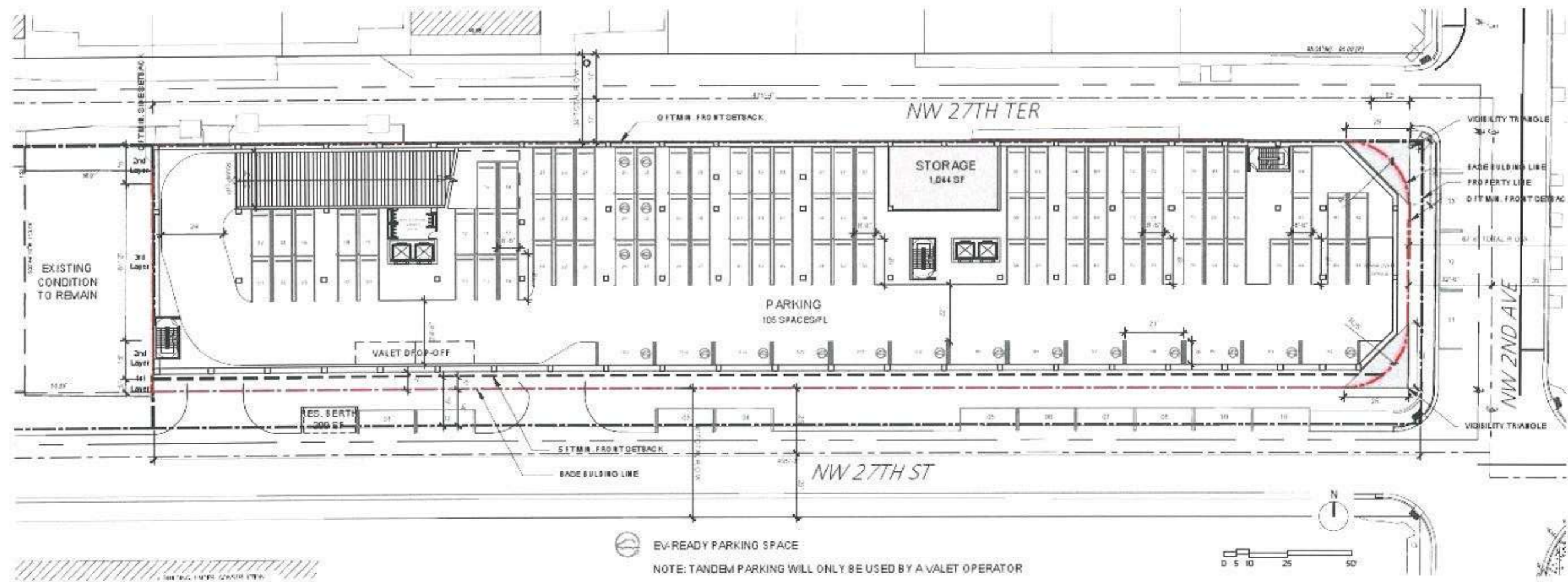


	Resi Units	Resi SF	Retail SF	Parking Spaces	GSF	FLR	BONUS FLR
Roof					7,788 SF	7,366 SF	7,366 SF
Level 08	47 Units	30,114 SF			35,448 SF	34,221 SF	34,221 SF
Level 07	47 Units	30,114 SF			35,448 SF	34,221 SF	34,221 SF
Level 06	47 Units	30,114 SF			35,448 SF	34,221 SF	34,221 SF
Level 05	47 Units	30,114 SF			35,448 SF	34,221 SF	
Level 04	47 Units	30,114 SF			35,448 SF	34,221 SF	
Level 03	47 Units	30,114 SF			35,448 SF	34,221 SF	
Level 02	47 Units	30,114 SF			35,448 SF	34,221 SF	
Mezz	0 Units	0 SF		88 Spaces	39,807 SF	38,670 SF	
Level 01	0 Units	0 SF	18,452 SF	13 Spaces*	39,807 SF	37,420 SF	
Basement 01	0 Units	0 SF		105 Spaces	42,971 SF	40,360 SF	
Total	329 Units	210,798 SF	18,452 SF	206 Spaces	378,509 SF	363,363 SF	110,029 SF

Street Parking *



LEVEL	TOTAL
MEZZANINE	88 SPACES
BASEMENT	105 SPACES
TOTAL	193 SPACES



EV-READY PARKING SPACE
 NOTE: TANDEM PARKING WILL ONLY BE USED BY A VALET OPERATOR

ARQUITECTONICA

2900 G St. Avon, Miami, FL 33133
 T 305.372.1812 | F 305.372.1175

ALL DESIGNATIONS INDICATED BY THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT DRAWING IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED. QUANT. THE DATA PROVIDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND ALL CONTENTS TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INFORMATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS AS THESE ARE FURTHER DEFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
 MIAMI, FL 33127



BASEMENT LEVEL

SCALE: N/A

DATE:
 01/05/2022



A-016

OPEN SPACE:

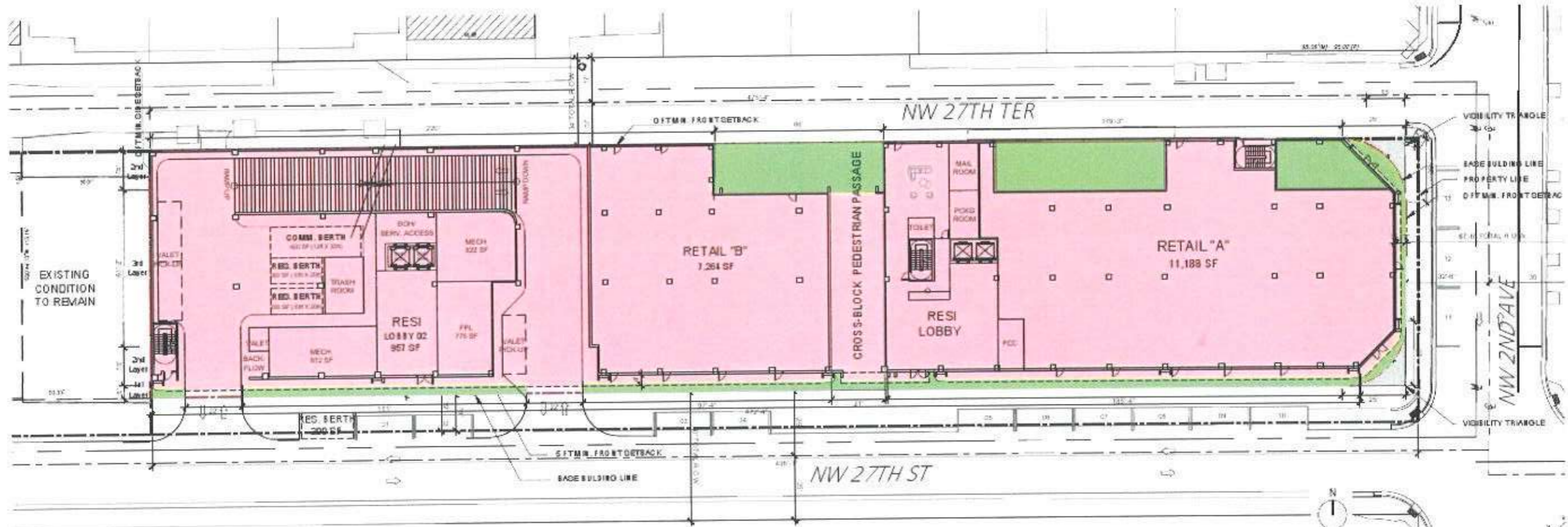
LOT SIZE 46,879 SF
MIN. OPEN SPACE AREA REQUIRED: 4,688 SF (10%)
OPEN SPACE PROVIDED: 4,728 (10.08%)

LOT COVERAGE:

LOT SIZE 46,879 SF
MAX. LOT COVERAGE ALLOWED: 42,191 SF (90%)
LOT COVERAGE PROVIDED: 41,995 SF (89.58%)

-  OPEN SPACE
-  LOT COVERAGE

RESERVED FOR CITY OF MIAMI SEAL



* ADDITIONAL LOT COVERAGE CAN BE RECEIVED UP TO 50% BY WAIVER IF THE ROOF TERRACE SQUARE FOOTAGE PROVIDED IS EQUIVALENT TO FOUR TIMES THE GROSS LOT AREA OBTAINED FROM INCREASED LOT COVERAGE. SEE SHEET A-013.

ARQUITECTONICA

2500 O Street, Miami, FL 33133
T 305.312.1812 F 305.312.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC REPRODUCTION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN/INTENT SKIPPED IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2022. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND ALL CONTAINERS TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL REVISIONS OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFERRED, THE NUMBERS MAY BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LOT COVERAGE

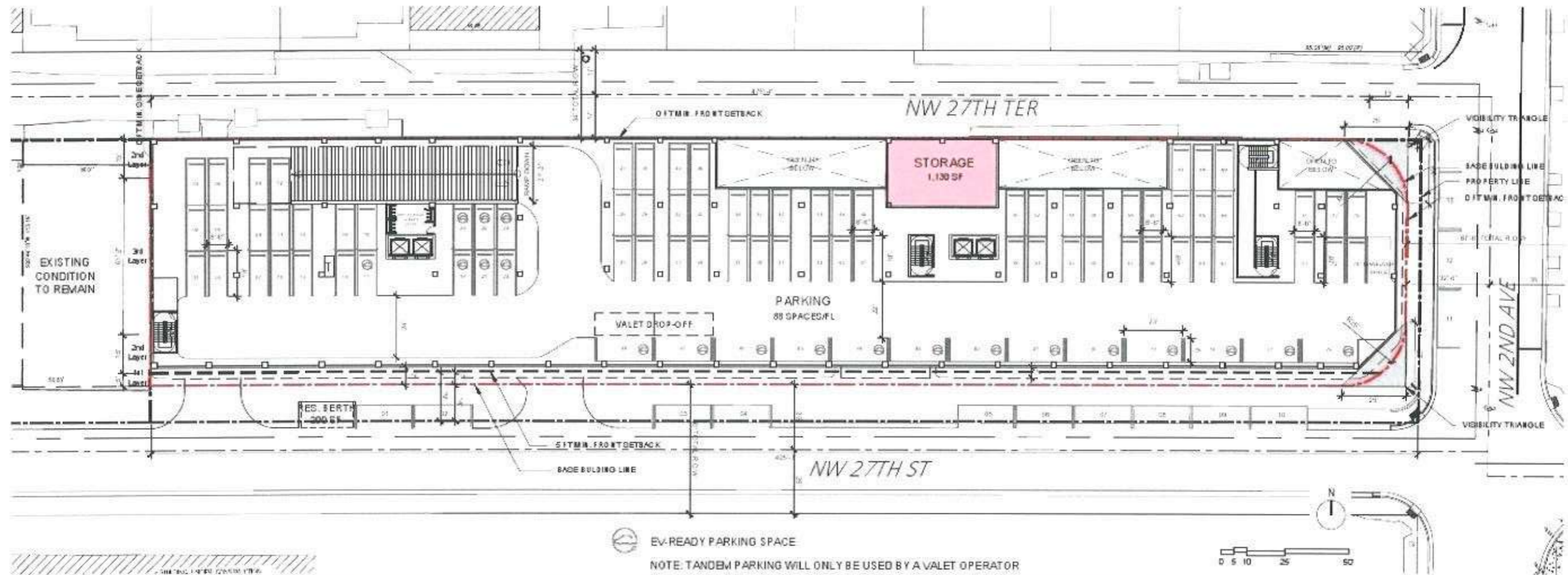
SCALE: N/A

DATE
01/05/2022

A-012

LEVEL	TOTAL
MEZZANINE	88 SPACES
BASEMENT	105 SPACES
TOTAL	193 SPACES

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. RESERVING ALL RIGHTS. SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AGENCIES HAVING JURISDICTION. ALL COMMITMENTS RESERVING 2022. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE ADJUSTED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT. WITH THE EVENTUAL INTEGRATION OF SITE PLAN, MECHANICAL, SAFETY SYSTEMS, AS THESE ARE FURTHER DEFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
 MIAMI, FL 33127



MEZZANINE LEVEL

SCALE: N/A

DATE:
 01/05/2022

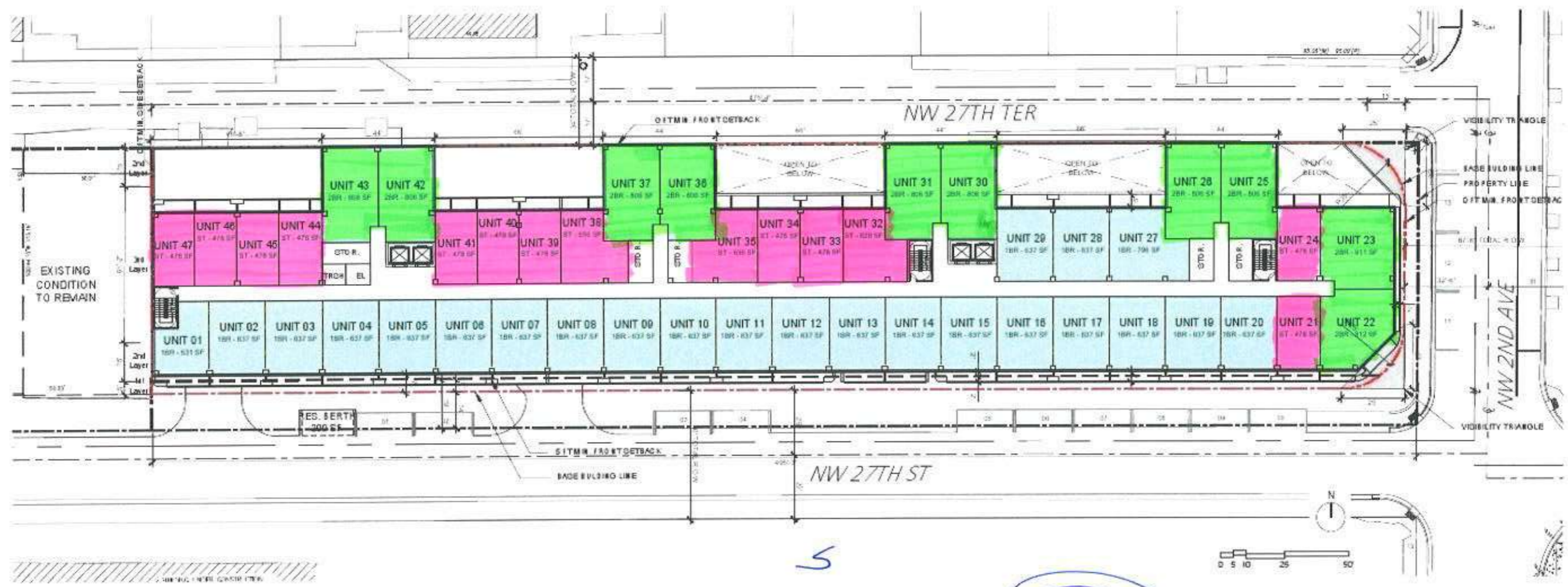
A-018

- 14
- 23
- 10

TU = 47 / Floor

4/12/22

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERIOR CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERIOR CORP. DESIGN/PROJECT NUMBER IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AGENCIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2022. THE DATA INCLUDED IN THIS STUDY IS CONSIDERED A TRADE SECRET AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF CIVIL, MECHANICAL, ELECTRICAL AND LIFE SAFETY SYSTEMS AS THESE ARE FURTHER REFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 02

SCALE: N/A

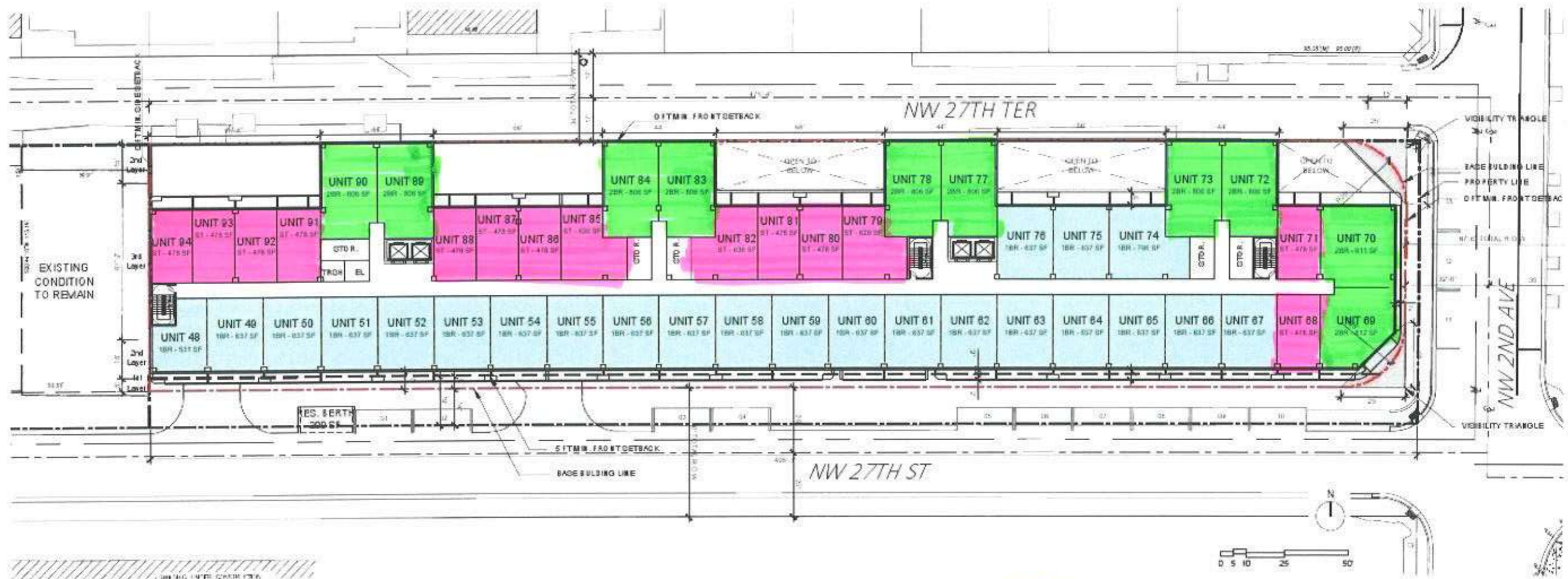
DATE:
01/05/2022

A-019

ST 14
 1 23
 2 10

TU = 47/FLOOR

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA
 2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. EQUIPMENT DRAWING IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021 THE DATA FACILITATED IN THIS STUDY IS CONFIDENTIAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL VITIATION OF STRUCTURAL, MECHANICAL AND LIFE SAFETY SYSTEMS AS THESE ARE FURTHER REFERRED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
 MIAMI, FL 33127



LEVEL 03

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

DATE:
 01/05/2022

A-020

ST 14

1 23

2 10

TU = 47 / FLOOR



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC REPRODUCTION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT BEING SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL, TENTATIVE AND SHALL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFT-SHIFT SYSTEMS AS THESE ARE FURTHER REFERRED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 04

SCALE: N/A

DATE:
01/05/2022

A-021

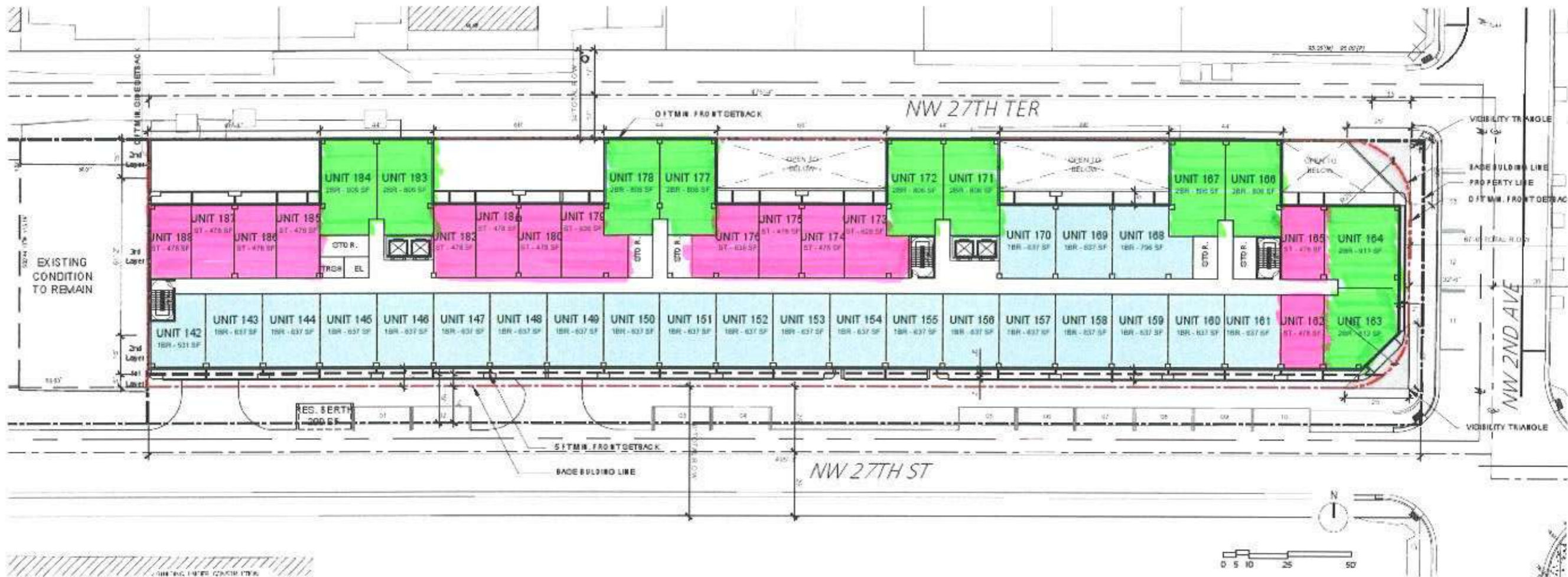
ST 14

1 23

2 10

TU = 47 / FLOOR

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
T 305.372.1812 | F 305.372.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN AND CONSTRUCTION IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2021. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 05

SCALE: N/A

DATE:
01/05/2022

A-022

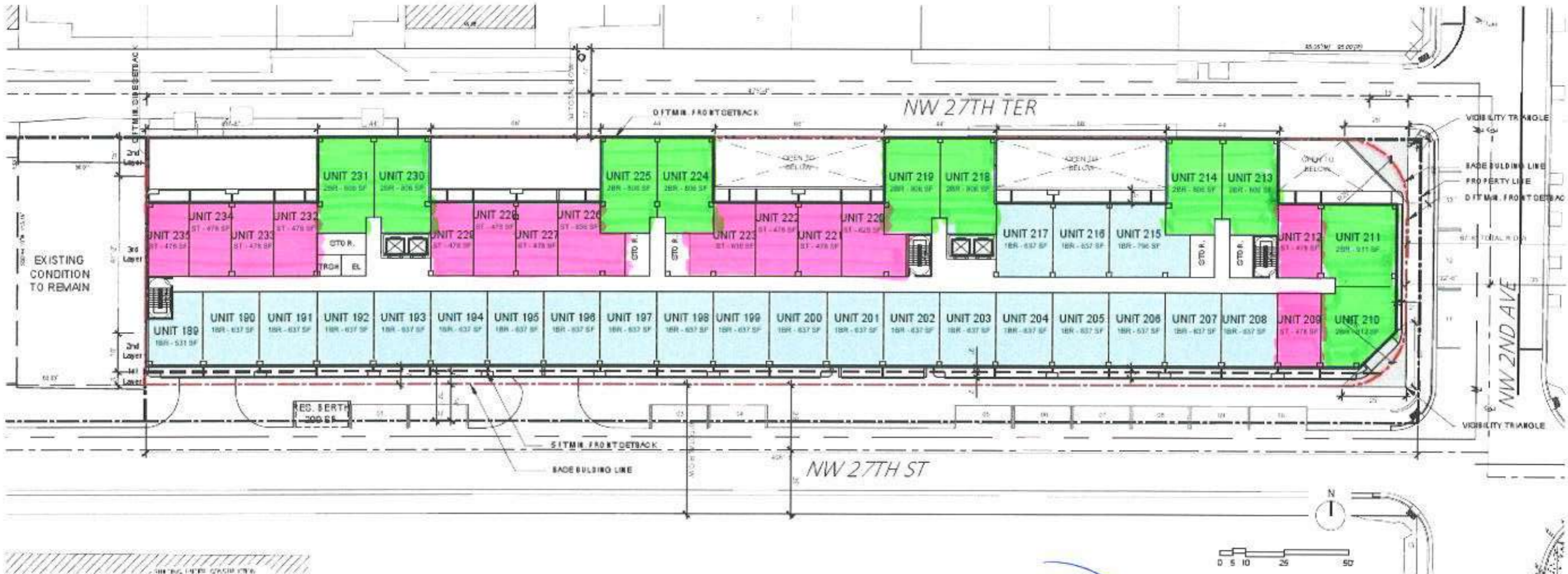
ST 14

1 23

2 10

TU = 47/FLOOR

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. IS STRICTLY PROHIBITED. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND ALL CONTENT IS TO BE ADJUSTED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MECHANICAL AND SAFETY SYSTEMS AS THESE ARE FURTHER DEFINED. THE NUMBERS ALL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 06

SCALE: N/A

DATE:
01/05/2022

A-023

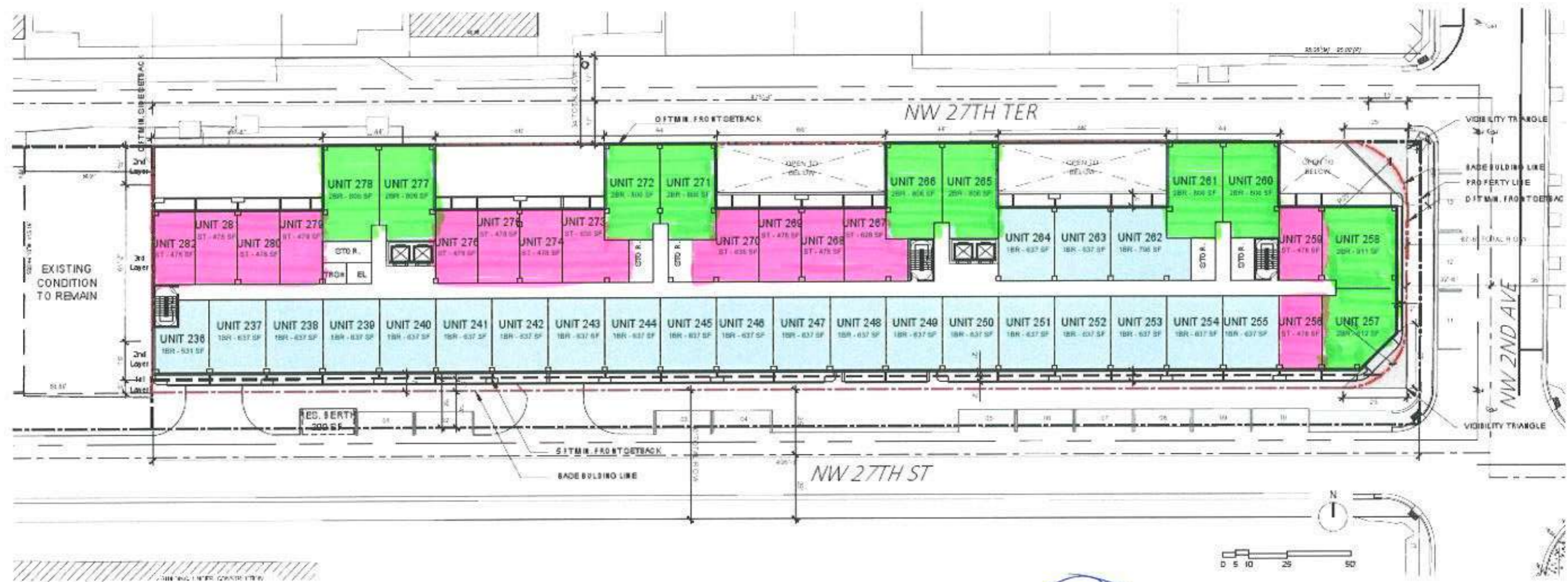
ST 14

1 23

2 10

TU = 47/FLOOR

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

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

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC REPRODUCTION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGNS SHOWN ARE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2022. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND INTEND TO BE REVIEWED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL REVISION OF STRUCTURAL, MECHANICAL AND LIFE SAFETY SYSTEMS AS THESE ARE FURTHER DEVELOPED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 07

SCALE: 3/4"

DATE:
01/05/2022

A-024

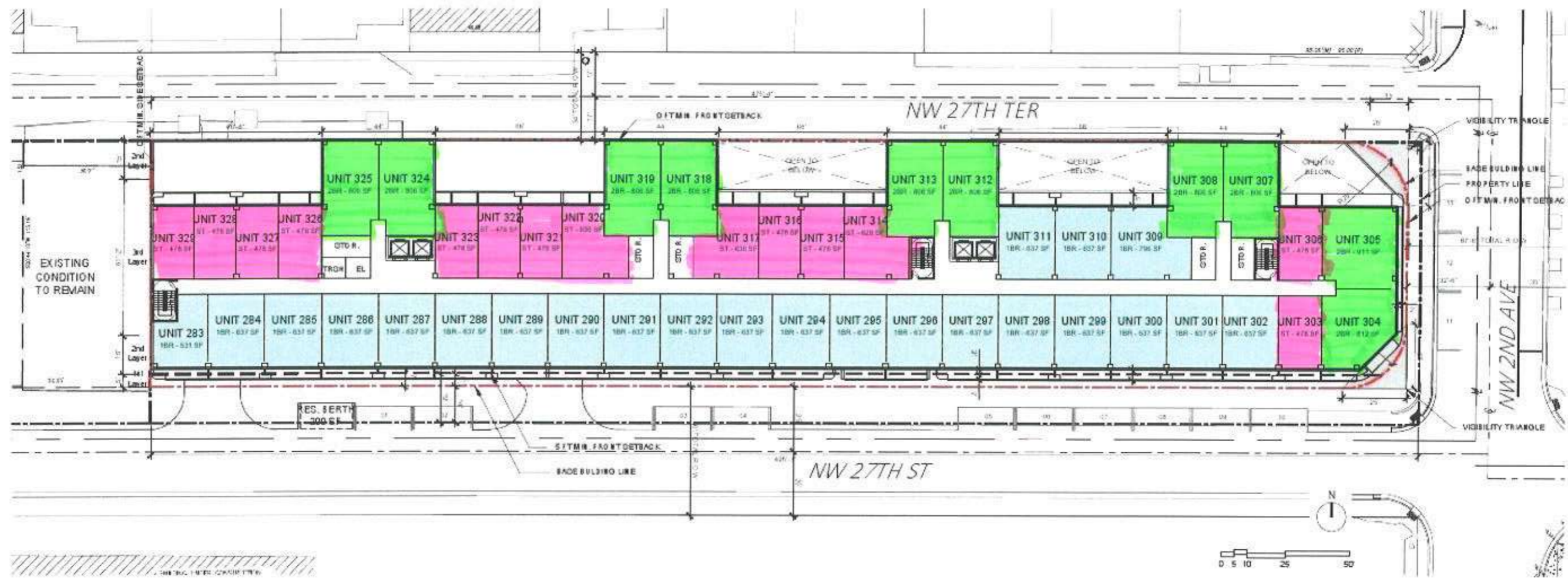
ST 14

1 23

2 10

TU = 47 / PLOR.

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1115

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL GROUP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN AND CONSTRUCTION SHALL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED. NO PART OF THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND ALL DATA ARE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS AS THESE ARE FURTHER DEFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



LEVEL 08

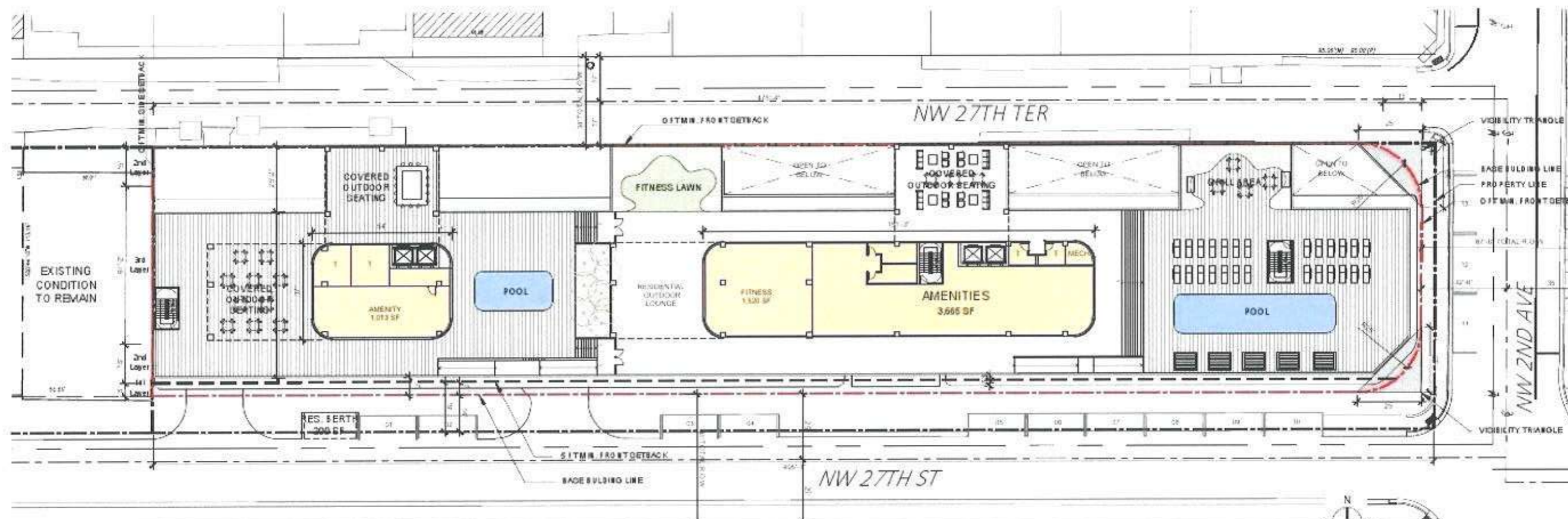
SCALE: N/A

DATE:
01/05/2022

A-025

NOTE: THE PROJECT SHALL COMPLY WITH THE SOLAR REFLECTANCE CRITERIA SET FORTH IN ARTICLE 3, SECTION 3.13.2 OF MAM 21

RESERVED FOR CITY OF MIAMI SEAL



TOTAL ROOF AREA: 35,402 SF
 - 20% OF ROOF AREA = 7,080 SF
 - TOTAL ENCLOSED ROOF AREA = 7,788 SF
 - 7,788 SF = 22% TOTAL ROOF AREA

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.312.1812 | 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT, MATERIALS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2022. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND ALL CONTENT TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE EVENTUAL REVISIONS OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS, AS THESE ARE FURTHER DEFINED. THE NUMBERS WILL BE ADJUSTED ACCORDANCE.

2700 NW 2ND AVENUE
 MIAMI, FL 33127



POOL DECK LEVEL

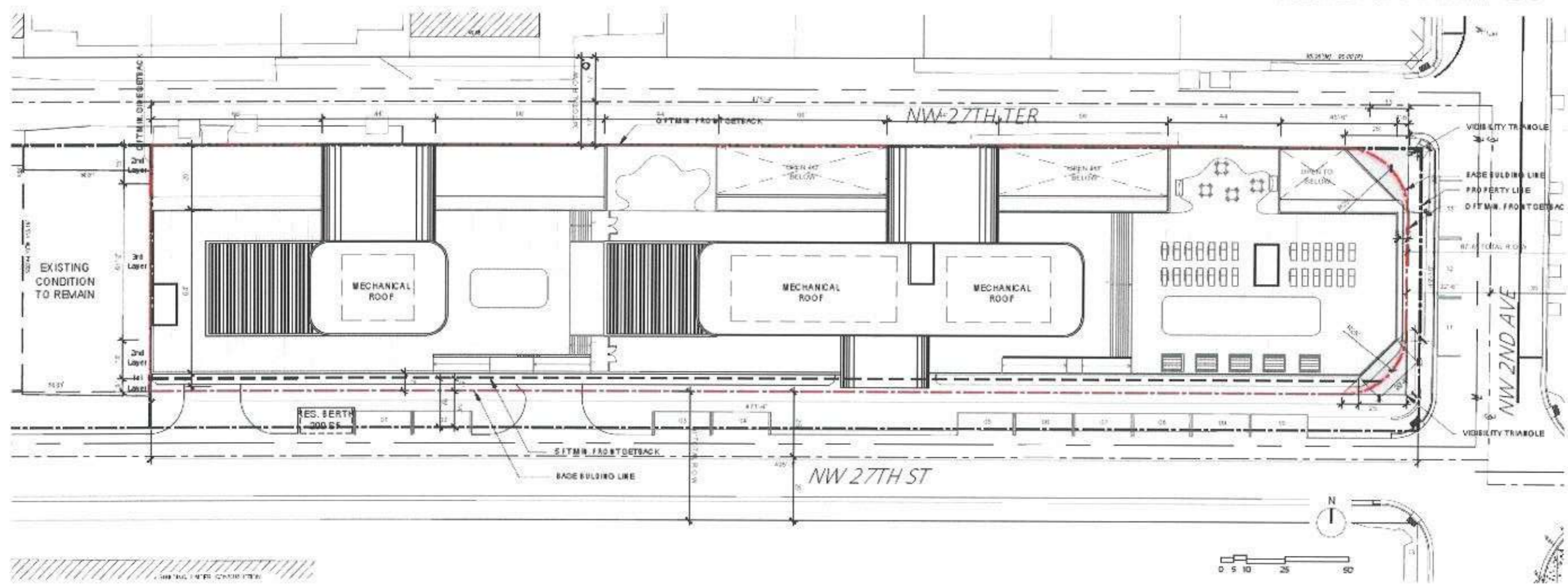
SCALE: 1/4" = 1'-0"

DATE:
 01/05/2022

A-026

NOTE: THE PROJECT SHALL COMPLY WITH THE SOLAR REFLECTANCE CRITERIA SET FORTH IN ARTICLE 3, SECTION 3.13.2 OF MAM 21

RESERVED FOR CITY OF MIAMI SEAL



ARQUITECTONICA

2500 Oak Avenue, Miami, FL 33133
T 305.372.1812 | F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN/PRINT DATE: 01/05/2022. SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2022. THE DATA INCLUDED IN THIS DRAWING IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECT'S DEVELOPMENT WITH THE ESSENTIAL INTEGRATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND SAFETY SYSTEMS AS THESE ARE FURTHER DEFINED. THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

2700 NW 2ND AVENUE
MIAMI, FL 33127



ROOF LEVEL

SCALE: 1/4" = 1'-0"

DATE:
01/05/2022

A-027