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7300 TROUVILLE ESPLANADE TOWNHOUSES

DESIGN REVIEW BOARD - MIAMI BEACH

FINAL SUBMITTAL

PLAN NUMBER: DRB21-0721

DATE: 09/07/2021



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DESIGN REVIEW BOARD FINAL SUBMITTAL
 5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
 MIAMI BEACH FL 33141

COVER SHEET & DRAWINGS INDEX

DATE:
 09/07/2021

A0-00

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by Aniano J
Garcia
Date: 2021.07.29
21:05:21 -04'00'

Flood Plain Information:
Flood Zone: AE; Base Flood: 8.0 ft;
Panel No: 12086C0307L, effective
09-11-2009; Community Name / No:
City of Miami Beach / 120651

Reference Bench Marks:
County BM # NU-313 USCG,
Elev=3.75 ft & A-24, Elev=5.98 ft,
NGVD 1929

There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

Due to their nature, tree location and dimension are approximate

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Rights, if any, affecting the property. This Survey is subject to dedications, limitations, restrictions, reservations or easements of record. Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footings and/or foundations and/or underground improvements of any nature; If shown Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetical Vertical Datum of 1929 (NGVD 1929)

Date of Field Work	05-20-2021
--------------------	------------

Aniano J. Garcia PLSM 5105

Not valid without the signature
and the original raised seal
of a Florida licensed surveyor
and mapper

For:
Pampa Sunbelt 1 LLC; Gary
Silberman, P.A.; Fidelity National
Title Insurance Company

Order No 21-0212

A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BB = Black Corner; BM = Bench mark; BOB = Basis Of Bearings; (C) = Calculated Dimensional CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CH9 = Chord Bearing; CI = Clear; CML = City Monument Line; OME = Onsite Measurement; DCE = Drainage Easement; DMF = Drains & Maintenance Easement; DR = Drive; E = East; EE = Elevation; ENCL = Enclosure; ETG = Electric Transmittance; FCH = Foundation Footing; FRD = Found Iron Rod; LFE = Finished Floor Level; PH = Hydrant Point; RCD = Road Right-of-Way; FN = Foundation; GFCU = Gas Fuel Control Unit; MAINT = Maintenance; MFL = Mechanical Floor Level; PLE = Pole Location; PM = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NOB 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Easements; OH = Over Hang; ORP = Official Record Book; O/S Off Set; PB = Plot Book; PC = Point of Curvature; FCC = Point of Compound Curve; PRS = Professional Land Surveyor and Mapper; POB = Point of Beginning; POS = Point of Commencement; PRC = Point of Reverse Curve; PRM = Permanent Reference Monument; PT = Point of Tangency; RT = Radius(R); RCS = Recorded Dimension; RISL = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right of Way; Sea = Seawall; T = Tangent; S = South; SI = Sign Support; SIP = Sign Post With Cap Stamped FL5 5105; UE = Utility Easement; ULS = Utility Lines; UNID = Unidentified Wood Pole; W = Water Meter; WW = Water Well; Y = Yellow Flag; Z = Zone

Angle: ° = Degrees; @ = Existing Elevation; : Minutes; Seconds: " = Wood Fence; Unless otherwise noted, found markers had no identification.

LEGEND AND ABBREVIATIONS

A = Air Length; AC = Air Conditioner; ACh = Anchor; EAS = Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis of Bearings (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Face Wall; CH = Chord Length; CHR = Chord Bearing; C = Clear; CML = Crty Monument Line; CME = Cantor Measure; CMG = Concrete DME = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; ESF = East Footing; ESW = Eastern Sidesheet; ETL = Electric Transformer; FDI = Fire Drill Hole; FID = Found Iron Rod; FIC = Finished Floor; FFC = Finished Floor; FH = Fire Hydrant; FIP = Fire Pipe; FN = Foundation; FO = Fence; FM = Foundation; FL = Flag Pole; FS = Floor Surface; FE = Floor Elevation; FP = Fire Pole; (M) = Measured Dimension; ME = Maintenance Easement; MDN = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NIS = Not To Scale; OE = Overhead Cable; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pn = Plot Book; PC = Point of Curvature; FCC = Point of Compound Curvature; POB = Point of Beginning; POP = Point of Commencement; PRC = Point of Reverse Curve; PRM = Permanent Reference Monument; PT = Point of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Right of Way; RW = Right of Way; Sec = Section; T = Tangent; S = South; SS = Set Iron Pipe With Cop Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UN = Unidentified; W = Water; WE = Water Entry; W/L = Width; Yr = Year; Z = Zone; Δ = Angle; Ø = Diameter; ΔDD = Excluding Elevation; - Minutes; -- Seconds; ~ Wood Fence; Link otherwise noted, found markers had no identification.

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PROPERTY SURVEY

DATE:
09/07/2021

A0-01

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	7300 Trouville Esplanade, Miami Beach 33141		
2	Board and file numbers :	DRB21-0721		
3	Folio number(s):	02-3210-010-0340		
4	Year constructed:	1949	Zoning District:	RM-1 MULTI-FAMILY, LOW DENSITY
5	Based Flood Elevation:	AE +8 FT NGVD	Grade value in NGVD:	3.94 NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	10,524
7	Lot width:	146.61'	Lot Depth:	72.70'
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing use:	SINGLE FAMILY RESIDENCE	Proposed use:	MULTI FAMILY RESIDENCE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'		50'	
11	Number of Stories		1	5	
12	FAR	13,155.00 SF		13,154.45 SF	
13	Gross square footage			21,020.80 SF	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		5	
16	Number of units Hotel	N/A		N/A	
17	Number of seats	N/A		N/A	
18	Occupancy load	N/A		N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'		N/A	
20	Side Setback:	10' or 8% of lot width		N/A	
21	Side Setback:	10' or 8% of lot width		N/A	
22	Side Setback facing street:	10' or 8% of lot width		N/A	
23	Rear Setback:	10% Lot depth		N/A	
	At Grade Parking:				
24	Front Setback:	20'		11'-9"	VARIANCE REQUEST
25	Side Setback:	10' or 8% of lot width		14'-11 1/2" (20.5%)	
26	Side Setback:	10' or 8% of lot width		N/A	
27	Side Setback facing street:	10' or 8% of lot width		18'-2" (25%)	
28	Rear Setback:	10% Lot depth		18'-6-1/2" (12.6%)	
	Pedestal:				
29	Front Setback:	20'		11'-9"	VARIANCE REQUEST
30	Side Setback:	10' or 8% of lot width		14'-11 1/2" (20.5%)	
31	Side Setback:	10' or 8% of lot width		N/A	
32	Side Setback facing street:	10' or 8% of lot width		18'-2" (25%)	
33	Rear Setback:	10% Lot depth		18'-6-1/2" (12.6%)	
	Tower:				
34	Front Setback:			N/A	
35	Side Setback:			N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:			N/A	
37	Side Setback facing street:			N/A	
38	Rear Setback:			N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1			
40	Total # of parking spaces	10		10	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A		N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A		N/A	
43	Parking Space Dimensions	8'6"X 18'-0"		8'6"X 18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)			90 Deg, Tandem	
45	ADA Spaces	N/A		N/A	
46	Tandem Spaces			5	
47	Drive aisle width	22'		N/A	
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection areas				
50	Number of racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats				
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)				
54	Total occupant content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

56	Is this a contributing building?	no
57	Located within a Local Historic District	no

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
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ZONING DATA SHEET

DATE:
09/07/2021

A0-02



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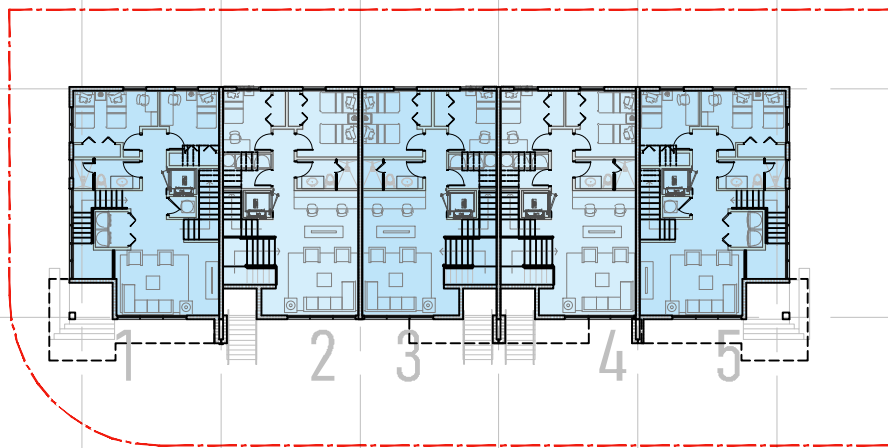
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CONTEXT LOCATION PLAN

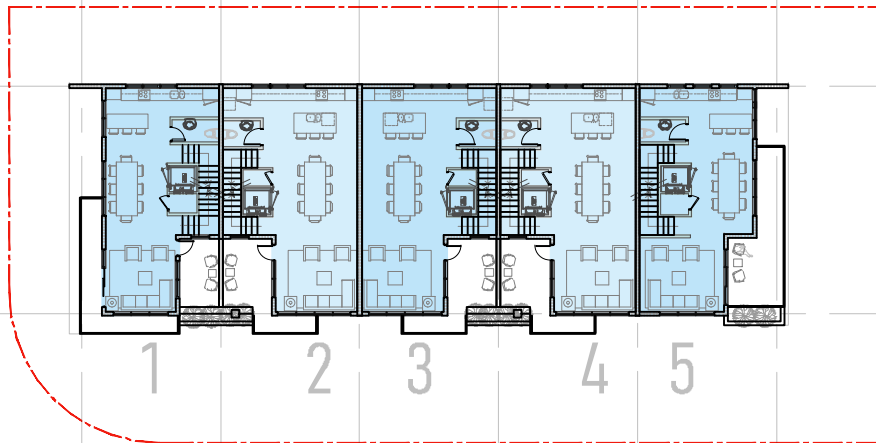
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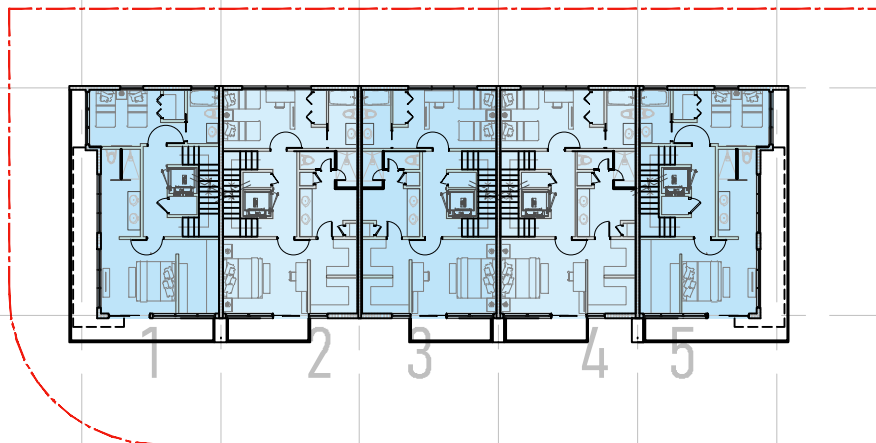
5 ROOFTOP LEVEL

SCALE: 1/32" = 1'-0"



4 3RD LEVEL

SCALE: 1/32" = 1'-0"

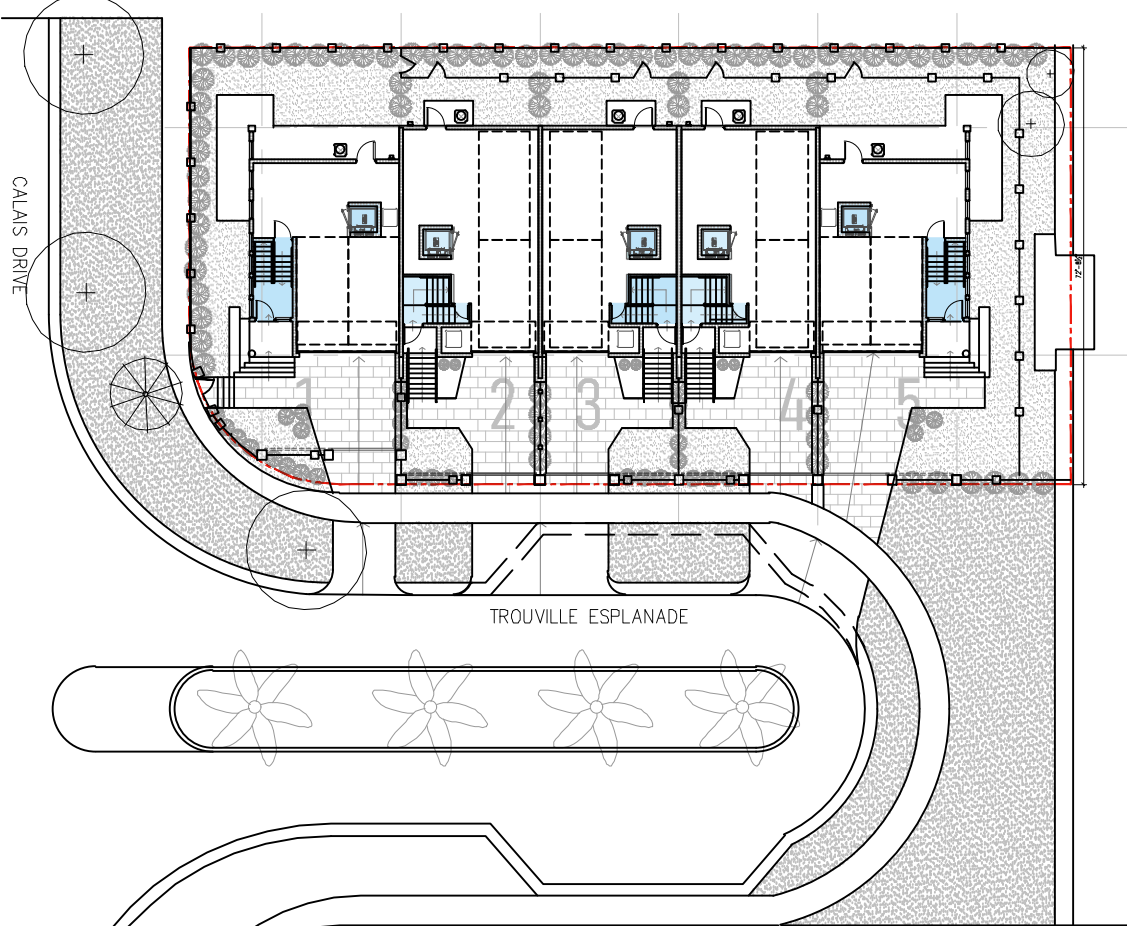


3 2ND LEVEL

SCALE: 1/32" = 1'-0"

2 FIRST LEVEL

SCALE: 1/32" = 1'-0"



1 GROUND LEVEL

SCALE: 1/32" = 1'-0"



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F.A.R. CALCULATION

TH	1	2	3	4	5
GROUND	128.70	100.20	100.20	100.20	128.70
1ST	932.32	864.09	864.09	864.09	932.32
2ND	815.82	894.48	894.48	894.48	815.80
3RD	678.76	785.26	785.26	785.26	704.92
RTOP	0.00	0.00	0.00	0.00	0.00
	2,555.60	2,644.03	2,644.03	2,644.03	2,581.74
Net (FAR)	13,069.43 SF				

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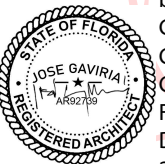
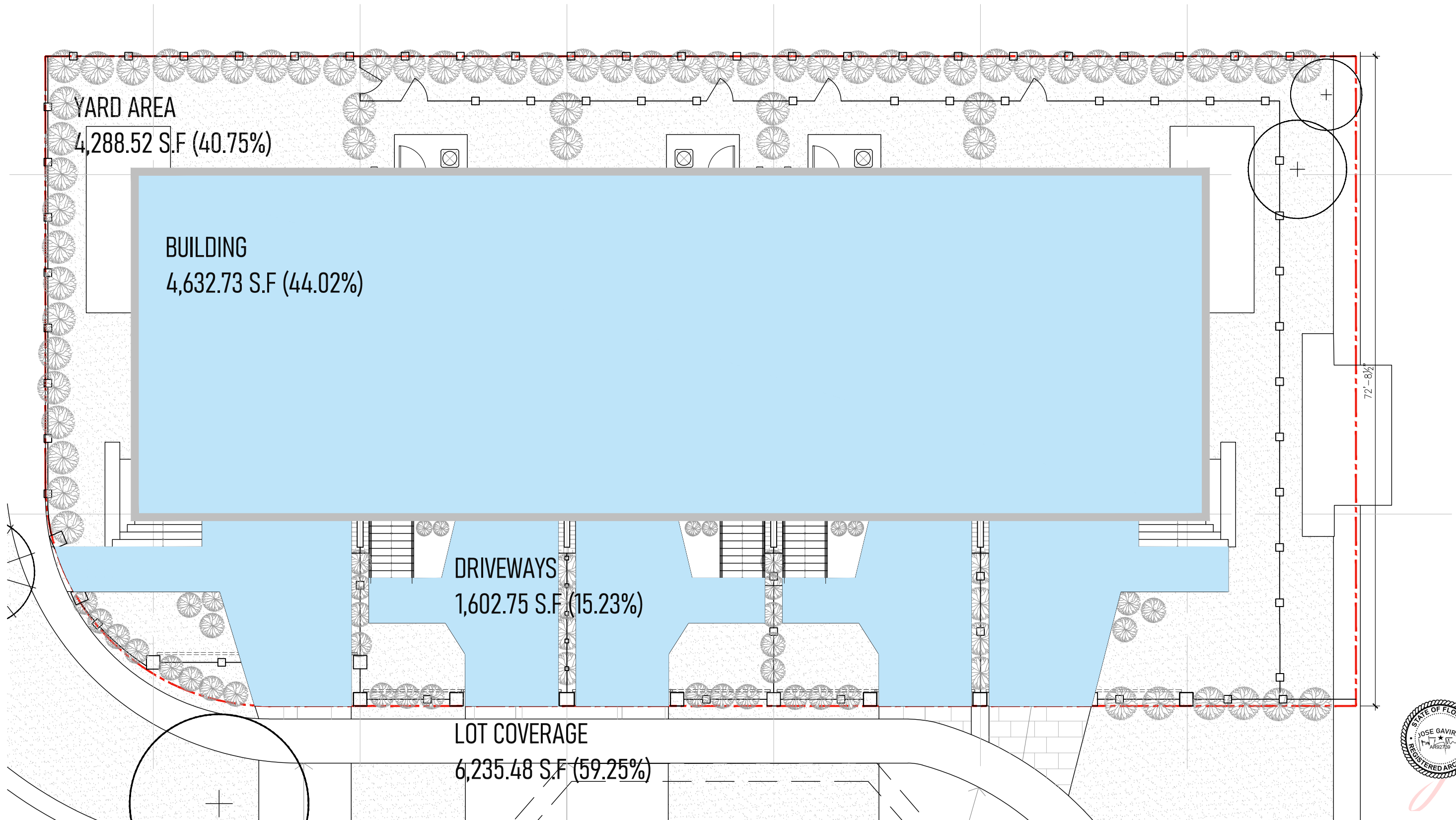
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F.A.R. CALCULATIONS

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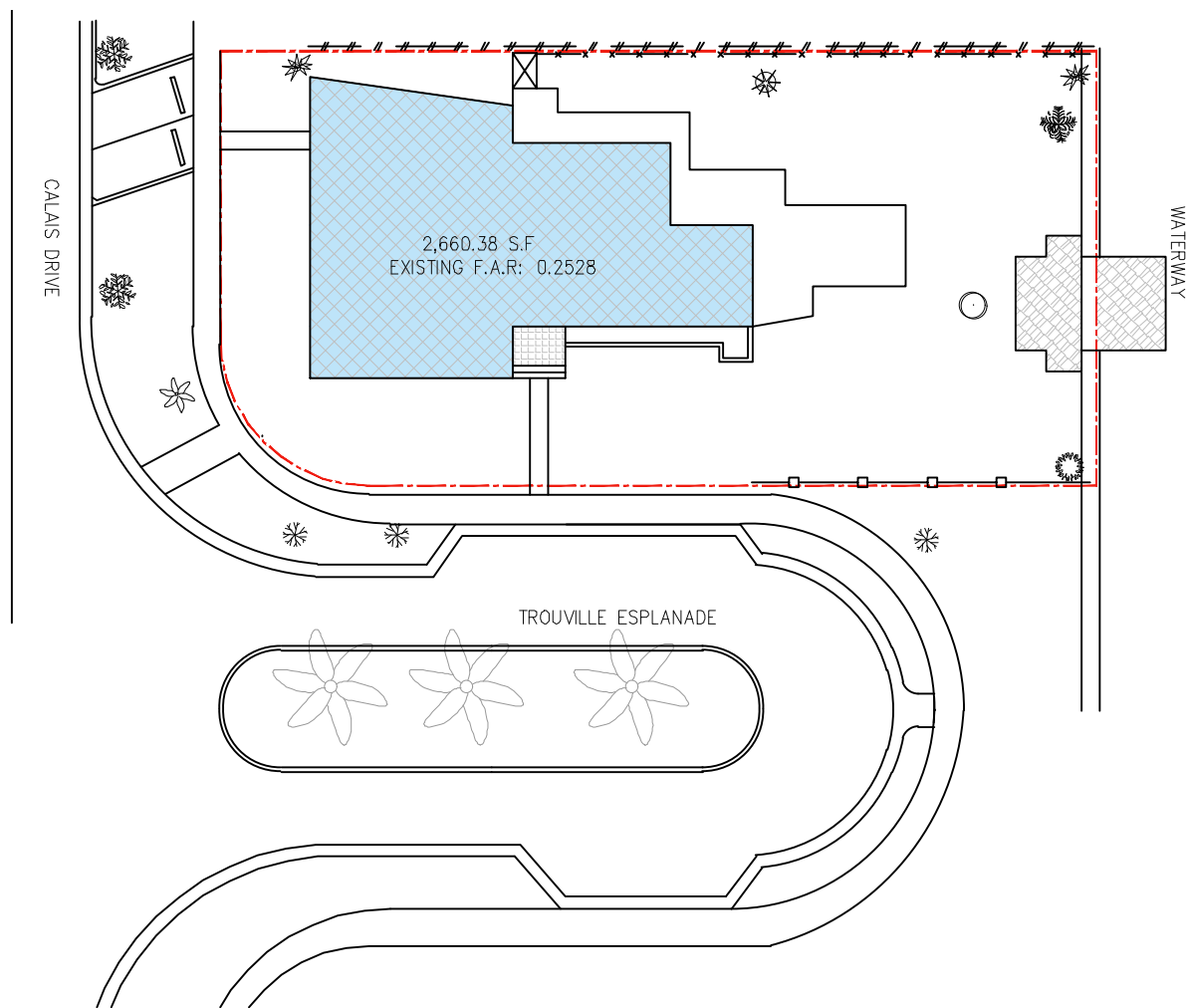
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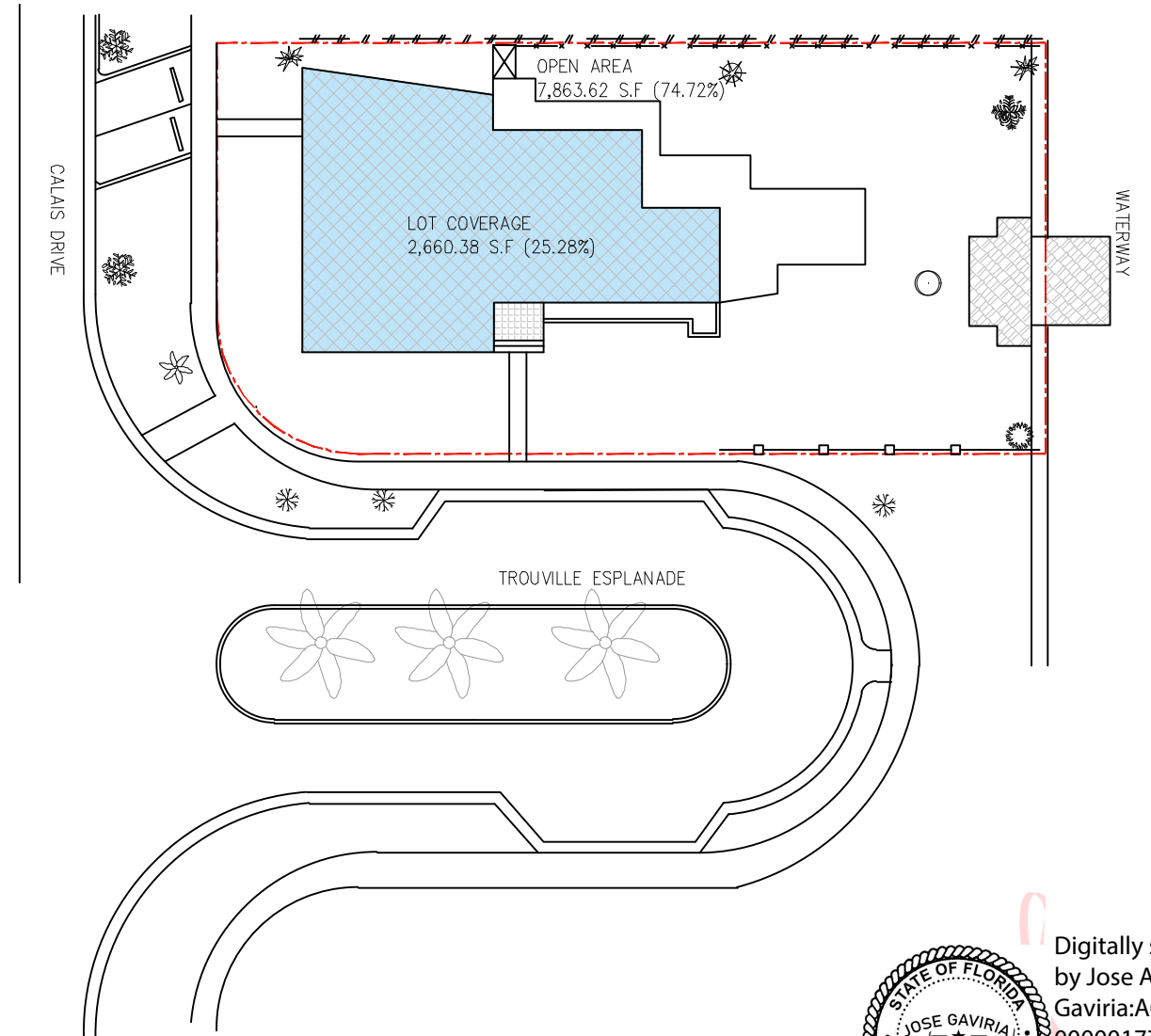
LOT COVERAGE

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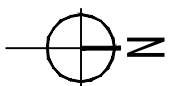
1 EXISTING F.A.R
SCALE: 1/32" = 1'-0"



2 EXISTING LOT COVERAGE
SCALE: 1/32" = 1'-0"



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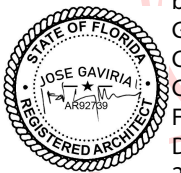
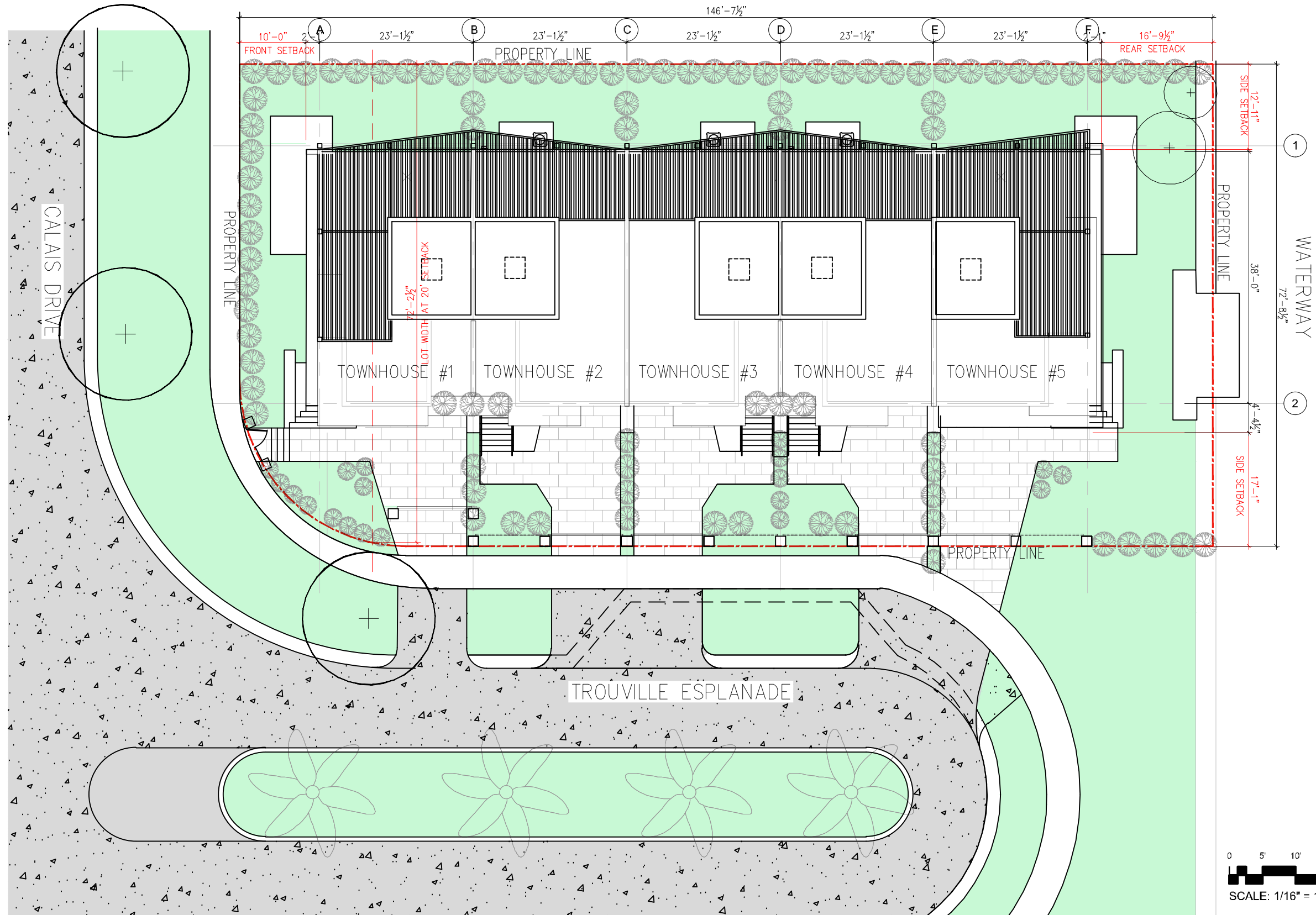
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EXISTING F.A.R & LOT COVERAGE

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MIAMI BEACH FL 33141

SITE PLAN

DATE:
09/07/2021

A0-07



1 7300 TROUVILLE ESPLANADE



2 7300 TROUVILLE ESPLANADE



3 7300 TROUVILLE ESPLANADE



4 7300 TROUVILLE ESPLANADE



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8 7300 TROUVILLE ESPLANADE

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PHOTOGRAPHS TAKEN 09/01/2021



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PROJECT SITE PHOTOGRAPHY

DATE:
09/07/2021

A0-08



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⑨ 1745 AMRSEILLE DR. ⑩ 1763 MARSEILLE DR. ⑪ 1760 MARSEILLE DR. ⑫ 1779 MARSEILLE DR. ⑬ 1785 MARSEILLE DR. ⑭ 1791 MARSEILLE DR. ⑮ 1797 MARSEILLE DR. ⑯ 1785-1795 MARSEILLE DR.
⑰ 1775 CALAIS DR. ⑱ 1765 CALAIS DR. ⑲ 1745 CALAIS DR. ⑳ 1725 CALAIS DR. ㉑ 1715 CALAIS DR.

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CONTEXT PHOTOGRAPHY

DATE:
09/07/2021

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① 1575 CALAIS DR.



② 1580 CALAIS DR.



③ 7215 TROUVILLE ESPL.



④ 1565 MARSEILLE DR.

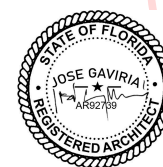


⑤ 7218 TROUVILLE ESPL.



⑥ 7222 TROUVILLE ESPL.

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CONTEXT PHOTOGRAPHY

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09/07/2021

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7 1725 MARSEILLE DR.



8 1735 MARSEILLE DR.



9 1745 MARSEILLE DR.



10 1763 MARSEILLE DR.



11 1760 MARSEILLE DR.



12 1779 MARSEILLE DR.

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5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
09/07/2021

A0-11



13 1785 MARSEILLE DR.



14 1791 MARSEILLE DR.



15 1797 MARSEILLE DR.



16 1785-1795 MARSEILLE DR.



17 1775 CALAIS DR.



18 1765 CALAIS DR.

PHOTOGRAPHS TAKEN 09/13/2021

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CONTEXT PHOTOGRAPHY

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A0-12



19 1745 CALAIS DR.



20 1725 CALAIS DR.



21 1715 CALAIS DR.

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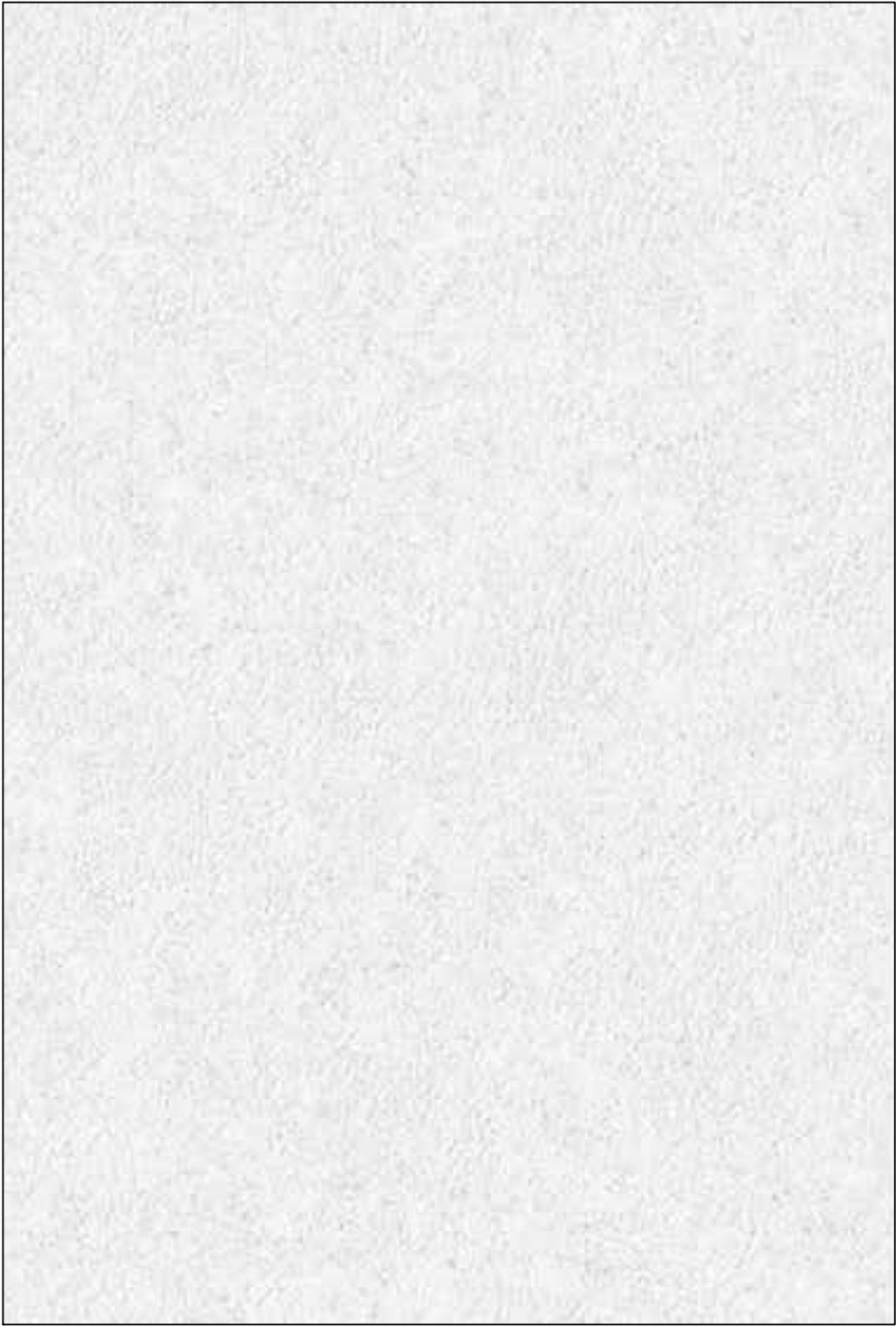
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CONTEXT PHOTOGRAPHY

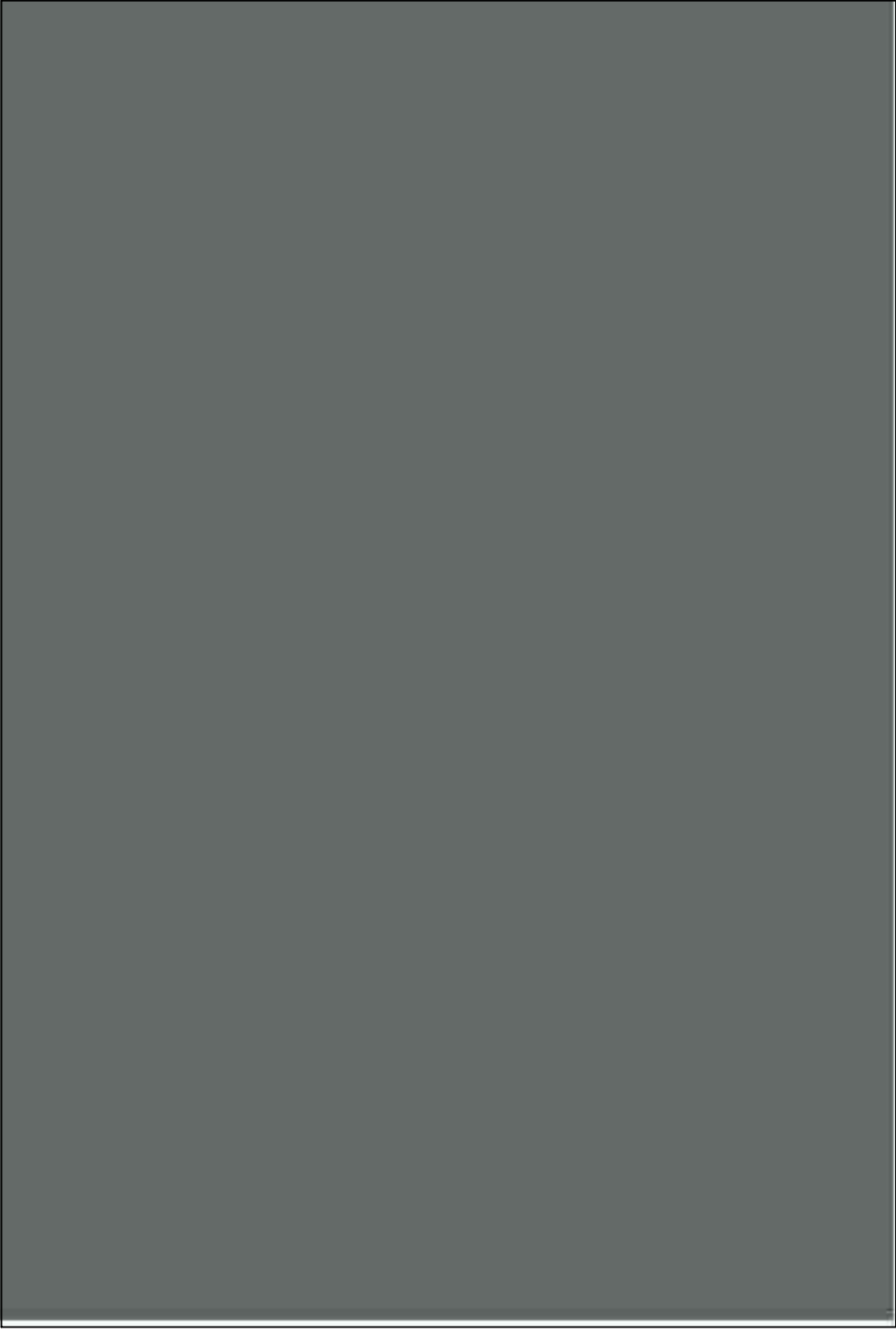
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09/07/2021

A0-13

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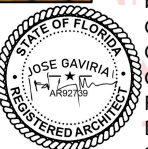
PT 101 WHITE STUCCO



PT 102 DARK GREY EPOXY



WD-101 WOOD SLATS (TEAK FINISH)



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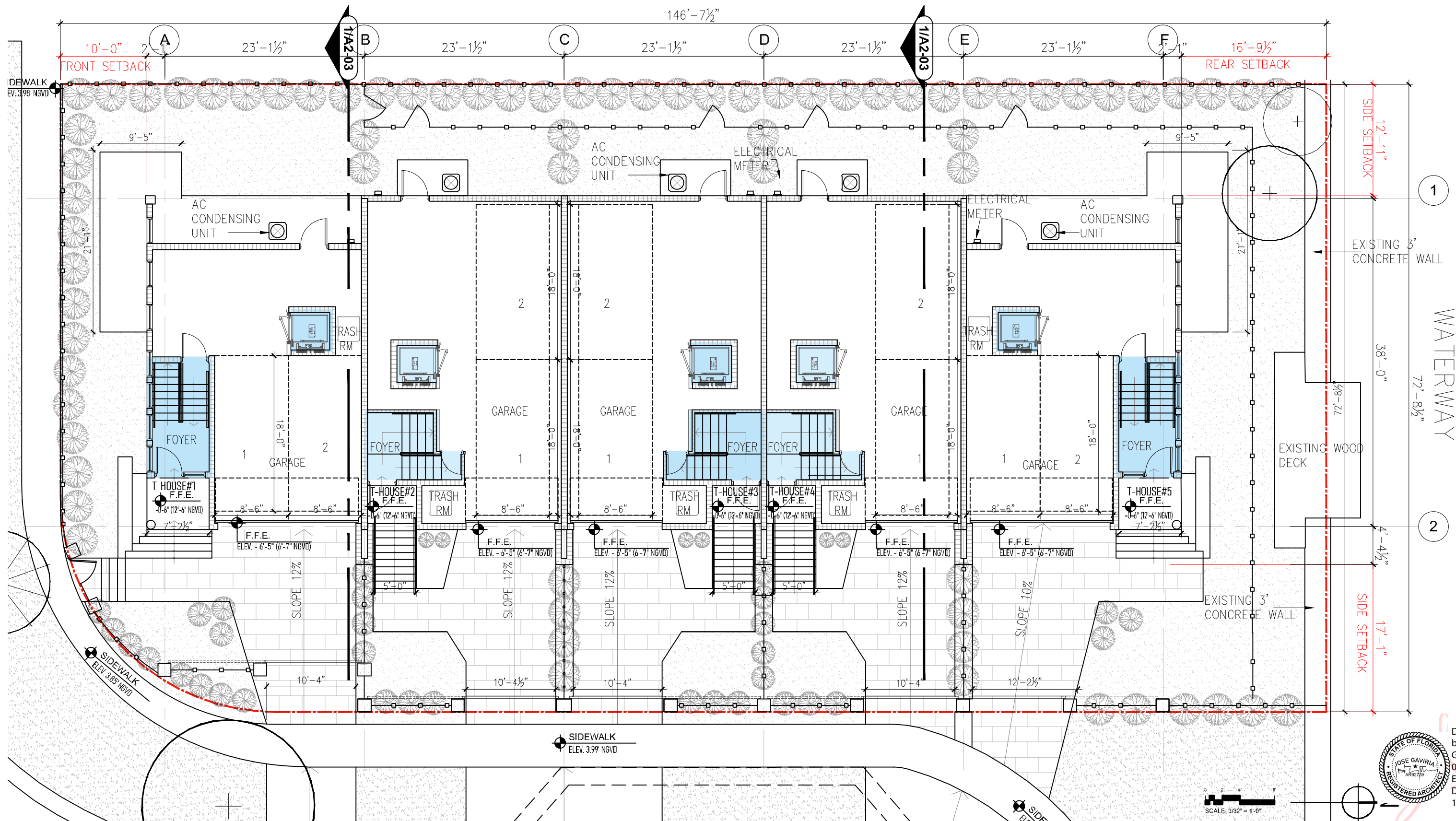
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MATERIALS

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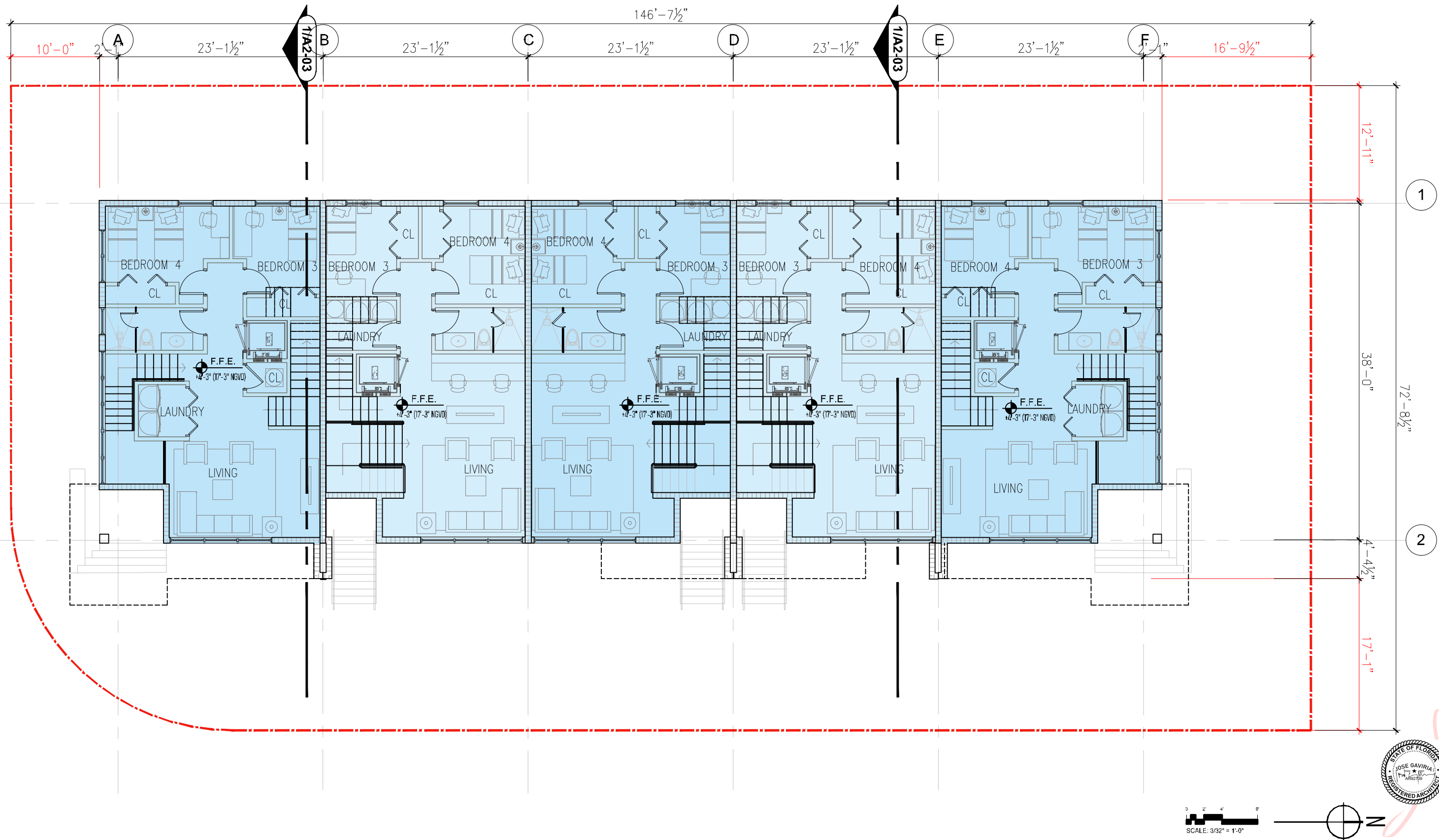
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GROUND LEVEL FLOOR PLAN

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A1-01



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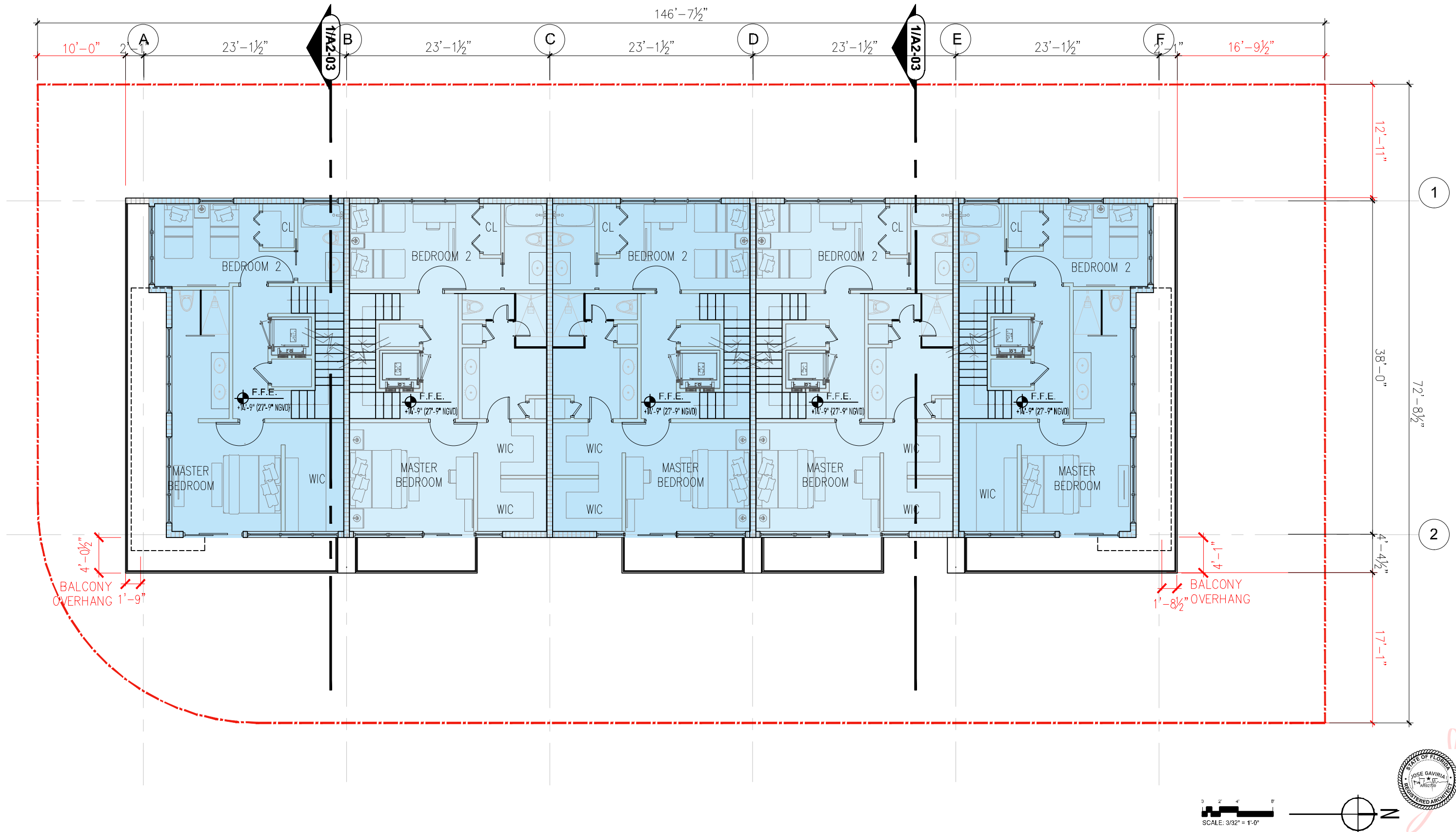
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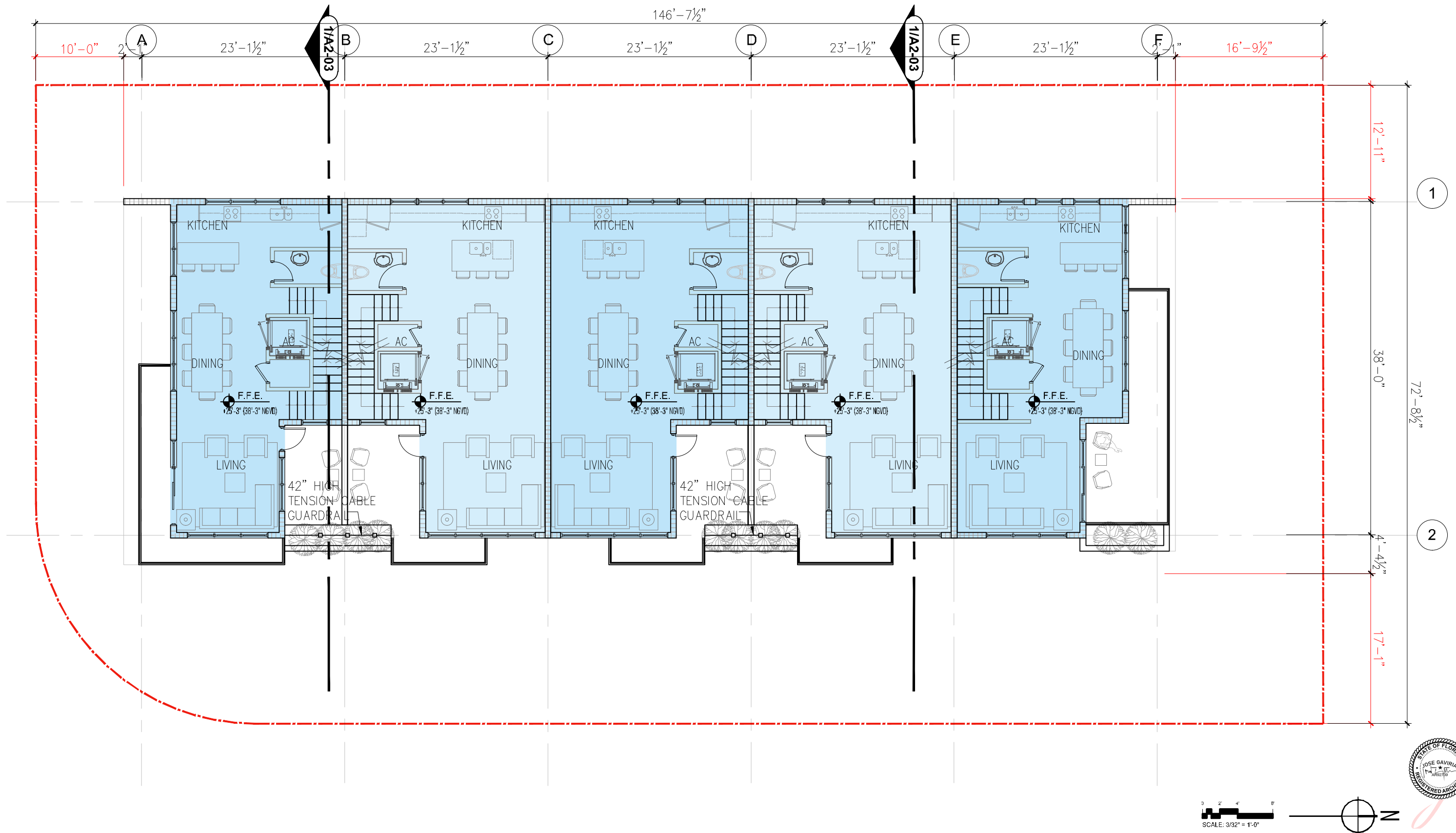
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1ST LEVEL FLOOR PLAN

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A1-02





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 STATE OF FLORIDA
 JOSE GAVIRIA
 ARCHITECT
 REGISTERED ARCHITECT

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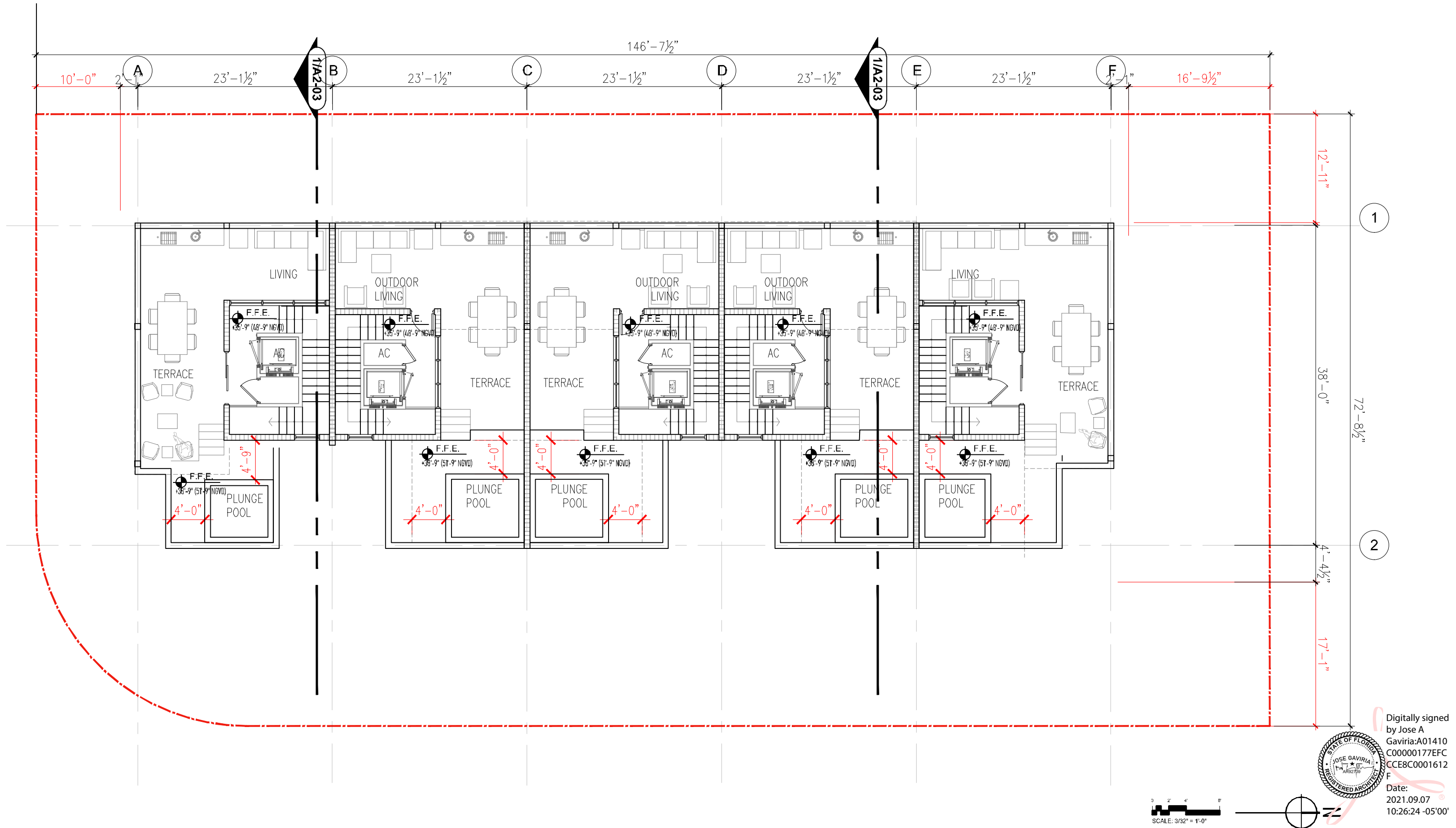
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3RD LEVEL FLOOR PLAN

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A1-04



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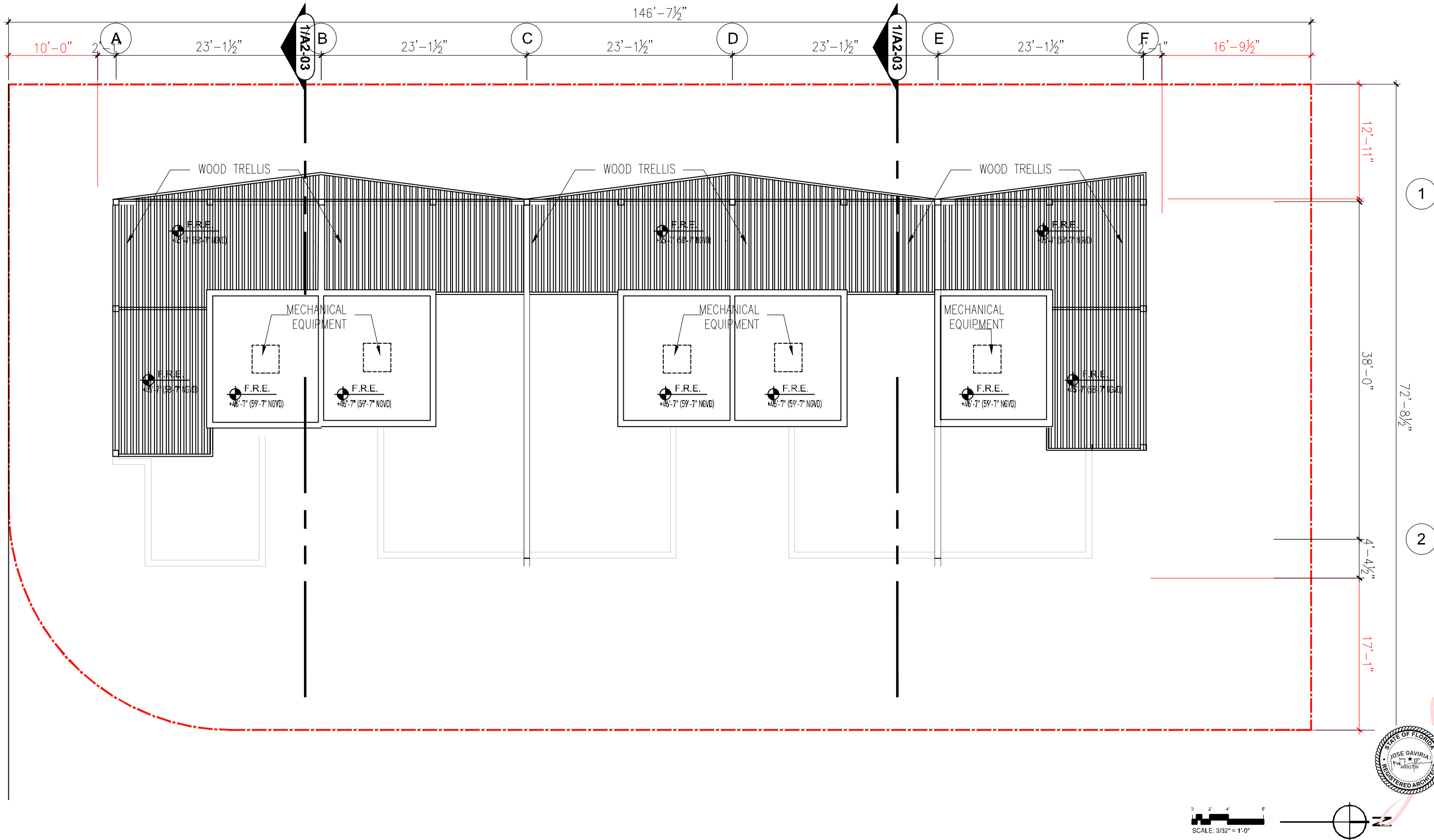
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ROOFTOP LEVEL FLOOR PLAN

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A1-05



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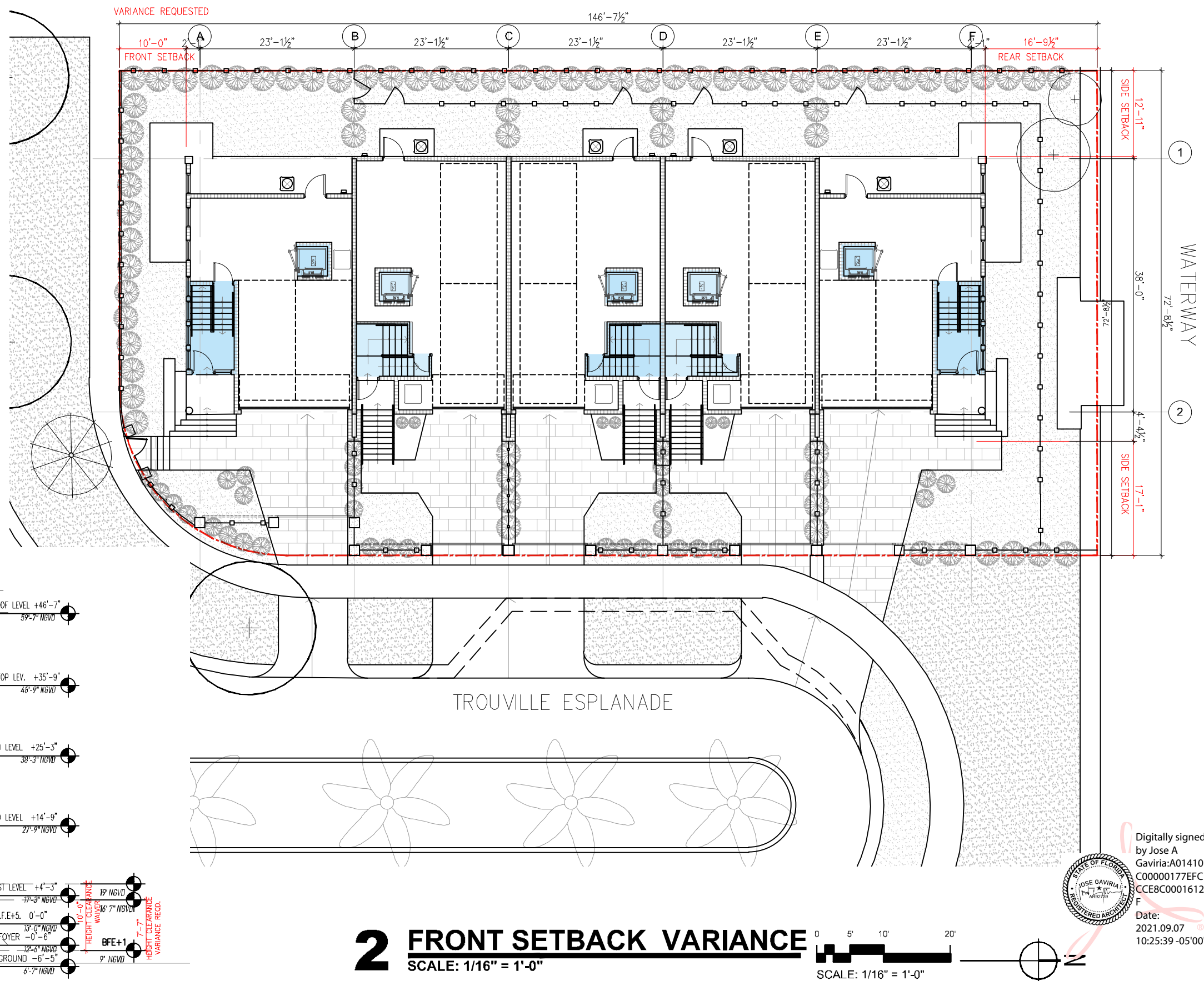
ROOF PLAN

DATE:
09/07/2021

A1-06

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Left Side:** A red line indicates a **17'-1"** **SIDE SETBACK**.
- Right Side:** A red line indicates a **12'-11"** **SIDE SETBACK**.
- Vertical Height Markers (from top to bottom):**
 - ROOF LEVEL +46'-7"** (59'-7" NGVD)
 - ROOFTOP LEV. +35'-9"** (48'-9" NGVD)
 - 3RD LEVEL +25'-3"** (38'-3" NGVD)
 - 2ND LEVEL +14'-9"** (27'-9" NGVD)
 - 1ST LEVEL +4'-3"** (17'-3" NGVD)
 - B.F.E.+5. 0'-0"** (18'-7" NGVD)
 - FQYER -0'-6"** (13'-0" NGVD)
 - GROUND -6'-5"** (6'-7" NGVD)
- Other Annotations:**
 - PROPERTY LINE** is marked on the right side.
 - MAX. BUILDING HEIGHT 56'-2"** is indicated between the 3rd and 2nd levels.
 - HEIGHT CLEARANCE** is marked between the 1st level and the B.F.E.+5 level.
 - BFE+1** is marked at the B.F.E.+5 level.
 - HEIGHT CLEARANCE VARIANCE REQD.** is noted on the far right.



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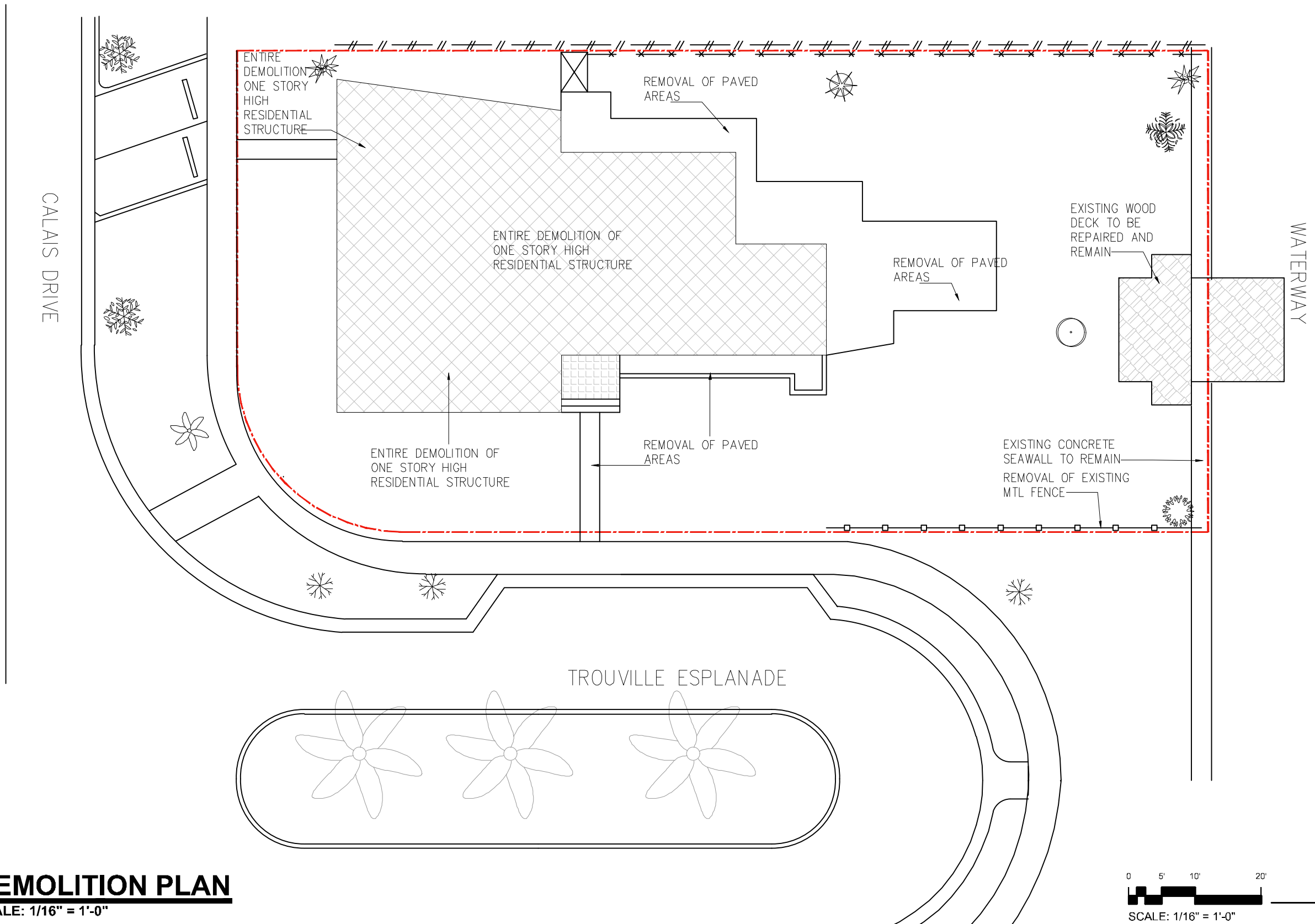
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VARIANCE DIAGRAM

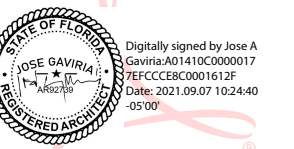
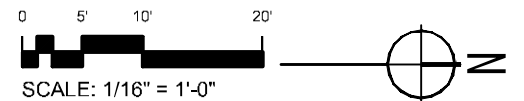
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A1-07



1 DEMOLITION PLAN

SCALE: 1/16" = 1'-0"



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DEMOLITION PLAN

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A1-08