

1 NORTH ELEVATION

3/32" = 1'-0"



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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MEP ENGINEER:
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LANDSCAPE ARCHITECT:
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 780 NE 69TH STREET, SUITE 200
 MIAMI, FL 33138
 P:786.536.2961
 www.christophercawley.com

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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:
OVERALL NORTH

A 1.21PB

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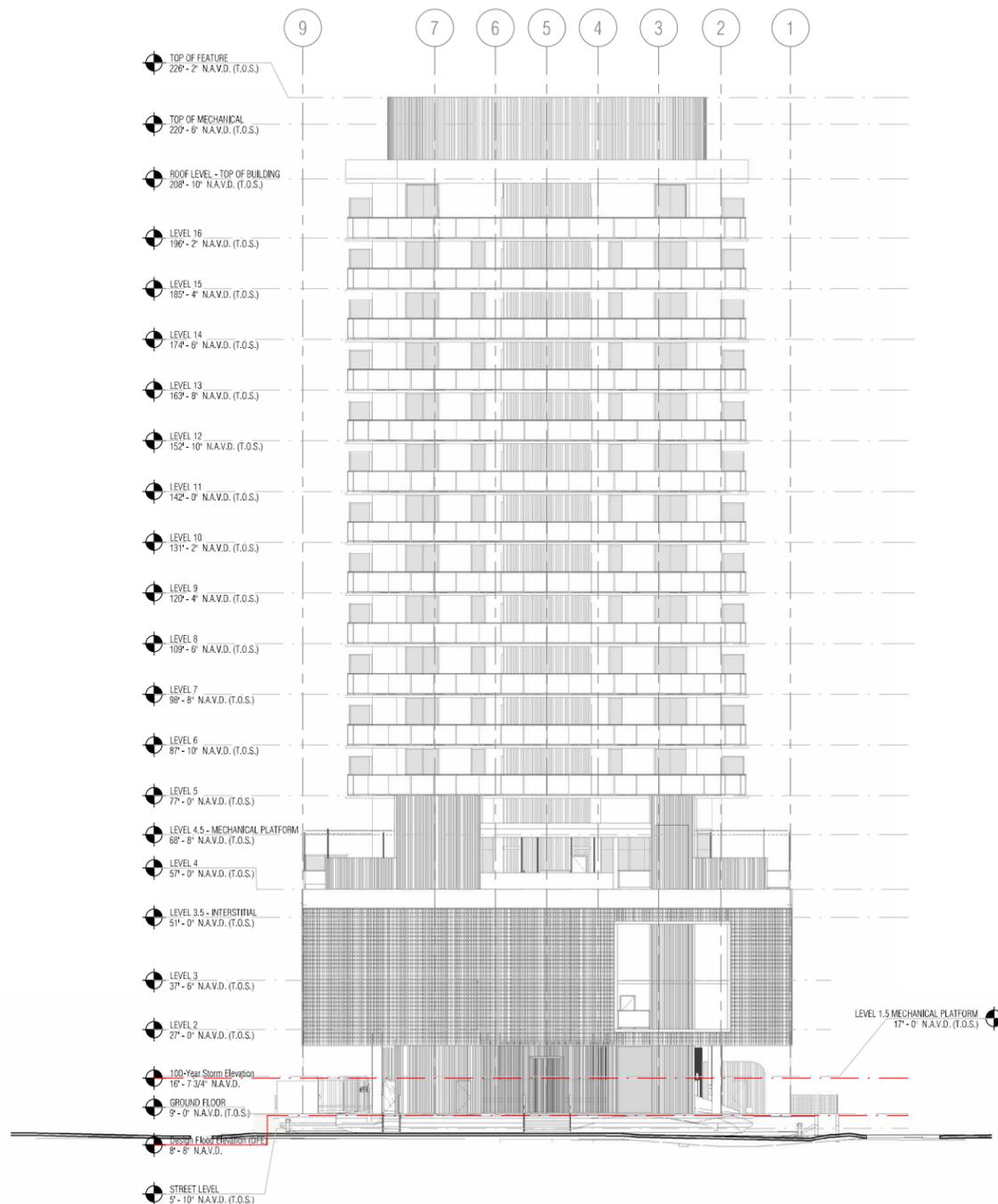
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DRAWING NAME:

OVERALL WEST & EAST ELEVATION

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

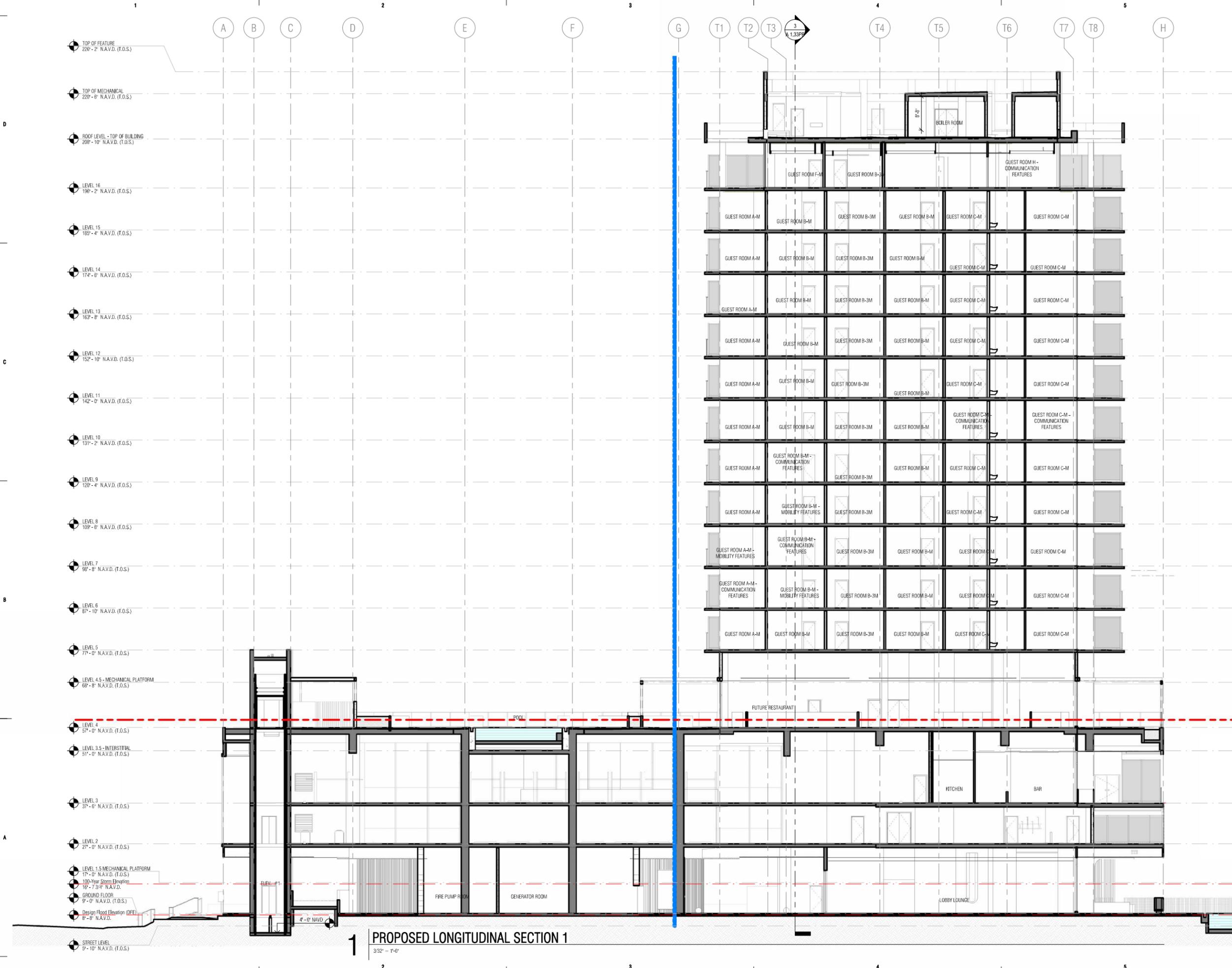


1 WEST ELEVATION
1/16" = 1'-0"



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

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

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



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DRAWING NAME:
PROPOSED LONGITUDINAL SECTION 1

A 1.31PB

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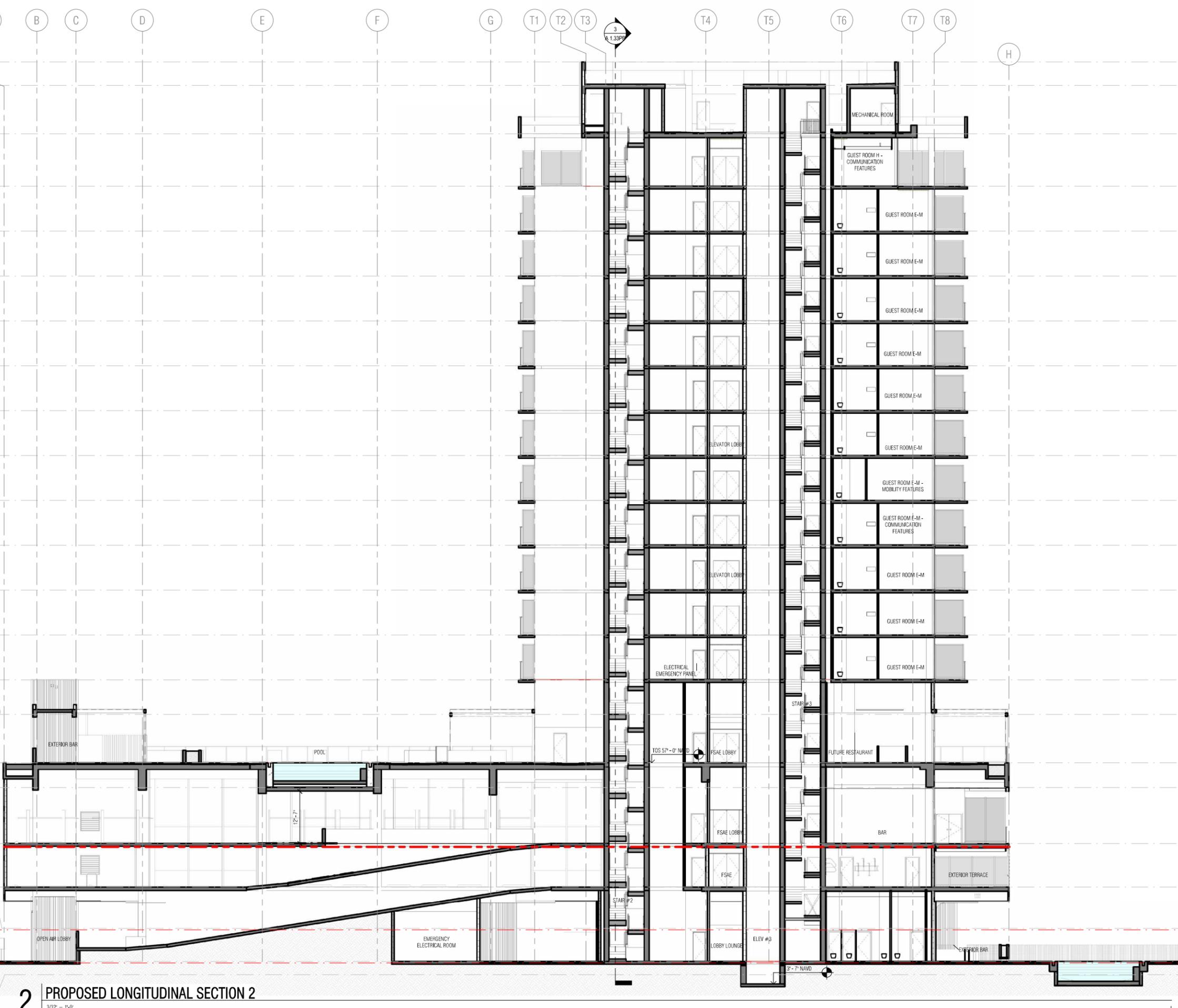
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PROPOSED LONGITUDINAL SECTION 2

A 1.32PB

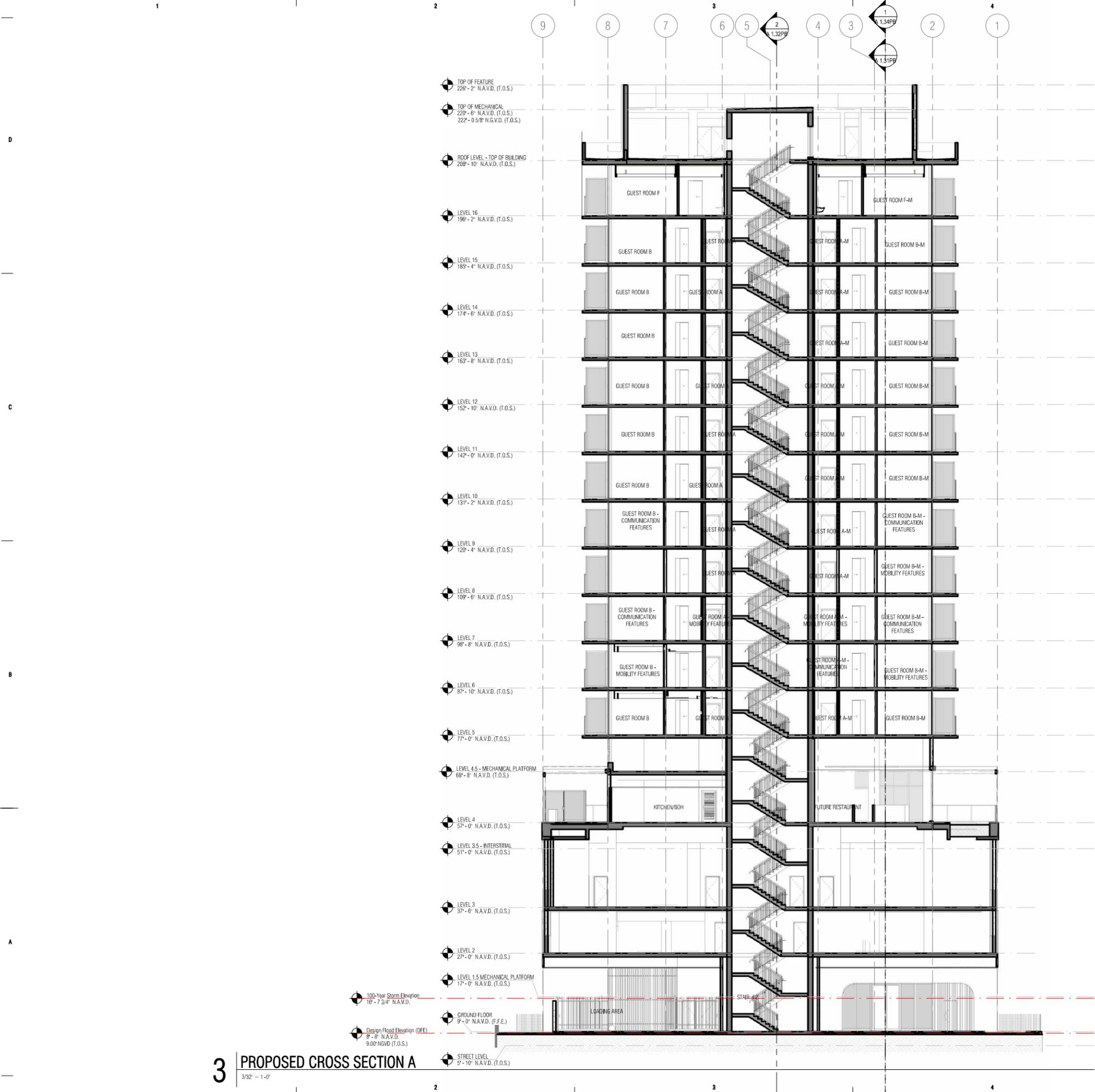
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- GROUND FLOOR
9'-0" N.A.V.D. (T.O.S.)
- Design Flood Elevation (DFE)
8'-8" N.A.V.D.
- STREET LEVEL
9'-10" N.A.V.D. (T.O.S.)



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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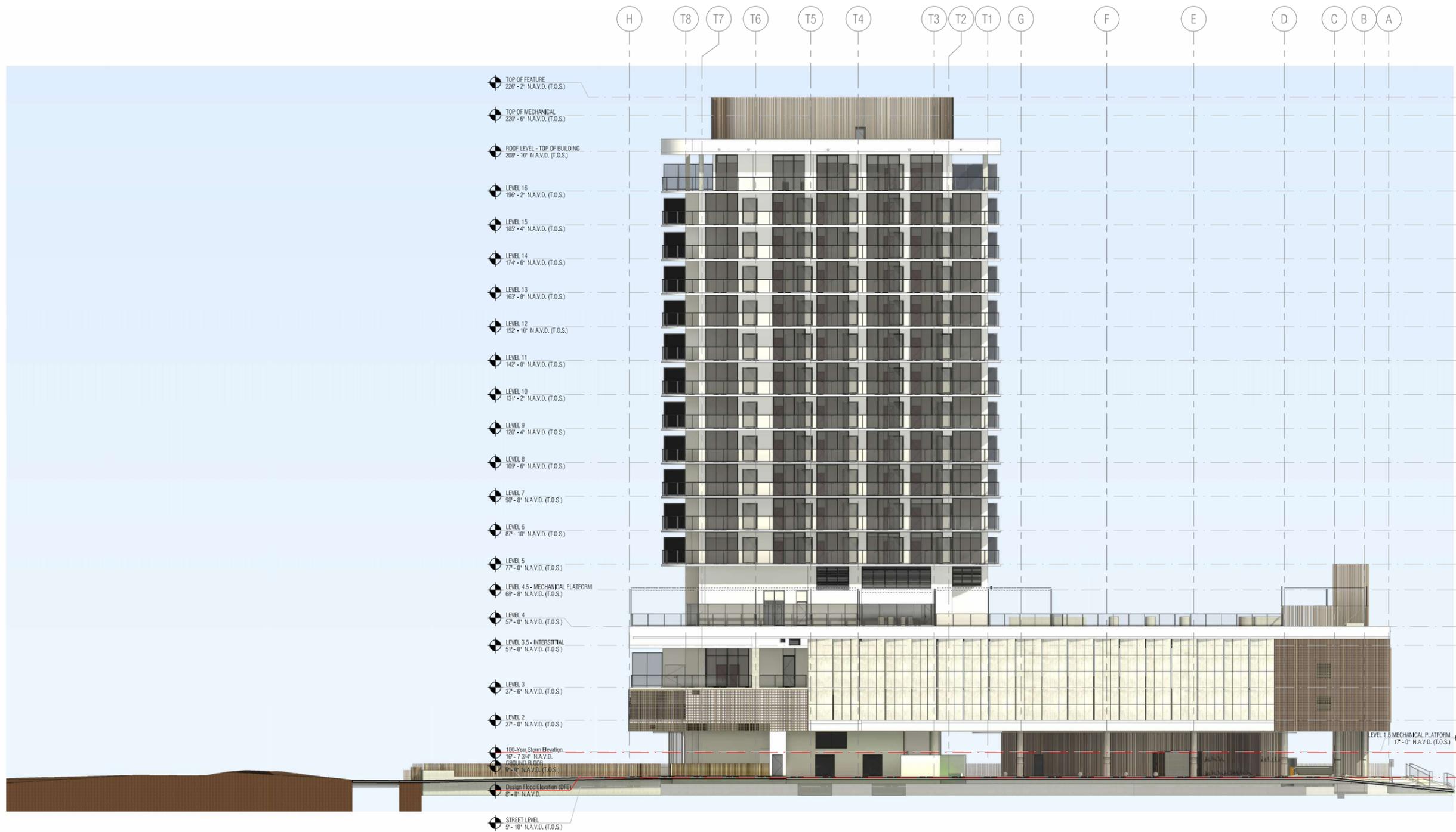
PROPOSED CROSS SECTION A

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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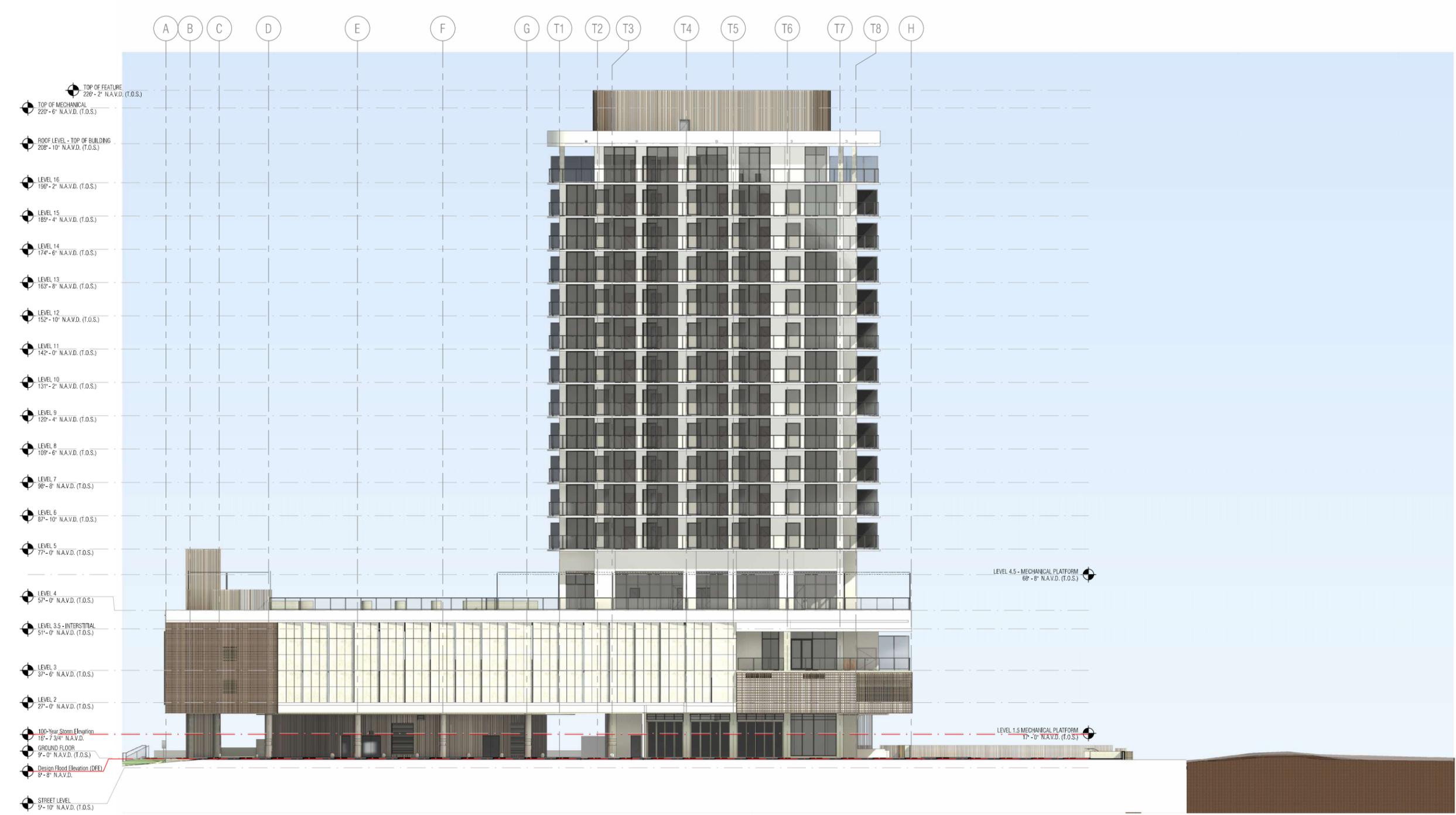
DRAWING NAME:

RENDERED OVERALL SOUTH

A 1.42PB

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



1 RENDERED SOUTH ELEVATION

1/16" = 1'-0"

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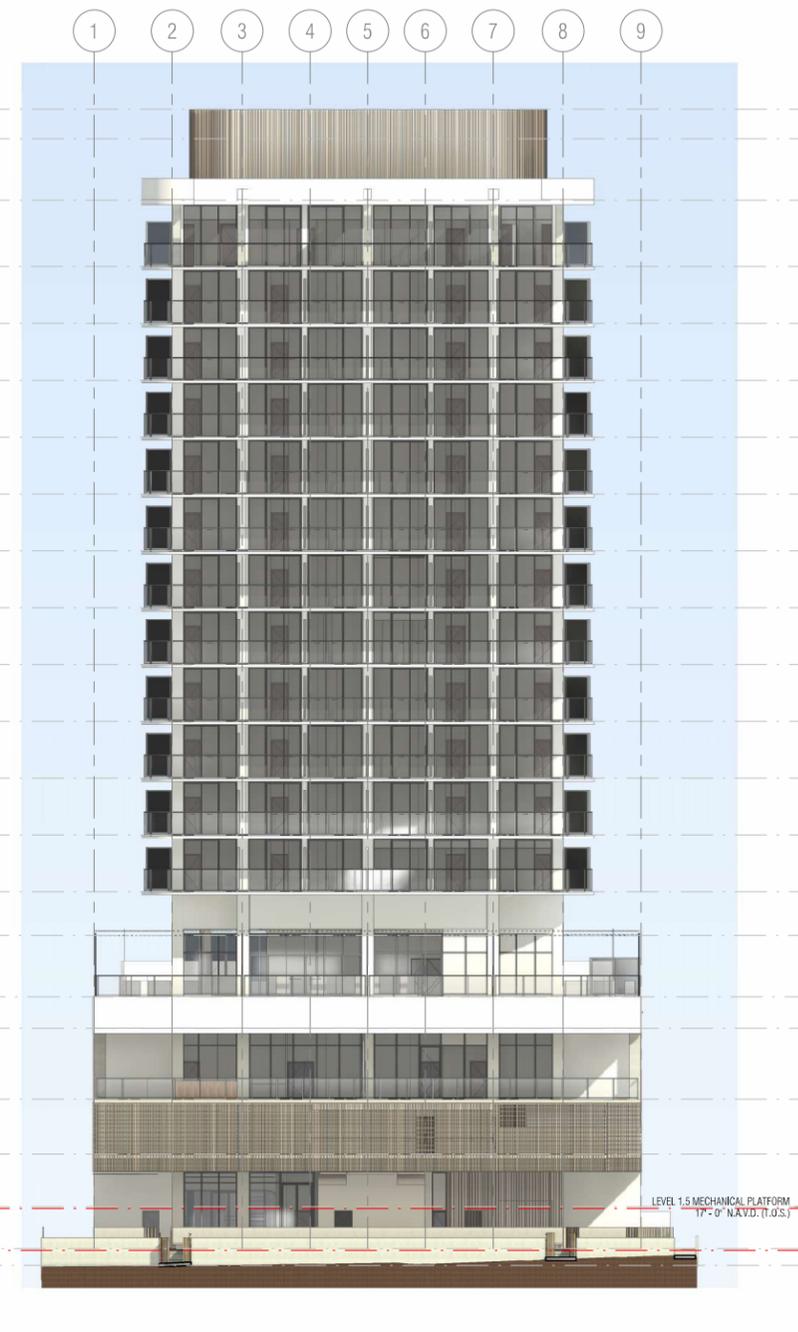
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DRAWING NAME:

RENDERED OVERALL WEST & EAST ELEVATION

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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

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

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
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

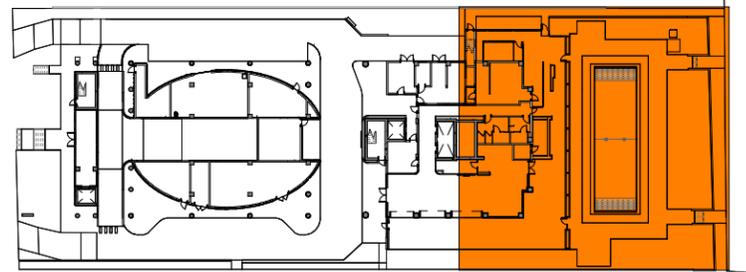
PARKING PROVIDED	LEVELS		STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 1	Single Parking	6	0	6
	LEVEL 2	Single Parking	27	12	39
	LEVEL 3	Single Parking	27	12	39
	LEVEL 4	Single Parking	35	0	35
TOTAL PARKING			95	24	119 TOTAL NEW PARKING
Alternative parking reduction					45 PARKING SPACES
TOTAL 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.				



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.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010975

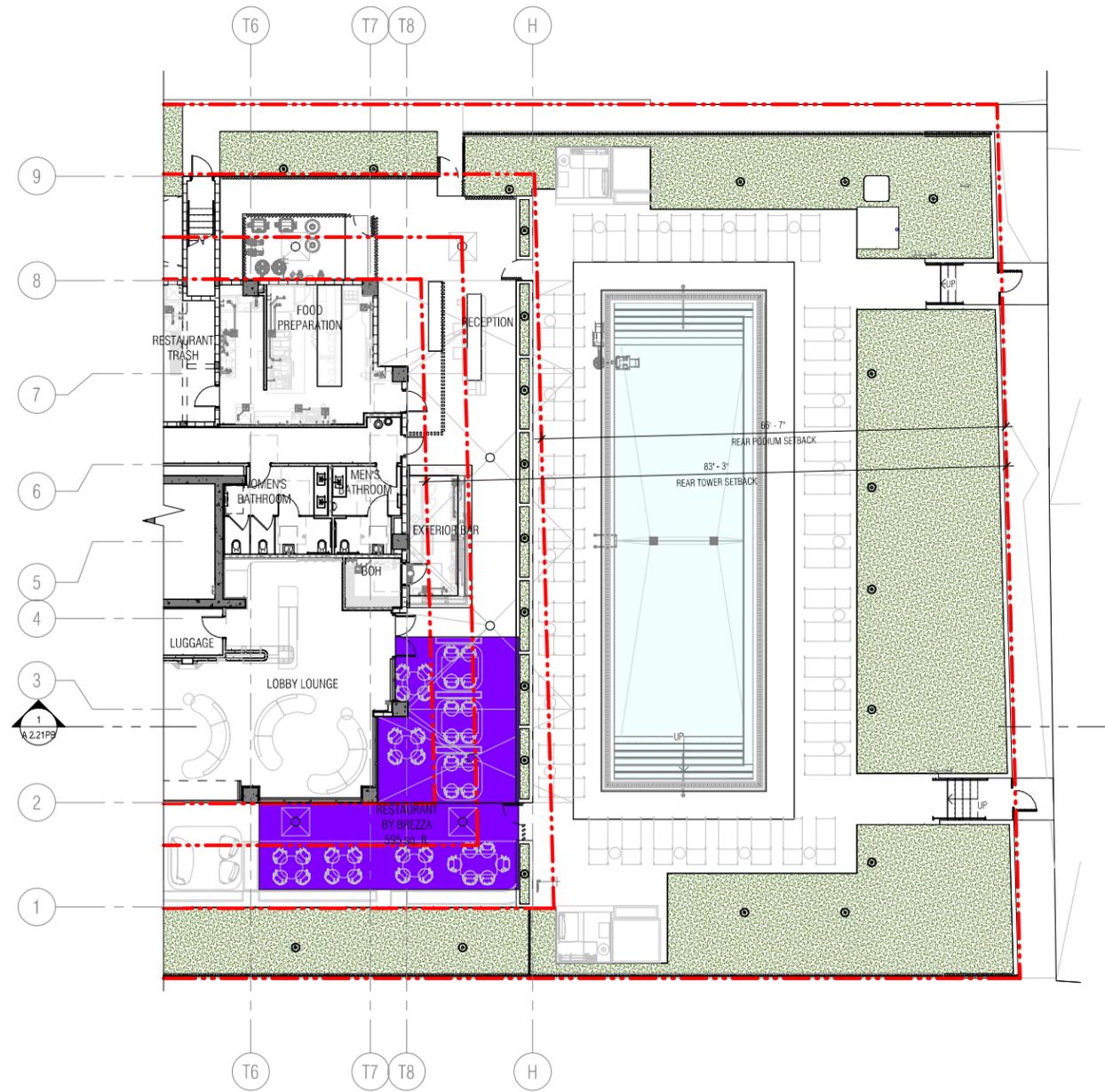
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DRAWING NAME:
ALTERNATIVE PARKING LEVEL 1 PLAN
SECTOR EAST

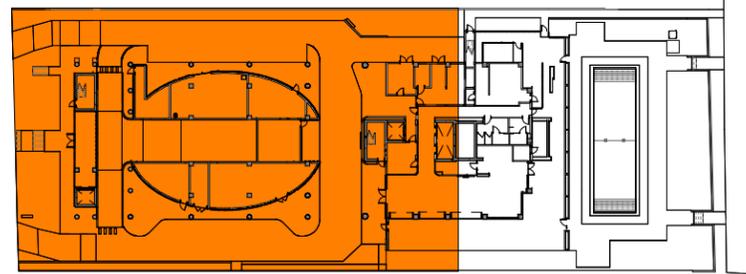
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 SCALE: As indicated



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	

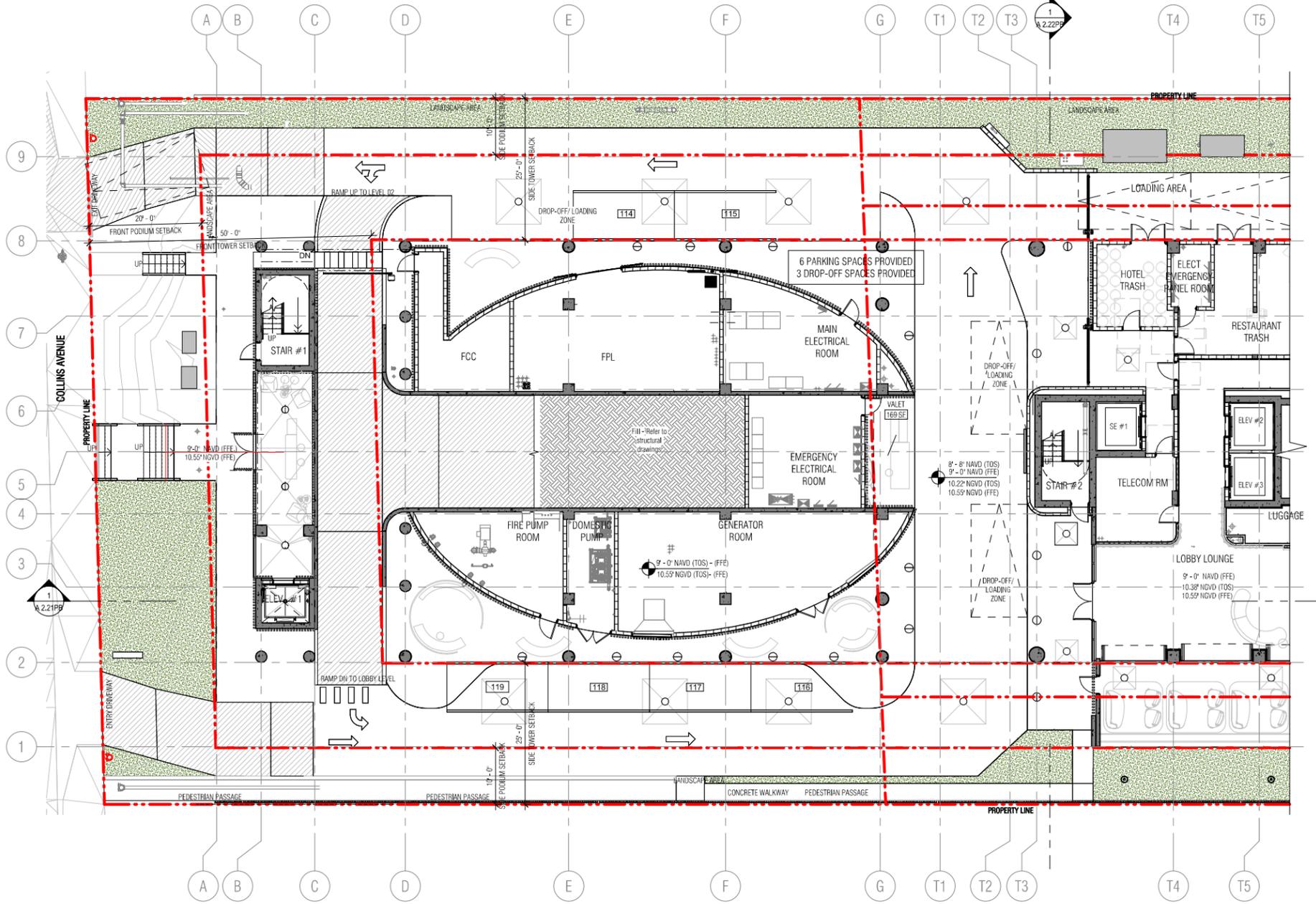
FBC - TABLE 208.2 - FOR 76 TO 100 STANDARD PARKING SPACES PROVIDED - REQUIRE 4 ADA PARKING SPACES
 FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED - REQUIRE 5 ADA PARKING SPACES -
ADA PARKING PROVIDED 5
 BIKE RACK = Storage for 75 bikes provided
 2 Bicycle shower at second and third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



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

PLANNING BOARD
 PROJECT ISSUE DATE : 07/07/24

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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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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010975

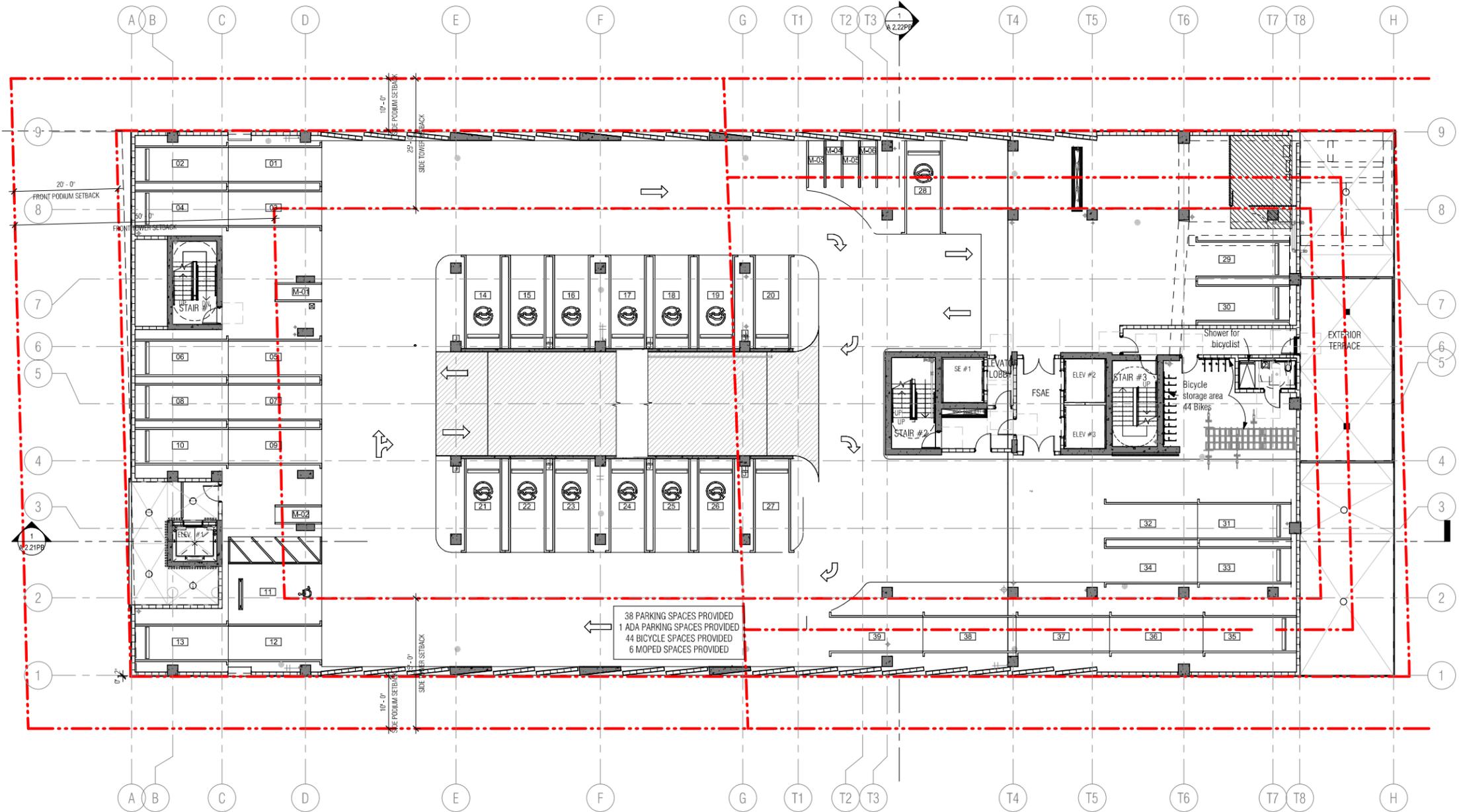
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DRAWING NAME:
ALTERNATIVE PARKING PLAN LEVEL 2

A 2.12PB

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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	
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Restaurant = 294 seats - 80 (units reduction) = 214/4 (1 space per 4 seat)			54 SPACES	
TOTAL			164 SPACES	
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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	
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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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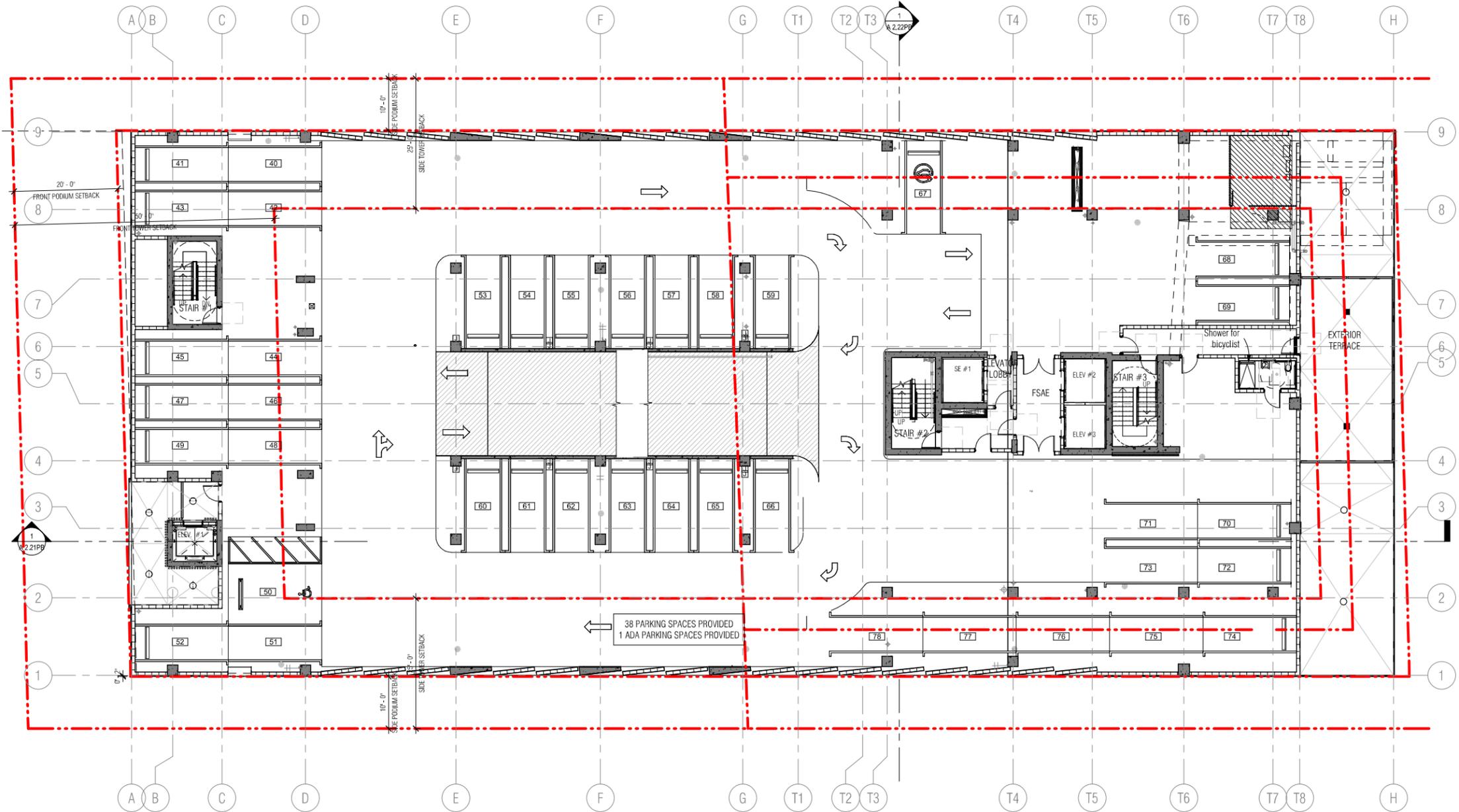
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DRAWING NAME:
 ALTERNATIVE PARKING PLAN LEVEL 3

A 2.13PB

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

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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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SEAL/SIGNATURE/DATE:

PLANNING BOARD
 PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
 010976

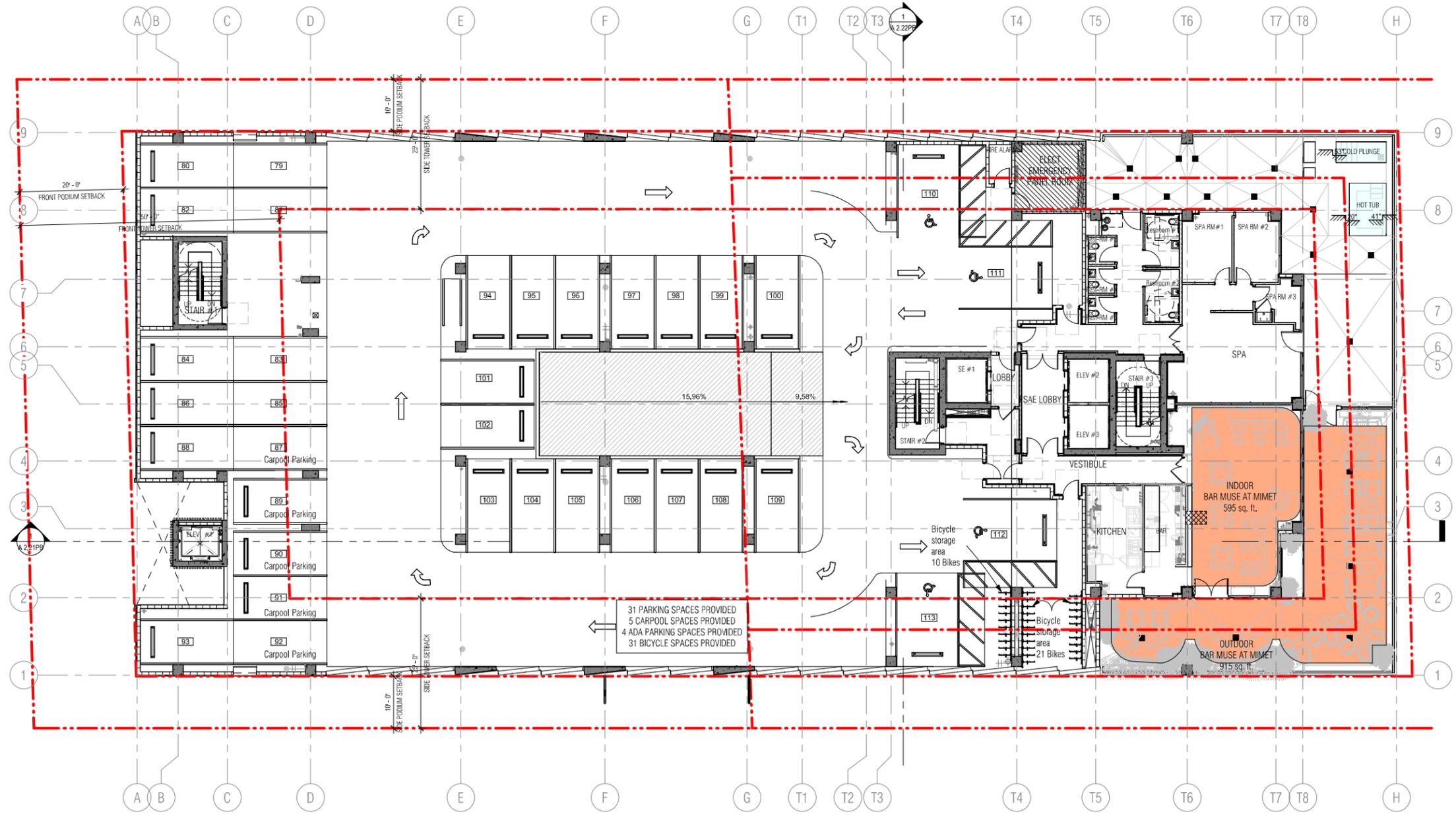
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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DRAWING NAME:
 ALTERNATIVE PARKING PLAN LEVEL 4

A 2.14PB

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 Office Registration # AA C000465
 SCALE: As indicated



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

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