



**Design Review Board
June 7, 2022**



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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DRB FINAL SUBMITTAL 120 MACARTHUR CAUSEWAY MIAMI BEACH, FL

LOCATION MAP

SCALE:

DATE:
03/28/2022

A0-02

APPROVAL HISTORY

PB20-0352 approved January 26, 2021

New 5-story office development exceeding 50,000 gross SF pursuant to Ch. 118, Art. IV, and Ch. 142, Art. II

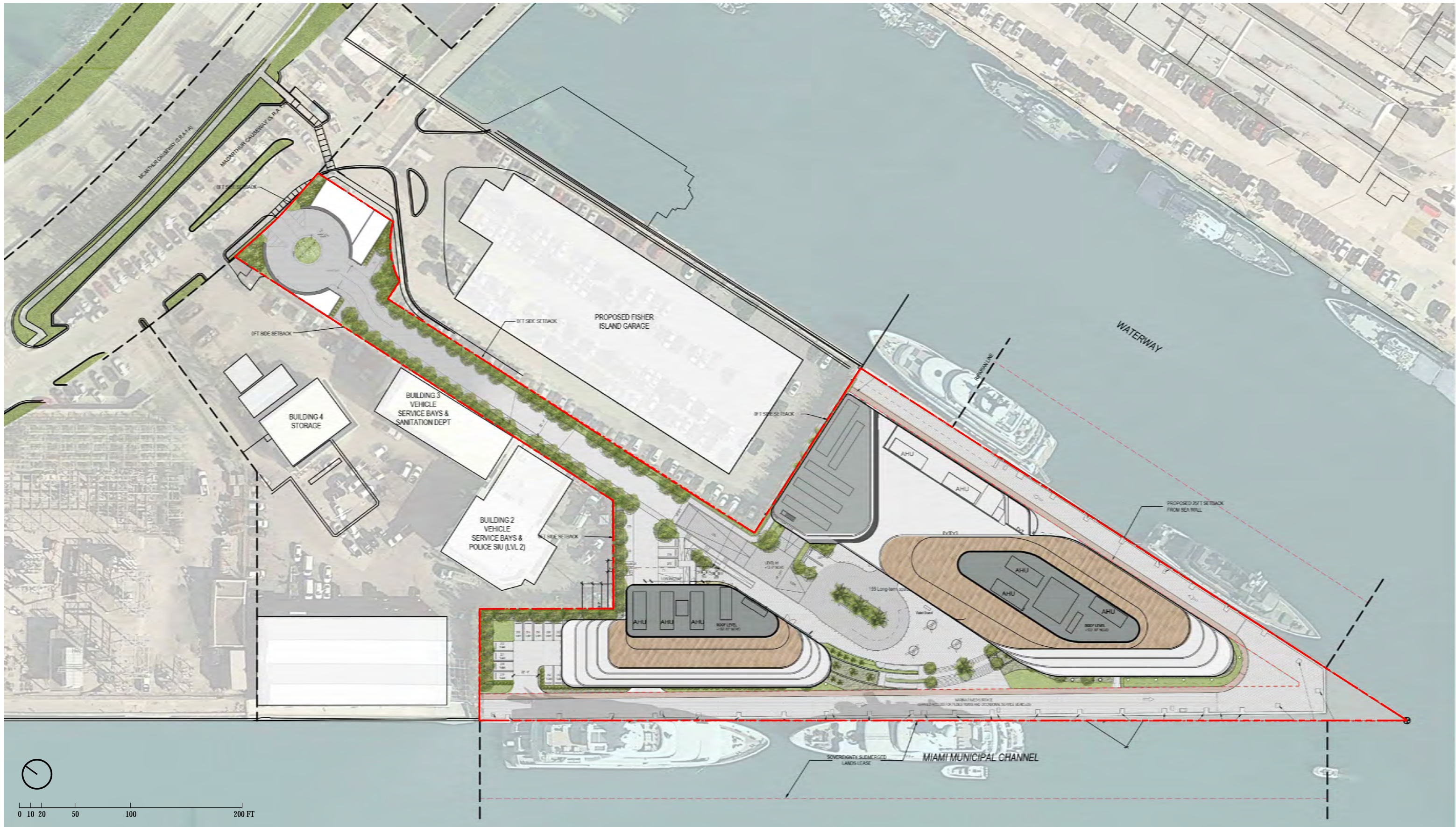
DRB20-0530 approved February 2, 2021

Construction of a new multi-story office building

	APPROVED	PROPOSED	CHANGE
FAR	161,716 SF	161,580 SF	-136 SF
PARKING SPACES	283 spaces	383 spaces	+100 spaces
RESTAURANT SEATS	120 seats	120 seats (100 restaurant seats + 20 café amenity seats)	No change
USABLE OFFICE AREA	122,262 SF	131,180 SF	+8,918 SF
TRIPS	259 net PM peak hour trips (with 3.5% multimodal reduction)*	195 net PM peak hour trips (with 8.5% multimodal reduction)**	No new impacts Signal timing adjustments recommended

* Trip reductions were not taken even though the parking reductions were.

** The City currently has a transportation mode split of its daily population of 64% private vehicles, 11% mass transit, 10% walking, 5% biking, and 10% others.



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PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

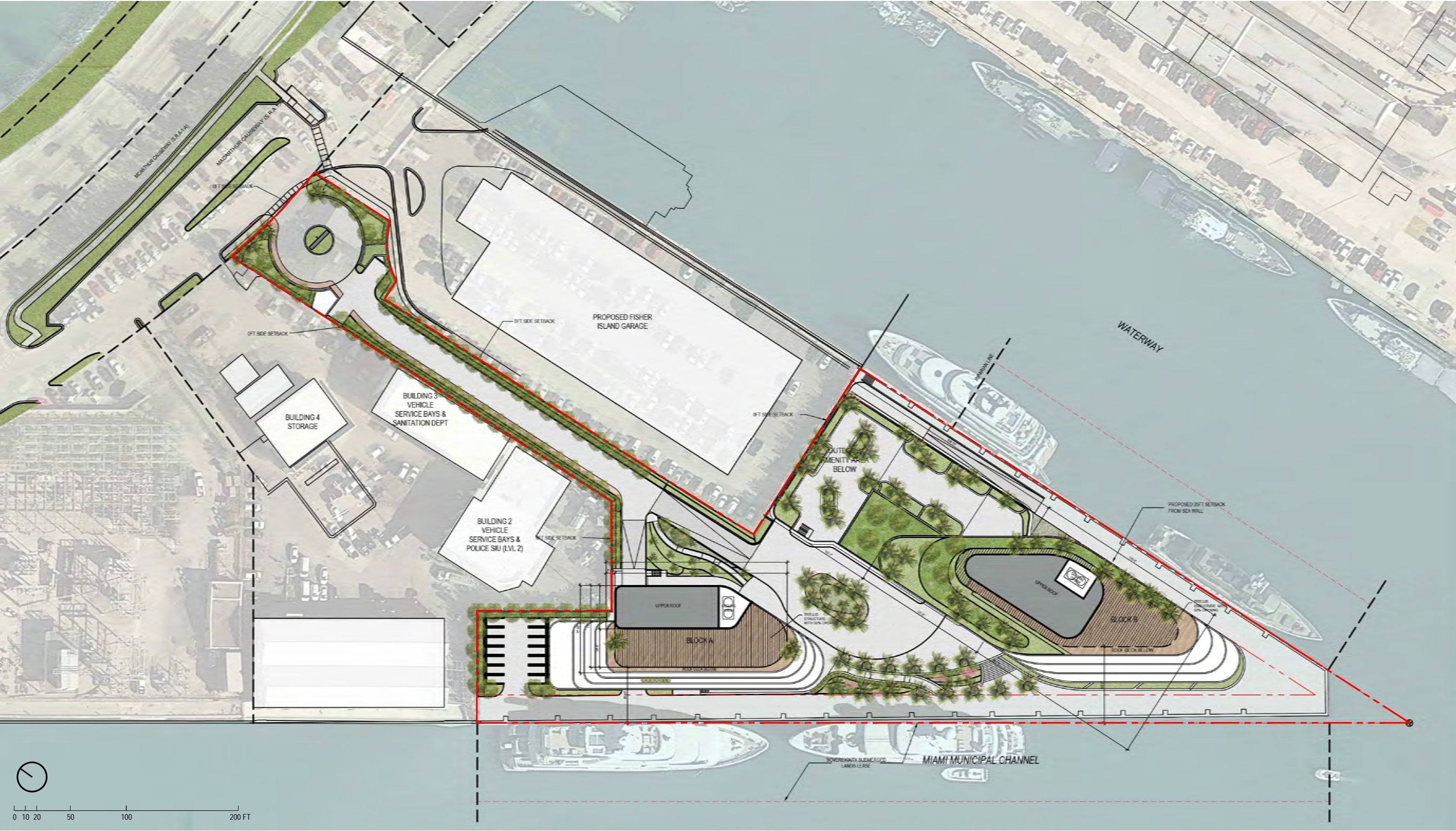
OVERALL SITE PLAN

SCALE: 1:640

DRB APPROVED

DATE:
12/07/2020

A1-00



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PB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

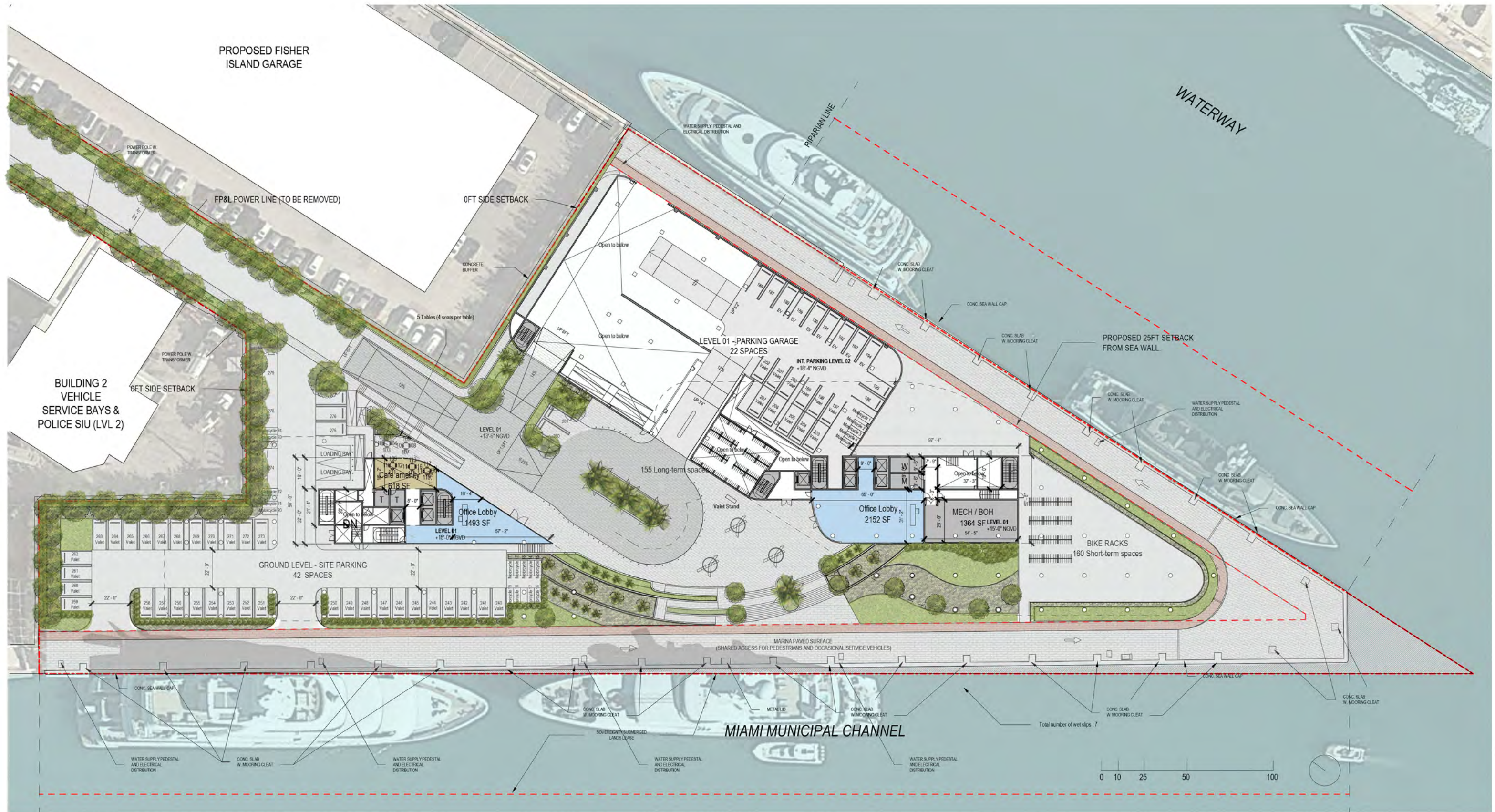
OVERALL SITE PLAN

SCALE: 1:640

PROPOSED

DATE:
05/23/2022

A1-00



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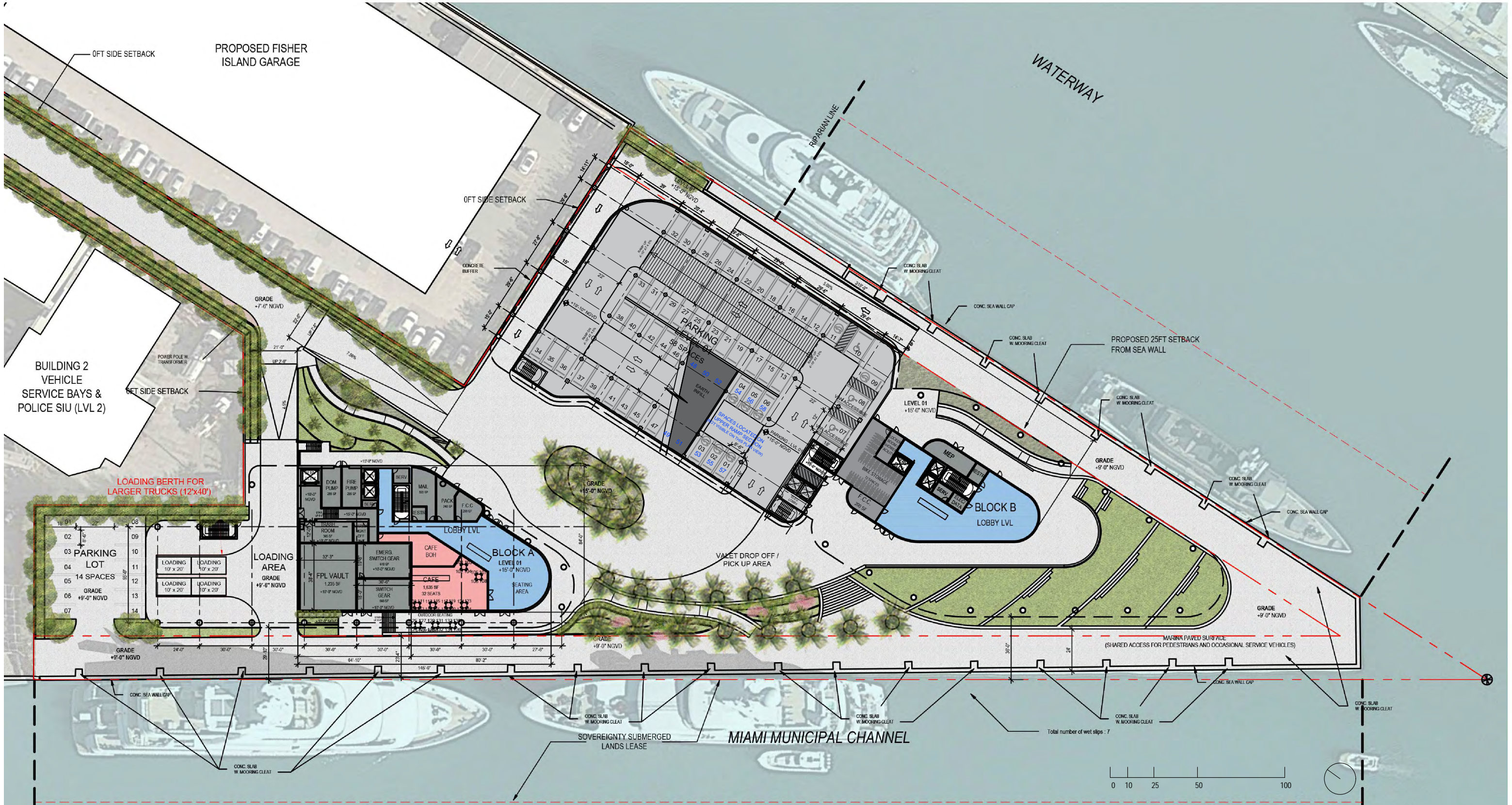
DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

RENDERED SITE PLAN

SCALE: **DRB APPROVED**

DATE:
12/07/2020

A1-00



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

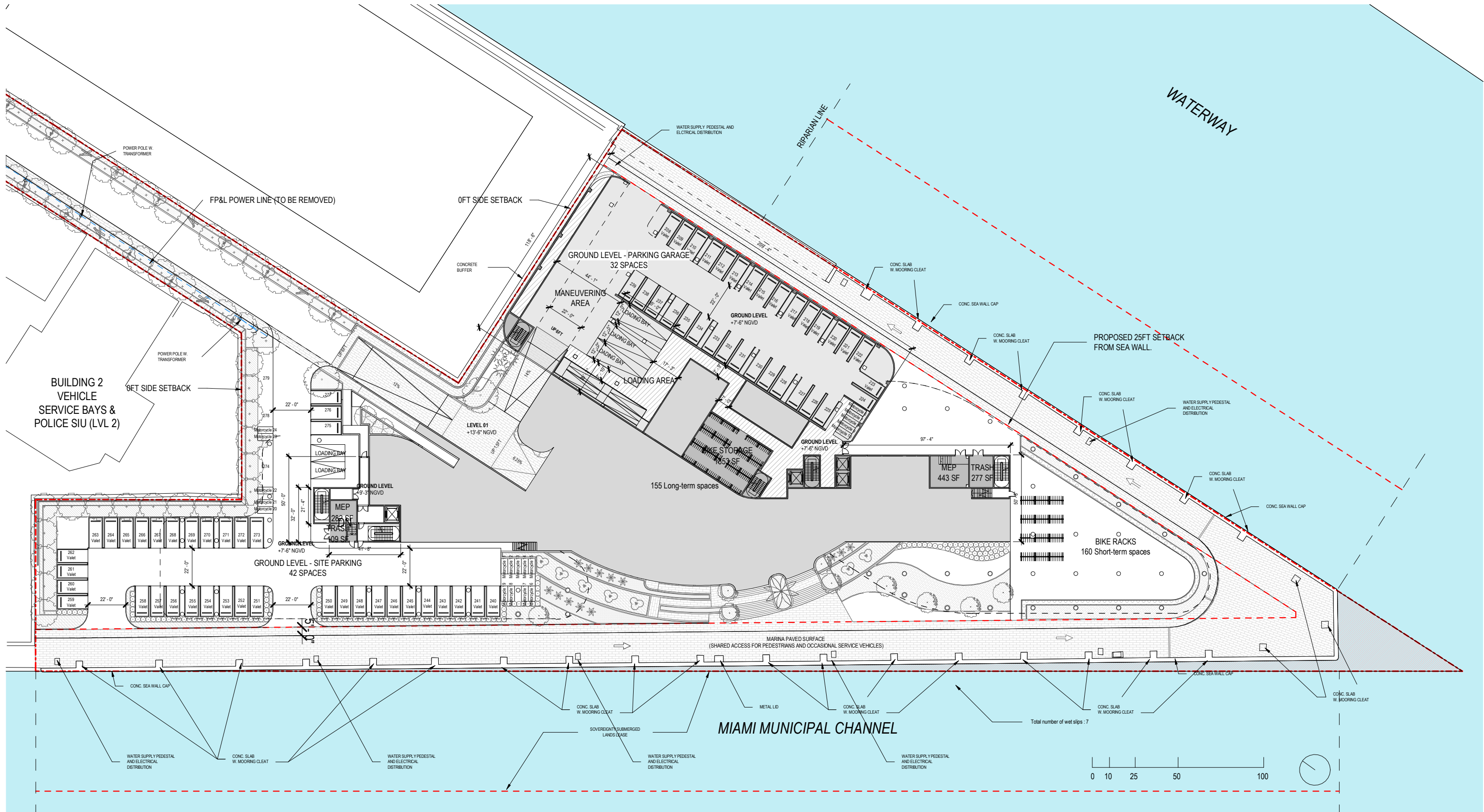
RENDERED SITE PLAN

SCALE: 1:640

PROPOSED

DATE:
03/28/2022

A1-00



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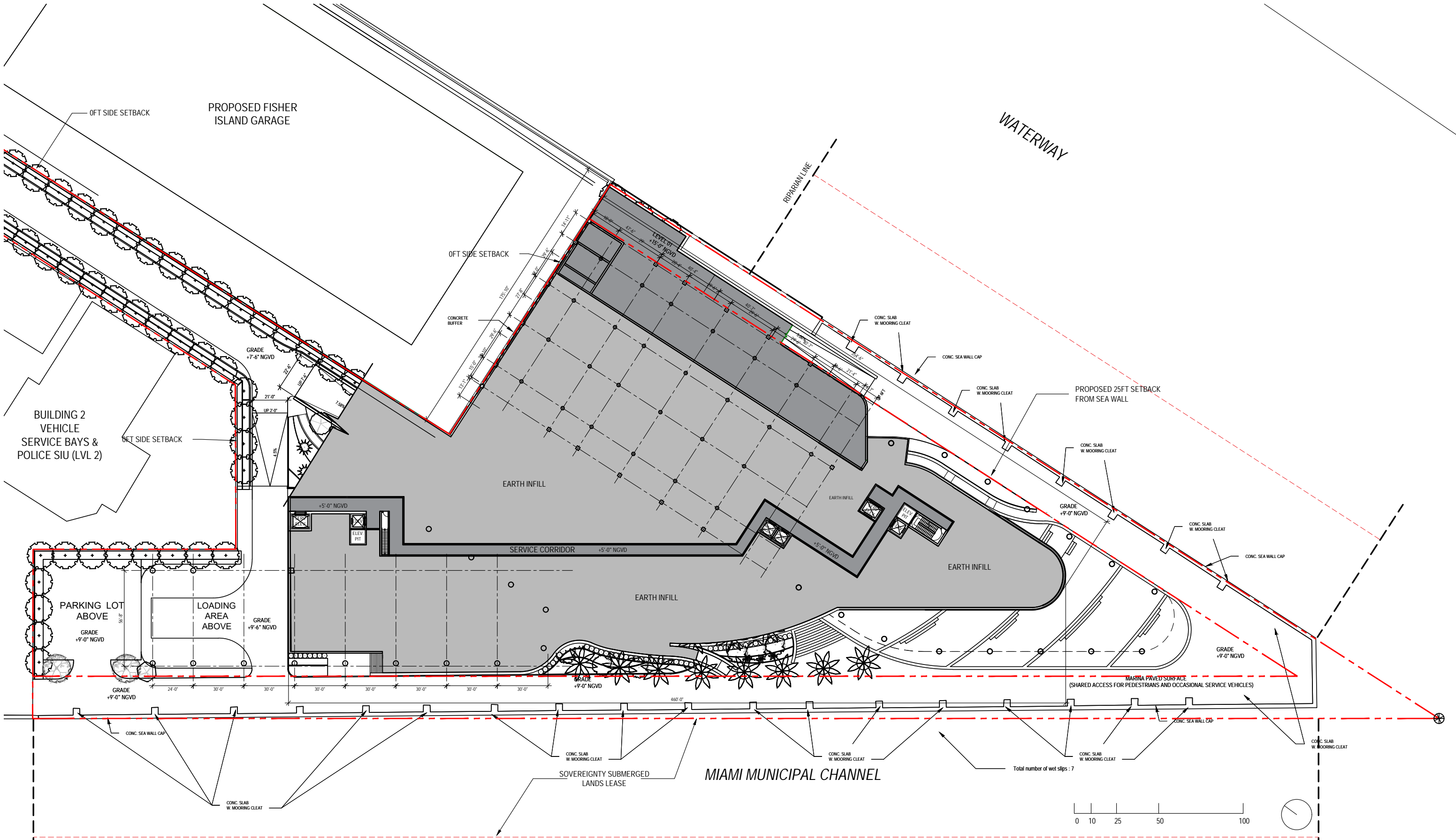
DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

OVERALL OFFICE BUILDINGS
GROUND LEVEL

SCALE: 1 : 640 **DRB APPROVED**

DATE:
12/07/2020

A1-01



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

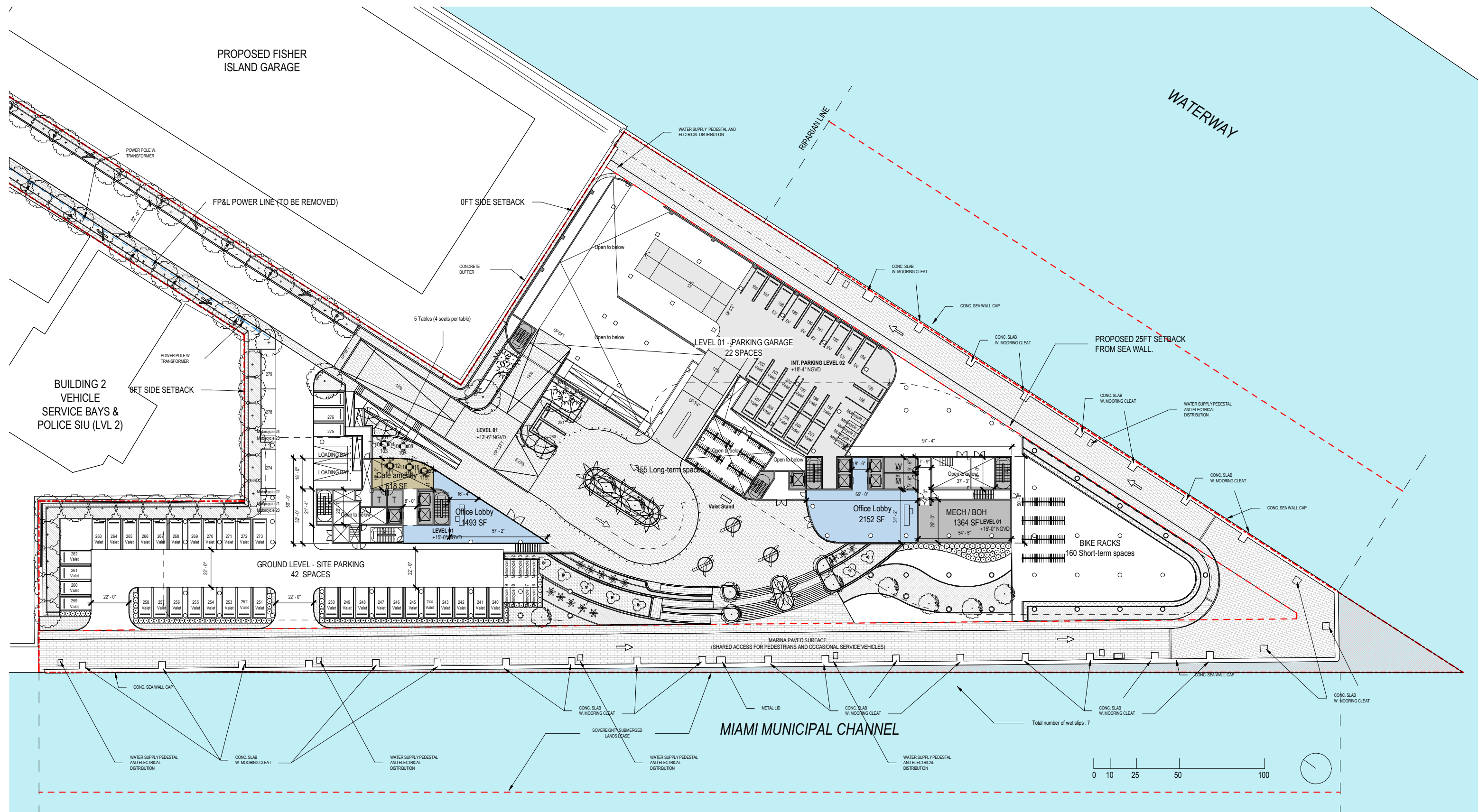
OVERALL OFFICE BUILDINGS
LOWER LEVEL

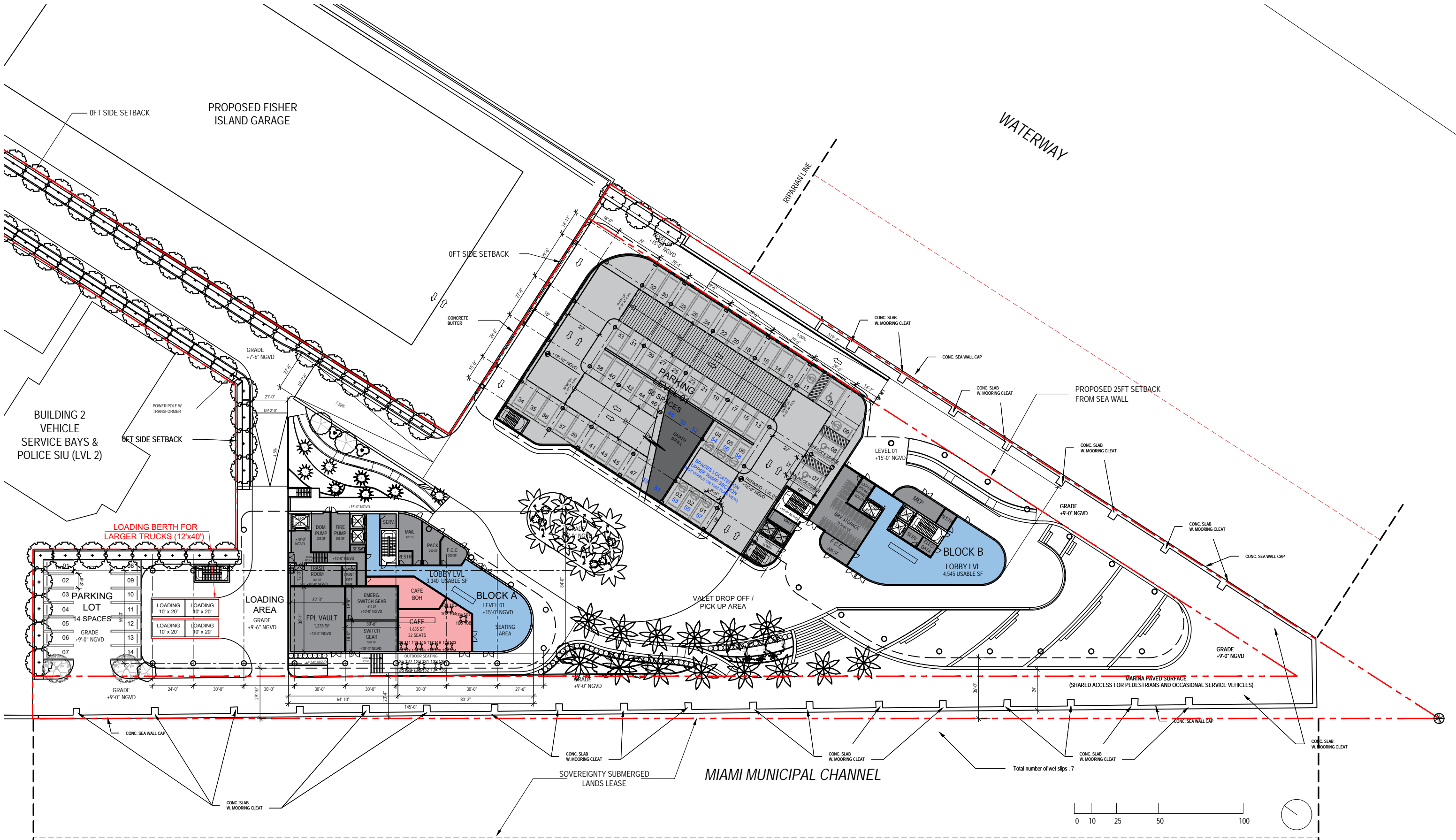
SCALE: 1:640

PROPOSED

DATE:
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A1-01





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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

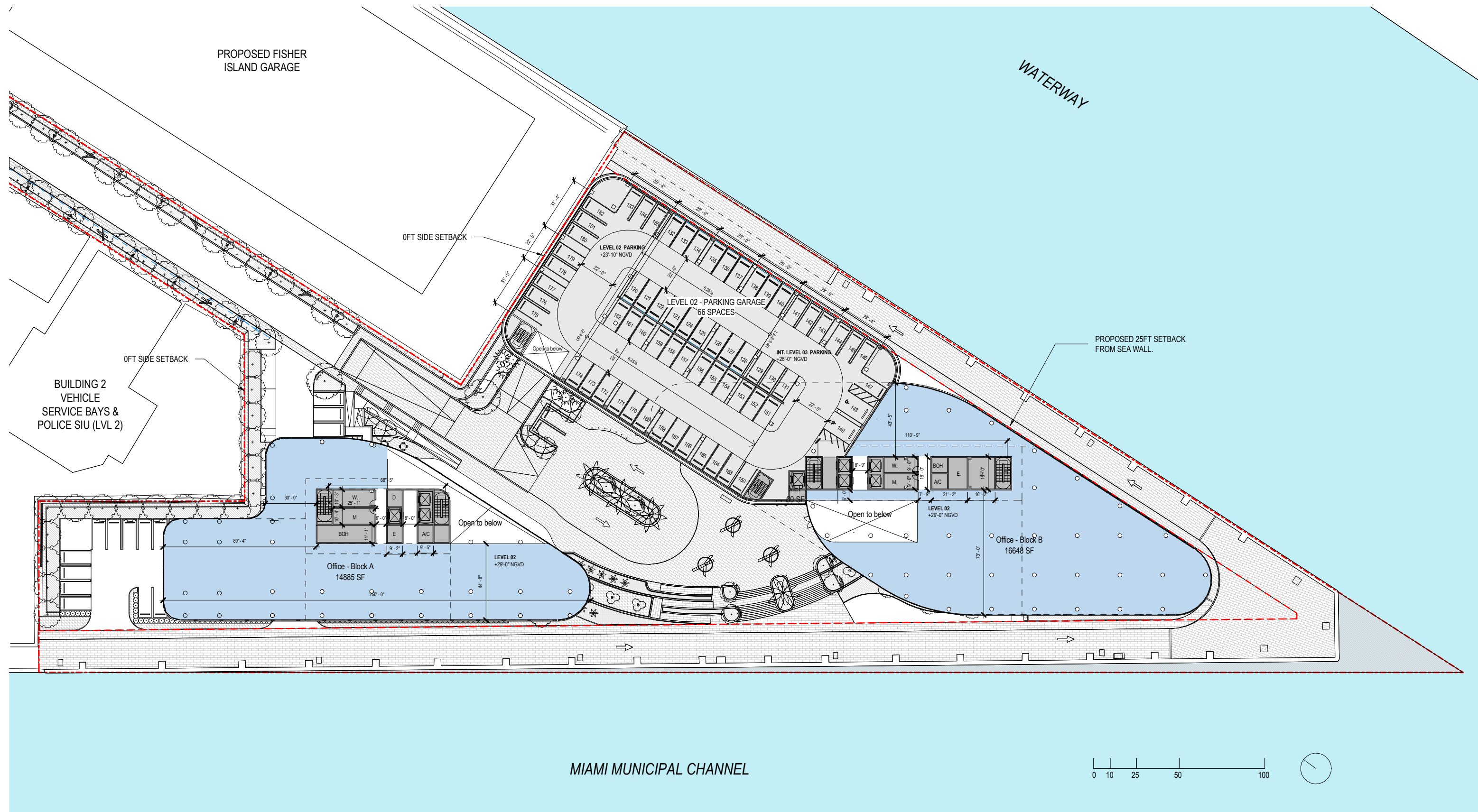
OVERALL OFFICE BUILDINGS
LEVEL 01

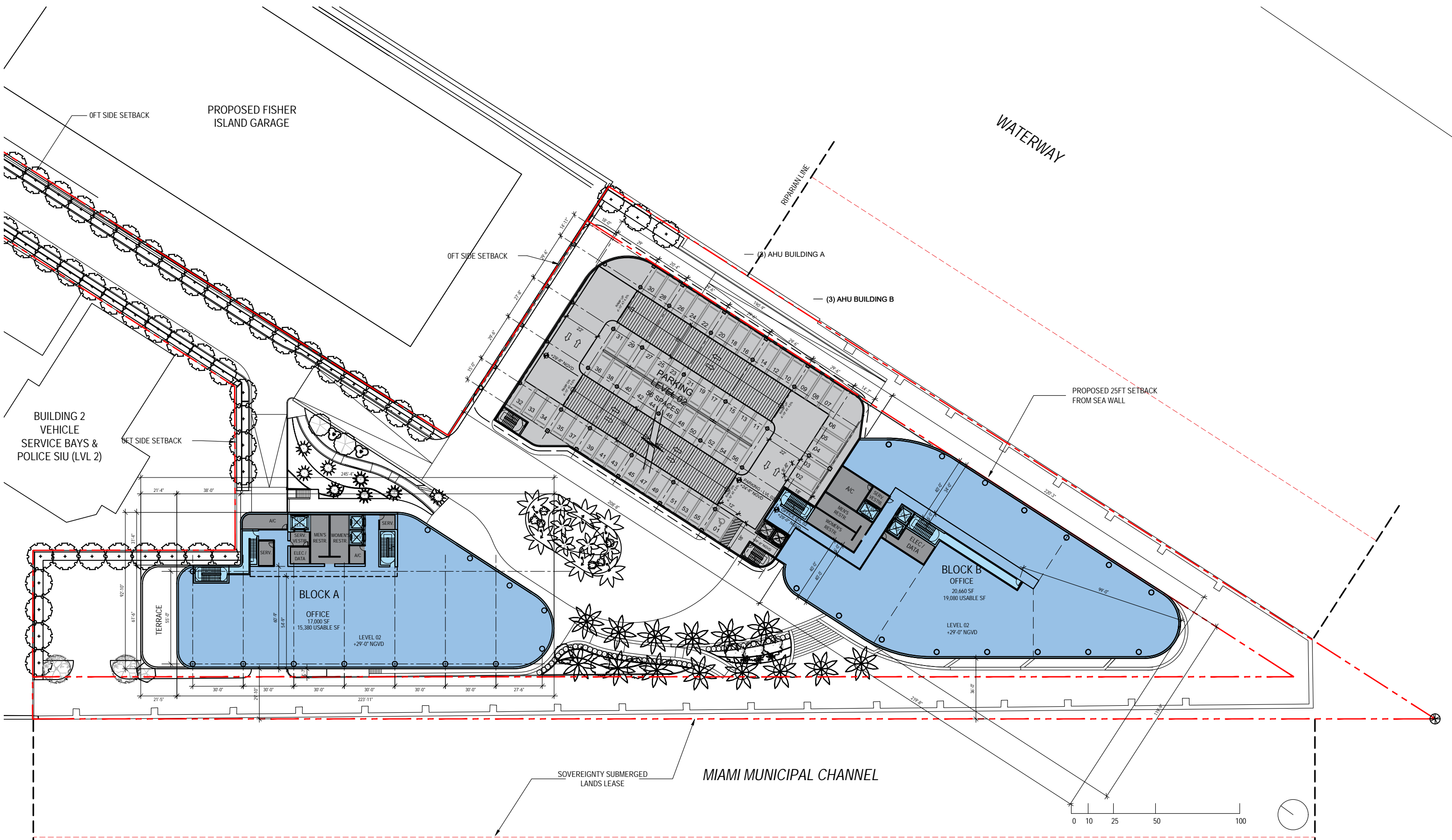
SCALE: 1:640

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DATE:
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A1-02





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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

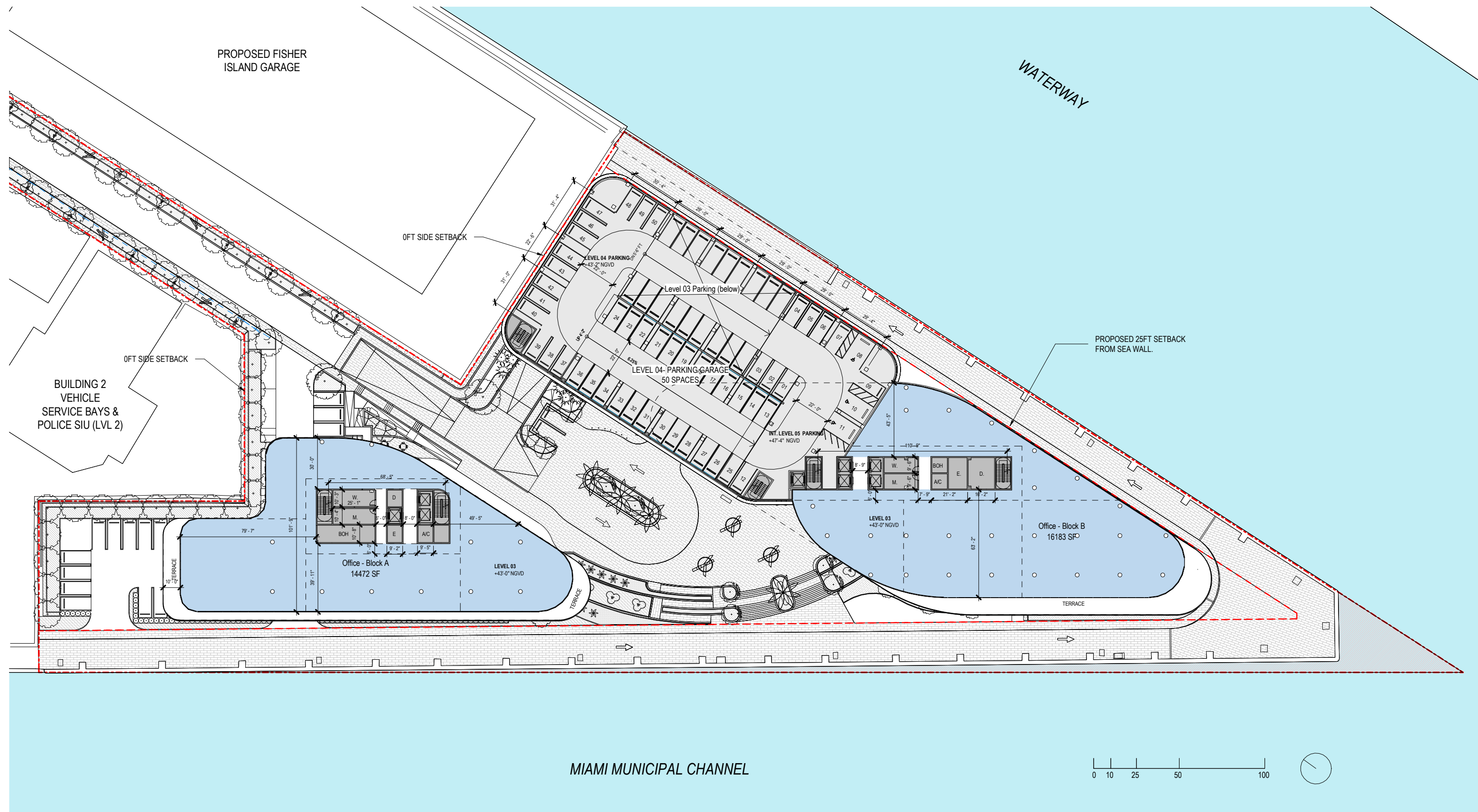
OVERALL OFFICE BUILDINGS
LEVEL 02

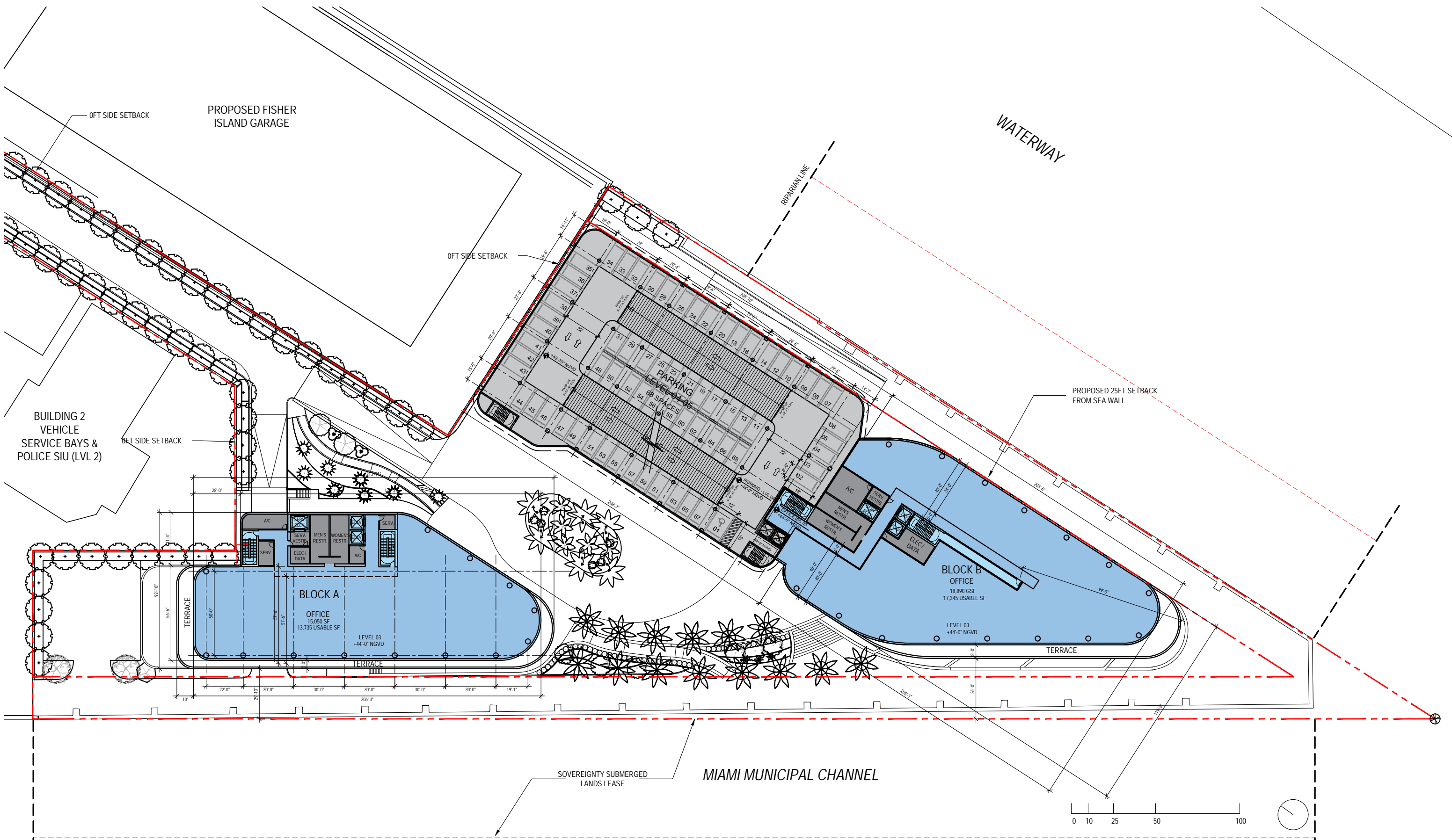
SCALE: 1:640

PROPOSED

DATE:
03/28/2022

A1-03





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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

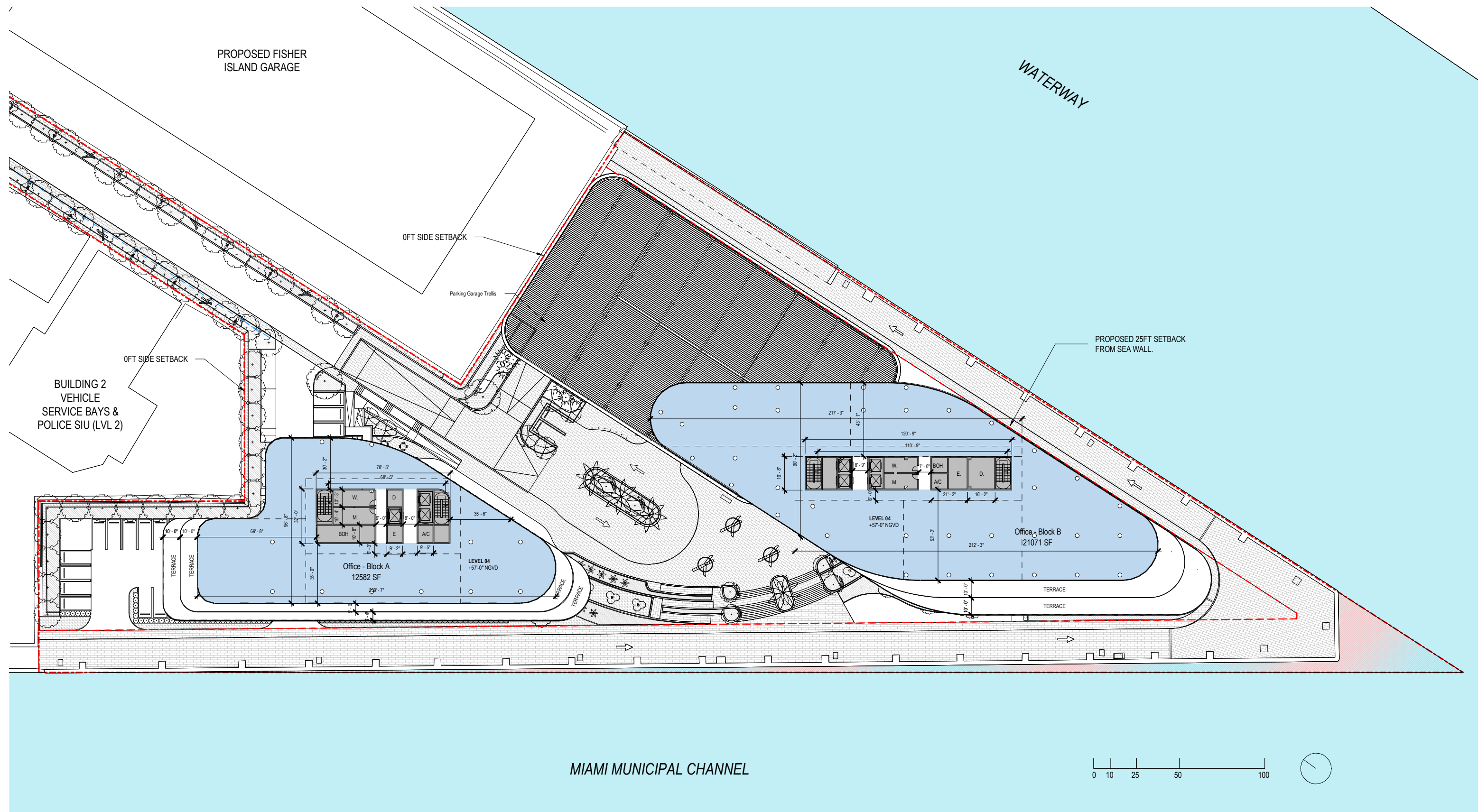
OVERALL OFFICE BUILDINGS
LEVEL 03

SCALE: 1:640

PROPOSED

DATE:
03/28/2022

A1-04



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

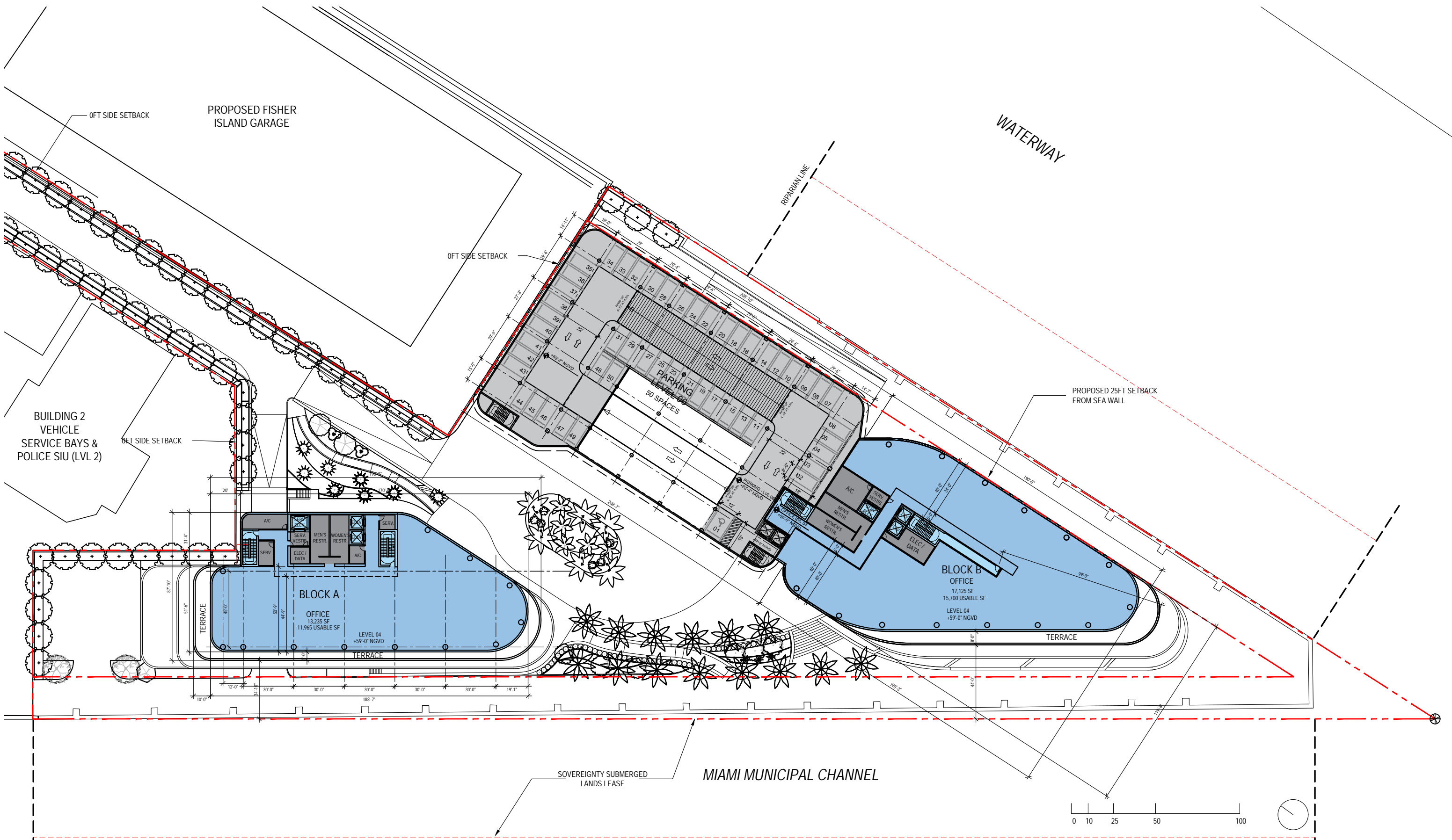
OVERALL OFFICE BUILDINGS LEVEL
04

SCALE: 1 : 640

DRB APPROVED

DATE:
12/07/2020

A1-05



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120 MACARTHUR CAUSEWAY
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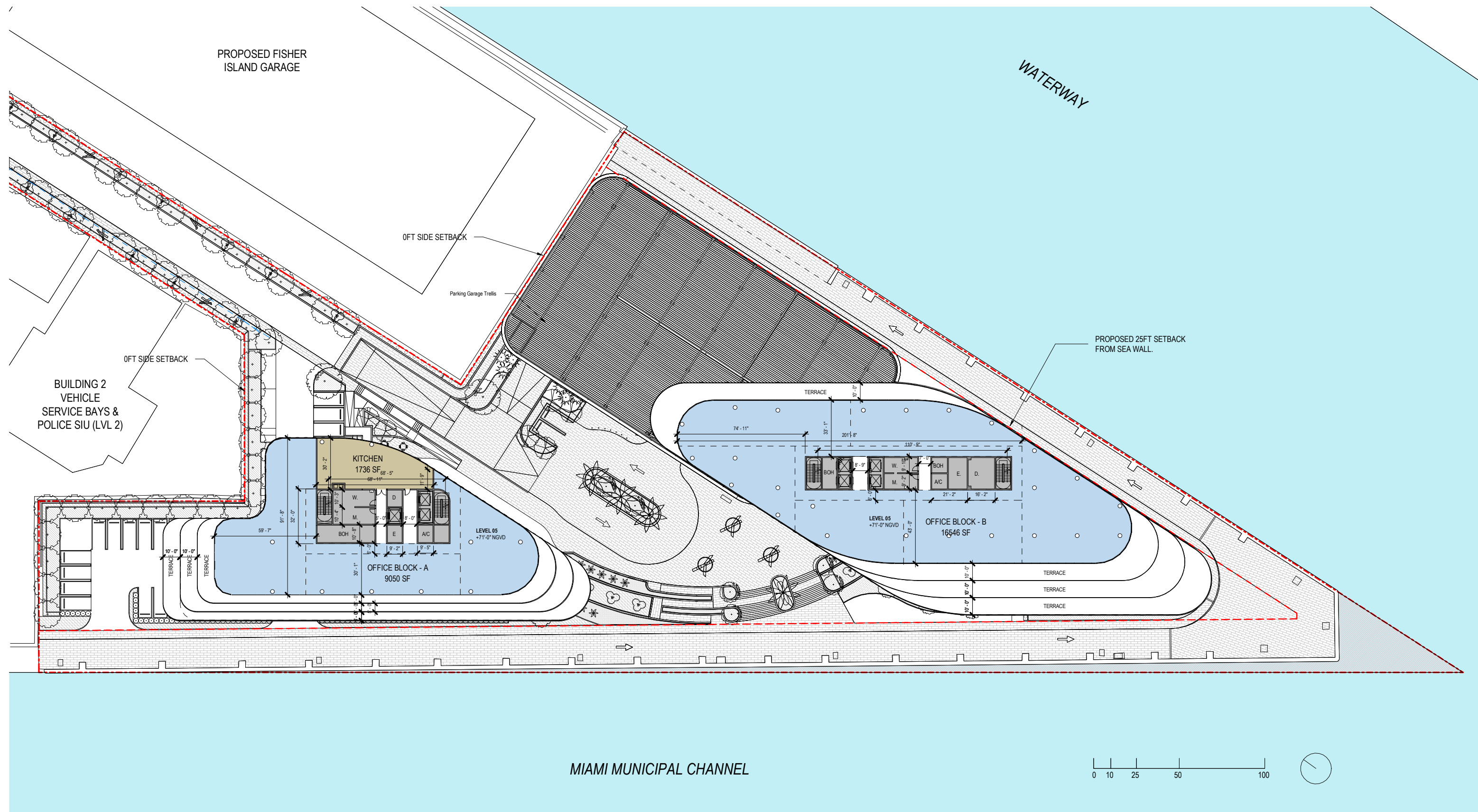
OVERALL OFFICE BUILDINGS
LEVEL 04

SCALE: 1:640

PROPOSED

DATE:
03/28/2022

A1-05



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

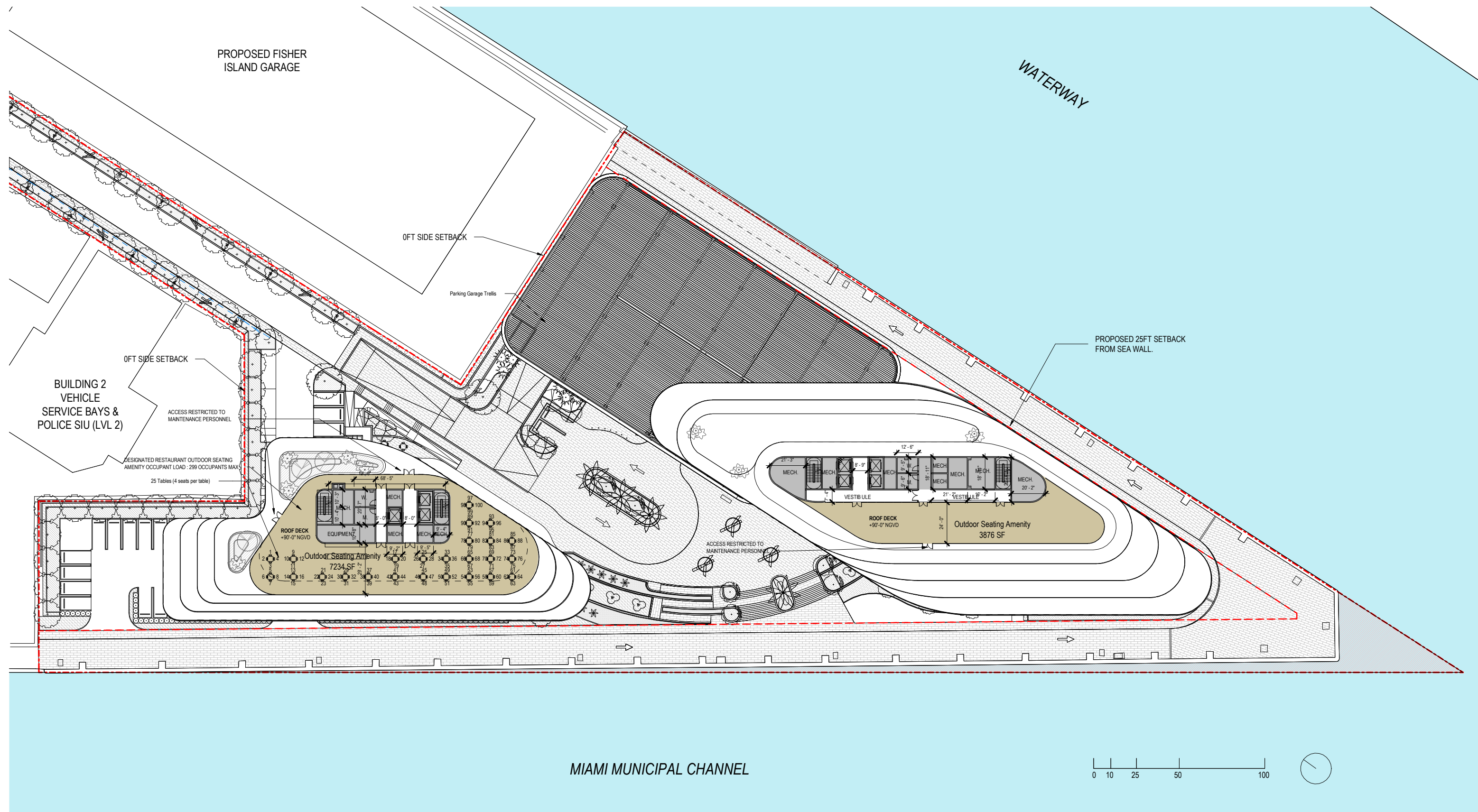
OVERALL OFFICE BUILDINGS LEVEL
05

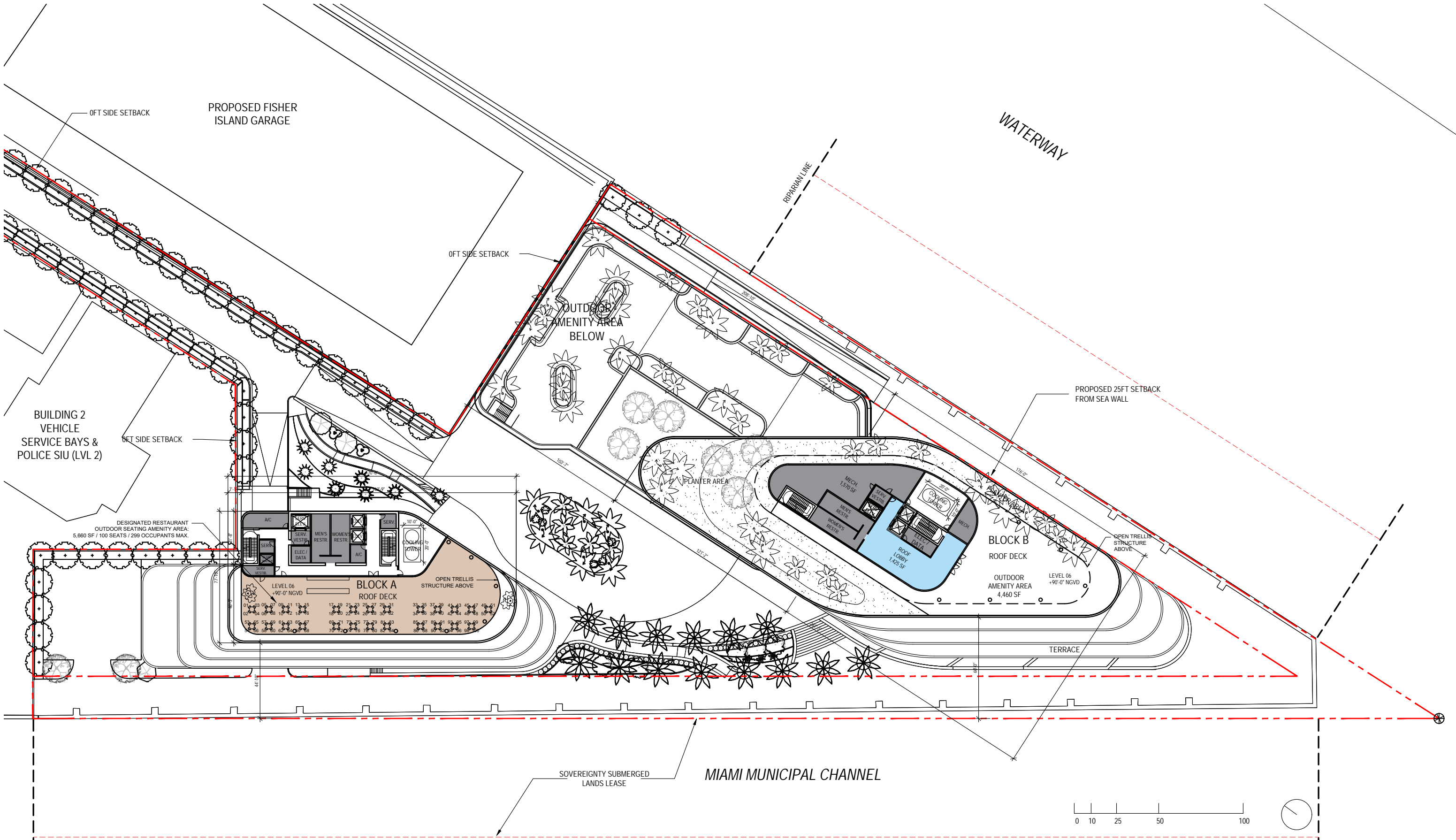
SCALE: 1 : 640

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DATE:
12/07/2020

A1-06





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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

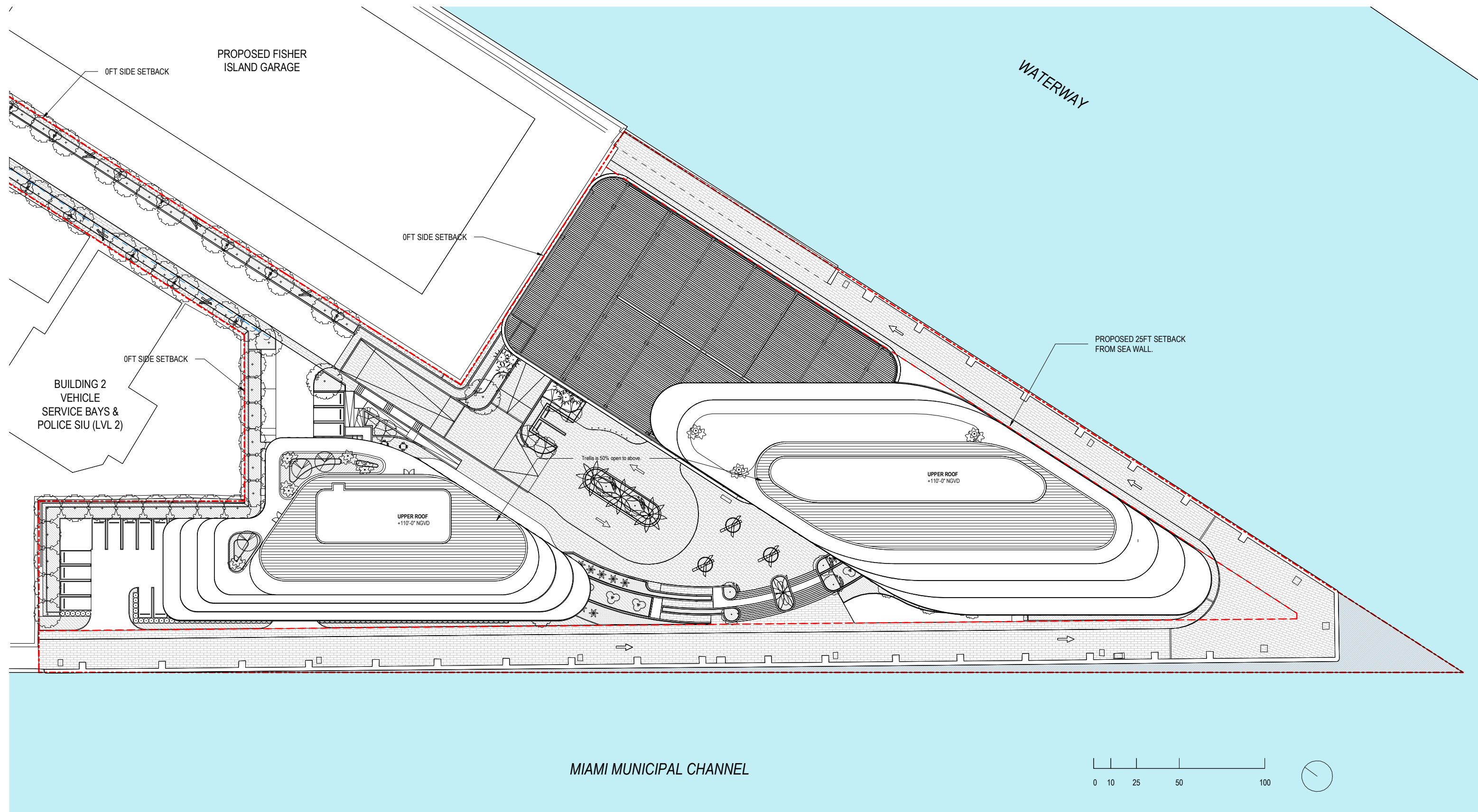
OVERALL OFFICE BUILDINGS
LEVEL 06

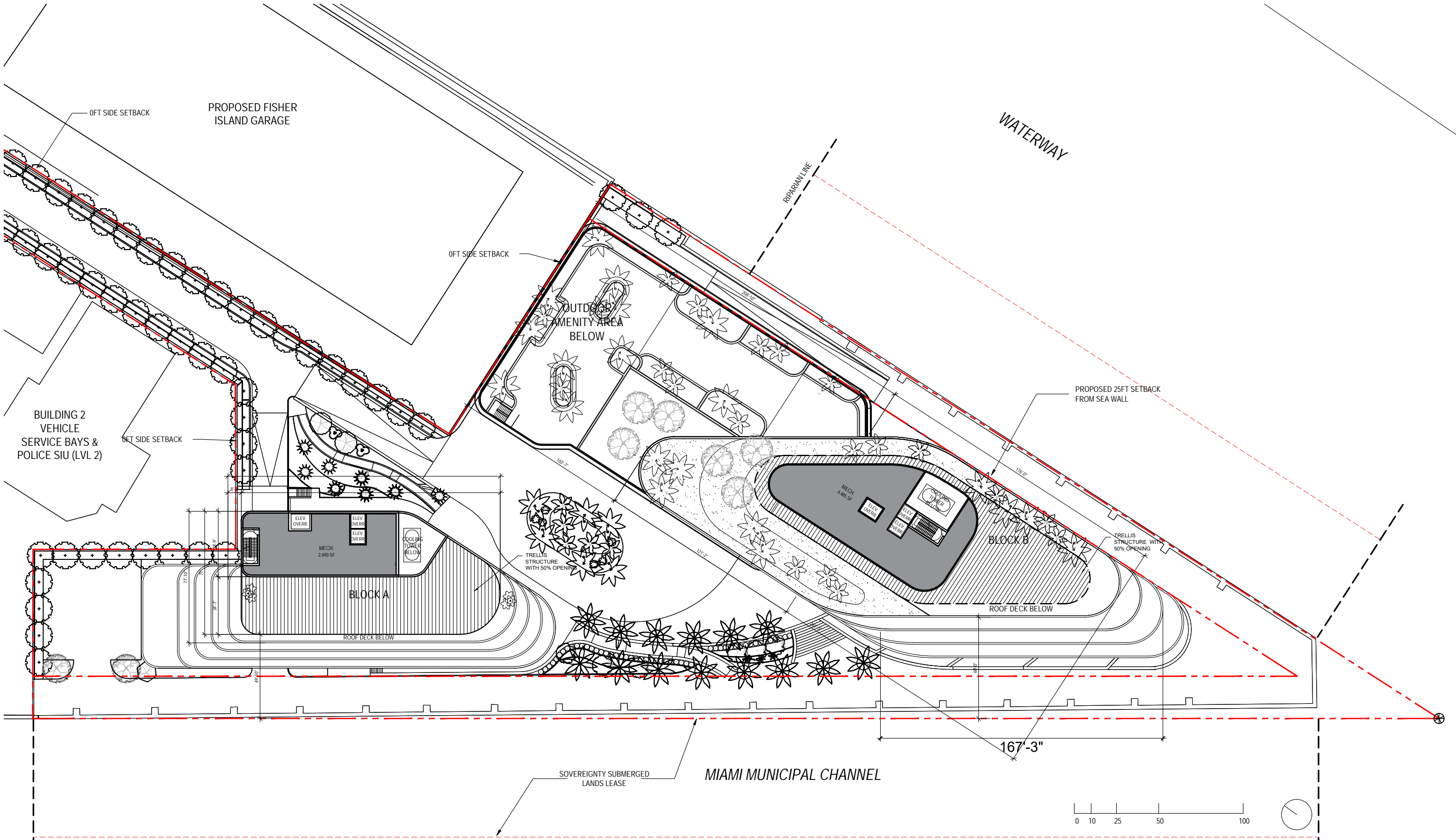
SCALE: 1:640

PROPOSED

DATE:
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A1-07





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DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

OVERALL OFFICE BUILDINGS
ROOF LEVEL

SCALE: 1:640

PROPOSED

DATE:
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A1-08



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

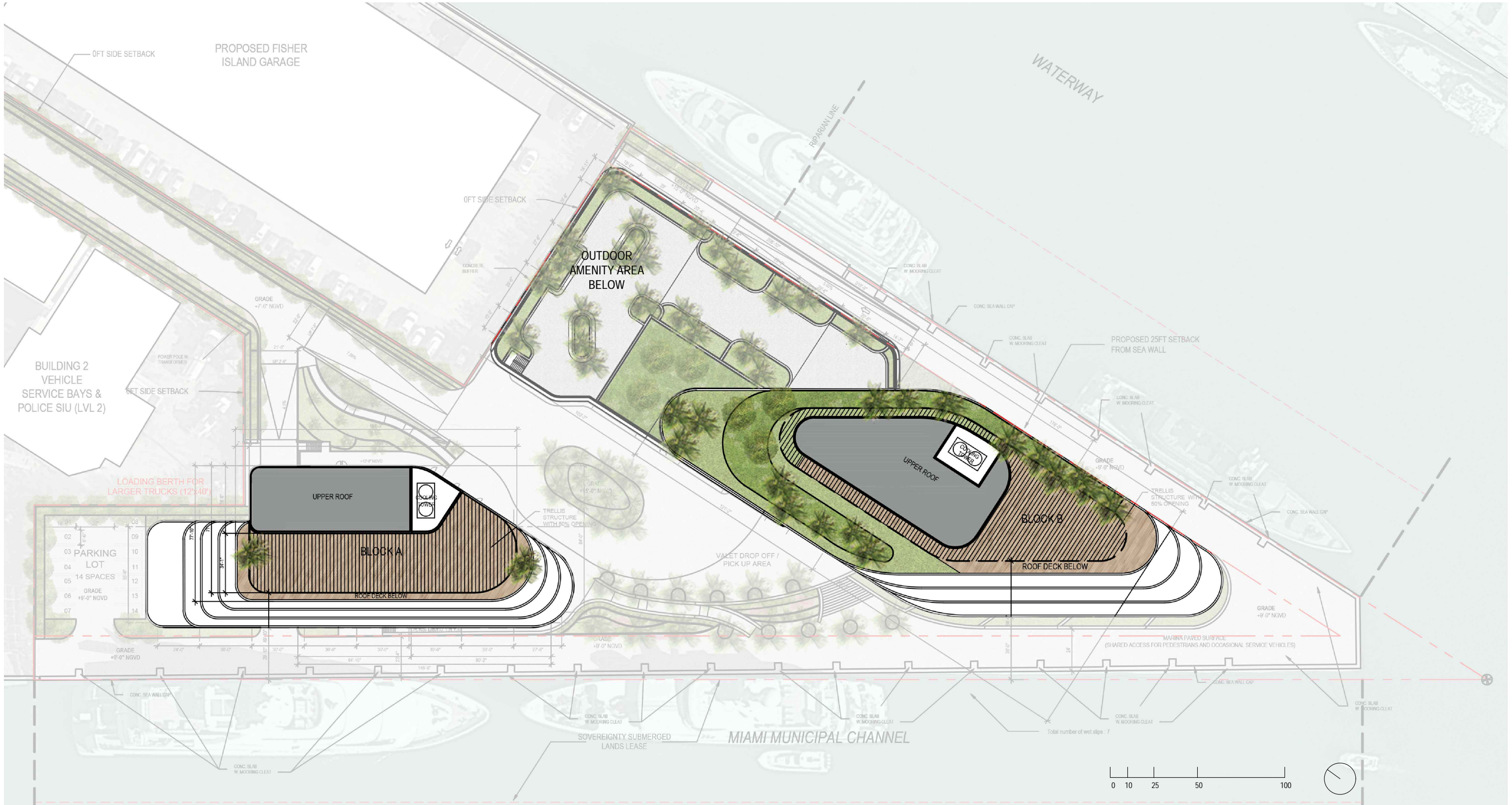
RENDERED ROOF PLAN

SCALE:

DRB APPROVED

DATE:
12/07/2020

A1-09



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120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL

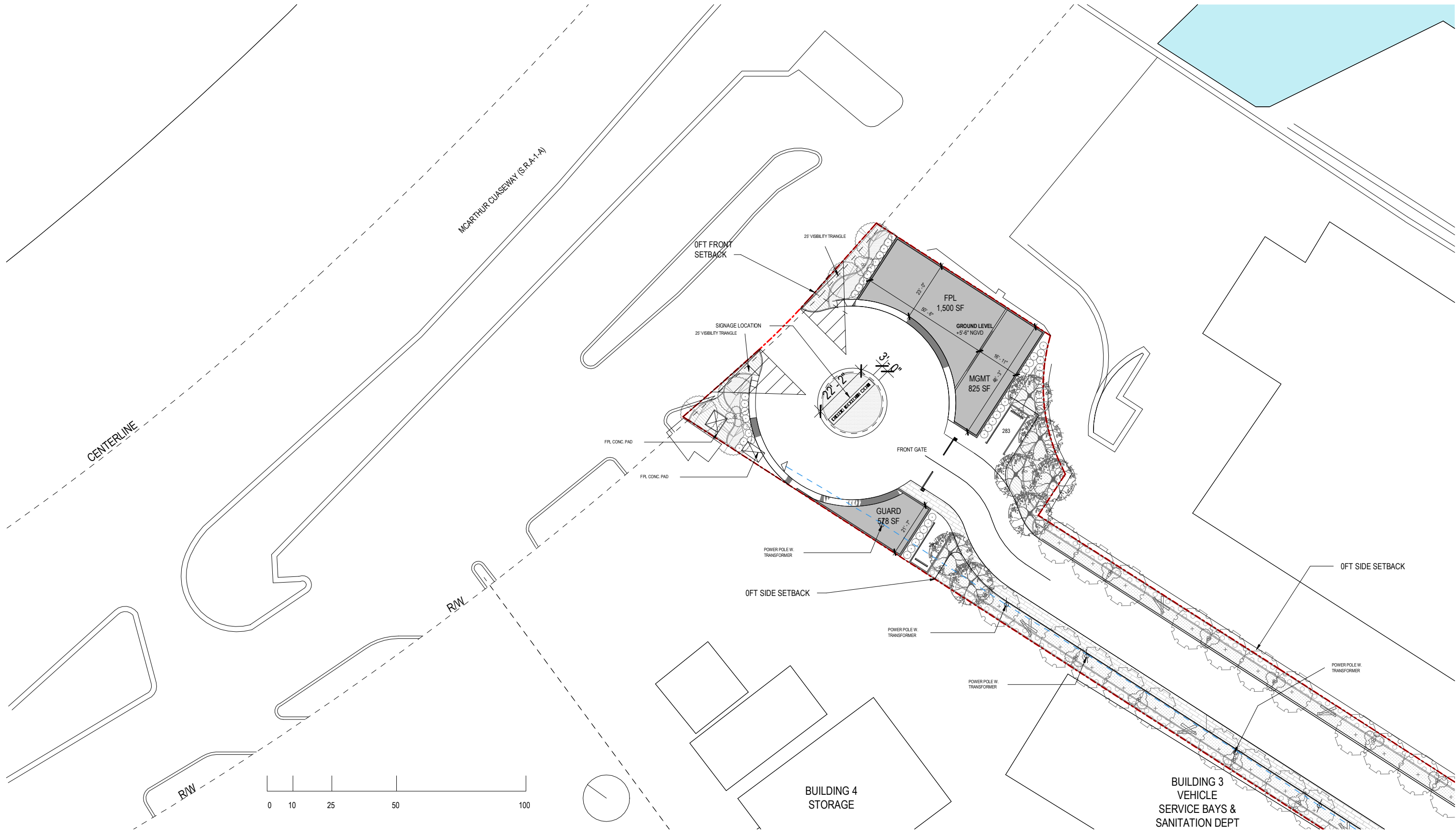
RENDERED ROOF PLAN

SCALE: 1:640

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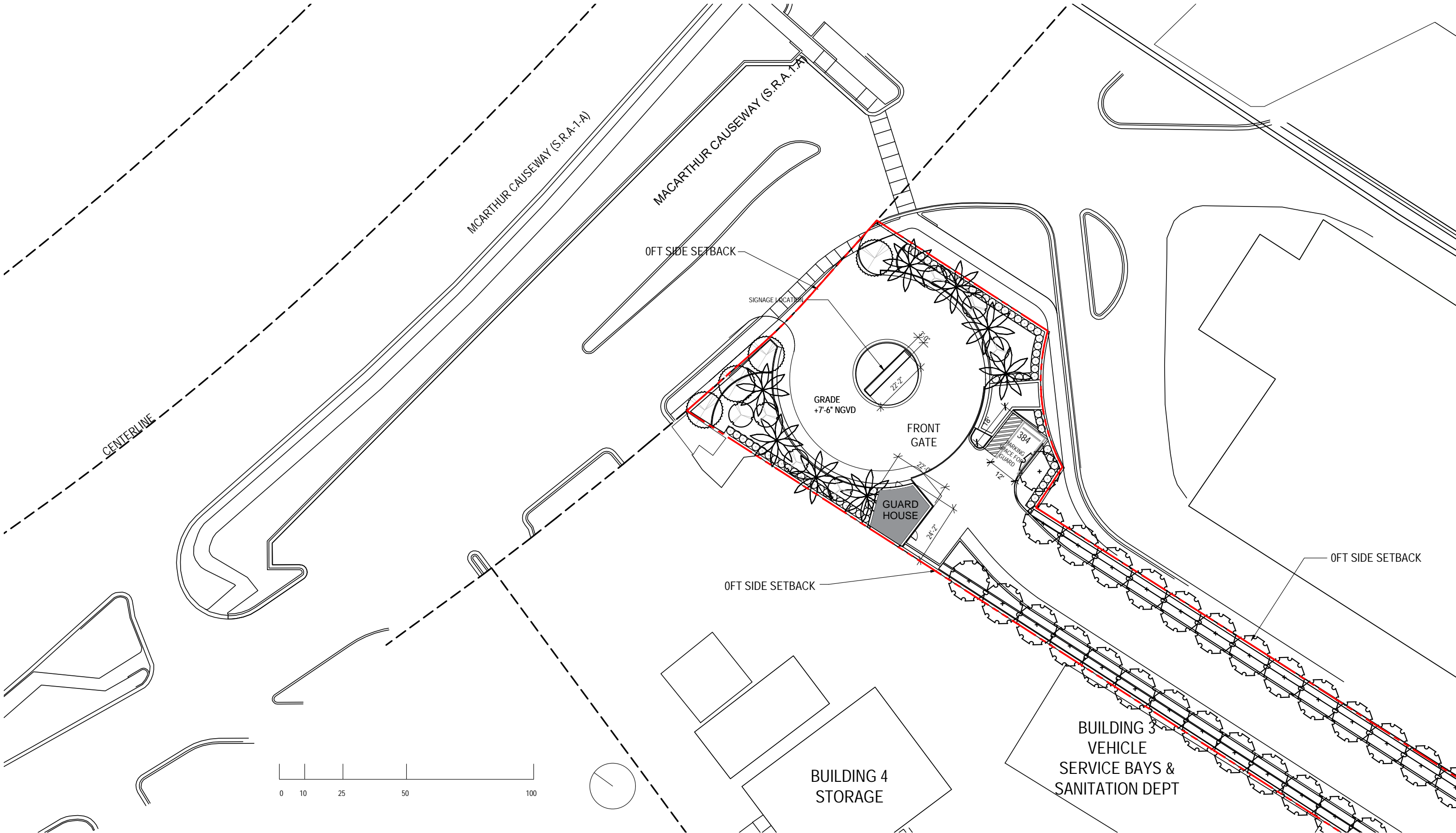
DRB FINAL SUBMITTAL
120 MACARTHUR CAUSEWAY
MIAMI BEACH, FL, 33139

ENTRANCE PAVILLION - LEVEL 01

SCALE: 1 : 425 **DRB APPROVED**

DATE:
12/07/2020

A1-10



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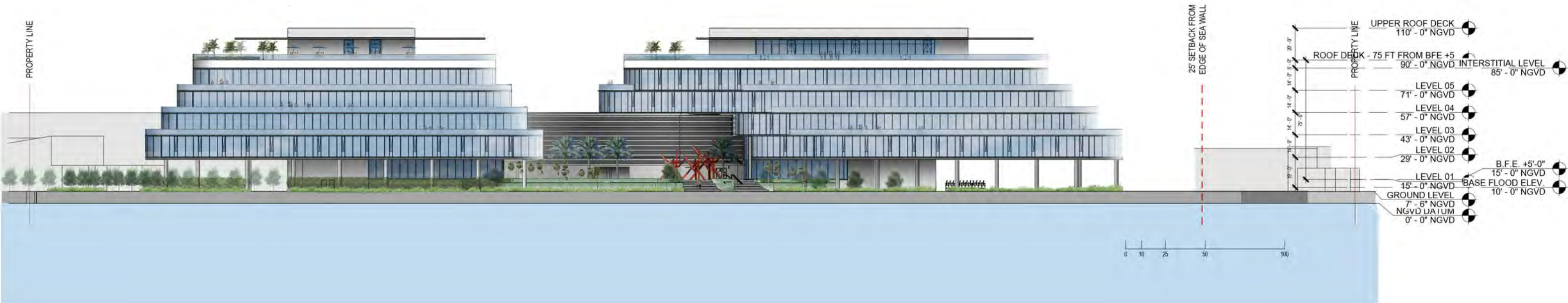
SITE ENTRANCE LEVEL 01

SCALE: 1:425

PROPOSED

DATE:
03/28/2022

A1-10



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SOUTH ELEVATION - RENDERED

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A2-08



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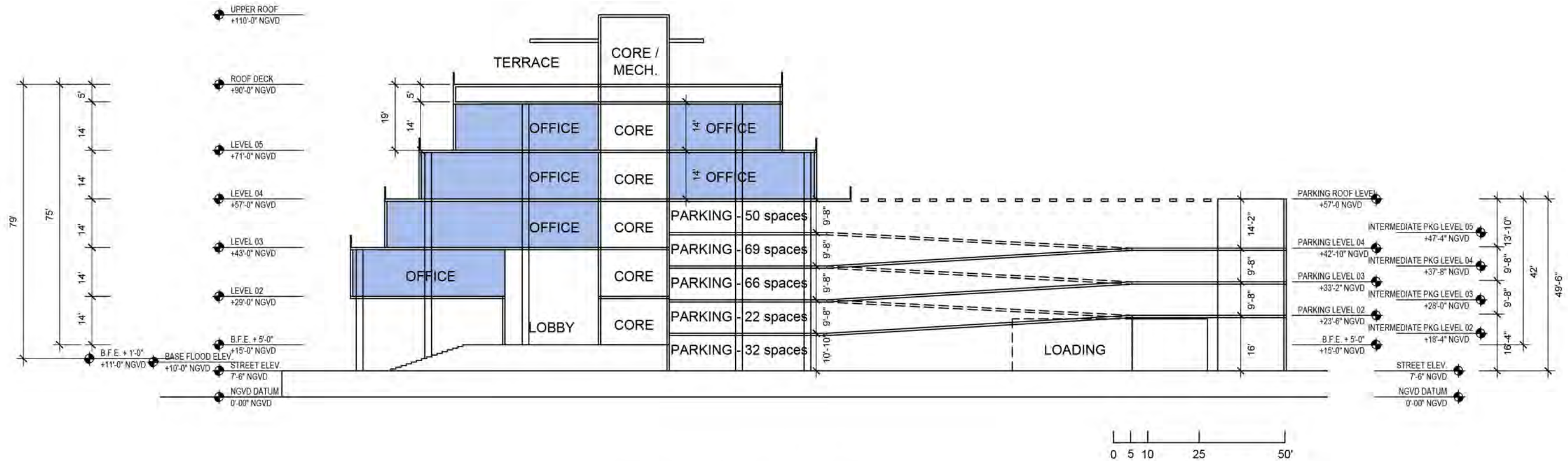
SOUTH ELEVATION
RENDERED

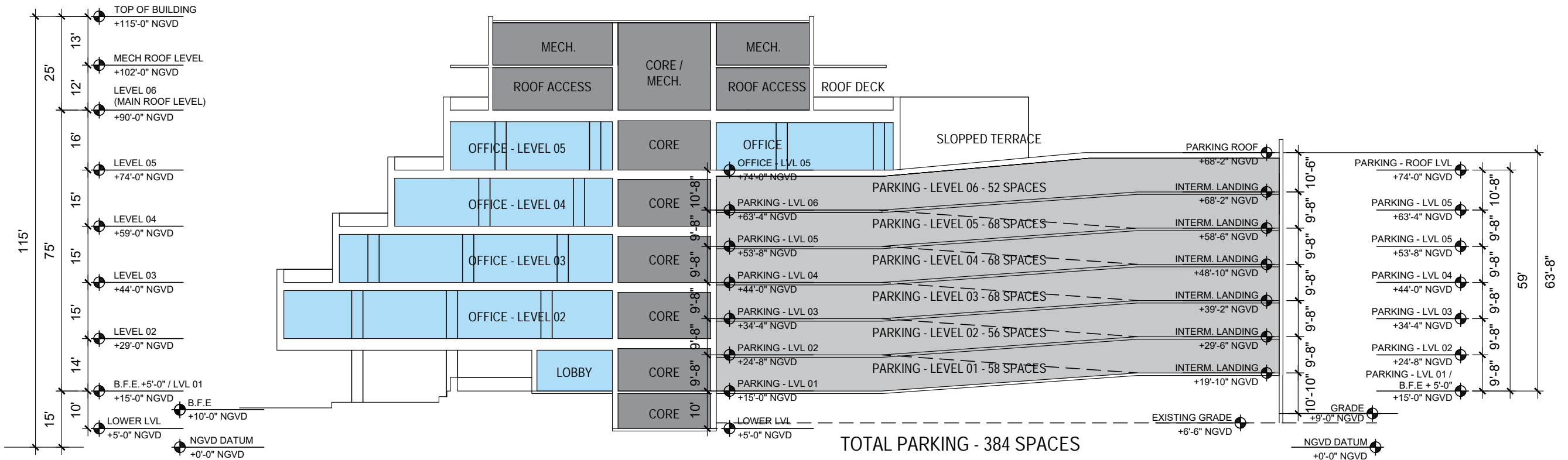
SCALE: 1"=60'

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A2-08





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DIAGRAMMATIC CROSS-SECTION

SCALE:

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A3-01



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RENDERING 01

SCALE:

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A4-01



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RENDERING

SCALE:

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A4-01



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RENDERING 03

SCALE:

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A4-03



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RENDERING

SCALE:

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A4-02



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RENDERING 02

SCALE: **DRB APPROVED**

DATE:
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A4-02



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RENDERING 05

SCALE:

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A4-05



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A4-04



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RENDERING 04

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RENDERING 06

SCALE:

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A4-06



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RENDERING

SCALE:

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DATE:
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A4-06