

72ND STREET (CLASS A)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
 90% of $225'-0"$ = $202'-6"$
 Provided $203'-10"$ = **90.6%**

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.

DICKENS AVENUE (CLASS B)

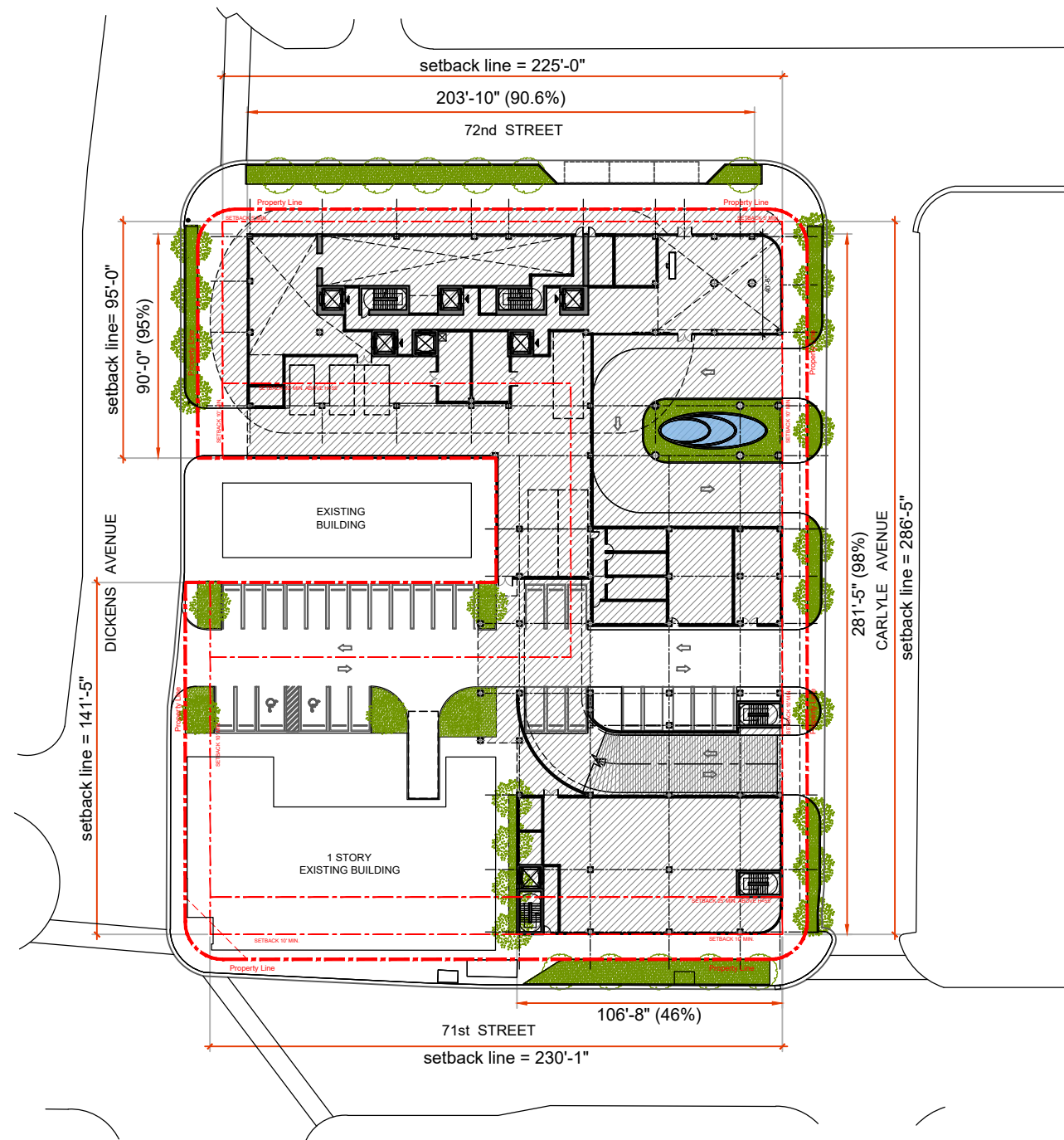
SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
 90% of $95'-0"$ = $85'-6"$
 Provided $90'-0"$ = **95%**

PHASE I:
 90% of $141'-5"$ = $127'-3"$
 Provided $0'-0"$ = **0%**

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 45 feet from the building facade.



CARLYLE AVENUE (CLASS C)

SEC. 142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(g)(2): Building shall have minimum of one floor located along minimum of 85 percent of length of the setback line.

PHASE I:
 85% of $286'-5"$ = $243'-5"$
 Provided $281'-5"$ = **98%**

SEC. 142-745 (d)(g)(2)(c): The ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building facade for the minimum required length along the setback line.

71ST STREET (CLASS A)

SEC. 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.

SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE I:
 90% of $230'-1"$ = $207'-0"$
 Provided $106'-8"$ = **46%**

SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

142-745 (d)(e)(2)(d): The second and third floors shall contain habitable space with minimum depth of 25 feet from the building facade.

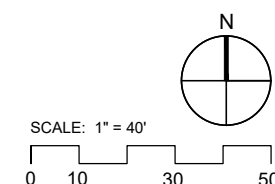
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

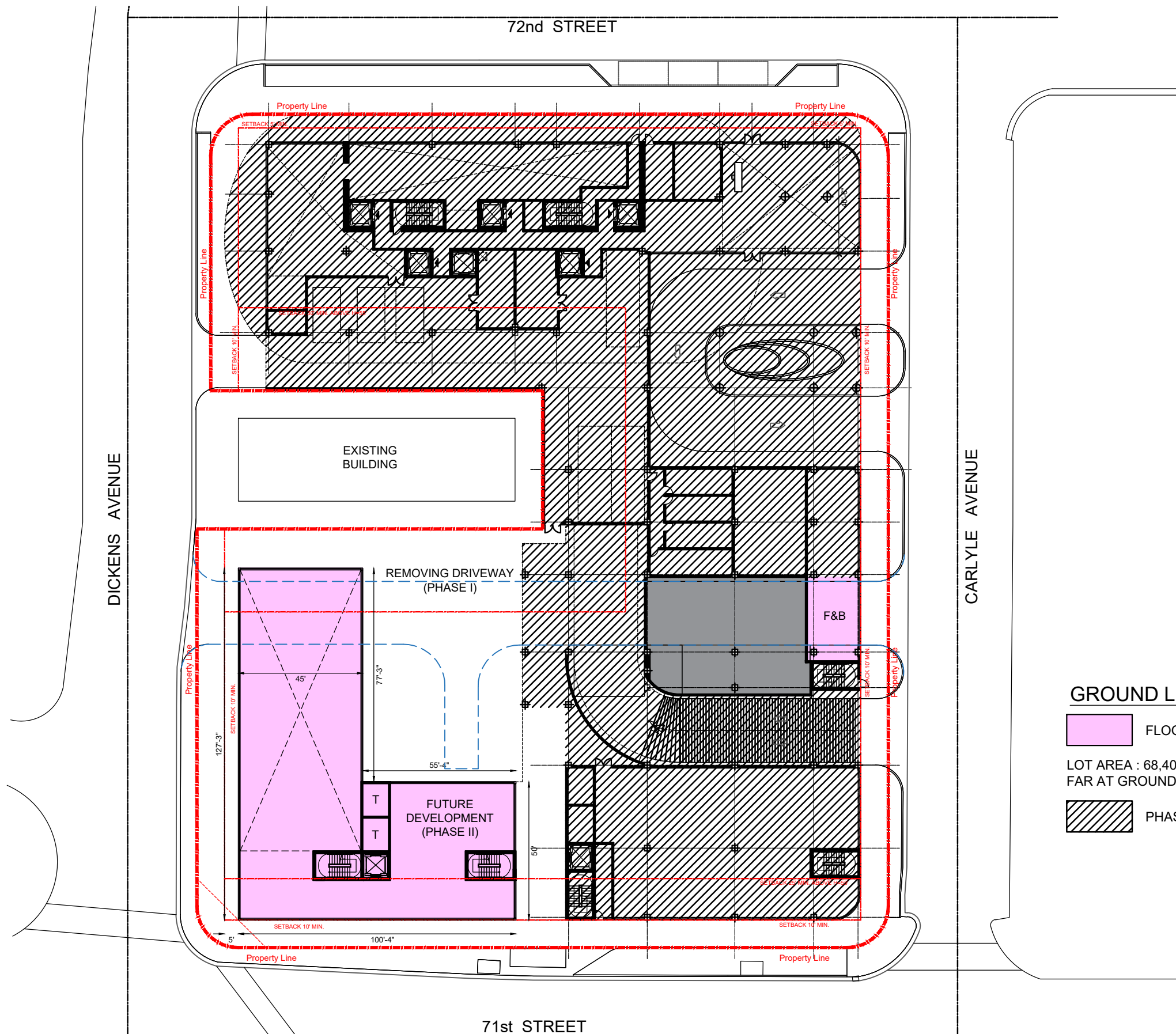
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

72B
 FRONTAGE DIAGRAM
 PHASE I



DATE:
 08/07/2023

A1-17



GROUND LEVEL PHASE II

 FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
 FAR AT GROUND LEVEL : 9,097 SF

 PHASE I

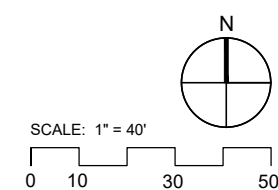
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

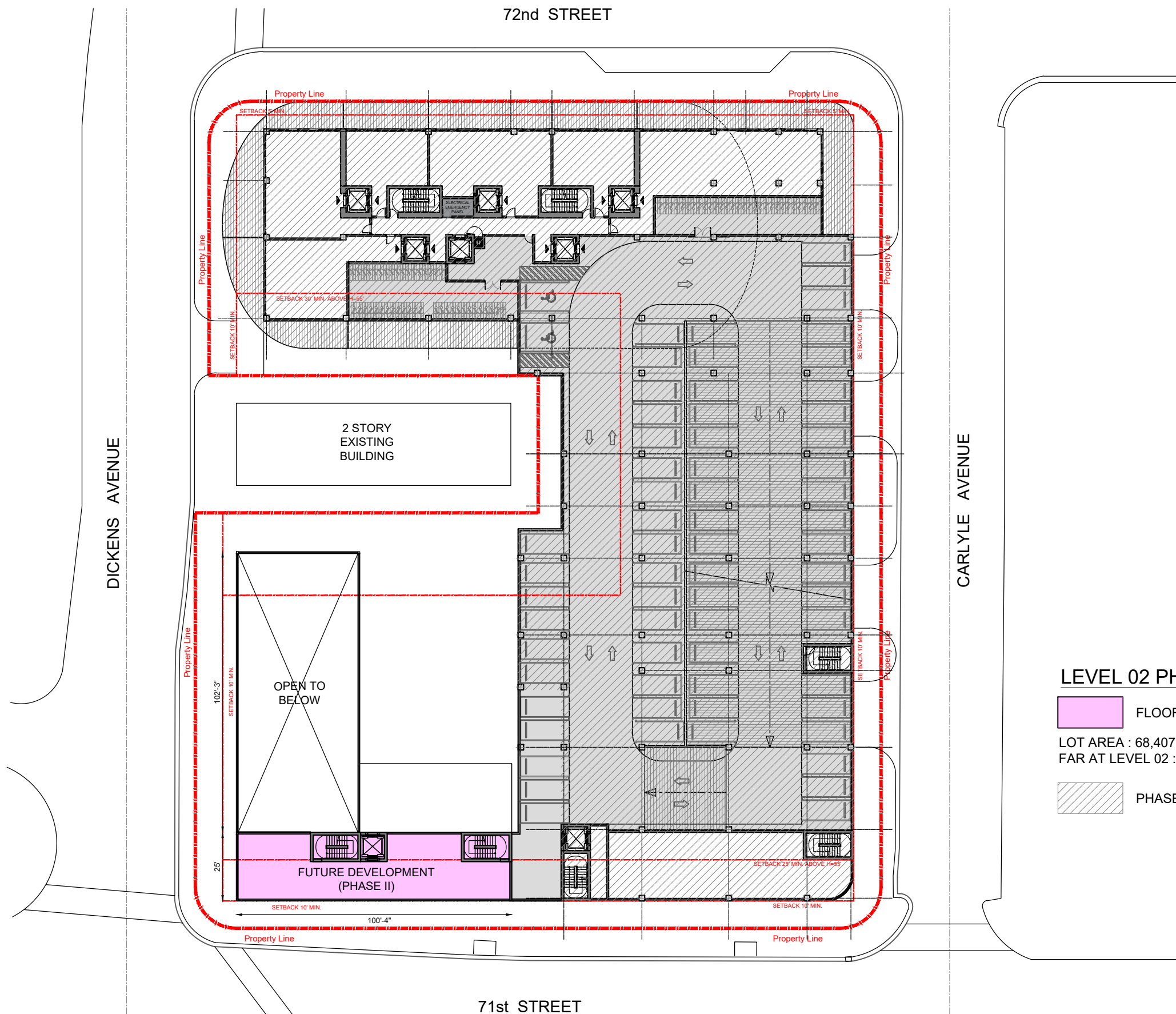
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

72B
GROUND LEVEL
PHASE II



DATE:
 08/07/2023

A1-19



LEVEL 02 PHASE II

FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
 FAR AT LEVEL 02 : 2,508 SF

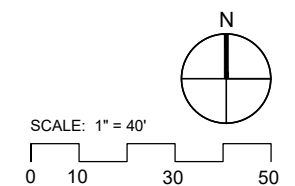
PHASE I

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

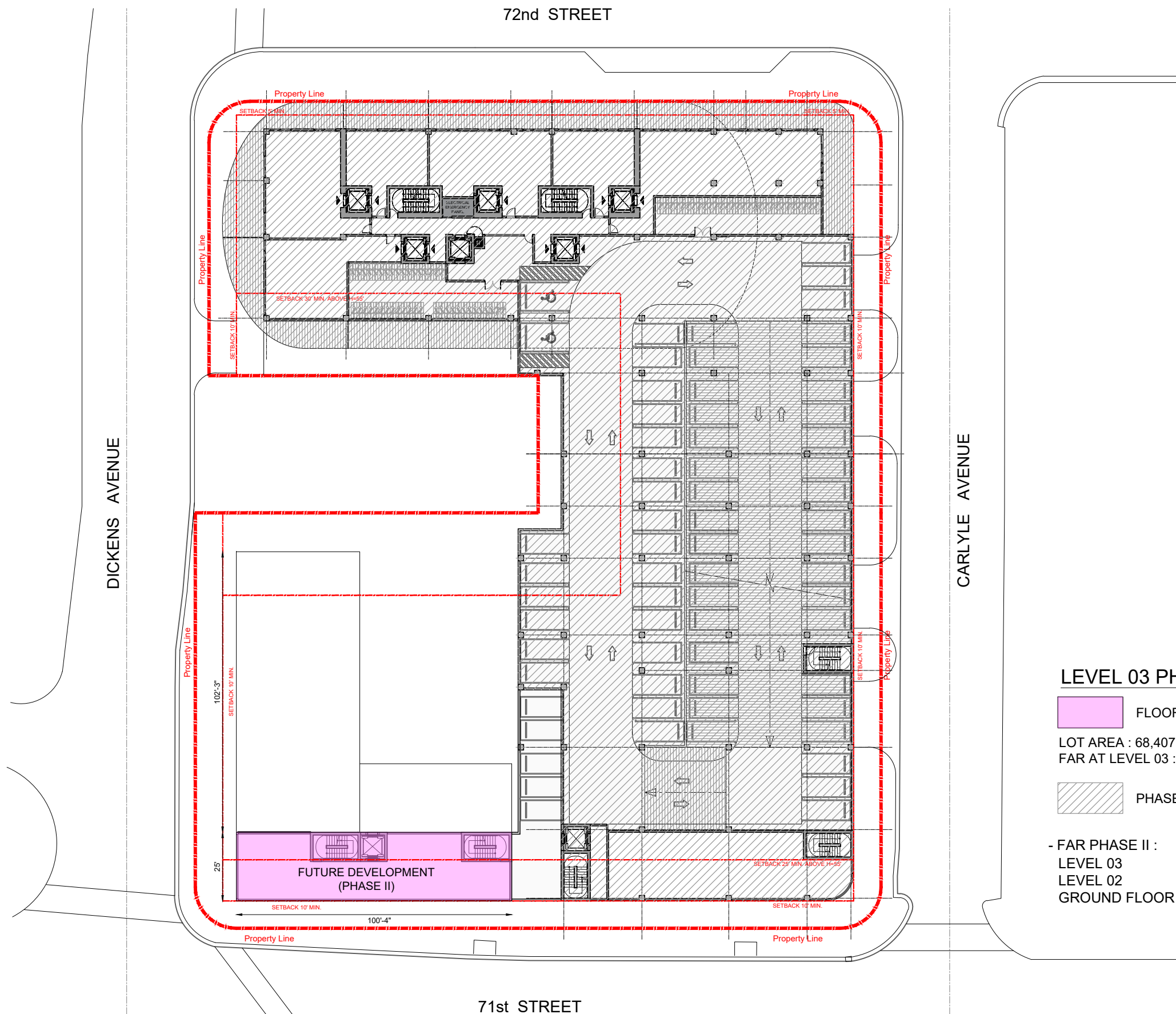
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

72B
LEVEL 02
PHASE II




DATE:
 08/07/2023

A1-20



LEVEL 03 PHASE II

 FLOOR AREA RATIO PHASE II

LOT AREA : 68,407 SF
 FAR AT LEVEL 03 : 2,508 SF

 PHASE I

- FAR PHASE II :

LEVEL 03	=	2,508 SF
LEVEL 02	=	2,508 SF
GROUND FLOOR	=	9,097 SF
		<hr/>
		14,113 SF

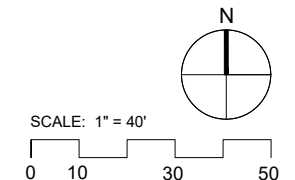
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE CONFIRMED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

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

**72B
 LEVEL 03
 PHASE II**



DATE:
 08/07/2023

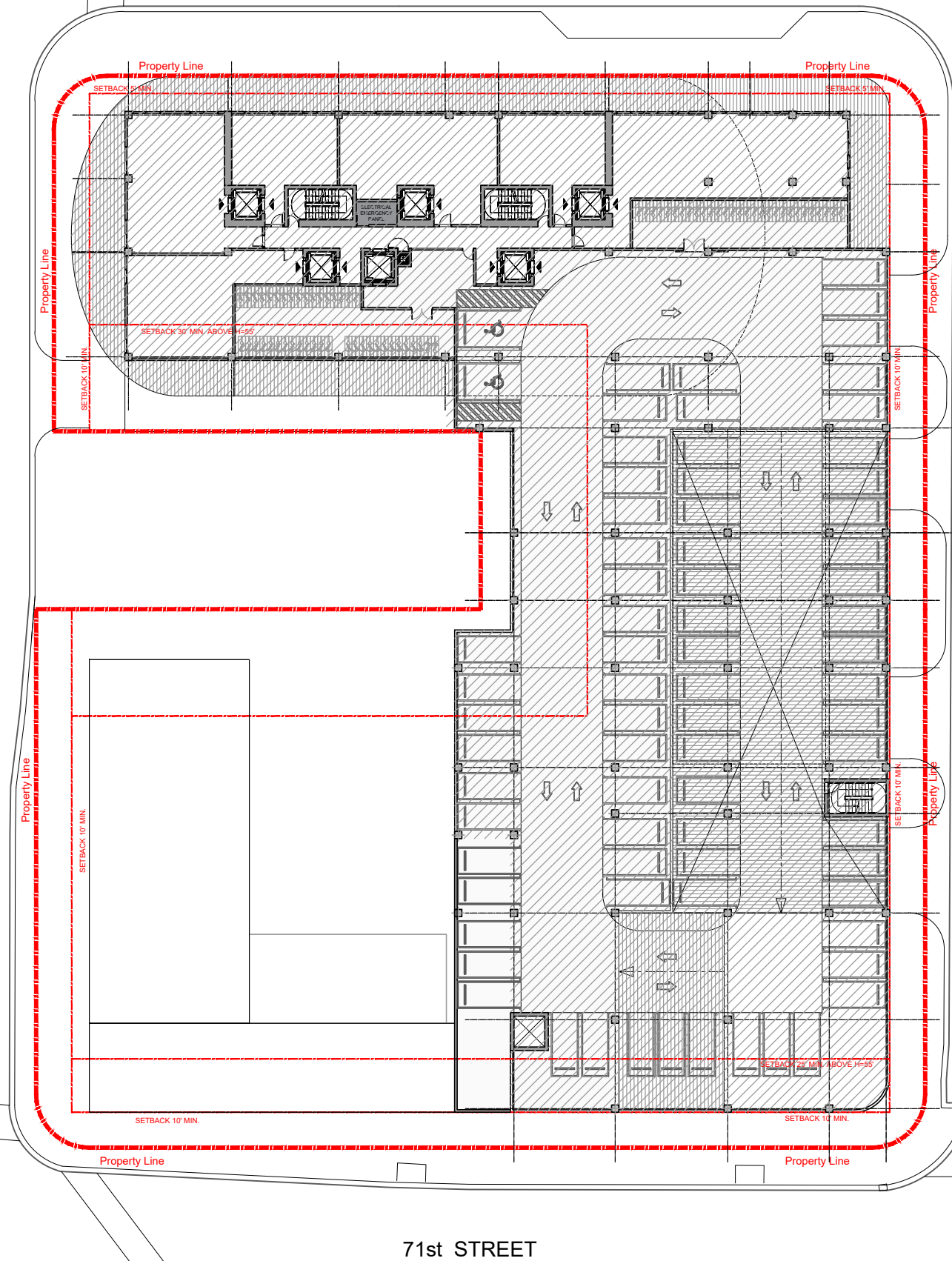
A1-21

72nd STREET

DICKENS AVENUE

CARLYLE AVENUE

71st STREET



LEVEL 04 PHASE II



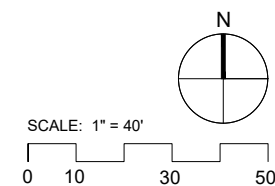
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE CONTINUED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

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

72B
LEVEL 04
PHASE II



DATE:
08/07/2023

A1-22

72ND STREET DIAGRAM

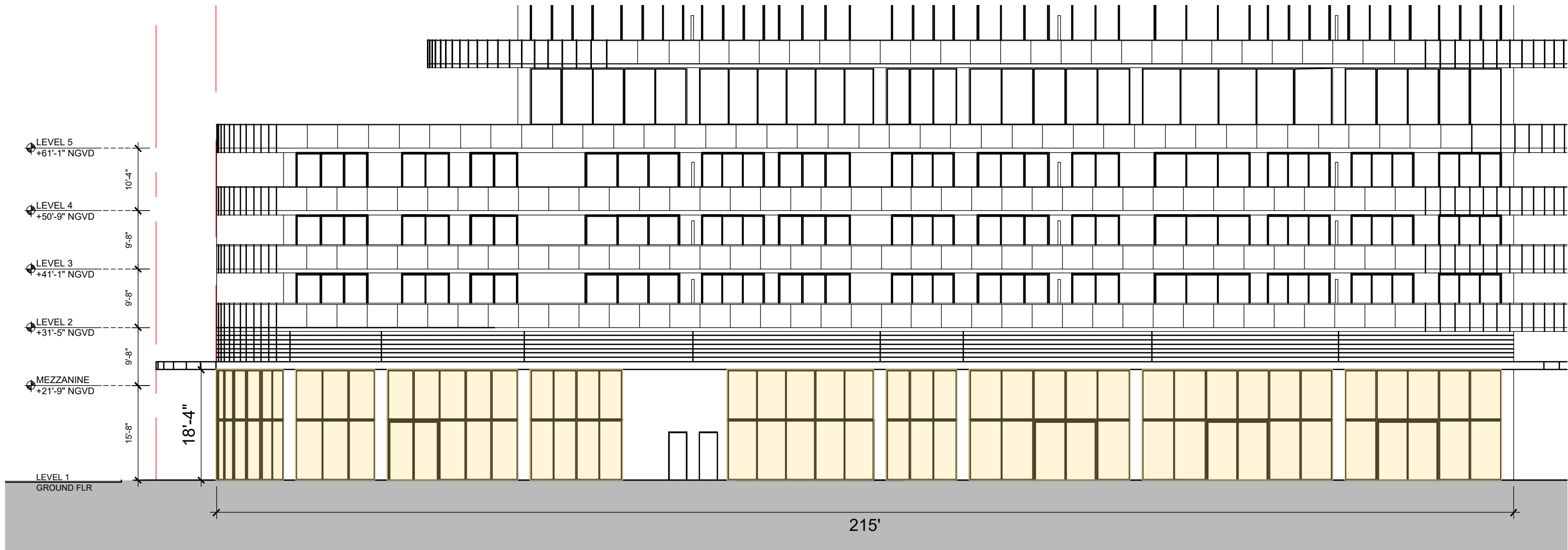
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

North facade Ground:

215' x 18'-4" = **3,941.66 SF (100%)**

North facade Ground (Glass):

TOTAL: 3,330.55 SF of Glazing (84%)



NORTH FACADE

ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB FINAL SUBMITTAL

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

72B

GLAZING DIAGRAM -
NORTH ELEVATION

DATE:
08/07/2023

A1-23

72ND STREET DIAGRAM

142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

East facade Ground (F&B):
57' x 15'-8"= **893 SF (100%)**

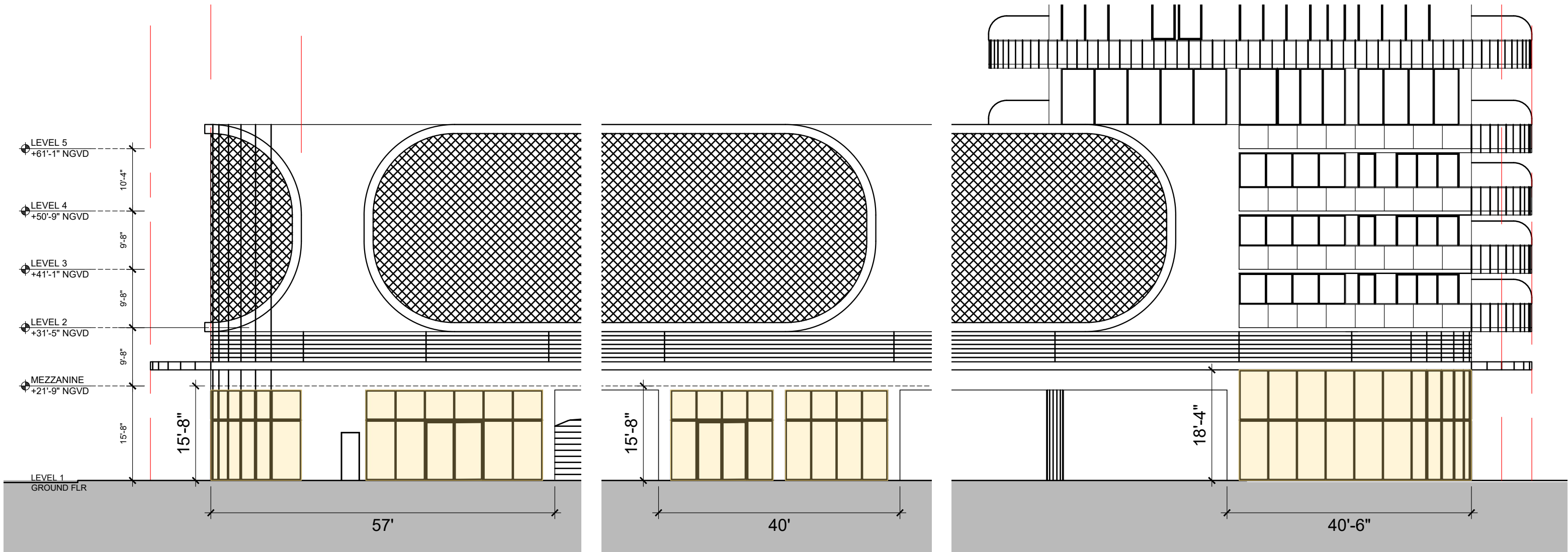
East facade Ground (Glass):
TOTAL: 664.87 SF of Glazing (74%)

East facade Ground (Retail):
40' x 15'-8"= **626.66 SF (100%)**

East facade Ground (Glass):
TOTAL: 510 SF of Glazing (81%)

East facade Ground (Lobby):
40'-6" x 18'-4"= **742.50 SF (100%)**

East facade Ground (Glass):
TOTAL: 705.83 SF of Glazing (95%)



EAST FACADE

72ND STREET DIAGRAM

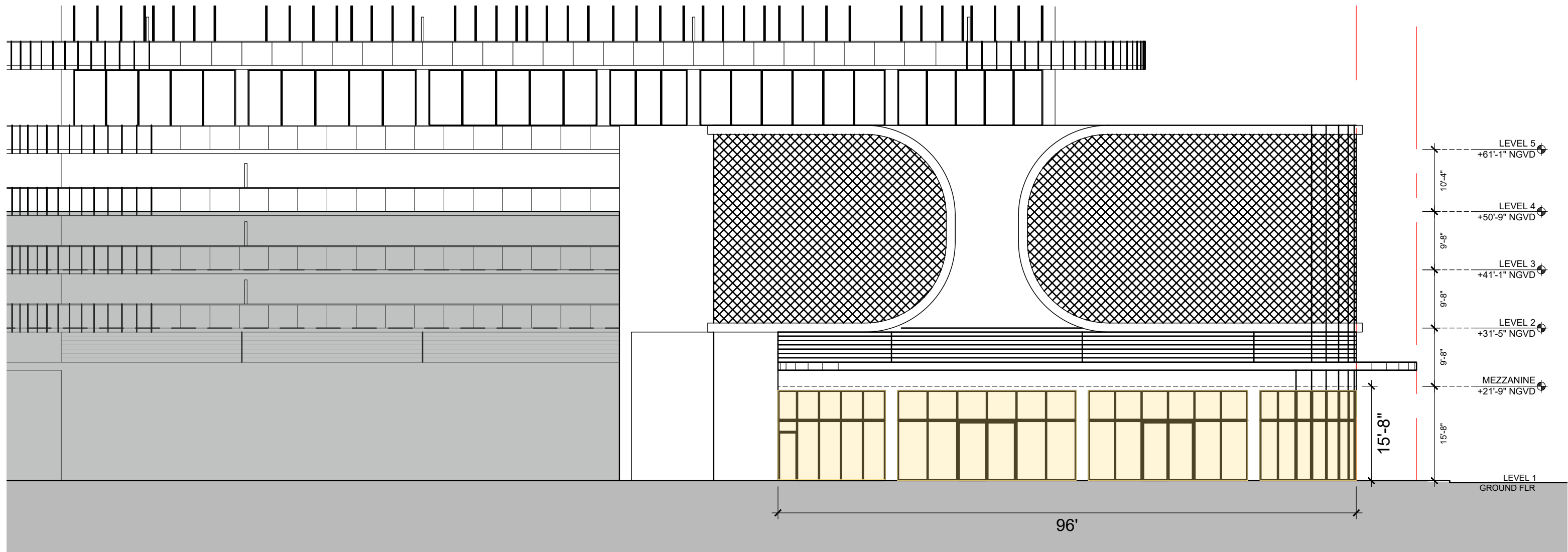
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

South facade Ground (F&B):

96' x 15'-8"= **1,504 SF (100%)**

South facade Ground (Glass):

TOTAL: 1347.04 SF of Glazing (90%)



SOUTH FACADE

ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

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

72B
GLAZING DIAGRAM -
SOUTH ELEVATION

DATE:
08/07/2023

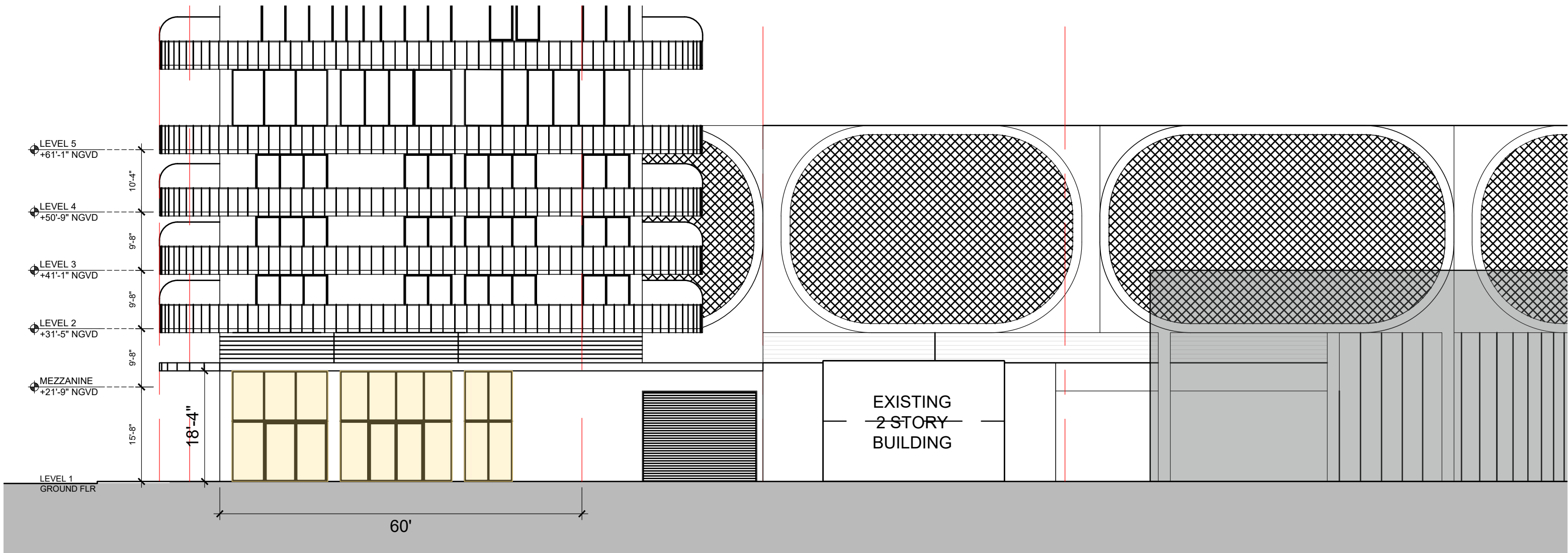
A1-25

72ND STREET DIAGRAM

142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

West facade Ground (F&B):
60' x 18'-4"= **1,100 SF (100%)**

West facade Ground (Glass):
TOTAL: 779.16 SF of Glazing (71%)



WEST FACADE

ARQUITECTONICA

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

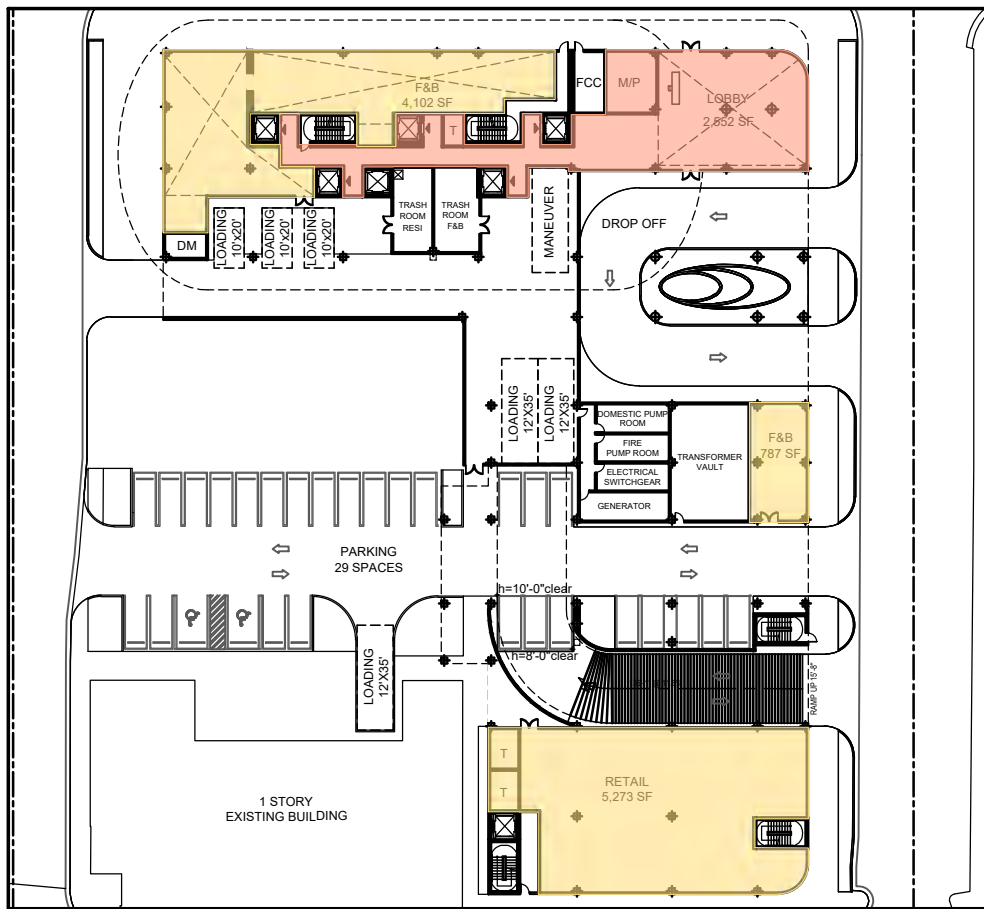
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

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

72B
GLAZING DIAGRAM -
WEST ELEVATION

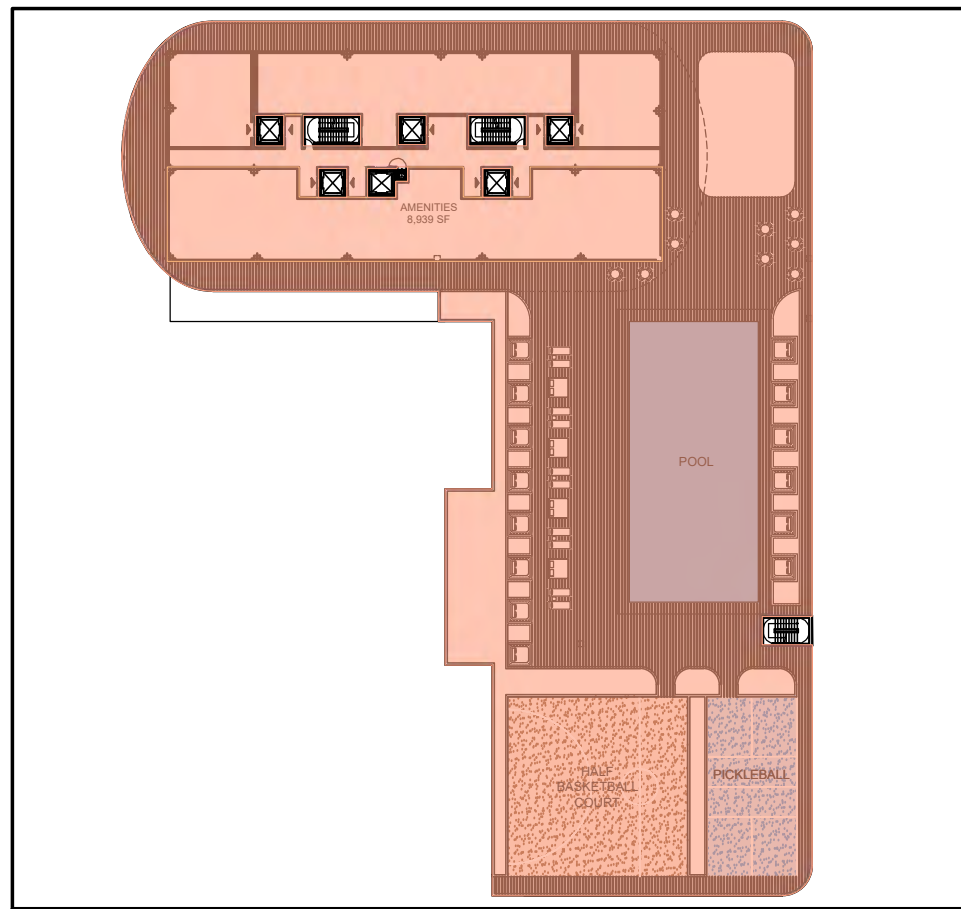
DATE:
08/07/2023

A1-26



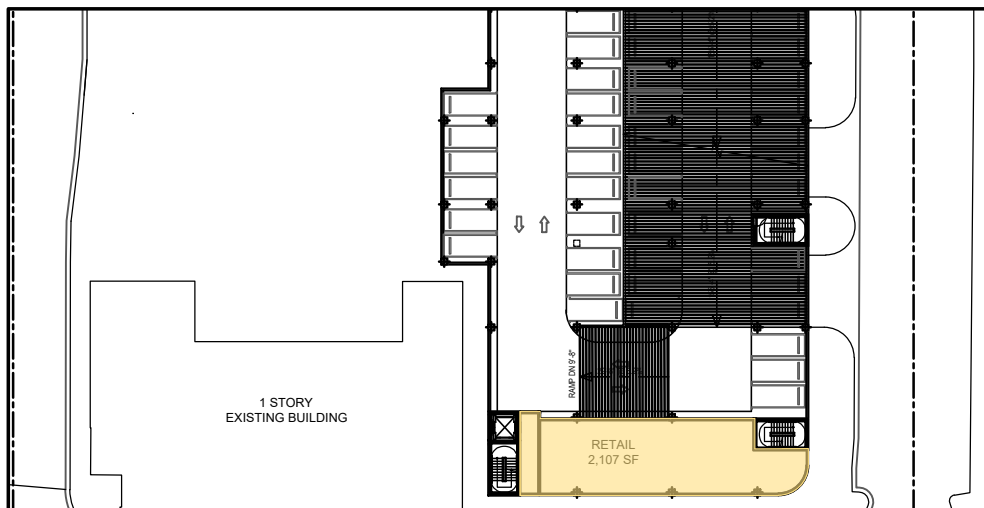
■ LOBBY : 4,166 SF
■ F&B : 10,194 SF
TOTAL : 14,360 SF

GROUND



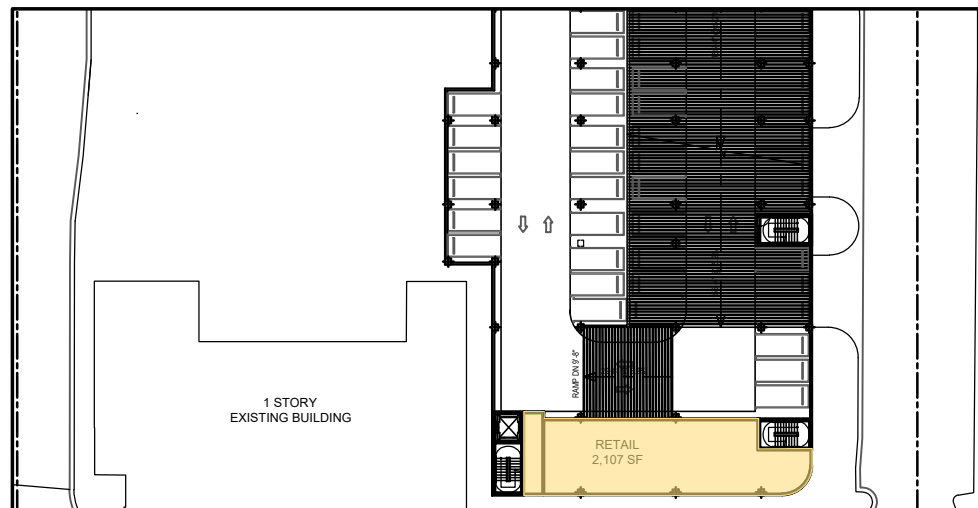
■ AMENITIES : 41,545 SF
■ F&B : 0 SF
TOTAL : 41,545 SF

LEVEL 5



■ LOBBY : 0 SF
■ F&B : 2,278 SF
TOTAL : 2,278 SF

LEVEL 2



■ LOBBY : 0 SF
■ F&B : 2,278 SF
TOTAL : 2,278 SF

LEVEL 3

FAR DIAGRAM

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

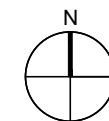
AMENITIES FOR LEVEL

GROUND : 14,360 SF
 LEVEL 2 : 2,278 SF
 LEVEL 3 : 2,278 SF
 LEVEL 5 : 41,545 SF

TOTAL AMENITIES : 60,971 SF

TOTAL FAR = 224,319 SF
 20% OF FAR = 44,864 SF

TOTAL AMENITIES > 20% FAR





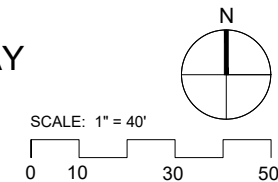
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

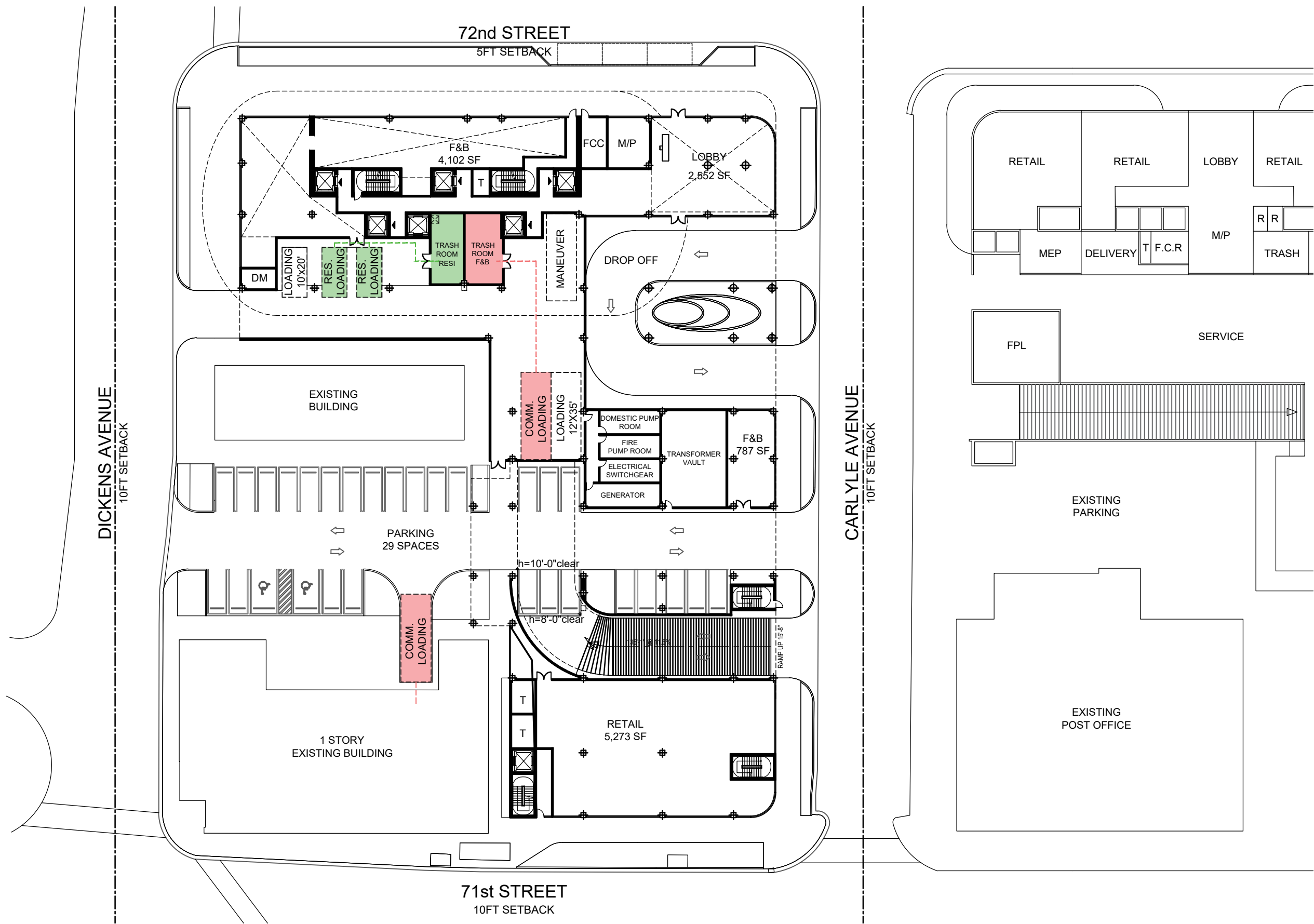
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

**72B
 PEDESTRIAN WALKWAY
 DIAGRAM**



DATE:
 08/07/2023

A1-29



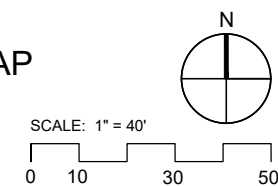
RESIDENTIAL
 RETAIL

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

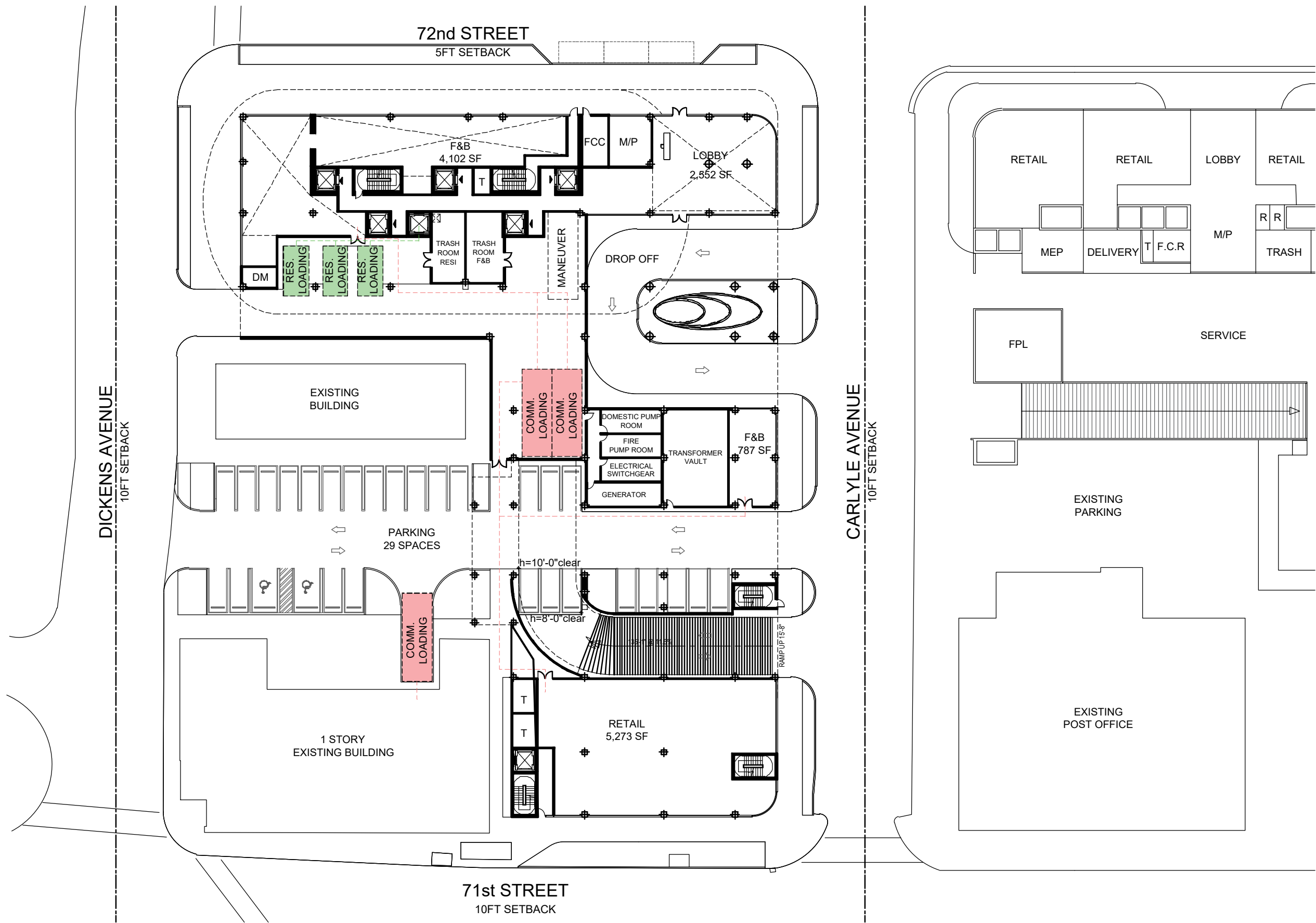
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

72B
 TRASH OPERATION MAP



DATE:
 08/07/2023

A1-30



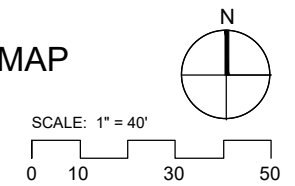
RESIDENTIAL
 RETAIL

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

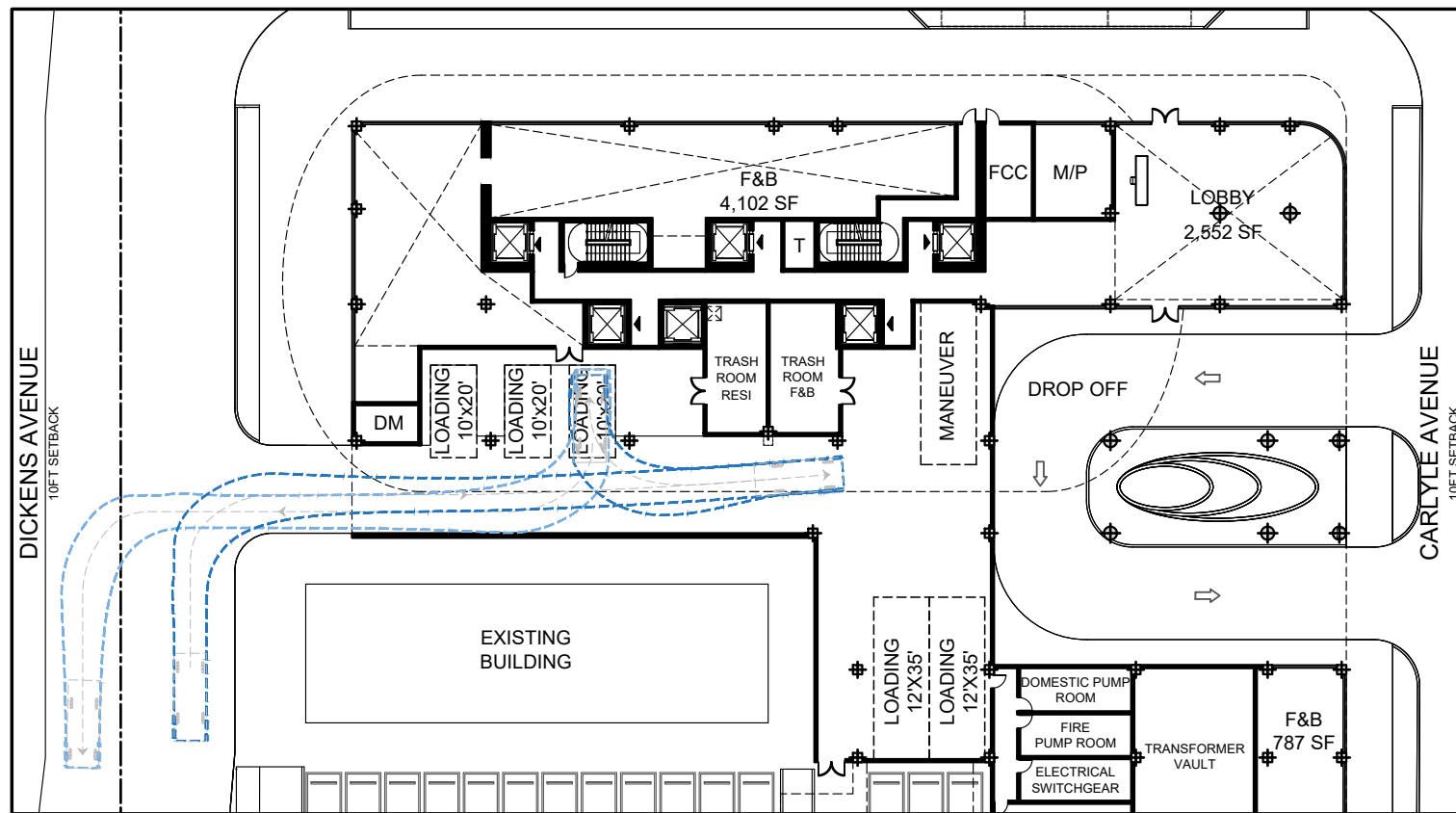
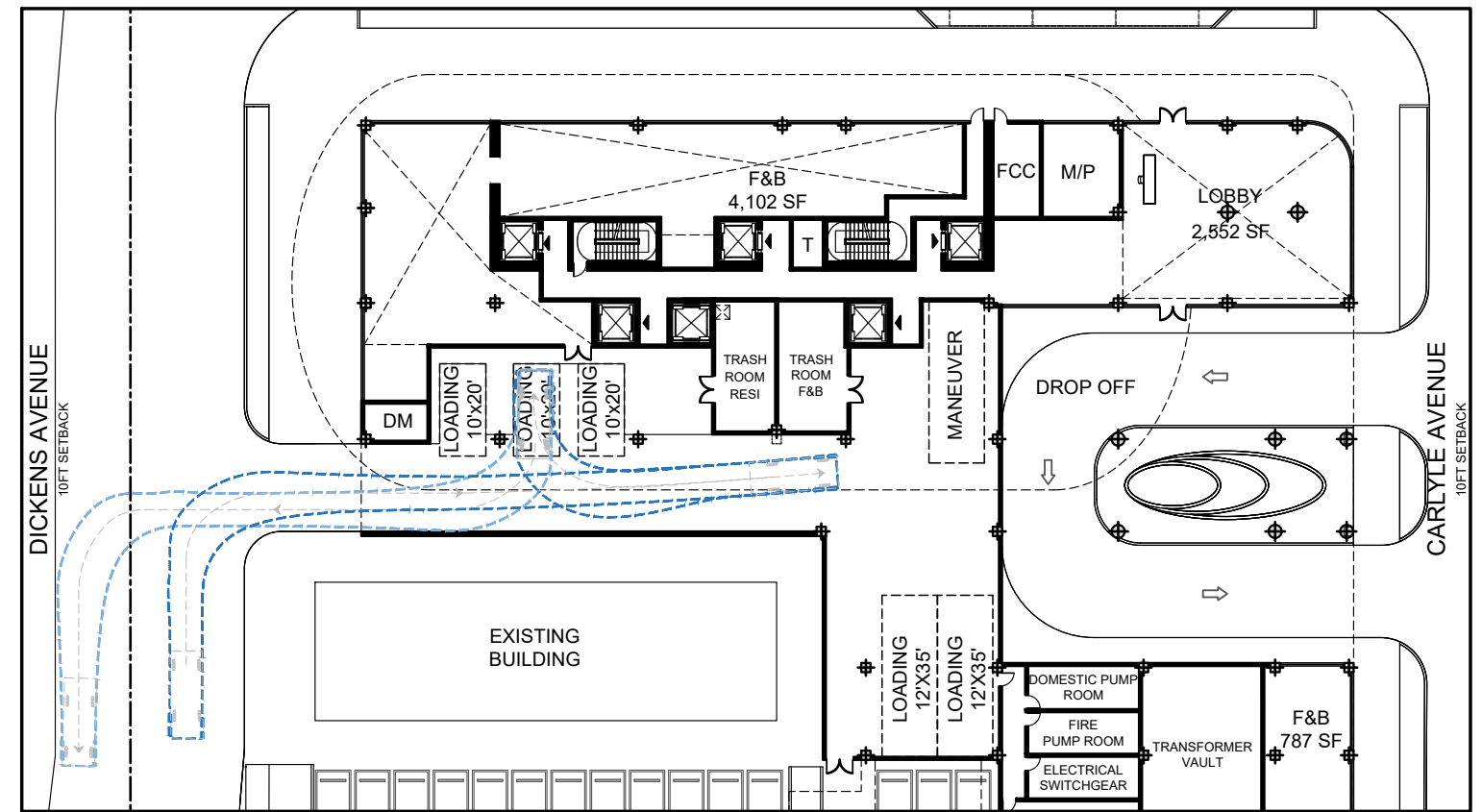
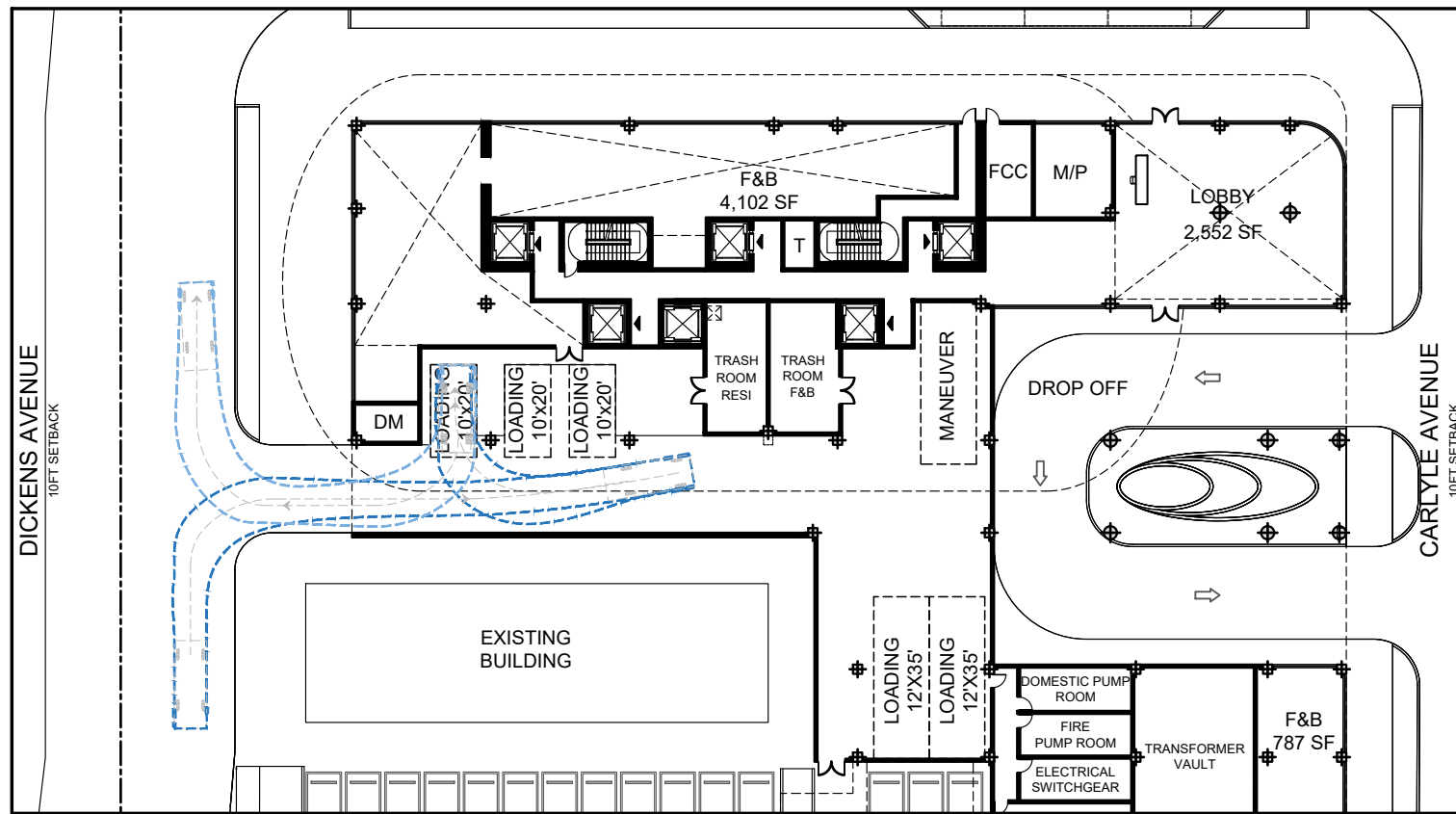
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

72B
 LOADING OPERATION MAP



DATE:
08/07/2023

A1-31

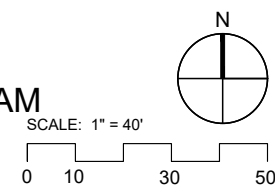


ARQUITECTONICA
 2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
 THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

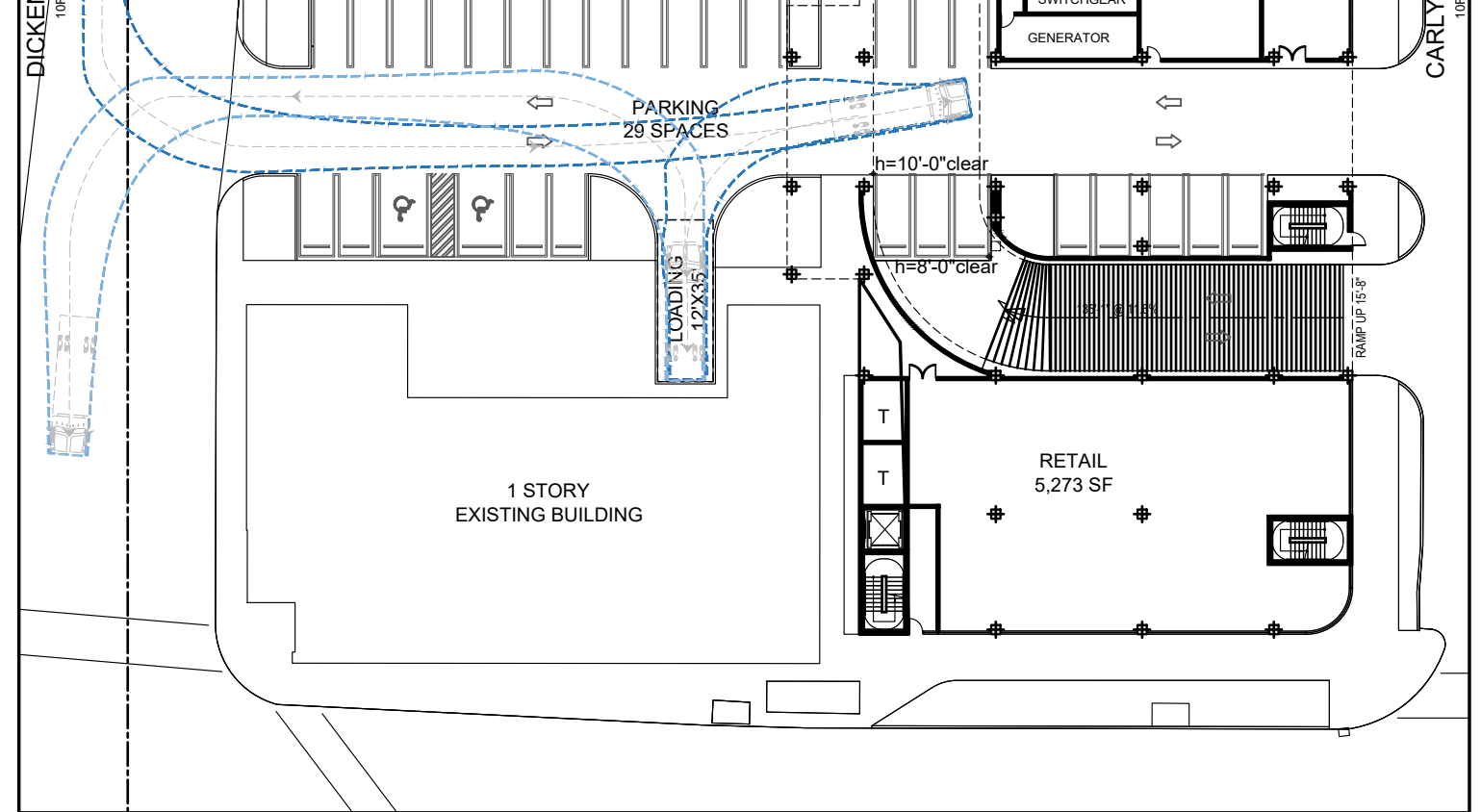
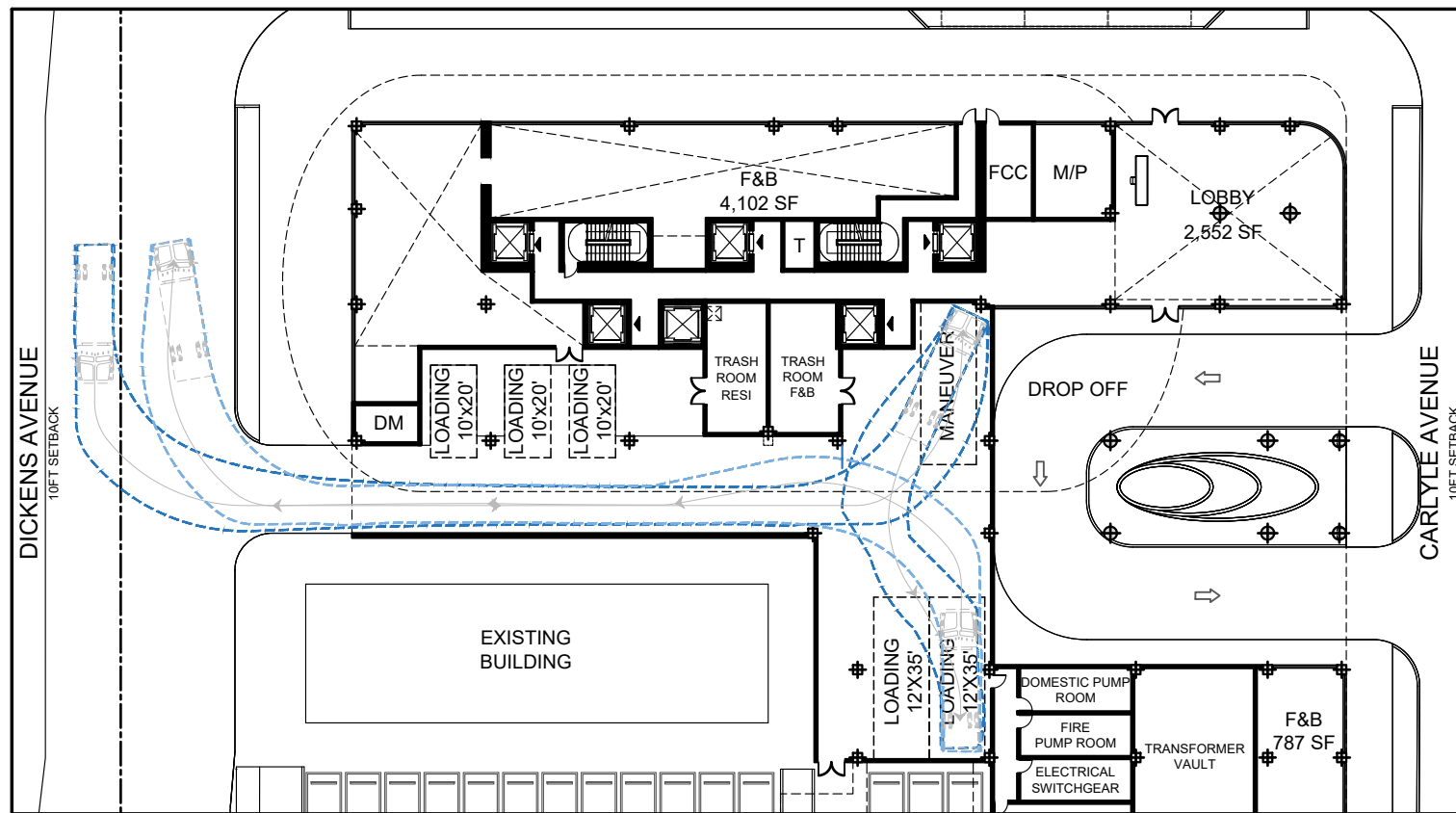
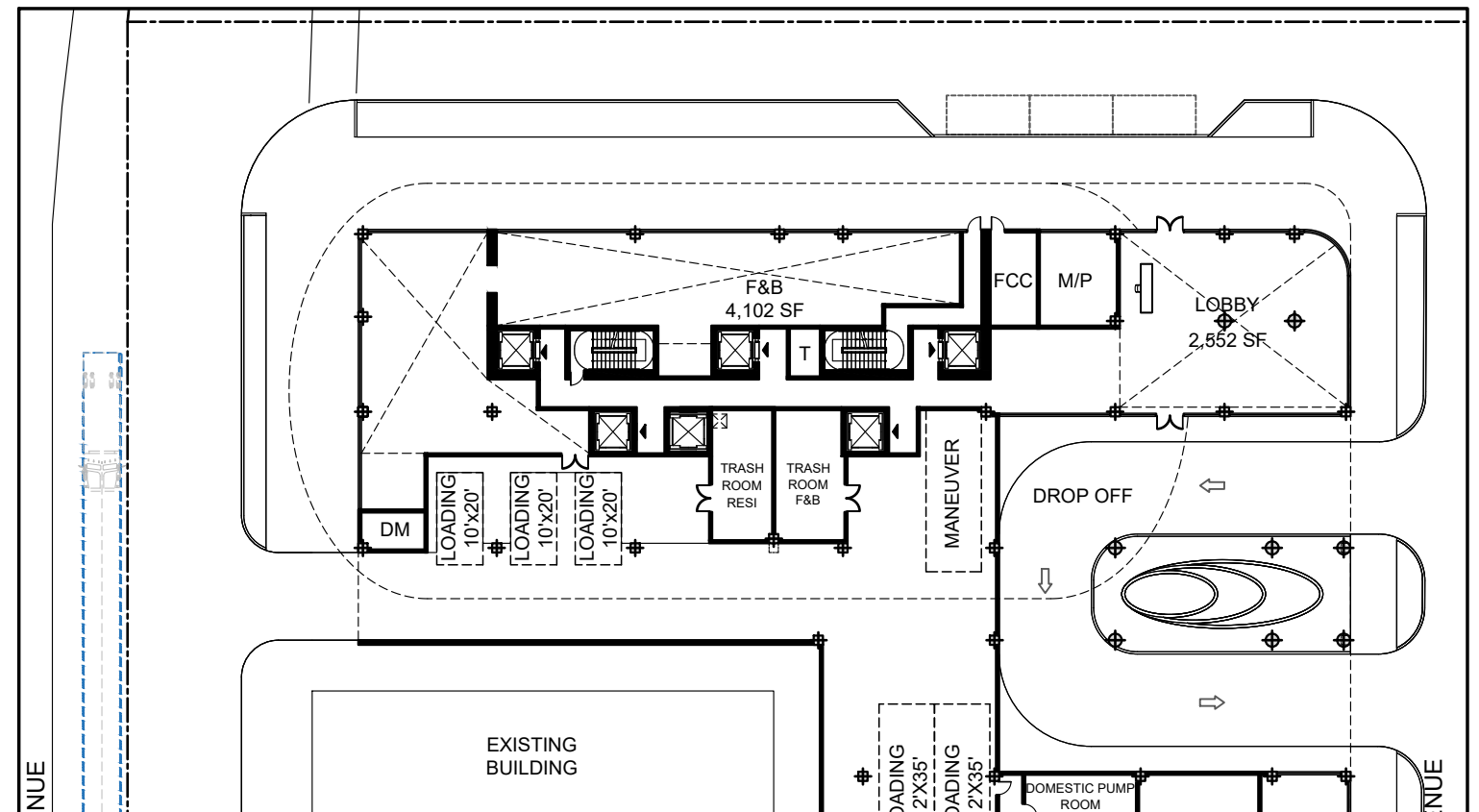
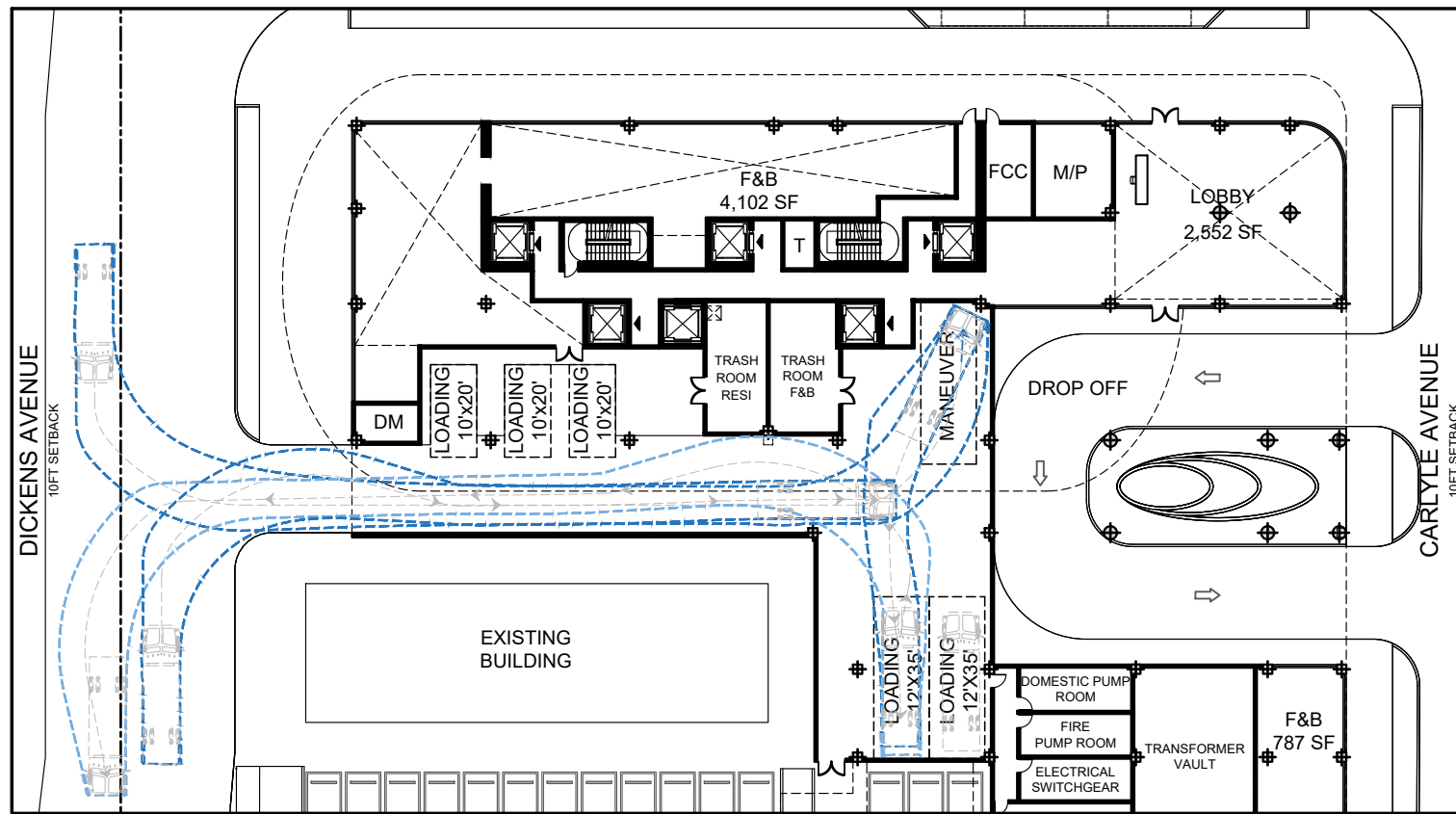
DRB FINAL SUBMITTAL
 650 - 600 72ND ST,
 7134 - 7130 - 7116 CARLYLE AVE,
 MIAMI BEACH, FL 33141

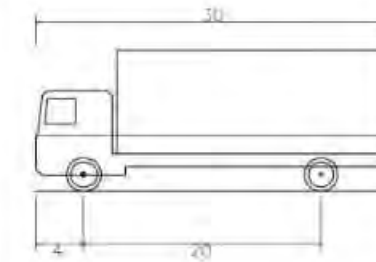
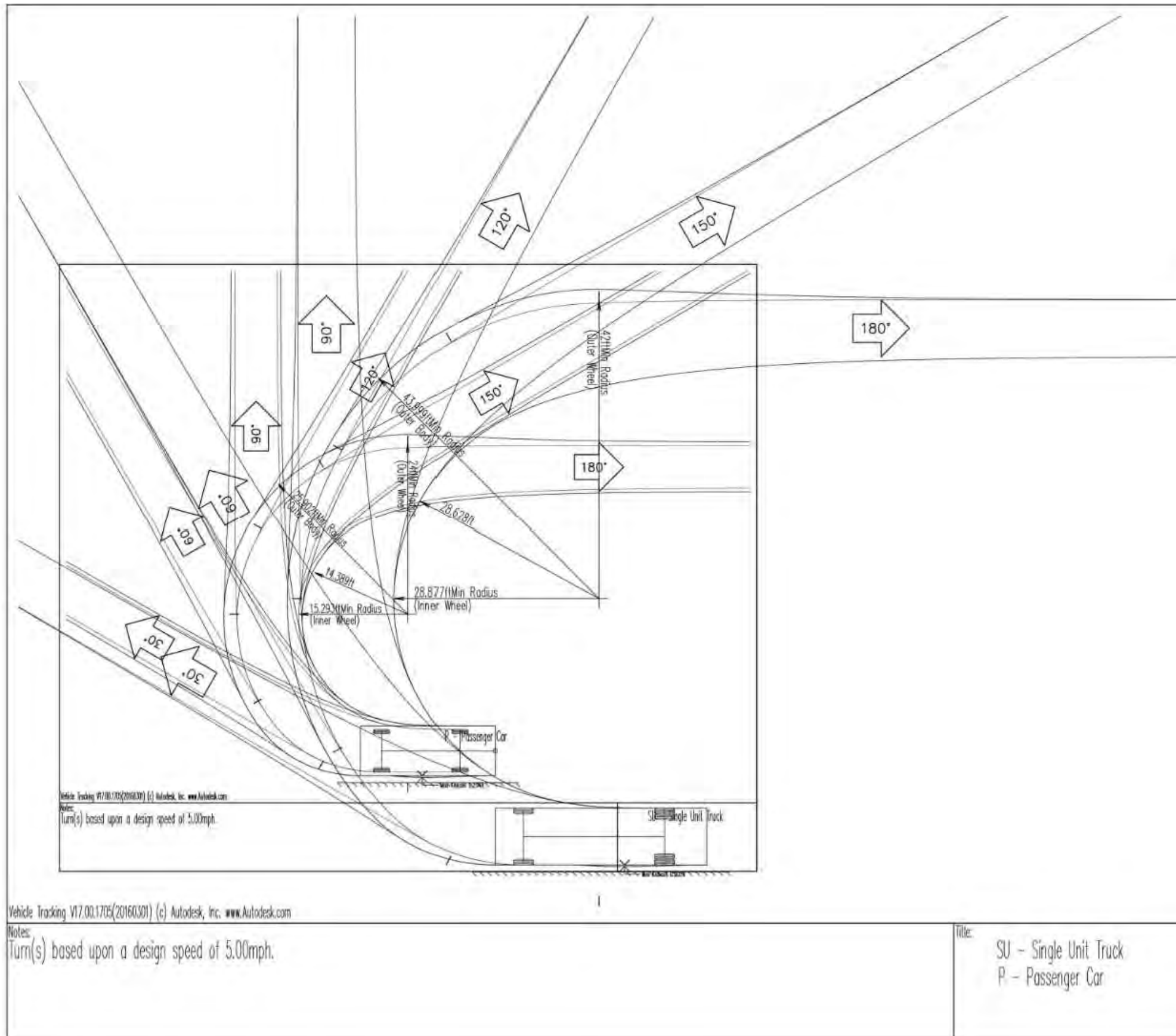
72B
 LOADING TRUCK
 MANEUVERING DIAGRAM



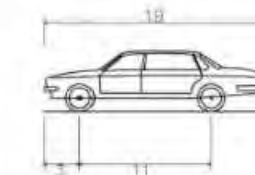
DATE:
 08/07/2023

A1-32

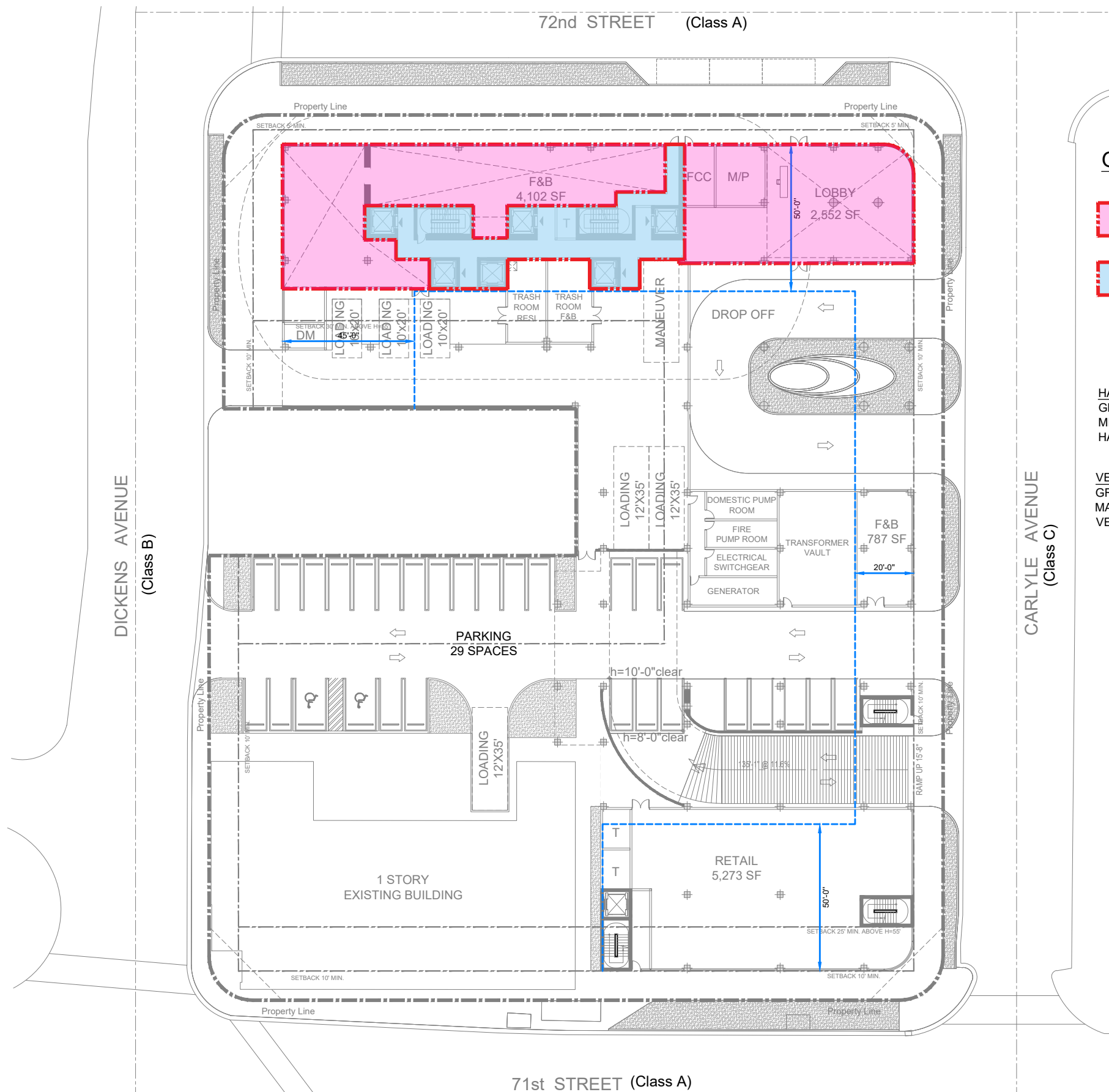




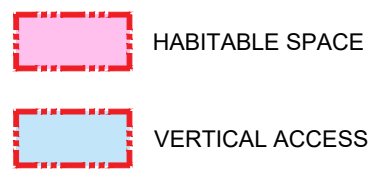
SU - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 11.881ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 42.000ft



P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 5.101ft
 Min Body Ground Clearance 1.116ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 24.000ft

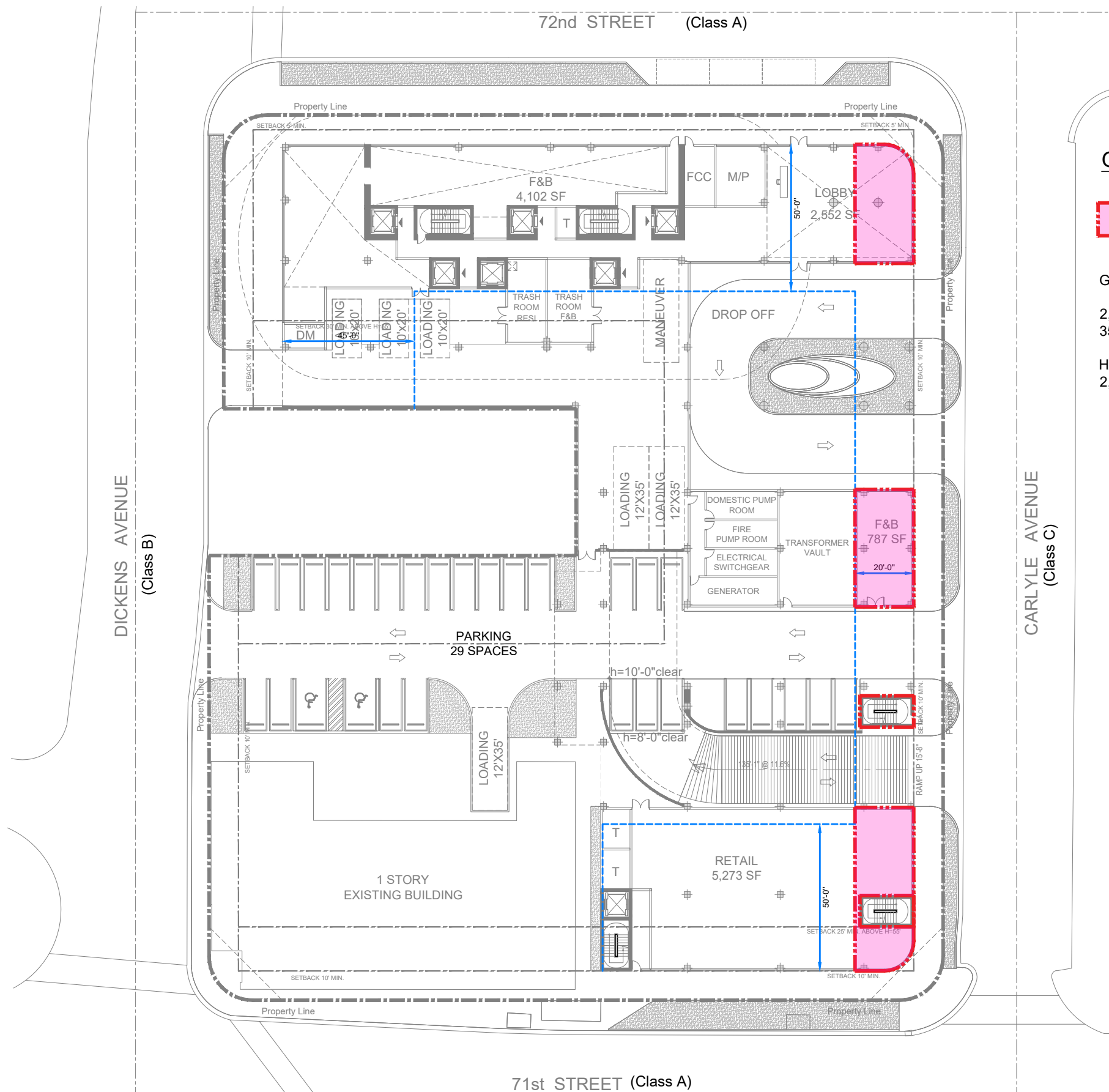


GROUND LEVEL - 72nd ST.



HABITABLE SPACE: 65% MIN GROSS AREA
 GROSS AREA: 9,443 SF
 MIN HABITABLE SPACE: 6,137 SF
 HABITABLE SPACE PROVIDED: 6,988 SF (74%)

VERTICAL ACCESS: 35% MAX GROSS AREA
 GROSS AREA: 9,443 SF
 MAX VERTICAL ACCESS: 3,305 SF
 VERTICAL ACCESS PROVIDED: 2,455 SF (26%)



GROUND LEVEL - CARLYLE AV.

HABITABLE SPACE

GROUND AREA : 2,876 SF

2,876 SF = 100%

35% of 2,876 SF = 1,007 SF

HABITABLE SPACE : 2,485 SF

2,485 SF = 86%

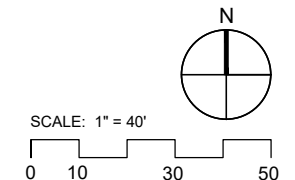
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

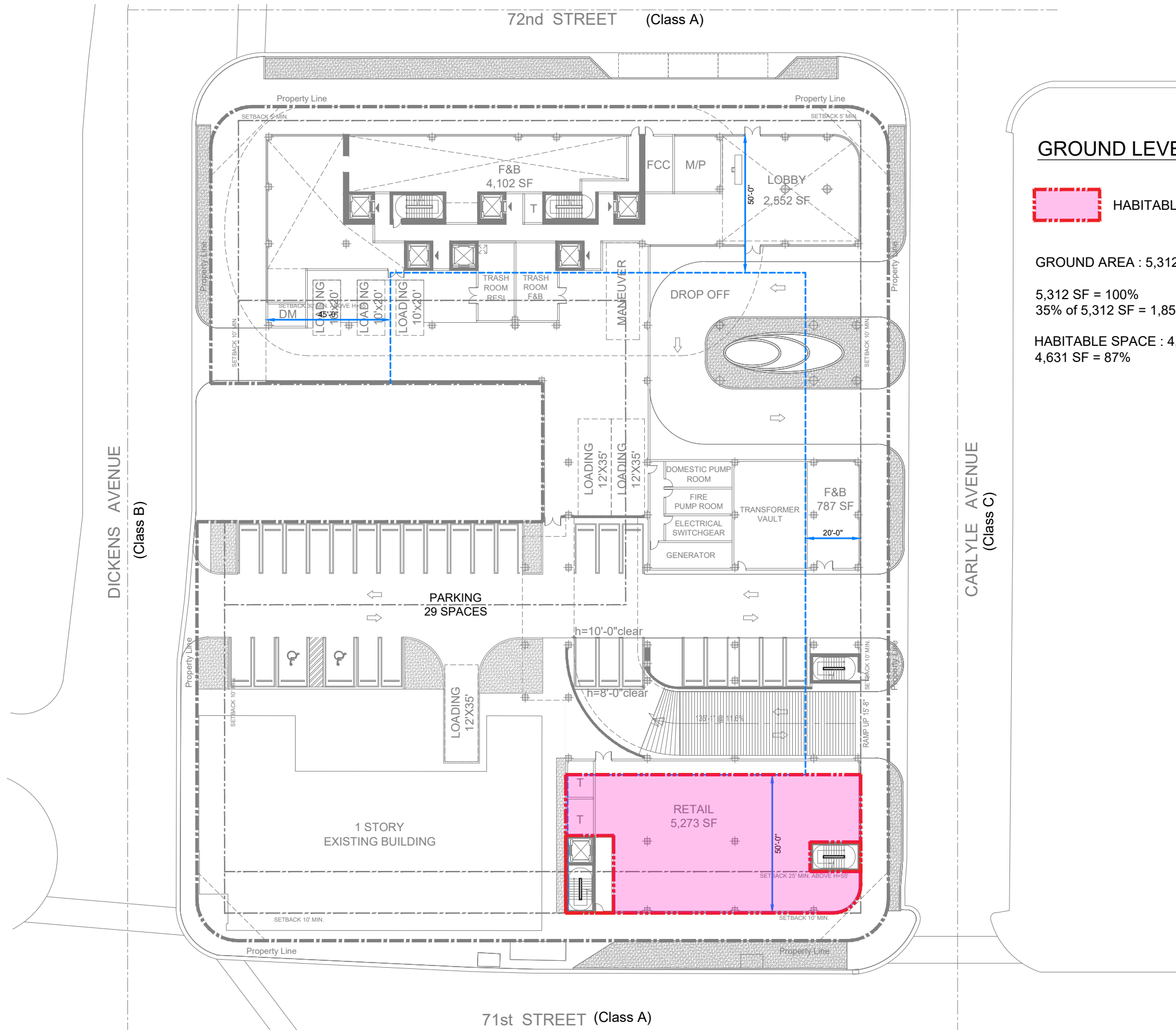
DRB FINAL SUBMITTAL
650 - 600 72ND ST,
7134 - 7130 - 7116 CARLYLE AVE,
MIAMI BEACH, FL 33141

72B
HABITABLE SPACE
DIAGRAM
CARLYLE AVENUE



DATE:
08/07/2023

A1-36



GROUND LEVEL - 71st ST.

 HABITABLE SPACE

GROUND AREA : 5,312 SF

5,312 SF = 100%

35% of 5,312 SF = 1,859 SF

HABITABLE SPACE : 4,631 SF

4,631 SF = 87%

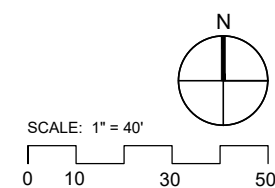
ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021.
THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

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

72B
HABITABLE SPACE
DIAGRAM
71st STREET



DATE:
08/07/2023

A1-37