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**6940 ABBOTT AVE
FINAL SUBMITTAL**



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**FINAL SUBMITTAL
6940 ABBOTT AVE
MIAMI, FL 33127**

COVER SHEET AND DRAWING INDEX

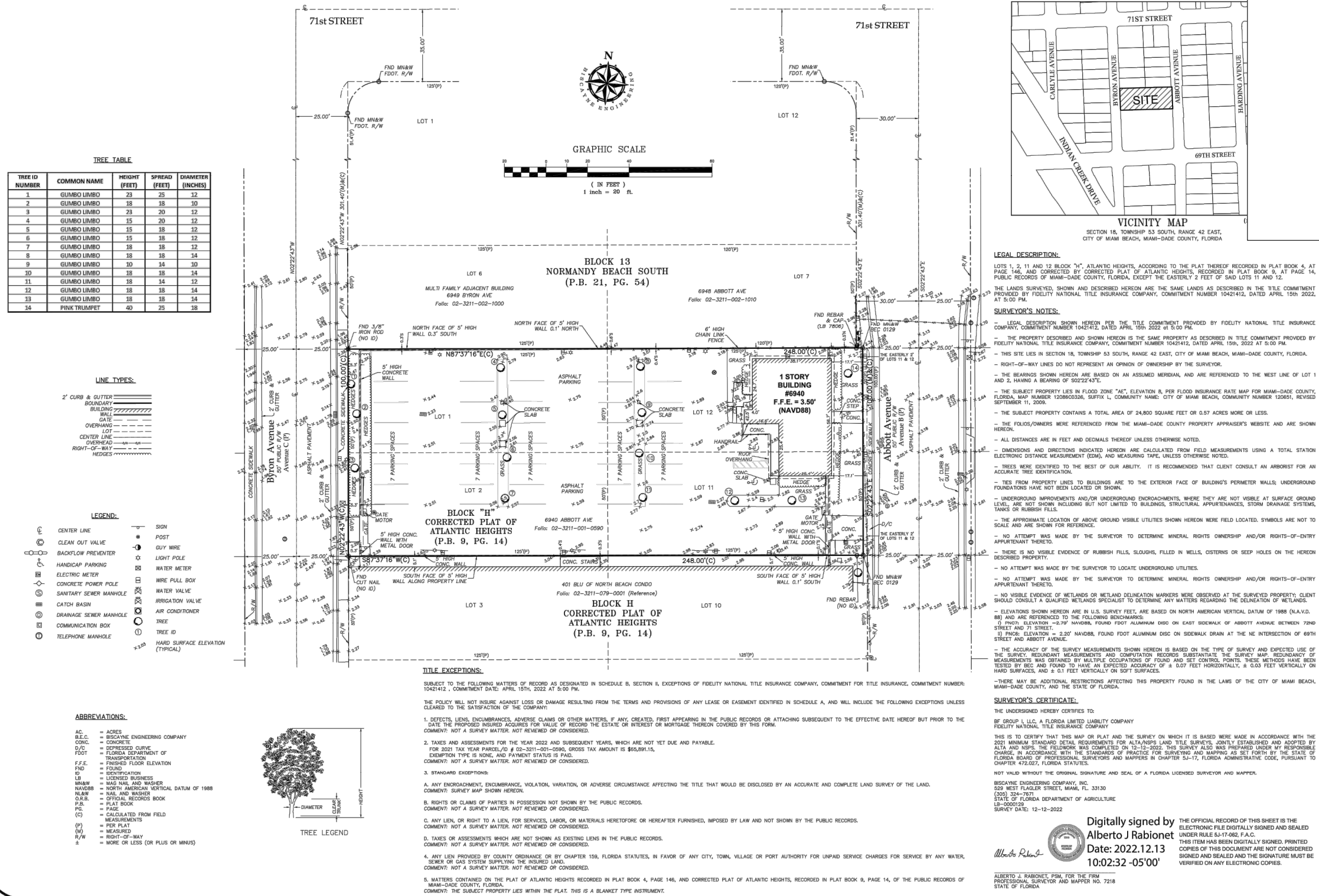
SCALE:

DATE:
12/13/2022

A0-00

ALTA / NSPS LAND TITLE SURVEY

6940 ABBOTT AVE, MIAMI BEACH, FL 33141



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 6, 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 S0222°43'E.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION B, PER FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA, MAP NUMBER 12088C0326, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER 120851, 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 WERE IDENTIFIED TO THE BEST OF OUR ABILITY. IT IS RECOMMENDED THAT CLIENT CONSULT AN ARBORIST FOR AN ACCURATE TREE IDENTIFICATION.
- 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 LEVEL, 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 HEREON 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 NETLANDS OR METALOID DELINEATION MARKERS WERE OBSERVED AT THE SURVEYED PROPERTY; CLIENT SHOULD CONSULT A QUALIFIED NETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF NETLANDS.
- 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) PINE: ELEVATION = 2.99' NAVD83, FOUND FOOT ALUMINUM DISC ON EAST SIDEWALK OF ABBOTT AVENUE BETWEEN 79th STREET AND 71 STREET.
 - (2) PINE: ELEVATION = 2.92' NAVD83, FOUND FOOT 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:

BE GROUP U, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
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 FIELDWORK WAS COMPLETED ON 12-12-2022. 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 5J-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.
523 WEST FLAGLER STREET, MIAMI, FL 33130
(305) 324-7871
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LP-00001229
SURVEY DATE: 12-12-2022

Digitally signed by Alberto J Rabionet
Date: 2022.12.13 10:02:32 -05'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER No. 718
STATE OF FLORIDA

BISCAYNE ENGINEERS - ENGINEERS PLANNERS

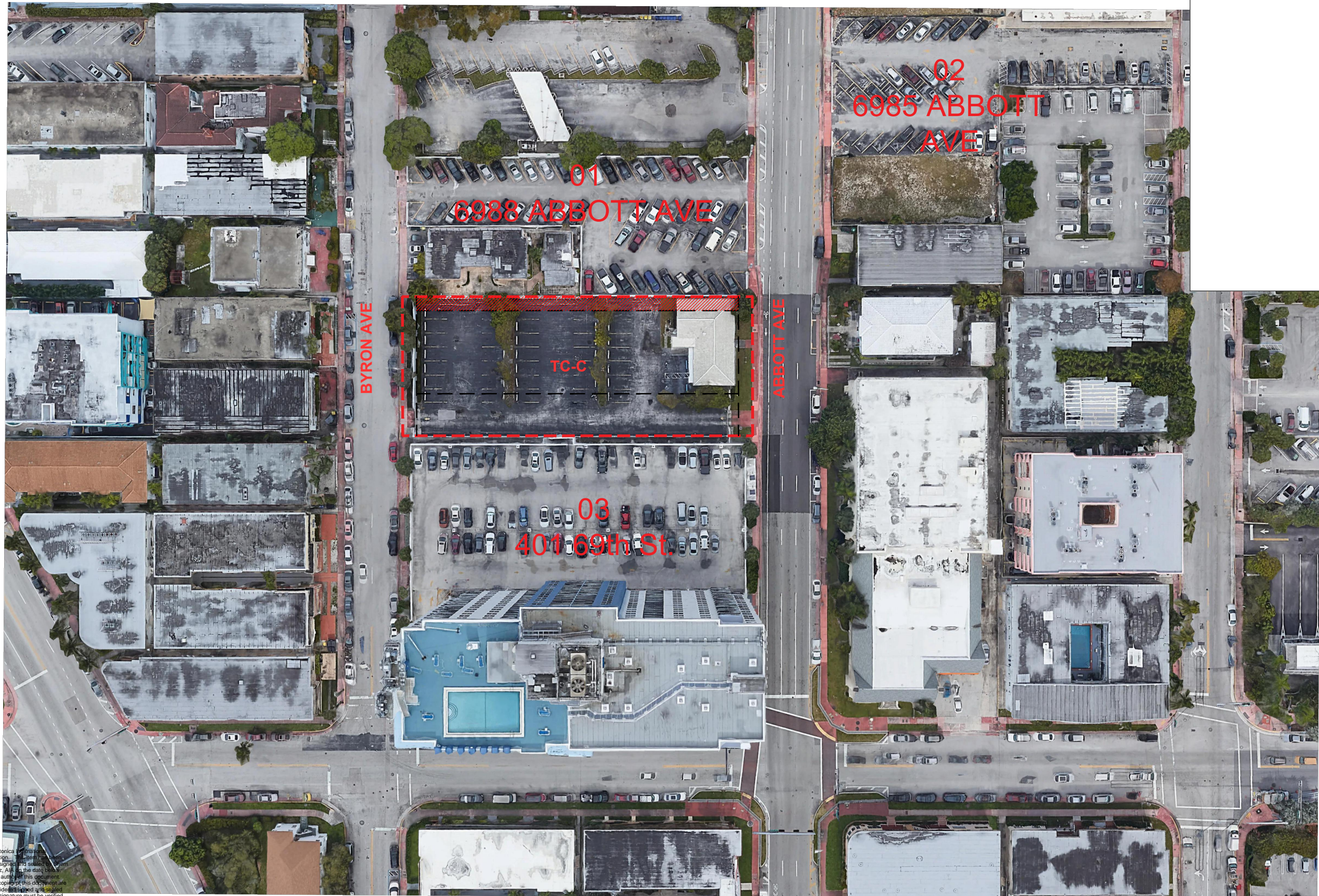
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6940 ABBOTT AVENUE

DRAWN BY: B.C./P.M. CHECKED BY: A.L.P./P.M.
SCALE: AS SHOWN DESIGNED BY: B.C.
DATE: 12-12-22 APPROVED BY: A.S.R. F.S./C.S.: 2015/12-24, 31-32, 37-38, 3116/10-11

ORDER No. 03-87513
SHEET No. 1 OF 1

DC-6435



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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			0
	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

ITEM #	Project Information				
1	Address: 6940 Abbott Avenue				
a	Board and file numbers:				
b	Folio number(s): 02-3211-001-0590				
c	Year constructed:	Zoning District:	TC-C		
d	Lot Area: 25,000 (.57 AC)	Grade value in NGVD:	4.92 (Varies)		
e	Lot width: 100'	Based Flood Elevation:	(8'-0") NGVD		
f	Lot Depth: 250'	CMB Free Board:	(13'-0") NGVD		
2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	165'-0"		117'-0"	
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		9 (10 including roof level)	
c	FAR	3.5		25,000 SF	
d	Gross square footage	N/A		32,900 GSF /142,495 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:	75 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:	21 Units	Retail: F&B		
g	Co-living amenity area and %:	TBD			
h	Live-work:	N/A			
i	Total residential units:	96			
j	Minimum Unit Size:	450 SF			
k	Residential density proposed (150/acre Max.):	86 Units max	Total commercial area: 2,192 SF		
4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	Class A - 71 Street:				
	Grade to 55 feet	10 feet		N/A	
	Allowable Habitable encroachment	0 feet max.		N/A	
	55 to max. height	25 feet		N/A	
	Allowable encroachment	5 feet max.		N/A	
b	Class A - 72nd Street:				
	Grade to max height	20 feet from back of curb.		N/A	
	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'-0"	
	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'-0"	
	Allowable Habitable encroachment	7 feet max.		4'-9" for balconies	
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	

ITEM #	Project Information	Required	Existing	Proposed	Deficiencies			
	Allowable Habitable encroachment	3 feet max.		N/A				
4	Setbacks							
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		10'-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				
I	Rear abutting a parcel:							
	Grade to 55 feet	0 feet		0'-0"				
	Allowable Habitable encroachment	0 feet max.		N/A				
	55 to max. height	30 feet		30'-0"				
	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
6	All Frontages							
	10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed.	N/A	Comply	Comply		N/A		N/A
	Balconies may encroach into setback above 15' in height up to applicable allow. hab. encroachment in table, see 172-75 (a)(4)	N/A	Comply	Comply		Comply		Comply
	Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.)	N/A	Comply	Comply		Comply		Comply
	Min separation between towers in a site is 60'	N/A	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		N/A
	Access to upper levels directly from pedestrian path	N/A	N/A	Comply		N/A		N/A
	Min 70% clear glass with view to the interior.	N/A	Comply	Comply		N/A		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 (d) for all requirements.	N/A	Comply	Comply		Comply		Comply
	Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels.	N/A	Comply	Comply		Comply		Comply
	Facade articulation-- length of 240' or greater shall comply	N/A	N/A	N/A		N/A		N/A
7	Parking							
	Shall be entirely screened from PRW view and pedestrian path.	N/A	Comply	Comply		Comply		Comply
	Shall be architecturally screened or w/ habitable space	N/A	Comply	Comply		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		N/A
	Rooftop and surface parking w/ solar carports or landscape.	N/A	N/A	N/A		N/A		N/A
8	Loading							
	Required location behind minimum habitable depth required.	N/A	N/A	N/A		N/A		N/A
	Properties over 45 k, loading shall turn internal to the site	N/A	N/A	N/A		N/A		N/A
	Driveway for loading and parking shall be combined unless waived by	N/A	N/A	N/A		N/A		N/A
	Trash rooms shall be located in loading areas.	N/A	N/A	N/A		N/A		N/A
	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	Comply		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)							
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD					N/A		
	Façade with min. 3 floors along 90% of the length of setback line 90% = 220'-6" Required					N/A		
	1. Min depth of hab. space =50'-0" from bldg. façade					N/A		
	2. Ground floor- Commercial and hotel uses					N/A		
	3. 2nd and 3rd floors- Residential and Office/ min depth of 25'-0" from building façade.					N/A		
	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		

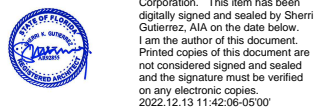


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If only one street access--driveway max 22' in width	N/A			
Driveway for loading and parking shall be combined unless waived by DRB	N/A			
Driveways dist. min 60' apart.	N/A			
Driveways with mount. Curb.	N/A			
Off-street Loading prohibited, unless is the only access	N/A			
On-street loading is prohibited.	N/A			
10 Class B (69th Street, Abbott, Dickens Avenue)				
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% = 207'-0" Required	Comply (229'-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.	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)				
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% = 85'-0" Required	Comply (89'-3")			
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	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)				
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)				
Total # of parking spaces	48 spaces	Existing	Proposed	Deficiencies
# of parking spaces per use (Provide a separate chart for a breakdown calculation)			90	
# of parking spaces per level (Provide a separate chart for a breakdown calculation)			90 spaces for residential; spaces for retail	
Electric Vehicles Parking spaces (2%)	1 space		L01 : 00 spaces, L02 : 40 spaces, L03 : 50 spaces	
Parking Space Dimensions			1 space	
Parking Space configuration (45o, 60o, 90o, Parallel)			8'-6" x 18'-0"	
ADA Spaces			90	
Tandem Spaces			4 spaces	
Drive aisle width			N/A	
Valet drop off and pick up			22'-0"	
			N/A	

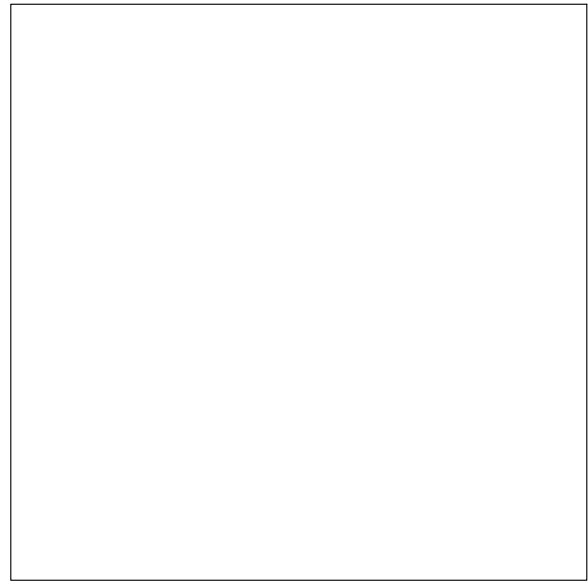
Loading zones and Trash collection areas			4 Loading Zones + 1 Trash Collection Area
Bicycle parking, location and Number of racks	109 Spaces		109 Spaces
14 Restaurants, Cafes, Bars, Lounges, Nightclubs			
Type of use			Retail, F&B
Number of seats located outside on private property			N/A
Number of seats 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



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Provided			
Unit Type	SF	# of Units	% of total
Studio - Workforce	450	21 Units	21.88%
1 Bed	640	63 Units	65.63%
2 Bed	1050	12 Units	12.50%
Total / Average		96	100%



PROJECT DATA								
LOT AREA	25,000 SF							
FAR	3.5	87,500 SF						
	RETAIL	RESIDENTIAL			PARKING		GSF	FAR
		Units	NET	GSF	Parking GSF	Spaces		
ROOF				4,727 SF			4,727 SF	4,077 SF
Level 09		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 08		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 07		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 06		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 05		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 04		16 Units	10,224 SF	12,219 SF			12,219 SF	12,219 SF
Level 03-PARKING					20,481 SF	100 Spaces	20,481 SF	590 SF
Level 02-PARKING					20,481 SF	39 Spaces	20,481 SF	590 SF
Ground Level	2,192 SF			3,581 SF			16,000 SF	8,770 SF
TOTAL	2,192 SF	96 Units	61,344 SF	81,622 SF	40,962 SF	139 Spaces	135,003 SF	87,341 SF



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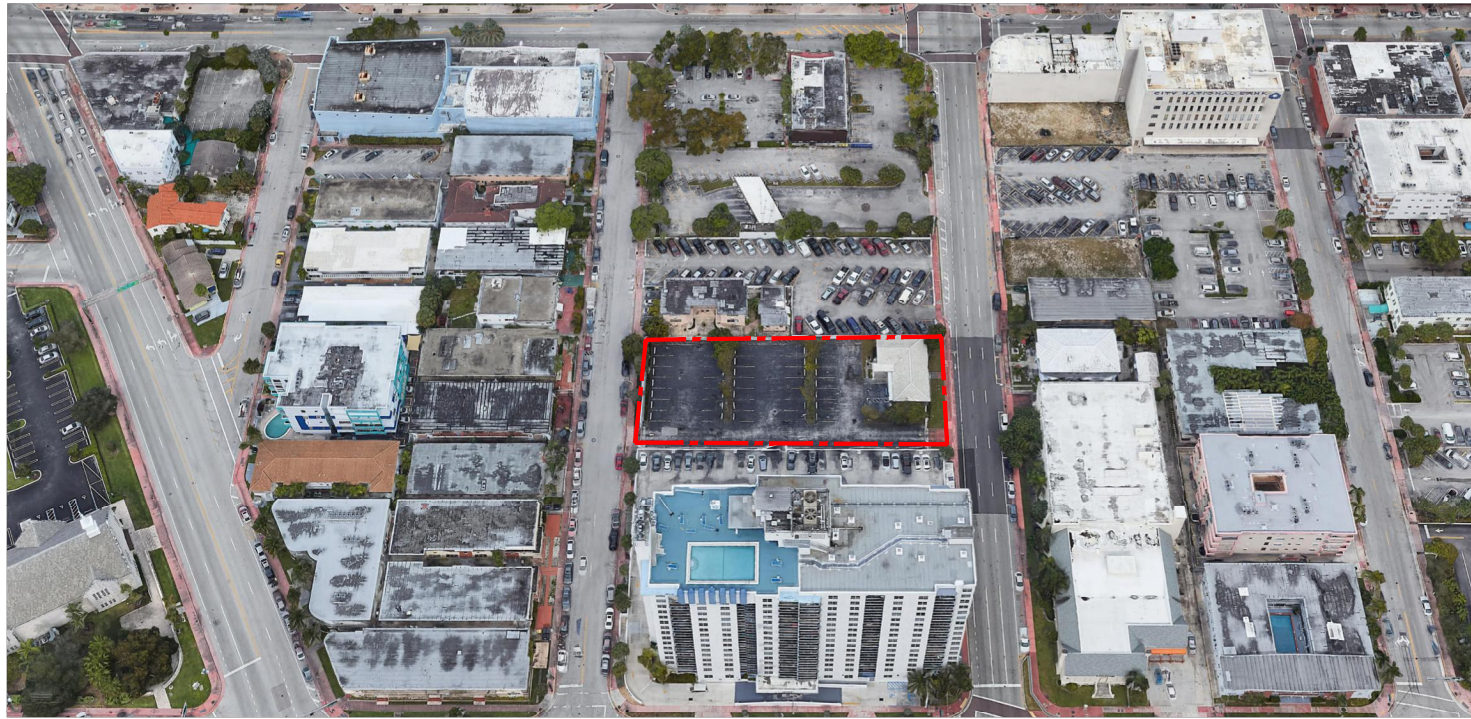
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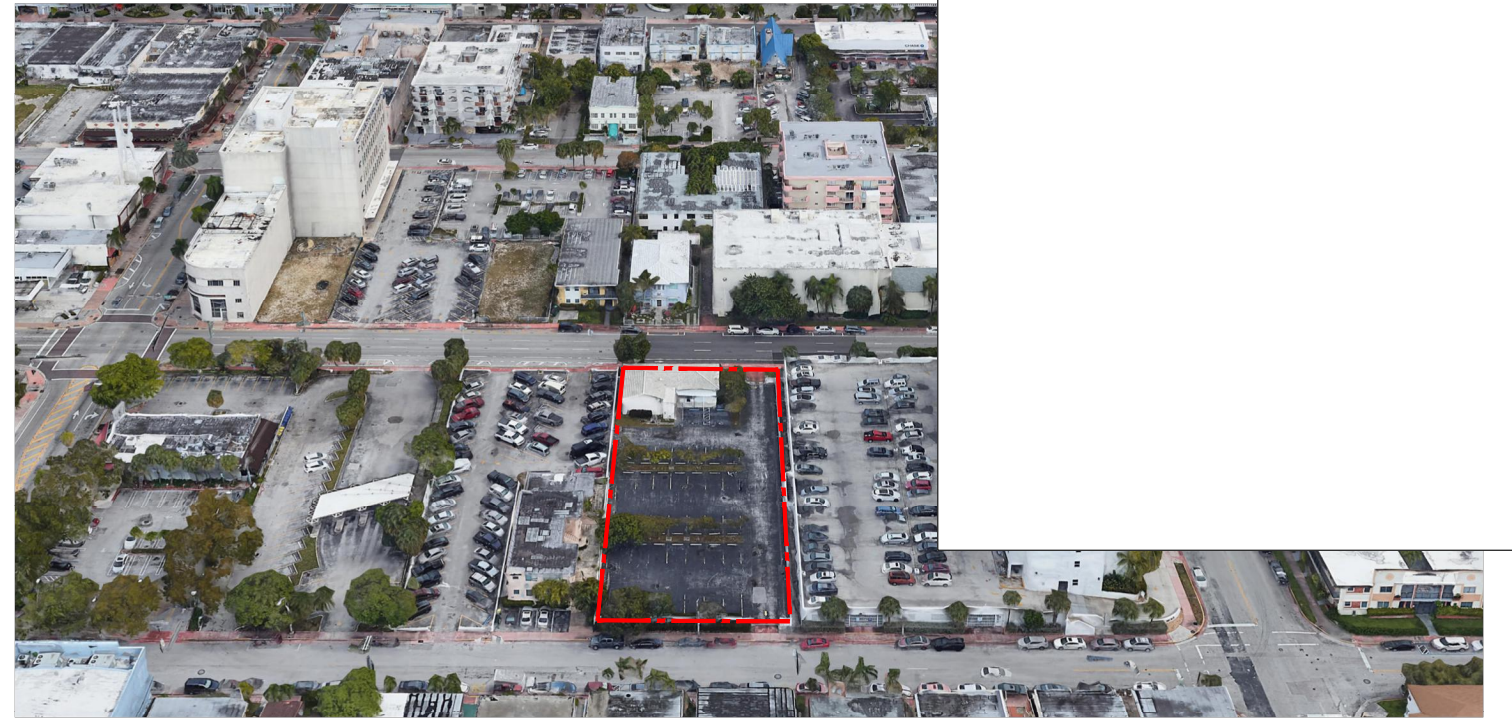
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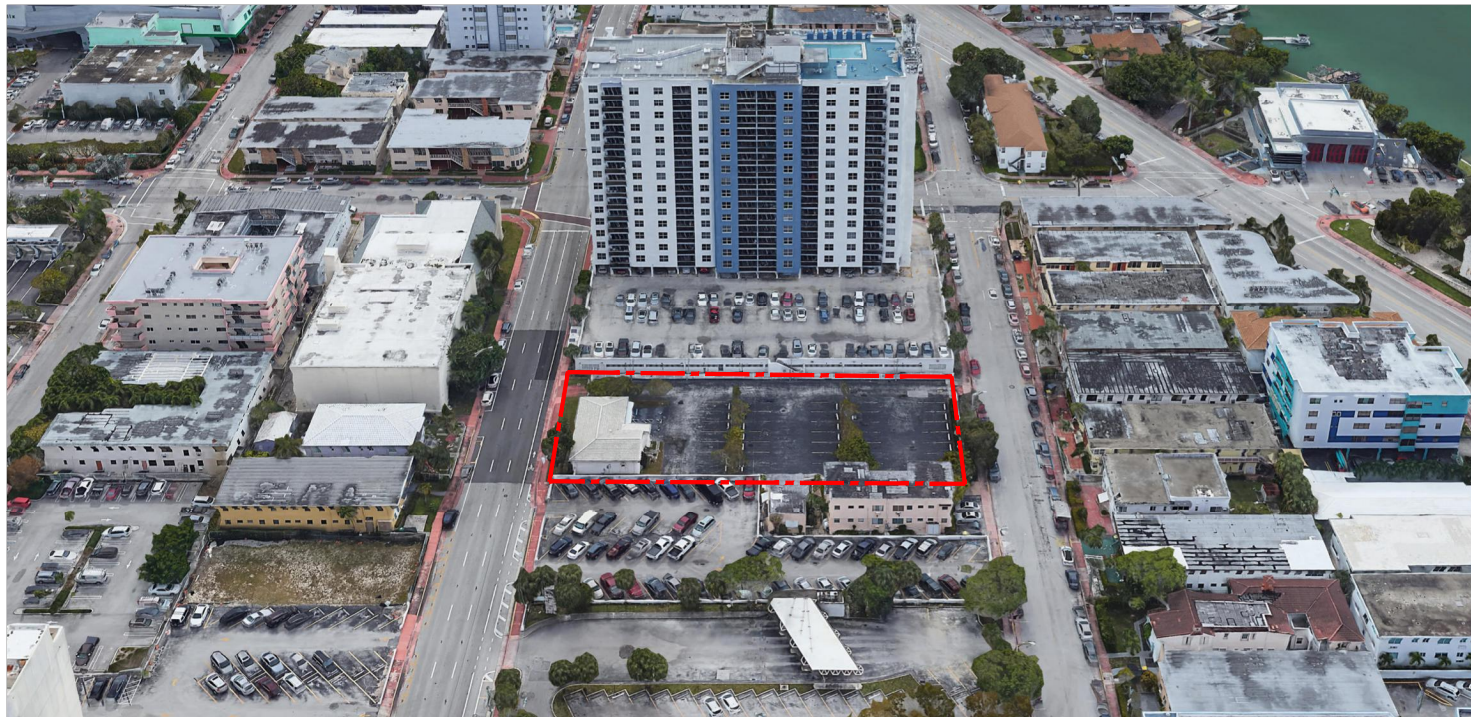
A0-04



IEWS TOWARDS NORTH



IEWS TOWARDS EAST



IEWS TOWARDS SOUTH



IEWS TOWARDS WEST



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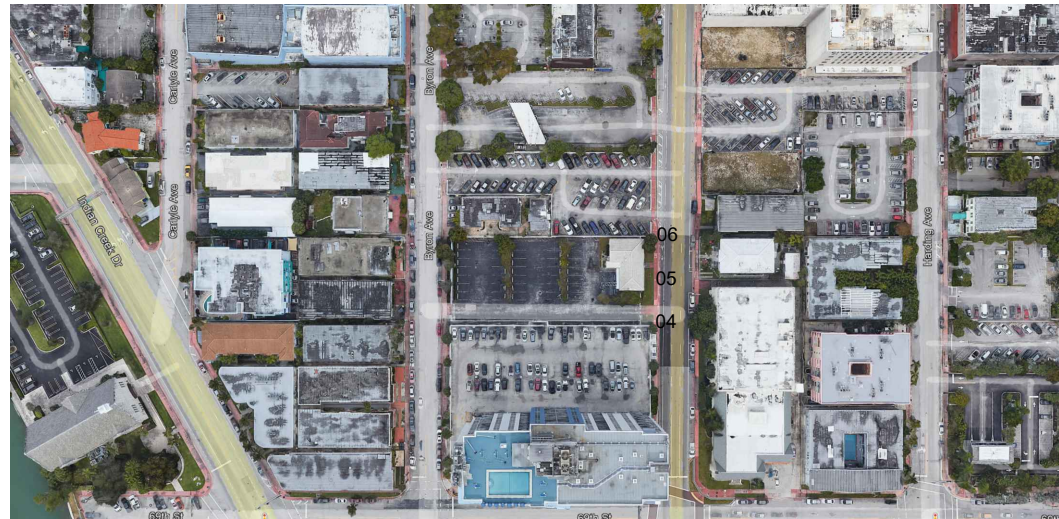
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AERIAL VIEWS

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A0-05



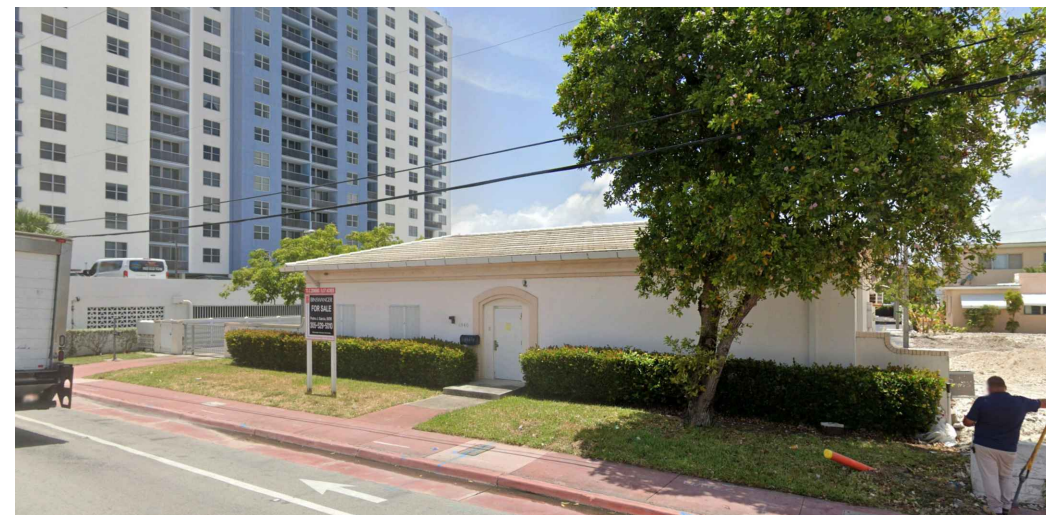
LOCATION MAP



VIEW 04



VIEW 05



VIEW 06



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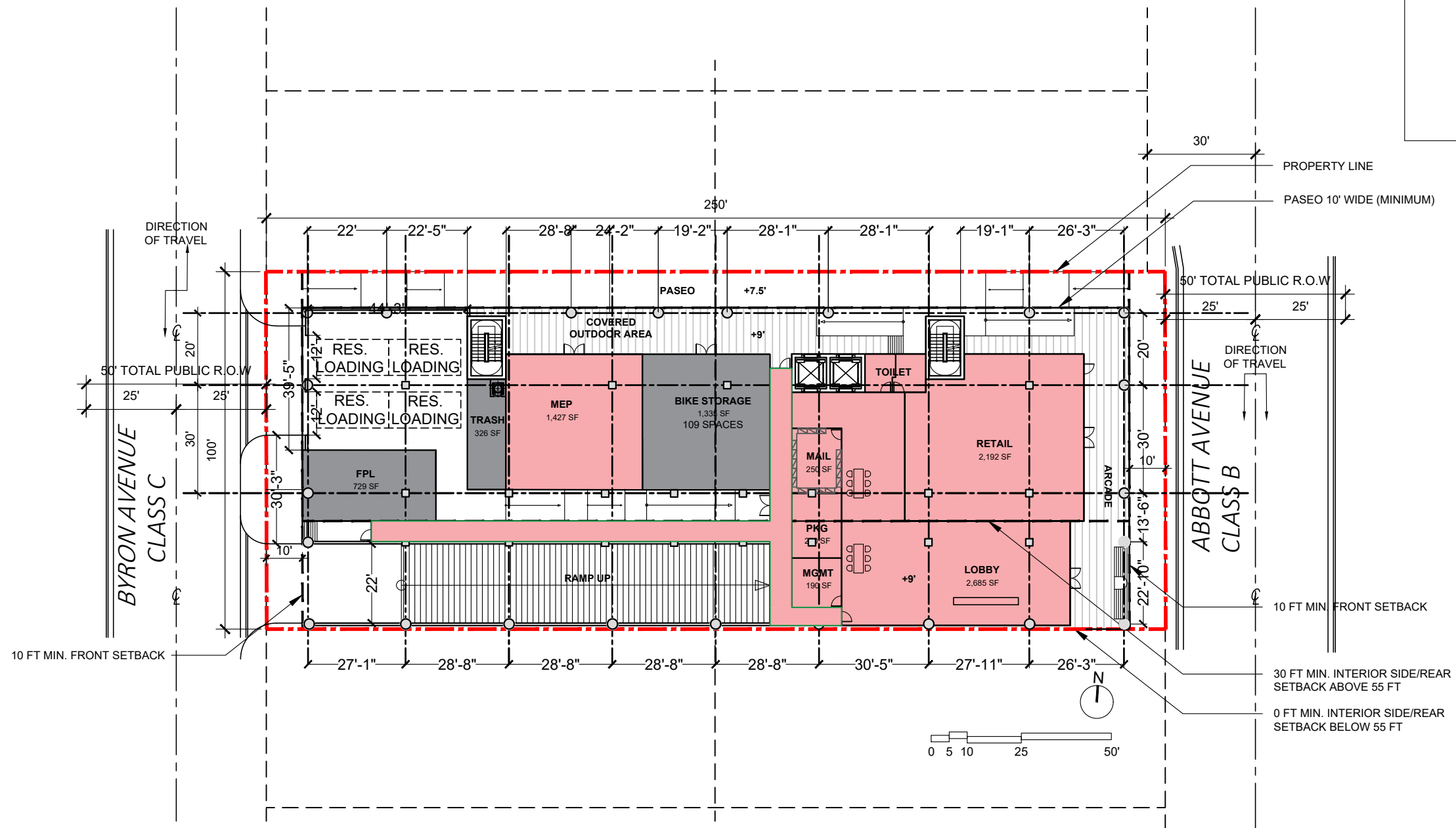
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CONTEXT STREET VIEWS

SCALE:

DATE:
12/13/2022

A0-07



FAR: 7,342 SF

GSF: 16,000 SF



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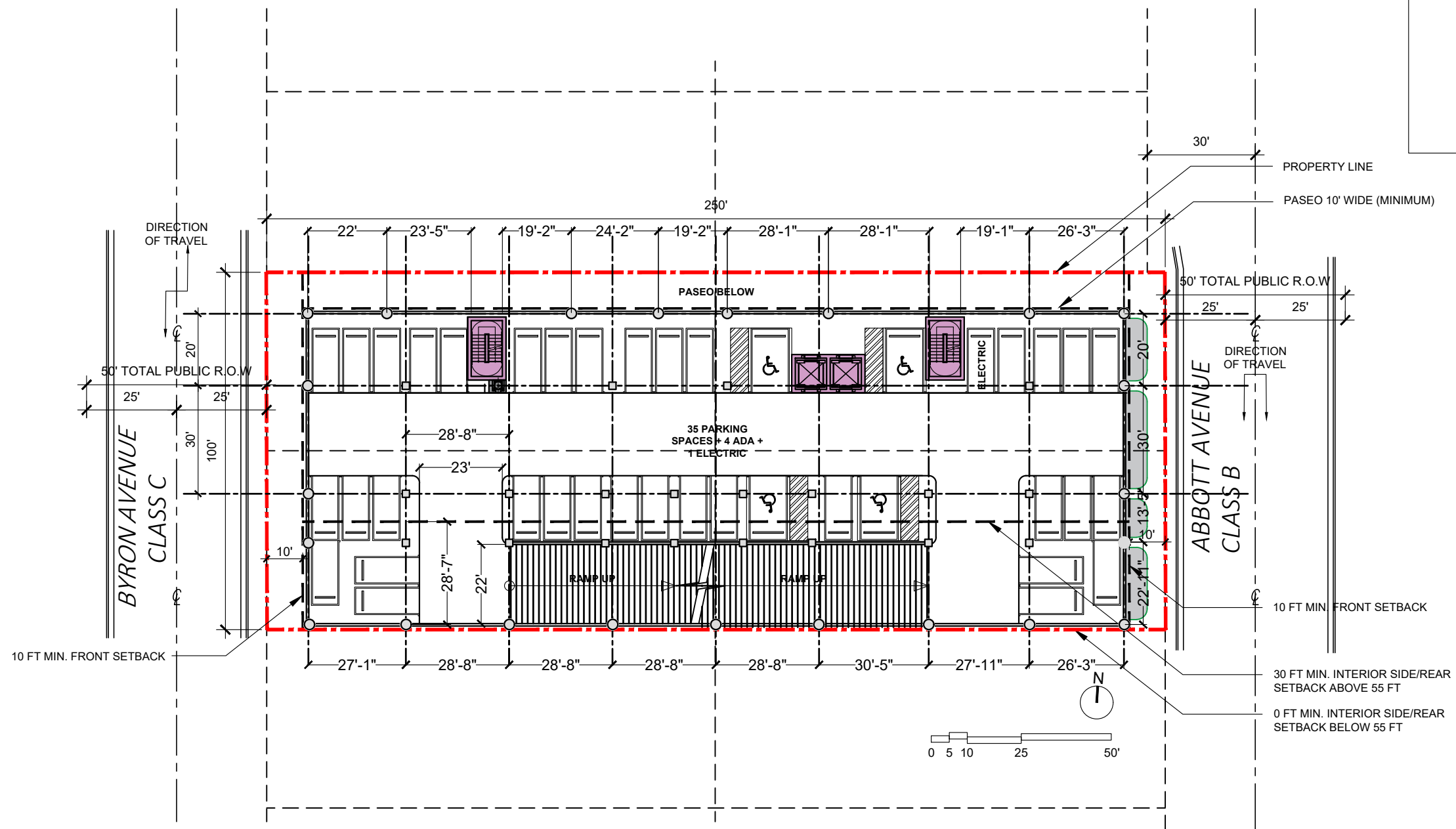
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FAR DIAGRAMS - GROUND LEVEL

SCALE:

DATE:
12/13/2022

AO-08



FAR: 588 SF

GSF: 20,481 SF



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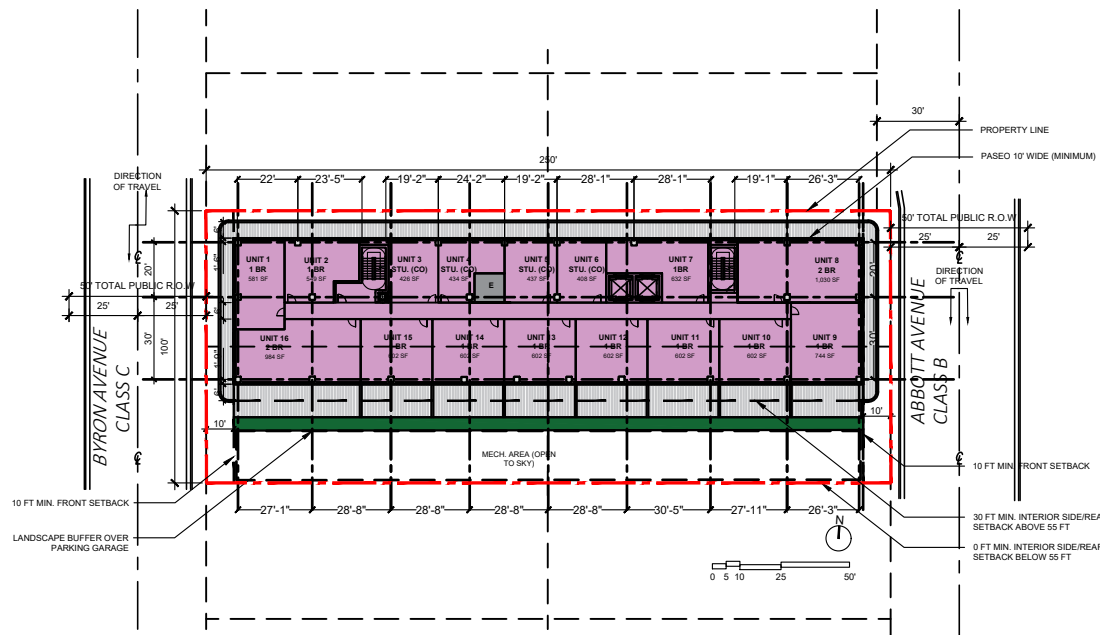
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FAR DIAGRAM - LEVEL 02

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DATE:
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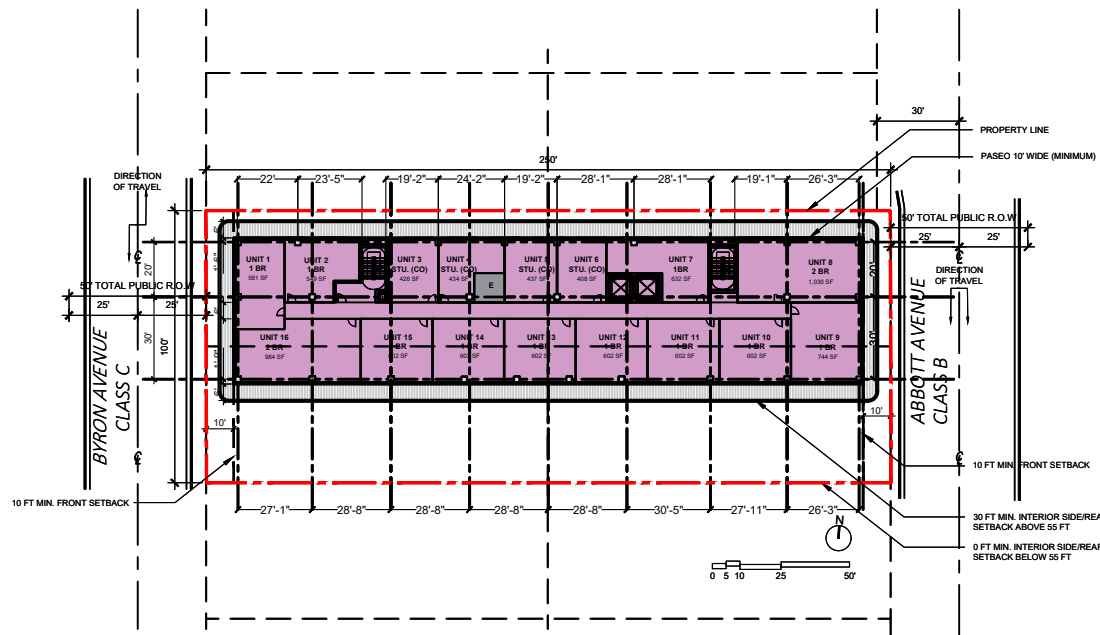
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FAR: 12,219 SF

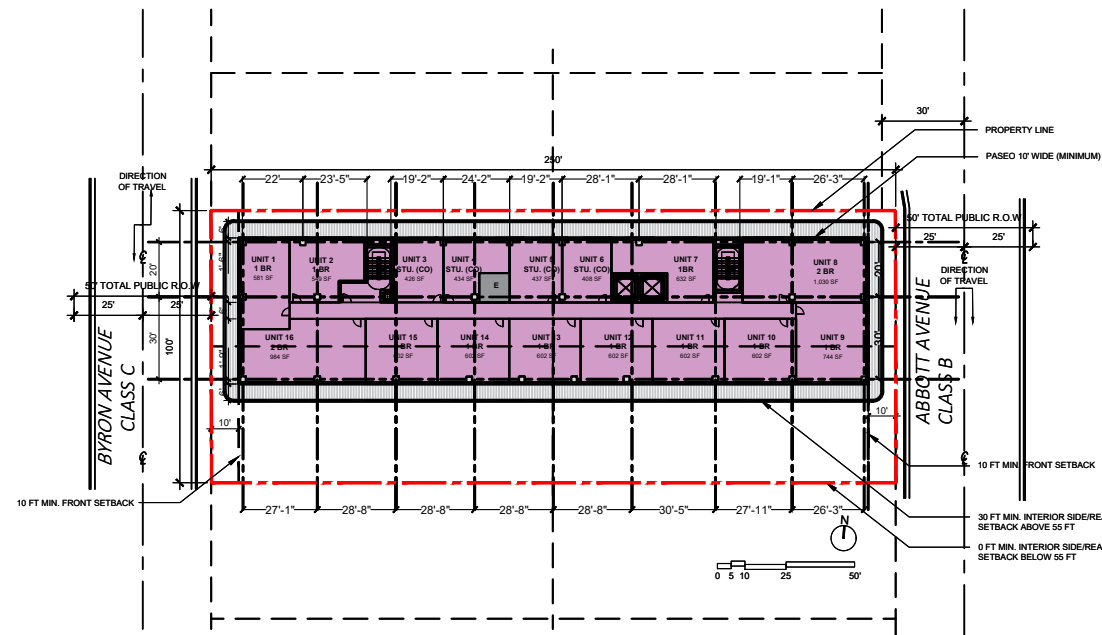
GSF: 12,219 SF

LEVEL 4
FAR 12,219,SF



FAR: 12,219 SF

GSF: 12,219 SF



FAR: 12,219 SF

GSF: 12,219 SF

LEVEL 6
FAR 12,219,SF

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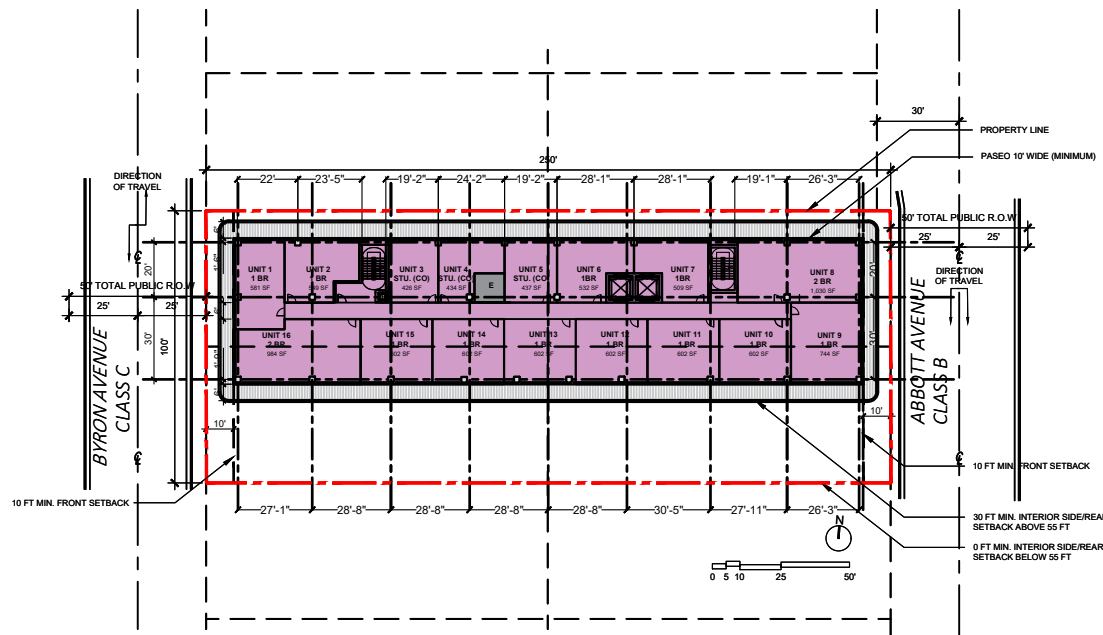
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FAR DIAGRAM - LEVEL 04-06

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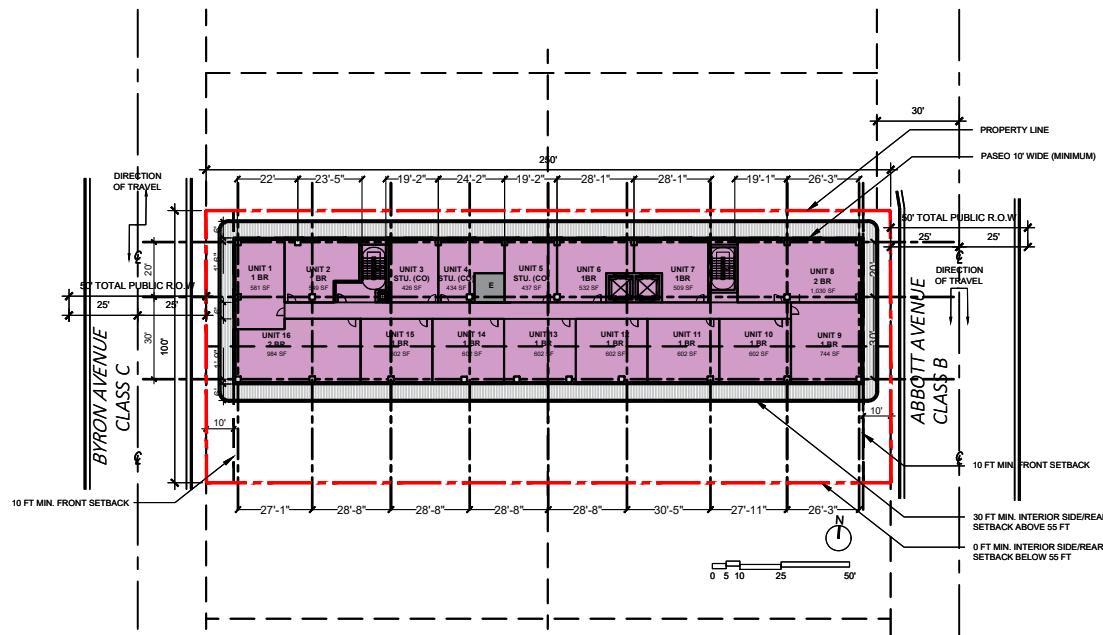
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FAR: 12,219 SF

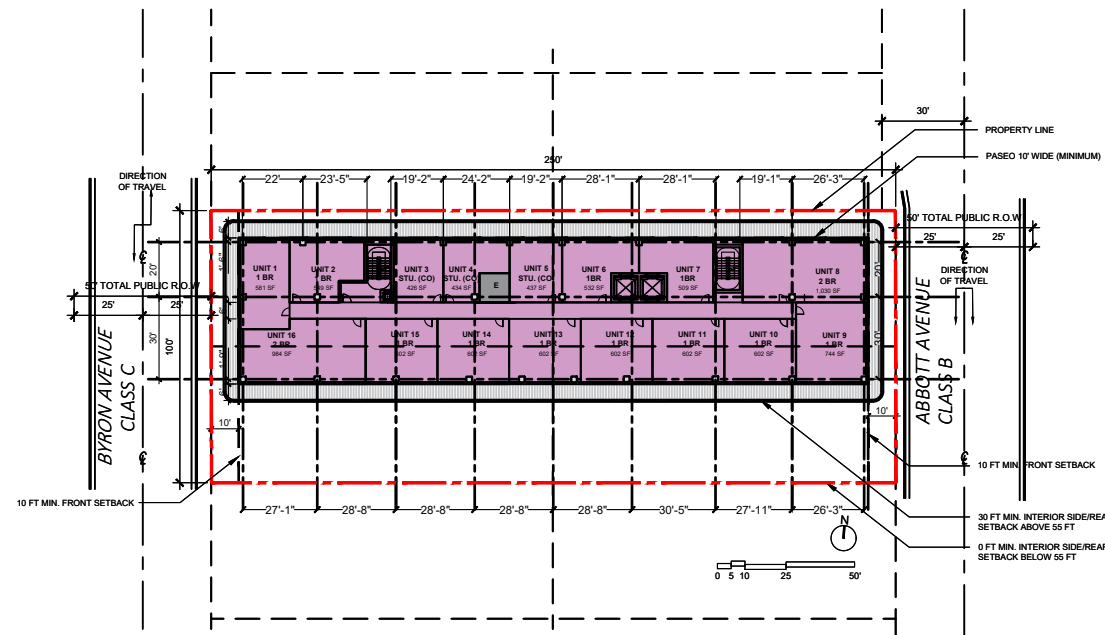
GSF: 12,219 SF

LEVEL 7
FAR 12,219,SF



FAR: 12,219 SF

GSF: 12,219 SF



FAR: 12,219 SF

GSF: 12,219 SF

LEVEL 9
FAR 12,219,SF

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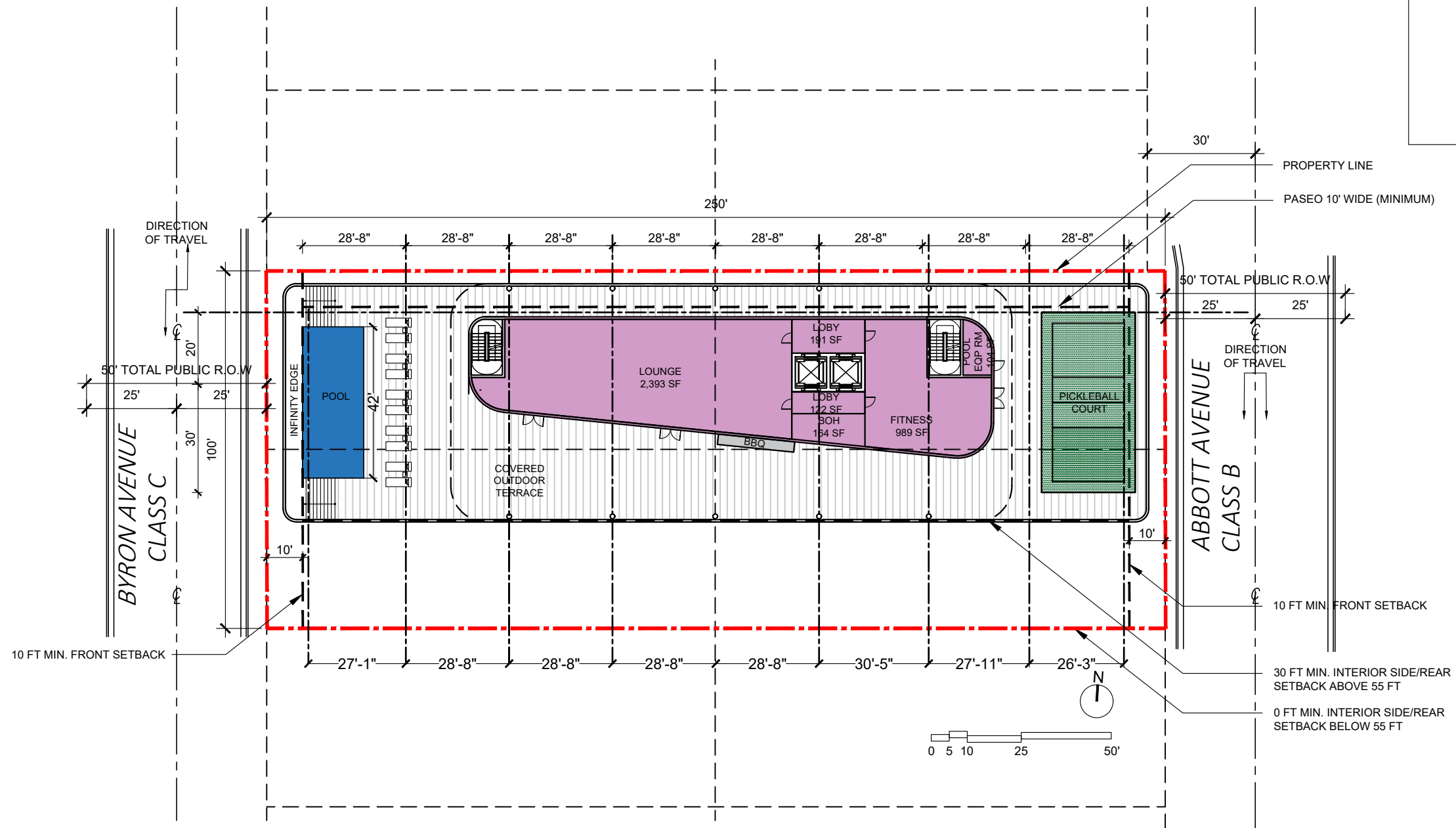
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FAR DIAGRAM - LEVEL 07-09

SCALE:

DATE:
12/13/2022

A0-10



FAR: 4,077 SF

GSF: 2,624 SF



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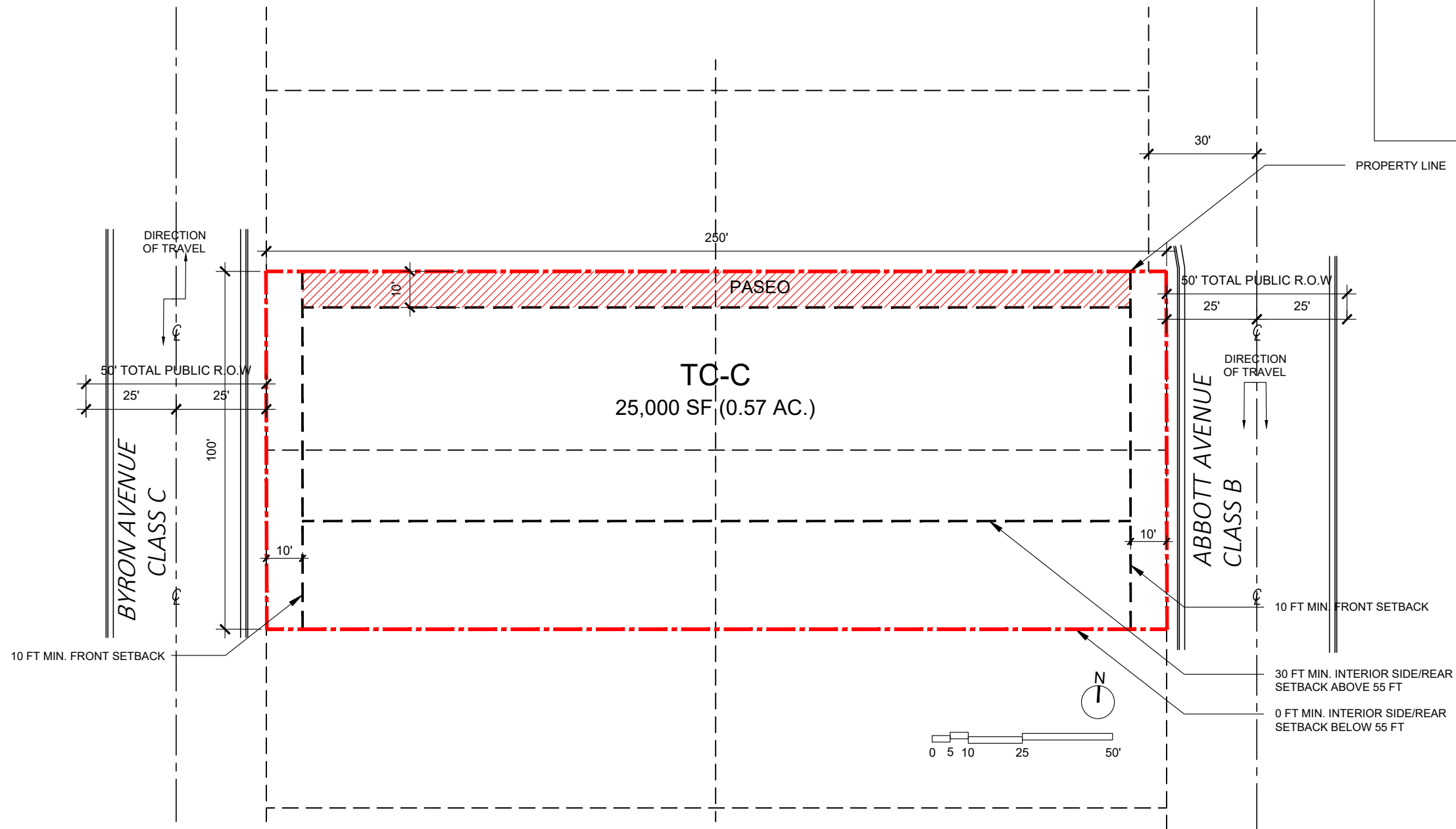
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A0-12



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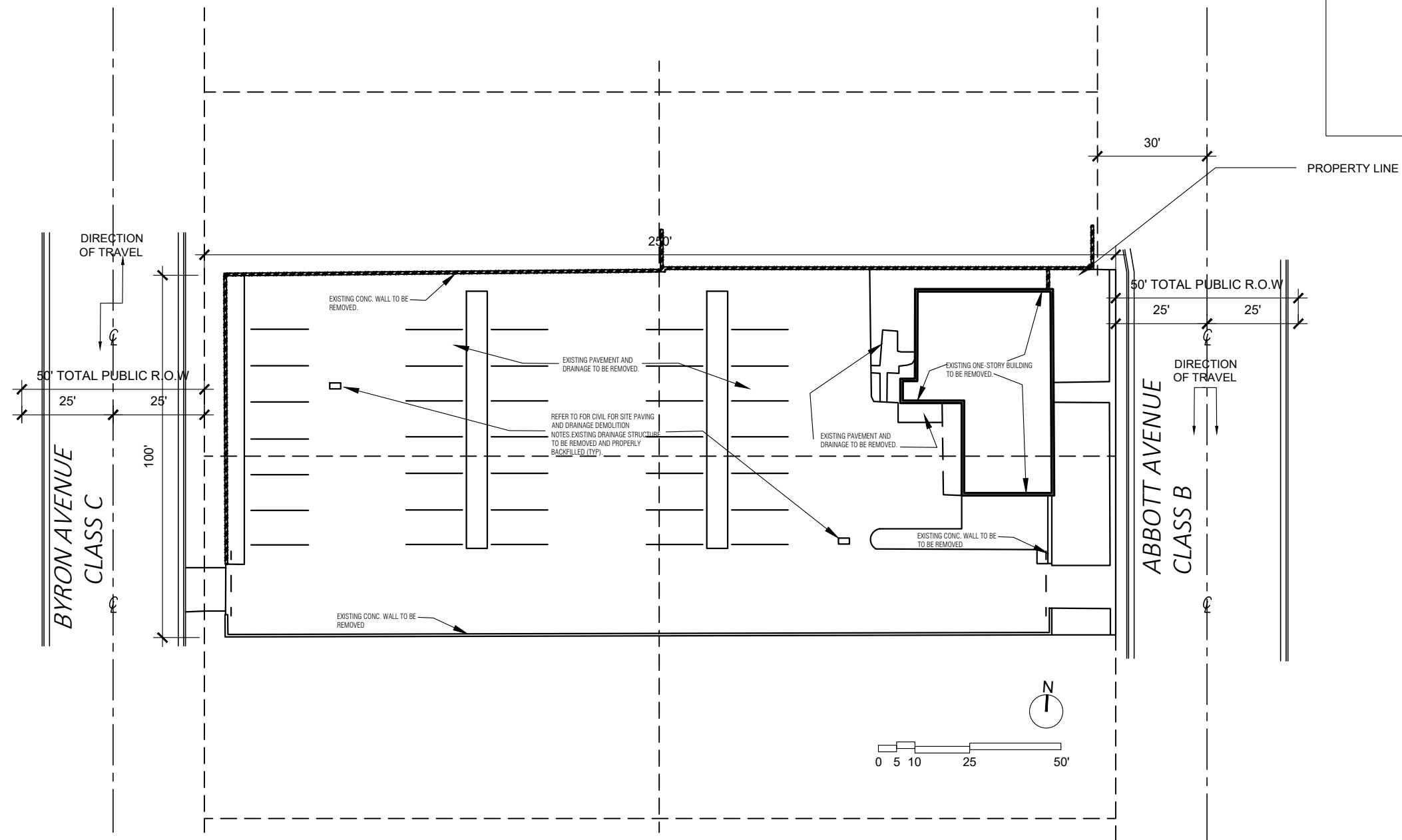
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SITE PARAMETERS

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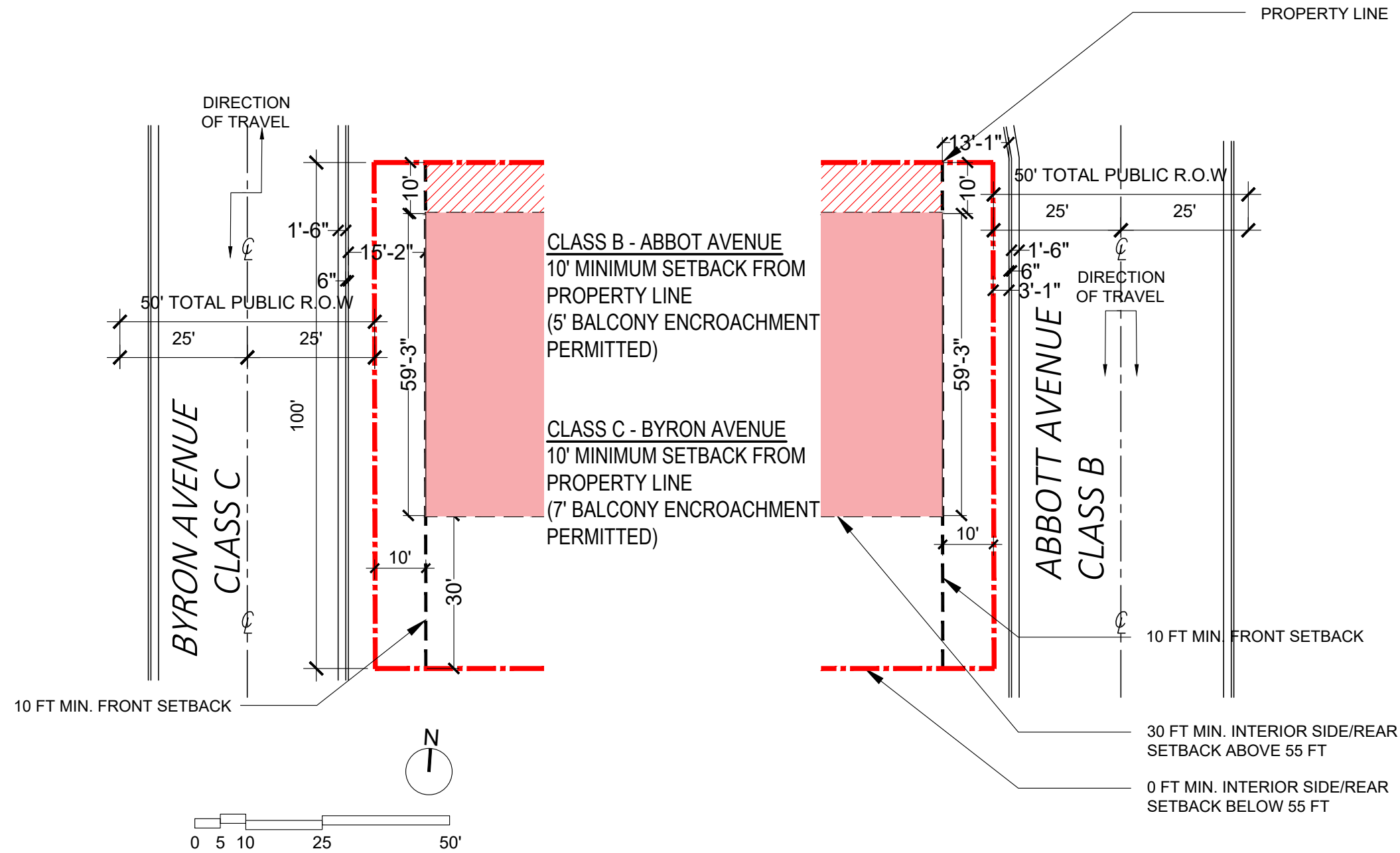
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DEMOLITION PLAN

SCALE:

DATE:
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A1-02



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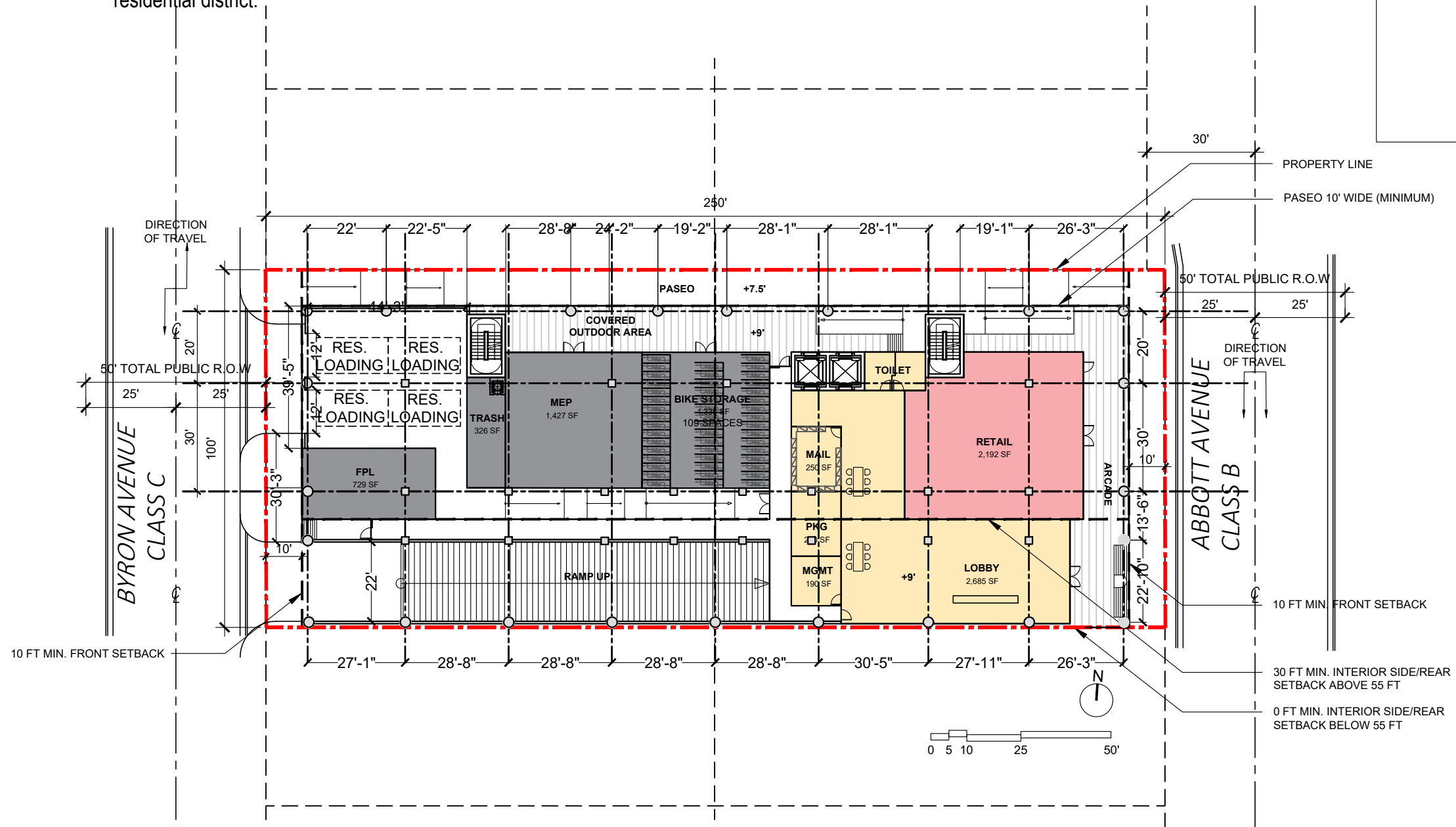
ENLARGED SETBACKS

SCALE:

DATE:
12/13/2022

A1-03

Required off-street loading may be provided on another site within the TC-C district or within 1,500 feet of the site, provided it is not located in a residential district.



FAR: 7,342 SF

GSF: 16,000 SF



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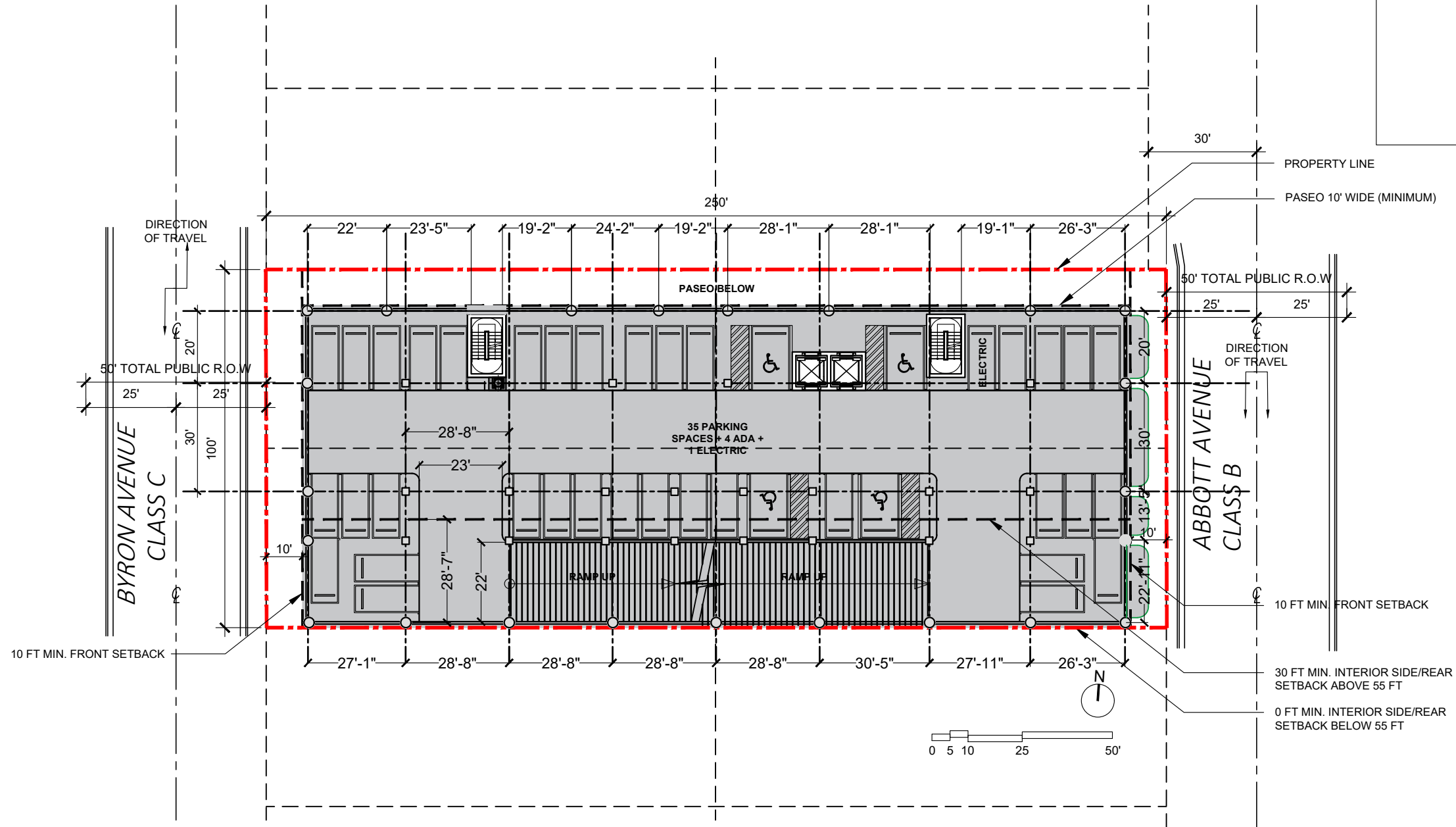
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GROUND LEVEL

SCALE:

DATE:
12/13/2022

A1-04



FAR: 588 SF

GSF: 20,481 SF



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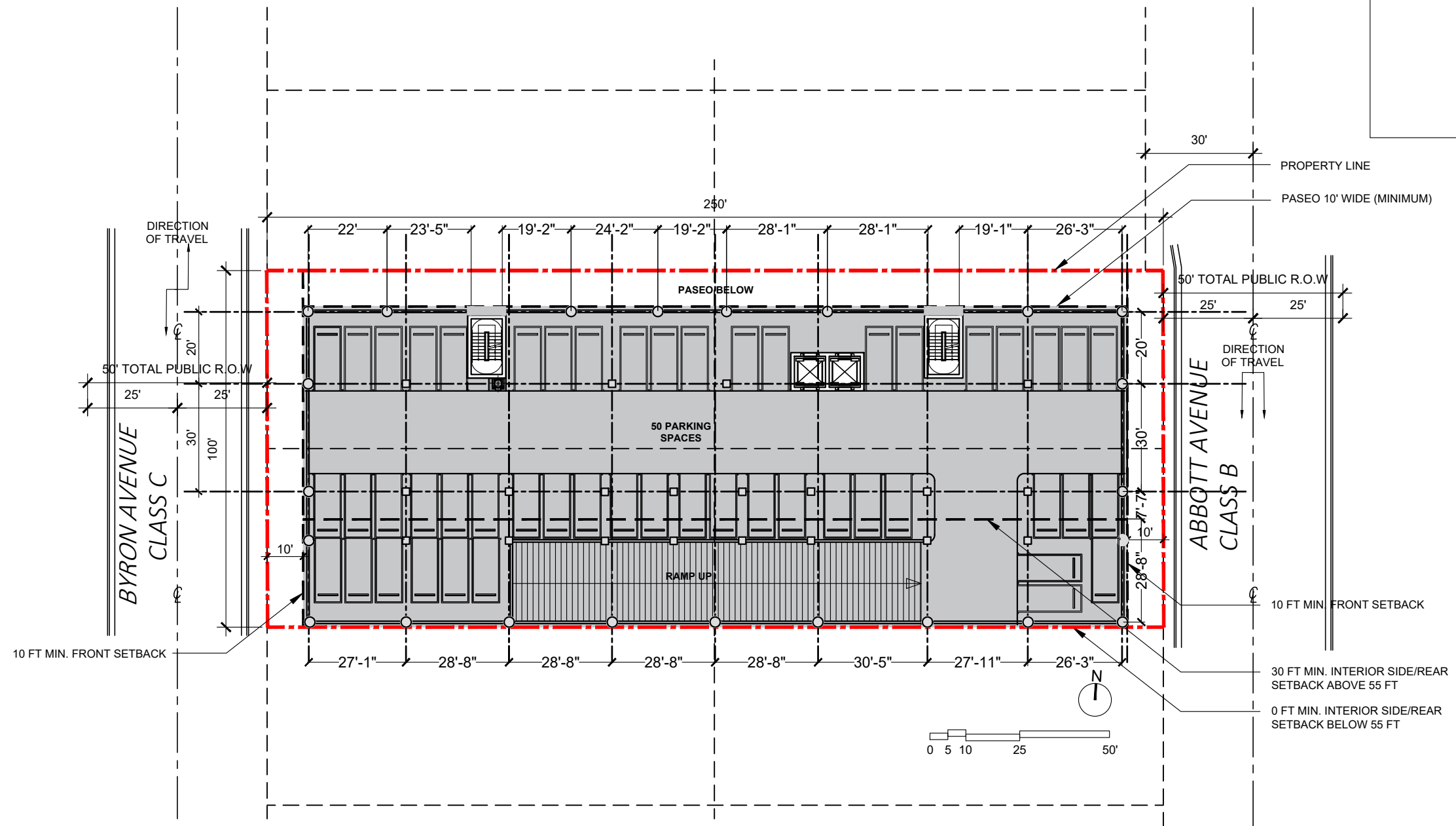
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LEVEL 02

SCALE:

DATE:
12/13/2022

A1-05



FAR: 588 SF

GSF: 20,481 SF



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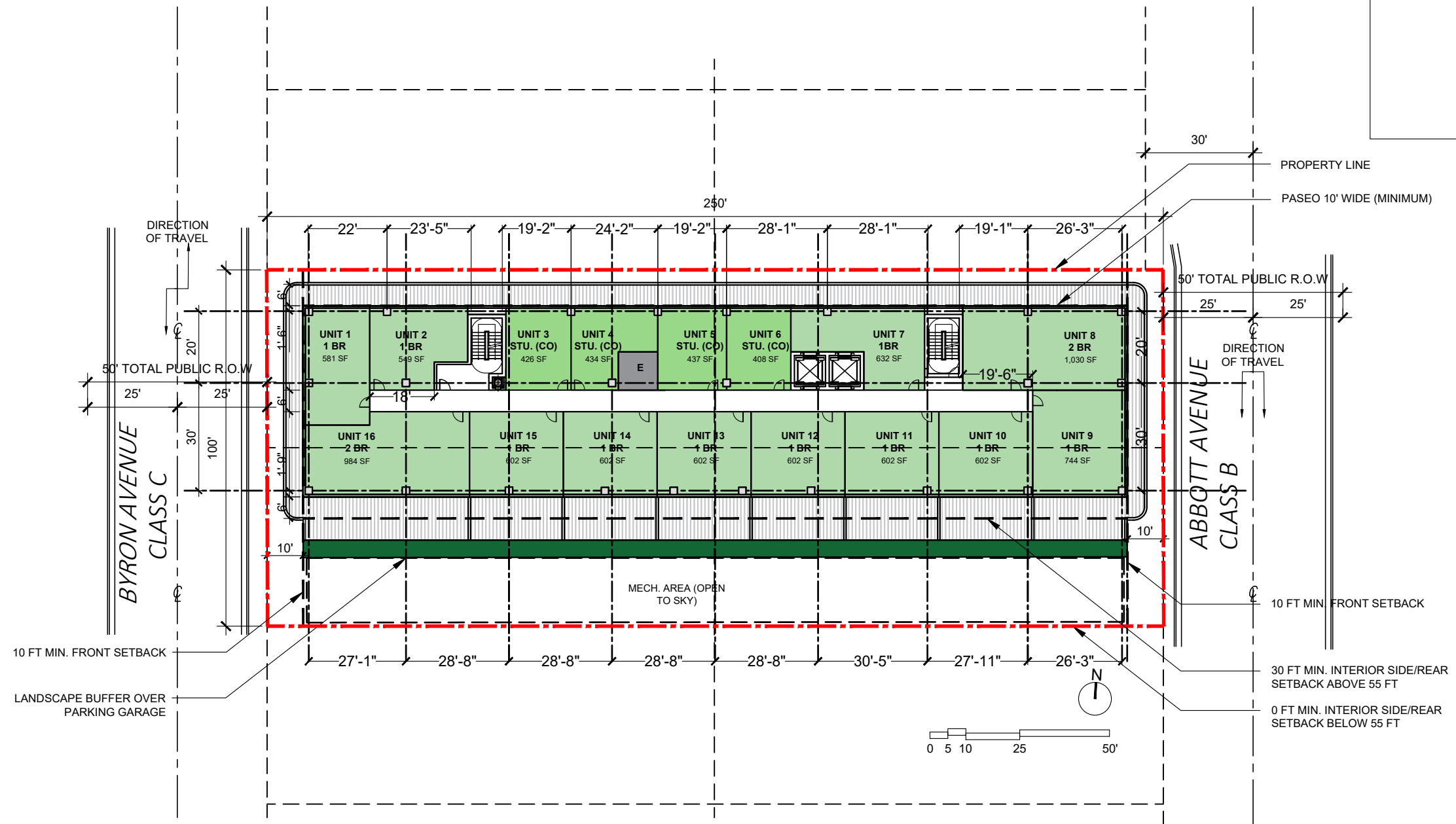
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LEVEL 03

SCALE:

DATE:
12/13/2022

A1-06



FAR: 12,219 SF

GSF: 12,219 SF



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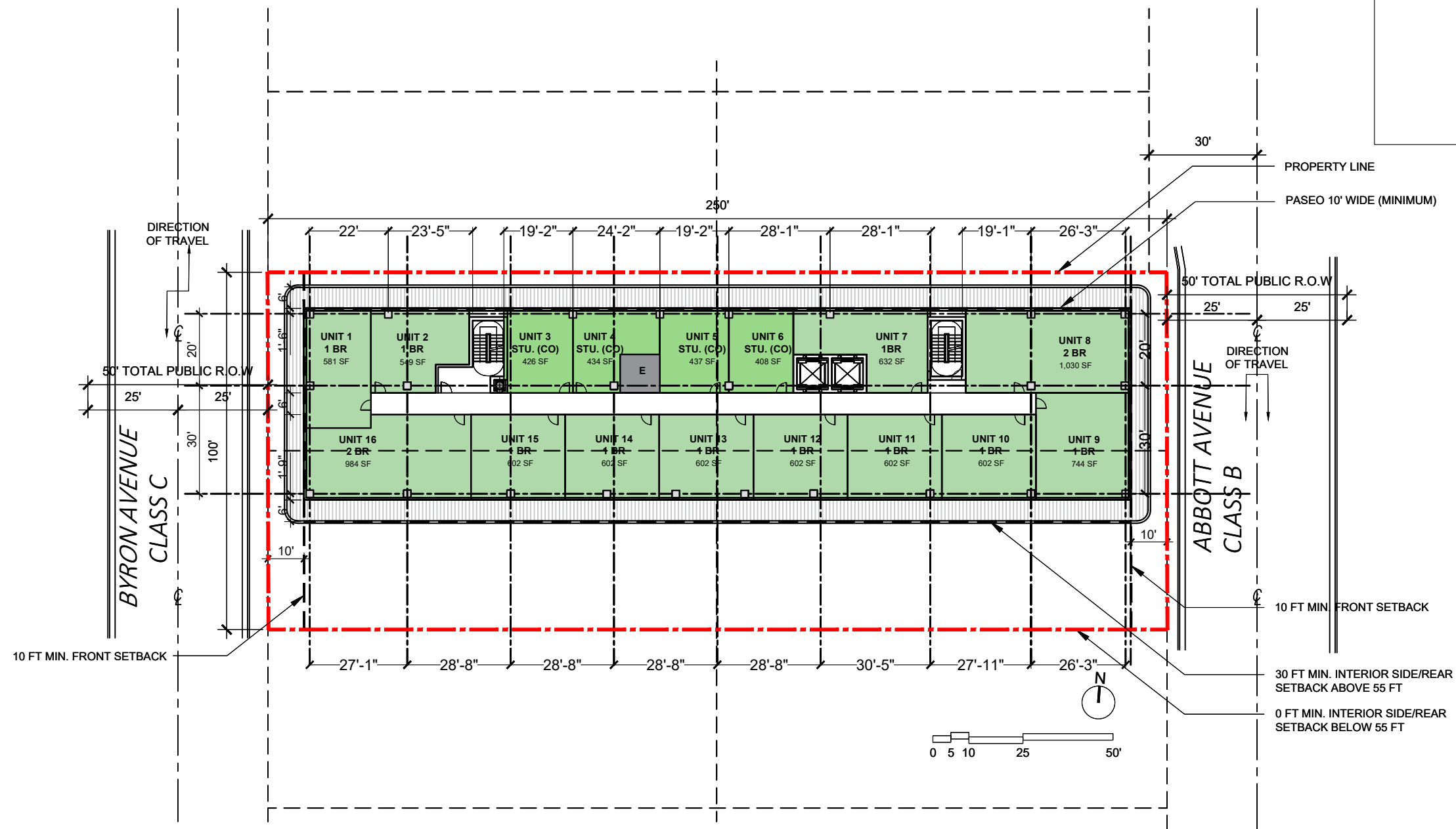
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LEVEL 04

SCALE:

DATE:
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A1-07



FAR: 12,219 SF

GSF: 12,219 SF



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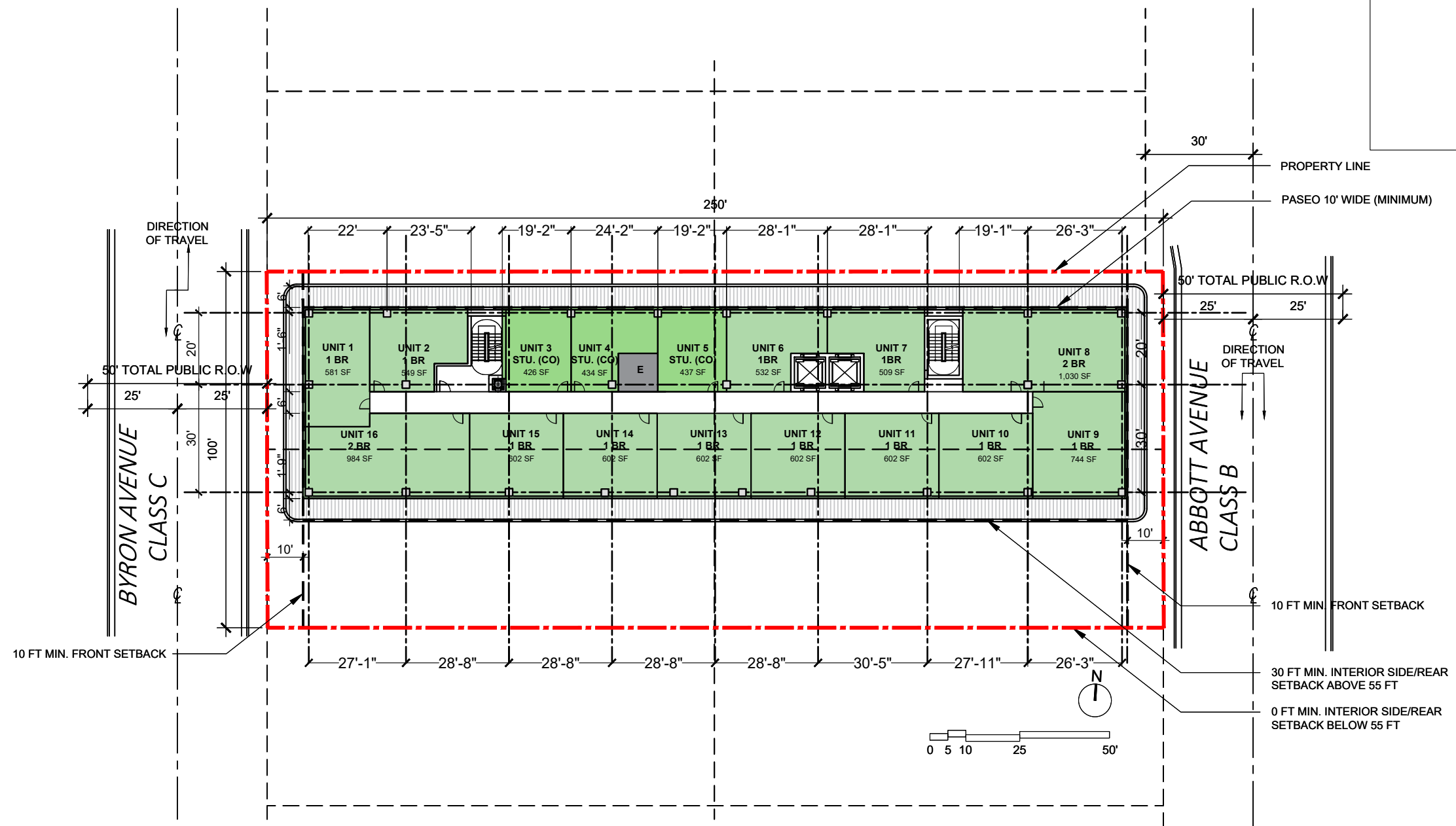
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LEVEL 05-06

SCALE:

DATE:
12/13/2022

A1-08



FAR: 12,219 SF

GSF: 12,219 SF



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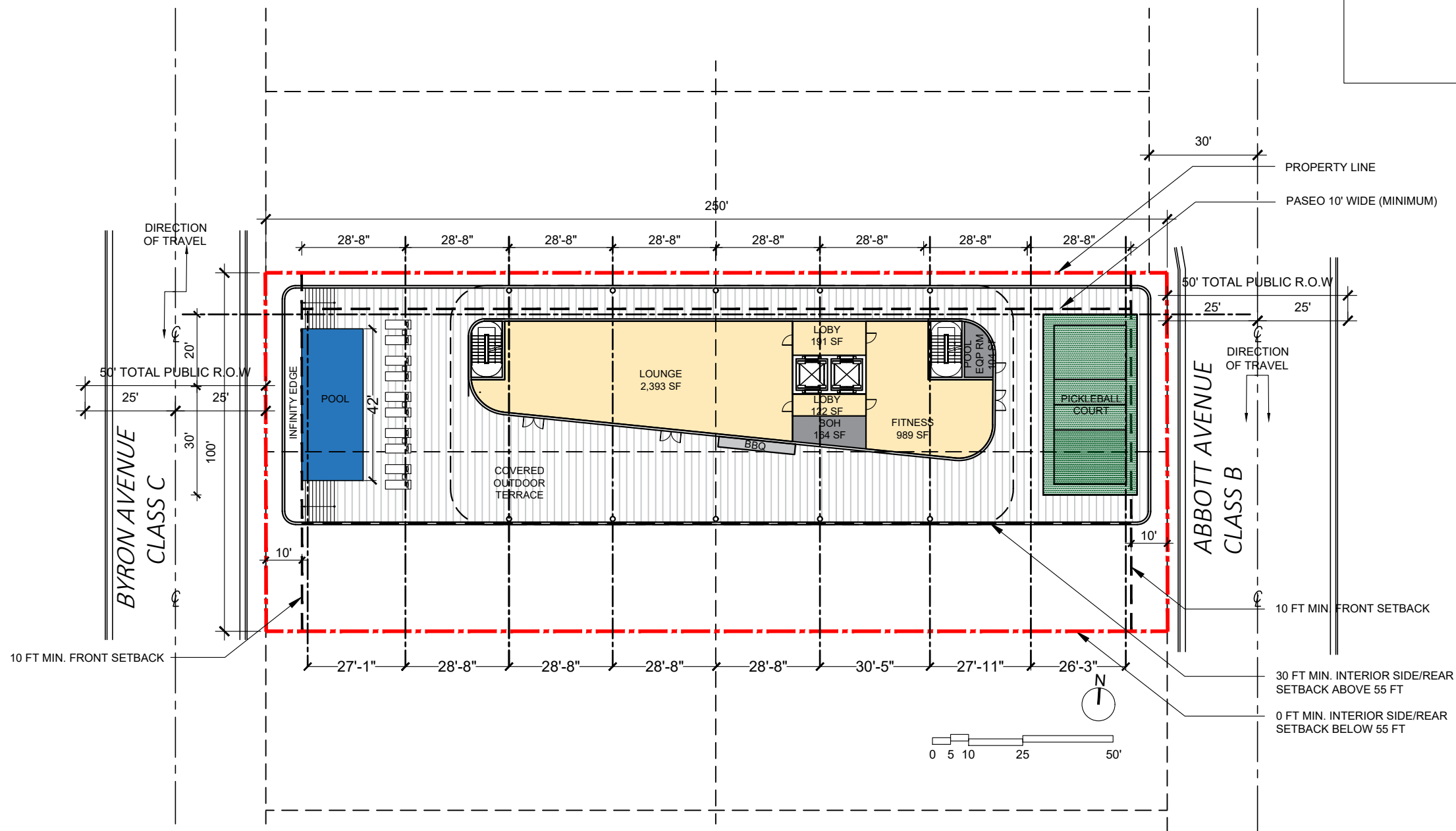
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LEVEL 07-09

SCALE:

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A1-09



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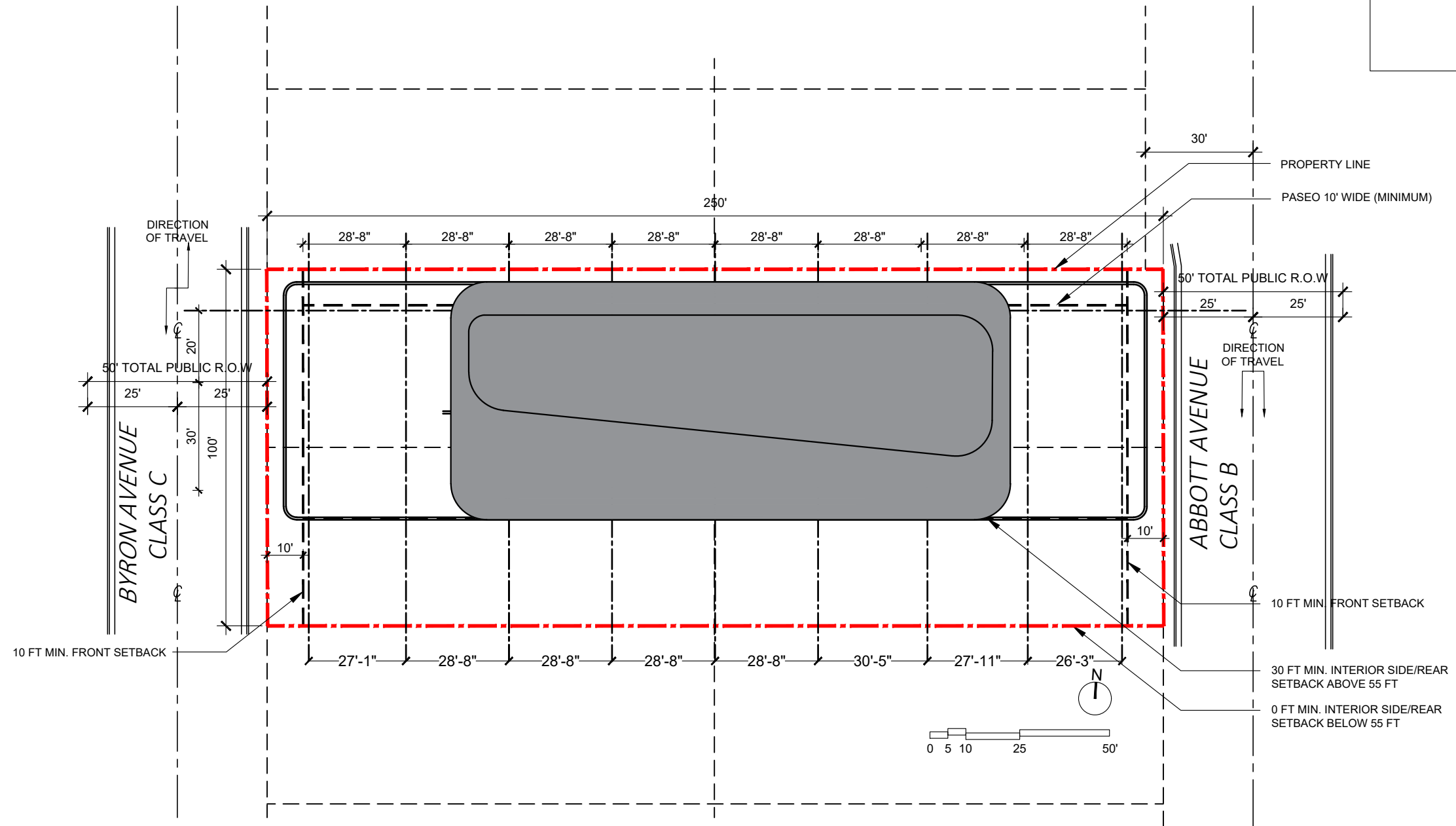
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ROOF LEVEL

SCALE:

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A1-10



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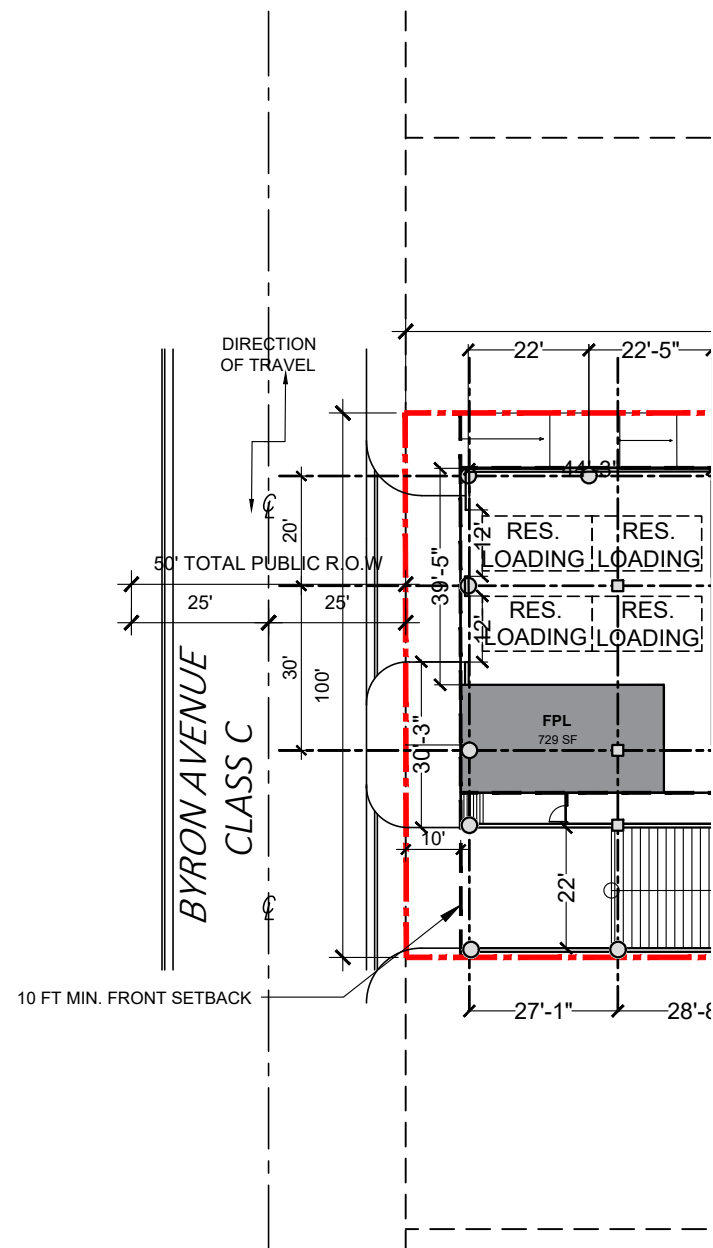
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ROOF PLAN

SCALE:

DATE:
12/13/2022

A1-11



FAR: 7,342 SF

CLASS C - BYRON AVENUE

-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.

100'-0" = 100%
 85% of 100'-0" = 85'-0"
 Proposed: 89'-3"

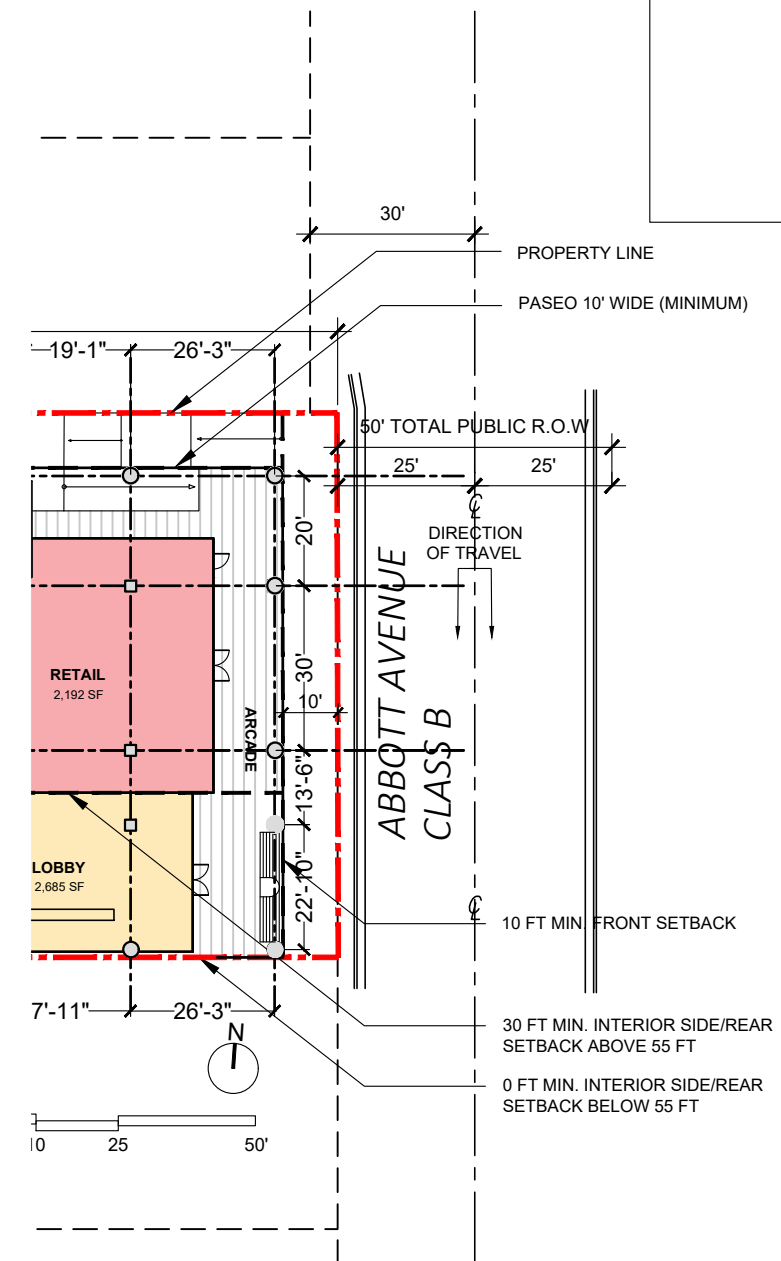
CLASS B - ABBOTT AVENUE

-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.

250'-0" = 100%
 90% of 250'-0" = 207'-0"
 Proposed: 229'-0"



GSF: 16,000 SF



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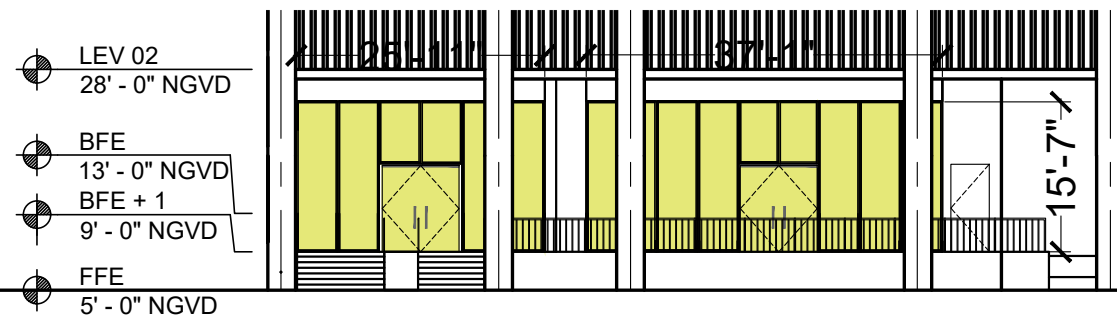
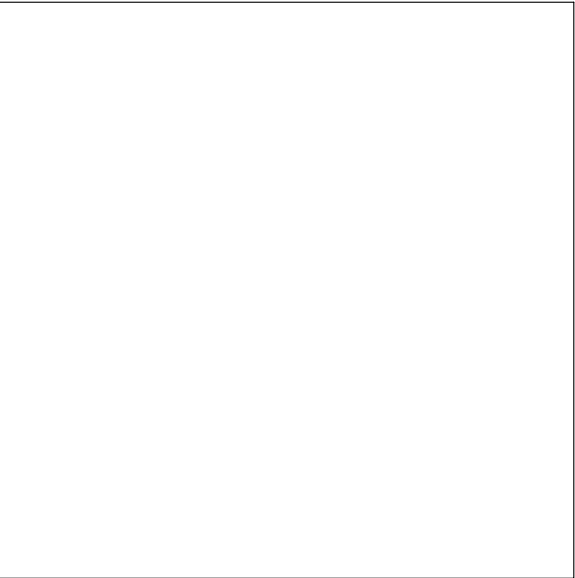
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FRONTAGE DIAGRAM - GROUND FLOOR PLAN

SCALE:

DATE:
 12/13/2022

A1-12



CLASS C - BYRON AVENUE

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.

100% = 1,323 SF
 986 SF OF GLAZING = 74.5%



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GLAZING DIAGRAM EAST ELEVATION

SCALE:

DATE:
 12/13/2022

A1-13

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.

52'-9" = 100%
 35% of 52'-9" = 18'-5"
 6'-4" = 12%

CLASS B - ABBOTT AVENUE DIAGRAM

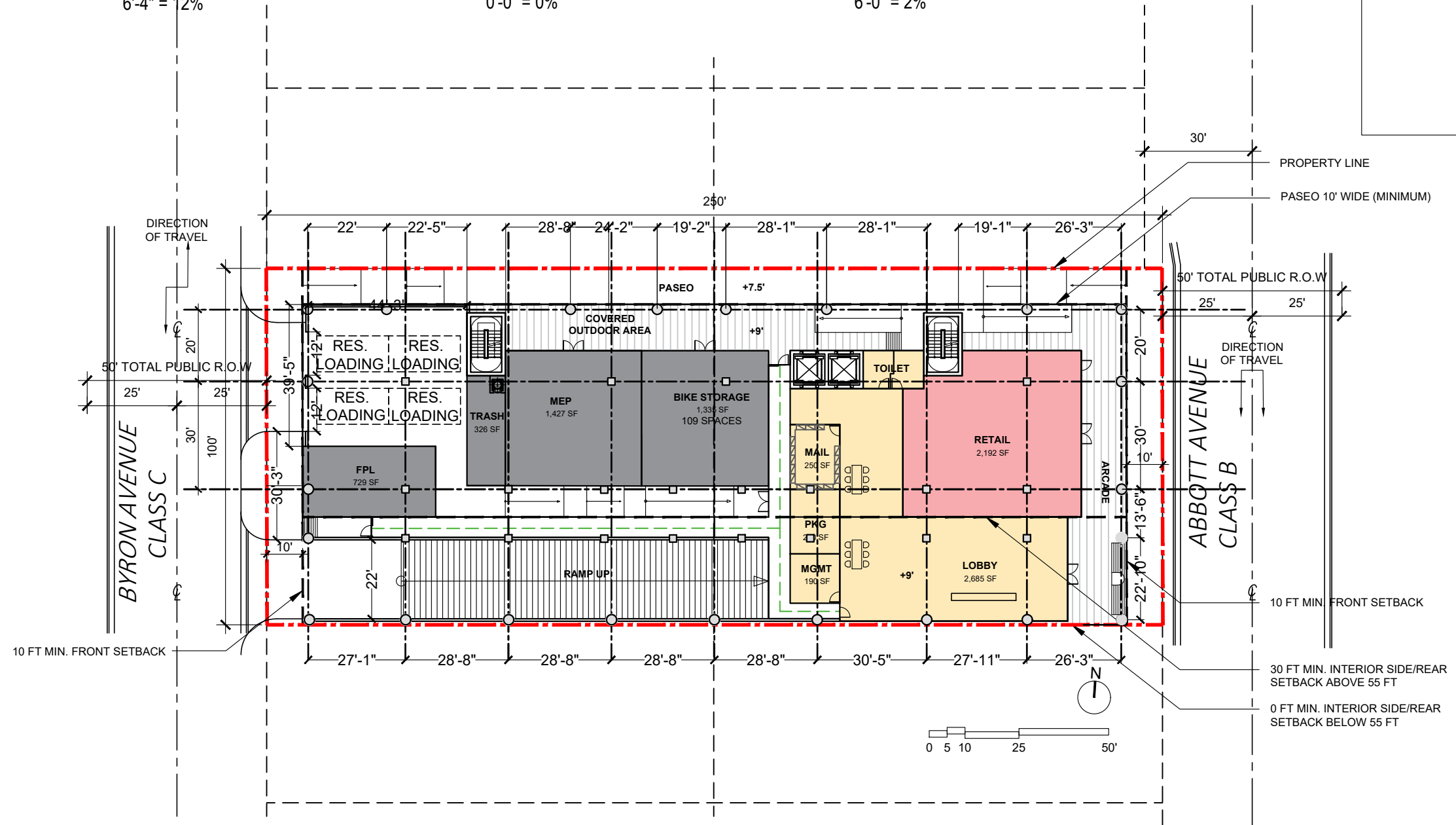
142-745 (a)(8)(d): No more than 35 percent of the required habitable space along the ground floor of a building frontage shall be for Access to Upper Levels.

75'-5" = 100%
 35% of 75'-5" = 26'-4"
 0'-0" = 0%

INTERIOR SIDE 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.

202'-1" = 100%
 35% of 202'-1" = 70'-1"
 6'-0" = 2%



FAR: 7,342 SF

GSF: 16,000 SF



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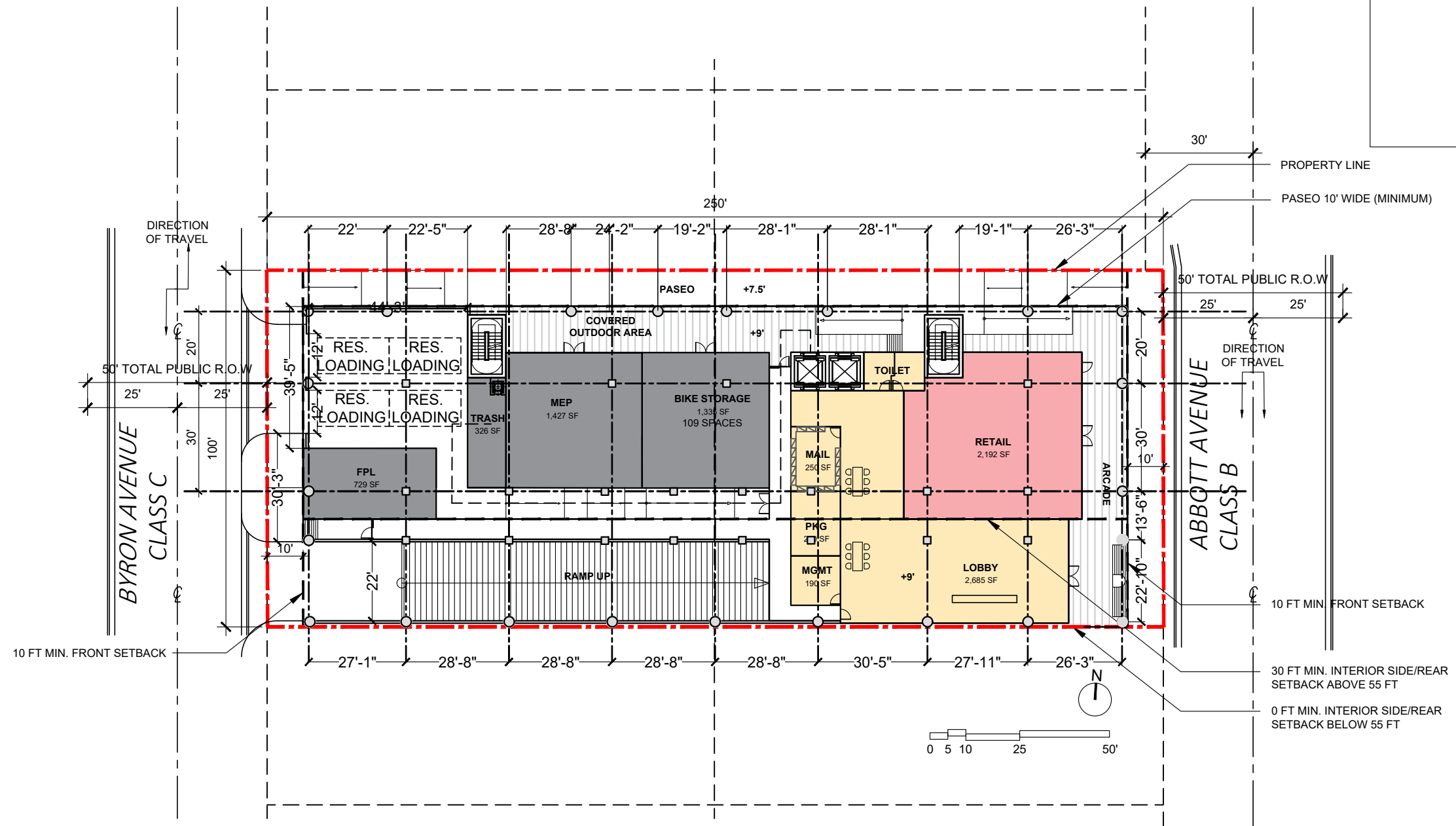
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UPPER LEVELS ACCESS DIAGRAM

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A1-14



FAR: 7,342 SF

GSF: 16,000 SF



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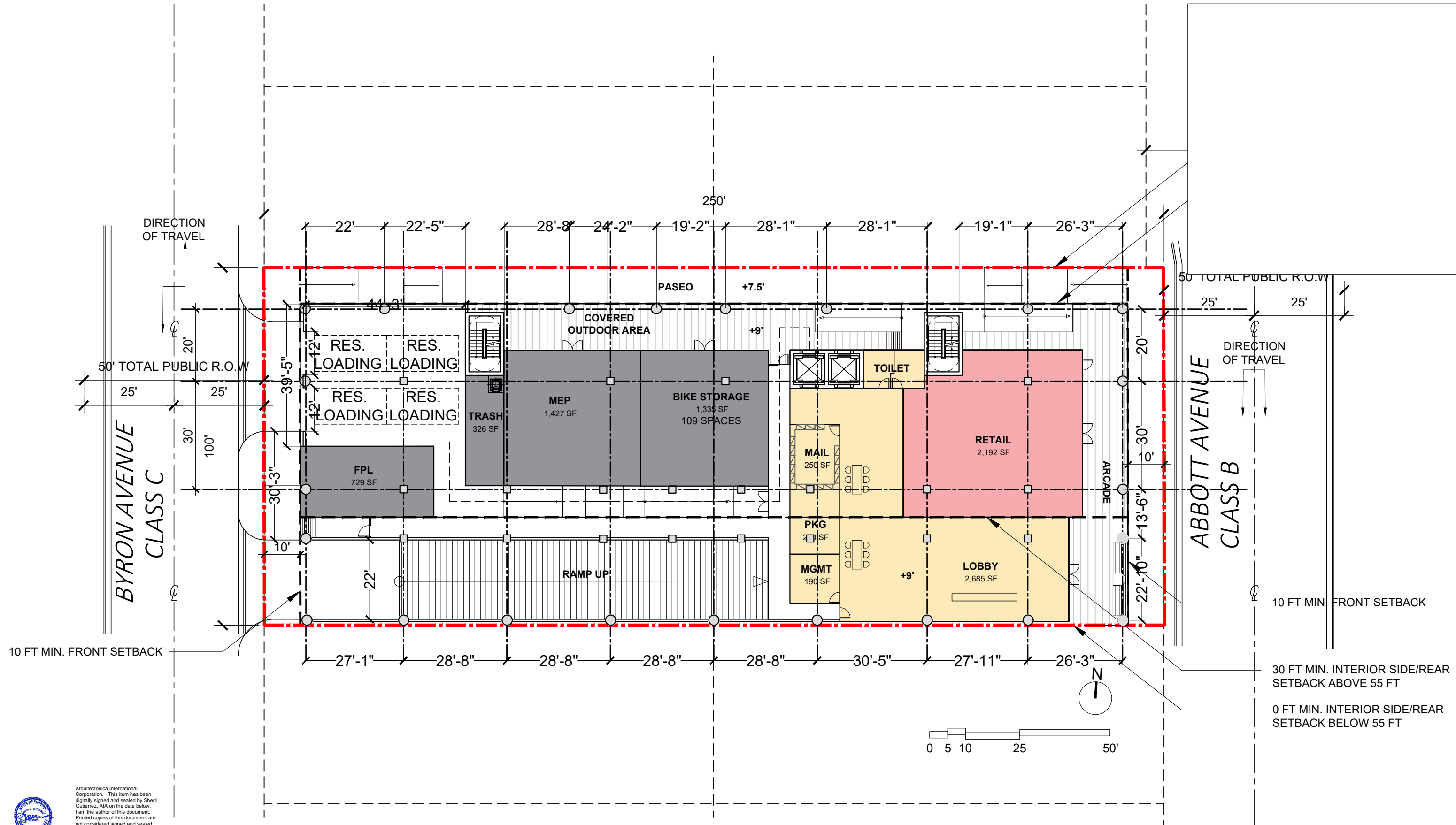
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TRASH OPERATION PLAN

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A1-15



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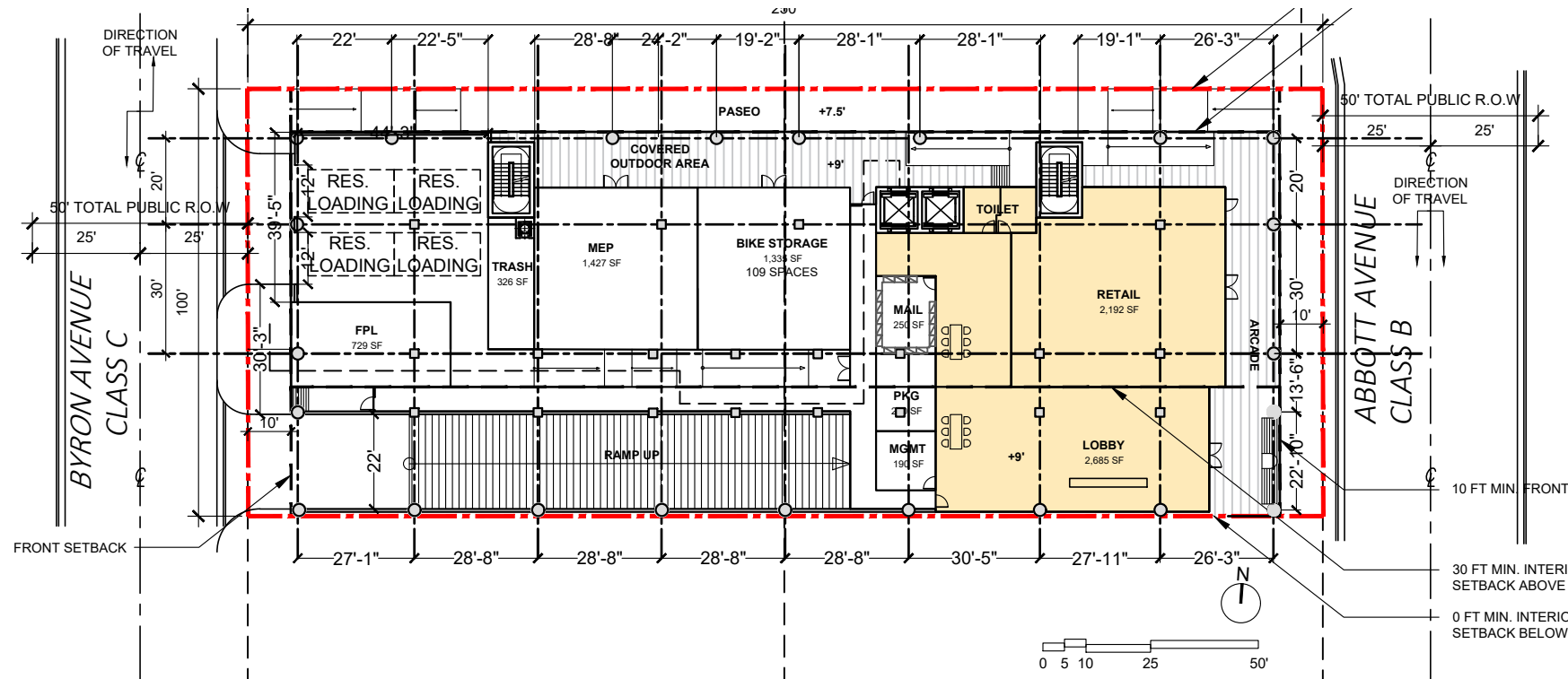
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LOADING OPERATION PLAN

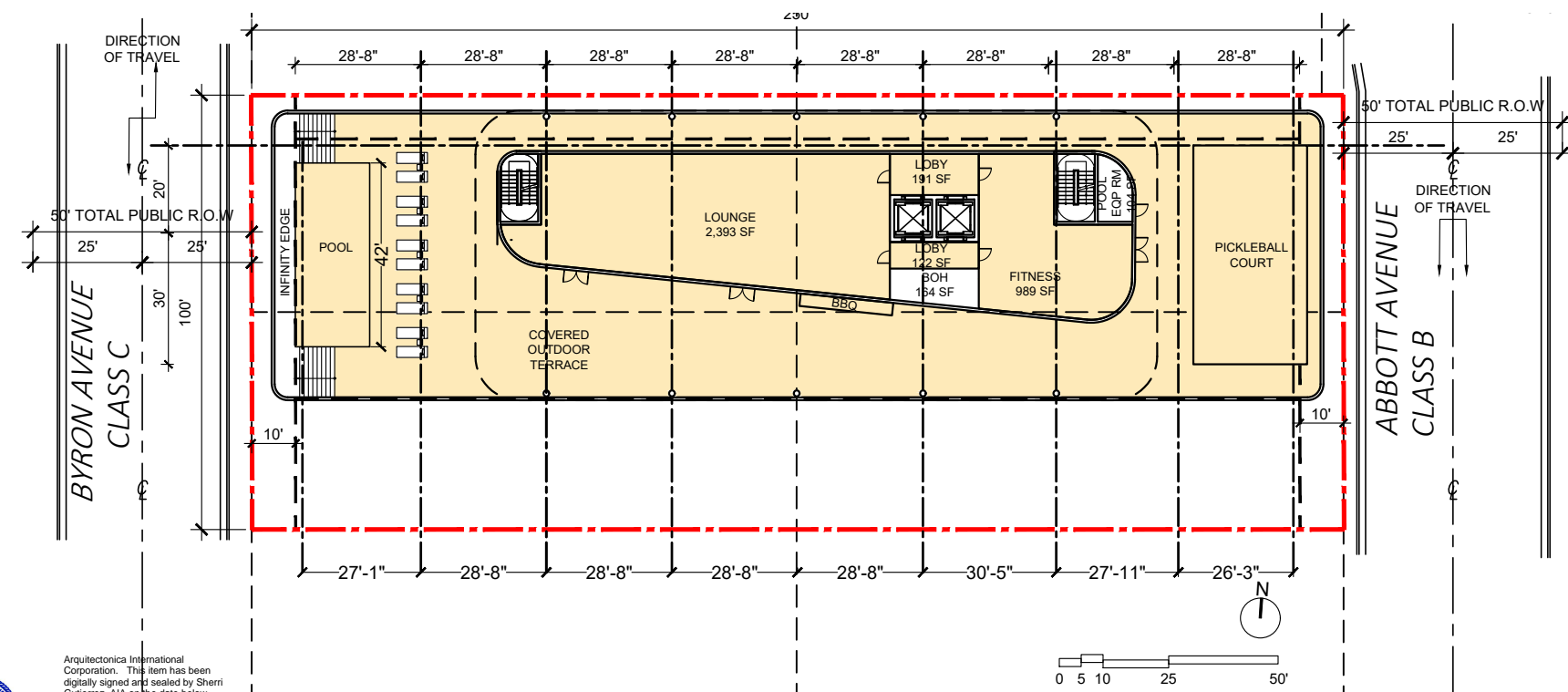
SCALE:

DATE:
12/13/2022

A1-16



		FAR
Roof	Mechanical and Amenity	4,077 SF
Level 09	Residential	12,219 SF
Level 08	Residential	12,219 SF
Level 07	Residential	12,219 SF
Level 06	Residential	12,219 SF
Level 05	Residential	12,219 SF
Level 04	Residential	12,219 SF
Level 03	Parking	590 SF
Level 02	Parking	590 SF
Level 01	Retail	8,770 SF
TOTAL		87,341 SF
Outdoor Roof Deck		11,306 SF
TOTAL FAR + OUTDOOR AMENITIES		98,647 SF
20% OF TOTAL FAR + OUTDOOR AMENITIES		19,729 SF
TOTAL AMENITIES (ROOF + LOBBY + RETAIL).		20,057 SF



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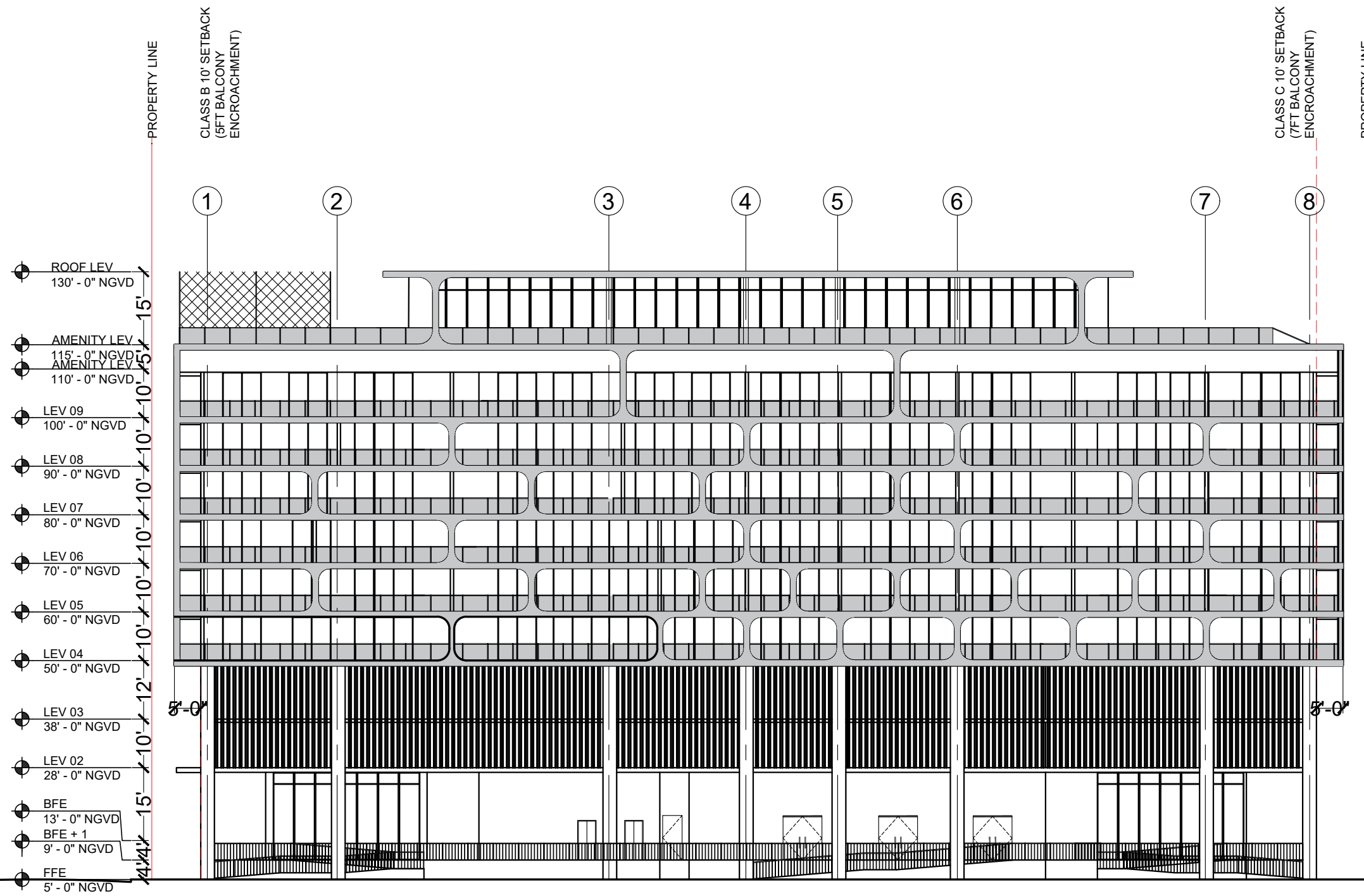
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AMENITIES DIAGRAM

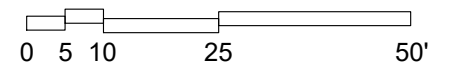
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NORTH ELEVATION

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A2-00



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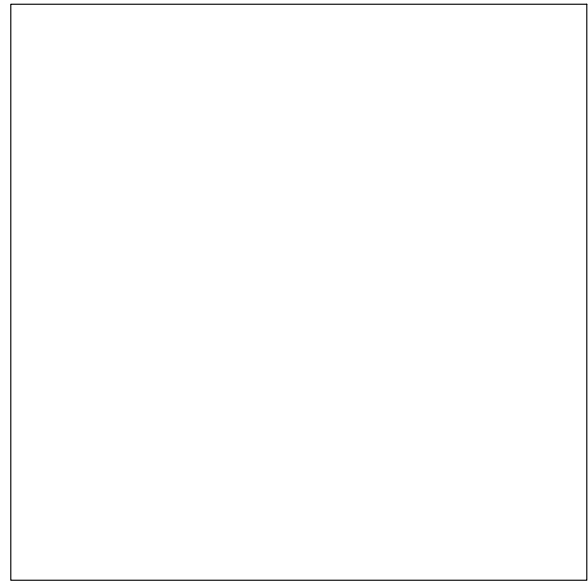
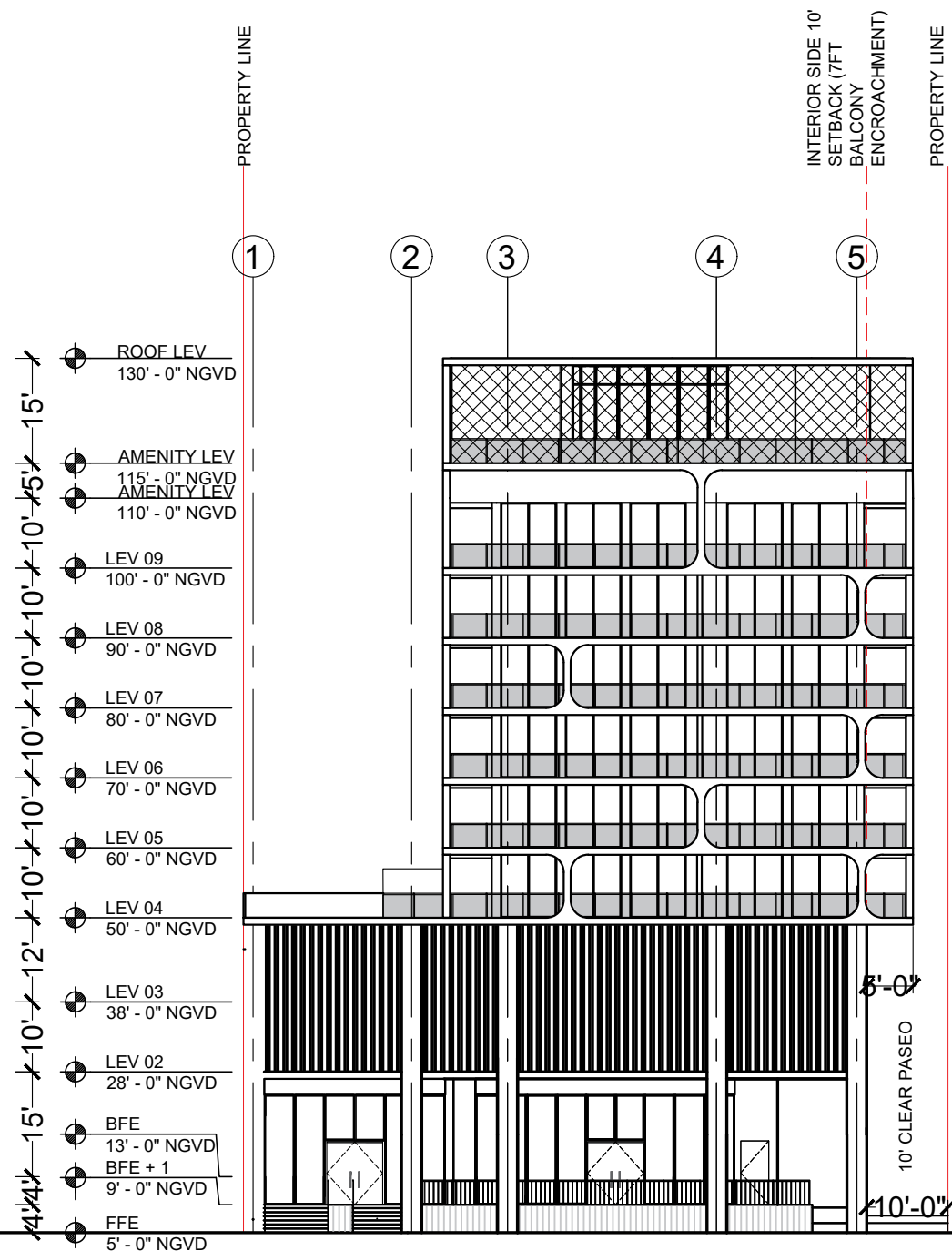
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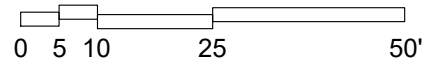
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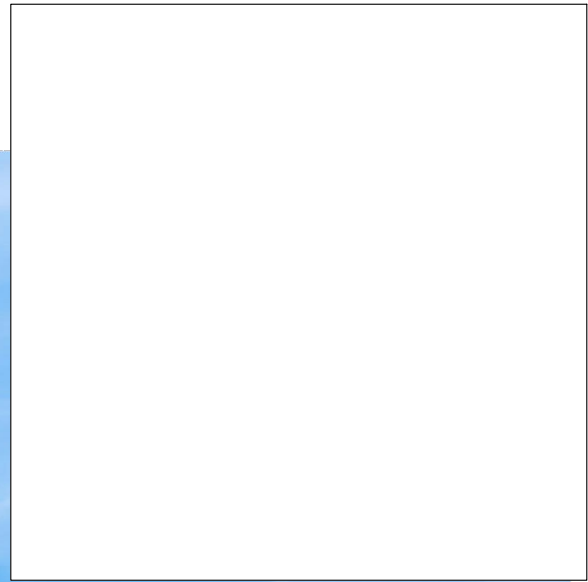
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EAST ELEVATION

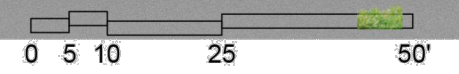
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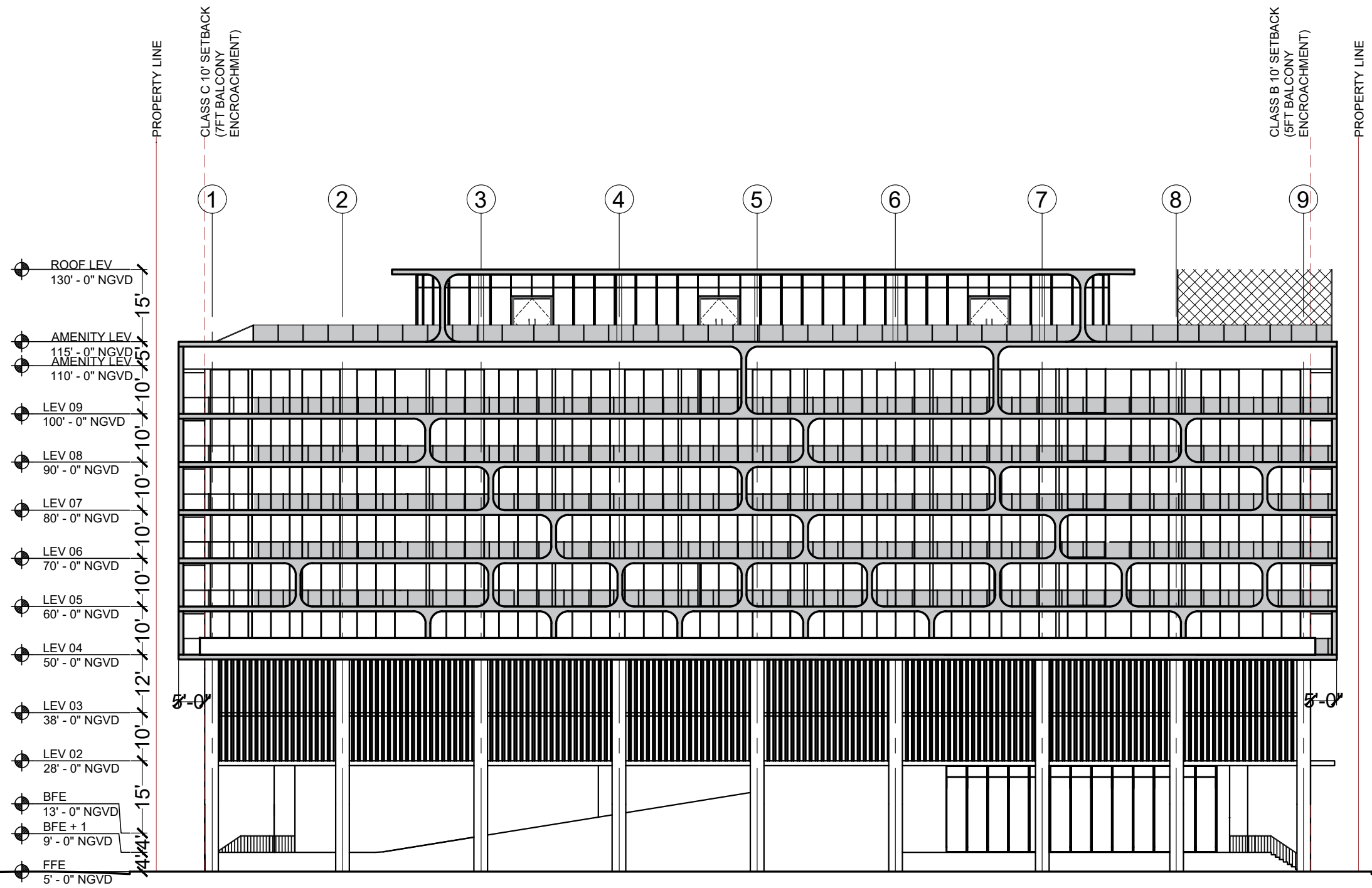
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EAST ELEVATION - RENDERED

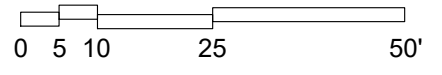
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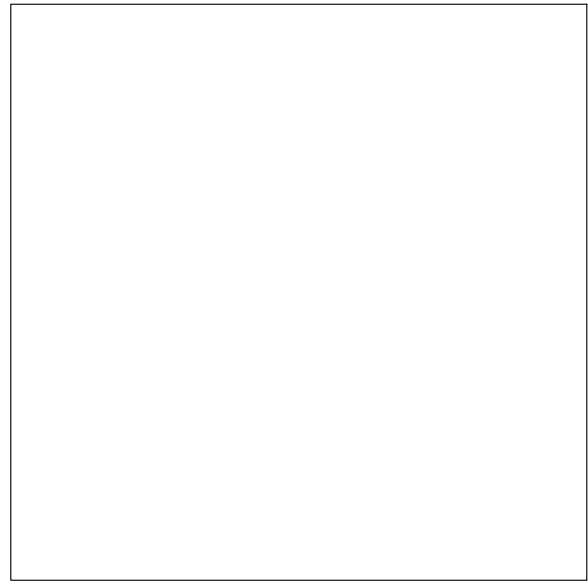
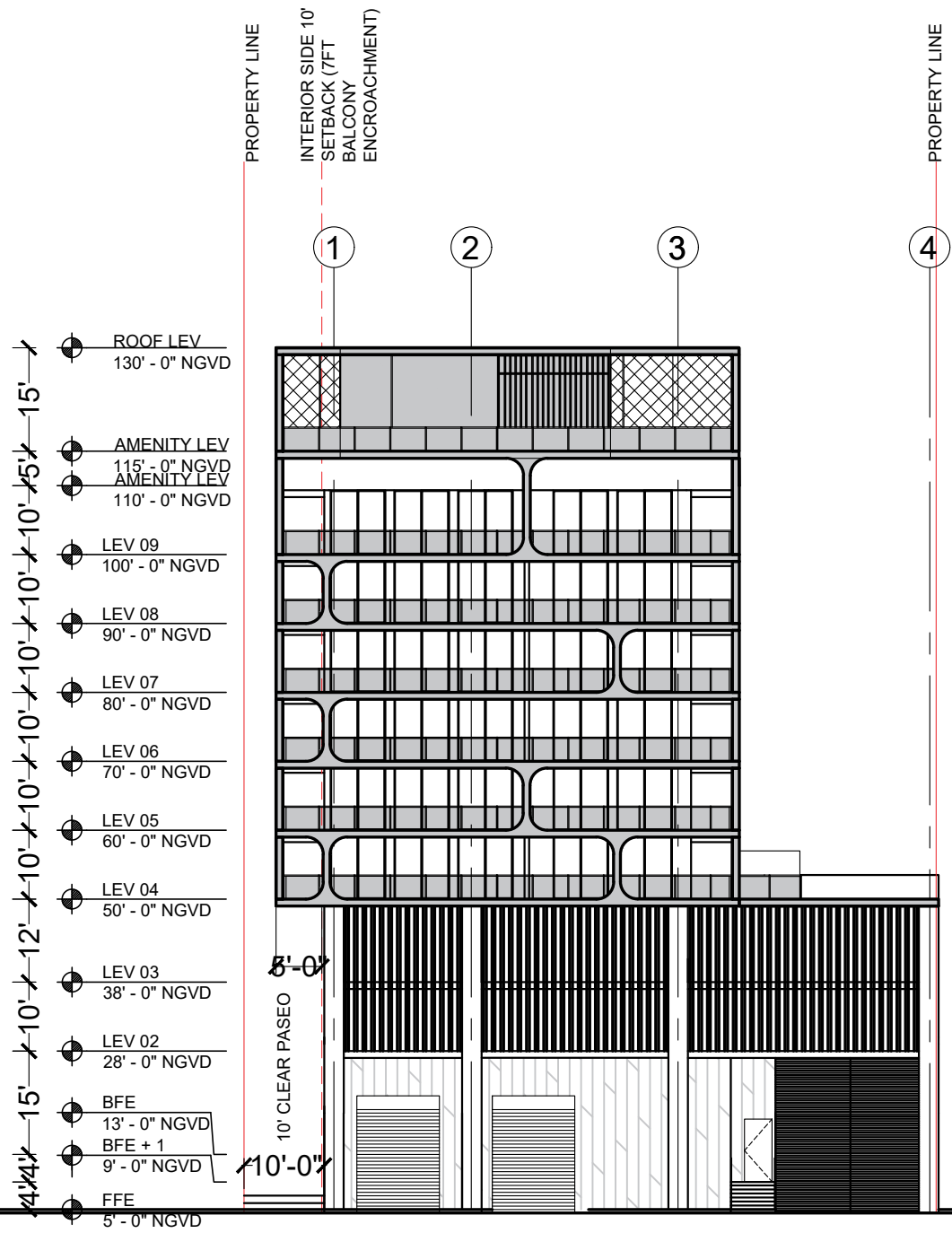
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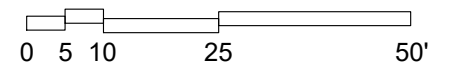
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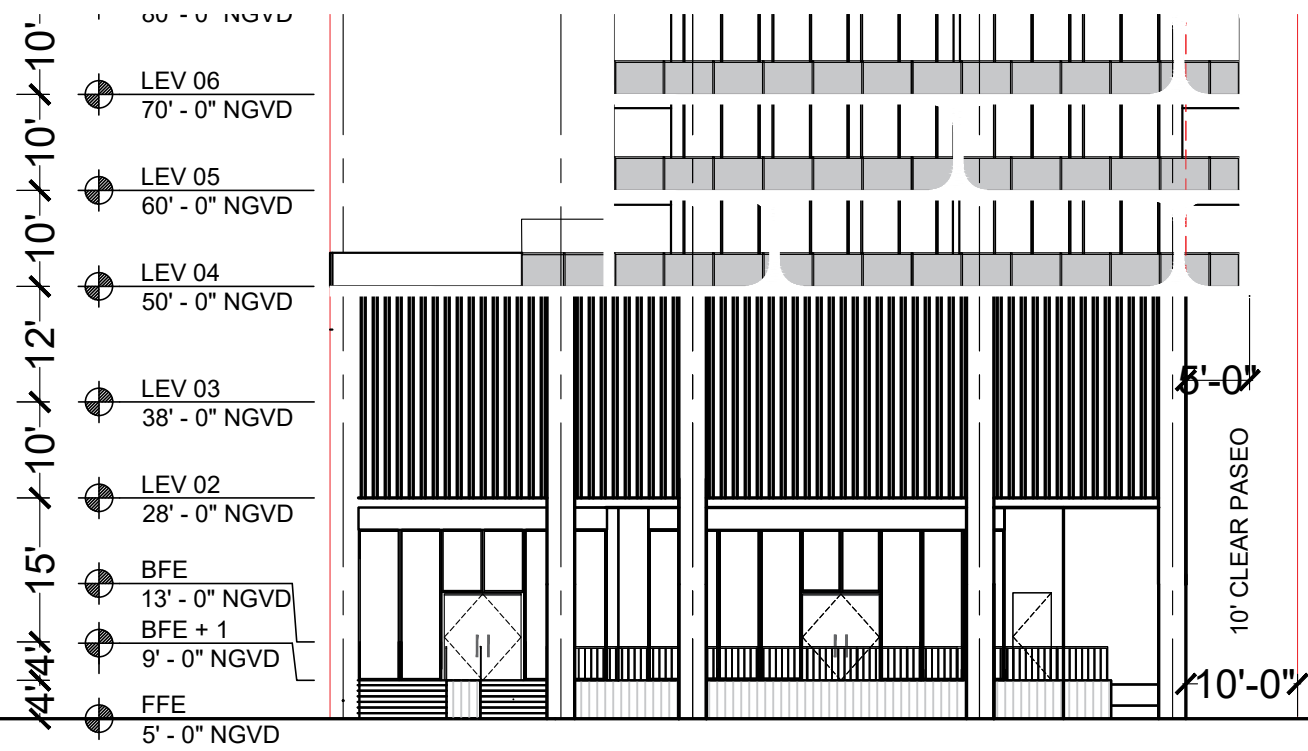
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WEST ELEVATION

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CLASS B - ABBOT AVENUE - STREET ELEVATION



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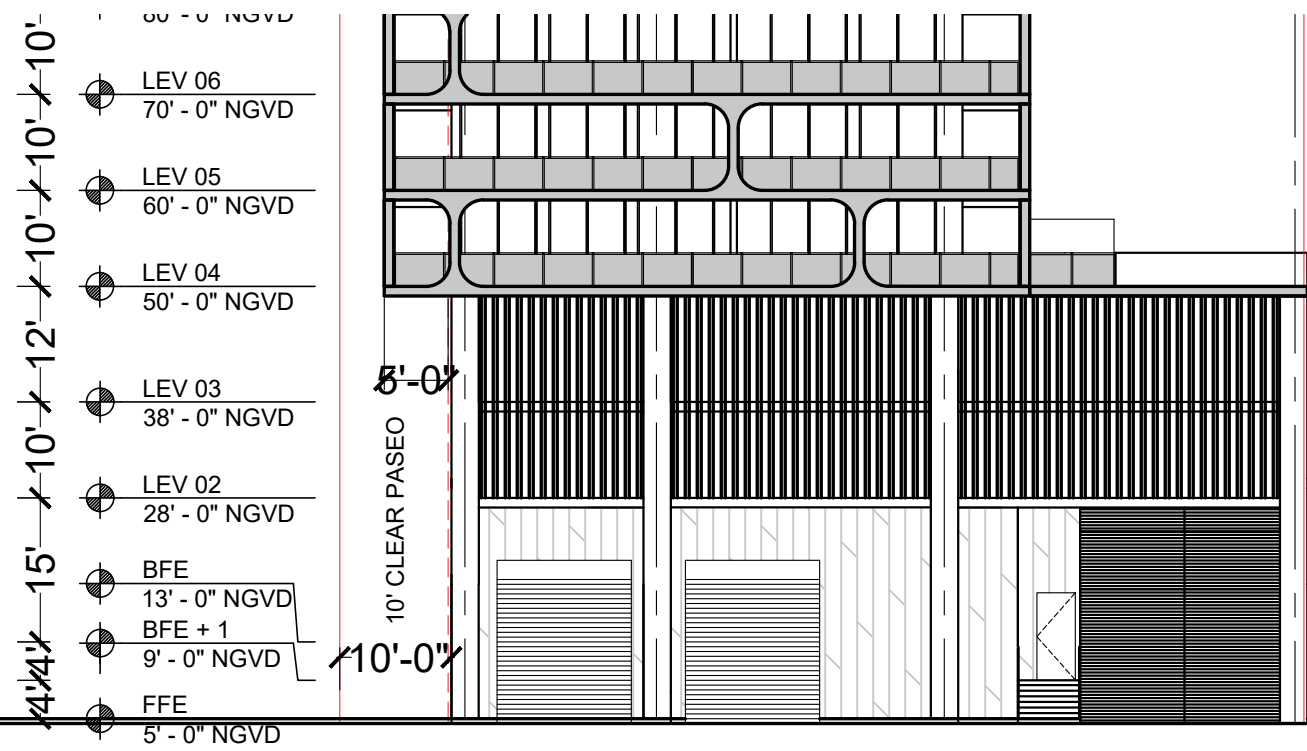
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CLASS C - BYRON AVENUE - STREET ELEVATION



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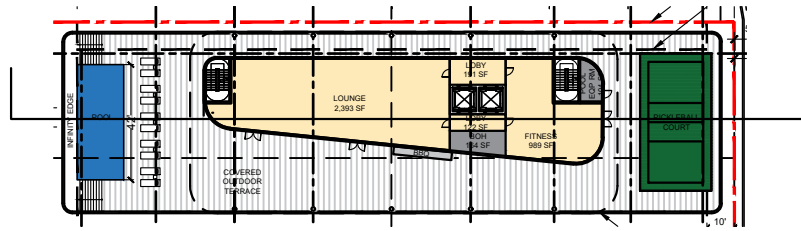
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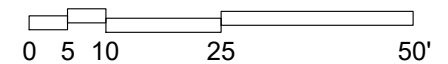
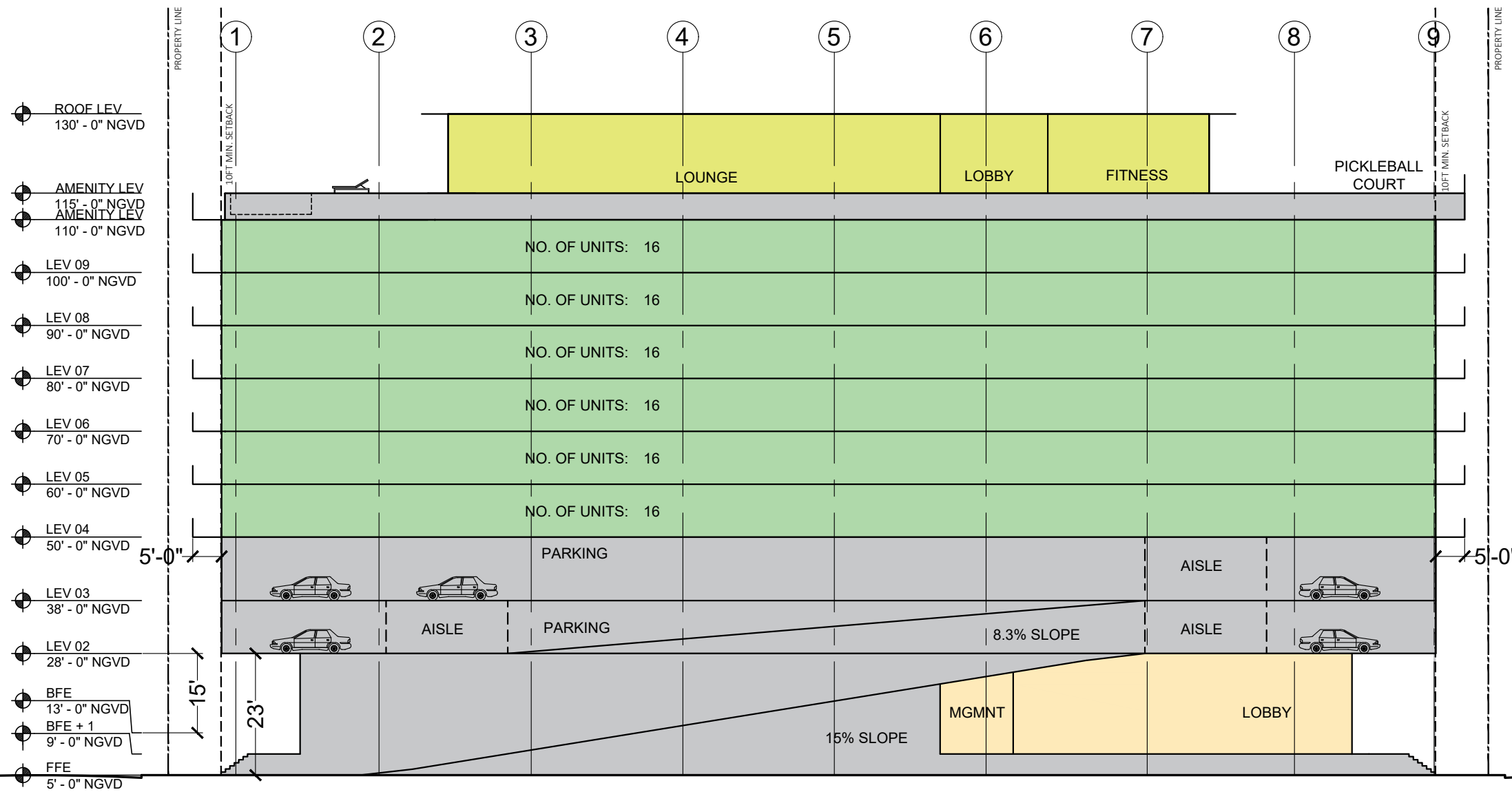
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BYRON AVENUE

ABBOTT AVENUE



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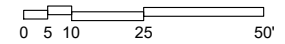
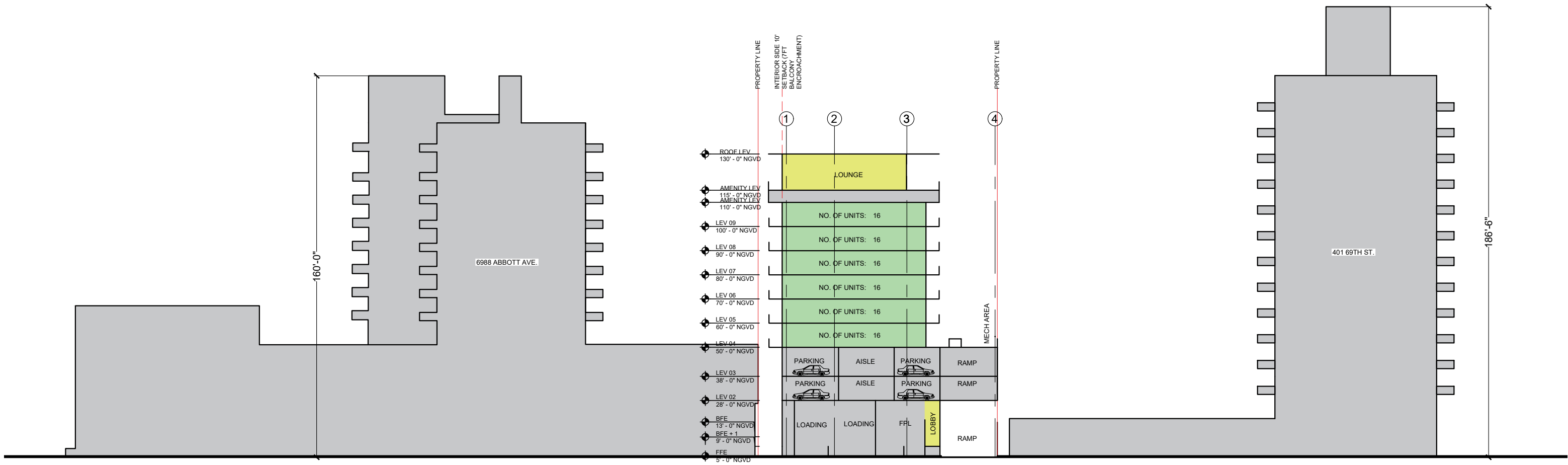
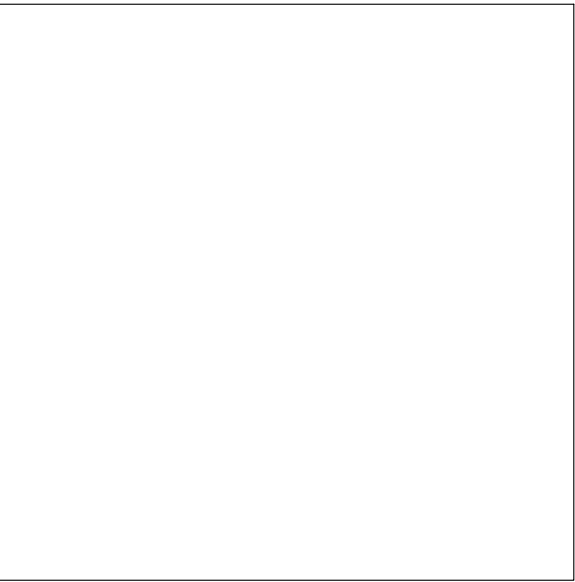
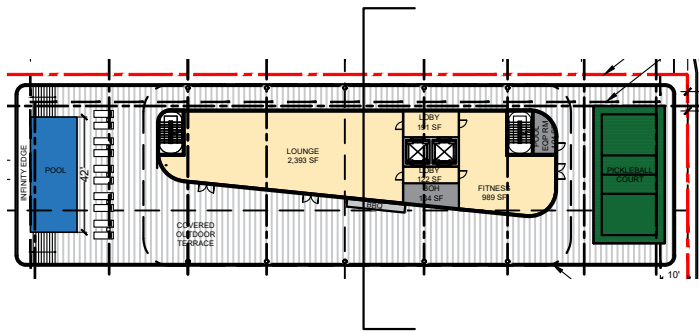
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SECTION 01

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A3-01



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SECTION 02

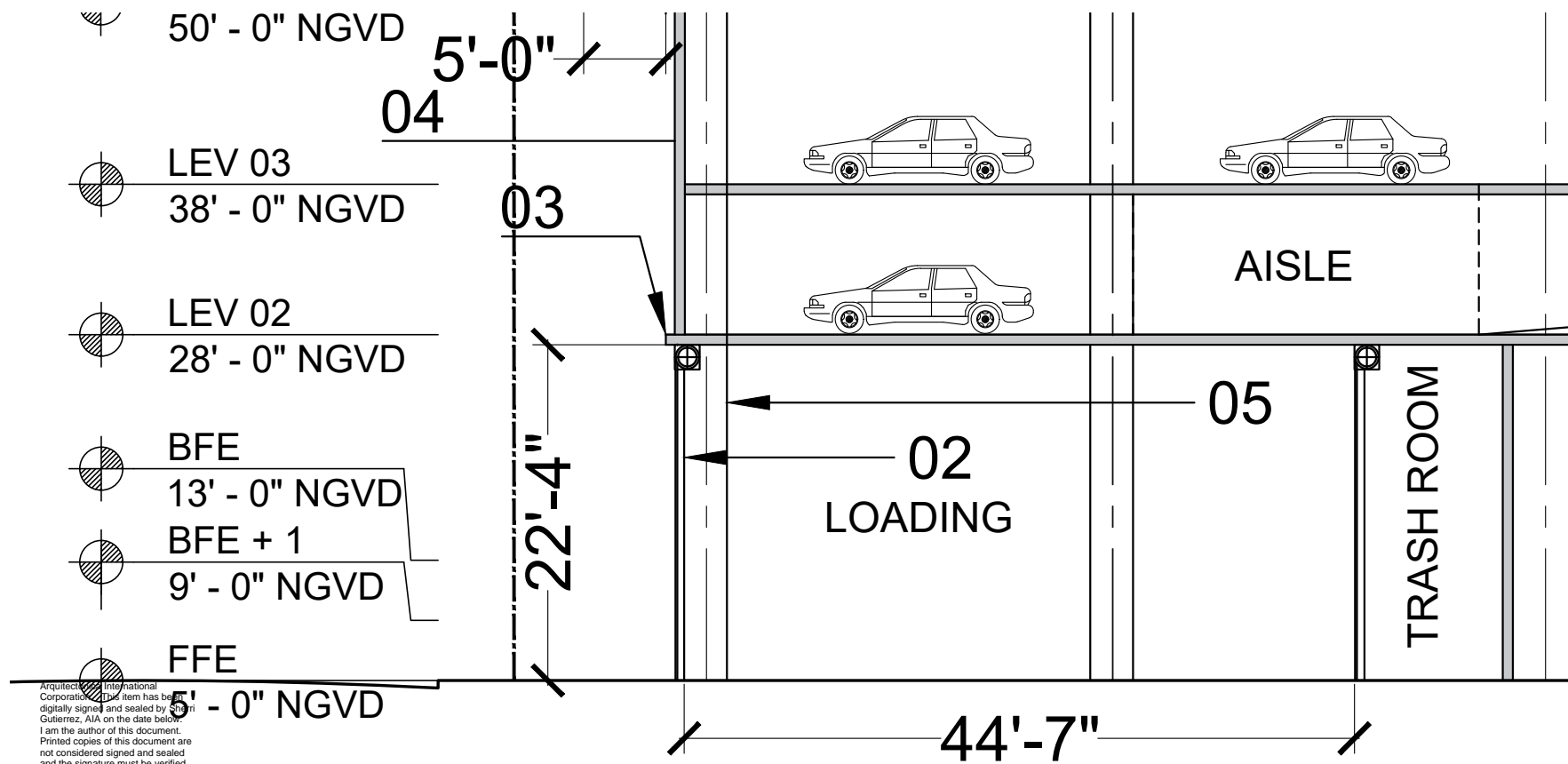
SCALE:

DATE:
12/13/2022

A3-02



05
04
03
01
02



LEGEND

- 01 - MASONRY WALL GREY STUCCO FINISH
- 02 - METAL OVERHEAD ROLLING DOOR
- 03 - CONCRETE SLAB
- 04 - FACADE CLADDING ELEMENT
- 05 - CONCRETE COLUMN



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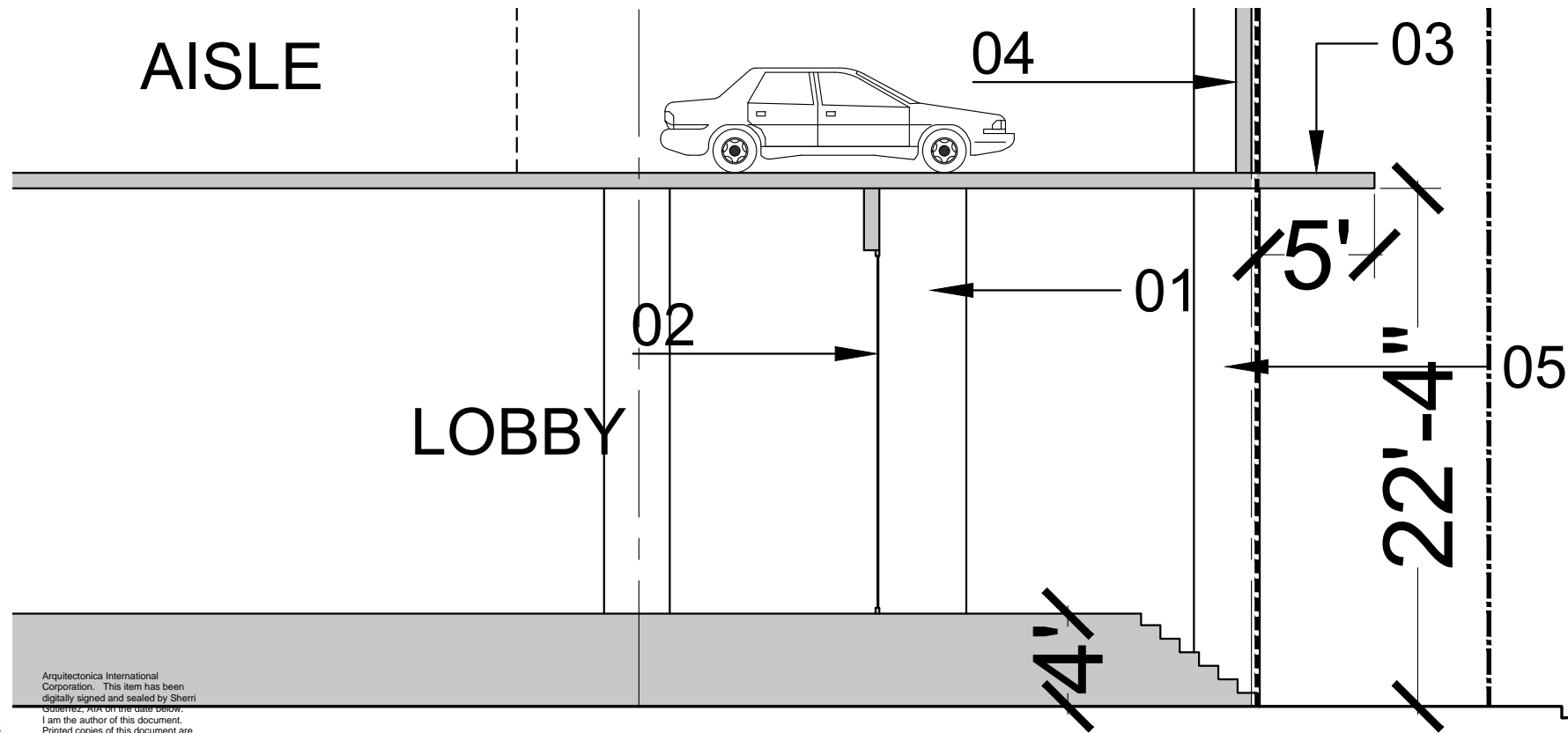
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SECTION 03

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A3-03



- LEGEND**
- 01 - MASONRY WALL GREY STUCCO FINISH
 - 02 - WINDOW WALL SYSTEM
 - 03 - CONCRETE SLAB
 - 04 - FACADE CLADDING ELEMENT
 - 05 - CONCRETE COLUMN



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SECTION 04

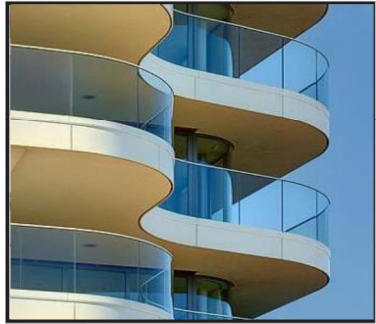
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A3-04



01 - SMOOTH DARK GRAY STUCCO



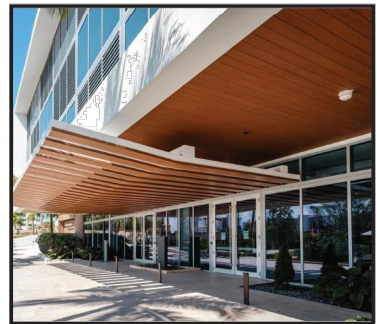
02 - GLASS RAILING



03 - CLEAR GLASS



04 - GRAY GLASS



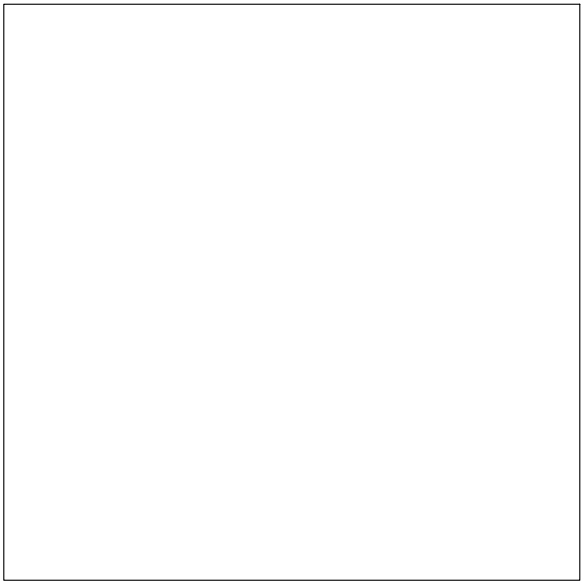
05 - ENGINEERED WOOD CEILING



06 - ROUND METAL TUBES



07 - WHITE STUCCO



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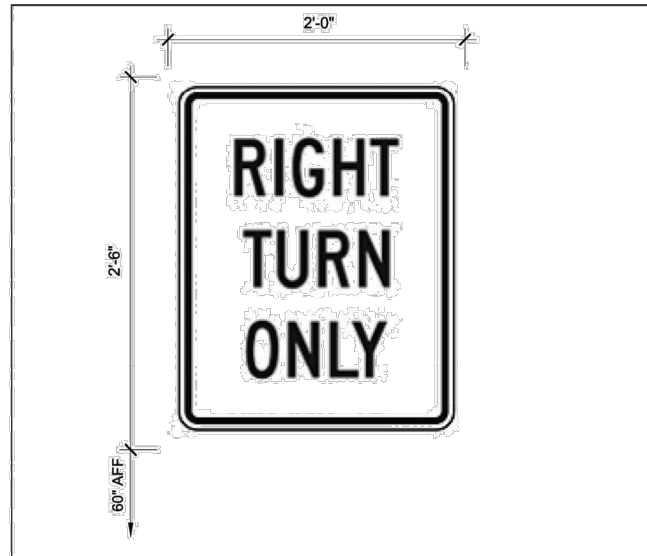
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MATERIAL BOARD

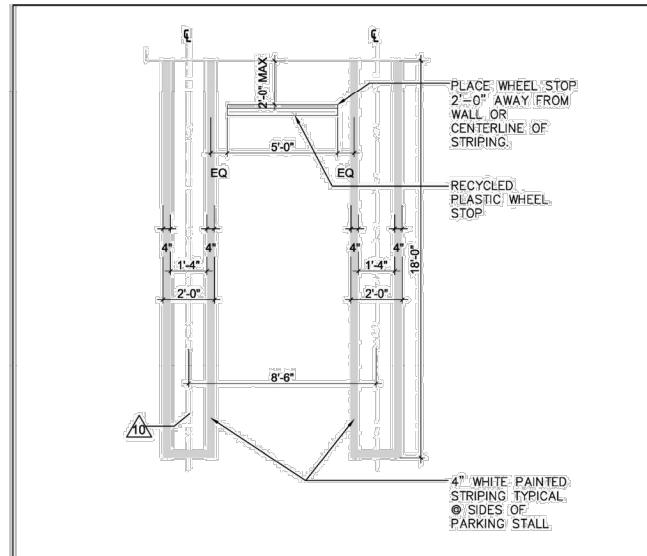
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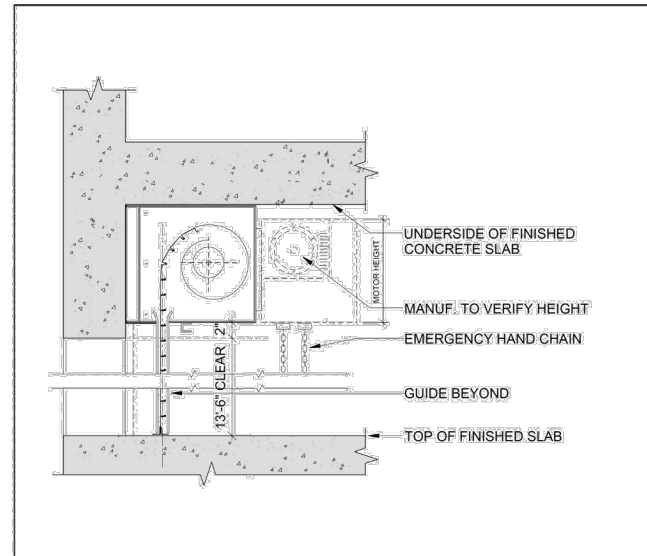
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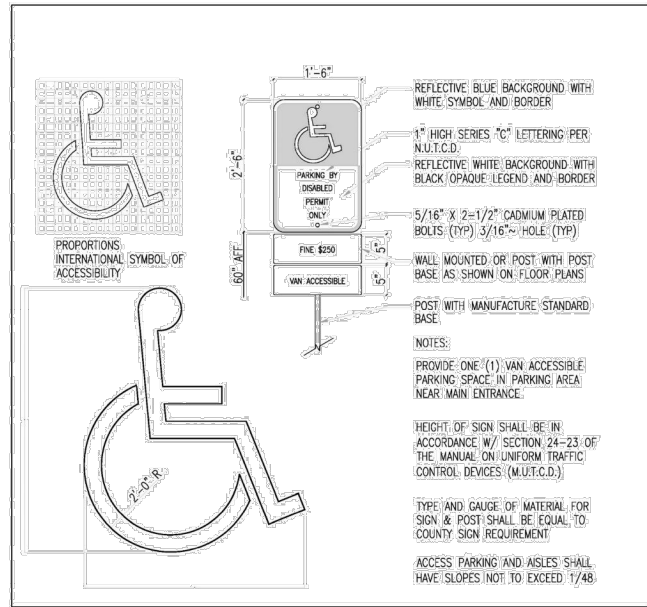
RIGHT TURN ONLY SIGNAGE



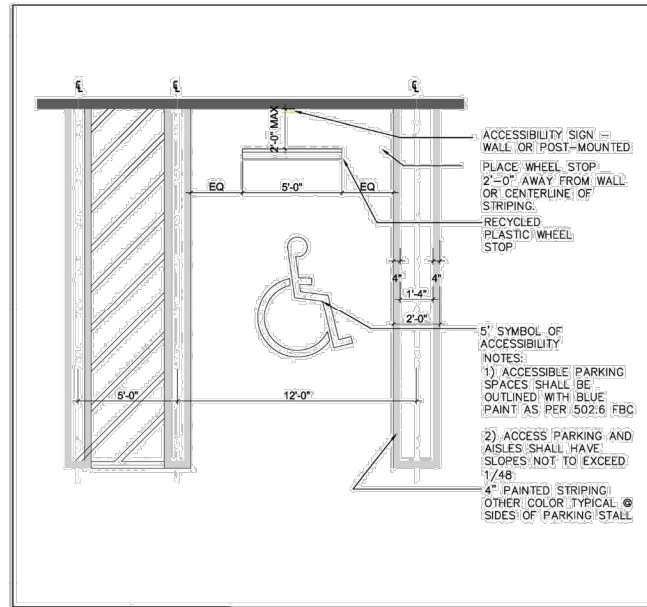
TYPICAL PARKING STALL



OVERHEAD COILING DOOR - HEAD SECTION



HC PARKING SIGNAGE



ACCESSIBLE PARKING STALL



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PARKING SIGNAGE DETAILS

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RENDERING 02

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RENDERING 03

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