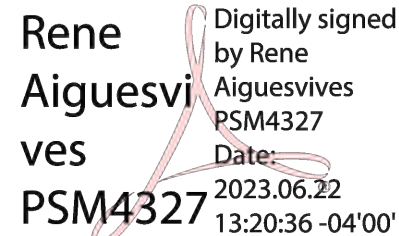


L0-00	LANDSCAPE INDEX OF Q KAWYNGS
L0-01	LANDSCAPE NOTES
L0-02	LANDSCAPE CALCULATIONS
L0-03	LANDSCAPE IMAGES
L0-00	TREE DISPOSITION PLAN
L1-01	TREE MITIGATION PLAN
L1-10	GRD UNL LEVEL REMOVED PLAN
L1-11	GRD UNL LEVEL LANDSCAPE PLAN
L1-20	LEVEL ON REMOVED PLAN
L1-21	LEVEL ON LANDSCAPE PLAN
L1-30	IRCF LEVEL REMOVED PLAN
L1-31	IRCF LEVEL LANDSCAPE PLAN
L1-40	GRD UNL LEVEL LANDSCAPE DETAILS
L1-41	GRD UNL LEVEL PLANTING DETAILS
L1-50	LEVEL ON LANDSCAPE DETAILS
L1-51	IRCF LEVEL LANDSCAPE DETAILS
L1-60	TREE DISPOSITION SCHEDULE
L1-61	GRD UNL LEVEL LANDSCAPE SCHEDULE
L1-62	LEVEL ON LANDSCAPE SCHEDULE
L1-70	IRCF LEVEL LANDSCAPE SCHEDULE
90-00	GRD UNL LEVEL IRRIGATION PLAN
90-20	LEVEL ON IRRIGATION PLAN
90-30	IRCF LEVEL IRRIGATION PLAN



#	DESCRIPTION	#	HEIGHT	CANOPY
1	PALM	18'	14'	12'
2	AVOCADO	6"	10"	8"
3	FIGUS	24"	28"	24"
4	PALM	7"	30"	8"
5	PALM	7"	30"	8"
6	AVOCADO	6"	14"	18"
7	PALM	6"	15"	6"
8	PALM	6"	25"	5"
9	PALM	6"	12"	5"
10	PALM	7"	15"	4"
11	FIGUS	12"	20"	12"
12	FIGUS	20"	20"	12"
13	COCONUT	21"	24"	12"
14	FIGUS	18"	20"	28"
15	PALM	8"	20"	12"
16	TREE	9"	16"	12"
17	TREE	12"	32"	36"
18	ORANGE	12"	20"	12"
19	FIGUS	28"	18"	18"
20	FIGUS	12"	28"	18"
21	FIGUS	12"	28"	18"
22	FIGUS	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"	20"	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"

This property described as:
Lots 1 and 2, Block 4, LESS the West 5 feet thereof,
NORMANDY BEACH SOUTH, according to the Plat
thereof as recorded in Plat Book 21, Page 54, of the Public
Records of Miami-Dade County, Florida.

Address:
650 72nd Street, Miami Beach FL 33141
Folio: 02-3211-002-0170.

AND

This property described as:
 Lot 12, Block 4,
 NORMANDY BEACH SOUTH, according to the Plat
 thereof as recorded in Plat Book 21, Page 54, of the Public
 Records of Miami-Dade County, Florida.

Address:
600 72nd Street, Miami Beach FL 33141
Folio: 02-3211-002-0250

AND

This property described as:
 Lot 11, Block 4, NORMANDY BEACH SOUTH,
 according to the Plat thereof as recorded in Plat Book 21
 Page 54, of the Public Records of Miami-Dade County,
 Florida.

Address:
7134 Carlyle Avenue, Miami Beach FL 33141
Folio: 02-3211-002-0240

AND

This property described as:
 Lot 10, Block 4,
 NORMANDY BEACH SOUTH, according to the Plat
 thereof as recorded in Plat Book 21, Page 54, of the Public
 Records of Miami-Dade County, Florida.

Address:
7130 Carlyle Avenue, Miami Beach FL 33141
Folio: 02-3211-002-0230

AND

This property described as:
Lot 4, Block 4, LESS the West 5 feet thereof,
NORMANDY BEACH SOUTH, according to the Plat
thereof as recorded in Plat Book 21, Page 54, of the Public
Records of Miami-Dade County, Florida.

Address:
7121 DICKENS AVE, Miami Beach FL 33141
Folio: 02-3211-002-0190

AND

This property described as:
 Lots 5 and 6, Block 4,
 NORMANDY BEACH SOUTH, according to the Plat
 thereof as recorded in Plat Book 21, Page 54, of the Public
 Records of Miami-Dade County, Florida.

Address:
621 71st Street, Miami Beach FL 33141
Folio: 02-3211-002-0200

AND

This property described as:
 Lots 7 and 8, Block 4,
 NORMANDY BEACH SOUTH, according to the Plat
 thereof as recorded in Plat Book 21, Page 54, of the Public
 Records of Miami-Dade County, Florida.

Address:
621 71st Street, Miami Beach FL 33141
Folio: 02-3211-002-0210

AND

This property described as:
Lot 9, Block 4,
NORMANDY BEACH SOUTH, according to the Plat
thereof as recorded in Plat Book 21, Page 54, of the Public
Records of Miami-Dade County, Florida.

Address:
7116 CARLYLE AVE, Miami Beach FL 3314
Folio: 02-3211-002-0220

	AREA
SQ. FT.	±68406.86
ACRES	±1.5704

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

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

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

REVISIONS: 001/02/23 Square footage added 05/11/23 Elevations adjusted to NGVD 1929 02/20/23 Bitts Path Added				TOPOGRAPHIC SURVEY I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING in accordance with Administrative Code, pursuant to Section 463.021 Florida Statutes.				Alvarez, Aiguessives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305-385-0385 or 305-220-2424 L.A. No. 6867 fastsurvey@aol.com ~ aassurvey@aol.com				
FLOOD ZONE AE		COMM. NO. 120651		PANEL NO. 0328		SUFFIX L		And valid copies of books the Surveyor and Mapper have signed their signature and the original of this Declaration of Survey and Map.				
F.I.R.M. DATE 09/11/09		F.I.R.M. INDEX 09/11/09		BASE ELEV. +6.87 N.G.V.D.		REPR-AUGUSTISSUES 02/23/23 REPR-NO. 4327, State of Florida		Field Date 02/07/23		Scale: 1"=240'	Drawn by: R.S.	Dwg. No. 23-26450

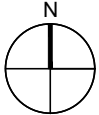


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DRB FINAL RESUBMITTAL
650 - 600 72ND ST,
7134 - 7130 - 7116 CARLYLE AVE,
MIAMI BEACH, FL 33141

LOCATION MAP



DATE:
10/16/2023

A0-02

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

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

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

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

3_Building Setbacks	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		10'-0"
Carlyle Avenue	Grade to max. height	10'-0"		10'-0"
Dickens Avenue	Grade to max. height	10'-0"		20'-0"
71st Street	Grade to 55'-0"	10'-0"		10'-0"
	55'-0" to max. height	25'-0"		-
Interior side	Grade to 55'-0"	0'-0"		0'-0"
	55'-0" to max. height	30'-0"		20'-0"

4_Building Height	Required	Allowed	Provided
Max. building height	220'-0"		220'-0"

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

Parking District #8			
8_Parking Requirements	Required	Allowed	Provided
Residential	Units b/w 550 SF and 850 SF : 0.5 space / unit	32 Units x 0.5 = 16 Spaces	202 Spaces
	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	
	Total residential parking requirement	95 Spaces	
Retail	No required parking	No required parking	29 Spaces
Office	No required parking	No required parking	6 Spaces

9_Bicycle Parking Requirements			
Short-term bicycle space	Required	Allowed	Provided
Residential	1 Space / 10 Units	125 Units / 10 = 13 Spaces	13 Spaces
Retail	4 Spaces / Project	4 Spaces	4 Spaces
Office	4 Spaces / Project	4 Spaces	4 Spaces
Total		21 Spaces	21 Spaces
Long-term bicycle space	Required	Allowed	Provided
Residential	1 Space / 1 Unit	125 Spaces (125 Units)	191 Spaces
Retail	2 Spaces / 5,000 SF	4 Spaces (10,165 SF)	4 Spaces
Office	1 per business	1 Space (4,214 SF)	1 Spaces
Total		131 Spaces	196 Spaces
Total (Short-term + Long-term)		148 Spaces	217 Spaces

10_Loading Requirements	Required	Allowed	Provided
Residential	Over 100 Units but no more than 200 Units: 3 Spaces (10' x 20' min.)	3	3
Retail	Over 10,000 SF but not over 20,000 SF: 2 Spaces	2	2
Office	Below 5,000 SF : No required	0	0
Total		5 Loading bays	5 Loading bays

Unit Density Count			
	Required	Allowed	Provided
Residential	Units under 550 SF : 0.5 Units	0 Units x 0.5 Units = 0 Units	125 Units
	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	
TOTAL		125 Units	125 Units

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 above 1,250 SF
PH	6 Units	4.80%	
TOTAL	125 Units	100.00%	125 Units

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															
TOTAL	32 Units	3 Units	3 Units	16 Units	24 Units	12 Units	3 Units	26 Units	1 Units	1 Units	1 Units	1 Units	1 Units	1 Units	125 Units



VIEW TOWARDS NORTH EAST



VIEW TOWARDS NORTH WEST



VIEW TOWARDS SOUTH EAST



VIEW TOWARDS SOUTH WEST





LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



LOCATION MAP



VIEW 04



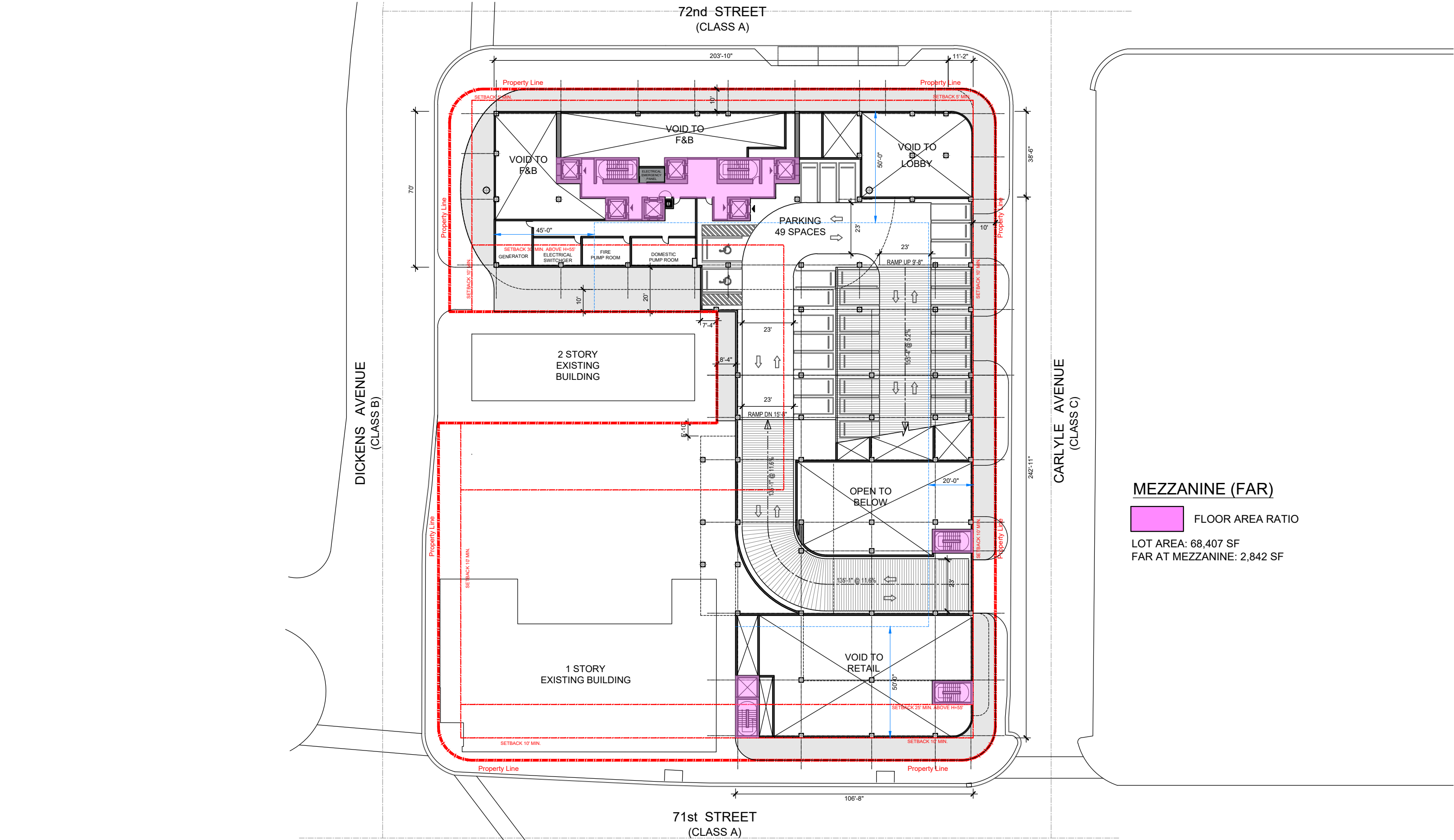
VIEW 05

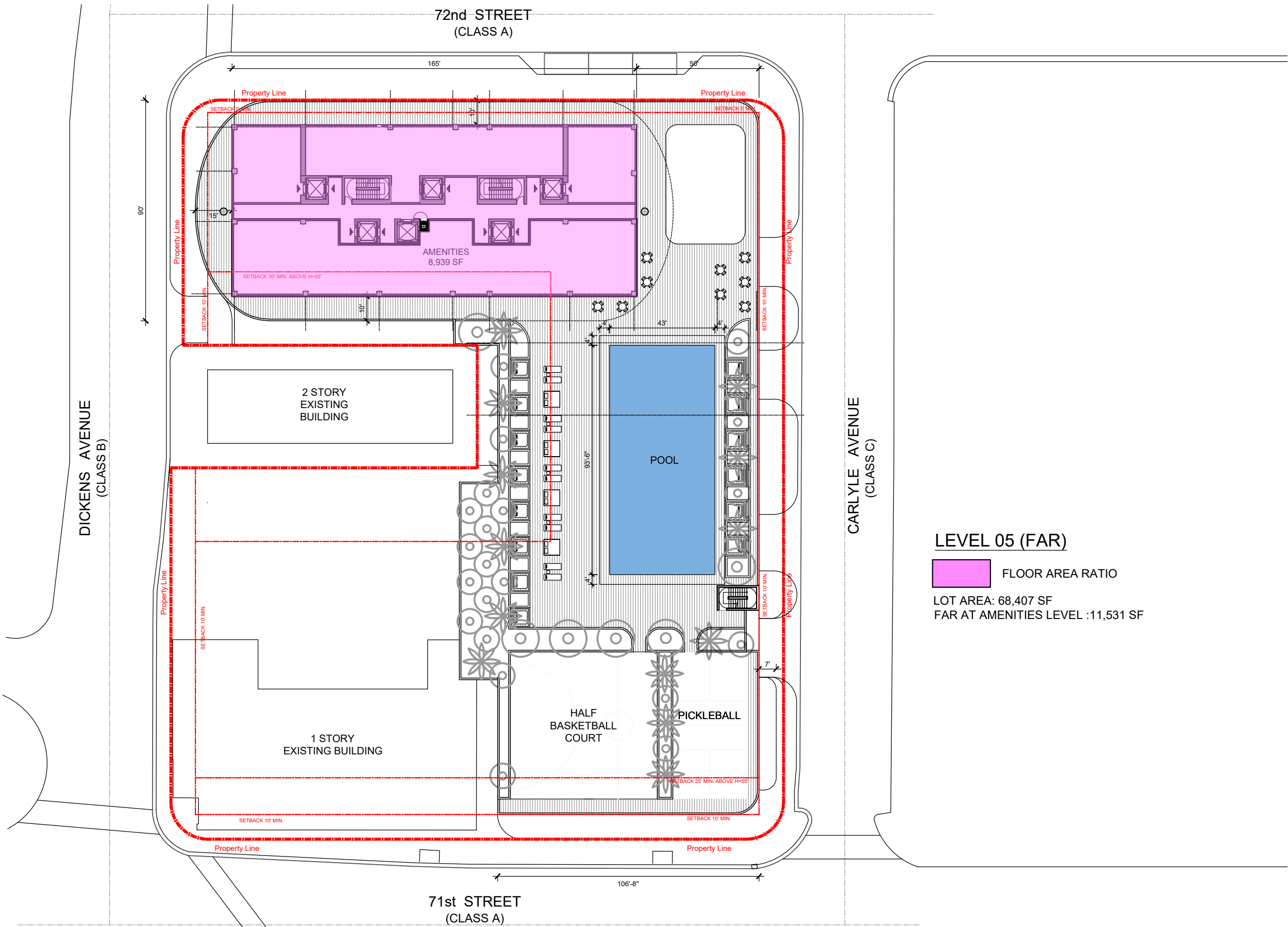


VIEW 06

FAR DIAGRAM

			FAR		
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	PARKING	
Level 4	6 Units	Residential	8,804 SF	33 Spaces	Parking
Level 3	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Level 2	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Mezzanine		Parking	2,842 SF	49 Spaces	Parking
Ground		Retail	16,259 SF	29 Spaces	Parking
125 Units			PHASE I	237 Spaces	
			ALLOWABLE FAR		
			PHASE II		
			OVERALL TOTAL FAR (PHASES I + II)	238,930 SF	
			ALLOWABLE FAR	239,424 SF	
			FAR DELTA	494 SF	





LEVEL 05 (FAR)

FLOOR AREA RATIO

LOT AREA: 68,407 SF

FAR AT AMENITIES LEVEL : 11,531 SF

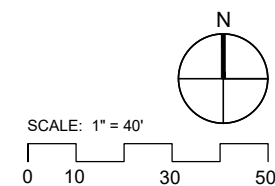
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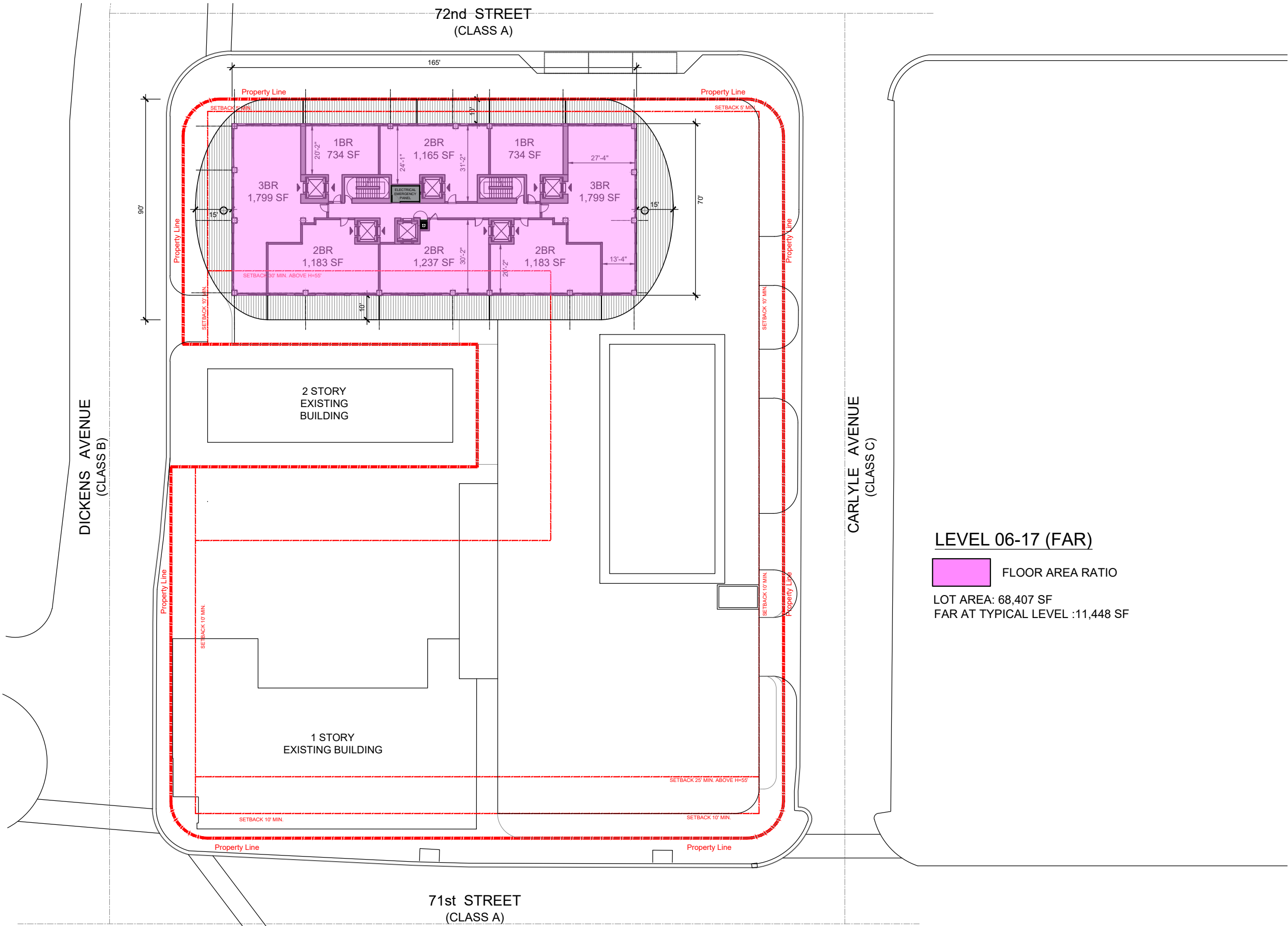
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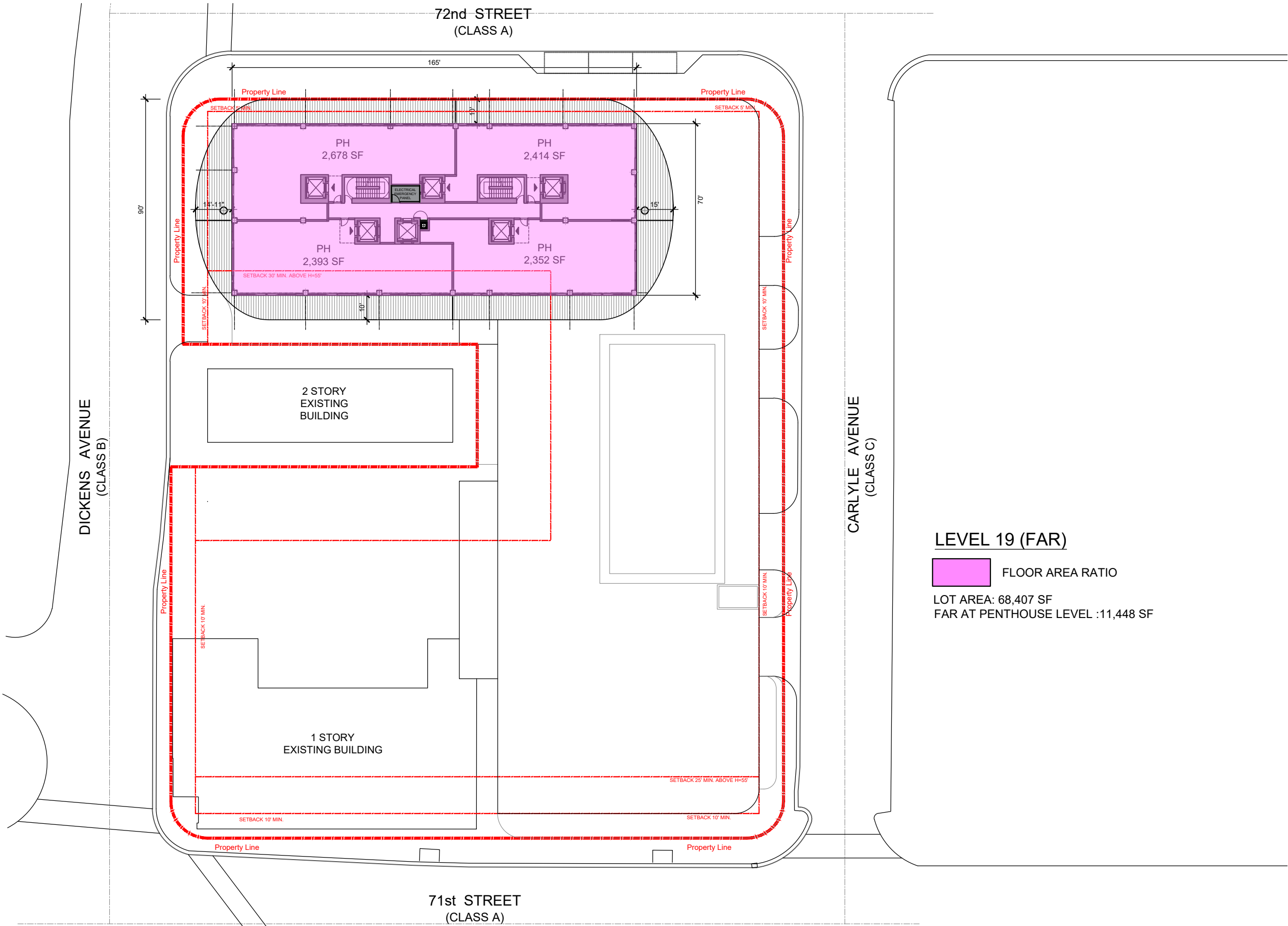
FAR DIAGRAM -
LEVEL 05

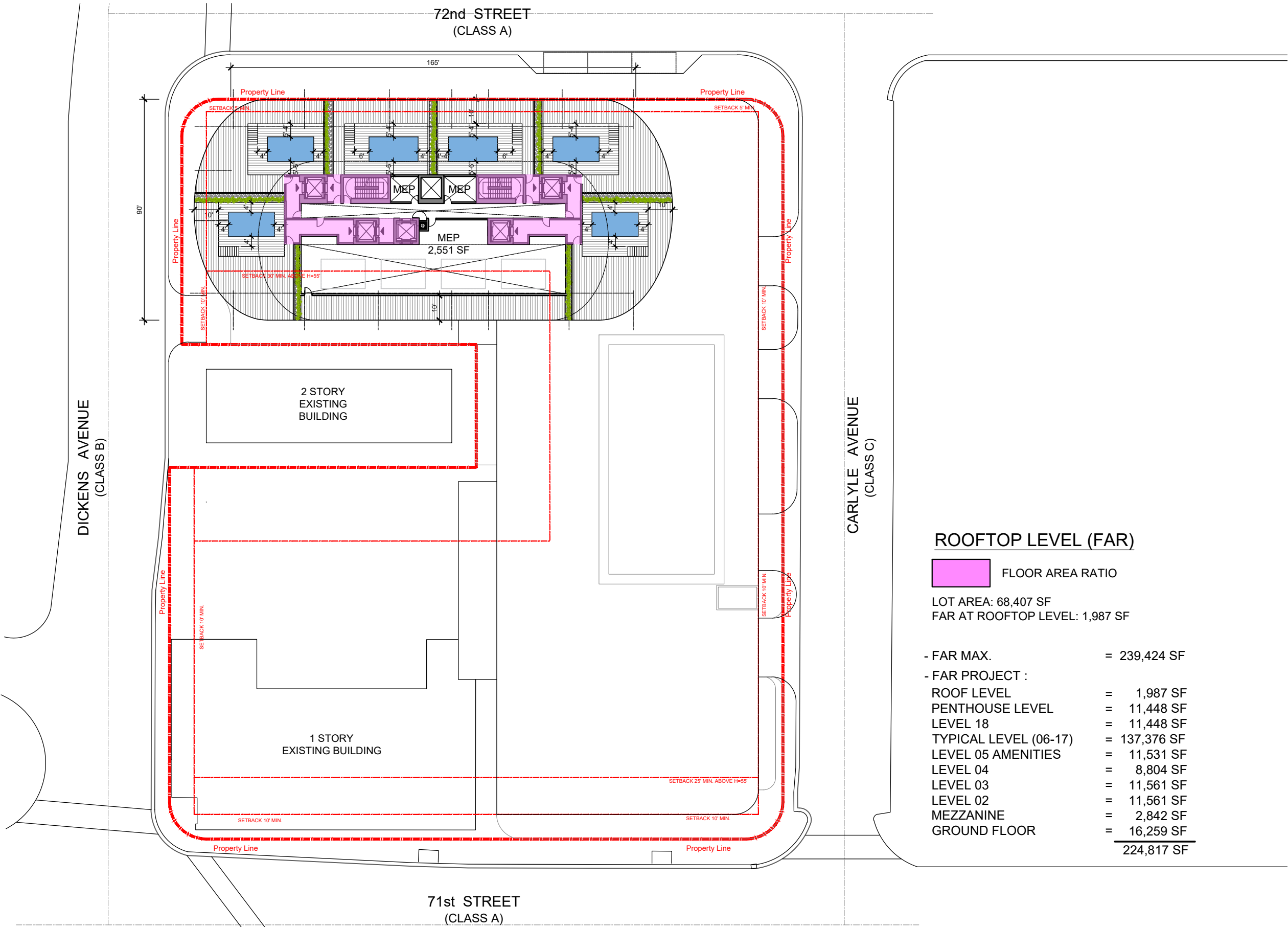


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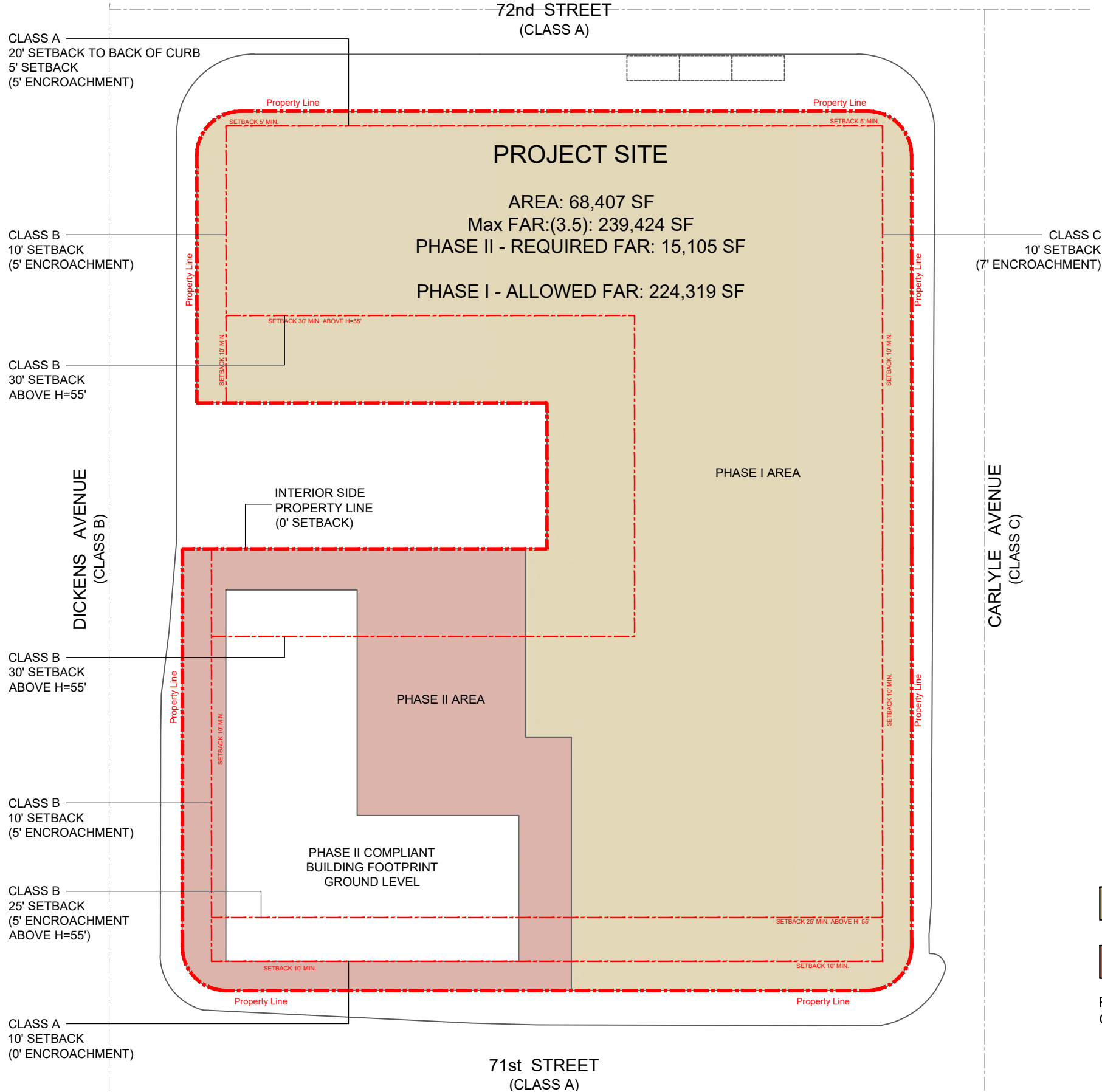


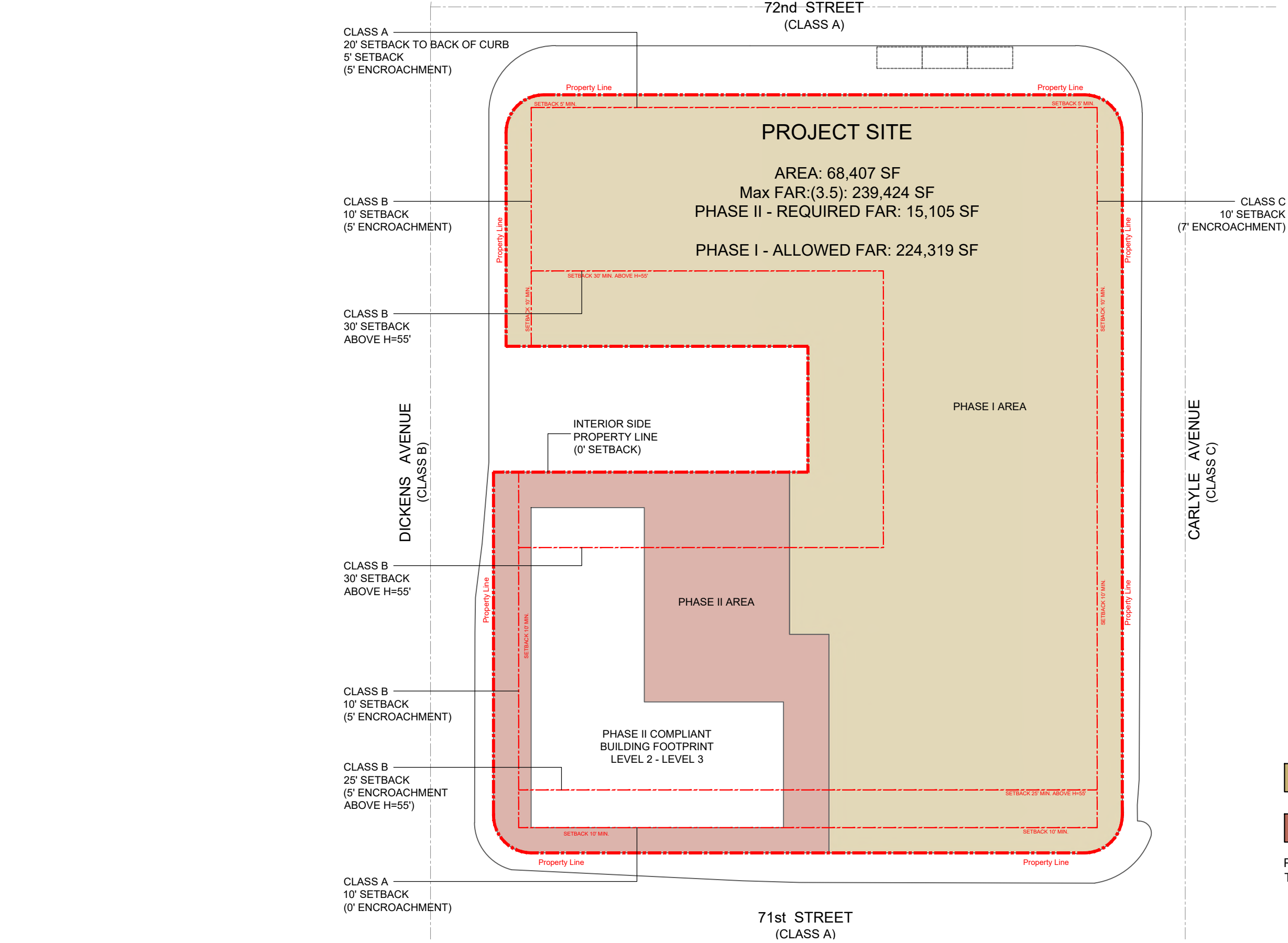
ROOFTOP LEVEL (FAR)

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
	224,817 SF





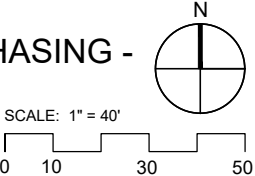
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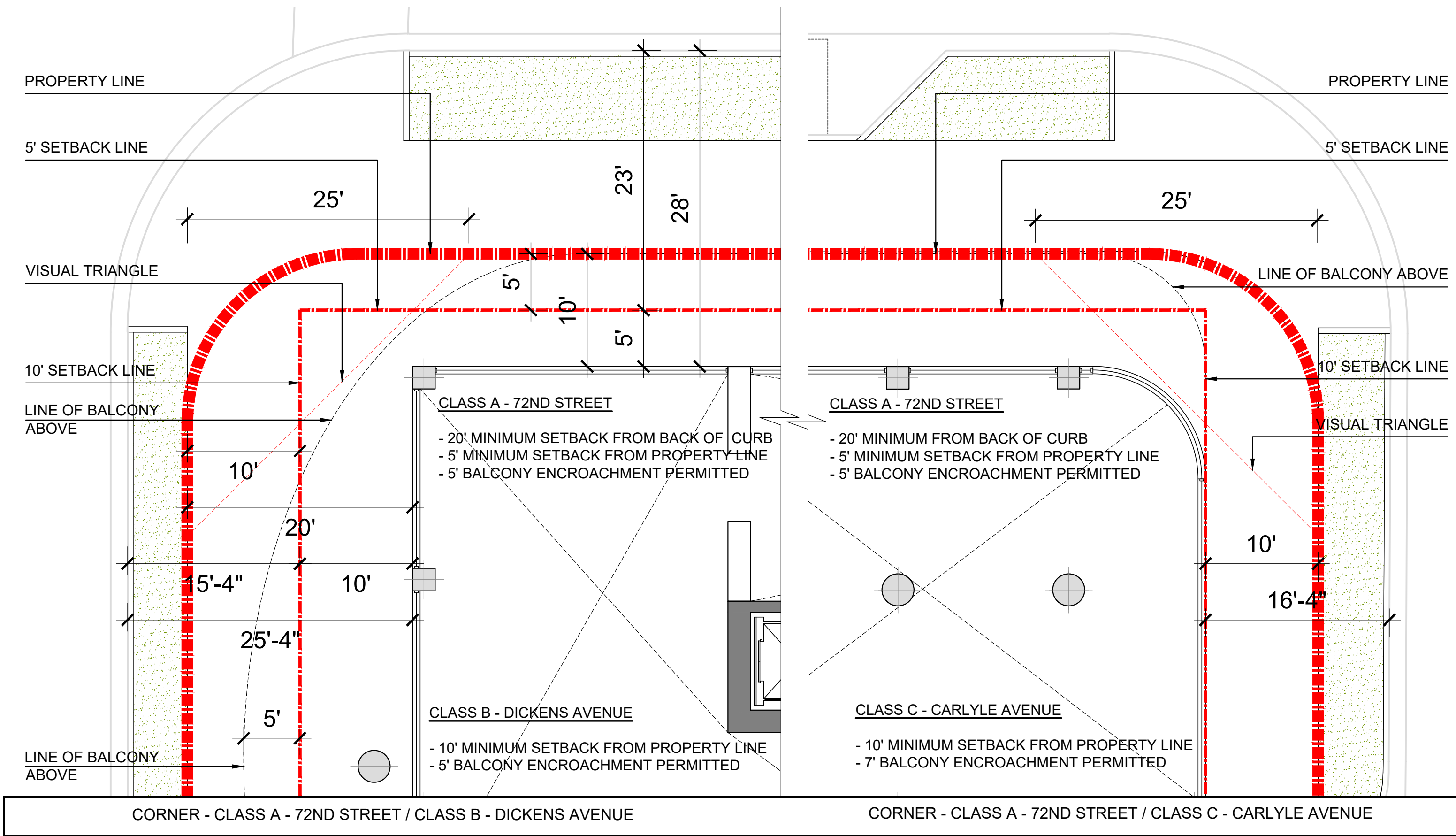
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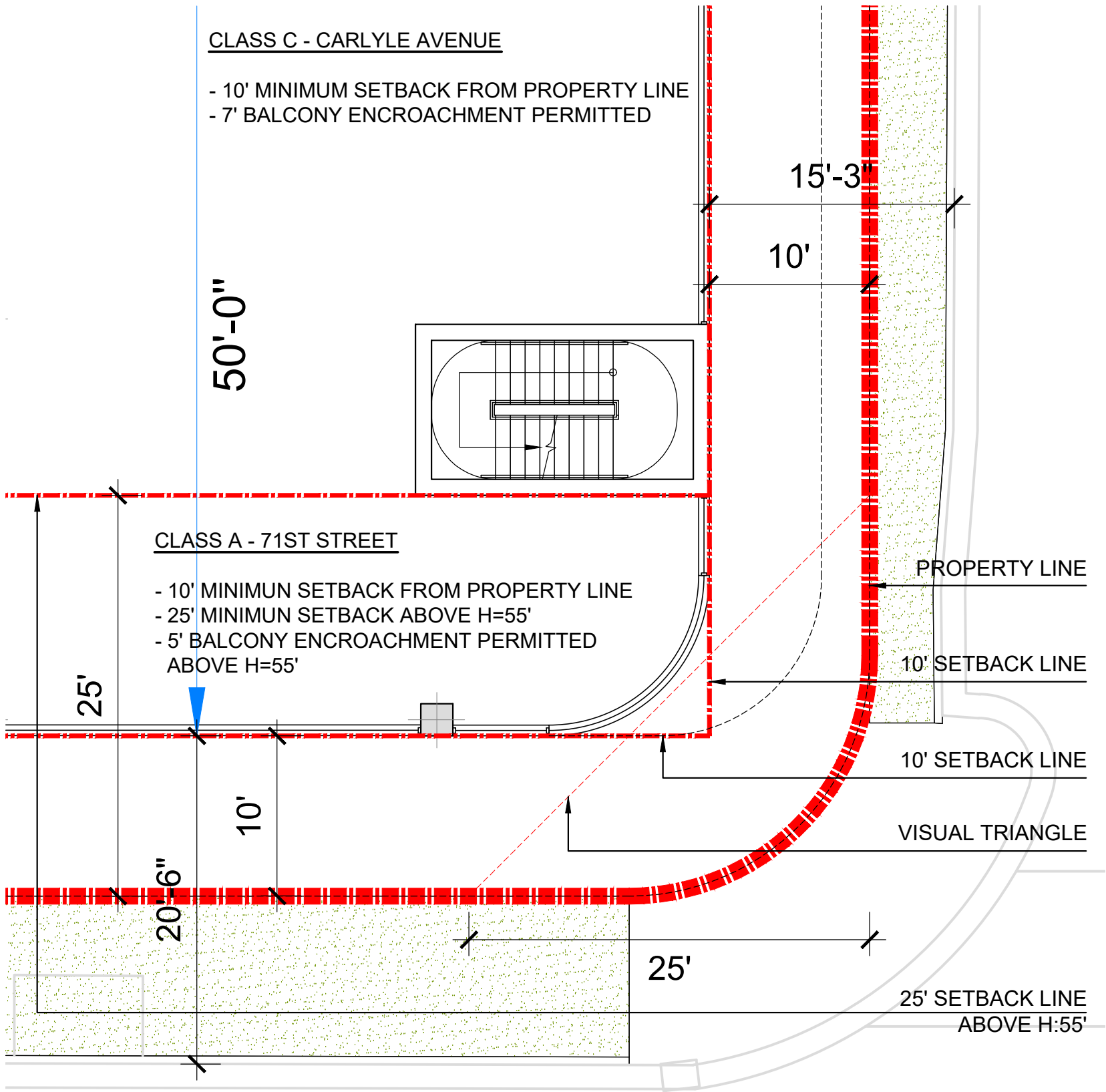
SITE PARAMETERS & PHASING -
LEVEL 2, 3



DATE:
10/16/2023

A1-02





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