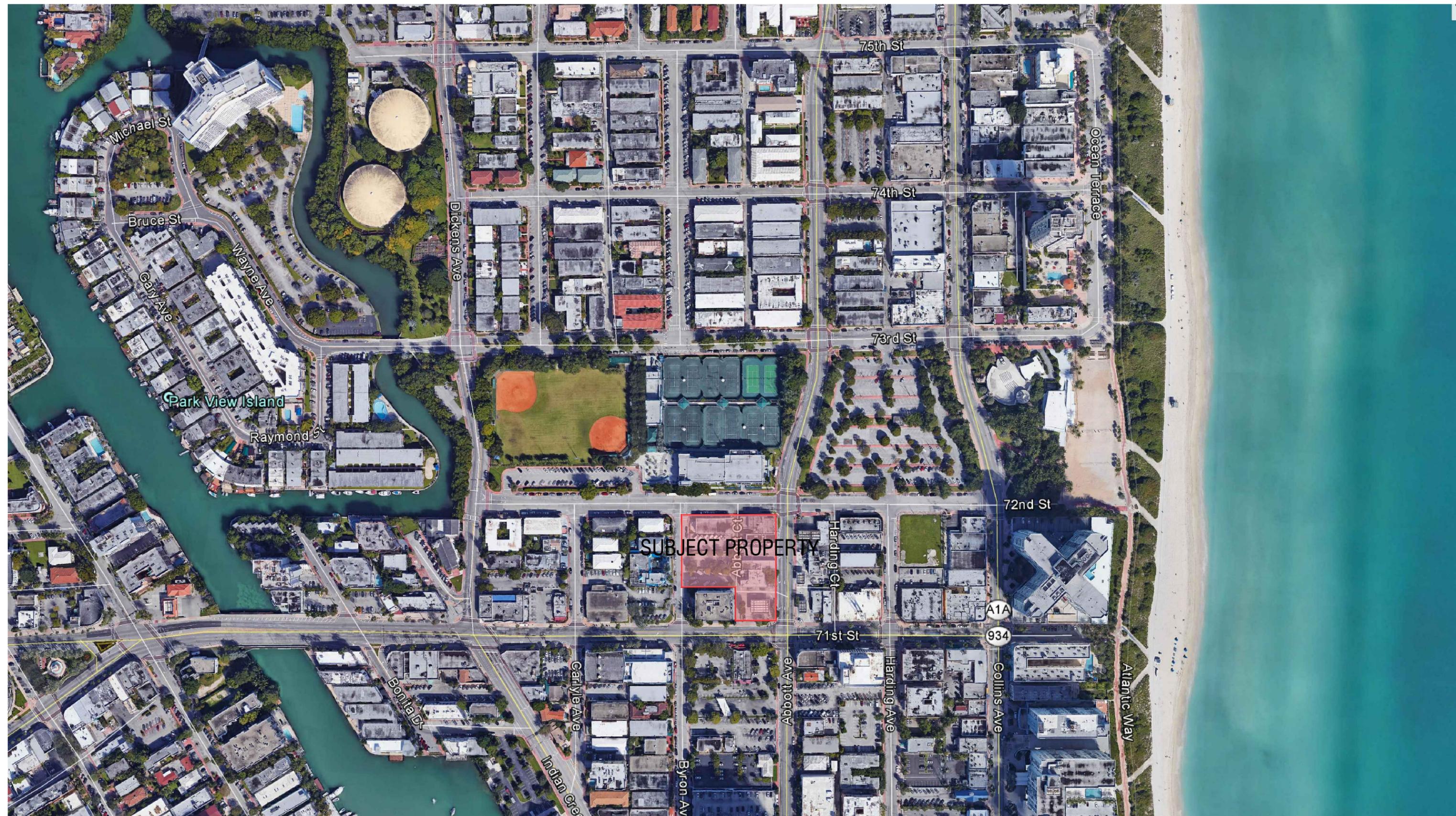


# NORTH BEACH 72nd Street Development

## TOWN CENTER FEASIBILITY STUDY



SITE LOCATION

04/15/2019

North Beach - 72nd Street

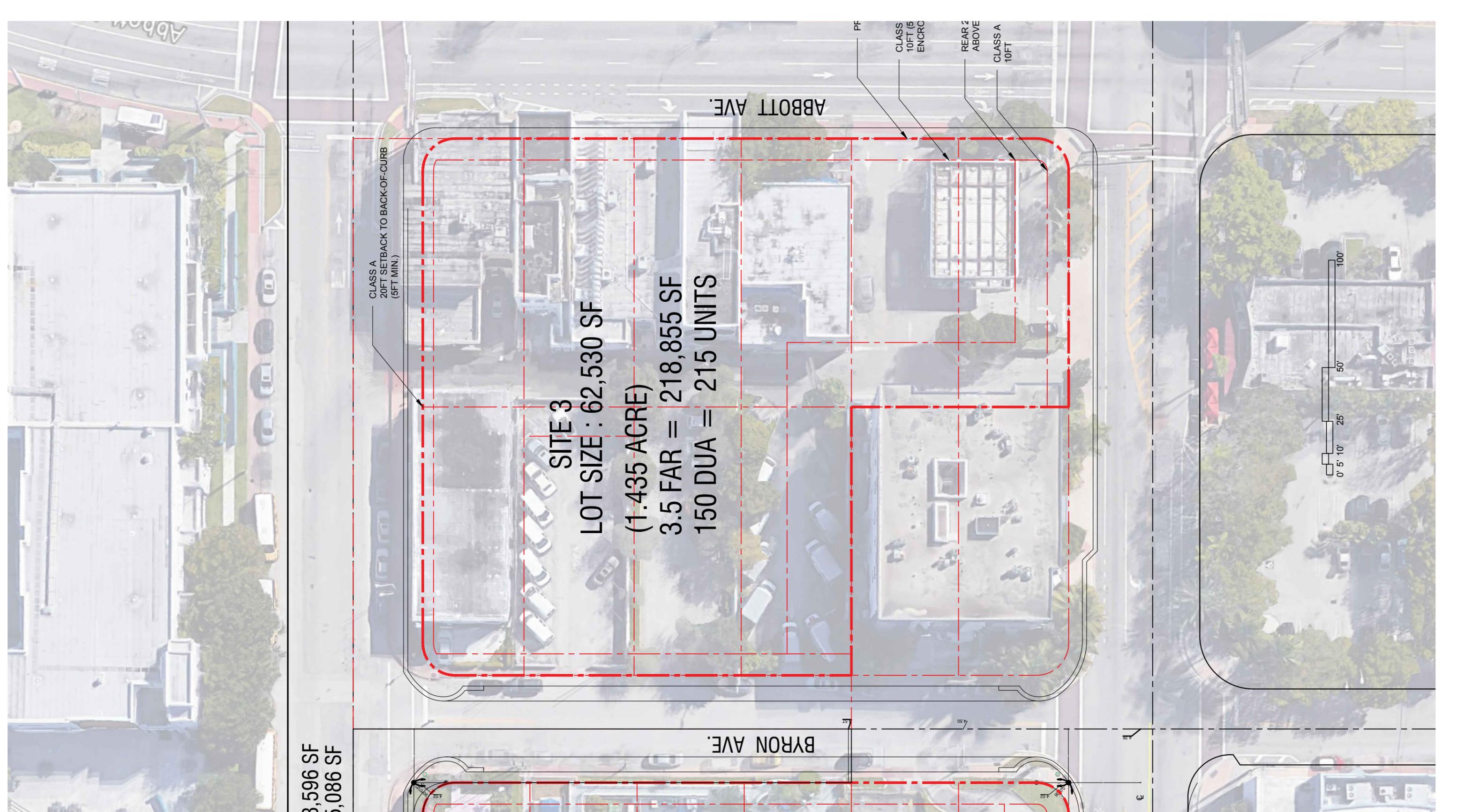
**ARQUITECTONICA**

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

Prepared for: **TOWN CENTER**

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8,596 SF  
5,086 SF

CLASS A  
20FT SETBACK TO BACK-OF-CURB  
(5FT MIN.)

**SITE 3**  
**LOT SIZE : 62,530 SF**  
**(1.435 ACRE)**  
**3.5 FAR = 218,855 SF**  
**150 DUA = 215 UNITS**

ABBOTT AVE.

BYRON AVE.

CLASS 10FT (5 ENCR)

REAR 2 ABOVE

CLASS A 10FT



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**ARQUITECTONICA**

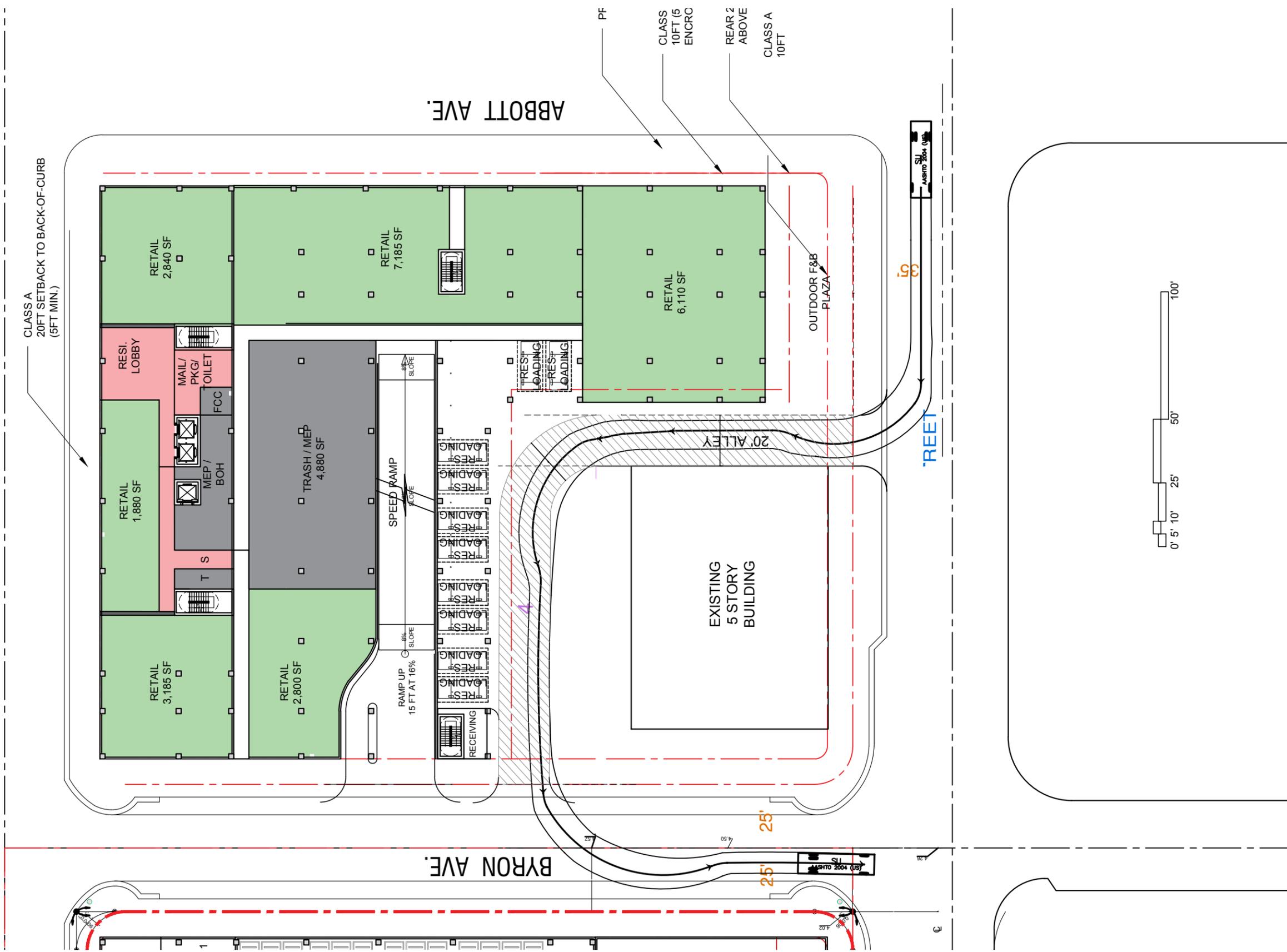
BLOCK A (FINVARB)

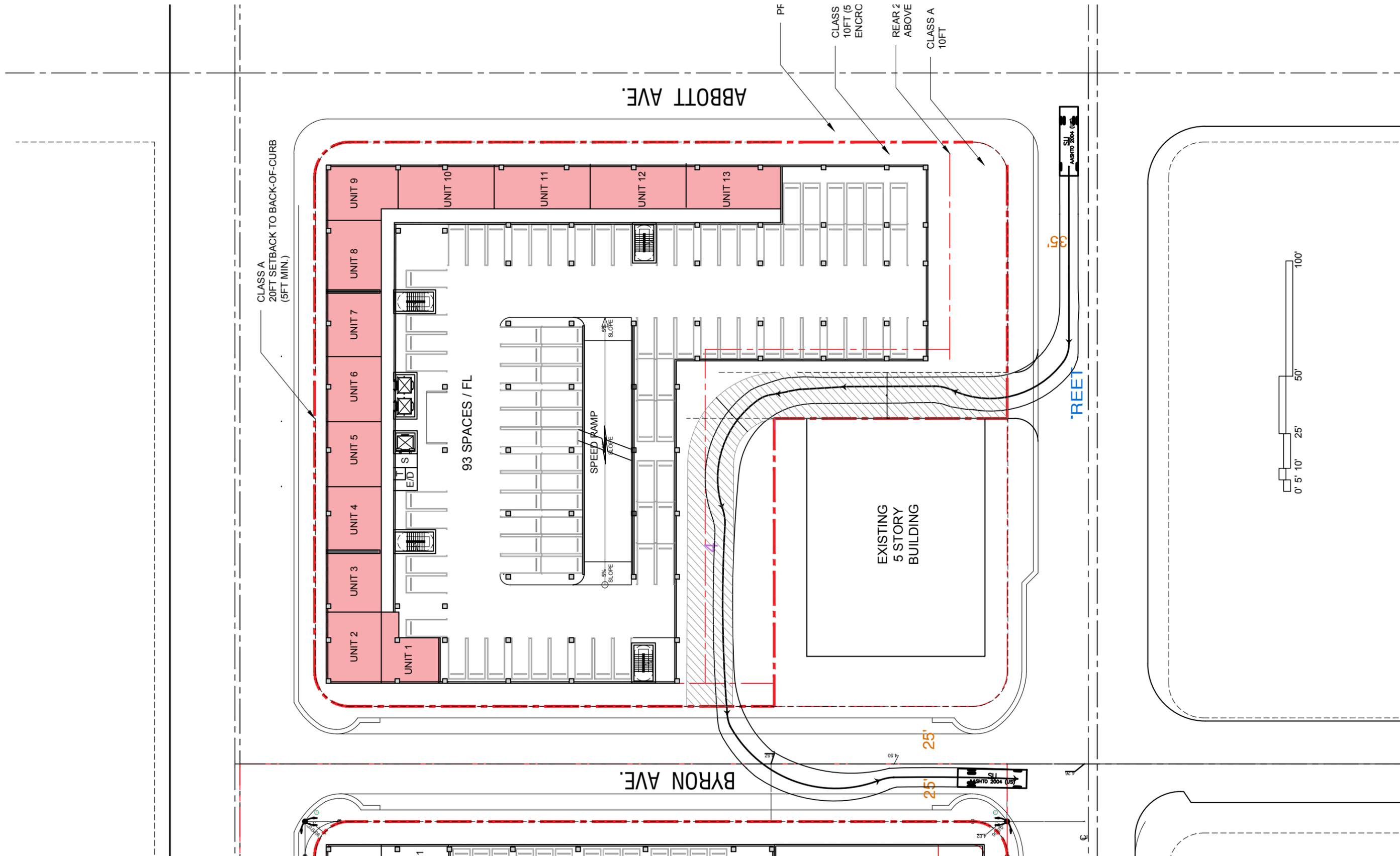
71st & 72nd

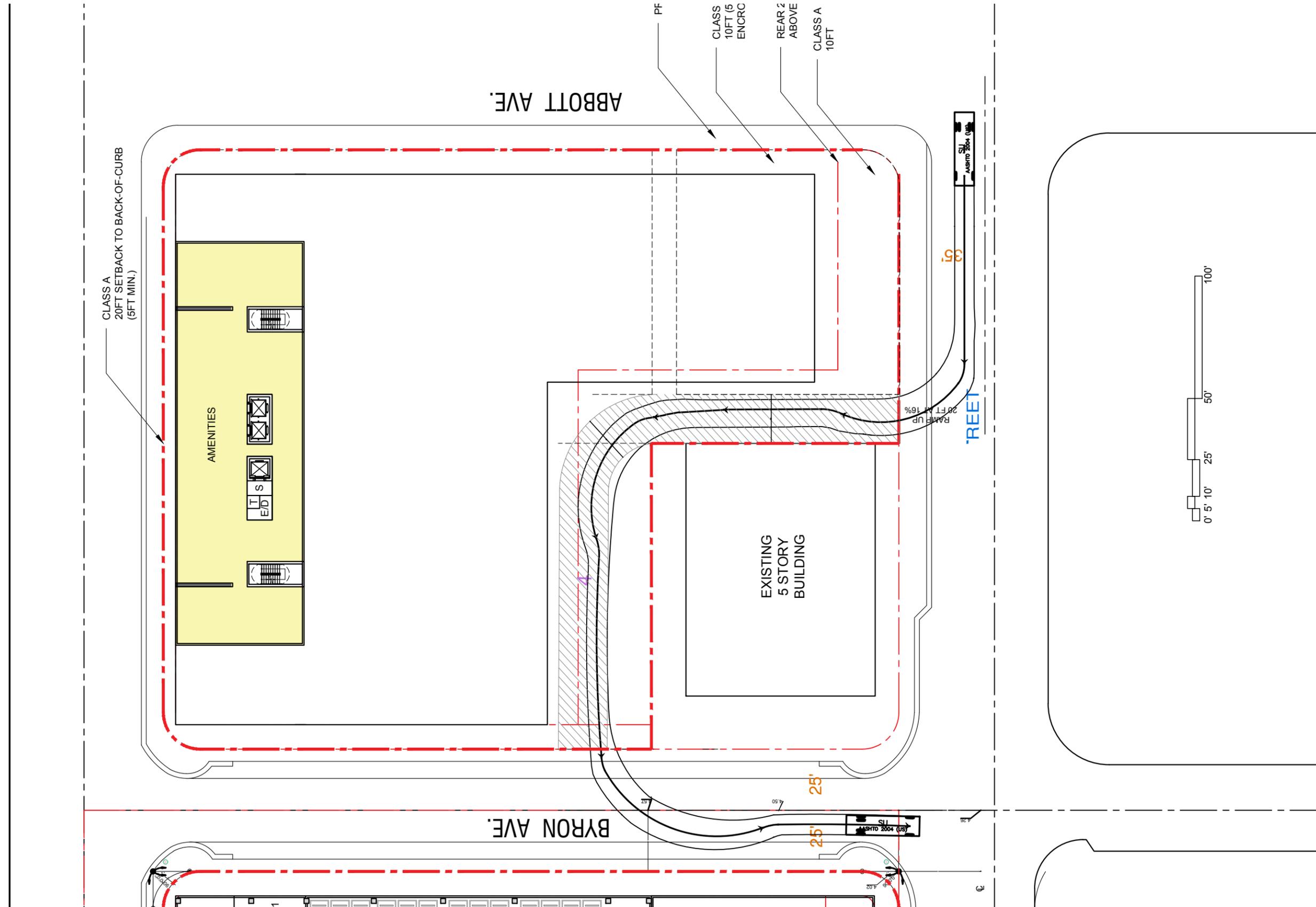
CARYLE & BYRON		UNITS/ KEYS	NSF LEASAB	FAR	TYPE	GSF	SPACES	UNITS/ KEYS	NSF LEASABLE	EFFIC.	FAR	FLOOR- PLATE	LOT COVERAGE	
LEVEL 21					RESI.			11	7,104	82%	8,690	11,111	18%	220 FT
LEVEL 20					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 19					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 18					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 17					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 16					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 15					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 14					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 13					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 12					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 11					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 10					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 9					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 8					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 7					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 6					RESI.			11	7,104	82%	8,690	11,111	18%	
LEVEL 5		51' above BFE+5'			POOL DECK			0	7,970	AMEN.	8,690	56,203	90%	60 FT
LEVEL 4					PARKING	25,472	93	13	9,325	78%	11,985	50,079	80%	45 FT
LEVEL 3	40 FT				PARKING	25,472	93	13	9,325	78%	11,985	50,079	80%	
LEVEL 2					PARKING	25,472	93	13	9,325	78%	11,985	50,079	80%	
GROUND LEVEL		LOBBY	6,109	6,109	RETAIL		0		17,890			11,800		15 FT
									2,530	LOBBY	29,047	56,203	90%	
<b>TOTALS</b>	0 FT		0	6,109	6,109		279	215	170,029		212,732			
							COUNT	DENS.						
RESI NSF	152,139						KEYS	0	0					
COMM. NSF	23,999						UNITS	215	215					
HOTEL NSF	0						PROVIDED	215	<b>215</b>					
<b>TOTAL NSF</b>	<b>176,138</b>	<b>TOTAL SPACES</b>	<b>279</b>				MAX DENSITY		<b>215.3</b>					
TOTAL UNITS	215	TOTAL ROOMS	0											
TOTAL GSF	295,257	PKG GSF	76,416											
FAR AVAILABLE					SITE SF				3.5 FAR					
WITOUTH STREET PORTIONS :					62,530 SF				218,855 SF					
WITH STREET DEDICATION					0 SF				0 SF					
					TOTAL MAX FAR AVAILABLE				<b>218,855</b>					
					TOTAL FAR PROVIDED				<b>218,841</b>					

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