



**72B CARLYLE**  
FINAL SUBMITTAL

<b>ARCHITECTURE</b>	
A0-00	COVER SHEET AND DRAWING INDEX
A0-01	SURVEY
A0-02	LOCATION MAP
A0-03	VARIANCE & WAIVER REQUEST
A0-04	ZONING DATA
A0-05	UNIT MIX
A0-06	CONTEXT - AERIAL VIEWS
A0-07	CONTEXT - STUDY
A0-08	CONTEXT - STREET VIEWS
A0-09	CONTEXT - STREET VIEWS
A0-10	FAR DIAGRAM
A0-11	GROUND LEVEL - FAR DIAGRAM
A0-12	MEZZANINE LEVEL - FAR DIAGRAM
A0-13	LEVEL 02 - FAR DIAGRAM
A0-14	LEVEL 03 - FAR DIAGRAM
A0-15	LEVEL 04 - FAR DIAGRAM
A0-16	LEVEL 05 - FAR DIAGRAM
A0-17	LEVEL 06-17 - FAR DIAGRAM
A0-18	LEVEL 18 - FAR DIAGRAM
A0-19	LEVEL 19 - FAR DIAGRAM
A0-20	ROOFTOP - FAR DIAGRAM
A1-00	SITE PARAMETERS
A1-01	SITE PARAMETERS & PHASING - LEVEL 01*
A1-02	SITE PARAMETERS & PHASING - LEVEL 02 - 03
A1-03	ENLARGED SETBACKS
A1-04	ENLARGED SETBACKS
A1-05	RENDERED SITE PLAN
A1-06	GROUND LEVEL
A1-07	MEZZANINE LEVEL - PARKING
A1-08	LEVEL 02 - RESIDENTIAL / PARKING
A1-09	LEVEL 03 - RESIDENTIAL / PARKING
A1-10	LEVEL 04 - RESIDENTIAL / PARKING
A1-11	LEVEL 05 - RESIDENTIAL / AMENITIES
A1-12	LEVEL 06-17 - RESIDENTIAL
A1-13	LEVEL 18 - RESIDENTIAL
A1-14	LEVEL 19 - RESIDENTIAL
A1-15	ROOFTOP LEVEL
A1-16	ROOF PLAN
A1-17	FRONTAGE DIAGRAM - PHASE I
A1-18	FRONTAGE DIAGRAM - PHASE II
A1-19	GROUND LEVEL - PHASE I
A1-20	LEVEL 02 - PHASE I
A1-21	LEVEL 03 - PHASE I
A1-22	LEVEL 04 - PHASE I
A1-23	GLAZING DIAGRAM - NORTH ELEVATION
A1-24	GLAZING DIAGRAM - EAST ELEVATION
A1-25	GLAZING DIAGRAM - SOUTH ELEVATION
A1-26	GLAZING DIAGRAM - WEST ELEVATION
A1-27	UPPER LEVELS ACCESS DIAGRAM
A1-28	AMENITIES DIAGRAMS
A1-29	PEDESTRIAN WALKWAY DIAGRAM
A1-30	TRASH OPERATION PLAN
A1-31	LOADING OPERATION PLAN
A1-32	LOADING TRUCK MANUEV. DIAGRAM
A1-33	LOADING TRUCK MANUEV. DIAGRAM
A1-34	LOADING TRUCK MANUEV. DIAGRAM
A1-35	HABITABLE SPACE DIAGRAM
A1-36	HABITABLE SPACE DIAGRAM
A1-37	HABITABLE SPACE DIAGRAM
A2-00	NORTH ELEVATION
A2-01	NORTH ELEVATION - RENDERED
A2-02	EAST ELEVATION
A2-03	EAST ELEVATION - RENDERED
A2-04	SOUTH ELEVATION PHASE I
A2-05	SOUTH ELEVATION PHASE I - RENDERED
A2-06	SOUTH ELEVATION PHASE II
A2-07	SOUTH ELEVATION PHASE II - RENDERED
A2-08	WEST ELEVATION PHASE I
A2-09	WEST ELEVATION PHASE I - RENDERED
A2-10	WEST ELEVATION PHASE II
A2-11	WEST ELEVATION PHASE II - RENDERED
A2-12	STREET ELEVATION - 72ND STREET
A2-13	STREET ELEVATION - CARLYLE AVENUE
A2-14	STREET ELEVATION - 71ST STREET
A2-15	STREET ELEVATION - DICKENS AVENUE
A2-16	ENCROACHMENT VARIANCE - CANOPY
A2-17	ENCROACHMENT VARIANCE - AMENITY DECK
A2-18	ENCROACHMENT VARIANCE - ROOF DECK
A3-00	SECTION 01
A3-01	MATERIAL BOARD
A3-02	PARKING / SIGNAGE DETAILS
A4-00	RENDERING 01
A4-01	RENDERING 02
A4-02	RENDERING 03
A4-03	RENDERING 04
A4-04	RENDERING 05
<b>LANDSCAPE</b>	
L0-00	LANDSCAPE INDEX OF DRAWINGS
L0-01	LANDSCAPE NOTES
L0-02	LANDSCAPE CALCULATIONS
L0-03	LANDSCAPE IMAGES
L1-00	TREE DISPOSITION PLAN
L1-01	TREE MITIGATION PLAN
L1-10	GROUND LEVEL RENDERED PLAN
L1-11	GROUND LEVEL LANDSCAPE PLAN
L1-20	LEVEL 06 RENDERED PLAN
L1-21	LEVEL 06 LANDSCAPE PLAN
L1-30	ROOF LEVEL RENDERED PLAN
L1-31	ROOF LEVEL LANDSCAPE PLAN
L5-10	GROUND LEVEL HARDSCAPE DETAILS
L5-11	GROUND LEVEL PLANTING DETAILS
L5-20	LEVEL 06 LANDSCAPE DETAILS
L5-30	ROOF LEVEL LANDSCAPE DETAILS
L6-00	TREE DISPOSITION SCHEDULE
L6-10	GROUND LEVEL LANDSCAPE SCHEDULE
L6-20	LEVEL 06 LANDSCAPE SCHEDULE
L6-30	ROOF LEVEL LANDSCAPE SCHEDULE
IR-10	GROUND LEVEL IRRIGATION PLAN
IR-20	LEVEL 06 IRRIGATION PLAN
IR-30	ROOF LEVEL IRRIGATION PLAN

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**DRB FINAL SUBMITTAL**  
650 - 600 72ND ST,  
7134 - 7130 - 7116 CARLYLE AVE,  
MIAMI BEACH, FL 33141

**72B**  
COVER SHEET AND  
DRAWING INDEX

DATE:  
08/07/2023

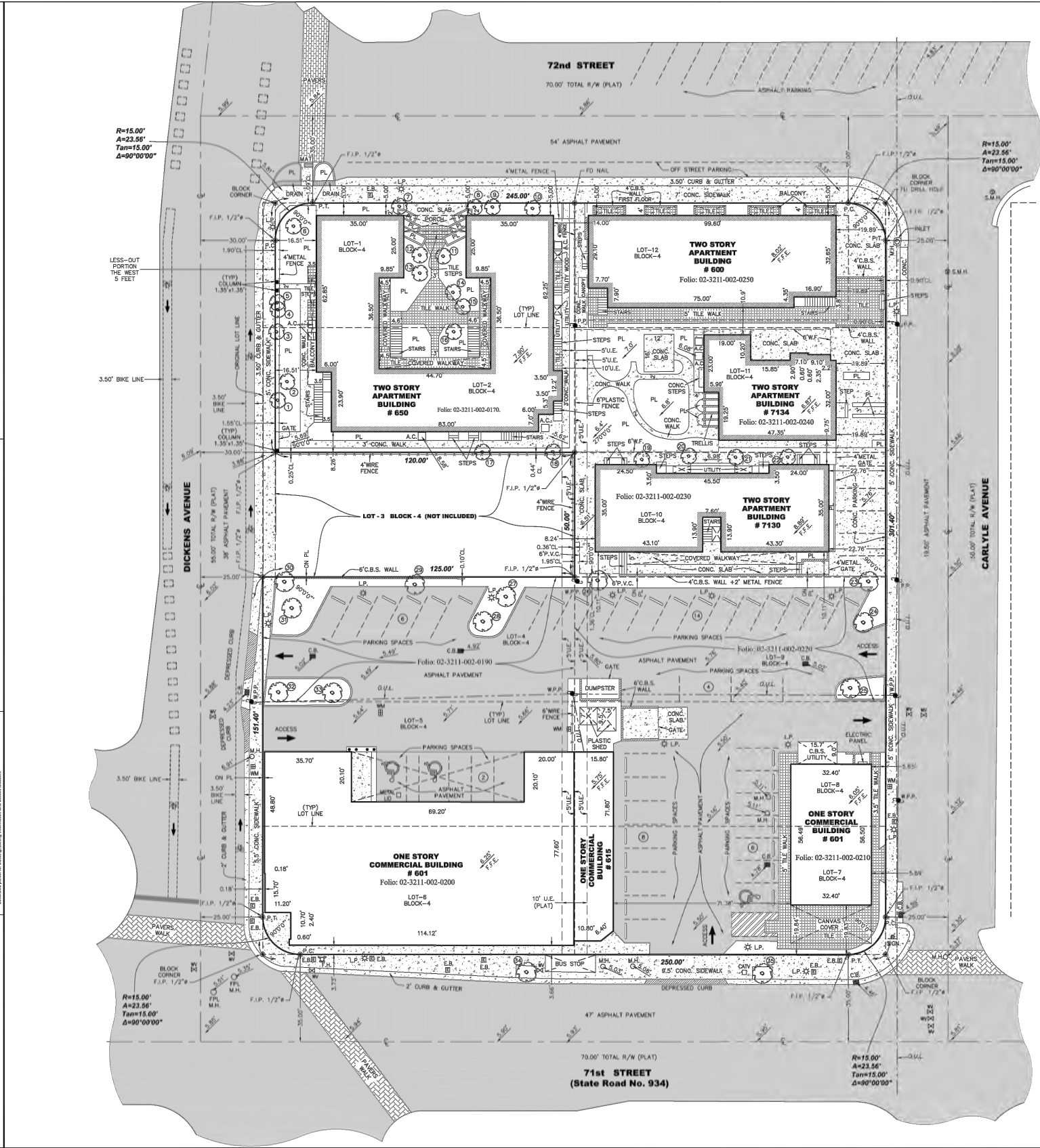
**A0-00**

- LEGEND**
- A - Axis
  - AS - Asphalt
  - BS - Block
  - CS - Concrete Slab
  - DS - Drain
  - ES - Elevation
  - FS - Finish
  - GS - Gravel
  - HS - Hatched
  - IS - Iron
  - LS - Lead
  - MS - Masonry
  - NS - Non-Slip
  - OS - Other
  - PS - Paint
  - RS - Rebar
  - SS - Steel
  - TS - Tile
  - US - Utility
  - VS - Vent
  - WS - Water
  - XS - X-Ray
  - YS - Yield
  - ZS - Zinc
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  - ZS - Zinc

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED TO THE OWNERS LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

**NOTES:**

1. All work shown herein is for information only and does not constitute a contract.
2. No guarantee is made by the surveyor as to the accuracy of the information shown herein.
3. The surveyor is not responsible for the accuracy of the information shown herein.
4. The surveyor is not responsible for the accuracy of the information shown herein.
5. The surveyor is not responsible for the accuracy of the information shown herein.
6. The surveyor is not responsible for the accuracy of the information shown herein.
7. The surveyor is not responsible for the accuracy of the information shown herein.
8. The surveyor is not responsible for the accuracy of the information shown herein.
9. The surveyor is not responsible for the accuracy of the information shown herein.
10. The surveyor is not responsible for the accuracy of the information shown herein.



**TREE CHART**

#	DESCRIPTION	HEIGHT	CANOPY
1	PALM	18'	14' 12'
2	AVOCADO	6'	10' 8'
3	FICUS	24'	28' 24'
4	PALM	7'	30' 8'
5	PALM	7'	30' 8'
6	AVOCADO	8'	14' 18'
7	PALM	8'	15' 8'
8	PALM	6'	25' 5'
9	PALM	8'	12' 5'
10	PALM	7'	15' 4'
11	PALM	12'	20' 10'
12	FICUS	9'	20' 12'
13	COCONUT	21'	24' 12'
14	FICUS	18'	20' 28'
15	PALM	8'	20' 12'
16	TREE	9'	16' 12'
17	TREE	12'	32' 36'
18	ORANGE	12'	20' 12'
19	FICUS	12'	28' 18'
20	FICUS	12'	28' 18'
21	FICUS	12'	28' 18'
22	FICUS	12'	28' 18'
23	SEAGRAPE	24'	25' 25'
24	FLAMBOYANT	21'	25' 25'
25	FLAMBOYANT	21'	25' 25'
26	PALM	21'	8' 8'
27	ALMAGICO	30'	30' 40'
28	PALM	12'	20' 20'
29	TREE	13'	30' 20'
30	PALM	14'	12' 6'
31	TREE	14'	20' 18'
32	ALMAGICO	21'	30' 30'
33	ALMAGICO	14'	12' 8'
34	ROYAL PALM	16'	40' 40'
35	ROYAL PALM	15'	50' 40'

**Rene Aiguesvi**  
**ves PSM4327**  
 Digitally signed by Rene Aiguesvives  
 Date: 2023.06.22 13:20:36 -04'00'



SO. FT.	AREA
684.06	88
1.5704	

**NOTES:**  
 Elevations Show refer to NGVD 1929  
 BM # L-313-R Elev=-11.72'  
 (Miami-Beach)

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Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:	DATE	DESCRIPTION
05/23/23	05/23/23	Initial Survey
06/23/23	06/23/23	Final Survey

TOPOGRAPHIC SURVEY  
 I HEREBY CERTIFY that this survey meets the requirements of the Florida Statutes, Chapter 471, Part I, and the Florida Board of Professional Surveyors and Mappers, Section 471.02, Florida Statutes.

**Avarez, Aiguesvives and Associates, Inc.**  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Ph. 305-385-0385 - 305-220-2424 L.B. No. 6887  
 fastsurvey@aol.com - aasurvey@aol.com

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

**DRB FINAL SUBMITTAL**  
**650 - 600 72ND ST,**  
**7134 - 7130 - 7116 CARLYLE AVE,**  
**MIAMI BEACH, FL 33141**

**72B SURVEY**

**DATE:**  
**08/07/2023**

**A0-01**

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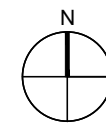
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72B  
LOCATION MAP



DATE:  
08/07/2023

**A0-02**

LIST OF VARIANCES
<b>Variance #1:</b> Tower setback 20'.
<b>Variance #2:</b> 72nd street habitable depth requirement not met.
<b>Variance #3:</b> Dickens Avenue habitable depth requirement not met.
<b>Variance #4:</b> 20' loading driveway on Class B Street.

LIST OF WAIVERS
<b>Waiver #1:</b> Loading driveway on B Street
<b>Waiver #2:</b> Separate loading and vehicular driveways
<b>Waiver #3:</b> 30' separation between driveway on class C street
<b>Waiver #4:</b> 20' height waiver

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650 - 600 72ND ST,  
7134 - 7130 - 7116 CARLYLE AVE,  
MIAMI BEACH, FL 33141

72B  
VARIANCE & WAIVER REQUEST

DATE:  
08/07/2023

**A-03**

**Zoning Information**

**Lot addresses :** 650 72nd St; 600 72nd St; 7134 Carlyle Ave; 7130 Carlyle Ave; 7121 Dickens Ave; 621 71st St; 601 71st St; 7116 Carlyle Ave  
**Folio numbers :** 02-3211-002-0170; 02-3211-002-0250; 02-3211-002-0240; 02-3211-002-0230; 02-3211-002-0190; 02-3211-002-0200; 02-3211-002-0210; 02-3211-002-0220  
**Zoning District :** North Beach Town Center (TC-C) / Parking District #8

<b>1 Lot Occupation</b>	Required	Allowed	Provided
Lot Area			<b>68,407 SF</b>
FAR	3.5 FAR max.	68,407 SF x 3.5 = 239,424 SF	<b>224,817 SF</b>
DUA	150 DUA	150 DUA = 235 Units	<b>125 Units</b>

<b>3 Building Setbacks</b>	Required		Allowed	Provided
	Building height at which Setback occurs	Min. Setack from property line		
72nd Street	Grade to max. height	5'-0" / 20'-0" min. from back of curb line		<b>10'-0"</b>
Carlyle Avenue	Grade to max. height	10'-0"		<b>10'-0"</b>
Dickens Avenue	Grade to max. height	10'-0"		<b>20'-0"</b>
71st Street	Grade to 55'-0"	10'-0"		<b>10'-0"</b>
	55'-0" to max. height	25'-0"		-
Interior side	Grade to 55'-0"	0'-0"		<b>0'-0"</b>
	55'-0" to max. height	30'-0"		<b>20'-0"</b>

<b>4 Building Height</b>	Required	Allowed	Provided
Max. building height	220'-0"		<b>220'-0"</b>

\*Section 142-743 (b) (2) b - For lots greater than 45,000 SF the maximum building height is 200 feet

<b>Parking District #8</b>			
<b>8 Parking Requirements</b>	Required	Allowed	Provided
Residential	Units b/w 550 SF and 850 SF : 0.5 space / unit	32 Units x 0.5 = 16 Spaces	<b>210 Spaces</b>
	Units b/w 851 SF and 1,250 SF : 0.75 space / unit	58 Units x 0.75 = 44 Spaces	
	Units above d 1,250 SF : 1 space / unit	35 Units x 1 = 35 Spaces	
	<b>Total residential parking requirement</b>	<b>95 Spaces</b>	
Retail	No required parking	No required parking	<b>29 Spaces</b>

<b>9 Bicycle Parking Requirements</b>			
<b>Short-term bicycle space</b>	Required	Allowed	Provided
Residential	1 Space / 10 Units	125 Units / 10 = 13 Spaces	13 Spaces
Retail	4 Spaces / Project	4 Spaces	4 Spaces
<b>Total</b>		<b>17 Spaces</b>	<b>17 Spaces</b>
<b>Long-term bicycle space</b>	Required	Allowed	Provided
Residential	1 Space / 1 Unit	125 Spaces (125 Units)	193 Spaces
Retail	2 Spaces / 5,000 SF	6 Spaces (14,663SF)	6 Spaces
<b>Total</b>		<b>131 Spaces</b>	<b>199 Spaces</b>
<b>Total (Short-term + Long-term)</b>		<b>148 Spaces</b>	<b>216 Spaces</b>

<b>10 Loading Requirements</b>	Required	Allowed	Provided
Residential	Over 100 Units but no more than 200 Units: 3 Spaces (10' x 20' min.)	3	<b>3</b>
Retail	Over 10,000 SF but no over 20,000 SF: 2 Spaces	2	<b>2</b>
<b>Total</b>		<b>5 Loading bays</b>	<b>5 Loading bays</b>

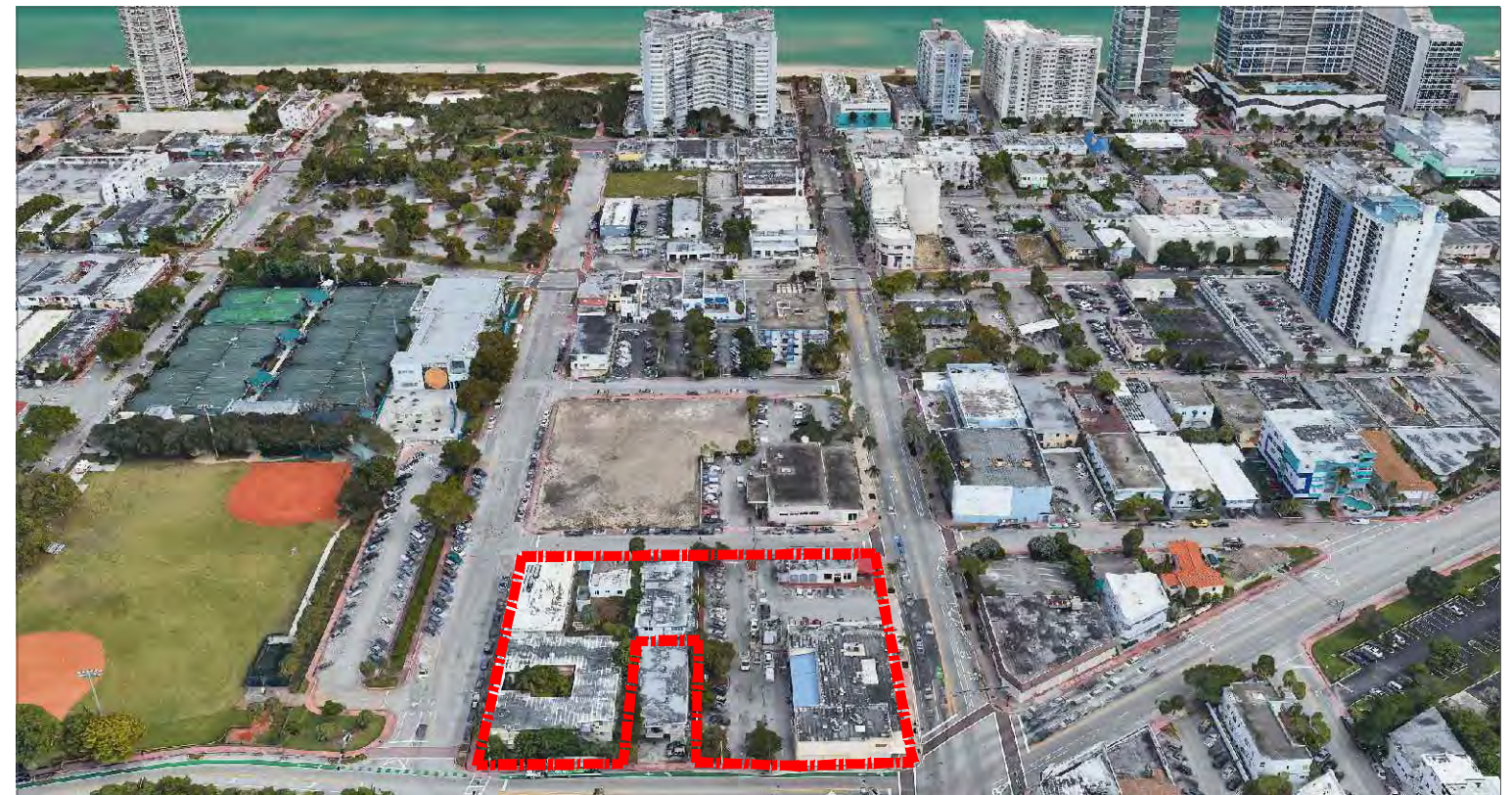
Unit Density Count			
	Required	Allowed	Provided
Residential	Units under 550 SF : 0.5 Units	0 Units x 0.5 Units = 0 Units	<b>125 Units</b>
	Units b/w 550 SF and 850 SF : 1 Unit	32 Units x 1 Units = 32 Units	
	Units b/w 851 SF and 1,250 SF : 1 Unit	58 Units x 1 Units = 58 Units	
	Units above 1,250 SF : 1 Unit	35 Units x 1 Units = 51 Units	
<b>TOTAL</b>		125 Units	<b>125 Units</b>

UNIT MIX	#	%	Parking Calculation
1BR	32 Units	26%	32 Units b/w 550 SF and 850 SF
	3 Units	2%	58 Units
2BR	55 Units	44.00%	b/w 850 SF and 1,250 SF
3BR	29 Units	23.20%	35 Units
PH	6 Units	4.80%	above 1,250 SF
<b>TOTAL</b>	<b>125 Units</b>	<b>100.00%</b>	<b>125 Units</b>

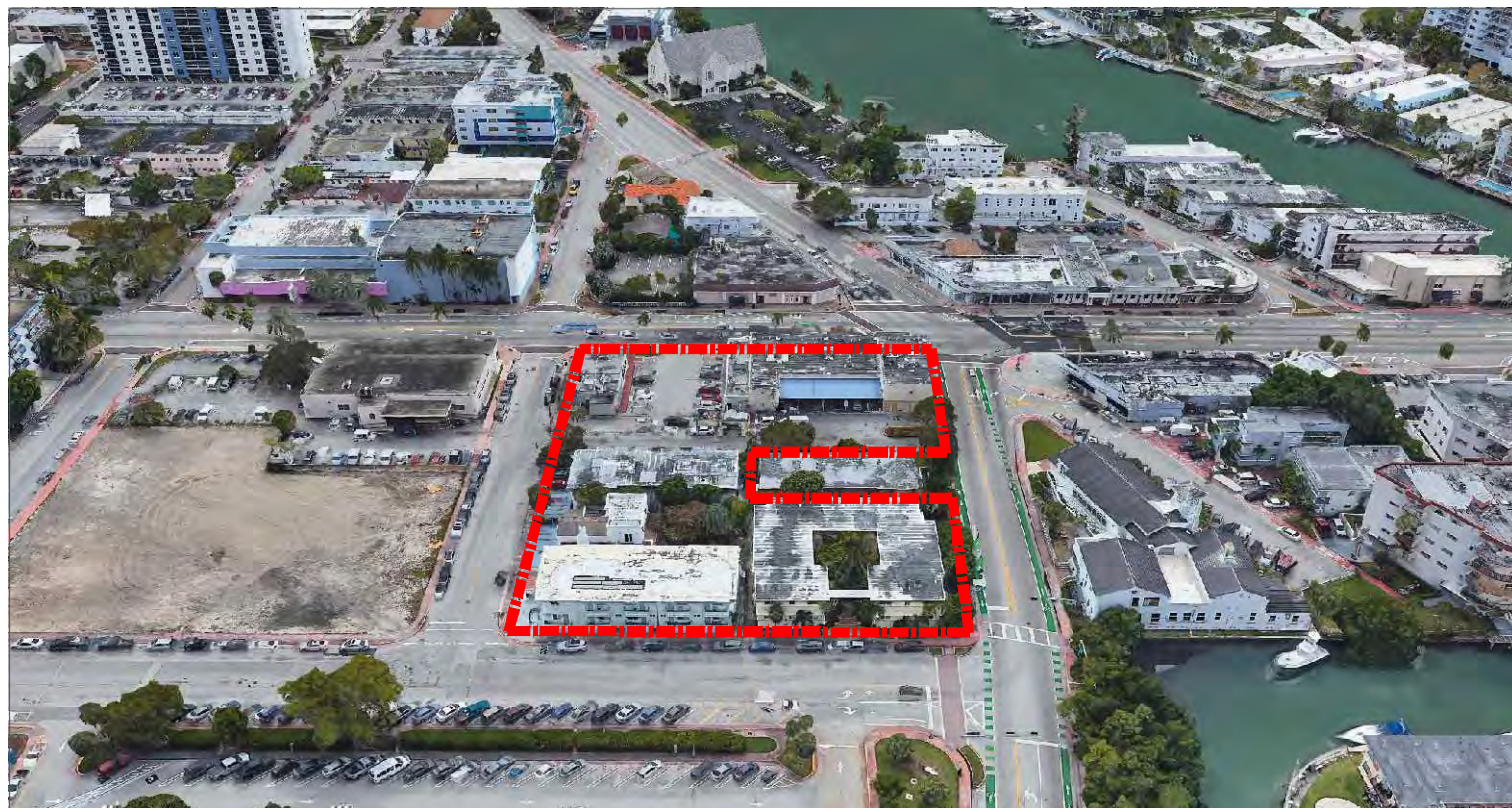
UNIT MIX	1BR		2BR				3BR		PH						TOTAL
	734 SF	1,133 SF	1,240 SF	1,165 SF	1,183 SF	1,237 SF	1,869 SF	1,799 SF	1,807 SF	1,794 SF	2,678 SF	2,414 SF	2,352 SF	2,393 SF	
GROUND LEVEL															
MEZZANINE LEVEL															
LEVEL 02	2 Units	1 Units	1 Units	1 Units			1 Units								6 Units
LEVEL 03	2 Units	1 Units	1 Units	1 Units			1 Units								6 Units
LEVEL 04	2 Units	1 Units	1 Units	1 Units			1 Units								6 Units
LEVEL 05															
LEVEL 06	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 07	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 08	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 09	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 10	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 11	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 12	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 13	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 14	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 15	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 16	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 17	2 Units			1 Units	2 Units	1 Units		2 Units							8 Units
LEVEL 18	2 Units			1 Units				2 Units	1 Units	1 Units					7 Units
LEVEL 19											1 Units	1 Units	1 Units	1 Units	4 Units
ROOF LEVEL															
<b>TOTAL</b>	<b>32 Units</b>	<b>3 Units</b>	<b>3 Units</b>	<b>16 Units</b>	<b>24 Units</b>	<b>12 Units</b>	<b>3 Units</b>	<b>26 Units</b>	<b>1 Units</b>	<b>1 Units</b>	<b>1 Units</b>	<b>1 Units</b>	<b>1 Units</b>	<b>1 Units</b>	<b>125 Units</b>



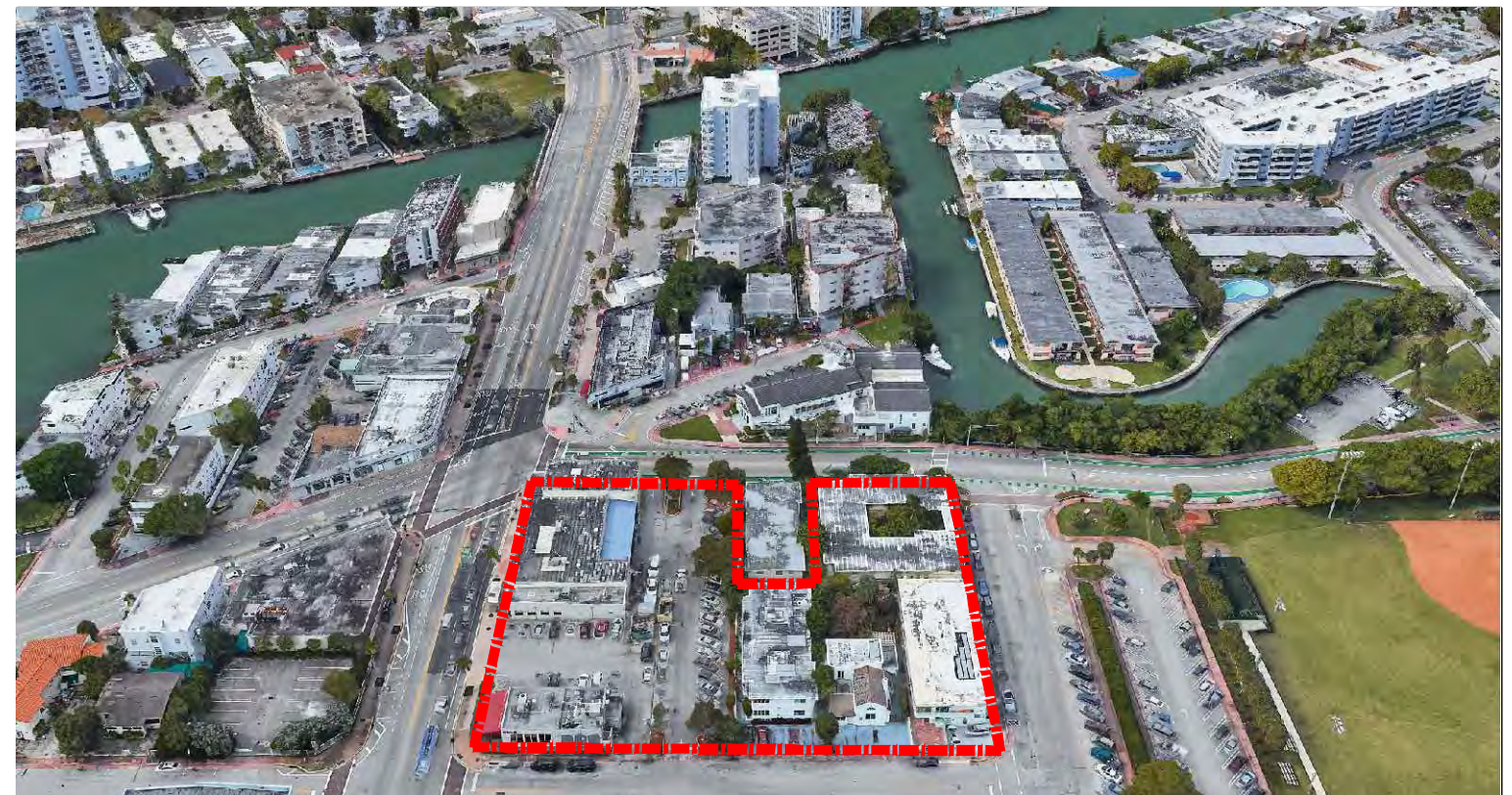
VIEW TOWARDS NORTH



VIEW TOWARDS EAST



VIEW TOWARDS SOUTH



VIEW TOWARDS WEST

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650 - 600 72ND ST,  
7134 - 7130 - 7116 CARLYLE AVE,  
MIAMI BEACH, FL 33141

72B  
CONTEXT -  
AERIAL VIEWS

DATE:  
08/07/2023

**A0-06**



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

**ARQUITECTONICA**

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72B  
 CONTEXT -  
 STREET VIEWS

DATE:  
 08/07/2023

**A0-08**





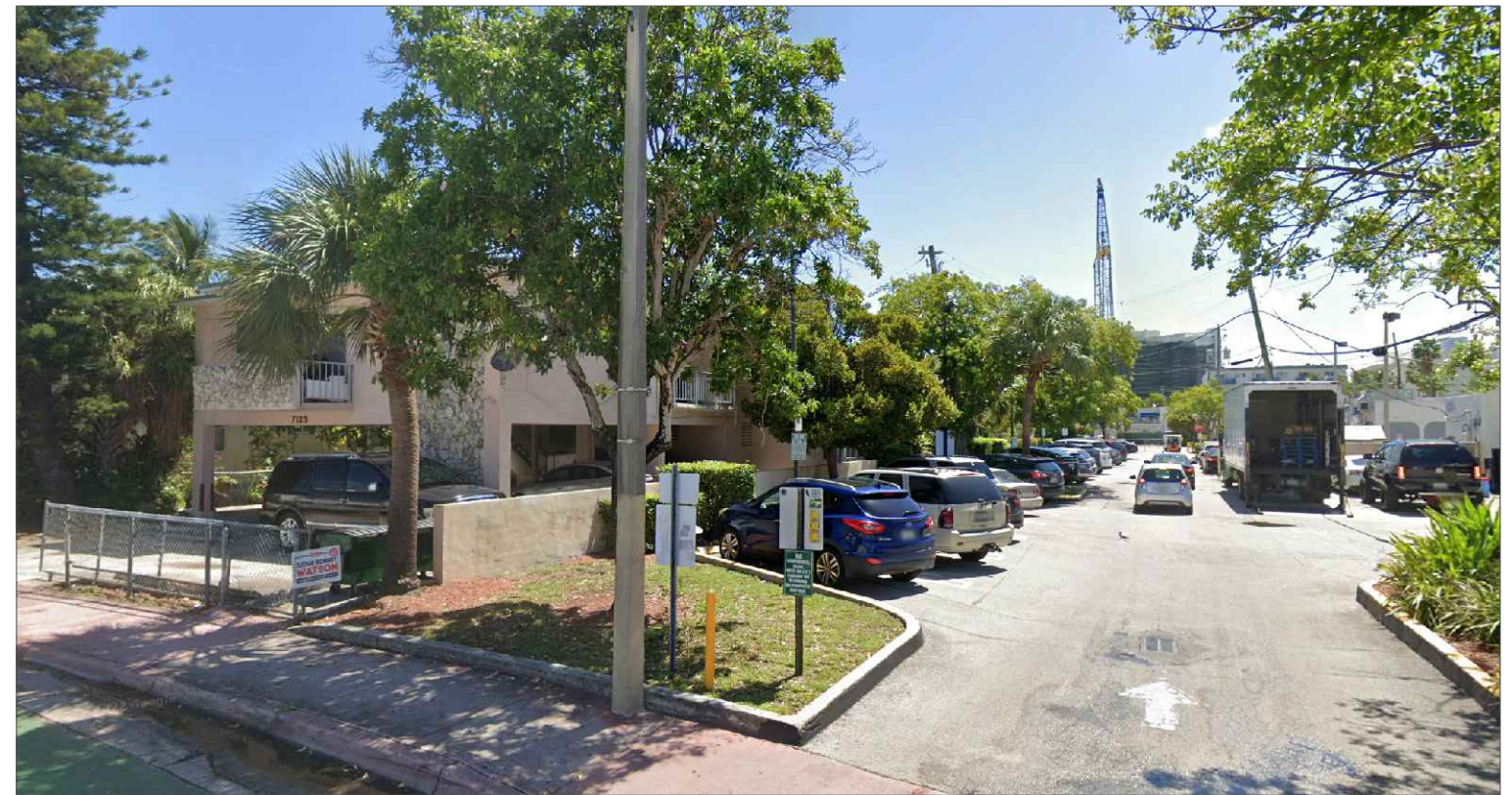
LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

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72B  
CONTEXT -  
STREET VIEWS

DATE:  
08/07/2023

**A0-09**

## FAR DIAGRAM

		<b>FAR</b>			
ROOF LEVEL		<i>Amenities</i>	1,987 SF		
Level 19	4 Units	<i>Residential</i>	11,448 SF		
Level 18	7 Units	<i>Residential</i>	11,448 SF		
Level 17	8 Units	<i>Residential</i>	11,448 SF		
Level 16	8 Units	<i>Residential</i>	11,448 SF		
Level 15	8 Units	<i>Residential</i>	11,448 SF		
Level 14	8 Units	<i>Residential</i>	11,448 SF		
Level 13	8 Units	<i>Residential</i>	11,448 SF		
Level 12	8 Units	<i>Residential</i>	11,448 SF		
Level 11	8 Units	<i>Residential</i>	11,448 SF		
Level 10	8 Units	<i>Residential</i>	11,448 SF		
Level 9	8 Units	<i>Residential</i>	11,448 SF		
Level 8	8 Units	<i>Residential</i>	11,448 SF		
Level 7	8 Units	<i>Residential</i>	11,448 SF		
Level 6	8 Units	<i>Residential</i>	11,448 SF		
Level 5		<i>Amenities</i>	11,531 SF	<b>PARKING</b>	
Level 4	6 Units	<i>Residential</i>	8,804 SF	33 Spaces	<i>Parking</i>
Level 3	6 Units	<i>Residential</i>	11,561 SF	67 Spaces	<i>Parking</i>
Level 2	6 Units	<i>Residential</i>	11,561 SF	61 Spaces	<i>Parking</i>
Mezzanine		<i>Parking</i>	2,842 SF	49 Spaces	<i>Parking</i>
Ground		<i>Retail</i>	16,259 SF	29 Spaces	<i>Parking</i>
<b>125 Units</b>		<b>PHASE I</b>	<b>224,817 SF</b>	<b>239 Spaces</b>	
		<b>ALLOWABLE FAR</b>	<b>239,424 SF</b>		
			<b>14,607 SF</b>		
		<b>PHASE II</b>	<b>14,113 SF</b>		
			<b>494 SF</b>		

<b>OVERALL TOTAL FAR (PHASES I + II)</b>	<b>238,930 SF</b>
<b>ALLOWABLE FAR</b>	<b>239,424 SF</b>
<b>FAR DELTA</b>	<b>494 SF</b>

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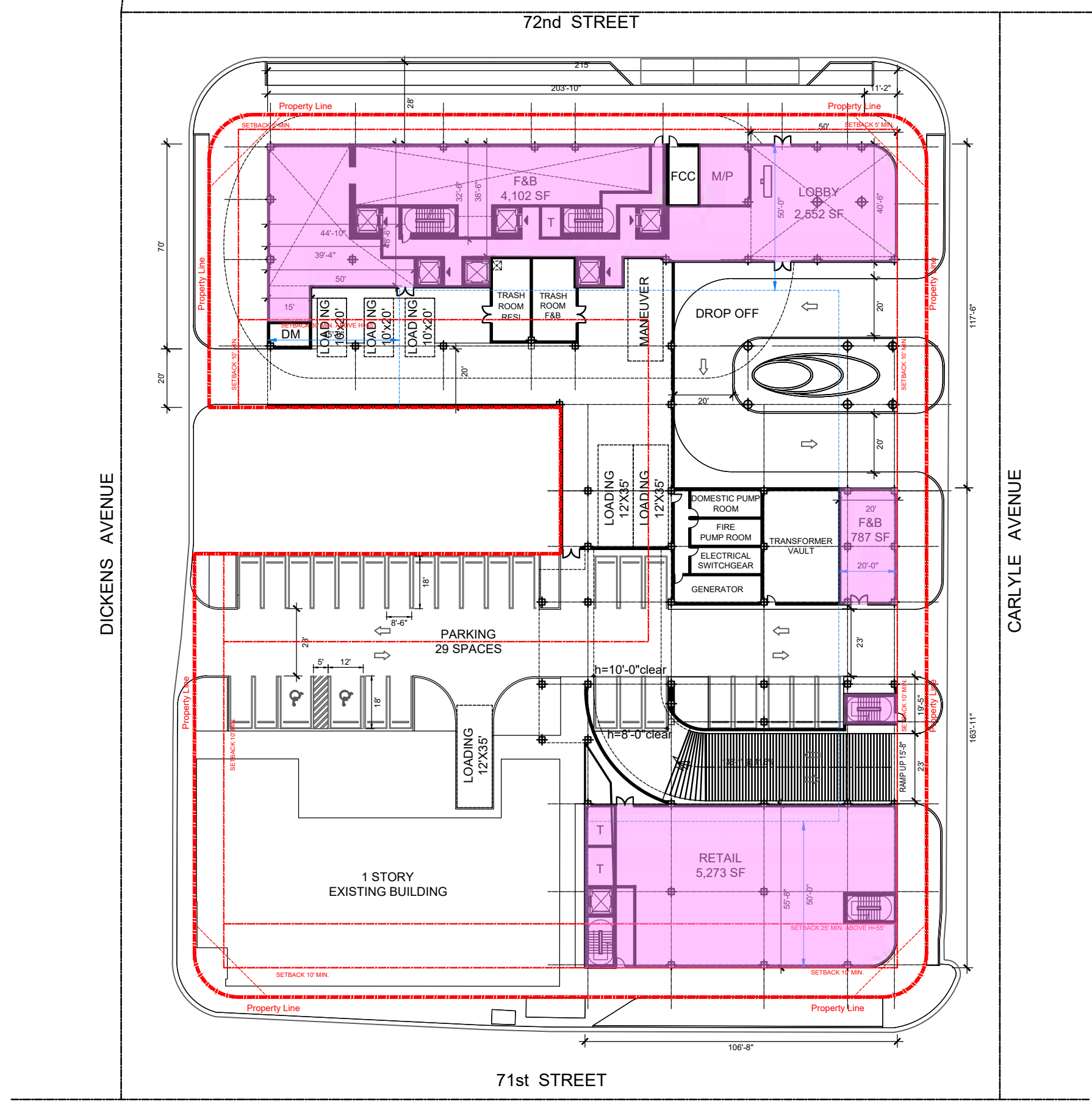
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FAR DIAGRAM

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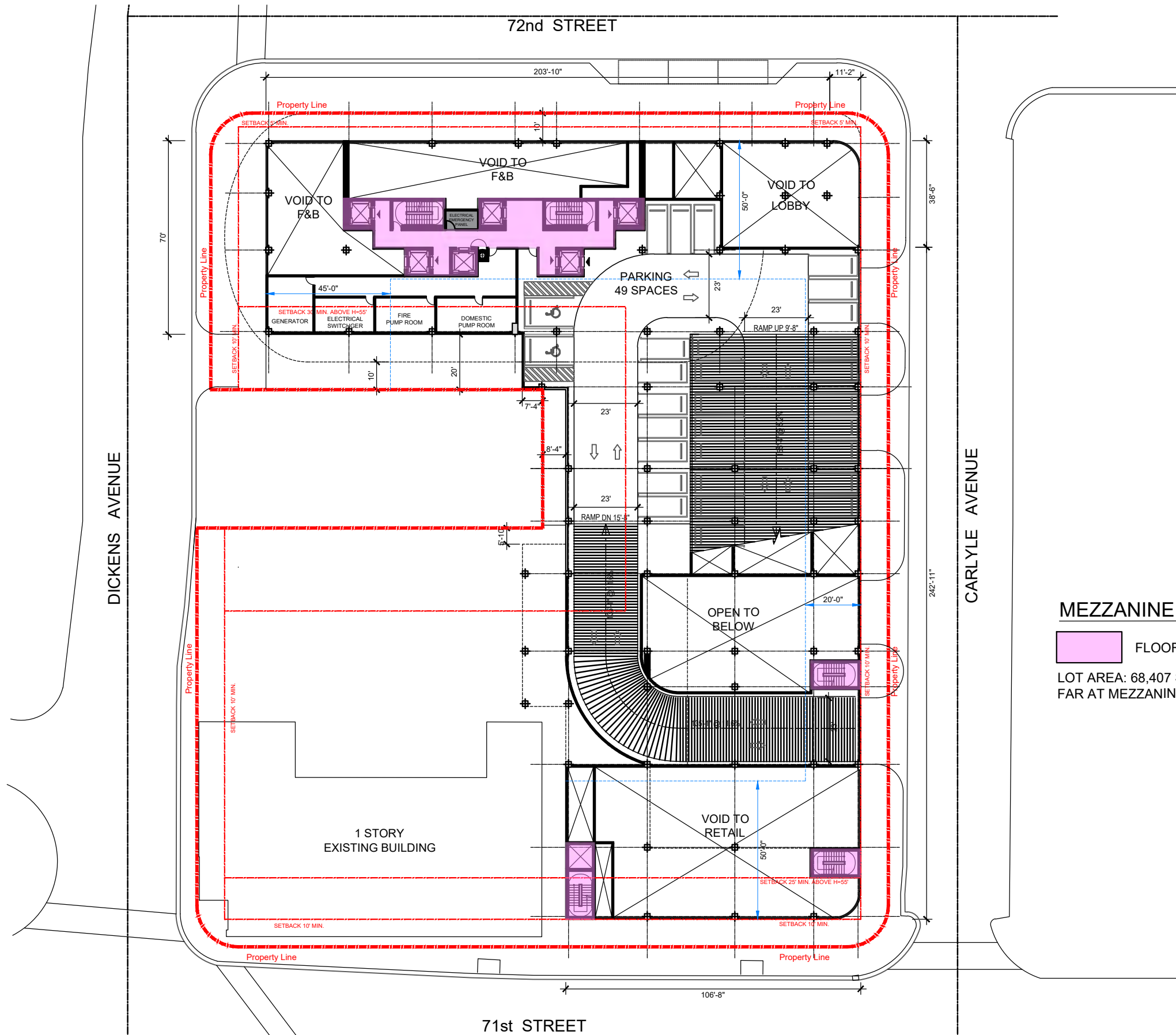
**A0-10**



**GROUND LEVEL (FAR)**

FLOOR AREA RATIO

LOT AREA : 68,407 SF  
 FAR AT GROUND LEVEL : 16,259 SF



**MEZZANINE (FAR)**

FLOOR AREA RATIO  
 LOT AREA: 68,407 SF  
 FAR AT MEZZANINE: 2,842 SF

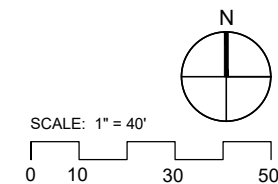
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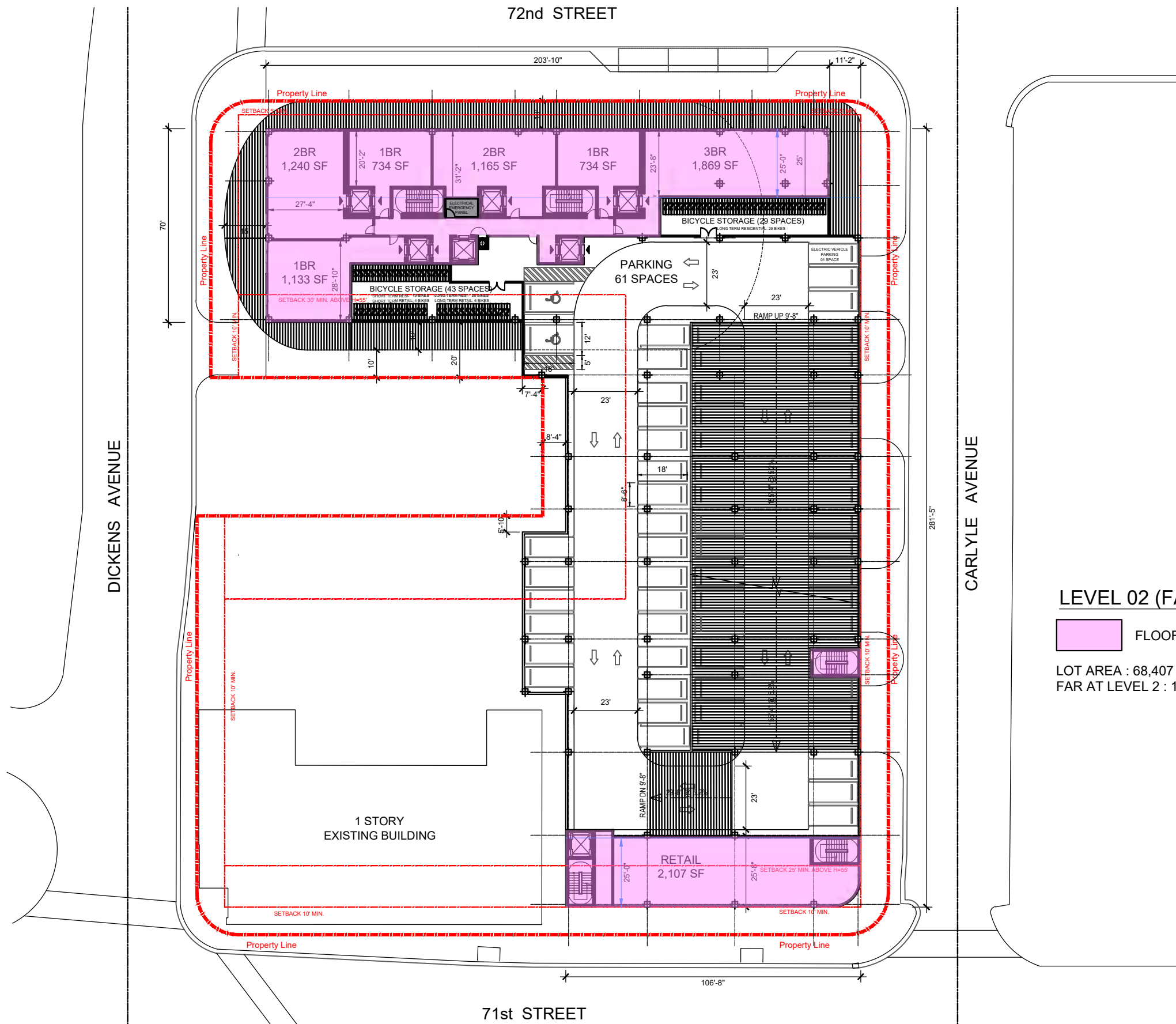
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72B  
 FAR DIAGRAM -  
 MEZZANINE LEVEL



DATE:  
 08/07/2023

**A0-12**



**LEVEL 02 (FAR)**

FLOOR AREA RATIO

LOT AREA : 68,407 SF  
 FAR AT LEVEL 2 : 11,561 SF

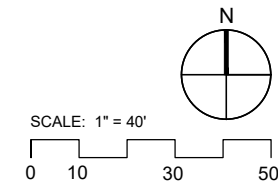
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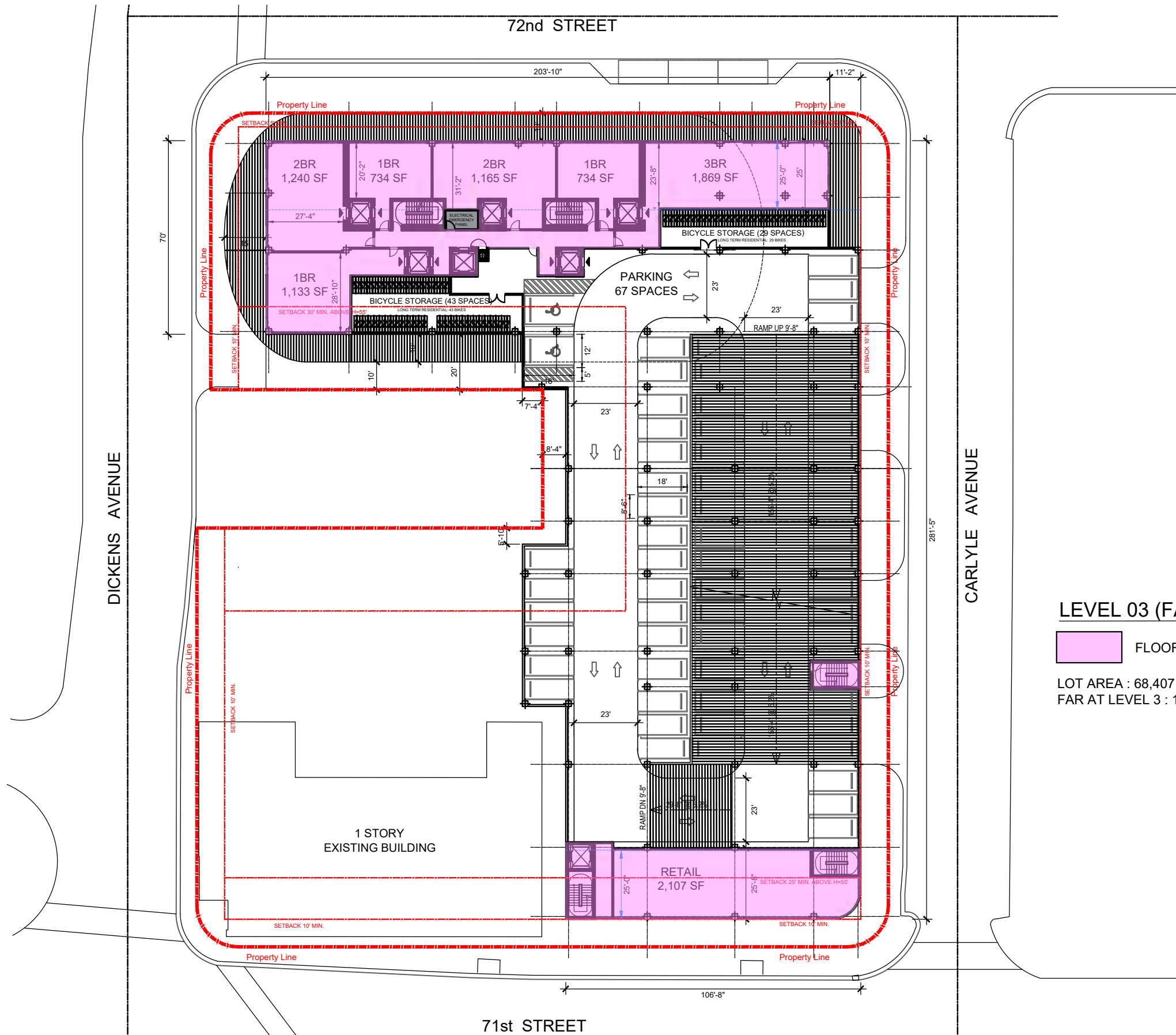
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**72B**  
**FAR DIAGRAM -**  
**LEVEL 02**



DATE:  
 08/07/2023

**A0-13**



**LEVEL 03 (FAR)**

FLOOR AREA RATIO

LOT AREA : 68,407 SF  
 FAR AT LEVEL 3 : 11,561 SF

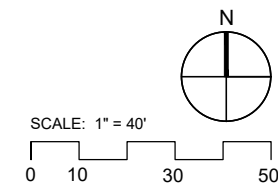
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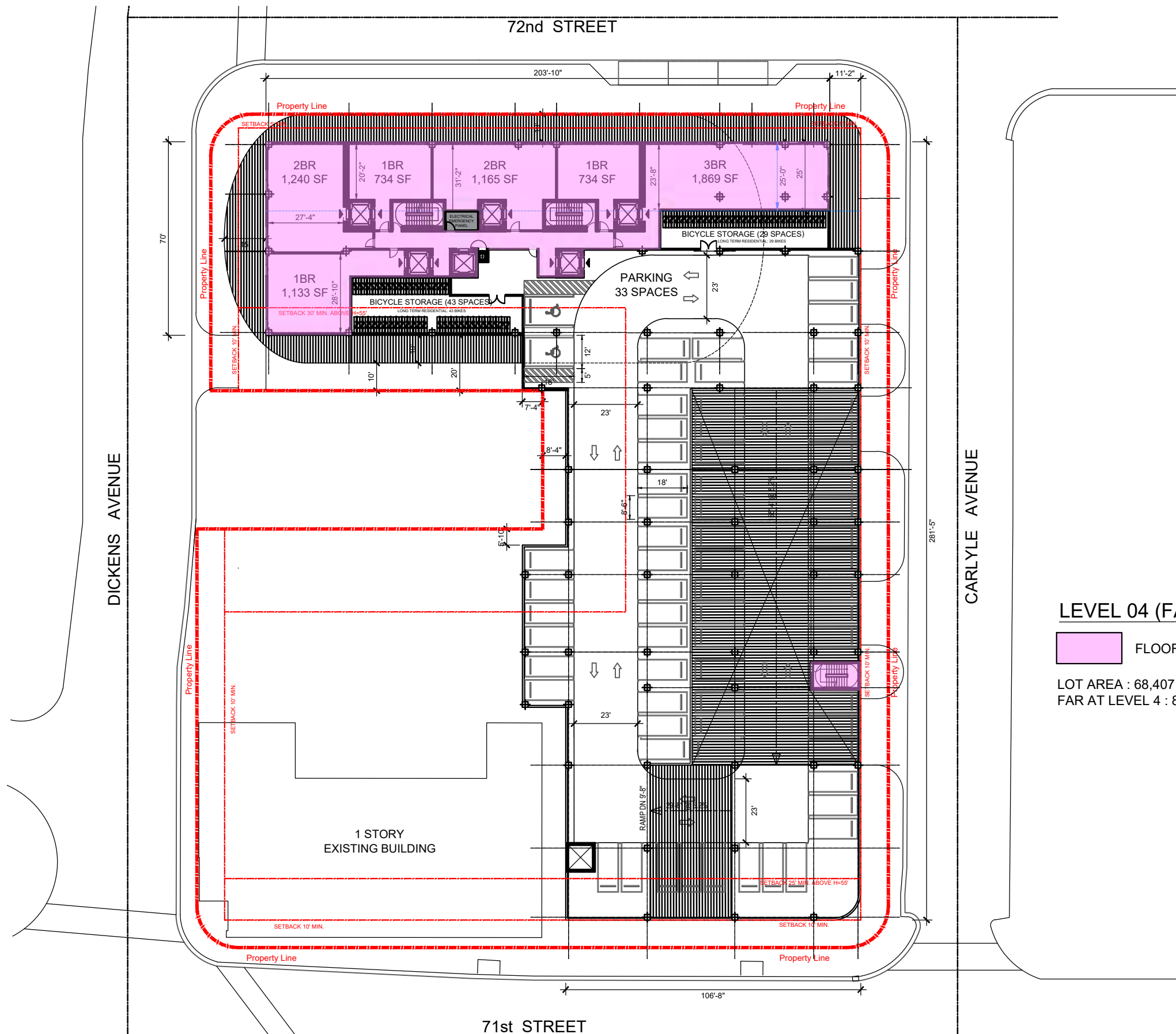
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**FAR DIAGRAM -**  
**LEVEL 03**



DATE:  
 08/07/2023

**A0-14**



**LEVEL 04 (FAR)**

FLOOR AREA RATIO

LOT AREA : 68,407 SF  
 FAR AT LEVEL 4 : 8,804 SF

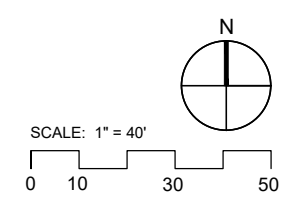
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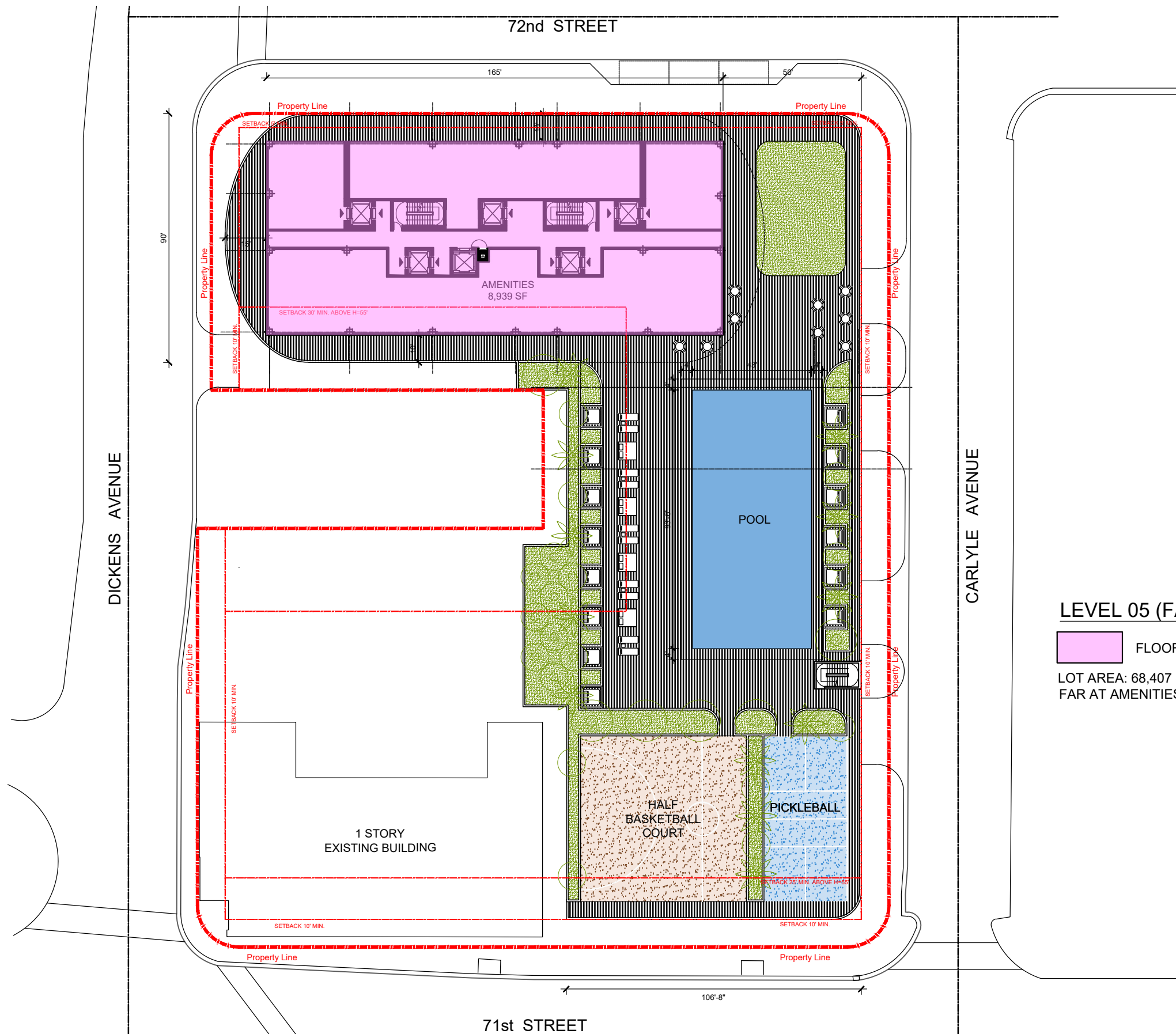
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**FAR DIAGRAM -**  
**LEVEL 04**



DATE:  
 08/07/2023

**A0-15**



**LEVEL 05 (FAR)**

 FLOOR AREA RATIO

LOT AREA: 68,407 SF  
 FAR AT AMENITIES LEVEL : 11,531 SF

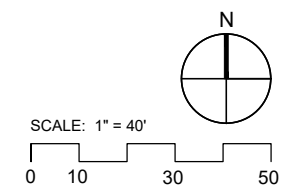
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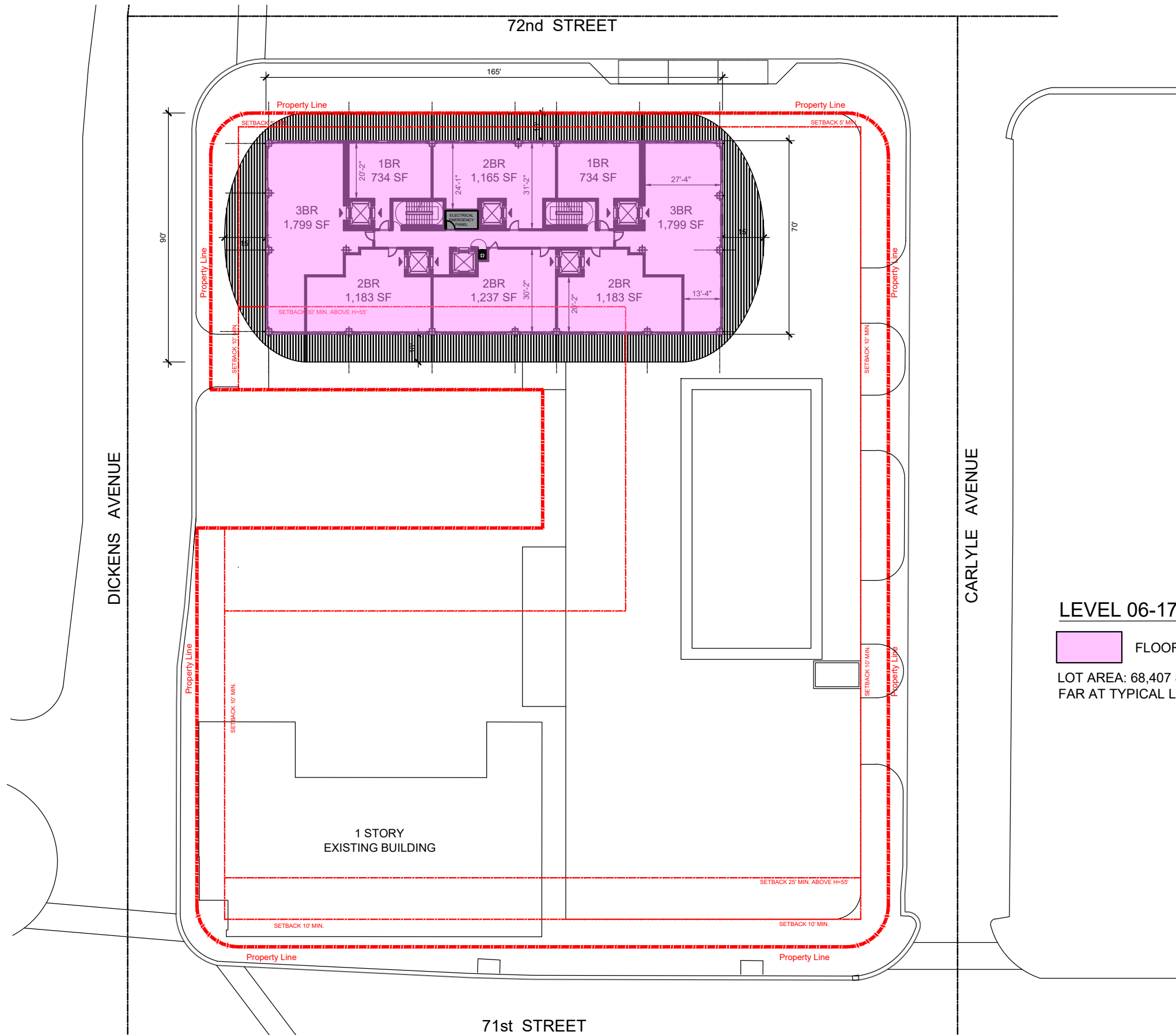
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**FAR DIAGRAM -**  
**LEVEL 05**



DATE:  
 08/07/2023

**A0-16**





**LEVEL 06-17 (FAR)**

FLOOR AREA RATIO  
 LOT AREA: 68,407 SF  
 FAR AT TYPICAL LEVEL :11,448 SF

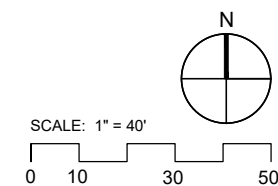
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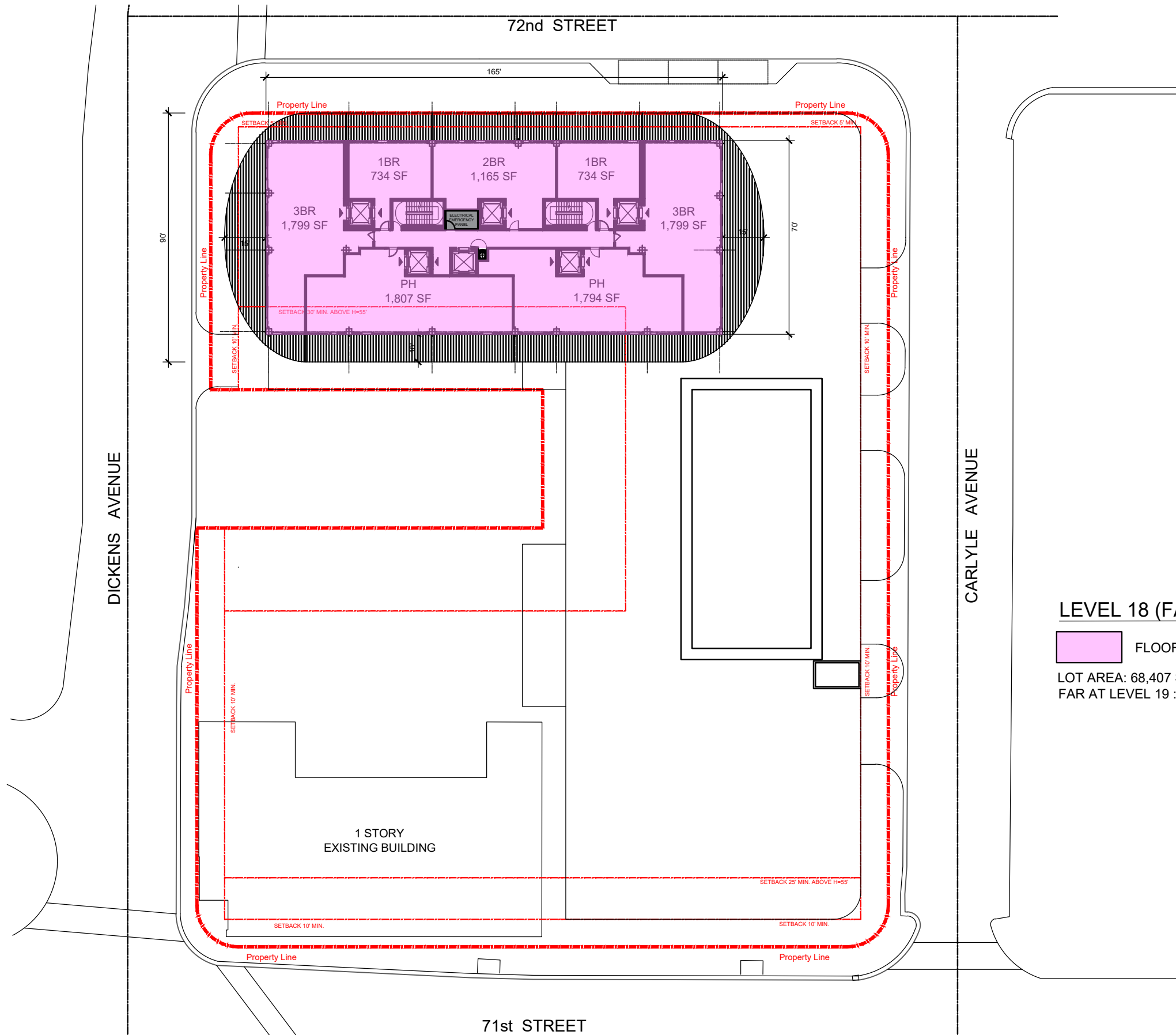
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72B  
 FAR DIAGRAM -  
 LEVEL 06-17



DATE:  
 08/07/2023

**A0-17**



**LEVEL 18 (FAR)**

 FLOOR AREA RATIO

LOT AREA: 68,407 SF  
 FAR AT LEVEL 19 : 11,448 SF

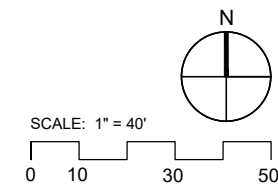
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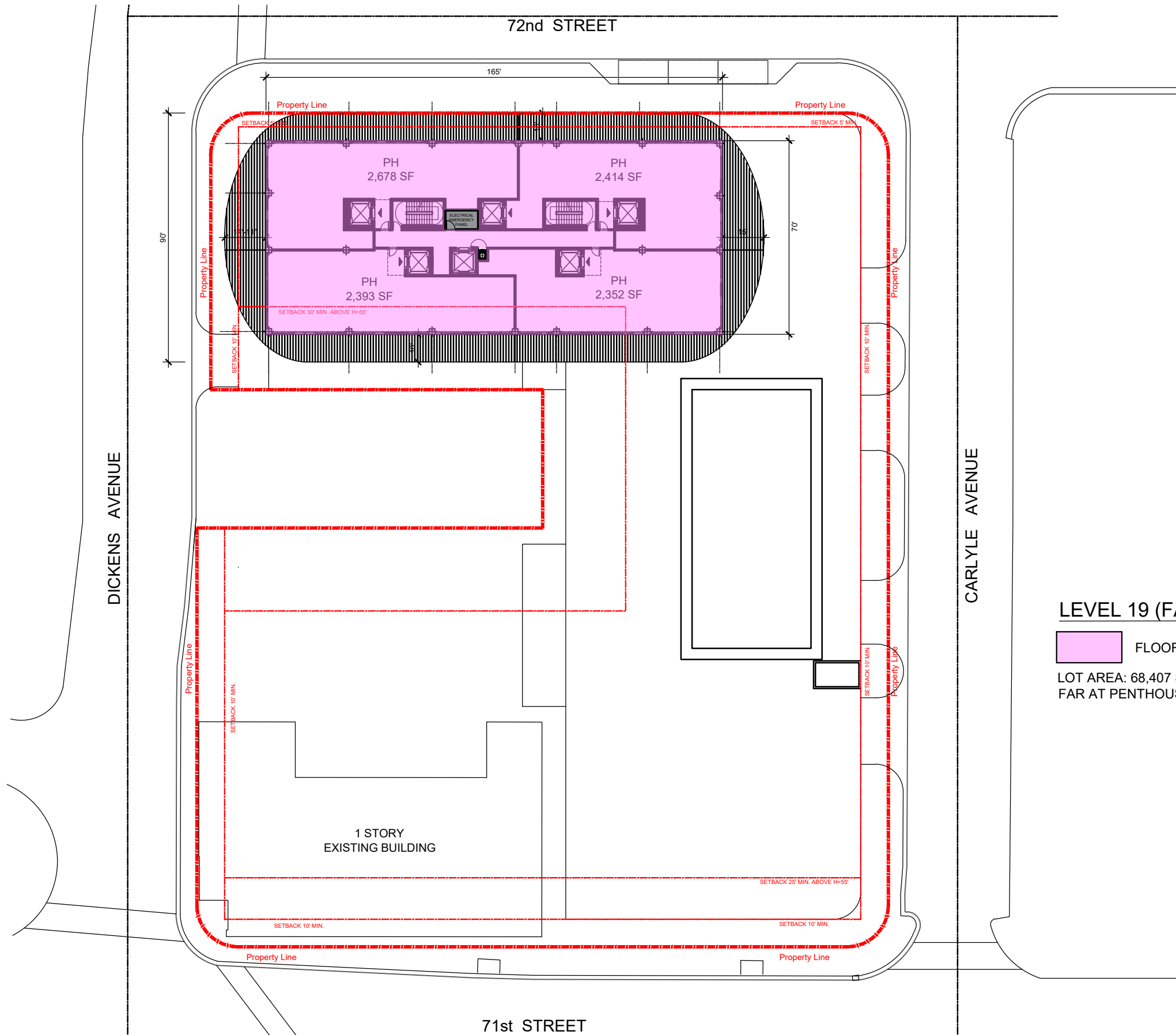
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 FAR DIAGRAM -  
 LEVEL 18



DATE:  
 08/07/2023

**A0-18**



**LEVEL 19 (FAR)**

 FLOOR AREA RATIO

LOT AREA: 68,407 SF  
 FAR AT PENTHOUSE LEVEL : 11,448 SF

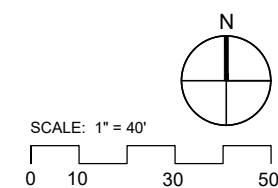
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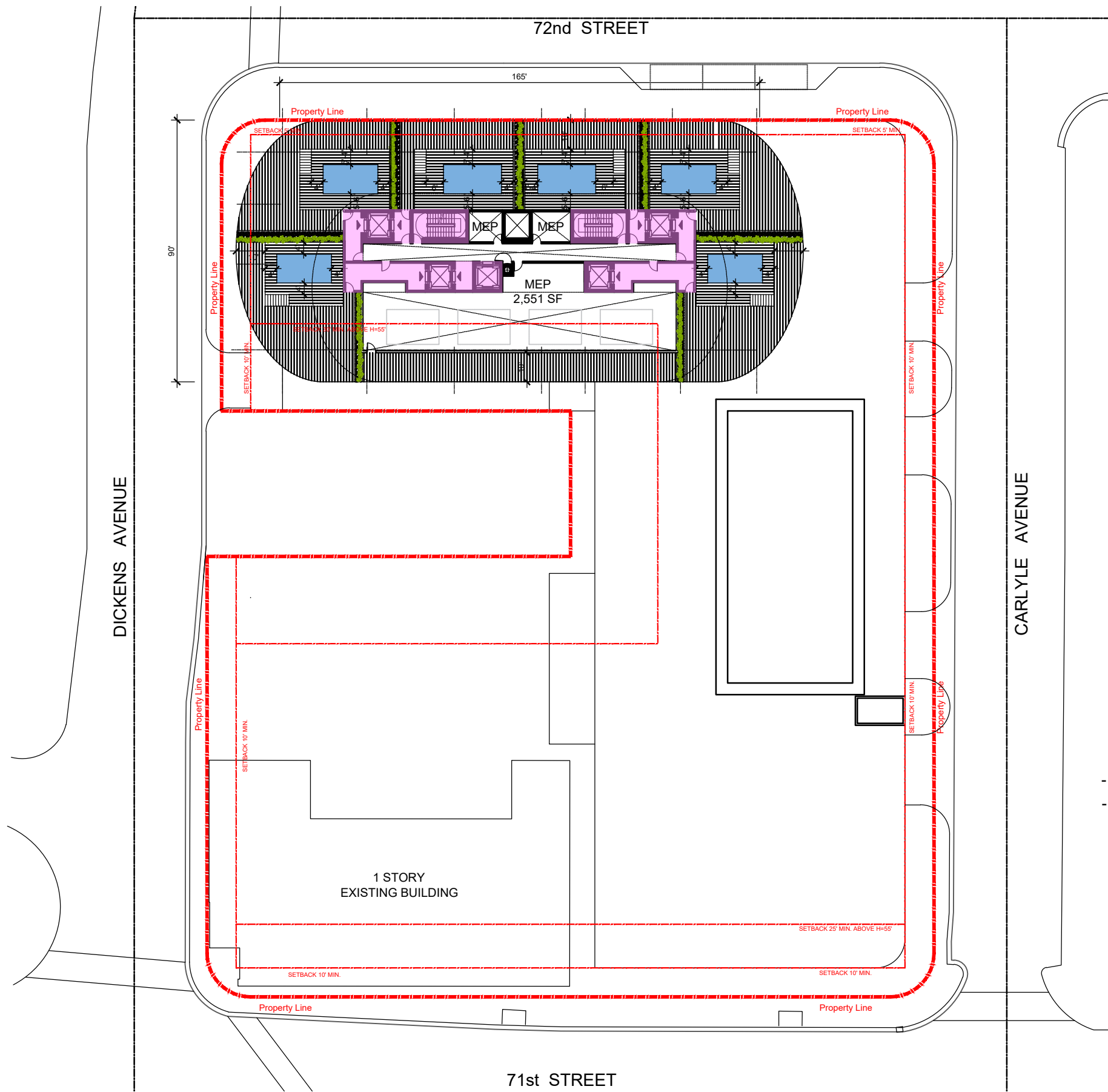
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**FAR DIAGRAM -**  
**LEVEL 19**



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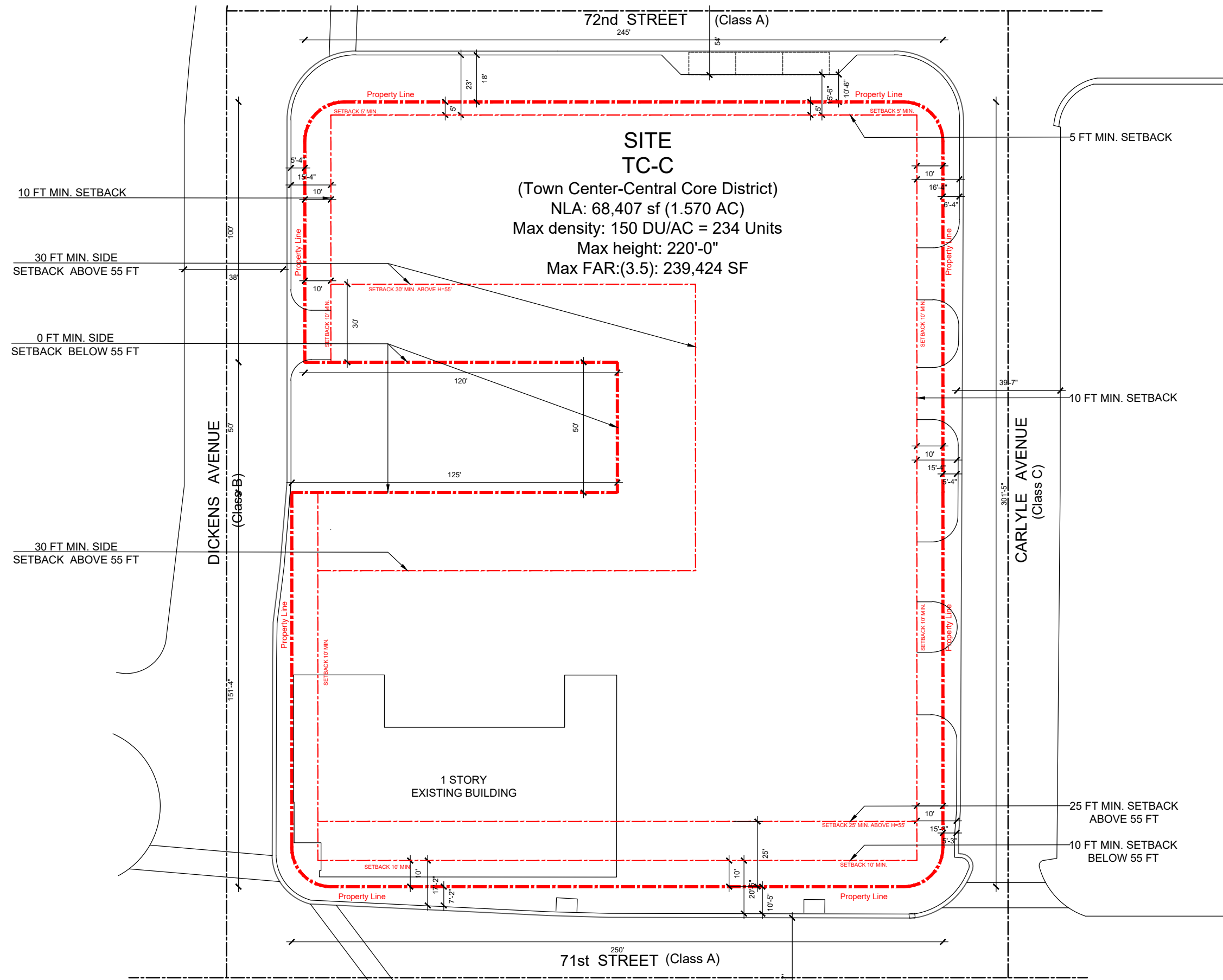
**A0-19**



**ROOFTOP LEVEL (FAR)**

 FLOOR AREA RATIO  
 LOT AREA: 68,407 SF  
 FAR AT ROOFTOP LEVEL: 1,987 SF

- FAR MAX.	= 239,424 SF
- FAR PROJECT :	
ROOF LEVEL	= 1,987 SF
PENTHOUSE LEVEL	= 11,448 SF
LEVEL 18	= 11,448 SF
TYPICAL LEVEL (06-17)	= 137,376 SF
LEVEL 05 AMENITIES	= 11,531 SF
LEVEL 04	= 8,804 SF
LEVEL 03	= 11,561 SF
LEVEL 02	= 11,561 SF
MEZZANINE	= 2,842 SF
GROUND FLOOR	= 16,259 SF
	<hr/>
	224,817 SF



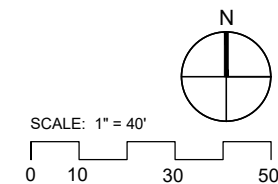
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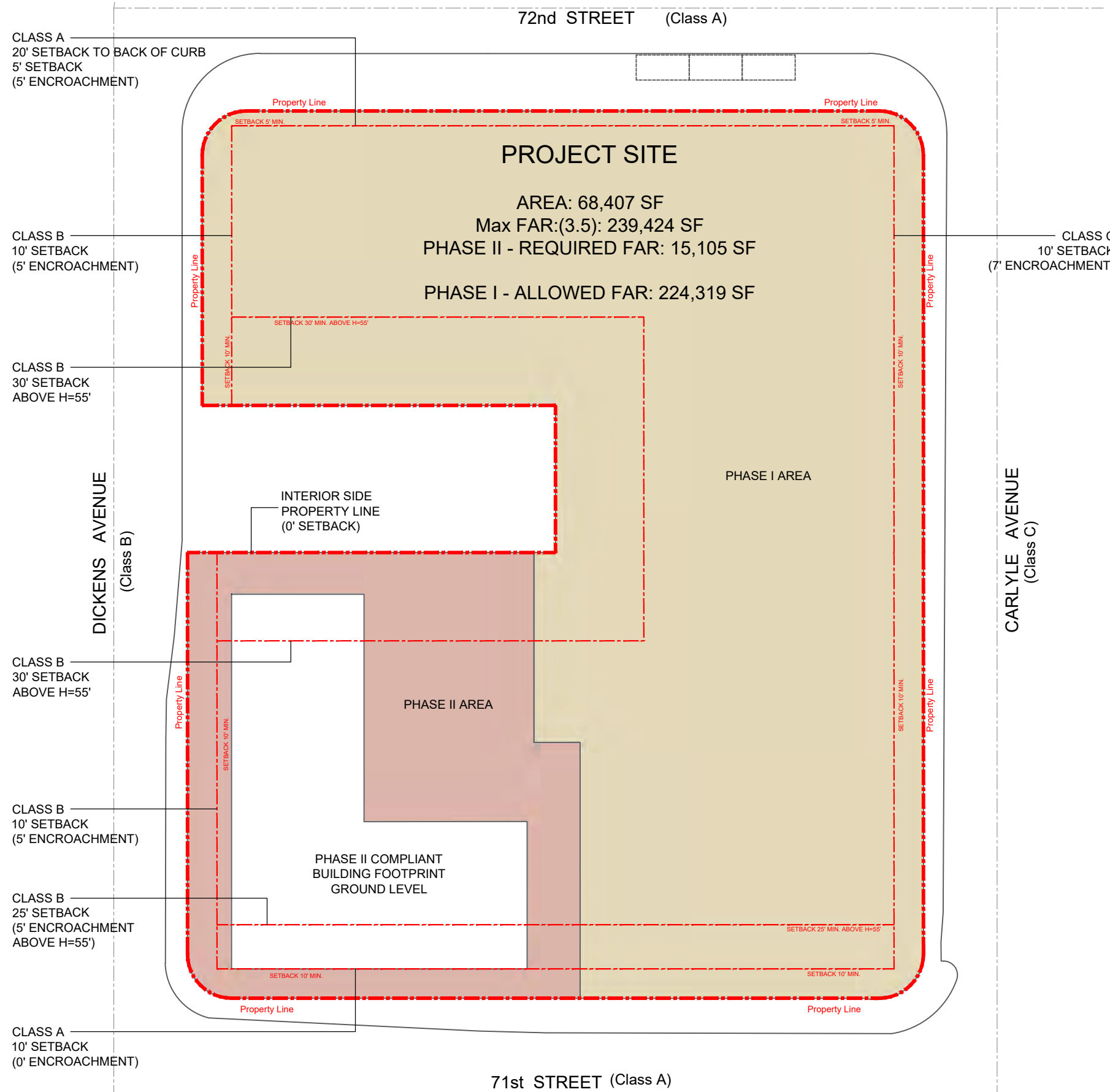
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**72B**  
**SITE PARAMETERS**

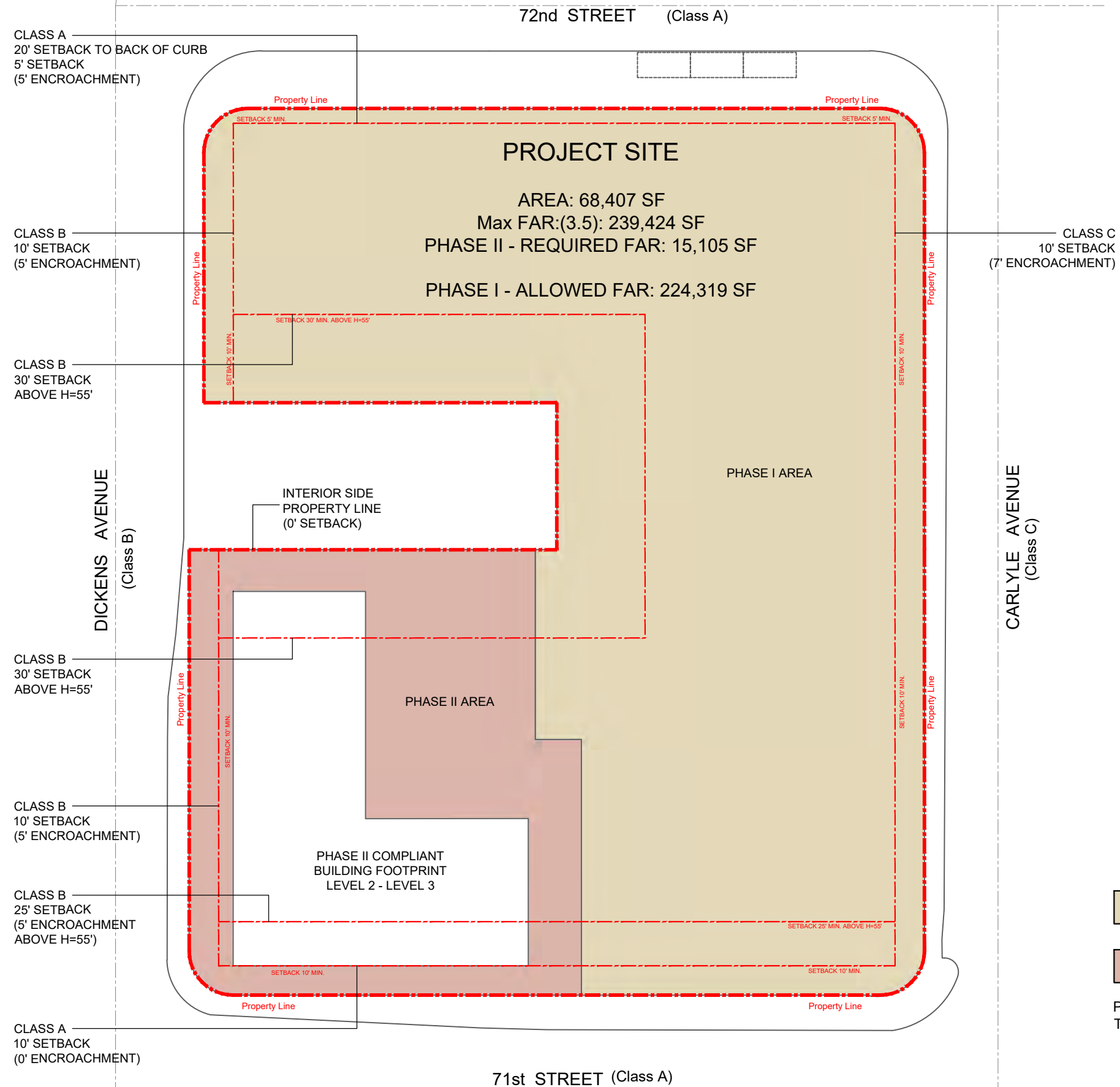


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**A1-00**



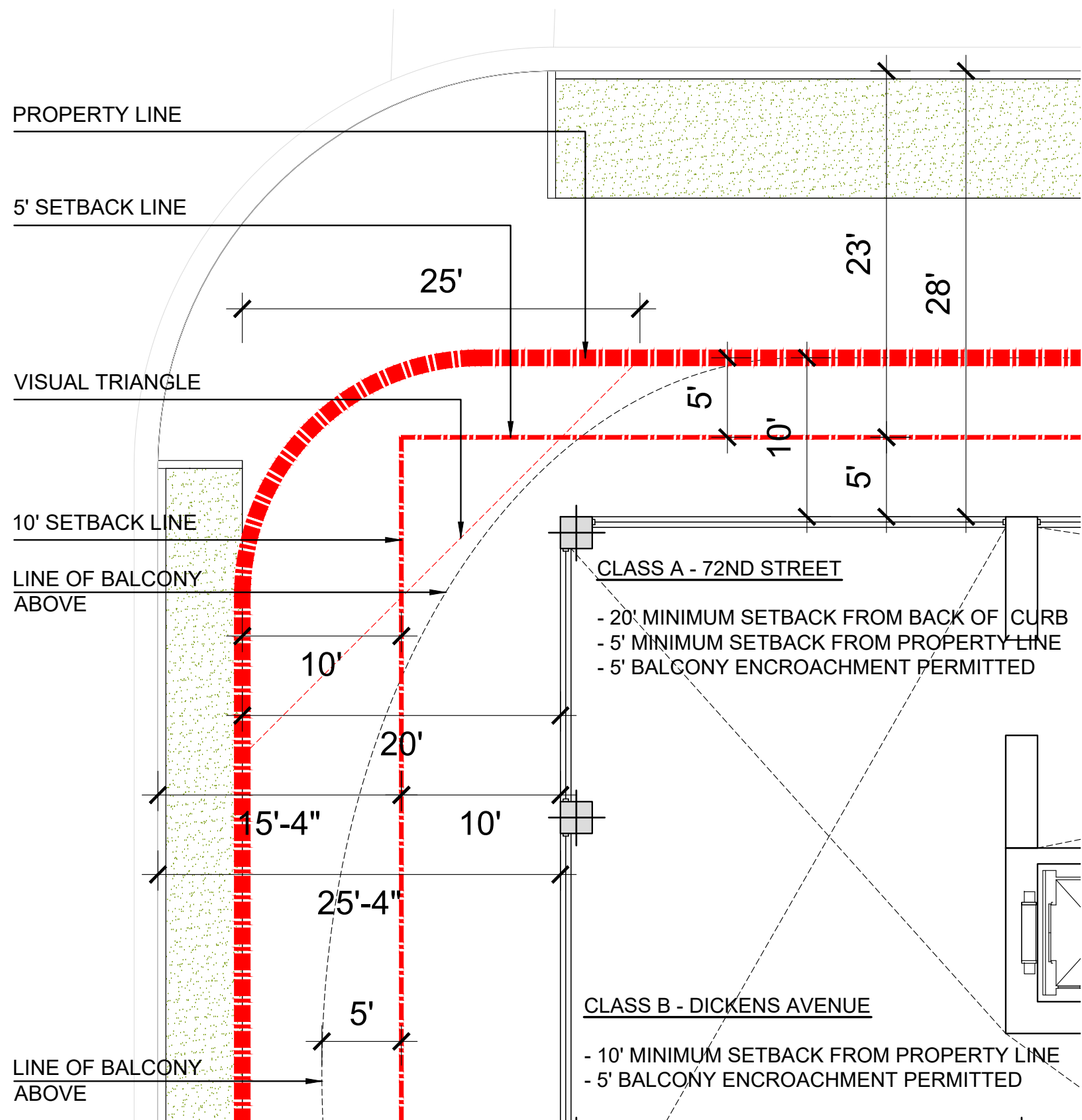
 PHASE I AREA  
 PHASE II AREA  
 PHASE II FAR  
 GROUND LEVEL: 9,097 SF



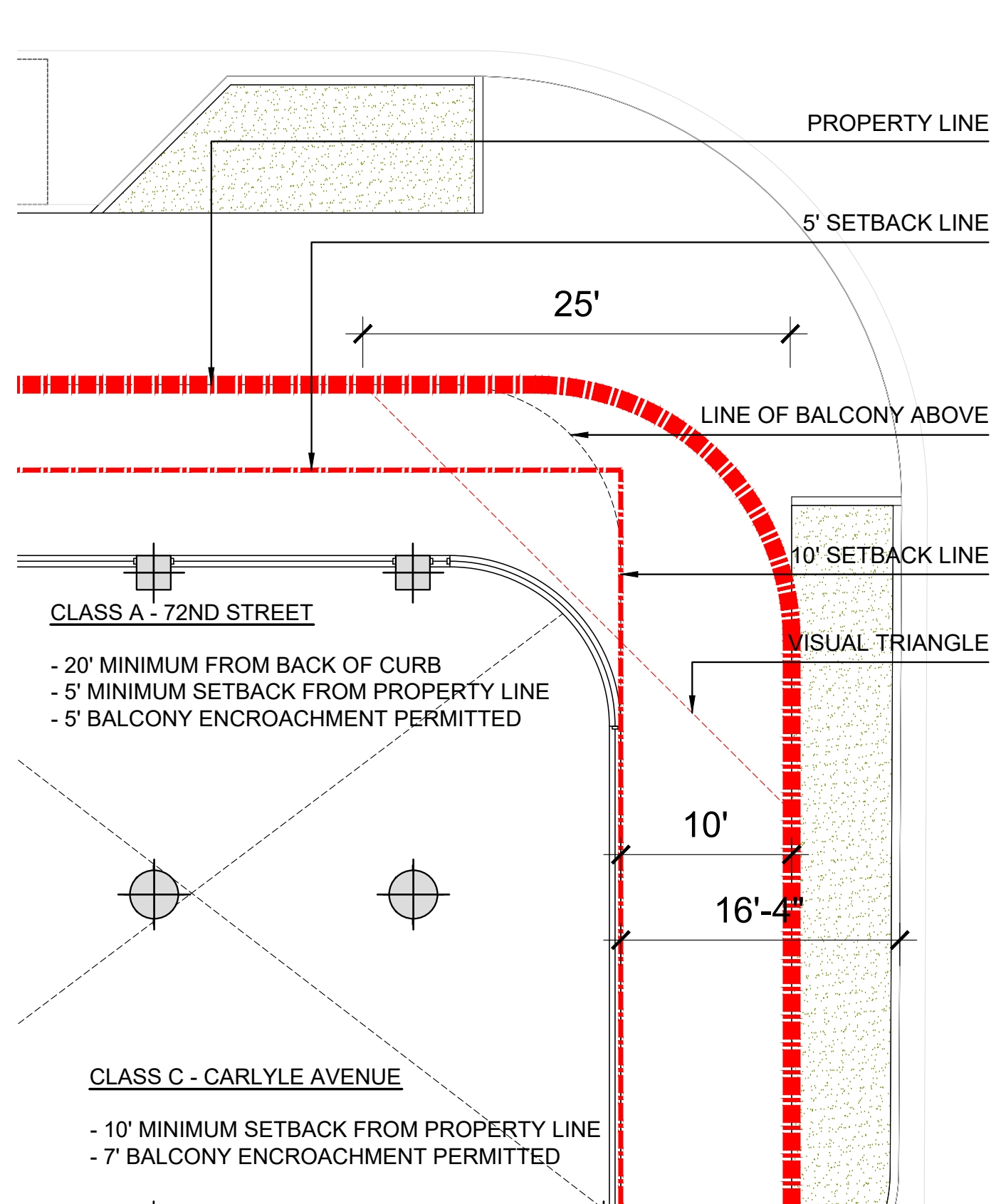
PHASE I AREA

PHASE II AREA

PHASE II FAR  
TYPICAL LEVEL: 2,508 SF

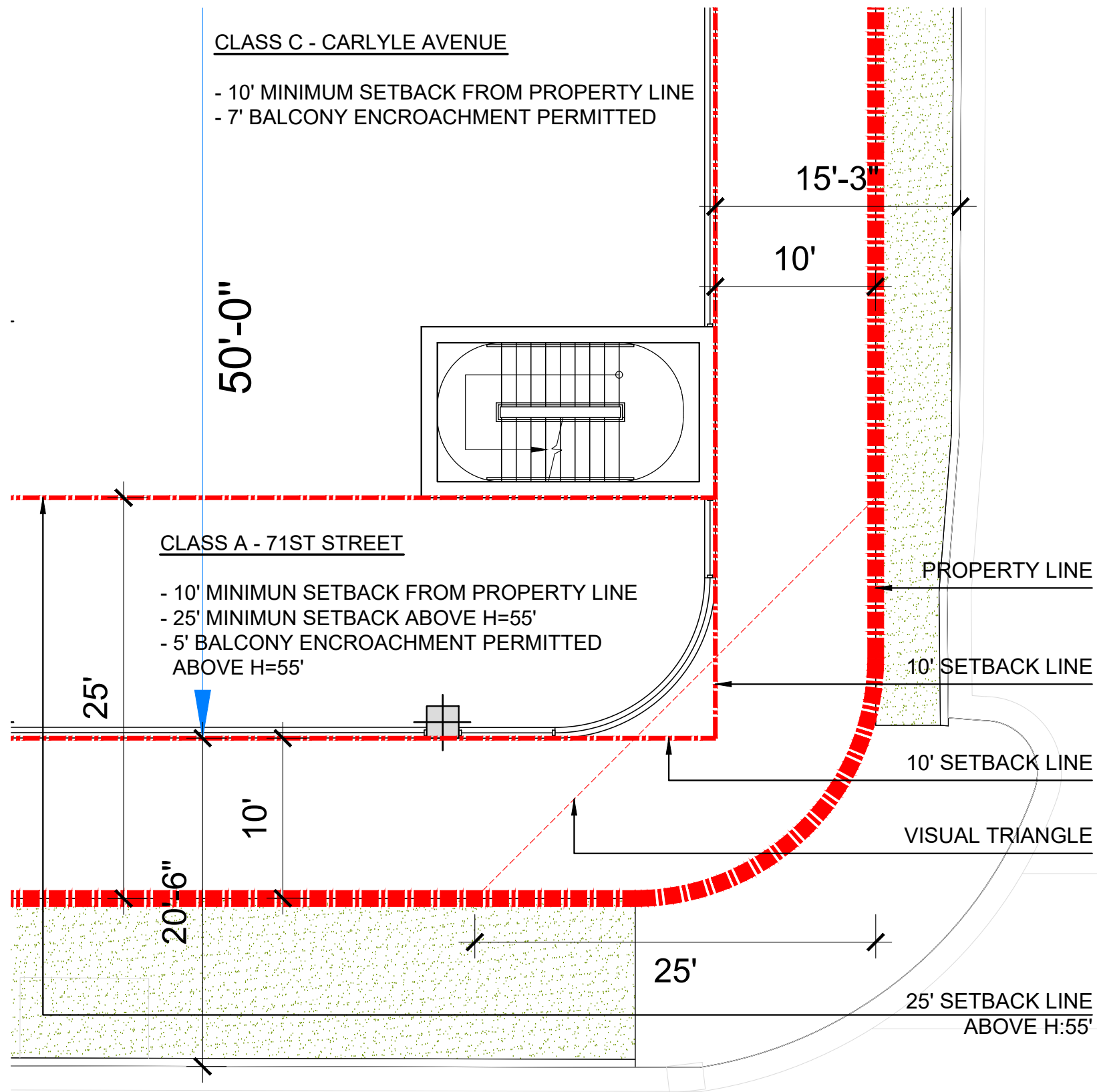


CORNER - CLASS A - 72ND STREET / CLASS B - DICKENS AVENUE



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





CORNER - CLASS A - 71ST STREET / CLASS C - CARLYLE AVENUE

**ARQUITECTONICA**

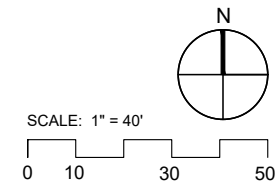
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DRB FINAL SUBMITTAL  
 650 - 600 72ND ST,  
 7134 - 7130 - 7116 CARLYLE AVE,  
 MIAMI BEACH, FL 33141

72B  
 ENLARGED SETBACKS

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



DATE:  
 08/07/2023

**A1-04**



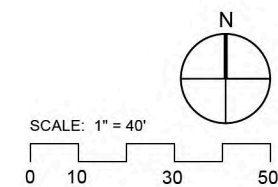


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**72B**  
**GROUND LEVEL**



DATE:  
 08/07/2023

**A1-06**

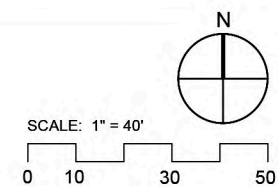


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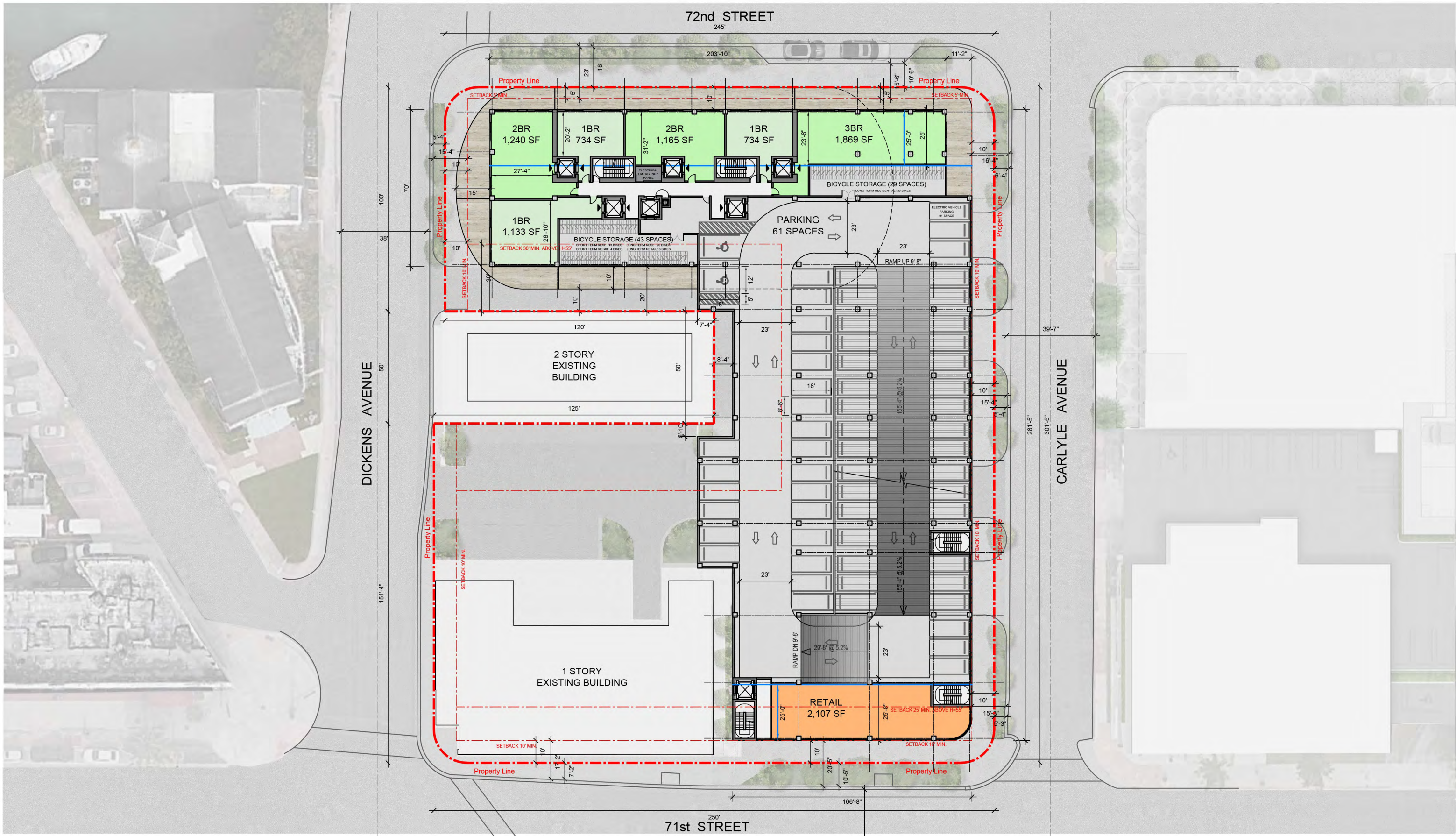
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**72B**  
**MEZZANINE LEVEL**



DATE:  
 08/07/2023

**A1-07**



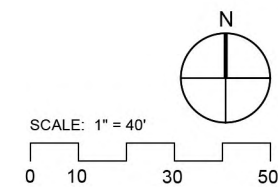
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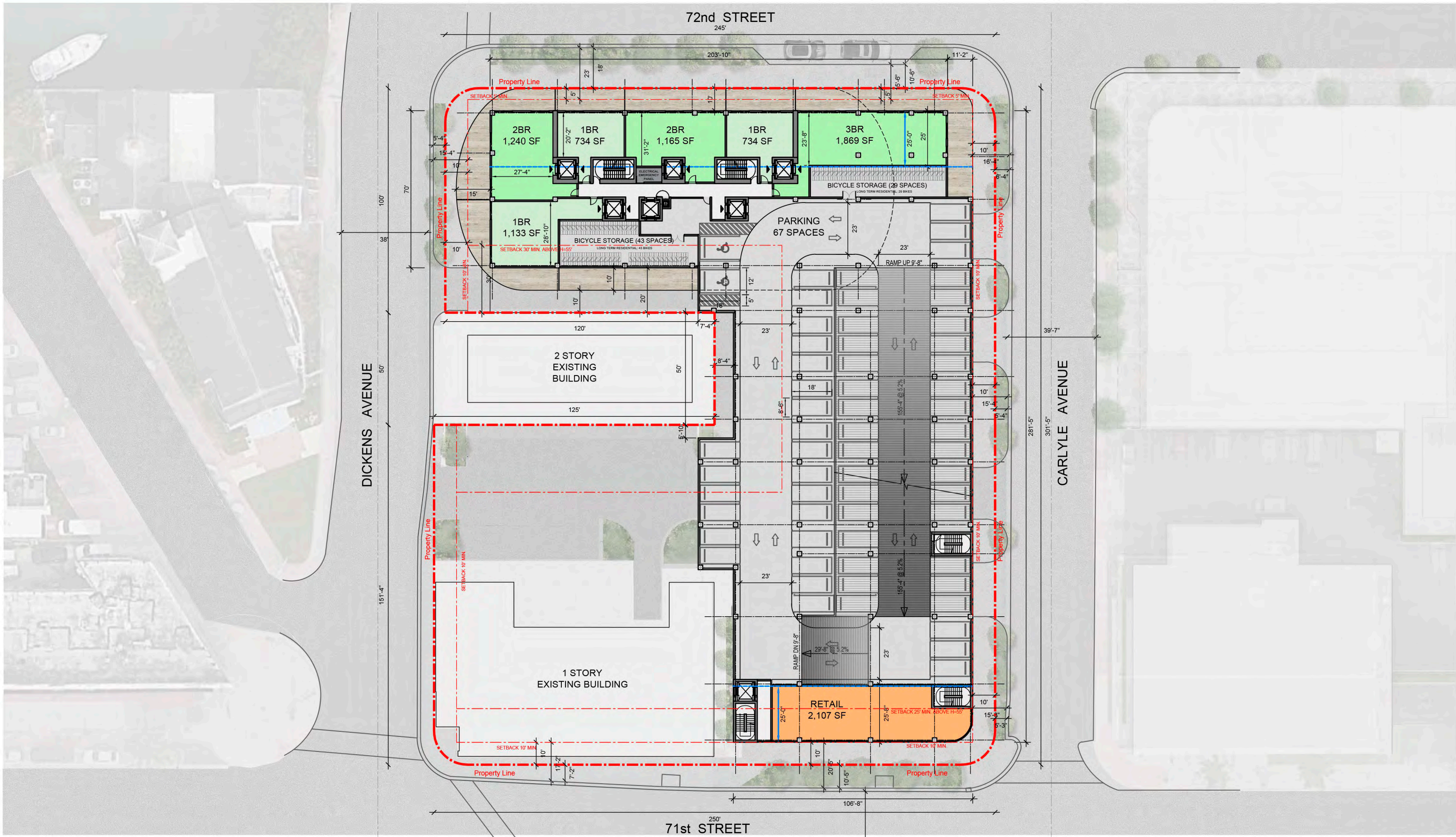
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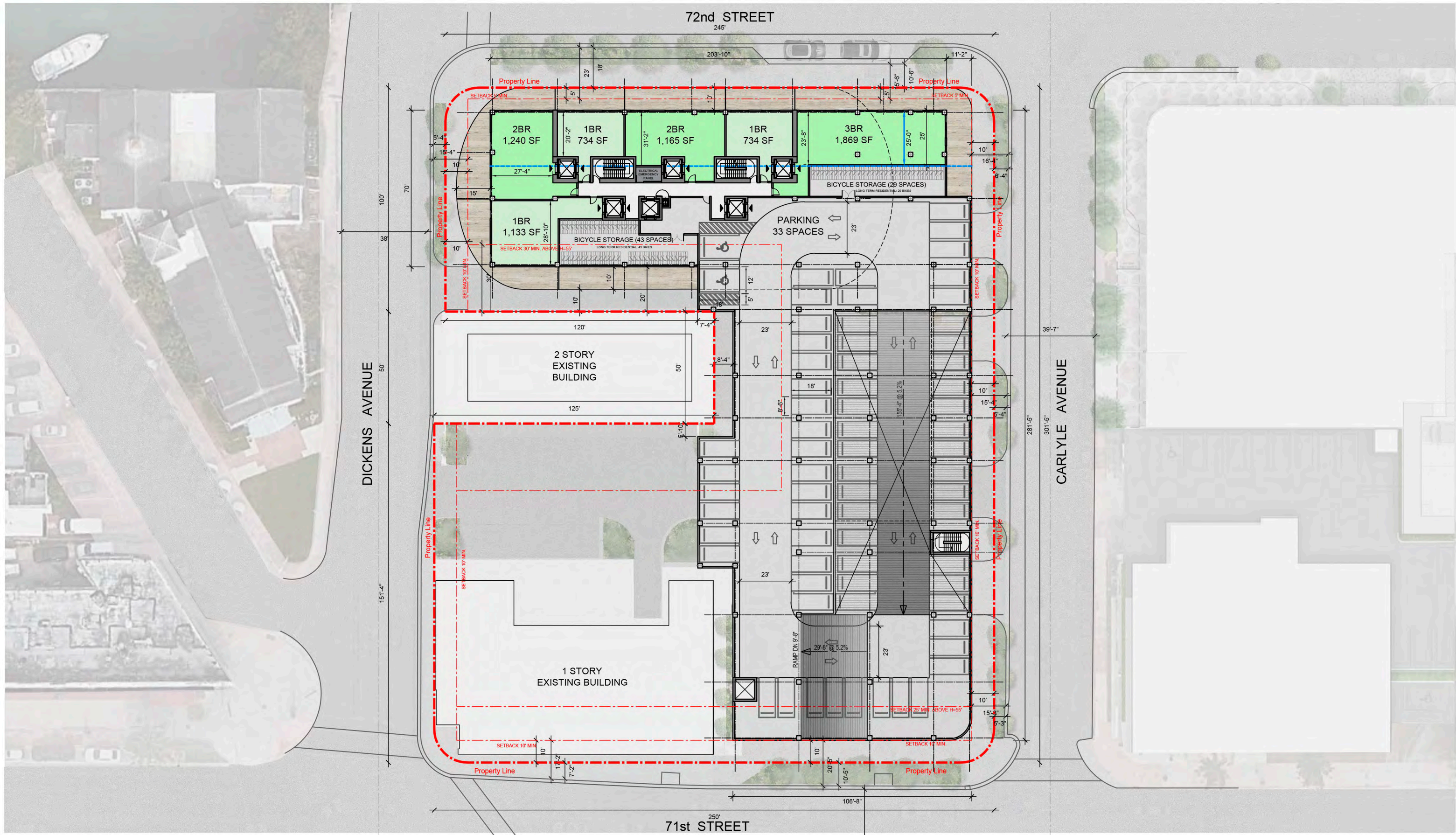
**72B  
 LEVEL 02**



DATE:  
 08/07/2023

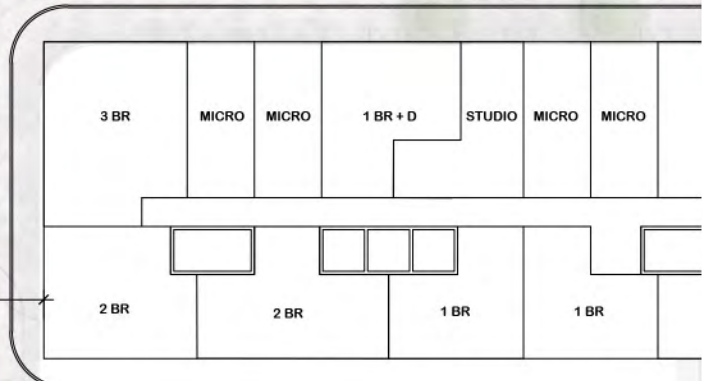
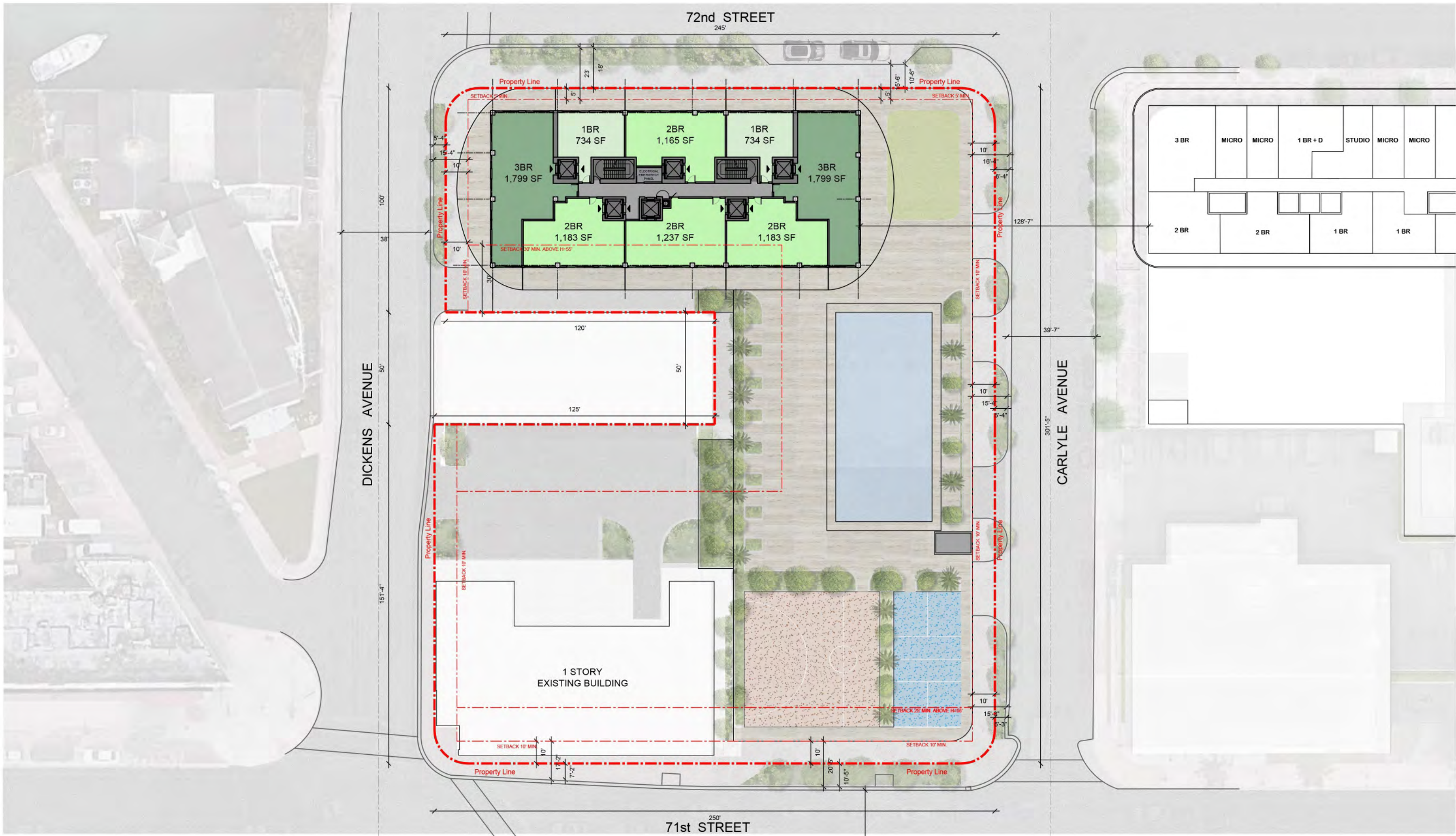
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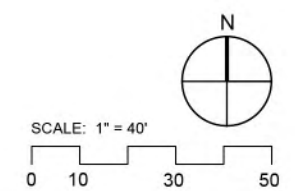


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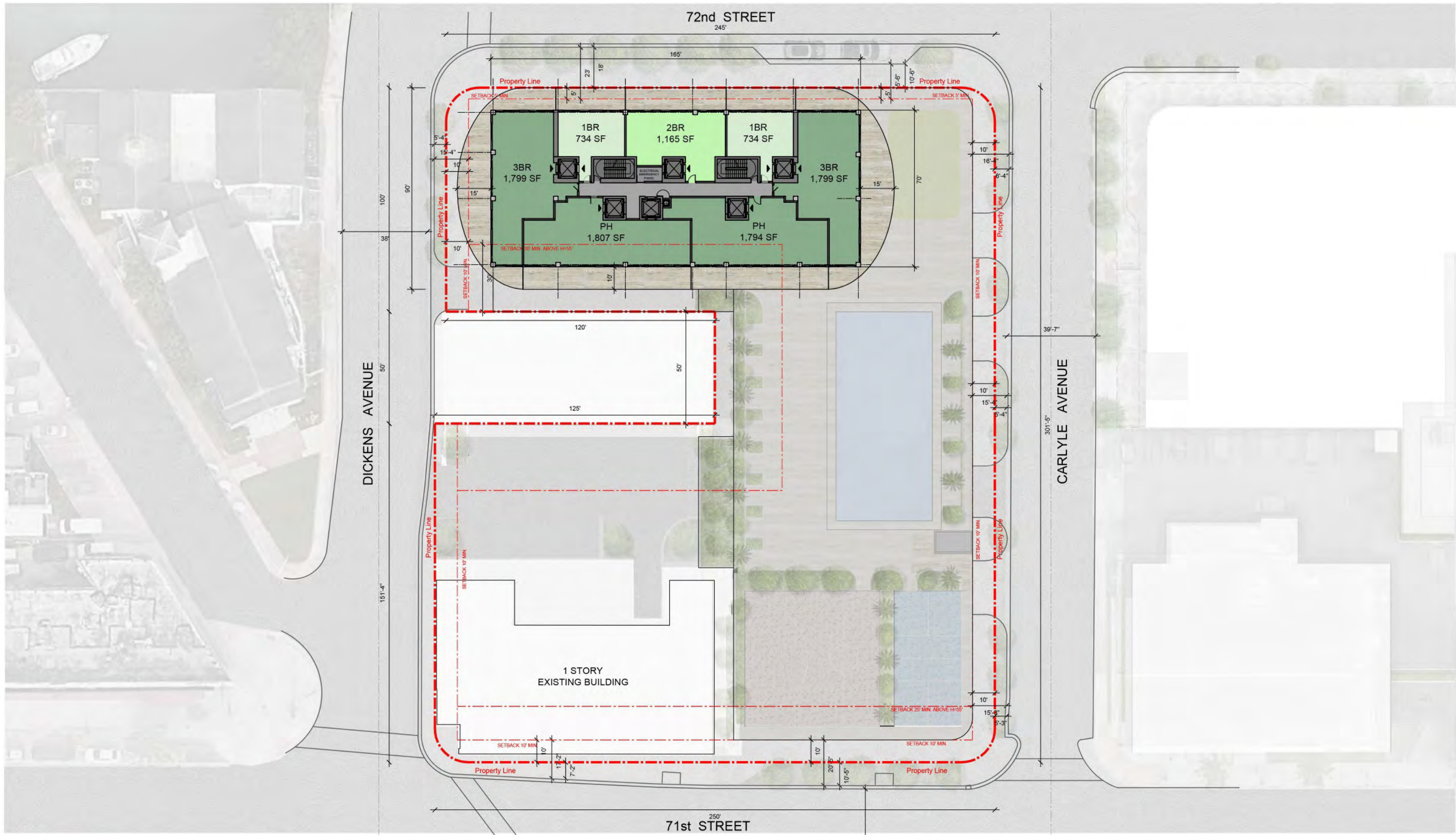
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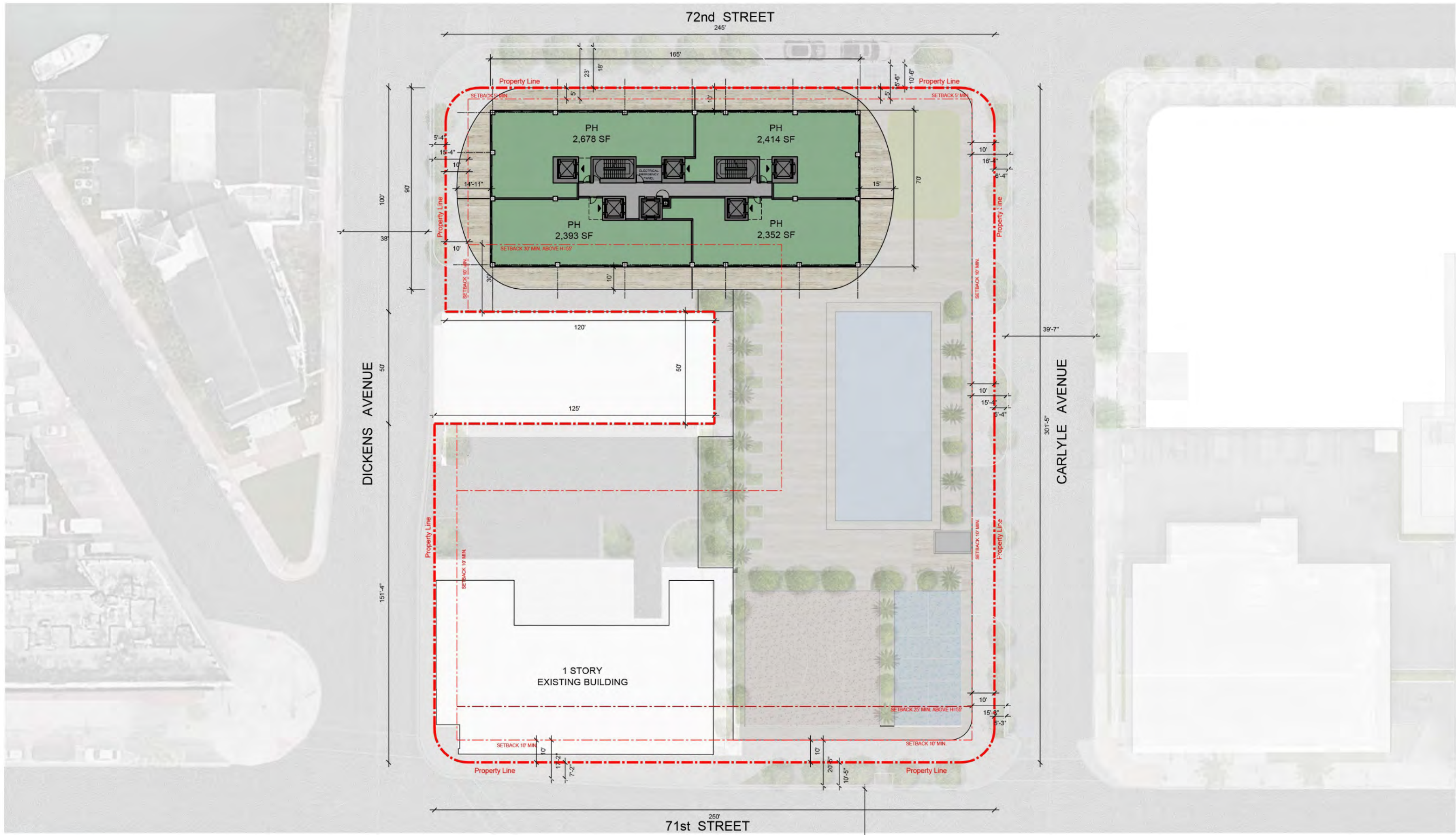
72B  
 LEVEL 06-17

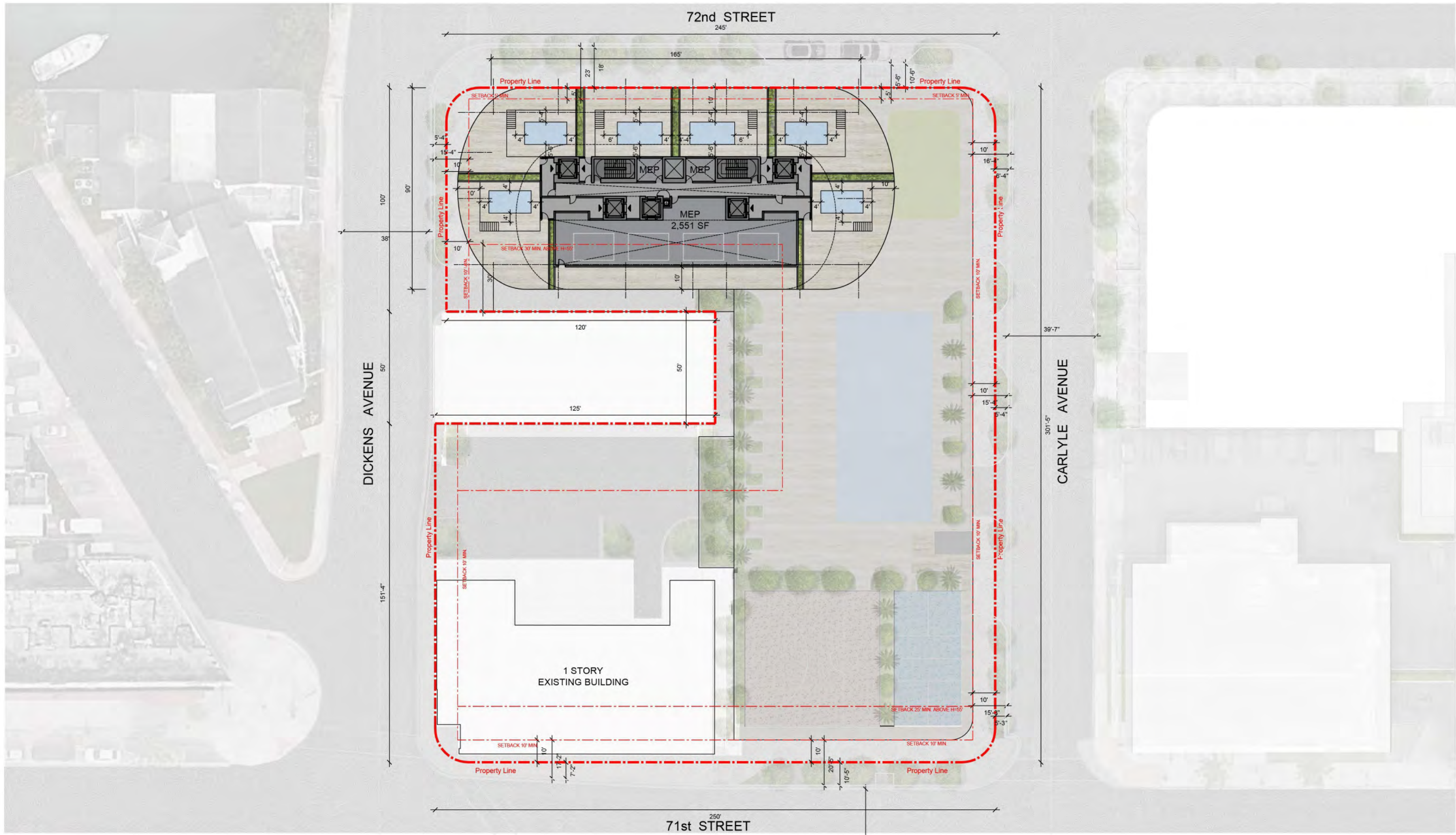


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**A1-12**





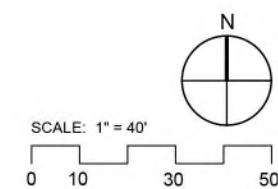


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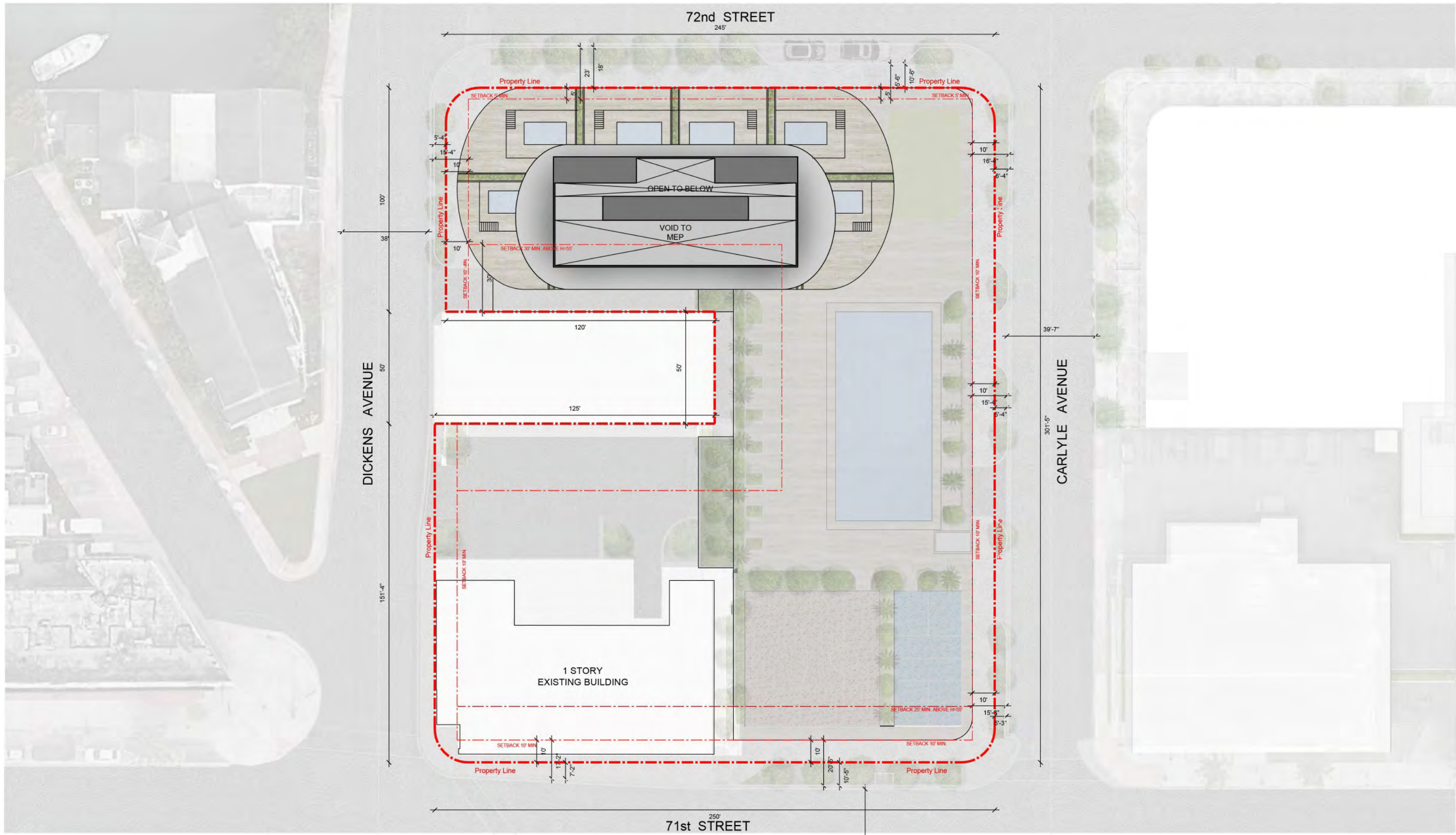
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 ROOF TOP LEVEL



DATE:  
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**A1-15**

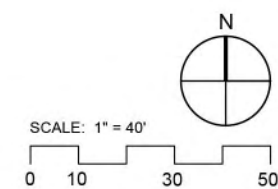


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**ROOF PLAN**



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**A1-16**