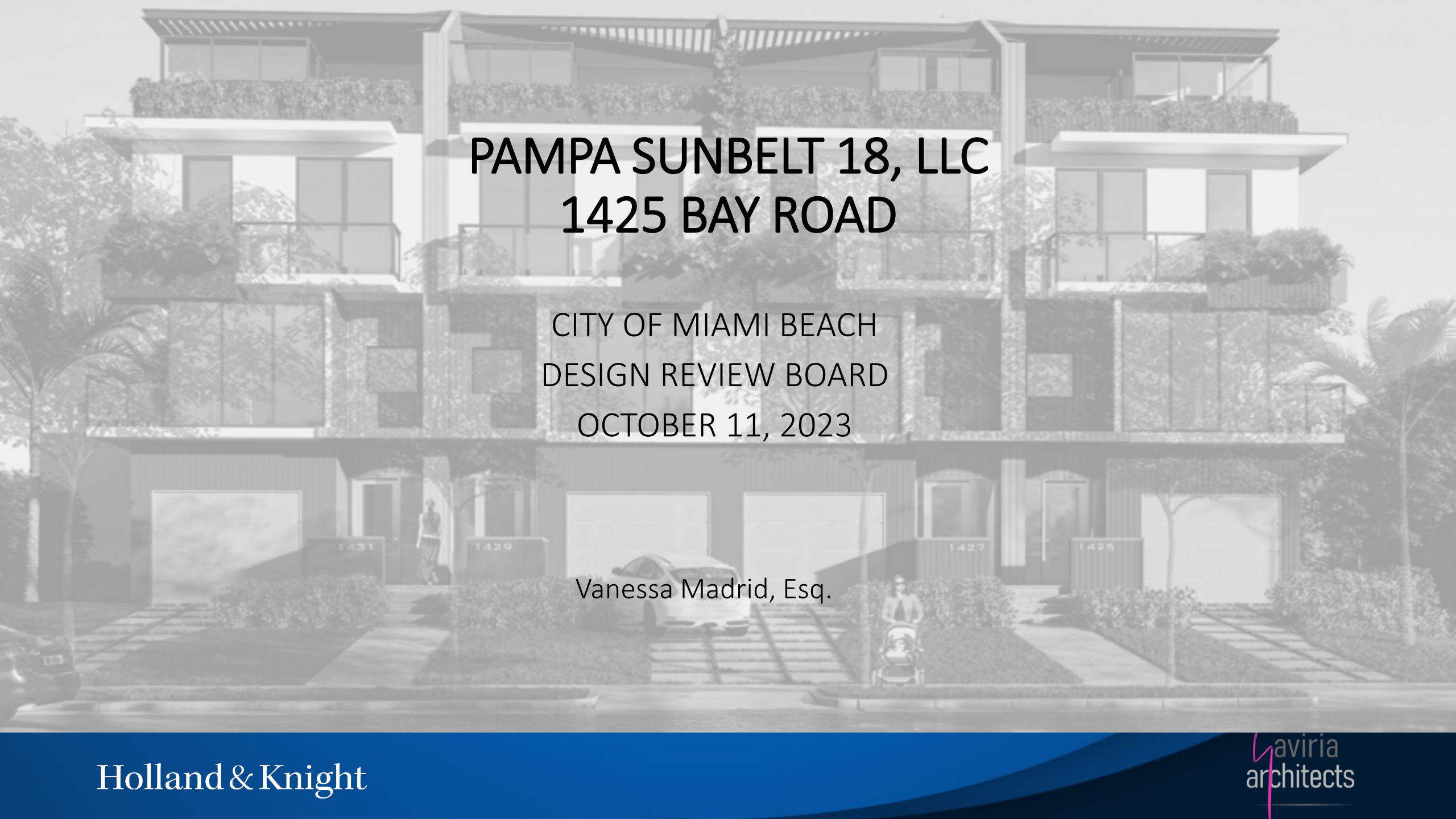




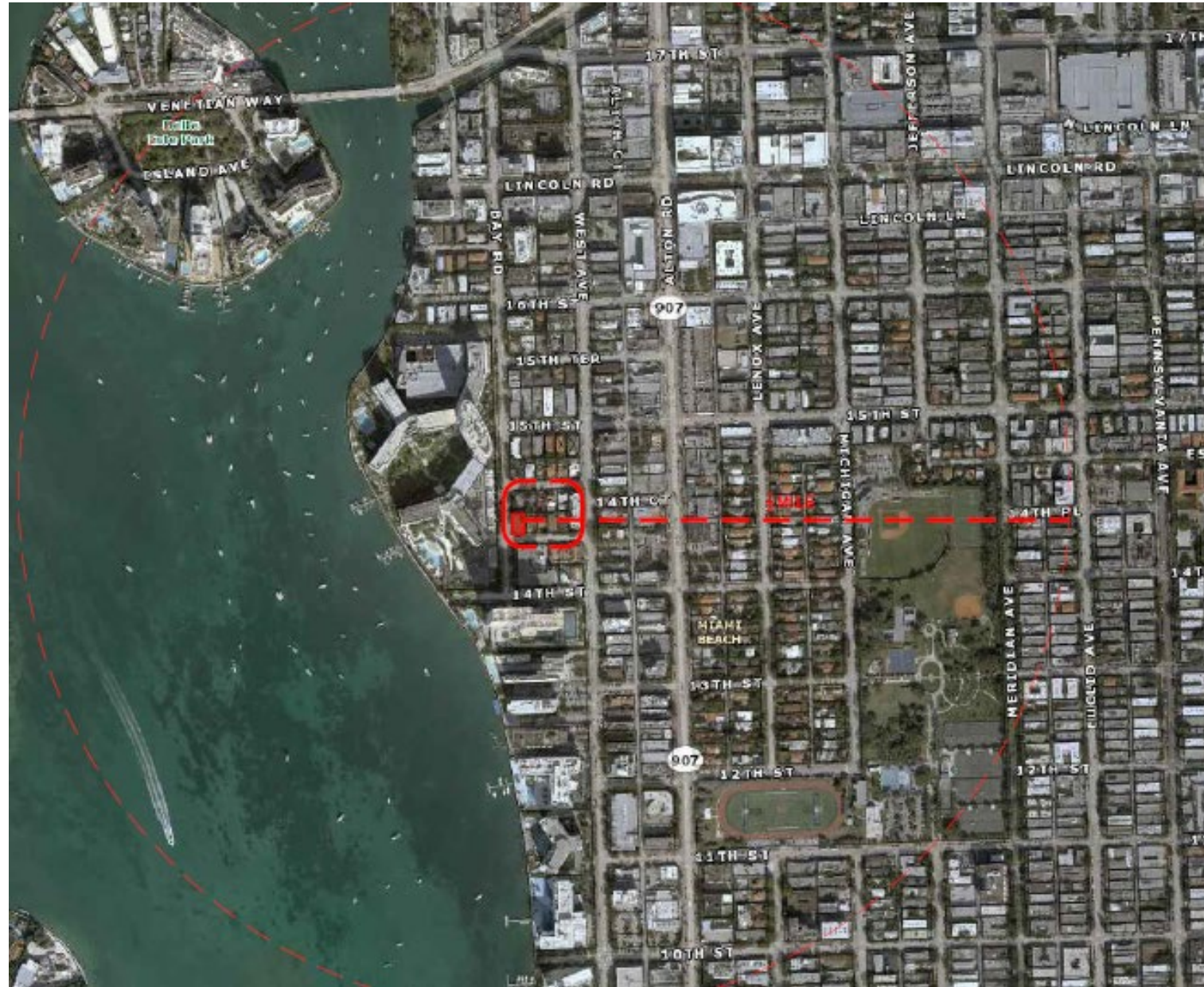
PAMPA SUNBELT 18, LLC 1425 BAY ROAD

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD
OCTOBER 11, 2023

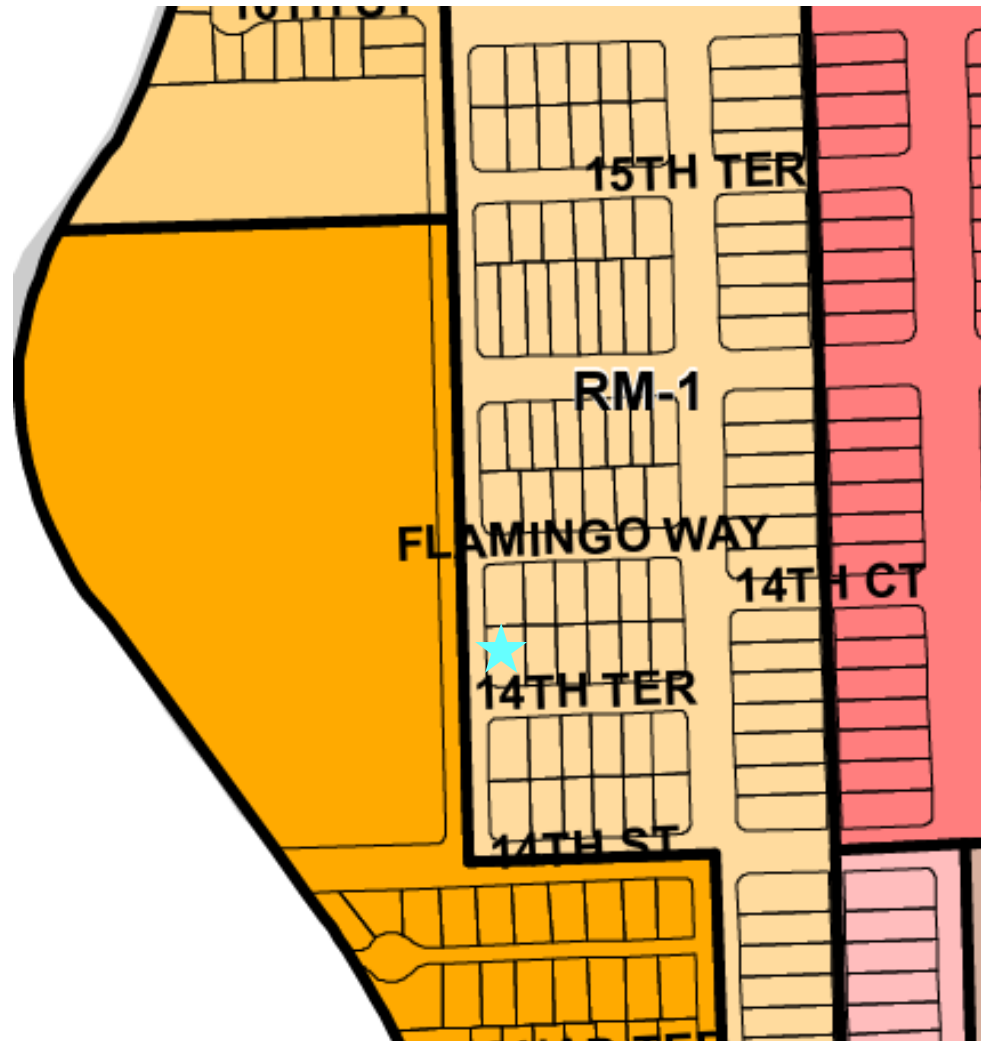
Vanessa Madrid, Esq.

SUBJECT PROPERTY

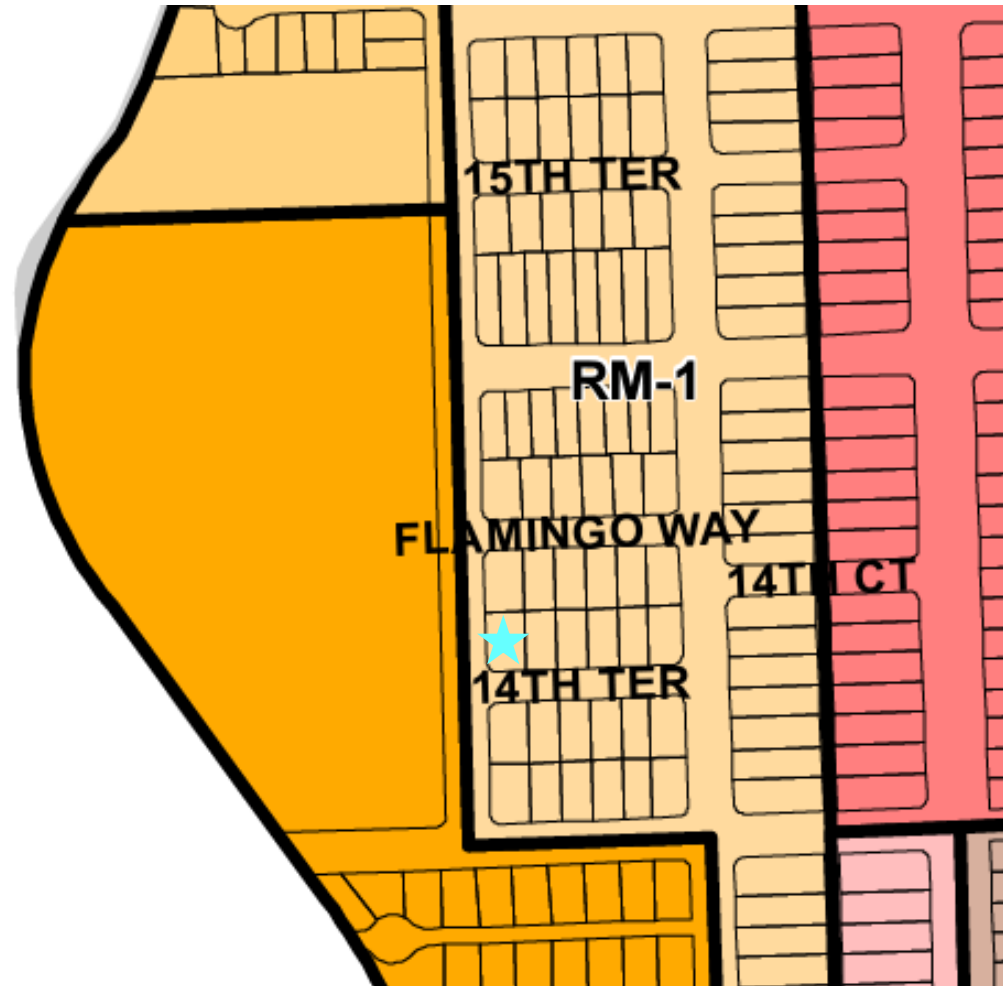
- Located at 1425 Bay Road
- Size of property: ± 0.13 acres
- Land Use: Low Density Multifamily Residential (RM-1)
- Zoning: RM-1



LAND USE



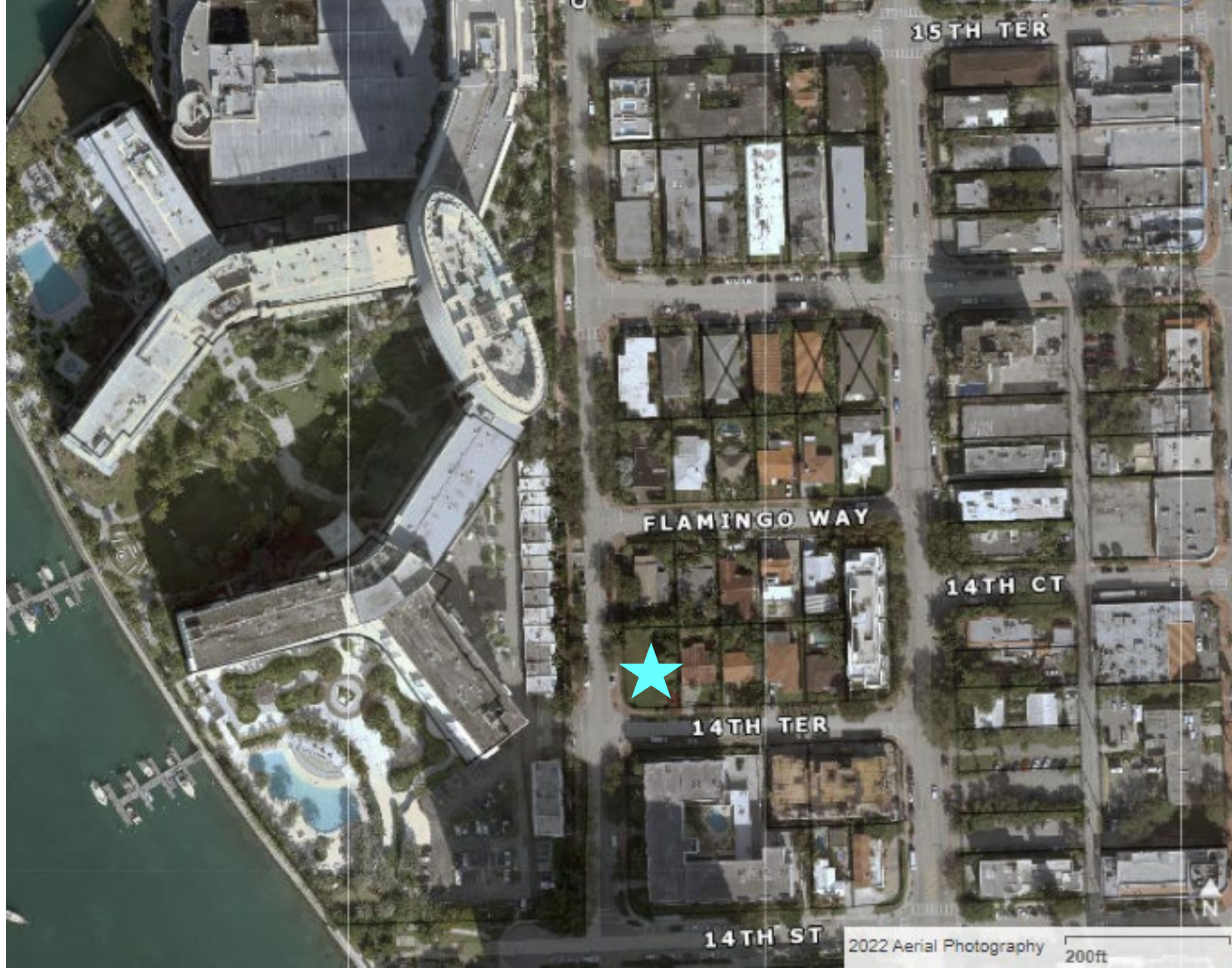
ZONING



REQUESTS

- Site Plan Approval for 4-Unit Townhome Project
 - Non-Use Variance: Front Setback
 - Waiver: Garage Clearance Height



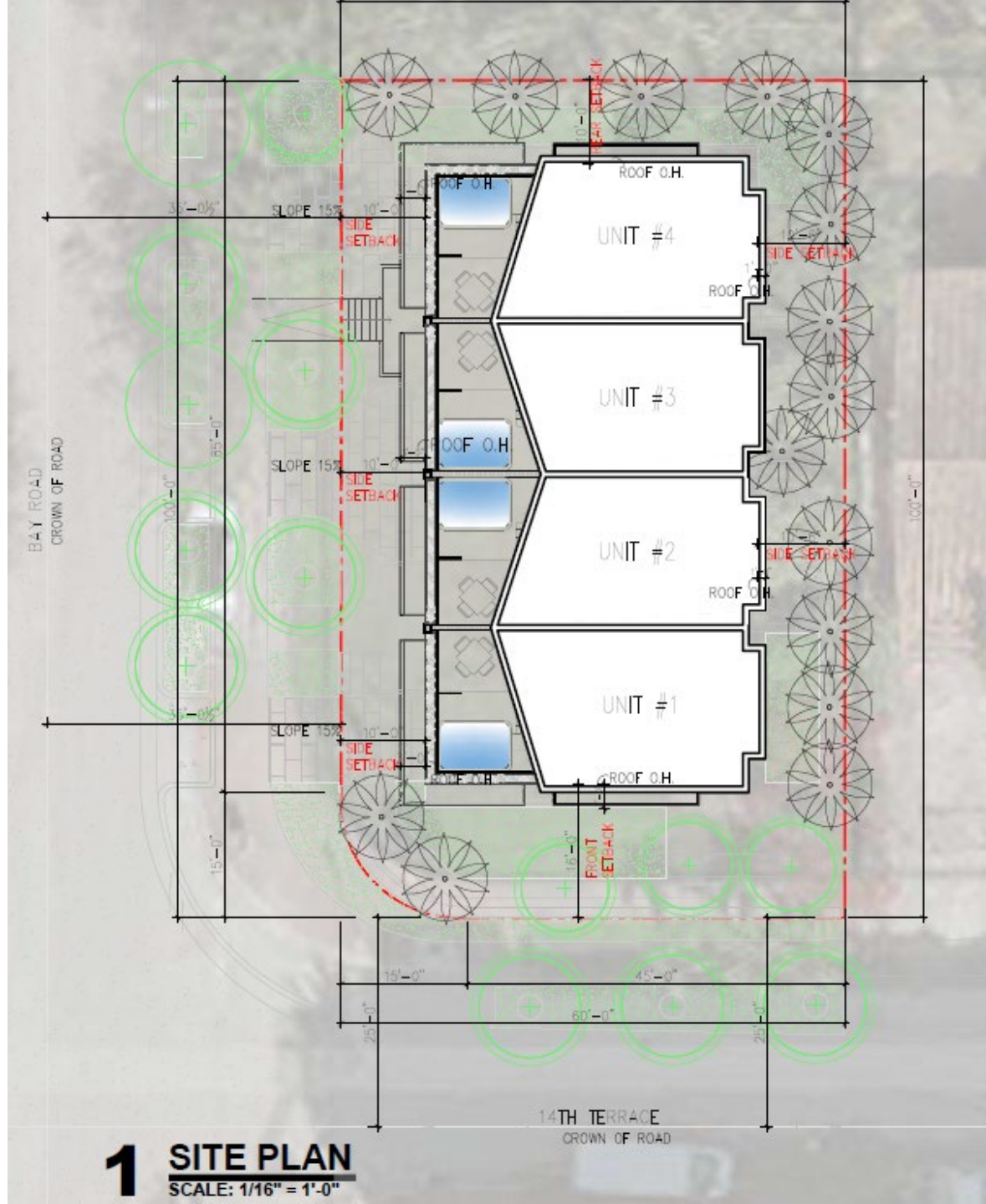




2 BAY ROAD 1425-VIEW FROM 14TH TERRACE
SCALE: 3/32" = 1'-0"



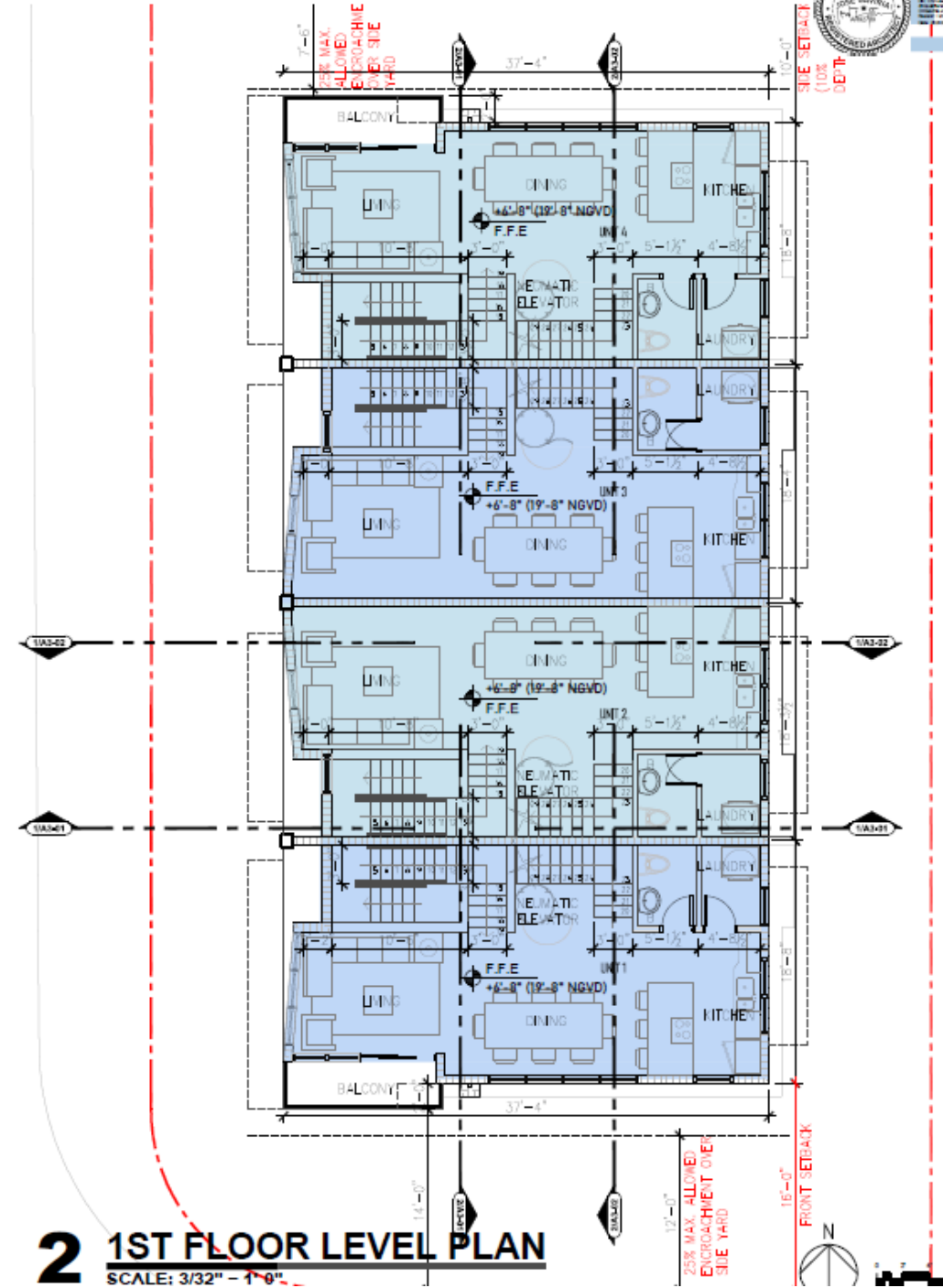
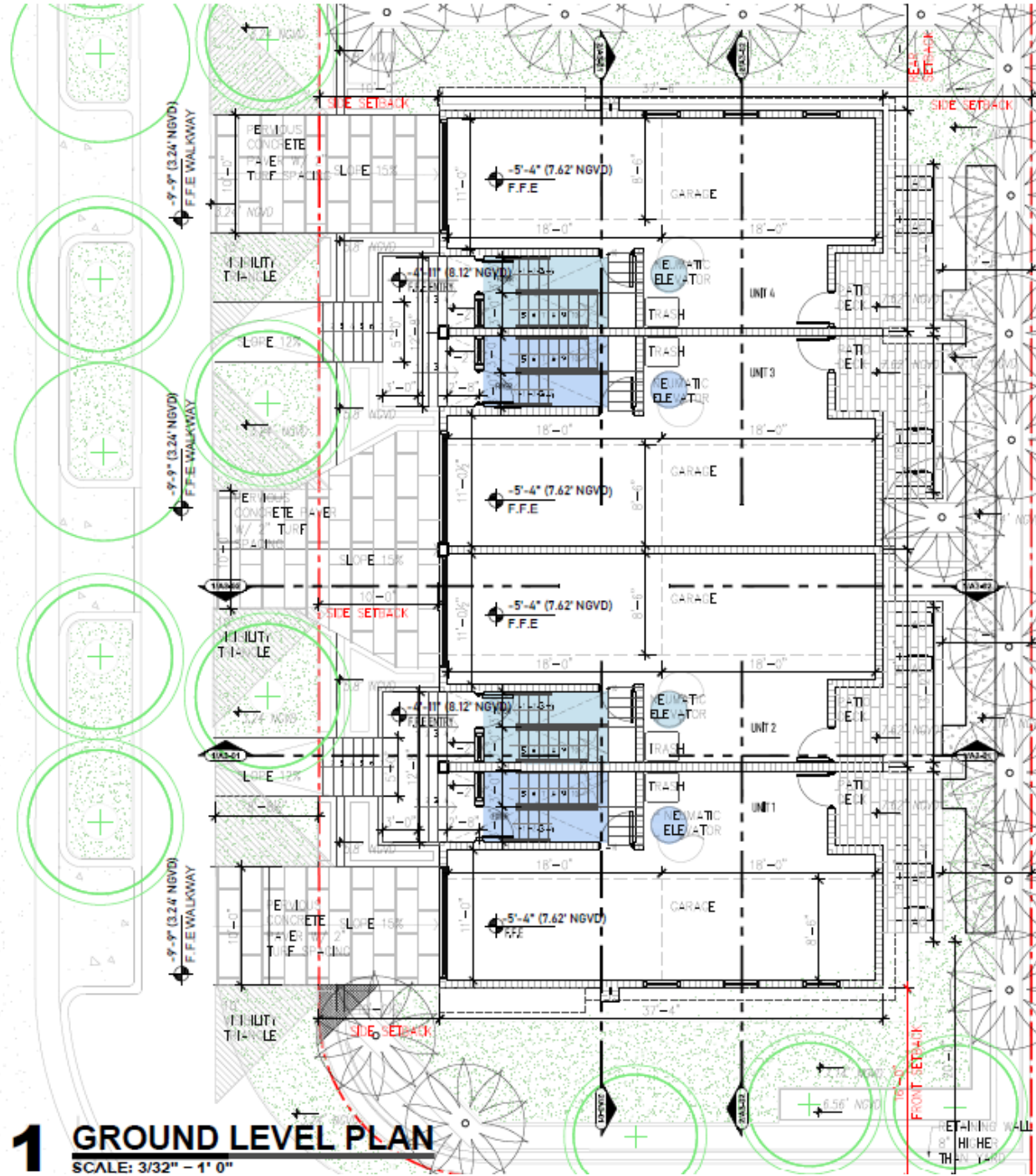
2 BAY ROAD 1425-VIEW FROM BAY ROAD
SCALE: 1/32" = 1'-0"

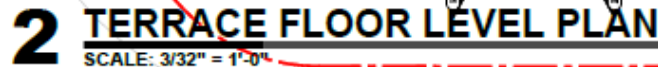


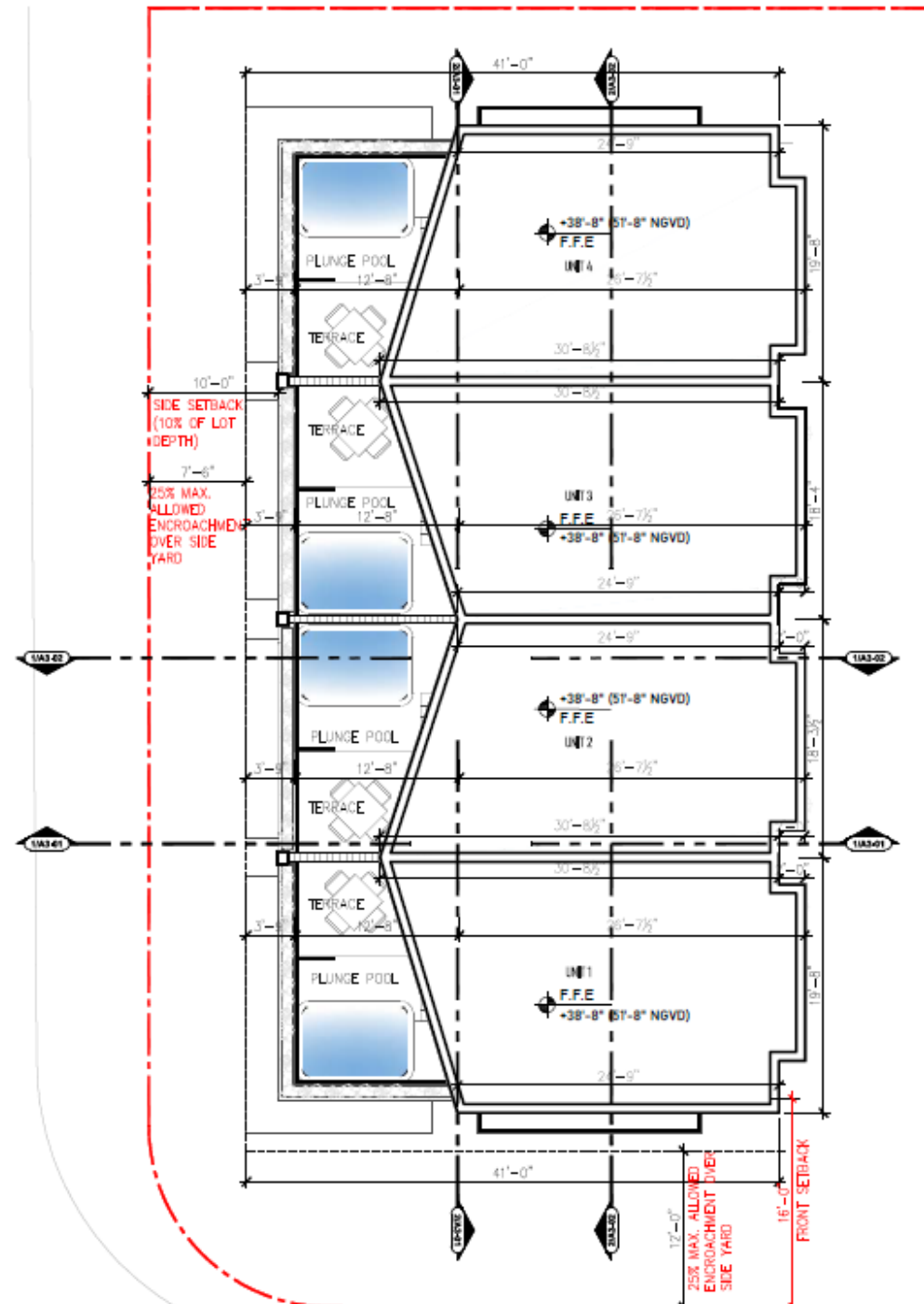
DENSITY	
ALLOWED	PROPOSED
8 UNITS*	4 UNITS

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

HEIGHT	
ALLOWED	PROPOSED
50'-0"	41'-3"

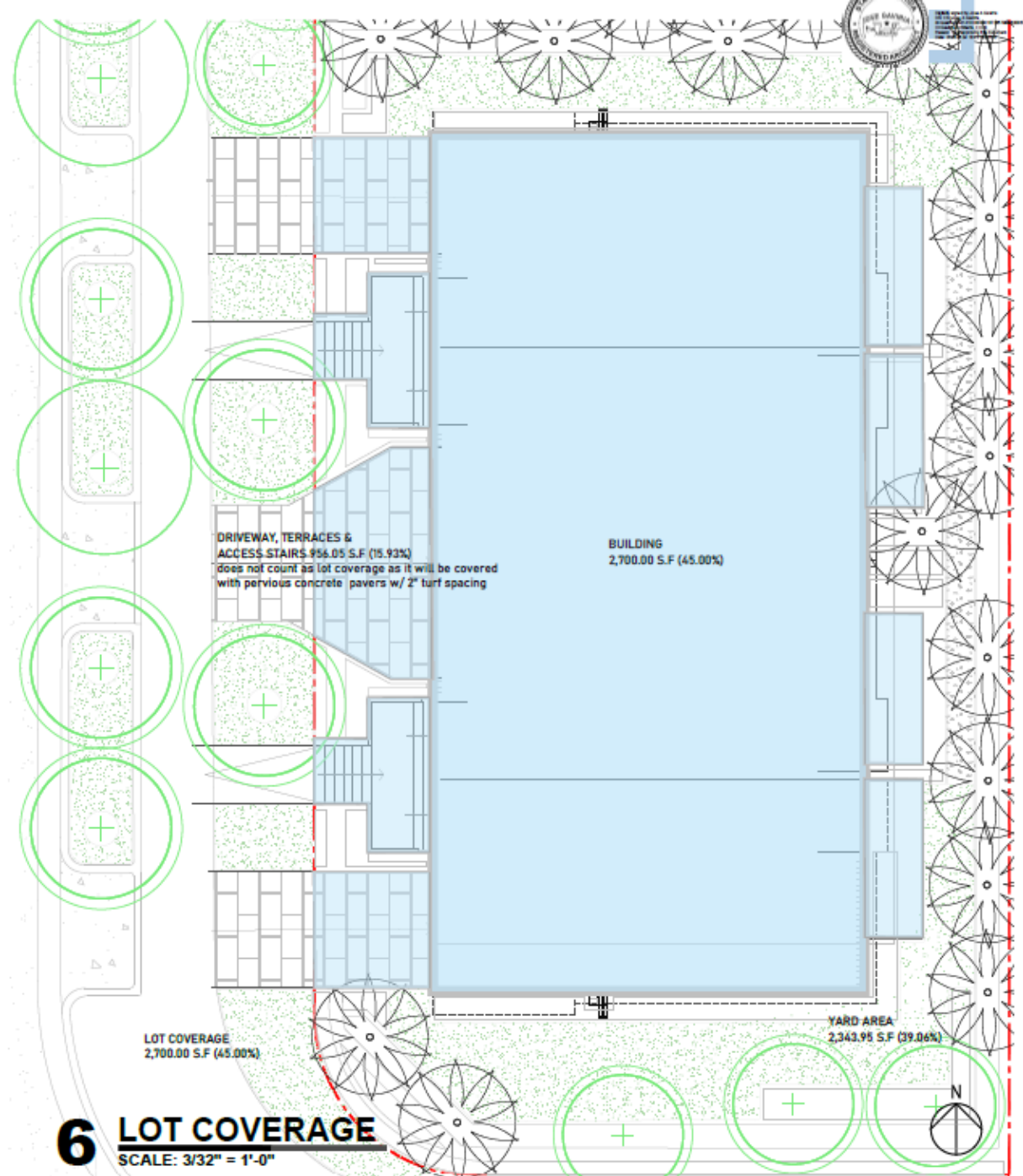


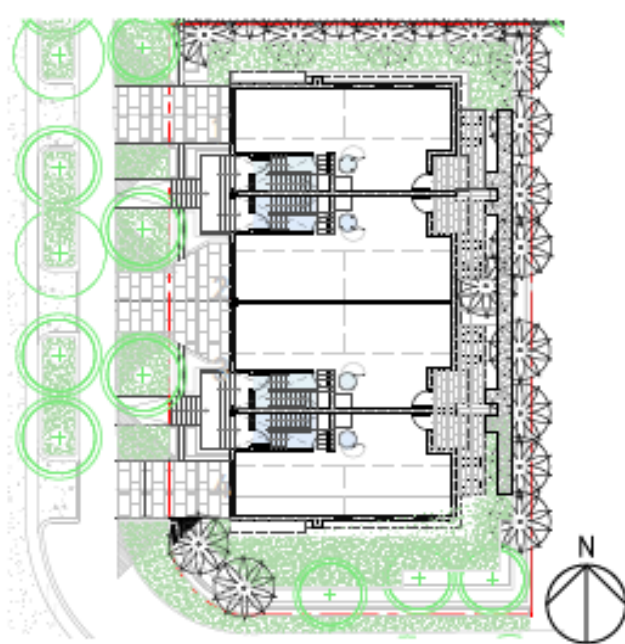




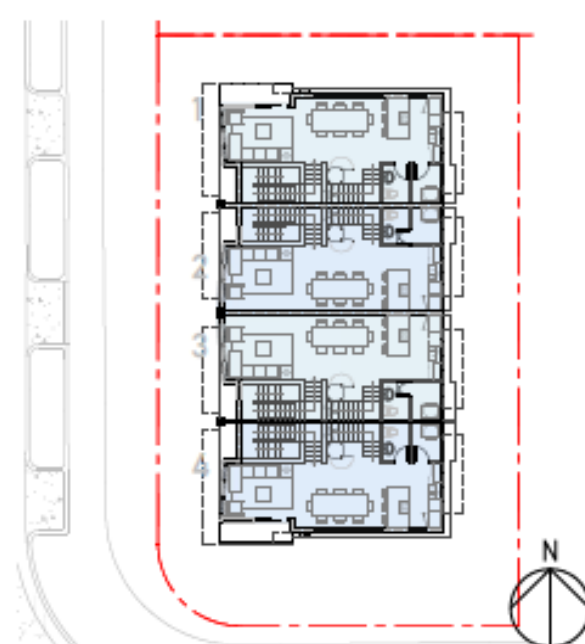
1 ROOFTOP LEVEL PLAN

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





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



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



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

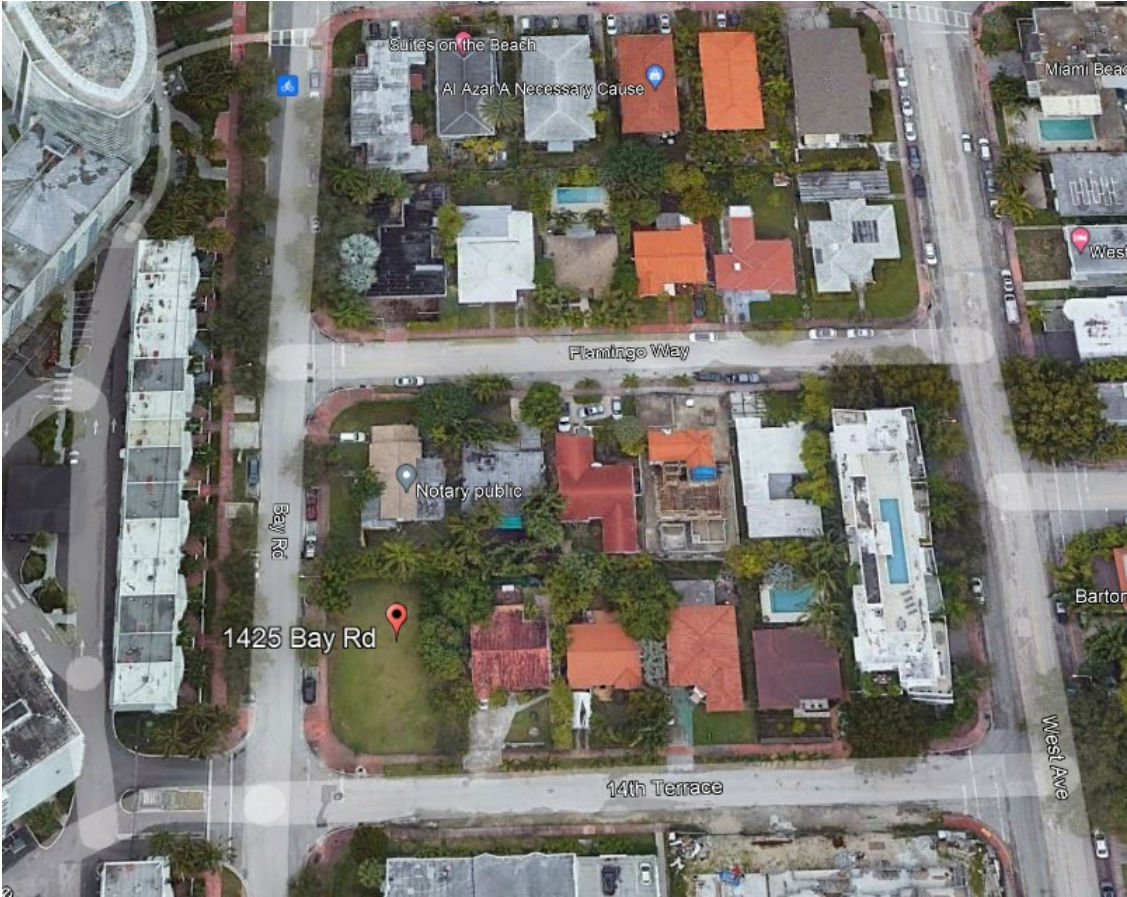
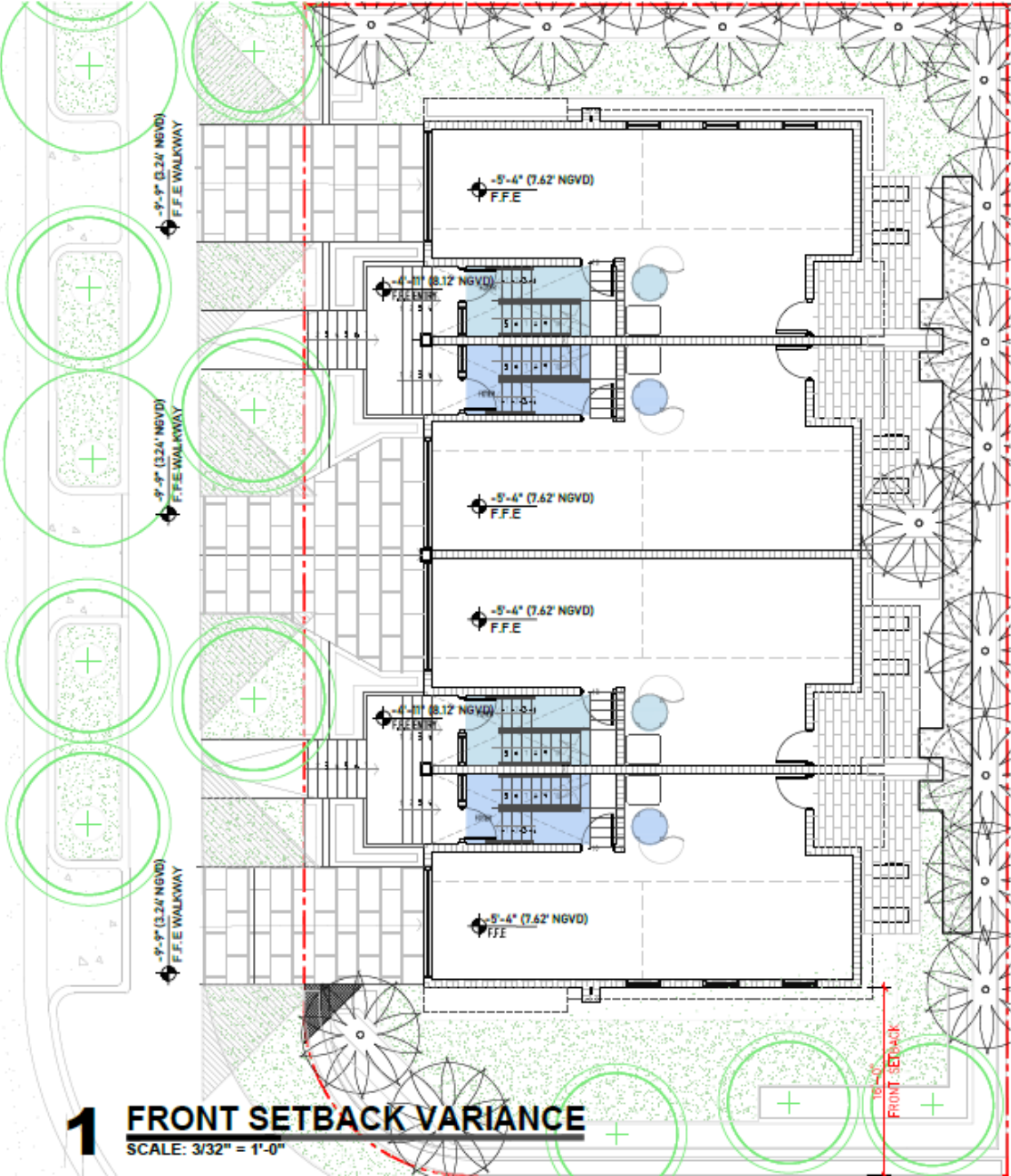


4 ROOFTOP LEVEL
SCALE: 1/32" = 1'-0"

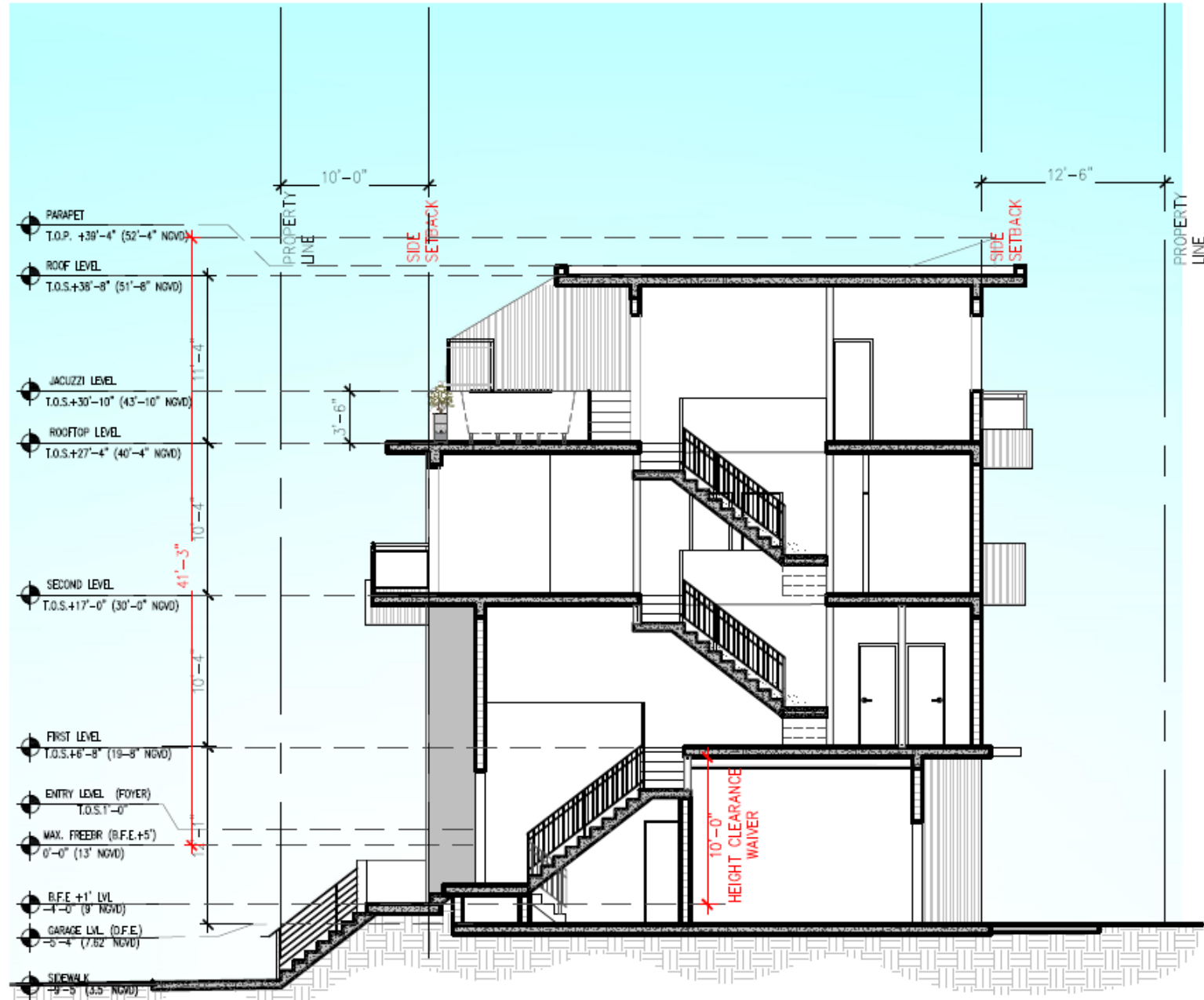
F.A.R. CALCULATION				
TH	1	2	3	4
GROUND	82.84	82.84	82.84	82.84
1ST	636.20	636.20	668.97	668.97
2ND	699.94	687.49	687.49	699.94
3RD	406.28	406.28	406.28	406.28
	1,845.26	1,832.81	1,845.58	1,858.03
Net (FAR)	7,381.68	5F	1.23	

5 F.A.R. CALCULATION

REQUEST: FRONT SETBACK VARIANCE

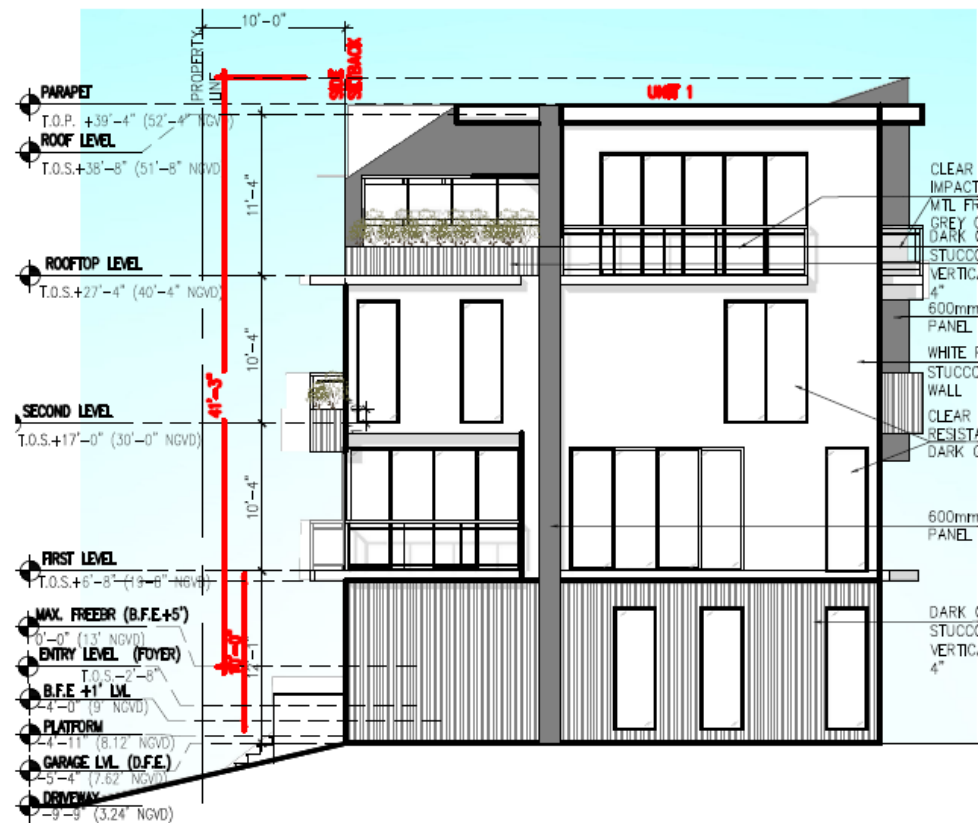


REQUEST: WAIVER
Sec. 142-155(a)(3)f.
Ground floor height requirements



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

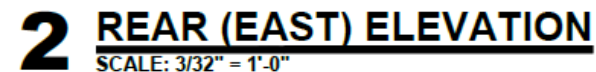
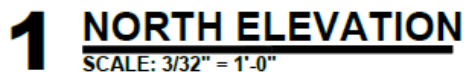


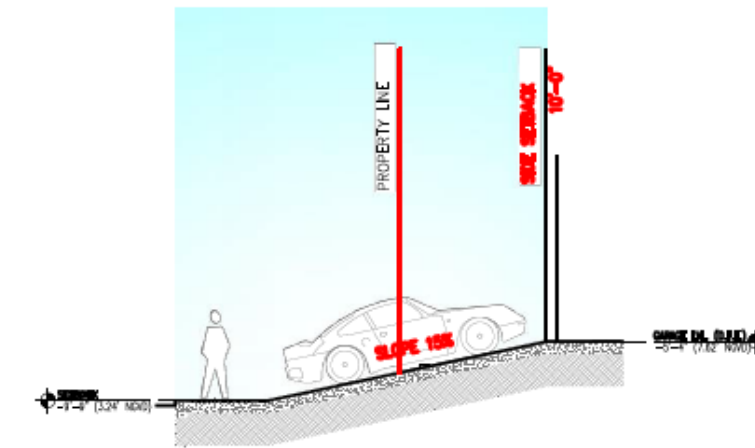
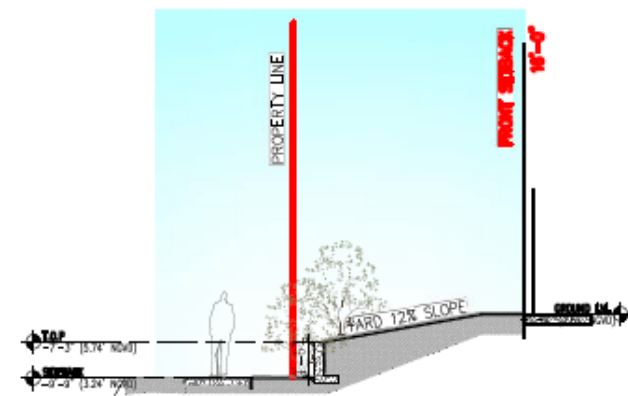
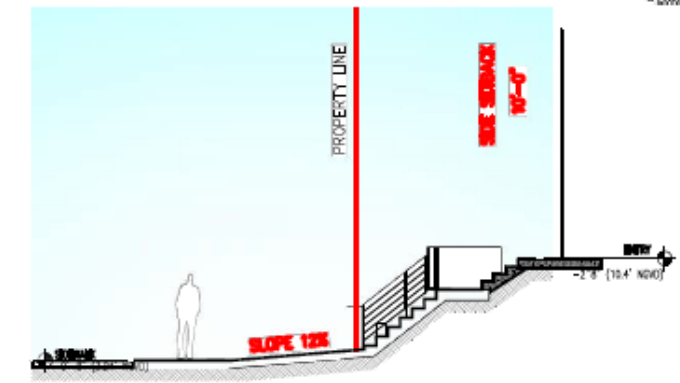
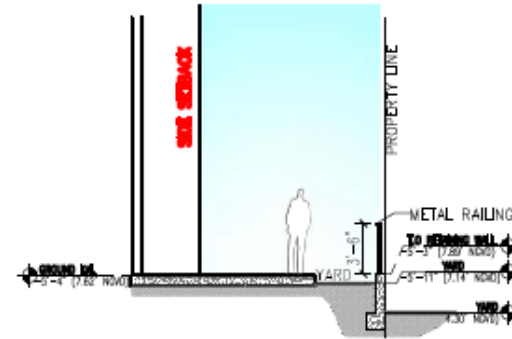
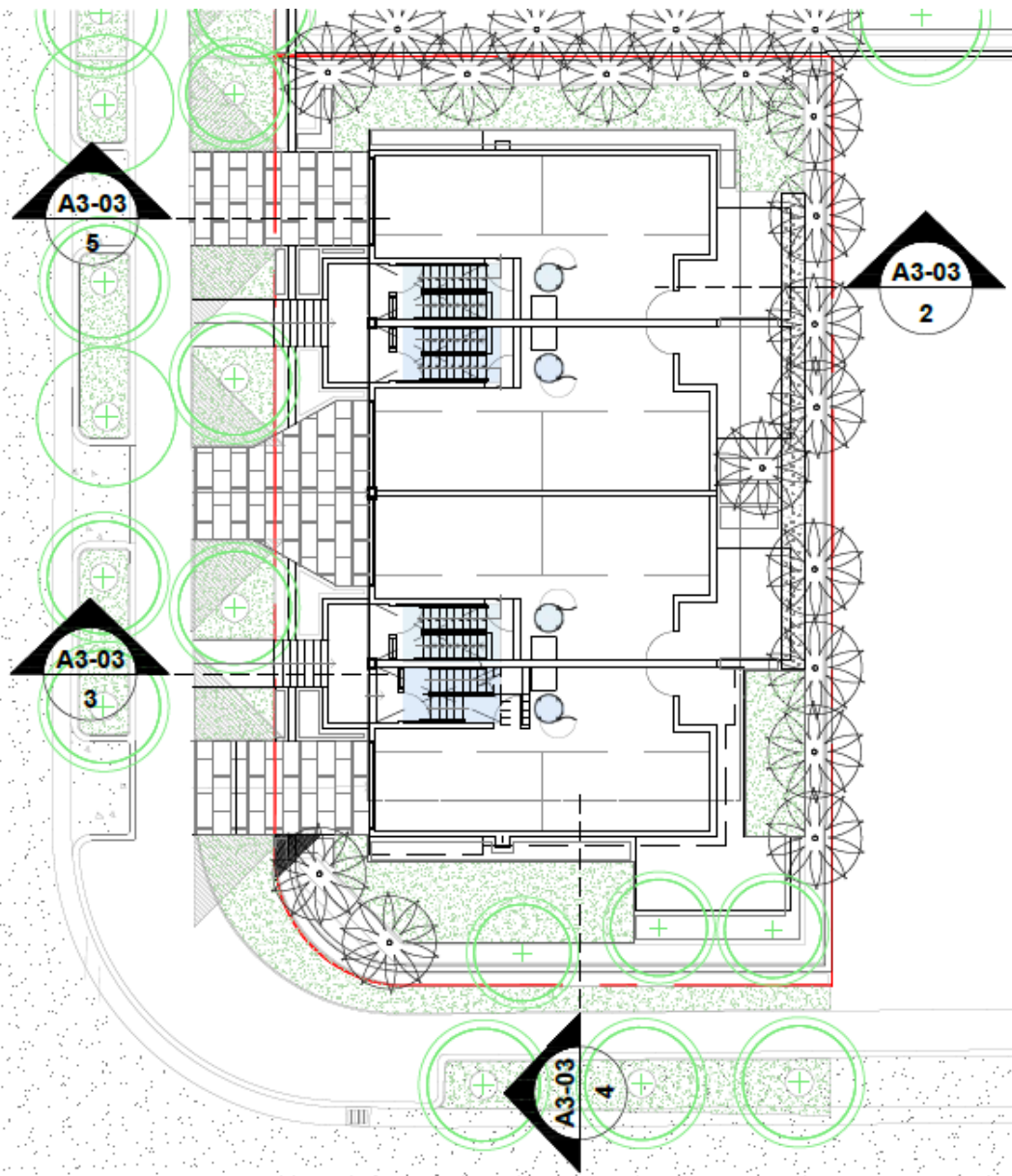


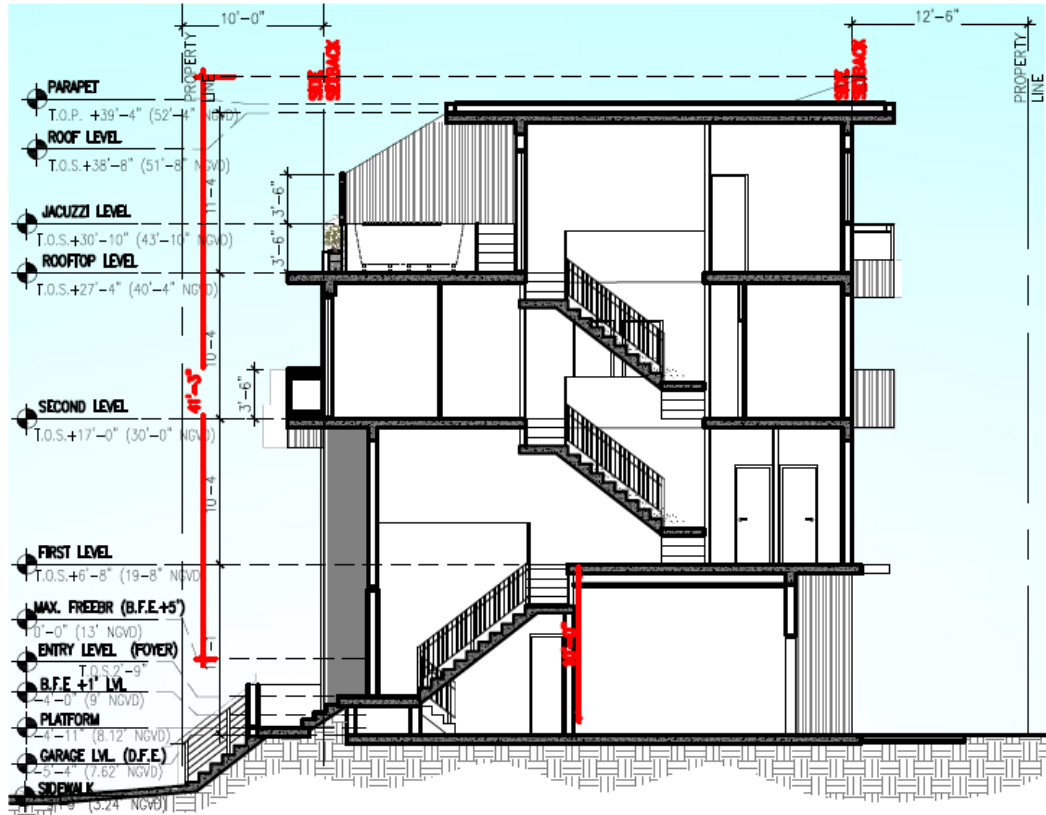
1 FRONT (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



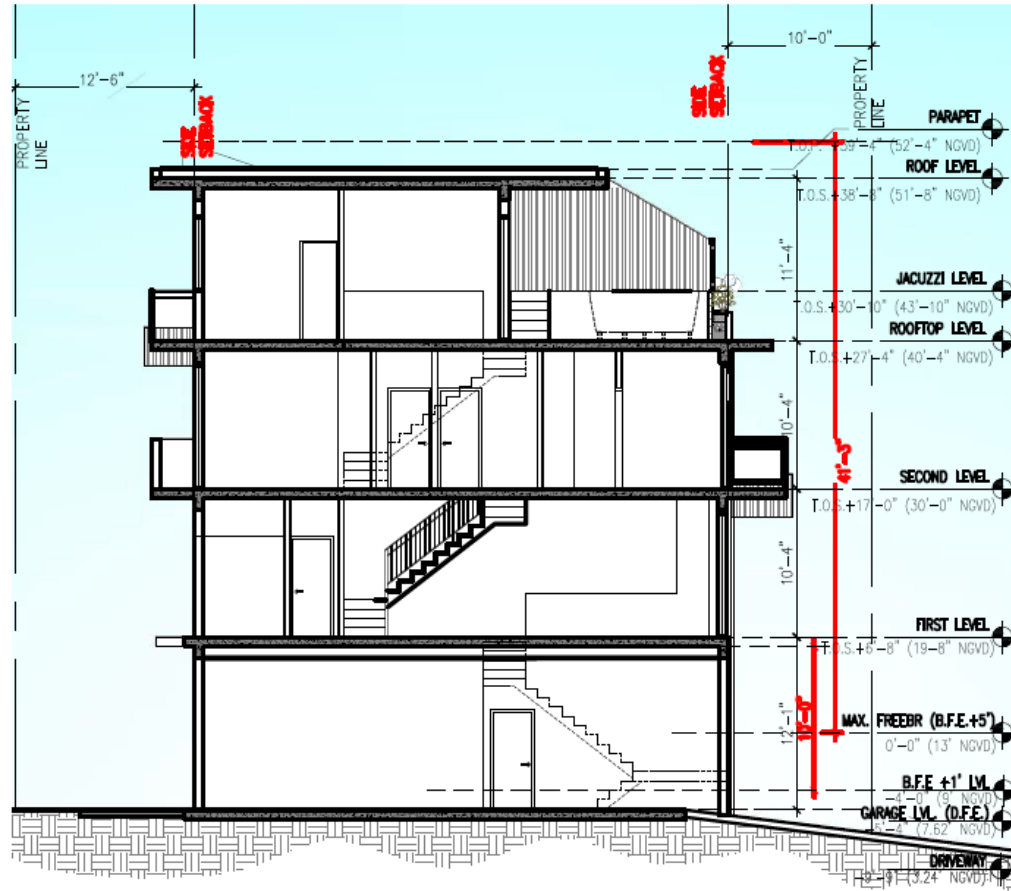




1 SECTION
SCALE: 3/32" = 1'-0"



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



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



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



1. WHITE TEXTURED STUCCO PAINT FOR STUCCO CHANNELS, REPAIR TO ELEVATIONS



2. ALUMINUM OVERHEAD DOOR, 8'0" x 7'0" PAINTED IN LIGHT GREY COLOR FINISH. WELDED STEEL, POLYETHYLENE STRENGTH, SOUND AND ENERGY EFFICIENCY IN A VALUE OF 7.5% WOOD GRAIN TEXTURE MODERN AND THROUGH CO-CONSTRUCTION UV-RESISTANT BROWN CO. SPECIAL POLYMER THERMO-INSULATING VINYL CO. 20 GAUGE STEEL C-CHANNEL FULL LENGTH OF EACH PA. ANCHORED TO BENTONITE FOR STRENGTH.



3. WOOD PLATE, 100% WOOD PLASTIC COMPOSITE, DARK BROWN COLOR. Dimensions: 16mm x 16mm x 24mm Panel Thickness: 25mm Panel Coverage: 0.3m Panel Weight: 100000kg/1m2 Acoustic Performance: 100%+0.00 from 1000Hz The production performance: Class A from 1000Hz to 10000Hz Standard: EN 14066, Class A2 from 1000Hz to 10000Hz



4. PERFORATED PLATE, 100% WOOD PLASTIC COMPOSITE, DARK BROWN COLOR. Dimensions: 16mm x 16mm x 24mm Panel Thickness: 25mm Panel Coverage: 0.3m Panel Weight: 100000kg/1m2 Acoustic Performance: 100%+0.00 from 1000Hz The production performance: Class A from 1000Hz to 10000Hz Standard: EN 14066, Class A2 from 1000Hz to 10000Hz



5. CLEAR GLASS STORE FRONT SYSTEM, LARGEST INSIDE IMPACT GLASS, LAMINATED GLASS WITH LOW E OR KINCAID LENSES FRAMES IN DARK GREY COLOR

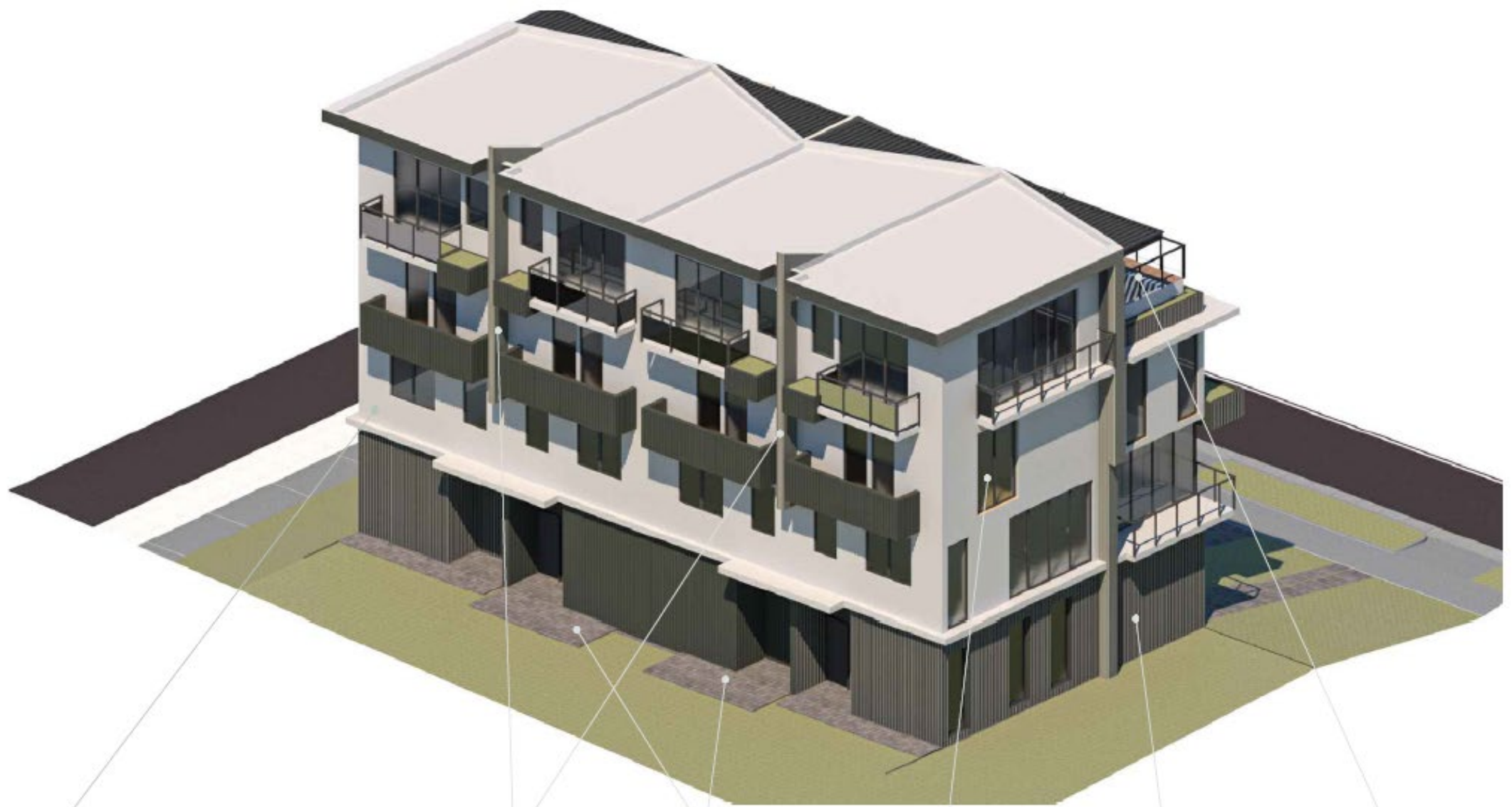


6. DARK GREY STUCCO PAINT, 4" FINISH



7. GLASS BALCONY RAILING, 30" HIGH GLASS RAILING, DARK GREY COLOR, POWDER COATED FRAME.





1. WHITE TEXTURED STUCCO FINISH FOR STUCCO CHANNEL MATERIAL TO ELEVATIONS



2. ALUMINUM OVERHEAD DOOR - 6 DOORS (48" x 7' x 7' 6") PAINTED IN LIGHT GREY COLOR FINISH BENDED STEEL, POLYURETHANE INSULATION, SOUND AND ENERGY EFFICIENT R-VALUE OF 11.5. WOOD GRAIN TEXTURE THROUGH AND THROUGH CONSTRUCTION ON BRISTOL BROWN COLOR SPECIAL POLYURETHANE TWIN STRUCTURAL STRUT TO BRUSH STEEL C-CHANNEL FULL LENGTH OF EACH PANEL ANCHORED TO BRISTOL BROWN FOR STRENGTH.



3. WOOD SLAT: WPC (WOOD PLASTIC COMPOSITE) DARK BROWN COLOR Dimension: 18mm x 18mm x 21mm Panel Thickness: 27mm Panel Coverage: 0.5m² Panel Weight: About 165 kg/ m² Acoustic Performance: NC25dB from 500Hz Fire protection performance: Class A from 600°C (EN 13501-1) Standard: Class A2 from BS 5833 (European Standard)



4. PERMANENT PAVING: 80 mm TECH-BLOC PRECAST CONCRETE PAVING WITH 2" SAND BEDDING DECOMPOSED GRANULAR SUBGRADE SEPARATION FOR DRAIN.



5. CLEAR GLASS STORE FRONT SYSTEM: LAMINATED GLASS IMPACT GLASS LAMINATED GLASS WITH LOW E OR SIGMA ALUMINUM FRAME IN DARK GREY COLOR



6. DARK GREY STUCCO FINISH 4"



7. BLADE BALCONY RAILING: 3/4" HIGH BLACK ALUMINUM, DARK GREY COLOR POWDER COATED FRAME.





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. Privacy Hedge
11. Sod
12. Decorative Crushed Shell











