3100 NORTH BAY ROAD

RESIDENCE

MIAMI BEACH, FLORIDA

DRB23-0973

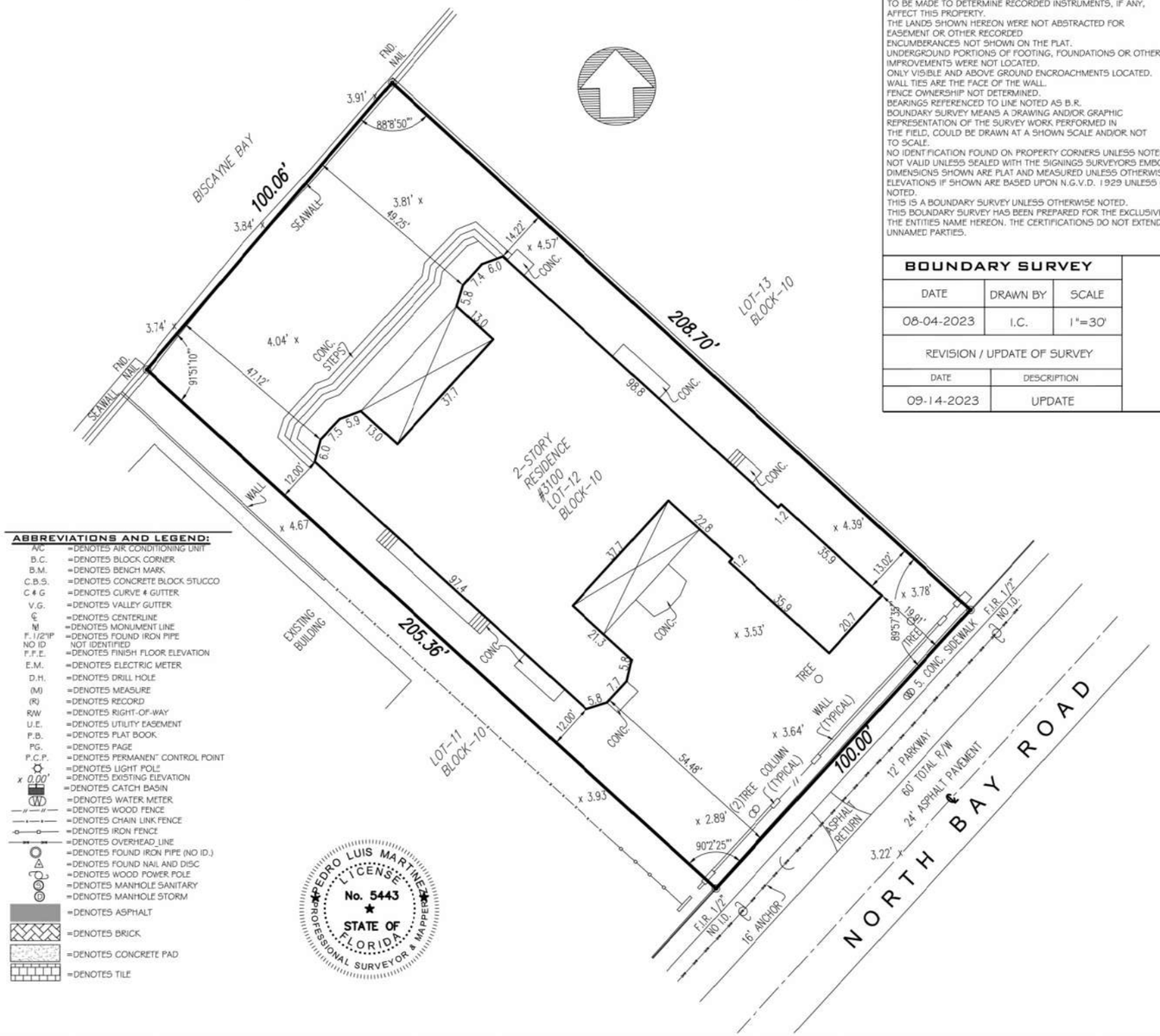
DESIGN REVIEW BOARD FINAL SUBMITTAL 12.10.2023

FEBRUARY 6TH 2024 **DESIGN** REVIEW BOARD

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

A/C.	=DENOTES AIR CONDITIONING UNIT
B.C.	=DENOTES BLOCK CORNER
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
C & G	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
℄	=DENOTES CENTERLINE
ℳ	=DENOTES MONUMENT LINE
F. I/2"IP NO ID	=DENOTES FOUND IRON PIPE NOT IDENTIFIED
F.F.E.	=DENOTES FINISH FLOOR ELEVATION
E.M.	=DENOTES ELECTRIC METER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT-OF-WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
	=DENOTES LIGHT POLE
x 0.00'	=DENOTES EXISTING ELEVATION
	=DENOTES CATCH BASIN
WM	=DENOTES WATER METER
	=DENOTES WOOD FENCE
	=DENOTES CHAIN LINK FENCE
	=DENOTES IRON FENCE
	=DENOTES OVERHEAD LINE
	=DENOTES FOUND IRON PIPE (NO ID.)
	=DENOTES FOUND NAIL AND DISC
	=DENOTES WOOD POWER POLE
	=DENOTES MANHOLE SANITARY
	=DENOTES MANHOLE STORM
	=DENOTES ASPHALT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
	=DENOTES TILE

PEDRO LUIS MARTINEZ LICENSE No. 5443 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS.
EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
WALL TIES ARE THE FACE OF THE WALL.
FENCE OWNERSHIP NOT DETERMINED.
BEARINGS REFERENCED TO LINE NOTED AS B.R.
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

LEGAL DESCRIPTION:

LOT 12, BLOCK 10, SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,.

CERTIFIED TO:

3100 North Bay Road LLC, a Delaware limited liability company
Union Title Services, Inc.
Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	08-04-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	D-131	AE	120651	0317
ELEVATION:	8.73'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-09	L

BOUNDARY SURVEY		
DATE	DRAWN BY	SCALE
08-04-2023	I.C.	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
09-14-2023	UPDATE	

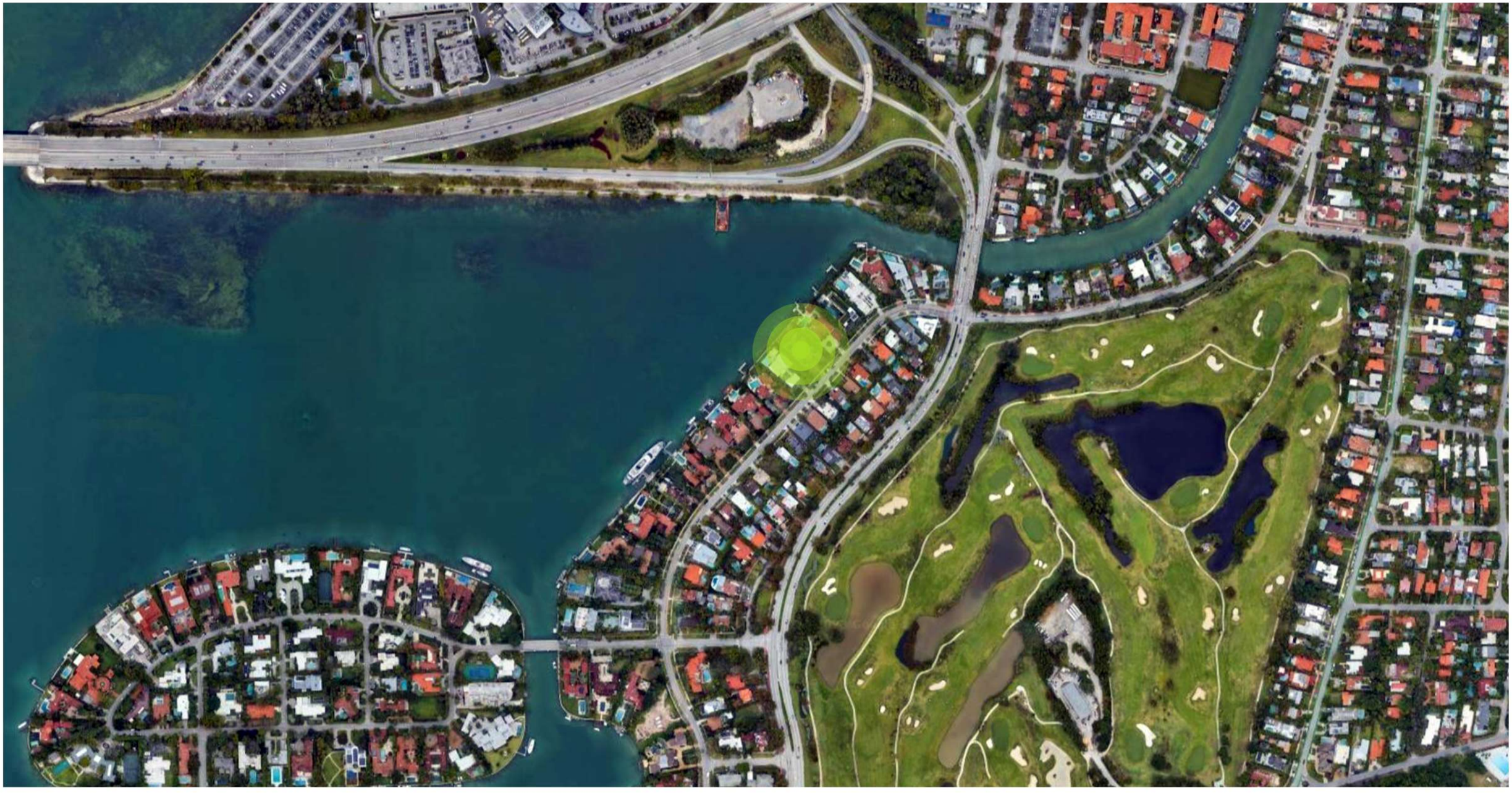
PROFESSIONAL SURVEYORS & MAPPERS MARTINEZ & MARTINEZ, INC.

MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED 09-15-2023 FOR THE FIRM
PEDRO LUIS MARTINEZ, LS NO. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

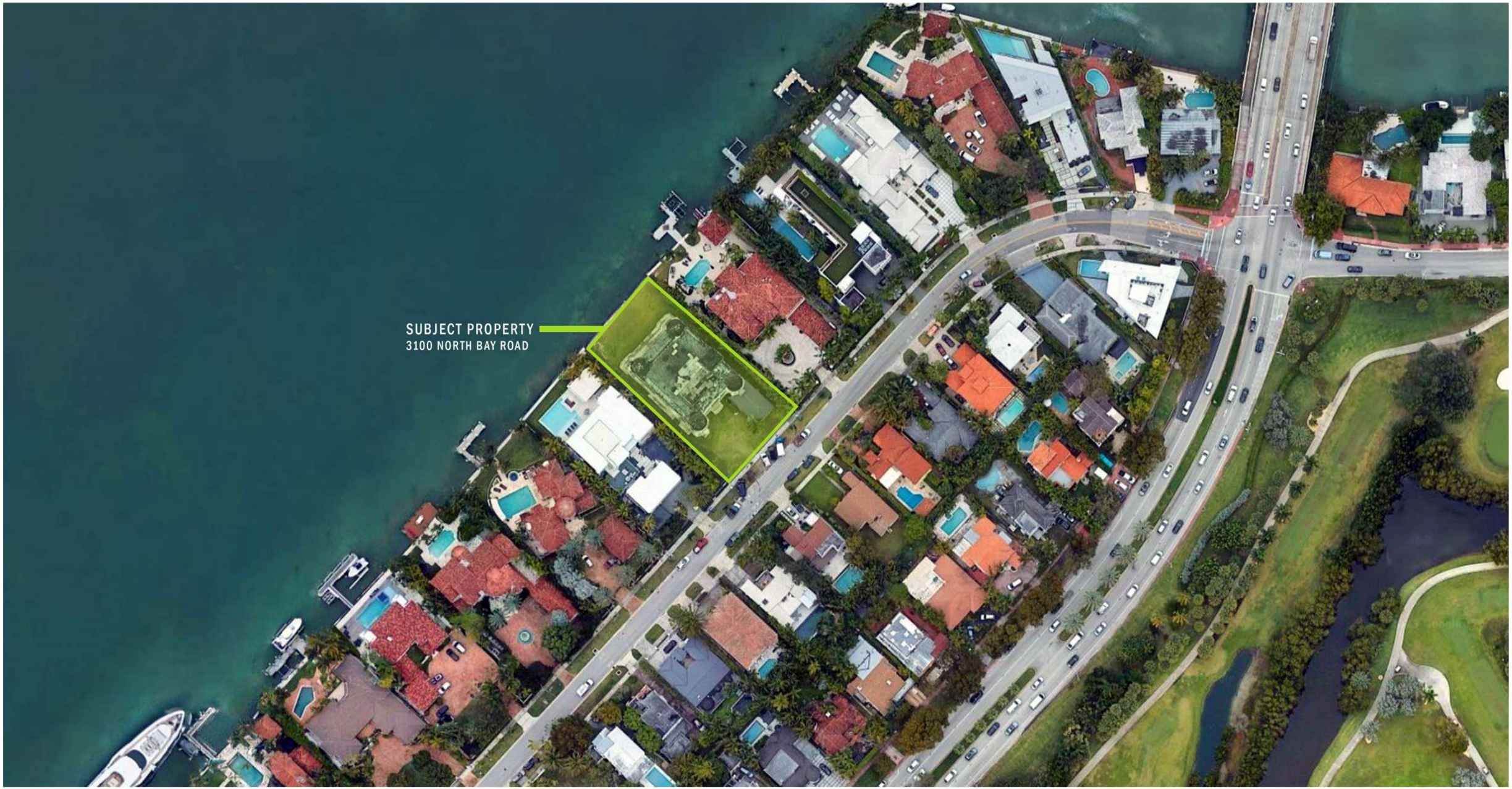
LOCATION PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



NEIGHBORHOOD ANALYSIS - KEY PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



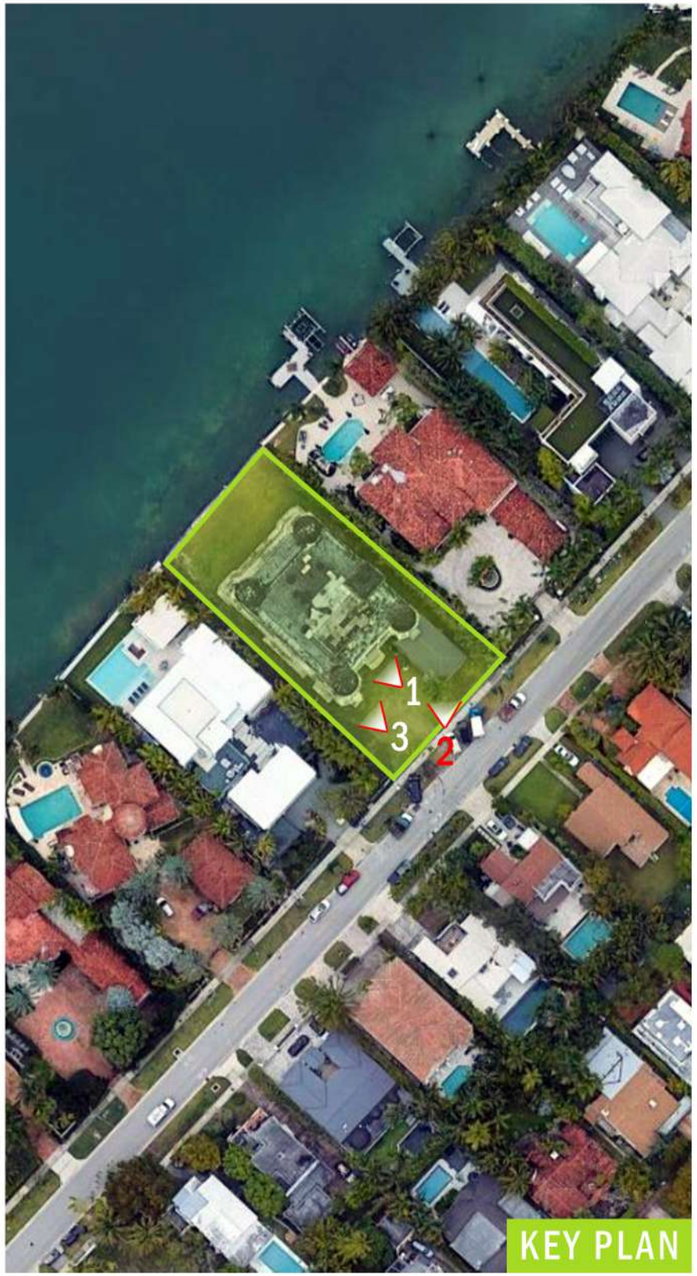
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING









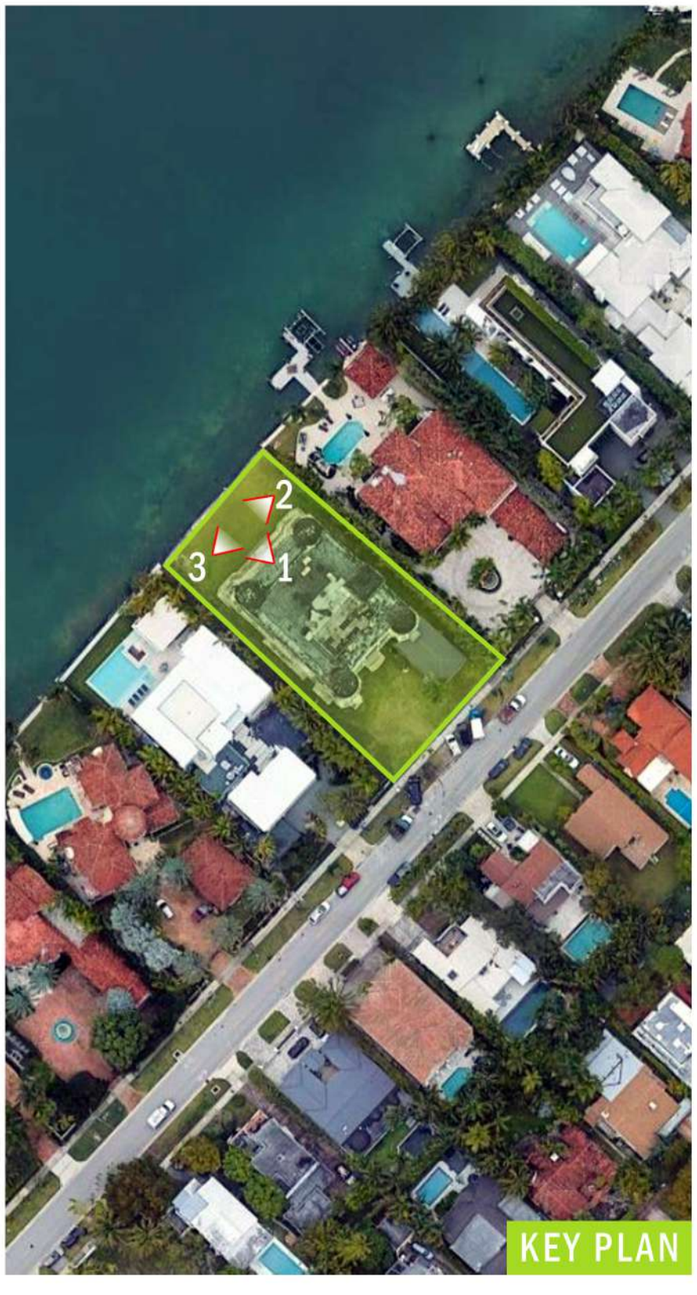
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

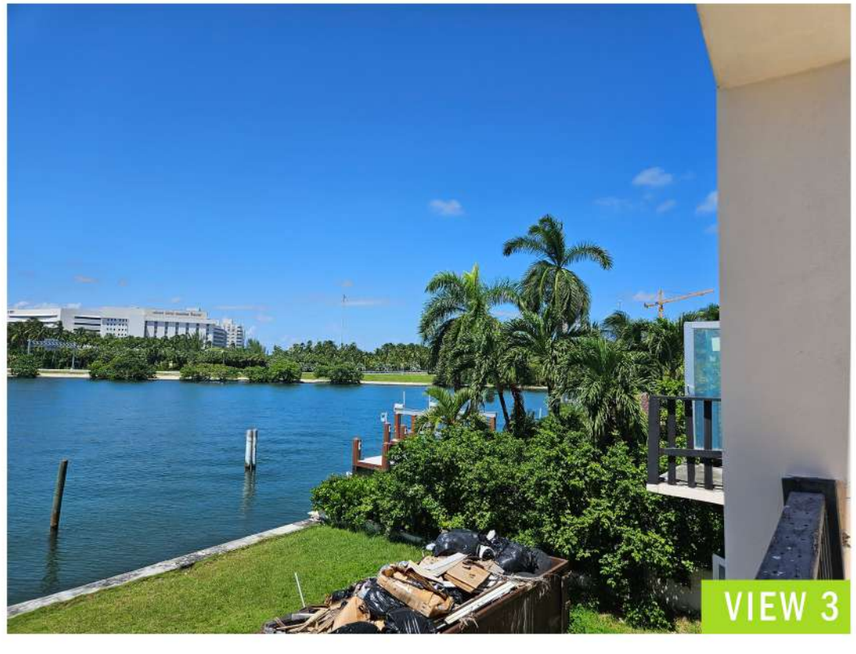
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING









NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETSCAPE

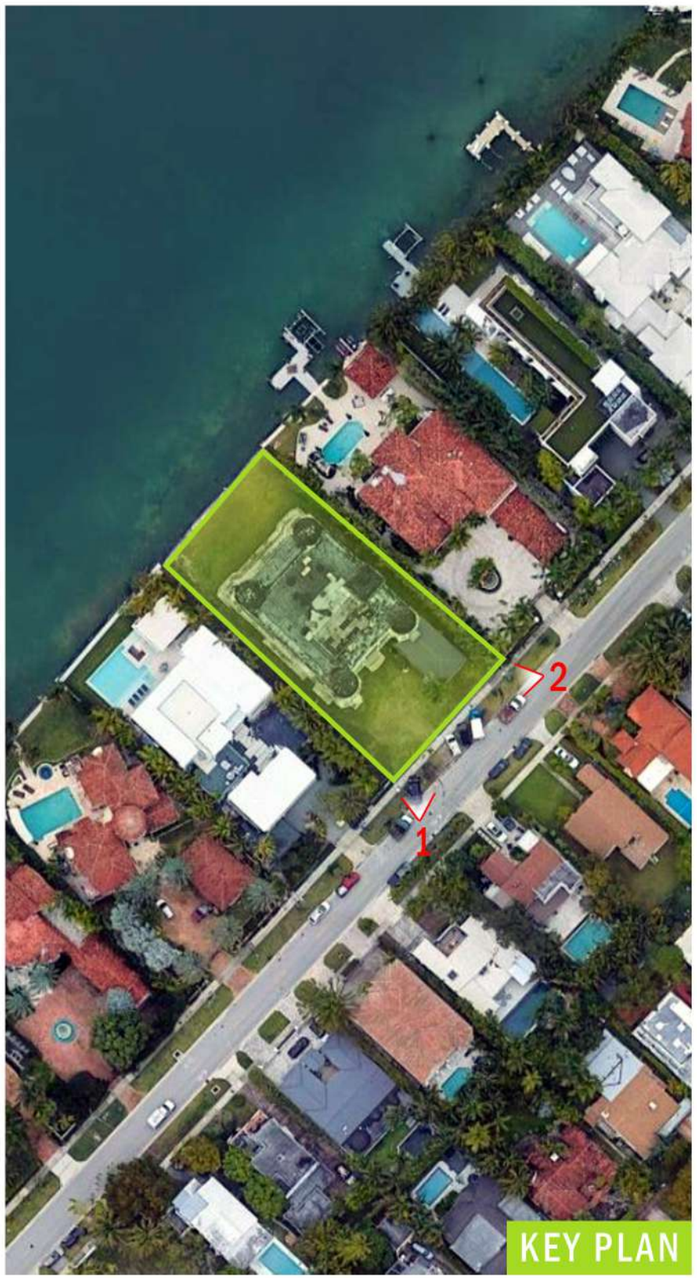
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



VIEW 1



VIEW 2



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

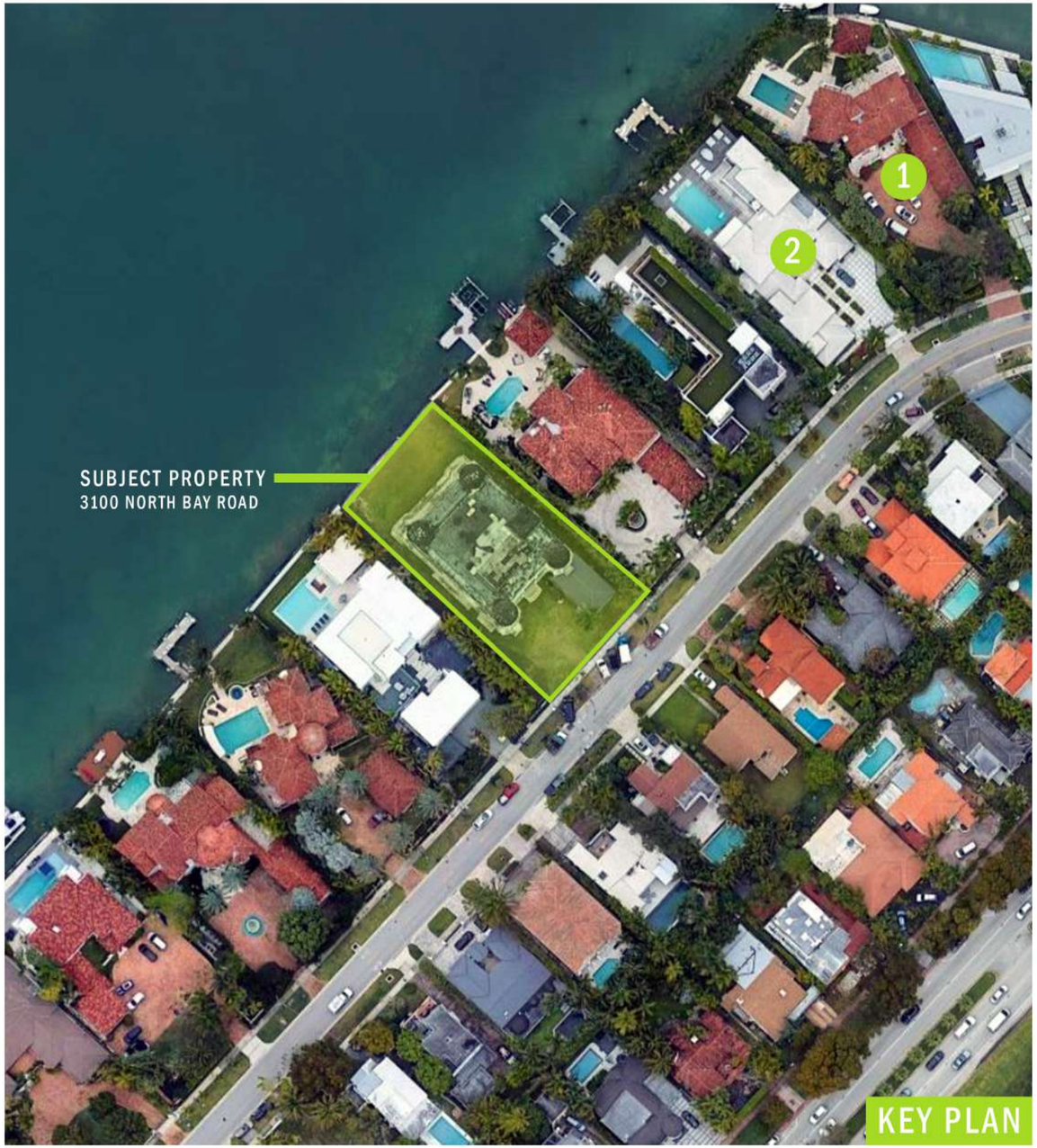
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3158 NORTH BAY ROAD BLDG 1



3140 NORTH BAY ROAD BLDG 2



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

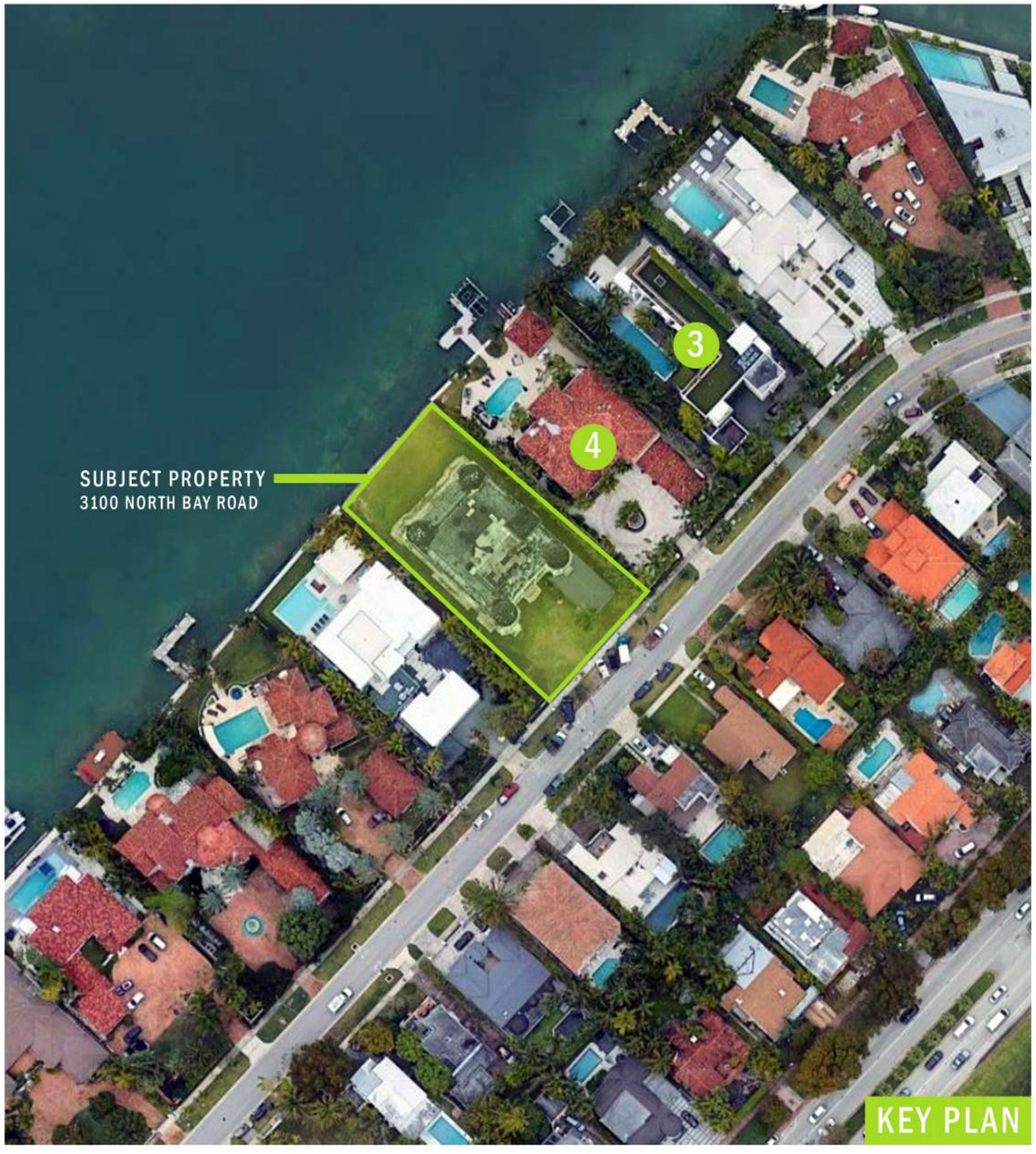
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3114 NORTH BAY ROAD BLDG 3



3110 NORTH BAY ROAD BLDG 4



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

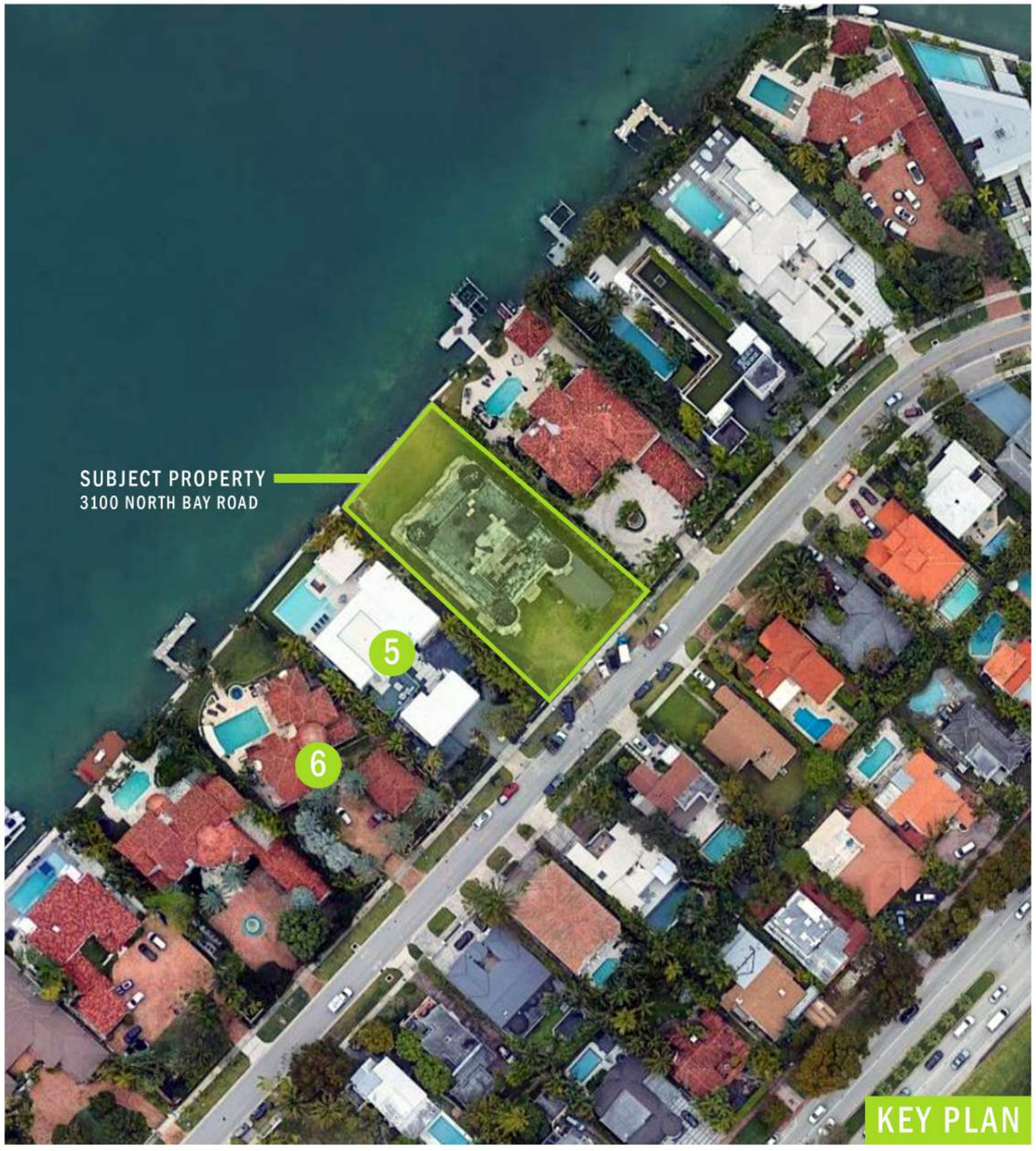
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3080 NORTH BAY ROAD BLDG 5



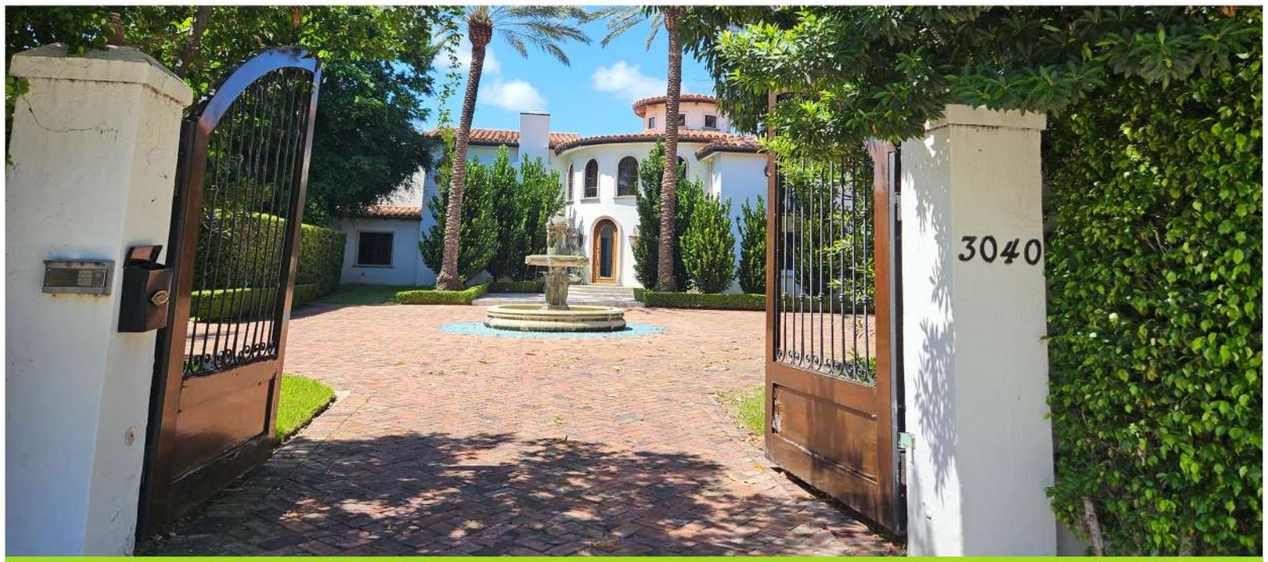
3054 NORTH BAY ROAD BLDG 6



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

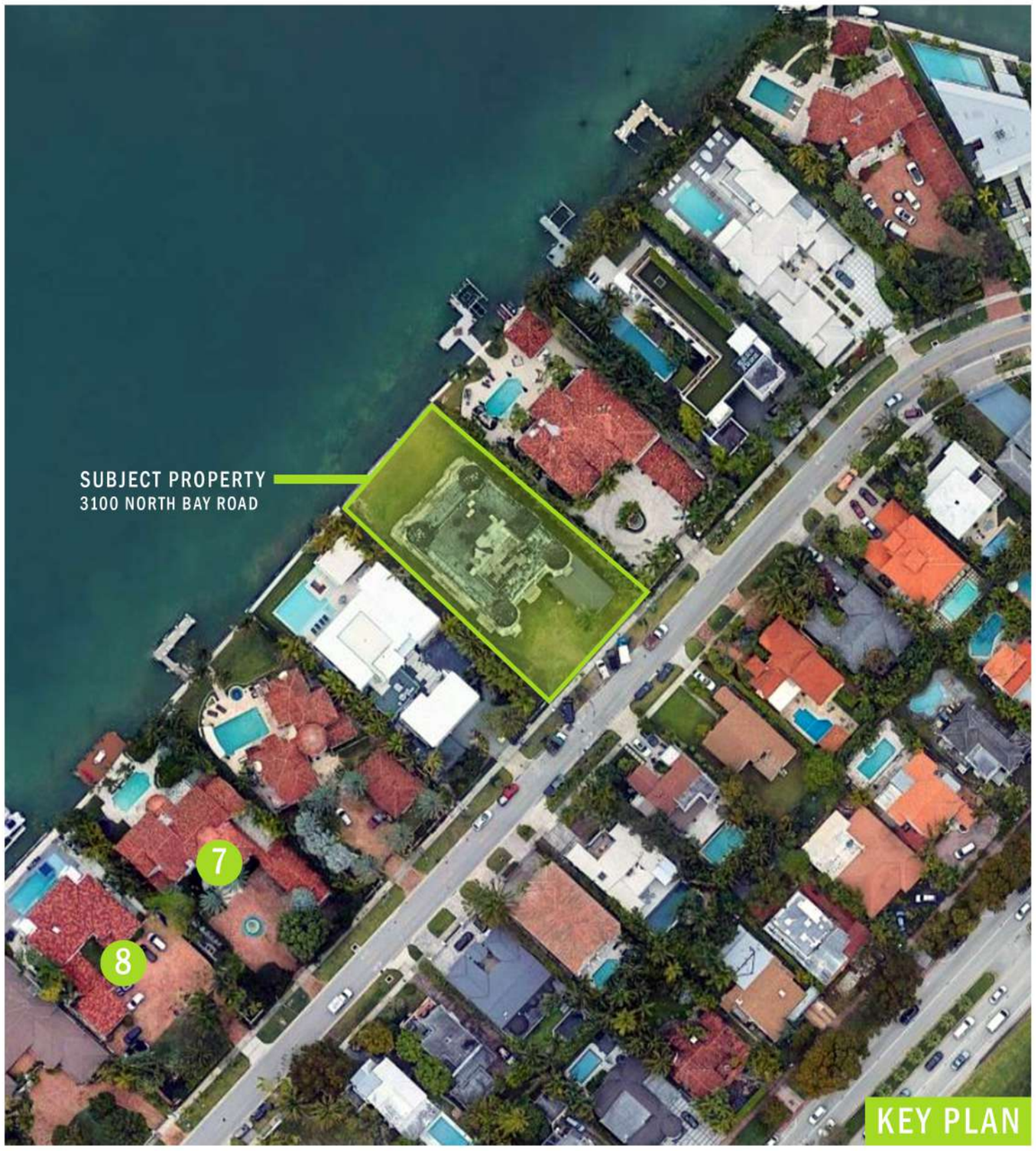
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3040 NORTH BAY ROAD BLDG 7



3026 NORTH BAY ROAD BLDG 8



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

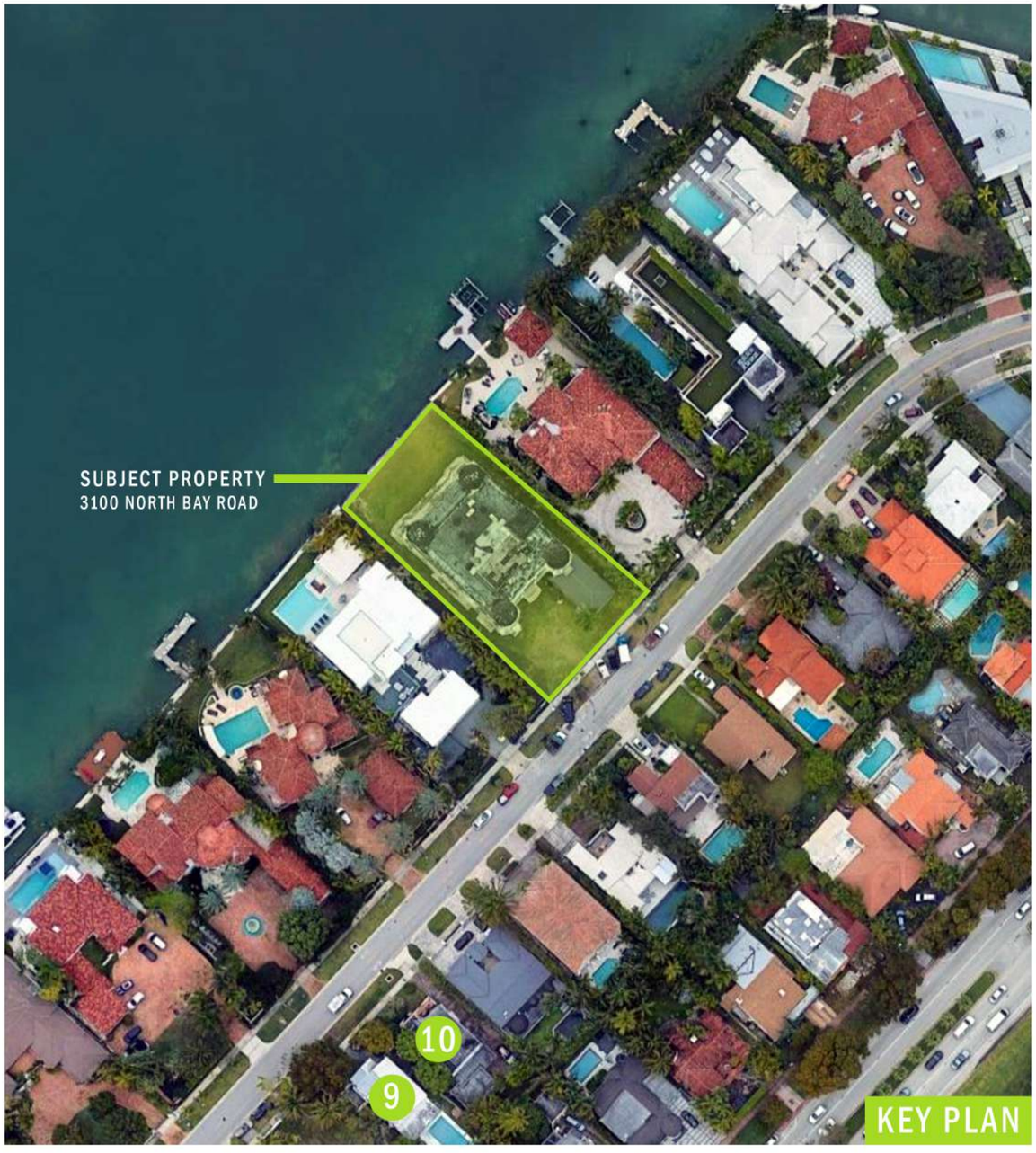
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3035 NORTH BAY ROAD BLDG 9



3045 NORTH BAY ROAD BLDG 10



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

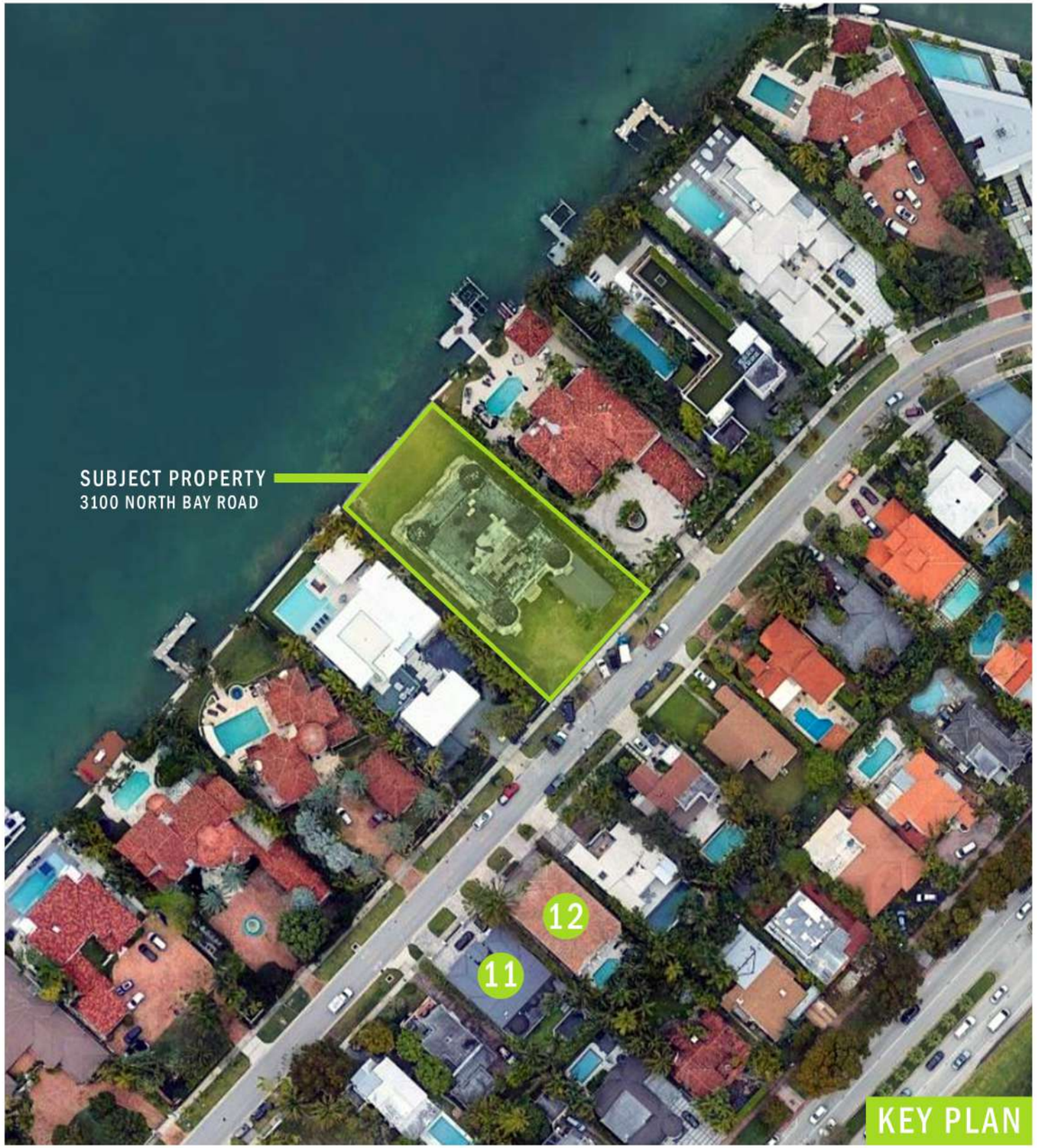
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3055 NORTH BAY ROAD BLDG 11



3061 NORTH BAY ROAD BLDG 12



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

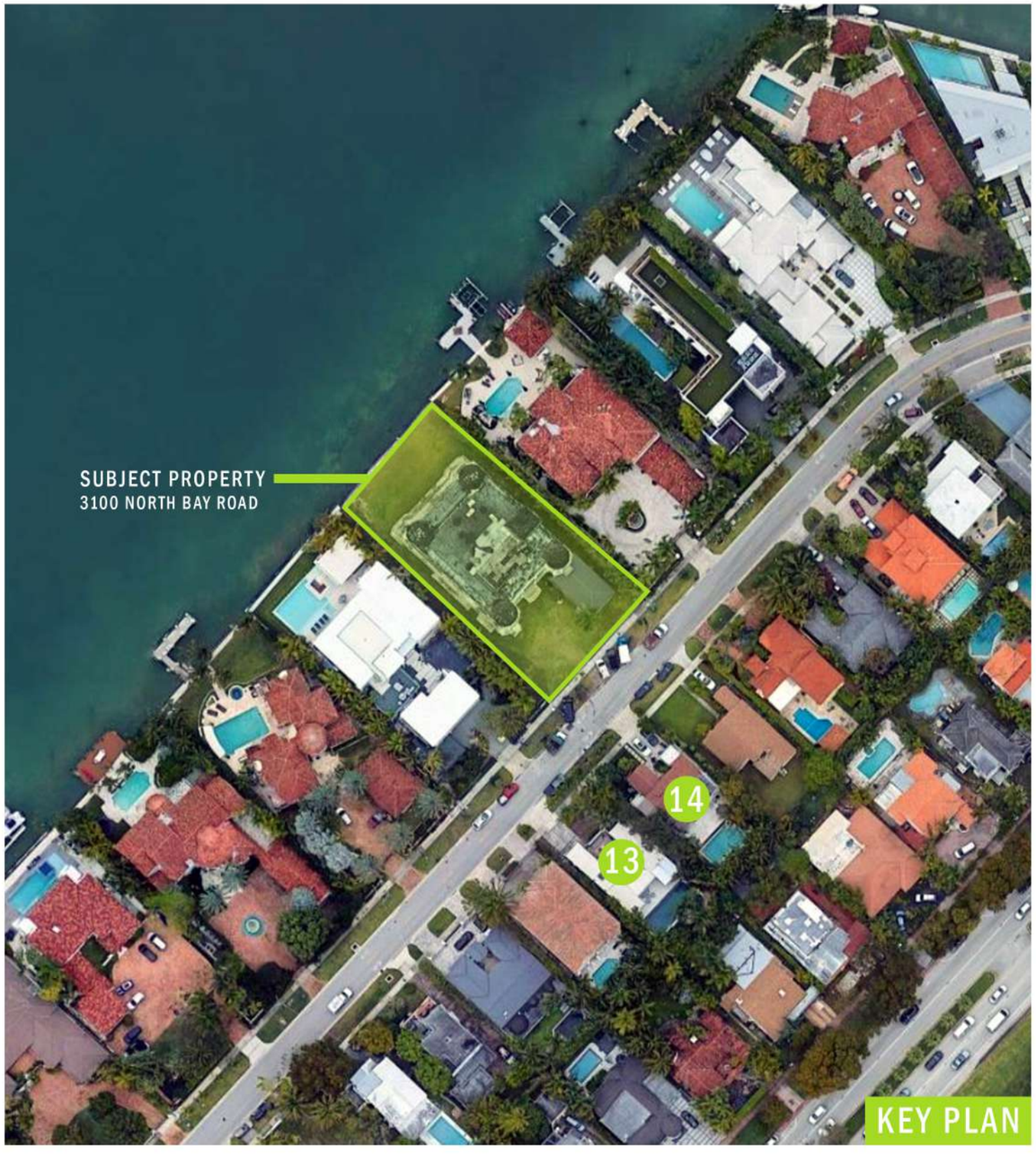
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3075 NORTH BAY ROAD BLDG 13



3083 NORTH BAY ROAD BLDG 14



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

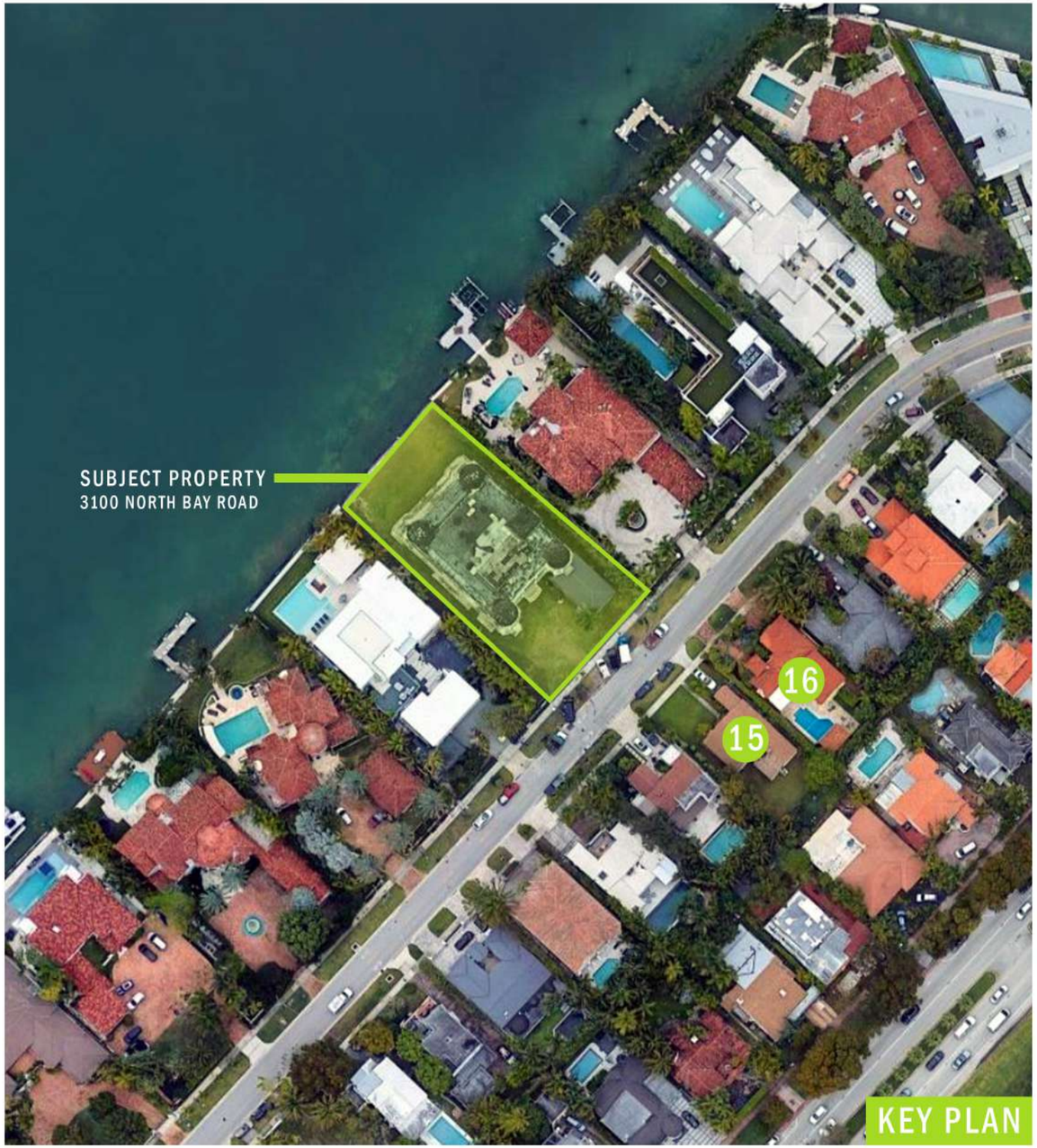
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3093 NORTH BAY ROAD — BLDG 15



3103 NORTH BAY ROAD — BLDG 16



KEY PLAN

DOCK VIEW

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



STREET VIEW

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

ENTRY COURTYARD WALKWAY

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



ENTRY COURTYARD WALKWAY

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



RENDERINGS

3100 N BAY RD MIAMI BEACH, FL 33140

VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

3100 N BAY RD MIAMI BEACH, FL 33140

RENDERINGS

VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

3100 N BAY RD MIAMI BEACH, FL 33140

RENDERINGS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

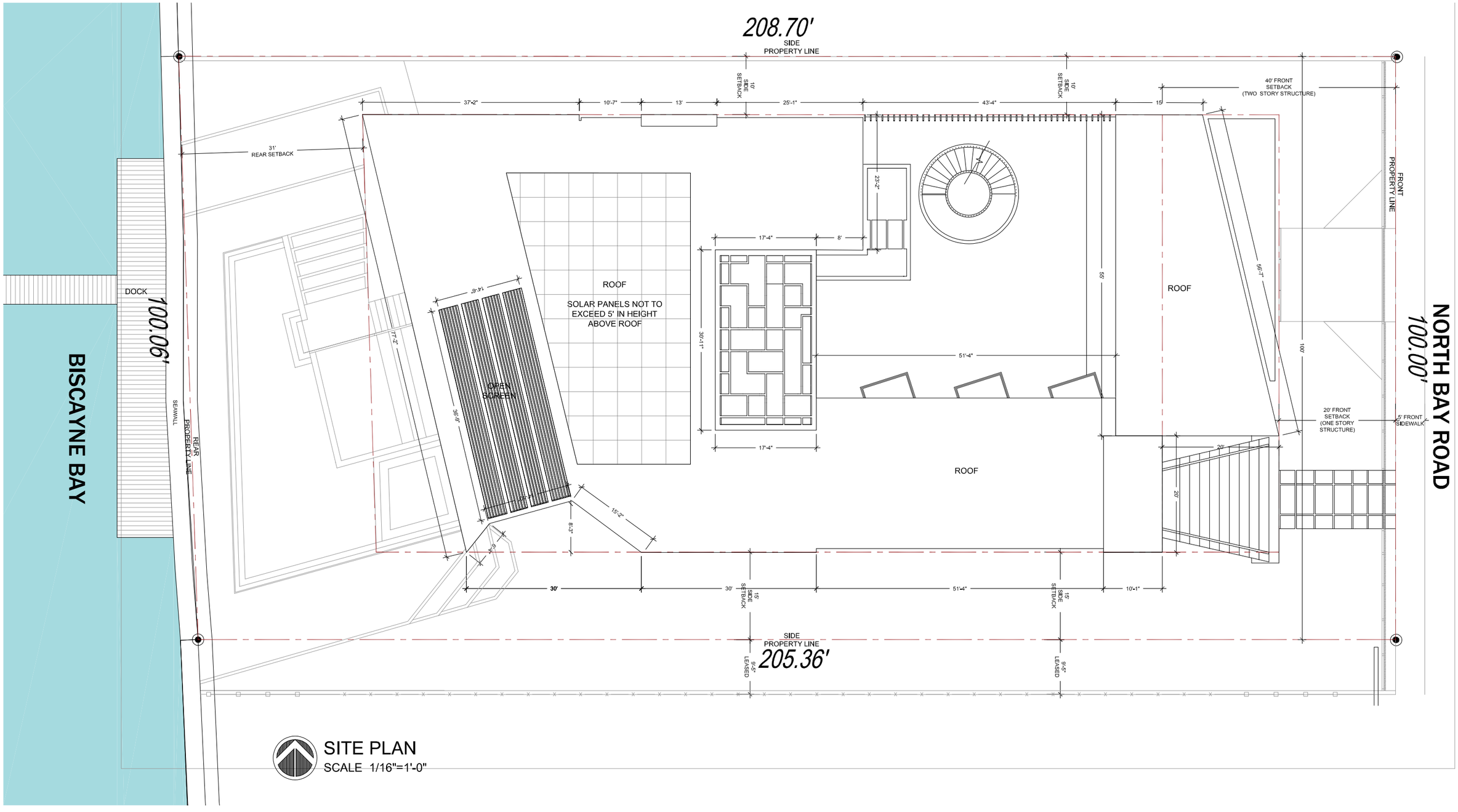
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	3100 N BAY RD MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3227-008-0520			
3	Board and file number(s) :				
4	Year built: 2013	Zoning District:		RS-2	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:		6.56' NGVD
9	Adjusted grade (Flood+Grade/2):	5.61' NGVD	Free board:		+5
10	30" above grade:	8.11' NGVD	Lot Area:		20,710 sq.ft.
11	Lot width:	100.0', 100.6'	Lot Depth:		205.36', 208.7'
12	Max Lot Coverage SF and %:	6,213 sq.ft. (30%)	Proposed Lot Coverage SF and %:		6,193 sq.ft. (29.90%)
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		5,593 sq.ft. (27.00%)
14	Front Yard Open Space SF and %:	1,546 (70.7%)	Rear Yard Open Space SF and %:		2,486 sq.ft. (74.5%)
15	Max Unit Size SF and %:	10,355 sq.ft. (50%)	Proposed Unit Size SF and %:		10,353 sq.ft. (49.99%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		4,403 sq.ft.
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	34'-0" sloped roof		34'-0" sloped roof	N/A
20	Front Setbacks:				
	Front First level:	20'-0"		20'-0"	
	Front second level:	40'-0"		40'-0"	N/A
21	Front second level if lot coverage is 25% or greater:	N/A			
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35% = 35'-0"		70%=70'-0"	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :				
23	Side 1:	15'		15'	
24	Side 2 or (facing street):	10'		10'	
25	Rear:	31'		31'	
26	Accessory Structure Side 1:	N/A			
27	Accessory Structure Side 2 or (facing street) :	N/A			
28	Accessory Structure Rear:	N/A			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY.			

Notes: Indicate N/A if not applicable.

PROPOSED BUILDING - SITE PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



SITE PLAN
SCALE 1/16"=1'-0"

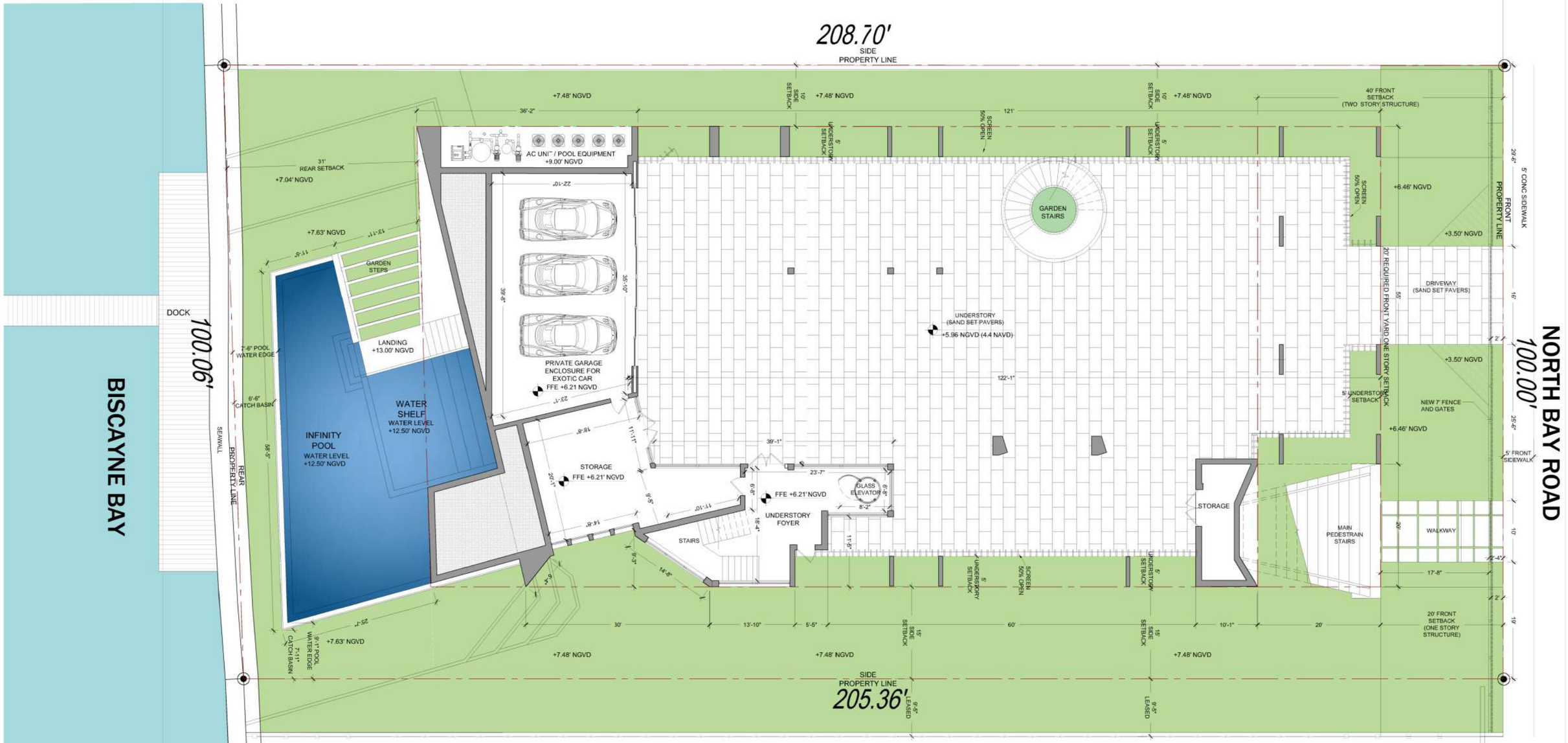
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

A-1.0

PROPOSED BUILDING - UNDERSTORY PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



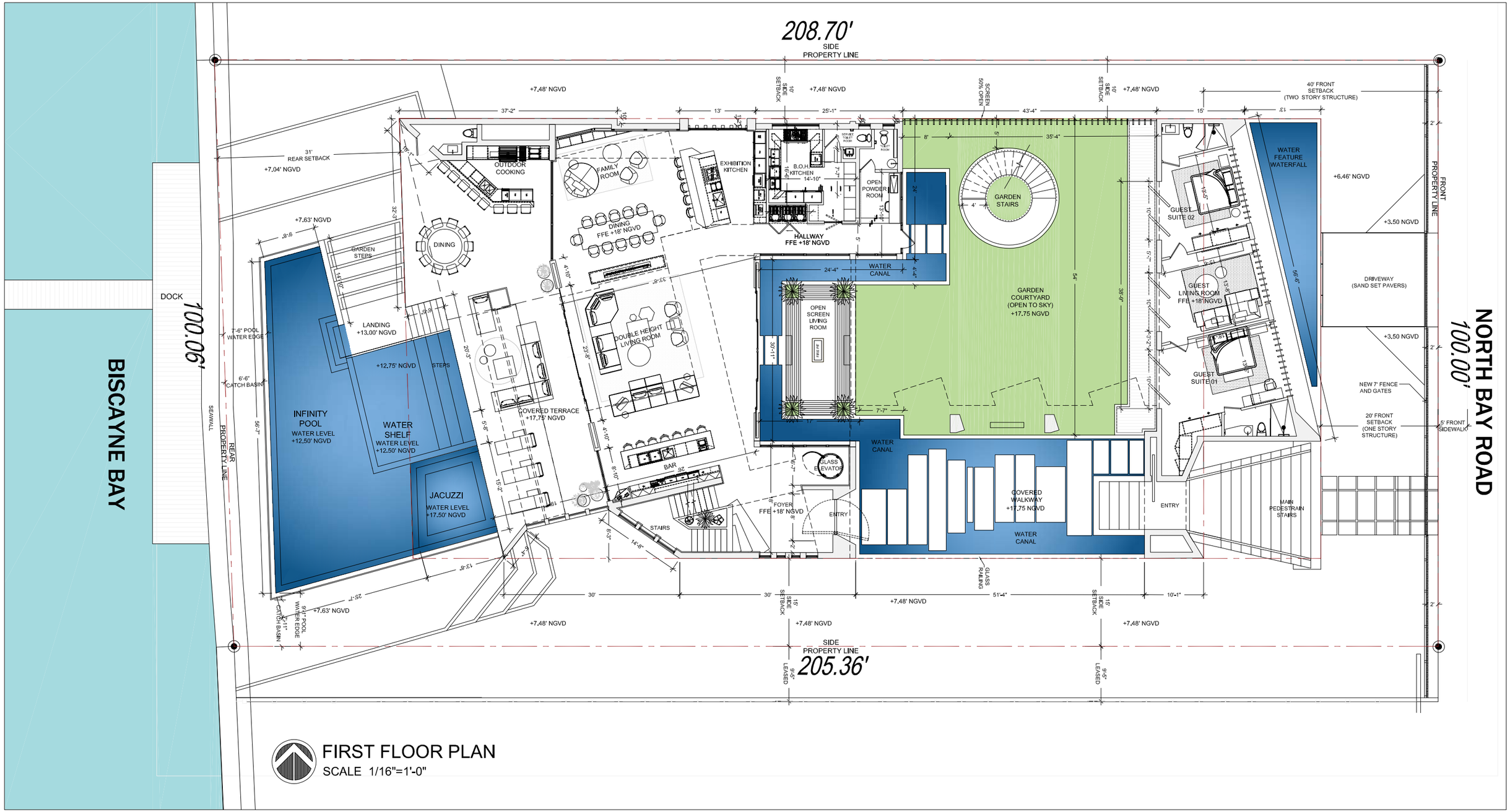
UNDERSTORY PLAN
SCALE 1/16"=1'-0"

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

PROPOSED BUILDING - FIRST FLOOR PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



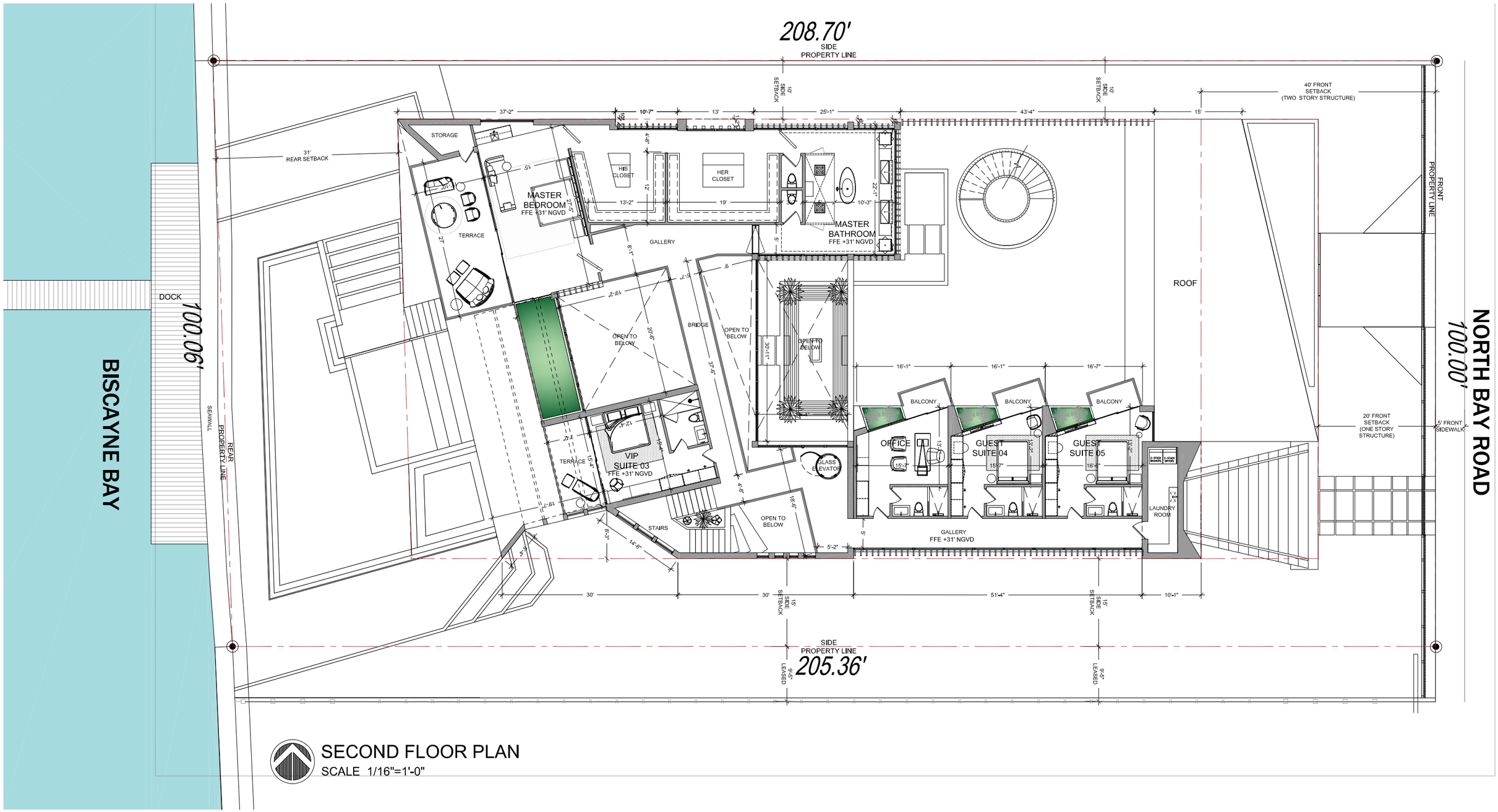
FIRST FLOOR PLAN
SCALE 1/16"=1'-0"

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

PROPOSED BUILDING - SECOND FLOOR PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



SECOND FLOOR PLAN

SCALE 1/16"=1'-0"

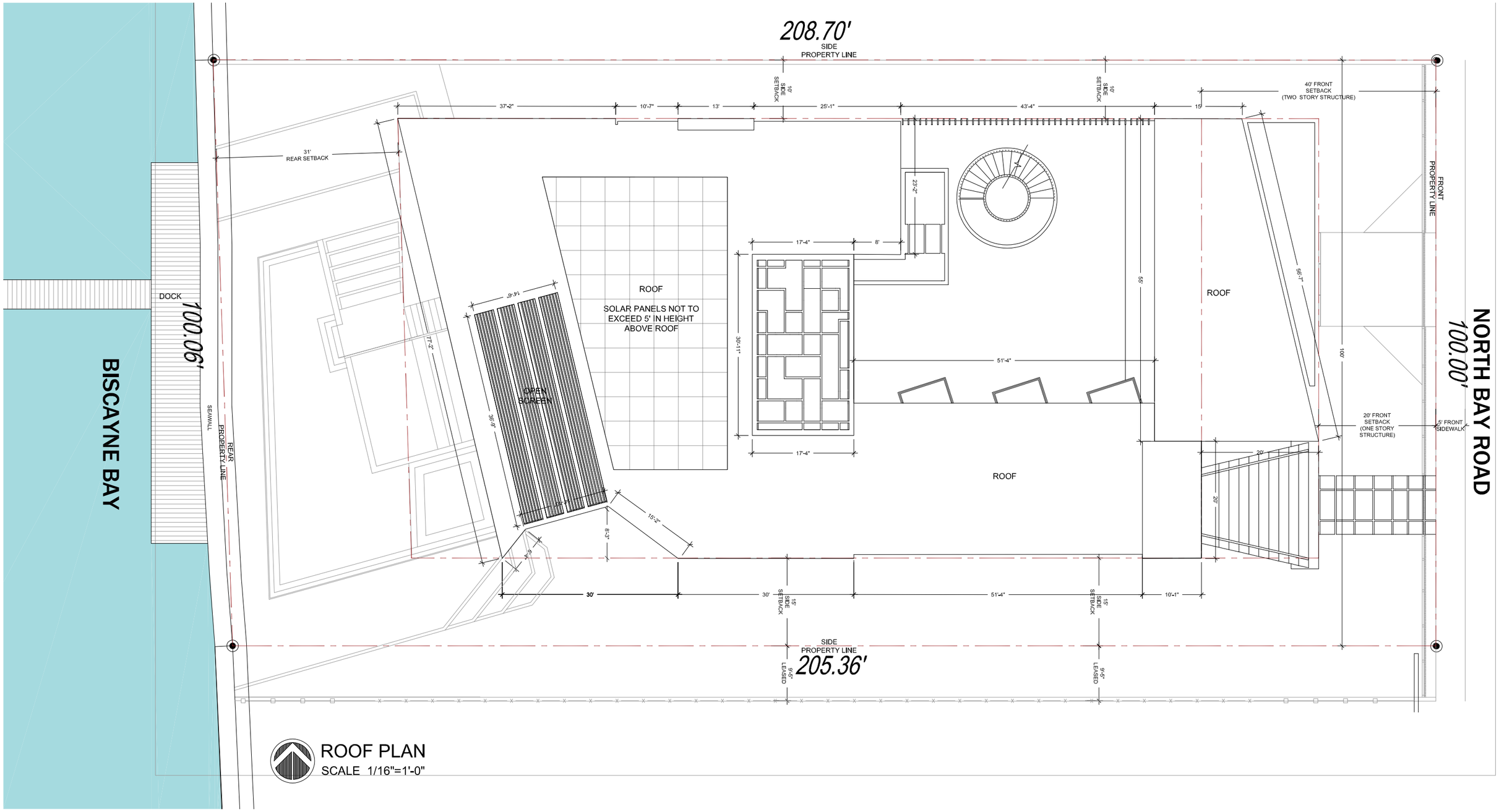
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

A-1.3

PROPOSED BUILDING - ROOF PLAN

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



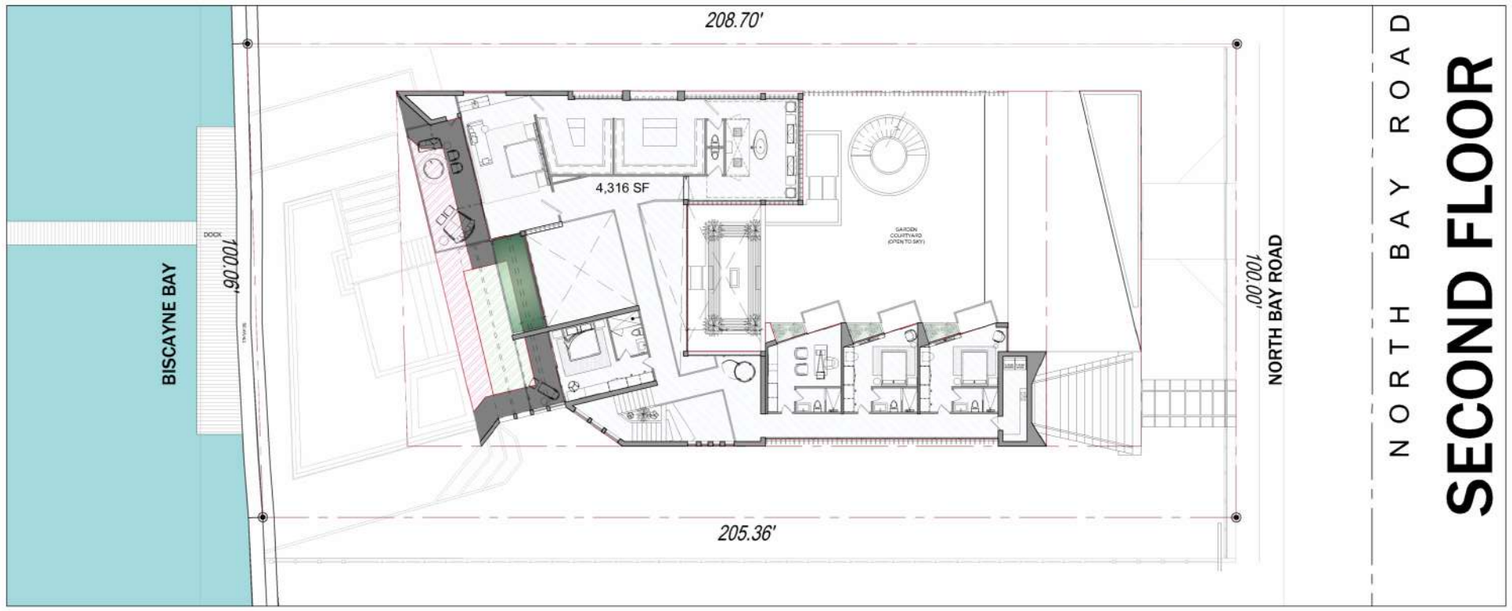
ROOF PLAN
SCALE 1/16"=1'-0"

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

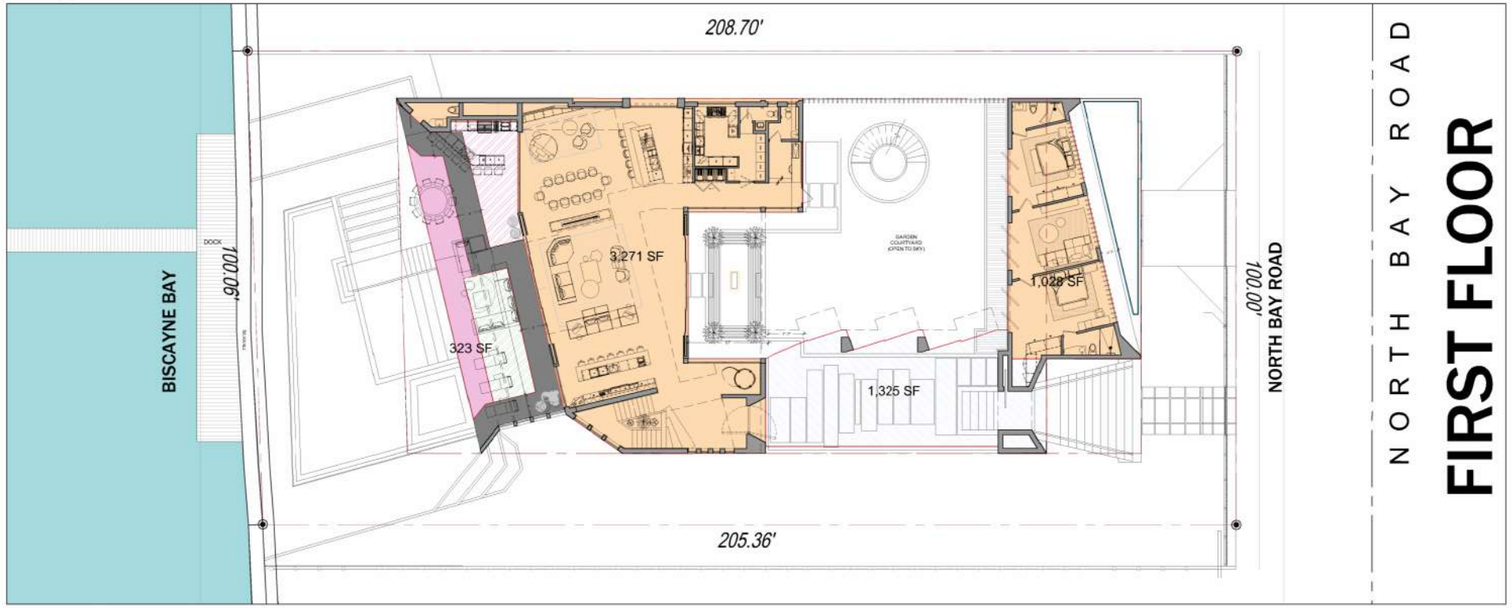
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

A-1.4

PROPOSED BUILDING - LOT COVERAGE



LOT COVERAGE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"



LOT COVERAGE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"

LEGEND

- SECOND FLOCR ROOF OVERHANG >5'
- SECOND FLOCR AREA UNDER AC
- TRELLIS ABOVE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG >5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

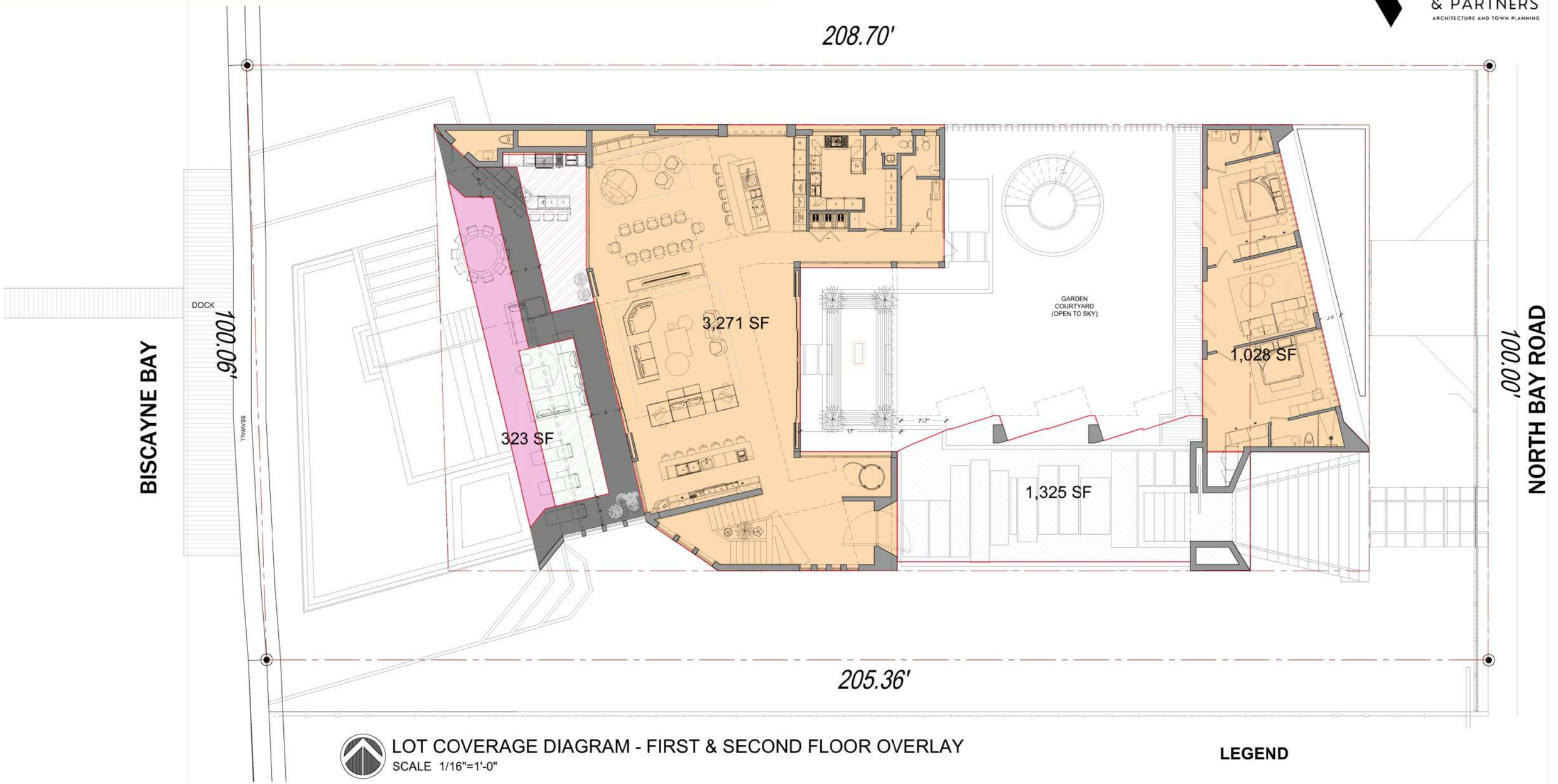
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

PROPOSED BUILDING - LOT COVERAGE

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



LOT COVERAGE DIAGRAM - FIRST & SECOND FLOOR OVERLAY

SCALE 1/16"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED LOT COVERAGE:	6,213 SF (30%)
PROPOSED UNIT SIZE:	
INTERIOR SPACE:	3271+1028+1325=5,624 SF
COVERED TERRACE / BALCONIES:	246+323=569 SF
SUBTOTAL:	6,193 SF (29.90 %)

LEGEND

- SECOND FLOOR AREA OVERHANG > 5'
- SECOND FLOOR AREA UNDER AC
- TRELLIS ABOYE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG >5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

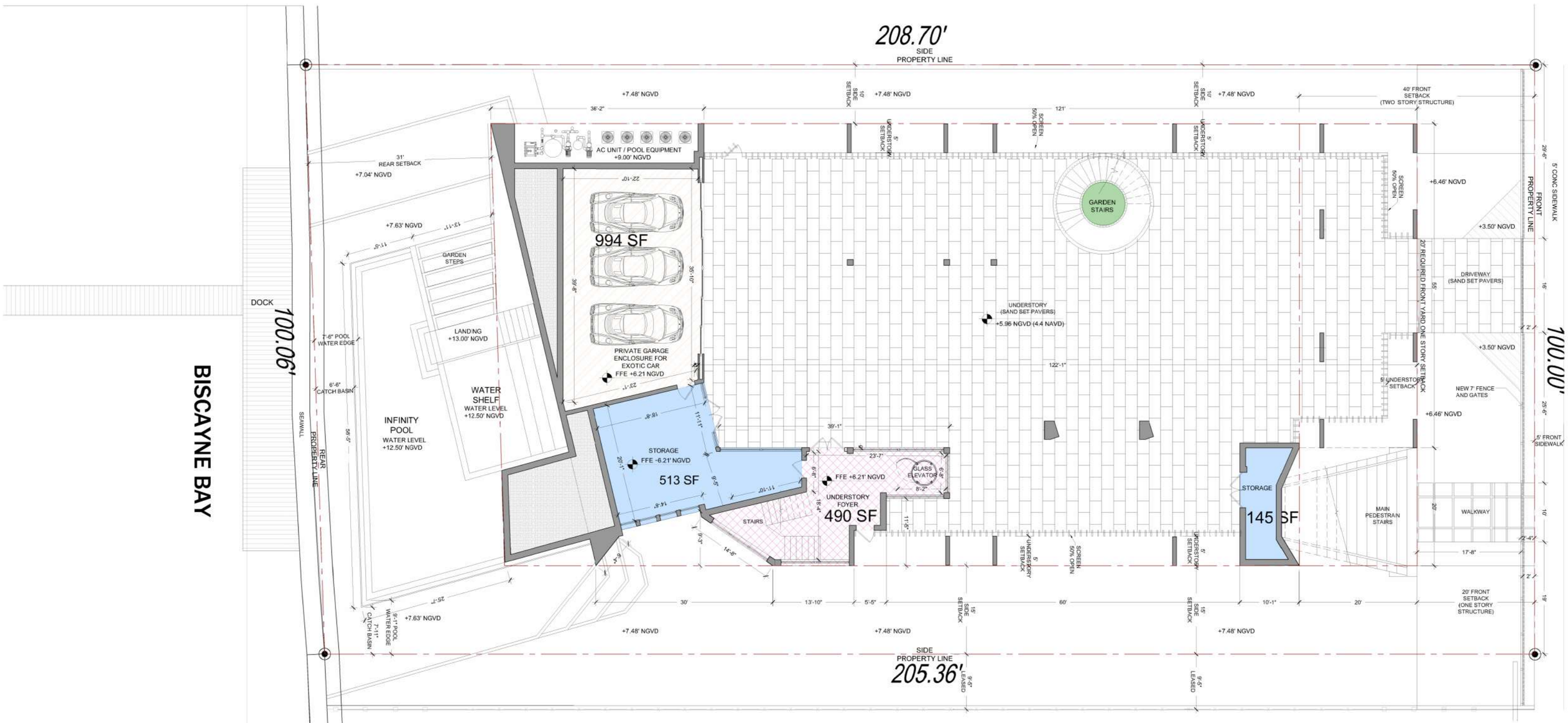
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

A-2.0B

ZONING DIAGRAM - UNIT SIZE UNDERSTORY

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



UNIT SIZE DIAGRAM - UNDERSTORY PLAN

SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

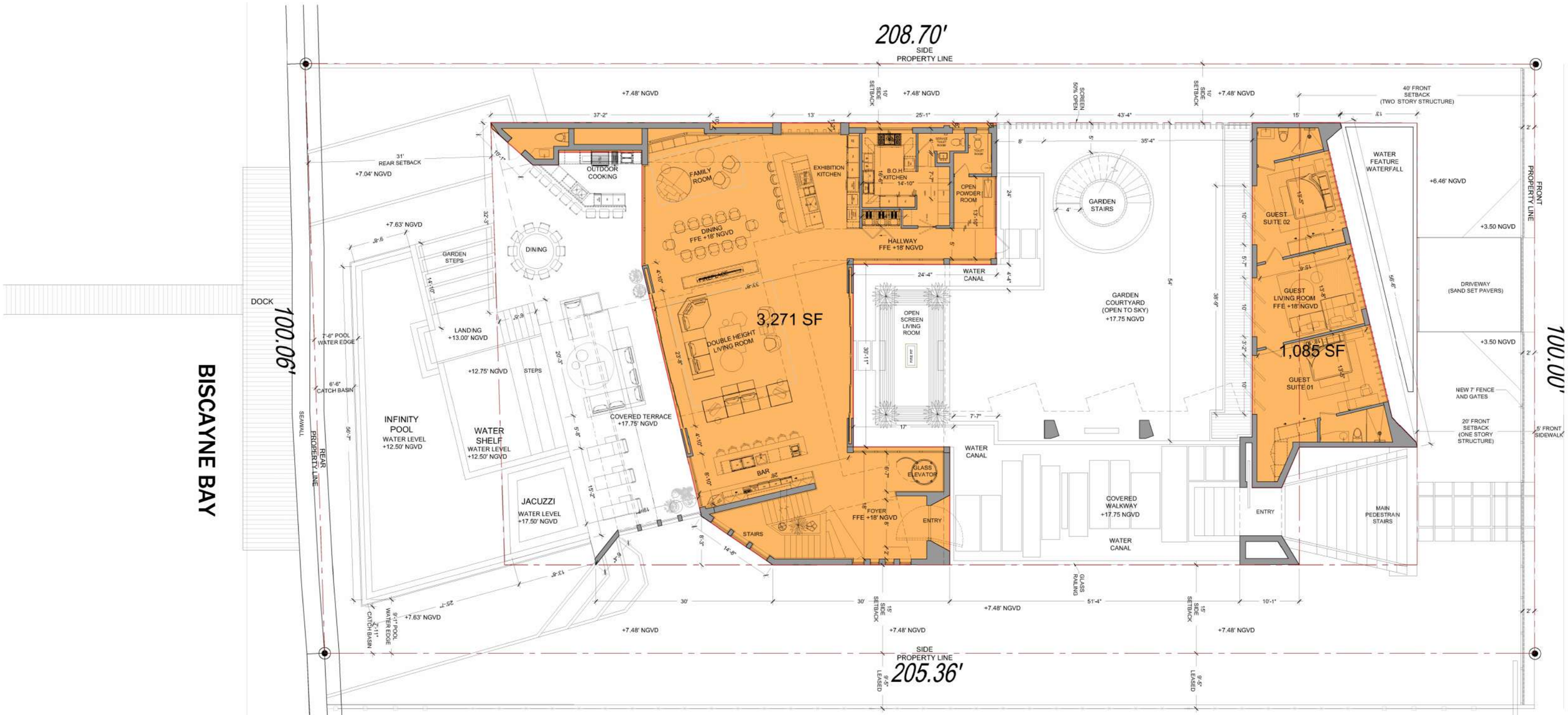
UNDERSTORY BUILDING ACCESS
(GARAGE) PARKING AREA
UNDERSTORY ENCLOSED STORAGE

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



UNIT SIZE DIAGRAM - FIRST FLOOR

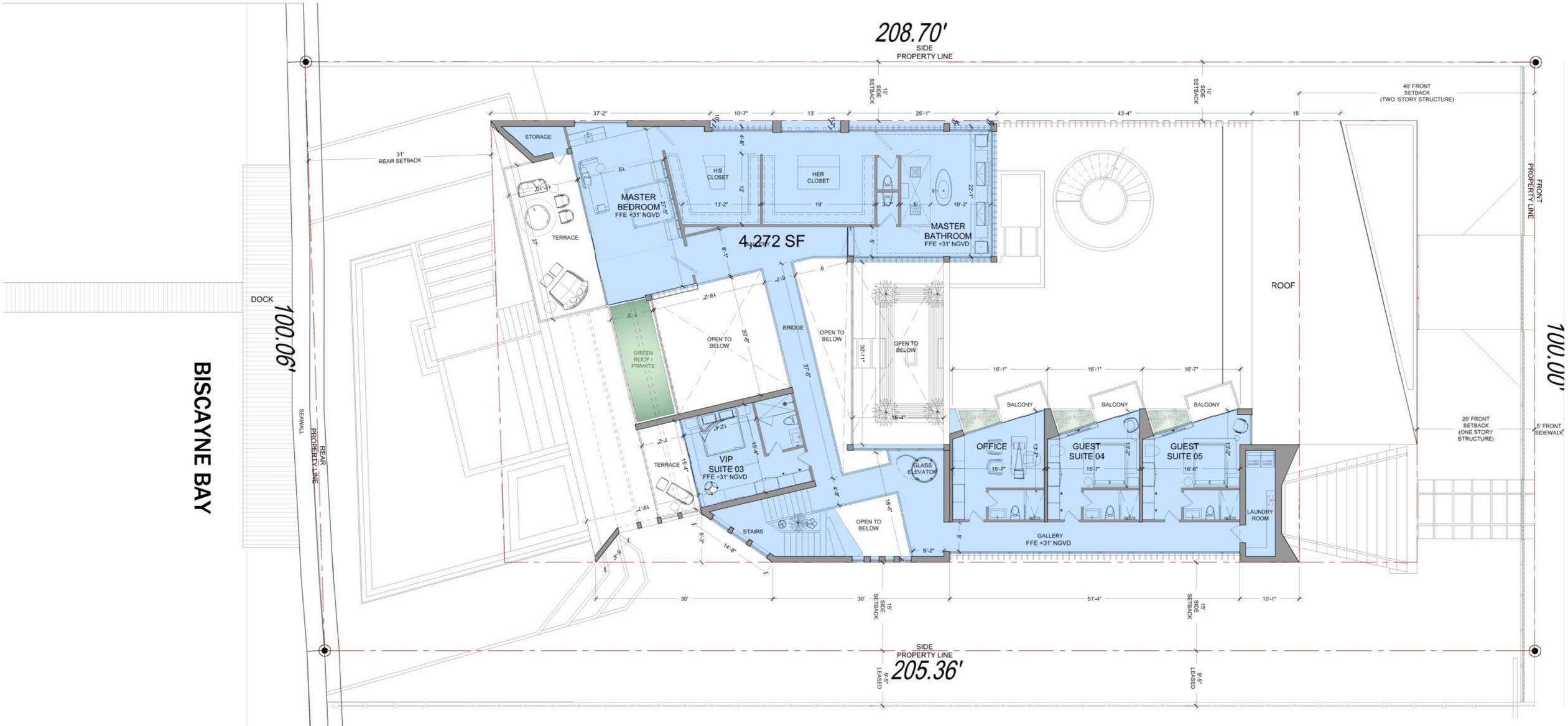
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

FIRST FLOOR ENCLOSED AREA

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



UNIT SIZE DIAGRAM - SECOND FLOOR

SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

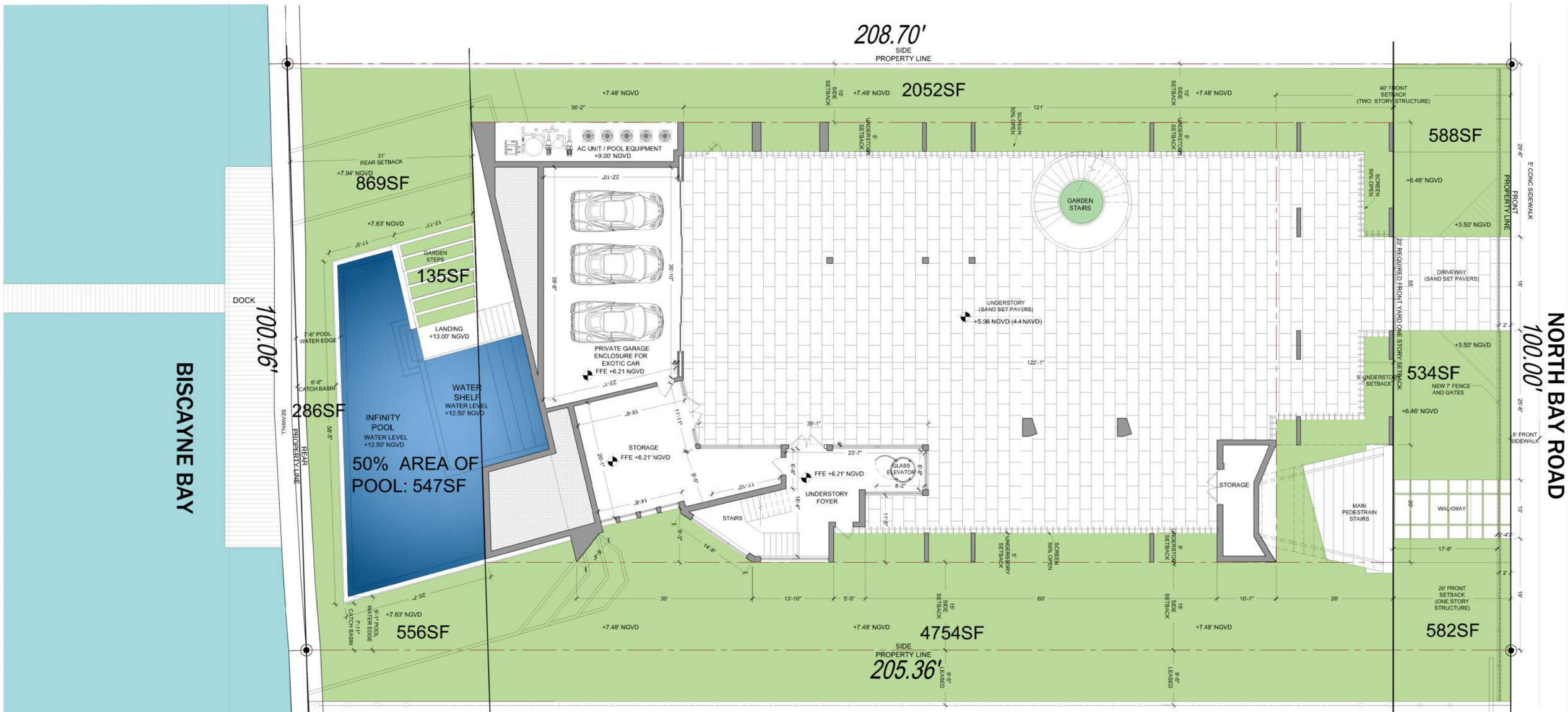
SECOND FLOOR ENCLOSED AREA

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

ZONING DIAGRAM - OPEN SPACE DIAGRAM

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



PERVIOUS AREA DIAGRAM - UNDERSTORY PLAN

REAR YARD AREA:	3337SF
REQUIRED OPEN SPACE AREA:	2336SF (70%)
PROPOSED OPEN SPACE AREA:	(556SF + 286SF + 869SF + 547SF) = 2393SF
FRONT YARD AREA:	2187SF
REQUIRED OPEN SPACE AREA:	1530SF
PROPOSED OPEN SPACE AREA:	(582SF + 534SF + 588SF) = 1704SF

AXONOMETRIC VIEW - SOUTHEAST

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

AXONOMETRIC VIEW - SOUTHWEST

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

AXONOMETRIC VIEW- NORTHWEST

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

AXONOMETRIC VIEW - NORTHEAST

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



MATERIAL PALETTE

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

PS-1
PLASTER /SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



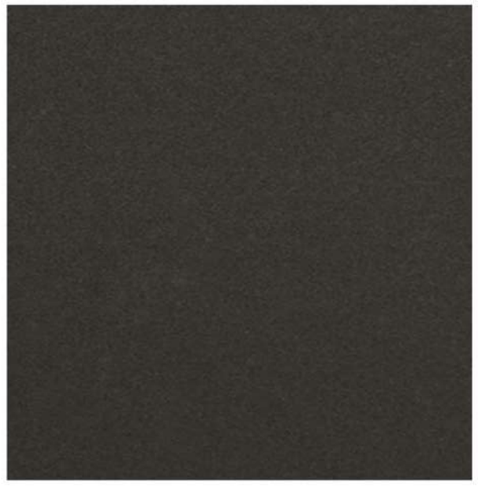
ST-3
PORCELAIN TILE
EXTERIOR TILING



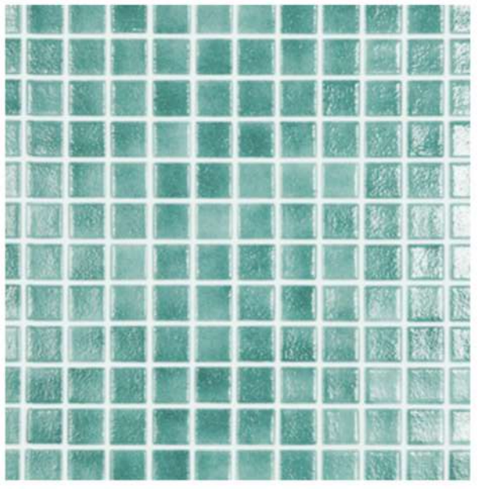
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING, LOUVER &
OUTDOOR FENCE



GL-1
IMPACT CLEAR GLAZING



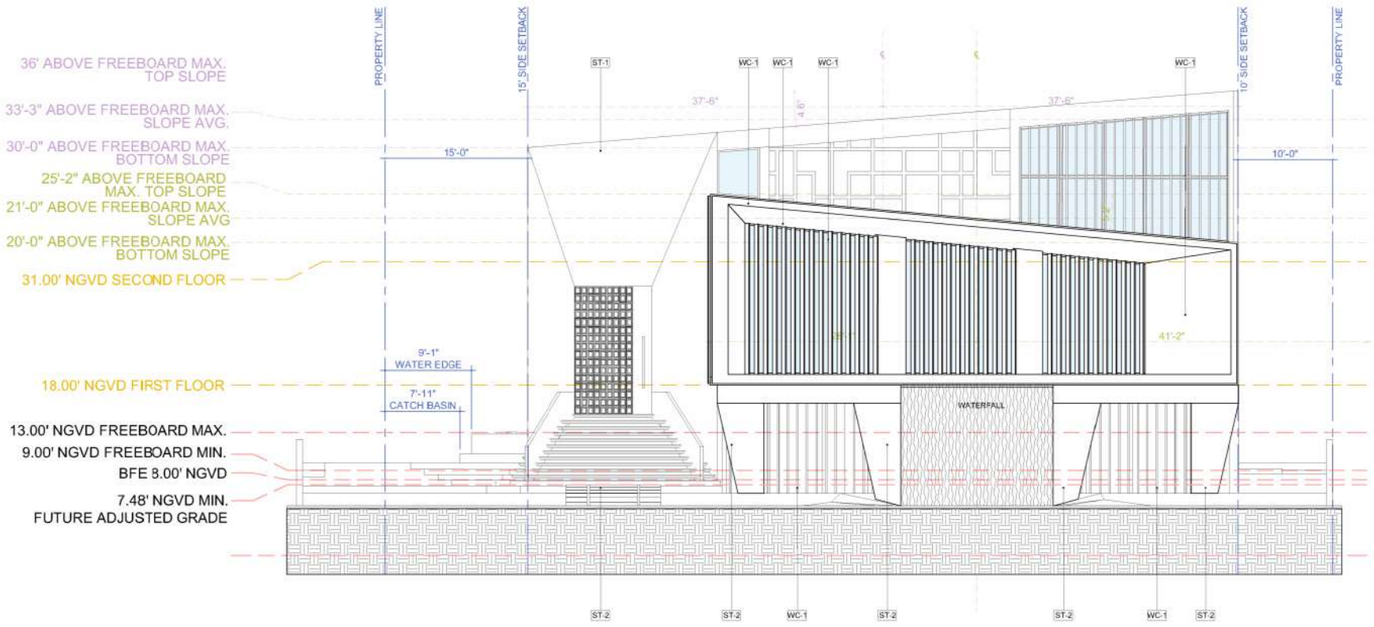
MT-1
BLACK ALUMINUM POWDER COATED FINISH
MULLIONS AND FRAMING DOOR/WINDOWS



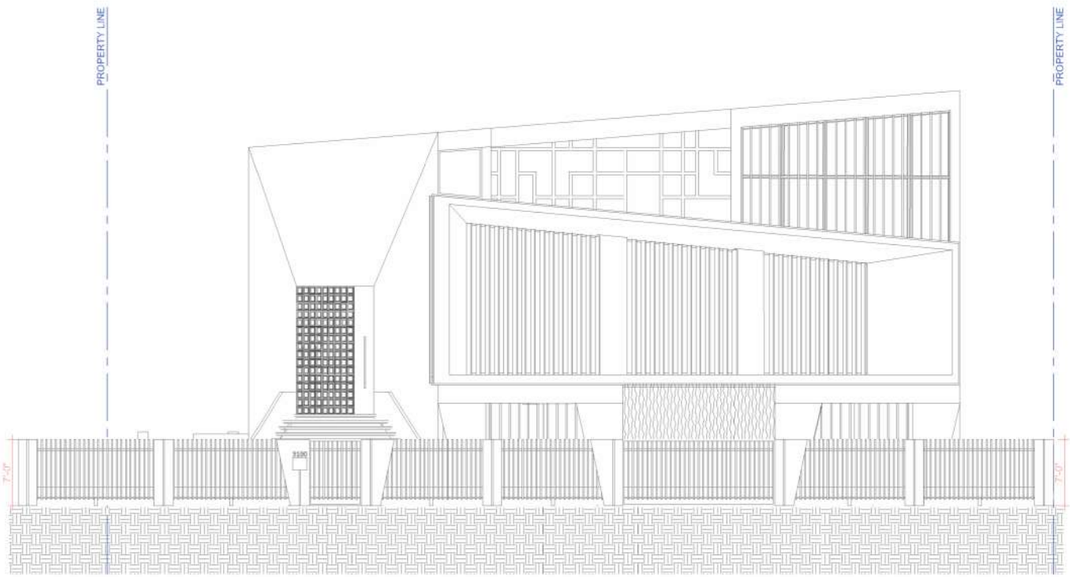
DT-1
BLEND/ GLASS MOSAIC TILE
POOL CLADDING

ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



FRONT ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



FRONT PROPERTY FENCE ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN

ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN

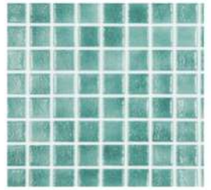


GL-1
IMPACT GLAZING
CLEAR FINISH

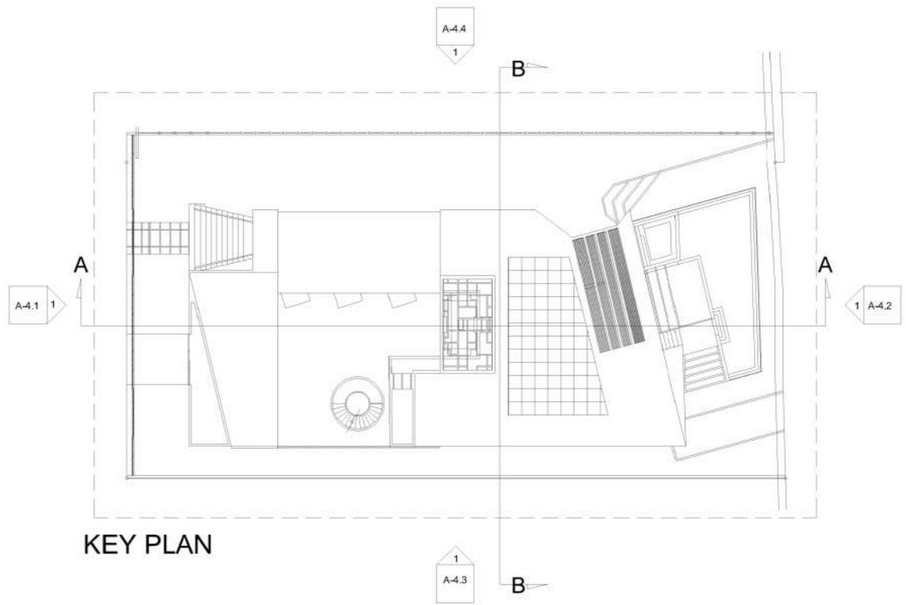


MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING

WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION

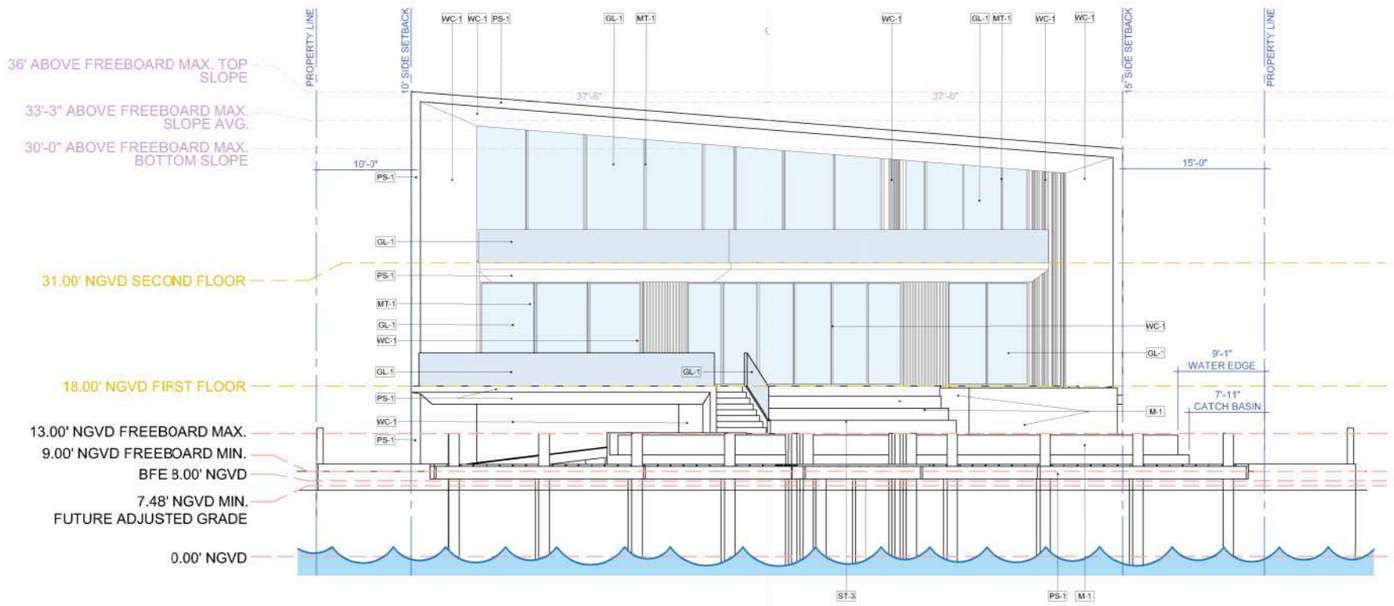


KEY PLAN

3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

ELEVATIONS



REAR ELEVATION (WEST ELEVATION)
SCALE 1/16"=1'-0"

PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN

ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



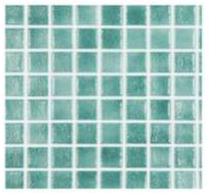
GL-1
IMPACT GLAZING
CLEAR FINISH



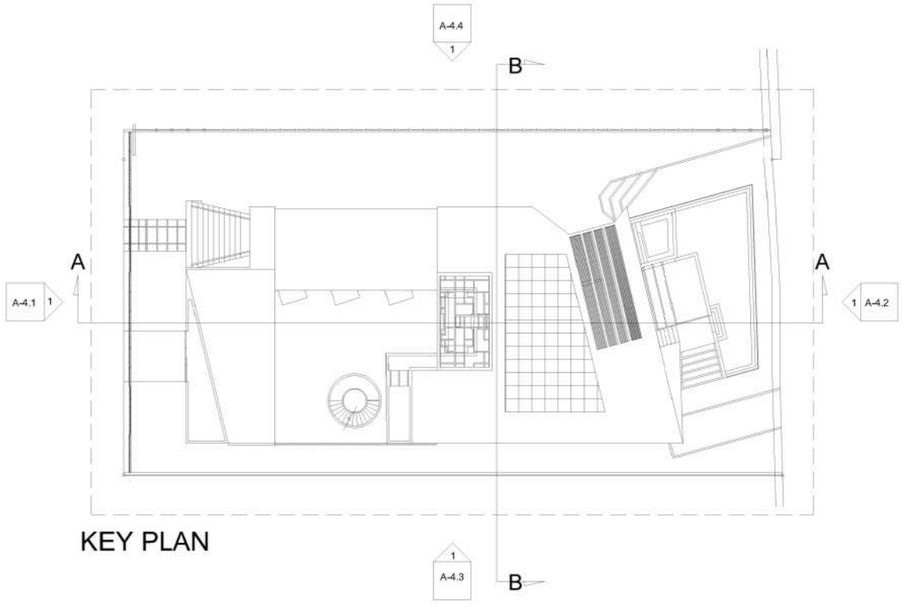
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN

ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



RIGHT ELEVATION (NORTH ELEVATION)
SCALE 1/16"=1'-0"

PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN

ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



GL-1
IMPACT GLAZING
CLEAR FINISH



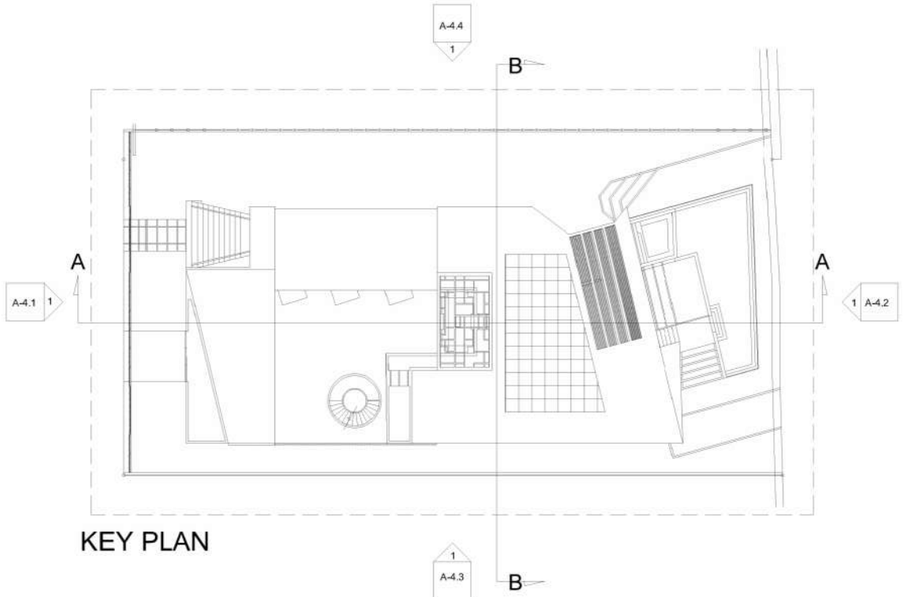
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN

ELEVATIONS

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



LEFT ELEVATION (SOUTH ELEVATION)
SCALE 1/16"=1'-0"

PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN

ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



GL-1
IMPACT GLAZING
CLEAR FINISH



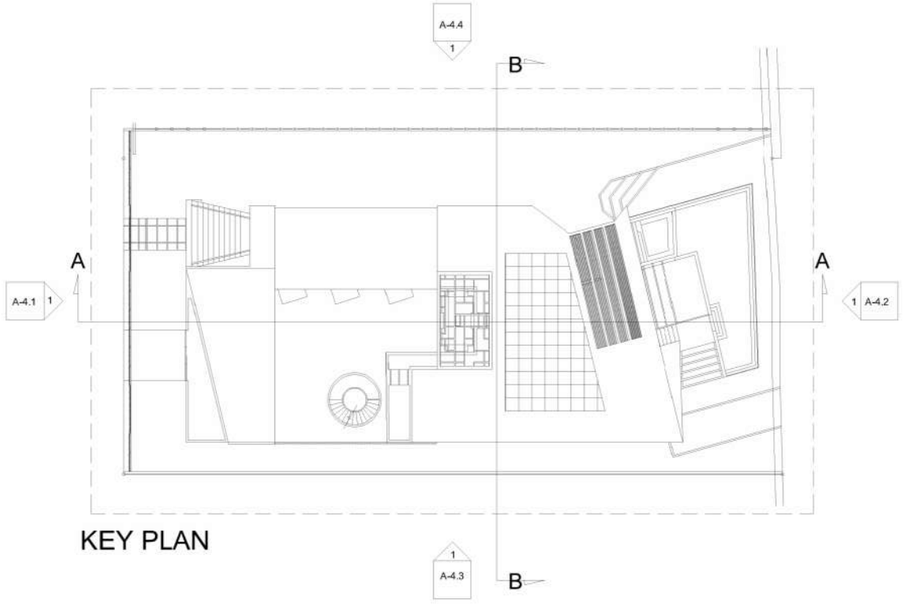
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



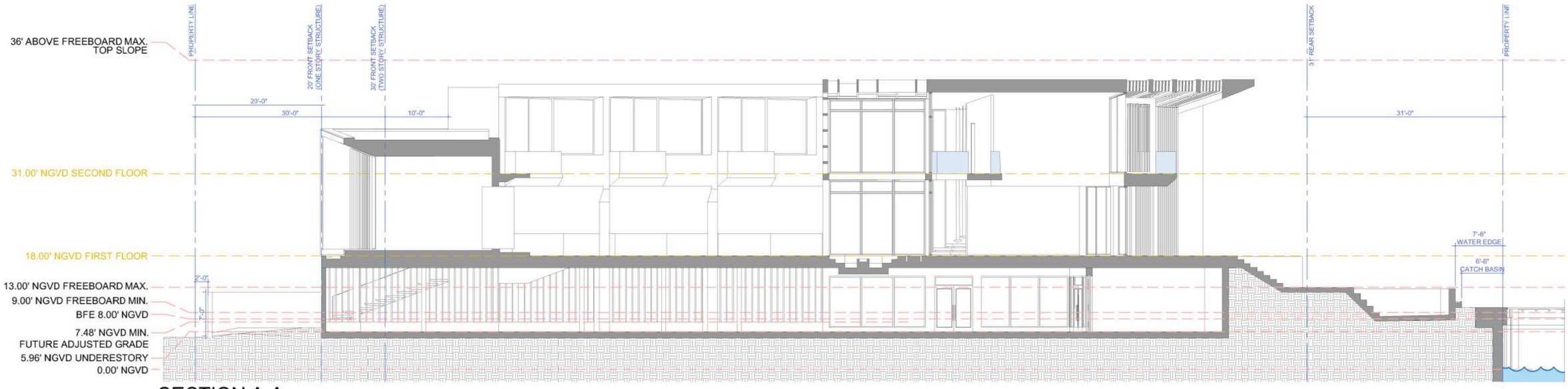
M-1
GLASS MOSAIC
POOL APPLICATION



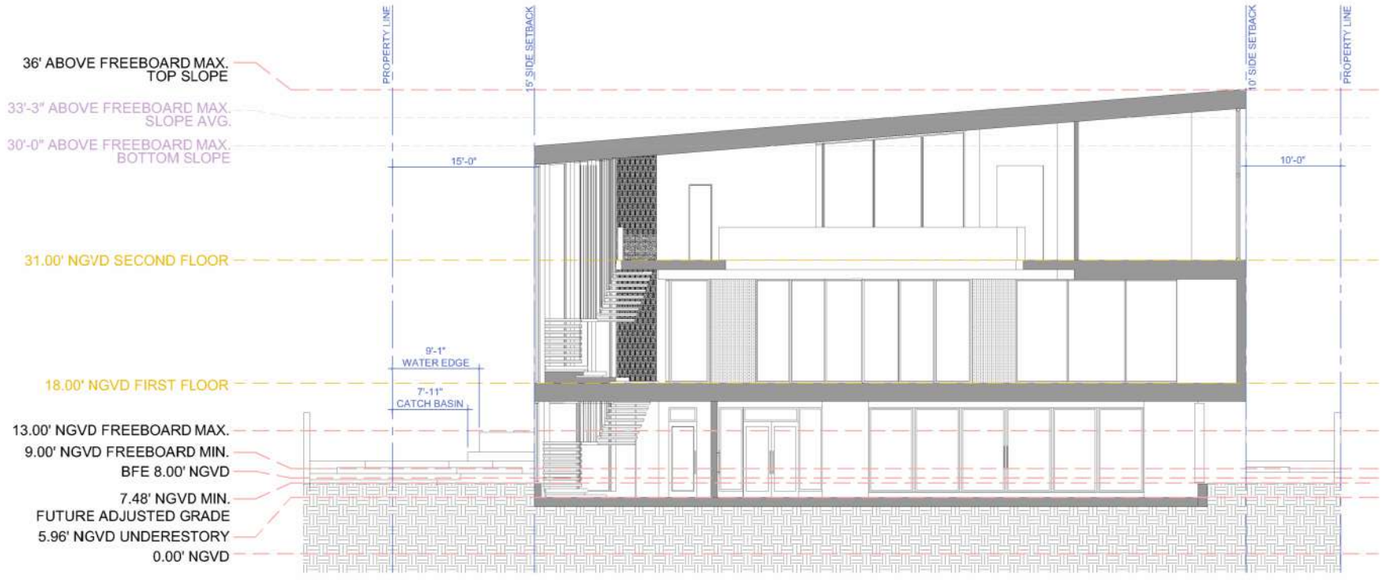
KEY PLAN

SECTIONS

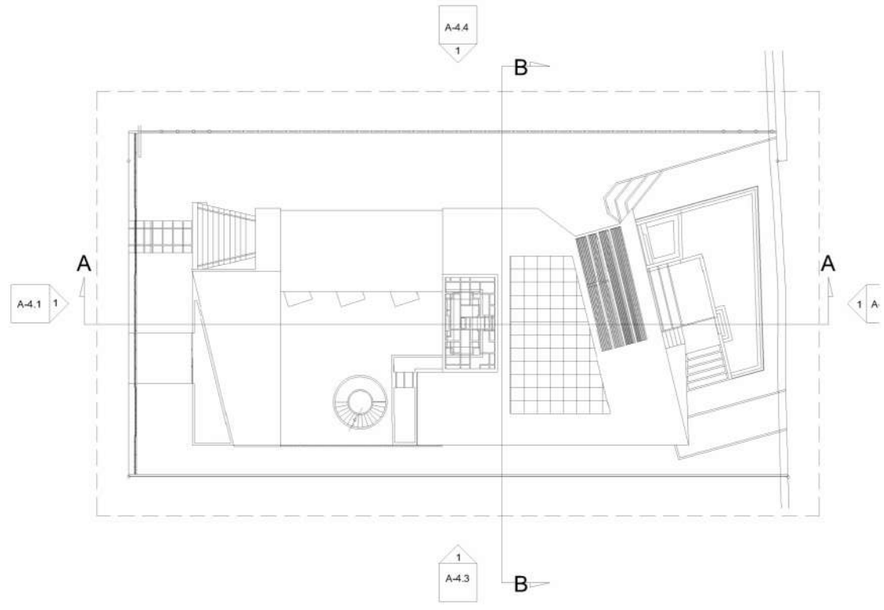
VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING



SECTION A-A
SCALE 1/16"=1'-0"



SECTION B-B
SCALE 1/16"=1'-0"



3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
DECEMBER 10, 2023

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

