

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
A 2.11WPB	ALTERNATIVE PARKING LEVEL
A 2.12PB	ALTERNATIVE PARKING PLAN
A 2.13PB	ALTERNATIVE PARKING PLAN
A 2.14PB	ALTERNATIVE PARKING PLAN
A 2.21PB	ALTERNATIVE LONGITUDINAL SECTION
A 2.22PB	ALTERNATIVE CROSS SECTION

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

OWNER:
URBANICA THE HOTELS

1000 FIFTH ST, SUITE 102,
MIAMI BEACH, FL, 33139
P: 305.416.4556

ARCHITECT:
ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

99 NW 27 AVENUE
MIAMI, FLORIDA 33125
P: 305.969.9423
www.yhengineering.com

CIVIL:

8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P: (786) 518 - 2008
www.oceanengineeringinc.com

MEP:

5757 BLUE LAGOON DR., STE 400
MIAMI, FL 33126
P: 305.263.3873
www.tlc-engineers.com

LANDSCAPE ARCHITECT:

780 NE 69th STREET, SUITE 200
MIAMI, FLORIDA 33138
P: 786.536.2961
www.christophercawley.com

D

C

B

A

2

2

2

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

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

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

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

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

SCHEDULE WITH CAR-STACKERS

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

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

ADA PARKING PROVIDED 5

BIKE RACK = Storage for 75 bikes provided

1 Bicycle shower at second floor.

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

MIXED USED STRUCTURE:
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

HOTEL BUILDING - TYPE OF CONSTRUCTION - TYPE I

Zoning Information:					
1	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141			
2	Board and file numbers:	PB24-0686			
3	Folio Number(s):	02-3211-007-0440; 02-3211- 007 -0430			
4	Year Constructed:	N/A	Zoning District:	CCC Civic and Convention Center District	
5	Based Flood Elevation	8'-0" NGVD	Grade Value in NAVD:	6.18 NGVD	
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area:	41,625 st	
7	Lot Width:	125'-0"	Lot Depth	333'-0"	
8	Minimum Unit Size	335	Average Unit Size	364 SF	
9	Existing Use:	VACANT	Proposed Use:	Hotel	
		Maximum	Existing	Proposed	Deficiencies
10	Height (Top of Building - Roof Level)	200'-0"	N/A	199'-10"	-
11	Number of Stories	N/A	N/A	16 STORIES	-
12	FAR	2.25 (93, 656)	N/A	93,655 SF	-
13	Gross Square Footage		N/A	191,750 SF	-
14	Square Footage by Use	N/A	N/A	N/A	-
15	Number of Units (Residential)	N/A	N/A	N/A	-
16	Number of Units (Hotel)	N/A	N/A	160 UNITS	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	N/A	N/A	-
Setbacks		Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback Facing Street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
At Grade Parking:					
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback Facing Street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
Pedestal:					
29	Front Setback (WEST)	20'-0"	N/A	20 Ft. - 22'-8"	
30	Side Setback (NORTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
31	Side Setback (SOUTH) 8% LOT WIDTH:	10'-0"	N/A	10'-0"	
32	Side Setback Facing Street:	N/A	N/A	N/A	
33	Rear Setback (EAST):		N/A	66'-7" Ft - 69'-3"	
Tower:					
34	Front Setback (WEST)	50'-0"	N/A	143'-2"Ft. - 145'-0"	
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50':	25'-0"	N/A	25'-0"	
37	Side Setback Facing Street :	N/A	N/A	N/A	
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 3"	N/A	86'-4" - 87'-8"	

	Parking	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	

	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			



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
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.969.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
MIAMI, FL 33126
P:305.263.3873
www.tlc-engineers.com

LANDSCAPE ARCHITECT:

CAWLEY
780 NE 69TH STREET, SUITE 200
MIAMI, FL 33138
P:786.538.2961
www.christophercawley.com

SEAL/SIGNATURE/DATE:

Anna Caruso
CNS-Anna Caruso
01/09/16
0=ARQUITECTONICA INTERNATIONAL CORPORATION, ILLUS
Arquitectonica International Corporation. This form has been distributed and prepared by Anna Caruso, AIA on the date below. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.09.03 15:07

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP

DRAWING NAME:

PROJECT DATA

A 0.02PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: As indicated



CRAWLEY
780 NE 69TH STREET, SUITE 200
MIAMI, FL 33138
P:786.536.2961
www.christophercrawley.com

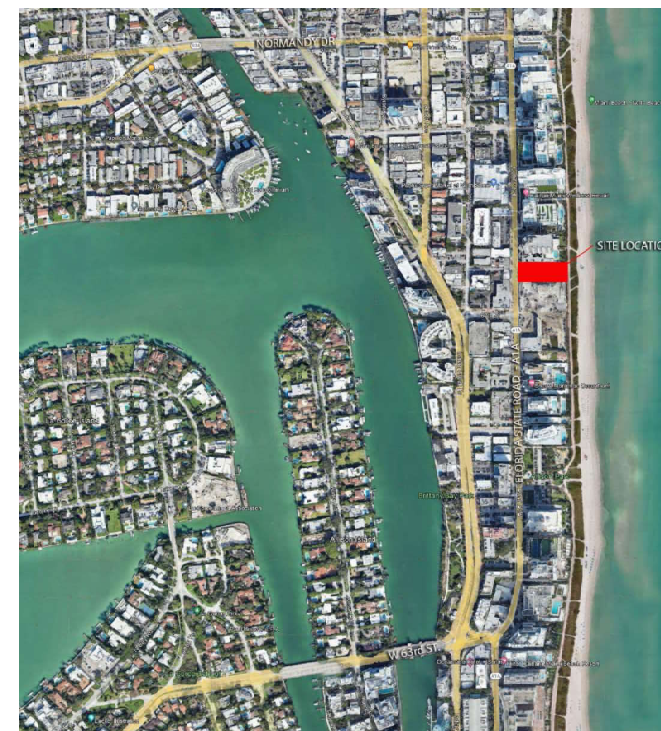
©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465

SCALE: 12" = 1'-0"

Autodesk Docs://0000.010976.000-1122 6747 Collins Hotel - Urbanica/010976_6747 Collins Hotel_R23.rvt

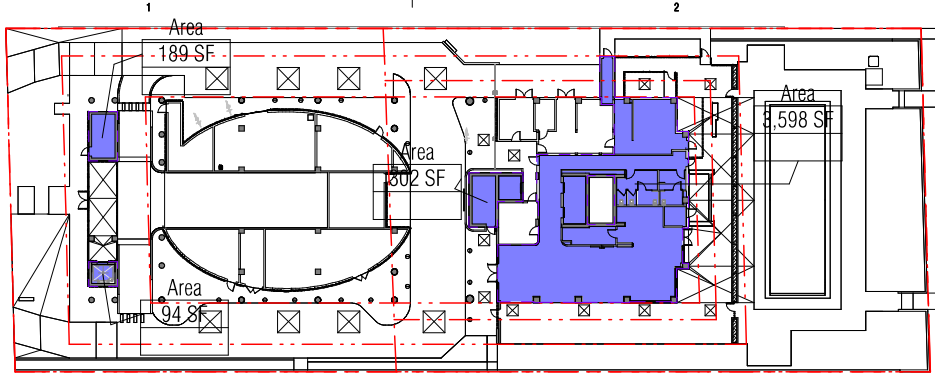
26/08/2024 14:43:44

N.T.S.

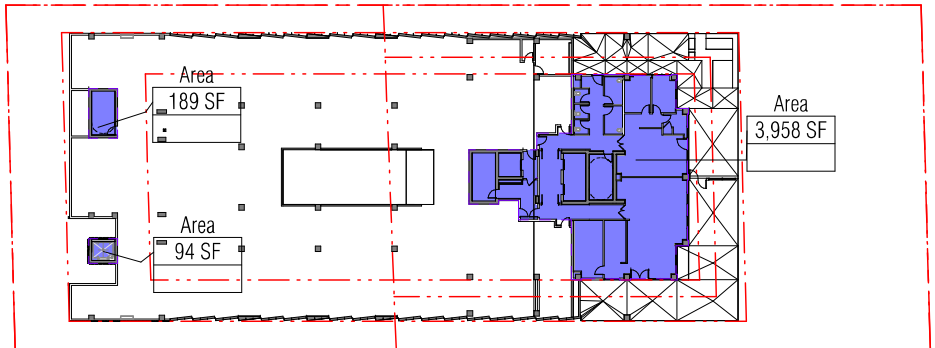


5	N.T.S.
---	--------

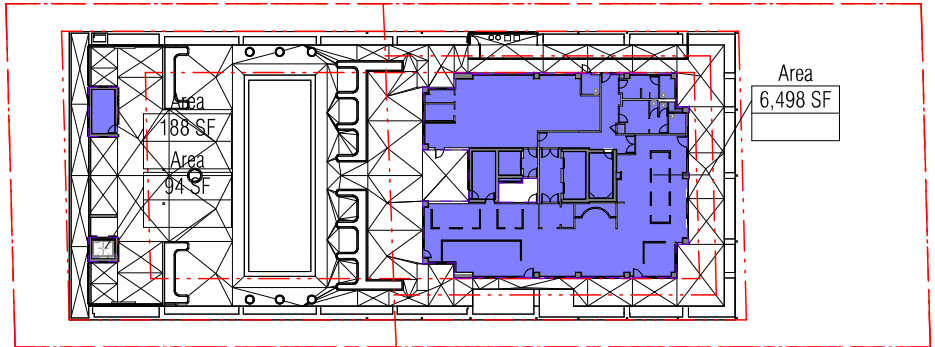
2 N.T.S.



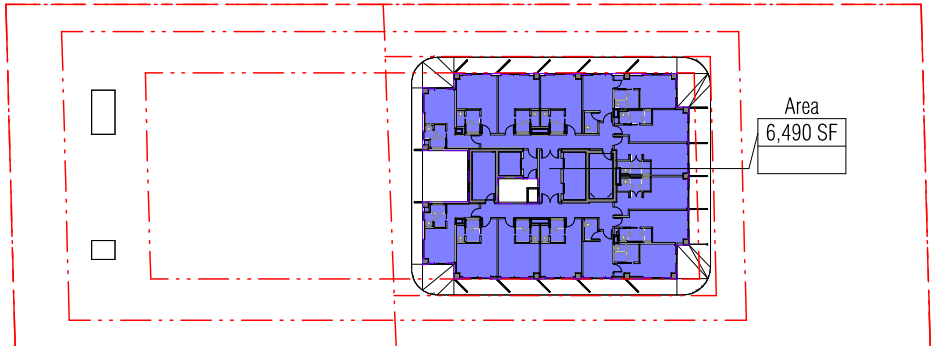
1 GROUND LEVEL FAR
1/32" = 1'-0"



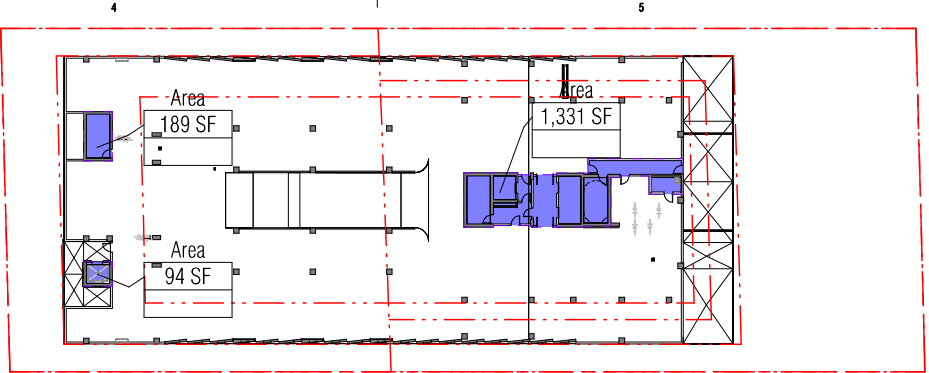
3 LEVEL 3 PARKING FAR
1/32" = 1'-0"



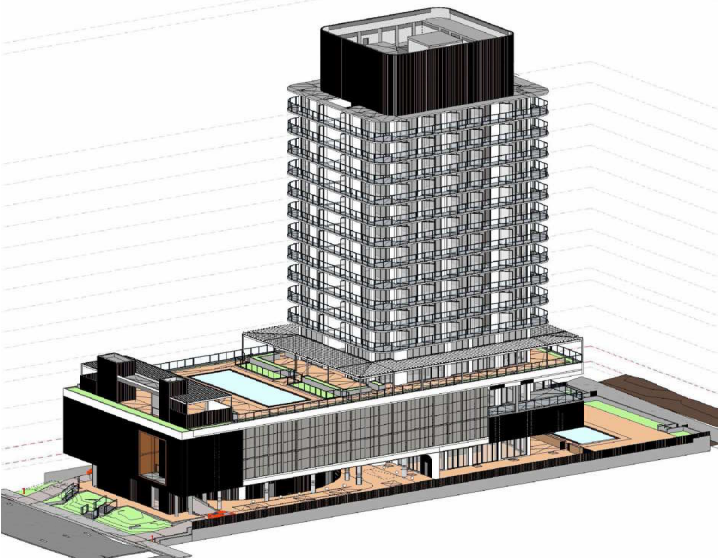
4 LEVEL POOL - AMENITY FAR
1/32" = 1'-0"



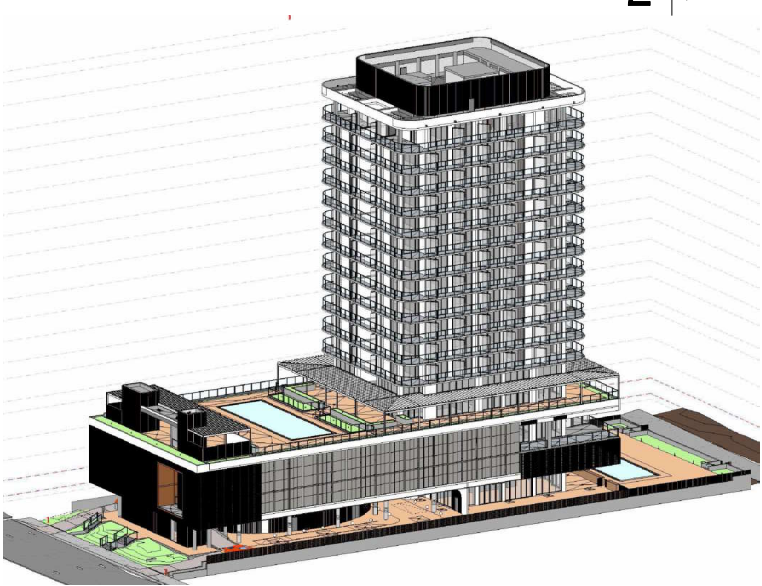
5 LEVEL 5 TO 15 FAR
1/32" = 1'-0"



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



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



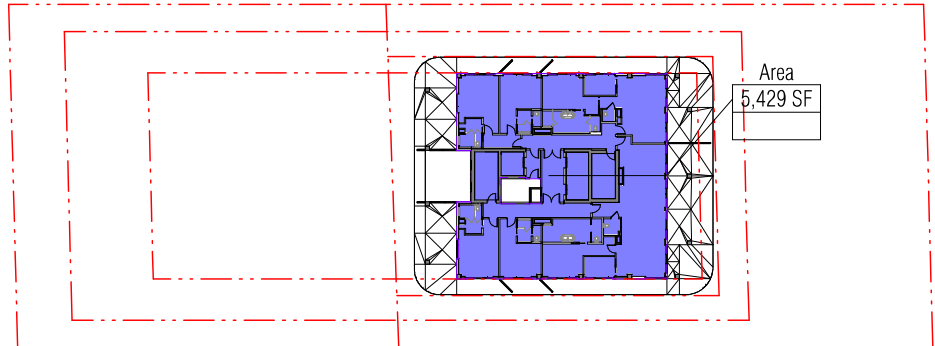
7 PROPOSED WITH CAR STACKERS
1/2" = 1'-0"

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

FAR LEGEND

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



6 LEVEL 16 FAR
1/32" = 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

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yhengengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16
0=ARQUITECTONICA INTERNATIONAL CORPORATION, ILLUS
Arquitectonica International Corporation has
been duly licensed and sealed by Anna Caruso, AIA
on the 01/09/16. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.
2024.09.03

PLANNING BOARD

PROJECT ISSUE DATE : 07/07/24

ISSUE # DESCRIPTION DATE

PROJECT NUMBER:
010916

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRAWING NAME:

FAR AREA DIAGRAMS

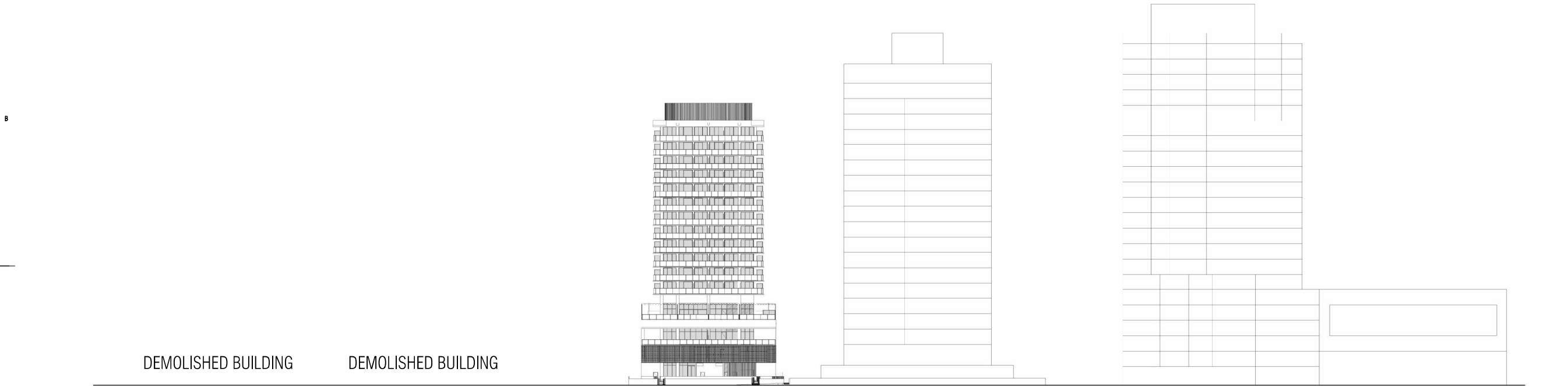
A 0.04PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: As indicated



1 COLLINS AVENUE CONTEXT ELEVATION

1" = 40'-0"



2 ATLANTIC WAY CONTEXT ELEVATION

1" = 40'-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

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16-03/09/24
O=ARQUITECTONICA INTERNATIONAL
CORPORATION, U.S.
Arquitectonica International Corporation has
been duly designed and sealed by Anna Caruso, AIA
on the date below. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copies.
2024.09.03 11:44:24

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRAWING NAME:

CONTEXTUAL ELEVATION DRAWING

A 0.06PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc

Office Registration # AA C000465

SCALE: 1" = 40'-0"



1	Ariel View
	N.T.S.



2	Visualization - Front View
	N.T.S.



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
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.969.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
MIAM, FL 33126
P:305.263.3873
www.tlc-engineers.com

LANDSCAPE ARCHITECT:

CRAWLEY
780 NE 69TH STREET, SUITE 200
MIAMI, FL 33138
P: 786.536.2961
www.christophercrawley.com

SEAL/SIGNATURE/DATE:

Anna Caruso
 CN-Anna Caruso
 dnQualifier=CN=10C0000010E7EC9290183B61,
 CN=ORCA ELECTRONIC SIGNATURE
 CORPORATION
 Acquisition: This digital signature was created by the signatory. This sign
 has been digitally signed and sealed by Anna Caruso, AIA on
 the date below. I am the author of this document.
 Printed copy of this document are not preserved
 signed and sealed and the signature must be verified on
 any electronic copy.
 2024.09.03 12:54:13 PM

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATIONS OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRAWING NAME:

VISUALIZATION

A 0.07PB

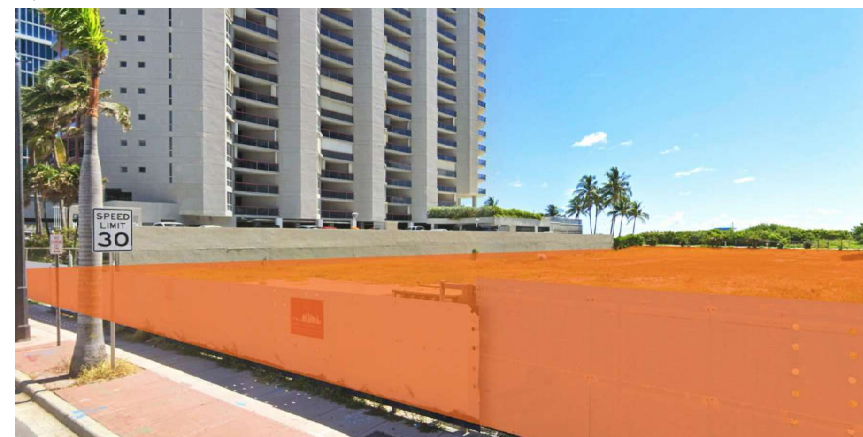
©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: 12" = 1'-0"



1	01 VIEW
	N.T.S.



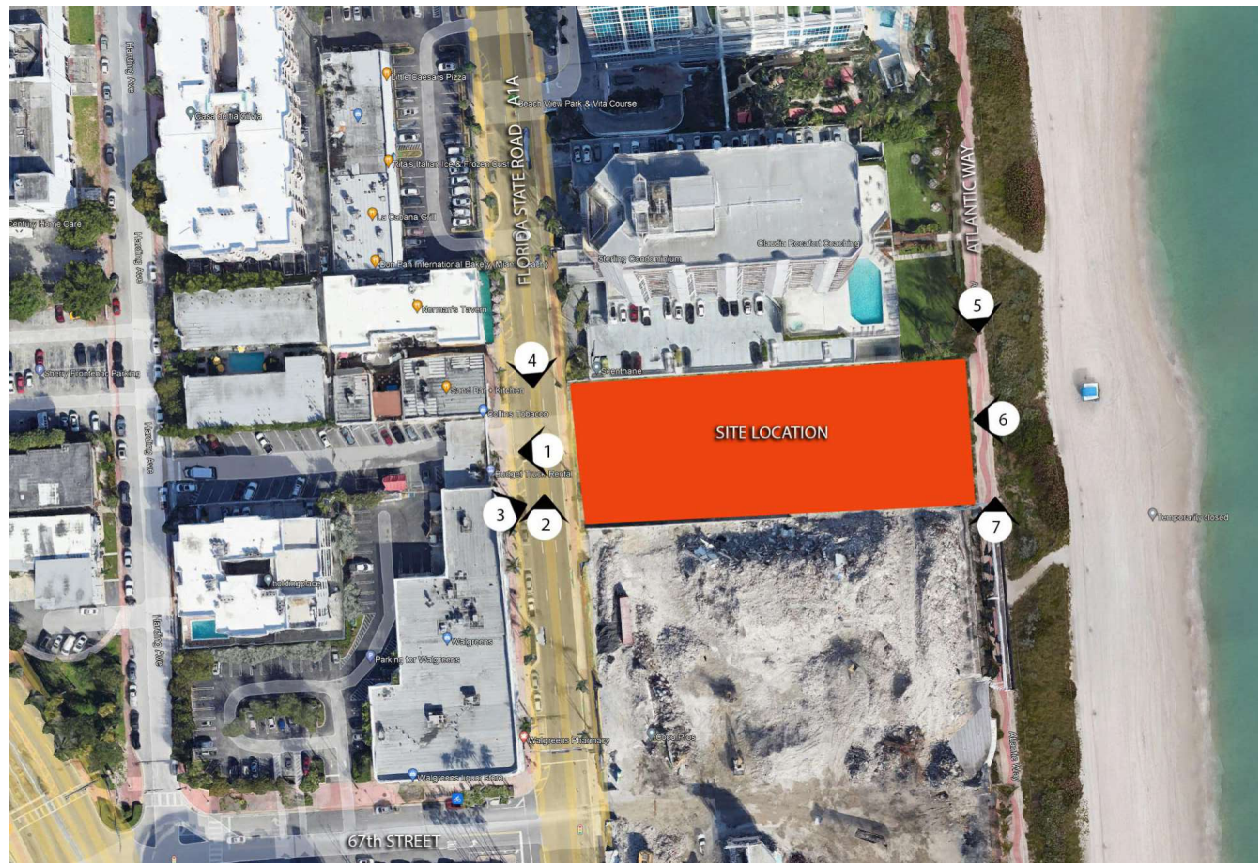
2	02 VIEW
	N.T.S.



3 | 03 VIEW



4	04 VIEW
	N.T.S.



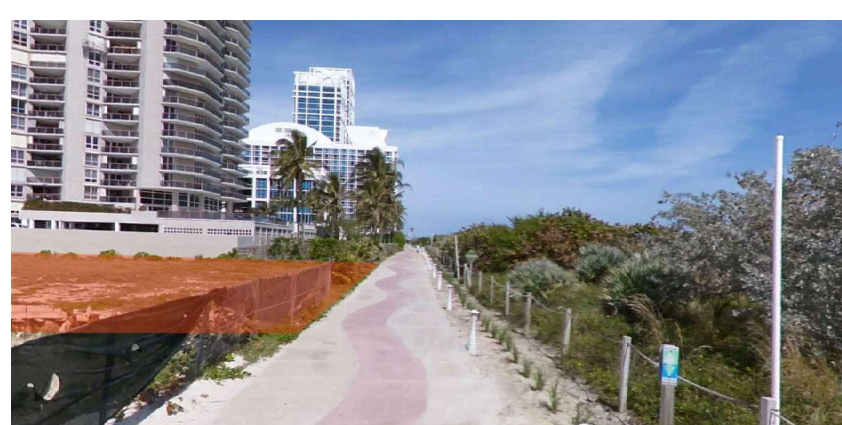
KEY PLAN
N.T.S.



5	05 VIEW
	N.T.S.



6	06 VIEW
	N.T.S.



7 | 07 VIEW
N.T.S.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:

URBANICA THE HOTELS
1000 FIFTH ST, SUITE 10
MIAMI BEACH, FL 33139
P:786.571.1700

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL.
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.969.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
MIAMI, FL 33126
P:305.263.3873
www.tlc-engineers.com

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

SEAL/SIGNATURE/DATE:

Anna Caruso
 CN=Anna Caruso
 dnQualifyingID=110C0000010CE7CE55680083861,
 O=ARQUITECTONICA INTERNATIONAL
 CORPORATION, C=US
 Arquitectonica International Corporation. This form has
 been digitally signed and sealed by Anna Caruso, AIA on
 the following date and time: 2024.09.03 12:26:56 PM EDT.
 Printed copy of this document are not guaranteed
 signed and sealed and the signature must be verified on
 any electronic copies.
 2024.09.03 12:26:56 PM EDT

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP

DRAWING NAME

EXISTING PHOTOGRAPHY

A 0.08PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc.
Office Registration # AA C000465
SCALE: 12" = 1'-0"

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL	
GROUND FLOOR	OUTDOOR - RESTAURANT - 595 SF	36	2	38	38
RESTAURANT - LEVEL 3	INDOOR - 660 SF	28	2	30	62
	OUTDOOR - 915 SF	30	2	32	
LEVEL 4 - RESTAURANT	INDOOR - 1,286 SF	80	4	84	194
	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

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



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
Miami, Florida 33133
305.372.1812 TEL.
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER

YHE

99 NW 27 AVENUE
MIAMI, FL 33125
P:305.969.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
MIAMI, FL 33126
P:305.263.3873
www.tlc-engineers.com

LANDSCAPE ARCHITECT

CRAWLEY
780 NE 69TH STREET, SUITE 200
MIAMI, FL 33138
P: 786.536.2961
www.christophercrawley.com

SEAL/SIGNATURE/DATE:

Anna Caruso
CIN=Anna Caruso
dn=c:\na\cna\010C00000101ETEC9268083B61,
CN=ARQUITECTA ANNA CARUSO S.R.L.
CORPORATION

Arquitetura Inc. International Corporation This form has been digitally signed and sealed by Anna Caruso, AIA on the date below. I am the author of this document.

Printed copies of this document are not considered signed and sealed and the signature must be verified by all electronic means.

2024.09.03 12:27:09 PM

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.

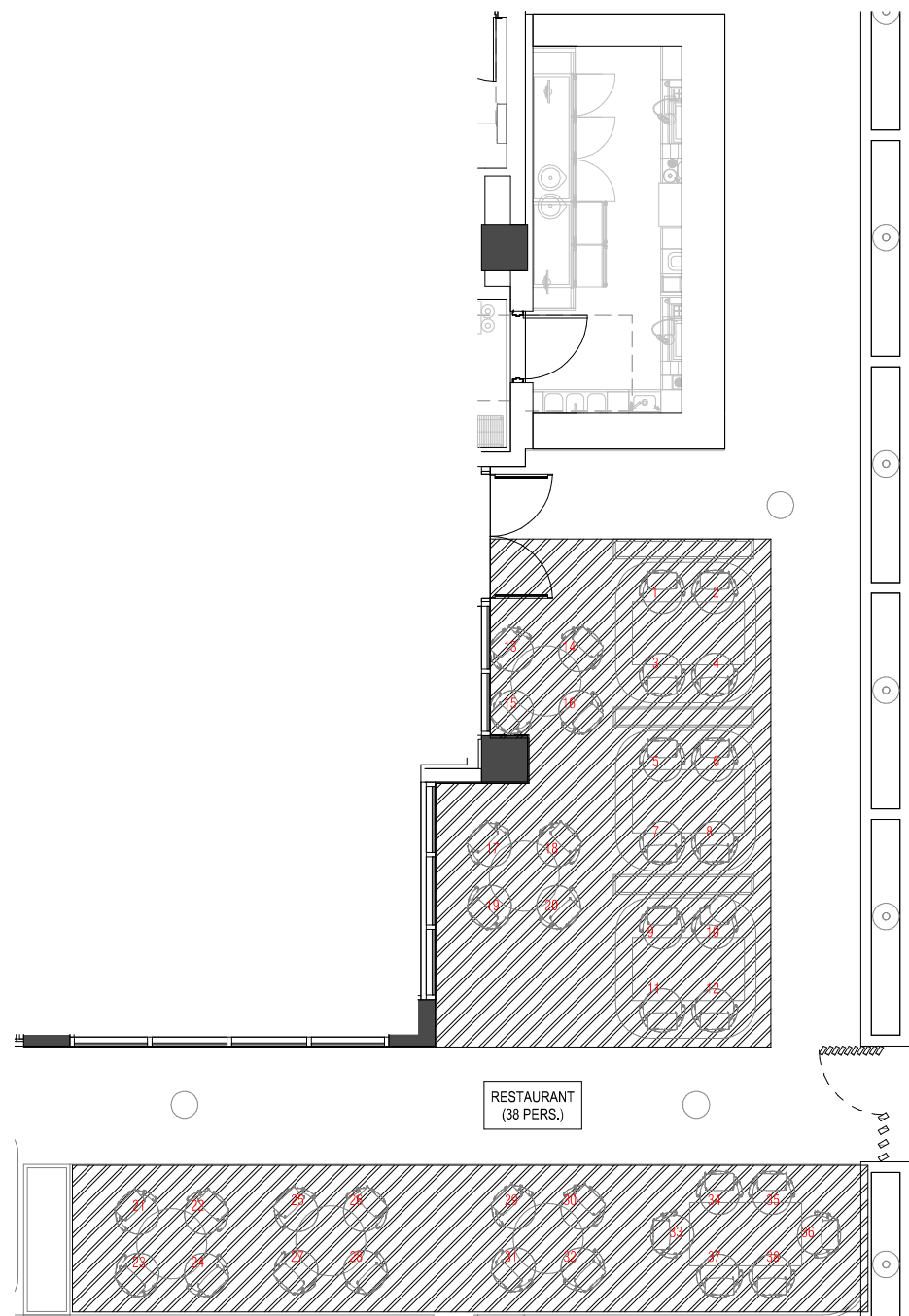
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP

DRAWING NAME:

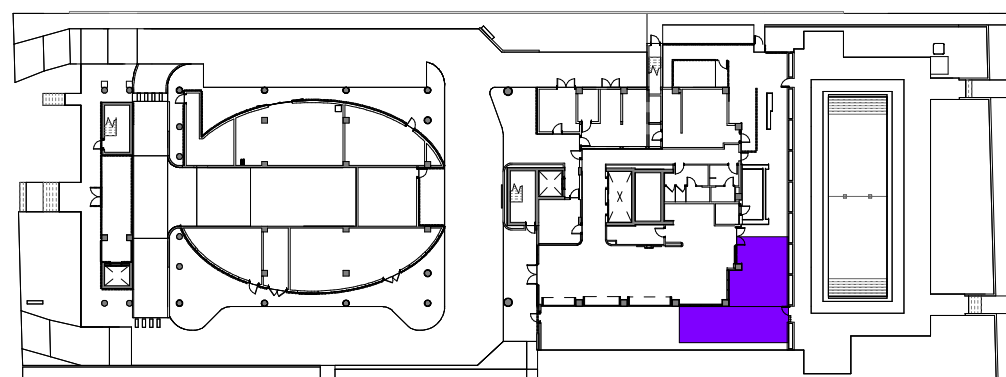
LEVEL 01 SEAT COUNT DIAGRAM

A 0.09PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc.
Office Registration # AA C000465
SCALE: As indicated



LEVEL 1 - SEAT COUNT - RESTAURANT BY BREZZA

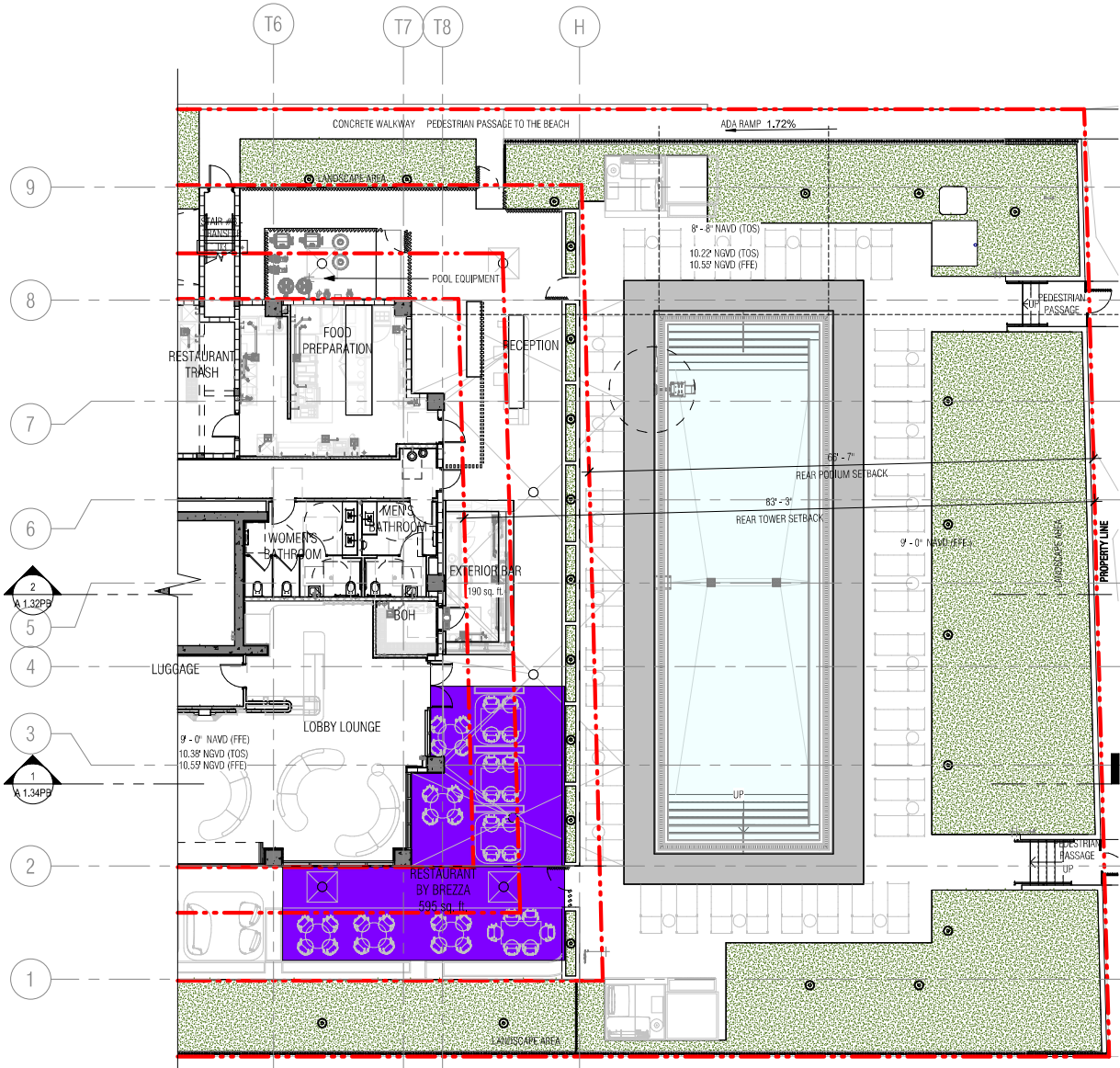
 $1/4^{\circ} = 1'-0"$ 

LEVEL 1 - RESTAURANT KEY PLAN

2

PROPOSED LEVEL 1 - EAST SECTOR

3/32" = 1'-0"



KEYPLAN - PROPOSED LEVEL 1

SCHEDULE WITH CAR-STACKERS

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

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



6747 COLLINS AVENUE

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
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16
O=ARQUITECTONICA INTERNATIONAL
CORPORATION, L.L.C.
Arquitectonica International Corporation has
been duly licensed and supervised by Anna Caruso, AIA
on the date below. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.
2024.09.03 11:44:54

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.

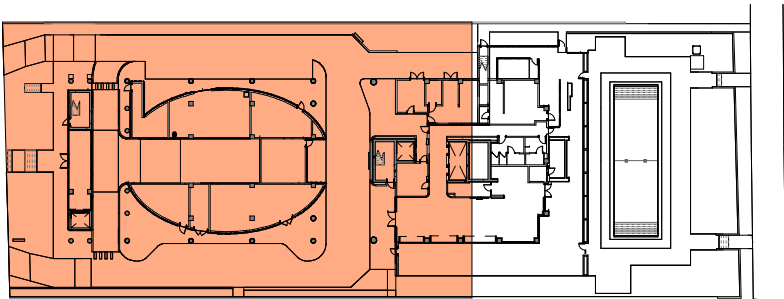
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRAWING NAME:

PROPOSED LEVEL 01 PLAN SECTOR
EAST

A 1.01EPB

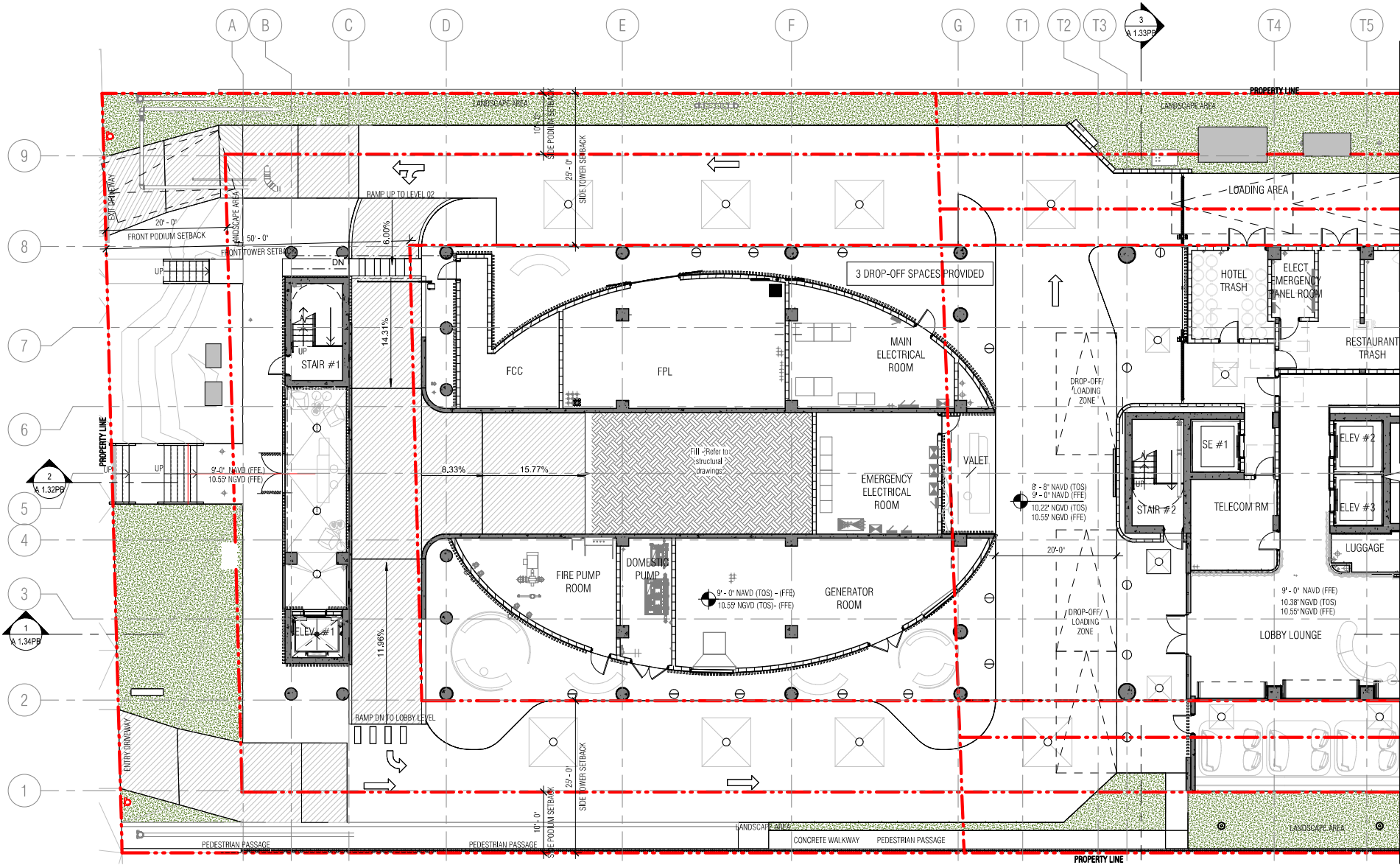
©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: As indicated



KEYPLAN - PROPOSED LEVEL 1

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

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



PROPOSED LEVEL 1 - WEST SECTOR

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

ARCHITECTONICA
2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.architectonica.com

CIVIL ENGINEER:
OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:
YHE
99 NW 24th Avenue
MIAMI, FL 33125
P:305.963.9423
www.yheengineering.com

MEP ENGINEER:
TLC
5757 BLUE LAGOON DR., STE 400
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:
Anna Caruso
CNS-Anna Caruso
01/09/2024
O=ARQUITECTONICA INTERNATIONAL CORPORATION, C=US
Arquitectonica International Corporation has been duly licensed and regulated by the State of Florida. I, Anna Caruso, AIA, on the date below, I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.
2024.09.03 10:07

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTONICA INTERNATIONAL CORP.

DRAWING NAME:
PROPOSED LEVEL 01 PLAN SECTOR WEST

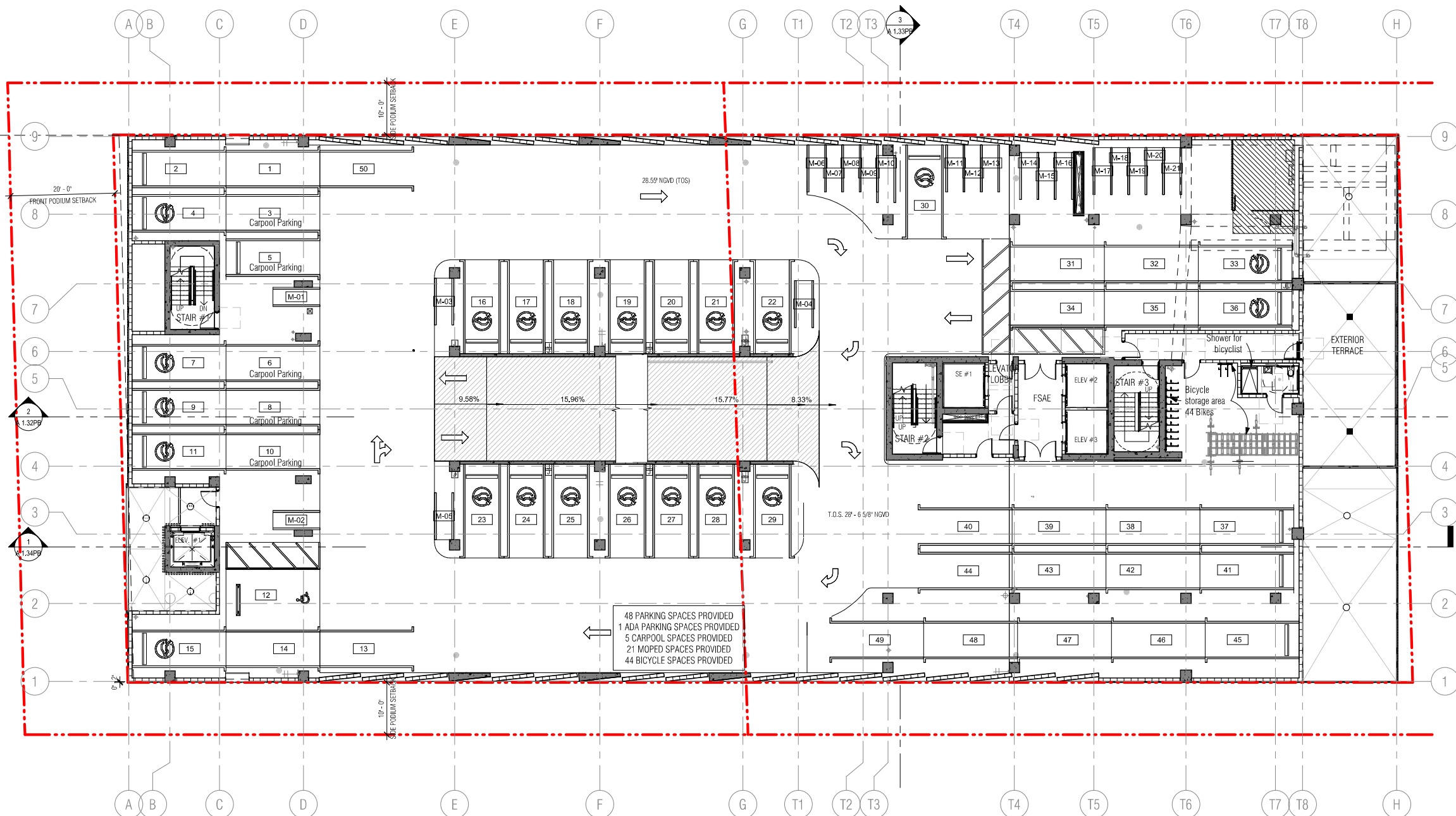
A 1.01WPB

D

C

B

A



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

MIAMI BEACH, FL 33141

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

ARCHITECTONICA
2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.architectonica.com

CIVIL ENGINEER:
OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:
YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yhengengineering.com

MEP ENGINEER:
TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16
0=ARCHITECTONICA INTERNATIONAL
CORPORATION, ILLUS
Architectonica International Corporation has
been duly licensed and sealed by Anna Caruso, AIA
on the date below. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.
2024.09.03

PLANNING BOARD
PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
---------	-------------	------

PROJECT NUMBER:
010916

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTONICA INTERNATIONAL CORP.

DRAWING NAME:
PROPOSED LEVEL 02 PLAN OVERALL

A 1.02PB

©2019 ARCHITECTONICA INTERNATIONAL, Inc.
Office Registration # AA C000465
SCALE: As indicated

Autodesk Docs/0000/010916/000-1122-6747 Collins Hotel - Urbanica/010916_6747 Collins Hotel_F023.rvt 26/09/2024 14:45:09

D

C

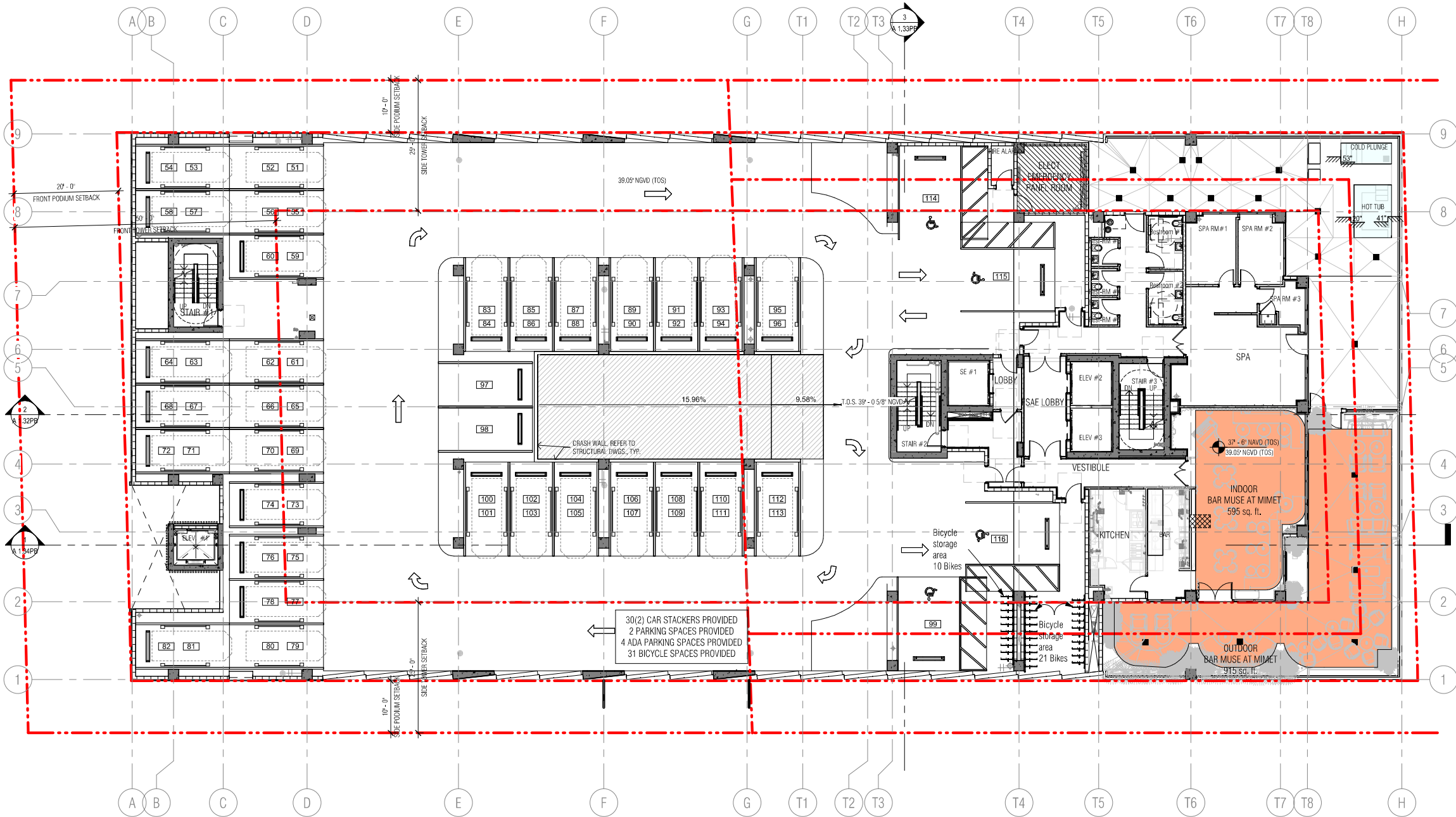
B

A

1

PROPOSED LEVEL 3

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	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 (Max/mun 50% of 164 spaces)				48 PARKING SPACES	
LEVELS		STANDARD PARKING		EV PARKING SPACES	
LEVEL 1	Single Parking	0		0	
LEVEL 2	Single Parking	26		24	
LEVEL 3	Single Parking	6		0	
	Car Stackers	30 (2) = 60 parking spaces		0	
TOTAL PARKING		92		24	
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	

BIKE RACK = Storage for 75 bikes provided
1 Bicycle shower at second floor.



6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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

ARCHITECTONICA
2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.architectonica.com

CIVIL ENGINEER:
OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:
YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yheengineering.com

MEP ENGINEER:
TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16
0=ARCHITECTONICA INTERNATIONAL CORPORATION, L.L.C.
Architectonica International Corporation has been duly licensed and registered by the State of Florida. I, Anna Caruso, AIA, on the date below, I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.
2024.09.03

PLANNING BOARD
PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
---------	-------------	------

PROJECT NUMBER:
010916

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTONICA INTERNATIONAL CORP.

DRAWING NAME:
PROPOSED LEVEL 03 PLAN OVERALL

A 1.03PB

©2019 ARCHITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: As indicated

Autodesk Doc/0000/010916-000-1122-6747 Collins Hotel - Urbanica/010916_6747 Collins Hotel_023.rvt

26/09/2024 14:45:18



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
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:
OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:
YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.963.9423
www.yhengengineering.com

MEP ENGINEER:
TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/09/16
0=ARQUITECTONICA INTERNATIONAL
CORPORATION, ILLUS
Arquitectonica International Corporation has
been duly licensed and sealed by Anna Caruso, AIA
on the 01/09/16. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.
2024.09.03 10:00 AM

PLANNING BOARD
PROJECT ISSUE DATE : 07/07/24

ISSUE #	DESCRIPTION	DATE
1	PROPOSED LEVEL 04 PLAN OVERALL	07/07/24

PROJECT NUMBER:
010976

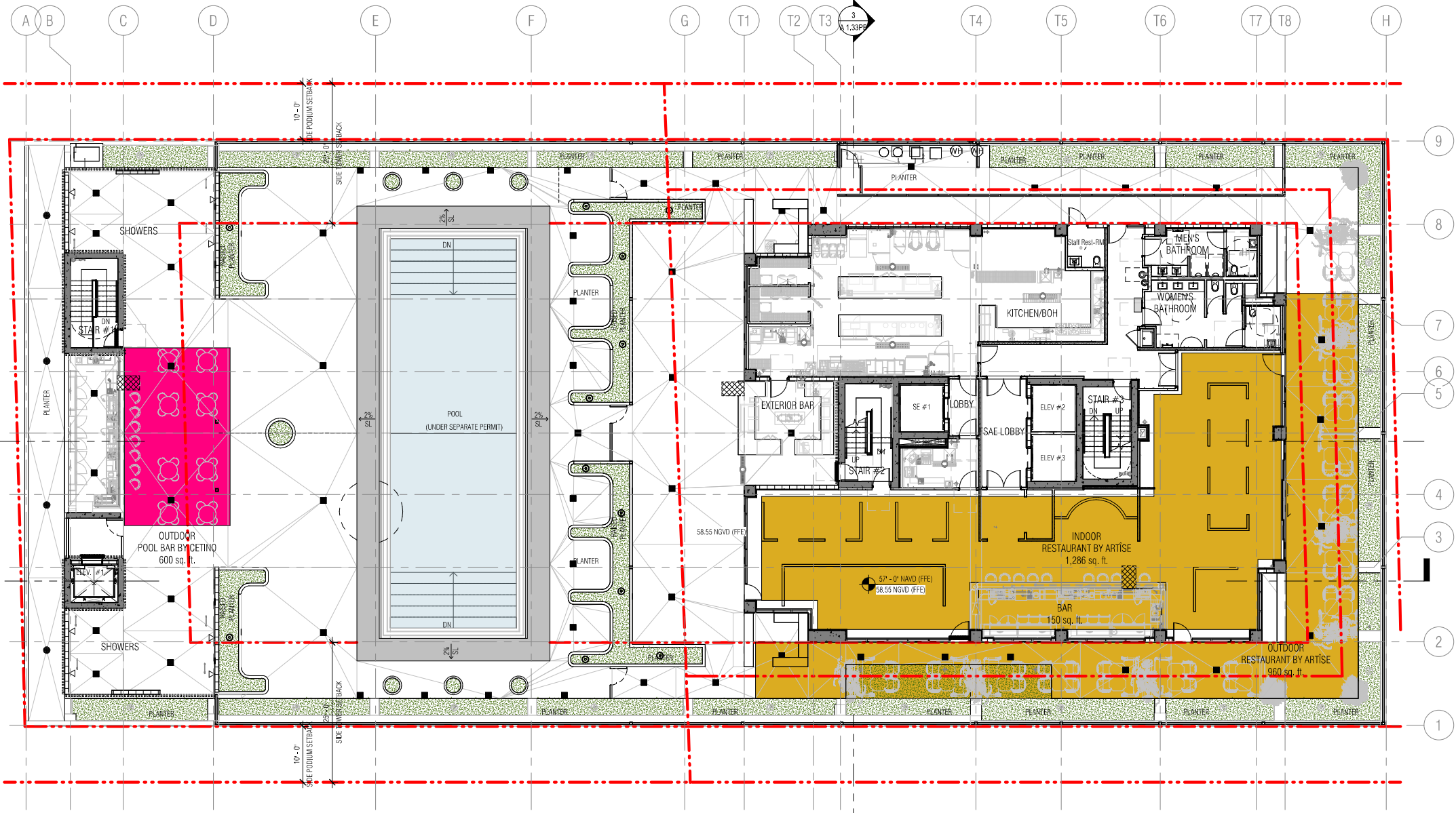
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

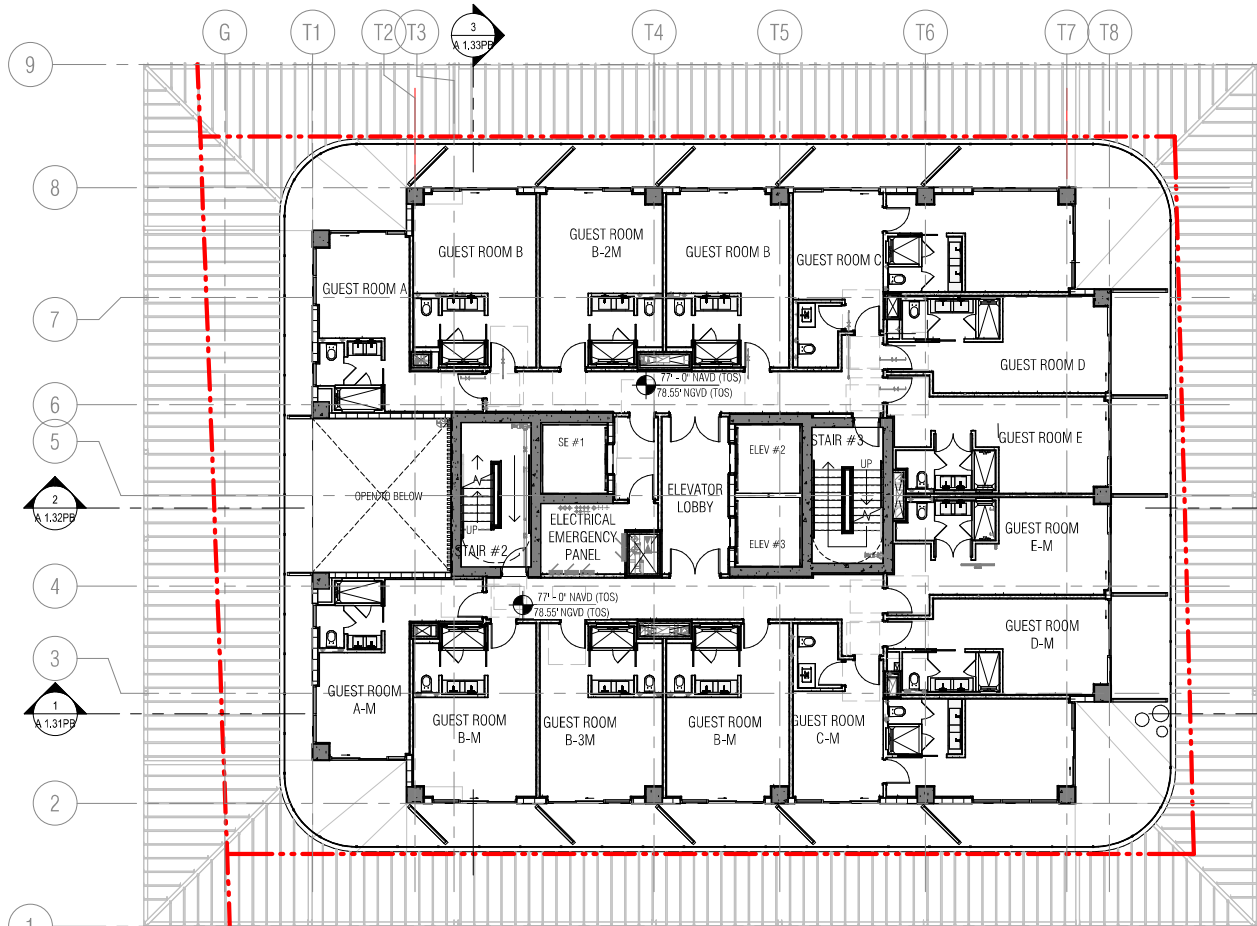
DRAWING NAME:
PROPOSED LEVEL 04 PLAN OVERALL

A 1.04PB

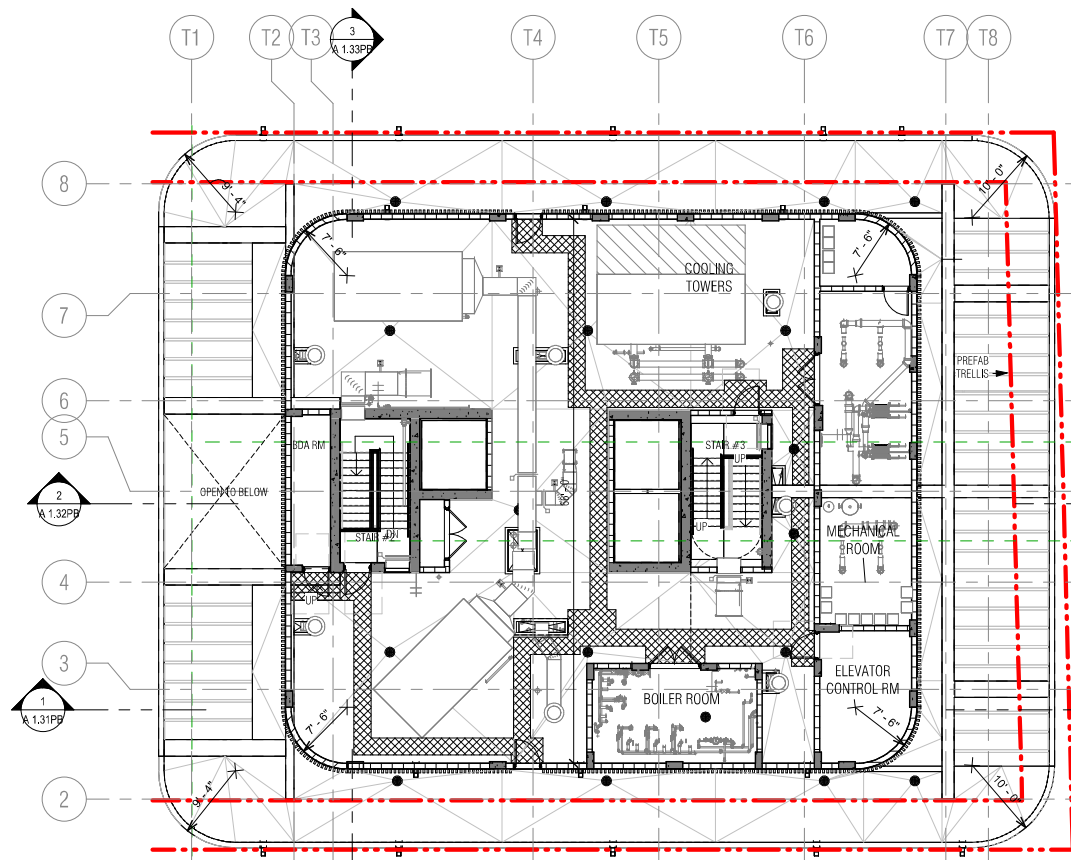
©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: 3/32" = 1'-0"



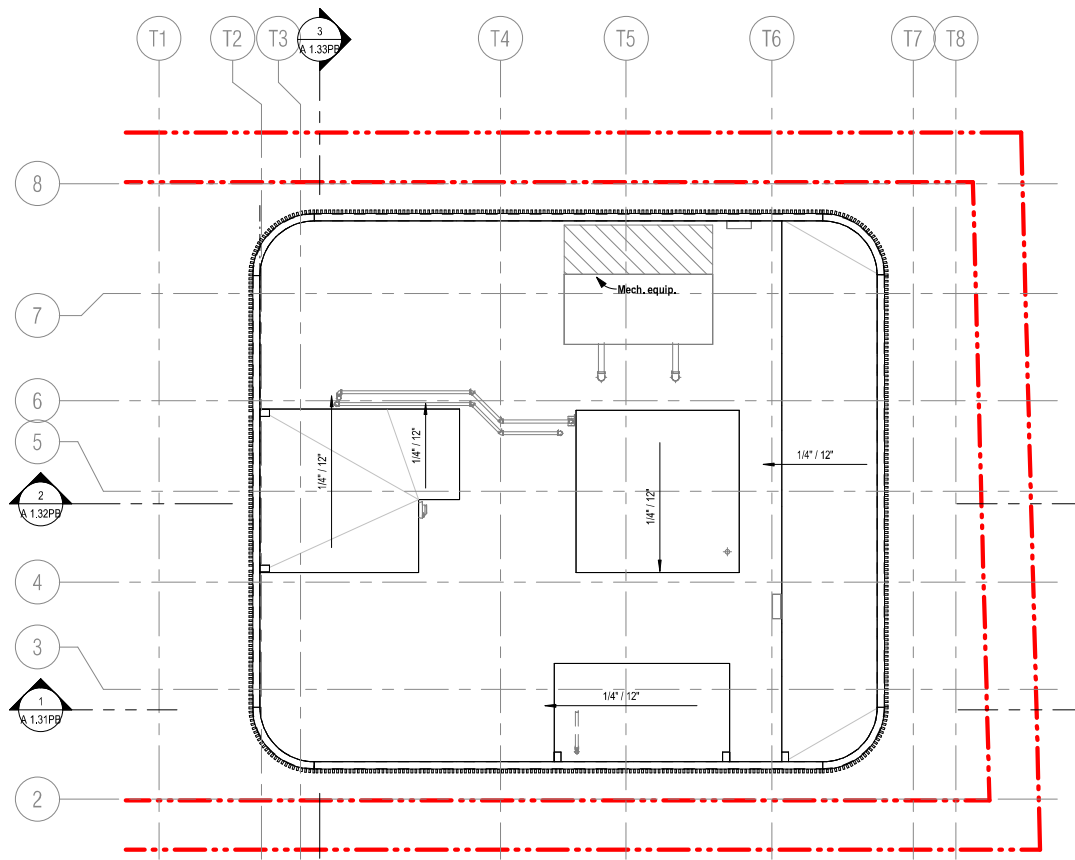
1 PROPOSED LEVEL 4
3/32" = 1'-0"



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



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



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



6747 COLLINS AVENUE

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
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P: 786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P: 305.963.9423
www.yhengengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
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:

Anna Caruso
CNS-Anna Caruso
01/01/2024
0=ARQUITECTONICA INTERNATIONAL
CORPORATION, ILLUS
Arquitectonica International Corporation has
been duly licensed and sealed by Anna Caruso, AIA
on the date below. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.
2024.09.03

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

DRAWING NAME:

TYPICAL LEVEL, ROOF & UPPER ROOF
PLAN OVERALL

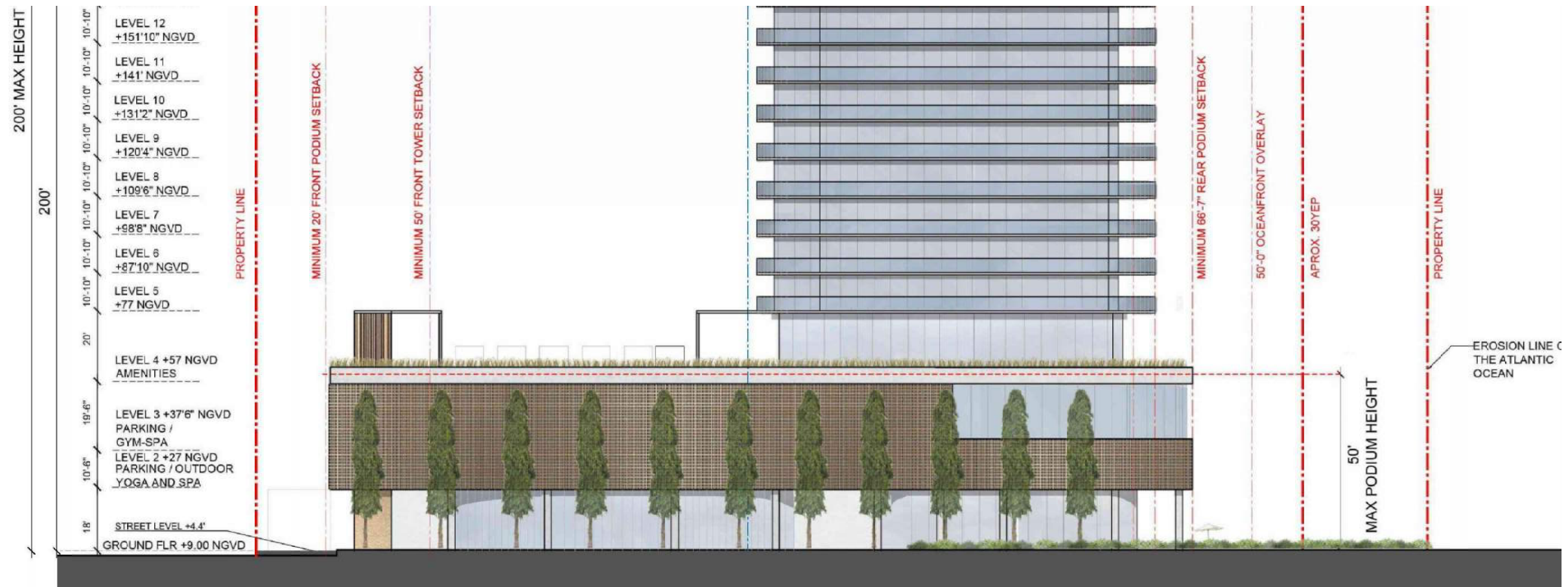
A 1.05PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc.
Office Registration # AA C000465

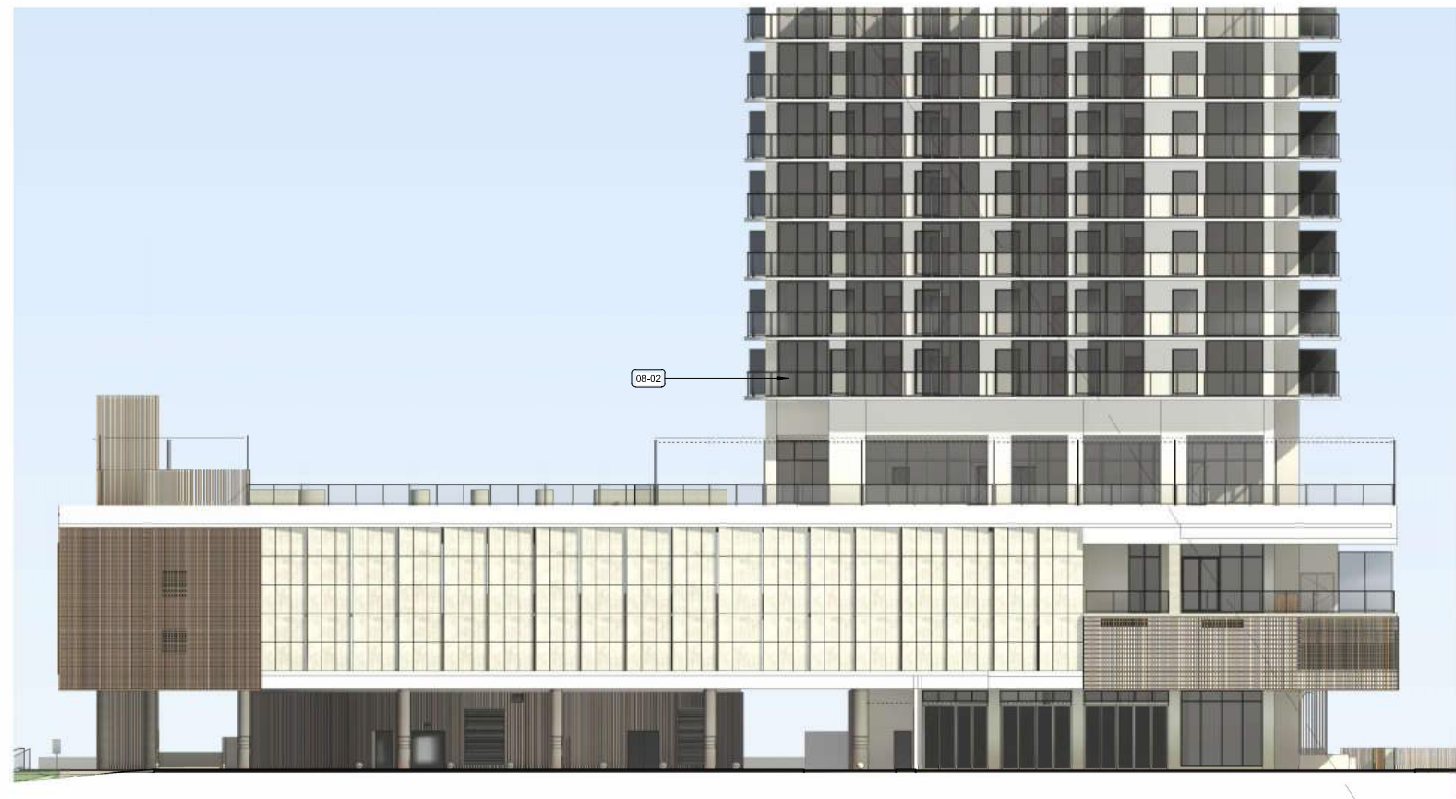
SCALE: 3/32" = 1'-0"

Autodesk Docs/0000/010976/000-1122-6747 Collins Hotel - Urbanica/010976_6747 Collins Hotel_F03.rvt

26/09/2024 14:45:39



1 APPROVED HPB ELEVATION
N.T.S.



2 SOUTH ELEVATION PROPOSED ELEVATION



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
Miami, Florida 33133
305.372.1812 TEL.
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:

CIVIL ENGINEER:
OCEAN ENGINEERING
8101 BISCAYNE BLVD UNIT 508
MIAMI, FL 33138
P:786.518.2008
www.oceanengineeringinc.com

STRUCTURAL ENGINEER:

YHE
99 NW 27 AVENUE
MIAMI, FL 33125
P:305.969.9423
www.yhengineering.com

MEP ENGINEER:

TLC
5757 BLUE LAGOON DR., STE 400
MIAMI, FL 33126
P:305.263.3873
www.tlc-engineers.com

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

SEAL/SIGNATURE/DATE:

Anna Caruso
CN-Anna Caruso
dnQualifier=cn=anna,ou=00000001,ou=07E7EC8-000000083B61,
ou=0A001E7C0001,ou=INTERNATIONAL,
ou=CORPORATION,ou=US,ou=US
Architectural Information Corporation. This form has
been digitally signed and sealed by Anna Caruso, AIA on
the day defined. I am the author of this document.
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copies.
2024.09.03 12:56:09-0400

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.

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP

DRAWING NAME:

APPROVED HPB ELEVATION DRAWING

A 1.20PB

©2019 ARQUITECTONICA INTERNATIONAL, Inc
Office Registration # AA C000465
SCALE: As indicated