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7300 TROUVILLE ESPLANADE TOWNHOUSES

DESIGN REVIEW BOARD - MIAMI BEACH

FINAL SUBMITTAL III

PLAN NUMBER: DRB21-0721

DATE: 01/04/2022

Property Address:
7300 Trouville Esplanade,
Miami Beach, FL 33141
Legal Description:
Lot 10, Block 33, NORMANDY
WATERWAY SUBDIVISION,
according to the Plat thereof
as recorded in Plat Book 40,
Page 60, of the Public Records
— of Miami-Dade County, Florida.

Boundary Survey
Scale 1"= 20'

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

Lot Area= 10,524 Sq Ft

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 or 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 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 06-20-2021

Is: 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

LEGEND AND ABBREVIATIONS

A = Area; Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chain Length; CHB = Chain Bearing; C = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DCE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; F = 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 Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; PB = Plot Book; PC = Point of Curvature; PCC = Point of Compound Curvature; PDR = 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; T&S = Tap and Seal; TP = Iron Pipe With Cop Standing; SL 5105 = Sanitary Land Utility Easement; U = Utility Pole; U = Utility; WF = Wood Fence; W = Wood Fence; Water = Water; W = Water; W = Chain Line; W = Fence; W = Concrete; W = Wall; W = Degrees; Central Angle; ϕ = Diameter; $\phi_{0.00}$ = Existing Elevation; = Minutes; = Seconds; = Wood Fence; Unless otherwise noted, found markers had no identification.

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		13,122.02 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'		10'-0"	VARIANCE REQUEST
25	Side Setback:	10' or 8% of lot width		10'-0" (13.8%)	
26	Side Setback:	10' or 8% of lot width		N/A	
27	Side Setback facing street:	10' or 8% of lot width		20'-1" (27.9%)	
28	Rear Setback:	10% Lot depth		15'-10" (11.0%)	
	Pedestal:				
29	Front Setback:	20'		10'-0"	VARIANCE REQUEST
30	Side Setback:	10' or 8% of lot width		10'-0" (13.8%)	
31	Side Setback:	10' or 8% of lot width		N/A	
32	Side Setback facing street:	10' or 8% of lot width		20'-1" (27.9%)	
33	Rear Setback:	10% Lot depth		15'-10" (11.0%)	
	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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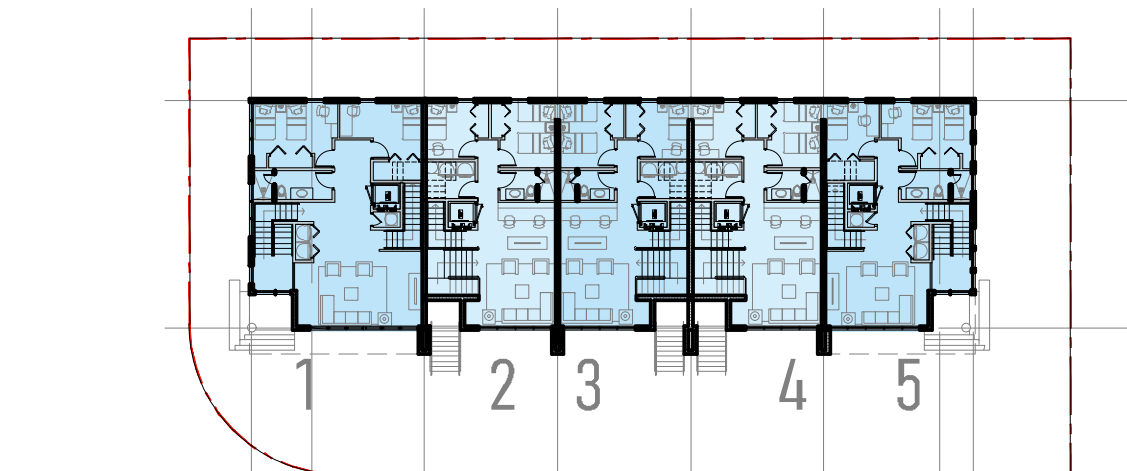
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5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
MIAMI BEACH FL 33141

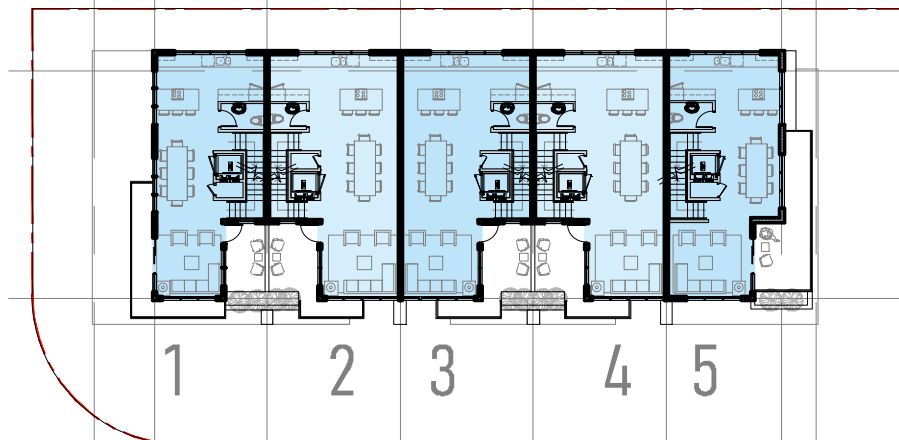
CONTEXT LOCATION PLAN

DATE:
01/04/2022

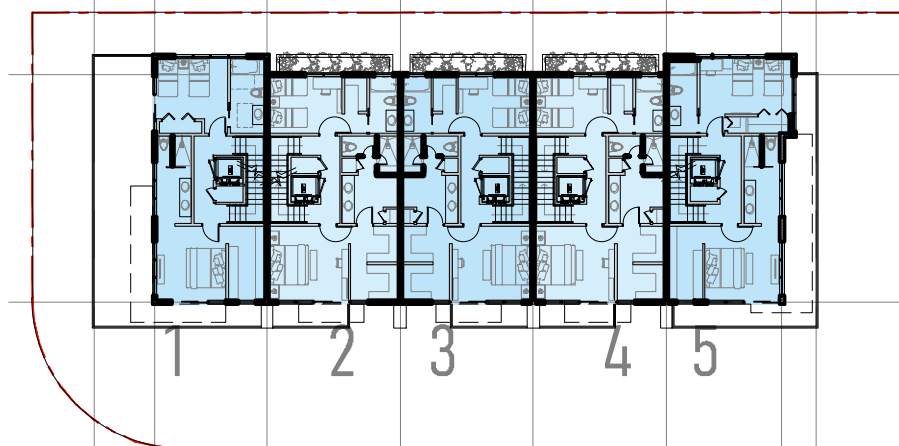
A0-03



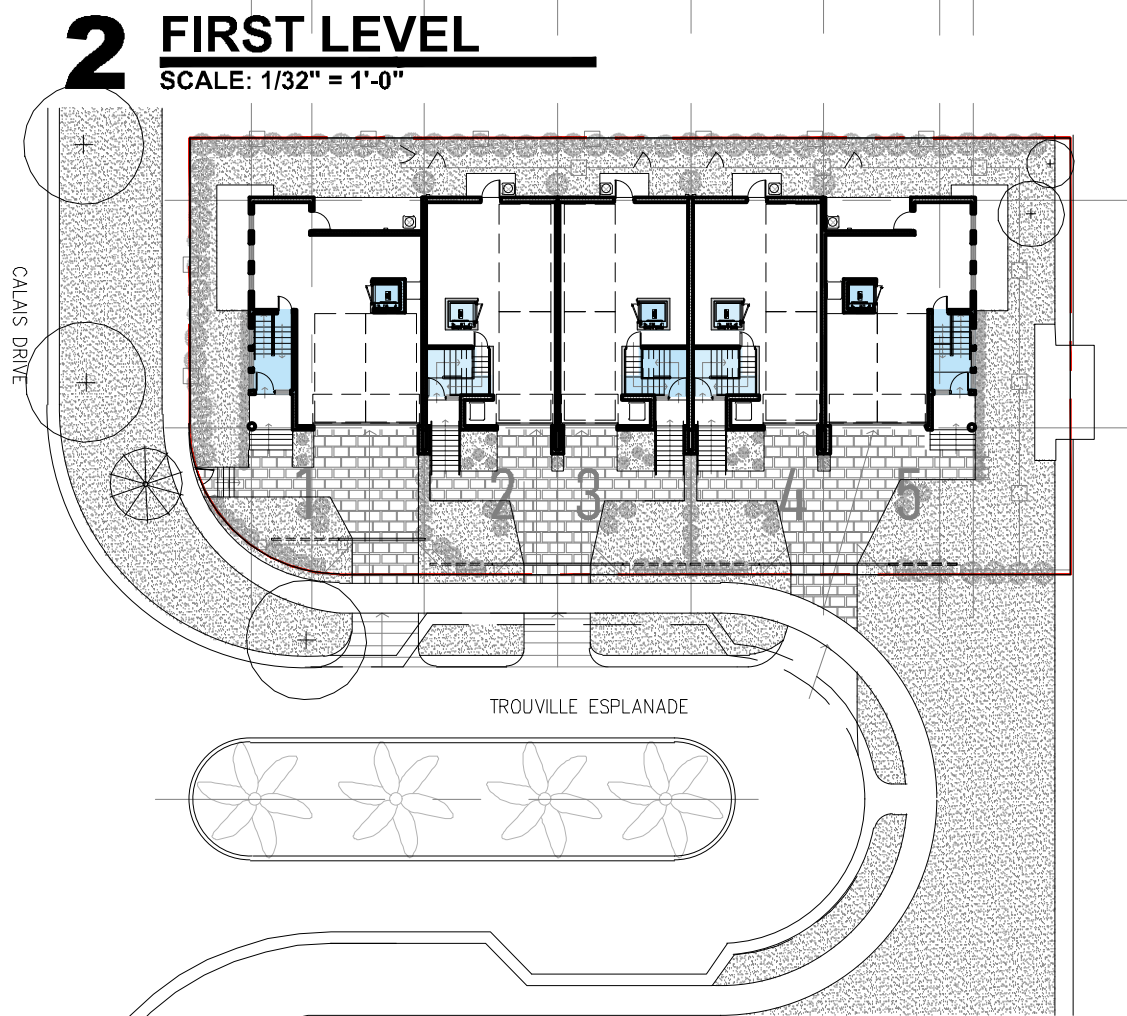
5 ROOFTOP LEVEL
SCALE: 1/32" = 1'-0"



4 3RD LEVEL
SCALE: 1/32" = 1'-0"

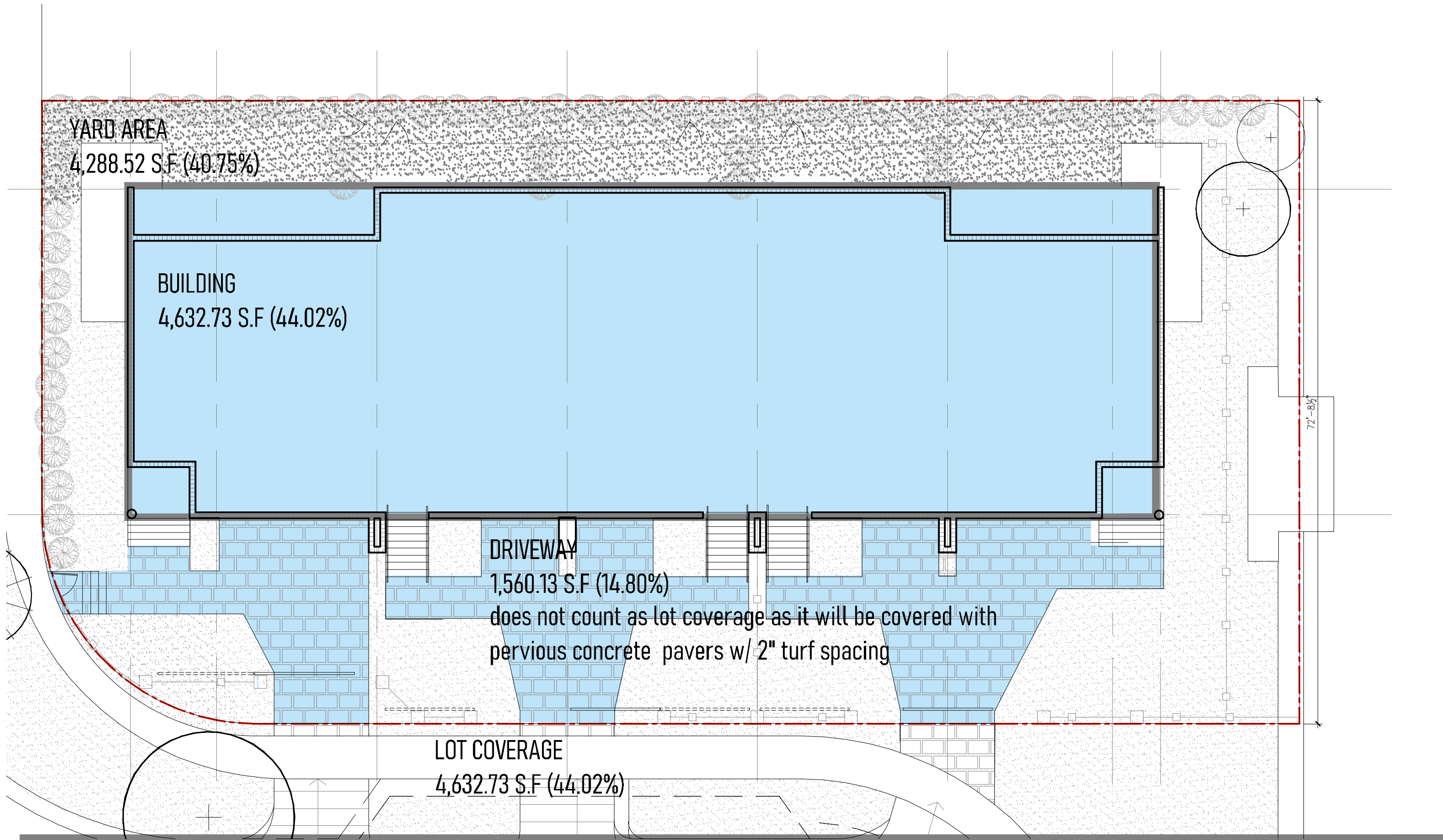


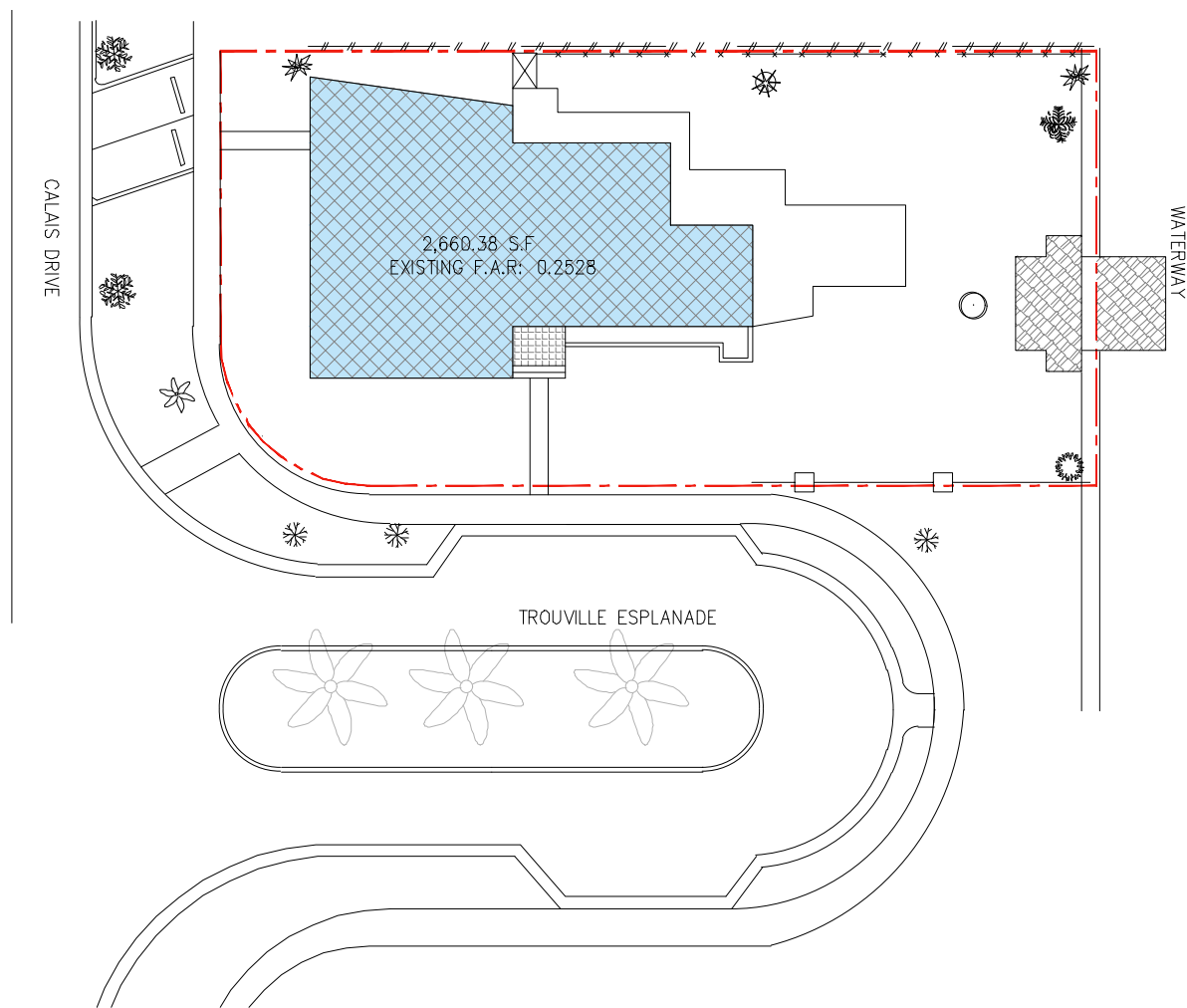
3 2ND LEVEL
SCALE: 1/32" = 1'-0"



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

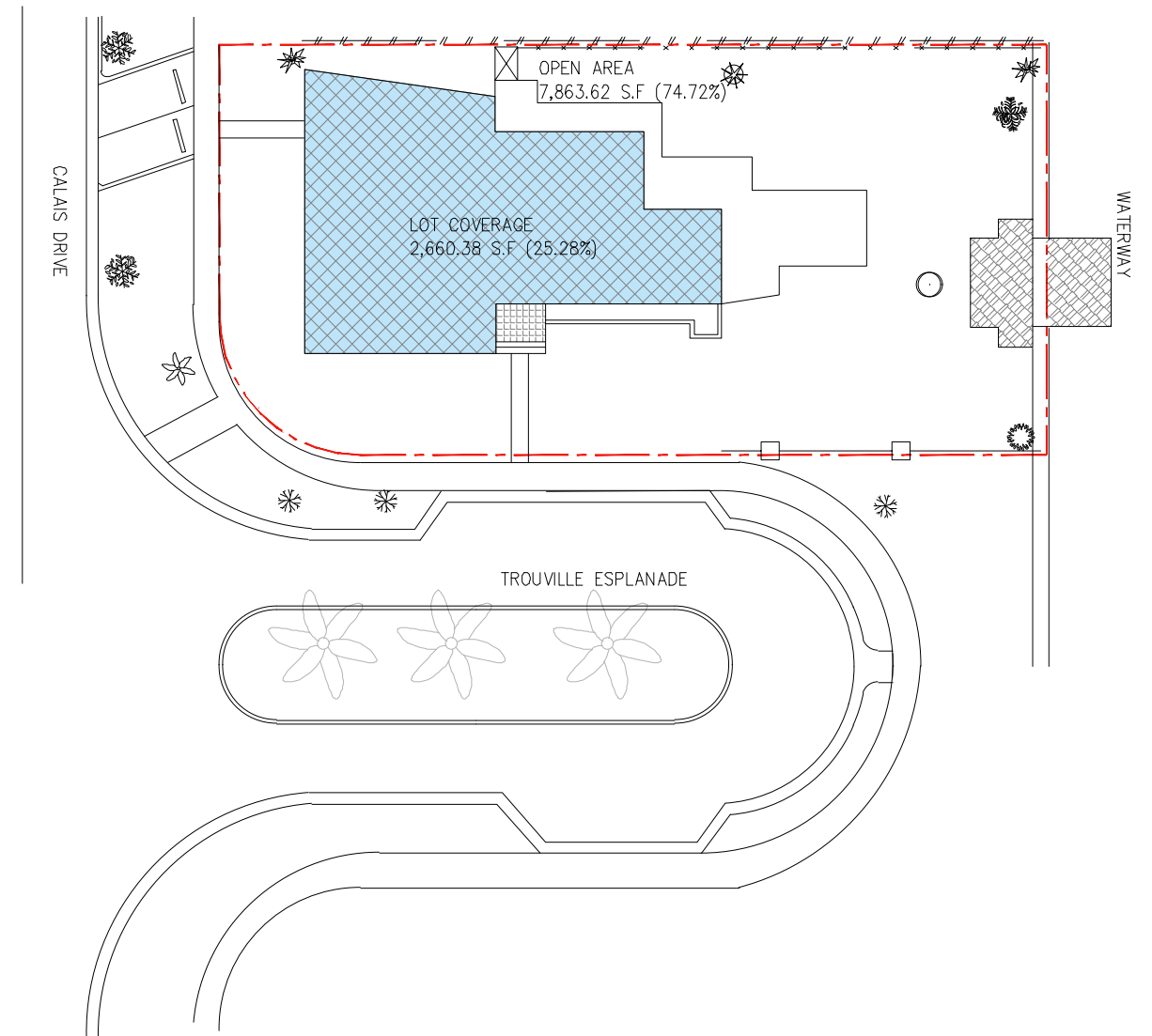
F.A.R. CALCULATION					
TH	1	2	3	4	5
GROUND	128.70	100.20	100.20	100.20	128.70
1ST	1,081.65	826.72	826.72	826.72	893.93
2ND	793.71	857.11	857.11	857.11	842.89
3RD	706.36	813.87	813.87	813.87	752.38
RTOP	0.00	0.00	0.00	0.00	0.00
	2,710.42	2,597.90	2,597.90	2,597.90	2,617.90
	Net (FAR)	13,122.02	SF		





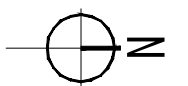
1 EXISTING F.A.R

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



2 EXISTING LOT COVERAGE

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



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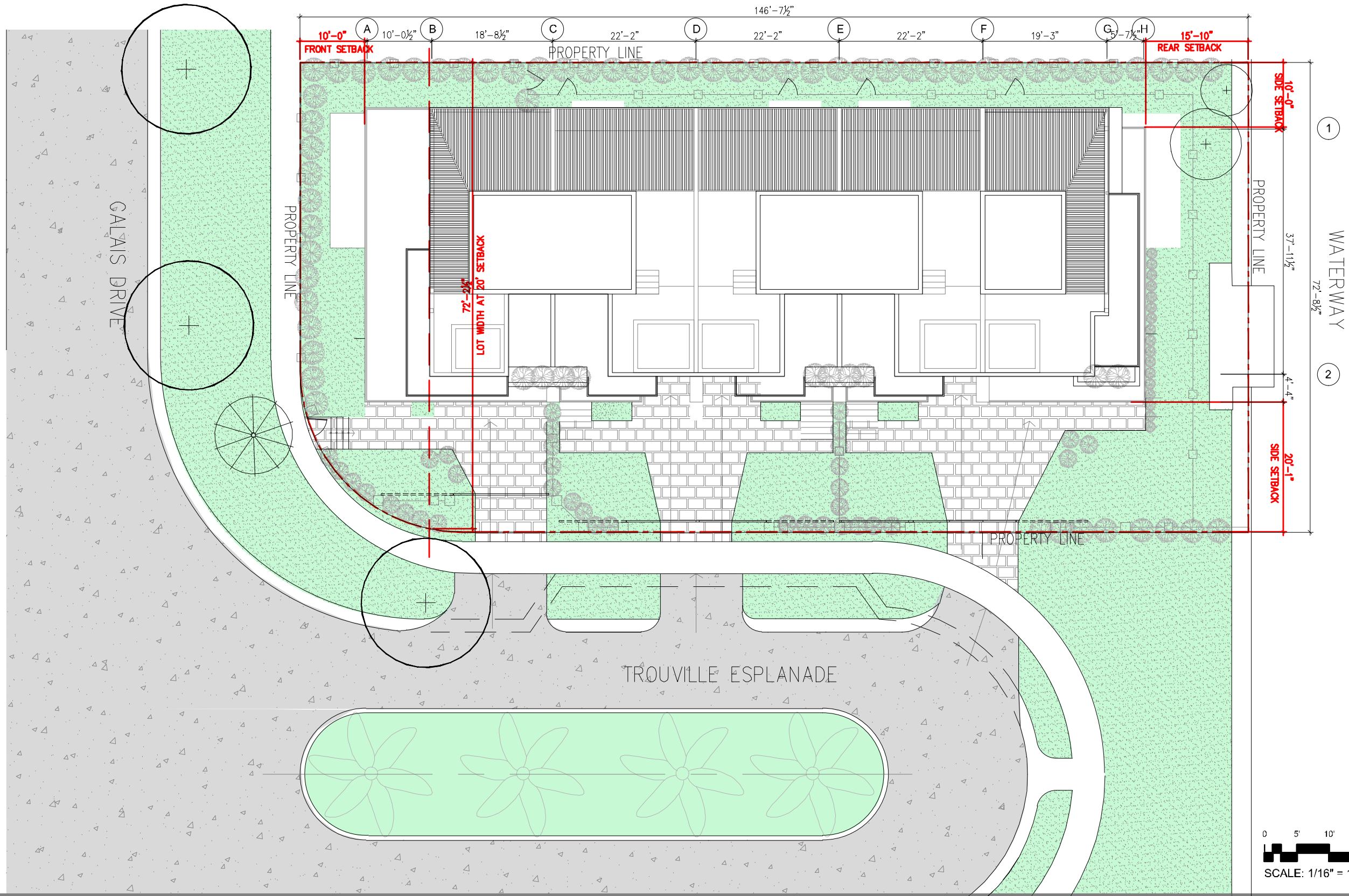
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EXISTING F.A.R & LOT COVERAGE

DATE:
01/04/2022

A0-06



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MIAMI BEACH FL 33141

SITE PLAN

DATE:
01/04/2022

A0-07



① 7300 TROUVILLE ESPLANADE



② 7300 TROUVILLE ESPLANADE



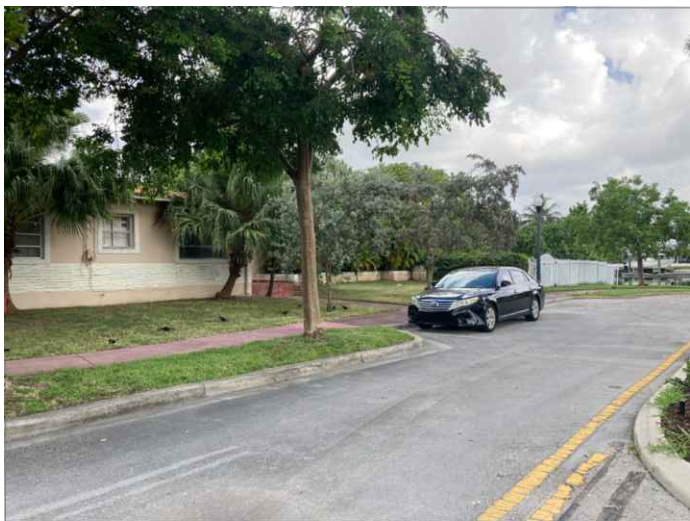
③ 7300 TROUVILLE ESPLANADE



④ 7300 TROUVILLE ESPLANADE



⑤ 7300 TROUVILLE ESPLANADE



⑥ 7300 TROUVILLE ESPLANADE

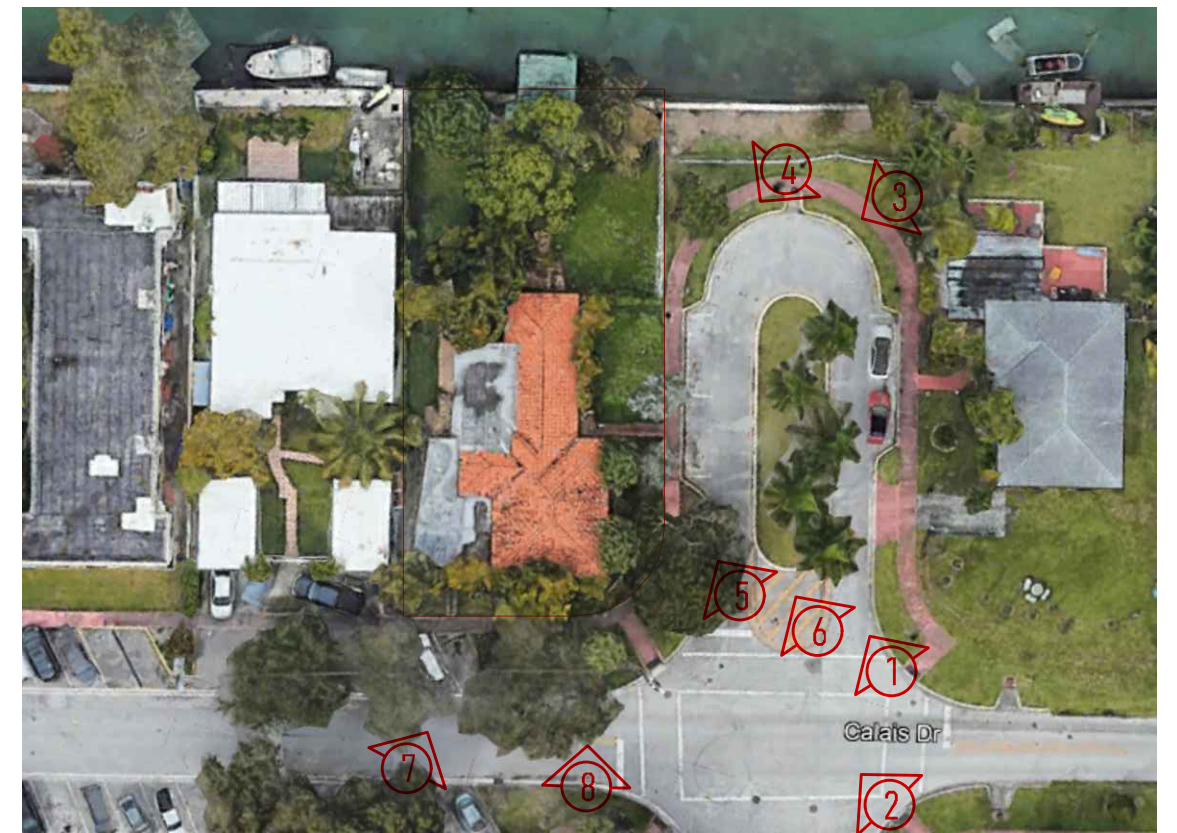


⑦ 7300 TROUVILLE ESPLANADE



⑧ 7300 TROUVILLE ESPLANADE

PHOTOGRAPHS TAKEN 09/01/2021



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PROJECT SITE PHOTOGRAPHY

DATE:
01/04/2022

A0-08



- | | | | | | | | |
|----------------------|----------------------|------------------------|----------------------|------------------------|------------------------|----------------------|---------------------------|
| ① 1575 CALAIS DR. | ② 1580 CALAIS DR. | ③ 7215 TROUVILLE ESPL. | ④ 1565 MARSEILLE DR. | ⑤ 7218 TROUVILLE ESPL. | ⑥ 7222 TROUVILLE ESPL. | ⑦ 1725 MARSEILLE DR. | ⑧ 1735 MARSEILLE DR. |
| ⑨ 1745 MARSEILLE 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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MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
01/04/2022

A0-09



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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MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
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A0-10



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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MIAMI BEACH FL 33141

CONTEXT PHOTOGRAPHY

DATE:
01/04/2022

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.

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CONTEXT PHOTOGRAPHY

DATE:
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A0-12



19 1745 CALAIS DR.



20 1725 CALAIS DR.



21 1715 CALAIS DR.

PHOTOGRAPHS TAKEN 09/13/2021

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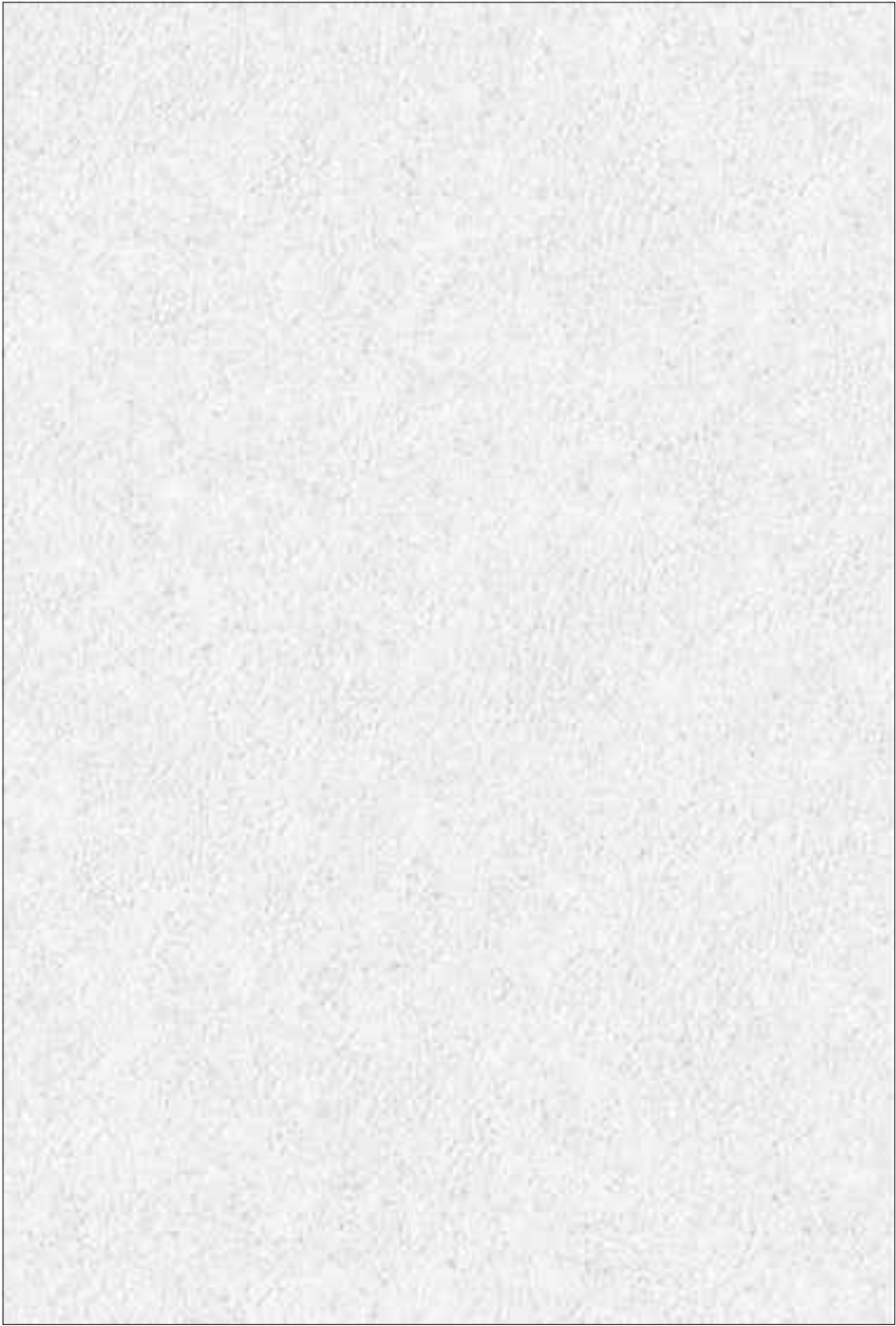
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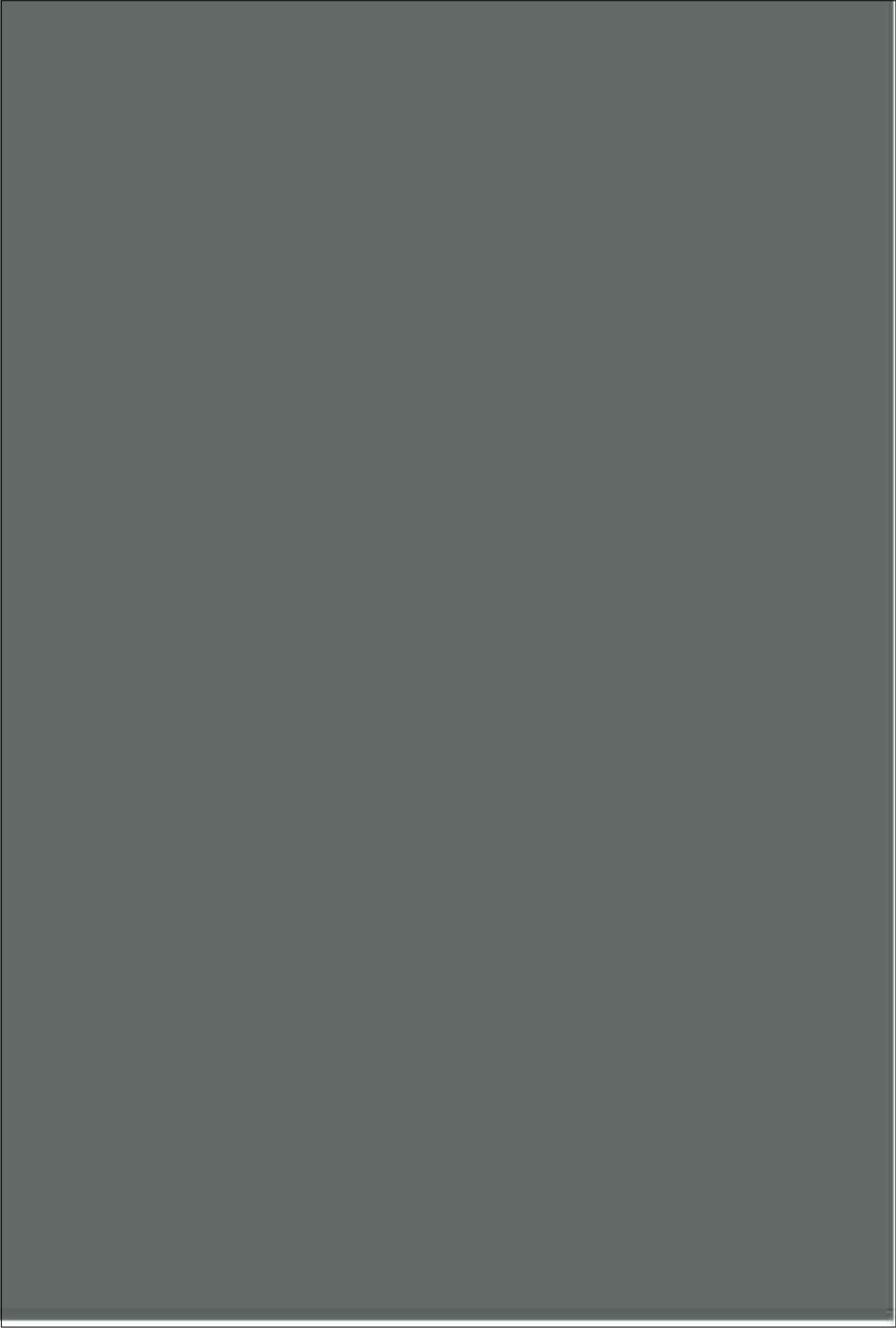
CONTEXT PHOTOGRAPHY

DATE:
 01/04/2022

A0-13



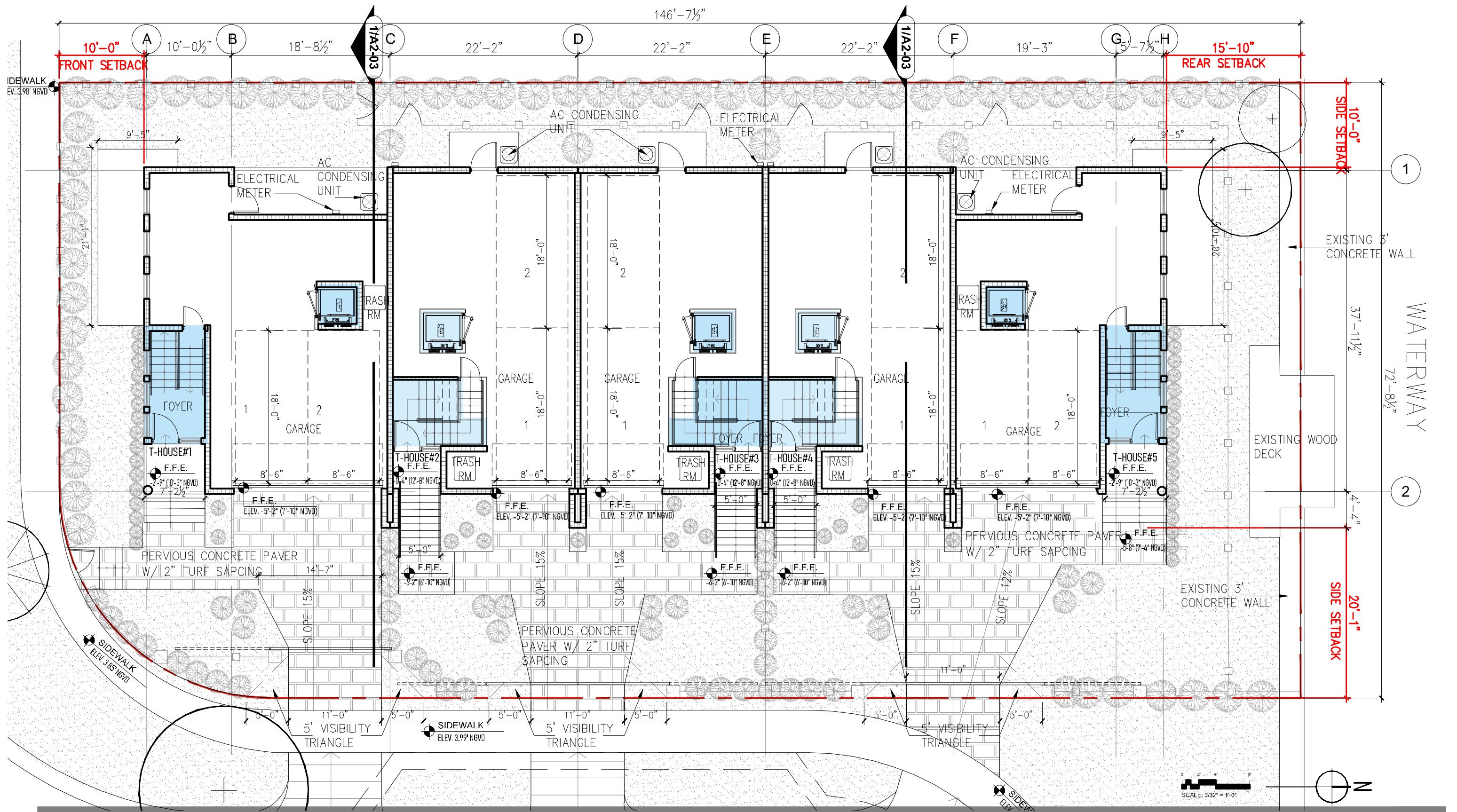
PT 101 WHITE STUCCO



PT 102 DARK GREY EPOXY



WD-101 WOOD SLATS (TEAK FINISH)



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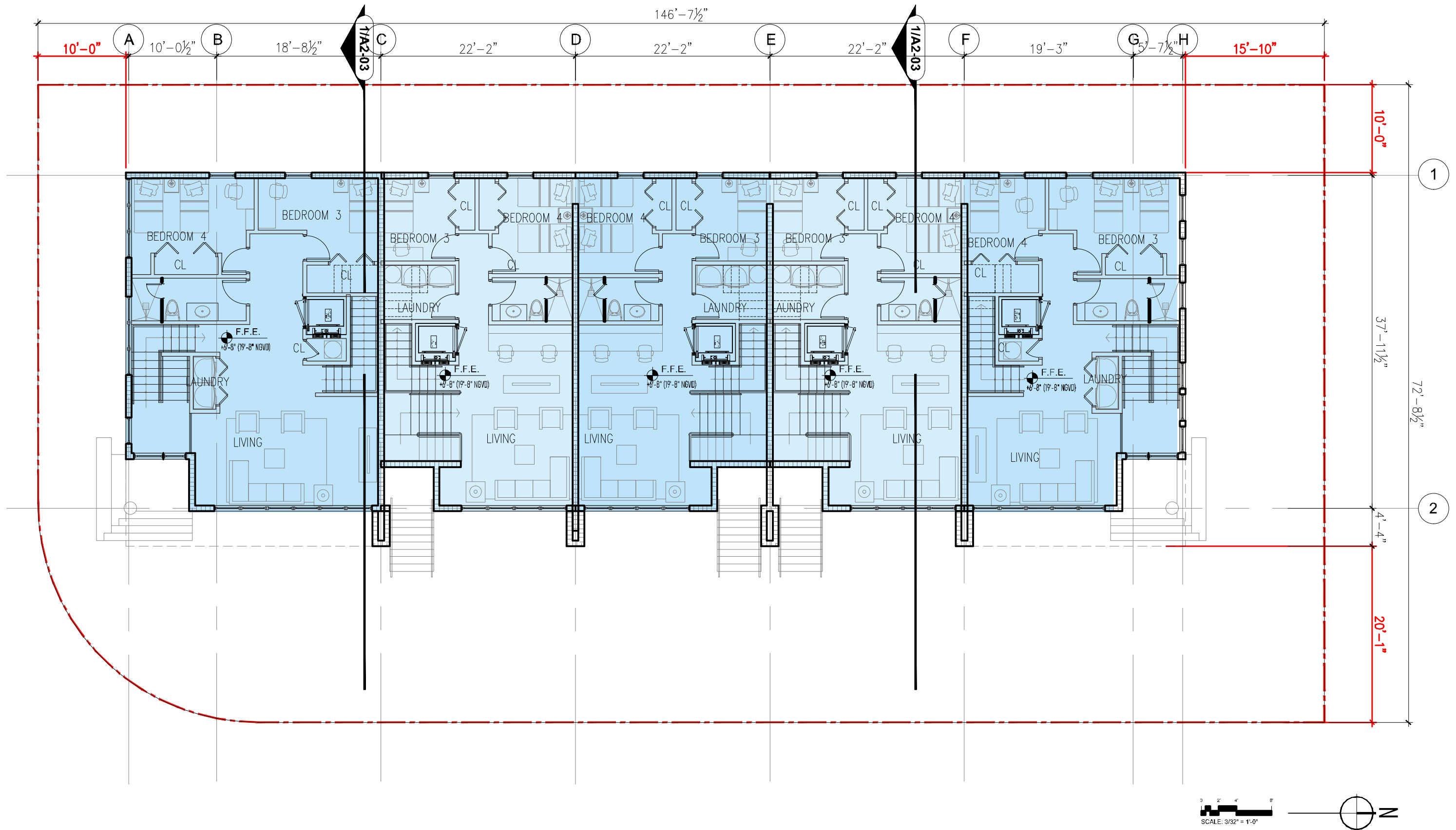
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GROUND LEVEL FLOOR PLAN

DATE:
01/04/2022

A1-01



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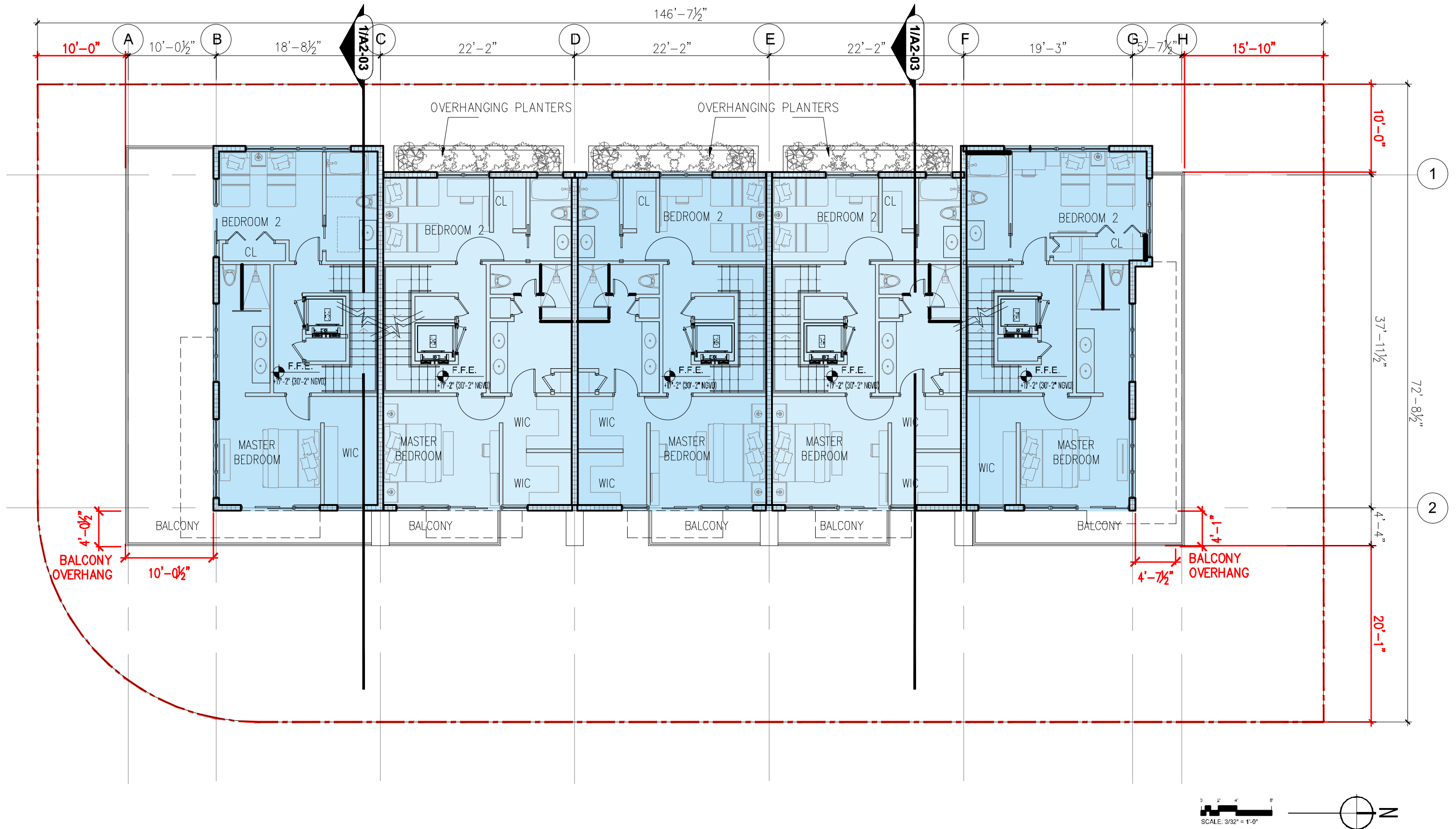
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DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
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1ST LEVEL FLOOR PLAN

DATE:
01/04/2022

A1-02



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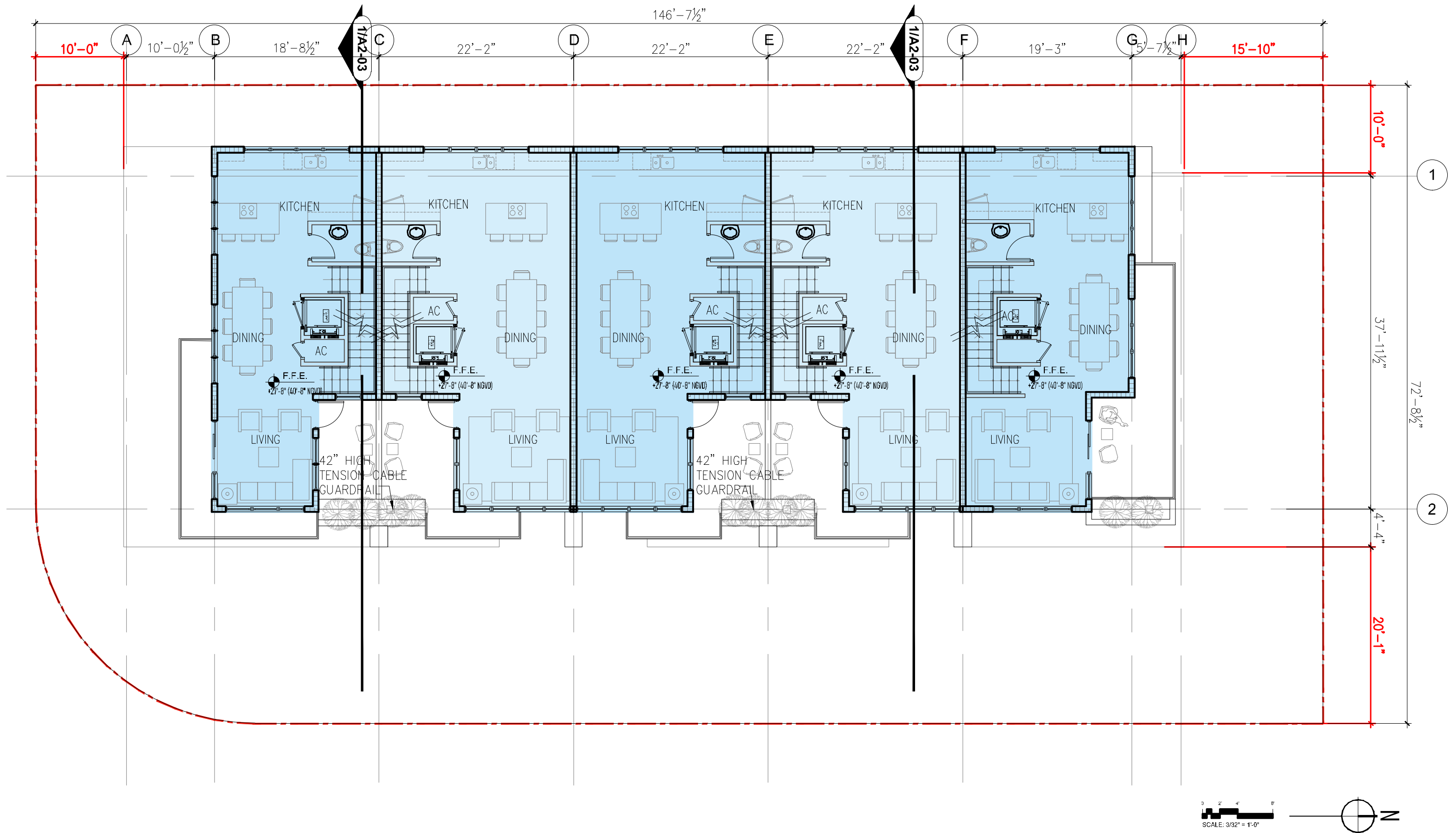
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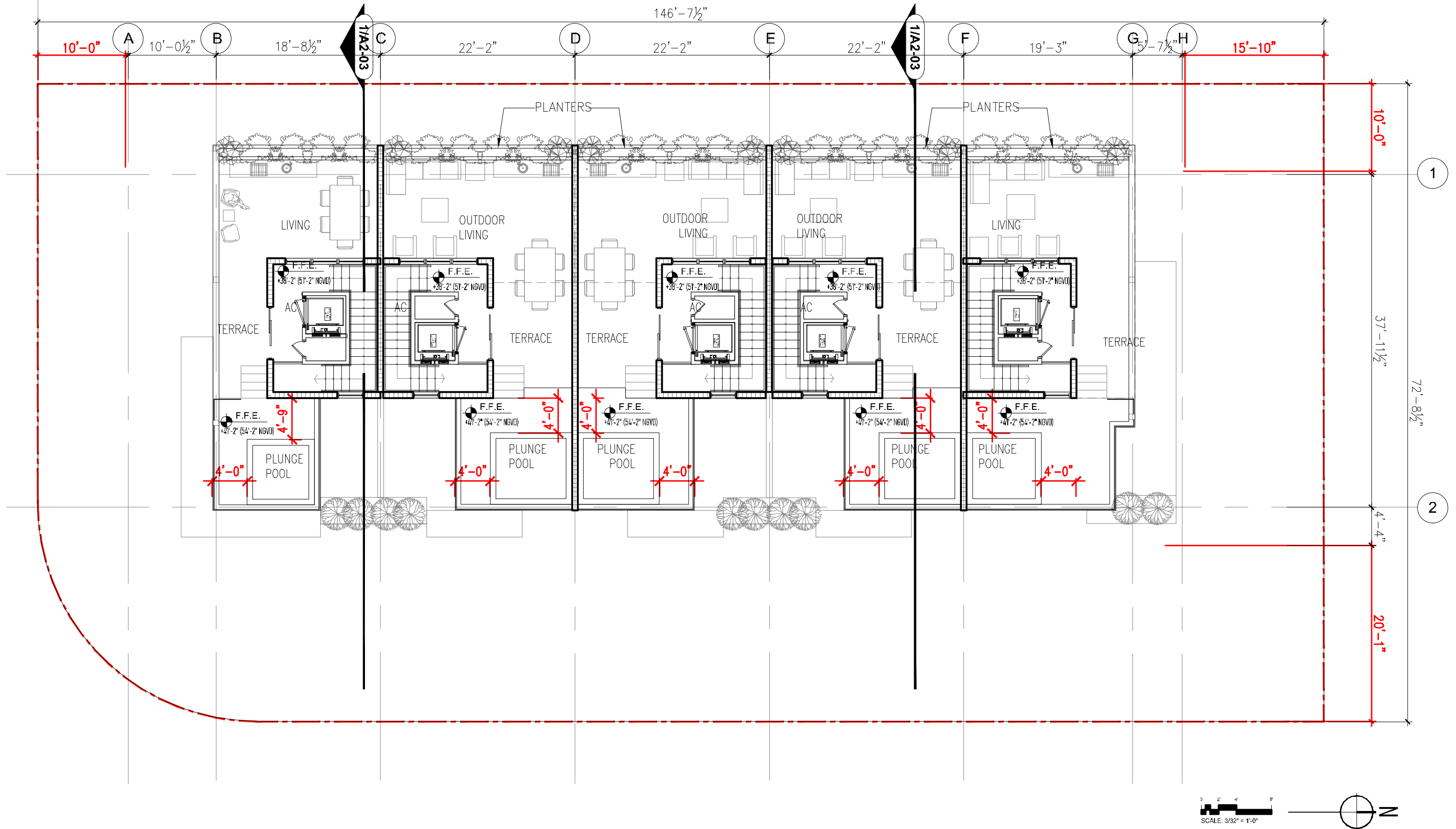
DESIGN REVIEW BOARD FINAL SUBMITTAL
5 TOWNHOUSES - 7300 TROUVILLE ESPLANADE,
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2ND LEVEL FLOOR PLAN

DATE:
01/04/2022

A1-03





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MIAMI BEACH FL 33141

ROOFTOP LEVEL FLOOR PLAN

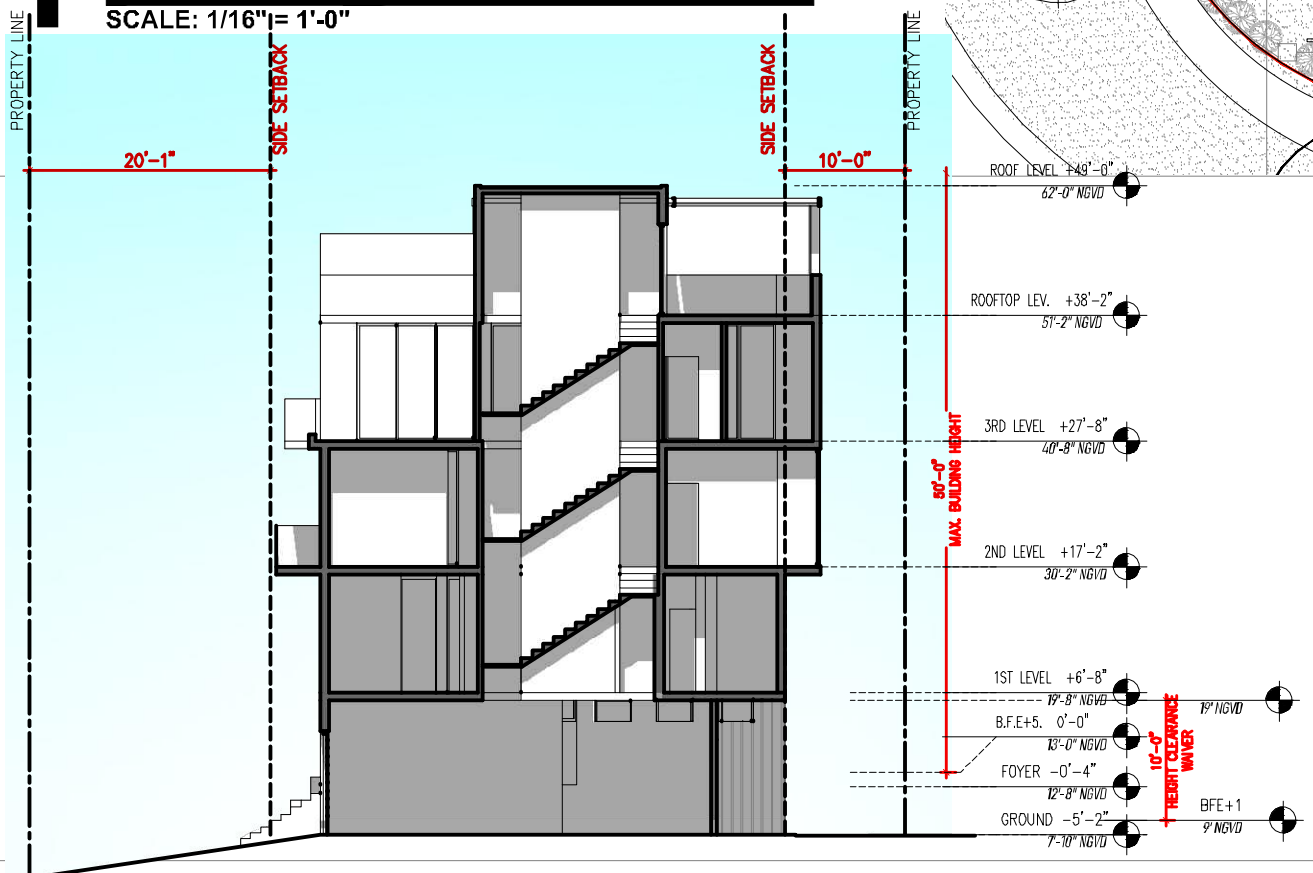
DATE:
01/04/2022

A1-05

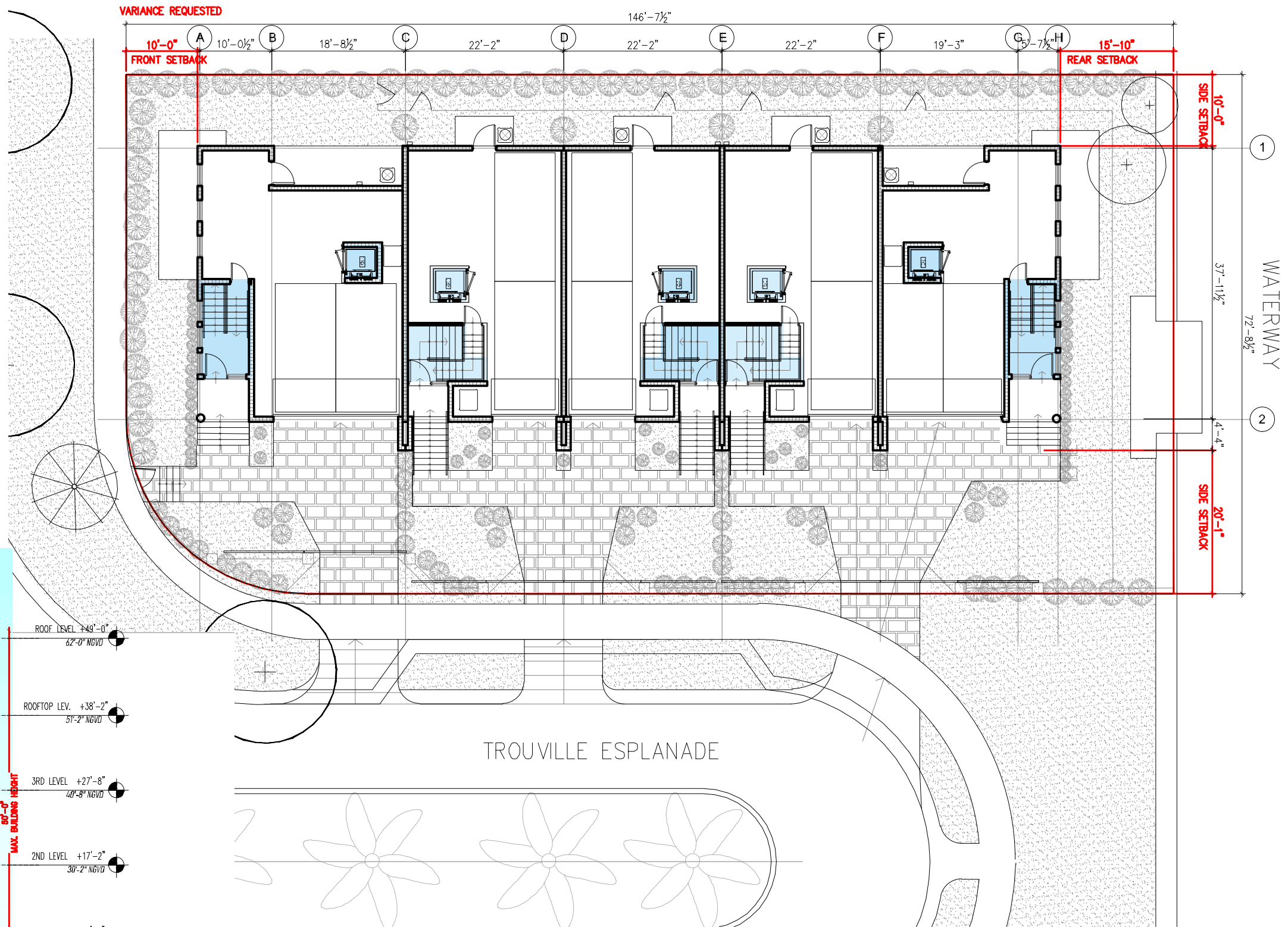


1 GARAGE HEIGHT WAIVER

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

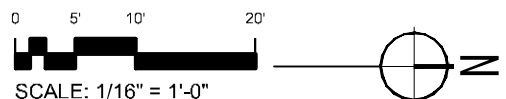


VARIANCE REQUESTED



2 FRONT SETBACK VARIANCE

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



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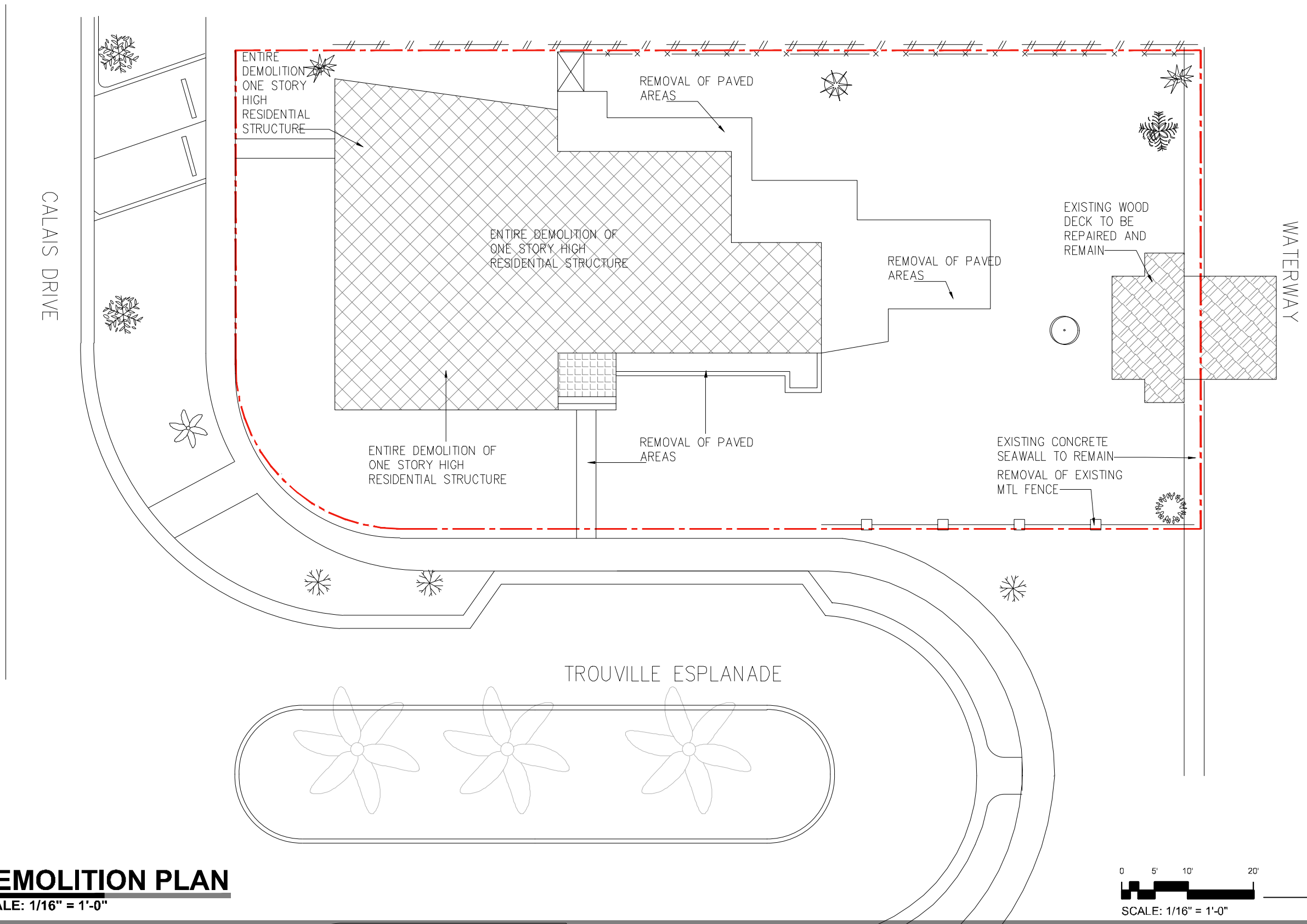
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VARIANCE DIAGRAM

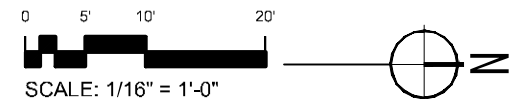
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1 DEMOLITION PLAN

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



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DEMOLITION PLAN

DATE:
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A1-08