



SHEET NUMBER	SHEET NAME	FINAL SUBMITTAL 12/13/2022	FIRST SUBMITTAL 08/24/2025
A0-00	COVER SHEET AND DRAWING INDEX		•
A0-01	SURVEY		•
A0-02	LOCATION MAP	•	
A0-03A	ZONING INFORMATION	•	
A0-03B	ZONING DATA	•	
A0-03C	ZONING DATA	•	
A0-05	AERIAL VIEWS	•	
A0-06	CONTEXT STREET VIEWS	•	
A0-07	CONTEXT STREET VIEWS	•	
A0-13	CURRENT SITE PHOTOS		•
A1-04	GROUND LEVEL		•
A2-02	EAST ELEVATION		•
A3-01	SECTION 01		•
A3-02	SECTION 02		•
A4-05	RENDERING		•

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



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2025.08.21 22:47:03-04'00'

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FIRST SUBMITTAL
6940 ABBOTT AVE
MIAMI BEACH, FL 33127

COVER SHEET AND DRAWING INDEX

SCALE:

DATE:
8/24/2025

A0-00

ALTA / NSPS LAND TITLE SURVEY

6940 ABBOTT AVE, MIAMI BEACH, FL 33141

ABBREVIATIONS:

AC	= ACRES	MB	= MANHOLE
B.E.C.	= BISCAYNE ENGINEERING COMPANY	MHD	= DRAINAGE SEWER MANHOLE
CB	= CATCH BASIN	MHS	= SANITARY SEWER MANHOLE
CONC.	= CONCRETE	MNW	= MISC. NAIL AND WASHER
D/C	= DEPRESSIONED CURVE	NAV088	= NORTH AMERICAN VERTICAL DATUM OF 1988
EL.	= ELEVATION	NL&W	= NAIL AND WASHER
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	NO	= NUMBER
FND	= FOUND	D.R.B.	= OFFICIAL RECORDS BOOK
ID	= IDENTIFICATION	P.B.	= PLAT BOOK
LB	= LICENSED BUSINESS	PVC	= POLYVINYL CHLORIDE
MB	= MANHOLE	(C)	= CALCULATED FROM FIELD MEASUREMENTS
MHD	= DRAINAGE SEWER MANHOLE	(P)	= PER PLAT
MHS	= SANITARY SEWER MANHOLE	(M)	= MEASURED
MNW	= MISC. NAIL AND WASHER	R/W	= RIGHT-OF-WAY
NAV088	= NORTH AMERICAN VERTICAL DATUM OF 1988	±	= MORE OR LESS (OR PLUS OR MINUS)
NL&W	= NAIL AND WASHER		
NO	= NUMBER		
D.R.B.	= OFFICIAL RECORDS BOOK		
P.B.	= PLAT BOOK		
PVC	= POLYVINYL CHLORIDE		
(C)	= CALCULATED FROM FIELD MEASUREMENTS		
(P)	= PER PLAT		
(M)	= MEASURED		
R/W	= RIGHT-OF-WAY		
±	= MORE OR LESS (OR PLUS OR MINUS)		

LINE TYPES:

	2" CURB & GUTTER
	BOUNDARY
	BUILDING WALL
	LOT
	CENTER LINE
	OVERHEAD
	RIGHT-OF-WAY

LEGEND:

	CENTER LINE		SIGN
	CLEAN OUT VALVE		POST
	ELECTRIC METER		GUY WIRE
	CONCRETE POWER POLE		LIGHT POLE
	SANITARY SEWER MANHOLE		WATER METER
	WIRE PULL BOX		IRRIGATION VALVE
	CATCH BASIN		AIR CONDITIONER
	DRAINAGE SEWER MANHOLE		TREE
	COMMUNICATION BOX		HARD SURFACE ELEVATION (TYPICAL)
	TELEPHONE MANHOLE		GROUND ELEVATION (TYPICAL)
	MANHOLE		
	STRUCTURE ID		
	CABLE TV BOX		
	WOOD POWER POLE		

STRUCTURES TABLE

STRUCTURES TABLE (ELEVATIONS REFERENCED TO NAVD 88)						
NO.	DESCRIPTION	RIM EL (')	INVERT (')	DIAMETER (")	MATERIAL	DIRECTION
1	MHS	2.47	-1.98	8	PVC	NORTH
			-2.03	8	PVC	SOUTH
			-1.33	6	IRON	WEST
2	MHD	3.02	-4.49			BOTTOM
3	CB	2.27	-0.25	10	CLAY	BOTTOM
			0.30	10	CLAY	NORTHEAST
			0.25	10	CLAY	WEST
4	CB	2.20	0.10			BOTTOM
			-0.37	12	CONC.	WEST
5	CB	2.23	-0.85			BOTTOM
6	MH					OBSTRUCTED BY PARKED VEHICLE
7	CB					OBSTRUCTED BY PARKED VEHICLE

TITLE EXCEPTIONS:

SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B, SECTION II, EXCEPTIONS OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 10421412. COMMITMENT DATE: APRIL 15TH, 2022 AT 5:00 PM.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- TAKES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. FOR 2021 TAX YEAR PARCEL/ID # 02-3211-001-0590, GROSS TAX AMOUNT IS \$65,891.15. EXEMPTION TYPE IS NONE, AND PAYMENT STATUS IS PAID. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. COMMENT: SURVEY MAP SHOWN HEREON.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
 - TAKES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
 - ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
 - MATTERS CONTAINED ON THE PLAT OF ATLANTIC HEIGHTS RECORDED IN PLAT BOOK 4, PAGE 146, AND CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. COMMENT: THE SUBJECT PROPERTY LIES WITHIN THE PLAT. THIS IS A BLANKET TYPE INSTRUMENT.

LEGAL DESCRIPTION:

LOTS 1, 2, 11 AND 12 BLOCK "H", ATLANTIC HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 146, AND CORRECTED BY CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, AT PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXCEPT THE EASTERLY 2 FEET OF SAID LOTS 11 AND 12.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH, 2022, AT 5:00 PM.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION SHOWN HEREON PER THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH, 2022 AT 5:00 PM.
- THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH, 2022 AT 5:00 PM.
- THIS SITE LIES IN SECTION 18, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE REFERENCED TO THE WEST LINE OF LOT 1 AND 2, HAVING A BEARING OF N02°22'43"W.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "A1", ELEVATION B, PER FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA, MAP NUMBER 120860326, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, REVISED SEPTEMBER 11, 2009.
- THE SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 24,800 SQUARE FEET OR 0.57 ACRES MORE OR LESS.
- THE FOLIOS/OWNERS WERE REFERENCED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE AND ARE SHOWN HEREON.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND MEASURING TAPE, UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVELS, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO: BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
- THE APPROXIMATE LOCATION OF ABOVE GROUND VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. SYMBOLS ARE NOT TO SCALE AND ARE SHOWN FOR REFERENCE.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THERE IS NO VISIBLE EVIDENCE OF RUBBISH FILLS, SLOUGHS, FILLED IN WELLS, CISTERNS OR SEEP HOLES ON THE HERON DESCRIBED PROPERTY.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- NO VISIBLE EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS WERE OBSERVED AT THE SURVEYED PROPERTY; CLIENT SHOULD CONSULT A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
 - (1) PNC1: ELEVATION = 2.79' NAV088, FOUND FDOT ALUMINUM DISC ON EAST SIDEWALK OF ABBOTT AVENUE BETWEEN 72ND STREET AND 71 STREET.
 - (2) PNC2: ELEVATION = 2.20' NAV088, FOUND FDOT ALUMINUM DISC ON SIDEWALK DRAIN AT THE NE INTERSECTION OF 69TH STREET AND ABBOTT AVENUE.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO:

6940 NORTH BEACH PROPERTY, LLC
AMERICAN BANK, N.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FLEWORK WAS COMPLETED ON 01-31-2025. THIS SURVEY ALSO WAS PREPARED UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129
SURVEY DATE: 01/31/2025

Digitally signed by
Alberto J. Rabonnet
Date: 2025.02.07
12:26:11-05'00'

ALBERTO J. RABONNET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



BISCAYNE ENGINEERS - ENGINEERS PLANNERS
SINCE 1898

6940 ABBOTT AVENUE
FOR: CONSTELLATION GROUP, INC.
SCALE AS SHOWN DESIGNED BY: R.C.C. DRAWN BY: R.C./P.M. CHECKED BY: A.J.R./P.M.
DATE: 01/31/25 APPROVED BY: A.J.R. F.B./P.C. 2815/18-24, 31-32, 37-38, 3118/10-11

ORDER NO. 25000782
SHEET NO. 1 OF 1

MIAMI-DADE COUNTY, FL 33130
TEL (305) 324-7671 FAX (305) 324-0809
PALM BEACH
448 NW 35TH AVENUE, SUITE 100, FL 33411
TEL (888) 609-2329
EMAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM



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

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FIRST SUBMITTAL
6940 ABBOTT AVE
MIAMI BEACH, FL 33127

SURVEY

SCALE:

DATE:
8/24/2025

A0-01

DC-6435-3



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PRODUCTION OF ELECTRONIC MANIPULATION

FINAL SUBMITTAL
6940 ABBOTT AVE
MIAMI, FL 33127

LOCATION MAP

SCALE:

DATE:
 12/13/2022

A0-02

Zoning Information

Lot addresses: 6940 Abbott Avenue

Folio numbers: 02-3211-001-0590

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

	Required	Allowed	Provided
1_Lot Occupation			
Lot Area			25,000 sf (.57 AC)
FAR	3.5 FAR max.	25,000 x 3.5 = 87,500 sf	
	Allowed FAR Reduction (Future use)		
DUA	150 DUA	150 DUA = 86 units	96 units (Post-density calculation: 96 units)
2_Building Setbacks	Required	Allowed	Provided
Byron Ave (Class C)	10'-0" min.		10'-1"
Abbot Ave (Class B)	10'-0" min.		10'-3"
Interior Lot North Side	0'-0" min.		10'-0"
Interior Lot South Side	0'-0" min.		0'-0"
3_Building Height	Required	Allowed	Provided
Max. building height		165'-0"*	117'-0"

* Section 142-743 (b) (2) b - For lots that are between 20,000 SF and 45,000 SF the maximum building height is 165 feet.

Parking District #8			
	Required	Allowed	Provided
4_Parking Requirements			
Residential	Units under 550 sf : 0 space / unit	21 units x 0 = 0 spaces	86 spaces
	Units b/w 550 sf and 850 sf : 0.5 space / unit	63 units x 0.5 = 31.5 spaces	
	Units b/w 850 sf and 1,250 sf : 0.75 space / unit	12 units x 0.75 = 9 spaces	
	Units above 1,250 sf : 1 space / unit	0 units x 1 = 0 spaces	
	Total residential parking req.	41 spaces	
Electric Vehicle Parking Spaces	2% of total req'd.	1 space	1 space
ADA Spaces		3 spaces	4 spaces
Retail	no required parking	no required parking	0 spaces
TOTAL		45 spaces	90 spaces

5_Bicycle parking Requirements			
	Required	Allowed	Provided
Short-term bicycle space			
Residential	1 spaces / 10 units	96 units / 10 = 9.6 spaces	10 spaces
Retail	1 space per business space	1 space	1 spaces
Total		11 spaces	11 spaces
Long-term bicycle space			
Residential	1 spaces / unit	96 spaces (96 units)	96 spaces
Retail	2 spaces per 5,000 sf	2 spaces (4,575 sf)	2 spaces
Total		98 spaces	98 spaces
Total (Short-term + Long-term)		109 spaces	109 spaces

6_Loading Requirements			
	Required	Allowed	Provided
Residential			
	3 bays of 200 sf per 200 units	3	3
	1 bay of 200 sf per each additional or fraction of 100 units		
Retail			
	2 bays of 200 sf b/w 10,000 sf and 20,000 sf	0	0
Total		3 loading bays	3 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	0 spaces
LEVEL 02	40 spaces
LEVEL 03	50 spaces
Total	90 spaces

Unit Density Count			
	Required	Allowed	Provided
Residential	Units under 550 sf : 0.5 units	21 units x 0.5 = 10.5	21 units
	Units b/w 550 sf and 850 sf : 1 unit	63 units x 1 = 63	63 units
	Units b/w 850 sf and 1,250 sf : 1 unit	12 units x 1 = 12	12 units
	Units above 1,250 sf : 1 unit	0 units x 1 = 0	0 units
TOTAL		96 units	96 units

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FINAL SUBMITTAL
6940 ABBOTT AVE
MIAMI, FL 33127

ZONING INFORMATION

SCALE:

DATE:
12/13/2022

A0-03A

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

Table with 5 columns: ITEM #, Project Information, Maximum, Existing, Proposed, Deficiencies. Includes sections for Zoning Information, Uses, and Setbacks (As applicable).

Table with 5 columns: Setbacks, Required, Existing, Proposed, Deficiencies. Includes sections for Frontage requirements, All Frontages, Parking, and Loading.

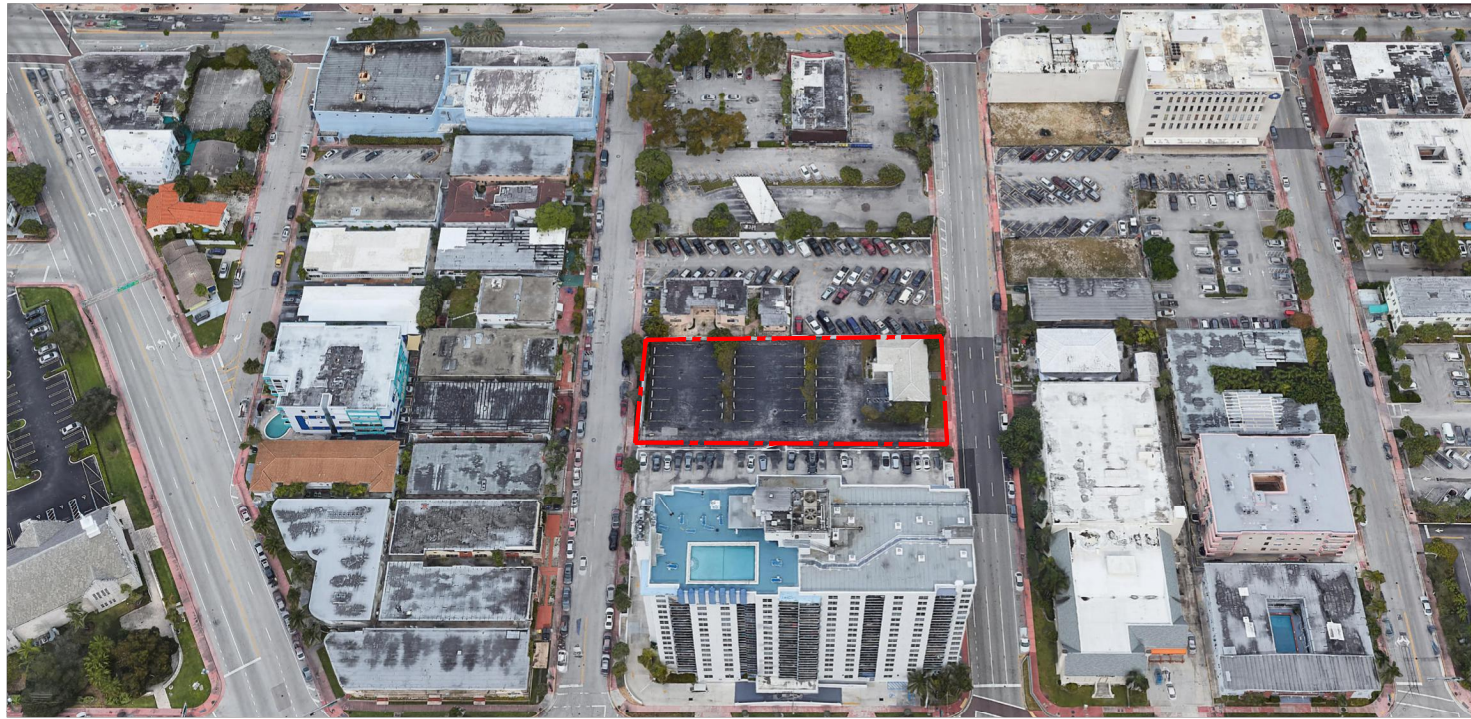


If only one street access--driveway max 22' in width	N/A
Driveway for loading and parking shall be combined unless waived by DRB	N/A
Driveways dist. min 60' apart.	N/A
Driveways with mount. Curb.	N/A
Off-street Loading prohibited, unless is the only access	N/A
On-street loading is prohibited.	N/A
10 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% = 207'-0" Required	Comply (229'-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.	N/A
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% = 85'-0" Required	Comply (89'-3")
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 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	Comply
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.	N/A
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)	
Total # of parking spaces	48 spaces
# of parking spaces per use (Provide a separate chart for a breakdown calculation)	90 spaces for residential; spaces for retail
# of parking spaces per level (Provide a separate chart for a breakdown calculation)	L01 : 00 spaces, L02 : 40 spaces, L03 : 50 spaces
Electric Vehicles Parking spaces (2%)	1 space
Parking Space Dimensions	8'-6" x 18'-0"
Parking Space configuration (45o, 60o, 90o, Parallel)	90
ADA Spaces	4 spaces
Tandem Spaces	N/A
Drive aisle width	22'-0"
Valet drop off and pick up	N/A

Loading zones and Trash collection areas		4 Loading Zones + 1 Trash Collection Area
Bicycle parking, location and Number of racks	109 Spaces	109 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

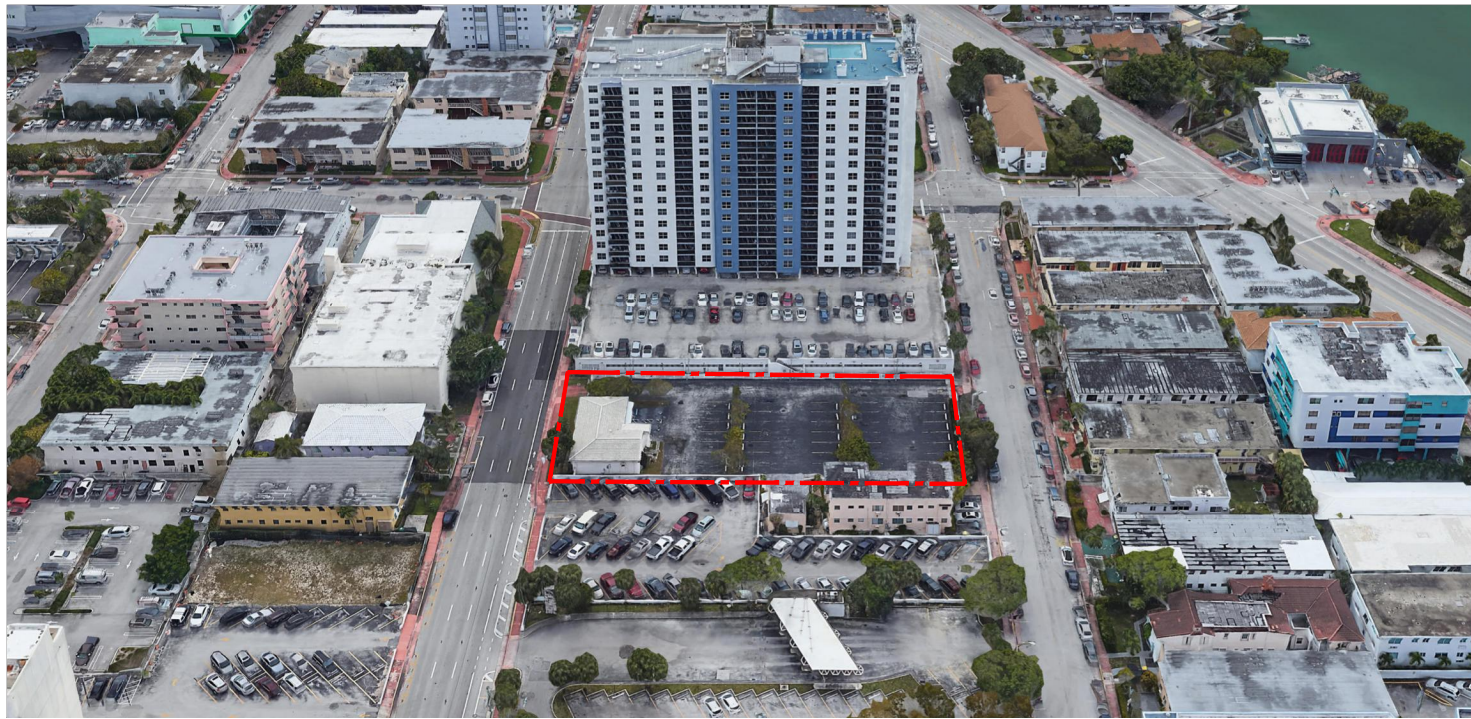




IEWS TOWARDS NORTH



IEWS TOWARDS EAST



IEWS TOWARDS SOUTH



IEWS TOWARDS WEST

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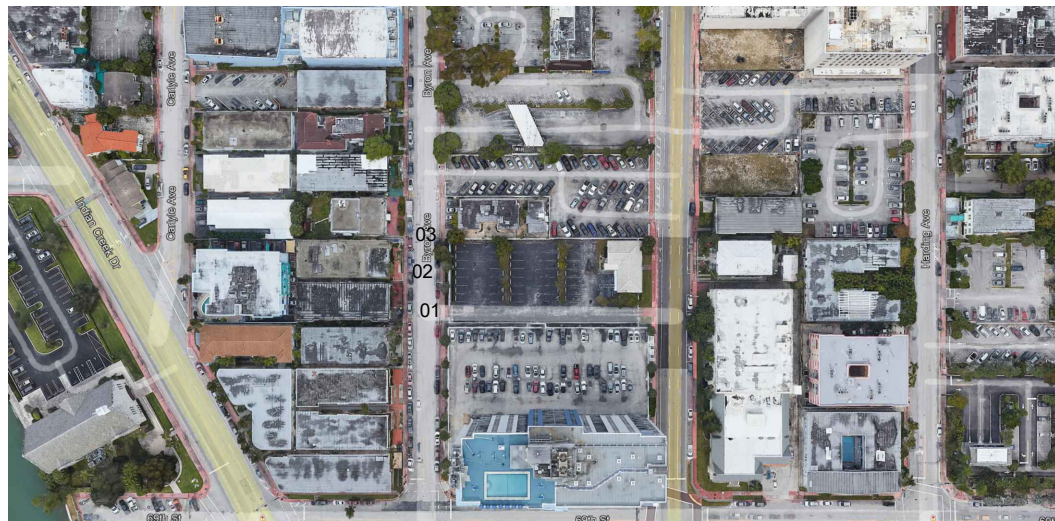
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AERIAL VIEWS

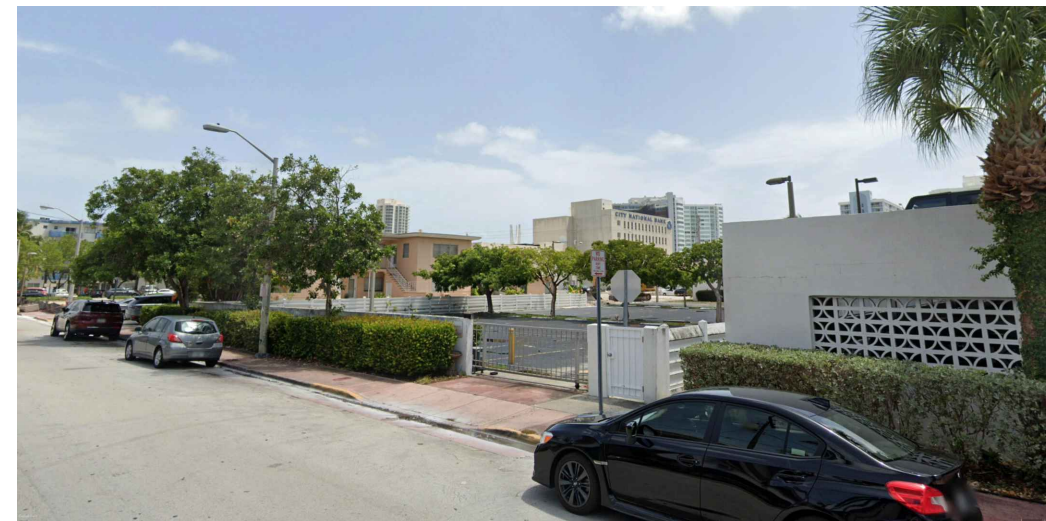
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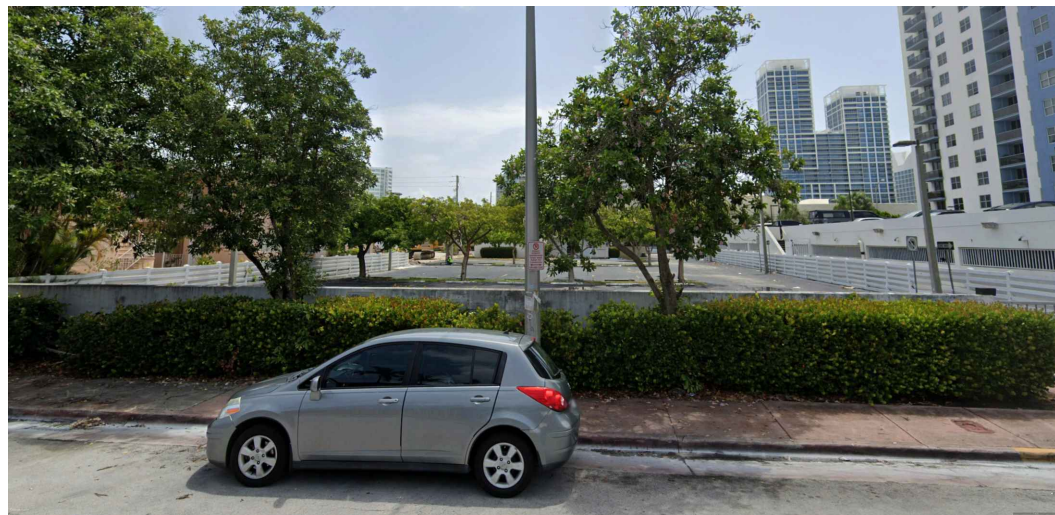
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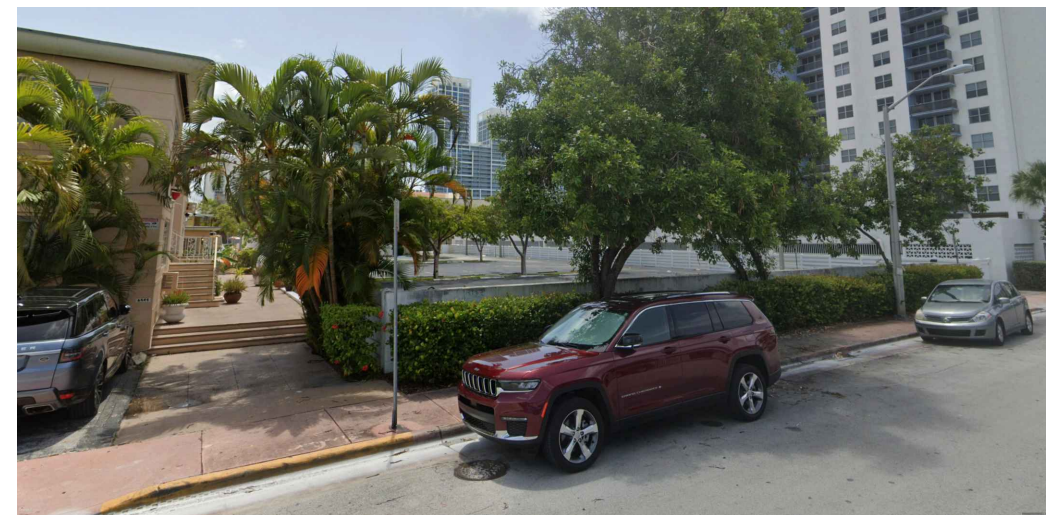
LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

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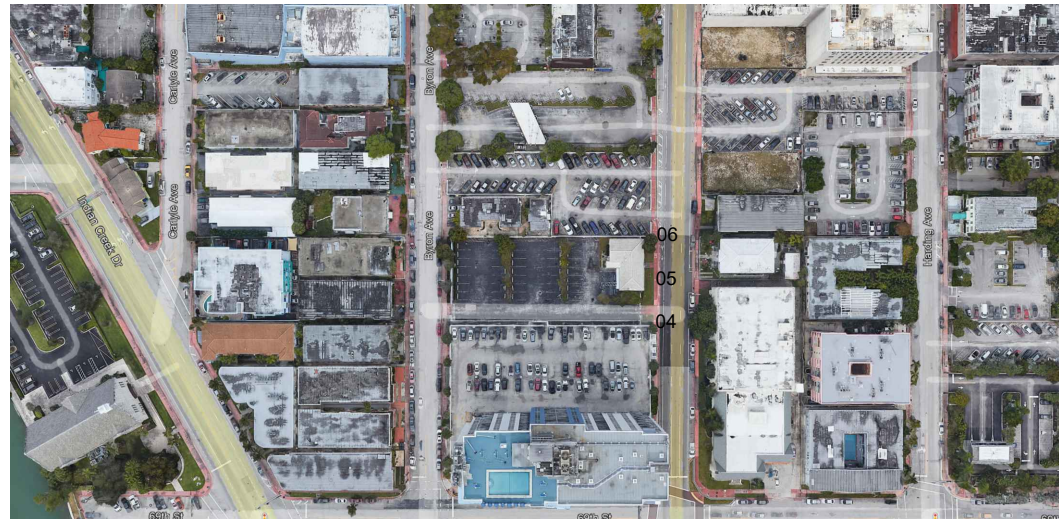
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CONTEXT STREET VIEWS

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A0-06



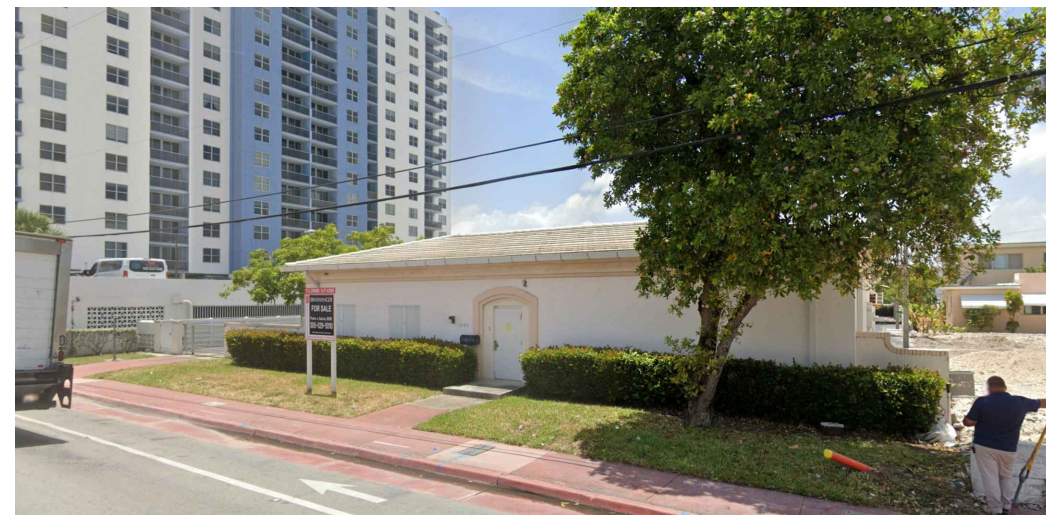
LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

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VIEWS TOWARDS NORTH



VIEWS TOWARDS WEST



VIEWS TOWARDS SOUTH

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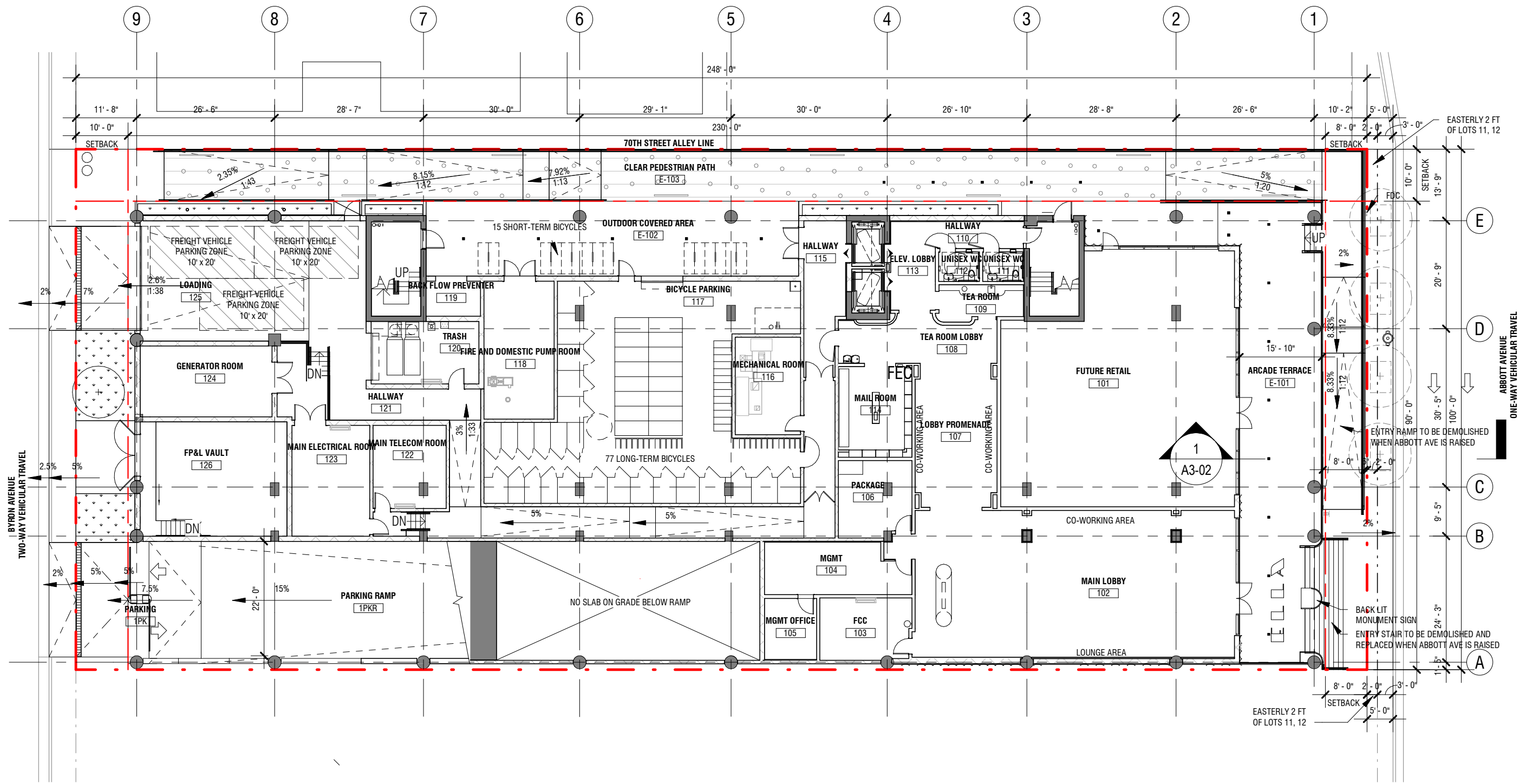
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CURRENT SITE PHOTOS

SCALE:

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A0-13



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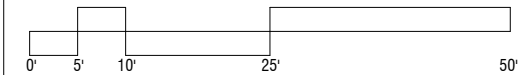
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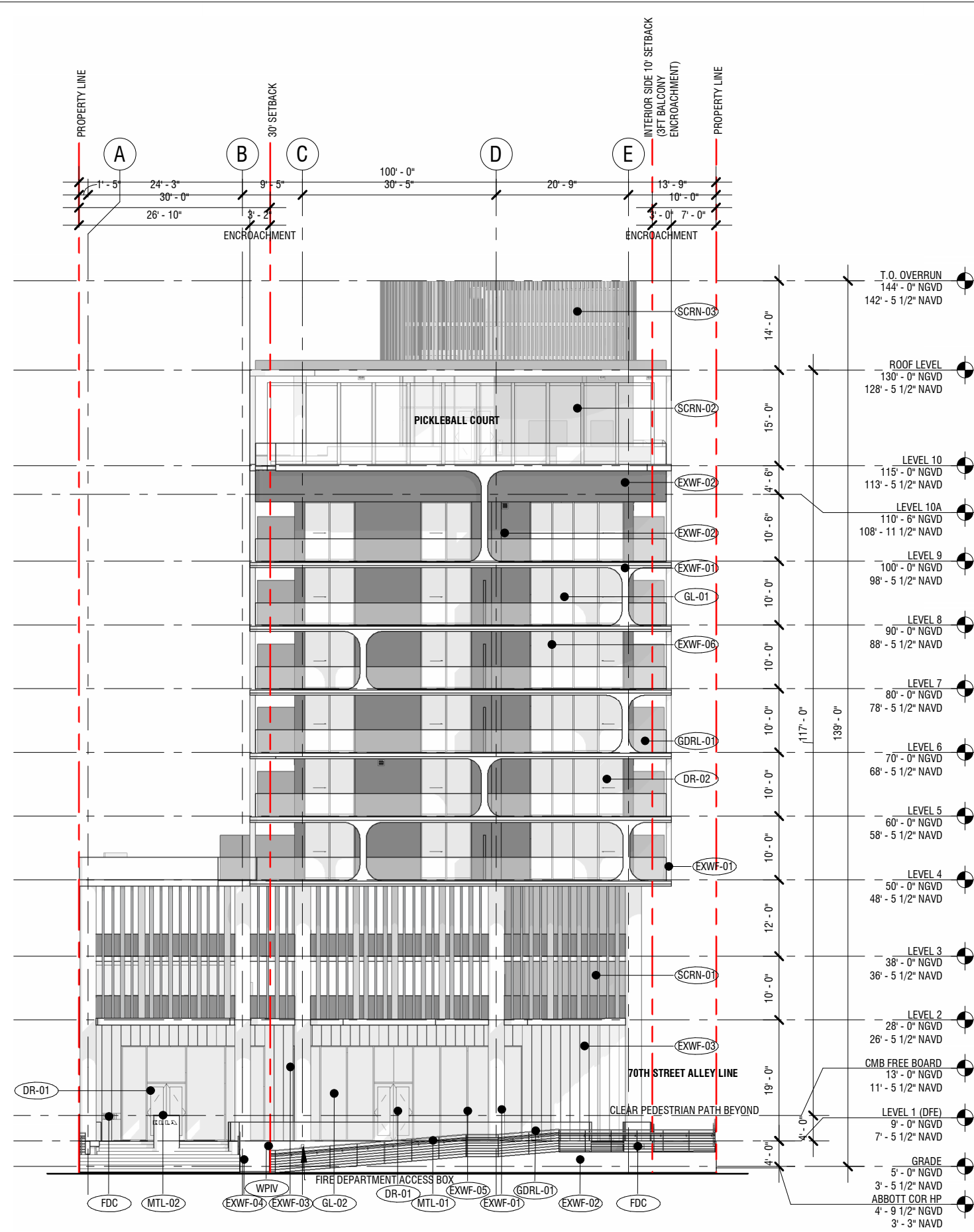
GROUND LEVEL



SCALE: 1" = 20'-0"

DATE:
 8/24/2025

A1-04



- EXWF-01 PAINTED CONCRETE EXTERIOR WALL FINISH
COLOR: MATCH EXWF-03
- EXWF-02 STUCCO ASSEMBLY EXTERIOR WALL FINISH
DIRECT APPLY, FINE TEXTURE; COLOR: DARK GRAY
- EXWF-03 FLUTED RAINSCREEN EXTERIOR WALL FINISH
ULTRA HIGH PERFORMANCE CONCRETE; COLOR: WHITE
- EXWF-04 OOLITE STONE VENEER EXTERIOR WALL FINISH
NATURAL STONE
- EXWF-05 ALUMINUM STOREFRONT SYSTEM
THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED, PRE-FINISHED, COLOR: DARK GRAY
- EXWF-06 ALUMINUM WINDOW WALL SYSTEM THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED,
PRE-FINISHED; COLOR: DARK GRAY
- SCRN-01 GARAGE DECORATIVE SCREEN
MULTI-SIZE TUBES, COORDINATE WITH
- SCRN-02 SPORT COURT SCREEN ENCLOSURE
STRUCTURAL POSTS WITH OPEN MESH INFILL
- SCRN-03 ROOF MECHANICAL SCREEN ENCLOSURE
PRE-FABRICATED LOUVER PANELS, PRE-FINISHED, INTEGRATED HINGED DOORS, BASIS OF
DESIGN: CONSTRUCTION SPECIALTIES, VERT-A-CADE 1000 OR SIMILAR; COLOR: DARK GRAY
- GL-01 INSULATED LAMINATED HIGH PERFORMANCE TRANSPARENT GLAZING
COLOR: OCEAN GRAY
- GL-02 INSULATED LAMINATED HIGH PERFORMANCE TRANSPARENT GLAZING
COLOR: CLEAR
- GDRL-01 GLASS GUARDRAIL
LAMINATED GLASS MOUNTED TO STAINLESS STEEL FIN WITH BUTTON ATTACHMENTS, CAP ON
TOP OF GLASS, HEIGHT: 42" ABOVE ADJACENT FINISH FLOOR, COLOR: DARK GRAY, BASIS OF
DESIGN: ES WINDOWS ES-RL3030
- MTL-01 METAL FASCIA SLAB COVER
COLOR: MATCH EXWF-05
- MTL-02 METAL CAP
COLOR: LIGHT BRONZE
- DR-01 ALUMINUM FRAMED GLASS DOOR
COLOR: MATCH ADJACENT GLAZING SYSTEM
- DR-02 ALUMINUM FRAMED SLIDING GLASS DOOR
COLOR: MATCH ADJACENT GLAZING SYSTEM
- FDC FIRE DEPARTMENT CONNECTION
FLUSH MOUNT
- WPIV WALL POST INDICATOR VALVE
WALL MOUNT

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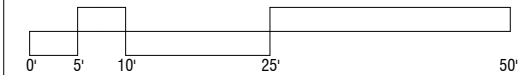


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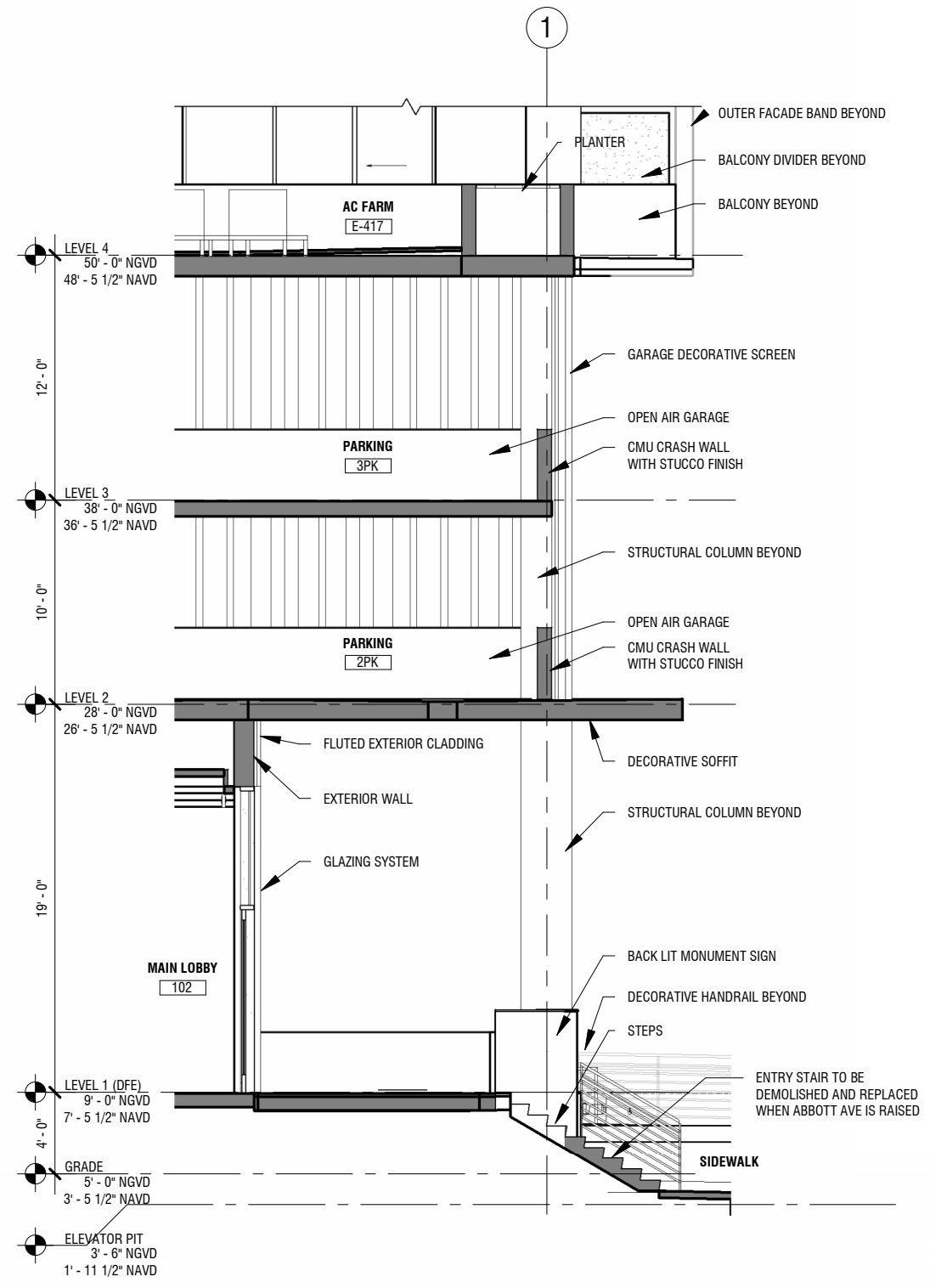
EAST ELEVATION



SCALE: 1" = 20'-0"

DATE:
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A2-02



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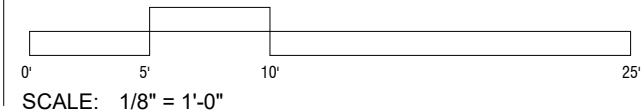
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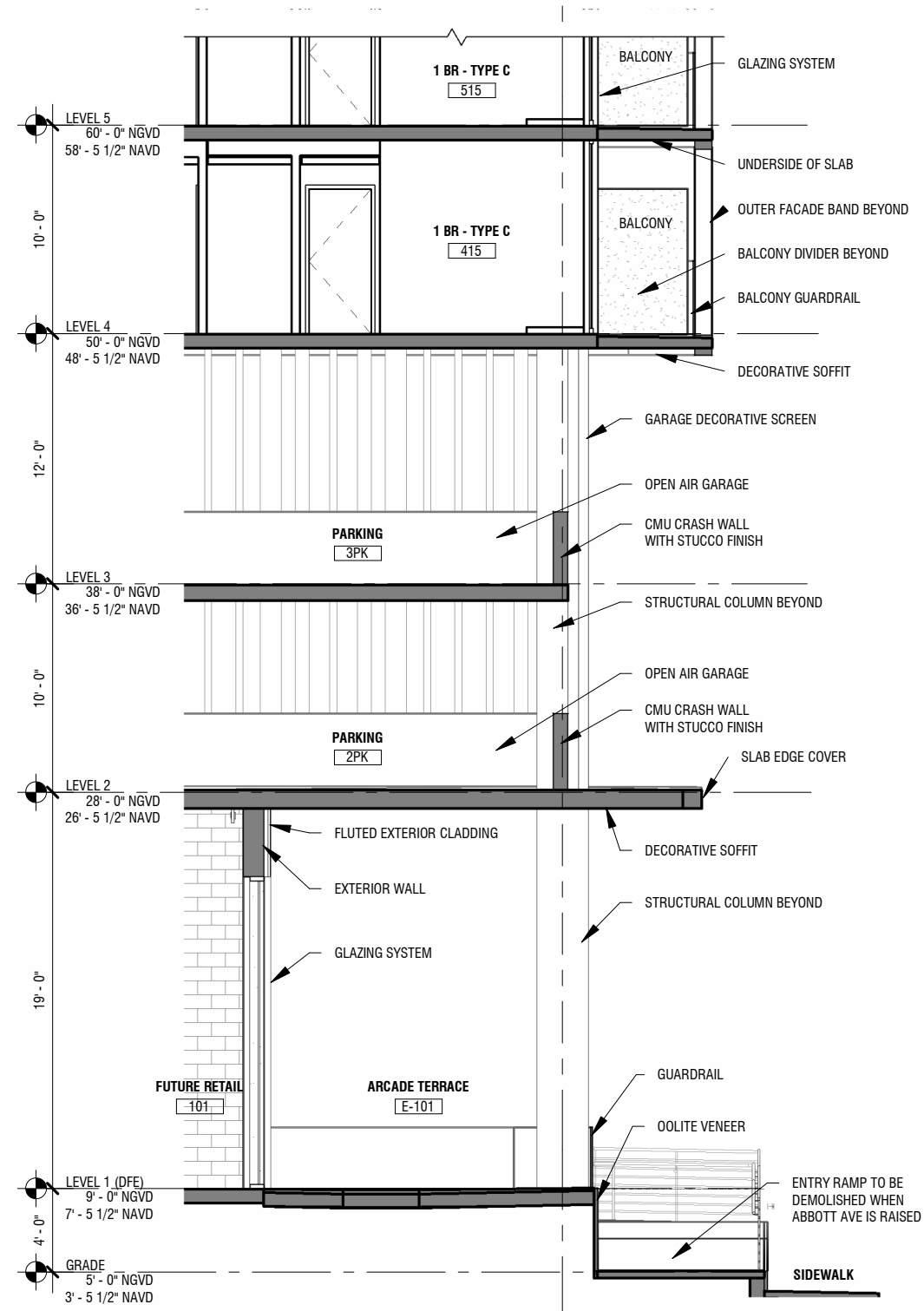
SECTION 01



DATE:
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A3-01

1



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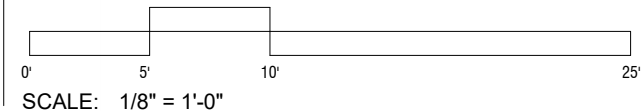
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