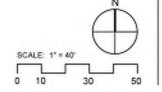


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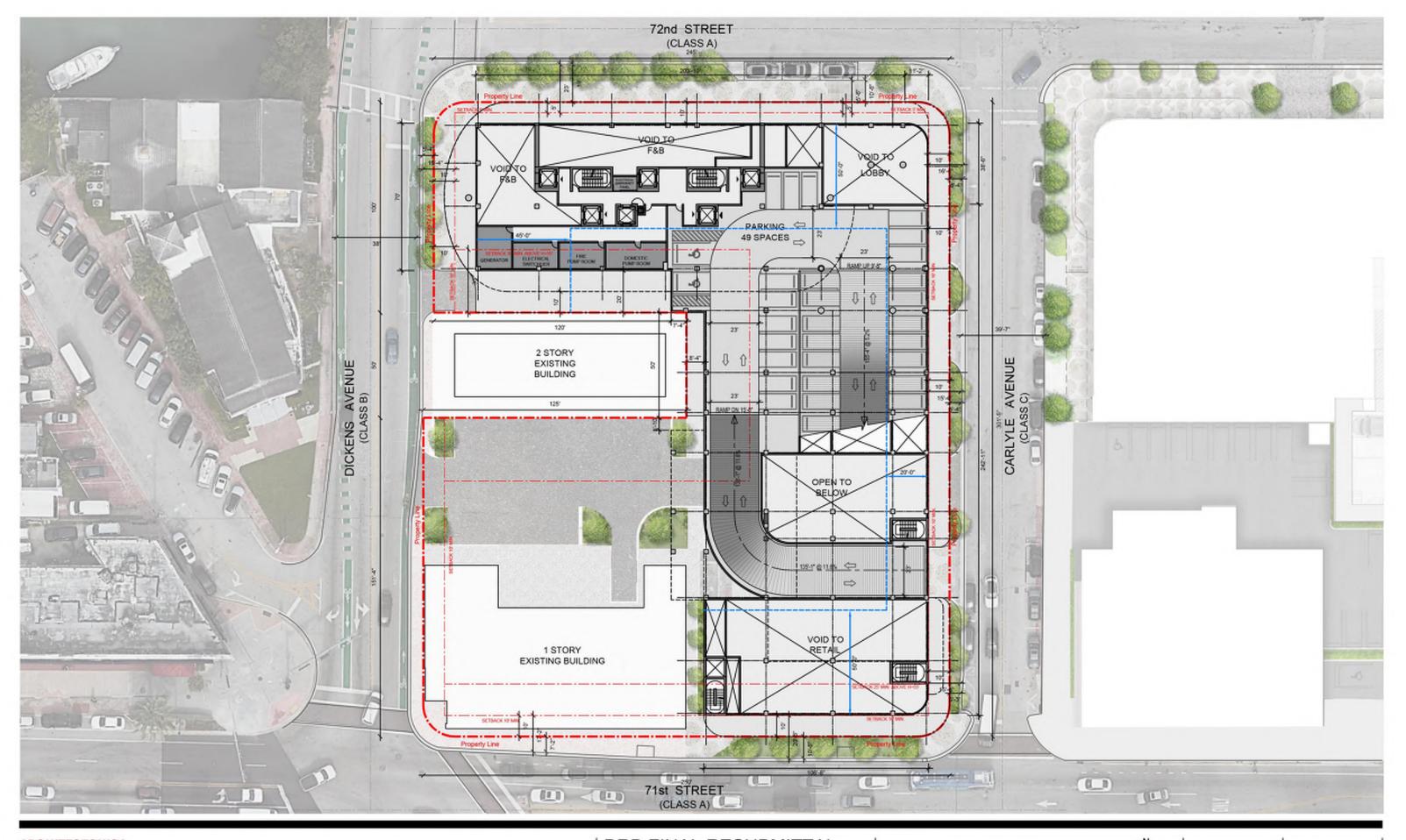
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GROUND LEVEL



DATE: 10/16/2023

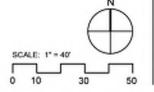


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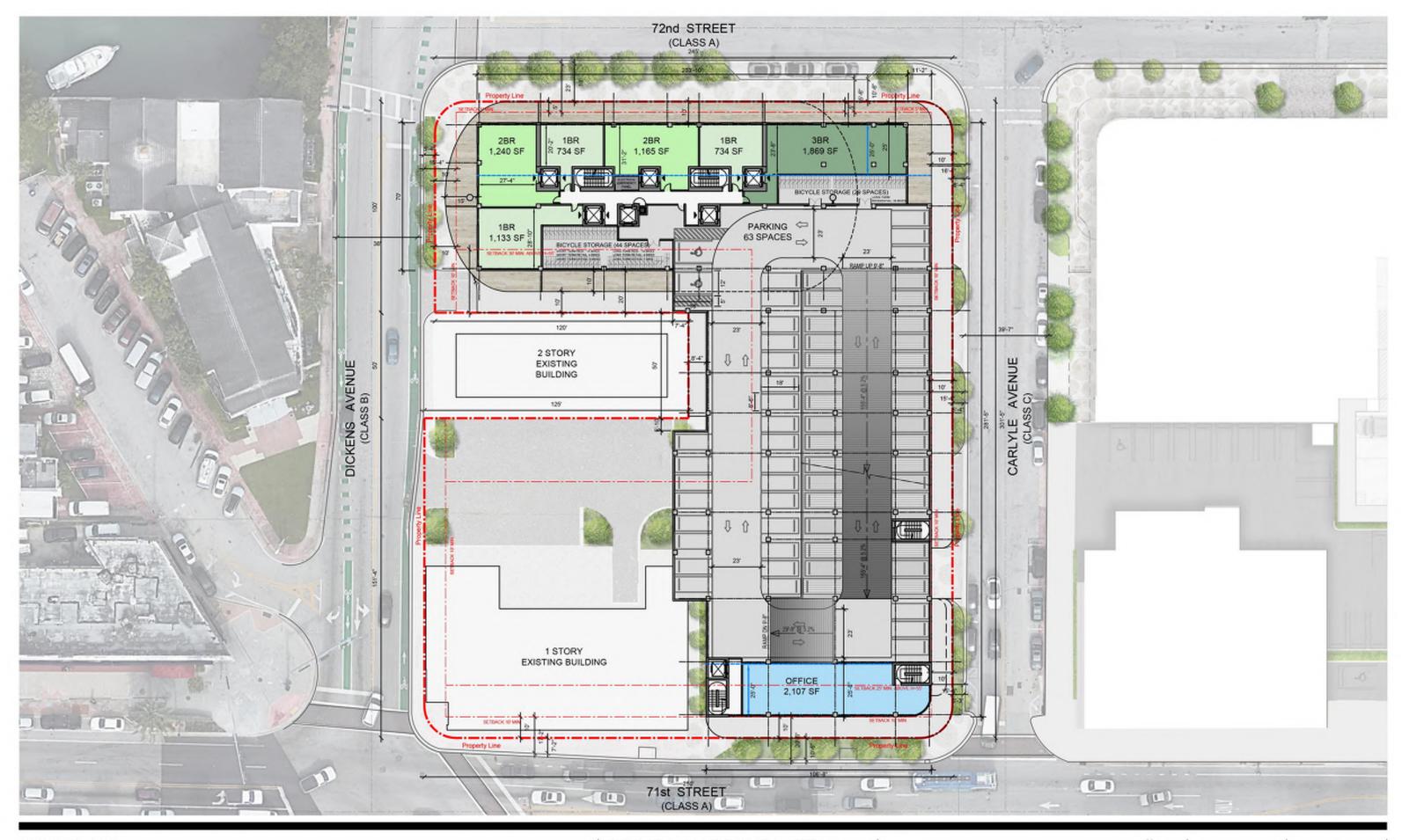
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DRB FINAL RESUBMITTAL 650 - 600 72ND ST, 7134 - 7130 - 7116 CARLYLE AVE, MIAMI BEACH, FL 33141

MEZZANINE LEVEL



DATE: 10/16/2023



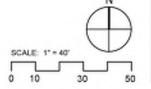
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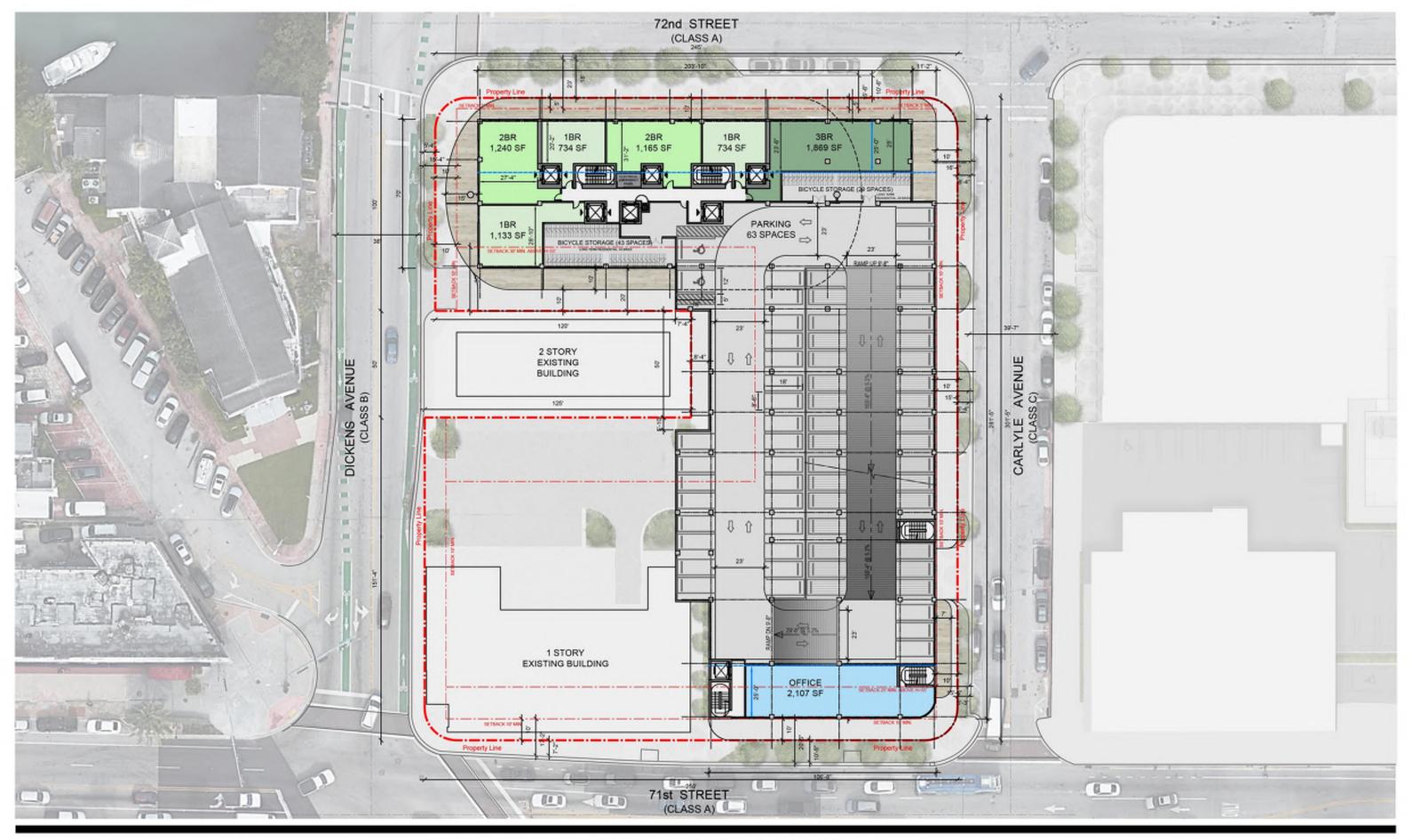
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LEVEL 02



DATE: 10/16/2023

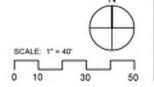


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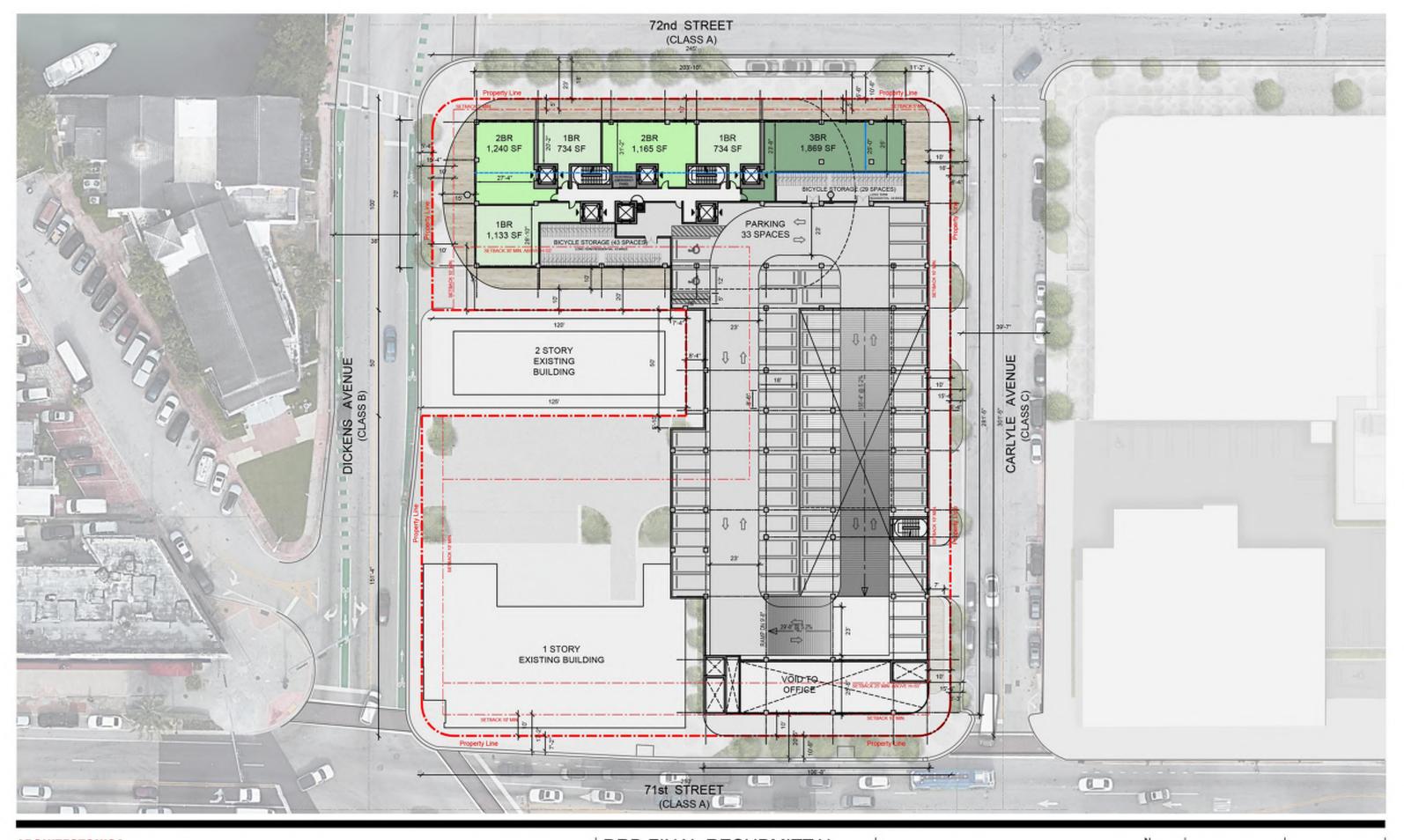
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LEVEL 03



DATE: 10/16/2023

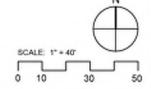


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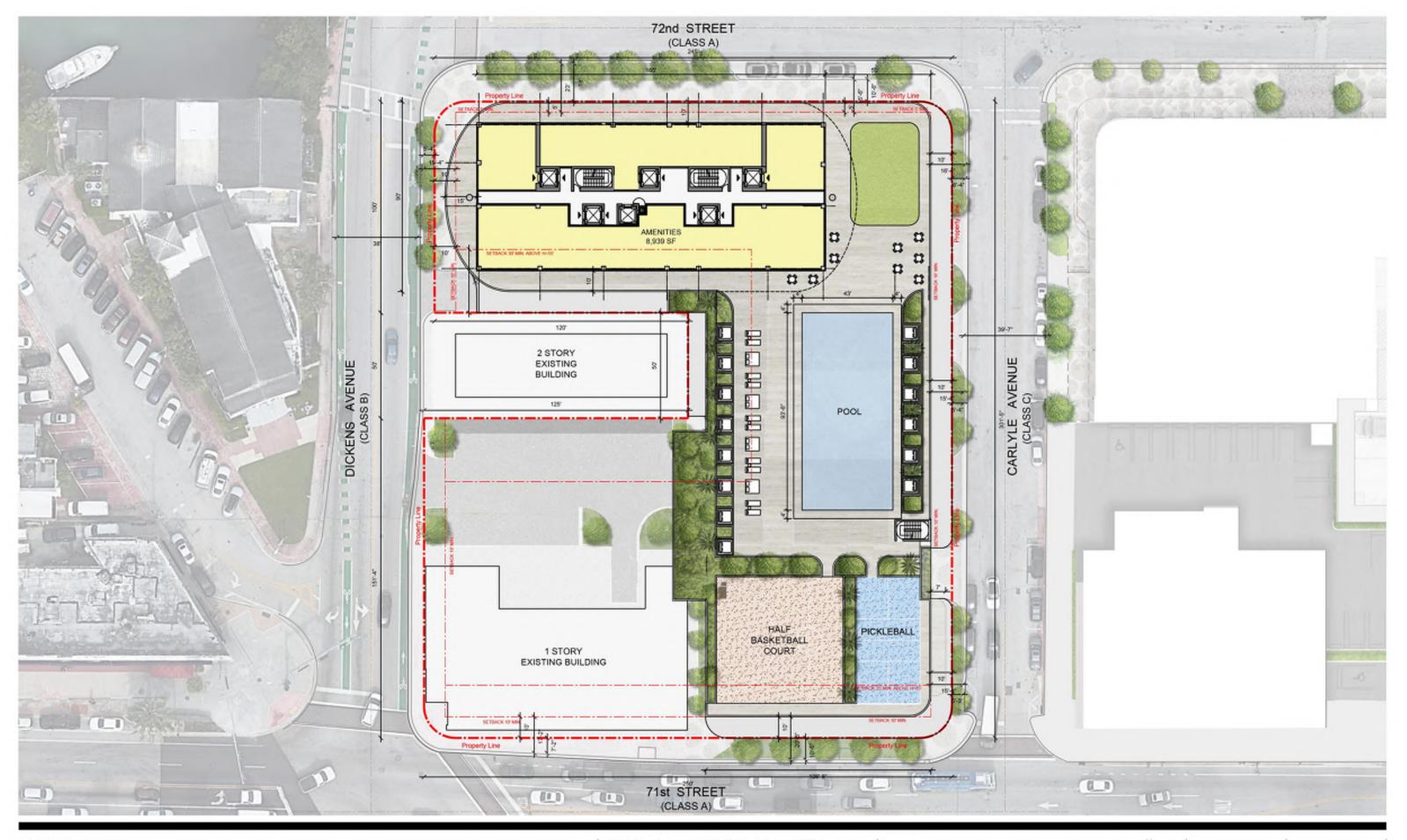
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LEVEL 04



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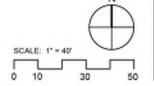


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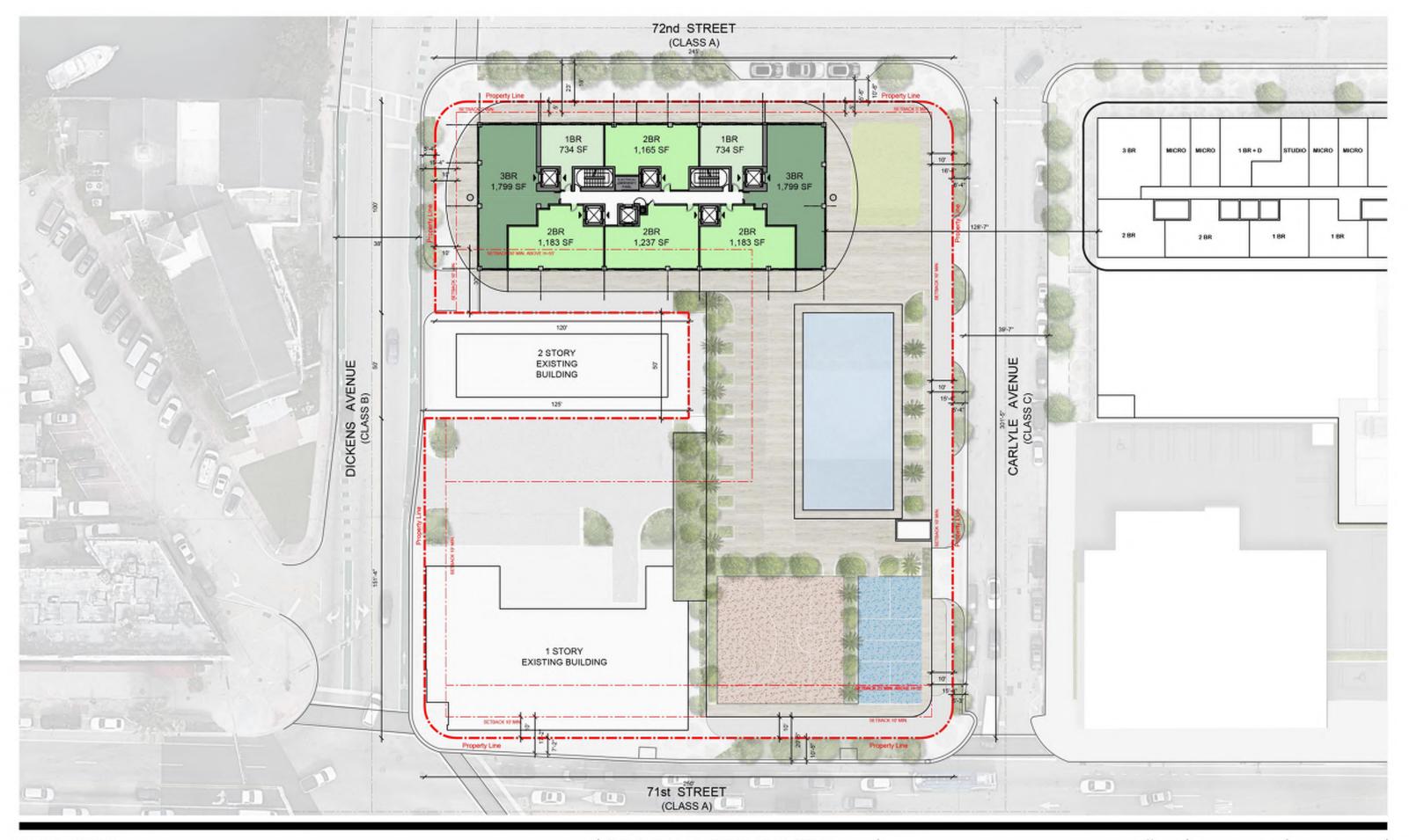
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LEVEL 05



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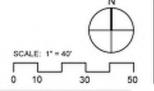


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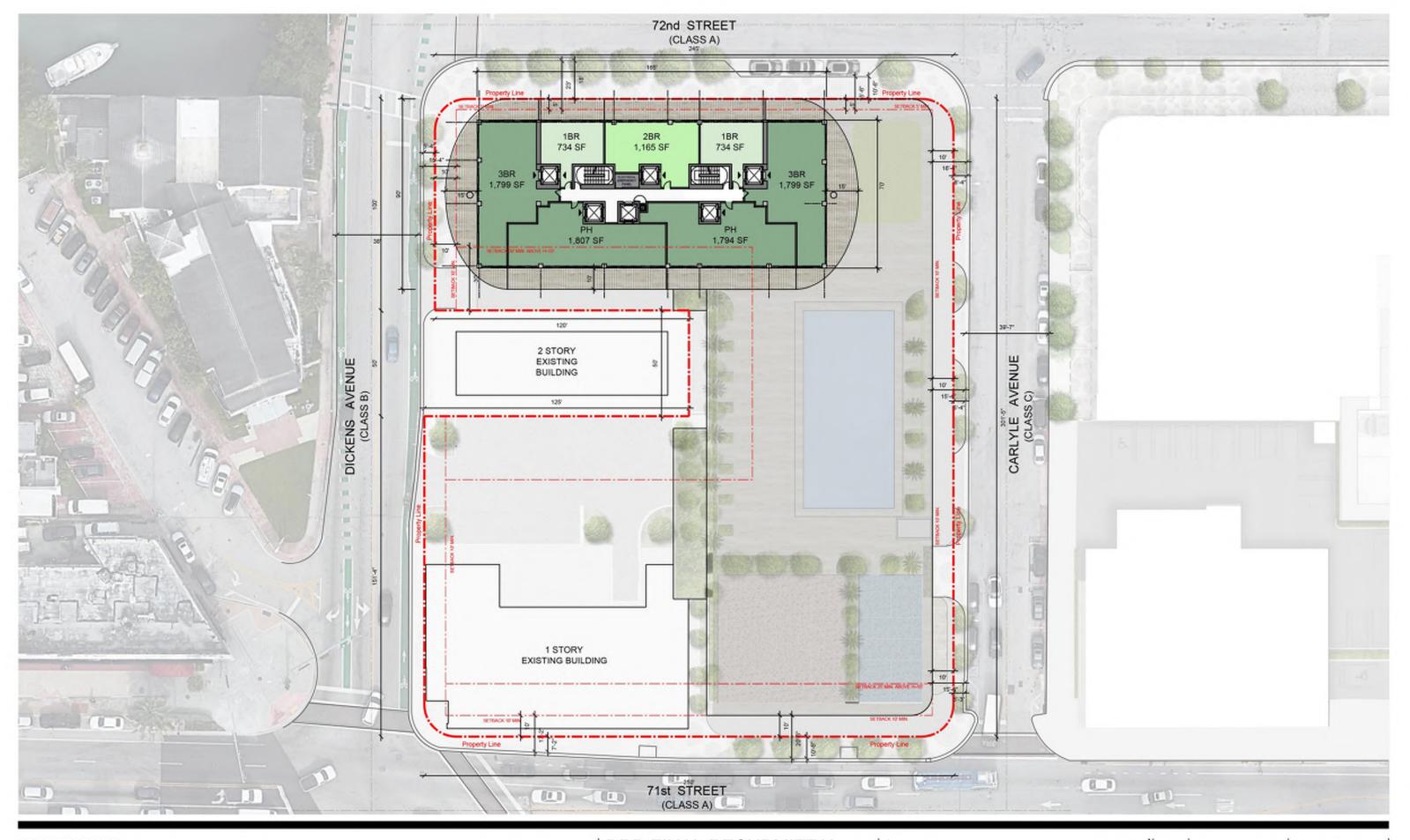
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LEVEL 06-17



DATE: 10/16/2023

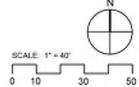


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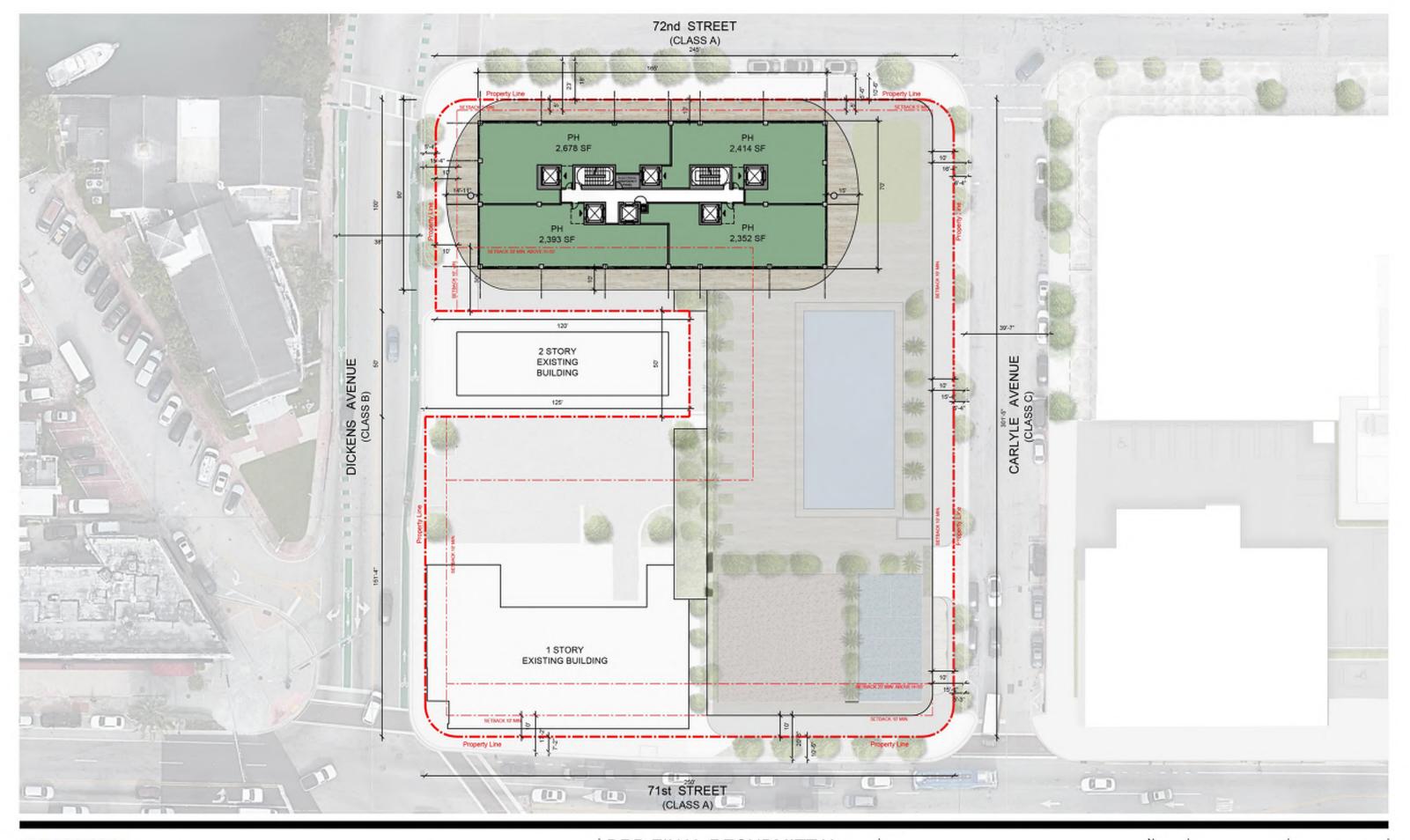
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LEVEL 18



DATE: 10/16/2023



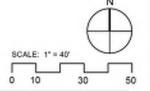
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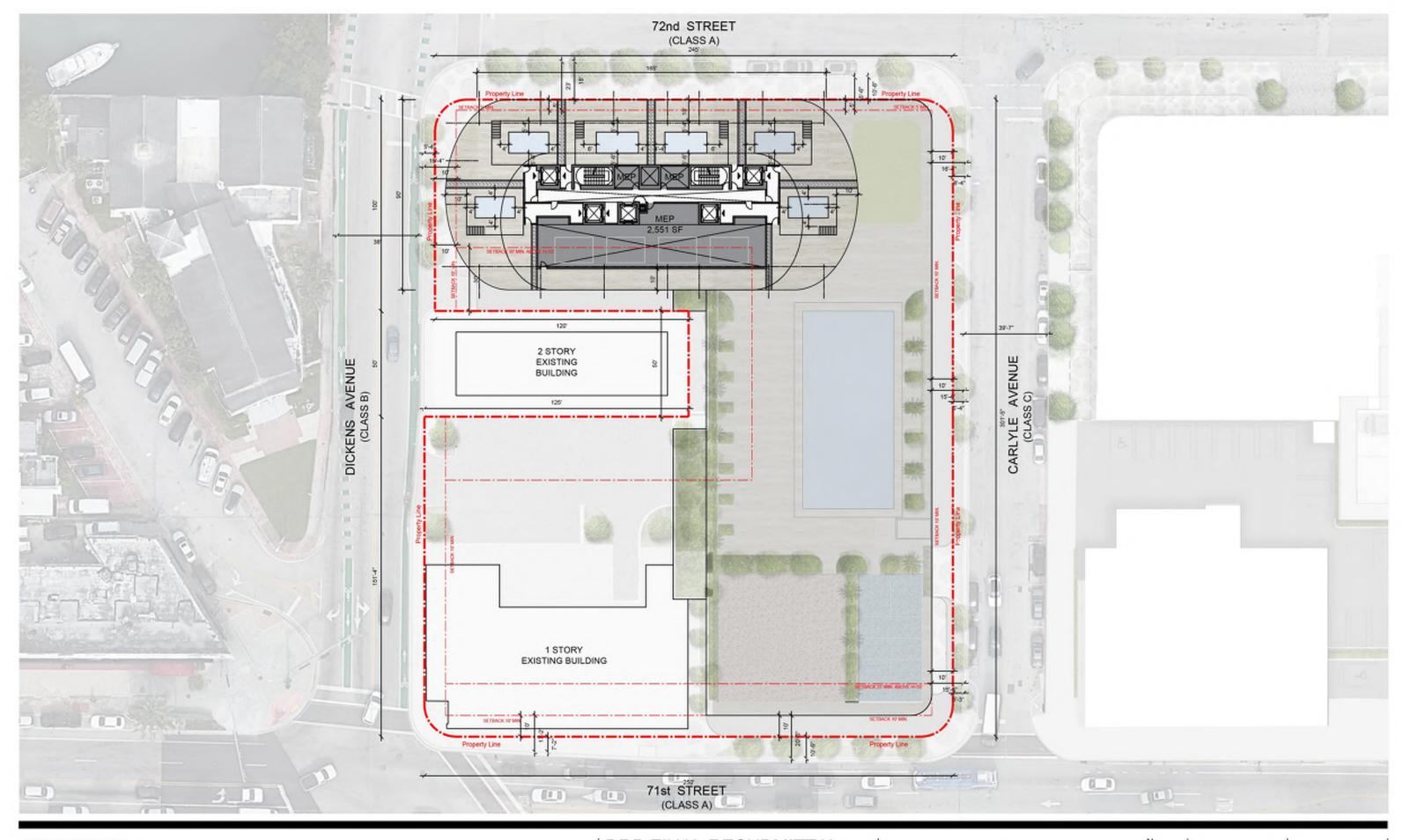
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LEVEL 19



DATE: 10/16/2023

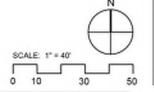


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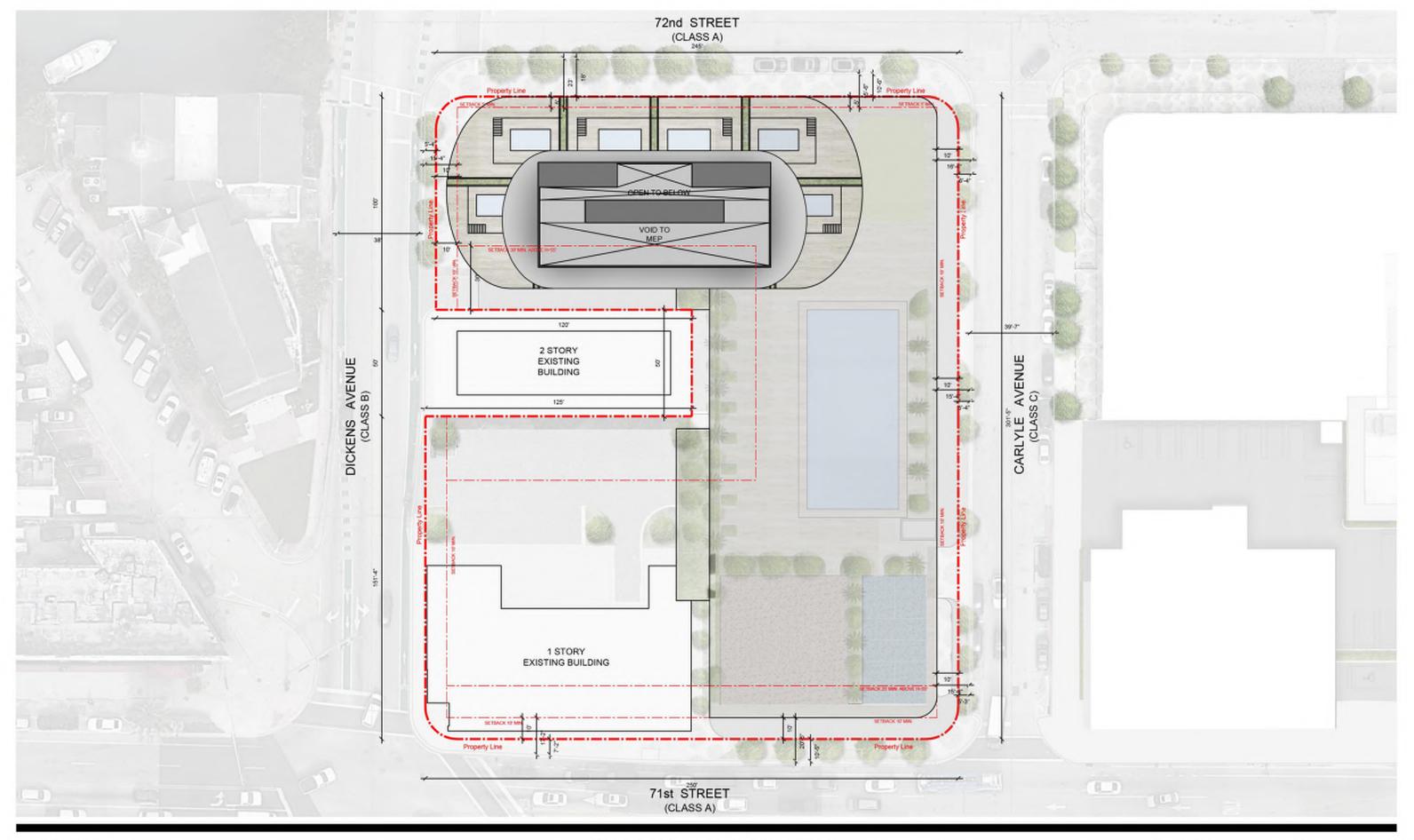
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ROOF TOP LEVEL



DATE: 10/16/2023

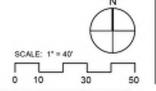


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ROOF PLAN



DATE: 10/16/2023

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%

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%

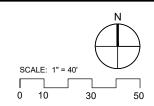
SEC. 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with minimum depth of 50 feet from the building facade.

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

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

FRONTAGE DIAGRAM PHASE I



DATE: 10/16/2023

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 II:

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.

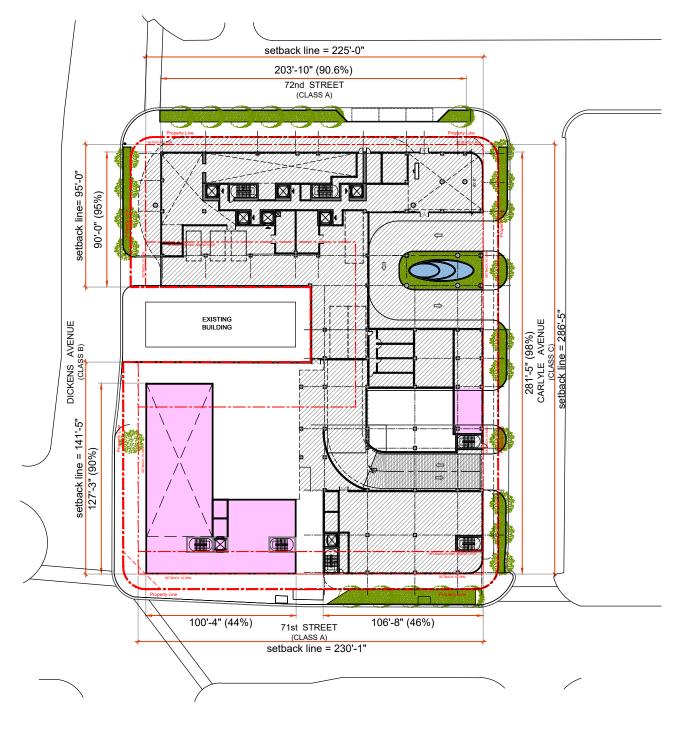
SEC. 142-745 (d)(e)(2): Building shall have minimum of three floors located along minimum of 90 percent of length of the setback line.

PHASE II:

90% of 141'-5" = 127'-3"

Provided 127'-3" = 90%

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 II:

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 II:

90% of 230'-1" = 207'-0"

Provided 211'-0" (106'-8"+100'-4") = 90%

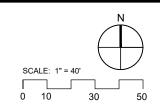
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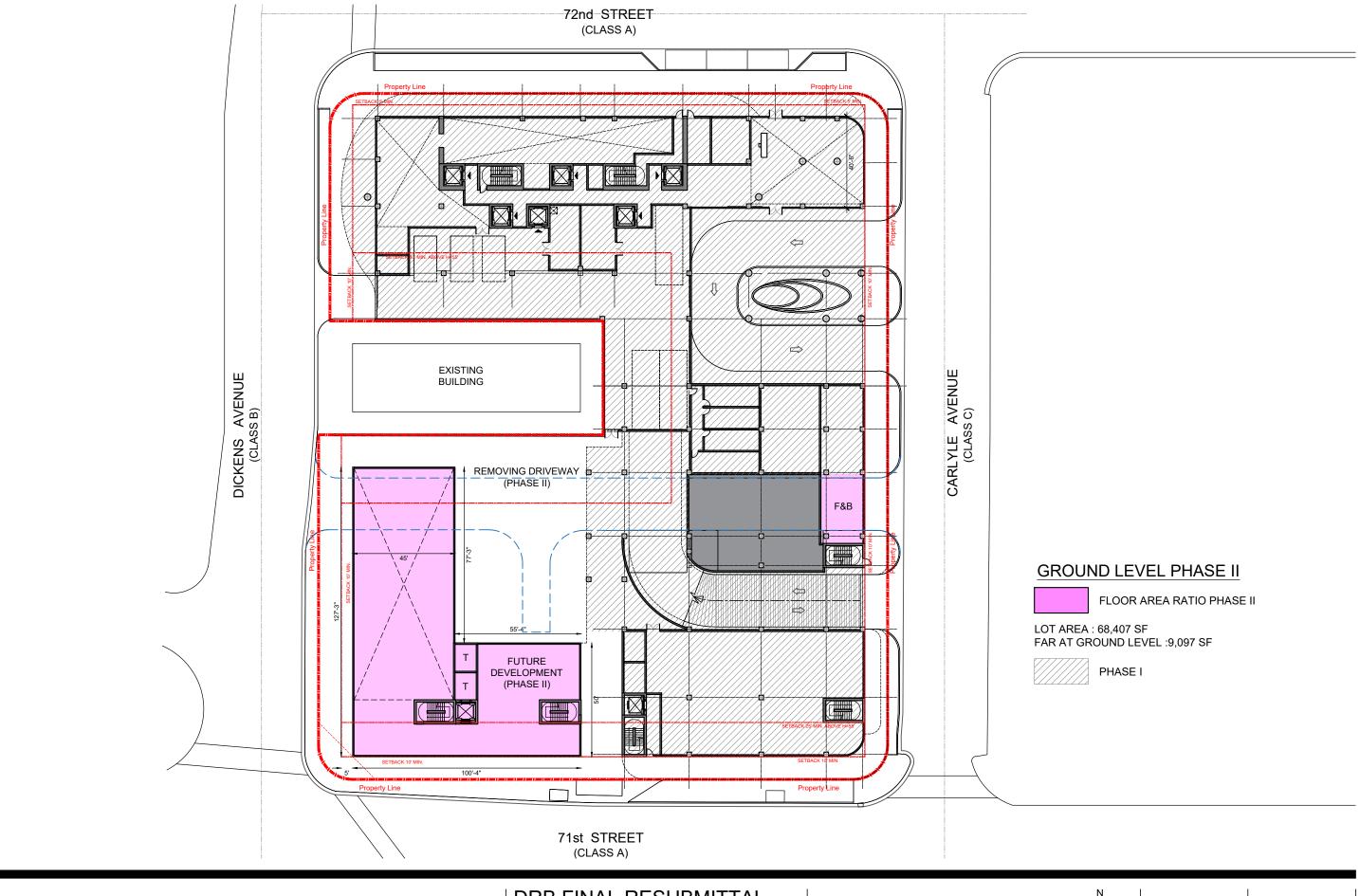
ARQUITECTONICA

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FRONTAGE DIAGRAM PHASE II



DATE: 10/16/2023



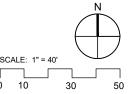
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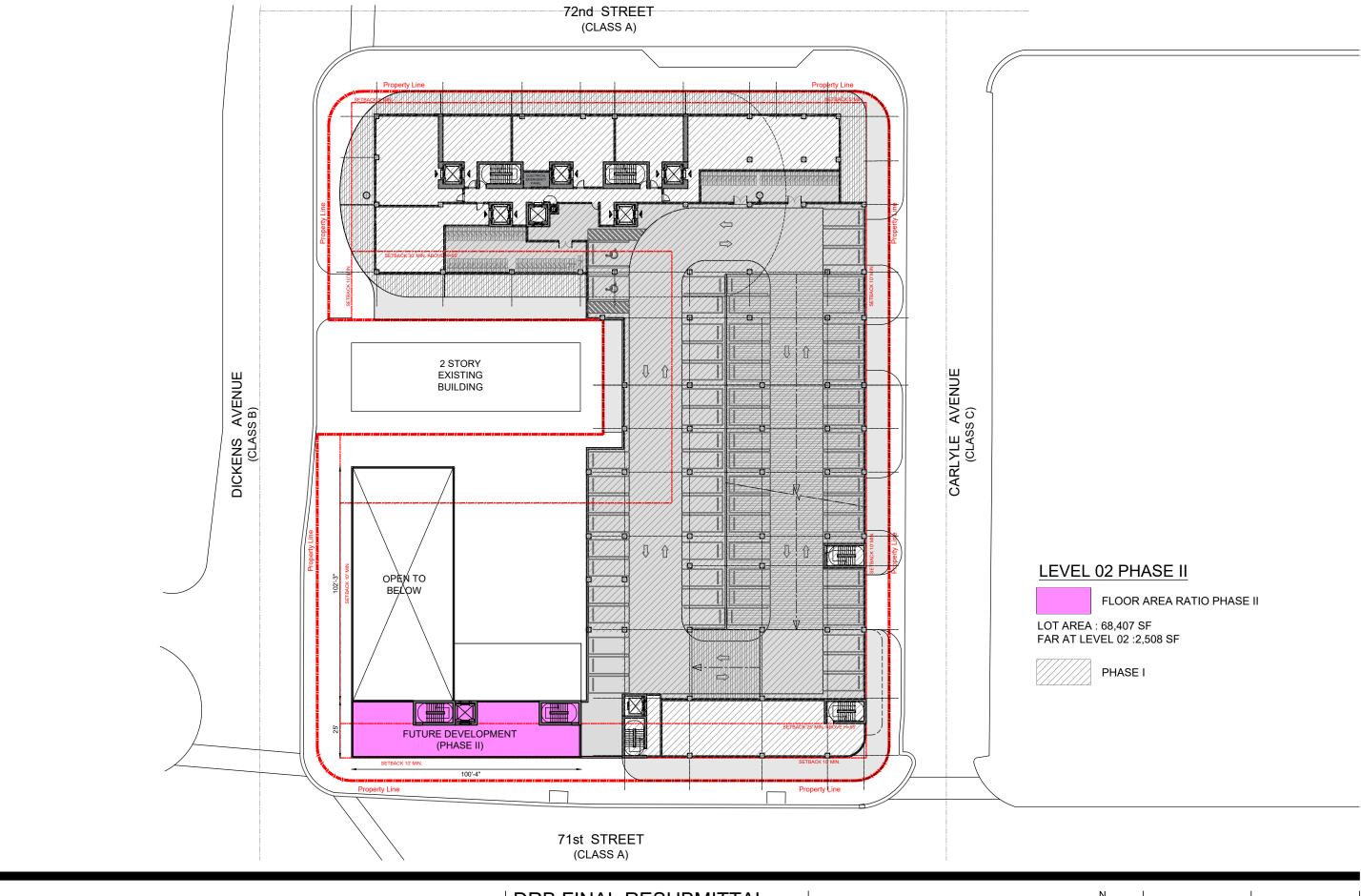
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GROUND LEVEL PHASE II



DATE: 10/16/2023



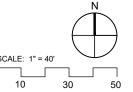
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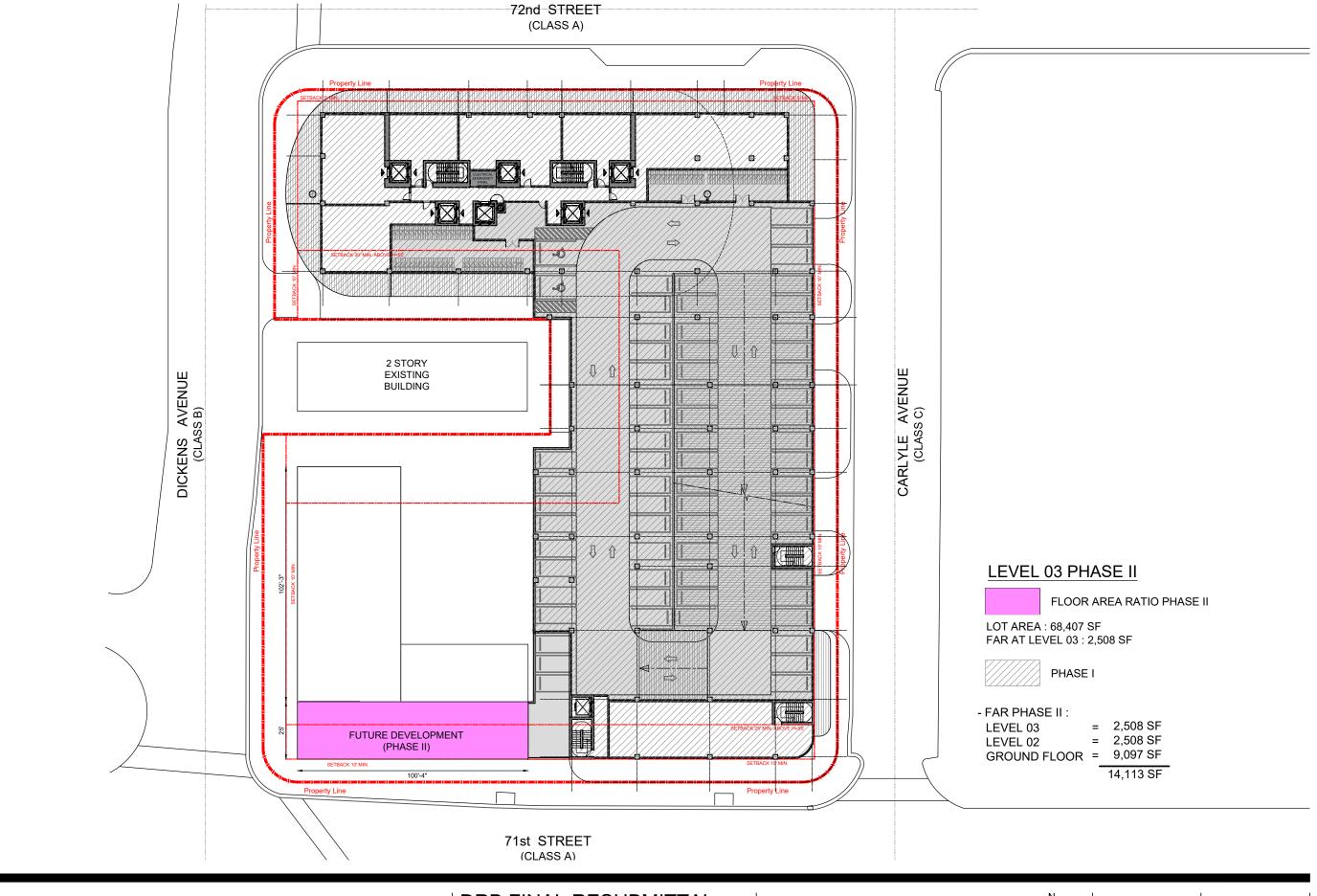
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LEVEL 02 PHASE II



DATE: 10/16/2023



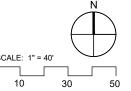
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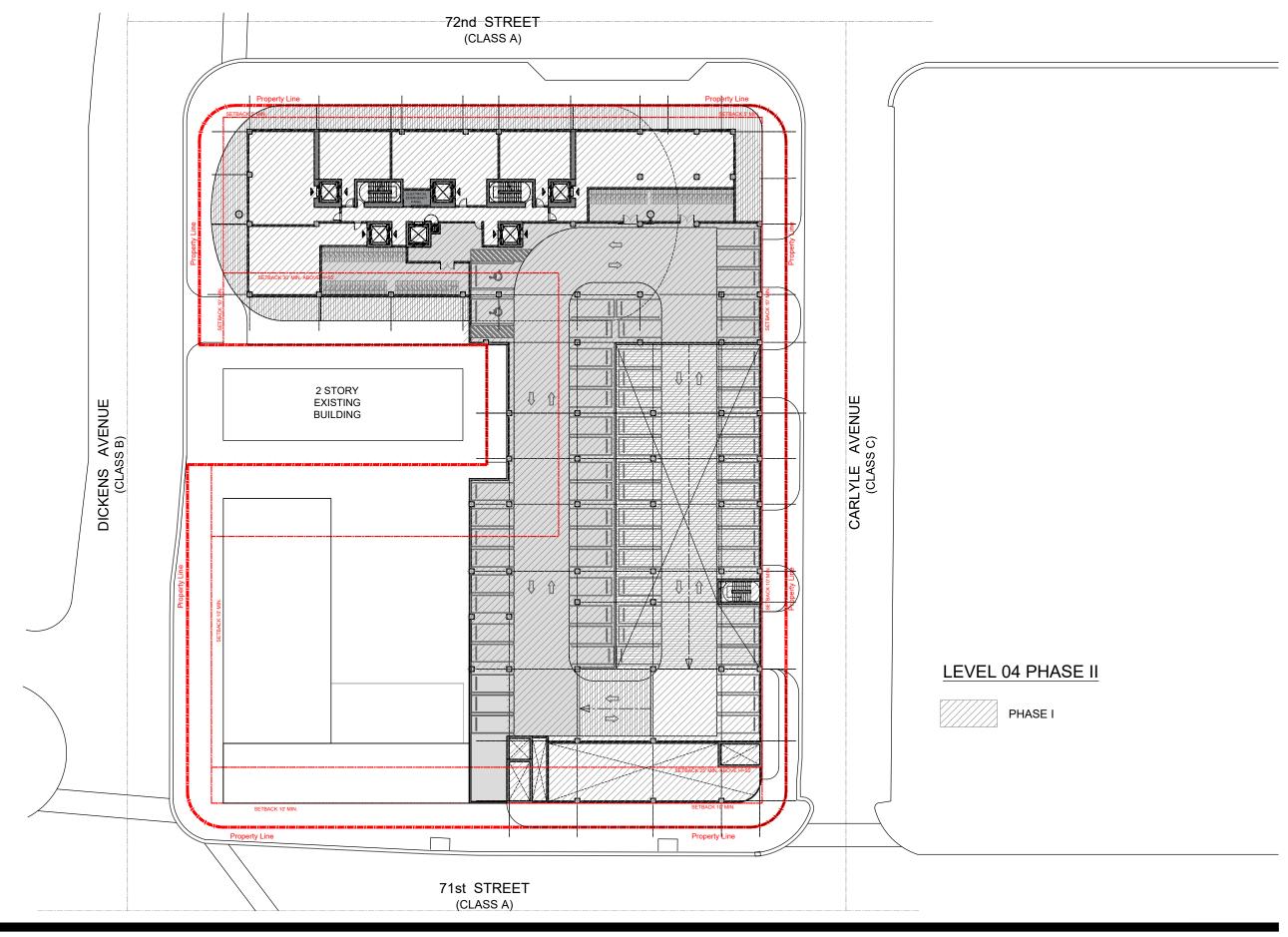
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LEVEL 03 PHASE II



DATE: 10/16/2023



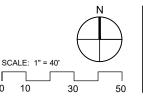
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LEVEL 04 PHASE II



DATE: 10/16/2023

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"= **3,941.6**6 **SF (100%)**

North facade Ground (Glass):

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



NORTH FACADE

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GLAZING DIAGRAM -NORTH ELEVATION

DATE: 10/16/2023

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):

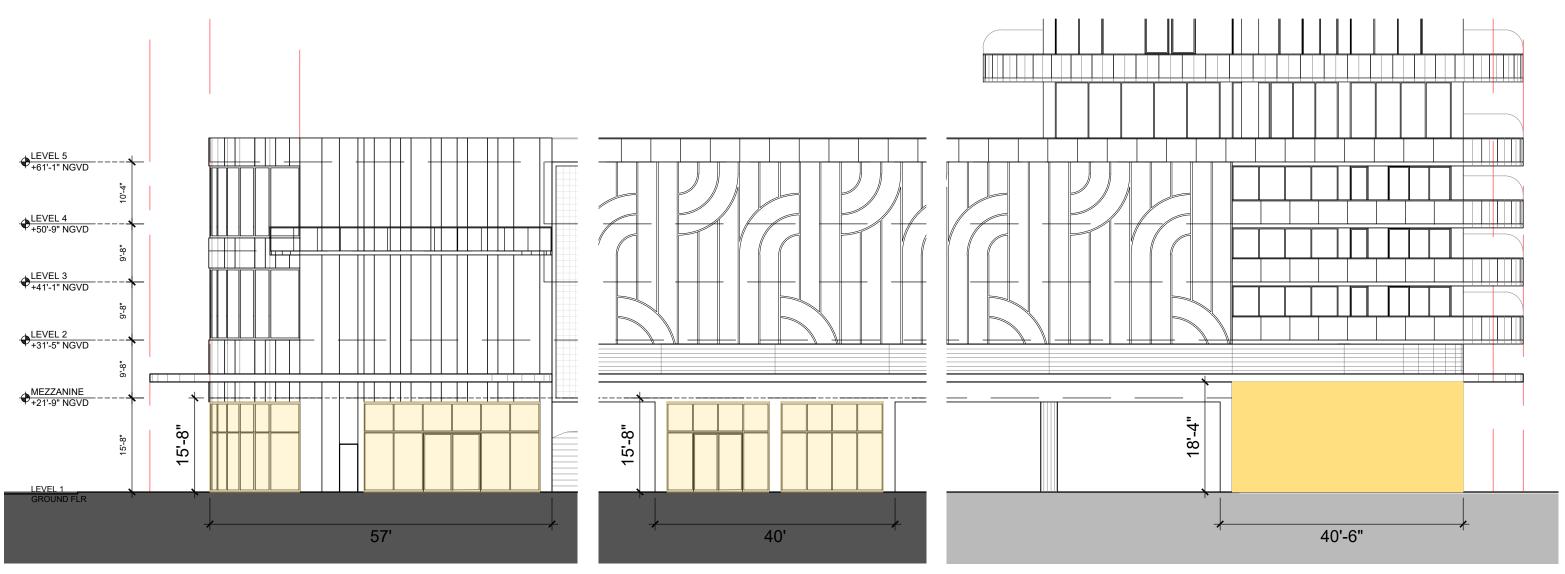
TOTAL: 510 SF of Glazing (81%)

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

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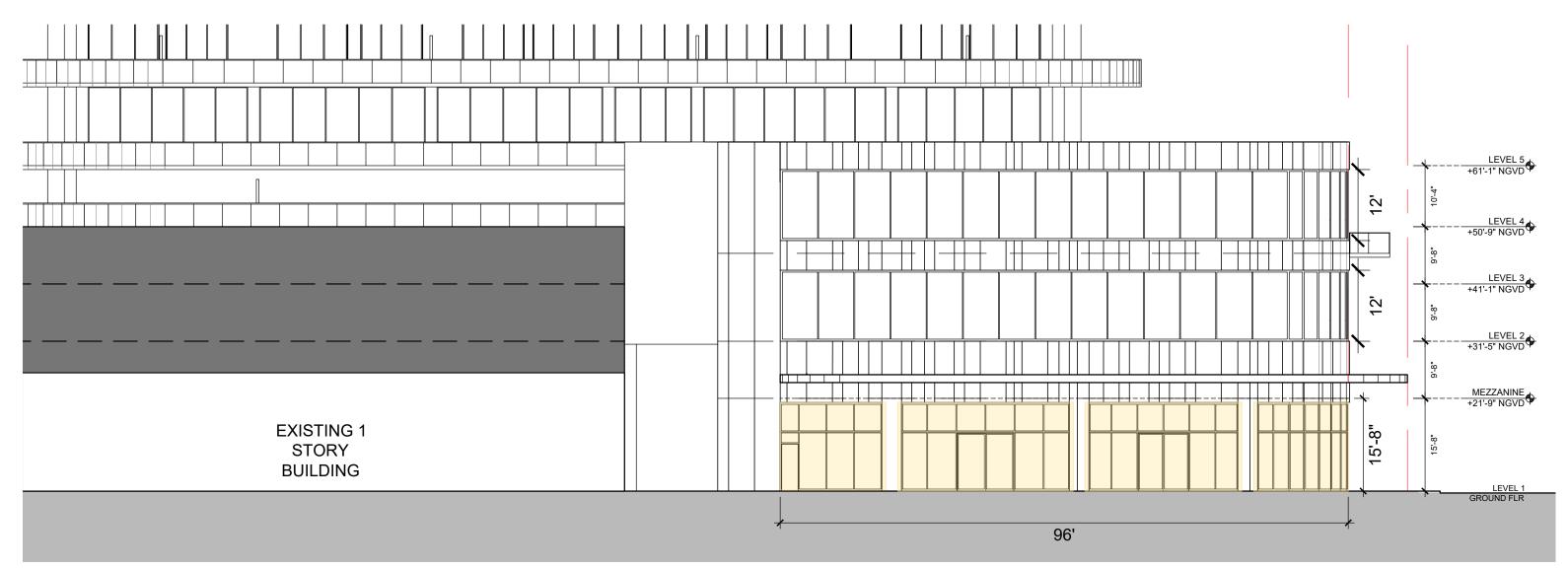
142-745 (8)(b): Commercial, hotel, and access to upper level frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

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

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GLAZING DIAGRAM -SOUTH ELEVATION

DATE: 10/16/2023

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

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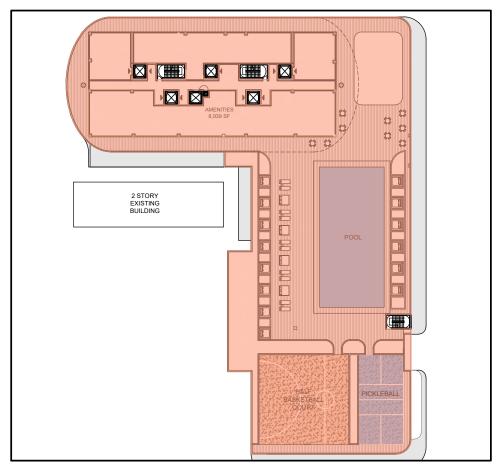
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GLAZING DIAGRAM -WEST ELEVATION

DATE: 10/16/2023



GROUND



AMENITIES: 41,888 SF F&B 0 SF TOTAL : 41,888 SF

FAR DIAGRAM

	225 011113	ALLOWABLE FAR	239.424 SF	ES. Spaces	
	125 Units	PHASE I	224,817 SF	237 Spaces	
Ground		Retail	16,259 SF	29 Spaces	Parking
Mezzanine		Parking	2,842 SF	49 Spaces	Parking
Level 2	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Level 3	6 Units	Residential/Office	11,561 SF	63 Spaces	Parking
Level 4	6 Units	Residential	8,804 SF	33 Spaces	Parking
Level 5		Amenities	11,531 SF	PARKING	_
Level 6	8 Units	Residential	11,448 SF		
Level 7	8 Units	Residential	11,448 SF		
Level 8	8 Units	Residential	11,448 SF		
Level 9	8 Units	Residential	11,448 SF		
Level 10	8 Units	Residential	11,448 SF		
Level 11	8 Units	Residential	11,448 SF		
Level 12	8 Units	Residential	11,448 SF		
Level 13	8 Units	Residential	11,448 SF		
Level 14	8 Units	Residential	11,448 SF		
Level 15	8 Units	Residential	11,448 SF		
Level 16	8 Units	Residential	11,448 SF		
Level 17	8 Units	Residential	11,448 SF		
Level 18	7 Units	Residential	11,448 SF		
Level 19	4 Units	Residential	11,448 SF		
ROOF LEVEL		Amenities	1,987 SF		
		_	FAR		

AMENITIES FOR LEVEL

GROUND : 14,331SF : 41,888 SF LEVEL 5

14,607 SF 14,113 SF 494 SF

TOTAL AMENITIES : 56,219 SF

TOTAL FAR = 224,817 SF 20% OF FAR = 44,963 SF

TOTAL AMENITIES > 20% FAR

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LOBBY: 4,166 SF

F&B : <u>10,165 SF</u> TOTAL : 14,331 SF

F&B

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AMENITIES DIAGRAM

SCALE: 1/64" = 1'-0"

LEVEL 5



A1-27 DATE: 10/16/2023



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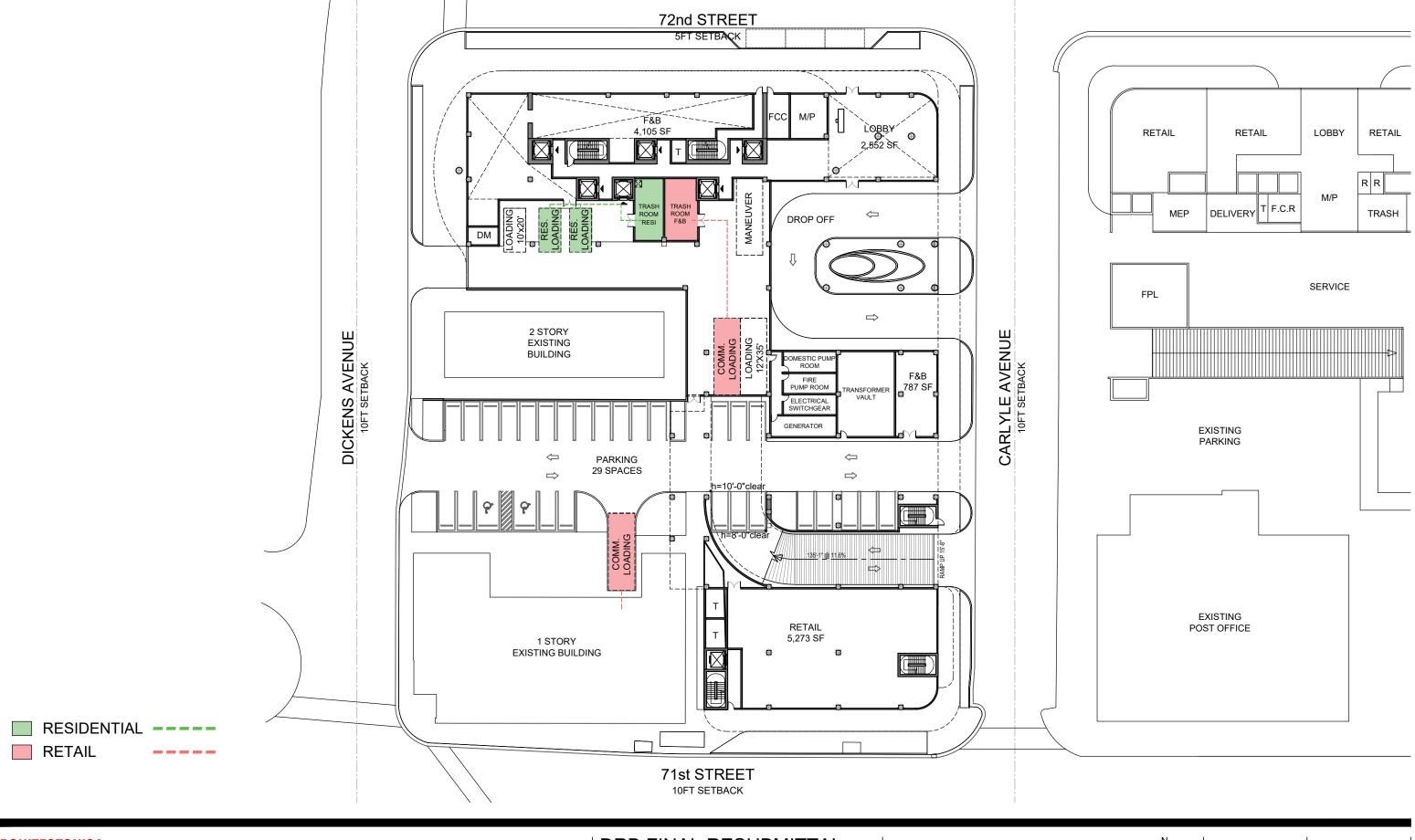
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DATE: 10/16/2023



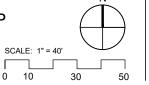
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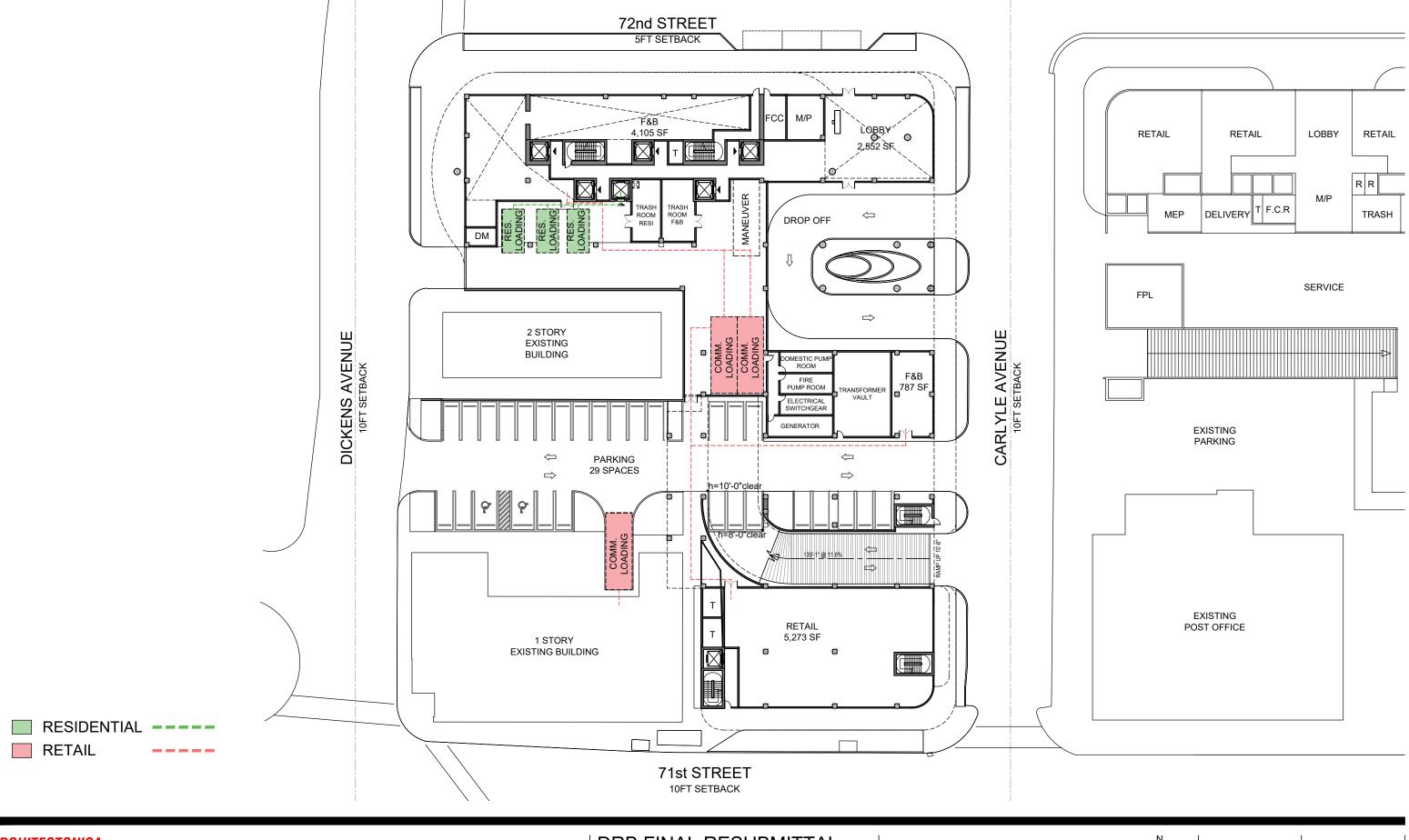
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TRASH OPERATION MAP



DATE: 10/16/2023



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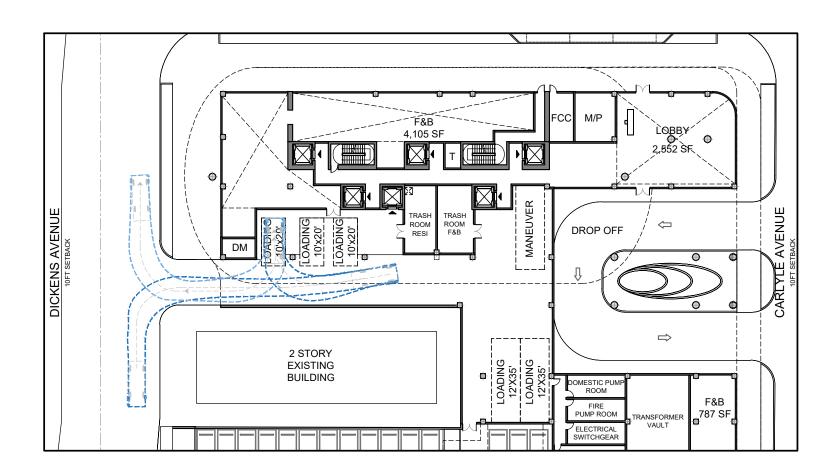
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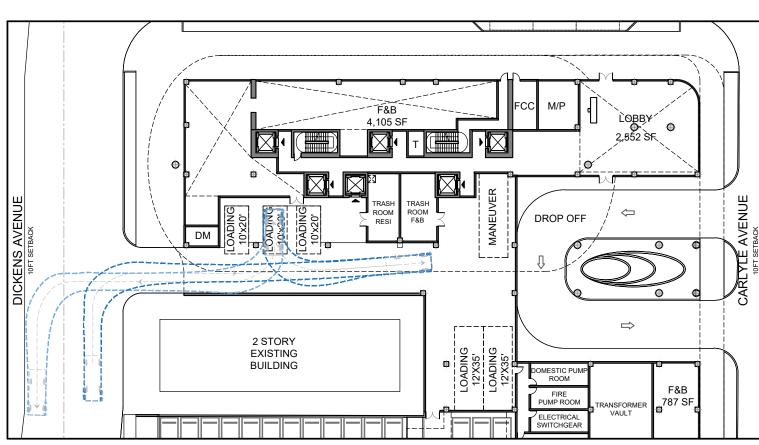
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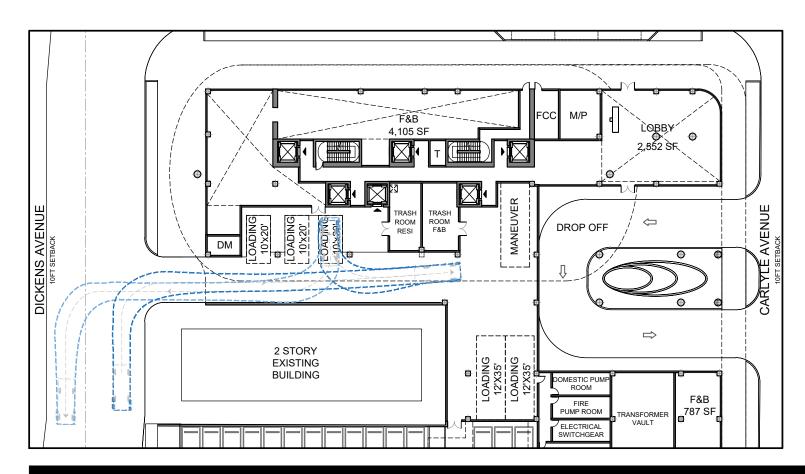
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LOADING OPERATION MAP

DATE: 10/16/2023







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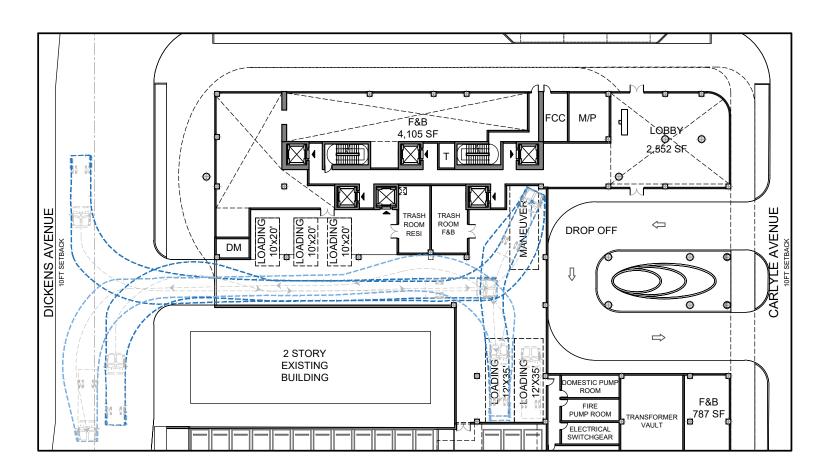
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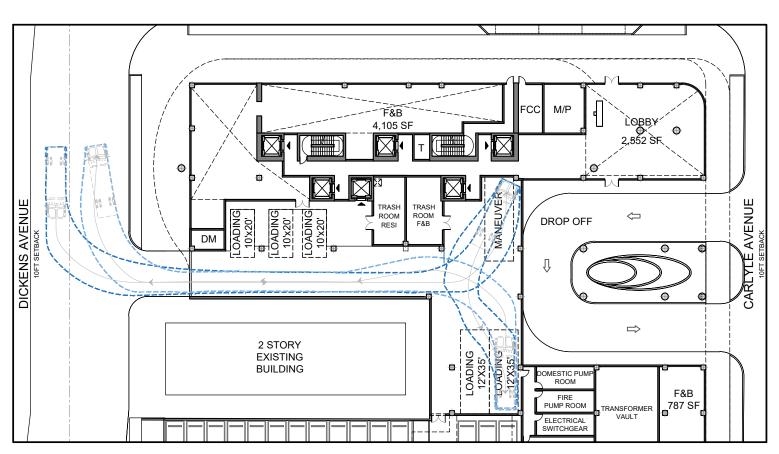
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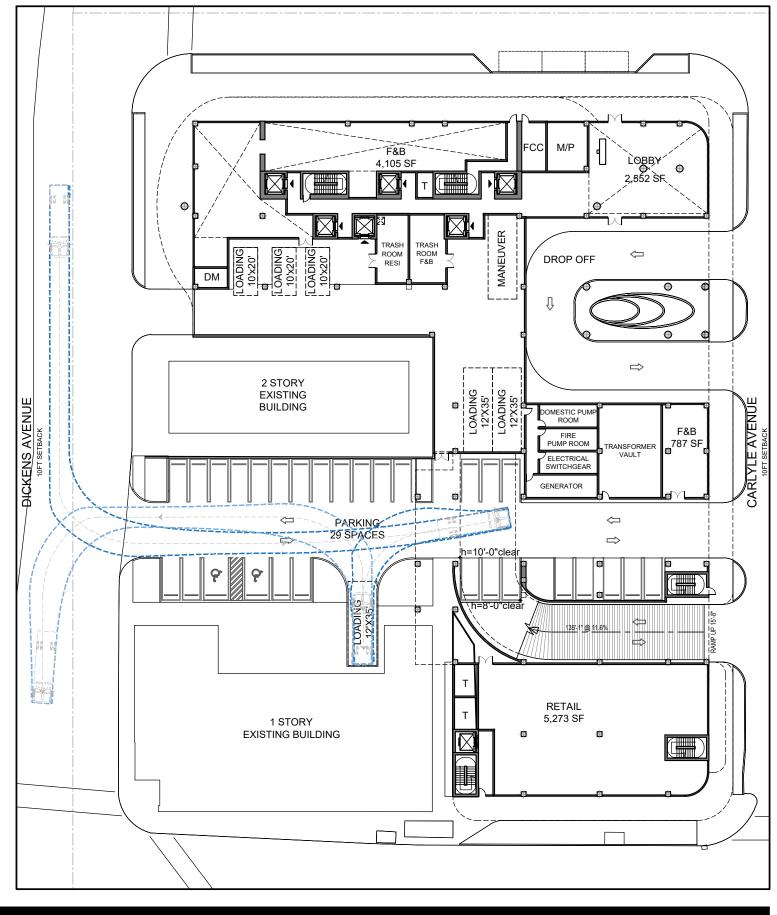
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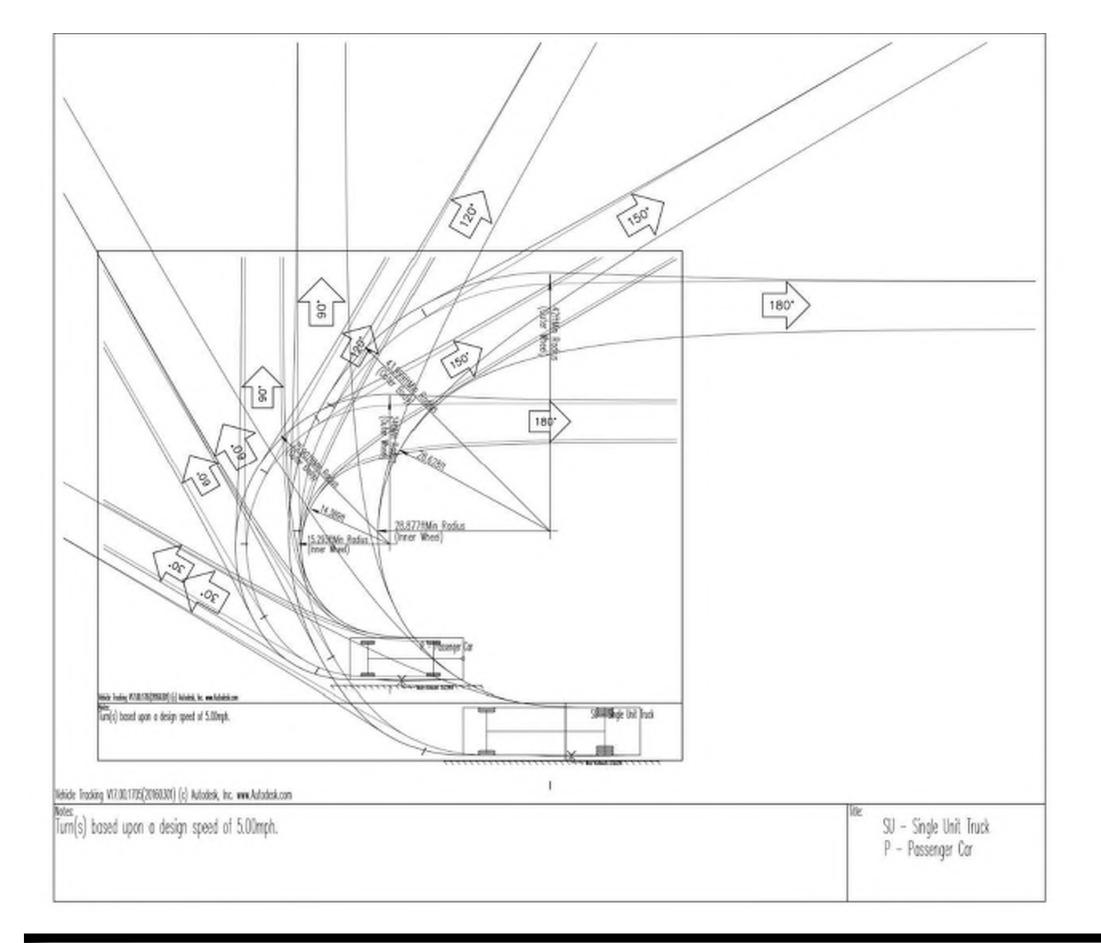
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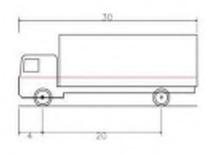
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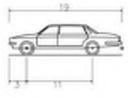


DATE: 10/16/2023





SU — Single Unit Truck Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock—to—lock time Curb to Curb Turning Radius



P — Passenger Car Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock—to—lack time Curb to Curb Turning Radius

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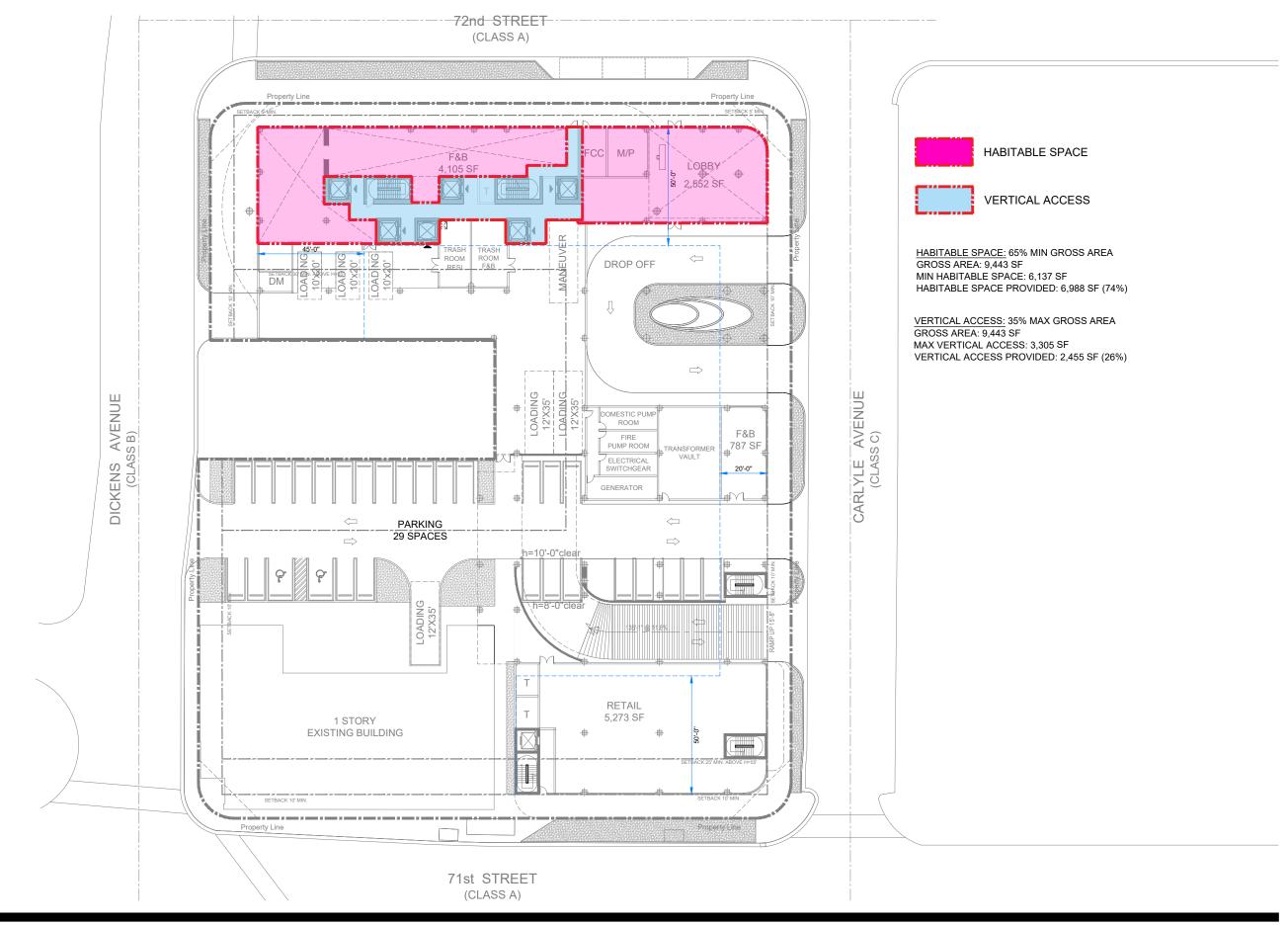
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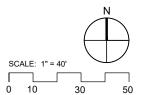
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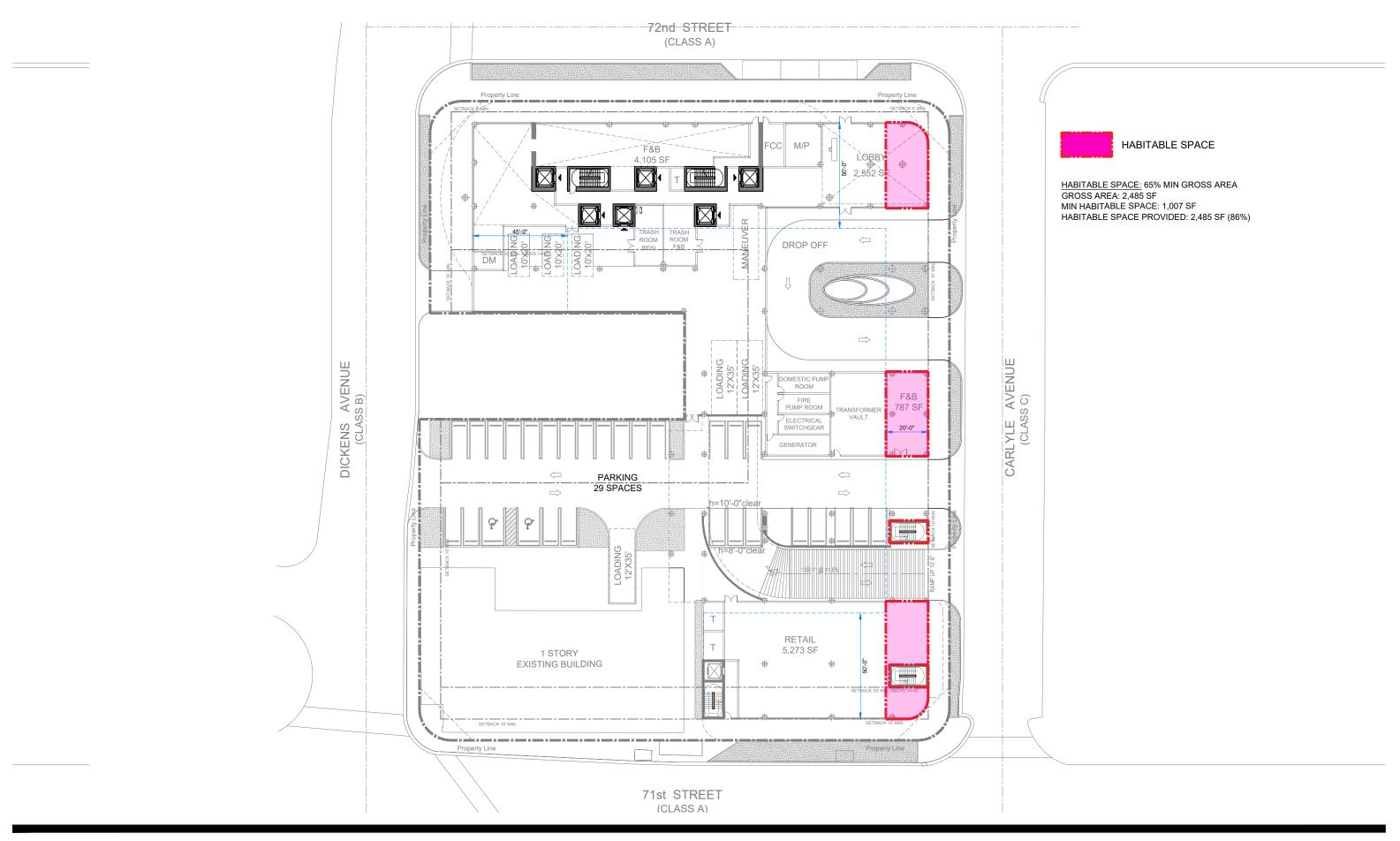
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HABITABLE SPACE DIAGRAM 72nd STREET



DATE: 08/07/2023



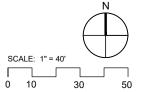
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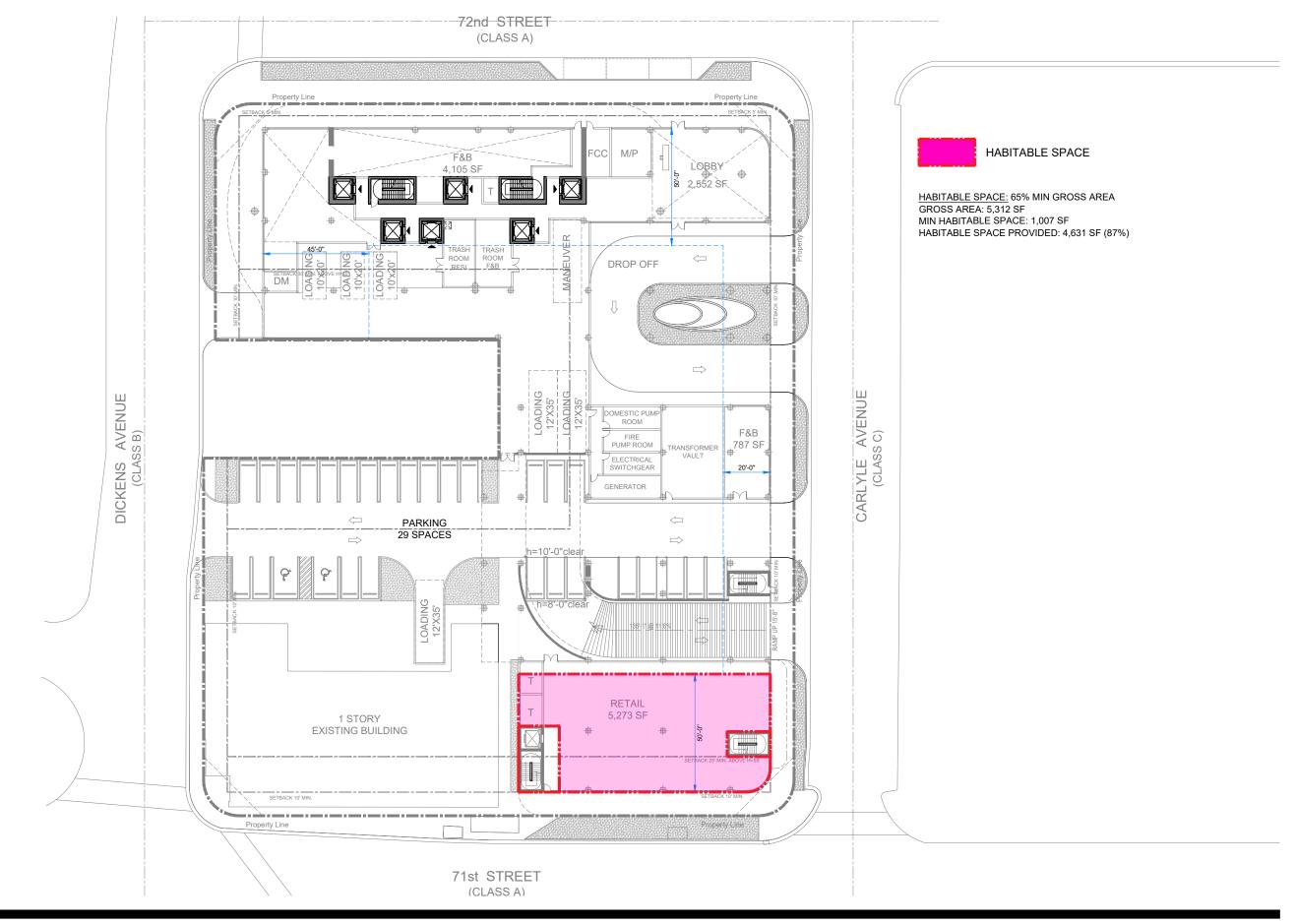
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HABITABLE SPACE DIAGRAM CARLYLE AVENUE



DATE: 08/07/2023



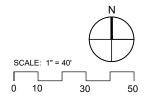
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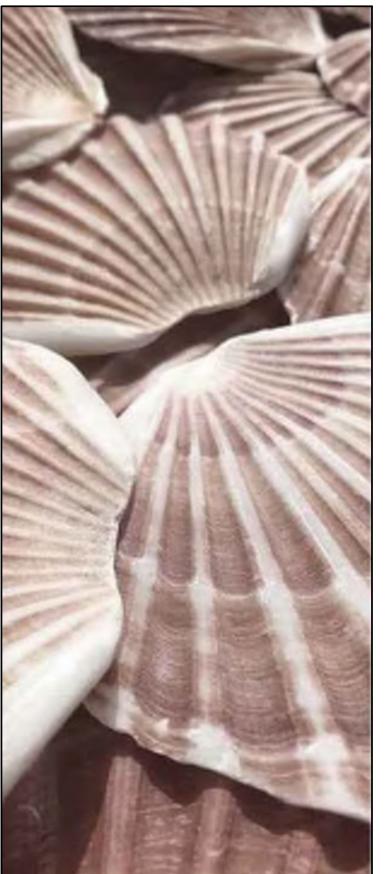
HABITABLE SPACE DIAGRAM 71st STREET



DATE: 08/07/2023







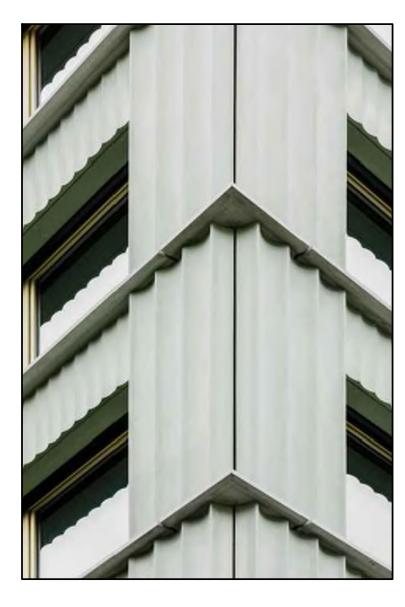


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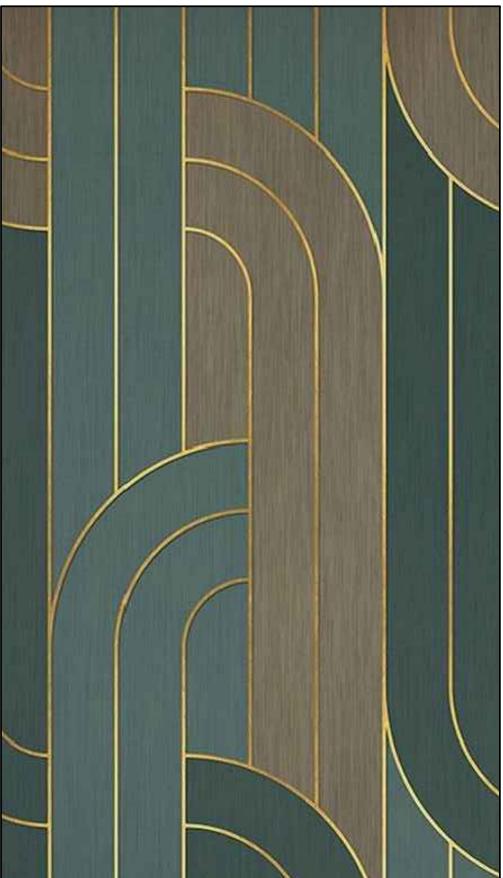


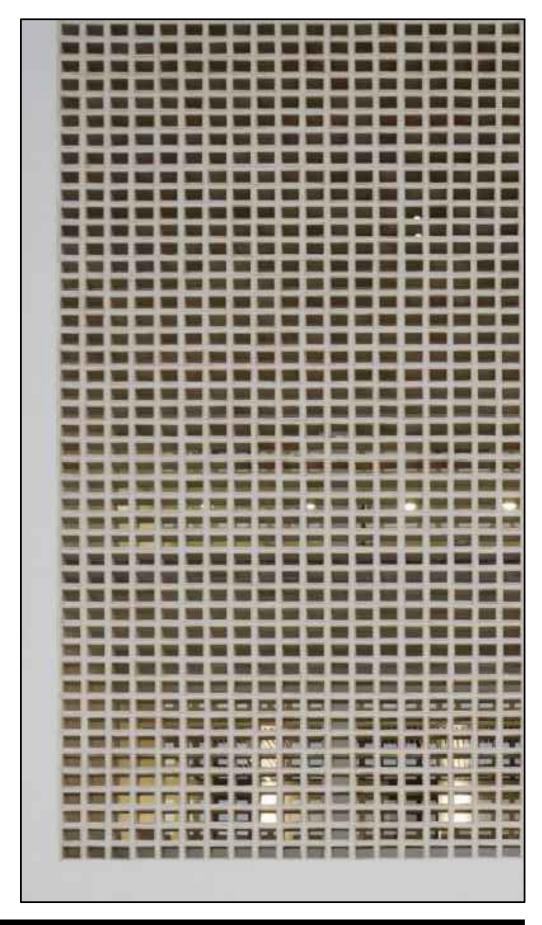












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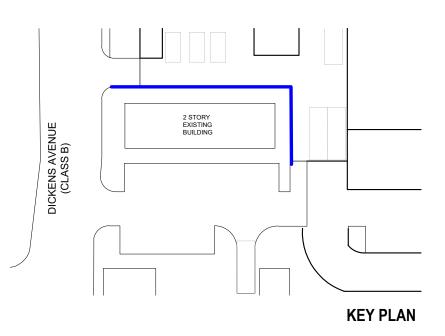
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INSPIRATIONAL IMAGES

DATE: 10/16/2023







EXISTING FENCE

PROPOSED GREEN WALL (9" FLUSH PLANTER WITH CREEPING FIG GROWING UP THE WALL)

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