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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	1425 Bay Road, Miami Beach 33141		
2	Board and file numbers :	DRB23-0946		
3	Folio number(s):	02-3223-016-0420		
4	Year constructed:	Empty	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):	5.62	Lot Area:	6,000 sf
7	Lot width:	60'	Lot Depth:	100.00'
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing use:	None	Proposed use:	MULTI FAMILY RESIDENCE
		Maximum	Existing	Proposed
10	Height	50'		41'-3"
11	Number of Stories		NA	4
12	FAR	1.25 (7,500.00 SF)		1.23 (7,381.68 SF)
13	Gross square footage		0.00	9,662.74 sf
14	Square Footage by use	N/A		N/A
15	Number of units Residential	N/A	0	4
16	Number of units Hotel	N/A		N/A
17	Number of seats	N/A		N/A
18	Occupancy load	N/A		N/A
		Required	Existing	Proposed
	Subterranean:			
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'	NA	16'
25	Side Setback:	10' or 8% of lot width	NA	10'-0" (16%)
26	Side Setback:	10' or 8% of lot width	NA	12'-6" (20%)
27	Side Setback facing street:	10' or 8% of lot width	NA	10'
28	Rear Setback:	10% Lot depth	NA	10' (10%)
	Pedestal:			
29	Front Setback:	20'	NA	16'
30	Side Setback:	10' or 8% of lot width	NA	10'-0" (16%)
31	Side Setback:	10' or 8% of lot width	NA	12'-6" (20%)
32	Side Setback facing street:	10' or 8% of lot width	NA	10'
33	Rear Setback:	10% Lot depth	NA	10' (10%)
	Tower:			
34	Front Setback:			N/A
35	Side Setback:			N/A
		Required	Existing	Proposed
36	Side Setback:	10' or 8% of lot width	NA	12'-6" (20%)
37	Side Setback facing street:	10' or 8% of lot width	NA	10'
38	Rear Setback:	10% Lot depth	NA	10' (10%)
		Required	Existing	Proposed
39	Parking district	1		
40	Total # of parking spaces	8	0	8
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			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			
		Required	Existing	Proposed
	Restaurants, Cafes, Bars, Lounges, Nightclubs			
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.				

LEGEND

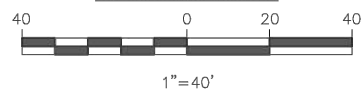
ABBREVIATIONS:

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 = S.I.P. 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:

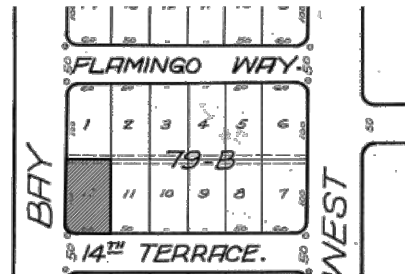
☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
CIB = CURB INLET
FHD = FIRE HYDRANT
LP = LIGHT POLE
CB = CATCH BASIN
UP = UTILITY POLE
DM = DRAINAGE MANHOLE
SM = SEWER MANHOLE
PS = POST SIGN
MF = METAL FENCE
WF = WOOD FENCE
CLF = CHAIN LINK FENCE
E = EASEMENT
BL = BOUNDARY LINE
OUL = OVERHEAD UTILITY LINE
OL = ORIGINAL LOT LINE
ASPHALT
CONCRETE
PAVERS/ BRICK
TILES
COVERED AREA

GRAPHIC SCALE



LOCATION SKETCH:

NOT TO SCALE



CURVE DETAILS:

C-2
R = 15'
AL = 23.56'
CL = 21.21'
CB = S 46°59'10" E
Δ = 90°00'00"

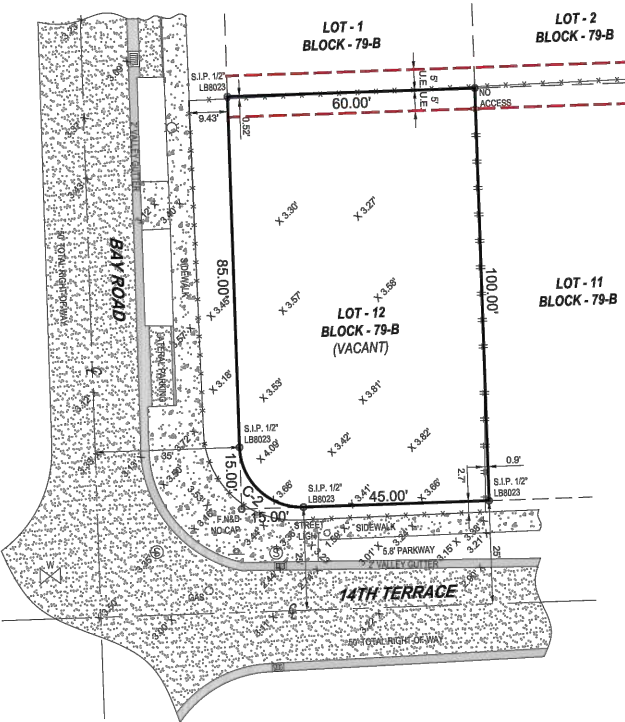
BENCHMARK INFORMATION:

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:

1425 BAY ROAD, MIAMI BEACH, FL. 33139
LOT AREA = 5,952 SQ.FT., 0.13 Acres

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



Nicolas
Del Vento

Digitally signed
by Nicolas Del
Vento
Date: 2023.08.04
12:12:39 -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:

1425 BAY ROAD, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 12, BLOCK 79B, OF THE RESUBDIVISION OF BLOCKS 67 AND 79 OF THE ALTON BEACH REALTY CO'S BAY FRONT SUBDIVISION. ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 16, PAGE 1 OF THE 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 18 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

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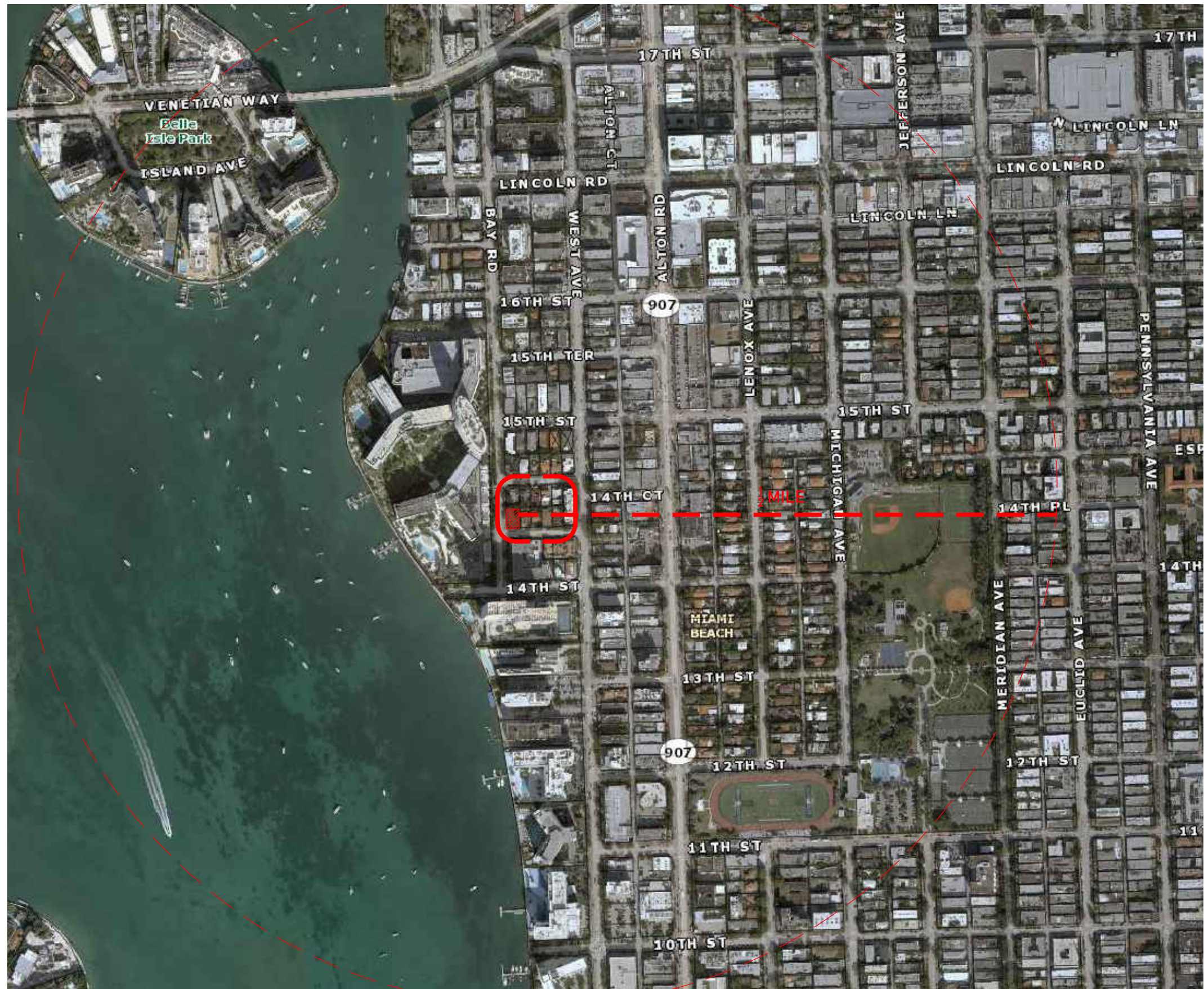
2208 NE 26th Street Unit 1
Fort Lauderdale, FL 33305

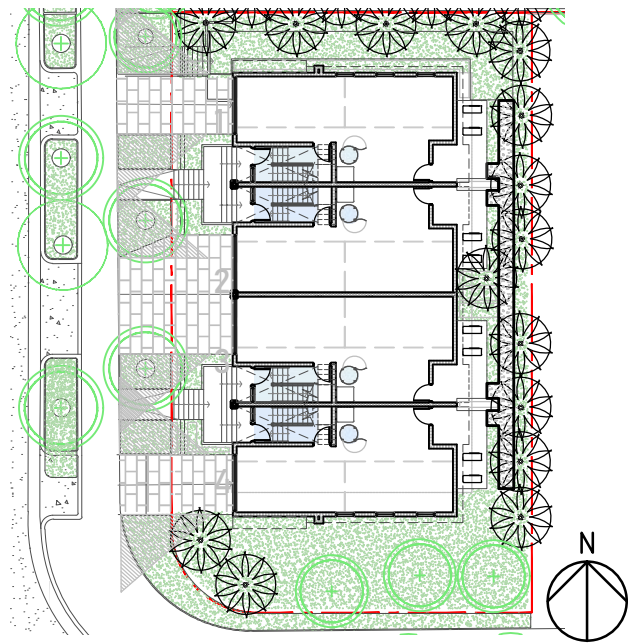
DESIGN REVIEW BOARD FINAL SUBMITTAL
1425 BAY ROAD,
MIAMI BEACH FL 33139

PROPERTY SURVEY

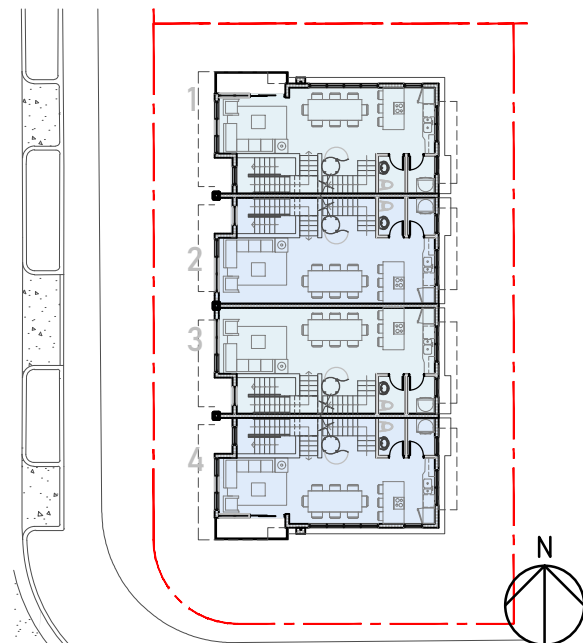
DATE:
10/26/2023

A0-01

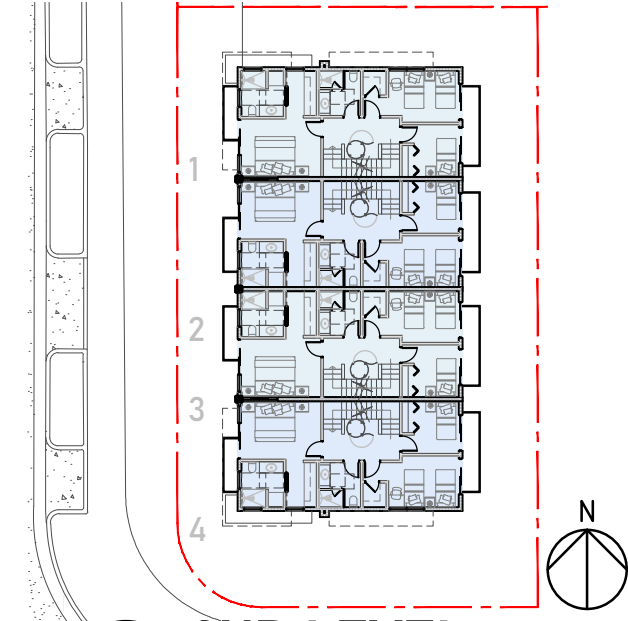




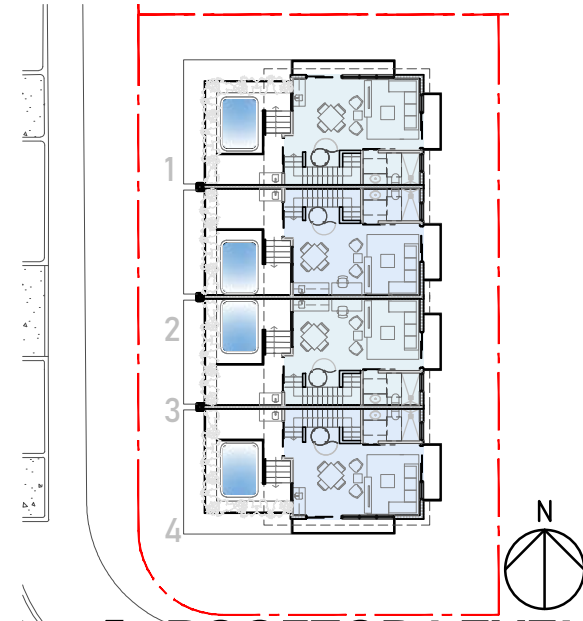
1 GROUND LEVEL
SCALE: 1/32" = 1'-0"



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



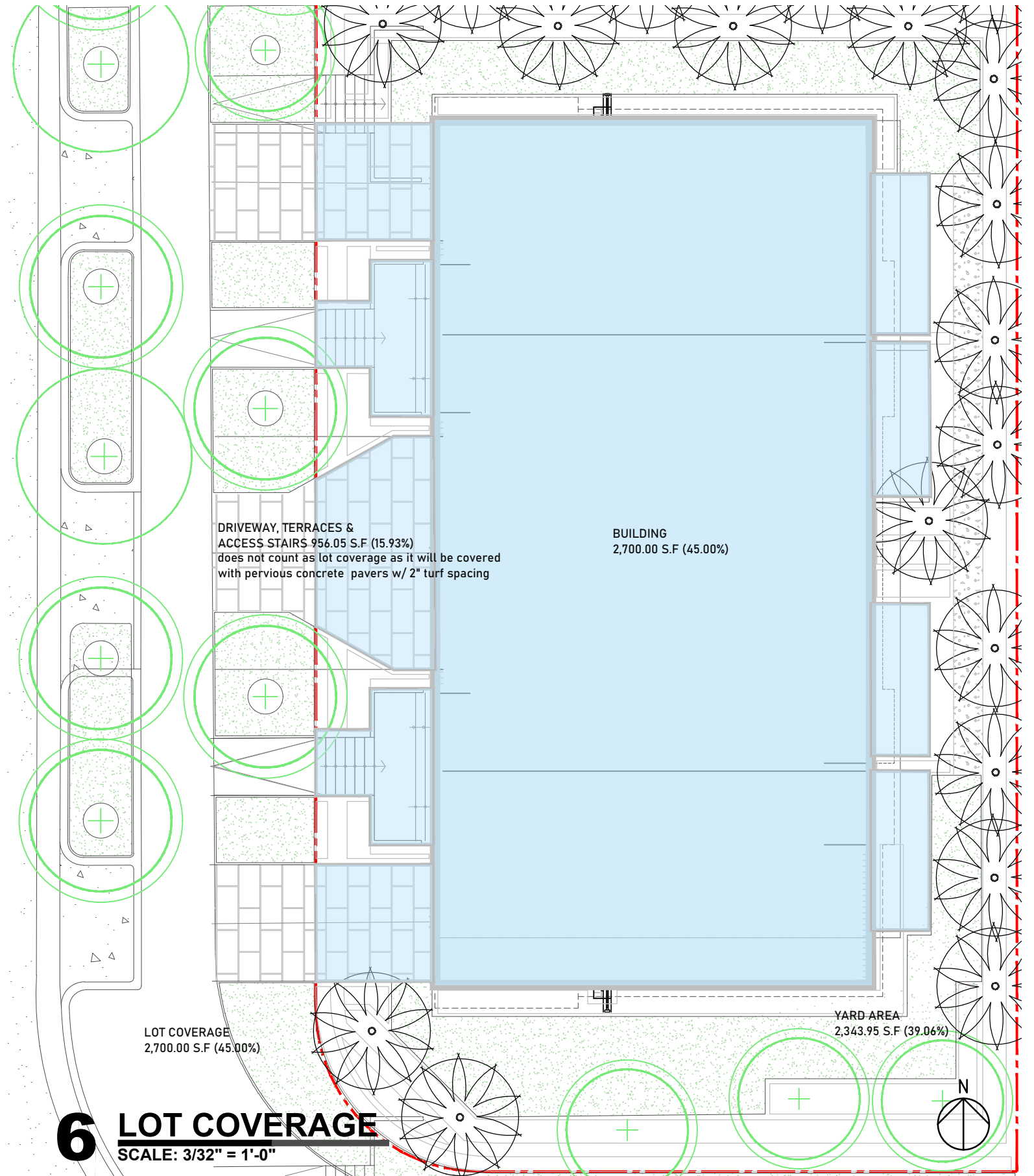
3 2ND LEVEL
SCALE: 1/32" = 1'-0"



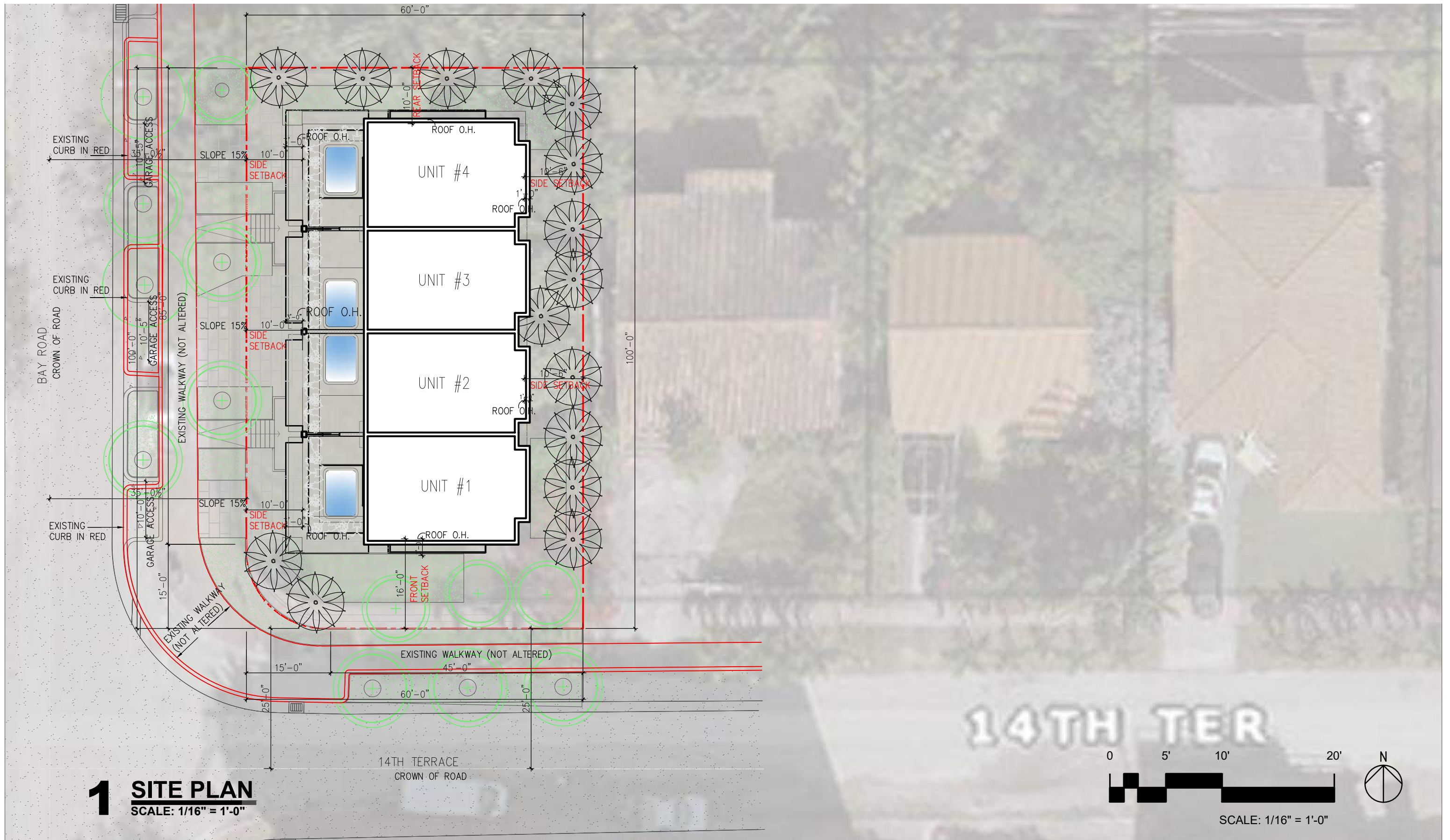
4 ROOFTOP LEVEL
SCALE: 1/32" = 1'-0"

F.A.R. CALCULATION				
TH	1	2	3	4
GROUND	82.84	82.84	82.84	82.84
1ST	656.20	656.20	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	SF	1.23	

5 F.A.R. CALCULATION



6 LOT COVERAGE
SCALE: 3/32" = 1'-0"

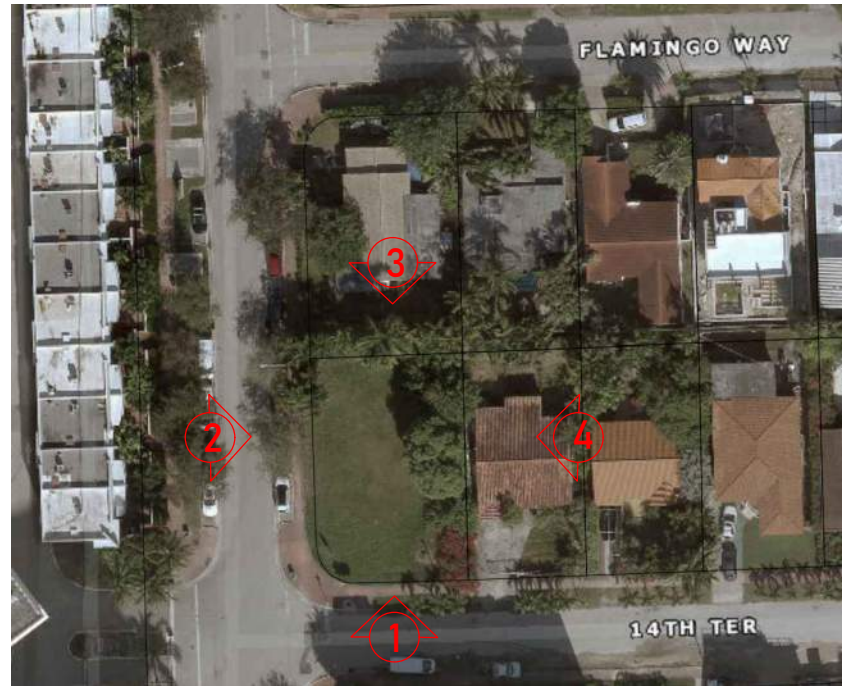




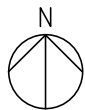
① 1435 BAY ROAD-1340 FLAMINGO WAY (VIEW FROM 14TH TERRACE)



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 07/202:



PHOTOGRAPHS TAKEN 2022

- | | | | | | | | |
|---------------------|----------------------|------------------|------------------|--|----------------------|----------------------|------------------|
| 1 1301 FLAMINGO WAY | 7 1428 WEST AVE | 13 1436 BAY ROAD | 19 1424 BAY ROAD | 25 1412 BAY ROAD | 29 1406 BAY ROAD | 35 1414 WEST AVE | 41 1427 WEST AVE |
| 2 1315 FLAMINGO WAY | 8 1310 FLAMINGO WAY | 14 1434 BAY ROAD | 20 1422 BAY ROAD | 26 1410 BAY ROAD | 30 1404 BAY ROAD | 36 1339 14TH TERRACE | 42 1435 WEST AVE |
| 3 1321 FLAMINGO WAY | 9 1320 FLAMINGO WAY | 15 1432 BAY ROAD | 21 1420 BAY ROAD | 27 1508 BAY ROAD
(FLAMINGO POINT SOUTH
TOWER ENTRANCE) | 31 1402 BAY ROAD | 37 1331 14TH TERRACE | 43 1439 WEST AVE |
| 4 1331 FLAMINGO WAY | 10 1330 FLAMINGO WAY | 16 1430 BAY ROAD | 22 1418 BAY ROAD | | 32 1401 BAY ROAD | 38 1321 14TH TERRACE | |
| 5 1339 FLAMINGO WAY | 11 1340 FLAMINGO WAY | 17 1428 BAY ROAD | 23 1416 BAY ROAD | 28 1408 BAY ROAD | 33 1401 BAY ROAD | 39 1311 14TH TERRACE | |
| 6 1445 BAY ROAD | 12 1435 BAY ROAD | 18 1426 BAY ROAD | 24 1414 BAY ROAD | | 34 1320 14TH TERRACE | 40 1419 WEST AVE | |



① 1301 FLAMINGO WAY



② 1315 FLAMINGO WAY



③ 1321 FLAMINGO WAY.



④ 1331 FLAMINGO WAY



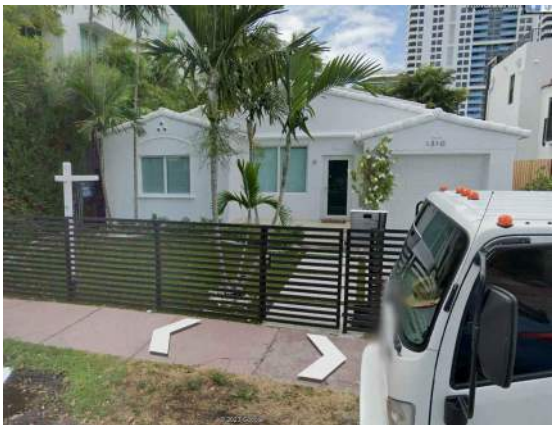
⑤ 1339 FLAMINGO WAY



⑥ 1445 BAY ROAD



⑦ 1428 WEST AVE



⑧ 1310 FLAMINGO WAY



⑨ 1320 FLAMINGO WAY



⑩ 1330 FLAMINGO WAY



⑪ 1340 FLAMINGO WAY



⑫ 1435 BAY ROAD



⑬ 1436 BAY ROAD



⑭ 1434 BAY ROAD



⑮ 1432 BAY ROAD

PHOTOGRAPHS TAKEN 03/24/



16 1430 BAY ROAD



17 1428 BAY ROAD



18 1426 BAY ROAD



19 1424 BAY ROAD



20 1422 BAY ROAD



21 1420 BAY ROAD



22 1418 BAY ROAD



23 1416 BAY ROAD



24 1414 BAY ROAD



25 1412 BAY ROAD



26 1410 BAY ROAD



27 1508 BAY ROAD
(FLAMINGO POINT SOUTH TOWER ENTRANCE)



28 1408 BAY ROAD



29 1406 BAY ROAD



30 1404 BAY ROAD
PHOTOGRAPHS TAKEN 03/24/



31 1402 BAY ROAD



32 1401 BAY ROAD



33 1401 BAY ROAD



34 1320 14TH TERRACE



35 1414 WEST AVE



36 1339 14TH TERRACE



37 1331 14TH TERRACE



38 1321 14TH TERRACE



39 1311 14TH TERRACE



40 1419 WEST AVE



41 1427 WEST AVE



42 1435 14TH TERRACE



43 1439 14TH TERRACE

PHOTOGRAPHS TAKEN 03/24/

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DESIGN REVIEW BOARD FINAL SUBMITTAL
1425 BAY ROAD,
MIAMI BEACH FL 33139

PROJECT SITE PHOTOGRAPHY

DATE:
10/26/2023

A0-09

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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"



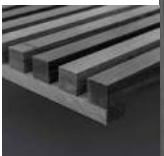
1. WHITE TEXTURED STUCCO FINISH.
FOR STUCCO CHANNEL REVEAL
TO ELEVATIONS



2. ALUMINUM OVERHEAD ROOF
GARAGE DOORS.-
4 DOORS (4)16'-0" x 7'-0"
PAINTED IN LIGHT GREY
COLOR FINISH
BONDED STEEL, POLYURETHANE
VINYL STRENGTH, SOUND AB
AND ENERGY EFFICIENCY WITH
R-VALUE OF 11.75.
WOOD GRAIN TEXTURE
THROUGH-AND-THROUGH CON
STRUCTION
UV-RESISTANT RESIN CONT
SPECIAL POLYMERS
TWIN STRUCTURAL STRUTS
22-GAUGE STEEL C-CHANN
FULL LENGTH OF EACH PAI
ANCHORED TO INTERIOR ST
FOR STRENGTH.



3. WOOD SLATS-
WPC (WOOD PLASTIC COMPOSITE) DARK GREY COLOR
Dimensions: 18mm x 160mm x 2.9m
Panel Thickness: 21 mm
Panel Weight: About 85 kg/
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-
80 mm TECO BLOC PRECAST PERMEABLE
PAVER OVER 2" SAND BED SETTING &
GR-COMPACTED GRANULAR BASE WITH 2"
SEPARATION FOR TURF.



5. CLEAR GLASS STORE FRONT
SYSTEM, LARGE MISSILE IMPACT
GLASS, LAMINATED GLASS WITH
LOW E OR SB60 ALUMINUM
FRAME IN DARK GREY COLOR



6. LIGHT GREY STUCCO REVEAL
EVERY 4"



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DESIGN REVIEW BOARD FINAL SUBMITTAL
1425 BAY ROAD,
MIAMI BEACH FL 33139

ISOMETRIC & MATERIALS

DATE:
10/26/2023

A0-11

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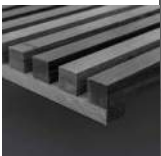
1. WHITE TEXTURED STUCCO FINISH.
FOR STUCCO CHANNEL REVEAL
TO ELEVATIONS



2. ALUMINUM OVERHEAD R
GARAGE DOORS.-
4 DOORS (4)16'-0" x 7'-0"
PAINTED IN LIGHT GREY
COLOR FINISH
BONDED STEEL, POLYURET
VINYL STRENGTH, SOUND A
AND ENERGY EFFICIENCY V
R-VALUE OF 11.75.
WOOD GRAIN TEXTURE
ROUGH-AND-THROUGH C
CONSTRUCTION
UV-RESISTANT RESIN CONT
SPECIAL POLYMERS
TWIN STRUCTURAL STRUTS
22-GAUGE STEEL C-CHANN
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ANCHORED TO INTERIOR ST
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4. PERMEABLE PAVERS-
80 mm TECO BLOC PRECAST PERMEABLE
PAVER OVER 2" SAND BED SETTING &
GR-COMPACTED GRANULAR BASE WITH 2"
SEPARATION FOR TURF.



5. CLEAR GLASS STORE FRONT
SYSTEM, LARGE MISSILE IMPACT
GLASS, LAMINATED GLASS WITH
LOW E OR SB60 ALUMINUM
FRAME IN DARK GREY COLOR



6. LIGHT GREY STUCCO REVEAL
EVERY 4"



7. GLAZED BALCONY RAILING -
36" HIGH GLAZED RAILINGS, DARK GREY COLOR
POWDER PAINTED FRAME.



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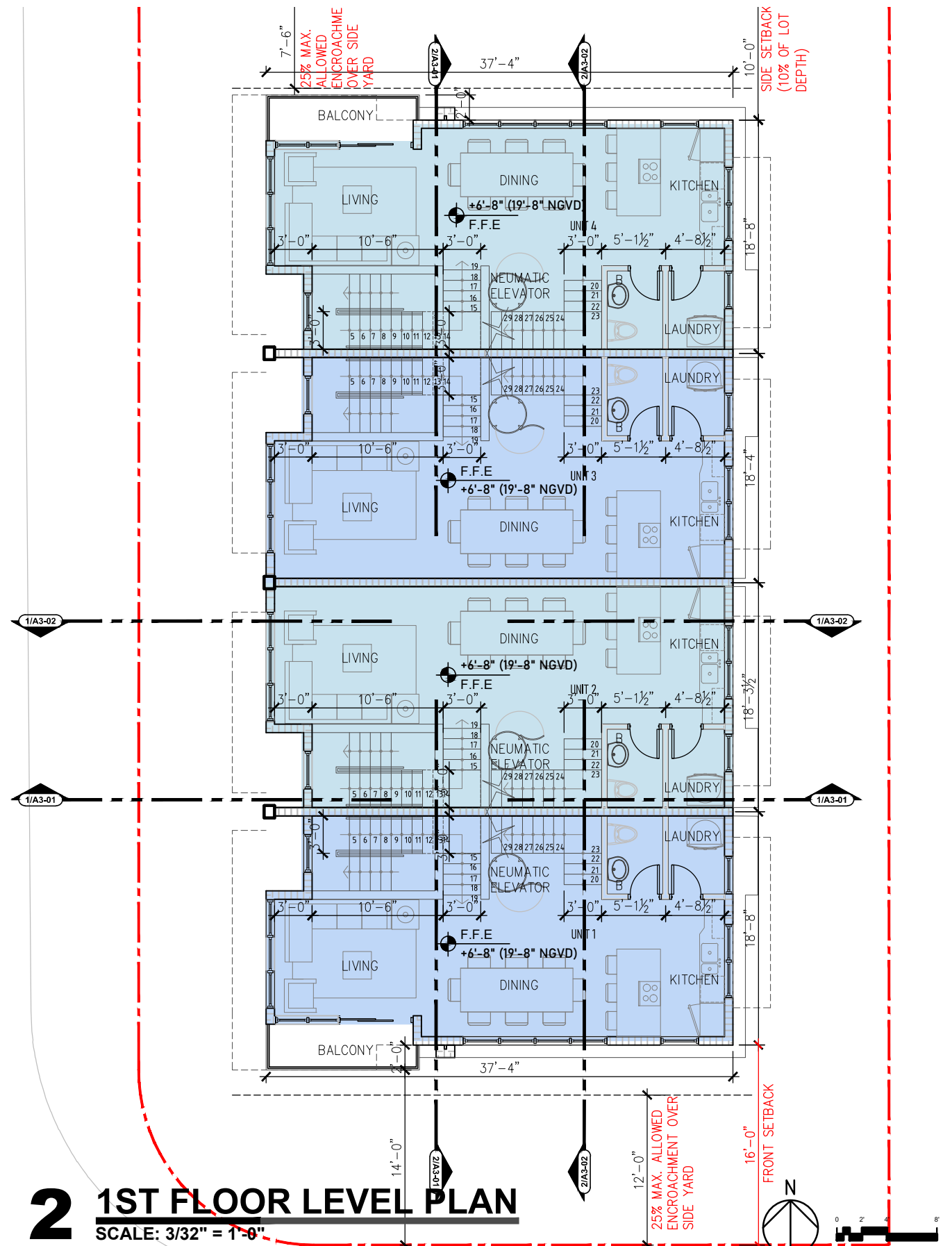
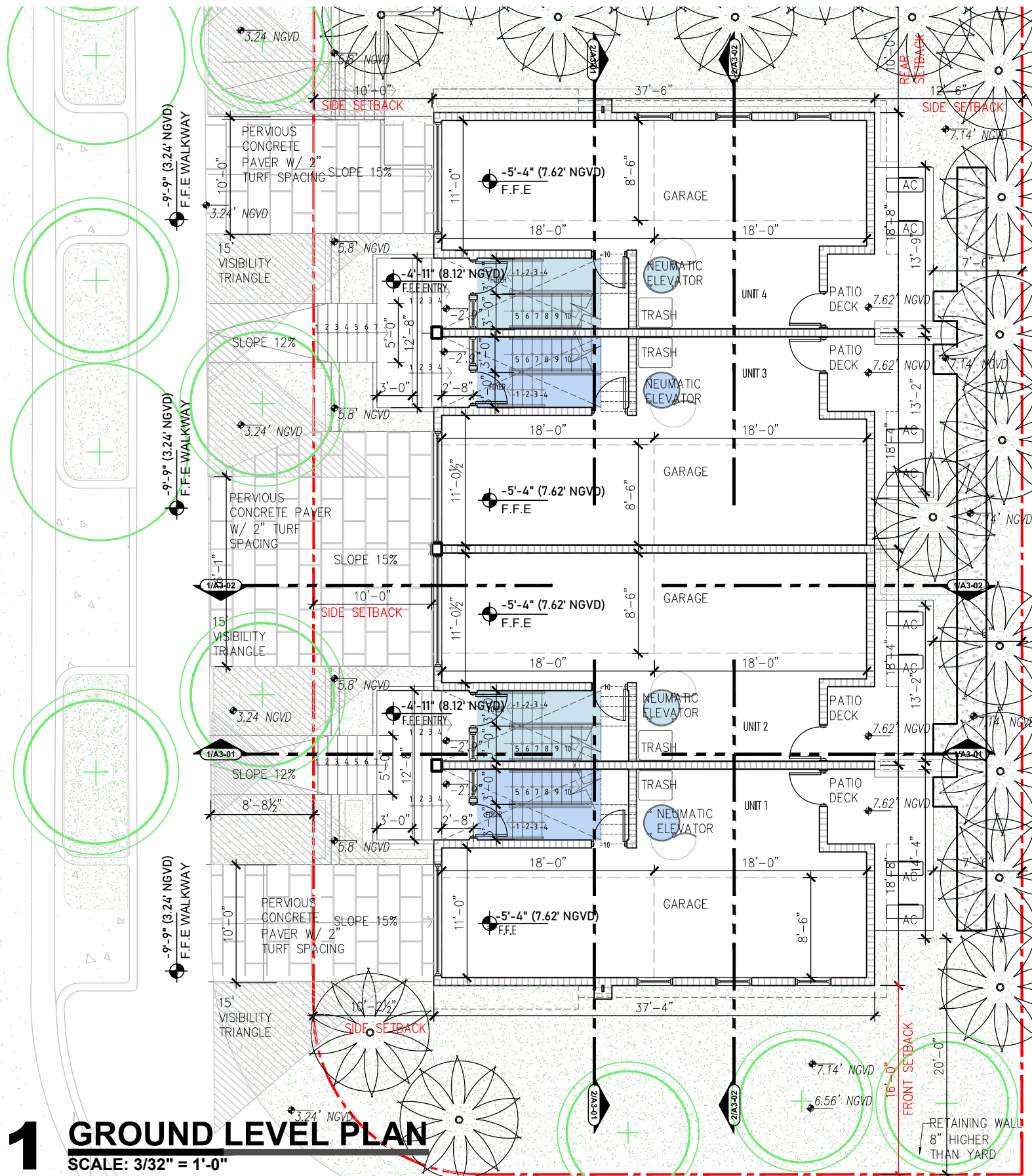
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ISOMETRIC & MATERIALS

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A0-12

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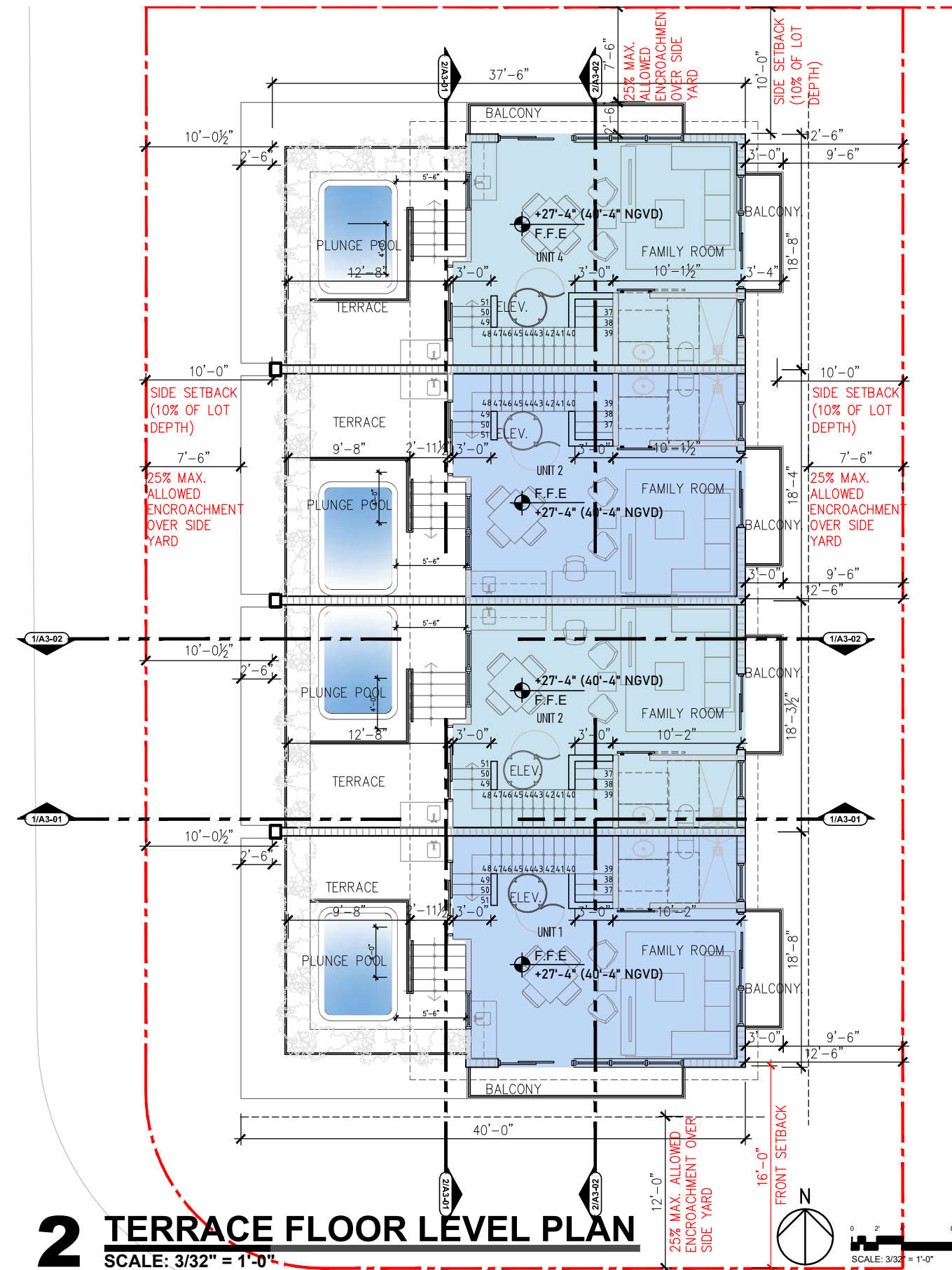
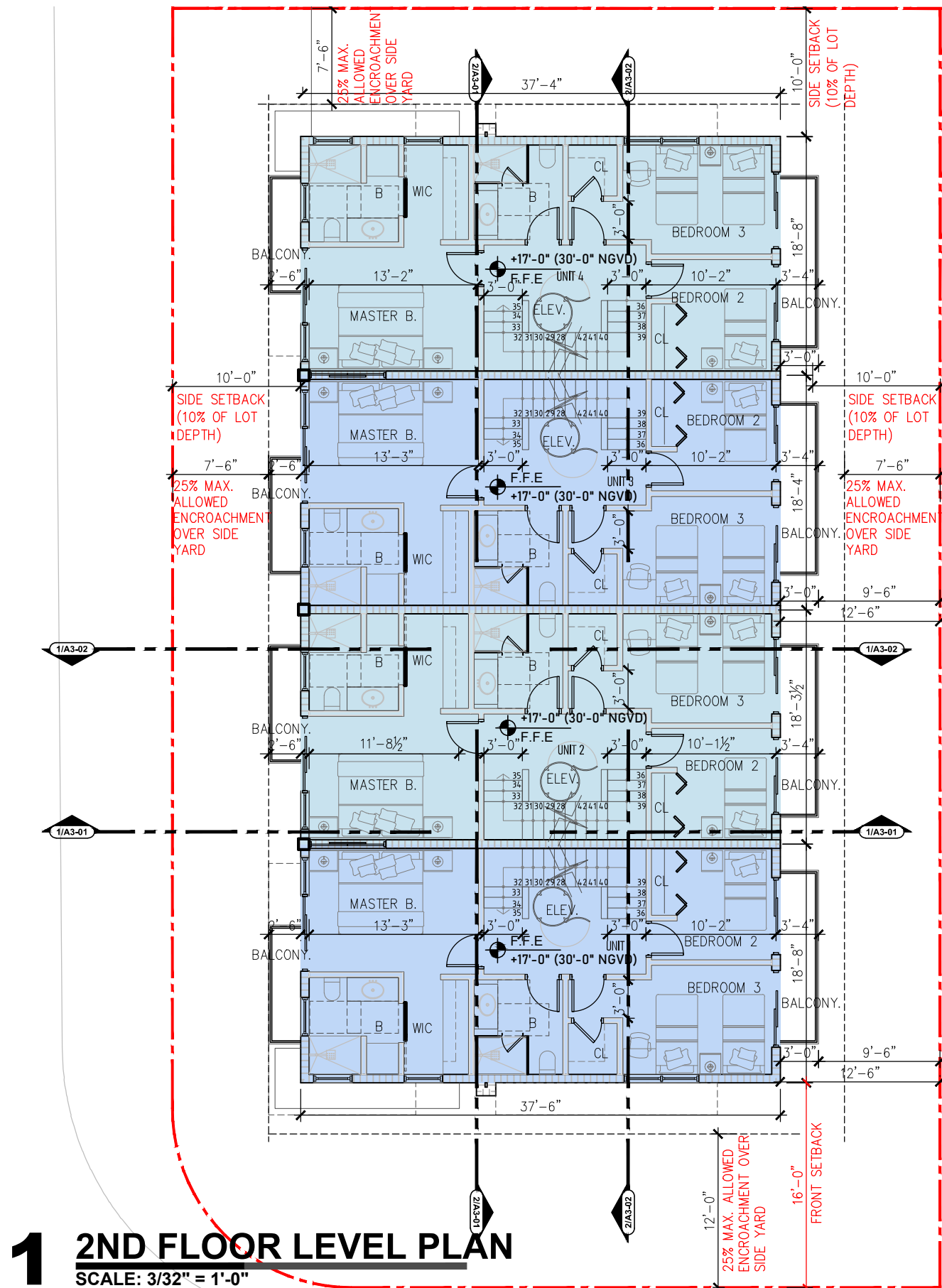
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FLOOR LEVEL PLANS

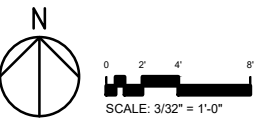
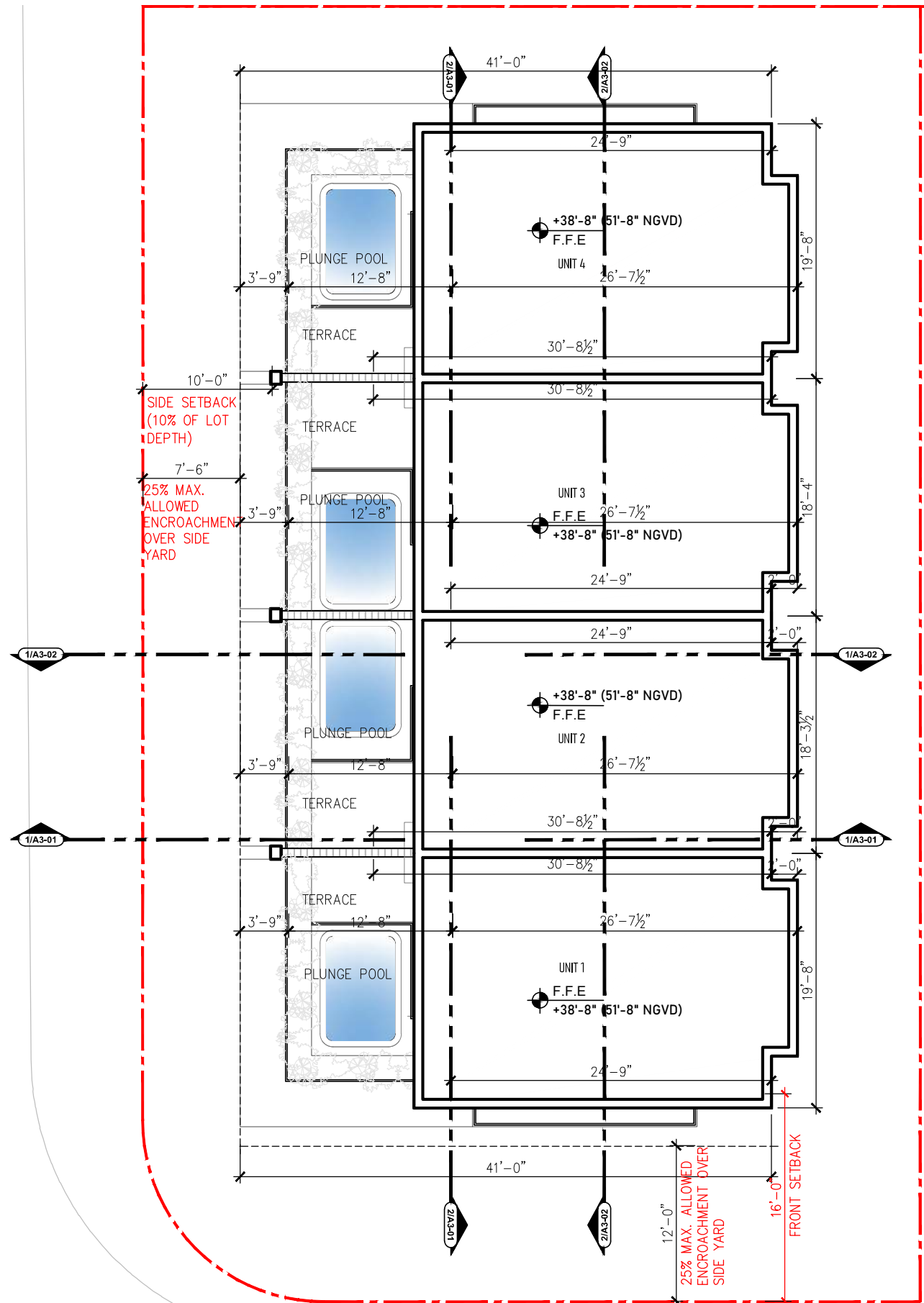
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A1-01



1 ROOFTOP LEVEL PLAN

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



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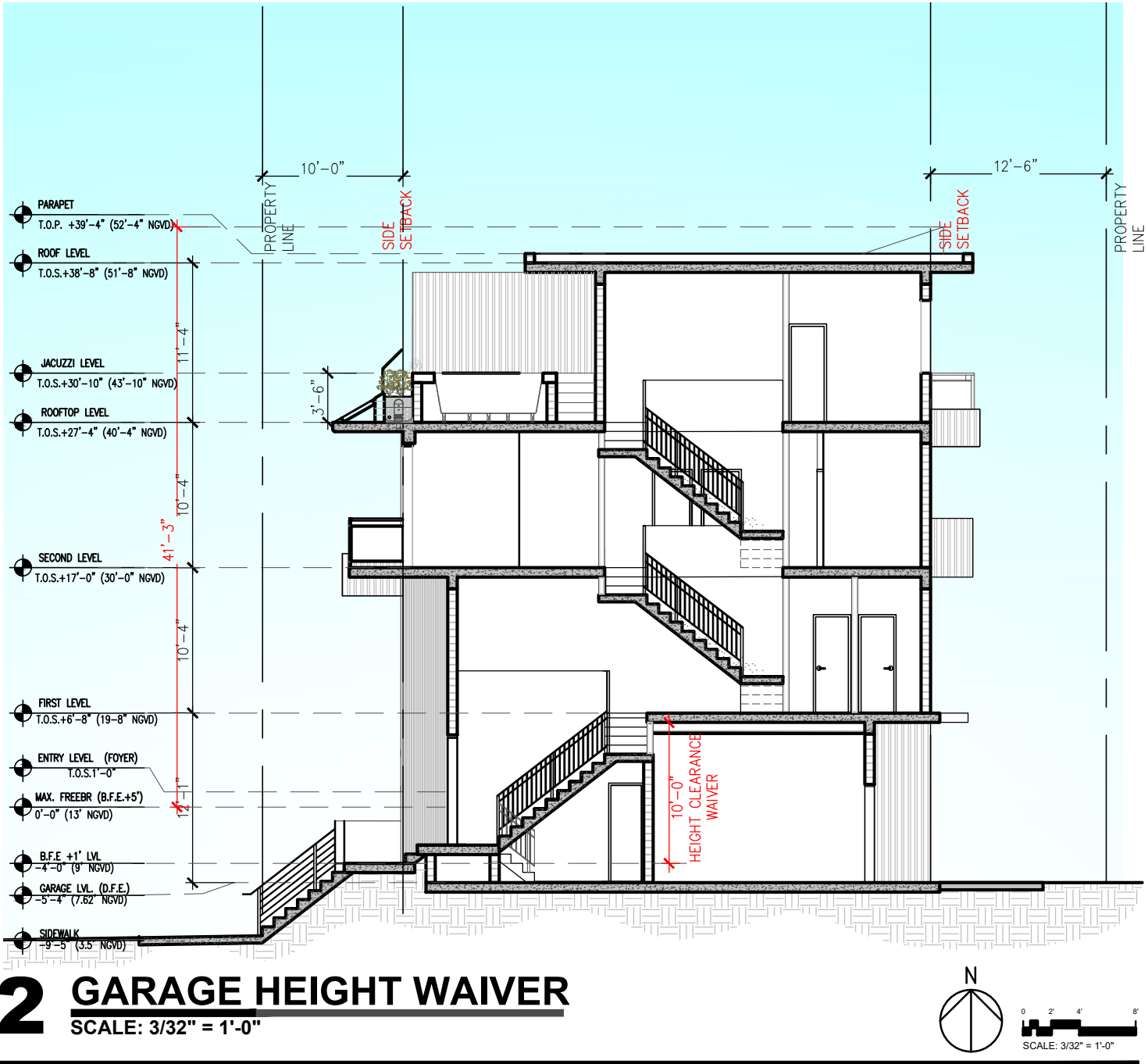
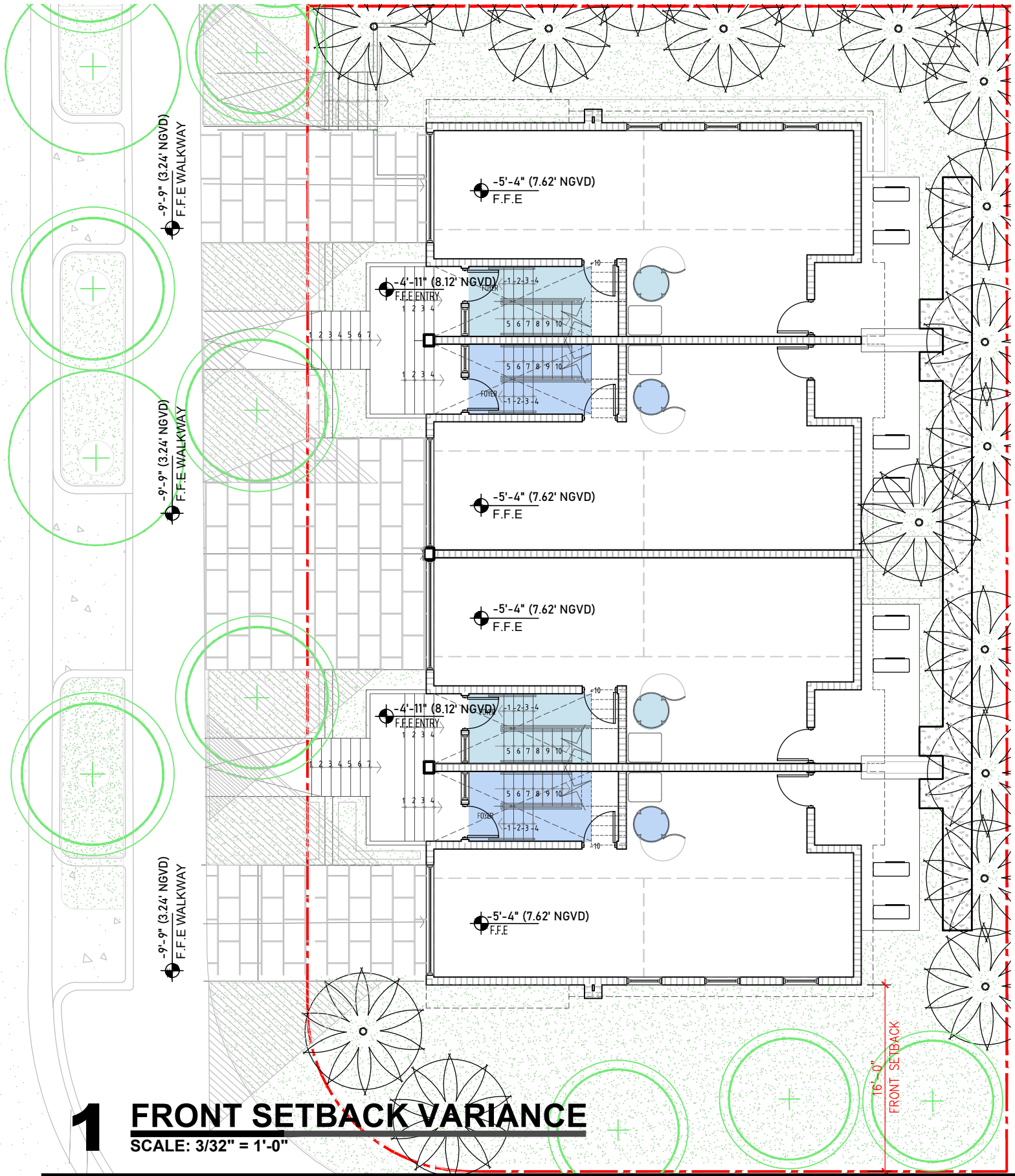


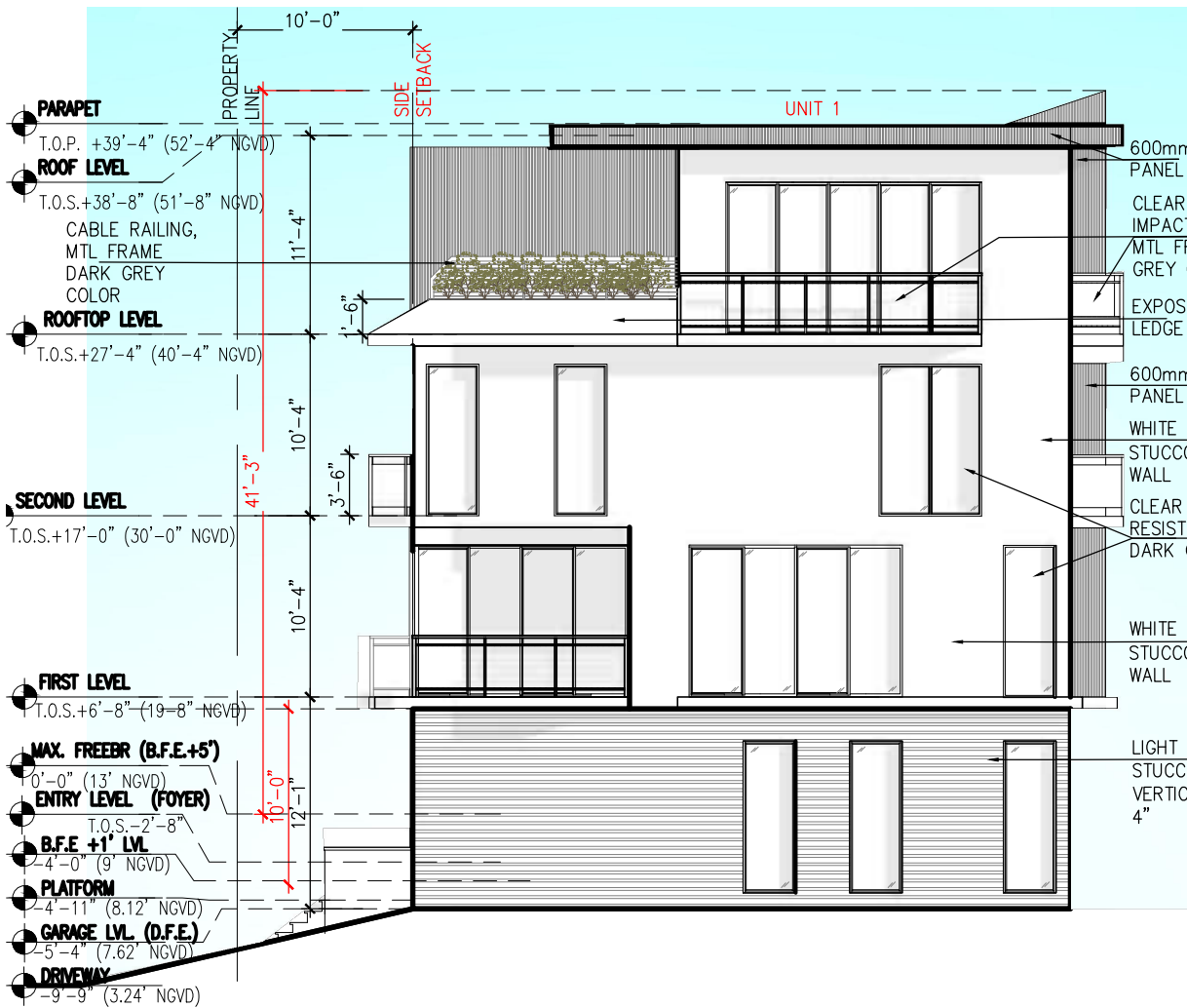
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ROOFTOP LEVEL PLAN

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10/26/2023

A1-03

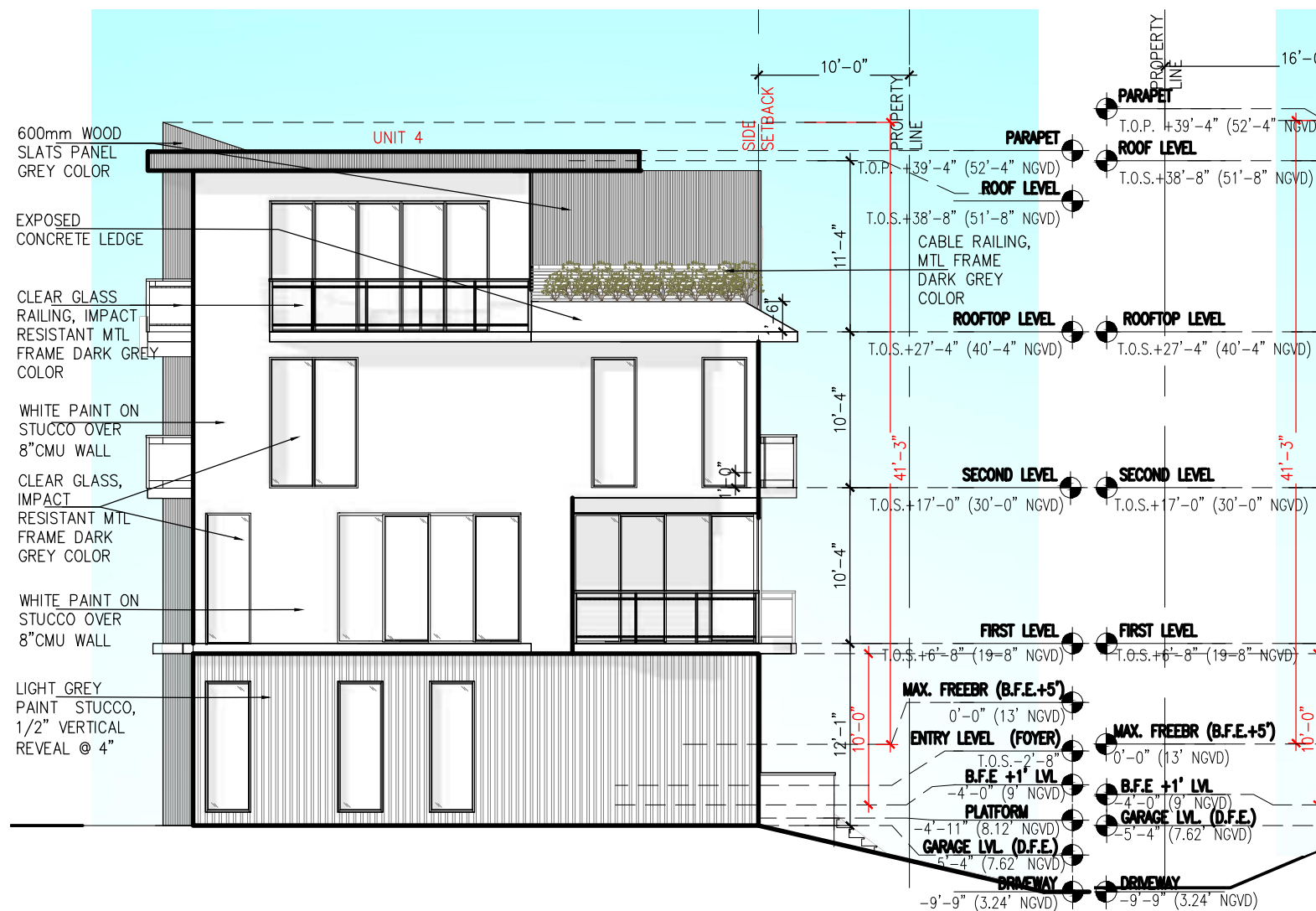


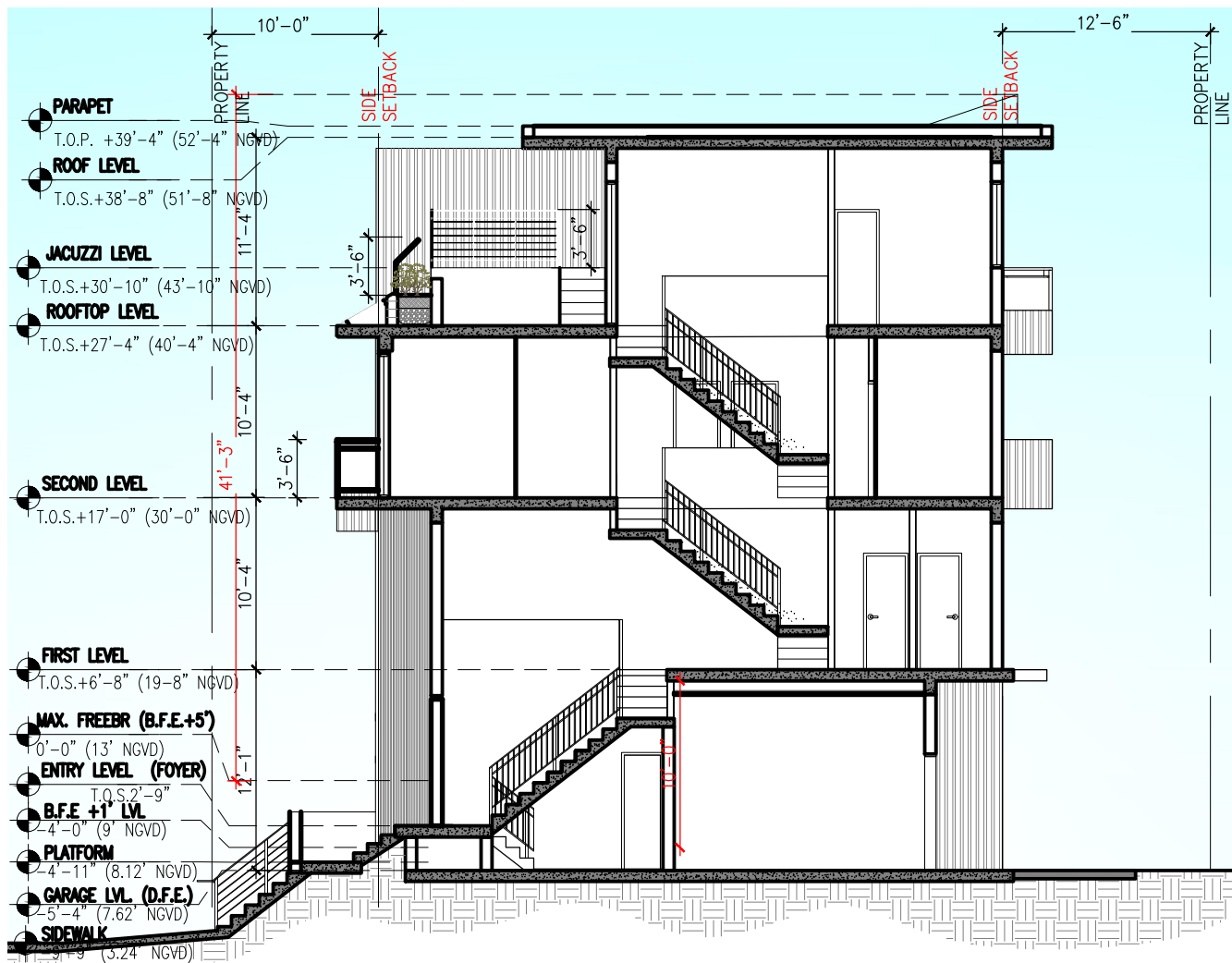


1 FRONT (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



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

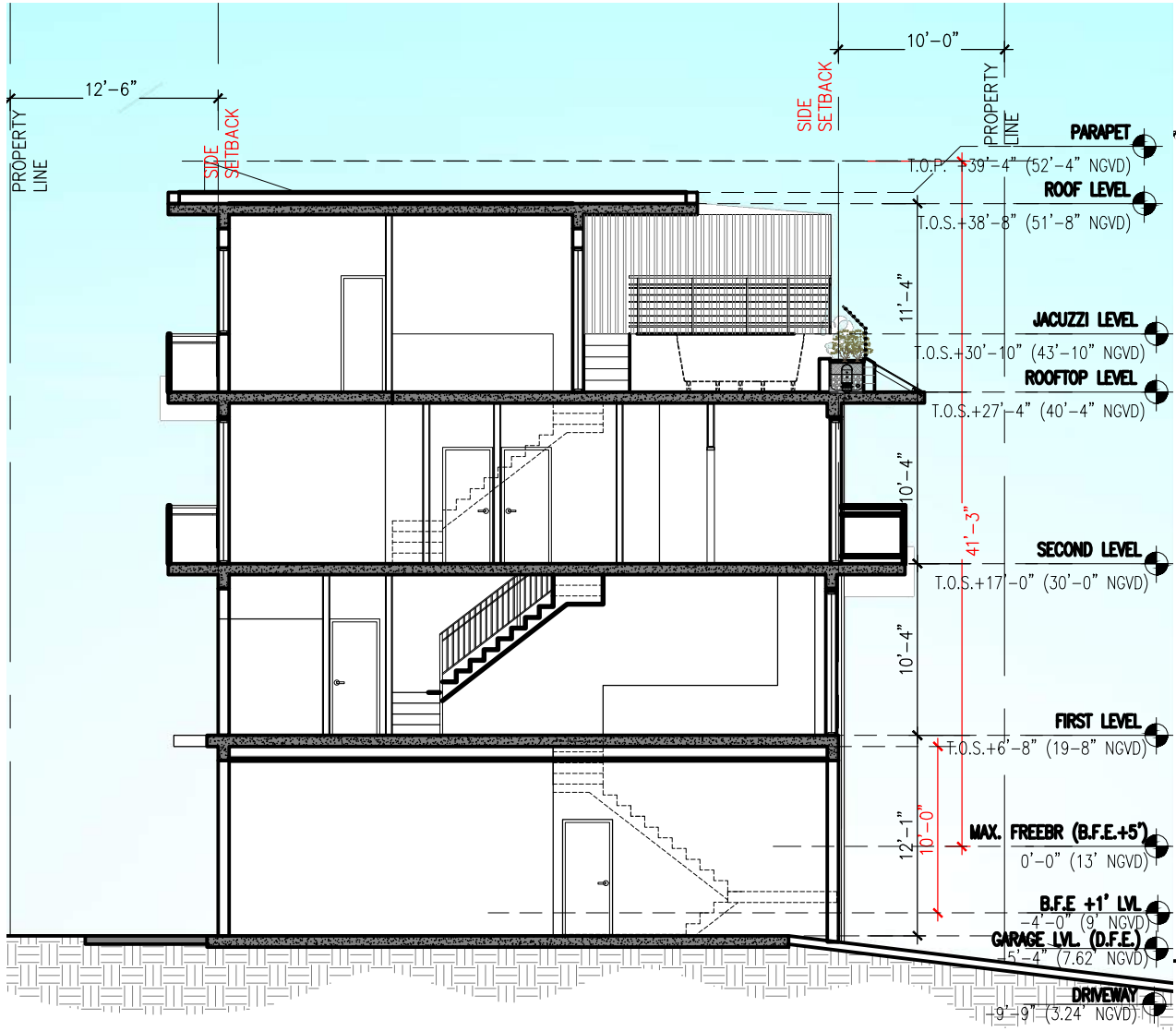




1 SECTION
SCALE: 3/32" = 1'-0"



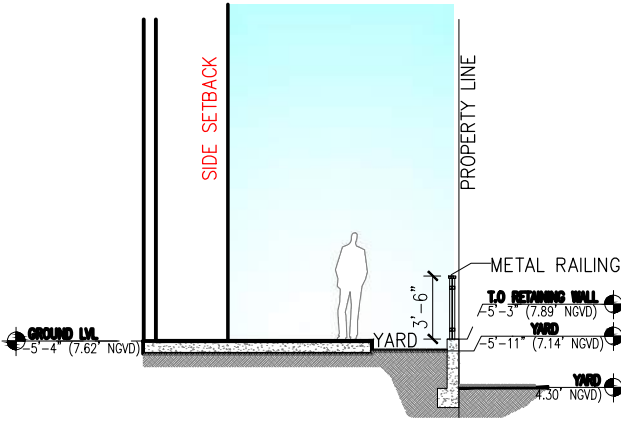
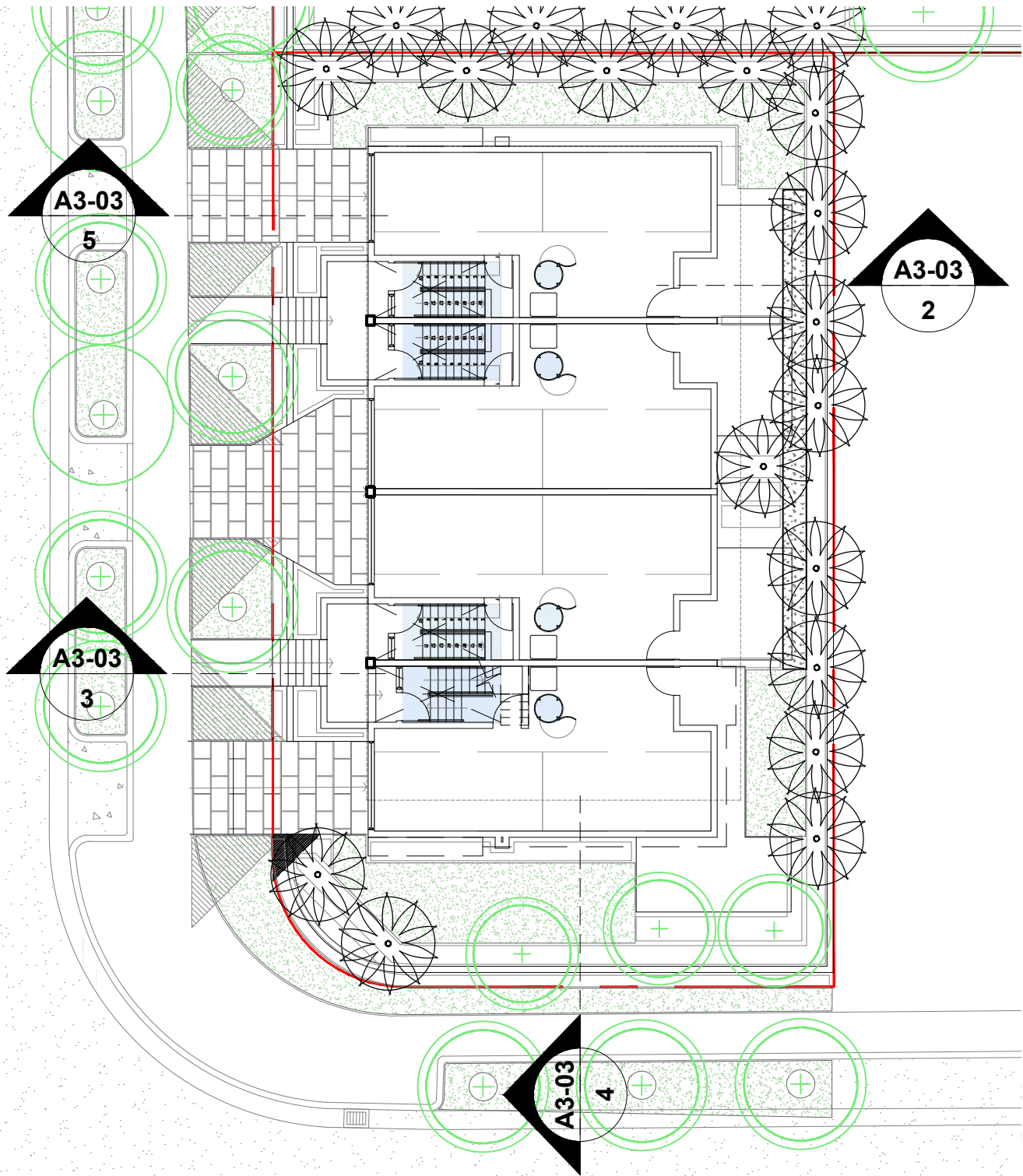
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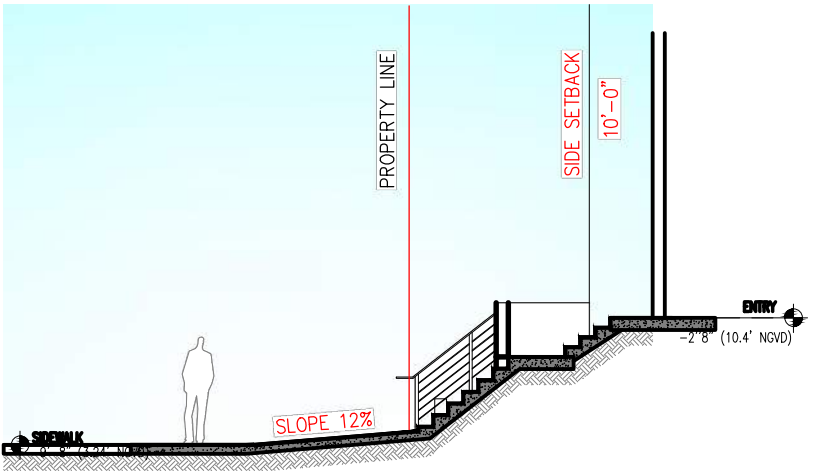
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SCALE: 3/32" = 1'-0"



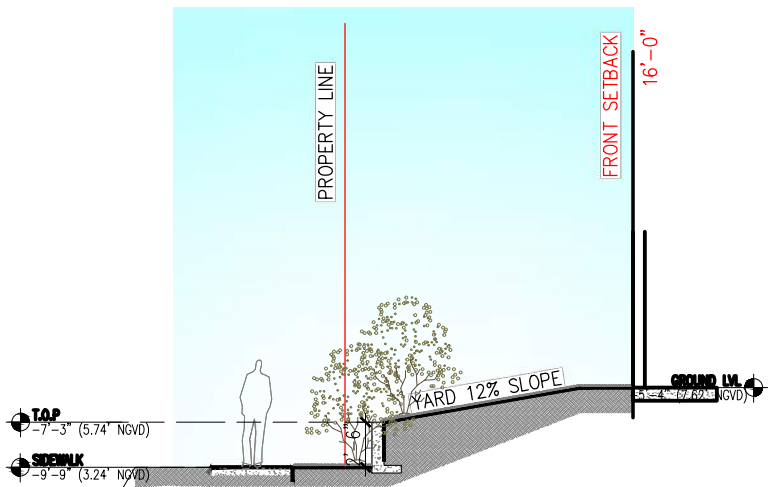
2 SECTION
SCALE: 3/32" = 1'-0"



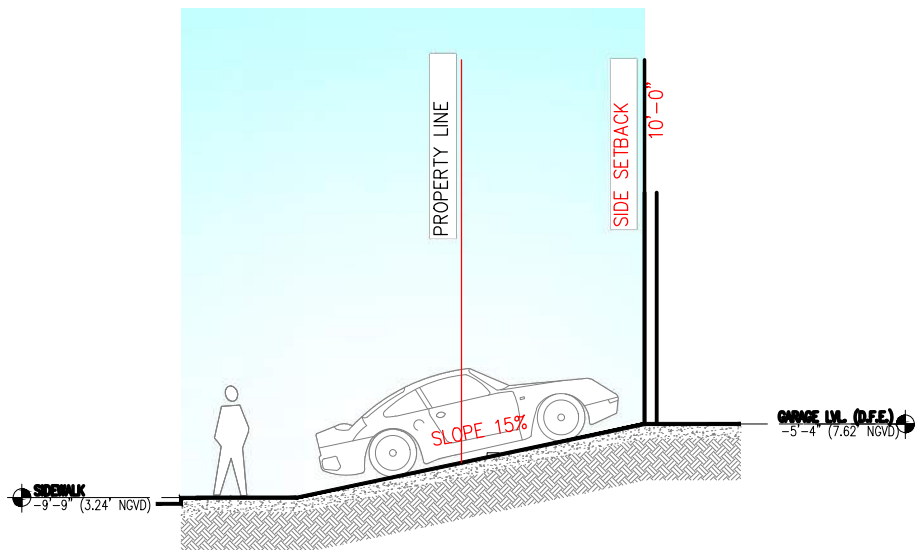
2 YARD SECTION
SCALE: 3/32"=1'-0"



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



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



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

1 FLOOR PLAN
N.T.S