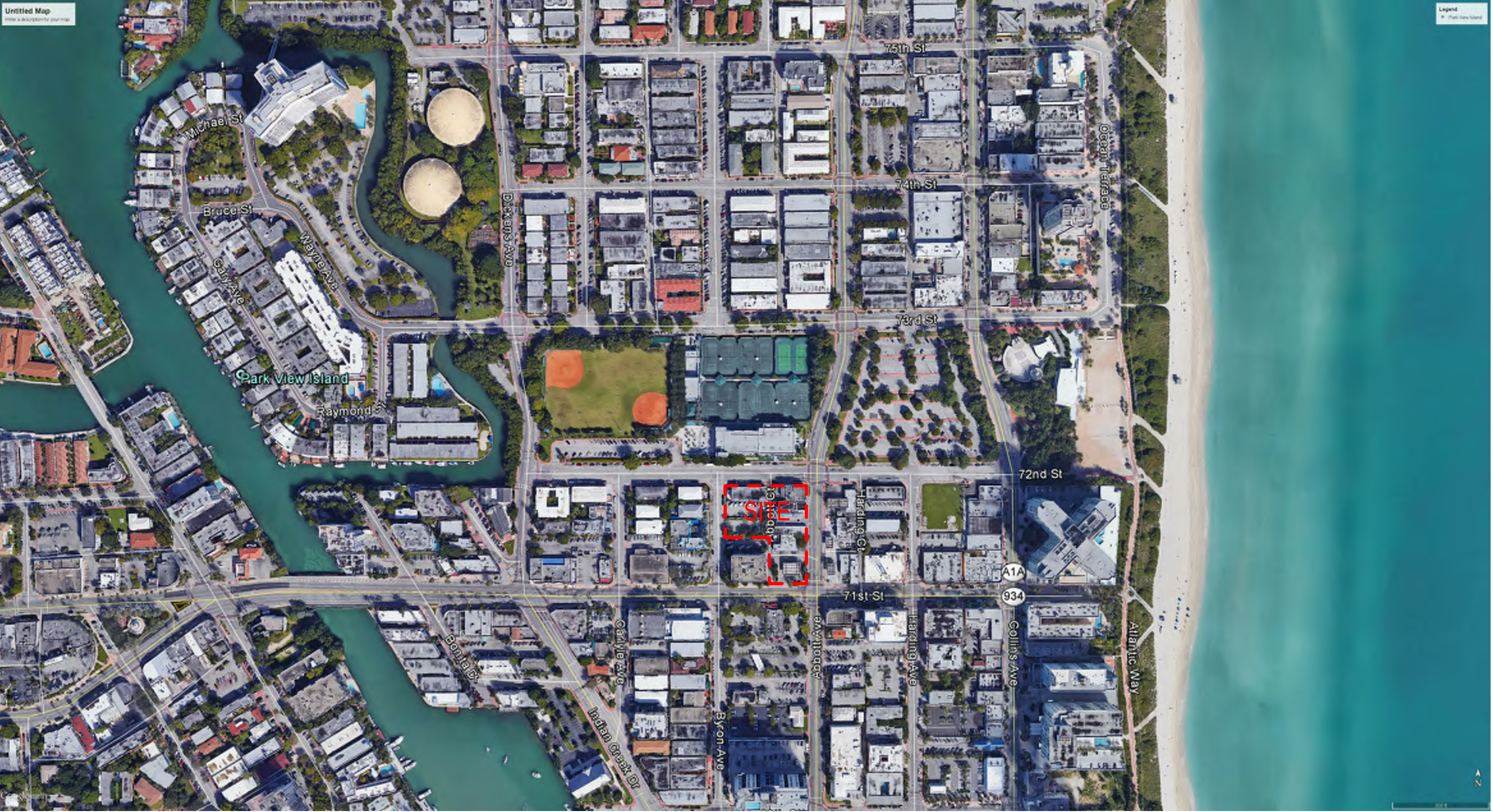


7140 ABBOTT AVE
FINAL SUBMITTAL
ARCHITECTURE



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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
1. Lot Occupation				
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)
2. Building Setbacks				
	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"
3. Building Height				
	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.

Parking District #8			
4. Parking Requirements	Required	Allowed	Provided
Residential	Units under 550 sf : 0 space / unit	139 units x 0 = 0 spaces	120 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	93 units x 0.5 = 46.5 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	
	Total residential parking req.	47 spaces	
Electric Vehicle Parking Spaces	2% of total req'd.	1 space	1 space
ADA Spaces			3 spaces
Retail	no required parking	no required parking	26 spaces
TOTAL		48 spaces	146 spaces

5. Bicycle parking Requirements				
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
Total			29 spaces	29 spaces
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 (16,127 sf)	8 spaces
Total			240 spaces	241 spaces
Total (Short-term + Long-term)			269 spaces	270 spaces

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')	
Total		6 loading bays	6 loading bays	

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	3 spaces
LEVEL 02	35 spaces
LEVEL 03	55 spaces
LEVEL 04	53 spaces
Total	146 spaces

Unit Density Count				
	Required	Allowed		Provided
Residential	Units under 550 sf : 0.5 units	139 units x 0.5 =		69.5 units
	Units b/w 550 sf and 850 sf : 1 unit	93 units x 1 =		93 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
TOTAL		185 units		163 units

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
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		131,813 GSF / 306,514 SF 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:	93 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:	189 Units	Retail	
g	Co-living amenity area and %:	780	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 (163 Units)	Total commercial area:	16,127 SF
4	Setbacks (As applicable)	Required	Existing	Proposed
a	Class A - 71 Street:			
	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	Class A - 72nd Street:			
	Grade to max height	20 feet from back of curb.		20'-8"
	Allowable Habitable encroachment	5 feet max.		N/A
c	Class A - Collins Avenue:			
	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	Class A - Indian Creek:			
	Grade to max height	10 feet		N/A
	Allowable encroachment	5 feet max.		N/A
e	Class B - Abbott Avenue and Dickens Avenue:			
	Grade to max height	10 feet		10'-3"
	Allowable Habitable encroachment	5 feet max.		4'-9" for balconies
f	Class B - 69th Street:			
	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	Class C - Byron Avenue:			
	Grade to max height	10 feet		10'-1"
	Allowable Habitable encroachment	7 feet max.		5'-5"
h	Class C - Carlyle Avenue and Harding Avenue:			
	Grade to max height	10 feet		N/A
	Allowable Habitable encroachment	7 feet max.		N/A
i	Class D - 70 Street Alley line:			
	Grade to max height	10 feet		N/A

	Allowable Habitable encroachment	3 feet max.		N/A	
4	Setbacks	Required	Existing	Proposed	Deficiencies
j	Interior side:				
	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	
k	Rear abutting an alley (except 70th Street Alley):				
	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	
l	Rear abutting a parcel:				
	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 fully, 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
6	All Frontages							
	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 facade 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		
7	Parking							
	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		
8	Loading							
	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:								
9	Class A (71st, 72nd street, Indian Creek, Collins Ave)							
	Facade Minimum height- 35'-0" from BFE+5'-0" = 13.0' NGVD					Comply		
	Facade 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. facade					Comply		
	2. Ground floor- Commercial and hotel uses					Comply		
	3. 2nd and 3rd floors- Residential and Office w/ min depth of 25'-0" from building facade.					Comply		
	4. Parking at ground floor and surface setback 50'-0" from bldg. facade.					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			
10	Class B (69th Street, Abbott, Dickens Avenue)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply			
	Facade with min. 1 floor along 90% of the length of setback line 90% = 134'-9" Required	Comply (136'-6")			
	1. Min depth of hab. space =45'-0" from bldg. facade	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. facade.	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			
11	Class C (Byron, Harding, Carlyle Avenue)				
	Facade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply			
	Facade with min. 1 floor along 85% of the length of setback line 85% = 137'-8" Required	Comply (148'-5")			
	1. Min depth of hab. space =20'-0" from bldg. facade	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. facade and shall be screened from pedestrian eath.	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")			
12	Class D (70th Street alley)				
	Facade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A			
	Facade 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. facade	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. facade 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		146	
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			120 spaces for residential; 26 spaces for retail	
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			L01 : 03 spaces, L02 : 35 spaces, L03 : 55 spaces, L04 : 53 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	
14	Restaurants, Cafes, Bars, Lounges, Nightclubs			
	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			Studio	1 Bed	2 Beds
Level	# of Levels	Units per Level			
Levels 10 - 14 - Upper Levels	5	18	8	9	1
Sub-Total			40	45	5
Average Sizes			433 SF	567 SF	839 SF
Sub-total SF			17,330 SF	25,530 SF	4,195 SF
Level 9 - Intermediate	1	13	7	6	0
Sub-Total			7	6	0
Average Sizes			442 SF	573 SF	0 SF
Sub-total SF			3,096 SF	3,438 SF	0 SF
Level 8 - Intermediate	1	13	7	6	0
Sub-Total			7	6	0
Average Sizes			440 SF	574 SF	0 SF
Sub-total SF			3,079 SF	3,443 SF	0 SF
Levels 7 - Lower Level	1	18	8	9	1
Sub-Total			8	9	1
Average Sizes			440 SF	570 SF	839 SF
Sub-total SF			3,520 SF	5,128 SF	839 SF
Levels 6 - Lower Level	1	19	10	9	0
Sub-Total			10	9	0
Average Sizes			431 SF	575 SF	0 SF
Sub-total SF			4,310 SF	5,174 SF	0 SF
Level 5 - Amenity	1	19	10	8	1
Sub-Total			10	8	1
Average Sizes			432 SF	564 SF	0 SF
Sub-total SF			4,319 SF	4,508 SF	0 SF
Levels 2 - 4 - Podium	3	20	15	5	0
Sub-Total			45	15	0
Average Sizes			391 SF	574 SF	0 SF
Sub-Total SF			17,604 SF	8,610 SF	0 SF
Total Average Sizes			419 SF	570 SF	719 SF
Total Provided			127 Units	98 Units	7 Units
Percentage %			55%	42%	3%

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.

Levels 2 - 4		Podium Levels
Unit Mix 1		
Unit 1	Studio	364 SF
Unit 2	Studio	452 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 5		Amenity Deck
Unit Mix 2		
Unit 1	2 Bed	648 SF
Unit 2	1 Bed	555 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	575 SF
Unit 5	1 Bed	575 SF
Unit 6	Studio	410 SF
Unit 7	1 Bed	621 SF
Unit 8	Studio	380 SF
Unit 9	1 Bed	535 SF
Unit 10	Studio	390 SF
Unit 11	Studio	418 SF
Unit 12	Studio	432 SF
Unit 13	Studio	535 SF
Unit 14	Studio	425 SF
Unit 15	1 Bed	467 SF
Unit 16	Studio	460 SF
Unit 17	Studio	437 SF
Unit 18	Studio	432 SF
Unit 19	1 Bed	630 SF

Level 6		Lower Level
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	Studio	410 SF
Unit 7	1 Bed	621 SF
Unit 8	Studio	380 SF
Unit 9	1 Bed	535 SF
Unit 10	Studio	390 SF
Unit 11	Studio	418 SF
Unit 12	Studio	431 SF
Unit 13	Studio	567 SF
Unit 14	Studio	398 SF
Unit 15	1 Bed	485 SF
Unit 16	Studio	460 SF
Unit 17	Studio	438 SF
Unit 18	Studio	418 SF
Unit 19	1 Bed	626 SF

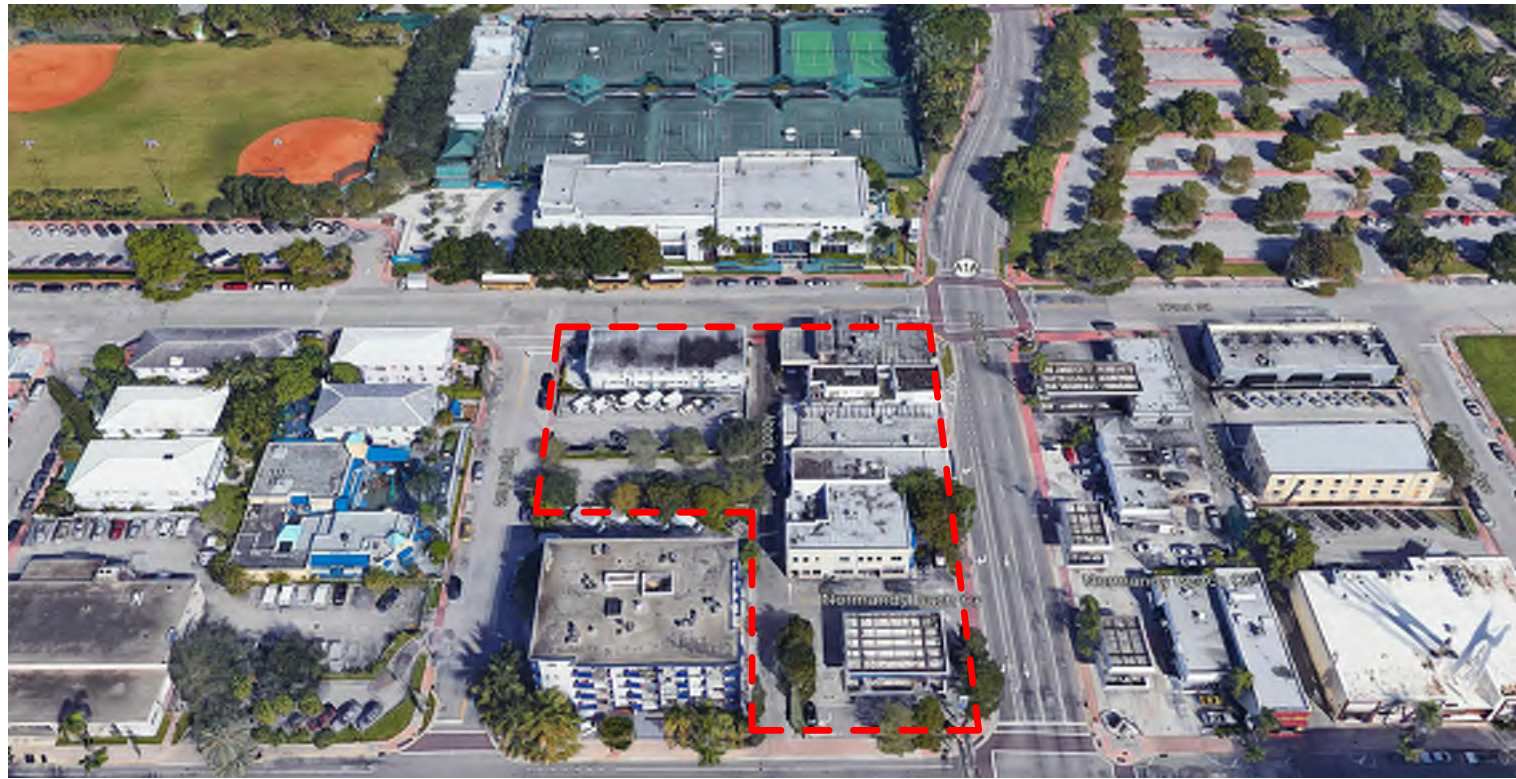
Level 7		Lower Level
Unit Mix 4		
Unit 1	1 Bed	657 SF
Unit 2	1 Bed	550 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	575 SF
Unit 5	1 Bed	575 SF
Unit 6	2 Bed	839 SF
Unit 7	1 Bed	575 SF
Unit 8	1 Bed	535 SF
Unit 9	Studio	390 SF
Unit 10	Studio	418 SF
Unit 11	Studio	431 SF
Unit 12	Studio	567 SF
Unit 13	Studio	398 SF
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

Level 8		Intermediate
Unit Mix 5		
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	Studio	405 SF
Unit 6	Studio	418 SF
Unit 7	Studio	432 SF
Unit 8	Studio	568 SF
Unit 9	Studio	400 SF
Unit 10	1 Bed	485 SF
Unit 11	Studio	438 SF
Unit 12	Studio	418 SF
Unit 13	1 Bed	626 SF

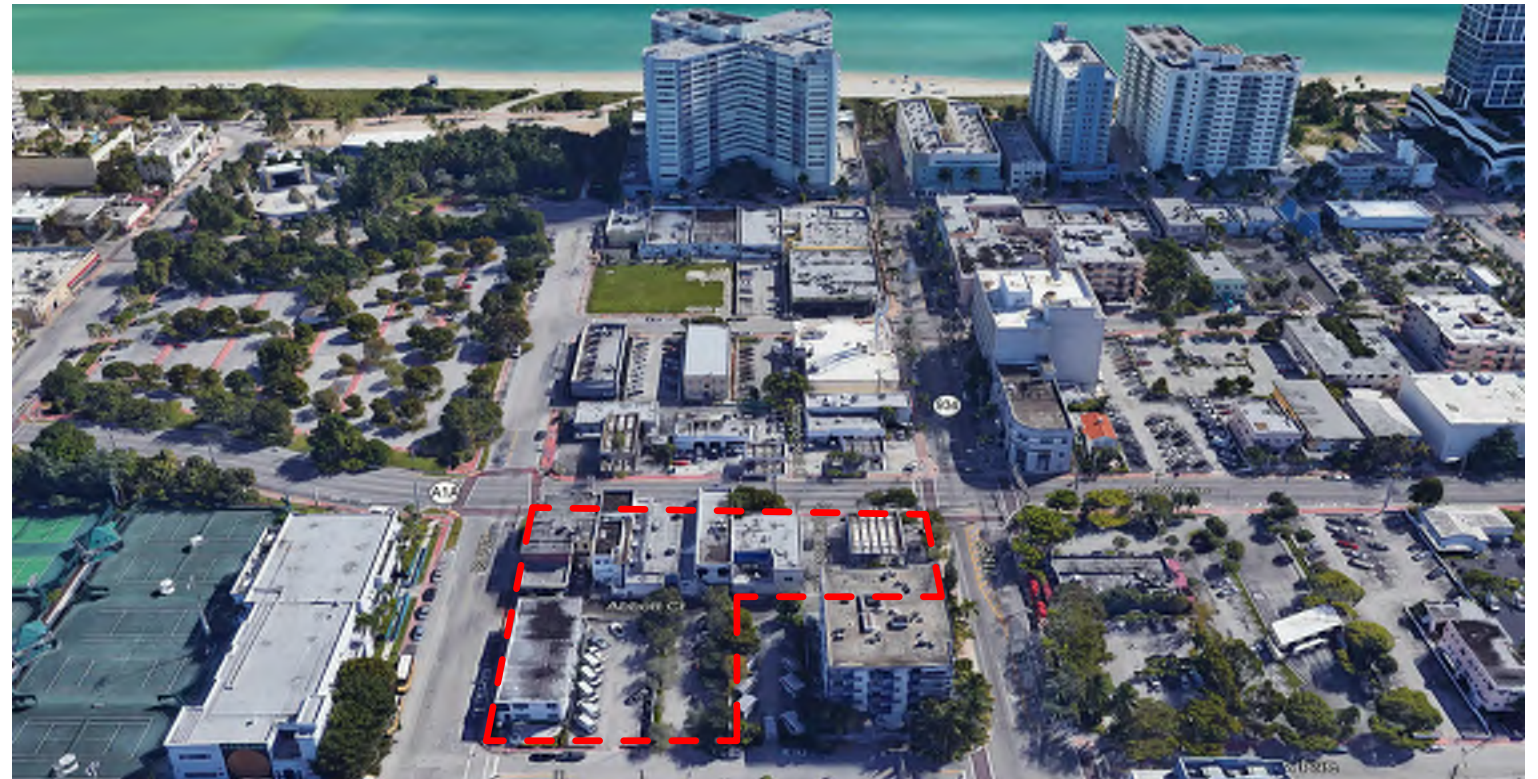
Level 9		Intermediate
Unit Mix 6		
Unit 1	1 Bed	656 SF
Unit 2	1 Bed	550 SF
Unit 3	1 Bed	550 SF
Unit 4	1 Bed	575 SF
Unit 5	Studio	405 SF
Unit 6	Studio	418 SF
Unit 7	Studio	432 SF
Unit 8	Studio	568 SF
Unit 9	Studio	418 SF
Unit 10	1 Bed	485 SF
Unit 11	Studio	437 SF
Unit 12	Studio	418 SF
Unit 13	1 Bed	622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

Levels 10 - 14		Upper Levels
Unit Mix 7		
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

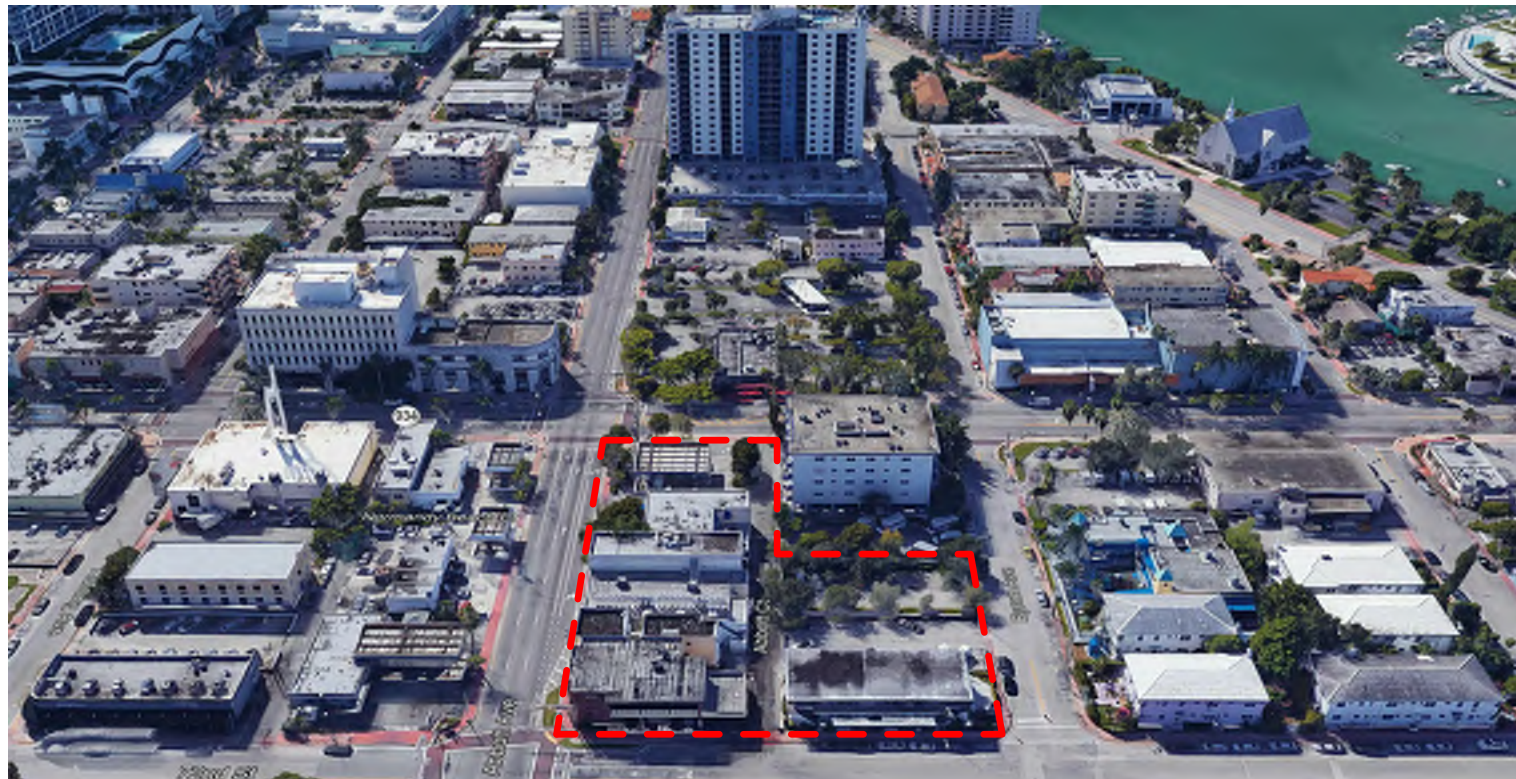
Unit Type	Count	Percentage
0-549 SF	139	56%
550-850 SF	93	37%



VIEWS TOWARDS NORTH



VIEWS TOWARDS EAST



VIEWS TOWARDS SOUTH



VIEWS TOWARDS WEST

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AERIAL VIEWS

SCALE:

DATE:
06/04/20

A0-06



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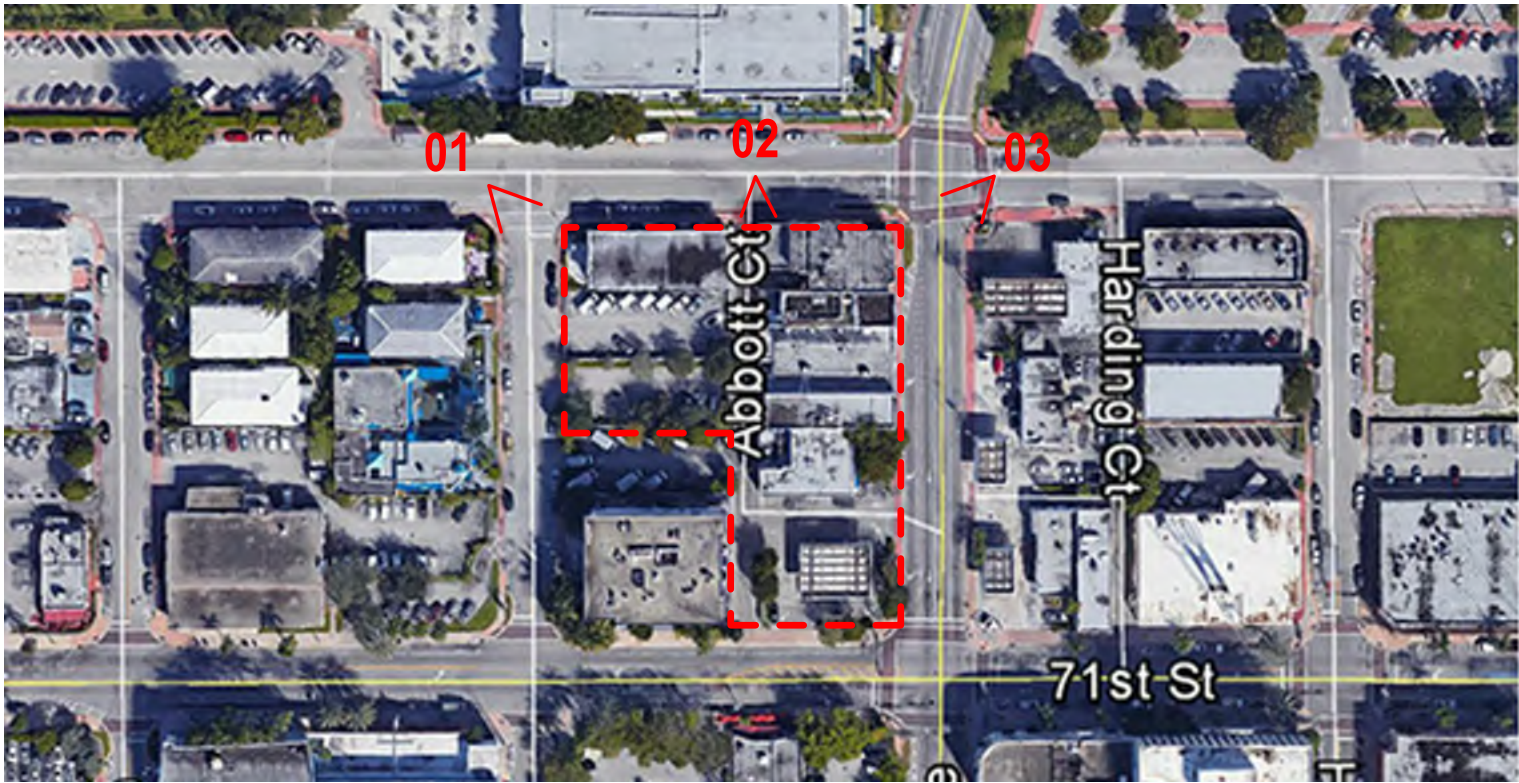
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CONTEXT STUDY

SCALE:

DATE:
06/04/20

A0-07



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

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CONTEXT - STREET VIEWS

SCALE:

DATE:
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A0-08



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

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CONTEXT - STREET VIEWS

SCALE:

DATE:
06/04/20

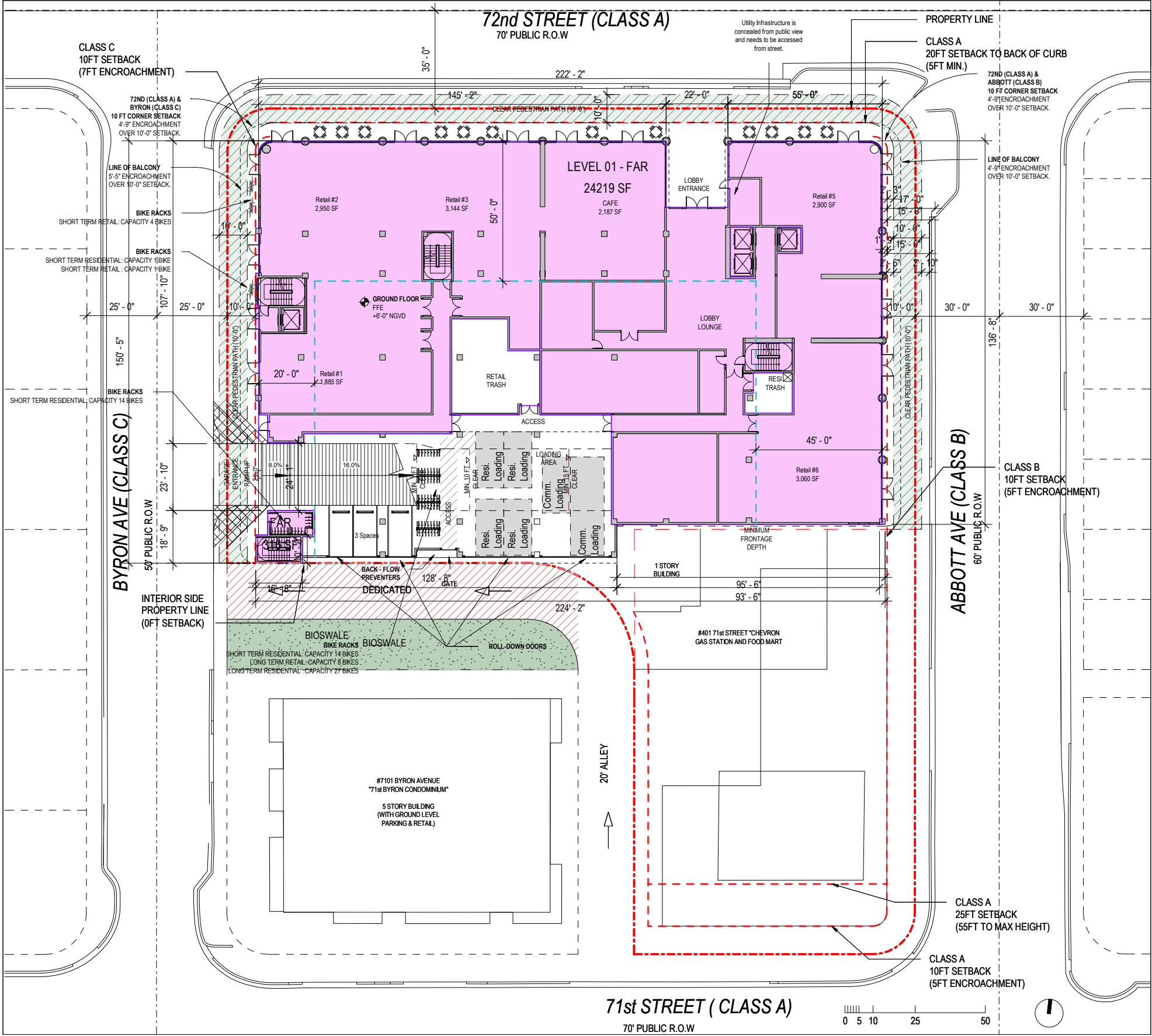
A0-09

PHASE 1 - Proposed Project Data

PHASE 2 - Compliant Building Data

	Units	Resi NSF	Amenity SF	Retail SF	Parking Spaces	Parking SF	Roof Deck SF	GSF	FAR	Floorplate	FAR
Roof	Roof Deck						4,476 SF	888 SF	888 SF	14,596 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	13 Units	6,534 SF	2,007 SF					9,157 SF	10,767 SF	10,947 SF	
Level 08	13 Units	6,522 SF	2,007 SF					10,767 SF	10,767 SF	14,203 SF	
Level 07	18 Units	9,484 SF						11,647 SF	11,647 SF	14,203 SF	
Level 06	19 Units	9,484 SF						11,647 SF	11,647 SF	14,203 SF	
Level 05	19 Units	9,475 SF	663 SF	Amenity Deck : 10,340 SF		7,003 SF		12,920 SF	12,920 SF	34,585 SF	
Level 04	20 Units	8,738 SF			53 Spaces	19,889 SF		26,424 SF	11,830 SF	33,906 SF	
Level 03	20 Units	8,738 SF			55 Spaces	20,404 SF		32,042 SF	11,830 SF	33,906 SF	2,019.58 SF
Level 02	20 Units	8,738 SF			35 Spaces	18,530 SF		32,042 SF	11,830 SF	34,237 SF	2,019.58 SF
Level 01				16,127 SF	3 Spaces	0 SF		25,780 SF	24,535 SF	31,208 SF	7,521.28 SF
TOTAL	232 Units	114,768 SF	4,677 SF	16,127 SF	146 Spaces	58,823 SF	4,476 SF	231,813 SF	176,656 SF	306,514 SF	11,560.44 SF

Total Resi NSF	114,768 SF
Total Units	232 Units
Avg. Unit Size	495 SF
Roof Deck SF	4,476 SF
Total Retail SF	16,127 SF
Total Amenity SF	4,677 SF
Total Rec. deck SF	7,003 SF
Total Parking	146 Spaces
Project GSF	231,813 SF
Project Floorplate GSF	306,514 SF
Current Project FAR SF	176,656 SF
Phase 1 - Allowable FAR SF	176,656 SF
Phase 2 - Compliant FAR SF	11,560.44 SF



TOTAL FAR = 24,535 SF

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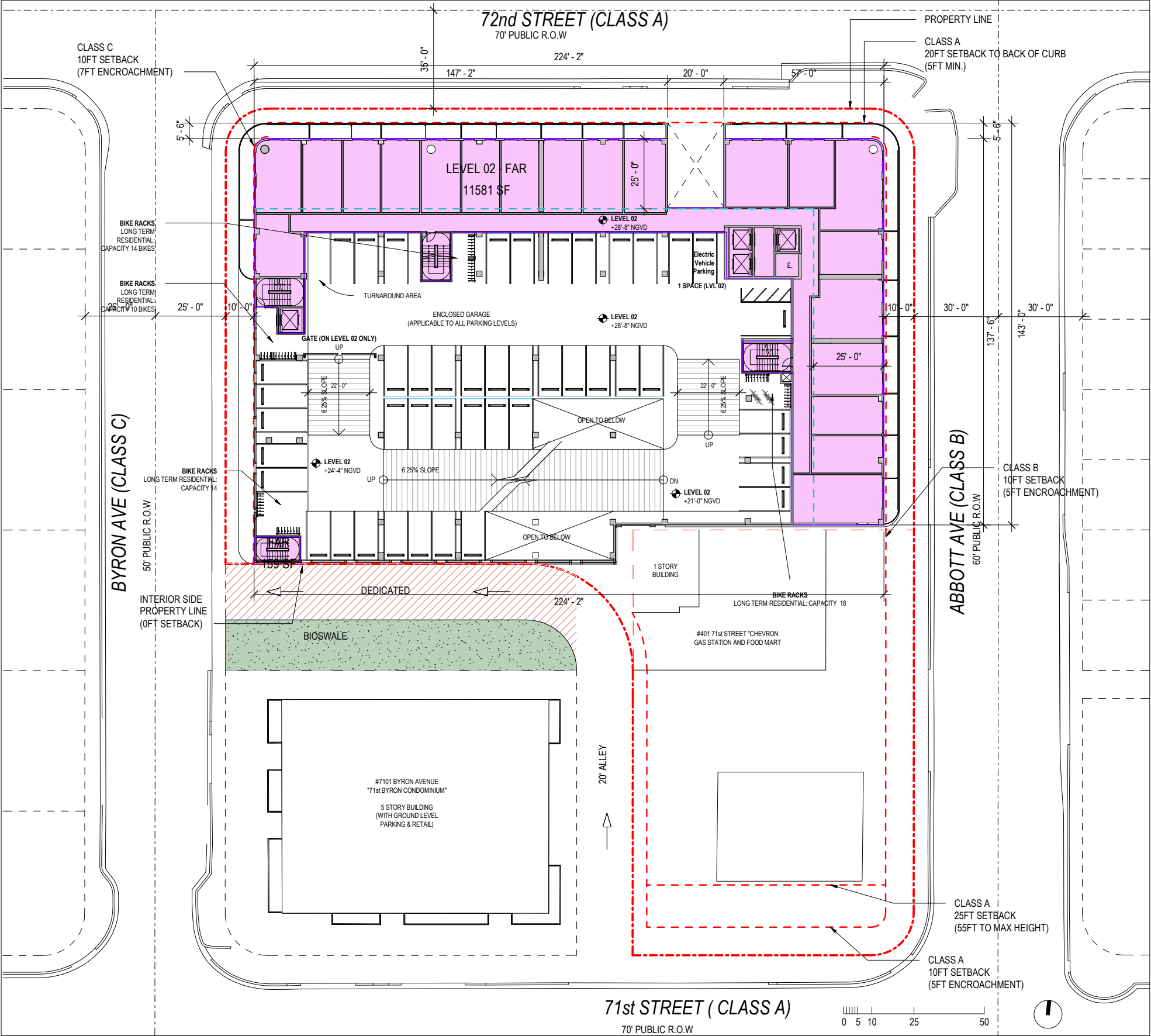
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FAR DIAGRAM - GROUND LEVEL

SCALE: 1" = 40'-0"

DATE:
06/04/20

A0-11



TOTAL FAR = 11,740 SF

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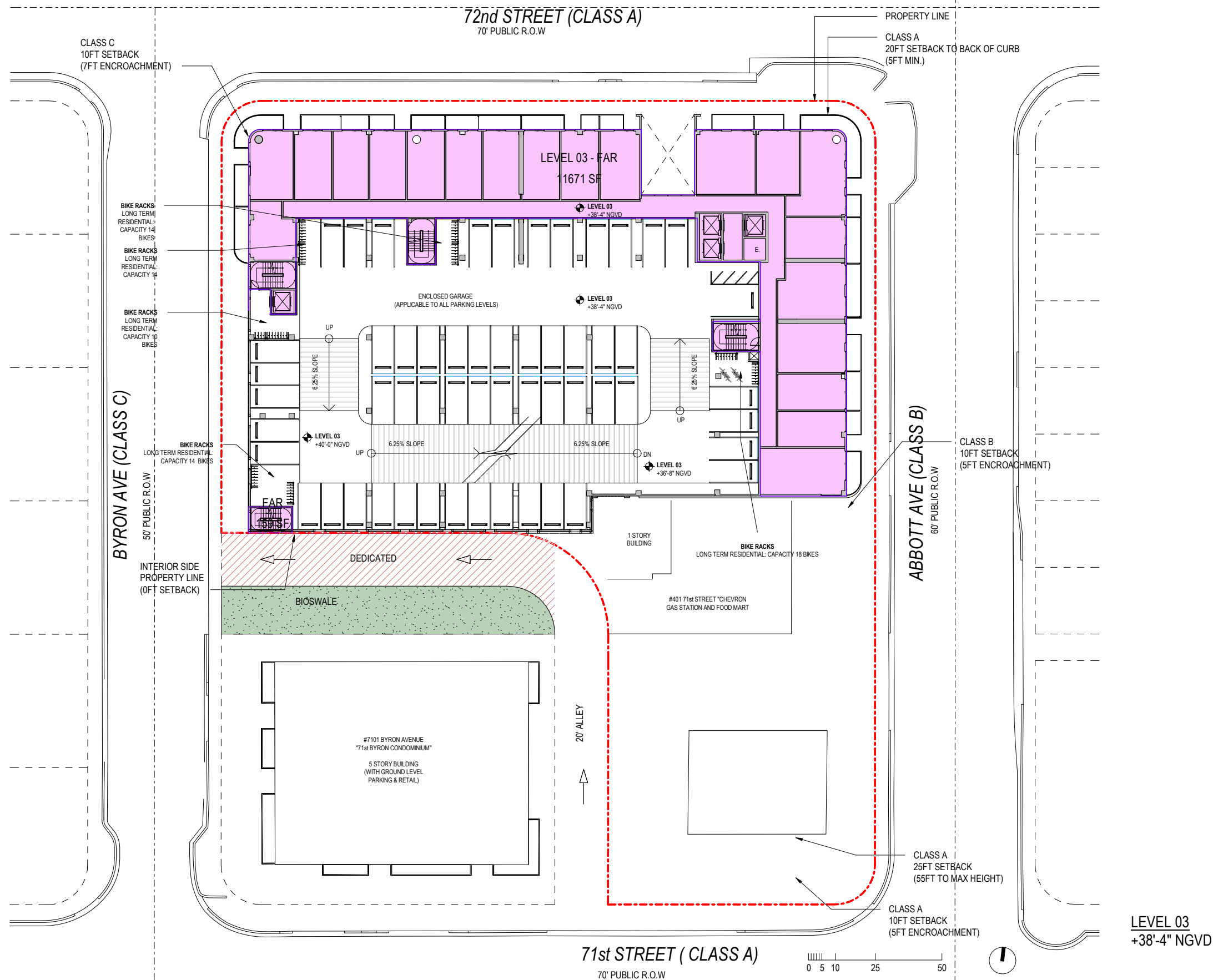
FAR DIAGRAM - LEVEL 02

SCALE: 1" = 40'-0"

LEVELS 02
+28'-8" NGVD

DATE:
06/04/20

A0-12



TOTAL FAR = 11,830 SF

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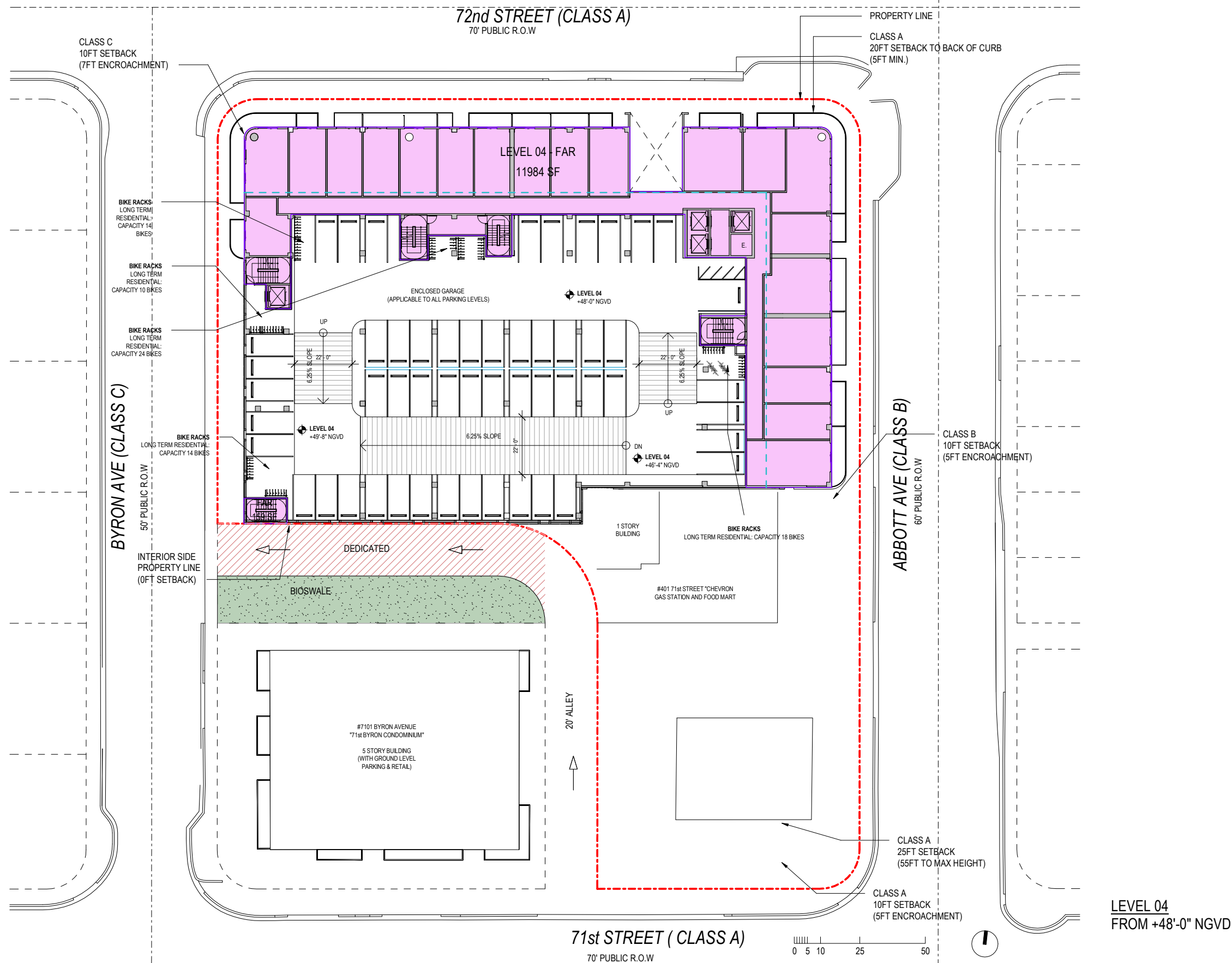
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FAR DIAGRAM - LEVEL 03

SCALE: 1" = 40'-0"

DATE:
06/02/20

A0-13



TOTAL FAR = 12,143 SF

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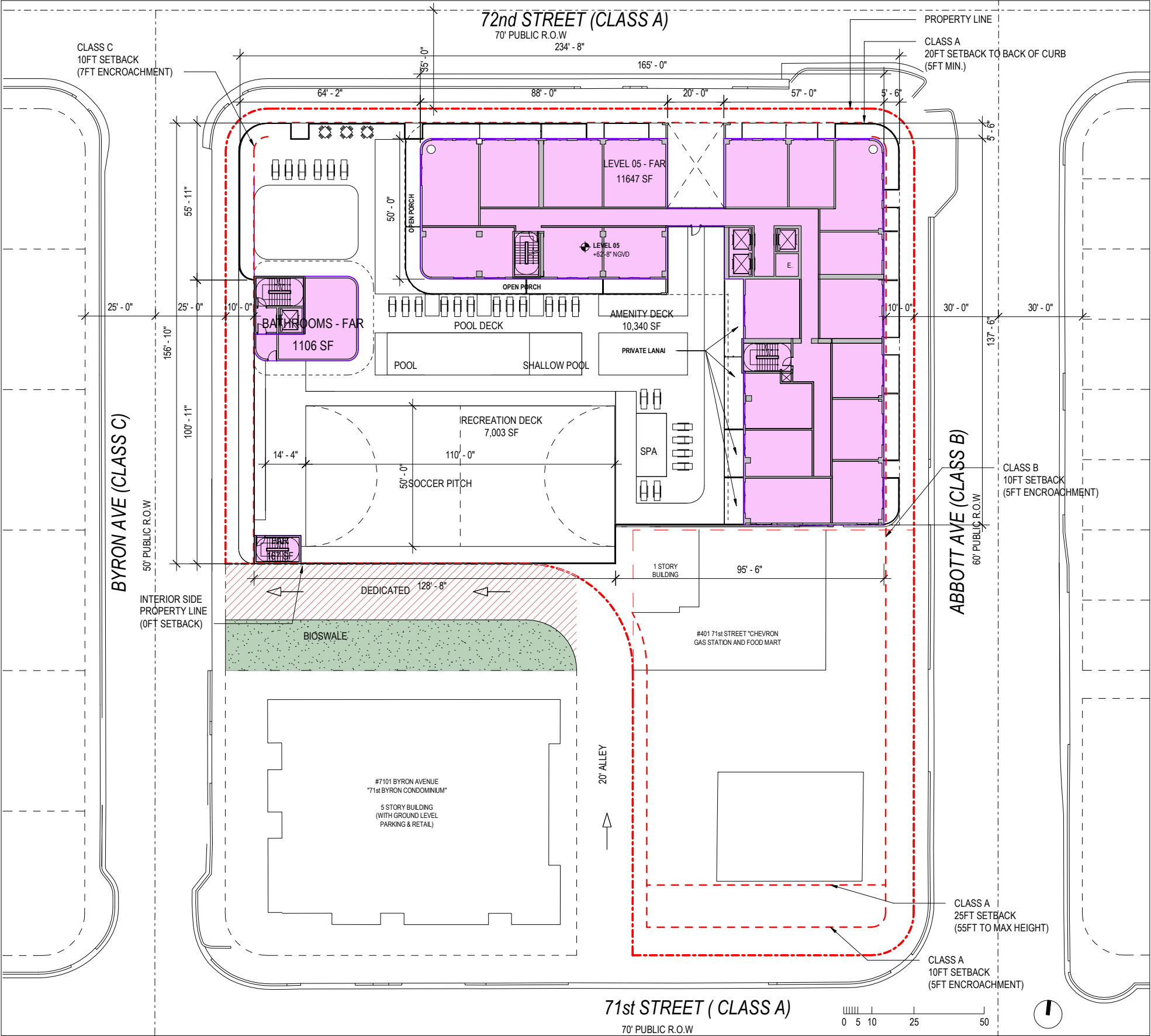
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FAR DIAGRAM - LEVEL 04

SCALE: 1" = 40'-0"

DATE:
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A0-14



TOTAL FAR = 12,920 SF

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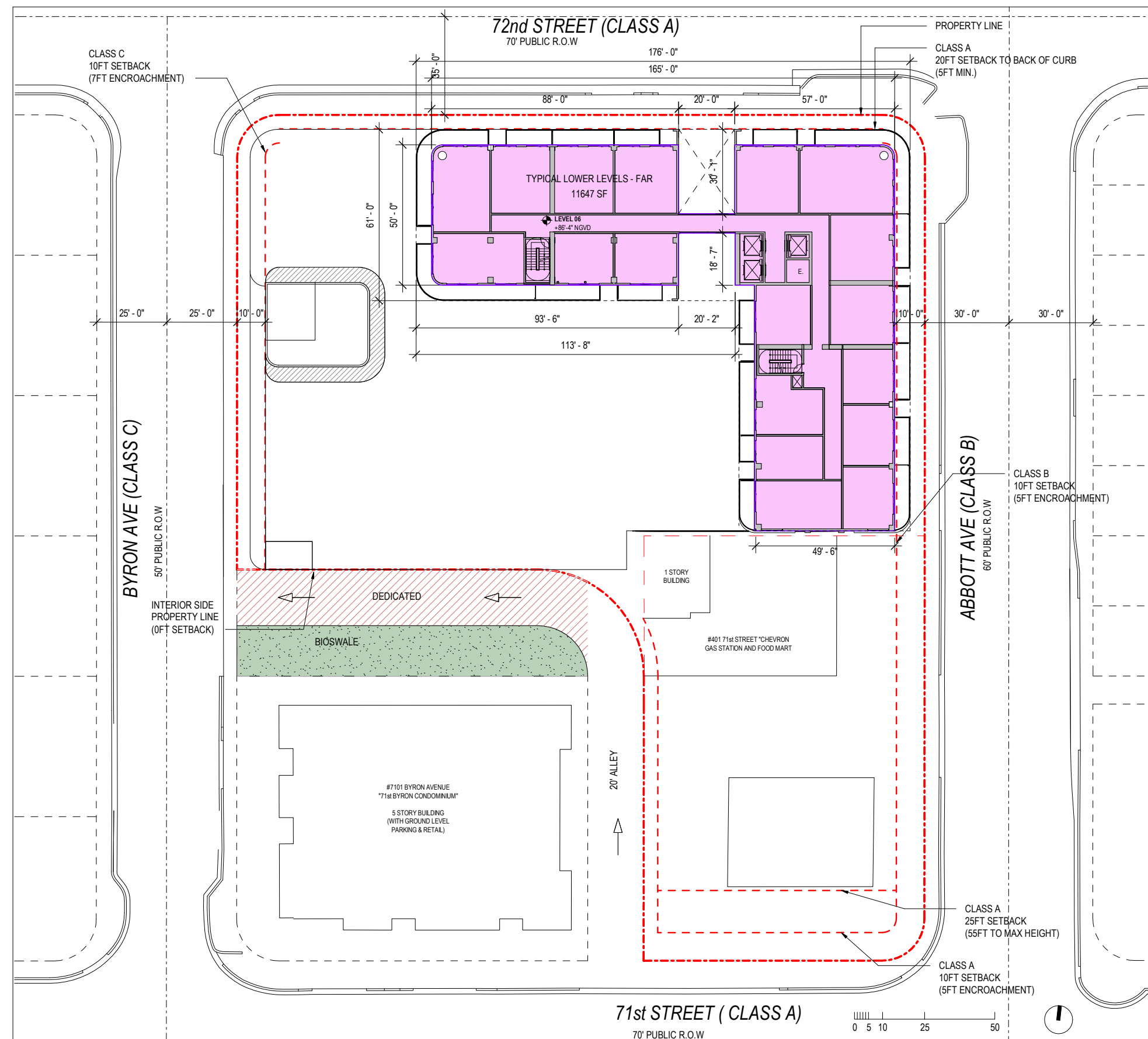
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FAR DIAGRAM - LEVEL 05

SCALE: 1" = 40'-0"

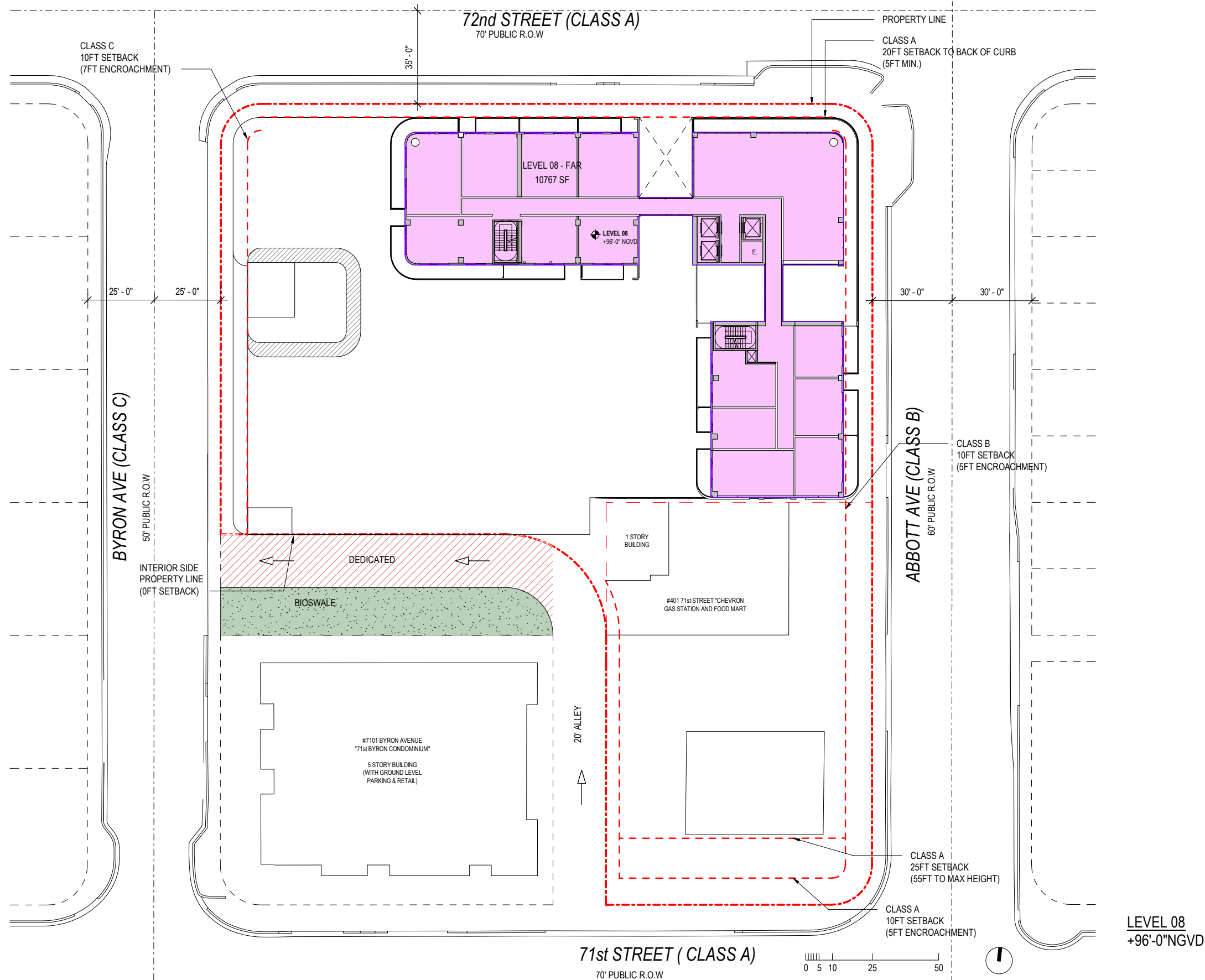
DATE:
06/04/20

A0-15



TOTAL FAR = 11,647 SF

LEVELS 06 - 07
+76'-8" NGVD
TO +86'-4" NGVD



TOTAL FAR = 10,767 SF

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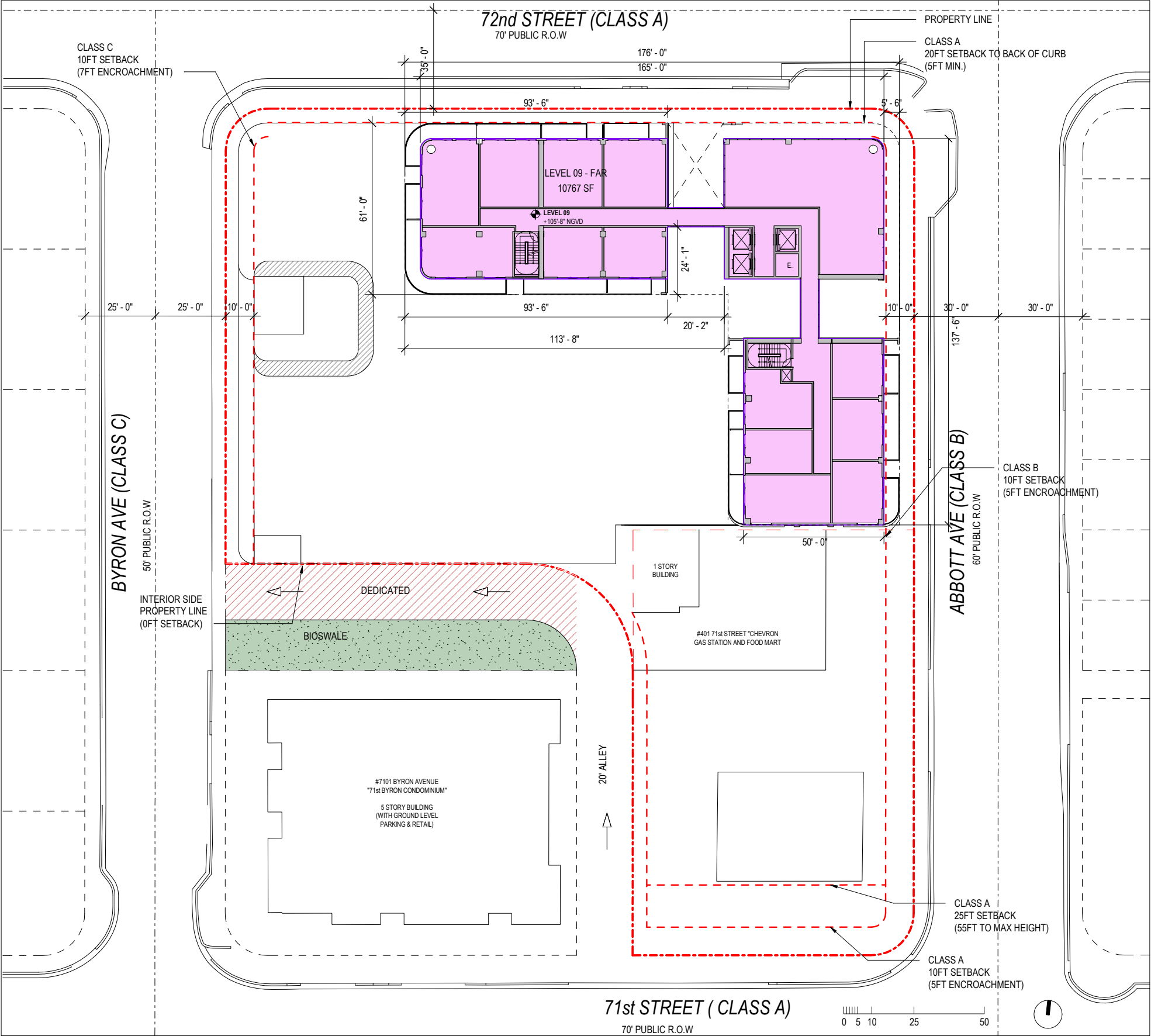
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FAR DIAGRAM - LEVEL 08

SCALE: 1" = 40'-0"

DATE:
06/04/20

A0-17



TOTAL FAR = 10,767 SF

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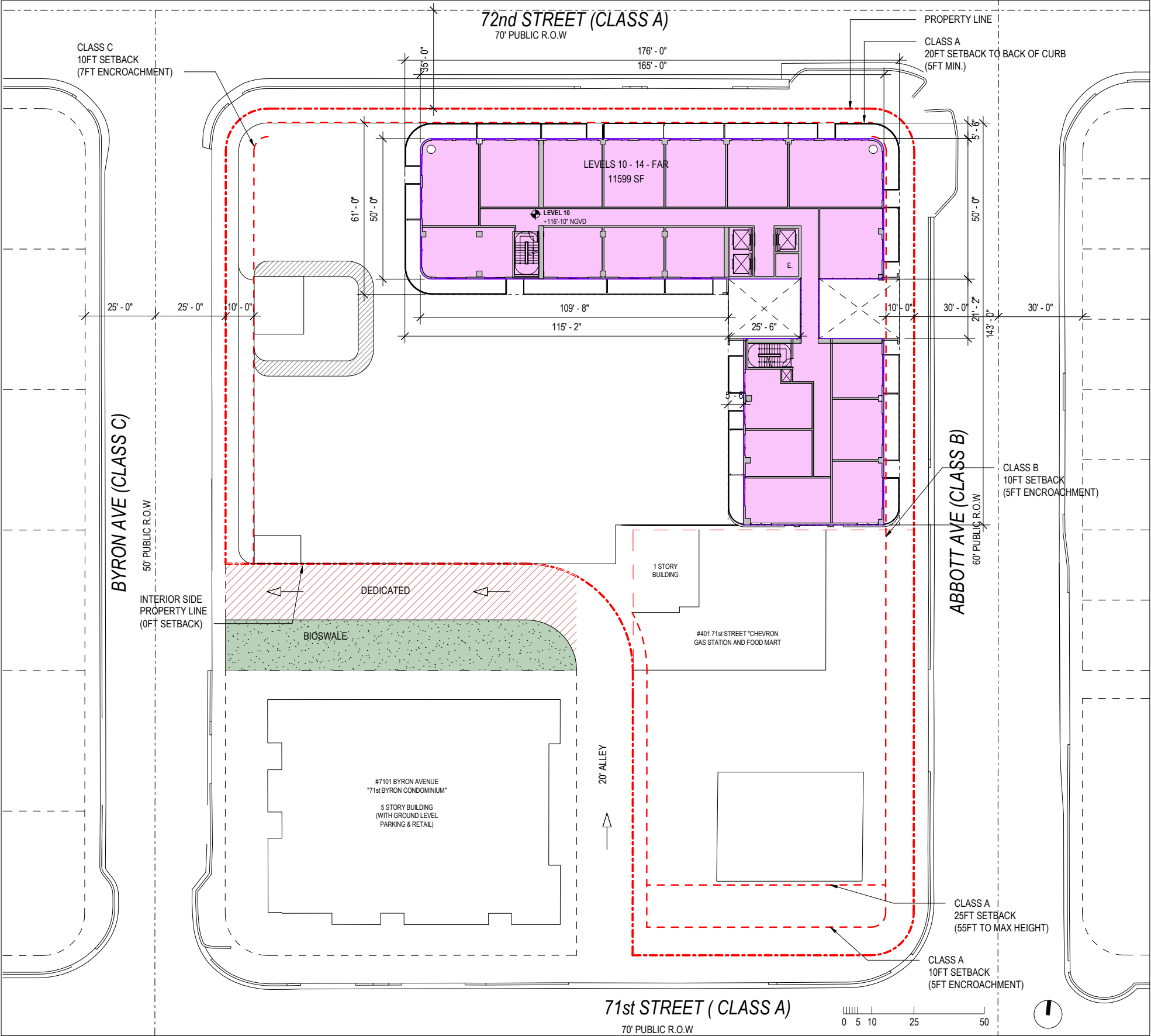
FAR DIAGRAM - LEVEL 09

SCALE: 1" = 40'-0"

LEVEL 09
+105'-8" NGVD

DATE:
02/10/20

A0-18



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

TOTAL FAR = 11,599 SF

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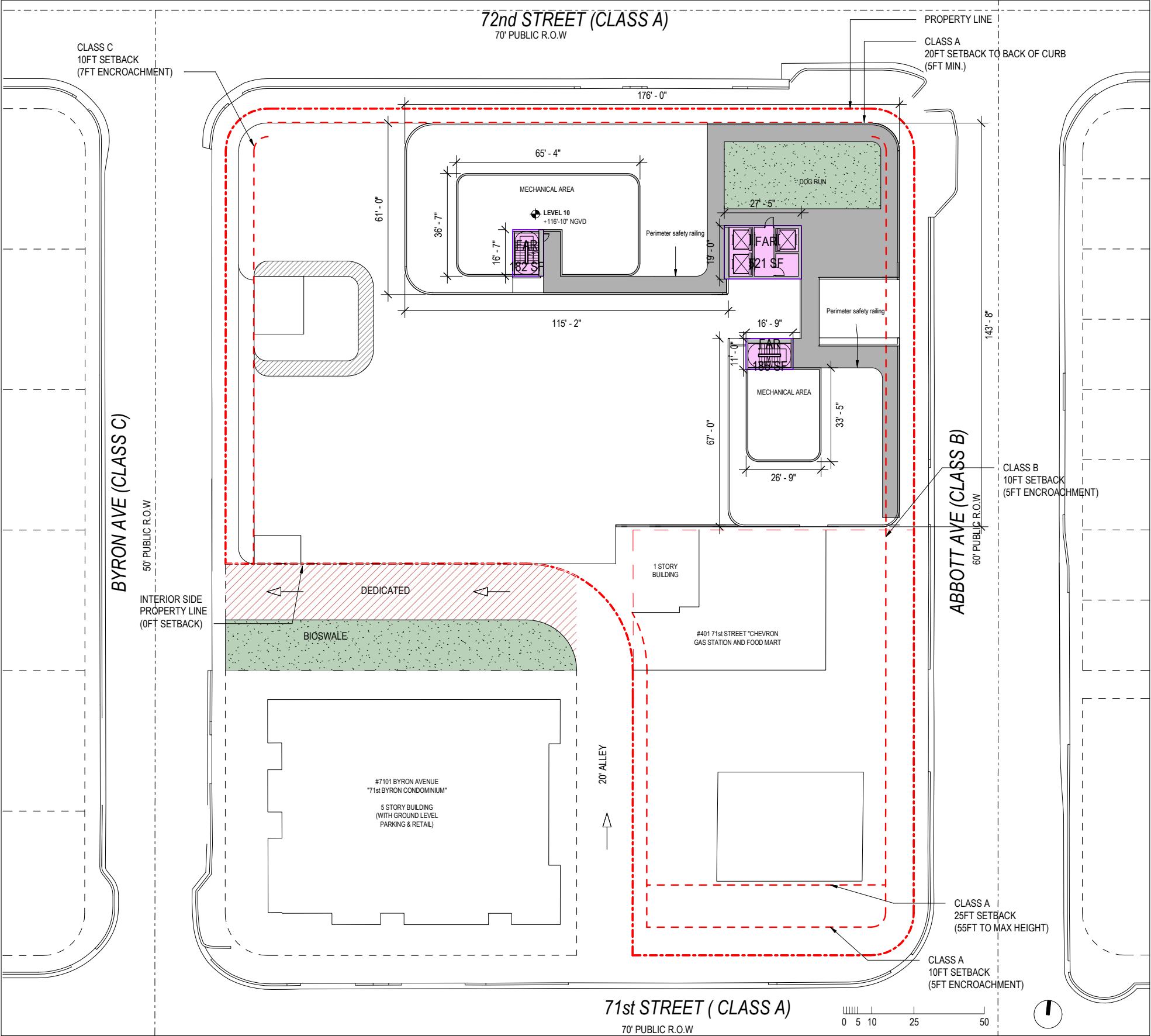
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FAR DIAGRAM - LEVELS 10 - 14

SCALE: 1" = 40'-0"

DATE:
06/04/20

A0-19



TOTAL FAR = 888 SF

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FAR DIAGRAM - ROOF PLAN

SCALE: 1" = 40'-0"

DATE:
06/04/20

A0-20

VARIANCES:

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

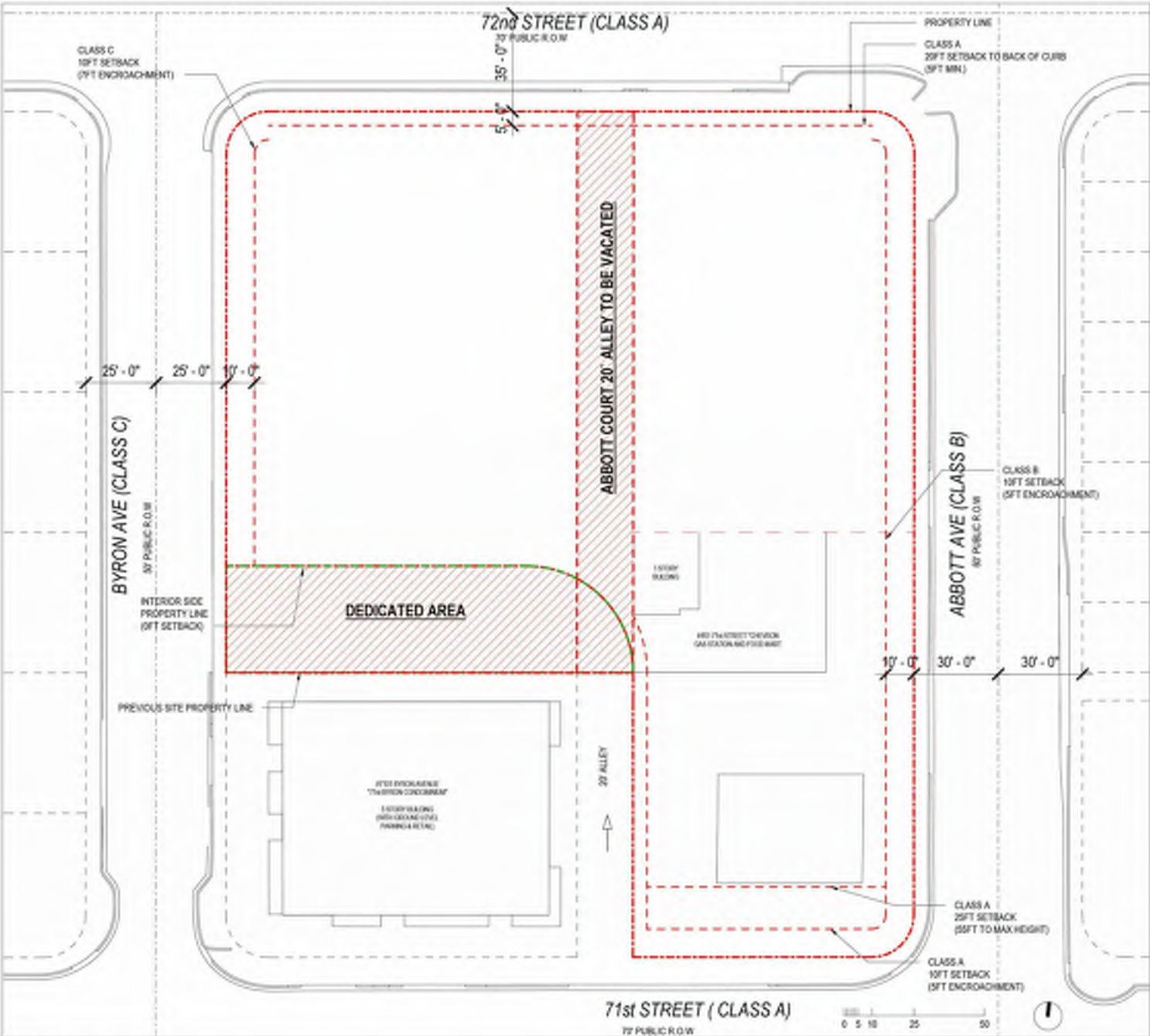
Variance #2: Frontage on Byron Avenue does not comply with minimum 85% of building facade shall have habitable space.

WAIVERS:

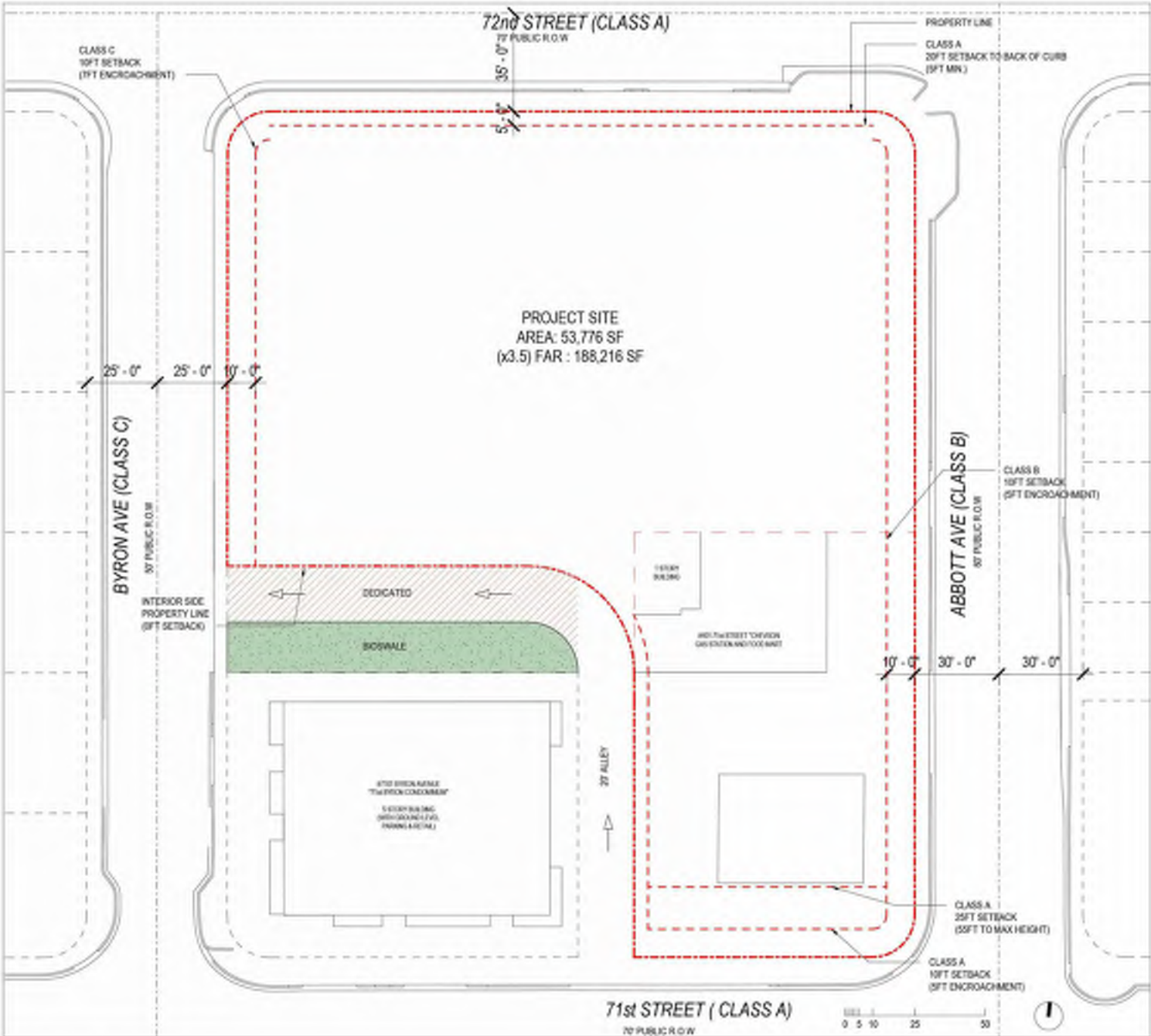
Waiver 1: Waiver to not combine driveways for loading and parking on Byron Avenue.

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

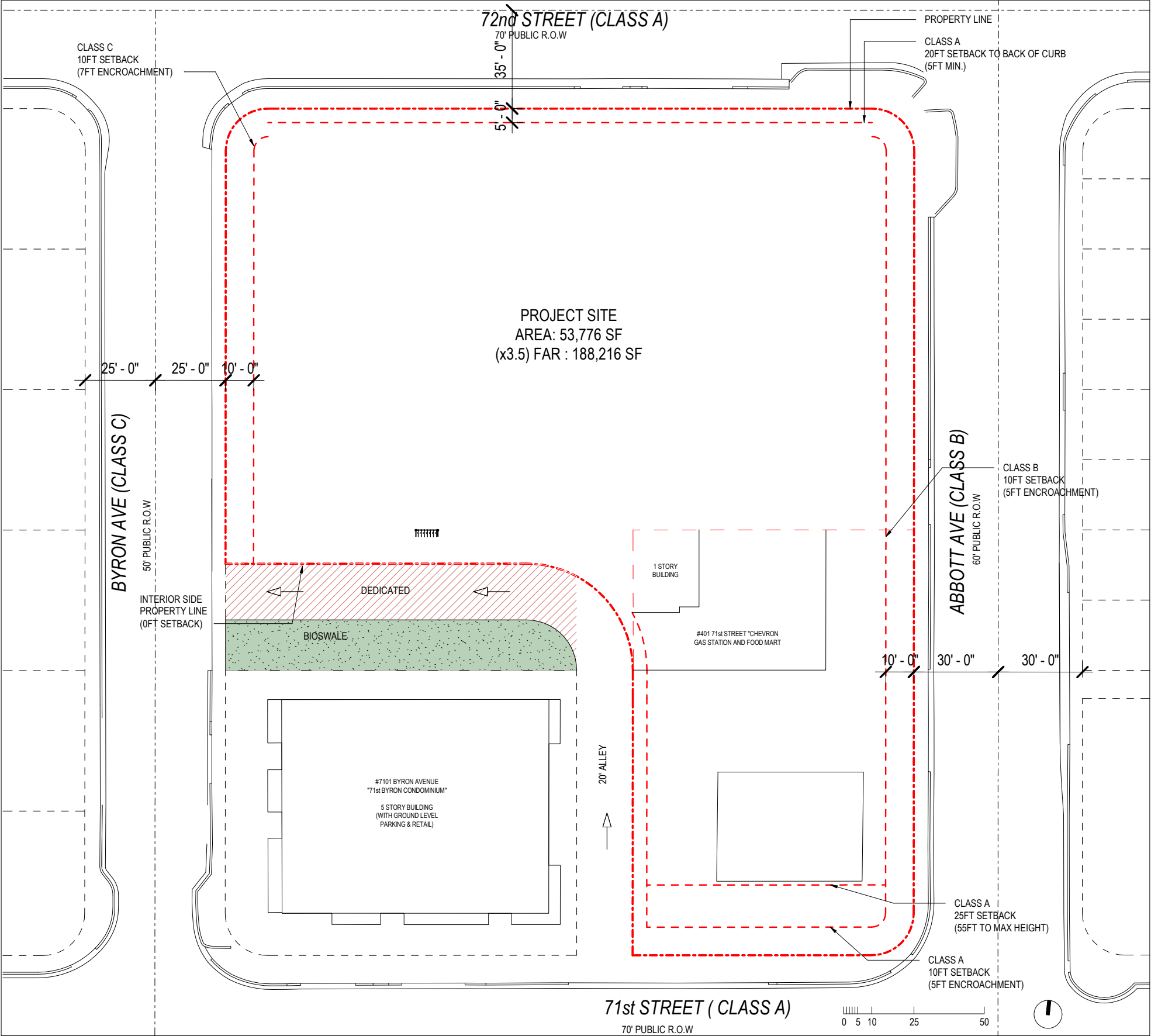
Waver 3: Waiver to reduce the minimum 30'-0" distance between driveways on Byron Ave.

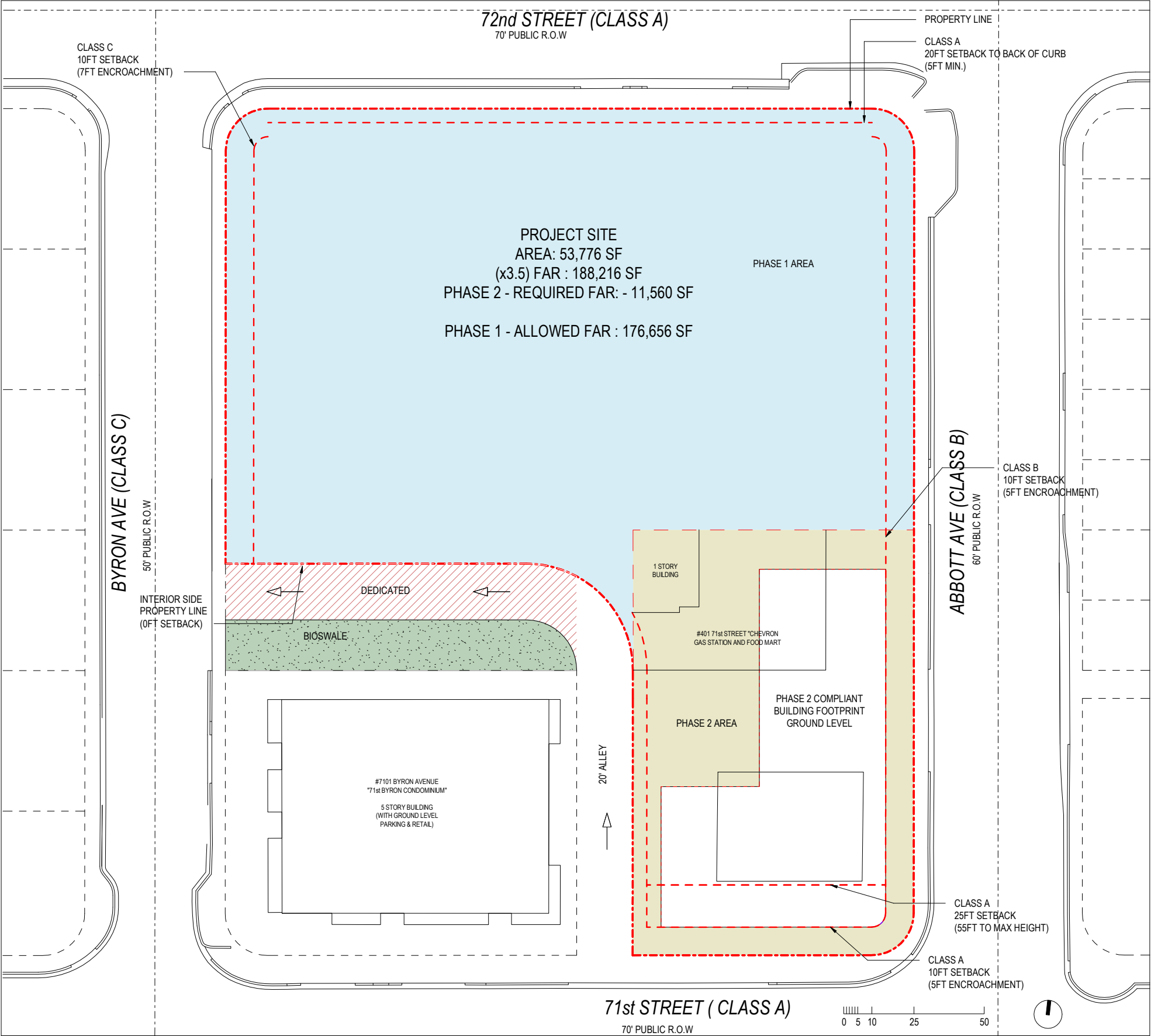


PREVIOUS SITE

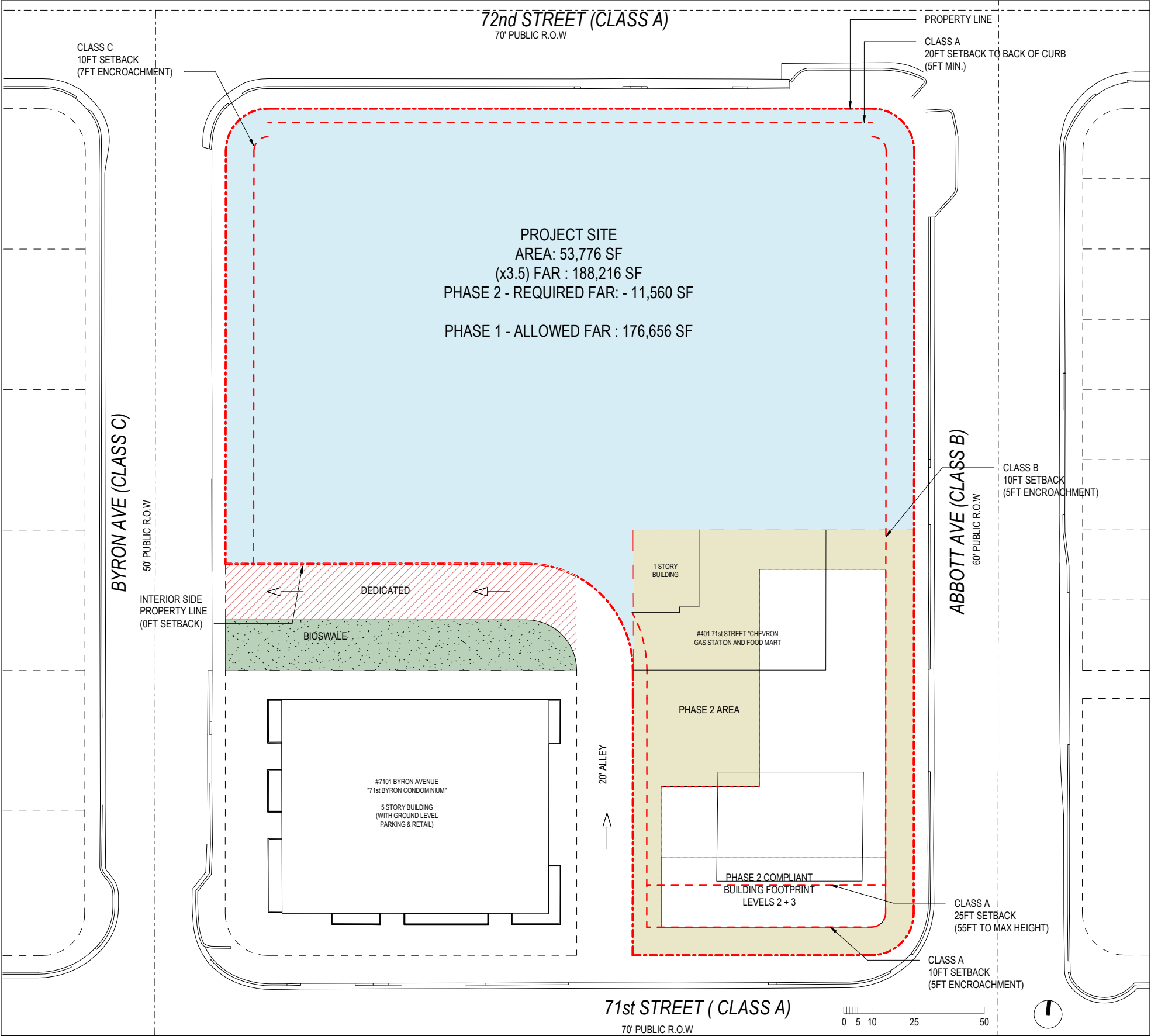


CURRENT SITE



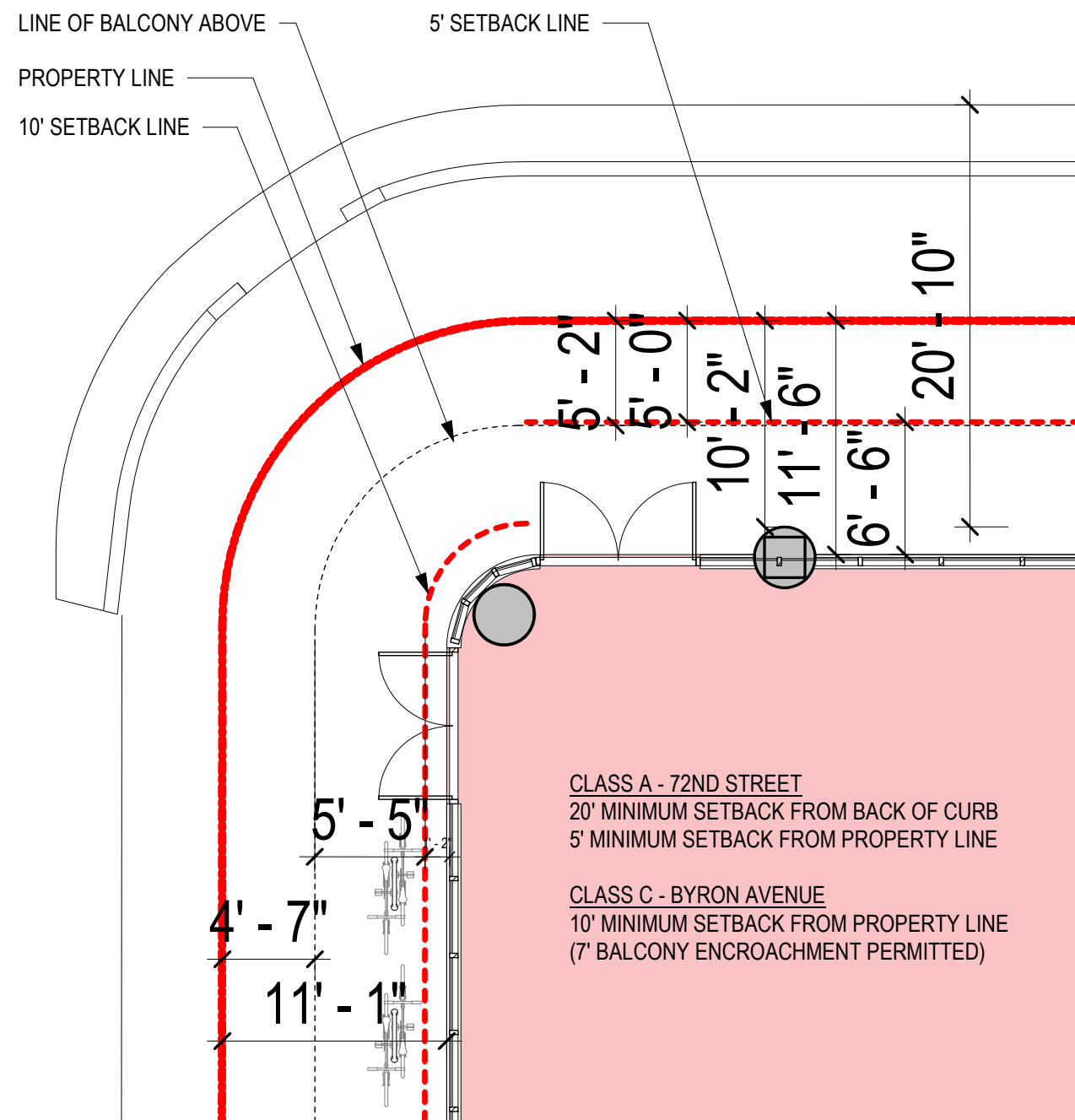


PHASE II FAR
GROUND LEVEL : 7,521.28 SF

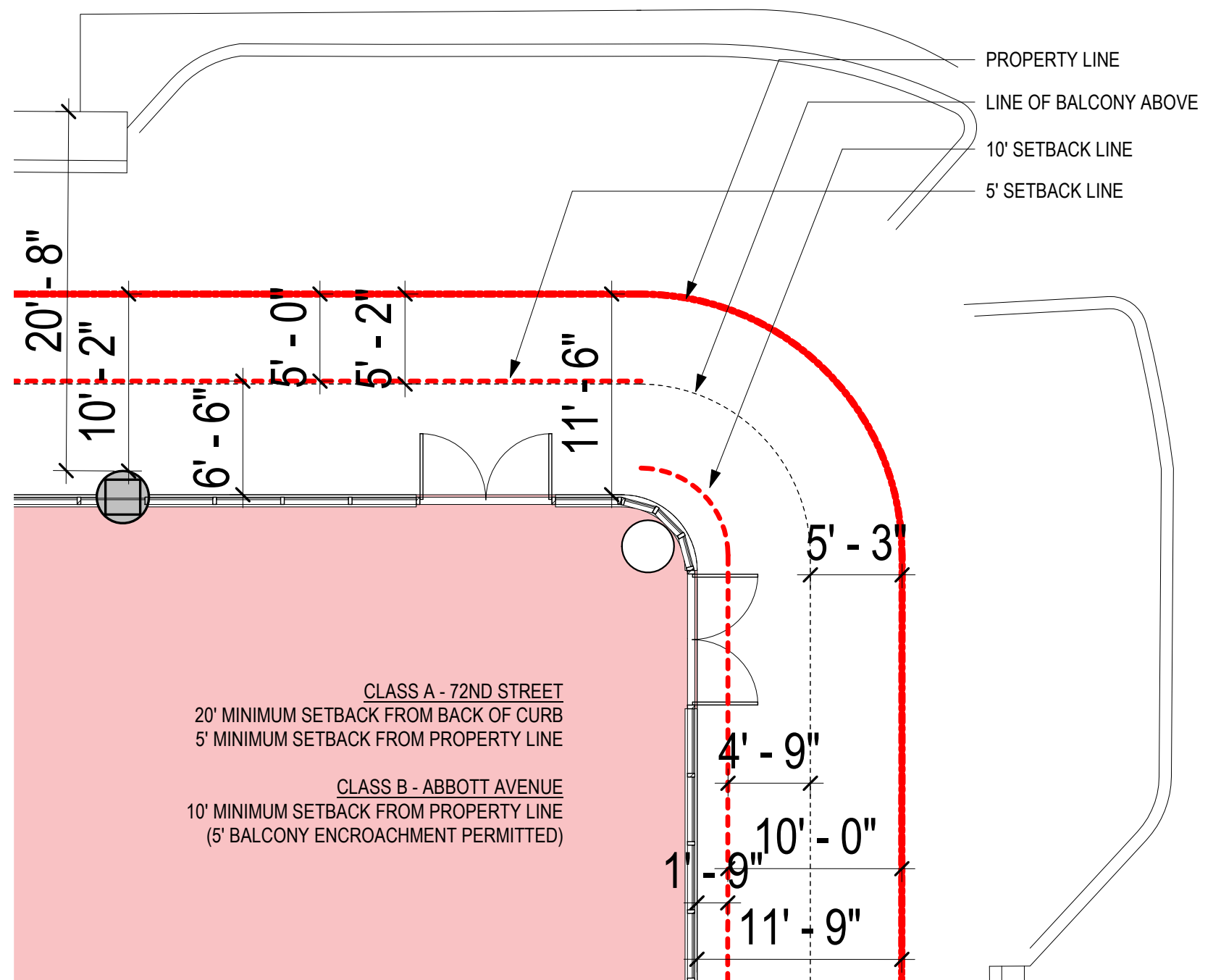


- PHASE 1 AREA
- PHASE 2 AREA
- PHASE 2 COMPLIANT BUILDING

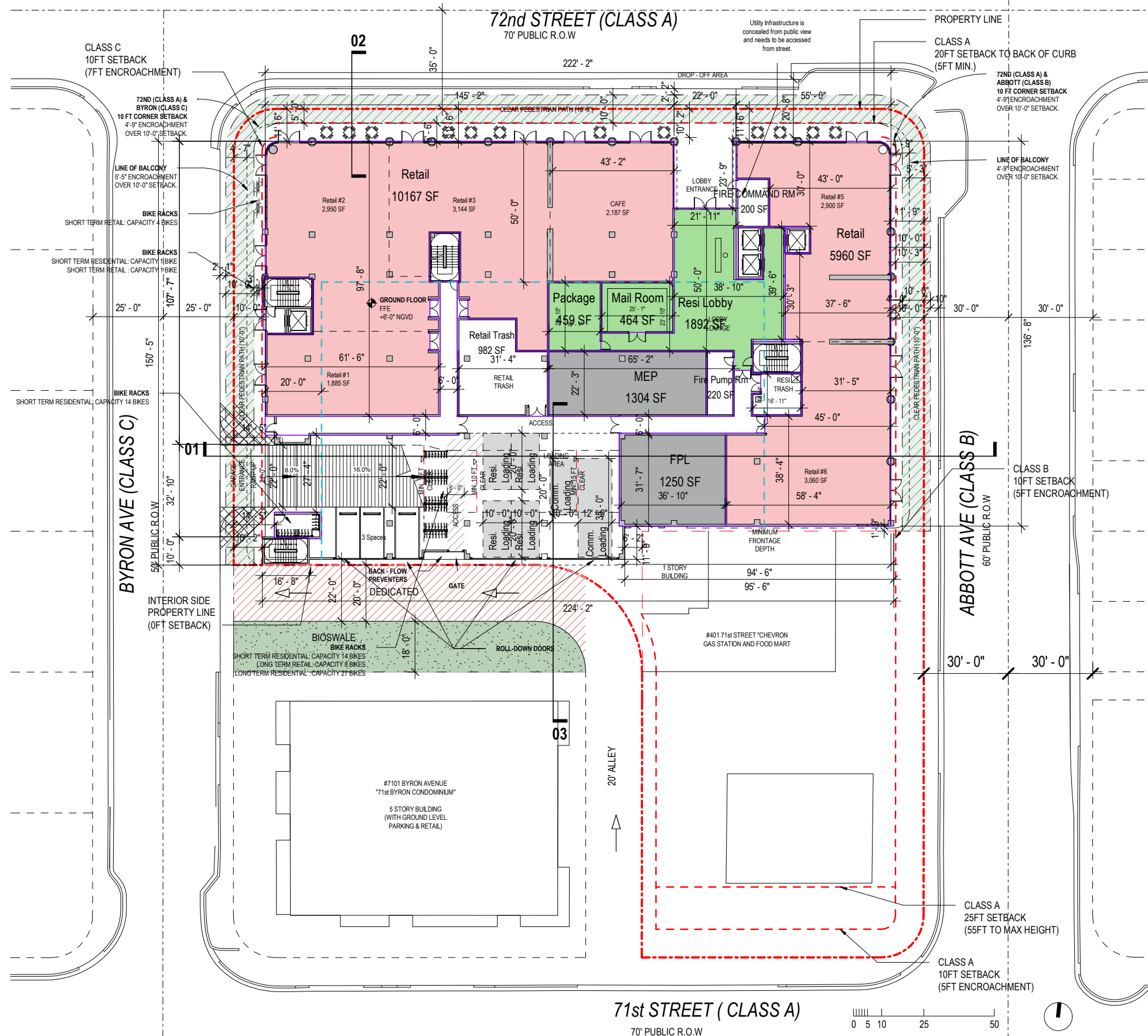
PHASE II FAR
TYPICAL LEVEL = 2,019.58 SF

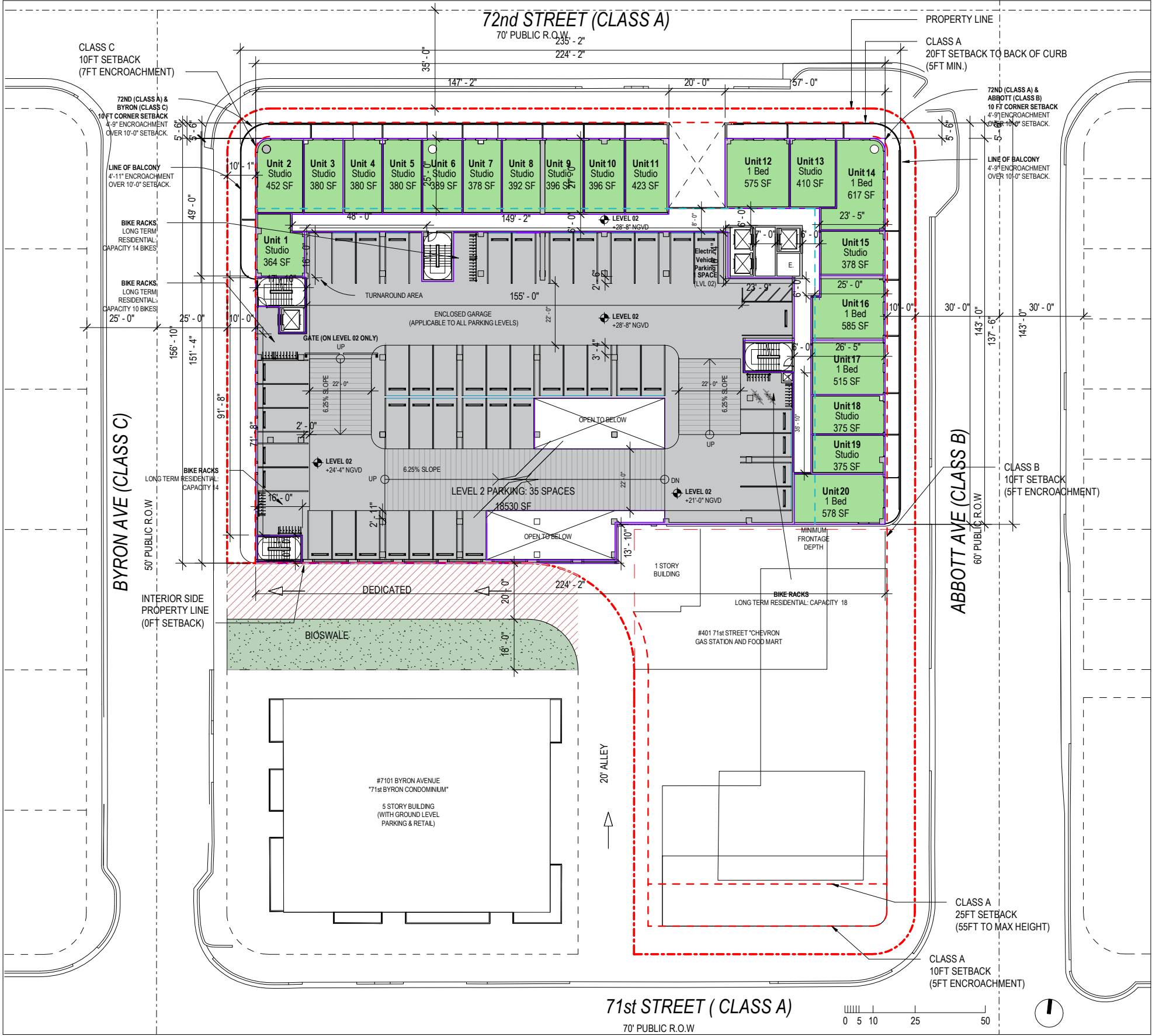


CORNER - CLASS A - 72ND STREET / CLASS C - BYRON AVENUE



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





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FINAL SUBMITTAL

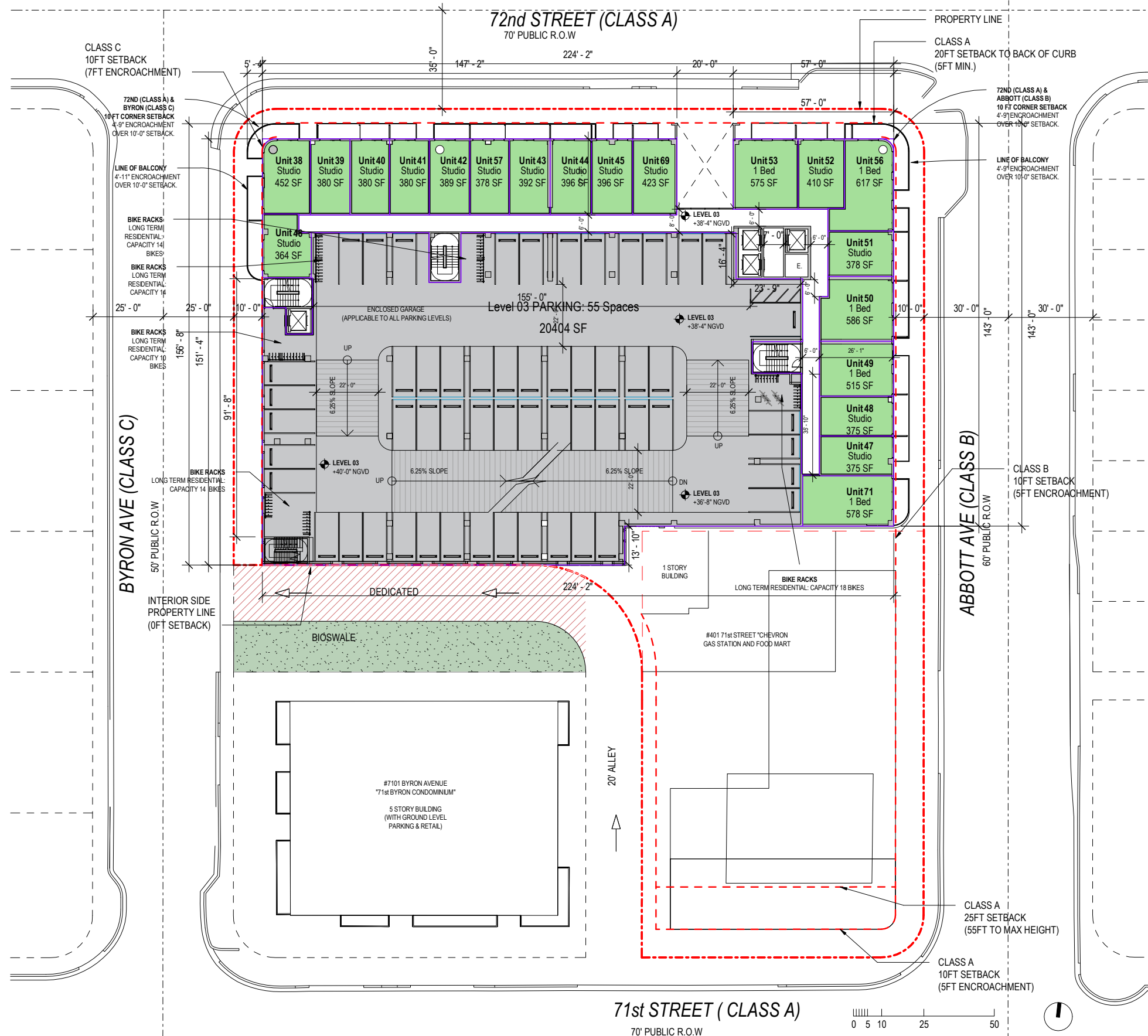
7140 ABBOTT AVE, MIAMI
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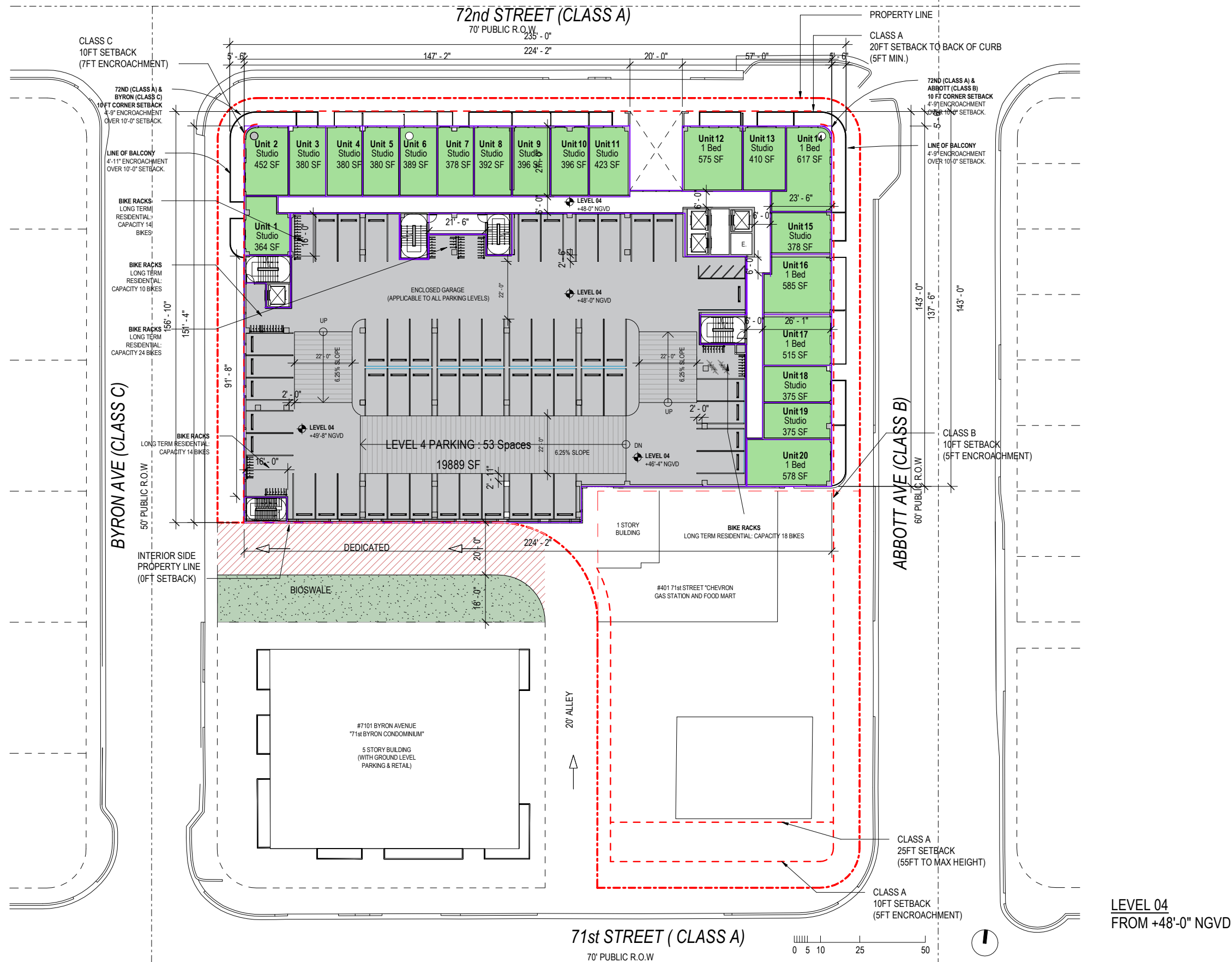
LEVEL 02

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-06





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FINAL SUBMITTAL

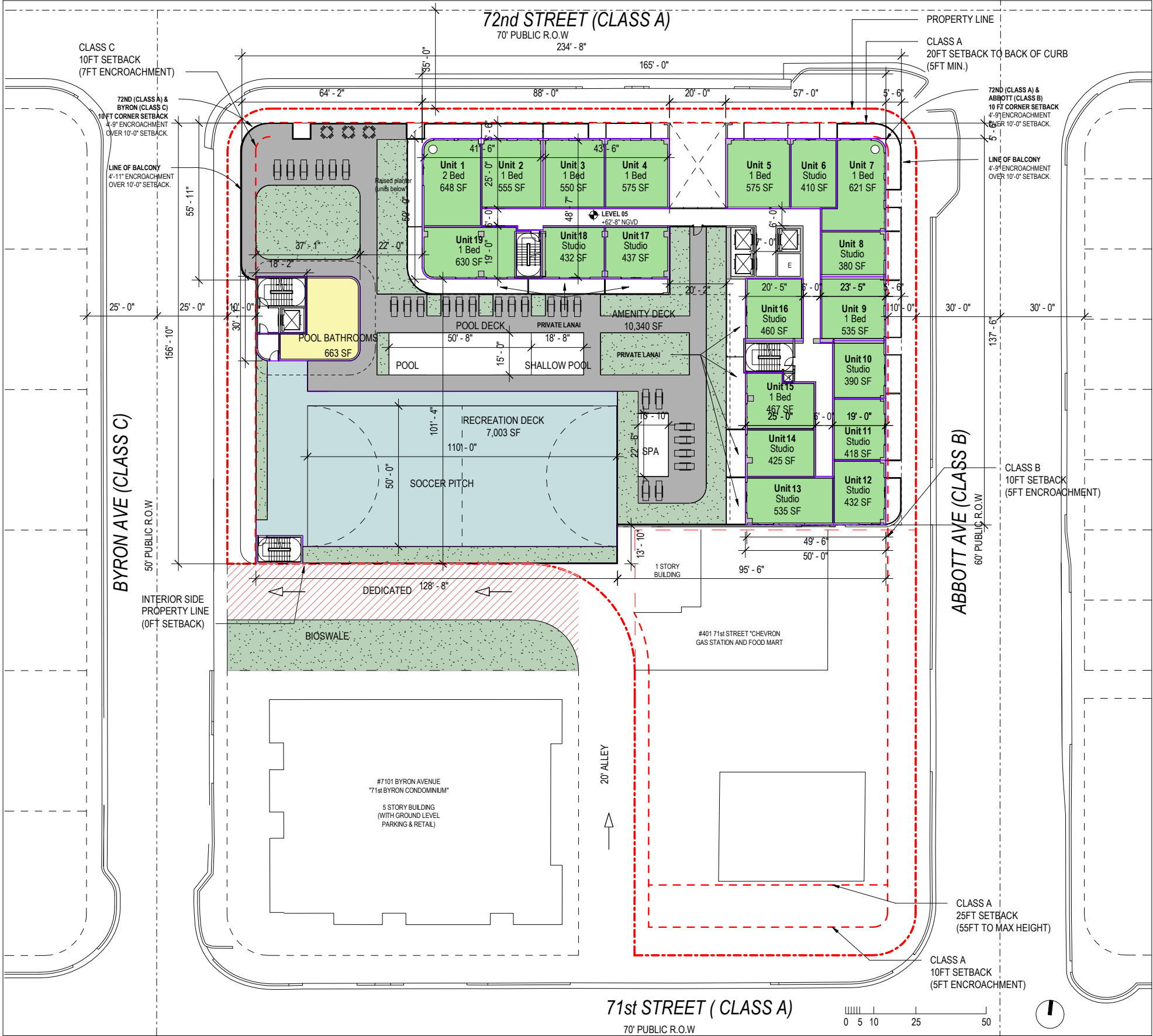
7140 ABBOTT AVE, MIAMI
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LEVEL 04

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-08



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FINAL SUBMITTAL

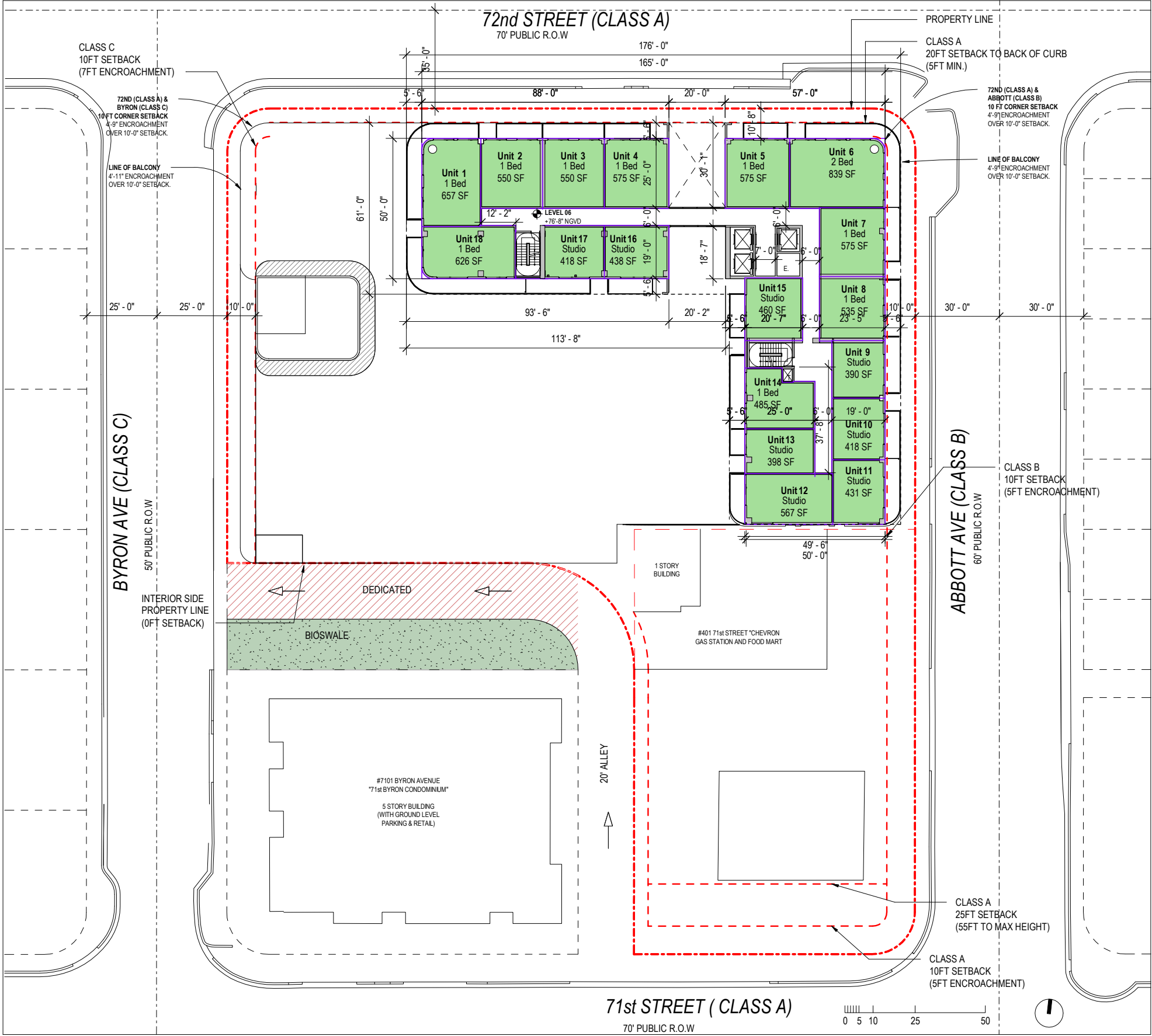
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LEVEL 05

SCALE: 1" = 40'-0"

DATE:
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A1-09



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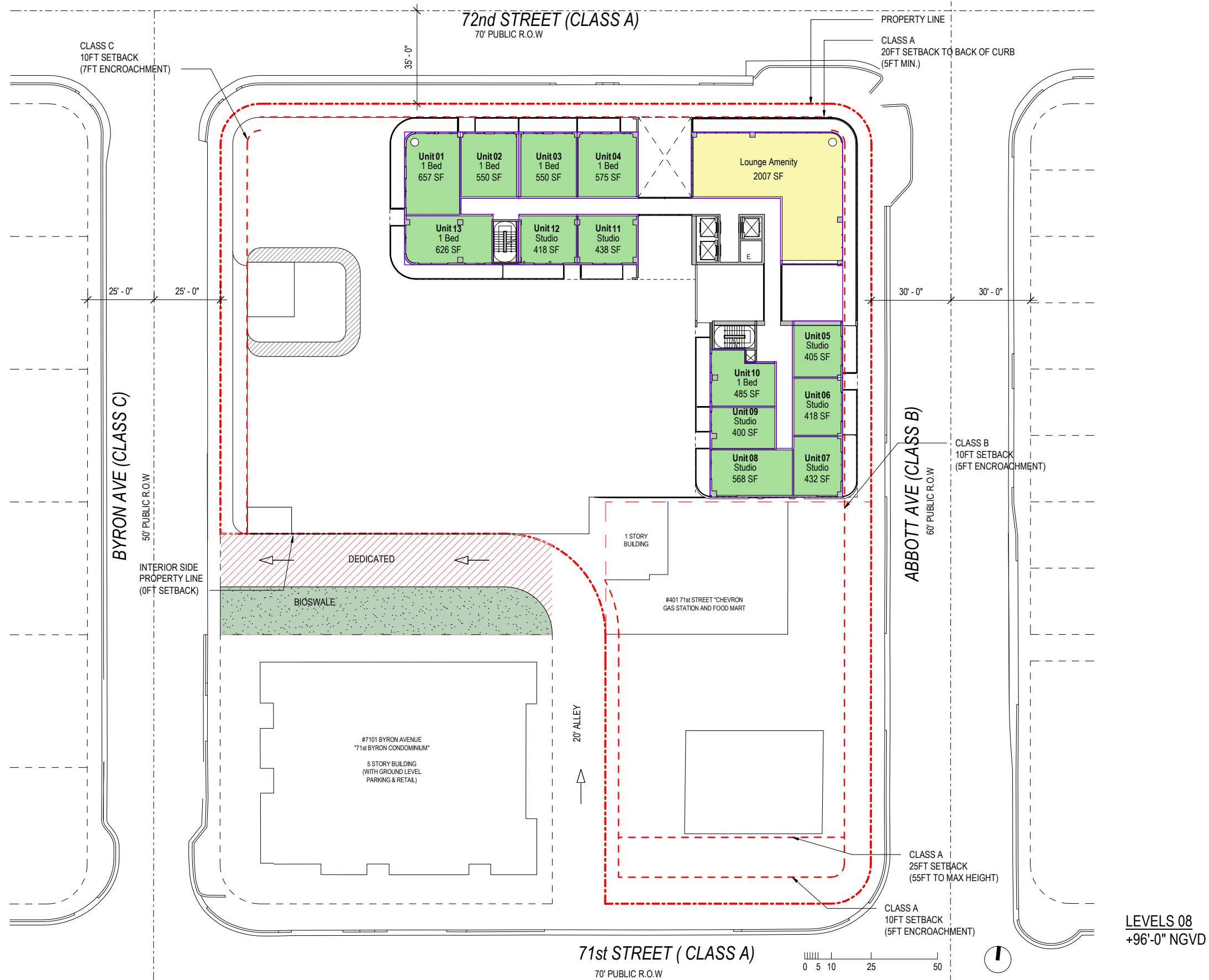
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LEVELS 06 - 07

SCALE: 1" = 40'-0"

DATE:
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A1-10



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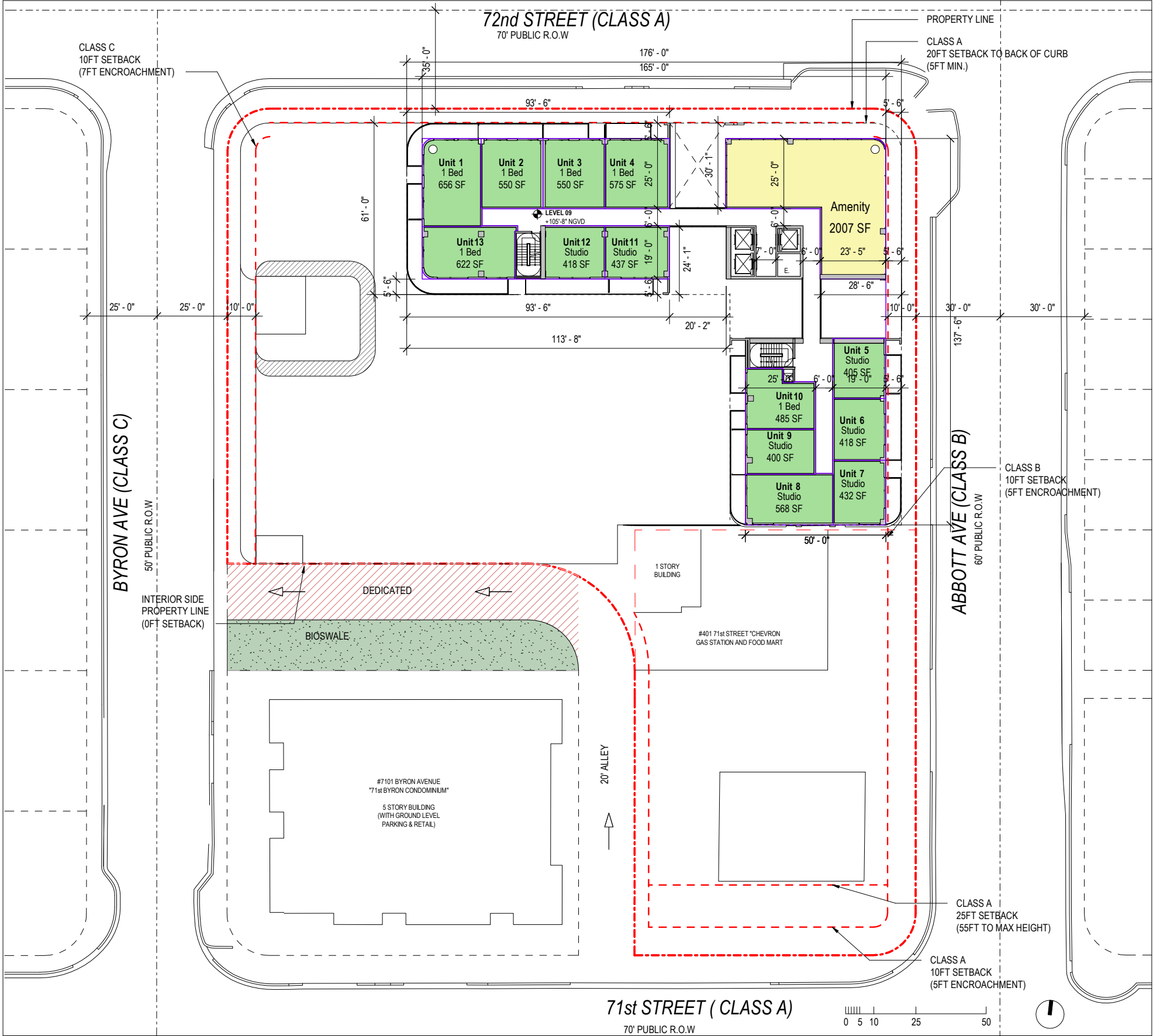
7140 ABBOTT AVE, MIAMI
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LEVEL 08

SCALE: 1" = 40'-0"

DATE:
05/12/20

A1-11



LEVEL 09
+105'-8" NGVD

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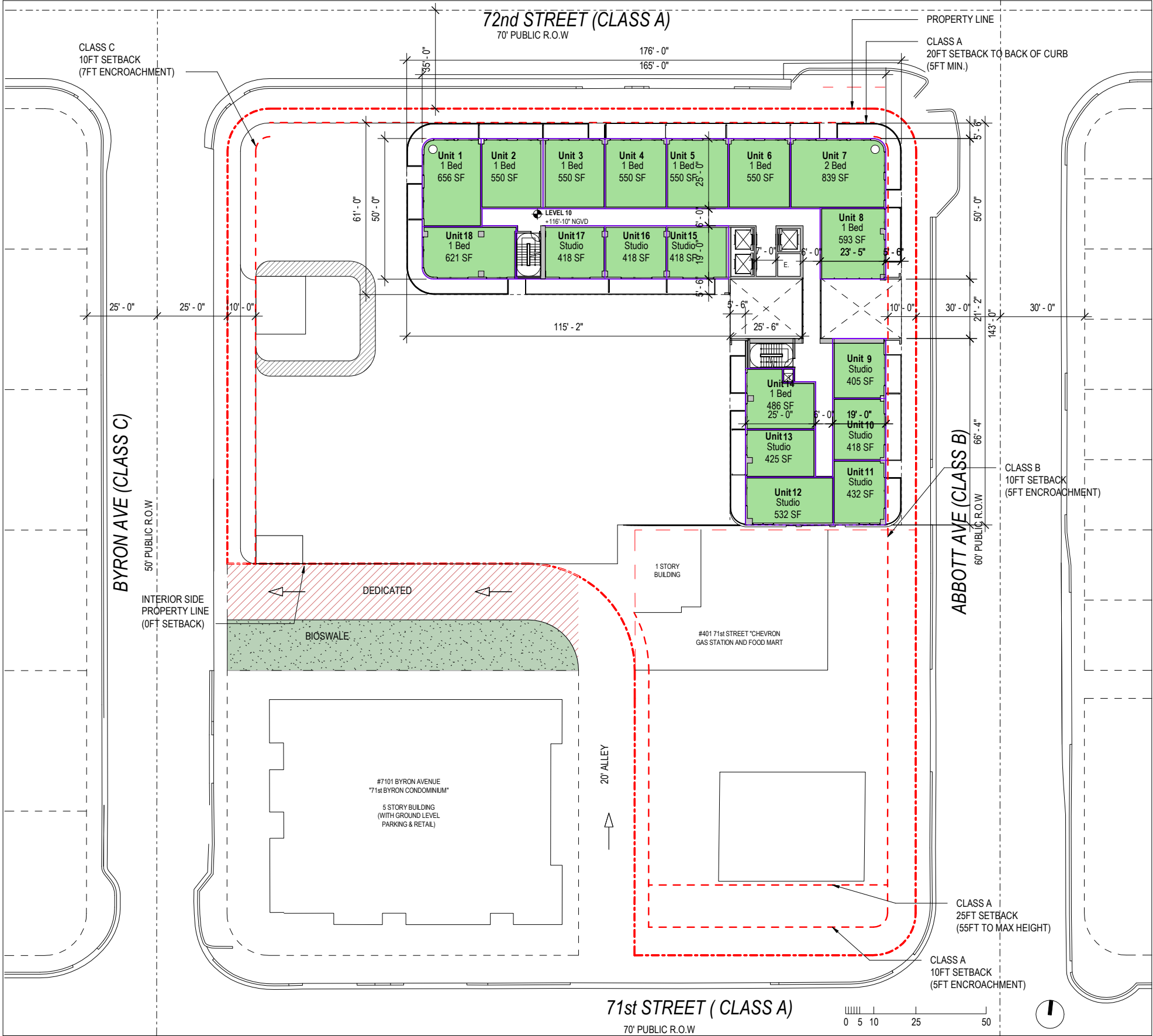
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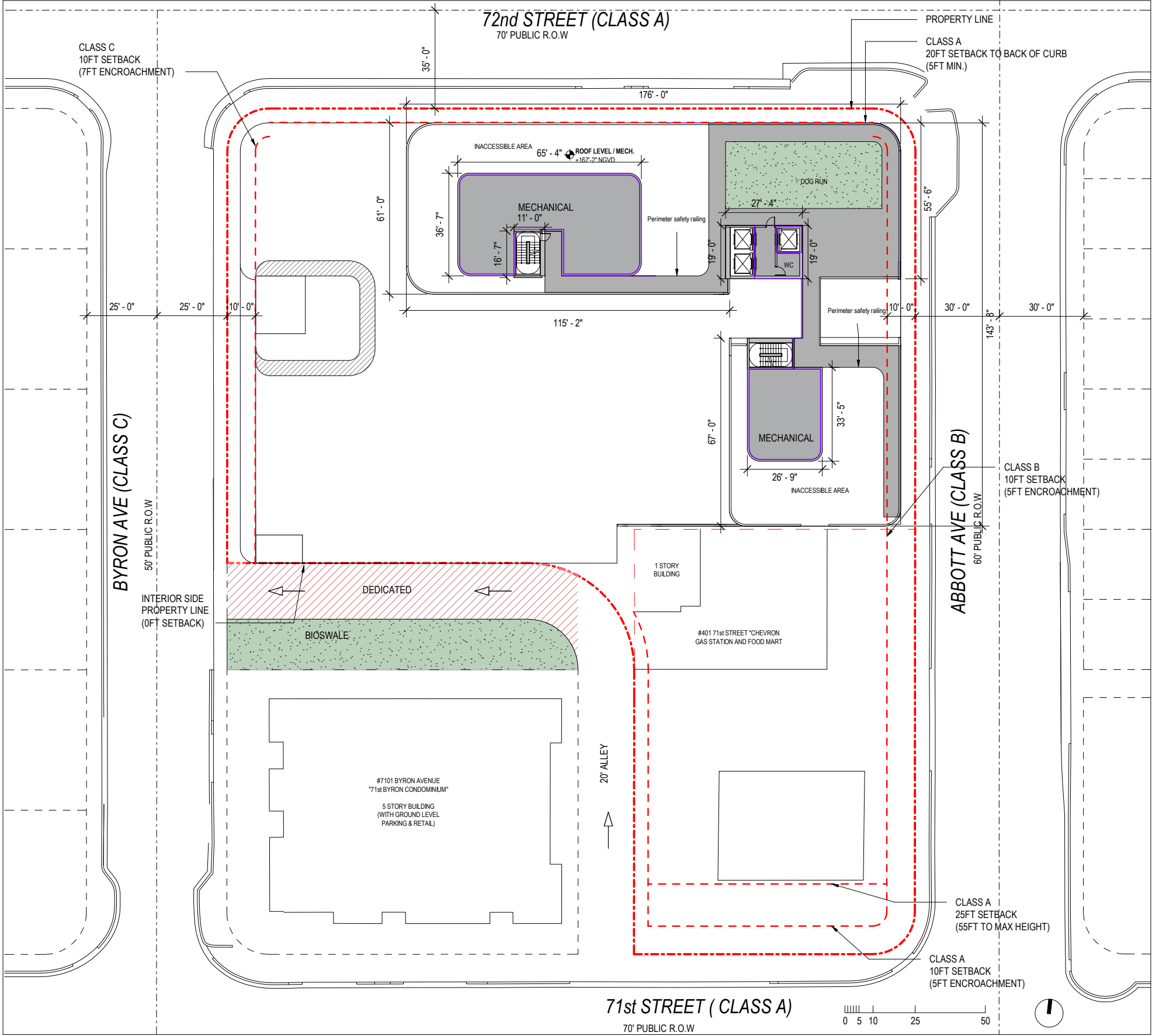
LEVEL 09

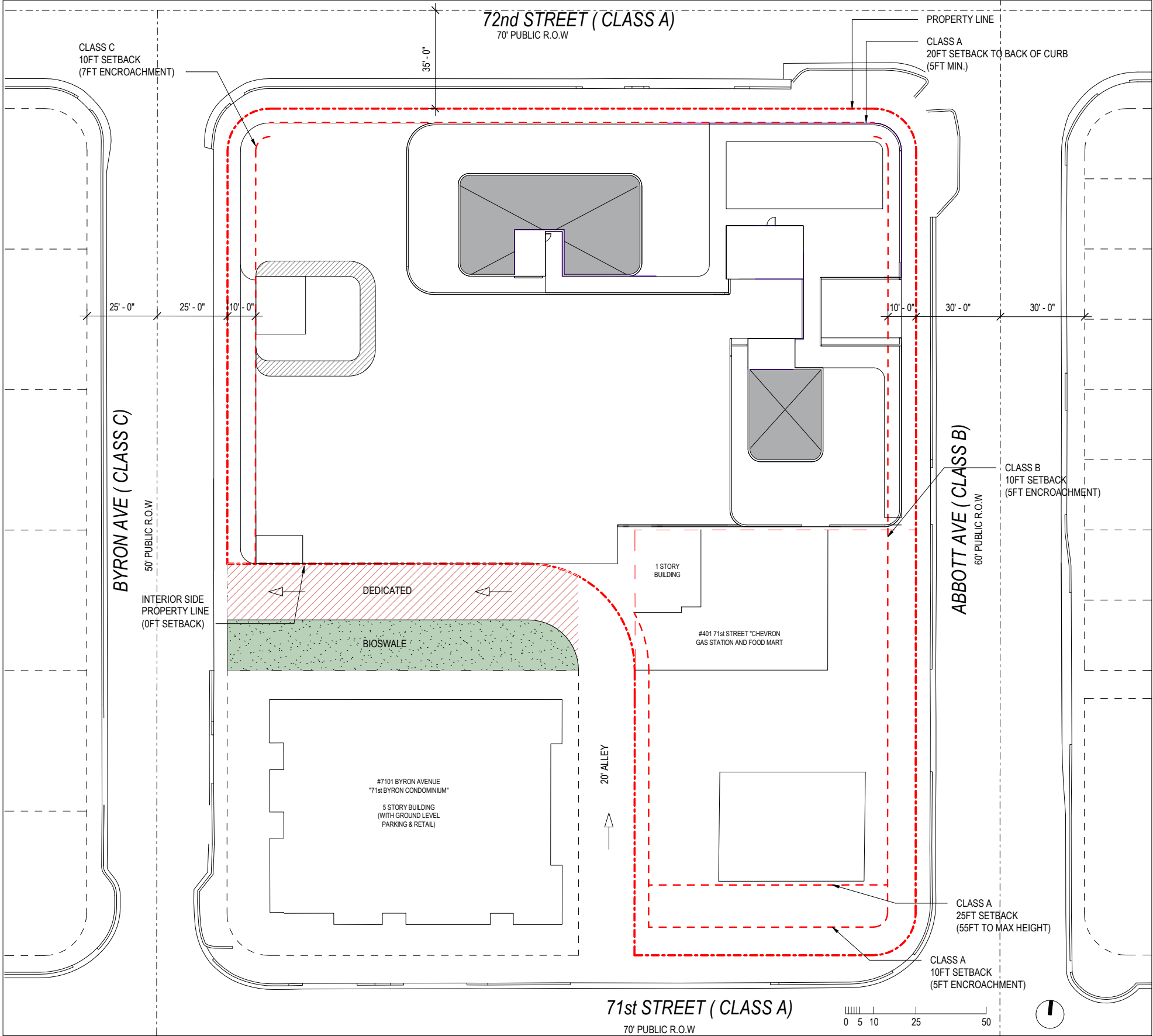
SCALE: 1" = 40'-0"

DATE:
02/10/20

A1-12







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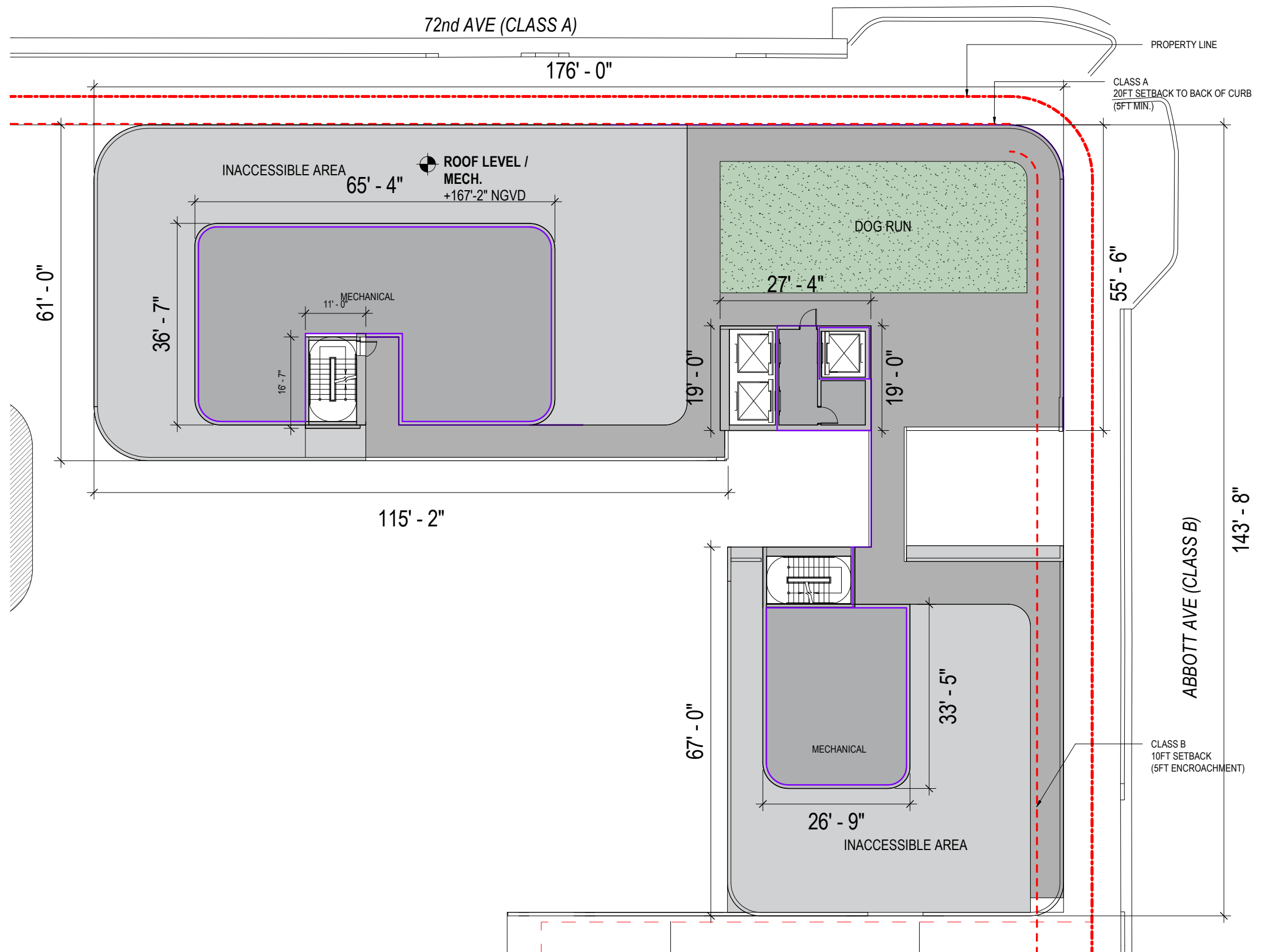
7140 ABBOTT AVE, MIAMI
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ROOF PLAN

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-15



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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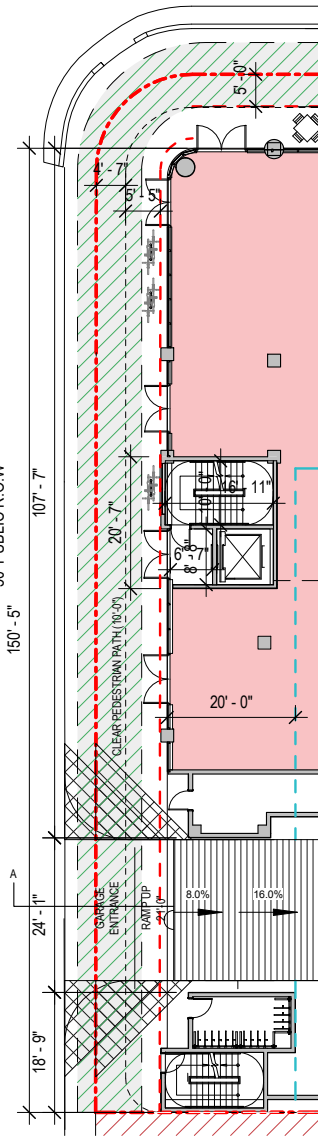
ROOF TERRACE CAPACITY DIAGRAM

SCALE: 1" = 20'-0"

DATE:
06/04/20

A1-16

BYRON AVE (CLASS C)



CLASS C - BYRON AVENUE DIAGRAM

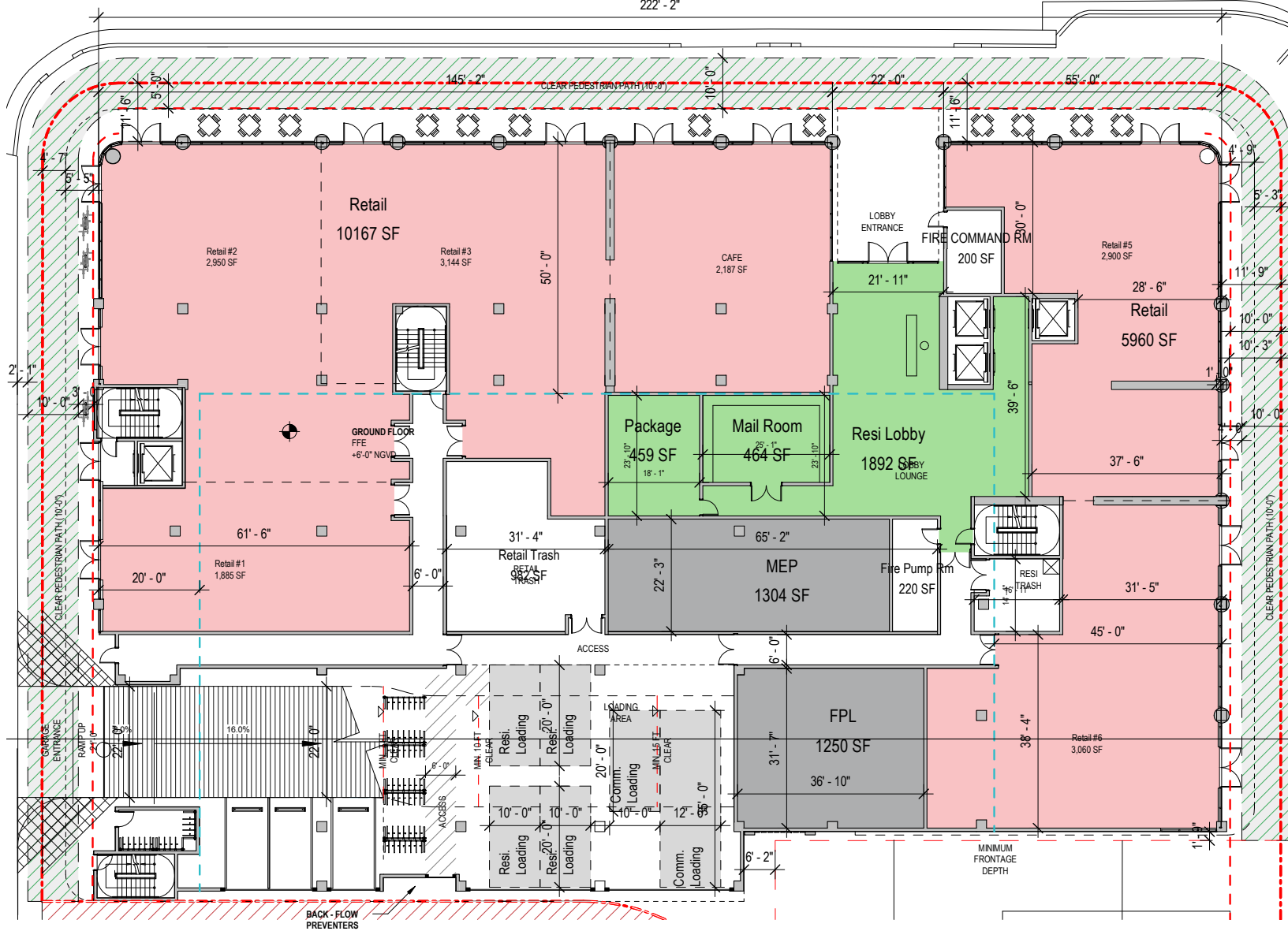
- 142-745 (d)(g)(1): Facades shall have a minimum height of 35 feet.
- 142-745 (d)(g)(2): Buildings shall have a minimum of one floor located along a minimum of 85 percent of length of the setback line.
- 142-745 (d)(g)(2)(c): The ground floor shall contain habitable space with a minimum depth of 20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

150'-5" = 100%
85% of 150'-5" = 127'-10"
18'-9" + 107'-7" = 126'-4"
126'-4" = 83.99% (VARIANCE REQUESTED)

72nd STREET (CLASS A)

70' PUBLIC R.O.W

222' - 2"



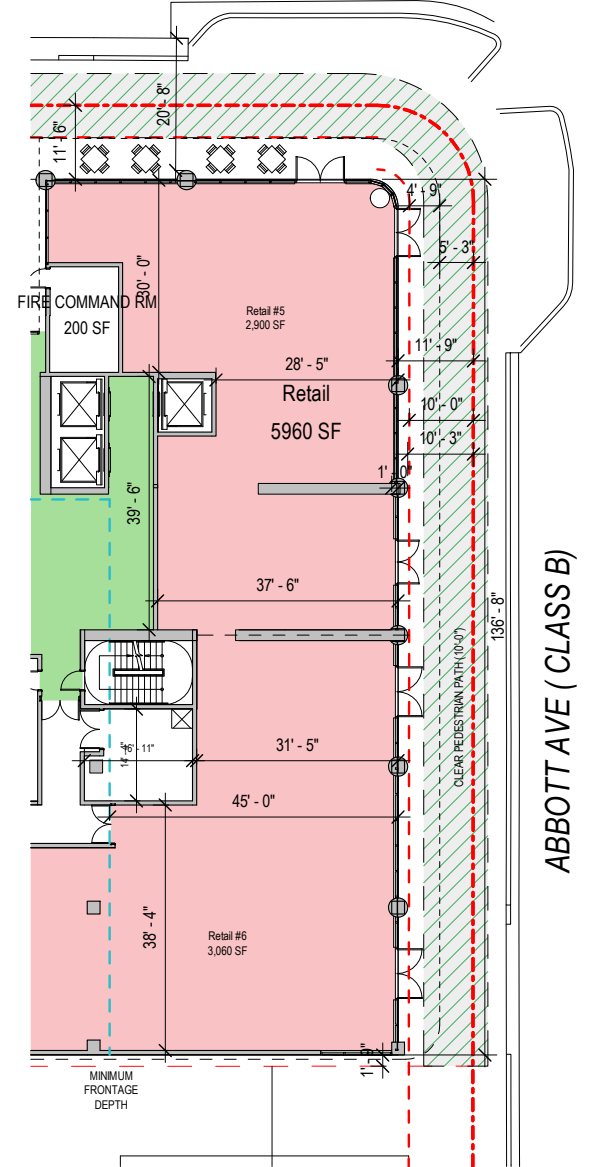
CLASS A - 72ND STREET DIAGRAM

- 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:
06/04/20

A1-17

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
4,002 SF OF GLAZING = 82%



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GLAZING DIAGRAM - NORTH
ELEVATION

SCALE: 1" = 20'-0"

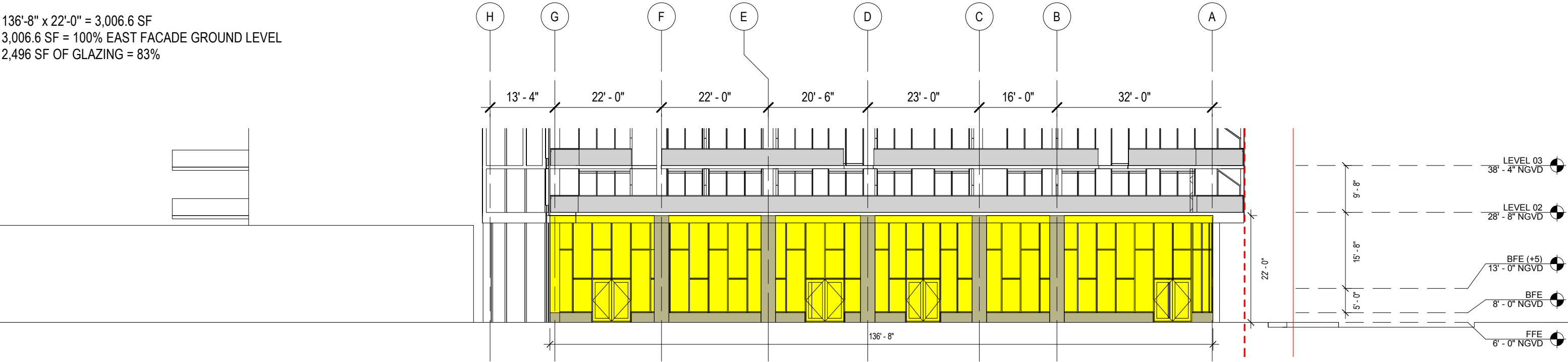
DATE:
06/04/20

A1-18

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
2,496 SF OF GLAZING = 83%



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GLAZING DIAGRAM - EAST ELEVATION

SCALE: 1" = 20'-0"

DATE:
06/04/20

A1-19

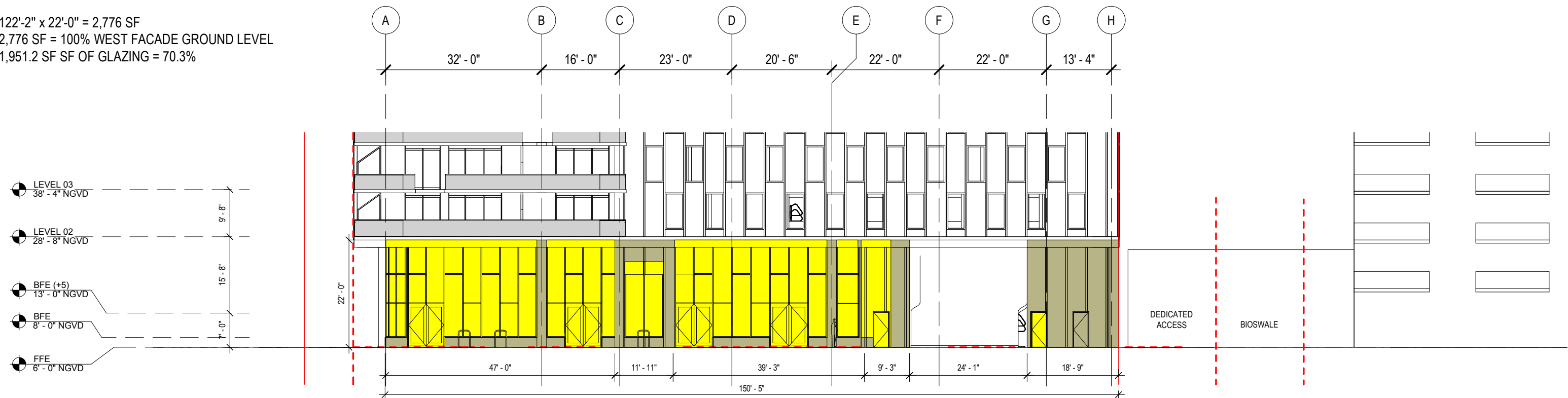
BYRON AVENUE DIAGRAM

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.

$$122'-2'' \times 22'-0'' = 2,776 \text{ SF}$$

2,776 SF = 100% WEST FACADE GROUND LEVEL

1,951.2 SF SF OF GLAZING = 70.3%



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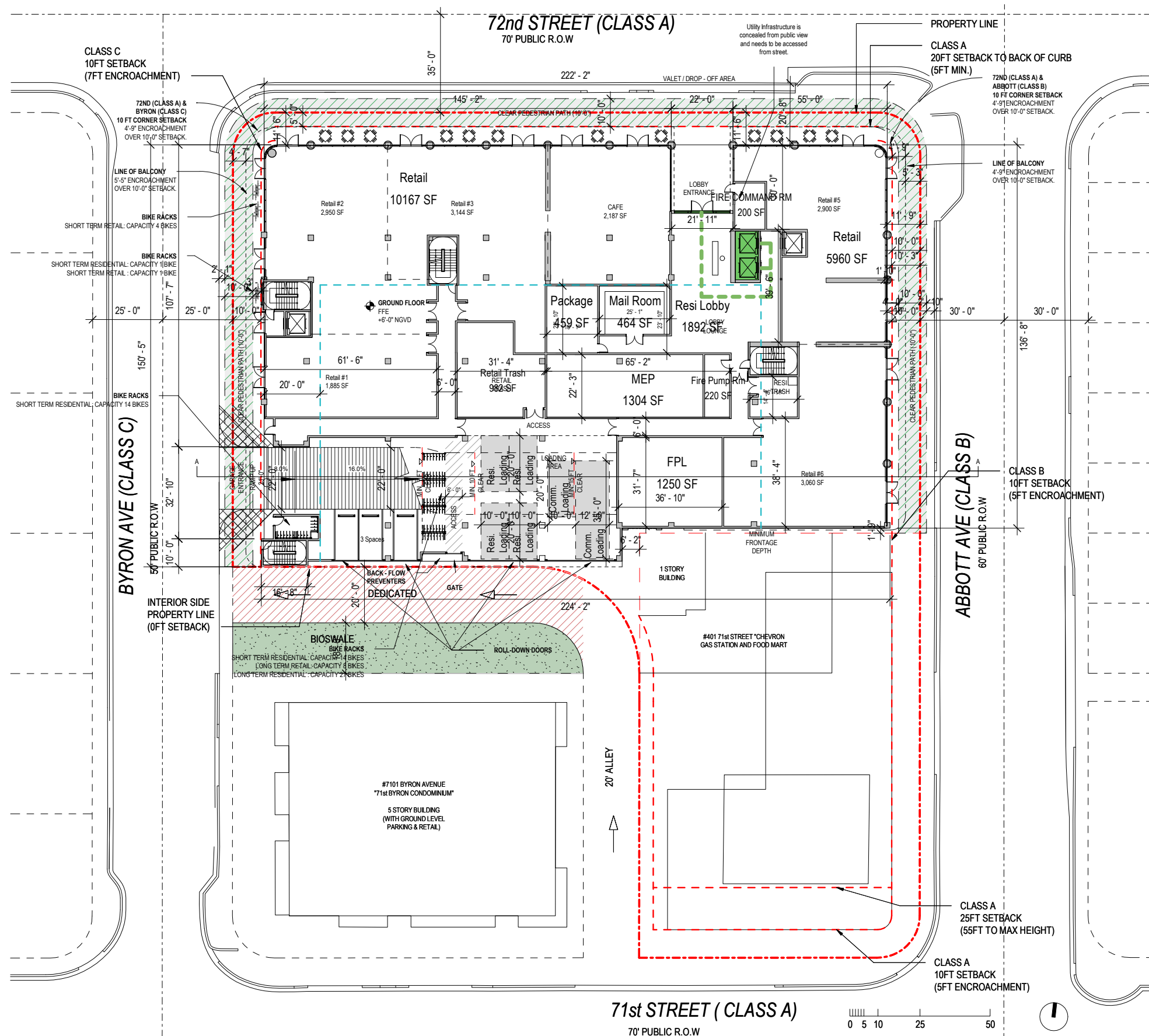
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GLAZING DIAGRAM - WEST ELEVATION

SCALE: 1" = 20'-0"

DATE:
06/04/20

A1-20



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.

150'-5" = 100%
35% of 148'-5" = 52'-7"
0'-0" = 0%

No access to upper levels on Byron Avenue frontage.

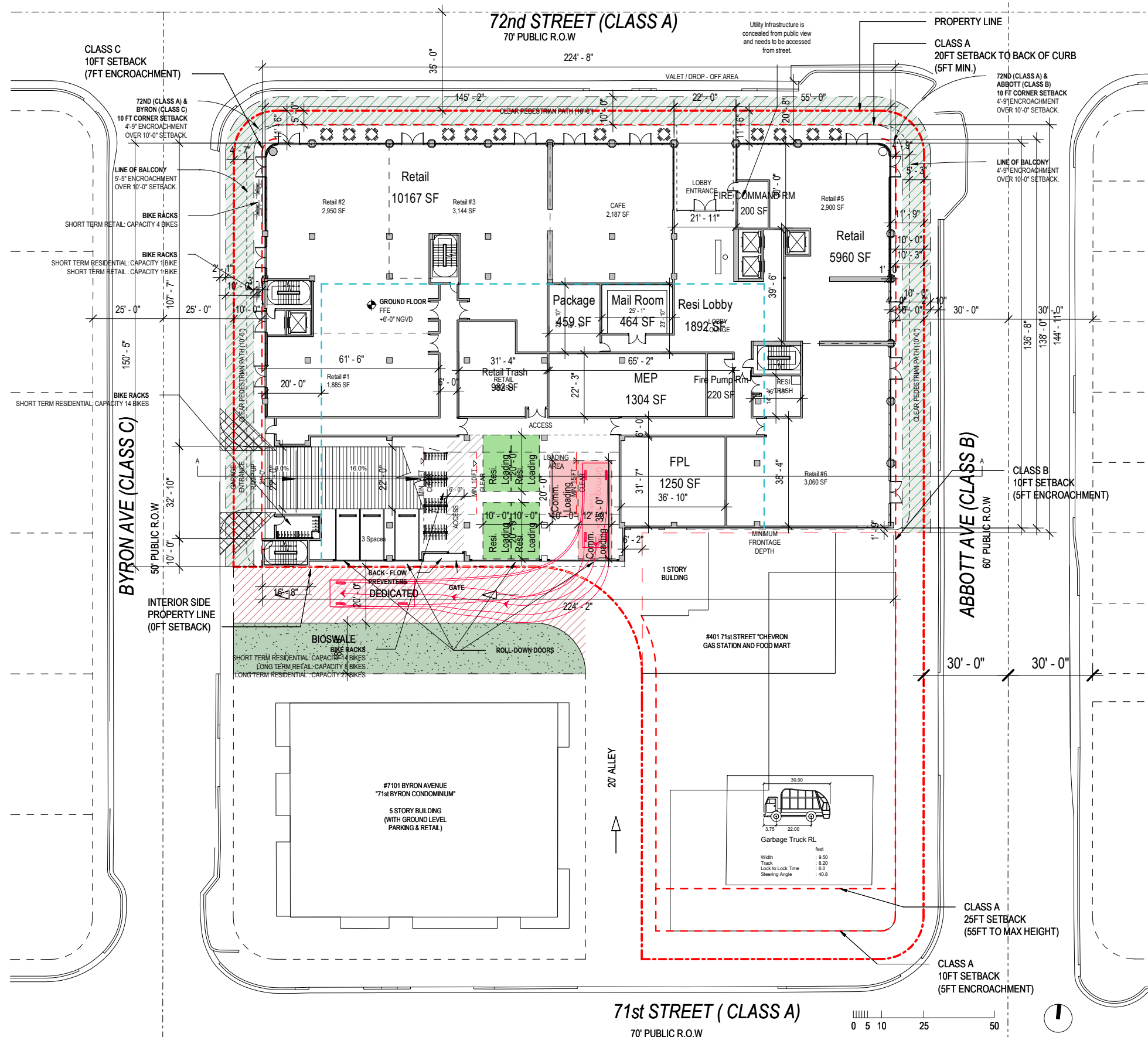
CLASS A - 72ND STREET DIAGRAM
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

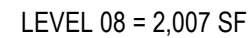
222'-2" = 100%
35% of 222'-2" = 77'-9"
22'-0" = 10% of 222'-2"

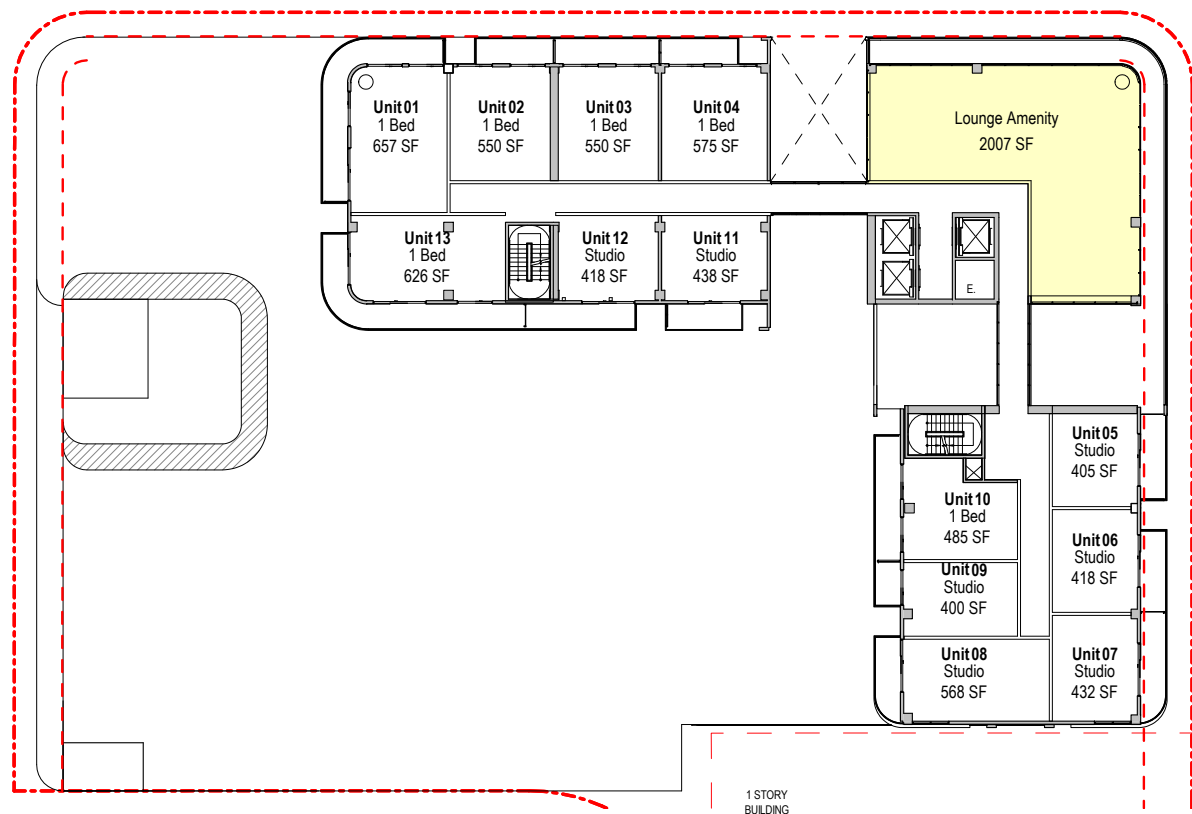
CLASS B - ABBOTT AVENUE DIAGRAM
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

136'-8" = 100%
35% of 136'-8" = 47'-5"
0'-0" = 0%

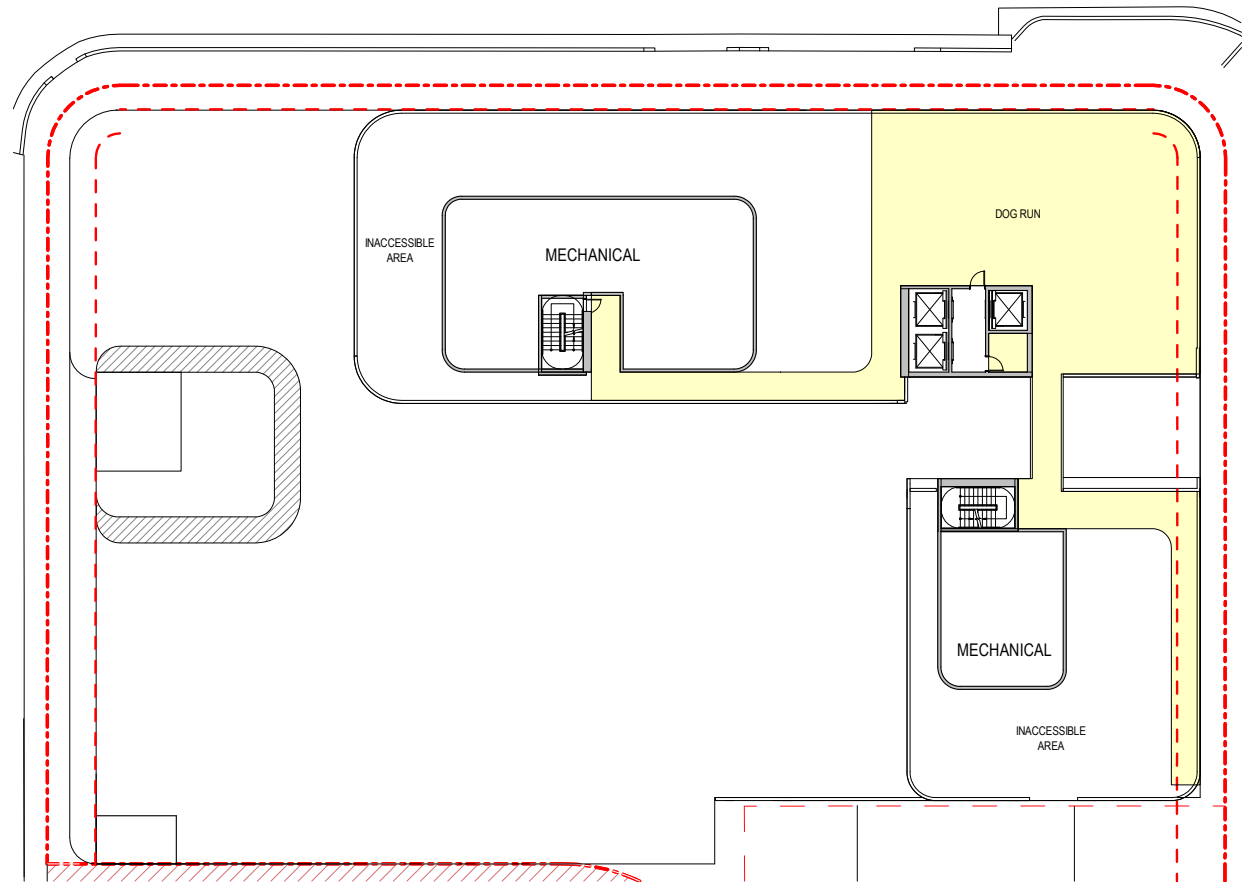
No access to upper levels on Abott Avenue frontage.







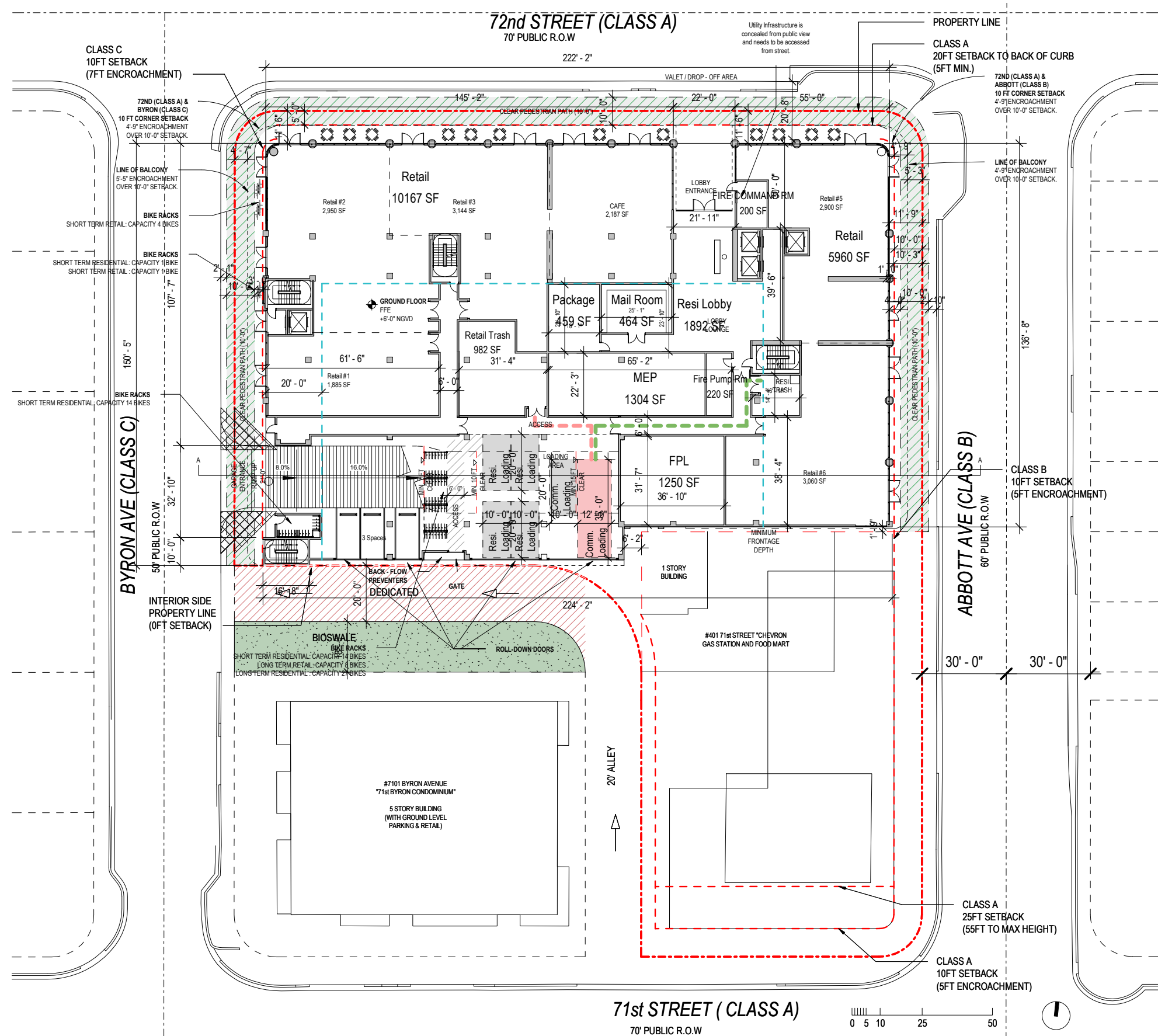
LEVEL 09 - AMENITY LEVEL = 2,007 SF



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	10,767 SF
Level 07	Residential	11,647 SF
Level 06	Residential	11,647 SF
Level 05	Residential and Amenity	12,920 SF
Level 04	Residential and Parking	11,830 SF
Level 03	Residential and Parking	11,830 SF
Level 02	Residential and Parking	11,830 SF
Level 01	Retail	24,535 SF
TOTAL		176,656 SF
	Outdoor Amenity Deck	18,222 SF
	Outdoor Roof Deck	4,476 SF
TOTAL FAR + OUTDOOR AMENITIES		199,354 SF

TOTAL FAR + OUTDOOR AMENITIES = 199,354 SF
 20% OF 199,354 SF = 39,870 SF
 RETAIL AMENITY = 16,075 SF (36.9% OF TOTAL AMENITY)
 TOTAL AMENITIES = 43,557 SF
 TOTAL AMENITIES > 20% FAR + OUTDOOR AMENITIES



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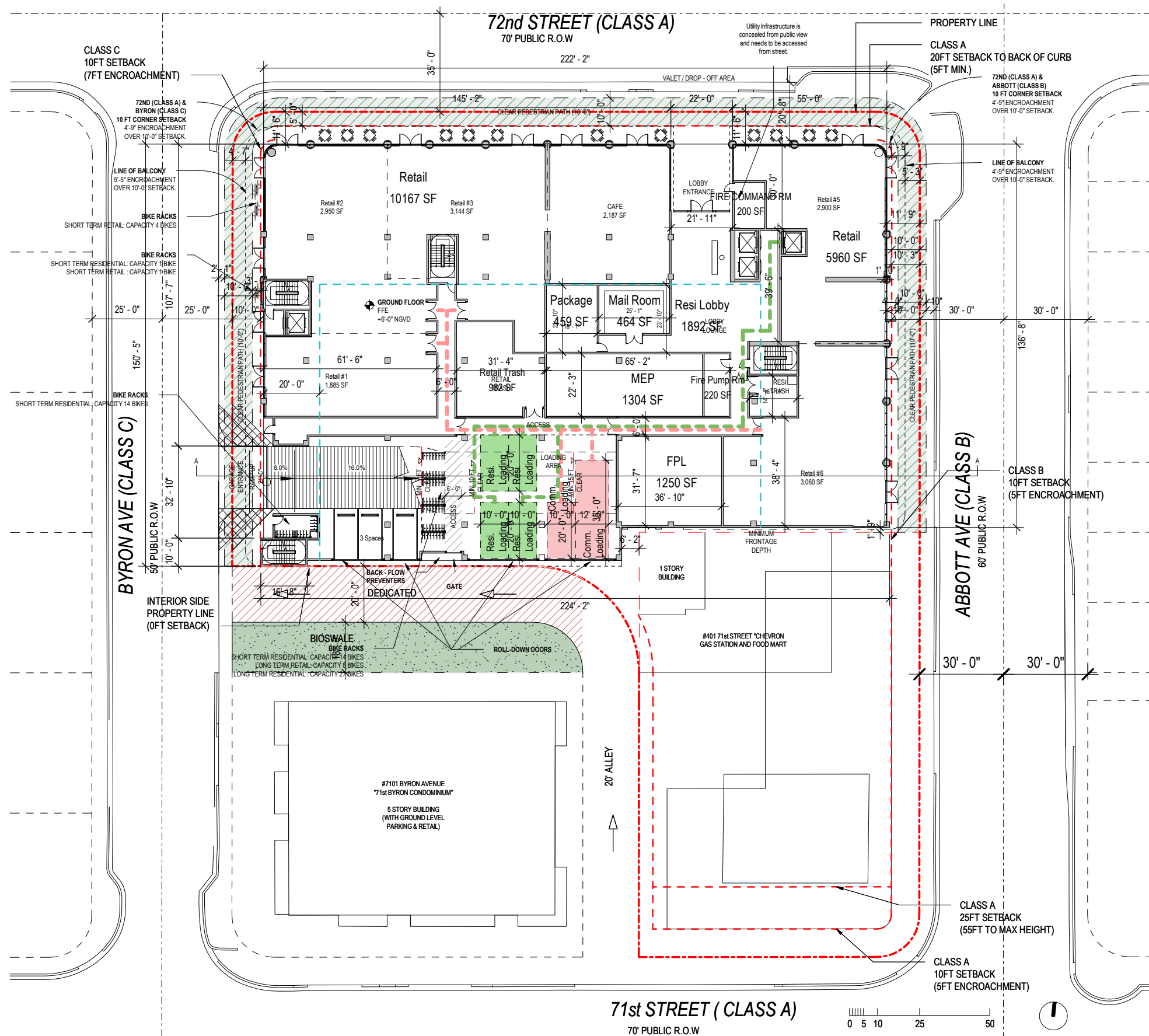
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BEACH, FL 33141

TRASH OPERATION PLAN

SCALE: 1" = 40'-0"

DATE:
06/04/20

A1-25



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FINAL SUBMITTAL

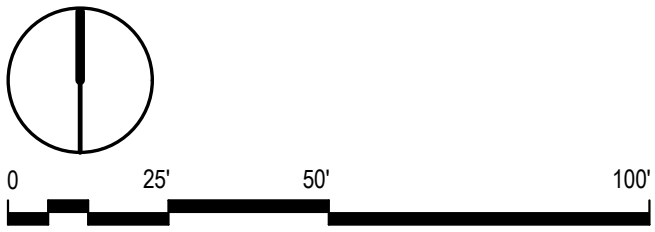
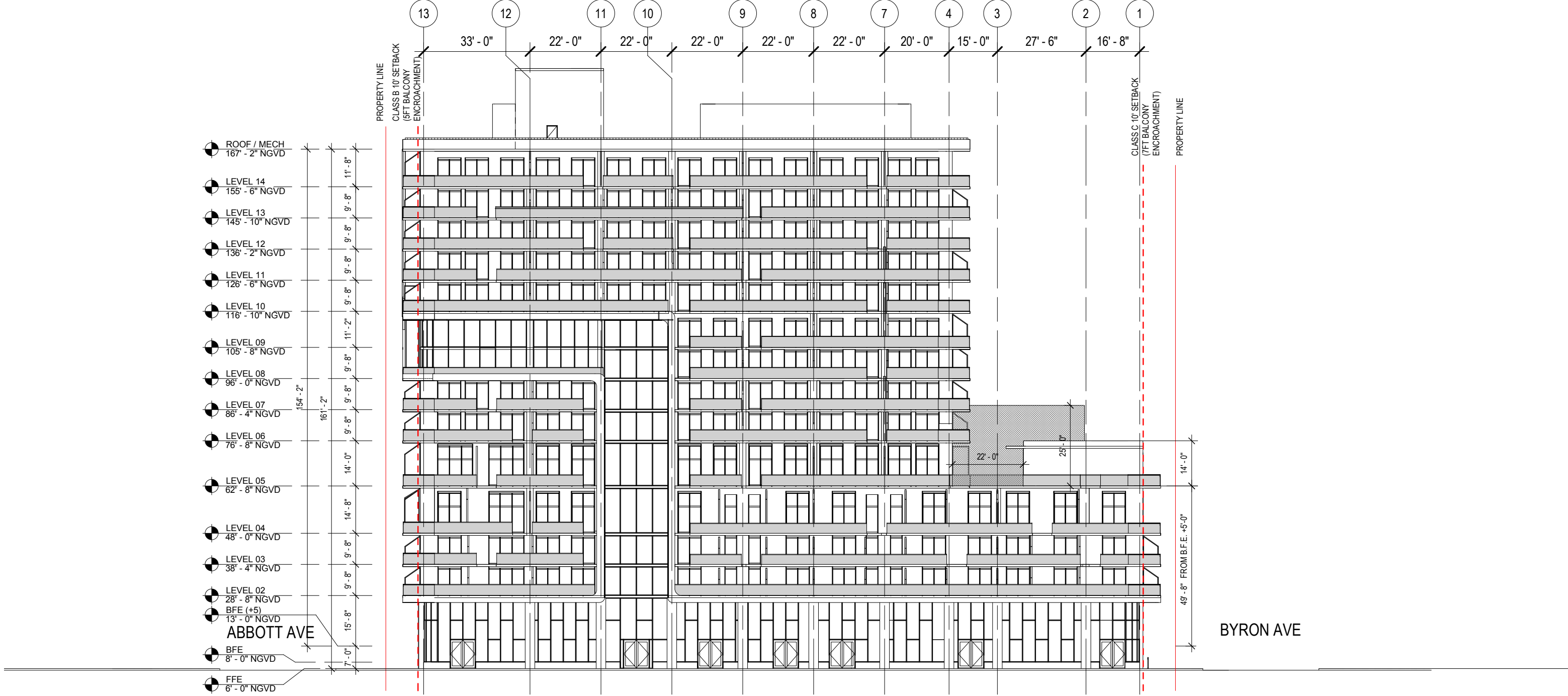
7140 ABBOTT AVE, MIAMI
BEACH, FL 33141

LOADING OPERATION PLAN

SCALE: 1" = 40'-0"

DATE:
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A1-26



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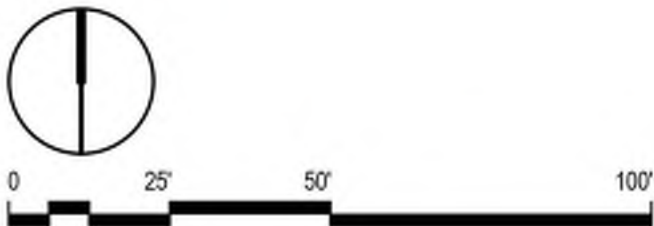
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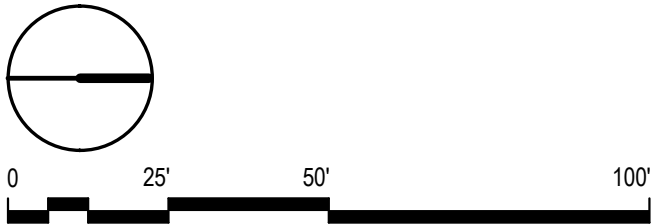
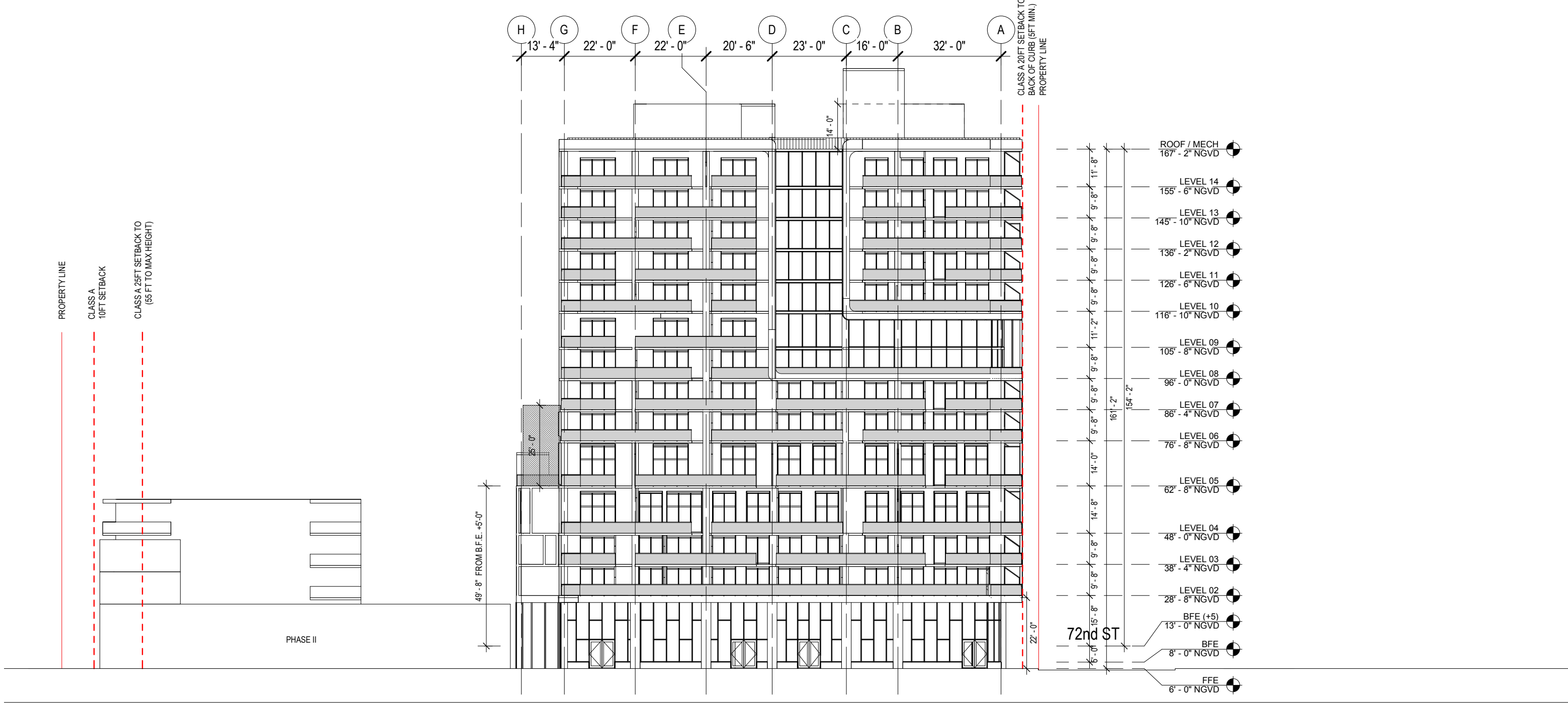
NORTH ELEVATION

SCALE: 1" = 30'-0"

DATE:
06/04/20

A2-00





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EAST ELEVATION

SCALE: 1" = 30'-0"

DATE:
06/04/20

A2-02



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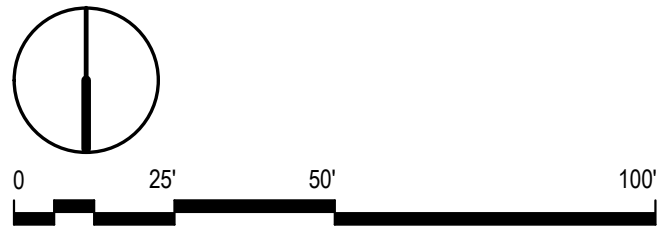
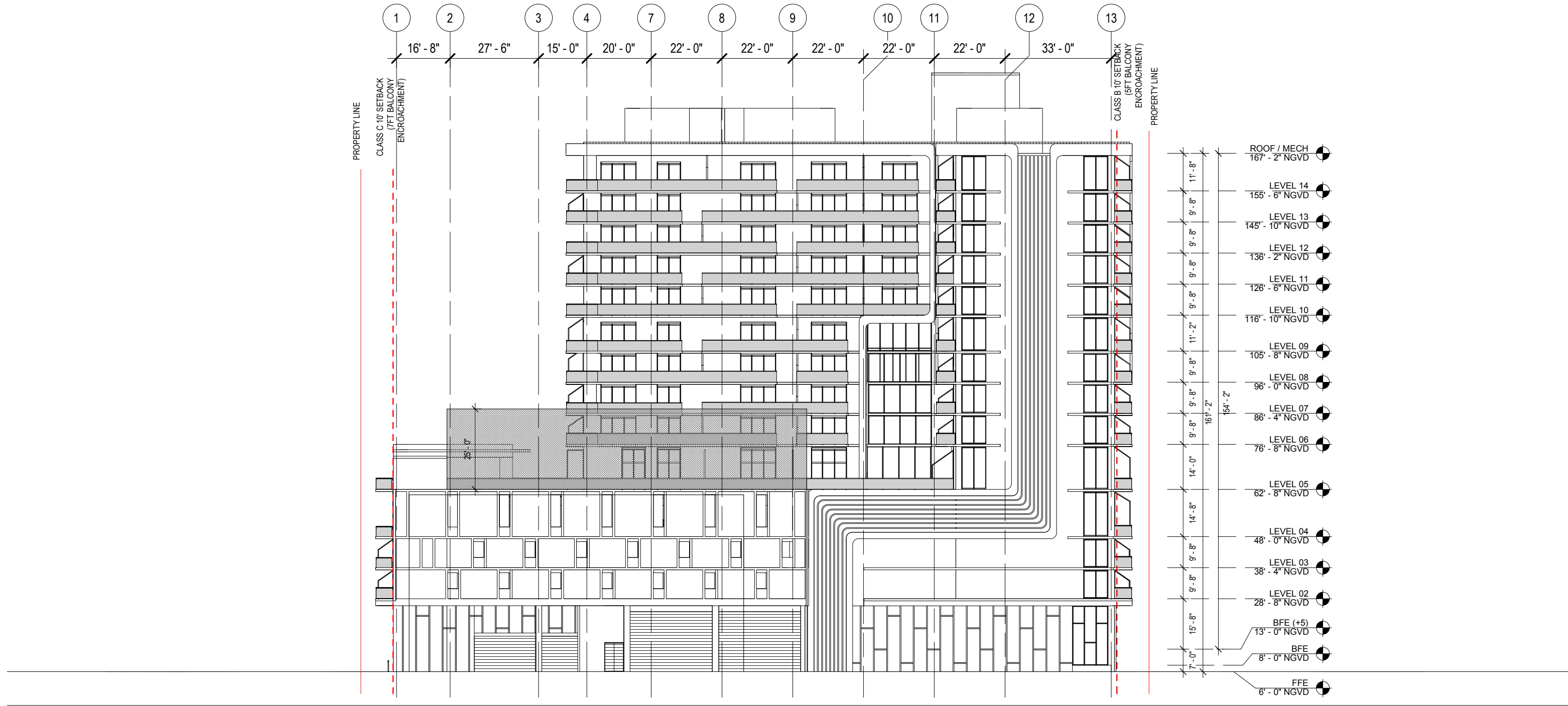
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EAST ELEVATION RENDERED
SCALE: 1"=30'-0"

DATE:
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A2-03



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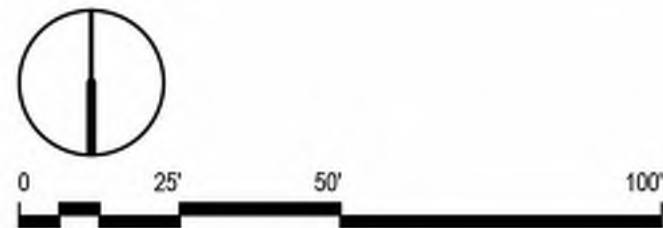
FINAL SUBMITTAL
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SOUTH ELEVATION

SCALE: 1" = 30'-0"

DATE:
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A2-04



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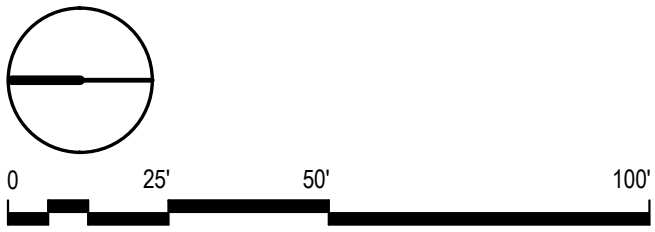
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SOUTH ELEVATION - RENDERED

SCALE: 1"=30'-0"

DATE:
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A2-05



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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:
06/04/20

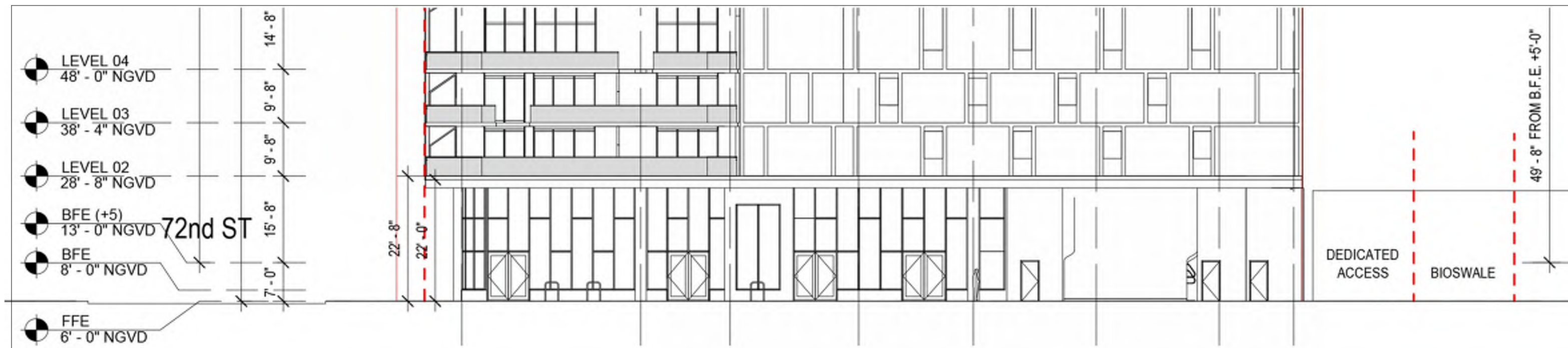
A2-07



STREET ELEVATION - 72ND ST



STREET ELEVATION - 72ND ST - RENDERED



STREET ELEVATION - BYRON AVE



STREET ELEVATION - ABYRON AVE - RENDERED



STREET ELEVATION - ABBOTT AVE



STREET ELEVATION - ABBOTT AVE - RENDERED

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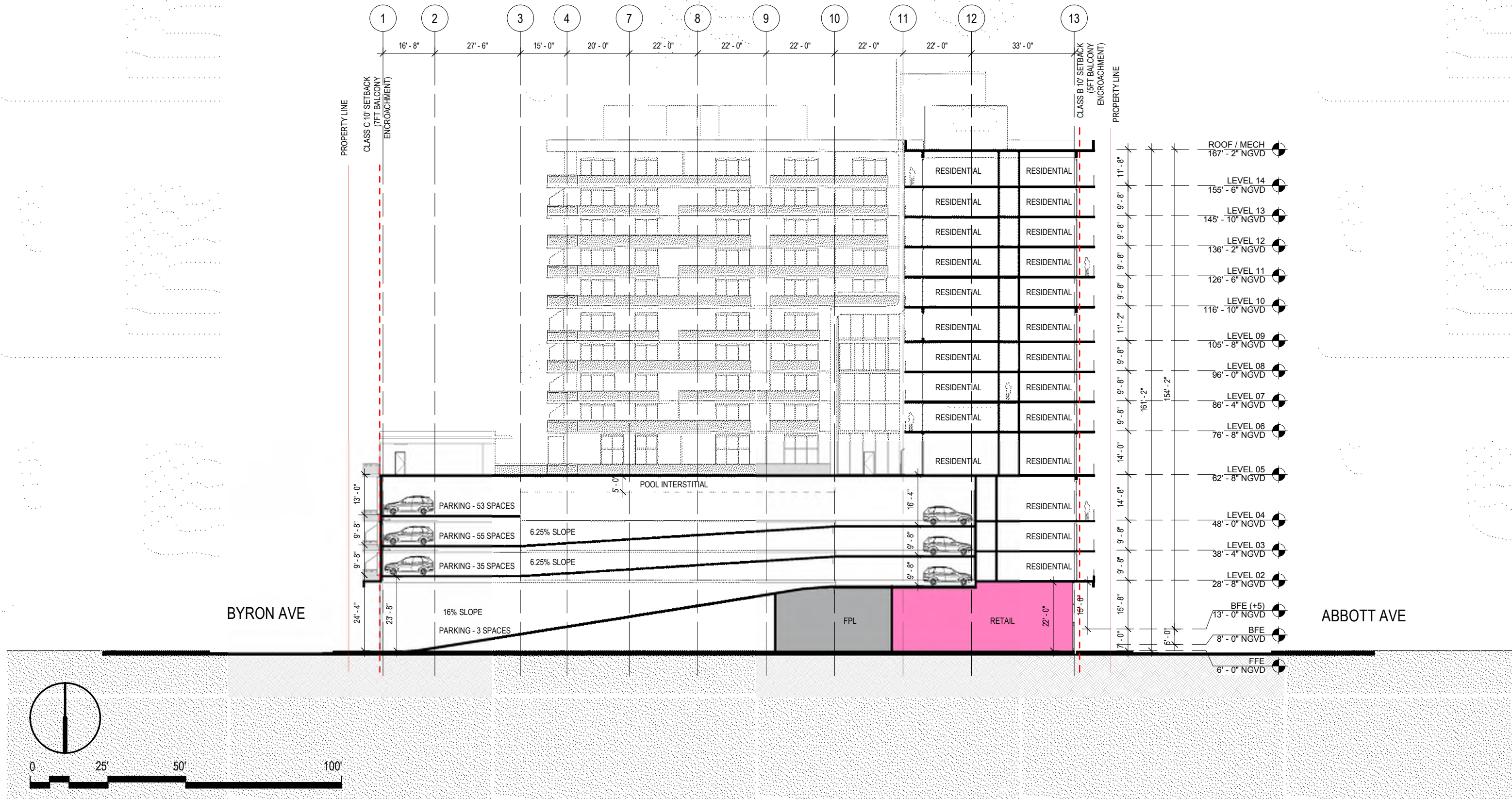
7140 ABBOTT AVE, MIAMI
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STREET ELEVATION - ABBOTT AVE

SCALE:

DATE:
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A2-10



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SECTION 01

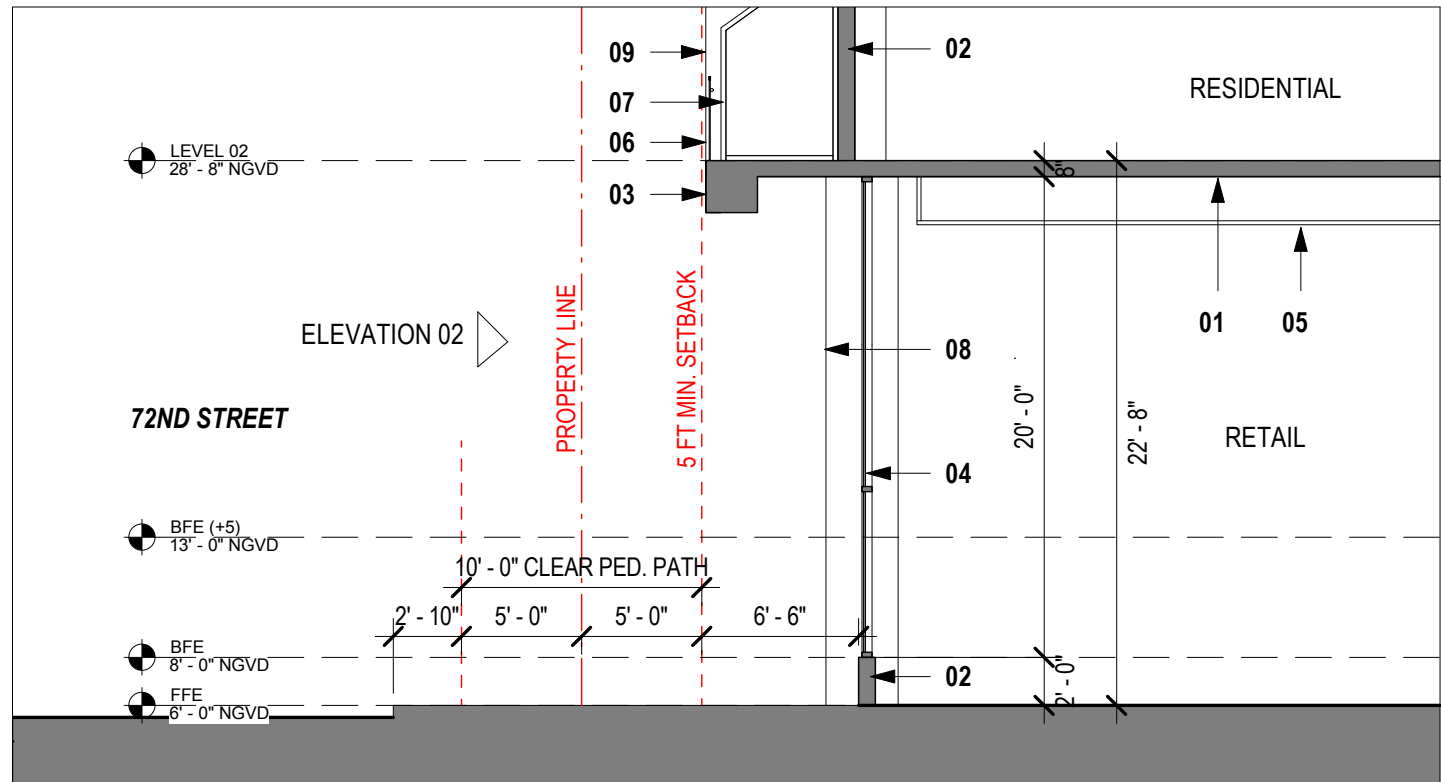
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DATE:
06/04/20

A3-00

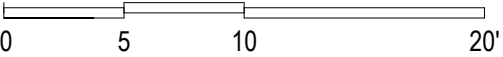


ELEVATION 02 - 1/8"=1'-0"



SECTION 02 - 1/8"=1'-0"

- LEGEND**
- 01 - Concrete slab
 - 02 - Masonry wall with light grey stucco finish
 - 03 - Architectural frame (white painted concrete)
 - 04 - Window wall system
 - 05 - Dropped ceiling
 - 06 - Glass railing
 - 07 - Glass balcony divider
 - 08 - Concrete column
 - 09 - Architectural frame beyond
 - 10 - Retail entrance door



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SECTION 02

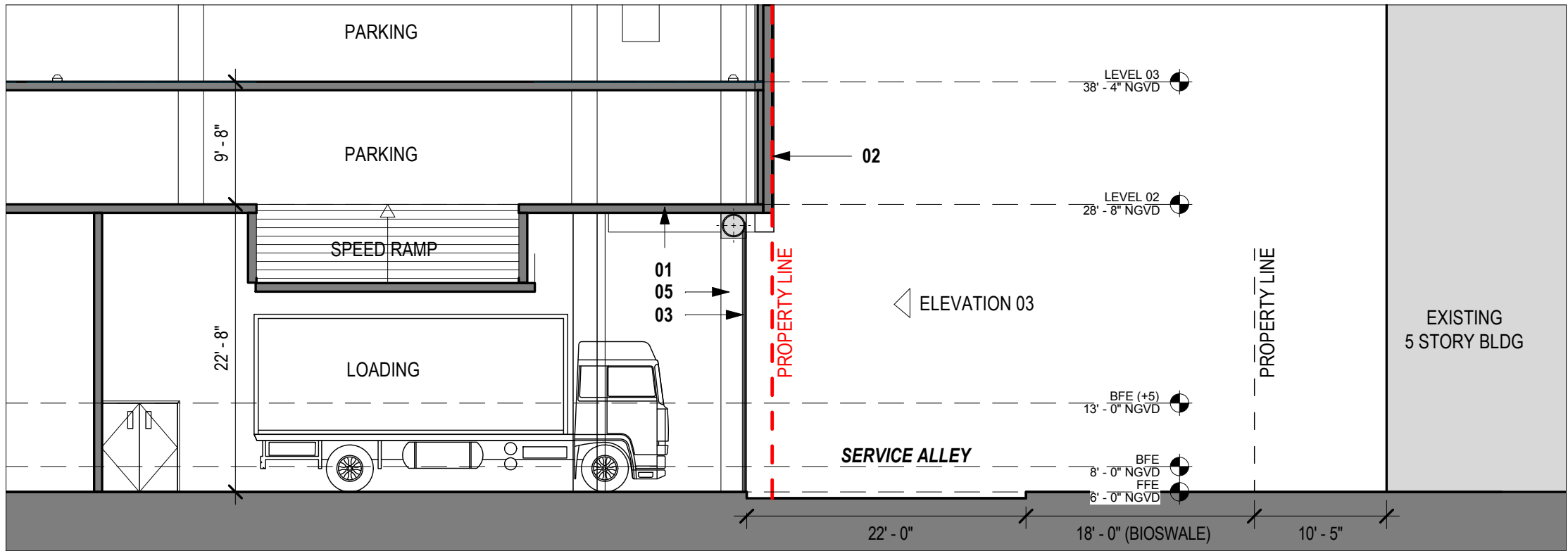
SCALE: 1/8" = 1'-0"

DATE:
06/04/20

A3-01

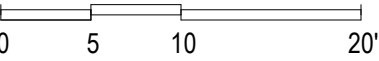


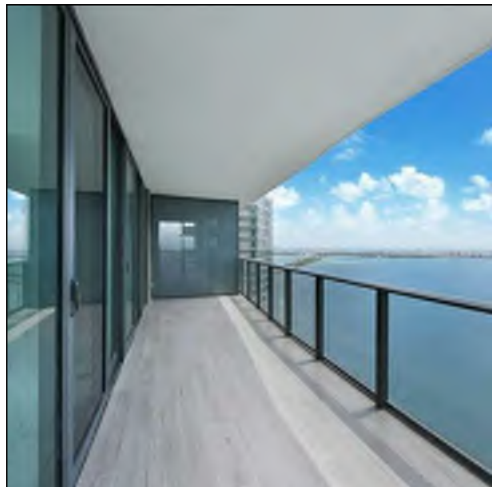
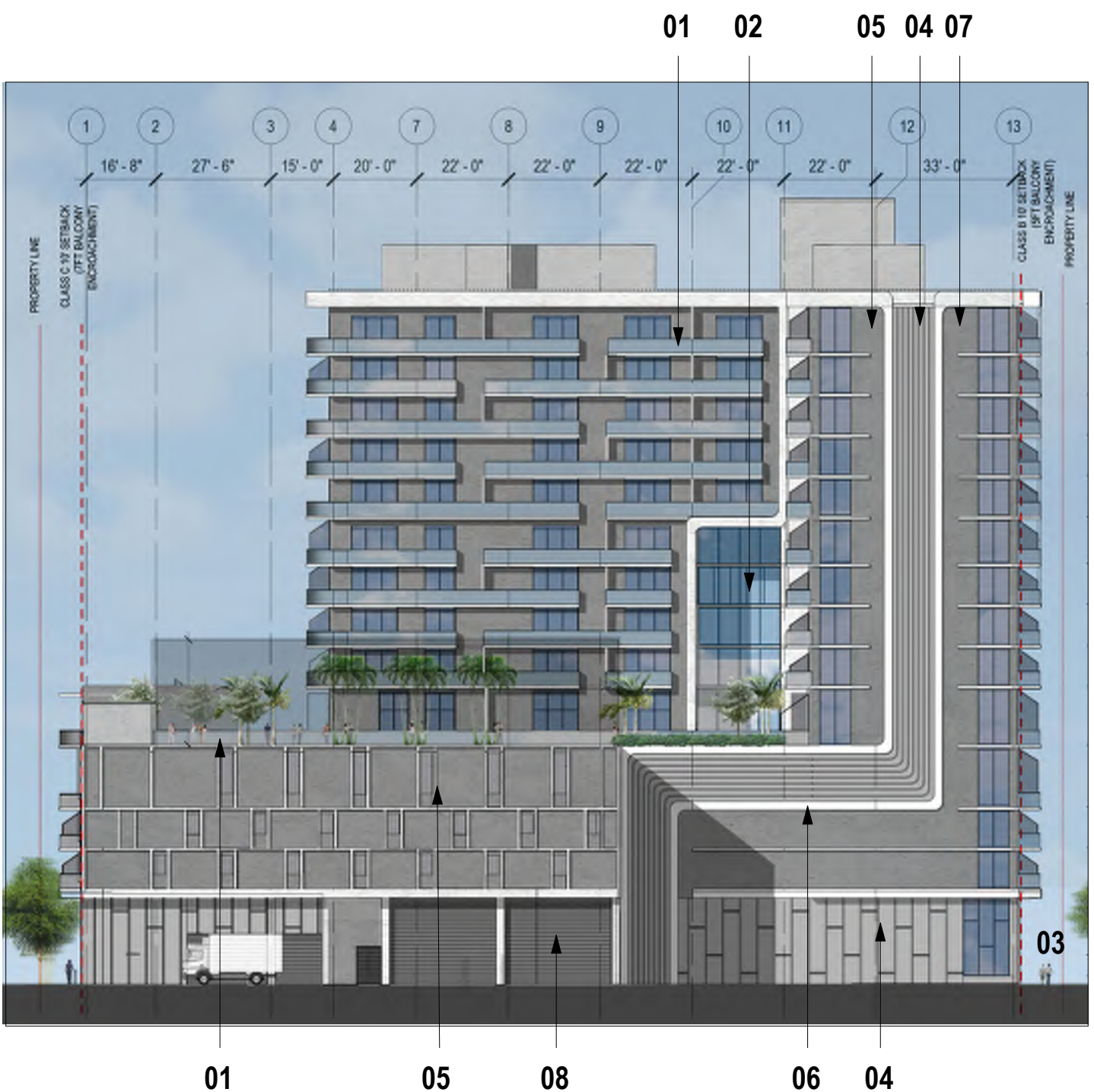
ELEVATION 03 - 3/32"=1'-0"



SECTION 03 - 3/32"=1'-0"

- LEGEND**
- 01 - Concrete slab
 - 02 - Masonry wall with white racked stucco finish
 - 03 - Window frame with perforated metal panel at garage levels and glass panel at residential levels
 - 04 - Metal overhead rolling door
 - 05 - Column beyond





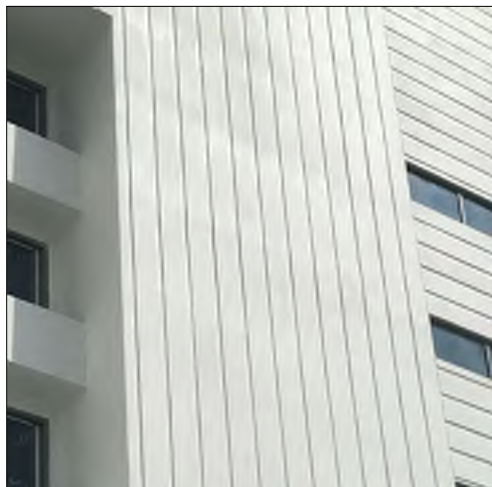
01- GLASS RAILING



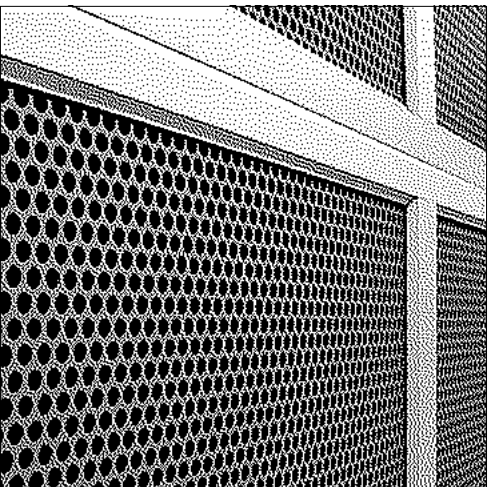
02- WINDOW WALL SYSTEM



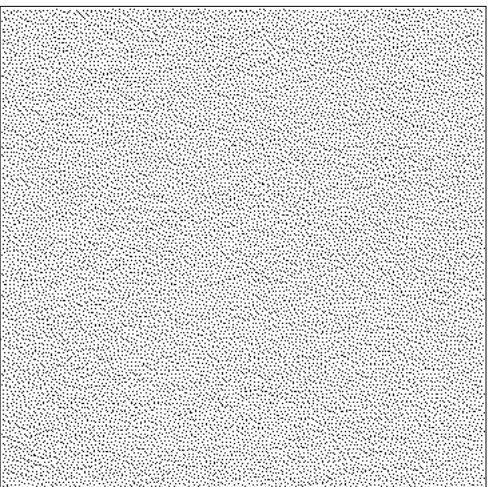
03- RETAIL FACADE



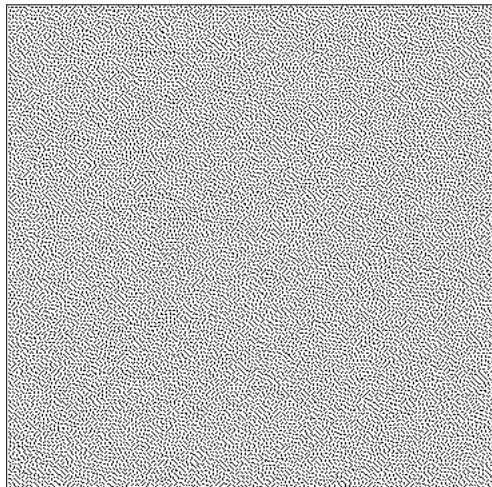
04- RACKED STUCCO



05- PERFORATED METAL PANEL



06- SMOOTH WHITE STUCCO



07- SMOOTH DARK GRAY STUCCO



08- OVERHEAD ROLLING DOOR

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MATERIAL BOARD

SCALE:

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A3-03



Proposed Elevation



Faena Forum



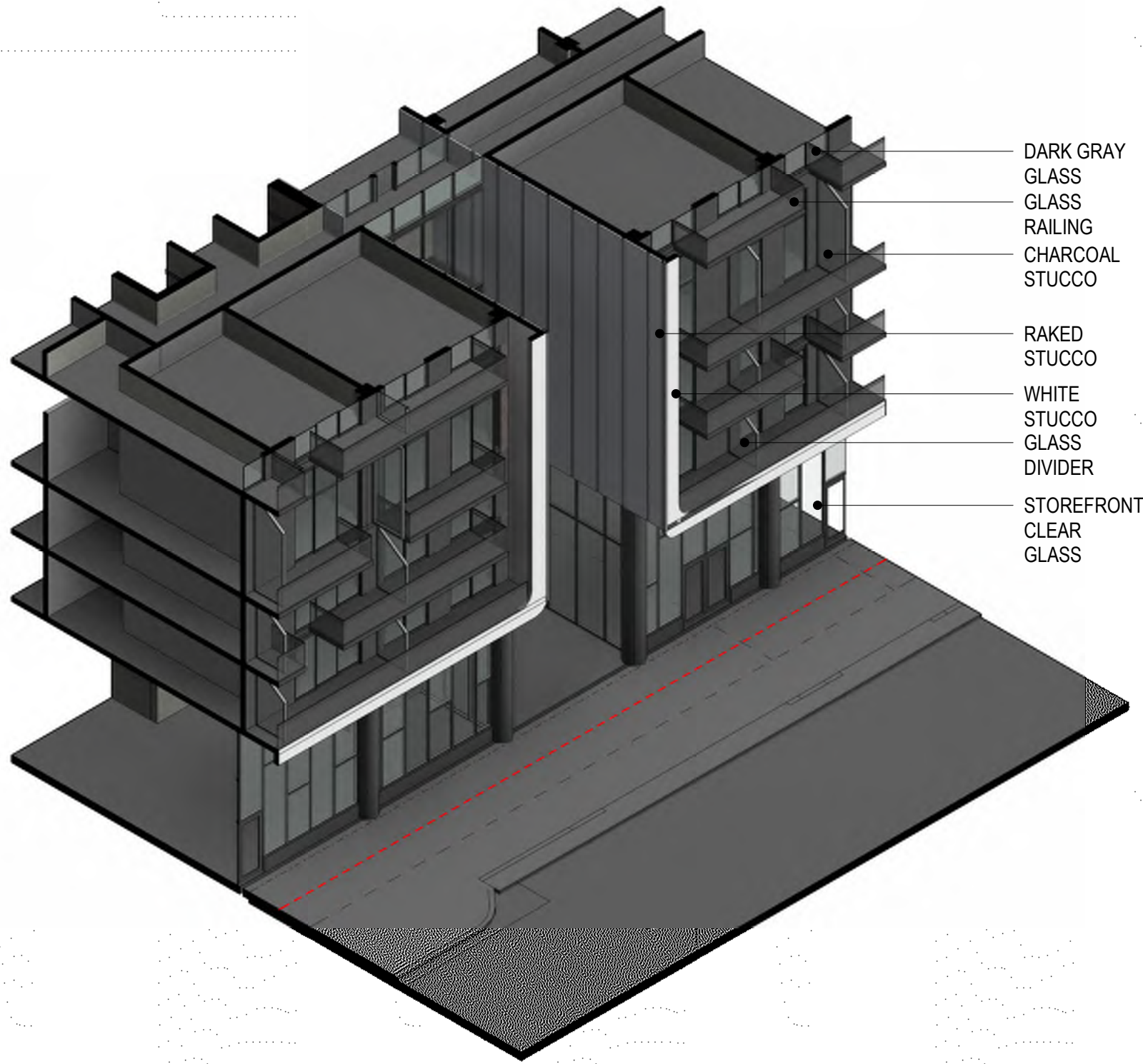
City National Bank



Fountainebleau

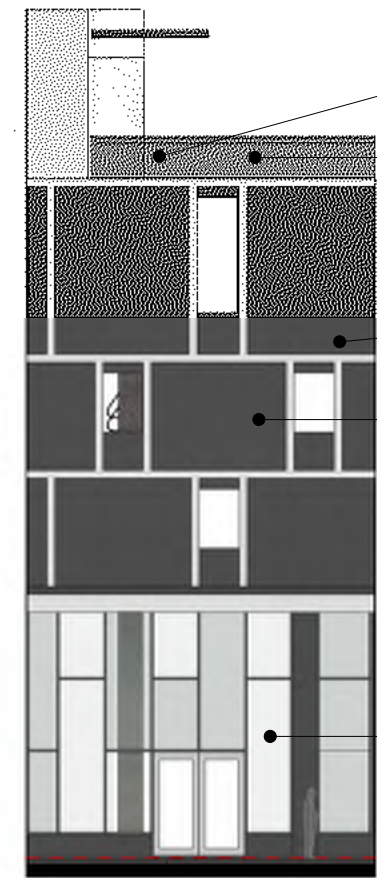


Office in the Grove



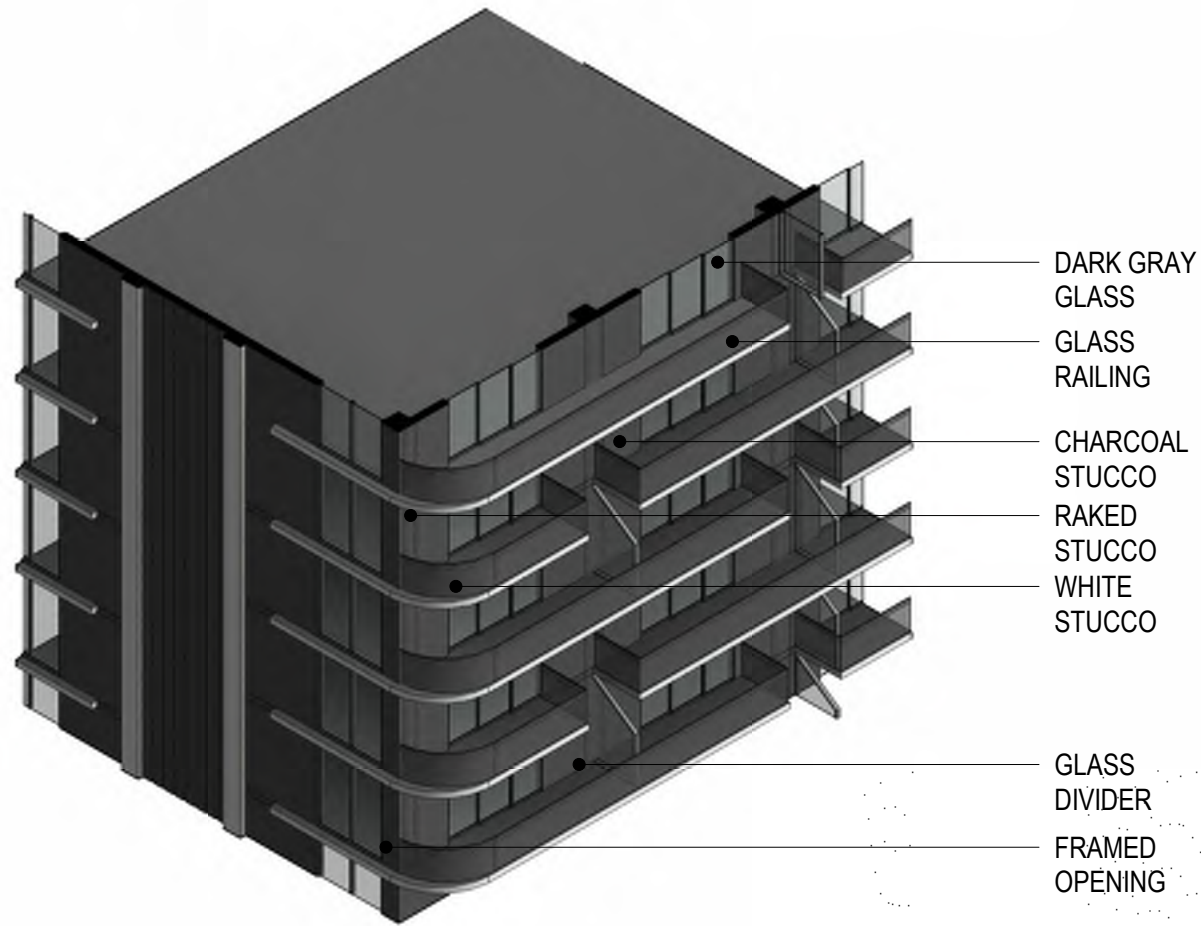
GROUND LEVEL (A STREET)

- DARK GRAY GLASS
- GLASS RAILING
- CHARCOAL STUCCO
- RAKED STUCCO
- WHITE STUCCO
- GLASS DIVIDER
- STOREFRONT CLEAR GLASS

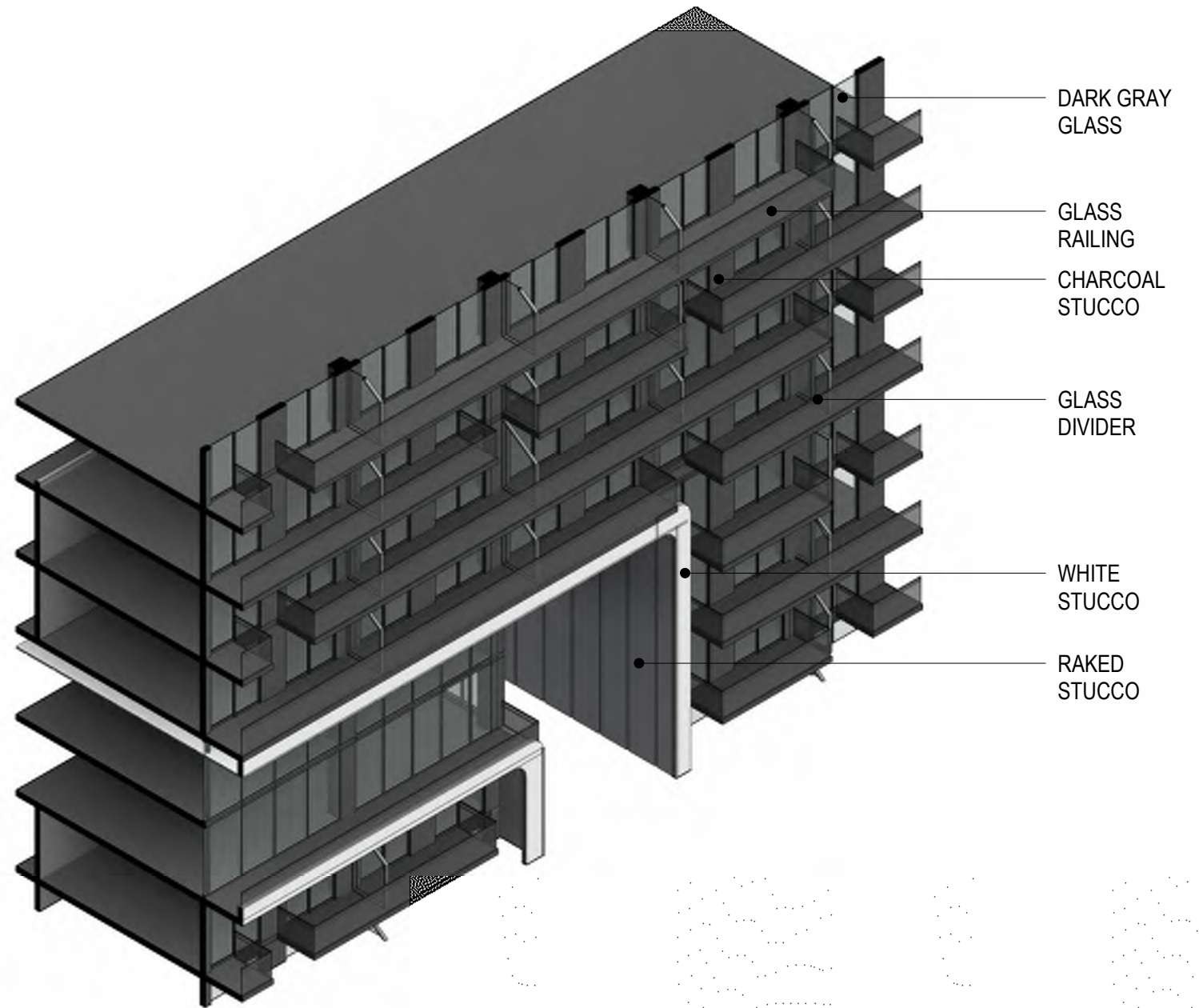


GROUND LEVEL (C STREET)

- AMENITY DECK GLASS RAILING
- RAKED STUCCO
- FRAMED OPENING W. PERFORATED SCREENING.
- STOREFRONT CLEAR GLASS



RESIDENTIAL LEVEL



RESIDENTIAL LEVEL

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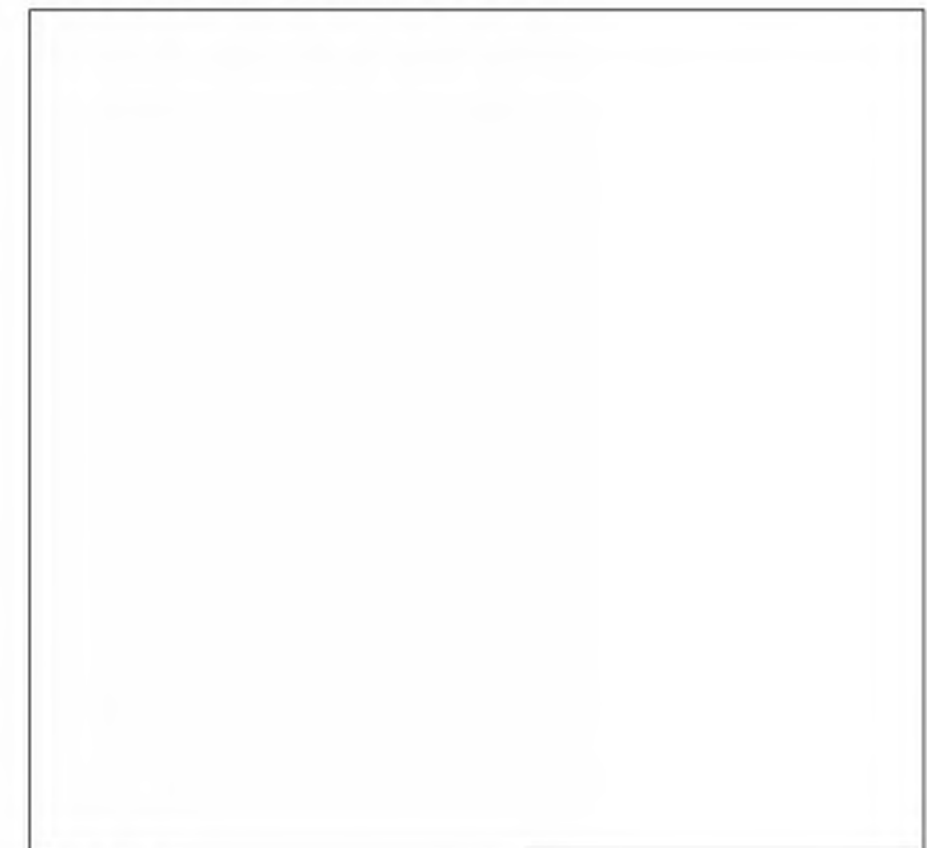
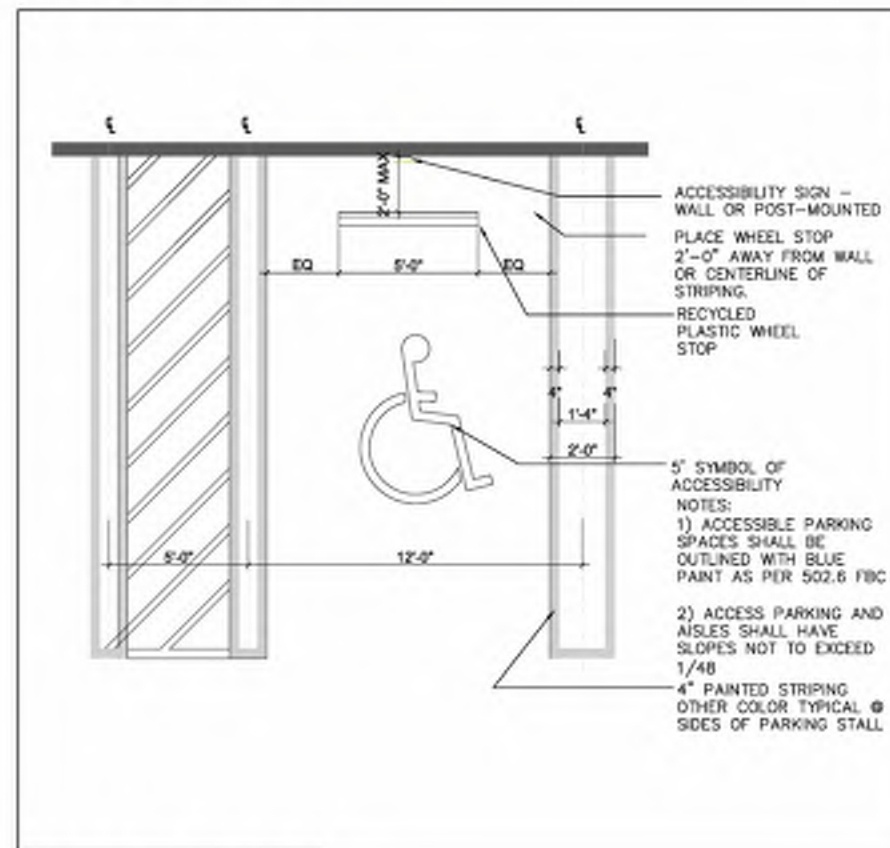
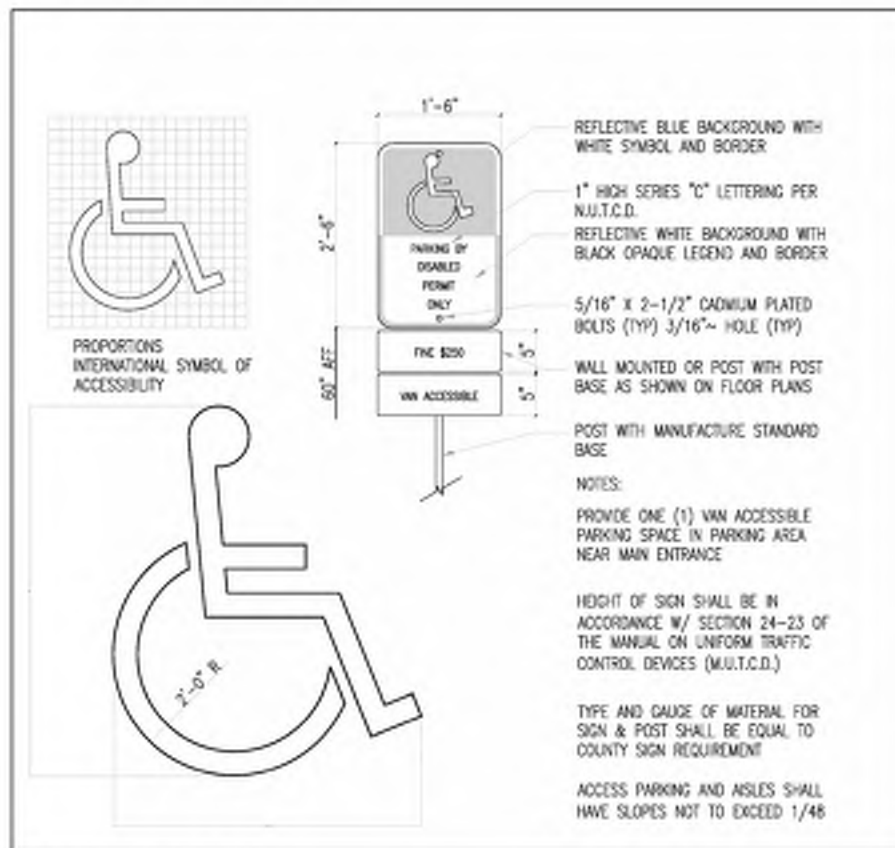
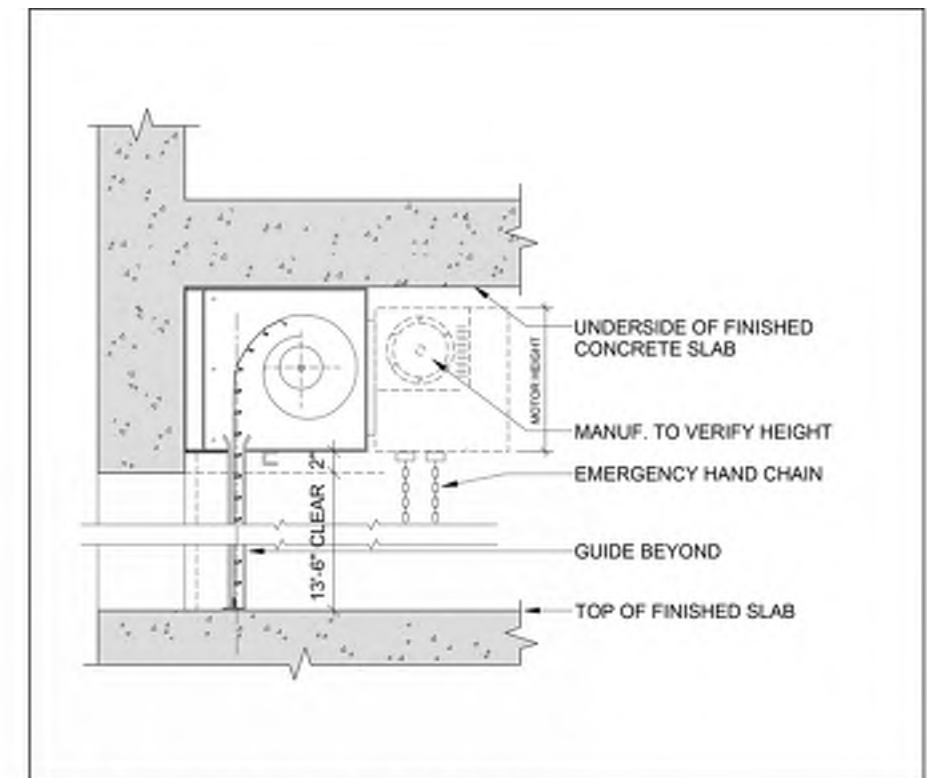
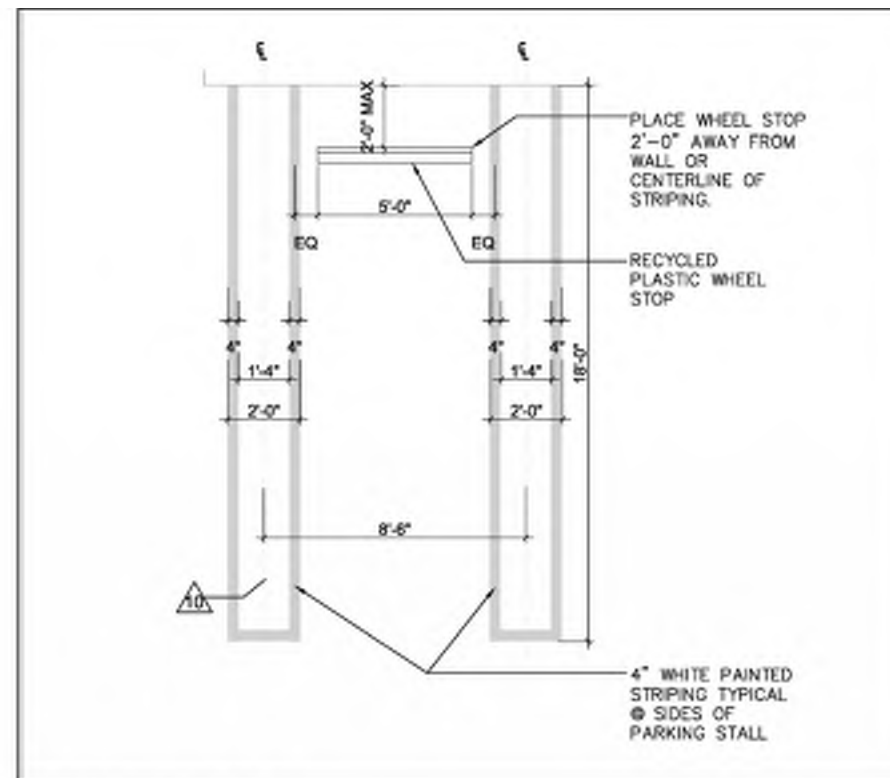
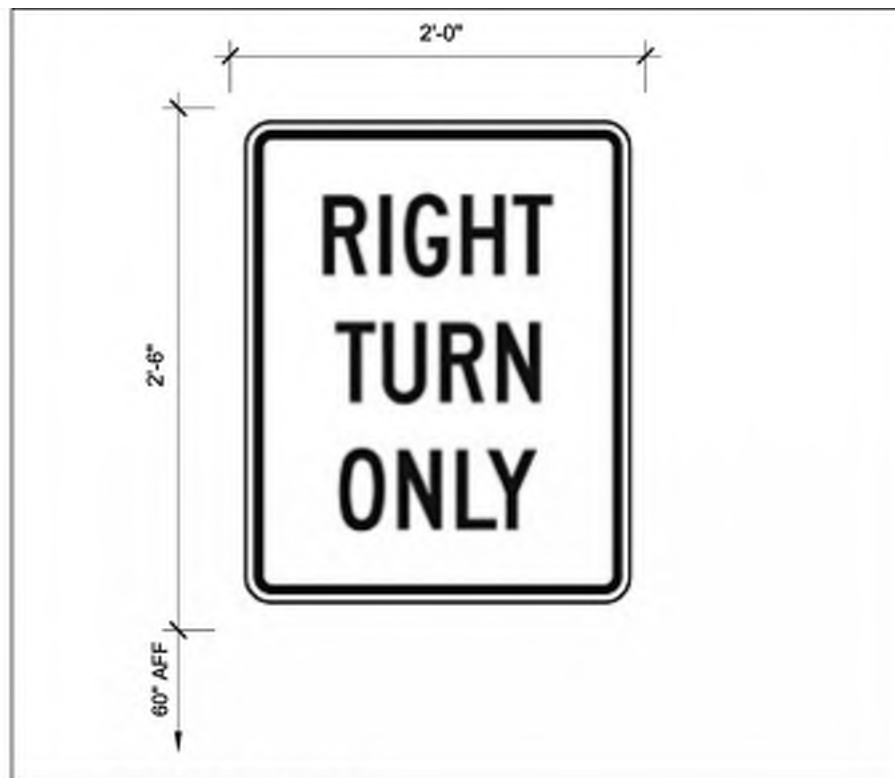
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BEACH, FL 33141

TYPICAL FACADE DETAILS (TOWER)

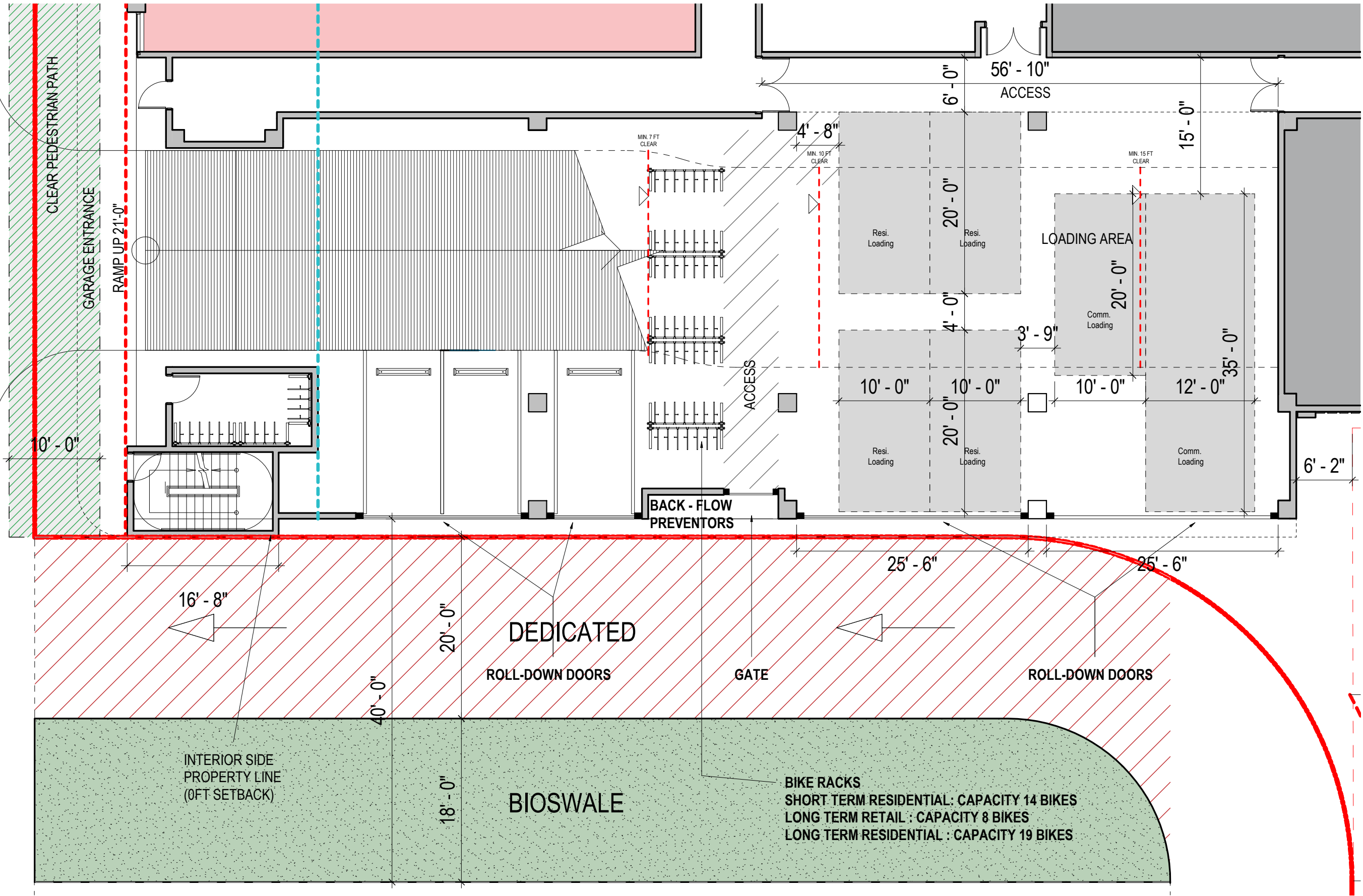
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A3-05



BYRON AVE (CLASS C)



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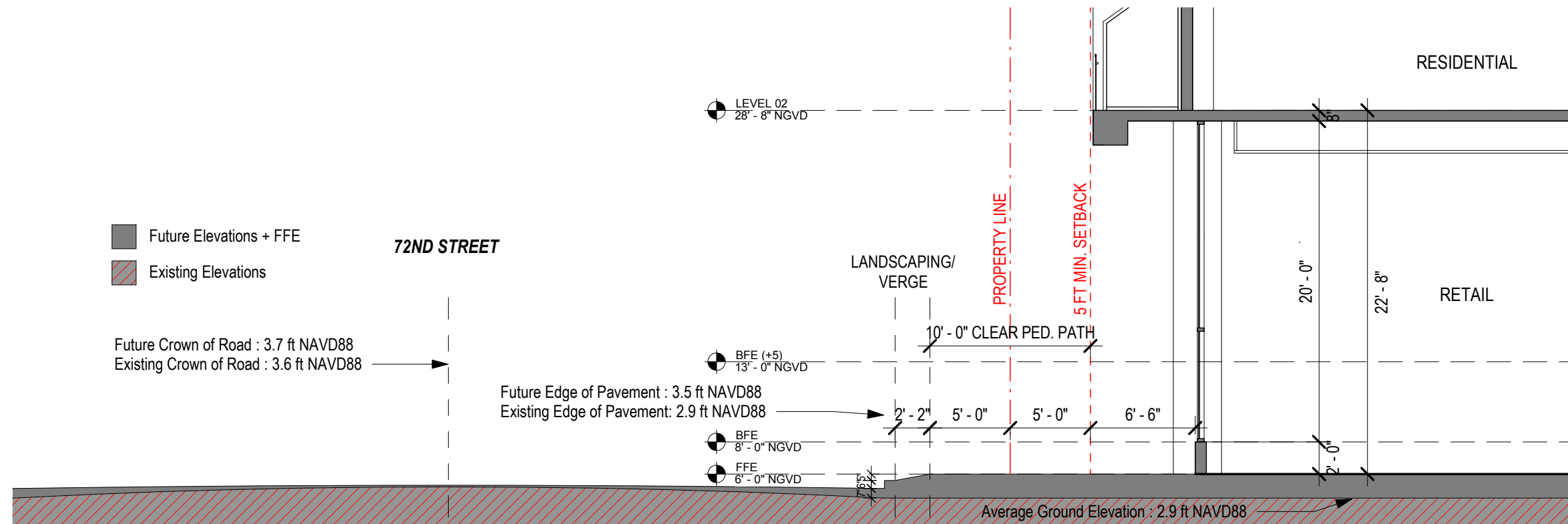
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LOADING AREA PLAN

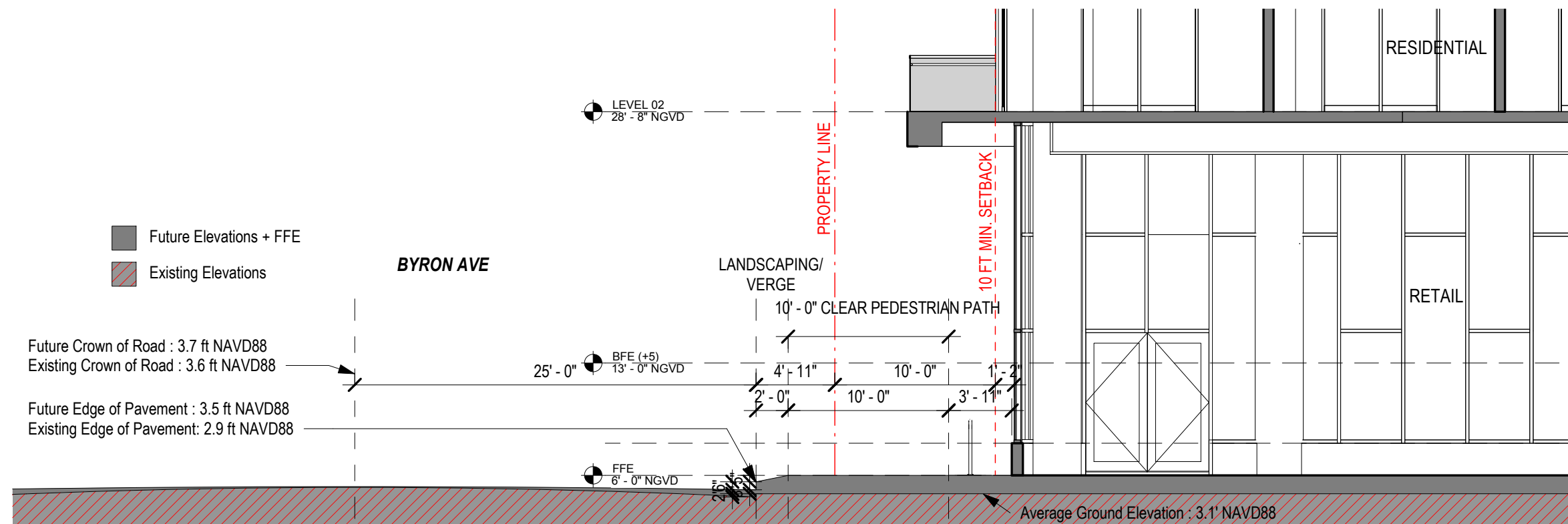
SCALE: 3/32" = 1'-0"

DATE:
06/04/20

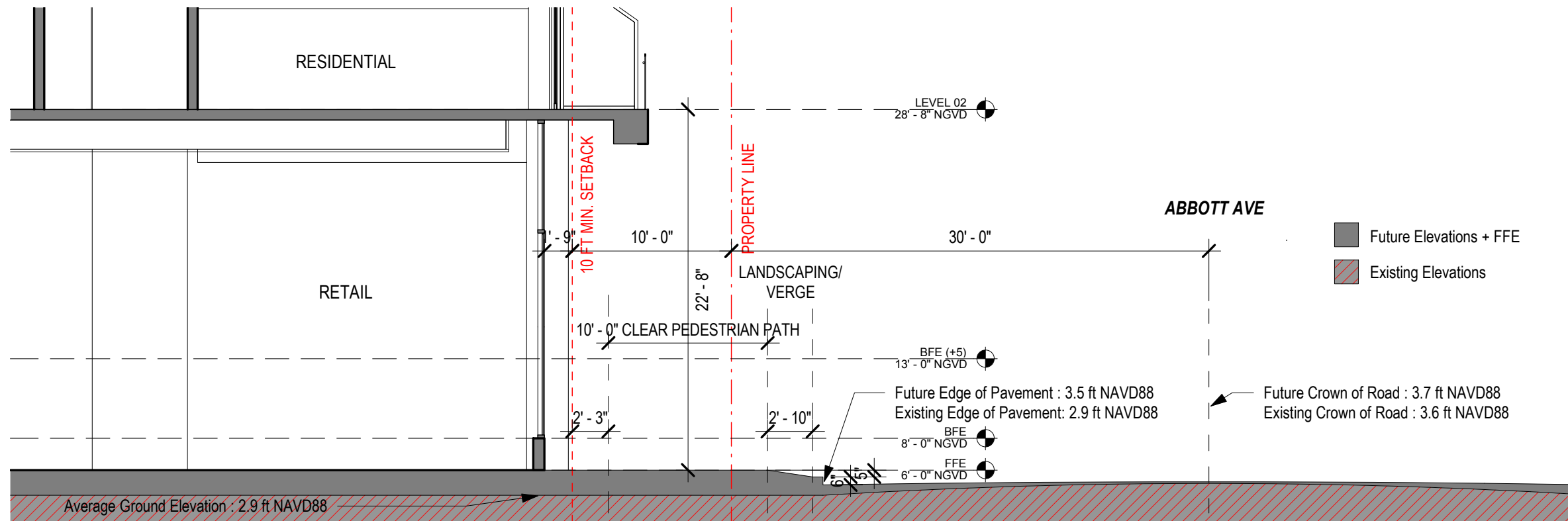
A3-07



Cross- Section through CLASS A - 72nd Street



Cross- Section through CLASS C - Byron Ave



Cross- Section through CLASS B - Abbott Ave



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