

URBANICA *THE FIFTH HOTEL*

803 FIFTH STREET, MIAMI BEACH, FLORIDA

FINAL SUBMISSION
HISTORIC PRESERVATION BOARD
OCTOBER 12TH, 2017

PROJECT:

URBANICA *THE FIFTH HOTEL*

803 5TH STREET
MIAMI BEACH,
FLORIDA



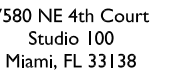
DRAWING:

COVER
PAGE



SCOPE OF WORK

- NEW CONSTRUCTION OF A 32 UNIT HOTEL WITH AN ACCESSORY CAFE WITH 56 SEATS
- PARKING REQUIREMENT FOR HOTEL IS PROVIDED WITH PARKING LIFTS
- VARIANCE OF REQUIRED DRIVE-AISLE WIDTH TO ACCOMMODATE REQUIRED LOADING SPACE ON-SITE.



PROJECT NUMBER

03 5TH STREET
MIAMI BEACH,
FLORIDA



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DATE: 10/06/2017

A 0.01













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PARKING REQUIREMENT			
HOTEL	32 UNITS X 1 SPACE	32 UNITS	32
RESTAURANT/CAFÉ	1 SP/4 SEATS- 1 SEATS PER 2 UNITS	56 SEATS	10
TOTAL			42

GUEST ROOM SIZES			
LEVEL	300-335sf	335+ sf	SQ.FT.
Level 2			
201		*	478
202		*	500
203		*	500
204		*	466
205		*	466
206		*	336
207		*	336
208	*		300
Level 3			
301		*	478
302		*	500
303		*	500
304		*	466
305		*	466
306		*	336
307		*	336
308	*		300
Level 4			
401		*	478
402		*	500
403		*	500
404		*	466
405		*	466
406		*	336
407		*	336
408	*		300
Level 5			
501		*	478
502		*	500
503		*	500
504		*	466
505		*	466
506		*	336
507		*	336
508	*		300
	4	28	
32 guestrooms	12.50%		

DATA

MIAMI BEACH
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:	803 5TH STREET,Miami Beach , FL 33139-2412			OCTOBER 6, 2017
2	Board and File numbers:				
3	Folio number(s):	02-4203-009-4970			
4	Year constructed:	N/A	Zoning District:	CP5-2	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	3.02 NGVD	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	9,000 SF	
7	Lot Width	100'-0"	Lot Depth:	90'-0"	
8	Minimum Unit Size	300SF	Average Unit Size:	N/A	
9	Existing User	VACANT	Proposed Use:	HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	N/A	49'-4"	
11	Number of Stories	5 STORIES	N/A	5 STORIES	-
12	FAR	2	N/A	N/A	-
13	FLOOR AREA Square Footage	18,000 SF	N/A	17,958 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	0	-
16	Number of Units Hotel	N/A	N/A	32	-
17	Number of Seats	N/A	N/A	56	-
18	Occupancy Load	N/A	N/A	70	-
	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	9'-3"	-
22	Side Setback (WEST):	0'-0"	N/A	0'-0"	-
	Pedestal LEVEL 1 (CD-2)				
23	Front Setback (SOUTH):	0'-0"	N/A	0'-0"	-
24	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
25	Side Setback facing Street (EAST):	0'-0"	N/A	0'-0"	-
26	Side Setback (WEST):	0'-0"	N/A	0'-0"	-
	Pedestal LEVEL 2-5 (RPS-2)				
27	Front Setback (SOUTH):	5'-0"	N/A	27'-6"	-
28	Rear Setback (NORTH):	9'-0"	N/A	9'-0"	-
29	Side Setback facing Street (EAST):	5'-0"	N/A	5'-0"	-
30	Side Setback (WEST):	7'-6"	N/A	7'-6"	-
	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	0	N/A	42	-
33	# of parking spaces required	42	N/A	42	-
34	Parking Space Dimensions	8.5' X 18'		8.5' X 18'	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE		90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	22'	22'	variance req. for drive lane
39	Valet Drop off and pick up	11'	N/A	N/A	where loading occurs
40	Loading zones and Trash collection areas	1	0	1	
41	Bike Racks (15% of required parking)	6	N/A	6	-
	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	VACANT	HOTEL	-
43	Total # of Seats	N/A	N/A	56	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
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			



7580 NE 4th Court
Studio 100
Miami, FL 33138

1723

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THE FIFTH HOTEL

803 5TH STREET
MIAMI BEACH,
FLORIDA



DRAWING:

INDEX & DATA

JENNIFER McCONNIEY FLORIDA LIC# AR93044
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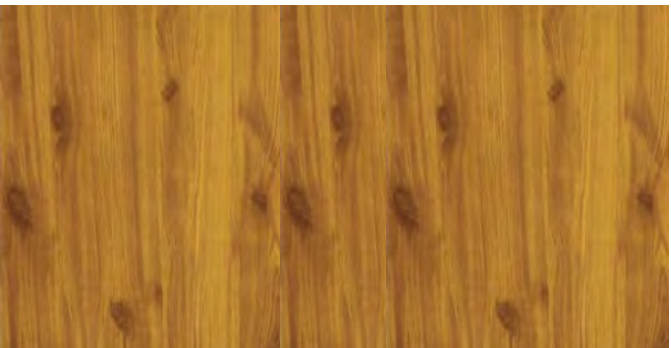
1 BALCONY GUARDRAILS
ROPE DIAMOND STEEL MESH, SEMI GLOSSY
TOP GUARDRAIL: WOOD SQUARE PROFILE, DARK
BRONZE COLOR TO MATCH WINDOW SYSTEM



2 ANODIZED ALUMINUM DARK BRONZE



3 BAY WINDOWS
HIGH RESISTANCE WATER-BASED RESIN
LIGHT FINISH: ARTWAY MATERIA
STRUTTURATA MTV6V6



4 BRISE SOLEIL
LONGBOARD PRODUCTS: KNOTTY PINE
(OR SIMILAR)



5 CONCRETE ACCENT (FINISHED
CONCRETE FEATURE FIN)



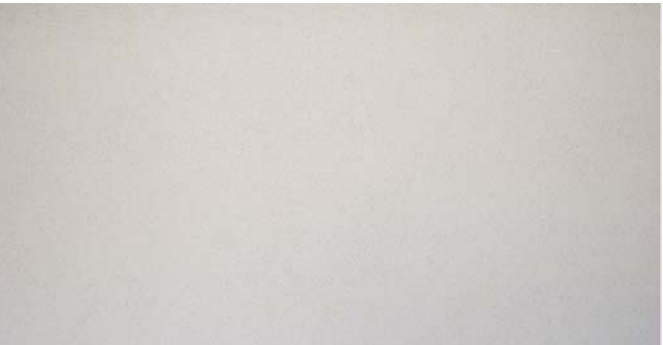
6 CONCRETE ACCENT



7 LIGHTING
WARM BEIGE-YELLOW



8 GLASS GUARDRAIL, FARAONE MAIOR
TOP GUARDRAIL: WOOD SQUARE PROFILE, DARK
BRONZE COLOR TO MATCH WINDOW SYSTEM



9 LIGHT GREY SMOOTH STUCCO



TRF / DWARF FAKAHATCHEE GRASS



AGR / DECOMPOSED GREY GRAVEL AGGREGATE



EUF / SPANISH STOPPER SHRUB



CG / BRIDALVEIL TREE BARK DETAIL



MF / SIMPSONS STOPPER TREE FLOWER DETAIL

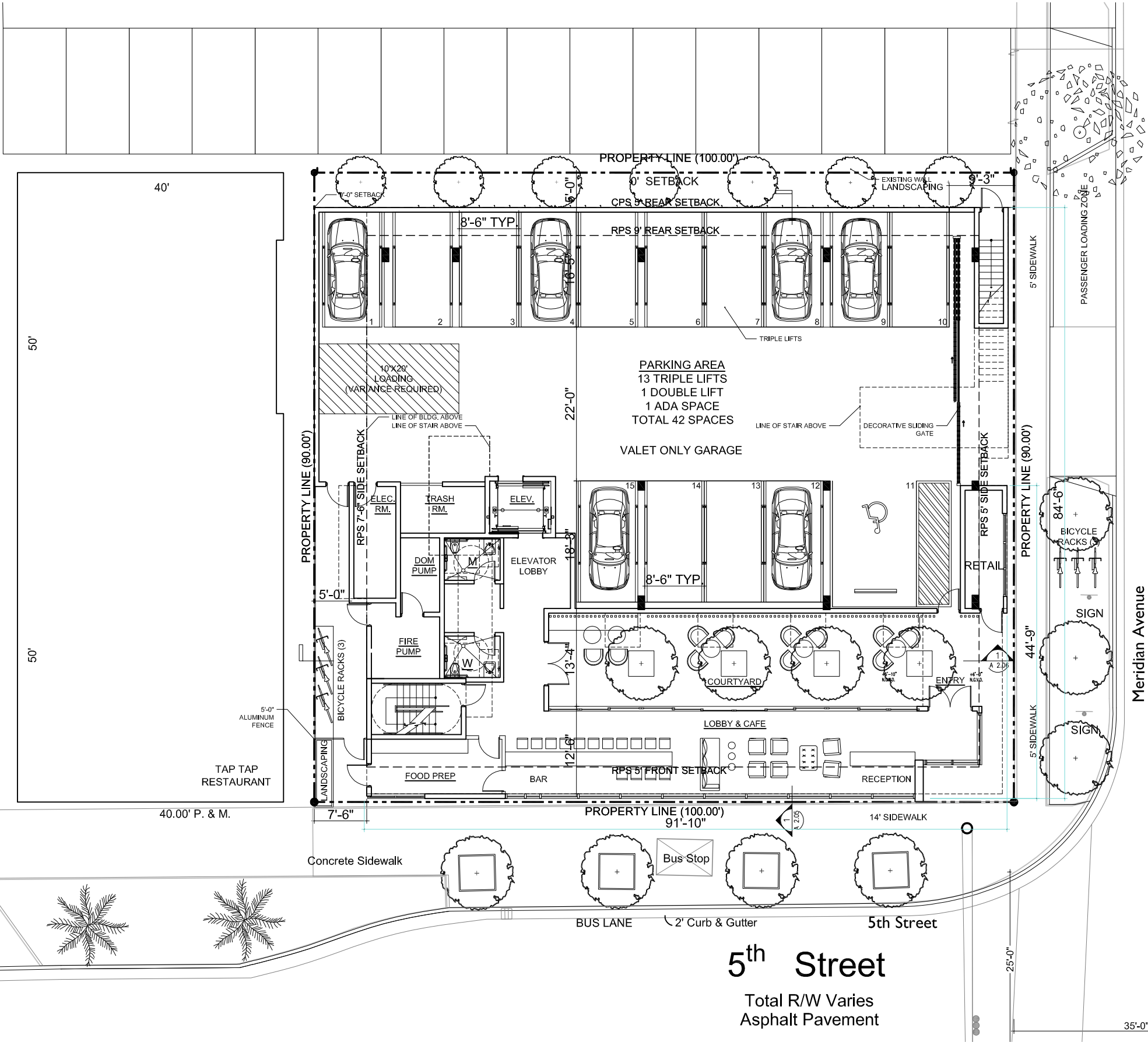


CAM / DWARF CARISSA



10 LONGBOARD CLADDING

Meridian Court



5 th Street	
Total R/W Varies Asphalt Pavement	
FRONTAGE CALCULATIONS	
FRONTAGE 5TH STREET	91'-10"
FRONTAGE MERIDIAN	84'-6"
TOTAL	176'-4"
75% OF FRONTAGE = 132'-3"	
TOTAL COMMERCIAL FRONTAGE PROVIDED 136'-7"	

7580 NE 4th Court
Studio 100
Miami, FL 33138

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MIAMI BEACH,
FLORIDA

URBANICA
THE HOTELS

CLIENT

DRAWING:

SITE PLAN W/
LEVEL I

JENNIFER McCONNEY FLORIDA LIC# AR93044

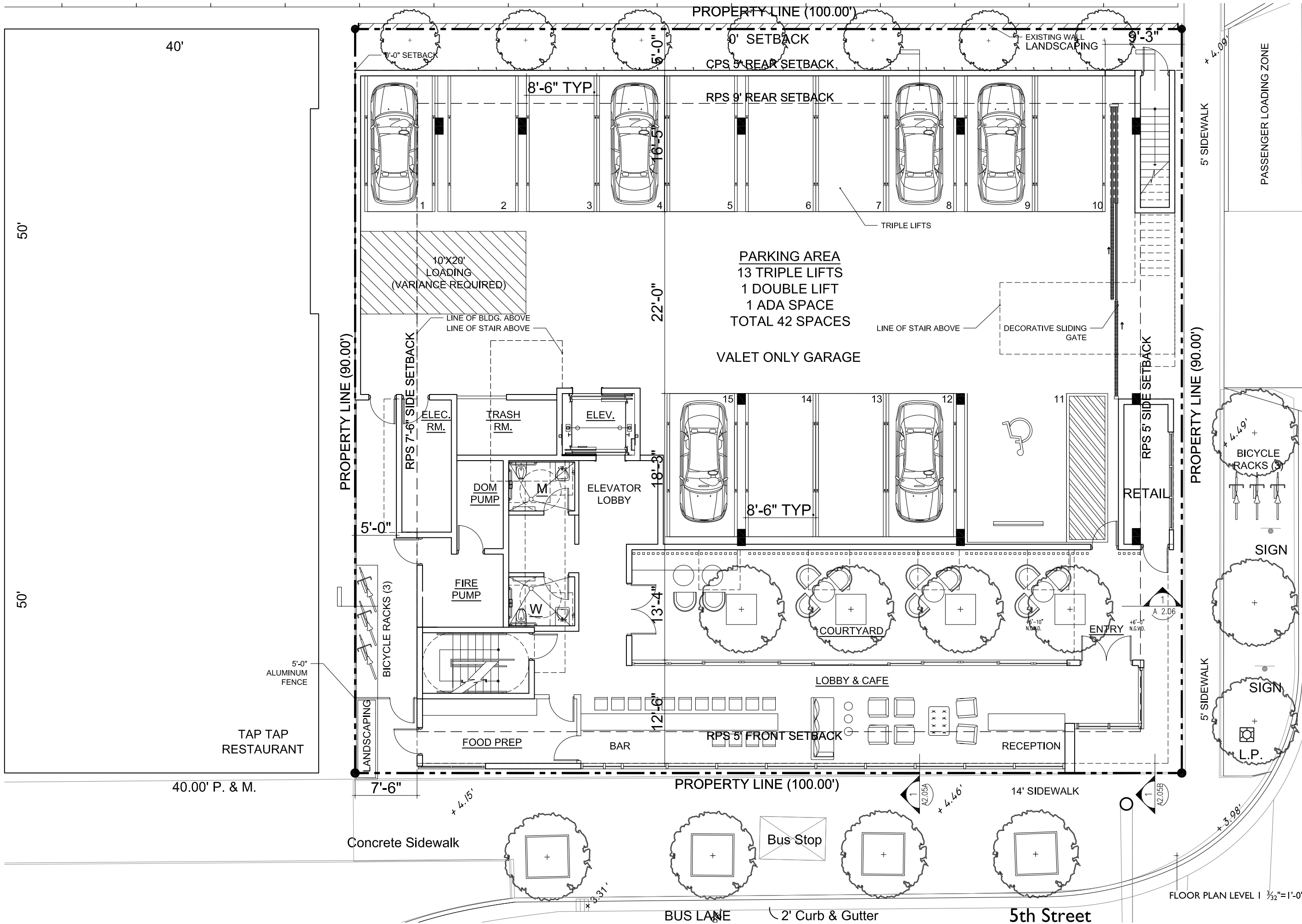
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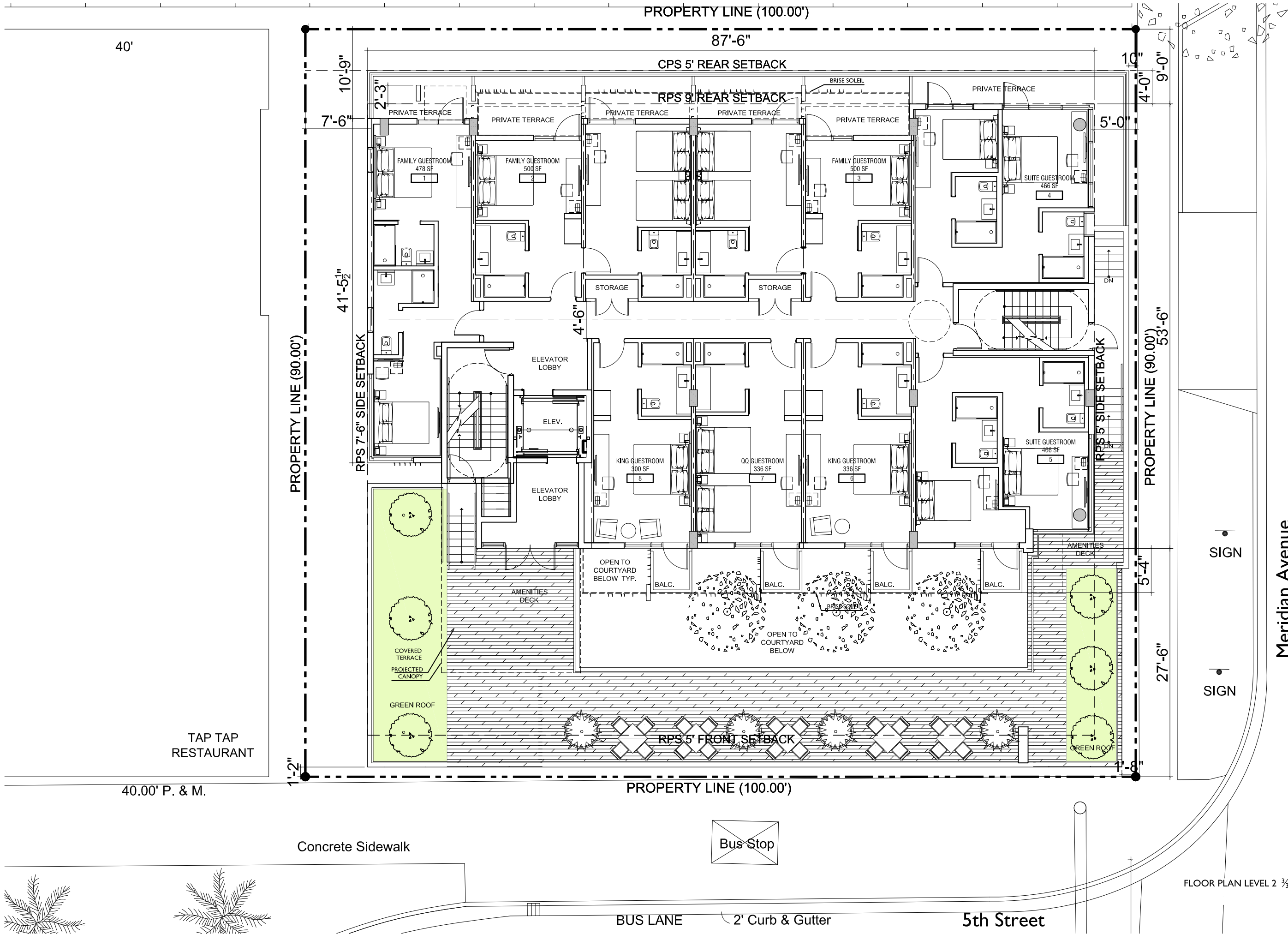
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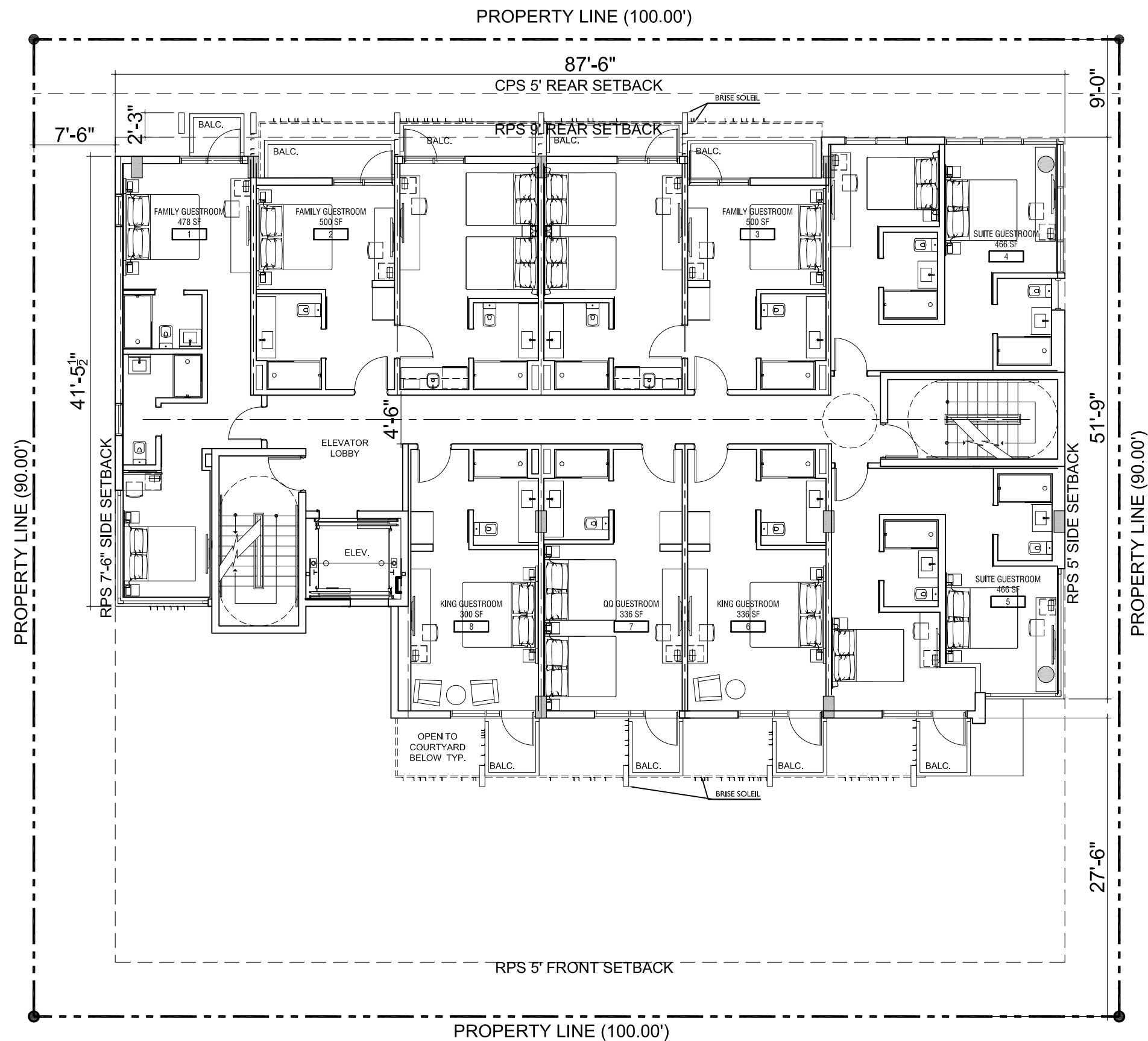
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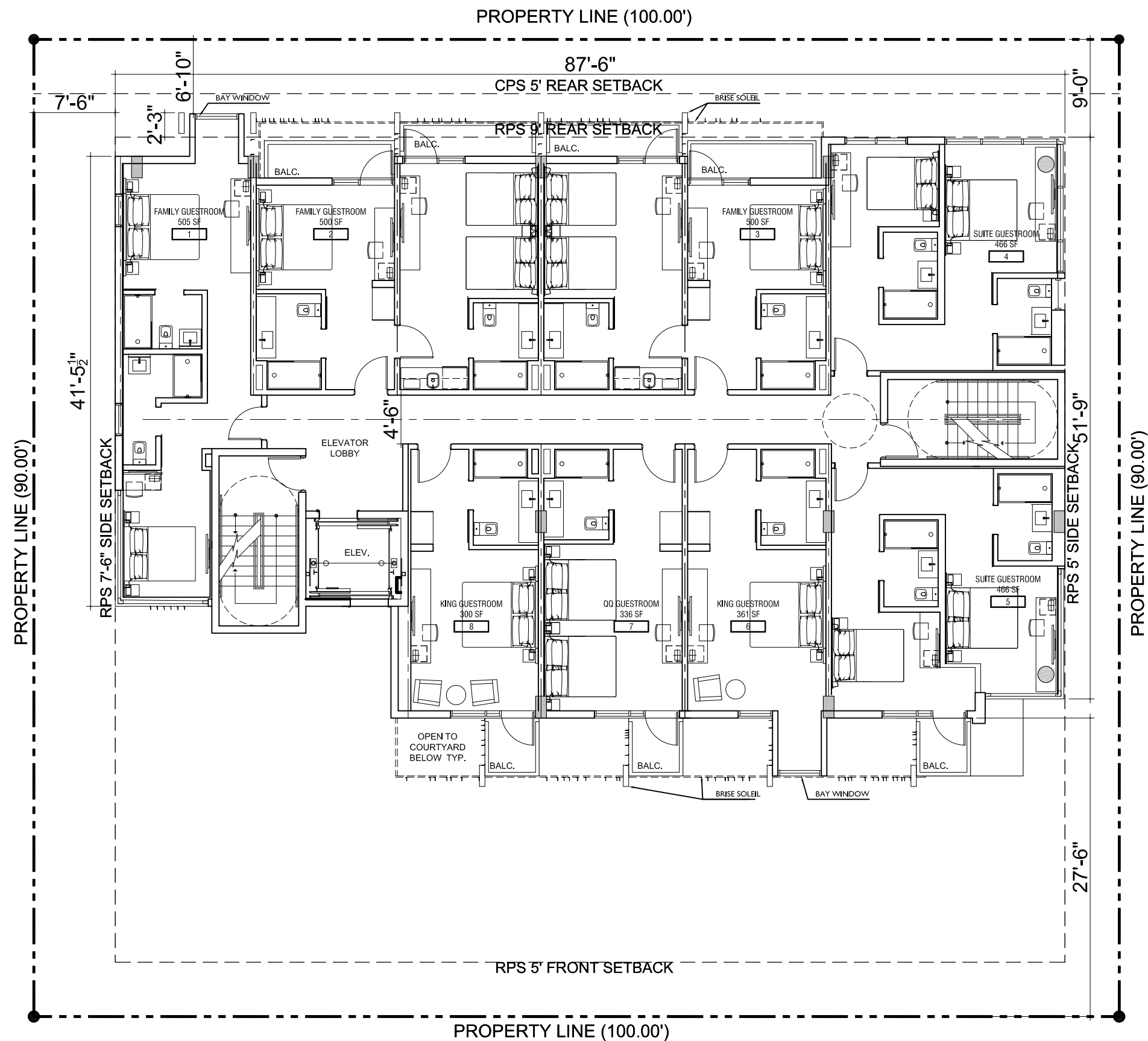
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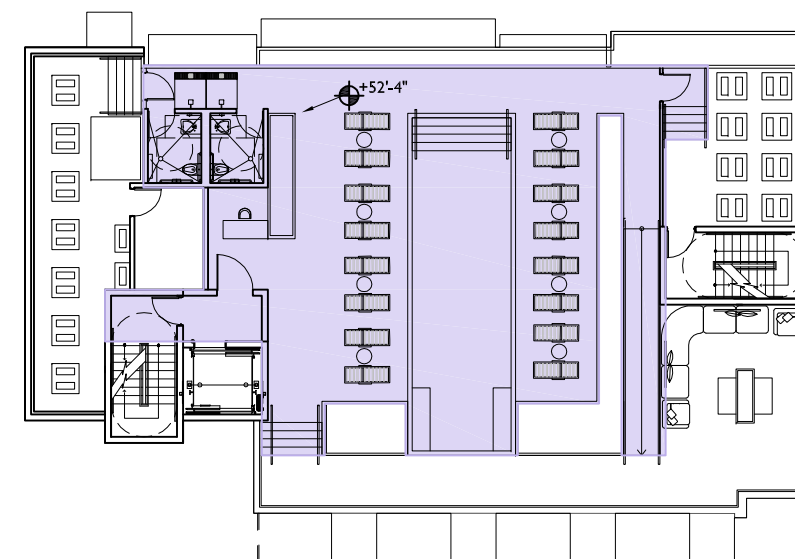
SHEET NUMBER











TOTAL POOL DECK: 4,289 SF
50% AT 52'-4": 2,132 SF

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SCALE: 3/4" = 1'-0"

SCALE: $\frac{3}{32}'' = 1'-0''$

CHECK: $1McG$

CHECK: JMcG

DATE: 10/06/2017

SHEET NUMBER

A 1.06

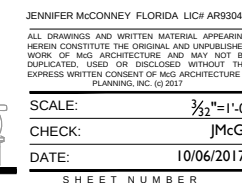
URBANICA
THE FIFTH HOTEL

803 5TH STREET
MIAMI BEACH,
FLORIDA



DRAWING:

SOUTH
ELEVATION



A 2.01

SOUTH ELEVATION $3/32" = 1'-0"$
REFER TO SHEET A-0.15 FOR MATERIALS