

# Brooks Scarpa Huber Architects / The Barclay

1940 Park Avenue, Miami Beach FL

Design Presentation

April 8th, 2026



**SITE SUMMARY**

LOT SIZE:	30,359 SF
FLOORS 1-5 FLOORPLATE	14,868 GSF
FAR / MAX ZFA	2.37 / 71,950 SF
GROSS BUILDING AREA	78,734 SF
RESIDENTIAL NRSF	60,821
COMMERICAL NRSF	1,000
RESIDENTIAL UNITS	105
AVG SQ FT	577 SF

AREA USE	GSF	% OF GSF	NRSF	% OF RSF
RESIDENTIAL	60,821	77.2%	60,821	98.4%
PARKING	-	-	-	-
RETAIL	1,000	1.3%	1,000	1.6%
AMENITY (INDOOR)	1,816	2.3%	-	-
AMENITY (OUTDOOR)	6,370	8.1%	-	-
HISTORIC LOBBY	1,000	1.3%	-	-
CIRCULATION	7,150	9.0%	-	-
BOH*	700	0.9%	-	-
<b>TOTAL</b>	<b>78,734</b>	<b>100.0%</b>	<b>61,821</b>	<b>100.0%</b>

\*THE FOLLOWING AREAS ARE EXEMPT FROM FAR PER CMB CODE:  
 -UNCOVERED STEPS, TERRACES, BREEZEWAYS, OR OPEN PORCHES  
 -EXTERIOR UNENCLOSED PRIVATE BALCONIES  
 -ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL.  
 -FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE SAFETY PURPOSES.

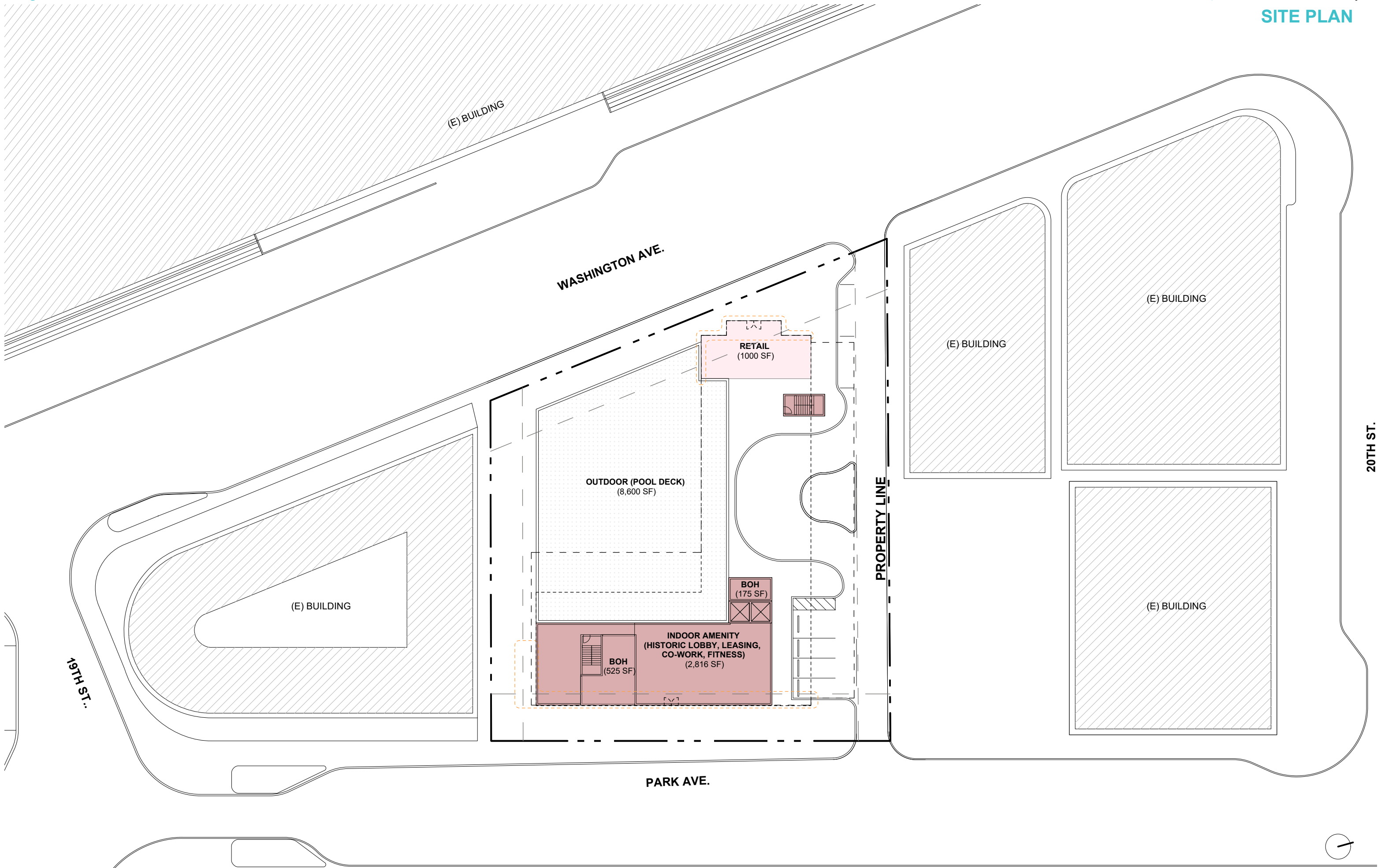
**UNIT MIX SUMMARY**

UNIT TYPE	UNIT COUNT	% OF UNITS	UNITS SIZE	TOTAL GSF
STUDIO	54	51.4%	452	24,408
1 BR	39	37.4%	649	25,311
2 BR	12	11.2%	926	11,112
<b>TOTAL/AVG</b>	<b>105</b>	<b>100.0%</b>	<b>577</b>	<b>~60,831</b>

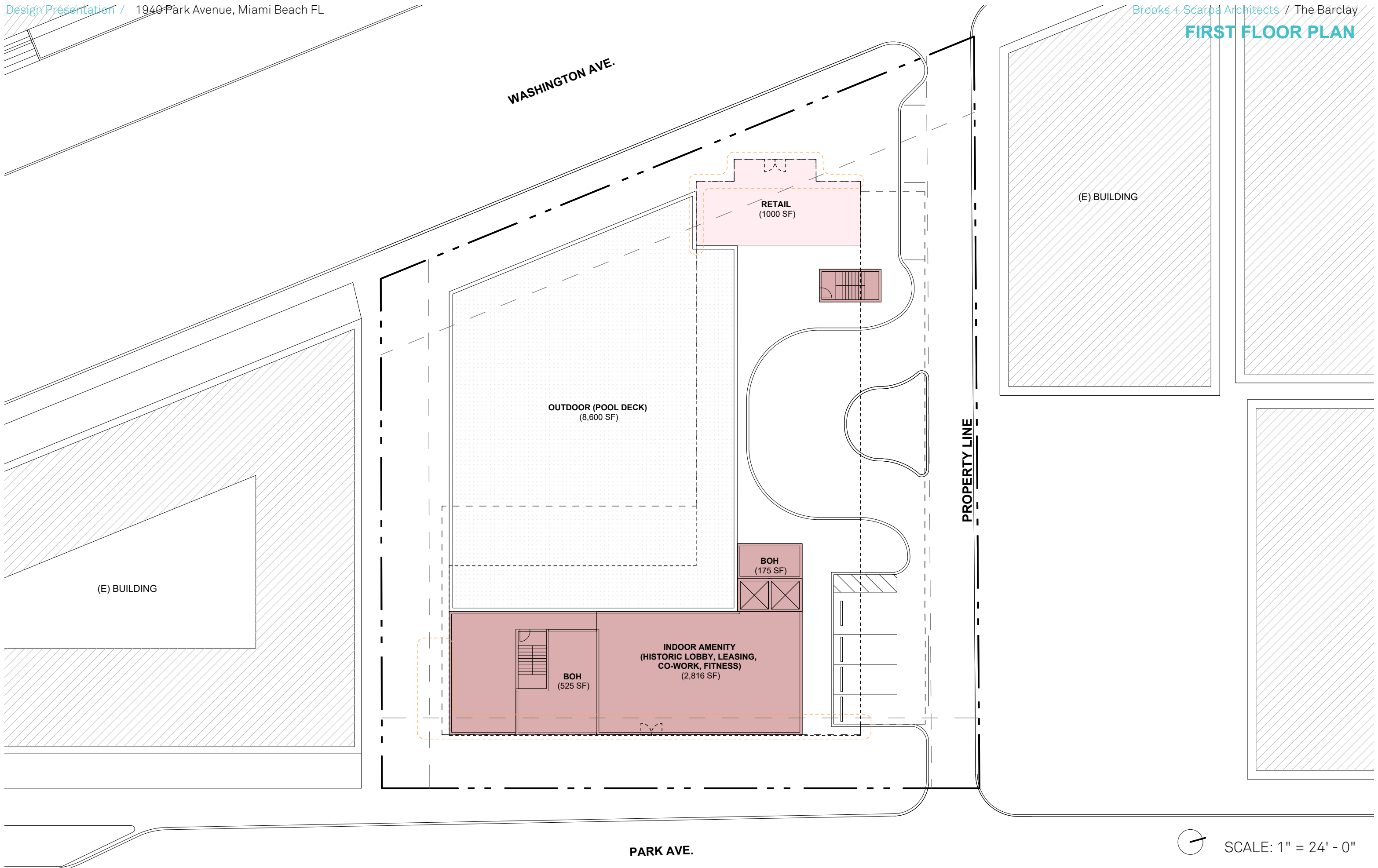
**STACKING CHART**

	FTF HEIGHT	ELEVATION								TOTAL	FAR	NET RENTABLE SQ FT			UNITS
			MULTIFAMILY	RETAIL	BOH*	HISTORIC LOBBY	INDOOR AMENITY	OUTDOOR AMENITY	CIRCULATION			MULTIFAMILY	RETAIL	TOTAL	
ROOF	-	67'-4"	-	-	-	-	-	-	-	-	-	-	-	-	-
LEVEL 6	10'-8"	56'-8"	7,613	-	-	-	-	6086	1,006	14,582	8,783	7,613	-	8,026	13
LEVEL 5	10'-8"	46'-0"	13,089	-	-	-	-	284	1,495	14,868	14,583	13,089	-	13,016	23
LEVEL 4	10'-8"	35'-4"	13,373	-	-	-	-	-	1,495	14,868	14,868	13,373	-	13,016	23
LEVEL 3	10'-8"	24'-8"	13,373	-	-	-	-	-	1,495	14,868	14,868	13,373	-	13,016	23
LEVEL 2	10'-8"	14'-0"	13,373	-	-	-	-	-	1,495	14,868	14,868	13,373	-	13,016	23
LEVEL 1	14'-0"	0'-0"	-	1,000	700	1,000	1,816	8,600 (@ GRADE)	164	4,680	3,980	-	1,000	1,080	-
<b>6</b>	-	67'-4"	<b>60,821</b>	<b>1,000</b>	<b>700</b>	<b>1,000</b>	<b>1,816</b>	<b>6,370</b>	<b>7,150</b>	<b>78,734</b>	<b>71,950</b>	<b>60,821</b>	<b>1,000</b>	<b>61,821</b>	<b>105</b>

SITE PLAN



# FIRST FLOOR PLAN



### FIRST FLOOR PLAN

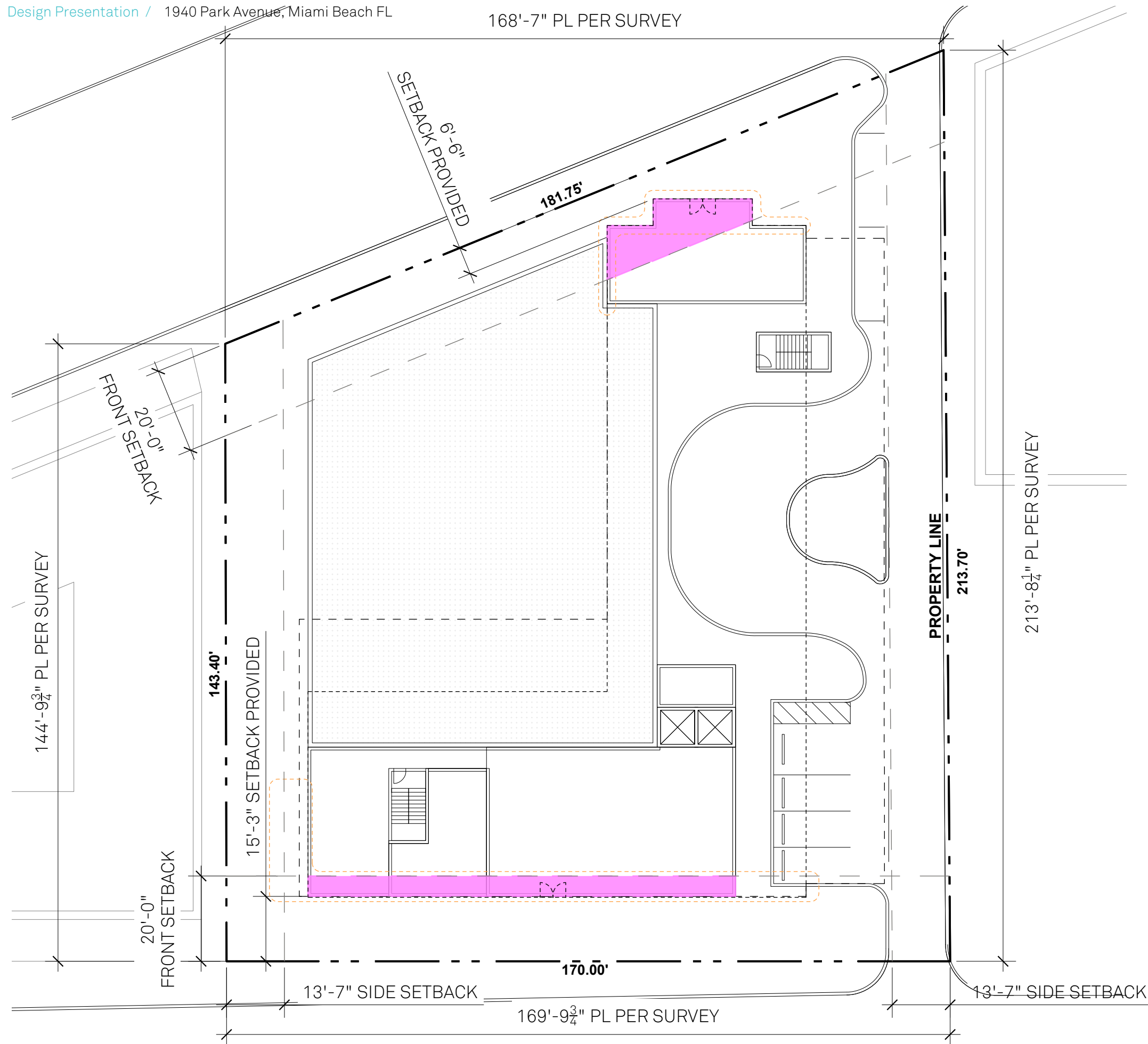
PER SECTION 7.2.5.3

REQUIRED FRONT SETBACK = 20'  
PROVIDED FRONT SETBACKS (AT WASHINGTON AND PARK) = 20' AT HISTORIC FACADE  
ACTUAL PROVIDED SETBACK = 6'-6" @ WASH.  
ACTUAL PROVIDED SETBACK = 15'-3" @ PARK

REQUIRED SIDE SETBACK = 10' OR 8% (WHICHEVER IS LARGER); TOTAL TO EQUAL 16%  
PROVIDED SIDE SETBACK = 13'-7"  
CALCULATION:  $213'-8\frac{1}{4}" \times 8\% = 13'-7"$

\*NOTE: AREAS ENCIRCLED IN ORANGE IDENTIFIES THE TO BE RECONSTRUCTED EXISTING, HISTORIC FACADE

 = REQUIRED SETBACK OVERLAP



TYP. RESIDENTIAL PLAN - LEVEL 2-4



### SETBACK PLAN - LEVEL 2-4



PER SECTION 7.2.5.3

REQUIRED FRONT SETBACK = 20'  
 PROVIDED FRONT SETBACKS (AT WASHINGTON AND PARK) = 20' AT HISTORIC FACADE  
 ACTUAL PROVIDED SETBACK = 6'-6" @ WASH.  
 ACTUAL PROVIDED SETBACK = 15'-3" @ PARK

REQUIRED SIDE SETBACK = 10' OR 8% (WHICHEVER IS LARGER); TOTAL TO EQUAL 16%  
 PROVIDED SIDE SETBACK = 13'-7"  
 CALCULATION:  $213'-8 \frac{1}{4}" \times 8\% = 13'-7"$

REQUIRED FRONT TOWER STEPBACK = +1' FOR EVERY 1' INCREASE OVER 50' (MAX. 50') = 18'  
 CALCULATION =  $67.4' - 50' = 17.4' = 18'$   
 PROVIDED FRONT TOWER STEPBACK = N/A UNDER 50'

REQUIRED SIDE TOWER STEPBACK = 7.5' + 10% OF TOWER PORTION HEIGHT (MAX. 50') = 9'-6"  
 CALCULATION =  $7.5' + (17.4' \times 10\%) = 9.5' = 9'-6"$   
 PROVIDED SIDE TOWER STEPBACK = N/A UNDER 50'

\*NOTE: AREAS ENCIRCLED IN ORANGE IDENTIFIES THE TO BE RECONSTRUCTED EXISTING, HISTORIC FACADE

- = REQUIRED SETBACK OVERLAP
- = REQUIRED STEPBACK OVERLAP

TYP. RES. PLAN - LEVEL 5



### SETBACK PLAN - LEVEL 5



PER SECTION 7.2.5.3

REQUIRED FRONT SETBACK = 20'  
 PROVIDED FRONT SETBACKS (AT WASHINGTON AND PARK) = 20' AT HISTORIC FACADE  
 ACTUAL PROVIDED SETBACK = 6'-6 14/" @ WASH.  
 ACTUAL PROVIDED SETBACK = 15'-2 3/4" @ PARK

REQUIRED SIDE SETBACK = 10' OR 8% (WHICHEVER IS LARGER); TOTAL TO EQUAL 16%  
 PROVIDED SIDE SETBACK = 13'-7"  
 CALCULATION: 213'-8 1/4" X 8% = 13'-7"

REQUIRED FRONT TOWER STEPBACK = +1' FOR EVERY 1' INCREASE OVER 50' (MAX. 50') = 28'  
 CALCULATION = 67.4' - 50' = 17.4' = 18' + SETBACK = 28'  
 PROVIDED FRONT TOWER STEPBACK = 11' @ WASH. AVE  
 PROVIDED FRONT TOWER STEPBACK = 20' @ PARK AVE

REQUIRED SIDE TOWER STEPBACK = 7.5' + 10% OF TOWER PORTION HEIGHT (MAX. 50') = 23'-1"  
 CALCULATION = 7.5" + (17.4'x10%) = 9.5' = 9'-6" + SETBACK = 23'-1"  
 PROVIDED SIDE TOWER STEPBACK = 17'-3" @ SOUTH  
 PROVIDED SIDE TOWER STEPBACK = 15'-4" @ NORTH

\*NOTE: AREAS ENCIRCLED IN ORANGE IDENTIFIES THE TO BE RECONSTRUCTED EXISTING, HISTORIC FACADE

- = REQUIRED SETBACK OVERLAP
- = REQUIRED STEPBACK OVERLAP

RES. PLAN - LEVEL 6



**SETBACK PLAN - LEVEL 6**



PER SECTION 7.2.5.3

REQUIRED FRONT SETBACK = 20'  
 PROVIDED FRONT SETBACKS (AT WASHINGTON AND PARK) = 20' AT HISTORIC FACADE  
 ACTUAL PROVIDED SETBACK = 6'-6 14/" @ WASH.  
 ACTUAL PROVIDED SETBACK = 15'-2 3/4" @ PARK

REQUIRED SIDE SETBACK = 10' OR 8% (WHICHEVER IS LARGER); TOTAL TO EQUAL 16%  
 PROVIDED SIDE SETBACK = 13'-7"  
 CALCULATION: 213'-8 1/4" X 8% = 13'-7"

REQUIRED FRONT TOWER STEPBACK = +1' FOR EVERY 1' INCREASE OVER 50' (MAX. 50') = 28'  
 CALCULATION = 67.4' - 50' = 17.4' = 18' + SETBACK = 28'  
 PROVIDED FRONT TOWER STEPBACK = 11' @ WASH. AVE  
 PROVIDED FRONT TOWER STEPBACK = 20' @ PARK AVE

REQUIRED SIDE TOWER STEPBACK = 7.5' + 10% OF TOWER PORTION HEIGHT (MAX. 50') = 23'-1"  
 CALCULATION = 7.5' + (17.4' x 10%) = 9.5' = 9'-6" + SETBACK = 23'-1"  
 PROVIDED SIDE TOWER STEPBACK = 17'-3" @ SOUTH  
 PROVIDED SIDE TOWER STEPBACK = 15'-4" @ NORTH

\*NOTE: AREAS ENCIRCLED IN ORANGE IDENTIFIES THE TO BE RECONSTRUCTED EXISTING, HISTORIC FACADE

- = REQUIRED SETBACK OVERLAP
- = REQUIRED STEPBACK OVERLAP