URBANICA the BEACH

6747 Collins Avenue, Miami Beach, FL 33141

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

HPB19-0366

JANUARY 6, 2020

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:	N.T.S.
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/17/2019

SHEET NUMBER

A0.00

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A3.06	WEST ELEVATION		
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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
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	107'-4"	
11	Number of Stories	N/A	N/A	11 stories	-
12	**FAR**	2.25	N/A		-
13	FLOOR AREA Square Footage	93,656 SF	N/A	92,760 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'-8"	N/A	83'-3"	-
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'-3"	-
29	Side Setback (north): Pedestal Setback+10% Tower height	16'-0"	N/A	32'-6"	-
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	88	-
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

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

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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JENNIFER McCONNEY FLORIDA LIC# AR93044

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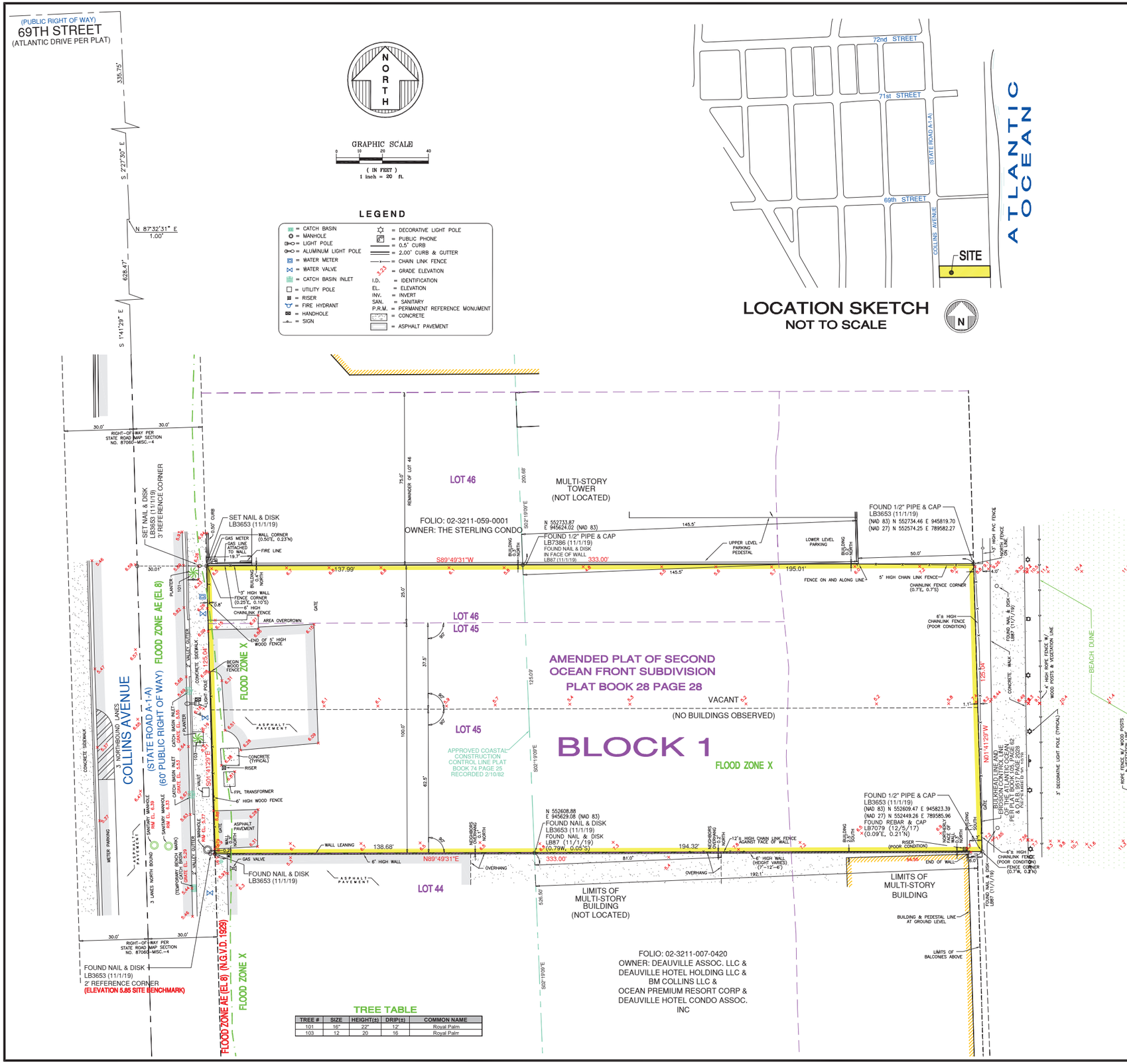

TREE TABLE

TREE #	SIZE	HEIGHT(±)	DRIP(±)	COMMON NAME
101	16"	22'	12'	Royal Palm
103	12	20	16	Royal Palm

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 plat. 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.	Revision Description	BLS
10	MAP	
9	UPDATE SURVEY (11/1/19) TC	
8	UPDATE SURVEY (12/5/17) RLL	GEM
7	ADDED TREE TABLE	GEM
6	UPDATE SURVEY (9/11/15) - RLL	BLS
O.N.	AMEND PER NEW TITLE COMMITMENT	BLS
191105	171336	151740	151245	150031	

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 flis@flasurvey.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

VIEW FROM COLLINS AVE.

STUDIO
MCG
ARCHITECTURE

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COLLINS AVE. RENDERING

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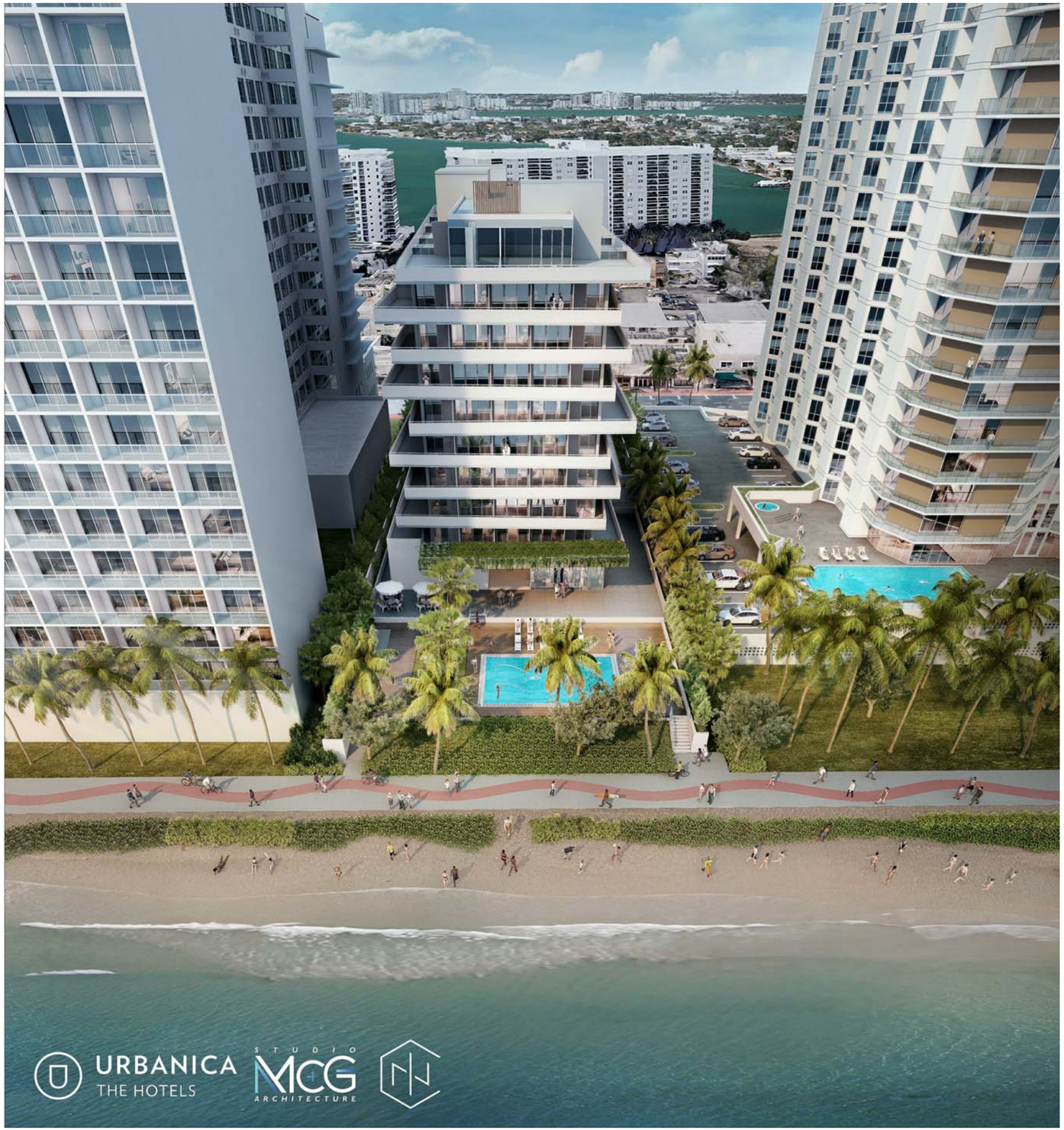

VIEW FROM BEACH WALK

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BEACH
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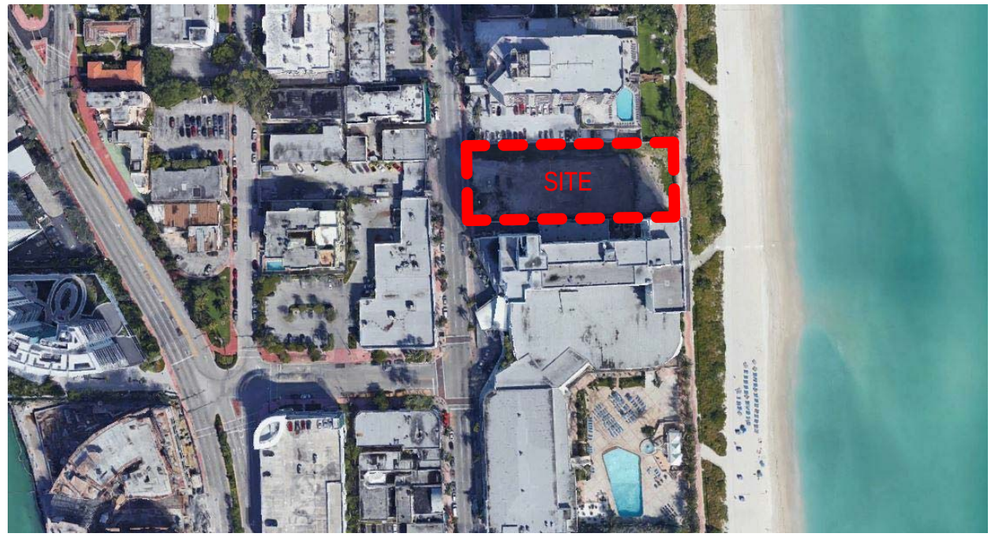

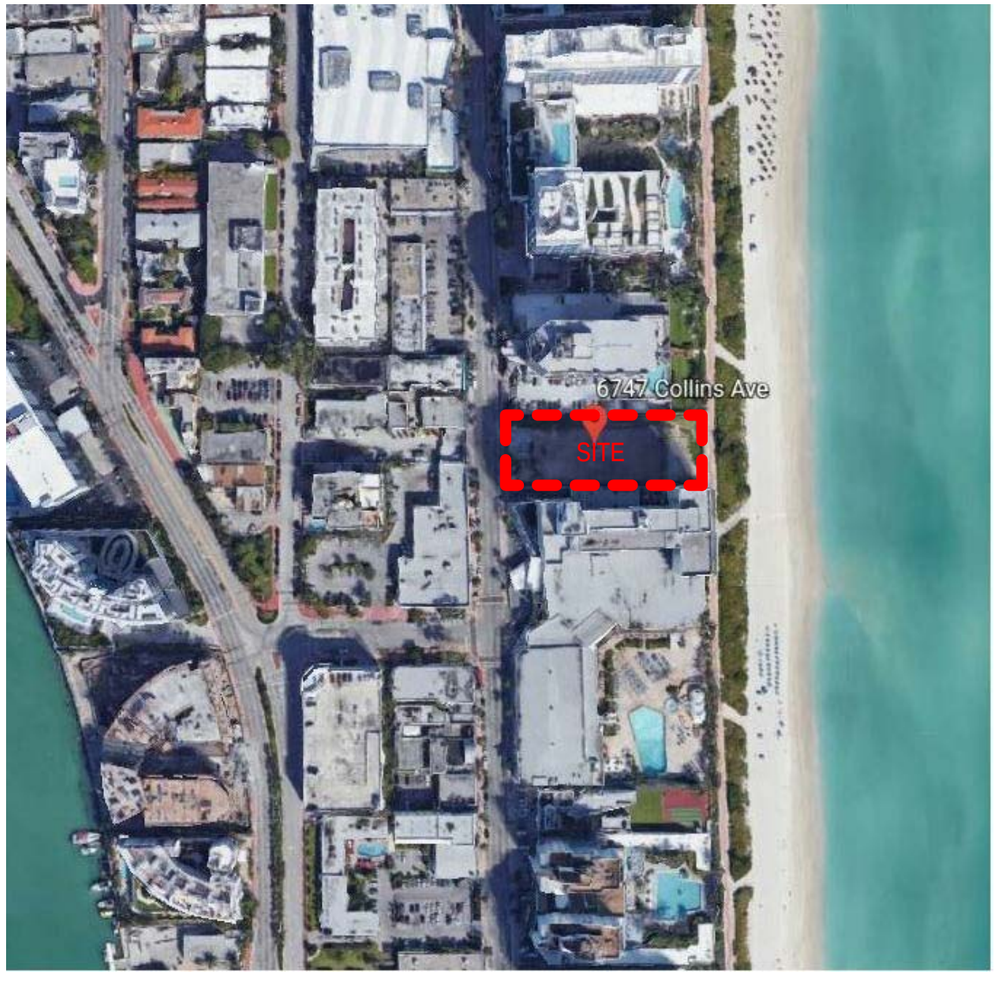

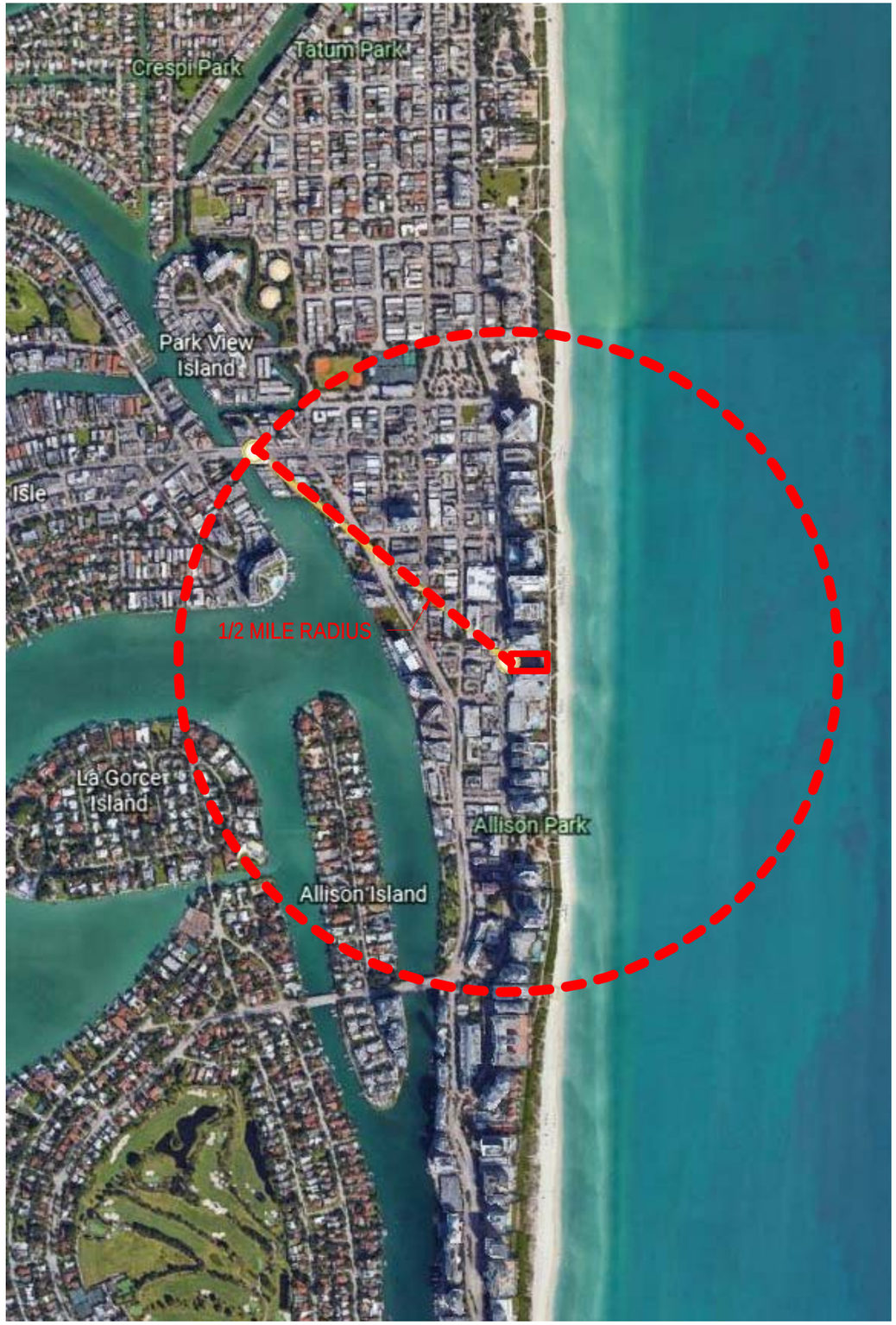

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AEREAL VIEWS

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SCALE:	
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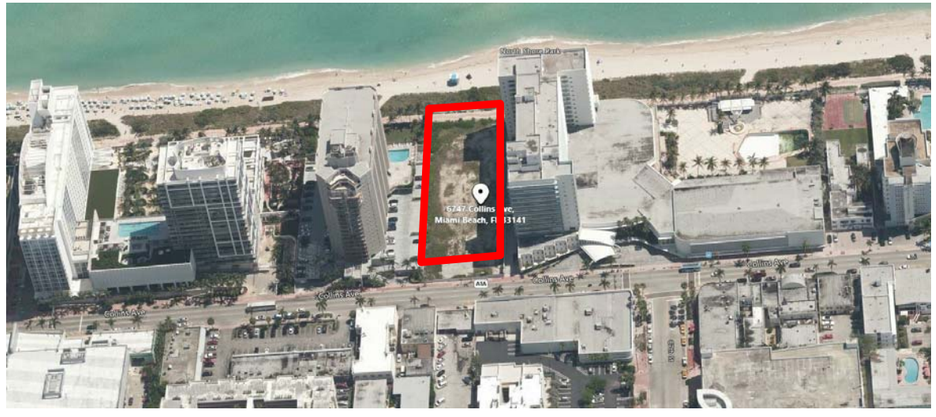
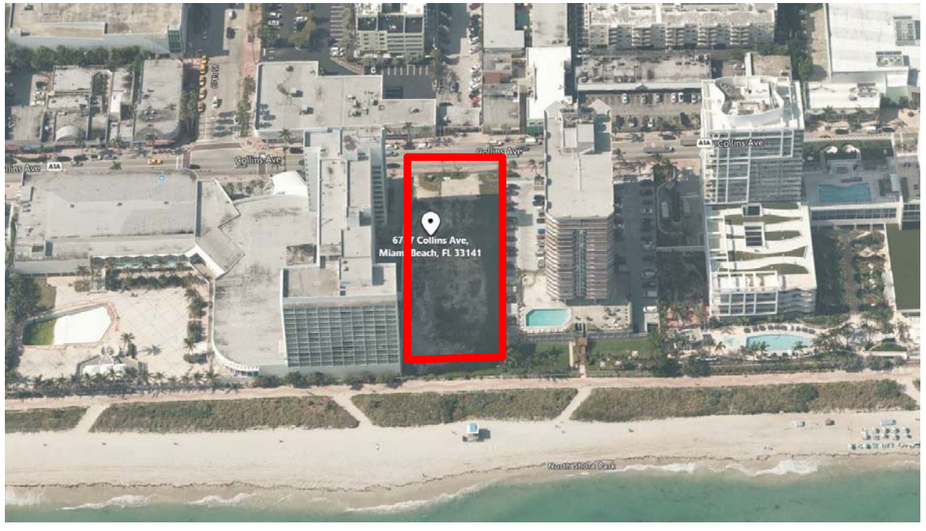
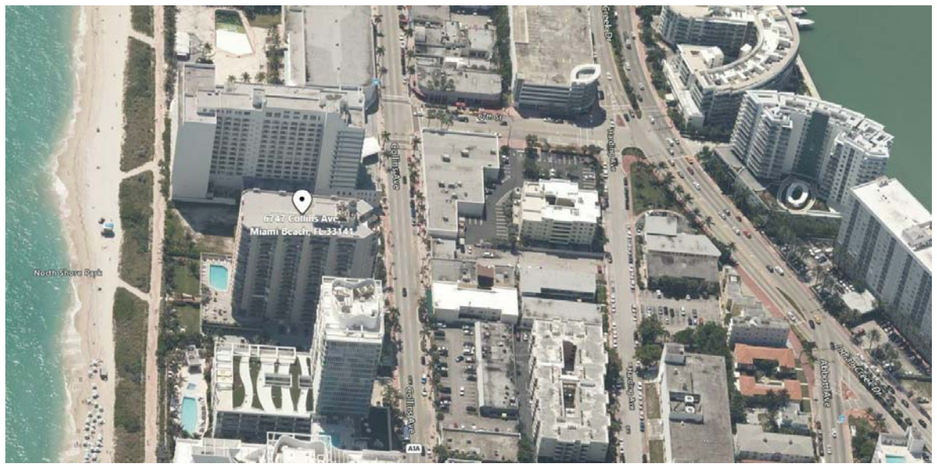


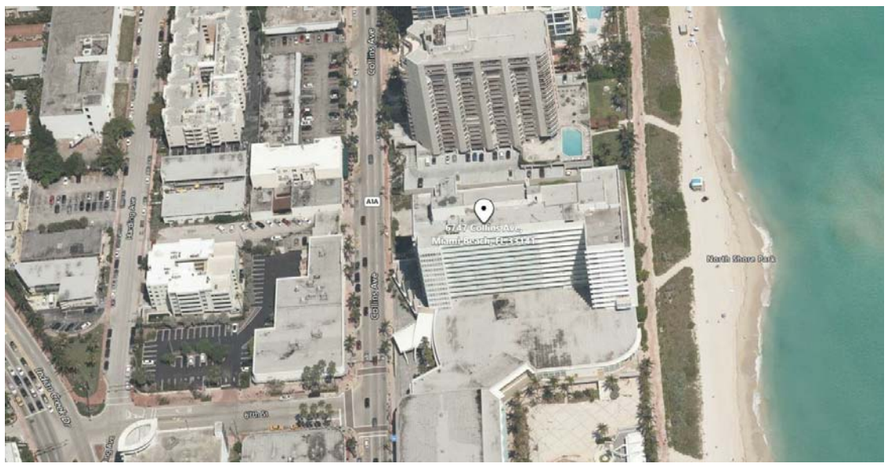
1. BIRDS EYE VIEW OF THE SITE FACING EAST



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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JENNIFER McCONNEY FLORIDA LIC# AR93044

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

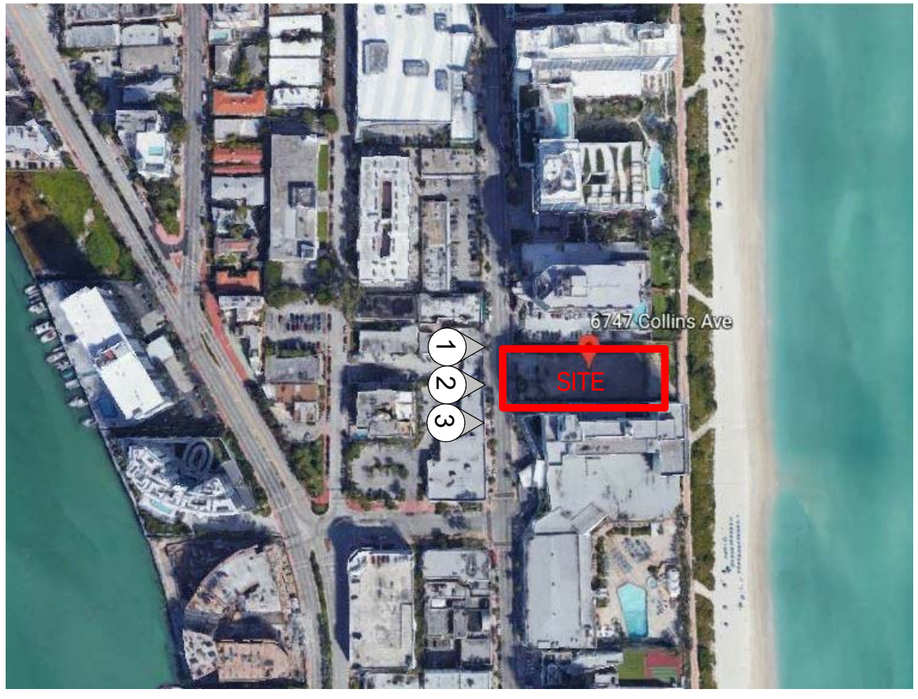
SHEET NUMBER

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

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 PHOTOGRAPHY

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	
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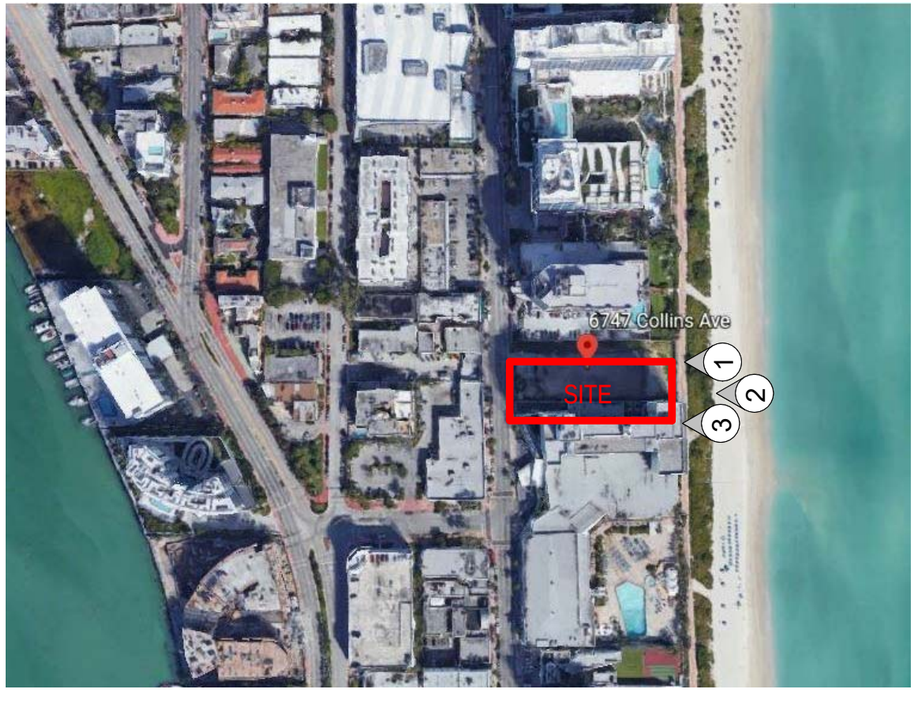
DATE	09/16/19

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



KEY PLAN

STUDIO McG ARCHITECTURE

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CONCEPT DESIGN

SITE PHOTOGRAPHY

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SCALE:	
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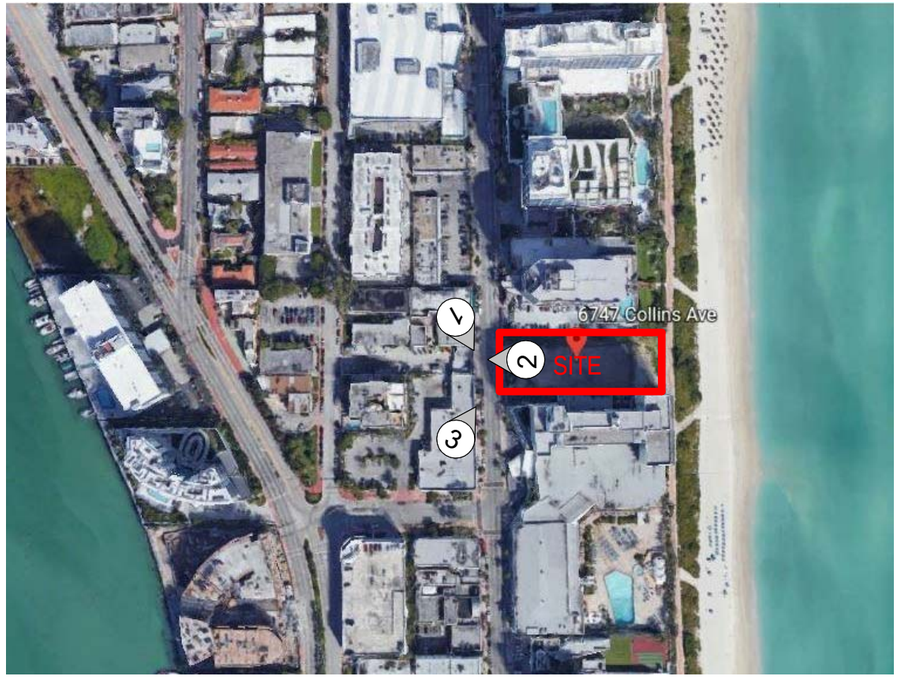
DATE	09/19/19

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

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URBANICA THE HOTELS

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& DESIGN PLLC
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(212) 673-1695

CONCEPT DESIGN

SITE CONTEXT

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SCALE:	
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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

STUDIO MCG ARCHITECTURE
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CONCEPT DESIGN

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SCALE:	
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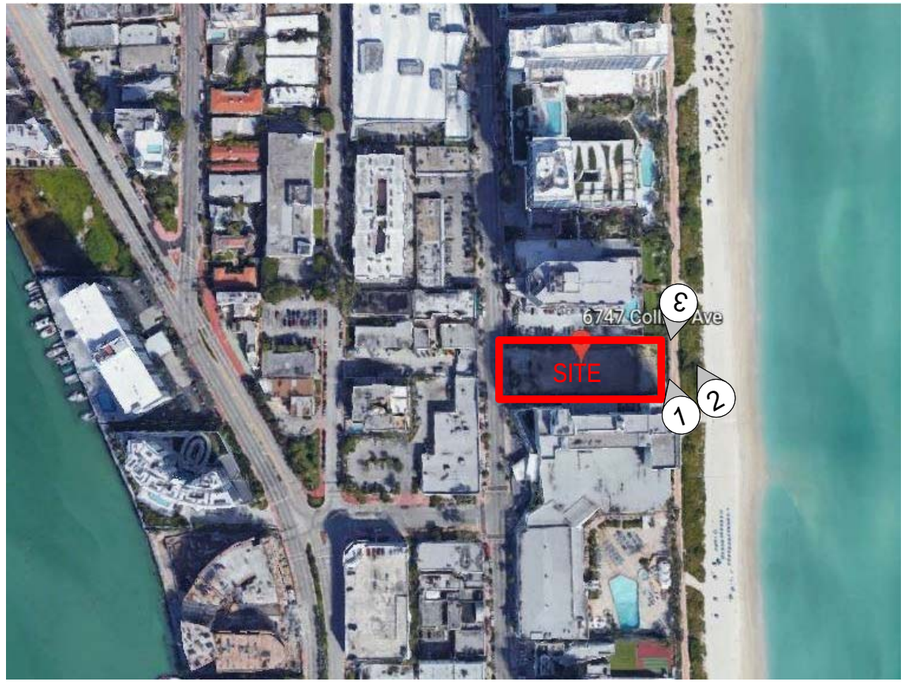
CHECK:	JMcG
DATE	09/18/19

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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SCALE:	
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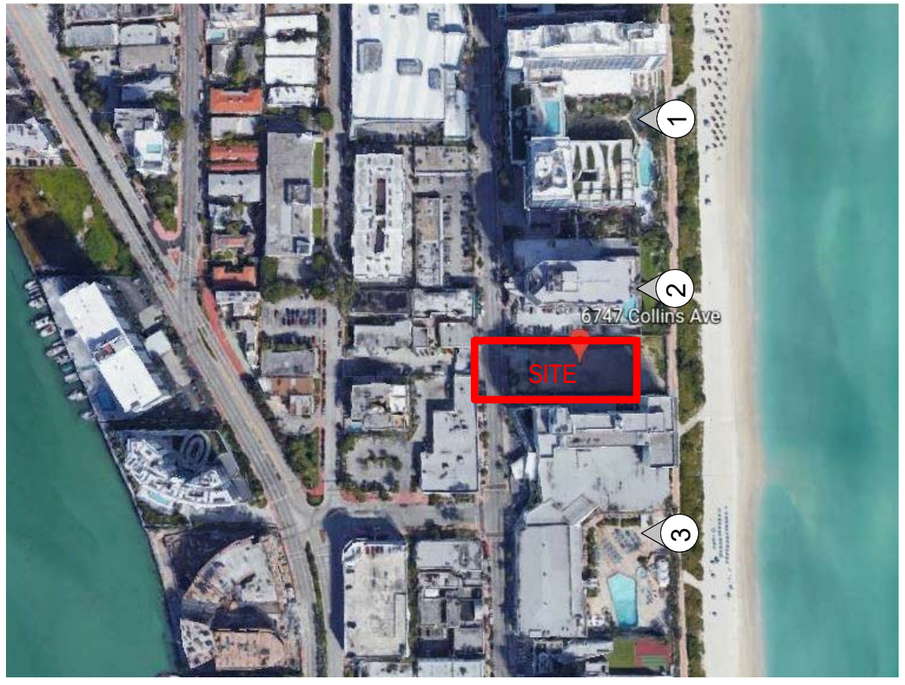
CHECK:	JMcG
DATE	09/19/19

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



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SCALE:	
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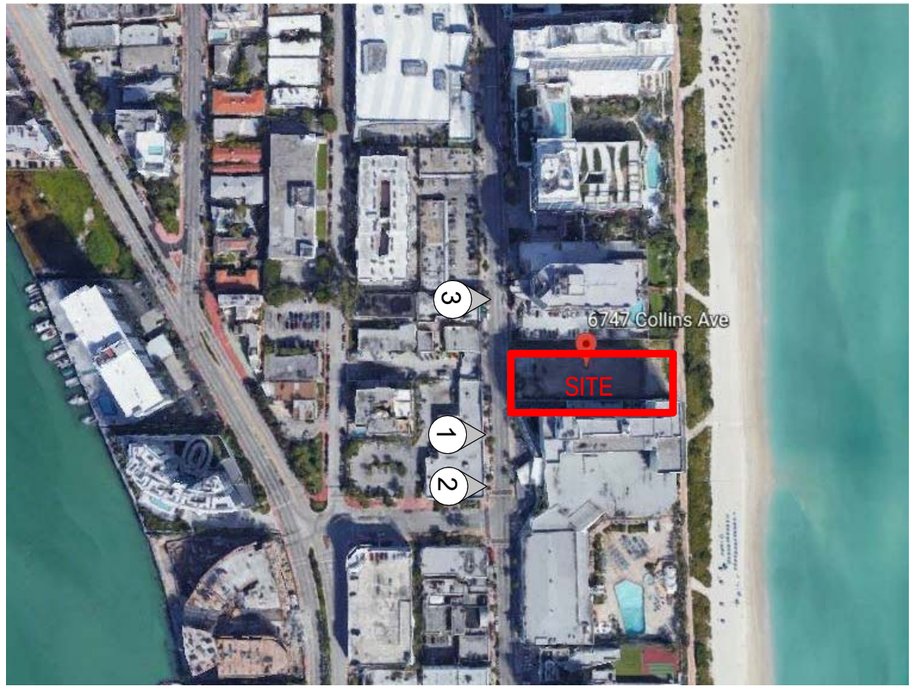
DATE	09/19/19

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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URBANICA
THE HOTELS

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SCALE:	
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DATE	09/19/19

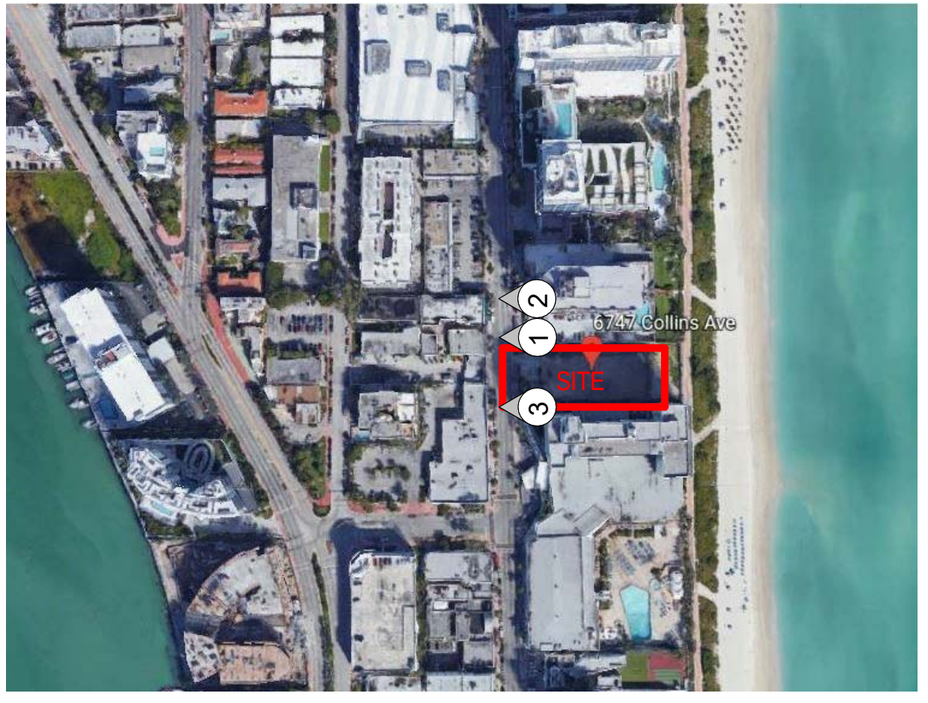
SHEET NUMBER

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

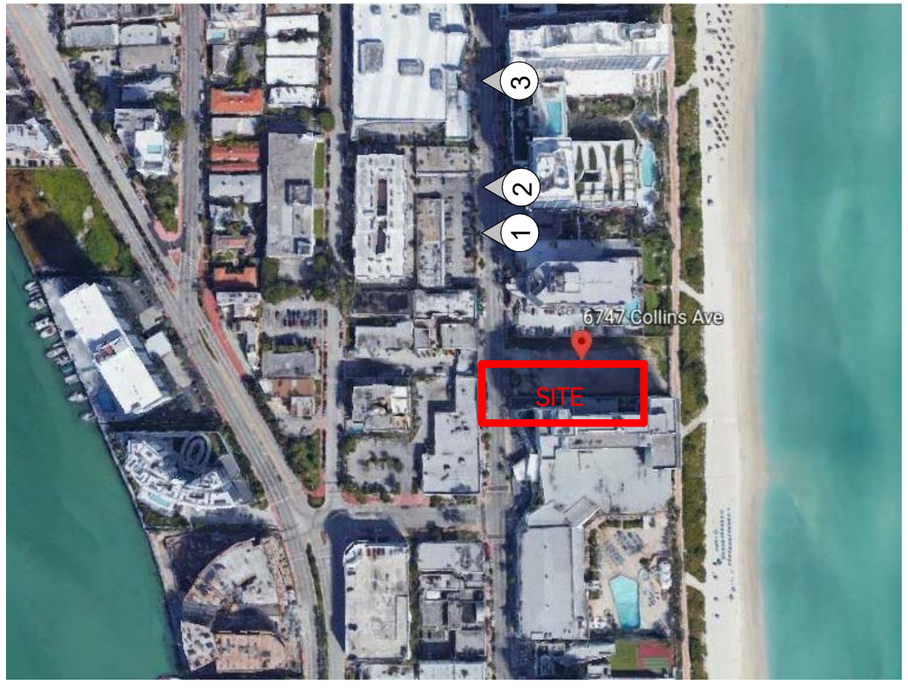
SHEET NUMBER

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:	
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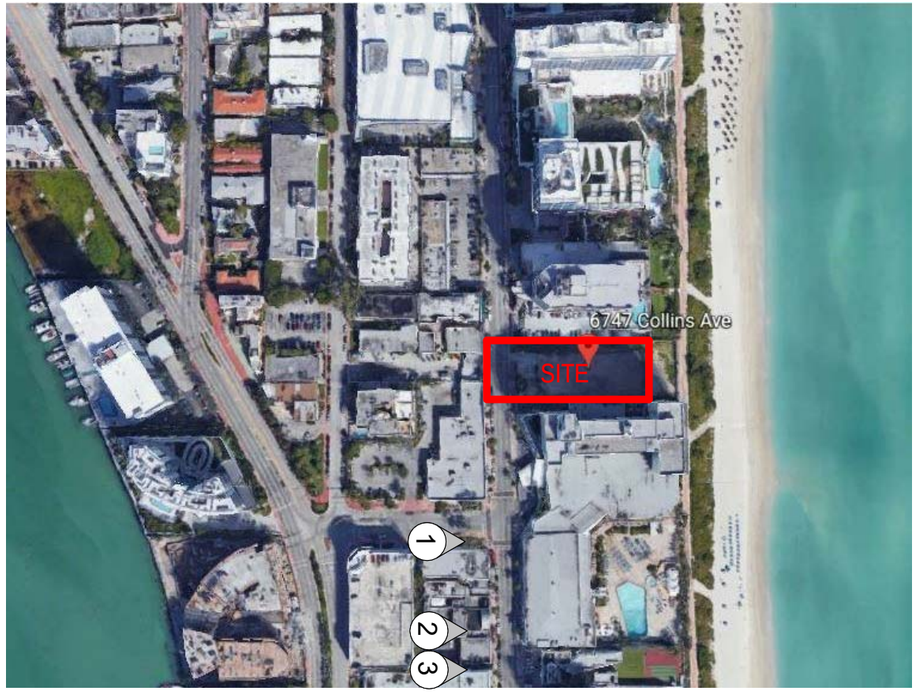
CHECK:	JMcG
DATE	09/19/19

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



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

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

SITE CONTEXT

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SCALE:	
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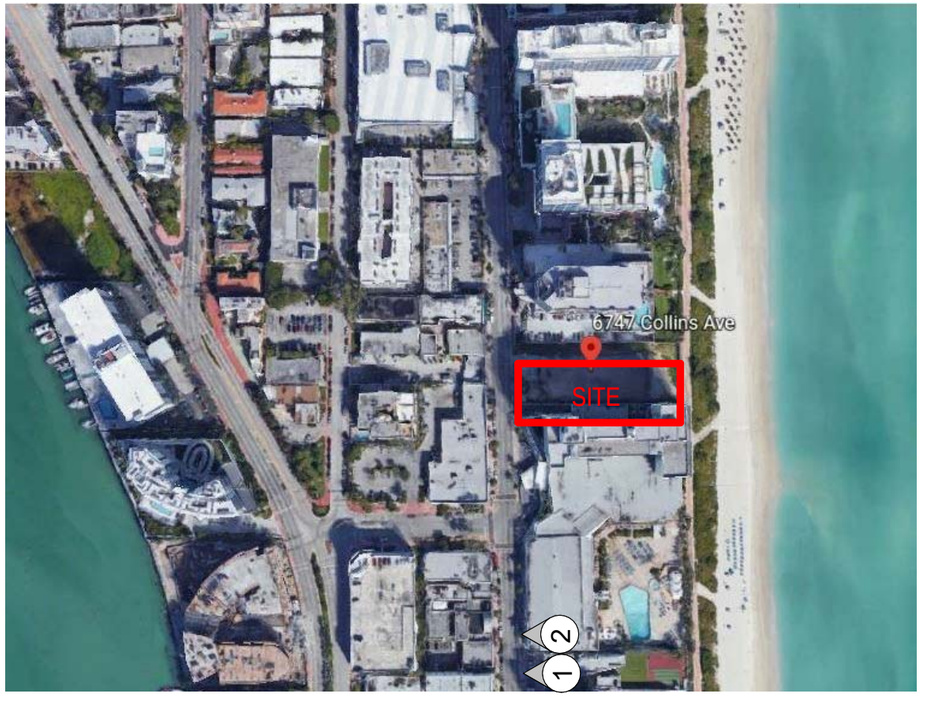
DATE	09/19/19

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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DATE	09/19/19

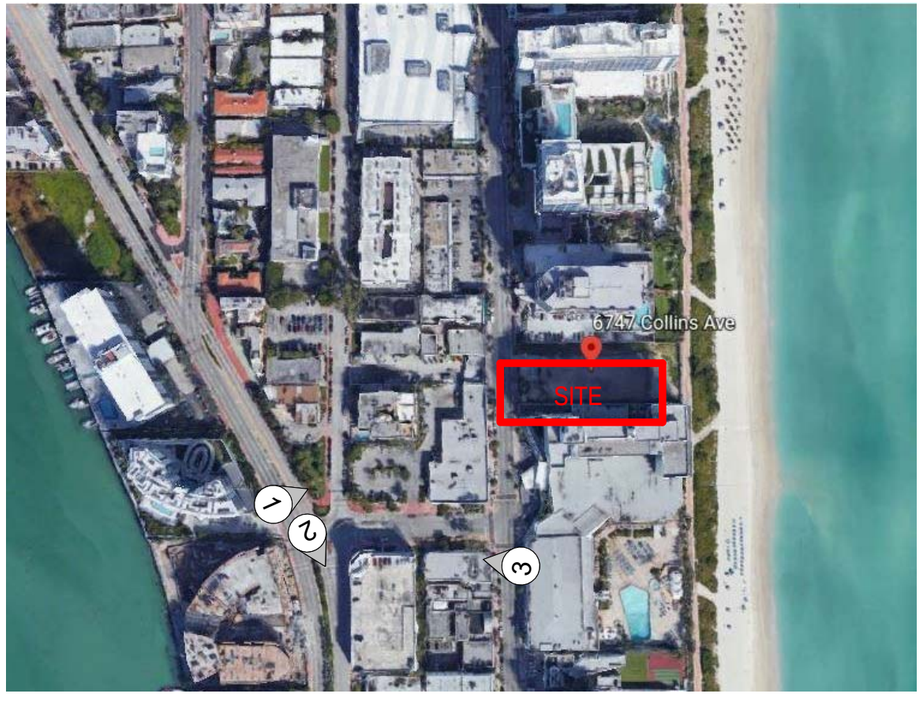
SHEET NUMBER

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



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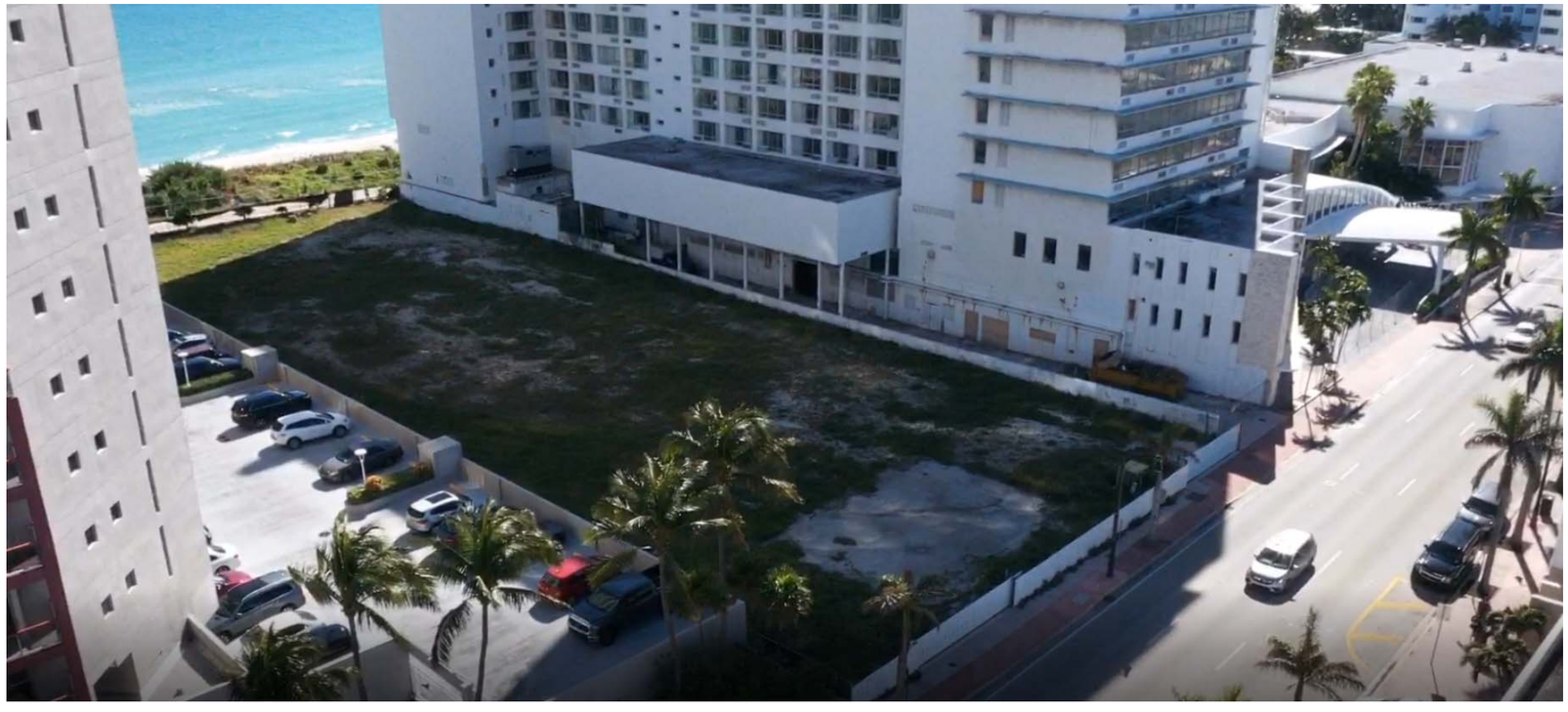
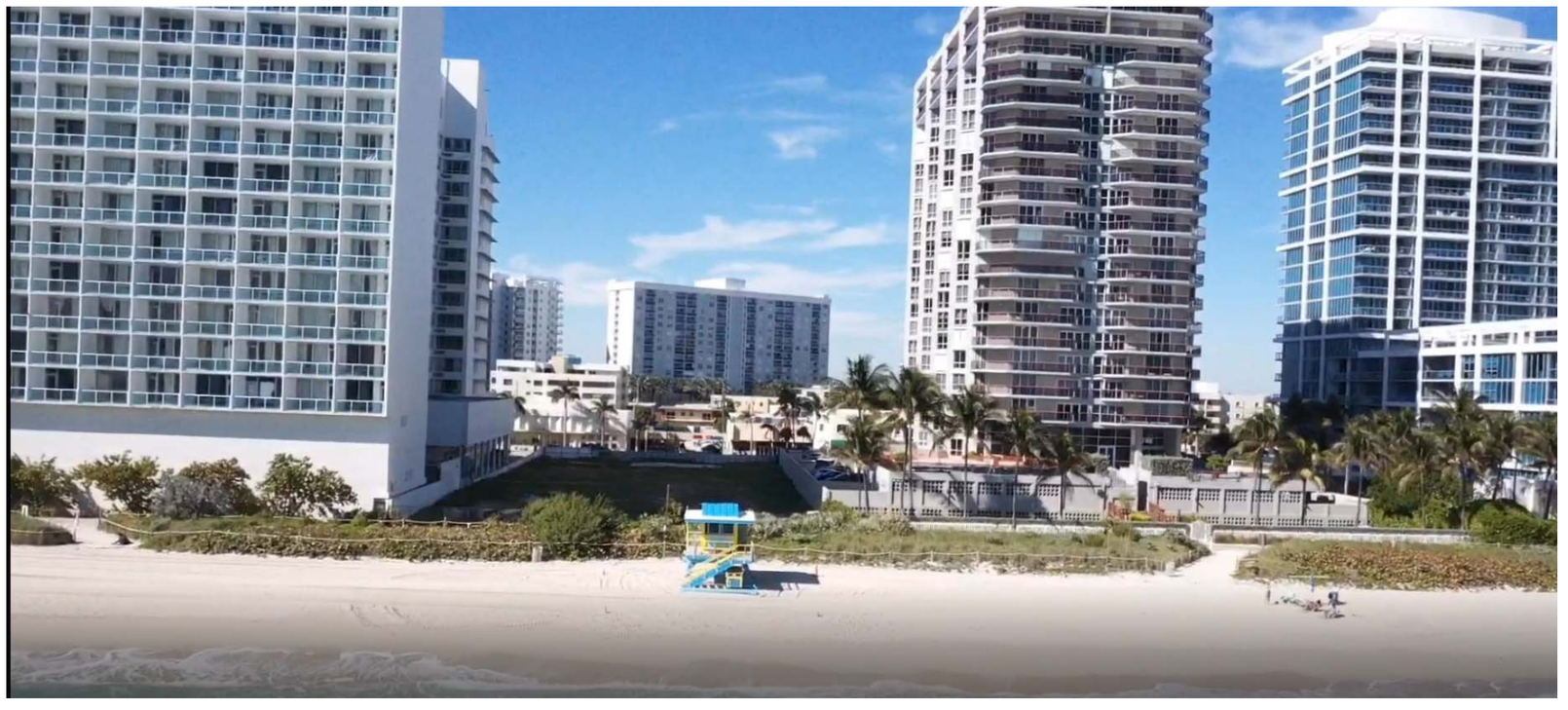
SHEET NUMBER

A0.15



1. DRONE SHOT OF SITE FROM COLLINS



1. DRONE SHOT OF SITE FROM THE OCEAN

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DRONE
IMAGES

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SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	01/04/20

SHEET NUMBER

A0.16

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

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CONCEPT DESIGN

HISTORICAL IMAGES

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SCALE:	
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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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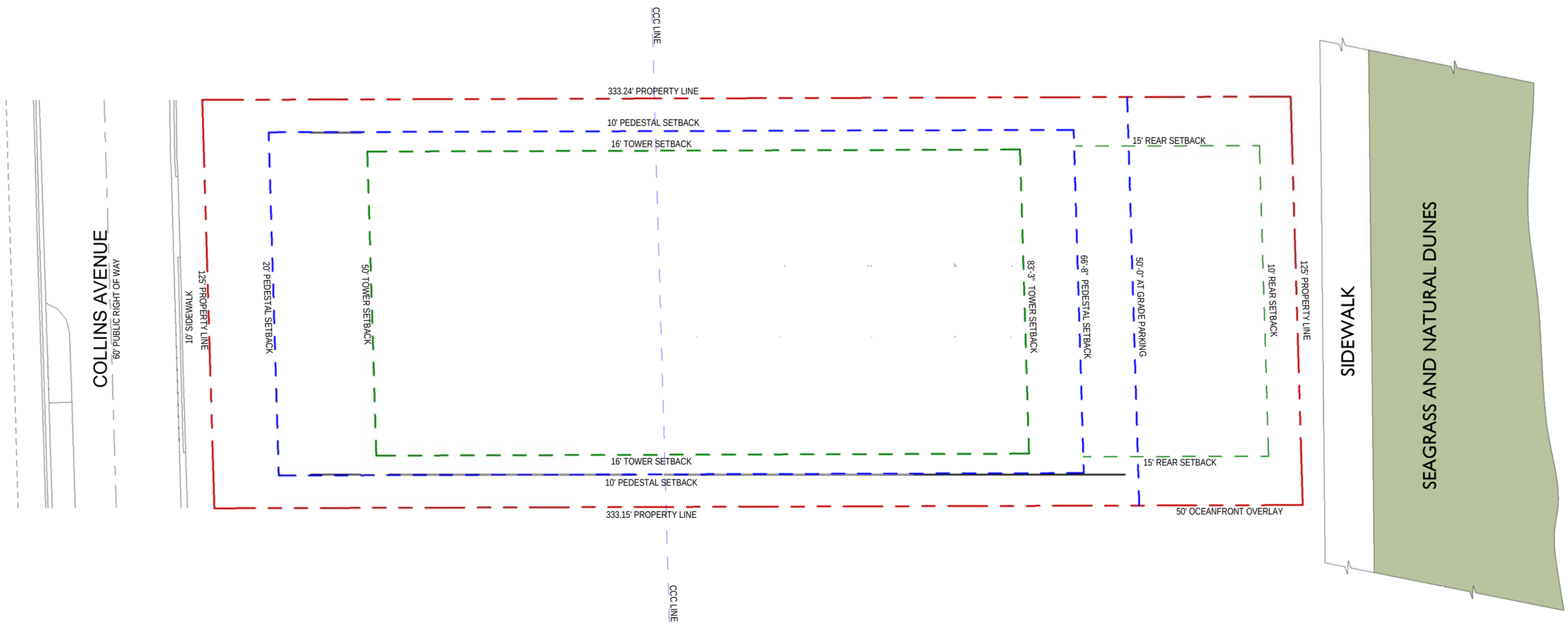
SHEET NUMBER

A0.18



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

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SITE SET BACK DIAGRAM

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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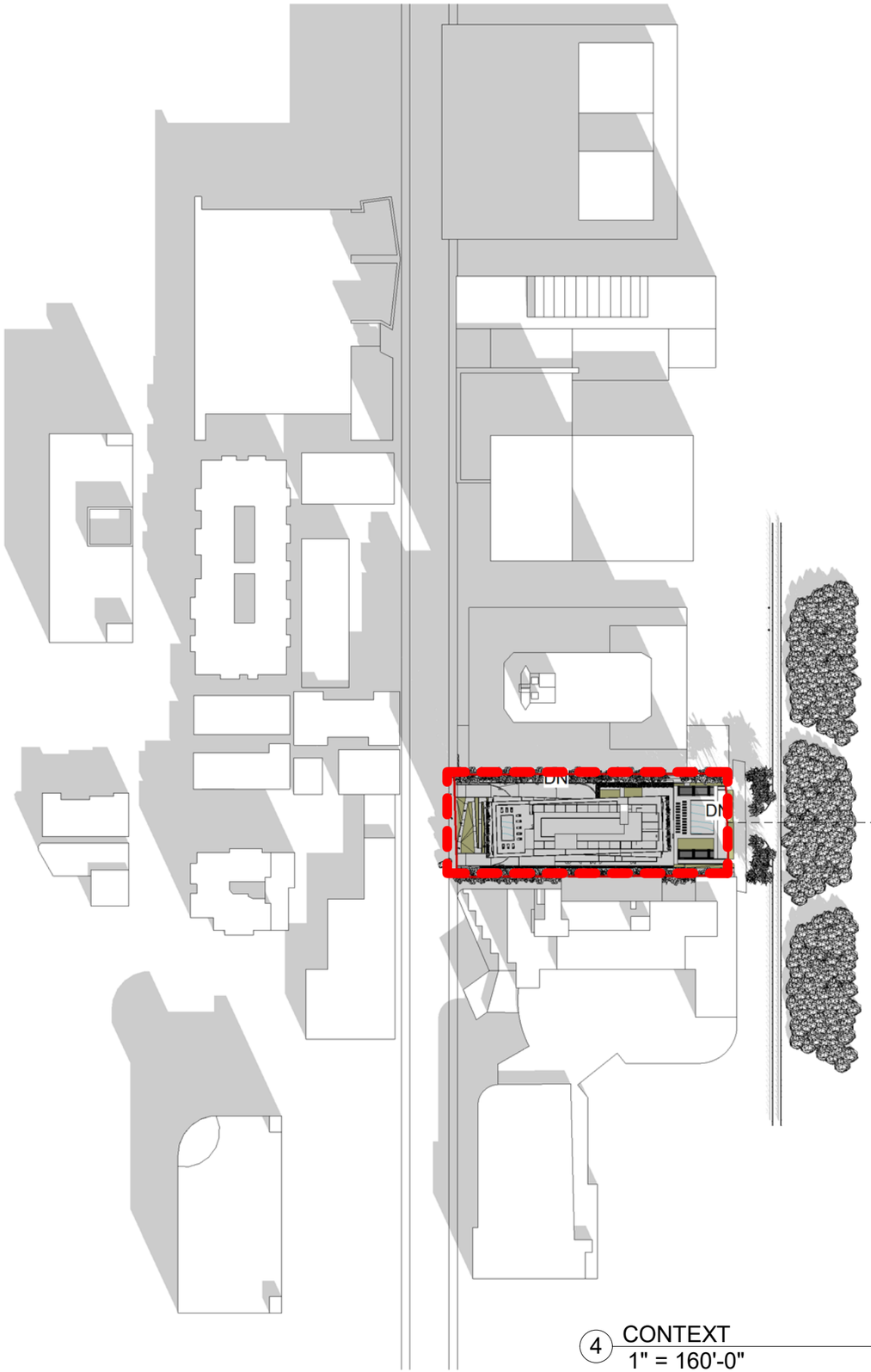
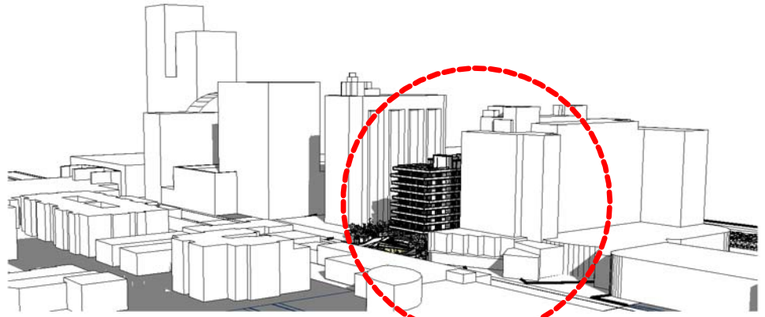
SCALE:	1/32" = 1'-0"
DRAWN BY:	MR/YT
CHECK:	JMcG
DATE	09/17/19

SHEET NUMBER

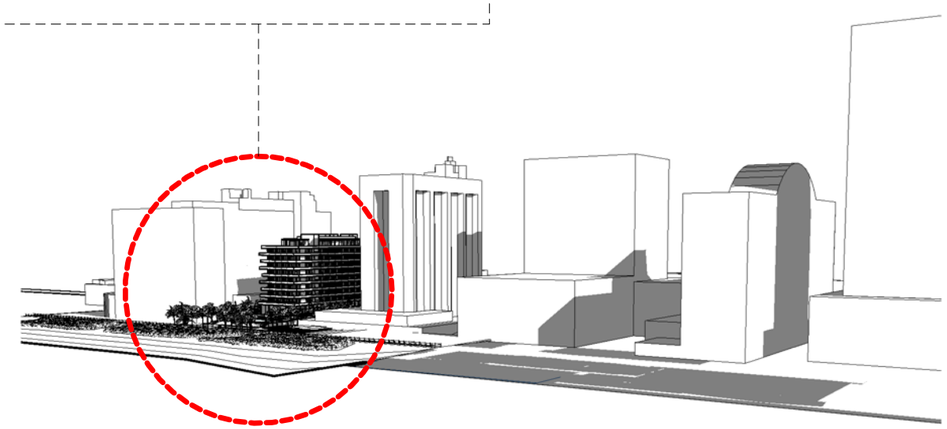
A0.19



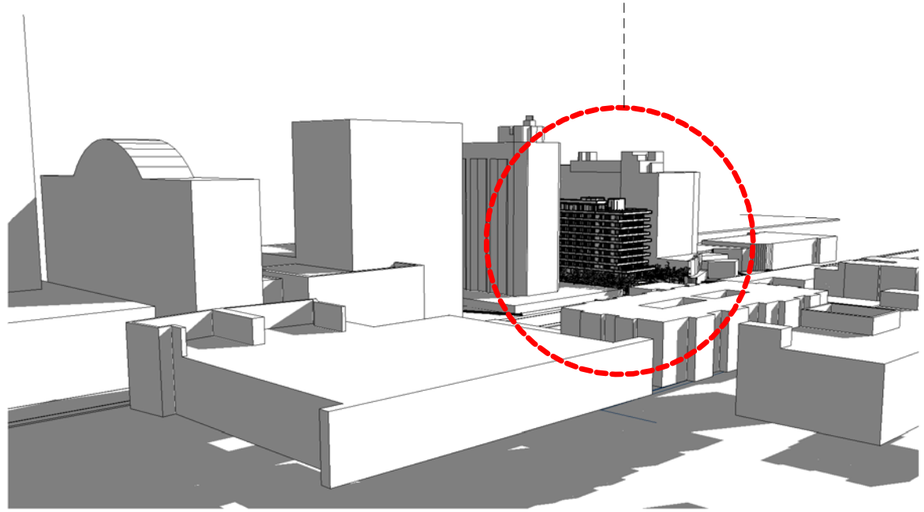
4 CONTEXT
1" = 160'-0"



1 VIEW 1



2 VIEW 2



3 VIEW 3

STUDIO MCG ARCHITECTURE

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

VOLUMETRIC CONTEXT VIEWS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1" = 160'-0"
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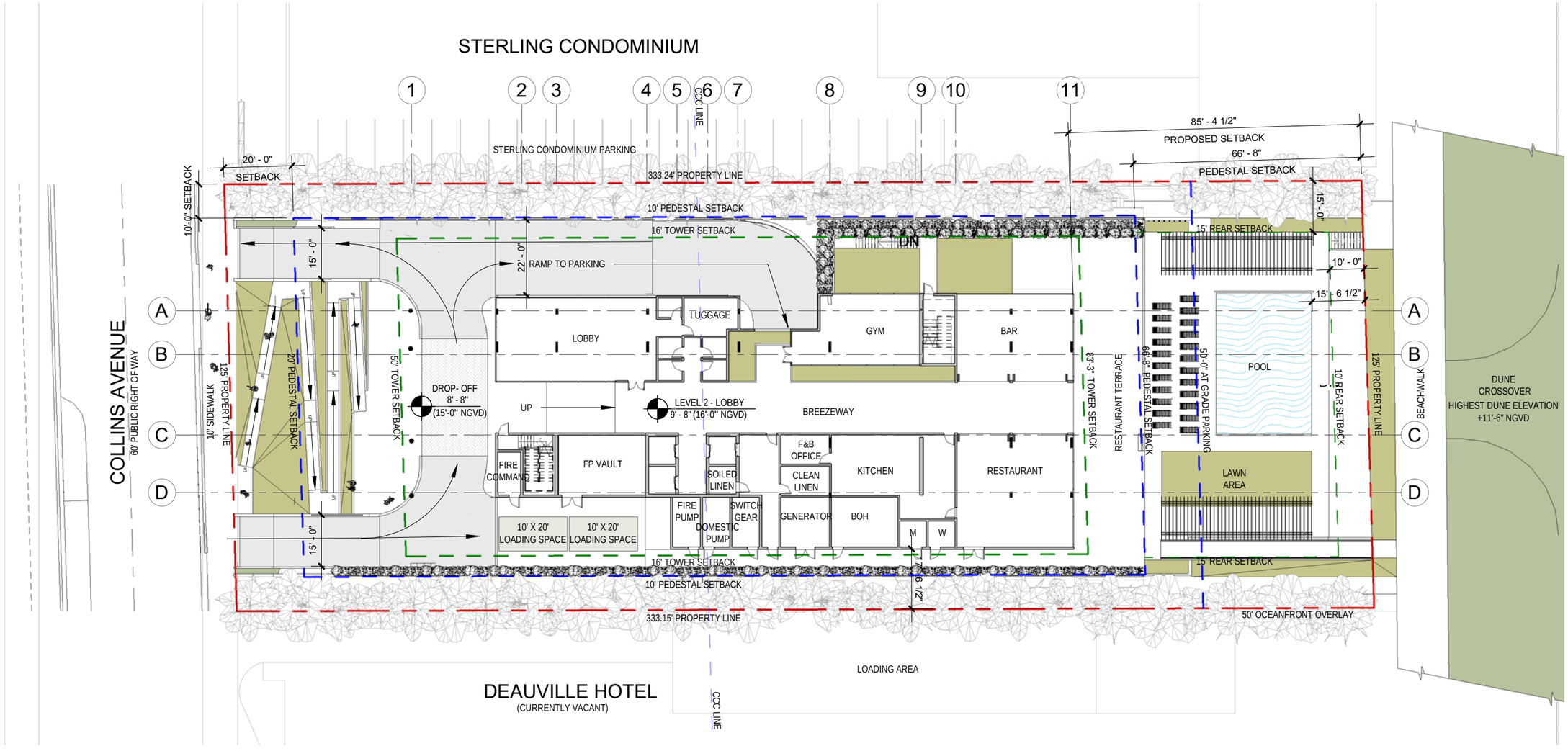
DATE	09/18/19

SHEET NUMBER

A1.00



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

N

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PROJECT NUMBER
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SITE PLAN W/LOBBY LEVEL (LEVEL 2)

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A1.01

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New York, NY 10013
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CONCEPT DESIGN

DESIGN ARCHITECT PREVIOUS WORK

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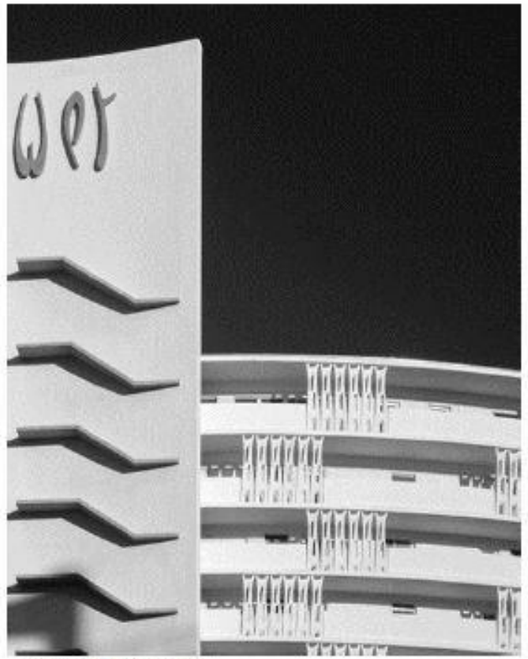
A1.02

BIRDCAGE HOUSE - IGOR POLEVITSKY

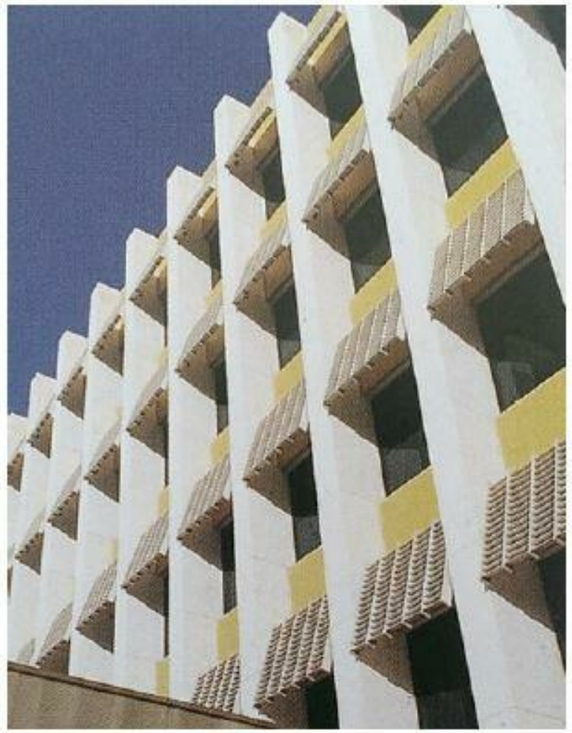
BIRCH HOUSE - CHARLES MCKIRAHAN

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

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CONCEPT DESIGN

PROJECT INSPIRATION

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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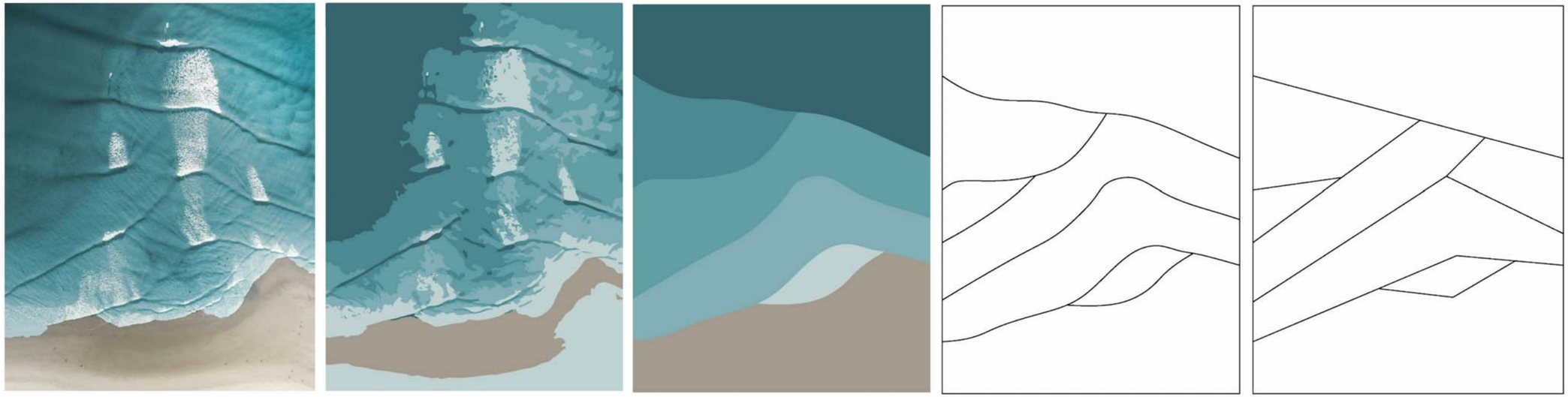
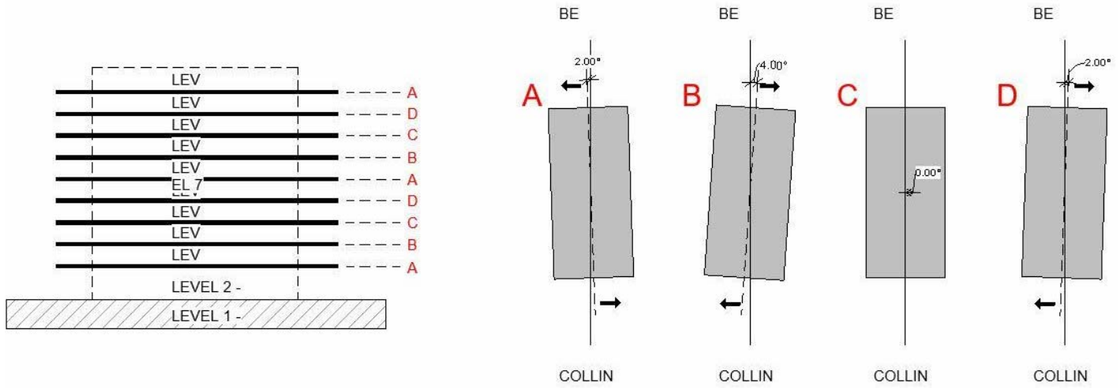
DATE	10/30/19

SHEET NUMBER

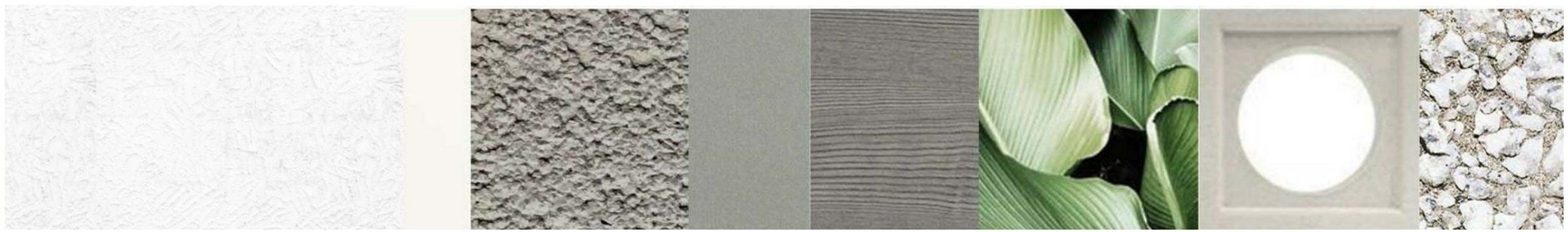
A1.03



FACADE INSPIRATION



SHIFTING PLATES DIAGRAM



WHITE STUCCO

PAINT COLOR

STUCCO PAINTED TO MATCH WOOD

PAINTED ALUMINUM WINDOW FRAME

WOOD SCREENING

TROPICAL LANDSCAPING

CONCRETE BRISE SOLIEL

PAVING MATERIAL

MATERIALS

STUDIO MCG ARCHITECTURE

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

CONCEPT DESIGN

CONCEPT & MATERIALS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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DATE	12/15/19

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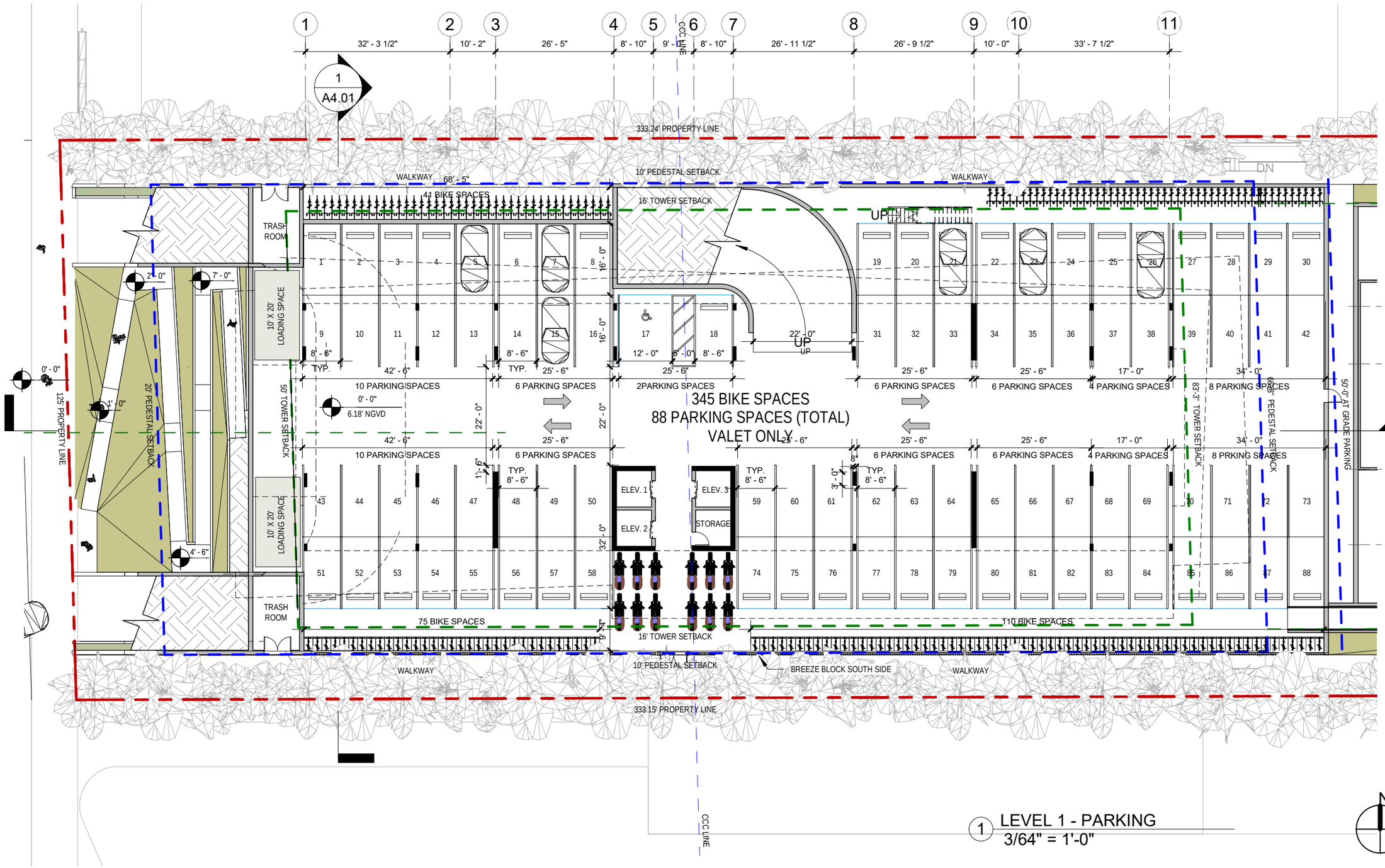

1 LEVEL 1 - PARKING
3/64" = 1'-0"

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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

A
B
CONCEPT DESIGN
1
A4.00
C
D

LEVEL 1
PARKING

STUDIO MCG ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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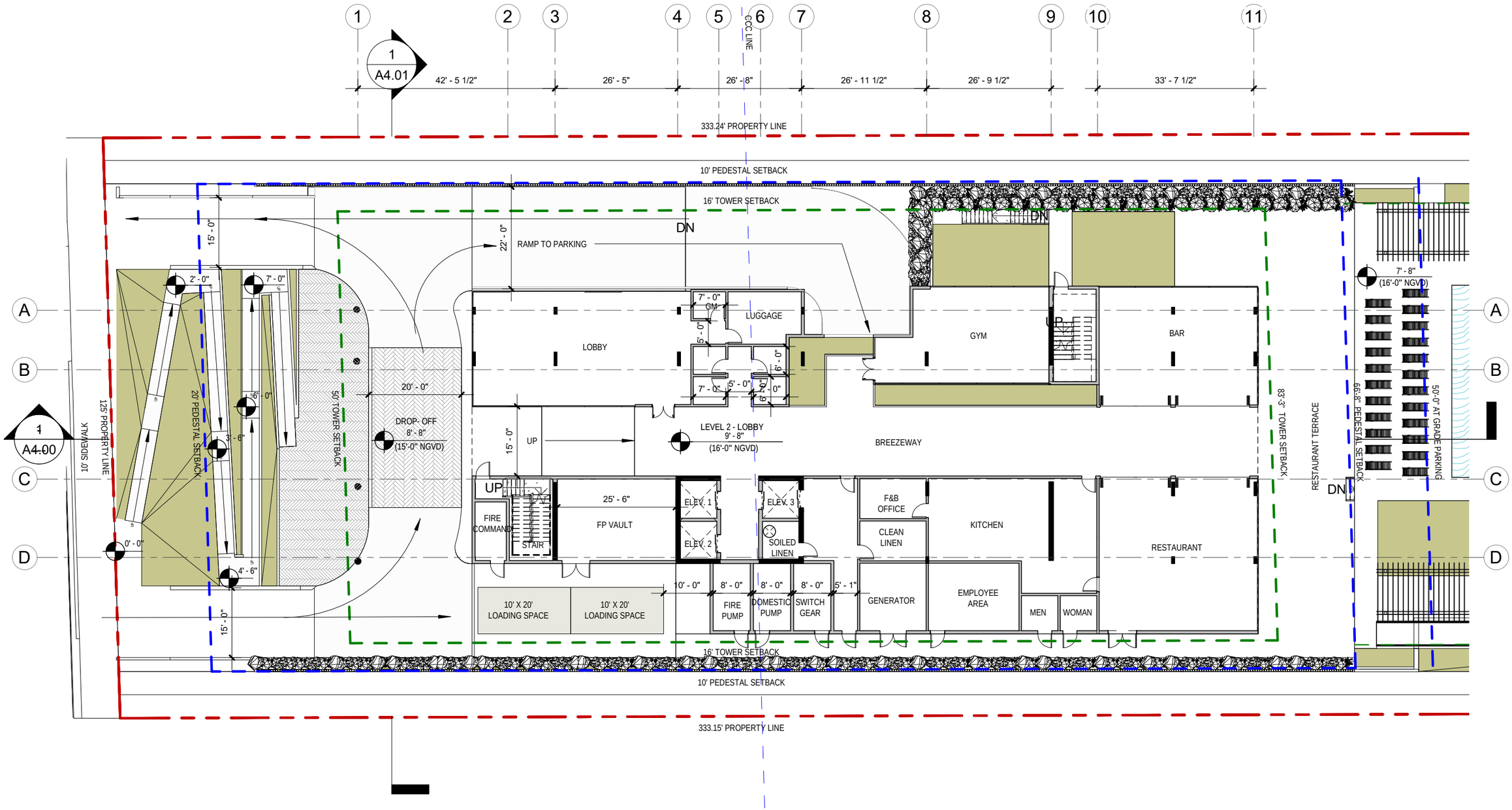
SCALE:	3/64" = 1'-0"
DRAWN BY:	YVS | KP
CHECK:	JMcG
DATE	08/08/19

SHEET NUMBER

A2.00



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LEVEL 2 LOBBY

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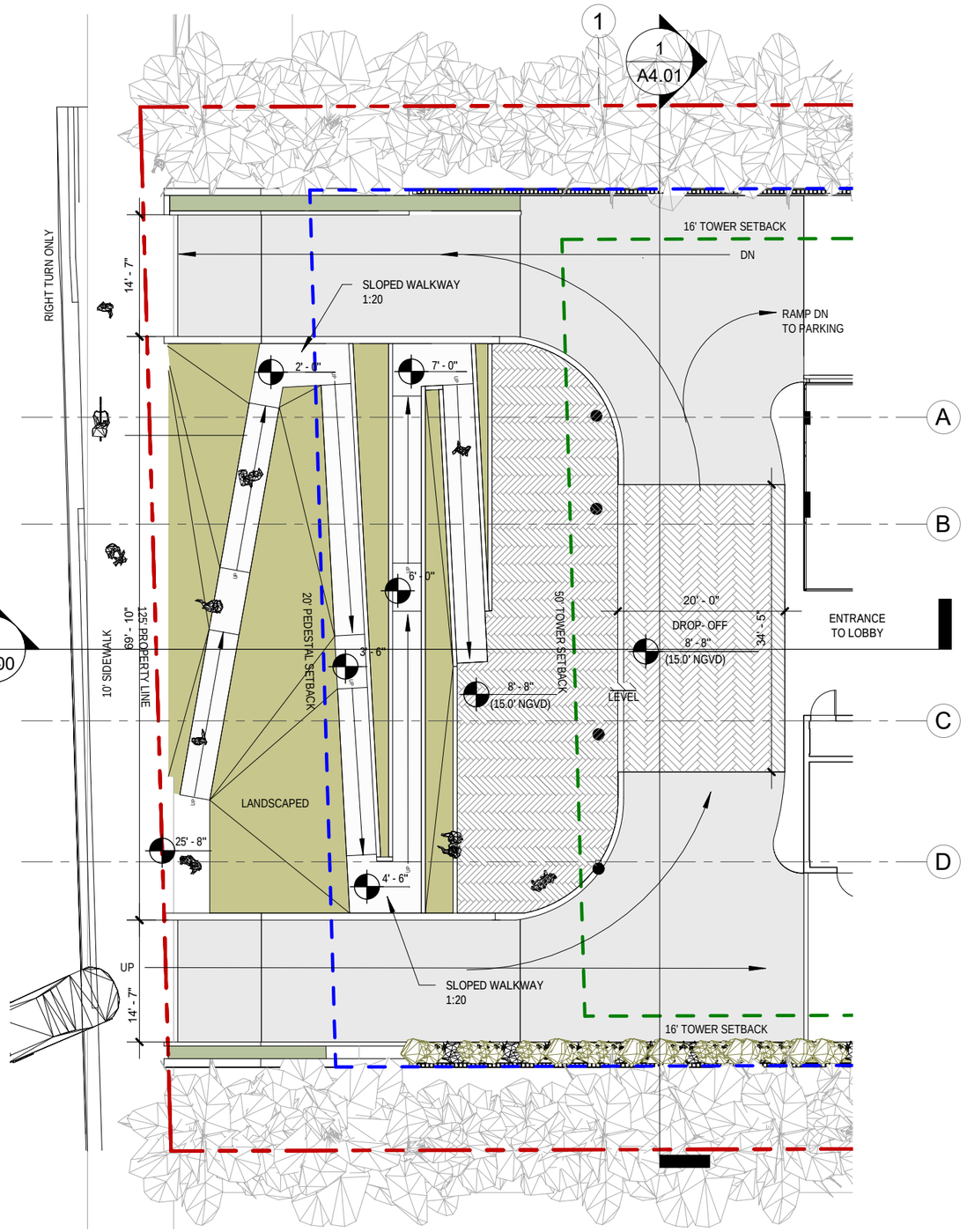
DATE	08/20/19

SHEET NUMBER

A2.01

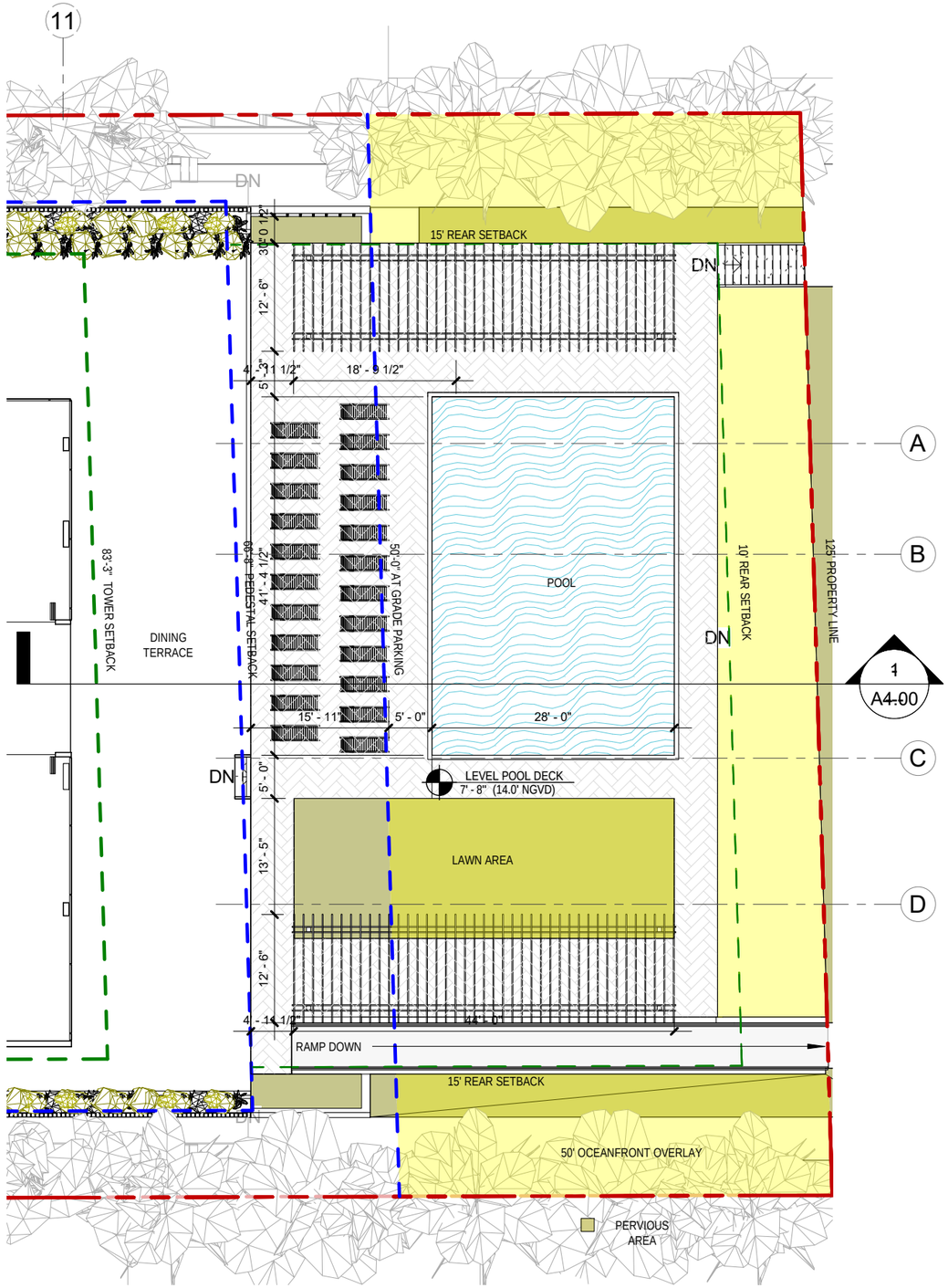
1 LEVEL 2 - LOBBY
3/64" = 1'-0"

N



LEVEL 2 - LOBBY - (WEST SIDE) DROP-OFF

1/16" = 1'-0"



LEVEL 2 - LOBBY - EAST SIDE POOL DECK

1/16" = 1'-0"

OCEANFRONT OVERLAY AREA: 6,252 SQ FT
OCEANFRONT OVERLAY PERVIOUS AREA: 3,126 SQ.FT (50%)

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DESIGNER

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150 Varick St, 5th Floor South
New York, NY 10013
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ENLARGED ENTRANCE & POOL DECK

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SCALE:	1/16" = 1'-0"
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DATE	11/24/19

SHEET NUMBER

A2.02

LEVEL 3

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

N

STUDIO
McG
ARCHITECTURE

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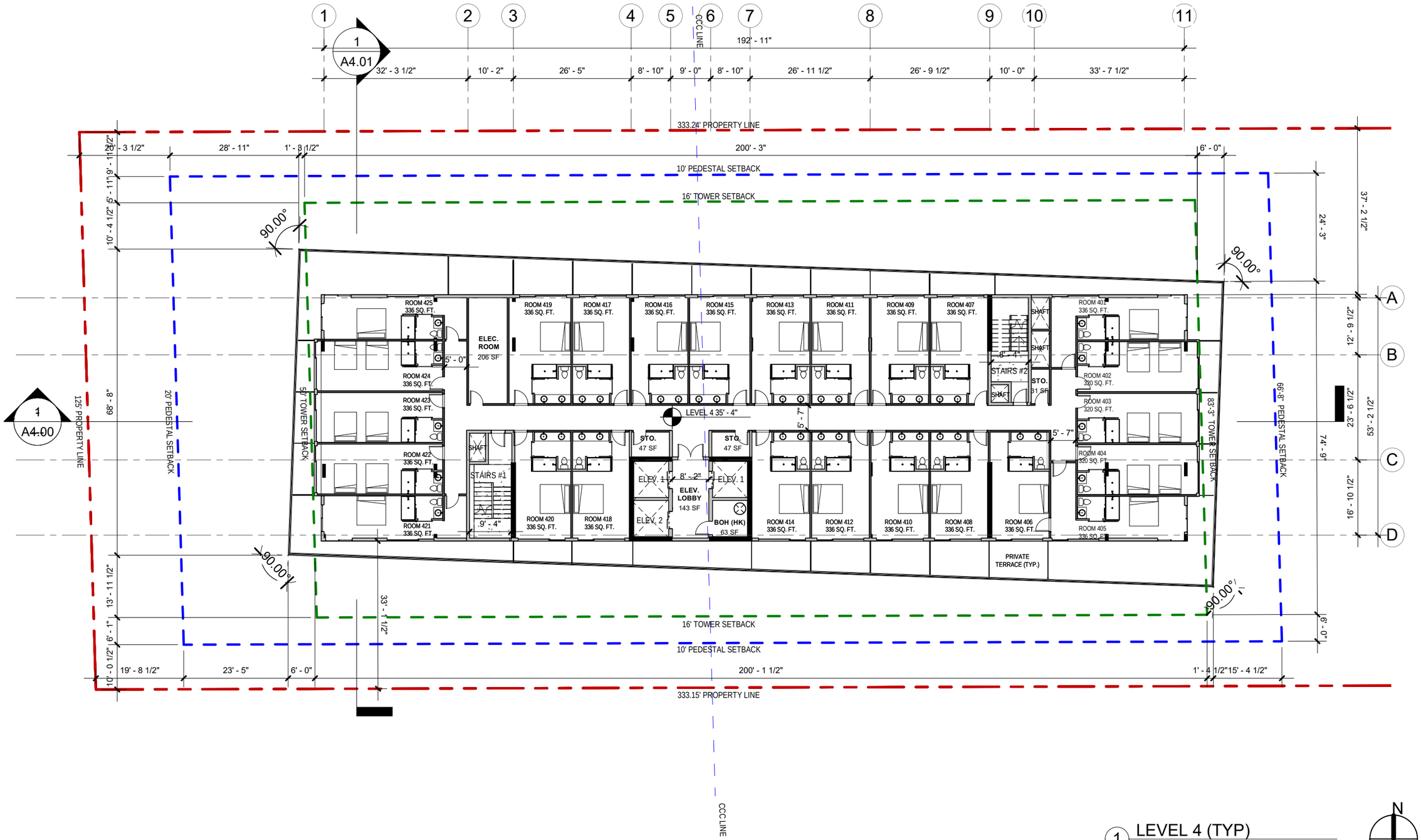

1 LEVEL 4 (TYP)
3/64" = 1'-0"

LEVELS 4-10 (TYP)

STUDIO McG ARCHITECTURE

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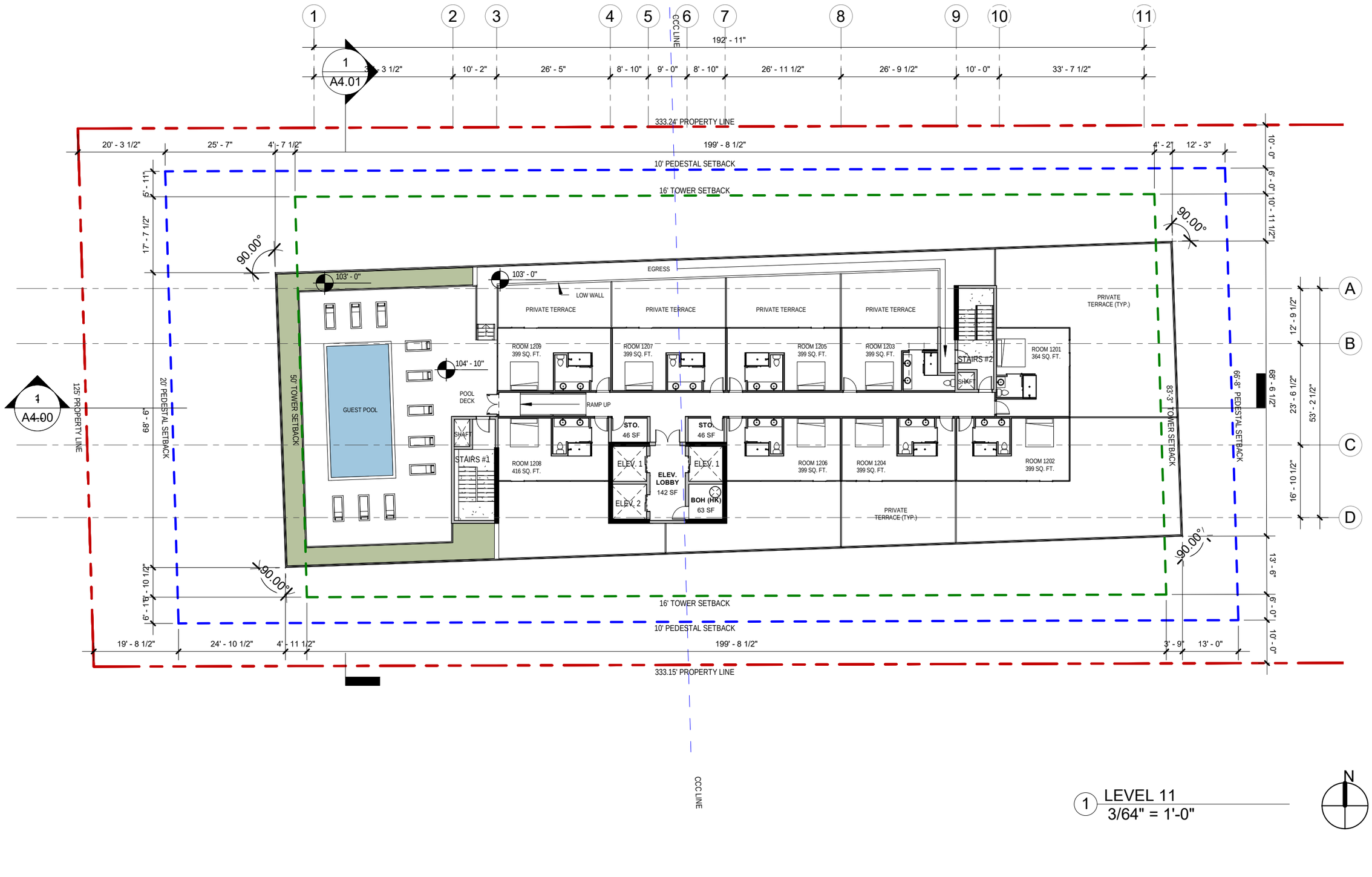

1 LEVEL 11
3/64" = 1'-0"

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LEVEL 11

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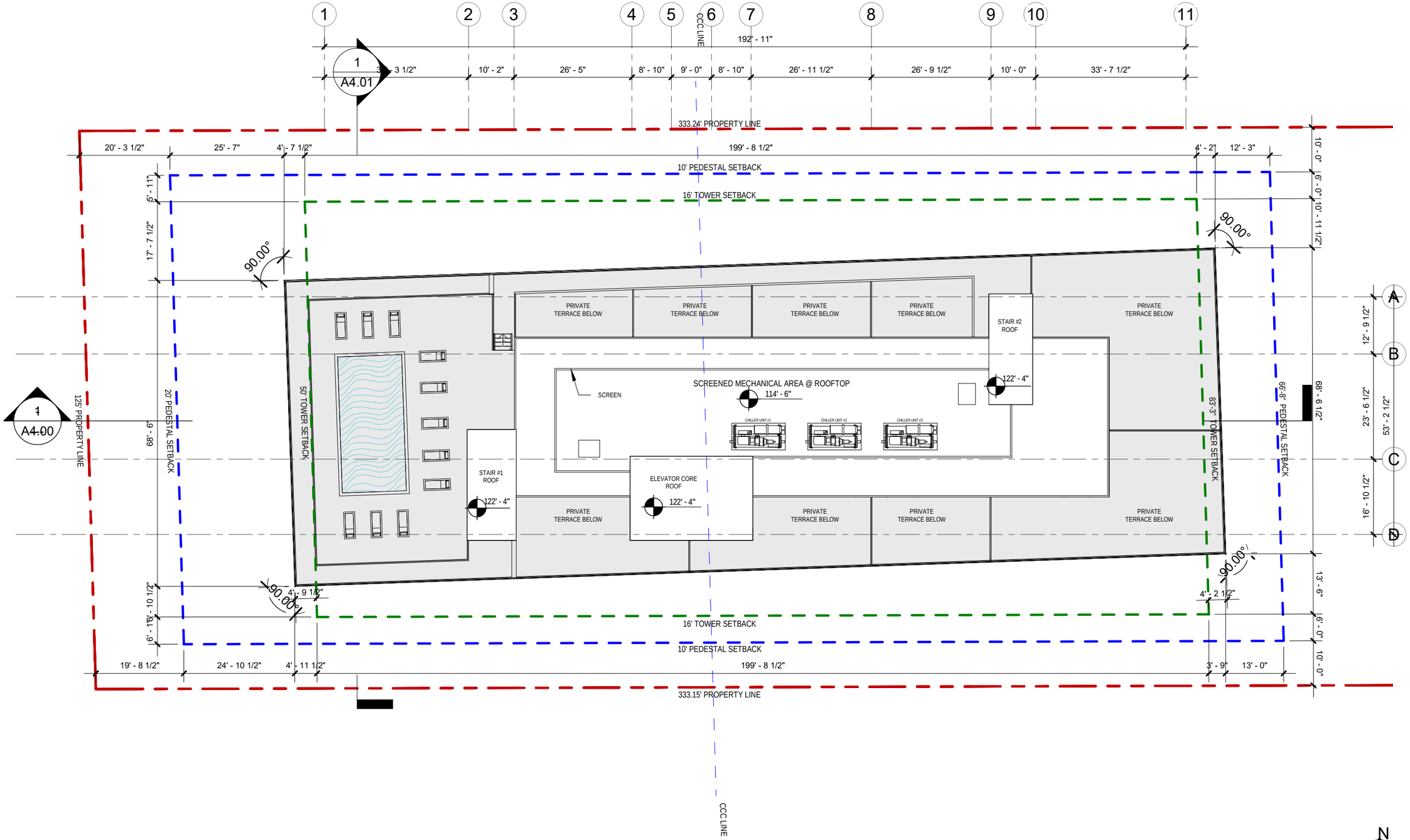

1 ROOF PLAN
3/64" = 1'-0"

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CONCEPT DESIGN

ROOF PLAN

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SHEET NUMBER

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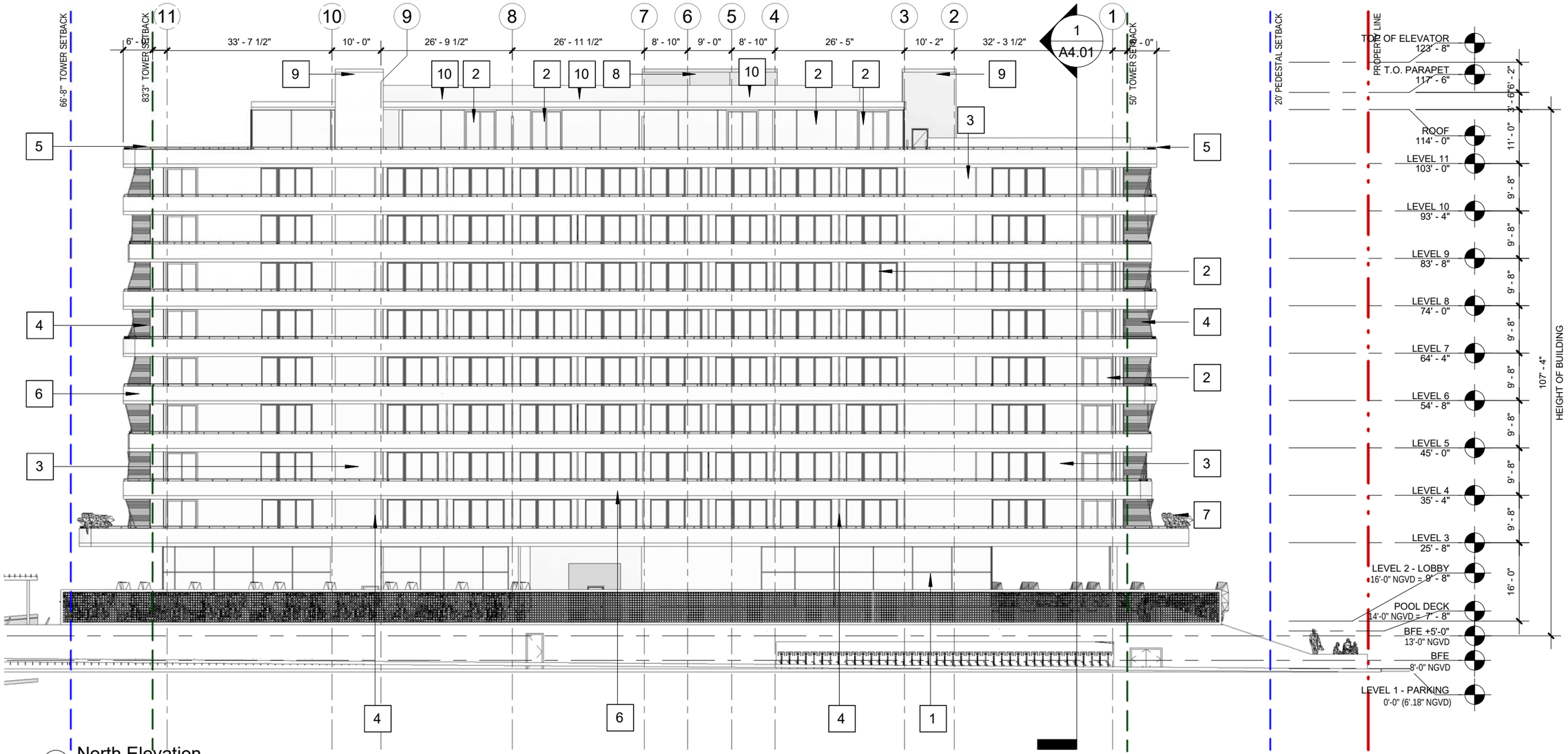
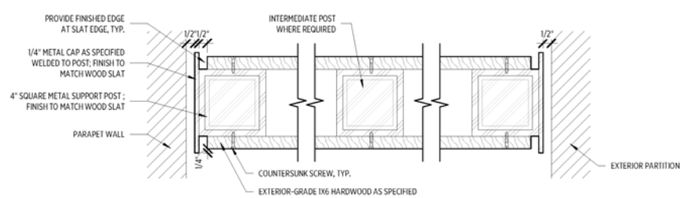
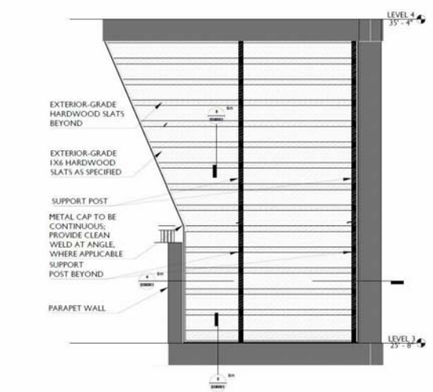


1 North Elevation
3/64" = 1'-0"



2 Plan DTL - Balcony Divider
1" = 1'-0"



3 ELEV - Typ. Balcony Divider
1" = 1'-0"

1	BRISE SOLIEL SCREEN WHITE
2	ALUMINUM & GLASS WINDOW SYSTEM FRAMES TO BE GRAY (TYP.)
3	STUCCO WALL PAINTED SAME COLOR AS WOOD SCREEN
4	WOOD SLATTED SCREEN (SEE DETAIL) BALCONY DIVIDER
5	ALUMINUM TOP RAIL
6	CONCRETE W/ STUCCO BALCONY PAINTED WHITE
7	LANDSCAPE AT THIRD FLOOR BALCONY
8	ELEVATOR TOWER
9	STAIR TOWER
10	MECHANICAL SCREEN (ALUMINUM) SAME HEIGHT AS EQUIPMENT

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CONCEPT DESIGN

NORTH ELEVATION

STUDIO MC+G ARCHITECTURE
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A3.00

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& DESIGN PLLC
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New York, NY 10013
(212) 673-1695

CONCEPT DESIGN

NORTH ELEVATION RENDERED

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

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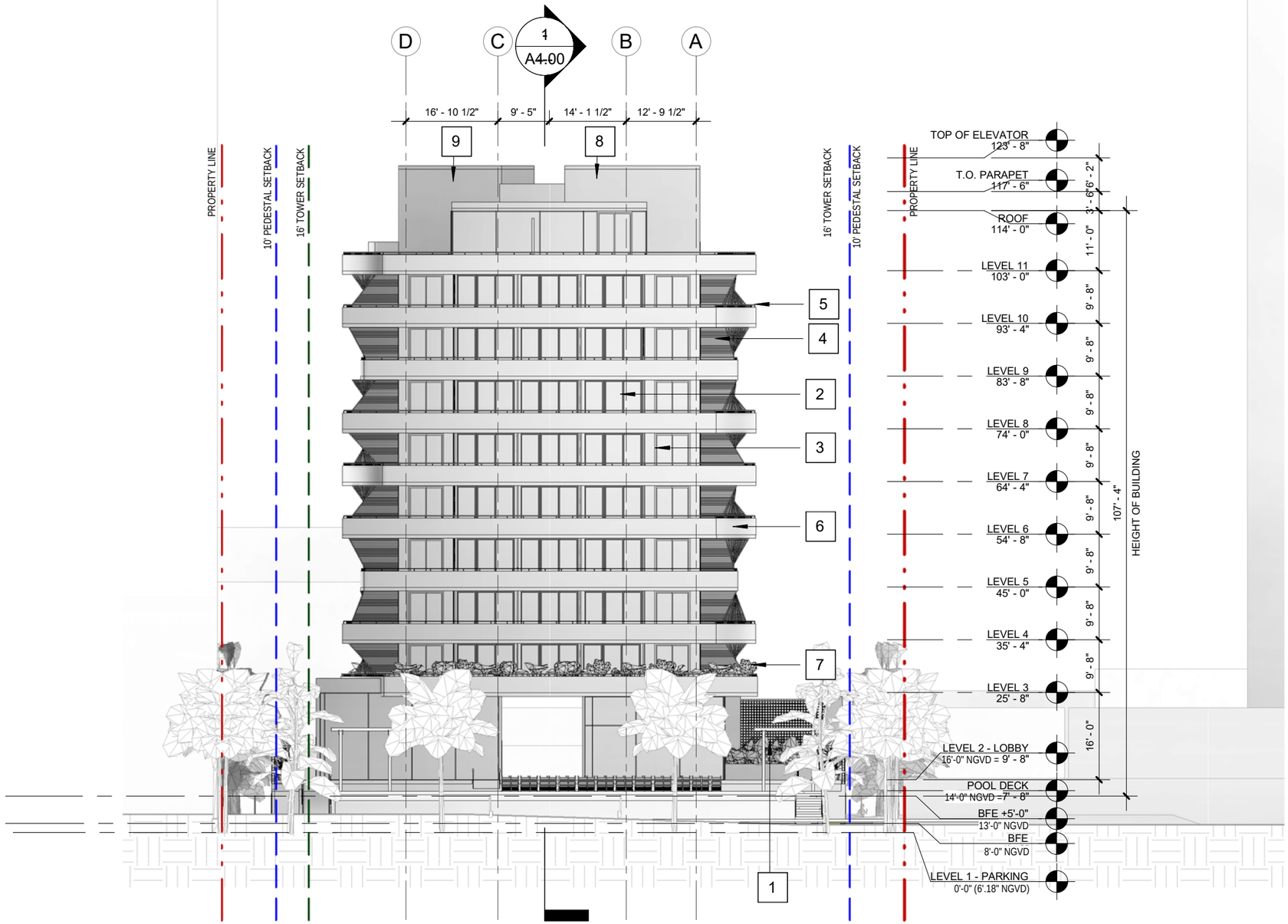
SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/18/19

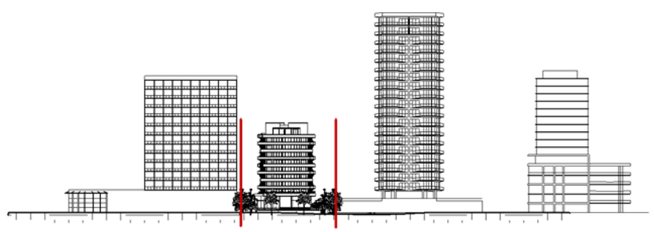
SHEET NUMBER

NORTH ELEVATION

A3.01



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



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

1	BRISE SOLIEL SCREEN WHITE
2	ALUMINUM & GLASS WINDOW SYSTEM FRAMES TO BE GRAY (TYP.)
3	STUCCO WALL PAINTED SAME COLOR AS WOOD SCREEN
4	WOOD SLATTED SCREEN (SEE DETAIL) BALCONY DIVIDER
5	ALUMINUM TOP RAIL
6	CONCRETE W/ STUCCO BALCONY PAINTED WHITE
7	LANDSCAPE AT THIRD FLOOR BALCONY
8	ELEVATOR TOWER
9	STAIR TOWER
10	MECHANICAL SCREEN (ALUMINUM) SAME HEIGHT AS EQUIPMENT

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

EAST ELEVATION

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SHEET NUMBER

A3.02

EAST ELEVATION

STUDIO
MC+G
ARCHITECTURE

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Suite 103
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PROJECT NUMBER
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EAST ELEVATION RENDERED

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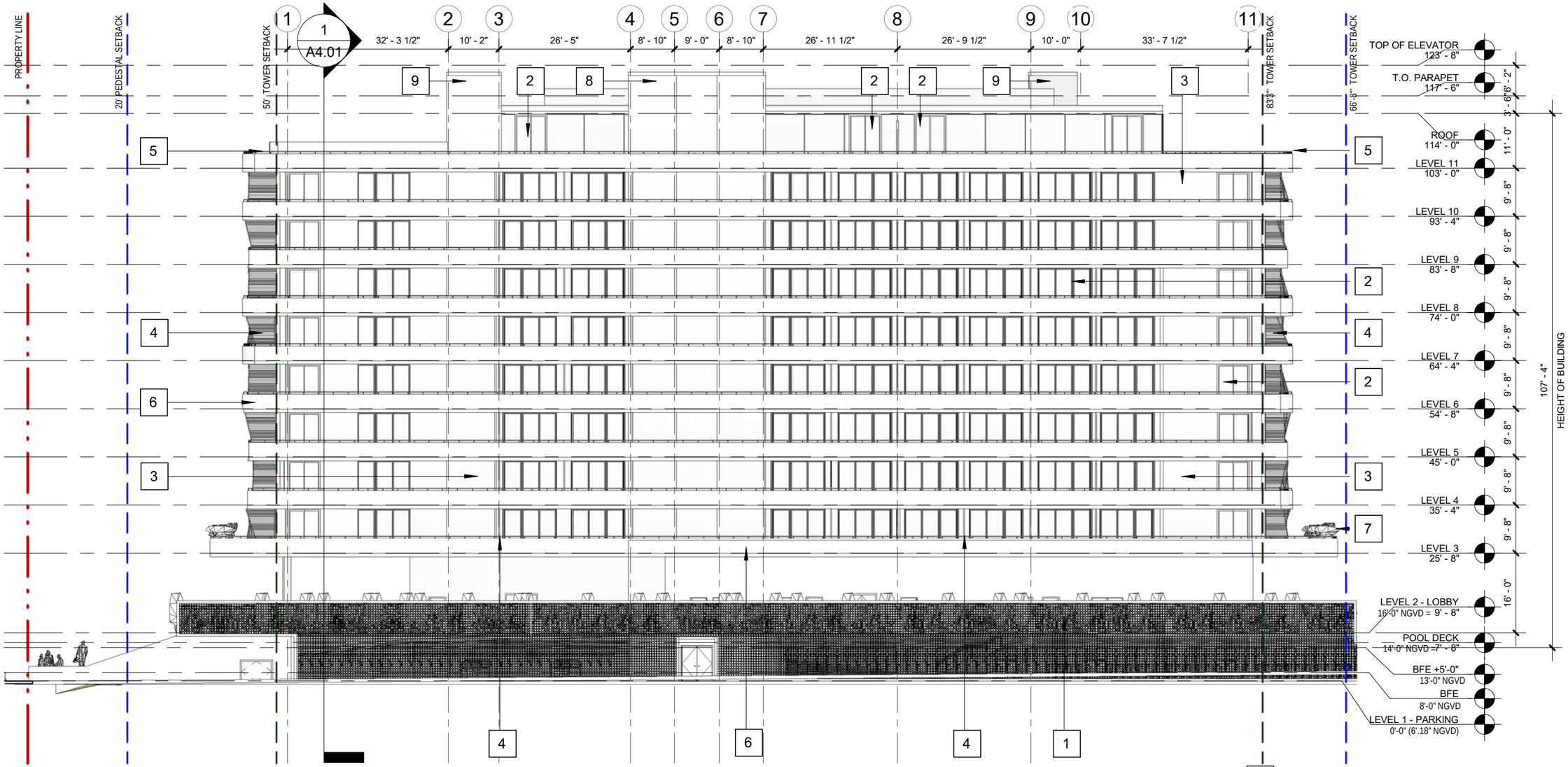
DATE	10/30/19

SHEET NUMBER

A3.03



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

1	BRISE SOLIEL SCREEN WHITE
2	ALUMINUM & GLASS WINDOW SYSTEM FRAMES TO BE GRAY (TYP.)
3	STUCCO WALL PAINTED SAME COLOR AS WOOD SCREEN
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SOUTH ELEVATION

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A3.04

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CONCEPT DESIGN

SOUTH ELEVATION

SOUTH ELEVATION RENDERED

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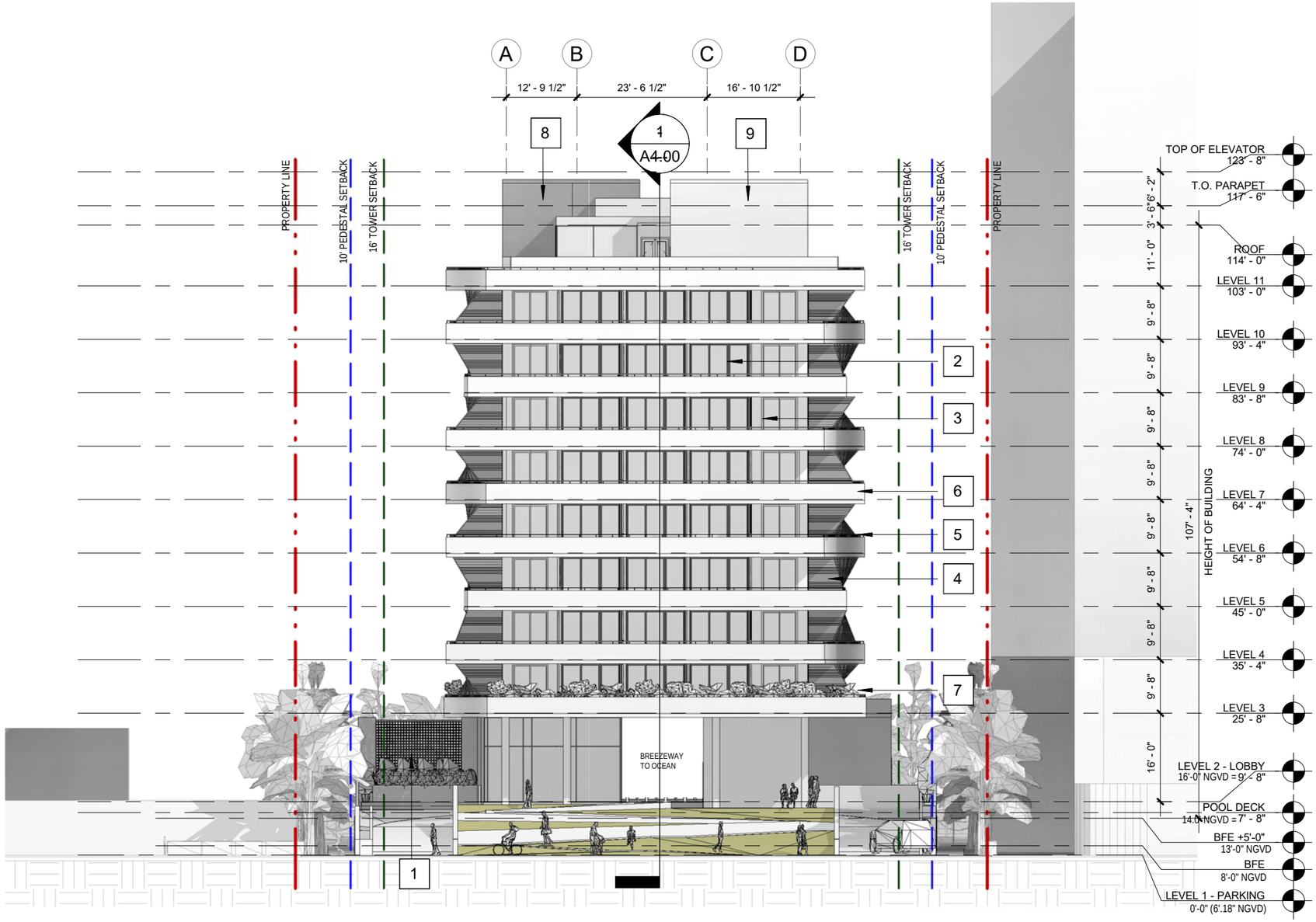
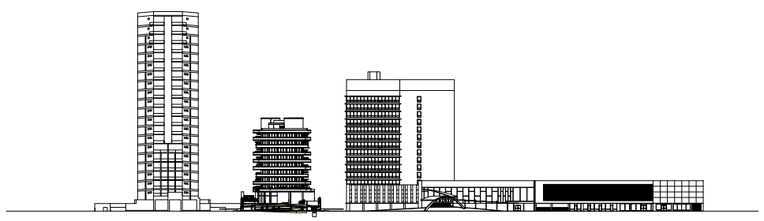
SHEET NUMBER

A3.05



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



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

1	BRISE SOLIEL SCREEN WHITE
2	ALUMINUM & GLASS WINDOW SYSTEM FRAMES TO BE GRAY (TYP.)
3	STUCCO WALL PAINTED SAME COLOR AS WOOD SCREEN
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STUDIO McG ARCHITECTURE
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PROJECT NUMBER
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MIAMI BEACH, FL 33141

URBANICA THE HOTELS

DESIGNER

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

CONCEPT DESIGN

WEST ELEVATION

STUDIO MC+G ARCHITECTURE
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SHEET NUMBER

A3.06

WEST ELEVATION

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

URBANICA
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WEST ELEVATION RENDERED

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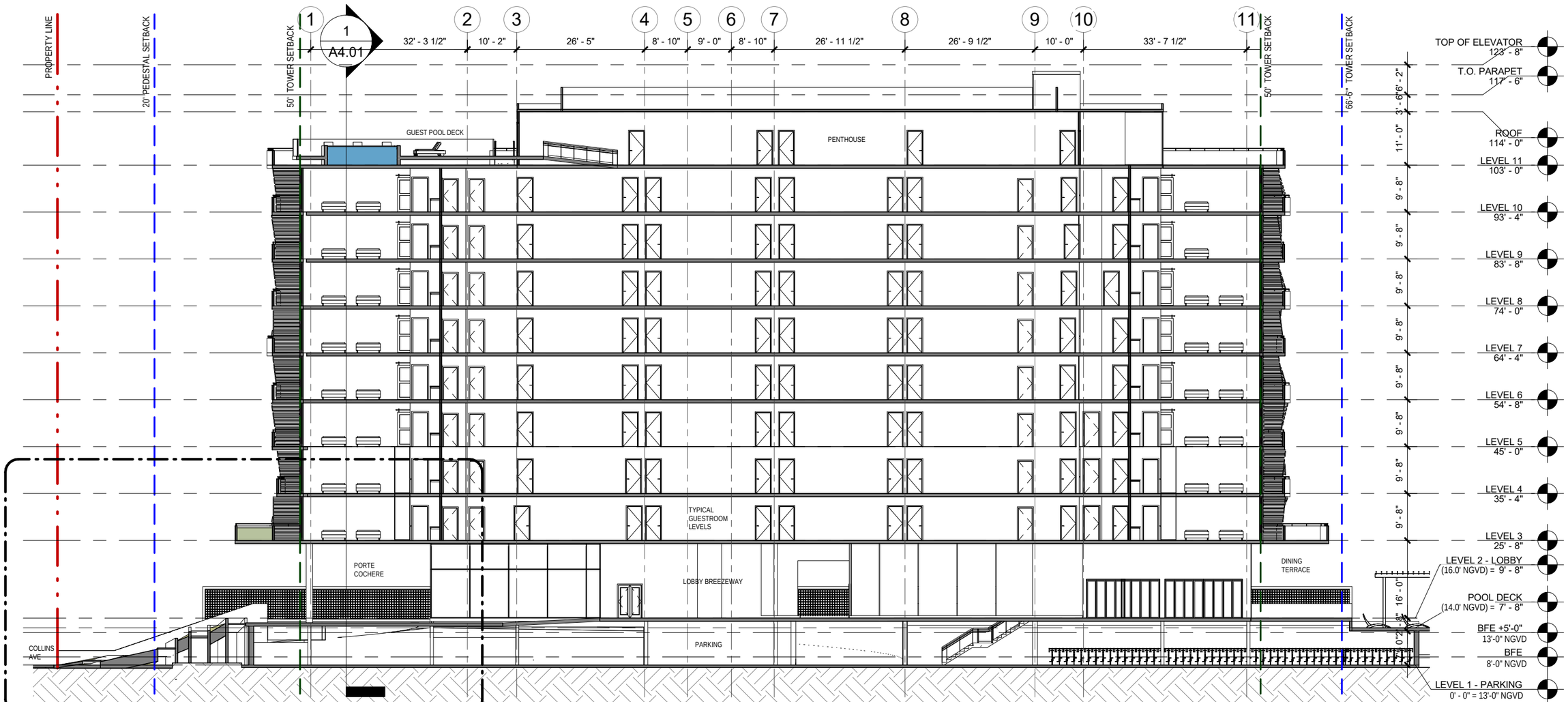
DATE	10/30/19

SHEET NUMBER

A3.07



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

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DESIGNER

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CONCEPT DESIGN

BUILDING SECTION

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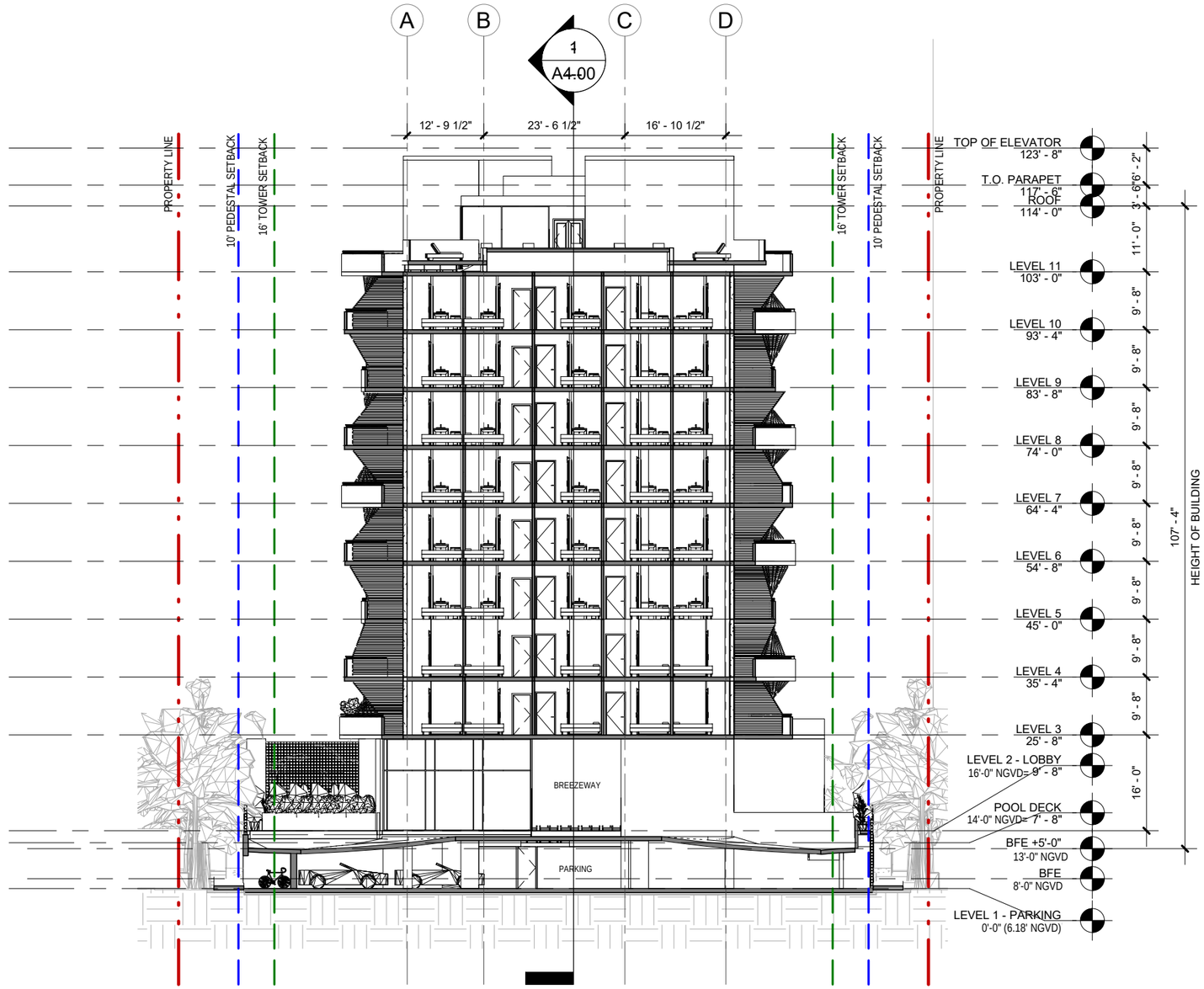
SCALE:	3/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	09/12/19

SHEET NUMBER

A4.00



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

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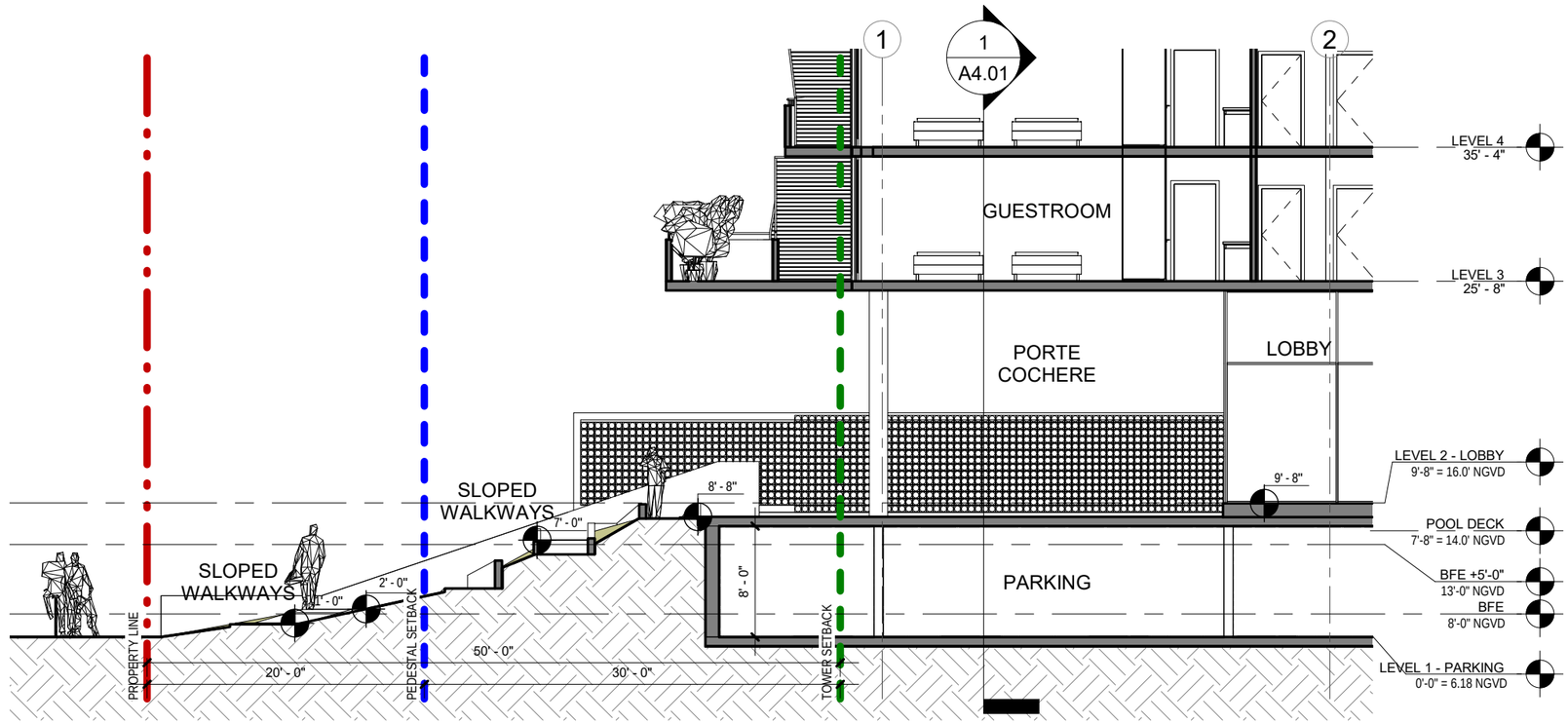
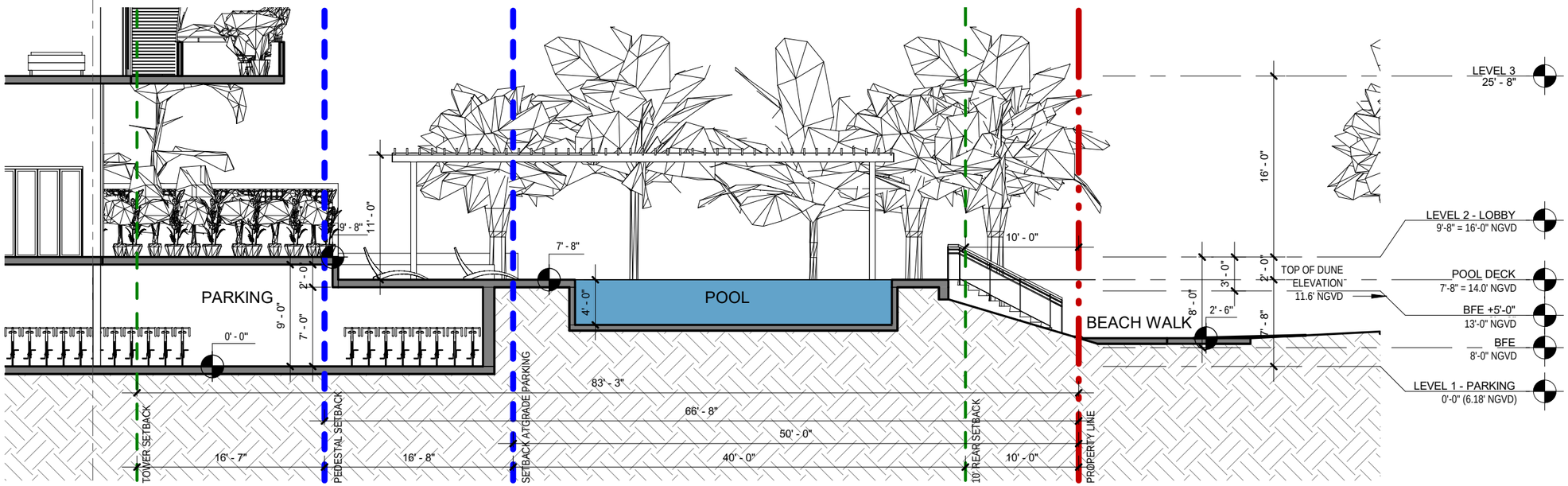
SHEET NUMBER

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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ENLARGED SECTIONS

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SCALE:	3/32" = 1'-0"
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CHECK:	JMcG
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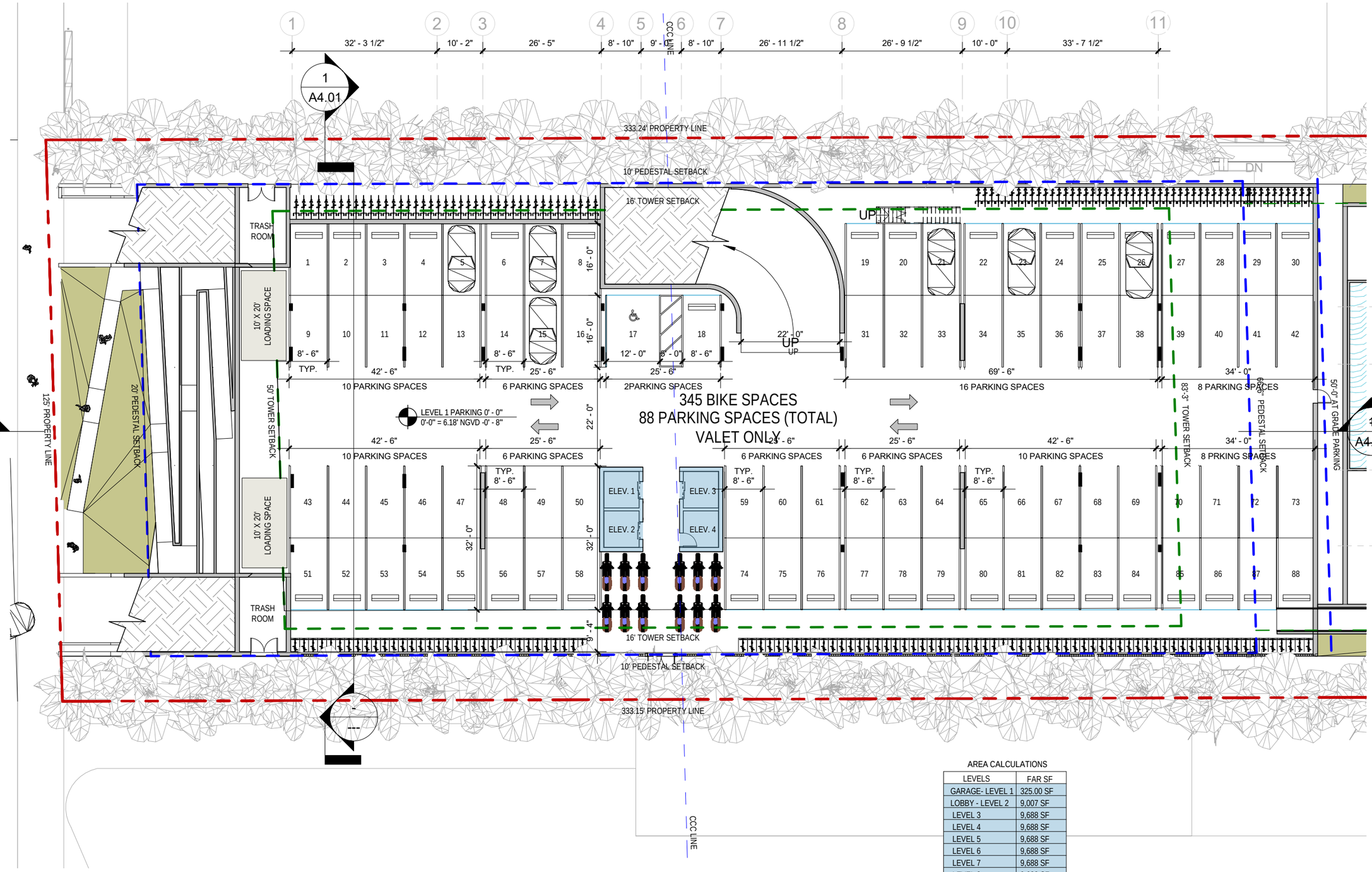
A4.02



AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	9,007 SF
LEVEL 3	9,688 SF
LEVEL 4	9,688 SF
LEVEL 5	9,688 SF
LEVEL 6	9,688 SF
LEVEL 7	9,688 SF
LEVEL 8	9,688 SF
LEVEL 9	9,688 SF
LEVEL 10	9,688 SF
LEVEL 11	5,924 SF
TOTAL	92,760 SF

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

F.A.R. DIAGRAM

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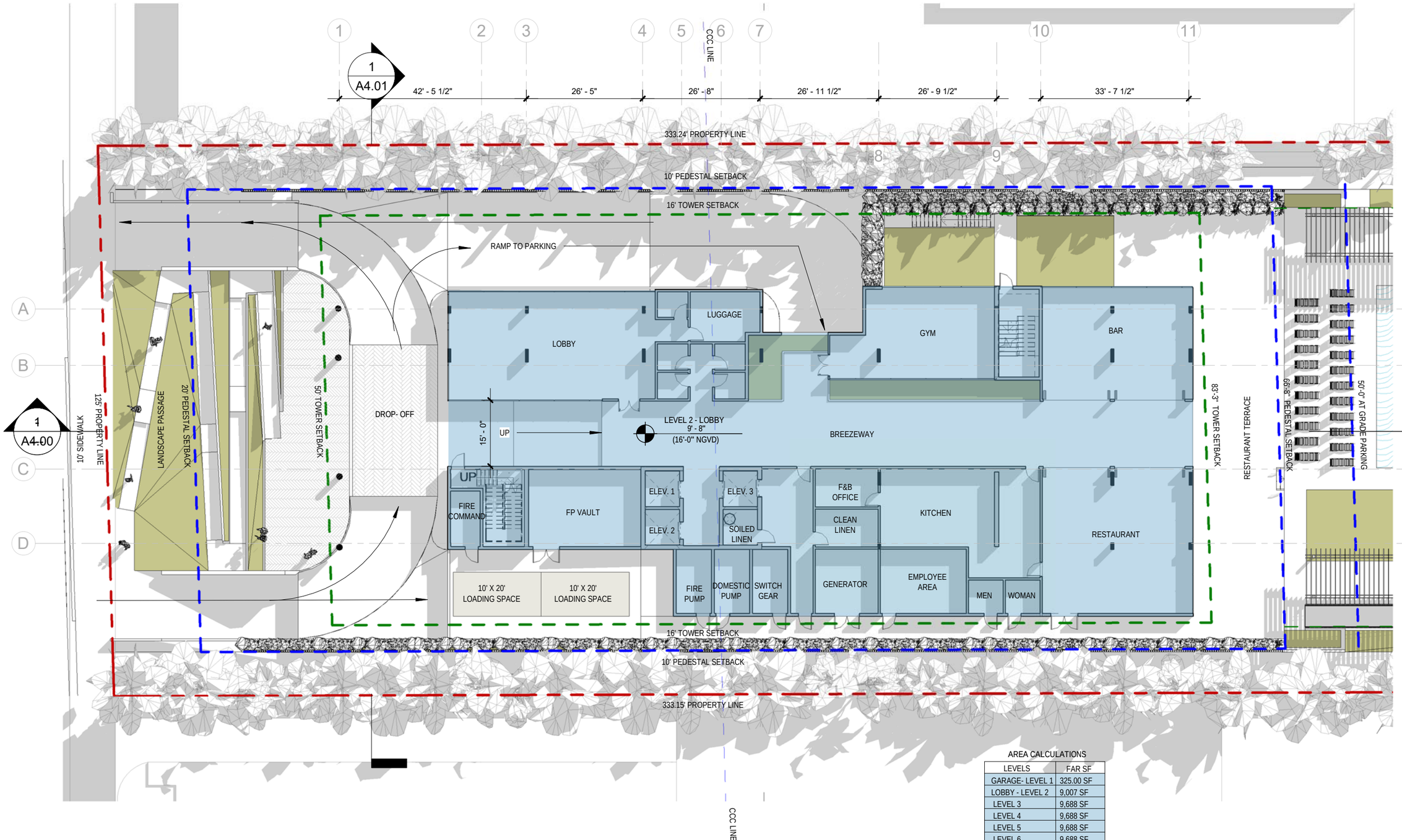
SHEET NUMBER

A5.00



AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	9,007 SF
LEVEL 3	9,688 SF
LEVEL 4	9,688 SF
LEVEL 5	9,688 SF
LEVEL 6	9,688 SF
LEVEL 7	9,688 SF
LEVEL 8	9,688 SF
LEVEL 9	9,688 SF
LEVEL 10	9,688 SF
LEVEL 11	5,924 SF
TOTAL	92,760 SF

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

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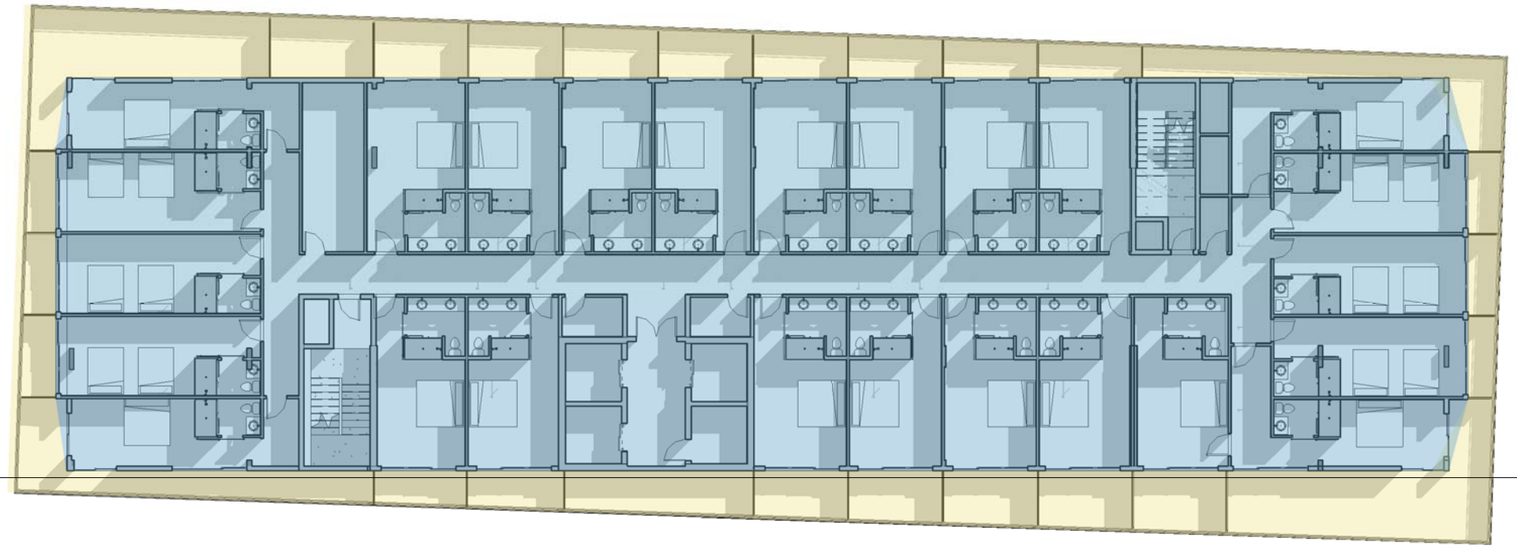
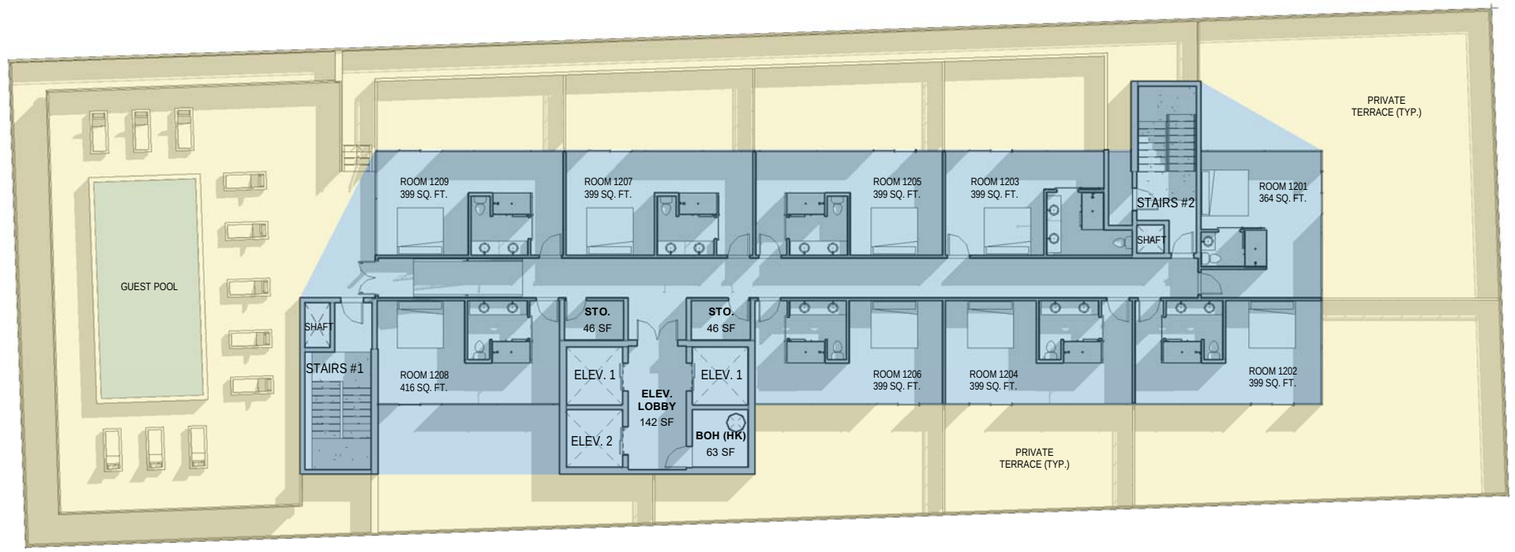
A5.01

AREA CALCULATIONS

LEVELS	FAR SF
GARAGE- LEVEL 1	325.00 SF
LOBBY - LEVEL 2	9,007 SF
LEVEL 3	9,688 SF
LEVEL 4	9,688 SF
LEVEL 5	9,688 SF
LEVEL 6	9,688 SF
LEVEL 7	9,688 SF
LEVEL 8	9,688 SF
LEVEL 9	9,688 SF
LEVEL 10	9,688 SF
LEVEL 11	5,924 SF
TOTAL	92,760 SF



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



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

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F.A.R.
DIAGRAM

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