

# 7140 ABBOTT AVE

## FINAL SUBMITTAL

### ARCHITECTURE



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## FINAL SUBMITTAL

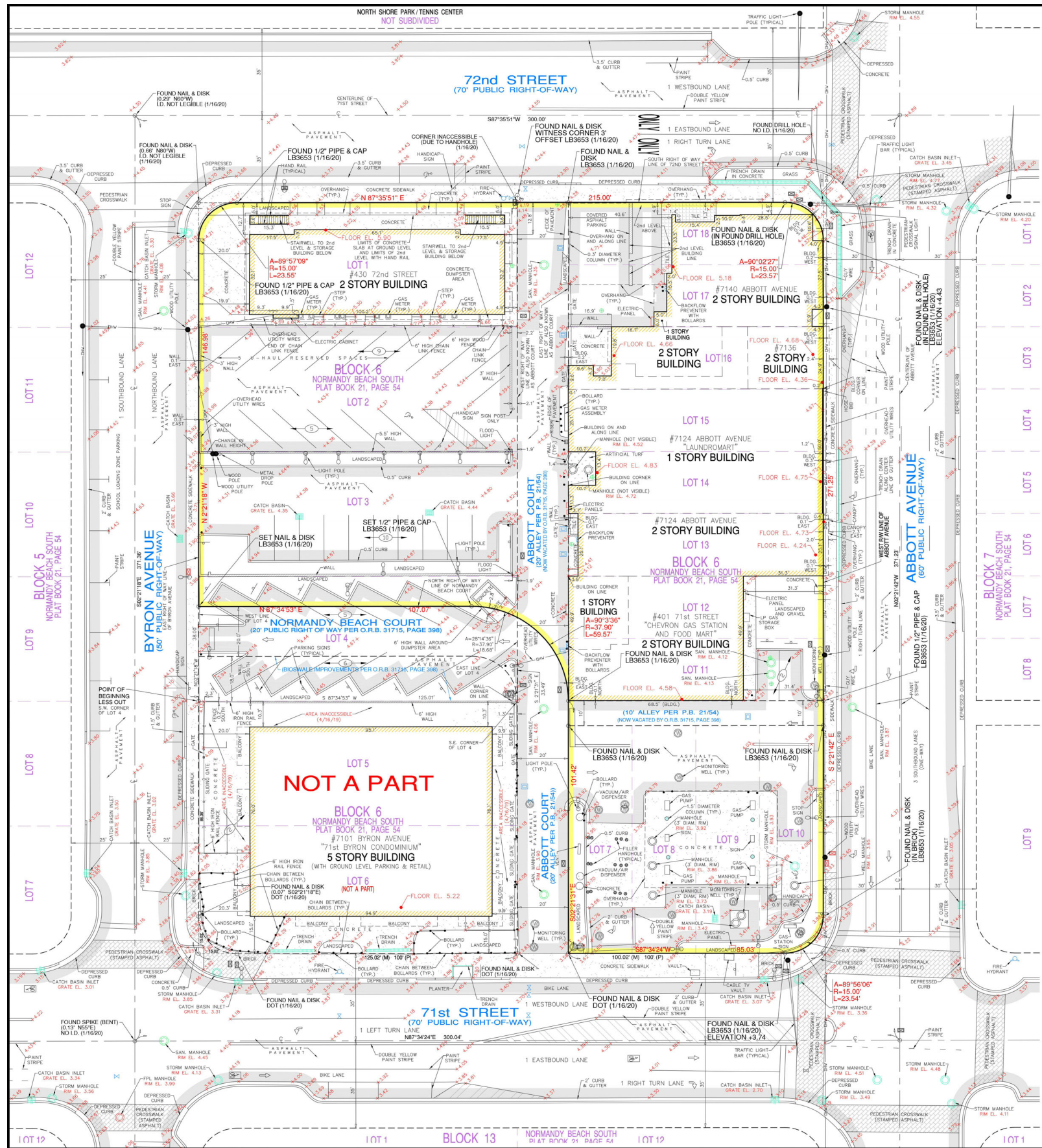
7140 ABBOTT AVE, MIAMI  
BEACH, FL 33141

## COVER SHEET AND DRAWING INDEX

SCALE:

DATE:  
02/10/20

**A0-00**



**LEGAL DESCRIPTION:**

Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, in Block 6, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

AND:

All of a 10' Alley also known as Normandy Beach Court lying adjacent to Lots 7, 8, 9, 10 and 11, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 10; thence S 87°34'52" W along the North line of said Lots 7, 8, 9 and 10 for 100.01 feet to the Northwest corner of said Lot 7; thence N 02°21'31" W along the Northernly projection of the East right-of-way line of a 20' Alley also known as Abbott Court for 10.00 feet to the Southeast corner of said Lot 11; thence N 87°34'52" E along the South line of said Lot 11 for 100.01 feet to the Southeast corner of said Lot 11; thence S 02°21'42" E along the Southernly projection of the West right-of-way line of Abbott Avenue for 10.00 feet to the Point of Beginning.

AND:

A portion of a 20' Alley also known as Abbott Court lying adjacent to Lots 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17 and 18, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S 02°21'31" E along the East line of said Lots 1, 2, 3 and 4, also being the West right-of-way line of a 20' Alley also known as Abbott Court for 166.44 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 25°49'29" W; thence Southeastly along a 37.50 foot radius curve leading to the right through a central angle of 61°49'00" for an arc distance of 40.89 feet to a non-tangent point; thence N 02°21'31" W along the West line of said Lots 11, 12, 13, 14, 15, 16, 17 and 18, also being the East right-of-way line of said 20' Alley also known as Abbott Court for 199.87 feet to the Northwest corner of said Lot 18; thence S 87°35'51" W along the Westerly projection of the South right-of-way line of 72nd Street for 20.00 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A portion of Lot 4, Block 6, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 4, thence N 02°21'18" W along the West line of said Lot 4, also being the East right-of-way line of Byron Avenue for 38.00 feet; thence N 87°34'53" E along the North line of Normandy Beach Court for 107.07 feet to a point of curvature; thence Southeastly along a 37.50 foot radius curve leading to the right through a central angle of 28°14'36" for an arc distance of 18.68 feet to a non-tangent point; thence S 02°21'31" E along the East line of said Lot 4, also being the West right-of-way line of a 20' Alley also known as Abbott Court for 33.49 feet to the Southeast corner of said Lot 4; thence S 87°34'53" W along the South line of said Lot 4 for 125.01 feet to the Point of Beginning.

**SURVEYORS NOTES:**

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S02°21'42"E for the West right-of-way line of Abbott Avenue, and evidenced by (2) two found nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. G-313, Elevation +8.26, located on March 29, 2019 near the intersection of 72nd Street and Collins Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12080C0226L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands per legal description shown hereon containing 5,776 square feet, or 1.235 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

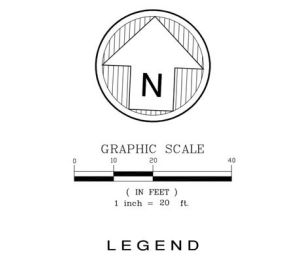
**SURVEYORS CERTIFICATION:**

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 16, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

**Daniel C Fortin**  
 Digitally signed by Daniel C Fortin  
 DN: cn=US, o=Daniel C Fortin  
 0.9.2342.19200300.100.1.1=A0109PC  
 00000161773891FAD000842F  
 Date: 2020.01.17 09:43:41 -0500

By: Daniel C. Fortin Jr, For The Firm  
 Surveyors and Mapper, L56435  
 State of Florida.



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The Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.	
Revision	Description
No.	D.W.
<p><b>FORTIN, LEAVY, SKILES, INC.</b>          CONSULTING ENGINEERS, SURVEYORS &amp; MAPPERS          FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003663          180 Northeast 168th Street / North Miami Beach, Florida 33162          Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com</p>	
<p><b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>          71st STREET &amp; ABBOTT AVENUE          CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA</p>	
Original Date	4/16/19
Scale	1" = 20'
Drawn By	DWF
CAD No.	151246
Plotted	1/17/20 9:30a
Ref. By	2016-100-NGVD
Field Book	652/20 & F.S. TMC
Job No.	191360
Sheet	2019-194
1 of 1	

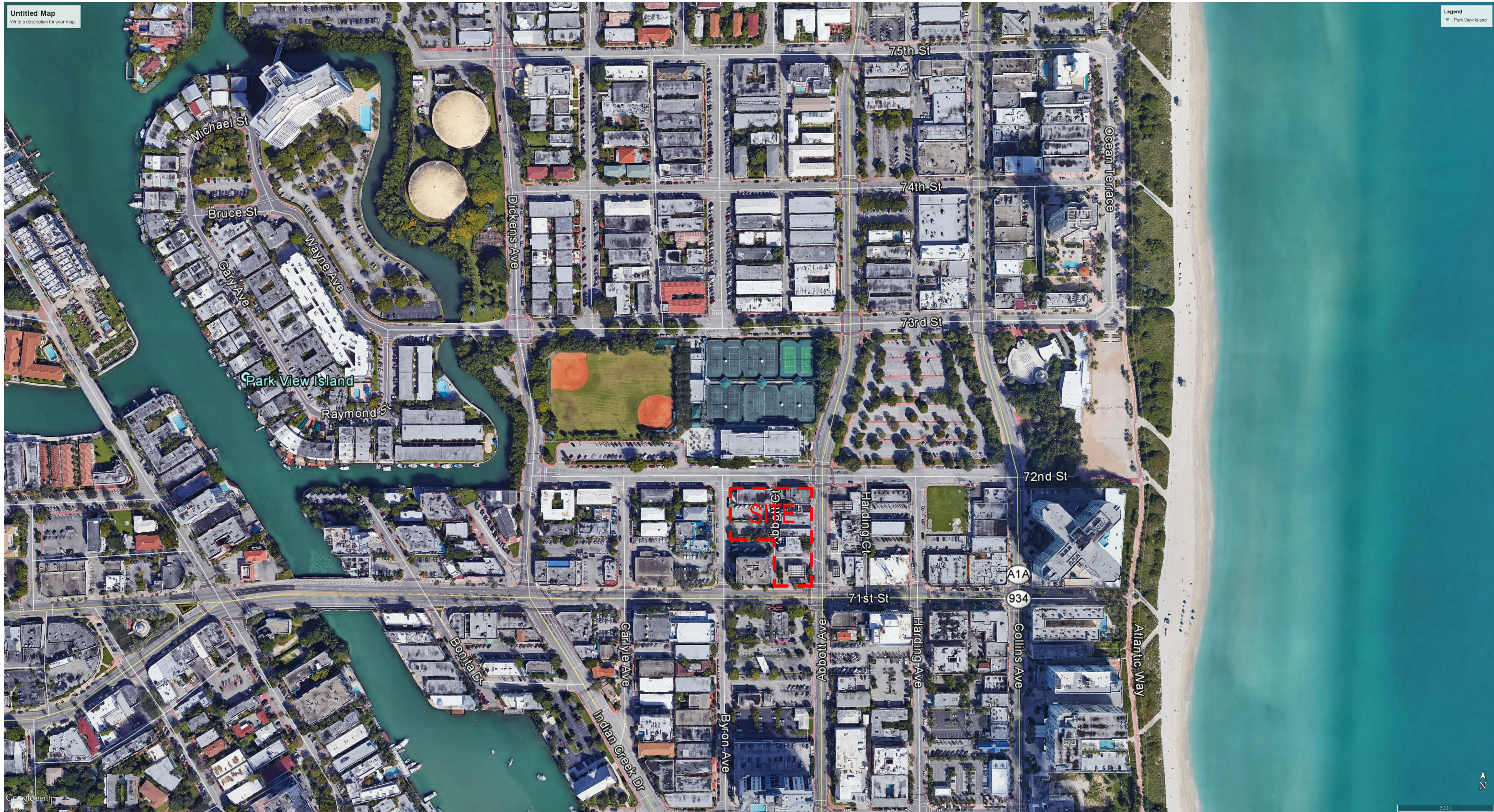
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**FINAL SUBMITTAL**  
 7140 ABBOTT AVE, MIAMI BEACH, FL 33141

**SURVEY**  
 SCALE:

DATE: 02/10/20 **A0-01**



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**FINAL SUBMITTAL**

7140 ABBOTT AVE, MIAMI  
 BEACH, FL 33141

LOCATION MAP

SCALE:

DATE:  
 02/10/20

**A0-02**

**Zoning Information**

**Lot addresses:** 7140 Abbot Avenue; 7136 Abbot Avenue; 7124 Abbot Avenue; 7120 Abbot Avenue; 409 71st Street; 430 72nd Street; 7134 Abbot Avenue; 7135 Byron Avenue; 7117 Byron Avenue

**Folio numbers:** 02-3211-002-0470; 02-3211-002-0460; 02-3211-002-0440; 02-3211-002-0430; 02-3211-002-0410; 02-3211-002-0360; 02-3211-002-0370; 02-3211-002-0380; 02-3211-002-0390; 02-3211-045-0001

**Zoning District:** North Beach Town Center (TC-C) / Parking District #8

	Required	Allowed	Provided
<b>1_Lot Occupation</b>			
Lot Area			53,776 sf (1.234 AC)
FAR	3.5 FAR max.	53,776 SF x 3.5 = 188,216 sf	
	Allowed FAR Reduction (Future use)	11,560 sf   176,656 sf	176,656 sf
DUA	150 DUA	150 DUA = 185 units	232 units (Post-density calculation: 162 units)
<b>2_Building Setbacks</b>			
	Required	Allowed	Provided
72nd Street (Class A)	20'-0" min. from back of curb & 5' - 0" from property line		20'-8" from back of curb & 10'-2" from Property Line
Byron Ave (Class C)	10'-0" min.		10'-1"
Abbot Ave (Class B)	10'-0" min.		10'-3"
Interior Lot	0'-0" min.		0'-0"
<b>3_Building Height</b>			
	Required	Allowed	Provided
Max. building height		220'-0"*	154'-2"

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

<b>Parking District #8</b>			
4_Parking Requirements	Required	Allowed	Provided
Residential	Units under 550 sf : 0 space / unit	141 units x 0 = 0 spaces	120 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	91 units x 0.5 = 45.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	0 units x 0.75 = 0 spaces	
	Units above 1,250 sf : 1 space / unit	0 units x 1 = 0 spaces	
	<b>Total residential parking req.</b>	<b>46 spaces</b>	
Electric Vehicle Parking Spaces	2% of total req'd.	1 space	1 space
ADA Spaces			3 spaces
Retail	no required parking	no required parking	27 spaces
<b>TOTAL</b>		<b>46 spaces</b>	<b>147 spaces</b>

<b>5_Bicycle parking Requirements</b>			
Short-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / 10 units	232 units / 10 = 24 spaces	24 spaces
Retail	1 space per business space	5 spaces	5 spaces
<b>Total</b>		<b>29 spaces</b>	<b>29 spaces</b>
Long-term bicycle space	Required	Allowed	Provided
Residential	1 spaces / unit	232 spaces (232 units)	233 spaces
Retail	2 spaces per 5,000 sf	8 spaces (16,045 sf)	8 spaces
<b>Total</b>		<b>240 spaces</b>	<b>241 spaces</b>
<b>Total (Short-term + Long-term)</b>		<b>269 spaces</b>	<b>270 spaces</b>

6>Loading Requirements	Required	Allowed	Provided
Residential	3 bays of 200 sf per 200 units	4	4 (10' x 20')
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail			1 (35' x 12')
	2 bays of 200 sf b/w 10,000 sf and 20,000 sf	2	1 (10' x 20')
<b>Total</b>		<b>6 loading bays</b>	<b>6 loading bays</b>

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

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

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

Levels	#
GROUND FLOOR LEVEL	0 spaces
LEVEL 02	55 spaces
LEVEL 03	56 spaces
LEVEL 04	36 spaces
<b>Total</b>	<b>147 spaces</b>

<b>Unit Density Count</b>			
	Required	Allowed	Provided
Residential	Units under 550 sf : 0.5 units	141 units x 0.5 =	70.5 units
	Units b/w 550 sf and 850 sf : 1 unit	91 units x 1 =	91 units
	Units b/w 850 sf and 1,250 sf : 1 unit	0 units x 1 =	0 units
	Units above 1,250 sf : 1 unit	0 units x 1 =	0 units
<b>TOTAL</b>		<b>185 units</b>	<b>162 units</b>

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**FINAL SUBMITTAL**

7140 ABBOTT AVE, MIAMI  
BEACH, FL 33141

ZONING INFORMATION

SCALE:

DATE:  
02/10/20

**A0-03A**

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information				
1	Address: 7140 Abbot Avenue; 7136 Abbot Avenue; 7124 Abbot Avenue; 7120 Abbot Avenue; 409 71st Street; 430 72nd Street; 7134 Abbot Avenue; 7135 Byron Avenue; 7117 Byron Avenue				
a	Board and file numbers :				
b	Folio number(s): 02-3211-002-0470; 02-3211-002-0460; 02-3211-002-0440; 02-3211-002-0430; 02-3211-002-0410; 02-3211-002-0360; 02-3211-002-0370; 02-3211-002-0380; 02-3211-002-0390; 02-3211-045-0001				
c	Year constructed:	Zoning District:	TC-C		
d	Lot Area:	Grade value in NGVD:	4.92 (Varies)		
e	Lot width:	Based Flood Elevation:	(8'-0") NGVD		
f	Lot Depth:	CMB Free Board:	(13'-0") NGVD		
2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	200'-0"		154'-2"	
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:				
b	Number of Stories	N/A		14 (15 including roof level)	
c	FAR	3.5		176,656 SF	
d	Gross square footage	N/A		234,085 GSF / 309,649SF Floorplate	
3	Uses				
a	Existing use:	Mixed use	Proposed use/uses: Mixed use / Multi-family residential		
b	Residential:	Quantity	Hotel uses: Quantity		
c	Apartment/townhomes:	91 Units	Hotel units: N/A		
d	Workforce housing:	N/A	Micro hotel: N/A		
e	Affordable housing:	N/A	Commercial uses (specify type below) Area		
f	Co-living:	141 Units	Retail		
g	Co-living amenity area and %:	TBD	F&B		
h	Live-work:	N/A			
i	Total residential units:	232 Units			
j	Minimum Unit Size:	375 SF			
k	Residential density proposed (150/acre Max.):	185 Units max (162 Units)	Total commercial area: 16,045 SF		
4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	<b>Class A - 71 Street:</b>				
	Grade to 55 feet	10 feet		10'-0" (Phase 02)	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height	25 feet		25'-0" (Phase 02)	
	Allowable encroachment	5 feet max.		N/A	
b	<b>Class A - 72nd Street:</b>				
	Grade to max height	20 feet from back of curb.		20'-8"	
	Allowable Habitable encroachment	5 feet max.		N/A	
c	<b>Class A - Collins Avenue:</b>				
	Grade to 55 feet	10 feet		N/A	
	55 feet to 125 feet	20 feet		N/A	
	125 feet to max height	35 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
d	<b>Class A - Indian Creek:</b>				
	Grade to max height	10 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
e	<b>Class B - Abbott Avenue and Dickens Avenue:</b>				
	Grade to max height	10 feet		10'-3"	
	Allowable Habitable encroachment	5 feet max.		4'-9" for balconies	
f	<b>Class B - 69th Street:</b>				
	Grade to 55 feet	10 feet		N/A	
	55 to max. height	125 feet		N/A	
	Allowable Habitable encroachment	5 feet max.		N/A	
g	<b>Class C - Byron Avenue:</b>				
	Grade to max height	10 feet		10'-1"	
	Allowable Habitable encroachment	7 feet max.		5'-5"	
h	<b>Class C - Carlyle Avenue and Harding Avenue:</b>				
	Grade to max height	10 feet		N/A	
	Allowable Habitable encroachment	7 feet max.		N/A	
i	<b>Class D - 70 Street Alley line:</b>				
	Grade to max height	10 feet		N/A	

	Required	Existing	Proposed	Deficiencies
Allowable Habitable encroachment	3 feet max.		N/A	
<b>4 Setbacks</b>				
<b>j Interior side:</b>				
Grade to 55 feet on lots greater than 110 feet wide, or Grade to 75 feet on lots 110 feet wide or less.	0 feet		0'-0"	
Allowable Habitable encroachment	0 feet max.		N/A	
55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less.	30 feet		0'-0"	
Allowable Habitable encroachment	10 feet max.		N/A	
<b>k Rear abutting an alley (except 70th Street Alley):</b>				
Grade to 55 feet	5 feet		N/A	
Allowable Habitable encroachment	0 feet max.		N/A	
55 to max. height	20 feet		N/A	
Allowable Habitable encroachment	10 feet max.		N/A	
<b>l Rear abutting a parcel:</b>				
Grade to 55 feet	0 feet		N/A	
Allowable Habitable encroachment	0 feet max.		N/A	
55 to max. height	30 feet		N/A	
Allowable Habitable encroachment	10 feet max.		N/A	

5	Frontage requirements: Use the columns that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
<b>6 All Frontages</b>								
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	Comply	Comply	Comply		N/A		
	Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 172-75 (a)(4)	Comply	Comply	Comply		N/A		
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	Comply	Comply	Comply		N/A		
	Min separation between towers in a site is 60'	N/A	N/A	N/A		N/A		
	Facade articulation-- length of 240' or greater shall comply	N/A	N/A	N/A		N/A		
	Access to upper levels directly from pedestrian path	Comply	N/A	Comply		N/A		
	Min 70% clear glass with view to the interior.	Comply	Comply	Comply		N/A		
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements.	Comply	Comply	Comply		N/A		
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	Comply	N/A	Comply		N/A		
	Facade articulation-- length of 240' or greater shall comply	N/A	N/A	N/A		N/A		
<b>7 Parking</b>								
	Shall be entirely screened from PRW view and pedestrian path.	N/A	N/A	Comply		Comply		
	Shall be architecturally screened or w/ habitable space	N/A	N/A	Comply		Comply		
	May encroach into setback at a height from 25' to 55' up to the distance	N/A	N/A	N/A		N/A		
	Roof top and surface parking w/ solar carports or landscape.	N/A	N/A	N/A		N/A		
<b>8 Loading</b>								
	Required location behind minimum habitable depth required.	N/A	N/A	Comply		Comply		
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	Waiver		Waiver needed		
	Driveway for loading and parking shall be combined unless waived by	N/A	N/A	Waiver		Waiver needed		
	Trash rooms shall be located in loading areas.	N/A	N/A	Comply		Comply		
	Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	N/A	N/A	N/A		N/A		

Use the following sections that apply to your project, repeat applicable sections if necessary for two frontages of the same class:								
<b>9</b>	<b>Class A (71st, 72nd street, Indian Creek, Collins Ave)</b>							
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD					Comply		
	Façade with min. 3 floors along 90% of the length of setback line 90% = 220'-6" Required					Comply (222'-2")		
	1. Min depth of hab. space =50'-0" from bldg. façade					Comply		
	2. Ground floor- Commercial and hotel uses					Comply		
	3. 2nd and 3rd floors- Residential and Officew/ min depth of 25'-0" from building façade.					Comply		
	4. Parking at ground floor and surface setback 50'-0" from bldg. façade.					N/A		
	Loading prohibited unless is the only site access.					N/A		
	Driveways & vehicle access prohibited, unless is the only access					N/A		

If only one street access--driveway max 22' in width	N/A
Driveway for loading and parking shall be combined unless waived by DRB	N/A
Driveways dist. min 60' apart.	N/A
Driveways with mount. Curb.	N/A
Off-street Loading prohibited, unless is the only access	N/A
On-street loading is prohibited.	N/A
<b>10 Class B (69th Street, Abbott, Dickens Avenue)</b>	
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply
Façade with min. 1 floor along 90% of the length of setback line 90% = <b>134'-9" Required</b>	Comply (136'-6")
1. Min depth of hab. space =45'-0" from bldg. façade	Comply
2. Ground floor- Residential, commercial and hotel uses	Comply
3. Building can be recessed back for a plaza with no floor above.	N/A
4. Parking at ground floor and surface setback 45'-0" from bldg. façade.	N/A
Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply
Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".	N/A
Driveways dist. min 60' apart.	N/A
Driveways with mount. Curb.	N/A
Driveway for loading and parking shall be combined unless waived by DRB	N/A
Loading location behind minimum habitable depth-45' required.	Comply
Off-street Loading prohibited, unless is the only access or the other is class A.	N/A
On-street loading is prohibited.	N/A
<b>11 Class C (Byron, Harding, Carlyle Avenue)</b>	
Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply
Façade with min. 1 floor along 85% of the length of setback line 85% = <b>137'-8" Required</b>	Comply (148'-5")
1. Min depth of hab. space =20'-0" from bldg. façade	Comply
2. Ground floor- Residential, commercial and hotel uses	Comply
3. Building can be recessed back for a plaza with no floor above.	N/A
4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	N/A
5. Parking at ground floor and surface setback 20'-0" from bldg. façade and shall be screened from pedestrian path.	N/A
Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply
Driveway for loading and parking shall be combined unless waived by DRB	Waiver needed
Driveways w max 24' in width	Comply
Driveways dist. min 30' apart. Or waived by DRB	N/A
Driveways with mount. Curb.	Comply
Loading location behind minimum habitable depth-20' required.	Comply (83'-10")
<b>12 Class D (70th Street alley)</b>	
Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A
Façade with min. 1 floor along 25% of the length of setback line 25% = 'x'-x" Required	N/A
1. Min depth of hab. space =20'-0" from bldg. façade	N/A
2. Ground floor- Residential, commercial and hotel uses	N/A
3. Building can be recessed back for a plaza with no floor above.	N/A
4. Parking at ground floor and surface setback 20'-0" from bldg. façade and shall be screened from pedestrian	N/A
Driveways and Loading prohibited	N/A
Setback of 10'-0" shall contained pedestrian path.(min 5'-0")	N/A
Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N/A
Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N/A
Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N/A
Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N/A

13	Parking (District # 8)	Required	Existing	Proposed	Deficiencies
	Total # of parking spaces	46 spaces		147	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			120 spaces for residential; 27 spaces for retail	
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			L02 : 55 spaces, L03 : 56 spaces, L04 : 36 spaces	
	Electric Vehicles Parking spaces (2%)	1 space		1 space	
	Parking Space Dimensions			8'-6" x 18'-0"	
	Parking Space configuration (45o, 60o, 90o, Parallel)			45o	
	ADA Spaces			3 spaces	
	Tandem Spaces			N/A	
	Drive aisle width			22'-0"	
	Valet drop off and pick up			N/A	

			Residential : x4 10' x 20", Commercial x1 10' x 20", x1 12' x 35'
	Loading zones and Trash collection areas		
	Bicycle parking, location and Number of racks	268 spaces	268 spaces
<b>14</b>	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>		
	Type of use		Retail, F&B
	Number of seats located outside on private property		N/A
	Number of seats inside		N/A
	Total number of seats		N/A
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)		N/A
	Total occupant content		N/A
	Occupant content per venue (Provide a separate chart for a breakdown calculation)		N/A
	Proposed hours of operation		N/A
	Is this an NIE? (Neighbor Impact Establishment, see CMB 142-741 (5))		N/A
	Is dancing and/or entertainment proposed ? (see CMB 114)		N/A

**Notes:**

If not applicable write N/A

Additional data or information must be presented in the format outlined in this section

Unit Type	Level	# of Levels	Units per Level	Studio	1 Bed	2 Beds
<b>Levels 10 - 14 - Upper Levels</b>		<b>5</b>	<b>18</b>	<b>8</b>	<b>9</b>	<b>1</b>
<i>Sub-Total</i>				40	45	5
<i>Average Sizes</i>				433 SF	567 SF	839 SF
<i>Sub-total SF</i>				17,330 SF	25,530 SF	4,195 SF
<b>Level 9 - Intermediate</b>		<b>1</b>	<b>16</b>	<b>7</b>	<b>8</b>	<b>1</b>
<i>Sub-Total</i>				7	8	1
<i>Average Sizes</i>				440 SF	576 SF	839 SF
<i>Sub-total SF</i>				3,078 SF	4,606 SF	839 SF
<b>Levels 6 - 8 - Lower Levels</b>		<b>3</b>	<b>18</b>	<b>8</b>	<b>9</b>	<b>1</b>
<i>Sub-Total</i>				24	27	3
<i>Average Sizes</i>				440 SF	570 SF	839 SF
<i>Sub-total SF</i>				10,548 SF	15,384 SF	2,517 SF
<b>Level 5 - Amenity</b>		<b>1</b>	<b>12</b>	<b>9</b>	<b>3</b>	<b>0</b>
<i>Sub-Total</i>				9	3	0
<i>Average Sizes</i>				435 SF	577 SF	0 SF
<i>Sub-total SF</i>				3,917 SF	1,731 SF	0 SF
<b>Levels 2 - 4 - Podium</b>		<b>3</b>	<b>20</b>	<b>15</b>	<b>5</b>	<b>0</b>
<i>Sub-Total</i>				45	15	0
<i>Average Sizes</i>				391 SF	574 SF	0 SF
<i>Sub-Total SF</i>				17,601 SF	8,610 SF	0 SF
<b>Total Average Sizes</b>				<b>420 SF</b>	<b>570 SF</b>	<b>839 SF</b>
<b>Total Provided</b>			<b>232 Units</b>	<b>125 Units</b>	<b>98 Units</b>	<b>9 Units</b>
<b>Percentage %</b>				54%	42%	4%

Levels 2 - 4		Podium
Unit Mix 1		
Unit 1	Studio	376 SF
Unit 2	Studio	439 SF
Unit 3	Studio	380 SF
Unit 4	Studio	380 SF
Unit 5	Studio	380 SF
Unit 6	Studio	389 SF
Unit 7	Studio	378 SF
Unit 8	Studio	392 SF
Unit 9	Studio	396 SF
Unit 10	Studio	396 SF
Unit 11	Studio	423 SF
Unit 12	1 Bed	575 SF
Unit 13	Studio	410 SF
Unit 14	1 Bed	617 SF
Unit 15	Studio	378 SF
Unit 16	1 Bed	585 SF
Unit 17	1 Bed	515 SF
Unit 18	Studio	375 SF
Unit 19	Studio	375 SF
Unit 20	1 Bed	578 SF

Level 9		Intermediate
Unit Mix 4		
Unit 1	1 Bed	656 SF
Unit 2	1 Bed	550 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	575 SF
Unit 5	1 Bed	575 SF
Unit 6	2 Bed	839 SF
Unit 7	1 Bed	593 SF
Unit 8	Studio	405 SF
Unit 9	Studio	418 SF
Unit 10	Studio	432 SF
Unit 11	Studio	568 SF
Unit 12	Studio	400 SF
Unit 13	1 Bed	485 SF
Unit 14	Studio	437 SF
Unit 15	Studio	418 SF
Unit 16	1 Bed	622 SF

Level 5		Amenity
Unit Mix 2		
Unit 1	1 Bed	575 SF
Unit 2	Studio	410 SF
Unit 3	1 Bed	621 SF
Unit 4	Studio	380 SF
Unit 5	1 Bed	535 SF
Unit 6	Studio	390 SF
Unit 7	Studio	418 SF
Unit 8	Studio	432 SF
Unit 9	Studio	535 SF
Unit 10	Studio	425 SF
Unit 11	Studio	467 SF
Unit 12	Studio	460 SF

Levels 10 - 15		Upper Levels
Unit Mix 5		
Unit 1	1 Bed	656 SF
Unit 2	1 Bed	550 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	550 SF
Unit 5	1 Bed	550 SF
Unit 6	1 Bed	550 SF
Unit 7	2 Bed	839 SF
Unit 8	1 Bed	593 SF
Unit 9	Studio	405 SF
Unit 10	Studio	418 SF
Unit 11	Studio	432 SF
Unit 12	Studio	532 SF
Unit 13	Studio	425 SF
Unit 14	1 Bed	486 SF
Unit 15	Studio	418 SF
Unit 16	Studio	418 SF
Unit 17	Studio	418 SF
Unit 18	1 Bed	621 SF

Levels 6 - 8		Lower Levels
Unit Mix 3		
Unit 1	1 Bed	657 SF
Unit 2	1 Bed	550 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	575 SF
Unit 5	1 Bed	575 SF
Unit 6	2 Bed	839 SF
Unit 7	1 Bed	575 SF
Unit 8	1 Bed	535 SF
Unit 9	Studio	390 SF
Unit 10	Studio	418 SF
Unit 11	Studio	432 SF
Unit 12	Studio	535 SF
Unit 13	Studio	425 SF
Unit 14	1 Bed	485 SF
Unit 15	Studio	460 SF
Unit 16	Studio	438 SF
Unit 17	Studio	418 SF
Unit 18	1 Bed	626 SF

Unit Type	Count	Percentage
0-550 SF	141	56%
550-850 SF	91	36%

**Notes:**

Identify intended compliance with Section 142-747 North Beach Public Benefits Fund.

Fee per unit public fund benefit. Contribution to public benefit fund. A contribution to the public benefits fund

The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.

All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 33 of the City Code. this fee is set as a percentage of the cost of construction.

Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

**ARQUITECTONICA**

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**FINAL SUBMITTAL**

7140 ABBOTT AVE, MIAMI  
BEACH, FL 33141

UNIT MIX

SCALE:

DATE:  
02/10/20

**A0-04**