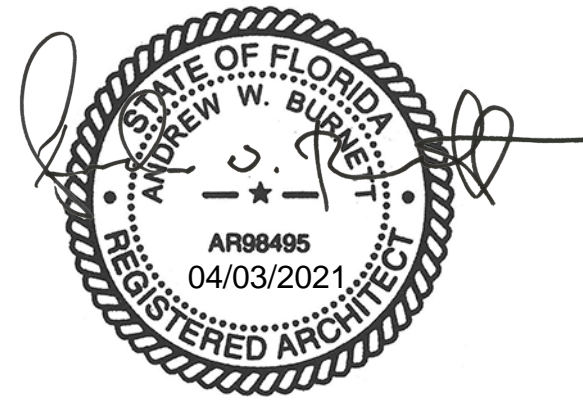


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CITY OF MIAMI BEACH
DRB21-0645

FLAMINGO

1420 BAY ROAD
MIAMI BEACH, FL 33139



Digitally signed by Andrew W Burnett
DN: CN=Andrew W Burnett, OU=A01410D00000170398E6A64B00015980,
O=STANTEC ARCHITECTURE INC, C=US
Reason: Architect Florida #98495
Contact Info: Andrew.Burnett@Stantec.com
Date: 2021.04.03 15:08:29-04'00'

SCOPE OF WORK:

- Design Review of New Tower at north portion of the property in zone RM-2
- Phased development approval to add New Tower as Phase 6

Submitted to: City of Miami Beach

Architect: Stantec
Civil/Traffic Engineer: Kimley Horn
Landscape Architect: L&ND
Owner: AIMCO



SITE - NEW TOWER

G01	SURVEY
G02	LOCATION MAP
G03	KEY SITE PHOTOS
G04A	EXISTING SITE PLAN
G04B	PROPOSED SITE PLAN
G04C	PROPOSED CIRCULATION DIAGRAM
G04E	PROPOSED - PHASING PLAN
G05	RENDERED SITE PLAN

ZONING DIAGRAM - NEW TOWER

G06	RM-2 PROJECT DATA
G07	PROJECT DATA - PARKING
G08A	PARKING COUNTS AND SURPLUS PARKING FAR
G08B	PARKING COUNTS AND SURPLUS PARKING FAR
G08C	PARKING COUNTS AND SURPLUS PARKING FAR
G09	PERVIOUS AREA DIAGRAMS
G09A	PERVIOUS AREA DIAGRAMS
G10A	ZONING ANALYSIS - RM-2 FAR - CENTRAL TOWER OVERVIEW - EXISTING
G10B	ZONING ANALYSIS - RM-2 FAR - NEW TOWER OVERVIEW - PROPOSED
G11.A1	FAR CALCULATION DIAGRAM - GROUND LEVEL
G11.A2	FAR CALCULATION DIAGRAM - LEVEL 03
G11.A3	FAR CALCULATION DIAGRAM - LEVEL 04-05
G11.A4	FAR CALCULATION DAIGRAM - LEVEL 06-12
G11.A5	FAR CALCULATION DIAGRAM - LEVEL 13
G11.A6	FAR CALCULATION DIAGRAM - LEVEL 13.5
G11.A7	FAR CALCULATION DIAGRAM - MAIN ROOF LEVEL

NEW TOWER CONCEPT IMAGES

A-NT001	3D VIEWS
A-NT002	3D VIEWS
A-NT003	3D VIEWS
A-NT004	3D VIEWS
A-NT005	3D VIEWS
A-NT006	3D VIEWS
A-NT007	3D VIEWS

NEW TOWER FLOOR PLANS

A-NT101	NEW TOWER - OVERALL PLAN
A-NT101A	NEW TOWER - OVERALL DEMO PLAN
A-NT102	FLOOR PLAN - GROUND LEVEL
A-NT102A	FLOOR PLAN - SITE PARKING
A-NT103	FLOOR PLAN - LEVEL 03
A-NT104	FLOOR PLAN - LEVEL 04-05
A-NT105	FLOOR PLAN - LEVEL 06-12
A-NT106	FLOOR PLAN - LEVEL 13
A-NT107	FLOOR PLAN - LEVEL 13.5

A-NT108	FLOOR PLAN - AMENITY / MAIN ROOF LEVEL
A-NT109	FLOOR PLAN - UPPER ROOF LEVEL

NEW TOWER BUILDING ELEVATIONS

A-NT201	BUILDING ELEVATION - NORTH
A-NT202	BUILDING ELEVATION - EAST
A-NT203	BUILDING ELEVATION - SOUTH
A-NT204	BUILDING ELEVATION - WEST
A-NT205	ENLARGED ELEVATIONS - GROUND FLOOR

NEW TOWER BUILDING SECTIONS & DETAILS

A-NT301	BUILDING SECTION
A-NT302	BUILDING SECTION

NEW TOWER RENDERINGS

A-NT401	RENDERING
A-NT402	RENDERING
A-NT403	RENDERING

LANDSCAPE DRAWINGS

L100	LANDSCAPE MASTERPLAN
L100.1	MASTERPLAN PHASE 6
L101.1	LANDSCAPE AREAS
L101.2	LANDSCAPE AREAS PHASE 6
L200.1	MATERIALS PLAN
L200.2	SITE SECTIONS
L200.3	SITE SECTIONS
L300.1	TREES & PALMS PLANTING PLAN
L400.1	UNDERSTORY PLANTING PLAN
L400.2	PLANTING PLAN ROOF LEVEL
L800.1	LIGHTING PLAN
TD100.1	TREE DISPOSITION PLAN
TT110	TREE TRANSPLANT PLAN

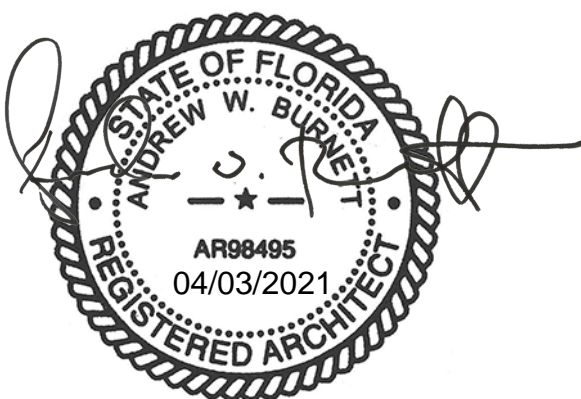


Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

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

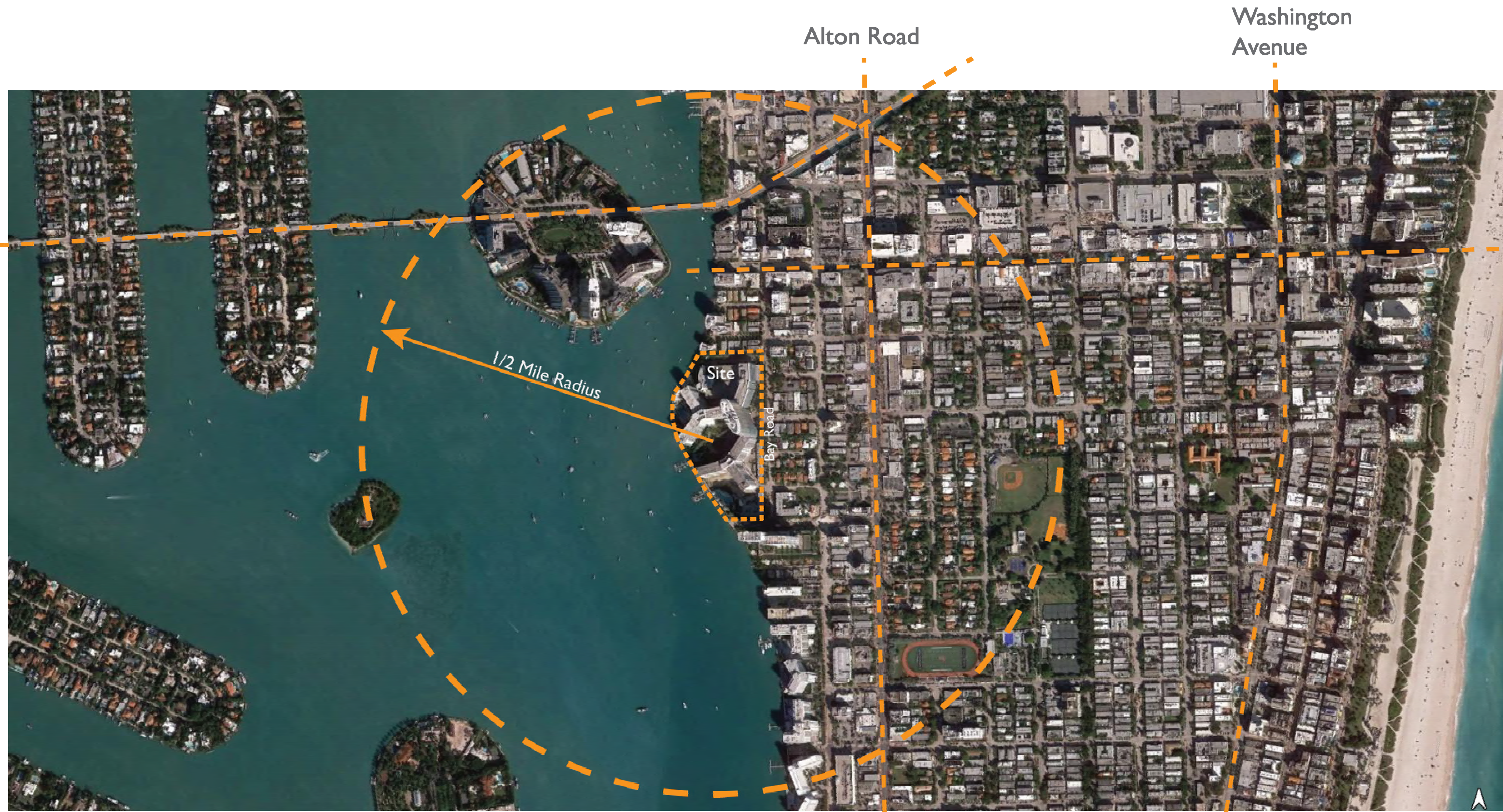
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C
A
B



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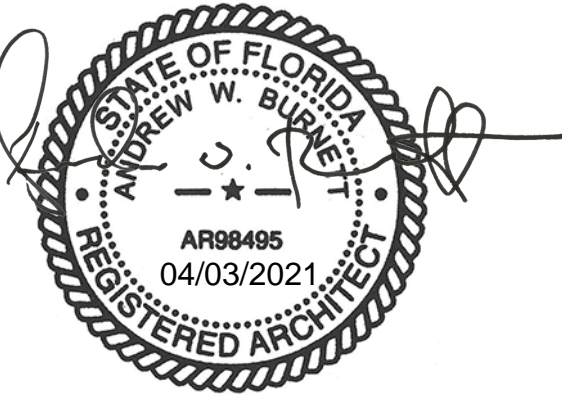


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One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
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LOCATION MAP

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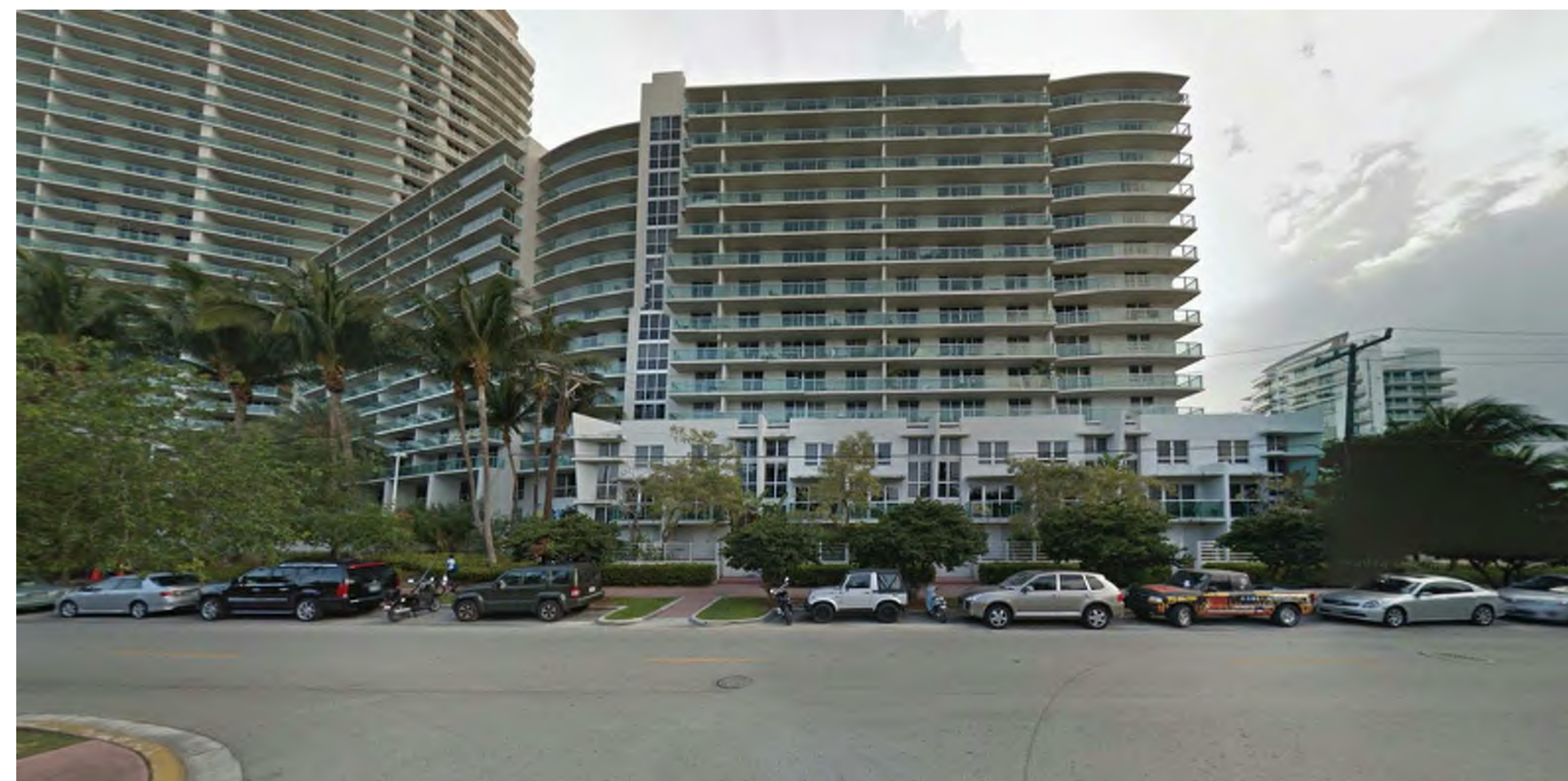
KEY SITE PHOTOS



A BAY RD: LOOKING SOUTH



B BAY RD: LOOKING NORTH



C 15TH TERRACE & BAY RD: LOOKING WEST

FLAMINGO

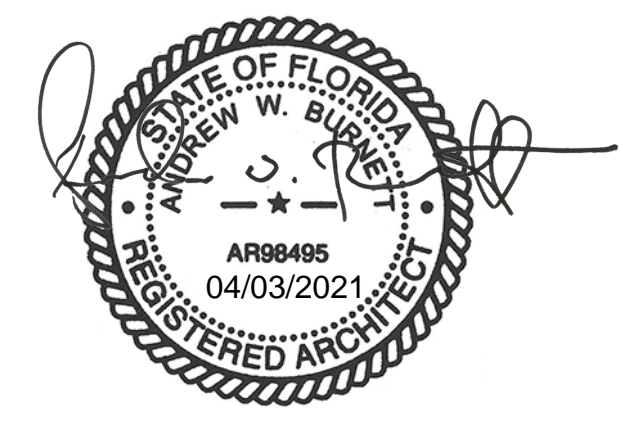
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2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

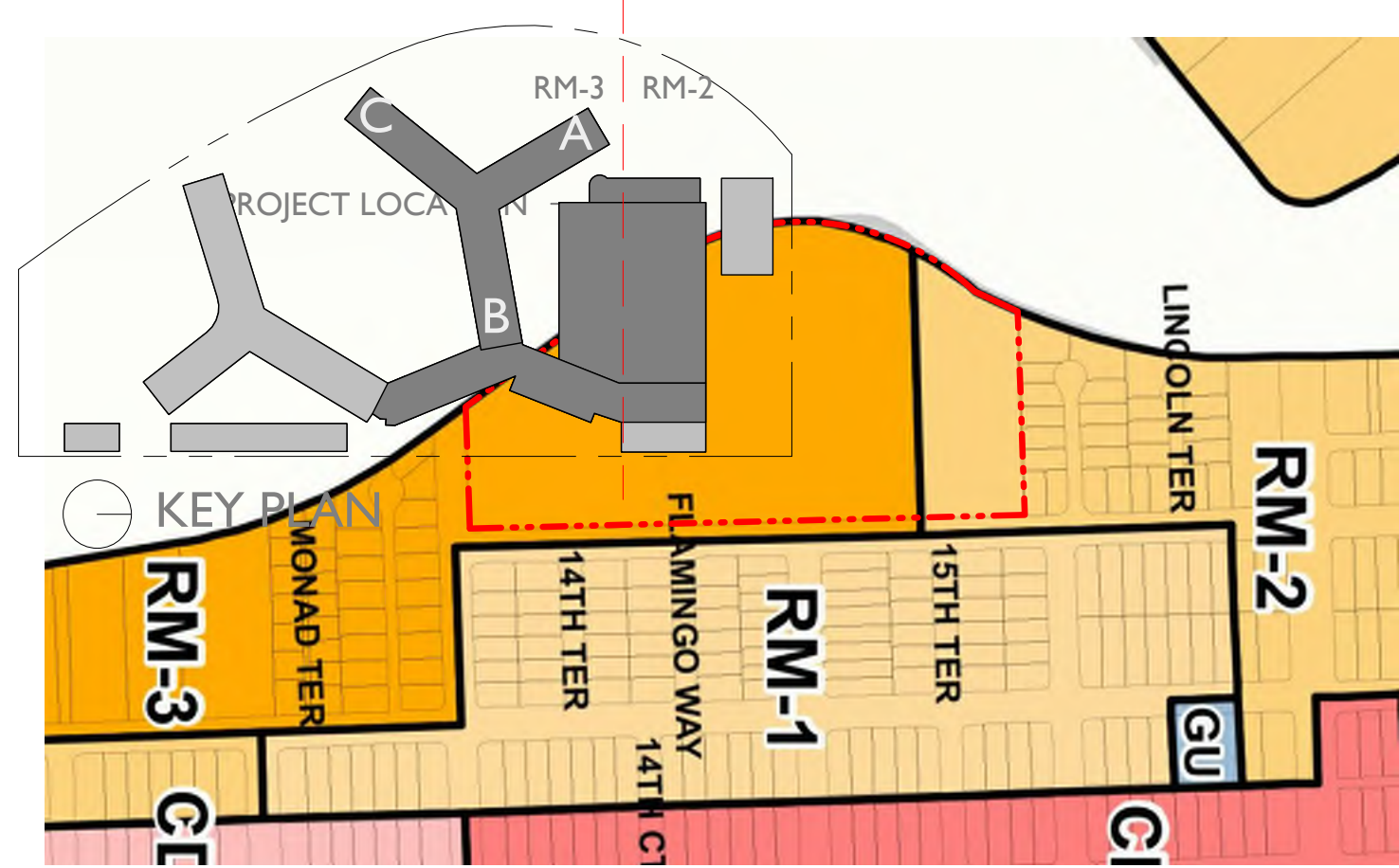
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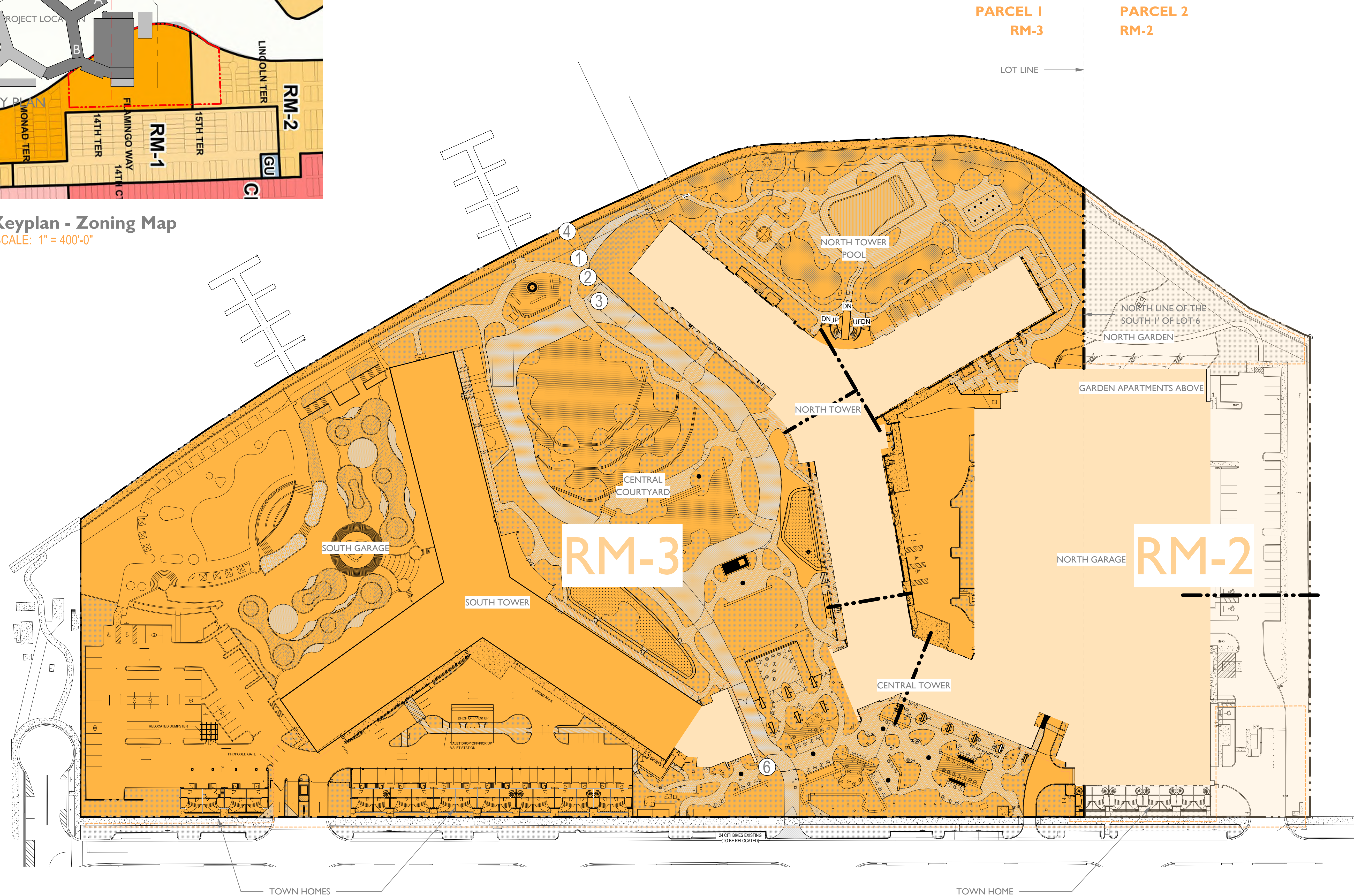
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Keyplan - Zoning Map
SCALE: 1" = 400'-0"



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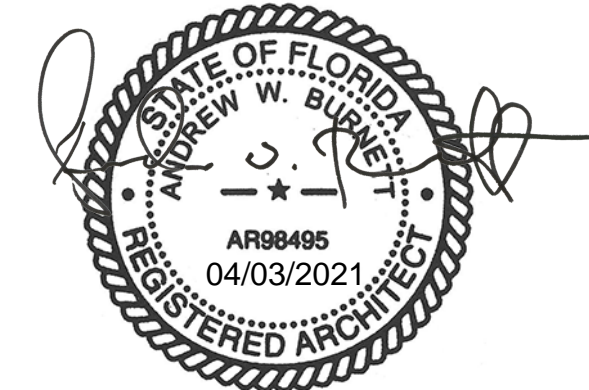
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One Biscayne Tower Suite 1670
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Site Plan - (Existing)
SCALE: 1" = 50'-0"

Scale: As indicated
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