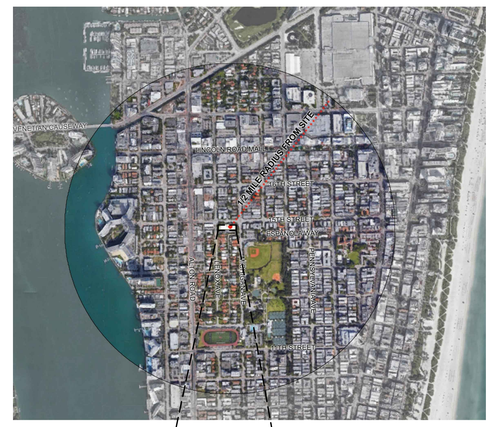
SHOMA LENOX AVE

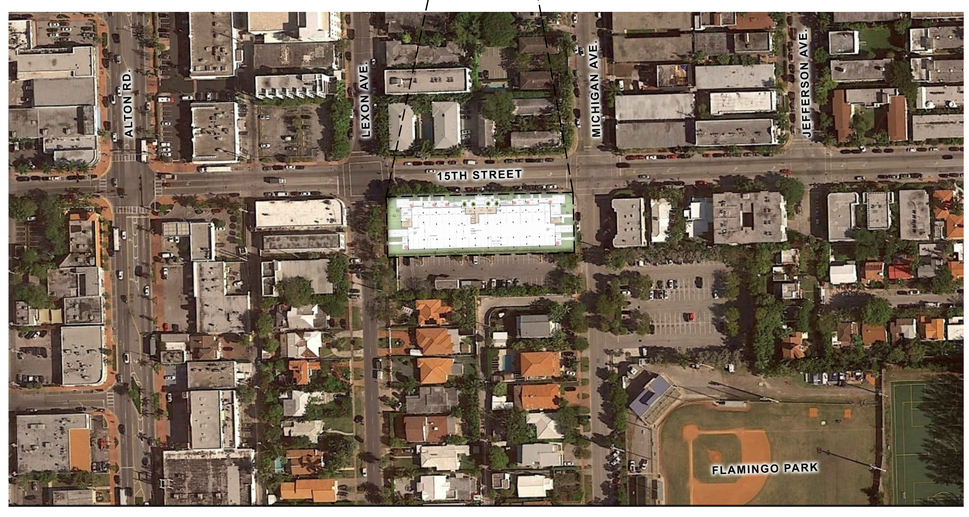
FOR

SHOMA GROUP

IN

MIAMI BEACH, FLORIDA





FINAL DRC SUBMITTAL 05/04/18

INDEX OF DRAWINGS

SHEET	REV. NO.	DATE	DESCRIPTION
CS			INDEX OF DRAWINGS
			SURVEY
			ARCHITECTURAL
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A-0.2			CONTEXT ELEVATION
A-0.3			SITE AND SURROUNDING PICTURES
SP-1			SITE PLAN
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- OWNER / DEVELOPER

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(786) 437 8658

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ARCHITECTS & PLANNERS
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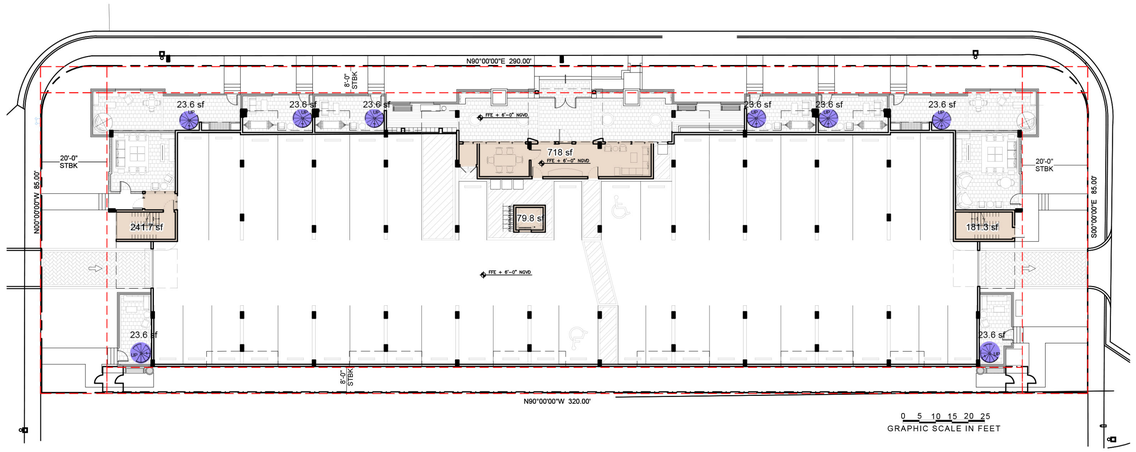
- SURVEYOR

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
(954) 572 1777

SUBMITTAL DATES

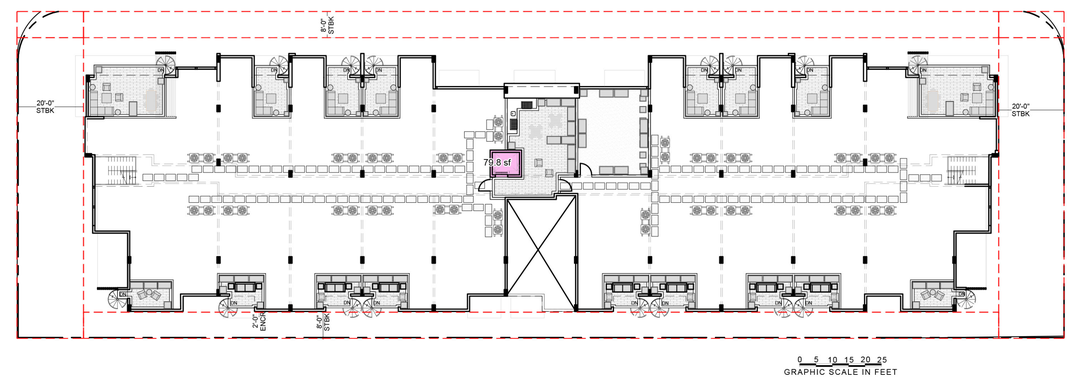
- INITIAL DRC SUBMITTAL 04/16/2018
- FINAL DRC SUBMITTAL 05/04/2018



GROUND LEVEL

SECOND LEVEL

THIRD LEVEL



ROOF LEVEL

Lot Size:	31,903 SF
Allowable FAR: (1.25)	39,879 SF
Proposed Area:	39,051 SF

Proposed FAR Breakdown

Roof level		
Elevator		**79.8** sf
2nd and 3rd Level		
Units (43)	17,213 SF + 16,488 =	**33,701** *sf /43 = 801 avg. sf/uni*
Corridor	1,288 SF x 2 FL =	**2,576** sf
Stairs/Elevator	385.6 SF x 2 FL =	**771.2** sf
Spiral Stairs		**702** sf
1st Level		
Stairs/Elevator/Lobby		**1,221** sf
TOTAL		**39,051** sf

NORTH

FAR DIAGRAM

SCALE: NTS

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REVISIONS	BY
INITIAL DRC SUBMITTAL 04/16/2018	
FINAL DRC SUBMITTAL 05/04/2018	

SHOMA LENOX AVENUE

FOR:
SHOMA GROUP

LOCATED AT:
1030 15TH STREET, SOUTH BEACH, FLORIDA

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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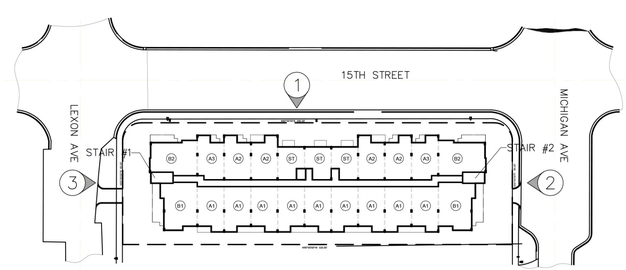
DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	FAR DIAGRAM
SHEET NUMBER:	A-0.1

1 FRONT ELEVATION

2 SIDE ELEVATION

3 SIDE ELEVATION



CONTEXT ELEVATIONS

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FINAL DRC SUBMITTAL 05/04/2018	

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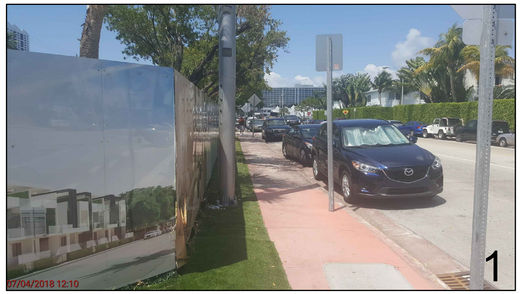
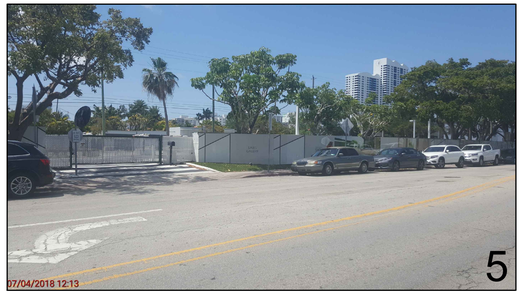
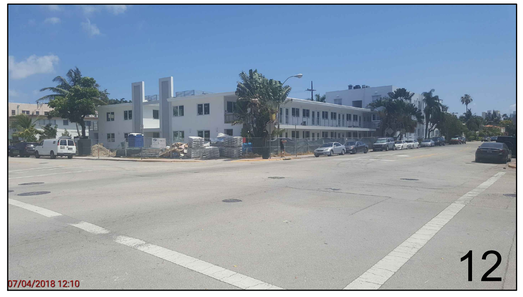
DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	CONTEXT ELEVATIONS
SHEET NUMBER:	A-0.2

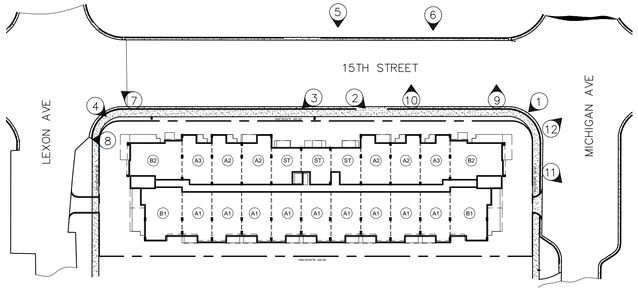




SITE AND EXISTING STRUCTURES



SURROUNDING PROPERTIES



KEY PLAN

SCALE: NTS

SITE AND SURROUNDING PROPERTIES

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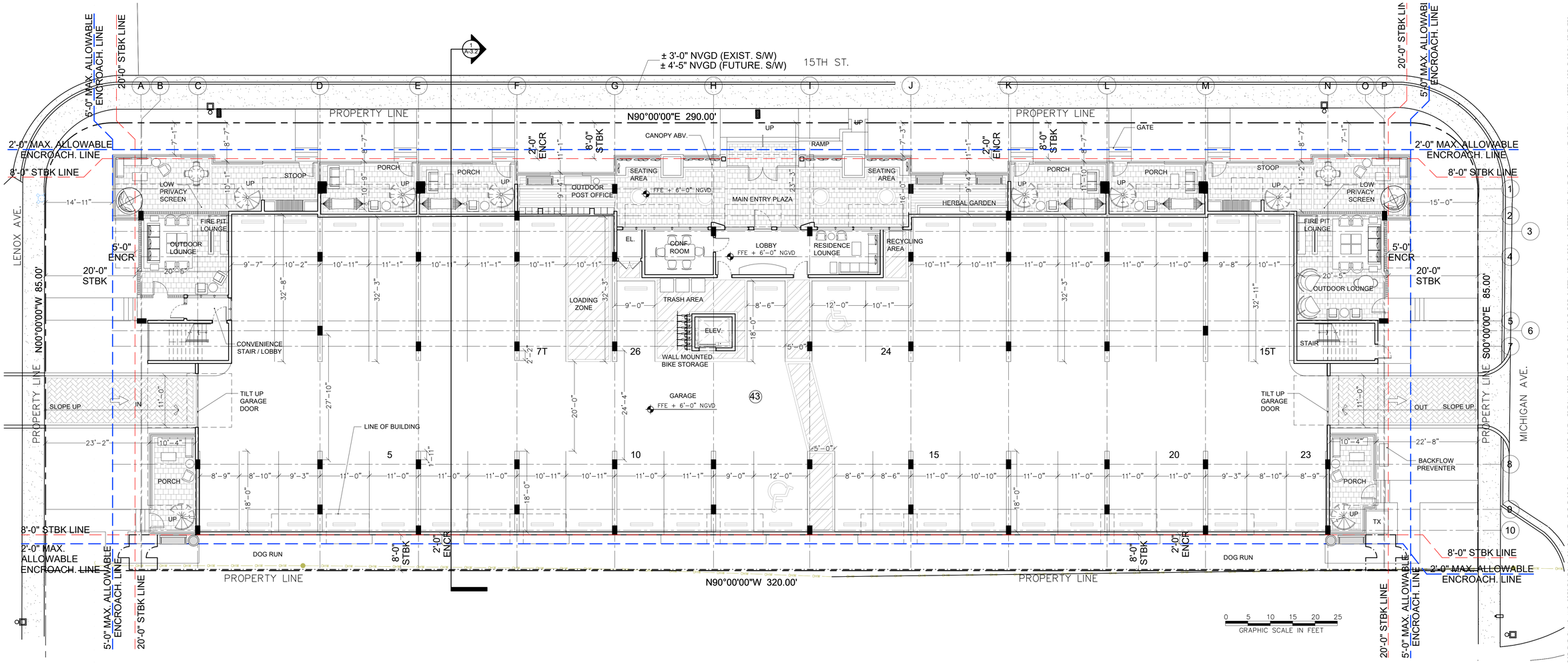
DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ

SHEET TITLE:
SITE AND SURROUNDING PROPERTIES PICTURES

SHEET NUMBER:
A-0.3



SITE INFORMATION		
Site Area	Acres (ac)	Square Footage (sf)
Net Site Area	.73 ac	31,903 sf

Lot Dimensions		
Lot Depth		100'-0"
Lot Width		320'-0"
Zoning	RM-1 (Flamingo Park overlay district)	

REGULATORY GUIDELINES		
Density-(based on Gross Site Area)	Max. FAR (1.25)	Proposed FAR (1.25)
Under RM-1	39,879 sf	39,051 sf
Building Height		
	Allowed (Max.)	Proposed
Height (Feet)	35'	35'
Stories	3	3
Setback		
	Minimum	Proposed
Front (Lenox Ave.)	20'-0"	20'-6"
Front (Michigan Ave.)	20'-0"	20'-0"
Rear	8'-0"	8'-0"
Side (15th St.)	8'-0"	12'-8"
Encroachment (25% of Setback)		
	Minimum	Proposed
Front (Lenox)	25% of 20'-0" = **5'-0"**	4'-4"
Front (Michigan)	25% of 20'-0" = **5'-0"**	4'-10"
Rear	25% of 8'-0" = **2'-0"**	2'-0"
Side, Facing Street	25% of 8'-0" = **2'-0"**	2'-0"

Interior Drive		
	Minimum	Proposed
	22'	20' *
Off-Street Parking		
Required	# DU	# Spaces
Multi-Famiy Units @ 1 sp/unit	43 units	44 sp
Provided		
Standard		26 sp
Tandem		16 sp
HC		*2 sp*
Grand Total Provided		**44 sp**

Bulk & Site Calc's Notes
***-** Denotes Variance being requested

DEVELOPMENT SUMMARY				
Unit Areas				
Unit Types	Min Required	Proposed Area	# Units	% of Total
1BD				
Studio	550 sf	552 sf	6 units	14%
A1	550 sf	742 sf	14 units	33%
A1a	550 sf	725 sf	3 units	7%
A2	550 sf	754 sf	8 units	19%
A3	550 sf	735 sf	4 units	9%
Sub-Total			*35 units*	81.4%
2BD				
B1	550 sf	1,091 sf	4 units	9%
B2	550 sf	1,087 sf	4 units	9%
Sub-Total			*8 units*	18.6%
Grand Total			43 units	100%

GROSS BUILDING SQUARE FOOTAGE		*Remarks*
Type of SF/Bldg	**Building Types**	**Unit Average**
Leasable (NRSF)	33,701 sf	*801 avg sf/unit*
Non Leaseable	3,850 sf	
Amenity/Leasing	4,511 sf	
Covered Parking	16,452 sf	
Terraces/Balcs	10,321 sf	
Total	68,835 sf	

SITE NOTES:
1. ALL FFE NOTED ON SITE ARE AS EST. BY CIVIL ENGINEER

NORTH

SITE PLAN

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

FINAL DRC SUBMITTAL 05/04/18

REVISIONS	BY
INITIAL DRC SUBMITTAL 04/16/2018	
FINAL DRC SUBMITTAL 05/04/2018	

SHOMA LENOX AVENUE

FOR:
SHOMA GROUP

LOCATED AT:
1030 15TH STREET, SOUTH BEACH, FLORIDA

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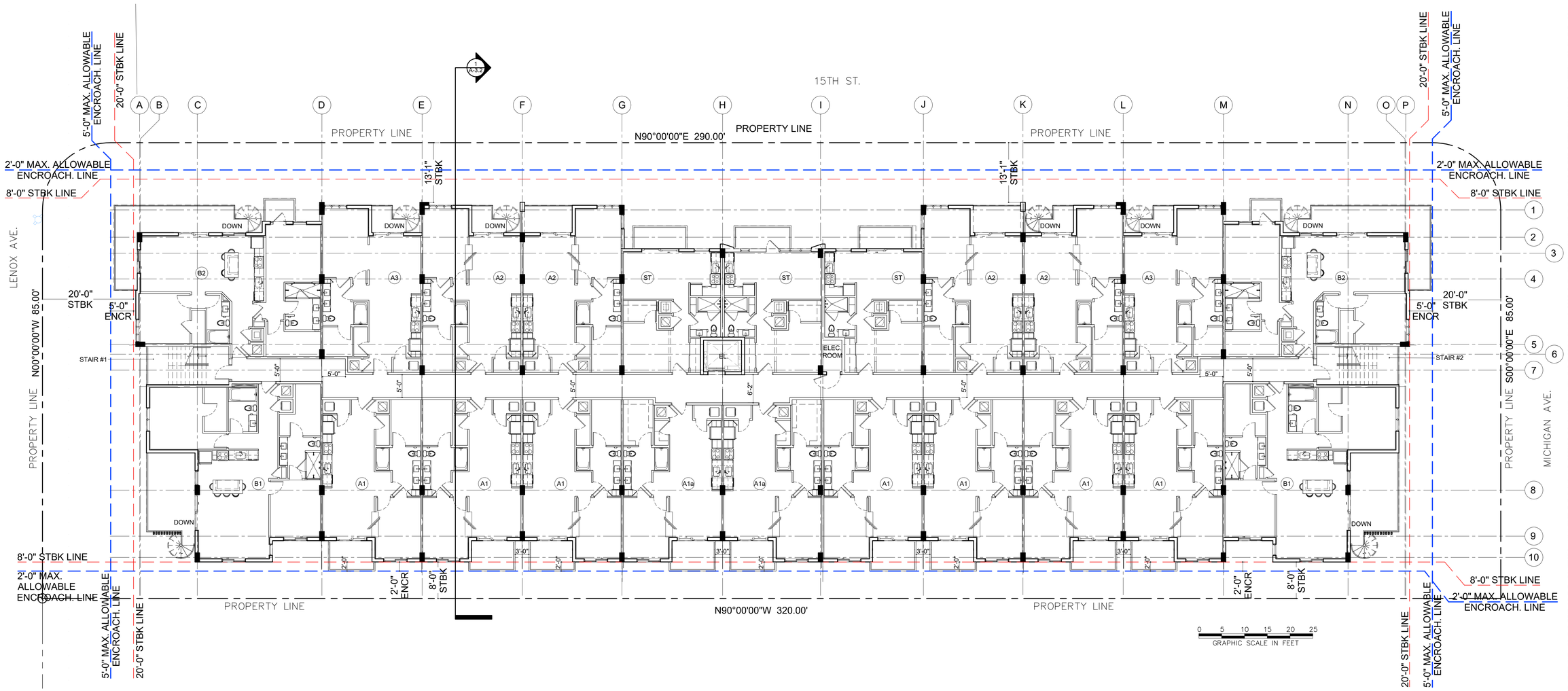
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1



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DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	LEVEL 2 FLOOR PLAN
SHEET NUMBER:	SP-2

NORTH

LEVEL 2 FLOOR PLAN

SCALE: 1'=3/32"

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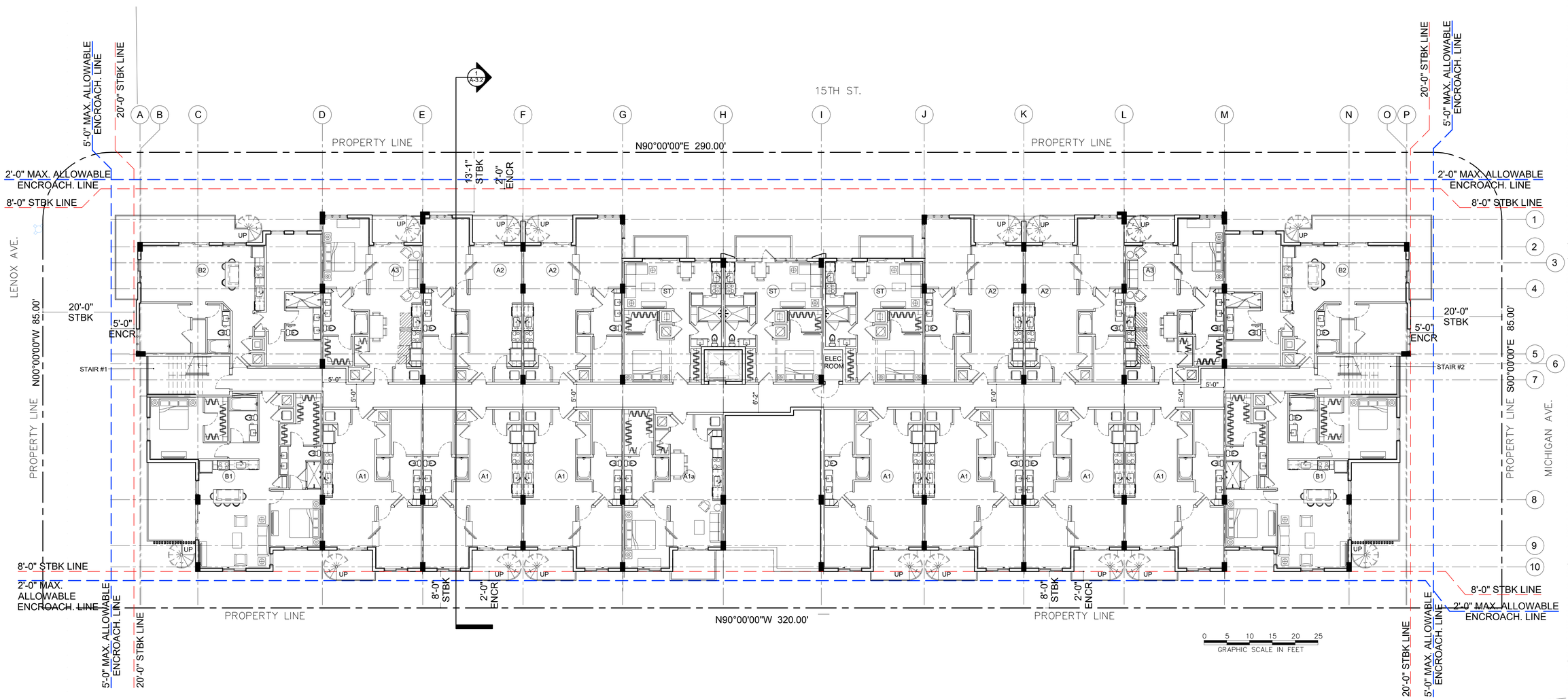

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SHOMA LENOX AVENUE

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SHOMA GROUP

LOCATED AT:
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SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	LEVEL 3 FLOOR PLAN
SHEET NUMBER:	SP-3

NORTH

LEVEL 3 FLOOR PLAN

SCALE: 1'=3/32"

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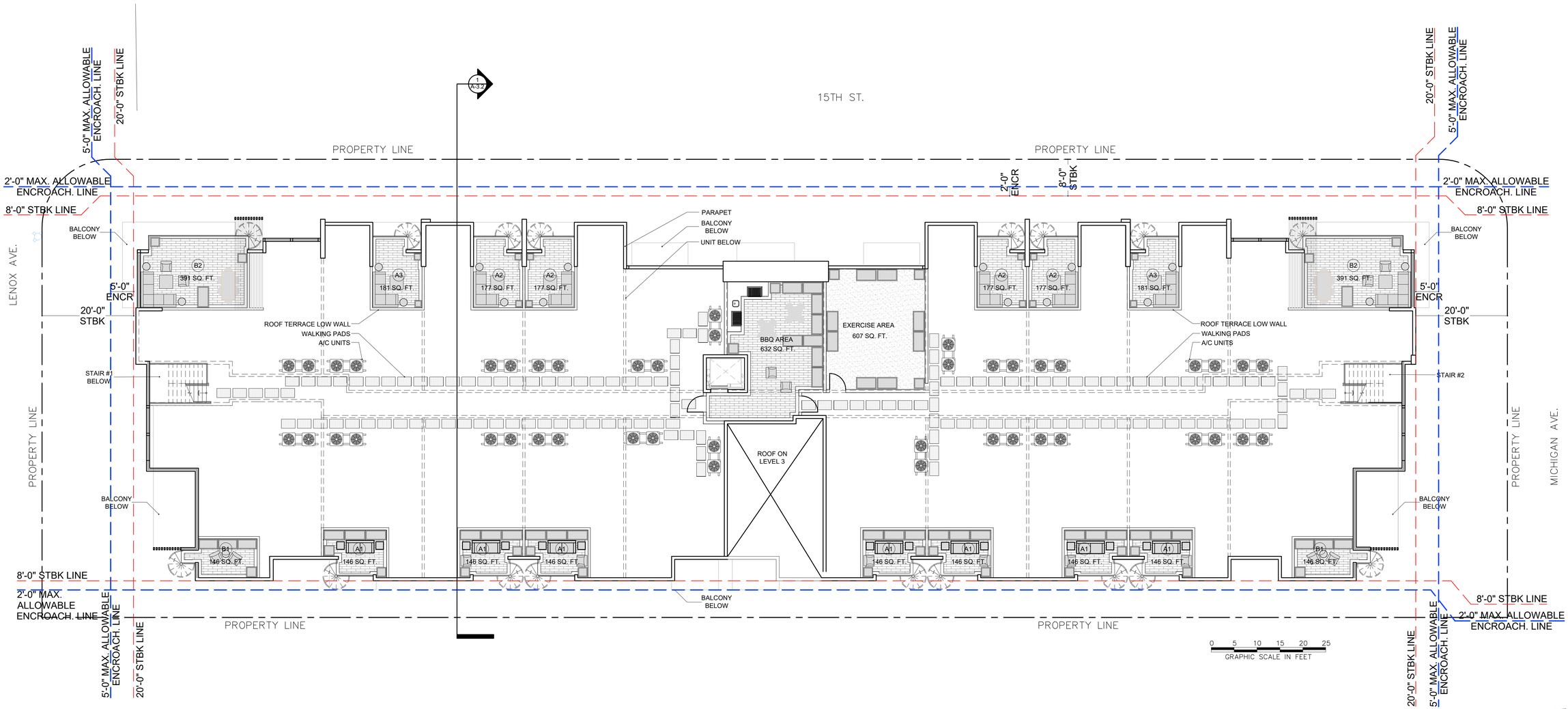

ROOF PLAN

SCALE: 1'=3/32"

NORTH

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DRAWN	
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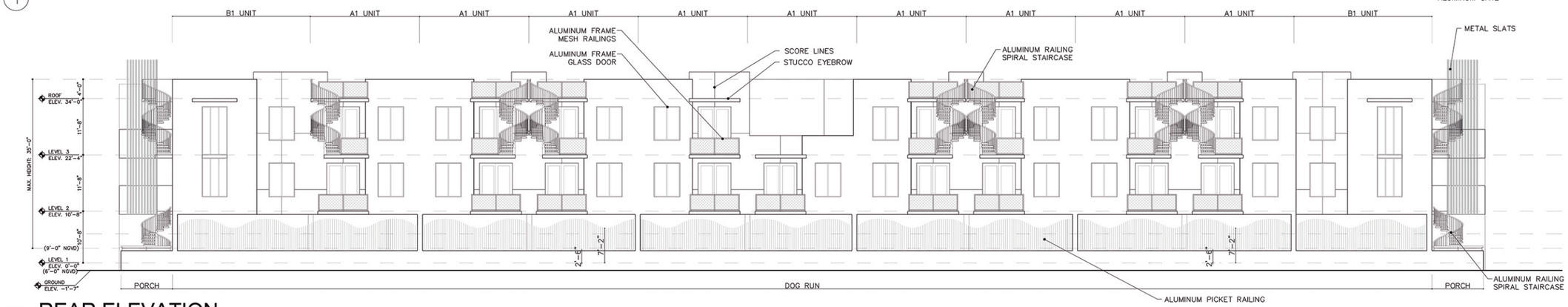
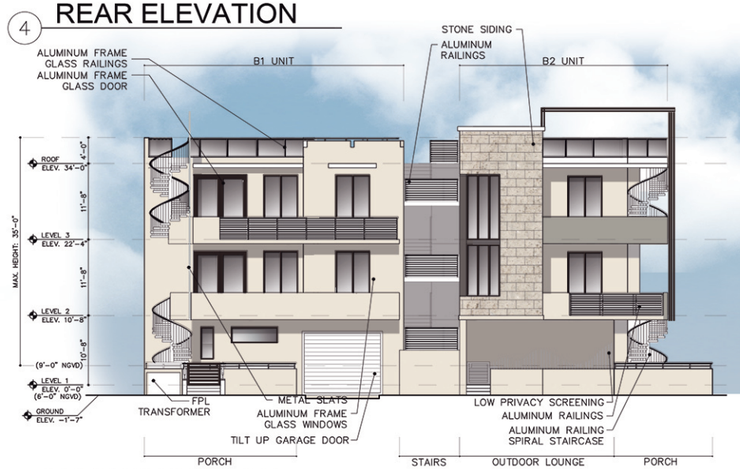
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	ROOF PLAN
SHEET NUMBER:	SP-4

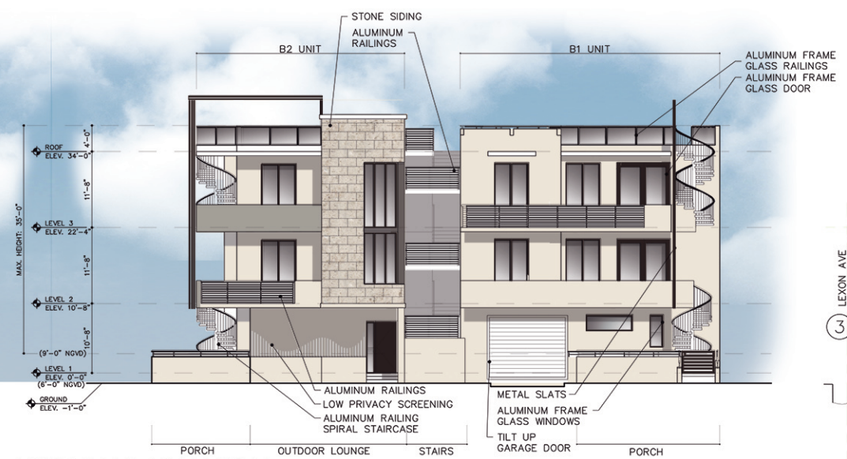
1 FRONT ELEVATION



4 REAR ELEVATION

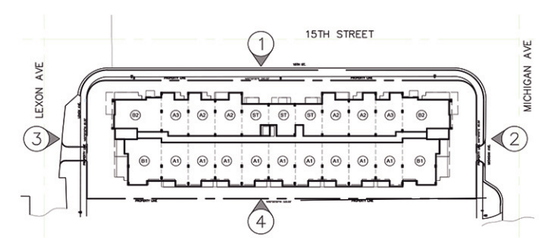


2 LEFT ELEVATION



3 RIGHT ELEVATION

0 5 10 15 20 25
GRAPHIC SCALE IN FEET



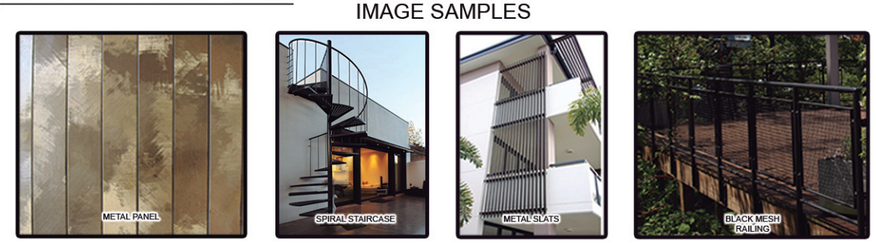
KEY PLAN

SCALE: NTS

COLOR SCHEME

MAIN STUCCO SW 7566 WESTHIGHLAND WHITE	ACCENT 1 SW 7024 FUNCTIONAL GRAY	ACCENT 2 SW 7570 EGRET WHITE	DARK BRONZE MULLIONS & FRAMES	COQUINA STONE SIDING

IMAGE SAMPLES



BUILDING ELEVATIONS

SCALE: NTS

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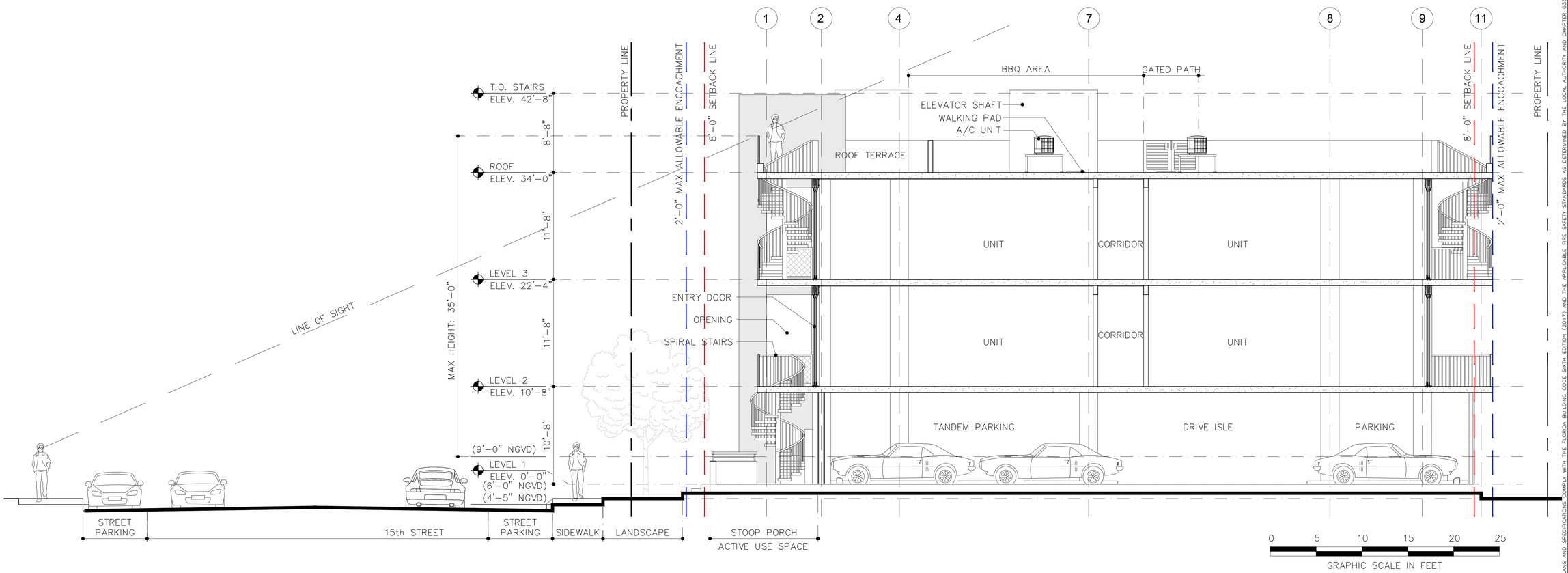
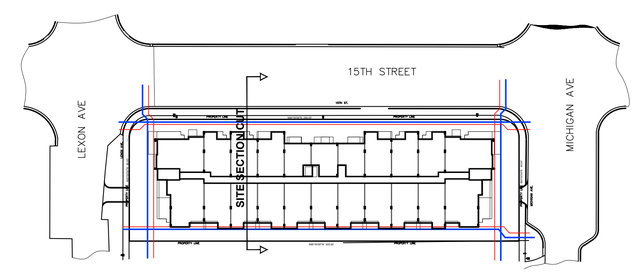
DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	ELEVATIONS
SHEET NUMBER:	A-3.1





KEY PLAN

SCALE: NTS

SITE SECTION

SCALE: 3/16"=1'-0"

FINAL DRC SUBMITTAL 05/04/18

REVISIONS	BY
INITIAL DRC SUBMITTAL 04/16/2018	
FINAL DRC SUBMITTAL 05/04/2018	

SHOMA LENOX AVENUE

FOR:
SHOMA GROUP

LOCATED AT:
1030 15TH STREET, SOUTH BEACH, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
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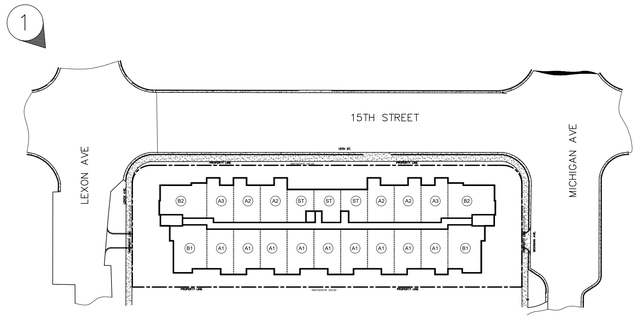
DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	SITE SECTION
SHEET NUMBER:	A-3.2

1 RENDERING LOOKING SOUTH-EAST FROM 15TH STREET



KEY PLAN

SCALE: NTS

FINAL DRC SUBMITTAL 05/04/18

REVISIONS	BY
INITIAL DRC SUBMITTAL 04/16/2018	
FINAL DRC SUBMITTAL 05/04/2018	

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DRAWN	
DATE	02/19/18
SCALE	AS SHOWN
JOB NO.	1813.PRJ
SHEET TITLE:	RENDERING
SHEET NUMBER:	A-5.1