

NOBE ISLAND

at
7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141
for
REBOND LLC

ARCHITECTURE
CDS | ARCHITECTURE AND PLANNING
2103 CORAL WAY, SUITE 722
MIAMI, FLORIDA 33145
TEL: (305) 300-7438 | info@cds-ap.com

LANDSCAPING
PLANTAYSIA INC
1606 WEST AVENUE 12
MIAMI BEACH, FL 33139
TEL: (305) 343-1987 | plantaycia@bellsouth.net

SCOPE: NEW FOURTEEN-DWELLING UNIT, FOUR-STORY MULTIFAMILY BUILDING, WITH PARKING GARAGE AT GROUND FLOOR LEVEL.

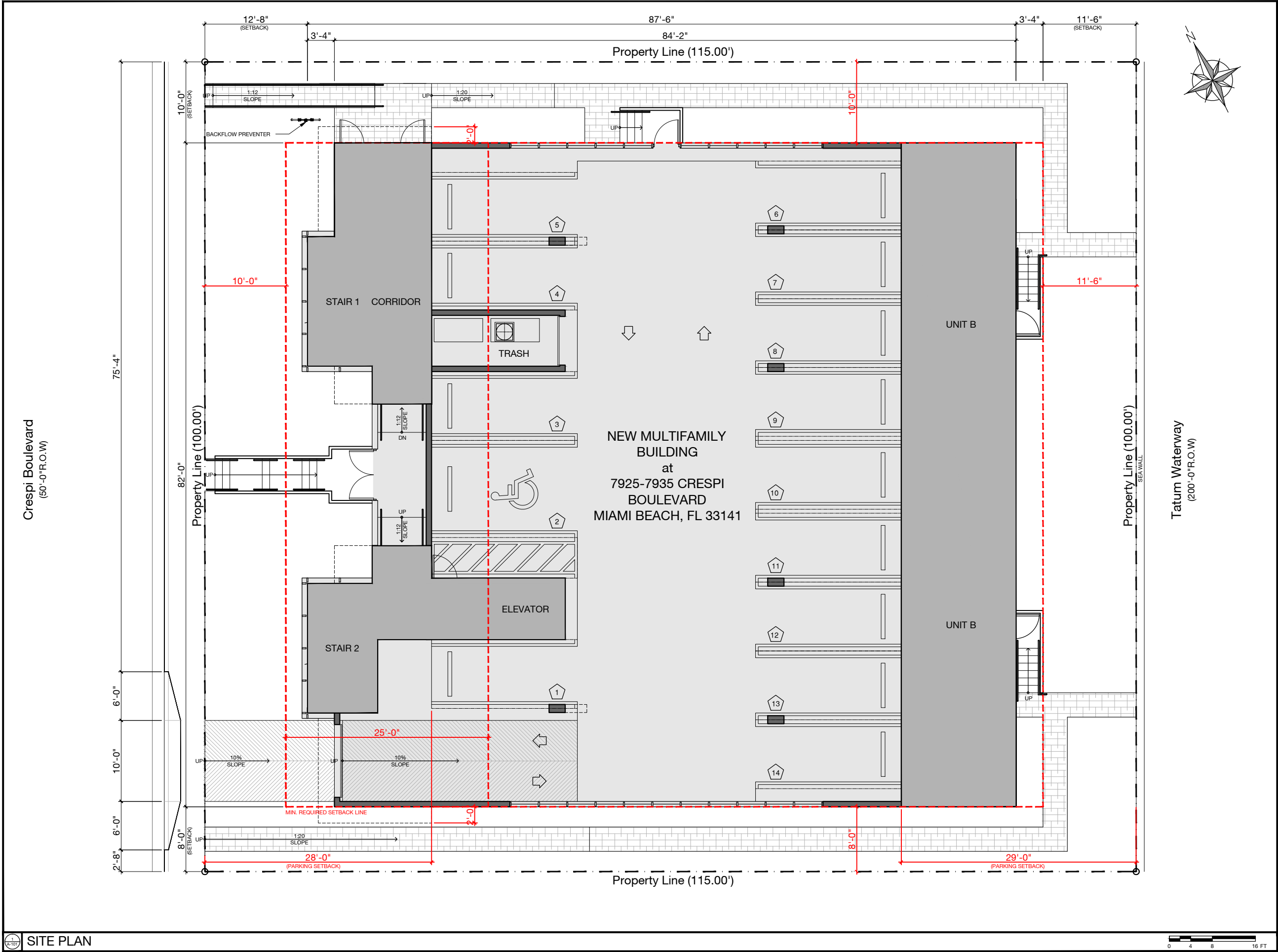
FINAL HISTORIC PRESERVATION BOARD SUBMITTAL

PLAN NUMBER: HPB18-0195

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION AND DESIGN

VARIANCES AND WAIVERS:

1) A VARIANCE OF ONE FOOT (1') FROM SECTION 142-(H)(1) THE CODE LIMITING RAILING/GUARDS FOR THE PARKING GARAGE SECOND MEANS OF EGRESS STAIRS TO SEVEN FEET (7') FROM GRADE ELEVATION.



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PROJECT:

NOBE ISLAND

CLIENT:

REBOND LLC

ADDRESS:

7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON:

10.26.2018

SEAL & SIGNATURE

EDUARDO A. PACHECO-ARREAZ, AIA
18002

REVISIONS:

TITLE:

SITE PLAN

SCALE:

1/8"=1'-0"

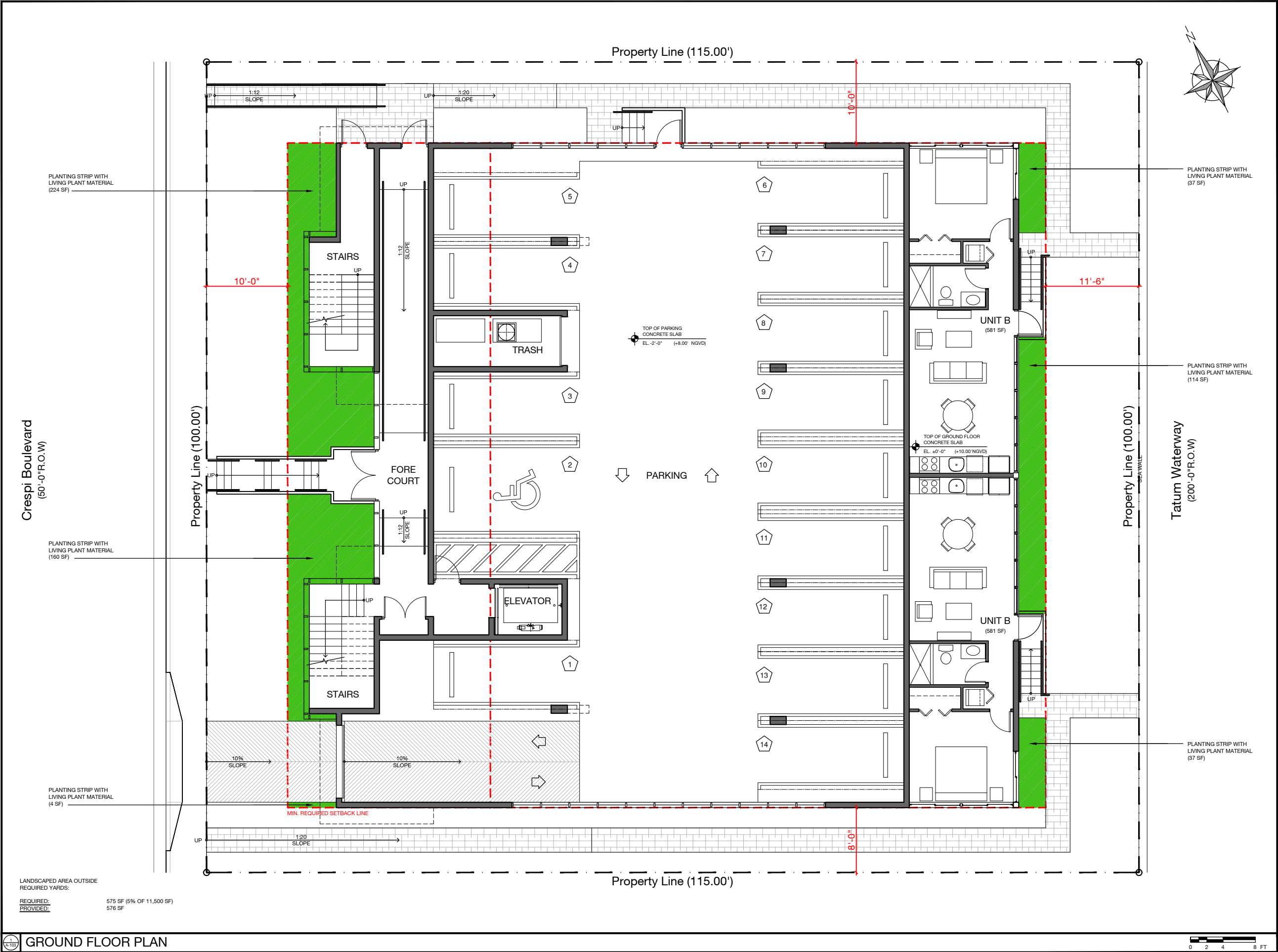
SHEET:

A-101

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

2103 CORAL WAY, SUITE 722
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eduardo@cdsdesign.com



GROUND FLOOR PLAN

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

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SEAL & SIGNATURE

EDUARDO A. PACHECO-REINOLDO, AIA
18002

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PROJECT:

NOBRE ISLAND

CLIENT:

REBOND LLC

ADDRESS:

7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON:

10.26.2018

REVISIONS:

TITLE:

OPEN SPACE
DIAGRAM
PLAN

SCALE:

3/16"=1'-0"

SHEET:

A-103

JOB No:

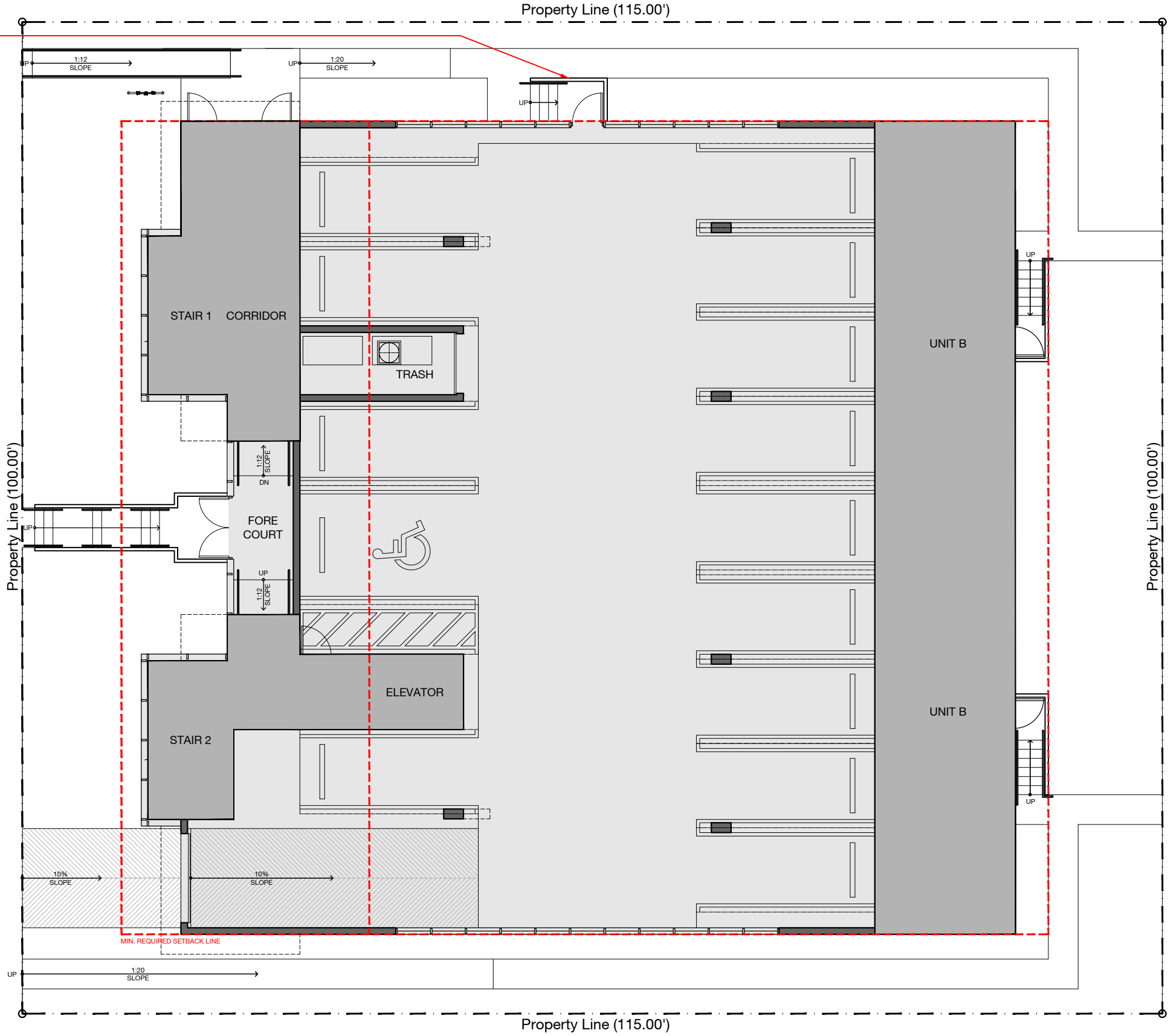
18002



SITE PLAN

Crespi Boulevard
(50'-0" R.O.W)

3) A VARIANCE OF UP TO A ONE
FOOT (1') VARIANCE FROM
SECTION 142-1132 (H)(1)(B) OF THE
CODE LIMITING WALLS/RAILINGS
ON INTERIOR SIDE YARDS TO
SEVEN FEET (7') FROM GRADE,
(SEE A-402)



0 4 8 16 FT

Tatum Waterway
(200'-0" R.O.W)

TITLE: VARIANCE PLAN

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7985 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

SEAL & SIGNATURE

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EDUARDO A. PACHECO-REINOLDO, AIA
18002

JOB No: 18002

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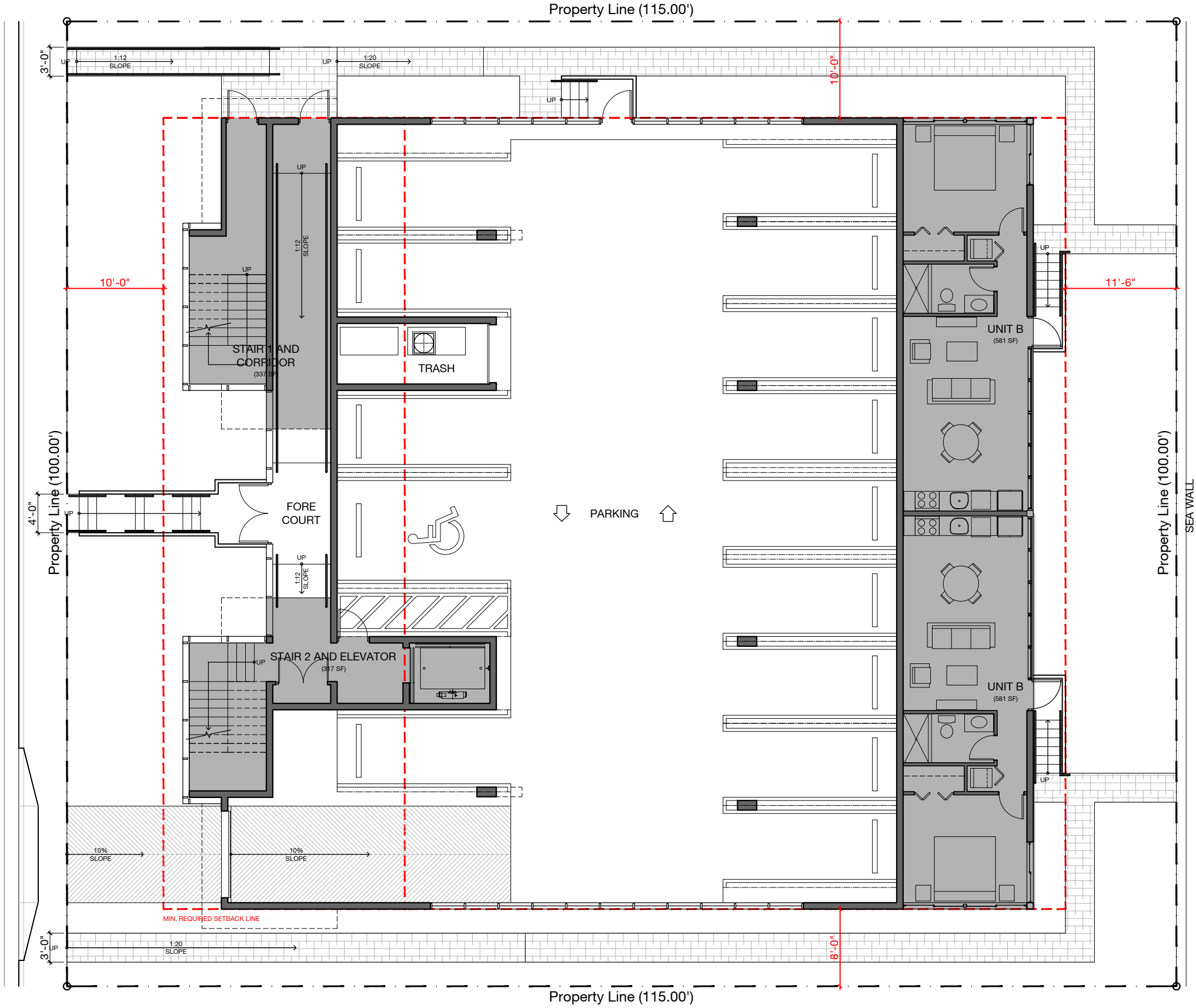
SCALE: 1/8"=1'-0"

SHEET: A-104

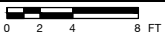


FLOOR AREA CALCULATION

Crespi Boulevard
(50'-0" R.O.W)



GROUND FLOOR : 1,816 SF



TITLE: FLOOR AREA CALCULATION

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

SHEET: A-201

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18002

JOB No: 18002

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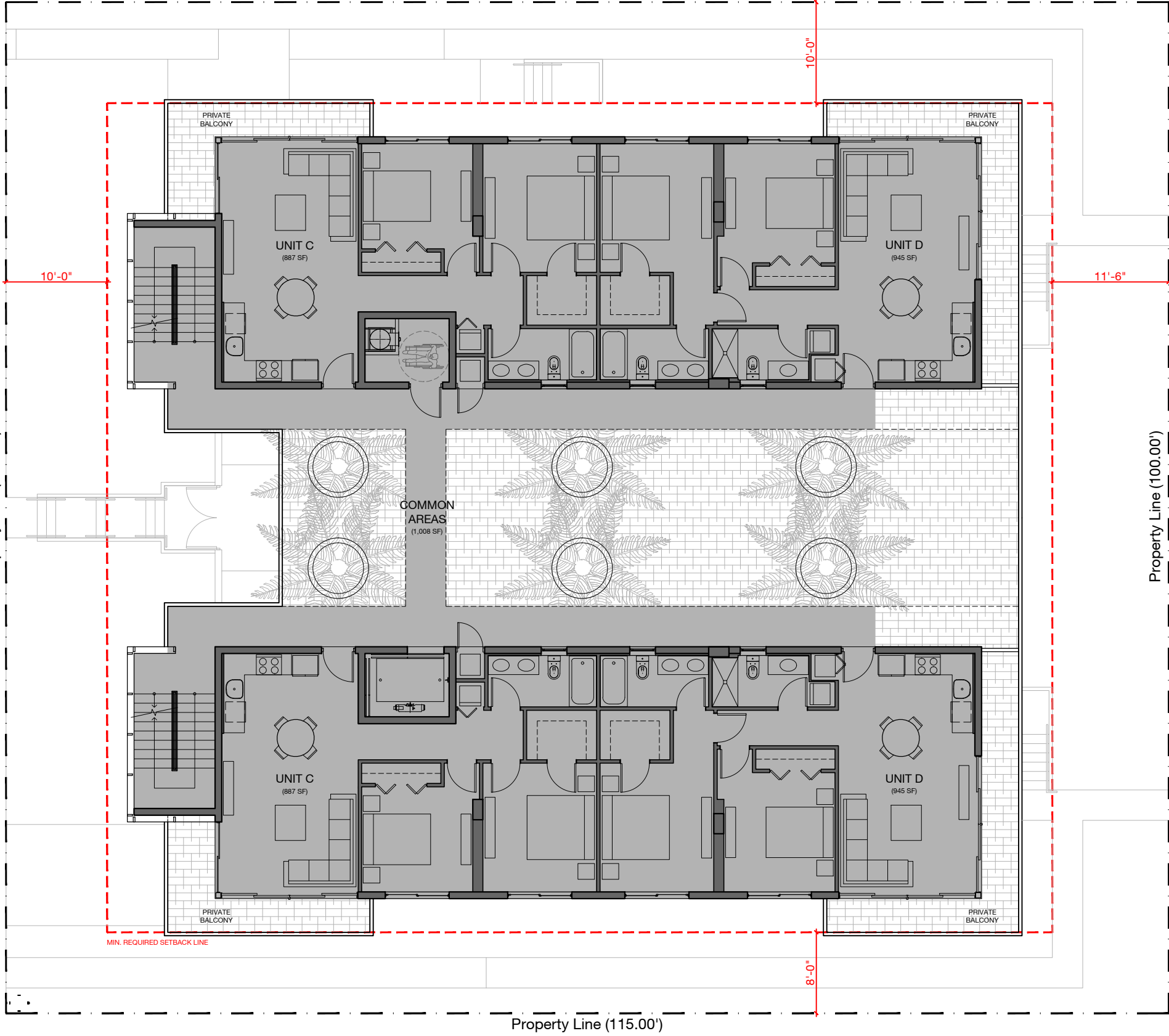
2103 CORAL WAY, SUITE 722
MIAMI, FL 33146
eduardo@cdsdesign.com



FLOOR AREA CALCULATION

Crespi Boulevard
(50'-0" R.O.W)

Property Line (100.00')

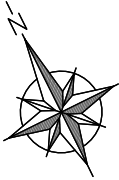


Property Line (115.00')

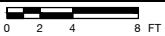
Property Line (115.00')

Property Line (100.00')

Tatum Waterway
(200'-0" R.O.W)



SECOND FLOOR : 4,672 SF



TITLE: FLOOR AREA CALCULATION

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

SHEET: A-202

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SEAL & SIGNATURE

EDUARDO A. PACHECO-REINOLDE, AIA
18002

JOB No: 18002

CDS

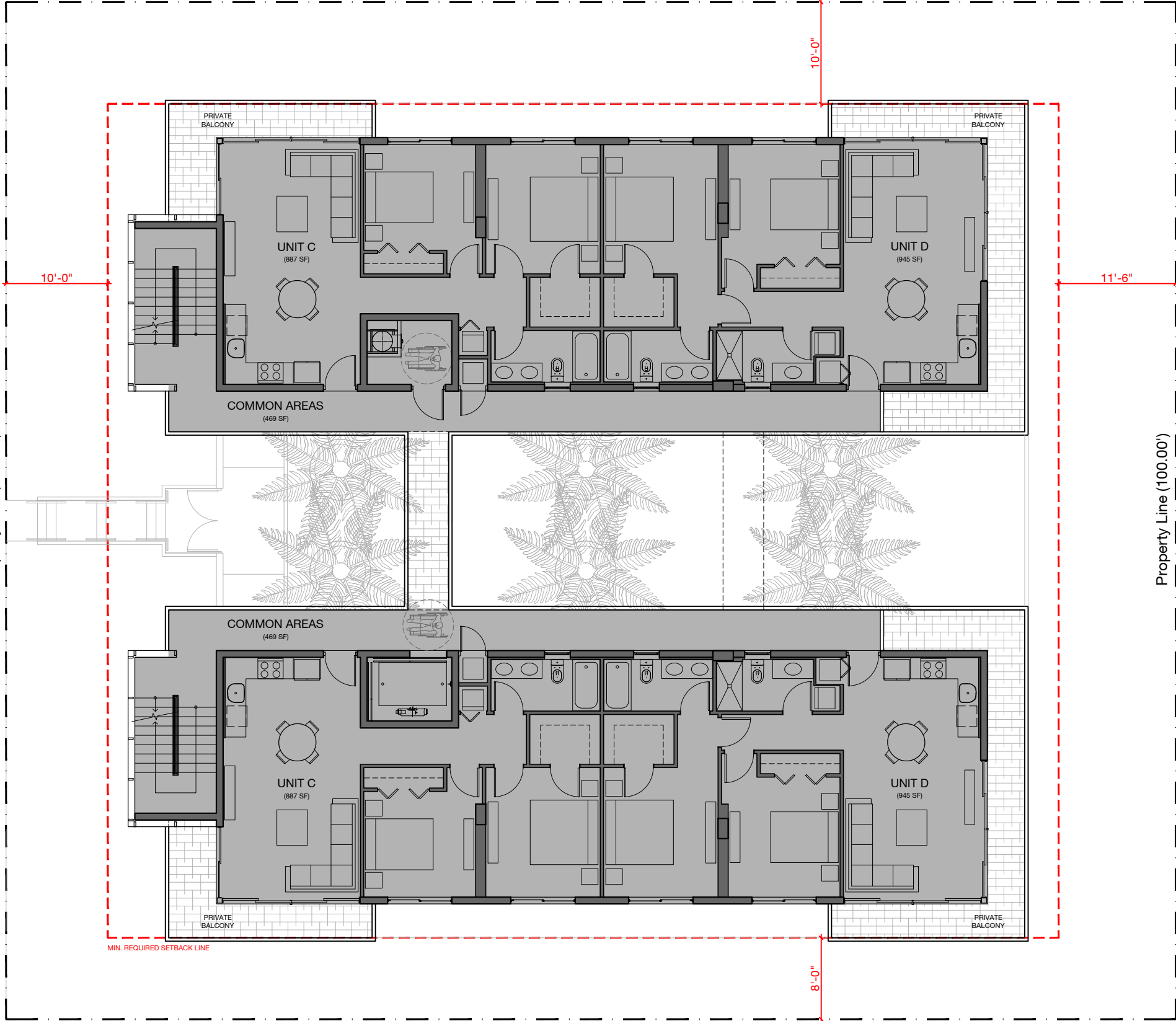
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eduardo@cdsap.com



FLOOR AREA CALCULATION

Crespi Boulevard
(50'-0" R.O.W)

Property Line (100.00')

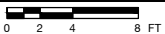


Property Line (115.00')

Property Line (100.00')

Tatum Waterway
(200'-0" R.O.W)

THIRD FLOOR : 4,602 SF



TITLE: FLOOR AREA CALCULATION

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

SHEET: A-203

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SEAL & SIGNATURE

EDUARDO A. PACHECO-REINOLDE, AIA
18002

JOB No: 18002

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ARCHITECTURE AND PLANNING

CDS

2103 CORAL WAY, SUITE 722
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Crespi Boulevard
(50'-0" R.O.W)

UNIT SIZE CALCULATION

UNIT	QUANTITY	UNIT AREA	TOTAL
A	2	529.0 SF	1,058.0 SF
B	2	581.0 SF	1,162.0 SF
C	4	887.0 SF	3,548.0 SF
D	6	945.0 SF	5,670.0 SF
TOTAL	14		11,438.0 SF

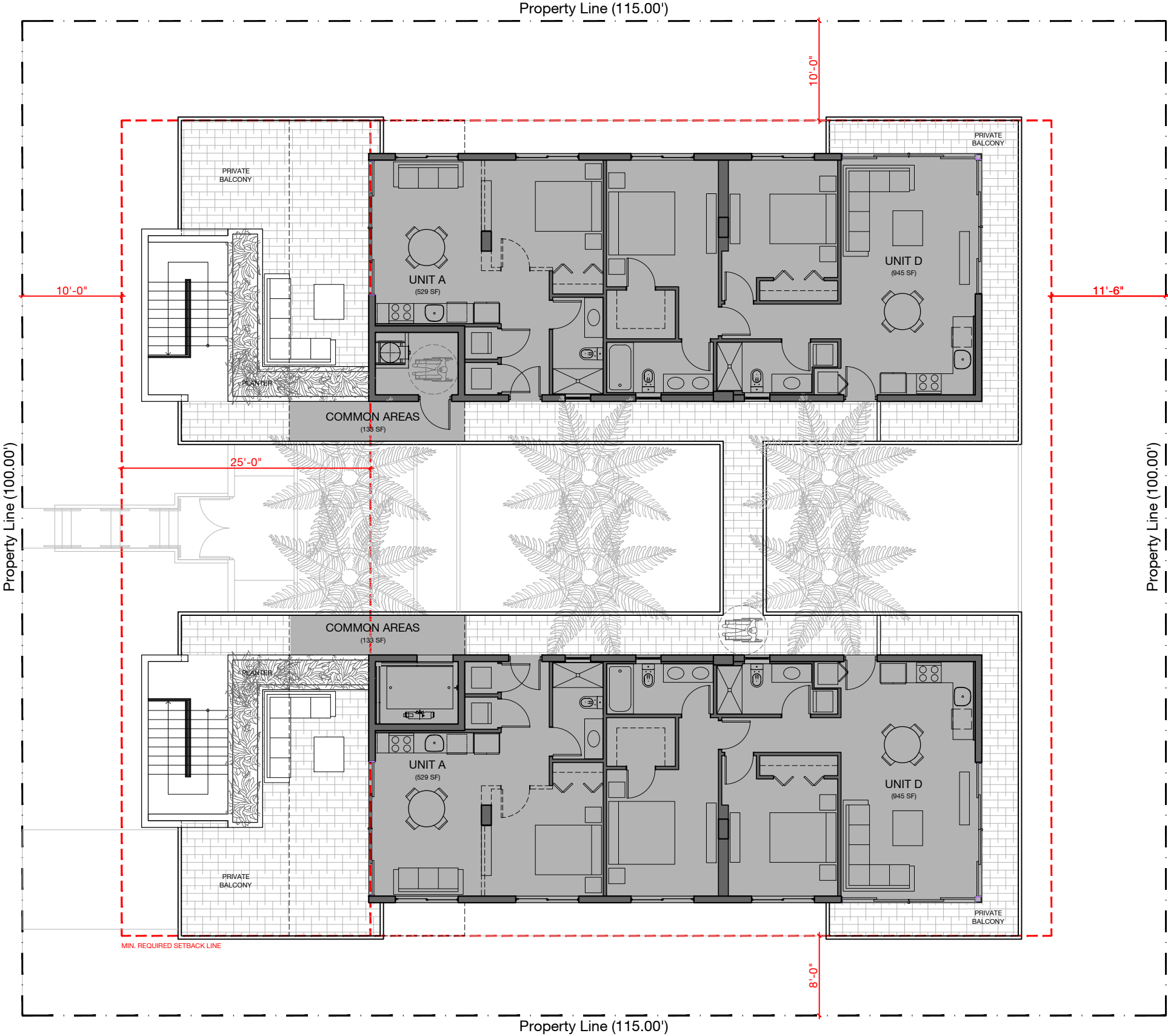
FLOOR AREA CALCULATION

GROUND FLOOR:	1,816.0 SF
SECOND FLOOR:	4,672.0 SF
THIRD FLOOR:	4,602.0 SF
FOURTH FLOOR:	3,214.0 SF
TOTAL:	14,304.0 SF

NOTE: MAXIMUM ALLOWED FAR IS 14,375 SF
(115 Ft x 100 Ft x 1.25)

GROSS AREA CALCULATION

GROUND FLOOR:	6,883.0 SF
SECOND FLOOR:	6,810.0 SF
THIRD FLOOR:	5,304.0 SF
FOURTH FLOOR:	5,308.0 SF
TOTAL:	24,305.0 SF



FOURTH FLOOR : 3,206 SF



FLOOR AREA CALCULATION

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

REVISIONS: FLOOR AREA
CALCULATION

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

SHEET: A-204

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SEAL & SIGNATURE

EDUARDO A. PACHECO-REINOLDE, AIA
PROJ002

JOB No: 18002

CDS

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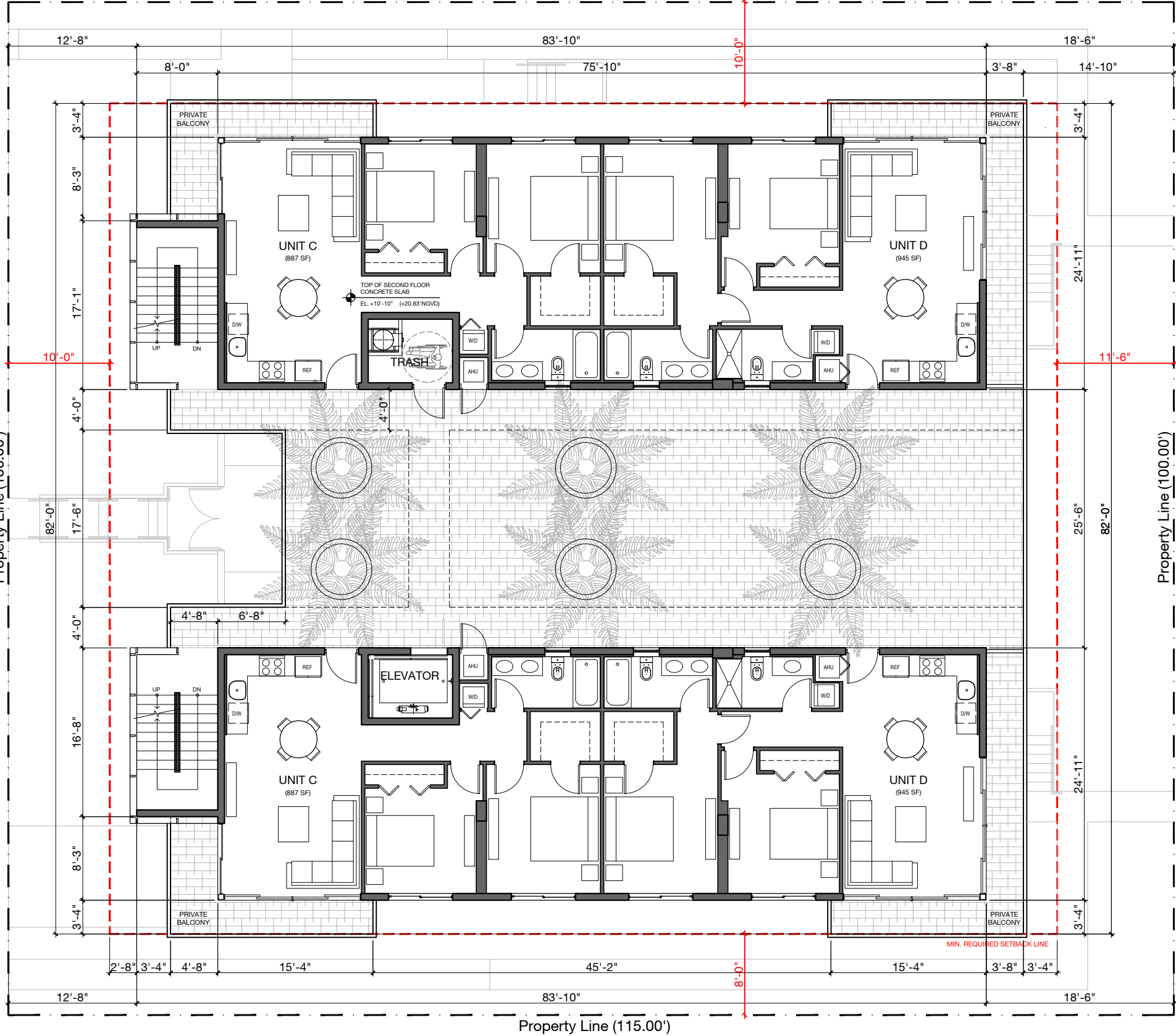




PROPOSED SECOND FLOOR PLAN

Crespi Boulevard
(50'-0" R.O.W.)

Property Line (100.00')



Property Line (115.00')

Property Line (115.00')

Property Line (100.00')

Tatum Waterway
(200'-0" R.O.W.)



TITLE: PROPOSED
SECOND
FLOOR PLAN

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

A-302

JOB No: 18002

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CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

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MIAMI, FL 33145
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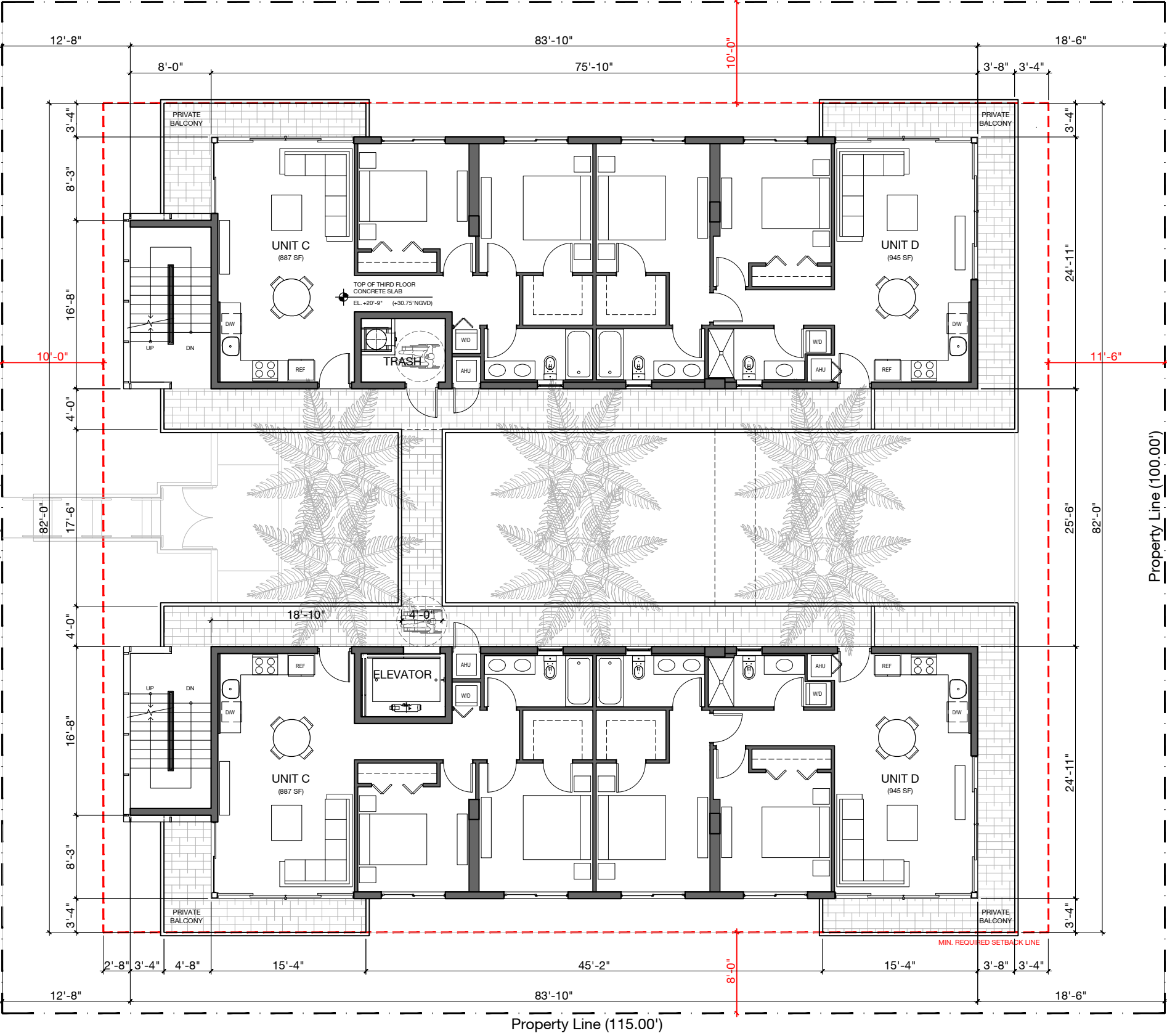
EDUARDO A. PACHECO-REINOLDO, AIA
18002



PROPOSED THIRD FLOOR PLAN

Crespi Boulevard
(50'-0" R.O.W.)

Property Line (100.00')



Property Line (100.00')

Tatum Waterway
(200'-0" R.O.W.)



TITLE: PROPOSED
THIRD FLOOR
PLAN

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

SHEET: A-303

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EDUARDO A. PARRA-SERRANO, AIA
PROJ. NO. 18002

JOB NO: 18002

2103 CORAL WAY, SUITE 722
MIAMI, FL 33145
eduardo@cds-ny.com

CDS

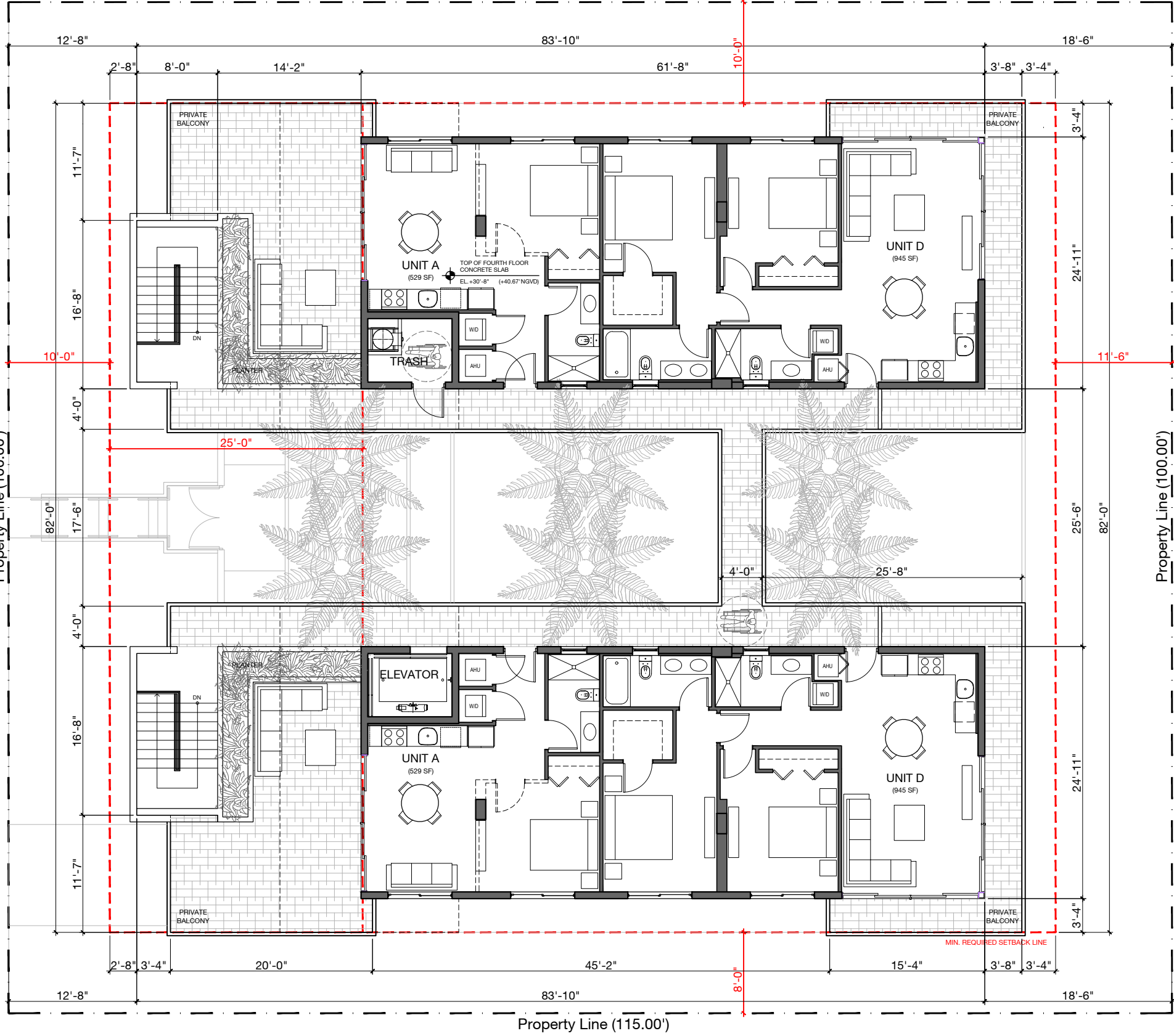
CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



PROPOSED FOURTH FLOOR PLAN

Crespi Boulevard
(50'-0" R.O.W)

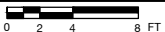
Property Line (100.00')



Property Line (115.00')

Property Line (100.00')

Tatum Waterway
(200'-0" R.O.W)



TITLE: PROPOSED
FOURTH
FLOOR PLAN

REVISIONS:

PROJECT:

NOBE ISLAND

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SEAL & SIGNATURE

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

SHEET: A-304

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

EDUARDO A. PACHECO-REINOLDE, AIA
REGISTERED ARCHITECT

2103 CORAL WAY, SUITE 722
MIAMI, FL 33136
eduardo@cds-ny.com

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



PROPOSED ROOF PLAN

Crespi Boulevard
(50'-0"R.O.W)

Property Line (100.00')

10'-0"

25'-0"

MIN. REQUIRED SETBACK LINE

Property Line (115.00')

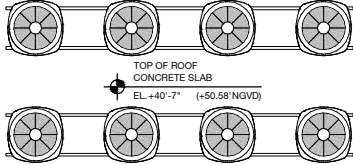
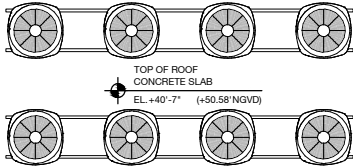
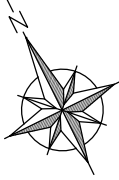
8'-0"

10'-0"

11'-6"

Tatum Waterway
(200'-0"R.O.W)

0 2 4 8 FT



TITLE: PROPOSED
ROOF PLAN

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

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

A-305

SHEET:

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CDS

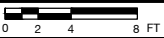
EDUARDO A. PARRA-REINOLDO, AIA
A000482

JOB No: 18002

2100 CORAL WAY, SUITE 722
MIAMI, FL 33146
eduardo@cds-ny.com



PROPOSED FRONT (NORTHWEST) ELEVATION



TITLE:

PROPOSED
ELEVATIONS

REVISIONS:

PROJECT:

NOBE ISLAND

NOTE:

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SEAL & SIGNATURE

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

A-401

SHEET:

CLIENT:

REBOND LLC

ADDRESS:

7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON:

10.26.2018

JOB No: 18002

EDUARDO A. PARRIS-FERNANDEZ, AIA
APR042

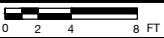
2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cbs-isp.com

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



PROPOSED SIDE (NORTHEAST) ELEVATION



TITLE: PROPOSED ELEVATIONS

REVISIONS:

PROJECT: NOBE ISLAND

SCALE: 3/16"=1'-0"
A-402

SHEET:

CLIENT: REBOND LLC
ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141
ISSUED ON: 10.26.2018

JOB No: 18002

SEAL & SIGNATURE

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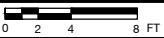
EDUARDO A. PARRIDO-FERNANDEZ, AIA
APR0462

CDS

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cds-ny.com



PROPOSED REAR (SOUTHEAST) ELEVATION



TITLE:

PROPOSED
ELEVATIONS

REVISIONS:

PROJECT:

NOBE ISLAND

NOTE:

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SEAL & SIGNATURE

SCALE:

3/16"=1'-0"

SHEET:

A-403

CLIENT:

REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

EDUARDO A. PARRIS-FERNANDEZ, AIA
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CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



PROPOSED SIDE (SOUTHWEST) ELEVATION



TITLE:

PROPOSED
ELEVATIONS

REVISIONS:

PROJECT:

NOBE ISLAND

NOTE:

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SEAL & SIGNATURE

SHEET:

SCALE:

3/16"=1'-0"
A-404

ISSUED ON:

10.26.2018

ADDRESS:

7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

CLIENT:

REBOND LLC

JOB No:

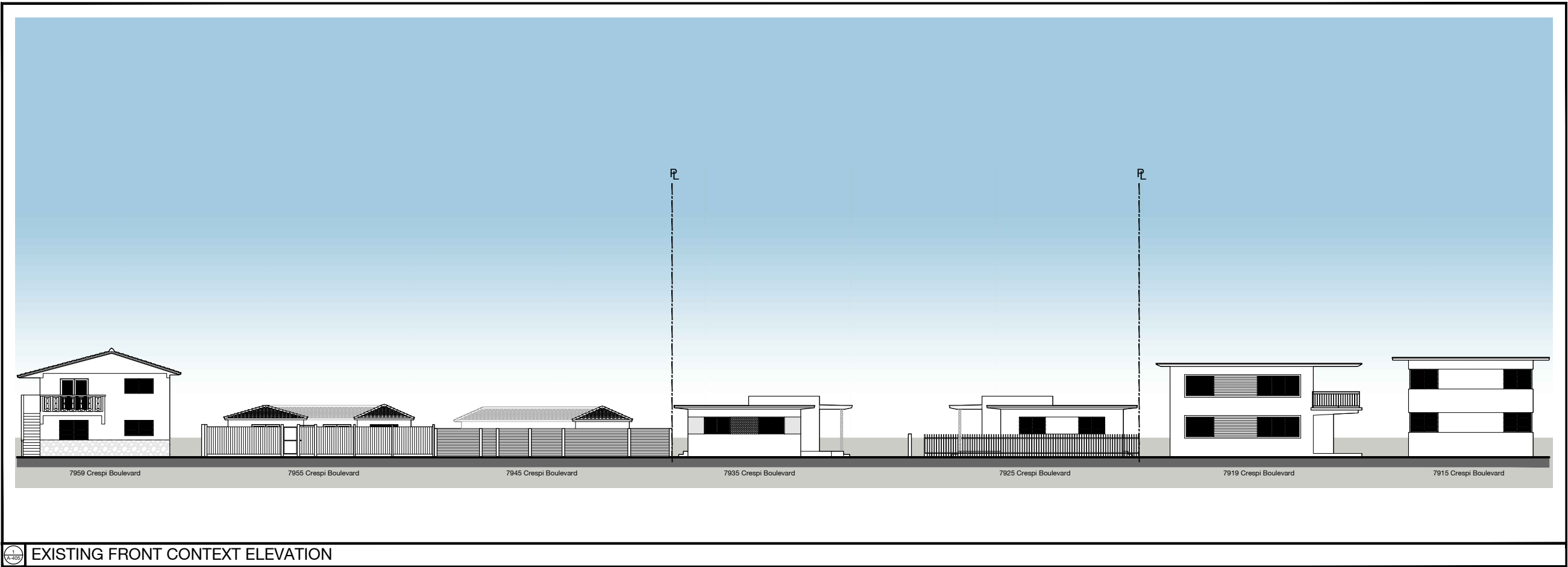
18002

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CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



EXISTING FRONT CONTEXT ELEVATION



PROPOSED FRONT CONTEXT ELEVATION

CONTEXT ELEVATIONS

REVISIONS:

SEAL & SIGNATURE

NOTE:
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PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

TITLE: A-405

SCALE: N/A

SHEET: A-405

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cds-ny.com

CDS

EDUARDO A. PARRIS-FERNANDEZ, AIA
APR042



PROPOSED SECTION 1-1



TITLE:

PROPOSED
SECTIONS

REVISIONS:

PROJECT:

NOBE ISLAND

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SEAL & SIGNATURE

SCALE:

3/16"=1'-0"

SHEET:

A-501

CLIENT:

REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

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CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



PROPOSED SECTION 2-2 WITH YARDS



TITLE: PROPOSED SECTION WITH YARDS

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

SHEET: A-502

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

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SEAL & SIGNATURE

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TITLE:

ILLUSTRATIONS

REVISIONS:

PROJECT: NOBE ISLAND

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SEAL & SIGNATURE

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

SCALE: N.T.S.
SHEET:

A-902

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 10.26.2018

JOB No: 18002

EDUARDO A. PAREDO-FERNANDEZ, AIA
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