

FINAL SUBMITTAL - 11/12/2019



SHEET #	SHEET NAME
0000	COVER SHEET (item#9a)
0001	SURVEY (item#9b)
0002	ZONING DATA SHEET (item#9c)
0003	CONTEXT LOCATION PLAN (item#9d)
0004	EXISTING FAR AND DEMOLITION PLAN (item # f & m)
0005	AREA DIAGRAMS (item#9g)
0006	SITE PLAN (item#9h)
0007	CURRENT PHOTOGRAPHS (item#9i)
0008	LOCATION PLAN & PHOTOS KEY PLAN (item#9k)
0009	CONTEXTUAL ELEVATION (item#9k)
0010	PICTURES FROM THE SITE (item#9k)
0011	PICTURES FROM THE SITE (item#9k)
0012	PICTURES FROM THE SITE (item#9k)
0013	PICTURES FROM THE SITE (item#9k)
0014	GROUND FLOOR-PARKING (item#9n)
0015	FIRST FLOOR PLAN (item#9n)
0016	SECOND FLOOR PLAN (item#9n)

SHEET #	SHEET NAME
0017	THIRD FLOOR PLAN (item#9n)
0018	ROOF PLAN (item#9n)
0019	NORTH ELEVATION (item#9o)
0020	EAST ELEVATION (item#9o)
0021	SOUTH ELEVATION (item#9o)
0022	WEST ELEVATION (item#9o)
0023	FACADE MATERIALS (item#9o)
0024	CROSS SECTION (item#9p)
0025	CROSS SECTION (item#9p)
0026	YARD SECTIONS (item#23)
0027	YARD SECTIONS (item#23)
0028	COLOR RENDERING (item#9q)
0029	3D VIEWS (item #)
LA-01	LANDSCAPE PLAN (item#10)
LA-02	LANDSCAPE NOTES, DETAILS & LEGEND (item#10)
LA-03	TREE SURVEY & DISPOSITION PLAN (item#10)

PROPERTY INFORMATION

ADDRESS: 816 84TH STREET,
MIAMI BEACH, FL 33141-1106

OWNER: HELIXA LLC

FOLIO NUMBER: 02-3202-008-1550

LEGAL DESCRIPTION: LOT 4, BLOCK 7,
BISCAYNE BEACH SUB., ACCORDING TO
THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 44, PAGE 67,
PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

LOT DIMENSIONS: WIDTH=50.00' X
DEPTH=112.50'

LAND USE DESIGNATION: RM-1
(RESIDENTIAL MULTIFAMILY LOW
INTENSITY)

EXISTING BUILDING TO BE DEMOLISHED
(YEAR BULT : 1947)

SCOPE OF WORK

CONSTRUCTION OF A NEW MULTI-STORY,
FOUR-UNIT RESIDENTIAL BUILDING

TYPE OF CONSTRUCTION, USE AND
OCCUPANCY CLASSIFICATION

TYPE OF CONSTRUCTION
TYPE I-B (CHAPTER 6 - SECTION 602.2) AS
PER FBC 2017-BUILDING

USE AND OCCUPANCY CLASSIFICATION
R-2 (CHAPTER 3 - SECTION 310.4) AS PER
FBC 2017-BUILDING

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0000

COVER SHEET
(item#9a)

Project No. 190032

ABBREVIATIONS AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G.	CONCRETE GUTTER OR VALLEYED GUTTER
C&S	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N.D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.S.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.V.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(H)	RECUM
R/W	RIGHT-OF-WAY
R.F.F.	RIGHT-OF-FINCHMENT EASEMENT
S.I.R./S.I.F.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
W	WOOD FENCE
X	CHAIN LINK FENCE
Y	IRON/ALUMINUM FENCE
M	MONUMENT LINE
C	CENTERLINE
P	PROPERTY LINE
S	STRUCTURE LINE

WATER	
SOD	
CONCRFT	
UTILITY EASEMENT (U.E.)	

	=AIR CONDITIONER		=FLORIDA POWER & LIGHT BOX
	=BELL SOUTH BOX		=HANDICAP SPACE
	=CABLE BOX		=INLET
	=CATCH BASIN		=LIGHT POLE
	=CONTROL VALVE BOX		=METAL LIGHT POLE
	=ELECTRIC BOX		=SANITARY MANHOLE
	=ELECTRIC METER		=SATELLITE DISH
	=ELECTRIC SERVICE BOX		=WATER METER
	=EXISTING ELEVATIONS		=WATER VALVE
	=FIRE HYDRANT		=WOOD POLE



(A) CHERRY TREE
DIAMETER= 0.2'
HEIGHT= 10'
SPREAD= 8'

(B) BANANA BUSH
MULTI-TRUNK
DIAMETER= 4'X 0.4'
HEIGHT= 15'
SPREAD= 8'

(C) CHERRY TREE
DIAMETER= 0.3'
HEIGHT= 8'
SPREAD= 6'

(D) TREE
DIAMETER= 0.2'
HEIGHT= 8'
SPREAD= 7'

(E) PAPAYA TREE
DIAMETER= 0.3'
HEIGHT= 15'
SPREAD= 4'

(F) PLUM TREE
DIAMETER= 0.5'
HEIGHT= 12'
SPREAD= 8'

(G) MAMEY TREE
DIAMETER= 0.5'
HEIGHT= 17'
SPREAD= 8'

(H) CHERRY TREE
DIAMETER= 0.2'
HEIGHT= 6'
SPREAD= 5'

(I) BANANA BUSH
MULTI-TRUNK
DIAMETER= 6'X 0.3'
HEIGHT= 12'
SPREAD= 8'

(J) PAPAYA TREE
DIAMETER= 0.2'
HEIGHT= 8'
SPREAD= 3'

(K) ROSE TREE
DIAMETER= 0.2'
HEIGHT= 8'
SPREAD= 6'

(L) BUSH PALM
MULTI-TRUNK
DIAMETER= 3' X 0.5'
HEIGHT= 25'
SPREAD= 12'

(M) BUSH PALM
MULTI-TRUNK
DIAMETER= 4'X 0.25'
HEIGHT= 15'
SPREAD= 10'

(N) PALM TREE
DIAMETER= 0.6'
HEIGHT= 18'
SPREAD= 6'

(O) PALM TREE
DIAMETER= 0.3'
HEIGHT= 20'
SPREAD= 7'

(P) PALM TREE
DIAMETER= 1.80'
HEIGHT= 20'
SPREAD= 10'

(Q) PAPAYA TREE
DIAMETER= 0.2'
HEIGHT= 12'
SPREAD= 2'

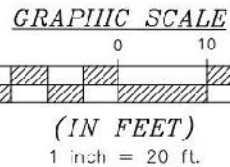
(R) BANANA TREE
DIAMETER= 0.25'
HEIGHT= 10'
SPREAD= 6'

(S) BANANA TREE
DIAMETER= 0.25'
HEIGHT= 12'
SPREAD= 7'



BENCH MARK:

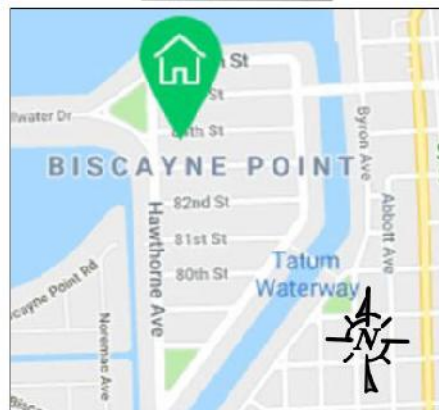
Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks.
Benchmark: D-180 Elevation: 3.51' Locator: 3220SE



FRONT VIEW



VICINITY MAP



CERTIFY TO:

- HELIXA LLC, A FL LLC
- CMG CAPITAL, LLC, a Florida limited liability company.
- CLOUDLESS TITLE COMPANY
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

FOLIO NUMBER:
02-3202-008-1550

LEGAL DESCRIPTION

Lot 4, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION INFORMATION

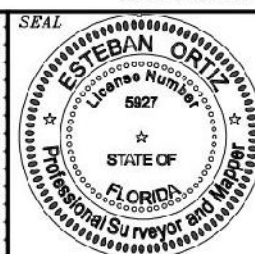
This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH, 12086 C Map No. 0307 Suffix L, Effective Date: September 11, 2009).

SURVEYOR'S NOTES:

- The above captioned property was surveyed and based on the above legal description provided by the client.
- Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- The lands shown hereon were not abstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section.
- Wall ties are to face to the wall.
- Ownership subject to opinion of the Title.
- 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.
- Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- The surveyor does not determine Ownership of fences or/and walls.
- This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.
- Bearings shown hereon are based on an assumed meridian and are relative to the NORTH line of Lot 4, Block 7 Bearings North 88°18'15" EAST

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.



ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927

NOTE: NOT VALID UNLESS
SIGNED AND SEALED

Cloudless Title Company
Marion Castro, Title Agent
846 Brickell Avenue, Suite 1200, Miami, FL 33131

Fidelity National Title
Insurance Company

SCALE: 1" = 20'

DATE: 10/23/2018

UPDATE: 10/03/2019

DRAWN BY: JOHN C.

PROJECT NO.: ASI 5724-18

SHEET 1 OF 1 SHEETS

TYPE OF PROJECT: BOUNDARY SURVEY

PROJECT LOCATION: 816 84TH STREET

CITY, STATE & ZIP CODE: MIAMI BEACH, FLORIDA 33141-1106

ENCROACHMENT NOTE:
concrete appears to be in physical use onto or from adjoining property along the East boundary

info@authenticssurveyors.com

Authentic Surveyors, Inc.
11805 SW 84th Avenue
E Miami, Florida 33156
off: 305-970-6200
fax: 305-514-0087

LAND SURVEYORS' LAND PLANNERS' MAPPERS' LEW 7555

BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus

1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus Inc 2019

State of Florida
Architect of Record
Ariel N. Villalba
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by
A.N.V.

Drawn by
S.G.

0001

SURVEY (item#9b)

Project No. 190032

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address: 816 84TH STREET - MIAMI BEACH - FL 33141			
2	Board and file numbers :			
3	Folio number(s): 02-3202-008-1550			
4	Year constructed:	1947	Zoning District:	RM-1
5	Based Flood Elevation:	8.00 FEET	Grade value in NGVD:	4.37 FEET
6	Adjusted grade (Grade+30"):	6.87 FEET	Lot Area:	5,625 SQF
7	Lot width:	50.00 FEET	Lot Depth:	112.50 FEET
8	Minimum Unit Size	550 SQF	Average Unit Size	800 SQF
9	Existing use:	RESIDENTIAL	Proposed use:	RESIDENTIAL

	Maximum	Existing	Proposed	Deficiencies
10	Height	50 FEET	12 FEET	45.50 FEET
11	Number of Stories	5	1	4
12	FAR			
13	Gross square footage (1.25x 5,625SQF)	7,031 SQF	2,383 SQF	7,025 SQF
14	Square Footage by use	N/A		
15	Number of units Residential (64U/A)	8	4	4
16	Number of units Hotel	N/A		
17	Number of seats	N/A		
18	Occupancy load	N/A		

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
At Grade Parking:					
24	Front Setback:	20 FEET	N/A	20 FEET	
25	Side Setback:	5.00 FEET	N/A	7.50 FEET	
26	Side Setback:	5.00 FEET	N/A	5.00 FEET	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	11.25 FEET	N/A	11.25 FEET	
Pedestal:					
29	Front Setback:	20 FEET	18.11 FEET	20 FEET	
30	Side Setback:	7.50 FEET	4.90 FEET	7.50 FEET	
31	Side Setback:	7.50 FEET	9.95 FEET	7.50 FEET	
32	Side Setback facing street:	N/A			
33	Rear Setback: (10% lot depth)	11.25 FEET	6.39 FEET	11.25 FEET	
Tower:					
34	Front Setback:	N/A			
35	Side Setback:	N/A			

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A			
40	Total # of parking spaces	N/A			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Total # of seats	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

56

Is this a contributing building?

Yes or no

57

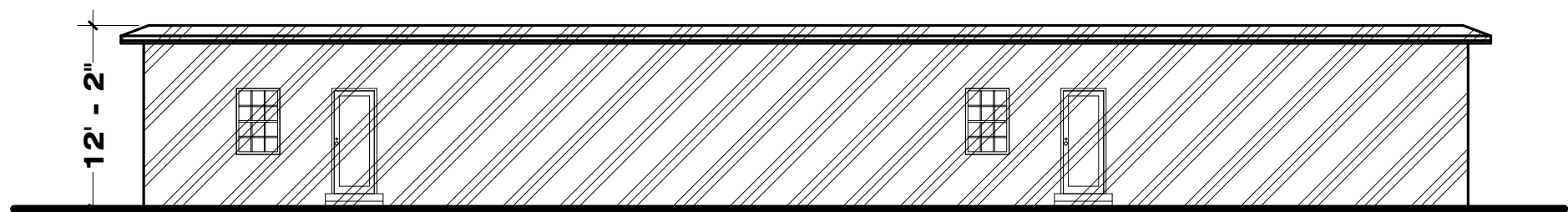
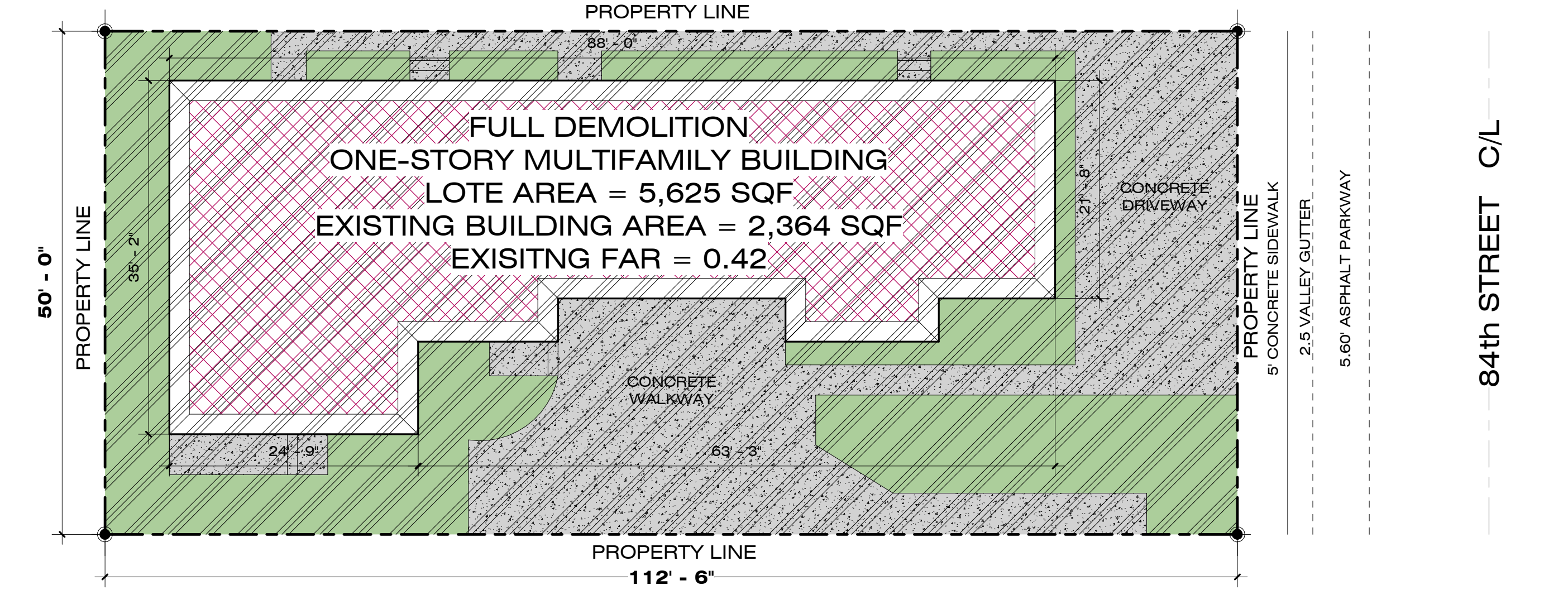
Located within a Local Historic District?

Yes or no

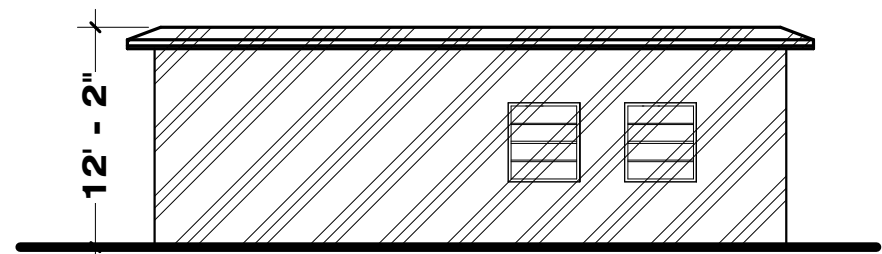
Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

REVISION SCHEDULE

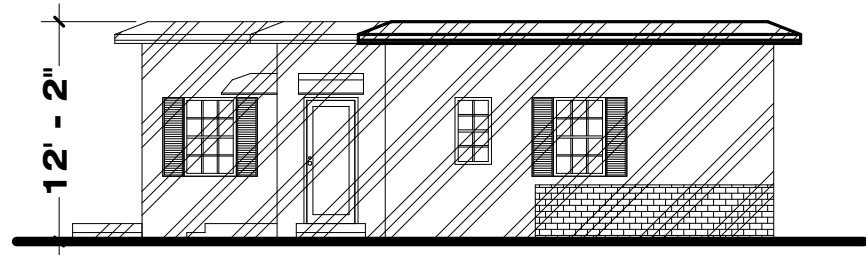
#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL



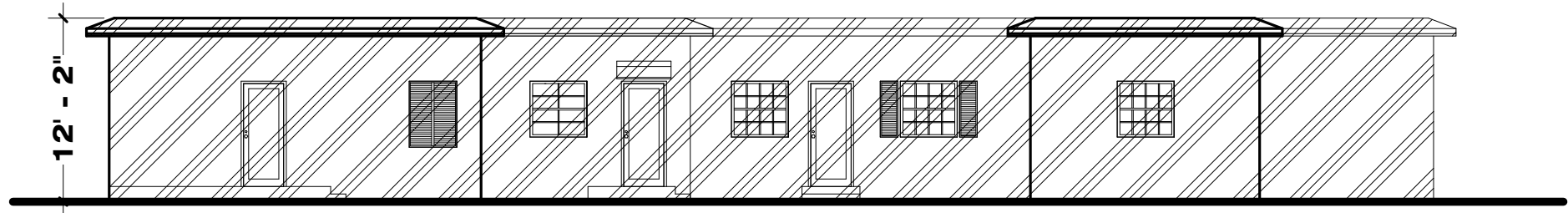
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

1	DEMOLITION PLAN
0004	3/32" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

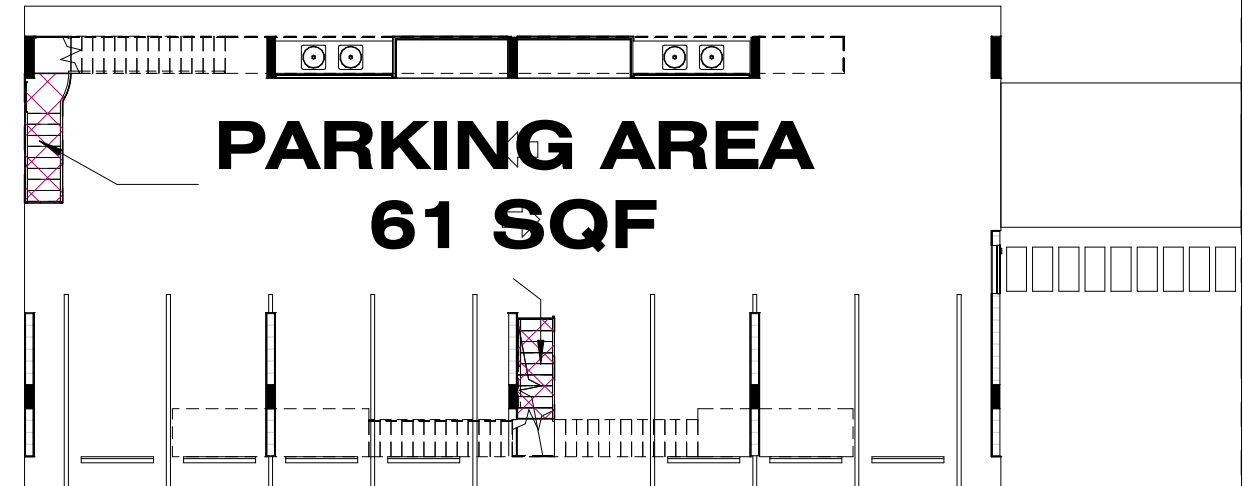
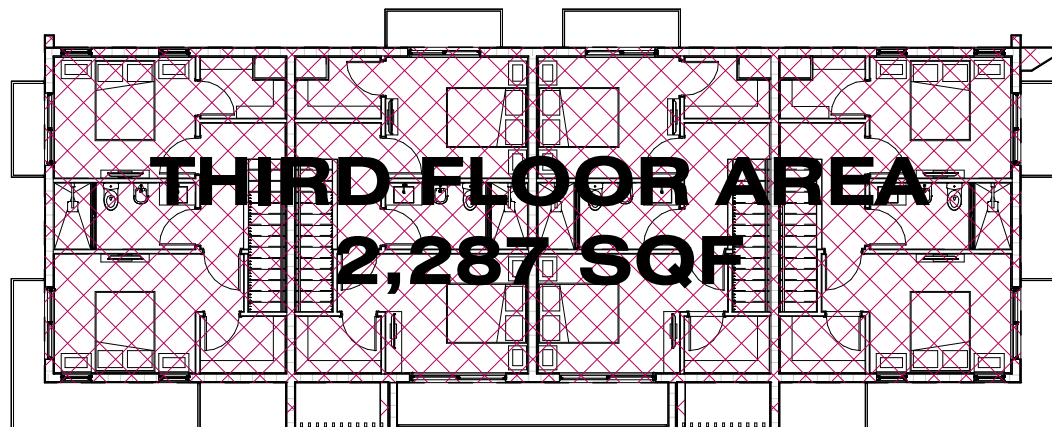
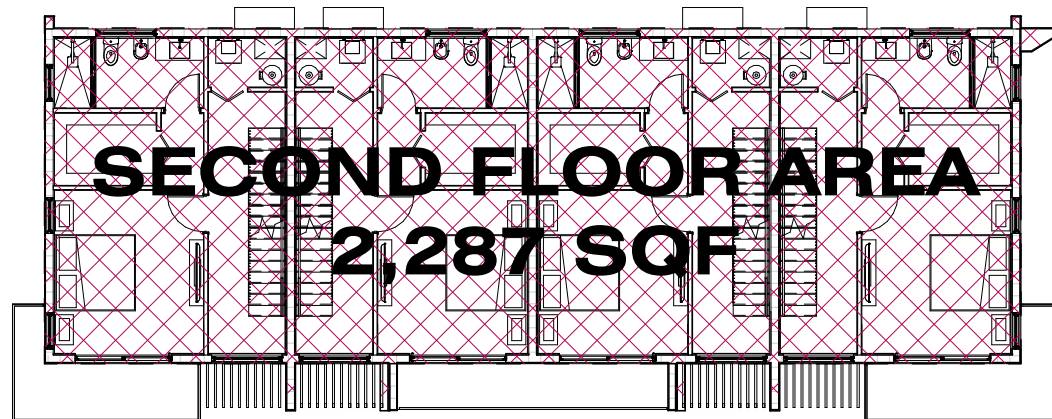
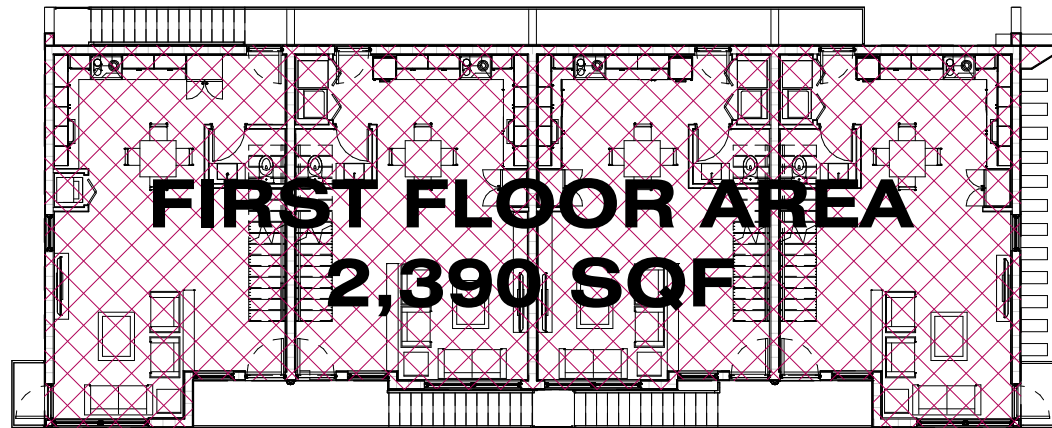
REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by
A.N.V.

Drawn by
S.G.

0004
EXISTING FAR AND
DEMOLITION PLAN
(item # f & m)
Project No. 190032



BUILDING AREA CALCULATION

LEVEL	SALABLE AREA	COMMON AREA
FIRST FLOOR	2,390 SQF	0 SQF
SECOND FLOOR	2,287 SQF	0 SQF
THIRD FLOOR	2,287 SQF	0 SQF
	6,964 SQF	0 SQF

LOT AREA	FAR	MAXIMUM BUILDING AREA ALLOWED	PROPOSED BUILDING AREA
5,625 SQF	1.25	5,625 SQF x 1.25 = 7,031 SQF	7,025 SQF

UNIT TYPE	QTY	AREA	SUBTOTAL AREA
CORNER UNIT	2	1,756 SQF	3,512 SQF
CENTER UNIT	2	1,726 SQF	3,452 SQF
			6,964 SQF

AVERAGE UNIT SIZE = $6,964 \text{ SQF} / 4 = 1,741 \text{ SQF}$ > MINIMUM AVERAGE SIZE REQUIRED (800 SQF/UNIT)

BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

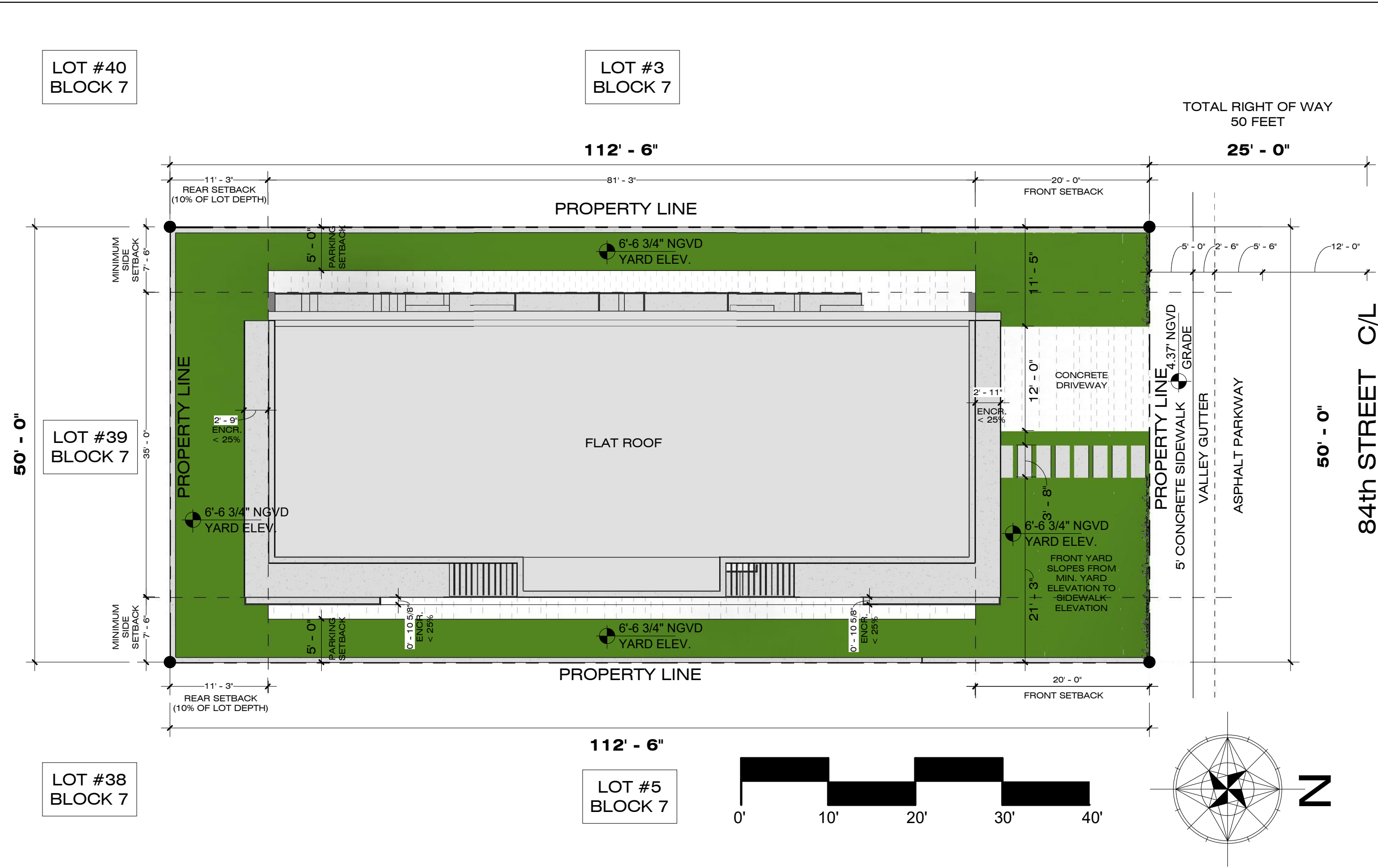
Design
by
A.N.V.

Drawn
by
S.G.

0005

AREA DIAGRAMS
(item#9g)

Project No. 190032



1 SITE PLAN.
0006 3/32" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0006
SITE PLAN (item#9h)
Project No. 190032

816 84TH STREET, MIAMI BEACH, FL 33141 (SUBJECT PROPERTY)



NORTH FACADE



EAST FACADE



SOUTH FACADE



WEST FACADE

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0007
CURRENT
PHOTOGRAPHS
(Item#9I)

Project No. 190032



1	LOCATION AND PHOTOGRAPHS KEY PLAN
0008	N.T.S.

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

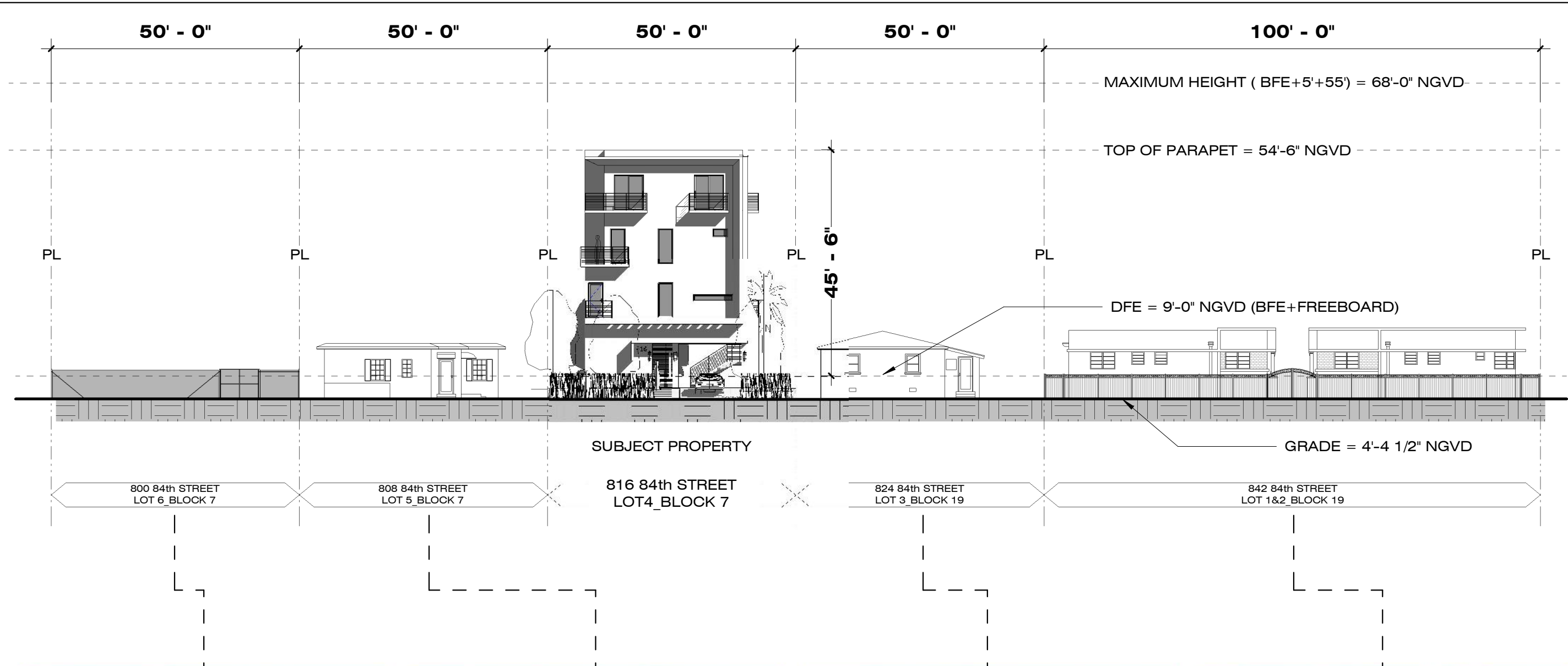
REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0008
LOCATION PLAN &
PHOTOS KEY PLAN
(item#9k)

Project No. 190032



1 NORTH ELEVATION-CONTEXTUAL ELEVATION
0009 3/64" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0009
CONTEXTUAL
ELEVATION
(item#9k)

Project No. 190032



PICTURE #1



PICTURE #2



PICTURE #3

SUBJECT PROPERTY



PICTURE #4

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR999560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0010

PICTURES FROM
THE SITE (Item#9k)

Project No. 190032



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #A

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0011

PICTURES FROM
THE SITE (Item#9k)

Project No. 190032



PICTURE "B"



PICTURE "C"



PICTURE "D"



PICTURE "E"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Vilella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0012

PICTURES FROM
THE SITE (Item#9k)

Project No. 190032



PICTURE "F"



PICTURE "X"



PICTURE "Y"



PICTURE "Z"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Vilella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

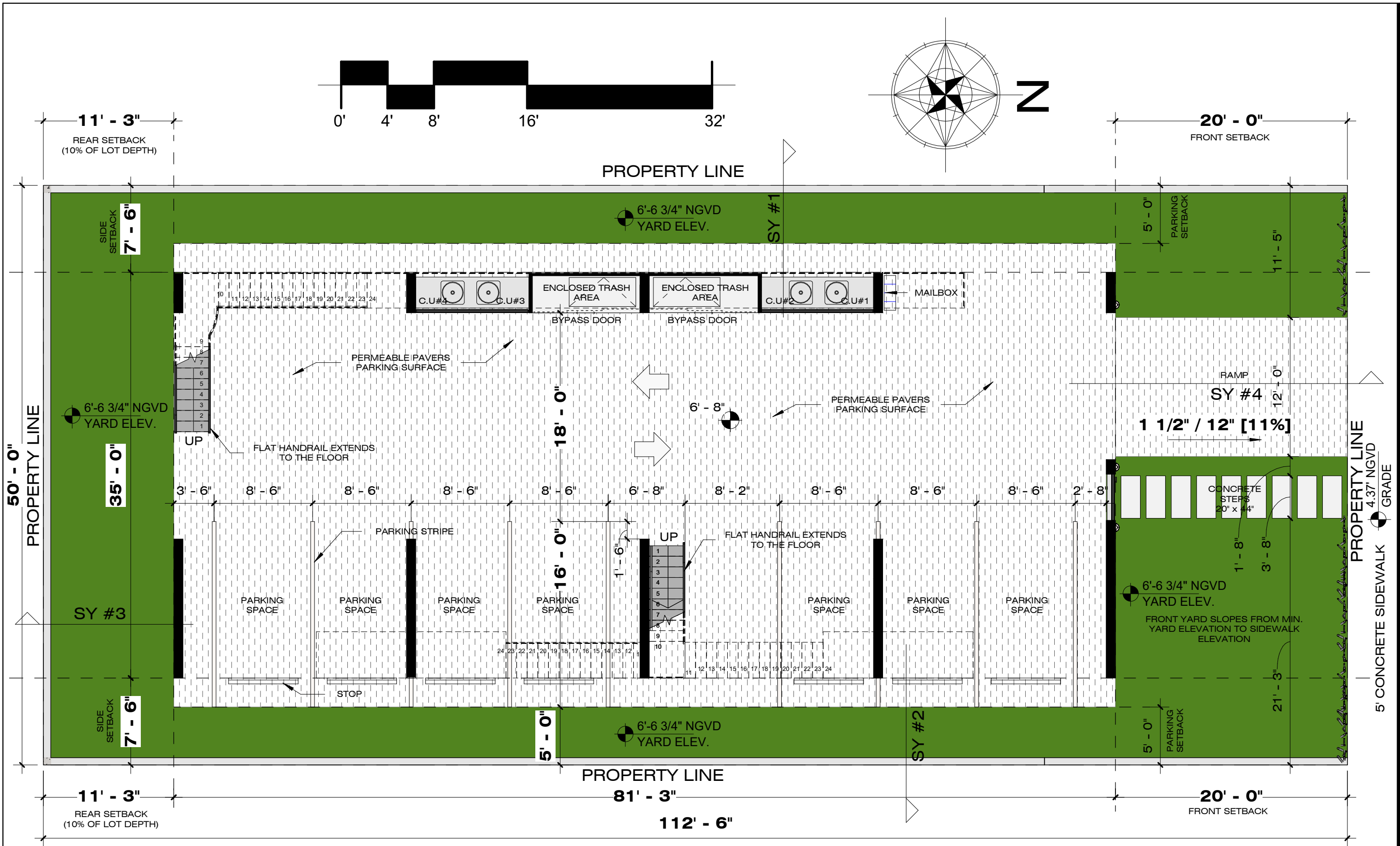
Design
by
A.N.V.

Drawn
by
S.G.

0013

PICTURES FROM
THE SITE (Item#9k)

Project No. 190032



1 LEVEL #0 PARKING LEVEL.
0014 1/8" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

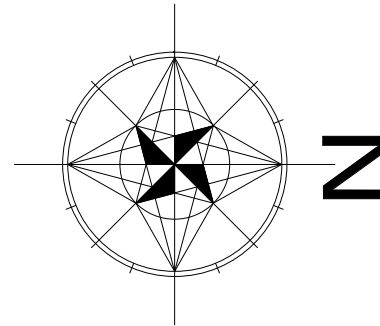
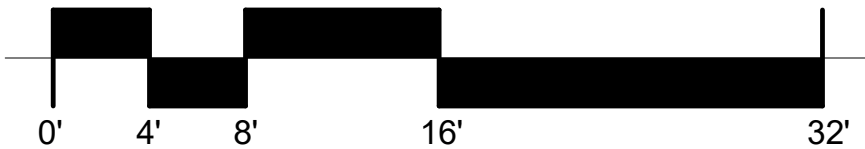
#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0014
GROUND
FLOOR-PARKING
(item#9n)

Project No. 190032



1 LEVEL #1 FLOOR PLAN.
0015 1/8" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

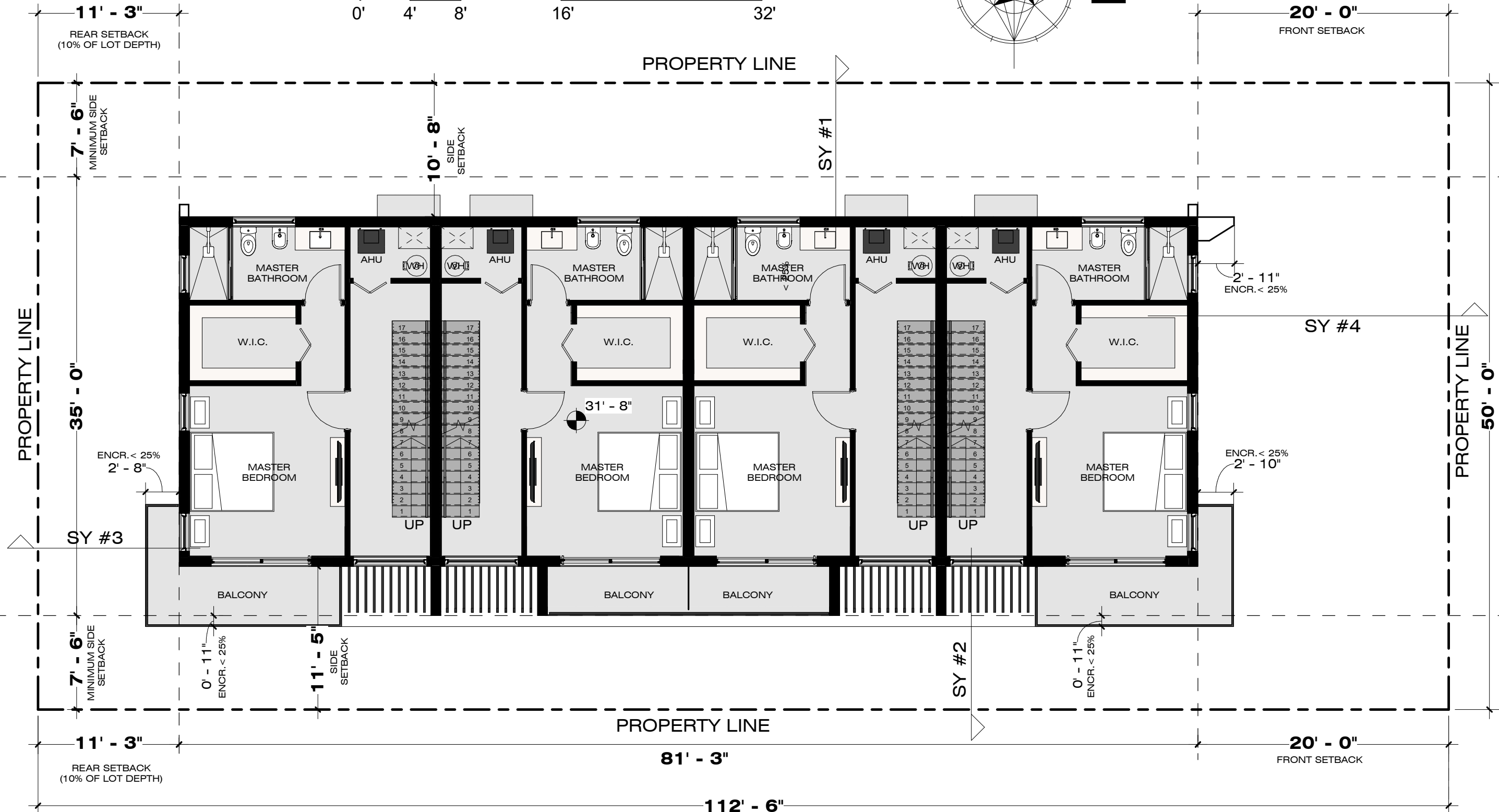
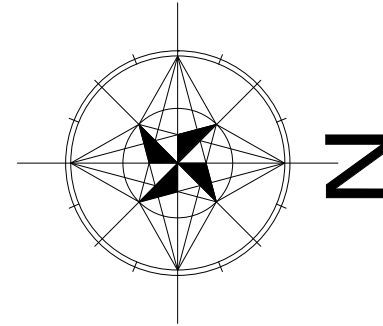
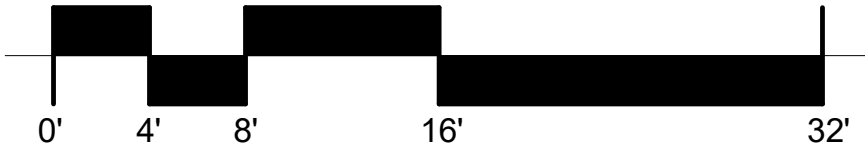
Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0015
FIRST FLOOR PLAN
(item#9n)
Project No. 190032



1 LEVEL #2 FLOOR PLAN.
0016 1/8" = 1'-0"

BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus LLC 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

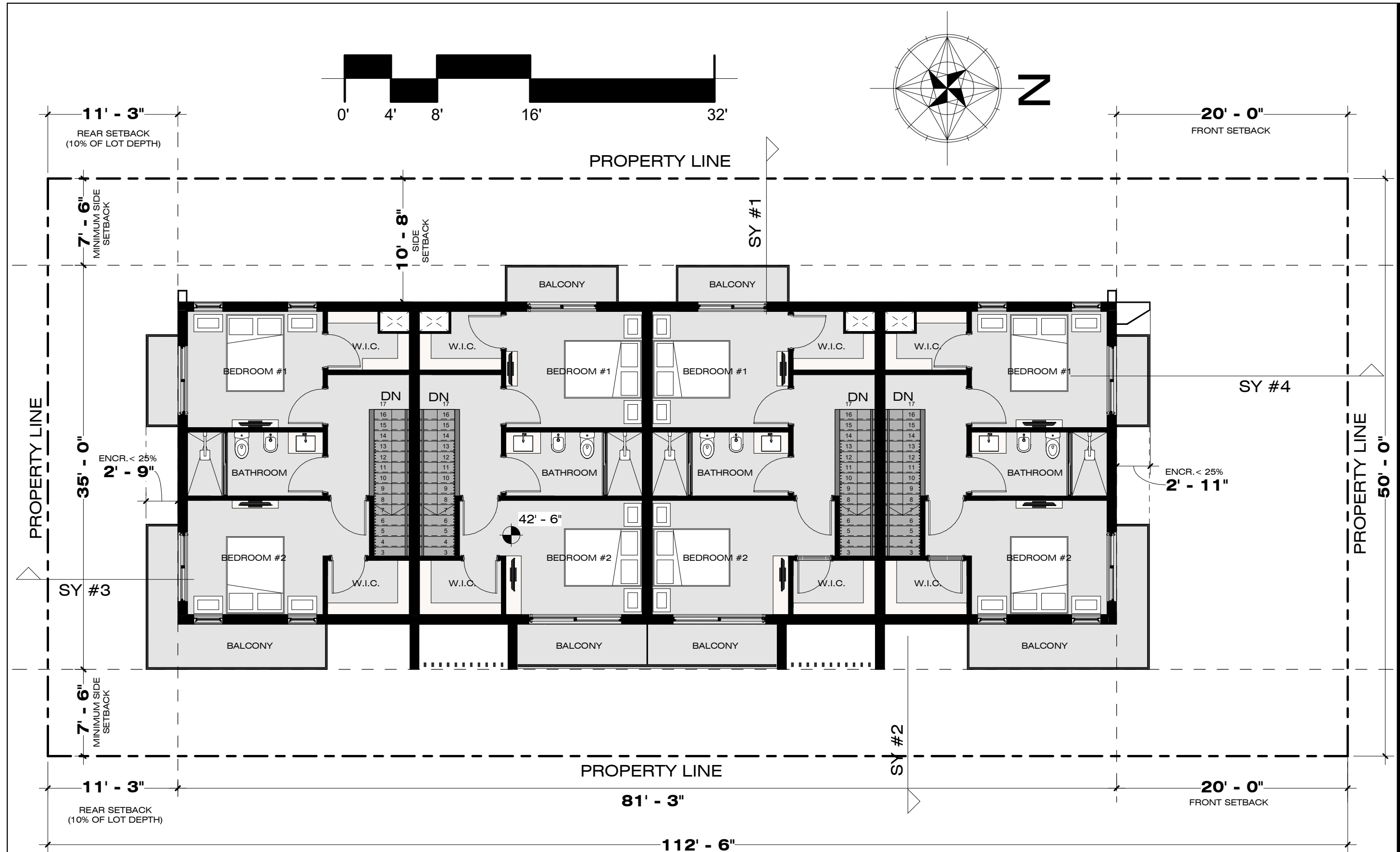
Design
by
A.N.V.

Drawn
by
S.G.

0016

SECOND FLOOR
PLAN (item#9n)

Project No. 190032



1 LEVEL #3 FLOOR PLAN.
0017 1/8" = 1'-0"

BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus

1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

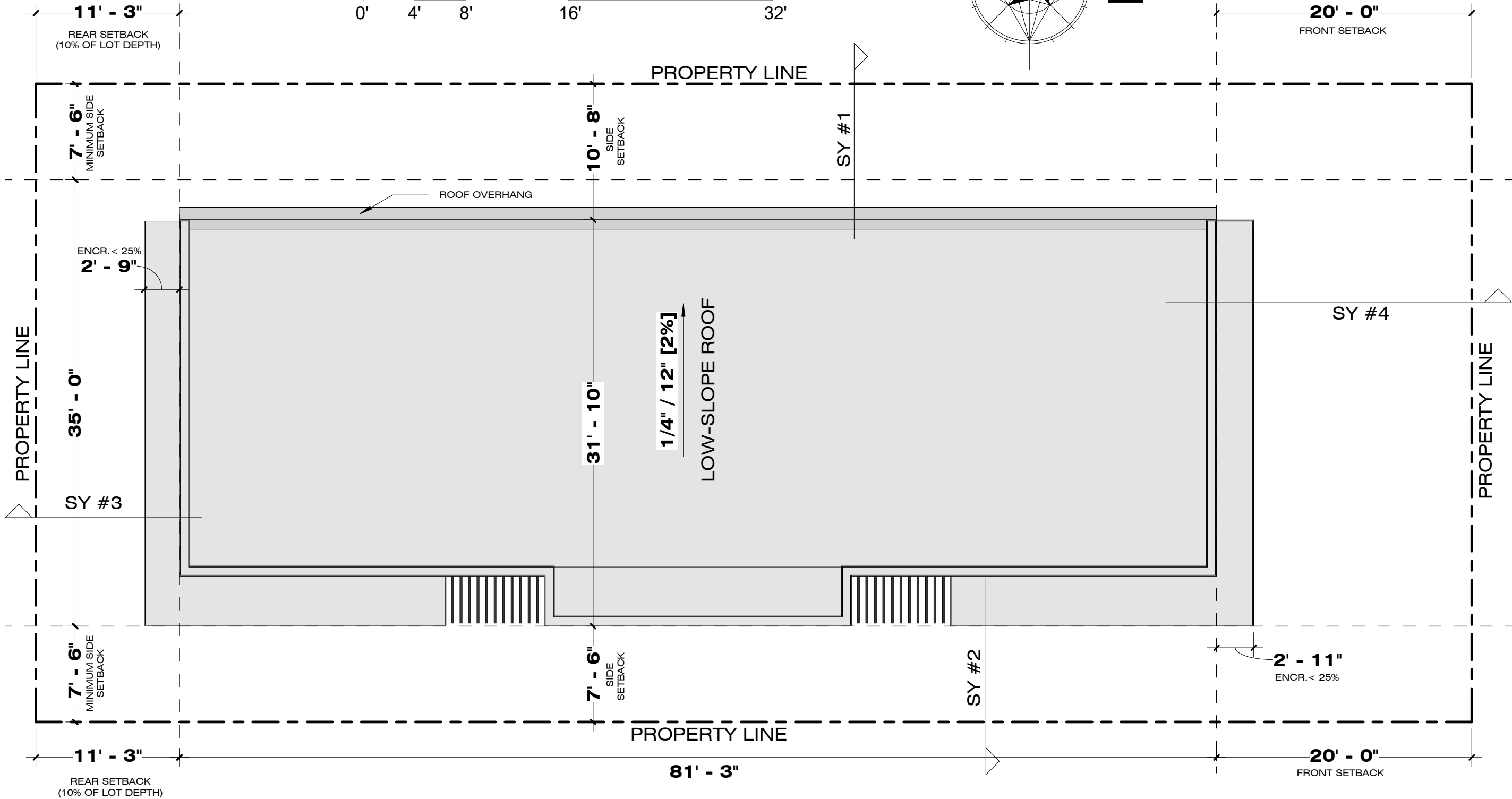
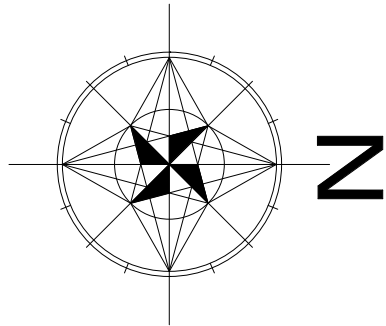
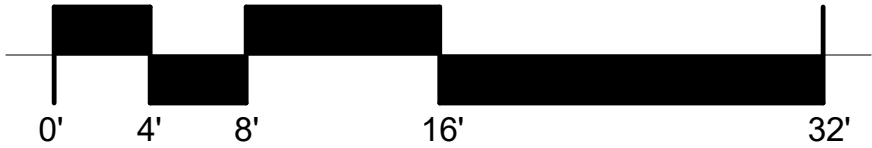
Design
by
A.N.V.

Drawn
by
S.G.

0017

THIRD FLOOR PLAN
(item#9n)

Project No. 190032



1 ROOF PLAN.
0018 1/8" = 1'-0"

BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by
A.N.V.

Drawn by
S.G.

0018

ROOF PLAN
(item#9n)

Project No. 190032

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

PREDOMUS
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

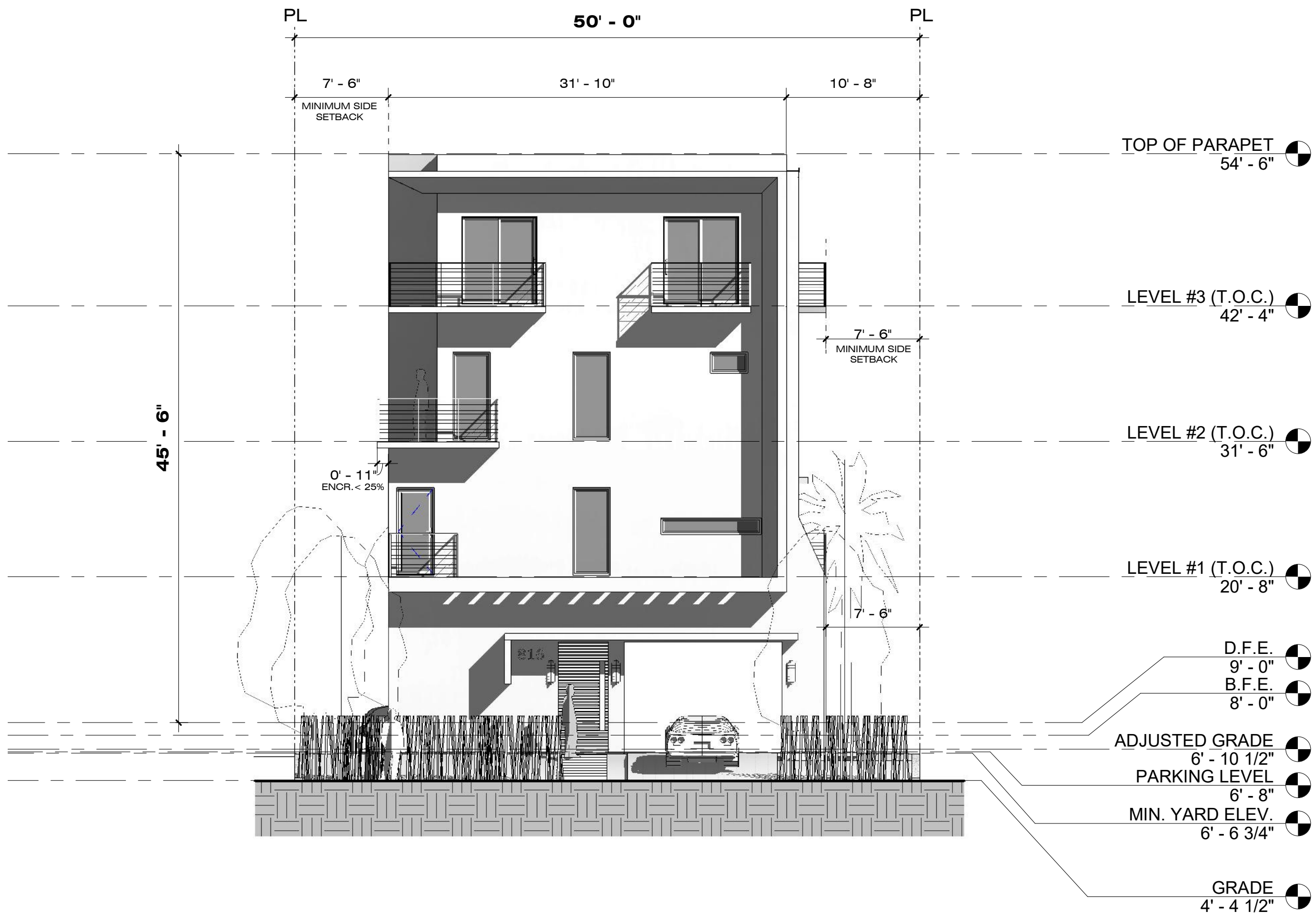
Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0019
NORTH ELEVATION
(item#9o)
Project No. 190032



1	NORTH ELEVATION.
0019	1/8" = 1'-0"



BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

PREDOMUS
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

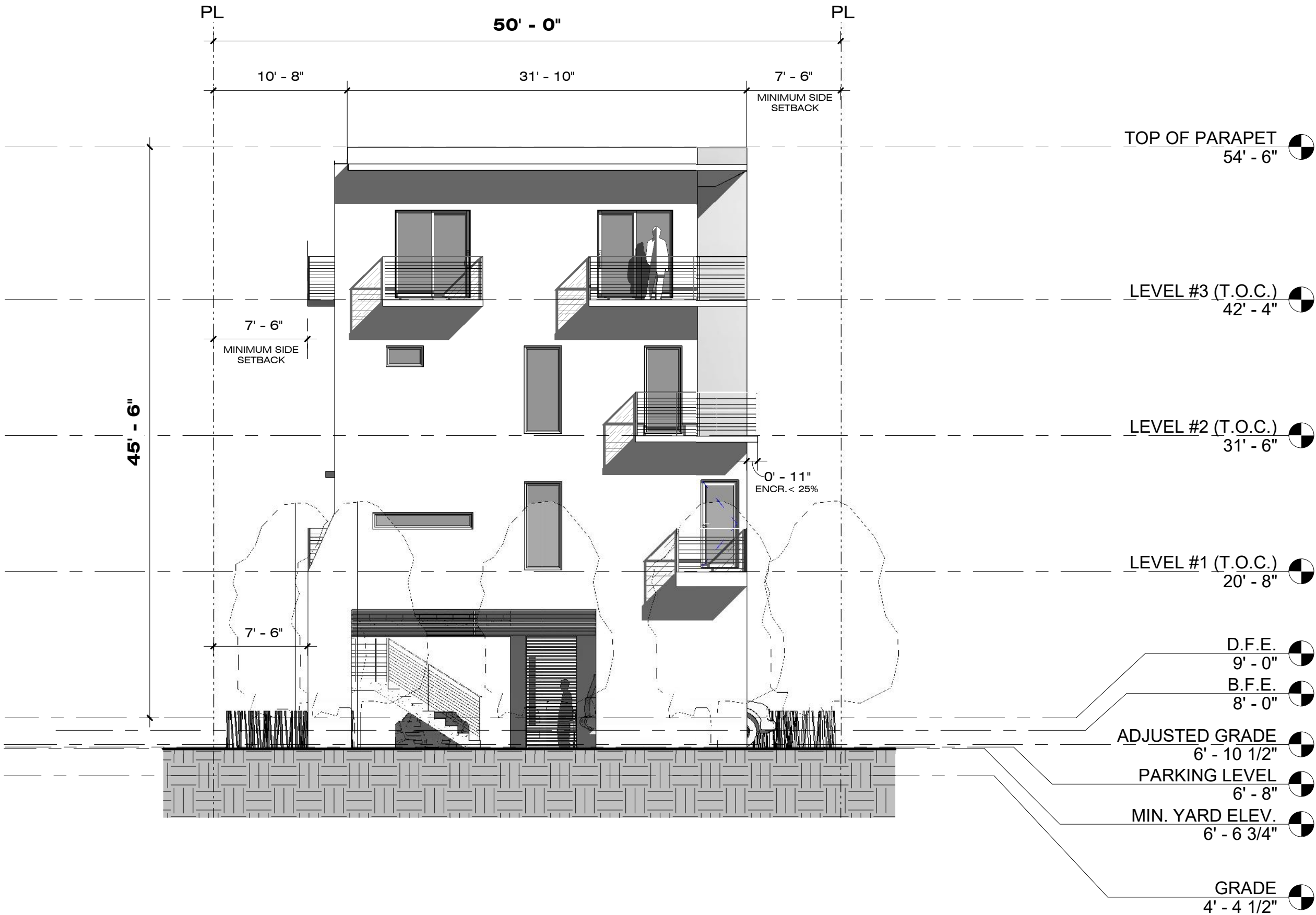
REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0020
EAST ELEVATION
(item#9o)
Project No. 190032



1 SOUTH ELEVATION.
0021 1/8" = 1'-0"

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

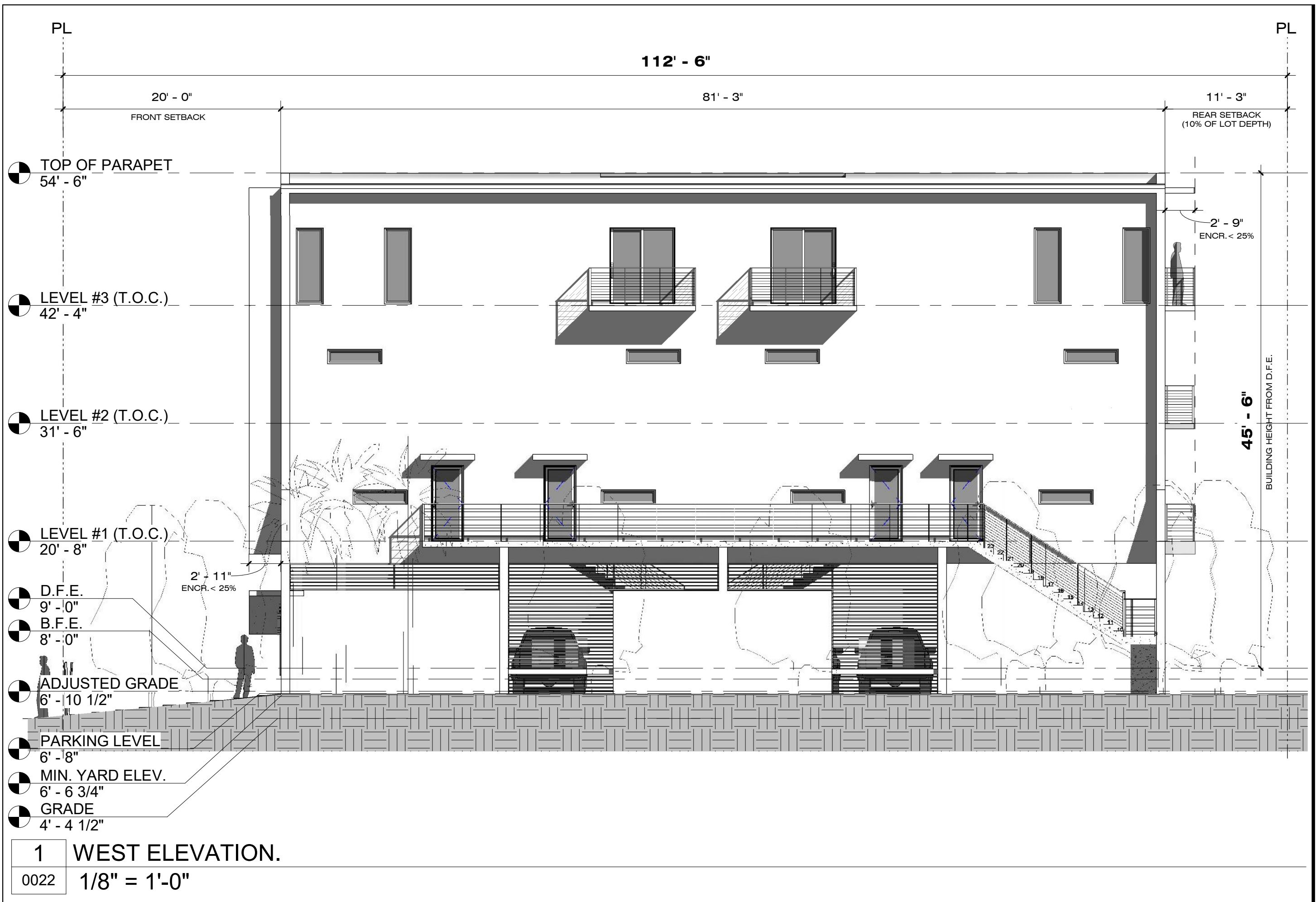
Design
by
A.N.V.

Drawn
by
S.G.

0021

SOUTH ELEVATION
(item#9o)

Project No. 190032



BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

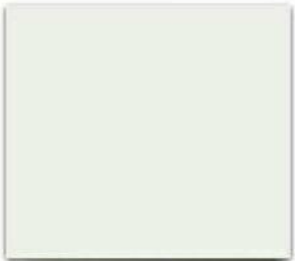
REVISION SCHEDULE		
#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0022
WEST ELEVATION
(Item#9o)
Project No. 190032



GENERAL SURFACES



SW 7006
Extra White

ACCENT COLOR #1



SW 7065
Argos

ACCENT COLOR #2



SW 7674
Peppercorn

ALUMINUM DECORATIVE BEAMS



STAINLESS STEEL CABLE BALUSTRADES



CONCRETE STEP STONES



PERMEABLE PAVERS
PARKING SURFACE/ DRIVEWAY



EXTERIOR MATERIALS

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0023
FACADE
MATERIALS
(Item#90)

Project No. 190032



1 STRUCTURAL CROSS SECTION #1.
0024 N.T.S.

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

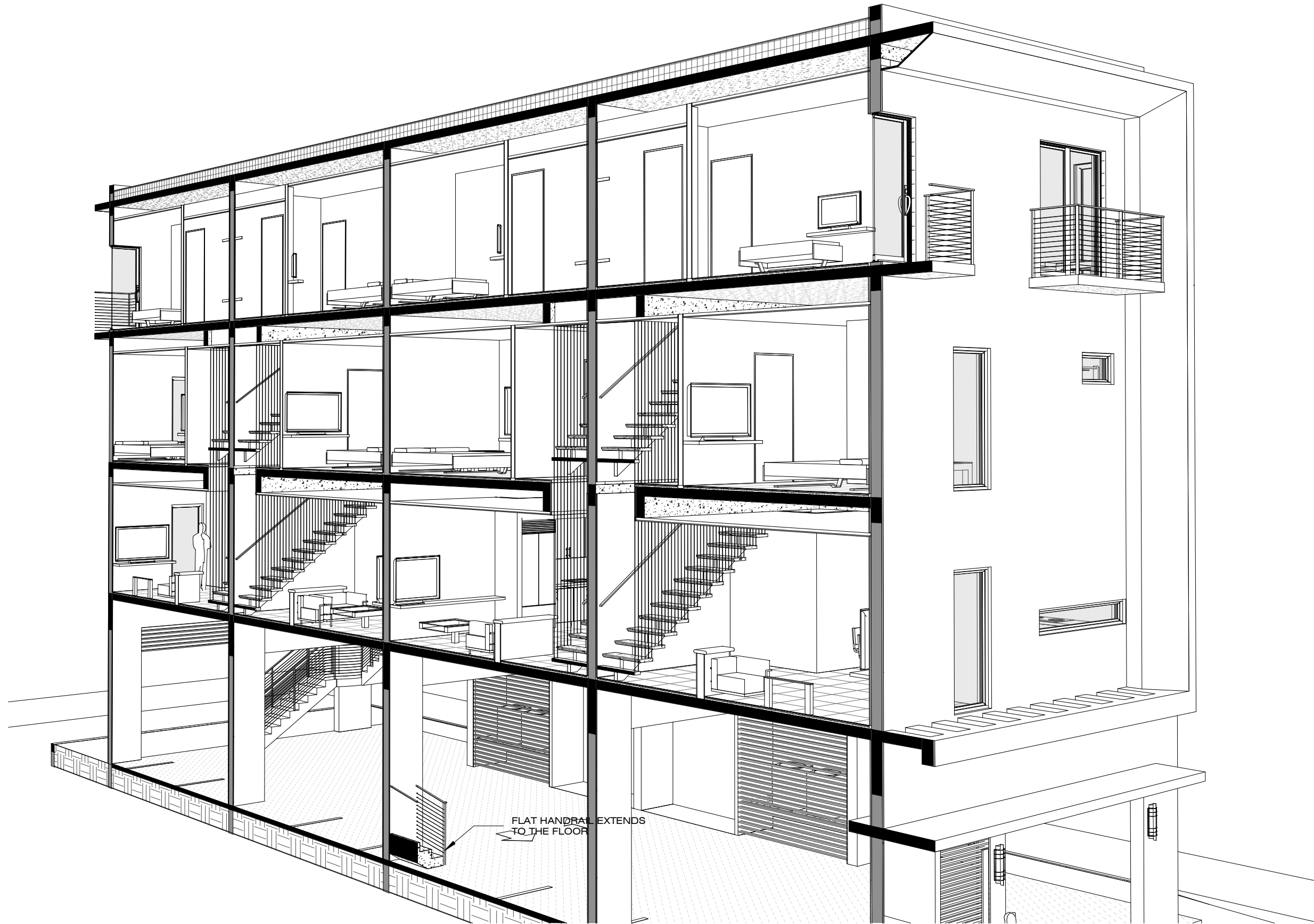
Design
by
A.N.V.

Drawn
by
S.G.

0024

CROSS SECTION
(item#9p)

Project No. 190032



1	STRUCTURAL CROSS SECTION #2.
0025	N.T.S.

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL 33141

predomus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

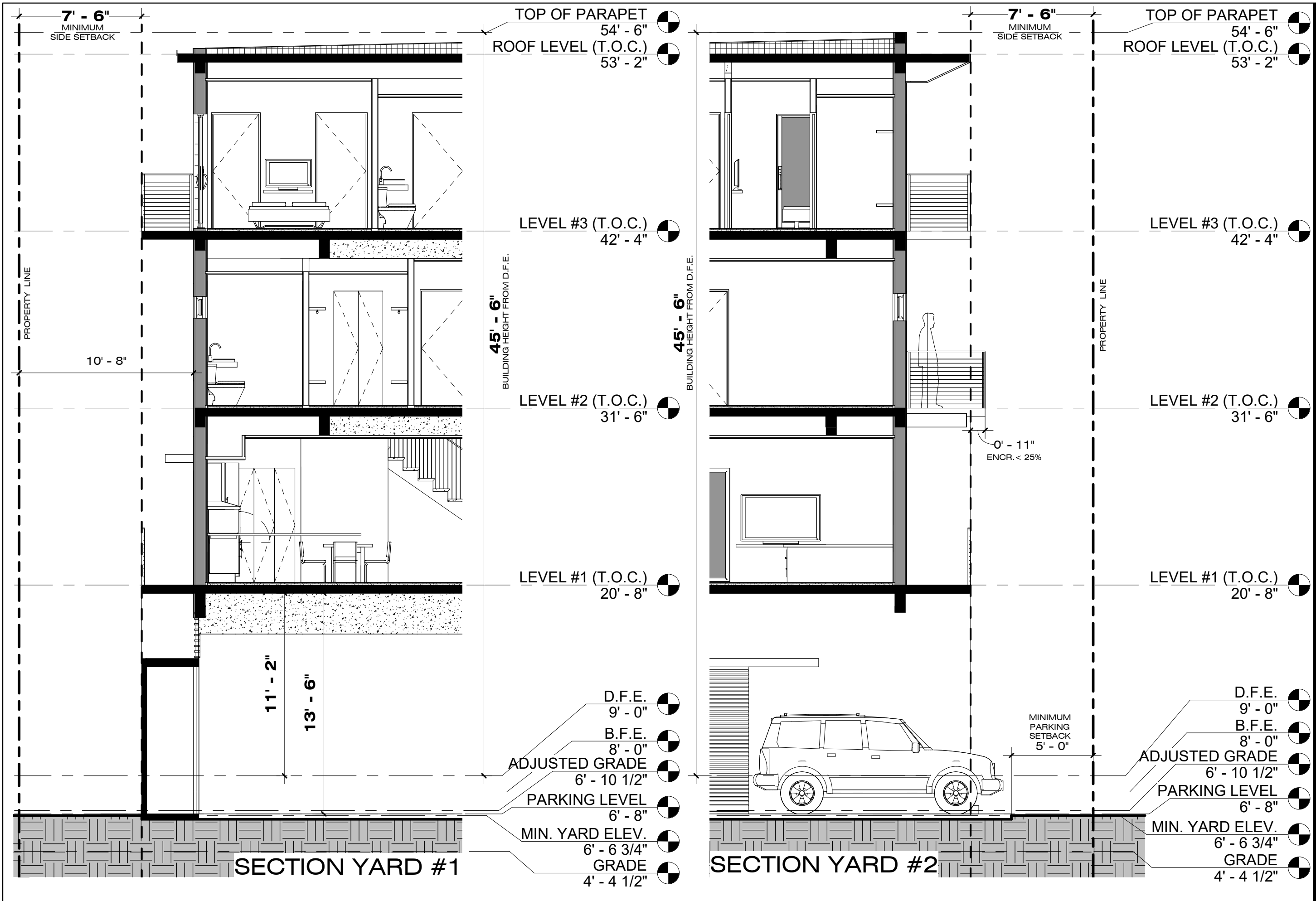
#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0025

CROSS SECTION
(item#9p)

Project No. 190032



BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

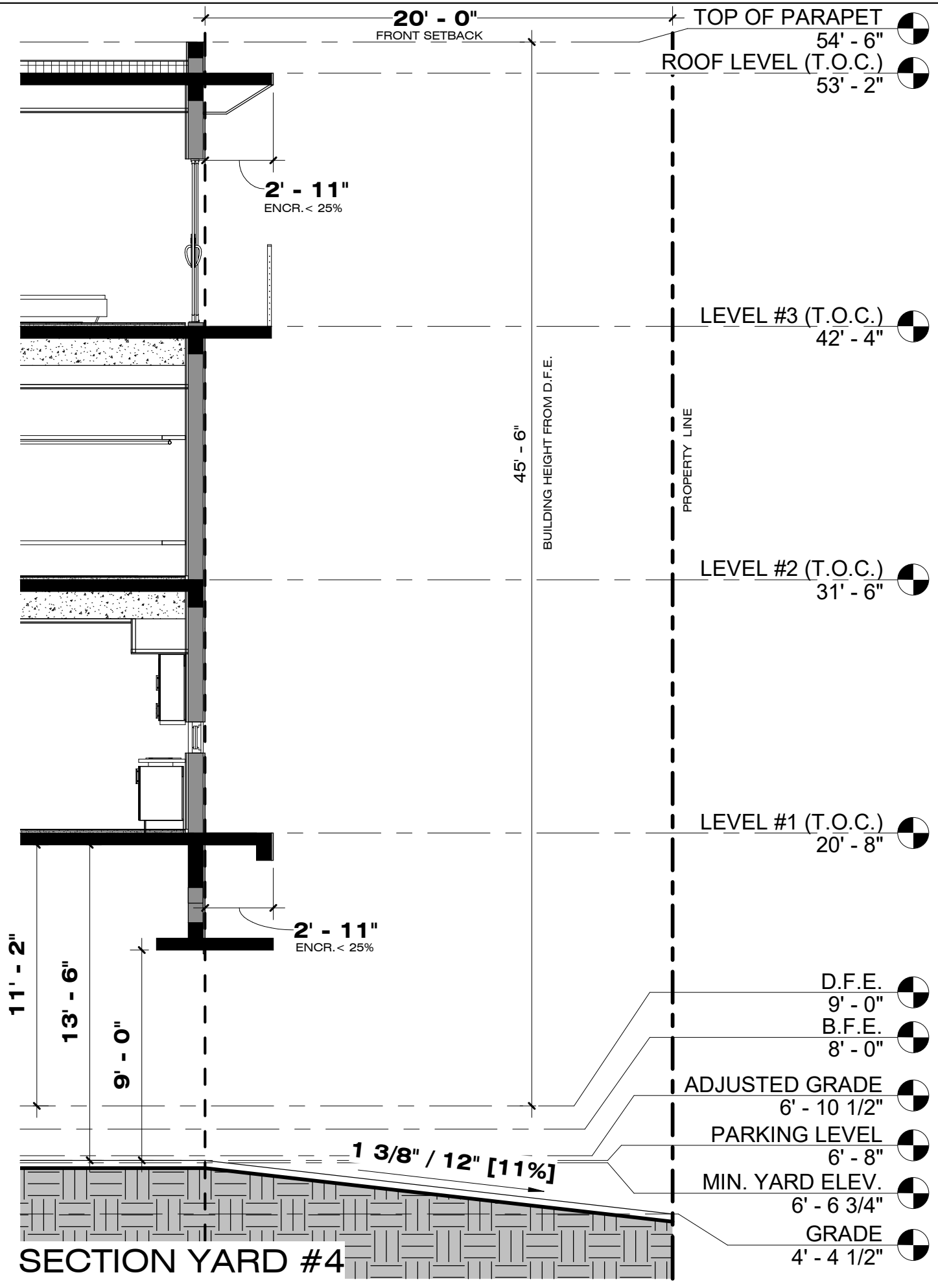
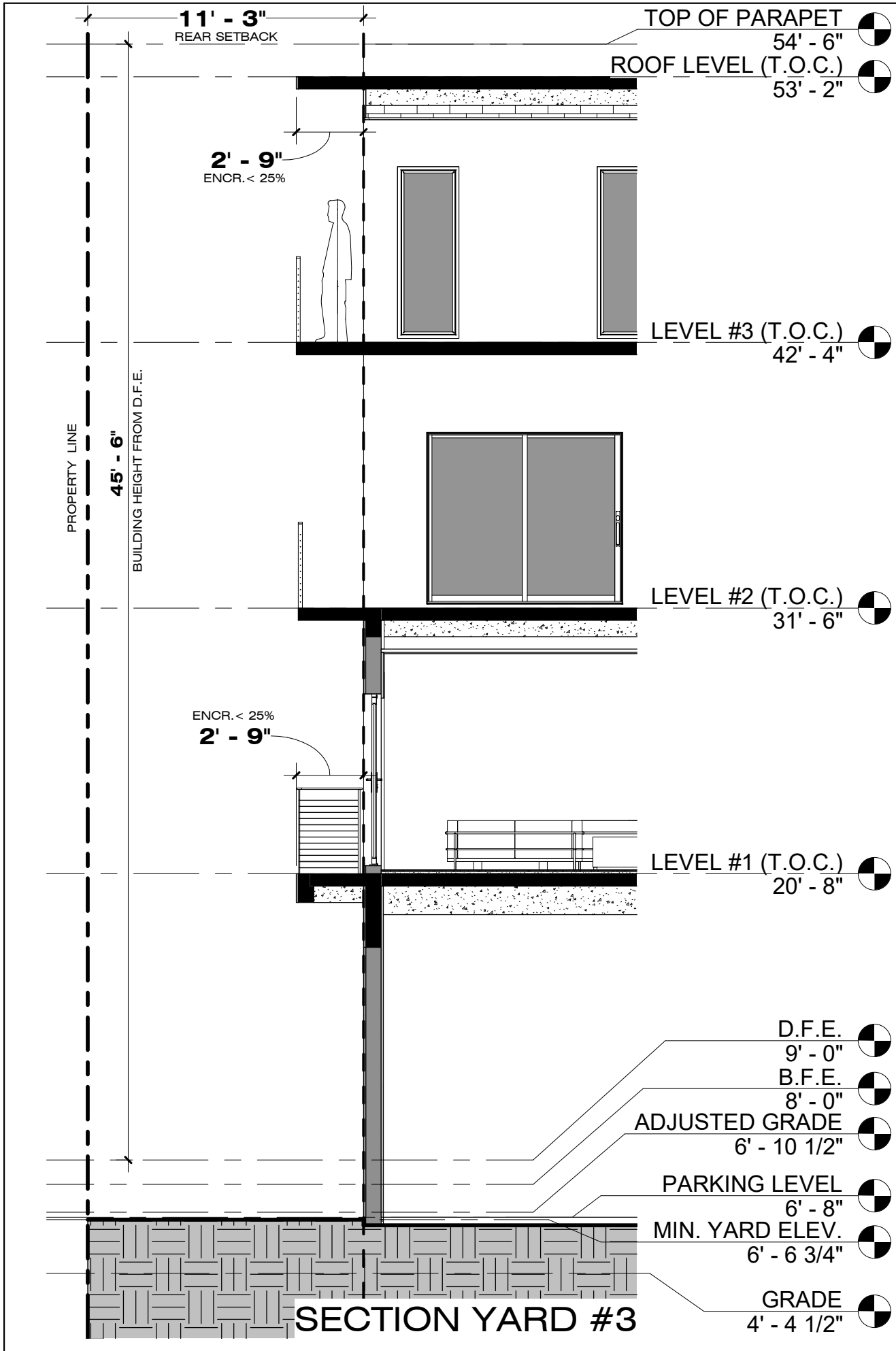
Design by
A.N.V.

Drawn by
S.G.

0026

YARD SECTIONS
(Item#23)

Project No. 190032



BEACH POINT HOMES

MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Vilella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by
A.N.V.

Drawn by
S.G.

0027

YARD SECTIONS
(Item#23)

Project No. 190032



BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design
by
A.N.V.

Drawn
by
S.G.

0028

COLOR RENDERING
(item#9q)

Project No. 190032



VIEW FROM STREET #1.



VIEW FROM THE BACKYARD #1.

BEACH POINT HOMES
MULTI-STORY, FOUR-UNIT RES. BUILDING
816 84TH STREET - MIAMI BEACH - FL
33141

pREDOMus
1800 SW 1st Ave. #307
Miami, Florida 33129
786-709-7917
©Predomus llc 2019

State of Florida
Architect of Record
Ariel N. Villella
License # AR99560
6000 Collins Ave. #307
Miami Beach, FL 33140

Seal
10/21/2019

REVISION SCHEDULE

#	DATE	DESCRIPTION
#1	11/12/19	FINAL SUBMITTAL

Design by A.N.V.	Drawn by S.G.
------------------------	---------------------

0029

3D VIEWS (item #)

Project No. 190032