

DRAWINGS INDEX

SHEET NO. SHEET NAME

A0-00	COVER SHEET, DRAWINGS INDEX & ZONING DATA
A0-01	PROPERTY SURVEY
A0-02	CONTEXT LOCATION PLAN
A0-03	LOT COVERAGE & UNIT SIZES
A0-04	F.A.R. CALCULATIONS
A0-05	EXISTING F.A.R., LOT COVERAGE & DEMOLITION PLAN
A0-06	SITE PLAN
A0-07	PROJECT SITE PHOTOGRAPHY
A0-08	CONTEXT PHOTOGRAPHY
A0-09	CONTEXT PHOTOGRAPHY
A0-10	CONTEXT PHOTOGRAPHY
A0-11	CONTEXT PHOTOGRAPHY
A0-12	CONTEXT ELEVATIONS
A0-13	ISOMETRIC & MATERIALS
A0-14	ISOMETRIC & MATERIALS
A1-01	GROUND LEVEL FLOOR PLAN
A1-02	GROUND LEVEL FLOOR PLAN
A1-03	1ST LEVEL FLOOR PLAN
A1-04	2ND LEVEL FLOOR PLAN
A1-05	ROOFTOP LEVEL FLOOR PLAN
A1-06	ROOF PLAN
A2-01	FRONT NORTH ELEVATION
A2-02	WEST ELEVATON
A2-03	SOUTH ELEVTION
A2-04	EAST ELEVATION
A3-01	SECTIONS
A3-02	SECTIONS
A3-03	SECTIONS
A3-04	SECTIONS
A3-05	YARD SECTIONS
A3-06	HEIGHT WAIVER
A4-01	RENDER - VIEW FROM FLAMINGO WAY/BAY RD
A4-02	RENDER - FLAMINGO WAY VIEW
A4-03	RENDER - BAY RD VIEW
A4-04	RENDER - REAR VIEW
A4-05	RENDER - GENERAL VIEW BAY RD.
A4-06	RENDER - GENERAL VIEW BAY RD. / FLAMINGO WAY
L-00	ILLUSTRATIVE LANDSCAPE PLAN COMBINED PROJ.
L-01	ILLUSTRATIVE LANDSCAPE PLAN
L-02	TREE DISPOSITION PLAN
L-03	LANDSCAPE PLAN
L-04	LANDSCAPE PLAN TABLES
L-05	LANDSCAPE DETAILS & GENERAL NOTES
L-06	HARDSCAPE PLAN
L-07	PRELIMINARY IRRIGATION PLAN
L-08	PRELIMINARY IRRIGATION DETAILS & NOTES

1435 BAY ROAD / 1340 FLAMINGO WAY TOWNHOUSES

DESIGN REVIEW BOARD - MIAMI BEACH

FINAL SUBMITTAL

PLAN NUMBER: DRB23-0945

DATE: 10/26/2023



STATE OF FLORIDA

JOSE GAVIRIA

REGISTERED ARCHITECT

AR92739

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DN: CN=Jose A Gaviria,

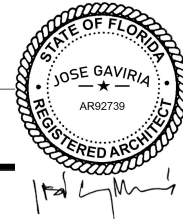
dnQualifier=A01410C000018728579BA600067846,

O=Gaviria Architects, C=US

Reason: I attest to the accuracy and integrity of this document.

Date: 2023.10.31 10:29:30-05'00'

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1435 Bay Road & 1340 Flamingo Way, Miami Beach 33141			
2	Board and file numbers :	DRB23-0945			
3	Folio number(s):	02-3233-016-0310 & 02-3233-016-0320			
4	Year constructed:	1947	Zoning District:	RM-1 MULTI-FAMILY, LOW DENSITY	
5	Based Flood Elevation:	AE +8 FT NGVD	Grade value in NGVD:	3.50' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.25	Lot Area:	10,952 sf	
7	Lot width:	110.00'	Lot Depth:	100.00'	
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'		41'-3"	
11	Number of Stories		1	4	
12	FAR	1.25 (13,750.00 SF)	0.33 (3,615.00 sf)	1.20 (13,233.82 SF)	
13	Gross square footage		10,373.94	16,473.13	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A	2	6	
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
	Subterranean:				Deficiencies
19	Front Setback:	20'	N/A	N/A	
20	Side Setback:	10' or 8% of lot width	N/A	N/A	
21	Side Setback:	10' or 8% of lot width	N/A	N/A	
22	Side Setback facing street:	10' or 8% of lot width	N/A	N/A	
23	Rear Setback:	10% Lot depth	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	20'	15.18' / 14.91'	20'	
25	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)	
26	Side Setback:	10' or 8% of lot width			
27	Side Setback facing street:	10' or 8% of lot width	10'	10'	
28	Rear Setback:	10% Lot depth	23.57"	10' (10%)	
	Pedestal:				
29	Front Setback:	20'	15.18' / 14.91'	20'	
30	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)	
31	Side Setback:	10' or 8% of lot width			
32	Side Setback facing street:	10' or 8% of lot width	10'	10'	
33	Rear Setback:	10% Lot depth	23.57"	10' (10%)	
	Tower:				
34	Front Setback:			N/A	
35	Side Setback:			N/A	
		Setbacks	Required	Existing	Proposed
36	Side Setback:	10' or 8% of lot width	10' / 5'	10'-2" (9.2%)	
37	Side Setback facing street:	10' or 8% of lot width	10'	10'	
38	Rear Setback:	10% Lot depth	23.57"	10' (10%)	
		Parking	Required	Existing	Proposed
39	Parking district	1			
40	Total # of parking spaces	12	0	12	
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 (450,600,900,Parallel)			90 Deg. Tandem	
45	ADA Spaces	N/A		N/A	
46	Tandem Spaces			8	
47	Drive aisle width	NA		NA	
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection areas				
50	Bicycle parking, location and Number of racks				
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed
51	Type of use				Deficiencies
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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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND

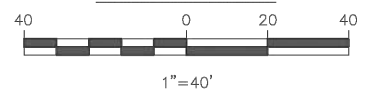
ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FN&D= FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

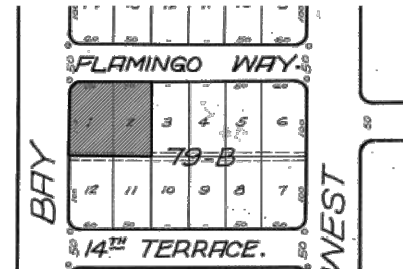
[Symbol] = TELEPHONE RISER
[Symbol] = CABLE TV RISER
[Symbol] = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
[Symbol] = CURB INLET
[Symbol] = FIRE HYDRANT
[Symbol] = LIGHT POLE
[Symbol] = CATCH BASIN
[Symbol] = UTILITY POLE
[Symbol] = DRAINAGE MANHOLE
[Symbol] = SEWER MANHOLE
[Symbol] = POST SIGN
---o---o--- = METAL FENCE
---x---x--- = WOOD FENCE
---x---x--- = CHAIN LINK FENCE
---x---x--- = EASEMENT
---x---x--- = BOUNDARY LINE
---o---o--- = OVERHEAD UTILITY LINE
--- --- = ORIGINAL LOT LINE
[Symbol] = ASPHALT
[Symbol] = CONCRETE
[Symbol] = PAVERS/BRICK
[Symbol] = TILES
[Symbol] = COVERED AREA

GRAPHIC SCALE



LOCATION SKETCH:

NOT TO SCALE



CURVE DETAILS:

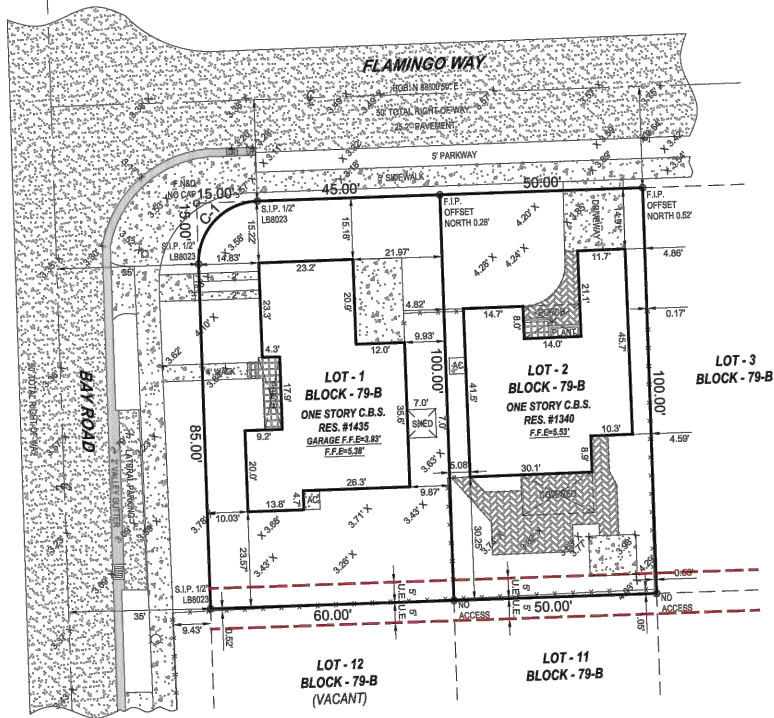
C-1
R = 15'
AL = 23.56'
CL = 21.21'
CB = N 43°00'50" E
Δ = 90°00'00"

BENCHMARK INFORMATION:

NAME: C-100
ELEVATION: 11.05' (NGVD29)
LOCATION 1: DADE BLVD --- 25' SOUTH OF C/L OF EASTBOUND LANE
LOCATION 2: WEST AVE --- BRIDGE OVER COLLINS CANAL
LOCATION 3: BAY RD --- 65' EAST OF C/L OF ROAD
DESCRIPTION: BRASS DISC IN NORTH CORNER OF BRIDGE.

LAND AREA CALCULATIONS:

1435 BAY ROAD, MIAMI BEACH, FL. 33139
LOT AREA = 5,952 SQ.FT., 0.13 Acres
1340 FLAMINGO WAY, MIAMI BEACH, FL. 33139
LOT AREA = 5,000 SQ.FT., 0.11 Acres



Nicolas Del Vento

Digitally signed by
Nicolas Del Vento
Date: 2023.08.04
12:08:49 -04'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

PROPERTY ADDRESS:

1435 BAY ROAD, MIAMI BEACH, FL. 33139
1340 FLAMINGO WAY, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 1, BLOCK 79B, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND

LOT 2, BLOCK 79B, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0317 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF FLAMINGO WAY BEARS N 88°00'50" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

PAMPA SUNBELT 16 LLC
GARY SILVERMAN, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY



DATE OF ORIGINAL FIELD WORK:
05/26/2023
JOB NUMBER: 23059422
DRAWN BY: ADRIEL
CAD FILE: PAMPA
SHEET 1 OF 1
REVISION(S):

gaviria architects

9427 Fountainbleau Blvd. #206 Miami, FL 33172
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2208 NE 26th Street Unit 1
Fort Lauderdale, FL 33305

DESIGN REVIEW BOARD FINAL SUBMITTAL
1435 BAY ROAD - 1340 FLAMINGO WAY
MIAMI BEACH FL 33139

PROPERTY SURVEY

DATE:
10/26/2023

A0-01



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ANDRES MONTERO
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Fort Lauderdale, FL 33305

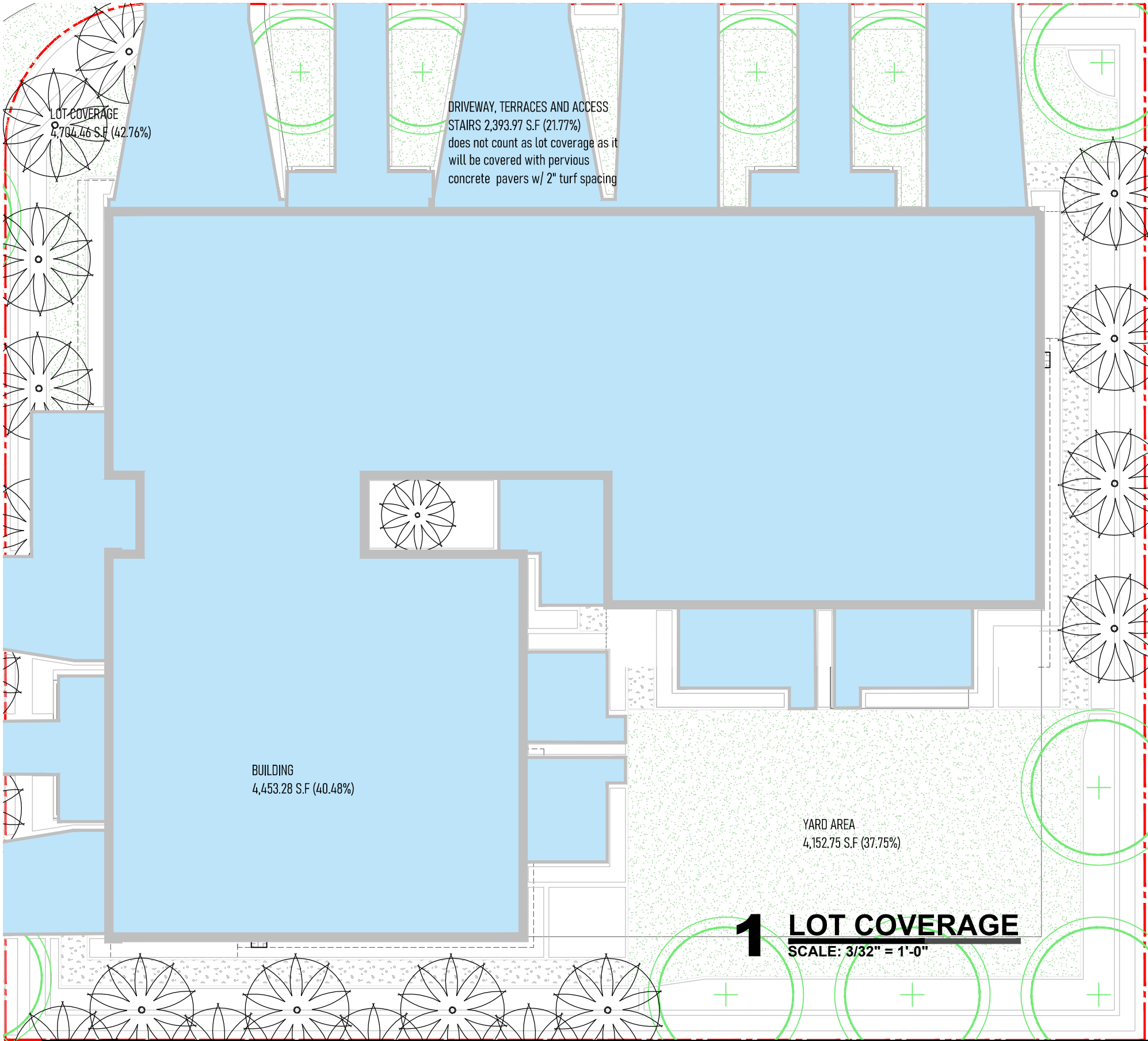
DESIGN REVIEW BOARD FINAL SUBMITTAL
1435 BAY ROAD - 1340 FLAMINGO WAY
MIAMI BEACH FL 33139

CONTEXT LOCATION PLAN

DATE:
10/26/2023

A0-02

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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

2

GROSS UNIT SIZES
SCALE: 3/32" = 1'-0"

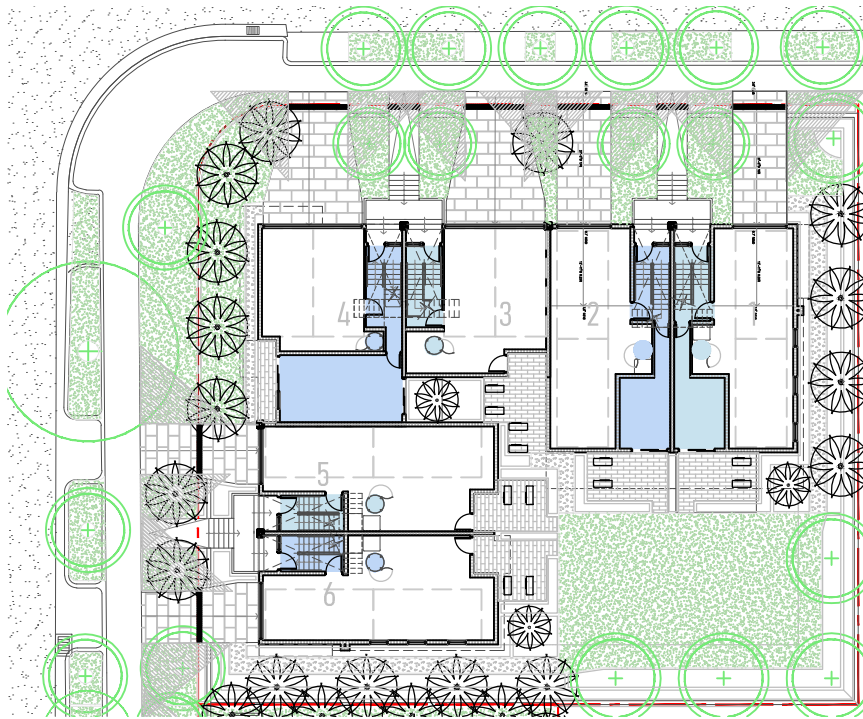
MINIMUM UNIT SIZE TABLE	
UNIT TYPE	MINIMUM UNIT SIZE (Square Feet)
Single Family Detached House	1,800 SF (1)
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF-335 SF (2) 85%: 335 SF + (2)
(1) Excluding Accessory Building.	
(2) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained,	

3

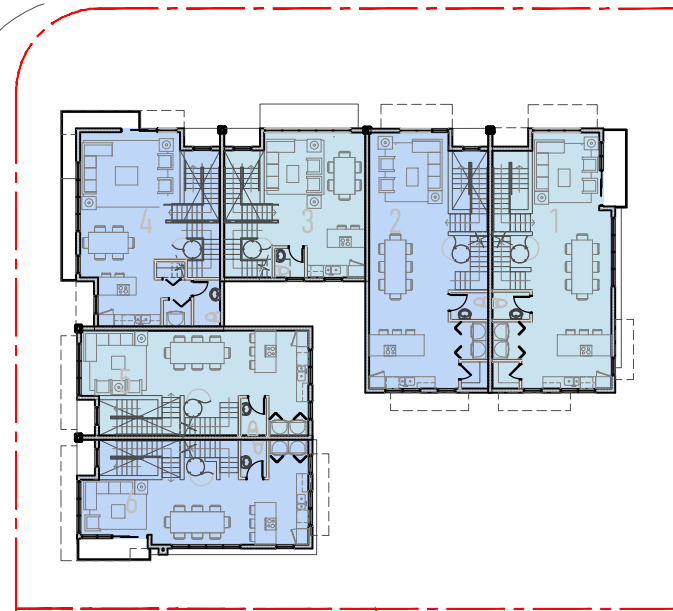
MINIMUM UNIT SIZES SEC. 7.1.5.2
SCALE: 3/32" = 1'-0"



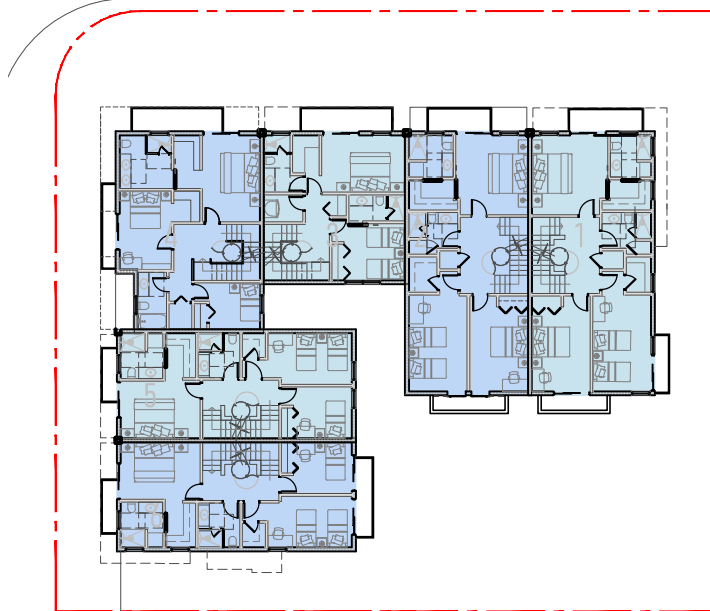
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1 **GROUND LEVEL**
SCALE: 1/32" = 1'-0"



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



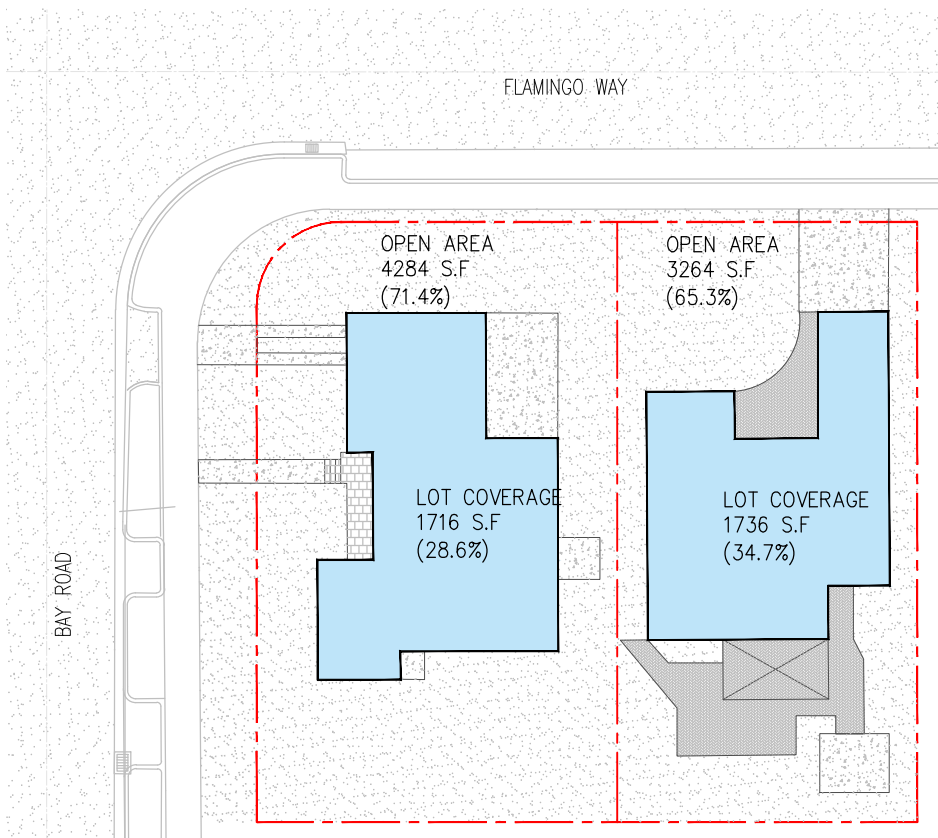
3 **2ST LEVEL**
SCALE: 1/32" = 1'-0"



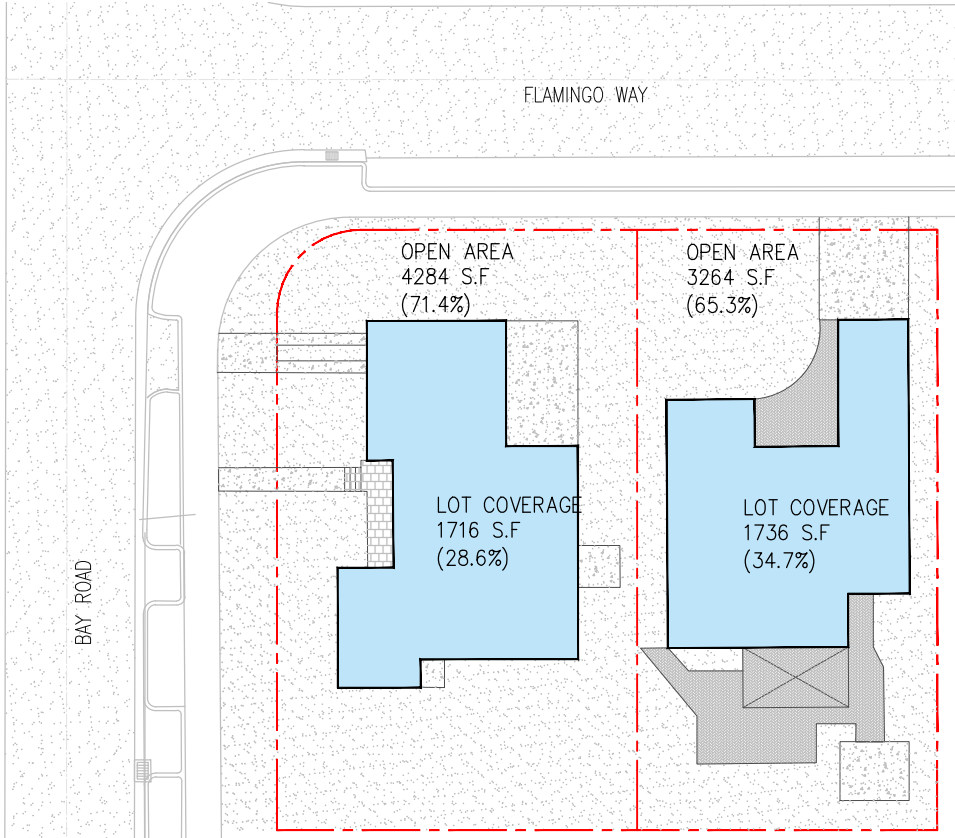
4 **ROOFTOP LEVEL**
SCALE: 1/32" = 1'-0"

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		

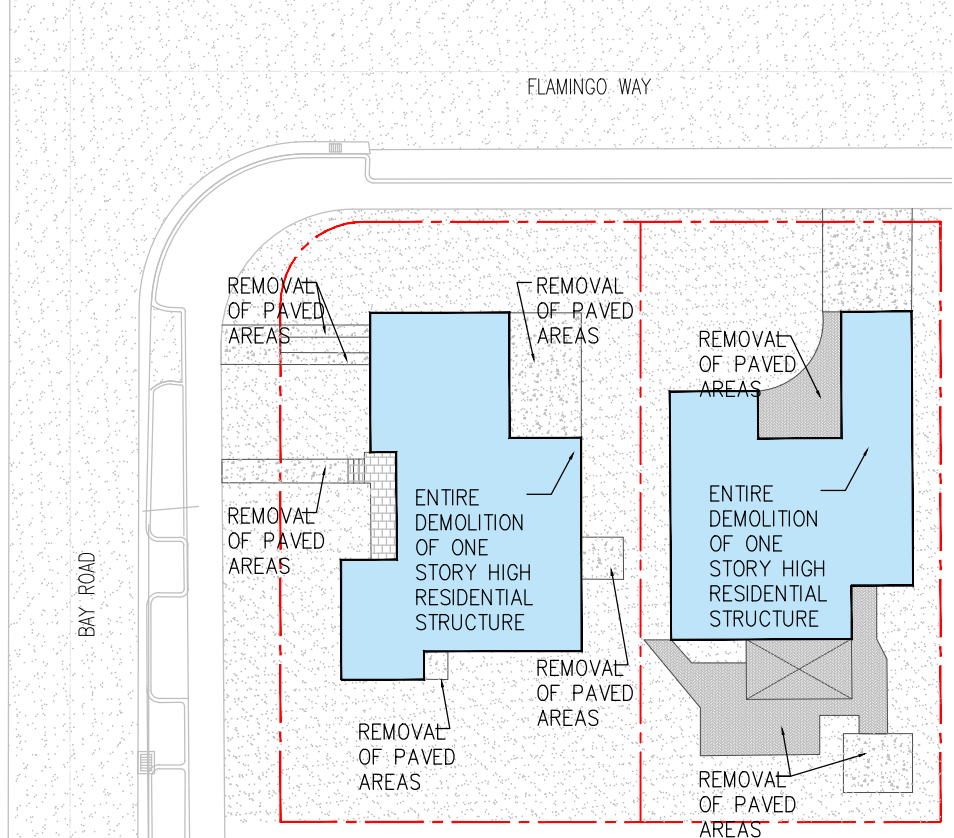
5 **F.A.R CALCULATION**
SCALE: N/A



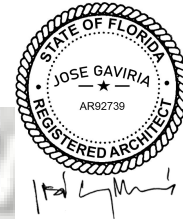
1 **EXISTING F.A.R. PLAN**
SCALE: 1/32" = 1'-0"



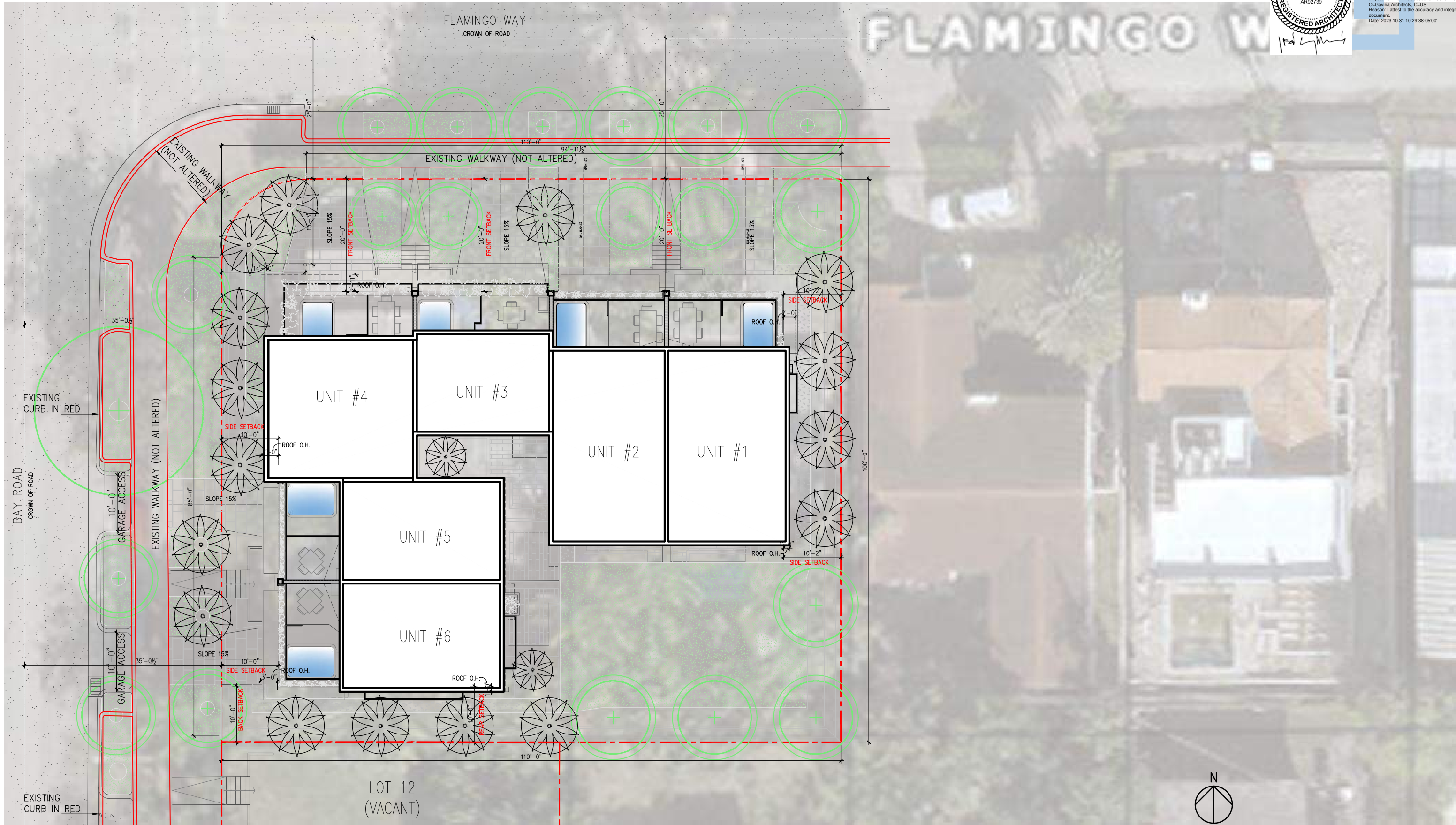
2 **EXISTING LOT COVERAGE**
SCALE: 1/32" = 1'-0"



3 **DEMOLITION PLAN**
SCALE: 1/32" = 1'-0"



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2208 NE 26th Street Unit 1
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DESIGN REVIEW BOARD FINAL SUBMITTAL
1435 BAY ROAD - 1340 FLAMINGO WAY
MIAMI BEACH FL 33139

SITE PLAN

DATE:
10/26/2023

A0-06

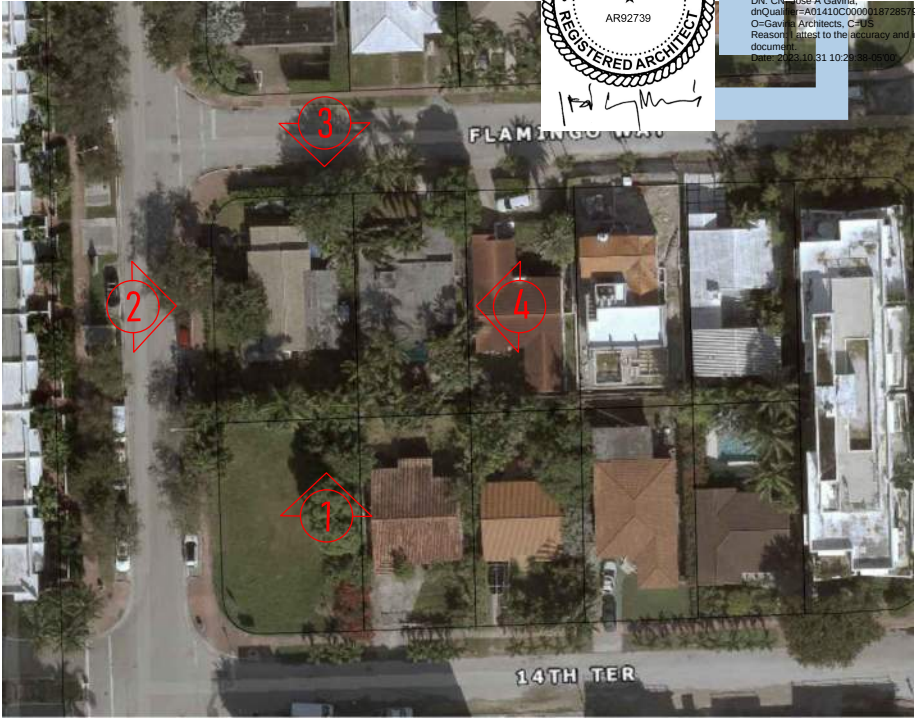
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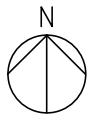
1 1435 BAY ROAD-1340 FLAMINGO WAY (VIEW FROM 14TH TERRACE)



2 1435 BAY ROAD-1340 FLAMINGO WAY (VIEW FROM BAY ROAD)



CONTEXT AERIAL VIEW

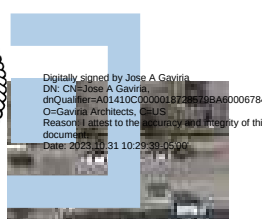


3 1435 BAY ROAD-1340 FLAMINGO WAY (VIEW FROM FLAMINGO WAY)



4 1435 BAY ROAD-1340 FLAMINGO WAY (AERIAL VIEW)

PHOTOGRAPHS TAKEN 07/2022



- | | | | | | | | |
|---------------------|----------------------|------------------|------------------|--|------------------|----------------------|--|
| 1 1301 FLAMINGO WAY | 6 1445 BAY ROAD | 11 1436 BAY ROAD | 16 1426 BAY ROAD | 21 1416 BAY ROAD | 26 1408 BAY ROAD | 31 1401 BAY ROAD | 37 1321 14TH TERRACE PHOTOGRAPH TAKEN 2022 |
| 2 1315 FLAMINGO WAY | 7 1428 WEST AVE | 12 1434 BAY ROAD | 17 1424 BAY ROAD | 22 1414 BAY ROAD | 27 1406 BAY ROAD | 32 1320 14TH TERRACE | 38 1311 14TH TERRACE |
| 3 1321 FLAMINGO WAY | 8 1310 FLAMINGO WAY | 13 1432 BAY ROAD | 18 1422 BAY ROAD | 23 1412 BAY ROAD | 28 1404 BAY ROAD | 33 1414 WEST AVE | 39 1419 WEST AVE |
| 4 1331 FLAMINGO WAY | 9 1320 FLAMINGO WAY | 14 1430 BAY ROAD | 19 1420 BAY ROAD | 24 1410 BAY ROAD | 29 1402 BAY ROAD | 34 1425 BAY ROAD | 40 1427 WEST AVE |
| 5 1339 FLAMINGO WAY | 10 1330 FLAMINGO WAY | 15 1428 BAY ROAD | 20 1418 BAY ROAD | 25 1508 BAY ROAD
(FLAMINGO POINT SOUTH
TOWER ENTRANCE) | 30 1401 BAY ROAD | 35 1339 14TH TERRACE | 41 1435 WEST AVE |
| | | | | | | 36 1331 14TH TERRACE | 42 1439 1WEST AVE |



1 1301 FLAMINGO WAY



2 1315 FLAMINGO WAY



3 1321 FLAMINGO WAY.



4 1331 FLAMINGO WAY



5 1339 FLAMINGO WAY



6 1445 BAY ROAD



7 1428 WEST AVE



8 1310 FLAMINGO WAY



9 1320 FLAMINGO WAY



10 1330 FLAMINGO WAY



11 1436 BAY ROAD



12 1434 BAY ROAD



13 1432 BAY ROAD



14 1430 BAY ROAD



15 1428 BAY ROAD

PHOTOGRAPH TAKEN 2022



16 1426 BAY ROAD



17 1424 BAY ROAD



18 1422 BAY ROAD



19 1420 BAY ROAD



20 1418 BAY ROAD



21 1416 BAY ROAD



22 1414 BAY ROAD



23 1412 BAY ROAD



24 1410 BAY ROAD



25 1508 BAY ROAD
(FLAMINGO POINT SOUTH TOWER ENTRANCE)



26 1408 BAY ROAD



27 1406 BAY ROAD



28 1404 BAY ROAD



29 1402 BAY ROAD



30 1401 BAY ROAD

PHOTOGRAPH TAKEN 2022



31 1401 BAY ROAD



32 1320 14TH TERRACE



33 1414 WEST AVE



34 1425 BAY ROAD



35 1339 14TH TERRACE



36 1331 14TH TERRACE



37 1321 14TH TERRACE



38 1311 14TH TERRACE



39 1419 WEST AVE



40 1427 WEST AVE



41 1435 WEST AVE

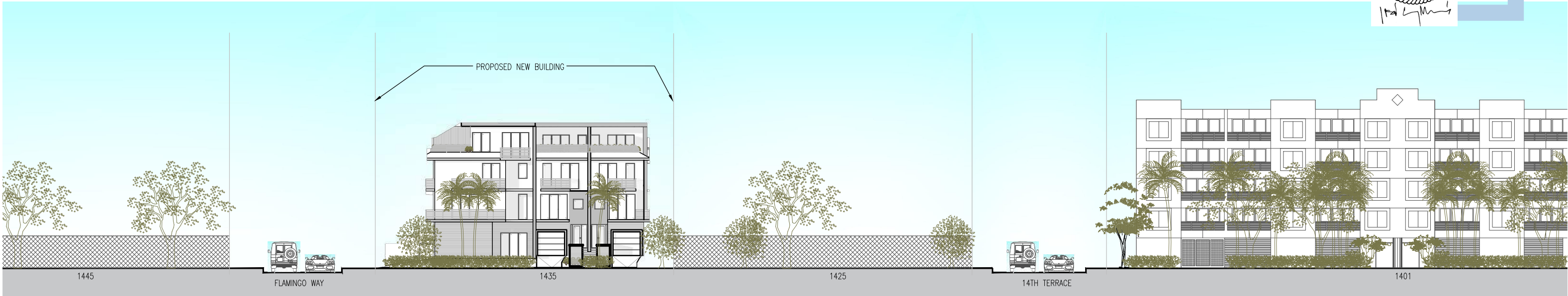


42 1439 WEST AVE

PHOTOGRAPH TAKEN 2022



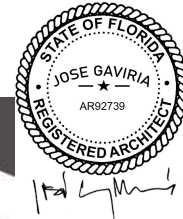
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1 BAY ROAD 1435 & 1340 FLAMINGO WAY-VIEW FROM BAY ROAD
SCALE: 1/32" = 1'-0"



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



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1. WHITE TEXTURED STUCCO FINISH PAINT.
FOR STUCCO CHANNEL REVEALS REFER TO ELEVATIONS

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\WHITE STUCCO.jpg

2. ALUMINUM OVERHEAD ROLLING GARAGE DOORS -
6 DOORS 16'10" H" x 7'4" W"
PAINTED IN GARDENIA PANTONE 11-0604.
BONDED STEEL, POLYURETHANE AND VINYL STRENGTH, SOUND ABSORPTION AND ENERGY EFFICIENCY WITH AN R-VALUE OF 11.05.
WOOD GRAIN TEXTURE THROUGH-AND-THROUGH COLOR PVC CONSTRUCTION
UV-RESISTANT RESIN CONTAINS SPECIAL POLYMERS
TWIN STRUCTURAL STRUTS OF 22-GAUGE STEEL C-CHANNELS RUN THE FULL LENGTH OF EACH PANEL AND ARE ANCHORED TO INTERIOR STEEL STUDS FOR STRENGTH.

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\GARAGE DOOR INTERIOR.jpg

3. WOOD SLATS -
WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR
Dimensions: 18mm x 140mm x 2.7m
Panel Thickness: 21 mm
Panel Coverage: 0.36 m²
Panel Weight: About 8.5 kg/m²
Acoustic Performance: NRC-0.88 from ISO354
Fire protection performance: Class A from ASTM E84/ISO Standard), Class A2 from EN13501(European Standard)

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\WOOD SLATS.jpg

4. PERMEABLE PAVERS -
68 mm TEND BLOC PRECAST PERMEABLE PAVES OVER 2" SAND BED SETTING & 2" GRC/COMPACTED GRANULAR BASE WITH 2" SEPARATION FOR TURF.

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\PAVERS3.jpg

5. CLEAR GLASS STORE FRONT SYSTEM, LARGE MESSLE IMPACT GLASS, LAMINATED GLASS WITH LOW E OR SBO ALUMINUM FRAME IN DARK GREY COLOR

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\GLASS.jpg

6. WHITE STUCCO WITH 3" REVEAL EVERY 4"

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\WHITE STUCCO.jpg

7. BALCONY CABLE RAILINGS -
36" HIGH ALUMINUM METAL RAILINGS DARK GREY COLOR POWDER PAINTED FRAMES & 8" STAINLESS STEEL HZTL. RAILINGS

J:\MAMI\1435 BAY ROAD\B3\MATERIALS\RAILINGS.jpg



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1. WHITE TEXTURED STUCCO FINISH
PAINT.
FOR STUCCO CHANNEL REVEALS REFER
TO ELEVATIONS

J:\MIAMI\1435 BAY ROAD\3D MATERIALS\WHITE STUCCO.jpg

3. WOOD SLATS-
WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR
Dimensions: 18mm x 140mm x 2.7m
Panel Thickness: 21 mm
Panel Coverage: 0.36 m²
Panel Weight: About 8.5 kg/m²
Acoustic Performance: NRC=0.88 from ISO354
Fire protection performance: Class A from ASTM E84/US
Standard, Class A2 from EN13501(European Standard)



4. PERMEABLE PAVERS-
88 mm TECTA BLOC PRECAST
PERMEABLE PAVES OVER 2" SAND BED
SETTING & 2" GRCOMPACTED GRANULAR
BASEWITH 2" SEPARATION FOR TURF.

J:\MIAMI\1435 BAY ROAD\3D MATERIALS\PAVERS3.jpg



5. CLEAR GLASS STORE FRONT
SYSTEM, LARGE MESSLE IMPACT
GLASS, LAMINATED GLASS WITH
LOW E OR SB&O ALUMINUM
FRAME IN DARK GREY COLOR



6. LIGHT GREY STUCCO WITH 2" REVEAL
EVERY 4"



7. BALCONY CABLE RAILINGS-
36" HIGH ALUMINUM METAL RAILINGS DARK GREY
COLOR POWDER PAINTED FRAMES & 1/8"
STAINLESS STEEL HZTL. RAILINGS



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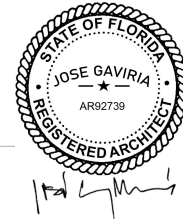
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ISOMETRIC & MATERIALS

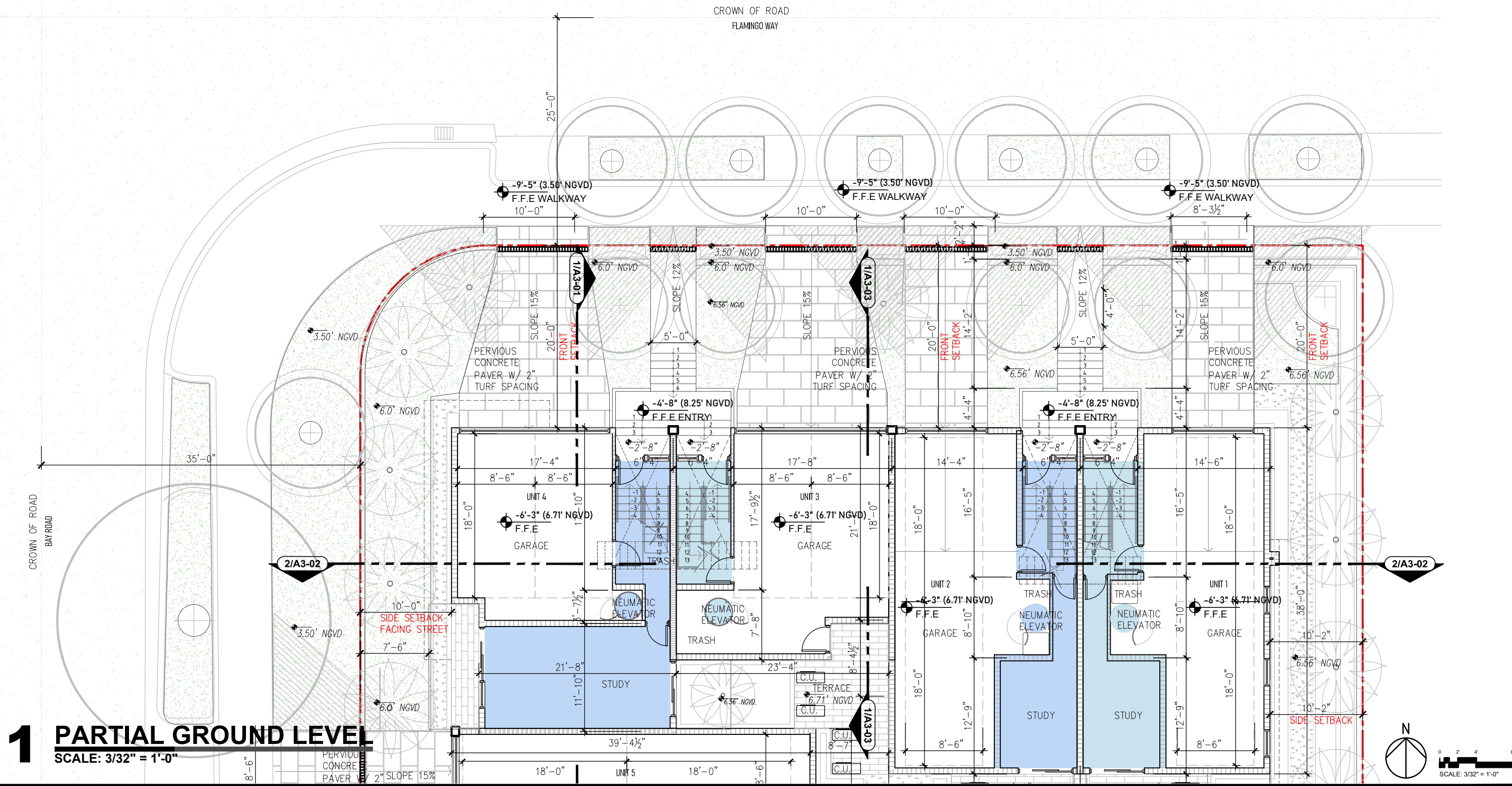
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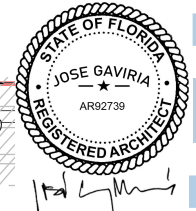


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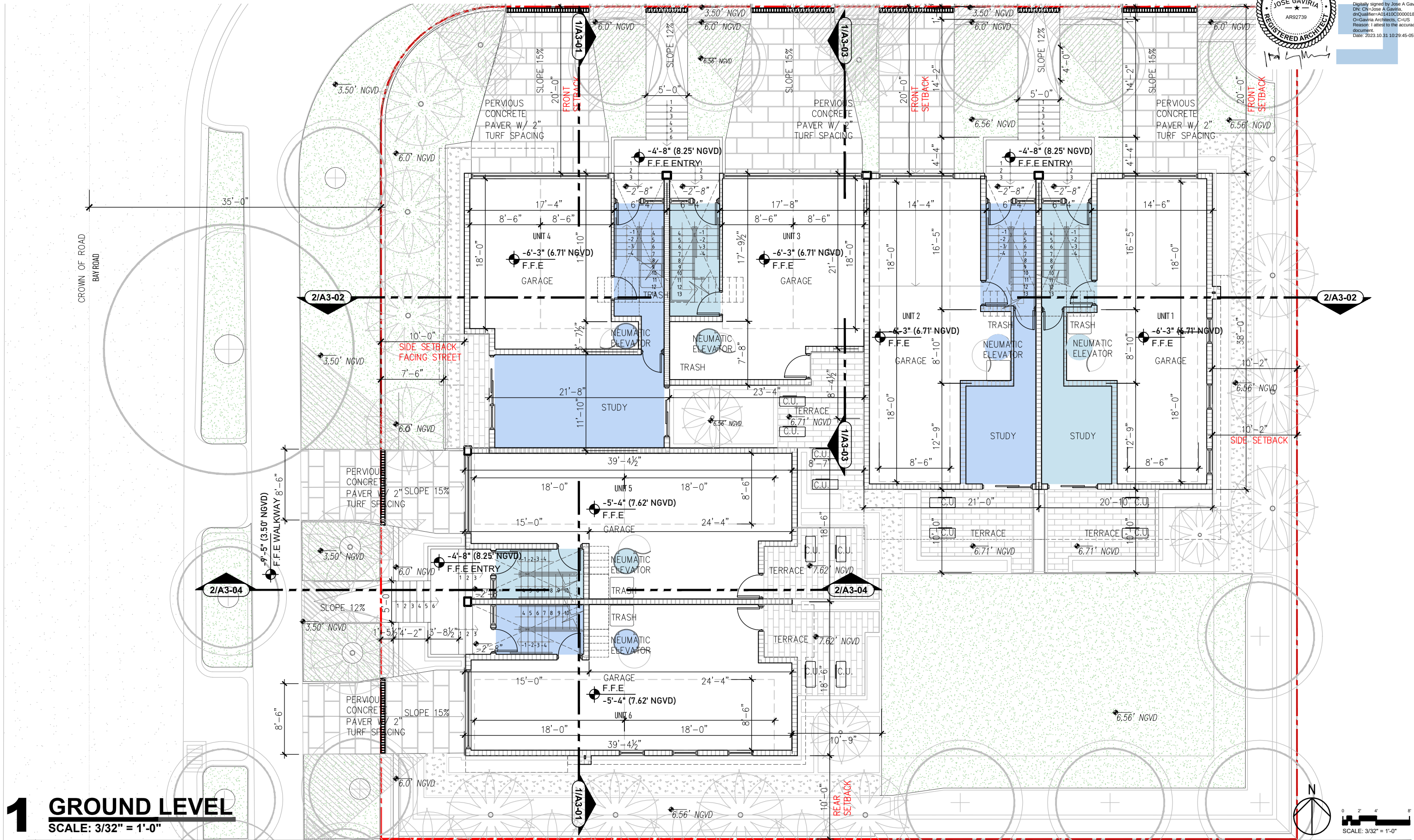


1 PARTIAL GROUND LEVEL

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



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1 **GROUND LEVEL**
SCALE: 3/32" = 1'-0"

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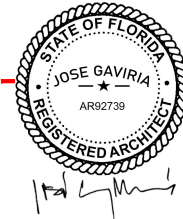
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GROUND LEVEL PLAN

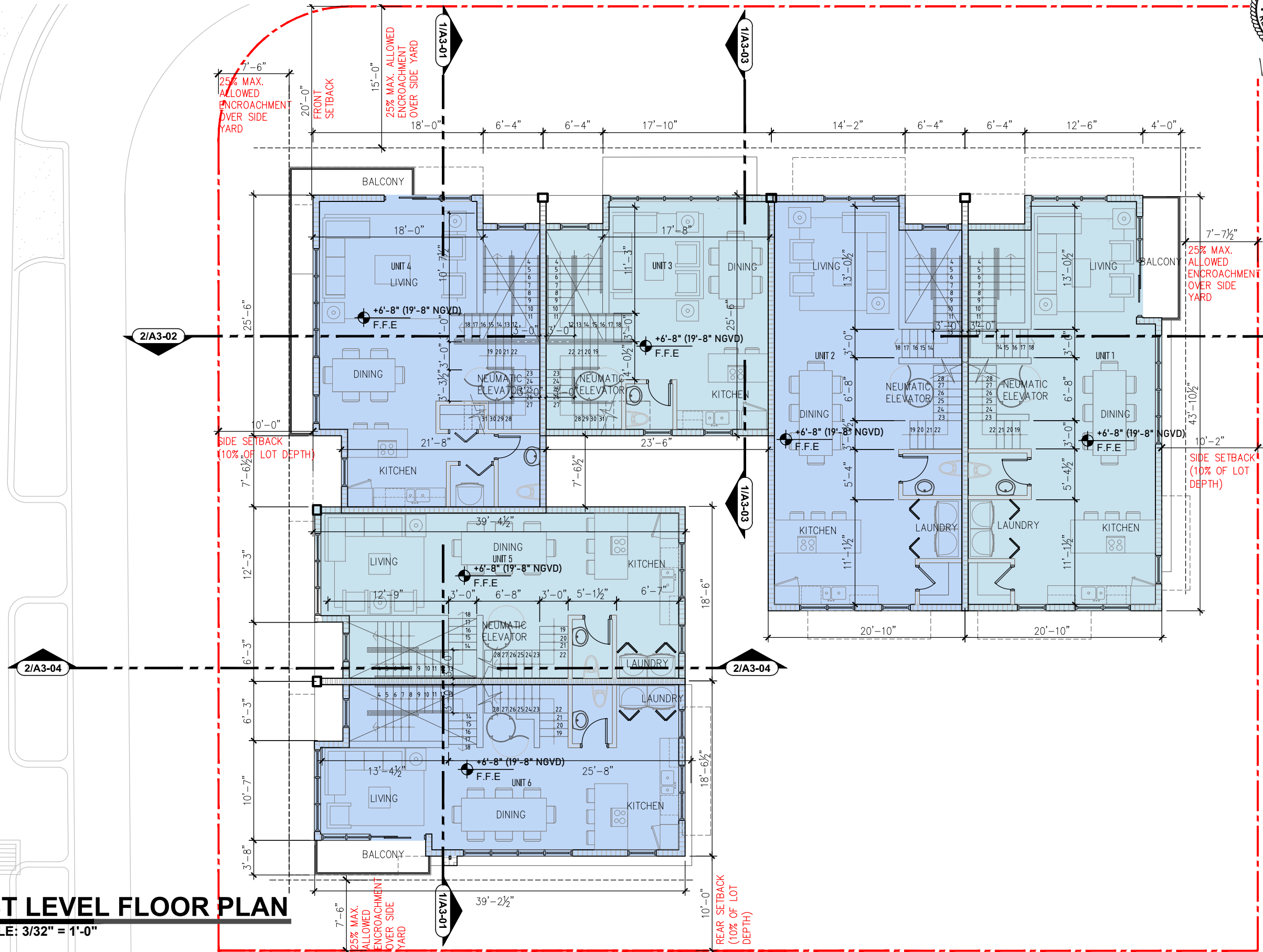
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1 1ST LEVEL FLOOR PLAN

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

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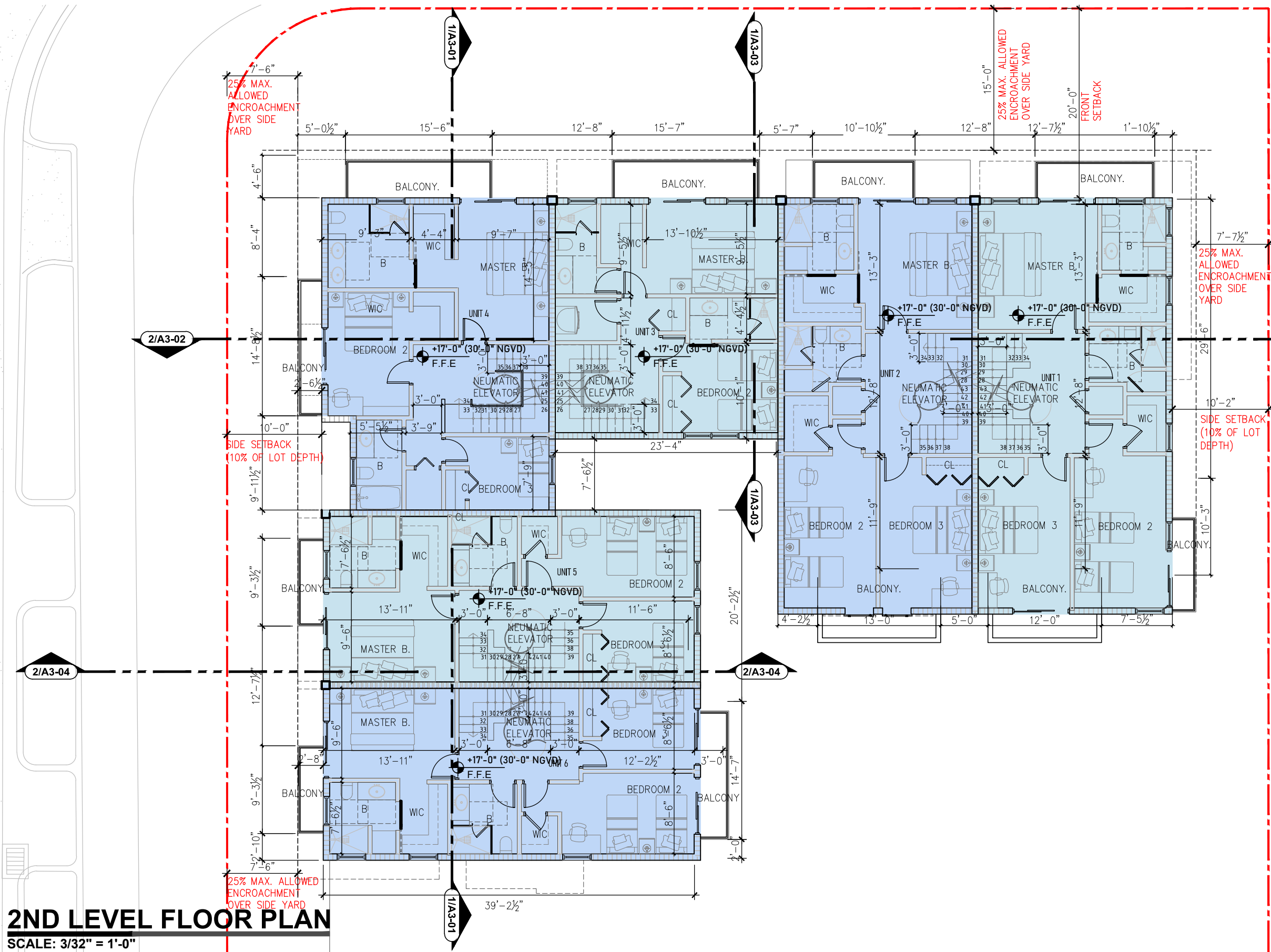
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DATE:
10/26/2023

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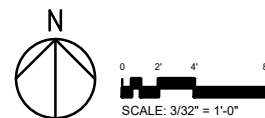


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1 2ND LEVEL FLOOR PLAN

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



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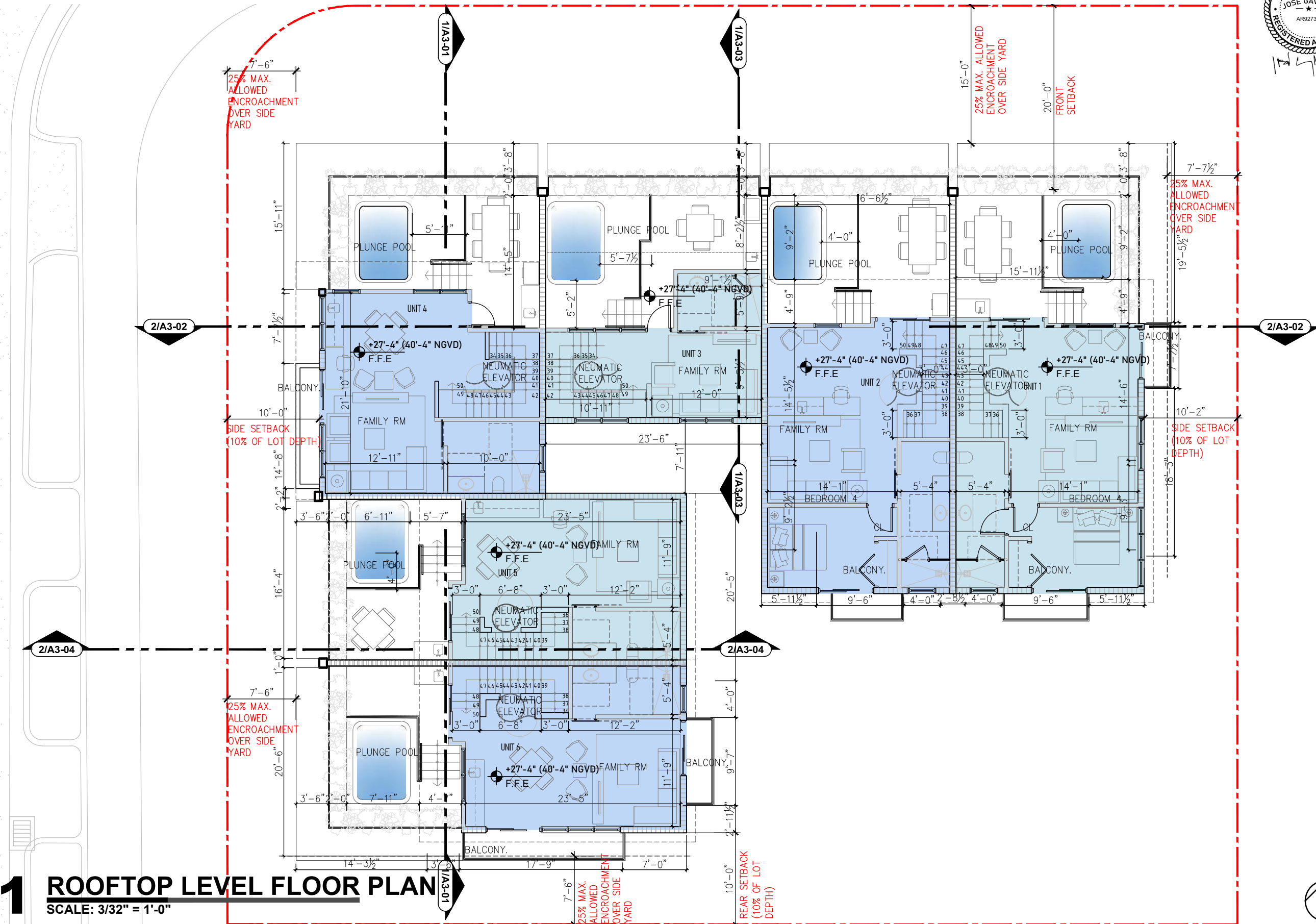
2ND LEVEL PLAN

DATE:
10/26/2023

A1-04

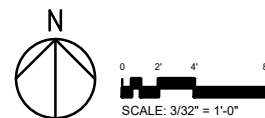


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1 ROOFTOP LEVEL FLOOR PLAN

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



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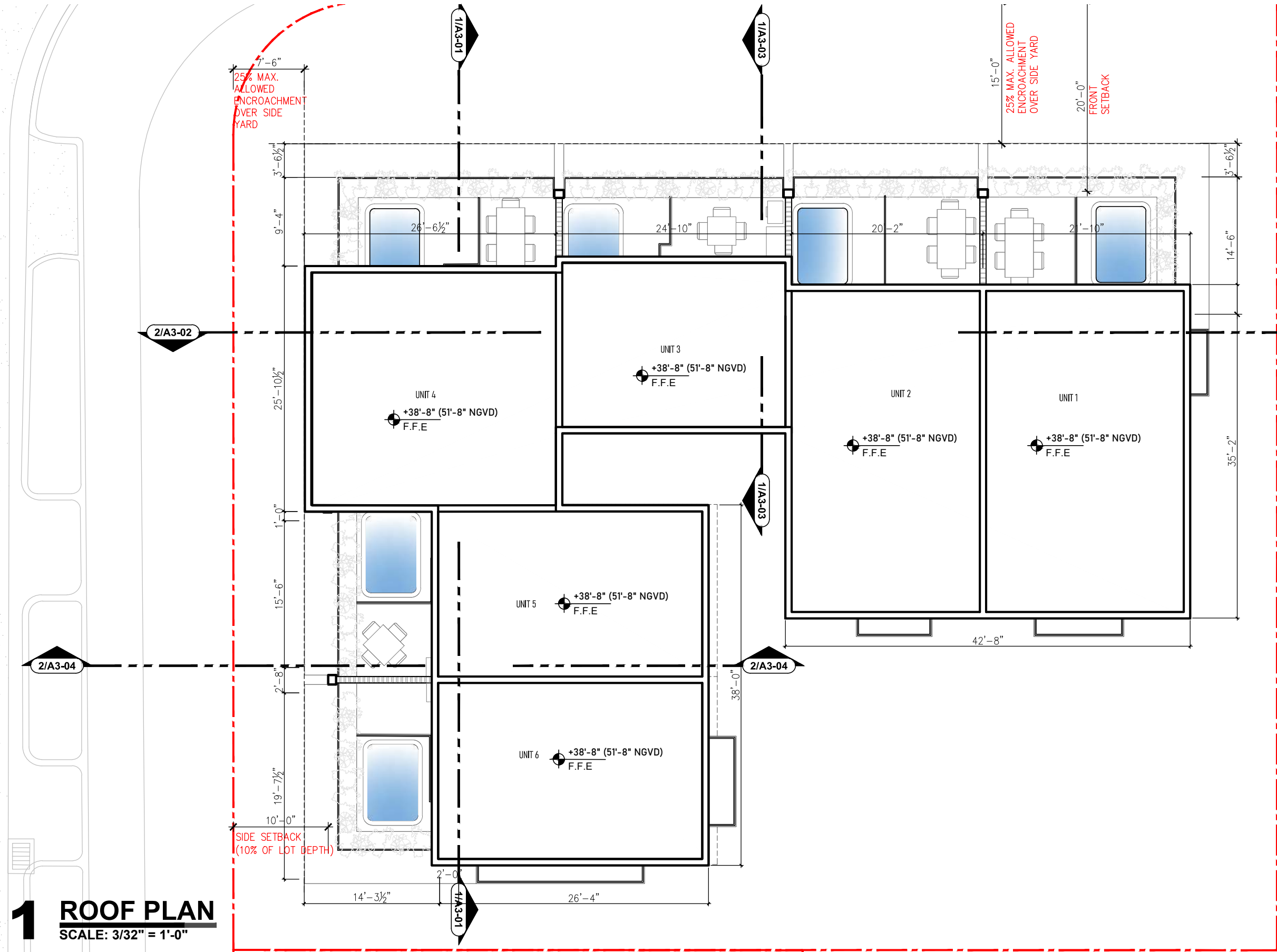
ROOFTOP LEVEL PLAN

DATE:
10/26/2023

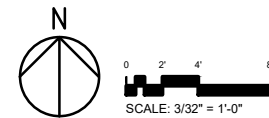
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1 ROOF PLAN
SCALE: 3/32" = 1'-0"



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ROOF PLAN

DATE:
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A1-06



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



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



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1 SOUTH ELEVATION

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

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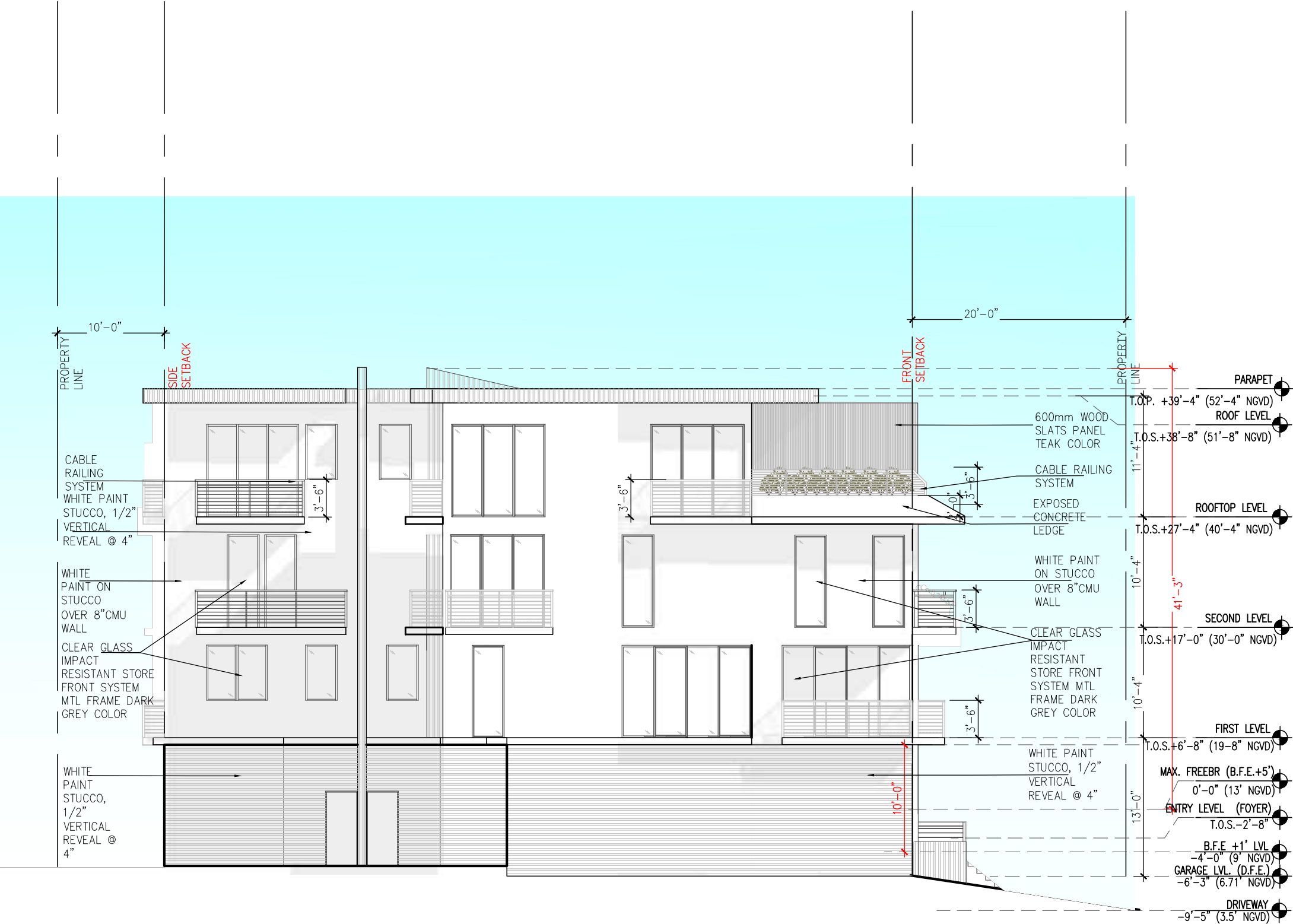
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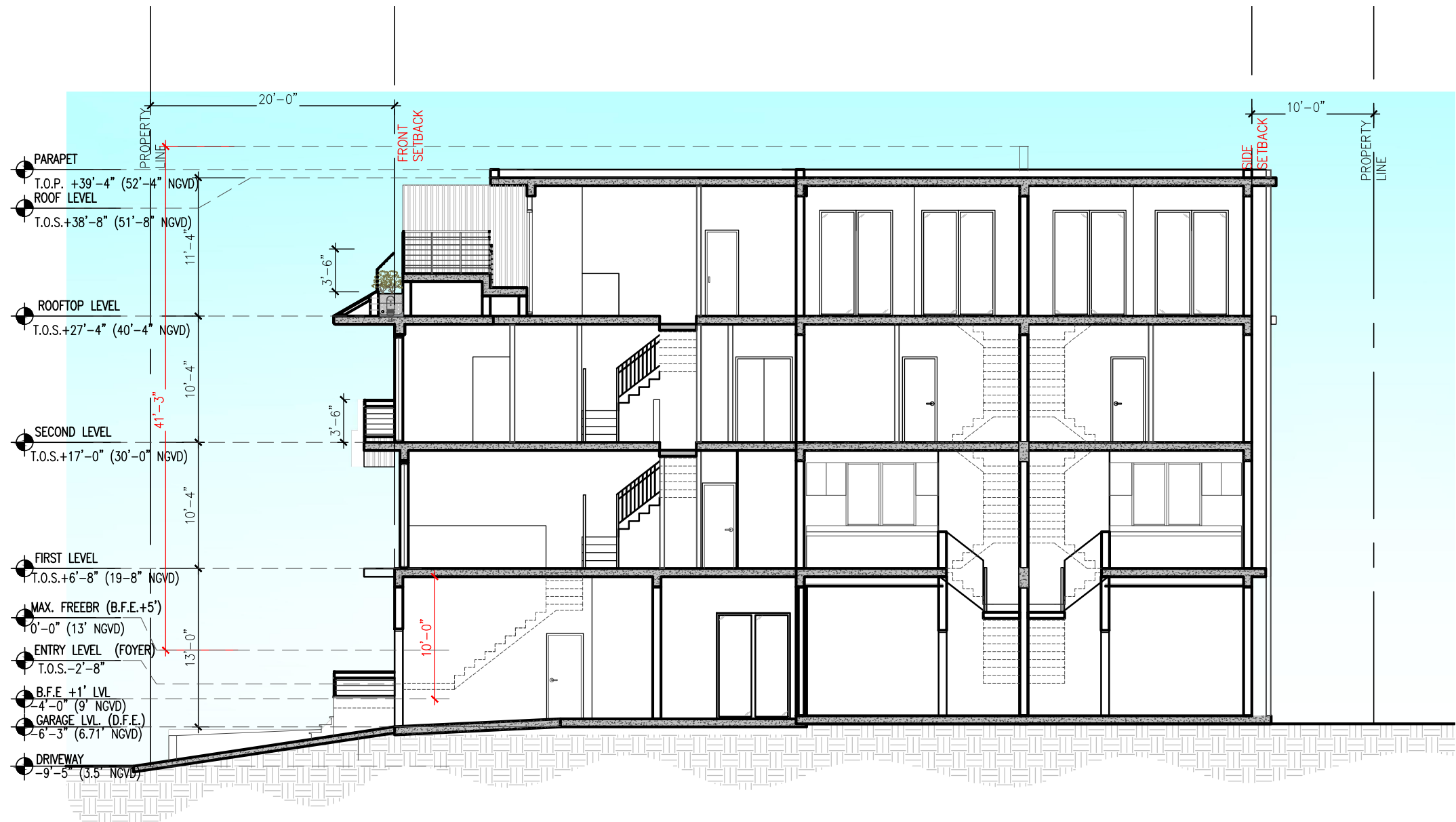
ELEVATIONS

DATE:
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A2-03



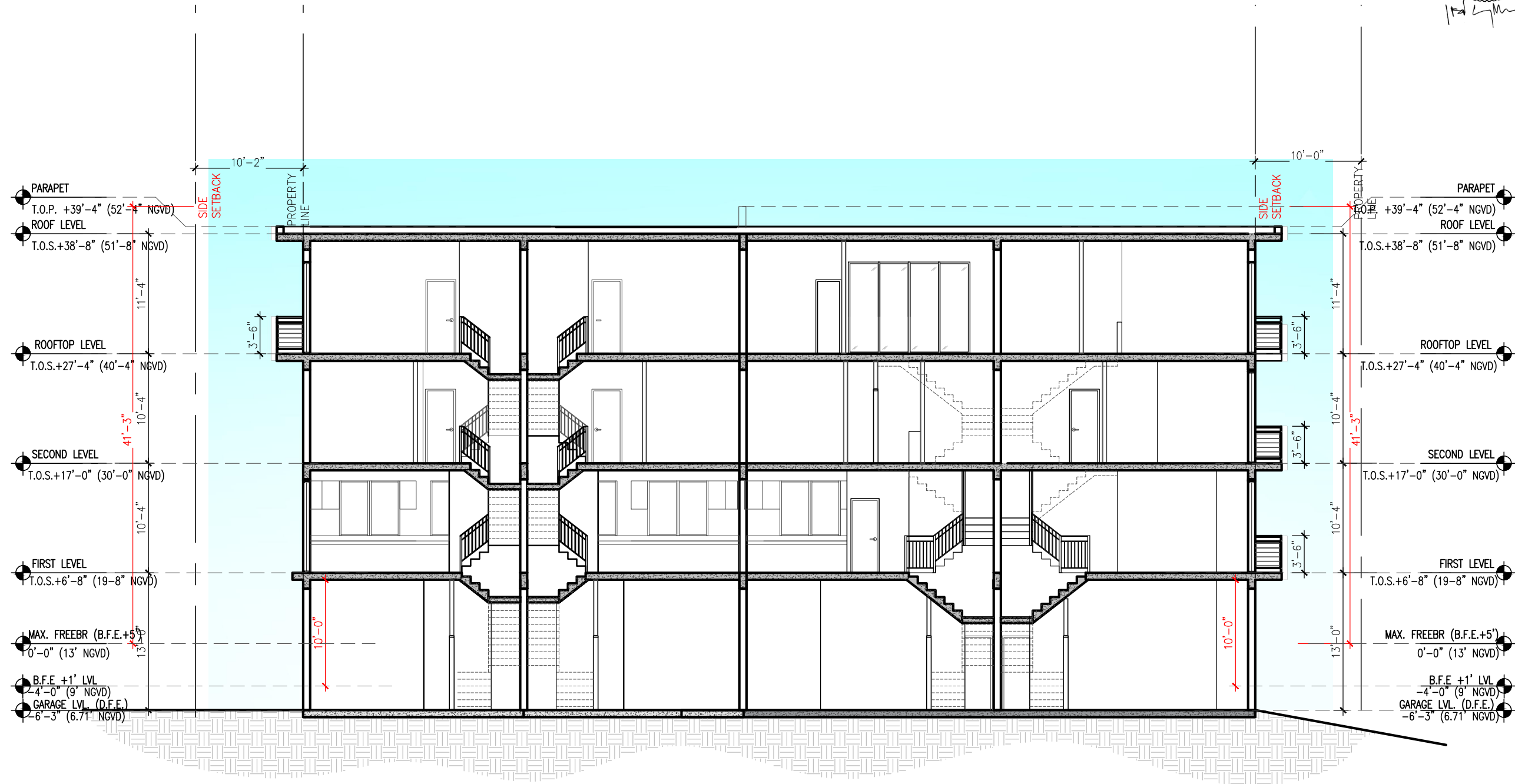
1 EAST ELEVATION
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1 SECTION
SCALE: 3/32" = 1'-0"



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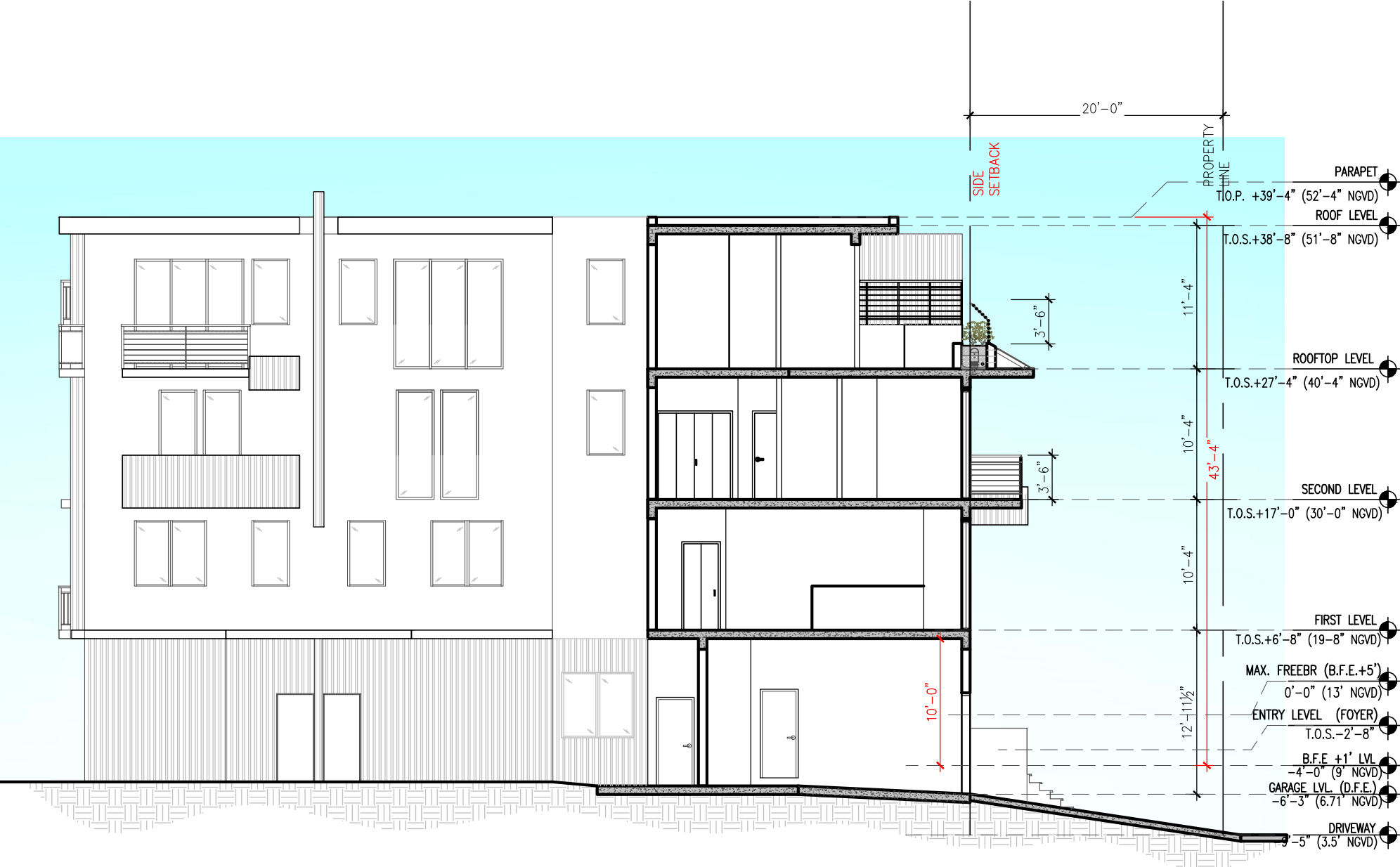
ANDRES MONTERO
LANDSCAPE ARCHITECTURE
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SECTION

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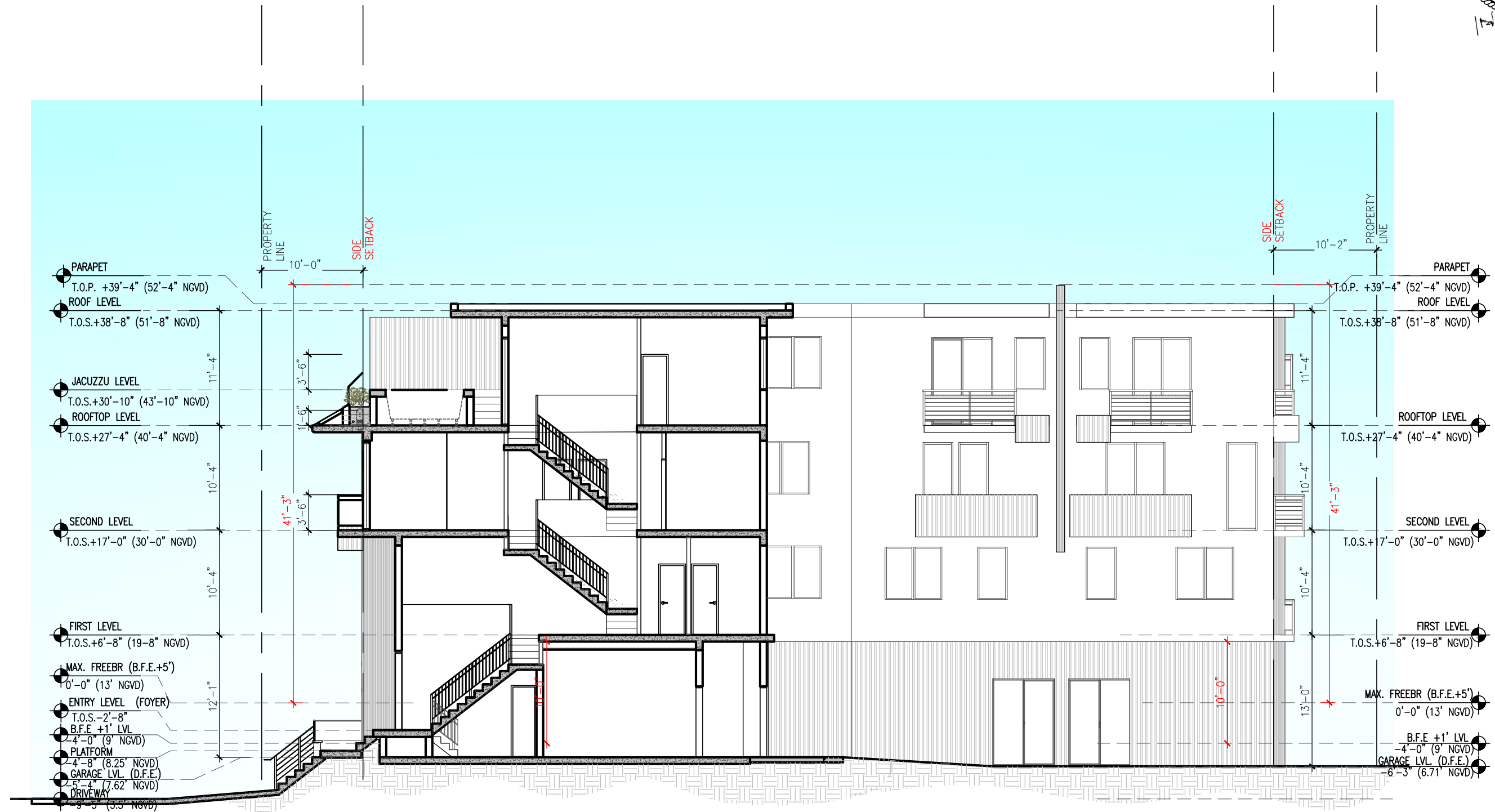
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1 SECTION

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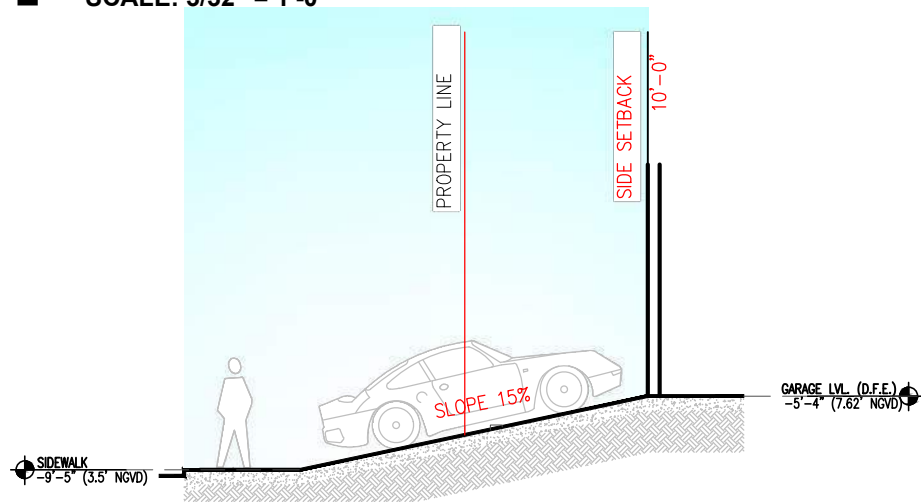
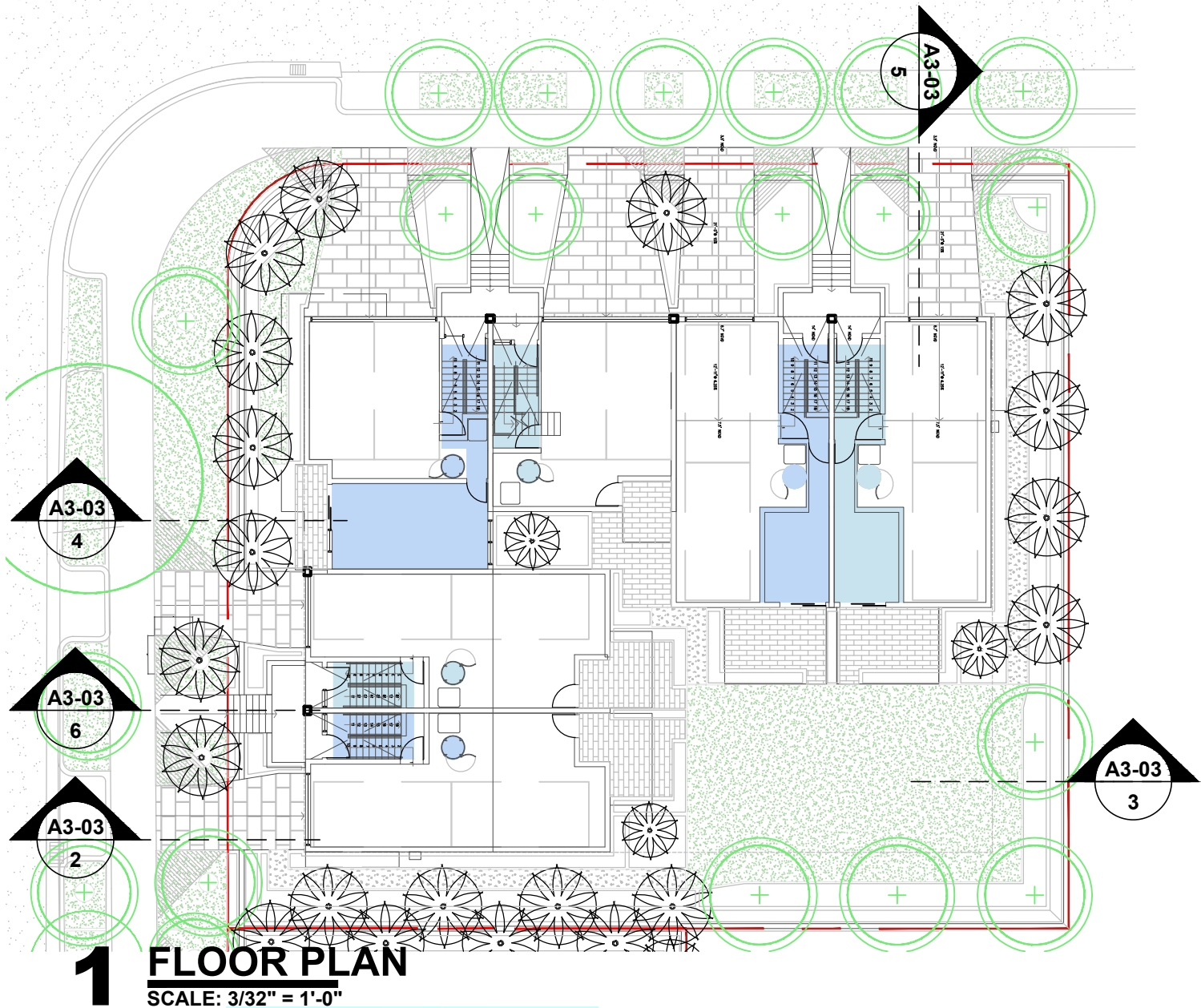
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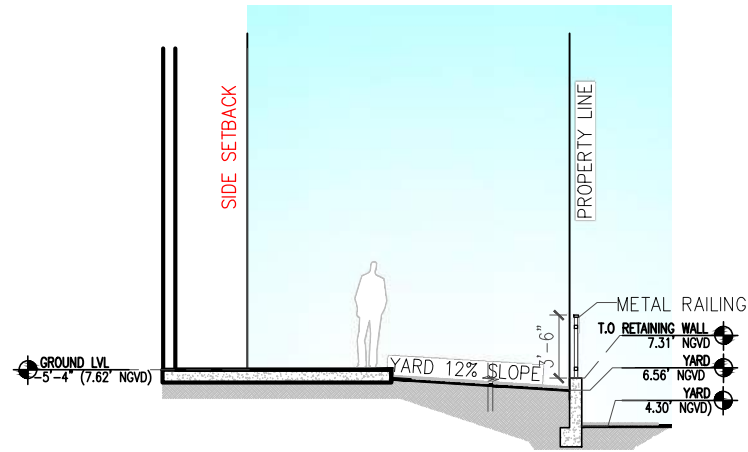
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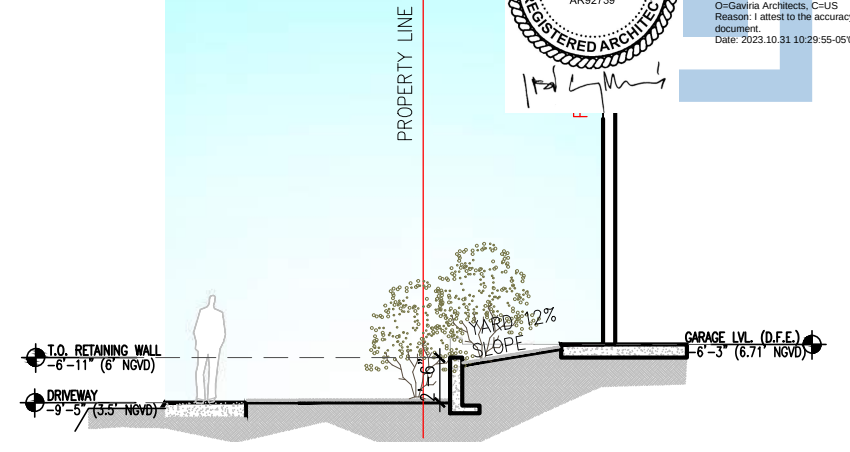
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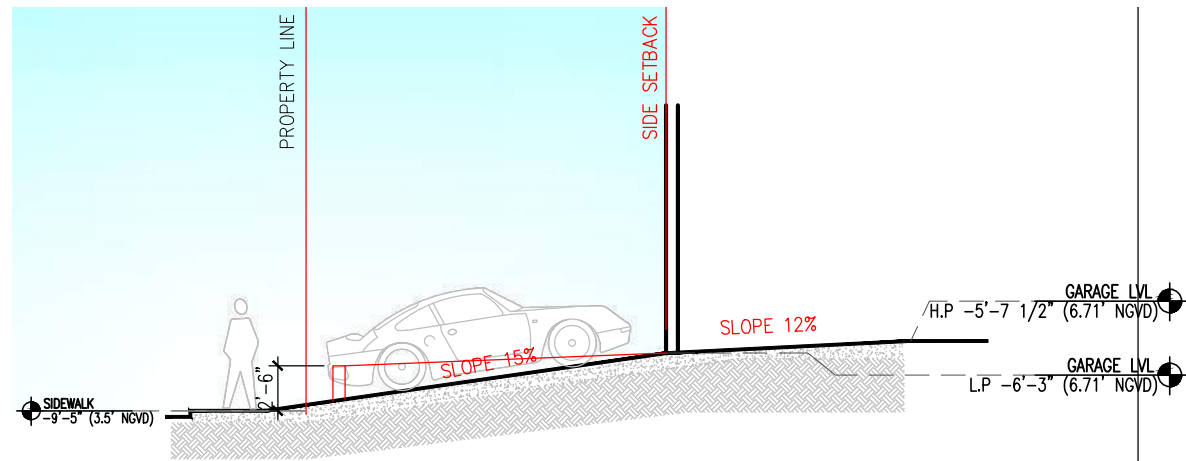
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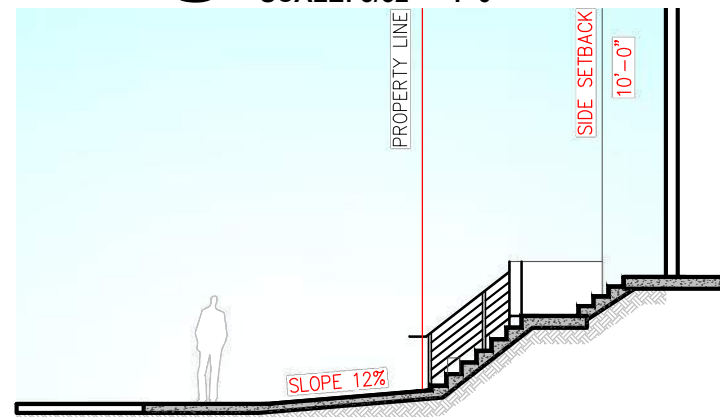
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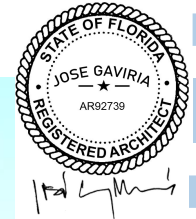
4 YARD SECTION
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5 YARD SECTION
SCALE: 3/32" = 1'-0"



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



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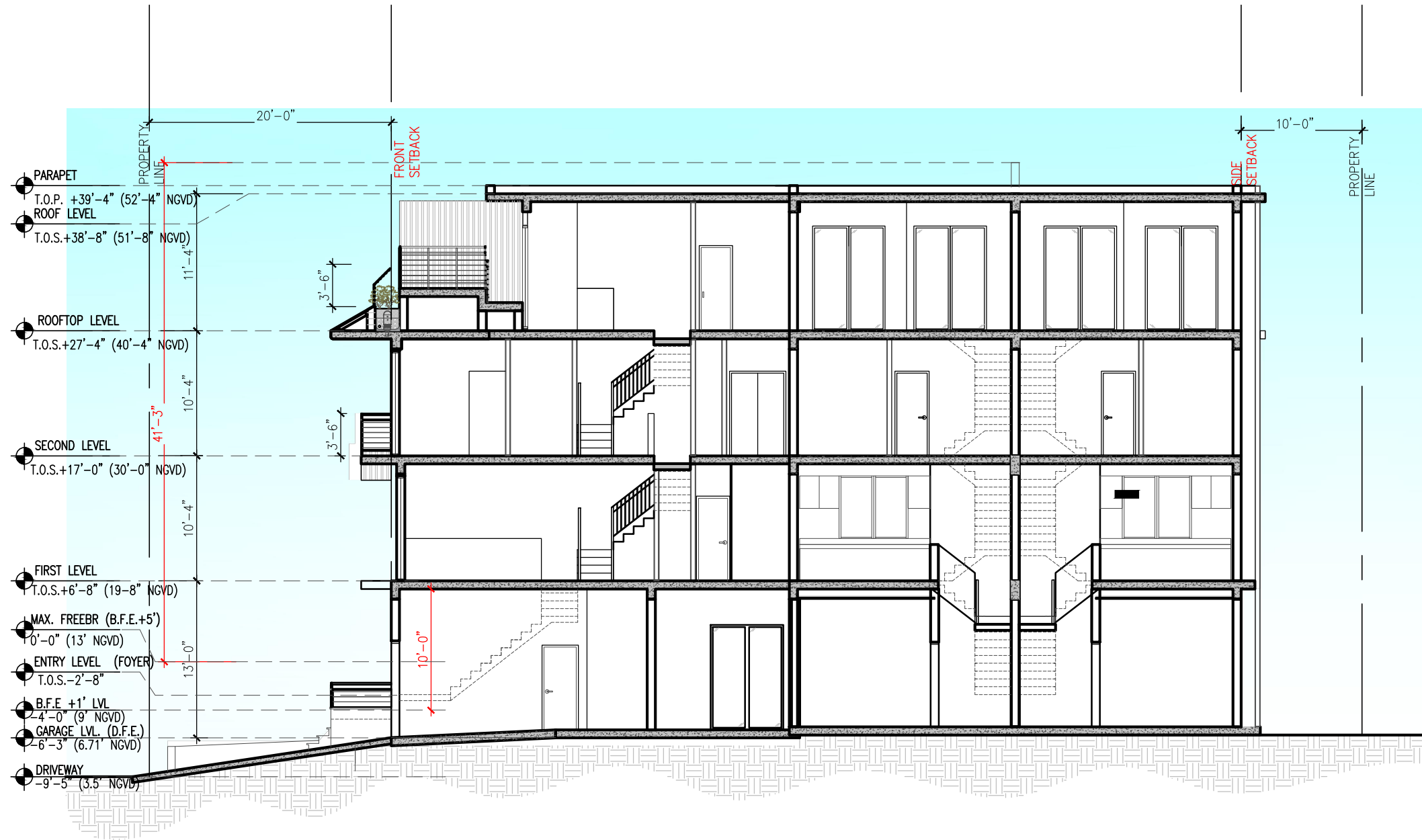
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YARD SECTIONS

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1 GARAGE HEIGHT WAIVER

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