6747 Collins Avenue

Miami Beach, Florida 33141

prepared for:

Bercow Radell Fernandez Larkin + Tapanes

traffic methodology

TRAFTECH ENGINEERING, INC.

May 2024

PROPOSED TRAFFIC METHODOLOGY
6747 Collins
Miami Beach, Florida

PROJECT DESCRIPTION

The project site is currently vacant. Proposed for the project is a mixed-use project consisting of 160 hotel rooms and 224 seats of restaurant use.

PROOSED TRAFFIC METHODOLOGY

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. Table 1 documents the trip generation associated with the proposed mixed-use development (hotel/restaurant).

- The trip distribution and assignment of project traffic will be based upon the applicable TAZ data contained within the Long-Range Transportation Plan (LRTP) published by the Miami-Dade MPO. The distribution will be interpolated between the 2015 and 2045 model years for the appropriate buildout year (tentatively estimated to be 2025).

- The subject traffic study will evaluate the following intersections during the typical AM and PM peak periods:

    - Abbott Avenue and 69th Street
    - Harding Avenue and 69th Street
    - Collins Avenue and 69th Street
    - Indian Creek Drive and Abbott Avenue
    - Indian Creek Drive and 67th Street
    - Collins Avenue and 67th Street

- Traffic counts will be collected at the study intersections on a typical weekday during the AM peak period (7:00 AM – 9:00 AM) and the PM peak period (4:00 PM – 6:00 PM). These counts will include bicyclists and pedestrians.

- Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available FDOT adjustment factors.

- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site.

- Traffic associated with the committed developments will be provided by the City of Miami Beach:

- Existing traffic signal timing data for the study intersections will be obtained from Miami-Dade County DTPW and will be included in the Appendix of the traffic study.

- Traffic analysis will be prepared for each of the study intersections and project driveways for the following scenarios:

    - Existing (2024) traffic conditions
    - Background traffic conditions for buildout year (2027)
    - Future conditions with growth rate, committed development and project traffic for the buildout year (2027)

- The level of service and delay for the study intersections and project driveways will be summarized by movement and approach as well as for the overall intersection. If necessary, mitigation of impacts will be recommended. A turn lane analysis will also be performed.

- Intersection and driveway analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. The Highway Capacity Manual (HCM) 6th or 2000 Edition will be used, as applicable. Synchro files will be provided as part of the traffic study.

- A parking description (required vs provided) will be documented in the traffic study.

- Queuing at entry gates, if applicable, will be addressed in the traffic study.

- The traffic study will address loading areas (description, locations and maneuverability analysis using the AutoTURN software).

- The traffic study will include a multimodal section addressing non-automobile modes of transportation.

- A Traffic Control Plan (TCP) depicting proposed signing and markings within the parking areas and access driveways will be included in the traffic study.

- A Transportation Demand Management Plan will be developed for the project.

- If valet service is proposed for the project, a valet operations plan will be prepared addressing valet station(s), parking and retrieval routes, valet parking and number of valet attendants required to prevent traffic queues from interfering with on-site circulation or from spilling onto public streets. Ridesharing will be documented.

- The results of the traffic impact analysis will be documented in a technical report with an executive summary. All traffic data obtained for this project will be included in the Appendix of the traffic study.

TABLE 1 Trip Generation Summary (Proposed Uses) 6747 Collins								
			AM Peak Hour			PM Peak Hour		
Land Use	**Size**	**Daily Trips**	**Total Trips**	**Inbound**	**Outbound**	**Total Trips**	**Inbound**	**Outbound**
Hotel (LUC 310)	160 keys	1,311	73	41	32	91	46	45
Restaurant (LUC 931)	224 seats	582	4	2	2	63	42	21
Gross Trips		**1,893**	**77**	**43**	**34**	**154**	**88**	**66**
Internal Trips (-30%)		-349	0	0	0	-38	-25	-13
Driveway Trips		**1,544**	**77**	**43**	**34**	**116**	**63**	**53**
Pass-by Restaurant (PM 44%)		-176	0	0	0	-19	-13	-6
External Trips		**1,368**	**77**	**43**	**34**	**97**	**50**	**47**

Source: ITE Trip Generation Manual (11th Edition)

TRAFTECH ENGINEERING, INC.

ATTACHMENT A

Site Plan for 6747 Collins

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

URBANICA HOTELS

PLANNING BOARD

05/26/2024

PLANNING BOARD INDEX

Sheet Number	Sheet Name
0 - GENERAL	
A 0.00PB	COVER SHEET
A 0.01PB	PROJECT DATA
A 0.02PB	FAR AREA DIAGRAMS
A 0.03PB	SEAT COUNT DIAGRAM
A 0.04PB	VISUALIZATION
A 0.05PB	AERIAL VIEWS
A 0.06PB	EXISTING PHOTOGRAPH
A 0.07PB	CONTEXTUAL ELEVATION DRAWING
A 0.08PB	EXISTING PARKING PLAN LEVEL 2
A 0.09PB	EXISTING PARKING PLAN LEVEL 3
1 - SURVEY	
C500	SURVEY - SEDIMENTATION AND EROSION CONTROL PLAN
2 - ARCHITECTURE	
A 1.00PB	SITE PLAN - GROUND FLOOR
A 1.01PB	LEVEL 01 PLAN OVERALL
A 1.02PB	PROPOSED LEVEL 02 PLAN OVERALL
A 1.03PB	PROPOSED LEVEL 03 PLAN OVERALL
A 1.04PB	LEVEL 04 PLAN OVERALL
A 1.05PB	TYPICAL LEVEL, ROOF & UPPER ROOF PLAN OVERALL
A 2.01PB	OVERALL NORTH
A 2.02PB	OVERALL SOUTH
A 2.03PB	OVERALL WEST & EAST ELEVATION
A 2.04PB	RENDERED OVERALL NORTH
A 2.05PB	RENDERED OVERALL SOUTH
A 2.06PB	RENDERED OVERALL WEST & EAST ELEVATION
A 2.07PB	LONGITUDINAL SECTION 1
A 2.08PB	LONGITUDINAL SECTION 2
A 2.09PB	CROSS SECTION A
A 2.10PB	LINE OF SIGHT
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 ENLAREGEMENT PLAN
L-202	LEVEL 01 - LANDSCAPE ENLAREGEMENT 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	3,596 SF	1	3,596 SF
GROUND FLOOR	302 SF	1	302 SF
GROUND FLOOR	4,182 SF		4,182 SF
LEVEL 2	189 SF	1	189 SF
LEVEL 2	94 SF	1	94 SF
LEVEL 2	1,307 SF	1	1,307 SF
LEVEL 2	1,589 SF		1,589 SF
LEVEL 3	189 SF	1	189 SF
LEVEL 3	94 SF	1	94 SF
LEVEL 3	3,951 SF	1	3,951 SF
LEVEL 3	4,233 SF		4,233 SF

FLOOR AREA RATIO			
LEVEL	TOTAL FAR BY LEVEL	FLOOR COUNT	TOTAL FAR
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	28,702 SF		93,600 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	19
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

SCHED WITH CAR-STACKER

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
TOTAL			110 SPACES
ALTERNATIVE PARKING INCENTIVE			
Bicycle parking long term	40	0.2 P.S./BIKE	8 PARKING SPACES
TOTAL			8 PARKING SPACES

PARKING PROVIDED				
	LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
	LEVEL 2	17	22	39
	LEVEL 3	63	0	63
	TOTAL PARKING	80	22	102 TOTAL NEW PARKING
	PROJECT TOTAL			102 TOTAL PARKING PROVIDED
	Alternative parking reduction			8 PARKING SPACES
	TOTAL WITH BENEFIT			110 PARKING SPACES

20% of newly constructed parking = 106 x 0.20 = 22 EV spaces required

FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED.- REQUIRE 5 ADA PARKING SPACES

BIKE RACK
Storage for 40 bikes provided.

MIXED USED STRUCTURE:
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

HOTEL BUILDING - TYPE OF CONSTRUCTION - TYPE I

ITE	Zoning Information:			
1	Address:	6747 - 6757 COLLINS AVENUE, MIAMI BEACH, FL 33141		
2	Board and file numbers:	N/A		
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	6.3 8 NGVD
6	Adjusted Grade (Flood + Grade/2)	-	Lot Area:	41,625 sf
7	Lot Width:	129'-0"	Lot Depth:	322'-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	197'-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	156,865 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. - 23'-0"	
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	60'-0" Ft - 60'-0"	
	Tower:				
34	Front Setback (WEST)	50'-0"	N/A	140'-0" Ft. - 145'-0"	
35	Side Setback (NORTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50'	23'-0"	N/A	29'-0"	
36	Side Setback (SOUTH) PEDESTAL SETBACK + 10% OF TOWER ABOVE 50'	23'-0"	N/A	29'-0"	
37	Side Setback Facing Street :	N/A	N/A	N/A	
38	Rear Setback (EAST): 25% LOT DEPTH	83' - 0"	N/A	86'-0" - 87'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	I	I	I	
40	Total # of Parking Spaces	110	N/A	102	8
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 separate chart for a Breakdown Calculation	N/A	N/A	N/A	
43	Parking Space Dimensions	8'-0" x 18'-0"	N/A	8'-0" x 18'-0"	
44	Parking Space Configuration (45°, 60°, 90°, Parallel)	90°	N/A	90°	
45	ADA Spaces	5	N/A	5	
46	Tandem Spaces	8'-0" x 18'-0"	N/A	14	
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	21	

	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	224	
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 Calculation)	N/A			
56	Is This a Contributing Building?	NO			
57	Located within a Local Historic District	YES			

RESTAURANT SEATS COUNTS	AREA	SEATS	ADA SEATS (5%)	TOTAL
RESTAURANT GROUND FLOOR	OUTDOOR - 2,316 SF	42	2	44
RESTAURANT LEVEL 3	INDOOR - 744 SF	46	2	70
	OUTDOOR - 1,591 SF	19	1	
RESTAURANT LEVEL 4	INDOOR - 1,236 SF	60	3	110
	OUTDOOR - 1,530 SF	45	2	

	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.

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 05/26/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010976

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

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DRAWING NAME:

PROJECT DATA

A 0.01PB

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Office Registration # AA C000455

SCALE: As indicated

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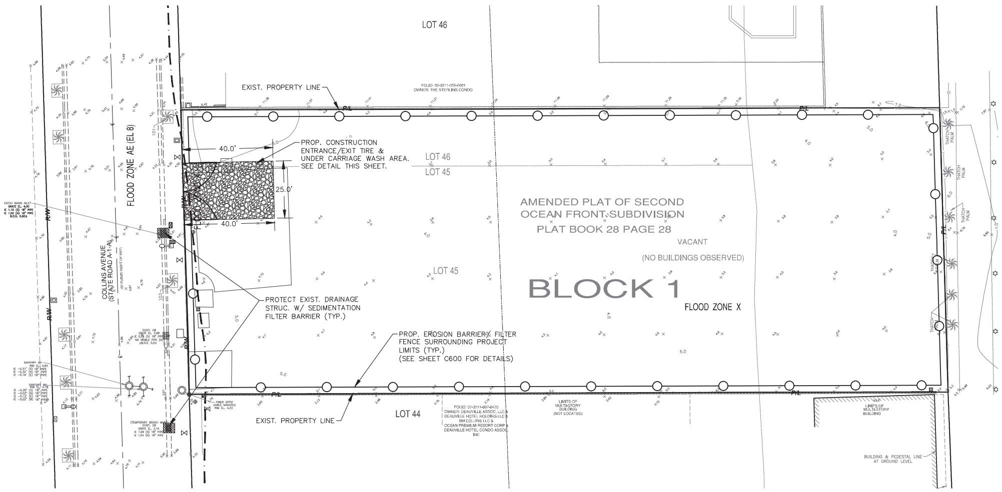
BINDING AREA DO NOT PLACE CONTENT HERE



GRAPHIC SCALE

0 10 20 40

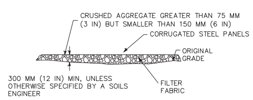
(IN FEET)
1" = 20'

LEGEND:

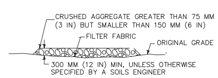
R/W — CENTER LINE
EXISTING CURBING
×8.00' EXISTING ELEVATIONS (NGVD)
PROP. EROSION BARRIER PER CMB DETAIL SES13. (SEE CIVIL SHT. C600 FOR DETAILS)

NOTES:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.

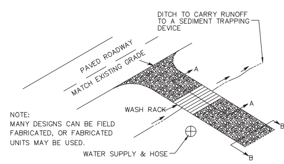


SECTION A–A
NOT TO SCALE



SECTION B–B
NTS

TYPICAL TIRE WASH
NOT TO SCALE



6747 COLLINS AVENUE

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WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

PERMIT SET

ISSUE #	DESCRIPTION	DATE
"A"	BID SET	02/29/2024

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:

SEDIMENTATION AND EROSION CONTROL PLAN

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS

C500

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Office Registration # AA C000465

SCALE:

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FLOOD NOTES

1. Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (pool equipment, water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation* according to the Table 7-1 and Table 1-1 of the ASCE 24-14*; this apply to "A" and Costal "A" Zones.
2. All construction and finish material below the DFE or Lowest Floor elevation, whichever is higher, shall be flood damage resistant material below as specified in Table 5-1 of ASCE 24-14.
3. Wood cladding on Exterior Walls must comply with FBC 2020, 1403.5.
4. Enclosed areas below the DFE shall be used solely for parking, building access or storage, (ASCE 24-14, 4.8.2).
5. The Elevator will be in compliance with ASCE 24-14 Section 7.3 and FEMA Technical Bulletin 4-2010.
6. To minimize the loss of life, injuries and damages, a system of interlocking controls with one or more float switches in the elevator shaft, which prevents the cab from descending into floodwaters, should be installed. In addition, the majority of the electrical equipment such as electrical junction boxes and circuit and control panels should be elevated above the elevations specified in Table 7.3, Refer to ASCE 24-14, Ch 7.3 and Comments on page 66.
7. Upon placement of the lowest floor and prior to further vertical construction, an Elevation Certificate for Building under Construction shall be submitted (FBC 2020, Building Section 110.3).
8. A Final Elevation Certificate for Finished Construction must be submitted before any CO, TCO or Building Final Inspection is issued.
9. **The Design Flood Elevation (DFE)** for this project according to FBC 107.3.6.1 **is 9.00' N.G.V.D.**

10. ASCE 24-14 TABLE 1-1 FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES - FLOOD DESIGN CLASS 2.

FLOOD MANAGEMENT INFORMATION

ITEM	Flood Information:	Required
A	Flood Zone:	AE
B	Base Flood Elevation (BFE):	8.00' NGVD 1929
C	Design Flood Elevation (DFE):	9.00' NGVD 1929
C1	Crawlspace grade elevation:	N/A
D	Bottom Floor TOS elevation:	10.22' NGVD 1929
E	Next higher floor TOS elevation:	10.38' NGVD 1929
F	Lowest TOS Elevation of habitable space:	10.22' NGVD 1929
G	Next higher Floor elevation:	N/A
H	100 years Storm elevation (Breaking wave crest elevation):	18.29' NGVD 1929
I	Lowest Grade Elevation adjacent to the building:	3.52' NGVD 1929
J	Highest Grade Elevation adjacent to the building:	6.27' NGVD 1929
K	Lowest Elevation of equipment servicing the building:	10.55' NGVD 1929
M	Crown of Road elevation:	5.00' NGVD 1929
N	Adjusted Grade elevation:	N/A
O	FIRM Map number:	12086C0326

FLOOD MANAGEMENT INFORMATION 2

ITEM	Flood Information:	Required
A	Flood Zone:	X
B	Base Flood Elevation (BFE):	N/A
C	Design Flood Elevation (DFE):	N/A
C1	Crawlspace grade elevation:	N/A
D	Bottom Floor TOS elevation:	10.22' NGVD 1929
E	Next higher floor TOS elevation:	10.38' NGVD 1929
F	Lowest TOS Elevation of habitable space:	10.22' NGVD 1929
G	Next higher Floor elevation:	N/A
H	100 years Storm elevation (Breaking wave crest elevation):	18.29' NGVD 1929
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N	Adjusted Grade elevation:	N/A
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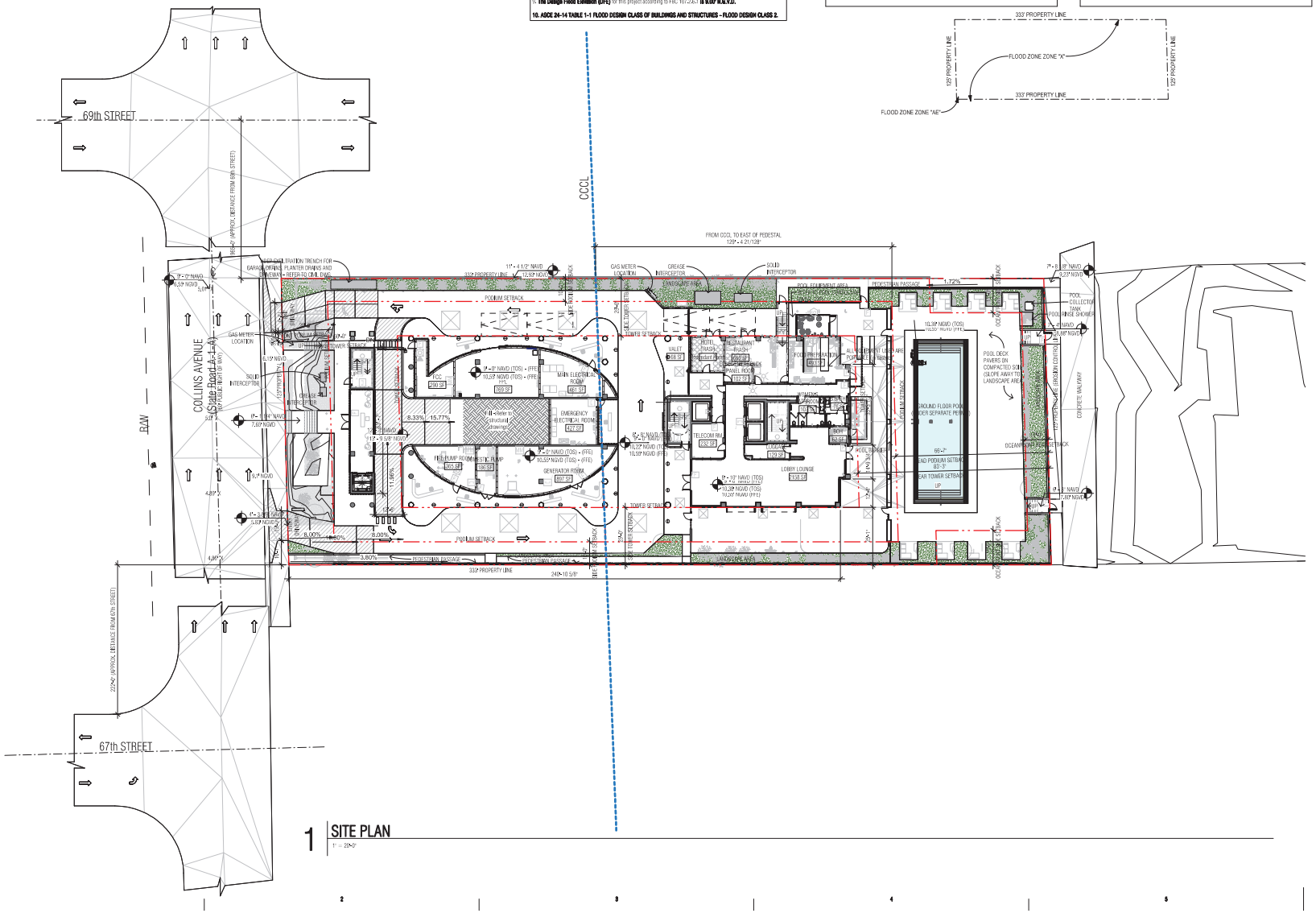

1 SITE PLAN

1" = 20'-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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Miami, Florida 33133
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STRUCTURAL ENGINEER:
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MEP ENGINEER:
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MIAMI, FL 33126
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www.tlc-engineers.com

LANDSCAPE ARCHITECT:
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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 05/26/24

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:
SITE PLAN - GROUND FLOOR

A 1.00PB

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Office Registration # AA C000455

SCALE: As indicated

Autodesk Docs://010976/010976-1722 6747 Collins Hotel/A_6747 Collins Hotel_R23.rvt

21/05/2024 10:35:43

FLOOD NOTES

1. Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (pool equipment, water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation" according to the Table 7-1 and Table 1-1 of the ASCE 24-14", this apply to "A" and Costal "A "Zones.
2. All construction and finish material below the DFE or Lowest Floor elevation, whichever is higher, shall be flood damage resistant material below as specified in Table 5-1 of ASCE 24-14.
3. Wood cladding on Exterior Walls must comply with FBC 2020, 1403.5.
4. Enclosed areas below the DFE shall be used solely for parking, building access or storage. (ASCE 24-14, 4.6.2).
5. The Elevator will be in compliance with ASCE 24-14 Section 7.5 and FEMA Technical Bulletin 4-2010.
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9. **The Design Flood Elevation (DFE)** for this project according to FBC 107.2.6.1 **is 9.00' N.G.V.D.**

10. ASCE 24-14 TABLE 1-1 FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES - FLOOD DESIGN CLASS 2.

EGRESS NOTES

1. ALL FLOORING WILL BE LEVEL AND SLIP RESISTANCE.
2. ANY WOOD FINISHES WILL BE INHERENTLY FIRE RETARDANT.
3. ALL INTERIOR FINISH WILL COMPLY WITH FFPC 101 7TH EDITION 10.2.2
4. EV STATIONS WILL BE MINIMUN OF 10 FEET FROM ANY STAIRS AND EXIT DOORS.
5. INSTALL PANIC HARDWARE IN ALL MEANS OF EGRESS DOORS.
6. INSTALL EVACUATION EMERGENCY PLANS TO BE POSTED ON THE BACK OF THE ENTRY DOOR AT UNITS.
7. ALL UPHOLSTERED FURNITURE AND MATTRESSES WILL COMPLY WITH FFPC 101 7TH EDITION 28.7.6.2
8. INSTALL PANIC HARDWARE IN ALL POOL DECK GATES.
9. INSTALL SELF-LOSING AND SELF-LATCHING IN ALL FIRE RATED DOORS.
10. ALL STAIR DOORS HAVE RE-ENTRY - OTHERWISE NOTED AT SPECIFIC EXIT.

GENERAL NOTES

1. REFER TO ID DRAWINGS FOR FRONT OF HOUSE HOTEL AND GUESTROOM FINISHES, PLUMBING FIXTURES AND LIGHT FIXTURE TYPE INFORMATION.

2. REFER TO ID DRAWINGS FOR GROUND FLOOR & LEVEL 4 FRONT OF HOUSE PLUMBING FIXTURES, RESTAURANT, POOL, BARS, BATHROOM FINISHES, AND LIGHT FIXTURE TYPE INFORMATION.

3. REFER TO ENLARGED PLANS 400 SERIES FOR DIMENSIONS, CLEARANCES AND CODE COMPLIANCE INFORMATION.

4. FOR ALL KITCHEN EQUIPMENT HOUSEKEEPING / BOH AREAS REFER TO ID DRAWINGS.

5. FOR ALL MEPF EQUIPMENT REFER TO MEPF DRAWINGS.

6. FOR ALL TECHNOLOGY EQUIPMENT TO ID DRAWINGS.

7. FOR POOL LAYOUT, EQUIPMENT AND DETAILS REFER TO POOL DRAWINGS.

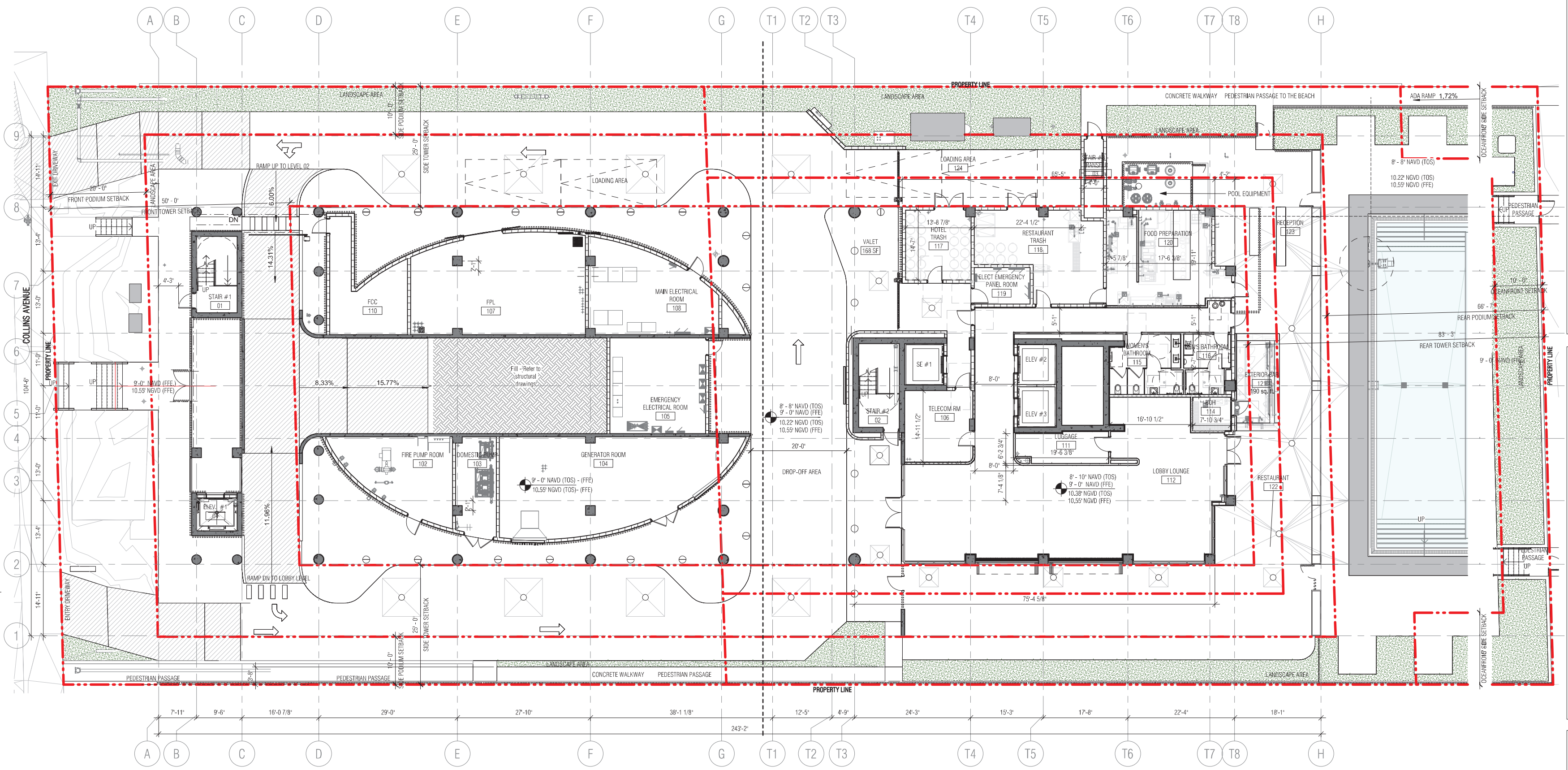
8. HIGH-RISE BUILDING MUST COMPLY WITH SMOKE REMOVAL IN POST-FIRE SALVAGE AND OVERHAUL OPERATIONS PER 2020 FBCB §403.4.7

9. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 IN.(2490mm) MINIMUM IN COMPLIANCE WITH 2020 FBCA §502.5

10. EV CHARGING STATIONS SHALL COMPLY WITH 2020 FBCA §228; §309; §402 AND ANY OTHER APPLICABLE SECTION IN ADA.

36" ACCESSIBLE ROUTE

11. PARKING STACKERS SHALL BE UNDER SEPARATE PERMIT PER CITY OF MIAMI BEACH ORDINACE 130-38.



1 GROUND FLOOR
3/32" = 1'-0"

6747 COLLINS AVENUE

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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 05/26/24

ISSUE #	DESCRIPTION	DATE

PROJECT NUMBER:
010976

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DRAWING NAME:
LEVEL 01 PLAN OVERALL

A 1.01PB

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Office Registration # AA C000465
SCALE: As indicated

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21/05/2024 10:25:50

FLOOD NOTES

1. Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (pool equipment, water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation" according to the Table 7-1 and Table 1-1 of the ASCE 24-14", this apply to "A" and Costal "A "Zones.
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9. **The Design Flood Elevation (DFE)** for this project according to FBC 107.2.6.1 **is 9.00' N.G.V.D.**

10. ASCE 24-14 TABLE 1-1 FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES - FLOOD DESIGN CLASS 2.

SCHED WITH CAR-STACKER

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
TOTAL			110 SPACES
ALTERNATIVE PARKING INCENTIVE			
Bicycle parking long term	40	0.2 P.S/BIKE	8 PARKING SPACES
TOTAL			8 PARKING SPACES

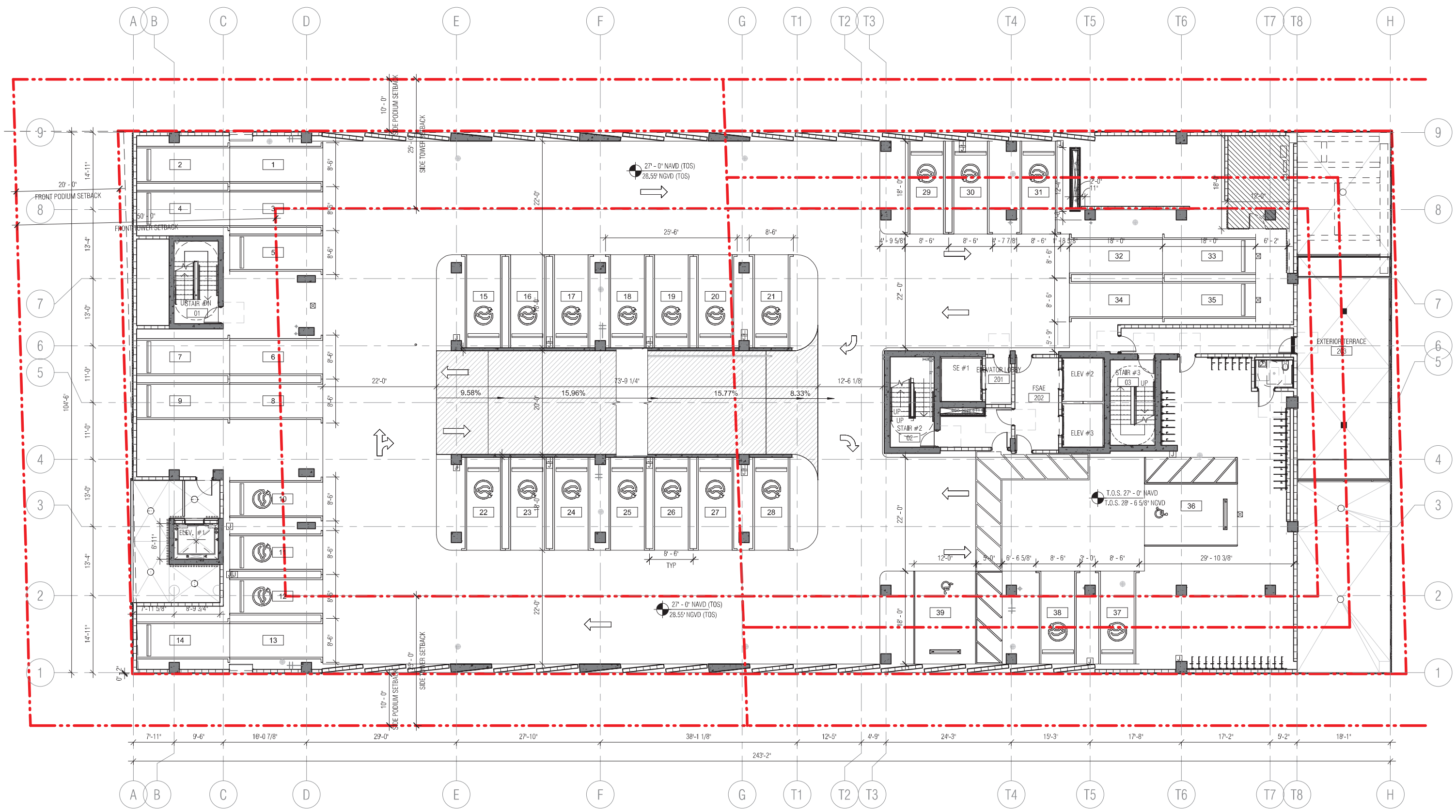
PARKING PROVIDED

LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
LEVEL 2	17	22	39
LEVEL 3	63	0	63
TOTAL PARKING	80	22	102 TOTAL NEW PARKING
PROJECT TOTAL			102 TOTAL PARKING PROVIDED
Alternative parking reduction			8 PARKING SPACES
TOTAL WITH BENEFIT			110 PARKING SPACES

20% all newly constructed parking = 106 x 0.20 = 22 EV spaces required

FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED. - REQUIRE 5 ADA PARKING SPACES

BIKE RACK
Storage for 40 bikes provided.



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

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:
URBANICA THE HOTELS
1000 FIFTH ST, SUITE 102
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P:786.571.1700

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LANDSCAPE ARCHITECT:
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www.christophercawley.com

SEAL/SIGNATURE/DATE:

PLANNING BOARD
PROJECT ISSUE DATE : 05/26/24

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 LEVEL 02 PLAN OVERALL

A 1.02PB

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Office Registration # AA C000465

SCALE: As indicated

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FLOOD NOTES

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SCHED WITH CAR-STACKER

HOTEL PARKING REQUIREMENTS

TYPE	QUANTITY	RATIO	TOTAL REQUIRED
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TOTAL			8 PARKING SPACES

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LEVELS	STANDARD PARKING	EV PARKING SPACES	TOTAL PROVIDED
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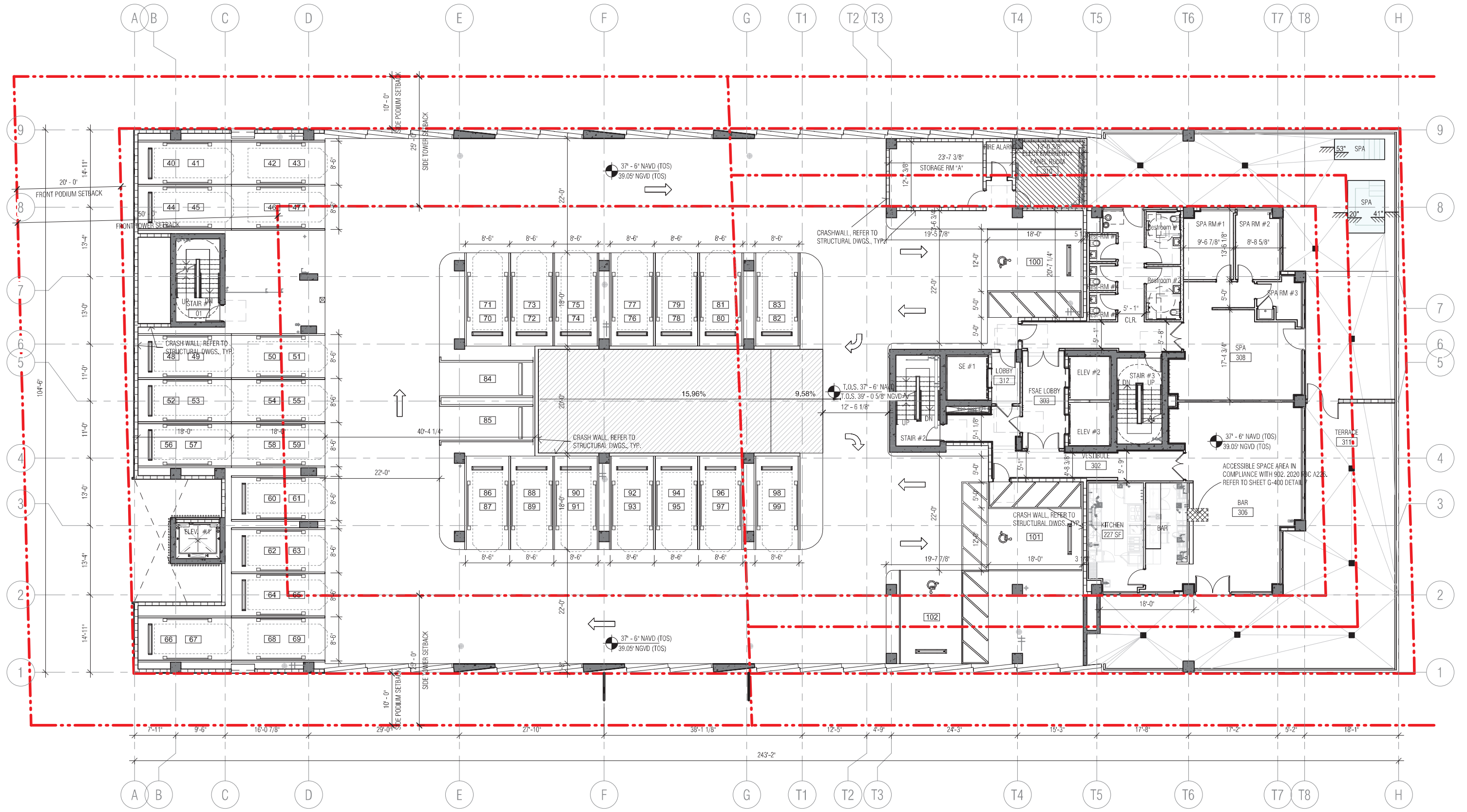
TOTAL WITH BENEFIT			110 PARKING SPACES

20% all newly constructed parking = 106 x 0.20 = 22 EV spaces required

FBC - TABLE 208.2 - FOR 101 TO 150 STANDARD PARKING SPACES PROVIDED. - REQUIRE 5 ADA PARKING SPACES

BIKE RACK
Storage for 40 bikes provided.



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

6747 COLLINS AVENUE

MIAMI BEACH, FL 33141

OWNER:
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PROJECT ISSUE DATE : 05/26/24

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PROJECT NUMBER:
010976

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DRAWING NAME:
PROPOSED LEVEL 03 PLAN OVERALL

A 1.03PB

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Office Registration # AA C000465
SCALE: As indicated

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21/05/2024 10:26:07

FLOOD NOTES

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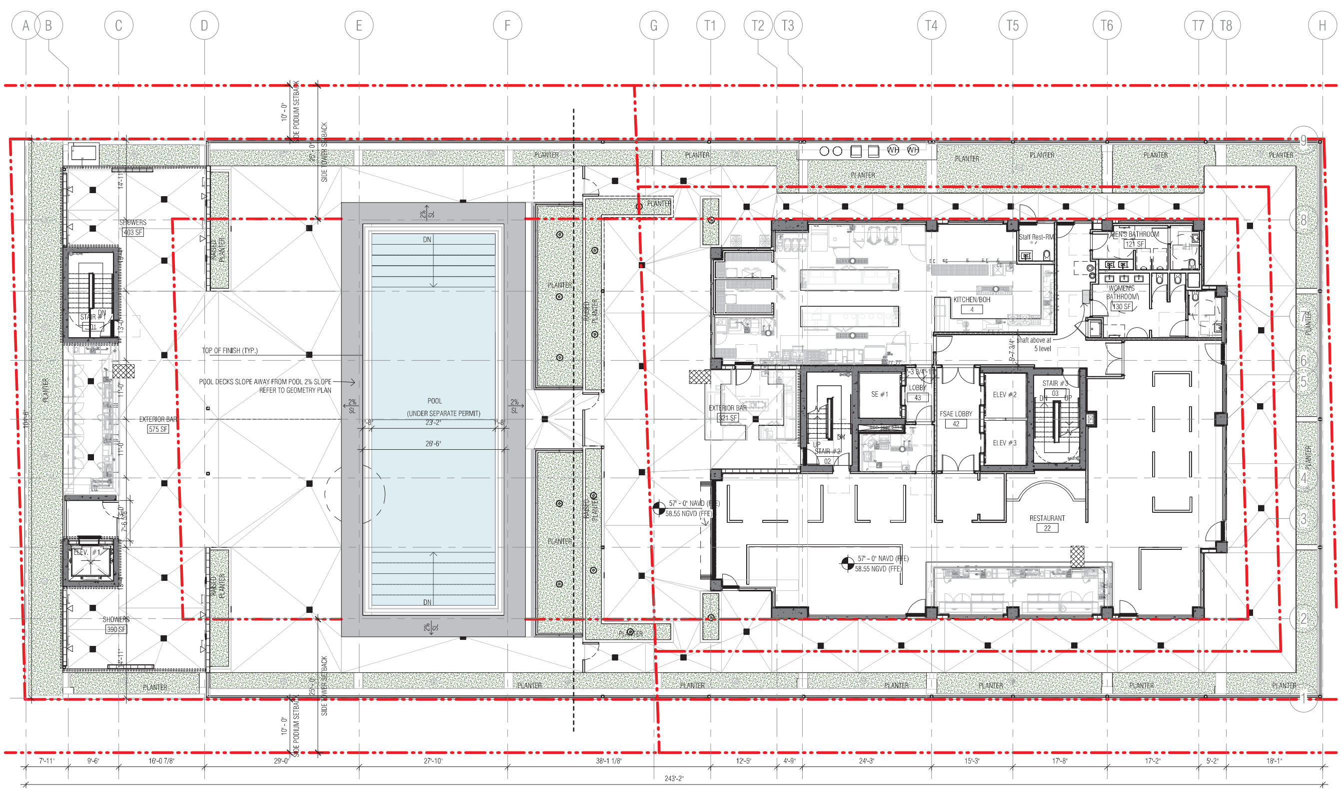
10. ASCE 24-14 TABLE 1-1 FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES - FLOOD DESIGN CLASS 2.

POOL NOTE:
BUILDING CODE: 403.6 - SANITARY FACILITIES FOR PUBLIC SWIMING POOLS.

EXCEPTION : WHERE A SWIMMING POOL SERVES ONLY A DESIGNATED GROUP OF RESIDENTIAL DWELLING UNITS INCLUDING HOTEL ROOMS AND NOT THE GENERAL PUBLIC, POOLSIDE SANITARY FACILITIES ARE NOT REQUIRED IF ALL LIVING UNITS ARE WITHIN A 200-FOOT HORIZONTAL RADIUS OF THE NEAREST WATER'S EDGE, ARE NOT OVER THREE STORIES IN HEIGHT UNLESS SERVICED BY AN ELEVATOR, AND ARE EACH EQUIPPED WITH PRIVATE SANITARY FACILITIES.

EGRESS NOTES

1. ALL FLOORING WILL BE LEVEL AND SLIP RESISTANCE.
2. ANY WOOD FINISHES WILL BE INHERENTLY FIRE RETARDANT.
3. ALL INTERIOR FINISH WILL COMPLY WITH FFPC 101 7TH EDITION 10.2.2
4. EV STATIONS WILL BE MINIMUN OF 10 FEET FROM ANY STAIRS AND EXIT DOORS.
5. INSTALL PANIC HARDWARE IN ALL MEANS OF EGRESS DOORS.
6. INSTALL EVACUATION EMERGENCY PLANS TO BE POSTED ON THE BACK OF THE ENTRY DOOR AT UNITS.
7. ALL UPHOLSTERED FURNITURE AND MATTRESSES WILL COMPLY WITH FFPC 101 7TH EDITION 28.7.6.2
8. INSTALL PANIC HARDWARE IN ALL POOL DECK GATES.
9. INSTALL SELF-LOSING AND SELF-LATCHING IN ALL FIRE RATED DOORS.
10. ALL STAIR DOORS HAVE RE-ENTRY - OTHERWISE NOTED AT SPECIFIC EXIT.



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

6747 COLLINS AVENUE

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SEAL/SIGNATURE/DATE:

PLANNING BOARD

PROJECT ISSUE DATE : 05/26/24

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:
LEVEL 04 PLAN OVERALL

A 1.04PB

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SCALE: As indicated

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