

# NEW RESIDENCE

SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

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

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DIGITAL SIGNATURE:



**DENIO  
 MADERA  
 DESIGN**

LUXURY RESIDENTIAL ARCHITECTURE & DESIGN  
 305.401.1236



1035 NORTH MIAMI AVENUE, SUITE 406  
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 WWW.GONZALEZARCHITECTURE.COM

## 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.

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11-16-2020  
 FIRST SUB

12-07-2020  
 FINAL SUB

**A000**

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ENRIQUE RENE GONZALEZ  
 REGISTERED ARCHITECT

STATE OF FLORIDA  
 AR94719

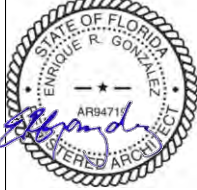




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**A004**

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





**Neighbor Support**

2687 Flamingo Drive

DRB20-0615



<b>No.</b>	<b>Property Address</b>	<b>Owner</b>
1	2801 Flamingo Dr	Glenn Kendall
2	2675 Flamingo Dr	Judith Richard & Martin Madorsky

JAN 25, 2021

**Design Review Board Members**

c/o Michael Belush, Chief of Planning & Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

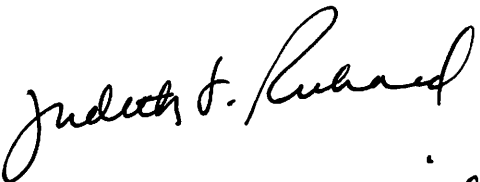
Re: Single-Family Home at 2687 Flamingo Drive, Miami Beach  
DRB20-0615 Letter of  
Support

Dear Board Members:

I am the owner of 2675 Flamingo, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I spoke with the Applicant, reviewed plans and renderings for the proposed single-family residence, and understand all requests. The home is beautifully-designed in the Spanish Mediterranean Revival style and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the Applicant's new home and ask the Design Review Board to grant the requested design review approval and variance.

Sincerely,

Signature 

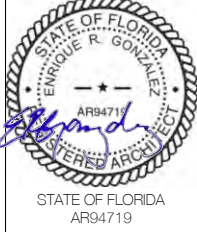
Print name Judith F. Richard



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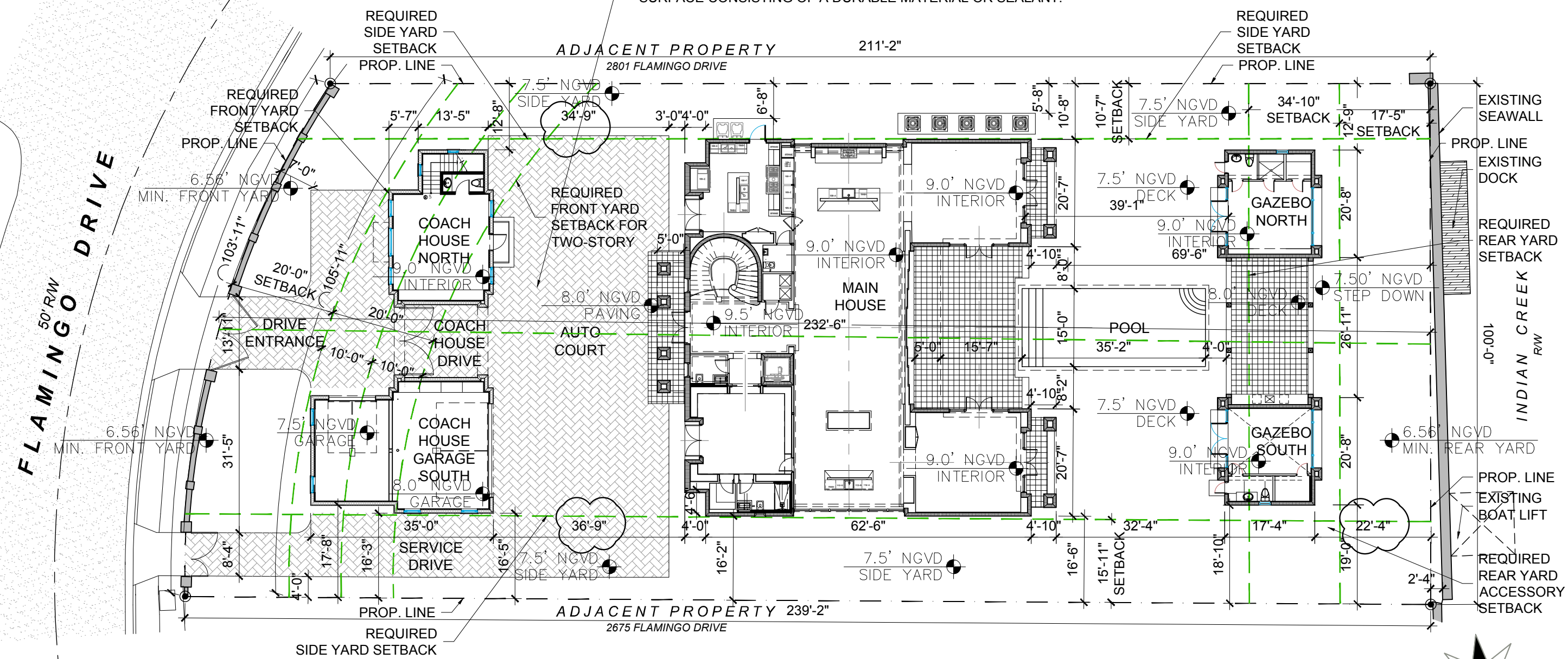


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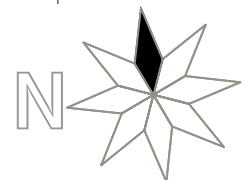
11-16-2020  
FIRST SUB  
12-07-2020  
FINAL SUB  
12.16.2020

**A005**

**NOTE:** COMPLY WITH URBAN HEAT ISLAND ORDINANCE SEC 142-1132: DRIVEWAYS AND PARKING AREAS THAT RE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT.



**01 PROPOSED GROUND LEVEL SITE PLAN**  
SCALE: 1" = 20'-0"

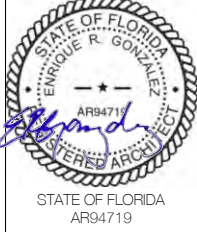




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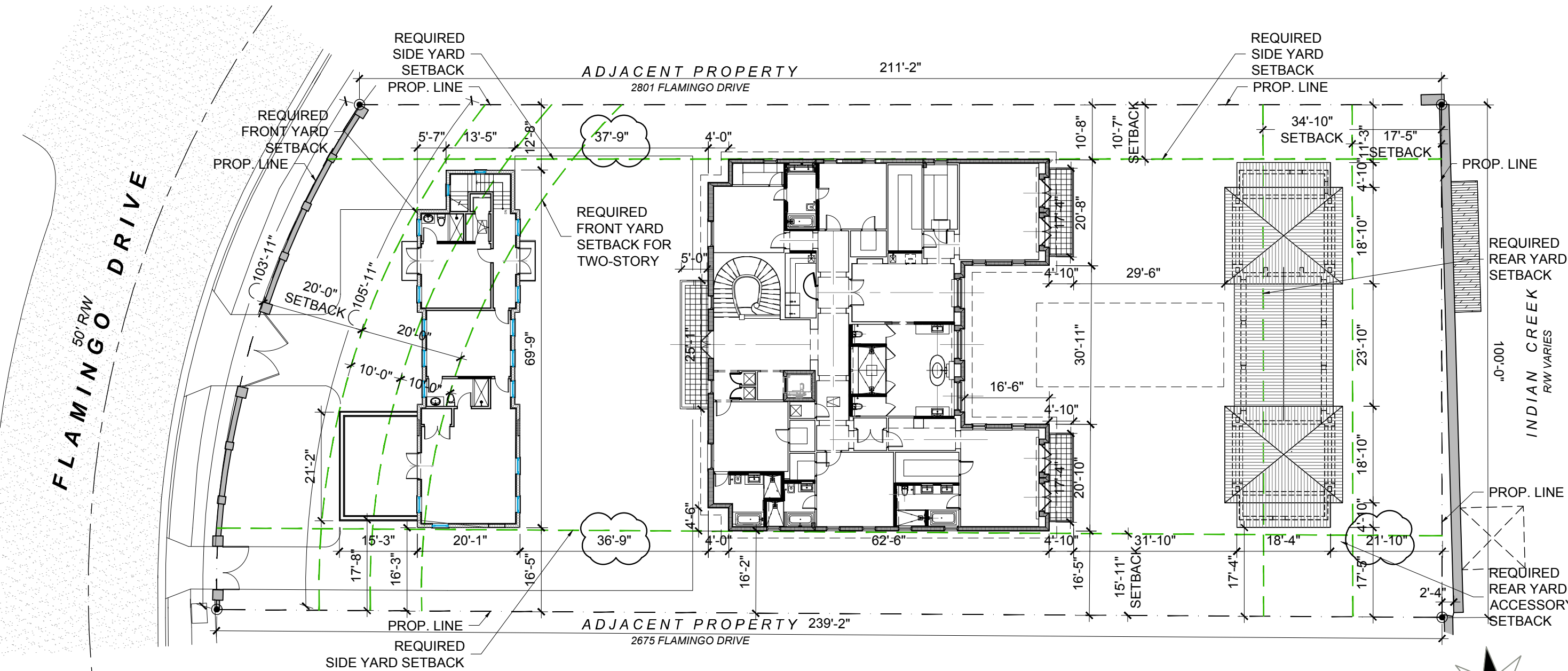
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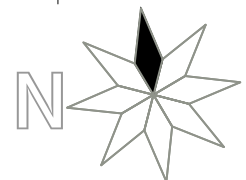
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FINAL SUB

12.16.2020

**A006**



**01 PROPOSED SECOND LEVEL SITE PLAN**  
SCALE: 1" = 20'-0"

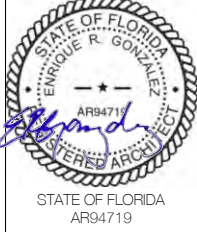




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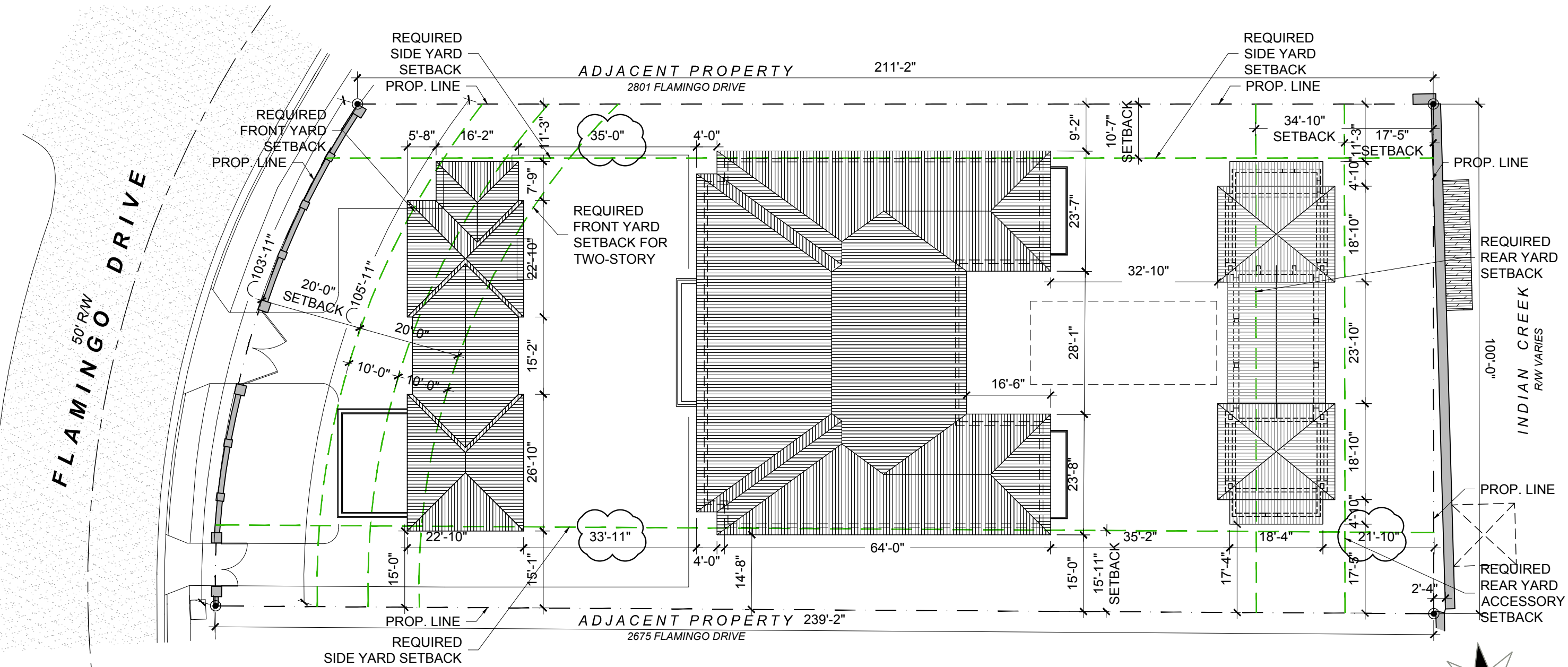
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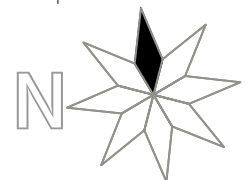
12-07-2020  
FINAL SUB

12.16.2020

**A007**



**01 PROPOSED ROOF SITE PLAN**  
SCALE: 1" = 20'-0"







01 2801 FLAMINGO DRIVE (LOOKING EAST)



02 EXISTING 2687 FLAMINGO DRIVE (LOOKING EAST)



03 2675 FLAMINGO DRIVE (LOOKING EAST)

01 NEIGHBOR CONTEXT PHOTOS W/ EXISTING  
SCALE: N.T.S.



01 2801 FLAMINGO DRIVE (LOOKING EAST)



02 PROPOSED 2687 FLAMINGO DRIVE (LOOKING EAST)



03 2675 FLAMINGO DRIVE (LOOKING EAST)

02 NEIGHBOR CONTEXT PHOTOS W/ RENDER  
SCALE: N.T.S.

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A022





01 SE AXONOMETRIC (LOOKING NORTH WEST)



02 NE AXONOMETRIC (LOOKING SOUTH WEST)



03 NW AXONOMETRIC (LOOKING SOUTH EAST)



04 SW AXONOMETRIC (LOOKING NORTH EAST)

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**A023**





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**A024**

01 RENDERING AT 2687 FLAMINGO DRIVE (LOOKING SOUTH EAST)





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**A025**

01 RENDERING AT MAIN HOUSE ENTRANCE FROM AUTOCOURT (LOOKING SOUTH EAST)

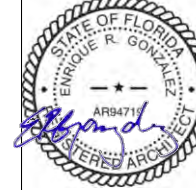




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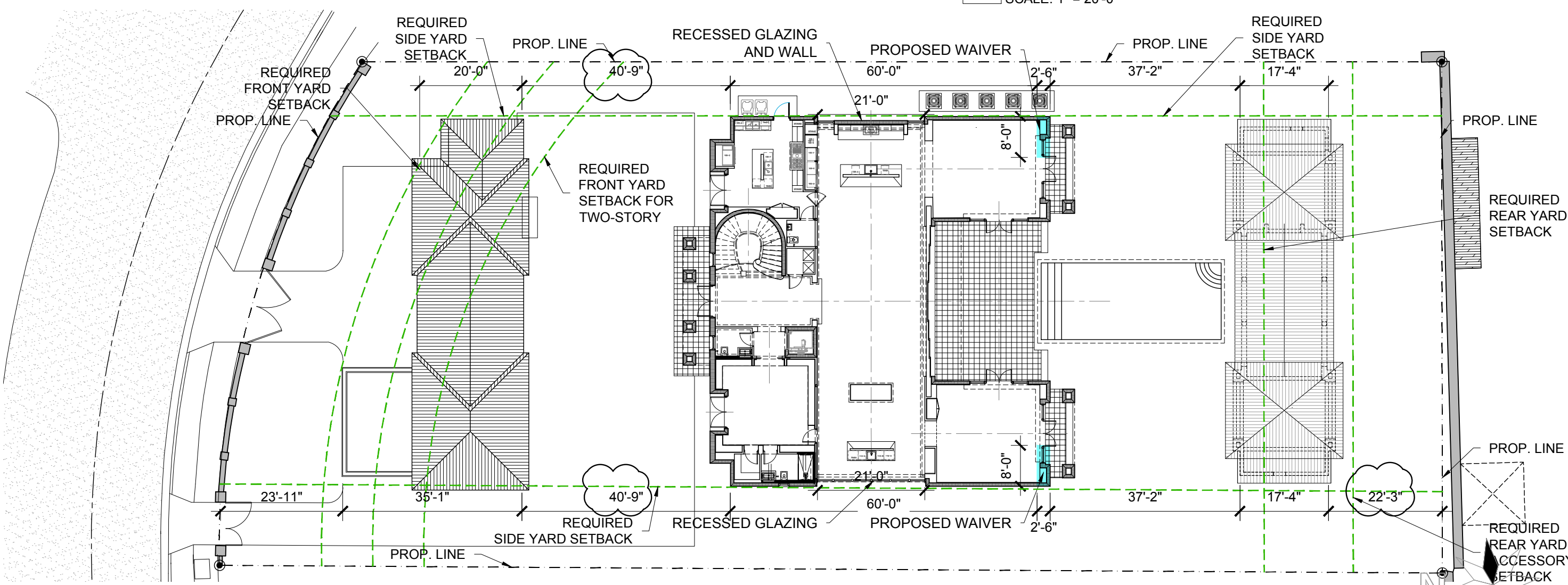
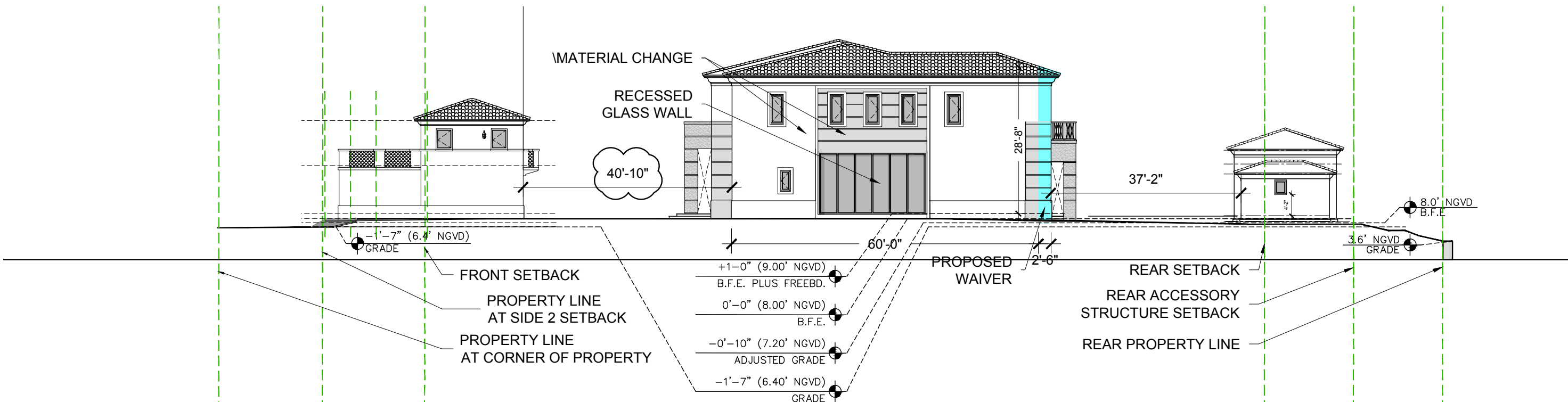
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**A026**

01 RENDERING AT GAZEBO AND MAIN HOUSE REAR FROM INDIAN CREEK (LOOKING WEST)





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**Gonzalez Architecture**

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11-16-2020  
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12.16.2020

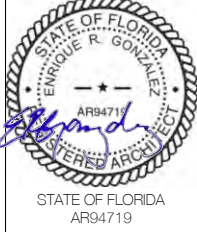
**A013**



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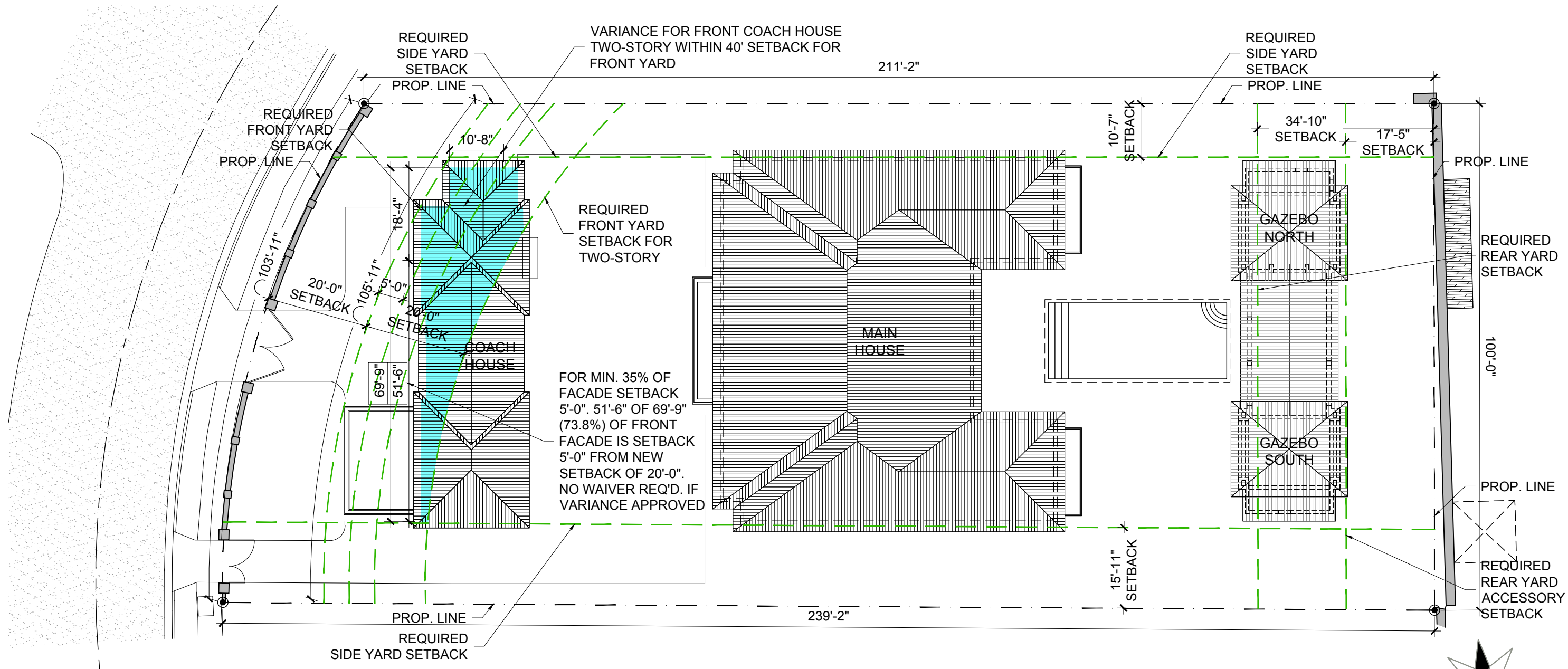
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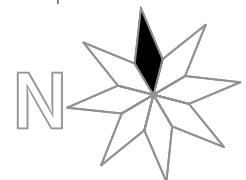
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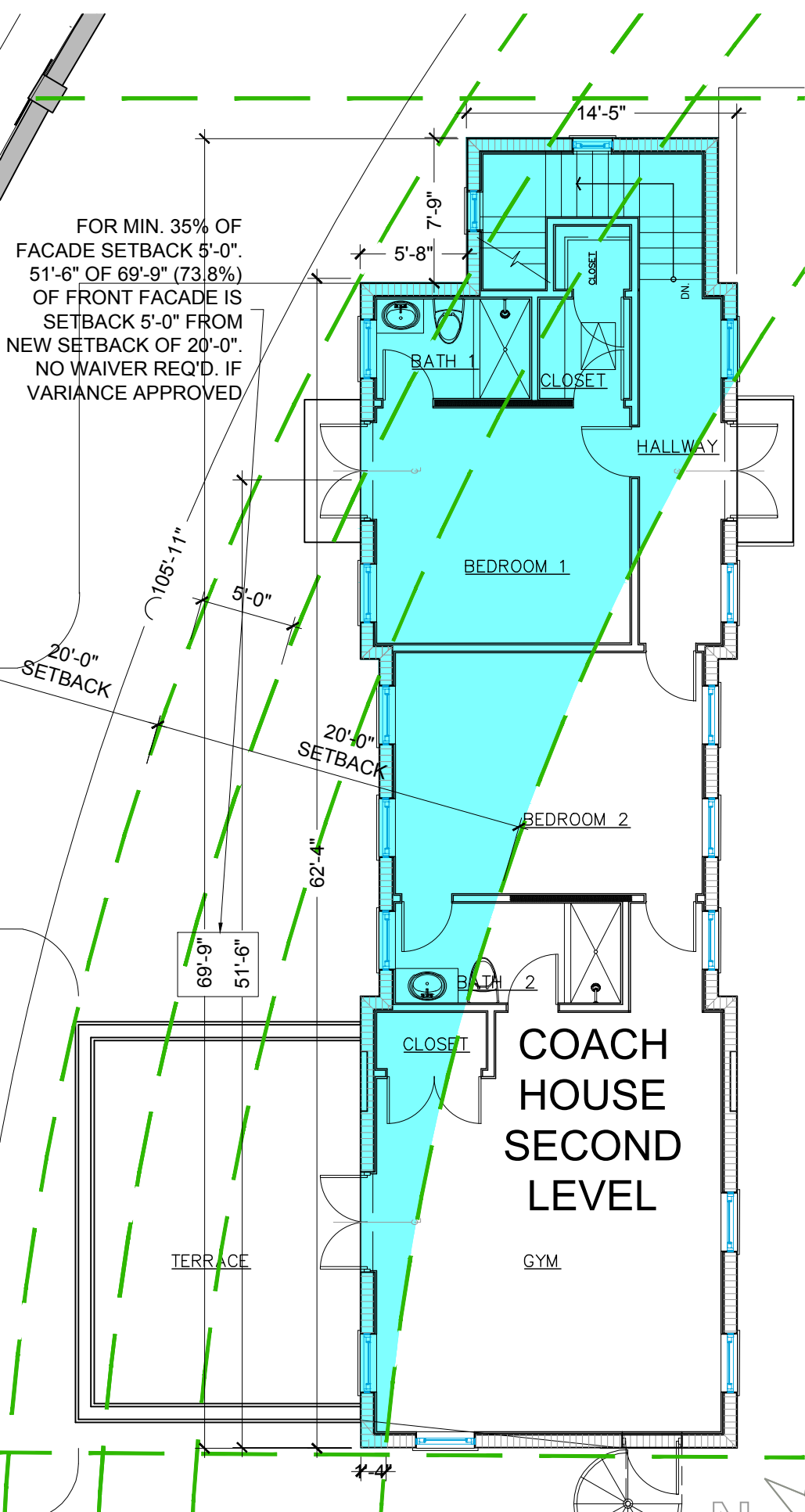
**A011**



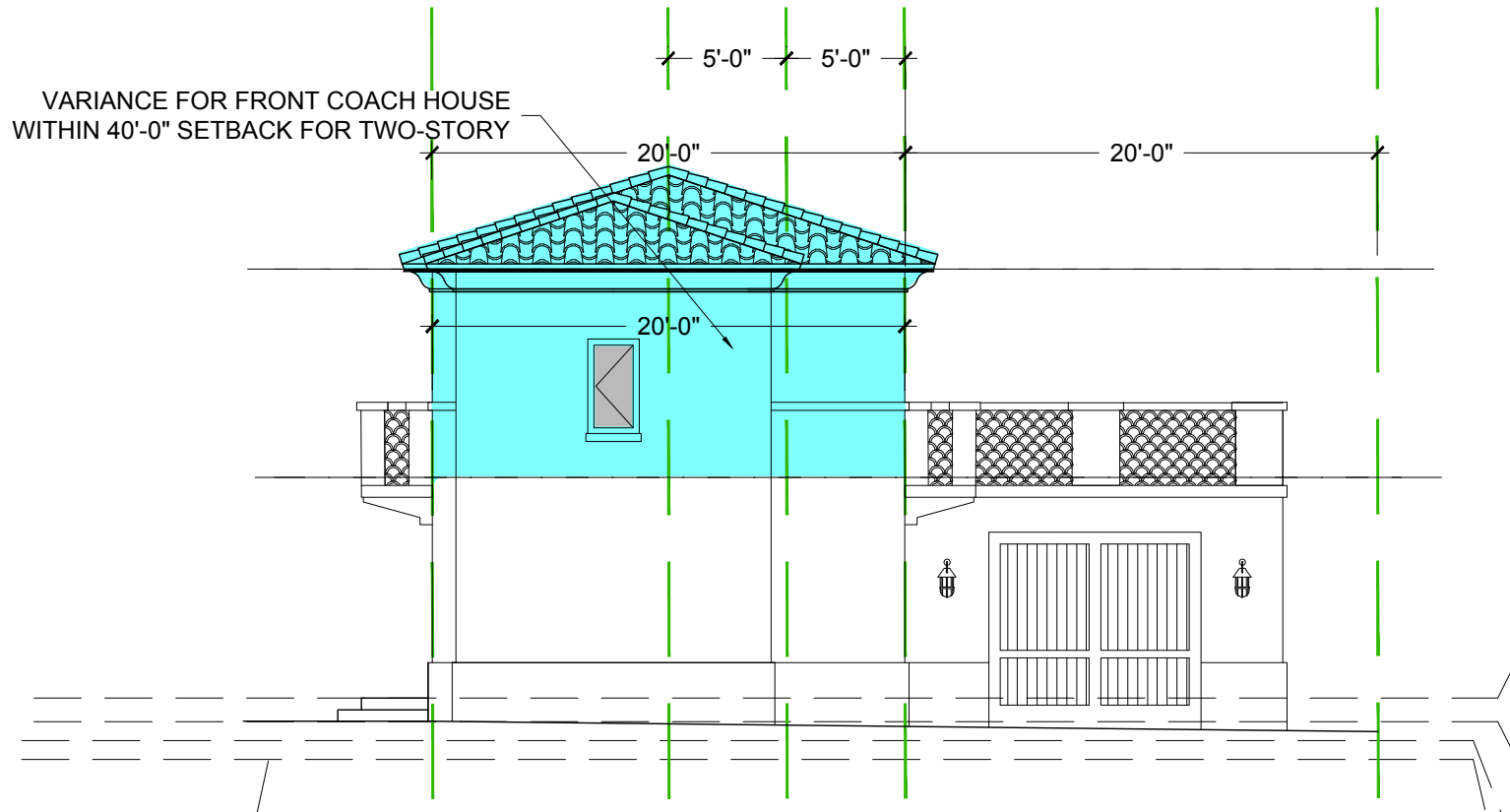
**01 PROPOSED VARIANCE DIAGRAM SITE PLAN**  
SCALE: 1" = 20'-0"



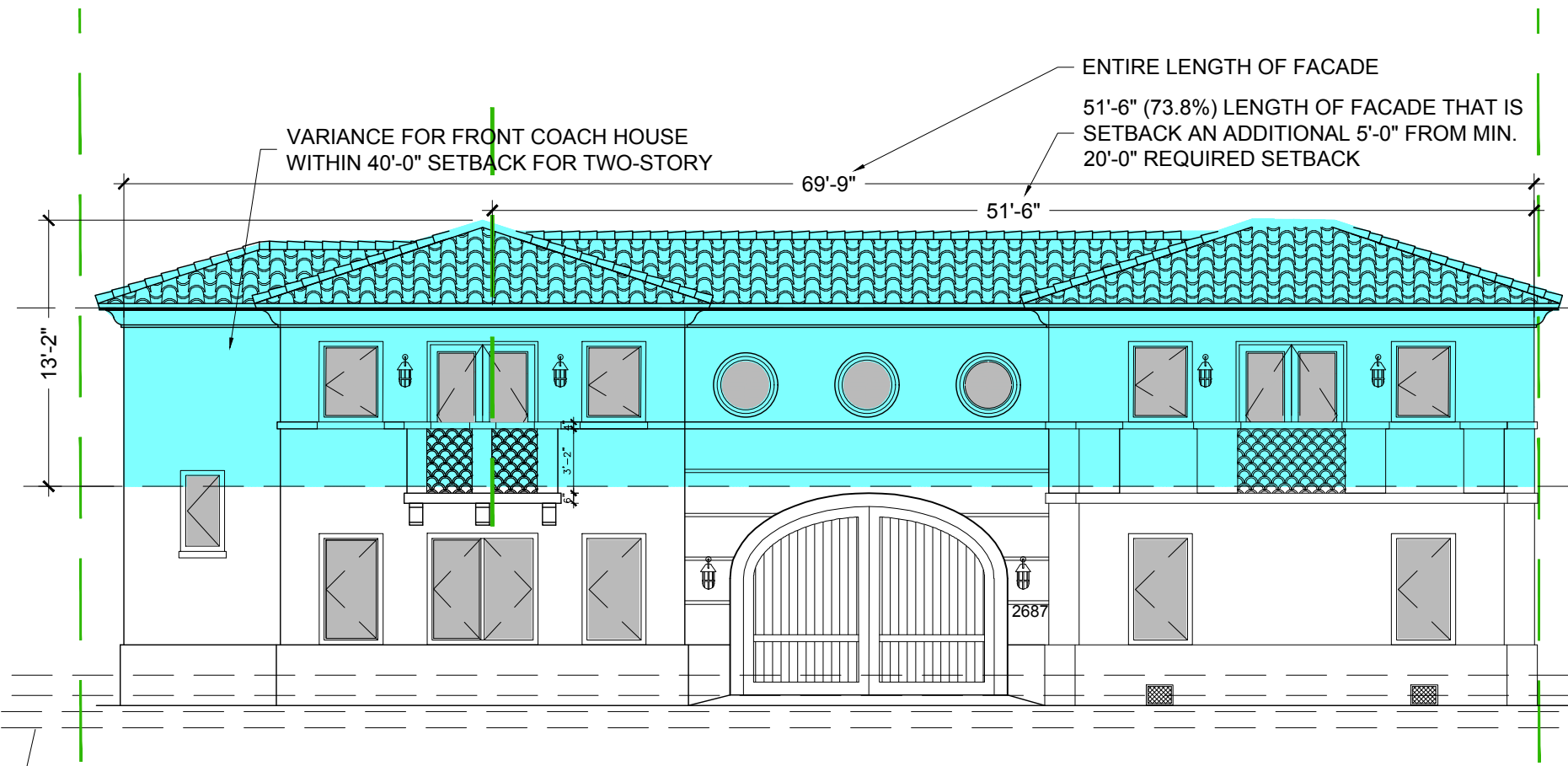




**01 VARIANCE DIAGRAM ENL. PLAN**  
SCALE: 1/8" = 1'-0"



**02 COACH HOUSE VARIANCE NORTH ELEVATION DIAGRAM**  
SCALE: 1/8" = 1'-0"



**03 COACH HOUSE VARIANCE WEST ELEVATION DIAGRAM**  
SCALE: 1/8" = 1'-0"

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**G/A**  
GONZALEZ ARCHITECTURE

ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

STATE OF FLORIDA  
ENRIQUE R. GONZALEZ  
AR94719  
REGISTERED ARCHITECT

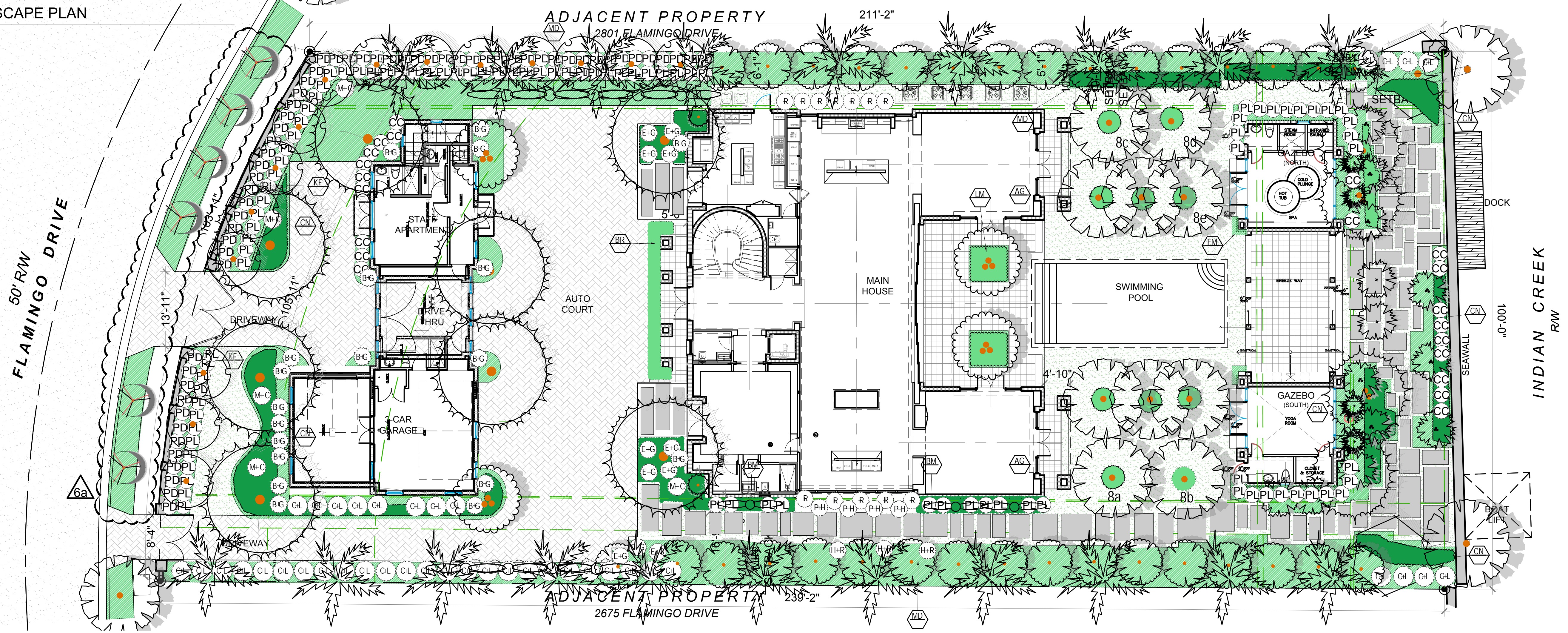
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**A012**





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**VINCENT FILIGENZI DESIGN**  
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T: 786.346.8909  
E: info@vincentfiligenzi.com  
W: www.VincentFiligenzi.com

SEAL / SIGNATURE  
ENRIQUE REINE GONZALEZ  
STATE OF FLORIDA  
REGISTRATION AR84719  
DRAWING ISSUE  
11-09-2020 PRE-APP MEETING



Shell stone pavers on sand with lawn joints

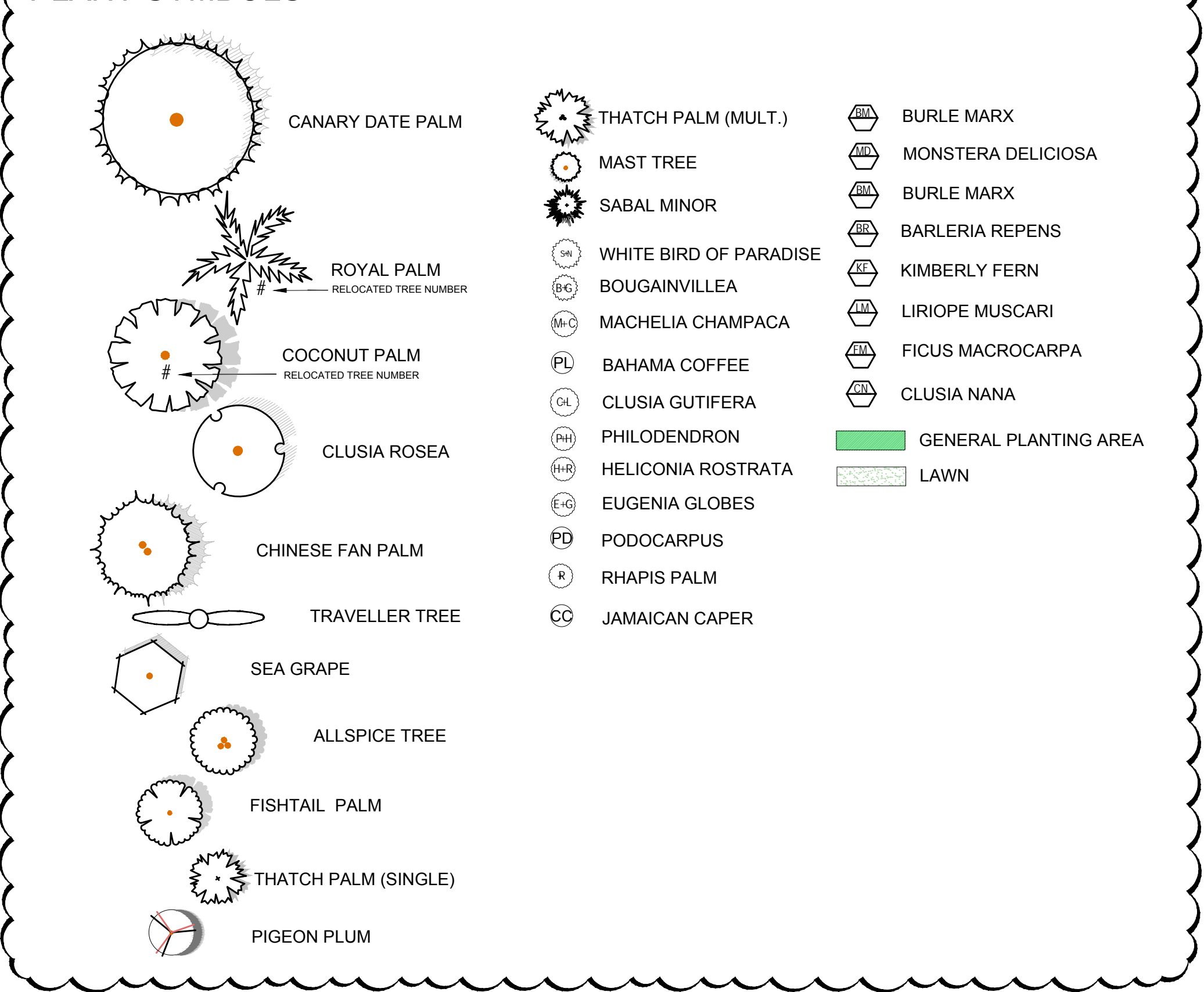
PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	QTY
<b>TREES + PALMS</b>				
	Coccoloba uvifera	Sea Grape	12'-14' OAH	2
	Caryota	Fishtail Palm	16' HT 18"	33
	Cocos nucifera	Coconut Palm	20'-25' HT	11
	Phoenix sylvestris	Canary Date Palm	14'-16' WD	6
	Clusia Rosea	Pitch Apple	12' HT Min, Matching	15
	Roystonea regia	Royal Palm	18' WD, Matching	20
	Livistona chinensis	Chinese Fan Palm	18'-22' CT DBL	4
	Thrinax radiata	Green Thatch Palm	8' HT Trip	11
	Monoon longifolium	Mast Tree	14'-16' HT	2
	Coboloba diversifolia	Pigeon Plum	12 HT, 2" DBH	6
	Ravenala madagascariensis	Travelers Palm	18'-20' HT F,G Clump	11
	Pimenta dioica	Allspice Tree	14'-16' OAH, Mature low branching character specimen	4

SYM	BOTANICAL NAME	COMMON NAME	SPEC	QTY
<b>SHRUBS + ACENTS</b>				
CL	Clusia guttifera	Hedge	45G 10' HT	25
HR	Heliconia rostrata	Heliconia	15G 9'HT	2
BG	Bougainvillea glabra	Bougainvillea	25GAL @ Trellis	19
EG	Eugenia Globulus	Eugenia myrtifolia	3' W	8
MC	Michelia Champaca	Himalayan Champaca	25 GAL	5
PL	Psychotria ligustrifolia	Bahama Coffee	7GAL @36 OC	92
PH	Philodendron red shield	Philodendron		4
CC	Capparis cynophallophora	Jamaican Caper		21
	Sabal minor	Dwarf Palmetto	3' HT	4
PD	Podocarpus	Podocarpus	25G	58
SN	Streitzia nicolai	White Bird of Paradise	25G 9' HT	8
R	Rhapis excelsa	Lady Palm	25G 5' HT	12

SYM	BOTANICAL NAME	COMMON NAME	SPEC	QTY
<b>GROUNDCOVERS</b>				
AG	Arachis glabrata	Wild Peanut	1 GAL @ 12" OC	200
BR	Barleria repens	Coral Creeper	1GAL	61
MD	Monstera deliciosa	Swiss Cheese Plant	7GAL @ 24"	121
CN	Clusia nana	Dwarf Pitch Apple	3GAL @ 18"	420
KF	Nephrolepis oblitterata	Kimberly Fern	1GAL	200
FM	Ficus macrocarpa	Green Island Ficus	3 GAL @ 24" OC	100
ZI	Zamia Integrifolia	Coontie	7GAL @24" OC	50
BM	Philodendron	Burle Marx	3GAL @ 18"	125
LM	Liriope muscari	Liriope	3 GAL @ 18" OC	100
	Bald Cypress Mulch			
	Top Soil	50/50		

PLANT SYMBOLS



LANDSCAPE LEGEND

Transect Zone: RS-3    Lot Area: 22,400.00    Acres: 0.514

REQUIRED/ALLOWED	PROVIDED
<b>TREES</b>	
<b>A. Number of trees required per net lot acre, less existing number of trees</b>	
meeting minimum requirements =	
_____ trees x _____ net lot acres - number of existing trees ( ) =	<b>28    29</b>
<b>B. % Natives required: Number of trees provided x 30% =</b>	
29 x .30 = Native Trees required	<b>9    23</b>
<b>C. % Drought tolerant and low maintenance:</b>	
Number of trees provided x 50% =	
29 x .50 = Drought & Low Maintenance Trees required	<b>15    29</b>
<b>D. Street Trees (maximum average spacing of 20' o.c.):</b>	
_____ linear feet along street / 35 =	
103.9 / 20 = 6 Street Trees required. 71 LF. ROW Green Space	<b>6    6</b>
<b>E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):</b>	
_____ linear feet along street / 20 =	
	<b>N/A    N/A</b>
<b>SHRUBS</b>	
<b>A. Number of shrubs required: Number of trees required x 12 =</b>	
28 x 12 = 36 Shrubs required	<b>336    376</b>
<b>B. % Native shrubs required: Number of shrubs provided x 30% =</b>	
138 x .30 = Native shrubs required	<b>41    107</b>

MITIGATION LIST

NO.	COMMON NAME	BOTANICAL NAME	TO BE MITIGATED WITH
1	Coconut Palm	Cocos nucifera - 11" DBH	(1) Pigeon Plum 12' HT, 2" DBH
2	Ligustrum Tree	Ligustrum lucidum - 8" DBH	(2) Clusia Rosea 12' HT, 2" DBH
5	Ligustrum Tree	Ligustrum lucidum - 7" DBH	(5) Clusia Rosea 12' HT, 2" DBH

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DESCRIPTION  
PROPOSED PLANTING PLAN  
SCALE:  
SHEET  
**L200**  
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SEAL / SIGNATURE  
 ENRIQUE RENE GONZALEZ  
 STATE OF FLORIDA  
 REGISTRATION #RS4719  
 DRAWING ISSUE  
 11-09-2020 PRE-APP MEETING

**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

DESCRIPTION  
 PLANTING IMAGES  
 SCALE:

SHEET  
**L201**  
 © 2020 Gonzalez Architecture P.A.



SEA GRAPE



FISHTAIL PALM



COCONUT PALM



CANARY DATE PALM



PITCH APPLE



ROYAL PALM



CHINESE FAN PALM



GREEN THATCH PALM



MAST PALM



TRAVELERS PALM



ALLSPICE TREE



CLUSIA GUTTIFERA



HELICONIA ROSTRATA

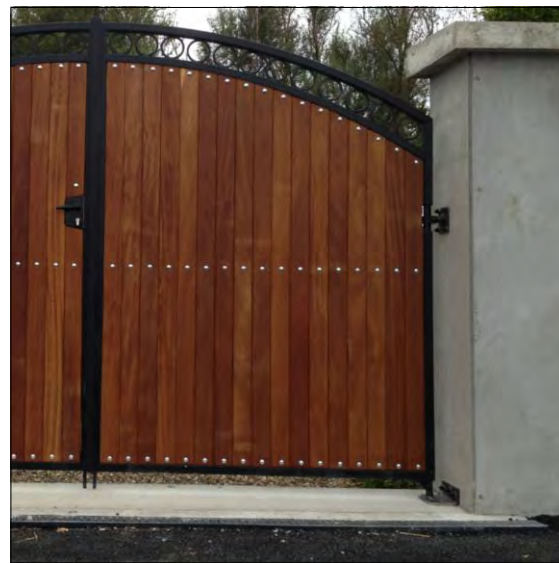


BOUGAINVILLEA



ELEPHANT EAR





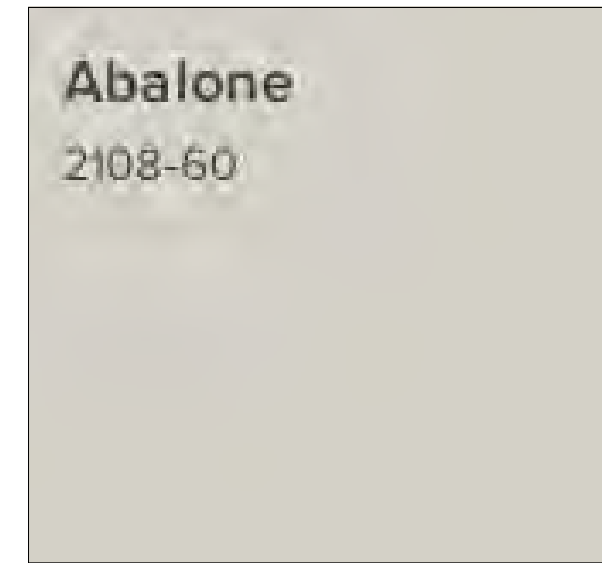
TEAK / ALUM GATES



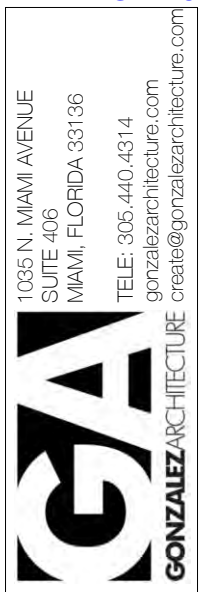
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KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60



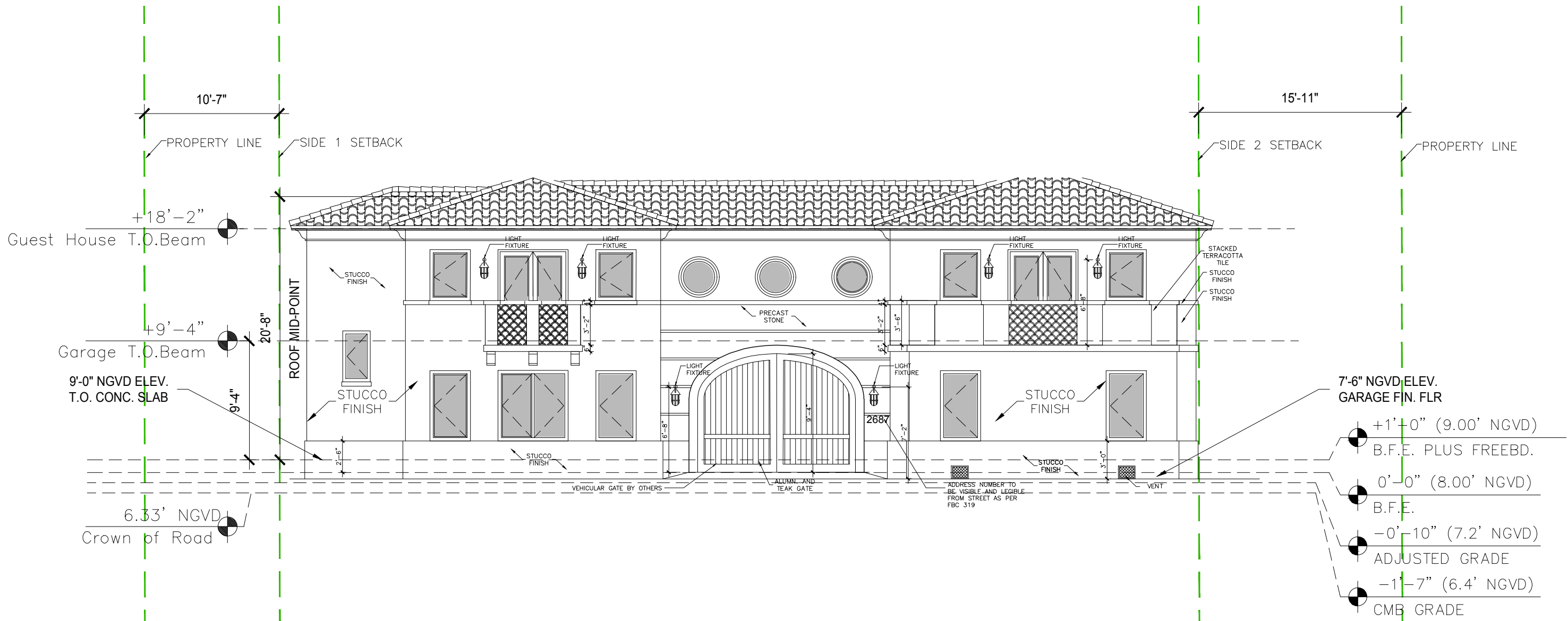
1035 N. MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33136  
TELE: 305.440.4314  
gonzalezarchitecture.com  
create@gonzalezarchitecture.com

ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

STATE OF FLORIDA  
ENRIQUE R. GONZALEZ  
AR94719  
REGISTERED ARCHITECT

STATE OF FLORIDA  
AR94719

**02 MATERIALS**  
SCALE: N.T.S.



**01 COACH HOUSE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

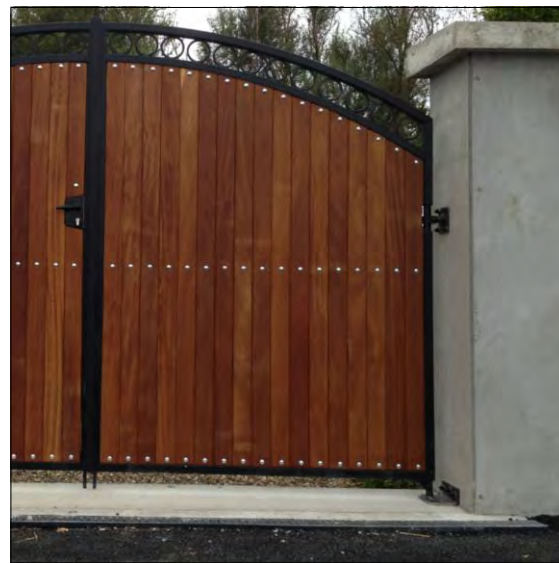
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A400**





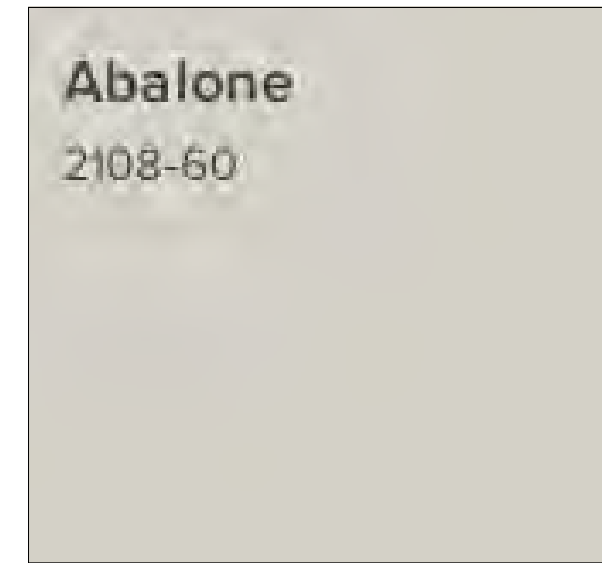
TEAK / ALUM GATES



STACKED CLAY TILE



KEYSTONE CLADDING



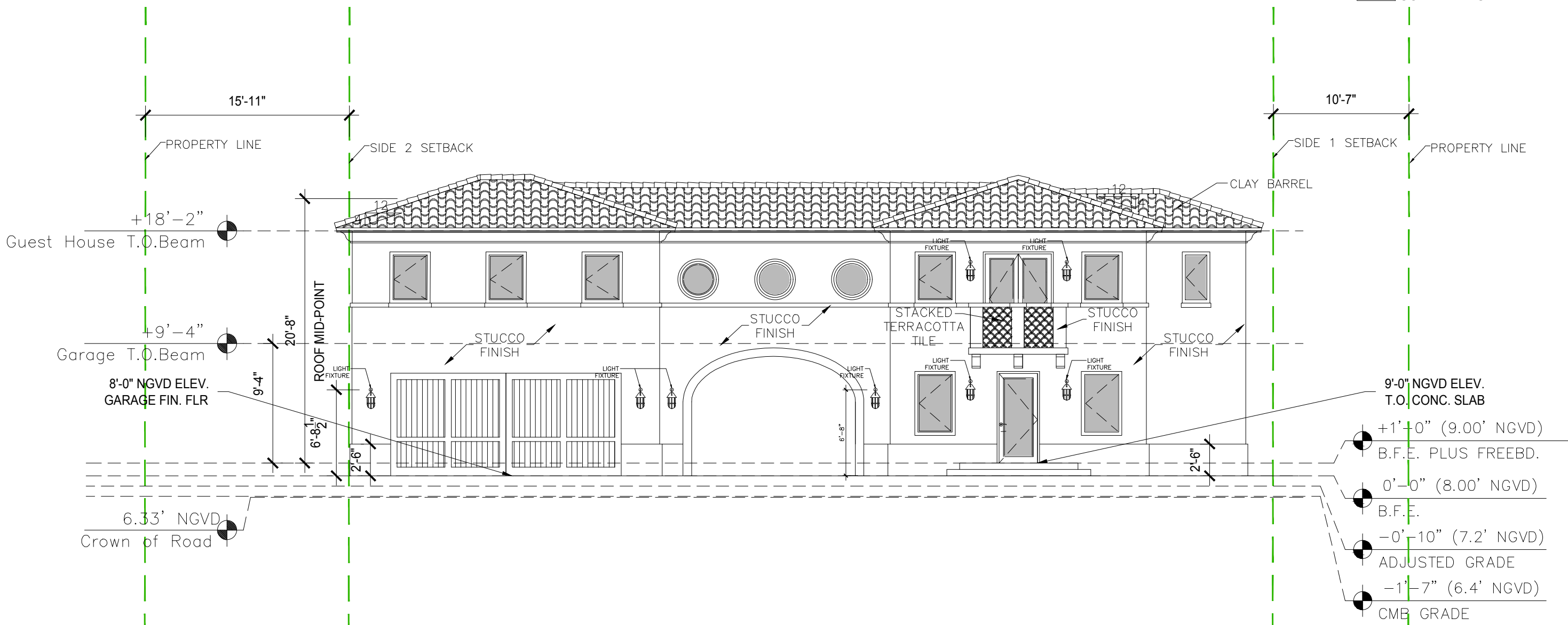
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PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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**01 COACH HOUSE EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

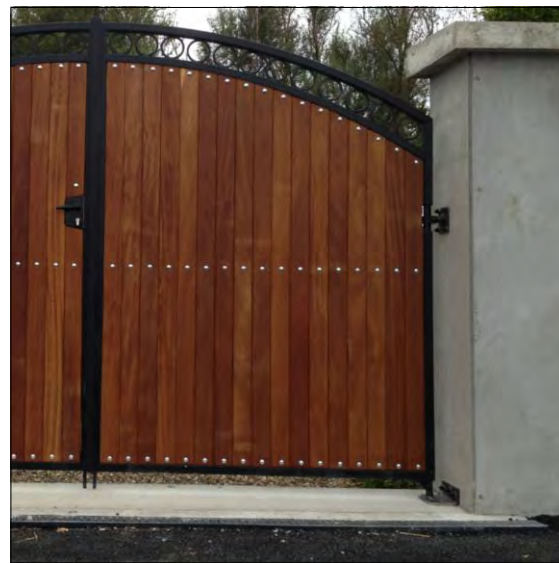
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A401**





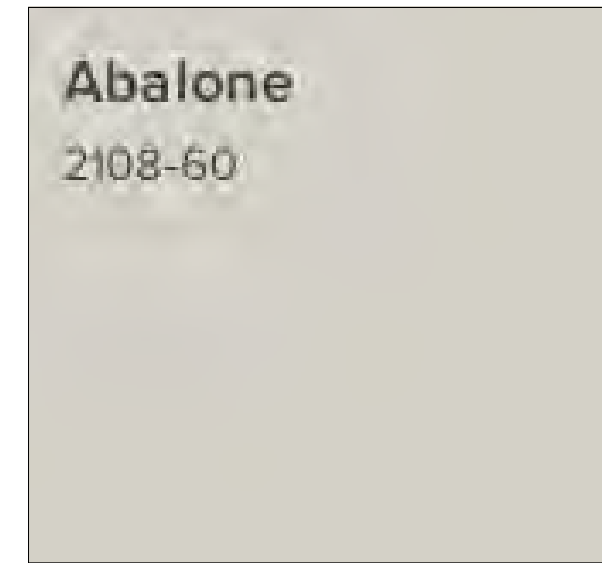
TEAK / ALUM GATES



STACKED CLAY TILE

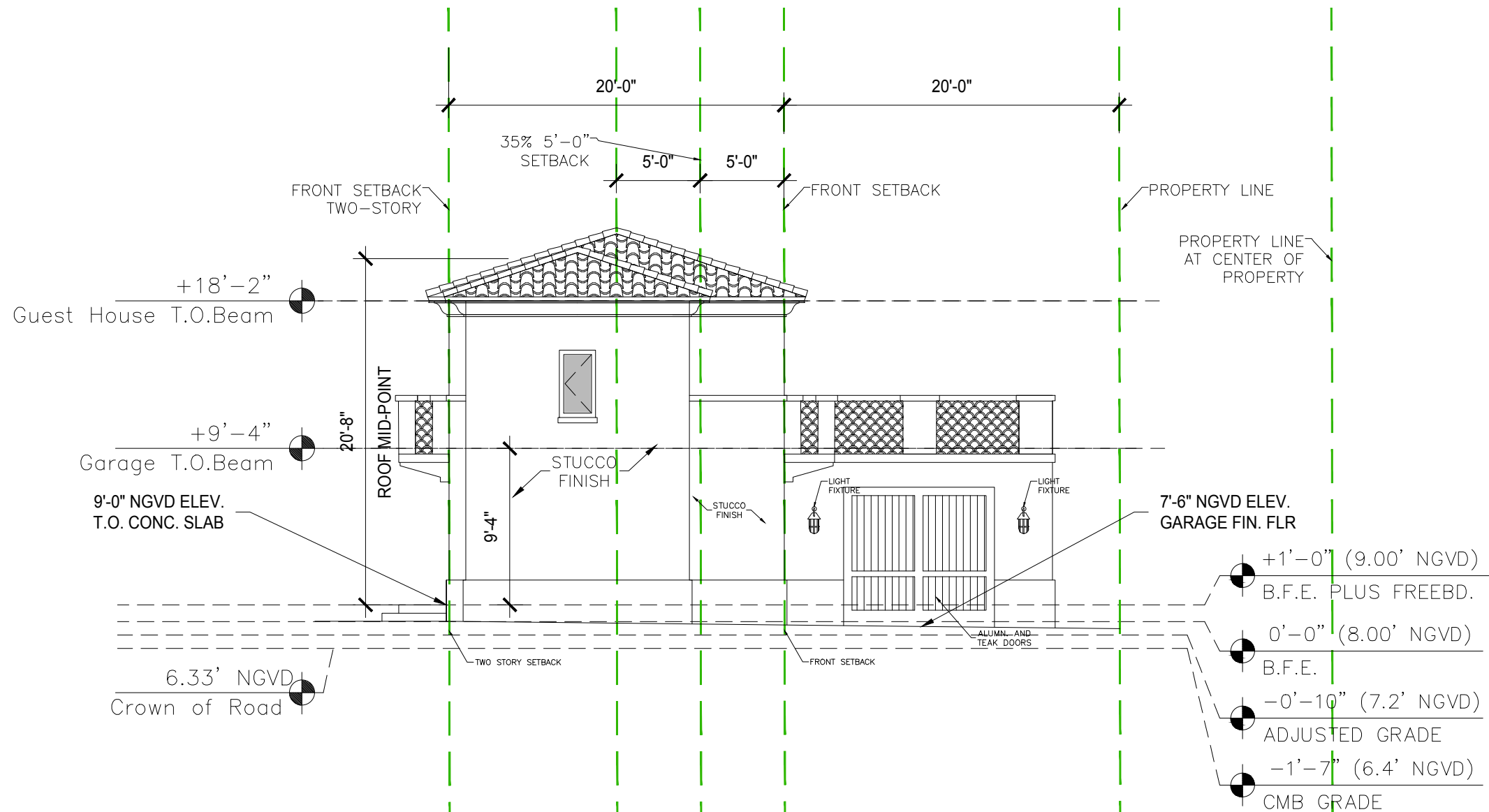


KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.



**01 COACH HOUSE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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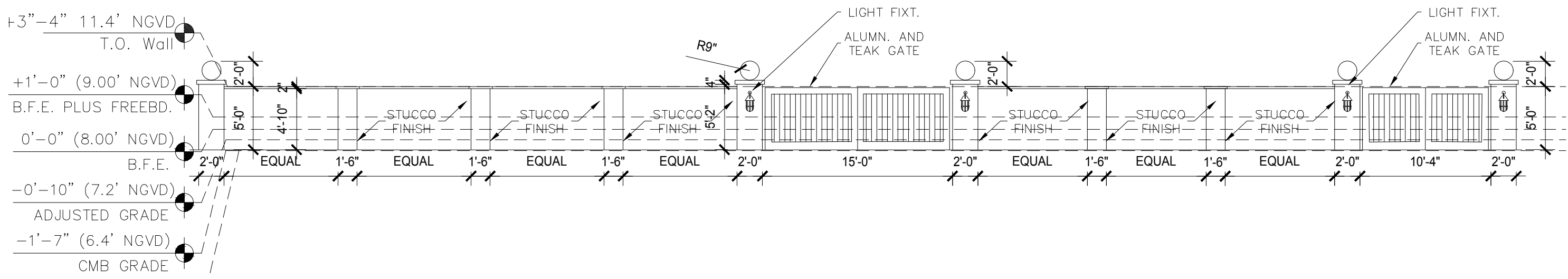
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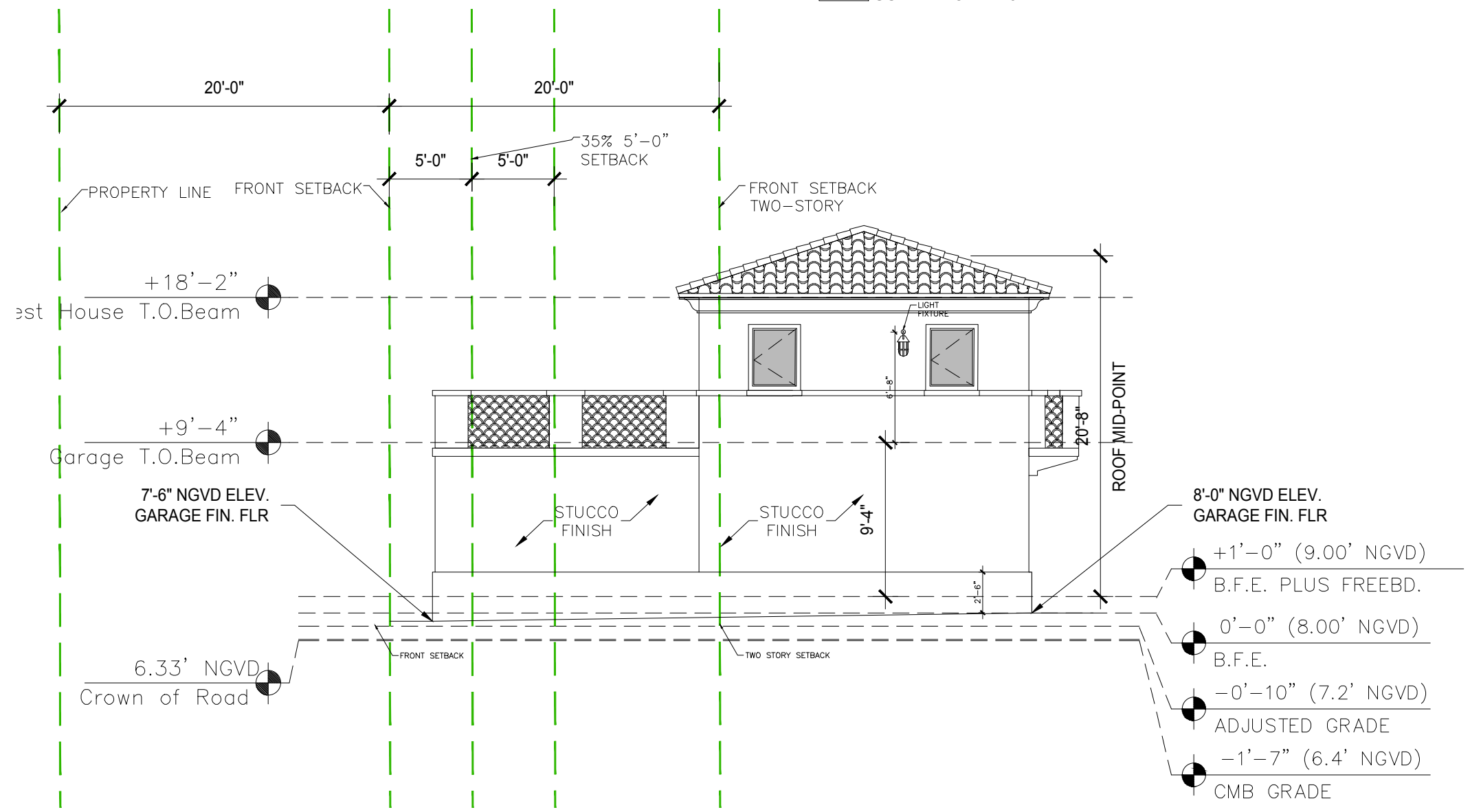
12-07-2020  
FINAL SUB

**A402**





**02 FENCE WALL & GATE ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 COACH HOUSE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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12-07-2020  
FINAL SUB

**A403**





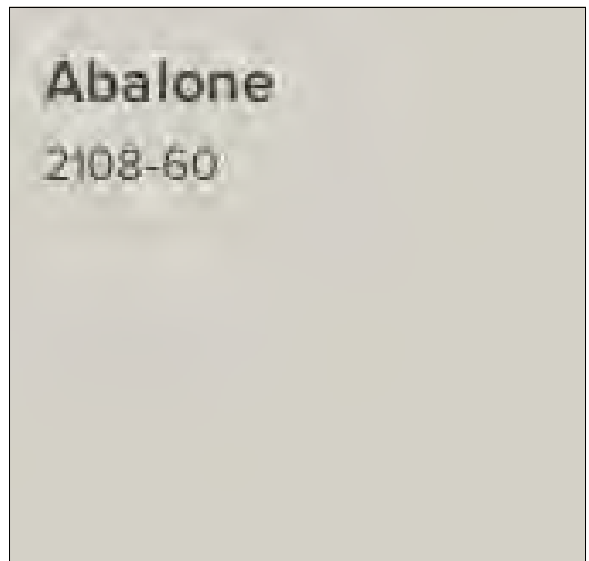




WROUGHT IRON DECO RAILING



KEYSTONE CLADDING



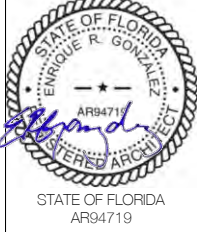
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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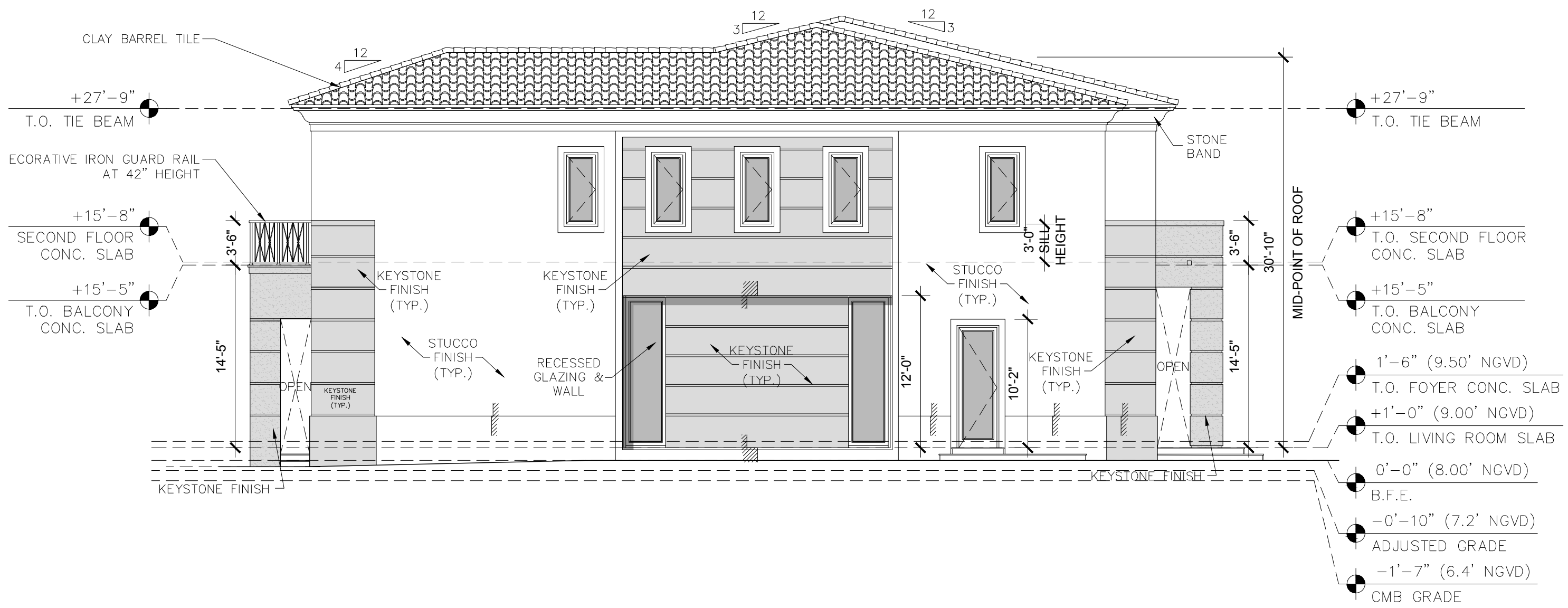


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MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A406**



**01 MAIN HOUSE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

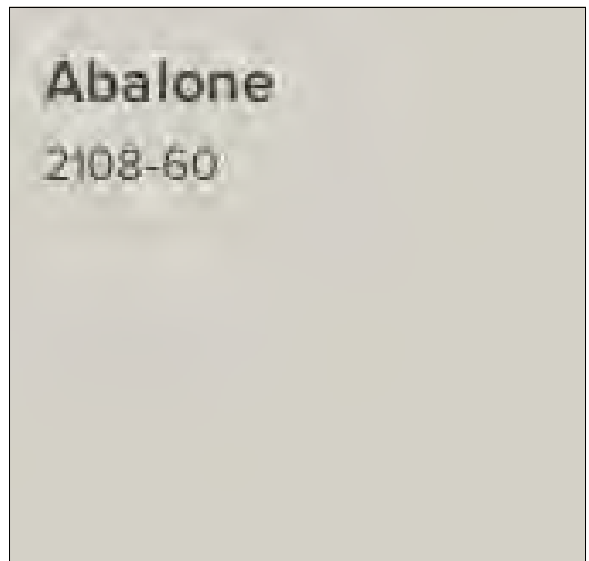




WROUGHT IRON DECO RAILING



KEYSTONE CLADDING



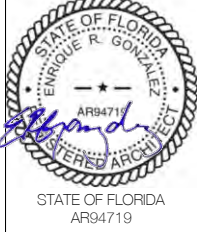
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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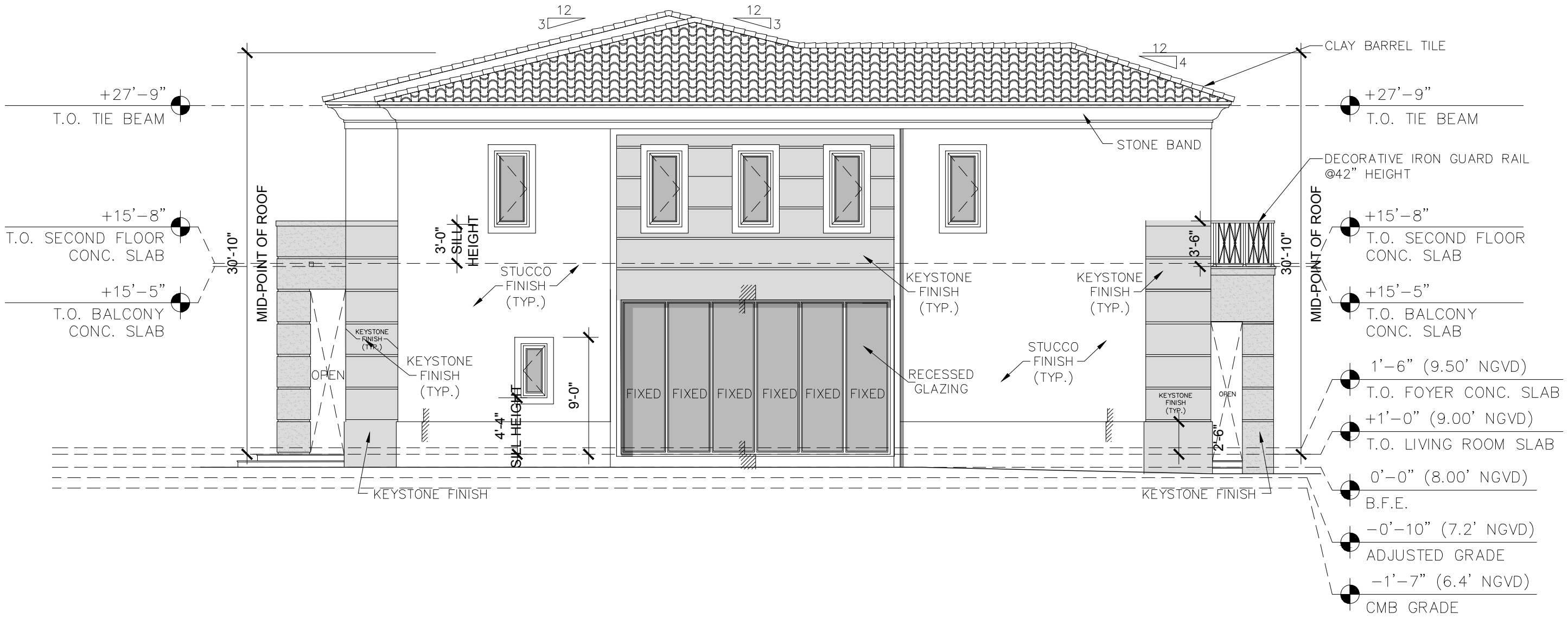


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11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A407**

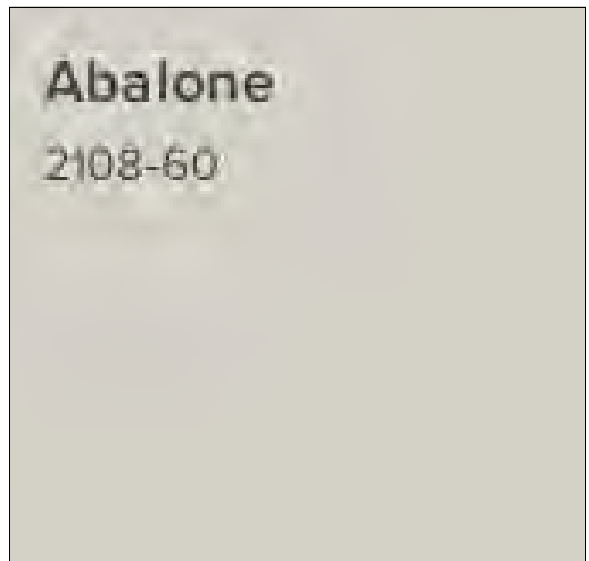


**01 MAIN HOUSE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"





KEYSTONE CLADDING



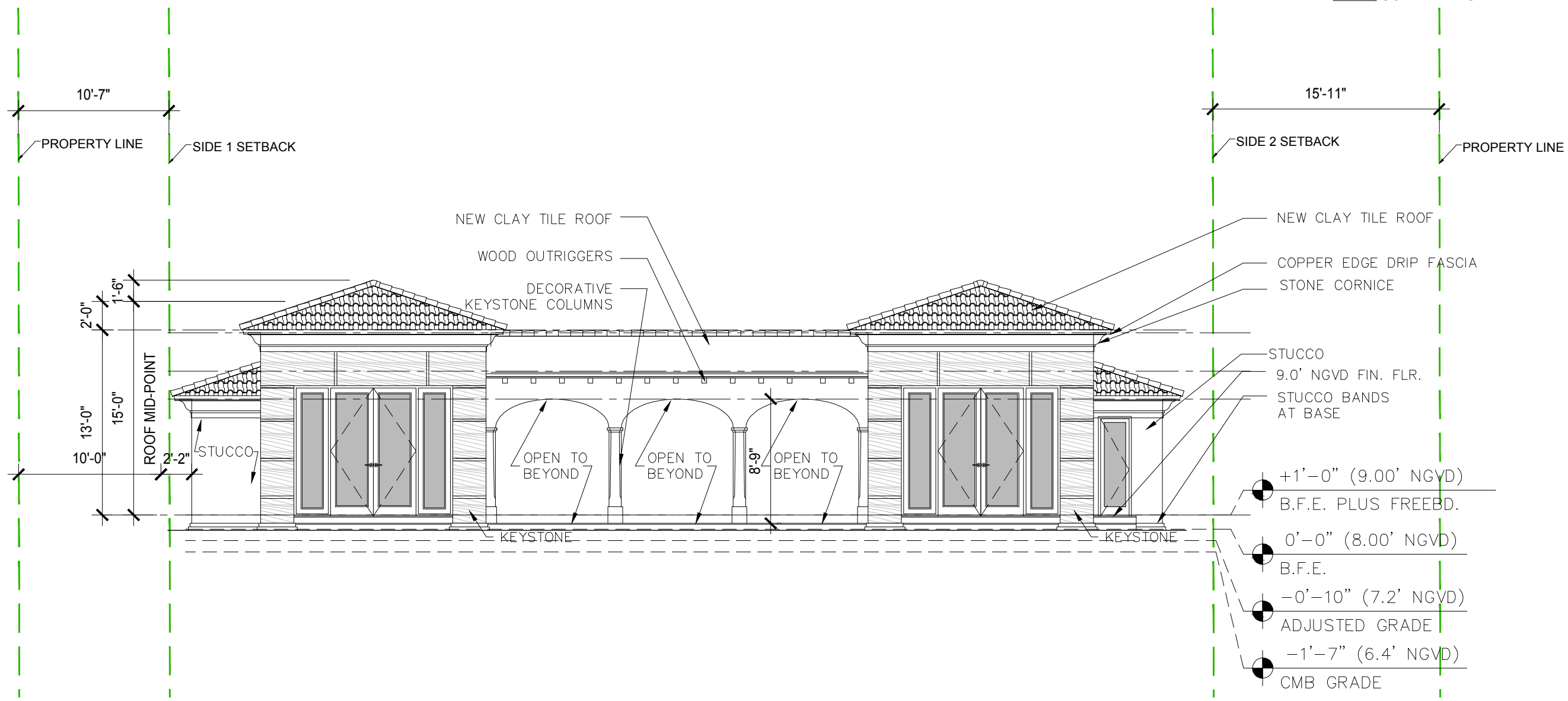
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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AR94719



**01 GAZEBO WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NEW RESIDENCE**  
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MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

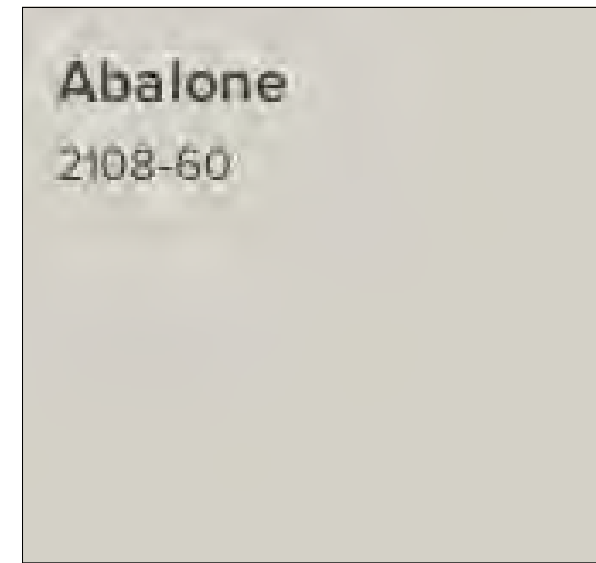
12-07-2020  
FINAL SUB

**A408**





KEYSTONE CLADDING



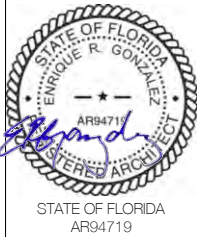
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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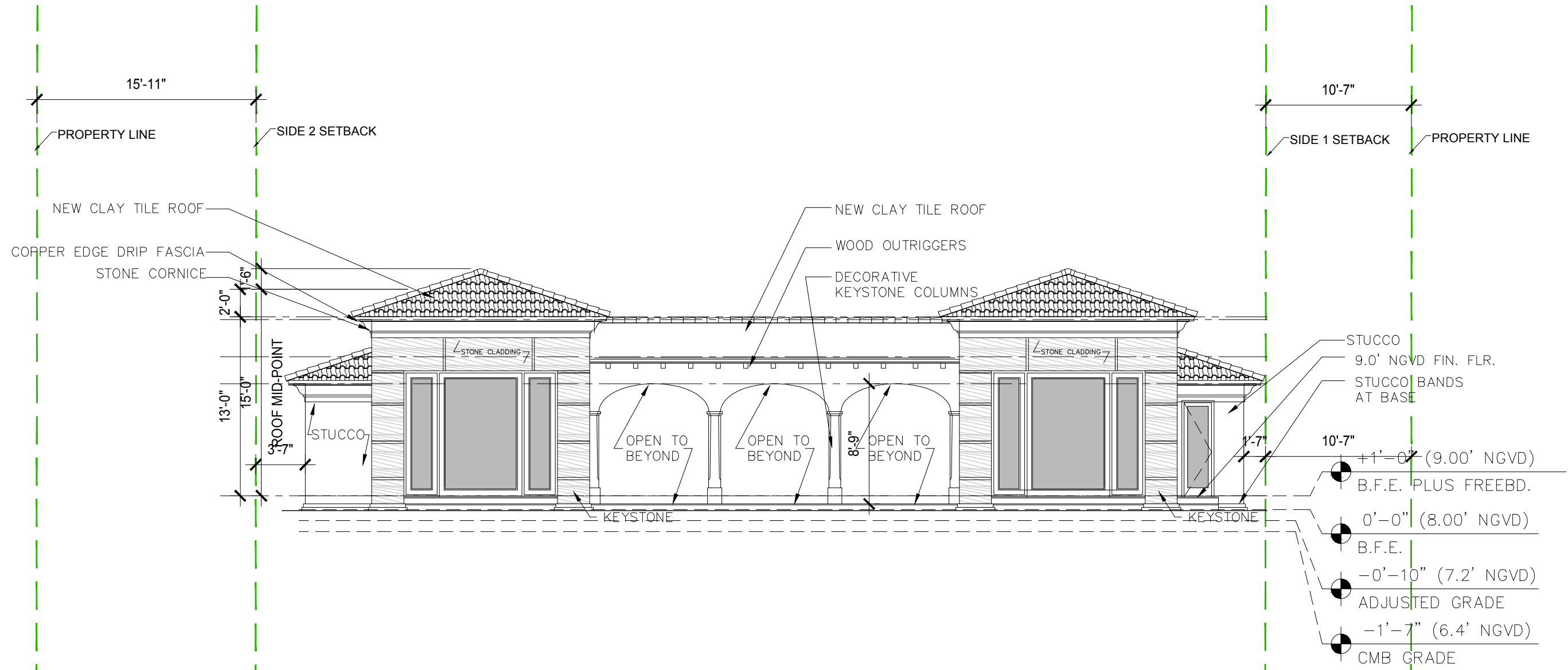


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MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A409**

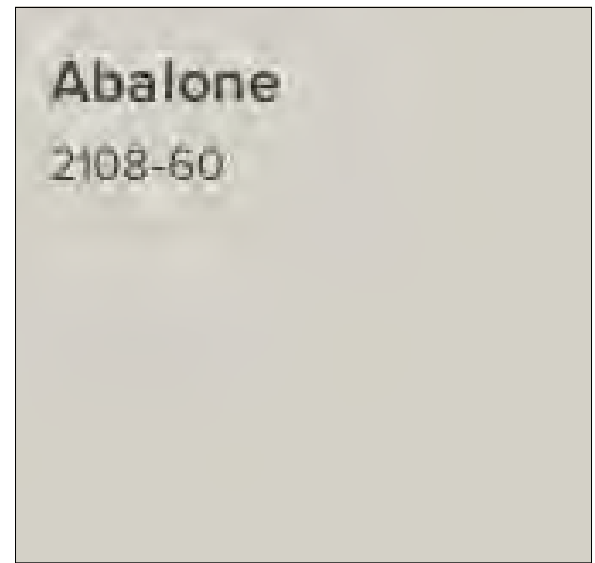


**01 GAZEBO EAST ELEVATION**  
SCALE: 1/8" = 1'-0"





KEYSTONE CLADDING



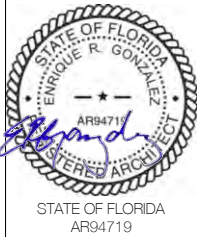
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**03 MATERIALS**  
SCALE: N.T.S.

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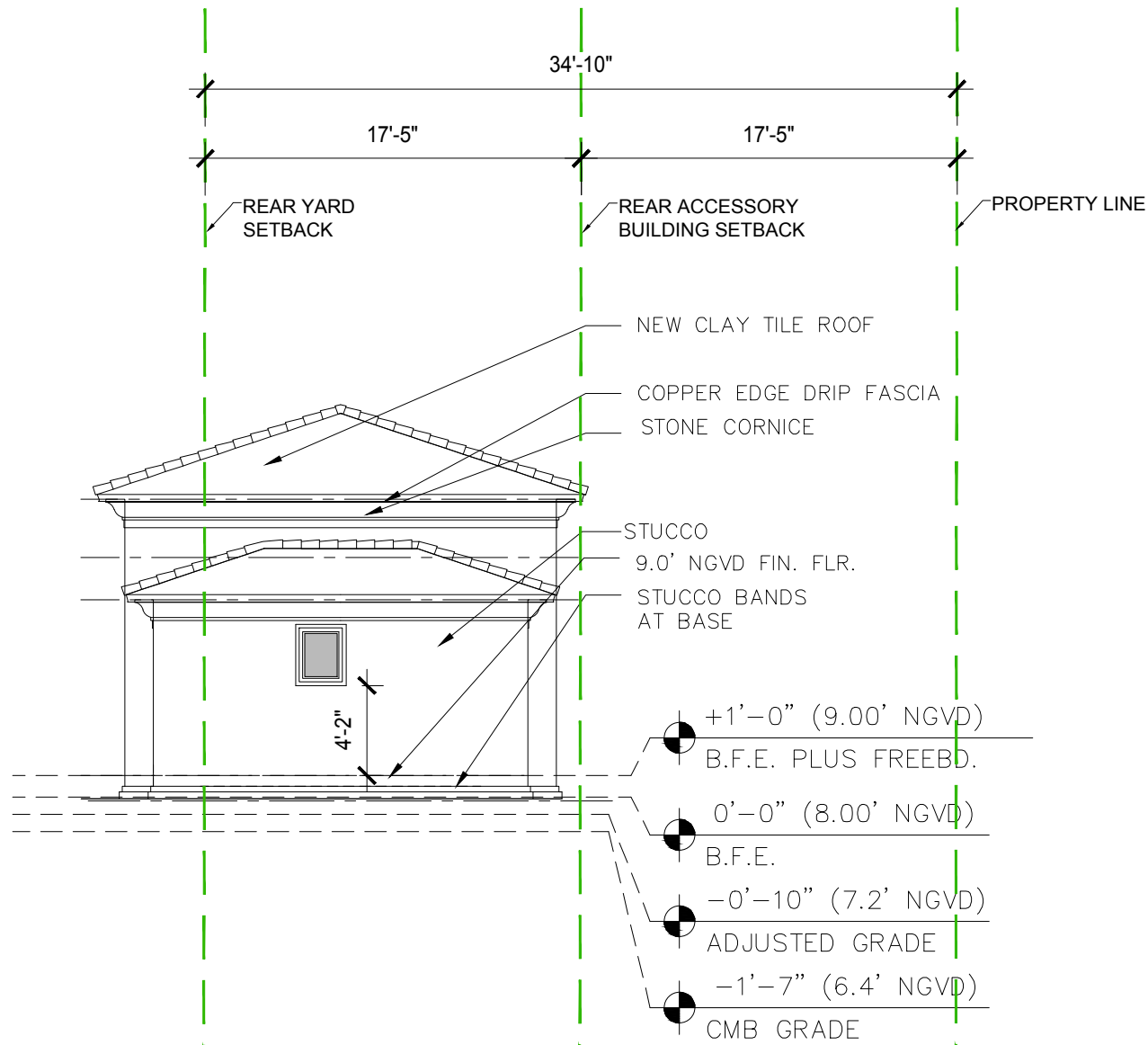


**NEW RESIDENCE**  
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2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

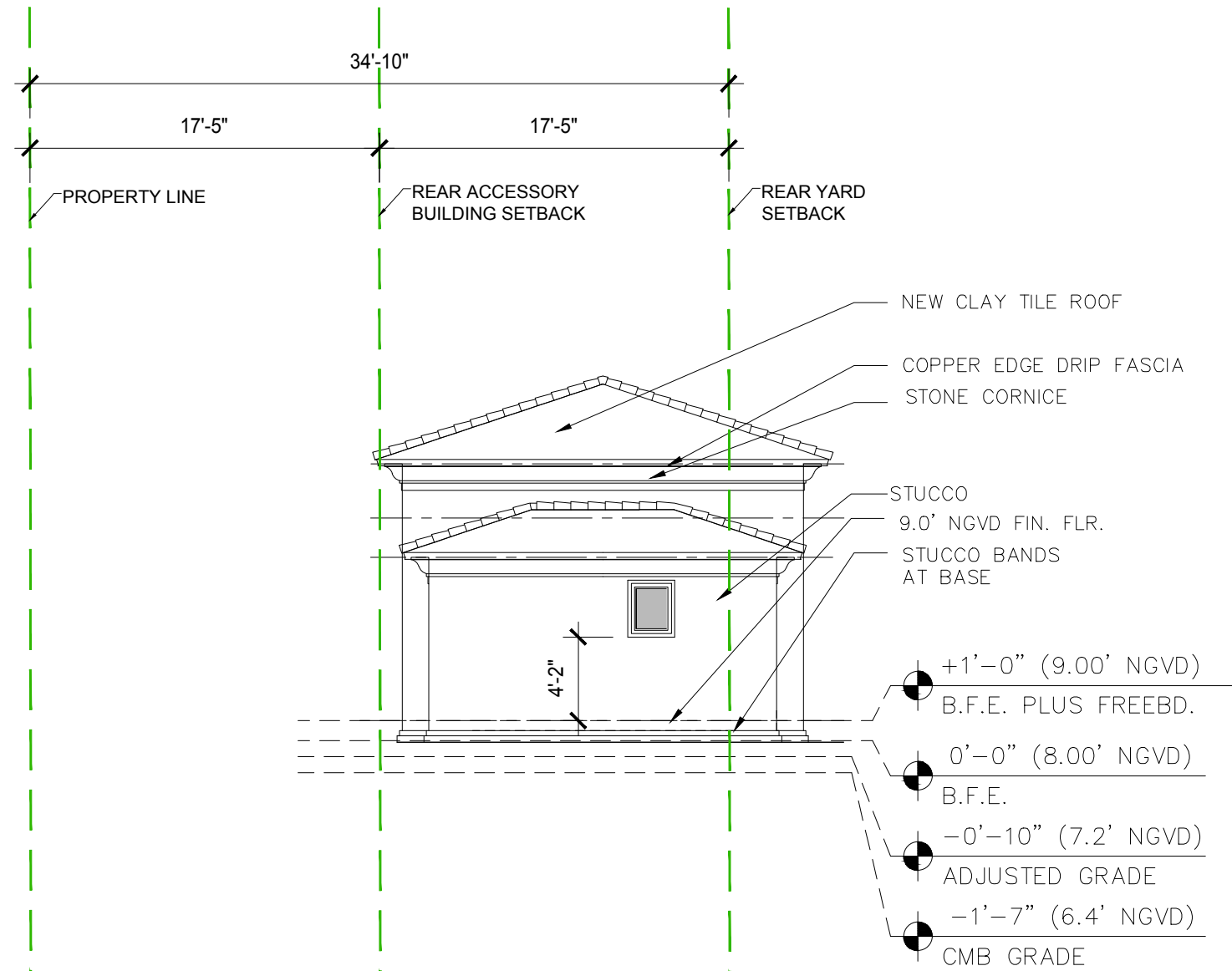
11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A410**



**02 GAZEBO SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 GAZEBO NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"





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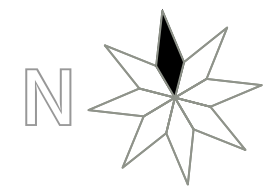
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 AR94719

**NEW RESIDENCE**  
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 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

DRAFT: 01/26/2021

**01** AC/CU STUDY AERIAL  
 SCALE: 3/32" = 1'-0"



**B001**

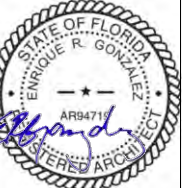




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STATE OF FLORIDA  
AR94719

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11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A024**

01 RENDERING AT 2687 FLAMINGO DRIVE (LOOKING SOUTH EAST)



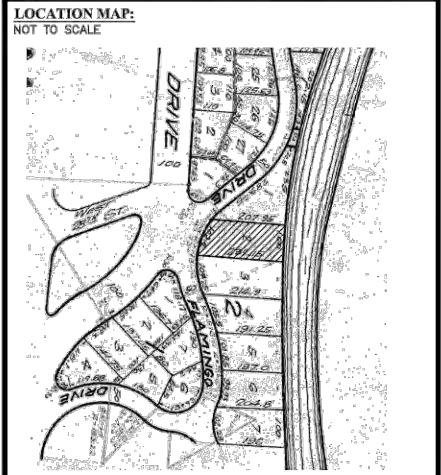




# MAP OF BOUNDARY, TOPOGRAPHIC AND TREE SURVEY



**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.

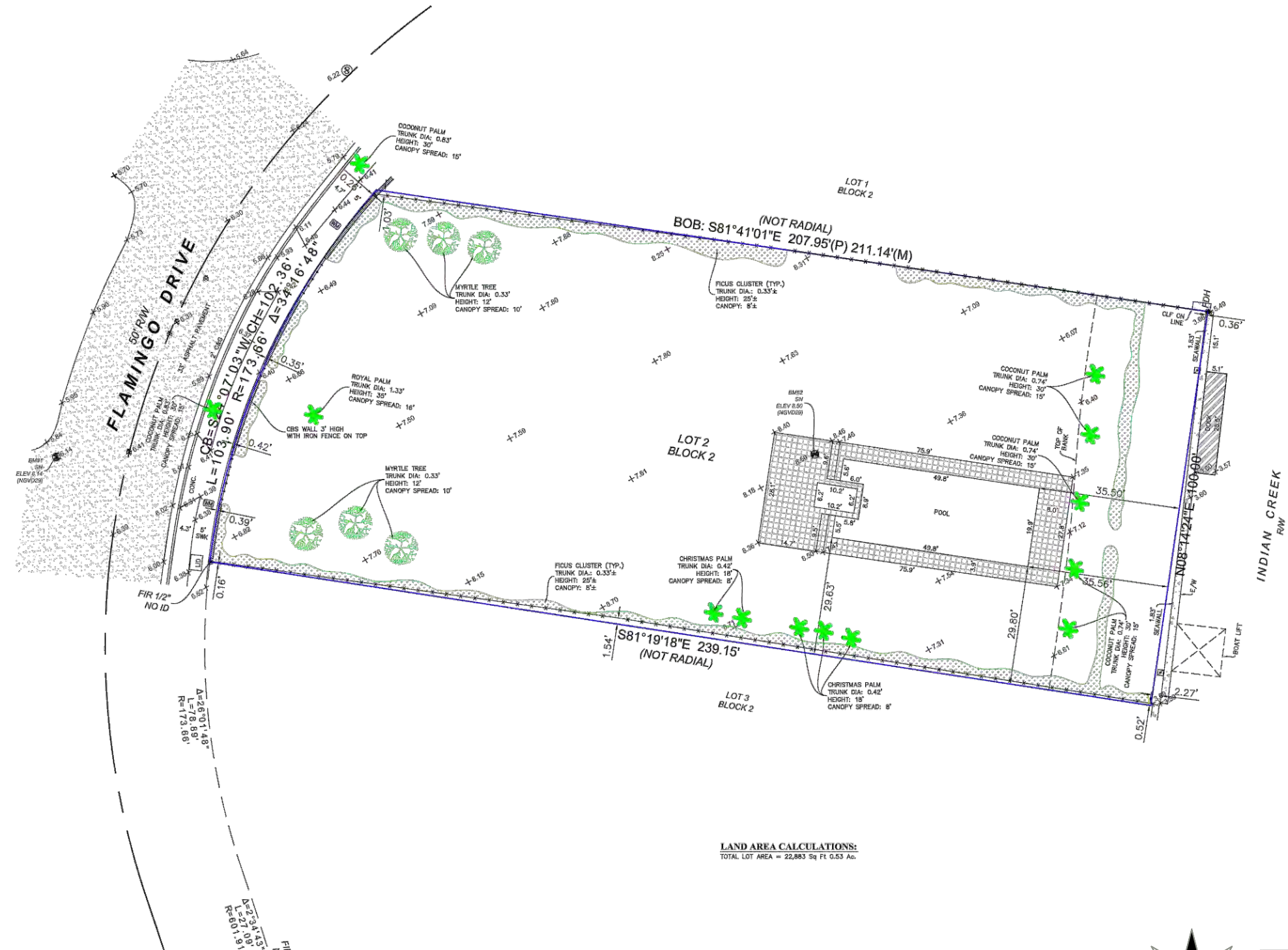
**FLOOD ZONE INFORMATION:**  
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE XE BASE FLOOD ELEVATION 8' COMMUNITY NAME & NUMBER MIAMI BEACH 120835E & PANEL NUMBER 120803032 SURFLX 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.  
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LBM 8023.  
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.  
7. FENCE OWNERSHIP IS NOT DETERMINED.  
8. 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).  
9. 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:**

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



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

- 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  
CNG = 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  
ML = MONUMENT LINE  
(O) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
PCP = PERMANENT CONTROL POINT  
PE = POOL EQUIPMENT PAD  
P = PAGE  
PI = POINT OF INTERSECTION  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POI = POINT OF INTERSECTION  
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  
Δ = 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

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

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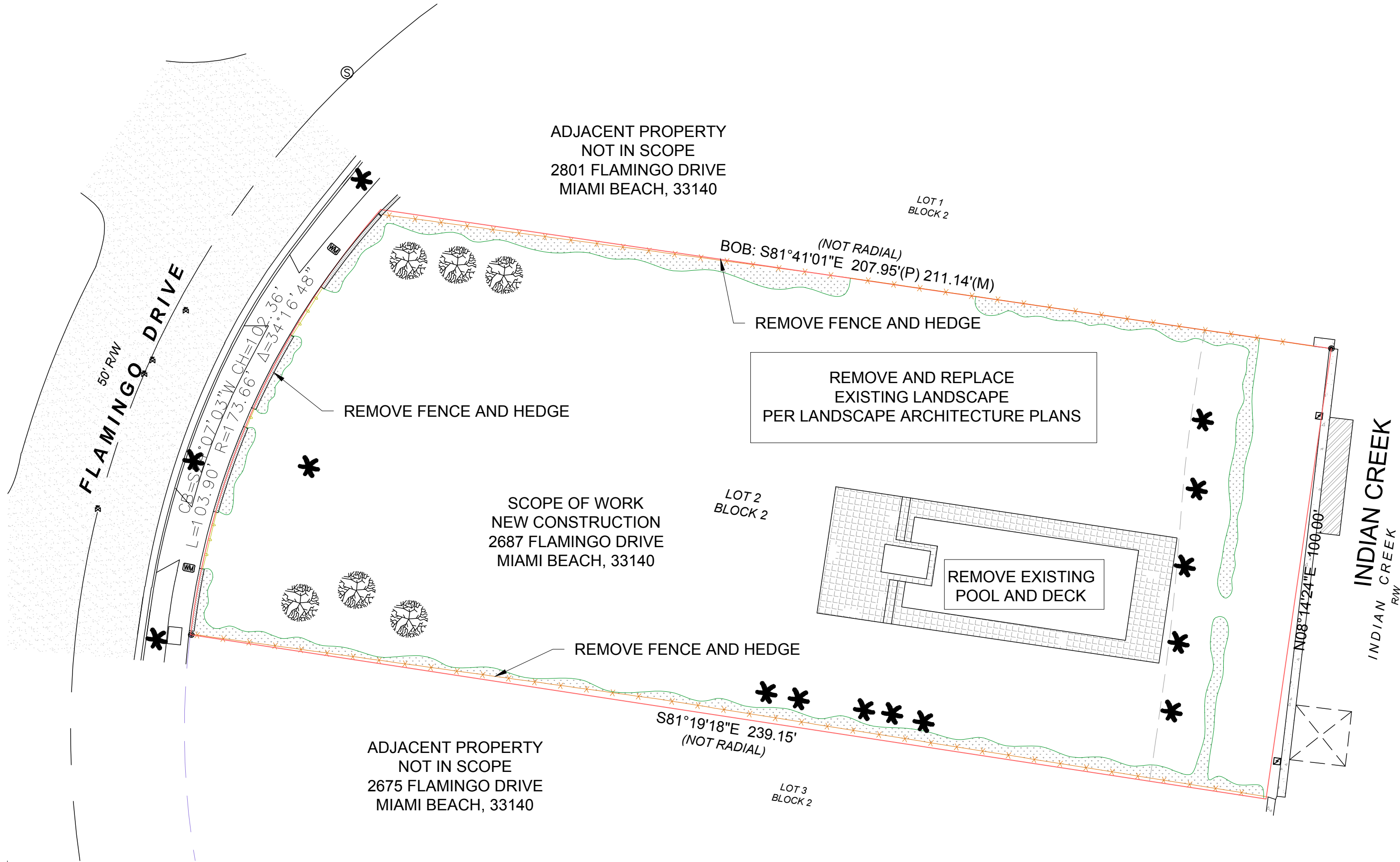
STATE OF FLORIDA  
AR94719

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MIAMI BEACH, FLORIDA 33140

11-16-2020  
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FINAL SUB

**A002**





ADJACENT PROPERTY  
NOT IN SCOPE  
2801 FLAMINGO DRIVE  
MIAMI BEACH, 33140

LOT 1  
BLOCK 2

BOB: S81°41'01"E 207.95'(P) 211.14'(M)  
(NOT RADIAL)

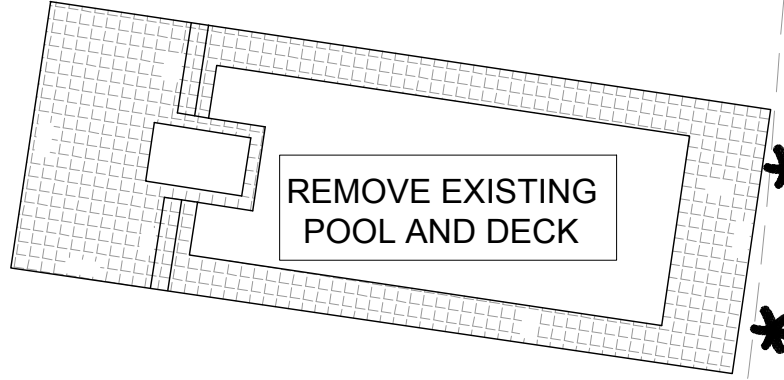
REMOVE FENCE AND HEDGE

REMOVE AND REPLACE  
EXISTING LANDSCAPE  
PER LANDSCAPE ARCHITECTURE PLANS

REMOVE FENCE AND HEDGE

SCOPE OF WORK  
NEW CONSTRUCTION  
2687 FLAMINGO DRIVE  
MIAMI BEACH, 33140

LOT 2  
BLOCK 2



REMOVE EXISTING  
POOL AND DECK

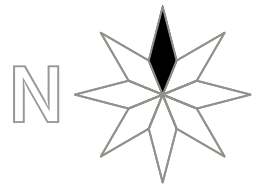
REMOVE FENCE AND HEDGE

S81°19'18"E 239.15'  
(NOT RADIAL)

ADJACENT PROPERTY  
NOT IN SCOPE  
2675 FLAMINGO DRIVE  
MIAMI BEACH, 33140

LOT 3  
BLOCK 2

INDIAN CREEK  
INDIAN CREEK  
RW



01 EXISTING DEMOLITION PLAN  
SCALE: 1" = 20'

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**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

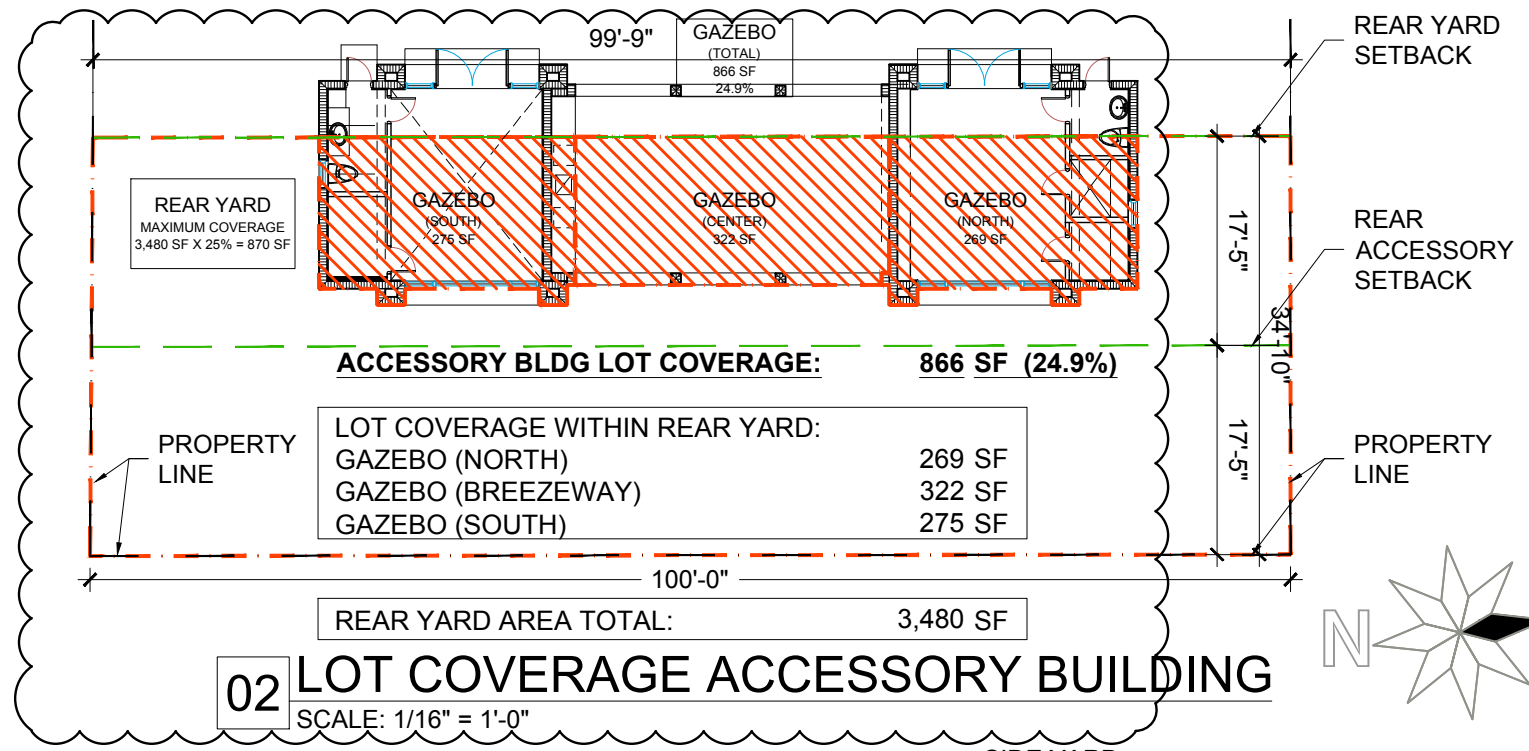
12-07-2020  
FINAL SUB

**A003**



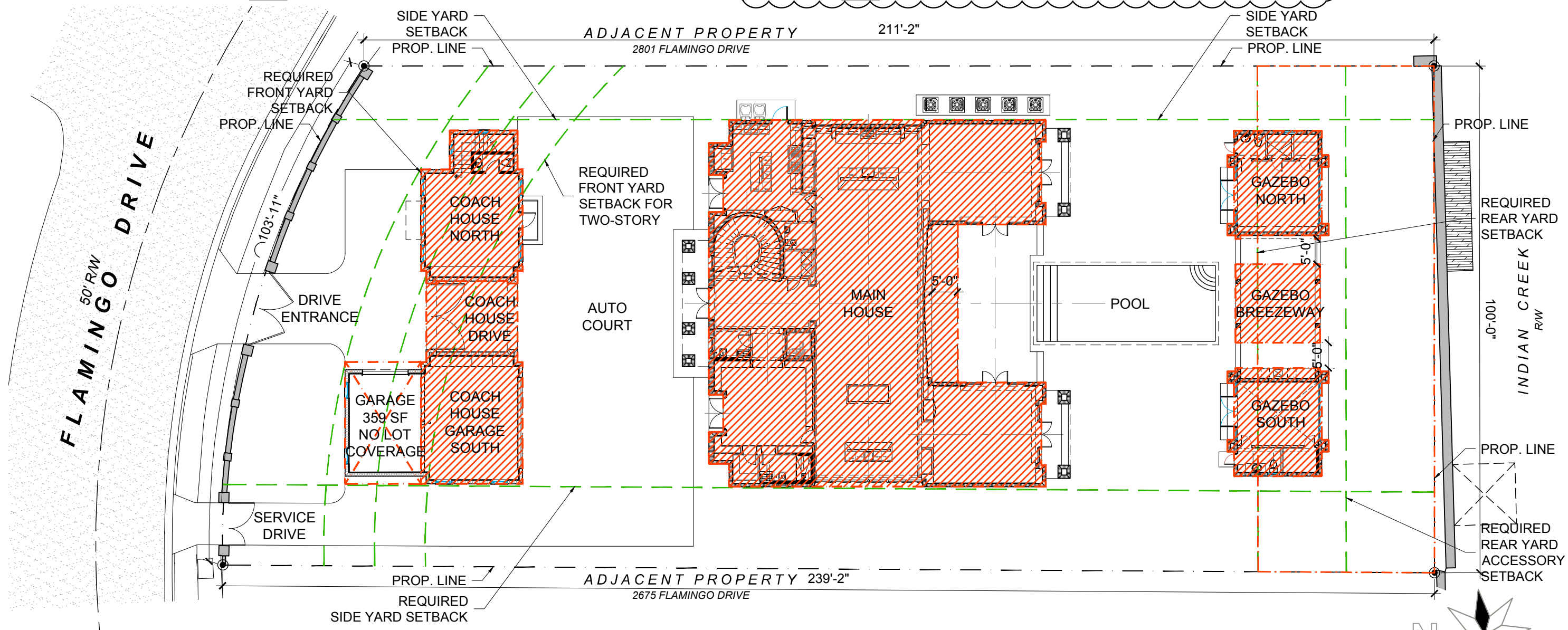
**LOT COVERAGE:** **6,491 SF (28.4%)**

MAIN HOUSE FIRST LEVEL:	4,170 SF
MAIN HOUSE SECOND LEVEL:	--- SF
COACH HOUSE 1ST LEVEL:	1,308 SF
GARAGE 1ST LEVEL:	INCL SF
GARAGE COVERED DRIVE:	INCL SF
COACH HOUSE 2ND LEVEL:	INCL SF
GAZEBO (NORTH)	372 SF
GAZEBO (BREEZEWAY)	259 SF
GAZEBO (SOUTH)	382 SF



**02 LOT COVERAGE ACCESSORY BUILDING**  
SCALE: 1/16" = 1'-0"

**03 LOT COVERAGE CALCULATIONS**  
SCALE: 1" = 20'-0"



**01 LOT COVERAGE**  
SCALE: 1" = 20'-0"

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FIRST SUB  
12-07-2020  
FINAL SUB  
12.16.2020

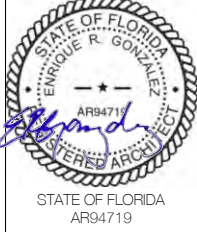
**A008**



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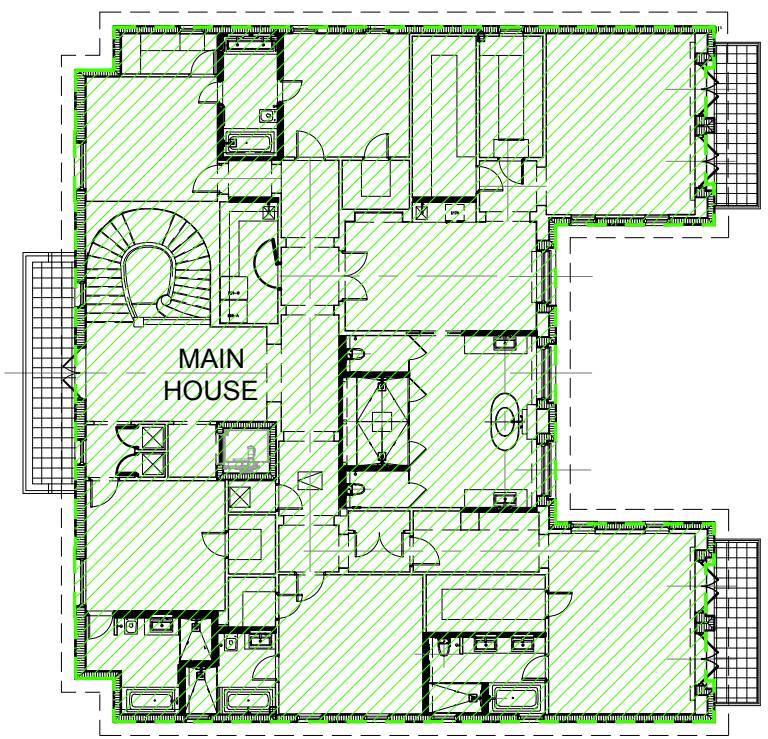
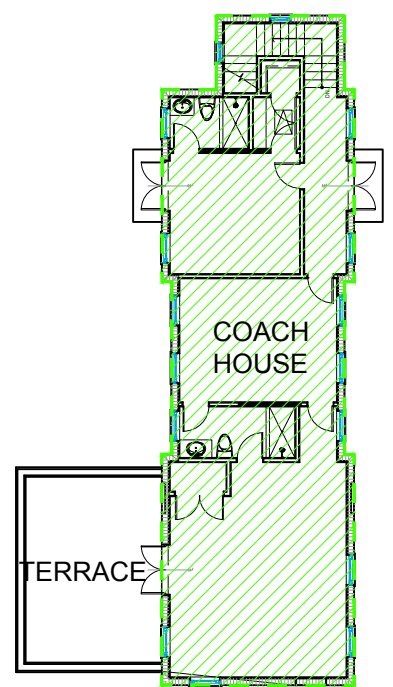


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**A009**



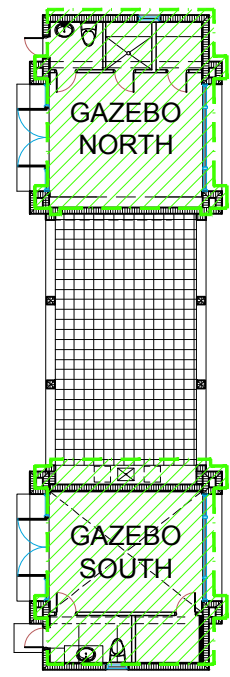
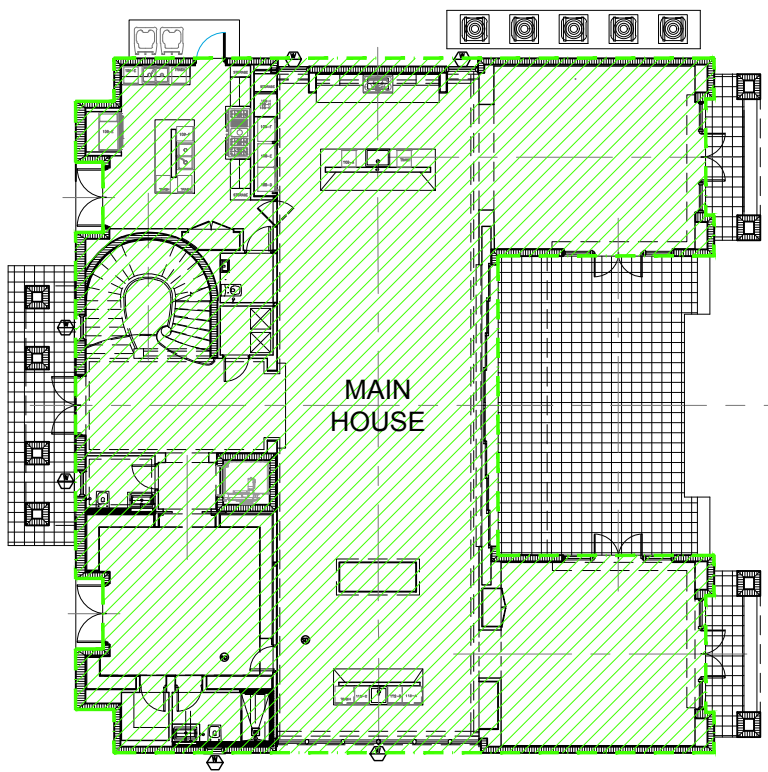
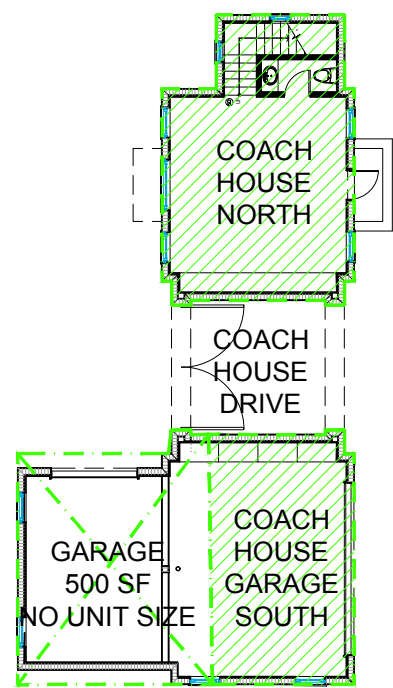
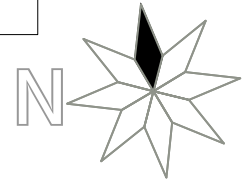
**UNIT SIZE PROPOSED**

MAXIMUM ALLOWED:  
50% OF LOT AREA  
22,883 SF X 50% = 11,441 SF

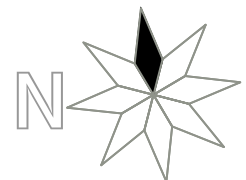
PROPOSED UNIT SIZE

GROUND FLOOR	5,791 SF
SECOND FLOOR	5,548 SF
TOTAL:	11,339 SF
LOT AREA:	22,883 SF
UNIT SIZE:	49.66 %

**02 UNIT SIZE SECOND LEVEL**  
SCALE: 1" = 20'-0"



**01 UNIT SIZE GROUND LEVEL**  
SCALE: 1" = 20'-0"





### FRONT YARD

PROPOSED PERVIOUS OPEN SPACE

FRONT YARD AREA:	2,096 SF
EXCLUDE DRIVEWAY AND PATHWAYS:	(699) SF
PERVIOUS OPEN SPACE:	1,397 SF
% OPEN:	1,397 SF / 2,096 SF = 66.7%

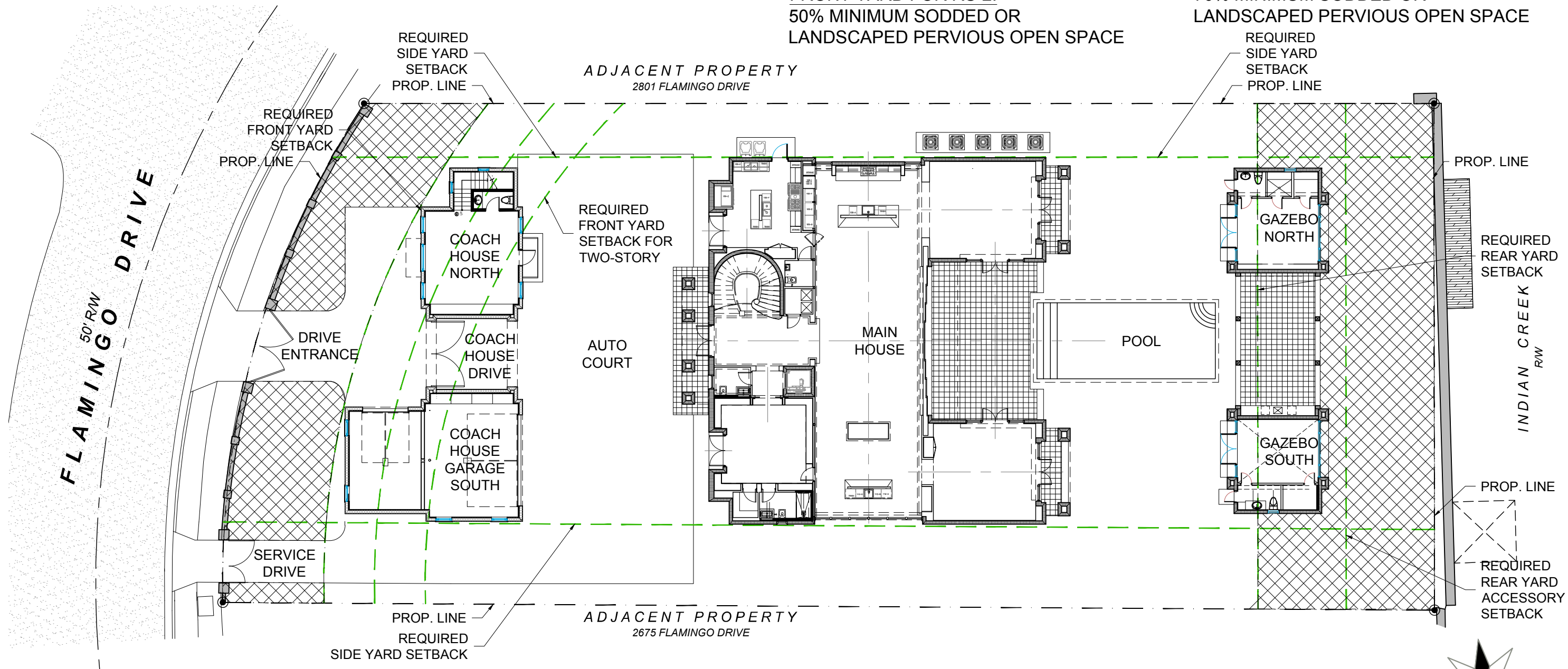
FRONT YARD FOR RS-2:  
50% MINIMUM SODDED OR LANDSCAPED PERVIOUS OPEN SPACE

### REAR YARD

PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA:	3,480 SF
EXCLUDE ACSRY STR.:	(865) SF
PERVIOUS OPEN SPACE:	2,615 SF
% OPEN:	2,615 SF / 3,480 SF = 75.1%

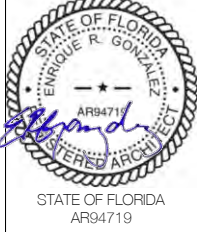
REAR YARD FOR RS-2:  
70% MINIMUM SODDED OR LANDSCAPED PERVIOUS OPEN SPACE



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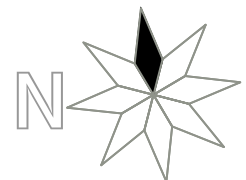
**NEW RESIDENCE**  
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**A010**

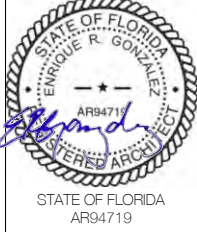




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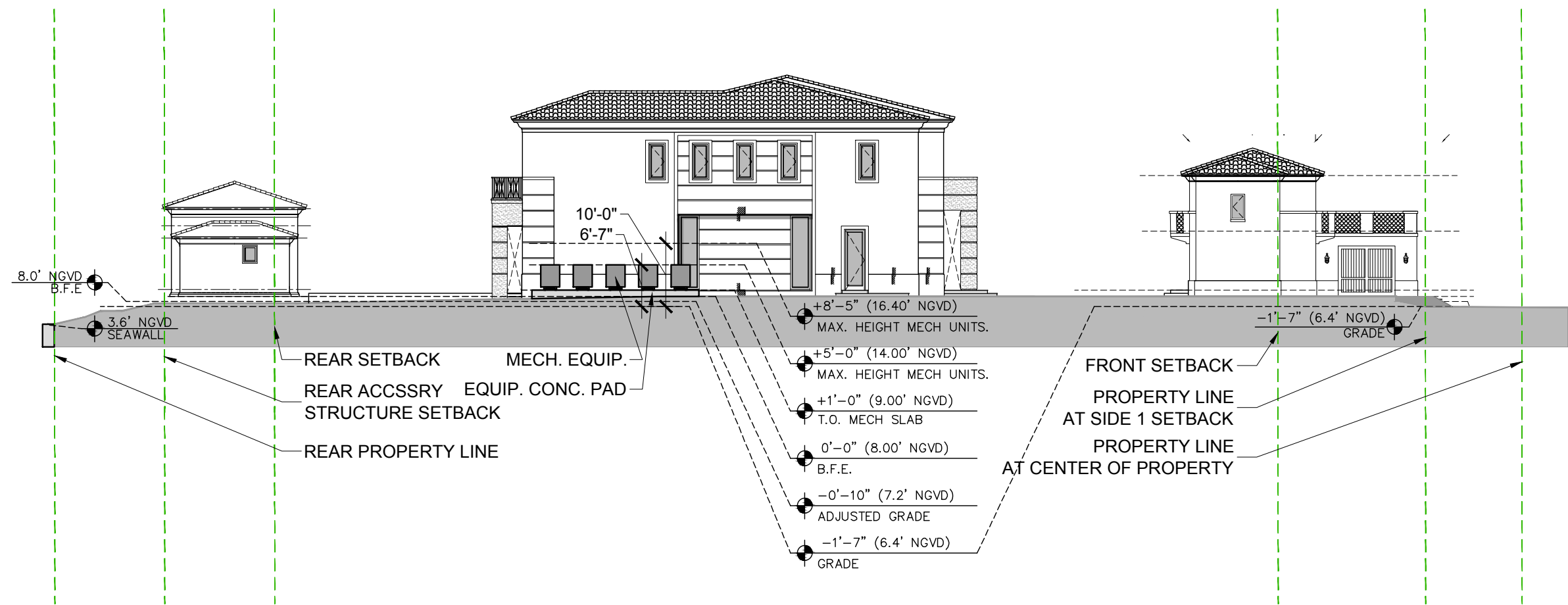
ENRIQUE RENE GONZALEZ  
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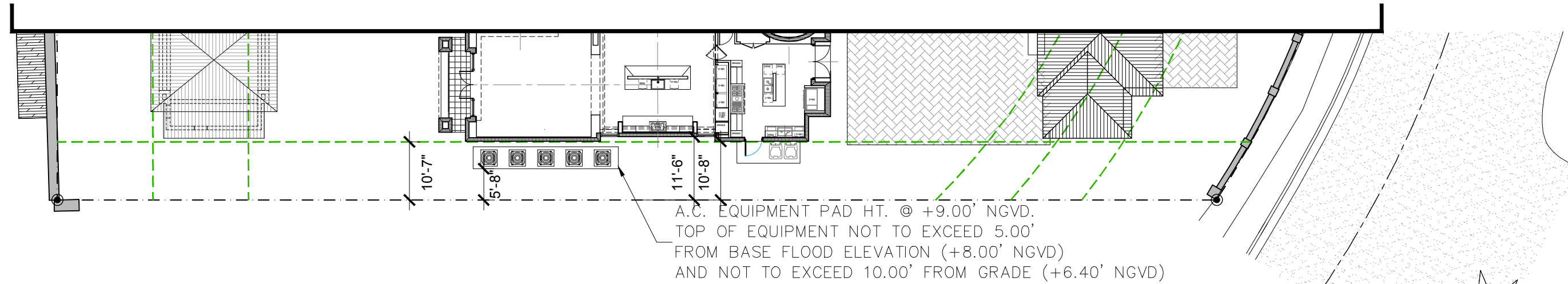
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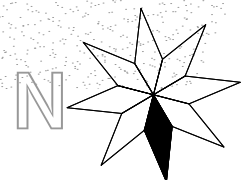
**A014**



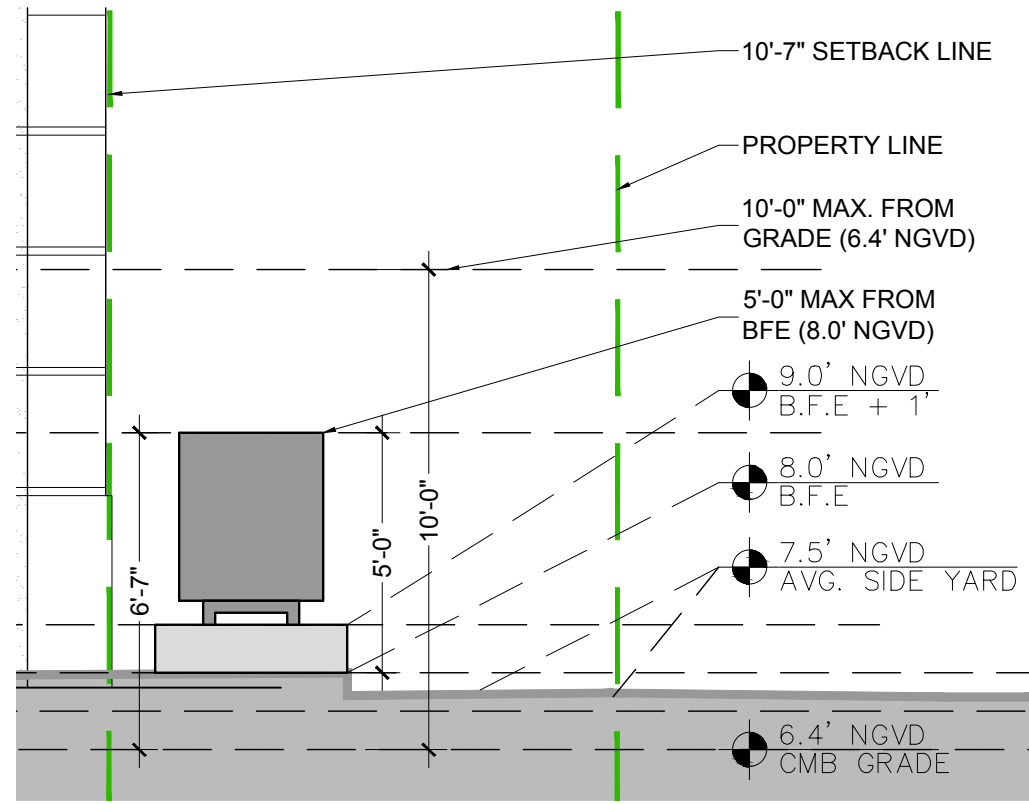
**02 SITE SECTION AT MECHANICAL EQUIPMENT**  
SCALE: 1" = 20'-0"  
SECTION LOOKING SOUTH



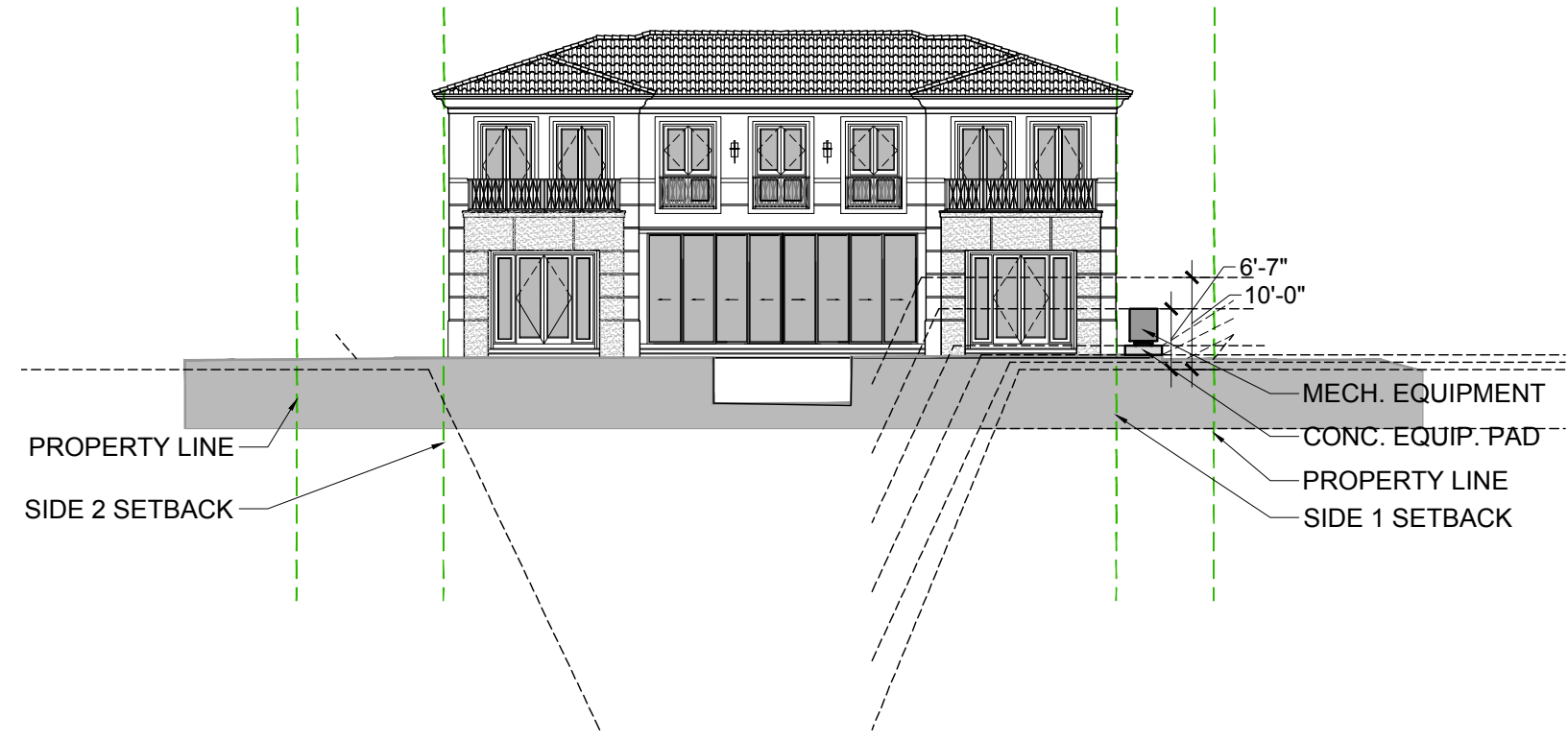
**01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT**  
SCALE: 1" = 20'-0"



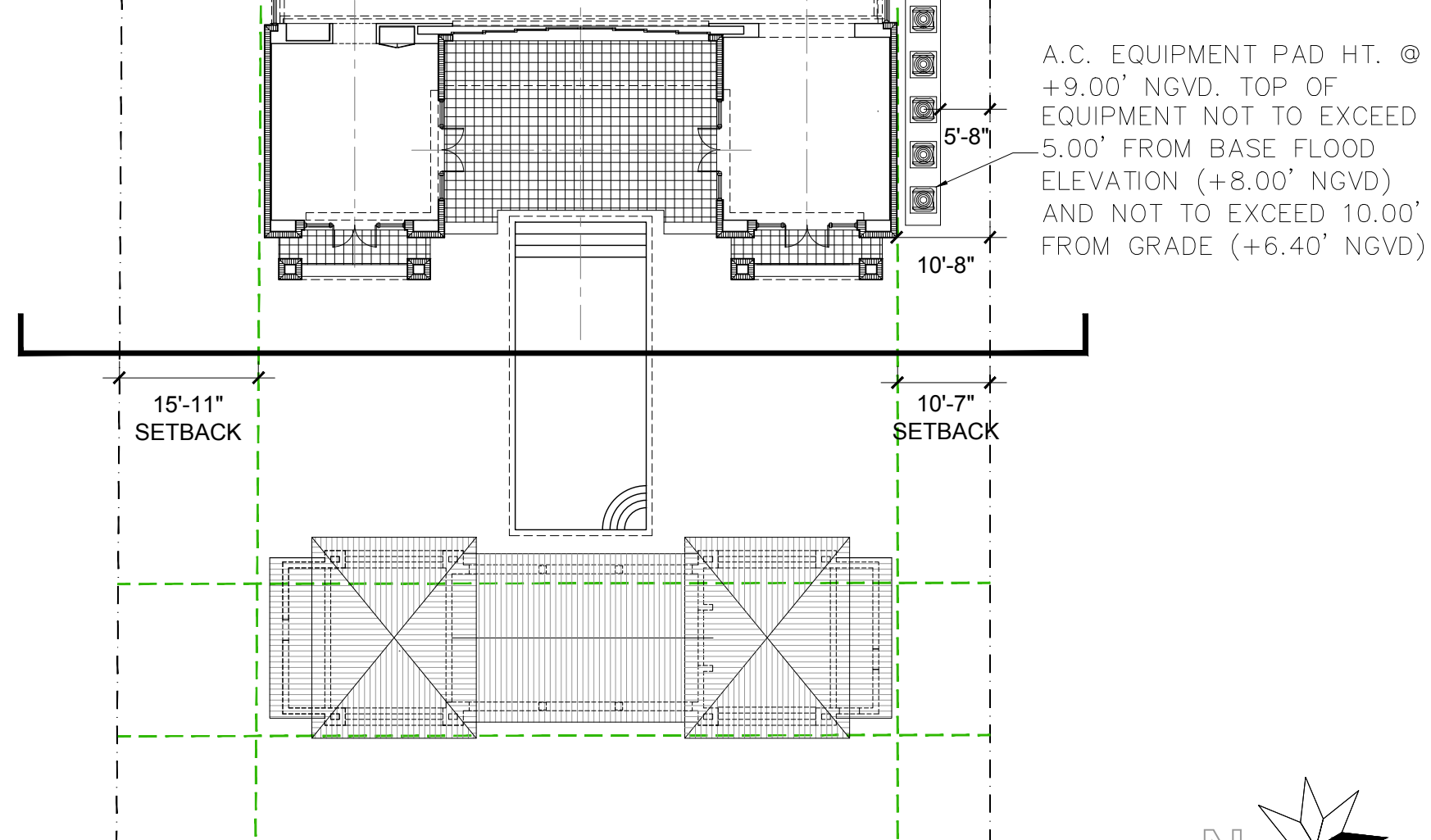




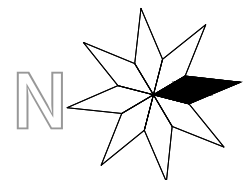
**03 ENLARGED SECTION SIDE YARD**  
 SCALE: 1/4" = 1'-0" SECTION LOOKING SOUTH



**02 SITE SECTION AT MECHANICAL EQUIPMENT SIDE YARD**  
 SCALE: 1" = 20'-0" SECTION LOOKING SOUTH



**01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT SIDE YARD**  
 SCALE: 1" = 20'-0"



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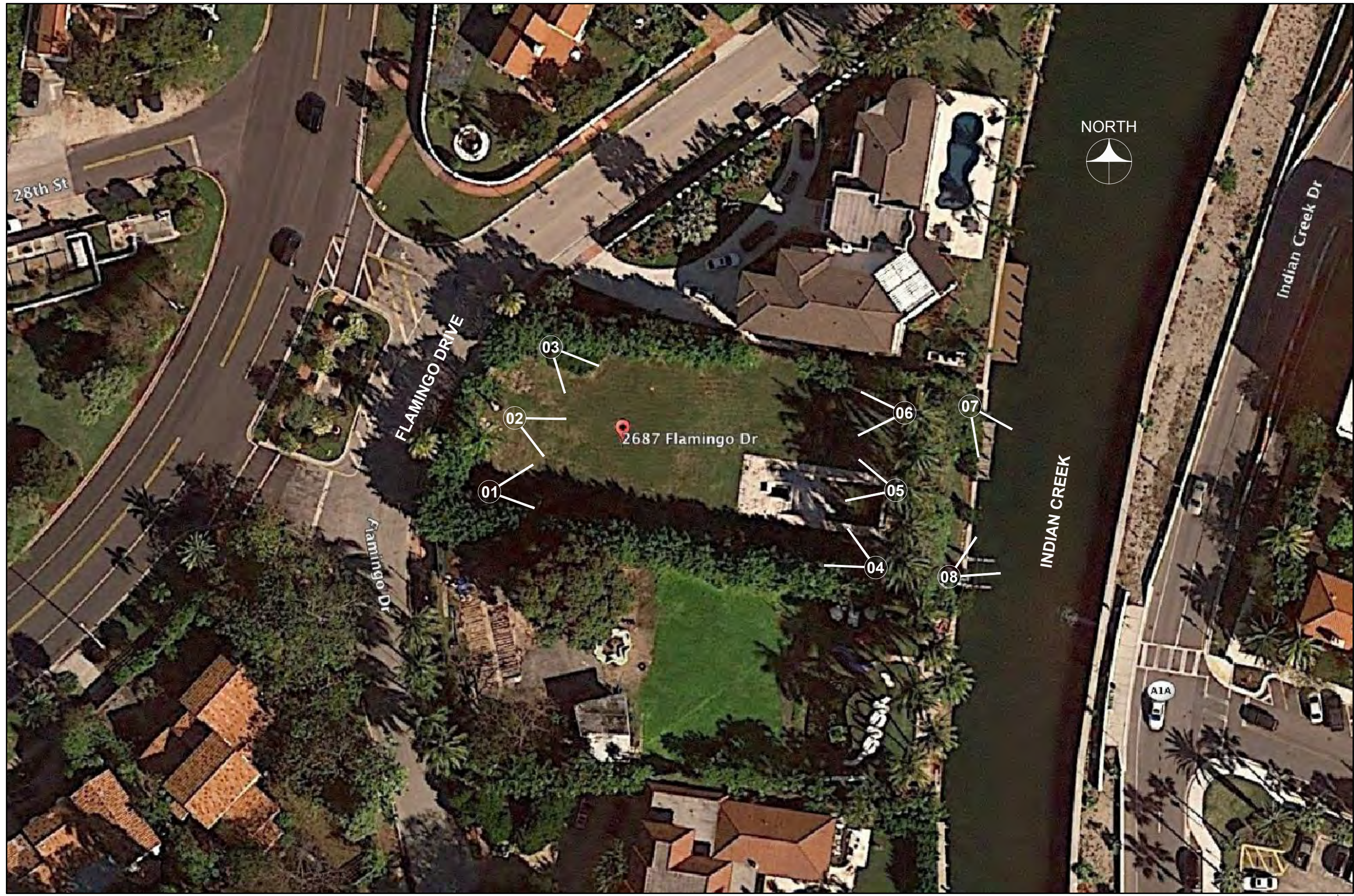
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**NEW RESIDENCE**  
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 2687 FLAMINGO DRIVE  
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**A015**



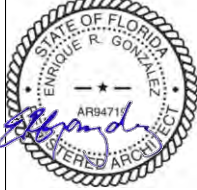


SITE PHOTOS KEY AERIAL 

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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

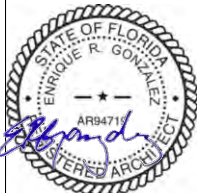


08 LOOKING NORTHEAST

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**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)

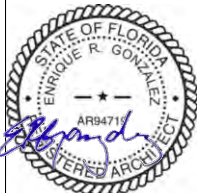


04 2687 FLAMINGO DRIVE (LOOKING SOUTHEAST)

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**A020**

CONTEXT





05 2801 FLAMINGO DRIVE (LOOKING EAST)



06 FLAMINGO/PINETREE MEDIAN (LOOKING SOUTHWEST)



07 FLAMINGO/PINETREE (LOOKING WEST)

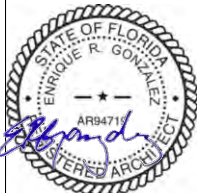


08 VIEW FROM PLUMBING STATION (LOOKING EAST)

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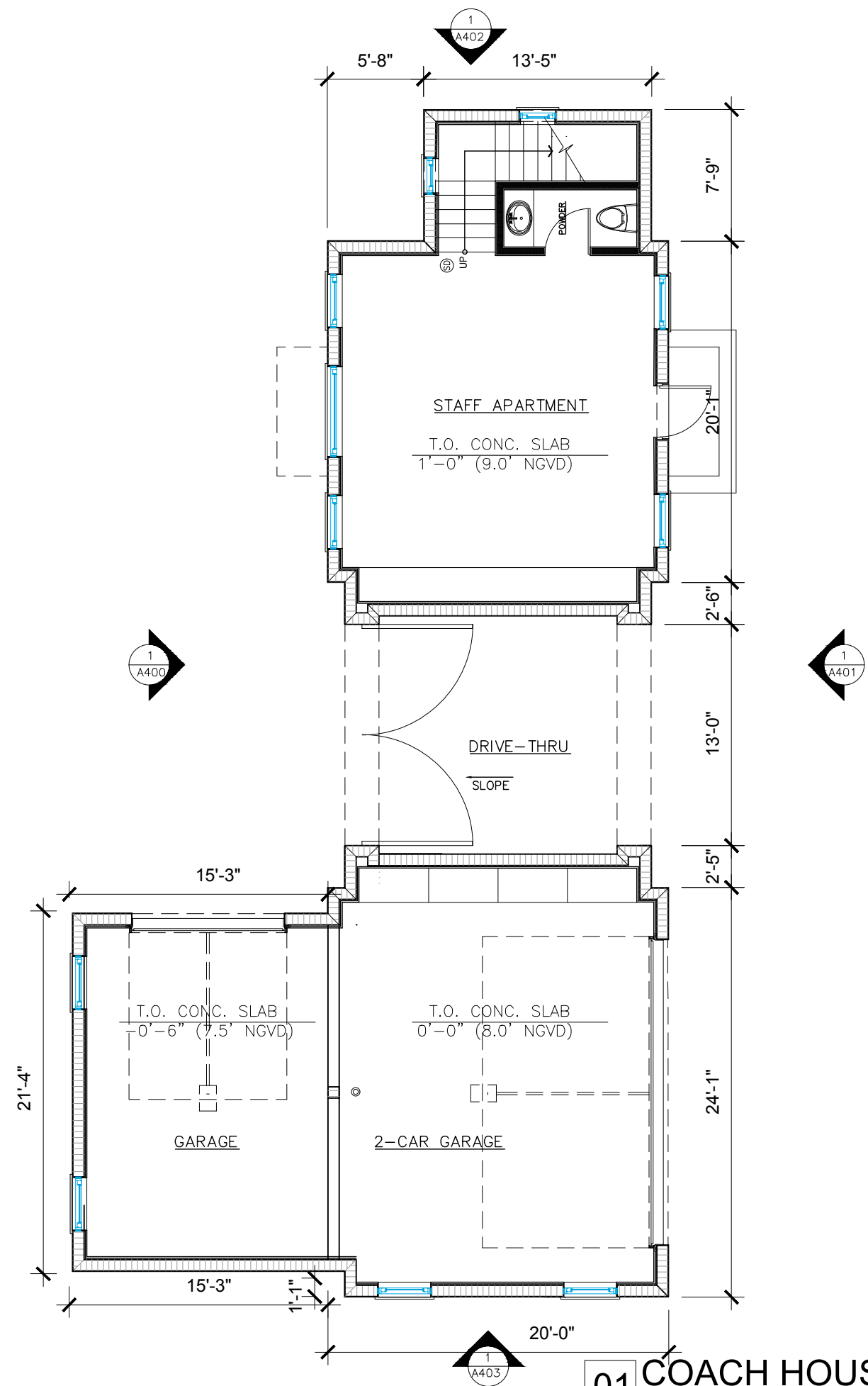
11-16-2020  
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**A021**

CONTEXT





**01 COACH HOUSE GROUND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



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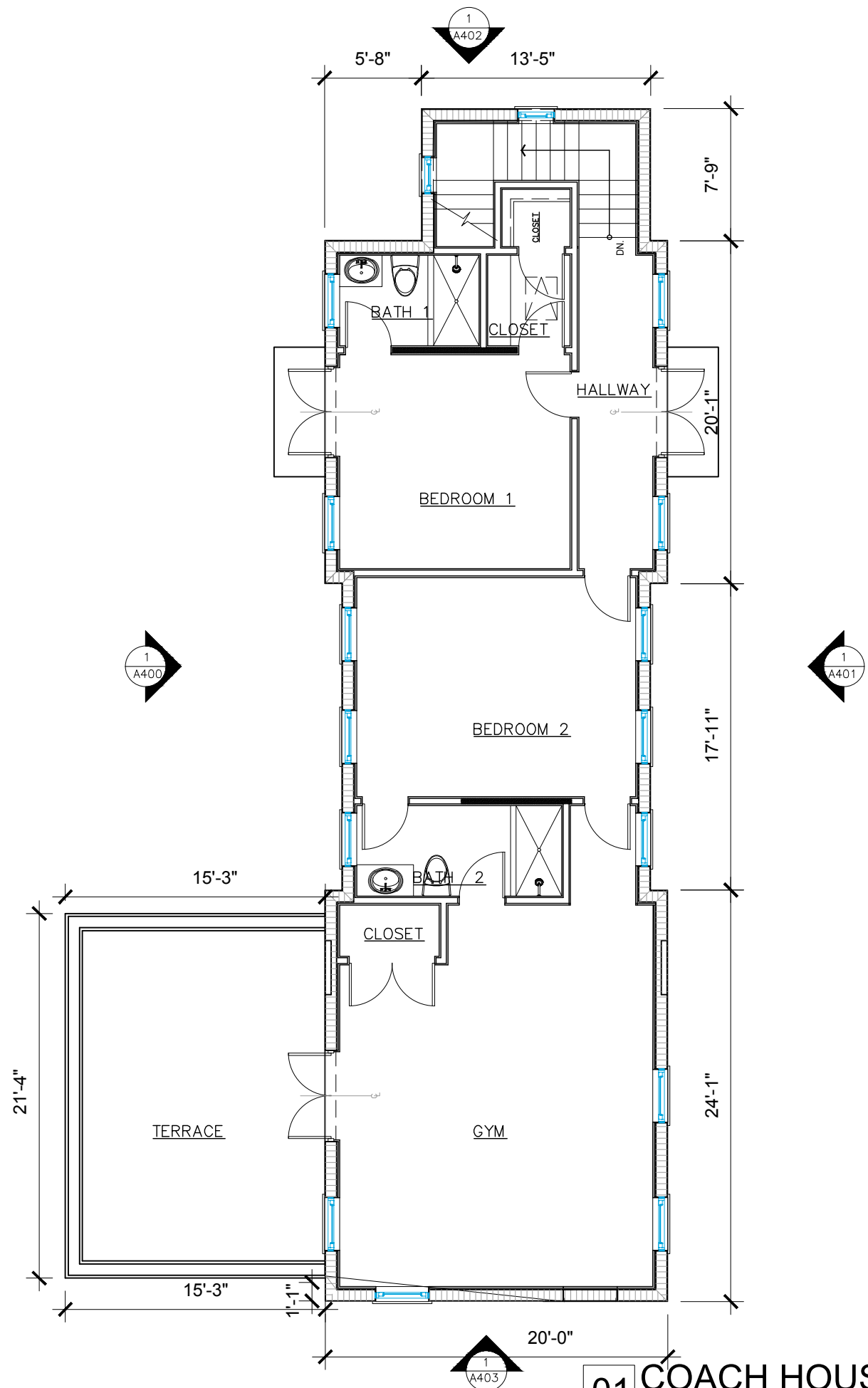
**NEW RESIDENCE**  
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**A100**





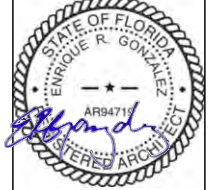
**01 COACH HOUSE SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



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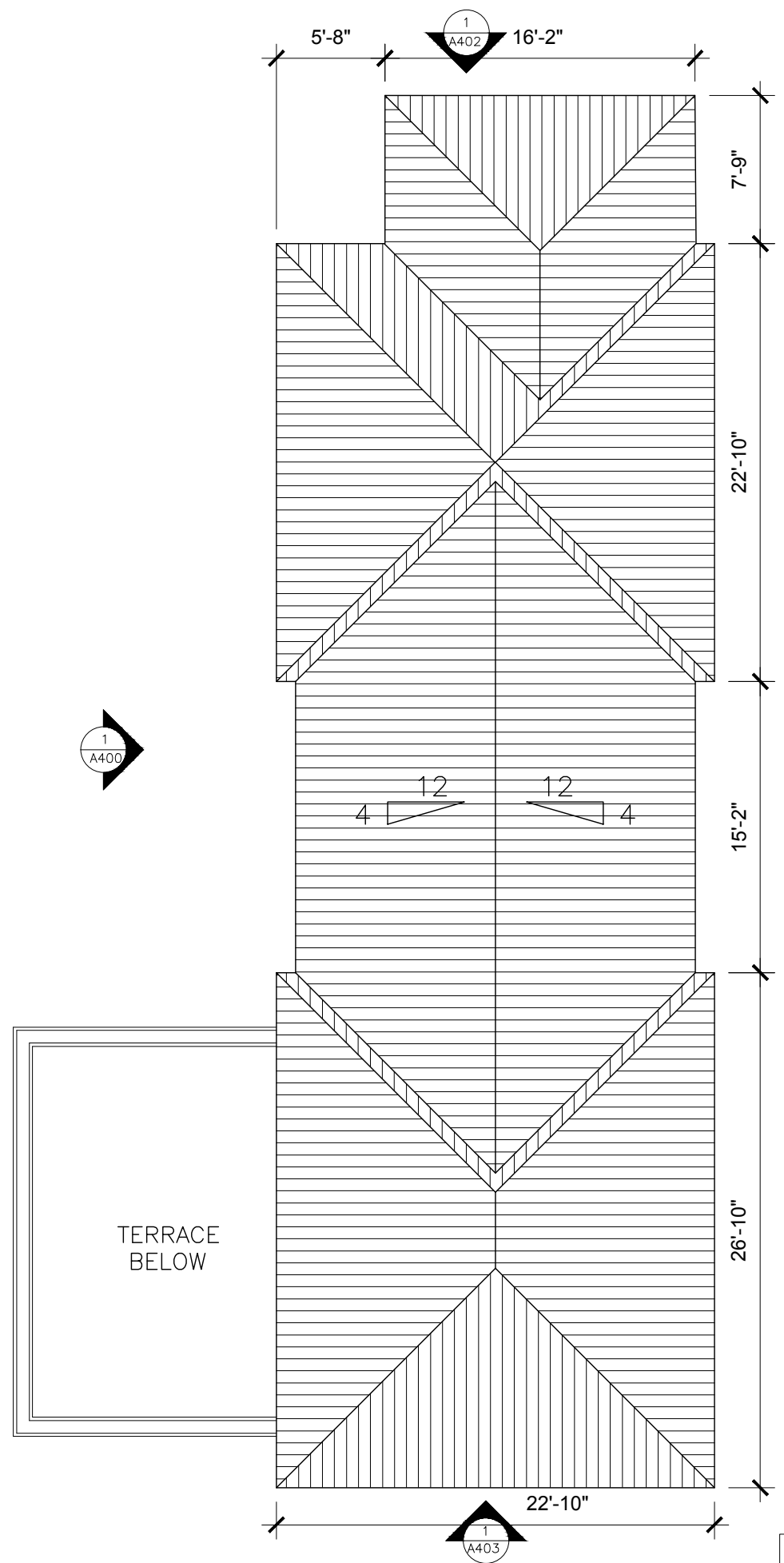
**NEW RESIDENCE**  
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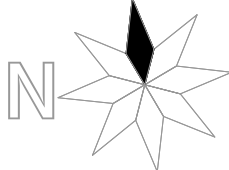
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**A101**





**01 COACH HOUSE ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



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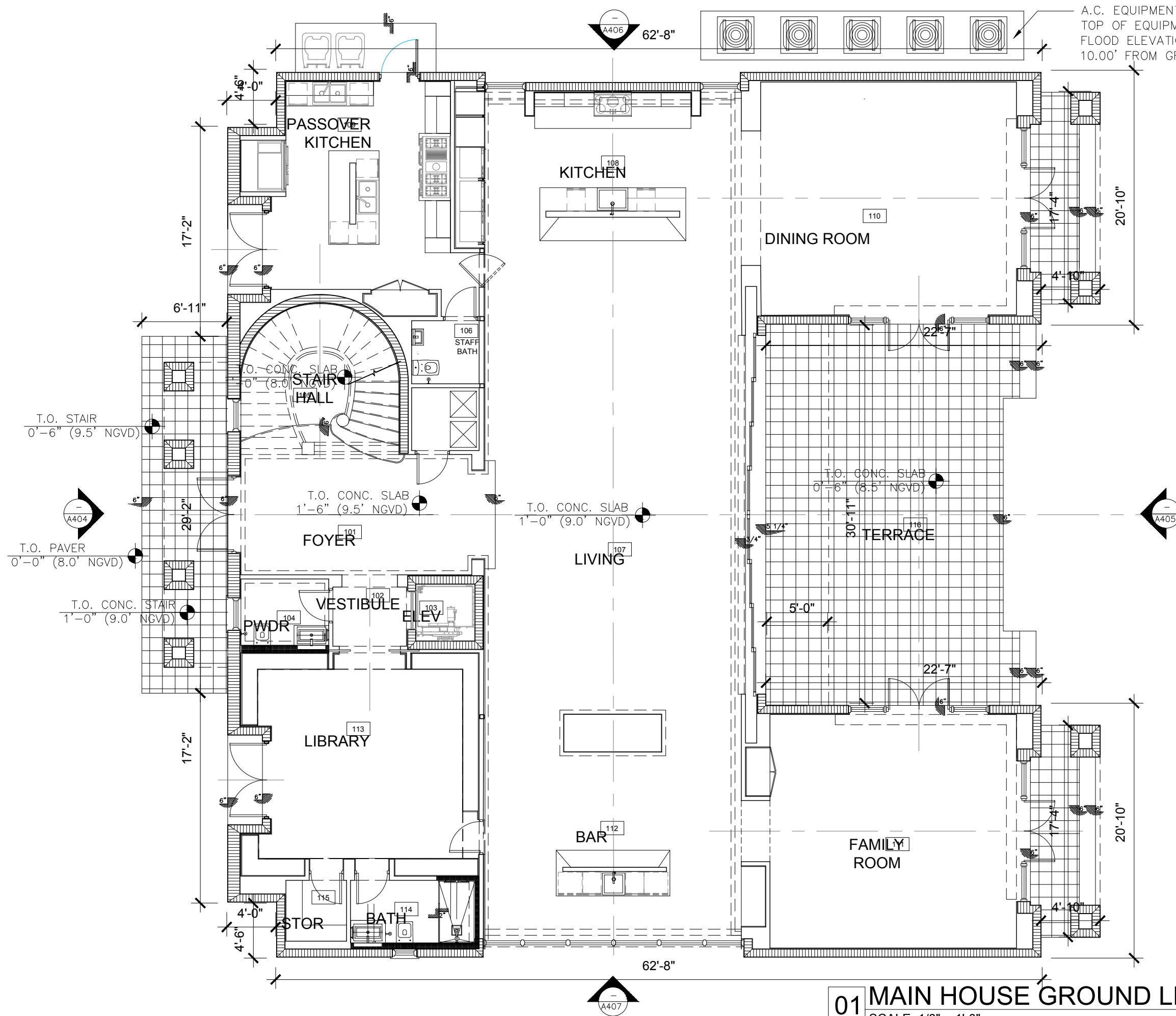
**NEW RESIDENCE**  
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12-07-2020  
 FINAL SUB

**A102**





A.C. EQUIPMENT PAD HT. @ +9.00' NGVD.  
 TOP OF EQUIPMENT NOT TO EXCEED 5.00' FROM BASE  
 FLOOD ELEVATION (+8.00' NGVD) AND NOT TO EXCEED  
 10.00' FROM GRADE (+6.4' NGVD)

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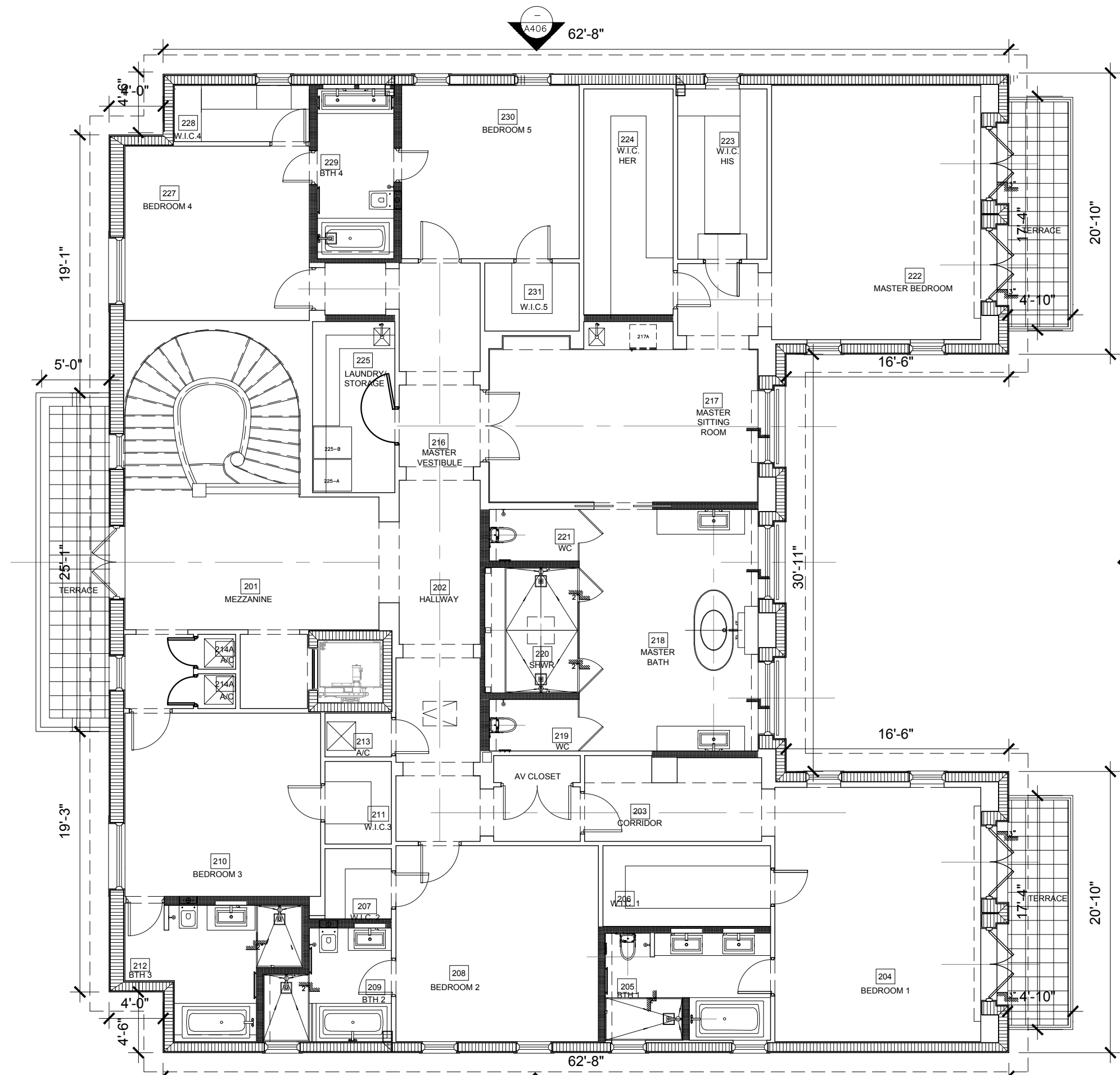
12-07-2020  
 FINAL SUB

**A103**

**01 MAIN HOUSE GROUND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"







**01 MAIN HOUSE SECOND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



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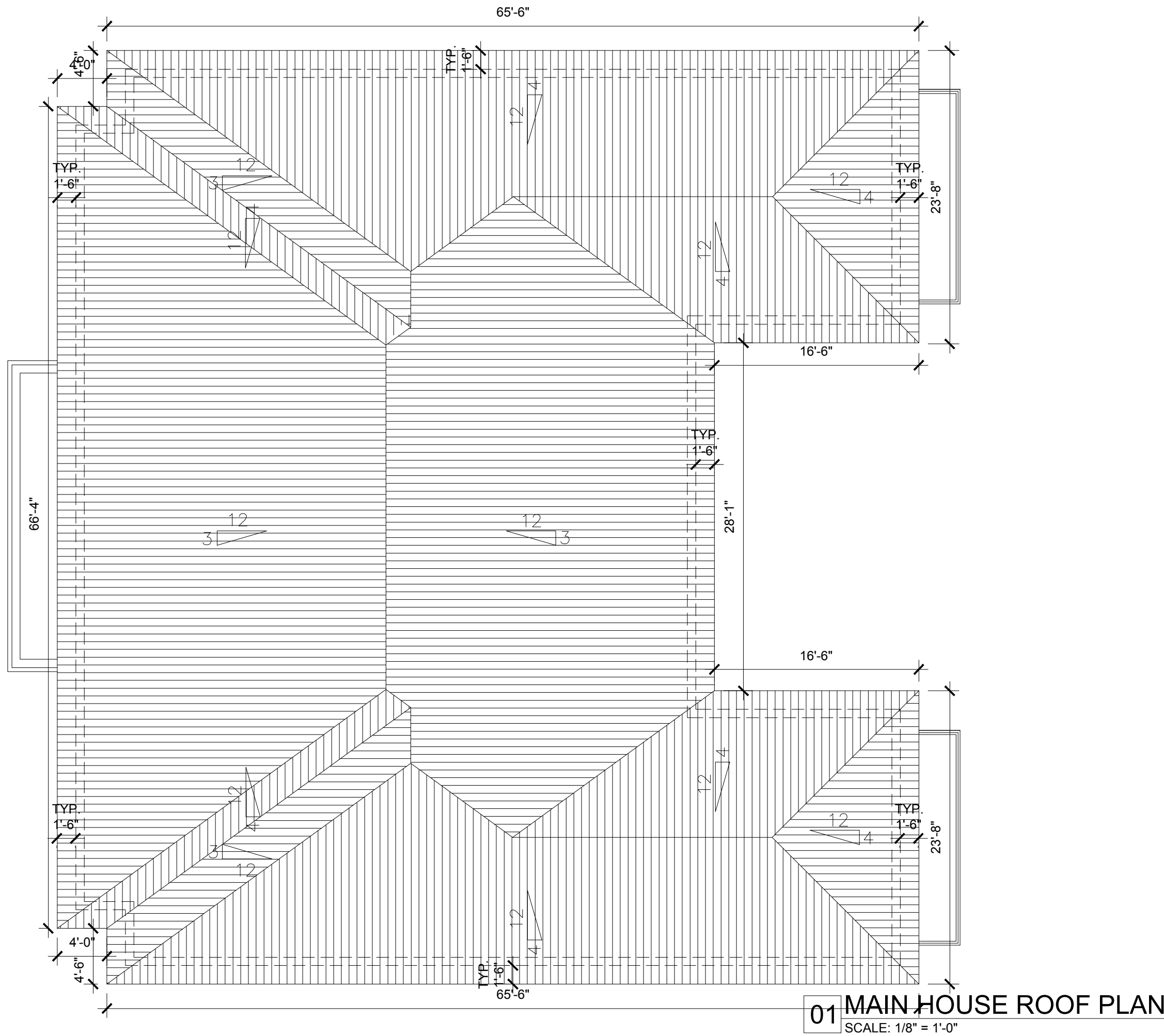
**NEW RESIDENCE**  
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**A104**





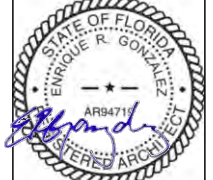
**01 MAIN HOUSE ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



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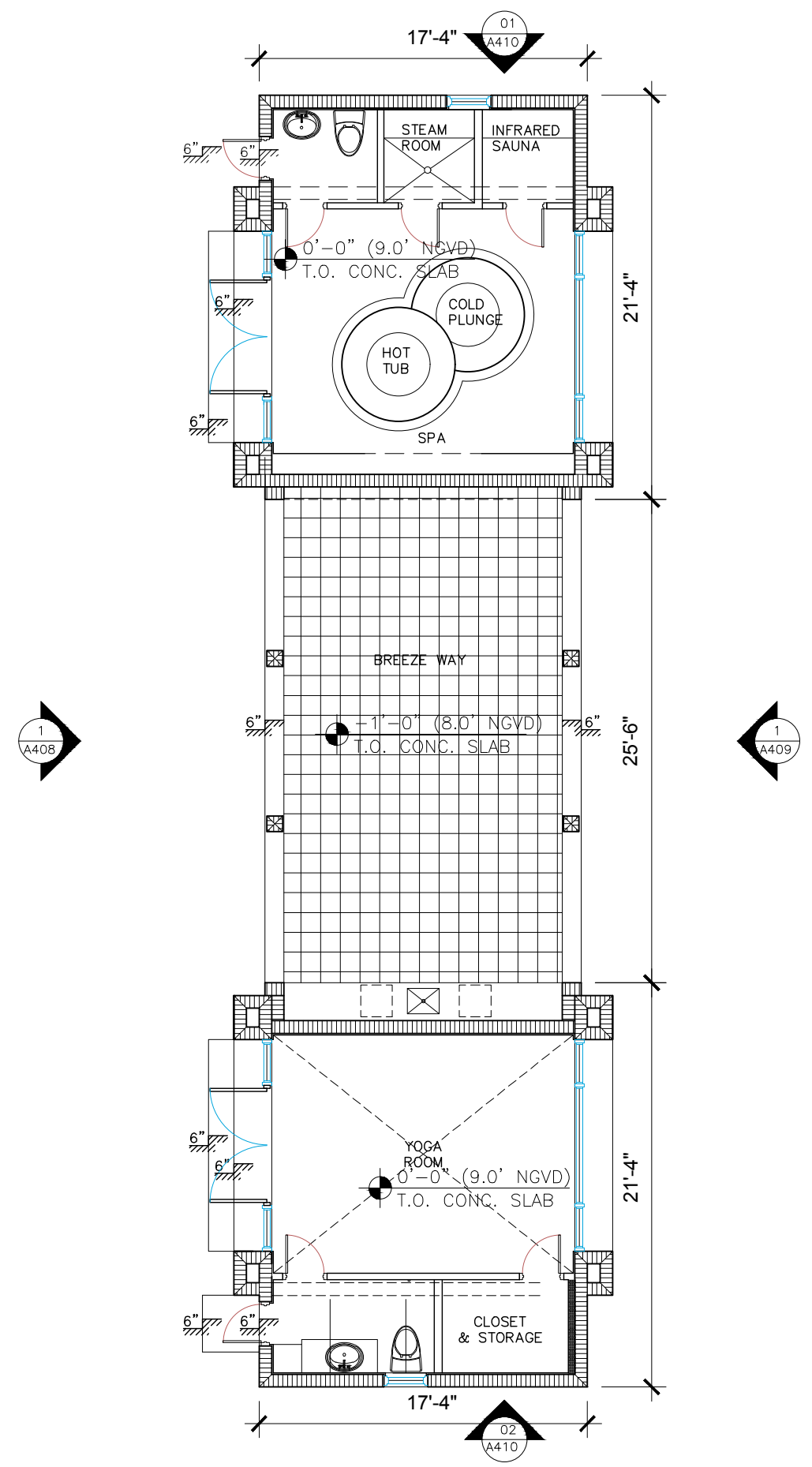
**NEW RESIDENCE**  
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**A105**





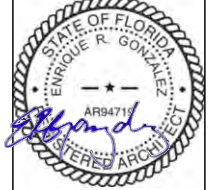
**01** GAZEBO GROUND LEVEL PLAN  
 SCALE: 1/8" = 1'-0"



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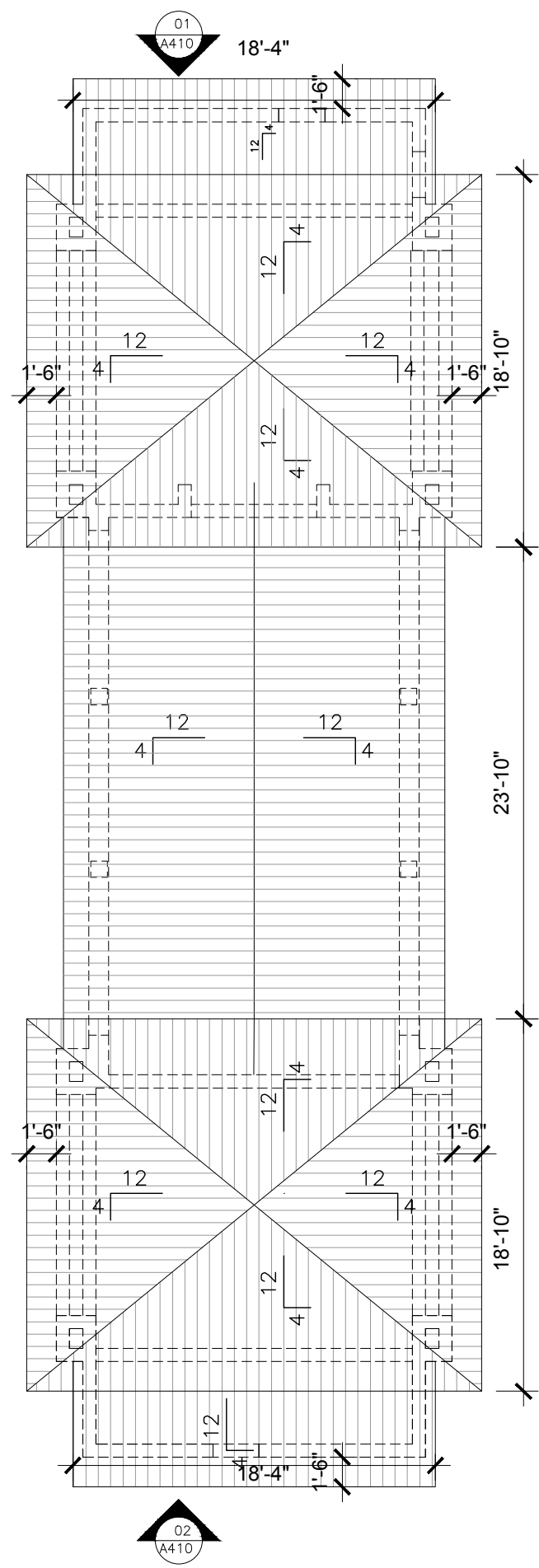
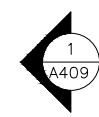
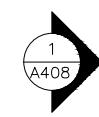
**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

11-16-2020  
 FIRST SUB

12-07-2020  
 FINAL SUB

**A106**





**01** GAZEBO ROOF PLAN  
 SCALE: 1/8" = 1'-0"

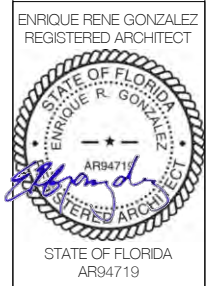


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