

SCOPE OF WORK:

- Modification of Prior Approvals DRB17-0160 & DRB17-0216 to revise existing North Tower, modify phasing plans, and the renovation of the garden apartment building with the gym conversion to apartments.

Submitted to: City of Miami Beach

Architect: Stantec

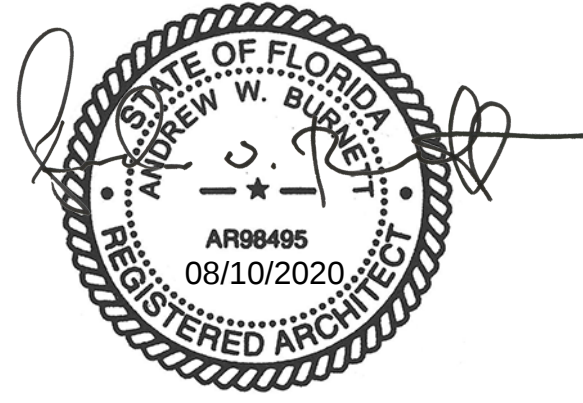
Civil/Traffic Engineer: Kimley Horn

Landscape Architect: L&ND

Owner: AIMCO

FLAMINGO

1420 BAY ROAD
MIAMI BEACH, FL 33139



SITE - NORTH TOWER

G2	LOCATION MAP
G3	KEY SITE PHOTOS
G6	KEY SITE PHOTOS
G7A	EXISTING SITE PLAN
G7B	SITE PLAN - PREVIOUSLY APPROVED
G7E	PROPOSED SITE - PHASING PLAN
G8	COLORED SITE PLAN

ZONING DIAGRAM

G11A	PROJECT DATA
G11B.0	PREVIOUSLY APPROVED PROJECT DATA
G11B.1	PROJECT DATA
G11	PROJECT DATA - PREVIOUSY APPROVED
G11B.2	PHASE 3&4 SURPLUS PARKING DIAGRAM - PREVIOUSLY APPROVED
G11B.3	PHASE 5 SURPLUS PARKING DIAGRAM - PROPOSED
G13A	ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - EXISTING
G13B	ZONING ANALYSIS FAR - CENTRAL TOWER OVERVIEW - PROPOSED
G14A	ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - EXISTING (APPROVED)
G14B	ZONING ANALYSIS FAR - NORTH TOWER OVERVIEW - PREVIOUSLY APPROVED
G19A	ZONING ANALYSIS FAR - EXISTING
G19B	ZONING ANALYSIS FAR - PROPOSED

NORTH TOWER FLOOR PLANS

A-N102A	GROUND FLOOR PLAN - PREVIOUSLY APPROVED
A-N104A	MEZZANINE FLOOR PLAN - PREVIOUSLY APPROVED
A-N104B	MEZZANINE FLOOR PLAN - PROPOSED
A-N106A	SECOND FLOOR PLAN - PREVIOUSLY APPROVED
A-N106B	SECOND FLOOR PLAN - PROPOSED
A-N108A	LEVEL 3, 5, 7, 9, 11, 13 FLOOR PLAN - PREVIOUSLY APPROVED
A-N108B	LEVEL 3, 5, 7, 9, 11, 13 FLOOR PLAN - PROPOSED
A-N110A	LEVEL 4, 6, 8, 10, 12 FLOOR PLAN - PREVIOUSLY APPROVED
A-N110B	LEVEL 4, 6, 8, 10, 12 FLOOR PLAN - PROPOSED
A-N112A	THIRTEENTH FLOOR PLAN - PREVIOUSLY APPROVED
A-N112B	THIRTEENTH FLOOR PLAN - PROPOSED
A-N114A	FOURTEENTH FLOOR PLAN - PREVIOUSLY APPROVED
A-N114B	FOURTEENTH FLOOR PLAN - PROPOSED
A-N116A	ROOF PLAN - PREVIOUSLY APPROVED
A-N116B	ROOF PLAN - PROPOSED

NORTH TOWER BUILDING ELEVATIONS

A-N202A	SOUTH ELEVATIONS - PREVIOUSLY APPROVED
A-N202B	SOUTH ELEVATIONS - PROPOSED
A-N204A	WEST & NORTH ELEVATION - PREVIOUSLY APPROVED
A-N204B	WEST & NORTH ELEVATION - PROPOSED
A-N206A	NORTH & EAST ELEVATION - PREVIOUSLY APPROVED
A-N206B	NORTH & EAST ELEVATION - PROPOSED
A-N208A	WING A & C END ELEVATIONS - PREVIOUSLY APPROVED
A-N208B	WING A & C END ELEVATIONS - PROPOSED

GARDEN APARTMENTS

A-GA100	GARDEN APARTMENT LOBBY GROUND AND TYPICAL FLOOR PLANS
A-GA101	LEVEL 08 AND LEVEL 09 FLOOR PLANS
A-GA201	GARDEN APARTMENT ELEVATIONS
A-GA202	GARDEN APARTMENT ELEVATIONS



Stantec Architecture Inc.
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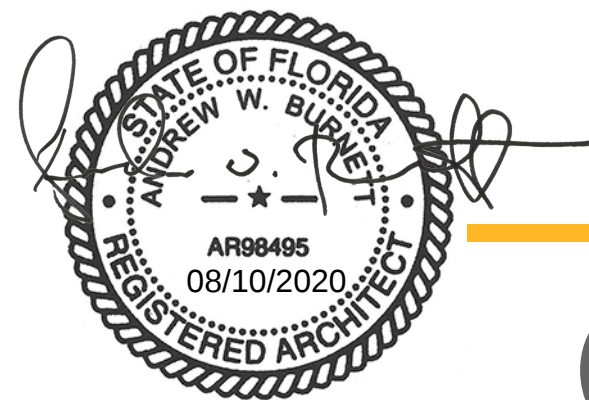
Stantec Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495

DRB SUBMITTAL

08.03.2017

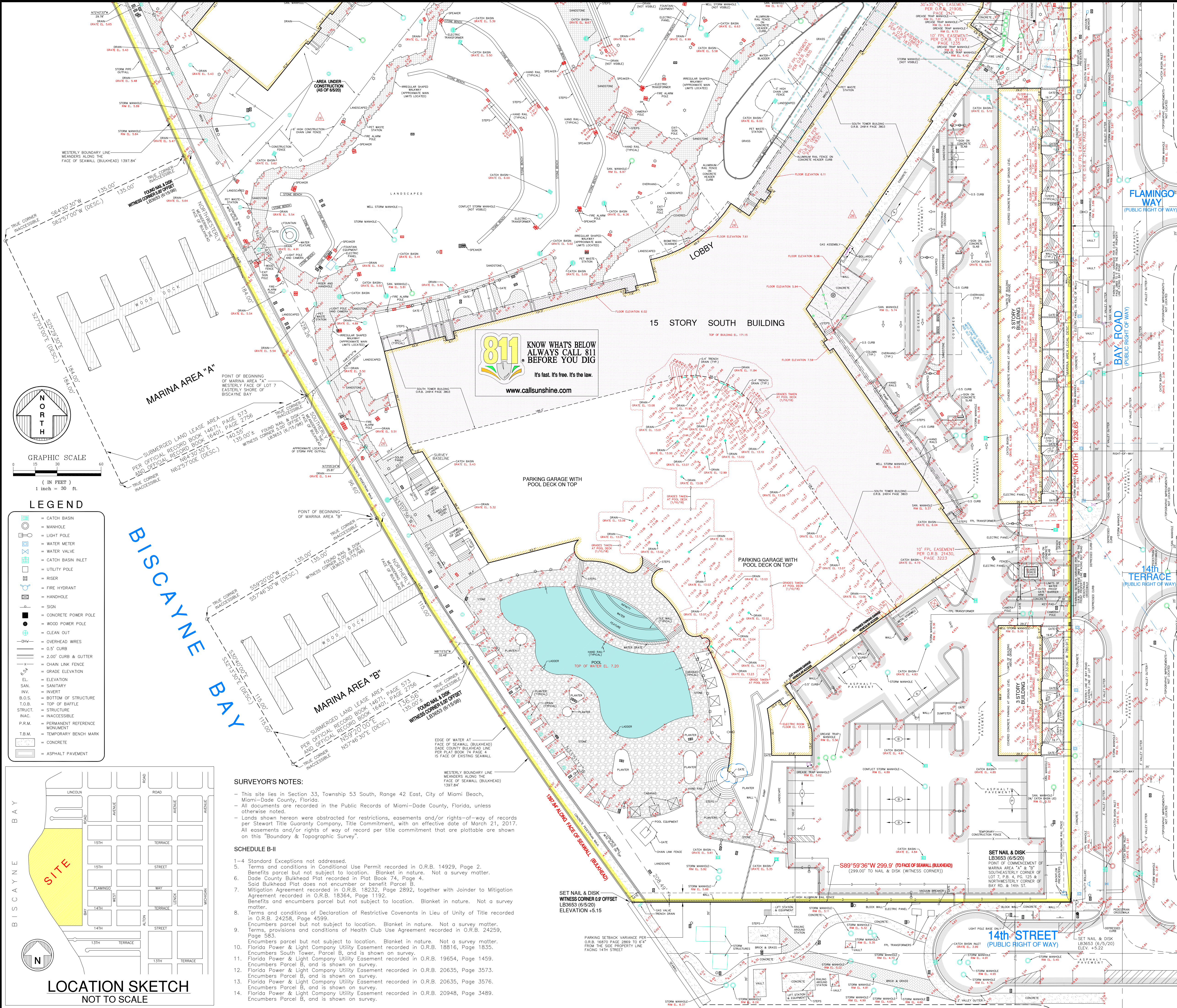
Revision

08-10-2020



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SURVEYOR'S NOTES (Continuation):
SCHEDULE B-II (Continuation)

15. Florida Power & Light Company Utility Easement recorded in O.R.B. 21197, Page 1235. Encumbers Parcel B, and is shown on survey.

16. Florida Power & Light Company Utility Easement recorded in O.R.B. 21430, Page 3223. Encumbers Parcel B, and is shown on survey.

17. Florida Power & Light Company Utility Easement recorded in O.R.B. 21908, Page 2171. Encumbers Parcel B, and is shown on survey.

18. Reciprocal Maintenance, Use and Easement Agreement recorded in O.R.B. 24259, Page 455 and Reciprocal Maintenance, Use and Easement Agreement recorded in O.R.B. 24259, Page 528. Encumbers Parcel B, and is shown on survey.

19. Terms, provisions and conditions of Health Club Lease recorded in O.R.B. 26813, Page 3403, subordinated by Security Assignment and Subordination Agreement recorded in O.R.B. 26928, Page 2352. Encumbers Parcel D and E but not subject to location. Blanket in nature. Not a survey matter.

20. Rights of tenants under any unrecorded leases. Documents not provided. Not a survey matter.

21. The policy does not insure the nature or extent of riparian or liberal rights. Standard Exception. Not a survey matter.

22. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands accreted to such lands. Documents not provided. Not a survey matter.

23. Those portions of the property herein described comprising artificially filled land in what was formerly navigable waters, are subject to any and all rights of the United States government arising by reason of the United States government's control over navigable waters and the commerce thereof. The inalienable right of the public to use the navigable waters. The rights of the state and the United States to regulate the use of the navigable waters. Not a survey matter.

24. The company shall have no liability for, nor any responsibility to defend, any portion of the property described herein against any right, title, interest or claim (valid or invalid) of any character had or asserted by the State or by any governmental authority or by the public as to portions of the above described property that may be within the bed, shore, or banks of a perennial stream or lake, river, slough or other navigable body of water, whether navigable in fact or law; or within the bed or shore of the beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the above described property which may be between the water's edge and a line of vegetation on the upland or for any claim or right for ingress and egress thereinto. Riparian water rights are not insured. The land shall not be deemed to include any boat dock. Standard Exception. Documents were not provided. Not a survey matter.

END OF SCHEDULE B-II

Bearings hereon are referred to an assumed value of North for the East line of Lots 6 and 7 and bearing is identical with the plot of record, and evidenced by found nail & disk at the Southeast and Northeast corner of site.

Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark 4230 N, Elevation +3.09. Located at Alton Road and 14th Street.

Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.

Lands shown hereon are located within an area having a Zone Designation of AE (L 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120651, for Community No. 12086C03171, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

Lands shown hereon containing 695,632 square feet, or 15,970 acres, more or less.

All horizontal control measurements are within a precision of 1:10,000.

This map is intended to be displayed at the graphic scale shown hereon or smaller.

Roof overhang not located unless otherwise shown.

Trees shown are surveyed for their horizontal location and/or size.

Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.

Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.

Underground improvements and/or underground encroachments not shown unless otherwise indicated.

The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be verified by electromagnetic technology, vacuum excavation or field excavation prior to any design or new construction.

Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

Tax Folio Numbers per Miami-Dade County Property Appraiser's website 02-3233-007-0030, 02-3233-007-0032 & 02-3233-079-0001 (Reference).

LEGAL DESCRIPTION:

PARCEL I:
Lot 7 and the South 1.00 feet of Lot 6, in Block 43, of ALTON BEACH BAYFRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, at Page 125, of the Public Records of Dade County, Florida.

PARCEL II:
Lot 6, less the South 1.00 feet, in Block 43, of ALTON BEACH BAYFRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, at Page 125, of the Public Records of Dade County, Florida.

PARCEL III:
Together with any and all right, title and interest of the insured as a lessee under that certain Sovereignty Submerged Land Lease No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed August 20, 1990, at Official Records Book 14671, at Page 573, as modified and renewed by Sovereignty Submerged Land Lease Renewal No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed June 14, 1994, at Official Records Book 16401, at Page 2745, of the Public Records of Dade County, Florida; as further modified by Modified Sovereignty Submerged Land Lease No. 130004286 by and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor and Morton Towers Apartments, L.P., a Delaware limited partnership, as Lessee, filed September 19, 1997 in Official Records Book 17797, at Page 4825, which Lease demises the following described property:

ALSO DESCRIBED AS FOLLOWS:

ALSO MARINA AREA "A", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:
Commence (P.O.C.) at the Southeast corner of Lot 7 referenced above, said Southeast corner of Lot 7 being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of said Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay, said point being the POINT OF BEGINNING (P.O.B.) of Marina Area "A"; thence run Northwesterly meandering the face of said bulkhead cap along the Easterly shore of Biscayne Bay, along the Westerly line of said Lot 7, a distance of 184.00 feet; thence run S 62°57'00" W in Biscayne Bay, a distance of 135.00 feet; thence run S 27°03'00" E in Biscayne Bay, a distance of 184.00 feet; thence run N 62°57'00" E in Biscayne Bay, a distance of 135.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "A" contains 24,840 square feet more or less or 0.570 acres, more or less.

ALSO MARINA AREA "B", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:
Commence (P.O.C.) at the Southeast corner of Lot 7, referenced above, said Southeast corner of Lot 7 being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of said Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay, said point being the POINT OF BEGINNING (P.O.B.) of Marina Area "A"; thence run Northwesterly meandering the face of said bulkhead cap along the Easterly shore of Biscayne Bay, along the Westerly line of said Lot 7, a distance of 184.00 feet; thence run S 62°57'00" W in Biscayne Bay, a distance of 135.00 feet; thence run S 27°03'00" E in Biscayne Bay, a distance of 184.00 feet; thence run N 62°57'00" E in Biscayne Bay, a distance of 135.00 feet, more or less to the face of the said concrete bulkhead cap on the Westerly line of said Lot 7; thence meandering the Westerly face of said bulkhead cap along the Westerly line of said Lot 7, run Northwesterly, a distance of 115.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "B" contains 15,525 square feet, more or less or 0.356 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 10, 2017 and last updated June 5, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on June 5, 2020.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr. For The Firm
Surveyor and Mapper, LS6435
State of Florida.

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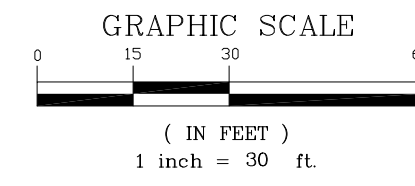
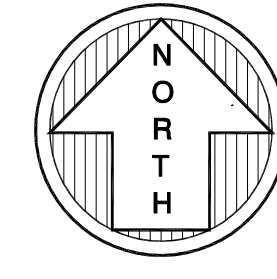
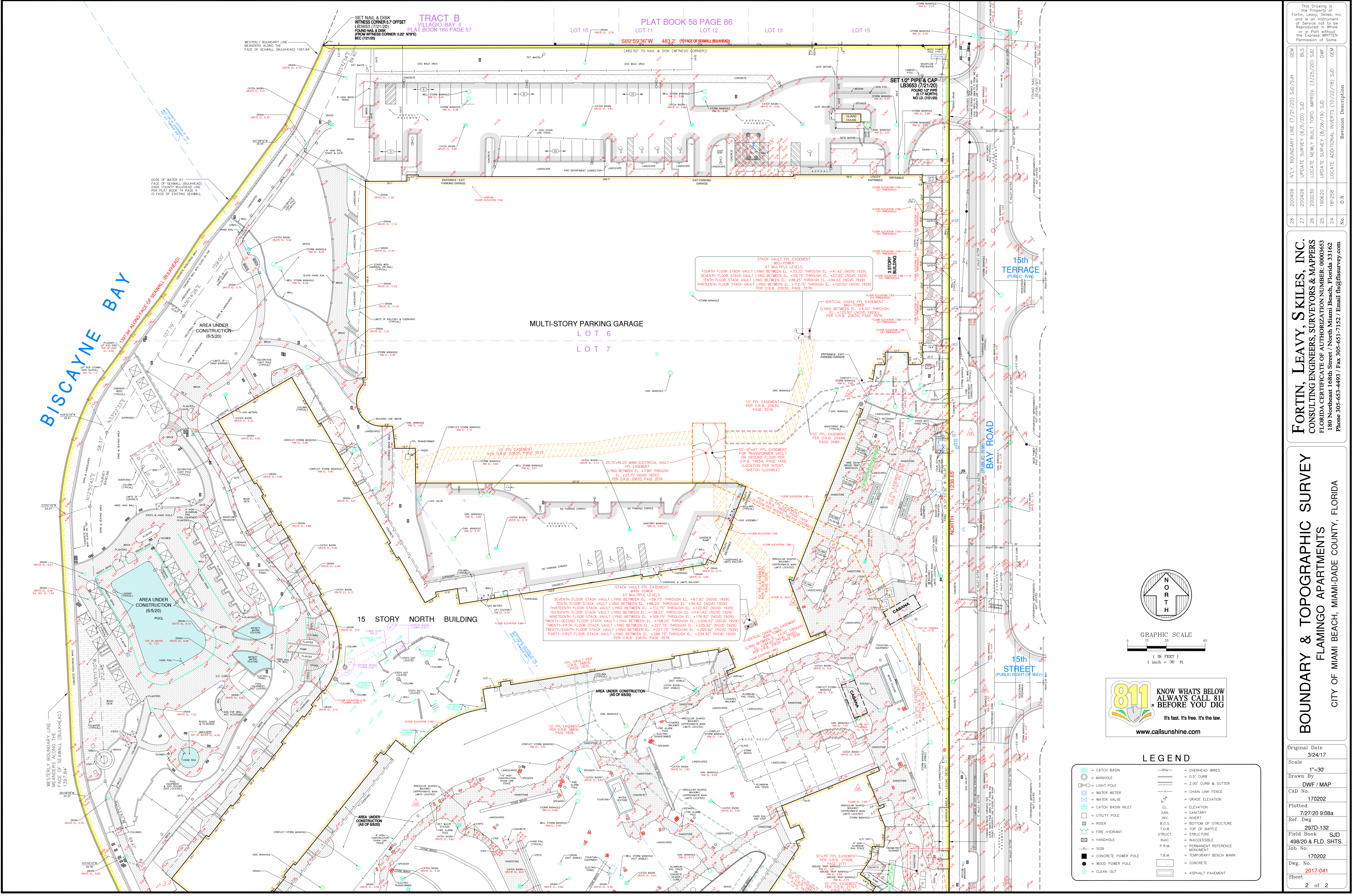
GEM	200409	N.Y. Boundary Line (7/21/20)	S.D./S.H.
BLS	200409	Update Survey (6/5/20)	S.D.
S.D.	200030	Locate Newly Built (DFO, IMPROV.)	(3/25/20)
DWF	190620	Update Survey (8/26/19)	S.D.
GEM	181258	Locate Additional Inverts (10/22/18)	S.D.
Revision	28	200409	N.Y. Boundary Line (7/21/20)
	27	200409	Update Survey (6/5/20)
	26	200030	Locate Newly Built (DFO, IMPROV.)
	25	190620	Update Survey (8/26/19)
	24	181258	Locate Additional Inverts (10/22/18)
	23	N/A	O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00005653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date 5/10/17
Scale 1"=30'
Drawn By DWF / MAP
CAD No. 170202
Plotted 7/27/20 9:08a
Ref. Dwg. 297D-132
Field Book SJD 498D-2 & FLD. SHTS.
Job No. 170202
Dwg. No. 2017-041
Sheet

1 of 2



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LEGEND

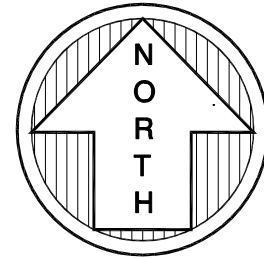
	CATCH BASIN		OVERHEAD WIRES
	MANHOLE		0.5' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		ELEVATION
	WATER VALVE		SANITARY
	CATCH BASIN INLET		INVERT
	UTILITY POLE		BOTTOM OF STRUCTURE
	RISER		TOP OF BAFFLE
	FIRE HYDRANT		STRUCTURE
	HANDHOLE		INACCESSIBLE
	SIGN		PERMANENT REFERENCE
	CONCRETE POWER POLE		TEMPORARY BENCH MARK
	WOOD POWER POLE		CONCRETE
	CLEAN OUT		ASPHALT PAVEMENT

FORTIN, LEAVY, SKILES, INC.
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Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 3/24/17
Scale: 1"=30'
Drawn By: DWF / MAP
CAD No.: 170202
Plotted: 7/27/20 9:08a
Ref. Dwg.: 297D-132
Field Book: SJD
498D & FLD. SHTS.
Job No.: 170202
Dwg. No.: 2017-041
Sheet: 2 of 2

Revision	Description
28	200409 N.Y. BOUNDARY LINE (7/21/20) SJD/SJH
27	200409 UPDATE SURVEY (6/5/20) SJD
26	200409 LOCATE NEWLY BUILT TOPG. IMPROV. (3/25/20) SJD
25	190620 LOCATE SURVEY (8/26/19) SJD
24	181258 LOCATE ADDITIONAL INVERTS (10/22/18) SJD
23	181258 O.N.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



BISCAYNE BAY

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 15

PLAT BOOK 58 PAGE 86

MULTI-STORY PARKING GARAGE

LOT 6

LOT 7

15 STORY NORTH BUILDING

LOBBY

3 STORY BUILDING

15th TERRACE (PUBLIC R/W)

BAY ROAD (PUBLIC R/W)

15th STREET (PUBLIC RIGHT OF WAY)

SEE SHEET 5 FOR TABLE

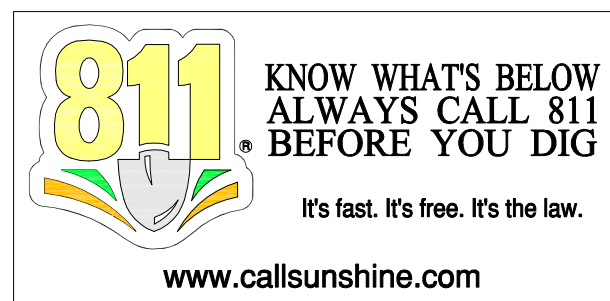
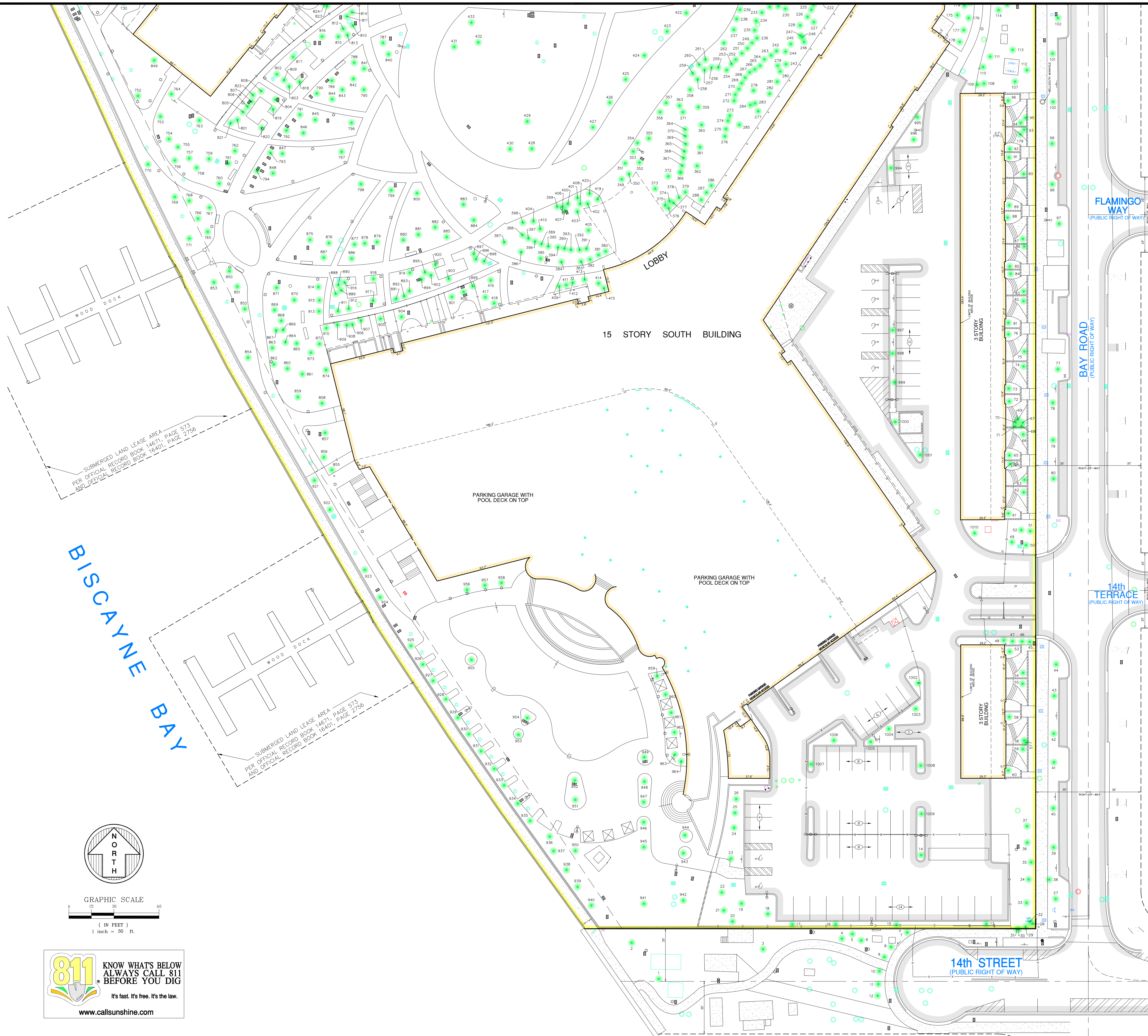
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CEM	181258	LOCATE ADDITIONAL INVERTS (10/22/18) SJD
BLS	180758	AMEND TO SHOW NEW TREE TABLE(7/3/18)
BLS	180758	AMEND TO SHOW NEW TREE TABLE(6/25/18)
DWF	180569	AMEND TO SHOW NEW TREE TABLE
MAP	180164	AMEND TO SHOW SOUTH TOWER BLOG PER LEGAL
No.	O.N.	Revision Description

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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/24/17
Scale	1"=30'
Drawn By	DWF / MAP
CAD No.	170202
Plotted	10/23/18 1:55p
Ref. Dwg.	297D-132
Field Book	SJD
498/20 & FLD. SHTS.	
Job No.	170202
Dwg. No.	2017-041
Sheet	3 of 5



Revision Description		No.	O.N.
24	181258	LOCATE ADDITIONAL INVERTS (10/22/18) SJD	
23	180758	AMEND TO SHOW NEW TREE TABLE(7/3/18) BLS	
22	180758	AMEND TO SHOW NEW TREE TABLE(6/25/18) BLS	
21	180569	AMEND TO SHOW NEW TREE TABLE DWF	
20	180164	AMEND TO SHOW SOUTH TOWER BLOG PER LEGAL MAP	

FORTIN, LEAVY, SKILES, INC.
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BOUNDARY & TOPOGRAPHIC SURVEY
FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/10/17
Scale	1"=30'
Drawn By	DWF / MAP
CAD No.	170202
Plotted	10/23/18 1:55p
Ref. Dwg.	297D-132
Field Book	SJD
Job No.	498/20 & FLD. SHTS.
Dwg. No.	170202
Sheet	2017-041
	4 of 5

SEE SHEET 5 FOR TABLE

Tree ID	SIZE	HEIGHT	SPREAD	TYPE	TREE #	SIZE	HEIGHT	SPREAD	TYPE
661	15'	25	15	Date Palm	865	9'	15'	15'	Coccol Palm
660	15'	25	15	Date Palm	866	9'	20'	15'	Coccol Palm
662	13'	20'	15	Date Palm	867	8'	15'	15'	Coccol Palm
663	13'	20'	15	Date Palm	868	9'	20'	15'	Coccol Palm
664	13'	20'	15	Date Palm	869	17'	40'	20'	Coccol Palm
665	14'	25'	15	Date Palm	870	5'	12'	15'	Coccol Palm
666	14'	25'	15	Date Palm	871	10'	25'	15'	Coccol Palm
667	14'	25'	15	Date Palm	872	4'	15'	15'	Unknown
668	12'	12'	15	Scow Palm	873	7'	20'	12'	Oak
669	12'	12'	12	Coccol Palm	874	5'	6'	6'	Christmas Palm
670	8'	8'	12	Coccol Palm					
671	8'	8'	12	Coccol Palm					
672	8'	15'	15	Coccol Palm					
673	8'	15'	15	Coccol Palm					
674	8'	15'	15	Coccol Palm					
675	8'	15'	15	Coccol Palm					
676	8'	15'	15	Coccol Palm					
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719	8'	15'	15	Coccol Palm					
720	8'	15'	15	Coccol Palm					
721	8'	15'	15	Coccol Palm					
722	8'	15'	15	Coccol Palm					
723	8'	15'	15	Coccol Palm					
724	8'	15'	15	Coccol Palm					

208	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523
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OLD TREE TABLE AS OF JUNE 20, 2017

9 6 9

Original Date	5/10/17
Scale	1"=30'
Drawn By	DWF / MAP
CAD No.	170202
Plotted	10/23/18 1:55p
Ref. Dwg.	297D-132
Field Book	SJD
	498/20 & FLD. SHTS.
Job No.	170202
Dwg. No.	2017-041
Sheet	5 of 5

LOCATION MAP

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495

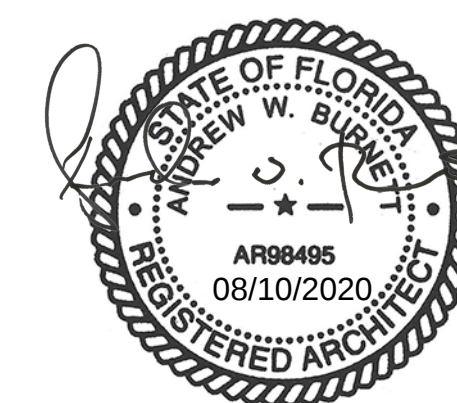
Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770



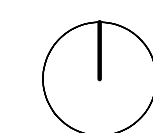
DRB SUBMITTAL
07.20.2020

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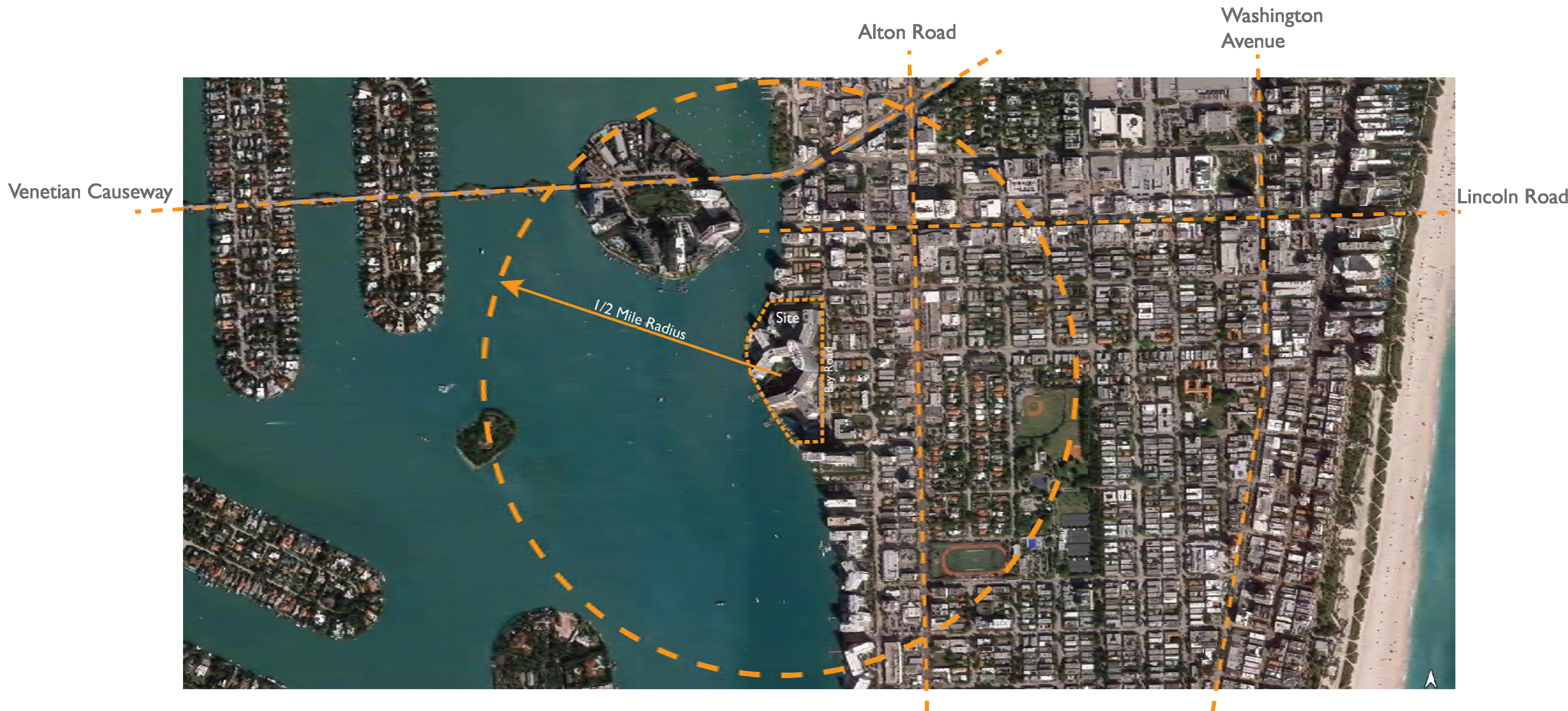
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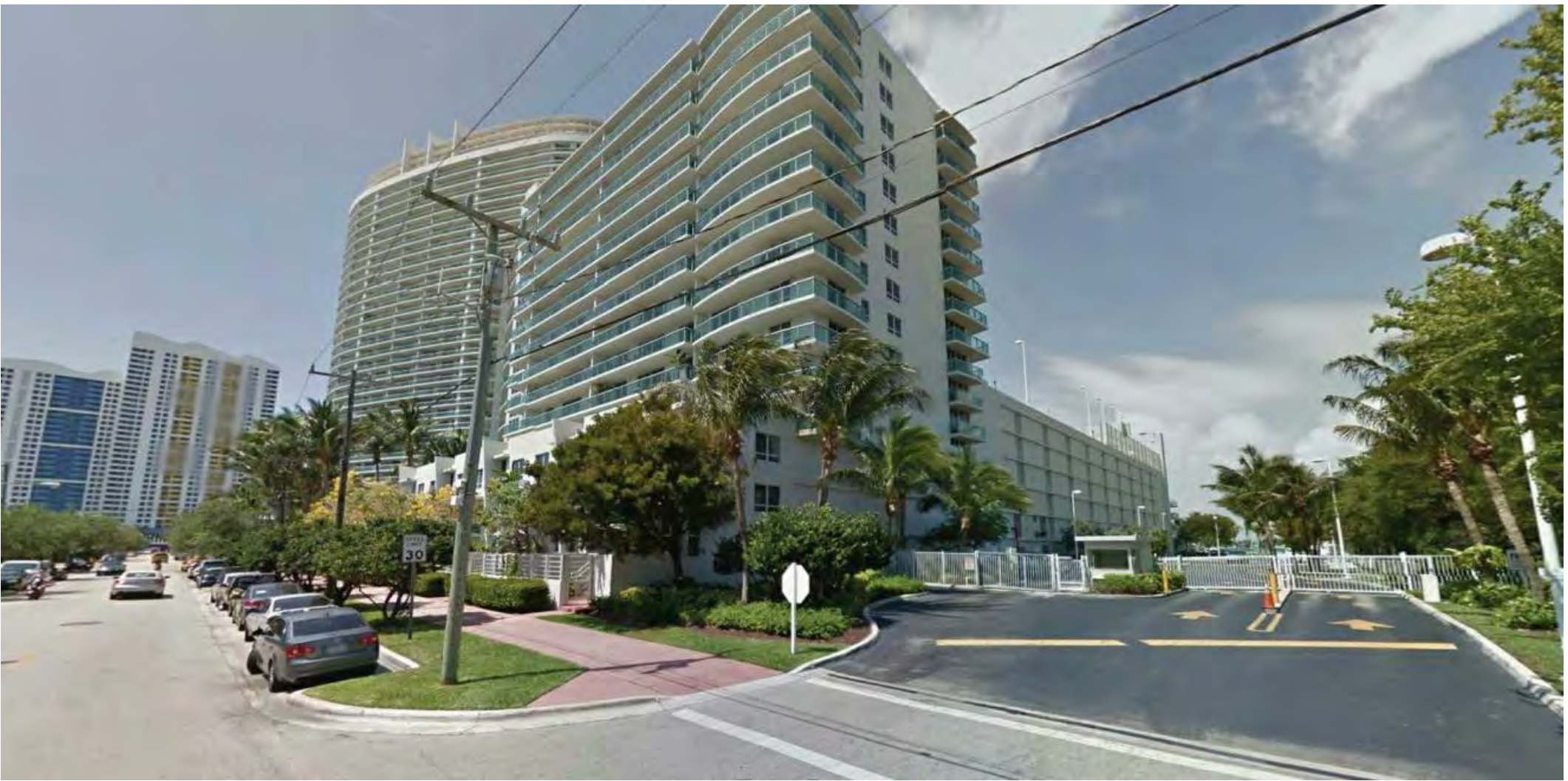
Scale:
Note: When printed on 11 x 17 paper scale is
halved



LOCATION MAP



C
A
B



A BAY RD: LOOKING SOUTH



B BAY RD: LOOKING NORTH



C EXISTING REAR BUILDINGS - WEST ELEVATION

KEY SITE PHOTOS

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

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Stantec

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Miami, FL 33131-1804
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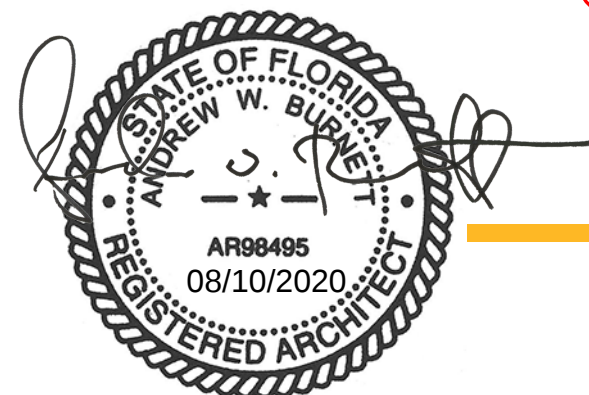
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08.03.2017

Revision

08-10-2020

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G3

Scale:
Note: When printed on 11 x 17 paper scale is halved

KEY SITE PHOTOS



K EXISTING COURTYARD



L EXISTING WEST WING - NORTH
TOWER OVERLOOKING WATER



M EXISTING POOLSIDE - NORTH
TOWER



N EXISTING REAR BUILDINGS - WEST
ELEVATION



O EXISTING VIEW FROM GARAGE -
TOWARDS SOUTHEAST - NORTH
TOWER ELEVATION



P EXISTING VIEW OF GARAGE SIDE
UNITS - TOWARDS SOUTHWEST -
NORTH TOWER ELEVATION

FLAMINGO
1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391

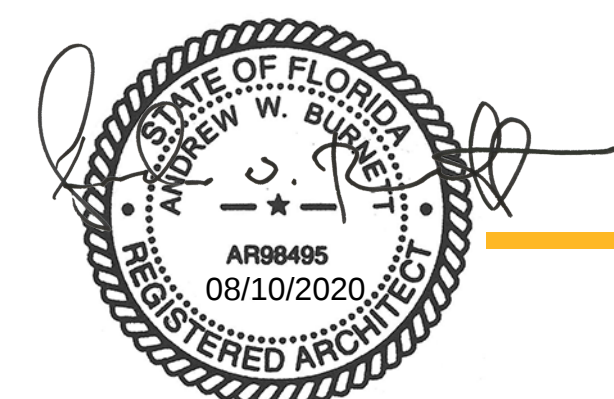


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