



1235 WEST APARTMENTS

1235 WEST AVENUE

MIAMI BEACH, FLORIDA 33139

FOLIO: 02-3233-018-0130

DRB SECOND SUBMITTAL SET 07-05-2021

- **SCOPE FOR WORK: NEW SIX STORY APARTMENT BUILDING WITH 15 DWELLING UNITS**



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Digitally signed by Jaime Schapiro
DN: cn=Jaime Schapiro,
o=Jaime Schapiro AIA and Associates, ou,
email=jaime@schapiroassociates.com, c=US
Date: 2021.07.02 13:58:23 -04'00'

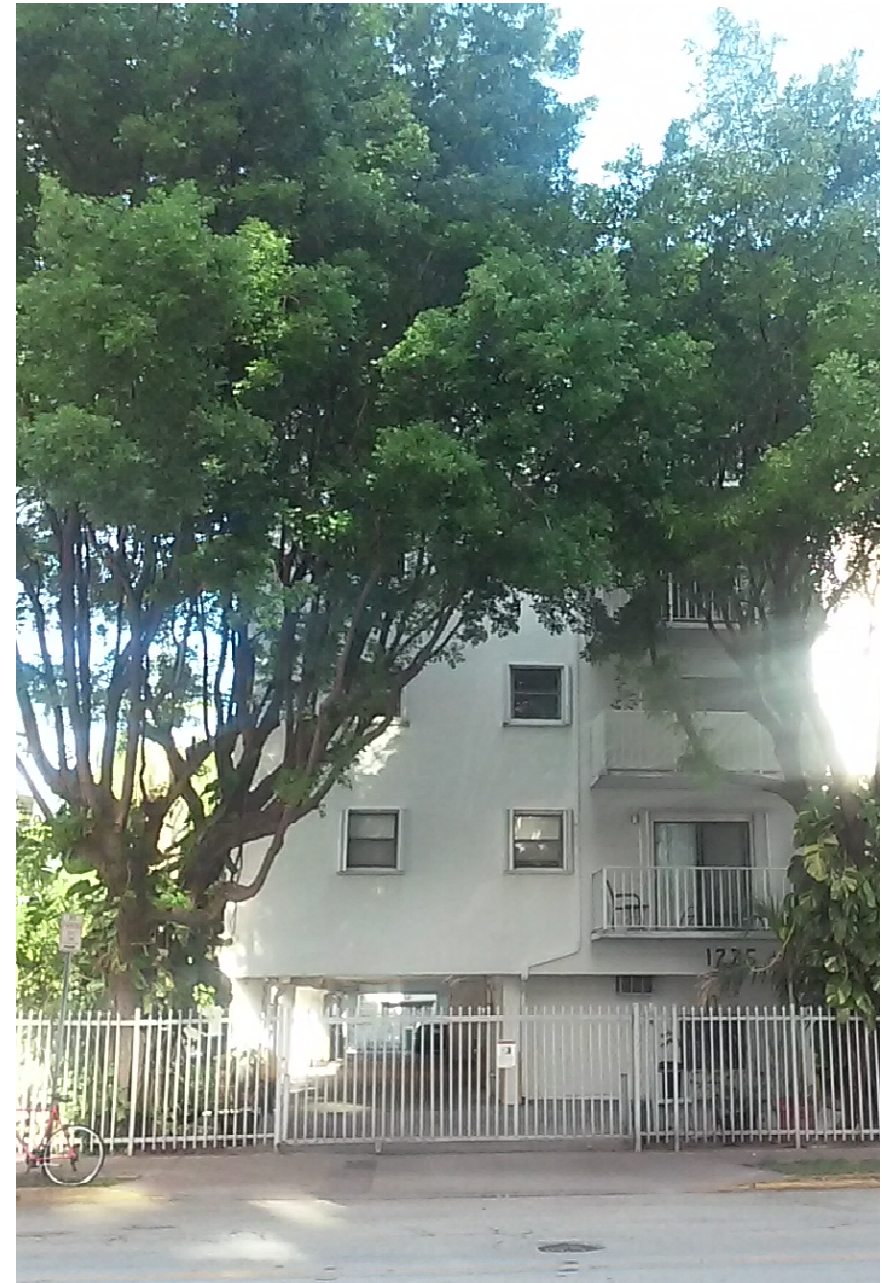




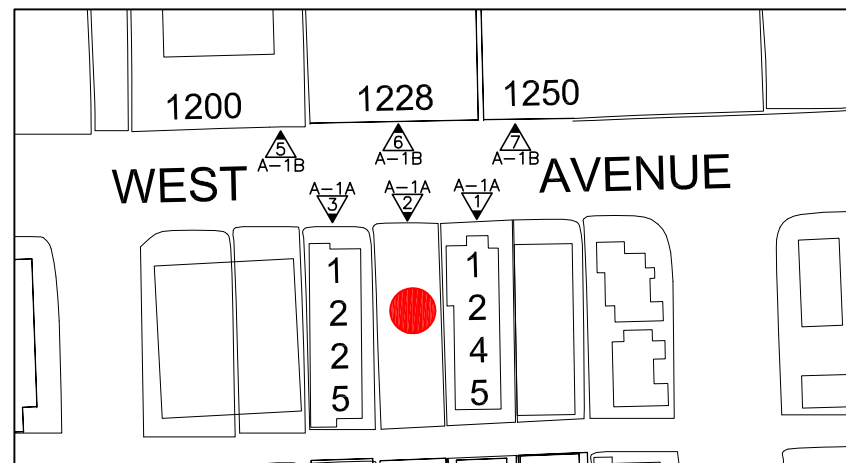
**1) NORTH ABUTTING PROPERTY
1245 WEST AVENUE**



**2) SUBJECT PROPERTY
1235 WEST AVENUE**



**3) SOUTH ABUTTING PROPERTY
1225 WEST AVENUE**



KEY DIRECTIONAL PLAN 

7/1/2021 5:58:31 PM

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FIRST ISSUE DATE	PROJECT No.	
06-14-2021	588 DRB	
SCALE	AS FILED WITH DRG.	
AS SHOWN		
REV	SCOPE	DATE
	DRB 2ND SUBMITTAL	7/5/2021

SITE PICTURES

SHEET NO.:
A-1A

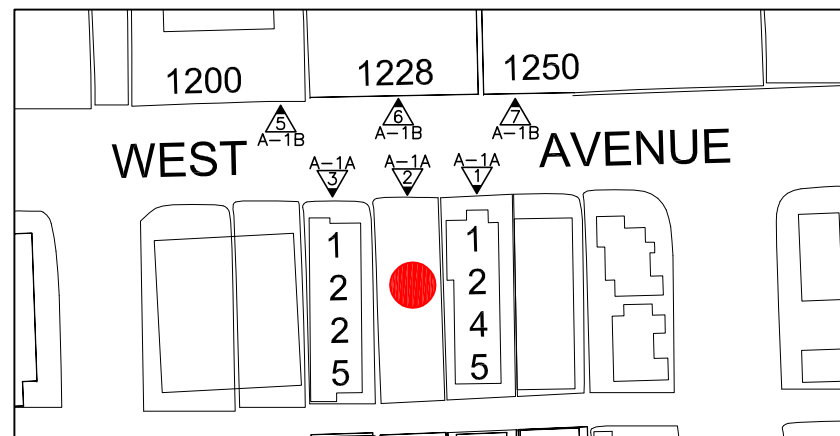
PHOTOS TAKEN JUNE 10, 2021



**5) FRONTING PROPERTY
SOUTHWEST
MIRADOR
1200 WEST AVENUE**



**6) FRONTING PROPERTY
BAYVIEW TERRACE
1228 WEST AVENUE**



KEY DIRECTIONAL PLAN 



**7) FRONTING PROPERTY
NORTHWEST
BAY GARDEN MANOR
1250 WEST AVENUE**

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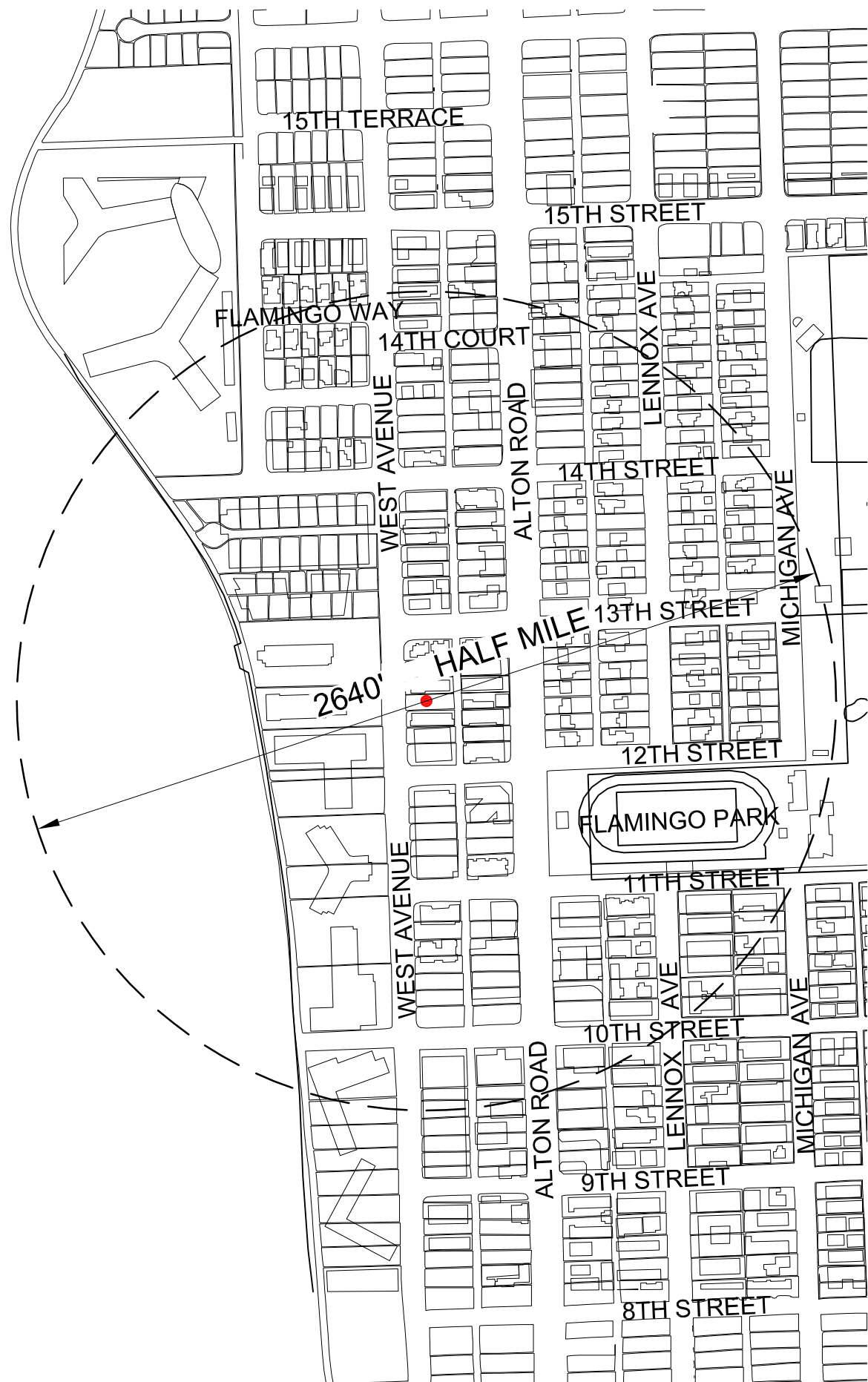
DRAWING:
SITE PICTURES

SHEET NO.:
A-1B

PHOTOS TAKEN JUNE 10, 2021

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CONTEXT LOCATION PLAN

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.

INDEX OF DRAWINGS

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LEGAL DESCRIPTION:

LOT 11, BLOCK 82 OF BAY VIEW SUBDIVISION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 110 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA:

ZONING DISTRICT - RM-2
 GROSS LOT AREA 50' X 150' = 7,500 S.F.
 NET LOT AREA 7,500 S.F. = 0.17 ACRE
 PROPOSE USE MULTI-FAMILY

SETBACKS :	REQUIRED	PROVIDED
FRONT	20'	20'-0"
REAR	10% OF 150'=15'	15'-4"
SIDE	7'-6"	7'-7"

HEIGHT	MAX. NUMBER OF STORIES
ALLOWED ---- 65' (OUTSIDE H. DISTRIC)	ALLOWED -- 6
SHOWN ----- 63'-9"	SHOWN ----- 6

NUMBER OF UNITS PER FLOOR

FLOOR	LOBBY	UNIT 1	UNIT 2	UNIT 3	UNIT 4
FIRST FLOOR	4 UNITS	553.5 S.F.	658 S.F.	847 S.F.	771 S.F.
SECOND FLOOR	4 UNITS	553.5 S.F.	658 S.F.	847 S.F.	771 S.F.
THIRD FLOOR	3 UNITS	PH 1: 1,211.5 S.F.	PH 2: 847 S.F.	PH 3: 771 S.F.	
FOURTH FLOOR	3 UNITS	PH 1: 1,211.5 S.F.	PH 2: 847 S.F.	PH 3: 771 S.F.	
FIFTH FLOOR	1 UNIT	TOWER SUITE: 872 S.F.			
TOTAL 15 UNITS					

ALLOWED AVERAGE UNIT SIZE ---- 800 S.F.
 SHOWN AVERAGE UNIT SIZE ----- 812.66 S.F.
 SHOWN MINIMUM UNIT SIZE ----- 553.5 S.F.

PARKING

NOT REQUIRED FOR LOT LESS THAN 50' WIDE
 REQUIRED PROVIDED
 N/A 6 SPACES

F. A. R. COMPUTATIONS:

LOT AREA x 2 = 7,500 S.F x 2 = 15,000 S.F.
 TOTAL FAR ALLOWED = 15,000 S.F.
 TOTAL F.A.R. PROVIDED = 14,997 S.F.

F.A.R. COMPUTATIONS	F.A.R. AREA
GROUND FLOOR	542 S.F.
FIRST FLOOR	3,374 S.F.
SECOND FLOOR	3,374 S.F.
THIRD FLOOR	3,374 S.F.
FOURTH FLOOR	3,374 S.F.
FIFTH FLOOR	959 S.F.
TOTAL	14,997 S.F.

BASE FLOOD ELEVATION: +8.00 N.G.V.D
 GRADE VALUE: (+/-) +6.56 N.G.V.D



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REV	SCOPE	DATE
06-14-2021	588 DRB	
AS SHOWN	DRB 2ND SUBMITTAL	7/5/2021

REV	SCOPE	DATE
06-14-2021	588 DRB	
AS SHOWN	DRB 2ND SUBMITTAL	7/5/2021

ZONING DATA, CONTEXT, INDEX OF DRAWINGS

SHEET NO.:

A-3.0

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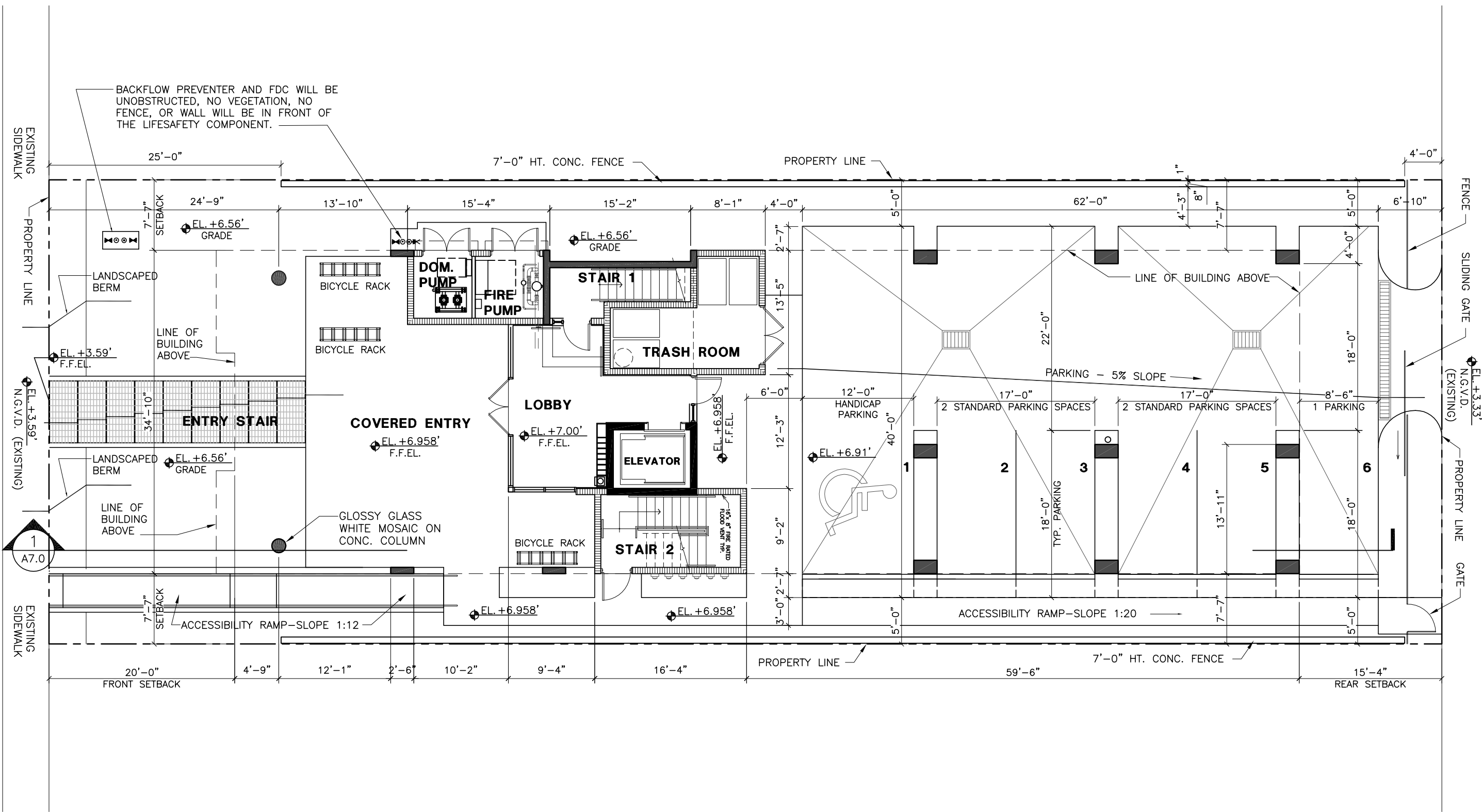


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DATE	06-14-2021
AS SHOWN	DRB 2ND SUBMITTAL 7/5/2021

REV	SCOPE	DATE

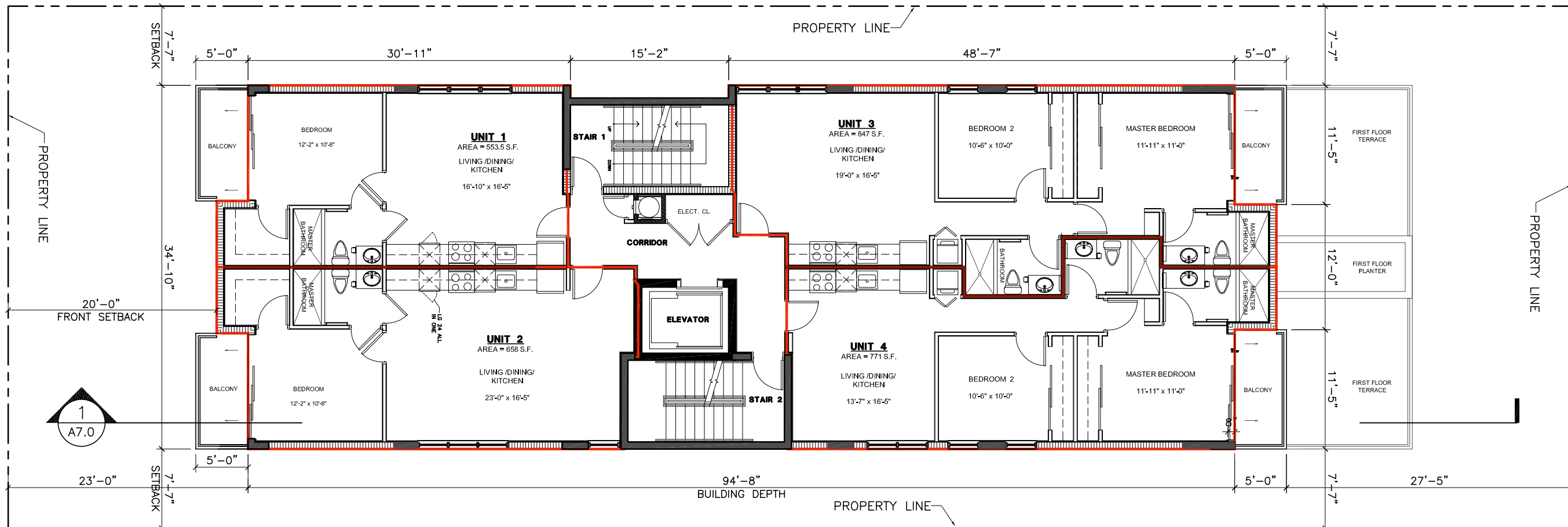
DRAWING: **GROUND FLOOR**

SHEET NO.: **A-4.0**



PROPOSED GROUND FLOOR
SCALE: 3/32" = 1'-0"

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PROPOSED SECOND FLOOR
 SCALE: 3/32" = 1'-0"

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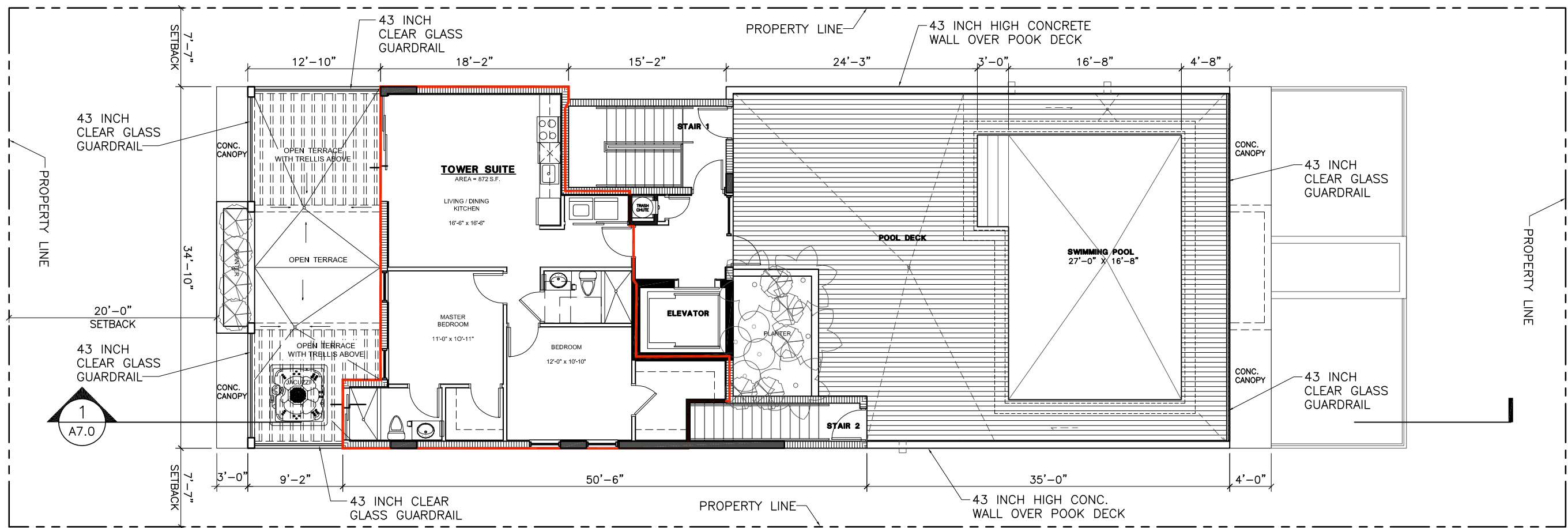
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06-14-2021	588 DRB
SCALE	28 TIL SWP (REV)
AS SHOWN	

REV	SCOPE	DATE
	DRB 2ND SUBMITTAL	7/5/2021

DRAWING:		
SECOND FLOORS		
SHEET NO.:		

A-4.2

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PROPOSED FIFTH FLOOR
 SCALE: 3/32" = 1'-0"



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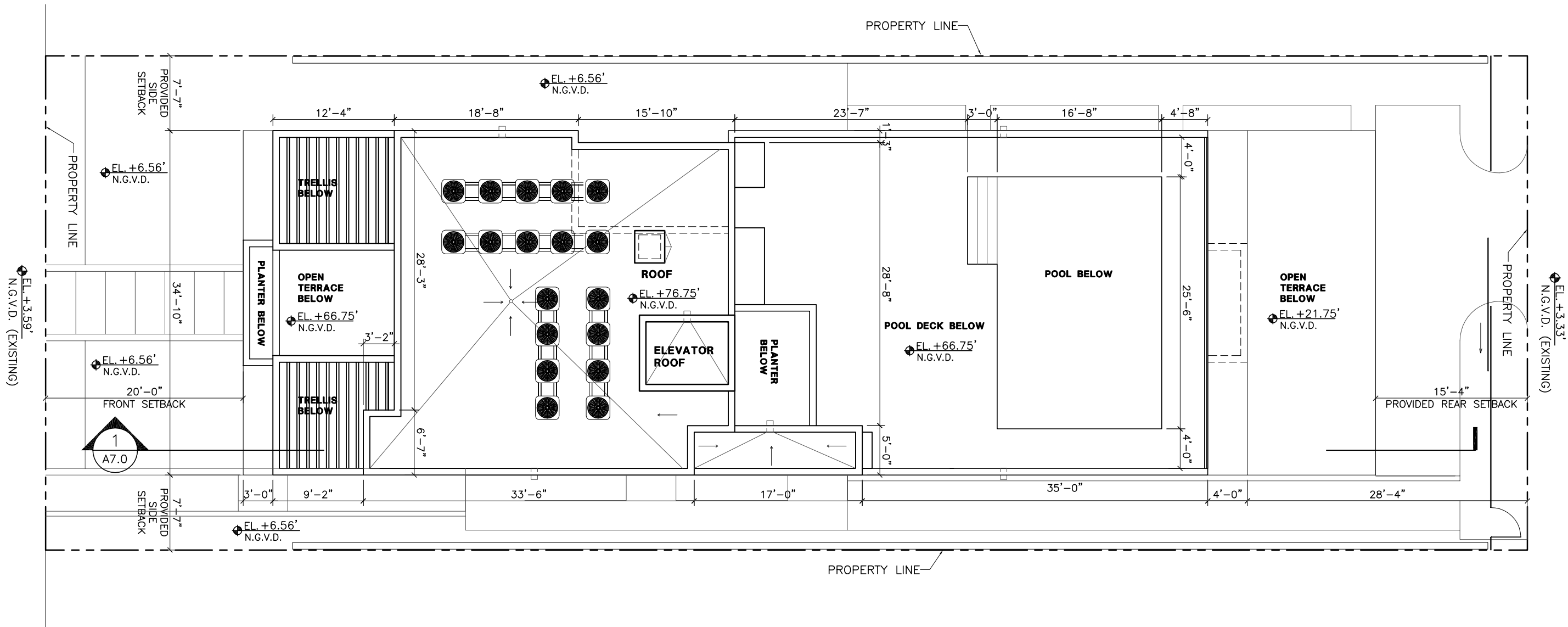
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06-14-2021	588 DRB
SCALE	200 FILE NAME: JDRB
AS SHOWN	

REV	SCOPE	DATE
	DRB 2ND SUBMITTAL	7/5/2021

DRAWING:
FIFTH FLOOR

SHEET NO.:
A-4.4

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PROPOSED ROOF PLAN
 SCALE: 3/32" = 1'-0"

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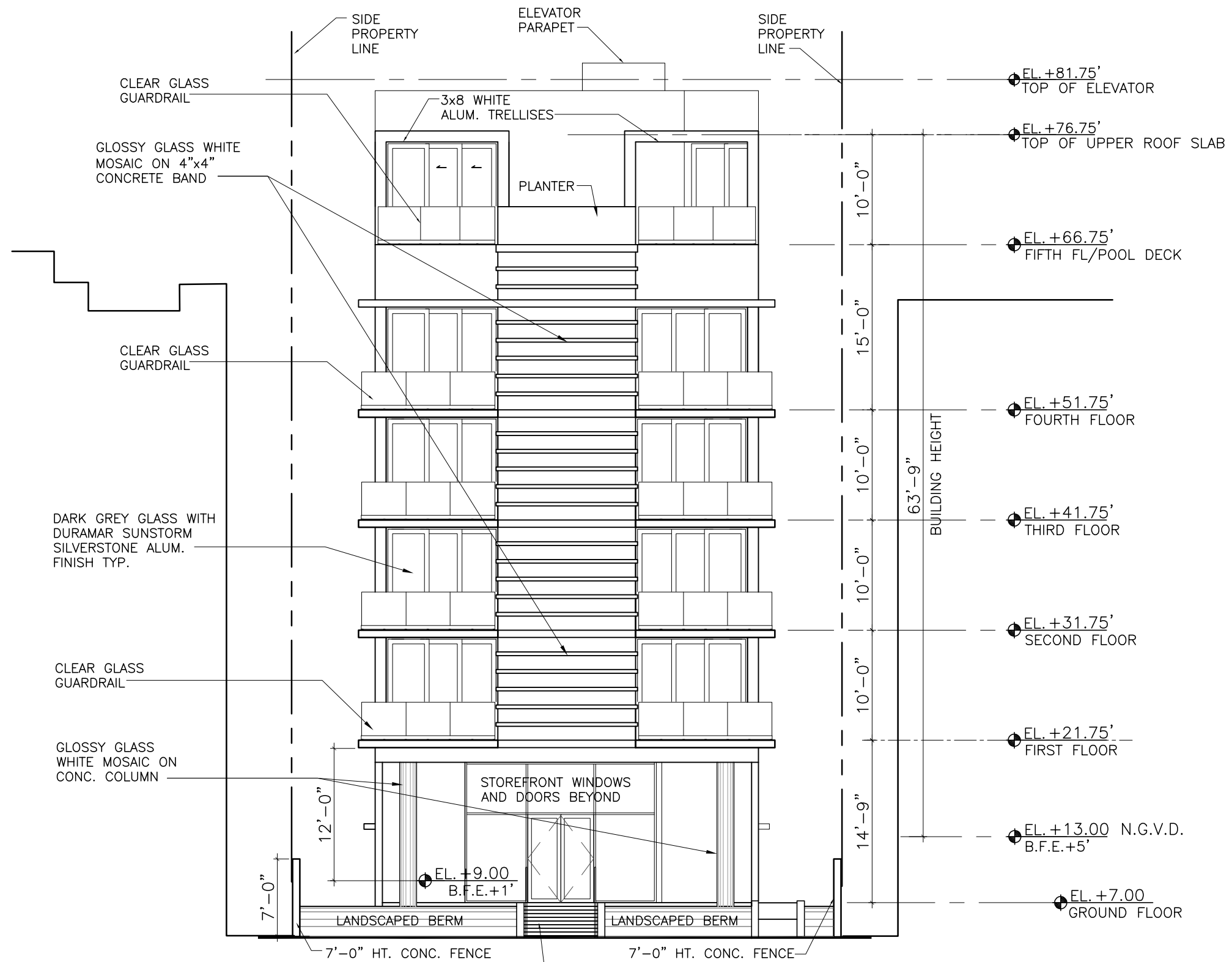
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06-14-2021	588 DRB
SCALE	DR FILE NAME (if any)
AS SHOWN	

REV	SCOPE	DATE
	DRB 2ND SUBMITTAL	7/5/2021

DRAWING:
ROOF PLAN

SHEET NO.:
A-4.5

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WEST ELEVATION (WEST AVE.)
 SCALE: 3/32" = 1'-0"



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SCALE	3/32" = 1'-0"
AS SHOWN	

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DRAWING:
ELEVATION

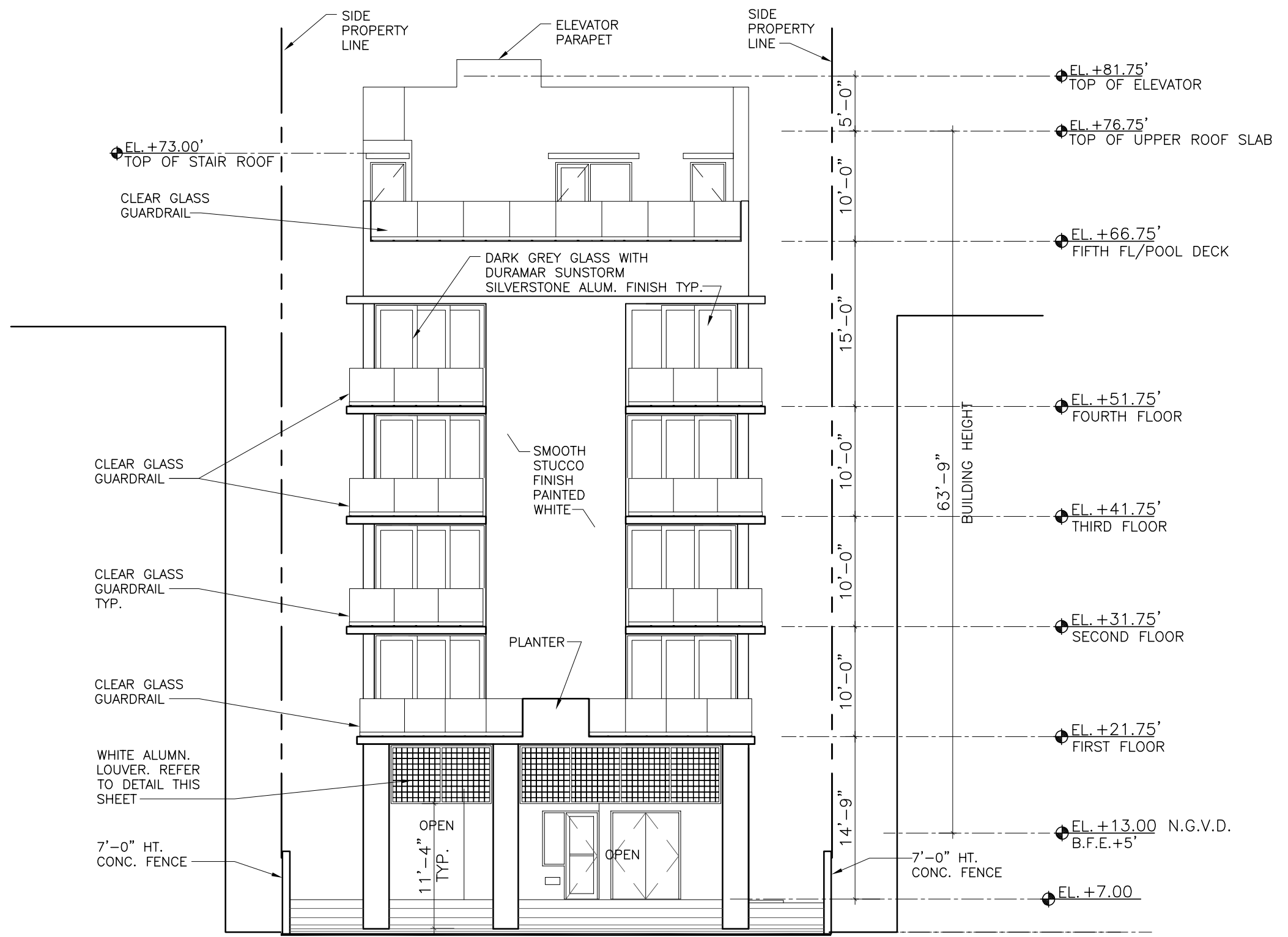
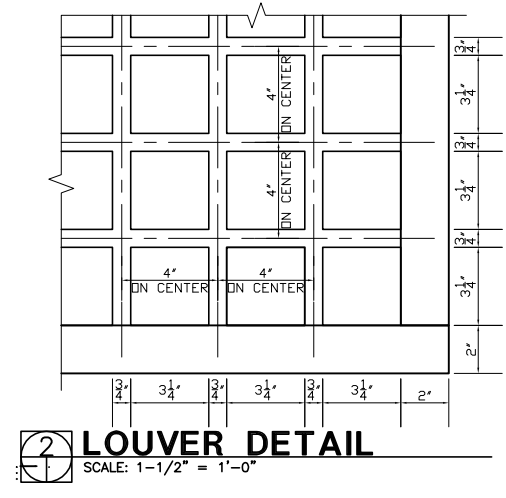
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A-5.0



FIRST ISSUE DATE	PROJECT No.	
06-14-2021	588 DRB	
SCALE	DR TITLE SHEET	
AS SHOWN		
REV	SCOPE	DATE
	DRB 2ND SUBMITTAL	7/5/2021

DRAWING:
ELEVATION

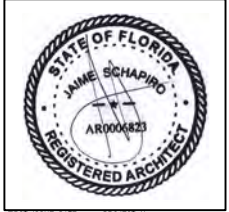
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A-5.1



EAST ELEVATION (ALTON COURT)
SCALE: 3/32" = 1'-0"

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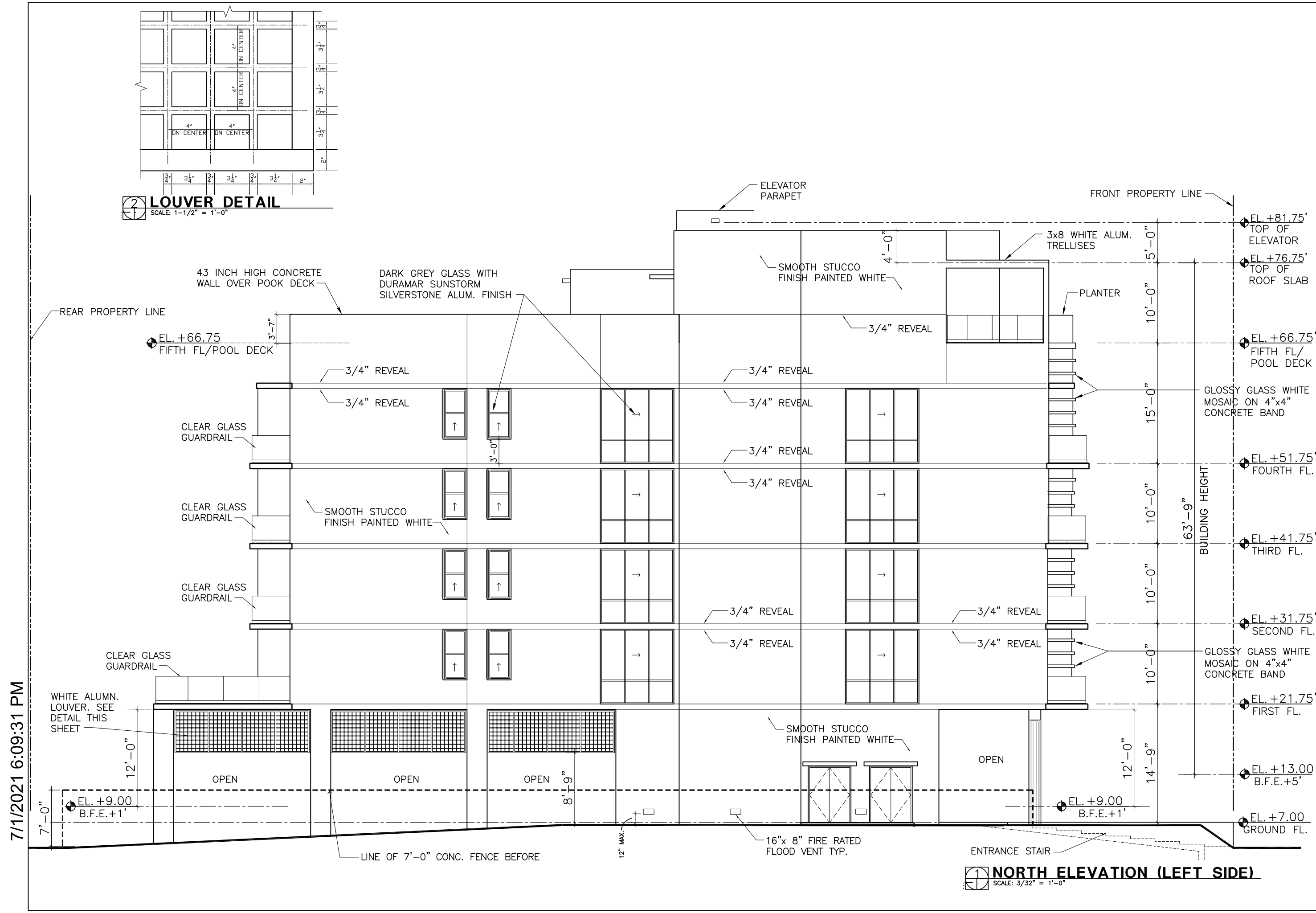
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DRAWING: **ELEVATION**

SHEET NO.: **A-6.0**

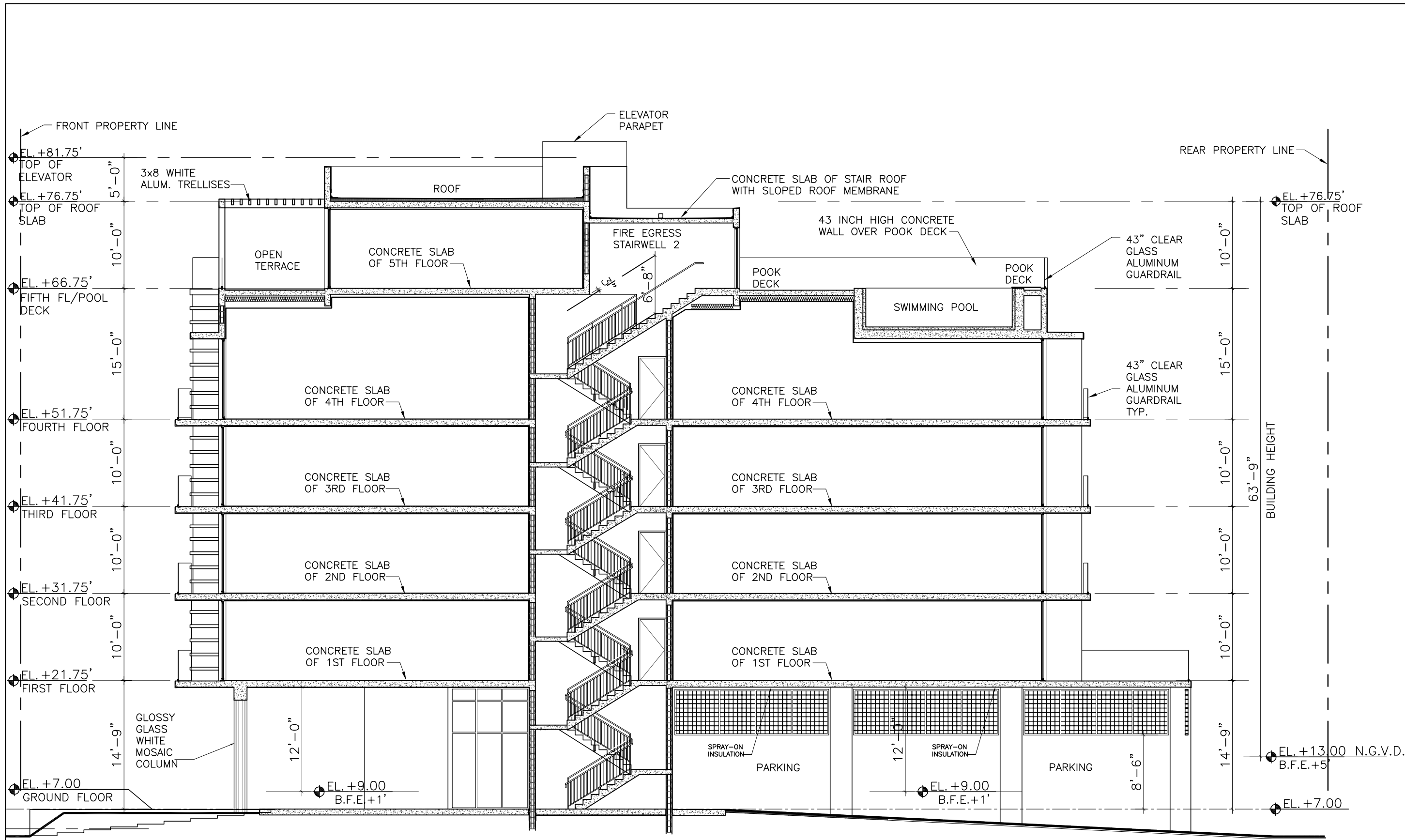


LOUVER DETAIL
 SCALE: 1-1/2" = 1'-0"

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NORTH ELEVATION (LEFT SIDE)
 SCALE: 3/32" = 1'-0"

7/1/2021 6:10:35 PM



BUILDING SECTION
SCALE: 3/32" = 1'-0"

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BUILDING SECTION

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