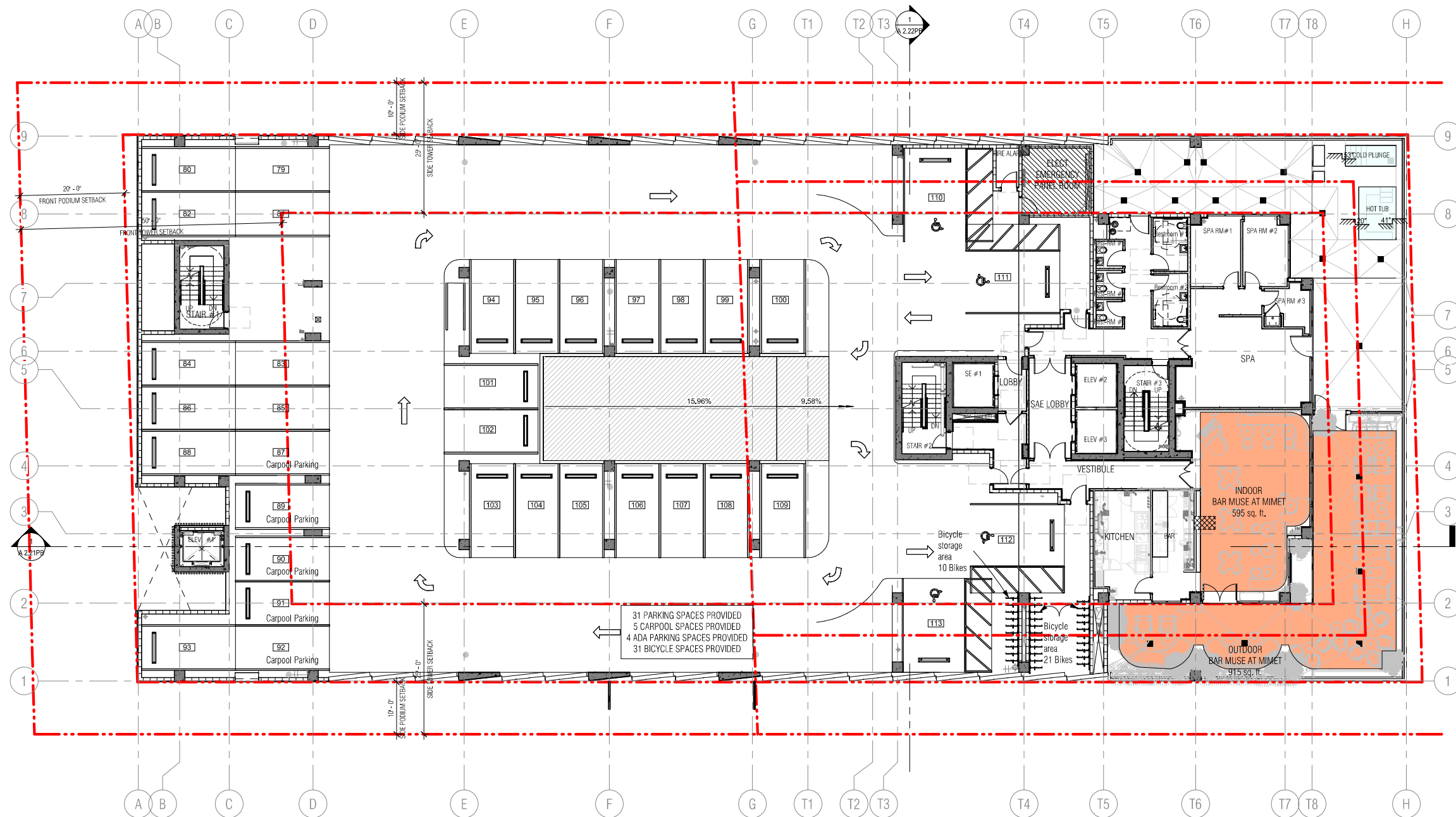
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**DRAWING NAME:**

ALTERNATIVE PARKING PLAN LEVEL 4

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## 1 ALTERNATIVE PARKING - LEVEL 4

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**DRAWING NAME**

### ALTERNATIVE LONGITUDINAL SECTION 1

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D

C

B

A

TOP OF FEATURE  
220' - 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  
200' - 10" N.A.V.D. (T.O.S.)

LEVEL 16  
190' - 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  
169' - 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.)

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

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

6' 00" N.O.V.D. (T.O.S.)

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

9

8

7

6

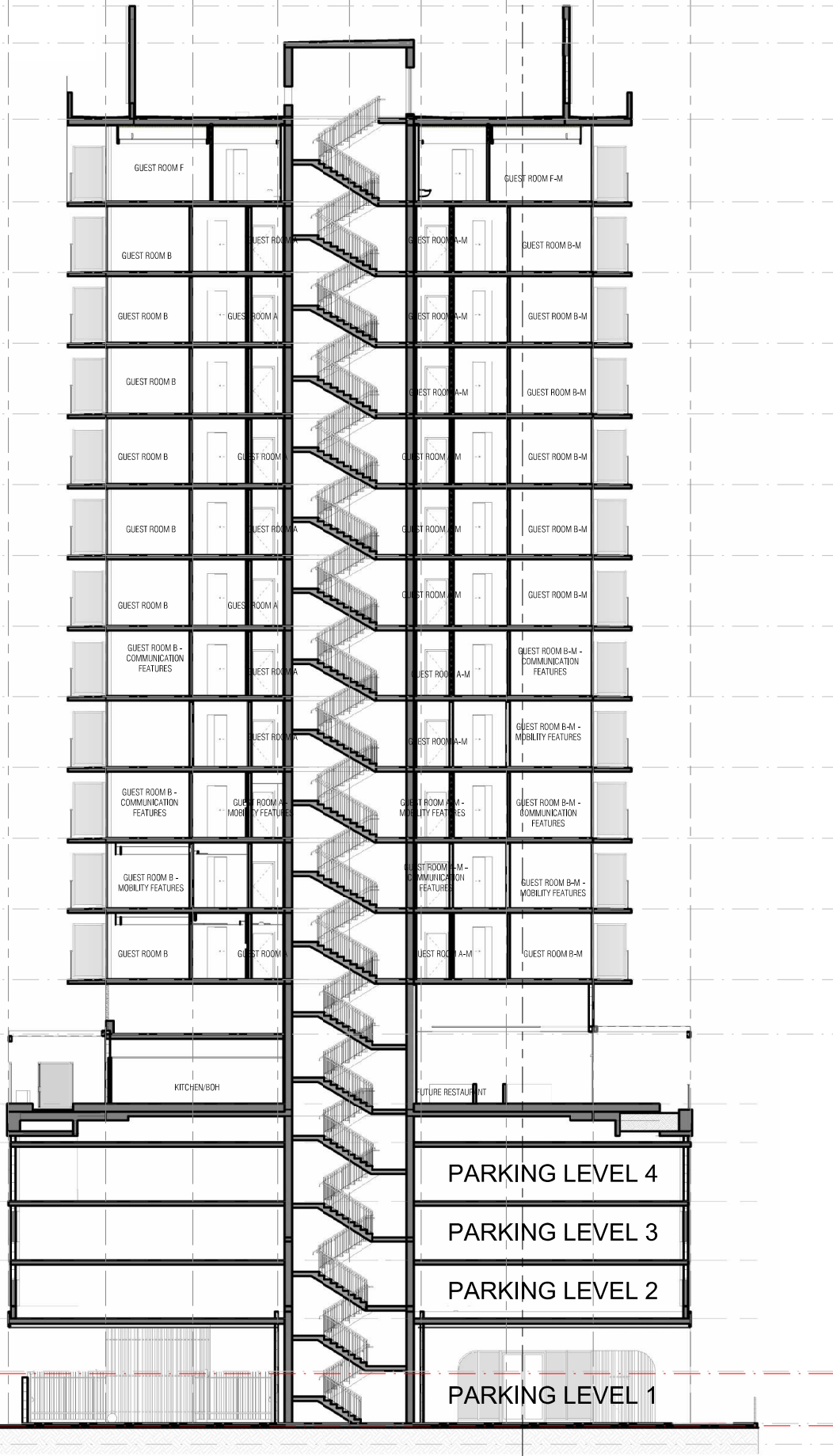
5

4

3

2

1



1

ALTERNATIVE CROSS - SECTION A

3/32" = 1'-0"

2

3

4

5



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DRAWING NAME:

ALTERNATIVE CROSS SECTION A

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