



P1 PANORAMA - AT FRONT ENTRY 2020-08-20



1 FRONT OF HOUSE - DIFFERENT PERIOD CONSTRUCTION (SOUTH SIDE) 2020-08-20



2 FRONT - COURTYARD ENTRY 2020-08-20



3 FRONT OF HOUSE - DIFFERENT PERIOD CONSTRUCTION (NORTH SIDE) 2020-08-20



4 NORTH SITE WALL - PERIOD CONSTRUCTION 2020-08-20



5 DILAPIDATED, NON-COMPLIANT ACCESSORY IN REAR 2020-08-20



6 NORTH ELEVATION - DILAPIDATION 2020-08-20



PHOTO KEY PLAN



Digitally signed
by Daniel Ritchie
Date: 2021.08.08
14:39:34 -04'00'



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140	
CLIENT	(NAME WITHHELD)
LANDSCAPE	PLF ENGINEERS 305.900.0000
STRUCTURE	REYES-GAVILAN ENGINEERS 305.846.9928
MEP	305.900.0000
LOW VOLTAGE DESIGN	305.900.0000
POOL DESIGN	305.900.0000
SEALING ARCHITECT - DANIEL RITCHIE AR95253	

ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PICS

IM05



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

DESIGN STUDIO

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

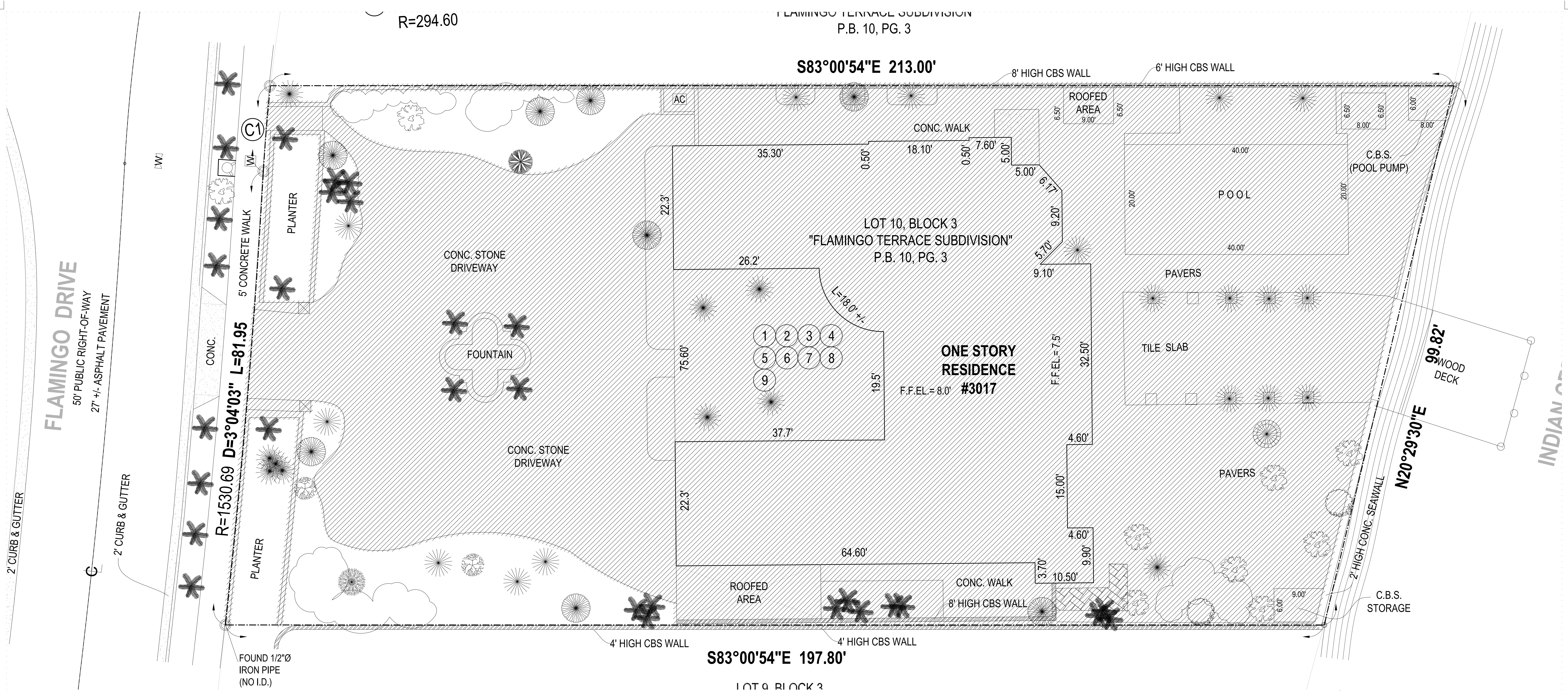
SEALING ARCHITECT - DANIEL RITCHIE AR95253

ISSUED 2020 08 05

REVISED

SCALE
NO SCALE
DESIGNATION
SITE PICS

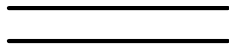
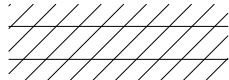
IM07





1X P

SITE PLAN
1/8 SCALE

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 ALL 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 FIELD VERIFY ALL EXISTING CONDITIONS PRIOR 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 ALL TIMES.



DESIGN STUDIO
610 733 4286 MADE @ DVICEINC.COM

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 RITCHIE AR95253

ISSUED 2021 01 29

REVISED

SCALE
1/8"=1'
DESIGNATION
DEMO SITE PLAN

D100

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3017 FLAMINGO DRIVE		
2	Folio number(s):	02-3226-002-0230		
3	Board and file numbers :	DRB21-0639		
4	Year built:	1936/71/75/77/92/11	Zoning District:	RS-3
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	6.50' NGVD
6	Adjusted grade (Flood+Grade/2):	7.25' NGVD	Free board:	+3.00' NGVD
7	Lot Area:	19,907 sf		
8	Lot width:	97'4"	Lot Depth:	206'5"
9	Max Lot Coverage SF and %:	5,972 sf (30%)	Proposed Lot Coverage SF and %:	5,638 sf (28.3%)
10	Existing Lot Coverage SF and %:	4,846 sf (24.3%)	Lot coverage deducted (garage-storage) SF:	500 sf
11	Front Yard Open Space SF and %:	1,728 sf (89 %)	Rear Yard Open Space SF and %:	2,384 sf (77%)
12	Max Unit Size SF and %:	9,954 sf (50%)	Proposed Unit Size SF and %:	8,474 sf (42.5%)
13	Existing First Floor Unit Size:	4,687 sf	Proposed First Floor Unit Size:	4,525 sf
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24' HT RS-3		28'-0" (2-story flat)	+4 feet
18	Setbacks:				
19	Front First level:	20'-0"		20'-3"	
20	Front Second level:	40'-0"		55'-1.5"	
21	Side 1:	12'-2"		13'-0.5"	
22	Side 2 or (facing street):	12'-2"		12'-11.5"	
23	Rear:	31'-0"		34'-1.5"	
	Accessory Structure Side 1:	7'-6"		8'-1"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	15'-0"		15'-8"	
26	Sum of Side yard :	24'-4" (25% lot width)		26'-0" (27% lot width)	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format



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5048/5050 NORTH BAY ROAD, MIAMI BEACH, FL 33140

CLIENT	5048/5050 NORTH BAY TRUST, LLC
LANDSCAPE	395 000 0000
STRUCTURE	PLF ENGINEERS 954 533 3237
MEP	GUSTAVO SOLANO, PE 305 665 6551
LIGHTING DESIGN	395 000 0000
LOW VOLTAGE DESIGN	395 000 0000
POOL DESIGN	395 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 01 29

SCALE
NO SCALE
DESIGNATION
ZONING DATA

A101

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3017 FLAMINGO DRIVE		
2	Folio number(s):	02-3226-002-0230		
3	Board and file numbers :	DRB21-0639		
4	Year built:	1936/71/75/77/92/11	Zoning District:	RS-3
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	6.50' NGVD
6	Adjusted grade (Flood+Grade/2):	7.25' NGVD	Free board:	+3.00' NGVD
7	Lot Area:	19,907 sf		
8	Lot width:	97'4"	Lot Depth:	206'5"
9	Max Lot Coverage SF and %:	5,972 sf (30%)	Proposed Lot Coverage SF and %:	5,638 sf (28.3%)
10	Existing Lot Coverage SF and %:	4,846 sf (24.3%)	Lot coverage deducted (garage-storage) SF:	500 sf
11	Front Yard Open Space SF and %:	1,728 sf (89 %)	Rear Yard Open Space SF and %:	2,384 sf (77%)
12	Max Unit Size SF and %:	9,954 sf (50%)	Proposed Unit Size SF and %:	8,462 sf (42.5%)
13	Existing First Floor Unit Size:	4,687 sf	Proposed First Floor Unit Size:	4,525 sf
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	3937 sf
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	885 sf (22.5%)

		Required	Existing	Proposed	Deficiencies
17	Height:	24' HT RS-3		28'-0" (2-story flat)	+4 feet
18	Setbacks:				
19	Front First level:	20'-0"		20'-3"	
20	Front Second level:	40'-0"		55'-1.5"	
21	Side 1:	11'-6"		13'-0.5"	
22	Side 2 or (facing street):	12'-10"		12'-11.5"	
23	Rear:	31'-0"		34'-1.5"	
	Accessory Structure Side 1:	7'-6"		8'-1"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	15'-0"		15'-8"	
26	Sum of Side yard :	24'-4" (25% lot width)		26'-0" (27% lot width)	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format



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3017 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

CLIENT	NAME WITHHELD	
LANDSCAPE	ALL LANDSCAPE DATA	305 393 7059
STRUCTURE	PLF ENGINEERS	954 530 3237
MEP	REYES-GAYLAN ENGINEERS	305 846 9928
LIGHTING DESIGN		305 000 0000
LOW VOLTAGE DESIGN	ACOUSTIC ARCHITECTS	305 925 0676
POOL DESIGN		305 000 0000

SEALING ARCHITECT : DANIEL RITCHIE AR95253

REVISED ISSUED 2021 05 04

SCALE
NO SCALE
DESIGNATION
ZONING DATA

A101