URBANICA the BEACH

6747 Collins Avenue, Miami Beach, FL 33141

HISTORIC PRESERVATION BOARD

FIRST SUBMISSION

HPB19-0366

DECEMBER 16, 2019

SCOPE OF WORK

NEW CONSTRUCTION OF A 11 STORY HOTEL WITH 209 UNITS & RESTAURANT

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 103
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

1925

PROJECT NAME

URBANICA THE BEACH

6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE & DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

COVER SHEET

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/17/2019

~~N.T.S.~~

SHEET NUMBER

A0.00

LIST OF DRAWINGS

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A0.15	SITE CONTEXT		
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A0.19	SITE SET BACK DIAGRAM		
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A3.02	EAST ELEVATION		
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A4.01	BUILDING SECTION		
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A5.00	F.A.R. DIAGRAM		
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L1.00	EXISTING TREE SURVEY + DISPOSITION PLAN		
L1.01	DISPOSITION CHART + MITIGATION SUMMARY		
L2.00	GROUND LEVEL LANDSCAPE PLAN		
L2.01	LANDSCAPE PLAN		
L2.02	LANDSCAPE PLAN		
L2.03	LANDSCAPE LEGEND NOTES + DETAILS		

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6747-6757 Collins Avenue, Miami Beach, FL 33141		
2	Board and File numbers:			
3	Folio number(s):	02-3211-007-0440; 02-3211-007-0430		
4	Year constructed:	N/A	Zoning District:	RM-3 (North Beach Historic Resort District)
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	6.18 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	41,625 SF
7	Lot Width	125'-1/2"	Lot Depth:	333'.00"
8	Minimum Unit Size	300SF	Average Unit Size:	N/A
9	Existing User	VACANT	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	200'-0"	N/A	109'-3"	
11	Number of Stories	N/A	N/A	11 stories	-
12	**FAR**	2	N/A		-
13	FLOOR AREA Square Footage	83,250 SF	N/A	83,002 SF	-
14	Square Footage by use	N/A	N/A		-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	209 units	-
17	Number of Seats	N/A	N/A	104 seats	-
18	Occupancy Load	N/A	N/A		-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At-Grade Parking				
19	Front Setback (west):	20'-0"	N/A	40'-4"	-
20	Rear Setback (east):	50'-0"	N/A	50'-0"	-
21	Side Setback (north) 5% Lot Width:	6'-3"	N/A	10'-0"	-
22	Side Setback (south) 5% Lot Width:	6'-3"	N/A	10'-0"	-
	Pedestal				
23	Front Setback (west):	20'-0"	N/A	50'-0"	-
24	Rear Setback (east)20% Lot Depth:	66'-7"	N/A	83'-9"	-
25	Side Setback (north) Sum of the side yards is 16% lot width:	10'-1"	N/A	10'-0"	-
26	Side Setback (south):	10'-0"	N/A	10'-0"	-
	Tower				
27	Front Setback (west):	50'-0"	N/A	50'-0"	-
28	Rear Setback (east) 25% Lot Depth:	83'-3"	N/A	83'-9"	-
29	Side Setback (north): Pedestal Setback+10% Tower height	16'-0"	N/A	36'-7"	-
30	Side Setback (south): Pedestal Setback+10% Tower height	15'-11"	N/A	33'-1"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	N/A	N/A	N/A	-
33	# of parking spaces required	159	N/A	91 (see parking reduction chart)	-
34	Parking Space Dimensions	8'-6" X 18'-6"		8'-6" X 18'-6"	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE		90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	8'-6" x 16'-0"	N/A	90	-
38	Drive Aisle Width	22'	22'	22'	
39	Valet Drop off and pick up	11'	N/A	11'	
40	Loading zones and Trash collection areas	4	0	4	
41	Bike Racks (15% of required parking)	6	N/A	345	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	VACANT	HOTEL	-
43	Total # of Seats	N/A	N/A	104	-
44	Total # of Seats per venue	N/A	N/A	104	-
45	Total Occupant Content	N/A	N/A	N/A	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District?	YES

PARKING REQUIREMENT

TYPE	QUANTITY	RATIO	TOTAL REQ.
Commercial			
Restaurant 4000sf	104 seats	1 space per 4 seats minus 1 seat per 2 hotel rooms	0 P.S.
TOTAL			**0 P.S.**
Hotel			
Hotel units 1-100	100 units	0.5 p.s./unit	50 P.S.
Hotel units 101+	109 units	1.0 p.s./unit	109 P.S.
TOTAL			**159 P.S.**
Alternative Parking Incentive			
Bicycle Parking Long term	115 bicycles	0.2 p.s./bike	23 P.S.
Bicycle Parking Short term	230 bicycles	0.1 p.s./bike	23 P.S.
Carpool/Vanpool	5 P.S.	3.0 p.s./bike	15 P.S.
Scooter, Moped & Motorcycles	12 P.S.	0.3 p.s./bike	4 P.S.
Showers and Changing Facilities	2	2.0 p.s./shower	4 P.S.
TOTAL			**69 P.S.**
Project TOTAL			**159 P.S.**
Alternative Parking Reduction			69 P.S.
TOTAL with benefit			**90 P.S.**

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DATA SHEET & INDEX

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SCALE:	
DRAWN BY:	Author
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DATE	10/30/19

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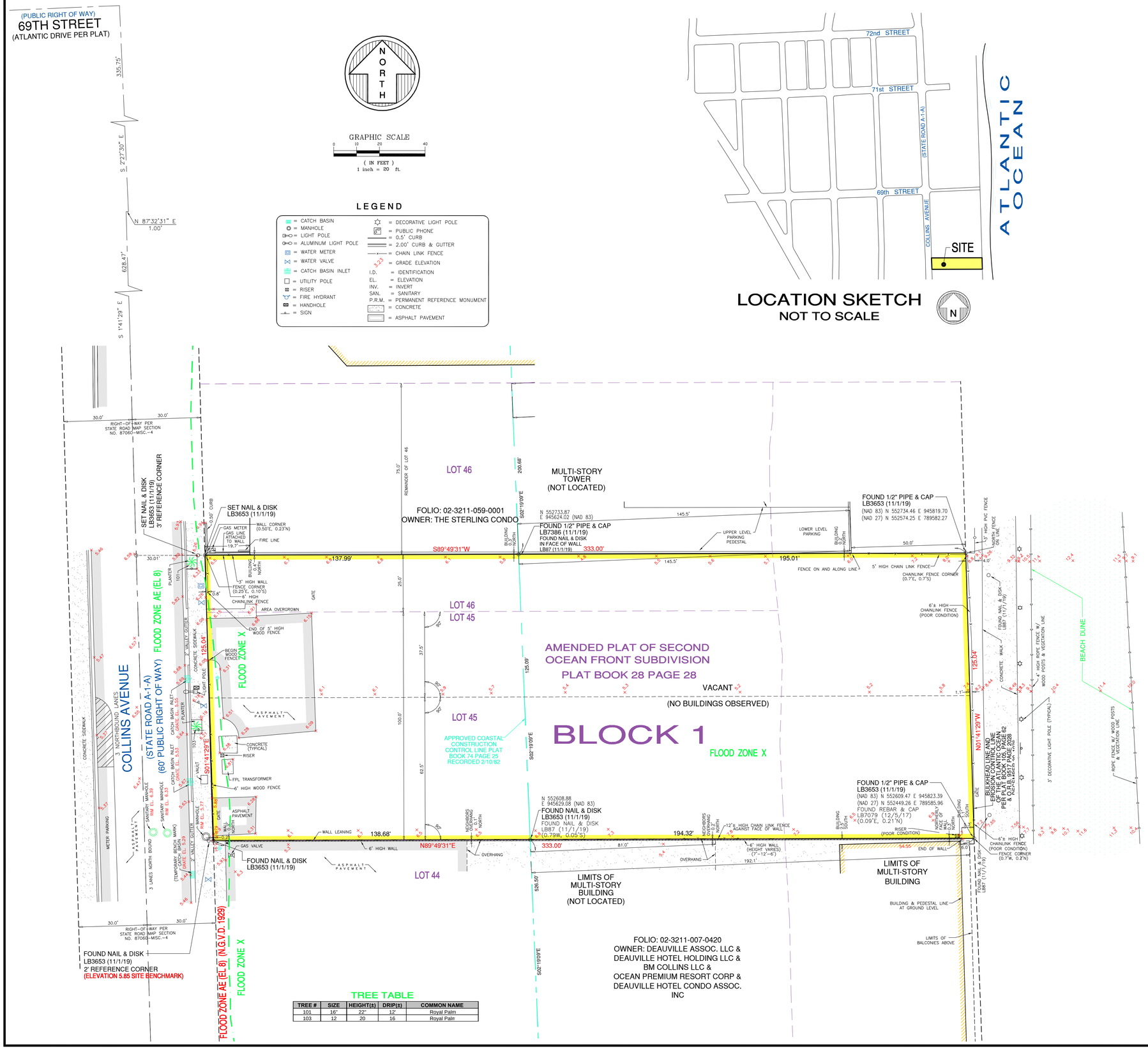
A0.01



LEGAL DESCRIPTION:

PARCEL 1:
The South 62.5 Feet of Lot 45, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida

AND

PARCEL 2:
The North 37.5 Feet of Lot 45 and the South 25 Feet of Lot 46, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per the First American Title Insurance Company File No. NCS-748547-CH12 with an effective date of August 14, 2015. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B II - PART II

1 - 8 Standard Exceptions not addressed.

9 INTENTIONALLY DELETED.

10 INTENTIONALLY DELETED.

11 INTENTIONALLY DELETED.

12 INTENTIONALLY DELETED.

13 Terms, covenants, conditions and restrictions contained in that Declaration of Covenants and Restrictions, recorded in O.R.B. 16104, Page 744.
Affects parcel but not subject to location. Blanket in nature. Not a survey matter.

14 This Policy does not insure any lands seaward of the Erosion Coastal Lines as same is shown on the EROSION CONTROL LINE Plat recorded in Plat Book 105, Page 62. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on date of the recordation of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title as a result of the implementation of Chapter 161 of the Florida Statutes.
Standard Exception. Erosion Control Line is the Easterly boundary of Parcel and shown on survey.

15 Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
Standard Exception. Document not provided. Not a survey matter.

16 The policy does not insure title to any part of the Land lying seaward of the most inland of the: (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes.
Standard Exception. Document not provided. Not a survey matter.

17 The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
Standard Exception. Document not provided. Not a survey matter.

18 Riparian Rights and/or Littoral Rights are not insured.
Standard Exception. Document not provided. Not a survey matter.

19 Rights of tenants in possession, if any, under leases unrecorded in the Public Records.
Standard Exception. Document not provided. Not a survey matter.

20 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, as recorded in Plat Book 28, Page 28, as affected by that Resolution No. 4406 recorded in O.R.B. 1884, Page 501.
No easements per plat to plot. Right-of-Way per plat that affects parcel is shown on survey.

21 The terms, provisions and conditions contained in Certification of Appropriateness recorded in O.R.B. 28842, Page 1318, modified by O.R.B. 29186, Page 4272.
Affects parcel but not subject to location. Blanket in nature. Not a survey matter.

22 INTENTIONALLY DELETED.

23 INTENTIONALLY DELETED.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary. Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

- The property is directly adjacent to a public right of way, Collins Avenue.
- The boundary lines of the property are contiguous and contain no gaps, gores or overlaps.
- Bearings hereon are referred to an assumed value of S 01°41'29" E for the East right of way line of Collins Avenue, and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-25, Elevation +6.53 Located on May 22, 2012 at 65 Street and Collins Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designations X and AE (El 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 41,625 square feet, or 0.956 acres, more or less.
- Roof overhangs not located unless otherwise shown.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per Warranty Deed O.R.B. 27439 at Page 2450 furnished by client and no claims as to ownership are made or implied.
- No visible site address posted.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 22, 2012, and last updated on November 1, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., PSM
Surveyor and Mapper, LS6435
State of Florida

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

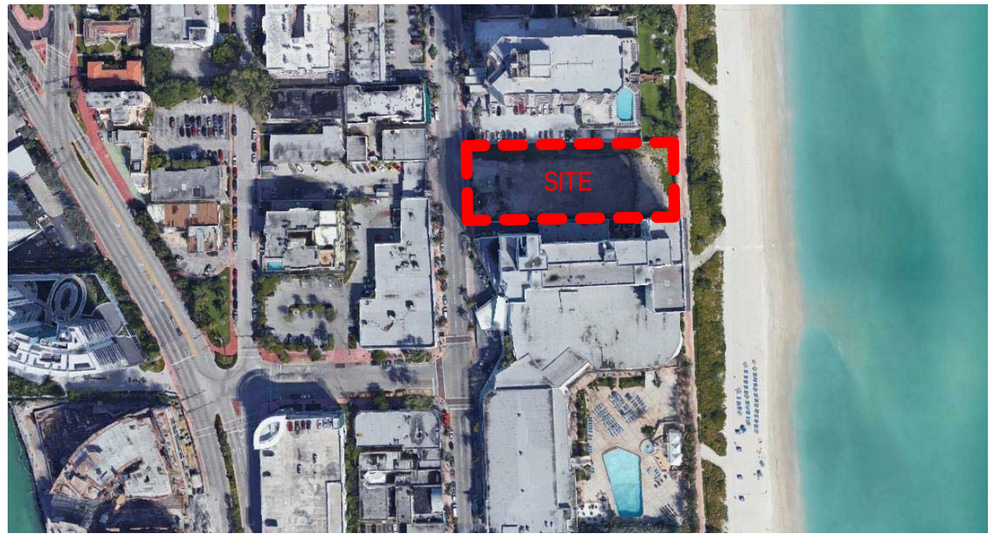
No.	O.N.	Revision Description	
10	191105	UPDATE SURVEY (11/1/19) TC	MAP
9	171336	UPDATE SURVEY (12/5/17) RLL	GEM
8	151740	ADDED TREE TABLE	GEM
7	151245	UPDATE SURVEY (9/11/15) - RLL	BLS
6	150031	AMEND PER NEW TITLE COMMITMENT	BLS

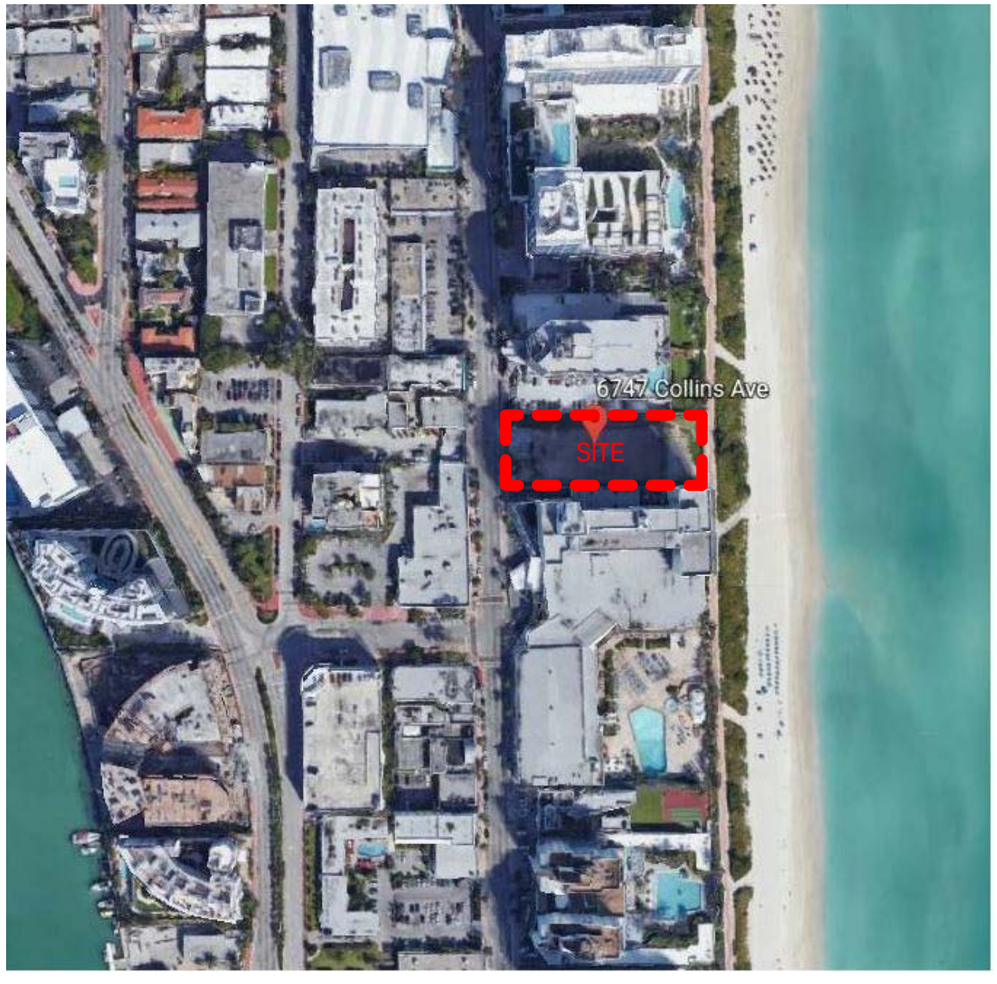
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

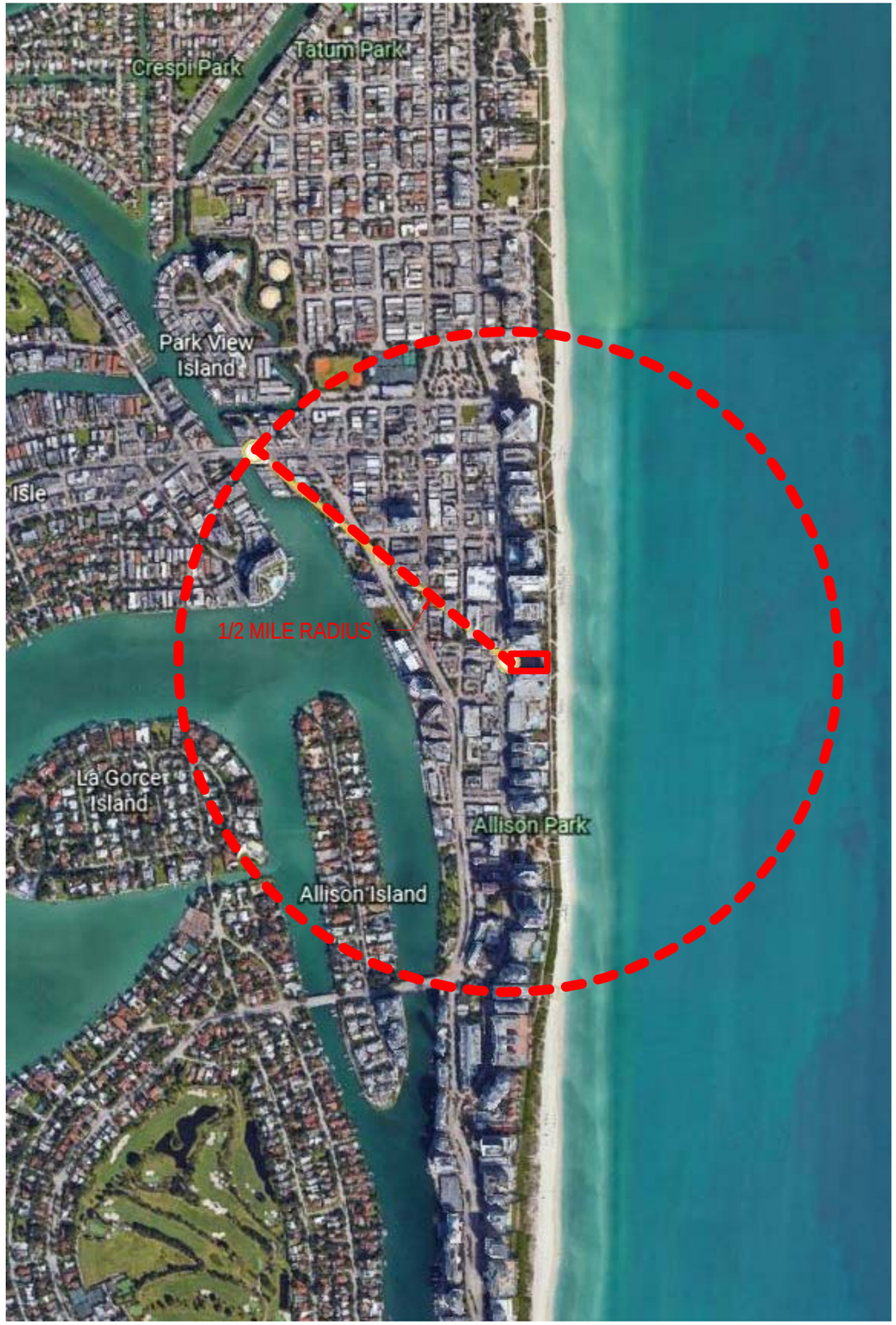
BOUNDARY & TOPOGRAPHIC SURVEY

6747 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/22/12
Scale	1"=20'
Drawn By	DWF
CAD No.	041185
Plotted	11/7/19 9:21a
Ref. Dwg.	2005-062
Field Book	619/17 RLL
Job No.	120554
Dwg. No.	2012-070-NGVD
Sheet	1 of 1







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AEREAL VIEWS

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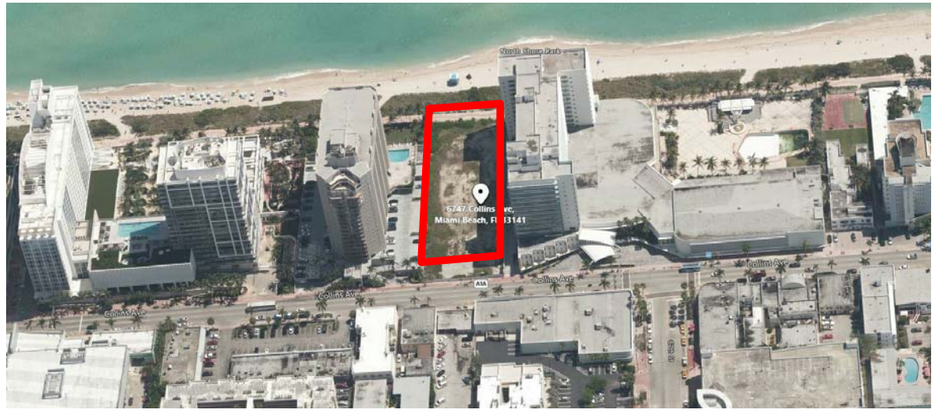
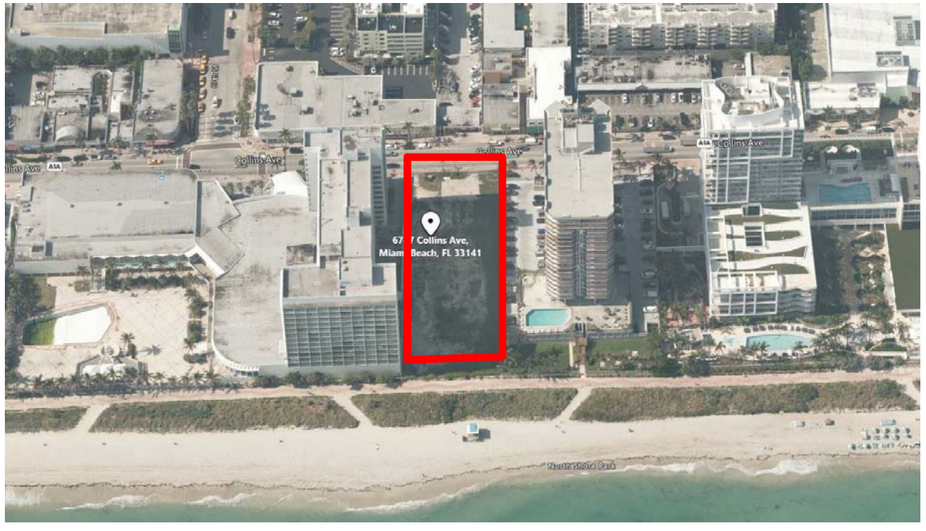
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

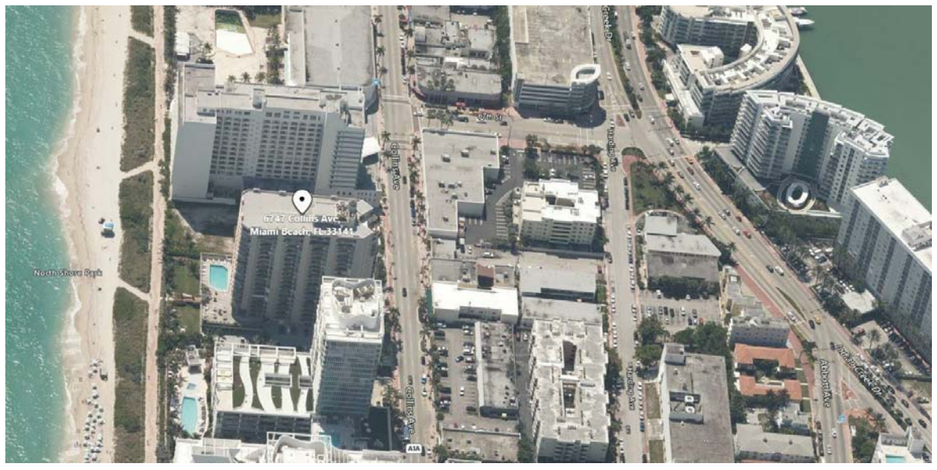
SHEET NUMBER
A0.02



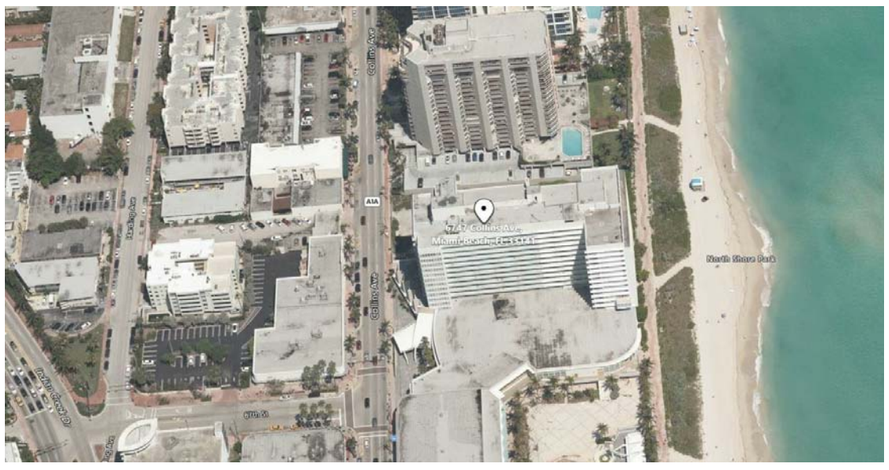
1. BIRDS EYE VIEW OF THE SITE FACING EAST



2. BIRDS EYE VIEW OF THE SITE FACING WEST



3. BIRDS EYE VIEW OF THE SITE FACING SOUTH



4. BIRDS EYE VIEW OF THE SITE FACING NORTH

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BIRDS EYE VIEWS

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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/23/19

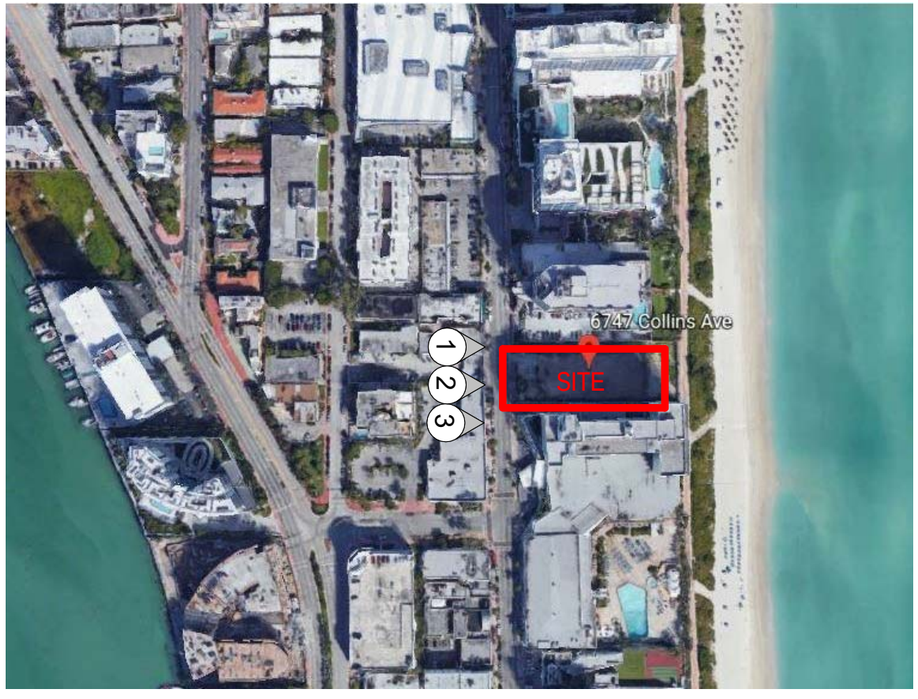
SHEET NUMBER

A0.03

1. VIEW OF THE SITES NORTH PROPERTY LINE FACING EAST ON COLLINS

2. VIEW OF SITE FROM ACROSS STREET ON COLLINS

3. VIEW OF THE SITES SOUTH PROPERTY LINE FACING EAST ON COLLINS



KEY PLAN

STUDIO McG ARCHITECTURE

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SCALE:	
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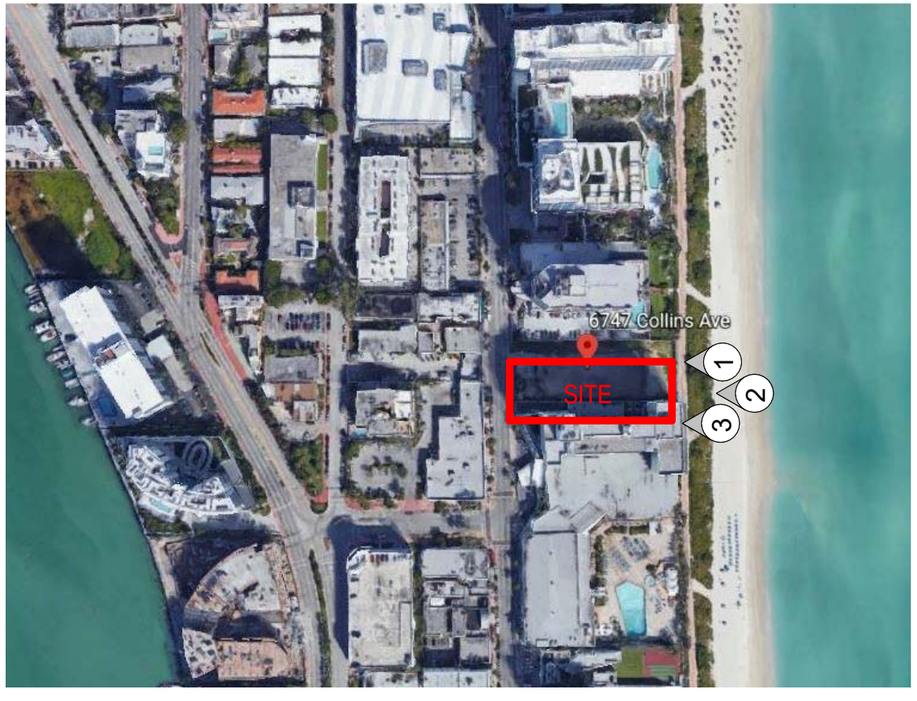
DATE	09/16/19

SHEET NUMBER
A0.04

1. VIEW OF THE NORTH PROPERTY LINE FACING WEST ON THE BEACH

2. VIEW OF SITE FROM BEACH LIFE GUARD HOUSE

3. VIEW OF THE SOUTH PROPERTY LINE FACING WEST ON THE BEACH



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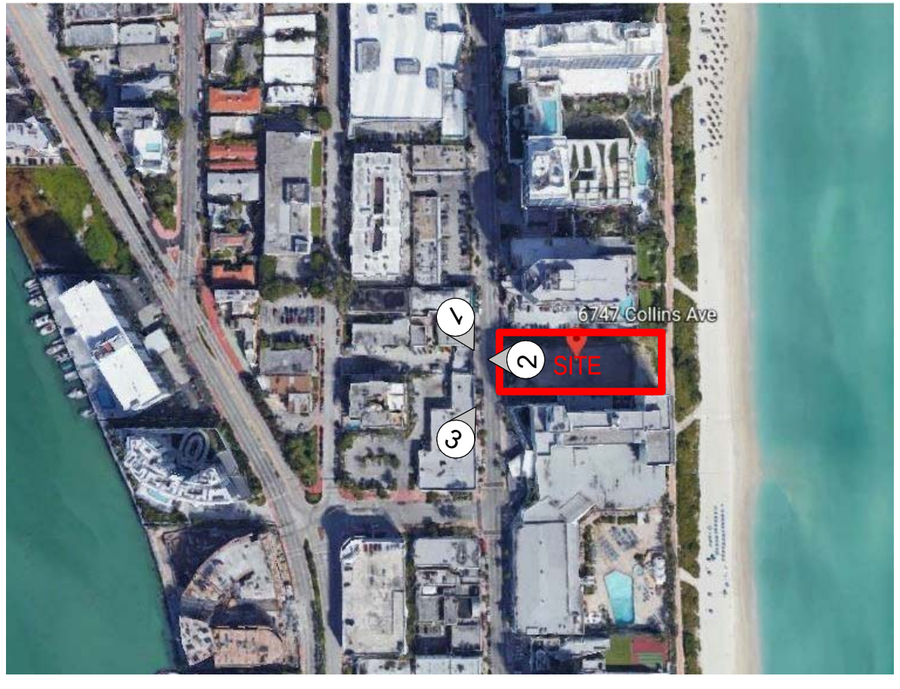
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/19/19

SHEET NUMBER
A0.05

1. VIEW OF SITE FACING SOUTHEAST TOWARDS THE DEAUVILLE HOTEL

2. VIEW OF LOT ACROSS THE STREET FROM SITE

3. VIEW OF CONDOMINIUM ADJACENT TO SITE LOT



KEY PLAN

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
1925

PROJECT NAME
URBANICA THE BEACH
6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE
& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

SITE CONTEXT

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

SHEET NUMBER
A0.06

1. VIEW FACING SOUTH ON COLLINS

2. VIEW FACING NORTHEAST ON COLLINS

3. VIEW OF WALGREENS AT THE INTERSECTION OF 67TH & COLLINS

KEY PLAN

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URBANICA THE HOTELS

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& DESIGN PLLC
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CONCEPT DESIGN

SITE CONTEXT

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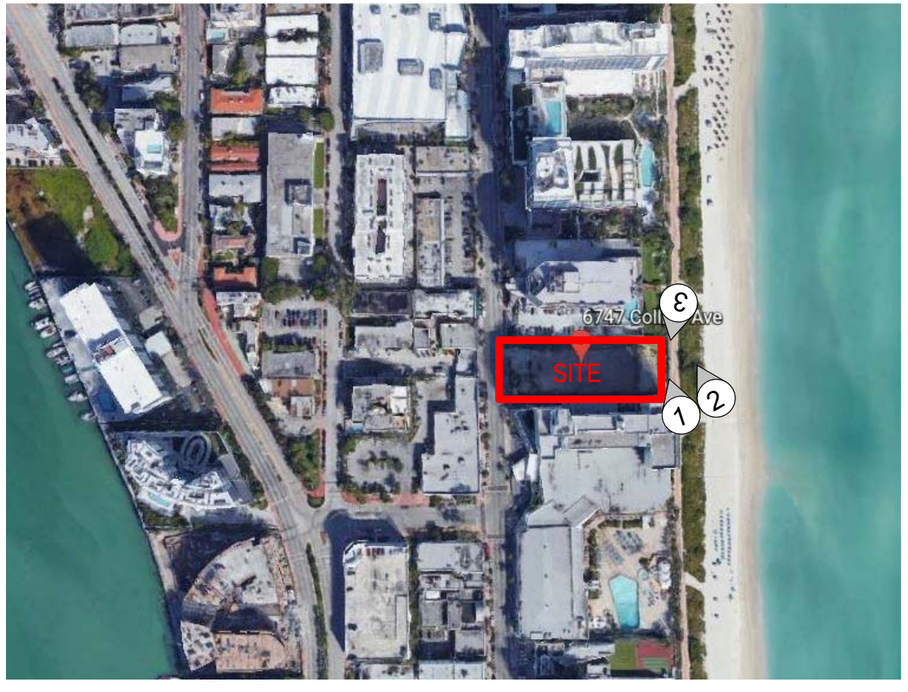
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

SHEET NUMBER
A0.07

1. VIEW OF SITE ON BEACH BOARDWALK FACING NORTHWEST

2. VIEW ON BEACH OF LIFEGUARD STATION DIRECTLY INFRONT OF SITE

3. VIEW OF SITE ON BEACH BOARDWALK FACING SOUTH



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STUDIO McG ARCHITECTURE

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(212) 673-1695

CONCEPT DESIGN

SITE CONTEXT

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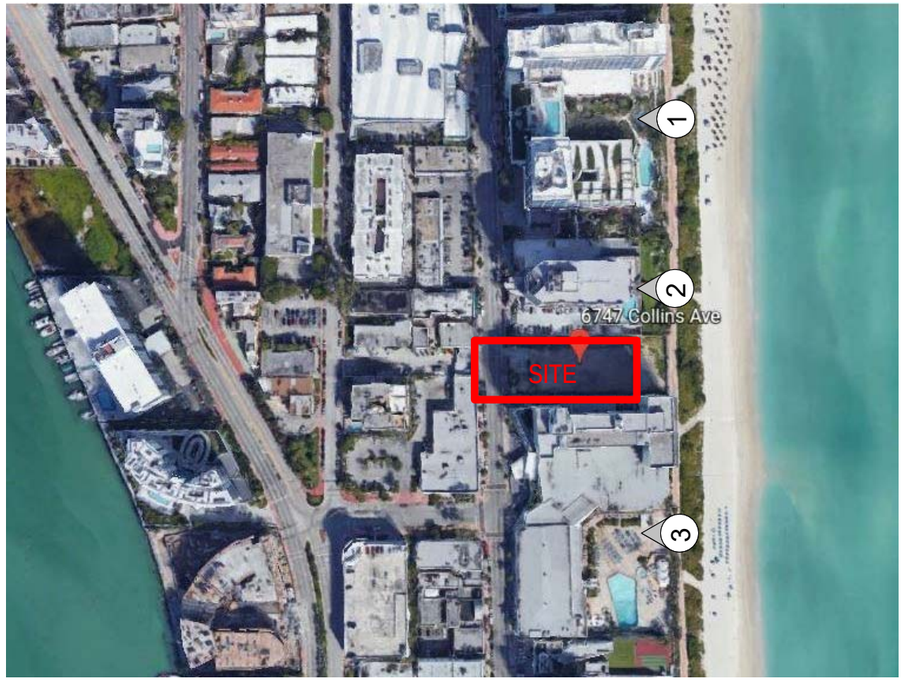
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/19/19

SHEET NUMBER
A0.08

1. VIEW OF BEACH ACCESS FOR THE CARILLON HOTEL

2. VIEW OF BEACH ACCESS FOR CONDOMINUM ADJACENT TO PROPERTY

3. VIEW OF BEACH ACCESS FOR THE HISTORIC DEAUVILLE HOTEL



KEY PLAN

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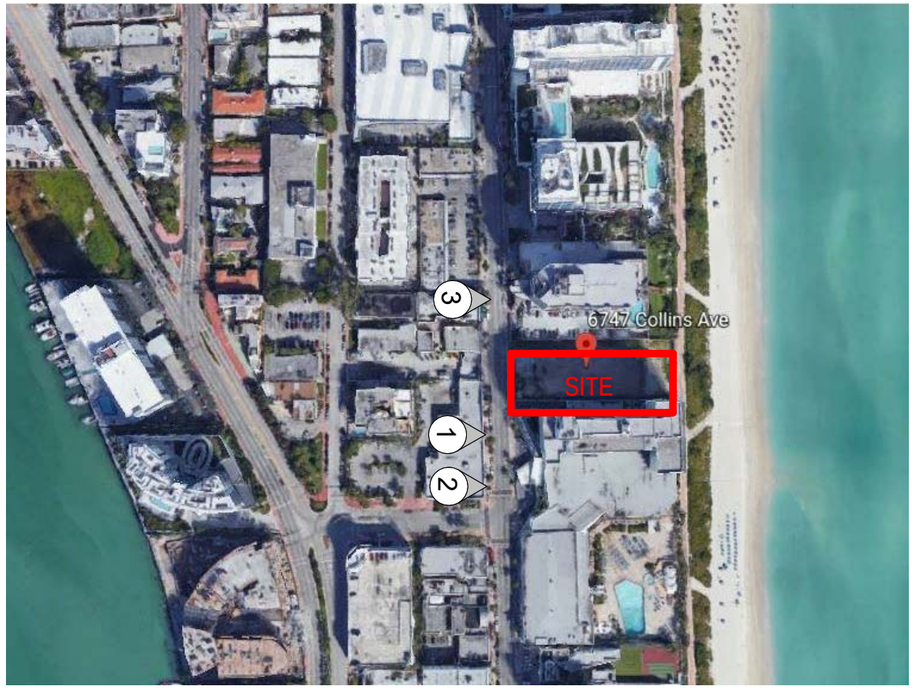
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/19/19

SHEET NUMBER
A0.09

1. VIEW OF THE HISTORIC DEAUVILLE HOTEL FACADE

2. VIEW OF THE HISTORIC DEAUVILLE HOTEL ENTRANCE

3. VIEW OF THE STERLING CONDOMINIUM ENTRANCE



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SCALE:	
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DATE	09/19/19

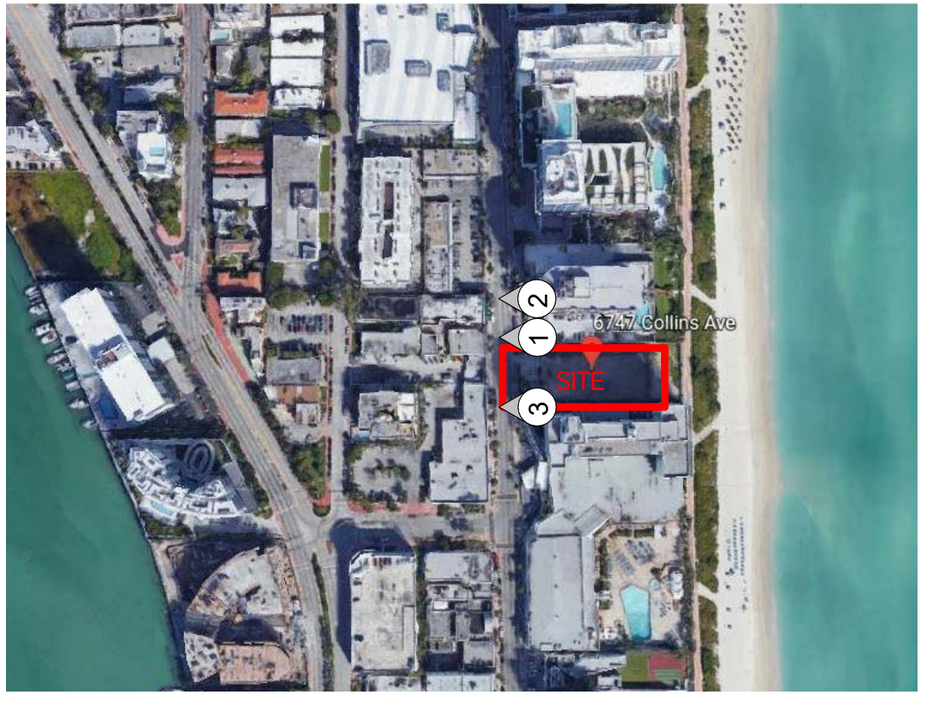
SHEET NUMBER

A0.10

1. VIEW OF ALLEYWAY ON COLLINS LOCATED ACROSS FROM SITE

2. VIEW OF RESTAURANT ON COLLINS LOCATED ACROSS FROM SITE

3. VIEW OF WALLGREENS FACADE LOCATED ACROSS FROM SITE



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SCALE:	
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DATE	09/19/19

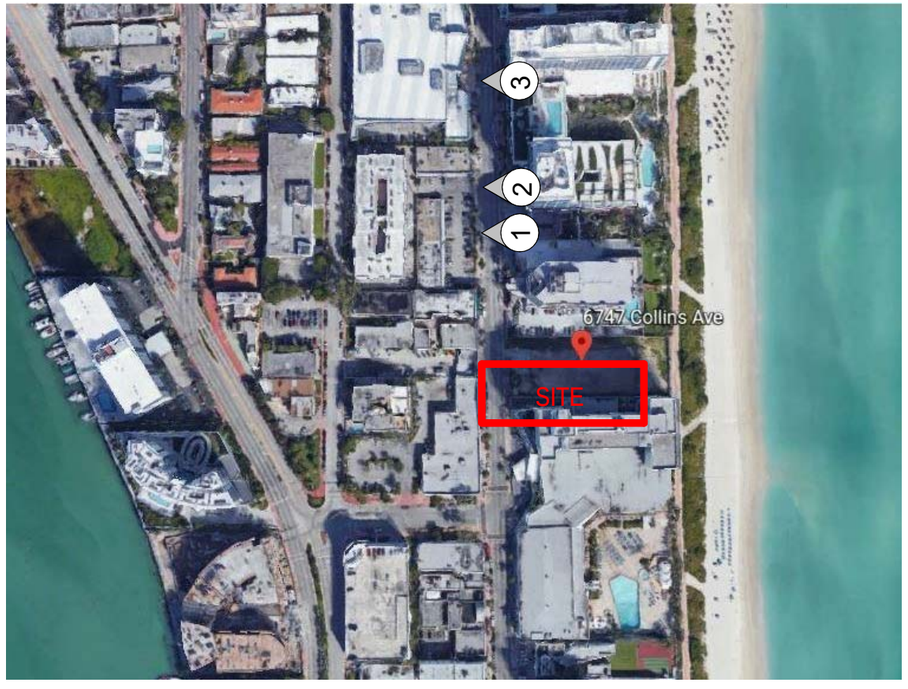
SHEET NUMBER

A0.11

1. VIEW OF SHOPPING CENTER ON COLLINS

2. VIEW ON COLLINS OF BURGER FI

3. VIEW OF PUBLIX SHOPPING CENTER LOCATED ON COLLINS



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SCALE:	
DRAWN BY:	Author
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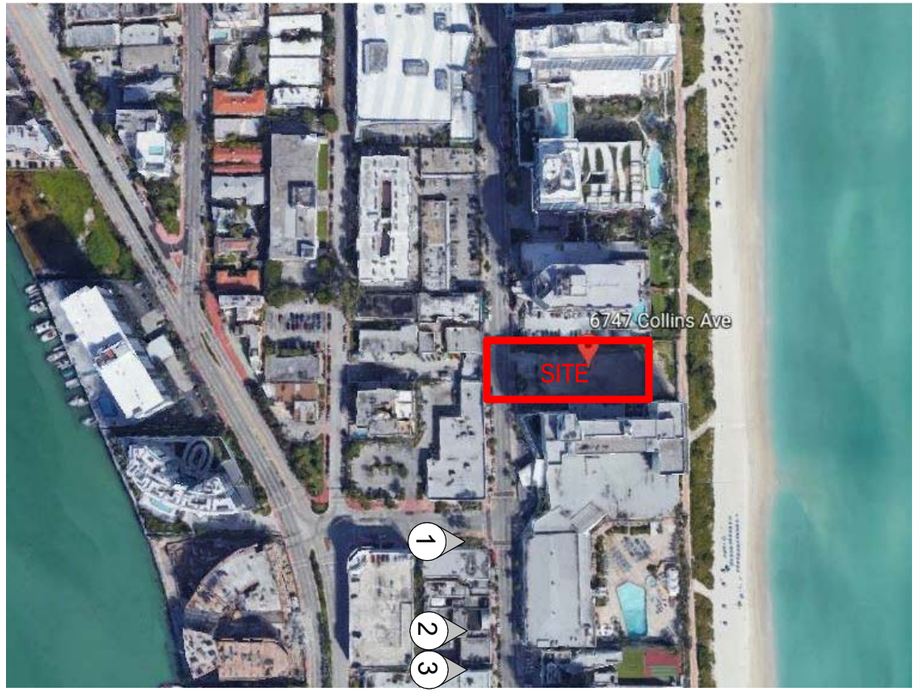
DATE	09/19/19

SHEET NUMBER
A0.12

1. VIEW FACING EAST ON COLLINS & 67th TOWARDS THE DEAUVILLE

2. VIEW FACING EAST ON COLLINS TOWARDS THE DEAUVILLE

3. VIEW FACING EAST OF EMPTY LOT ADJACENT TO THE DEAUVILLE



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SCALE:	
DRAWN BY:	Author
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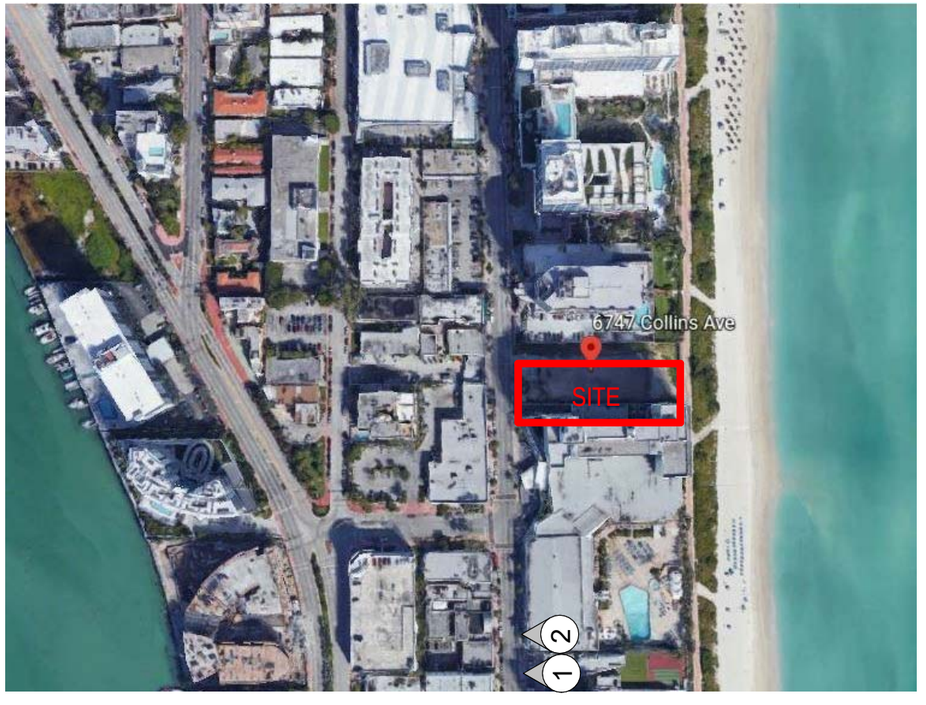
DATE	09/19/19

SHEET NUMBER
A0.13

1. VIEW FACING WEST ON COLLINS OF RETAIL SHOPS

2. VIEW FACING WEST ON COLLINS OF RETAIL SHOPS

3. VIEW FACING NORTHWEST ON COLLINS OF COLLINS HOTEL



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STUDIO McG ARCHITECTURE
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SITE CONTEXT

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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/19/19

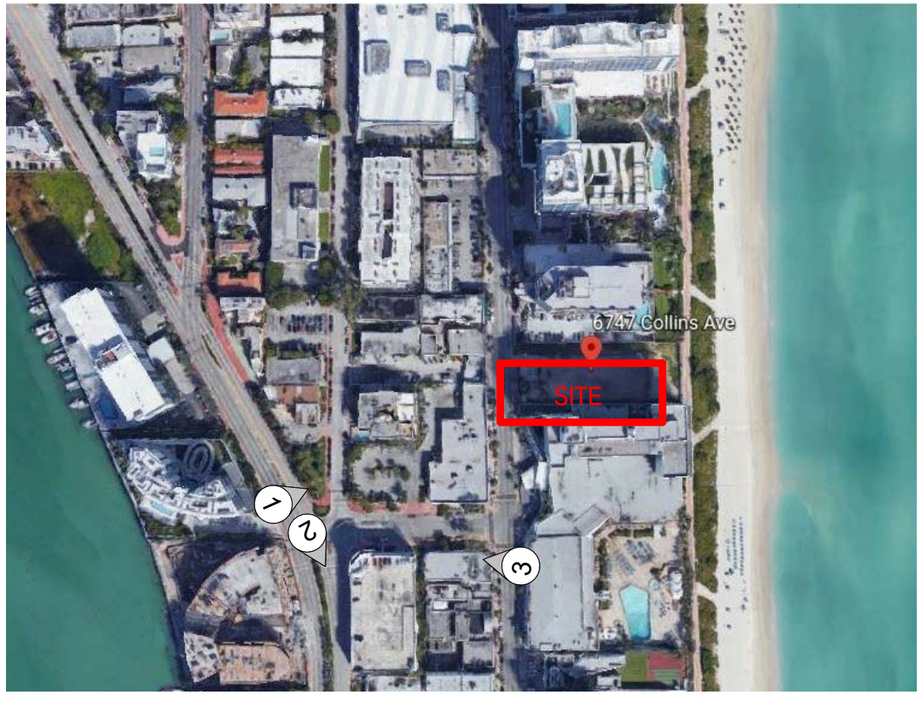
SHEET NUMBER

A0.14

1. VIEW FACING EAST TOWARDS SITE LOCATIONS AIR RIGHTS

2. VIEW OF PARKING STRUCTURE AT INTERSECTION OF INDIAN CREEK DR

3. VIEW OF 67 STREET ON COLLINS AVE



KEY PLAN

STUDIO McG ARCHITECTURE

7500 NE 4th Court
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T: (305) 573-2728

PROJECT NUMBER
1925

PROJECT NAME
URBANICA THE BEACH

6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA
THE HOTELS

DESIGNER

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& DESIGN PLLC
150 Varick St, 5th Floor South
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CONCEPT DESIGN

SITE CONTEXT

STUDIO MC+G ARCHITECTURE
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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/19/19

SHEET NUMBER

A0.15

1. AERIAL VIEW OF THE MACFADDEN DEAUVILLE HOTEL 1936

2. AERIAL VIEW OF THE MACFADDEN DEAUVILLE HOTEL

3. AERIAL VIEW OF THE DEAUVILLE HOTEL MIAMI BEACH

4. AERIAL VIEW OF THE MACFADDEN DUEVILLE & THE SITES CONTEXT

STUDIO McG ARCHITECTURE

7500 NE 4th Court
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URBANICA
THE HOTELS

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New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

HISTORICAL IMAGES

STUDIO MC+G ARCHITECTURE
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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/20/19

SHEET NUMBER

A0.17

1. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL

2. AERIAL POSTCARD OF THE MACFADDEN-DEAUVILLE HOTEL

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THE HOTELS

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New York, NY 10013
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CONCEPT DESIGN

HISTORICAL IMAGES

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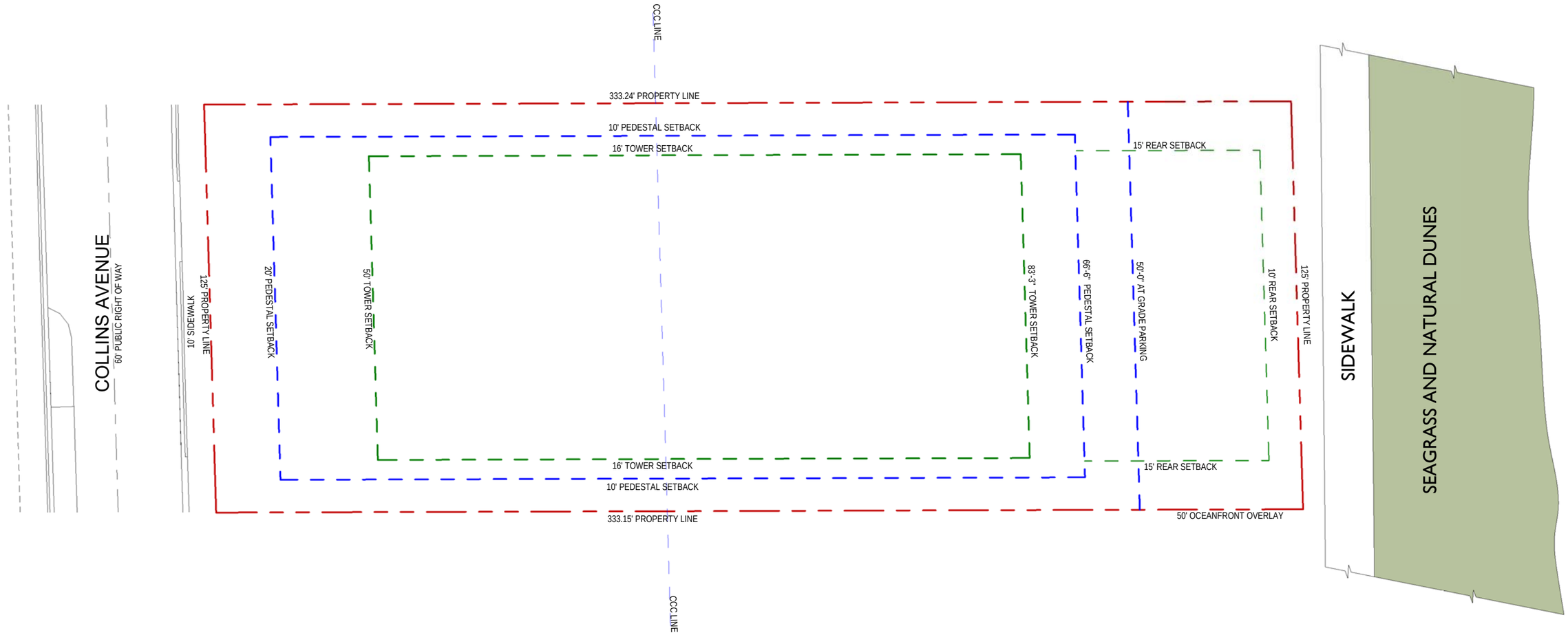
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/20/19

SHEET NUMBER

A0.18



1 SITE SET BACK DIAGRAM
1/32" = 1'-0"

STUDIO MCG ARCHITECTURE
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Suite 103
Miami, FL 33138
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DESIGNER

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& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

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SITE SET BACK DIAGRAM

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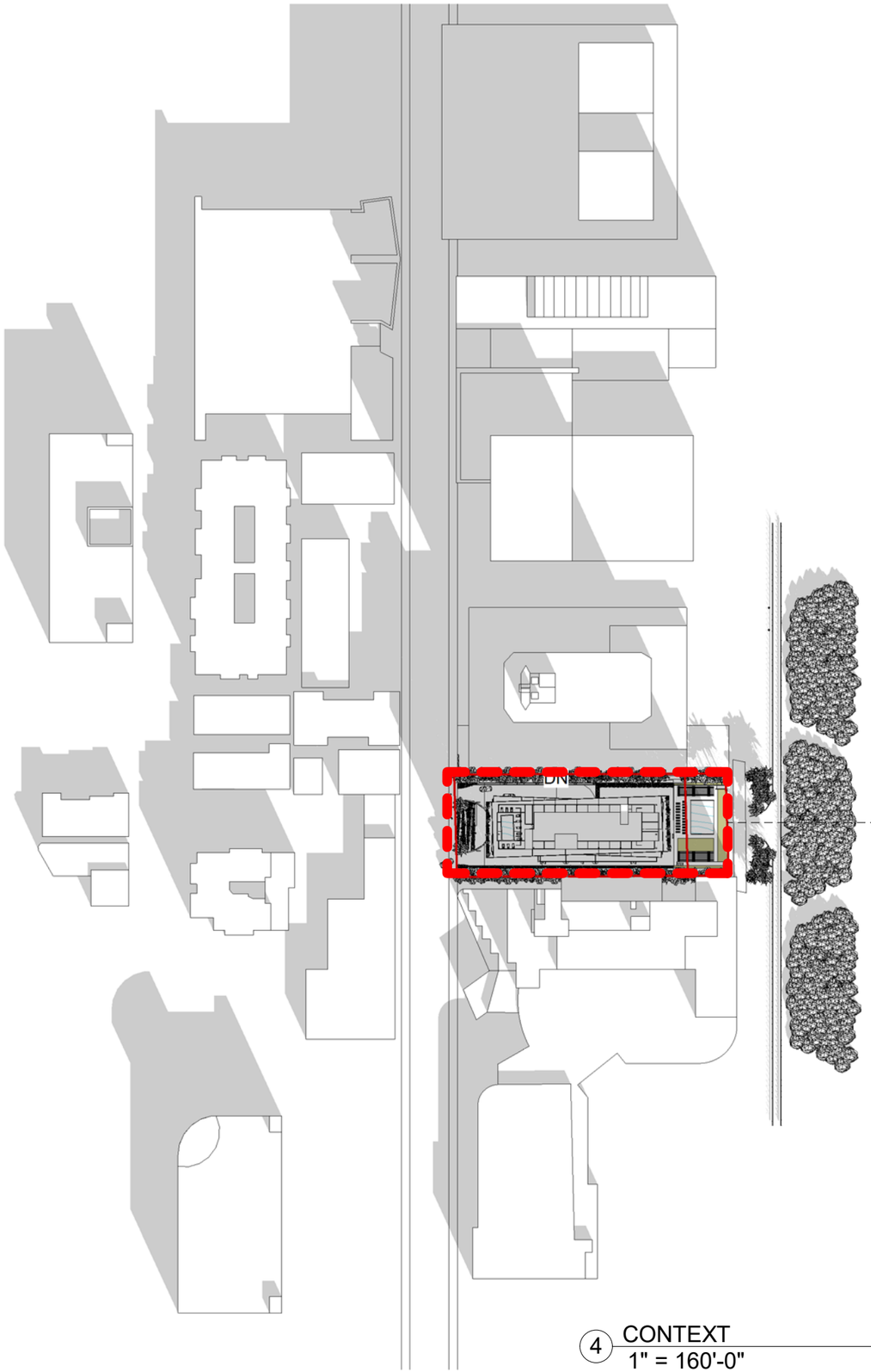
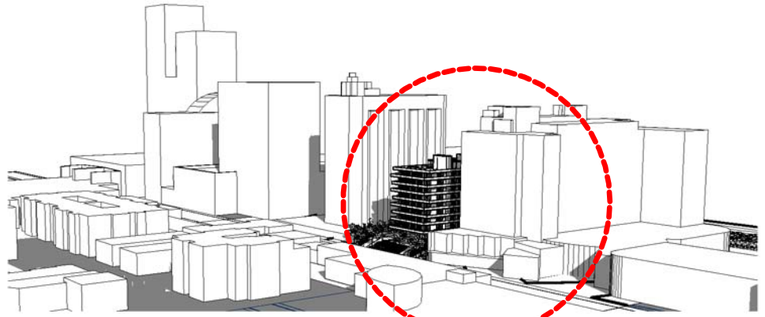
SCALE:	1/32" = 1'-0"
DRAWN BY:	MR/YT
CHECK:	JMcG
DATE	09/17/19

SHEET NUMBER

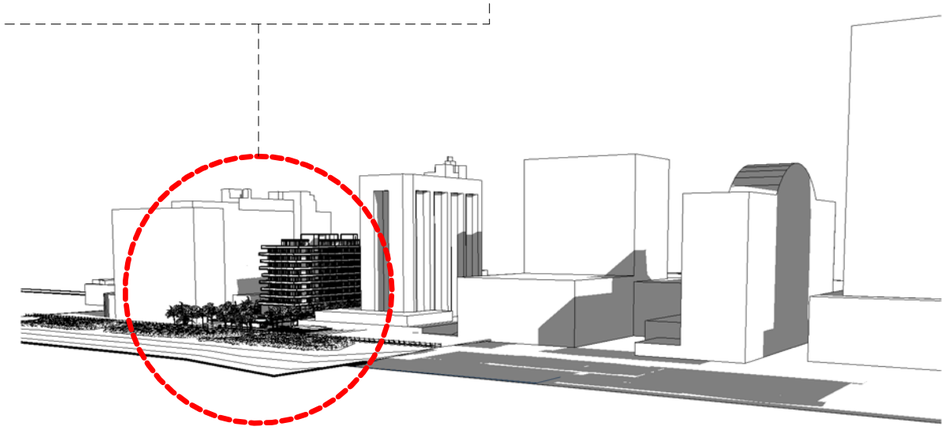
A0.19



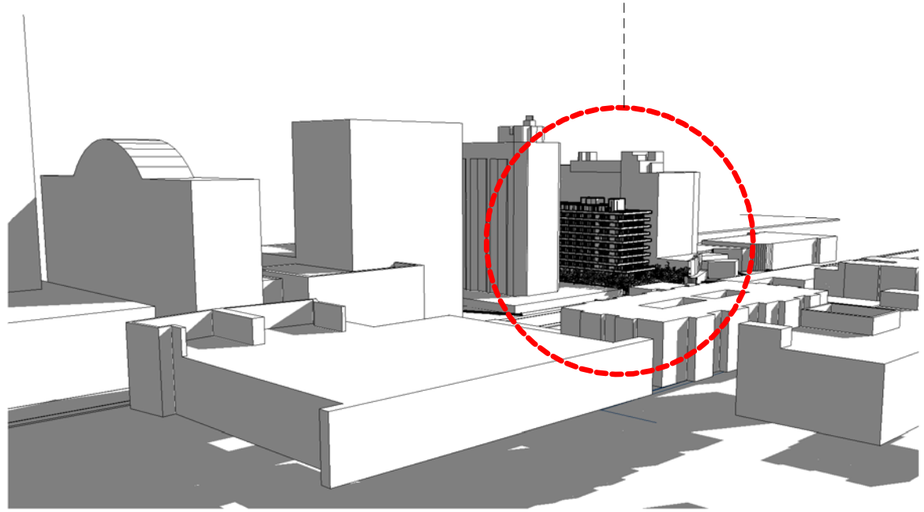
4 CONTEXT
1" = 160'-0"



1 VIEW 1



2 VIEW 2



3 VIEW 3

STUDIO MCG ARCHITECTURE

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URBANICA THE HOTELS

DESIGNER

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& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

VOLUMETRIC CONTEXT VIEWS

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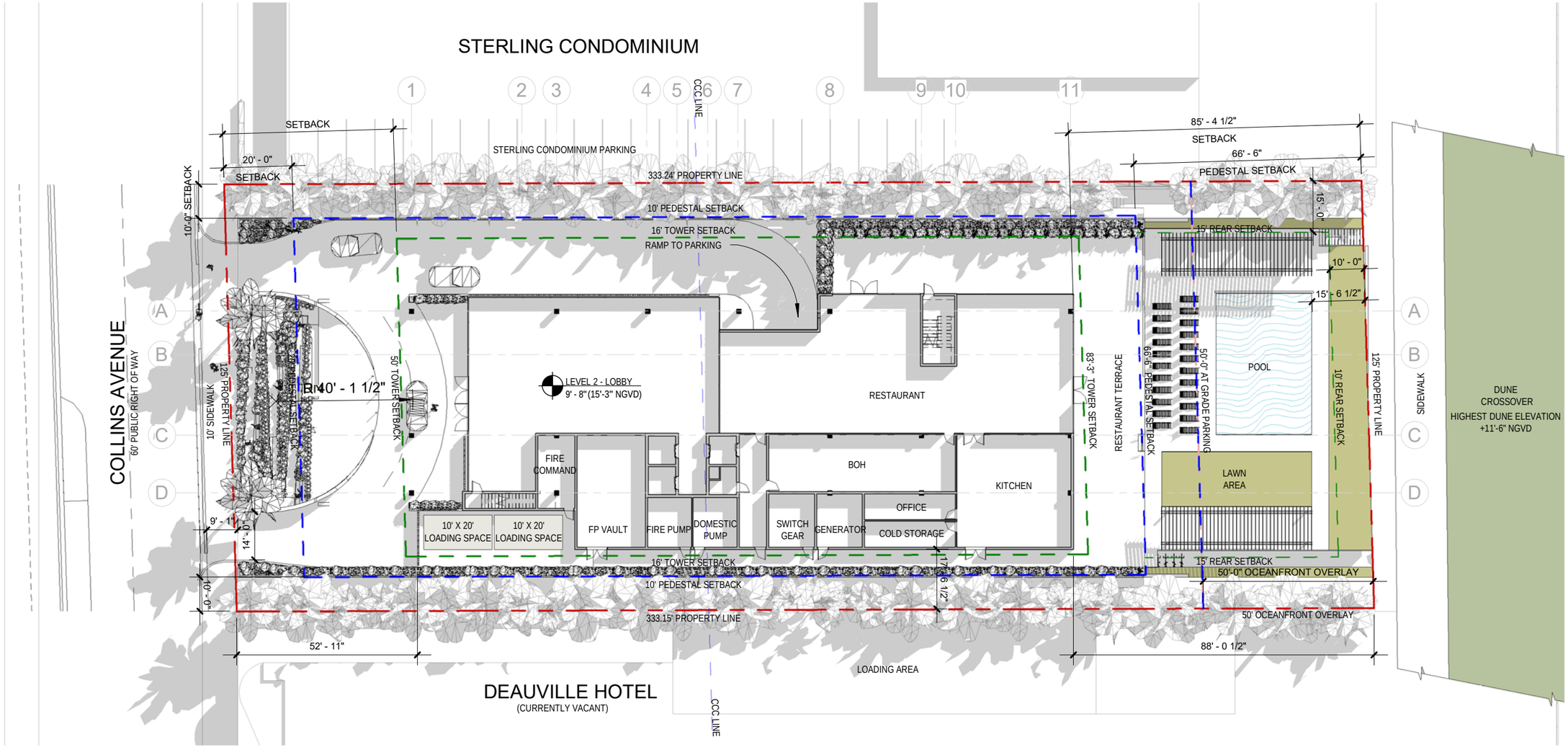
SCALE:	1" = 160'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

SHEET NUMBER

A1.00



1 SITE PLAN W/ LOBBY LEVEL
1/32" = 1'-0"

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New York, NY 10013
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CONCEPT DESIGN

SITE PLAN W/LOBBY LEVEL (LEVEL 2)

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SCALE:	1/32" = 1'-0"
DRAWN BY:	Author
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DATE	09/12/19

SHEET NUMBER

A1.01

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CONCEPT DESIGN

DESIGN ARCHITECT PREVIOUS WORK

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	
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CHECK:	JMcG
DATE	10/30/19

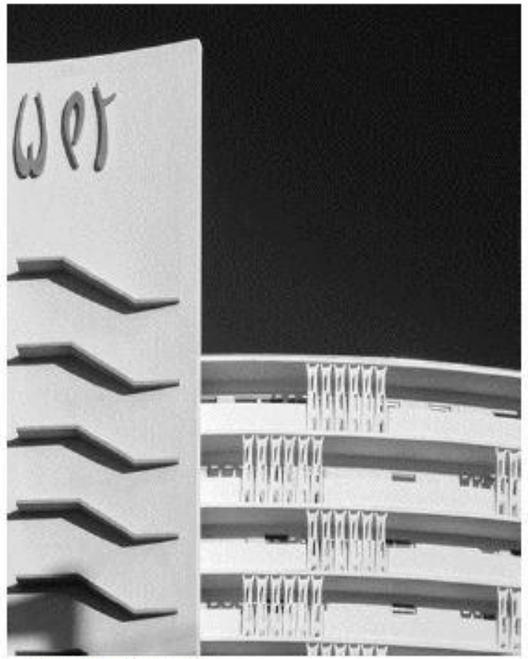
SHEET NUMBER

A1.02

BIRDCAGE HOUSE - IGOR POLEVITSKY

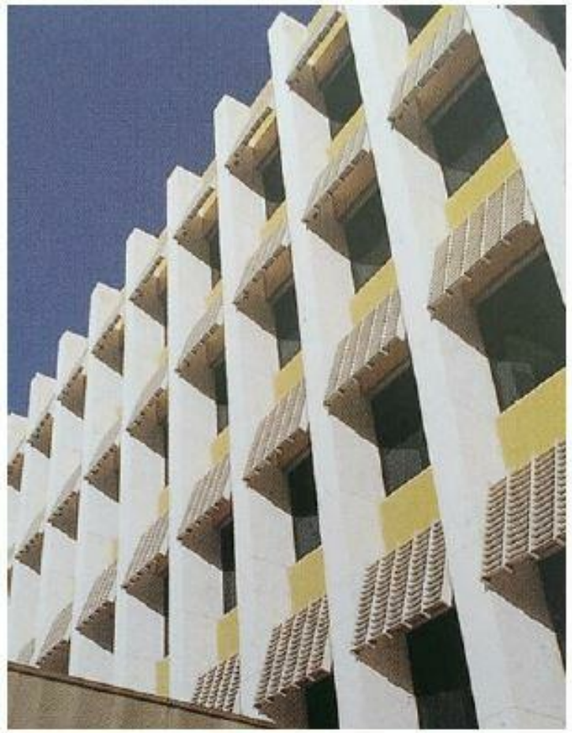
BIRCH HOUSE - CHARLES MCKIRAHAN

FONTAINE BLEU - MORRIS LAPIDUS



SEA TOWER - IGOR POLEVITSKY

BACARDI BUILDING - ENRIQUE GUTIERREZ



MIAMI HERALD BUILDING - SIGURD NAESS

UNION PLANTERS BANK - FRANCES HOFFMAN

HOTEL RIVIERA - IGOR POLEVITSKY

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Suite 103
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

1925

PROJECT NAME

URBANICA THE BEACH

6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE
& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

PROJECT INSPIRATION

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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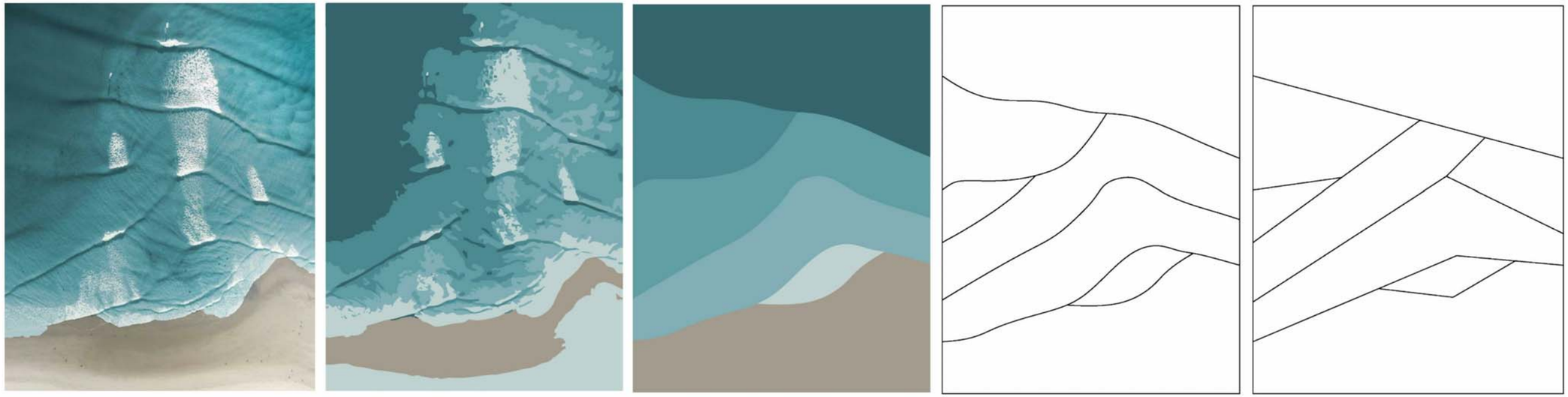
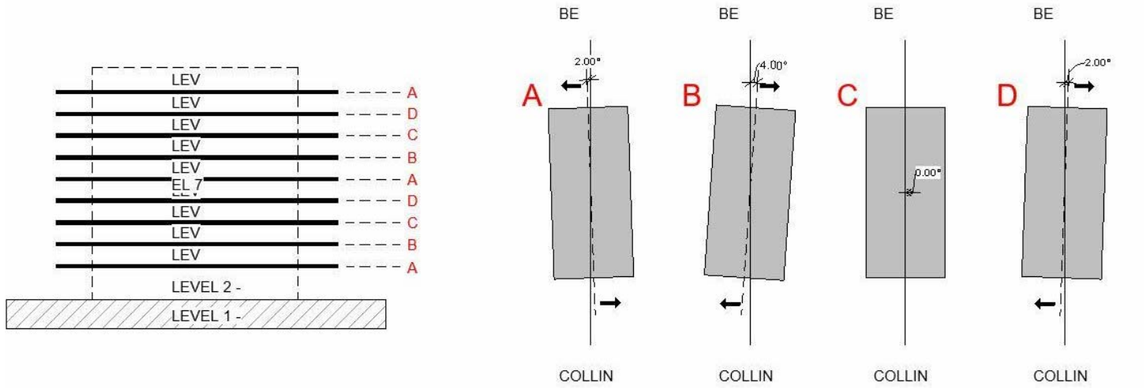
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	10/30/19

SHEET NUMBER

A1.03



FACADE INSPIRATION



SHIFTING PLATES DIAGRAM

MATERIALS

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
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DESIGNER

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150 Varick St, 5th Floor South
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CONCEPT DESIGN

CONCEPT & MATERIALS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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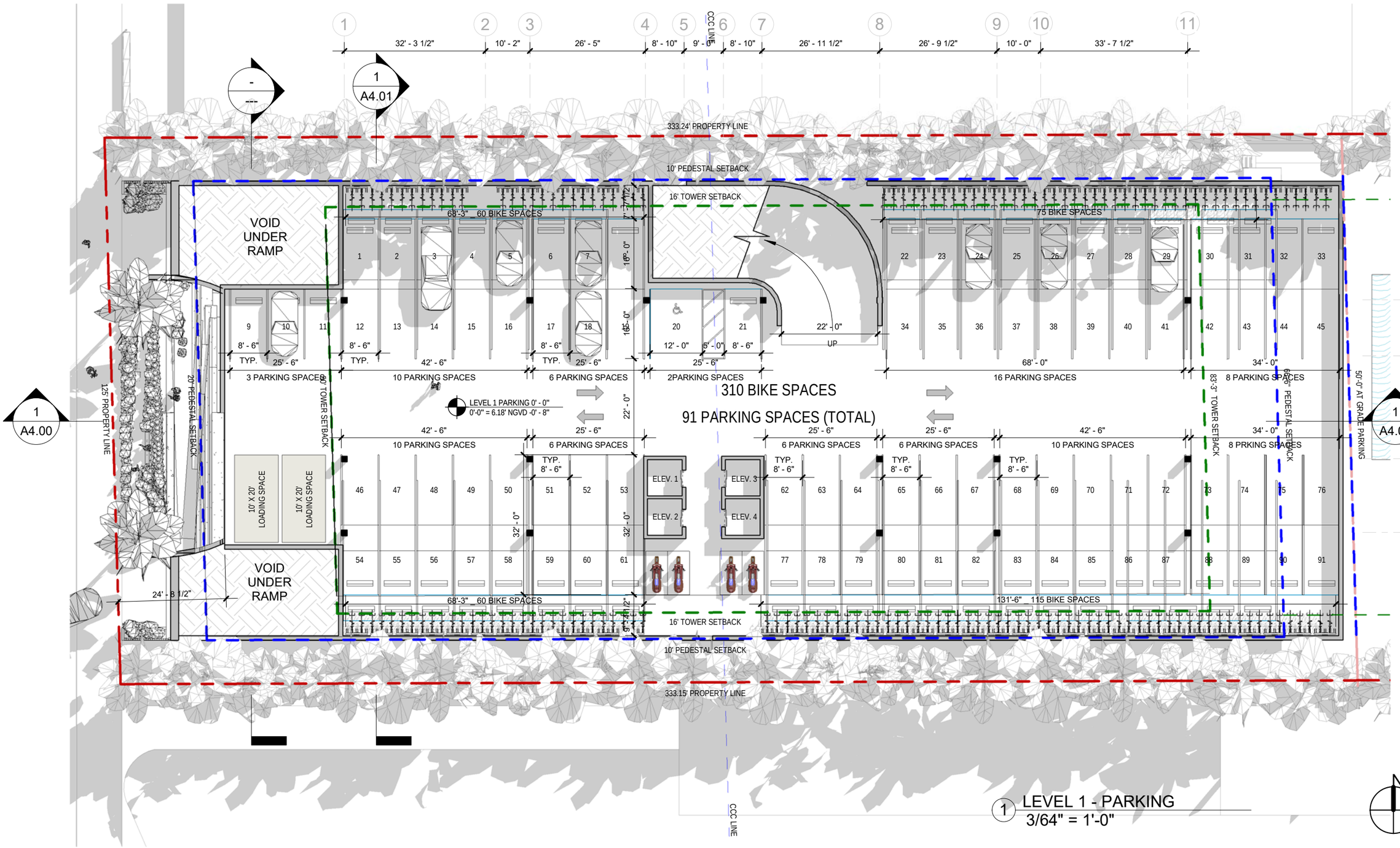
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/15/19

SHEET NUMBER

A1.04



STUDIO MCG ARCHITECTURE

7500 NE 4th Court
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T: (305) 573-2728

PROJECT NUMBER
1925

PROJECT NAME
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6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE & DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

STUDIO MC+G ARCHITECTURE
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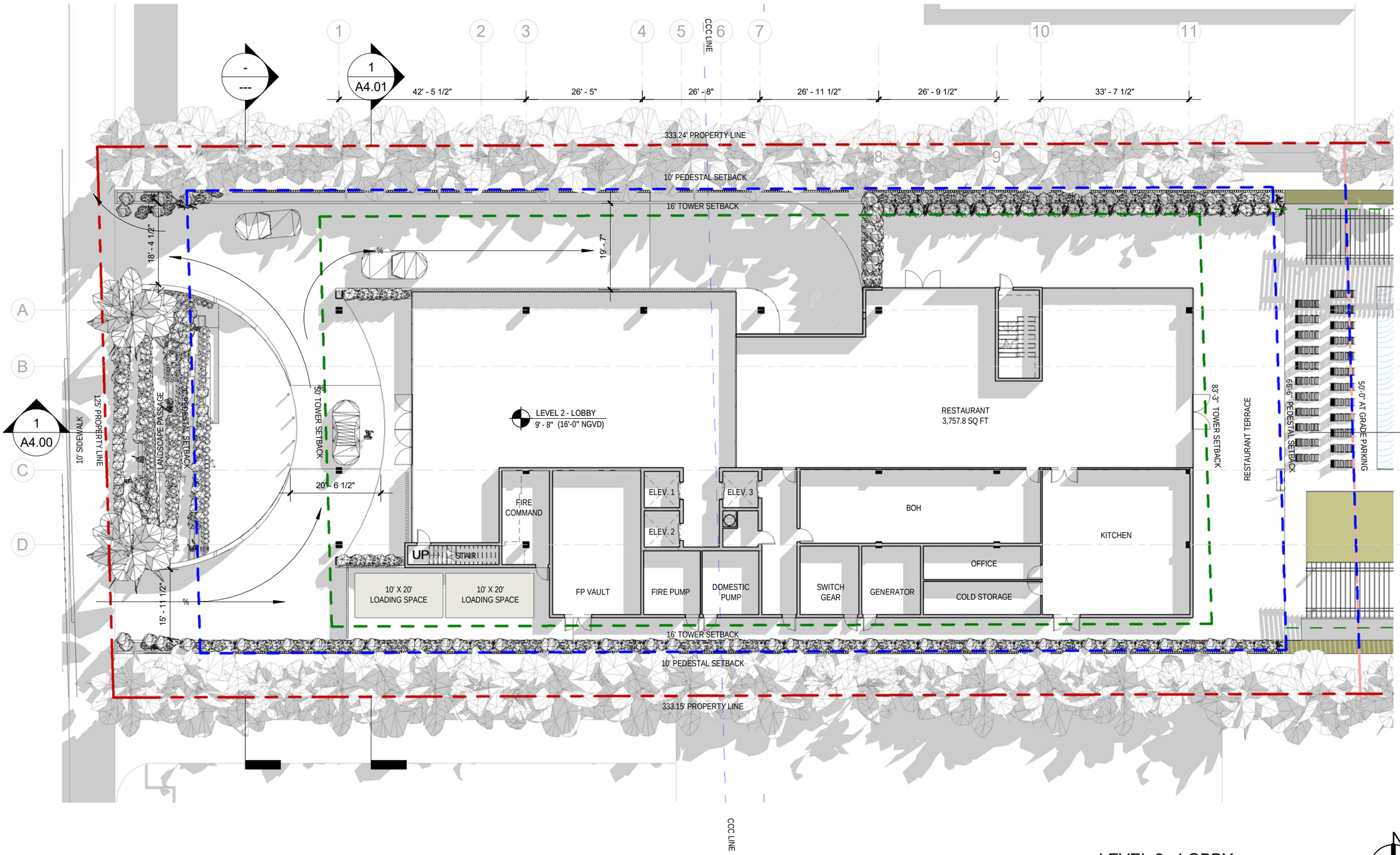
SCALE:	3/64" = 1'-0"
DRAWN BY:	YVS | KP
CHECK:	JMcG
DATE	08/08/19

SHEET NUMBER

A2.00



1 LEVEL 2 - LOBBY
3/64" = 1'-0"

N

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URBANICA THE HOTELS

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& DESIGN PLLC
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New York, NY 10013
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CONCEPT DESIGN

LEVEL 2
LOBBY

STUDIO MC+G ARCHITECTURE
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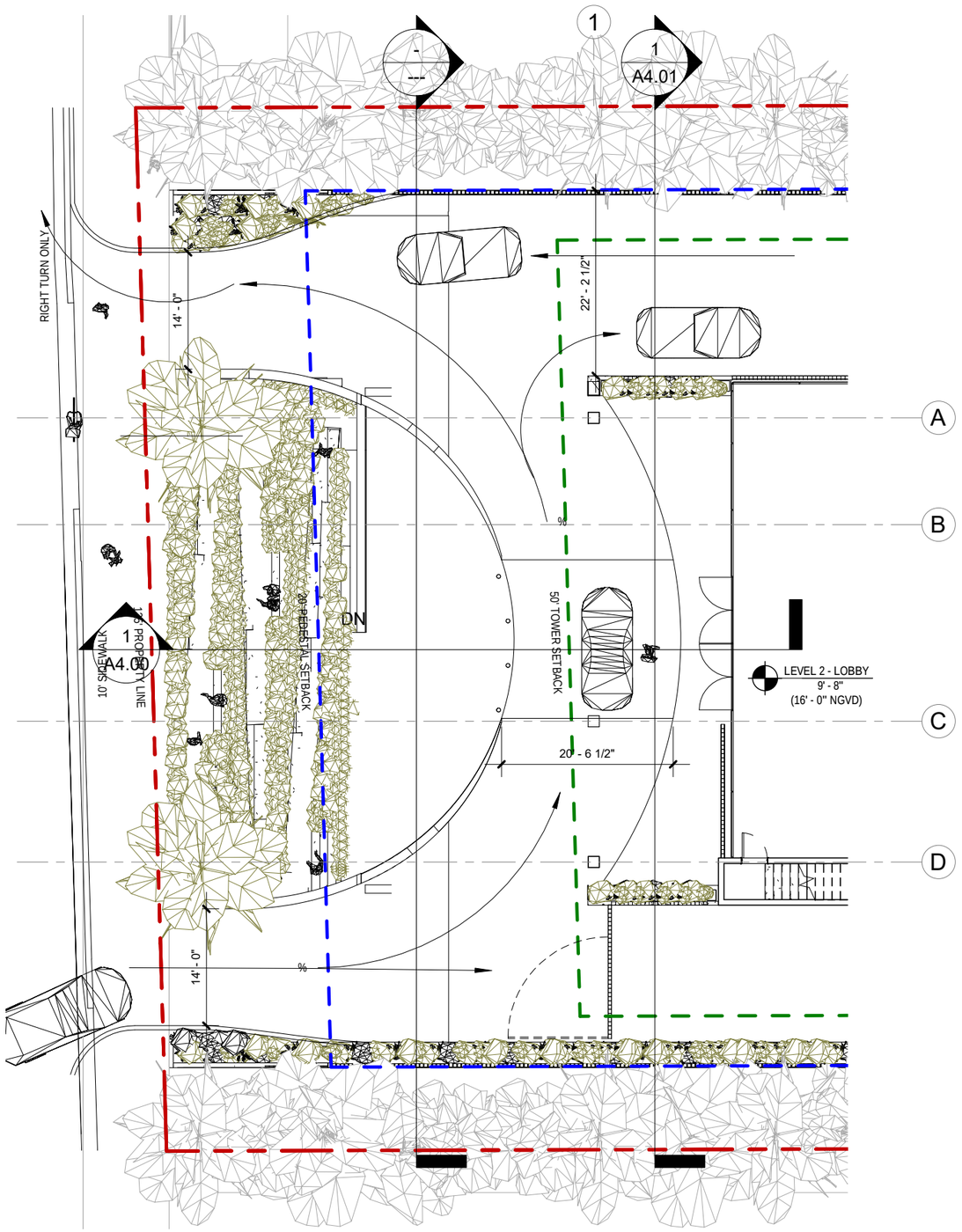
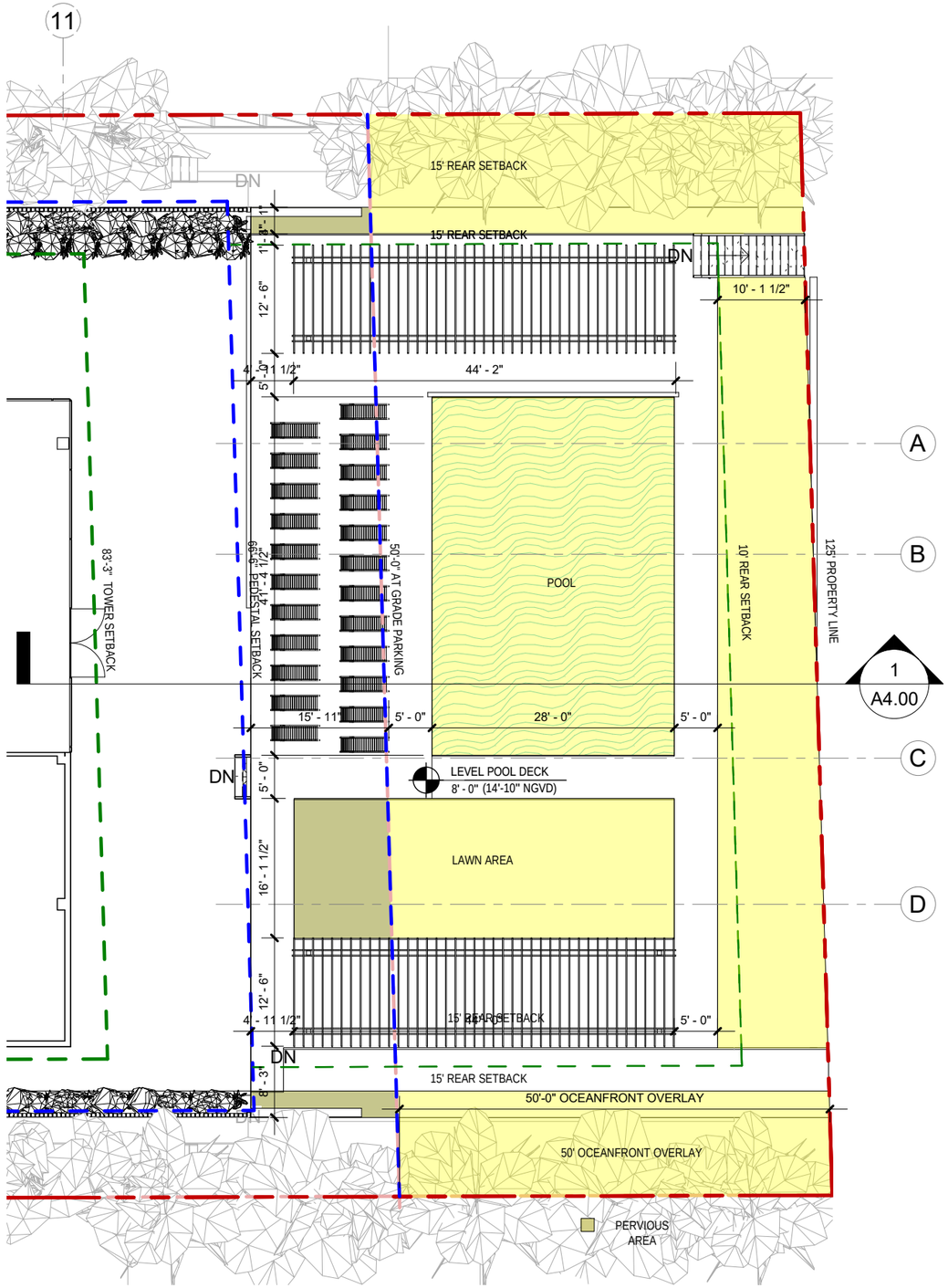
SCALE:	3/64" = 1'-0"
DRAWN BY:	MR/YT
CHECK:	JMcG
DATE	08/20/19

SHEET NUMBER

A2.01



1 LEVEL 2 - LOBBY - (WEST SIDE) DROP-OFF
1/16" = 1'-0"



2 LEVEL 2 - LOBBY - EAST SIDE POOL DECK
1/16" = 1'-0"

OCEANFRONT OVERLAY AREA: 6,252 SQ FT
OCEANFRONT OVERLAY PERVIOUS AREA: 4,007.26 SQ FT (64%)

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DESIGNER

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New York, NY 10013
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ENLARGED ENTRANCE & POOL DECK

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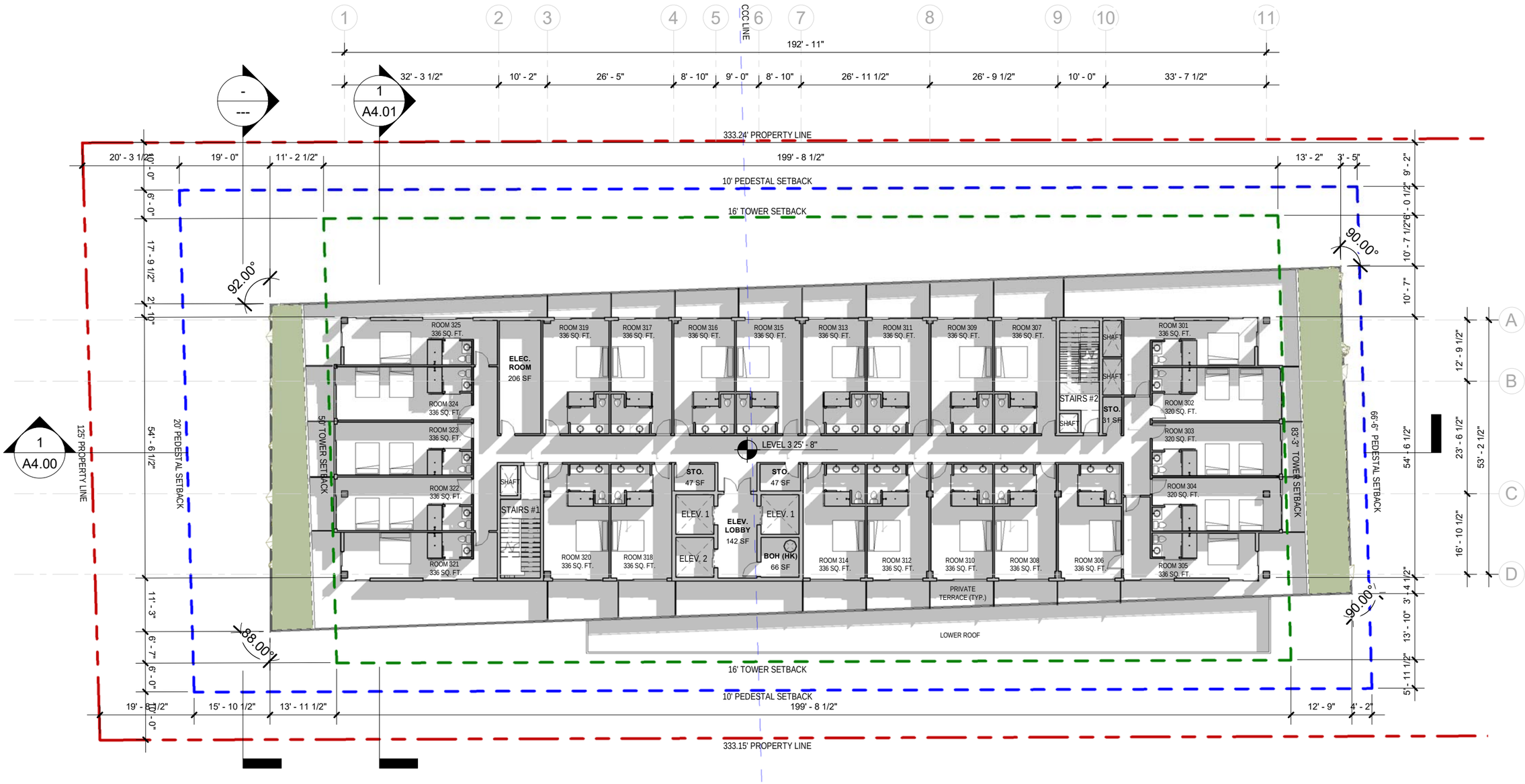
SCALE:	1/16" = 1'-0"
DRAWN BY:	MR/YT
CHECK:	JMcG
DATE	11/24/19

SHEET NUMBER

A2.02



1 LEVEL 3
3/64" = 1'-0"

LEVEL 3

STUDIO MCG ARCHITECTURE

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URBANICA THE HOTELS

DESIGNER

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CHECK:	JMcG
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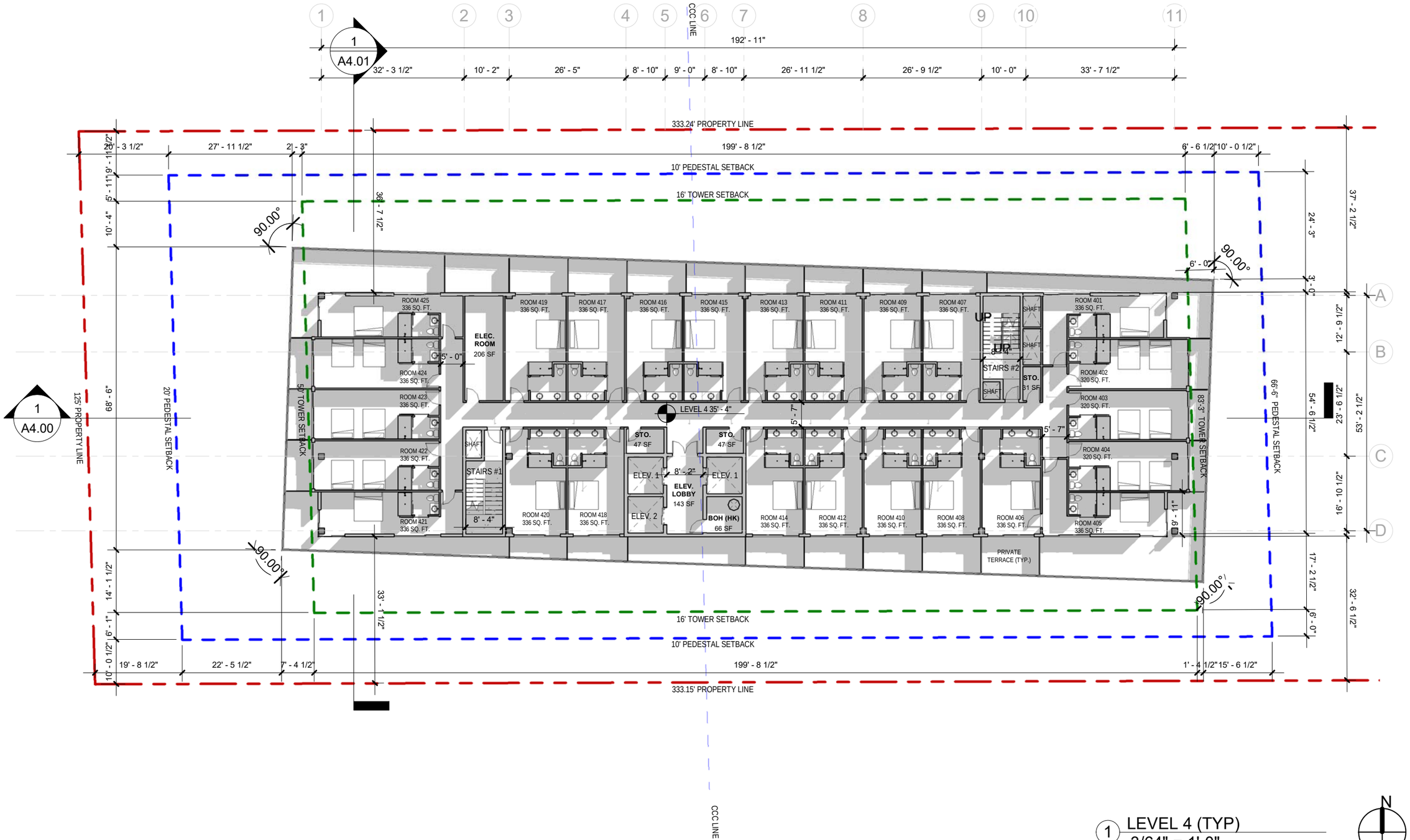
SHEET NUMBER

A2.03



1 LEVEL 4 (TYP)
3/64" = 1'-0"

N

LEVELS 4-10
(TYP)

STUDIO MCG
ARCHITECTURE

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URBANICA
THE HOTELS

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& DESIGN PLLC
150 Varick St, 5th Floor South
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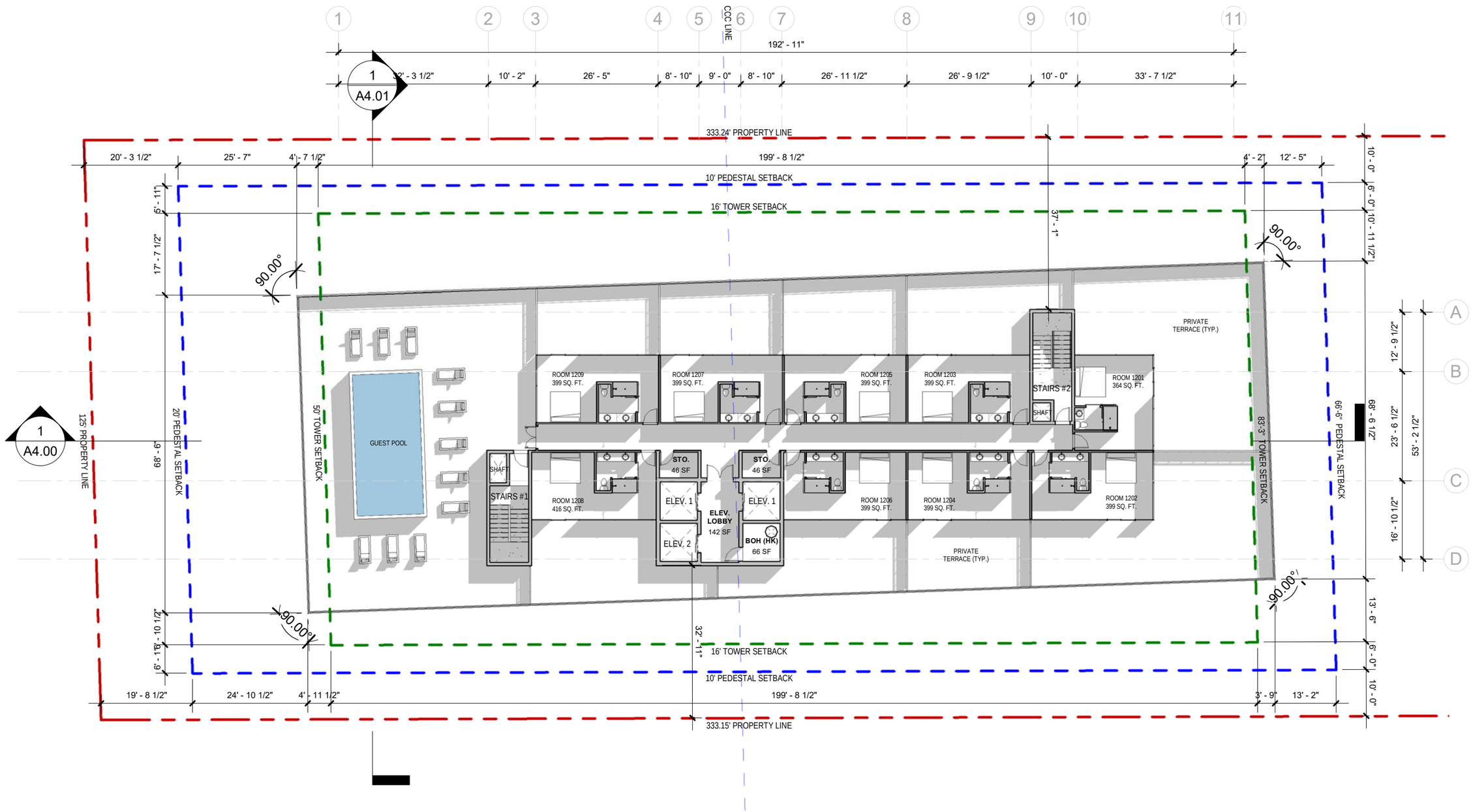
SCALE:	3/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

SHEET NUMBER

A2.04



1 LEVEL 11
3/64" = 1'-0"

N

LEVEL 11

STUDIO MCG ARCHITECTURE

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Suite 103
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T: (305) 573-2728

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1925

PROJECT NAME
URBANICA THE BEACH
6747 COLLINS AVE
MIAMI BEACH, FL 33141

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INC ARCHITECTURE & DESIGN PLLC
150 Varick St, 5th Floor South
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DRAWN BY:	Author
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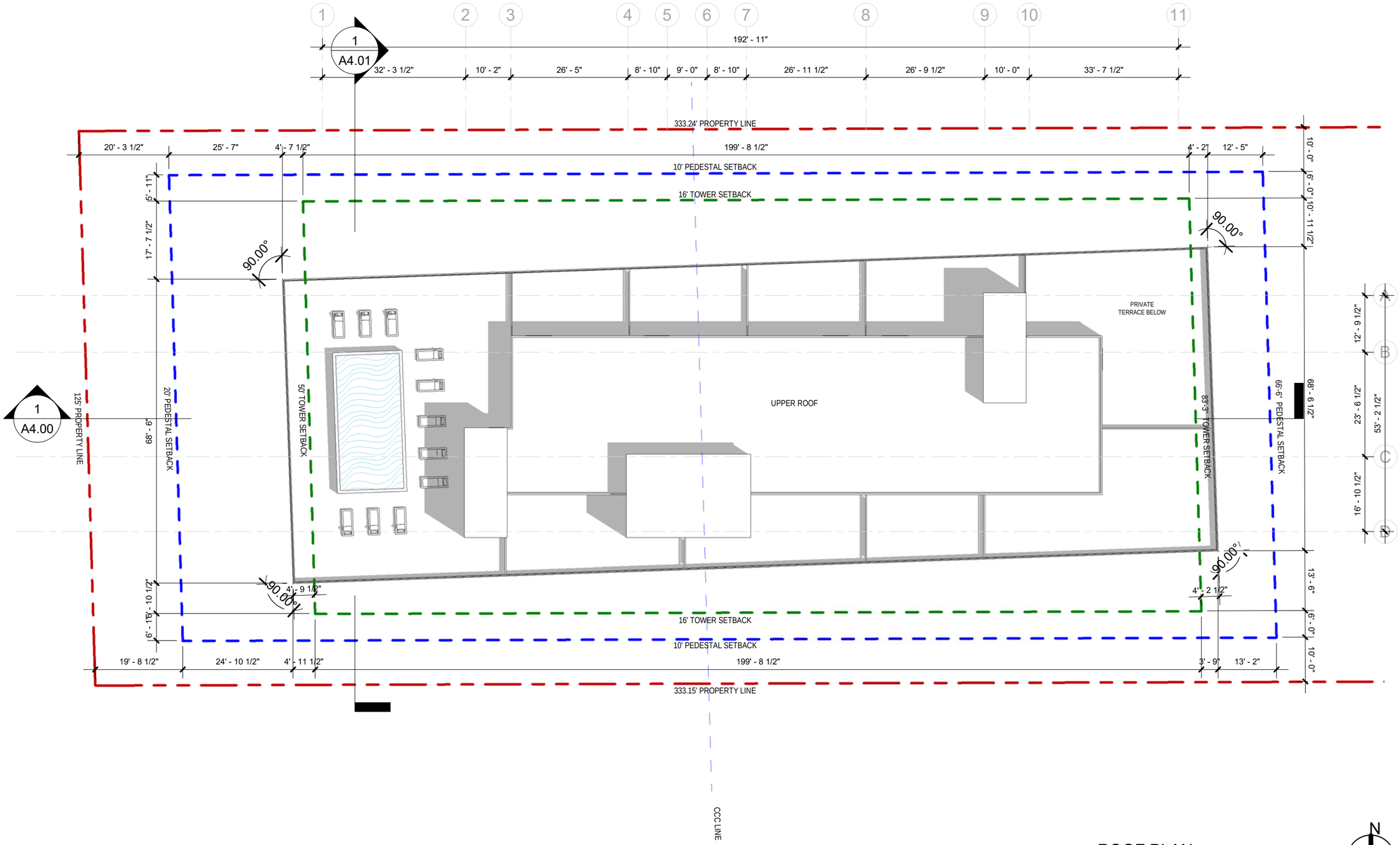
SHEET NUMBER

A2.05



1 ROOF PLAN
3/64" = 1'-0"

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PROJECT NUMBER
1925

PROJECT NAME
URBANICA THE BEACH
6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE
& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

ROOF PLAN

STUDIO MC+G ARCHITECTURE
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SCALE:	3/64" = 1'-0"
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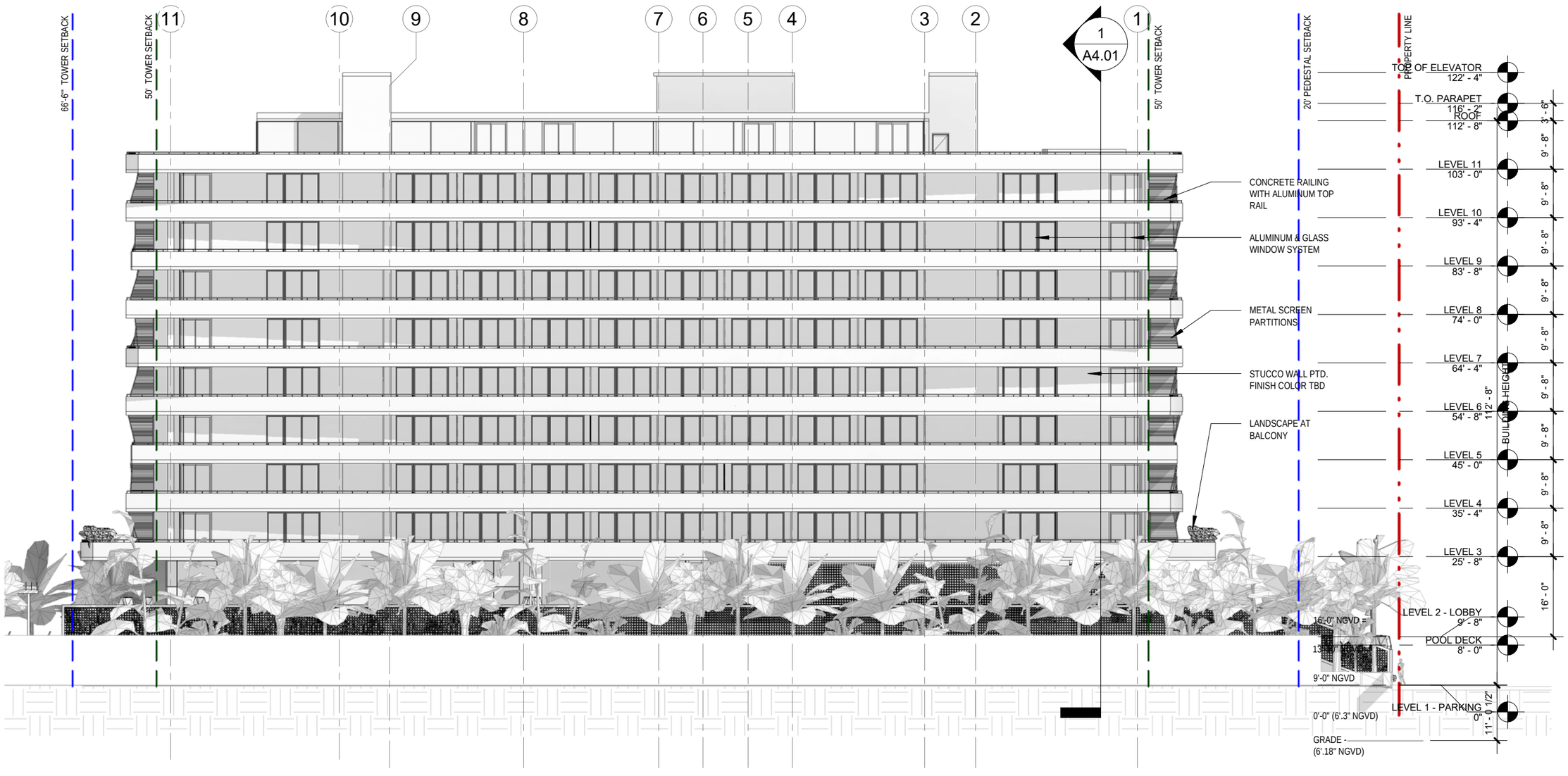
DATE	08/22/19

SHEET NUMBER

A2.06



1 North Elevation
3/64" = 1'-0"

STUDIO
McG
ARCHITECTURE

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Suite 103
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URBANICA
THE HOTELS

DESIGNER

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& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
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CONCEPT DESIGN

NORTH ELEVATION

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	3/64" = 1'-0"
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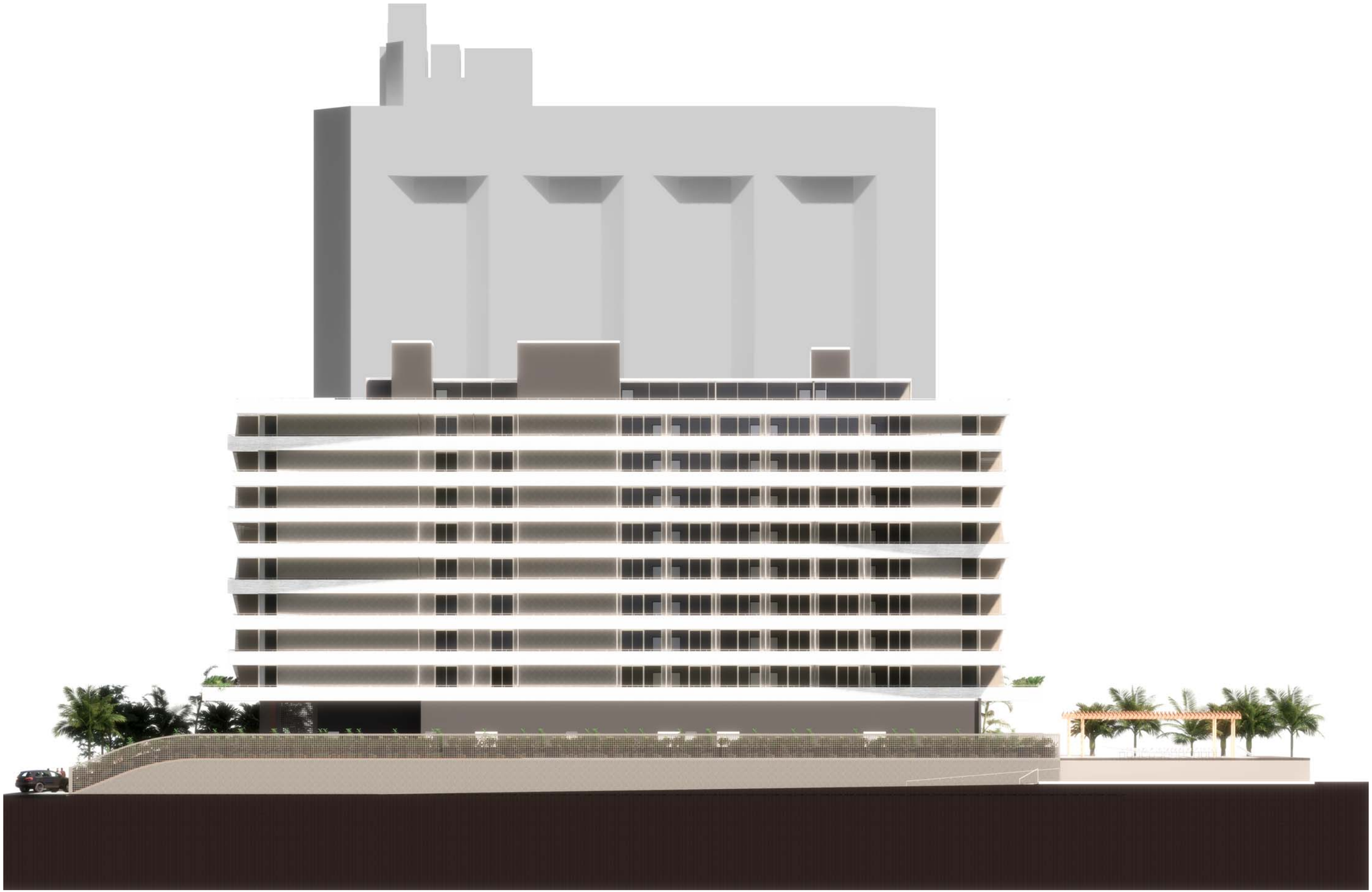
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

A3.00



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THE HOTELS

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& DESIGN PLLC
150 Varick St, 5th Floor South
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NORTH ELEVATION RENDERED

STUDIO MC+G ARCHITECTURE
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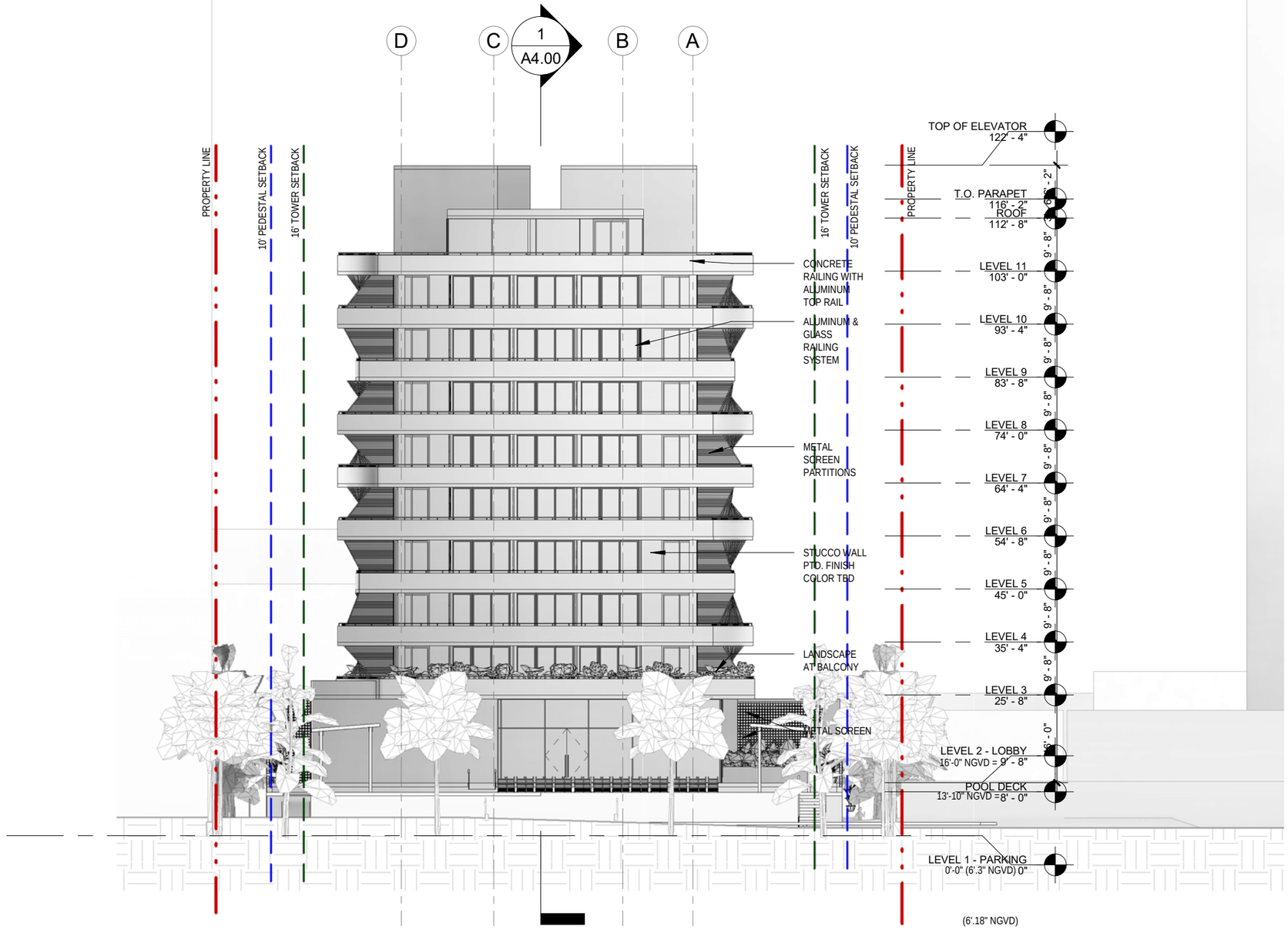
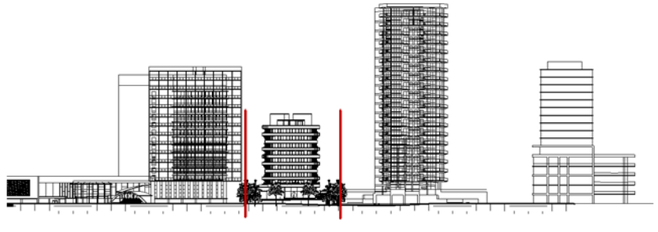
SHEET NUMBER

A3.01



(6'.18" NGVD)

1 East Elevation
3/64" = 1'-0"



2 East Elevation Context
1" = 200'-0"

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EAST ELEVATION

STUDIO MC+G ARCHITECTURE
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SCALE:	As indicated
DRAWN BY:	Author
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DATE	09/12/19

SHEET NUMBER

A3.02

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URBANICA
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EAST ELEVATION RENDERED

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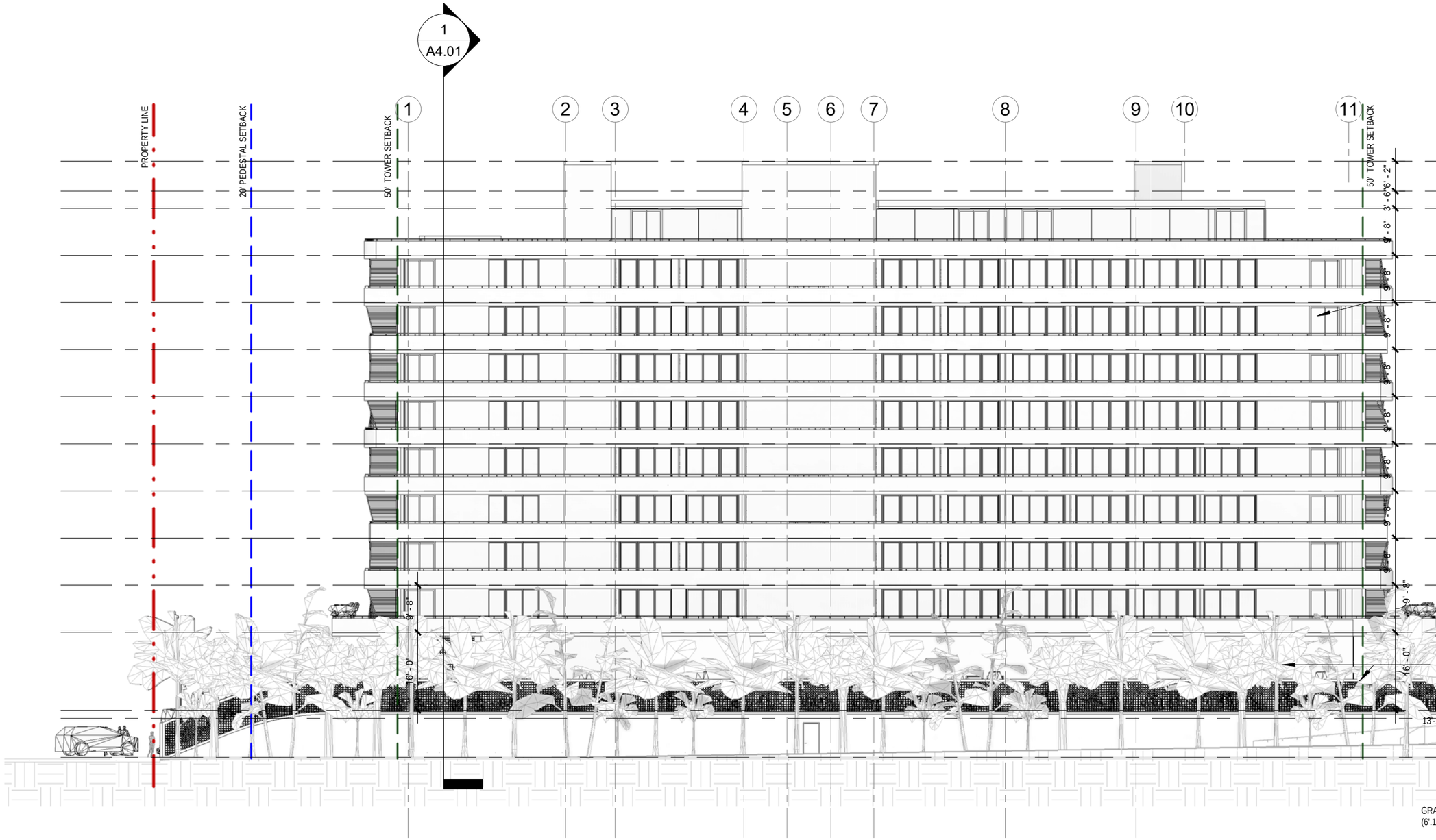
A3.03



1 South Elevation
3/64" = 1'-0"

STUDIO MCG ARCHITECTURE
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URBANICA
THE HOTELS

DESIGNER

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& DESIGN PLLC
150 Varick St, 5th Floor South
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CONCEPT DESIGN

SOUTH ELEVATION

STUDIO MC+G ARCHITECTURE
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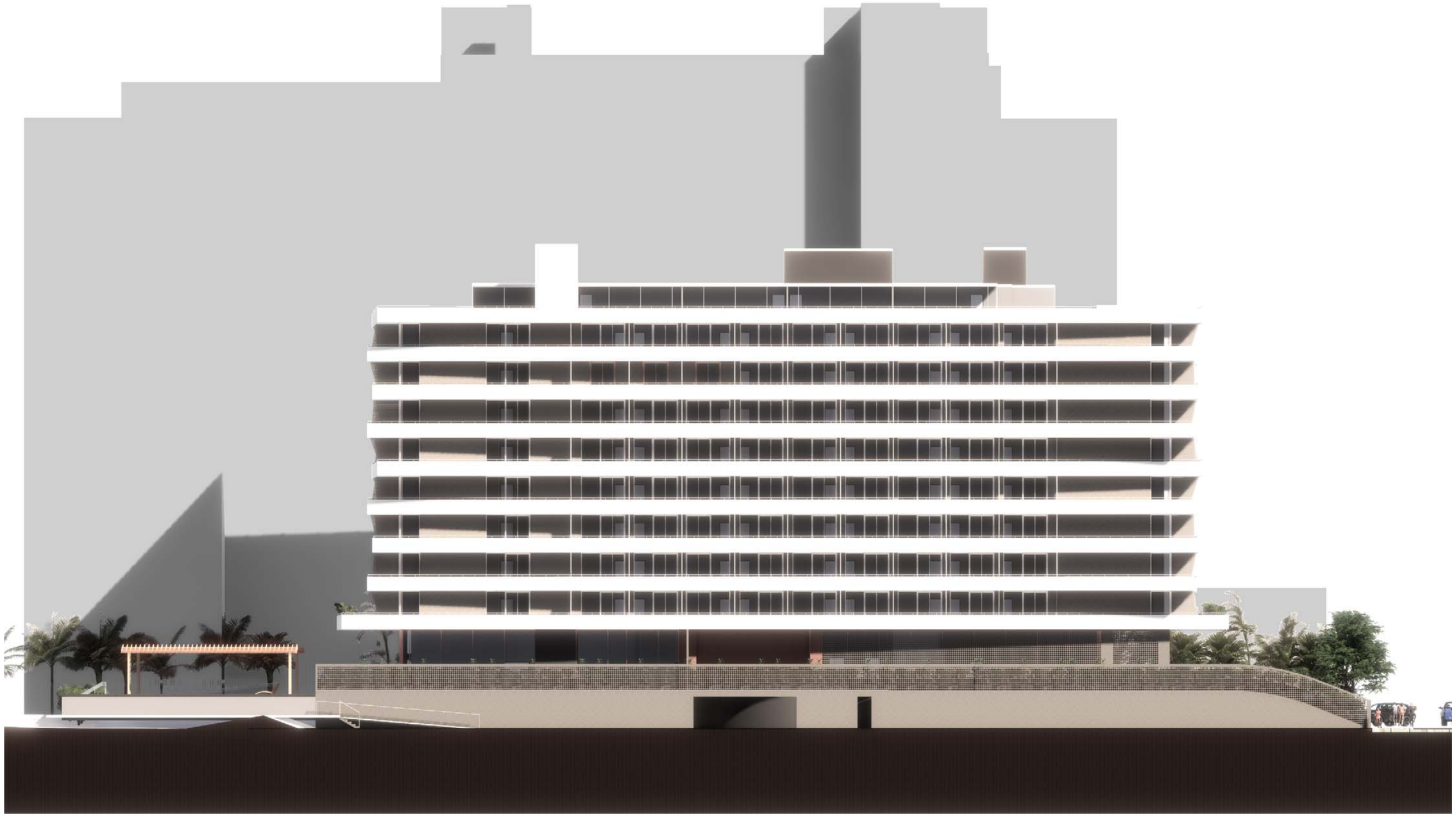
SCALE:	3/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

A3.04



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SOUTH ELEVATION RENDERED

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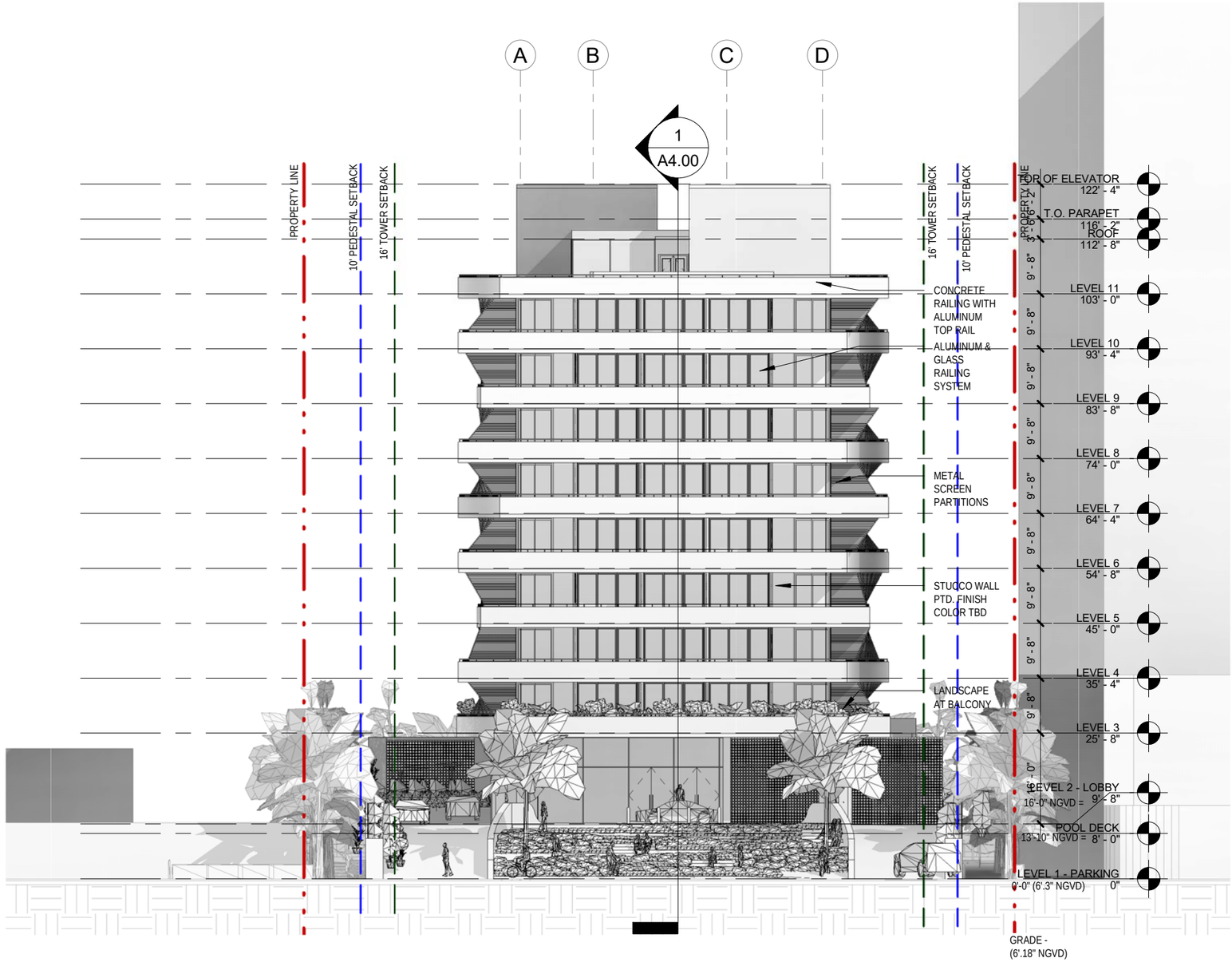
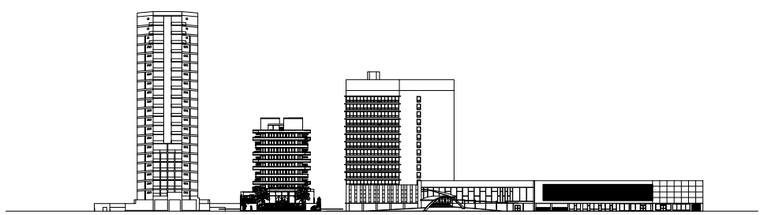
SHEET NUMBER

A3.05





1 West Elevation
3/64" = 1'-0"

2 West elevation Context
1" = 200'-0"

STUDIO
MC+G
ARCHITECTURE

7500 NE 4th Court
Suite 103
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
1925

PROJECT NAME
URBANICA THE BEACH
6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA
THE HOTELS

DESIGNER

INC ARCHITECTURE
& DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

WEST ELEVATION

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	As indicated
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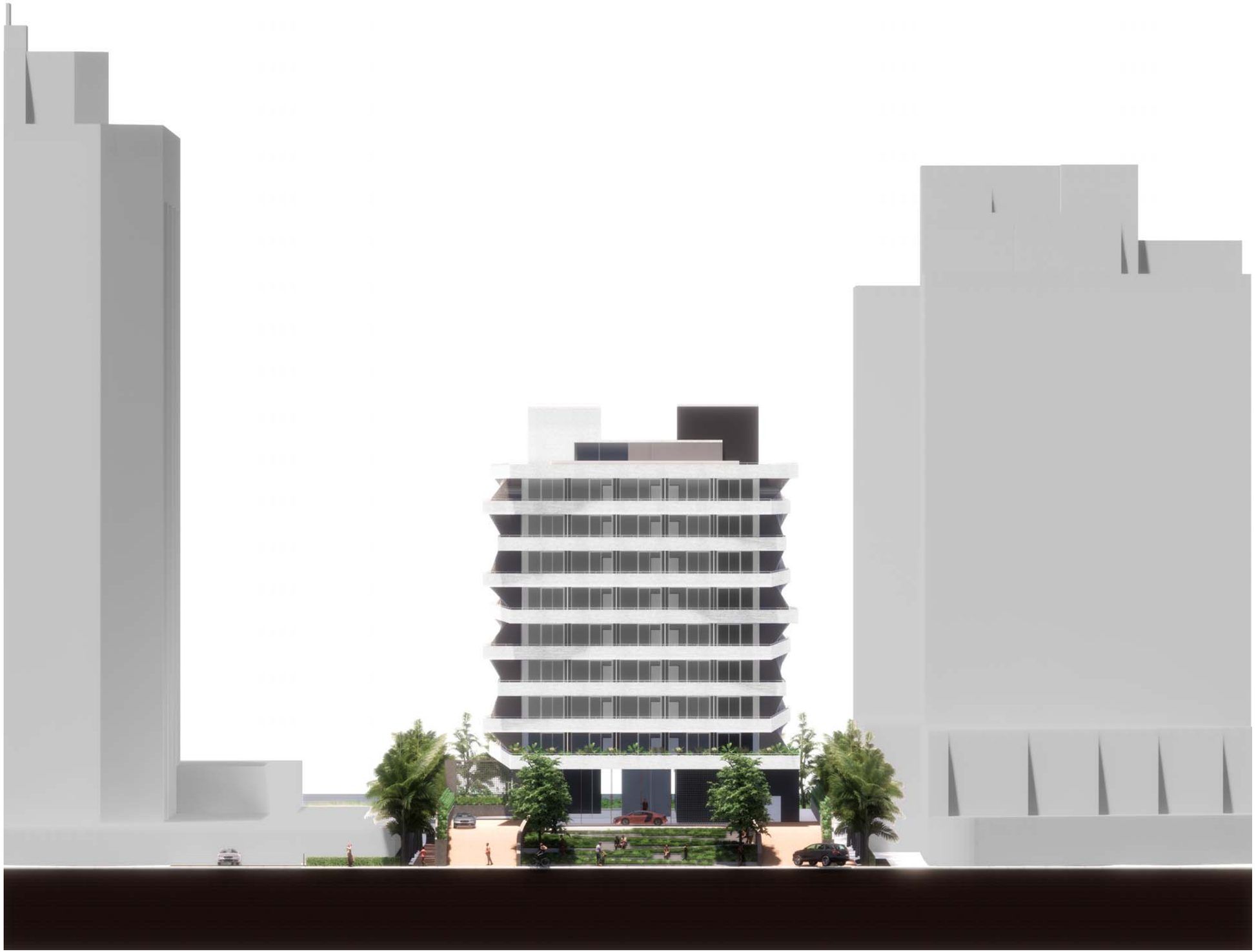
DATE	11/26/19

SHEET NUMBER

A3.06



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PROJECT NUMBER

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PROJECT NAME

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WEST ELEVATION RENDERED

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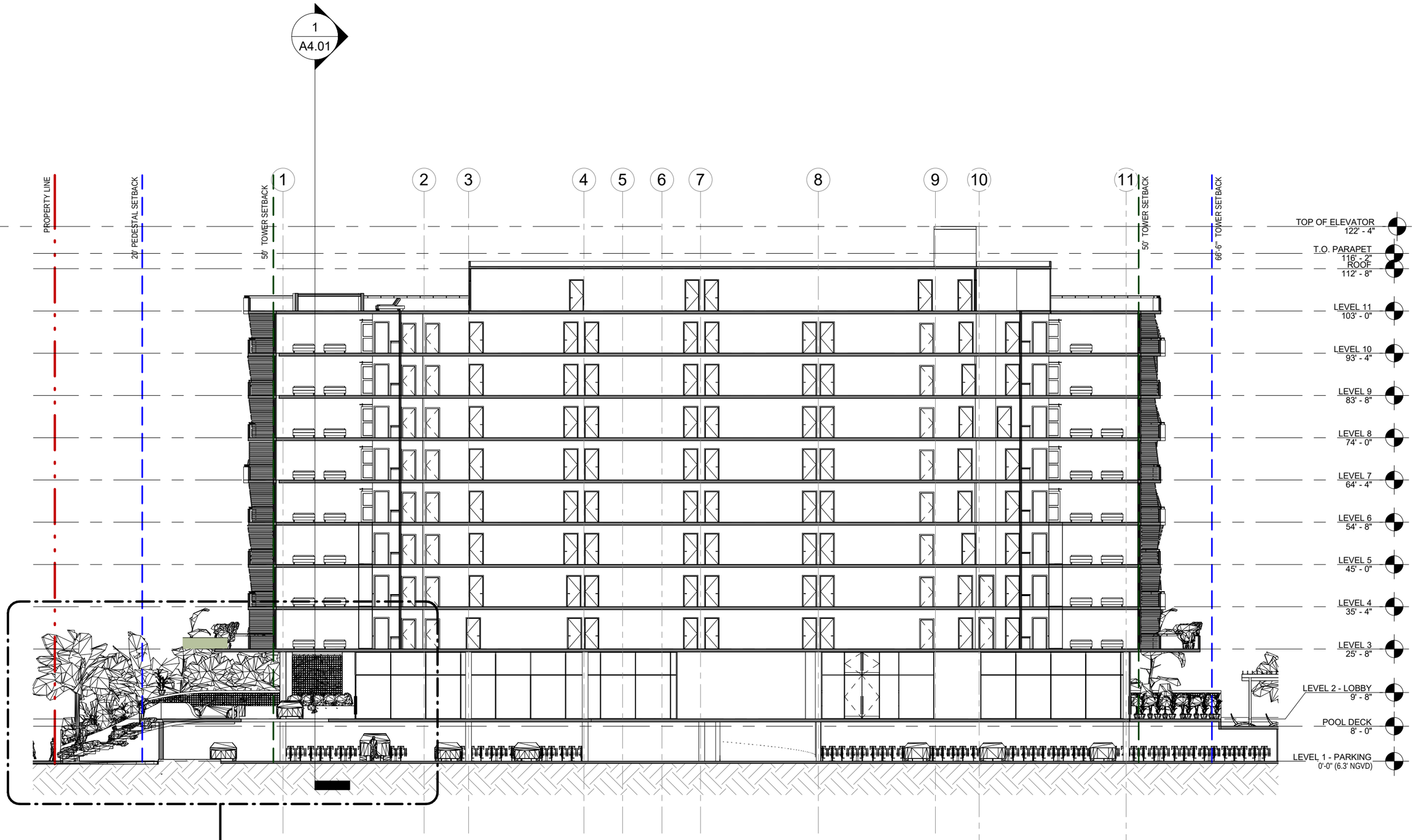
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	10/30/19

SHEET NUMBER

A3.07



1 BUILDING SECTION AA
3/64" = 1'-0"

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BUILDING SECTION

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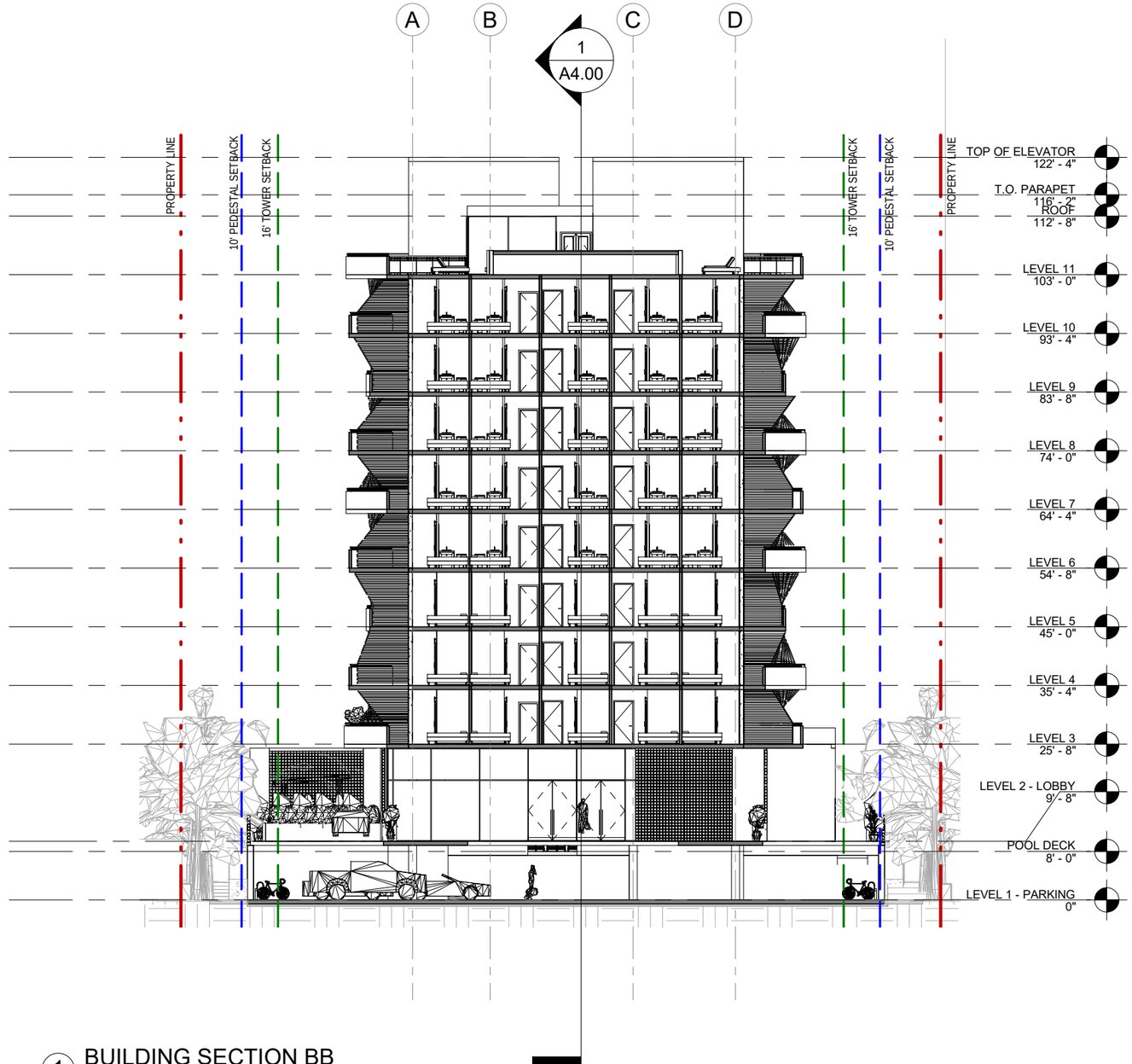
SCALE:	3/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

A4.00



1 BUILDING SECTION BB
3/64" = 1'-0"

STUDIO MCG ARCHITECTURE
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6747 COLLINS AVE
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URBANICA THE HOTELS

DESIGNER

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& DESIGN PLLC
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(212) 673-1695

CONCEPT DESIGN

BUILDING SECTION

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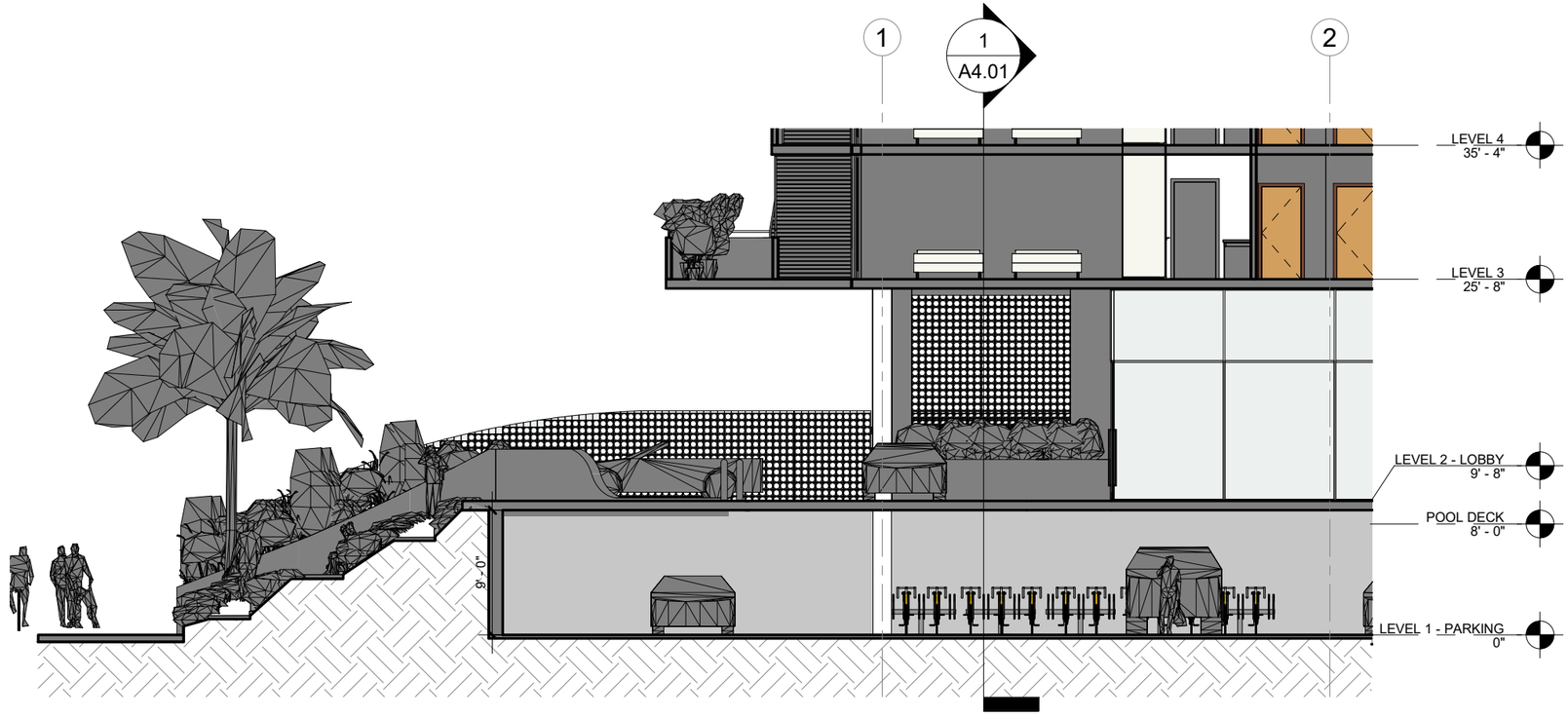
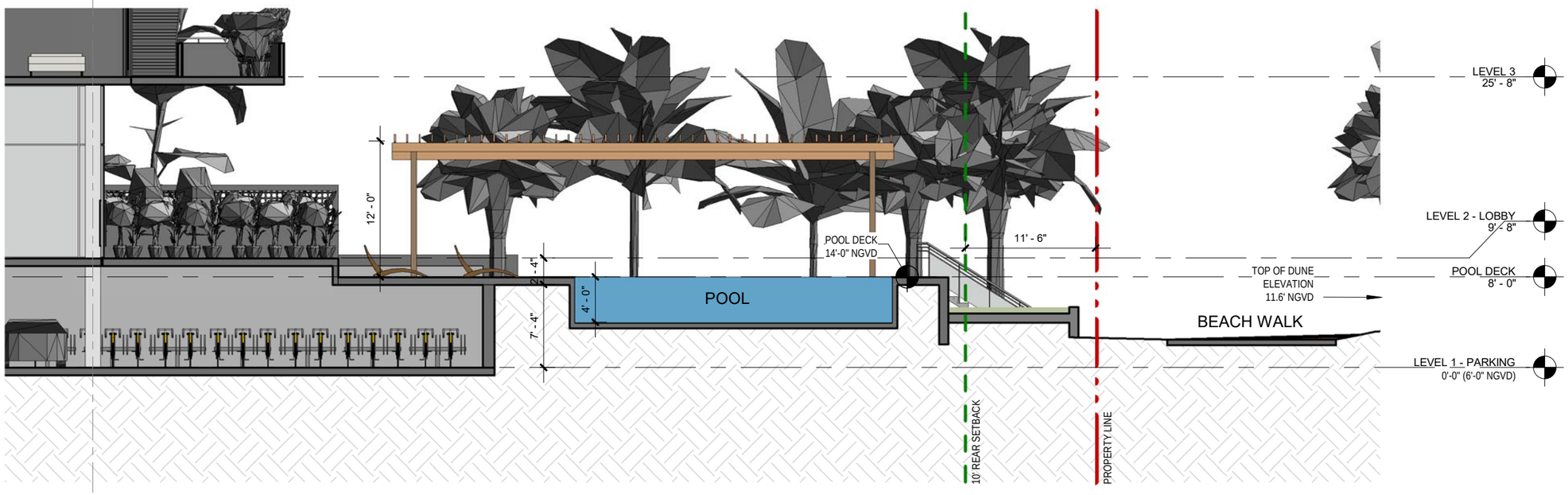
SCALE:	3/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

A4.01



1 BUILDING SECTION AA - Callout 1
3/32" = 1'-0"



2 BUILDING SECTION AA - Callout 2
3/32" = 1'-0"

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6747 COLLINS AVE
MIAMI BEACH, FL 33141

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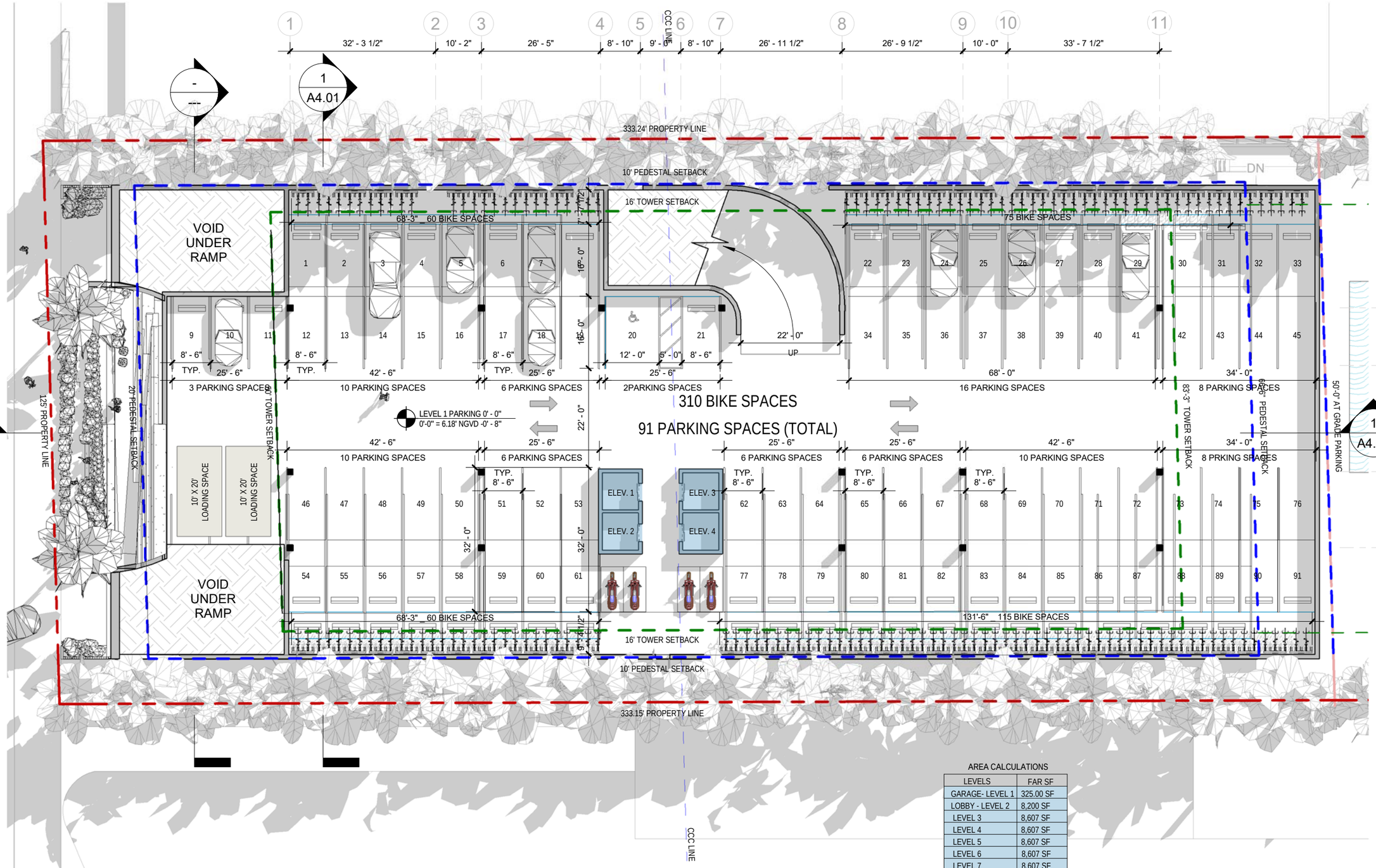
SCALE:	3/32" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/12/19

SHEET NUMBER

A4.02



AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	8,200 SF
LEVEL 3	8,607 SF
LEVEL 4	8,607 SF
LEVEL 5	8,607 SF
LEVEL 6	8,607 SF
LEVEL 7	8,607 SF
LEVEL 8	8,607 SF
LEVEL 9	8,607 SF
LEVEL 10	8,607 SF
LEVEL 11	5,621 SF
TOTAL	83,002 SF

1 LEVEL 1 - FAR DIAGRAM
3/64" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
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Miami, FL 33138
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PROJECT NUMBER
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6747 COLLINS AVE
MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

INC ARCHITECTURE & DESIGN PLLC
150 Varick St, 5th Floor South
New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

F.A.R. DIAGRAM

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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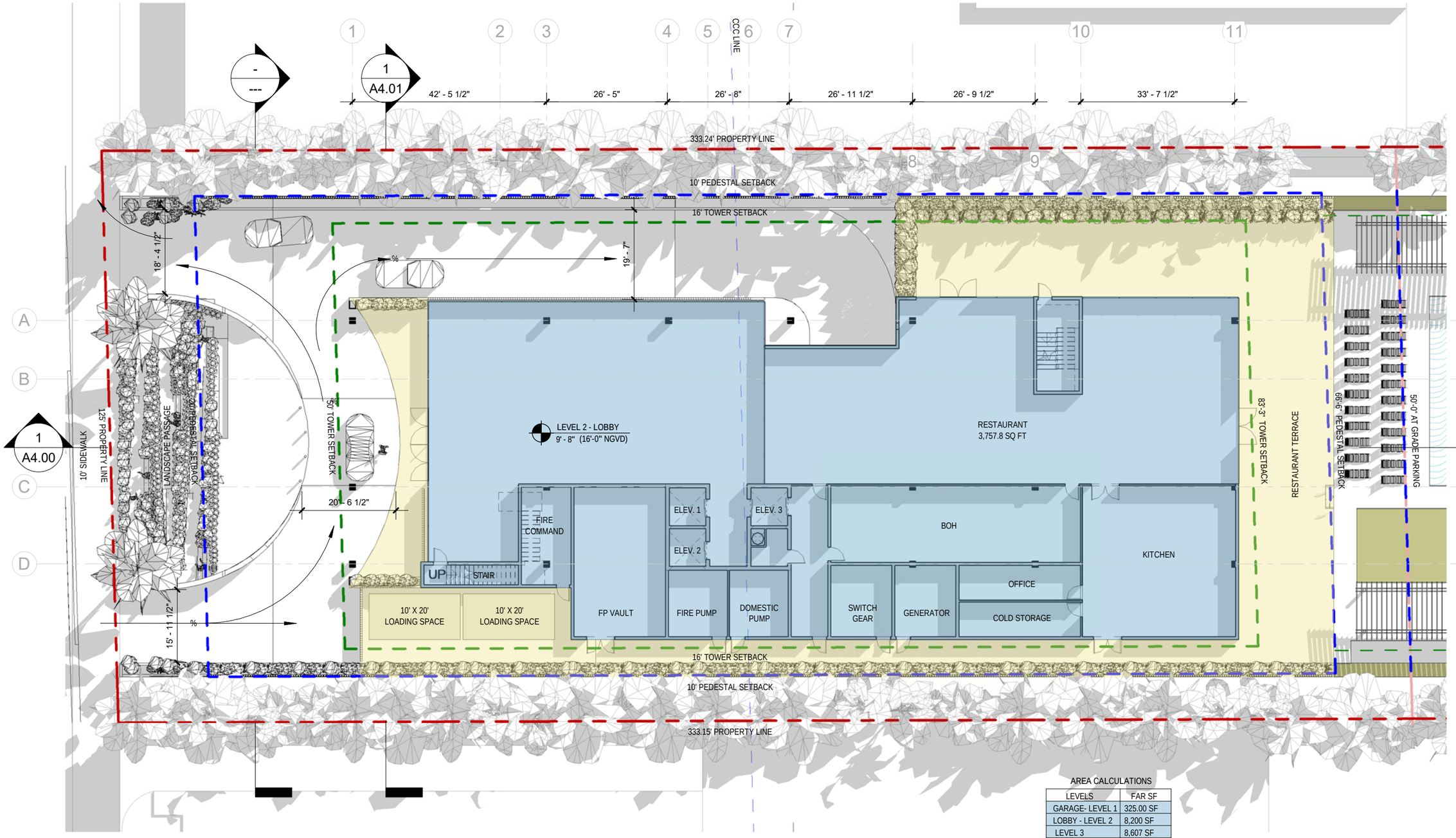
SCALE:	As indicated
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/16/19

SHEET NUMBER

A5.00



AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	8,200 SF
LEVEL 3	8,607 SF
LEVEL 4	8,607 SF
LEVEL 5	8,607 SF
LEVEL 6	8,607 SF
LEVEL 7	8,607 SF
LEVEL 8	8,607 SF
LEVEL 9	8,607 SF
LEVEL 10	8,607 SF
LEVEL 11	5,621 SF
TOTAL	83,002 SF

1 LEVEL 2 - FAR DIAGRAM
3/64" = 1'-0"

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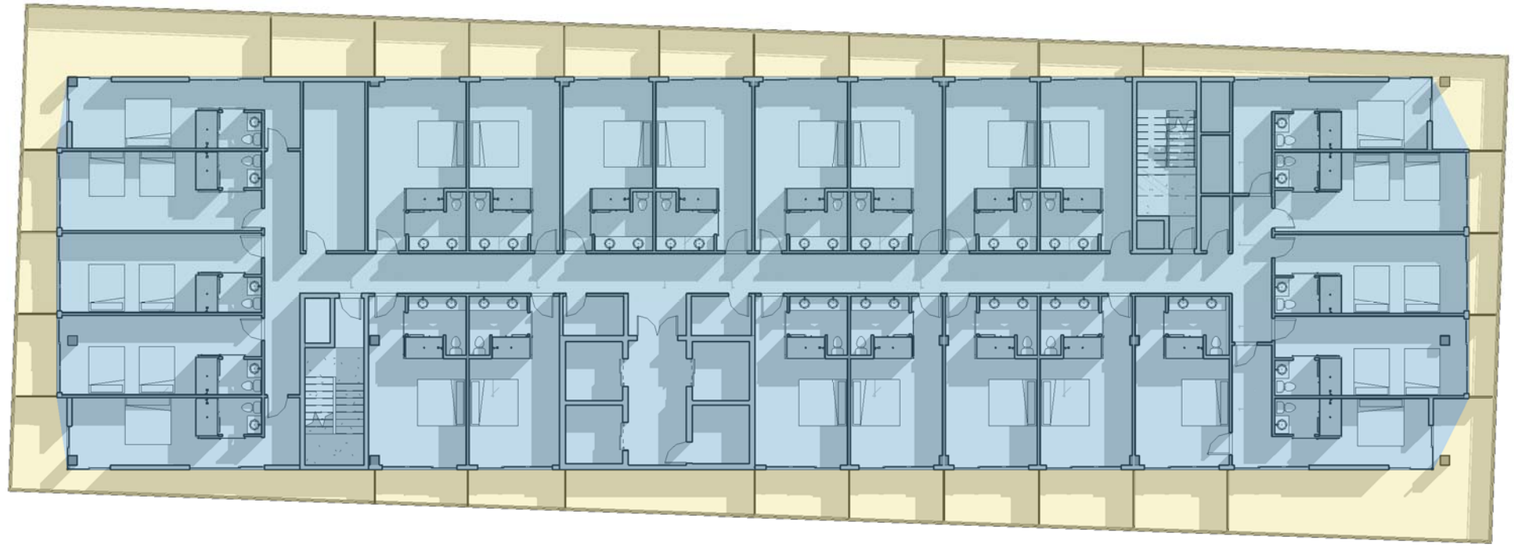
SCALE:	As indicated
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

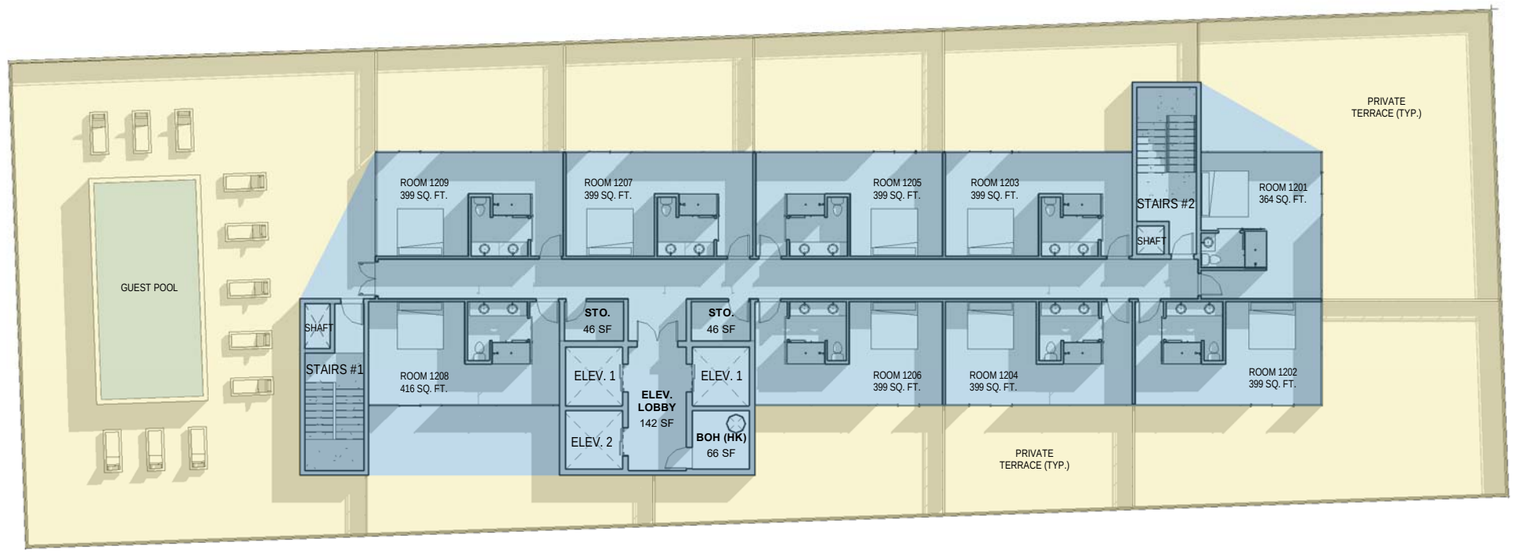
A5.01

AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	8,200 SF
LEVEL 3	8,607 SF
LEVEL 4	8,607 SF
LEVEL 5	8,607 SF
LEVEL 6	8,607 SF
LEVEL 7	8,607 SF
LEVEL 8	8,607 SF
LEVEL 9	8,607 SF
LEVEL 10	8,607 SF
LEVEL 11	5,621 SF
TOTAL	83,002 SF



1 LEVEL 4- FAR DIAGRAM
3/64" = 1'-0"



2 LEVEL 11 - FAR DIAGRAM
3/64" = 1'-0"

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& DESIGN PLLC
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(212) 673-1695

CONCEPT DESIGN

F.A.R. DIAGRAM

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SCALE:	As indicated
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

SHEET NUMBER

A5.02

THE BEACH HOTEL | 6747 COLLINS AVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
6747 COLLINS AVE
MIAMI BEACH, FL 33141

SCOPE OF WORK

- New streetscape design for Collins Avenue
- New landscape design to complement new Hotel project

INDEX OF SHEETS

L0.00	Landscape Cover Page + Sheet Index + Landscape Legend
L0.01	General Notes + Landscape Notes
L1.00	Existing Tree Survey + Disposition Plan
L2.00	Landscape Plan
L3.00	Plant List + Landscape Details

MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: **RM-3** Lot Area: **41,624 SF** Acres: **.955**

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = **41,624** s.f.x **30** % = **12,487** s.f.	12,487	12,487
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	N/A	N/A
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	N/A	N/A
B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.	12,487	870
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= **28** trees x **.955** net lot acres - number of existing trees=	27 TREES	29 TREES
B. % Natives required: Number of trees provided x 30% =	8 TREES	24 TREES
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	14 TREES	33 TREES
D. Street Trees (maximum average spacing of 20' o.c.) **125 LF** linear feet along street divided by 20'=	6 TREES	6 TREES
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	396	602
B. % Native shrubs required: Number of shrubs provided x 50%=	198	602
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	40	100
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	20	100

6 STREET TREES PROVIDED
4 NATIVE GUMBO LIMBO TREES TREES +
2 NATIVE CLUSIA ROSEA TREES

STUDIO MCG ARCHITECTURE
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Studio 103
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T: (305) 573-2728

1925

PROJECT:

URBANICA THE BEACH

6747 COLLINS AVE.
MIAMI BEACH,
FLORIDA 33141

DRAWING:

COVER +
SHEET INDEX+
LANDSCAPE
LEGEND

CHRISTOPHER CAWLEY | CCLA
LANDSCAPE ARCHITECTURE LLC
Florida Landscape Architecture Business LC 26000460
760 NE 69th Street | Suite 1106 | Miami, FL 33138
O 786.534.5327 | C 305.979.1585 | www.christophercawley.com

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

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REVISIONS

SCALE:
DRAWN:
CHECK: CCLA
DATE: 12.16.19

SHEET NUMBER

L0.00

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING IN ANY AREA. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER WATERING AND MAINTENANCE OF NEW AND RELOCATED PLANT MATERIALS DURING THE ONE YEAR WARRANTY PERIOD.
3. CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
5. ALL IMPROVEMENTS ARE TO BE CONSTRUCTED AND/OR INSTALLED WITHIN THE EXISTING STATE AND/OR LOCAL RIGHT OF WAY.
6. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.
7. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION, WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS WITH RECOMMENDATIONS FOR SOIL TREATMENT IN THE CONSTRUCTION AREA.
9. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL OR FIELD STAKE THE PLANTS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. NOTE: NO PLANTING SHALL COMMENCE UNTIL THERE IS A FUNCTIONAL IRRIGATION SYSTEM IN THE AREA TO BE PLANTED. NO TREES SHALL BE PLANTED ON TOP OF IRRIGATION LINES.
10. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/ OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
11. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE BY THE CITY OF MIAMI BEACH.
12. A CITY OF MIAMI BEACH ROW PERMIT SHALL BE OBTAINED FROM PUBLIC WORKS FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW LANDSCAPE + IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY
13. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
14. CONTRACTOR + LANDSCAPE ARCHITECT TO MEET ON SITE PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATIONS. CONTRACTOR TO PROVIDE IMAGES OF ALL PROPOSED TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR PURCHASING AND INSTALLATION.
15. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
16. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE OR IN AN APPROVED DISPOSAL AREA DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
17. SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO (72) INCHES, TREE TRUNKS ARE EXCLUDED AS SPECIFIED IN APPROPRIATE MUNICIPAL CODES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
19. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

   GROUNDCOVER PLANTING BEDS:
   6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

   SHRUB AND HEDGE PLANTING AREAS:
   12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
6. TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
7. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
8. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
11. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" with APPROVED NATURAL SHREDDED COCO BROWN MULCH MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
12. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
13. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
14. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
15. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
16. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
18. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR
19. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
20. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.
21. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

GENERAL NOTES + LANDSCAPE NOTES

STUDIO McG ARCHITECTURE

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PROJECT:

URBANICA THE BEACH

6747 COLLINS AVE.
MIAMI BEACH,
FLORIDA 33141

DRAWING:

GENERAL NOTES + LANDSCAPE NOTES

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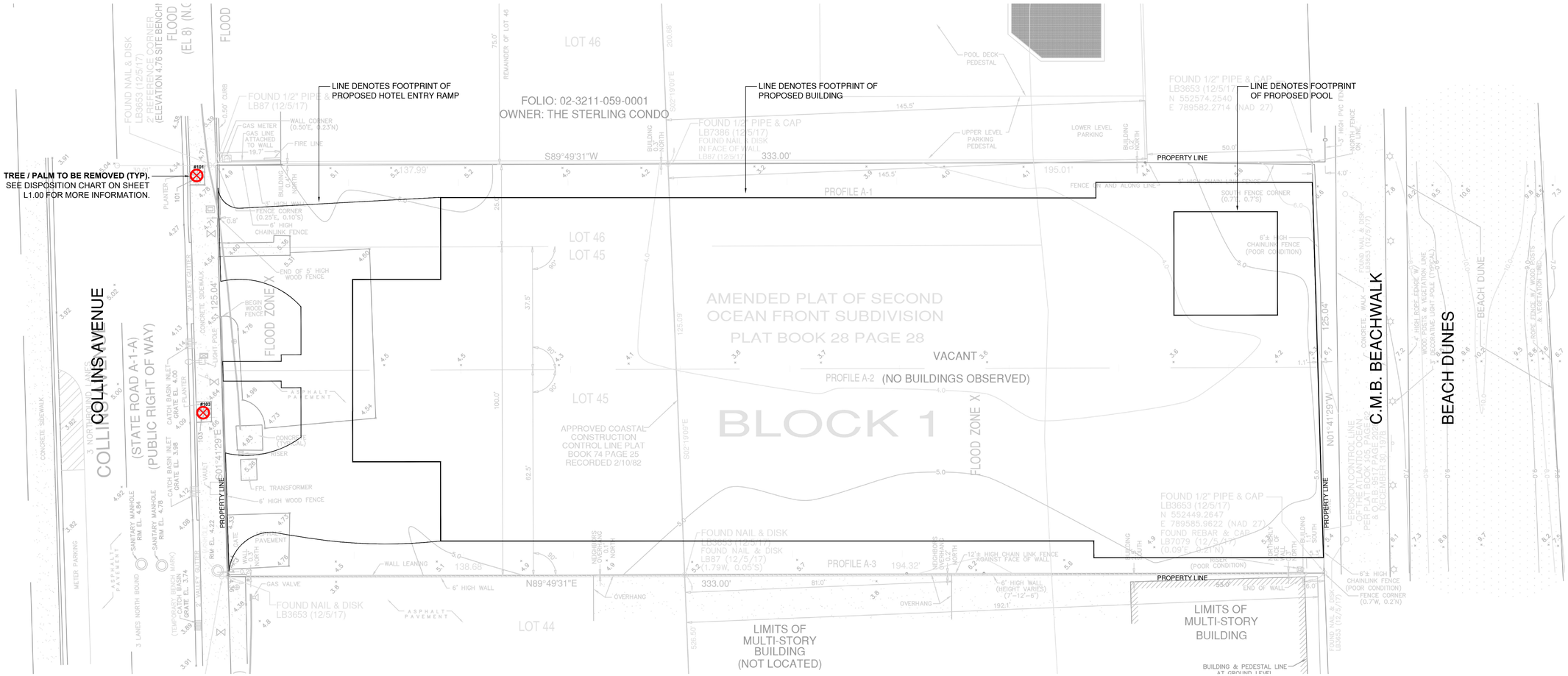

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 6747 COLLINS AVEUE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	D.B.H. LOSS	COMMENTS
#101	Royal Palm	Roystonea elata	NO	+/- 24"	+/- 20'	+/- 15'	FAIR	REMOVE	0 SF	IN CONFLICT WITH PROPOSED SITE DESIGN
#103	Royal Palm	Roystonea elata	NO	+/- 24"	+/- 20'	+/- 12'	FAIR	REMOVE	0 SF	IN CONFLICT WITH PROPOSED SITE DESIGN
TOTAL DBH LOSS: 0" + THE REMOVAL OF 2 PALMS (ROYAL PALM #101 + #103										

CITY OF MIAMI BEACH CHAPTER 46 MITIGATION REQUIREMENTS:

REMOVAL OF 2 PALMS (ROYAL PALMS #101 + 103)
PALMS MAY BE MITIGATED AT 1 REPLACEMENT TREE PER PALM

REPLACEMENT TREES REQUIRED:
2 REPLACEMENT TREES REQUIRED AT 12' HEIGHT, 2" DBH

CITY OF MIAMI BEACH MITIGATION SUMMARY

PALM MITIGATION SUMMARY:

4 REPLACEMENT ROYAL PALMS HAVE BEEN PROVIDED TO REPLACE THE REMOVAL OF (2) ROYAL PALMS

C.M.B. EXISTING TREE SURVEY LEGEND

TREE or PALM TO BE REMOVED. SEE CHART L1.00.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS **'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE**.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY **FORTIN, LEAVY SKILES , INC. DATED 06.03.19**.
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON **11.20.19**
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. **THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.**
6. THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

EXISTING TREE SURVEY + DISPOSITION PLAN

1/16" = 1'-0"
0' 15' 30' 45'
N

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PROJECT:

URBANICA THE BEACH

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MIAMI BEACH,
FLORIDA 33141

DRAWING:

EXISTING TREE SURVEY + DISPOSITION PLAN

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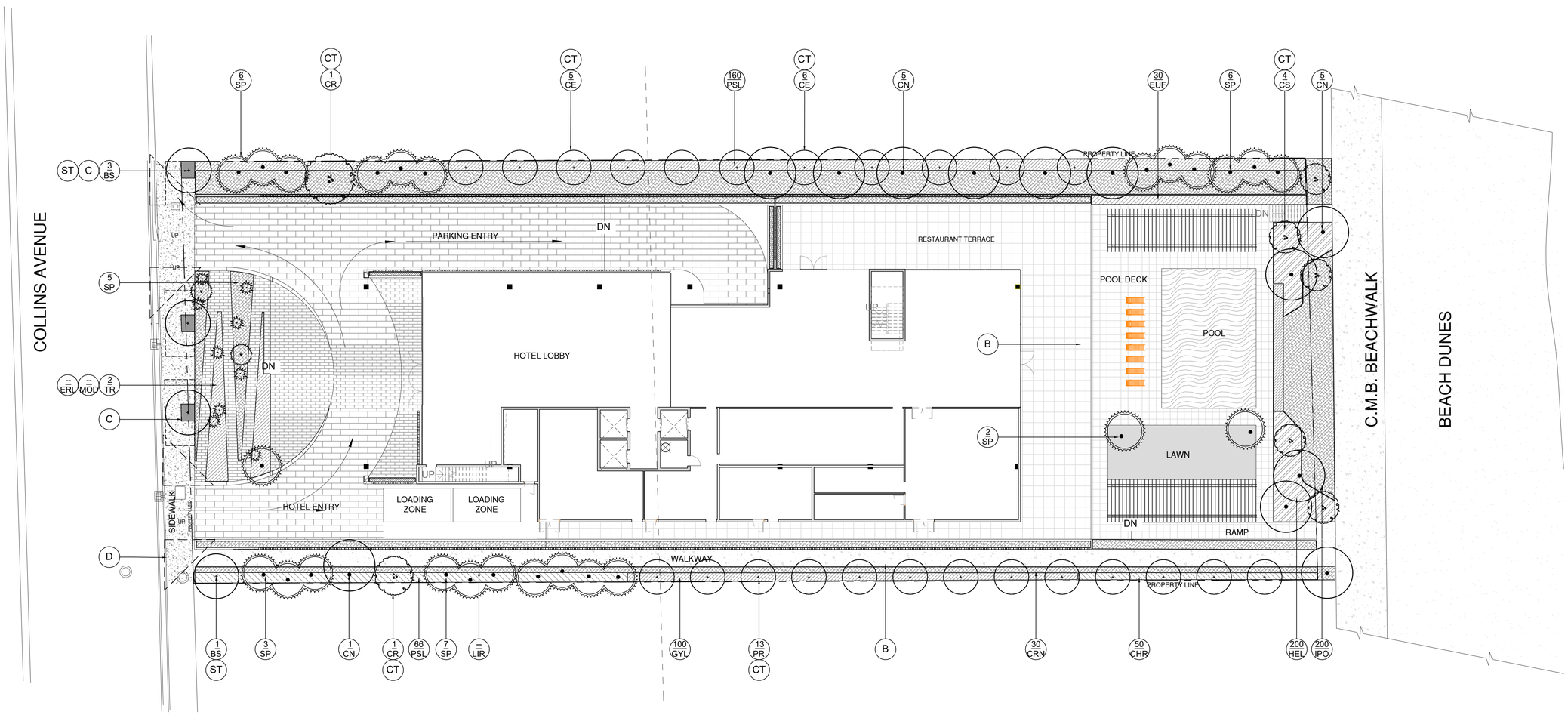

LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) STONE PAVERS ON SLAB
- (C) MIAMI BEACH STREET TREE ADDAPAVE PLANTER W/ IRRIGATION BUBBLERS + STREET LIGHTS 2X SILVA SILVA CELL SYSTEM (800 SF PER TREE)
- (D) CMB 15' VISIBILITY TRIANGLE
- (CT) CODE TREE
- (ST) STREET TREE

LANDSCAPE PLAN

1/16" = 1'-0"

0' 15' 30' 45'

N

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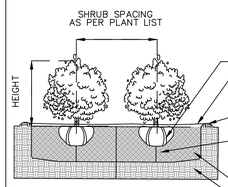


PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

LOOSEN + SCORE BOUND ROOTS

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL

CONTINUOUS SOIL SAUCER - AS REQUIRED TO CONTAIN WATER

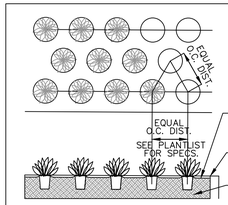
LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED. ADJUST HEIGHT TO PLACE TOP OF ROOT BALL EVEN WITH GRADE

PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

EXISTING SOIL OR APPROVED BACKFILL

SHRUB PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

FERTILIZER TO BE APPLIED AT TIME OF PLANTING. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL

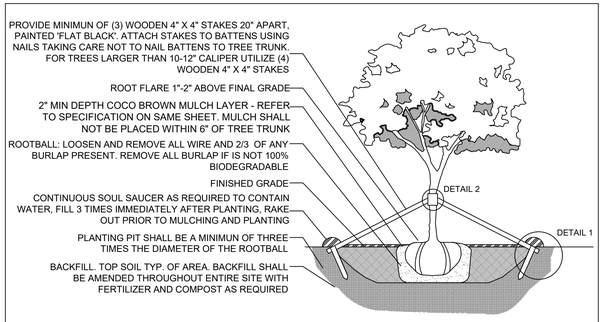
2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT, TYPICAL

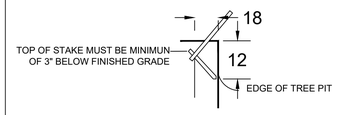
MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX. SEE SOIL SPEC ON SAME SHEET

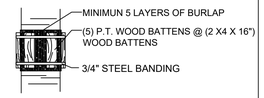
GROUNDCOVER PLANTING DETAIL

N.T.S.





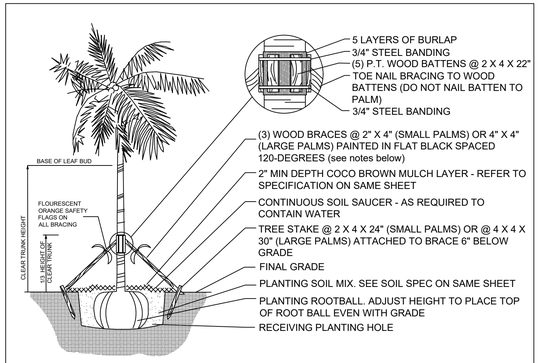
STAKING DETAIL. DETAIL 1



BRACING DETAIL. DETAIL 2

C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



NOTES:
1. PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. NO SCARRED OR BLACKENED TRUNKS
6. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.

PLANT LIST - 6747 COLLINS AVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	4	YES	GUMBO LIMBO TREE	Bursera simarubra	14' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
CE	11	YES	GREEN BUTTONWOOD TREE	Conocarpus erectus	14 ht min, 6' spread min, 3" dbh, standard trunk, equal to Treeworld Wholesale
CR	2	YES	PITCH APPLE TREE	Clusia rosea	12' ht min, 6' spread min, multi trunk tree form, specimen
CS	5	YES	SILVER BUTTONWOOD	Conocarpus erectus ' Sericeus'	14' ht min, 8' spread min, multi trunk, equal to Treeworld Wholesale
CU	ALT	YES	SEAGRAPE	Coccoloba uvifera	14' ht min, multi trunk, specimen
PR	13	NO	BAY RUM TREE	Pimenta racemosa	14' ht min, 6' spread min, 3" dbh, 5' ct, standard , equal to Treeworld Wholesale
PALMS					
CN	11	NO	'MAYPAN' COCONUT PALM	Cocos nucifera 'Maypan'	10'- 14' gray wood, Florida Fancy
RX	AS REQ	NO	LADY PALM	Rhapsis excelsa	7 gallon, 4' ht
TR	2	YES	THATCH PALM	Thrinax radiata	3' - 5' clear trunk, varying heights
SP	29	YES	SABAL PALM	Sabal palmetto	10' - 18' clear trunk, varying heights, character trunks, slick
SR	AS REQ	NO	SILVER SAWPALMETTO	Serenoa repens 'Cinerea'	30 gallon, 3' height
SHRUBS					
CHR	50	YES	COCO PLUM SHRUBS	Chrysobalanus icaco	15 gallon, 4' height, 4' spread
EUF	30	YES	SPANISH STOPPER SHRUBS	Eugenia foetida	15 gallon, 4' height, 4' spread
GYL	100	YES	CRABWOOD SHRUB	Gymnathes lucida	25 gallon, 6' height, 2' spread
PSL	222	YES	BAHAMA WILD COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 24" height, 24" spread
GROUNDCOVERS					
ALO	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 30" x 30"
DIS	AS REQ	NO	DIOON	Dioon spp	15 gallon, 4' x 4'
ERL	AS REQ	YES	BEACH GOLDEN CREEPER	Ernodea littoralis	3 gallon, 12" on center, full
HED	200	YES	DUNE SUN FLOWER	Helianthus debilis	1 gallon, 12" on center, full
IPP	200	YES	RAILROAD VINE	Ipomoea pes capraes subsp. brasilensis	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorum scolopendrium	3 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 30" spread, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
LAN	AS REQ	YES	FLORIDA NATIVE WHITE	Lantana involucrata	1 gallon, 12" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLE MARX'	Philodendron 'Burle marx'	3 gallon, 18" on center, full
SOT	AS REQ	YES	NECKLACE POD	Sophora tomentosa	1 gallon, 12" on center, full
UNP	AS REQ	YES	SEA OATS	Uniola paniculata	1 gallon, 12" on center, full
XAN	AS REQ	NO	PHILODENDRON 'XANADU'	Philodendron 'Xanadu'	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				

PLANT LIST + LANDSCAPE PLANTING DETAILS

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