

PHASE 1 - Proposed Project Data

PHASE 2 - Compliant Building Data

	Units	Resi NSF	Amenity SF	Retail SF	Parking Spaces	Parking SF	GSF	FAR	Floorplate	FAR
Roof	Roof Deck	4,476 SF					998 SF	888 SF	14,537 SF	
Level 14	18 Units	9,411 SF					11,700 SF	11,599 SF	14,104 SF	
Level 13	18 Units	9,411 SF					11,700 SF	11,599 SF	14,104 SF	
Level 12	18 Units	9,411 SF					11,700 SF	11,599 SF	14,104 SF	
Level 11	18 Units	9,411 SF					11,700 SF	11,599 SF	14,104 SF	
Level 10	18 Units	9,411 SF					11,700 SF	11,599 SF	14,104 SF	
Level 09	16 Units	8,523 SF					10,860 SF	10,767 SF	14,254 SF	
Level 08	18 Units	9,483 SF					11,754 SF	11,647 SF	14,125 SF	
Level 07	18 Units	9,483 SF					11,754 SF	11,647 SF	14,125 SF	
Level 06	18 Units	9,483 SF					11,754 SF	11,647 SF	14,125 SF	
Level 05	12 Units	5,648 SF	3,765 SF	Amenity Deck	12,440 SF	7,552 SF	12,303 SF	12,183 SF	33,894 SF	
Level 04	20 Units	8,737 SF			36 Spaces	14,575 SF	26,330 SF	11,736 SF	33,940 SF	
Level 03	20 Units	8,737 SF			56 Spaces	20,271 SF	32,026 SF	11,736 SF	33,940 SF	2,019.58 SF
Level 02	20 Units	8,737 SF			55 Spaces	20,271 SF	32,026 SF	11,736 SF	34,827 SF	2,019.58 SF
Level 01				16,045 SF	0 Spaces	0 SF	25,780 SF	24,574 SF	31,360 SF	7,521.28 SF
TOTAL	232 Units	115,886 SF	3,765 SF	16,045 SF	147 Spaces	55,117 SF	234,085 SF	176,556 SF	309,649 SF	11,560.44 SF

Total Resi NSF	115,886 SF
Total Units	232 Units
Avg. Unit Size	500 SF
Total Retail SF	16,045 SF
Total Amenity SF	3,765 SF
Total Rec. deck SF	7,552 SF
Total Parking	147 Spaces
Project GSF	234,085 SF
Project Floorplate GSF	309,649 SF
Current Project FAR SF	176,556 SF
Phase 1 - Allowable FAR SF	176,656 SF
Phase 2 - Compliant FAR SF	11,560.44 SF

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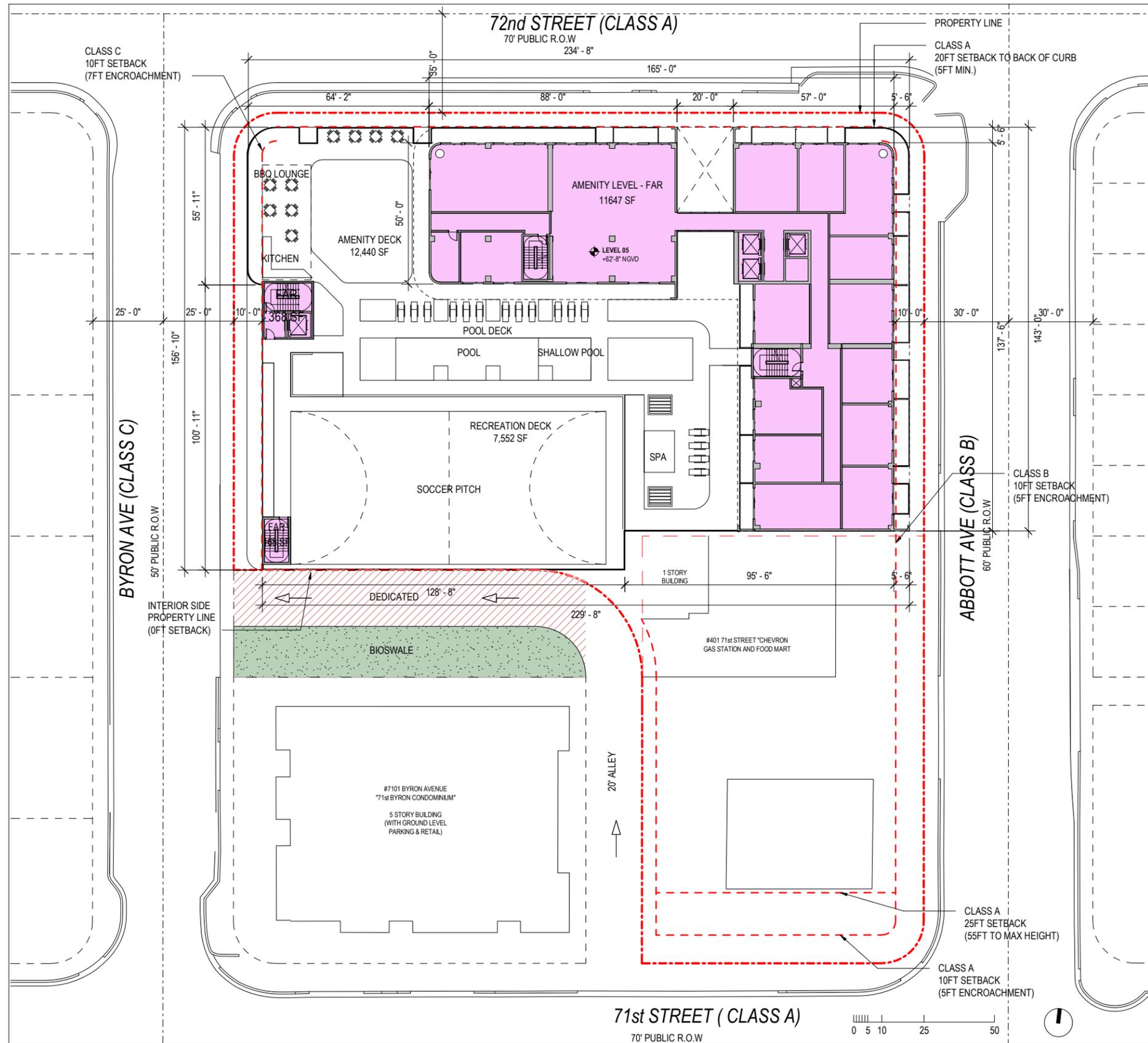
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

FAR DIAGRAM

SCALE:

DATE:
02/10/20

A0-10



TOTAL FAR = 12,183 SF

LEVEL 05
+62'-8" NGVD

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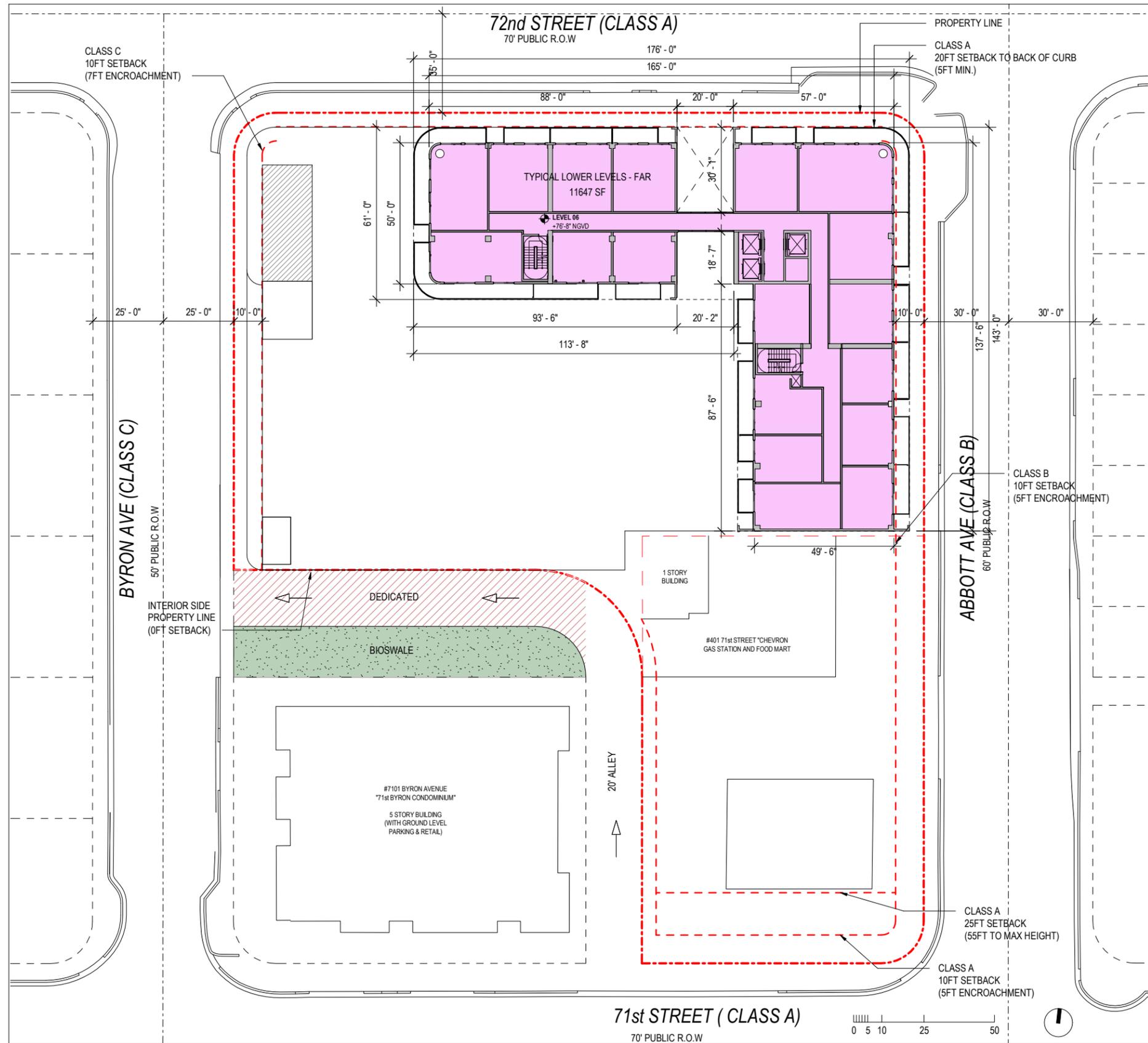
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FAR DIAGRAM - LEVEL 05

SCALE: 1" = 40'-0"

DATE:
02/10/20

A0-13



TOTAL FAR = 11,647 SF

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

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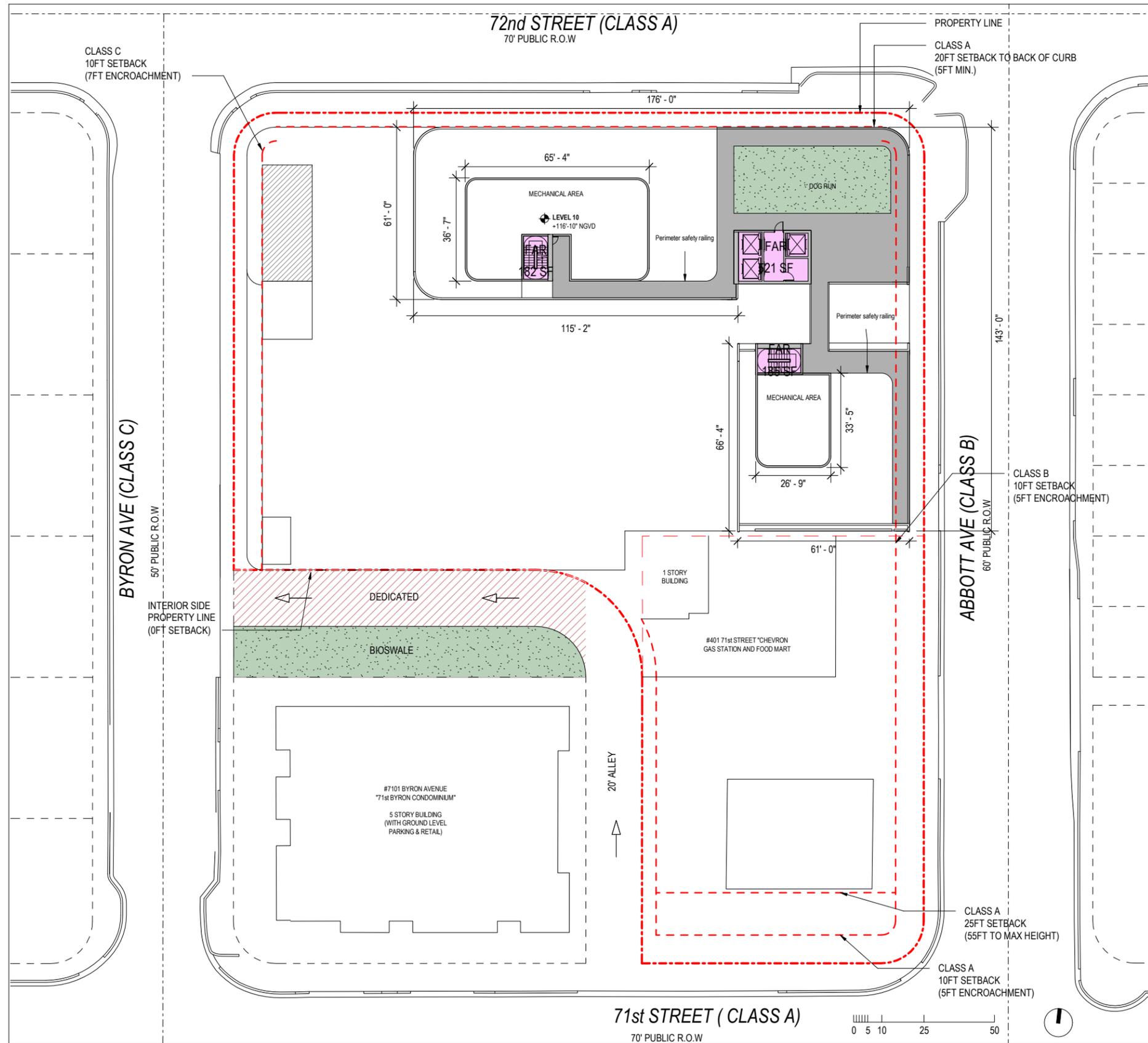
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FAR DIAGRAM - LEVELS 06 - 08

SCALE: 1" = 40'-0"

DATE:
 02/10/20

A0-14



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.

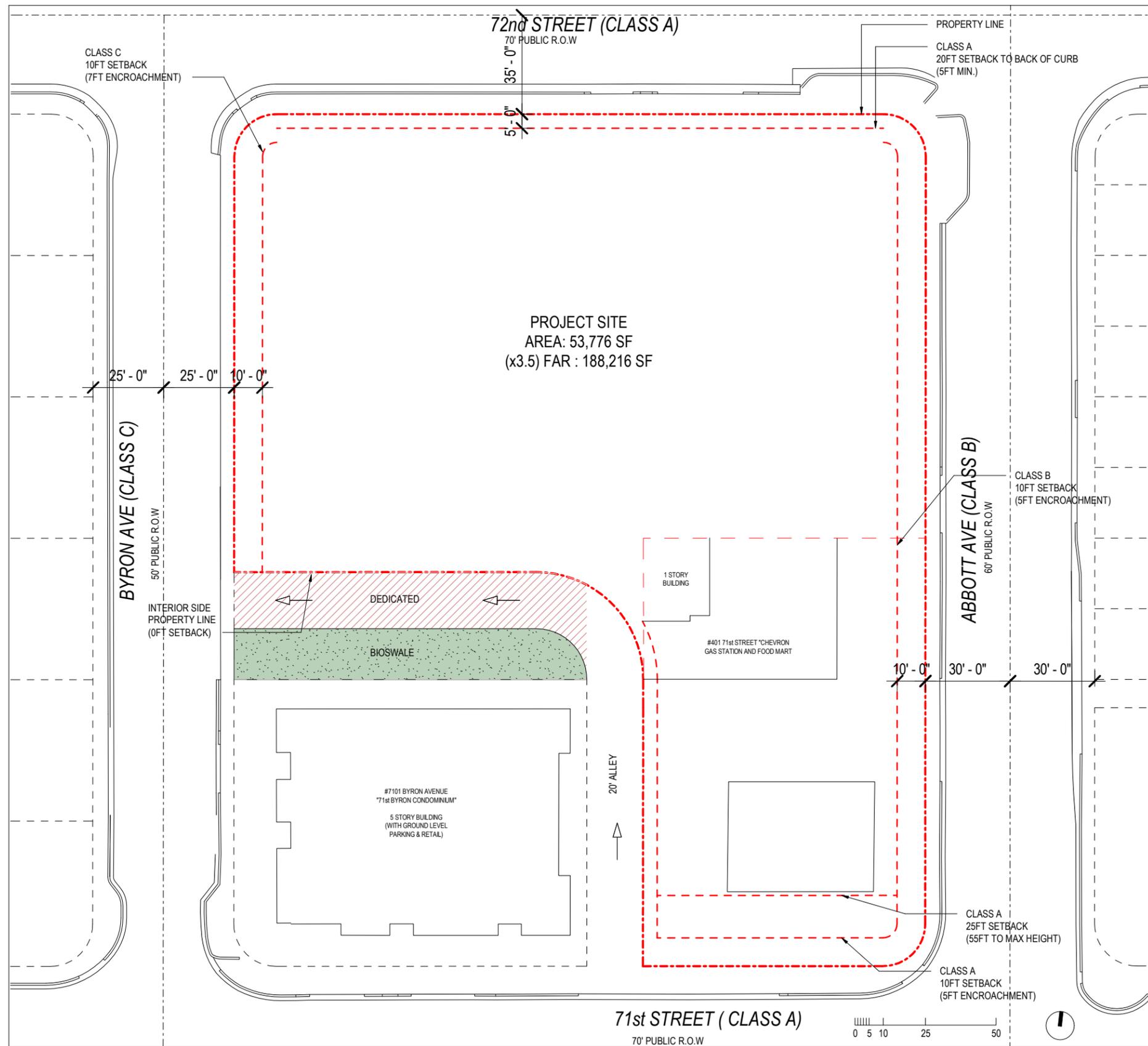
Variance #3: Frontage on Byron Avenue does not comply with minimum 85% of building facade shall have habitable space.

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.



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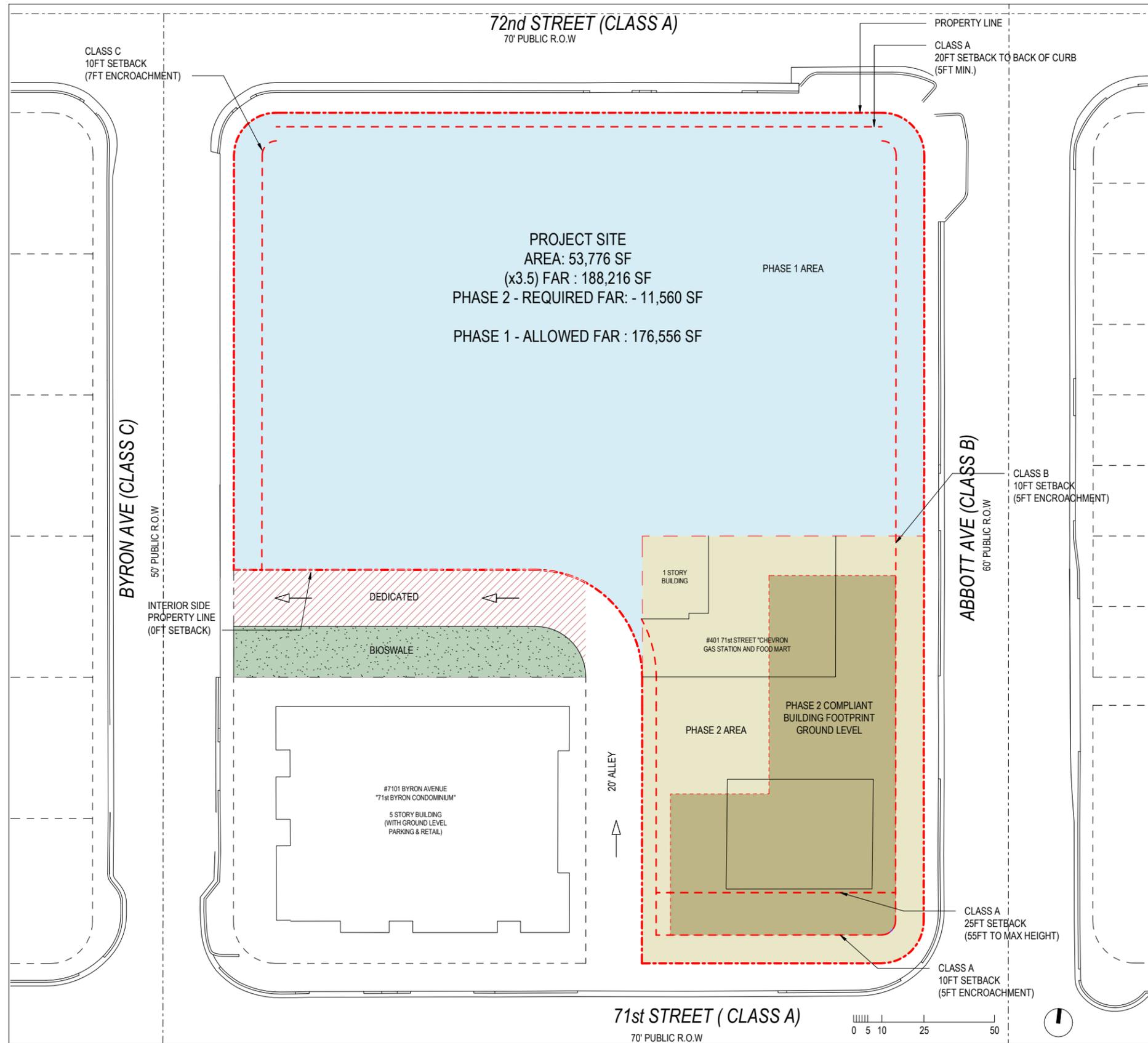
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SITE PARAMETERS

SCALE: 1" = 40'-0"

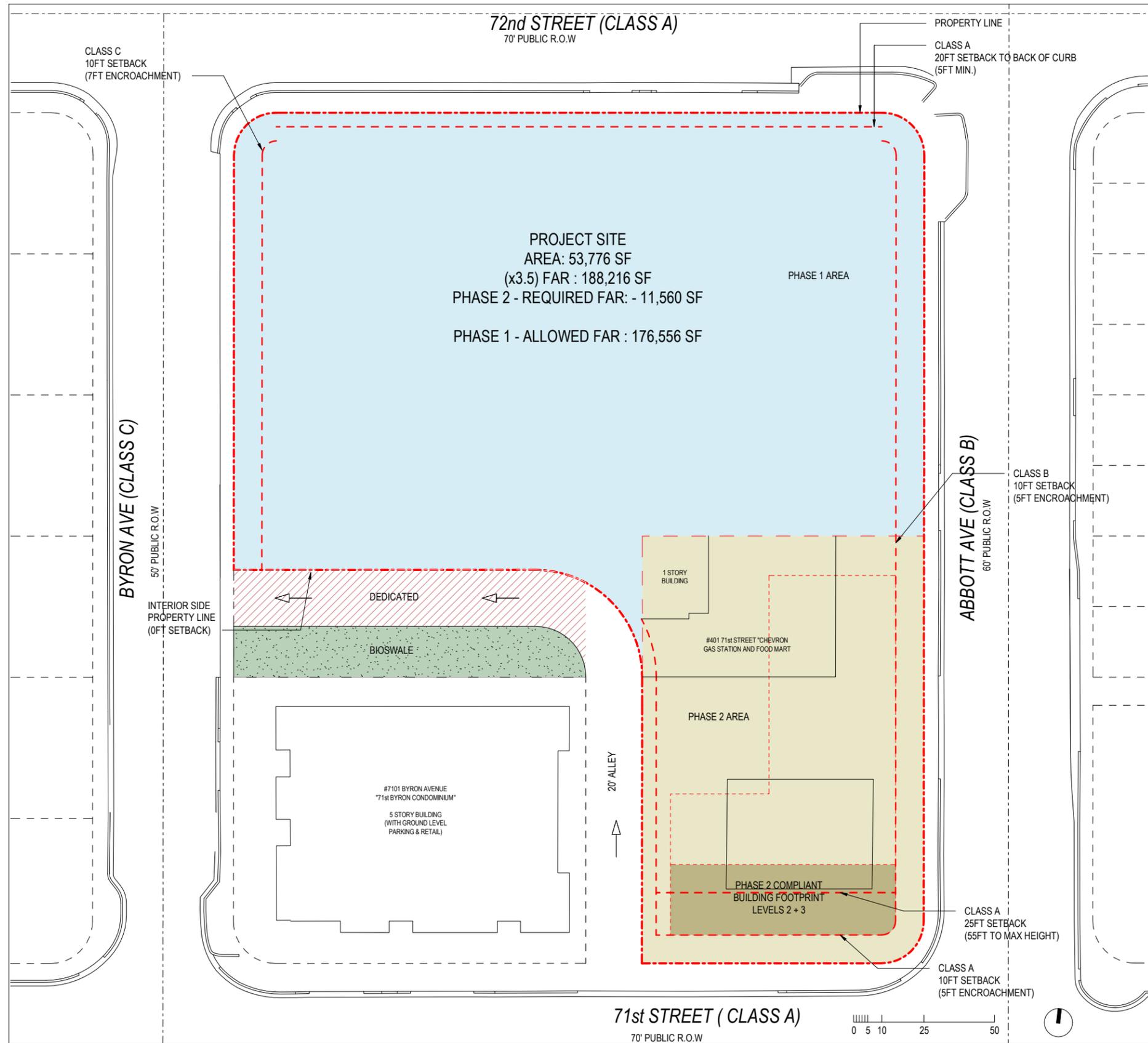
DATE:
02/10/20

A1-00



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

PHASE II FAR
GROUND LEVEL : 7,521.28 SF



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

PHASE II FAR
TYPICAL LEVEL = 2,019.58 SF

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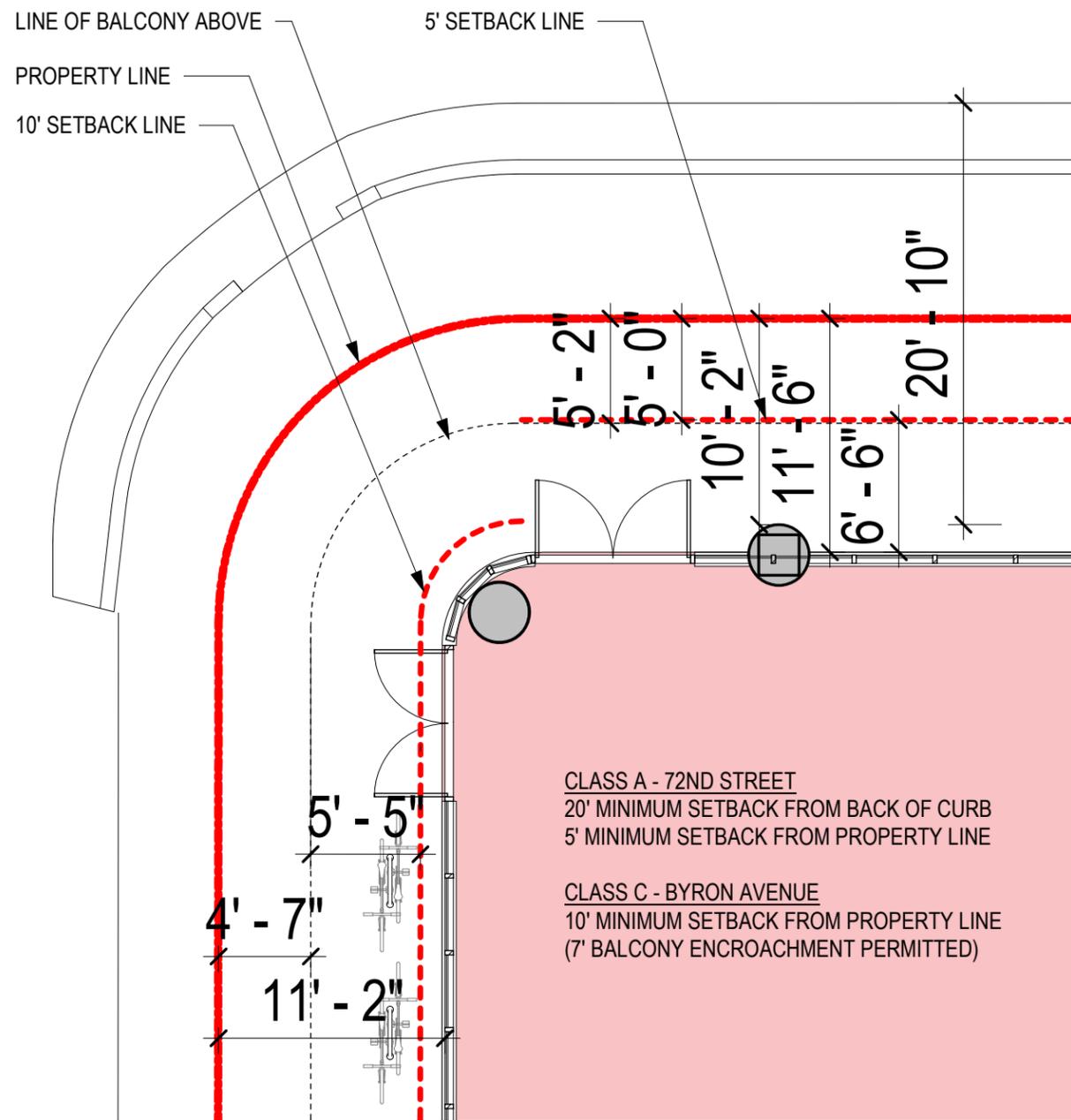
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**SITE PARAMETERS & PHASING -
LEVELS 02 & 03**

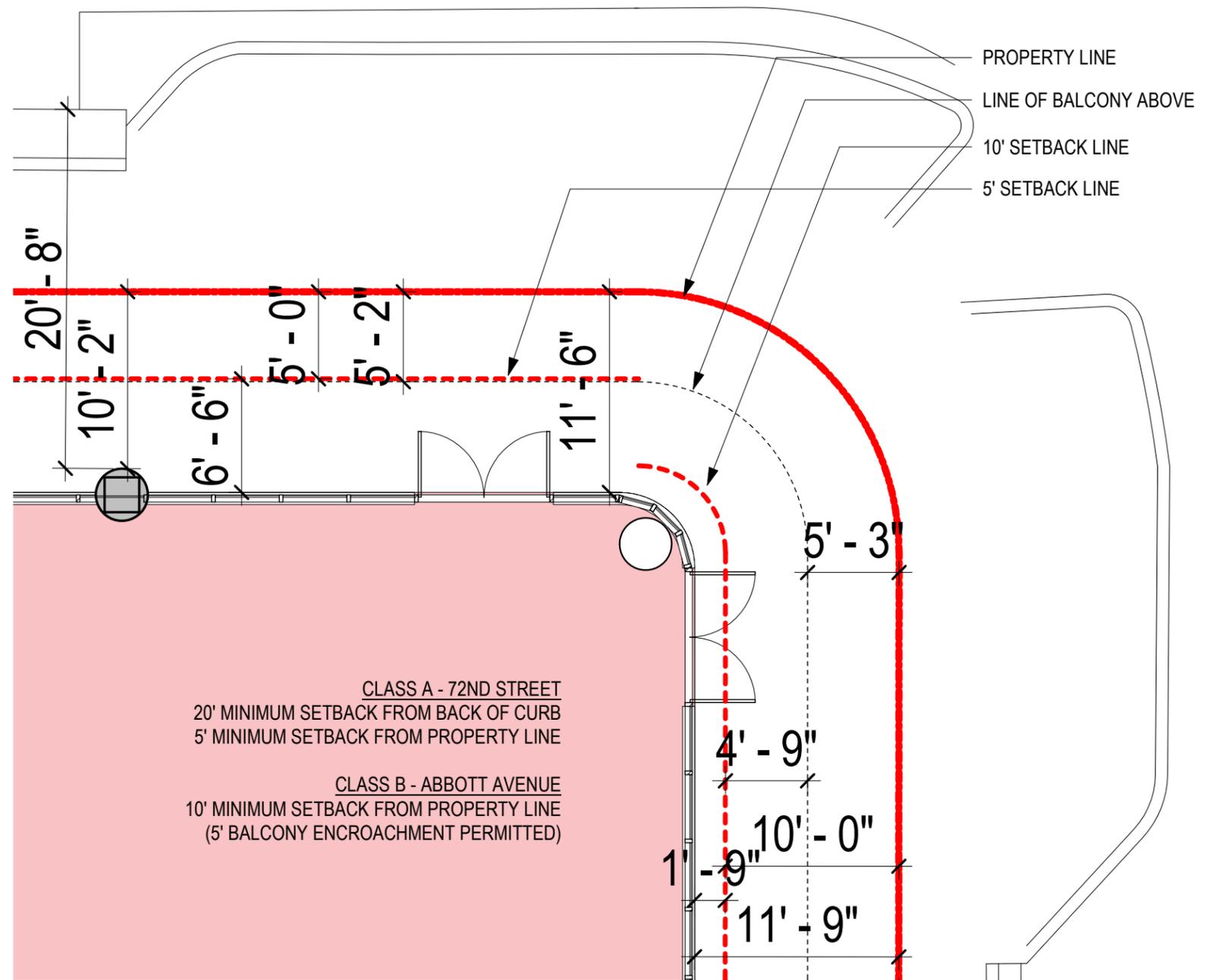
SCALE: 1" = 40'-0"

DATE:
02/10/20

A1-01A



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



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

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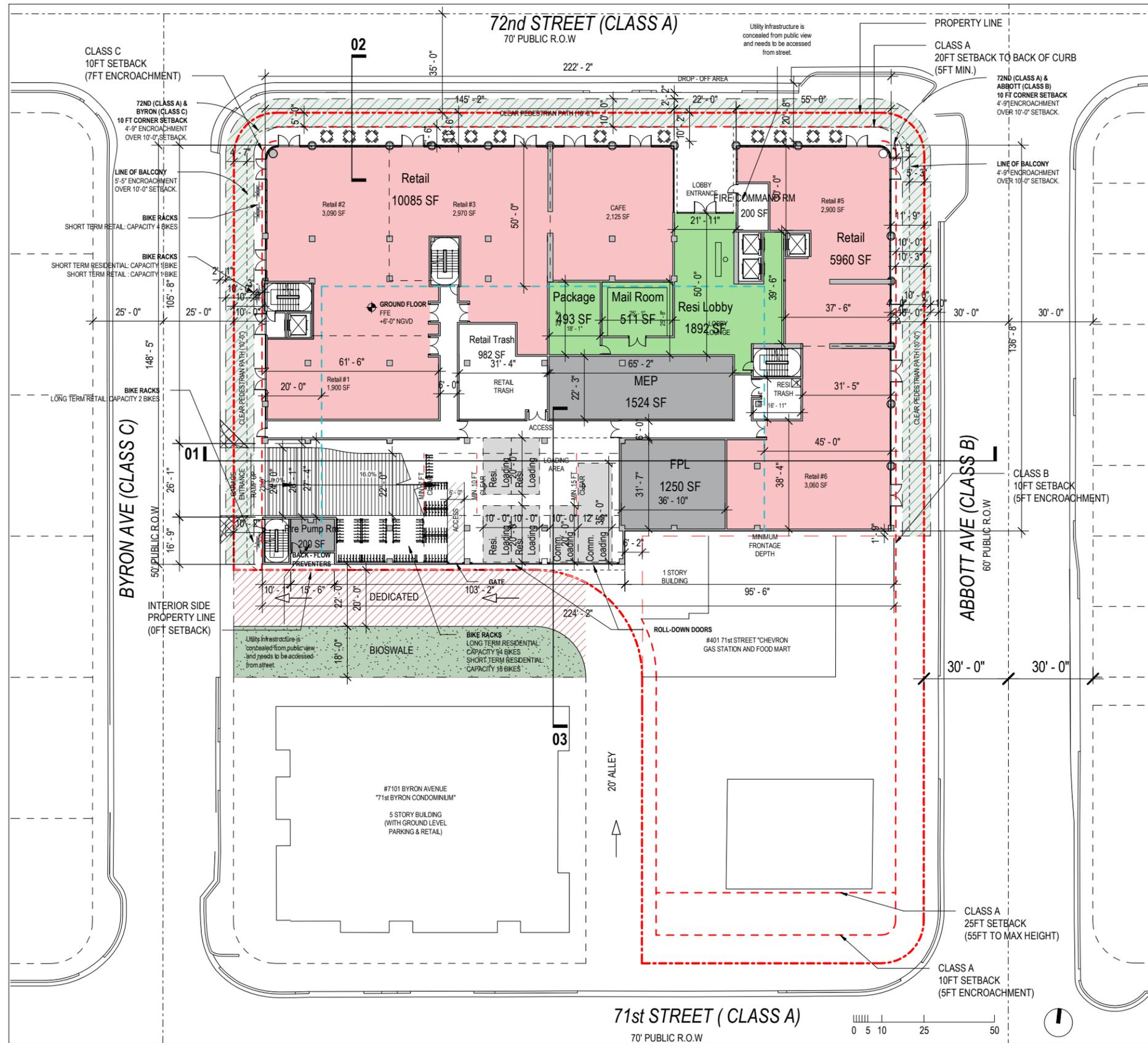
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ENLARGED SETBACKS

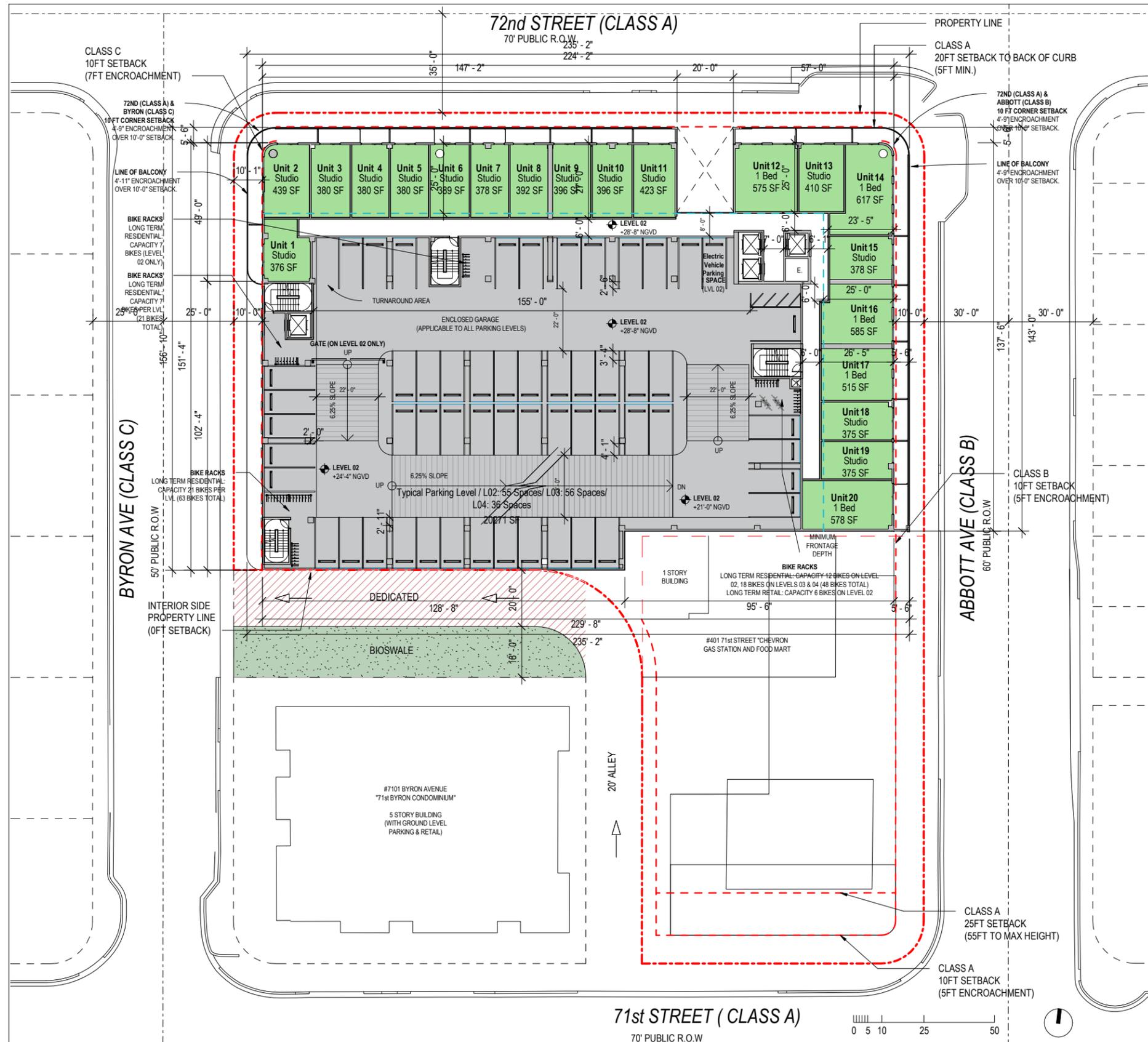
SCALE: 1/8" = 1'-0"

DATE:
02/10/20

A1-02



GROUND FLOOR
FFE
+6'-0" NGVD



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

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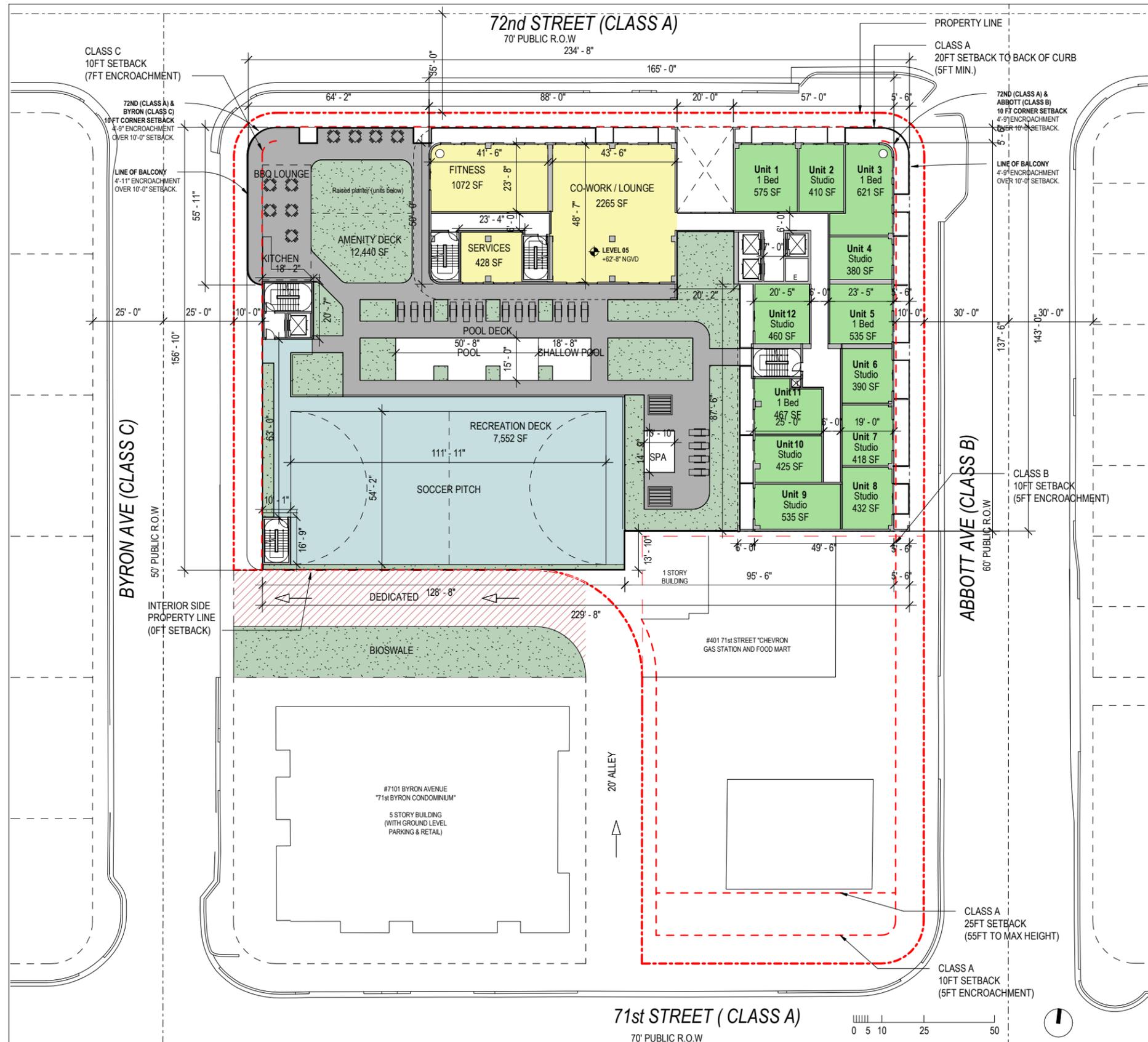
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LEVELS 02 - 04

SCALE: 1" = 40'-0"

DATE:
 02/10/20

A1-04



LEVEL 05
+62'-8" NGVD

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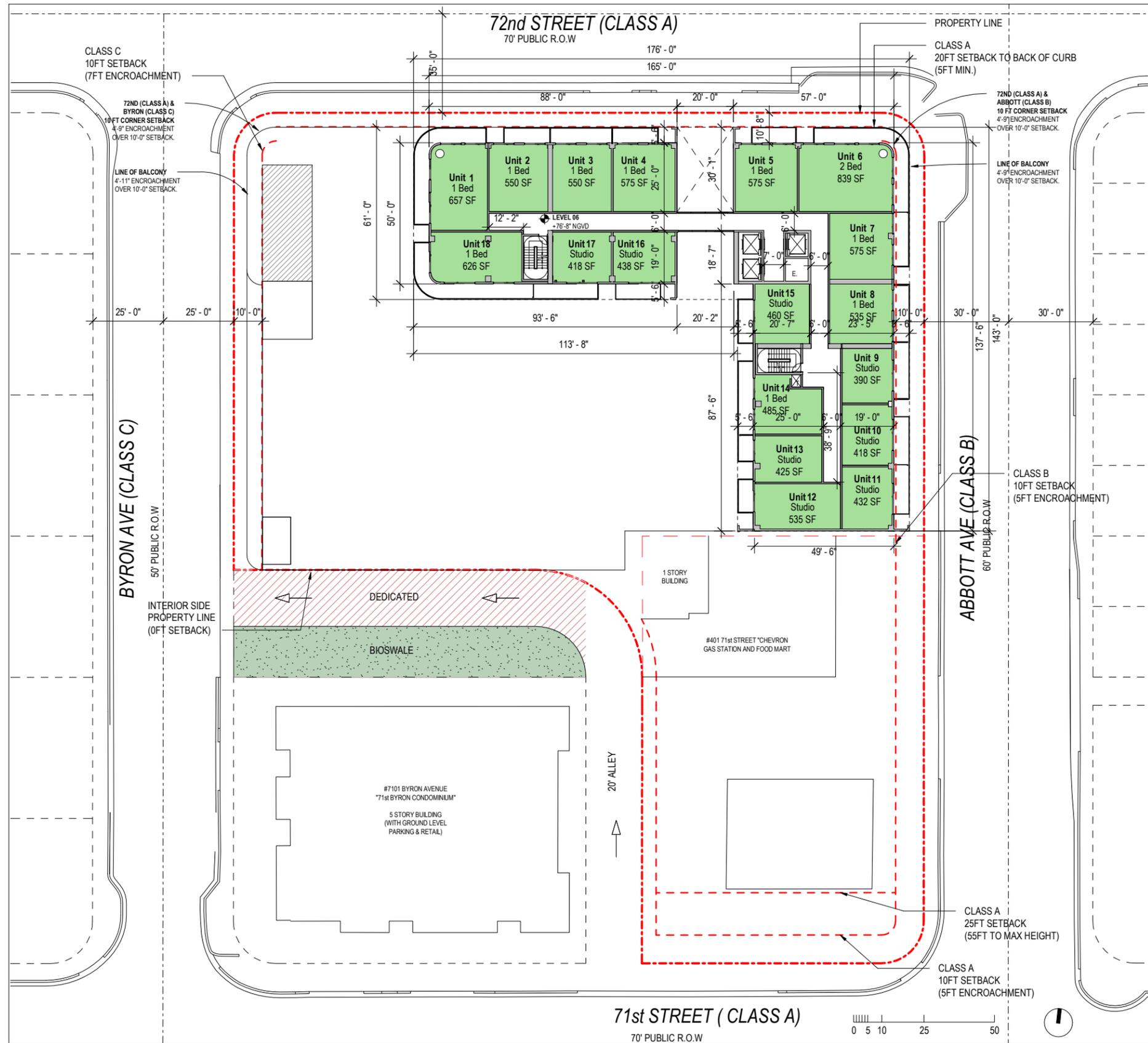
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LEVEL 05

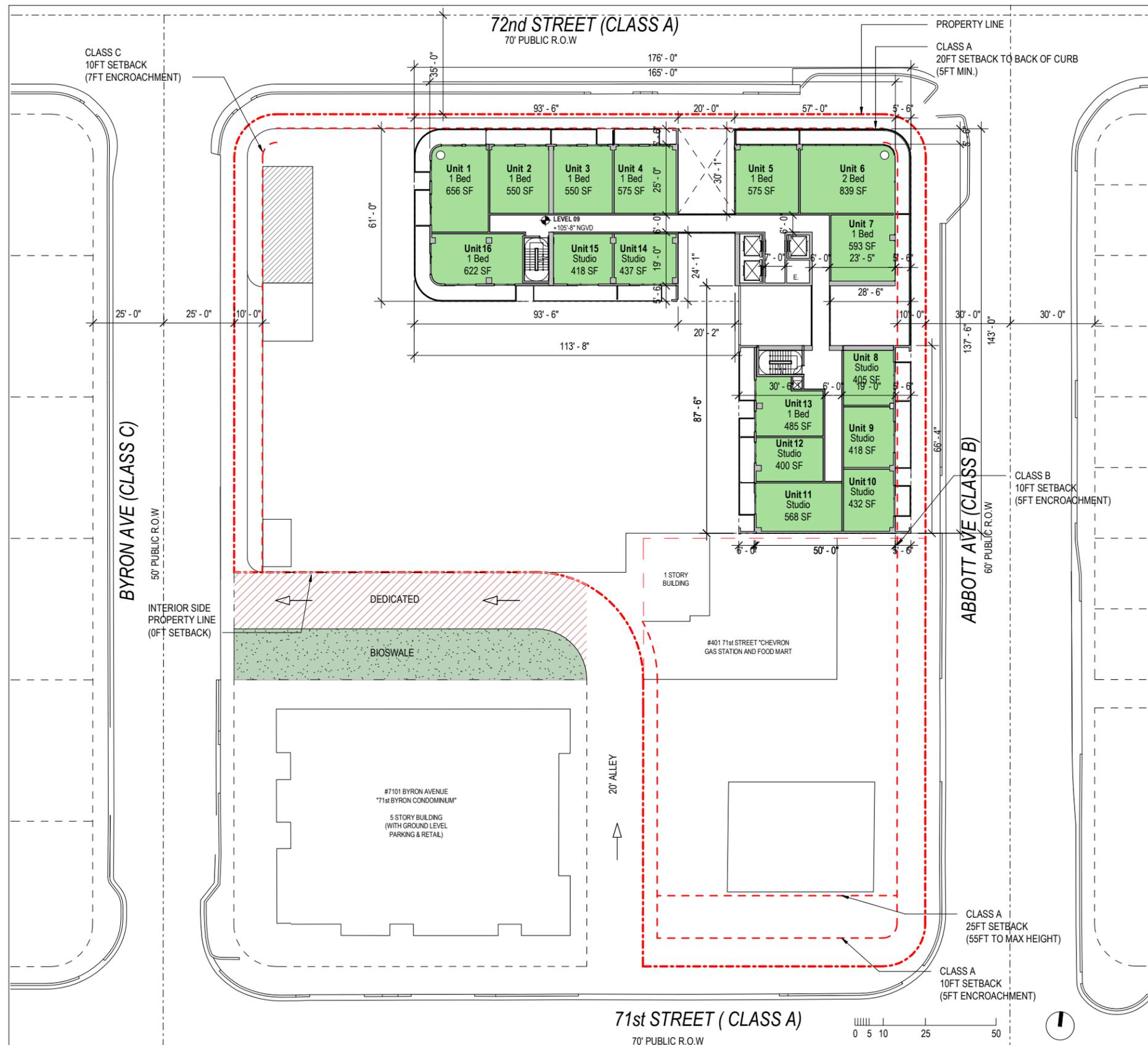
SCALE: 1" = 40'-0"

DATE:
02/10/20

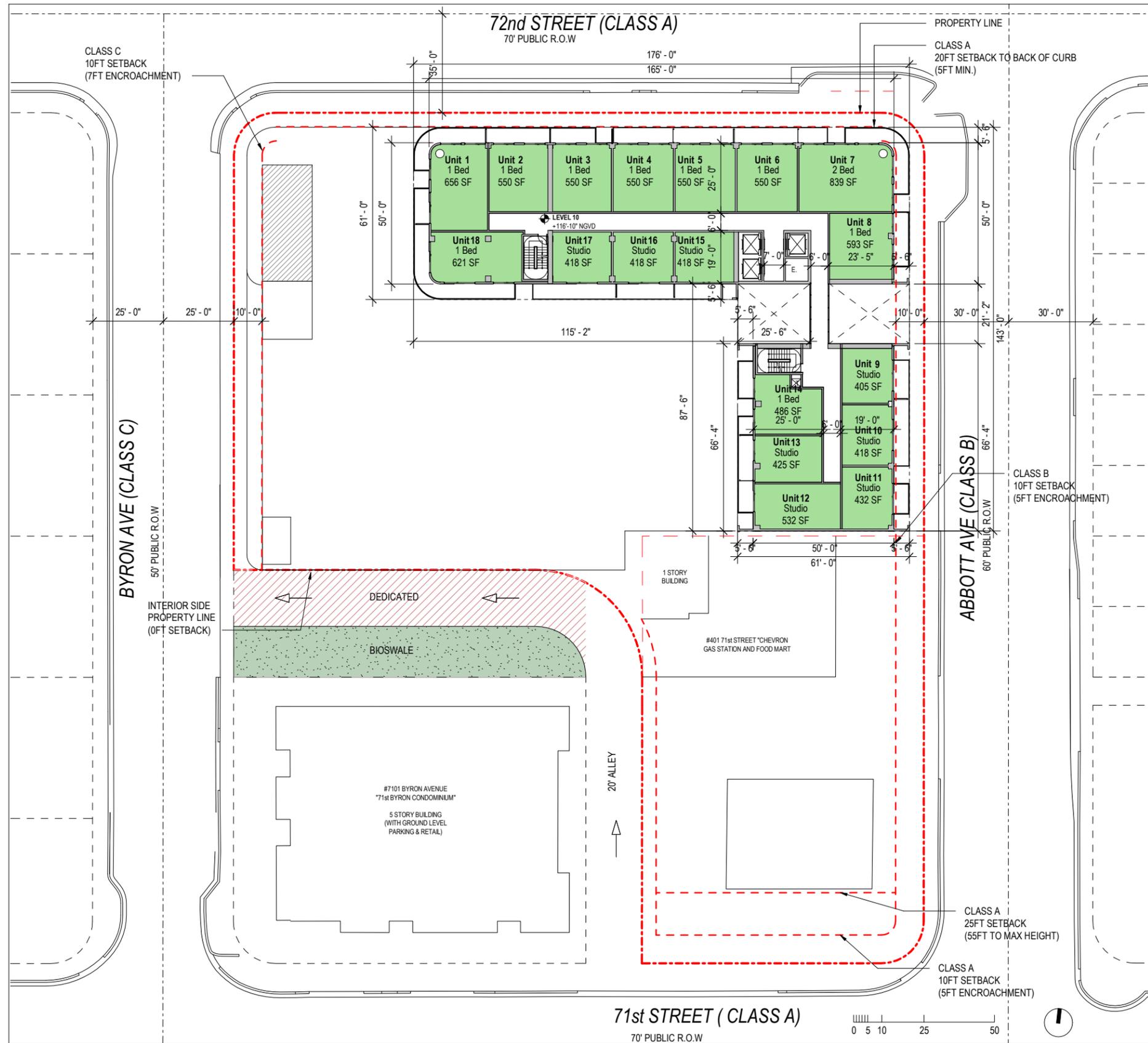
A1-05



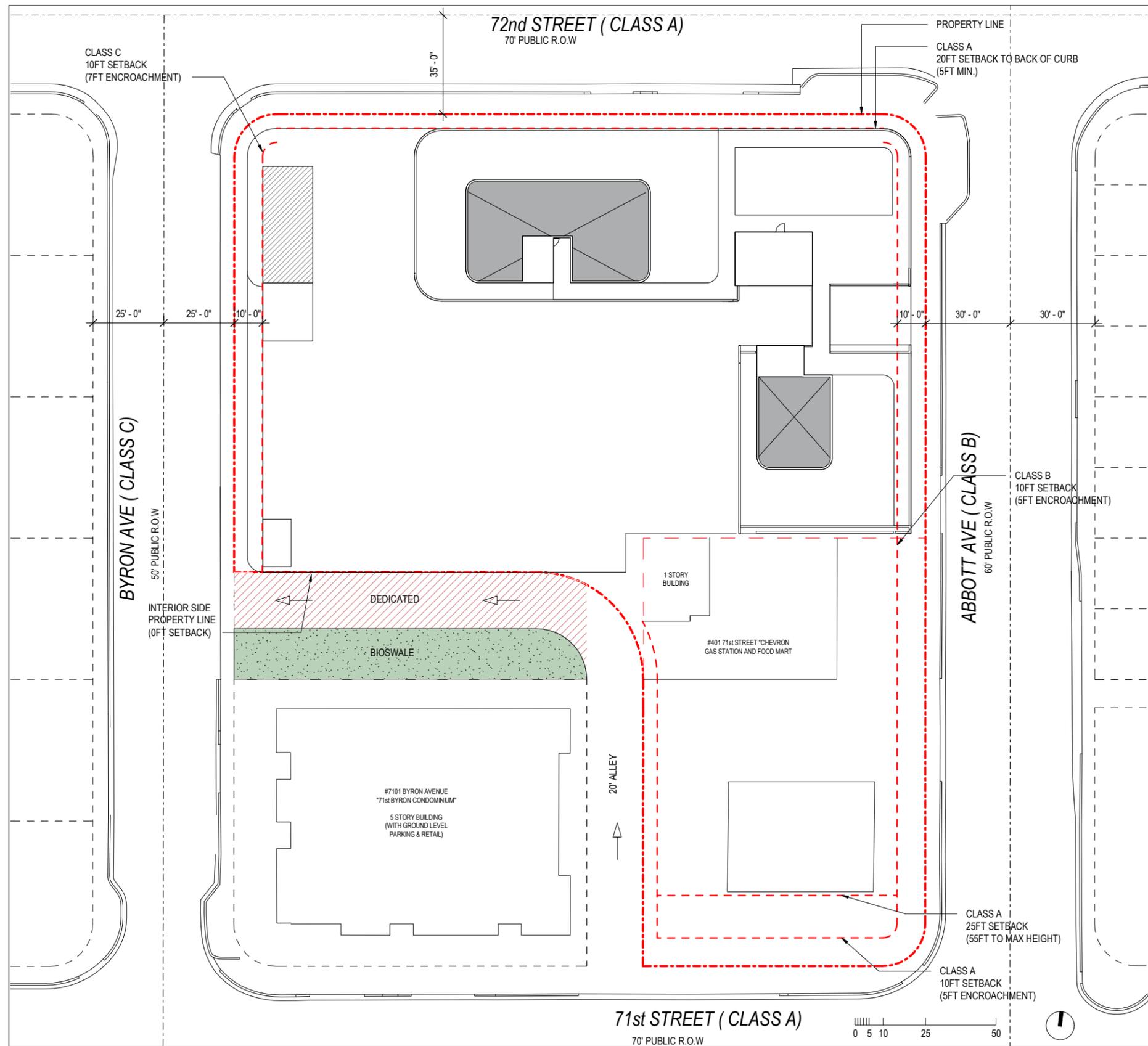
LEVELS 06 - 08
+76'-8" NGVD
TO +96'-0"



LEVEL 09
+105'-8" NGVD



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



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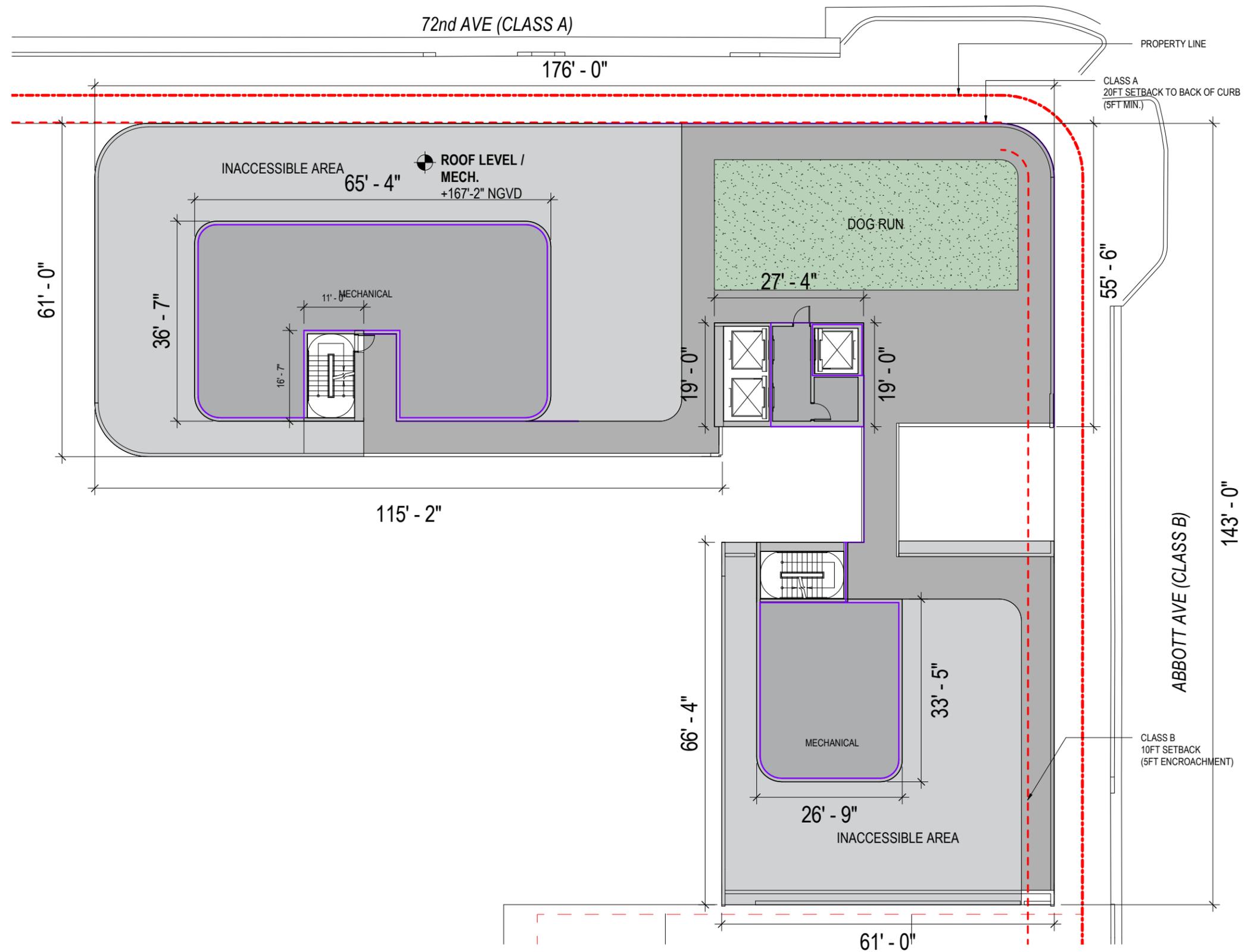
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ROOF PLAN

SCALE: 1" = 40'-0"

DATE:
 02/10/20

A1-10



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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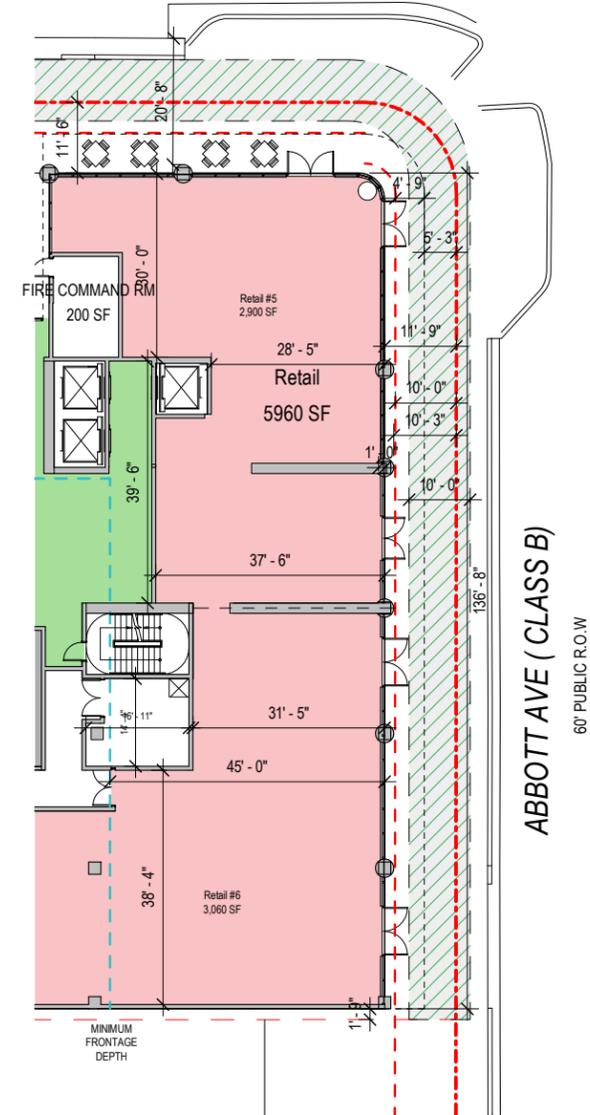
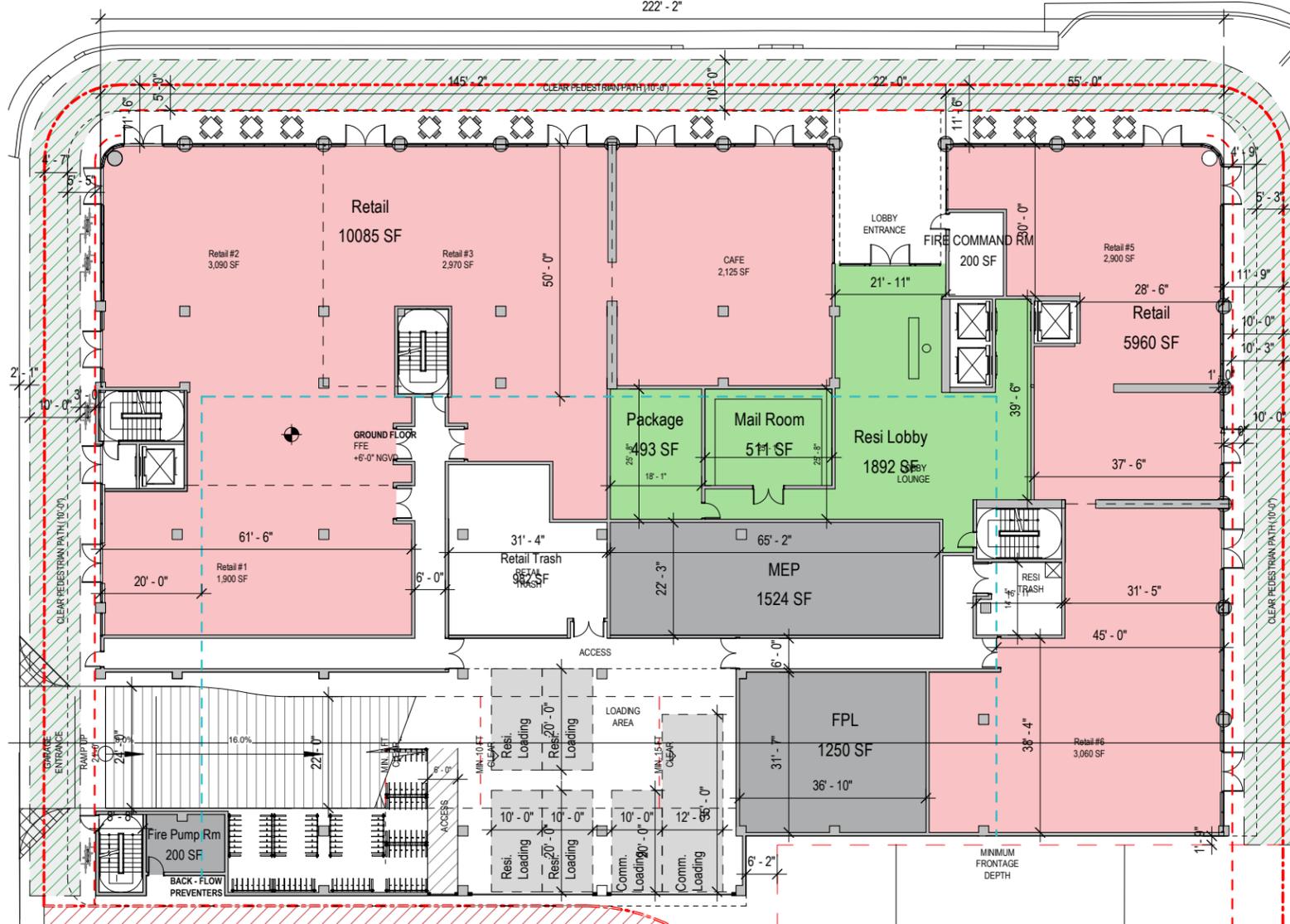
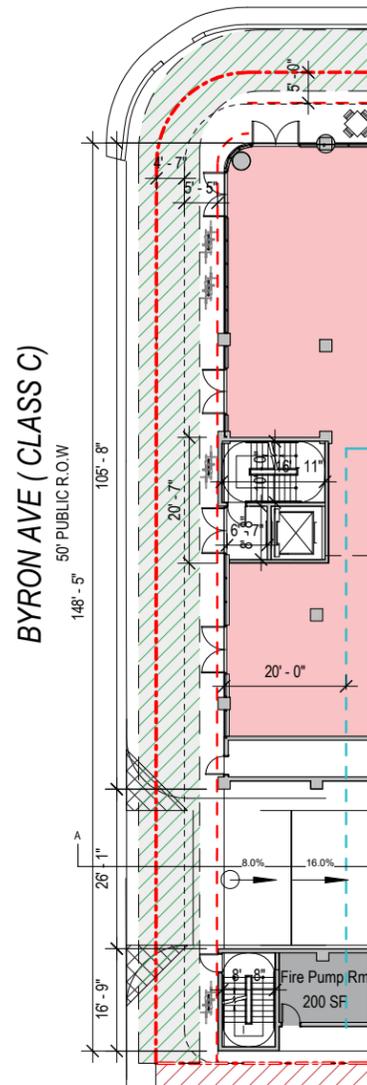
ROOF TERRACE CAPACITY DIAGRAM

SCALE: 1" = 20'-0"

DATE:
02/10/20

A1-11

72nd STREET (CLASS A)
70' PUBLIC R.O.W.
222' - 2"



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)

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%

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.

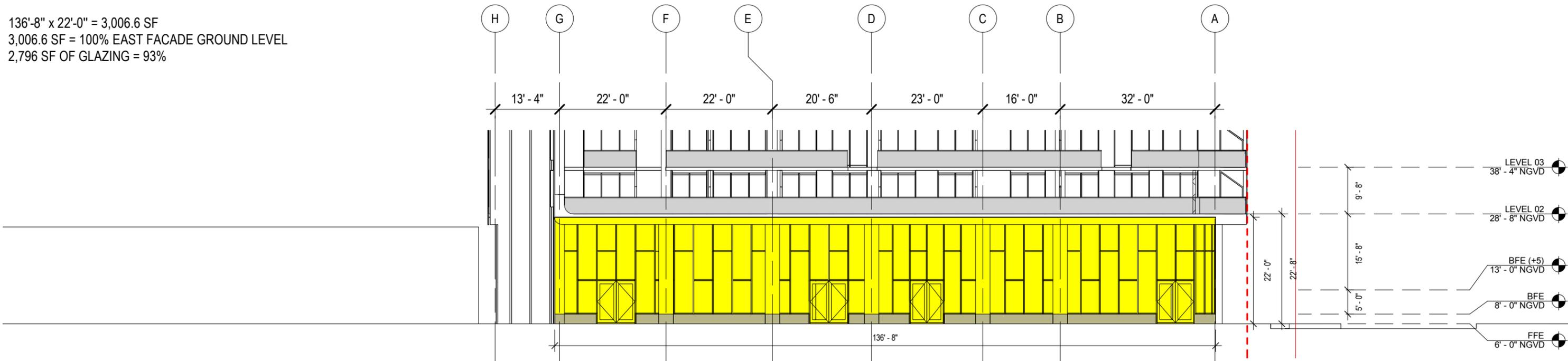
222'-2" x 22'-0" = 4,887.66 SF
 4,887.67 SF = 100% NORTH FACADE GROUND LEVEL
 4,540 SF OF GLAZING = 93%



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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 7140 ABBOTT AVE, MIAMI
 BEACH, FL 33141

GLAZING DIAGRAM - EAST ELEVATION

SCALE: 1" = 20'-0"

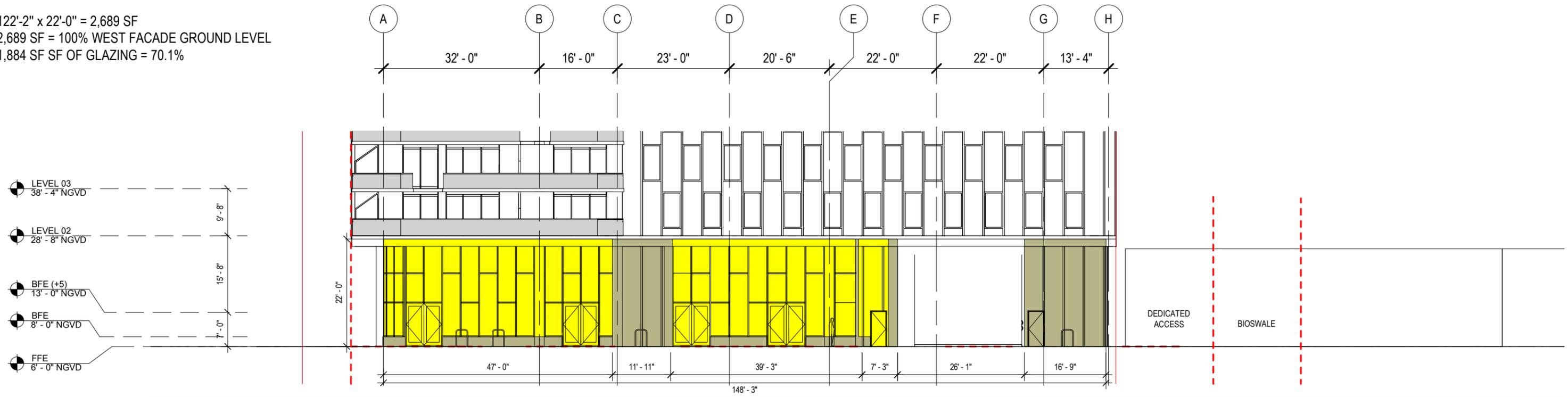
DATE:
 02/10/20

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 OF GLAZING = 70.1%



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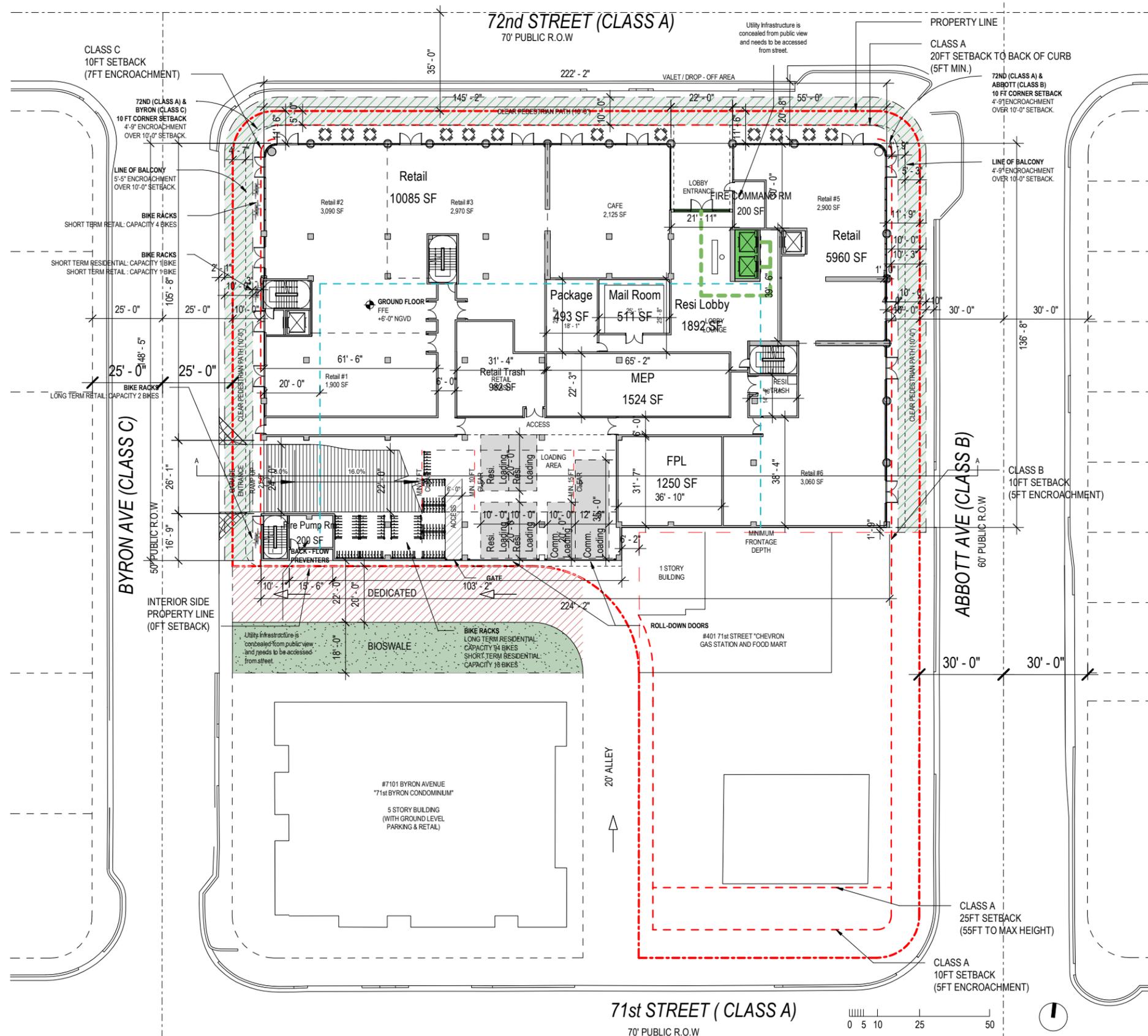
7140 ABBOTT AVE, MIAMI
 BEACH, FL 33141

**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.

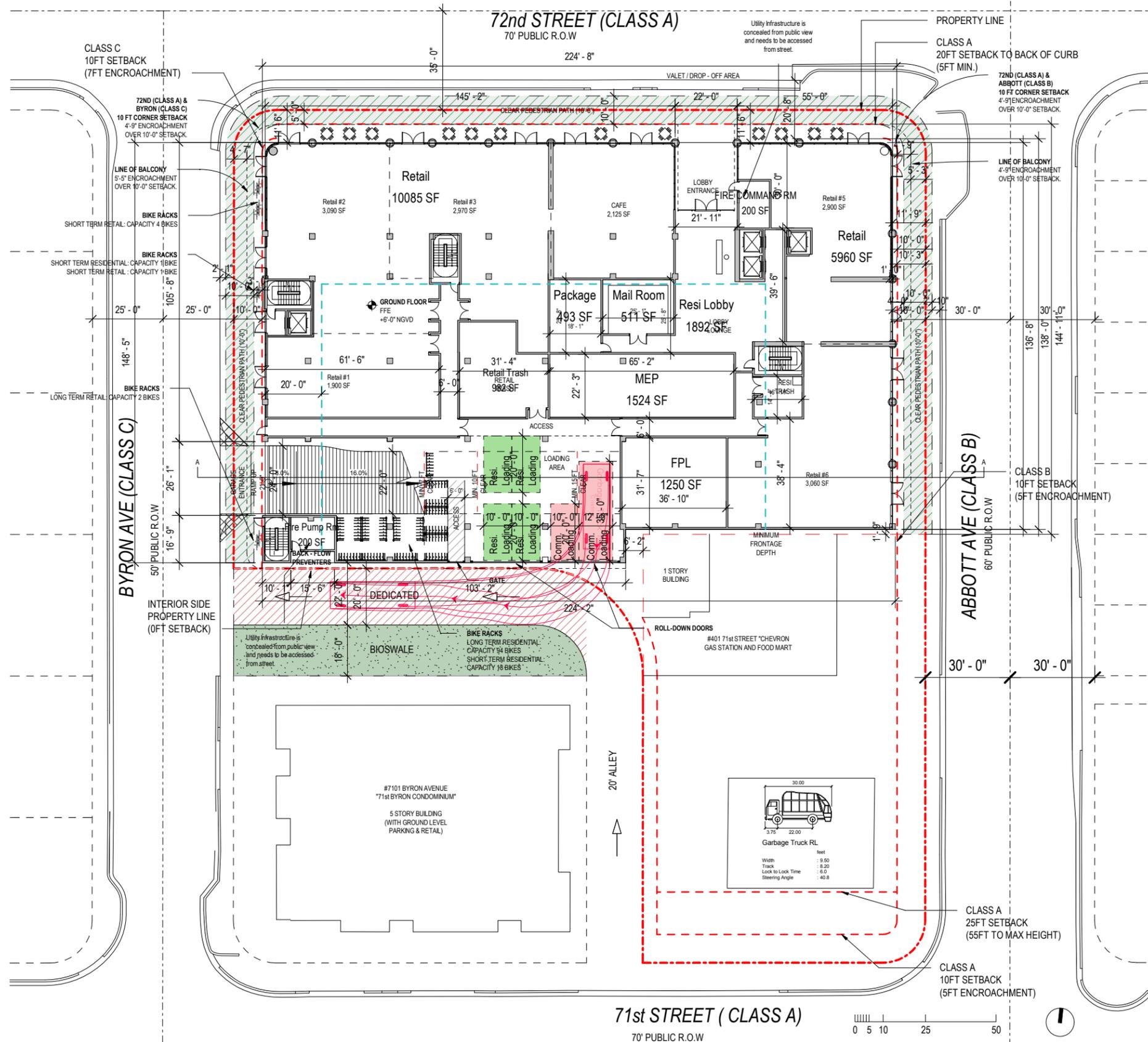
CLASS A - 72ND STREET DIAGRAM
 142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

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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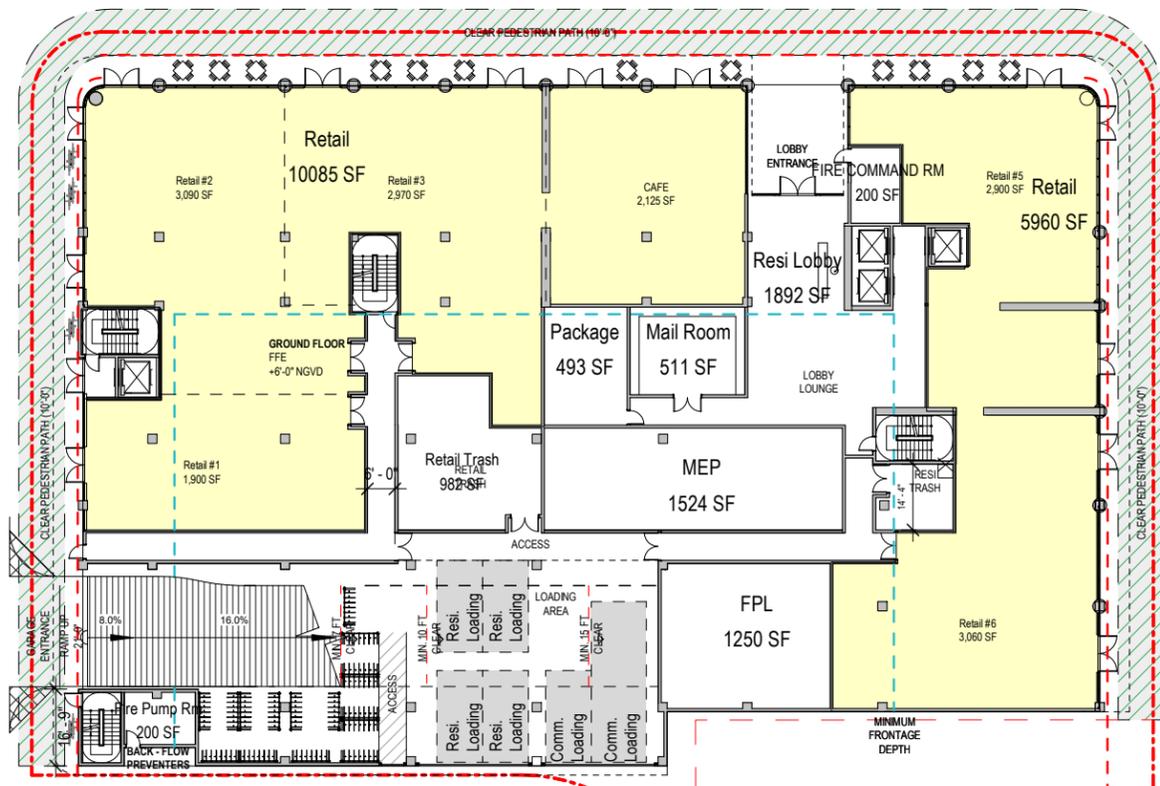
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**LOADING TRUCK MANEUVERING
 DIAGRAM - TRUCK OUT**

SCALE: 1" = 40'-0"

DATE:
 02/10/20

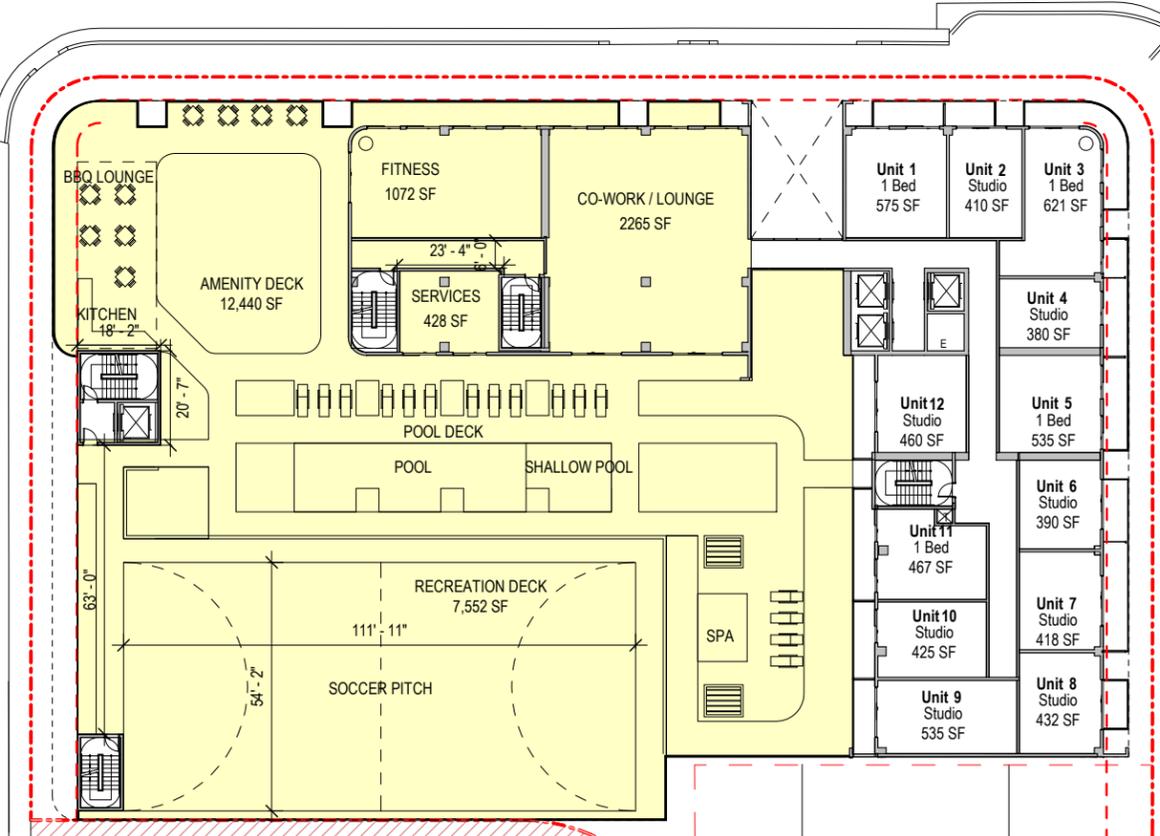
A1-17B



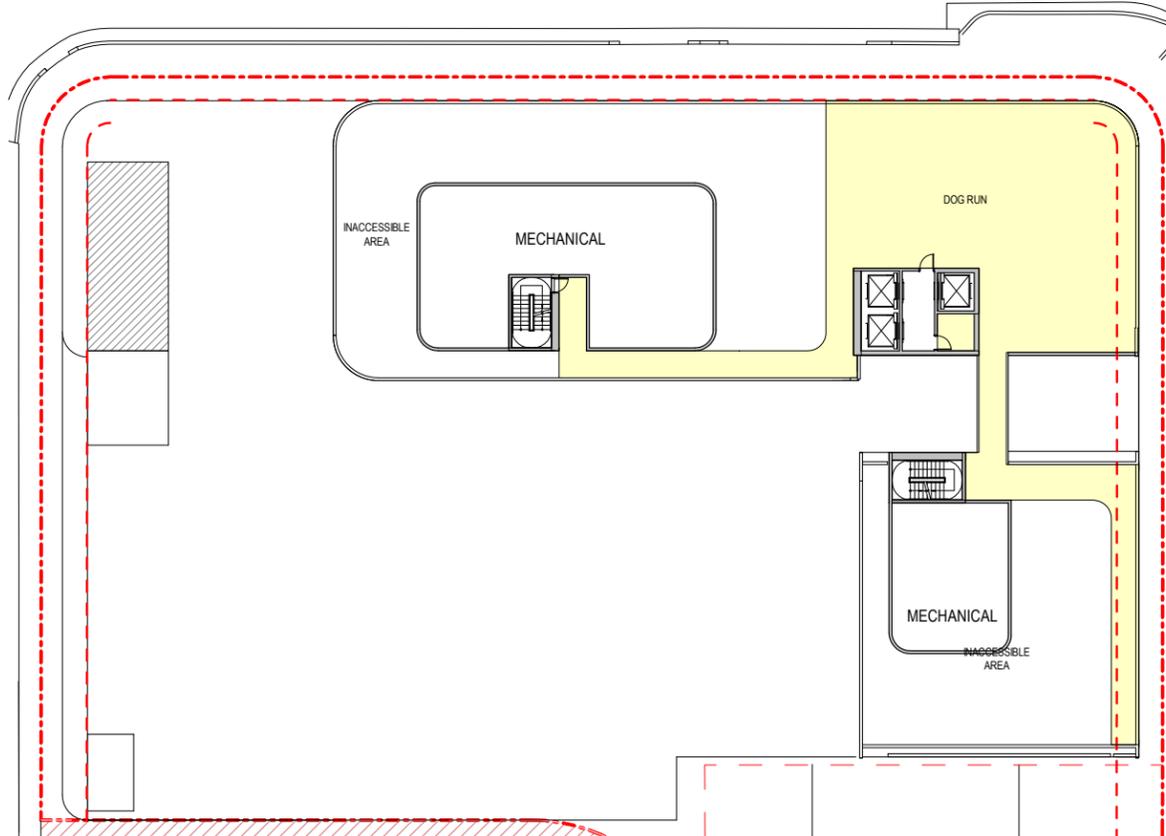
GROUND LEVEL = 16,045 SF (Retail Amenity)

Level	Use	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
TOTAL		176,556 SF
	Amenity Deck	19,992 SF
	Roof Deck	4,476 SF
TOTAL FAR + OUTDOOR AMENITIES		201,024 SF

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



LEVEL 05 - AMENITY LEVEL = 24,438 SF



ROOF / MECH. LEVEL = 4,549 SF

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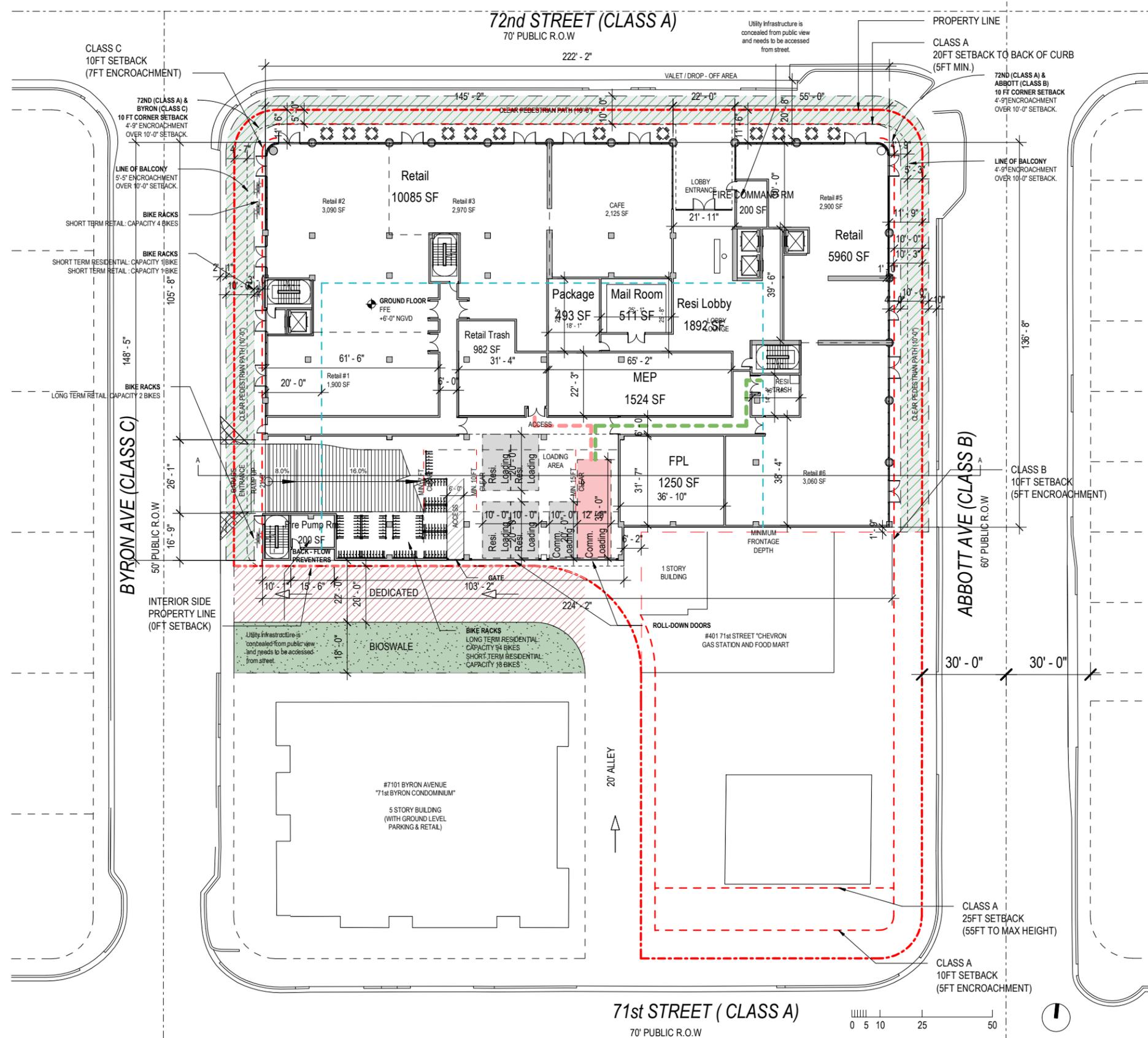
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AMENITIES DIAGRAM

SCALE: 1" = 40'-0"

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A1-18



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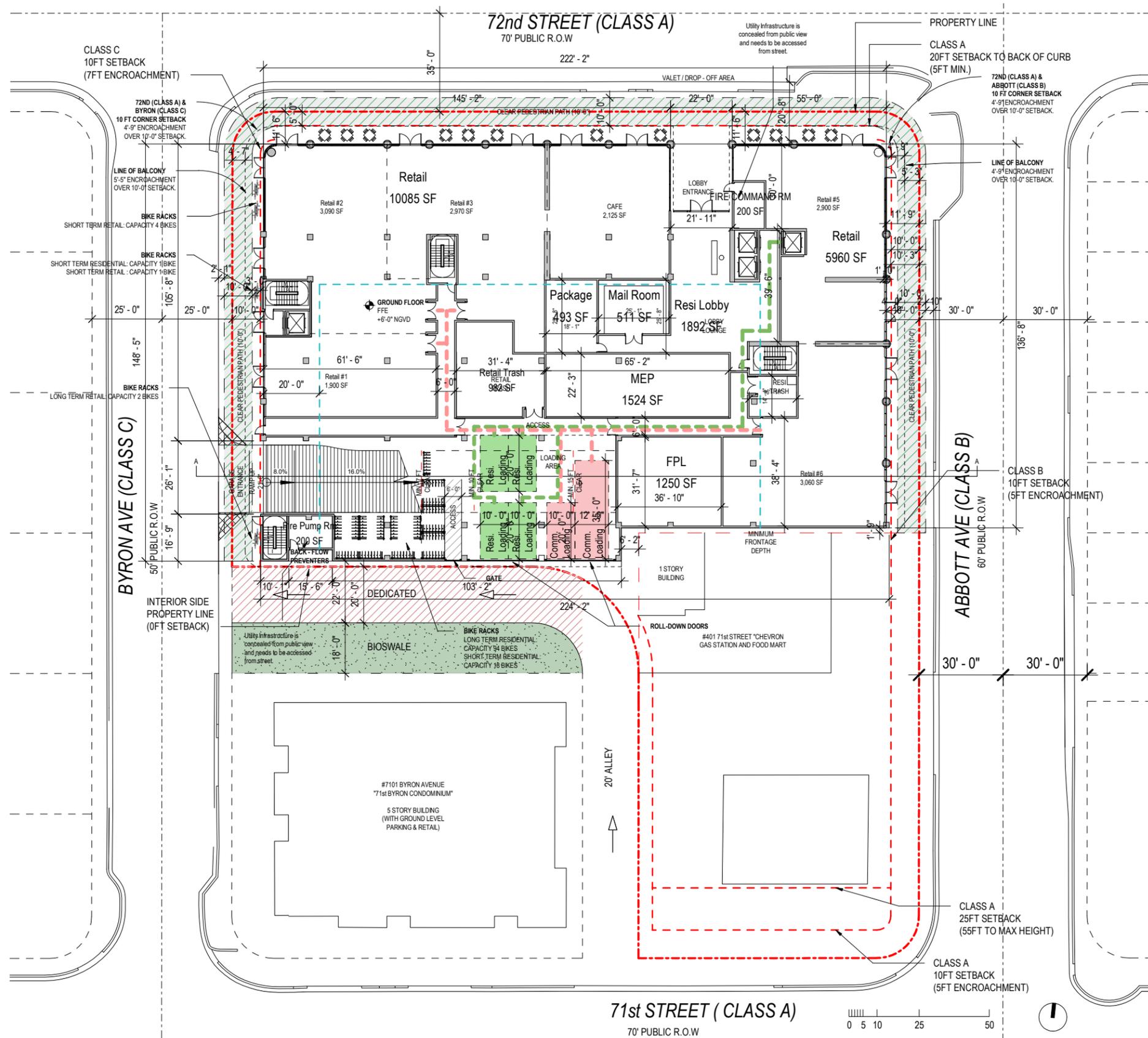
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TRASH OPERATION PLAN

SCALE: 1" = 40'-0"

DATE:
02/10/20

A1-19



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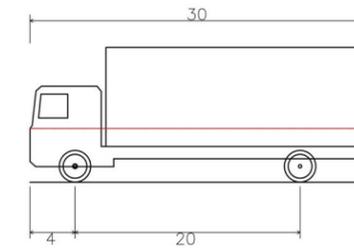
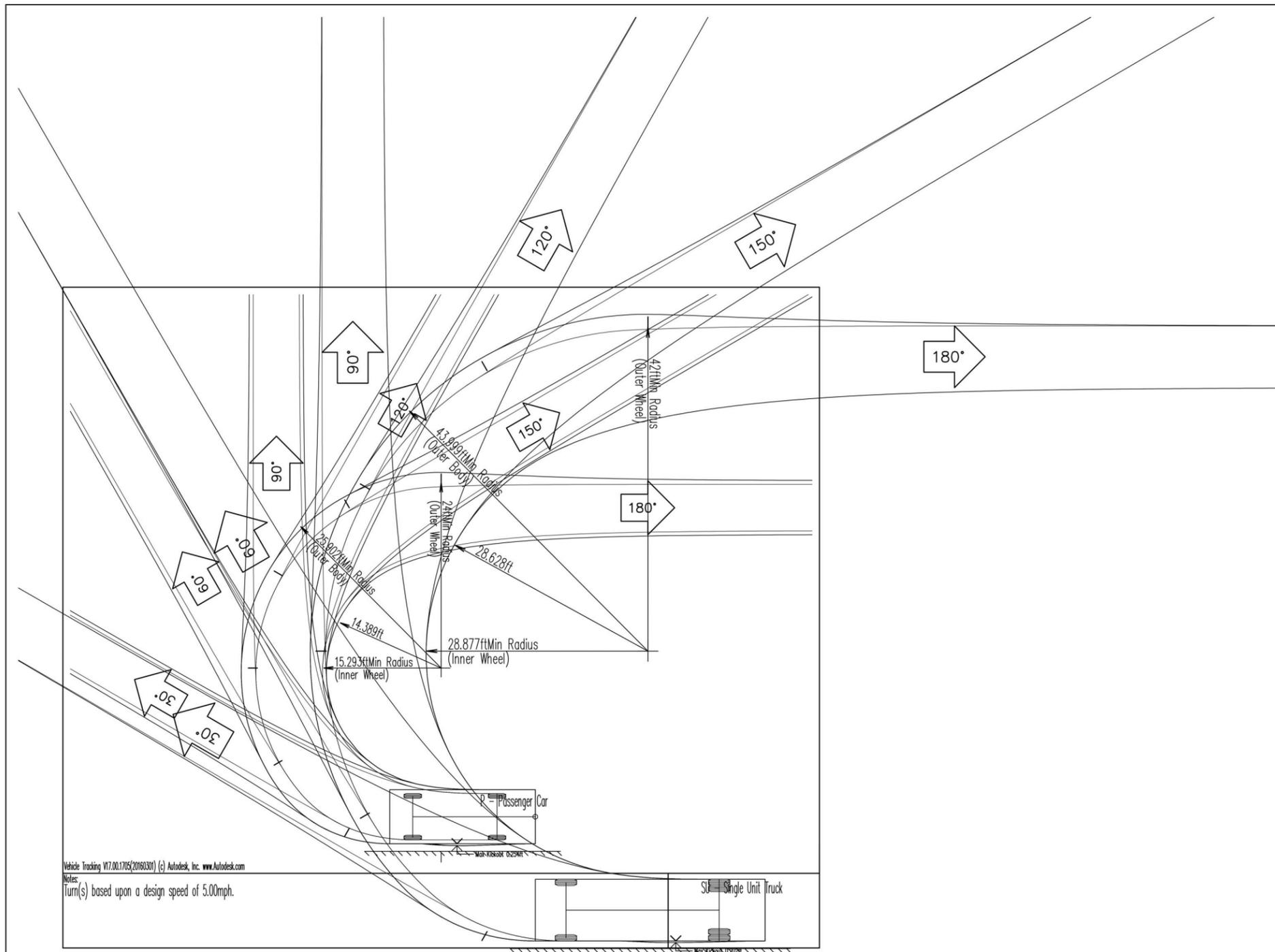
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LOADING OPERATION PLAN

SCALE: 1" = 40'-0"

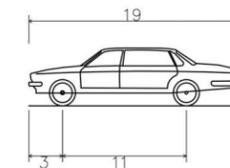
DATE:
 02/10/20

A1-20



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

Title:
SU – Single Unit Truck
P – Passenger Car

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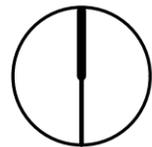
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**LOADING TRUCK MANEUVERING
DIAGRAM**

SCALE:

DATE:
02/10/20

A1-21



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NORTH ELEVATION

SCALE: 1" = 30'-0"

DATE:
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A2-00



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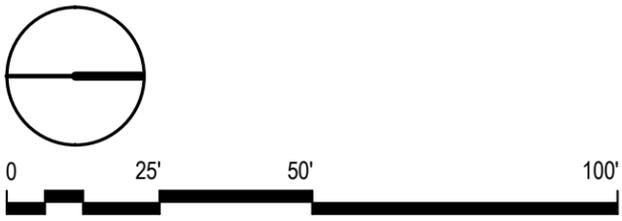
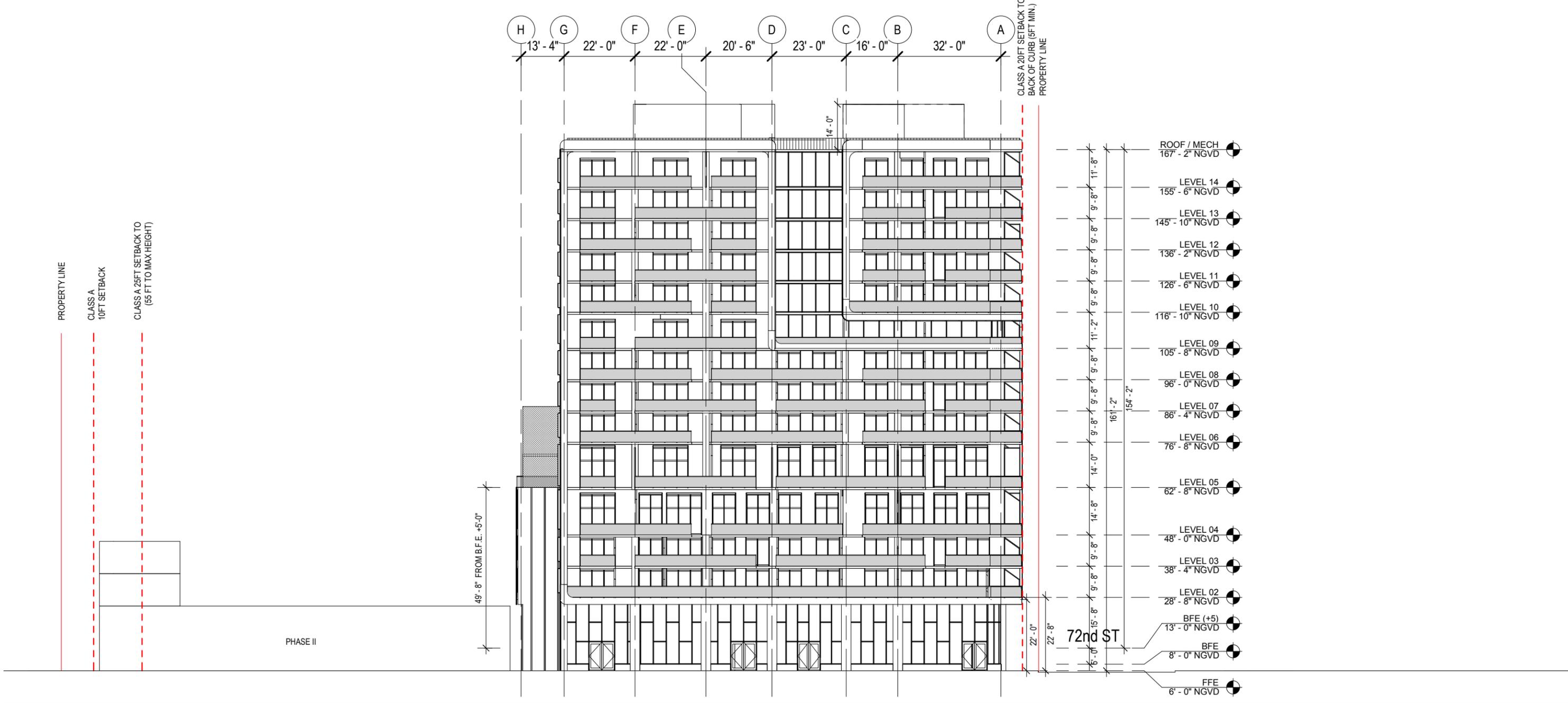
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NORTH ELEVATION - RENDERED

SCALE: 1"=30'-0"

DATE:
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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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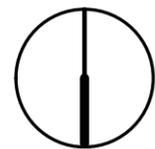
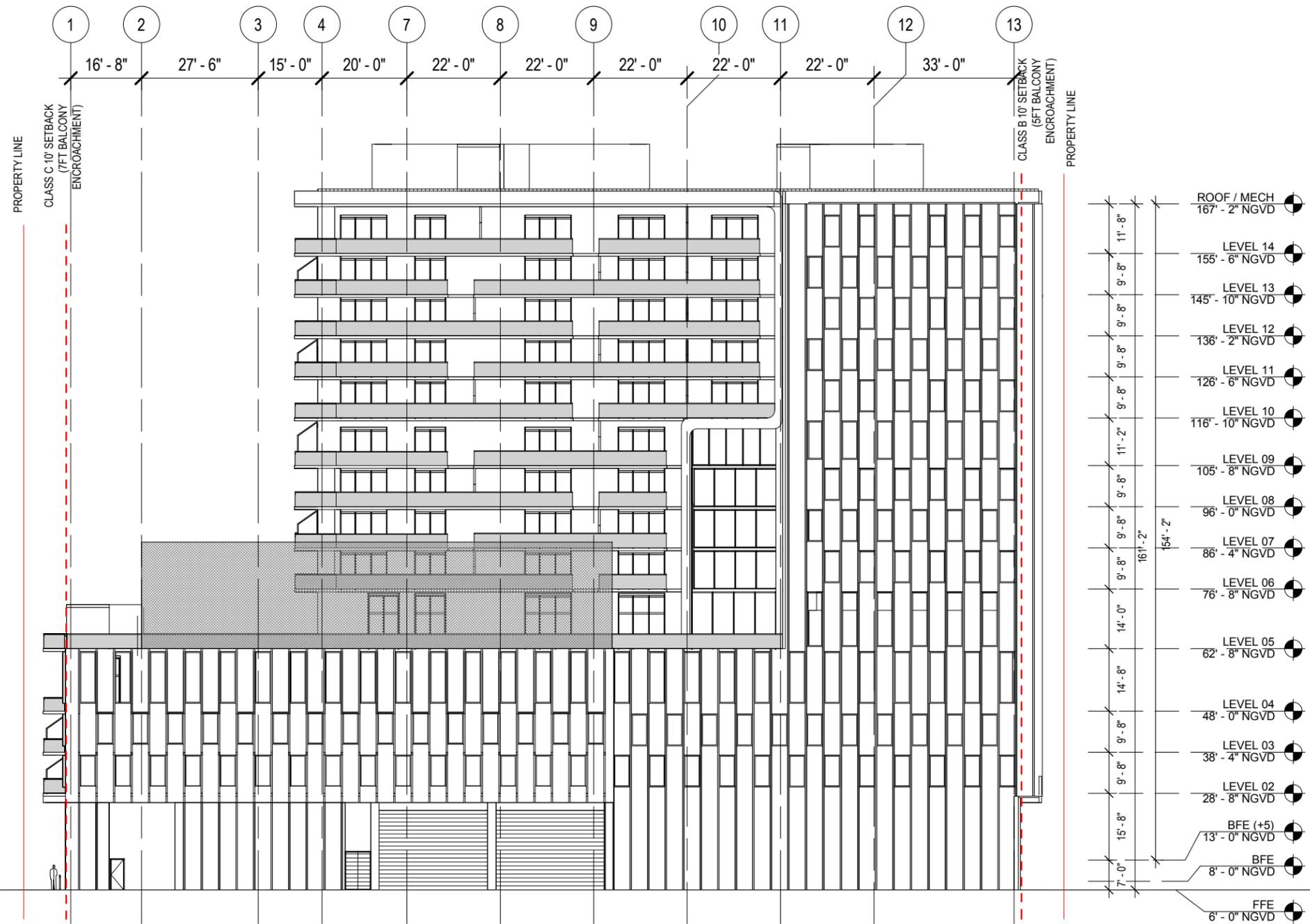
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EAST ELEVATION RENDERED

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A2-03



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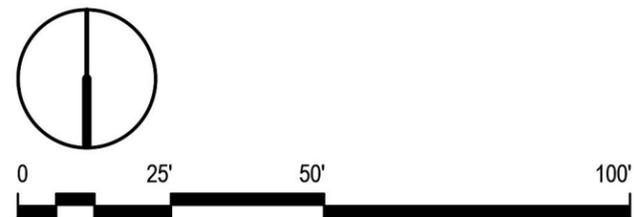
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SOUTH ELEVATION

SCALE: 1" = 30'-0"

DATE:
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A2-04



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SOUTH ELEVATION - RENDERED

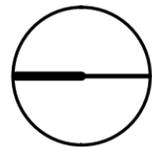
SCALE: 1"=30'-0"

DATE:
 02/10/20

A2-05



ROOF / MECH	167' - 2" NGVD	11' - 8"
LEVEL 14	155' - 8" NGVD	9' - 8"
LEVEL 13	145' - 10" NGVD	9' - 8"
LEVEL 12	136' - 2" NGVD	9' - 8"
LEVEL 11	126' - 8" NGVD	9' - 8"
LEVEL 10	116' - 10" NGVD	11' - 2"
LEVEL 09	105' - 8" NGVD	9' - 8"
LEVEL 08	96' - 0" NGVD	9' - 8"
LEVEL 07	86' - 4" NGVD	154' - 2"
LEVEL 06	76' - 8" NGVD	161' - 2"
LEVEL 05	62' - 8" NGVD	14' - 0"
LEVEL 04	48' - 0" NGVD	14' - 8"
LEVEL 03	38' - 4" NGVD	9' - 8"
LEVEL 02	28' - 8" NGVD	9' - 8"
BFE (+5)	13' - 0" NGVD	15' - 8"
BFE	8' - 0" NGVD	7' - 0"
FFE	8' - 0" NGVD	



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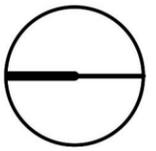
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WEST ELEVATION

SCALE: 1" = 30'-0"

DATE:
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A2-06



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WEST ELEVATION - RENDERED

SCALE: 1"=30'-0"

DATE:
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A2-07