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2005-2023 CALAIS DRIVE TOWNHOUSES

DESIGN REVIEW BOARD - MIAMI BEACH

FINAL SUBMITTAL

PLAN NUMBER: DRB21-0735

DATE: 11/08/2021

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DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

COVER SHEET &
DRAWINGS INDEX

DATE:
11/08/2021

A0-00

Boundary Survey

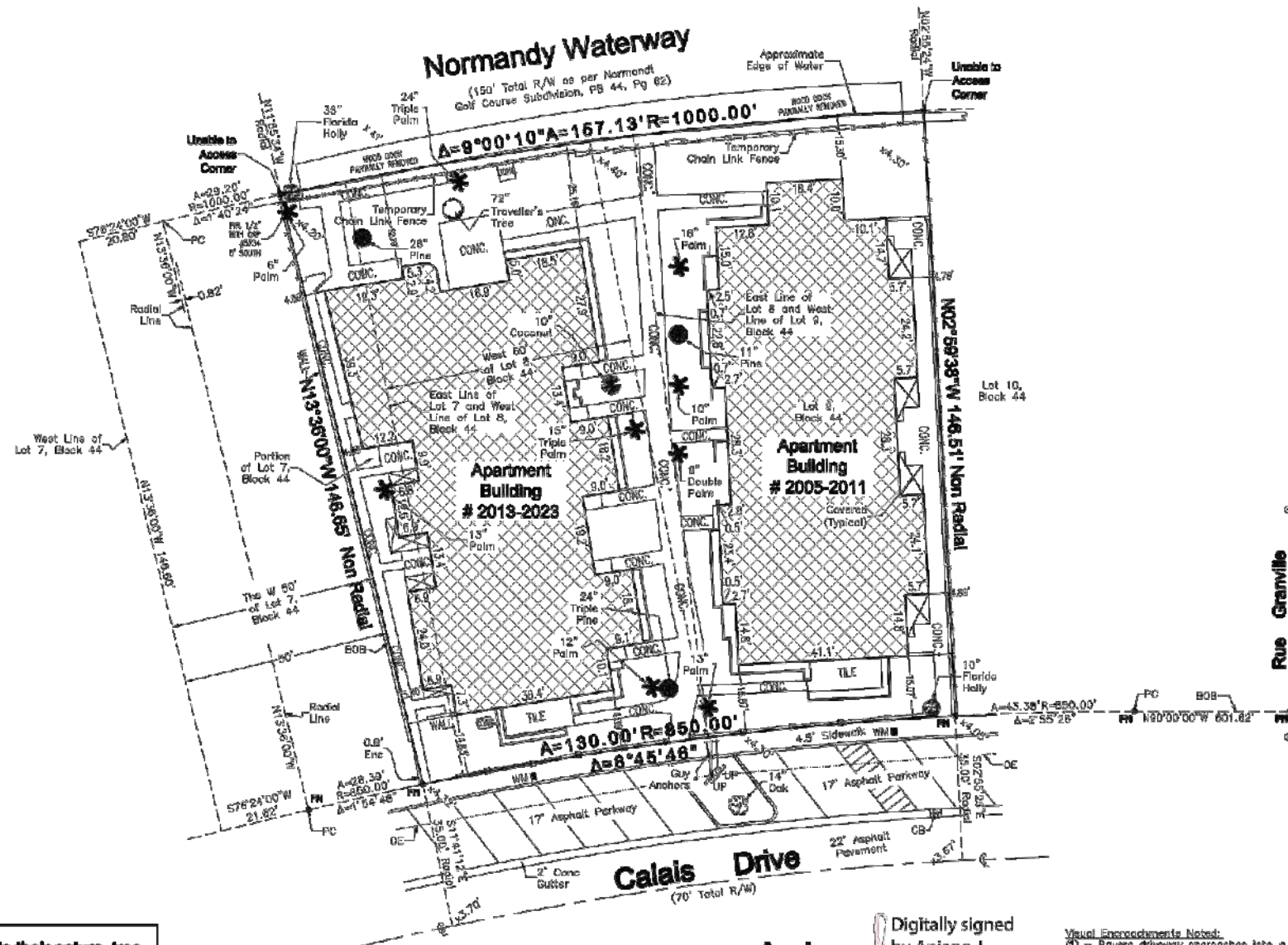
Scale 1"= 20'

Property Address:

2005-2011 and 2013-2023 Calais Drive,
 Miami Beach, Florida 33141

Legal Description:

Lot 7, less the west 60 feet, and the west 60 feet of
 Lot 8, Block 44, of "NORMANDY WATERWAY SUBDIVISION"
 according to the Plat thereof, as recorded in Plat Book 40, at
 Page 60, of the Public Records of Miami-Dade County, Florida,
 and
 Lot 9 and Lot 8 less the west 60 feet thereof, Block 44, of
 "NORMANDY WATERWAY SUBDIVISION" according to the
 Plat thereof, as recorded in Plat Book 40, at page 60, of the
 Public Records of Miami-Dade County, Florida.



Lot Area= 21,037 Sq Ft

Flood Plain Information:

Flood Zone: AE; Base Flood: 8.0 ft;
 Panel No: 12066C0307L, 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

Digitally signed
 by Aniano J
 Garcia
 Date:
 2021.08.20
 07:54:09 -04'00'

Visual Encroachments Noted:
 ① - Powers driveway encroaches into a 10 foot
 utility easement along the north side
 ② - Metal fence along the east side encroaches
 up to 1.4 feet into the east adjoining property.
 ③ - Metal fence along the west side encroaches
 up to 0.4 feet into the west adjoining property.

For:
 Pampa Sunbelt 5 LLC

LEGEND AND ABBREVIATIONS	LEGAL NOTES
A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Black Corner; BM = Bench Mark; BOB = Base Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CES = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chain Length; CHB = Chain Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; CONC = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroachment; ETP = Electric Transformer; FDI = Found Drain Hole; FR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cable; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; PB = Plat Book; PC = Point of Curvature; PCS = Point of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point of Beginning; POC = 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 = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTI = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; CL = Centerline; CLF = Chain Link Fence; CWC = Concrete Wall; ° = Degrees; Δ = Central Angle; Ø = Diameter; ϕ = Existing Elevation; ' = Minutes; " = Seconds; -/- = Wood Fence; Unless otherwise noted, found markers had no identification	This Survey does not reflect or determine ownership. Examination of the Abstract of Title will have to be made to determine recorded instruments, 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 existing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevation are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929).

Date of Field Work 07-14-2021
 Updated 08-19-2021

Aniano J. Garcia PLSM 5105

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

Order No 21-0244

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2005-2011 & 2013-2023 Calais Dr., Miami Beach 33141		
2	Board and file numbers :	DRB21-0735		
3	Folio number(s):	02-3210-010-0460 & 02-3210-010-0470		
4	Year constructed:	1949	Zoning District:	RM-1 MULTI-FAMILY, LOW DENSITY
5	Based Flood Elevation:	AE +8 FT NGVD	Grade value in NGVD:	4.30' NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	21,037
7	Lot width:	133.66'	Lot Depth:	146.58'
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing use:	MULTI FAMILY RESIDENCE	Proposed use:	MULTI FAMILY RESIDENCE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'		50'	
11	Number of Stories		2	5	
12	FAR	1.25 (26,296.25 SF)	0.49 (10,373.94 sf)	1.23 (25,853.28 SF)	
13	Gross square footage		10,373.94	30,630.68	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A	9	12	
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'	15'	20'	
25	Side Setback:	10' or 8% of lot width	5'	11'-6" (8.6%)	
26	Side Setback:	10' or 8% of lot width	5'	11'-6" (8.6%)	
27	Side Setback facing street:	10' or 8% of lot width	N/A	N/A	
28	Rear Setback:	10% Lot depth	15'-4"	14'-8" (10%)	
	Pedestal:				
29	Front Setback:	20'		20'	
30	Side Setback:	10' or 8% of lot width		11'-6" (8%)	
31	Side Setback:	10' or 8% of lot width		11'-6" (8%)	
32	Side Setback facing street:	10' or 8% of lot width		N/A	
33	Rear Setback:	10% Lot depth		14'-8" (10%)	
	Tower:				
34	Front Setback:			N/A	
35	Side Setback:			N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:		5'	11'-6" (8%)	
37	Side Setback facing street:			N/A	
38	Rear Setback:		15'-4"	14'-8" (10%)	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1			
40	Total # of parking spaces	20	0	20	
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			8	
47	Drive aisle width	18'		18'-21'	
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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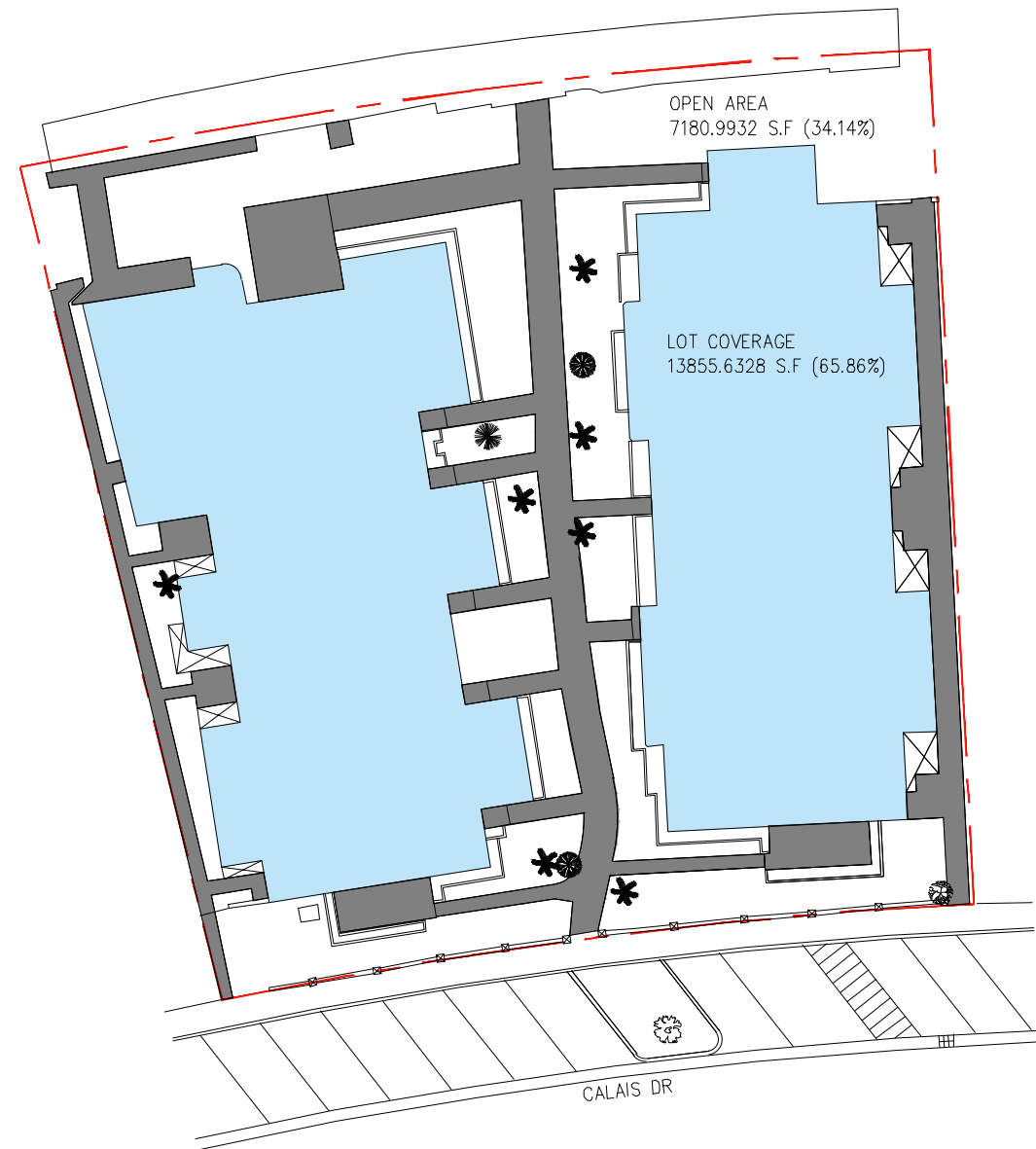
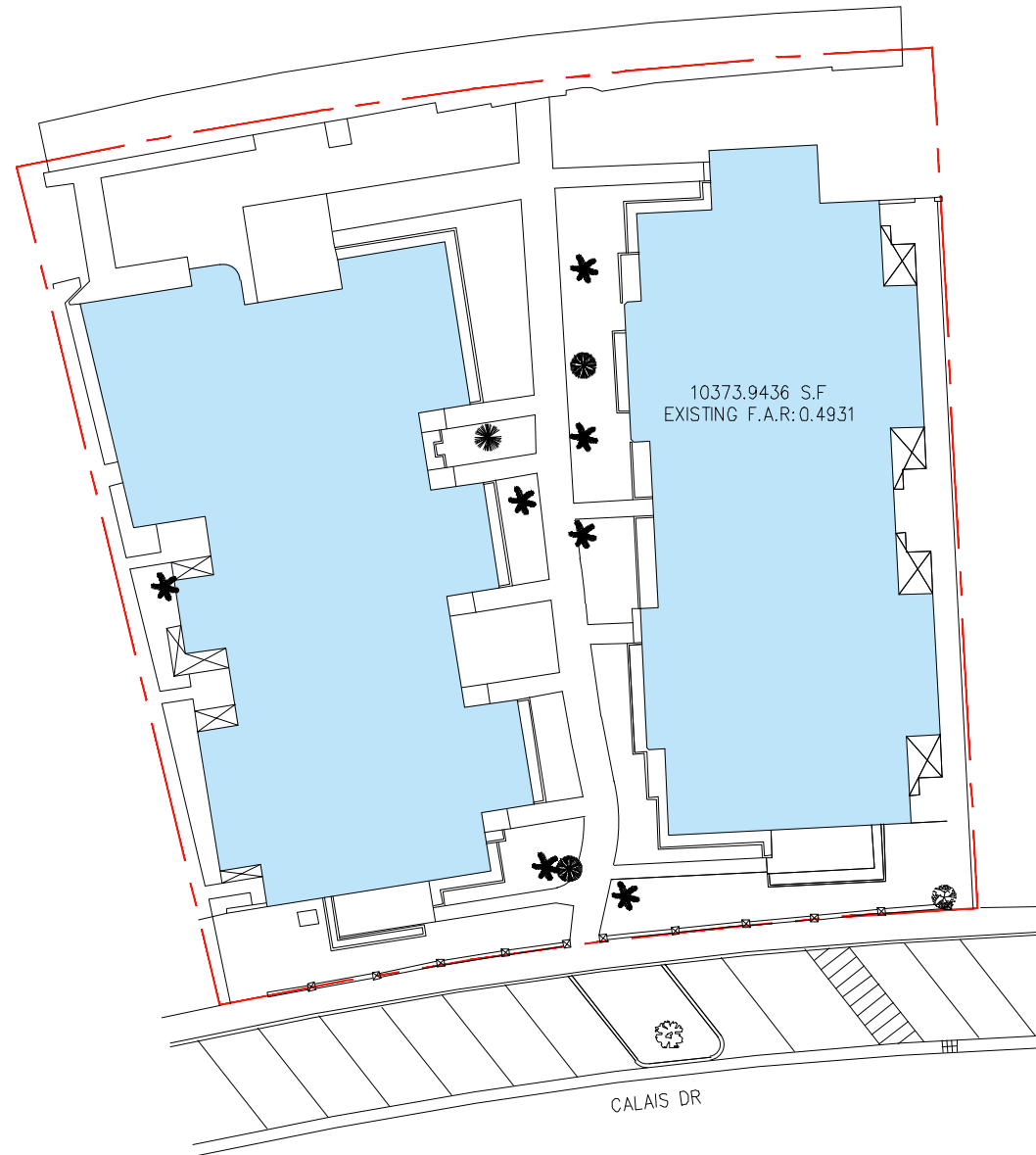
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DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

CONTEXT LOCATION
PLAN

DATE:
11/08/2021

A0-03



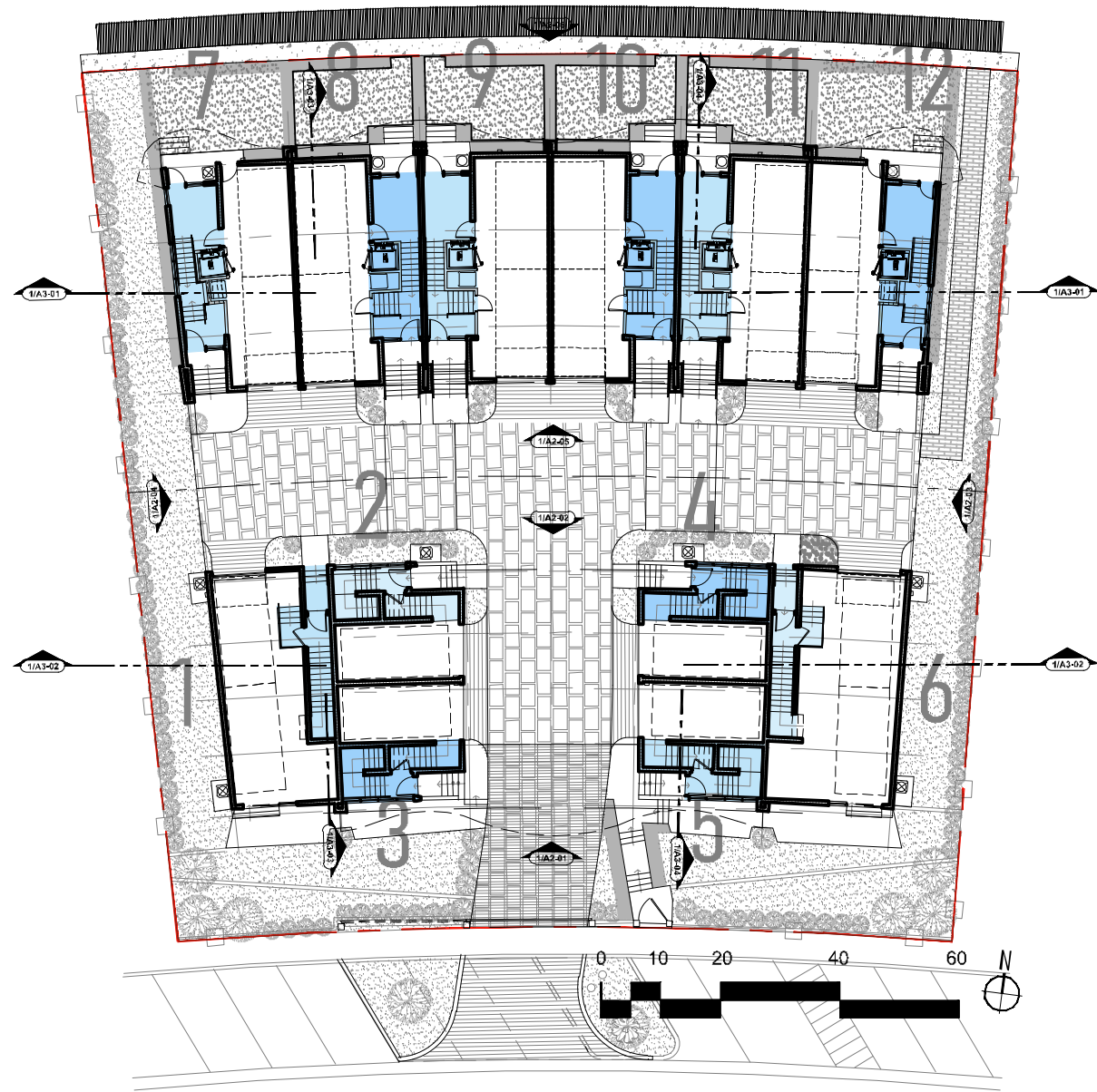
1 EXISTING F.A.R

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

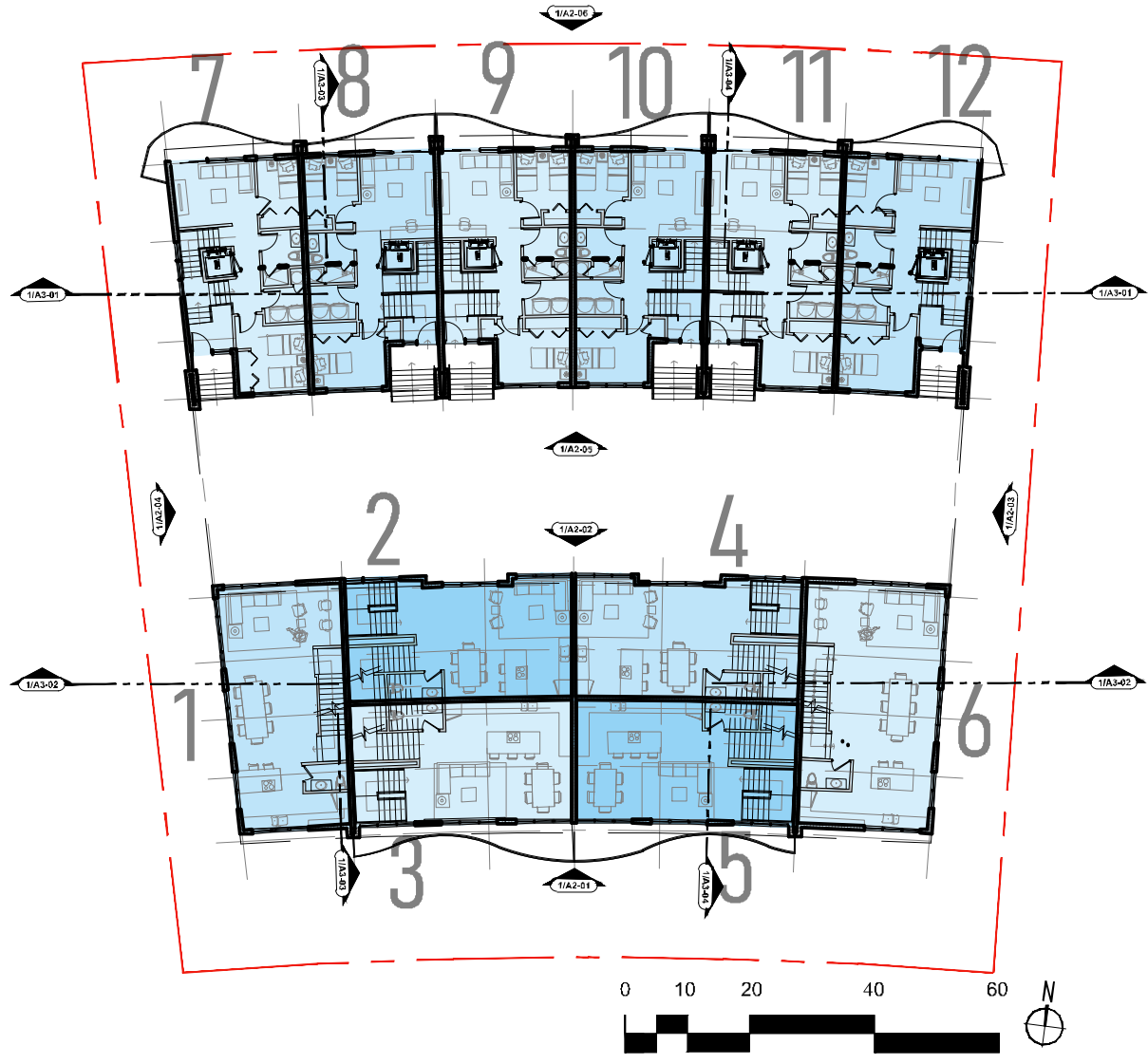
2 EXISTING LOT COVERAGE

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





1 GROUND LEVEL
SCALE: N.T.S.



2 FIRST LEVEL
SCALE: N.T.S.

F.A.R. CALCULATION												
TH	1	2	3	4	5	6	7	8	9	10	11	12
GROUND	175.70	181.10	173.70	181.10	173.70	175.70	254.89	254.89	254.89	254.89	254.89	253.89
1ST	776.02	731.30	718.28	730.09	718.91	902.63	734.47	763.84	764.08	764.24	764.39	769.89
2ND	776.02	731.30	730.44	730.09	718.91	902.63	785.79	823.66	823.76	823.30	823.33	828.62
3RD	0.00	0.00	0.00	0.00	0.00	0.00	740.91	777.19	777.19	777.19	777.19	778.58
RTOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1,727.74	1,643.70	1,622.42	1,641.28	1,611.52	1,980.96	2,516.06	2,619.58	2,619.92	2,619.62	2,619.80	2,630.98
Net (FAR)	25,853.58 SF											

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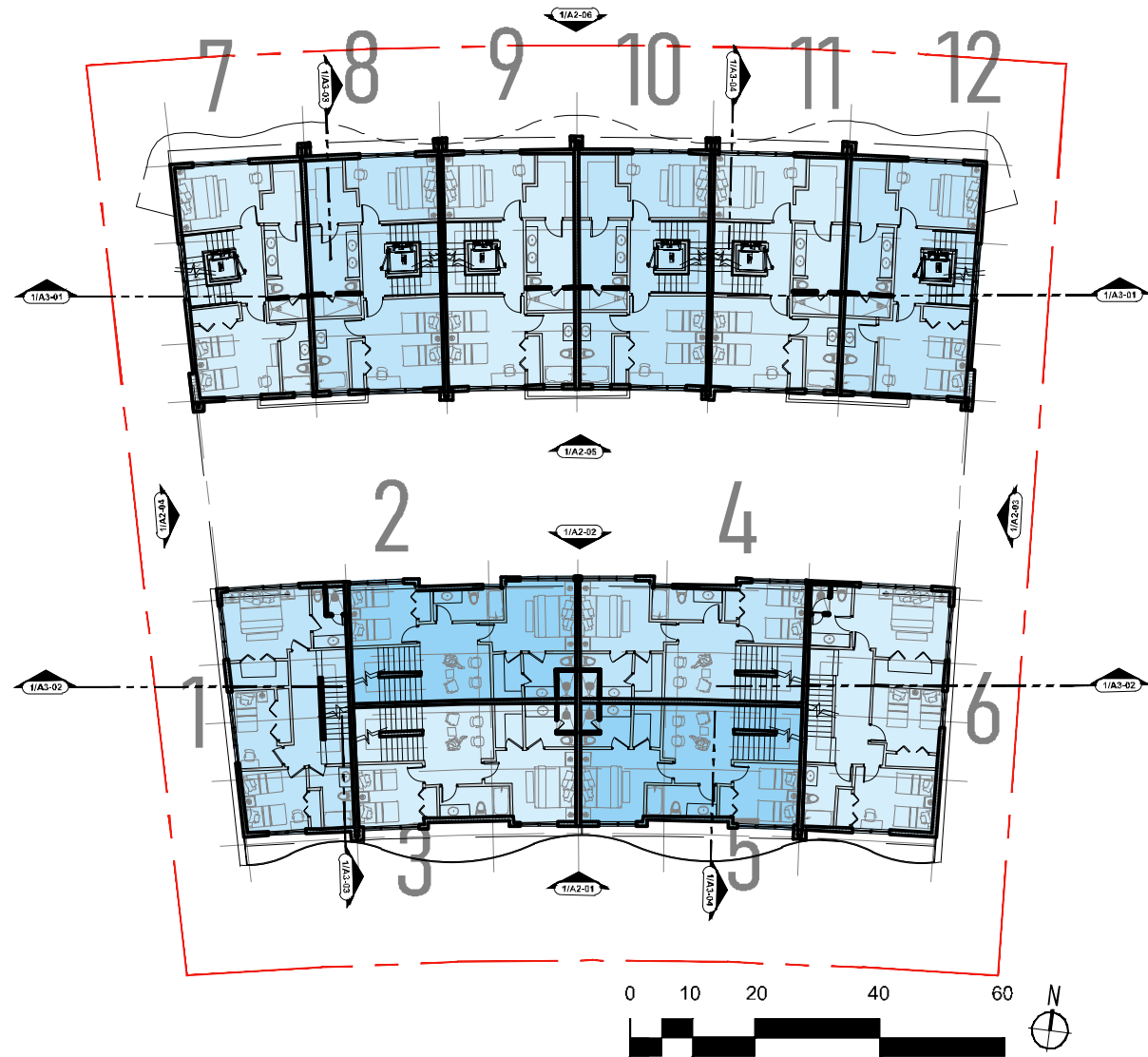
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12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

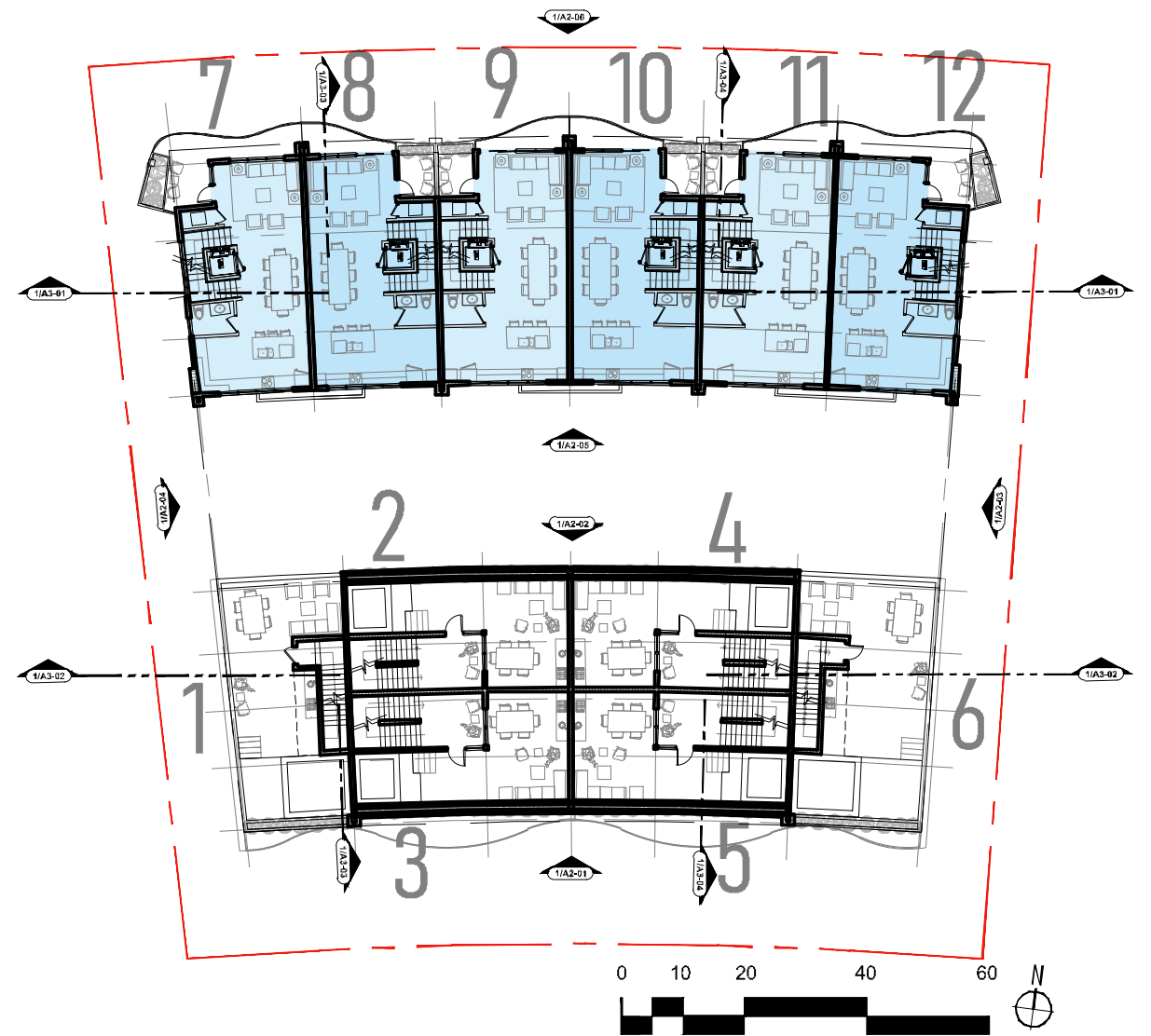
**F.A.R.
CALCULATIONS**

DATE:
11/08/2021

A0-05



1 SECOND LEVEL
SCALE: N.T.S.



2 THIRD LEVEL
SCALE: N.T.S.

F.A.R. CALCULATION												
TH	1	2	3	4	5	6	7	8	9	10	11	12
GROUND	175.70	181.10	173.70	181.10	173.70	175.70	254.89	254.89	254.89	254.89	254.89	253.89
1ST	776.02	731.30	718.28	730.09	718.91	902.63	734.47	763.84	764.08	764.24	764.39	769.89
2ND	776.02	731.30	730.44	730.09	718.91	902.63	785.79	823.66	823.76	823.30	823.33	828.62
3RD	0.00	0.00	0.00	0.00	0.00	0.00	740.91	777.19	777.19	777.19	777.19	778.58
RTOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1,727.74	1,643.70	1,622.42	1,641.28	1,611.52	1,980.96	2,516.06	2,619.58	2,619.92	2,619.62	2,619.80	2,630.98
Net (FAR)	25,853.58	SF										

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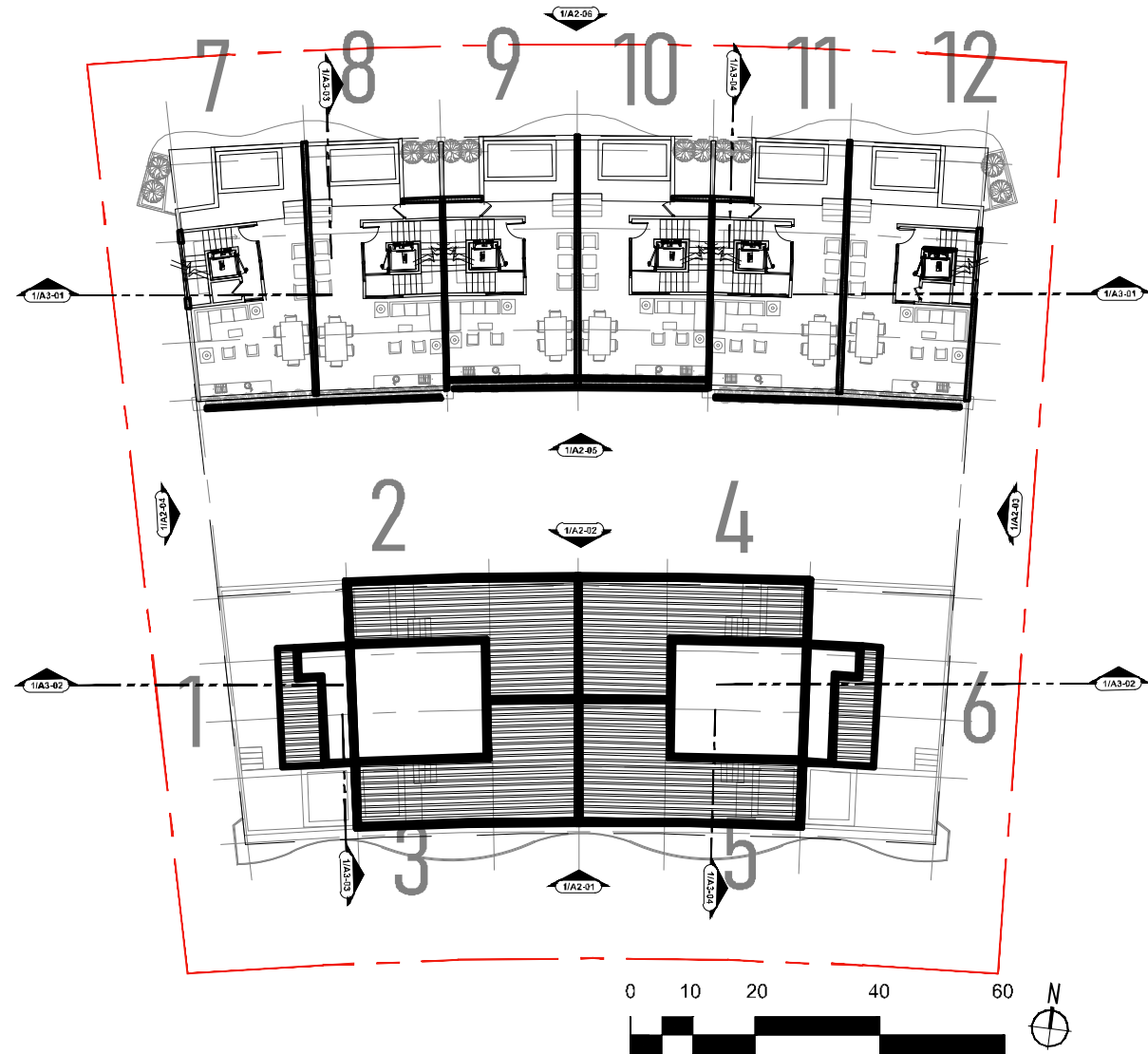
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MIAMI BEACH FL 33141

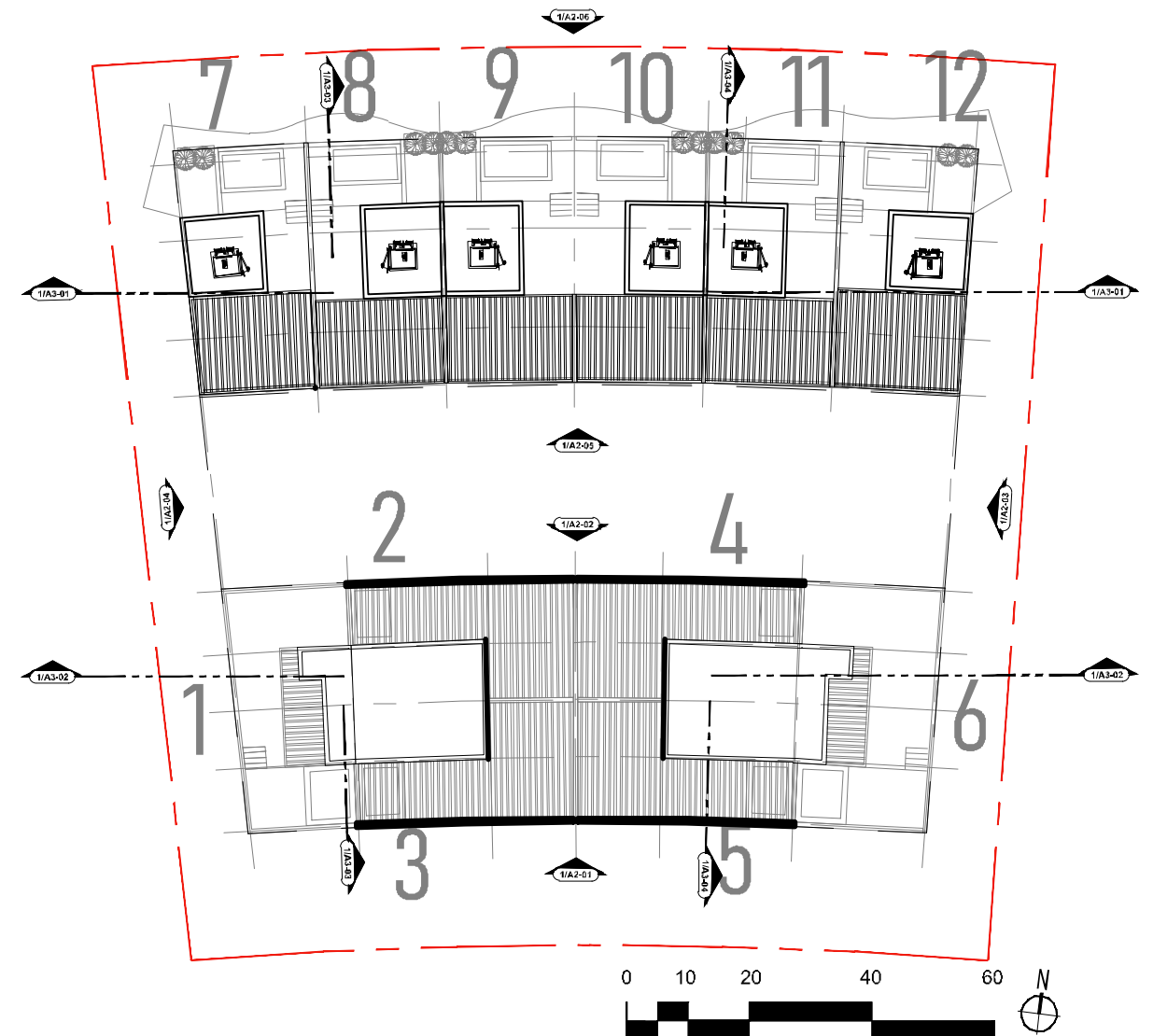
F.A.R.
CALCULATIONS

DATE:
11/08/2021

A0-06



1 ROOFTOP LEVEL
SCALE: N.T.S.



2 ROOF LEVEL
SCALE: N.T.S.

	F.A.R. CALCULATION											
TH	1	2	3	4	5	6	7	8	9	10	11	12
GROUND	175.70	181.10	173.70	181.10	173.70	175.70	254.89	254.89	254.89	254.89	254.89	253.89
1ST	776.02	731.30	718.28	730.09	718.91	902.63	734.47	763.84	764.08	764.24	764.39	769.89
2ND	776.02	731.30	730.44	730.09	718.91	902.63	785.79	823.66	823.76	823.30	823.33	828.62
3RD	0.00	0.00	0.00	0.00	0.00	0.00	740.91	777.19	777.19	777.19	777.19	778.58
RTOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1,727.74	1,643.70	1,622.42	1,641.28	1,611.52	1,980.96	2,516.06	2,619.58	2,619.92	2,619.62	2,619.80	2,630.98
	Net (FAR) 25,853.58 SF											

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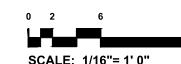
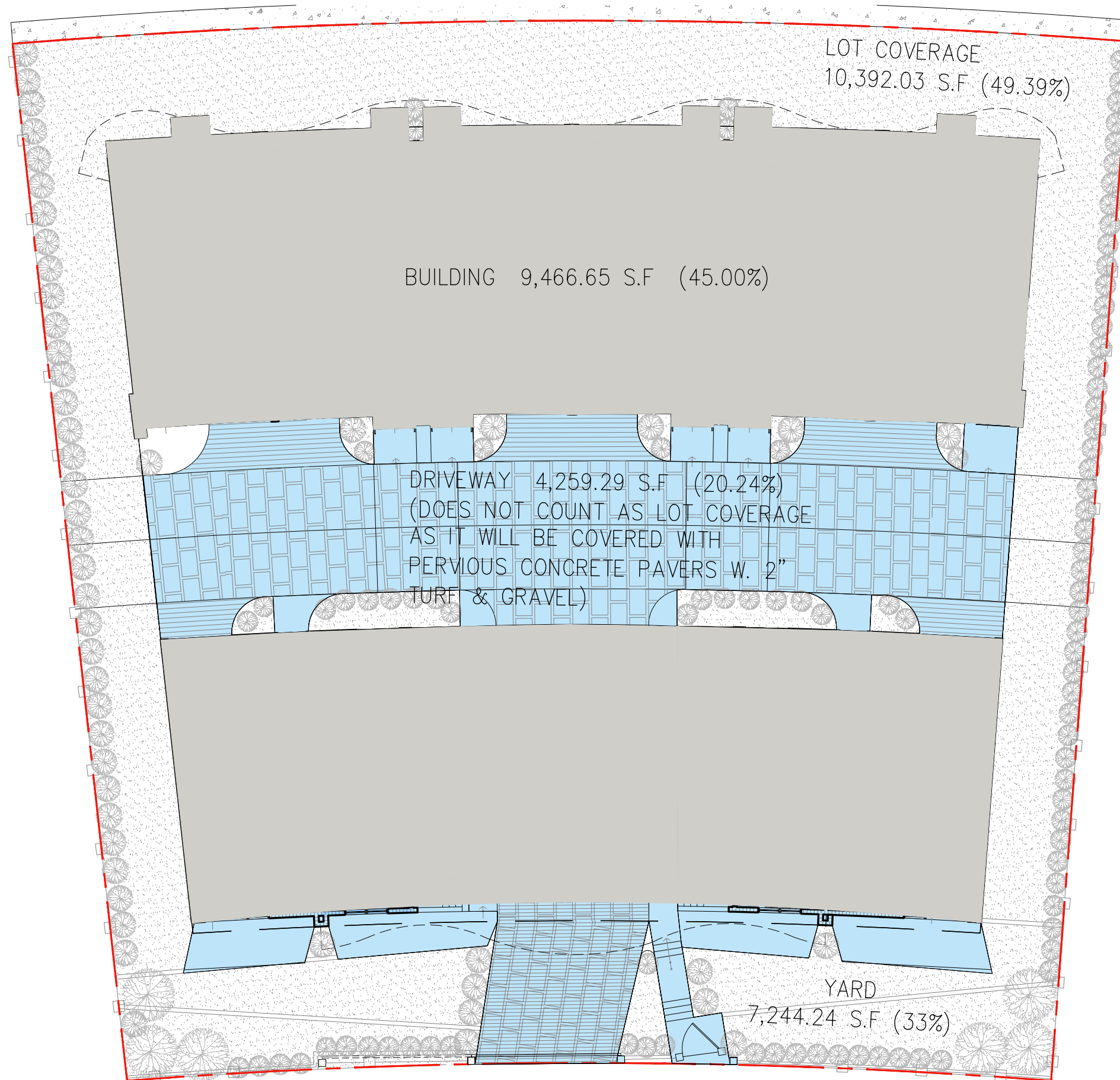
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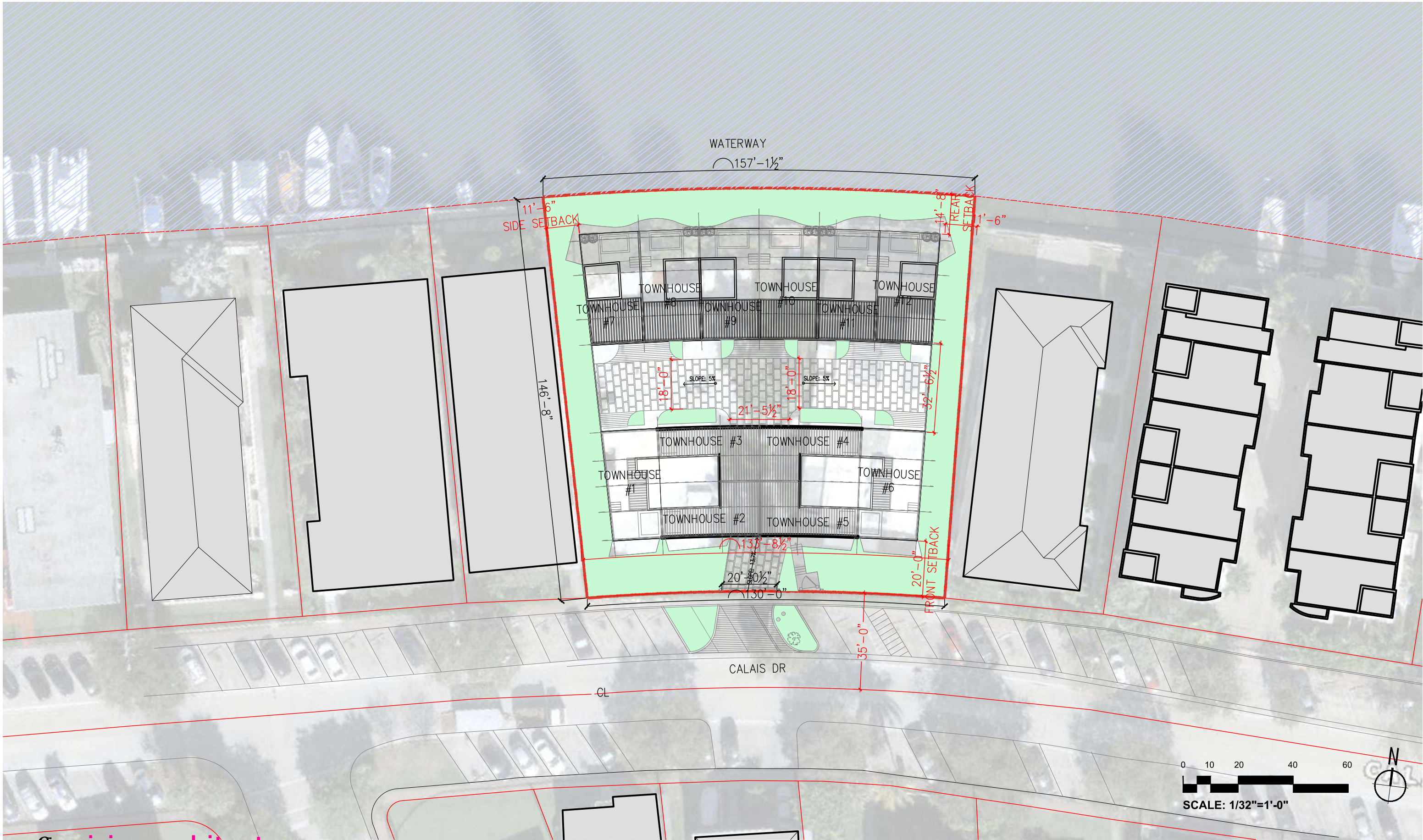
DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

F.A.R.
CALCULATIONS

DATE:
11/08/2021

A0-07





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DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

SITE PLAN

DATE:
11/08/2021

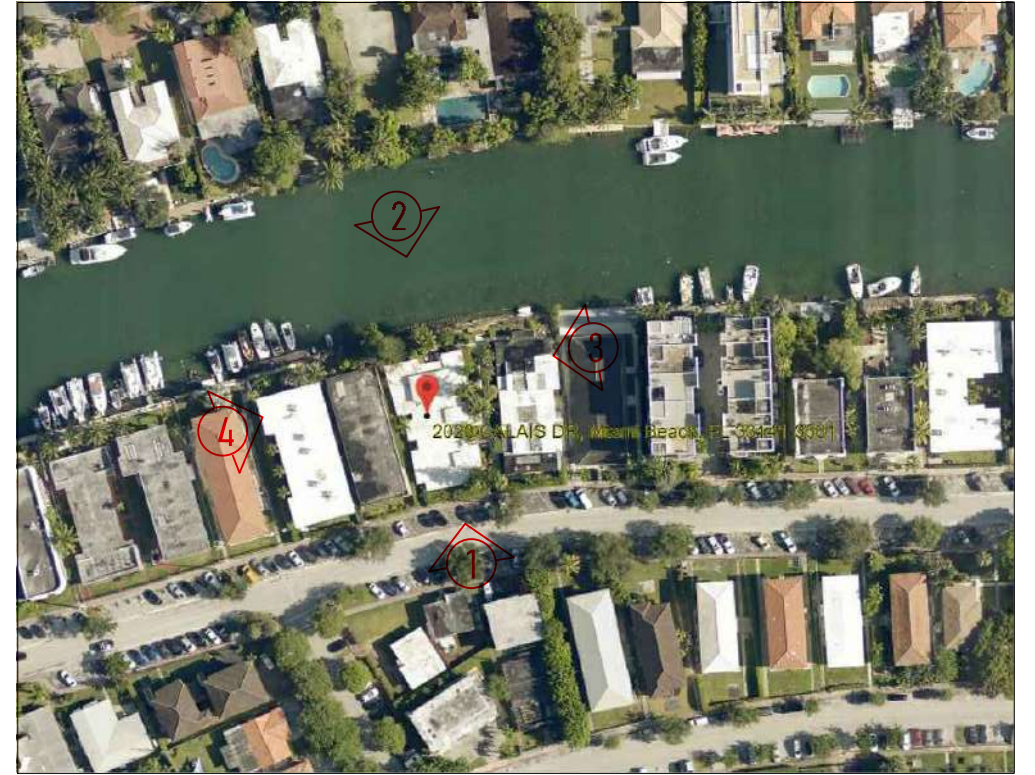
A0-09



① 2005-2011 CALAIS DRIVE



② 2005-2011 CALAIS DRIVE



③ 2005-2011 CALAIS DRIVE



④ 2005-2011 CALAIS DRIVE

PHOTOGRAPHS TAKEN 09/01/2021

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DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

PROJECT SITE
PHOTOGRAPHY

DATE:
11/08/2021

A0-10



- 1

1995 CALAIS DR.
- 2

1975-1985 CALAIS DR.
- 3

1965 CALAIS DR.
- 4

1955 CALAIS DR.
- 5

1945 CALAIS DR.
- 6

1935 CALAIS DR.
- 7

1925 CALAIS DR.
- 8

1915 CALAIS DR.
- 9

1905 CALAIS DR.
- 10

1900 CALAIS DR.
- 11

1930 CALAIS DR.
- 12

1935 MARSEILLE DR.
- 13

1945 MARSEILLE DR.
- 14

1949 MARSEILLE DR.
- 15

1957 MARSEILLE DR.
- 16

1965 MARSEILLE DR.
- 17

1973 MARSEILLE DR.
- 18

1985 MARSEILLE DR.
- 19

1995 MARSEILLE DR.
- 20

2006 CALAIS DR.
- 21

2010 CALAIS DR.
- 22

2020 CALAIS DR.
- 23

2100 CALAIS DR.
- 24

2120 CALAIS DR.
- 25

2140 CALAIS DR.
- 26

2131 CALAIS DR.
- 27

2121 CALAIS DR.
- 28

2101 CALAIS DR.
- 29

2045 CALAIS DR.
- 30

2033 CALAIS DR.
- 31

2025 CALAIS DR.

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12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
11/08/2021

A0-11



① 1995 CALAIS DR.



② 1975-1985 CALAIS DR.



③ 1965 TROUVILLE ESPL.



④ 1955 MARSEILLE DR.



⑤ 1945 TROUVILLE ESPL.



⑥ 1935 TROUVILLE ESPL.

PHOTOGRAPHS TAKEN 09/13/2021

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DESIGN REVIEW BOARD FINAL SUBMITTAL
12 TOWNHOUSES - 2005-2011 & 2013-2023 CALAIS DRIVE
MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
11/08/2021

A0-12



7 1925 CALAIS DR.



8 1915 CALAIS DR.



9 1905 TROUVILLE ESPL.



10 1900 MARSEILLE DR.



11 1930 TROUVILLE ESPL.



12 1935 TROUVILLE ESPL.

PHOTOGRAPHS TAKEN 09/13/2021

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CONTEXT PHOTOGRAPHY

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A0-13



13 1945 MARSEILLE DR.



14 1949 MARSEILLE DR.



15 1957 MARSEILLE DR.



16 1965 MARSEILLE DR.



17 1973 CALAIS DR.



18 1985 CALAIS DR.



19 1995 CALAIS DR.



20 2006 CALAIS DR.



21 2010 CALAIS DR.



22 2020 MARSEILLE DR.



23 2100 CALAIS DR.



24 2120 CALAIS DR.



25 2140 CALAIS DR.



26 2131 CALAIS DR.



27 2121 CALAIS DR.



28 2101 MARSEILLE DR.



29 2045 CALAIS DR.



30 2033 CALAIS DR.

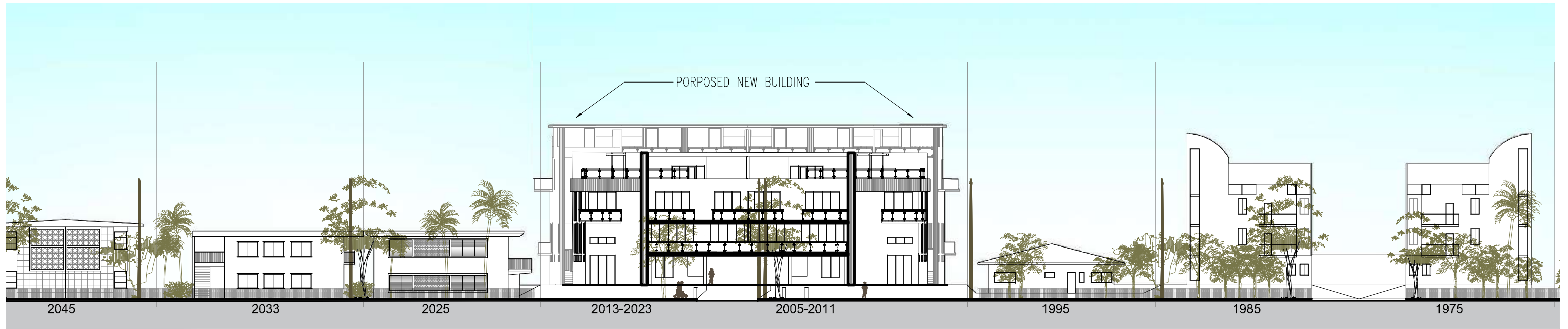


31 2025 CALAIS DR.



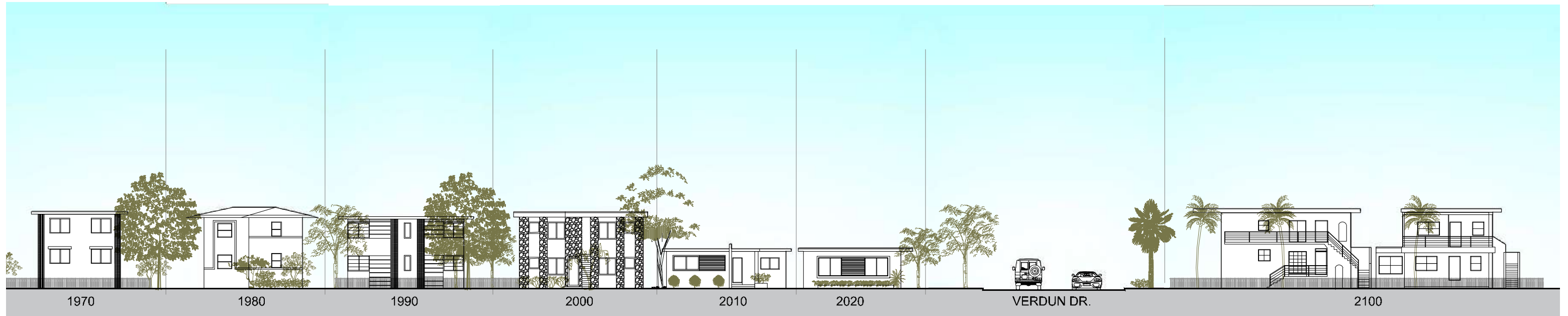
32 2023 -2005 CALAIS DR.





1 **CALAIS DRIVE CONTEXT NORTH ELEVATION**

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



2 **CALAIS DRIVE CONTEXT SOUTH ELEVATION**

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

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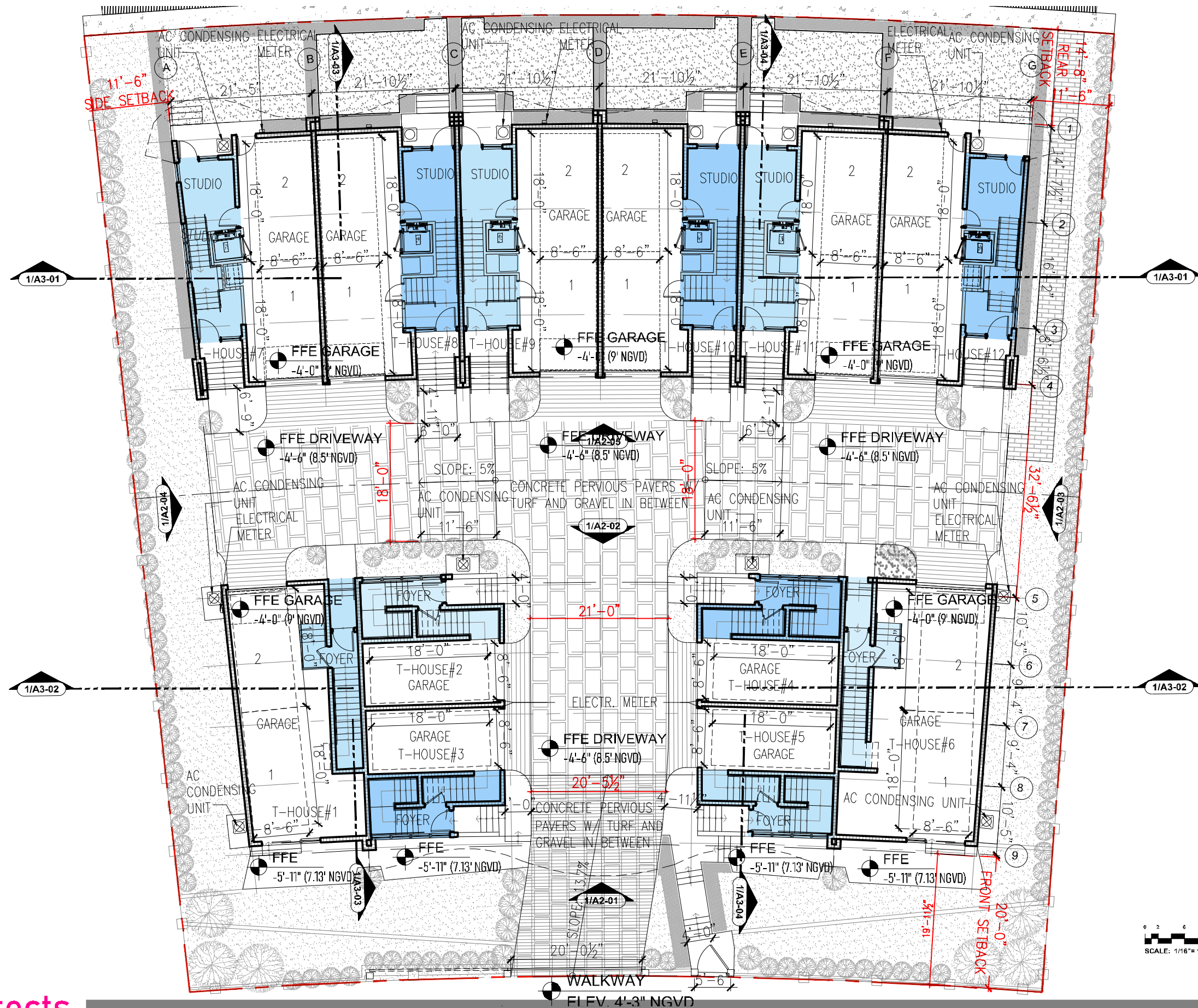
CONTEXT ELEVATIONS

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A0-18



A0-19



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GARAGE LEVEL FLOOR PLAN

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A1-01

