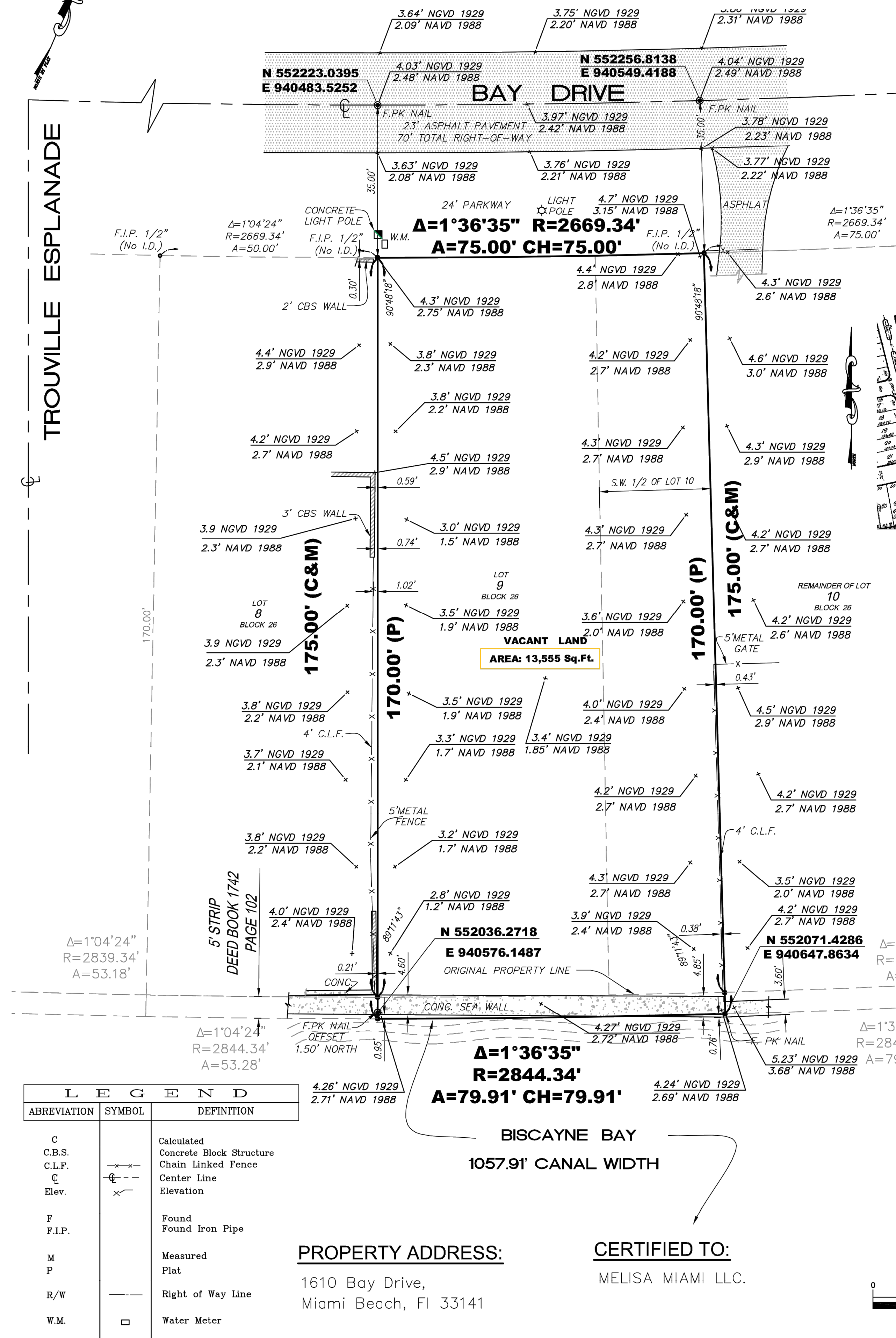


TROUVILLE ESPLANADE



All of Lot 9 and the Southwesterly 1/2 of Lot 10, in Block 26, of "TROUVILLE SECTION ISLE OF NORMANDY", according to the Plat thereof, recorded in Plat Book 25 at Page 56 of the Public Records of Miami-Dade County, Florida; together with all common law and statutory riparian rights and water privileges appurtenant and adjacent or belonging thereto;

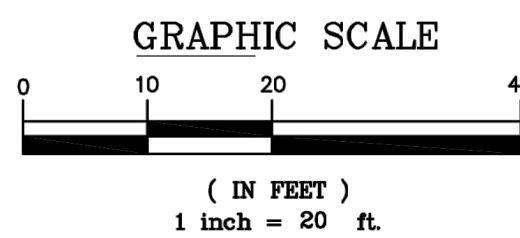
Also that part of a 5 foot strip of land conveyed by the Trustees of the Internal Improvement Fund of the State of Florida to Jessie L. Pape, a widow by deed, dated October 2, 1936 and recorded in Deed Book 1742, Page 102, of the Public Records of Miami-Dade County, Florida, lying Southeasterly and contiguous to the Southeasterly boundary of Lot 9 and the Southwesterly 1/2 of Lot 10, in Block 26, of Trouville Section of Isle of Normandy, according to the plat thereof recorded in Plat Book 25 at page 56 of the Public Records of Miami-Dade County, Florida, said 5 foot strip being of uniform width and lying between Westerly line of said Lot 9 and the Easterly line of said Southwesterly 1/2 of Lot 10 extended into Biscayne Bay; together with all riparian rights, appurtenant, adjacent or belonging thereto.

It is intended to convey hereby all of Lot 9, and that portion of Lot 10 lying between said Lot 9 and a straight line extending from mid-point of the northerly line of Lot 10 on Bay Drive to the mid-point of the southerly line of Lot 10 on Biscayne Bay and thence continuing into Biscayne Bay to include 5 foot strip above described.

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown
- 5) Elevation based on the National Geodetic Vertical Datum 1929, and North American Vertical Datum 1988.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark :N-313 USCG, Elevation=3.78' N.G.V.D. 1929.
- 12) The Canal width was obtained on site using Global Positioning System (GPS)

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

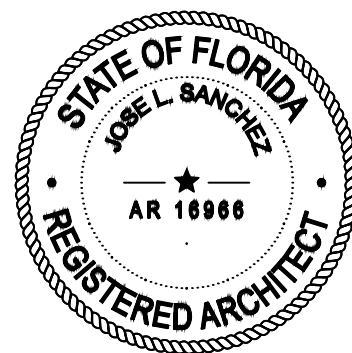
NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL
Date of Field Work: 02-14-2022



Address: 13801 SW 10th Terrace
Miami, FL 33184
Phone: (305) 345-9083
Fax: (305) 820-3558

Professional Surveyor and Mapper # 6792
State of Florida.

SHEET 1 OF 1	COMMUNITY NUMBER : 120651		PANEL NUMBER : 0307		DATE OF FIRM : 09-11-2009		RECORD OF REVISIONS:	
	SUFFIX : L		FIRM ZONE : AE		BASE FLOOD ELEVATION : 8'		SCALE : 1"=20'	DATE
	DRAWN BY : M.M.		DATE: 02-14-2022		REVISED : E.L.			DESCRIPTION



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ADDRESS & OWNER

NEW RESIDENCE
1610 BAY DRIVE
MIAMI BEACH, FLORIDA. 33141
OWNER:

REVISION & DATE	
1	
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DRAWING TITLE

SURVEY

SCALE: AS SHOWN
DATE: 09-26-2021

SHEET NUMBER

SURVEY

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JOSE L. SANCHEZ AIA, LEED AP
27278 NW 37TH ST. MIAMI, FL 33127
PRAXISARCH.COM
P 305 576 8063

FL LIC: AR 0016966 FL LIC: AA 2600083



NEIGHBORHOOD CONTEXTUAL VIEW



FRONT VIEW RENDERING 1



SIDE VIEW / 3D PERSPECTIVE



SIDE VIEW / 3D PERSPECTIVE



FRONT VIEW RENDERING 2

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FL LIC. AR 0016746

FL LIC. AA 24000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 16966

REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L Sanchez

DN: cn=Jose L. Sanchez, c=US, email=jlsanchez@praxisarch.com, title=2022/09/22 17:31:36 -0400

NEW RESIDENCE

1610 BAY DRIVE

MIAMI BEACH, FLORIDA. 33141

OWNER:

REVISION & DATE

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DRAWING TITLE

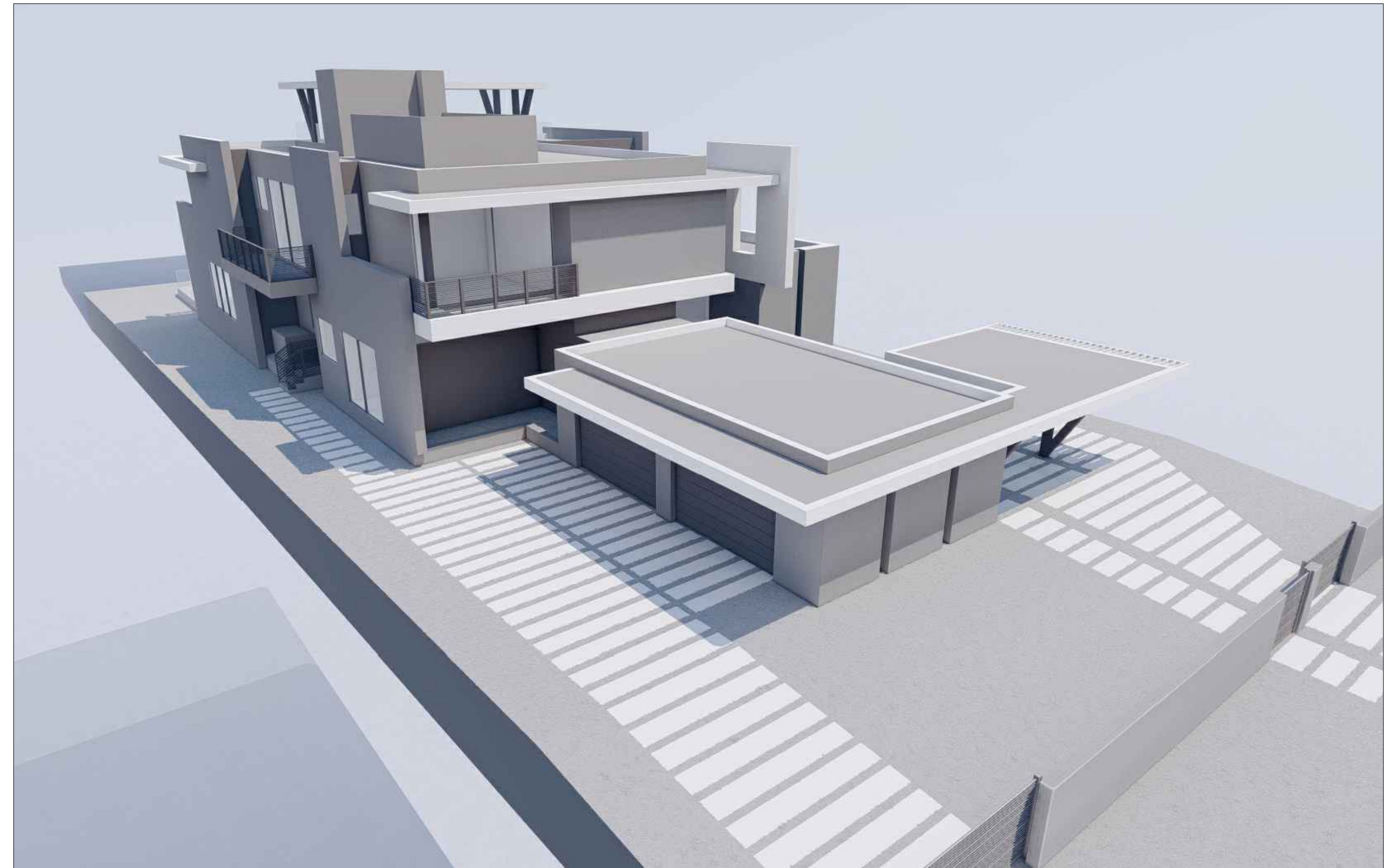
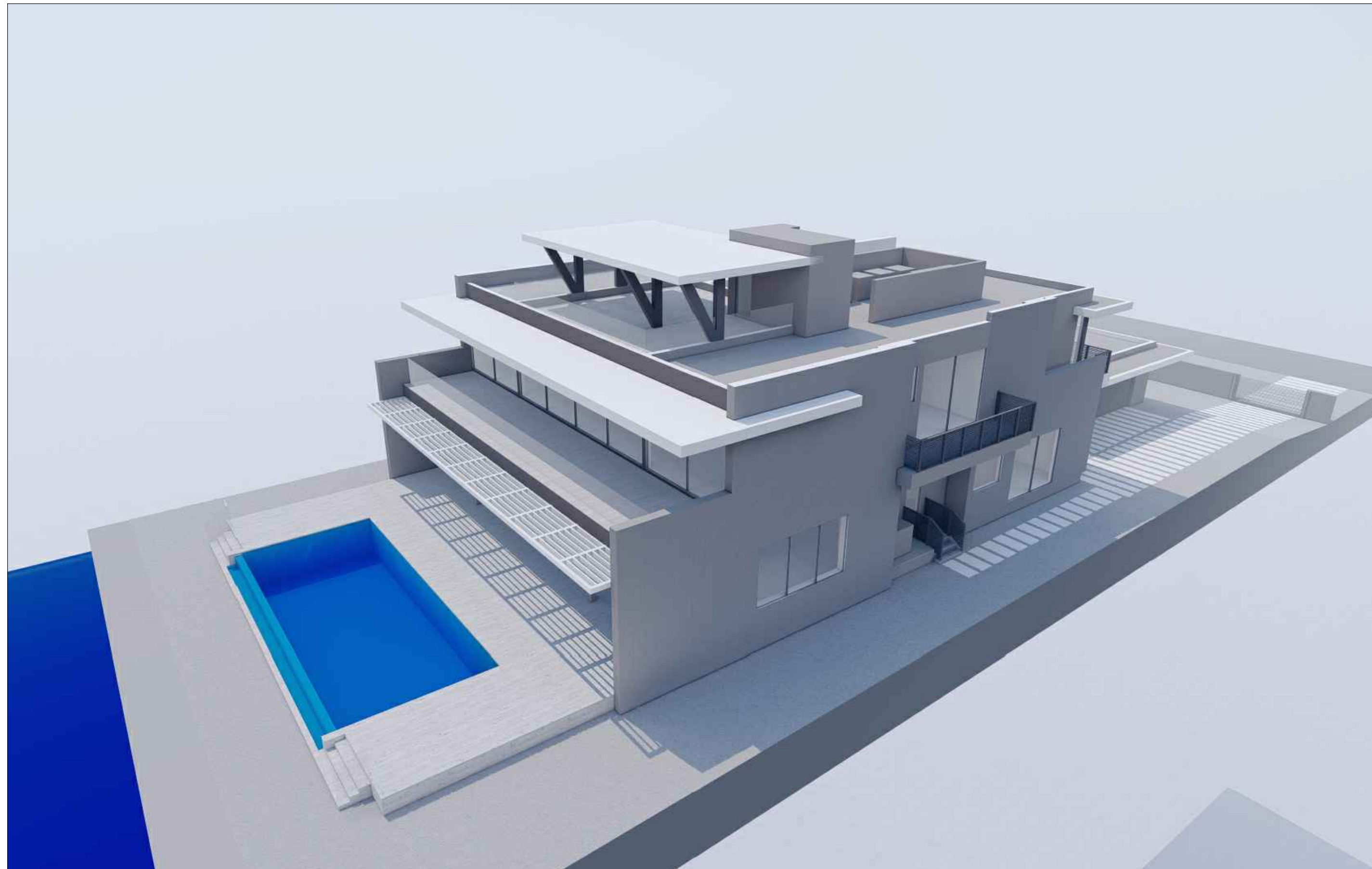
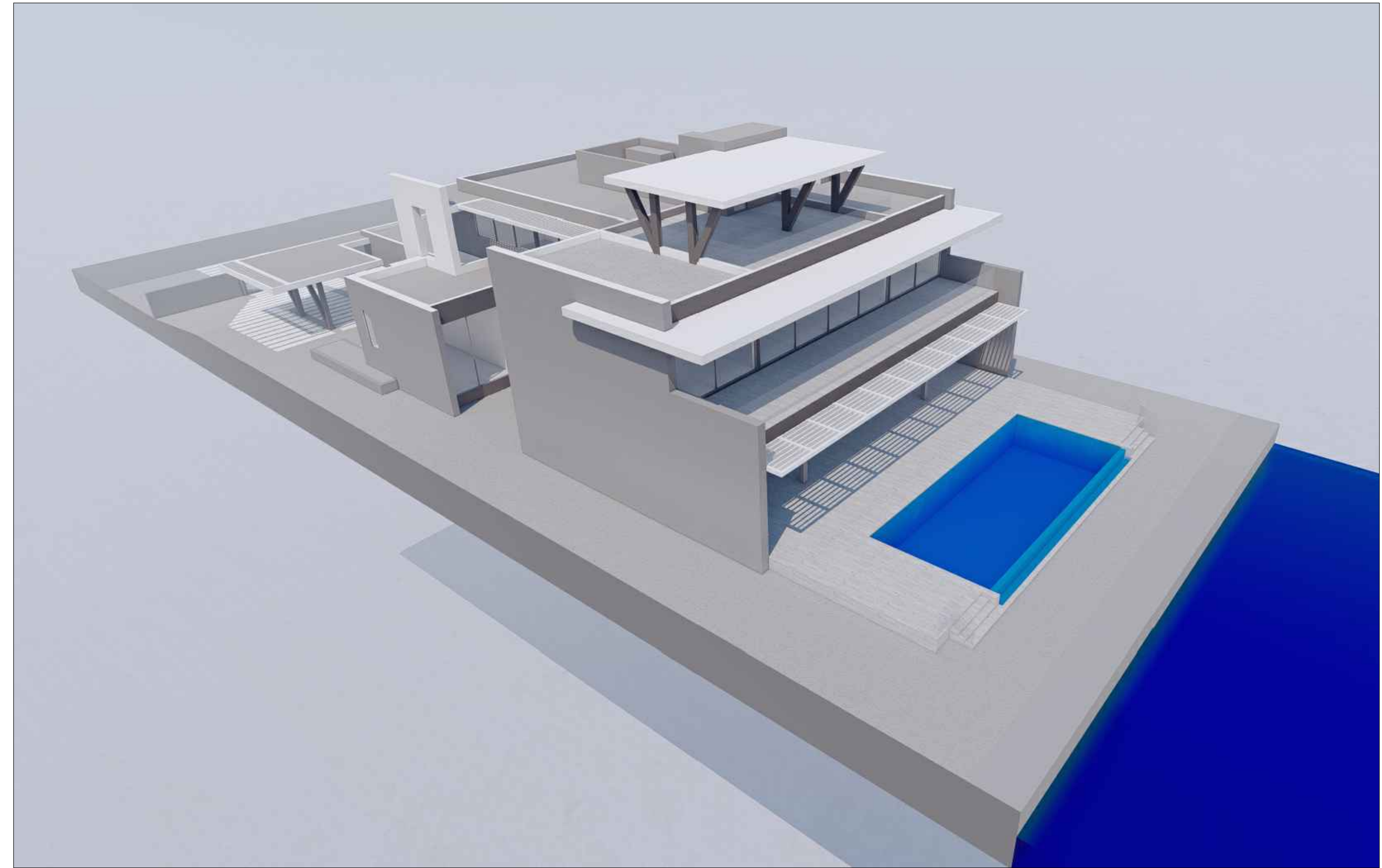
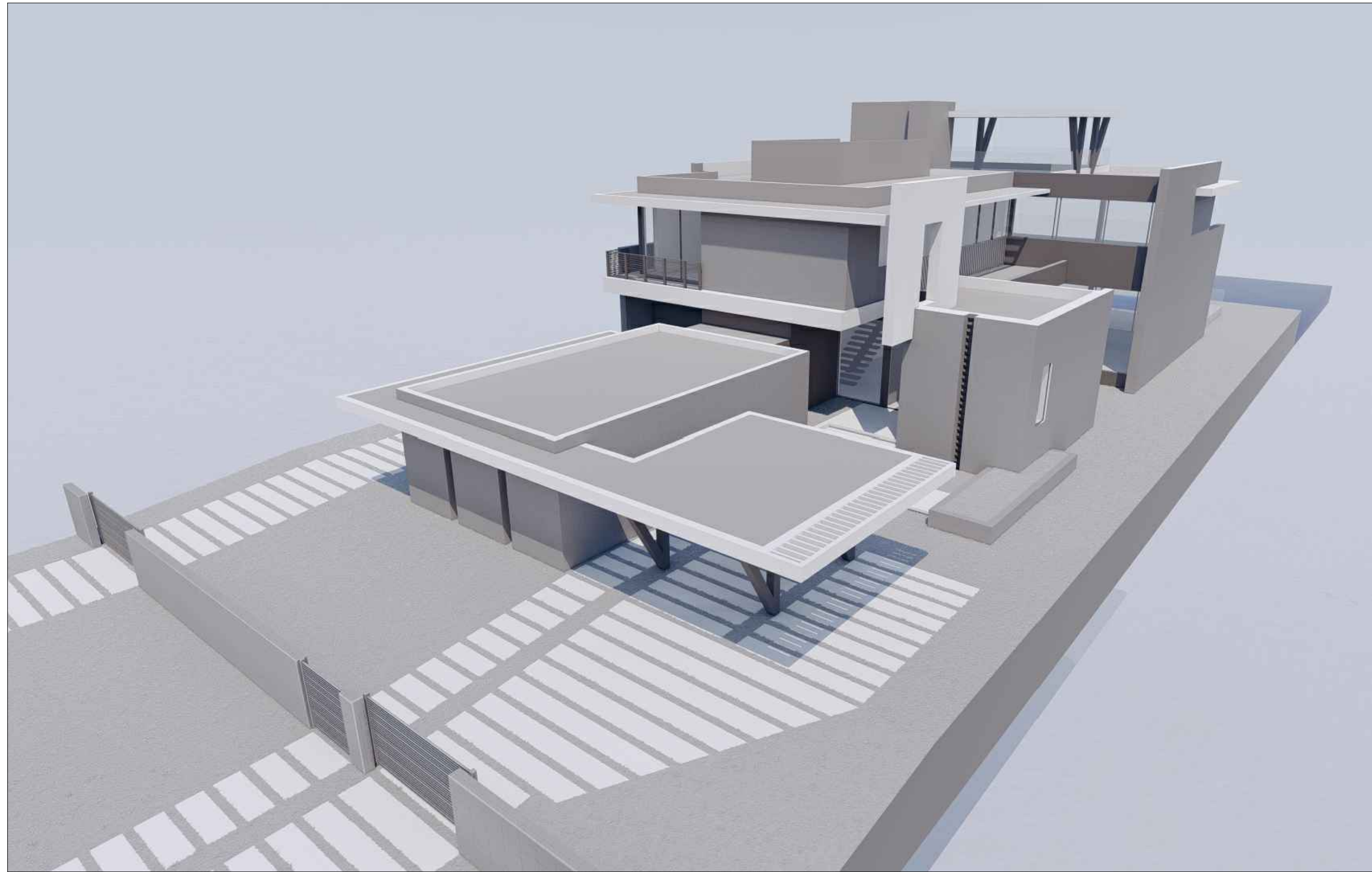
CONTEXTUAL/
PERSPECTIVE
VIEWS

SCALE: AS SHOWN

DATE: 09-26-2021

SHEET NUMBER

3D-1.0

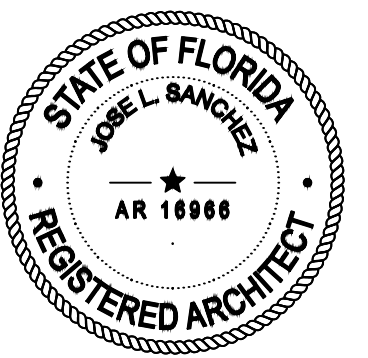


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P 305 576 8063 PRAXISARCH.COM

FL. LIC: AR 0016966 FL. LIC: AA 2600081



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o=Praxis Architecture, Inc.,
email=jsanchez@praxisarch.co
Date: 2022.09.02 17:31:49 -
04'00'

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ADDRESS & OWNER

NEW RESIDENCE
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OWNER:

REVISION & DATE

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DRAWING TITLE

VOLUMETRIC PERSPECTIVES

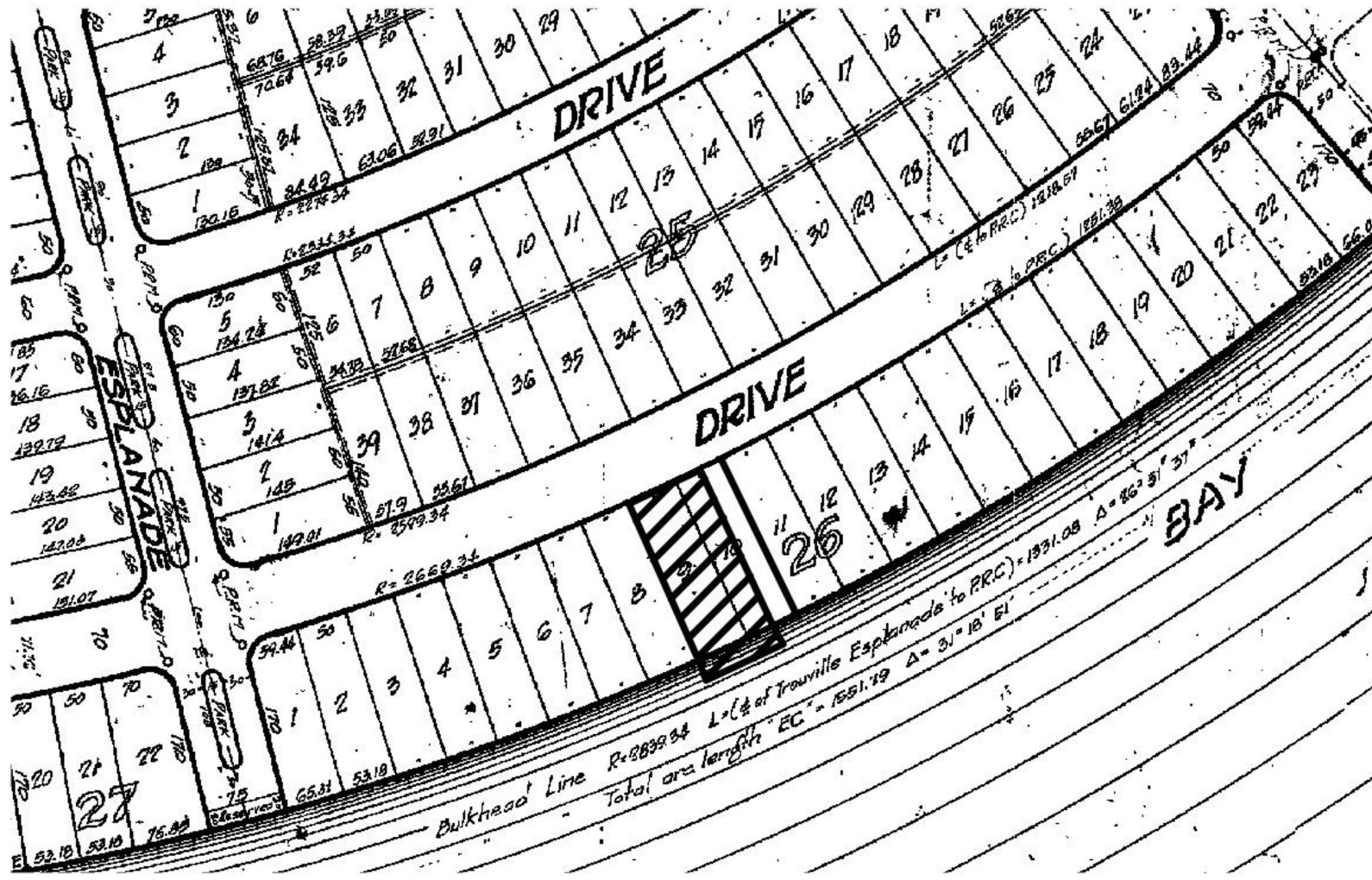
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DATE: 09-26-2021

SHEET NUMBER

3D-1.1

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	1610 BAY DR. MIAMI BEACH. 33141			
2	FOLIO NUMBER(S):	02-3210-001-1020			
3	BOARD AND FILE NUMBERS:	DRB22-0874			
4	YEAR BUILT:	VACANT	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+8.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.04' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.02' NGVD	FREE BOARD:	+9.0' NGVD (+1')	
7	LOT AREA:	13,555 S.F.			
8	LOT WIDTH:	75'-6"	LOT DEPTH:	175'-0"	
9	MAX. LOT COVERAGE SF AND %:	4,067 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	4,046 SF (29.84%)	
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A	
11	FRONT YARD OPEN SPACE SF AND %:	845 SF (56.10%)	REAR YARD OPEN SPACE SF AND %:	1,467 SF (70.25%)	
12	MAX. UNIT SIZE SF AND %:	6,778 SF (50%)	PROPOSED UNIT SIZE SF AND %:	6,549 SF (48.31%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	3,148 SF (23.22%)	
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):	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,924 SF (21.57%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	729 SF (24.93%)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24 FT.		24'-0"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20 FT.	N/A	20'-0"	
20	FRONT SECOND LEVEL:	20 FT.	N/A	57'-3"	
	SIDEYARDS:				
21	SIDE 1 - EAST:	THE SUM OF THE REQUIRED SIDE YARDS SHALL BE AT LEAST 25% OF LOT WIDTH (75.5' X 25% = 18.875')		10'-3"	
22	SIDE 2 - WEST:			10'-0"	
23	REAR: 15% OF 175 FT	26'-3"		48'-3"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			



1

LOCATION PLAN

NOT TO SCALE

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020 7TH EDITION, RESIDENTIAL
- FLORIDA BUILDING CODE 2020 7TH EDITION, MECHANICAL
- FLORIDA BUILDING CODE 2020 7TH EDITION, PLUMBING
- NATIONAL ELECTRICAL CODE (NEC) 2017
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-4)

LEGAL DESCRIPTION

ALL OF LOT 9 AND THE SOUTHWESTERLY 1/2 OF LOT 10, IN BLOCK 26, OF "TROUVILLE SECTION ISLE OF NORMANDY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH ALL COMMON LAW AND STATUTORY RIPARIAN RIGHTS AND WATER PRIVILEGES APPURTENANT AND ADJACENT OR BELONGING THERETO;

ALSO THAT PART OF A 5 FOOT STRIP OF LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO JESSIE L. PAPE, A WIDOW BY DEED, DATED OCTOBER 2, 1936 AND RECORDED IN DEED BOOK 1742, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY AND CONTIGUOUS TO THE SOUTHEASTERLY BOUNDARY OF LOT 9 AND THE SOUTHWESTERLY 1/2 OF LOT 10, IN BLOCK 26, OF TROUVILLE SECTION OF ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID 5 FOOT STRIP BEING OF UNIFORM WIDTH AND LYING BETWEEN WESTERLY LINE OF SAID LOT 9 AND THE EASTERLY LINE OF SAID SOUTHWESTERLY 1/2 OF LOT 10 EXTENDED INTO BISCAYNE BAY; TOGETHER WITH ALL RIPARIAN RIGHTS, APPURTENANT, ADJACENT OR BELONGING THERETO.

IT IS INTENDED TO CONVEY HEREBY ALL OF LOT 9, AND THAT PORTION OF LOT 10 LYING BETWEEN SAID LOT 9 AND A STRAIGHT LINE EXTENDING FROM MID-POINT OF THE NORTHERLY LINE OF LOT 10 ON BAY DRIVE TO THE MID-POINT OF THE SOUTHERLY LINE OF LOT 10 ON BISCAYNE BAY AND THENCE CONTINUING INTO BISCAYNE BAY TO INCLUDE 5 FOOT STRIP ABOVE DESCRIBED.

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278 NW 37TH ST. MIAMI, FL 33127
P 305.578.8043
FL LIC: AR 0016946

STATE OF FLORIDA
JOSE L. SANCHEZ
REGISTERED ARCHITECT
AR 16966

Jose L Sanchez
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DN: cn=Jose L. Sanchez, o=US, email=jlsanchez@praxisarch.com, c=US
Date: 2022.09.26 17:31:56 -0400

REVISION & DATE

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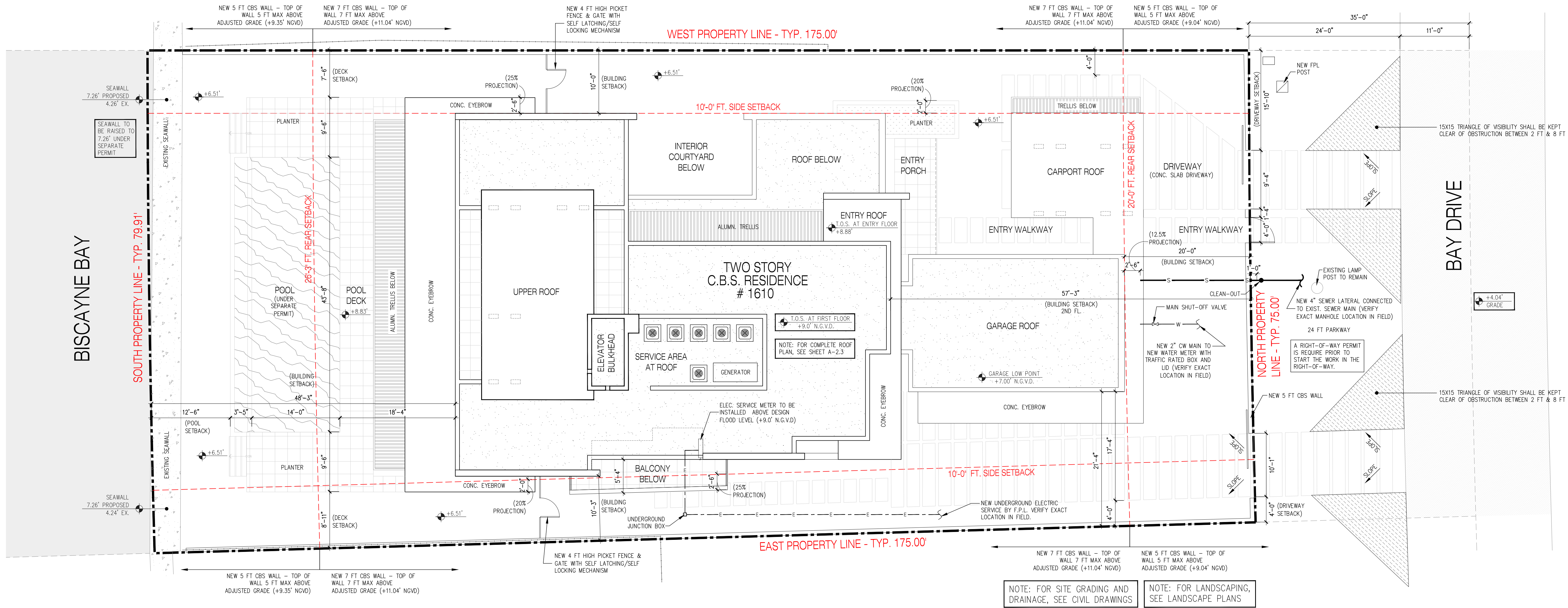
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ZONING
DATA/
LOCATION
PLAN

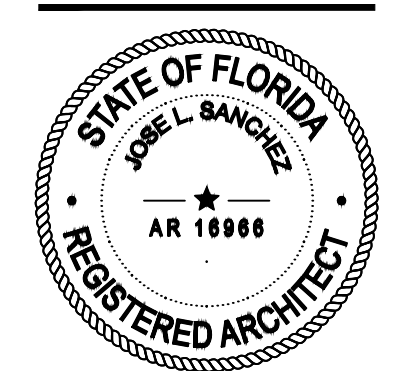
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DATE: 09-26-2021

SHEET NUMBER

A-1.0



1 SITE PLAN
1/8"=1'-0"



Jose L Sanchez
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ADDRESS & OWNER

NEW RESIDENCE
1610 BAY DRIVE
MIAMI BEACH, FLORIDA. 33141
OWNER:

REVISION & DATE

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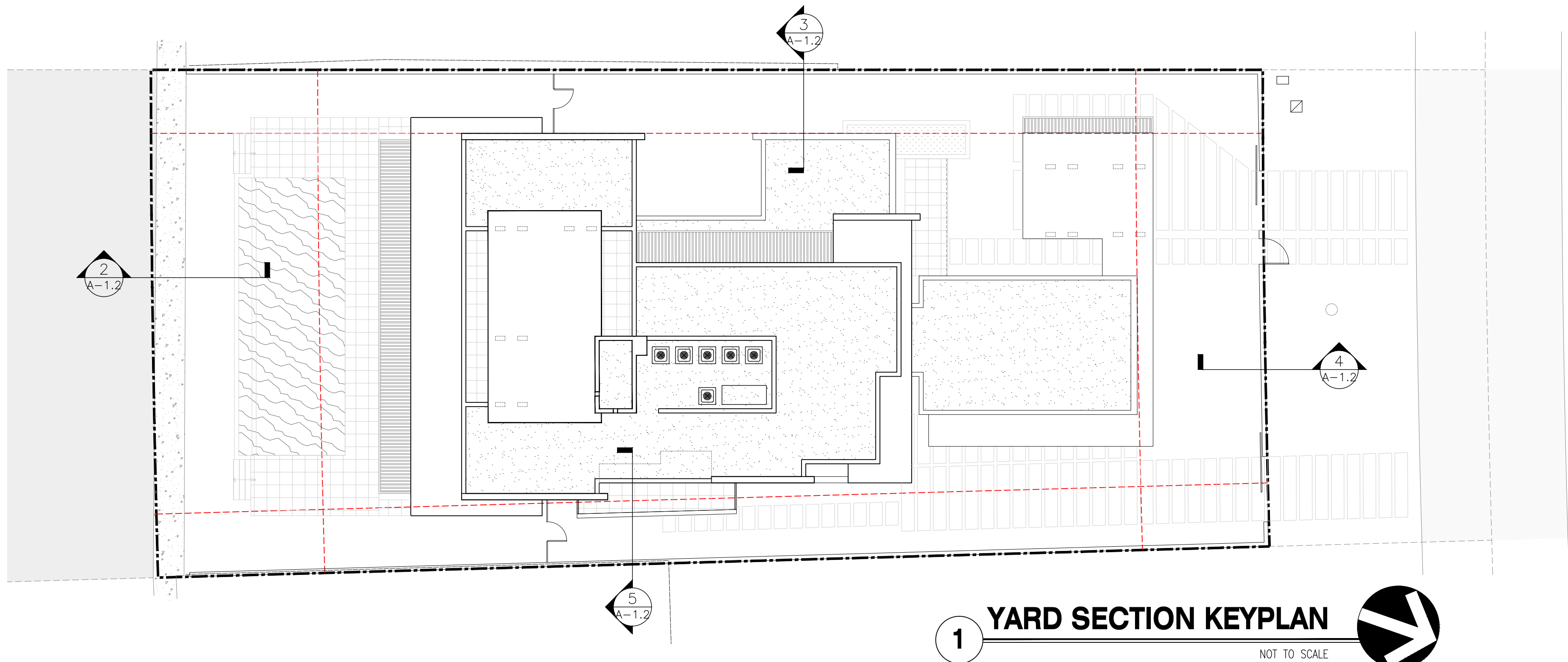
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SITE PLAN

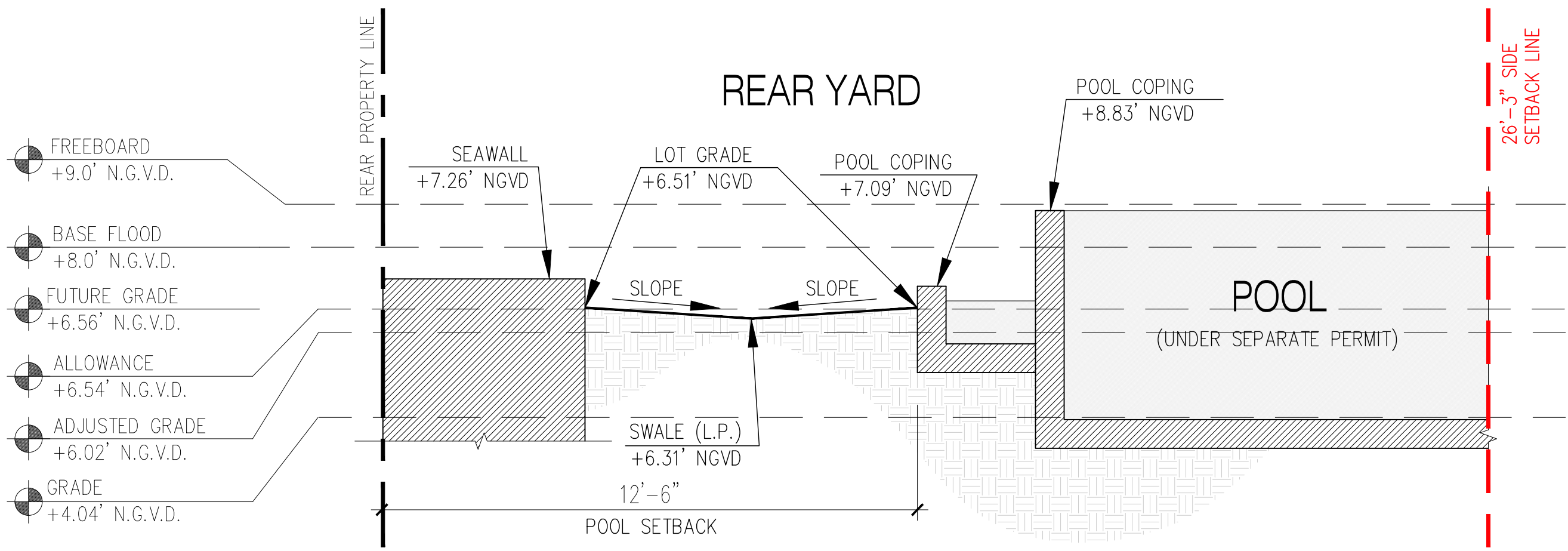
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SHEET NUMBER

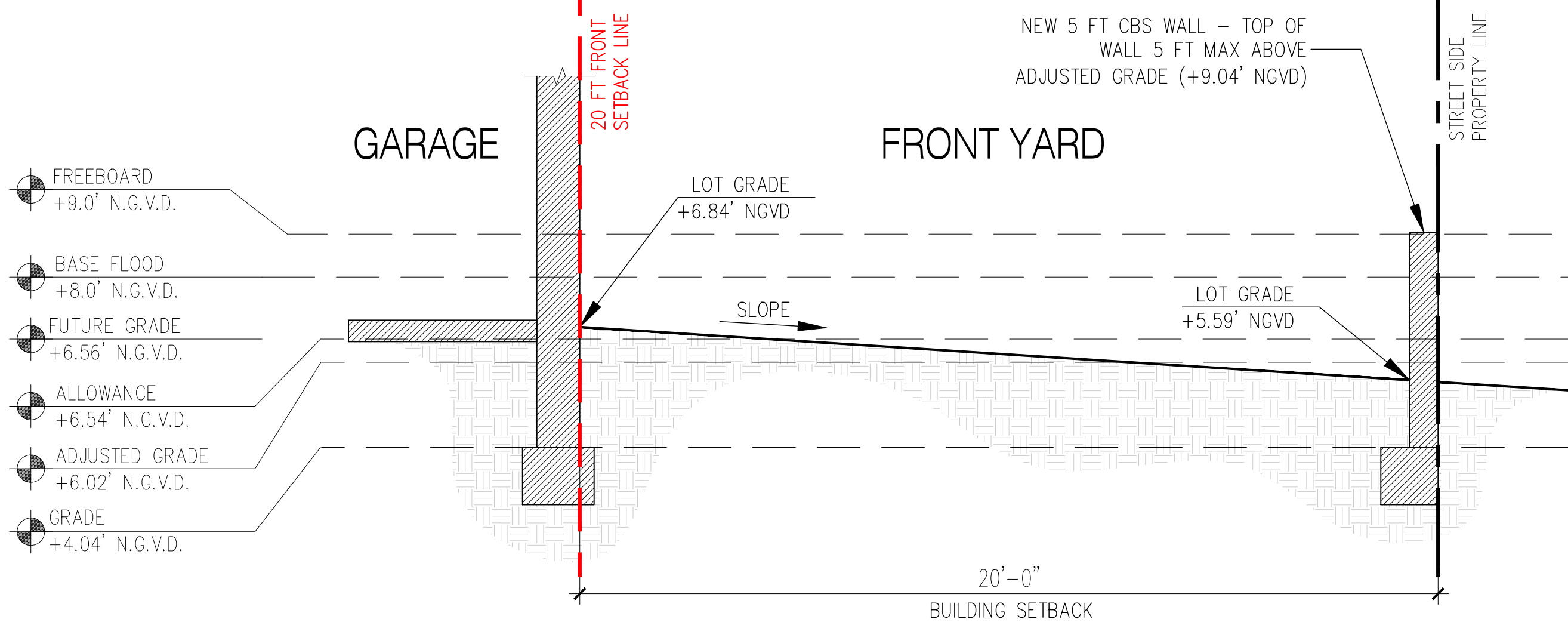
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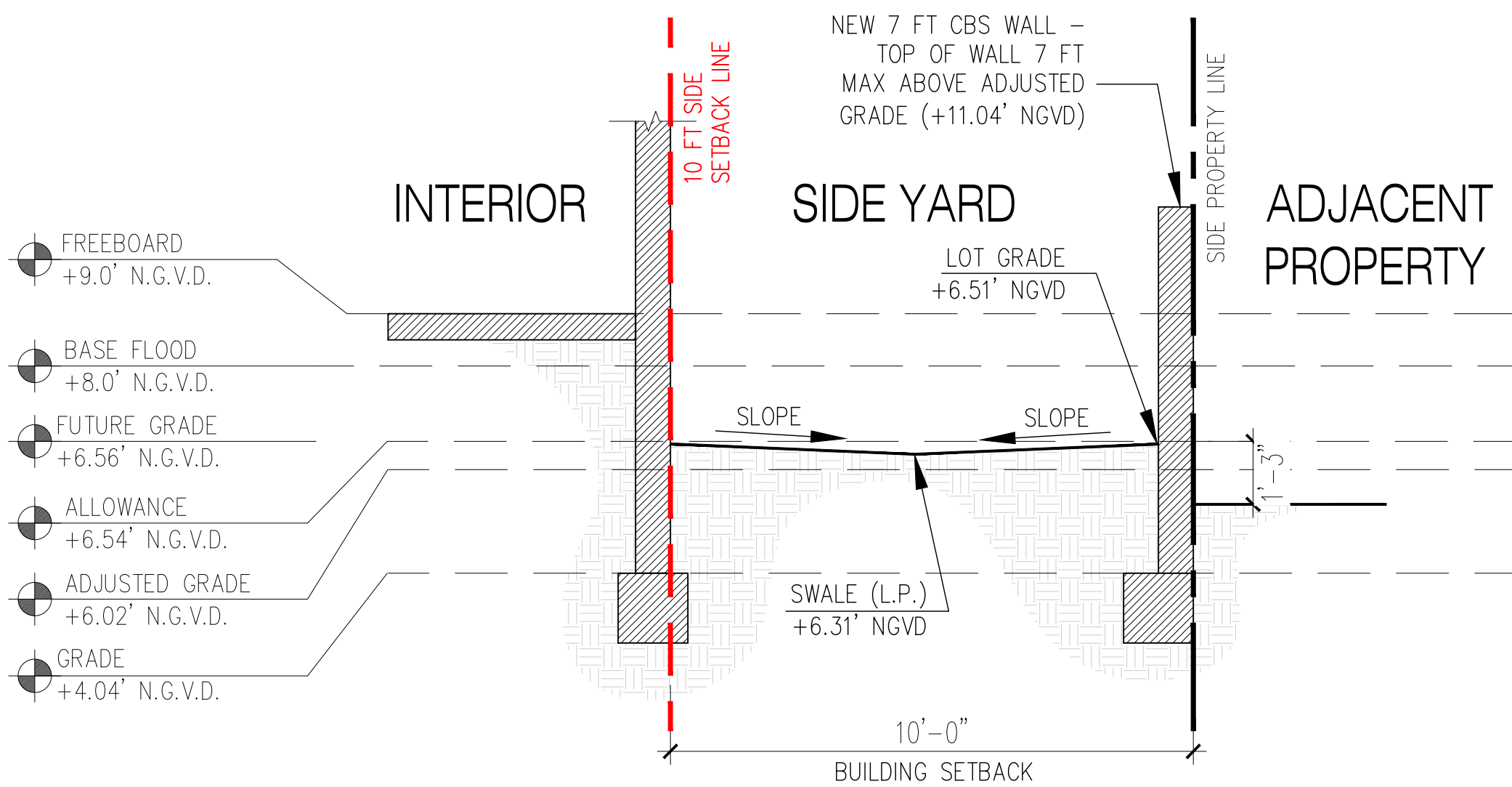
1 YARD SECTION KEYPLAN
NOT TO SCALE



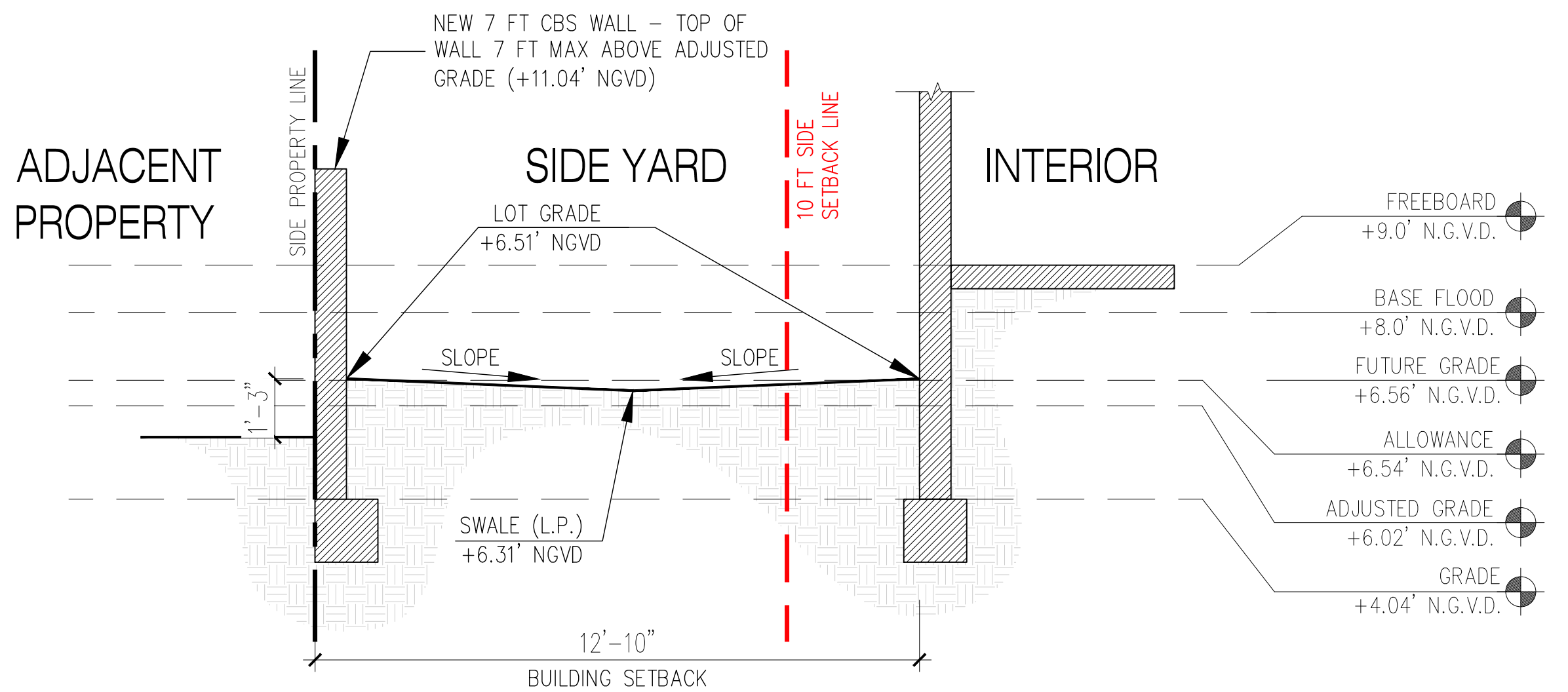
2 REAR YARD SECTION
3/8"=1'-0"



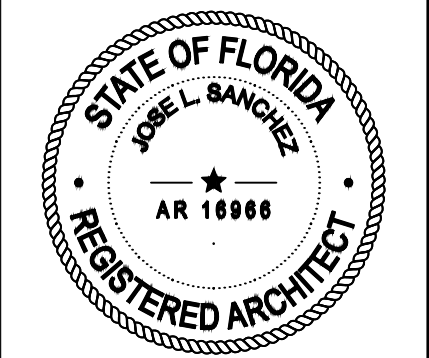
3 FRONT YARD SECTION
3/8"=1'-0"



4 SIDE YARD SECTION
3/8"=1'-0"



5 SIDE YARD SECTION
3/8"=1'-0"



Jose L. Sanchez
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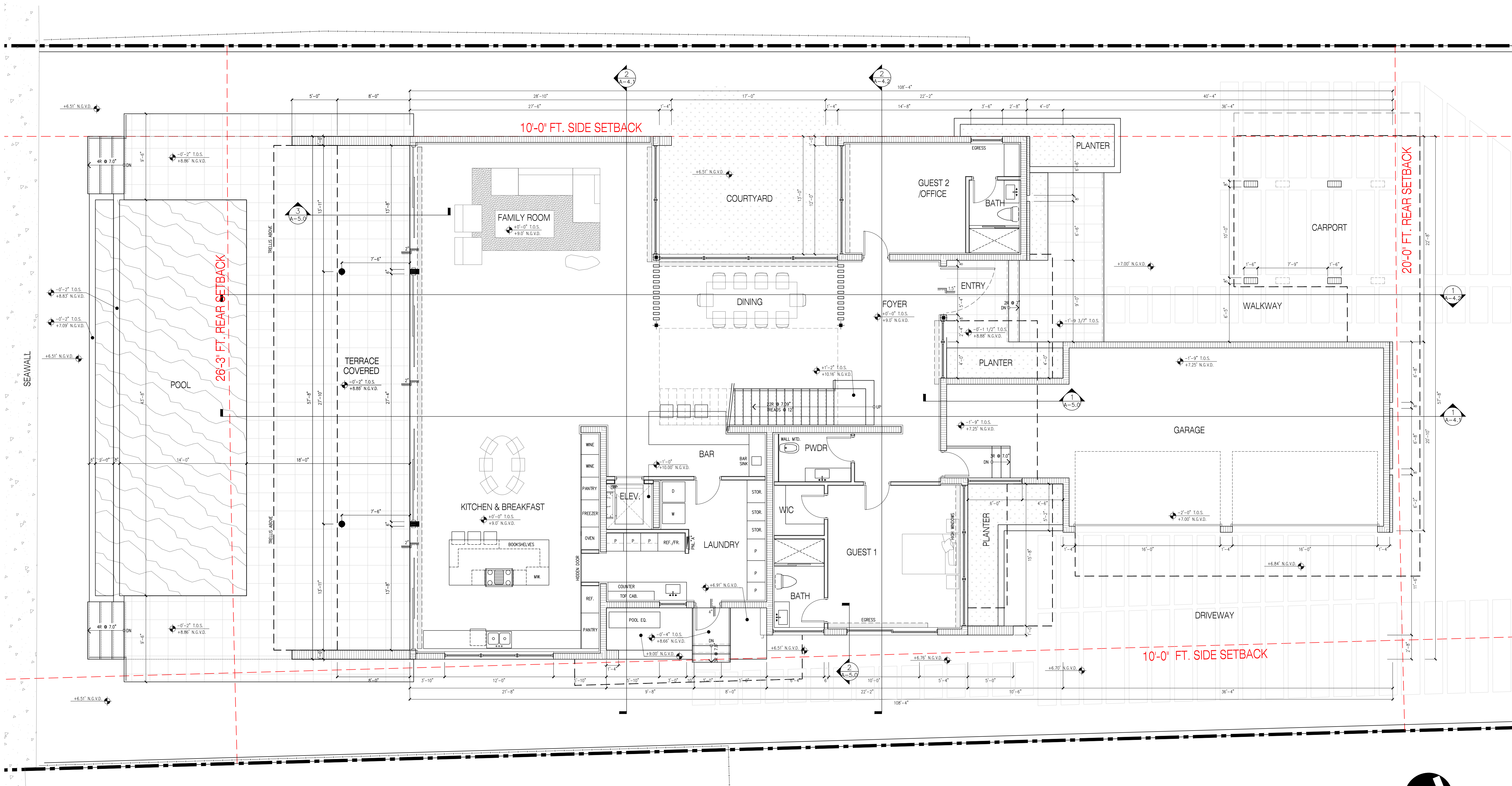
ADDRESS & OWNER
NEW RESIDENCE
1610 BAY DRIVE
MIAMI BEACH, FLORIDA. 33141
OWNER:

REVISION & DATE	
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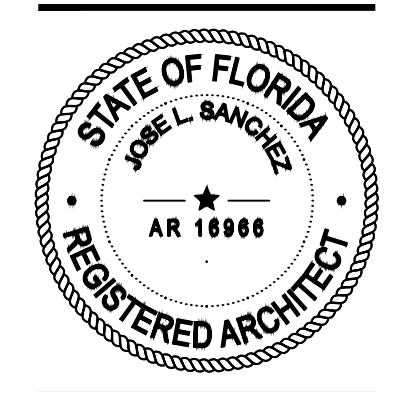
DRAWING TITLE
YARD SECTIONS

SCALE: AS SHOWN
DATE: 09-26-2021

SHEET NUMBER
A-1.2



1 FIRST FLOOR
3/16"=1'-0"



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c=US, date=2022.09.12 17:32:57 +0000

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ADDRESS & OWNER

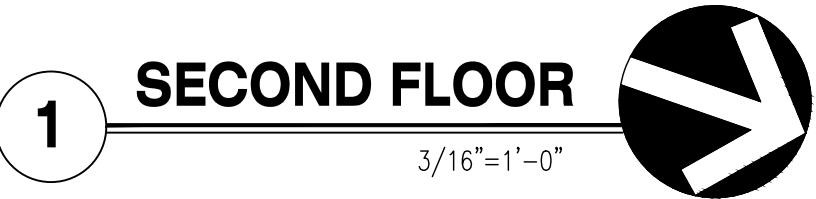
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1610 BAY DRIVE
MIAMI BEACH, FLORIDA. 33141
OWNER:

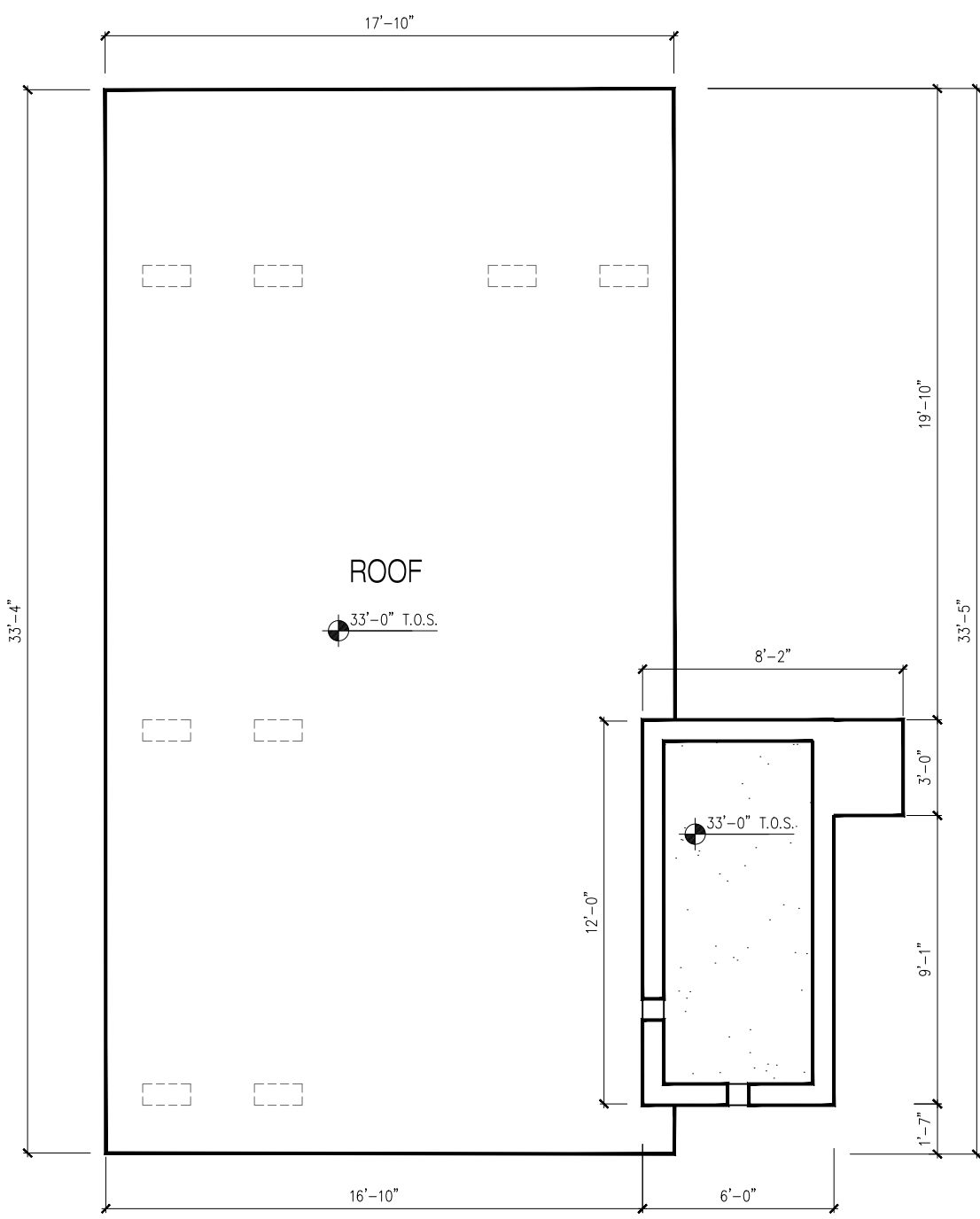
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DRAWING TITLE
FIRST FLOOR PLAN

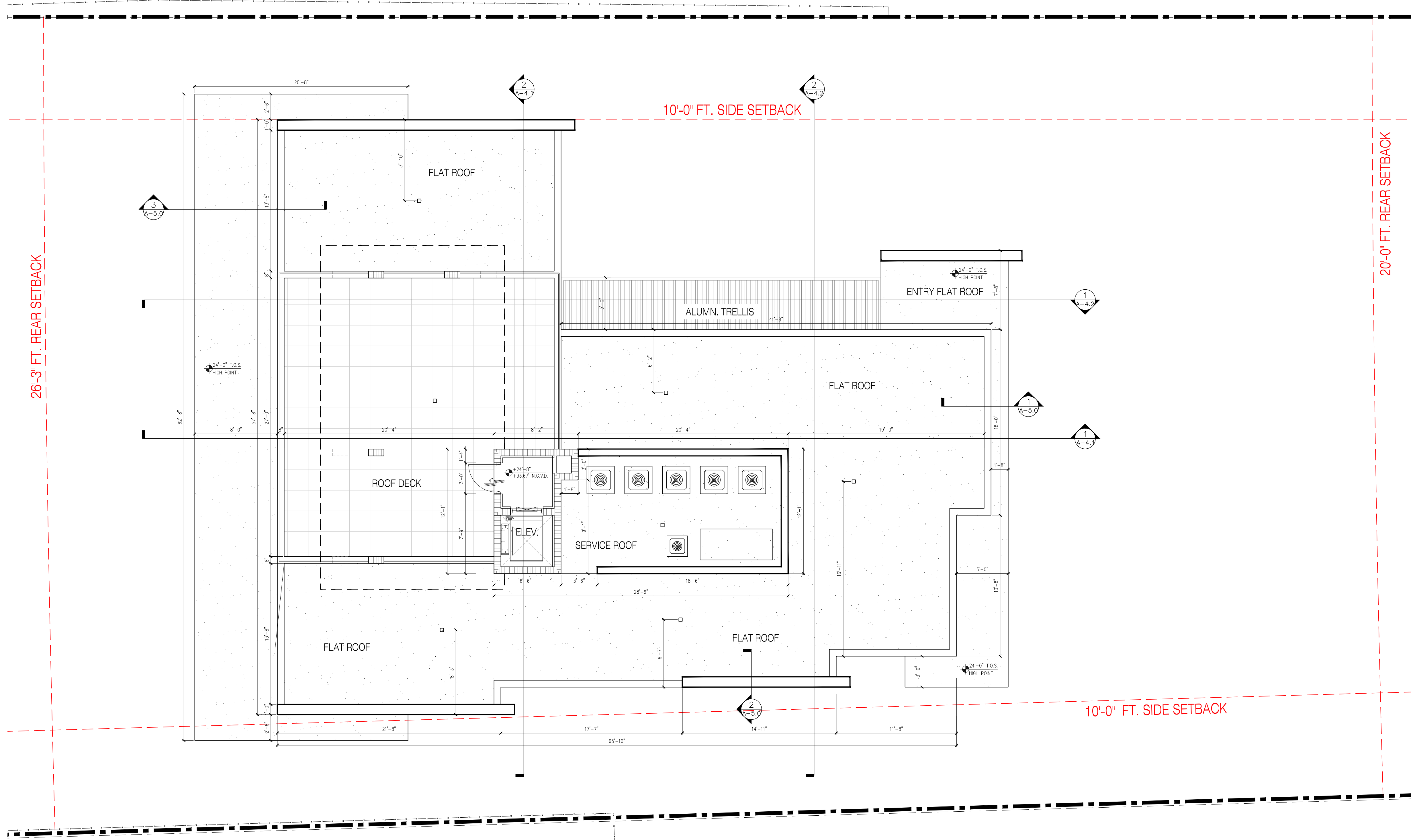
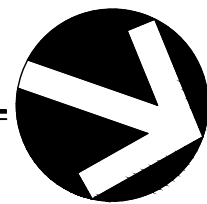
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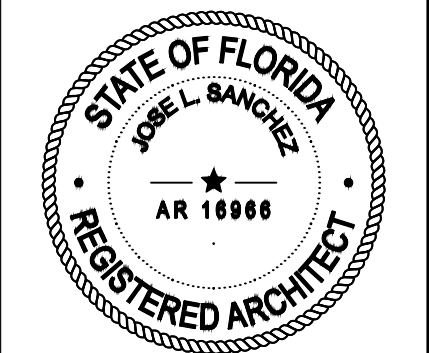
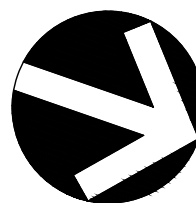




2 UPPER ROOF
3/16"=1'-0"



1 ROOF PLAN
3/16"=1'-0"



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OWNER:

REVISION & DATE

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DRAWING TITLE

ROOF
PLAN

SCALE: AS SHOWN
DATE: 09-26-2021

SHEET NUMBER

A-2.3