

3017 FLAMINGO DRIVE

D E S I G N R E V I E W B O A R D S E T

3017 FLAMINGO DRIVE
MIAMI BEACH, FL 33140

S E T 1 / 1

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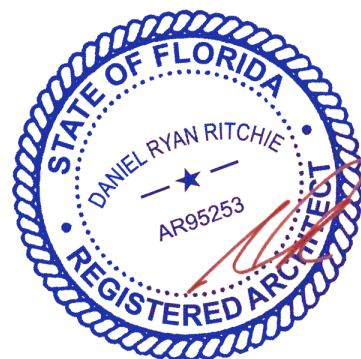
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D\VICE

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Digitally signed
by Daniel Ritchie
Date: 2021.03.08
10:05:29 -05'00'

SCOPE OF WORK

1. DEMOLITION OF EXISTING RESIDENCE IN ENTIRETY, AND ALL MAN-MADE EXISTING SITE FEATURES, FOUNTAINS, FENCES, AND STRUCTURES.
2. CONSTRUCTION OF NEW 2-STORY CBS RESIDENCE, INCLUSIVE OF NEW DRIVEWAY, CARRIAGE HOUSE (GARAGE), AND ACCESSORY STRUCTURE.
3. POOL / SPAS UNDER SEPARATE PERMIT.

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 (SEVENTH EDITION)

TYPE OF WORK

NEW CONSTRUCTION TYPE V (AS PER FBC2020 sec 602.5)
OCCUPANCY R-3

***FINAL SUBMITTAL* DRB21-0639 - MAY 4 2021**

PROPERTY ADDRESS:
3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

FLOOD ZONE INFORMATION:

COMMUNITY NO. 120651 PANEL NO. 0317 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE +8.0'

LEGAL DESCRIPTION:

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

SURVEYOR'S NOTES:

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR
RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A **BOUNDARY SURVEY** ONLY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

NET LOT AREA = 19,907.16 SQ.FT. = 0.46 ACRES +/-

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

3017 FLAMINGO LLC

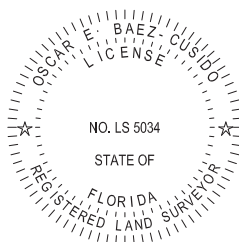
SURVEYOR'S CERTIFICATION:

IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

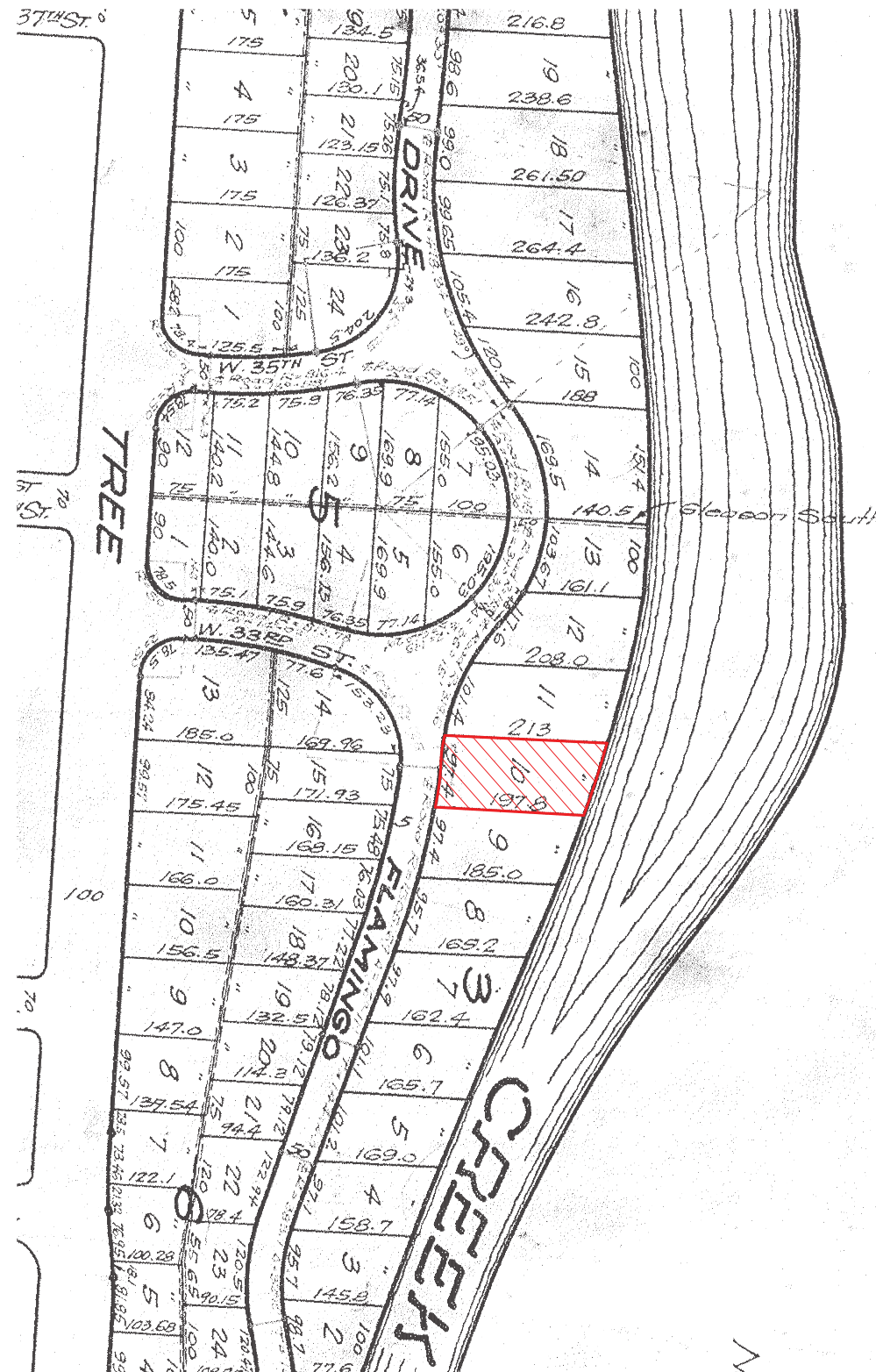
Oscar E Baez Digitally signed by Oscar E Baez
Date: 2021.03.01 09:37:33 -05'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.



REFERENCE G.P.S. STATION: Obs=5,Solution=RTK Fixed,PDOPMax=1.84,SVMin=10,
StdDevH=0.02',StdDevV=0.03',RefId=601,RefLat=N25°46'57.83802",
RefLon=W80°08'14.16811",RefHgt=-50.89',RefFormat=RTCM3,
MountPoint=RTCM3_NEAR

MAP OF SURVEY



LOCATION MAP
(NOT TO SCALE)



LEGEND OF SURVEY ABBREVIATIONS

[illegible]

ORIGINAL 01.10.2021

FILED DATE 01-19-2021

JOB NO. 2101-0002

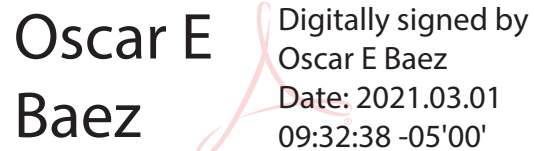


360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

2000 S.W. 83rd Court MIAMI, FLORIDA 33155

PHONE: (305) 265-1002



 **360° SURVEYING AND MAPPING, LLC**
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

ORIGINAL FIELD DATE	01-19-2021
JOB NO.	2101-0002

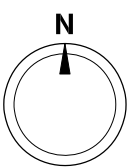


PHOTO KEY PLAN

SIGNATURE

BY MADHUR

D

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ICE

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	305 900 0000
LANDSCAPE	PLF ENGINEERS	954 583 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 900 0000
LIGHTING DESIGN		305 900 0000
LOW VOLTAGE DESIGN		305 900 0000
POOL DESIGN		305 900 0000

SEALING ARCHITECT - DANIEL RITCHE AR95253

ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM00

10/21/2020 10:22:45 AM DAN RITCHE



1

3017 FLAMINGO DRIVE (SUBJECT PROPERTY) 2020-08-20



2

3017 FLAMINGO DRIVE (SUBJECT PROPERTY) 2020-08-20



3

3005 FLAMINGO DRIVE 2020-08-20



4

2995 FLAMINGO DRIVE 2020-08-20



5

2979 FLAMINGO DRIVE 2020-08-20



6

2957 FLAMINGO DRIVE 2020-08-20

SIGNATURE

BY ARCHITECT

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LANDSCAPE	PLF ENGINEERS	954 583 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 000 0000
LIGHTING DESIGN		305 000 0000
POOL DESIGN		305 000 0000

SEALING ARCHITECT - DANIEL RITCHIE AR95253


ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM01





D \ VICE

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	
LANDSCAPE		305 800 0000
STRUCTURE	PEY-ENG ENGINEERS	954 593 3231
MEP	REYES-GALVAN ENGINEERS	305 864 9928
LIGHTING DESIGN		305 800 0000
LOW VOLTAGE DESIGN		305 800 0000
POOL DESIGN		305 800 0000

SEALING ARCHITECT DANIEL RITCHIE AR95253

ISSUED 2020 08 05

REVISED

SCALE

NO SCALE

DESIGNATION

NEIGHBORHOOD

×

IM02



The image shows a portion of an architectural drawing, specifically a building facade with a large, stylized 'X' logo. Below the logo is a table with two columns: 'CLIENT' and 'NAME (WITH/HELD)'. The table lists various services and their corresponding fees. To the right of the table, there is a section titled 'ISSUED' with a date '2020 08 05'. Below this, there is a section titled 'REVISED'. At the bottom right, there is a large, bold, black 'X' logo.

CLIENT	NAME (WITH/HELD)
LANDSCAPE	395 000 0000
STRUCTURE	950 533 3337
MEP	REYES-GAYLAN ENGINEERS 395 864 9928
LIGHTING DESIGN	395 000 0000
LOW VOLTAGE DESIGN	395 000 0000
POOL DESIGN	395 000 0000

ISSUED 2020 08 05

REVISED

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

DESIGNATION NEIGHBORHOOD

IM03



[illegible]



7

FRONT ELEVATION - SOUTH CORNER 2020-08-20



P2

PANORAMA - AT COURTYARD 2020-08-20



8

ELECTRICAL HAZARD - MAIN ENTRY FOUNTAIN 2020-08-20



P3

PANORAMA - COURTYARD (EAST AND SOUTH FACADES) 2020-08-20



9

ACCRETIVE ROOFING - REAR NE CORNER 2020-08-20



10

ACCRETIVE PERIOD CONSTRUCTION - REAR NE CORNER 2020-08-20

SIGNATURE

BY ARCHITECT

D \ VICE

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140	
CLIENT	(NAME WITHHELD)
LANDSCAPE	305 000 0000
STRUCTURE	PLF ENGINEERS 954 583 3237
MEP	REYES-GAVILAN ENGINEERS 305 846 9928
LIGHTING DESIGN	305 000 0000
LOW VOLTAGE DESIGN	305 000 0000
POOL DESIGN	305 000 0000
SEALING ARCHITECT - DANIEL RITCHIE AR95253	

ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PICS

IM06



P4 PANORAMA - AT POOL TOWARD NORTH PROPERTY 2020-08-20



P5 PANORAMA - TOWARD REAR FACADE 2020-08-20



P6 PANORAMA - TOWARD WATERWAY 2020-08-20



P7 PANORAMA - TOWARD REAR OF HOUSE FROM DOCK 2020-08-20



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	305 000 0000
LANDSCAPE	PLF ENGINEERS	954 533 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 000 0000
LIGHTING DESIGN		305 000 0000
POOL DESIGN		305 000 0000

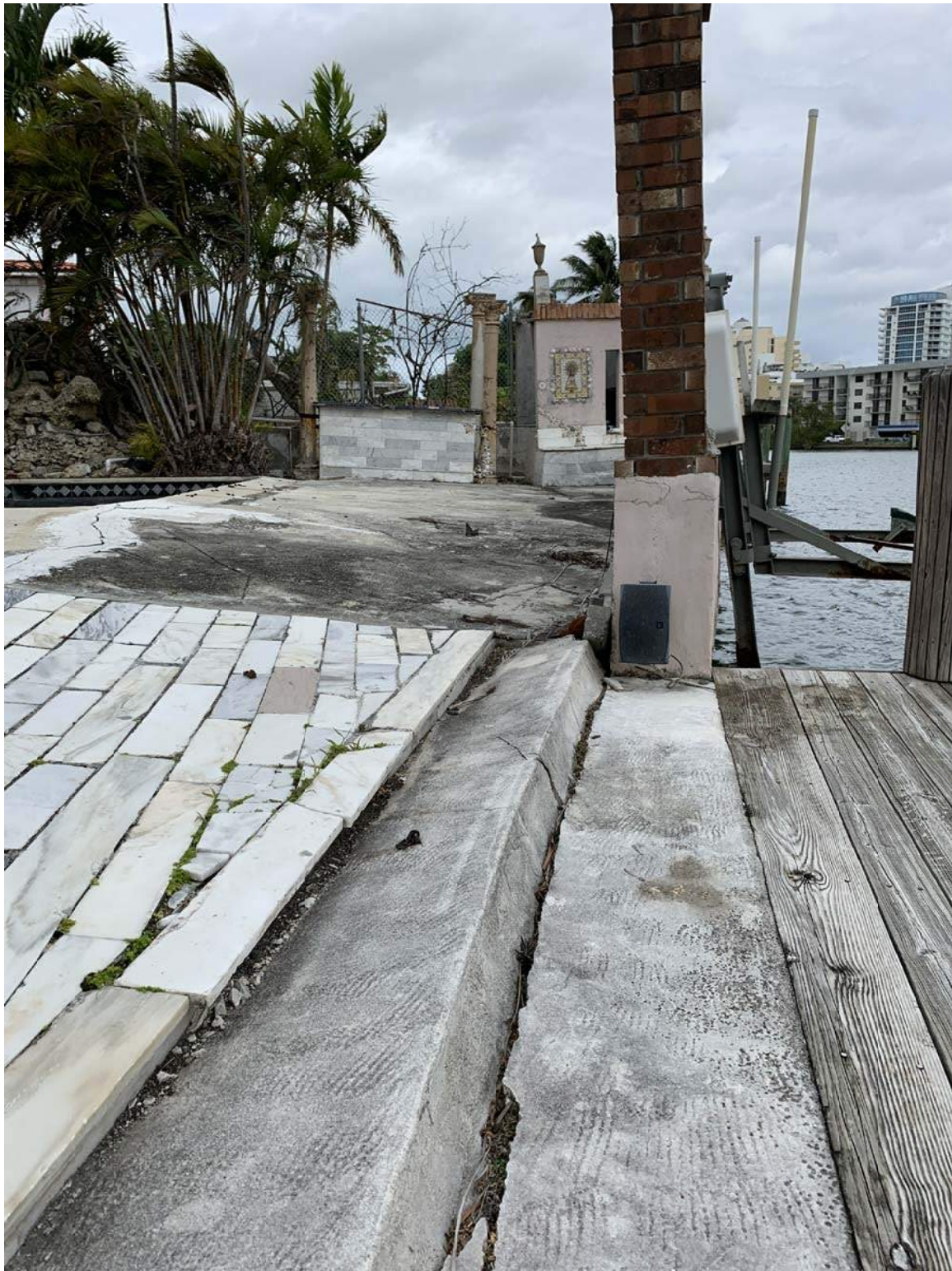
SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PICS

IM07



11 SEAWALL - DILAPIDATION AT DOCK 2020-08-20



12 DILAPIDATED, NON-COMPLIANT ACCESSORIES IN REAR 2020-08-20




13 DILAPIDATED DECK AND SUNKEN FOUNDATIONS - SE CORNER 2020-08-20



14 VIEW TOWARDS SE CORNER 2020-08-20



15 VIEW TOWARD NE CORNER 2020-08-20



DEVICE

DESIGN STUDIO

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SEALING ARCHITECT - DANIEL RITCHIE AR95253

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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	(NAME WITHHELD)	305 900 0000
LANDSCAPE	PLF ENGINEERS	954 583 3237
STRUCTURE	REYES-GAVILAN ENGINEERS	305 846 9928
MEP		305 900 0000
LIGHTING DESIGN		305 900 0000
LOW VOLTAGE DESIGN		305 900 0000
POOL DESIGN		305 900 0000

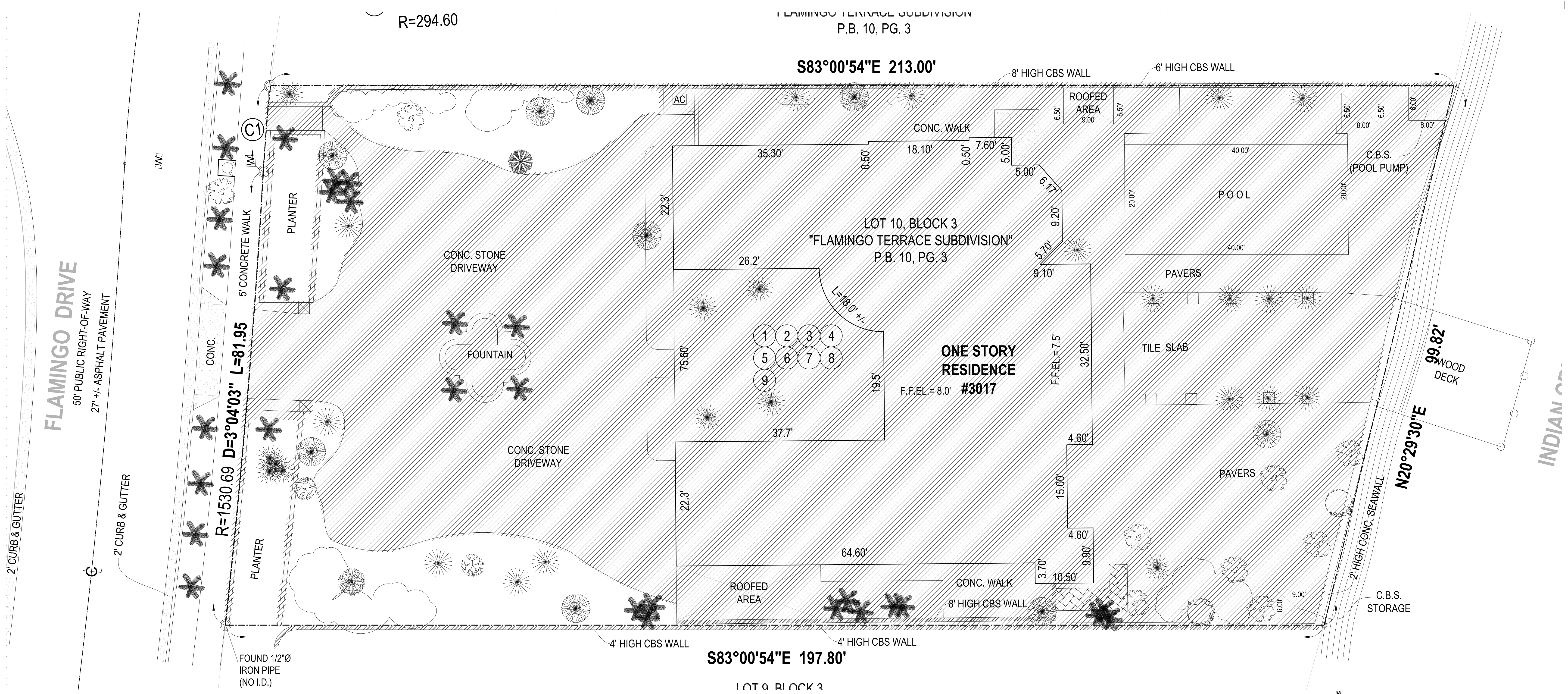
ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PICS

IM08

12/21/2020 9:53:18 AM DAN RITCHIE



DEMOLITION PLAN LEGEND	
	EXISTING STRUCTURE / ELEMENT TO REMAIN
	EXISTING STRUCTURE / ELEMENT TO BE REMOVED
MARK	DESCRIPTION
1	CONTRACTOR TO REVIEW EXTENTS OF HATCHED AREA AND TAKE CARE TO VERIFY INTENDED LIMITS OF DEMOLITION
2	CONTRACTOR TO REVIEW LANDSCAPE DRAWINGS FOR ANY TREE DISPOSITION INSTRUCTIONS
3	REMOVE <u>ALL</u> EXISTING HOUSE STRUCTURE, INCLUDING WALLS, SLABS, ROOF, AND FOUNDATIONS
4	REMOVE <u>ALL</u> EXISTING CONCRETE SITE FEATURES, FOUNTAINS AND STRUCTURES AND FOUNDATIONS.
5	REMOVE <u>ALL</u> EXISTING SITE PAVERS, TILES, AND SLABS (AND ASSOCIATED FOUNDATIONS).
6	REMOVE <u>ALL</u> EXISTING SITE WALLS / FENCES (AND ASSOCIATED FOUNDATIONS) THAT OCCUR <u>WITHIN</u> PROPERTY LINE BOUNDARIES.
7	CAP <u>ALL</u> UTILITIES WHERE FOUND, CAP ANY GAS LINE BACK TO SOURCE
8	REMOVE <u>ALL</u> EXISTING POOL STRUCTURE AND FOUNDATION
9	REMOVE <u>ALL</u> EXISTING SITE APPLIANCES AND PLUMBING.

DEMOLITION GENERAL NOTES	
1.	CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS DISPOSAL AND TRAFFICKING OFF OF SITE.
2.	CONTRACTOR TO <u>FIELD VERIFY ALL EXISTING CONDITIONS PRIOR</u> TO DEMOLITION AND INFORM THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3.	CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY DURING DEMOLITION, AND VERIFYING STRUCTURAL INTEGRITY OF EXISTING CONDITIONS AND PROVIDING ADEQUATE BRACING AND SHORING WHERE REQUIRED.
4.	CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE AND ACQUIRING ALL NECESSARY PERMITS WITH THE CITY OF MIAMI BEACH TO EXECUTE DEMOLITION IN A TIMELY AND SAFE MANNER.
5.	CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION DUST, DEBRIS, AND NOISE MITIGATION, AS MAY BE REQUIRED BY THE CITY OF MIAMI BEACH.
6.	OWNER SHALL MAKE FINAL DETERMINATION WHETHER ANY EXISTING MATERIALS MIGHT BE RE-USED ON NEW PROJECT (RE: CORAL STONE SLABS, PAVERS, ETC.).
7.	HOUSE SHALL NOT BE OCCUPIED DURING DEMOLITION NOR CONSTRUCTION.
8.	EGRESS SHALL REMAIN FREE AND CLEAR AT <u>ALL</u> TIMES.

CLIENT: (NAME WITHHELD)
LANDSCAPE: PLF ENGINEERS
STRUCTURE: PLF ENGINEERS
MEP: REYES-GAVILAN ENGINEERS
LIGHTING DESIGN: —
LOW VOLTAGE DESIGN: —
POOL DESIGN: —

3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

SEALING ARCHITECT: DANIEL RITCHE AR95253

ISSUED 2021 01 29

REVISED

SCALE 1/8"=1'

DESIGNATION DEMO SITE PLAN

D100

1/26/2021 4:38:37 PM DAN RITCHE