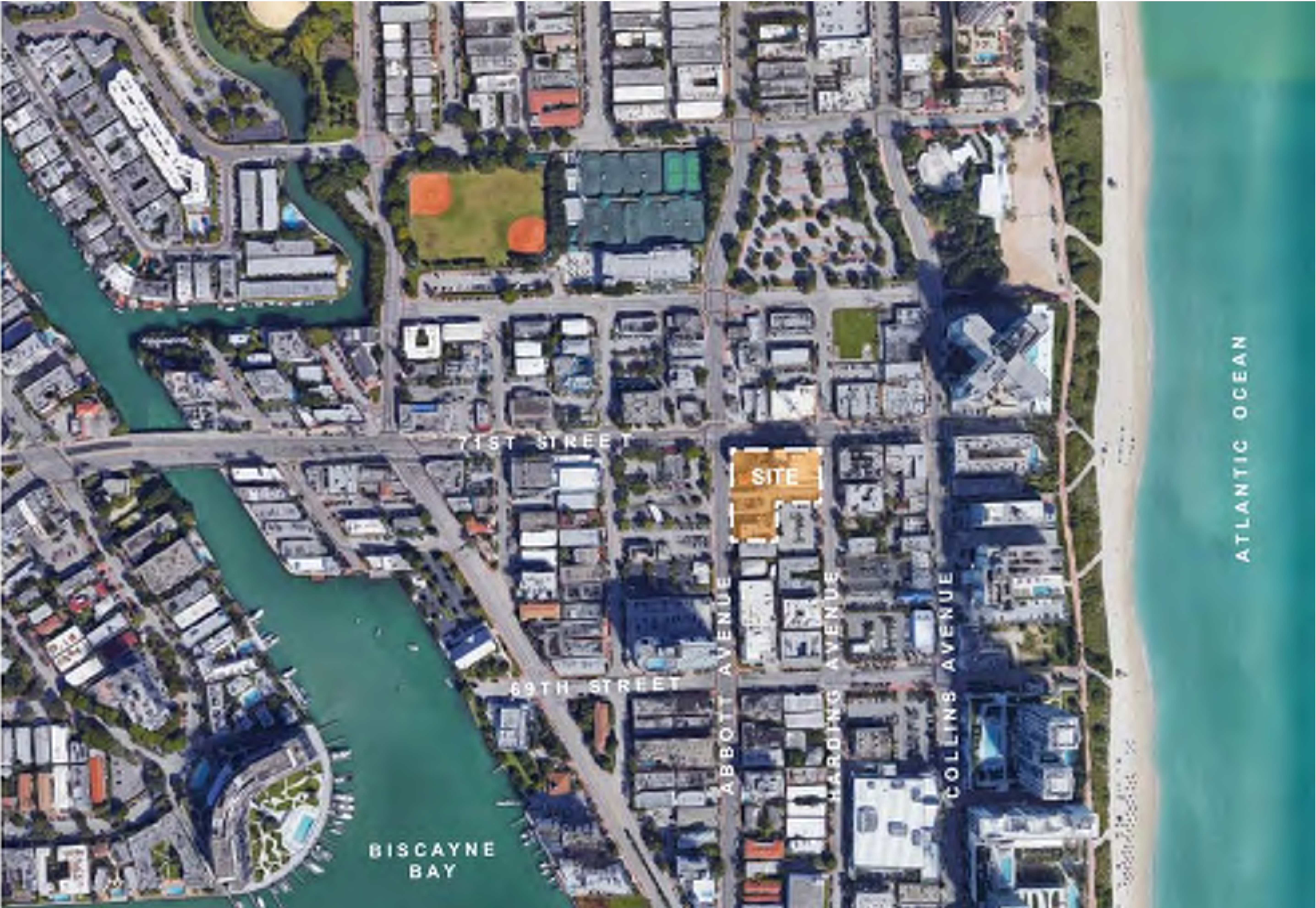
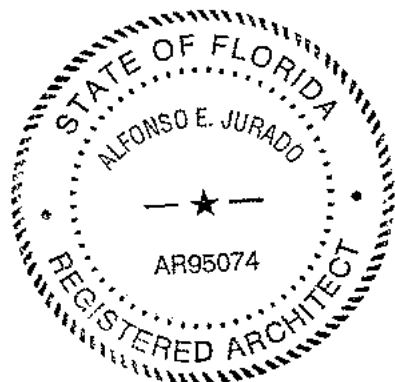




6985 Abbott Avenue

Miami Beach, FL 33141



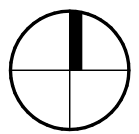
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
12 / 30 / 2021

Issue #	Issue Date / For

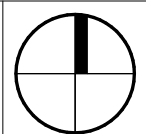
LOCATION MAP

SCALE: N.T.S.



1

LOCATION MAP
N.T.S.



6

LOCATION KEY

N.T.S.

5

VIEW A

N.T.S.

4

VIEW B

N.T.S.



3

VIEW C

N.T.S.

2

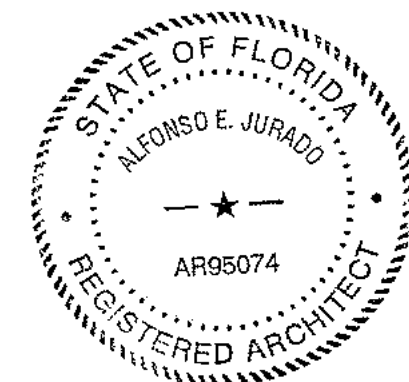
VIEW D

N.T.S.

1

VIEW E

N.T.S.



ALFONSO JURADO AR 95074

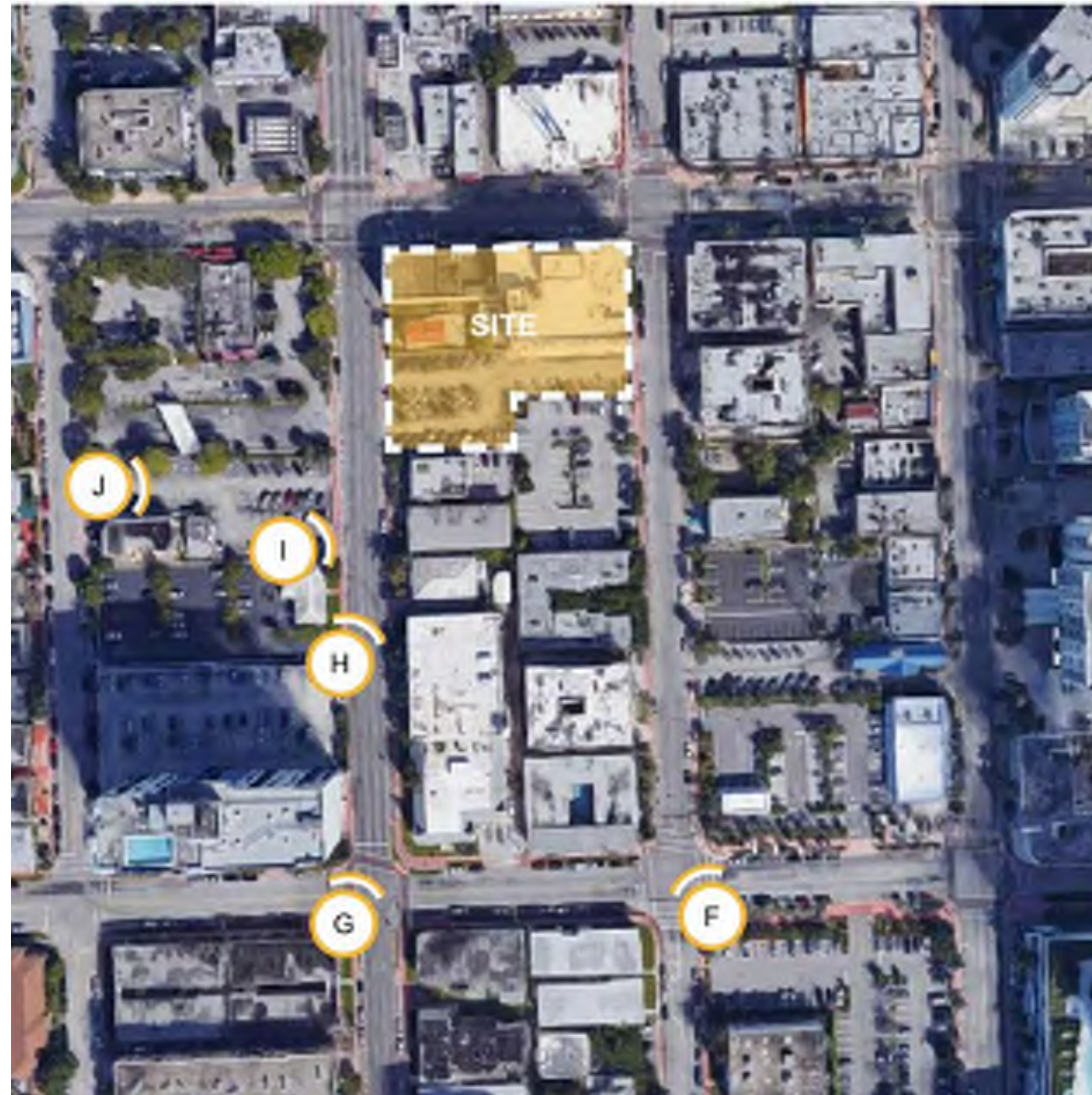
DESIGN REVIEW BOARD

12 / 30 / 2021

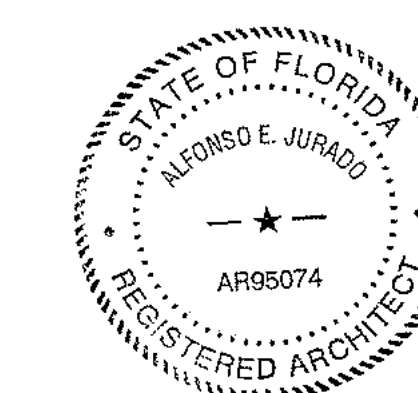
Issue # Issue Date / For

**KEYED SITE
PHOTOS**

SCALE: N.T.S.



6985 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
12 / 30 / 2021

Issue #	Issue Date / For
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KEYED SITE
PHOTOS

SCALE: N.T.S.

A1-4



4	FRONT OF CITY NATIONAL BANK
	N.T.S.



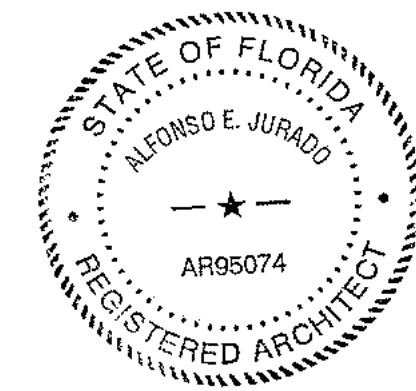
3	BACK OF CITY NATIONAL BANK
	N.T.S.



2	FRONT OF GIDNEY BUILDING
	N.T.S.



1	BACK OF GIDNEY BUILDING
	N.T.S.



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
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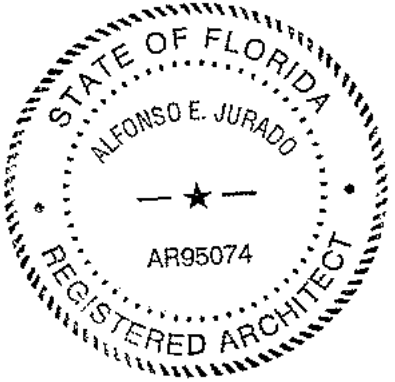
Issue #	Issue Date / For

ADDITIONAL
 SITE PHOTOS

SCALE: N.T.S.



6985 Abbott Avenue
Miami Beach, FL 33141



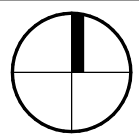
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
12 / 30 / 2021

Issue #	Issue Date / For

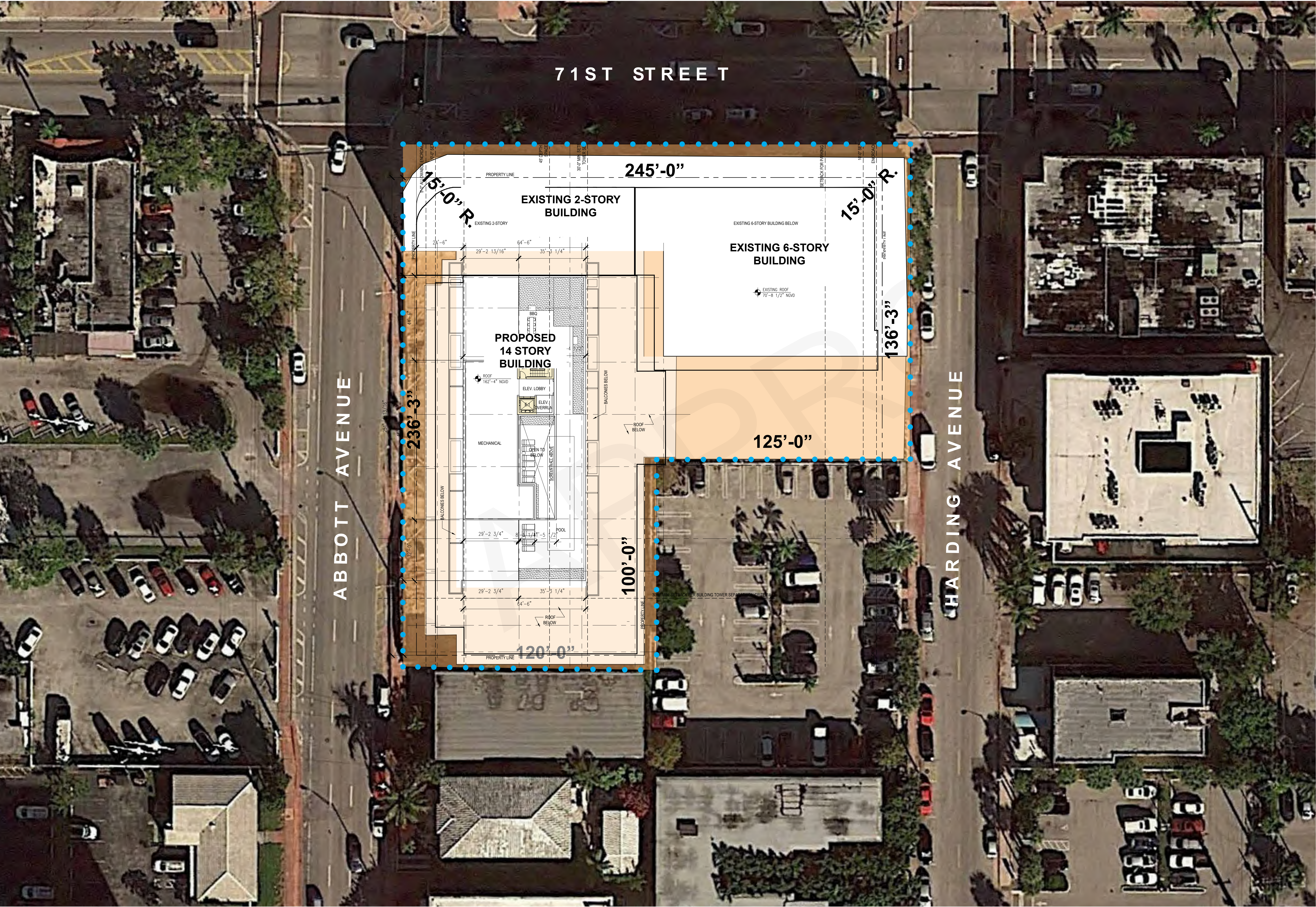
EXISTING SITE
PLAN

SCALE: N.T.S.



1

EXISTING SITE PLAN
N.T.S.



CUBE 3

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA
FL License No. AR93391

0'20'40'80'

6985 Abbott Avenue
Miami Beach, Florida

Proposed Site Plan
Scale: 1" = 20'-0"

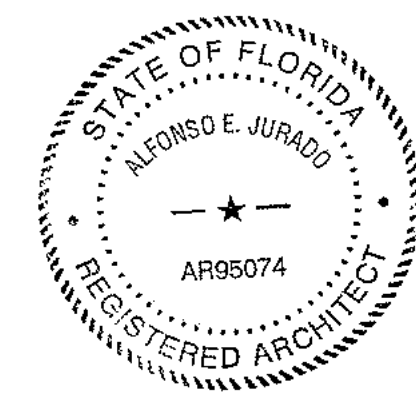
DRB Final Submittal
08 September 2020

A1.7

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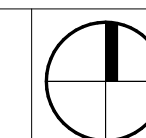
Miami Beach, FL 33141



DESIGN REVIEW BOARD
12 / 30 / 2021

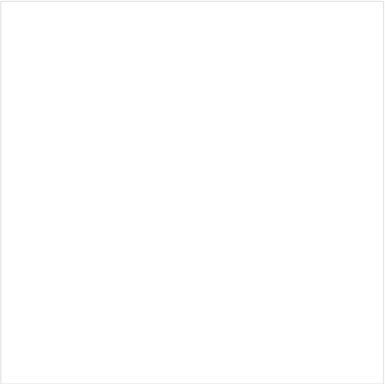
PROPOSED SITE PLAN

A1-7



—

	N.T.S.
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6985 Abbott Avenue

Miami Beach, Florida

FAR Analysis

Scale: None

	326 71st St	300 71st St			NEW Development		
Level 14					Mech.	200 FAR GSF	6 Units
Level 13						5,375 FAR GSF	14 Units
Level 12						10,261 FAR GSF	14 Units
Level 11						10,261 FAR GSF	14 Units
Level 10						10,261 FAR GSF	14 Units
Level 9						10,261 FAR GSF	14 Units
Level 8						10,261 FAR GSF	14 Units
Level 7		Mech.		Height at Parapet 80'-0" Includes 8'-0" parapet		10,261 FAR GSF	14 Units
Level 6		11,430 FAR GSF	12'-0"			10,261 FAR GSF	14 Units
Level 5		11,430 FAR GSF	12'-0"			695 FAR GSF	0 Units
Level 4	Mech.	11,430 FAR GSF	12'-0"			695 FAR GSF	0 Units
Level 3	5,049 FAR GSF	11,430 FAR GSF	12'-0"			695 FAR GSF	0 Units
Level 2	0 FAR GSF	3,326 FAR GSF	12'-0"	Removed Mezzanine		975 FAR GSF	0 Units
Level 1	5,049 FAR GSF	10,995 FAR GSF	12'-0"			10,461 FAR GSF	
Building Area Totals	10,098 FAR GSF	60,041 FAR GSF			101,184 FAR GSF		118 Units
Development Total	171,323.00 FAR GSF						
Buildable FAR	171,482.50 FAR GSF						
FAR Remaining	-159.50 FAR GSF						

Height at Tower | 149'-4" (Without Mech.)

Height at Garage | 55'-0"

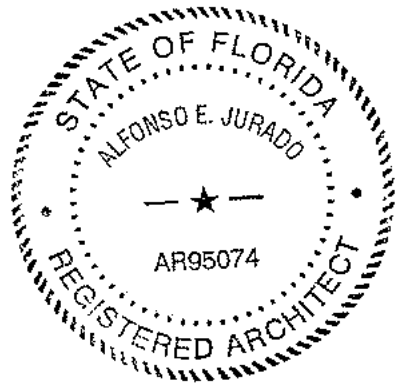
Trash and Recycling Room Deducted from FAR

Average Unit Size Gross857.49 GSF/Unit

Allowable FAR

3.5

SITE ADDRESS	APN	BUILDING_SQFT	ACREAGE	LAND_SQFT	FAR ALLOWED	FAR BUILT	
300 71ST ST	02-3211-002-0930	60,041 SQ FT	0.29 Acres	12,625 SQ FT	44,187.50 FAR GSF		Existing Building
326 71ST ST	02-3211-002-0850	10,098 SQ FT	0.14 Acres	6,120 SQ FT	21,420.00 FAR GSF		Existing Building
SubTotal					65,607.50 FAR GSF	70,139 FAR GSF	
6972 HARDING AVE	02-3211-002-0920		0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0870		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0880		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6985 ABBOTT AVE	02-3211-002-0860	2,993 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6961 ABBOTT AVE	02-3211-002-0890	3,759 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
SubTotal					105,875.00 FAR GSF	101,184 FAR GSF	
TOTAL DEVELOPMENT SUMMARY			1.13 Acres	48,995 SQ FT	171,482.50 FAR GSF	171,323.00 FAR GSF	



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD

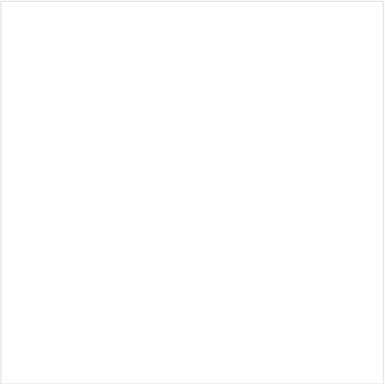
12 / 30 / 2021

Issue #	Issue Date / For	
1	Date 1	Revision 1

FAR ANALYSIS

SCALE: N.T.S.

326 71st St		300 71st St		NEW Development					
Level 14				12'-0"	Mech. 203 FAR GSF	13 Units	Height at Tower 149'-4" (Without Mech.)		
Level 13				14'-8"	9,731 FAR GSF	13 Units			
Level 12				9'-8"	9,731 FAR GSF	13 Units			
Level 11				9'-8"	9,731 FAR GSF	13 Units			
Level 10				9'-8"	9,731 FAR GSF	13 Units			
Level 9				9'-8"	9,731 FAR GSF	13 Units			
Level 8				9'-8"	9,731 FAR GSF	13 Units			
Level 7		Mech.	Height at Parapet 80'-0"	9'-8"	9,731 FAR GSF	13 Units			
Level 6		11,430 FAR GSF	Includes 8'-0" parapet	9'-8"	9,731 FAR GSF	13 Units	Height at Garage 55'-0"		
Level 5		11,430 FAR GSF		11'-0"	695 FAR GSF	0 Units			
Level 4	Mech.	11,430 FAR GSF		9'-8"	695 FAR GSF	0 Units			
Level 3	5,049 FAR GSF	11,430 FAR GSF		9'-8"	695 FAR GSF	0 Units			
Level 2	0 FAR GSF	3,326 FAR GSF	Removed Mezzanine	9'-8"	975 FAR GSF	0 Units	Trash and Recycling Room Deducted from FAR		
Level 1	5,049 FAR GSF	10,995 FAR GSF		15'-0"	10,461 FAR GSF				
Building Area Totals		10,098 FAR GSF	60,041 FAR GSF	101,303 FAR GSF		117 Units	Average Unit Size Gross 857.49 GSF/Unit		
Development Total		171,442.00 FAR GSF							
Buildable FAR		171,482.50 FAR GSF							
FAR Remaining		-40.50 FAR GSF							
				Allowable FAR	3.5				
SITE ADDRESS		APN		BUILDING SQFT ACREAGE		LAND SQFT	FAR ALLOWED	FAR BUILT	
300 71ST ST		02-3211-002-0930		60,041 SQ FT 0.29 Acres		12,625 SQ FT	44,187.50 FAR GSF		Existing Building
326 71ST ST		02-3211-002-0850		10,098 SQ FT 0.14 Acres		6,120 SQ FT	21,420.00 FAR GSF		Existing Building
SubTotal							65,607.50 FAR GSF	70,139 FAR GSF	
6972 HARDING AVE		02-3211-002-0920		0.14 Acres		6,250 SQ FT	21,875.00 FAR GSF		New Construction
326 71ST ST		02-3211-002-0870		0.14 Acres		6,000 SQ FT	21,000.00 FAR GSF		New Construction
326 71ST ST		02-3211-002-0880		0.14 Acres		6,000 SQ FT	21,000.00 FAR GSF		New Construction
6985 ABBOTT AVE		02-3211-002-0860		2,993 SQ FT 0.14 Acres		6,000 SQ FT	21,000.00 FAR GSF		New Construction
6961 ABBOTT AVE		02-3211-002-0890		3,759 SQ FT 0.14 Acres		6,000 SQ FT	21,000.00 FAR GSF		New Construction
SubTotal							105,875.00 FAR GSF	101,303 FAR GSF	
TOTAL DEVELOPMENT SUMMARY				1.13 Acres	48,995 SQ FT	171,482.50 FAR GSF	171,442.00 FAR GSF		



6985 Abbott Avenue
Miami Beach, Florida

Zoning Tabulations
Scale: None

Zoning Districts	Reference	Required Allowed	Provided	Notes
6985 Abbott Avenue	Folio No. 02-3211-002-0860	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
6961 Abbott Avenue	Folio No. 02-3211-002-0890	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
6972 Harding Avenue	Folio No. 02-3211-002-0920	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record

Lot Area Summary				
Net Lot Area				
6985 Abbott Avenue	Folio No. 02-3211-002-0860	6,000 SF		Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	6,000 SF		Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	6,000 SF		Record
6961 Abbott Avenue	Folio No. 02-3211-002-0890	6,000 SF		Record
6972 Harding Avenue	Folio No. 02-3211-002-0920	6,250 SF		Record
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	6,120 SF		Record
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	12,625 SF		Record
Total Lot Area Before Dedications (SF)		48,995 SF		Record
Total Lot Area Before Dedications (Acres)		1.12 Acres		Record

General Development Requirements	Reference	Required Allowed	Provided	Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50	
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	171,483 GSF	171,323 GSF	Compliant
Maximum Building Height	Sec. 142-743(b)(1)	165'-0"	149'-4"	Compliant
Minimum Unit Size				
Apartments	Sec. 142-743(c)	550 SF		Compliant
Workforce Housing	Sec. 142-743(c)	400 SF		N/A
Affordable Housing	Sec. 142-743(c)	400 SF		N/A
Co-living	Sec. 142-743(c)	375 SF		N/A
Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	105 du/acre	Compliant
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	169 Dwelling Units	118 Dwelling Units	Compliant

Setbacks and Encroachments				
General Note	Sec. 142-744	See Notes		Compliant
Setbacks and Encroachments	Sec. 142-744 (Table A)			
Abbott Avenue and Dickens Avenue				
Street Class		Street Class B		Record
Building Height at which Setback occurs		Grade to max. height		Record
Minimum Setback from property line		10'-0"		Compliant
Allowable Habitable Encroachments into Setback		5'-0"		Compliant
Byrom Avenue, Carlyle Avenue and Harding Avenue				
Street Class		Street Class C		Record
Building Height at which Setback occurs		Grade to max. height		Record
Minimum Setback from property line		10'-0"		Compliant
Allowable Habitable Encroachments into Setback		7'-0"		Compliant

Parking Requirements		Required Allowed	Provided	
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet	117 Units 1 Units 0 Units	59 Parking Spaces 1 Parking Spaces 0 Parking Spaces	
	Residential Required Parking =		60 Parking Spaces	101 Parking Spaces
Retail Parking	Sec. 130-33(c) Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces)	See Below 9,538 SF None		
		0 Parking Spaces	0 Parking Spaces	Compliant
Other Required Parking Spaces	Existing Bank Parcel Parking Existing Surface Parking	108 Parking Spaces 9 Parking Spaces	108 Parking Spaces 9 Parking Spaces	Compliant
	Total Parking Required =	168 Parking Spaces	218 Parking Spaces	Compliant

Bicycle Parking Requirements		Required Allowed	Provided	
Commercial Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	2 Bicycle Parking Spaces 2 Bicycle Parking Spaces	4 Bicycle Parking Spaces 2 Bicycle Parking Spaces	
	Commercial Required Bicycle Parking =	4 Bicycle Parking Spaces	6 Bicycle Parking Spaces	Compliant
Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	11 Bicycle Parking Spaces 110 Bicycle Parking Spaces	18 Bicycle Parking Spaces 130 Bicycle Parking Spaces	
	Residential Required Bicycle Parking =	121 Bicycle Parking Spaces	148 Bicycle Parking Spaces	Compliant
	Total Parking Required =	125 Bicycle Parking Spaces	154 Bicycle Parking Spaces	Compliant

Loading Requirements		Required Allowed	Provided	
Residential	Over 100 units but not more than 200 units: Three Spaces	3 Loading Berths	3 Loading Berths	Compliant
Commercial	No change in use. No additional loading required.	0 Loading Berths	0 Loading Berths	Compliant
	Total Loading Berths Required =	3 Loading Berths	3 Loading Berths	Compliant

Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04

7 Regular Parking Spaces | 2 Handicapped (Accessible)

209 Parking Spaces in Structured Parking | 9 Parking Space at Grade
5 Electric Vehicle Parking Spaces Provided per Sec. 130-39 of the City Code

Short Term Bicycle Parking | one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater
Long Term Bicycle Parking | one (1) per business or two (2) per 5,000 Square Feet whichever is greater

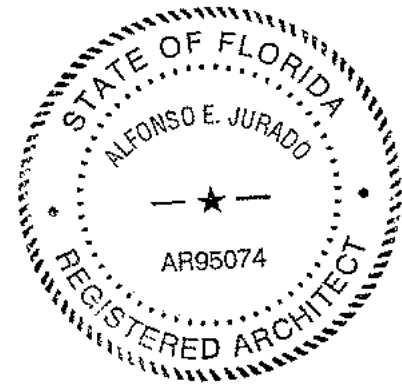
Short Term Bicycle Parking | four (4) per building or one (1) per 10 Units whichever is greater
Long Term Bicycle Parking | one (1) per Unit.

132 Bike Parking Spaces in Structured Parking | 22 Bike Parking Space at Grade

Loading Spaces only Calculated on New FAR being added to site.

Existing Commercial has no loading requirements or loading berths.

Provided Three - 10'-0" x 20'-0" Loading Berths



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD

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Issue #	Issue Date / For	
1	Date 1	Revision 1

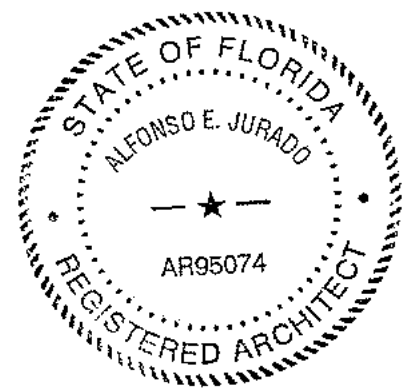
ZONING

TABULATIONS

SCALE: N.T.S.

ZONING ANALYSIS | OPTION 1 | 6985 Abbott Avenue | Miami Beach, Florida

Zoning Districts		Reference	Required Allowed	Provided		Notes
6985 Abbott Avenue		Folio No. 02-3211-002-0860	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
326 71st Street (Not fronting 71st Street)		Folio No. 02-3211-002-0870	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
326 71st Street (Not fronting 71st Street)		Folio No. 02-3211-002-0880	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6961 Abbott Avenue		Folio No. 02-3211-002-0890	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
6972 Harding Avenue		Folio No. 02-3211-002-0920	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
326 71st Street (Fronting 71st Street)		Folio No. 02-3211-002-0850	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
300 71st Street (Fronting 71st Street)		Folio No. 02-3211-002-0930	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record	
Lot Area Summary						
Net Lot Area						
6985 Abbott Avenue		Folio No. 02-3211-002-0860	6,000 SF		Record	
326 71st Street (Not fronting 71st Street)		Folio No. 02-3211-002-0870	6,000 SF		Record	
326 71st Street (Not fronting 71st Street)		Folio No. 02-3211-002-0880	6,000 SF		Record	
6961 Abbott Avenue		Folio No. 02-3211-002-0890	6,000 SF		Record	
6972 Harding Avenue		Folio No. 02-3211-002-0920	6,250 SF		Record	
326 71st Street (Fronting 71st Street)		Folio No. 02-3211-002-0850	6,120 SF		Record	10,098 FAR GSF (Existing Building)
300 71st Street (Fronting 71st Street)		Folio No. 02-3211-002-0930	12,625 SF		Record	60,041 FAR GSF (Existing Building)
Total Lot Area Before Dedications (SF)			48,995 SF		Record	
Total Lot Area Before Dedications (Acres)			1.12 Acres		Record	
General Development Requirements		Reference	Required Allowed	Provided		Notes
Maximum Floor Area Ratio (FAR) - Ratio		Sec. 142-743(a)	3.50	3.50	Compliant	Excluding Parking and A/C Trash Rooms (101,184 GSF New Construction 70,139 GSF Existing)
Maximum Floor Area Ratio (FAR) - Square Footage		Sec. 142-743(a)	171,483 GSF	171,442.00 GSF		
Maximum Building Height		Sec. 142-743(b)(1)	165'-0"	149'-4"	Compliant	May be increased to 165'-0" for lots between 20,000 SF and 45,000 SF per Section 142-747 (public benefit height)
Minimum Unit Size					Compliant	
Apartments		Sec. 142-743(c)	550 SF		N/A	118 units larger than 550 SF
Workforce Housing		Sec. 142-743(c)	400 SF		N/A	
Affordable Housing		Sec. 142-743(c)	400 SF		N/A	
Co-living		Sec. 142-743(c)	375 SF		N/A	Minimum 20 percent of the gross floor area of building shall consist of amenity space on same site
Maximum Residential Density		Sec. 142-743(d)	150 du/acre max.	105 du/acre	Compliant	
Total Dwelling Units (DUs) Allowed		Sec. 142-743(d)	169 Dwelling Units	118 Dwelling Units	Compliant	
Setbacks and Encroachments						
General Note		Sec. 142-744	See Notes		Compliant	Heights shall be measured from the City of Miami Beach Freeboard of five feet, unless otherwise noted.
Setbacks and Encroachments		Sec. 142-744 (Table A)				
Abbott Avenue and Dickens Avenue						
Street Class			Street Class B		Record	
Building Height at which Setback occurs			Grade to max. height		Record	
Minimum Setback from property line			10'-0"		Compliant	Compliant at new development. Existing building is Architecturally Significant.
Allowable Habitable Encroachments into Setback			5'-0"		Compliant	
Byrom Avenue, Carlyle Avenue and Harding Avenue						
Street Class			Street Class C		Record	
Building Height at which Setback occurs			Grade to max. height		Record	
Minimum Setback from property line			10'-0"		Compliant	Compliant at new development. Existing building is nonconforming.
Allowable Habitable Encroachments into Setback			7'-0"		Compliant	
Parking Requirements			Required Allowed	Provided		
Residential Parking		Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet	117 Units 1 Units 0 Units	59 Parking Spaces 1 Parking Spaces 0 Parking Spaces	101 Parking Spaces	Compliant
Residential Required Parking =						
Retail Parking		Sec. 130-33(c) Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces)	See Below 9,538 SF None 0 Parking Spaces		0 Parking Spaces	Compliant
Other Required Parking Spaces		Existing Bank Parcel Parking Existing Surface Parking	108 Parking Spaces 9 Parking Spaces	108 Parking Spaces 9 Parking Spaces	Compliant Compliant	Section 130-33(c) There shall be no Parking Requirement for Retail in Parking District No. 04 7 Regular Parking Spaces 2 Handicapped (Accessible)
Total Parking Required =			168 Parking Spaces	218 Parking Spaces	Compliant	209 Parking Spaces in Structured Parking 9 Parking Space at Grade 5 Electric Vehicle Parking Spaces Provided per Sec. 130-39 of the City Code
Bicycle Parking Requirements			Required Allowed	Provided		
Commercial Bicycle Parking		Short-Term Bicycle Parking Long-Term Bicycle Parking	2 Bicycle Parking Spaces 2 Bicycle Parking Spaces	4 Bicycle Parking Spaces 2 Bicycle Parking Spaces		Short Term Bicycle Parking one (1) per business, four (4) per project, or one (1) per 10,000 Square Feet whichever is greater Long Term Bicycle Parking one (1) per business or two (2) per 5,000 Square Feet whichever is greater
Commercial Required Bicycle Parking =			4 Bicycle Parking Spaces	6 Bicycle Parking Spaces	Compliant	
Residential Bicycle Parking		Short-Term Bicycle Parking Long-Term Bicycle Parking	11 Bicycle Parking Spaces 110 Bicycle Parking Spaces	18 Bicycle Parking Spaces 130 Bicycle Parking Spaces		Short Term Bicycle Parking four (4) per building or one (1) per 10 Units whichever is greater Long Term Bicycle Parking one (1) per Unit.
Residential Required Bicycle Parking =			121 Bicycle Parking Spaces	148 Bicycle Parking Spaces	Compliant	
Total Parking Required =			125 Bicycle Parking Spaces	154 Bicycle Parking Spaces	Compliant	132 Bike Parking Spaces in Structured Parking 22 Bike Parking Space at Grade
Loading Requirements			Required Allowed	Provided		
Residential		Over 100 units but not more than 200 units: Three Spaces	3 Loading Berths	3 Loading Berths	Compliant	Loading Spaces only Calculated on New FAR being added to site.
Commercial		No change in use. No additional loading required.	0 Loading Berths	0 Loading Berths	Compliant	Existing Commercial has no loading requirements or loading berths.
Total Loading Berths Required =			3 Loading Berths	3 Loading Berths	Compliant	Provided Three - 10'-0" x 20'-0" Loading Berths
Street Frontage, Design and Operations Requirements						
Tower Regulations		Sec. 142-745(a)(1)	See Remarks		Record Compliant	(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161 a. The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage.



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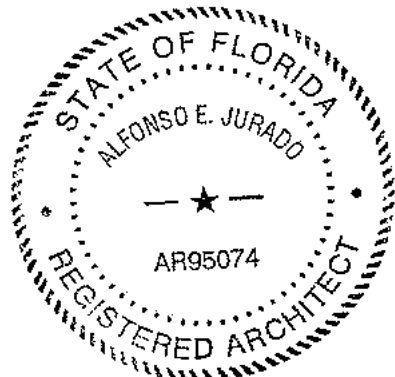
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ZONING TABULATIONS

SCALE: N.T.S

Commercial	No change in use. No additional loading required.	0 Loading Berths	0 Loading Berths Compliant	Existing Commercial has no loading requirements or loading berths.
Total Loading Berths Required =		3 Loading Berths	3 Loading Berths Compliant	Provided Three - 10'-0" x 20'-0" Loading Berths
Street Frontage, Design and Operations Requirements				
Tower Regulations	Sec. 142-745(a)(1)	See Remarks	Record Compliant N/A	(1) Tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161. a. The longest portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower parallel to a single frontage. b. The minimum horizontal separation between multiple towers located on the same site, including balconies, shall be 60 feet.
Setback Design	Sec. 142-745(a)(2)	See Remarks	Compliant	(2) The minimum setback shall be designed to function as an extension of the adjacent public sidewalk unless otherwise noted in the regulations of this zoning district.
Clear Pedestrian Path	Sec. 142-745(a)(3)	10'-0"	Compliant	
Balconies	Sec. 142-745(a)(4)	5'-0" & 7'-0" See Remarks	Compliant	Balconies may encroach into required setbacks above a height of 15 feet up to the applicable distance indicated for allowable habitable encroachments in Table A.
Articulation	Sec. 142-745(a)(5)	See Remarks	N/A	Facades with a length of 240 feet or greater shall be articulated so as to not appear as one continuous façade, subject to design review criteria.
Windows	Sec. 142-745(a)(6)	See Remarks	Compliant	All windows shall be minimum of double-pane hurricane impact glass.
Street Trees	Sec. 142-745(a)(7)	See Remarks	Compliant	In addition to the requirements of Chapter 126, street trees shall require the installation of an advanced structural soil cells system (Silva Cells or approved equal) and other amenities (irrigation, up lighting, porous aggregate tree place finish) in tree pits.
Residential Frontages	Sec. 142-745(a)(9)	See Remarks	N/A N/A N/A N/A N/A N/A	In addition to other requirements Residential Frontage shall be developed as follows: a. Ground Floor residential units shall have private entrances from the clear pedestrian path b. Reserved c. Where there are ground floor residential units, the building may be recessed from the setback line up to an additional five feet in order to provide private gardens or porches that are visible and accessible from street. d. A shade structure over the private garden or porch may be provided e. Private access stairs, ramps and lifts to the ground floor units may be located within the area of the private garden and porches f. Fencing and walls for such private gardens and porches may encroach into the required setback up to the applicable distance indicated for allowable encroachments in Table A at grade; Shall not result in a clear pedestrian path of less than 10 feet. Such fencing and wall are limited to four feet.
Off-Street Parking Facilities	Sec. 142-745(a)(10)	See Remarks	Compliant Compliant Compliant Compliant Compliant	In addition to other requirements Off-Street Parking shall be built as follows: a. Parking facilities shall be entirely screened from public view from public rights-of-way and clear pedestrian paths. Parking garages shall be architecturally screened or lined with habitable space. b. Parking garage may only encroach into the required setback between a height of 25 feet and 55 feet up to the applicable distance indicated for allowable habitable encroachments in Table A. c. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have a minimum ceiling height of nine feet. d. Portions of parking decks that encroach into the required setback or that are located in levels directly below habitable space shall have horizontal floor plates. e. Rooftop and surface parking shall be screened from view from surrounding towers through the use of solar carports or landscaping
Utilities	Sec. 142-745(a)(11)	See Remarks	Compliant N/A	In addition to other requirements Utilities shall be built as follows: a. For new construction, local electrical distribution systems and other lines/wires shall be buried underground. They shall be placed in a manner that avoids conflicts with street tree plantings. b. Long-distance power transmission lines not otherwise buried shall be placed on poles for above-ground distribution pursuant to the following restrictions: ---- NOT APPLICABLE ON THIS SITE
Loading	Sec. 142-745(a)(12)	See Remarks	Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant N/A	In addition to other requirements Loading shall be built as follows: a. Loading shall at a minimum be setback behind areas required to be habitable for each street class designation b. loading for Nonresidential uses that are on lots over 45,000 square feet shall provide for loading spaces that do not require vehicles to reverse into or out of the site, unless waived by the design review board. c. Driveways for parking and loading shall be combined, unless waived by the design review board. d. Loading areas shall be closed when not in use. e. Garbage rooms shall be noise-baffled, enclosed and air-conditioned. f. Trash containers shall be located in loading areas. g. Trash containers shall utilize rubber tired wheels. h. Delivery trucks shall not be allowed to idle in the loading areas. i. Loading for commercial and hotel uses and trash pick-up with vehicles of more than two axes may only commence between hours of 6:00 a.m. and 7:00 a.m., 9:00 a.m. and 3:00 p.m., and 6:00 p.m. and 9:00 p.m. on weekdays; and 9:00 a.m. and 9:00 p.m. on weekends, unless waived by the planning board with conditional use approval. Notwithstanding the foregoing, hybrid or electric vehicles may commence loading at 5:00 a.m. instead of 6:00 a.m. on weekdays. j. Loading for commercial and hotel uses with vehicles of two axes or less may occur between the hours of 6:00 a.m. and 11:00 p.m. k. Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.
71th Street Frontage	Sec. 142-745(b)	Class A Street	Compliant	
Street Class Designations Abbott Avenue Harding Avenue	Sec. 142-745(c)	Class B Frontage Class C Frontage	Record Record	
Hierarchy of Frontages	Sec. 142-745(d)	See Remarks	Compliant	Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shall control.
Class A	Sec. 142-745(e)	See Remarks See Remarks See Remarks See Remarks See Remarks See Remarks See Remarks See Remarks See Remarks S Rk	Compliant Arch. Sig. / Compliant N/A Arch Sig. / Compliant Compliant Compliant Compliant Compliant Compliant N/A N/A	In addition to other requirements Frontages shall be built as follows: (1) Facades shall have a minimum of height of 35 feet. (2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line pursuant to the following: a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza. b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade. c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building. d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade. e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path. (3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site. Permitted drive-ways on Class A frontages shall be limited by the following: a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building. b. Di hll b d l th 60 ft l



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD

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ZONING

TABULATIONS

SCALE: N.T.S.

Hierarchy of Frontages

Sec. 142-745(d)

See Remarks

Compliant

Highest Class of Frontage is Class A Frontage. Where conflicts between requirements of classes, highest Class Frontage shal control.

Class A

Sec. 142-745(e)

See Remarks
See Remarks

Compliant

In addition to other requirements | Frontages shall be built as follows:

- (1) Facades shall have a minimum of height of 35 feet.
(2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line pursuant to the following:
a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade.
c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building.
d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade.
e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path.
(3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site. Permitted drive-ways on Class A frontages shall be limited by the following:
a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building.
b. Driveways shall be spaced no closer than 60 feet apart.
d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
(4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site.
(5) On-Street loading shall be prohibited on Class A frontages.
(6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class A frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street. Permitted utility infrastructure shall be developed as follows:
a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
(7) In addition to the requirements of Section 126-6(a)(1), street trees shall have a minimum clear trunk of eight feet, an overall height of 22 feet, and a minimum caliper of six inches at time of planting. Additionally, the following shall apply:
a. Street trees shall be up-ilt.
b. If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's tree trust fund.

Arch. Sig. /
Compliant

Arch Sig. /
Compliant

Compliant

Compliant

Compliant

Compliant

N/A

N/A

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

N/A

N/A

N/A

Compliant

Compliant

Compliant

Compliant

In addition to other requirements | Frontages shall be built as follows:

- (1) Facades shall have a minimum of height of 35 feet.
(2) Buildings shall have a minimum of three floors located along a minimum of 85 percent of the length of the setback line pursuant to the following:
a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza.
b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street.
c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.
e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path.
(3) Driveways on Class C frontages shall be limited as follows:
b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building.
c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board.
d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path.
(4) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be concealed from the public view and be placed within or behind the line of the facade if access from teh street is required.
(5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.

Compliant

Non-
Conforming

N/A

N/A

Compliant

Compliant

Compliant

Compliant

Compliant

Compliant

See Remarks
35'-0" Min. Façade Height

See Remarks

Min. 45'-0" Habitable Ground Floor Depth

See Remarks

See Remarks

See Remarks

See Remarks

See Remarks

See Remarks

See Remarks

See Remarks

Sec. 142-745(f)

35'-0" Min. Façade Height
See Remarks

See Remarks

See Remarks

See Remarks

Parking Setback Min. 20'-0" from Façade

24'-0" Max. Driveway Width

N/A

N/A

N/A

N/A

Sec. 142-745(g)

Class C



6985 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

Zoning Setback Diagram

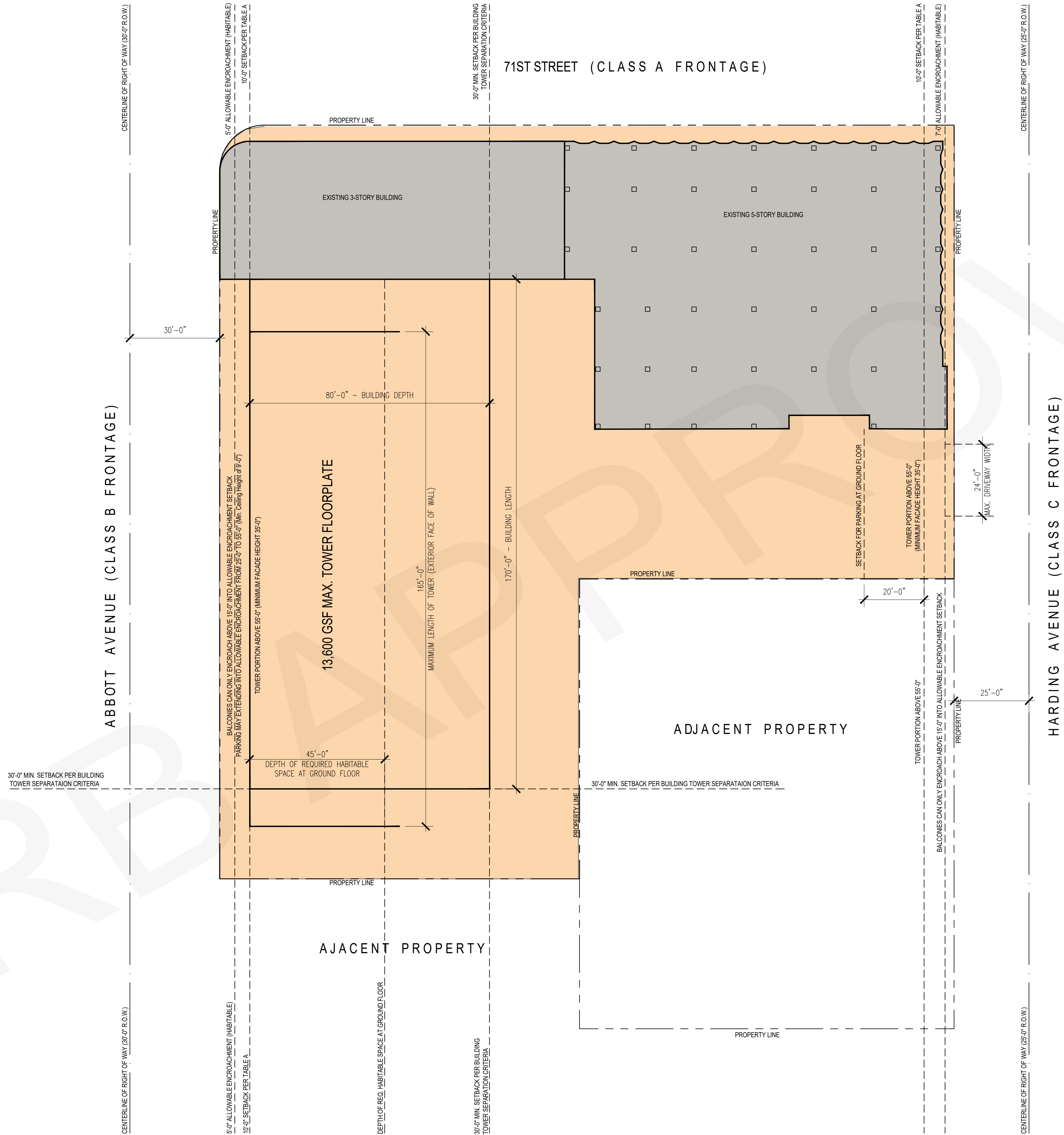
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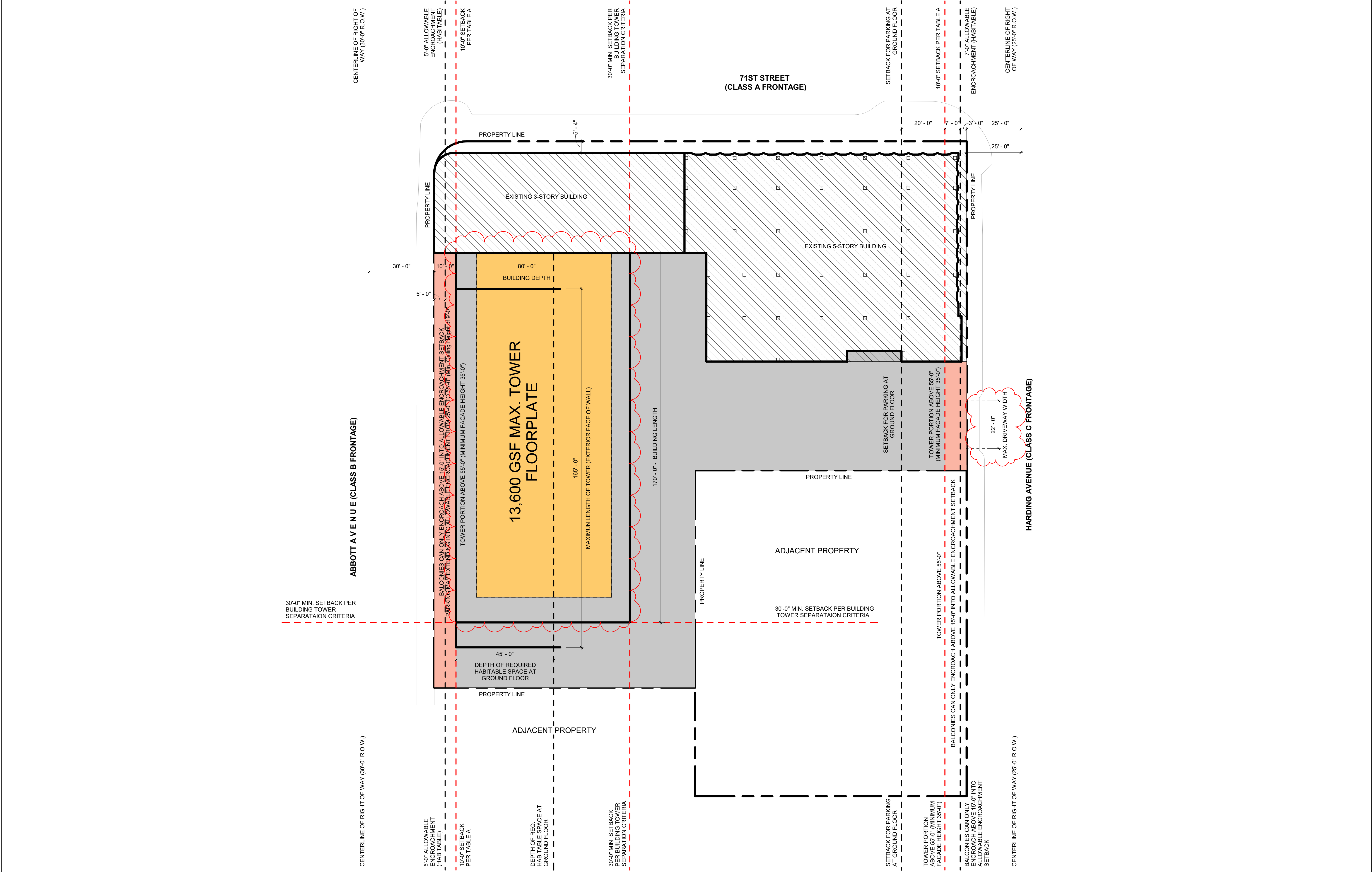


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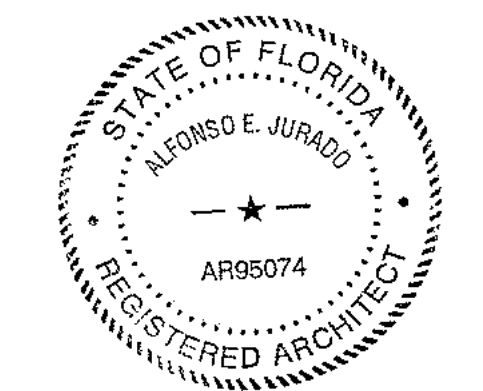
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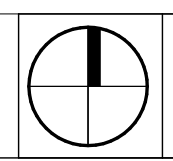
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1	Date 1 Revision 1

ZONING
SETBACK
DIAGRAMS

SCALE: 1" = 20'-0"

A2-5



1

ZONING SETBACK DIAGRAM
SCALE: 1" = 20'-0"

Street Frontage Calculations

71st Street (Class A)	
Length of Frontage	245'-0"
Building Length Along Frontage	242'-7 3/4"
Percentage of Frontage	99.0%

Abbott Avenue (Class B)	
Length of Frontage	251'-1 13/16"
Building Length Along Frontage	245'-2 1/4"
Percentage of Frontage	97.8%

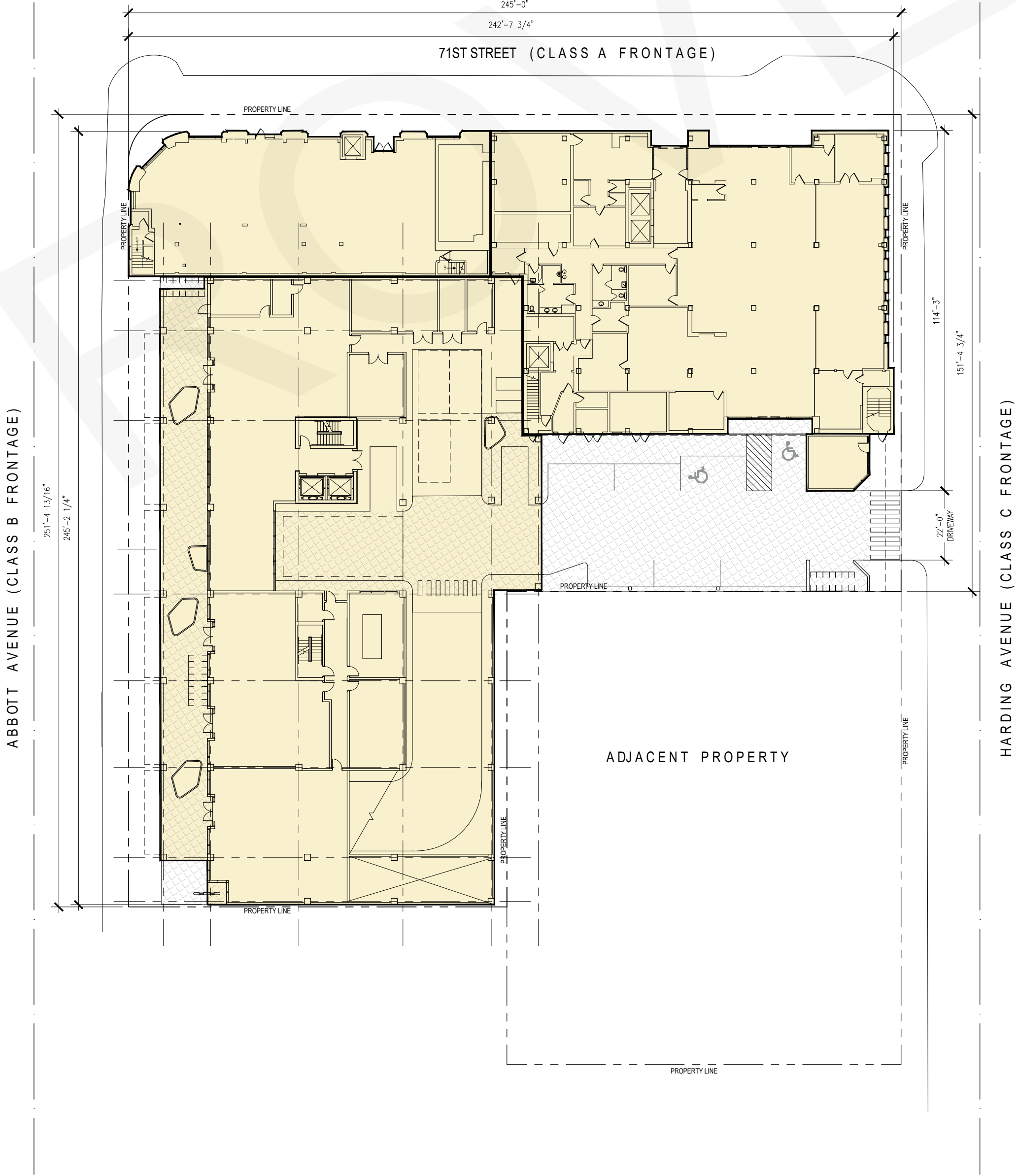
Harding Avenue (Class C)	
Length of Frontage	151'-4 3/4"
Drive Lane	-22'-0"
Total	129'-4 3/4"
Building Length Along Frontage	114'-3"
Percentage of Frontage	88.2%



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Street Frontage Diagram

Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

Frontage Diagrams

Scale: 1" = 40'-0"



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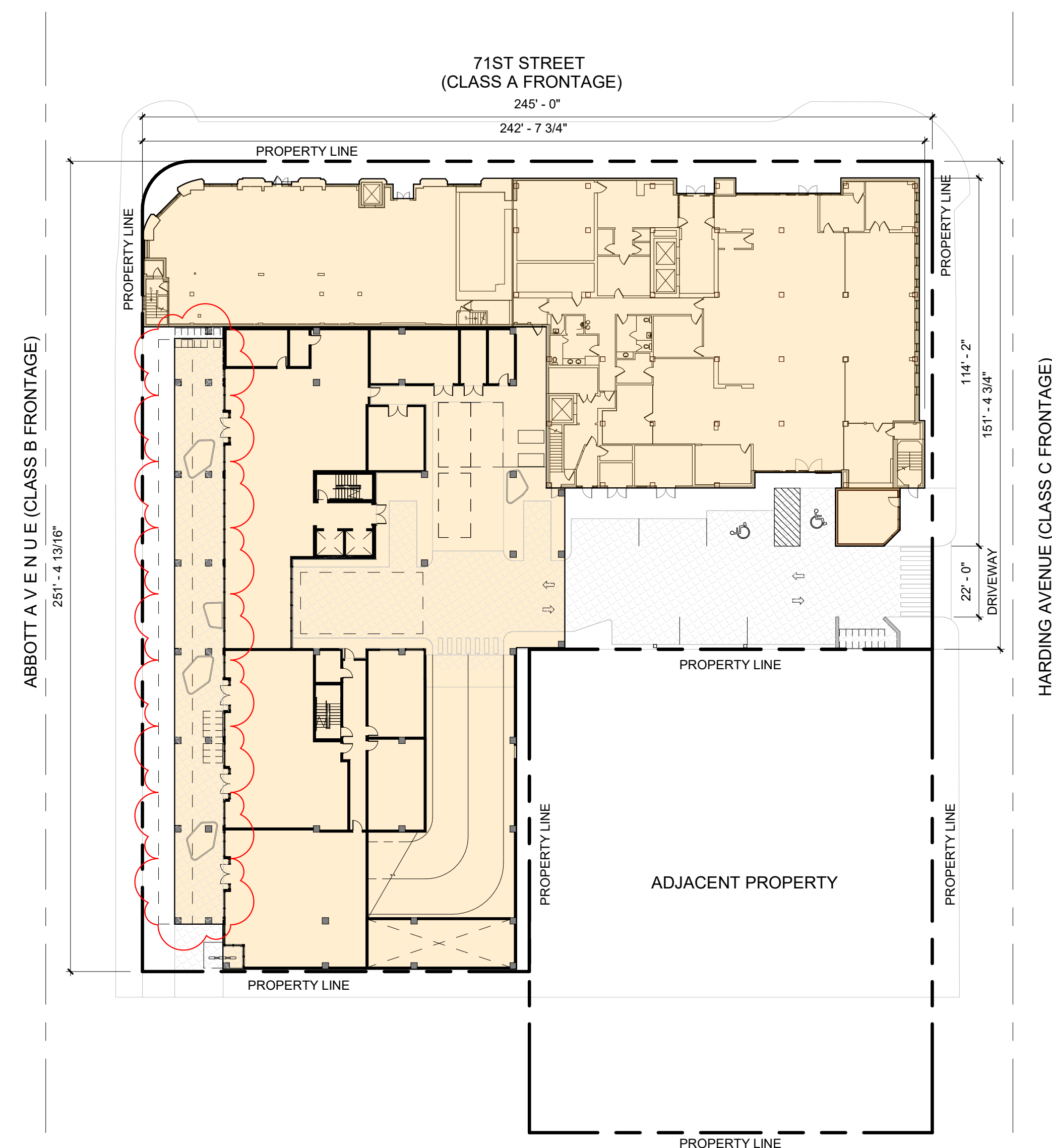
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SCALE: As indicated

A2-6

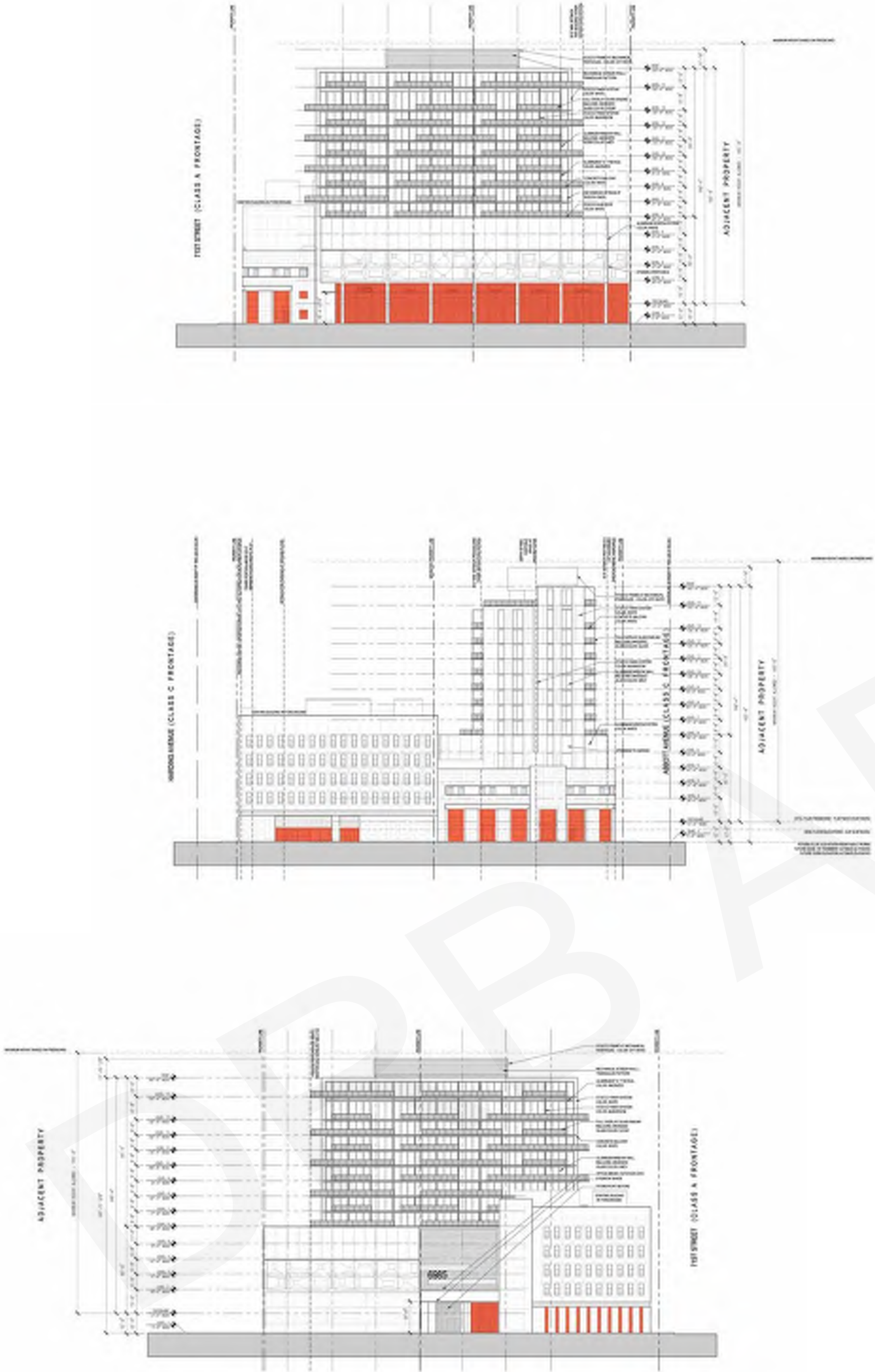
Street Frontage Calculations	
71st Street (Class A)	
Length of Frontage	245'-0"
Building Length Along Frontage	242'-7 3/4"
Percentage of Frontage	99.0%
Abbott Avenue (Class B)	
Length of Frontage	251'-1 13/16"
Building Length Along Frontage	245'-2 1/4"
Percentage of Frontage	97.8%
Byron Avenue (Class c)	
Length of Frontage	151'-4 3/4"
Drive Lane	-22'-0"
Total	129'-4 3/4"
Building Length Along Frontage	114'-3"
Percentage of Frontage	88.2%



WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION



Glazing Frontage Calculations

71st Street

Building Length Along Frontage	240'-5"
Arch. Sig. Building to Remain	-114'-8"
Total	125'-9"
Amount of Glazing (Lin. Ft.)	44'-3 3/8"
Percentage of Glazing	35.2%

Abbott Avenue

Building Length Along Frontage	245'-3"
Arch. Sig. Building to Remain	-46'-0"
Total	199'-3"
Amount of Glazing (Lin. Ft.)	177'-0"
Percentage of Glazing	88.8%

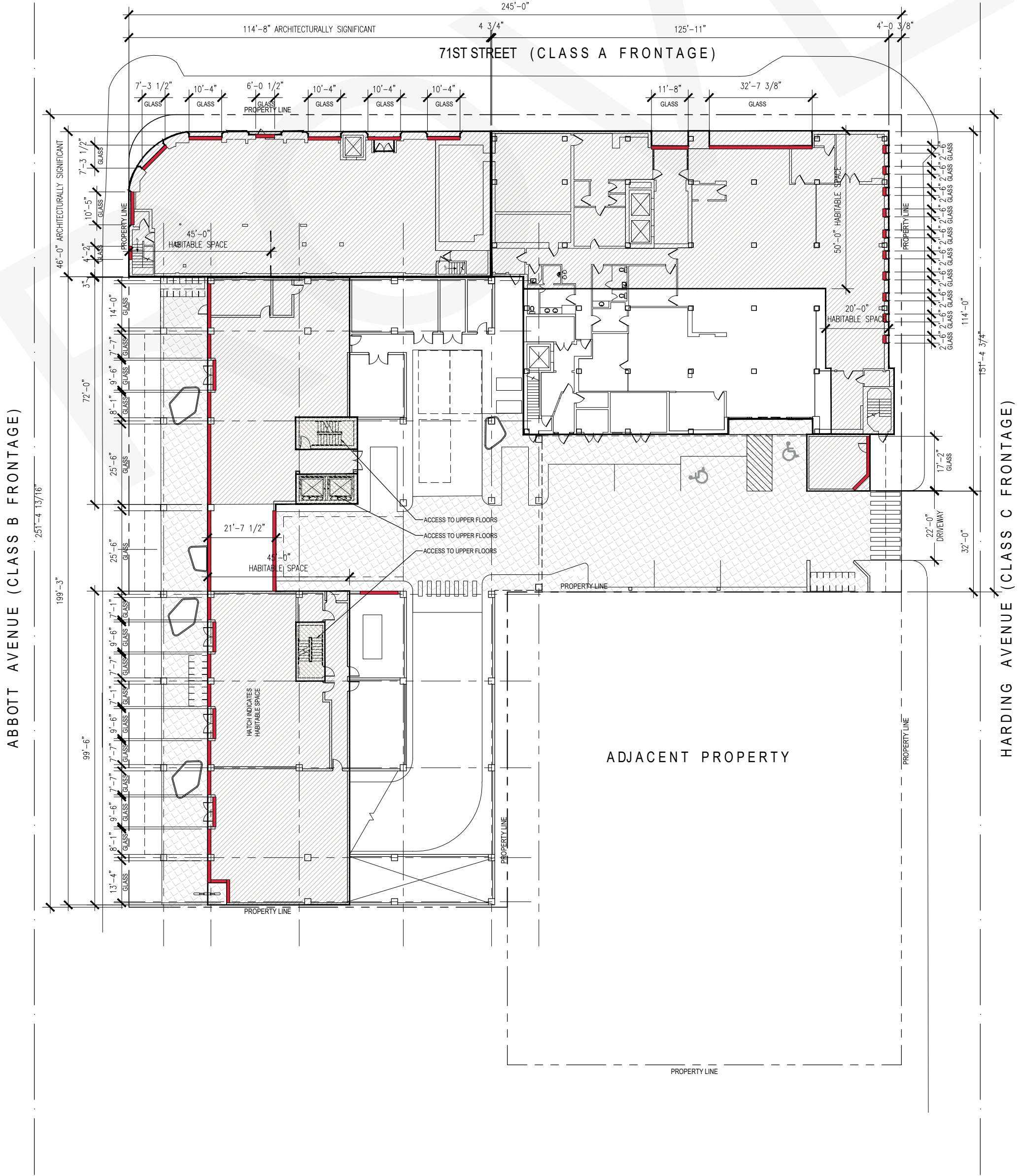
Harding Avenue

Building Length Along Frontage	114'-0"
Amount of Glazing (Lin. Ft.)	42'-2"
Percentage of Glazing	36.9%

Habitable Space Calculation Along Abbott Ave:

New Building Frontage	199'-3"
Habitable Frontage	171'-6"
Percent Habitable Space	86.0%
VARIANCE REQUIRED	

Habitable Space	8,337 SF
Access to Upper Floors	560 SF
Percent Access to Upper Levels	6.7%



Glazing Frontage Diagram

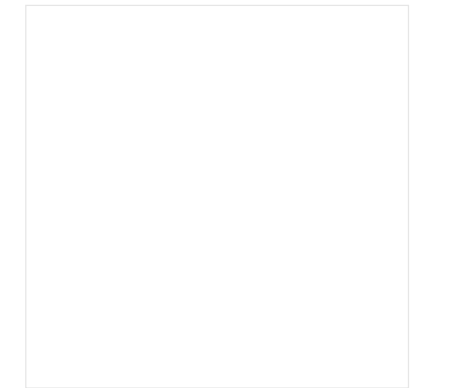
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0' 20' 40' 80'

6985 Abbott Avenue
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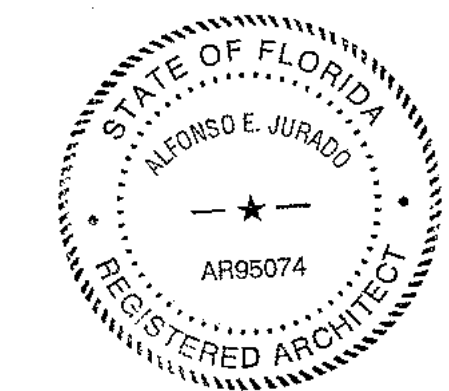
Frontage Diagrams
Scale: 1" = 40'-0"



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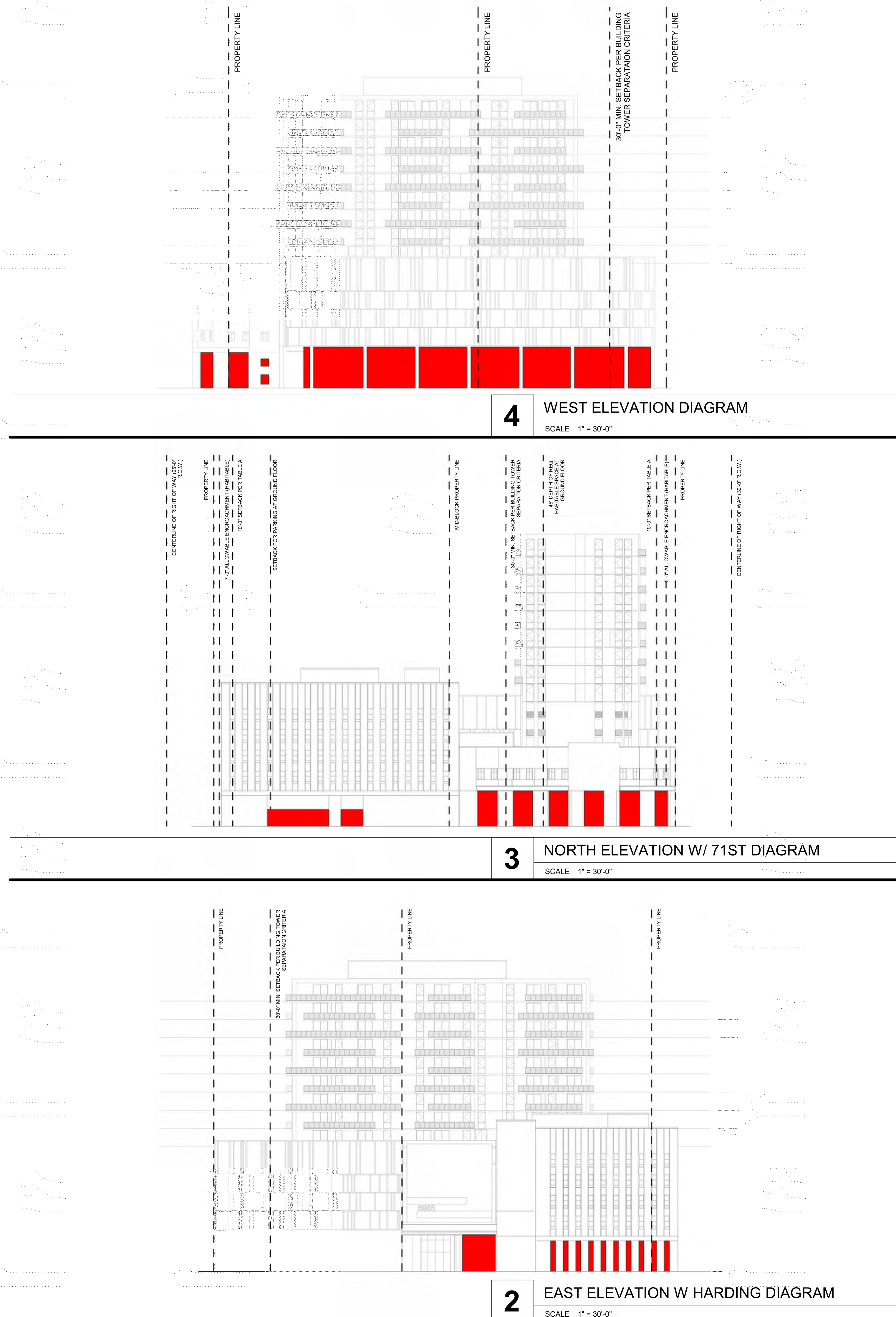
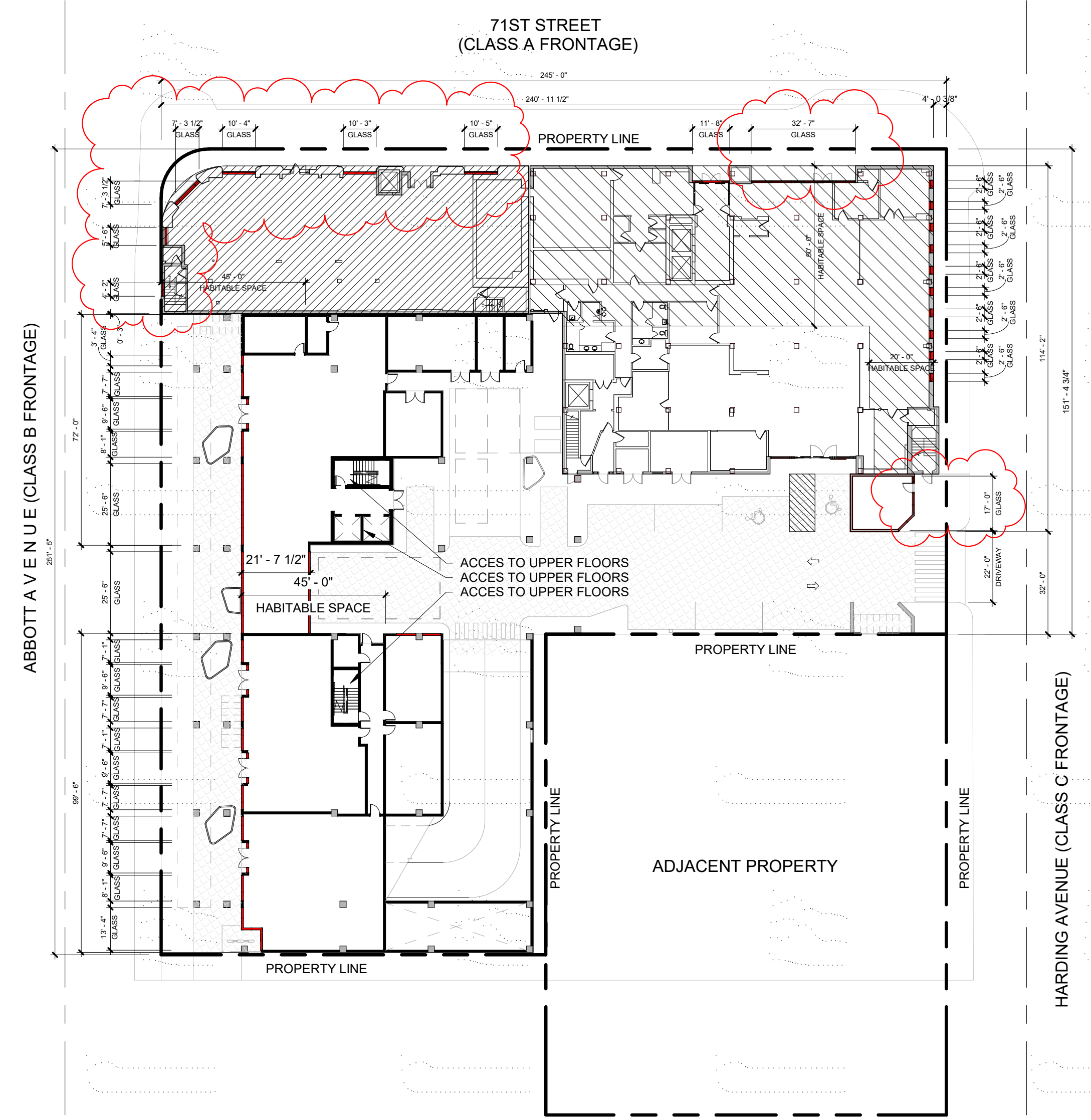
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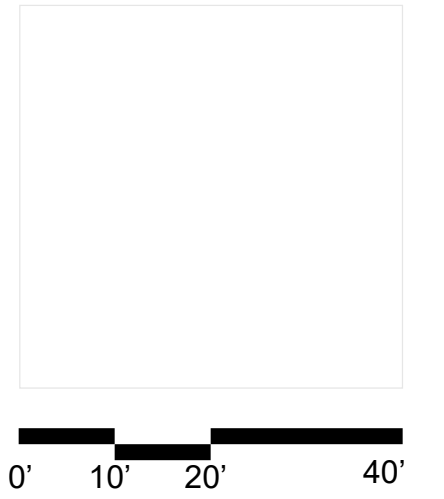
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1	Date 1	Revision 1

GLAZING
DIAGRAM

SCALE: As indicated

Glazing frontage calculations			Harding Avenue		
71st Street			Building Length Along Frontage		
			Amount of Glazing (Lin. Ft.)		
			Percentage of Glazing		
			Habitable Space Calculation Along Abbott Ave:		
			New Building Frontage		
			Habitable Frontage		
			Percent Habitable Space		
			VARIANCE REQUIRED		
			Habitable Space		
			Access to Upper Floors		
			Percent Access		
			to Upper Levels		





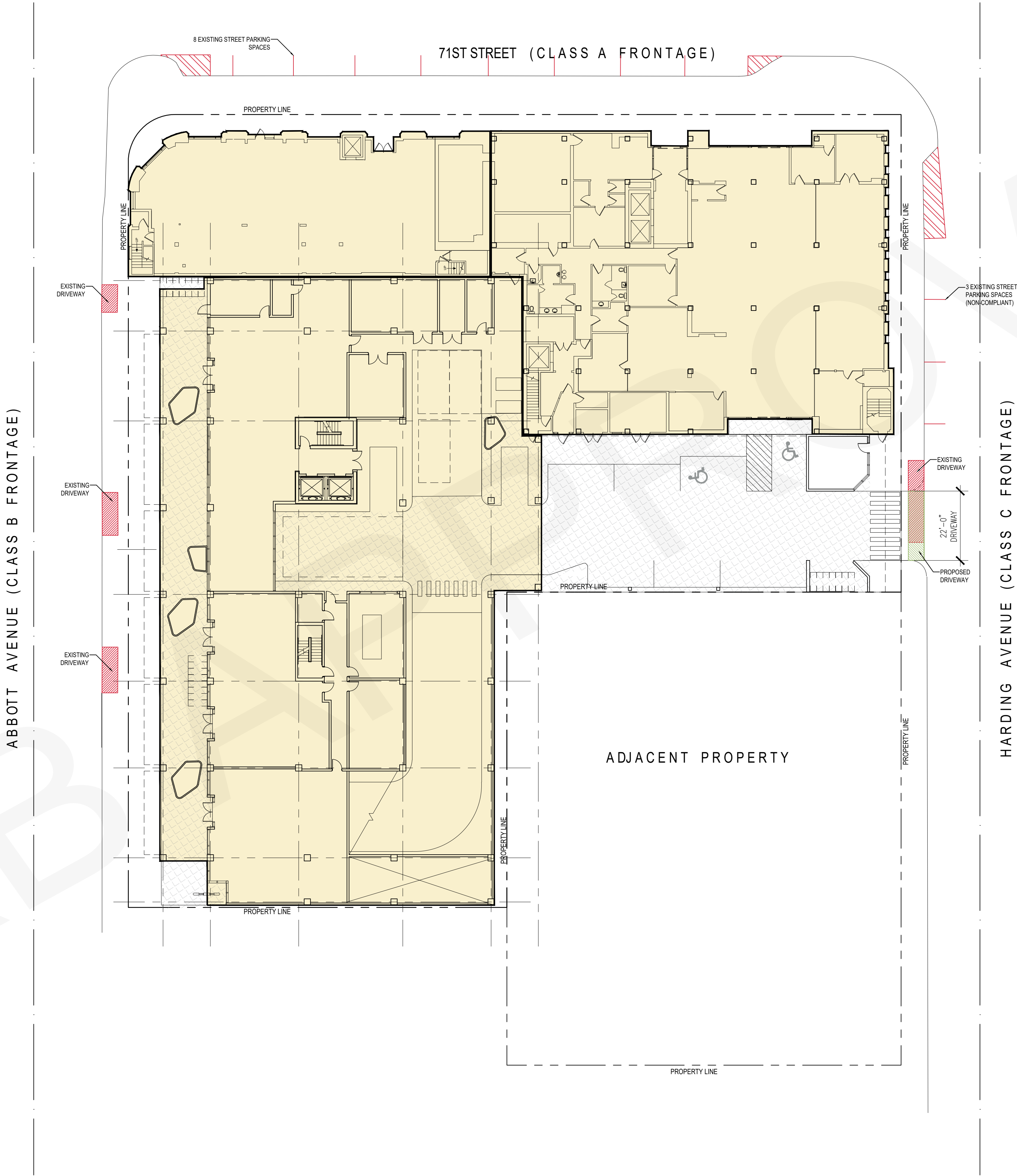
6985 Abbott Avenue
Miami Beach, Florida

Driveway Diagram
Scale: 1" = 20'-0"



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08 September 2020

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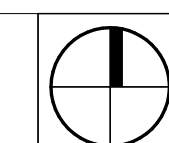




12 / 30 / 2021

WAIVER
DIAGRAM

A2-8



1

SCALE: 1" = 20'-0"

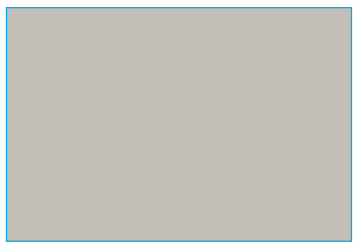
Methodology of Confirming Existing Building FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Retrieved Documents from City of Miami Beach including Permits and Microfiche for the following:
 - Original Building Permit for 326 71 Street - 4450526922.pdf
 - 326 71st Street - Building Card.pdf
 - 300 71st Street - B0104626.pdf
 - 300 71st Street - B0304675.pdf
 - 300 71st Street - B1003413-Plans.pdf
 - 300 71st Street - 86228.pdf (Plans, Grids and Elevations)
 - 300 71st Street - Building Card 3-3-71.pdf
- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.



New Development



Calculated FAR

Note:

See Sheet A2.1 for Overall FAR Analysis of Existing Buildings

New Development FAR Calculation

New Development

Ground Floor	10,461 FAR SF
Second Floor	975 FAR SF
Third Floor	695 FAR SF
Fourth Floor	695 FAR SF
Fifth Floor	695 FAR SF
Sixth Floor	10,261 FAR SF
Seventh Floor	10,261 FAR SF
Eighth Floor	10,261 FAR SF
Ninth Floor	10,261 FAR SF
Tenth Floor	10,261 FAR SF
Eleventh Floor	10,261 FAR SF
Twelfth Floor	10,261 FAR SF
Thirteenth Floor	10,261 FAR SF
Fourteenth Floor	5,375 FAR SF
Roof Mechanical Penthouse	200 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	101,184 FAR SF

Overall Development FAR Calculation

Total Development

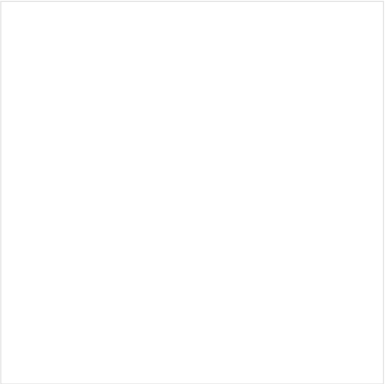
6985 Abbott Avenue (New Development)	101,338 FAR SF
326 71st Street (Existing 2 Story Building)	10,098 FAR SF
300 71st Street (Existing 6 Story Building)	60,041 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	171,323 FAR SF



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6985 Abbott Avenue

Miami Beach, Florida

FAR Diagrams

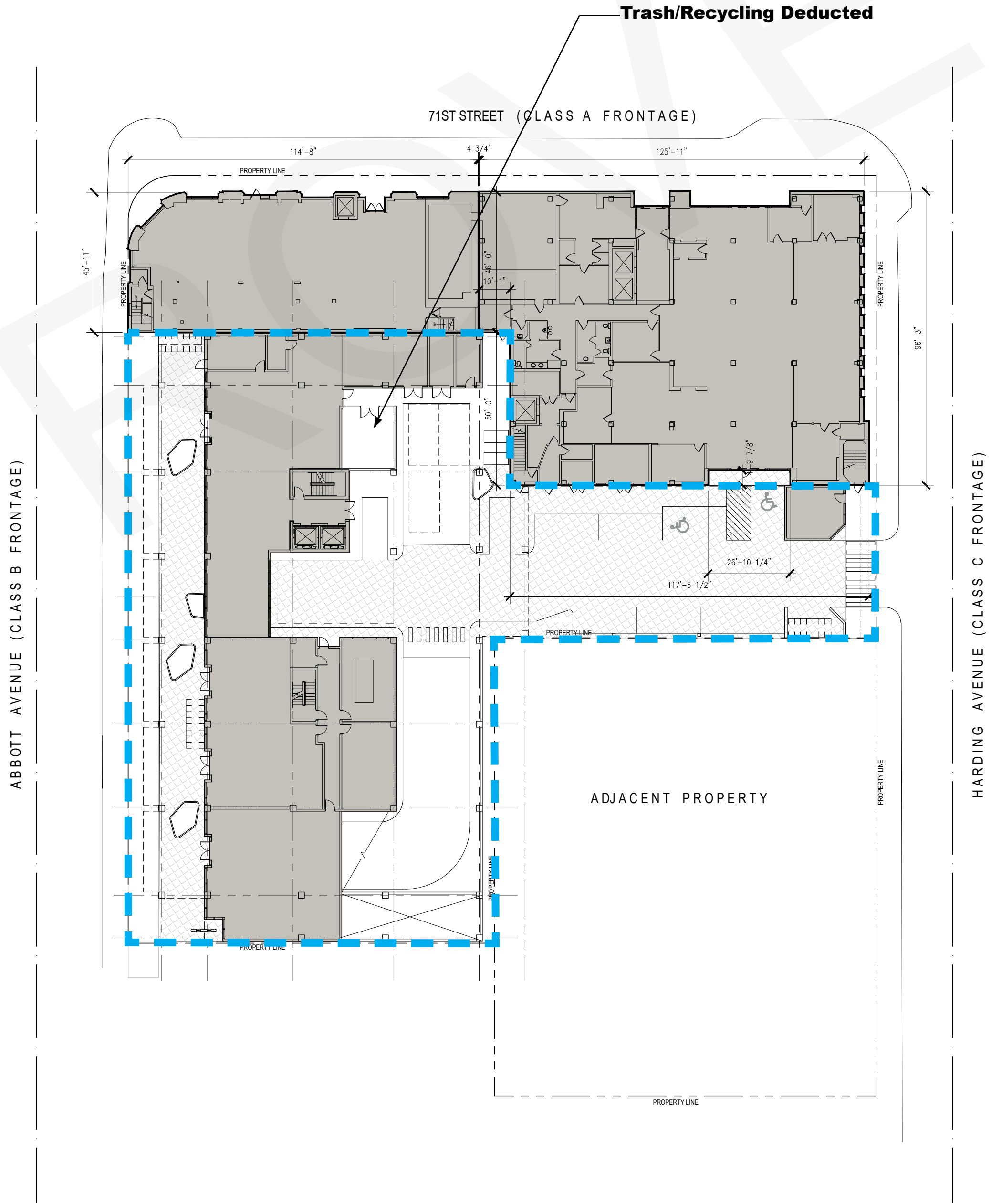
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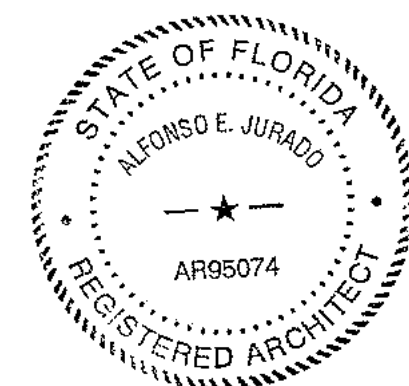
A2.9

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Ground Floor - FAR

Scale: 1" = 40'-0"



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
12 / 30 / 2021

Issue #	Issue Date / For
1	Date 1 Revision 1

FAR DIAGRAMS

SCALE: As indicated

METHODOLOGY OF CONFIRMING EXISTING BUILDING FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Retrieved Documents from City of Miami Beach including Permits and Microfiche for the following;
Original Building Permit for 326 71 Street - 4450526922.pdf
326 71st Street - Building Card.pdf
300 71st Street - B0104626.pdf
300 71st Street - B0304675.pdf
300 71st Street - B1003413-Plans.pdf
300 71st Street - 86228.pdf (Plans, Grids and Elevations)
300 71st Street - Building Card 3-3-71.pdf
- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.

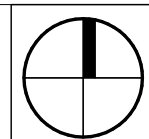
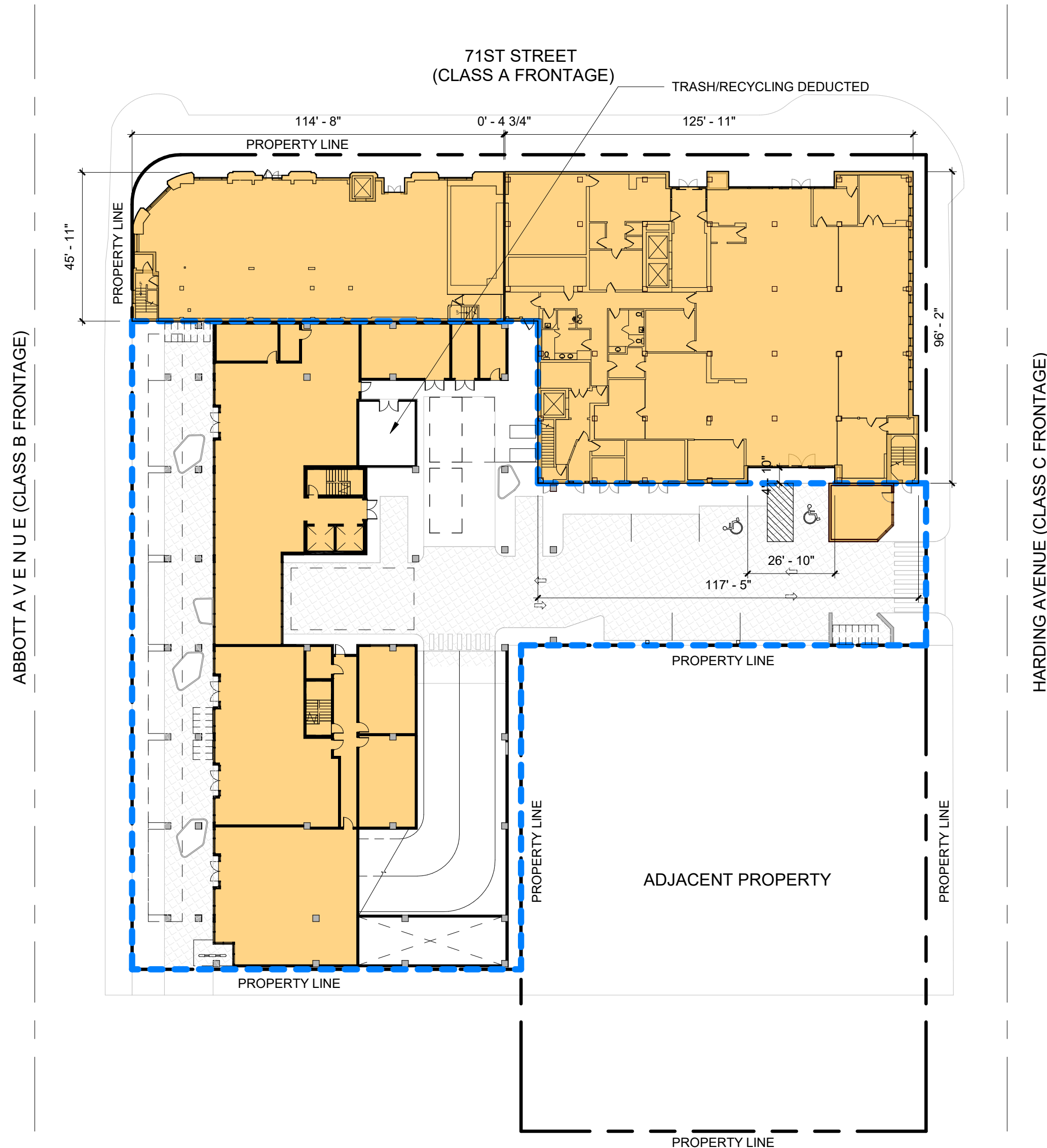


NEW DEVELOPMENT FAR CALCULATION

	NEW DEVELOPMENT
Ground Floor	10,461 FAR SF
Second Floor	975 FAR SF
Third Floor	695 FAR SF
Fourth Floor	695 FAR SF
Fifth Floor	695 FAR SF
Sixth Floor	9,731 FAR SF
Seventh Floor	9,731 FAR SF
Eighth Floor	9,731 FAR SF
Ninth Floor	9,731 FAR SF
Tenth Floor	9,731 FAR SF
Eleventh Floor	9,731 FAR SF
Twelfth Floor	9,731 FAR SF
Thirteenth Floor	9,731 FAR SF
Fourteenth Floor	9,731 FAR SF
Roof Mechanical	203 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	101,303 FAR SF

OVERALL DEVELOPMENT FAR CALCULATION

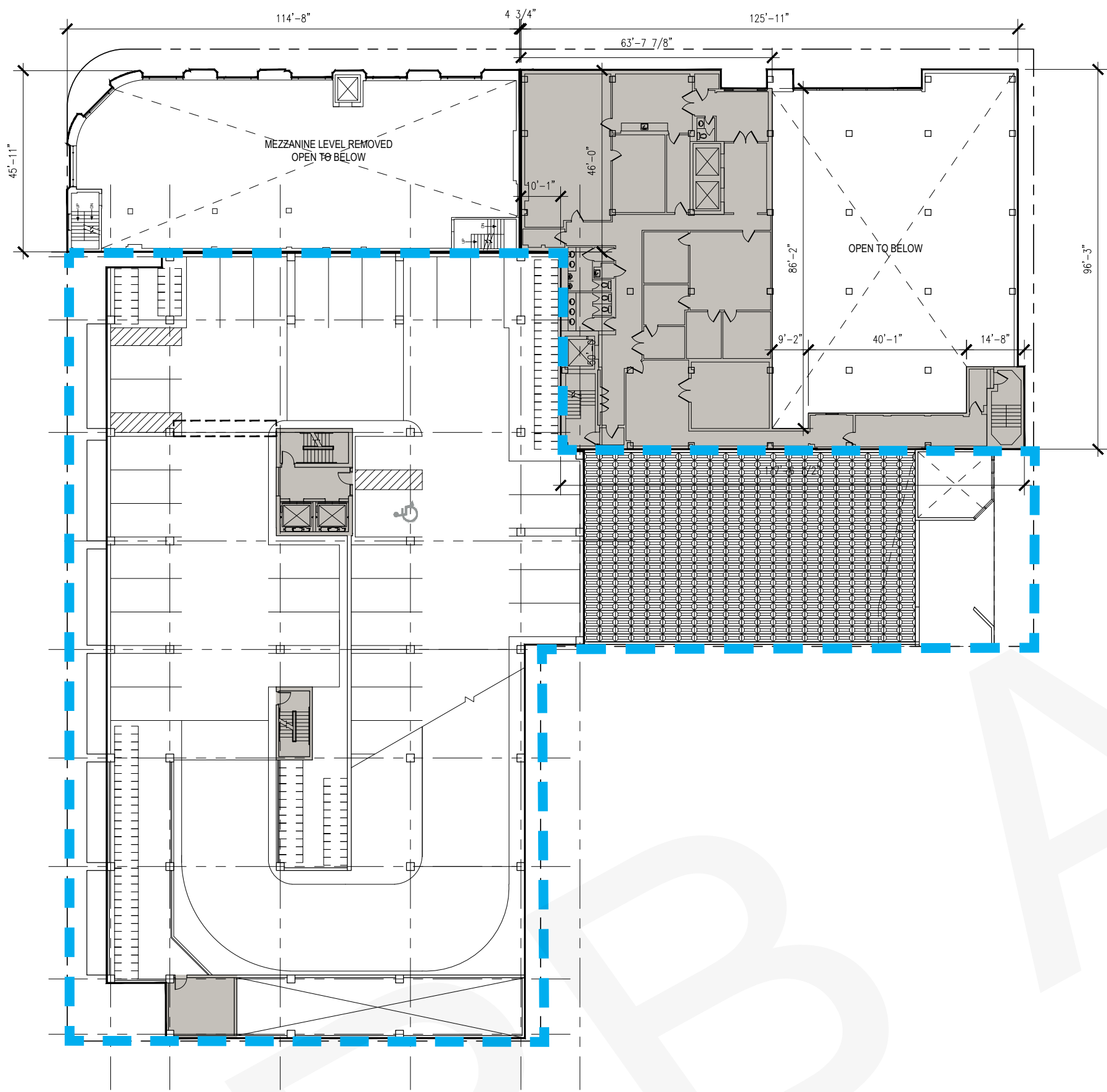
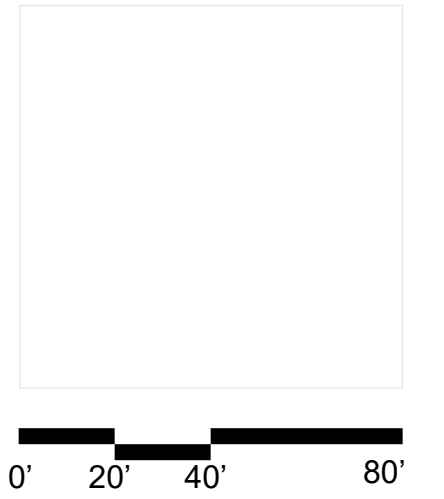
	TOTAL DEVELOPMENT
6985 Abbott Avenue (New Development)	101,303 FAR SF
326 71st Street (Existing 2 Story Building)	10,098 FAR SF
300 71st Street (Existing 6 Story Building)	60,041 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	171,442 FAR SF



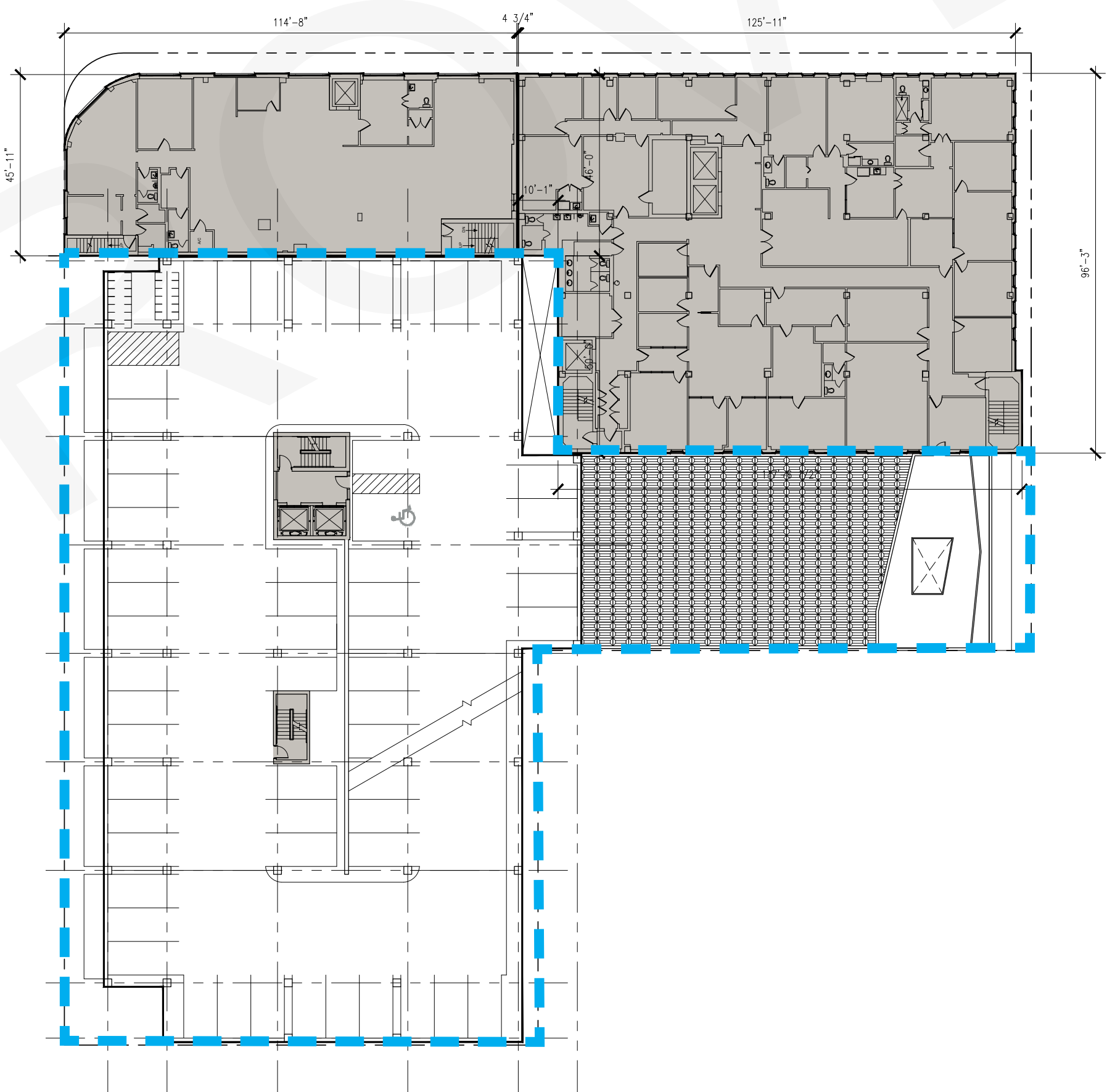
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GROUND FLOOR - FAR

SCALE: 1" = 30'-0"



Level 2 - FAR
Scale: 1" = 40'-0"



Level 3 - FAR
Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

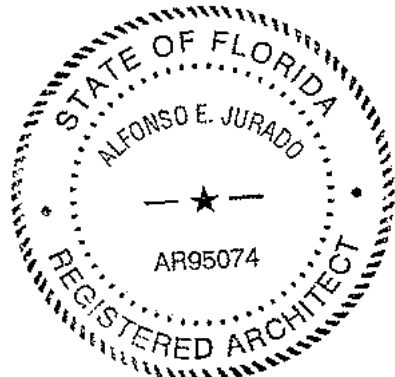
FAR Diagrams

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ALFONSO JURADO AR 95074

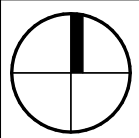
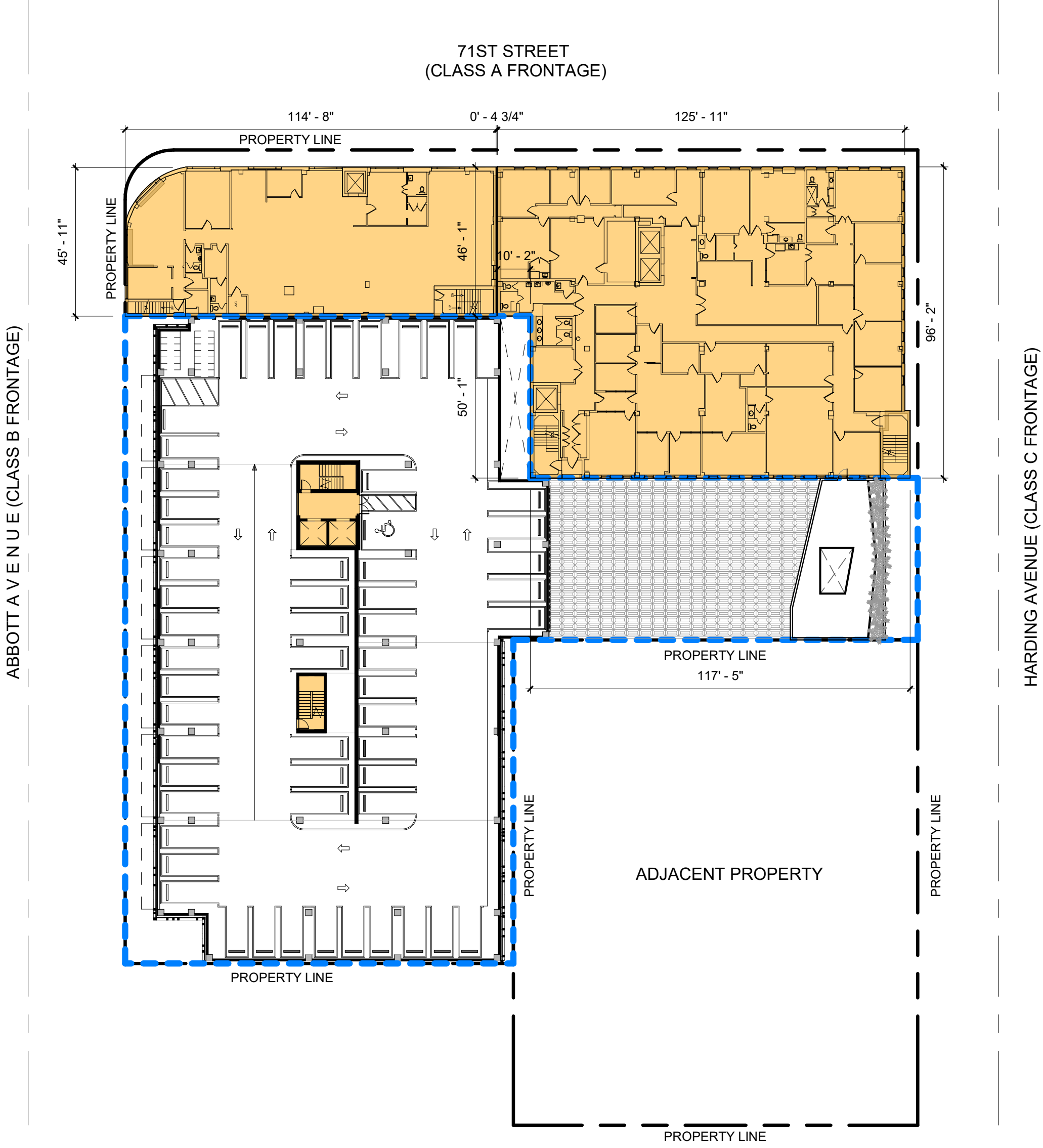
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FAR DIAGRAMS

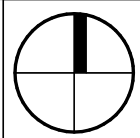
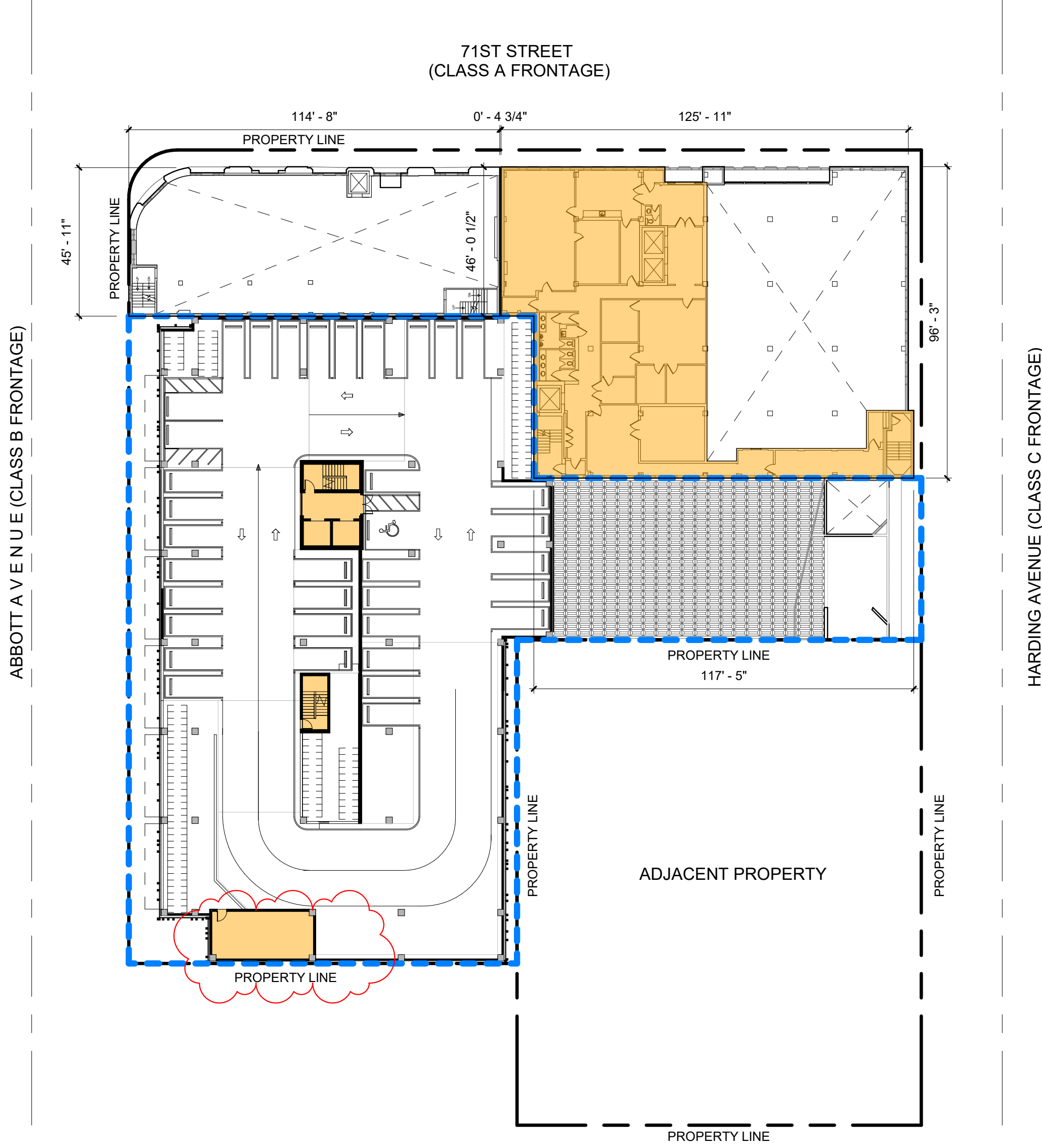
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2

LEVEL 3 - FAR

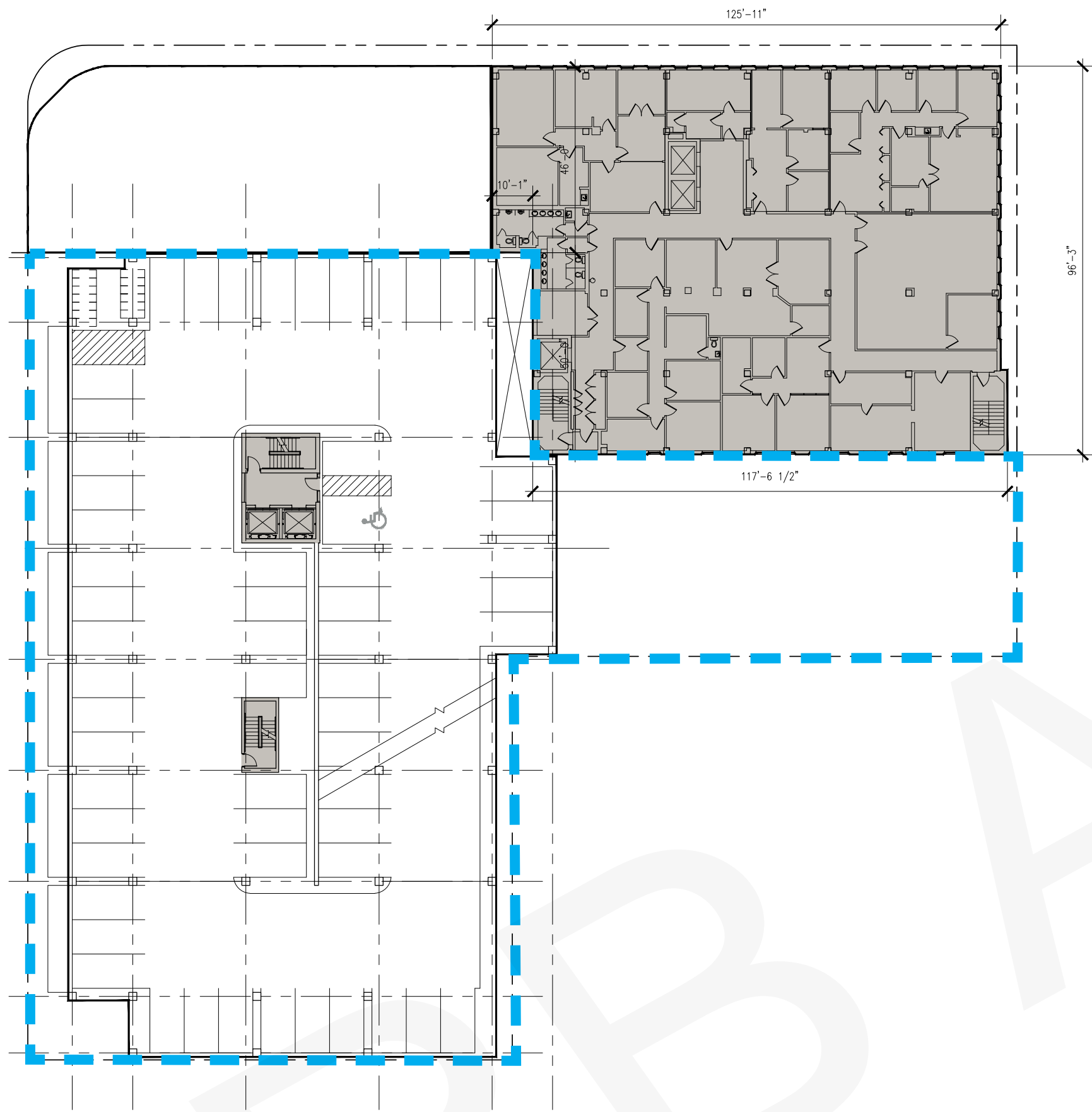
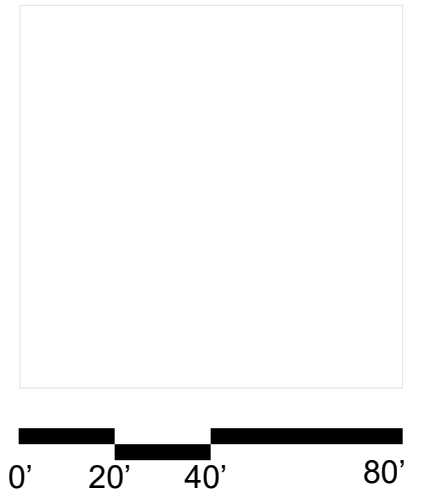
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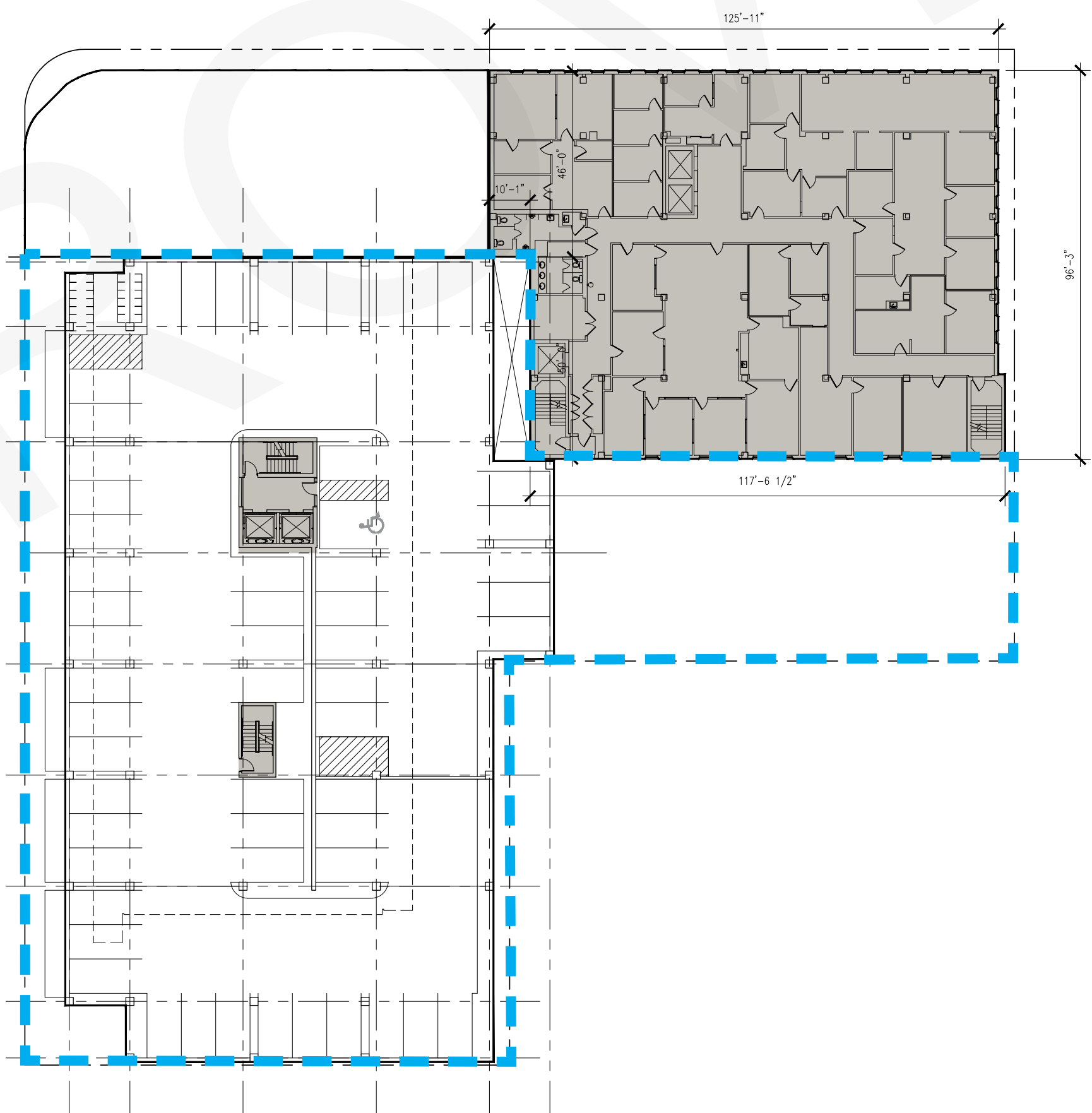
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LEVEL 2 - FAR

SCALE: 1" = 30'-0"



Level 4 - FAR
Scale: 1" = 40'-0"



Level 5 - FAR
Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

FAR Diagrams

Scale: 1" = 40'-0"



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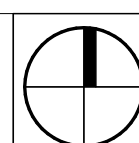
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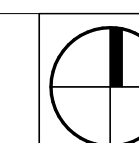
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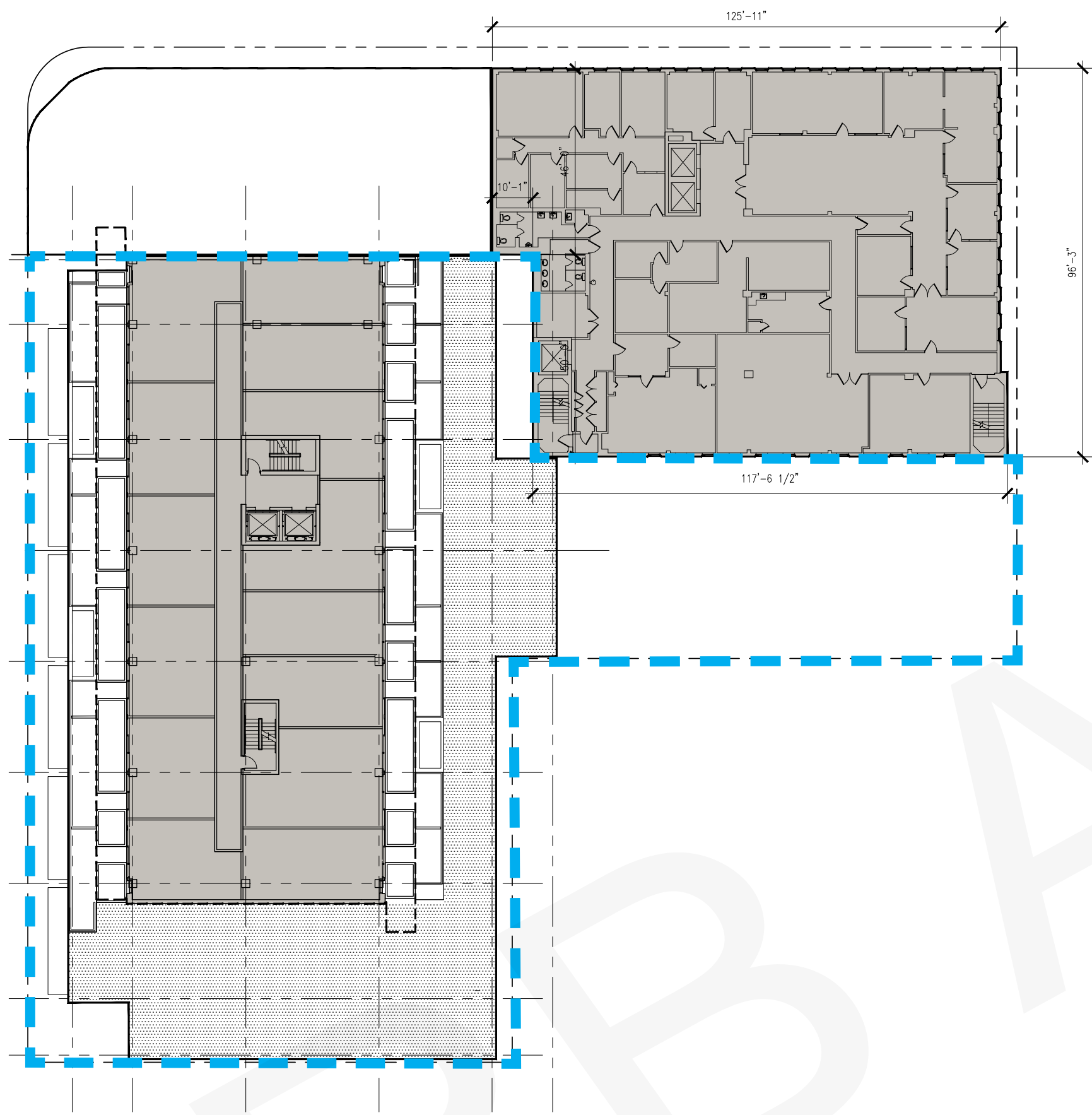
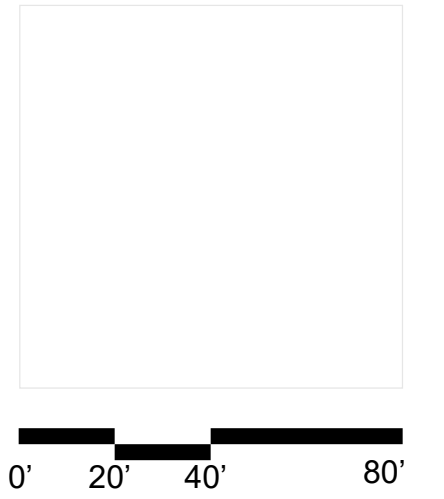
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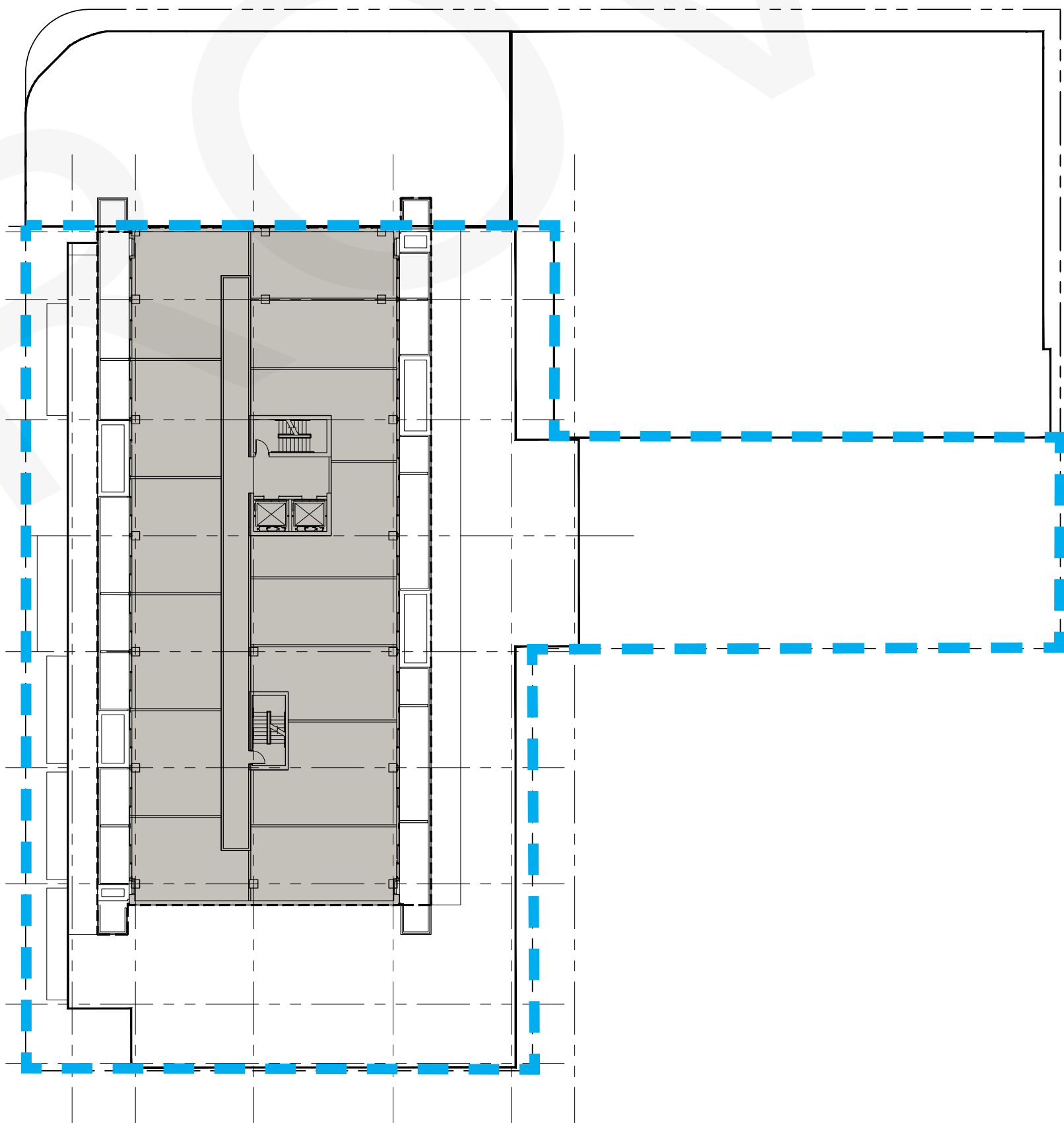
SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



Level 6 - FAR
Scale: 1" = 40'-0"



Level 7 through 13 - FAR
Scale: 1" = 40'-0"

6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"



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08 September 2020

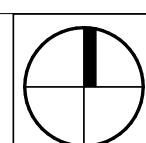
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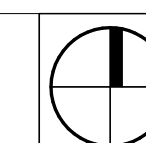
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FAR DIAGRAMS

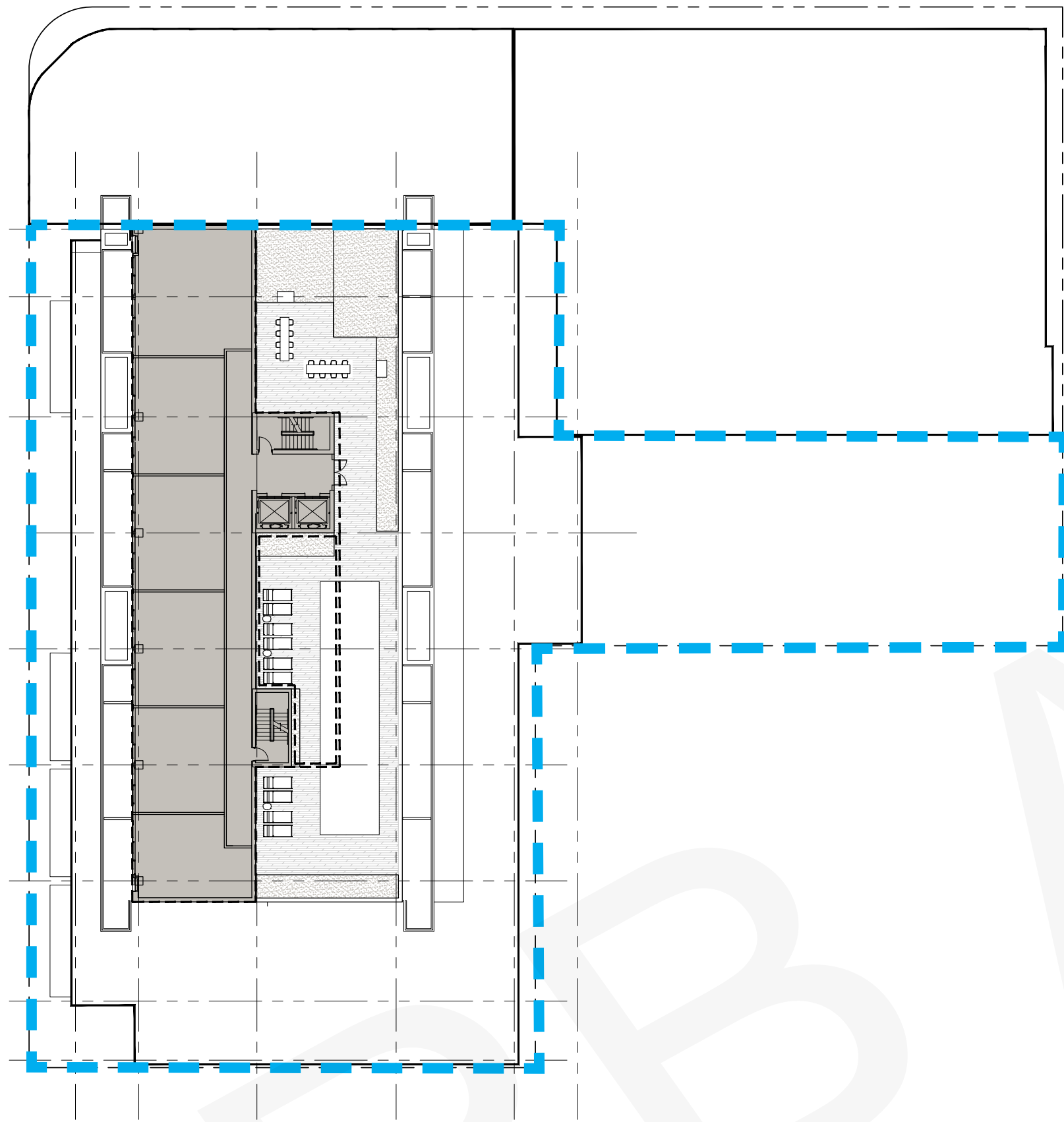
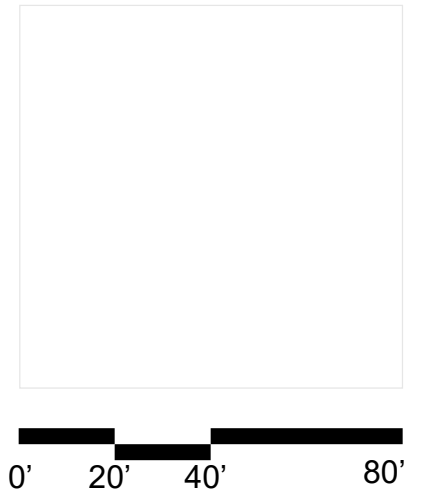
A2-12



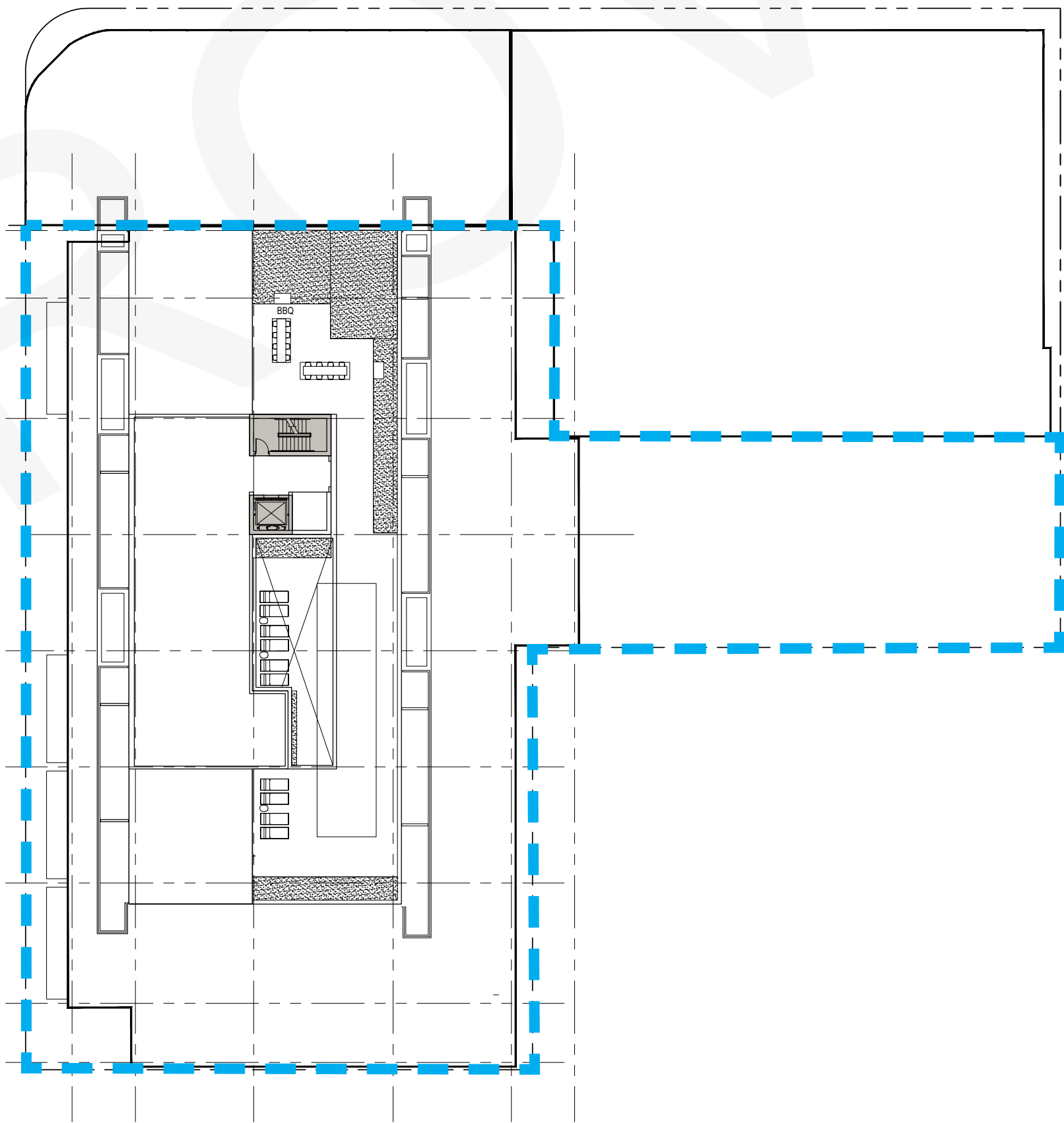
SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



Level 14 - FAR
Scale: 1" = 40'-0"



Roof Plan - FAR
Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

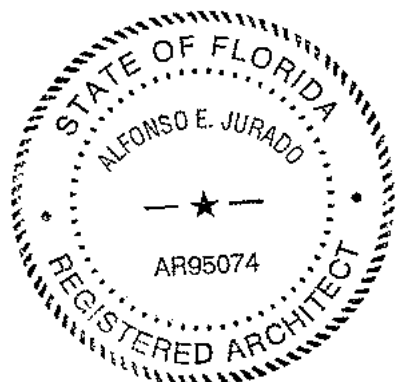
FAR Diagrams

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A2.13



ALFONSO JURADO AR 95074

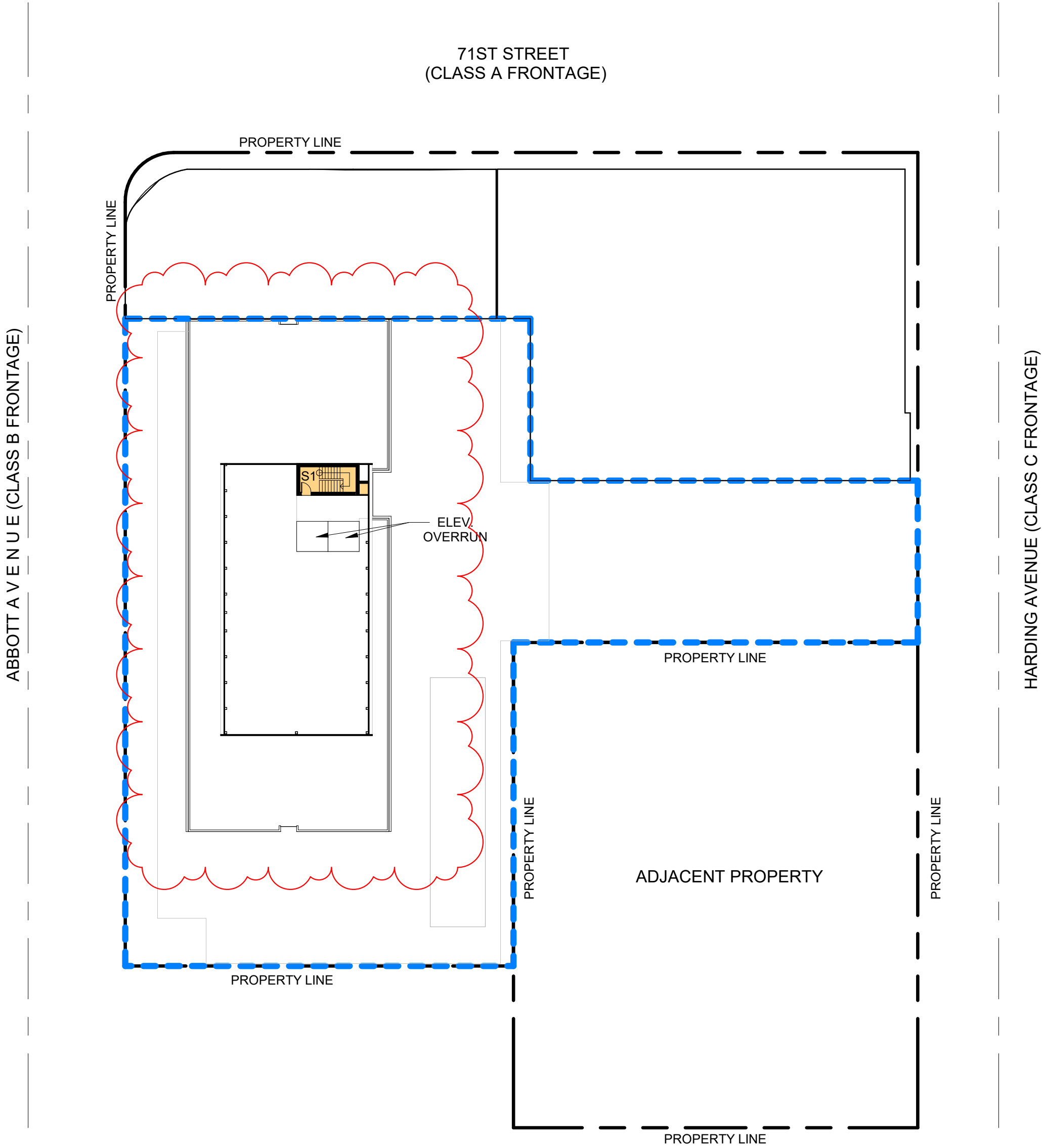
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FAR DIAGRAMS

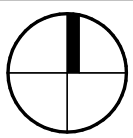
SCALE: As indicated



NEW DEVELOPMENT FAR CALCULATION

NEW DEVELOPMENT

NEW DEVELOPMENT	
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Second Floor	975 FAR SF
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TOTAL FAR (NEW DEVELOPMENT)	101,303 FAR SF



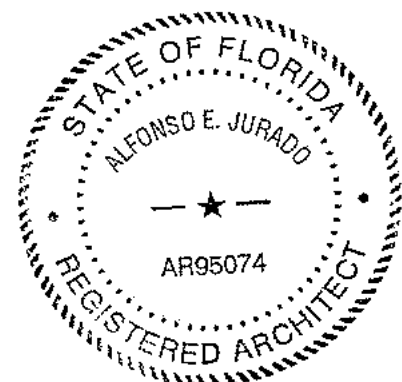
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ROOF - FAR

SCALE: 1" = 30'-0"



6985 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
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CITY OF MIAMI
BEACH TCC-C
ZONING DATA
SHEETS

SCALE: N.T.S.

A2-14

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

TOWN CENTER CENTRAL CORE (TC• C) DISTRICT • ZONING DATA

ITEM #

Project Information

1 Address: 6985 Abbott Avenue, Miami Beach, Florida

a Board and file numbers : DRB19-0462

b Folio number(s): 02-3211-002-0860, 02-3211-002-0870, 02-3211-002-0880, 02-3211-002-0890, 02-3211-002-0920, 02-3211-002-0850, 02-3211-002-0930

c Year constructed: 1948 and 1972 Zoning District: TC-C

d Lot Area: 48,995 Grade value in NGVD: 4.1

e Lot width: 8 Based Flood Elevation:

f Lot Depth: 13 CMB Free Board:

2 Zoning Information

a Base Maximum Height 165' varies 157'-6"

a If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:

b Number of Stories N/A 2 and 6 14

c FAR 3.5

d Gross square footage 171,483 70,139 101,184

3 Uses

a Existing use: Commercial

b Residential: Quantity 117

c Apartment/townhomes: 117

d Workforce housing:

e Affordable housing:

f Co-living:

g Co-living amenity area and %:

h Live-work:

i Total residential units: 117

j Minimum Unit Size: 405

k Residential density proposed (150/acre Max.): 105

Total commercial area: 1794 S.F.

4 Setbacks (As applicable)

a Class A - 71 Street: Required Existing Proposed Deficiencies

Grade to 55 feet 10 feet Arch. Sig. / Nonconforming Arch. Sig. / Nonconforming

Allowable Habitable encroachment 0 feet max. Arch. Sig. / Nonconforming Arch. Sig. / Nonconforming

55 to max. height 25 feet Arch. Sig. / Nonconforming Arch. Sig. / Nonconforming

Allowable encroachment 5 feet max. Arch. Sig. / Nonconforming Arch. Sig. / Nonconforming

b Class A - 72nd Street: Ref.Sec 142-745 e

Grade to max height 20 feet N/A N/A N/A

Allowable Habitable encroachment 5 feet max. N/A N/A N/A

c Class A - Collins Avenue: Ref.Sec 142-745 e

Grade to 55 feet 10 feet N/A N/A N/A

55 feet to 125 feet 20 feet N/A N/A N/A

125 feet to max height 35 feet N/A N/A N/A

Allowable Habitable encroachment 5 feet max. N/A N/A N/A

d Class A - Indian Creek: Ref.Sec 142-745 e

Grade to max height 10 feet N/A N/A N/A

Allowable encroachment 5 feet max. N/A N/A N/A

e Class B - Abbott Avenue and Dickens Avenue: Ref. Sec 142.745(f)

Grade to max height 10 feet Arch. Sig. Comply See A4.1 None

Allowable Habitable encroachment 5 feet max. Arch. Sig. Comply See A3.1-A3.9 None

f Class B - 69th Street: Ref. Sec 142.745(f)

Grade to 55 feet 10 feet N/A N/A N/A

55 to max. height 125 feet N/A N/A N/A

Allowable Habitable encroachment 5 feet max. N/A N/A N/A

g Class C - Byron Avenue: Ref. Sec 142.745(g)

Grade to max height 10 feet N/A N/A N/A

Allowable Habitable encroachment 7 feet max. N/A N/A N/A

h Class C - Carlyle Avenue and Harding Avenue: Ref. Sec 142.745(g)

Grade to max height 10 feet Arch. Sig. Comply See A4.5 None

Allowable Habitable encroachment 7 feet max. Arch. Sig. Comply See A3.1-A3.9 None

i Class D - 70 Street Alley line: N/A

Grade to max height 10 feet N/A N/A N/A

Allowable Habitable encroachment 3 feet max. N/A N/A N/A

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

4 Setbacks

Required Existing Proposed Deficiencies

j Interior side: Ref. Sec 142.744

Grade to 55 feet on lots greater than 110 fet wide, or Grade to 75 feet on lots 110 feet wide or less. 0 feet COMPLIANT

Allowable Habitable encroachment 0 feet max. COMPLIANT

55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less. 30 feet COMPLIANT

Allowable Habitable encroachment 10 feet max. COMPLIANT

k Rear abutting an alley (except 70th Street Alley): Ref. Sec 142.744

Grade to 55 feet 5 feet N/A

Allowable Habitable encroachment 0 feet max. N/A

55 to max. height 20 feet N/A

Allowable Habitable encroachment 10 feet max. N/A

l Rear abutting a parcel: Ref. Sec 142.744

Grade to 55 feet 0 feet COMPLIANT

Allowable Habitable encroachment 0 feet max. COMPLIANT

55 to max. height 30 feet COMPLIANT

Allowable Habitable encroachment 10 feet max. COMPLIANT

5 Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.

Class A Class B Class C Class D Interior side Rear abutting an alley (except 70th St. Rear abutting a parcel

6 All Frontages

10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed. Arch. Sig. / Nonconform. Compliant Compliant N/A N/A N/A N/A

Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachmeent in table, see 172-75 (a)(4) N/A Compliant Compliant N/A N/A N/A N/A

Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.) N/A Compliant Compliant N/A N/A N/A N/A

Min separation between towers in a site is 60' N/A Compliant Compliant N/A N/A N/A N/A

Facade articulation-- length of 240' or greater shall comply N/A Compliant Compliant N/A N/A N/A N/A

Access to upper levels directly from pedestrian path Compliant Compliant Compliant N/A N/A N/A N/A

Min 70% clear glass with view to the interior. Arch. Sig. / Nonconform. Compliant Non-conforming Building N/A N/A N/A N/A

A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements. Arch. Sig. / Nonconform. Compliant Compliant N/A N/A N/A N/A

Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels. N/A N/A N/A N/A N/A N/A

Facade articulation-- length of 240' or greater shall comply N/A Compliant Compliant N/A N/A N/A N/A

7 Parking

Shall be entirely screened from PRW view and pedestrian path. N/A Compliant Compliant N/A N/A N/A Comply

Shall be architecturally screened or w/ habitable space N/A Compliant Compliant N/A N/A N/A Comply

May encroach into setback at a height from 25' to 55' up to the distance N/A Compliant Compliant N/A N/A N/A Comply

Rooftop and surface parking w/ solar carports or landscape. N/A N/A N/A N/A N/A Comply

8 Loading

Required location behind minimum habitable depth required. N/A Compliant Compliant N/A N/A N/A Comply

Properties over 45 k, loading shall turn internal to the site N/A Compliant Compliant N/A N/A N/A Comply

Driveway for loading and parking shal be combined unless waived by N/A Compliant Compliant N/A N/A N/A Comply

Trash rooms shall be located in loading areas. N/A Compliant Compliant N/A N/A N/A Comply

Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district. N/A N/A N/A N/A N/A

Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:

9 Class A (71st, 72nd street, Indian Creek, Collins Ave)

Existing Architectural Significant and Nonconforming Building to to remain (N/A)

Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD N/A

Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required N/A

1. Min depth of hab. space =50'-0" from bldg façade N/A

2. Ground floor- Commercial and hotel uses N/A

3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade. N/A

4. Parking at ground floor and surface setback 50'-0" from bldg façade. N/A

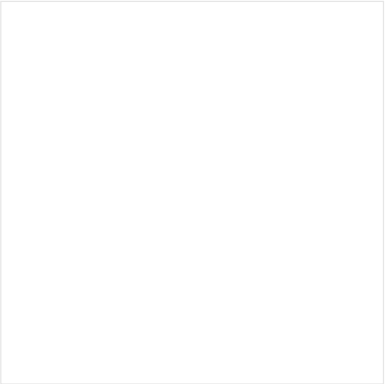
Loading prohibited unles is the only site access. N/A

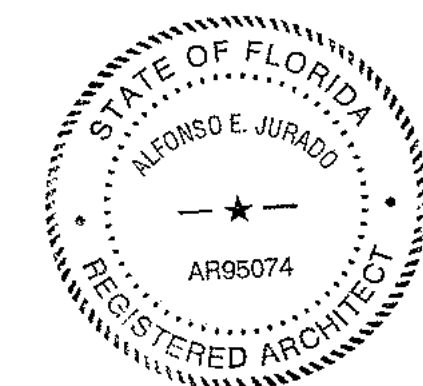
Driveways & vehicle access prohibited, unless is the only access N/A

If only one street access--driveway max 22' in width N/A

MIAMI BEACH Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550				
	Driveway for loading and parking shal be combined unless waived by DRB	N/A		
	Driveways dist min 60' apart.	N/A		
	Driveways with mount. Curb.	N/A		
	Off-street Loading prohibited, unless is the only access	N/A		
	On-street loading is prohibited.	N/A		
10	Class B (69th Street, Abbott, Dickens Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.1		
	1. Min depth of hab. space =45'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.	Comply See A3.1		
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply See A3.1		
	Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".	N/A		
	Driveways dist min 60' apart.	N/A		
	Driveways with mount. Curb.	N/A		
	Driveway for loading and parking shall be combined unless waived by DRB	Comply See A3.1		
	Loading location behind minimum habitable depth-45' required.	Comply See A3.1		
	Off-street Loading prohibited, unless is the only access or the other is class A.	Comply See A3.1		
	On-street loading is prohibited.	Acknowledge		
11	Class C (Byron, Harding, Carlyle Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.4		
	1. Min depth of hab. space =20'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	N/A		
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.	Comply See A3.1		
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply See A3.1		
	Driveway for loading and parking shall be combined unless waived by DRB	Comply See A3.1		
	Driveways w max 24' in width	Comply See A3.1		
	Driveways dist min 30' apart. Or waived by DRB	N/A		
	Driveways with mount. Curb.	Comply See A3.1		
	Loading location behind minimum habitable depth-20' required.	Comply See A3.1		
12	Class D (70th Street alley)			
	Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A		
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required	N/A		
	1. Min depth of hab. space =20'-0" from bldg façade	N/A		
	2. Ground floor- Residential, commercial and hotel uses	N/A		
	3. Building can be recessed back for a plaza with no floor above.	N/A		
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian	N/A		
	Driveways and Loading prohibited	N/A		
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")	N/A		
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N/A		
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N/A		
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N/A		
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N/A		
13	Parking (District # 8)	Required	Existing	Proposed
	Total # of parking spaces	168	116	218
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	please refer A2.2		101
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	please refer A2.2		108
	Electric Vehicles Parking spaces (2%)	5		5
	Parking Space Dimensions	18' X 8'-6"		18' X 8'-6"
	Parking Space configuration (45o, 60o, 90o, Parallel)	0		0
	ADA Spaces	6		6
	Tandem Spaces	0		0
	Drive aisle width	22		22
	Valet drop off and pick up	0		0
	Loading zones and Trash collection areas	3		3
	Bicycle parking, location and Number of racks	125		154
14	Restaurants, Cafes, Bars, Lounges, Nightclubs			
	Type of use			N/A
	Number of seats located outside on private property			N/A

MIAMI BEACH Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550		
	Number of seats inside	N/A
	Total number of seats	N/A
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A
	Total occupant content	N/A
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A
	Proposed hours of operation	N/A
	Is this an NIE? (Neighboot Impact stablishment, see CMB 142-741 (5))	N/A
	Is dancing and/or entertainment proposed ? (see CMB 114)	N/A
Notes: If not applicable write N/A Additional data or information must be presented in the format outlined in this section		





ALFONSO JURADO AR 95074

[illegible]

SCALE: N.T.S.

Driveway for loading and parking shall be combined unless waived by DRB	N/A				
Driveways dist min 60' apart.	N/A				
Driveways with mount. Curb.	N/A				
Off-street Loading prohibited, unless is the only access	N/A				
On-street loading is prohibited.	N/A				
10 Class B (69th Street, Abbott, Dickens Avenue)					
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.1				
1. Min depth of hab. space =45'-0" from bldg façade	Comply See A2.7				
2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1				
3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1				
4. Parking at ground floor and surface setback 45'-0" from bldg façade.	Comply See A3.1				
Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply See A3.1				
Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".	N/A				
Driveways dist min 60' apart.	N/A				
Driveways with mount. Curb.	N/A				
Driveway for loading and parking shall be combined unless waived by DRB	Comply See A3.1				
Loading location behind minimum habitable depth-45' required.	Comply See A3.1				
Off-street Loading prohibited, unless is the only access or the other is class A.	Comply See A3.1				
On-street loading is prohibited.	Acknowledge				
11 Class C (Byron, Harding, Carlyle Avenue)					
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.4				
1. Min depth of hab. space =20'-0" from bldg façade	Comply See A2.7				
2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1				
3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1				
4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	N/A				
5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.	Comply See A3.1				
Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply See A3.1				
Driveway for loading and parking shall be combined unless waived by DRB	Comply See A3.1				
Driveways w max 24' in width	Comply See A3.1				
Driveways dist min 30' apart. Or waived by DRB	N/A				
Driveways with mount. Curb.	Comply See A3.1				
Loading location behind minimum habitable depth-20' required.	Comply See A3.1				
12 Class D (70th Street alley)					
Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A				
Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required	N/A				
1. Min depth of hab. space =20'-0" from bldg façade	N/A				
2. Ground floor- Residential, commercial and hotel uses	N/A				
3. Building can be recessed back for a plaza with no floor above.	N/A				
4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian	N/A				
Driveways and Loading prohibited	N/A				
Setback of 10'• 0" shall contained pedestrian path.(min 5'-0")	N/A				
Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N/A				
Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N/A				
Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N/A				
Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N/A				
13	Parking (District # 8)	Required	Existing	Proposed	Deficiencies
	Total # of parking spaces	168	116	207	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	please refer A2.2		101	
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	please refer A2.2		108	
	Electric Vehicles Parking spaces (2%)	5		5	
	Parking Space Dimensions	18' X 8'-6"		18' X 8'-6"	
	Parking Space configuration (45o, 60o, 90o, Parallel)	0		0	
	ADA Spaces	6		6	
	Tandem Spaces	0		0	
	Drive aisle width	22		22	
	Valet drop off and pick up	0		0	
	Loading zones and Trash collection areas	3		3	
	Bicycle parking, location and Number of racks	125		154	
14	Restaurants, Cafes, Bars, Lounges, Nightclubs				
	Type of use				N/A
	Number of seats located outside on private property				N/A

Number of seats inside	N/A
Total number of seats	N/A
Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A
Total occupant content	N/A
Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A
Proposed hours of operation	N/A
Is this an NIE? (Neighboot Impact establishment, see CMB 142-741 (5))	N/A
Is dancing and/or entertainment proposed ? (see CMB 114)	N/A

Additional data or information must be presented in the format outlined in this section

Unit Breakdown By Floor

Level	Unit Size	Designation	Quantity	Total SF
Roof	N/A	N/A	N/A	N/A
14	553 NSF	1BR / 1BA	1 Units	553 NSF
	550 NSF	1BR / 1BA	1 Units	550 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	902 NSF	2BR / 1BA	1 Units	902 NSF
	TOTAL PER FLOOR		6 Units	3,813 NSF
13	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
12	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
11	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
10	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
9	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF

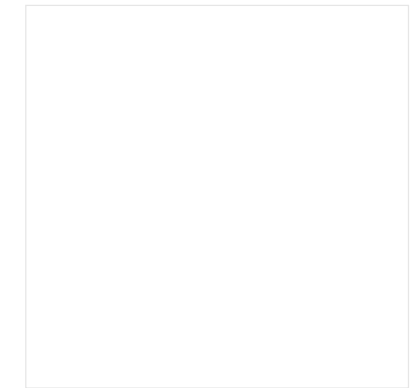
Level	Unit Size	Designation	Quantity	Total SF
8	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
7	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
6	550 NSF	1BR / 1BA	2 Units	1,100 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	2 Units	1,132 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	660 NSF	1BR / 1BA	1 Units	660 NSF
	TOTAL PER FLOOR		14 Units	8,609 NSF
5	N/A	N/A	N/A	0
4	N/A	N/A	N/A	0
3	N/A	N/A	N/A	0
2	N/A	N/A	N/A	0
Ground	N/A	N/A	N/A	0
	Average Unit Size		Total Units	Total NSF
	616 NSF		118 Units	72,685 NSF



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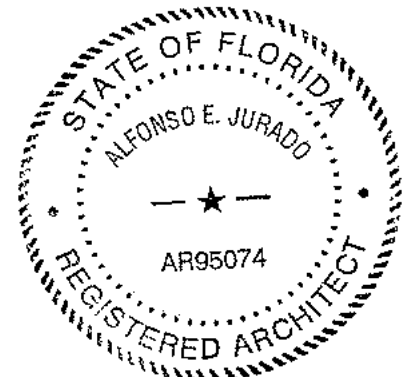
Miami Beach, Florida

Unit Breakdown

Scale: None

6985 Abbott Avenue

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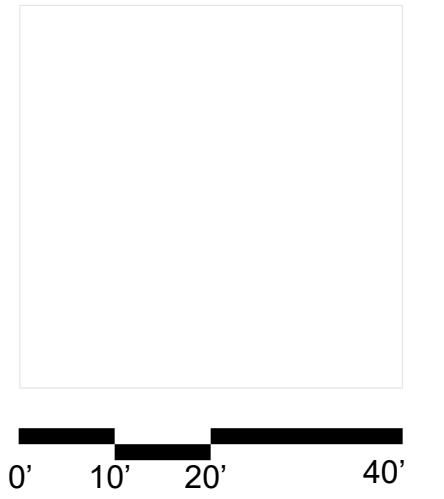
Issue #	Issue Date / For	
1	Date 1	Revision 1

UNIT
BREAKDOWN

SCALE: N.T.S.

Level	Unit Size	Designation	Quantity	Total SF
Roof	N/A	N/A	N/A	N/A
14	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
13	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
12	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
11	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
10	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF

Level	Unit Size	Designation	Quantity	Total SF
9	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
8	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
7	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
6	550 NSF 859 NSF 590 NSF 966 NSF 712 NSF 405 NSF	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 1BR / 1BA	1 Units 1 Units 8 Units 1 Units 1 Units 1 Units	550 NSF 859 NSF 4,720 NSF 966 NSF 712 NSF 405 NSF
TOTAL PER FLOOR			13 Units	8,212 NSF
5	N/A	N/A	N/A	0
4	N/A	N/A	N/A	0
3	N/A	N/A	N/A	0
2	N/A	N/A	N/A	0
Ground	N/A	N/A	N/A	0
Average Unit Size		Total Units	Total NSF	
680 NSF		117 Units	73,908 NSF	



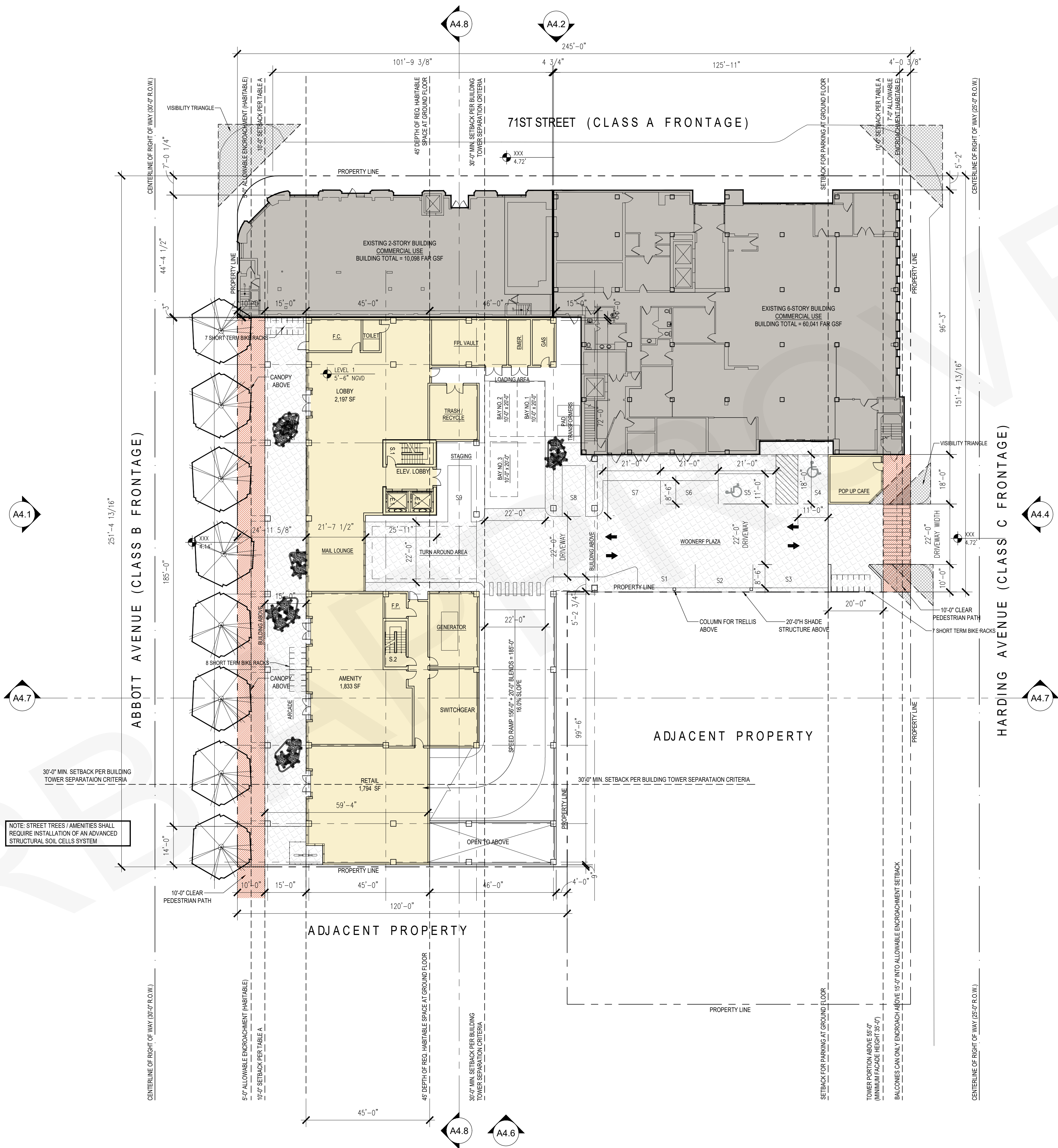
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Ground Level Plan
Scale: 1" = 20'-0"



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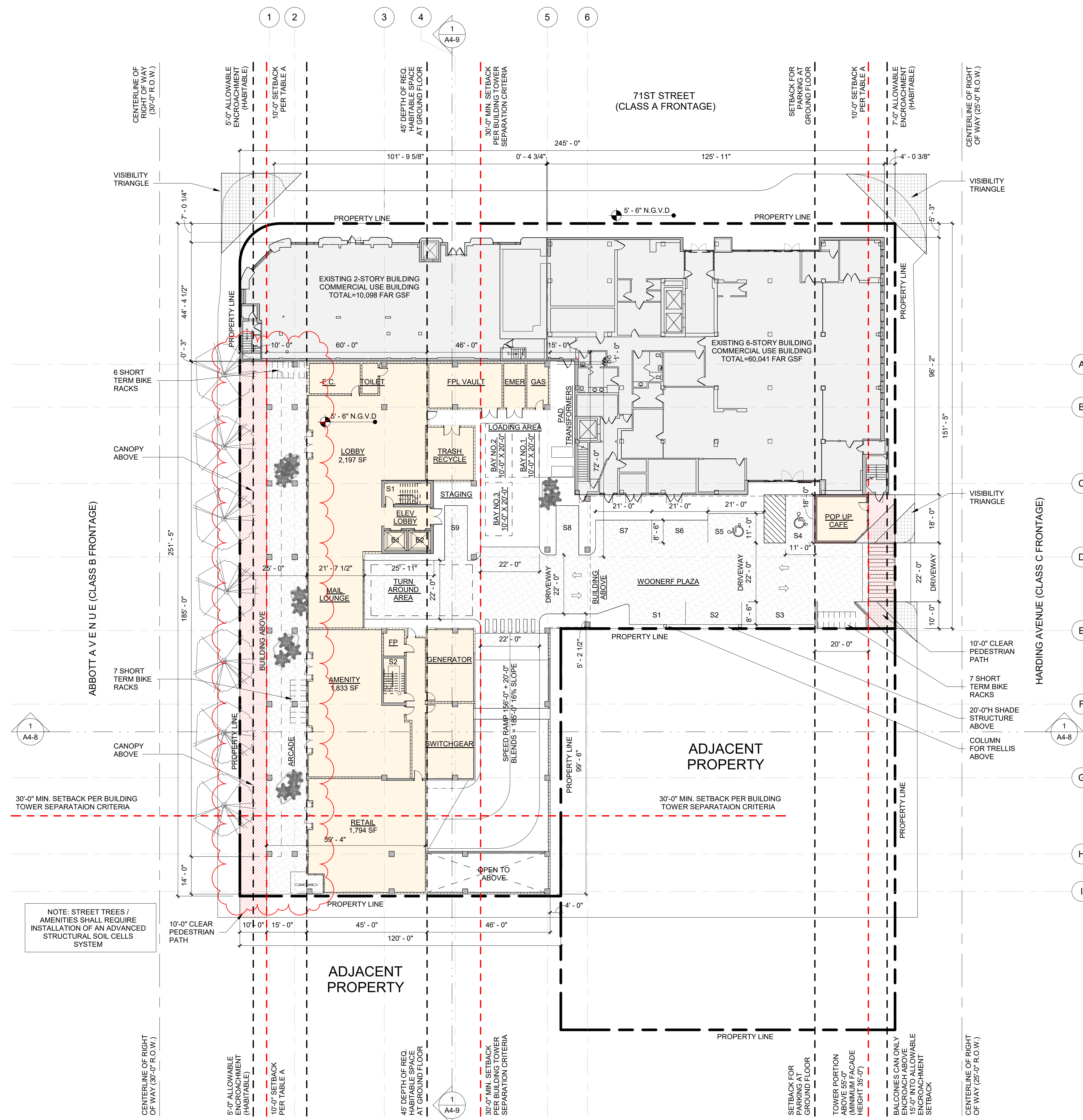
A3.1





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SCALE: 1" = 20'-0"



1

GROUND LEVEL PLAN

SCALE: 1" = 20'-0"

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Miami Beach, Florida

Second Level Plan

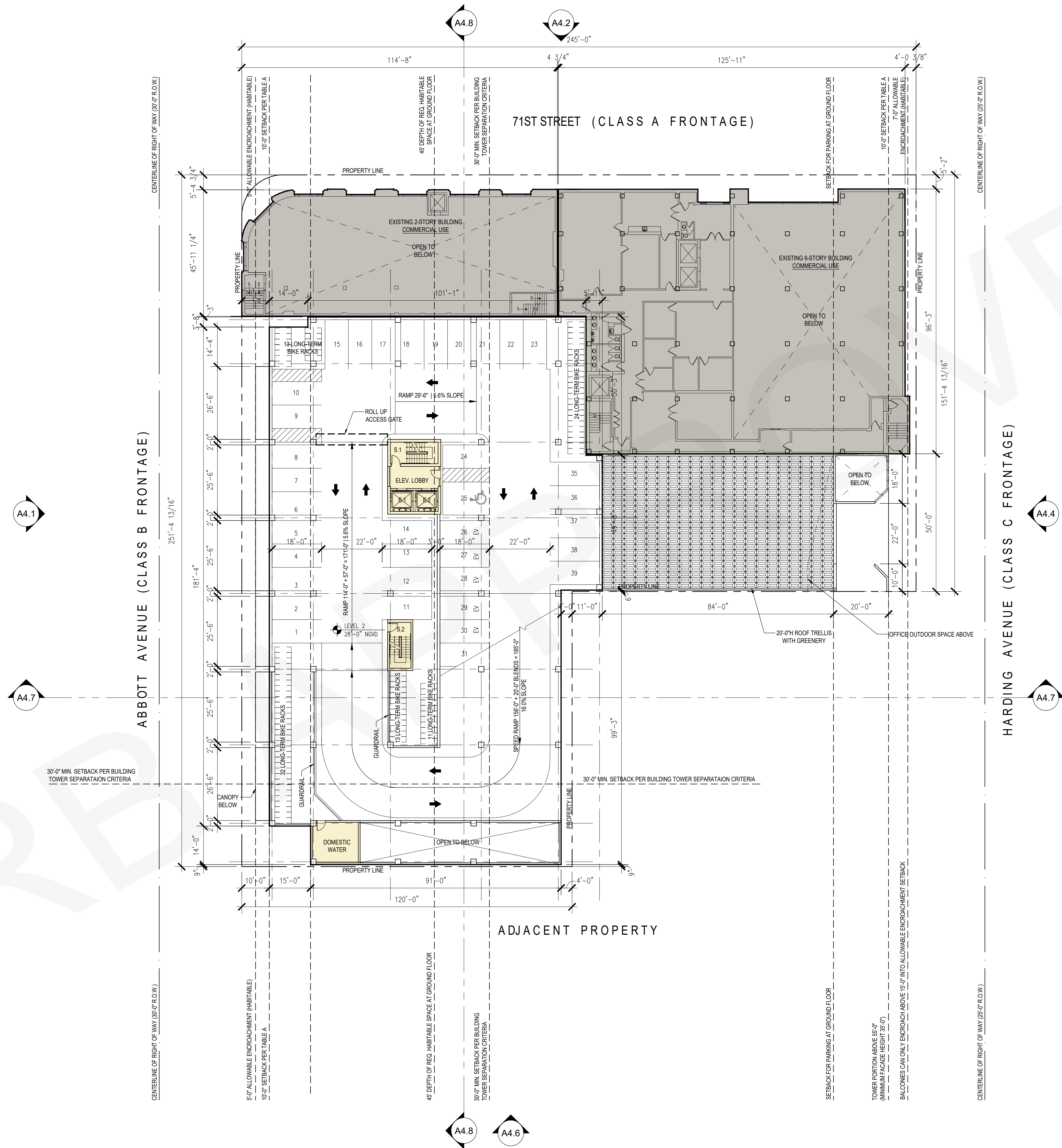
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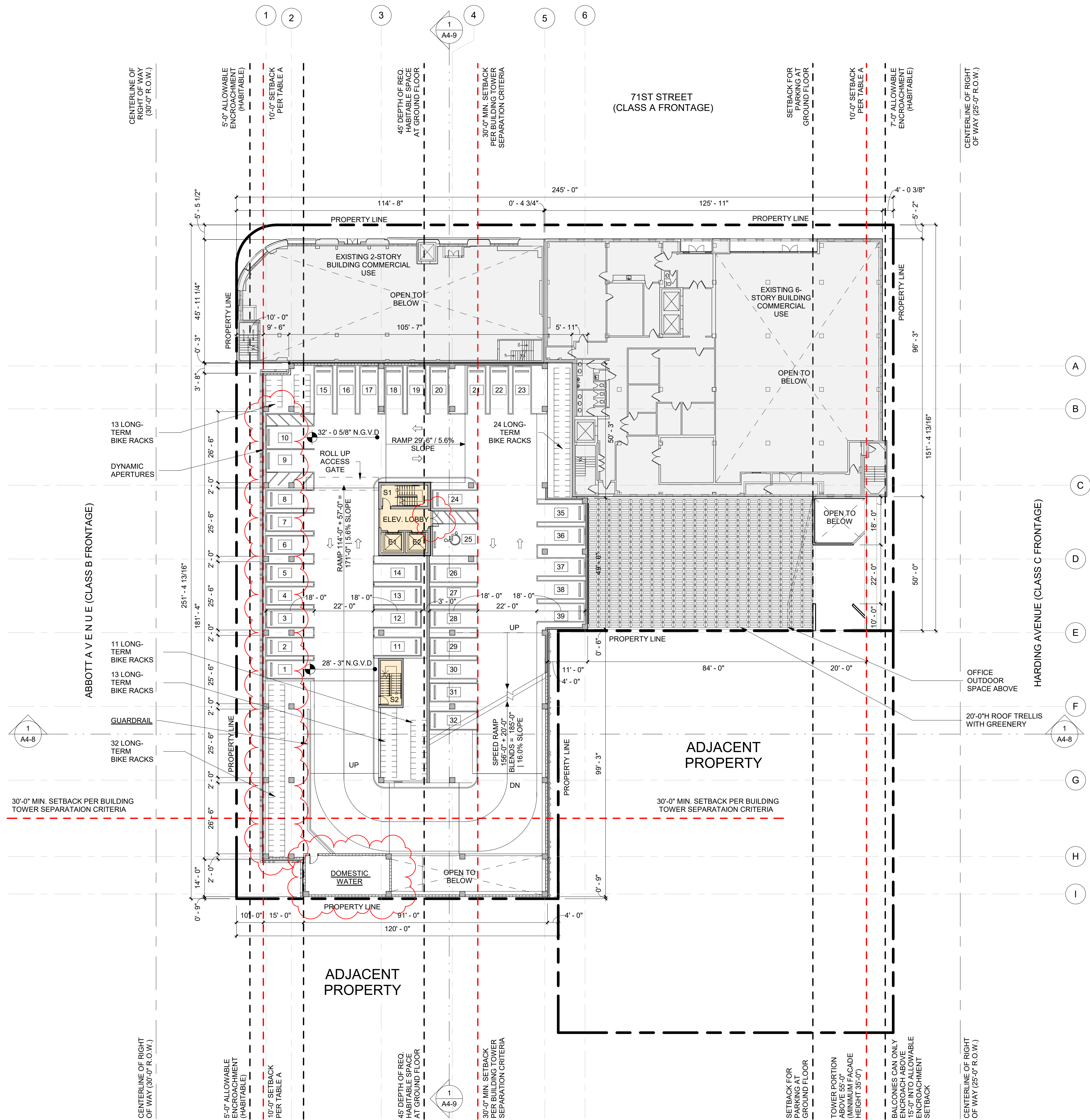
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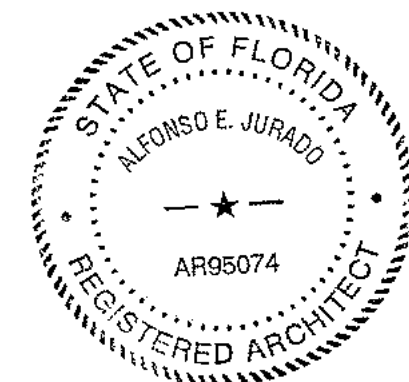
A3.2

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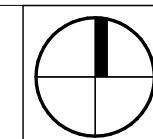
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1	Date 1 Revision 1

SECOND LEVEL
PLAN (PARKING)

SCALE: 1" = 20'-0"



1

SECOND LEVEL PLAN

SCALE: 1" = 20'-0"

A3-2

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Miami Beach, Florida

Miami Beach, Florida

Third Level Plan

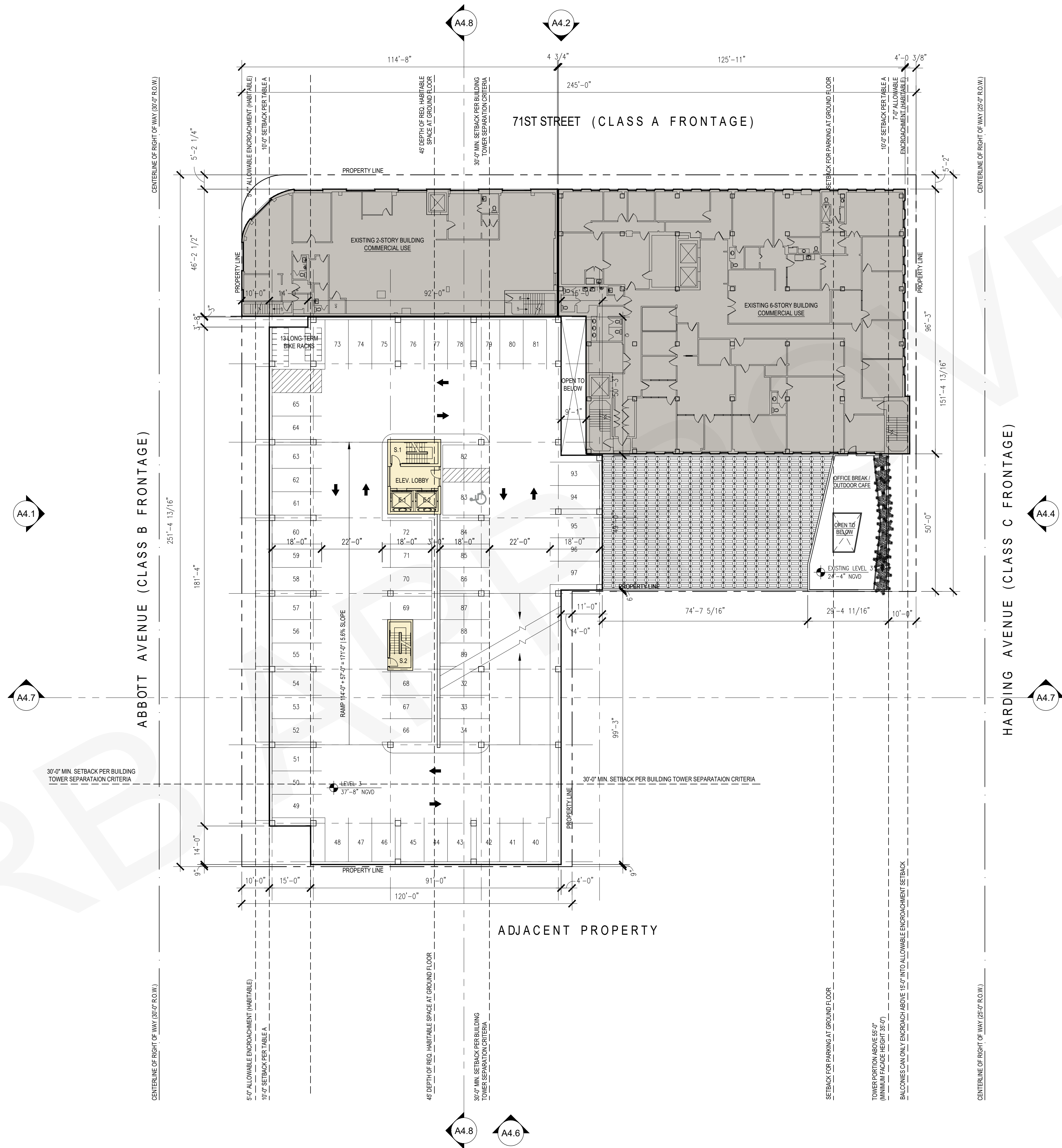
Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

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A3.3

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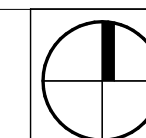




Issue #	Issue Date / For
1	Date 1 Revision 1

SCALE: 1" = 20'-0"

A3-3



1

SCALE: 1" = 20'-0"

A number line starting at 0 and ending at 40. There are tick marks at 0, 10, 20, and 40. A solid black bar is drawn from 10 to 20, representing the jump in the problem.

6985 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

Fourth Level Plan

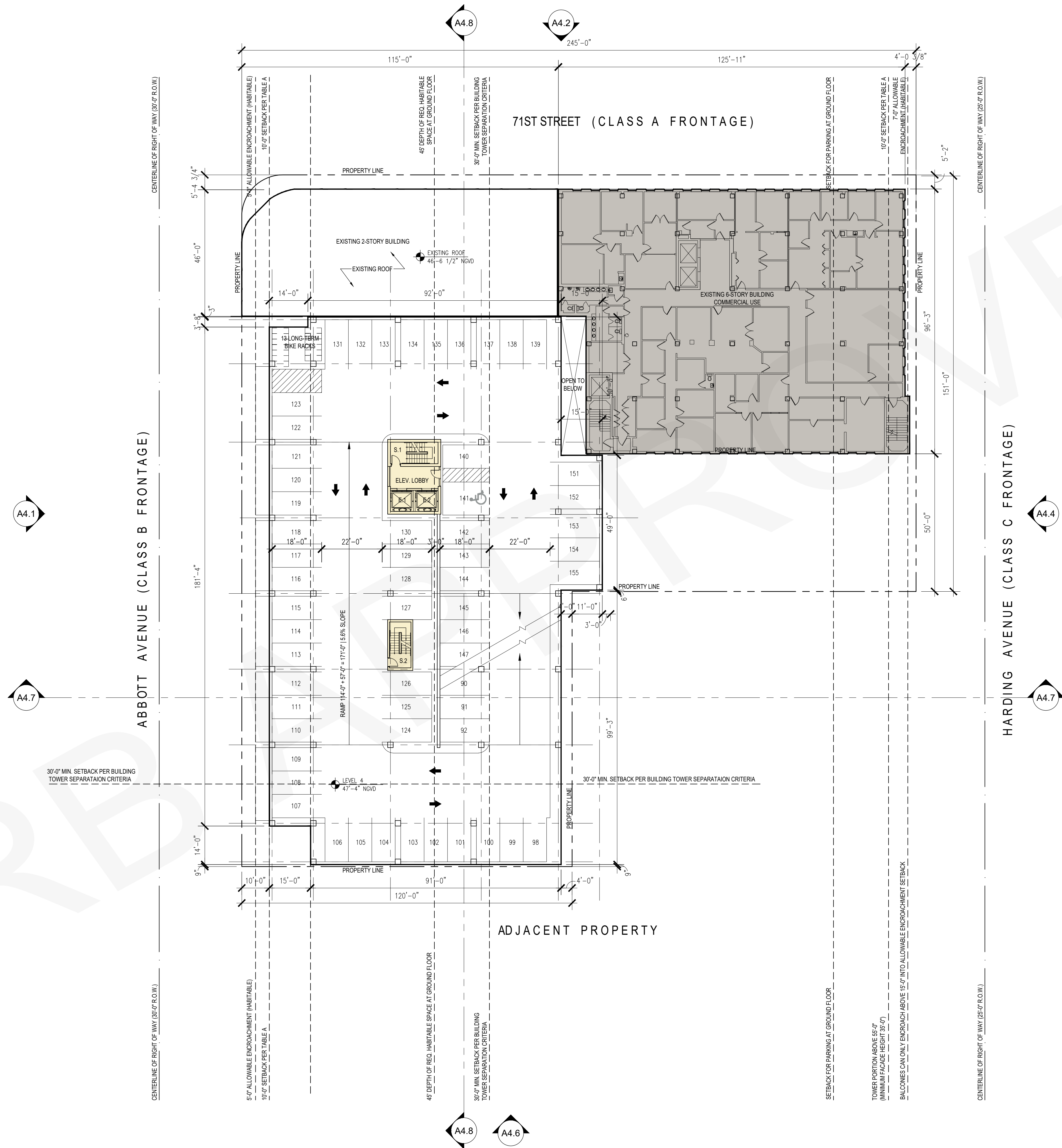
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Scale: 1" = 20'-0"

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A3.4

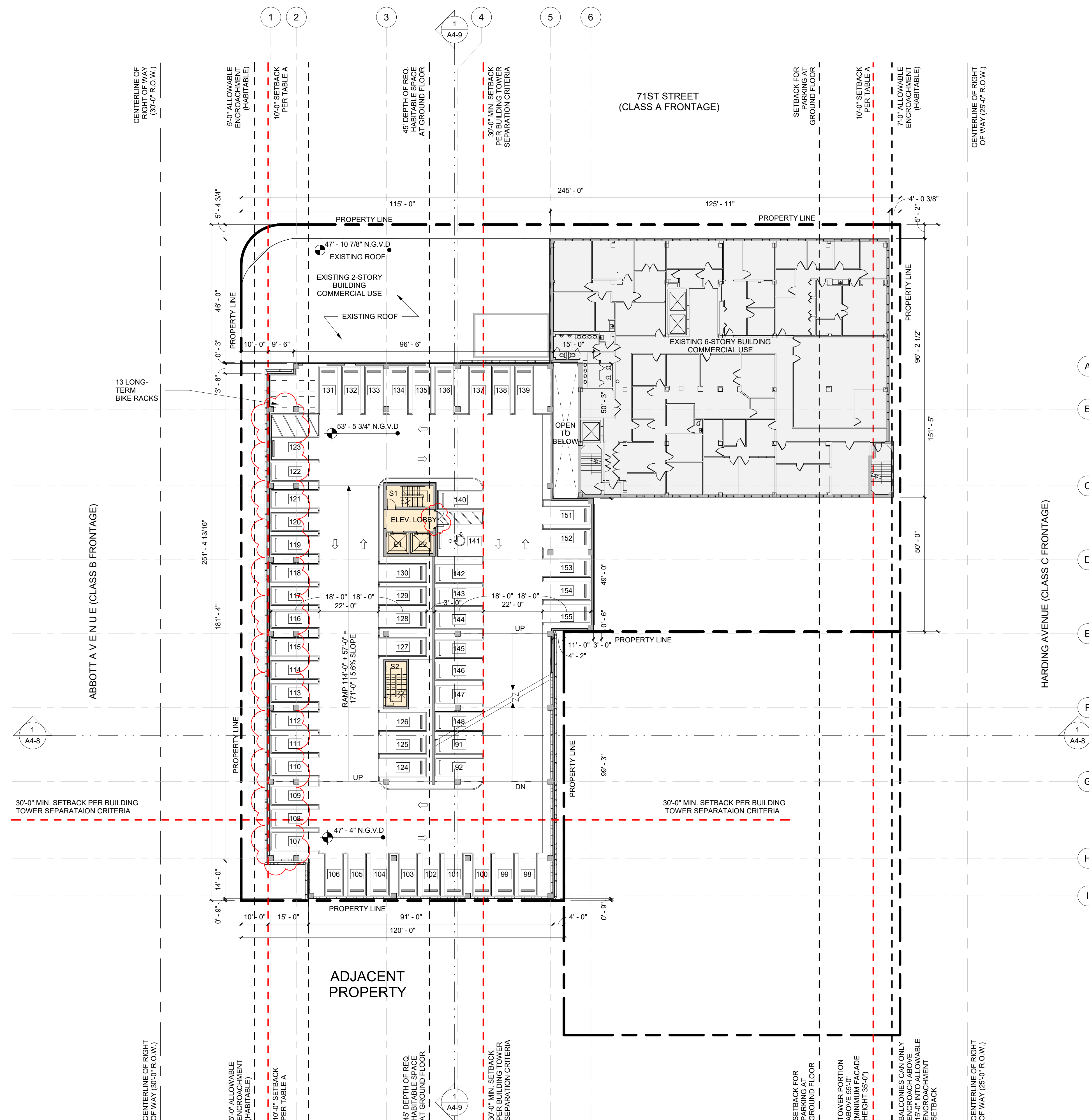
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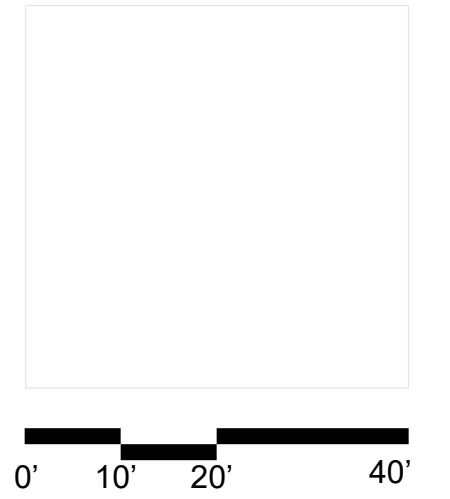




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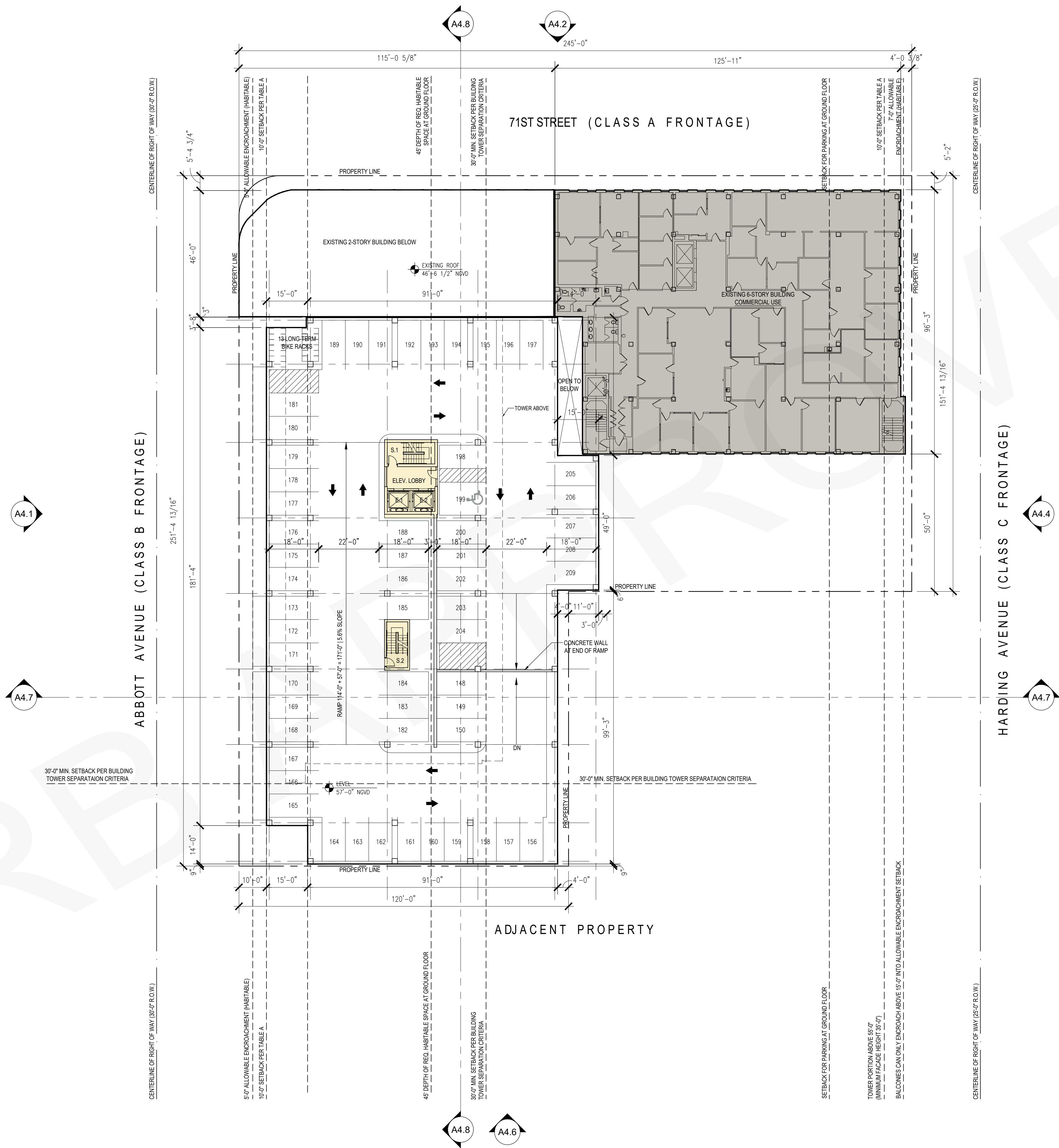
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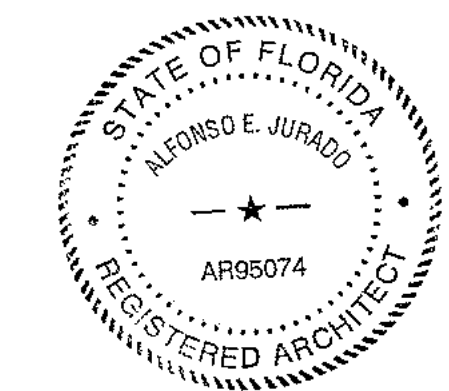


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Fifth Level Plan
Scale: 1" = 20'-0"



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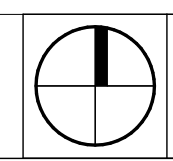
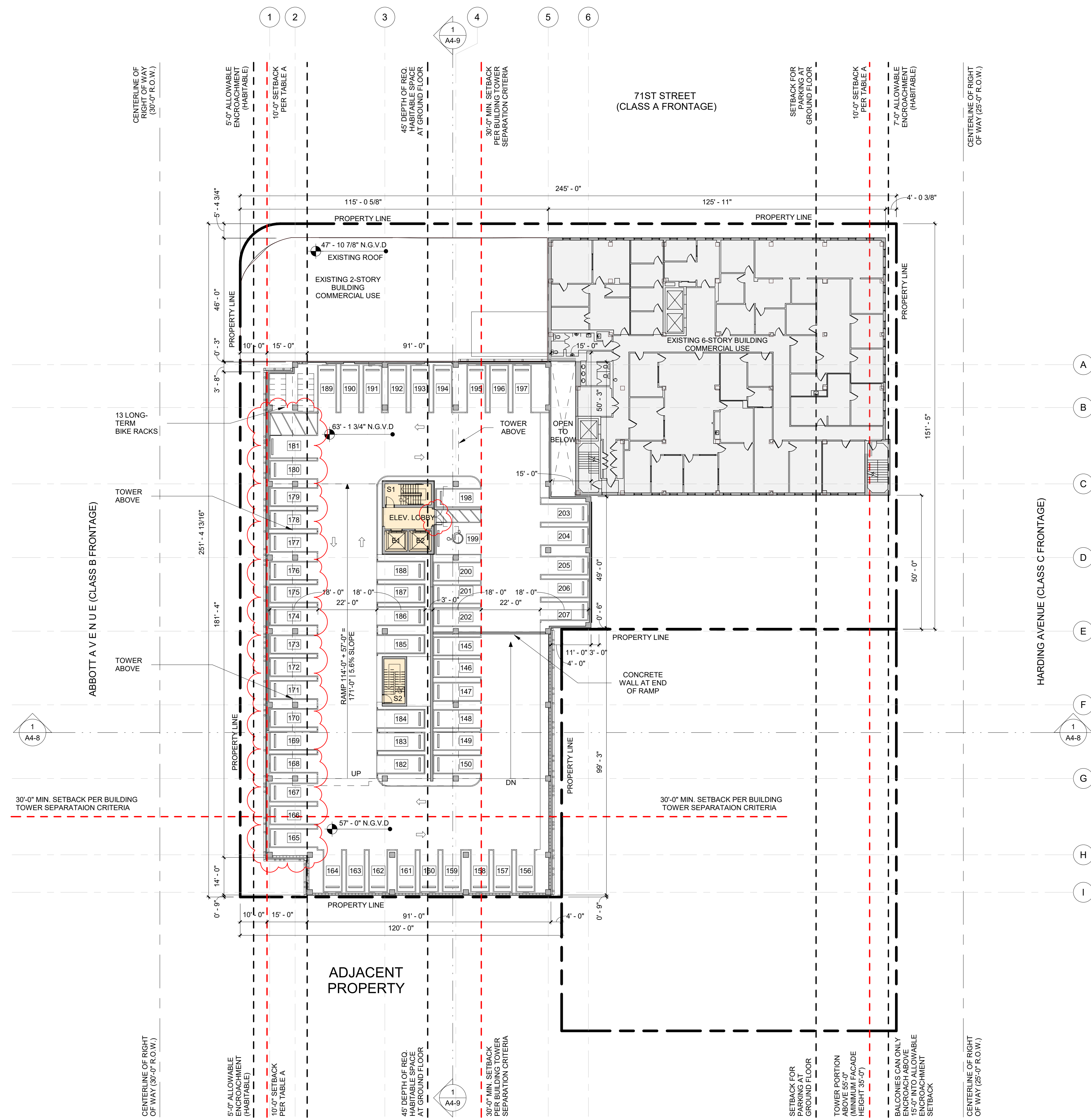
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Issue #	Issue Date / For
1	Date 1 Revision 1

FIFTH LEVEL

SCALE: 1" = 20'-0"

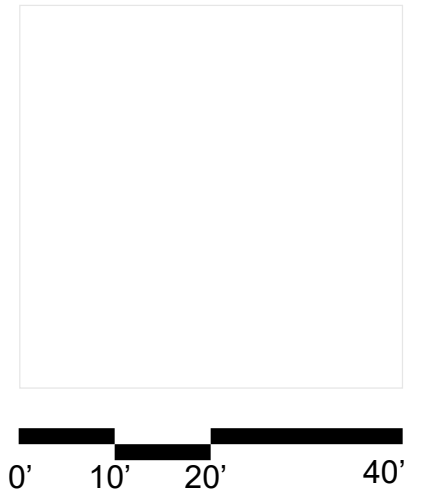
A3-5



1

FIFTH LEVEL PLAN

SCALE: 1" = 20'-0"



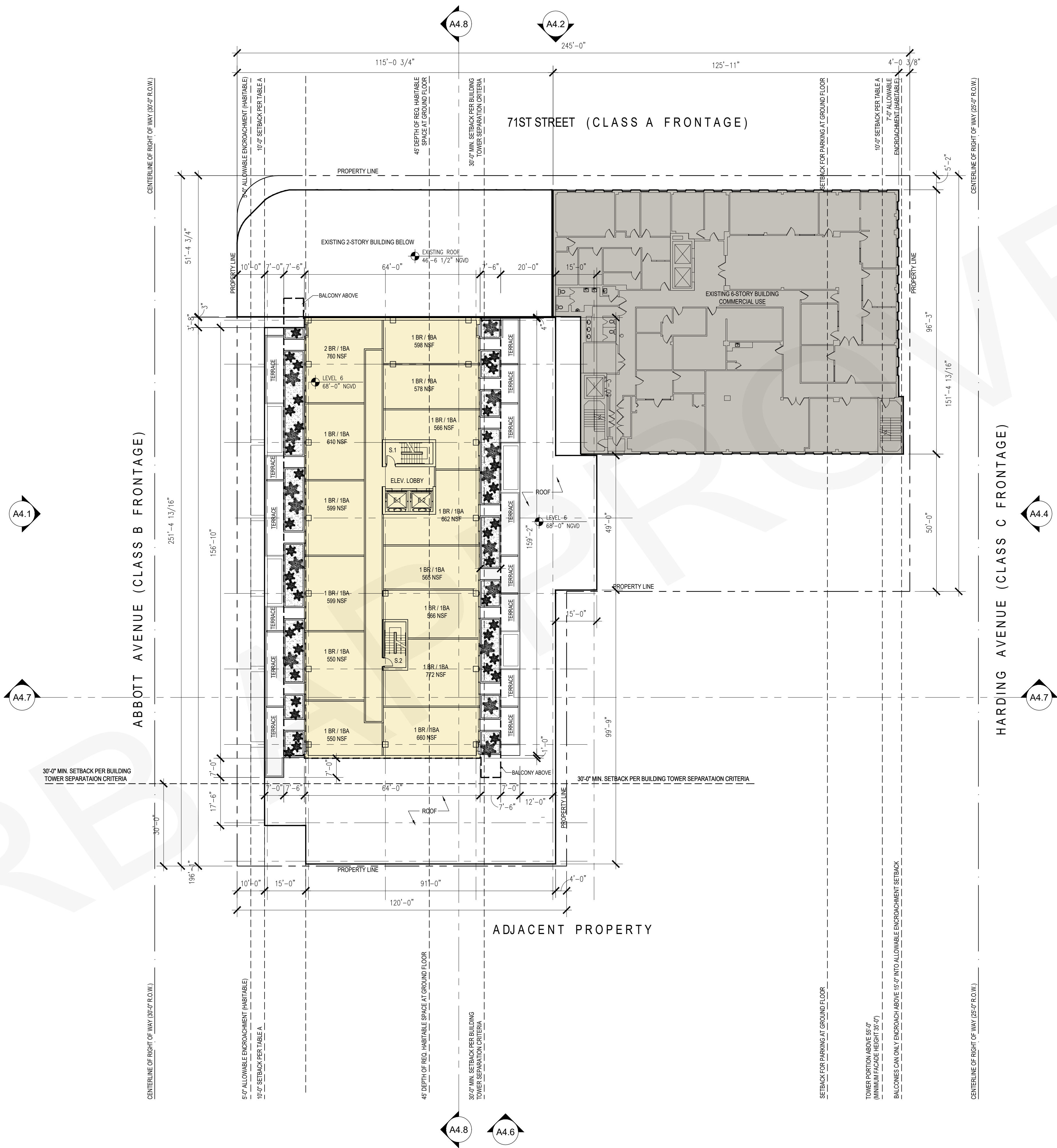
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Sixth Level Floor Plan
Scale: 1" = 20'-0"



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A3.6

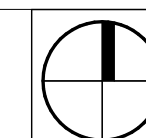




Issue #	Issue Date / For
1	Date 1 Revision 1

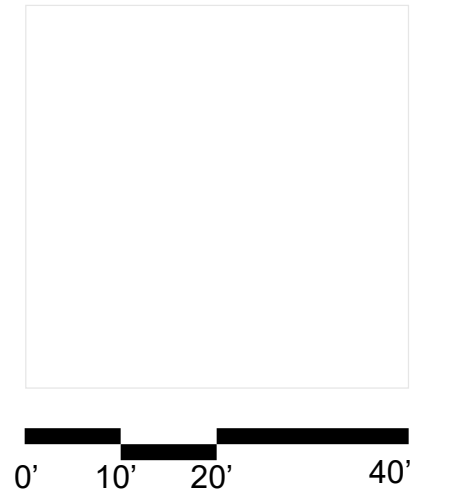
SCALE: 1" = 20'-0"

A3-6



1

SCALE: 1" = 20'-0"

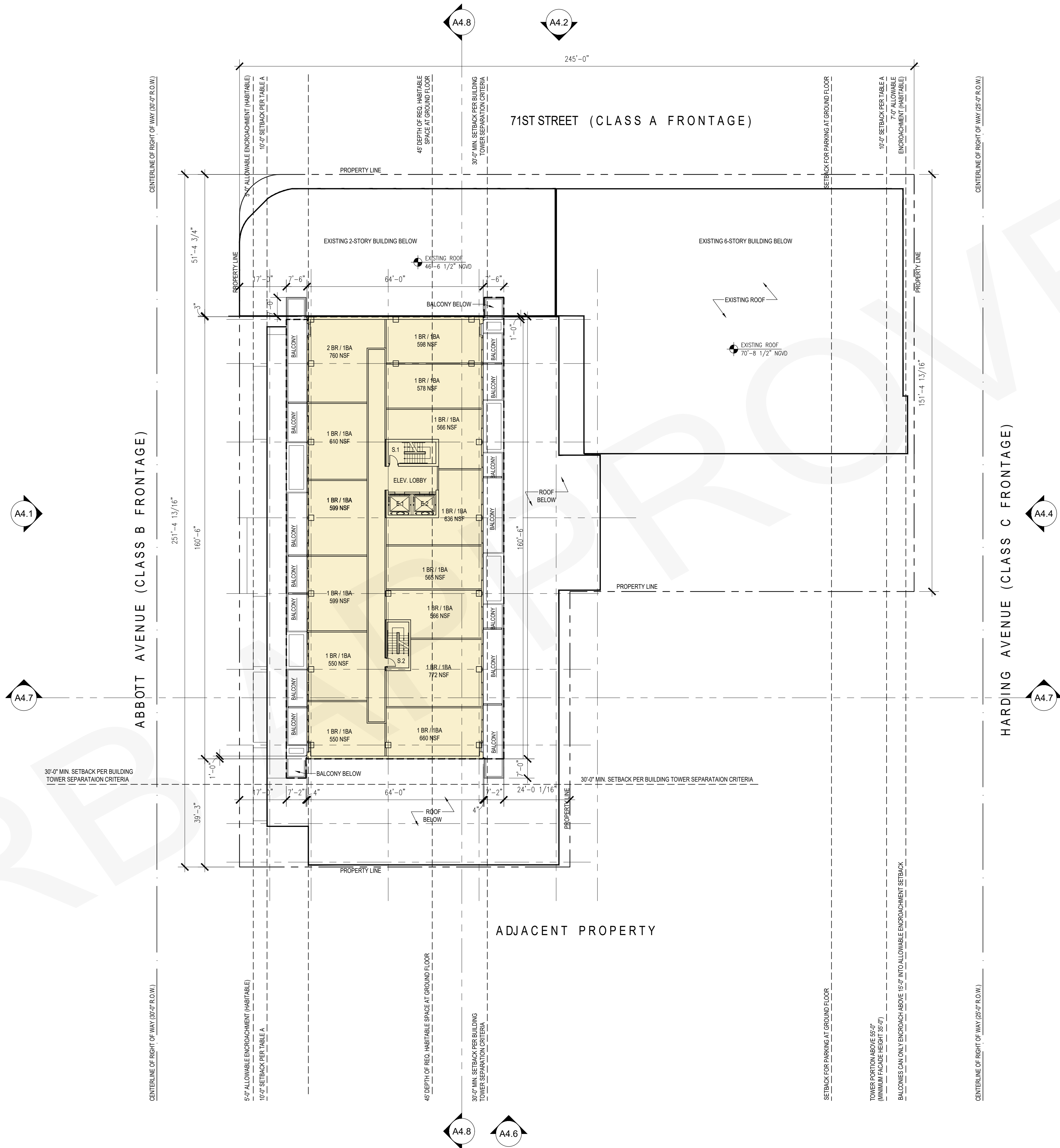


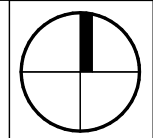
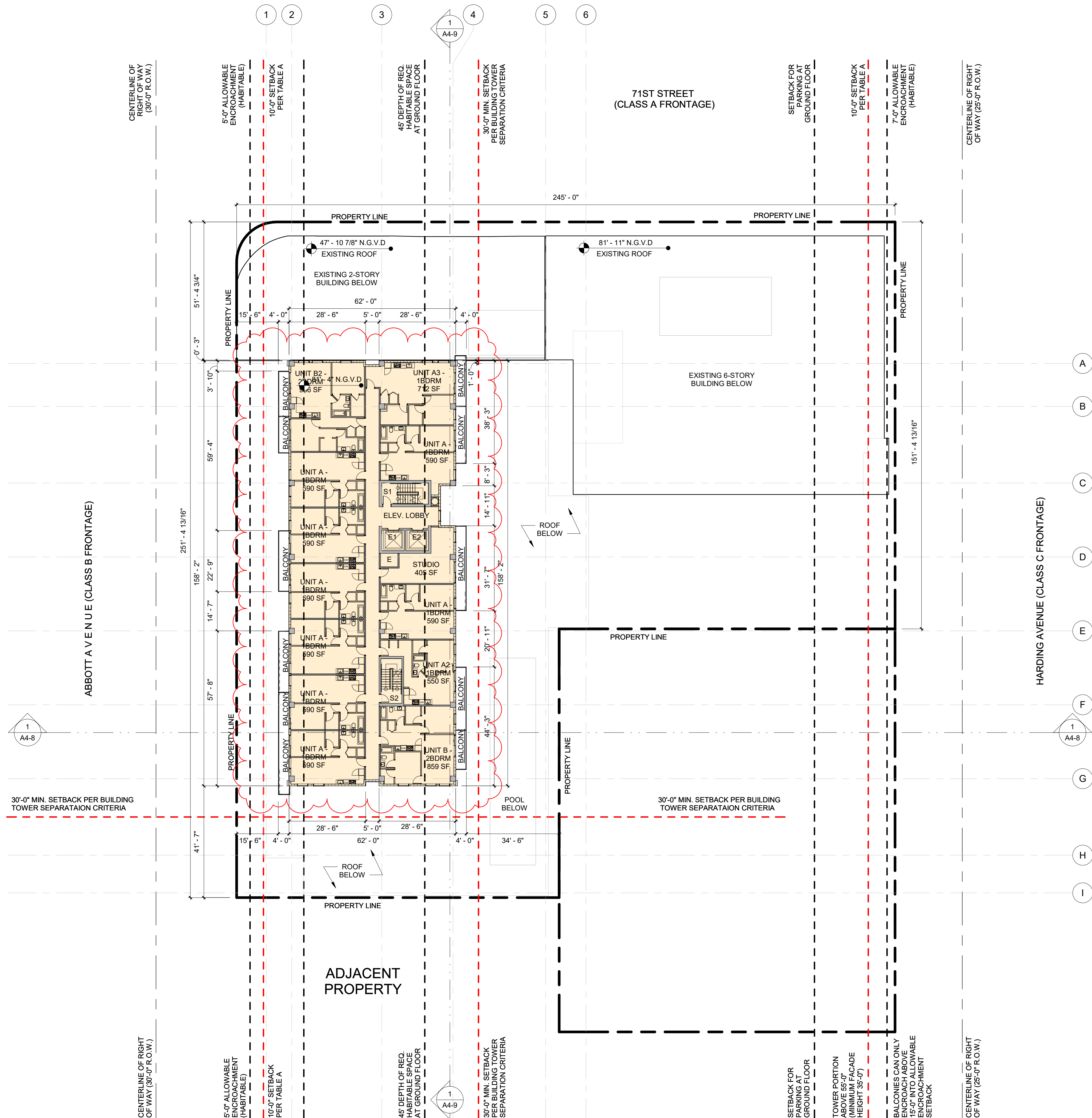
6985 Abbott Avenue
Miami Beach, Florida

Seventh to Thirteenth Levels
Scale: 1" = 20'-0"



A3.7



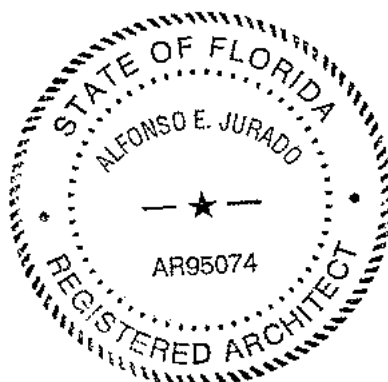


1

7TH-9TH-11TH-13TH LEVEL PLAN

SCALE: 1" = 20'-0"

6985 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD

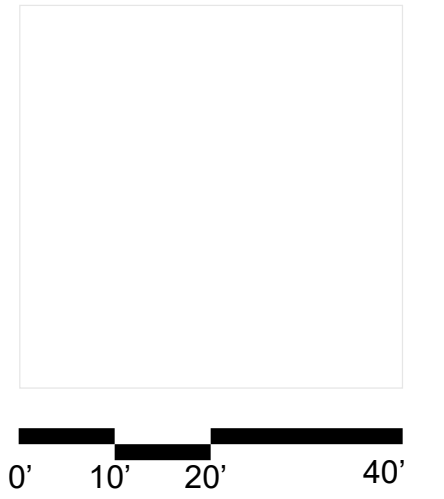
12 / 30 / 2021

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1	Date 1 Revision 1

7TH-9TH-11TH-13TH
LEVEL PLAN

SCALE: 1" = 20'-0"

A3-7



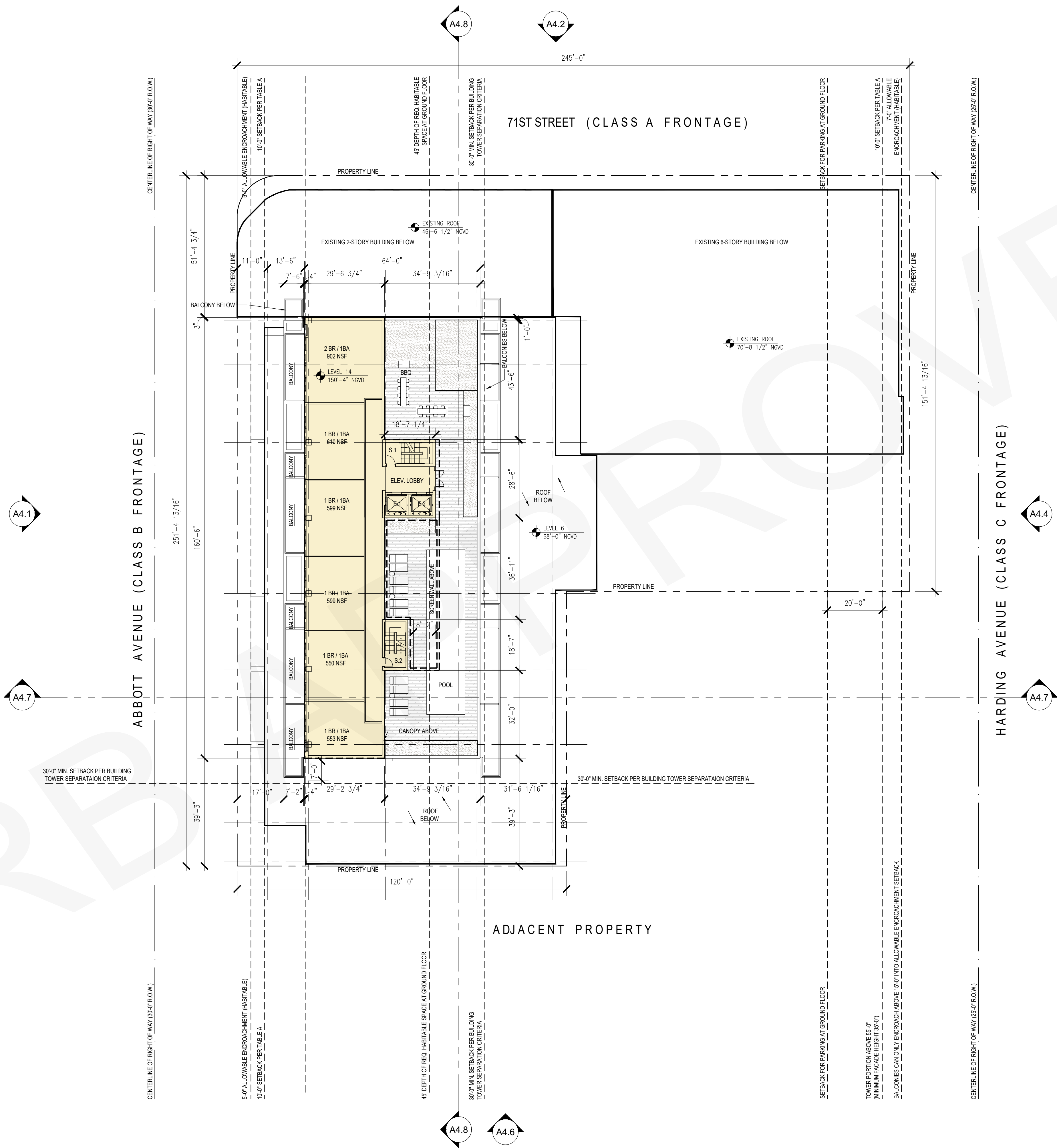
6985 Abbott Avenue
Miami Beach, Florida

Fourteenth Level Floor
Scale: 1" = 20'-0"

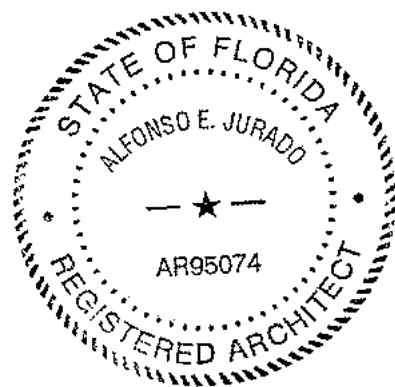


DRB Final Submittal
08 September 2020

A3.8



6985 Abbott Avenue
Miami Beach, FL 33141



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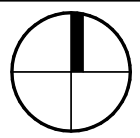
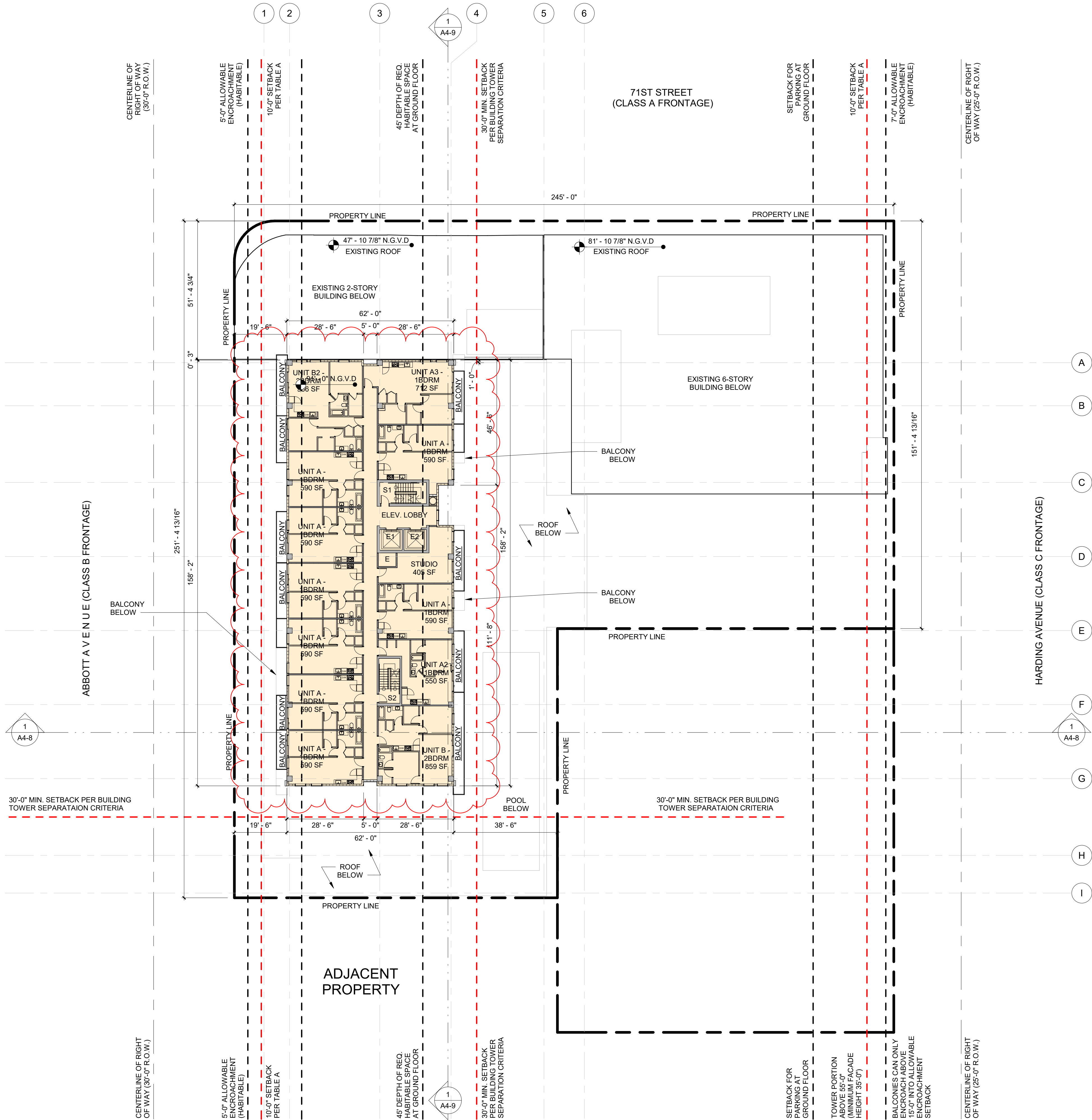
DESIGN REVIEW BOARD
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8TH-10TH-12TH-14TH
LEVEL PLAN

SCALE: 1" = 20'-0"

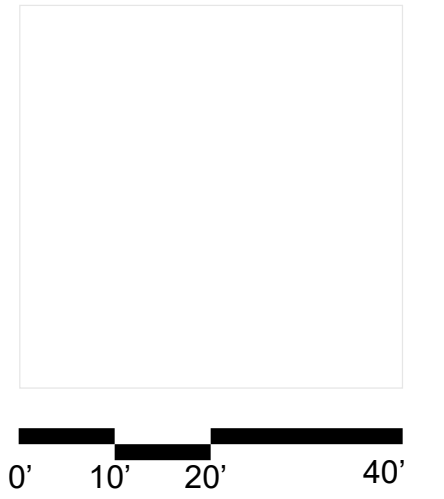
A3-8



1

8TH-10TH-12TH-14TH LEVEL PLAN

SCALE: 1" = 20'-0"



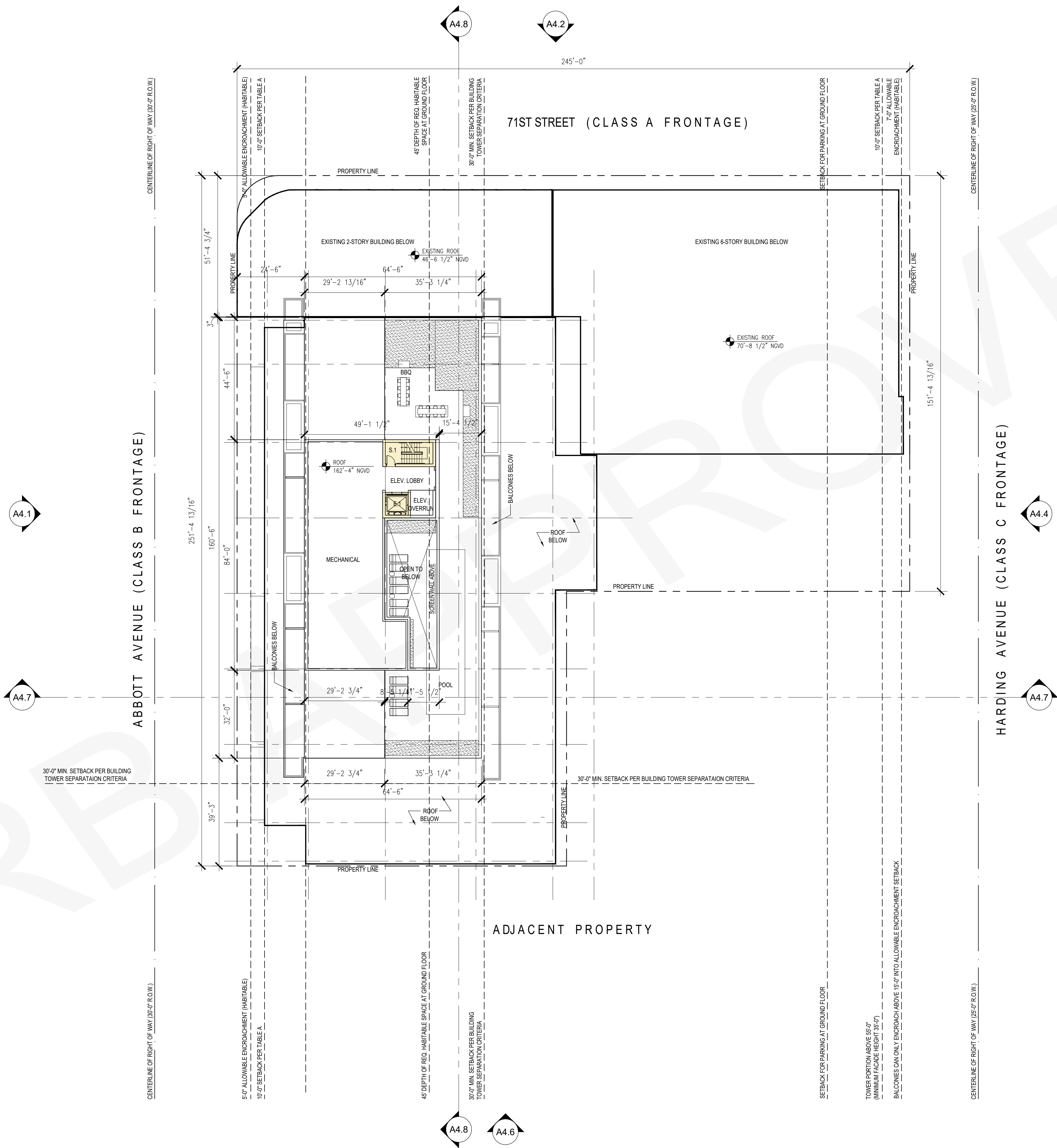
6985 Abbott Avenue
Miami Beach, Florida

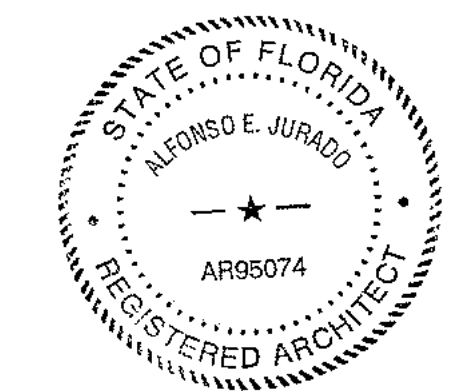
Roof Plan
Scale: 1" = 20'-0"



DRB Final Submittal
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A3.9





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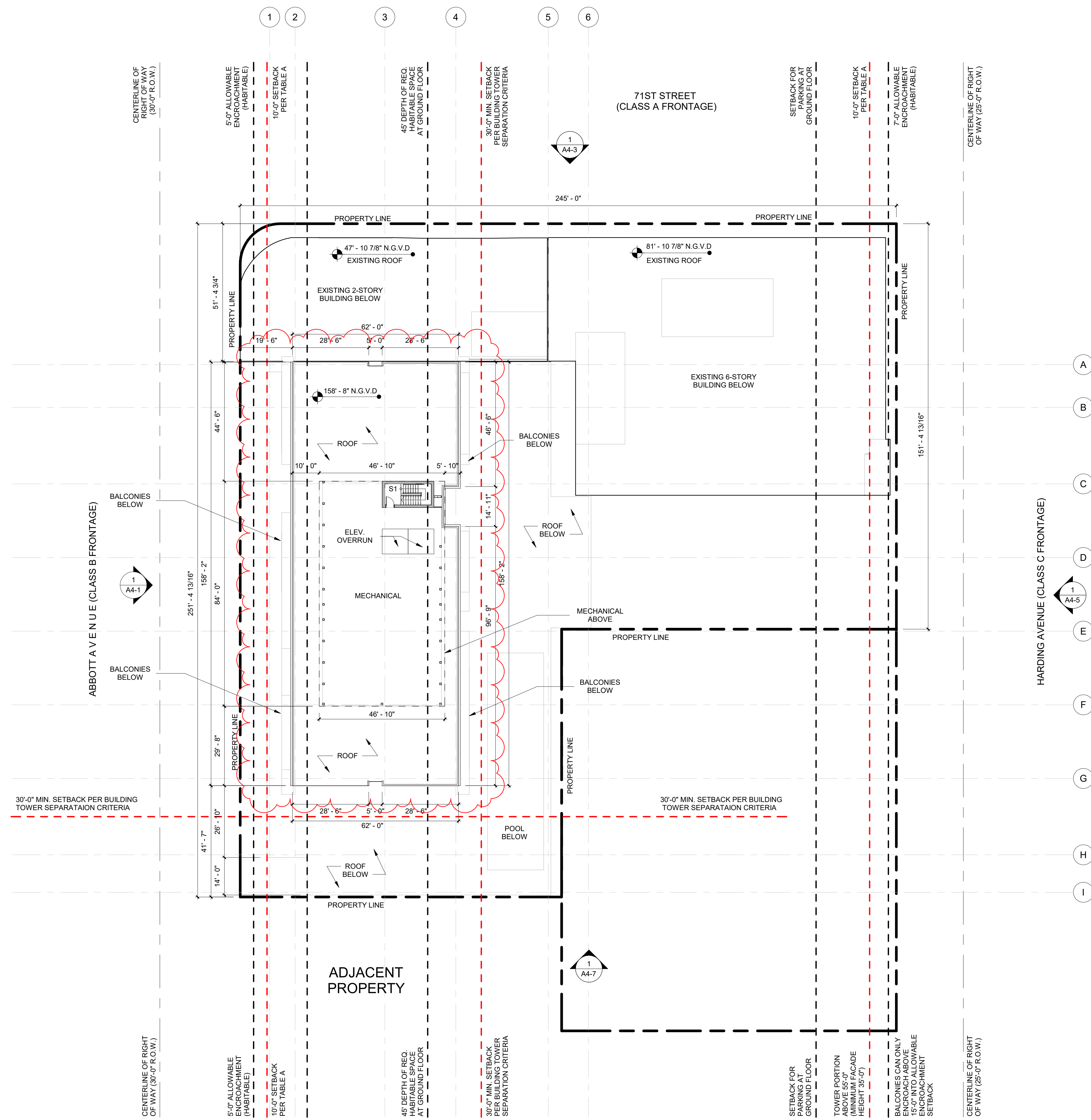
DESIGN REVIEW BOARD
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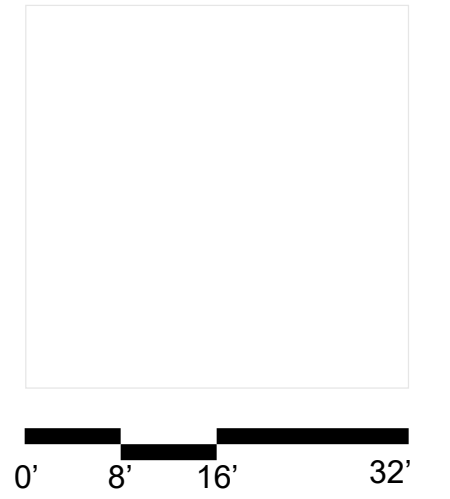
Issue #	Issue Date / For
1	Date 1 Revision 1

ROOF LEVEL PLAN

SCALE: 1" = 20'-0"

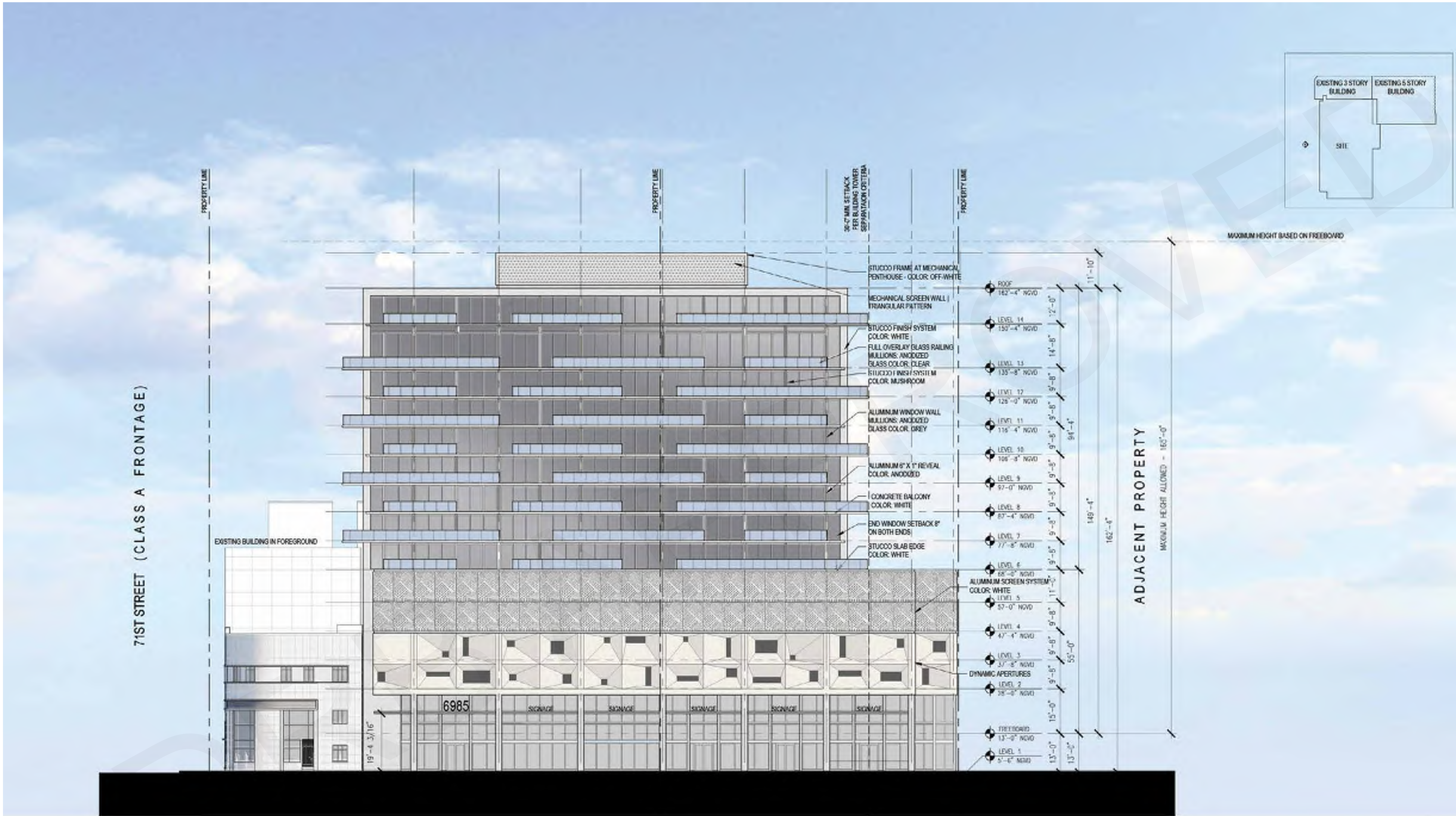
A3-9

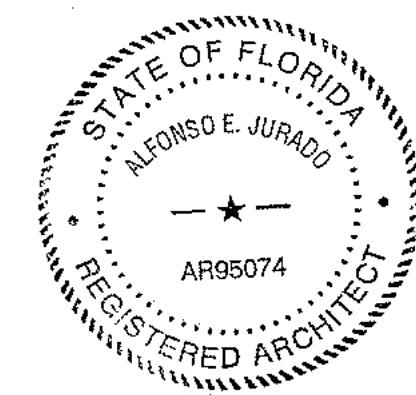




6985 Abbott Avenue
Miami Beach, Florida

West Elevation - Abbott
Scale: 1" = 16'-0"





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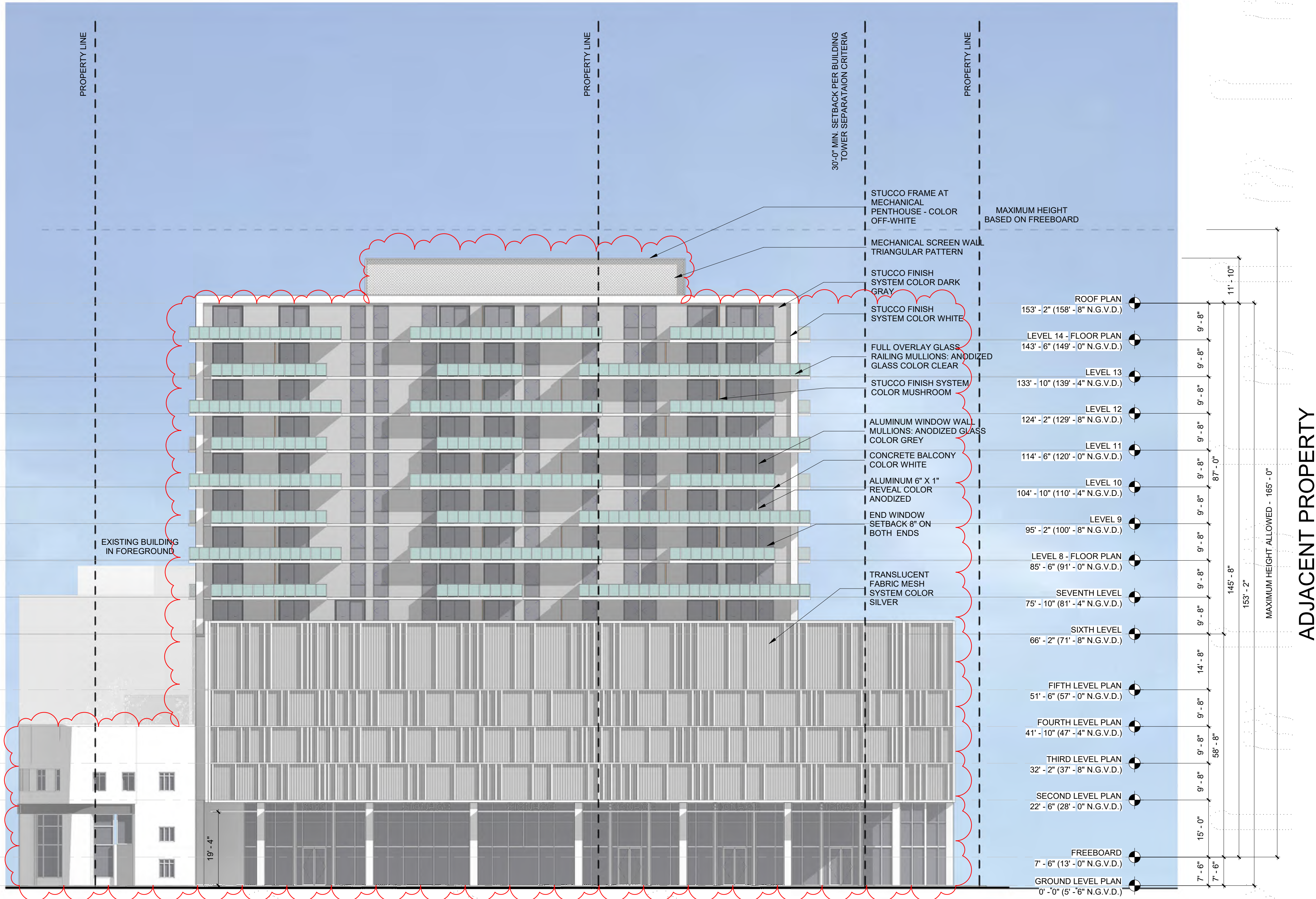
Issue #	Issue Date / For	
1	Date 1	Revision 1

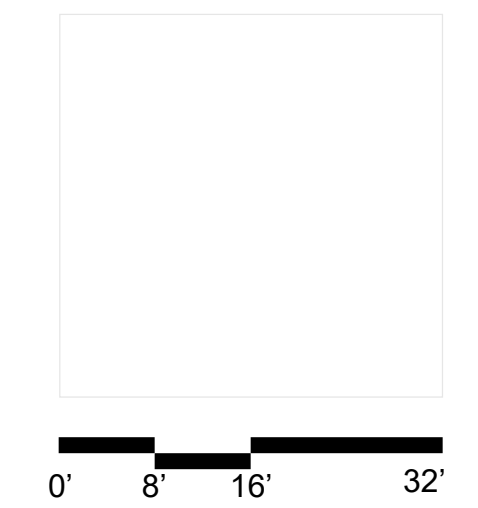
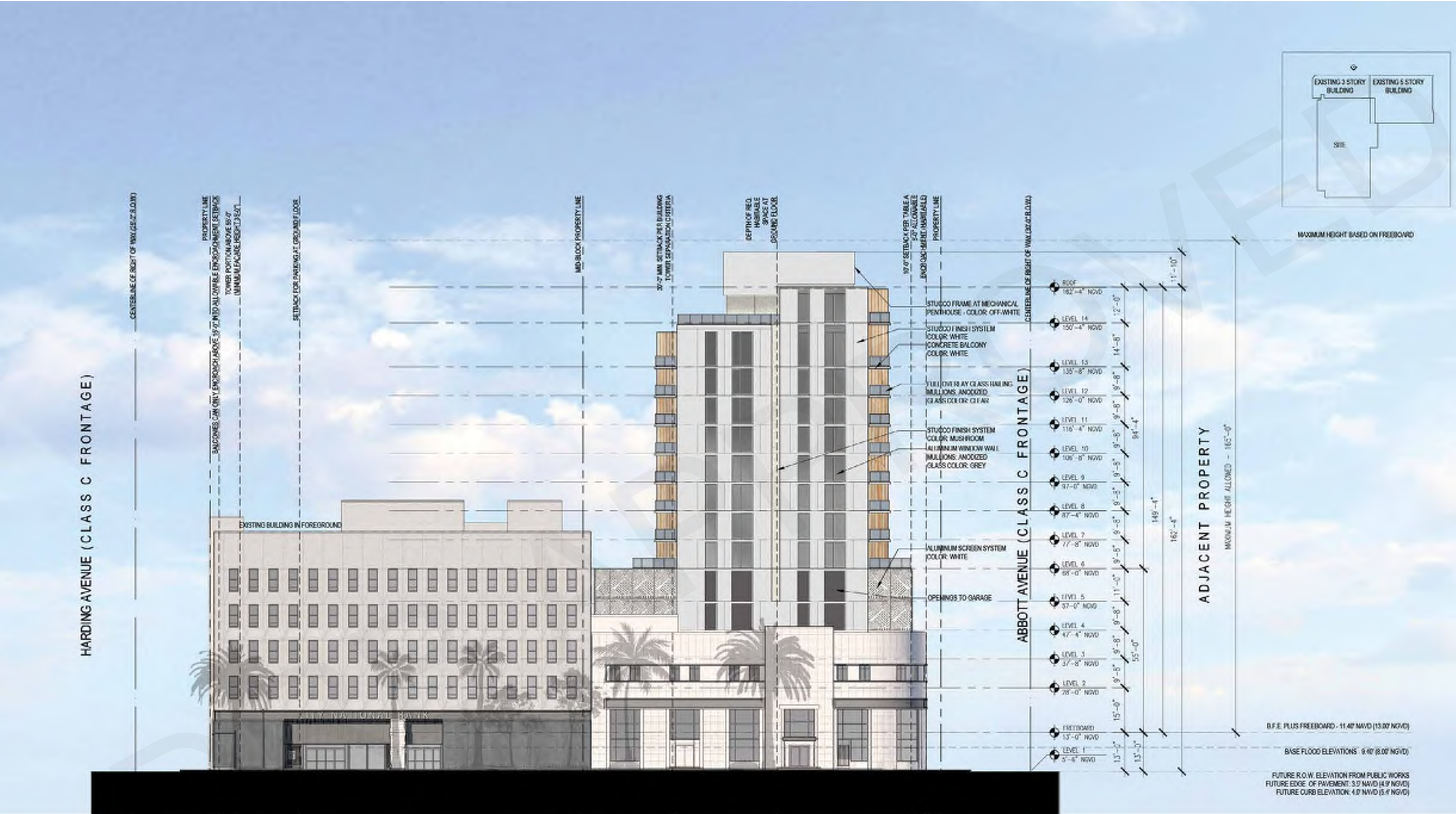
WEST
ELEVATION

SCALE: 1/16" = 1'-0"

A4-1

71ST STREET (CLASS A FRONTAGE)

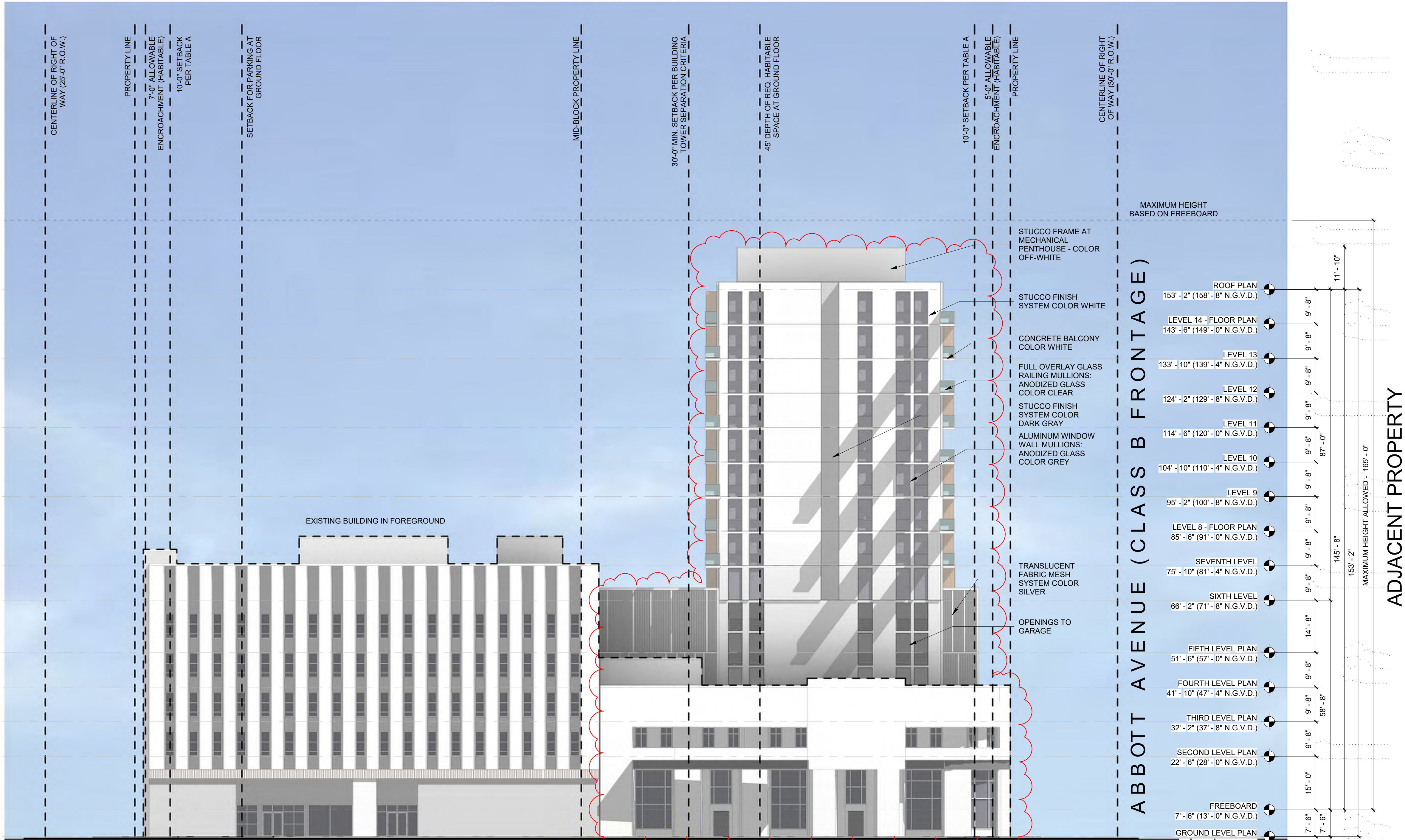


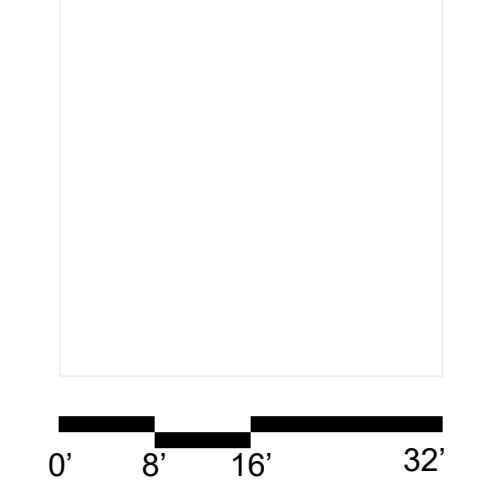
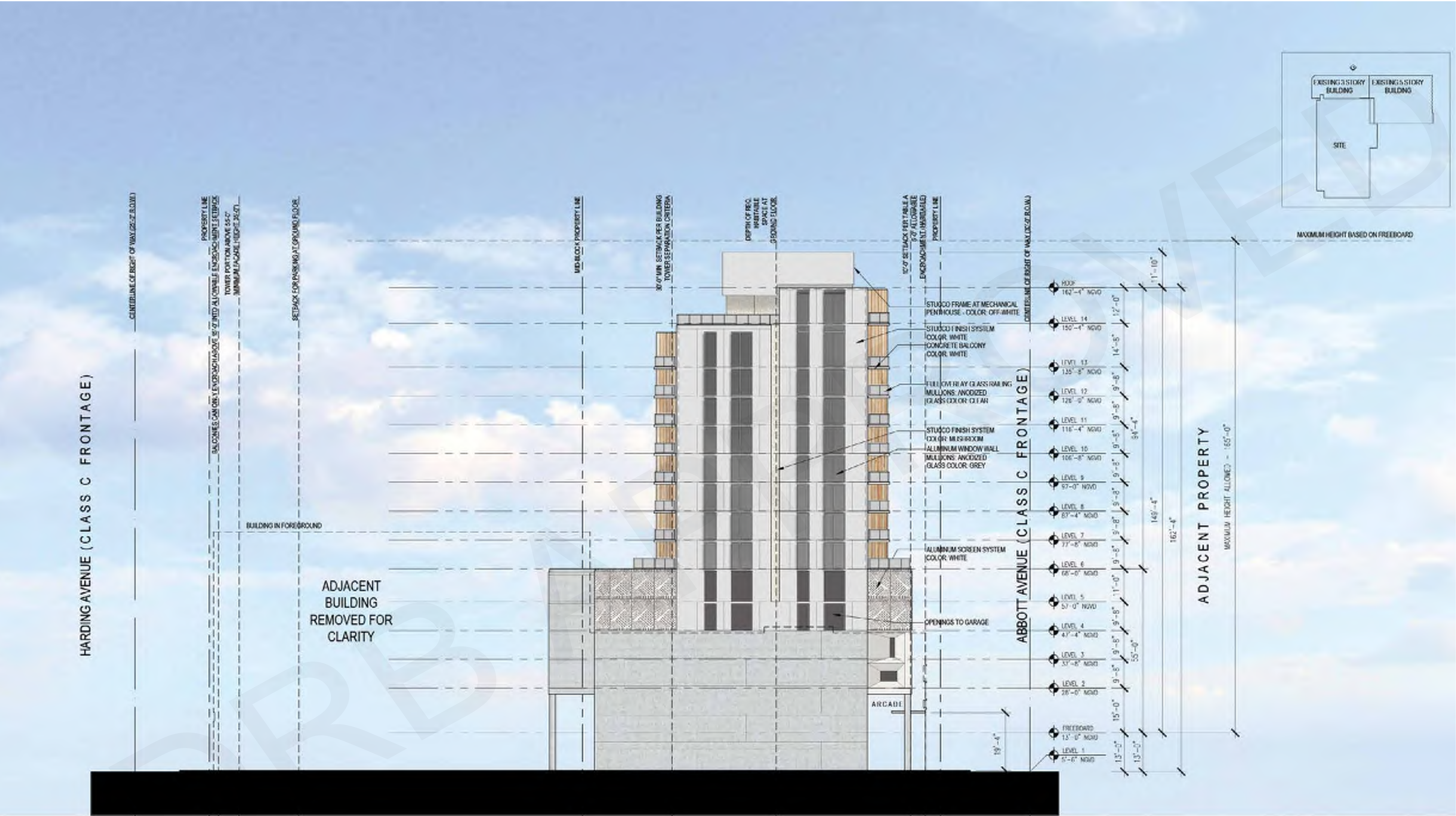


6985 Abbott Avenue
Miami Beach, Florida

North Elevation w/ 71st St.
Scale: 1" = 16'-0"

HARDING AVENUE (CLASS C FRONTAGE)

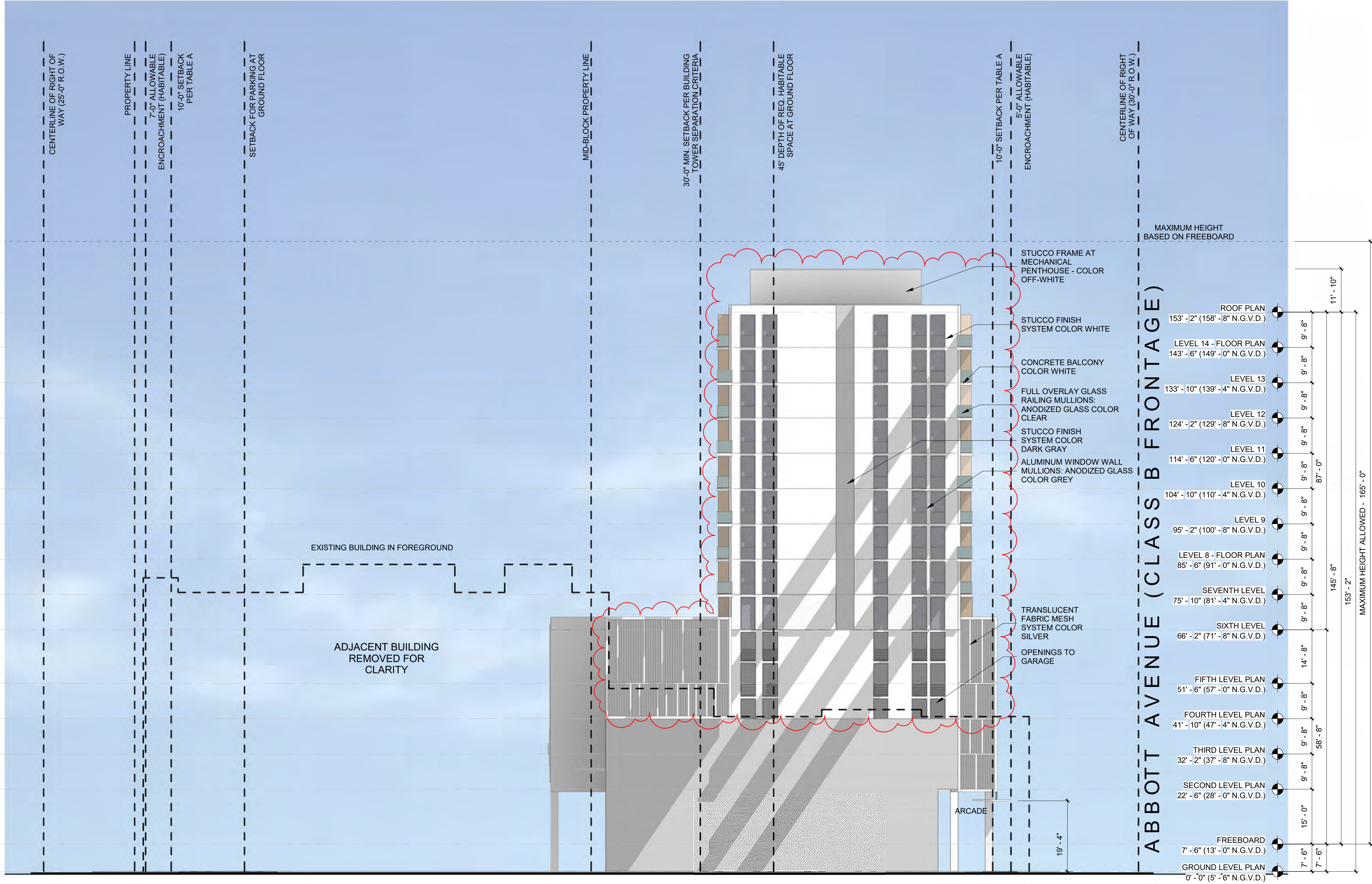




6985 Abbott Avenue
Miami Beach, Florida

North Elevation w/o 71st Street
Scale: 1" = 16'-0"

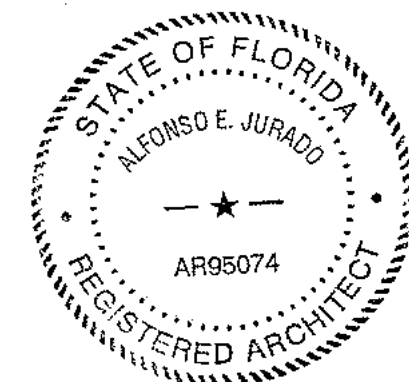
HARDING AVENUE (CLASS C FRONTAGE)



ABBOTT AVENUE (CLASS B FRONTAGE)

ADJACENT PROPERTY

6985 Abbott Avenue
Miami Beach, FL 33141



ALFONSO JURADO AR 95074

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1	Date 1 Revision 1

NORTH
ELEVATION W/O
71ST STREET

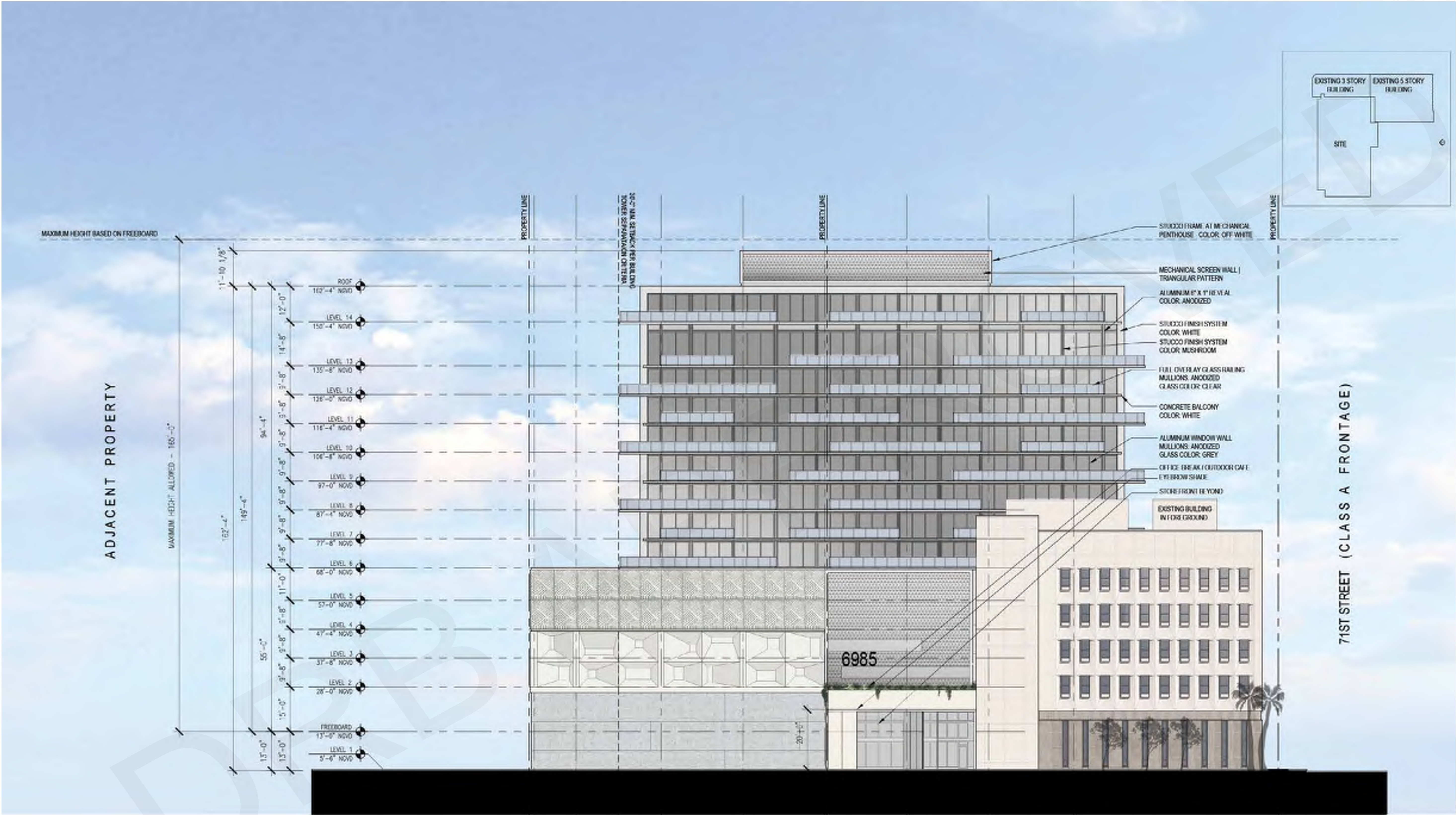
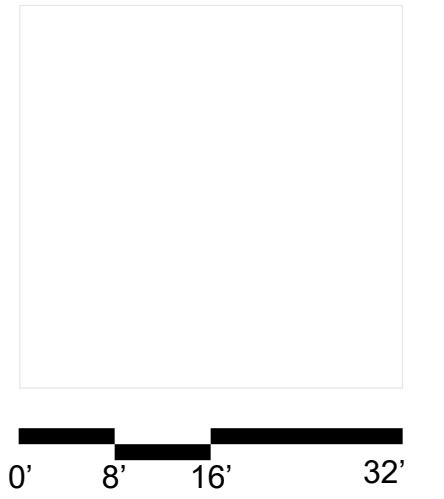
SCALE: 1/16" = 1'-0"

1

NORTH ELEVATION W/O 71ST

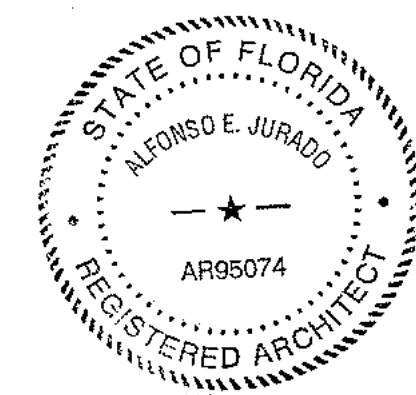
SCALE 1/16" = 1'-0"

A4-3



6985 Abbott Avenue
Miami Beach, Florida

East Elevation w/ Harding
Scale: 1" = 16'-0"



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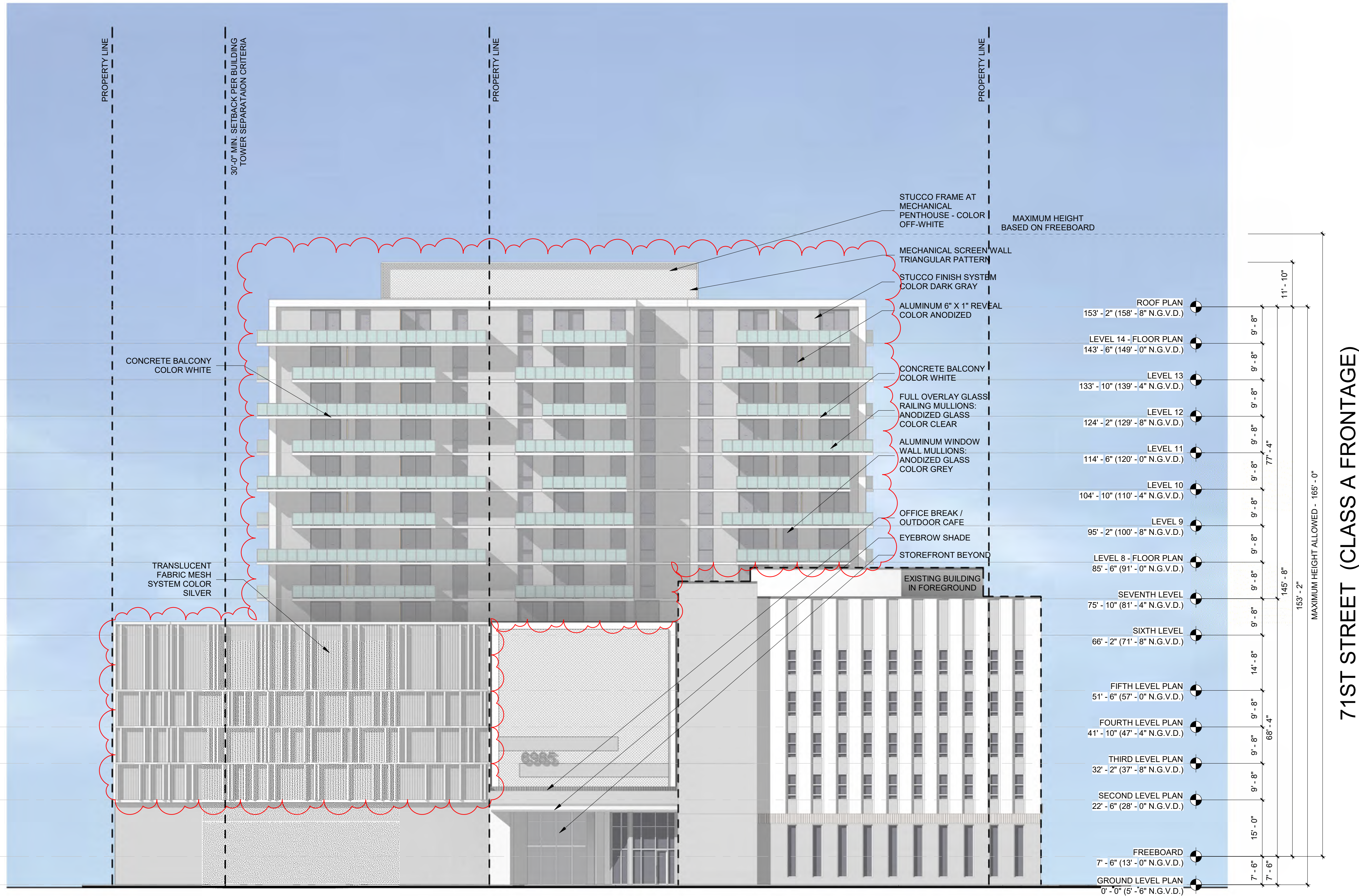
Issue #	Issue Date / For	
1	Date 1	Revision 1

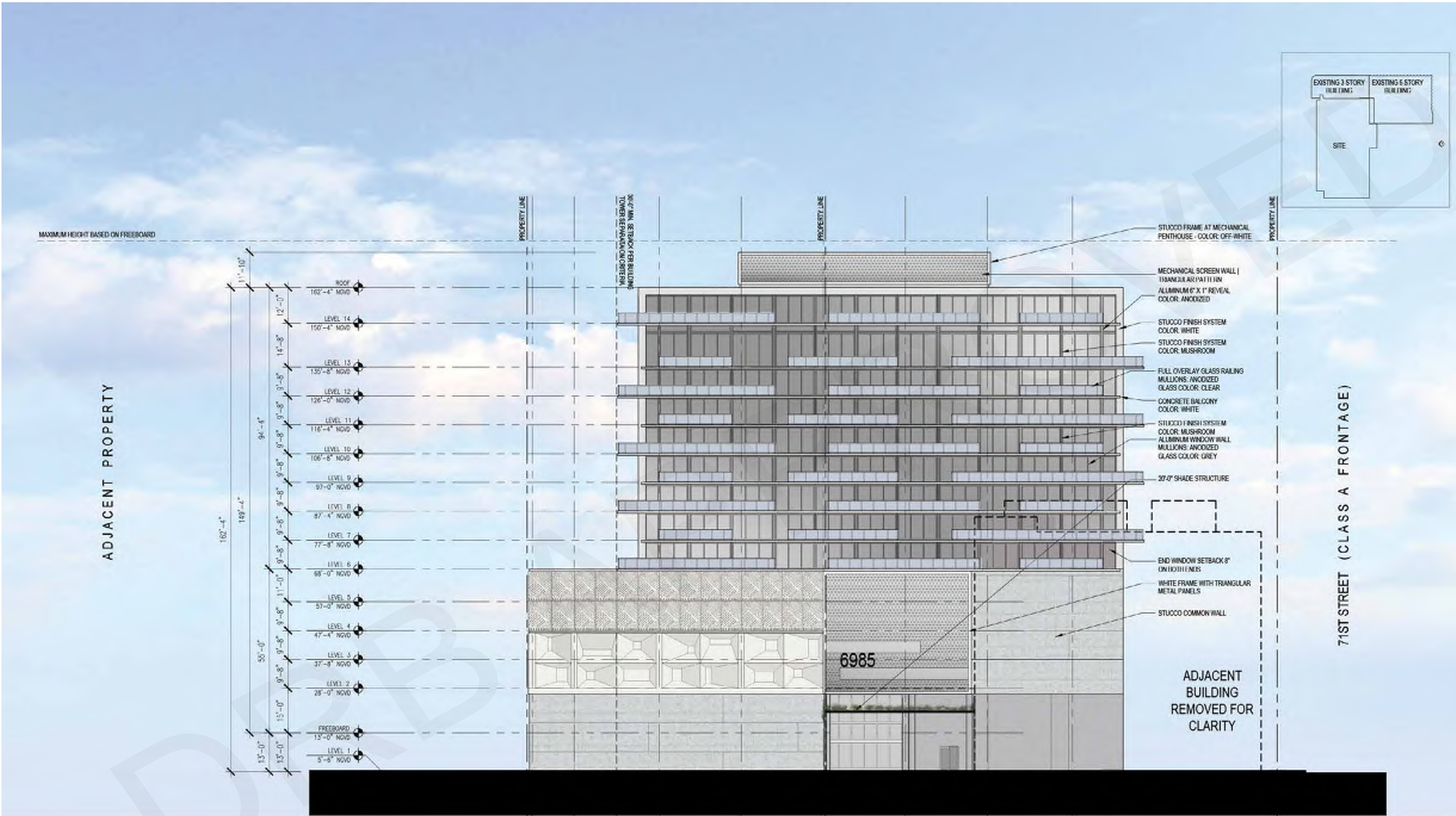
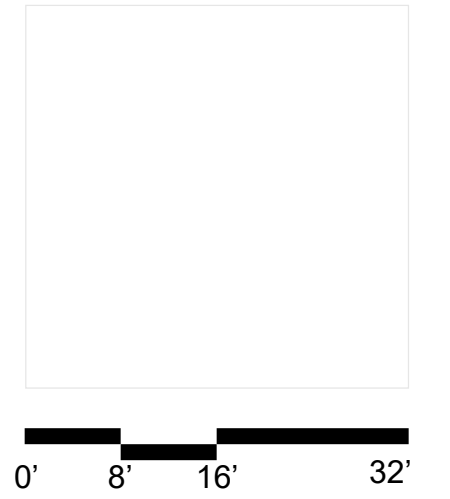
EAST
ELEVATION W/
HARDING

SCALE: 1/16" = 1'-0"

A4-4

ADJACENT PROPERTY



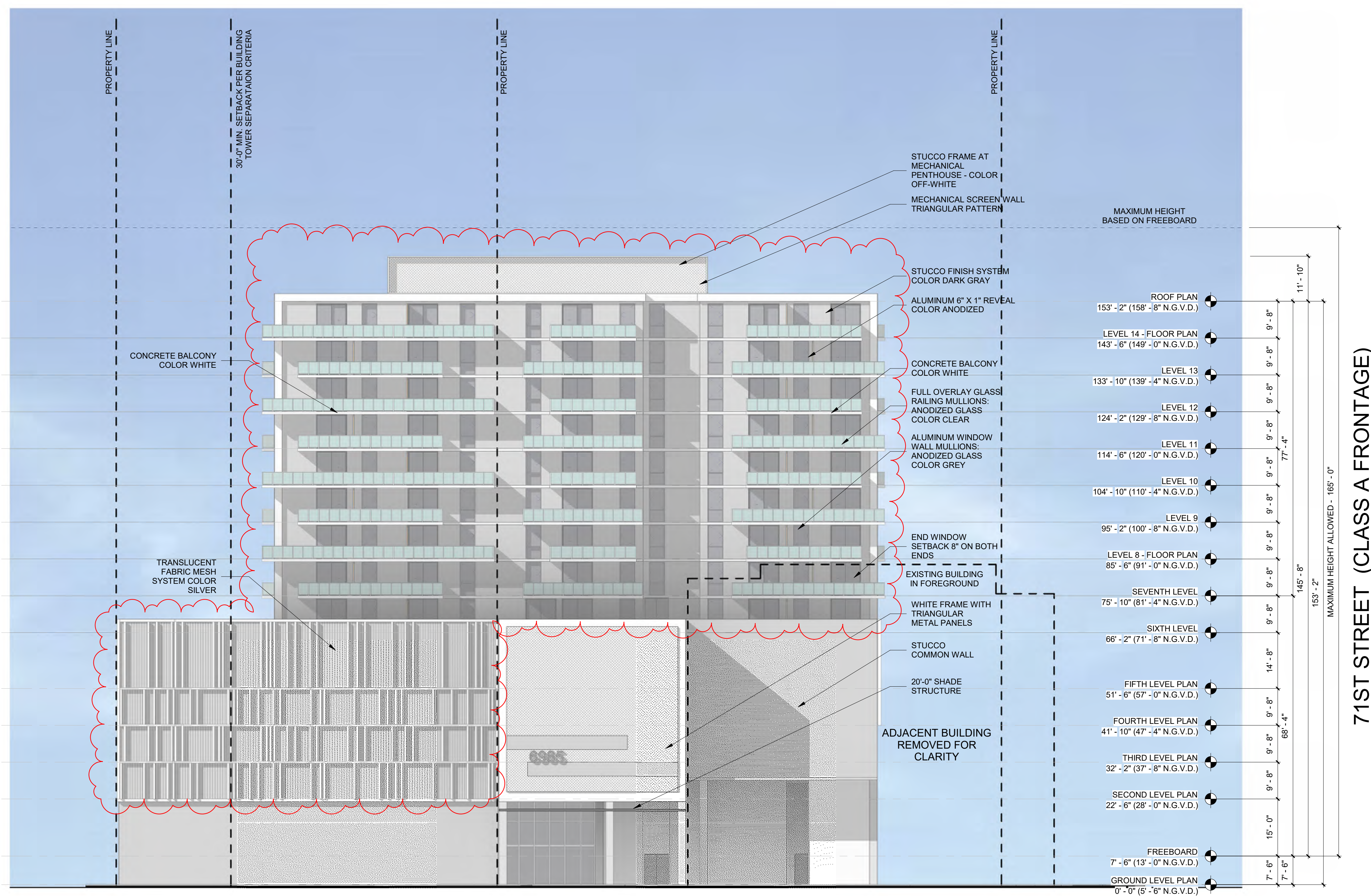


6985 Abbott Avenue
Miami Beach, Florida

East Elevation w/o Harding
Scale: 1" = 16'-0"

6985 Abbott Avenue
Miami Beach, FL 33141

Miami Beach El 33141

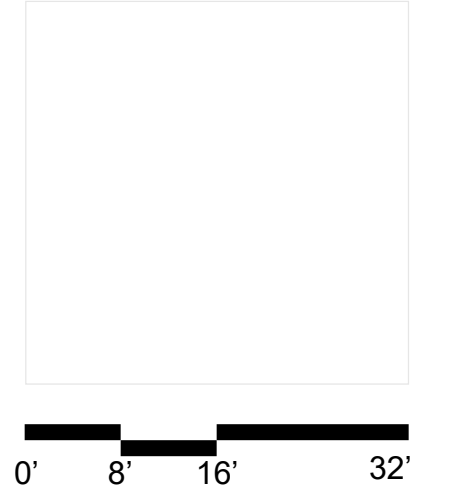


71ST STREET (CLASS A FRONTAGE)

1

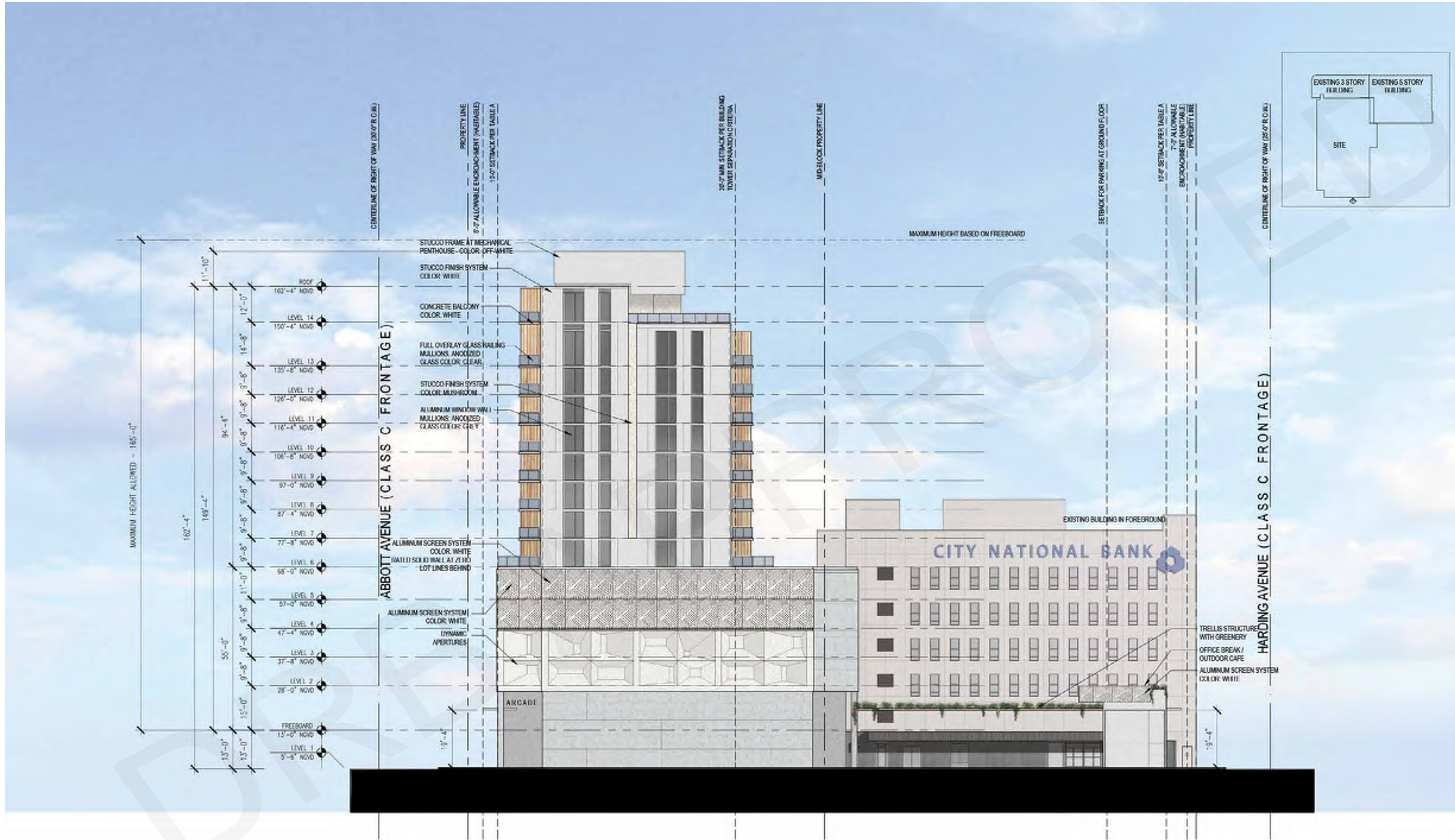
EAST ELEVATION W/O HARDING

SCALE 1/16" = 1'-0"



6985 Abbott Avenue
Miami Beach, Florida

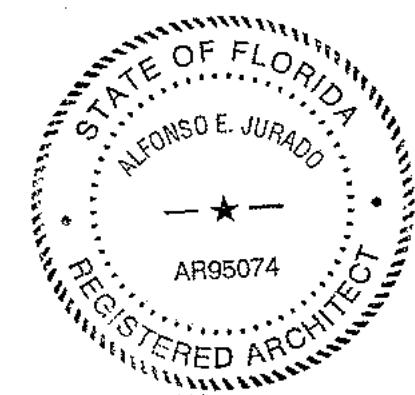
South Elevation
Scale: 1" = 16'-0"



Miami Beach, FL 33141



A4-6



ALFONSO JURADO AR 95074

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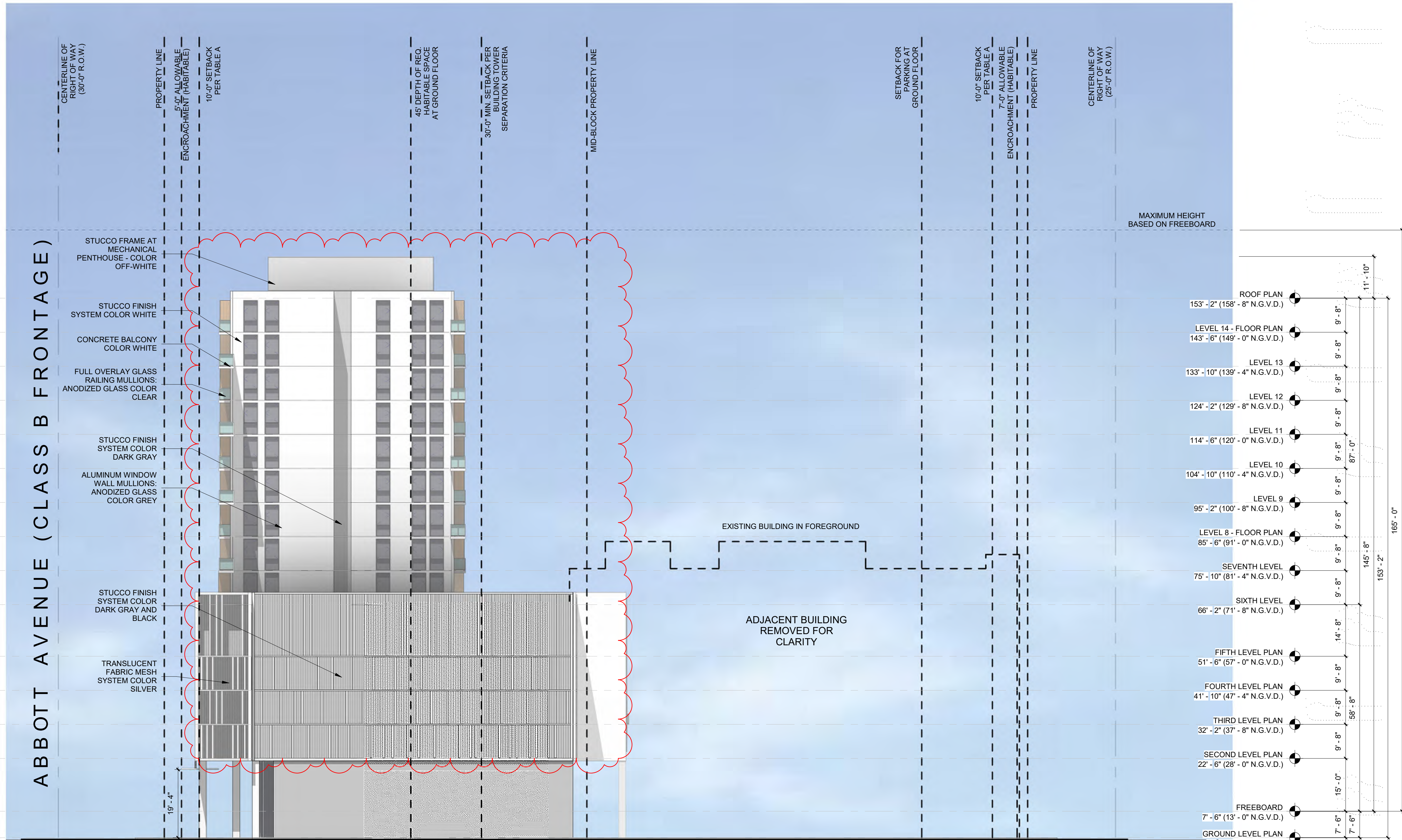
Issue #	Issue Date / For
1	Date 1 Revision 1

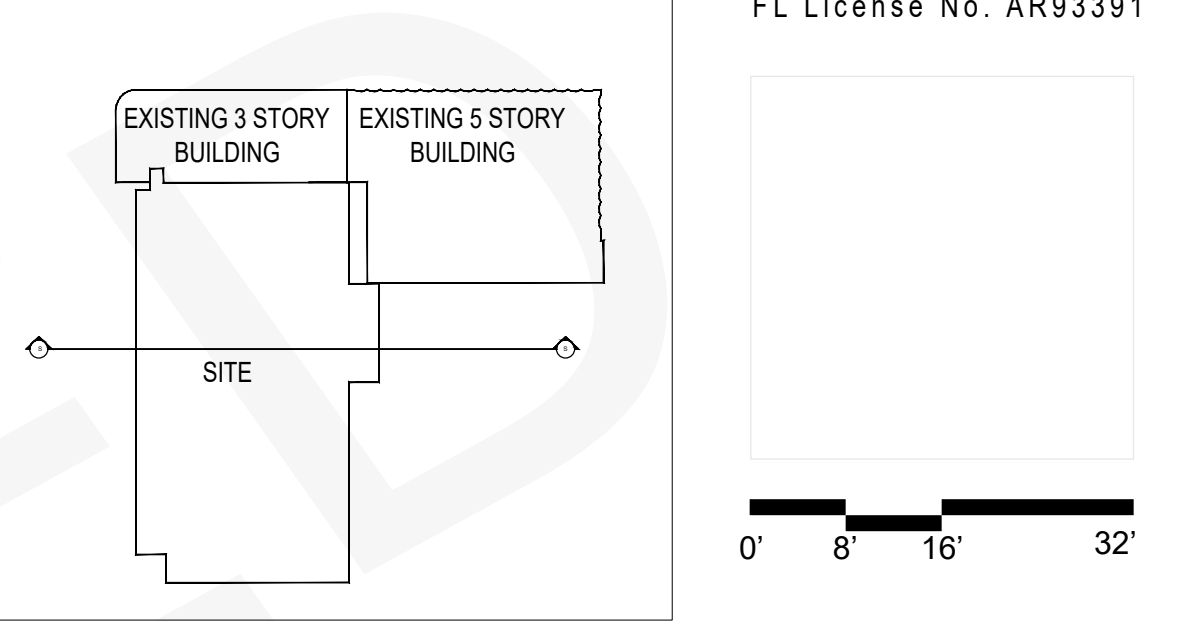
SOUTH
ELEVATION W/O
71ST STREET

SCALE: 1/16" = 1'-0"

A4-7

ADJACENT PROPERTY

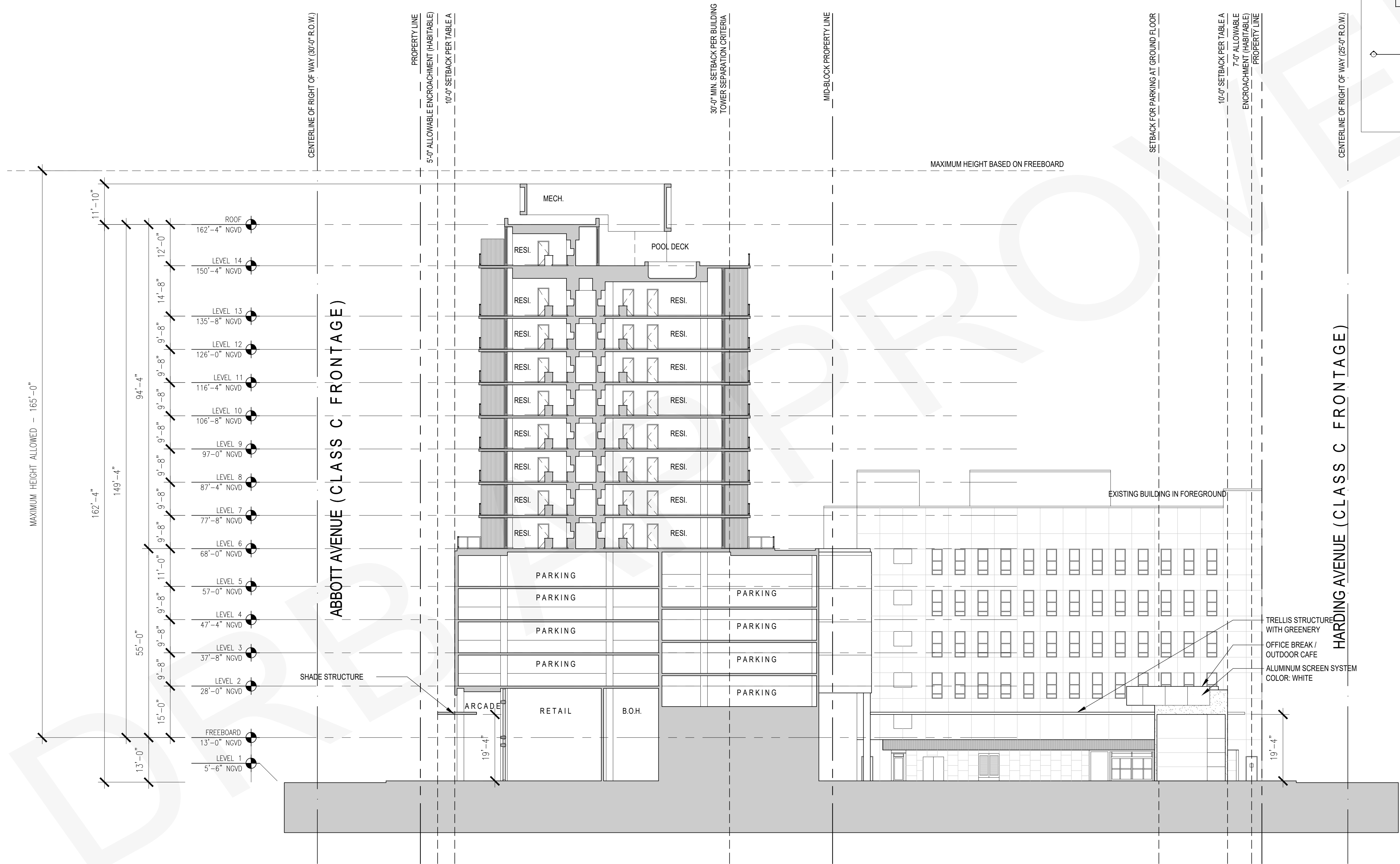


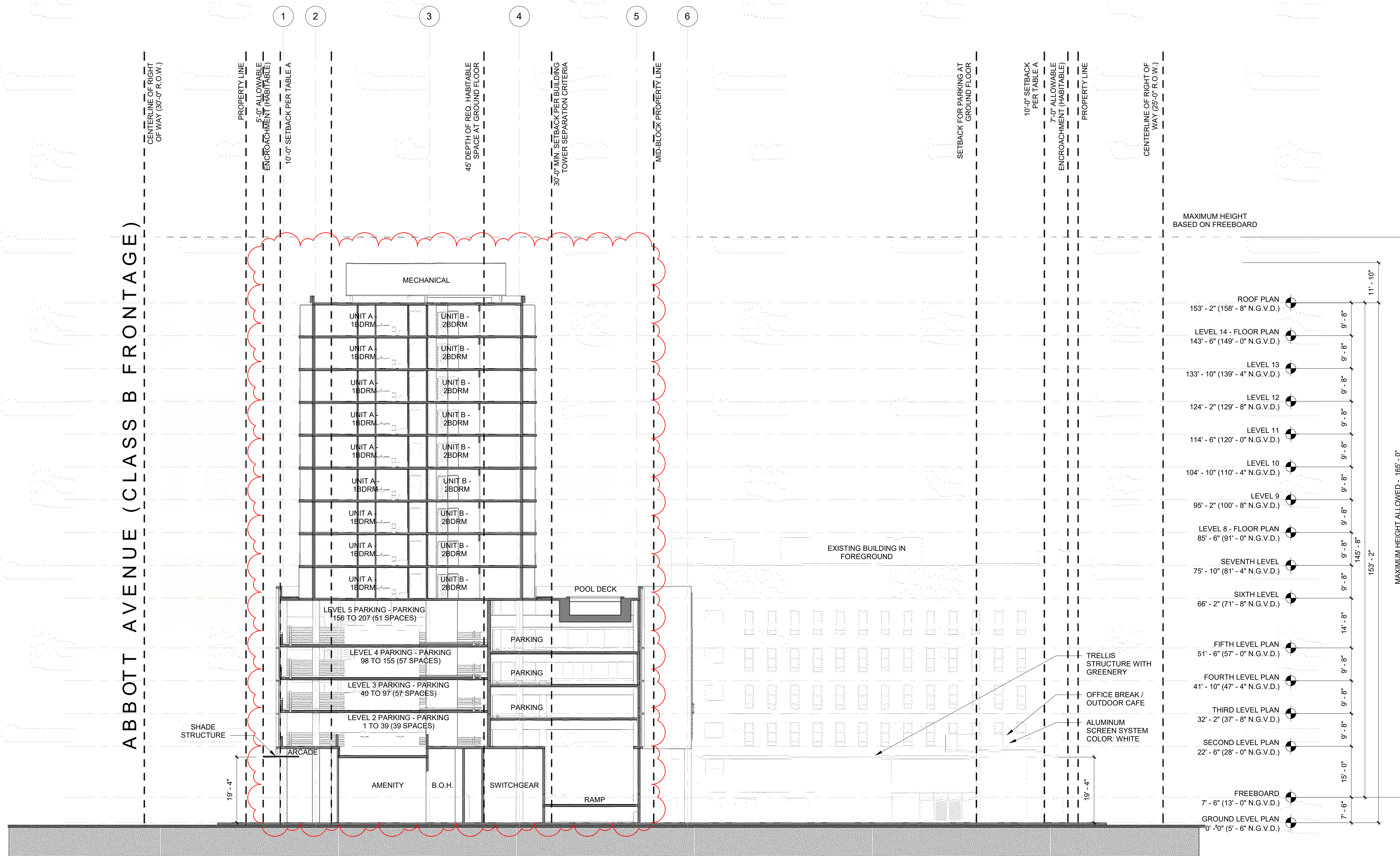


6985 Abbott Avenue
Miami Beach, Florida

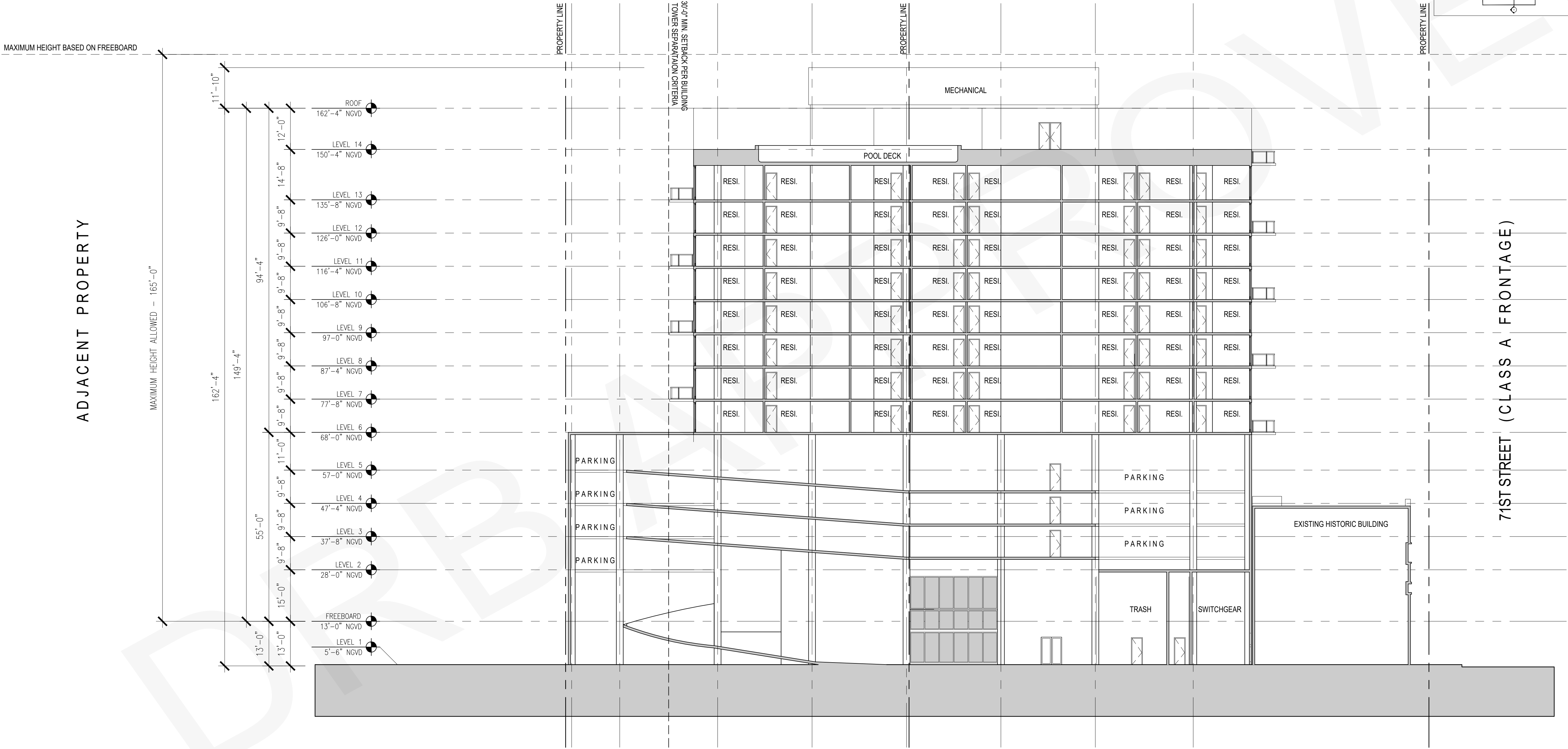
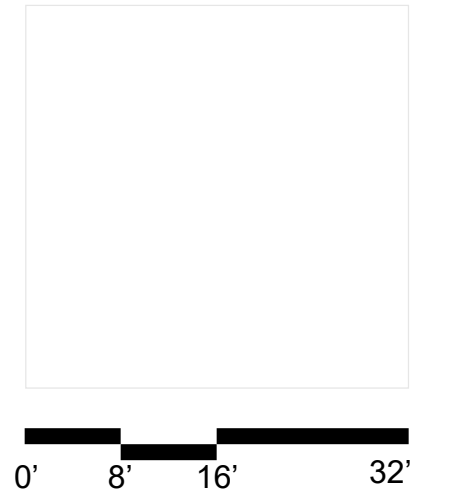
Latitudinal Building Section

Scale: 1" = 16'-0"





1	CROSS BUILDING SECTION
	SCALE 1/16" = 1'-0"



6985 Abbott Avenue
Miami Beach, Florida

Latitudinal Building Section
Scale: 1" = 16'-0"

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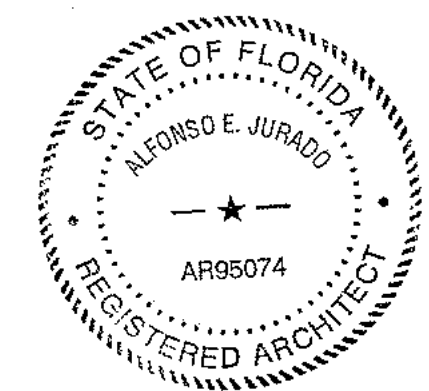
LONGITUDINAL
BUILDING
SECTION

A4-9





6985 Abbott Avenue
Miami Beach, FL 33141



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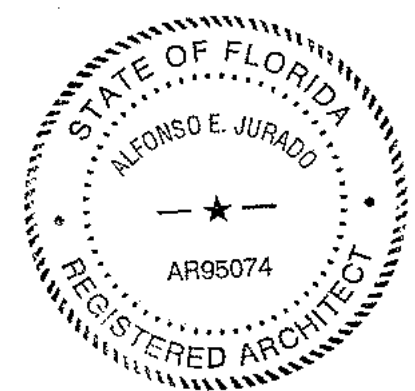
Issue #	Issue Date / For

RENDERING -
ABBOTT
AVENUE

SCALE:



6985 Abbott Avenue
Miami Beach, FL 33141



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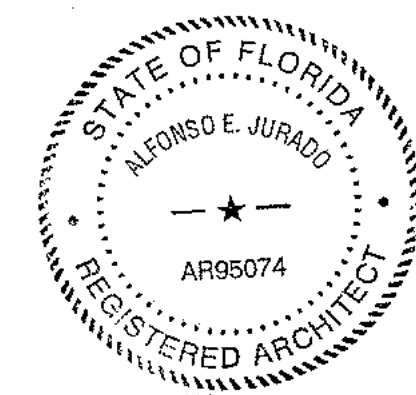
Issue #	Issue Date / For

RENDERING -
ABBOTT
AVENUE

SCALE:



6985 Abbott Avenue
Miami Beach, FL 33141



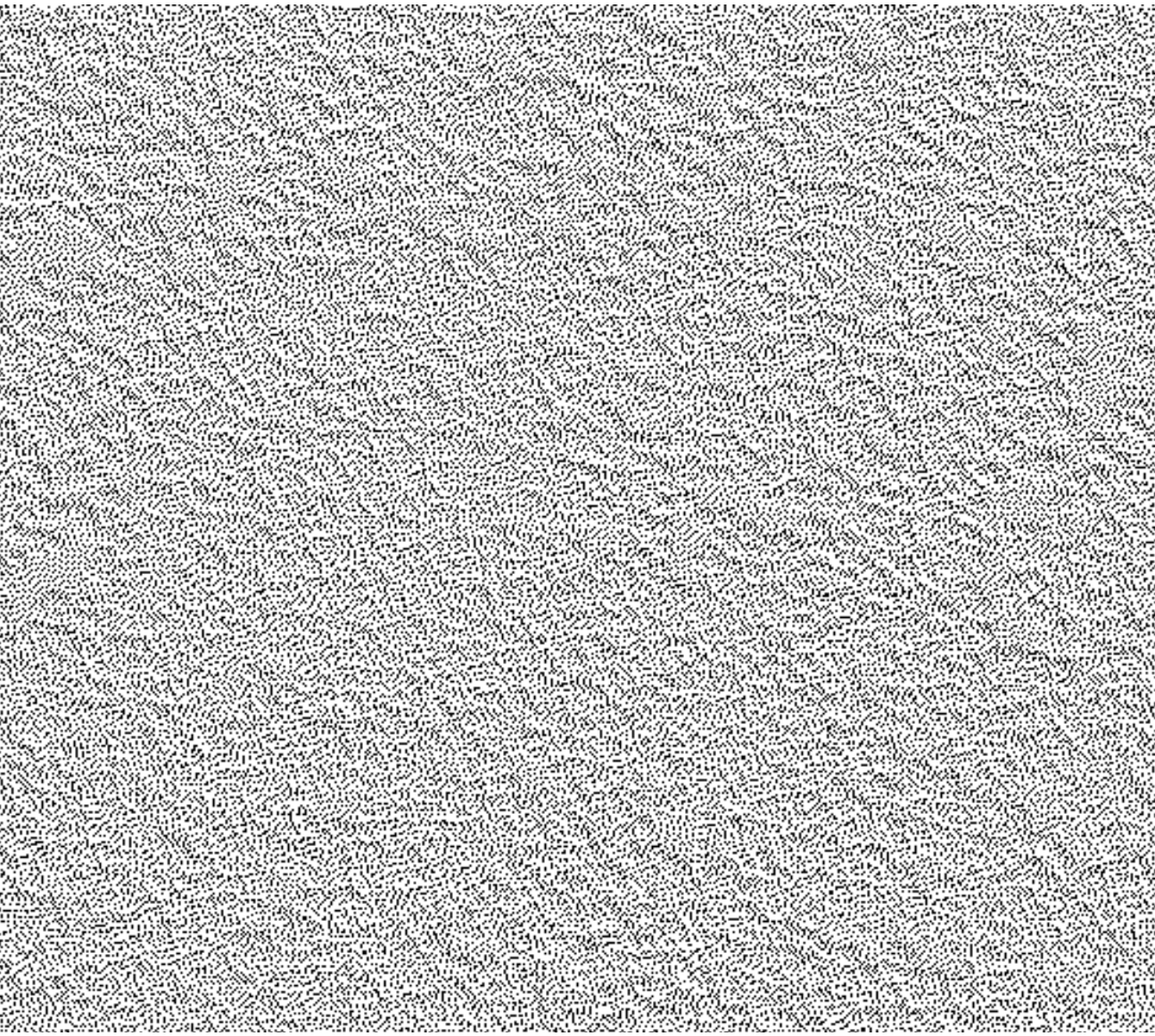
ALFONSO JURADO AR 95074

DESIGN REVIEW BOARD
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Issue #	Issue Date / For

RENDERING -
71ST STREET

SCALE:



Stucco

Color: White



Stucco

Color: Off-White



Stucco

Color: Mushroom



Garage Dynamic Apertures

Color: White



Trellis With Greenery

Color: Mandevilla



Aluminum Color

Color: Pewter



Aluminum Garage Screen

Color: White | Pattern to be refined



Glass Color - Common Areas

Color: Clear



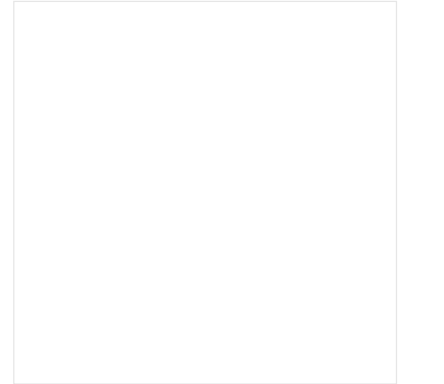
Glass Color - Residences

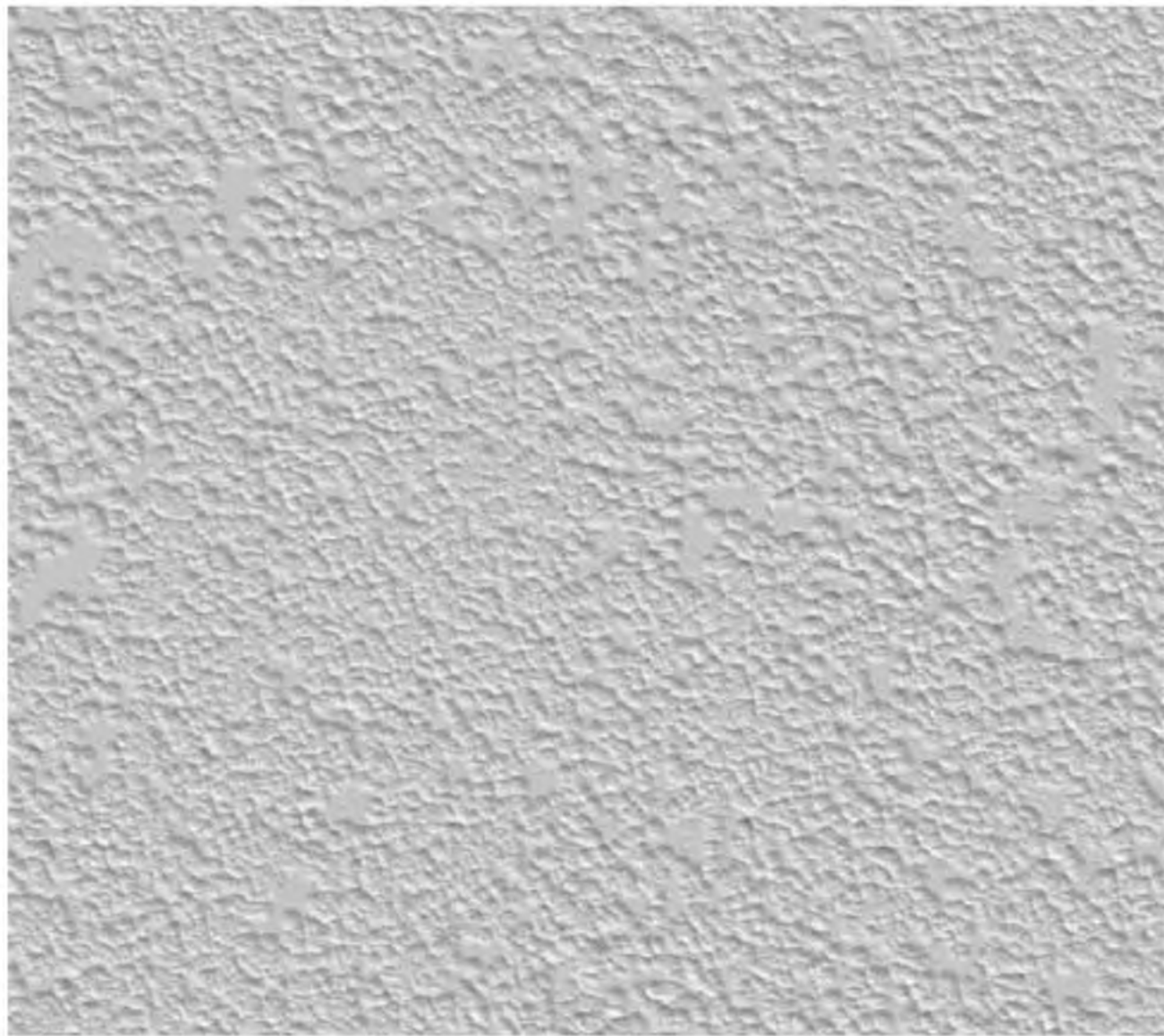
Color: 15% Tint



Triangular Metal Panels

Color: Pewter





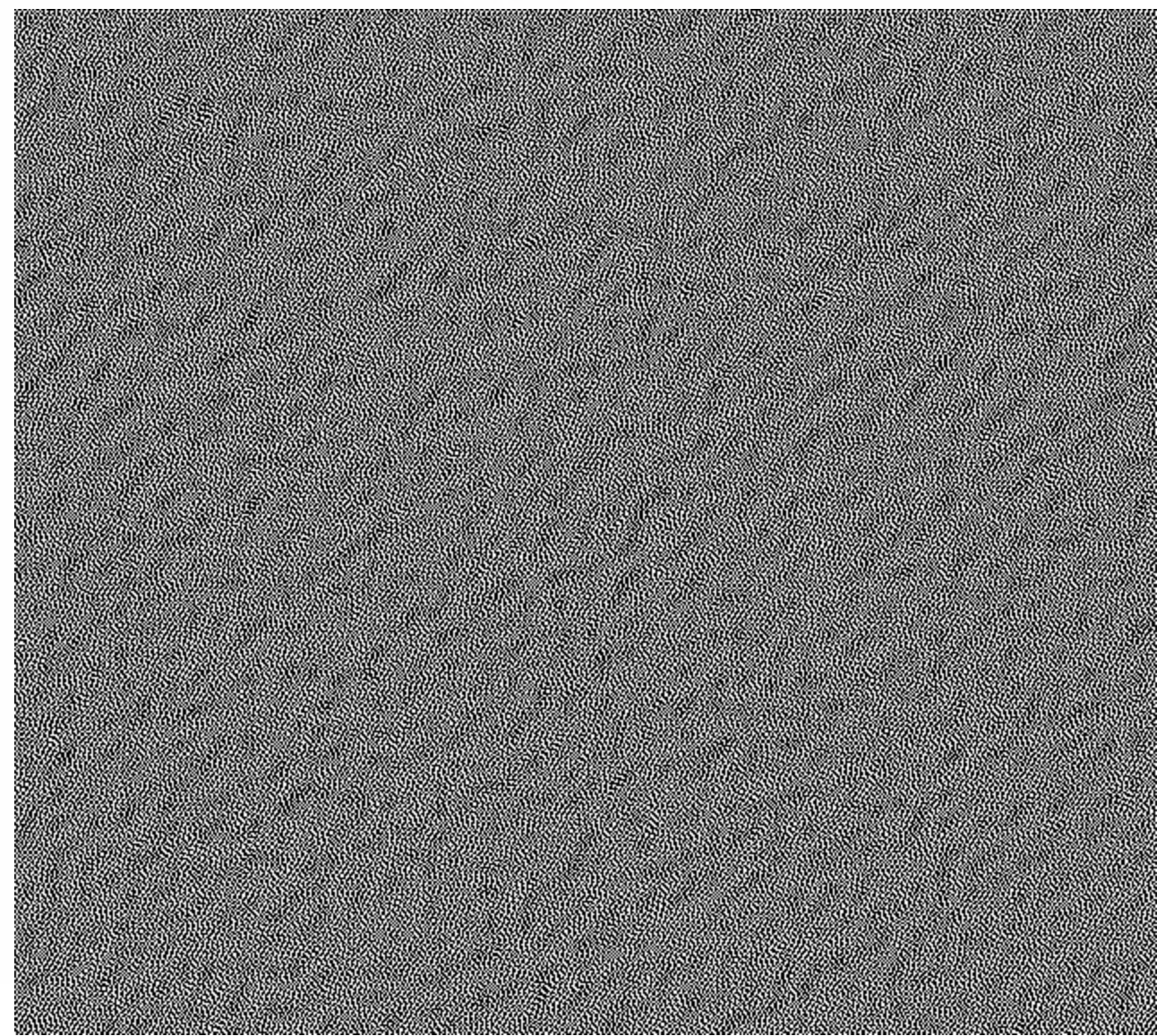
Stucco

Color: White



Stucco

Color: Off-White



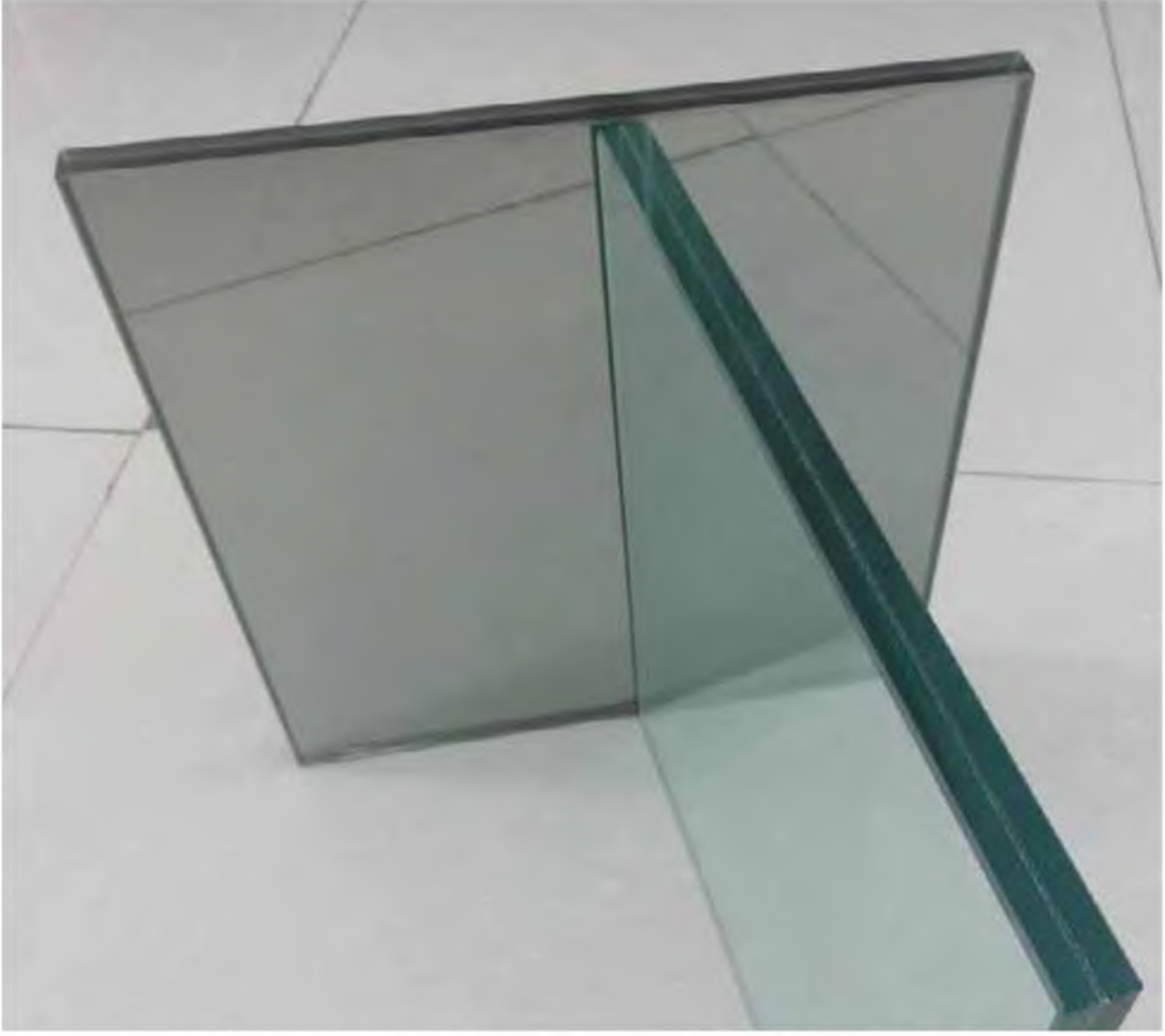
Stucco

Color: Dark Gray



Aluminum Color

Color: Pewter



Glass Color - Residences

Color: 15% Tint



Trellis With Greenery

Color: Mandevilla



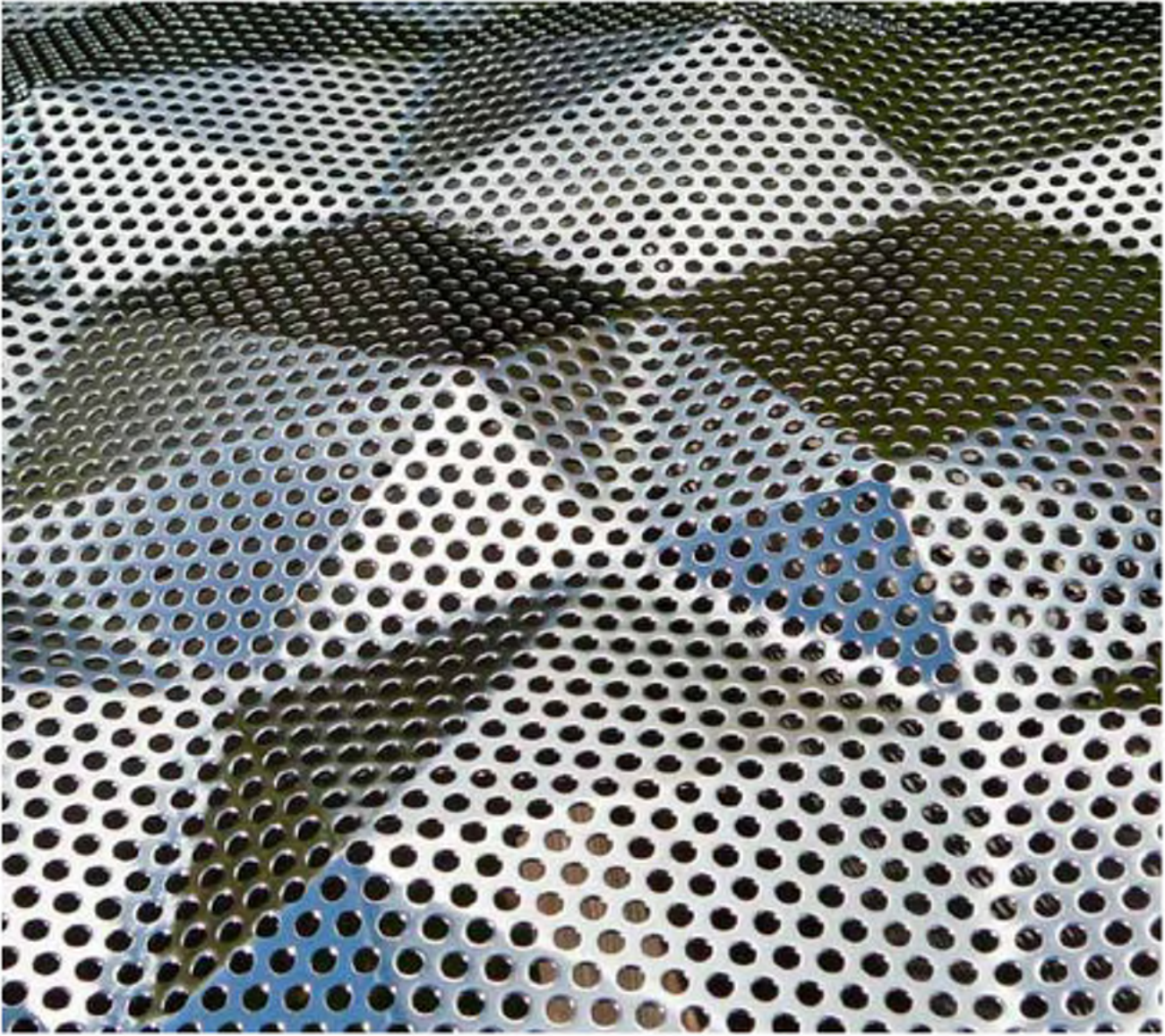
Translucent Fabric Mesh

Color: Black & White



Glass Color - Common Areas

Color: Clear



Triangular Metal Panels

Color: Pewter

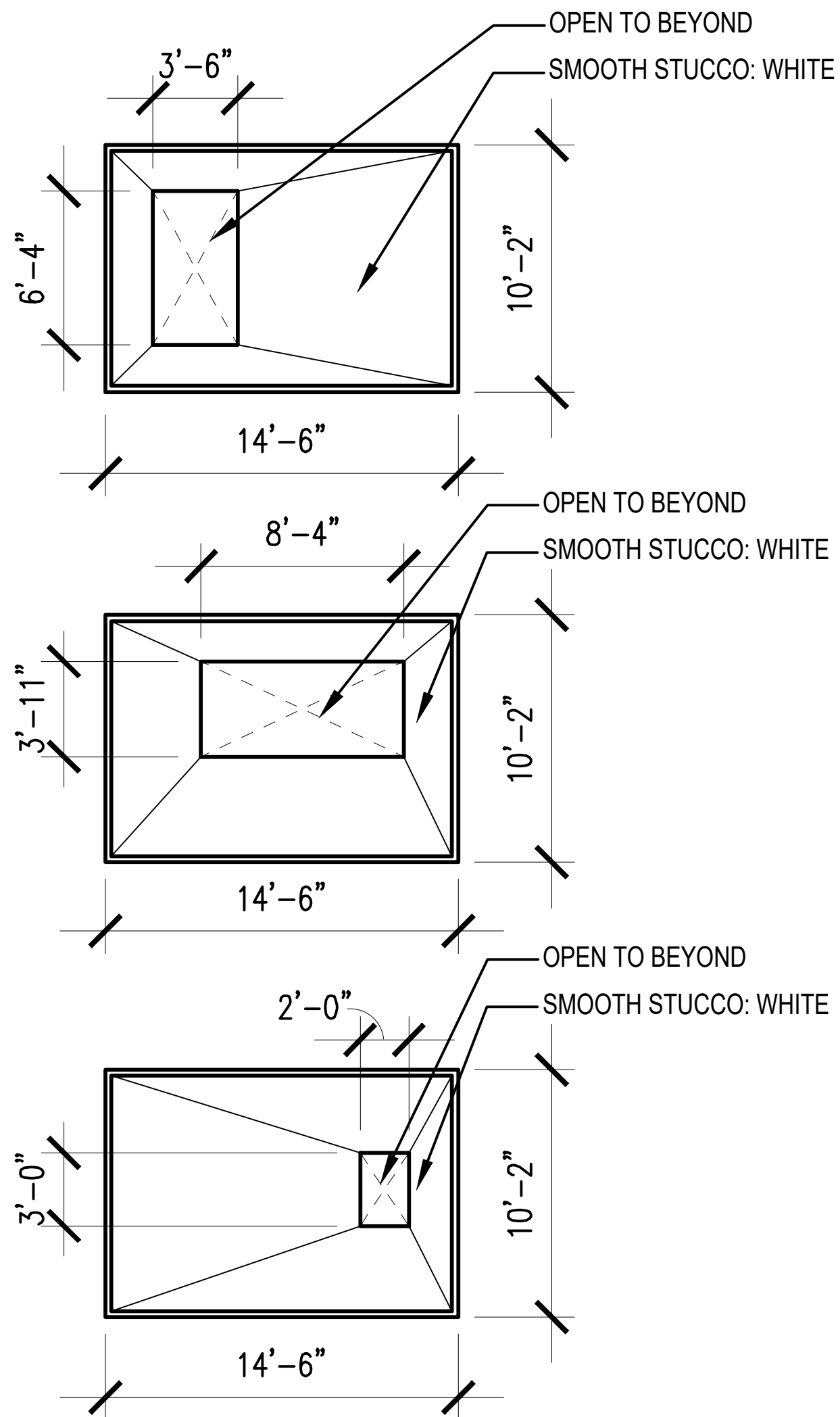
DESIGN REVIEW BOARD

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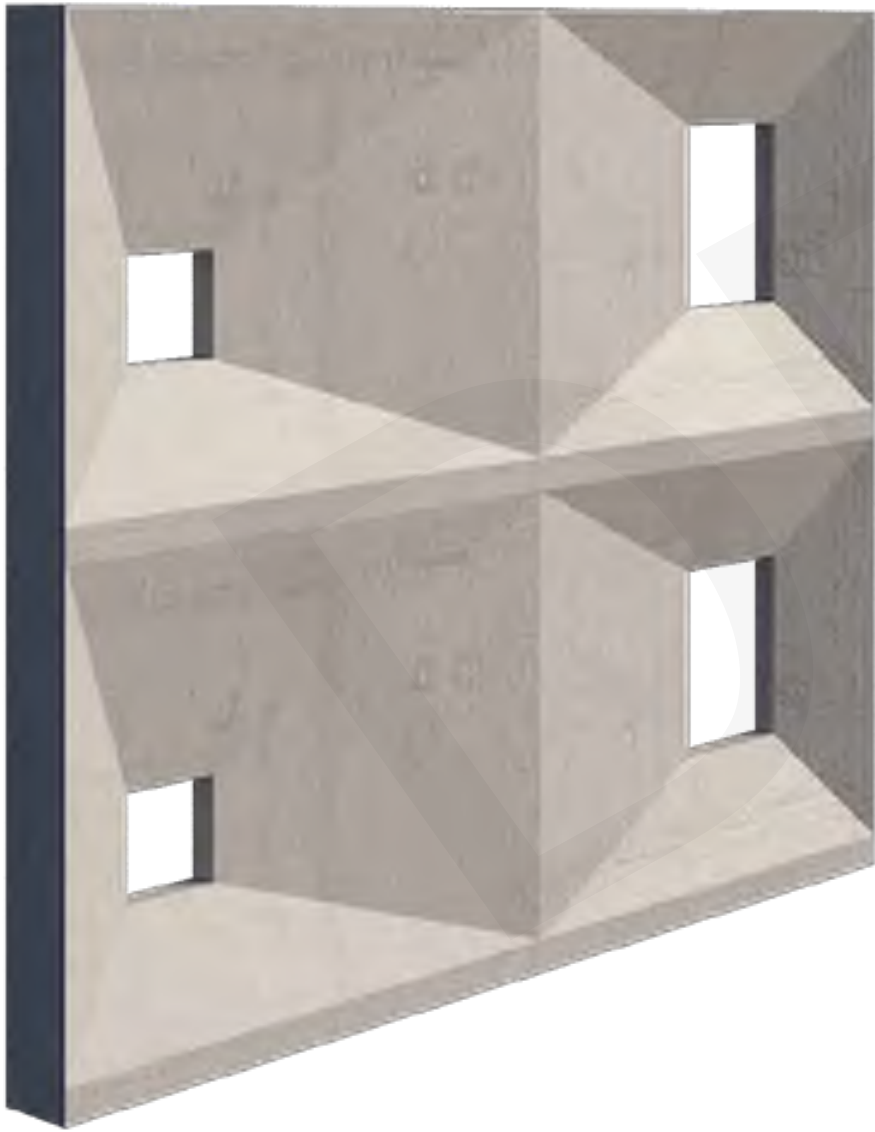
Issue #	Issue Date / For

MATERIAL BOARD

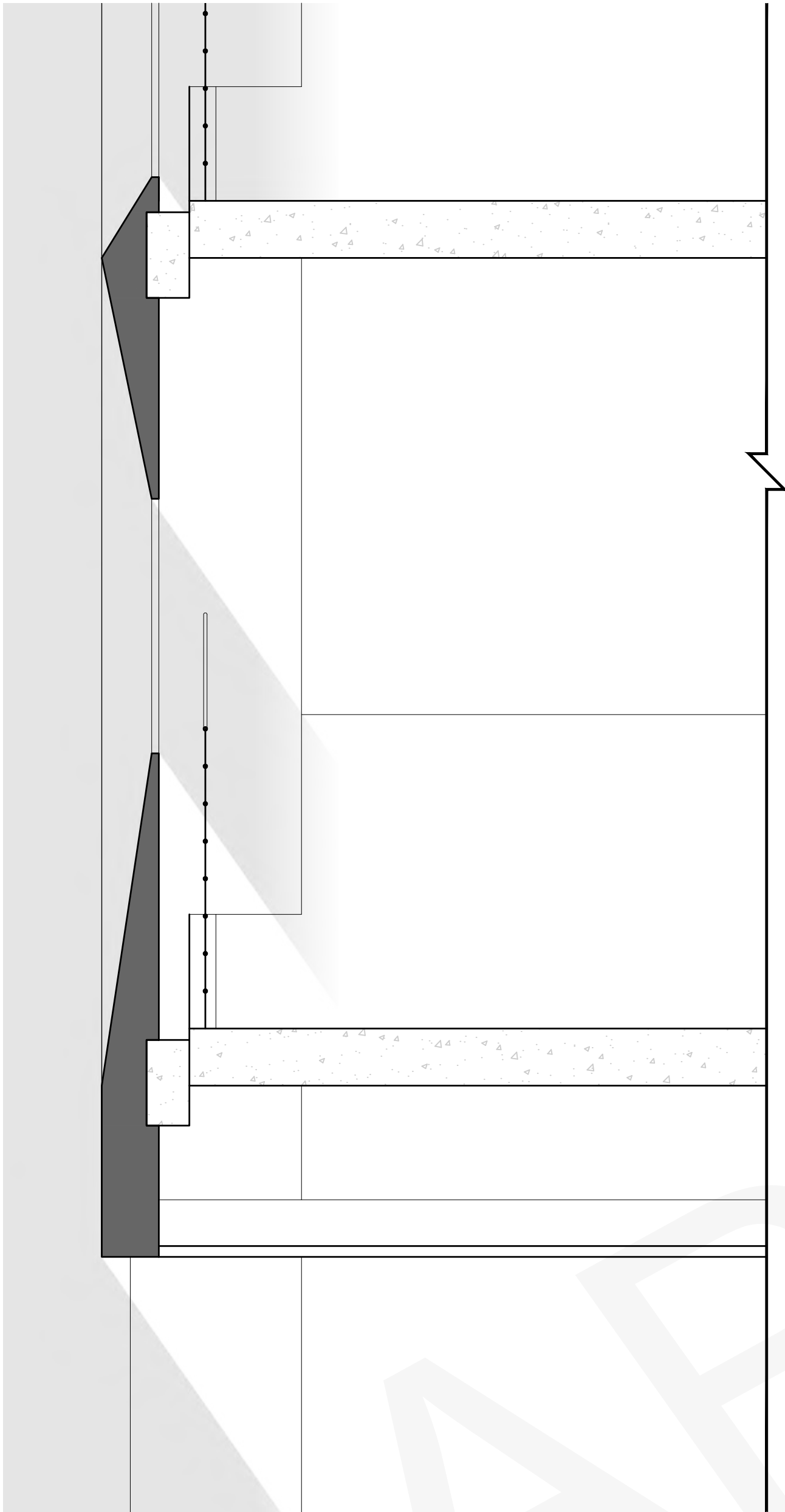
SCALE: 1/4" = 1'-0"



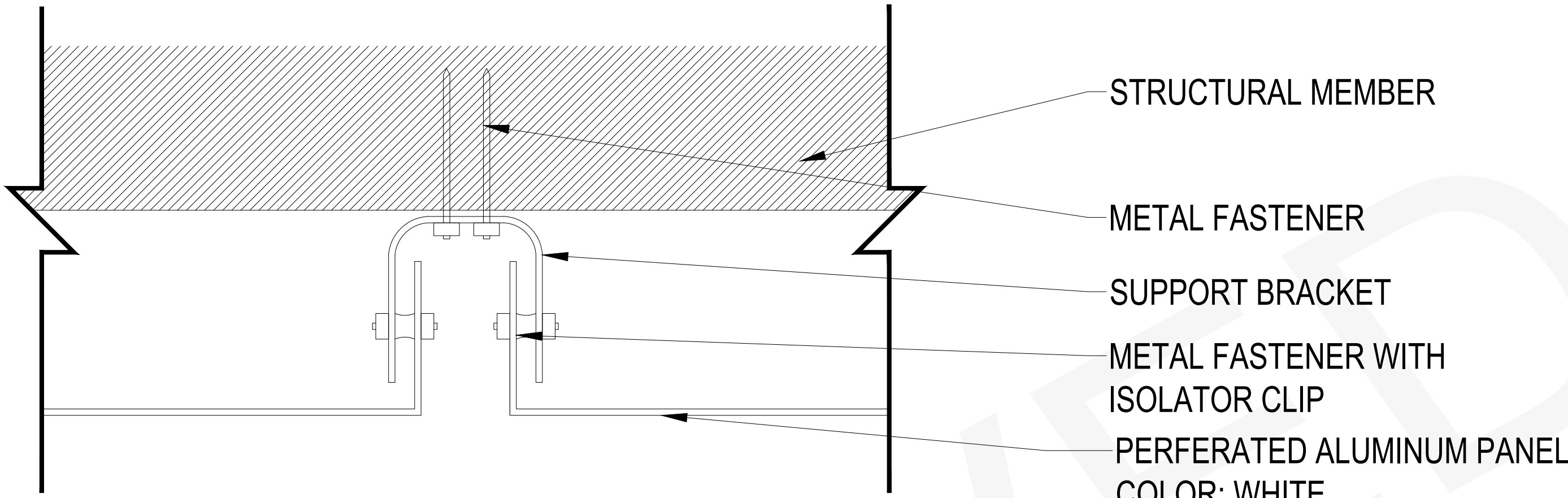
Aperture Variation Samples
Color: White



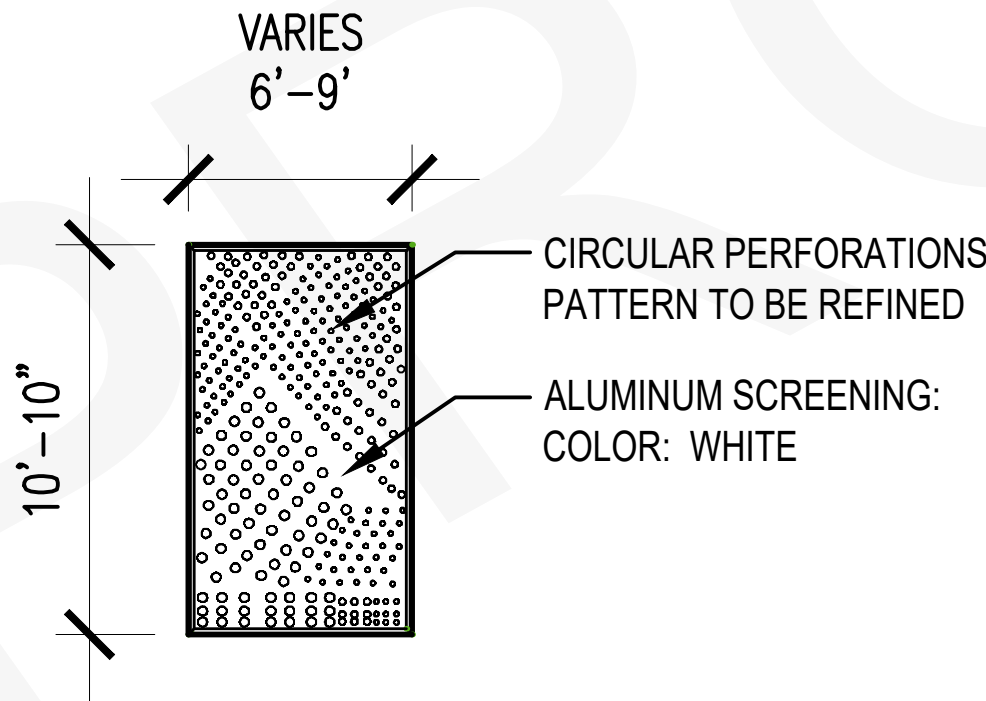
Aperture Axon
Color: White



Dynamic Aperture Section
Color: White | Pattern Varies



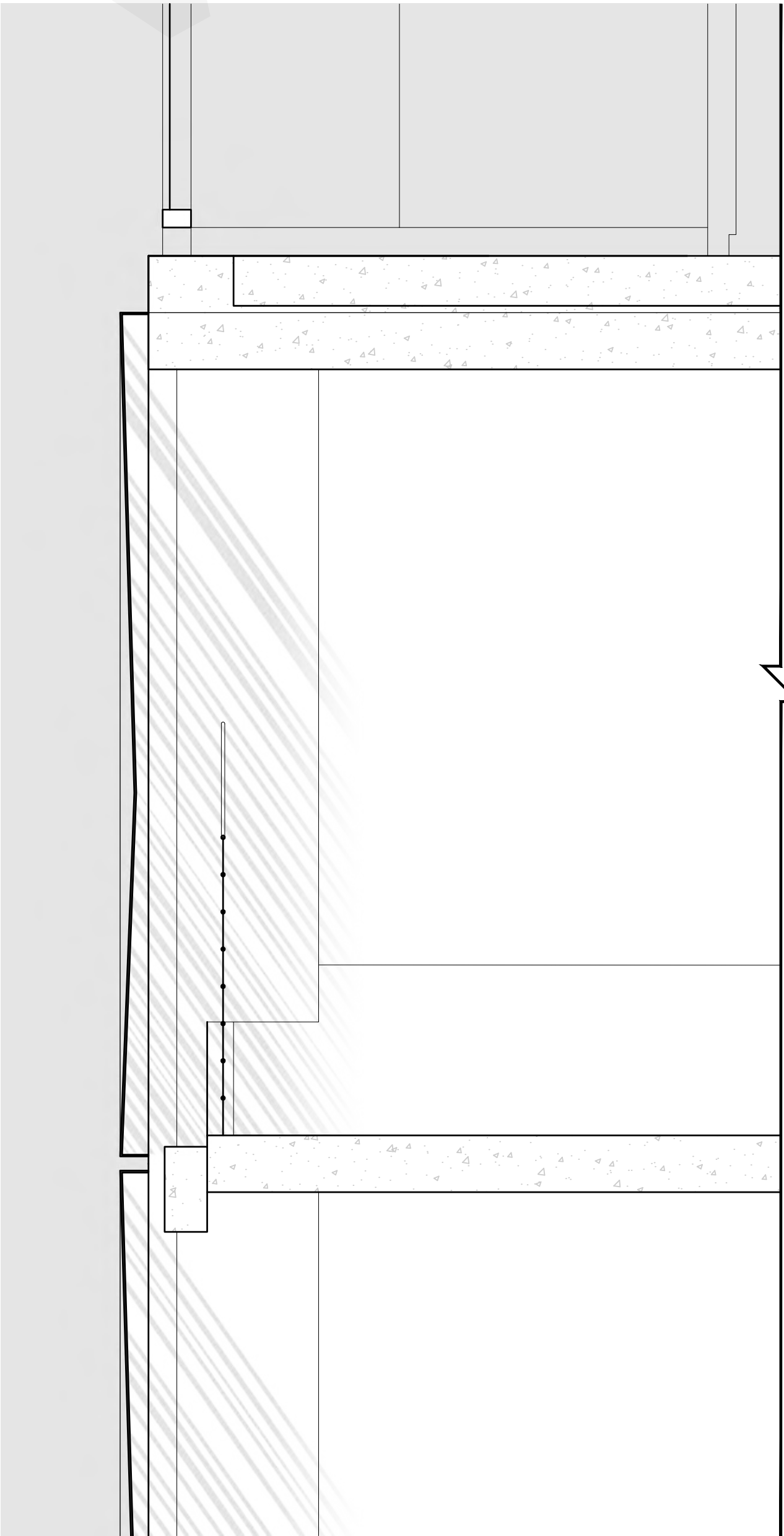
Aluminum Screen Preliminary Detail
Color: None



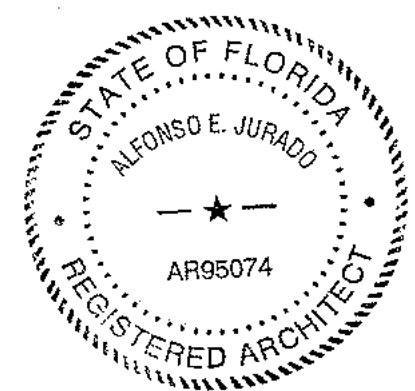
Aluminum Screen Sample
Color: White



Aluminum Screen Axon
Color: White



Aluminum Screen Section
Color: White | Pattern to be refined



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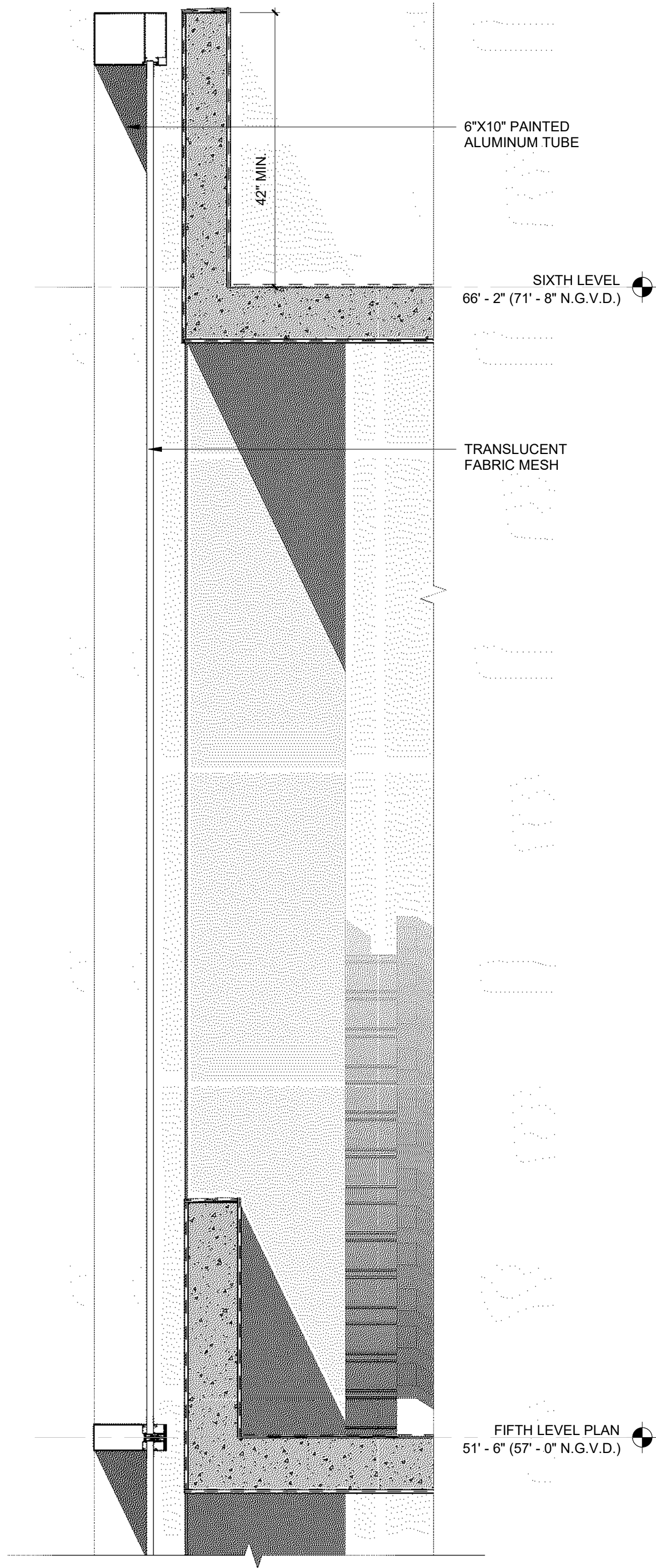
Issue #	Issue Date / For

SCREEN DETAIL

SCALE: As indicated



COLOR: SILVER



2 FABRIC MESH SAMPLE IMAGE
SCALE 1/4" = 1'-0"

1 TRANSLUCENT FABRIC MESH SECTION
SCALE 3/4" = 1'-0"