

7140 ABBOTT AVENUE

VARIANCE DRB FINAL SUBMITTAL

2022-07-11

COVER

7140 ABBOTT
7140 ABBOTT AVE
MIAMI BEACH, FL 33141

SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206

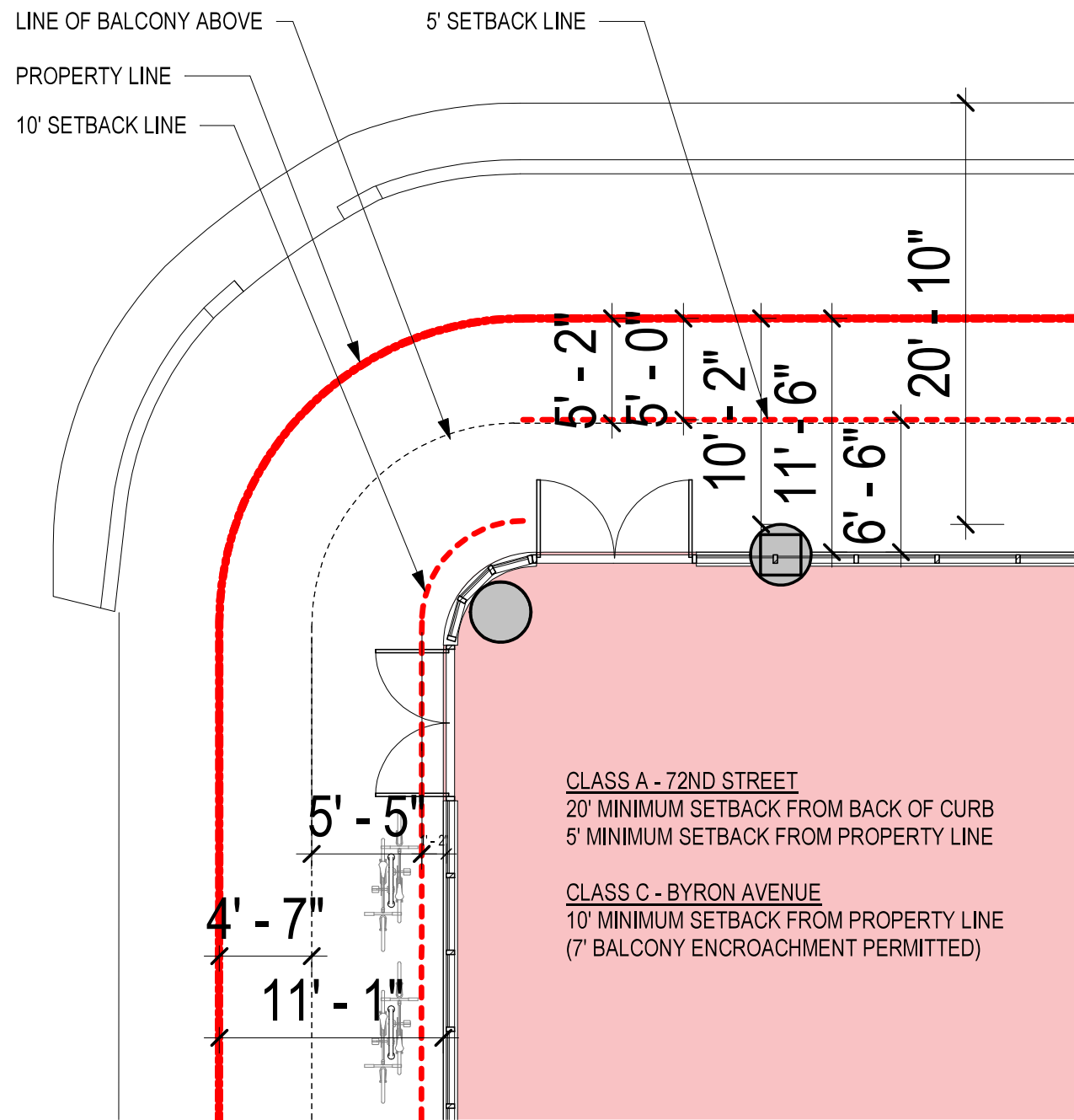
DRAWN BY: JG
CHECKED BY: JG, JG
DATE: 2022-06-21

REV	DATE	DESCRIPTION

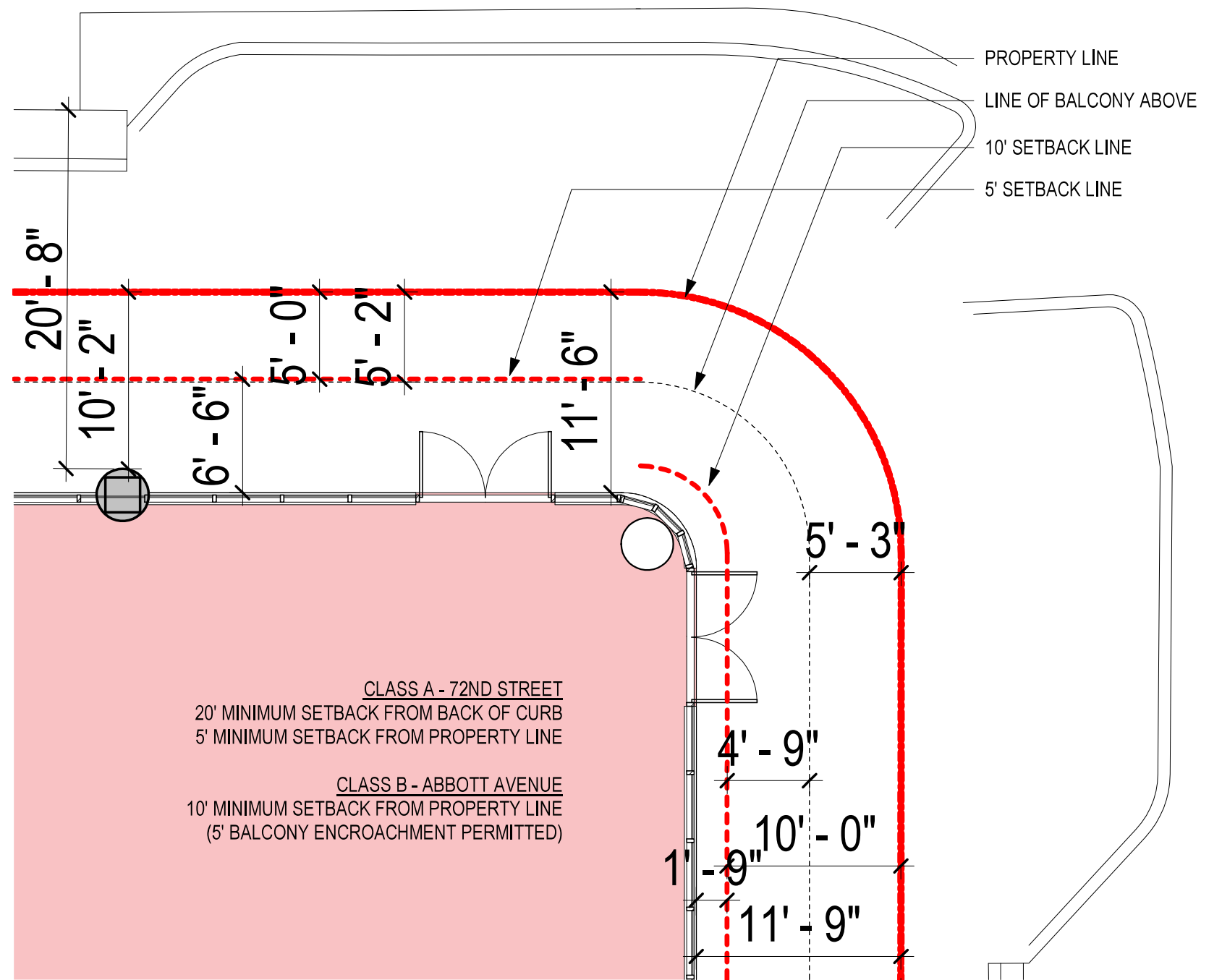
SHEET

- A1 COVER
- SURVEY
- A1-04 PREVIOUSLY APPROVED ENLARGED SETBACKS
- A2 PROPOSED LEVEL 1 DIAGRAMS
- A1-05 PREVIOUSLY APPROVED GROUND LEVEL
- A3 PROPOSED SITE PLAN
- A4 PROPOSED LEVEL 1
- A2-02 PREVIOUSLY APPROVED EAST ELEVATION
- A5 PROPOSED EAST ELEVATION
- A2-08 PREVIOUSLY APPROVED STREET ELEVATION - 72ND STREET
- A6 PARTIAL NORTH ELEVATION
- A2-10 PREVIOUSLY APPROVED STREET ELEVATION - ABBOTT AVE
- A7 PARTIAL EAST ELEVATION
- A3-09 FUTURE ELEVATIONS - CROSS SECTIONS
- A8 PROPOSED ABBOTT SECTIONS
- A4-03 PREVIOUSLY APPROVED RENDERING
- A9 PROPOSED RENDERINGS
- A10 PROPOSED RENDERINGS
- L-1.1 PREVIOUSLY APPROVED SITE LANDSCAPE PLAN
- LA 100 PROPOSED LANDSCAPE EXIST. TREE DISPO. PLAN
- LA 101 PROPOSED LANDSCAPE PLANTING PLAN

A1



CORNER - CLASS A - 72ND STREET / CLASS C - BYRON AVENUE



CORNER - CLASS A - 72ND STREET / CLASS B - ABBOTT AVENUE

PREVIOUS DRB APPROVAL



JEROME GAVOVICH
 AR #0016294

REGISTERED ARCHITECT
 DESIGN ARCHITECT

CLIENT

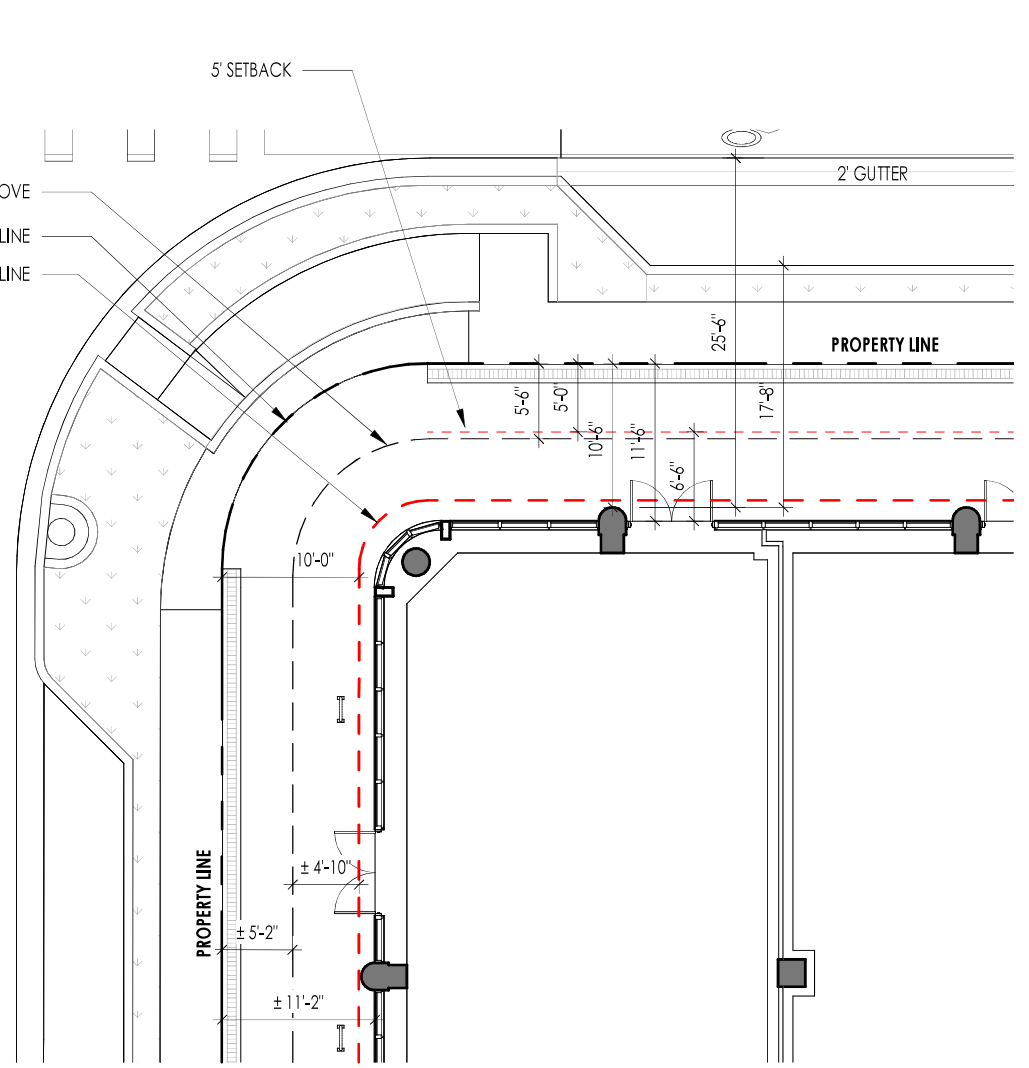
LEVEL 1 DIAGRAMS

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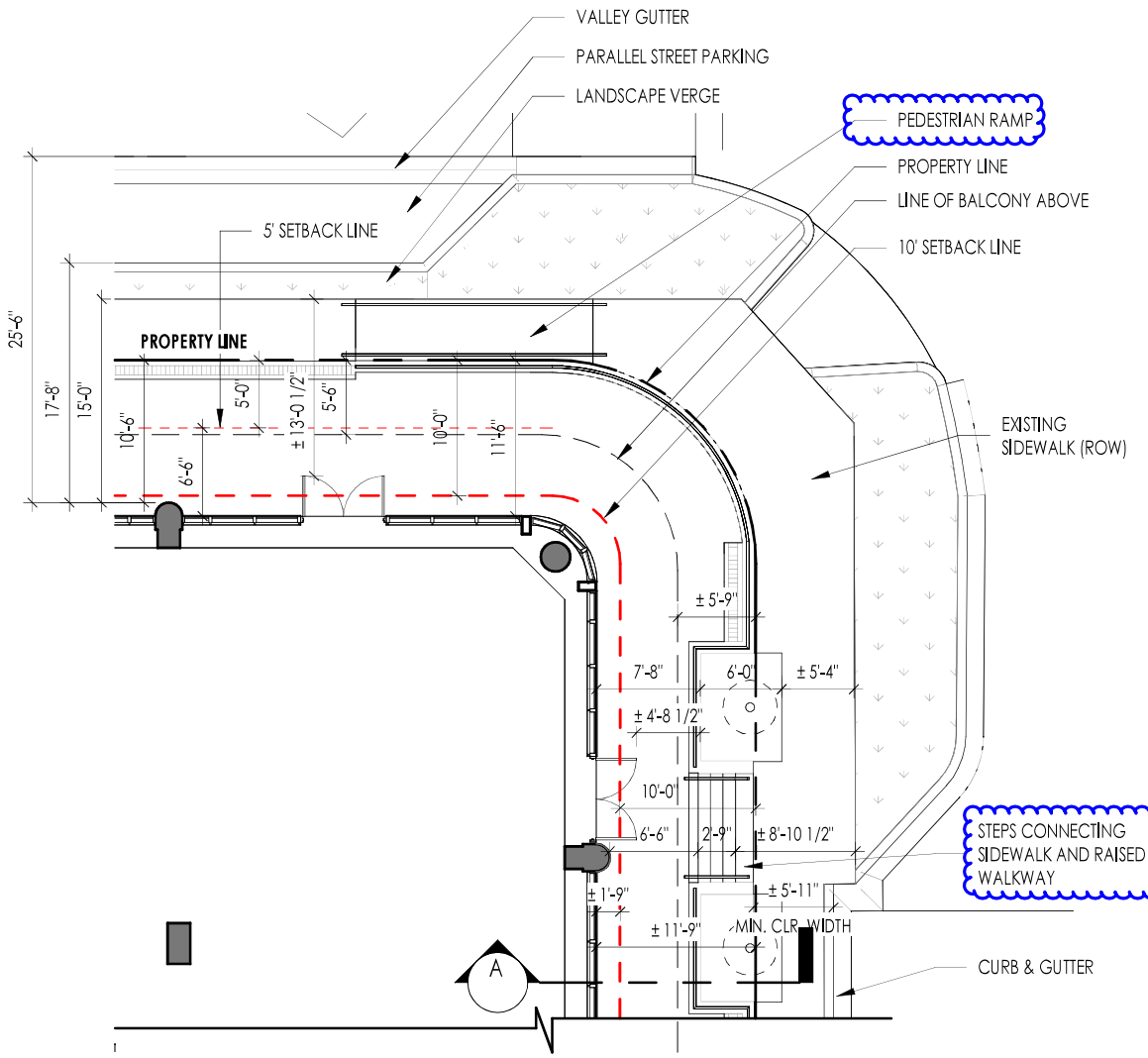
SHEET TITLE:
 PROJECT:

PROJECT NO.: 19-206
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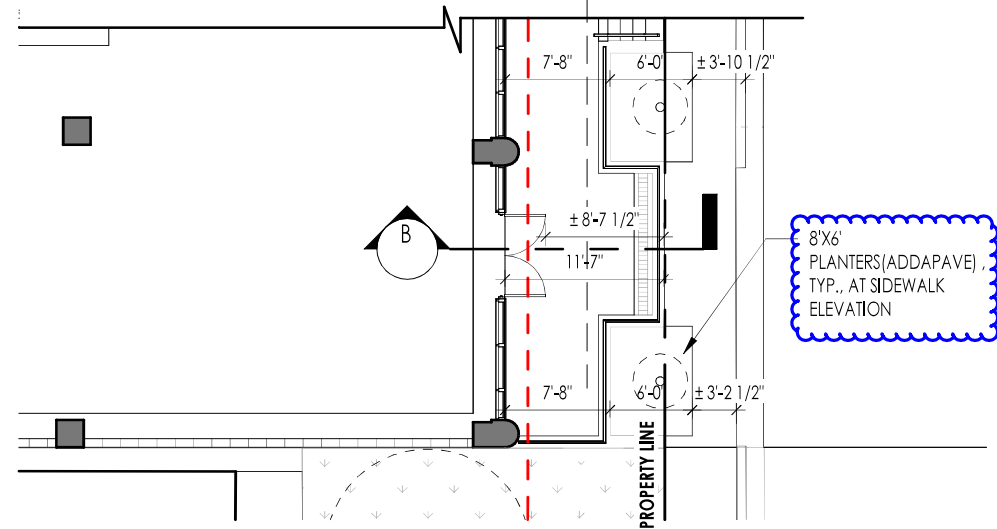
REV.	DATE	DESCRIPTION



CORNER - CLASS A - 72ND STREET / CLASS C - BYRON AVENUE

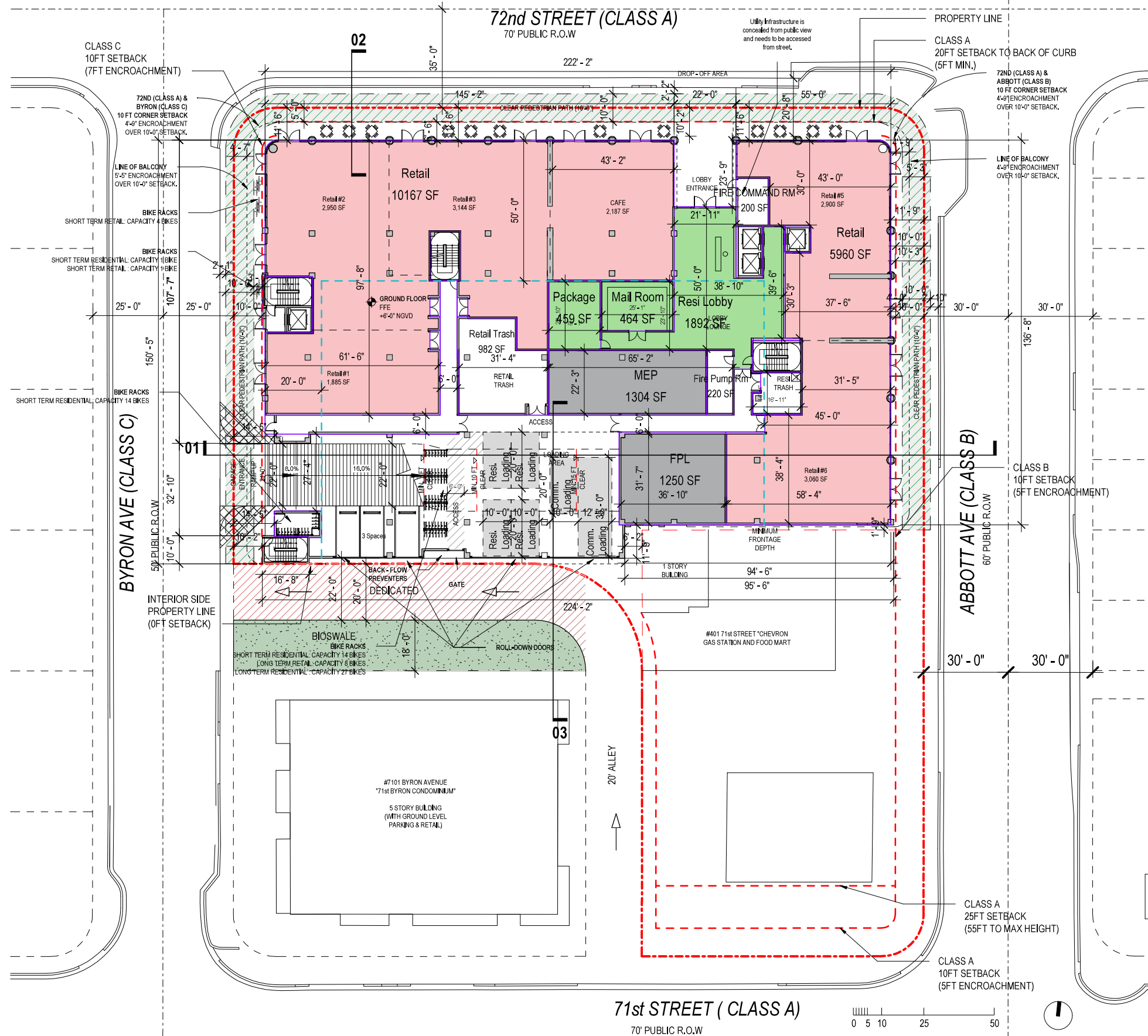


CORNER - CLASS A - 72ND STREET / CLASS B - ABBOTT AVENUE



8'X6' PLANTERS(ADDAPAVE)
 TYP.. AT SIDEWALK
 ELEVATION

PROPOSED



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GROUND FLOOR
FFE
+6'-0" NGVD

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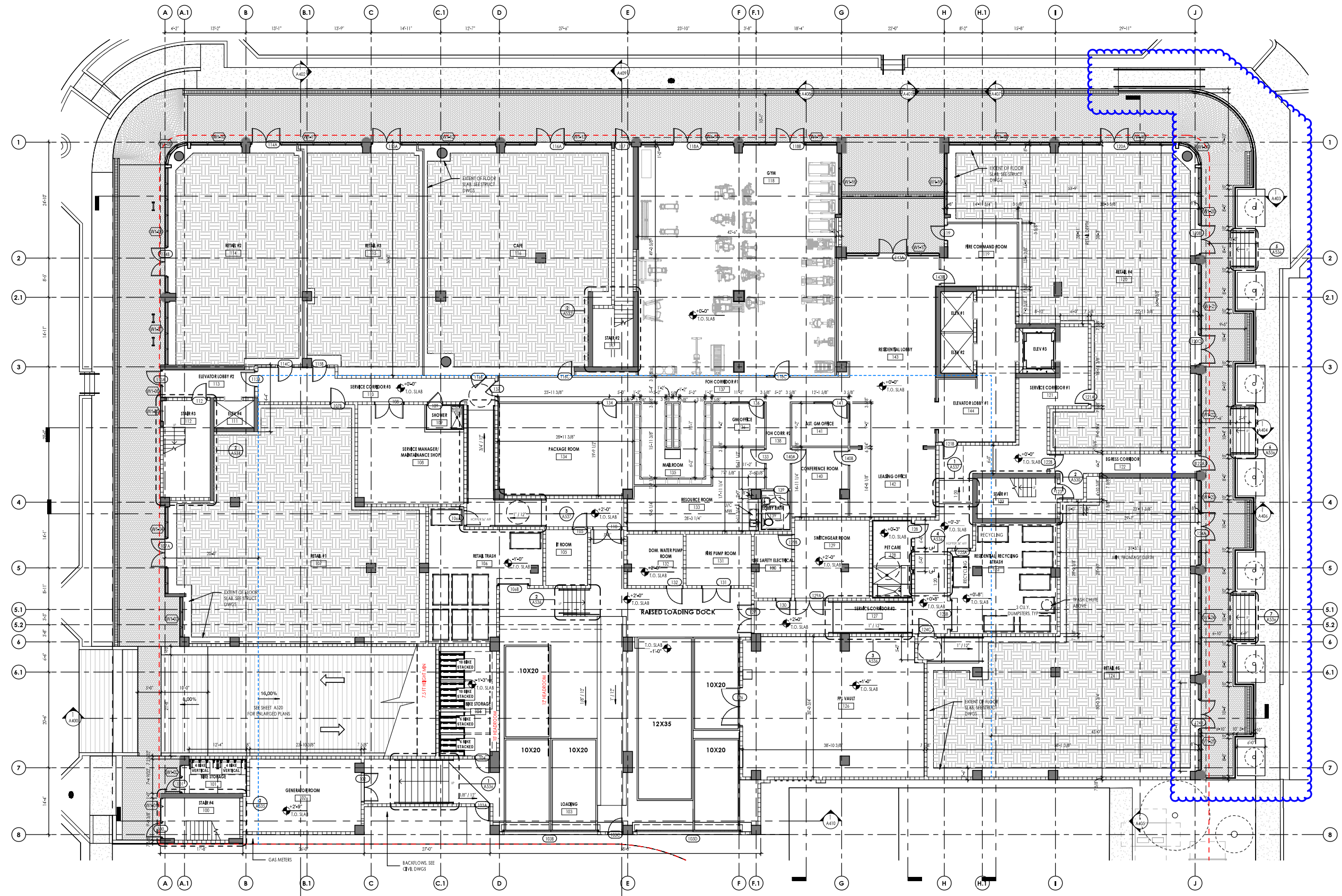
GROUND LEVEL

SCALE: 1" = 40'-0"

DATE:
06/04/20

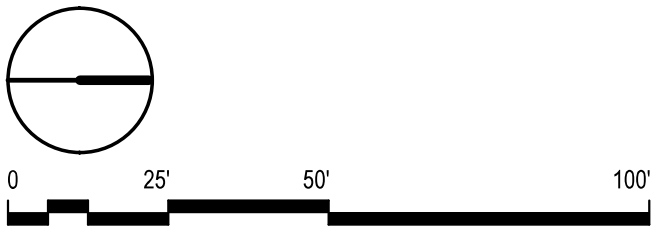
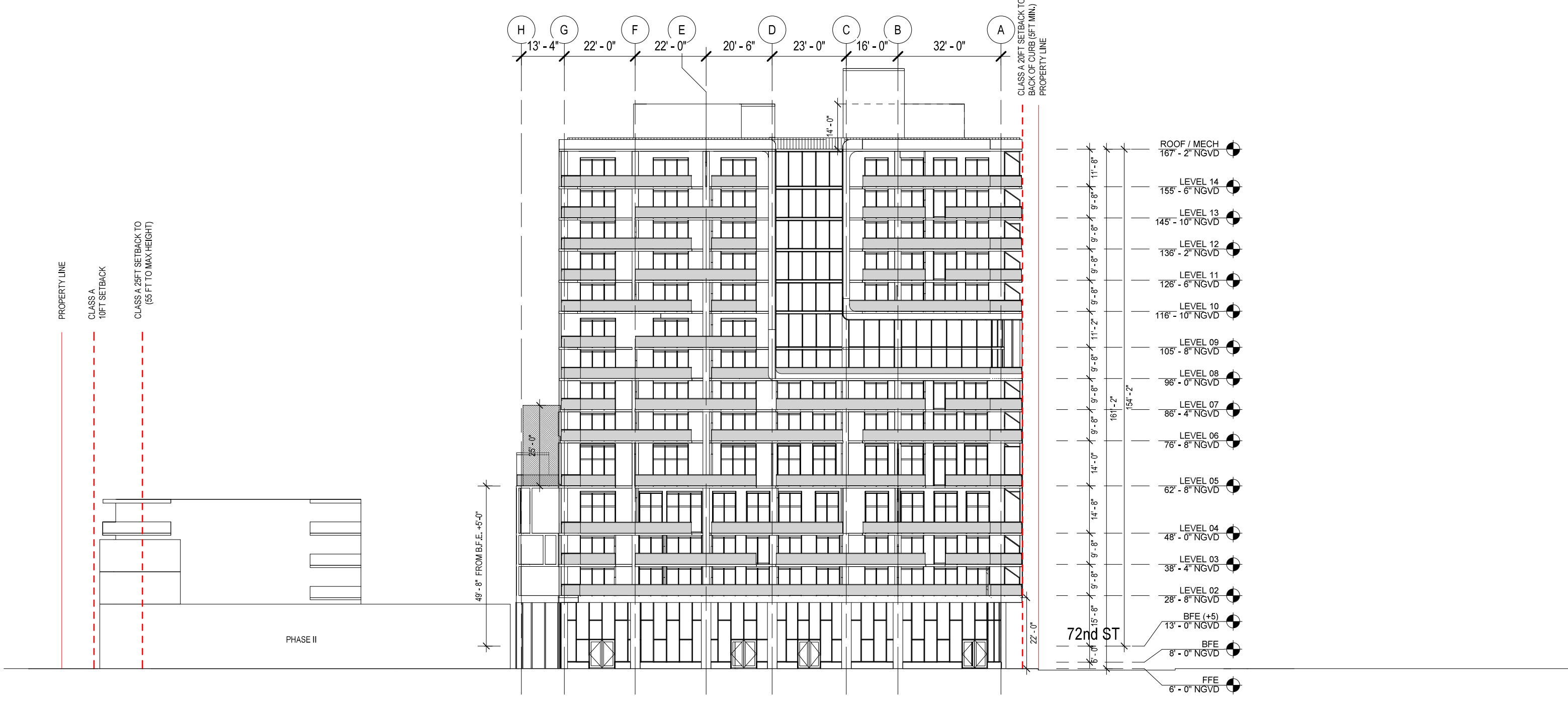
A1-05

REV	DATE	DESCRIPTION



1 OVERALL - LEVEL 1
SCALE: 1/8" = 1'-0"

PROPOSED



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FINAL SUBMITTAL
 7140 ABBOTT AVE, MIAMI
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EAST ELEVATION

SCALE: 1" = 30'-0"

DATE:
 06/04/20

A2-02



JEROME GAYCOVICH
 AR #0016294

ARCHITECT
 DESIGN ARCHITECT

CLIENT

EAST ELEVATION

7140 ABBOTT
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SHEET TITLE:

PROJECT:

PROJECT NO.: 19-206

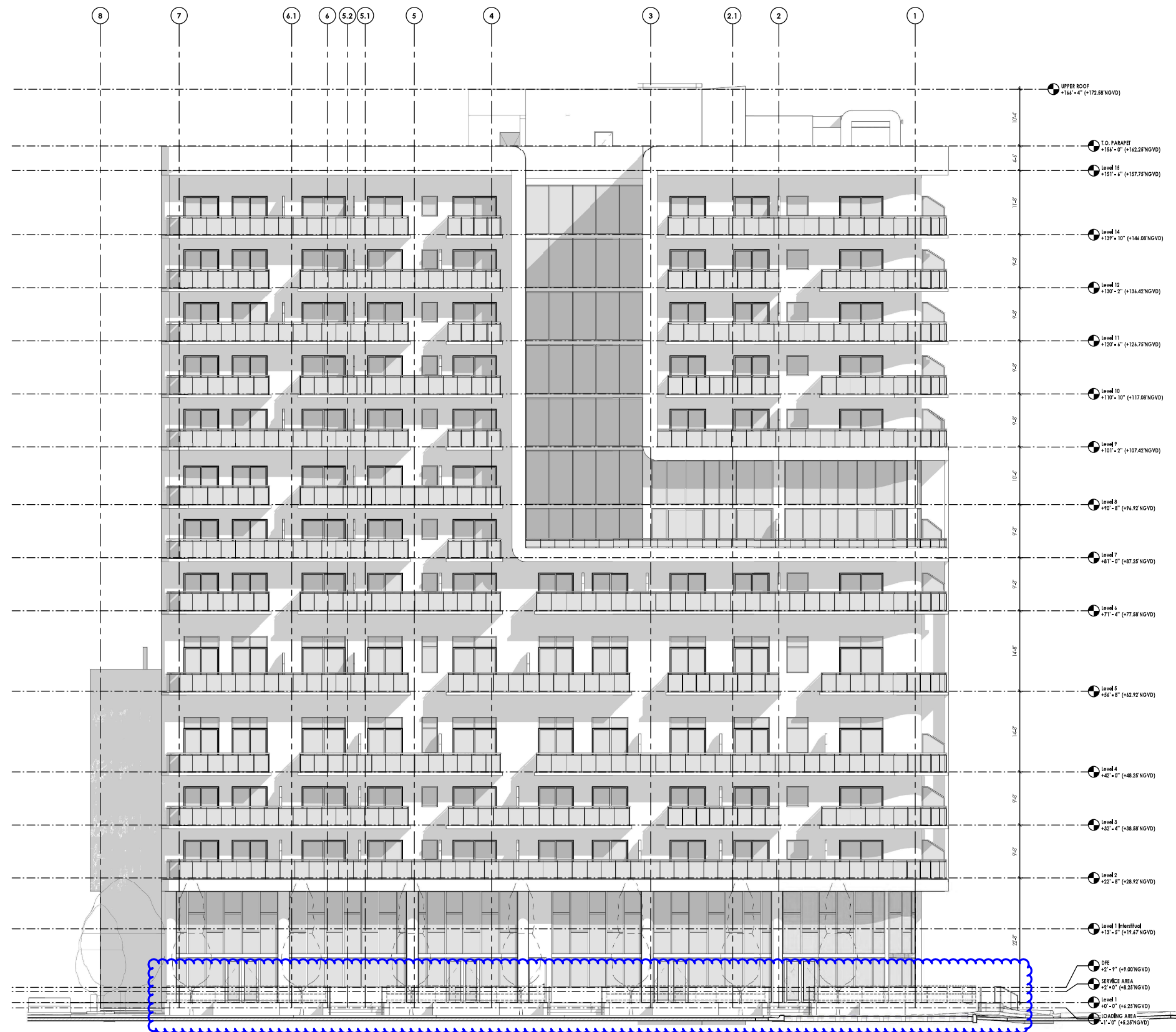
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CHECKED BY: JO, JG

DATE: 2022-06-21

REV. DATE DESCRIPTION

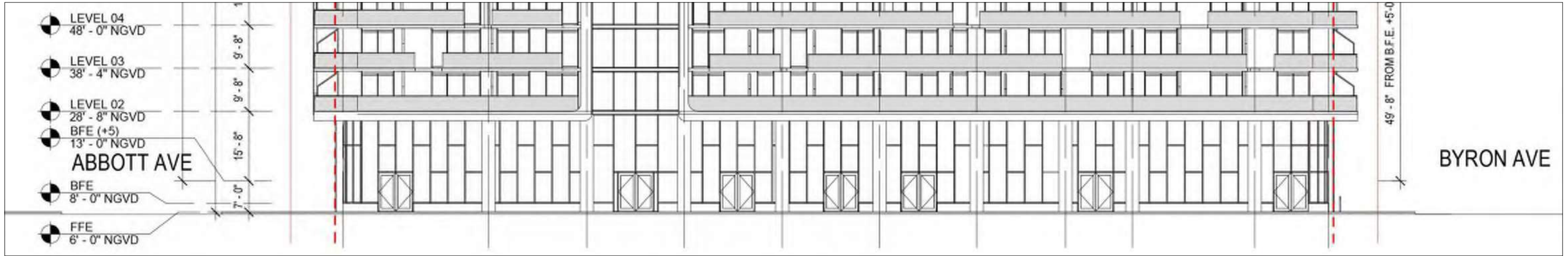
SHEET



1 BUILDING ELEVATION - EAST
 SCALE: 1/8" = 1'-0"

PROPOSED

A5



STREET ELEVATION - 72ND ST



STREET ELEVATION - 72ND ST - RENDERED



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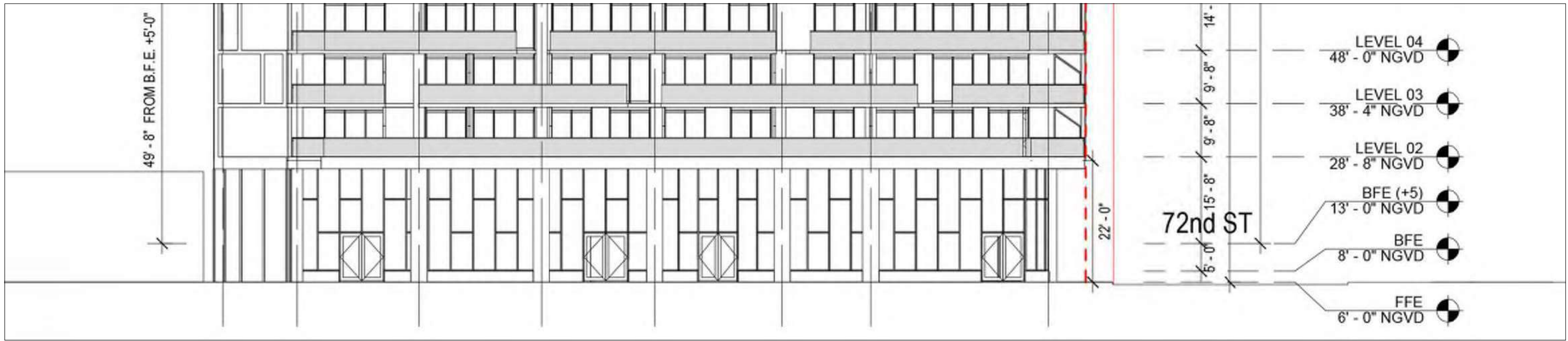
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STREET ELEVATION - 72ND STREET

SCALE:

DATE:
 06/04/20

A2-08



STREET ELEVATION - ABBOTT AVE



STREET ELEVATION - ABBOTT AVE - RENDERED

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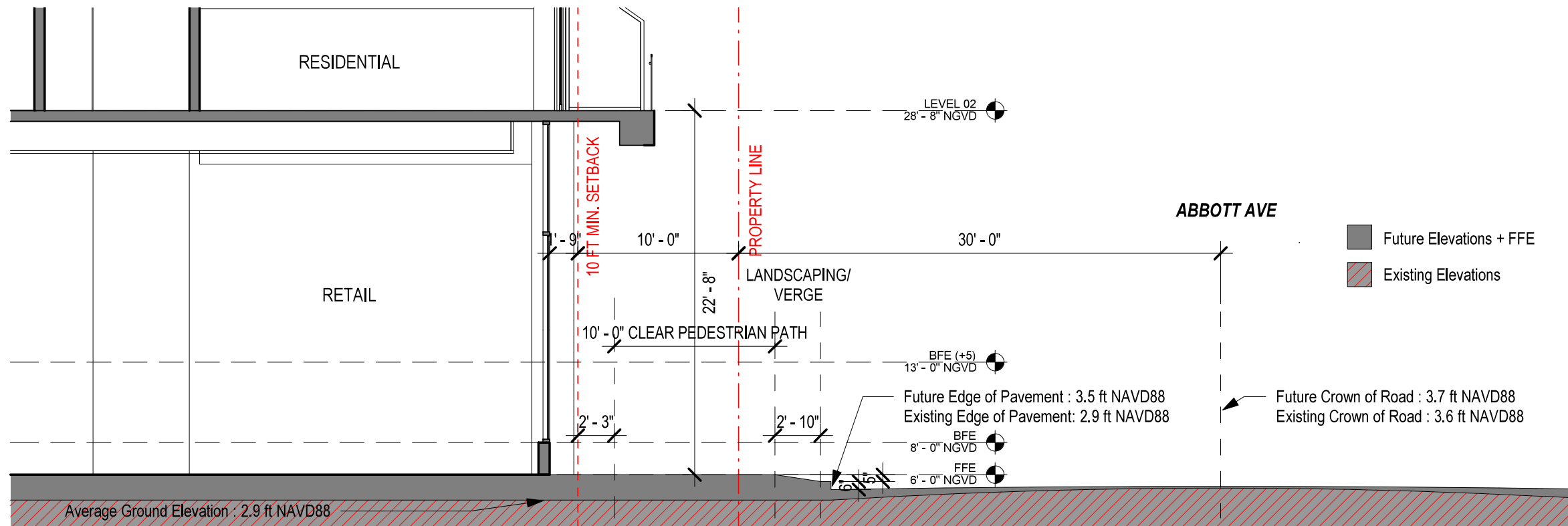
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STREET ELEVATION - ABBOTT AVE

SCALE:

DATE:
 06/04/20

A2-10



Cross- Section through CLASS B - Abbott Ave

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7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

RENDERING

SCALE:

DATE:
06/04/20

A4-03



TAG
ARCHITECTURE

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AR #0016294

ARCHITECT
DESIGN ARCHITECT

CLIENT

RENDERINGS

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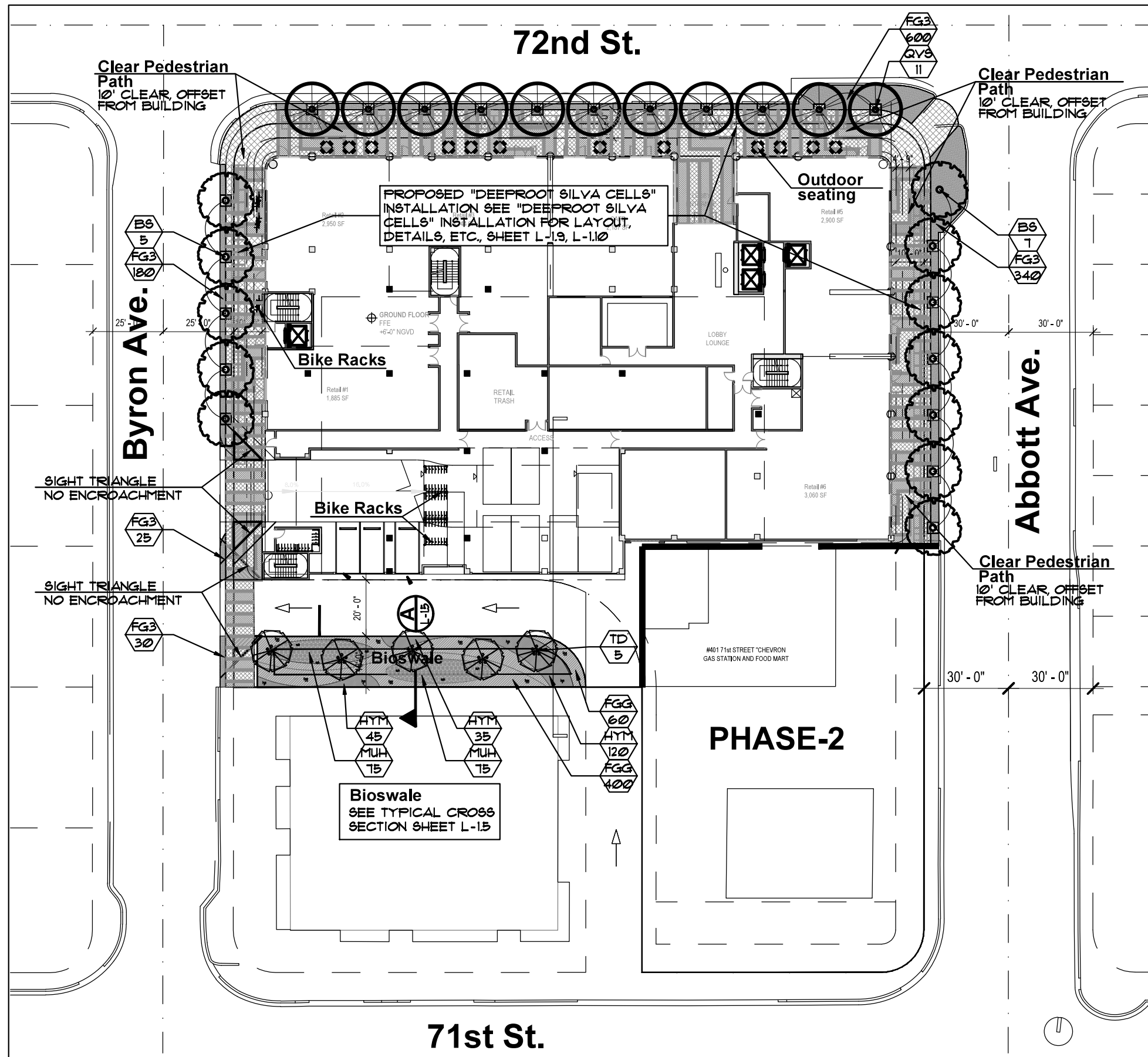
DRAWN BY: JO
CHECKED BY: JO, JG
DATE: 2022-09-21

REV.	DATE	DESCRIPTION

SHEET

PROPOSED

A9



**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District TC-1 Lot Area 53,776 s.f. Acres 1.23

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>53,776</u> s.f. x <u>20</u> % = <u>10,755</u> s.f.	<u>10,755 s.f.</u>	<u>2,010 s.f.</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>10,755 s.f.</u>	<u>2,010 s.f.</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	<u>10,755 s.f.</u>	<u>2,010 s.f.</u>
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>10,755</u> s.f.	<u>5,378 s.f.</u>	

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>22</u> trees x <u>1.35</u> net lot acres - number of existing trees=	<u>30</u>	<u>5</u>
B. % Natives required: Number of trees provided x 30% =	<u>9</u>	<u>5</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>15</u>	<u>5</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>731</u> linear feet along street divided by 20'= <u>37</u>	<u>37</u>	<u>23</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u> </u> linear feet along street divided by 20'=		

NOTE: TREE DEFICIT SHORTFALL TO BE PAID TO CMB TREE TRUST FUND.

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>804</u>	<u>0</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>402</u>	<u>0</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>81</u>	<u>0</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>41</u>	<u>0</u>

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JFS Design Inc.

LANDSCAPE ARCHITECTURE
LC 000393

FINAL SUBMITTAL
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

SITE LANDSCAPE PLAN

SCALE: AS SHOWN

DATE:
06/05/20

L-1.1