

GROUND FLOOR  
FFFE  
+6'-0" NGVD

TOTAL FAR = 24,574 SF

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

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**FINAL SUBMITTAL**  
7140 ABBOTT AVE, MIAMI  
BEACH, FL 33141

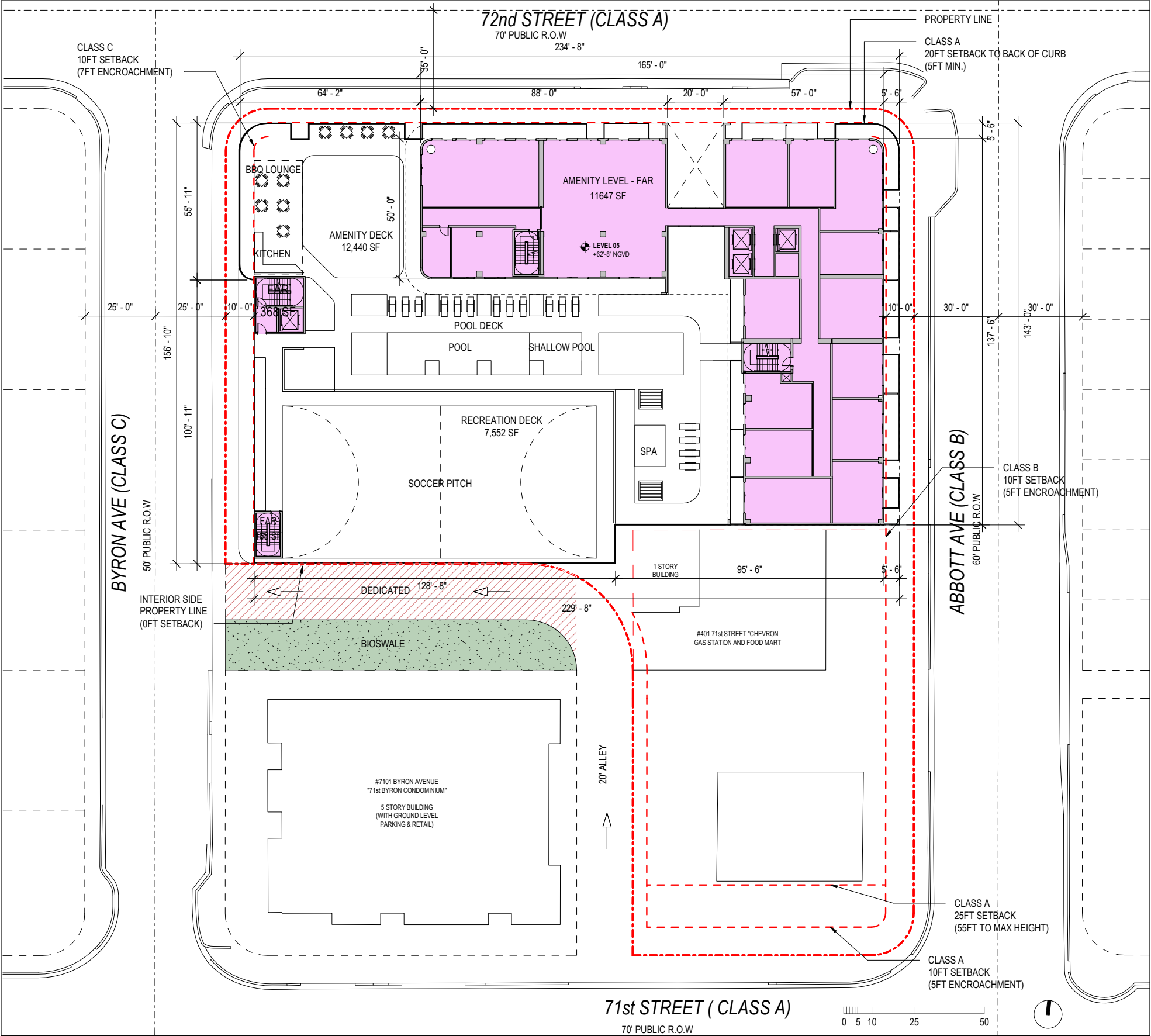
FAR DIAGRAM - GROUND LEVEL

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A0-11**





TOTAL FAR = 12,183 SF

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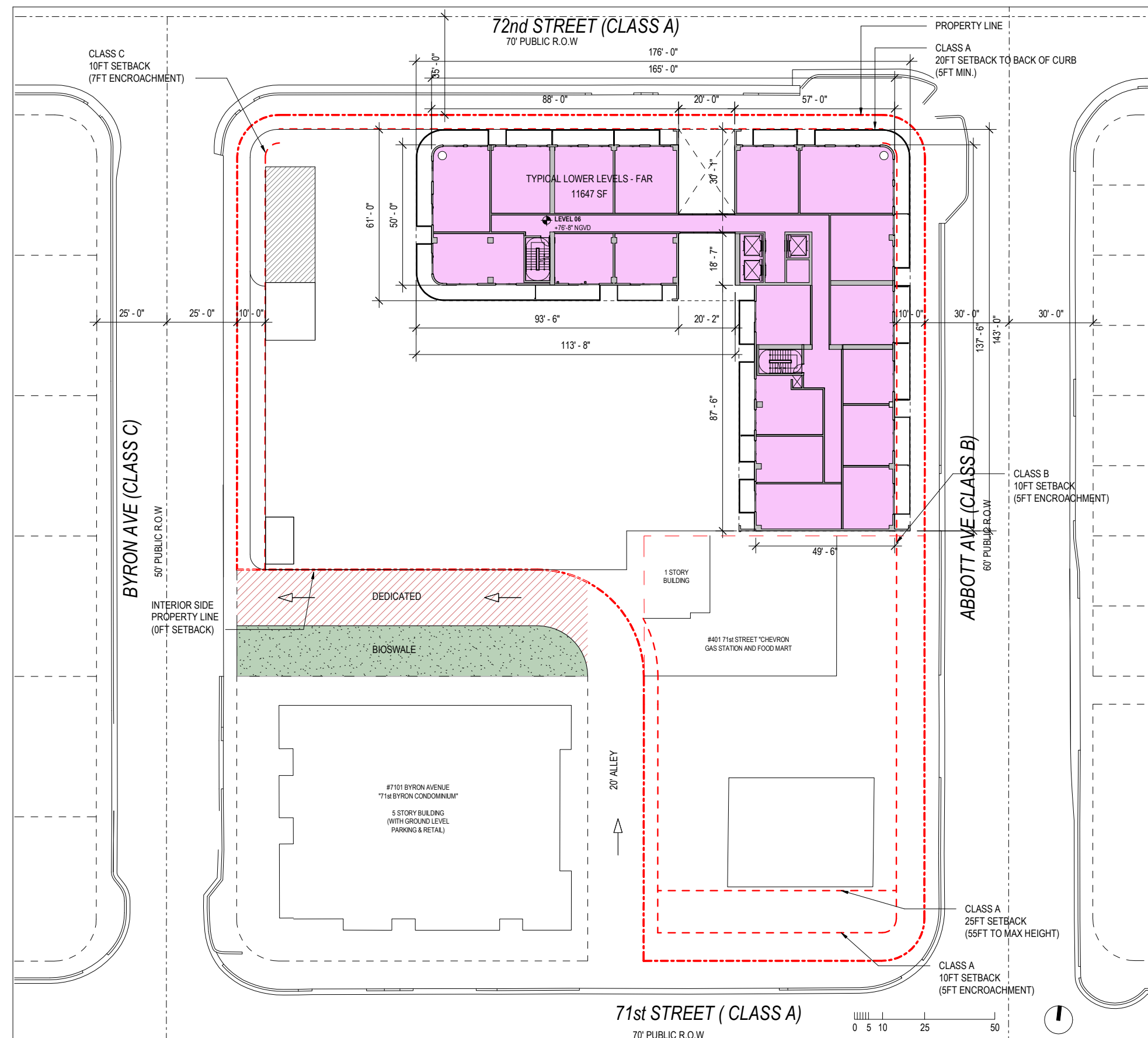
FAR DIAGRAM - LEVEL 05

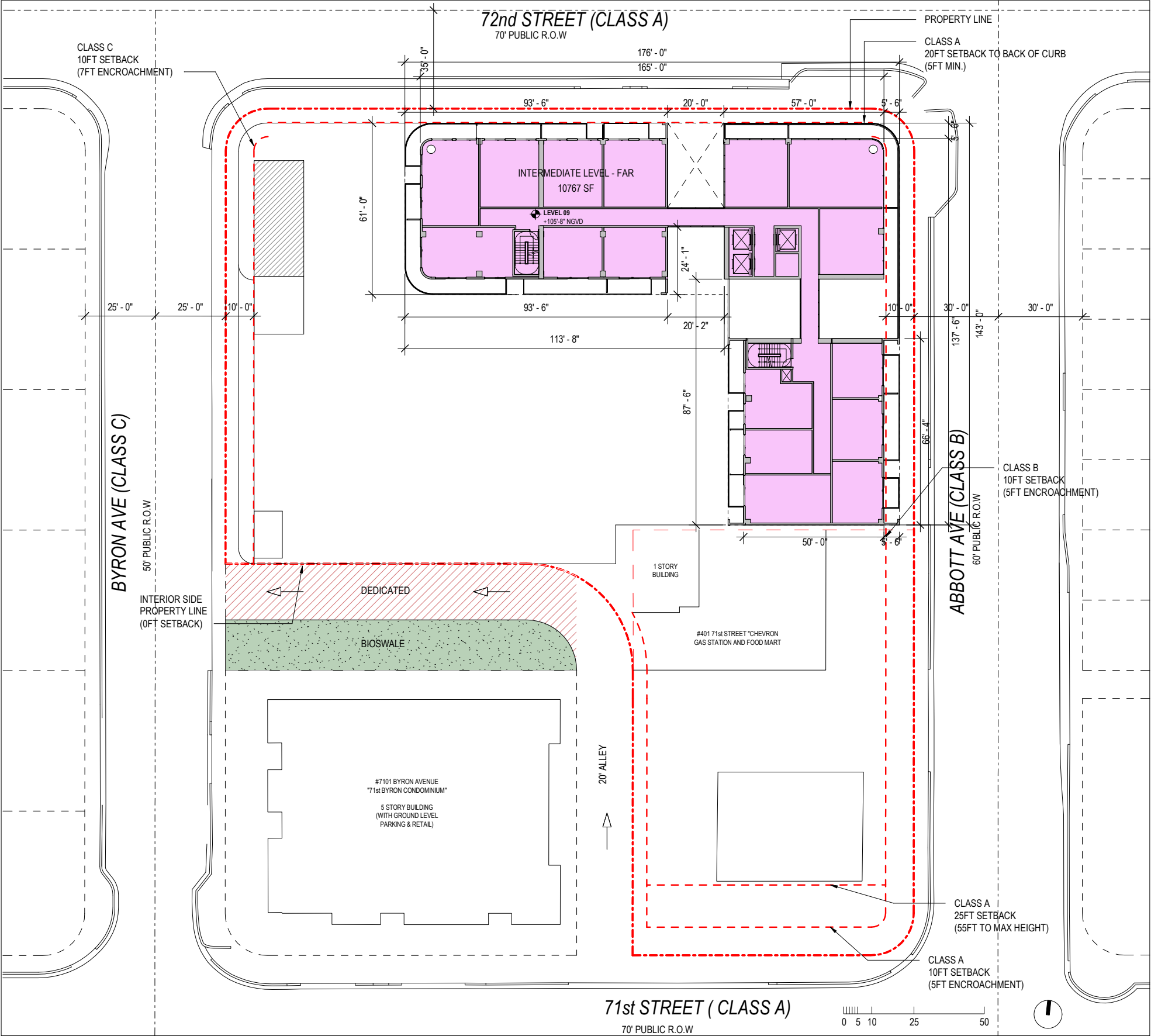
SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A0-13**







LEVEL 09  
+105'-8" NGVD

TOTAL FAR = 10,767 SF

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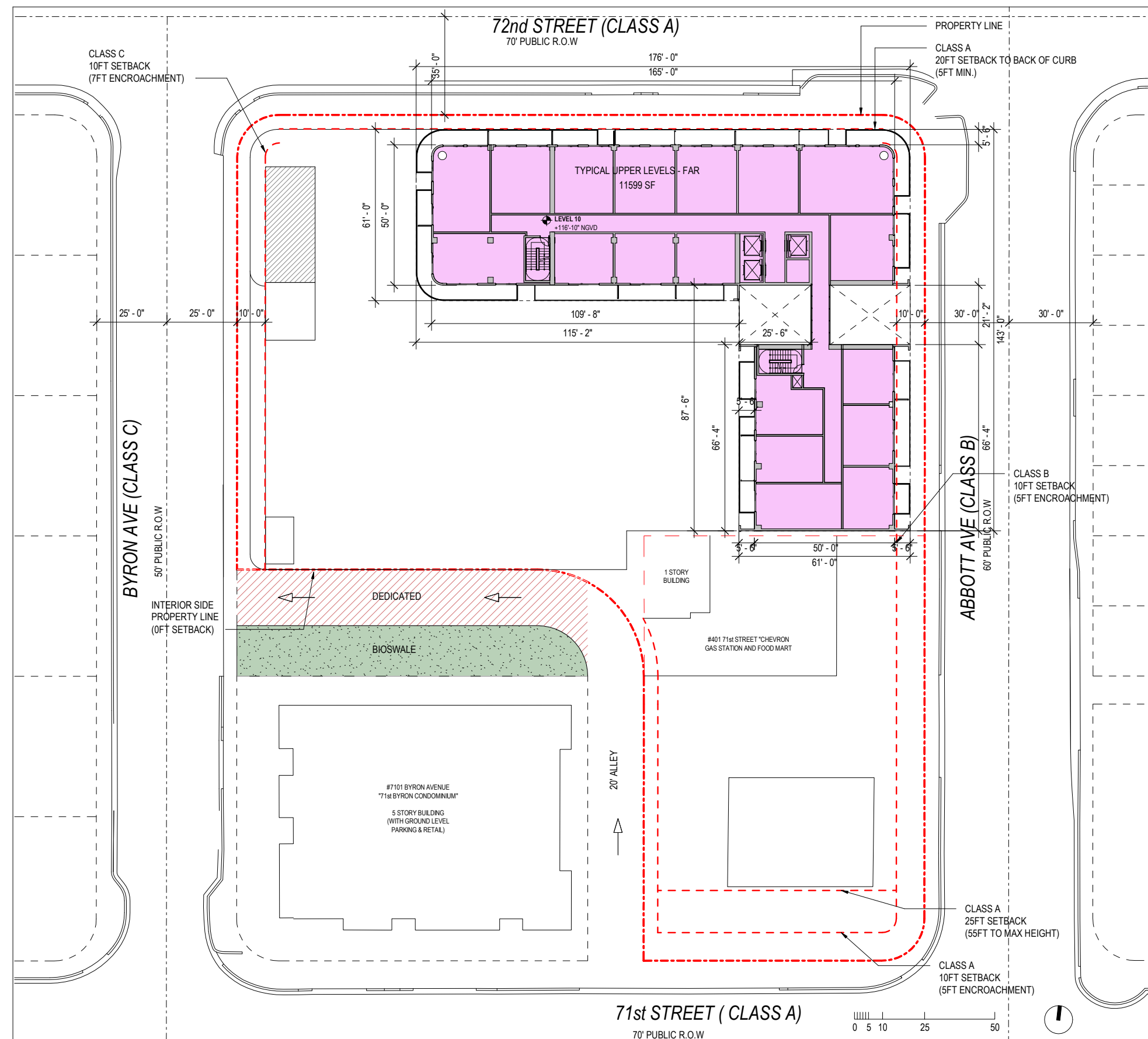
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FAR DIAGRAM - LEVEL 09

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A0-15**



TOTAL FAR = 11,599 SF

LEVELS 10 - 14  
+116'-10" NGVD TO  
155'-6" NGVD

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## FINAL SUBMITTAL

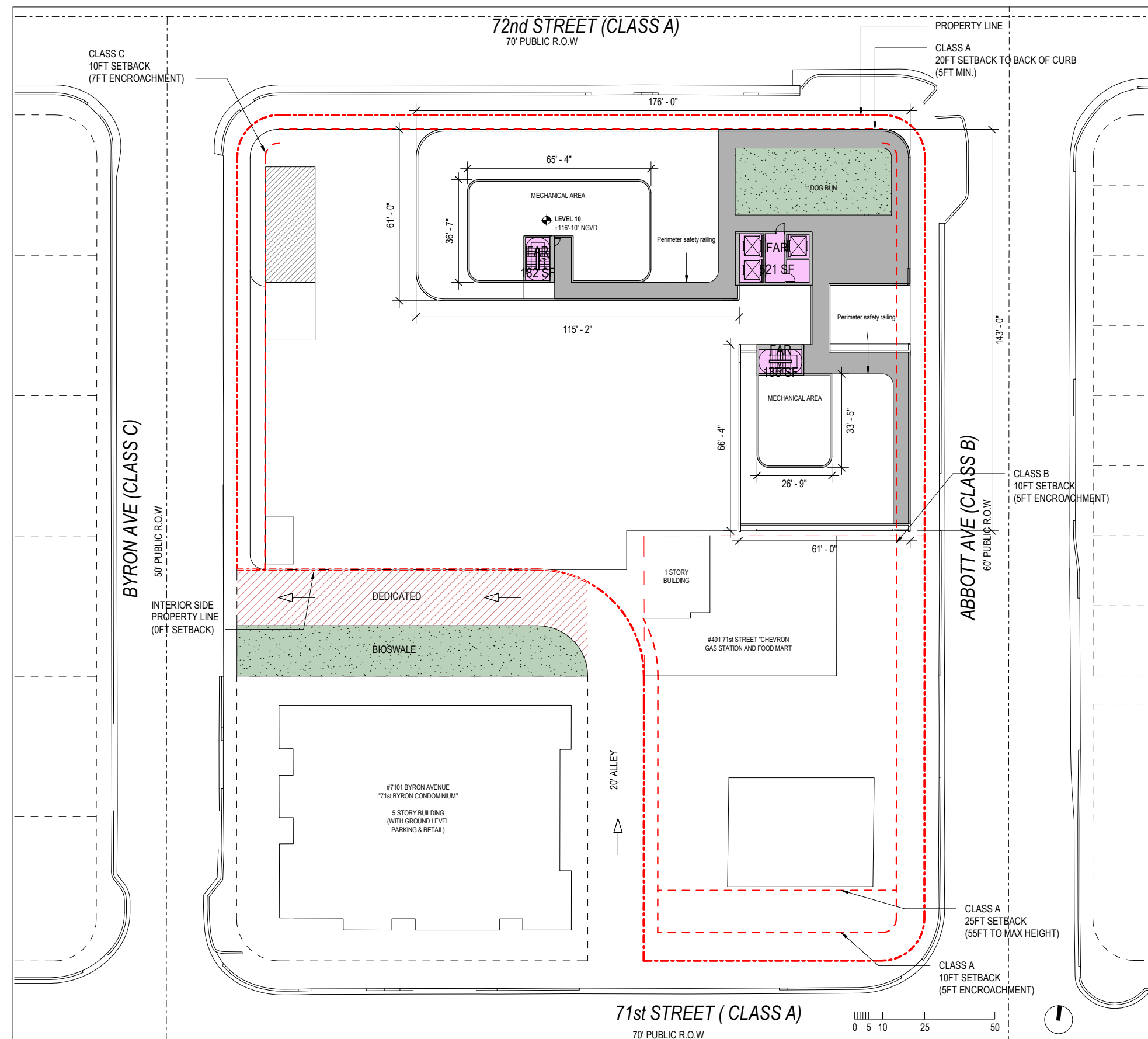
7140 ABBOTT AVE, MIAMI  
BEACH, FL 33141

## FAR DIAGRAM - LEVELS 10 - 14

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A0-16**



TOTAL FAR = 888 SF

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FAR DIAGRAM - ROOF PLAN

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A0-17**

VARIANCES:

Variance #1: Frontage on Abbott Avenue does not comply with minimum depth for habitable space due to location of trash room.

Variance #2: Frontage on Byron Avenue does not comply with minimum depth for habitable space.

Variance #3: Frontage on Byron Avenue does not comply with minimum 85% of building facade shall have habitable space.

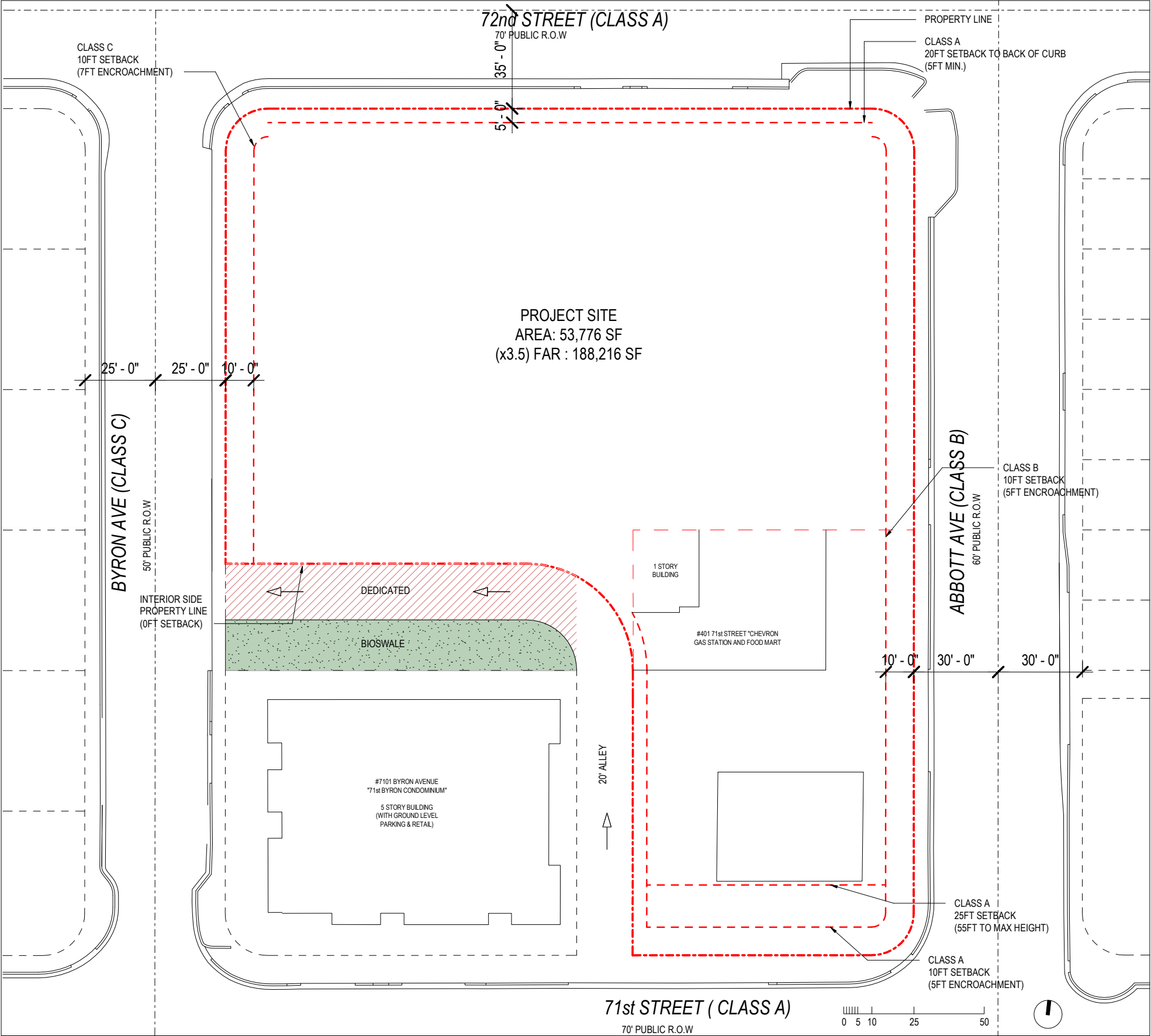
WAIVERS:

Waiver 1: Waiver to not combine driveways for loading and parking on Byron Avenue.

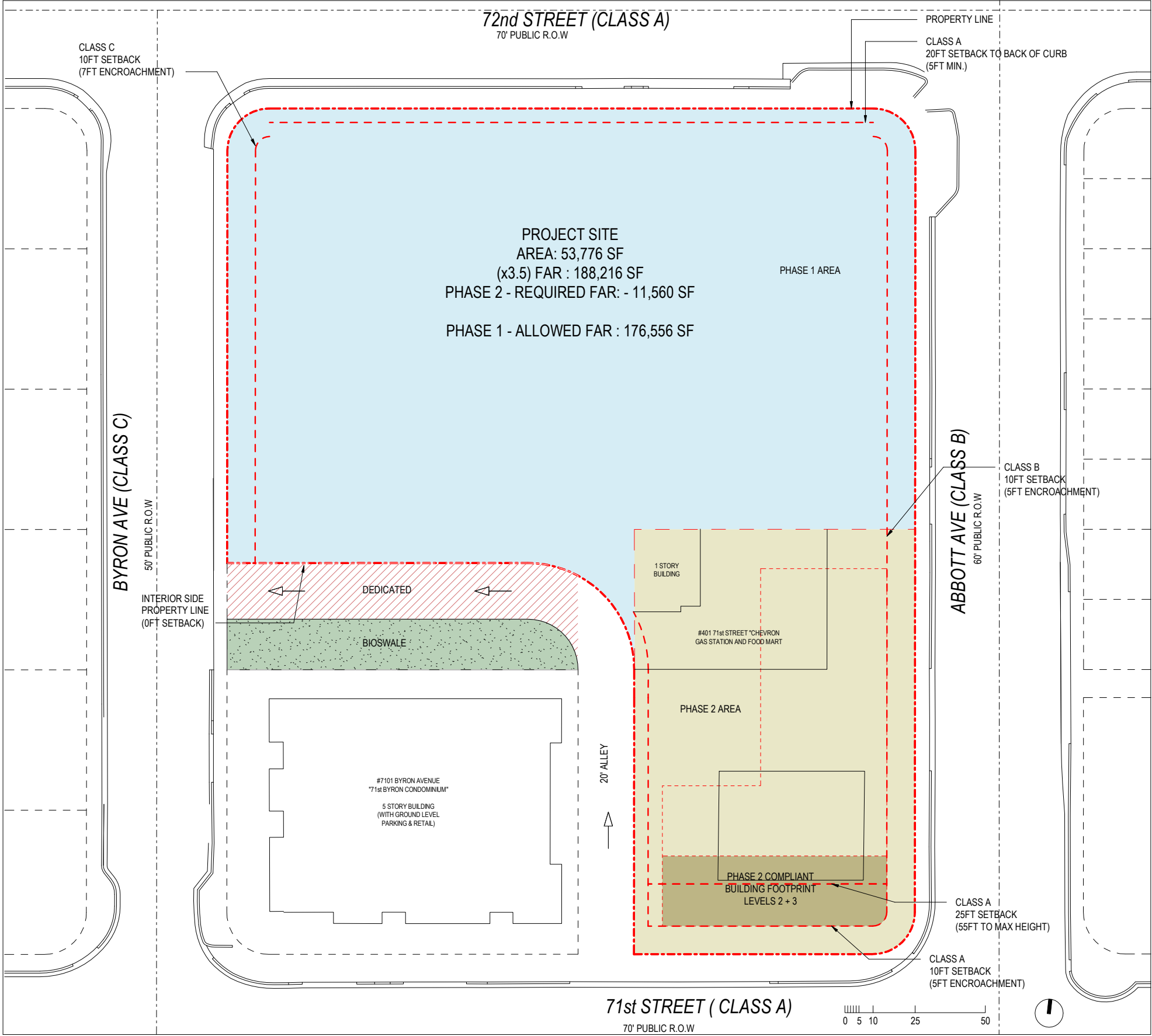
Waiver 2: Waiver for loading maneuvering outside of the site.

Waver 3: Waiver to reduce the minimum 30'-0" distance between driveways on Byron Ave.





# ARQUITECTONICA



- PHASE 1 AREA
- PHASE 2 AREA
- PHASE 2 COMPLIANT BUILDING

PHASE II FAR  
TYPICAL LEVEL = 2,019.58 SF

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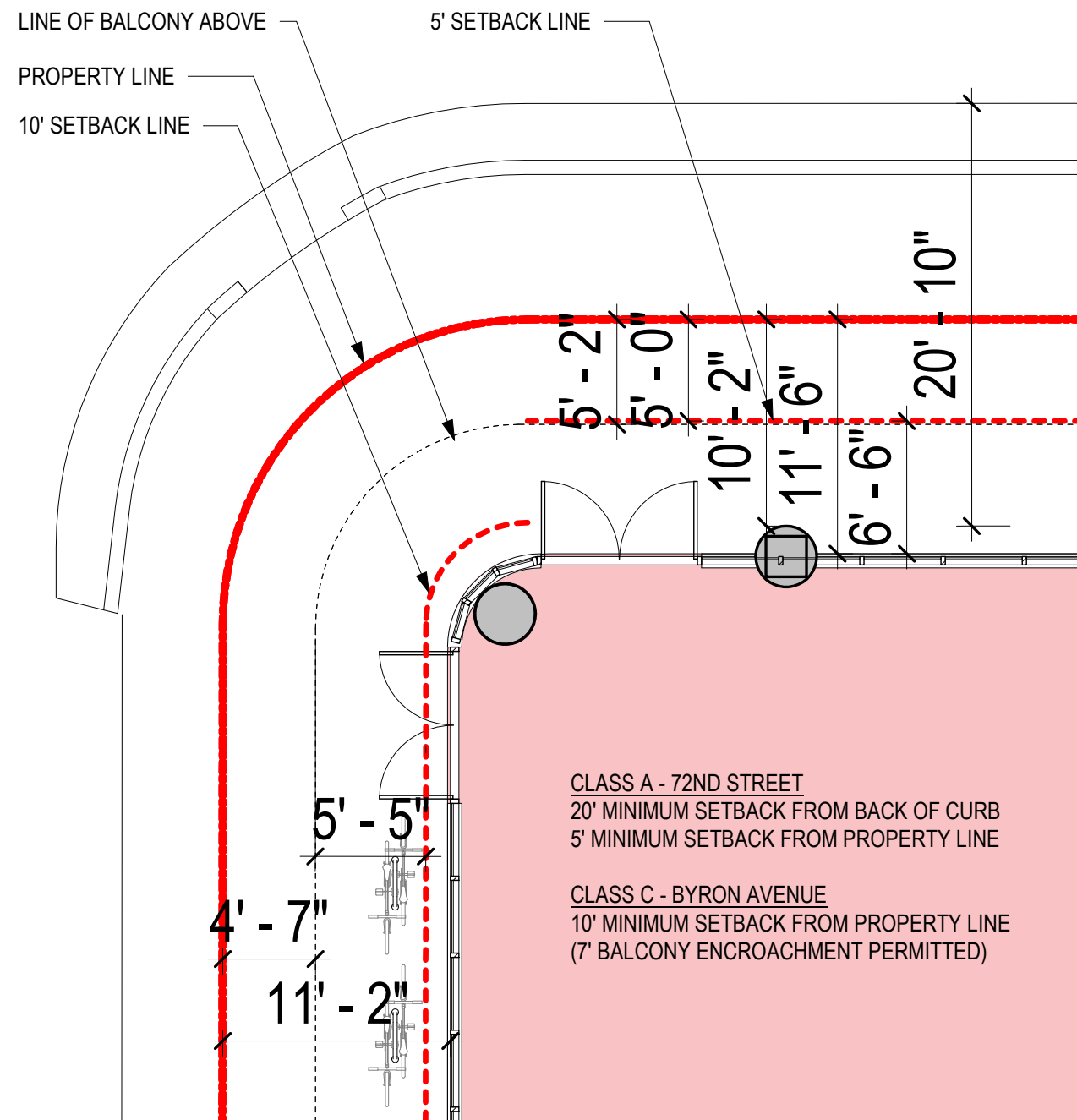
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**SITE PARAMETERS & PHASING -  
LEVELS 02 & 03**

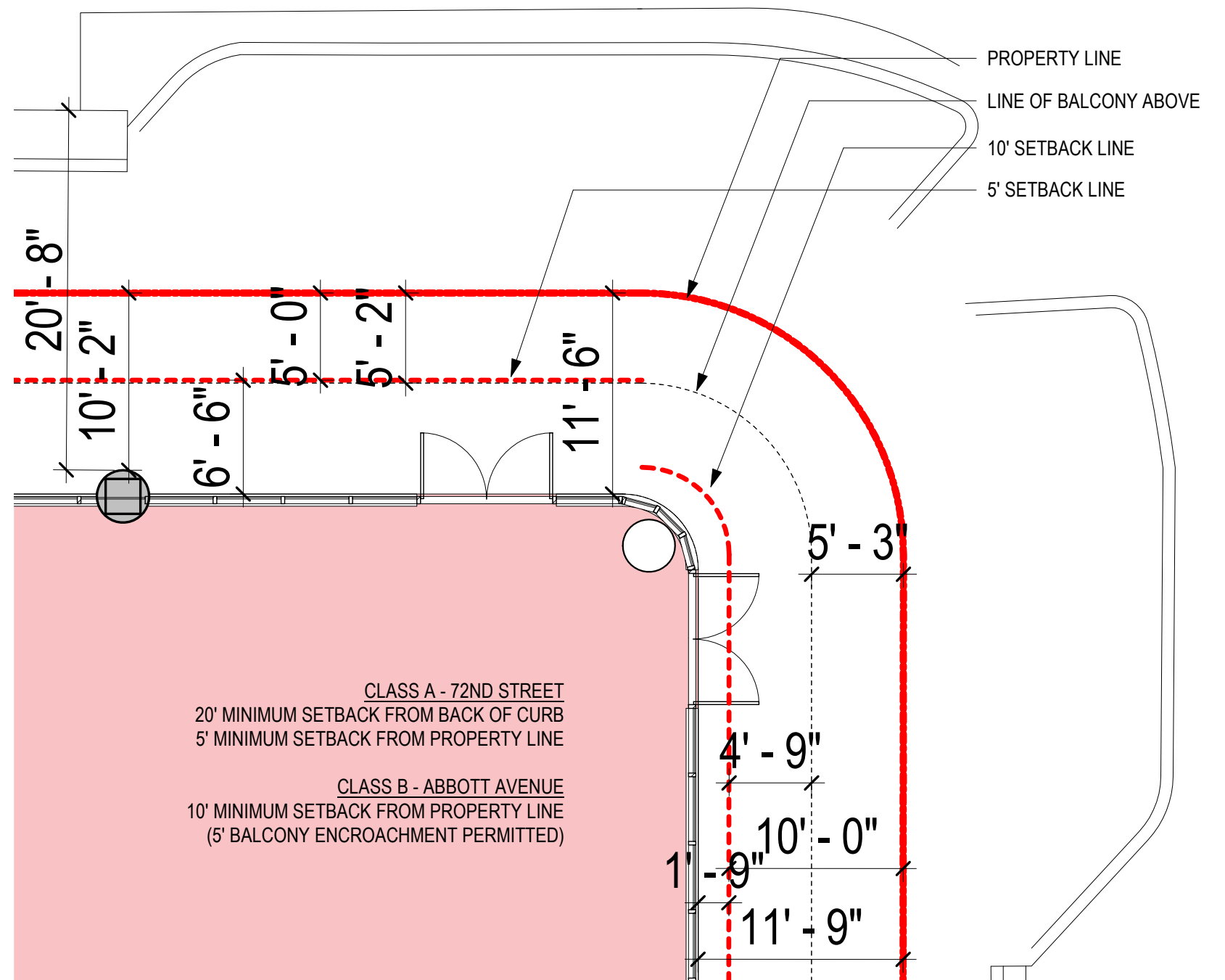
SCALE: 1" = 40'-0"

DATE:  
02/10/20

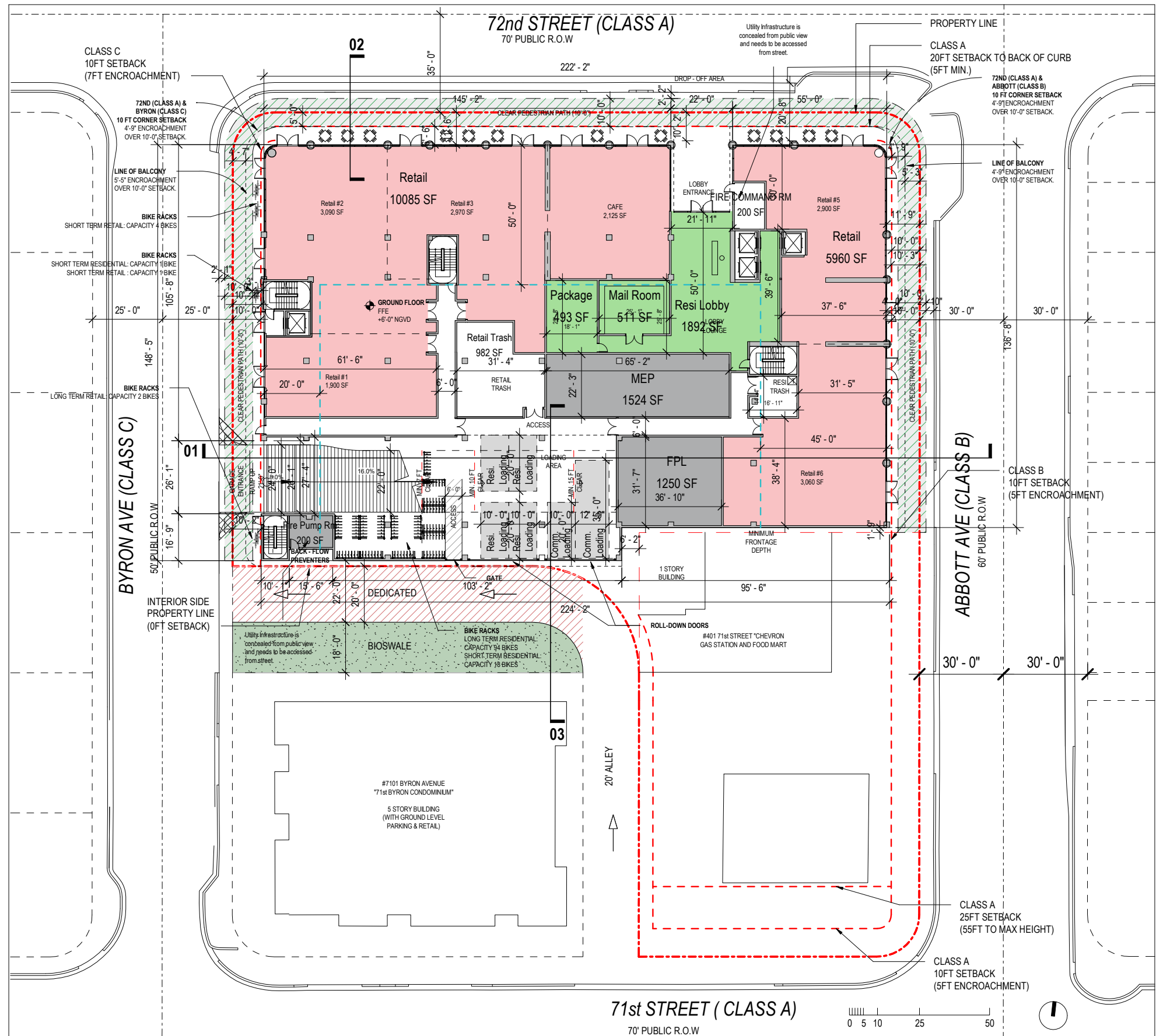
**A1-01A**



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



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



GROUND FLOOR  
FFE  
+6'-0" NGVD

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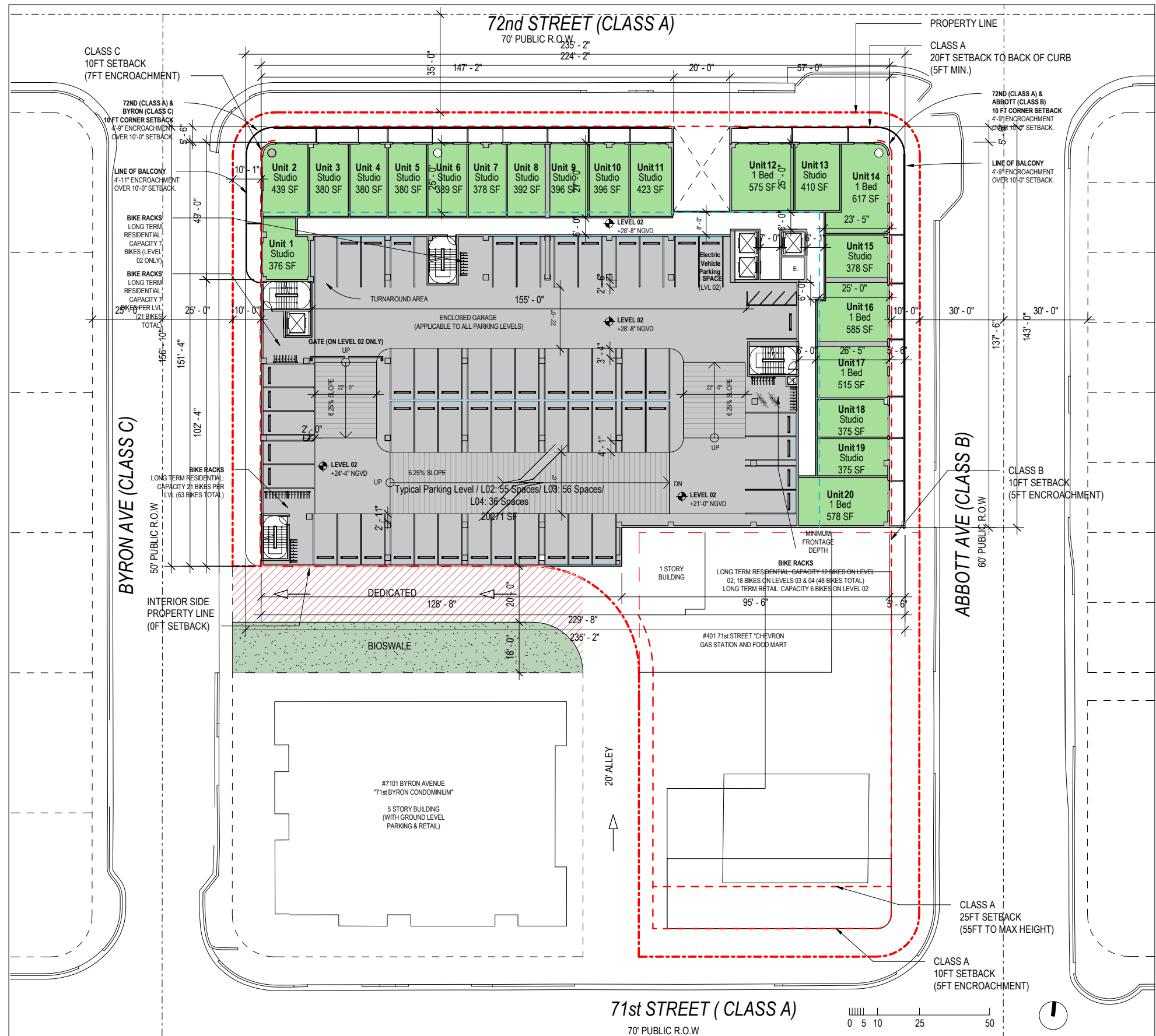
**GROUND LEVEL**

SCALE: 1" = 40'-0"

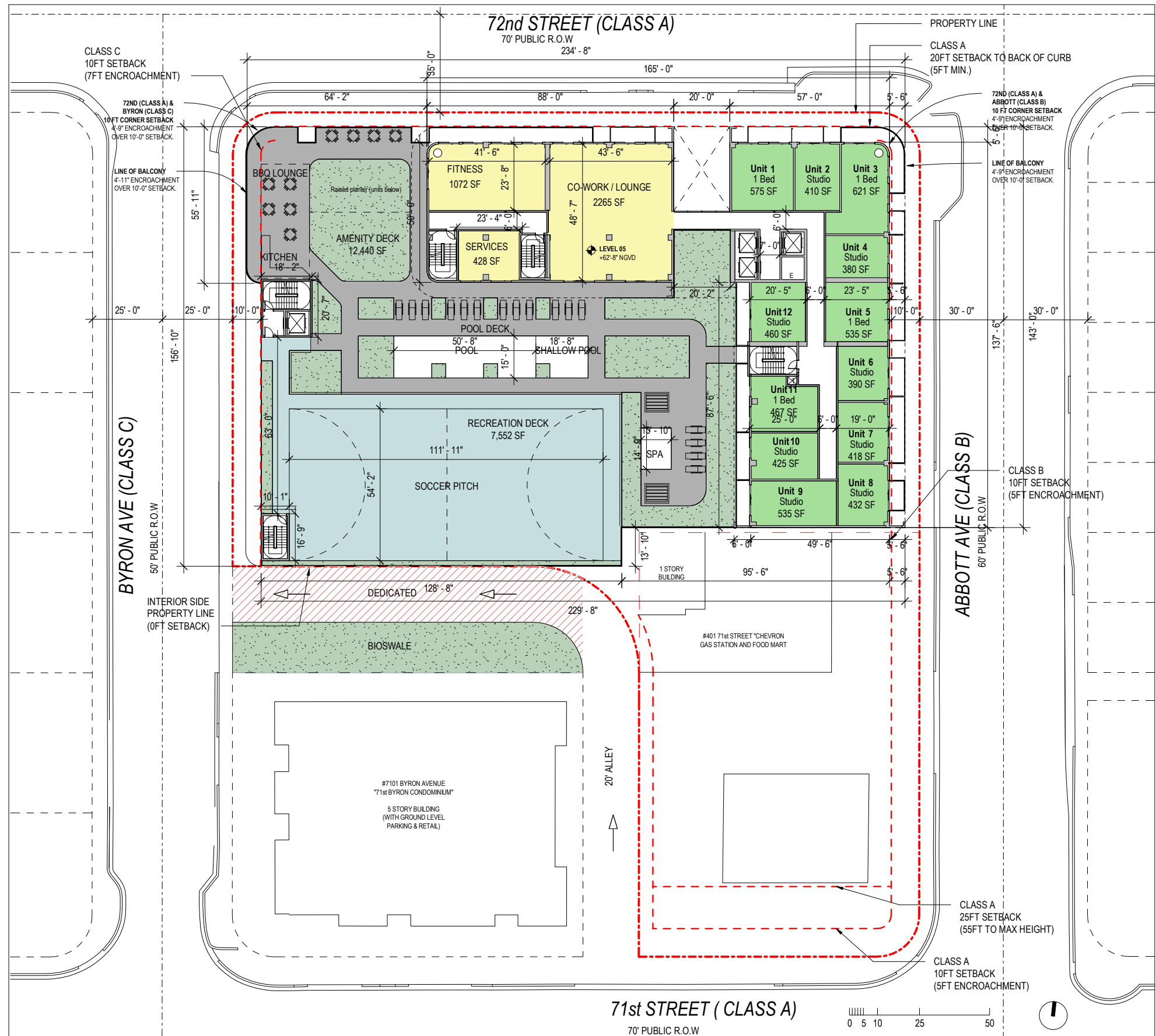
DATE:  
02/10/20

**A1-03**





LEVELS 02 - 04  
FROM +28'-8" NGVD  
TO +48'-0" NGVD



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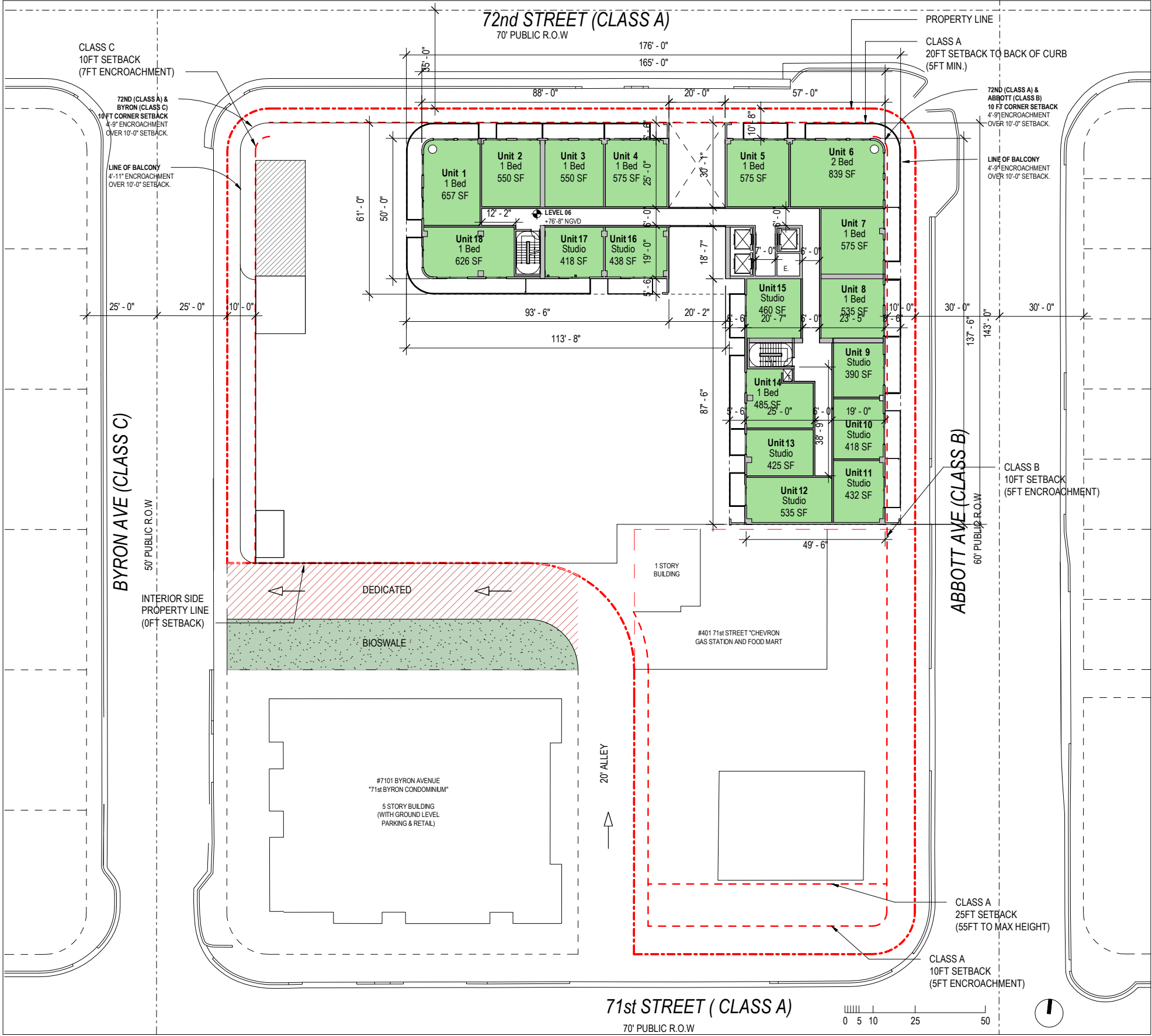
7140 ABBOTT AVE, MIAMI  
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**LEVEL 05**

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A1-05**



LEVELS 06 - 08  
+76'-8" NGVD  
TO +96'-0"

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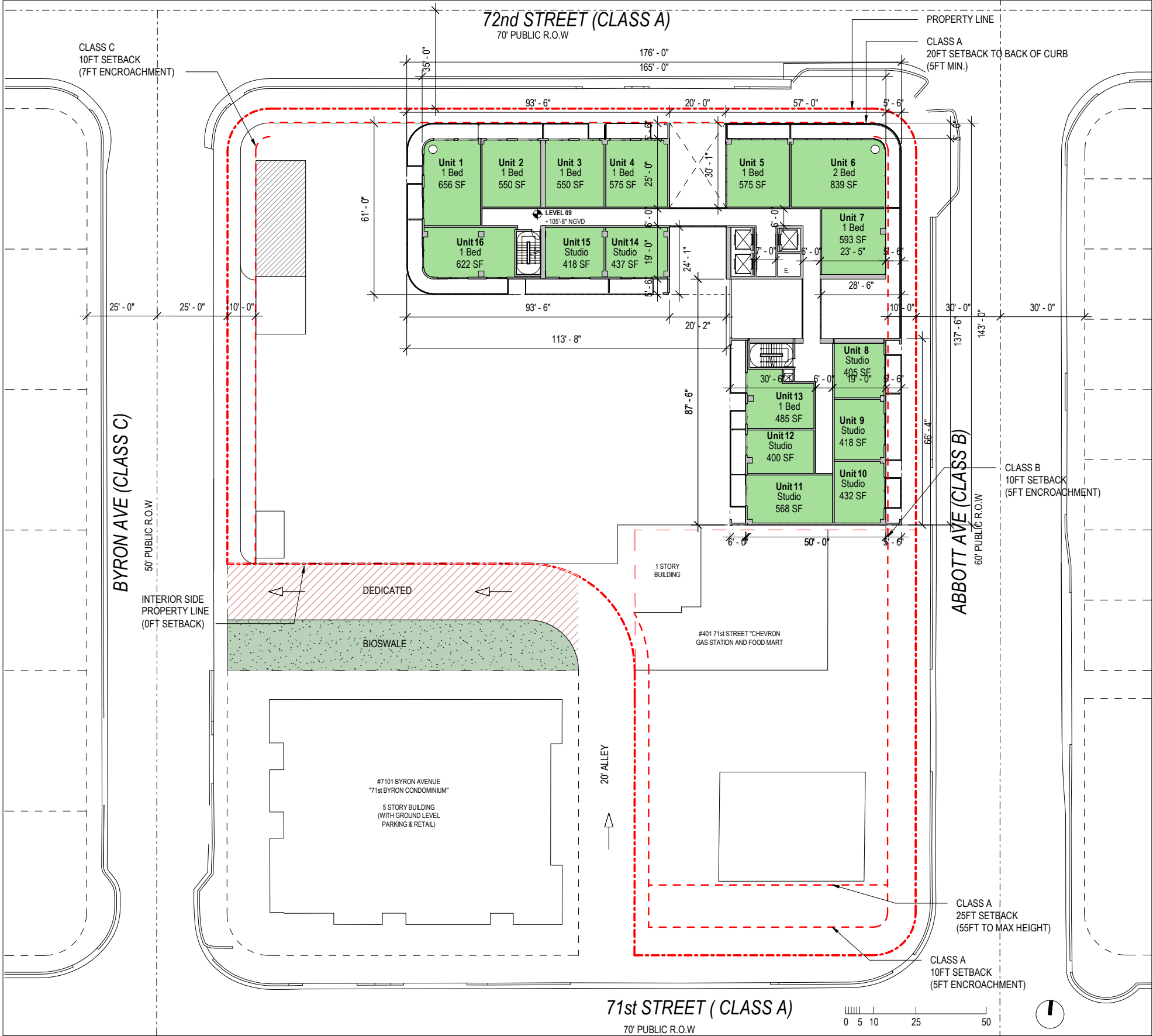
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LEVELS 06 - 08

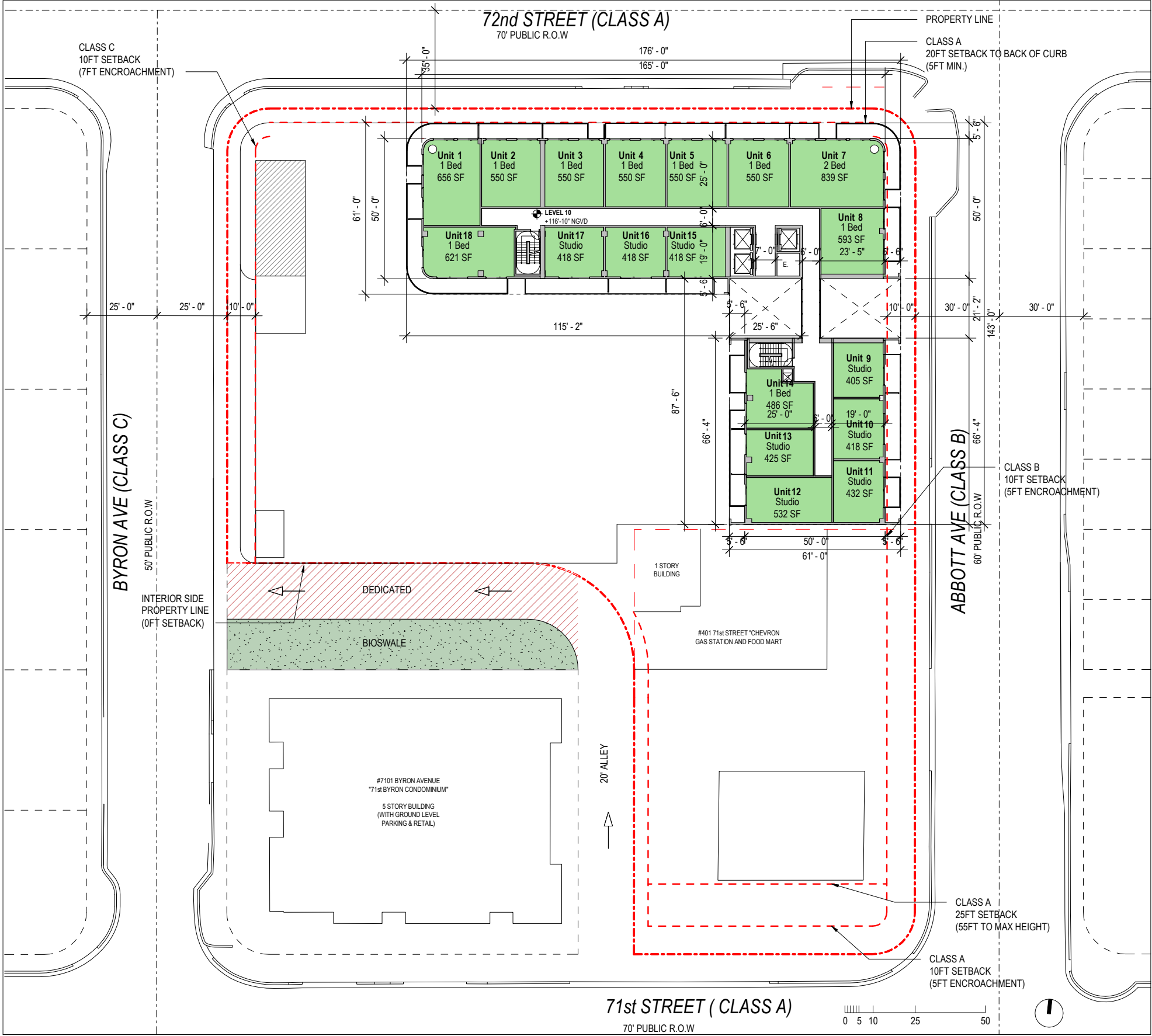
SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A1-06**



LEVEL 09  
+105'-8" NGVD



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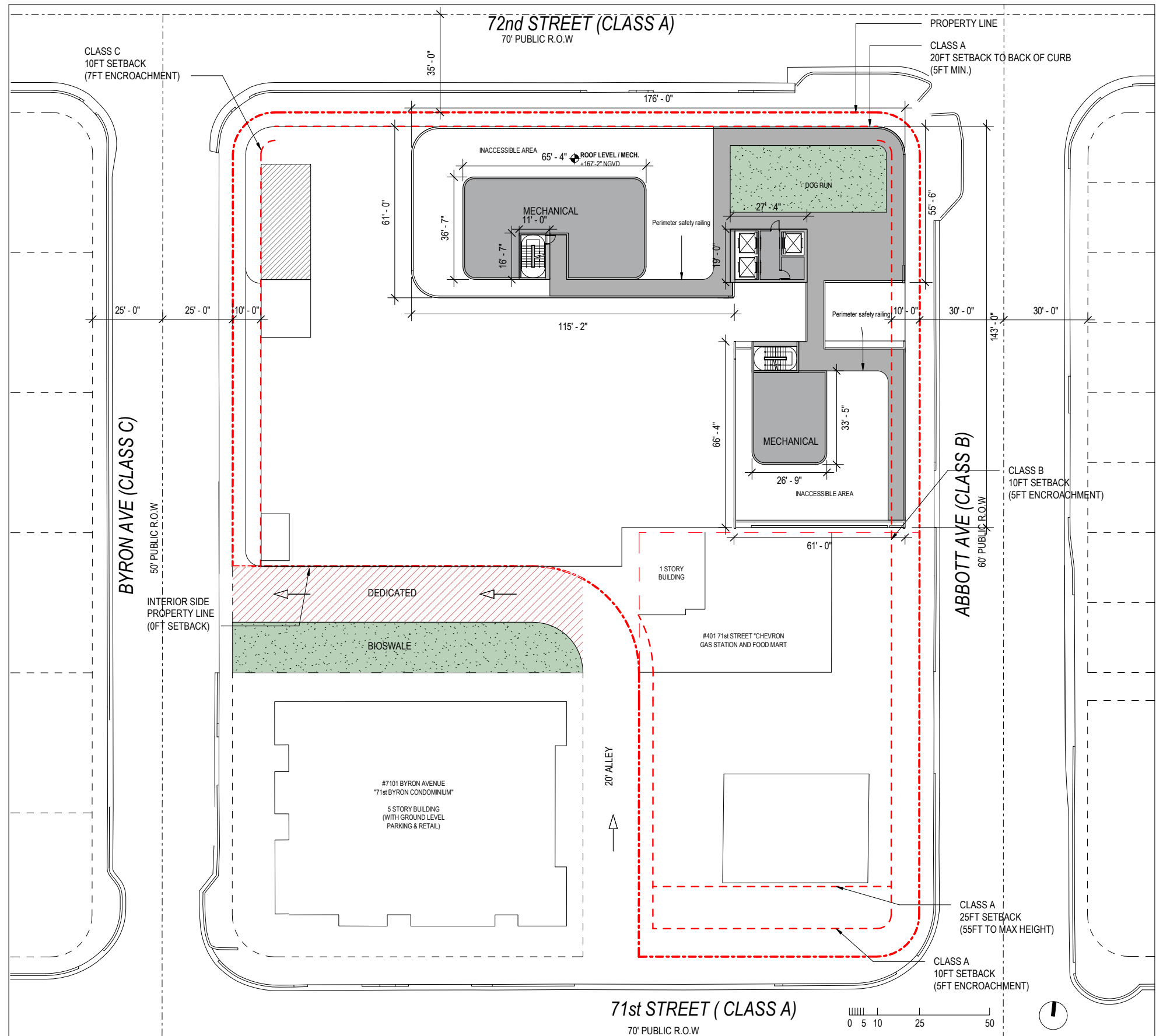
**LEVELS 10 - 15**

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A1-08**





ROOF / MECH LEVEL  
+167'-2" NGVD

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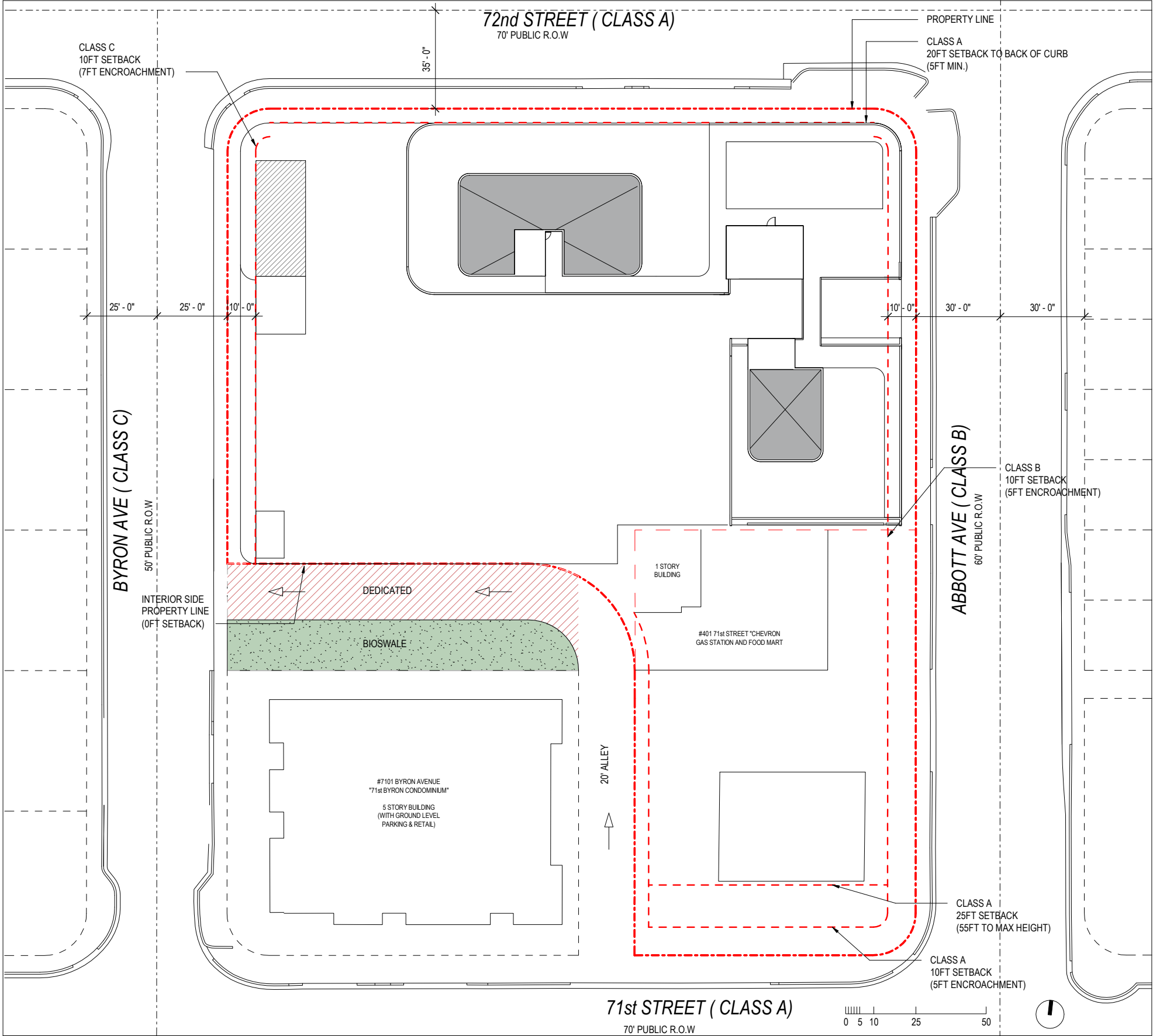
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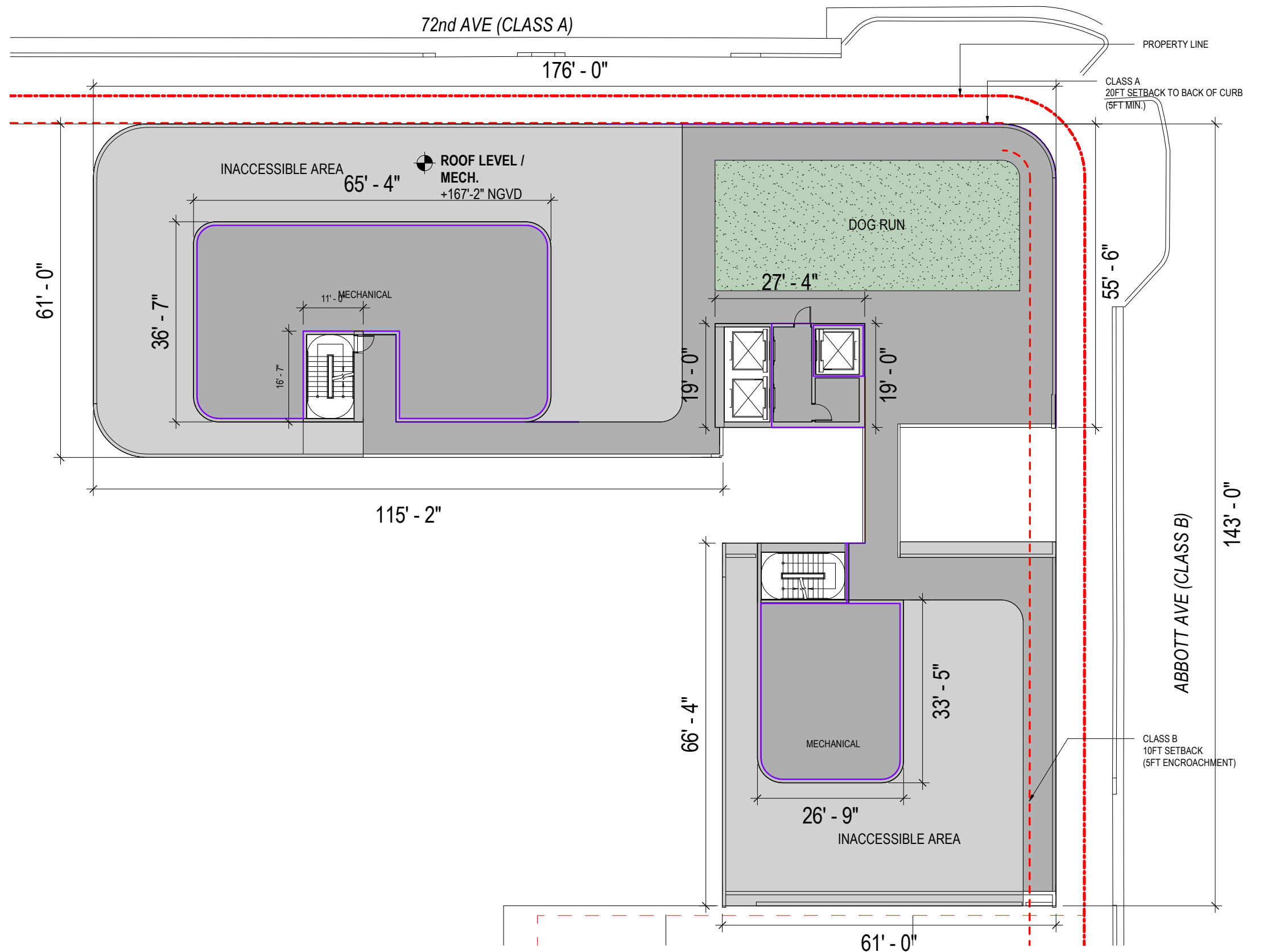
**ROOF LEVEL**

SCALE: 1" = 40'-0"

DATE:  
02/10/20

**A1-09**





MECHANICAL = 300 SF / OCCUPANT  
 MECHANICAL SF = 2,782 SF  
 2,782 SF / 300 SF PER OCCUPANT = **9 OCCUPANTS**  
 ASSEMBLY = 15 SF / OCCUPANT  
 ASSEMBLY (DOG RUN) = 4,476 SF  
 4,476 SF / 15 SF / OCCUPANT = **299 OCCUPANTS**

STAIR CAPACITY = 148 OCCUPANTS  
 2 STAIRS x 148 PEOPLE = MAX 396 OCCUPANTS  
 CURRENT OCCUPANT LOAD = 299 + 9 = **308 OCCUPANTS**

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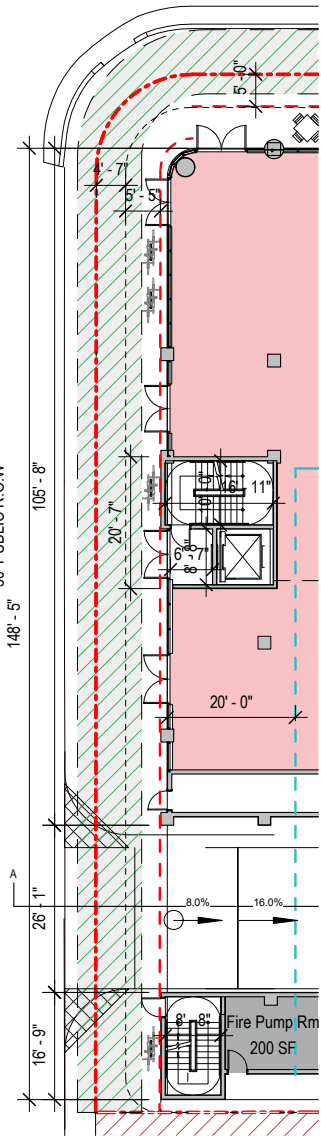
## ROOF TERRACE CAPACITY DIAGRAM

SCALE: 1" = 20'-0"

DATE:  
 02/10/20

**A1-11**

# BYRON AVE (CLASS C)



**CLASS C - BYRON AVENUE DIAGRAM**

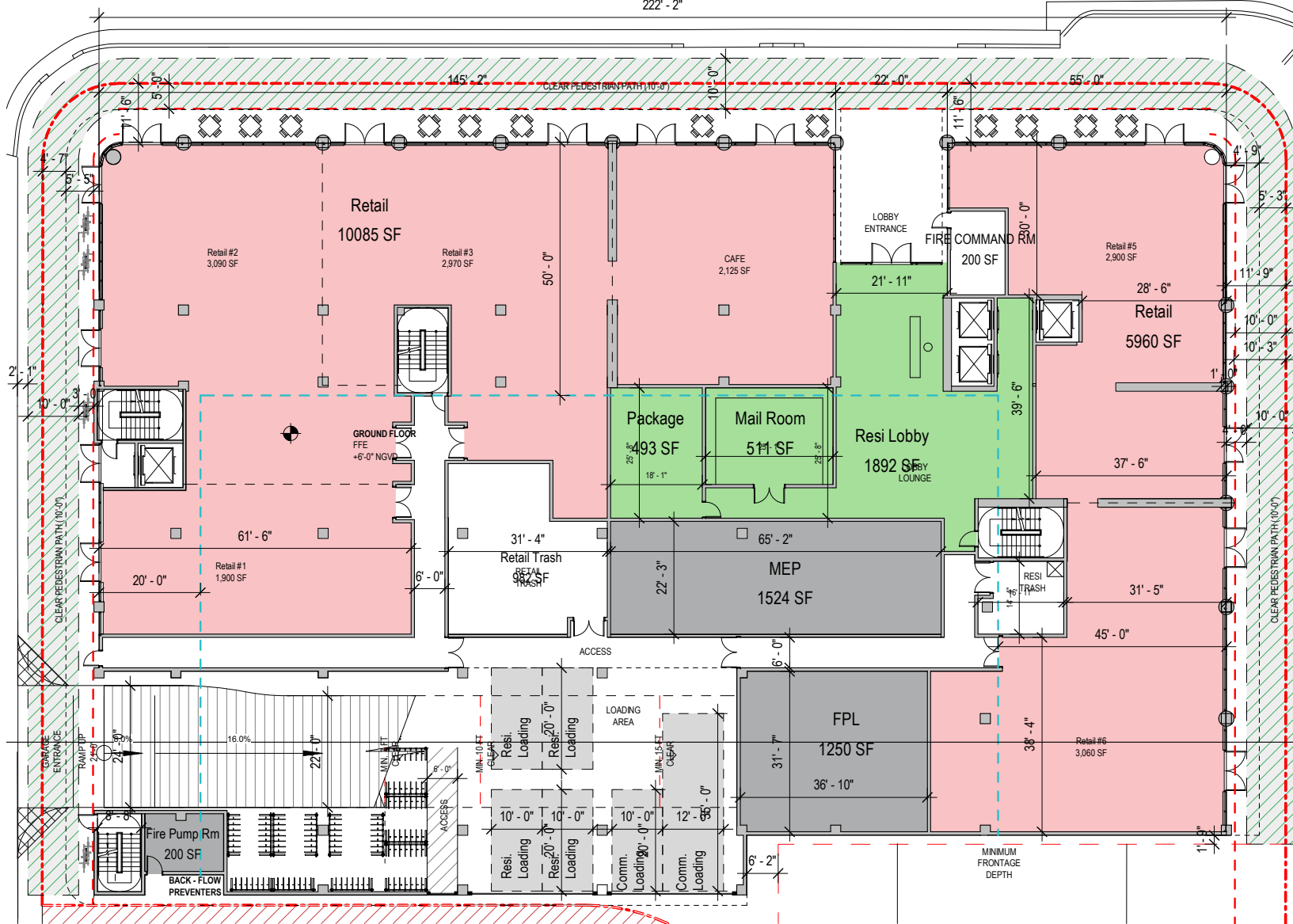
- 142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.
- 142-745 (d)(g)(2): Buildings shall have a minimum of one floor located along a minimum of 85 percent of length of the setback line.
- 142-745 (d)(g)(2)(c): The ground floor shall contain habitable space with a minimum depth of 20 feet from the building facade.

148'-5" = 100%  
 85% of 148'-5" = 126'-2"  
 16'-9" + 104'-4" = 121'-1"  
 121'-1" = 81.58% (VARIANCE REQUESTED)

# 72nd STREET ( CLASS A)

70' PUBLIC R.O.W

222' - 2"



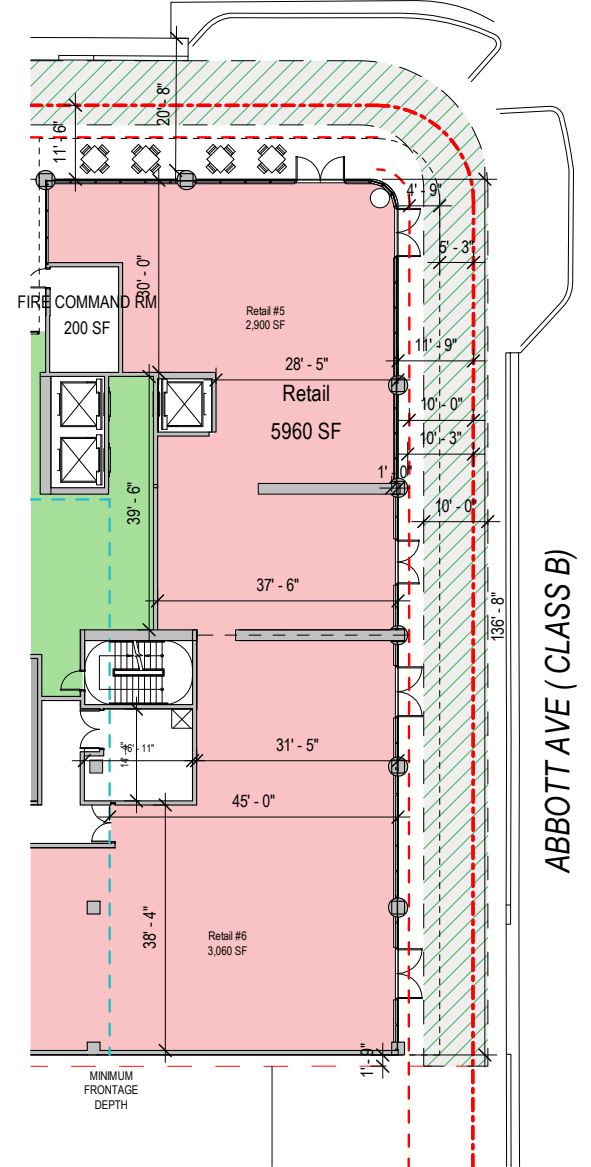
**CLASS A - 72ND STREET DIAGRAM**

- 142-745 (d)(e)(1): Facades shall have a minimum height of 35 feet.
- 142-745 (d)(e)(2): Buildings shall have a minimum of three floors located along a minimum of 90 percent of length of the setback line.
- 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with a minimum depth of 50 feet from the building facade.

222'-2" = 100%  
 90% of 222'-2" = 199'-11"  
 145'-2" + 22'-0" + 55'-0" = 222'-2"  
 222'-2" = 100%

# ABBOTT AVE (CLASS B)

60' PUBLIC R.O.W



**CLASS B - ABBOTT AVENUE DIAGRAM**

- 142-745 (d)(f)(1): Facades shall have a minimum height of 35 feet.
- 142-745 (d)(f)(2): Buildings shall have a minimum of three floors located along a minimum of 90 percent of length of the setback line.
- 142-745 (d)(e)(2)(b): The ground floor shall contain habitable space with a minimum depth of 45 feet from the building facade.

136'-8" = 100%  
 90% of 136'-8" = 123'-0"  
 136'-8" = 100%

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## FRONTAGE DIAGRAM - GROUND FLOOR PLAN

SCALE: 1" = 30'-0"

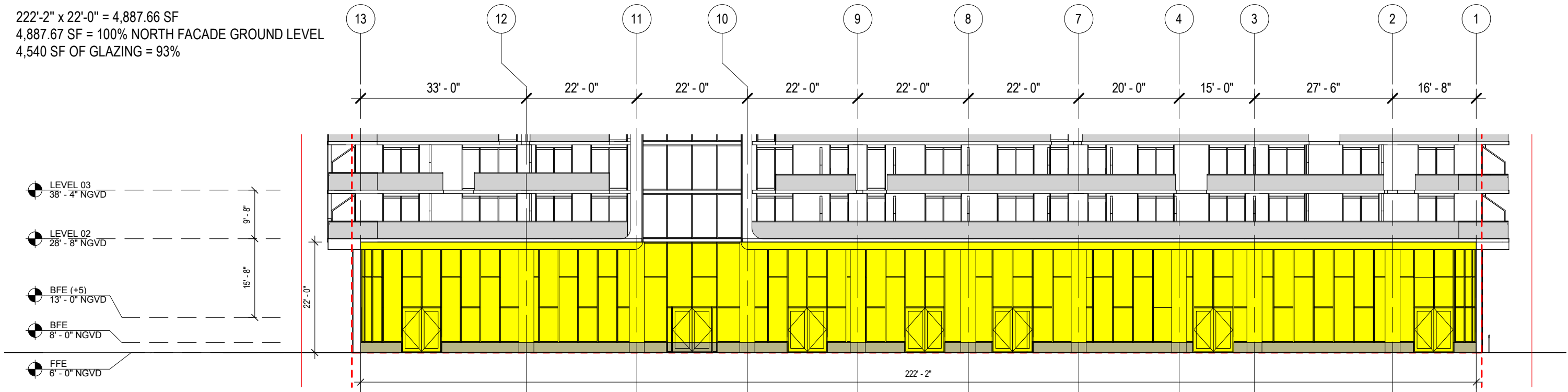
DATE:  
 02/10/20

A1-12

72ND STREET DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

222'-2" x 22'-0" = 4,887.66 SF  
4,887.67 SF = 100% NORTH FACADE GROUND LEVEL  
4,540 SF OF GLAZING = 93%



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BEACH, FL 33141

GLAZING DIAGRAM - NORTH  
ELEVATION

SCALE: 1" = 20'-0"

DATE:  
02/10/20

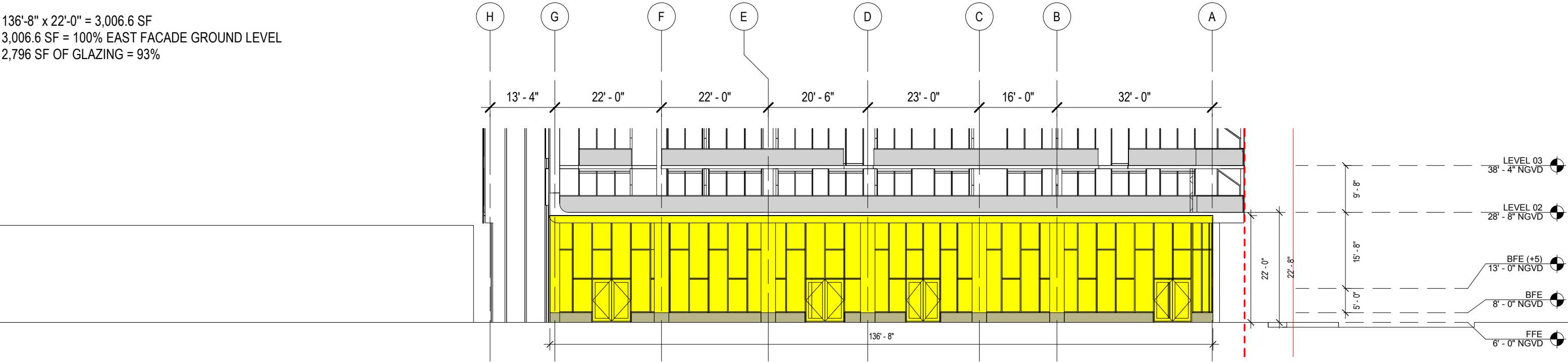
A1-13



ABBOTT AVENUE DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

136'-8" x 22'-0" = 3,006.6 SF  
3,006.6 SF = 100% EAST FACADE GROUND LEVEL  
2,796 SF OF GLAZING = 93%



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GLAZING DIAGRAM - EAST ELEVATION

SCALE: 1" = 20'-0"

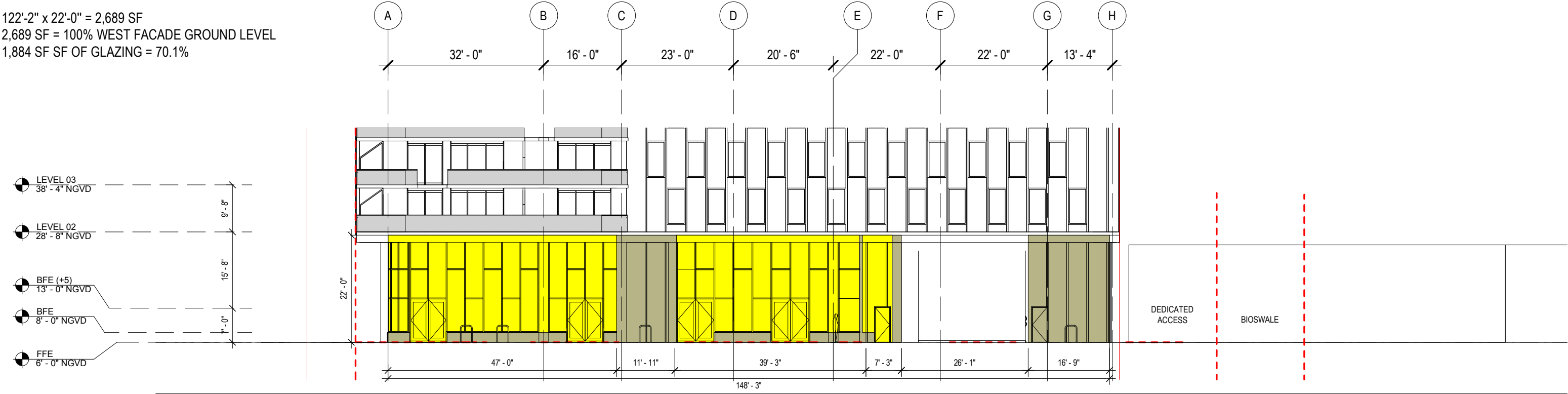
DATE:  
02/10/20

A1-14

BYRON AVENUE DIAGRAM

142-745 (8)(b): Commercial, Hotel and Access to Upper Levels frontages shall contain a minimum of 70 percent clear glass windows with views into the habitable space.

122'-2" x 22'-0" = 2,689 SF  
2,689 SF = 100% WEST FACADE GROUND LEVEL  
1,884 SF SF OF GLAZING = 70.1%



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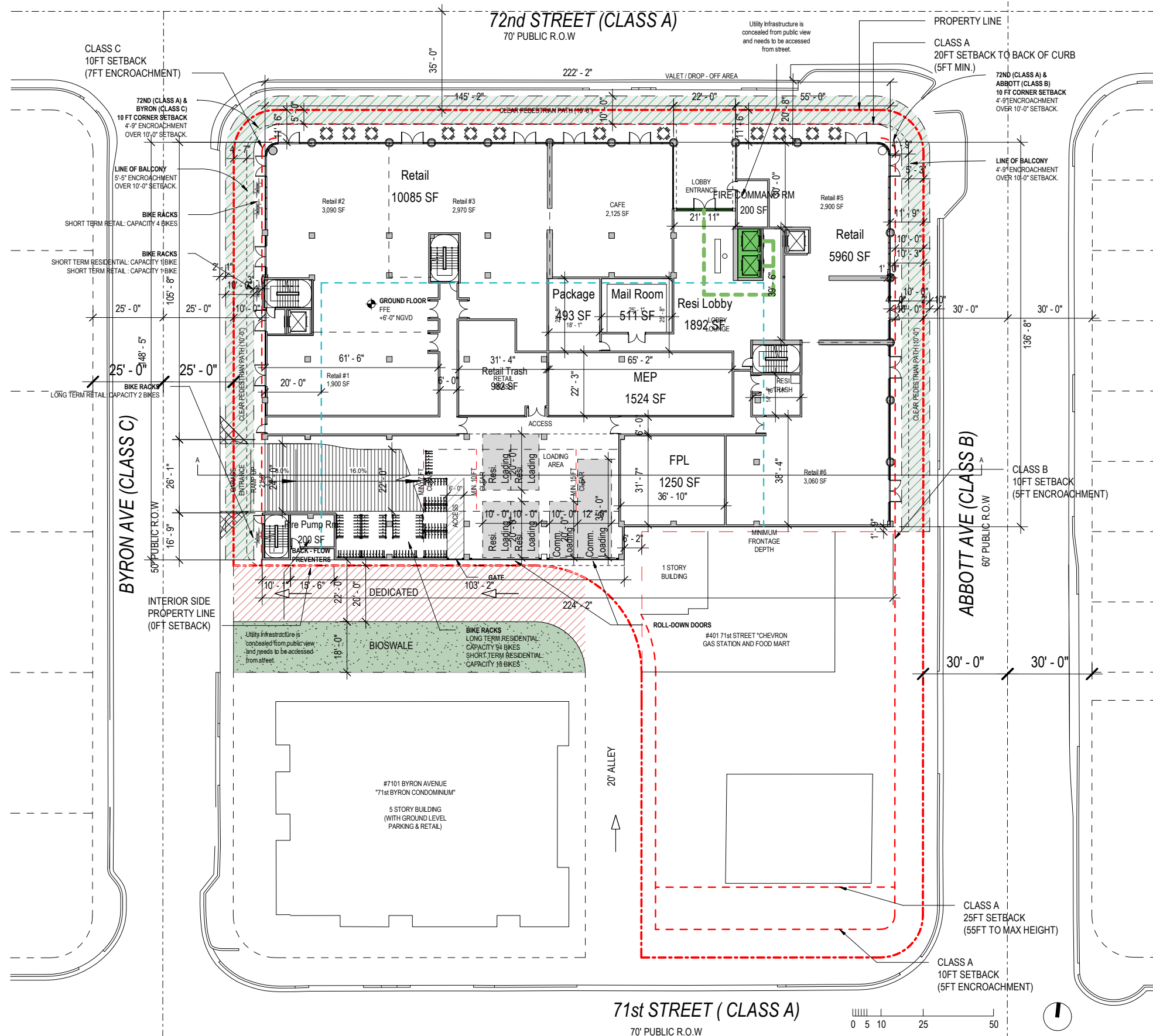
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GLAZING DIAGRAM - WEST  
ELEVATION

SCALE: 1" = 20'-0"

DATE:  
02/10/20

A1-15



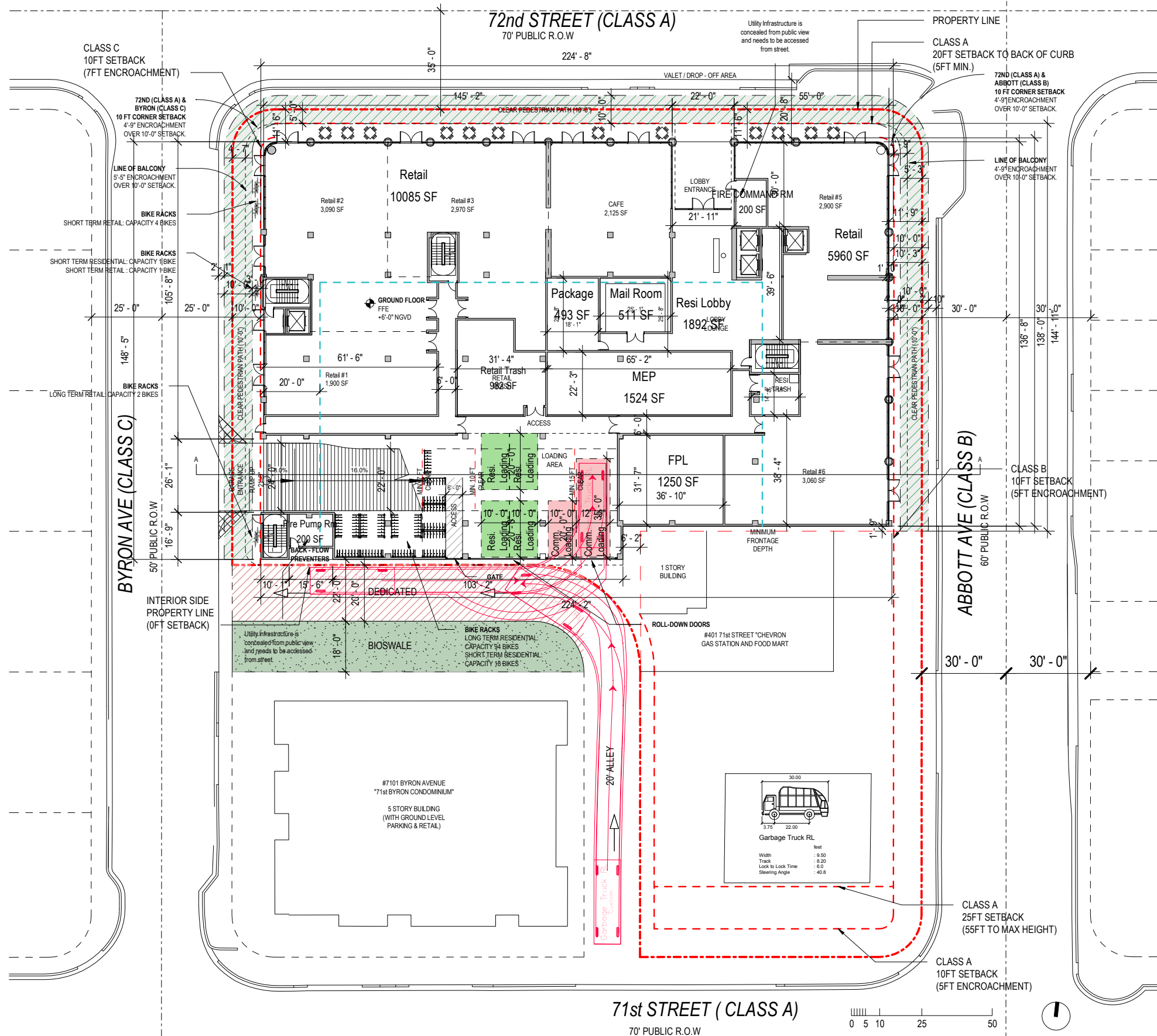
**CLASS C - BYRON AVENUE DIAGRAM**  
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.  
  
148'-5" = 100%  
35% of 148'-5" = 51'-11"  
0'-0" = 0%

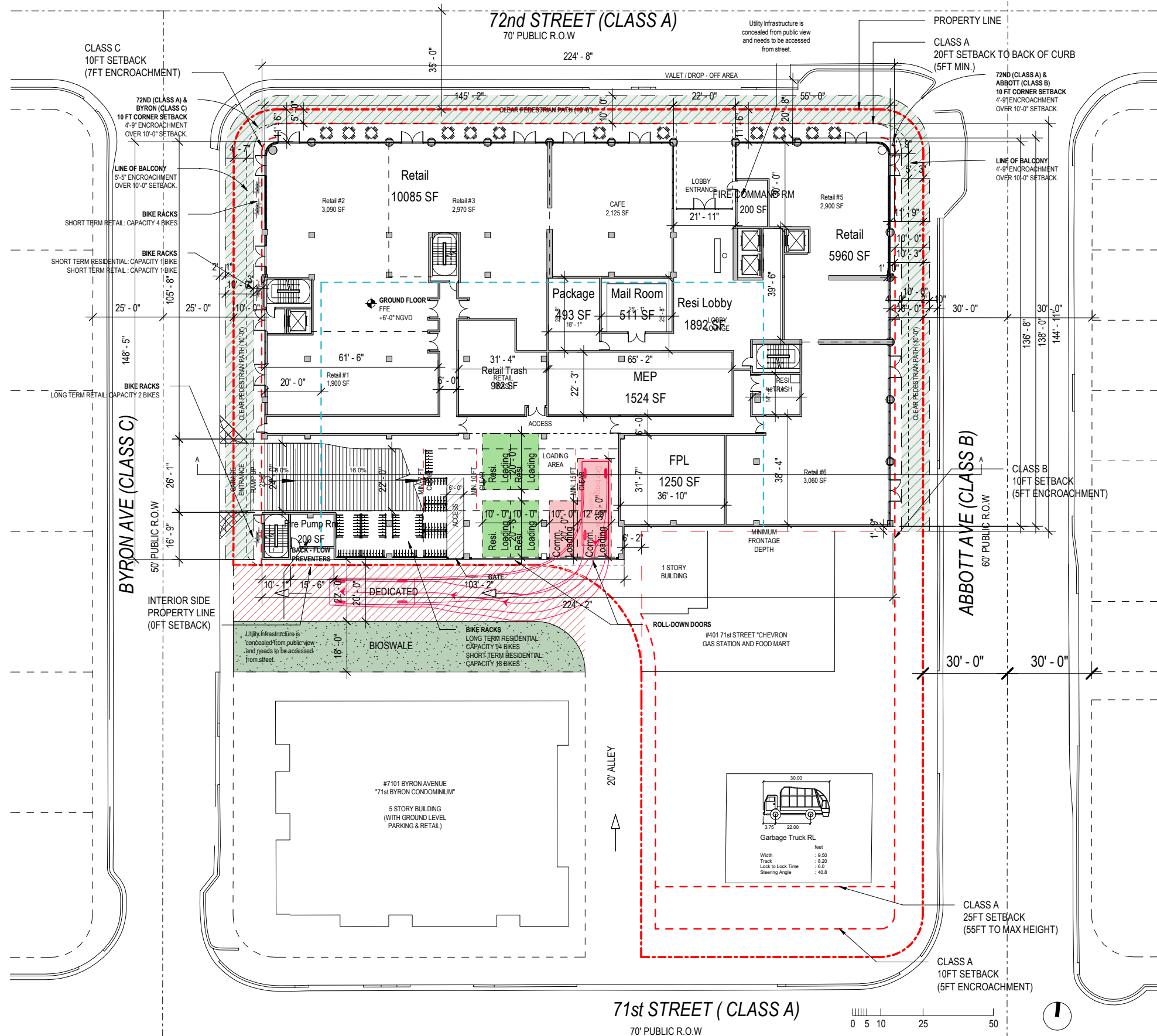
No access to upper levels on Byron Avenue frontage.

**CLASS A - 72ND STREET DIAGRAM**  
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.  
  
222'-2" = 100%  
35% of 222'-2" = 77'-9"  
22'-0" = 10% of 222'-2"

**CLASS B - ABBOTT AVENUE DIAGRAM**  
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.  
  
136'-8" = 100%  
35% of 136'-8" = 47'-5"  
0'-0" = 0%

No access to upper levels on Abott Avenue frontage.





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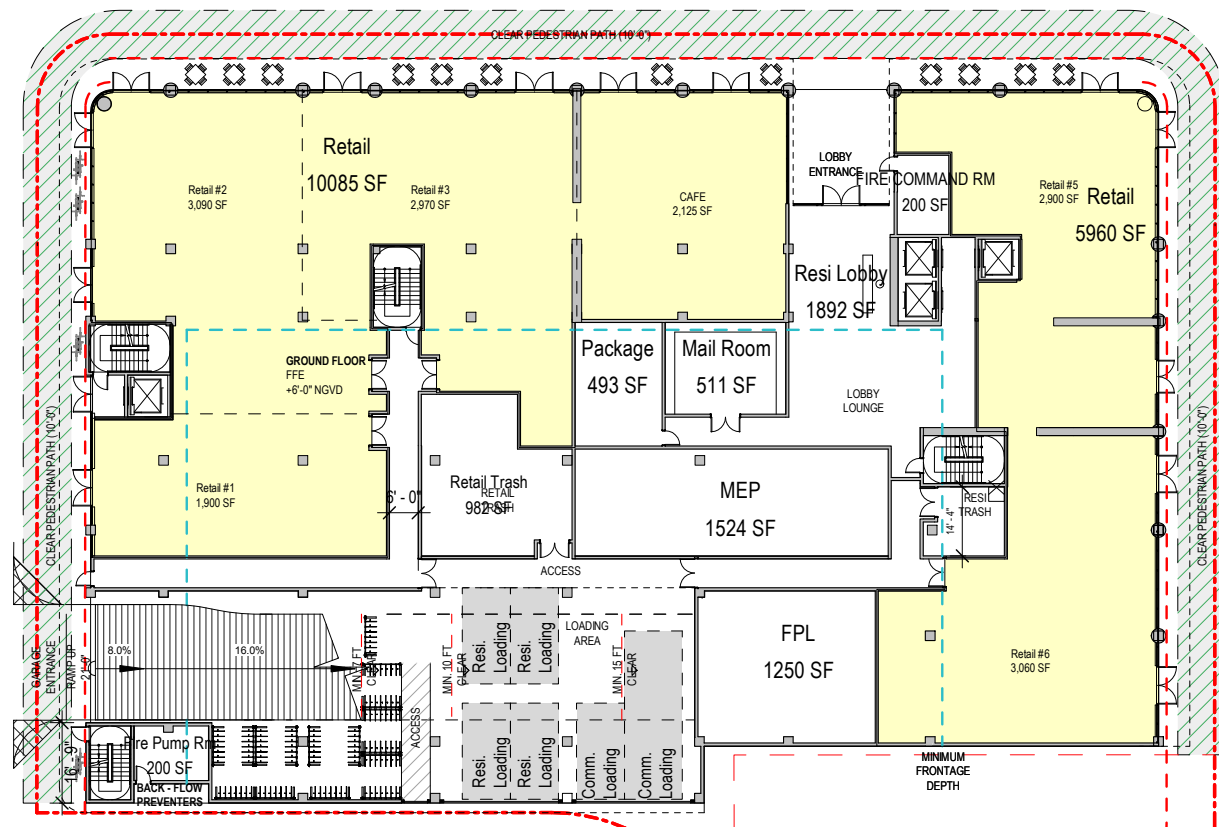
## LOADING TRUCK MANEUVERING DIAGRAM - TRUCK OUT

SCALE: 1" = 40'-0"

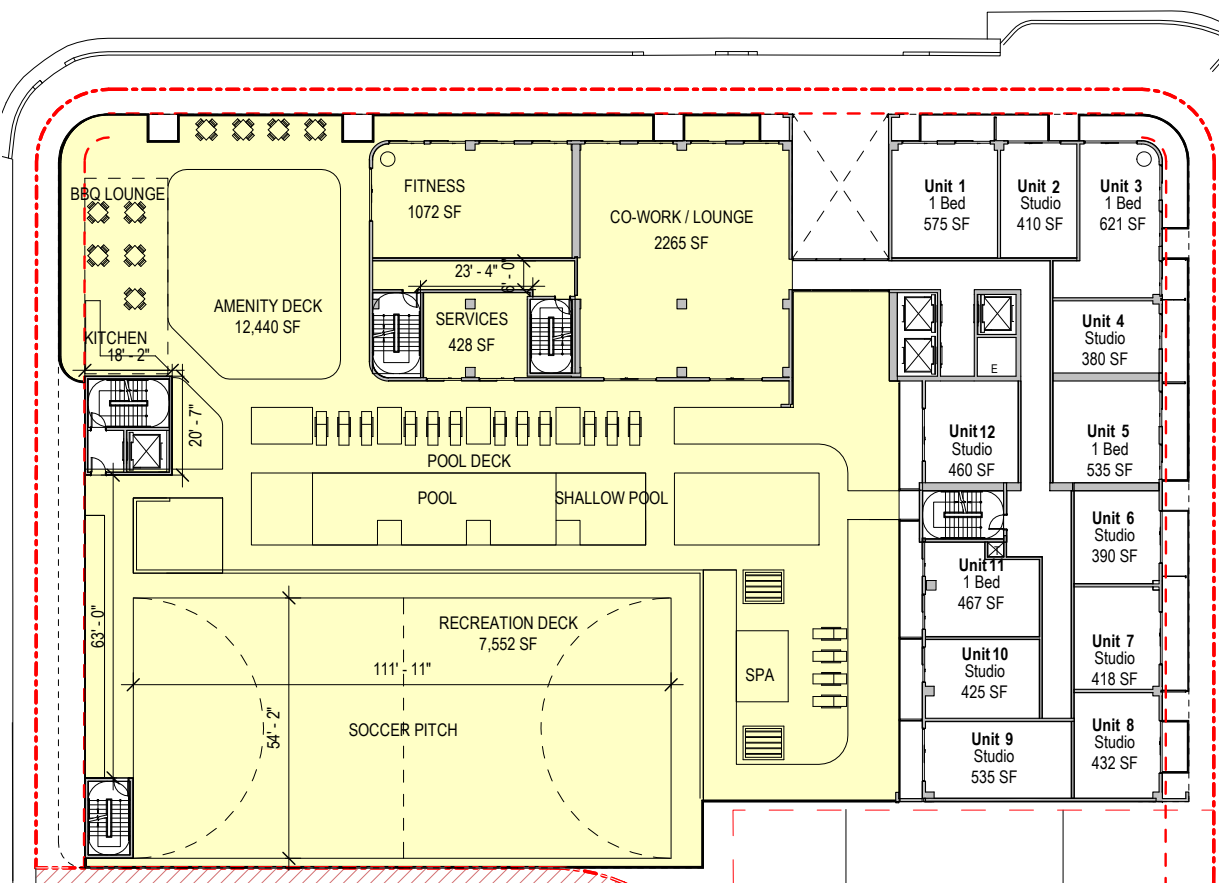
DATE:  
02/10/20

**A1-17B**

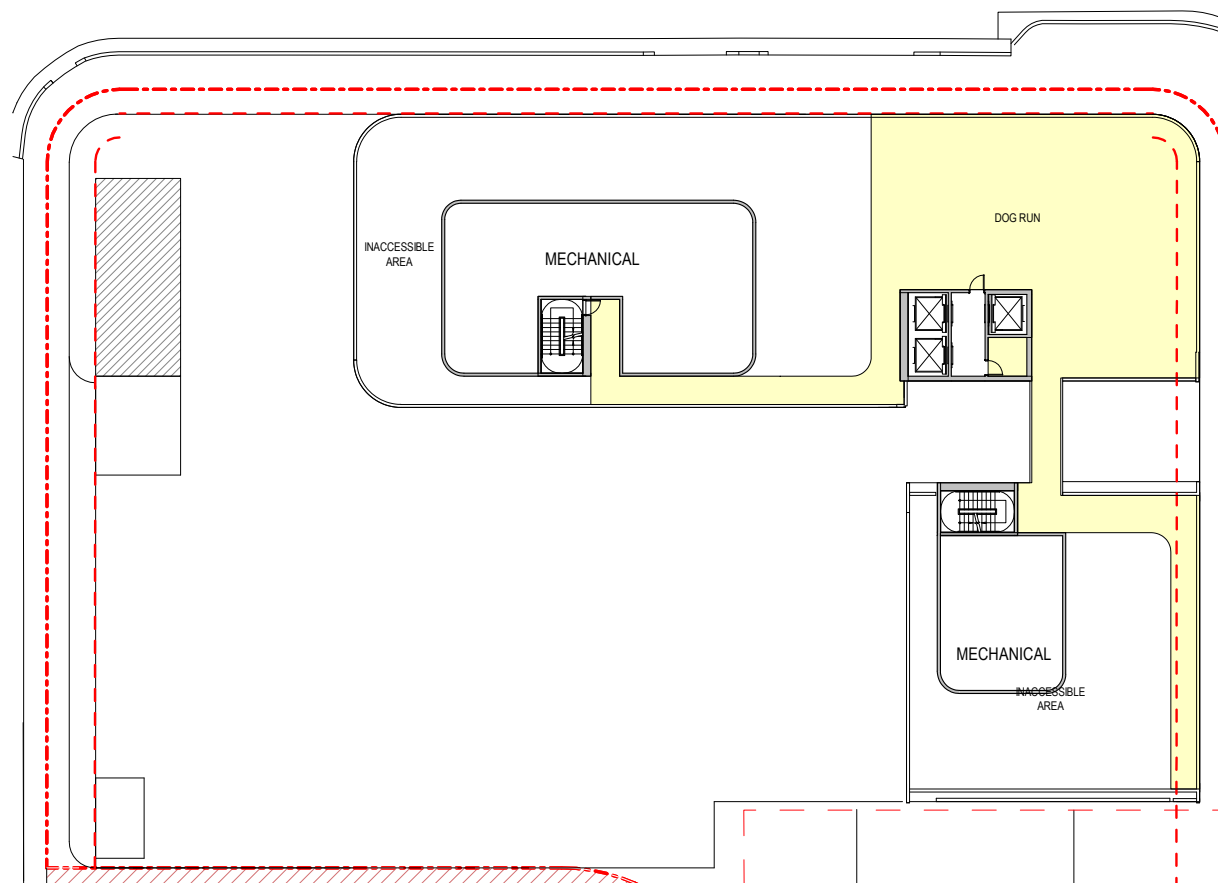




GROUND LEVEL = 16,045 SF (Retail Amenity)



LEVEL 05 - AMENITY LEVEL = 24,438 SF



ROOF / MECH. LEVEL = 4,549 SF

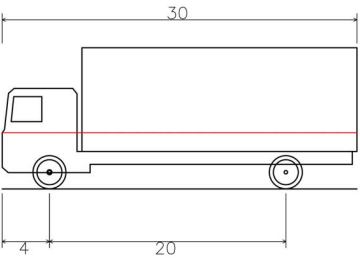
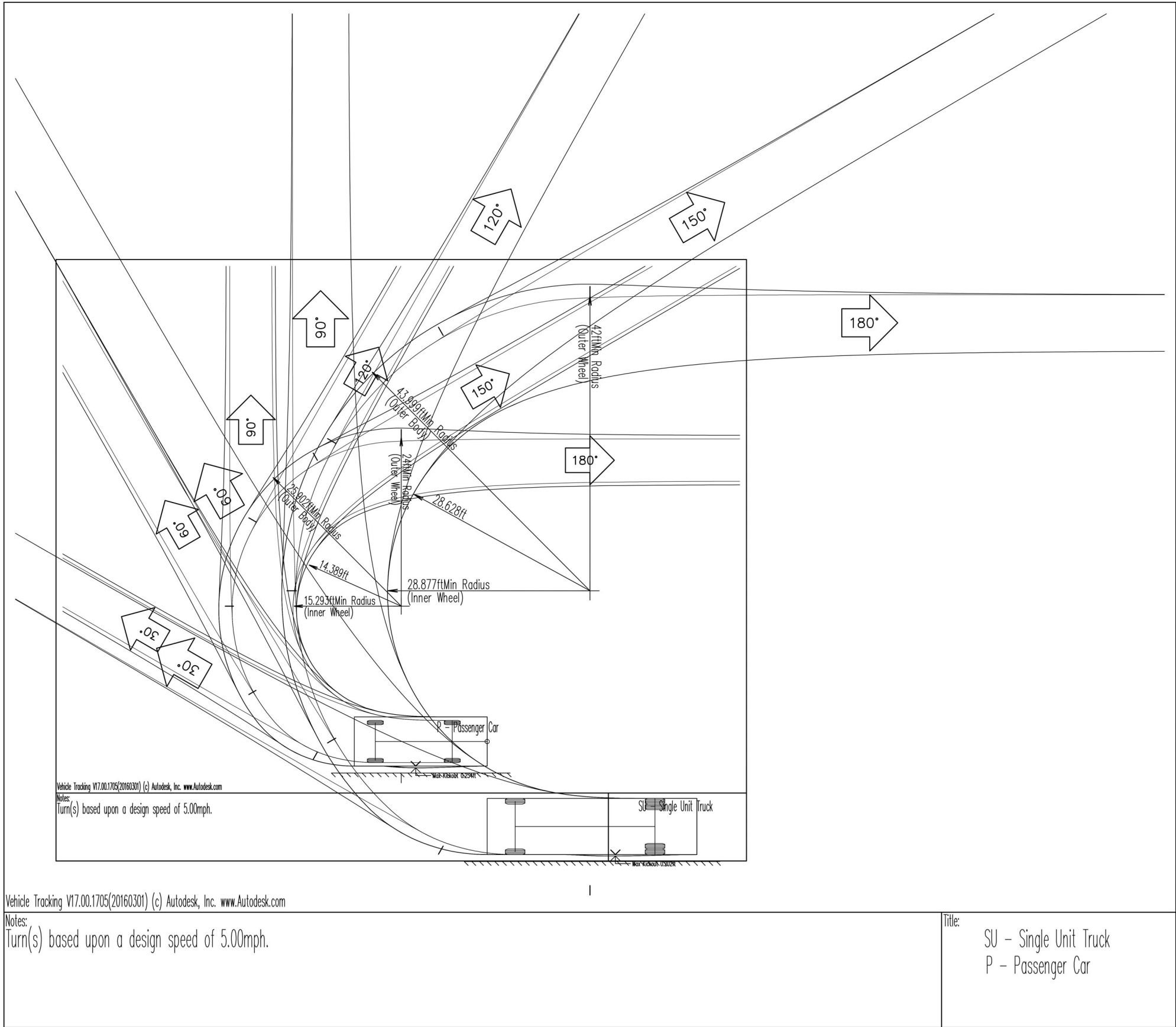
		FAR
Roof	Mechanical and Amenity	888 SF
Level 14	Residential	11,599 SF
Level 13	Residential	11,599 SF
Level 12	Residential	11,599 SF
Level 11	Residential	11,599 SF
Level 10	Residential	11,599 SF
Level 09	Residential	10,767 SF
Level 08	Residential	11,647 SF
Level 07	Residential	11,647 SF
Level 06	Residential	11,647 SF
Level 05	Residential and Amenity	12,183 SF
Level 04	Residential and Parking	11,736 SF
Level 03	Residential and Parking	11,736 SF
Level 02	Residential and Parking	11,736 SF
Level 01	Retail	24,574 SF
<b>TOTAL</b>		<b>176,556 SF</b>
	Amenity Deck	19,992 SF
	Roof Deck	4,476 SF
<b>TOTAL FAR + OUTDOOR AMENITIES</b>		<b>201,024 SF</b>

TOTAL FAR + OUTDOOR AMENITIES = 201,024 SF  
 20% OF 201,024 SF = 40,204.8 SF  
 RETAIL AMENITY = 16,045 SF (35.6% OF TOTAL AMENITY)  
 TOTAL AMENITIES = 45,032 SF  
 TOTAL AMENITIES > 20% FAR + OUTDOOR AMENITIES

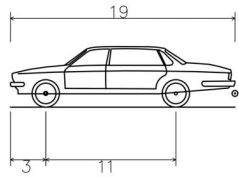




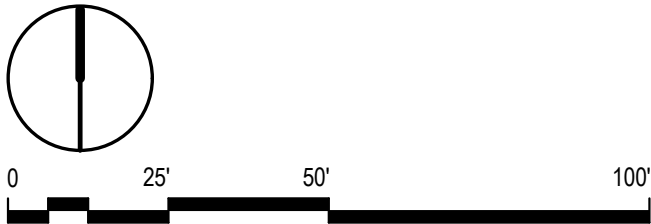
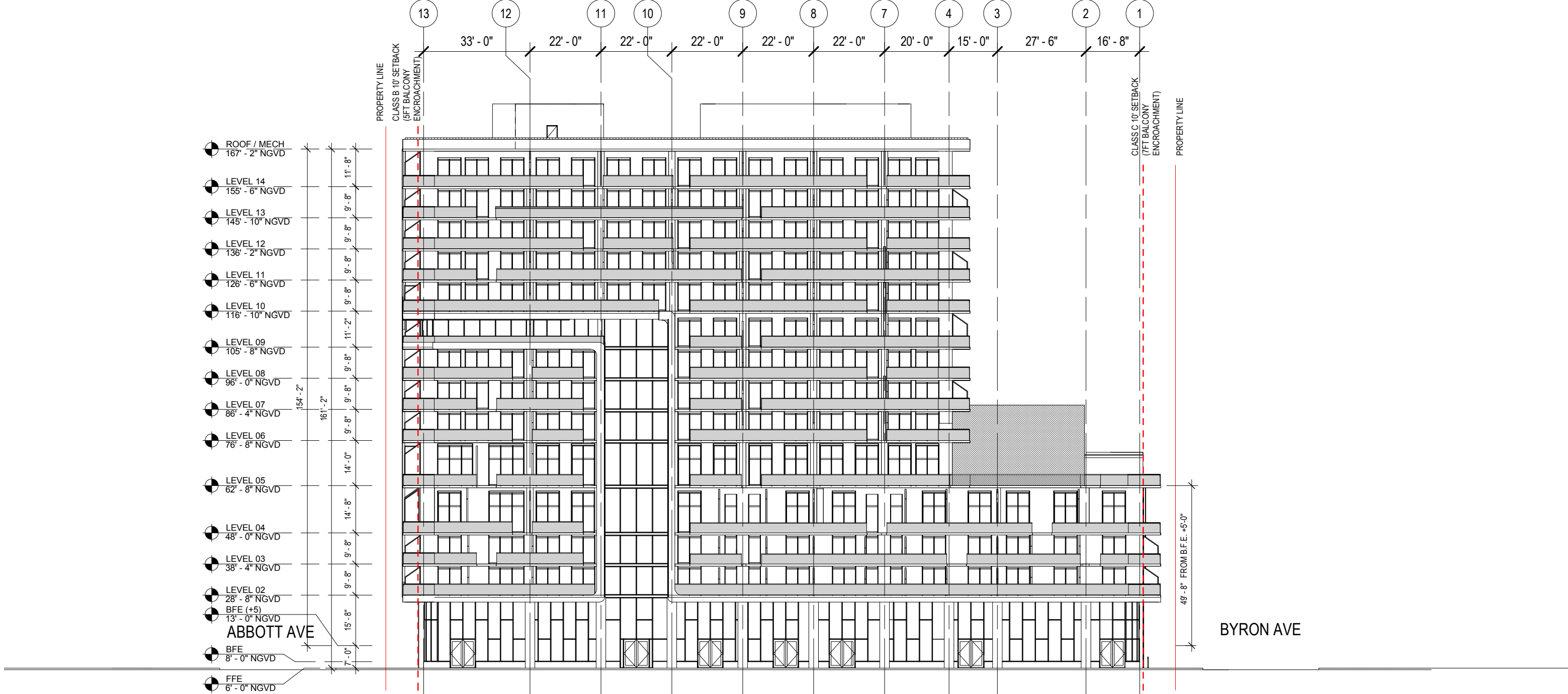




SU – Single Unit Truck  
Overall Length 30.000ft  
Overall Width 8.000ft  
Overall Body Height 11.881ft  
Min Body Ground Clearance 1.367ft  
Track Width 8.000ft  
Lock-to-lock time 5.00s  
Curb to Curb Turning Radius 42.000ft



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



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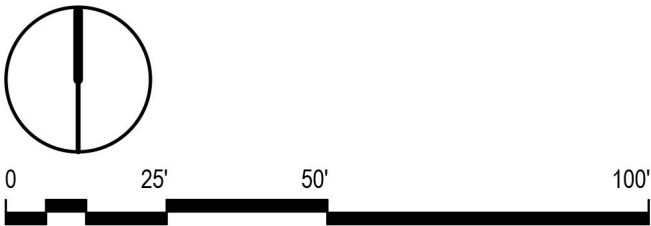
NORTH ELEVATION

SCALE: 1" = 30'-0"

DATE:  
02/10/20

**A2-00**





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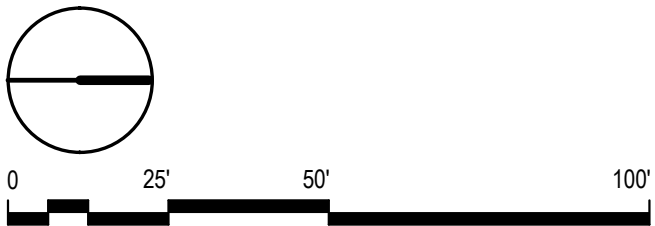
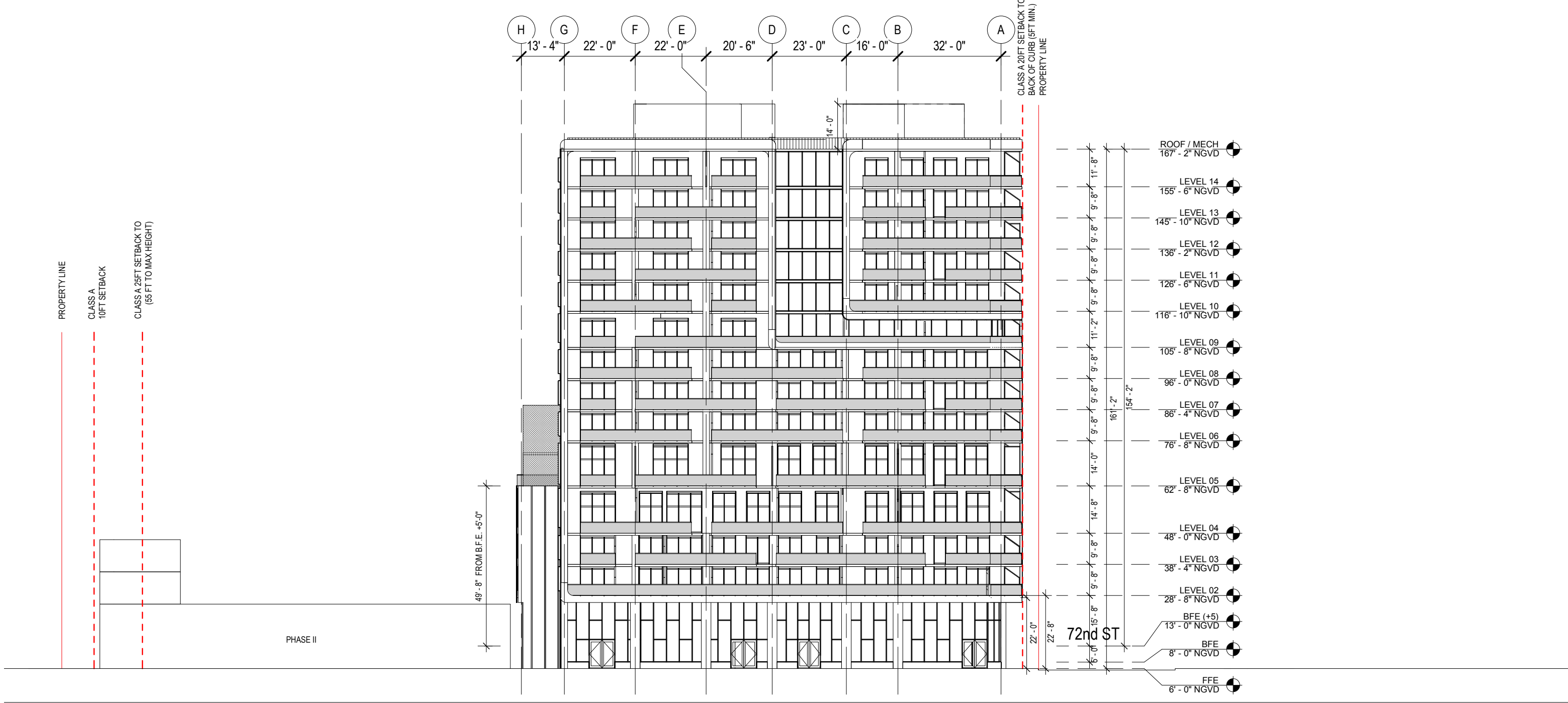
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NORTH ELEVATION - RENDERED

SCALE: 1"=30'-0"

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**A2-01**



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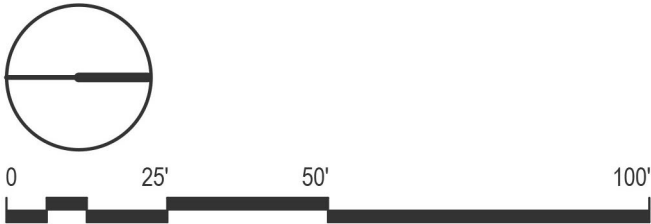
EAST ELEVATION

SCALE: 1" = 30'-0"

DATE:  
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**A2-02**





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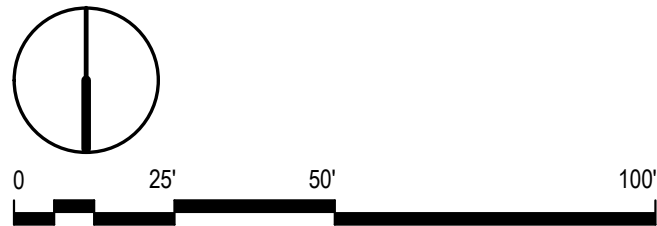
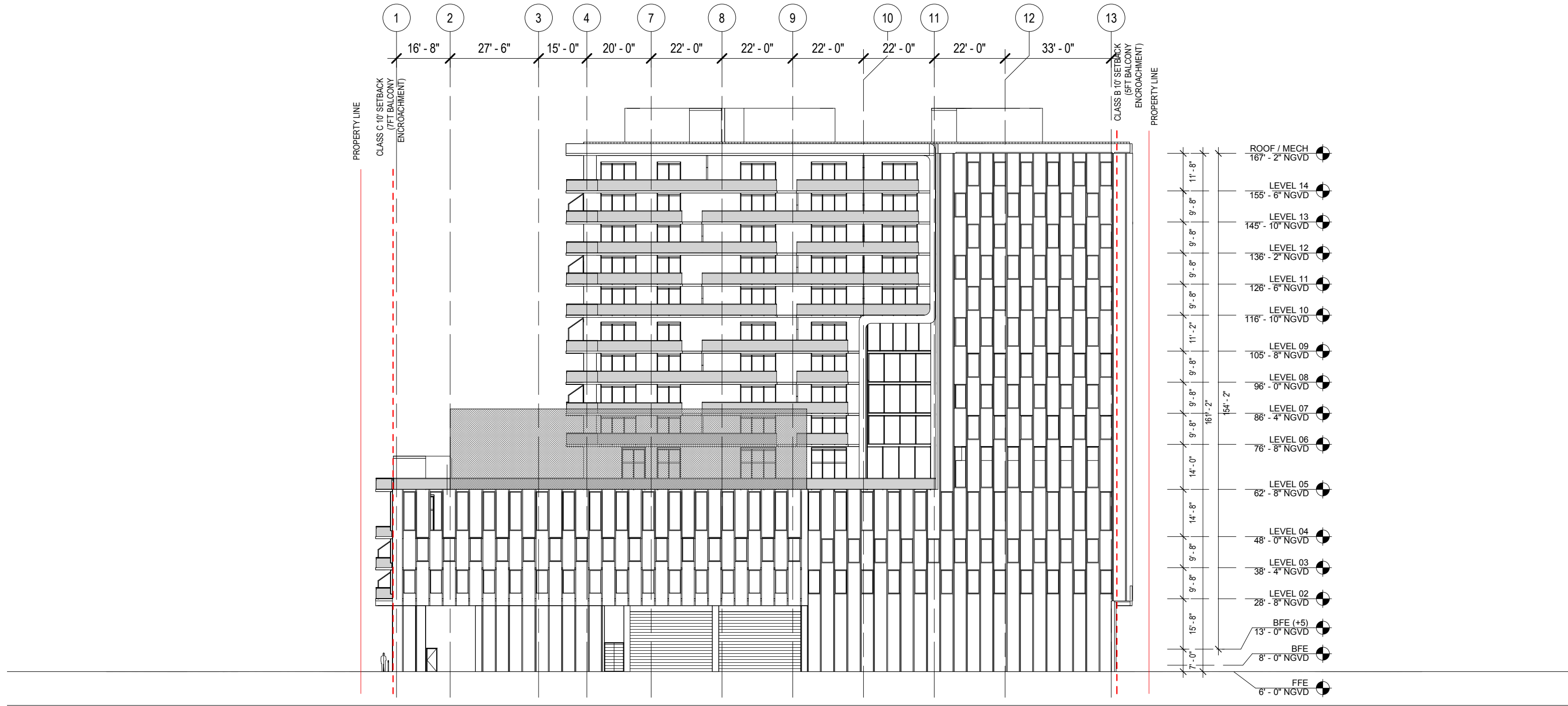
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EAST ELEVATION RENDERED

SCALE: 1"=30'-0"

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**A2-03**



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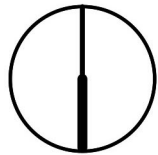
**SOUTH ELEVATION**

SCALE: 1" = 30'-0"

DATE:  
02/10/20

**A2-04**





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## SOUTH ELEVATION - RENDERED

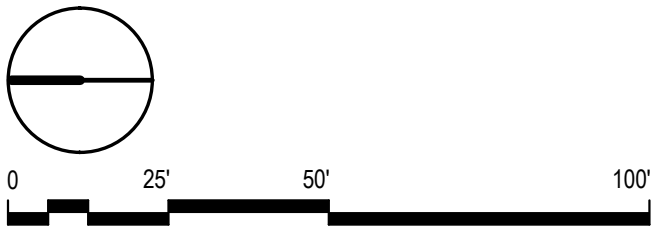
SCALE: 1"=30'-0"

DATE:  
02/10/20

A2-05

- ROOF / MECH  
167' - 2" NGVD
- LEVEL 14  
155' - 6" NGVD
- LEVEL 13  
145' - 10" NGVD
- LEVEL 12  
136' - 2" NGVD
- LEVEL 11  
126' - 6" NGVD
- LEVEL 10  
116' - 10" NGVD
- LEVEL 09  
105' - 8" NGVD
- LEVEL 08  
96' - 0" NGVD
- LEVEL 07  
86' - 4" NGVD
- LEVEL 06  
76' - 8" NGVD
- LEVEL 05  
62' - 8" NGVD
- LEVEL 04  
48' - 0" NGVD
- LEVEL 03  
38' - 4" NGVD
- LEVEL 02  
28' - 8" NGVD
- BFE (+5)  
13' - 0" NGVD
- BFE  
8' - 0" NGVD
- FFE  
6' - 0" NGVD

72nd ST



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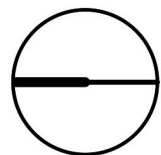
WEST ELEVATION

SCALE: 1" = 30'-0"

DATE:  
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**A2-06**





0 25' 50' 100'

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WEST ELEVATION - RENDERED

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A2-07