

NEW RESIDENCE

SINGLE FAMILY DWELLING
2687 FLAMINGO DRIVE
MIAMI BEACH, FLORIDA 33140



**DENIO
MADERA
DESIGN**
LUXURY RESIDENTIAL ARCHITECTURE & DESIGN
305.401.1236

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SCOPE OF WORK

1. DEMOLISH EXISTING POOL AND REMOVE EXISTING LANDSCAPE PER LANDSCAPE ARCHITECT'S PLANS
2. ARCHITECTURE NEW CONSTRUCTION:
 - 2.1. NEW GATE AND FENCE AND NEW COACH HOUSE
 - 2.2. NEW MAIN HOUSE AND NEW GAZEBO
 - 2.3. NEW POOL (UNDER SEPARATE PERMIT)
 - 2.4. NEW LANDSCAPING
3. FRONT YARD SETBACK VARIANCE FOR FRONT COACH HOUSE
4. WAIVER FOR ADDITIONAL OPEN SPACE ON NORTH AND SOUTH SIDES OF MAIN HOUSE.

FINAL SUBMITTAL
DRB20-0615, 2687 FLAMINGO DR. DECEMBER 7, 2020

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ARCHITECTURAL

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LANDSCAPE ARCHITECTURE

- L000 RENDERINGS
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- L101 EXISTING TREE DISPOSITION PLAN
- L200 PROPOSED PLANTING PLAN
- L201 PROPOSED PLANTING MATERIAL BOARD
- L300 PROPOSED LANDSCAPE LIGHTING PLAN

DIGITAL SIGNATURE:

Digitally signed by Enrique R Gonzalez
DN: c=US, o=Gonzalez Architecture P.A.,
ou=A01410C000016F7C49189700007D75, cn=Enrique
R Gonzalez
Date: 2020.12.06 18:33:13 -05'00'
Adobe Acrobat version: 2020.013.20064

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11-16-2020
FIRST SUB

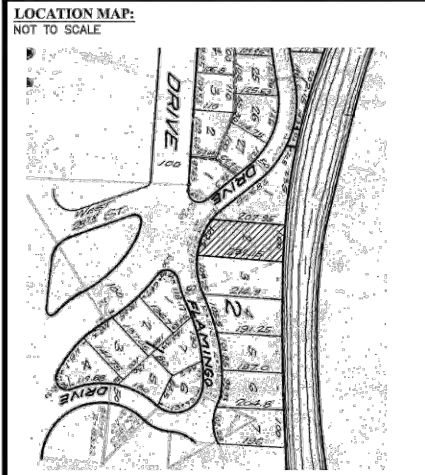
12-07-2020
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A000

MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



SURVEYPROS CERTIFICATE OF AUTHORIZATION # LB-8023
 5966 S. DIXIE HIGHWAY SUITE 300, MIAMI, FL. 33143
 Tel: 305.767.6802
 www.survey-pros.com



PROPERTY ADDRESS:
 2687 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

LEGAL DESCRIPTION:
 LOT 2, BLOCK 2, OF FLAMINGO TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE XE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER MIAMI BEACH 120835E & PANEL NUMBER 120803032 SUPLFX L.

SURVEYOR'S NOTES:
 1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
 7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LBM 8023.
 8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
 9. FENCE OWNERSHIP IS NOT DETERMINED.
 10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 11. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF LOT 2 BLOCK 2 HAS BEEN ASSIGNED A BEARING OF S81°41'01"E.

BENCHMARK INFORMATION:
 MIAMI DADE COUNTY BENCHMARK: D-183
 ELEVATION (NGVD29): 3.17
 LOCATION:
 W 28 ST — 12' NORTH OF CENTERLINE
 PRAIRIE — 50' EAST OF CENTERLINE
 DESCRIPTION:
 PK NAIL AND ALUMINUM WASHER SET ON CONC FLOW OF CATCH BASIN.

CERTIFIED TO:

- LEGEND**
- ABBREVIATIONS:**
 A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BCR = BROWARD COUNTY RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FDH = FOUND DRILL HOLE
 FF = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE (NO ID)
 FIR = FOUND IRON ROD (NO ID)
 FN = FOUND NAIL (NO ID)
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MDCR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 (M) = MONUMENT LINE
 (NO) = NOTED
 PL = PLAT BOOK
 PC = POINT OF CURVATURE
 PCP = PERMANENT CONTROL POINT
 PE = POOL EQUIPMENT PAD
 P = PLANT
 PI = POINT OF INTERSECTION
 PL = PLANTER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 P = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 (P) = POINT OF TANGENCY
 R = RADIUS DISTANCE
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 SIP = SIP LB#8023
 SND = SET NAIL & DISK LB#8023
 STL = SURVEY THE LINE
 SWK = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE
- SYMBOLS:**
 TELEPHONE RISER
 ELECTRIC BOX
 WATER METER
 X 0.00 = ELEVATION
 (00) = ORIGINAL LOT DISTANCE
 CENTRAL ANGLE
 CENTER LINE
 WATER VALVE
 CURB INLET
 FIRE HYDRANT
 LIGHT POLE
 CATCH BASIN
 UTILITY POLE
 CONC. UTILITY POLE
 DRAINAGE MANHOLE
 SEWER MANHOLE
 IRON FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 OVERHEAD UTILITY WIRE
 ASPHALT
 CONCRETE PAVERS
 TILES
 COVER

LAND AREA CALCULATIONS:
 TOTAL LOT AREA = 22,883 Sq Ft 0.53 Ac.

01 CURRENT SURVEY N
 SCALE: N.T.S.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 55-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

Authentic copies of this survey shall bear the original signature and raised seal of the attesting registered surveyor and mapper.

NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6945

DATE OF FIELD WORK: 10/15/20
 JOB#: 20105808
 DRAWN BY: PABLO
 CAD FILE: 5808
 SHEET 1 OF 1

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GONZALEZ ARCHITECTURE

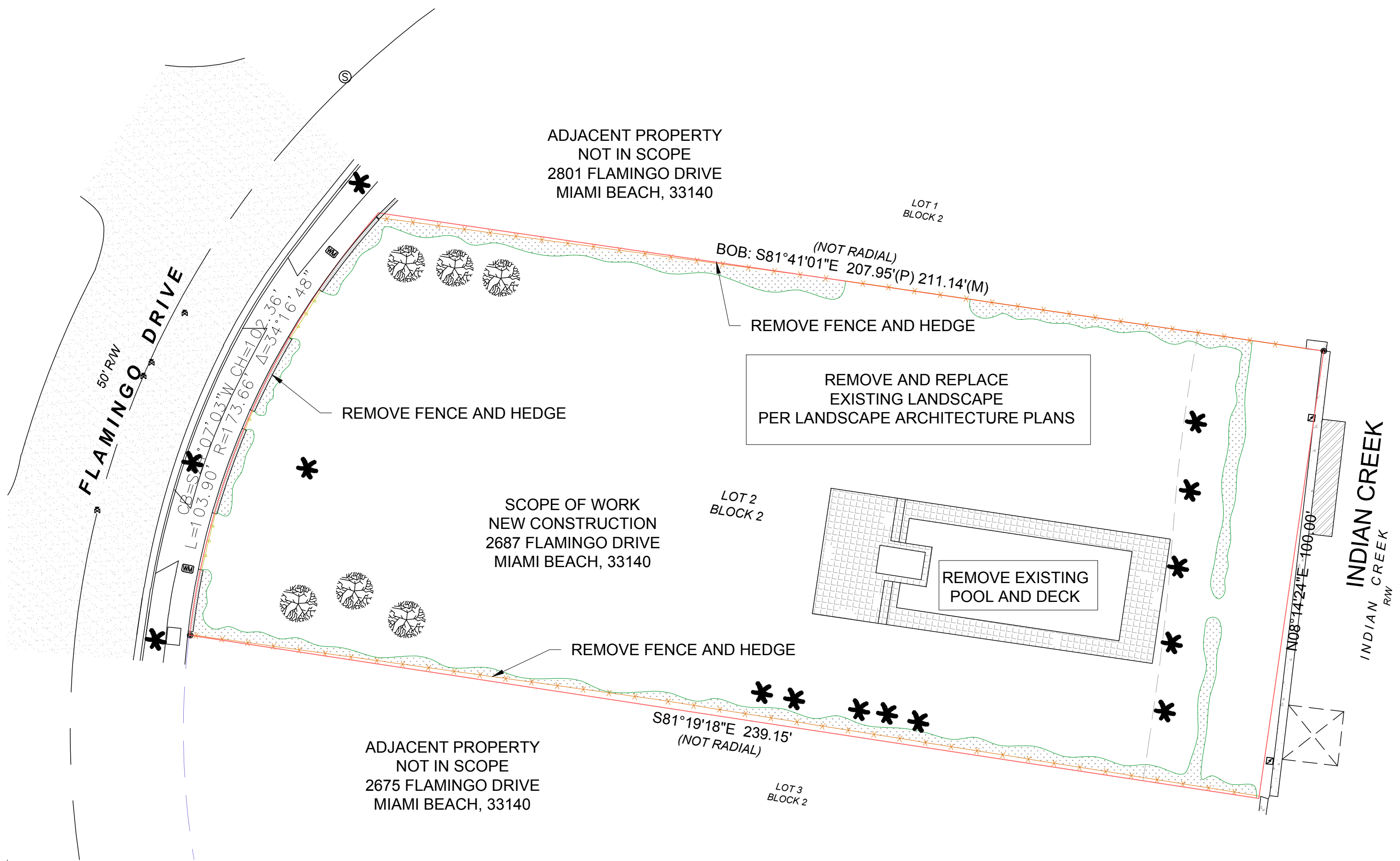
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STATE OF FLORIDA
 ENRIQUE R. GONZALEZ
 AR94719
 REGISTERED ARCHITECT

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A002



01 EXISTING DEMOLITION PLAN
SCALE: 1" = 20'



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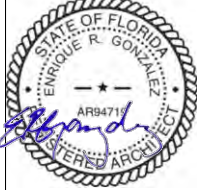
A003



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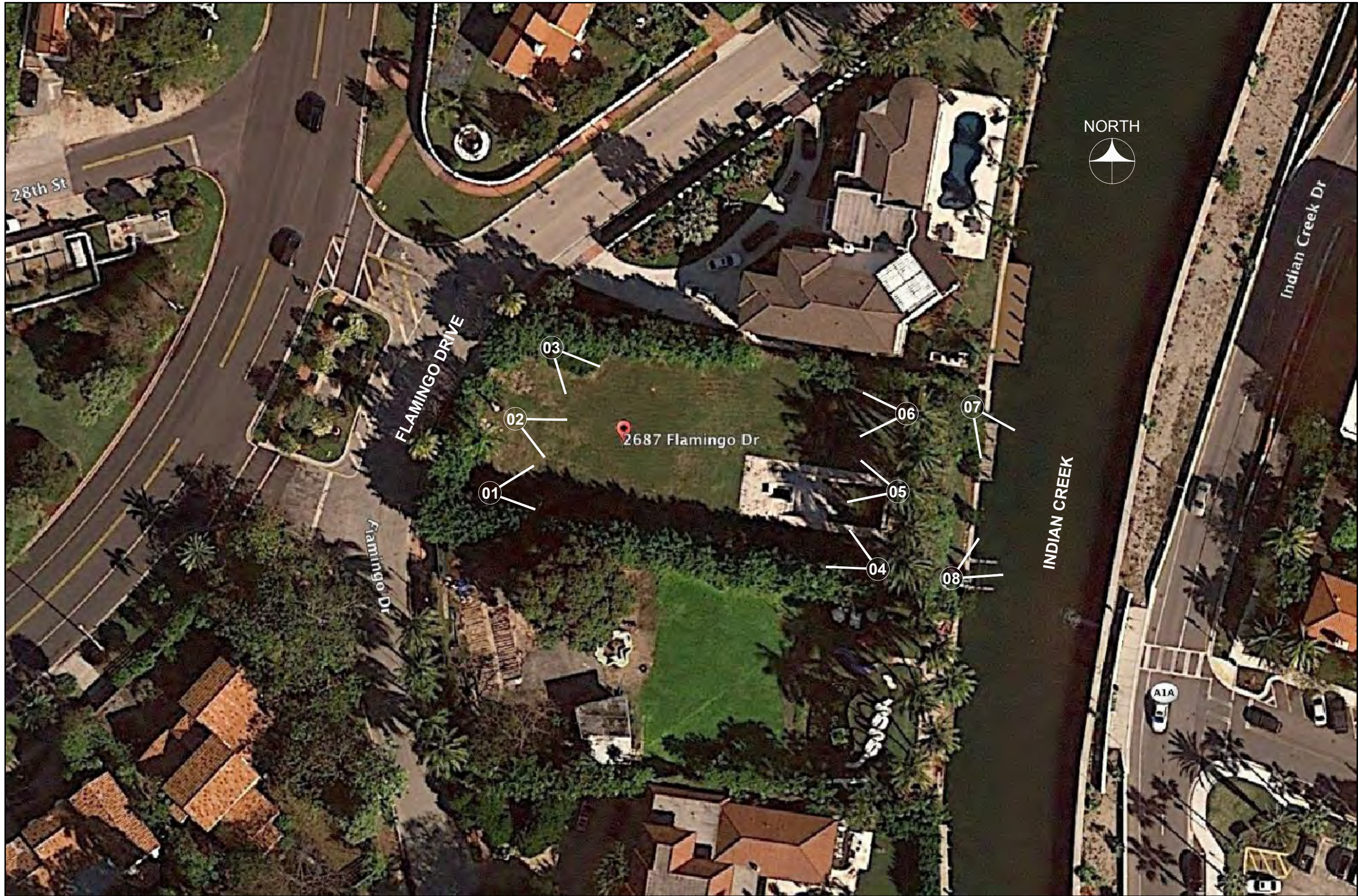
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A004

01 RIGHT OF WAY AERIAL
 SCALE: 3/32" = 1'-0"



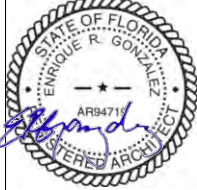


SITE PHOTOS KEY AERIAL 

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A016



01 LOOKING NORTHEAST



02 LOOKING EAST



03 LOOKING SOUTHEAST



04 LOOKING NORTHWEST

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A017

SITE



05 LOOKING WEST



06 LOOKING SOUTHWEST



07 LOOKING SOUTHEAST



08 LOOKING NORTHEAST

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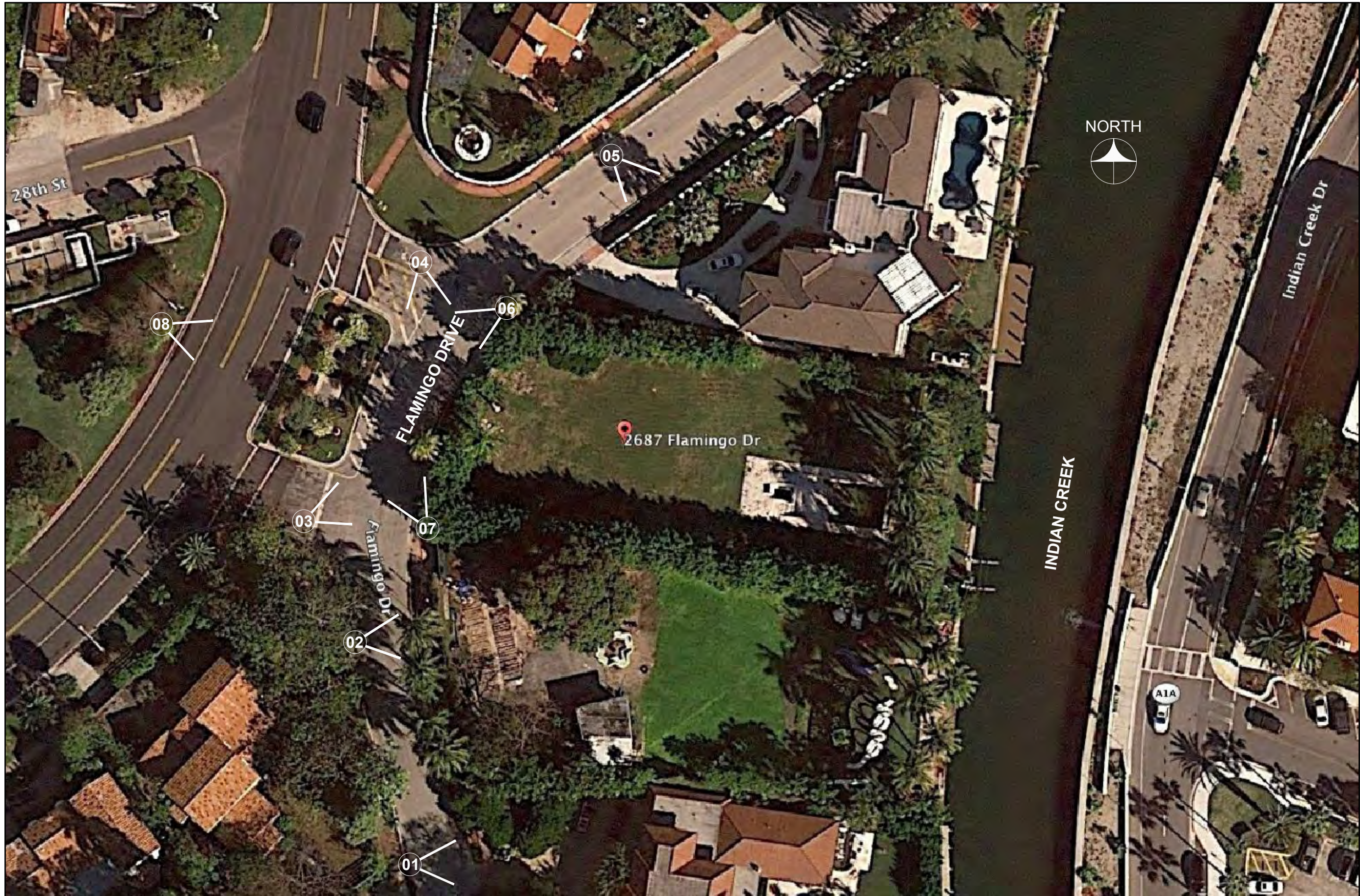
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A018

SITE

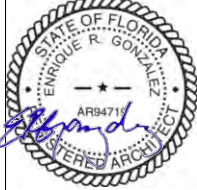


NEIGHBORHOOD PHOTOS KEY AERIAL 

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A019



01 2653 FLAMINGO DRIVE (LOOKING EAST)



02 2675 FLAMINGO DRIVE (LOOKING EAST)



03 2687 FLAMINGO DRIVE (LOOKING NORTHEAST)



04 2687 FLAMINGO DRIVE (LOOKING SOUTHEAST)

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A020

CONTEXT



05 2801 FLAMINGO DRIVE (LOOKING EAST)



06 FLAMINGO/PINETREE MEDIAN (LOOKING SOUTHWEST)



07 FLAMINGO/PINETREE (LOOKING WEST)



08 VIEW FROM PLUMBING STATION (LOOKING EAST)

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A021

CONTEXT