

SHEET NO.	SHEET NAME
1	COVER SHEET
2	BLANK
3	PROPERTY SURVEY
4	PROJECT DATA AND ZONING PLAN
5	CONTEXT LOCATION PLAN
6	FAR CALCULATIONS
7	SITE PLAN
8	BLANK
9	PROJECT SITE PHOTOGRAPHY
10	CONTEXT PHOTOGRAPHY
11	CONTEXT PHOTOGRAPHY
12	CONTEXT PHOTOGRAPHY
13	CONTEXT PHOTOGRAPHY
14	CONTEXT PHOTOGRAPHY
15	BLANK
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17	MATERIALS
18	GROUND FLOOR PLAN
19	SECOND FLOOR PLAN
20	THIRD FLOOR PLAN
21	FOURTH FLOOR PLAN
22	ROOF FLOOR PLAN
23	BLANK
24	WEST ELEVATION
25	SOUTH ELEVATION
26	EAST ELEVATION
27	NORTH ELEVATION
28	BUILDING SECTION
29	BUILDING SECTION
30	COLORED RENDERINGS
31	COLORED RENDERINGS
32	COLORED ELEVATION - WEST
33	COLORED ELEVATION - SOUTH
34	LANDSCAPE - TREE & PALM PLAN
35	LANDSCAPE - UNDERSTORY TREE PLAN
36	LANDSCAPE - HARDSCAPE
37	BLANK
38	NEIGHBORHOOD CONTEXT STUDY
39	NEIGHBORHOOD CONTEXT STUDY
40	PARKING DIAGRAM
41	SHADED DIAGRAM
42	YARD SECTION DRAWINGS
43	VARIANCE DIAGRAM
44	BLANK



# 1425 BAY ROAD TOWNHOUSES

DESIGN REVIEW BOARD

FINAL SUBMITTAL

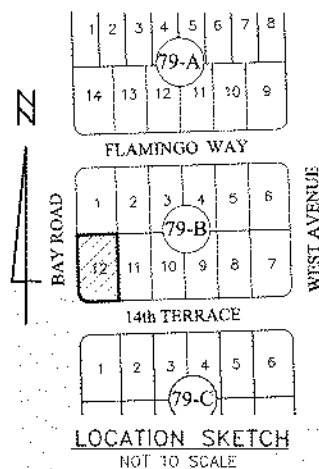
SCOPE:  
CONSTRUCTION OF A NEW 4-STORY 3 UNIT  
TOWNHOUSE BUILDING

PLAN NUMBER:  
DRB18-0349

SUBMITTAL DEADLINE:  
JANUARY 07, 2019

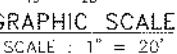


# BOUNDARY SURVEY



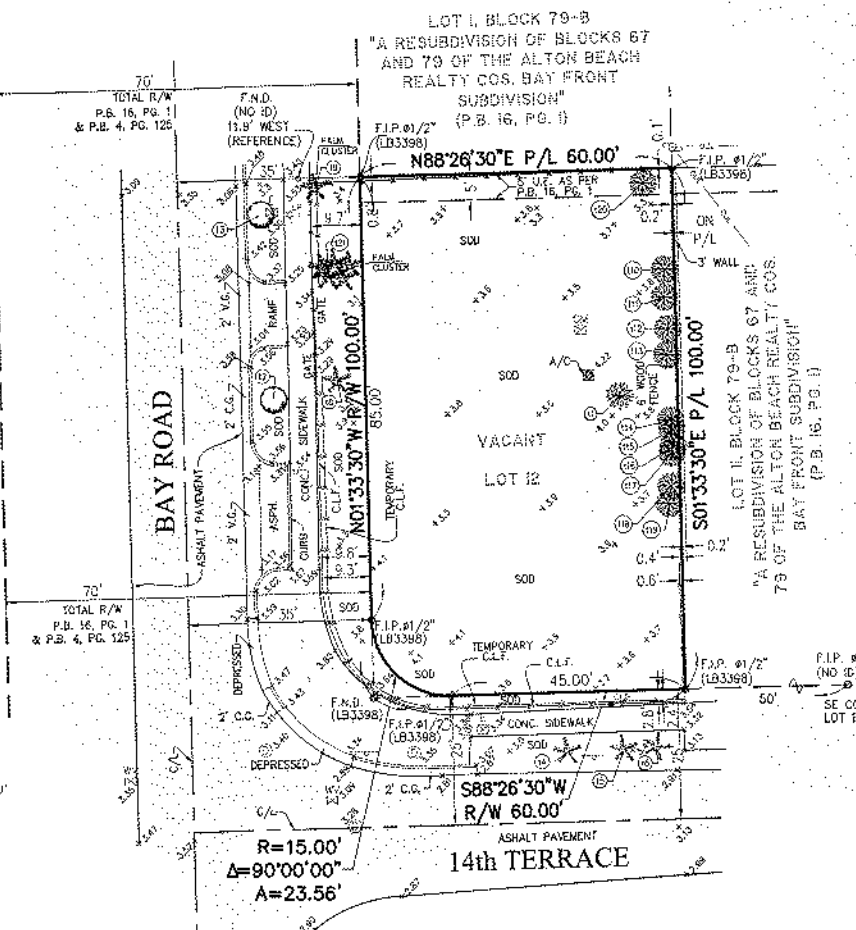
**LEGEND**

- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- Diameter-Height-Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Temporary Benchmark
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence



**ABBREVIATIONS**

- A Arc Length
- A/C Air Conditioner
- ASPH. Asphalt
- B.M. Benchmark
- C.B.S. Concrete Block Structure
- C.C. Curb & Gutter
- C/L Center Line
- C.L.F. Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- D.W.Y. Driveway
- E.O.W. Edge of Water
- E.T.P. Electric Transformer Pad
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N. Found Nail
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- ID. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- M/L Monument Line
- P.B. Plat Book
- P.C.P. Permanent Control Point
- P.G. Page
- P.L. Pile
- P/L Property Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P/S Parking Spaces
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- SWK Sidewalk
- T.B.M. Temporary Benchmark
- T.O.B. Top of Bank
- U.E. Utility Easement
- V.G. Valley Gutter
- W.F. Wood Fence
- (TYP.) Typical
- (R) Recorded
- (C) Calculated



TREE TABLE				
TREE No	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	CANOPY (FT)
11	MANGO	2.2'	35'	30'
12	CAK	0.90'	20'	18'
13	CAK	1'	22'	20'
14	PALM	0.40'	10'	5'
15	PALM	0.40'	10'	5'
16	PALM	0.40'	10'	5'
18	PALM	0.20'	6'	4'
19	PALM CLUSTER	-	-	-
110	TREE	2'	22'	15'
111	TREE	2'	15'	10'
112	TREE	0.60'	7'	4'
113	TREE	0.80'	10'	5'
114	PALM	0.40'	10'	5'
115	TREE	0.40'	15'	5'
116	TREE	0.40'	15'	5'
117	TREE	0.40'	15'	5'
118	TREE	0.80'	15'	5'
119	TREE	0.80'	15'	5'
120	TREE	2.5'	18'	15'
121	PALM CLUSTER	-	-	-

TREE TABLE

**SURVEYOR'S NOTES:**

- Field Survey was completed on: November 14th, 2018.
- LEGAL DESCRIPTION:**  
Lot 12, Block 79-B, RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 16, at Page 1, of the Public Records of Miami-Dade County, Florida.  
Containing 5,952 Square feet or 0.14 Acres, more or less, by calculation.
- SOURCES OF DATA:**  
AS TO HORIZONTAL CONTROL:  
North Arrow and Bearings refer to an assumed value of S01°33'30"E along the Easterly line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.  
AS TO VERTICAL CONTROL:  
By stated determination the subject property lies in Flood Zone AE, Base Flood Elev. = 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12066C0317, Suffix L, Revised Date: 09-11-2009.  
An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted, the referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".  
The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).  
Benchmark used:  
City of Miami Beach Benchmark: 13-05-R  
Elevation: 3.50 feet (Adjusted to N.G.V.D. 1929)  
Location: N.E. INTX 11th Street & West Avenue  
Description: Noll & washer.
- ACCURACY:**  
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the requirements.
- LIMITATIONS:**  
The above Legal Description provided by client.  
Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.  
This notice is required by the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 55E.101-111 of the Florida Statutes.

**CERTIFY TO:**

- Bay West 1 LLC, a Florida limited liability company
- Siegfried, Rivera, Hymon, Lerner, De La Torre, Mars & Sabel, P.A.
- Old Republic National Title Insurance Company
- Grove Bank & Trust, ISA0A/A3MA

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

**J. BONFILL & ASSOCIATES, INC.**  
Florida Certificate of Authorization No. LB 3398

**ORLA JANNET SUAREZ**  
PROFESSIONAL SURVEYOR AND MAPPER No. 8781  
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



**J. Bonfill & Associates, Inc.**  
REGISTERED LAND SURVEYORS & MAPPERS  
Florida Certificate of Authorization LB3398  
7100 S.W. 99th Avenue, Suite 104  
Miami, Florida 33173 (305) 598-8383

**BOUNDARY SURVEY**  
of  
1425 BAY ROAD, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
for  
**NATHALIE MANZANO**

REVISIONS	BY

Project	18-1009
Job	18-0306
Date	11-14-2018
Drawn	G.P. JB
Checked	J.S
Scale	AS SHOWN
Field Book	ON FILE
SHEET 1 OF 1	

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1425 BAY ROAD MIAMI BEACH, FLORIDA 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3233-016-0420		
4	Year constructed:	Zoning District:	RM-1 MULTI-FAMILY, LOW INTENSITY	
5	Based Flood Elevation:	Grade value in NGVD:	3.34 NGVD	
6	Adjusted grade (Flood+Grade/2):	Lot Area:	5,952 SQ FT	
7	Lot width:	Lot Depth:	100 FT	
8	Minimum Unit Size	Average Unit Size	825 SQ FT	
9	Existing use:	Proposed use:	MULTI-FAMILY RESIDENCE	

		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT		50 FT	
11	Number of Stories	4		4	
12	<b>FAR</b>	7440 SQ FT		7440 SQ FT	
13	Gross square footage	N/A		7440 SQ FT	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		3	
16	Number of units Hotel	N/A		0	
17	Number of seats	N/A		0	
18	Occupancy load	N/A		N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>					
19	Front Setback:	20 FT		20 FT	
20	Side Setback:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
21	Side Setback facing street:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
22	Rear Setback:	10% OF LOT DEPTH (NON-OCEANFRONT LOTS)		10 FT	
<b>At Grade Parking:</b>					
23	Front Setback:	20 FT		N/A	
24	Side Setback:	5 FT		N/A	
25	Side Setback facing street:	5 FT		N/A	
26	Rear Setback:	10% OF LOT DEPTH		N/A	
<b>Pedestal:</b>					
27	Front Setback:	20 FT		20 FT	
28	Side Setback:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
29	Side Setback facing street:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
30	Rear Setback:	10% OF LOT DEPTH (NON-OCEANFRONT LOTS)		10 FT	
<b>Tower:</b>					
31	Front Setback:			N/A	
32	Side Setback:			N/A	
33	Side Setback:			N/A	
34	Side Setback facing street:			N/A	
35	Rear Setback:			N/A	

	Parking	Required	Existing	Proposed	Deficiencies
36	Parking district	N/A			
37	Total # of parking spaces	NONE		6	
38	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	NONE		N/A	
39	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	NONE		N/A	
40	Parking Space Dimensions	8' - 6" x 18' - 0"		8' - 9" x 18' - 0"	
41	Parking Space configuration (45o,60o,90o,Parallel)	N/A		90°	
42	ADA Spaces	NONE		NONE	
43	Tandem Spaces	NONE		NONE	
44	Drive aisle width	22' - 0"		18' - 6"	VARIANCE REQUEST #01
45	Valet drop off and pick up	NONE		NONE	
46	Loading zones and Trash collection areas	NONE		1 PER UNIT	
47	Bicycle parking, location and Number of racks	NONE		2 PER UNIT	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
48	Type of use			N/A	
49	Total # of seats			N/A	
50	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
51	Total occupant content			N/A	
52	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
53					
54	Is this a contributing building?			NO	
55	Located within a Local Historic District?			NO	

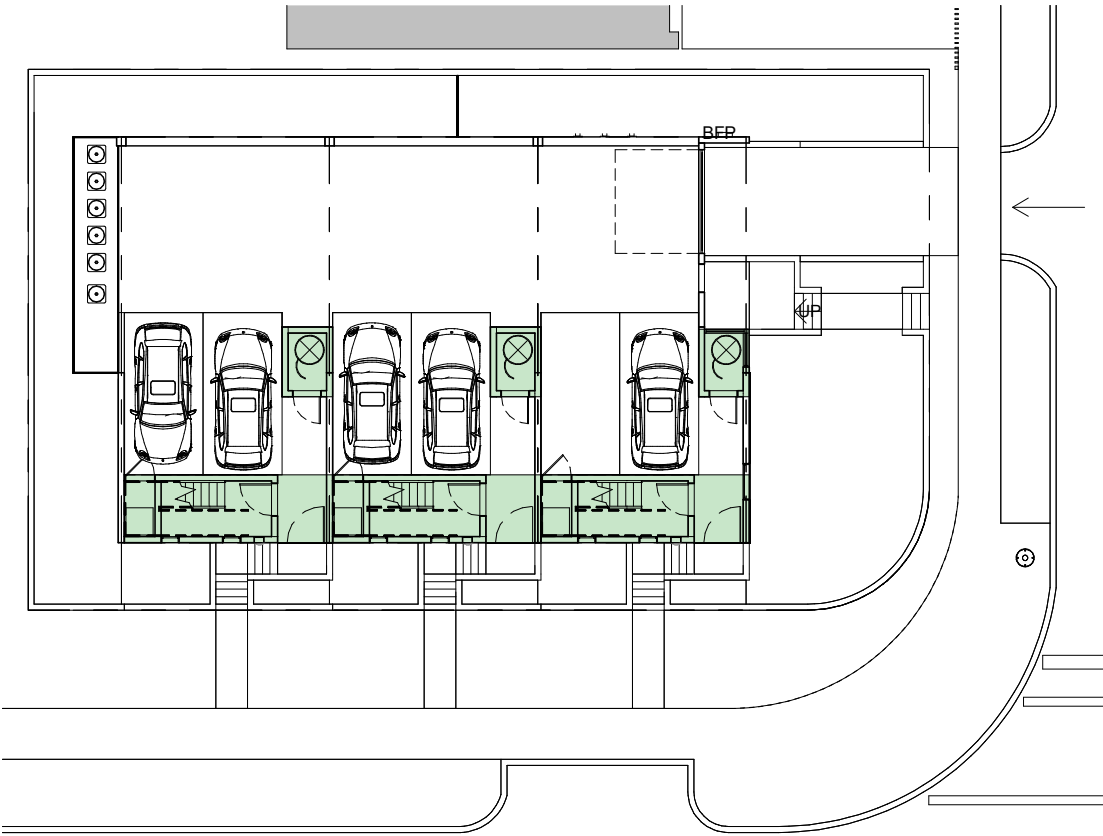
Notes:

If not applicable write N/A

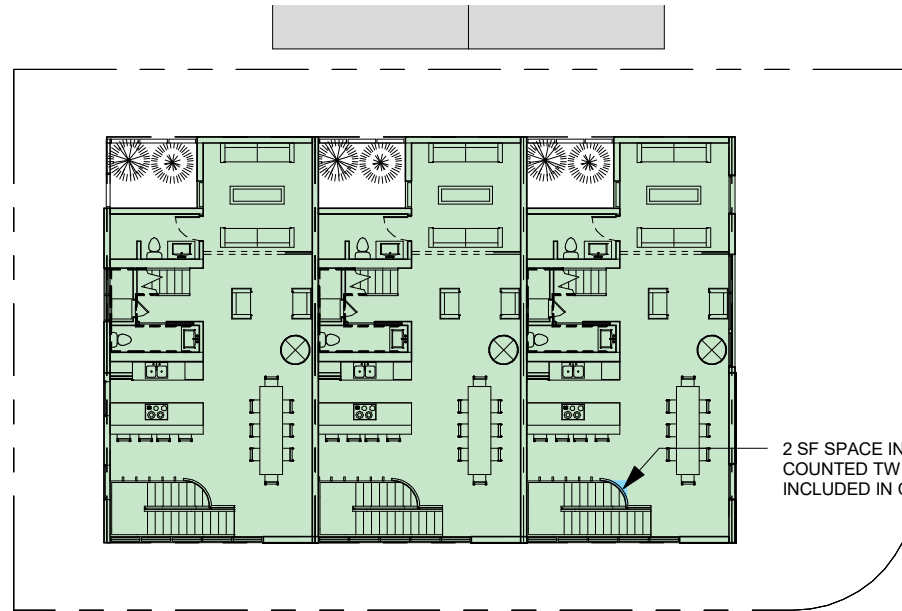
All other data information may be required and presented like the above format.



**FAR CALCULATIONS**



1 GROUND LEVEL  
3/64" = 1'-0"

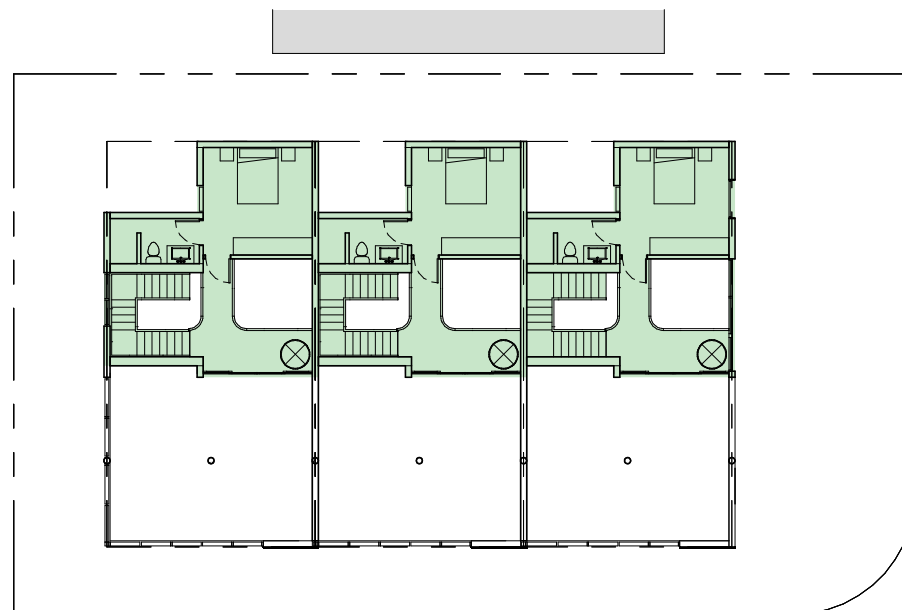


2 SECOND LEVEL  
3/64" = 1'-0"

FAR CALCULATION		
PROPOSED PROJECT AREA	TOTAL PER UNIT	TOTAL (PER 3 UNITS)
UNIT - GROUND LEVEL	215 SF	646 SF
UNIT - SECOND LEVEL	2 SF	7 SF
UNIT - SECOND LEVEL	973 SF	2918 SF
UNIT - THIRD LEVEL	876 SF	2628 SF
UNIT - FOURTH LEVEL	414 SF	1243 SF
<b>TOTAL PROJECT AREA:</b>	<b>2480 SF</b>	<b>7441 SF</b>

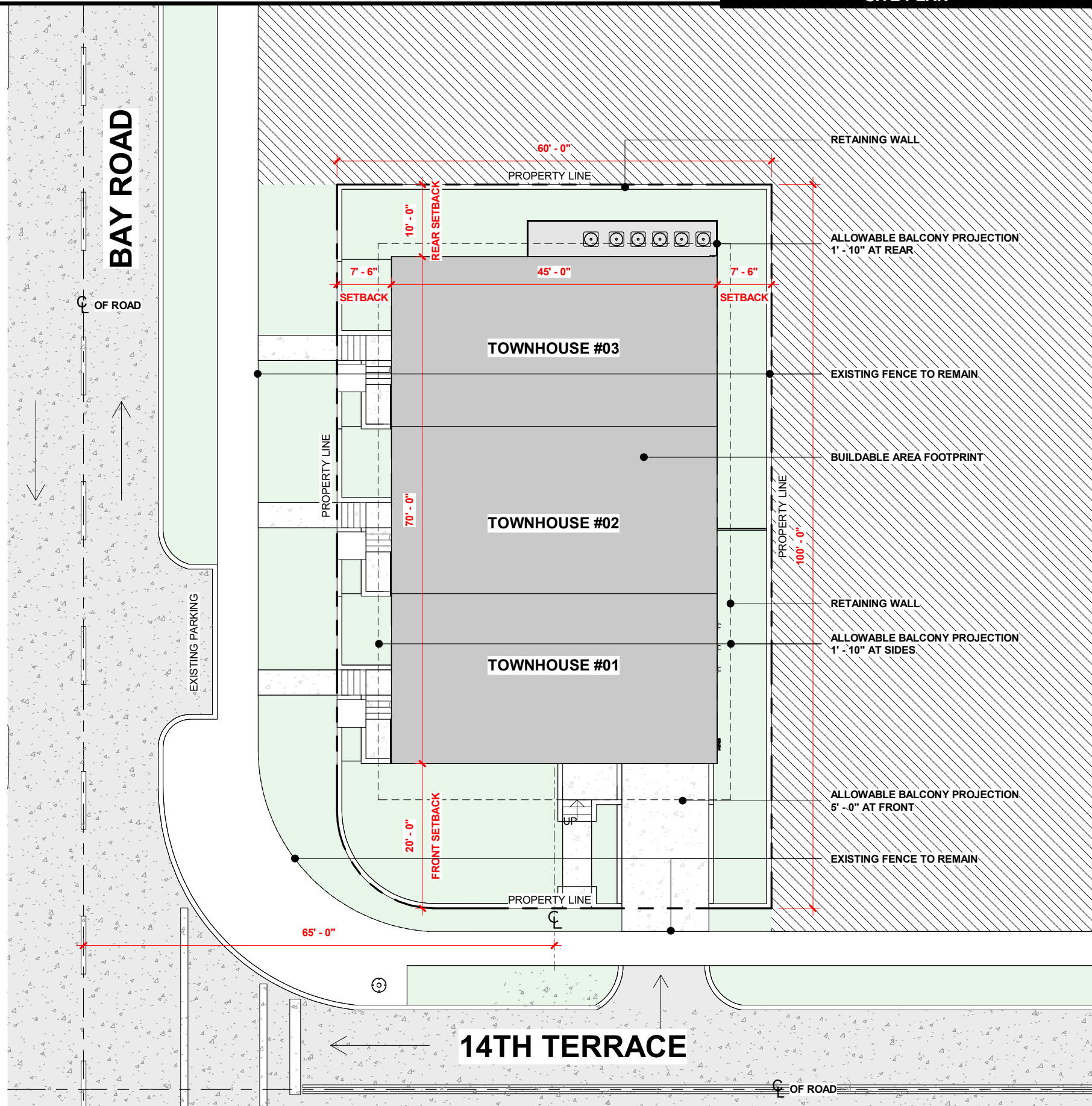


3 THIRD LEVEL  
3/64" = 1'-0"



4 FOURTH LEVEL  
3/64" = 1'-0"











1 1425 BAY ROAD



2 1425 BAY ROAD



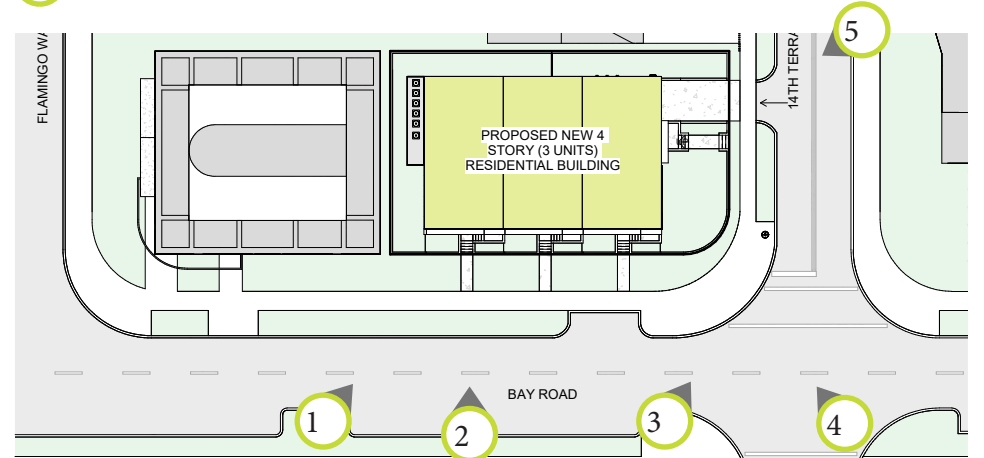
3 1425 BAY ROAD



4 1425 BAY ROAD



5 1425 BAY ROAD



PHOTOGRAPHS TAKEN 11-15-18



- A1 1422 / 1424 / 1426 / 1428 / 1430 / 1423 / 1434 / 1436 / 1504 / 1536 BAY ROAD BAY ROAD
- A2 1435 BAY ROAD
- A3 1340 FLAMINGO WAY
- A4 1330 FLAMINGO WAY
- A5 1320 FLAMINGO WAY
- A6 1310 FLAMINGO WAY
- A7 1428 WEST AVE
- A8 1439 WEST AVE
- A9 1435 WEST AVE
- B1 1425 BAY ROAD (SITE)
- B2 1339 14TH TERRACE
- B3 1331 14TH TERRACE
- B4 1321 14TH TERRACE
- B5 1311 14TH TERRACE
- B6 1427 WEST AVE
- B7 1419 WEST AVE
- C1 1400 / 1402 / 1404 BAY ROAD
- C2 1401 BAY ROAD
- C3 1331 14TH TERRACE
- C4 1312 14TH TERRACE





A1 1422 / 1424 / 1426 / 1428 / 1430 / 1434 / 1436 / 1504 / 1536 BAY ROAD BAY ROAD



A2 1435 BAY ROAD



A3 1340 FLAMINGO WAY



A4 1330 FLAMINGO WAY



A5 1320 FLAMINGO WAY



A6 1310 FLAMINGO WAY

PHOTOGRAPHS TAKEN 11-15-18



A7 1428 WEST AVE



A8 1439 WEST AVE



A9 1435 WEST AVE



B1 1425 BAY ROAD (SITE)



B2 1339 14TH TERRACE



B3 1331 14TH TERRACE

PHOTOGRAPHS TAKEN 11-15-18



B4 1321 14TH TERRACE



B5 1311 14TH TERRACE



B6 1427 WEST AVE



B7 1419 WEST AVE



C1 1400 / 1402 / 1404 BAY ROAD



C2 1401 BAY ROAD

PHOTOGRAPHS TAKEN 11-15-18



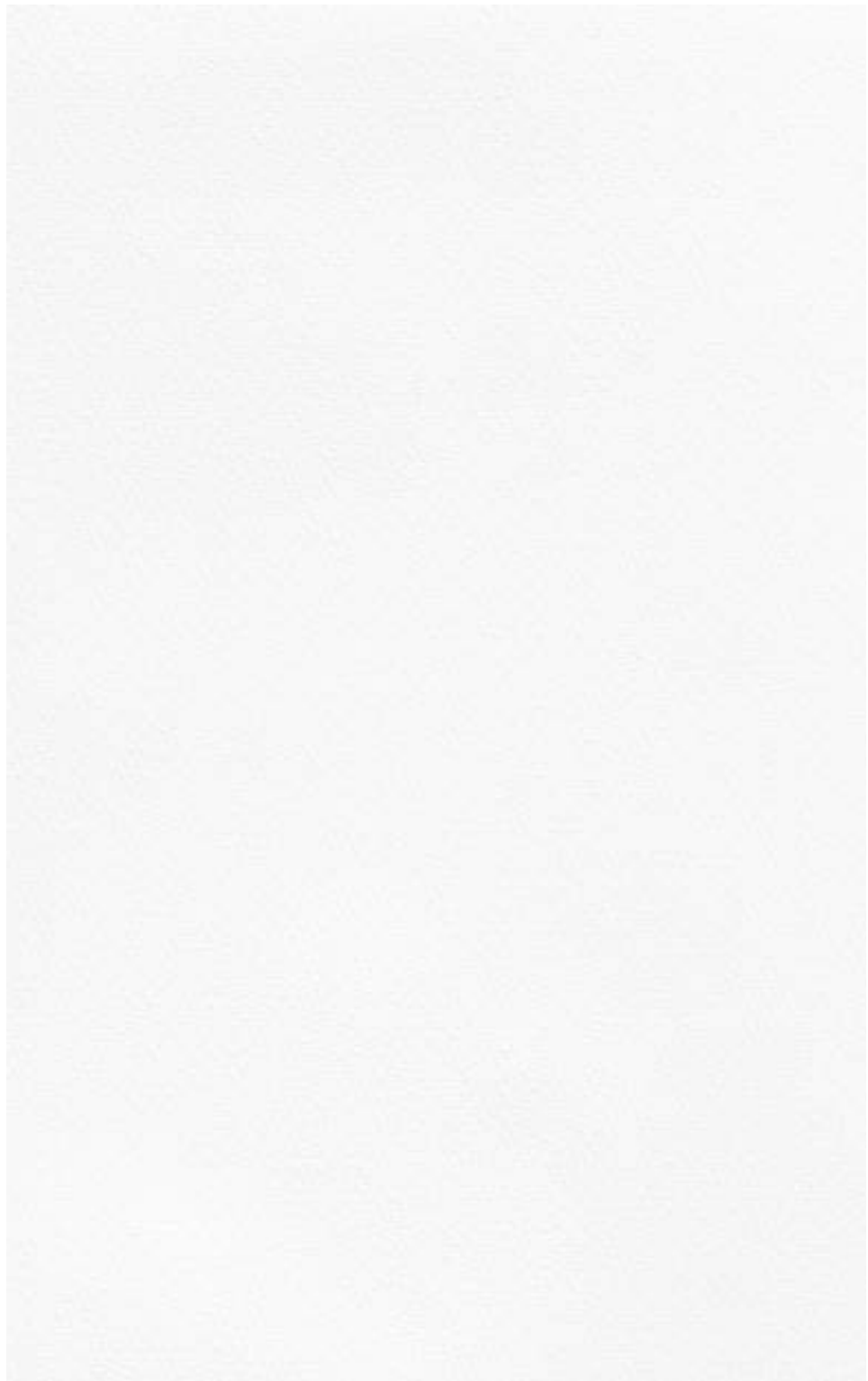
C3 1331 14TH TERRACE



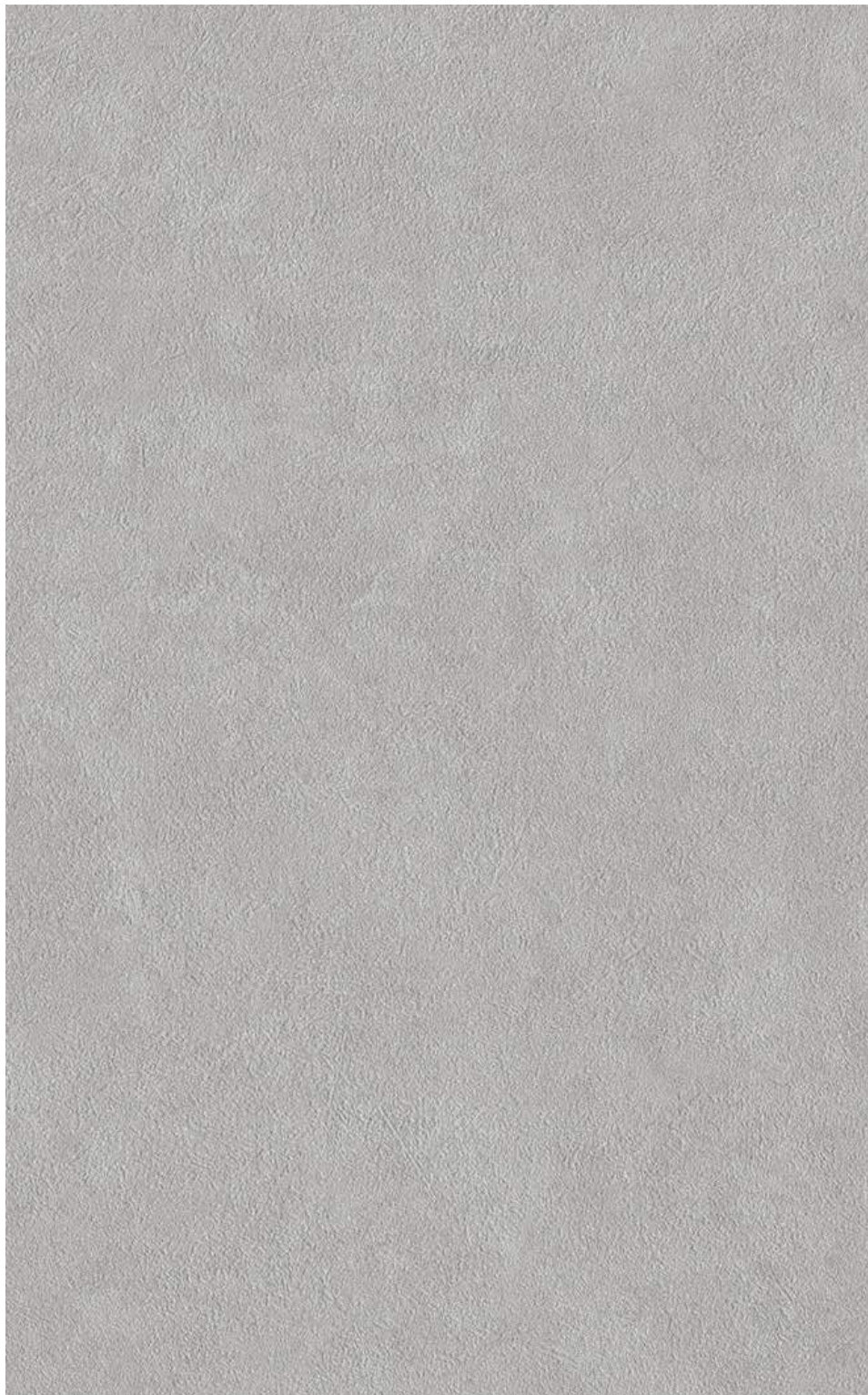
C4 1312 14TH TERRACE

PHOTOGRAPHS TAKEN 11-15-18





PT-101  
White Stucco



PT-102  
Gray Stucco



WD-101  
Fundermax Slats (Enigma Finish)





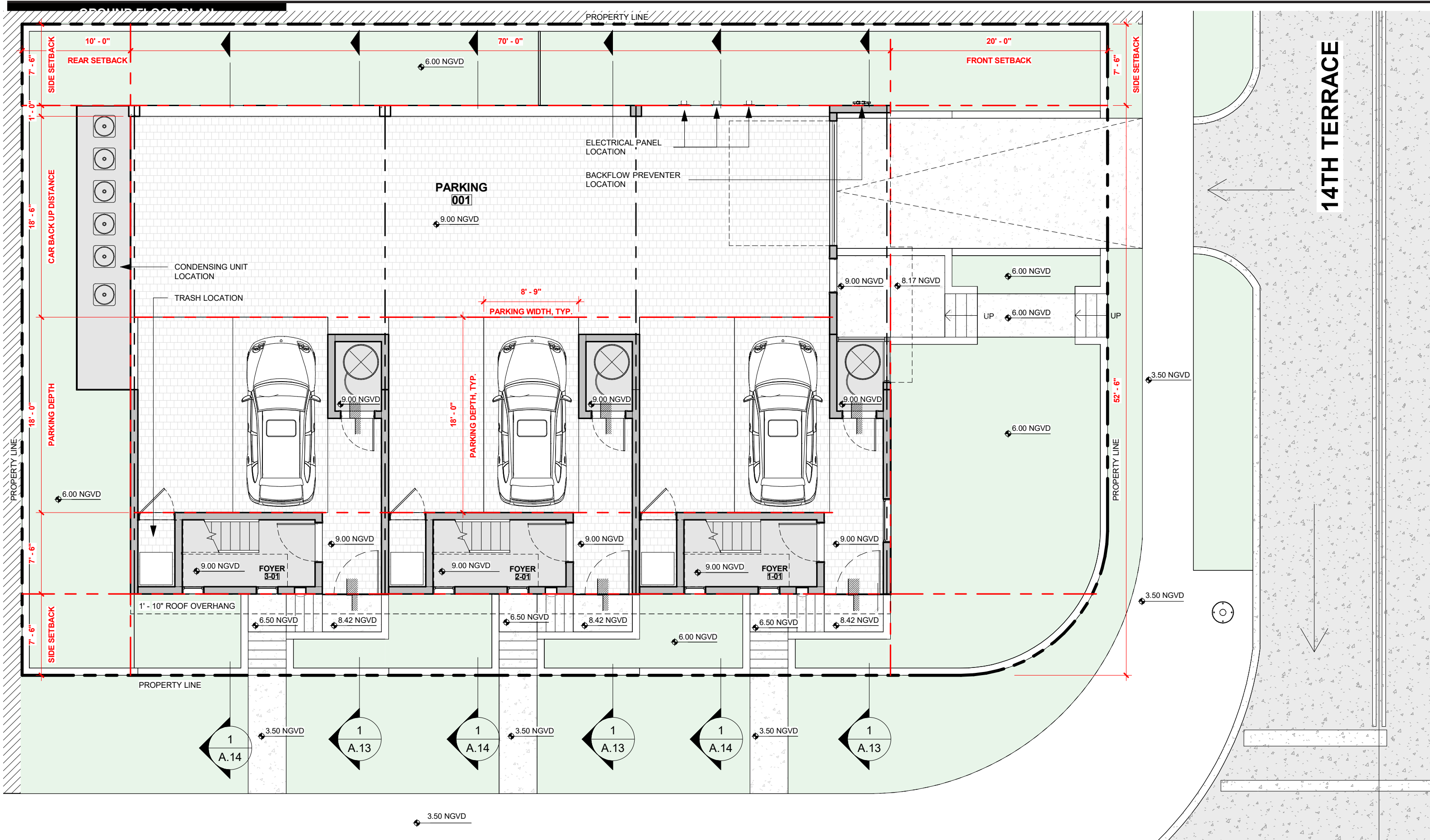
PV-102  
Crushed Shell



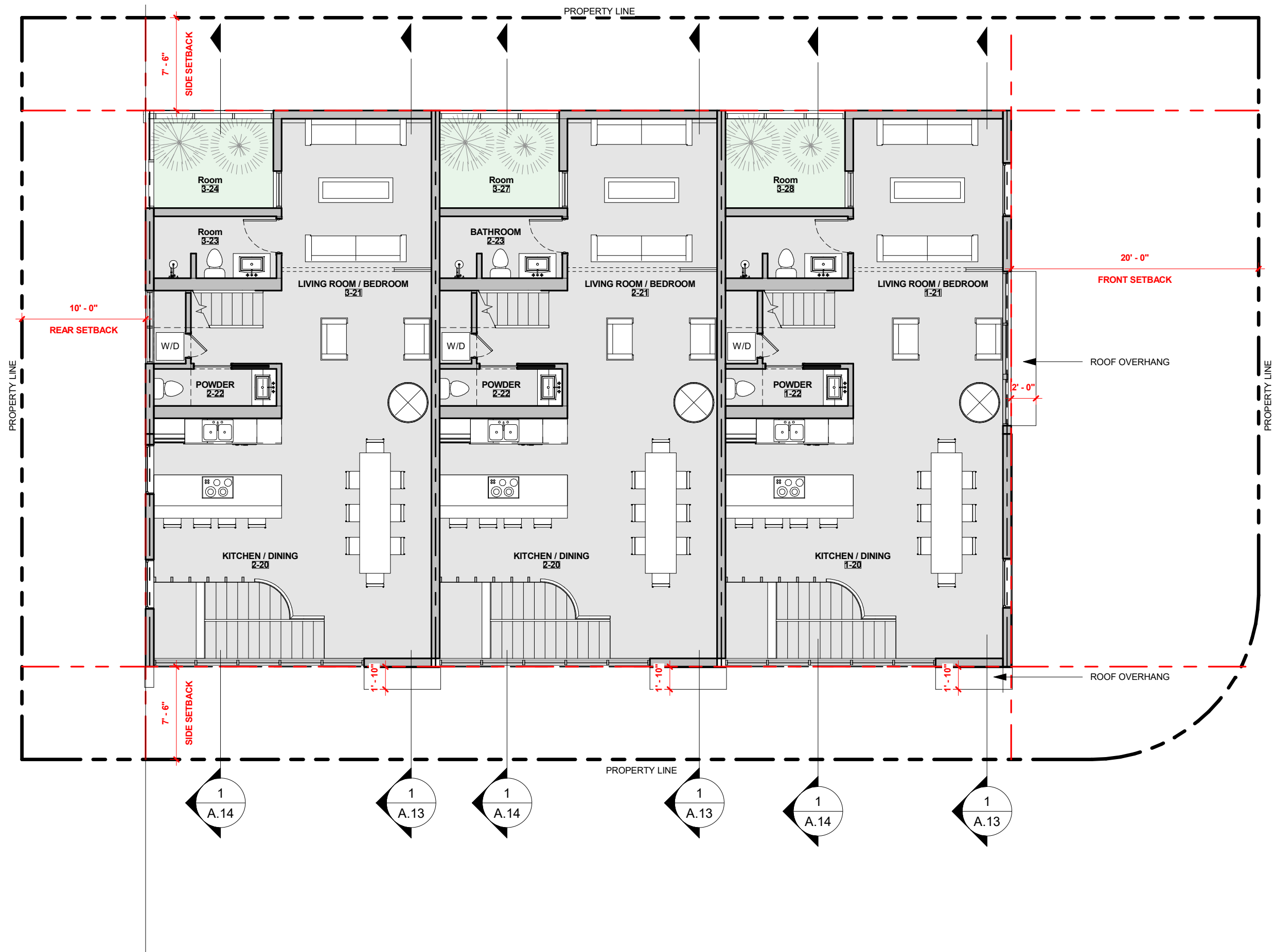
PV-101  
Concrete with Shell



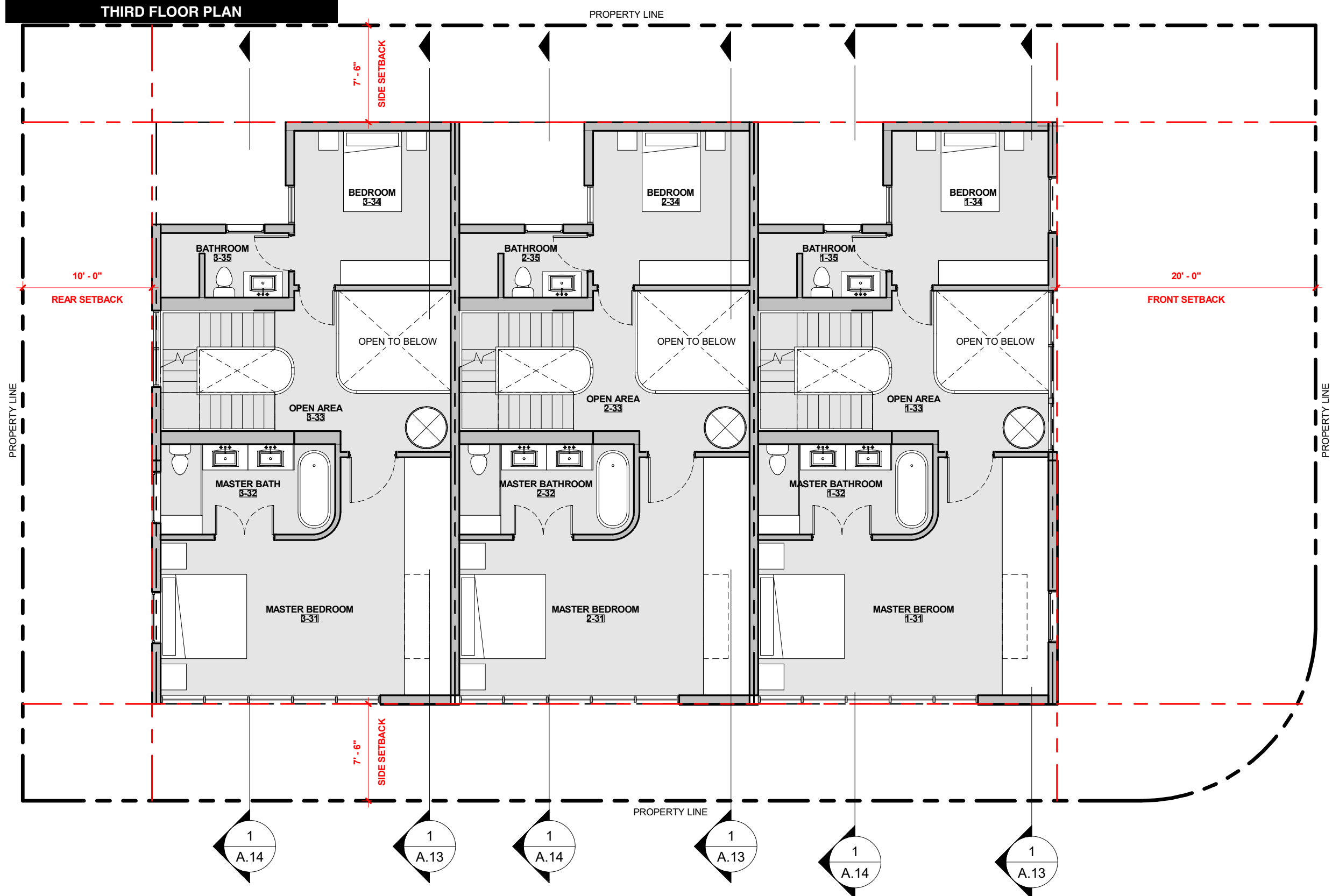
MT-101  
Oolite Stone



14TH TERRACE

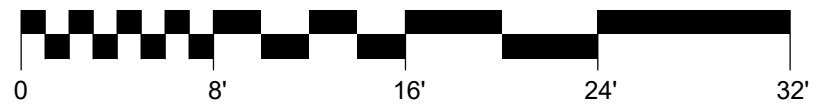
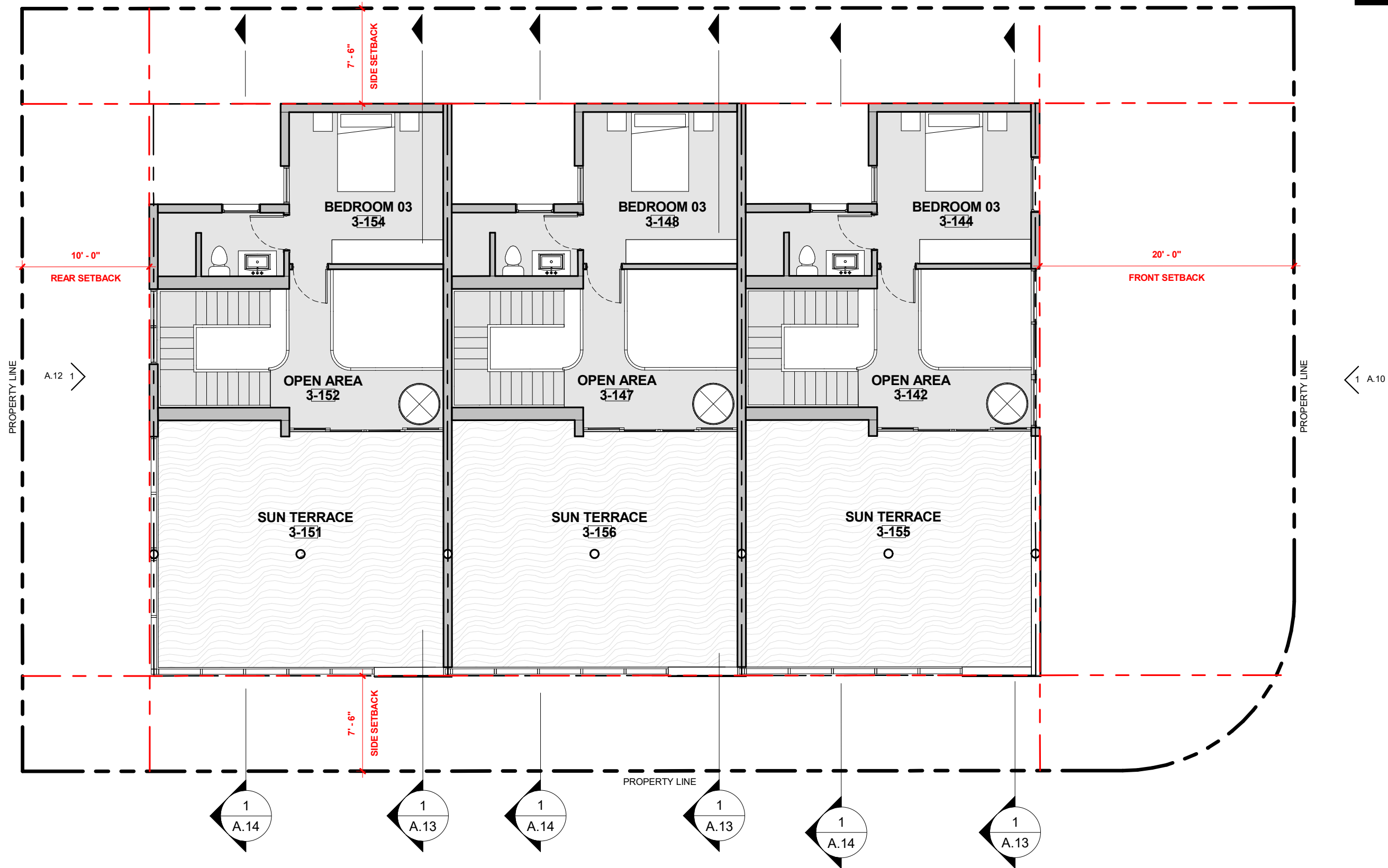


THIRD FLOOR PLAN

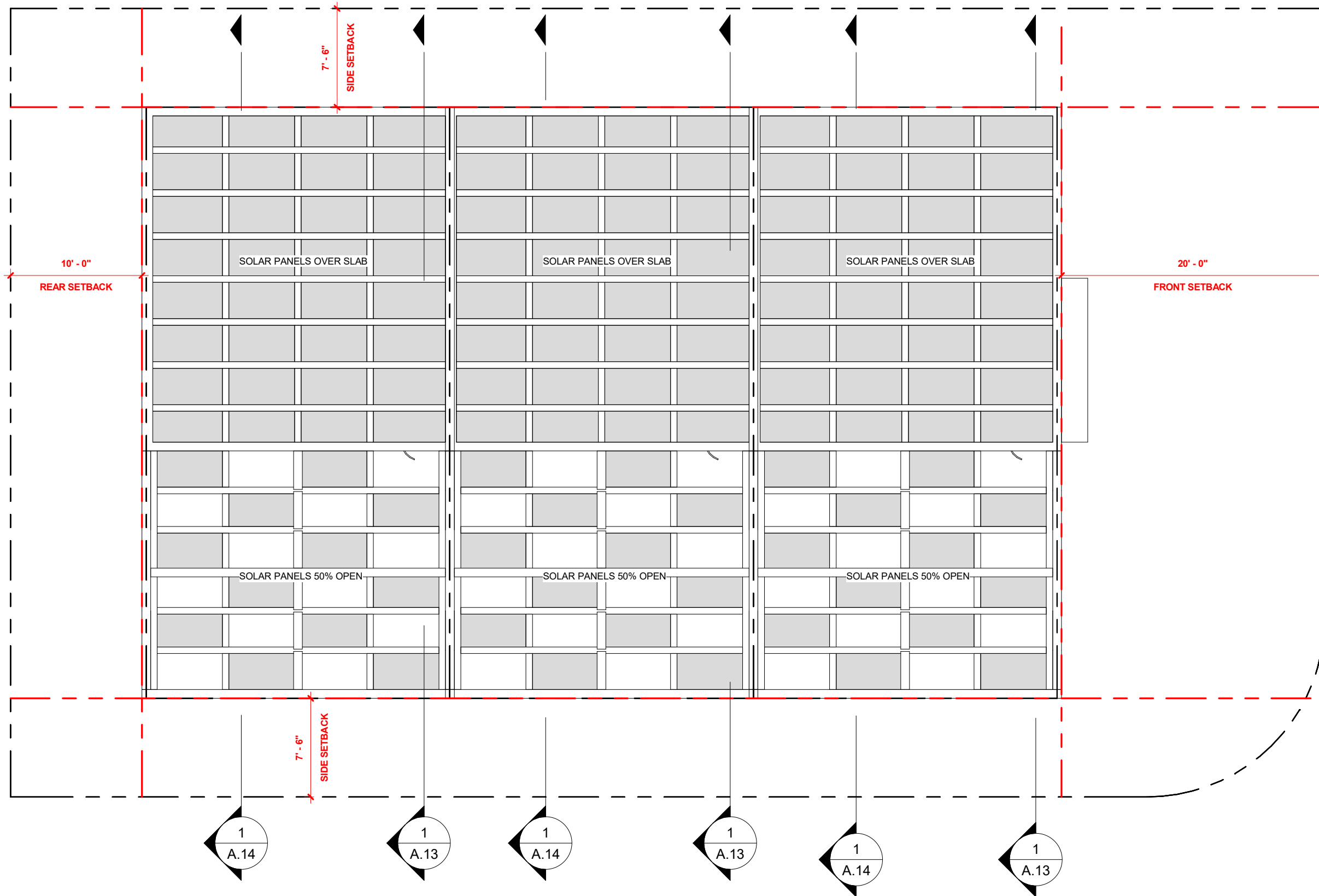


GRAPHIC SCALE: 1 INCH = 8 FEET

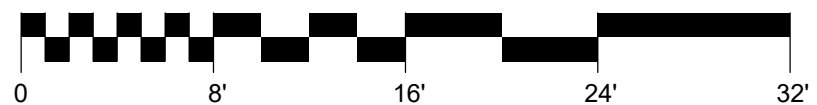




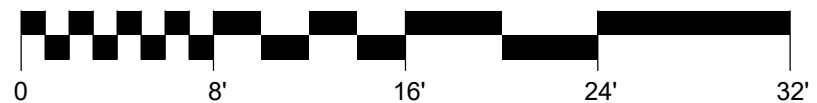
ROOF FLOOR PLAN



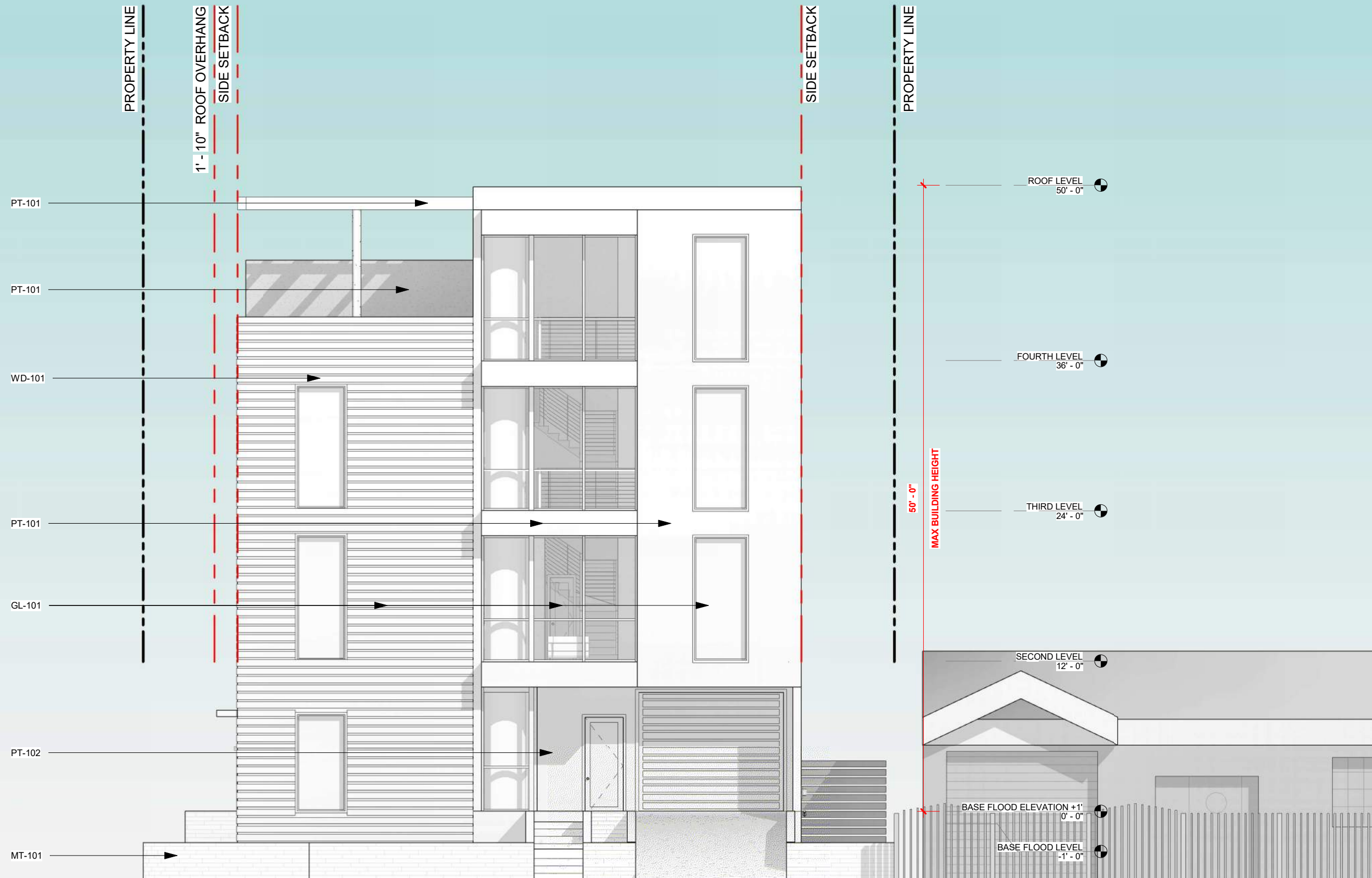
GRAPHIC SCALE: 1 INCH = 8 FEET











PROPERTY LINE

2' - 5" ROOF OVERHANG  
SIDE SETBACK

SIDE SETBACK

PROPERTY LINE

PT-101

PT-102

GL-101

CB-101

PT-101

ELECTRICAL PANEL LOCATION

BACKFLOW PREVENTOR

PT-101

MT-101

ROOF LEVEL  
50' - 0"

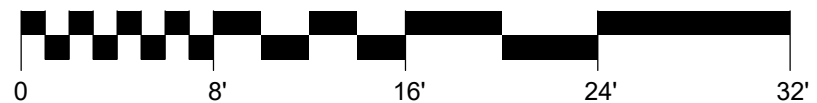
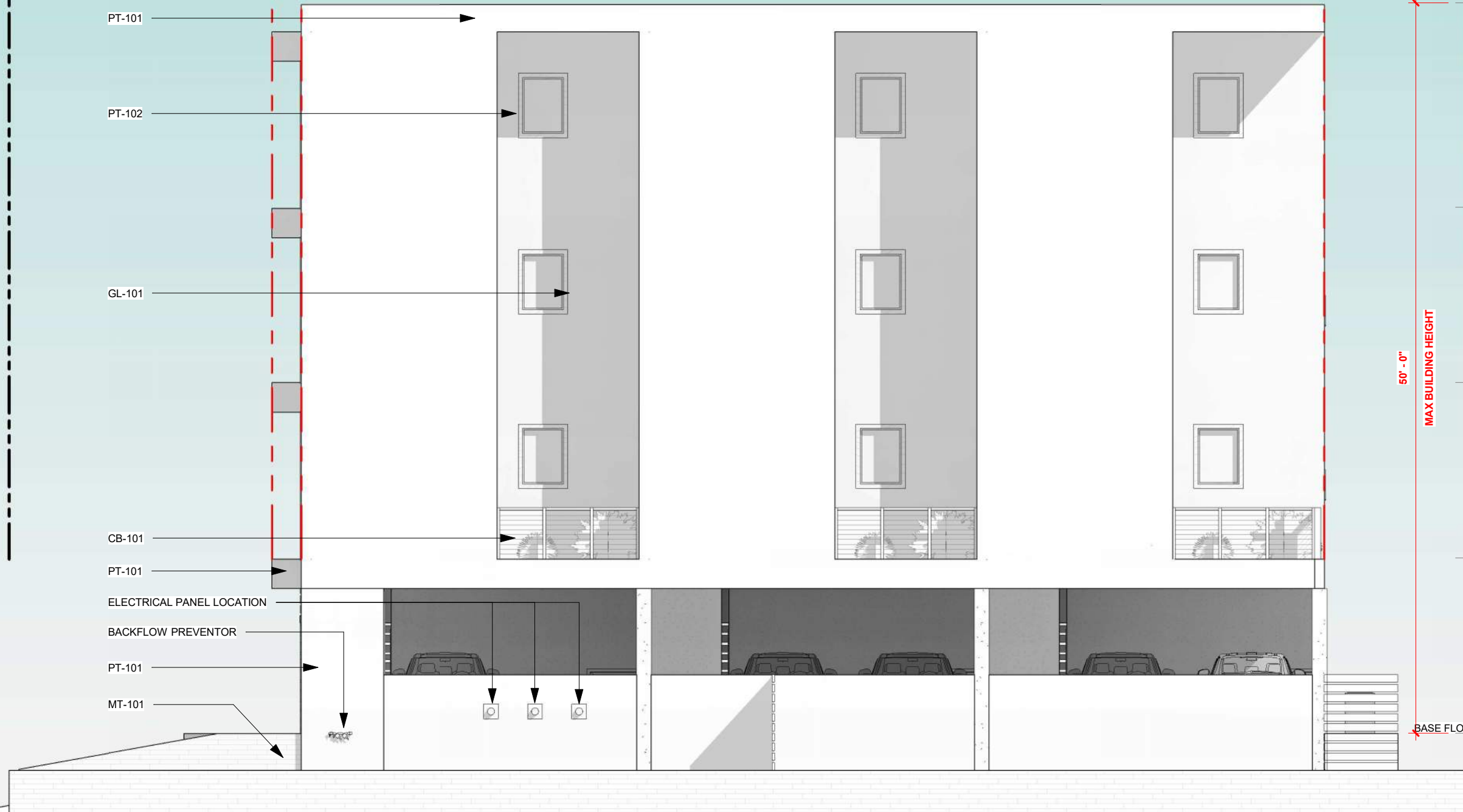
FOURTH LEVEL  
36' - 0"

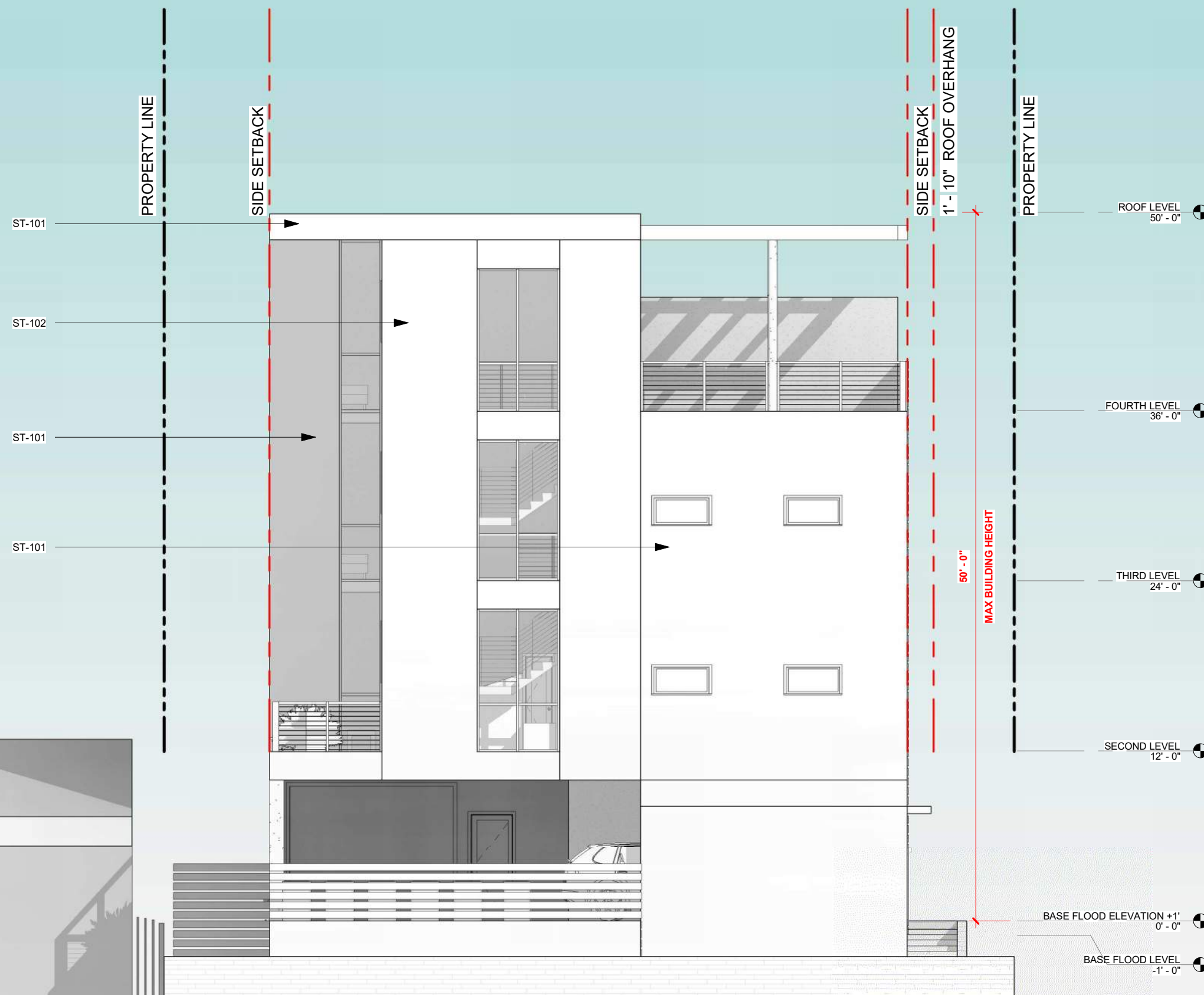
THIRD LEVEL  
24' - 0"

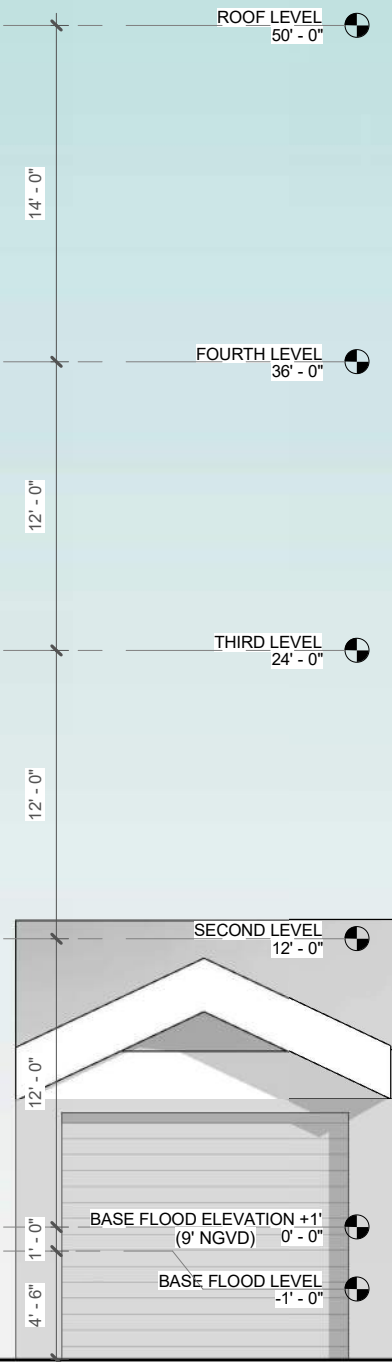
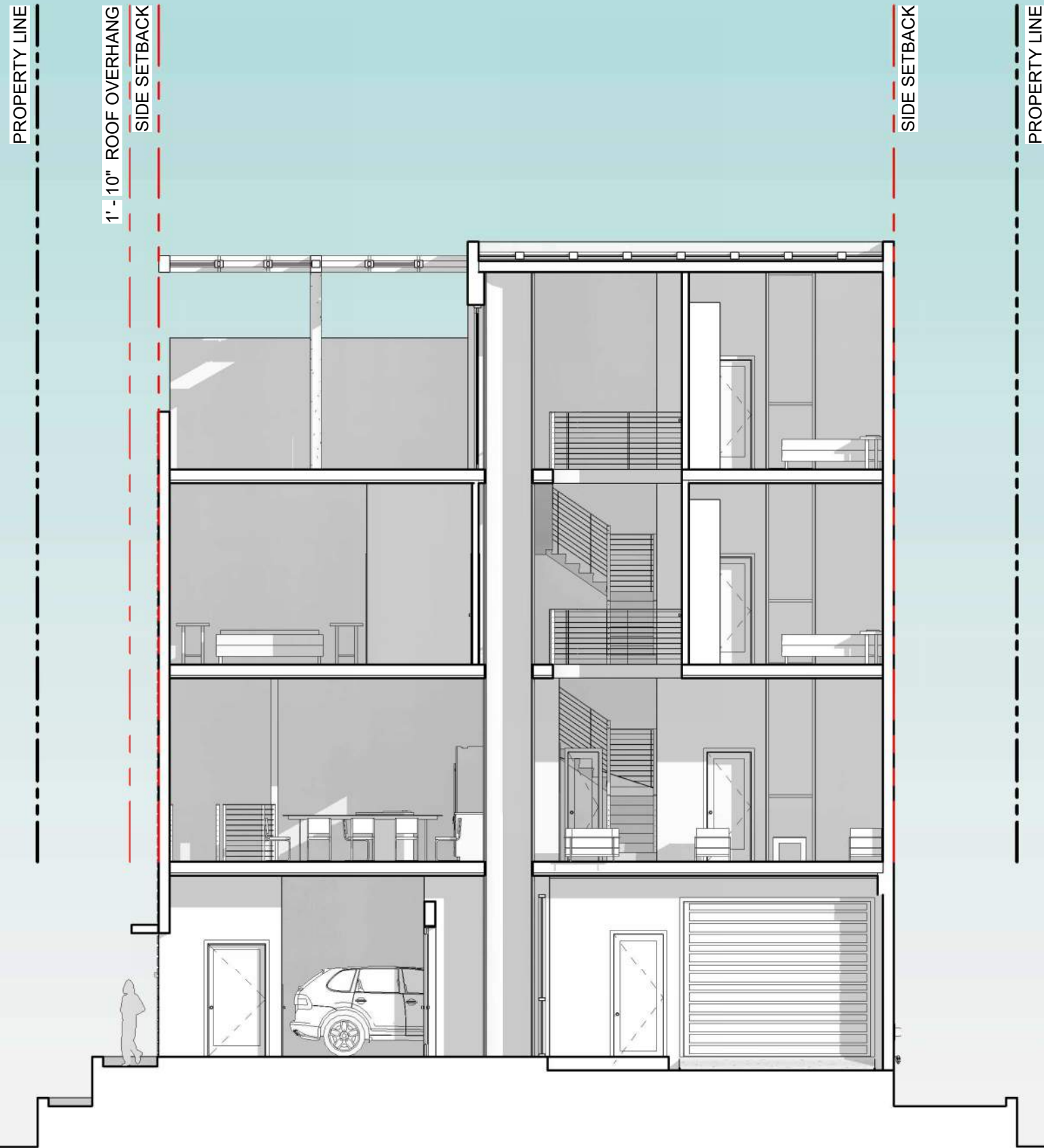
SECOND LEVEL  
12' - 0"

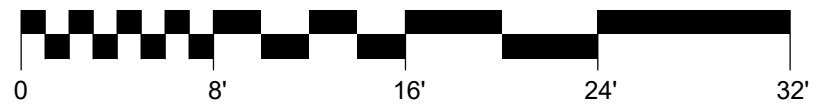
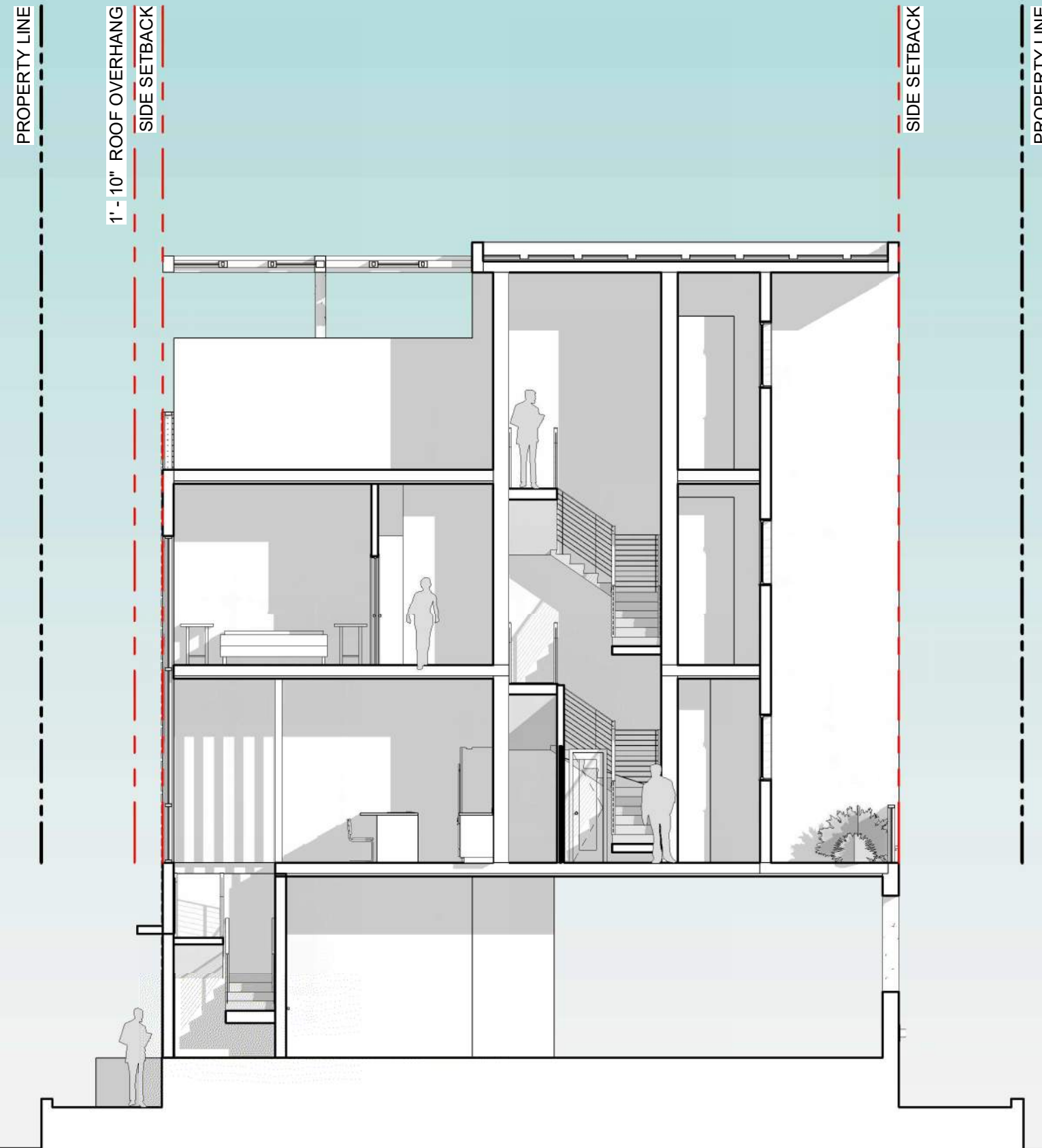
50' - 0"  
MAX BUILDING HEIGHT

BASE FLOOD ELEVATION +1'  
0' - 0"











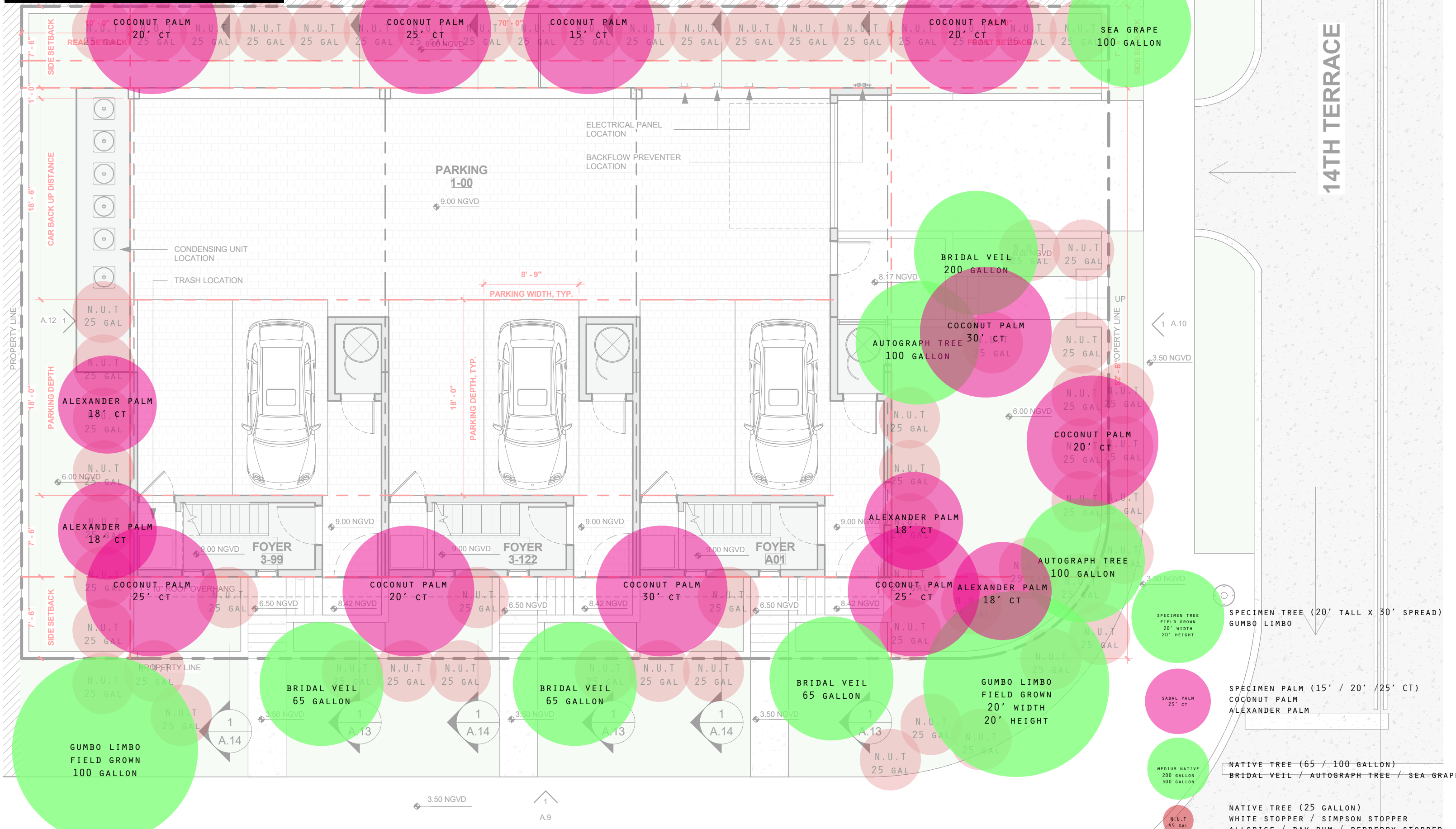


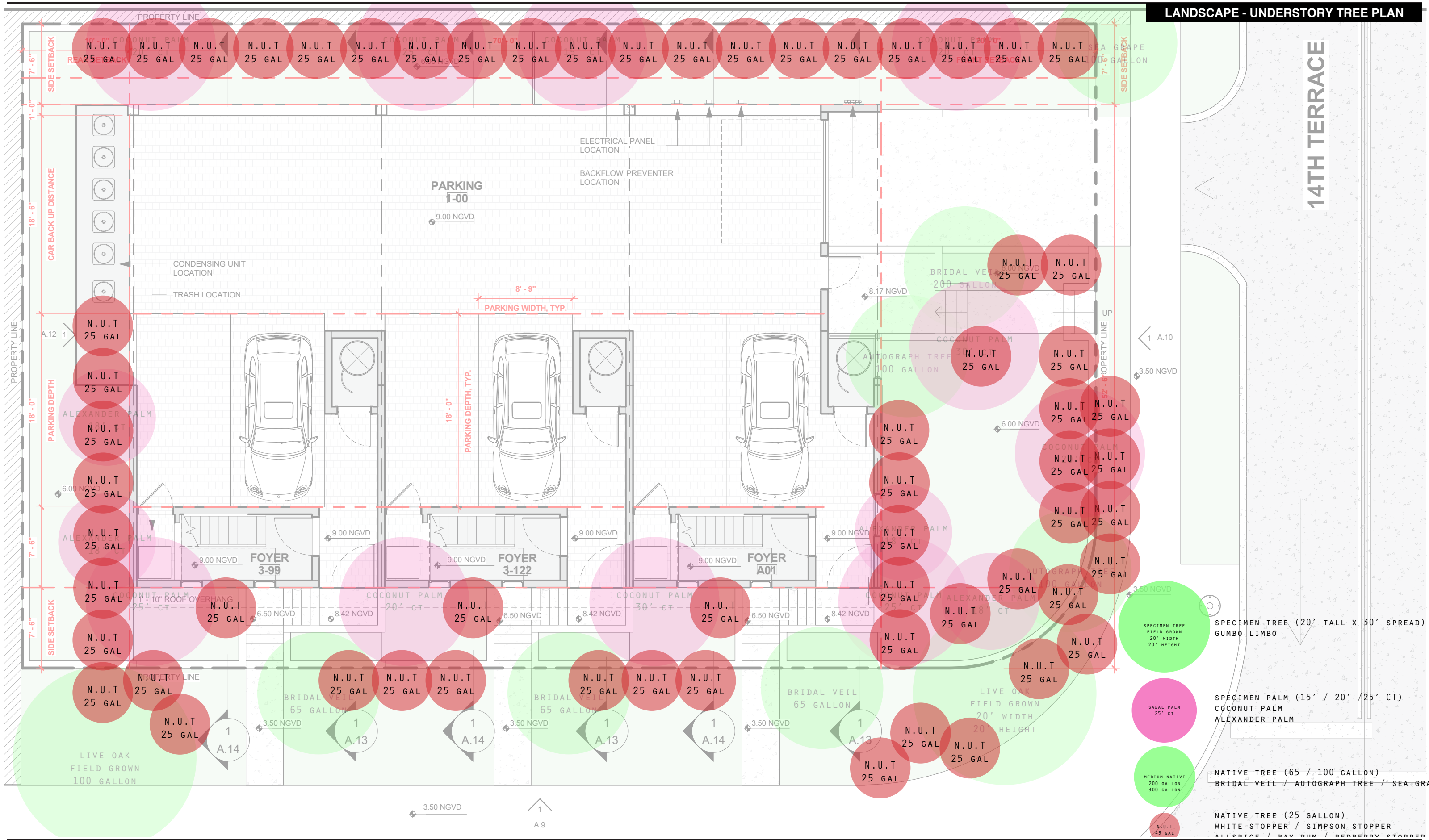




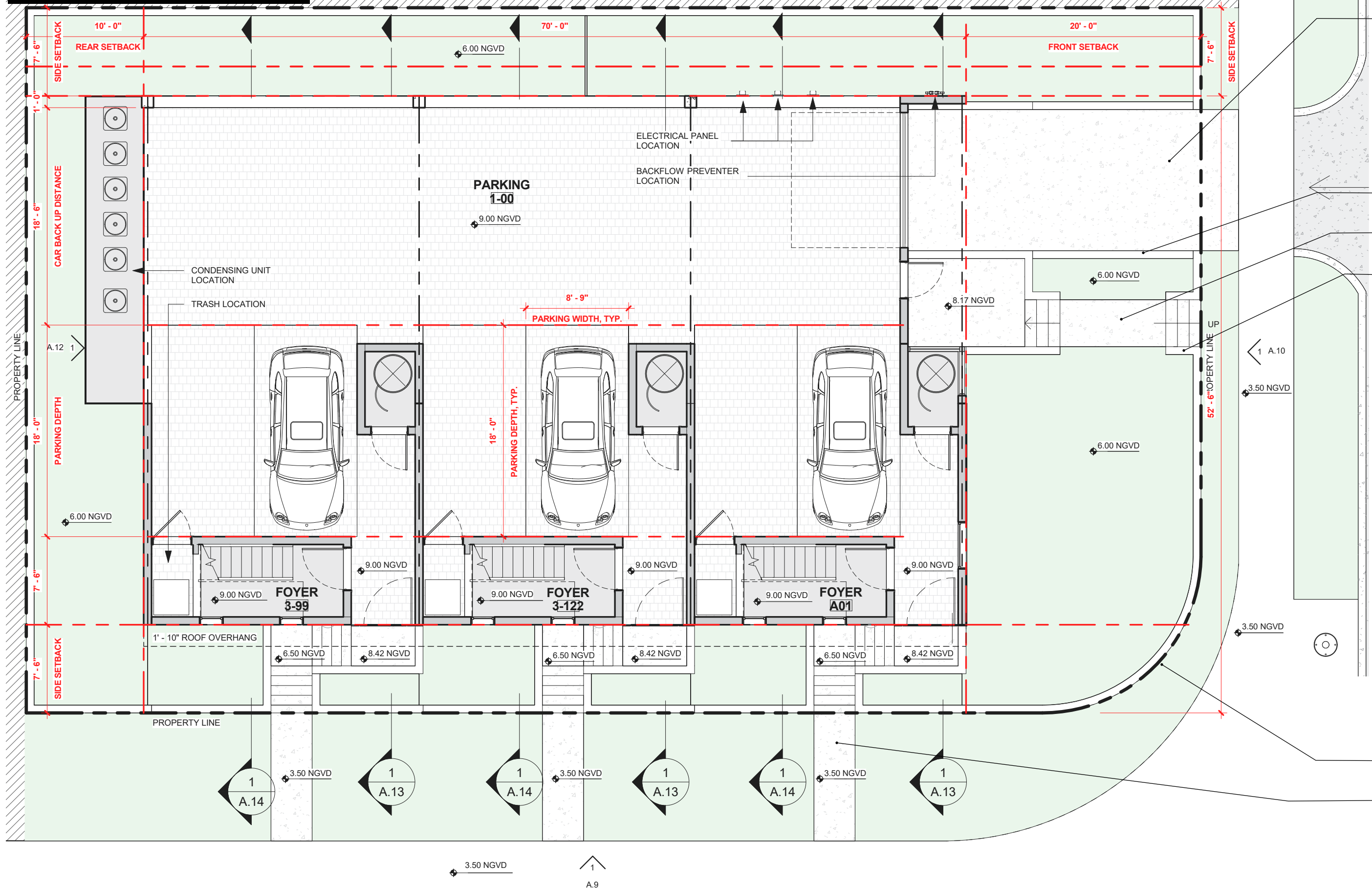


LANDSCAPE - TREE & PALM PLAN





LANDSCAPE - HARDSCAPE



PAVEMENT TYPE - 1  
CONCRETE with SHELL  
POURED IN PLACE

MATERIAL TYPE - 2  
OOLITE VENEER  
SAW CUT / RUNNING BOND

PAVEMENT TYPE - 1  
CONCRETE with SHELL  
POURED IN PLACE

MATERIAL TYPE - 2  
OOLITE VENEER  
SAW CUT / RUNNING BOND

MATERIAL TYPE - 2  
OOLITE VENEER  
SAW CUT / RUNNING BOND

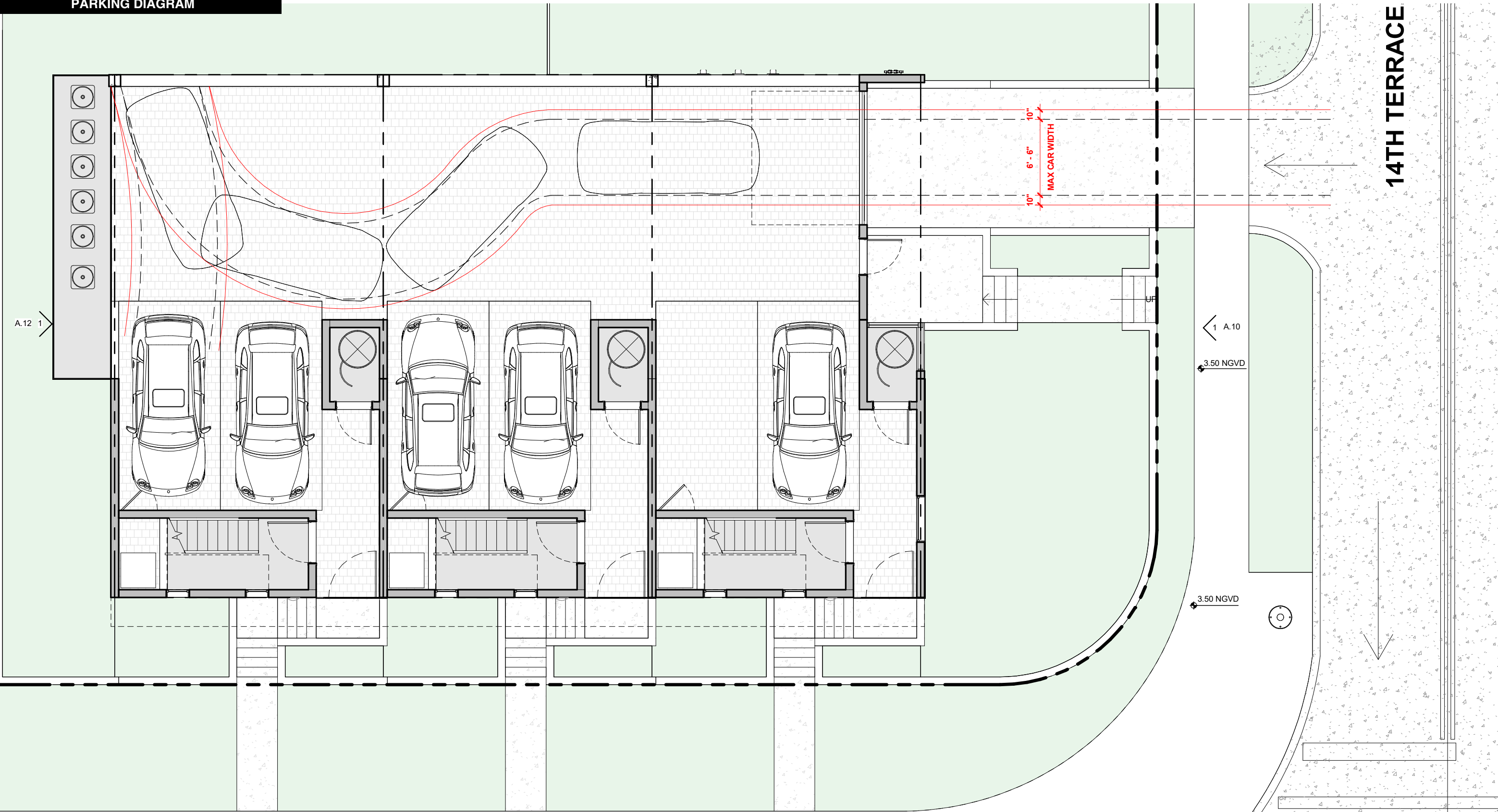
PAVEMENT TYPE - 1  
CONCRETE with SHELL  
POURED IN PLACE







PARKING DIAGRAM



14TH TERRACE

A.12 1

1 A.10

3.50 NGVD

3.50 NGVD

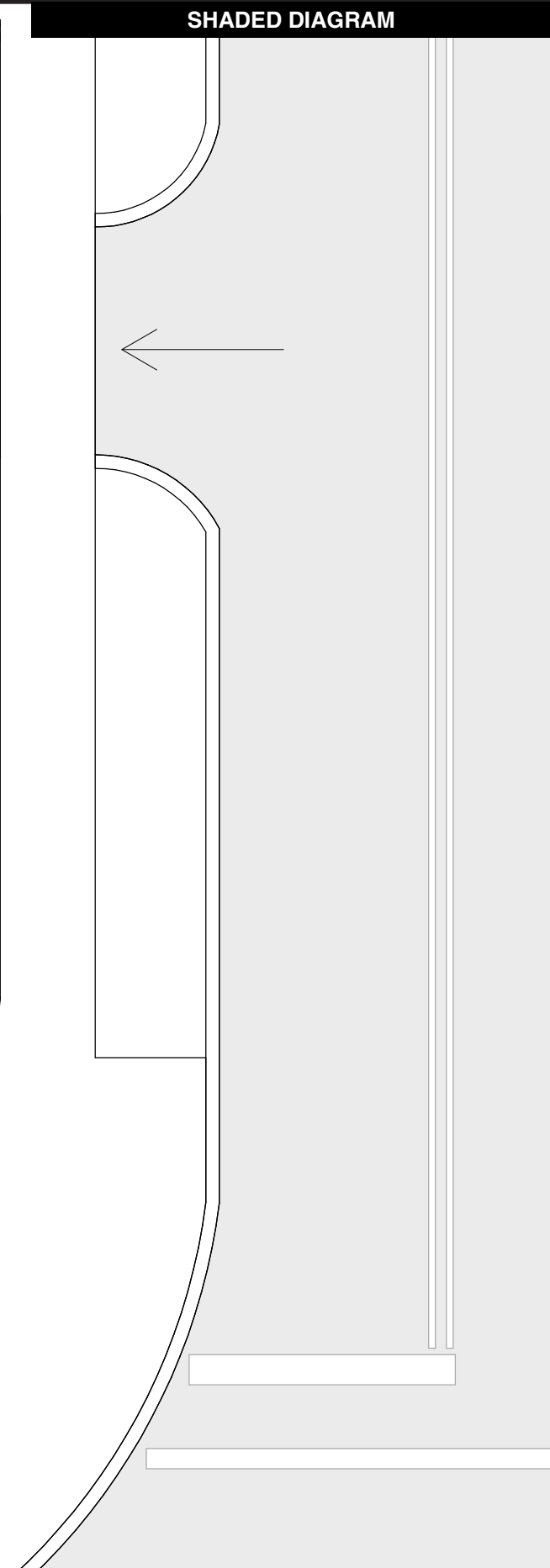
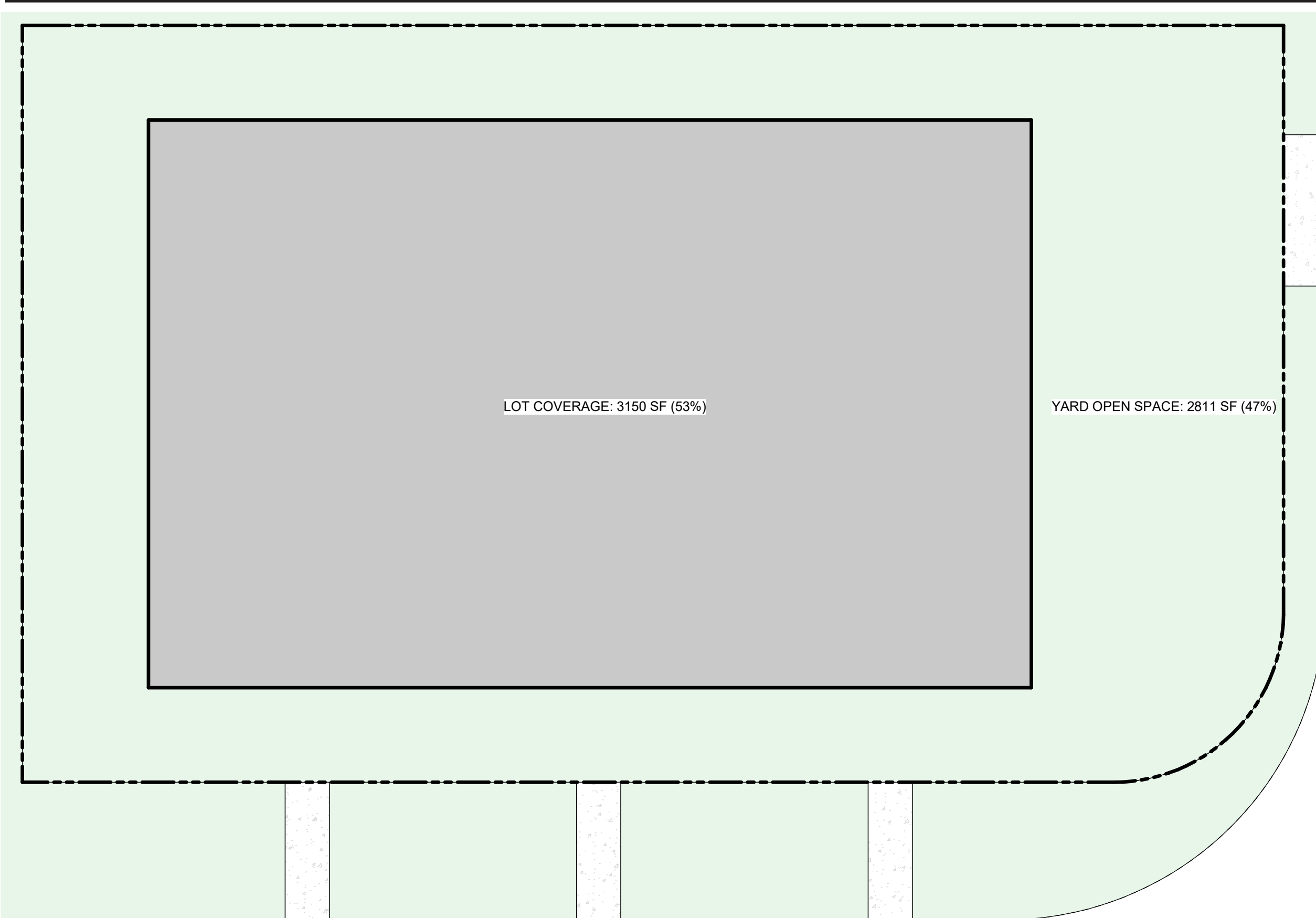
3.50 NGVD

1  
A.9

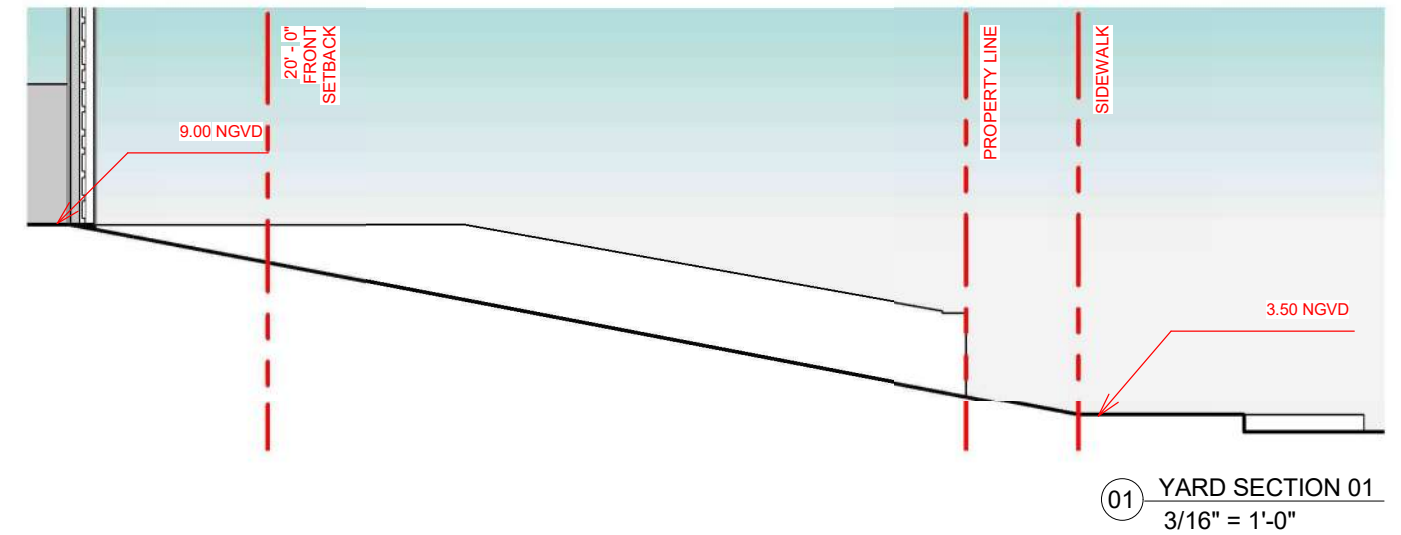
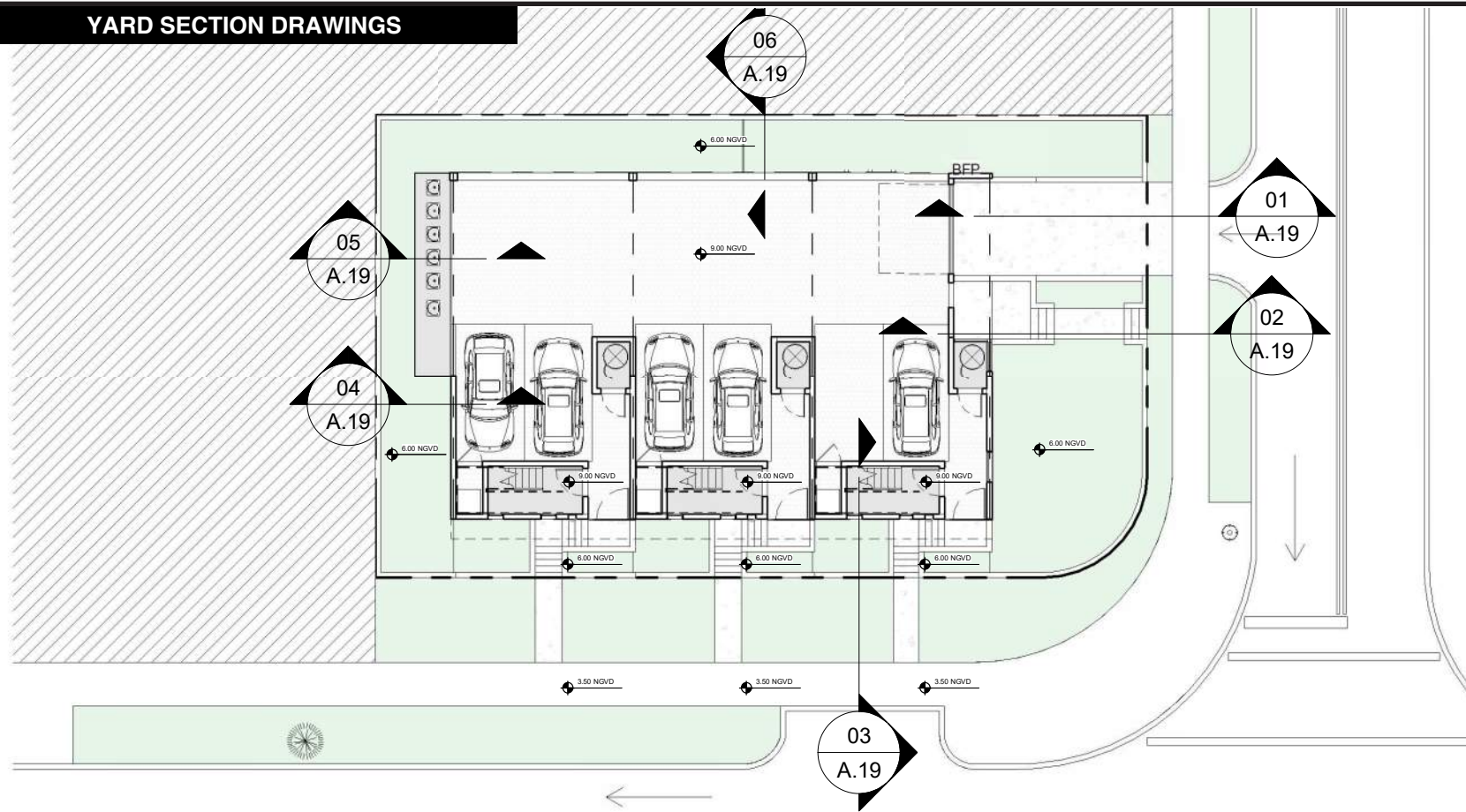
CLIENT APPROVAL

DATE

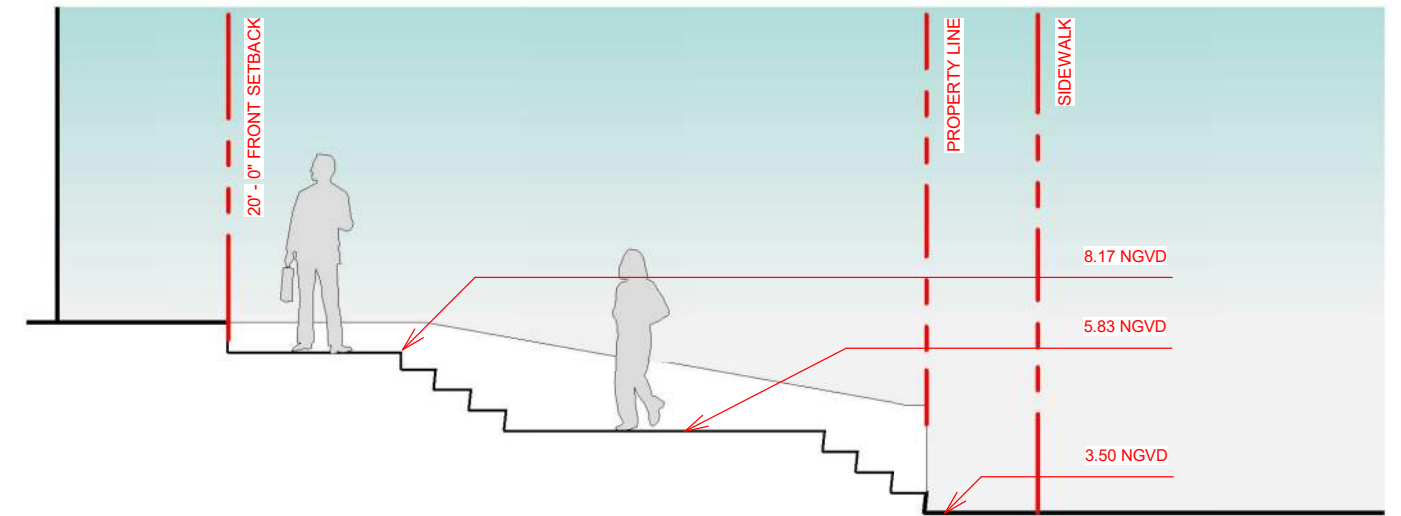




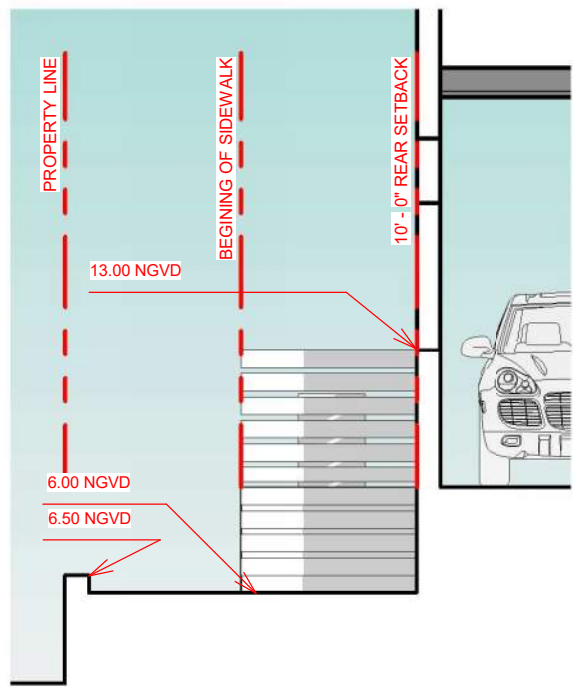
**YARD SECTION DRAWINGS**



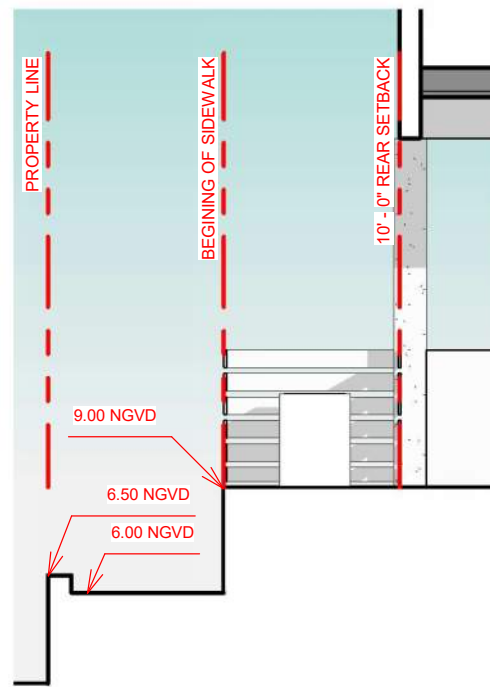
**01 YARD SECTION 01**  
3/16" = 1'-0"



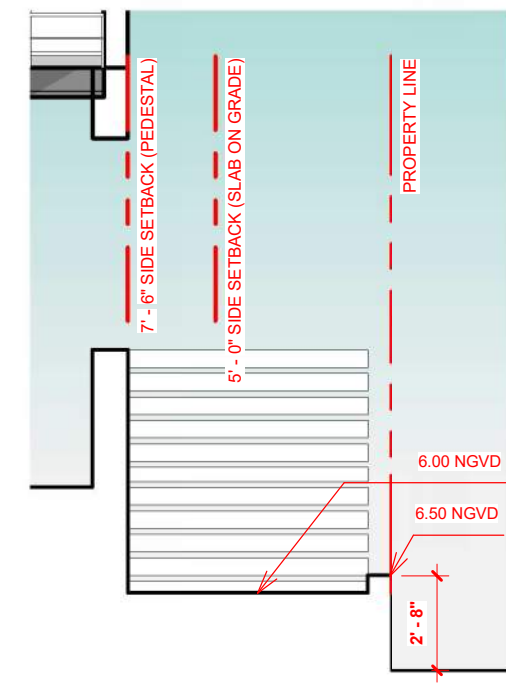
**02 YARD SECTION 02**  
3/16" = 1'-0"



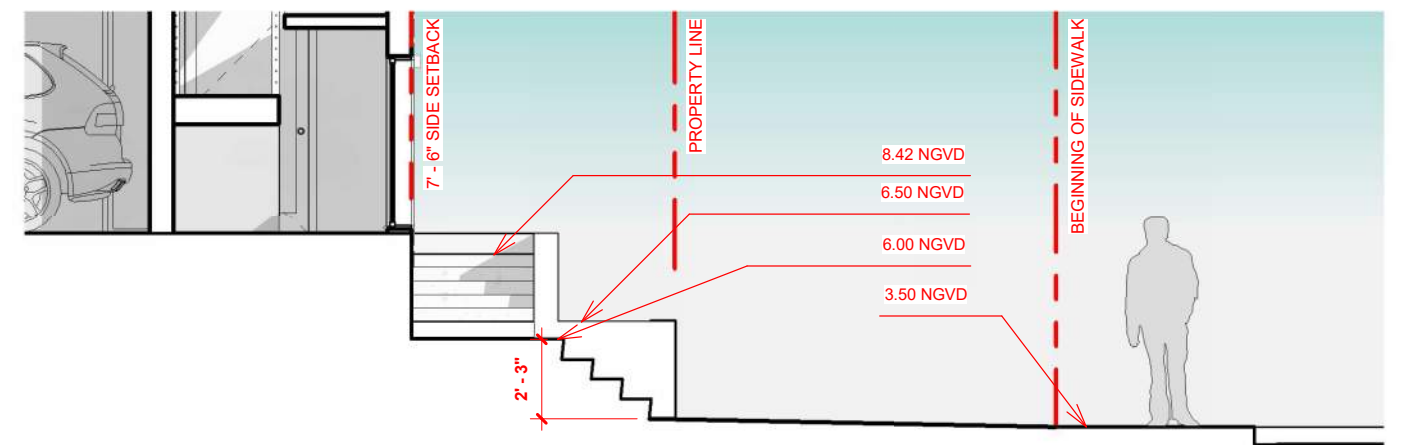
**04 YARD SECTION 04**  
3/16" = 1'-0"



**05 YARD SECTION 05**  
3/16" = 1'-0"



**06 YARD SECTION 06**  
3/16" = 1'-0"



**03 YARD SECTION 03**  
3/16" = 1'-0"

14TH TERRACE

