



1320 Flamingo Way

Miami Beach, FL

Scope:

- Modifications to an existing single family home.
- Variance requested for side setback to allow original carport to be rebuilt after accidental demolition during construction.

DRAWING INDEX

Cover

- A-001 Location Plan
- A-002 Zoning Table and FAR Diagrams
- A-003 Site Plan
- A-004 Microfilm Elevations
- A-005 Context Elevations
- A-006 Context Photos
- A-007 Context Photos
- A-008 Context Photos
- A-009 Context Photos
- A-010 Site Photos
- A-011 Site Photos
- A-012 Variance Diagram
- A-101 Proposed Ground Floor Plan
- A-102 Proposed Second Floor Plan
- A-103 Proposed Roof Plan
- A-201 Existing Proposed North Elevation
- A-202 Existing and Proposed South Elevations
- A-203 Original East Elevation, pre construction
- A-204 Existing and proposed East elevations
- A-401 Proposed Massing

Permitted Landscape Plans for reference:

- L-100 Landscape Site Plan
- L-200 Material Layout Plan
- L-401 Planting Plan
- L-450 Planting Details and Notes
- L-801 Lighting plan
- TD-100 Tree Disposition Plan

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February 8, 2021

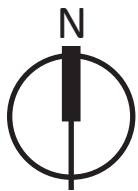
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A-001 Location Plan



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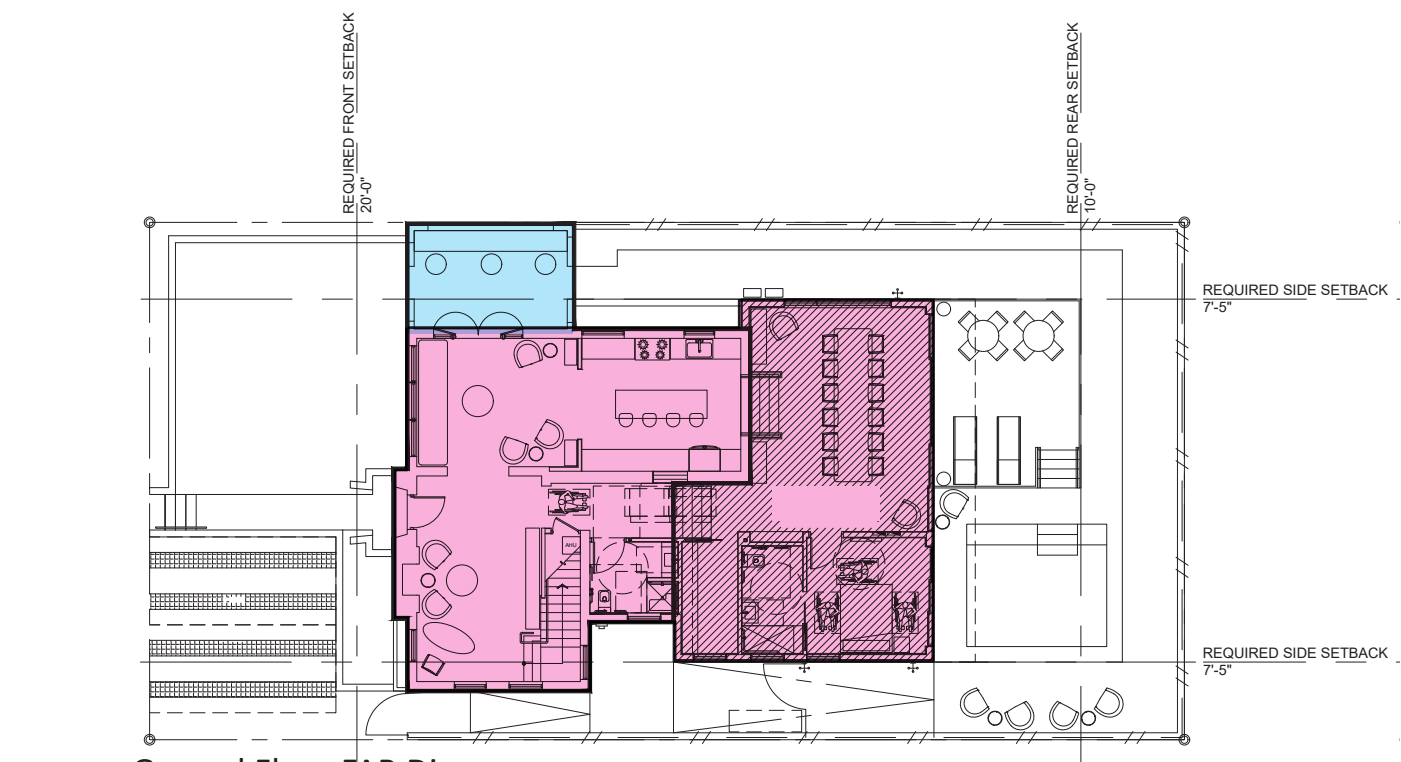
| ITEM # | Zoning Information | | | |
|--------|--------------------------|--------------------|----------------------------|--------------------------------------|
| 1 | Address: | 1320 Flamingo Way | | |
| 2 | Board and file numbers : | | | |
| 3 | Folio number(s): | 02-3233-016-0340 | | |
| 4 | Year constructed: | 1935 | Zoning District / Overlay: | RM-1 / West Avenue Bay Front Overlay |
| 5 | Based Flood Elevation: | 8'-0" | Grade value in NGVD: | 4.00' NGVD |
| 6 | Lot Area: | 5000 sf | Lot Depth: | 100' |
| 7 | Lot width: | 50' | | |
| 8 | Minimum Unit Size | N/A | Average Unit Size: | N/A |
| 9 | Existing use: | Single Family Res. | Proposed use: | Single Family Residential |

| | | Maximum | Existing | Proposed | Deficiencies |
|----|-----------------------------------|----------|----------|----------|--------------|
| 10 | Height: | 50' | 26'-0" | 26'-0" | |
| 11 | Number of Stories: | 5 | 2 | 2 | |
| 12 | FAR 1.25: | 6,250 sf | 3,431 sf | 3,595 sf | |
| 13 | Gross square footage: | N/A | 3,431 sf | 3,595 sf | |
| 14 | Square Footage by use: | N/A | 3,431 sf | 3,595 sf | |
| 15 | Number of units Residential: | N/A | 1 | 1 | |
| 16 | Number of units Hotel: | N/A | N/A | N/A | |
| 17 | Number of seats: | N/A | N/A | N/A | |
| 18 | Occupancy load: | N/A | N/A | N/A | |
| 19 | Density (per Comprehensive Plan): | N/A | N/A | N/A | |

| | Setbacks | Required | Existing | Proposed | Deficiencies |
|----|-----------------------------|----------|----------|----------------------|--------------------|
| | Subterranean: | | | | |
| 20 | Front Setback: | N/A | N/A | N/A | |
| 21 | Side Setback: | N/A | N/A | N/A | |
| 22 | Side Setback: | N/A | N/A | N/A | |
| 23 | Side Setback facing street: | N/A | N/A | N/A | |
| 24 | Rear Setback: | N/A | N/A | N/A | |
| | At Grade Parking: | | | | |
| 25 | Front Setback: | N/A | N/A | N/A | |
| 26 | Side Setback: | N/A | N/A | N/A | |
| 27 | Side Setback: | N/A | N/A | N/A | |
| 28 | Side Setback facing street: | N/A | N/A | N/A | |
| 29 | Rear Setback: | N/A | N/A | N/A | |
| | Pedestal: | | | | |
| 30 | Front Setback: | 20' | 23'-7" | 23'-7" ex. to remain | |
| 31 | Side Setback (east): | 7'-6" | 7'-6" | 0'-3" | variance requested |
| 32 | Side Setback (west): | 7'-6" | 5'-1" | 5'-1" ex. To remain | |
| 33 | Side Setback facing street: | N/A | N/A | N/A | |
| 34 | Rear Setback: | 10'-0" | 24' | 24' | |

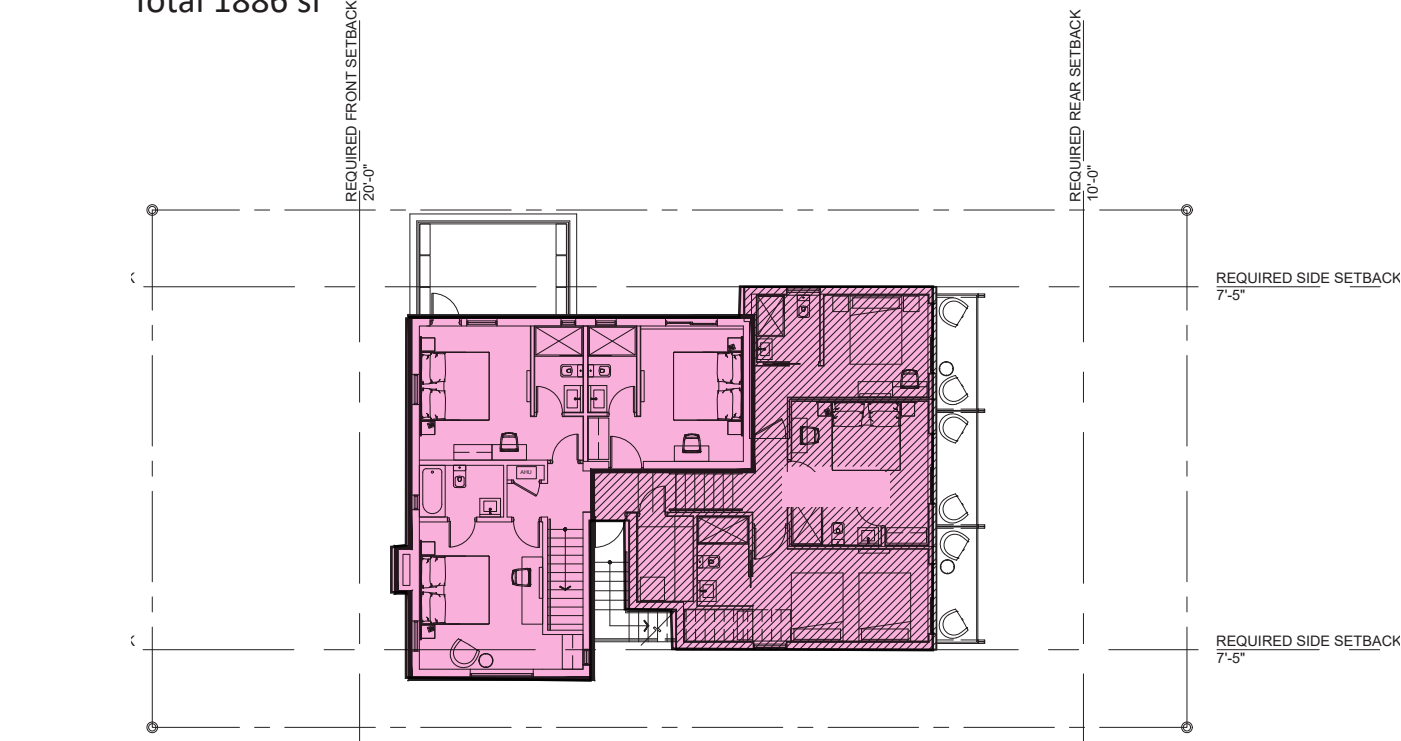
Zoning Table

A-002 Zoning Table and FAR Diagrams



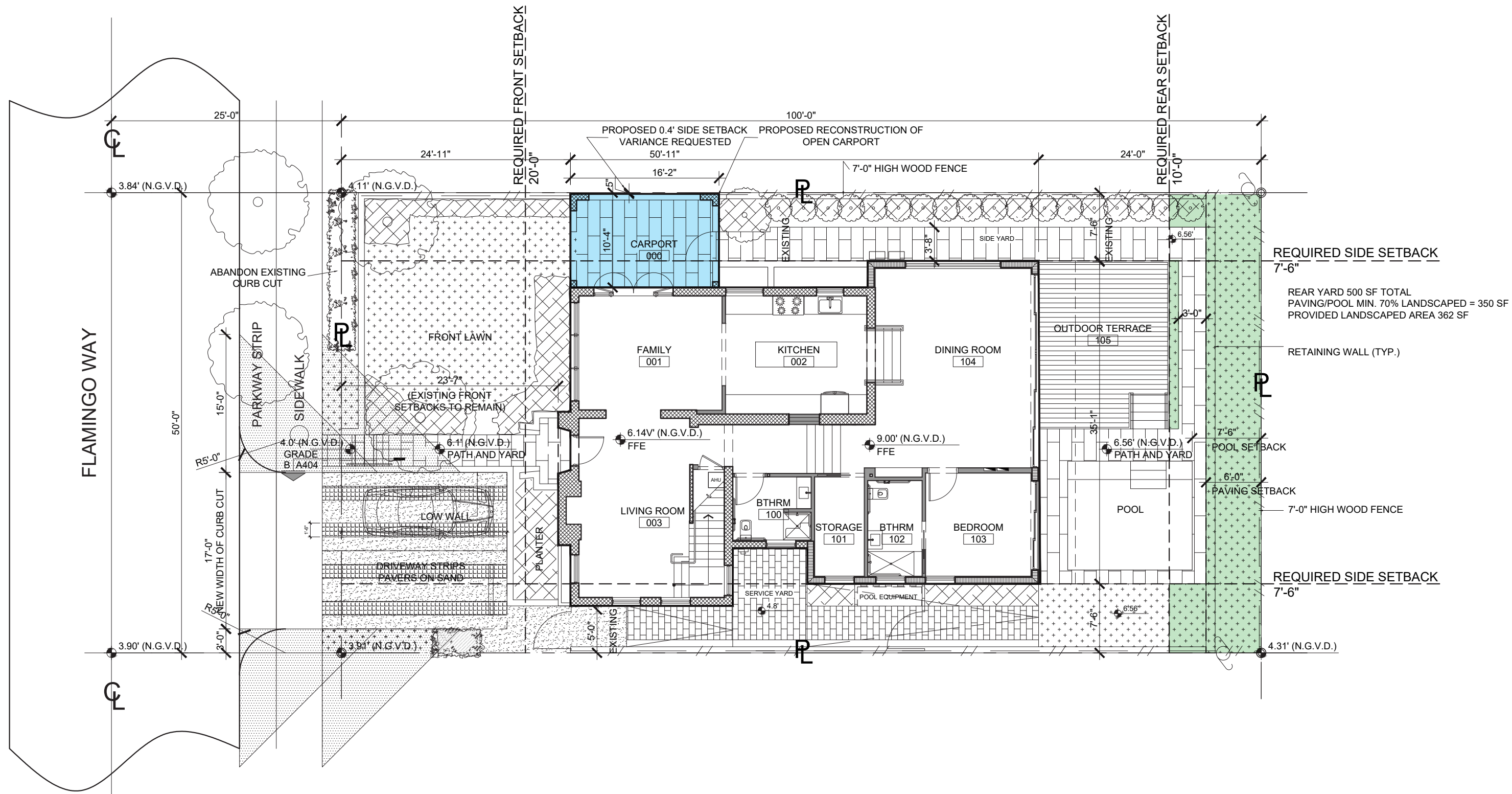
Ground Floor FAR Diagram

- 1722 sf existing and proposed enclosed area
- 164 sf proposed unenclosed car port (counts as FAR due to column locations)
- Total 1886 sf



Second Floor FAR Diagram

- 1709 sf existing



Site Plan
Scale: 3/32" = 1'-0"

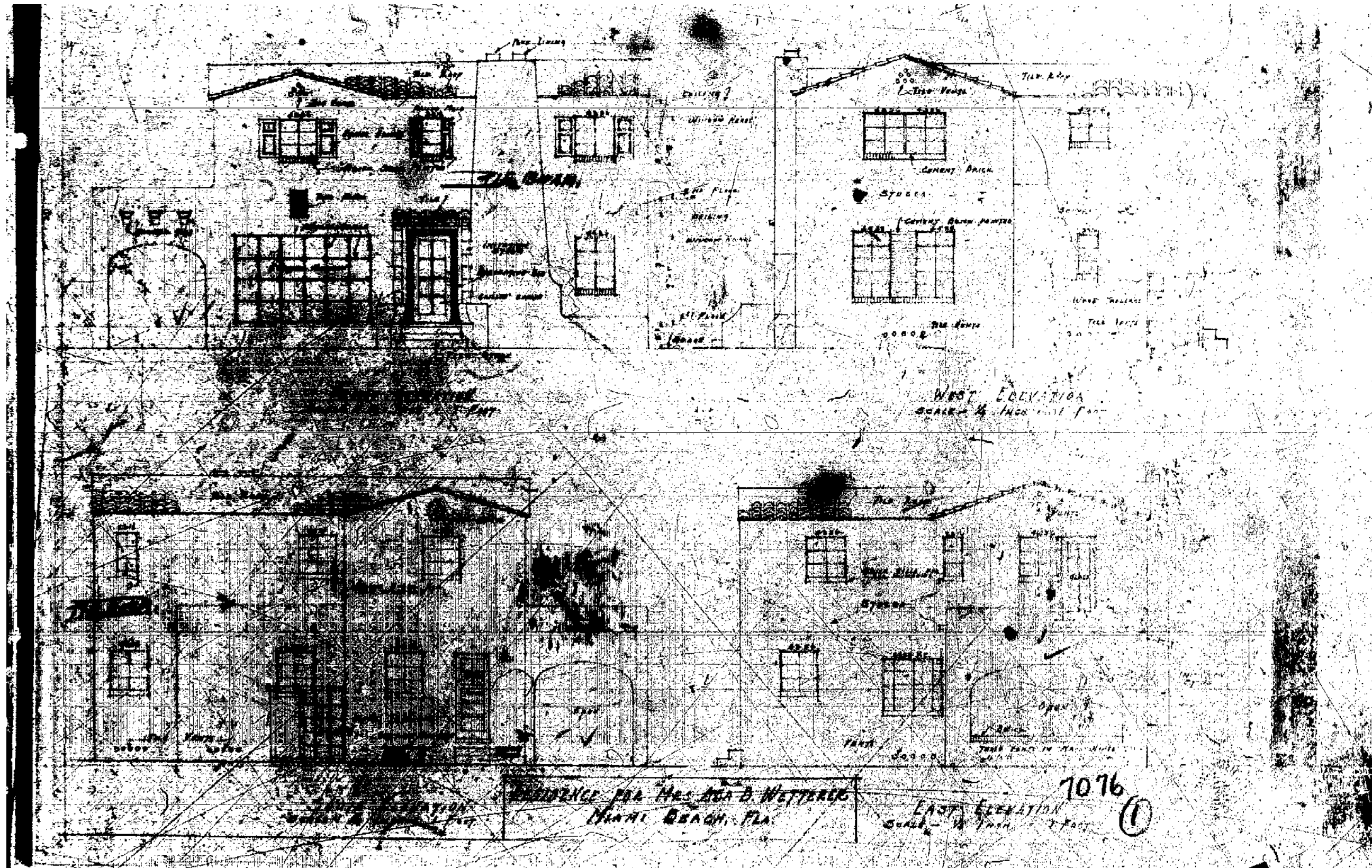
A-003 Site Plan



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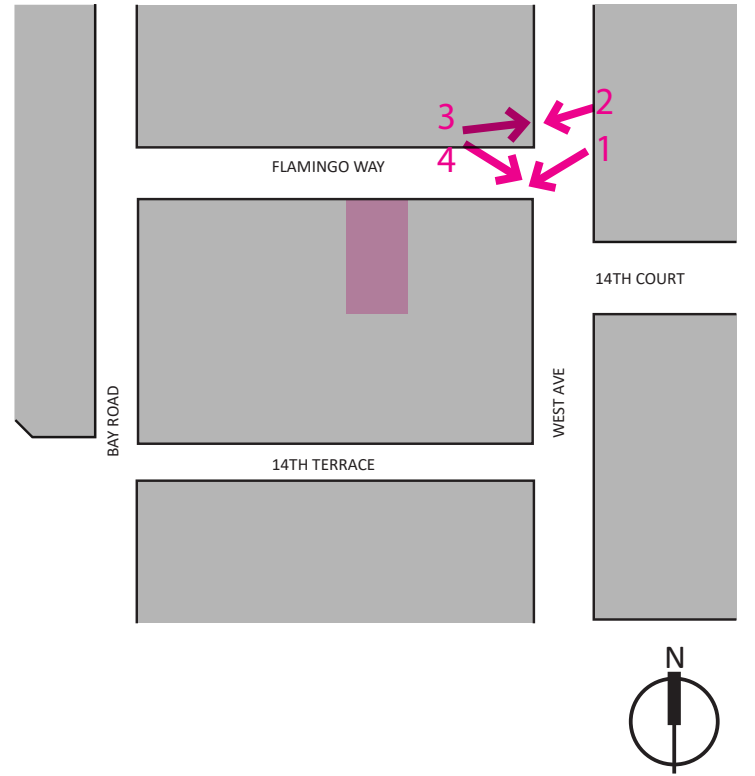


A-005 Context Elevation

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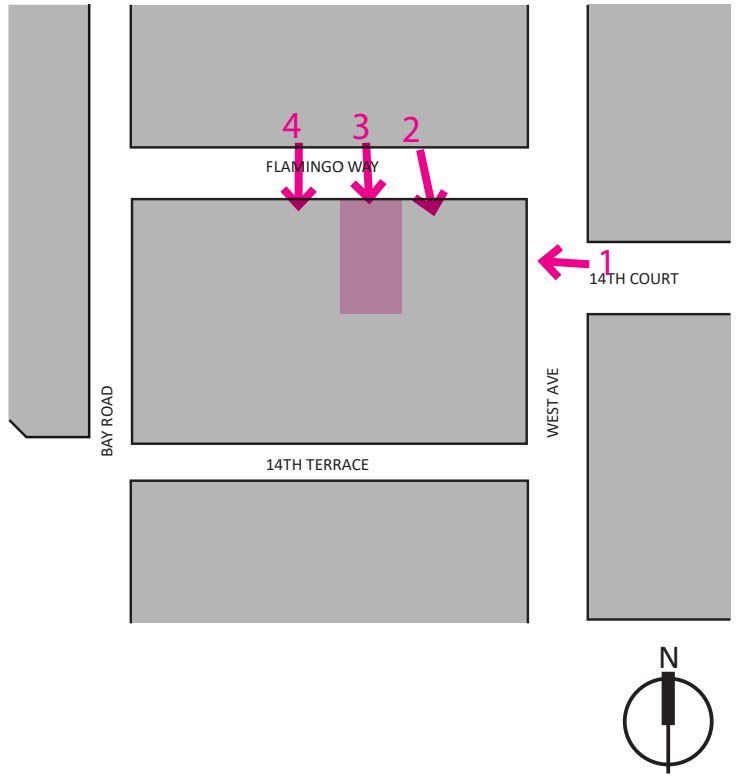


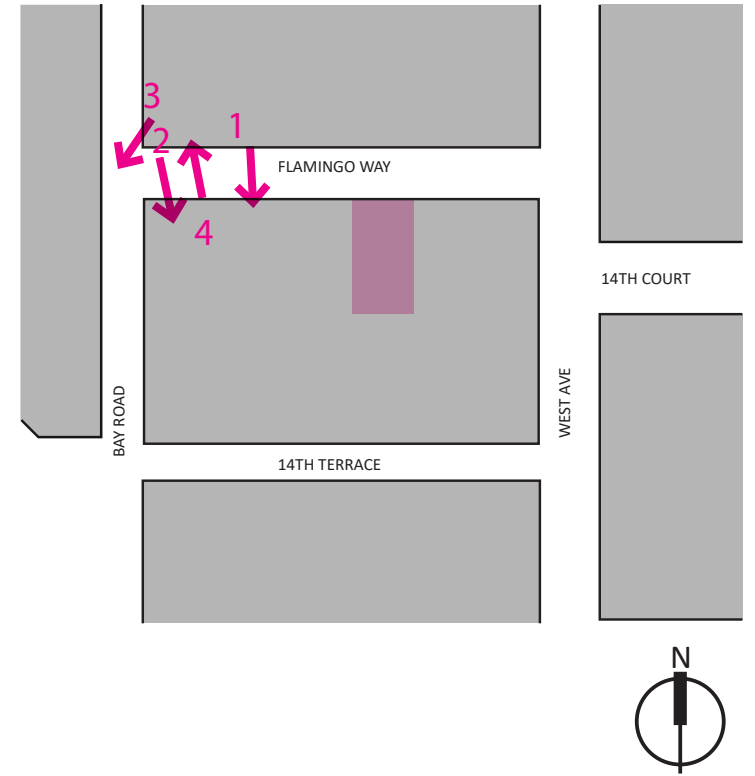
A-006 Context Photos

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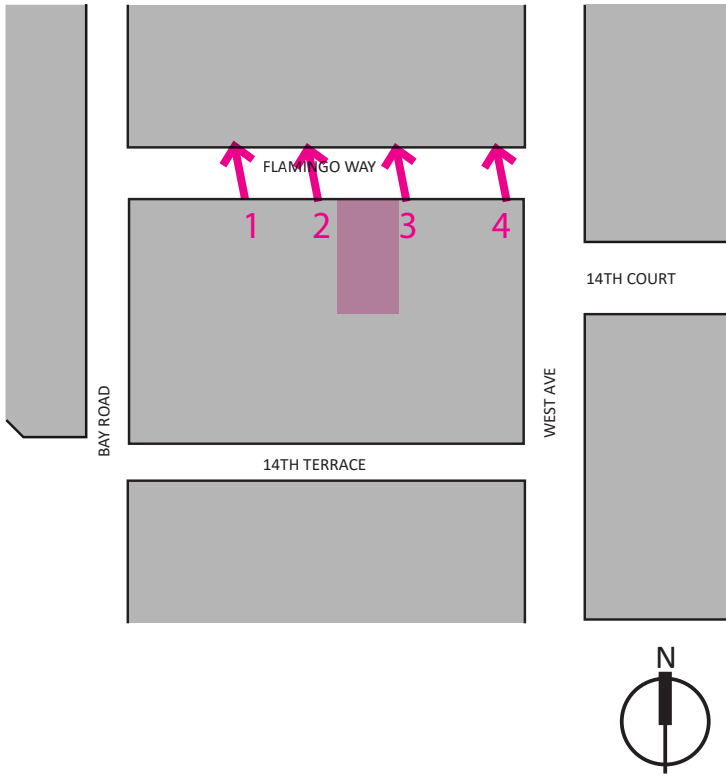




A-008 Context Photos

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A-010 Site photos, prior to construction (photos taken 03/17/2019)

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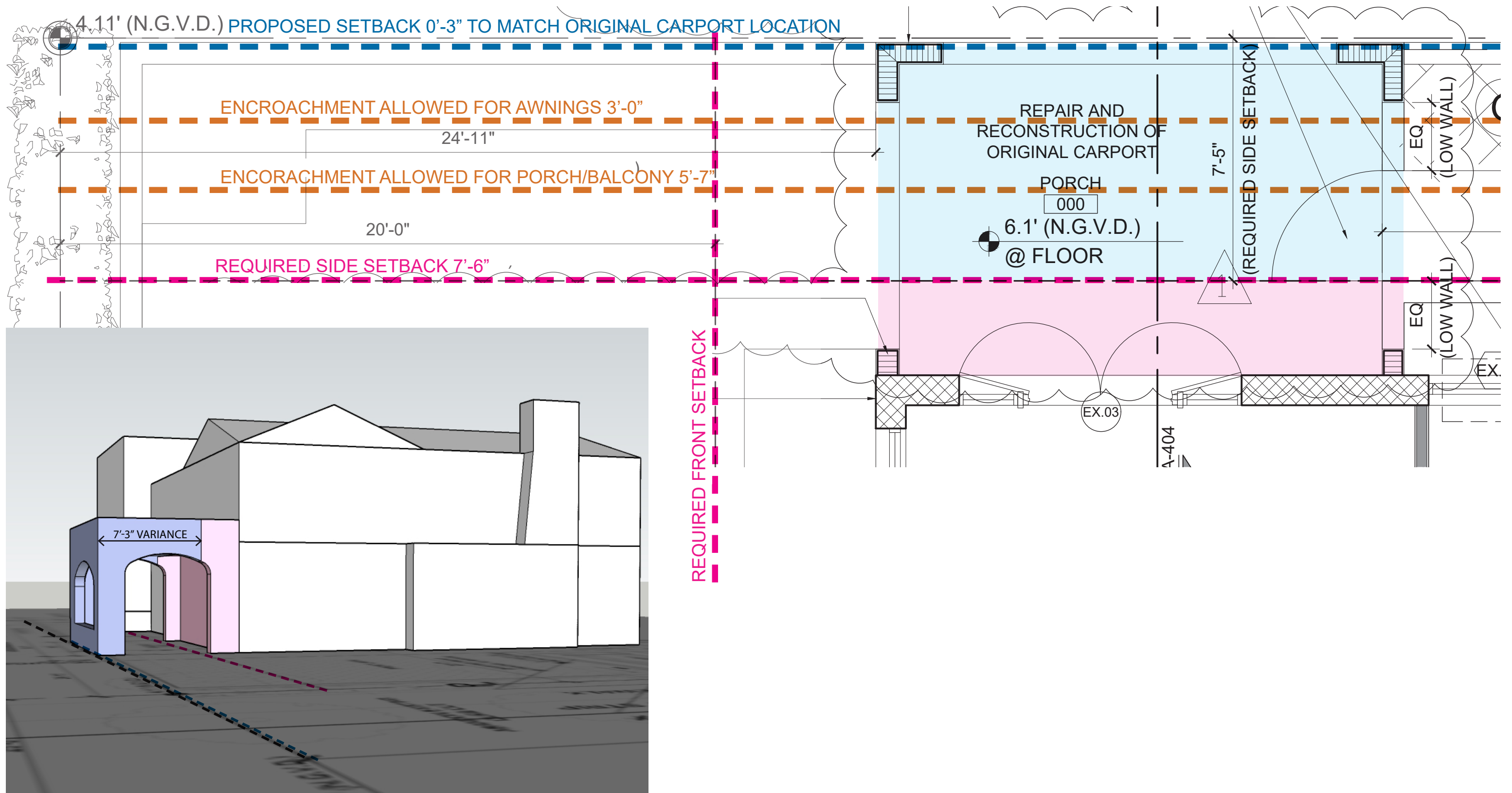
Construction photo dated 12/08/2020, prior to raising yard to requirex 6.56' NGVD

A-011 Site photos, current (photos taken 01/12/2021)

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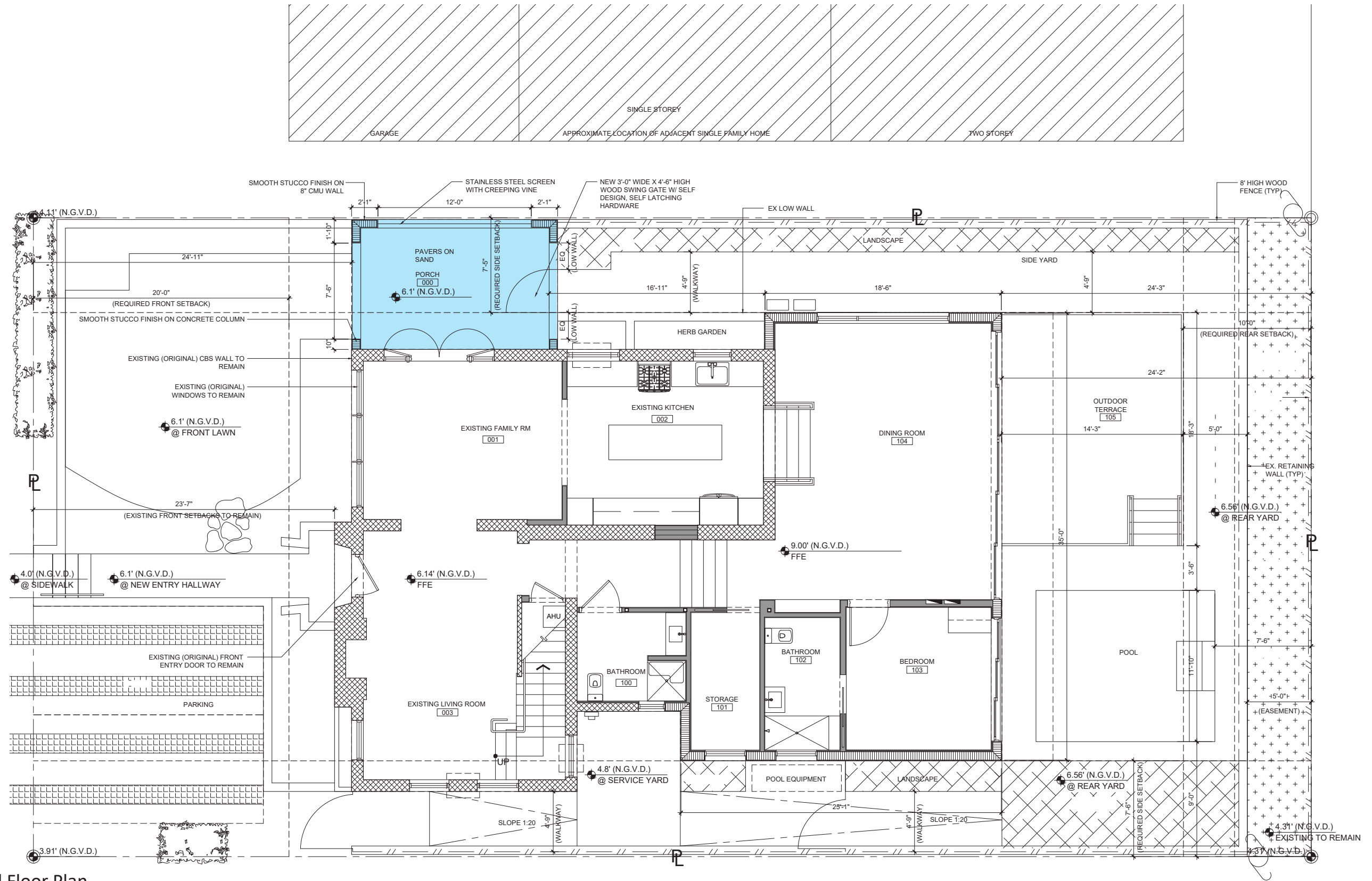


A-012 Variance Digram

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Proposed Ground Floor Plan
Scale: 1/8" = 1'-0"

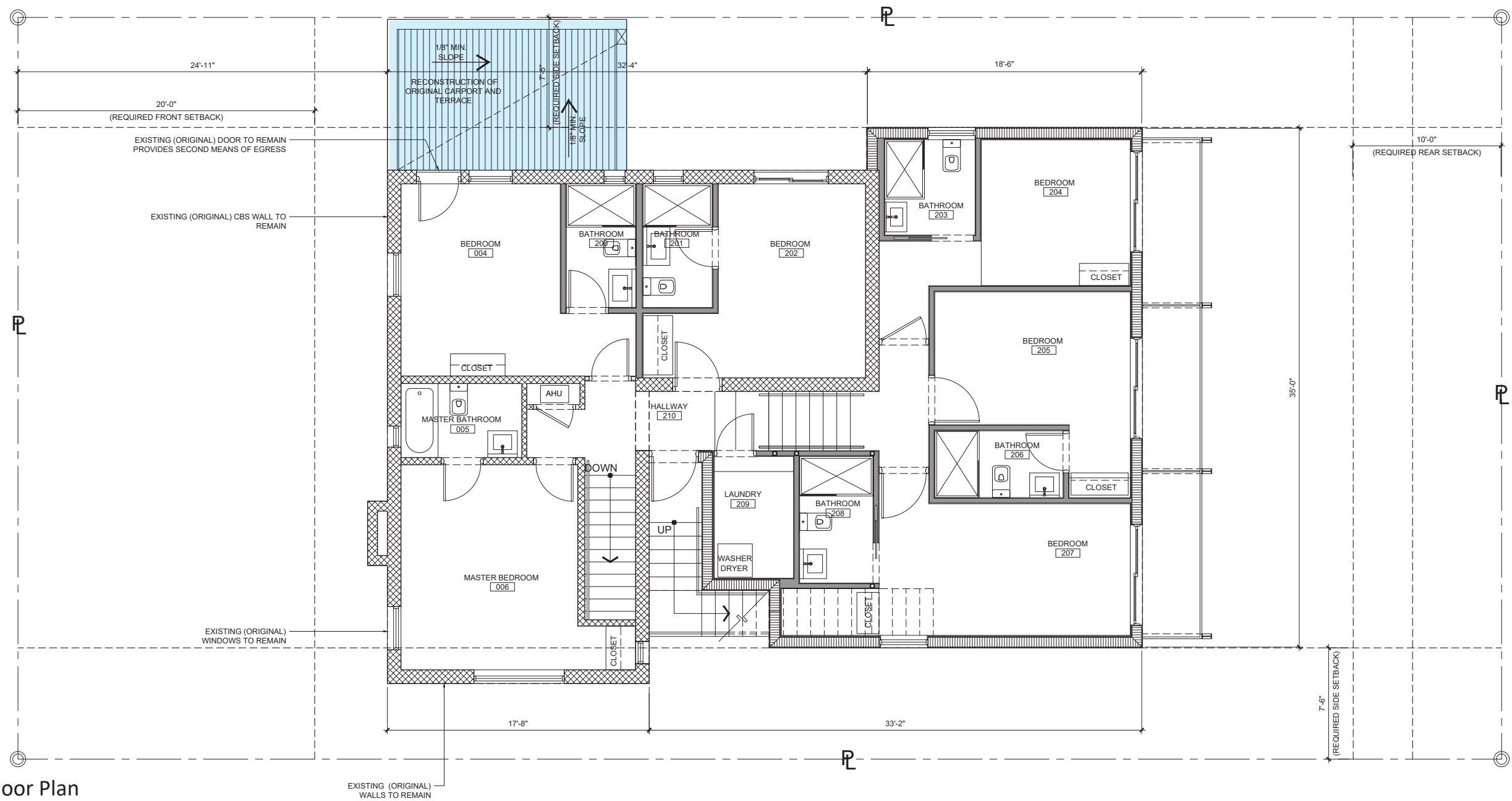
A-101 Proposed Ground Floor Plan



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Proposed Second Floor Plan
 Scale: 1/8" = 1'-0"

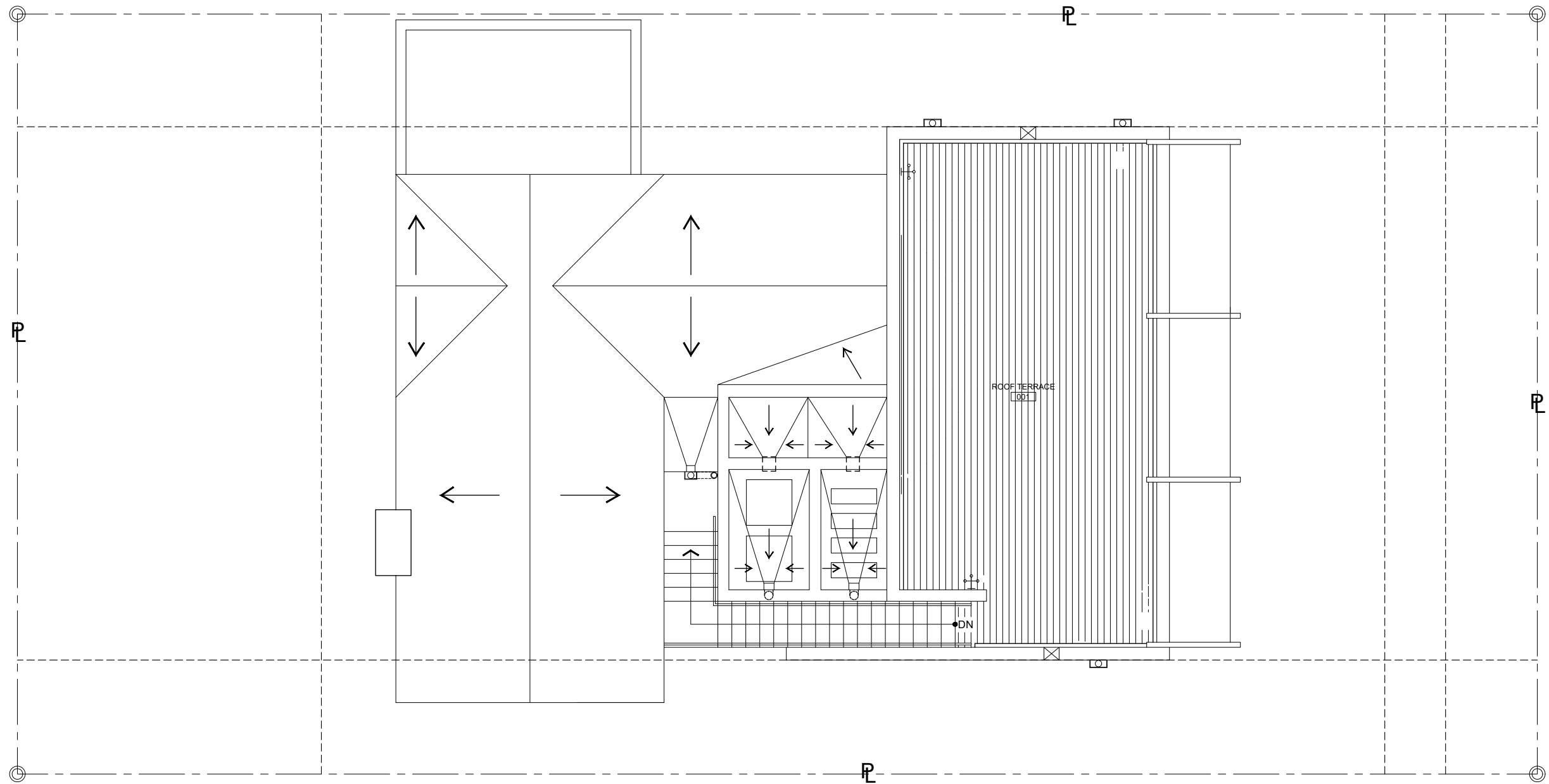
A-102 Proposed Second Floor Plan



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Proposed Roof Plan
 Scale: 1/8" = 1'-0"

A-103 Proposed Roof Plan



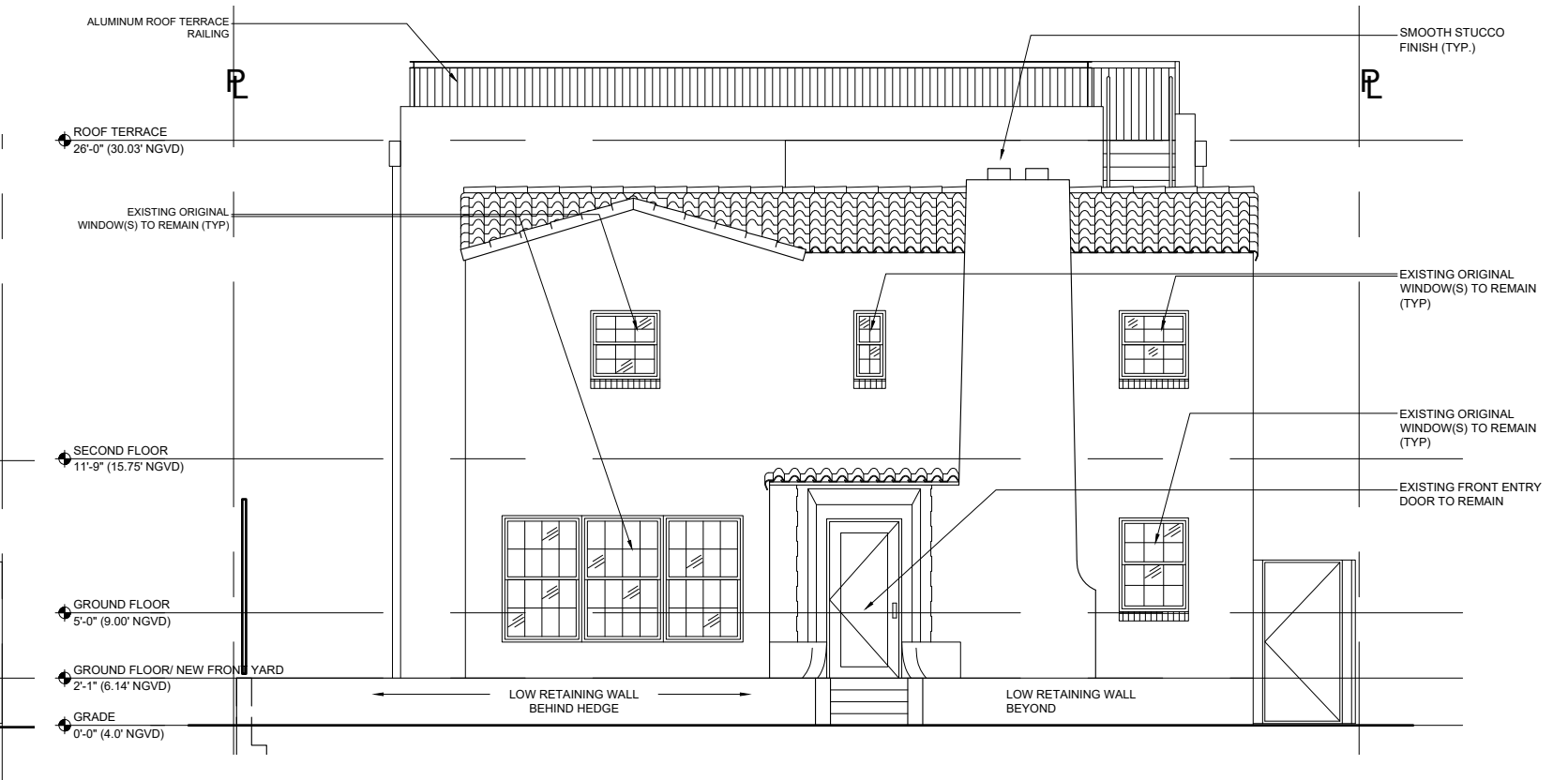
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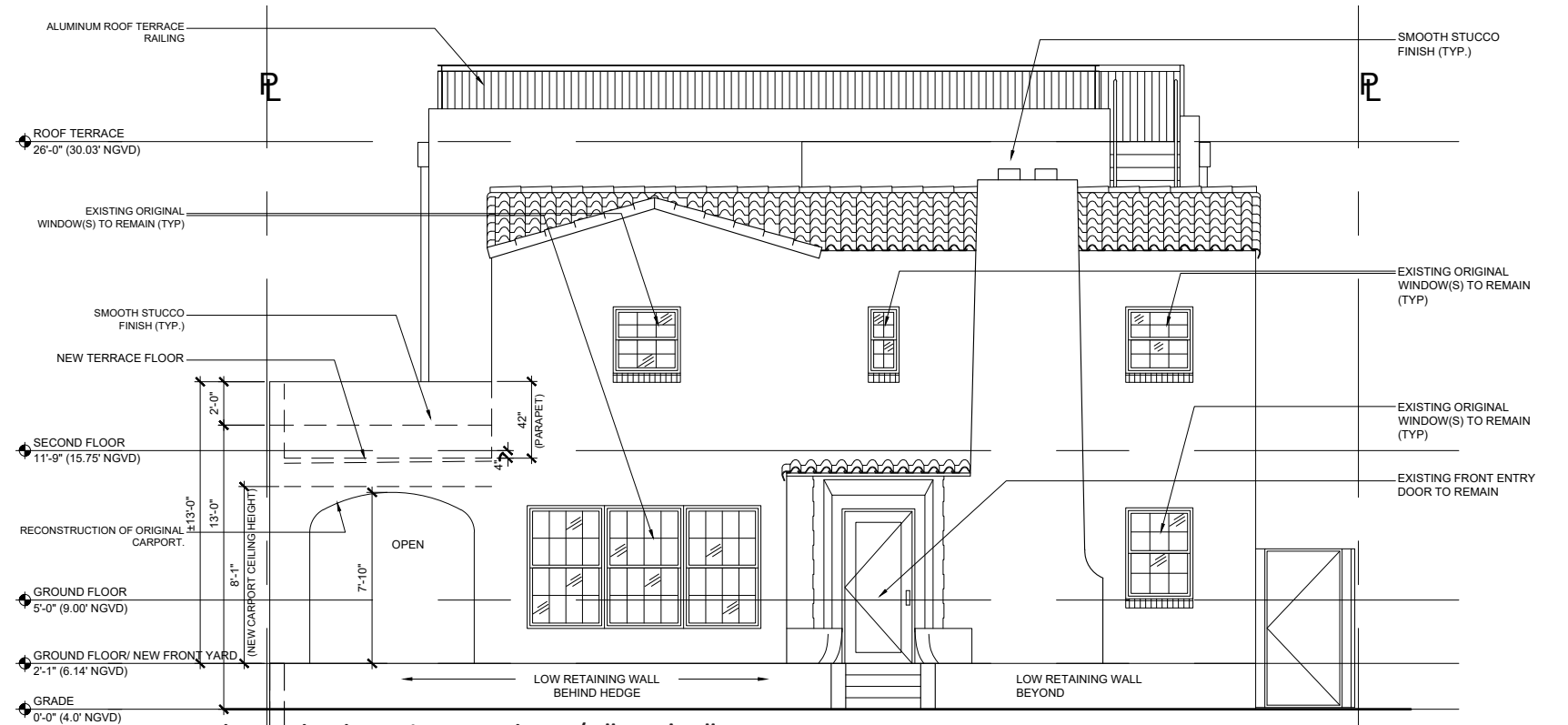




Original North Elevation, pre-construction 2019 Scale: 1/8" = 1'-0"



Existing North Elevation Scale: 1/8" = 1'-0"



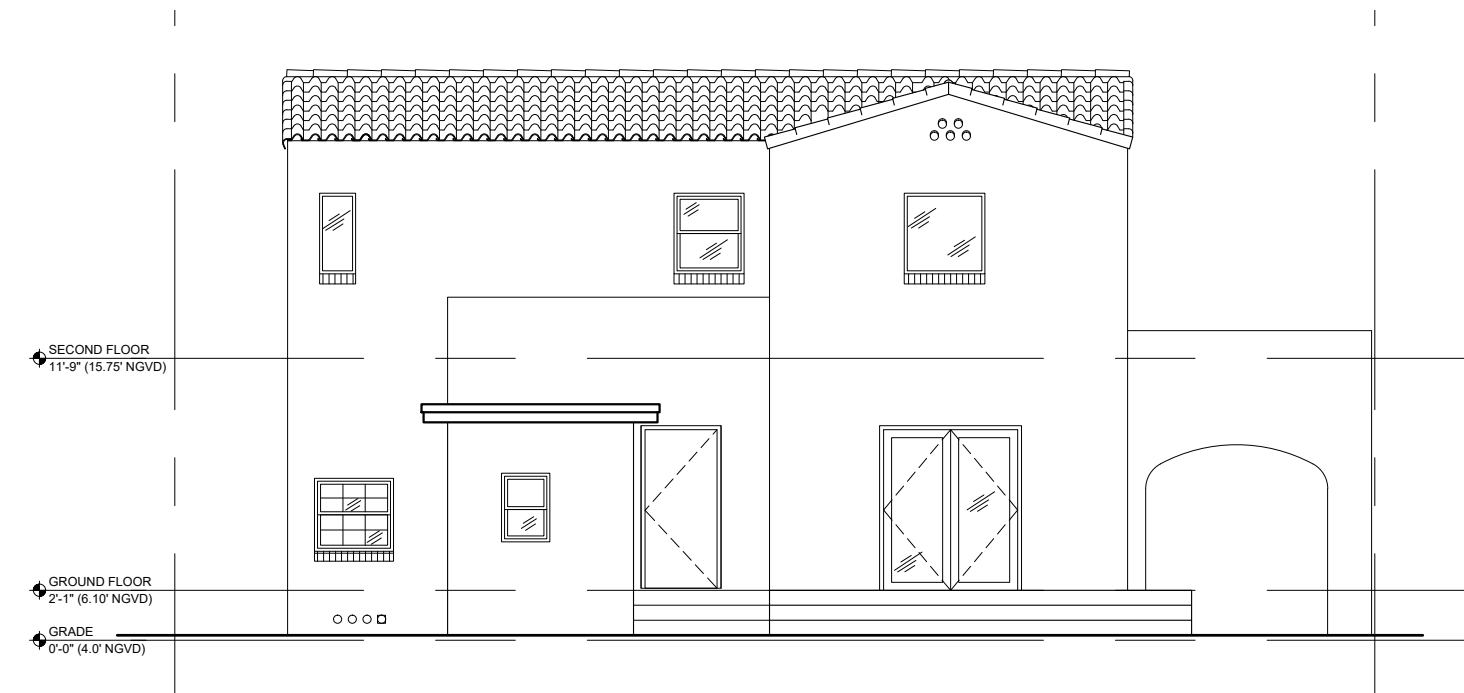
Proposed North Elevation Scale: 1/8" = 1'-0"

A-201 Existing and Proposed North (Front) Elevation

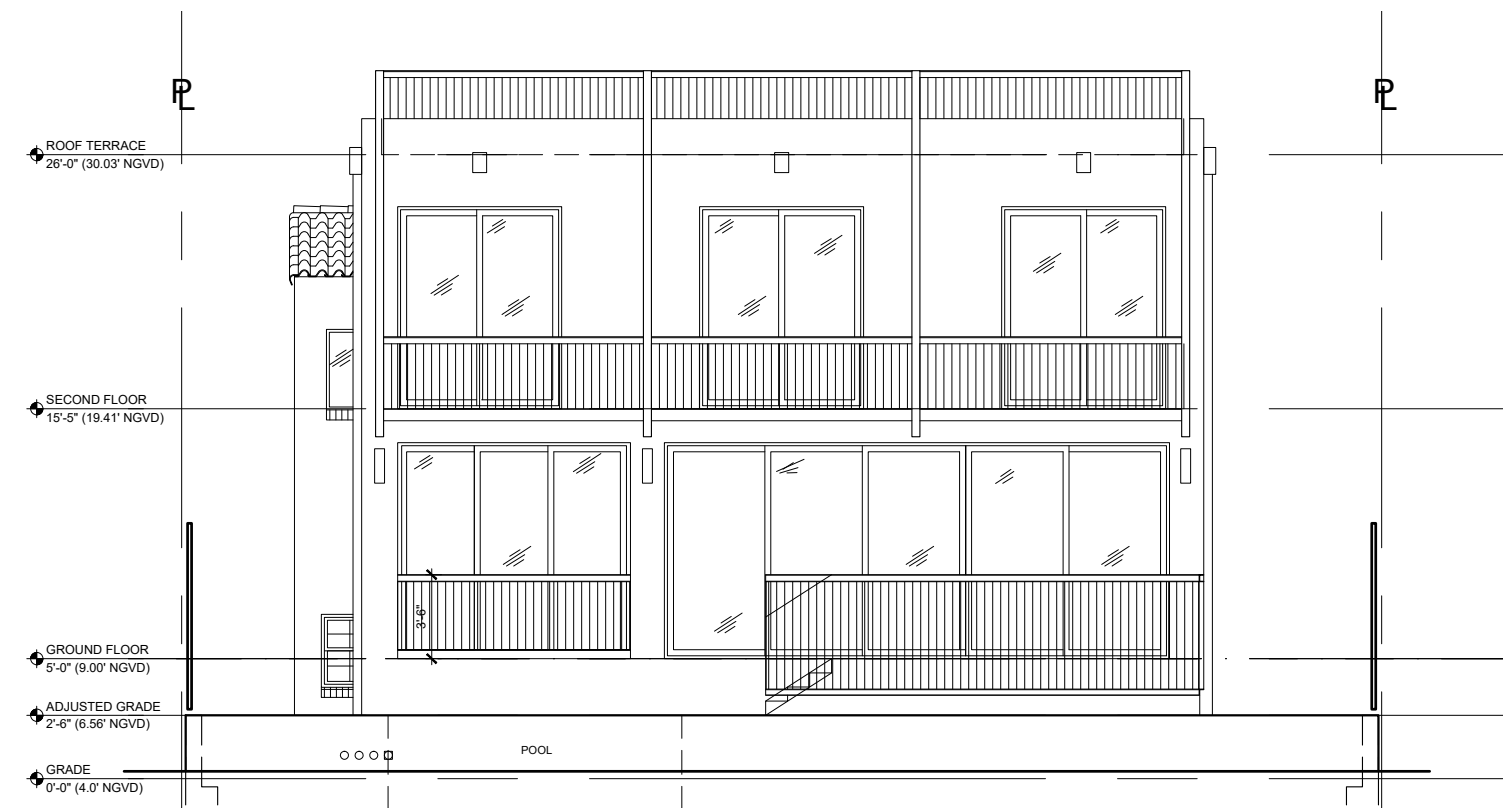
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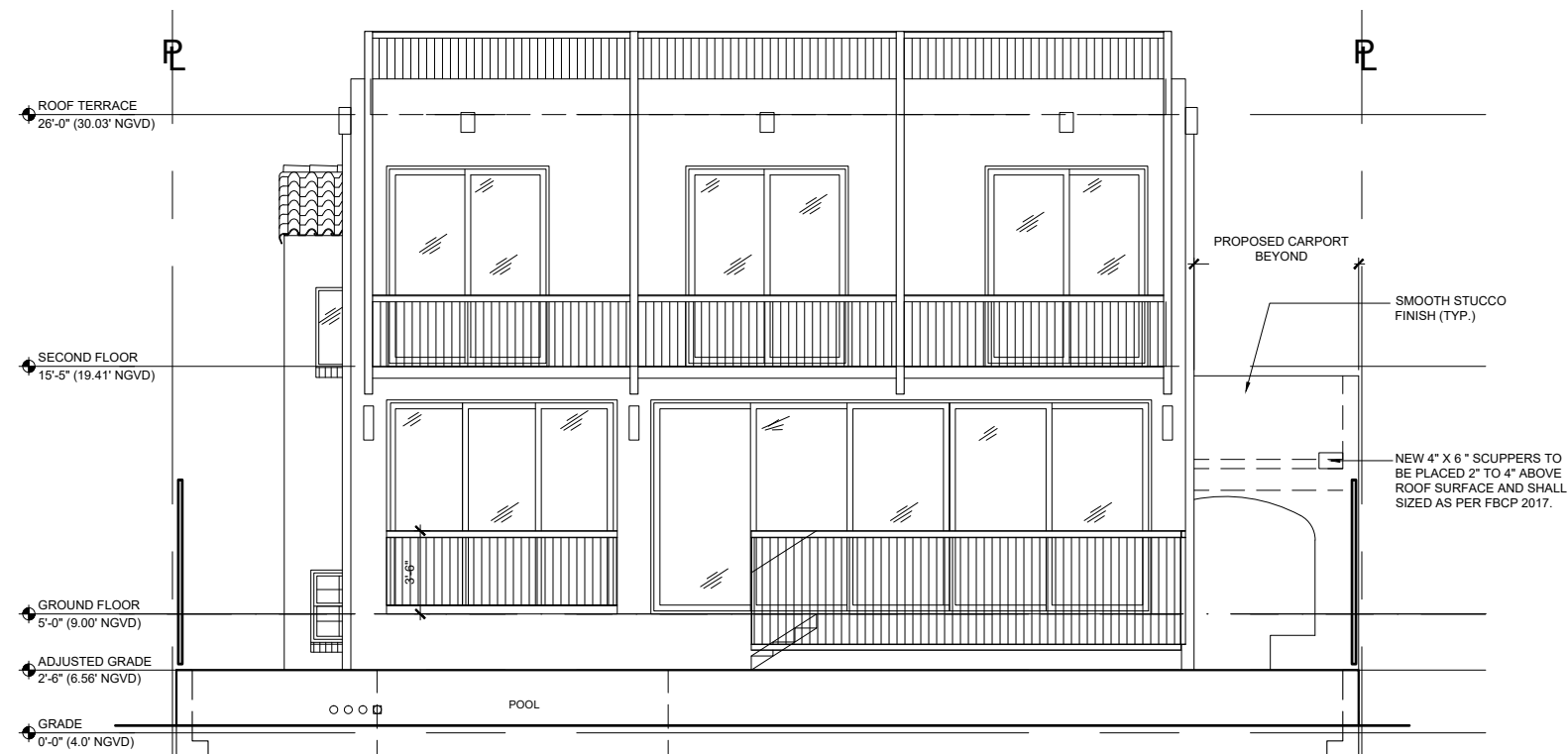
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Original South Elevation, pre-construction 2019 Scale: 1/8" = 1'-0"



Existing South Elevation Scale: 1/8" = 1'-0"



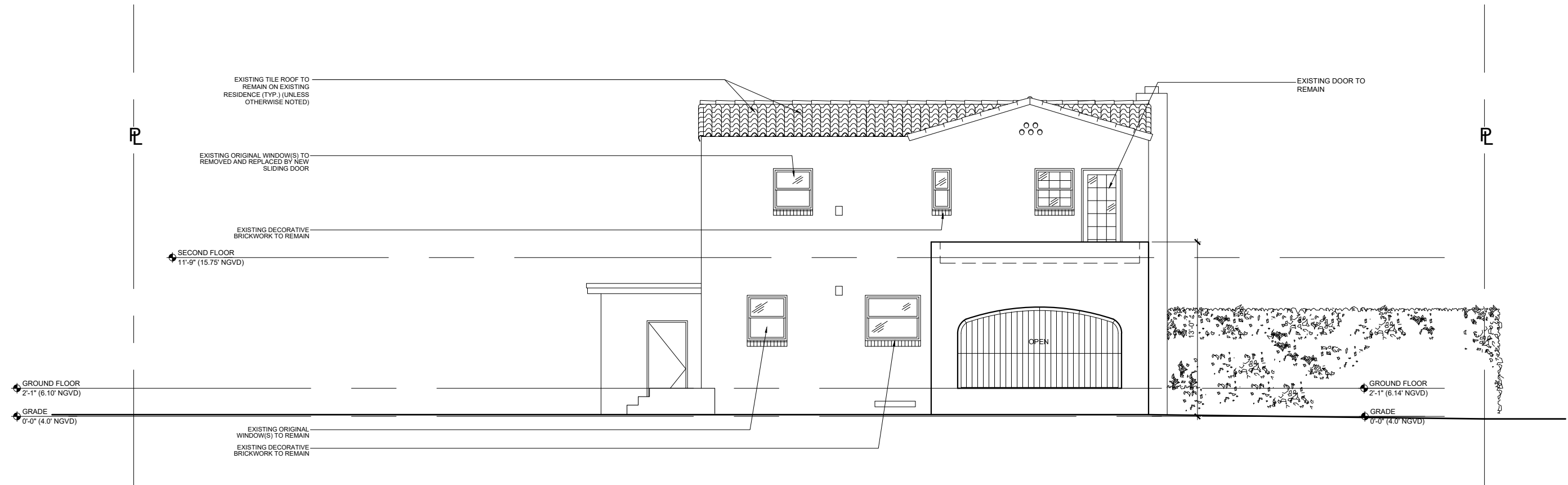
Proposed South Elevation Scale: 1/8" = 1'-0"

A-202 Existing and Proposed South (Rear) Elevation

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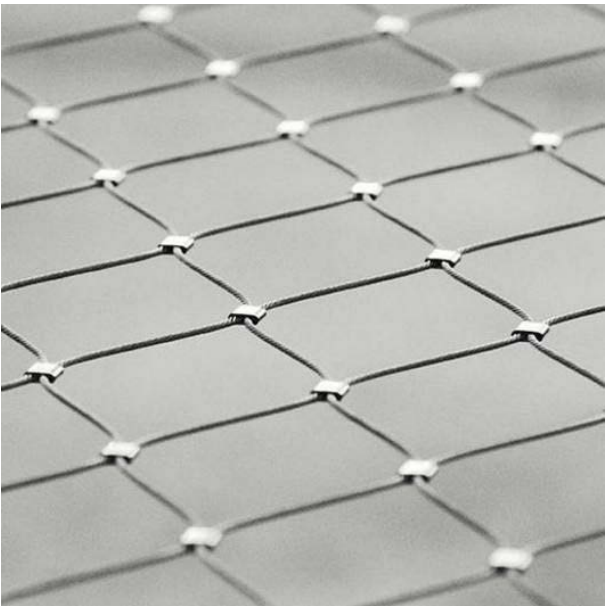




Original South Elevation preconstruction 2019 Scale: 1/8" = 1'-0"



Original screen in east portal



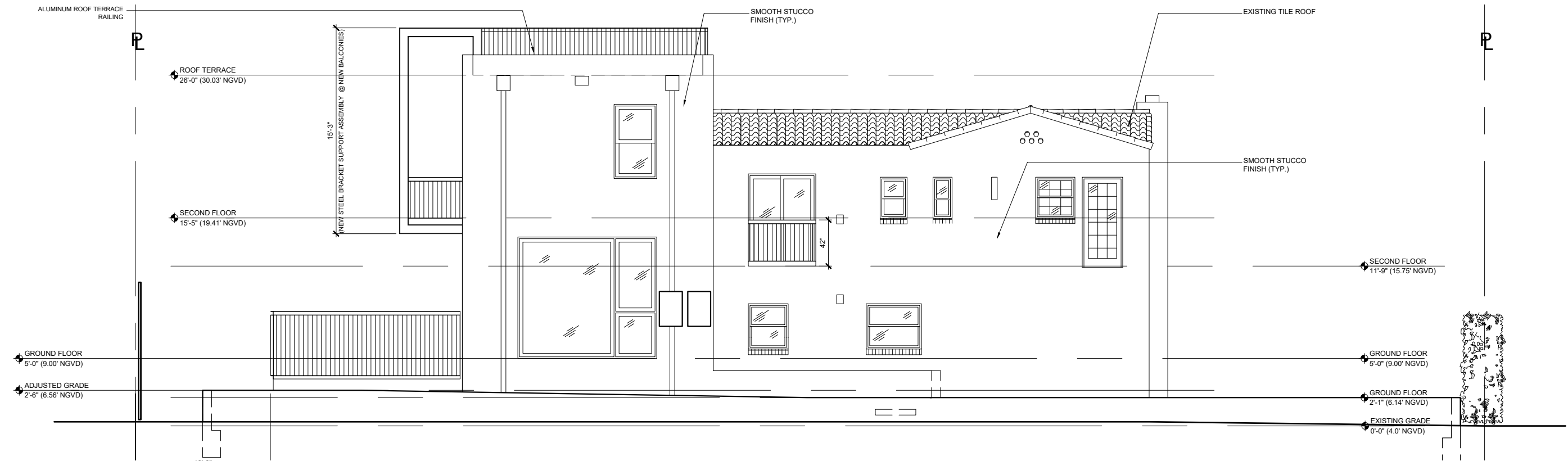
Proposed stainless steel screen for support of creeping vine in east portal

A-203 Original East (Side) Elevation, Preconstruction 2019

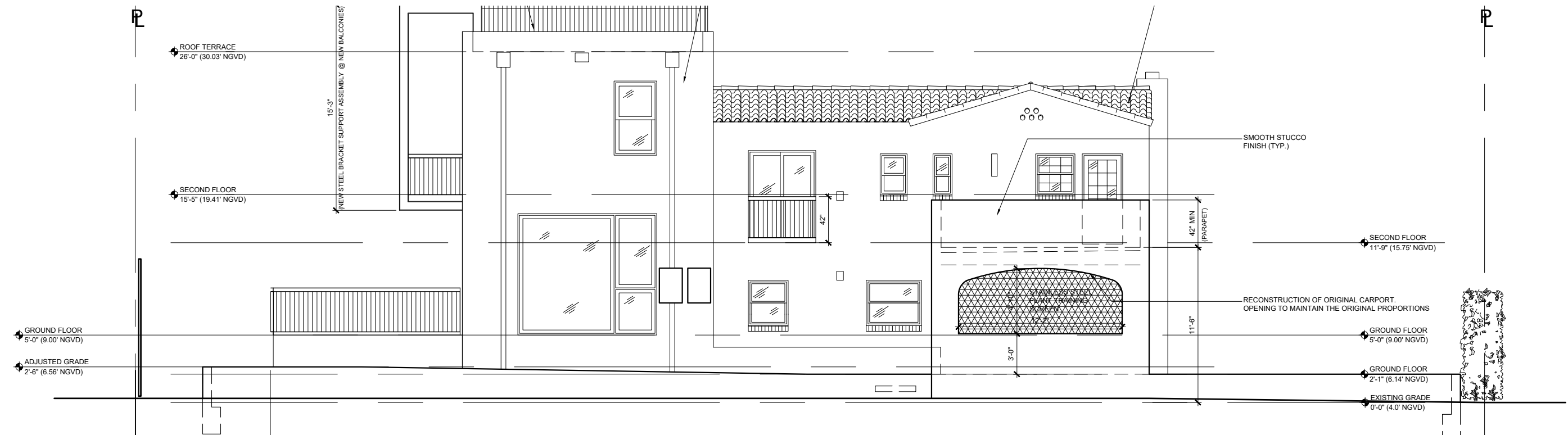
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Existing East Elevation Scale: 1/8" = 1'-0"



Proposed East Elevation Scale: 1/8" = 1'-0"

A-204 Existing and Proposed East (Side) Elevation

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proposed volume →

adjacent neighbor's garage →



A-401 Proposed massing

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