

Brooks Scarpa Huber Architects / The Barclay

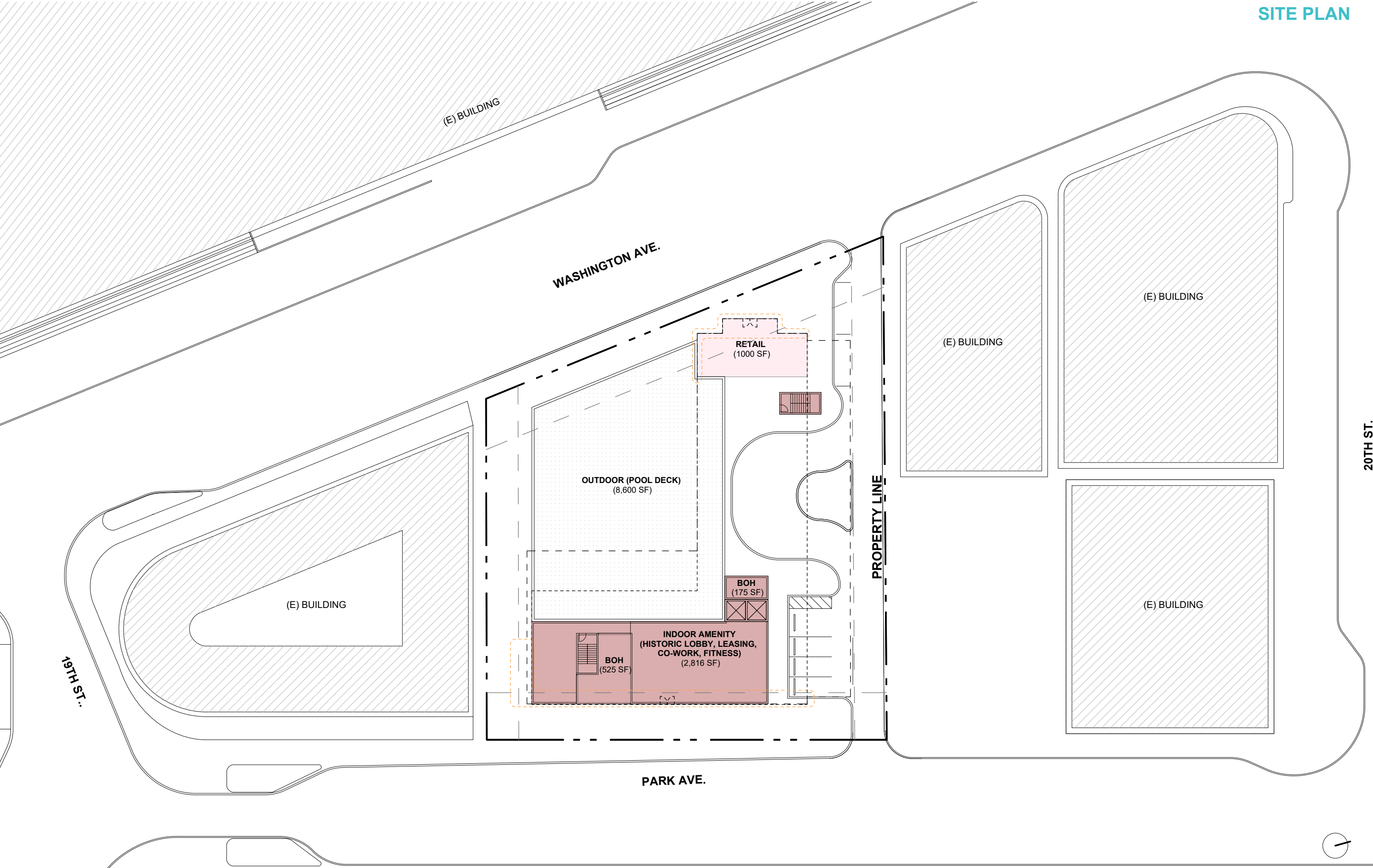
1940 Park Avenue, Miami Beach FL

Design Presentation

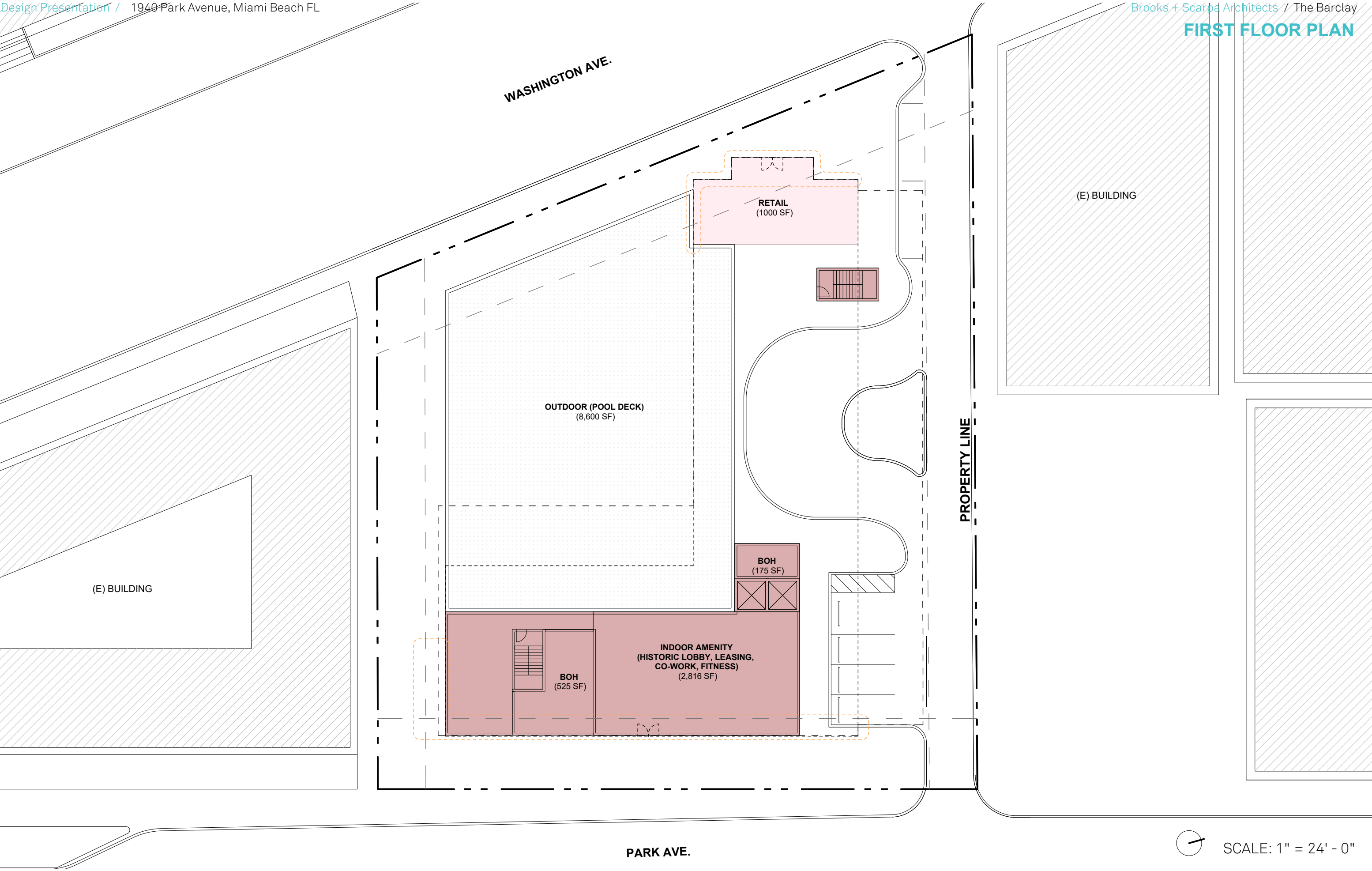
April 8th, 2026



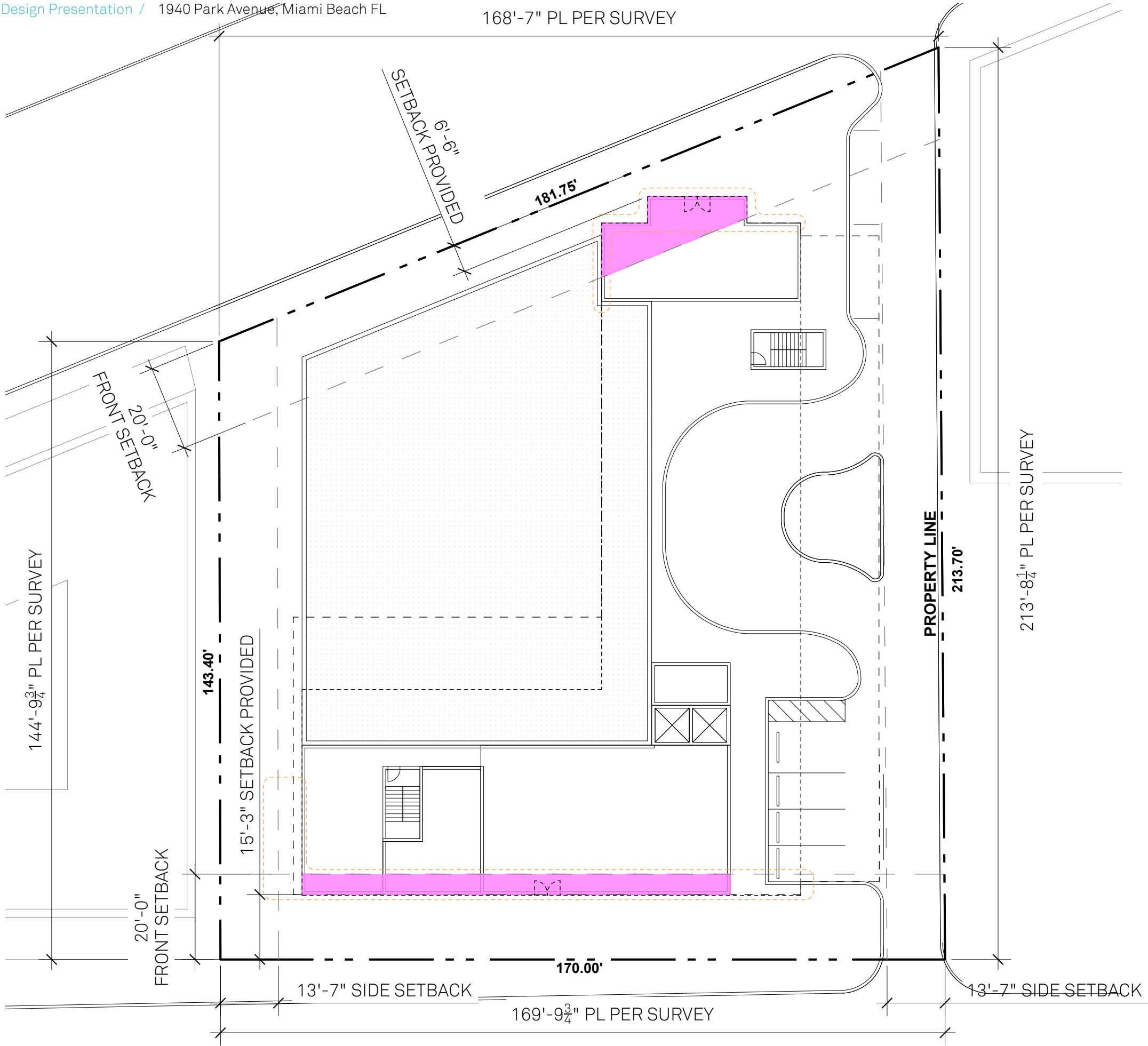
SITE PLAN



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 1/4" X 8% = 13'-7"

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

 = REQUIRED SETBACK OVERLAP



SCALE: 1" = 24' - 0"

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 1/4" X 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' x 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



SCALE: 1" = 24' - 0"

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: $213'-8 \frac{1}{4}" \times 8\% = 13'-7"$

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

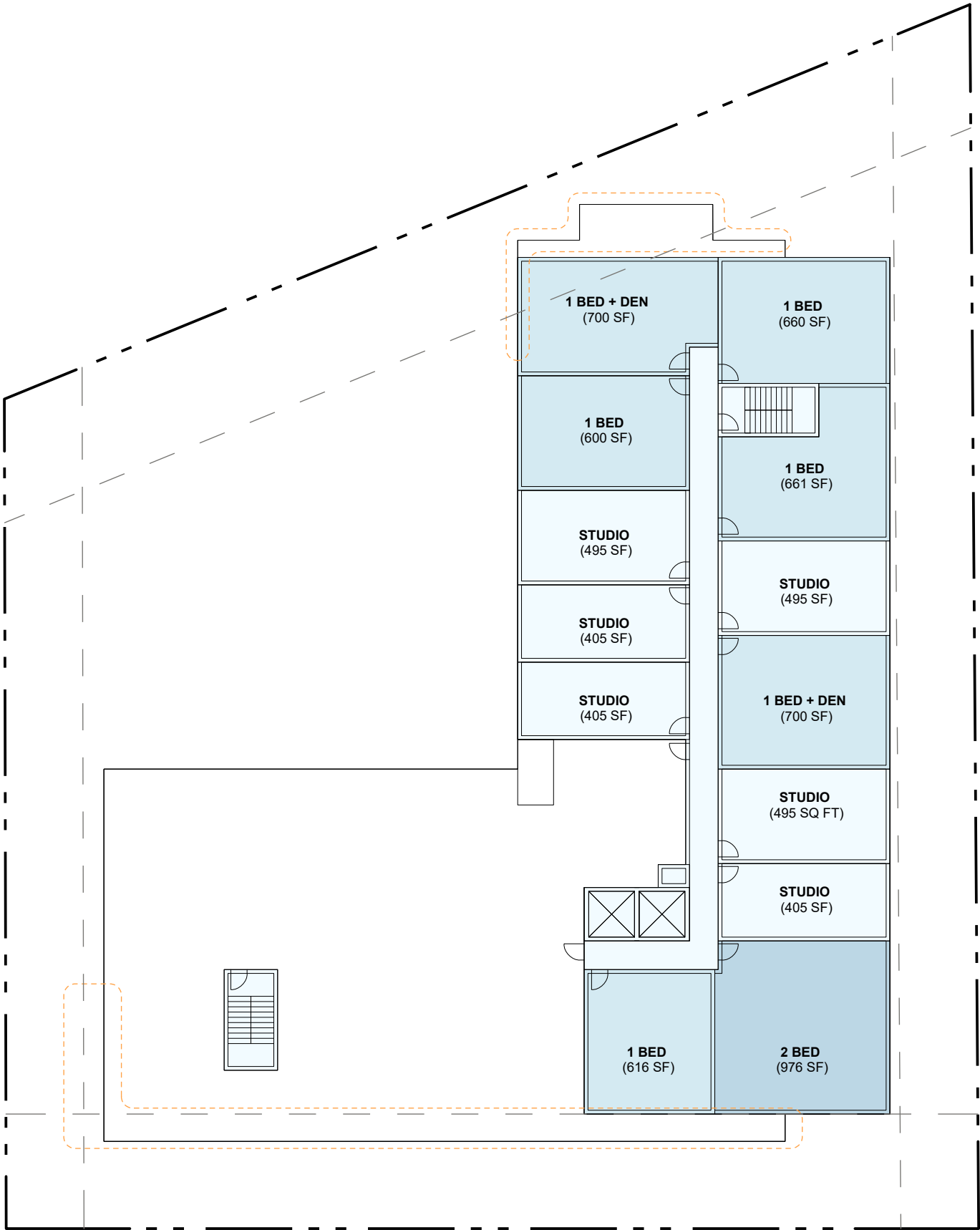
 = REQUIRED STEPBACK OVERLAP



SCALE: 1" = 24' - 0"



RES. PLAN - LEVEL 6



SCALE: 1" = 24' - 0"

