

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Jonathan Cardello Lic. # AR93391



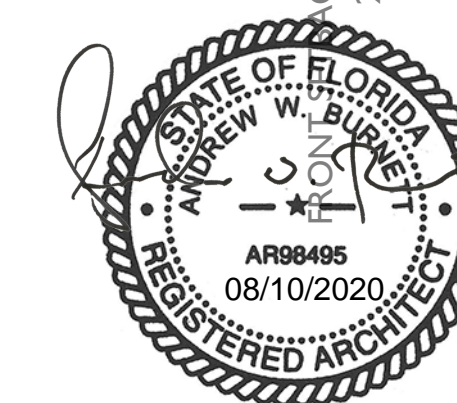
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DRB SUBMITTAL

08.03.2017

Revision

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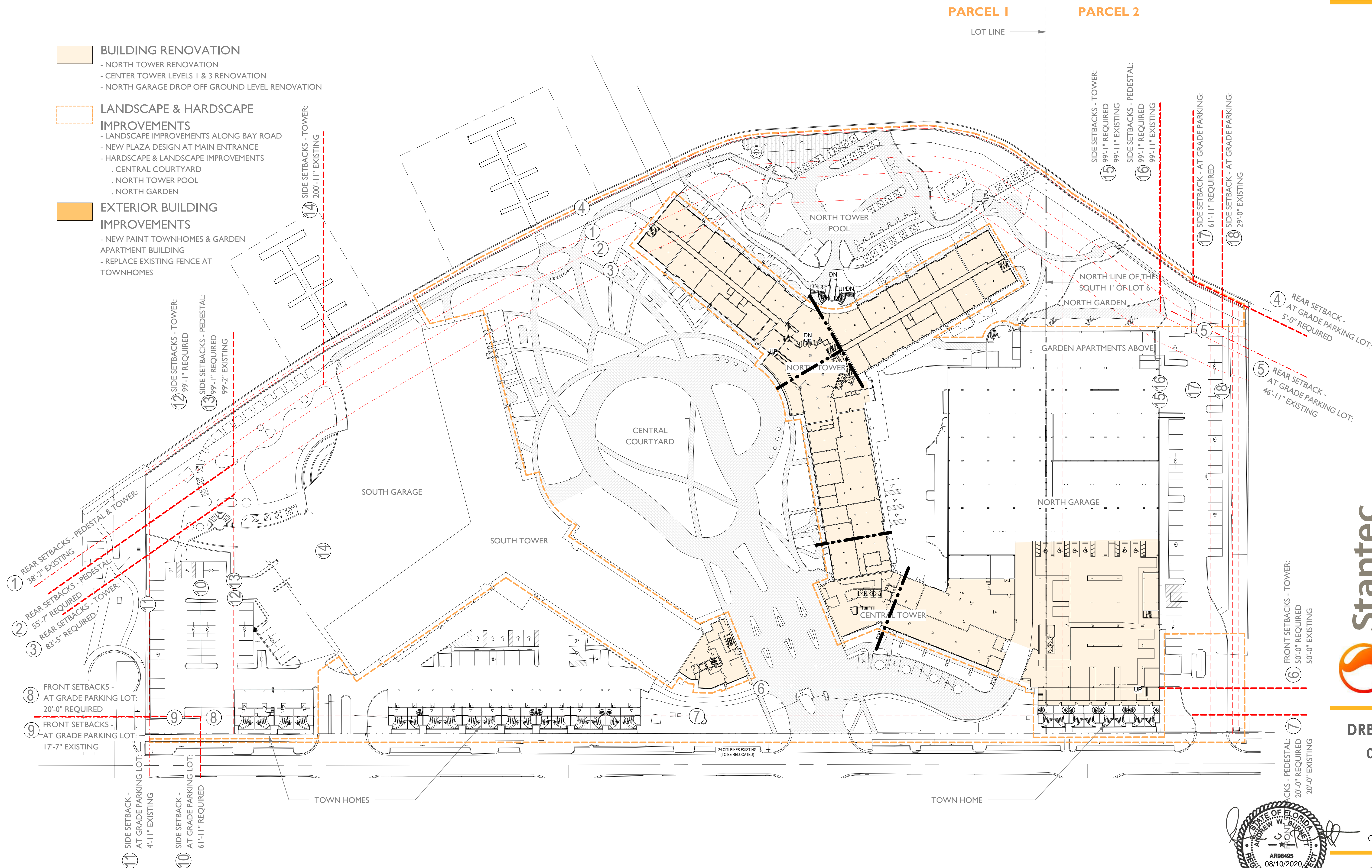


G7A

- BUILDING RENOVATION**
 - NORTH TOWER RENOVATION
 - CENTER TOWER LEVELS 1 & 3 RENOVATION
 - NORTH GARAGE DROP OFF GROUND LEVEL RENOVATION

- LANDSCAPE & HARDSCAPE IMPROVEMENTS**
 - LANDSCAPE IMPROVEMENTS ALONG BAY ROAD
 - NEW PLAZA DESIGN AT MAIN ENTRANCE
 - HARDSCAPE & LANDSCAPE IMPROVEMENTS
 - . CENTRAL COURTYARD
 - . NORTH TOWER POOL
 - . NORTH GARDEN

- EXTERIOR BUILDING IMPROVEMENTS**
 - NEW PAINT TOWNHOMES & GARDEN APARTMENT BUILDING
 - REPLACE EXISTING FENCE AT TOWNHOMES



Site Plan (Existing)
SCALE: 1" = 50'-0"

SITE ELEMENT SETBACKS
NORTH POOL & PRIVATE GARDEN / BEACH AREA

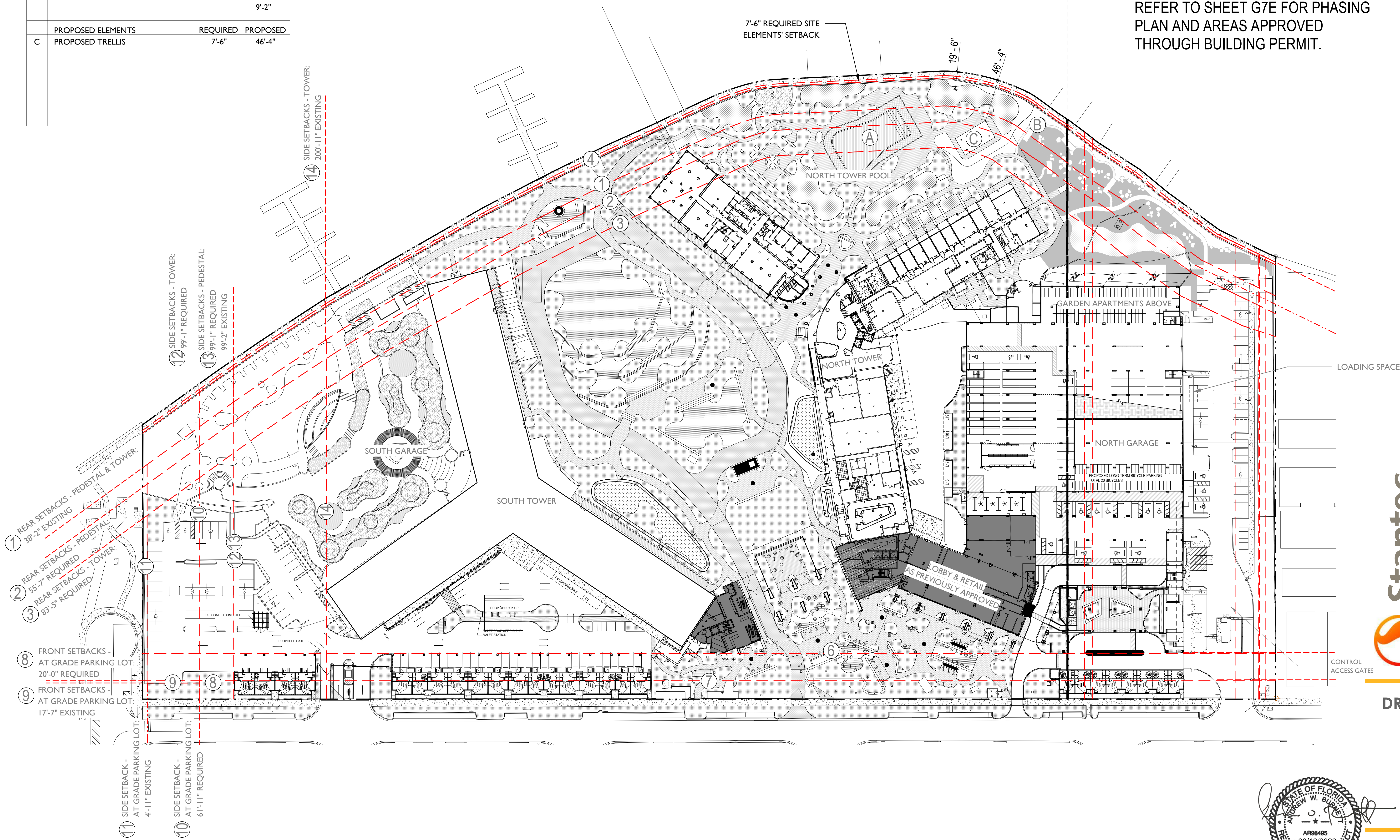
	EXISTING ELEMENTS TO REMAIN	REQUIRED	EXISTING
A	EXISTING POOL	7'-6"	36'-0"
B	EXISTING POOL CABANA 2	7'-6"	9'-2"
PROPOSED ELEMENTS			
C	PROPOSED TRELLIS	7'-6"	46'-4"

PARCEL 1
RM-3

PARCEL 2 **SITE PLAN - PREVIOUSLY APPROVED**
RM-2

LOT LINE

REFER TO SHEET G7E FOR PHASING
 PLAN AND AREAS APPROVED
 THROUGH BUILDING PERMIT.



- ① REAR SETBACKS - PEDESTAL & TOWER: 38'-2" EXISTING
- ② REAR SETBACKS - PEDESTAL: 55'-7" REQUIRED
- ③ REAR SETBACKS - TOWER: 83'-5" REQUIRED
- ④ SIDE SETBACKS - TOWER: 99'-1" REQUIRED
- ⑤ SIDE SETBACKS - PEDESTAL: 99'-1" REQUIRED
- ⑥ SIDE SETBACKS - TOWER: 200'-11" EXISTING
- ⑦ FRONT SETBACKS - AT GRADE PARKING LOT: 20'-0" REQUIRED
- ⑧ FRONT SETBACKS - AT GRADE PARKING LOT: 17'-7" EXISTING
- ⑨ SIDE SETBACK - AT GRADE PARKING LOT: 4'-11" EXISTING
- ⑩ SIDE SETBACK - AT GRADE PARKING LOT: 61'-11" REQUIRED
- ⑪ SIDE SETBACK - TOWER: 99'-1" REQUIRED
- ⑫ SIDE SETBACKS - PEDESTAL: 99'-2" EXISTING
- ⑬ SIDE SETBACKS - TOWER: 200'-11" EXISTING
- ⑭ SIDE SETBACKS - TOWER: 200'-11" EXISTING

Site Plan - Approved
 SCALE: 1" = 50'-0"



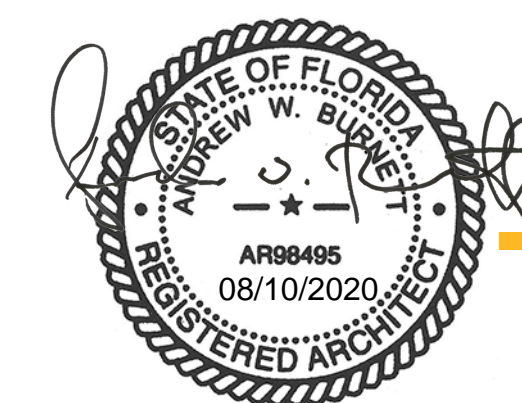
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Note: When printed on 11 x 17 paper scale is halved