



PAMPA SUNBELT 16, LLC 1435 BAY ROAD & 1340 FLAMINGO WAY

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD
OCTOBER 11, 2023

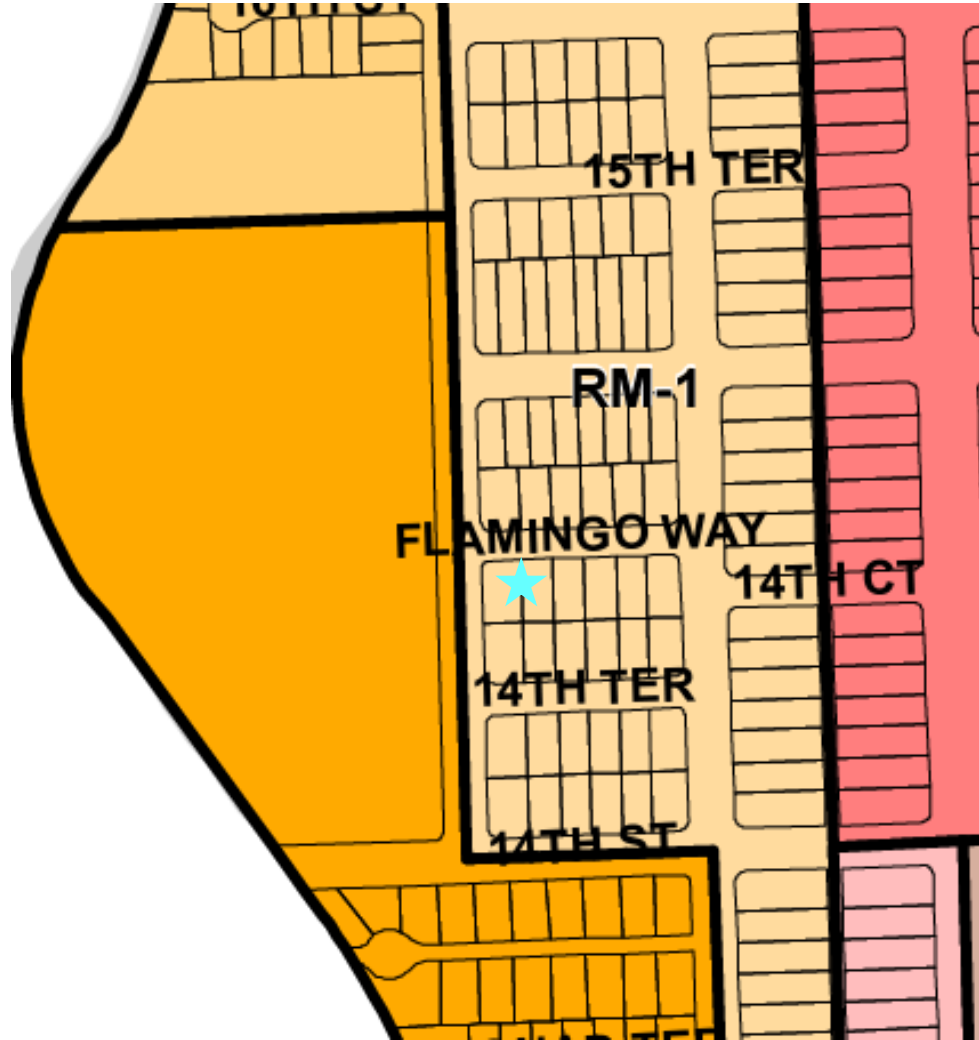
Vanessa Madrid, Esq.

SUBJECT PROPERTY

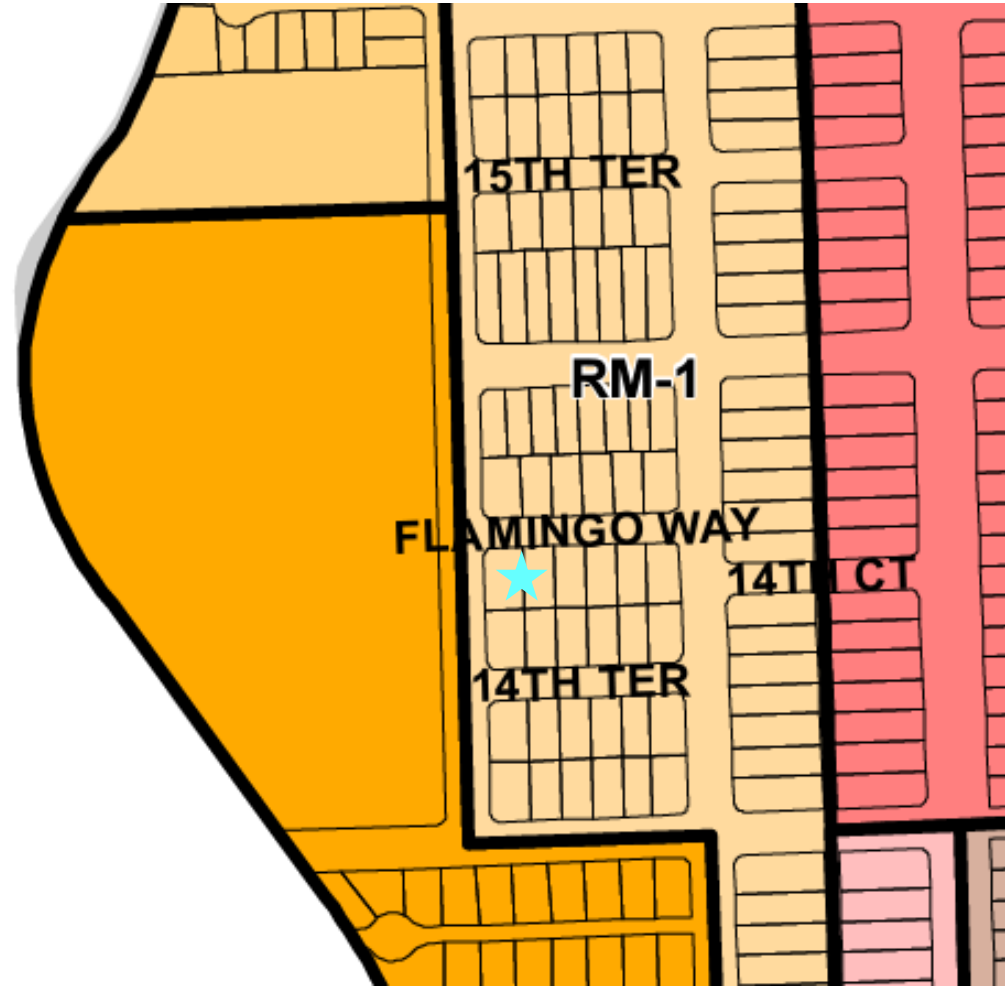
- Located at 1435 Bay Road & 1340 Flamingo Way
- Size of property: ±0.25 acres
- Land Use: Low Density Multifamily Residential (RM-1)
- Zoning: RM-1



LAND USE

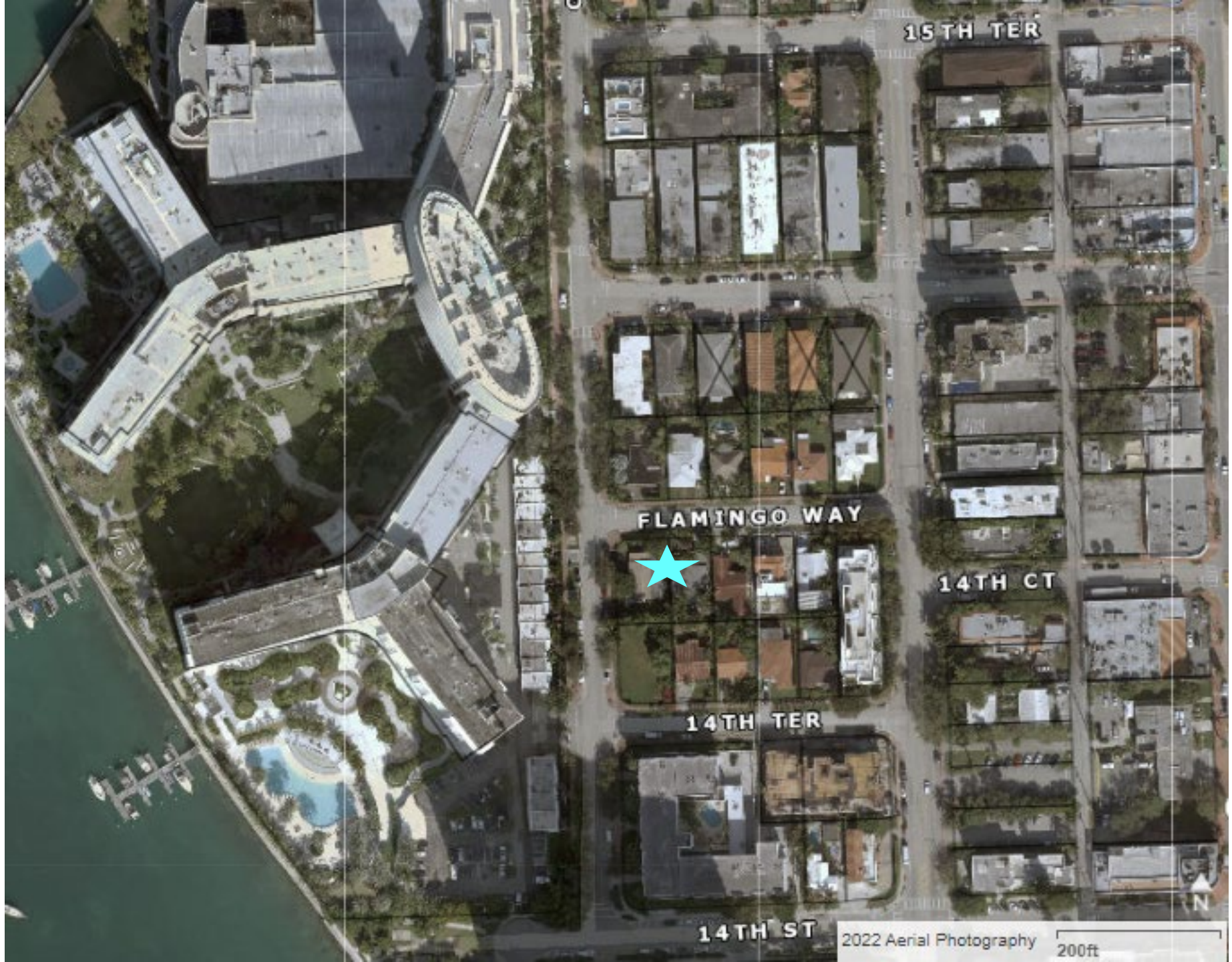


ZONING



REQUESTS

- Site Plan Approval for 6-Unit Townhome Project
 - Waiver: Garage Clearance Height



15TH TER

FLAMINGO WAY

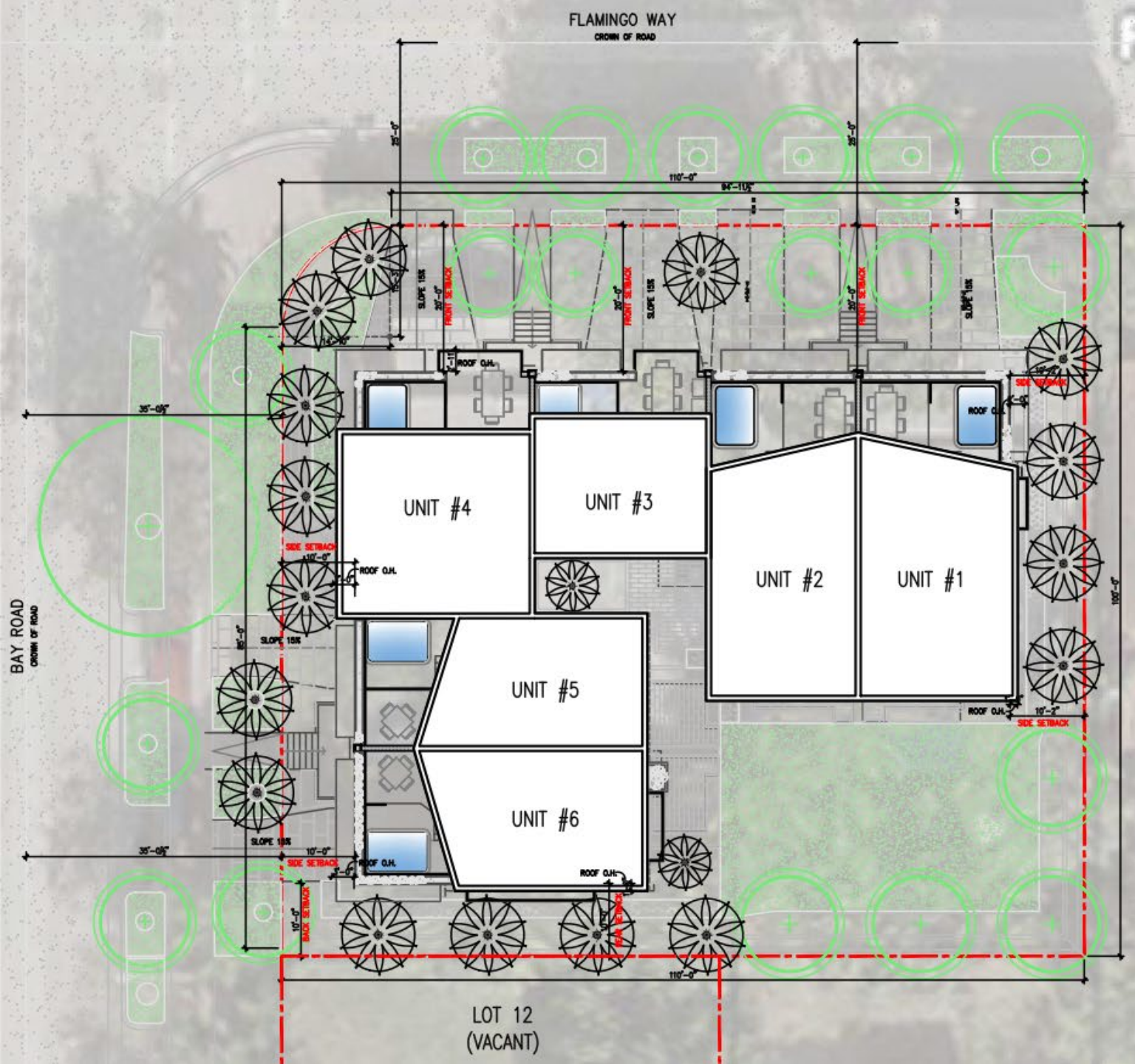
14TH CT

14TH TER

14TH ST

2022 Aerial Photography

200ft



DENSITY	
ALLOWED	PROPOSED
15 UNITS*	6 UNITS

*60 UNITS PER ACRE ALLOWED. PROPERTY SIZE IS 5,952 SF.

HEIGHT	
ALLOWED	PROPOSED
50'-0"	39'-4"

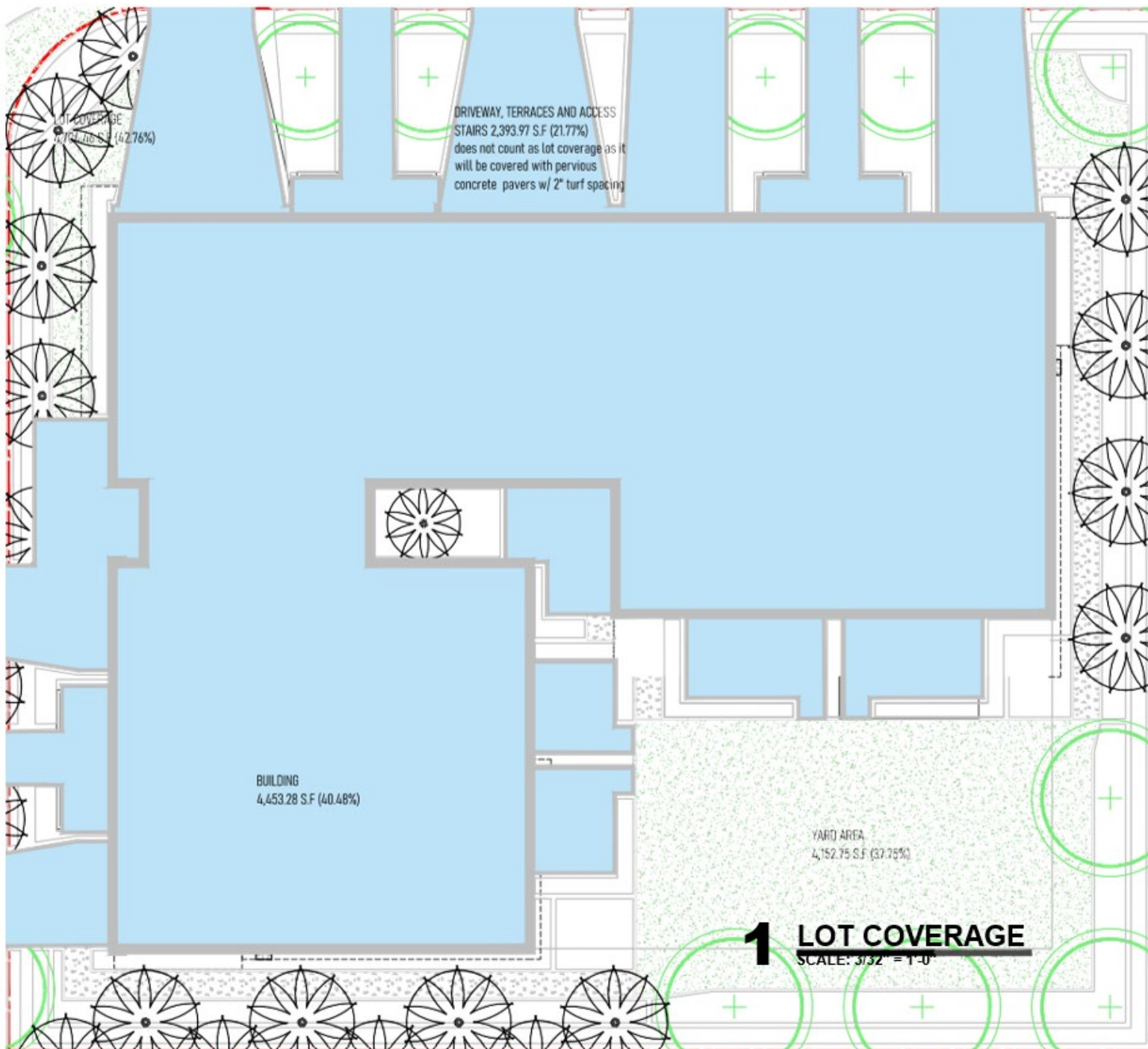




1 BAY ROAD 1435 & 1340 FLAMINGO WAY-VIEW FROM BAY ROAD
SCALE: 1/32" = 1'-0"

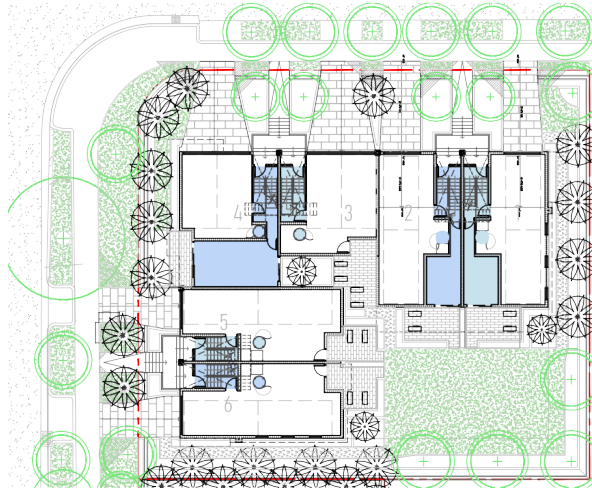



2 BAY ROAD 1435 & 1340 FLAMINGO WAY-VIEW FROM FLAMINGO WAY
SCALE: 1/32" = 1'-0"

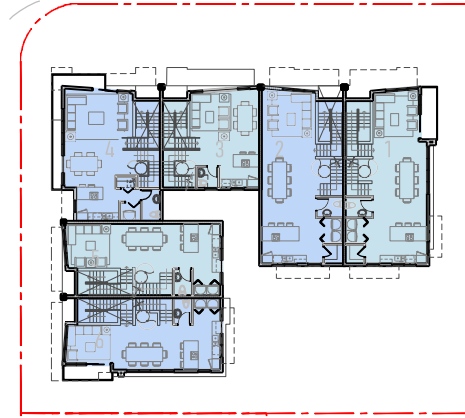



UNIT SIZES						
TH	1	2	3	4	5	6
GROUND	779.62	779.59	573.27	758.01	688.03	695.71
1ST	863.31	881.65	585.58	765.73	701.67	701.67
2ND	916.34	908.30	616.21	784.75	726.28	738.61
3RD	612.83	609.99	340.02	551.34	449.74	444.88
SF	3,172.10	3,179.53	2,115.08	2,859.83	2,565.72	2,580.87

ALL UNITS COMPLY WITH SEC 7.1.5.2 MINIMUM UNIT SIZES, WHICH ESTABLISHES 1,800 SF. FOR SINGLE FAMILY DETACHED HOME




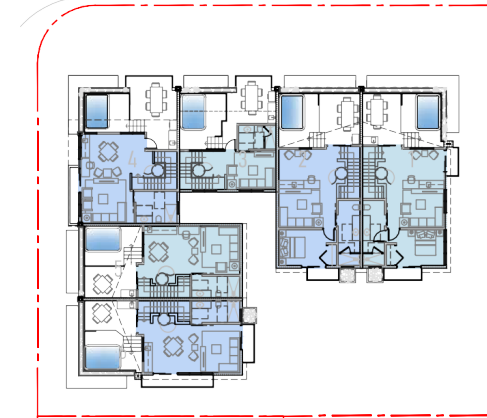
1 GROUND LEVEL
SCALE: 1/32" = 1'-0" 




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



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



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

F.A.R. CALCULATION						
TH	1	2	3	4	5	6
GROUND	231,80	231,80	90,45	329,21	70,26	70,26
1ST	863,37	881,61	585,58	760,06	707,30	694,31
2ND	916,67	908,17	616,21	782,87	729,80	737,03
3RD	619,72	615,05	313,72	518,82	462,26	458,19
	2.631,56	2.636,63	1.605,96	2.390,96	1.969,62	1.959,79
	Net (FAR)	13.194,52	SF	1,20		

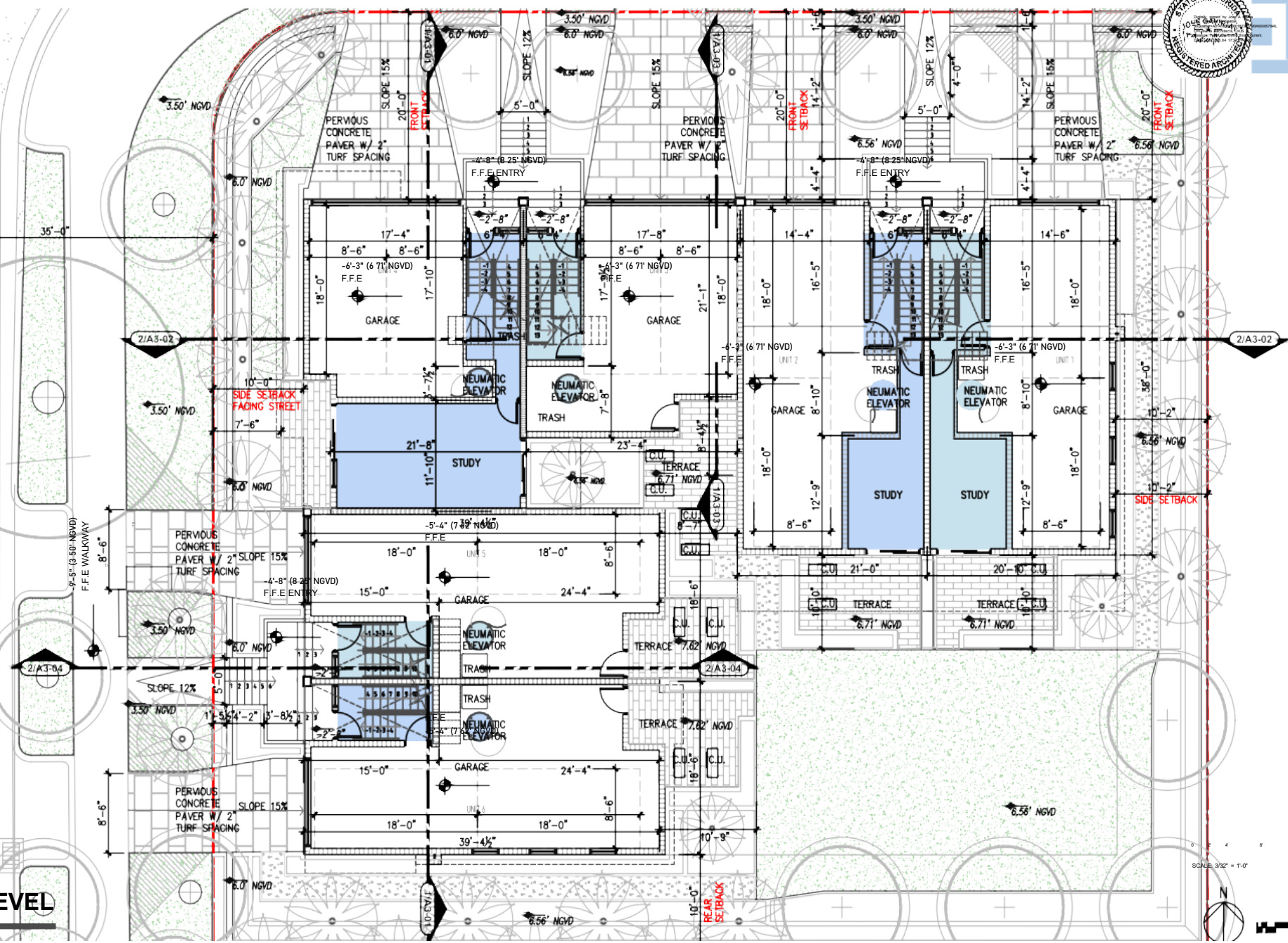
5 F.A.R. CALCULATION
SCALE: N/A



CROWN OF ROAD
BAY ROAD

SCALE: 3/32" = 1'-0"

1 GROUND LEVEL

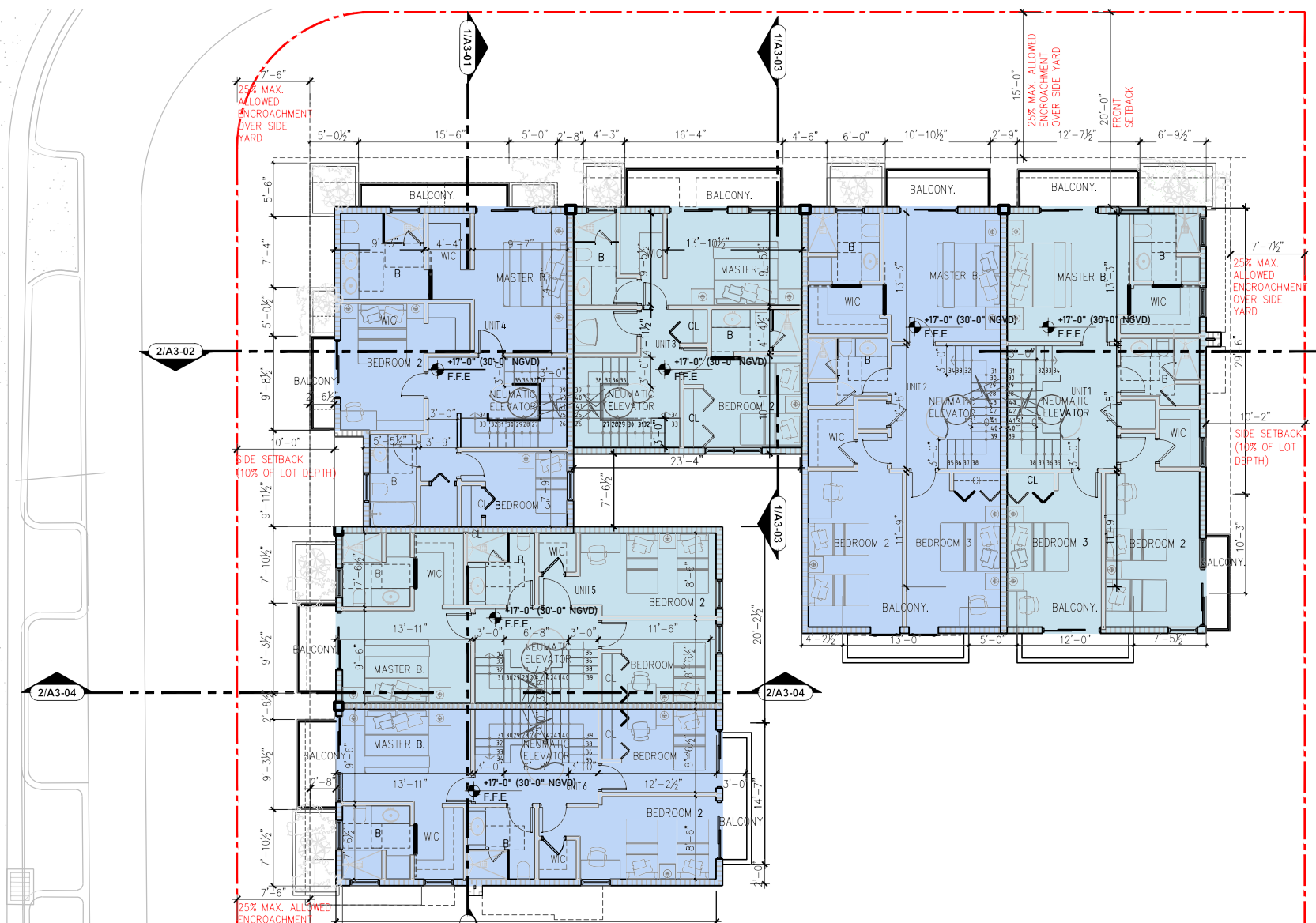


SCALE: 3/32" = 1'-0"



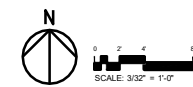


JOSE GAVIRIA
REGISTERED ARCHITECT
NO. 166276
STATE OF FLORIDA



1 2ND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

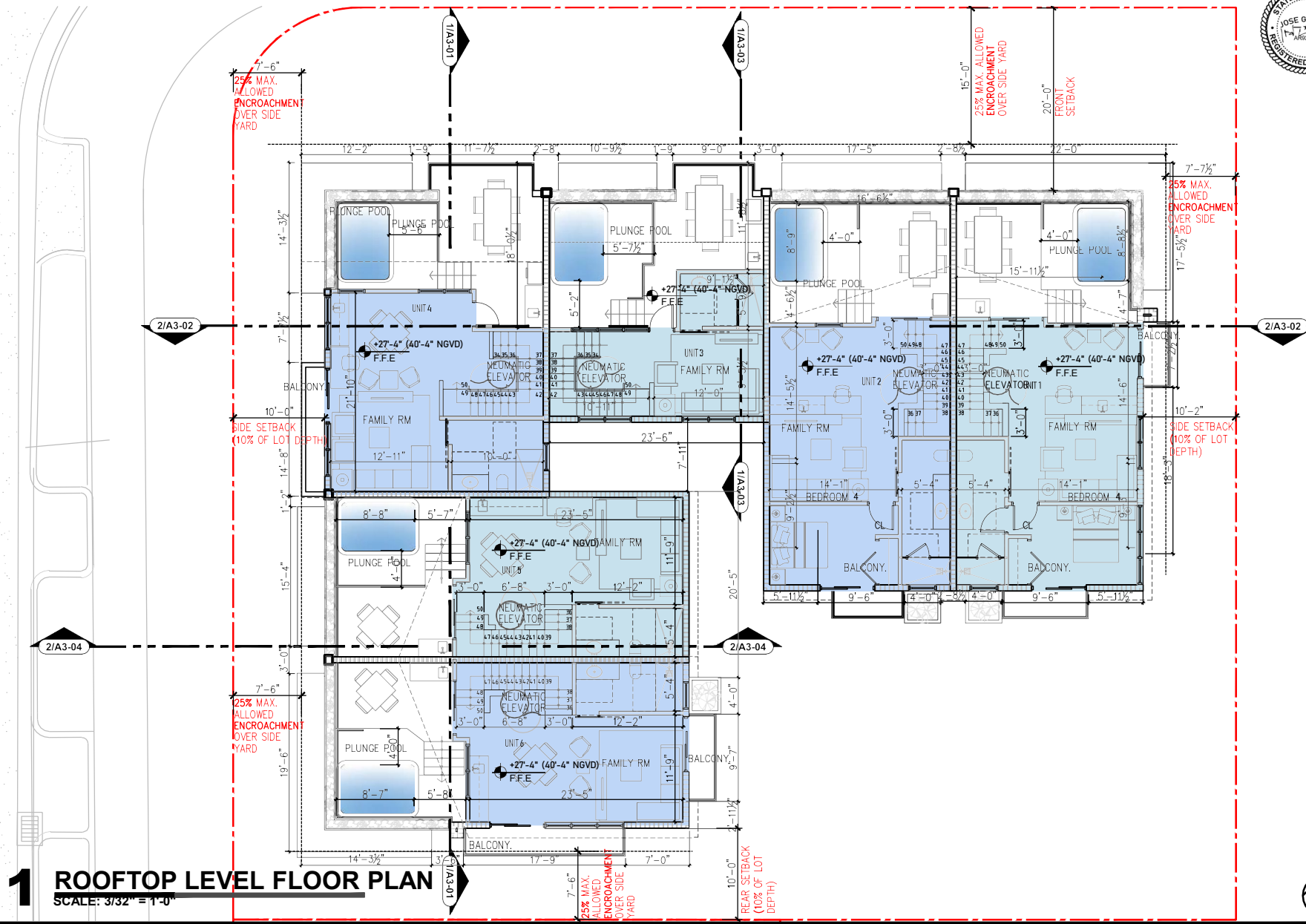


SCALE: 3/32" = 1'-0"



JOSE GAVIRIA
REGISTERED ARCHITECT
NO. 146270
STATE OF FLORIDA

JOSE GAVIRIA & ASSOCIATES
10000 BAYVIEW BLVD., SUITE 200
DUBLIN, CA 94568
TEL: 916.434.1000
WWW.JGAVIRIA.COM



1 ROOFTOP LEVEL FLOOR PLAN

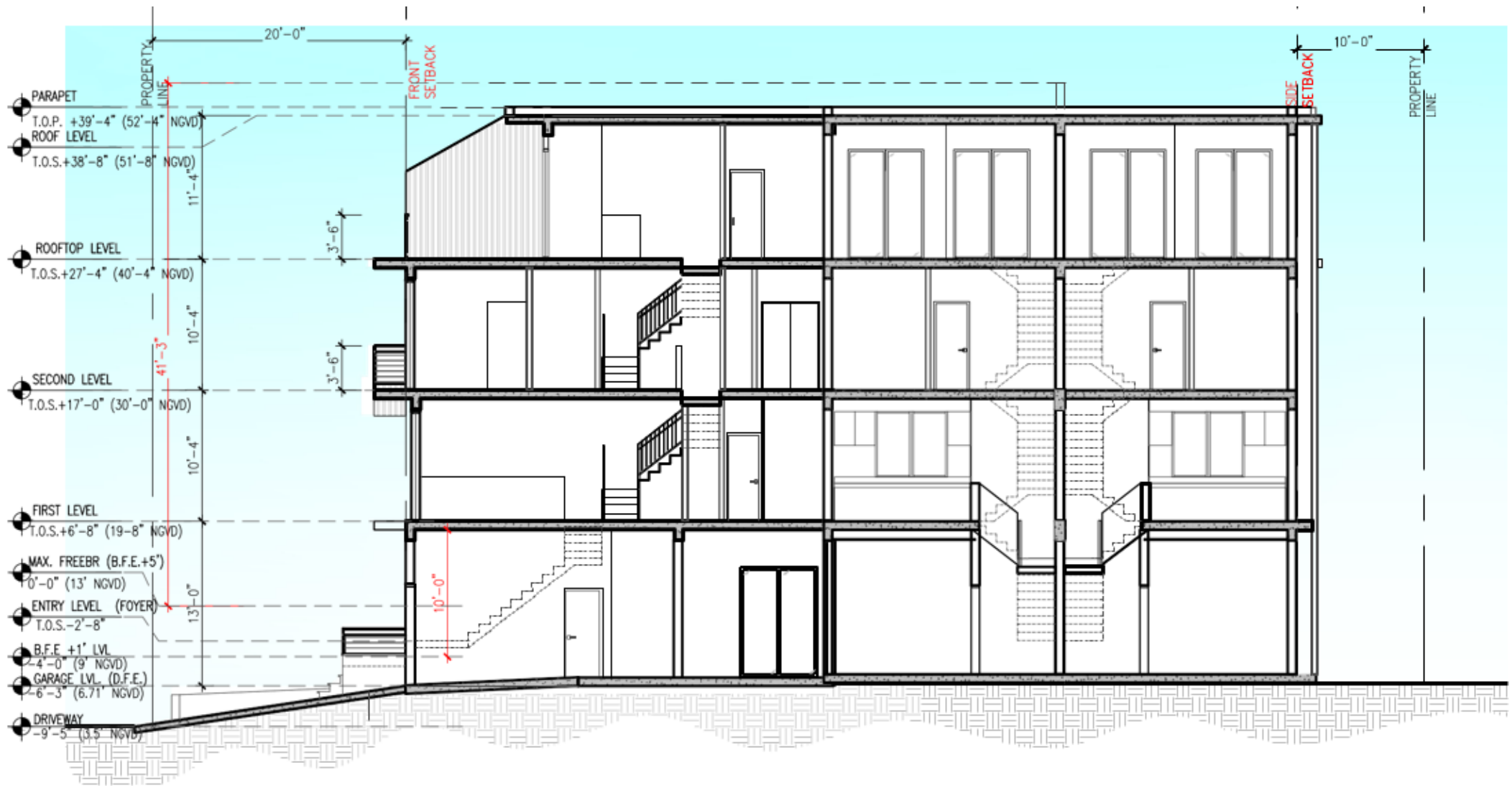
SCALE: 3/32" = 1'-0"





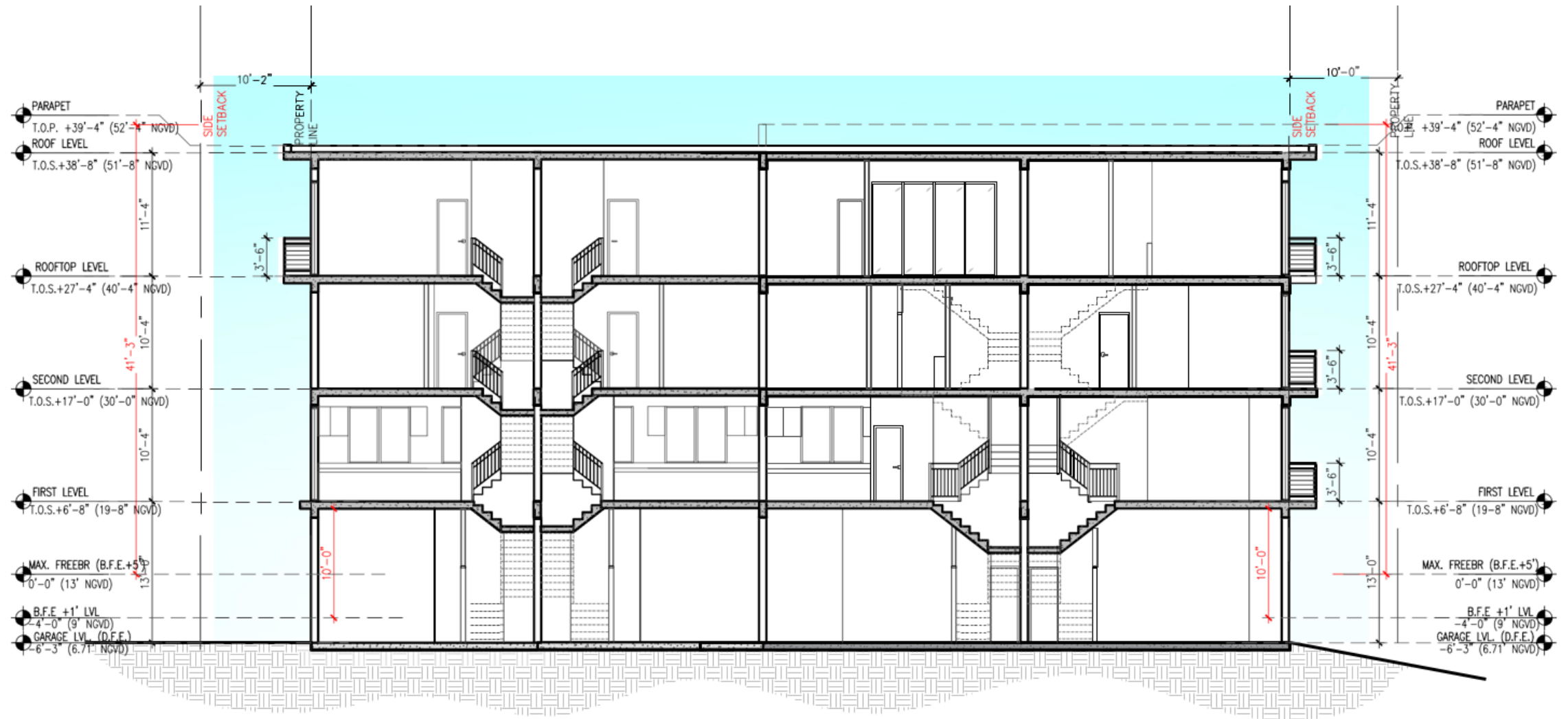
1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

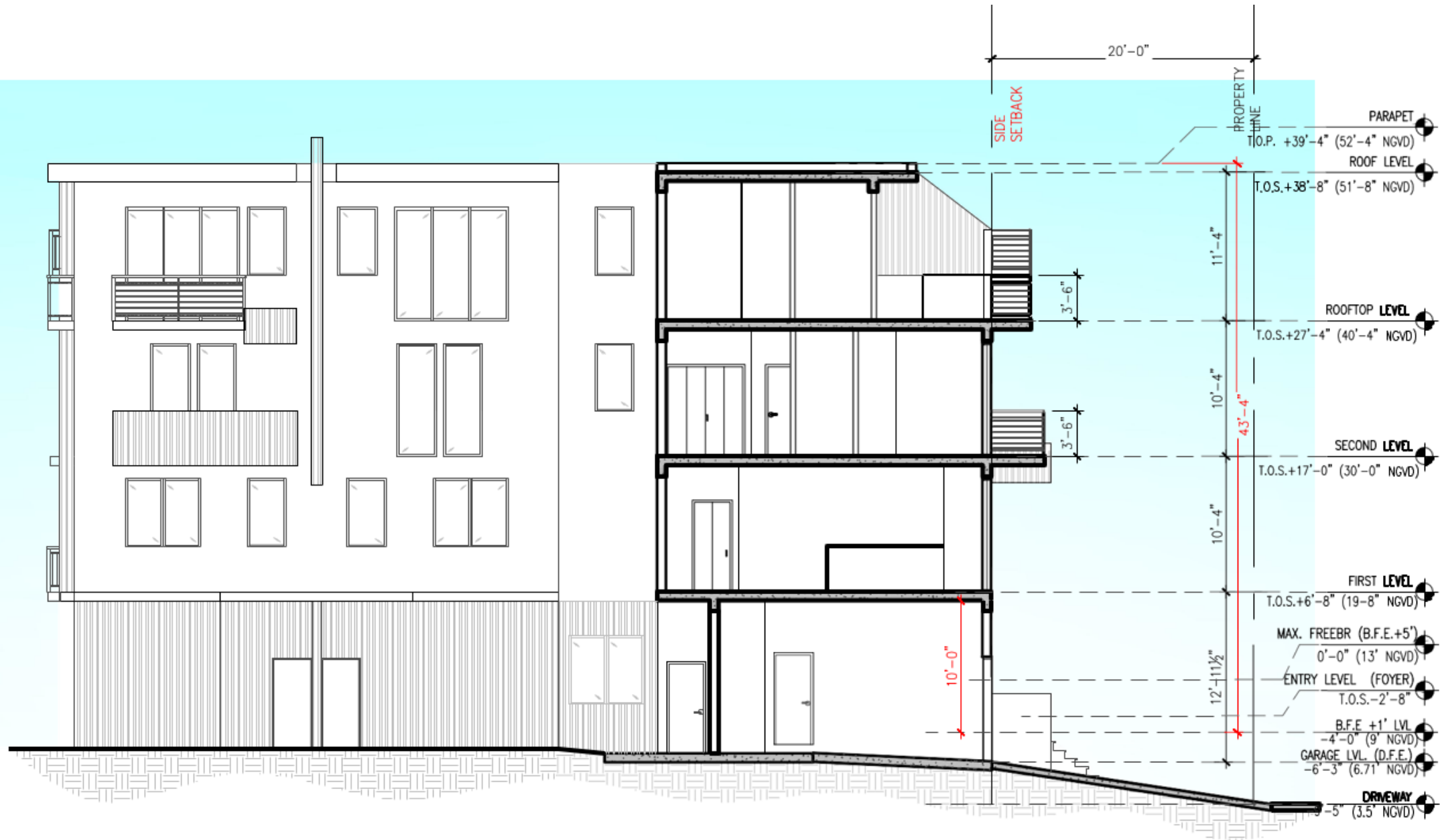


1 SECTION

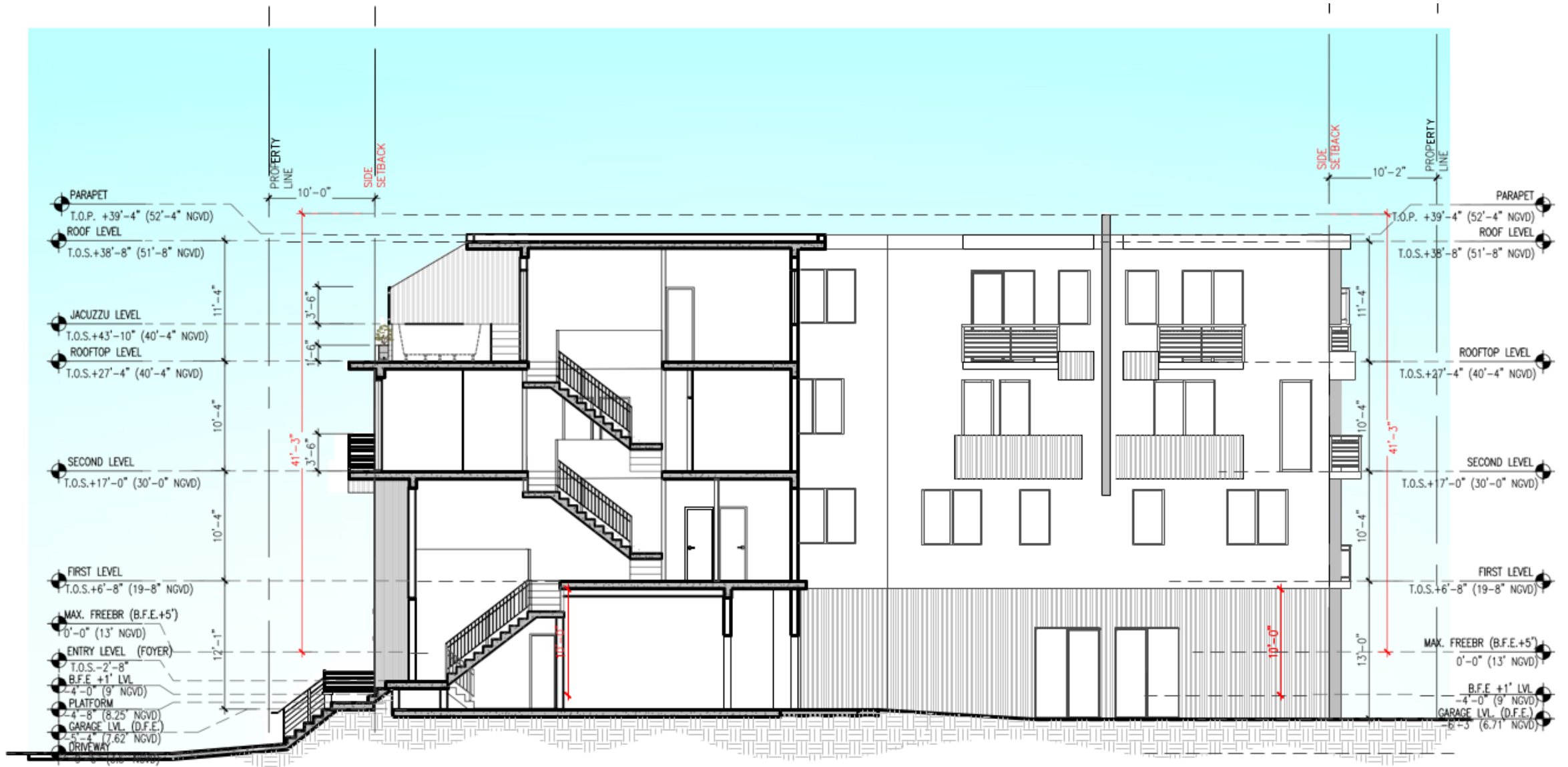
SCALE: 3/32" = 1'-0"



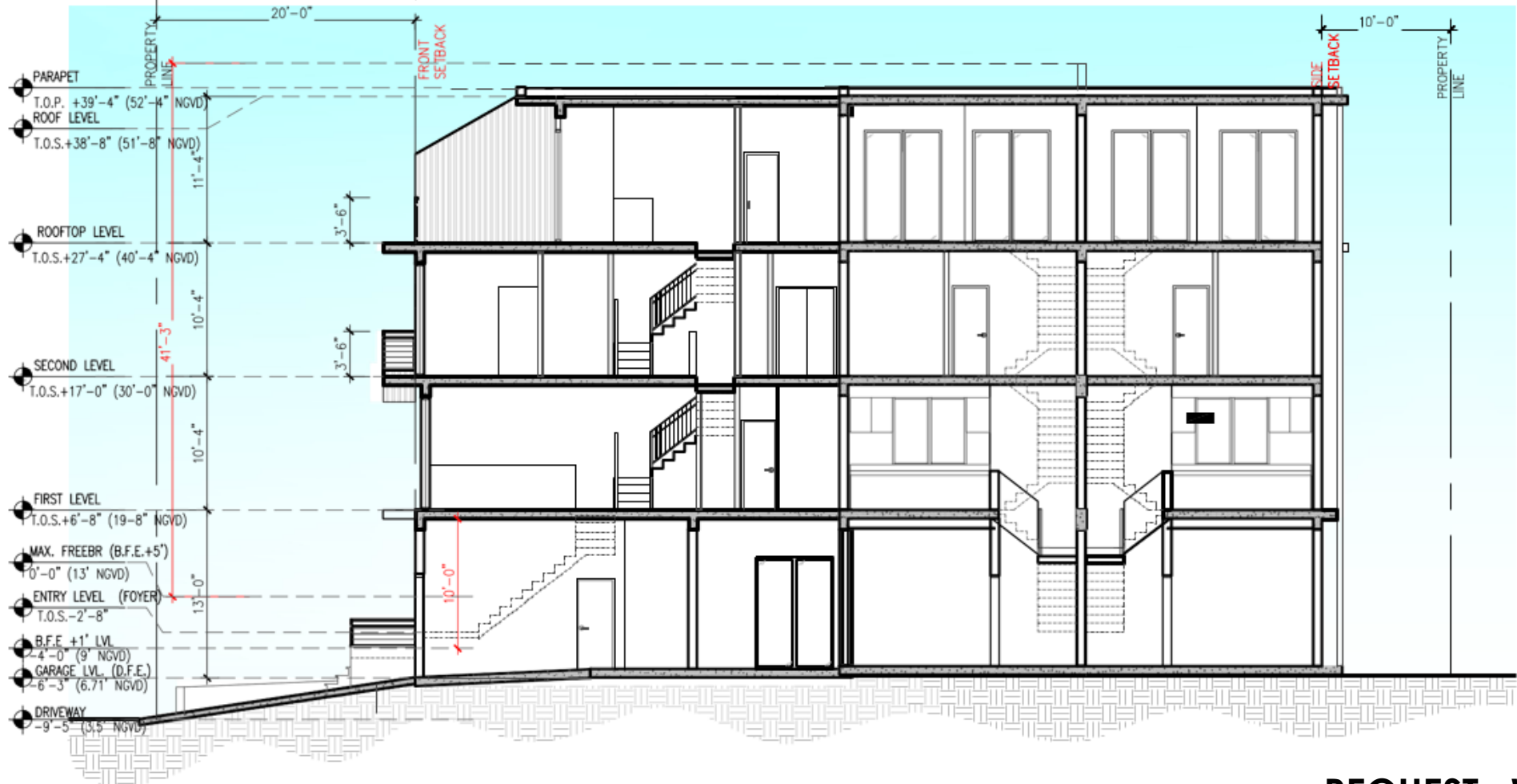
1 SECTION
 SCALE: 3/32" = 1'-0"



1 SECTION
 SCALE: 3/32" = 1'-0"



1 SECTION
SCALE: 3/32" = 1'-0"



REQUEST: WAIVER
 Sec. 142-155(a)(3)f.
 Ground floor height requirements

1 GARAGE HEIGHT WAIVER
 SCALE: 3/32" = 1'-0"



<p> WALL FINISH 1. WHITE PLYWOOD 2. GYPSUM BOARD 3. PLASTER 4. PAINT </p>	<p> ROOF FINISH 1. 100mm EPS INSULATION 2. 100mm CONCRETE 3. 100mm POLYURETHANE 4. 100mm POLYURETHANE 5. 100mm POLYURETHANE 6. 100mm POLYURETHANE 7. 100mm POLYURETHANE 8. 100mm POLYURETHANE 9. 100mm POLYURETHANE 10. 100mm POLYURETHANE </p>	<p> WOOD SLAT 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>	<p> INTERIOR FINISH 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>	<p> GLASS CURTAIN WALL 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>	<p> ROOF FINISH 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>	<p> ROOF FINISH 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>	<p> ROOF FINISH 1. 100mm x 100mm x 100mm 2. 100mm x 100mm x 100mm 3. 100mm x 100mm x 100mm 4. 100mm x 100mm x 100mm 5. 100mm x 100mm x 100mm 6. 100mm x 100mm x 100mm 7. 100mm x 100mm x 100mm 8. 100mm x 100mm x 100mm 9. 100mm x 100mm x 100mm 10. 100mm x 100mm x 100mm </p>
--	--	--	--	---	--	--	--



Digitally signed by Jose A. Gaviria
 DN: cn=Jose A. Gaviria,
 o=Professional Seal, ou=Professional Seal,
 email=jgaviria@proseal.com,
 Date: 2024.05.10 10:00:00 -0500



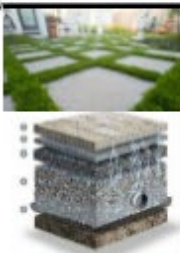
WALL SYSTEM FINISH
 1/4" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board



WOOD SLATS
 1/2" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board
 Panel Thickness: 7/8"
 Panel Spacing: 12" on center
 Panel Length: 8' on center
 Acoustic Performance: 0.45 (per ASTM E90)
 Fire protection performance: Class A (per ASTM E84)
 Stained, Class A (per ASTM E989) Stain Resistant



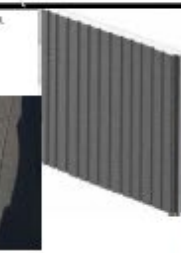
CONCRETE PANELS
 12" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board
 Panel Thickness: 12"
 Panel Spacing: 12" on center
 Panel Length: 8' on center
 Acoustic Performance: 0.45 (per ASTM E90)
 Fire protection performance: Class A (per ASTM E84)
 Stained, Class A (per ASTM E989) Stain Resistant



GLASS BALCONY RAILS
 12" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board
 Panel Thickness: 12"
 Panel Spacing: 12" on center
 Panel Length: 8' on center
 Acoustic Performance: 0.45 (per ASTM E90)
 Fire protection performance: Class A (per ASTM E84)
 Stained, Class A (per ASTM E989) Stain Resistant

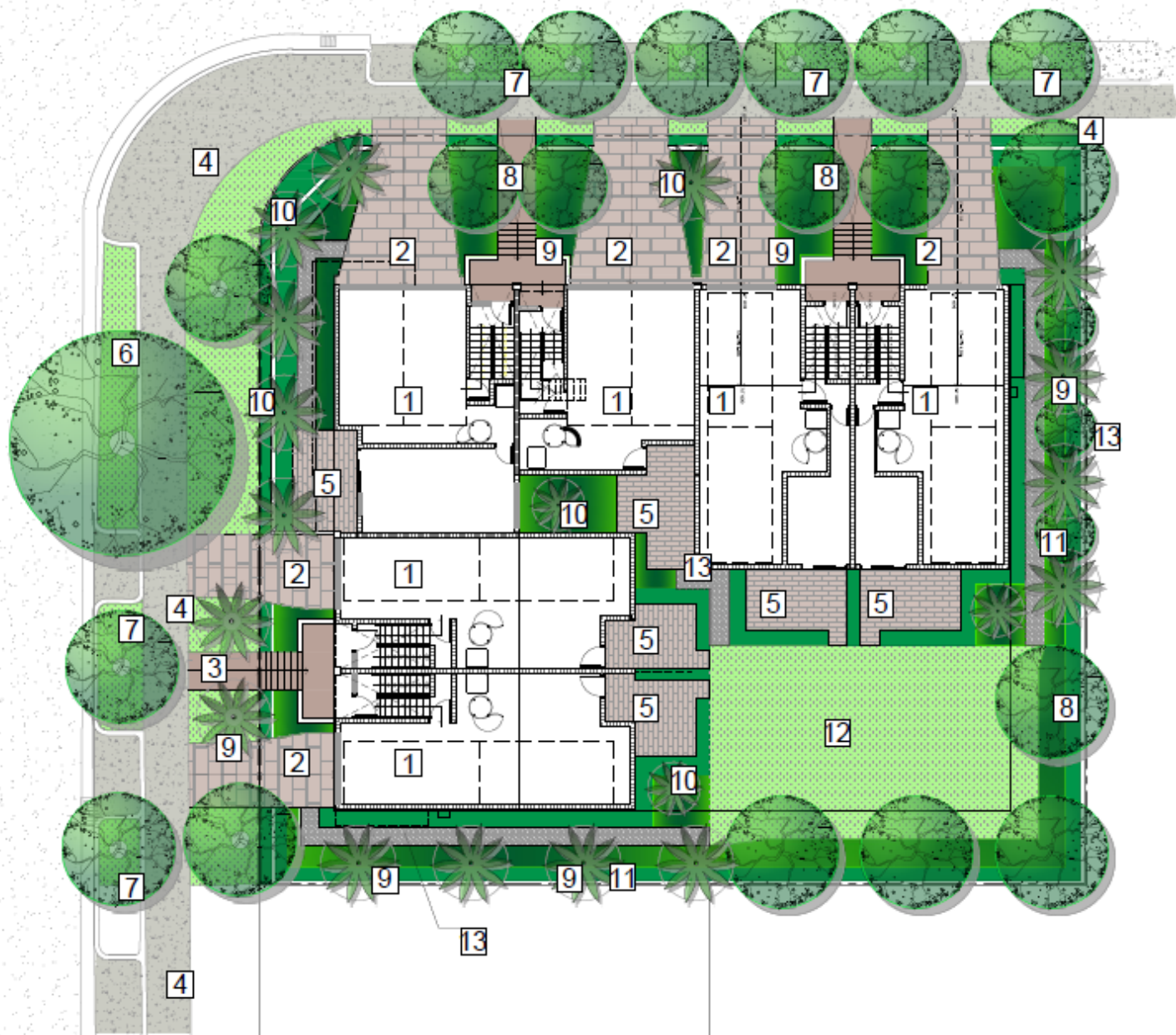


WOOD GRAIN LAMINATE
 1/2" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board
 Panel Thickness: 7/8"
 Panel Spacing: 12" on center
 Panel Length: 8' on center
 Acoustic Performance: 0.45 (per ASTM E90)
 Fire protection performance: Class A (per ASTM E84)
 Stained, Class A (per ASTM E989) Stain Resistant



WOOD GRAIN LAMINATE
 1/2" WOOD GRAIN LAMINATE
 1/2" Gypsum Board
 1/2" Gypsum Board
 Panel Thickness: 7/8"
 Panel Spacing: 12" on center
 Panel Length: 8' on center
 Acoustic Performance: 0.45 (per ASTM E90)
 Fire protection performance: Class A (per ASTM E84)
 Stained, Class A (per ASTM E989) Stain Resistant





LEGEND

- 1. Building
- 2. Driveway
- 3. Pedestrian Entrance
- 4. Sidewalk
- 5. Private Patio (typ)
- 6. Existing Oak Tree
- 7. Shade Tree
- 8. Medium Tree
- 9. Slender Trunk Palm
- 10. Small Palm
- 11. Privacy Hedge
- 12. Sod
- 13. Decorative Crushed Shell









JOSE GAVIRIA
No. 200308 of 11-03-1980

