

# 6971 Carlyle Avenue

## Interior Renovation - Rehabilitation

**6971 Carlyle Ave. Miami Beach, Florida, 33141**

**City of Miami Beach Planning & Zoning Dept.**

## Design Review Board Submittal - September 09, 2016

**DRB FINAL SUBMITTAL**

## ZONING DISTRICT TC-3 (NORTH BEACH TOWN CENTER DISTRICT)

## APPLICABLE CODES

- CITY OF MIAMI BEACH ZONING CODE
- **FLORIDA BUILDING CODE** - 2014 EDITION
- **FLORIDA FIRE PREVENTION CODE** - 2014 EDITION
- **LIFE SAFETY CODE** - NFPA 101, 2012 EDITION



**BUILDING VIEW FROM NW CORNER**



**BUILDING FRONT VIEW FROM CARLYLE AVENUE**



**BUILDING FRONT VIEW FROM NW CORNER**

## SCOPE OF THE WORK - DRB FIRST SUBMITTAL

## INTERIOR RENOVATION - REHABILITATION

## INTERIOR DEMOLITION WORK

1. DEMOLITION OF EXISTING INTERIOR PARTITIONS AND DOORS AT LEVEL 1 AND LEVEL 2, EXCEPT WALLS AT CORRIDORS
2. REMOVE ALL PLUMBING FIXTURES AND PIPES, ALL ELECTRICAL DEVICES, CONDUITS AND WIRING

## NEW INTERIOR WORK

1. INSTALL NEW PARTITIONS AND DOORS AS INDICATED IN PLANS
2. INSTALL NEW FINISHES ON WALLS, FLOORS AND CEILINGS AS INDICATED IN PLANS
3. INSTALL NEW PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS AS INDICATED IN PLANS

## EXTERIOR WORK

1. CLEAN, PATCH AND PAINT ALL EXTERIOR SURFACES. PAINT COLOR AS APPROVED BY PLANNING DEPARTMENT
2. REMOVE ALL SATELLITE DISHES FROM FRONT FACADE
3. INSTALL NEW FENCE, LANDSCAPE AND HARDSCAPE PER LANDSCAPE ARCHITECT PLANS

## DRAWING INDEX

[illegible]

## DRAWING INDEX

[illegible]**PROJECT OWNER / APPLICANT:**

**6971 NOBE Housing, LLC**  
**6365 Collins Avenue No.2705**  
 Miami Beach, FL 33141  
 Contact: Chris McMorrow  
 Tel : 305.613.8970  
 email : [chris.mcmorrow@ansasi.com](mailto:chris.mcmorrow@ansasi.com)

**ARCHITECT OF RECORD**



**Victor H. Rodriguez, RA**  
1800 SW 1st Avenue, Suite 607  
Miami Florida 33129  
Contact: Victor Rodriguez, Architect  
Off : 786.762.2679  
Cel : 305.282.0005  
email: [vh.rodriguez@rda-archint.com](mailto:vh.rodriguez@rda-archint.com)

**CONSULTANT.**

**CONSULTANT:**

**CONSULTANT**

**H.L. Martin Landscape Architect**  
Licensed Landscape Architect RLA # 01722  
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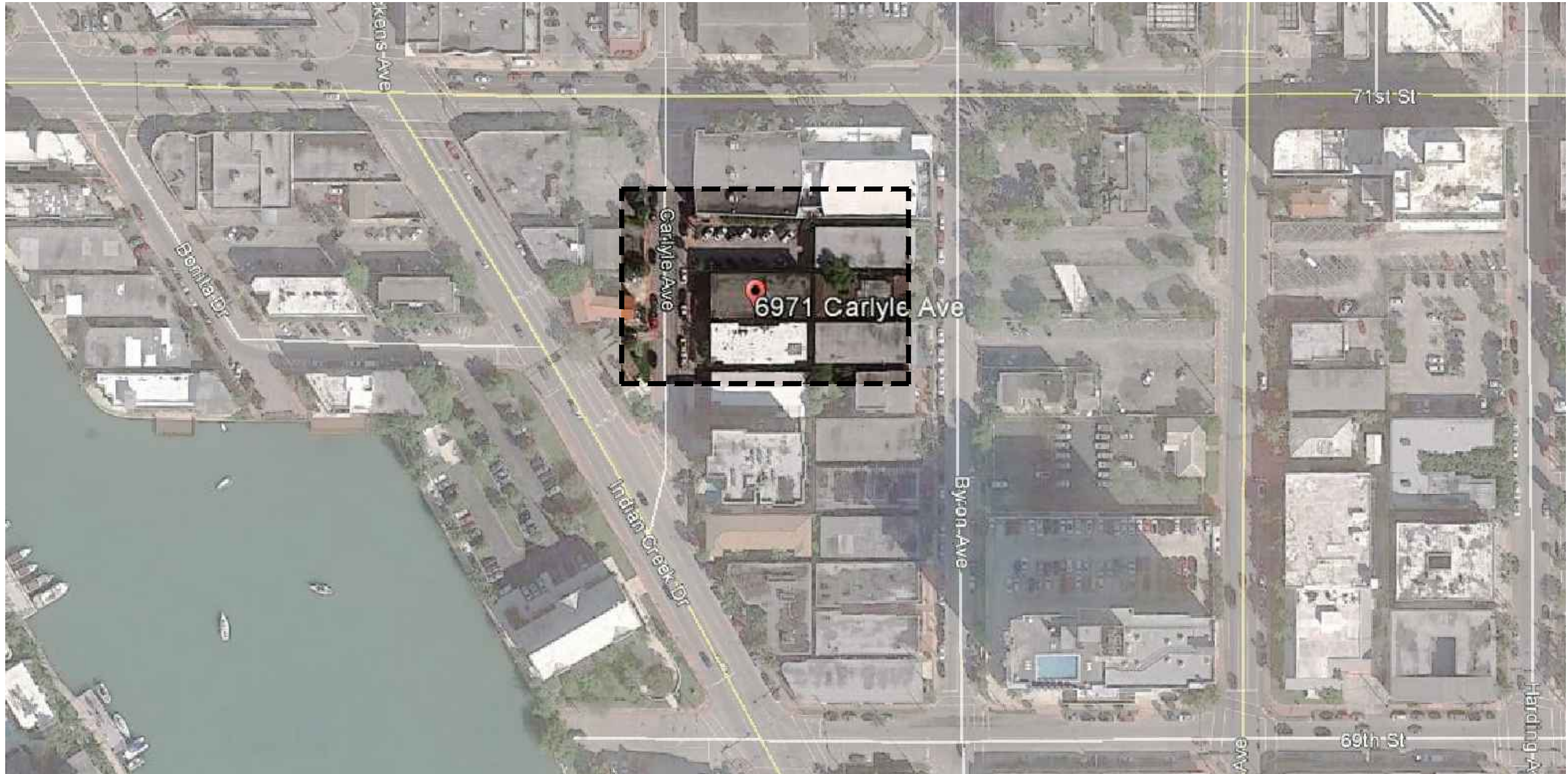
ZONING DISTRICT TC-3 (NORTH BEACH TOWN CENTER DISTRICT)

### APPLICABLE CODES

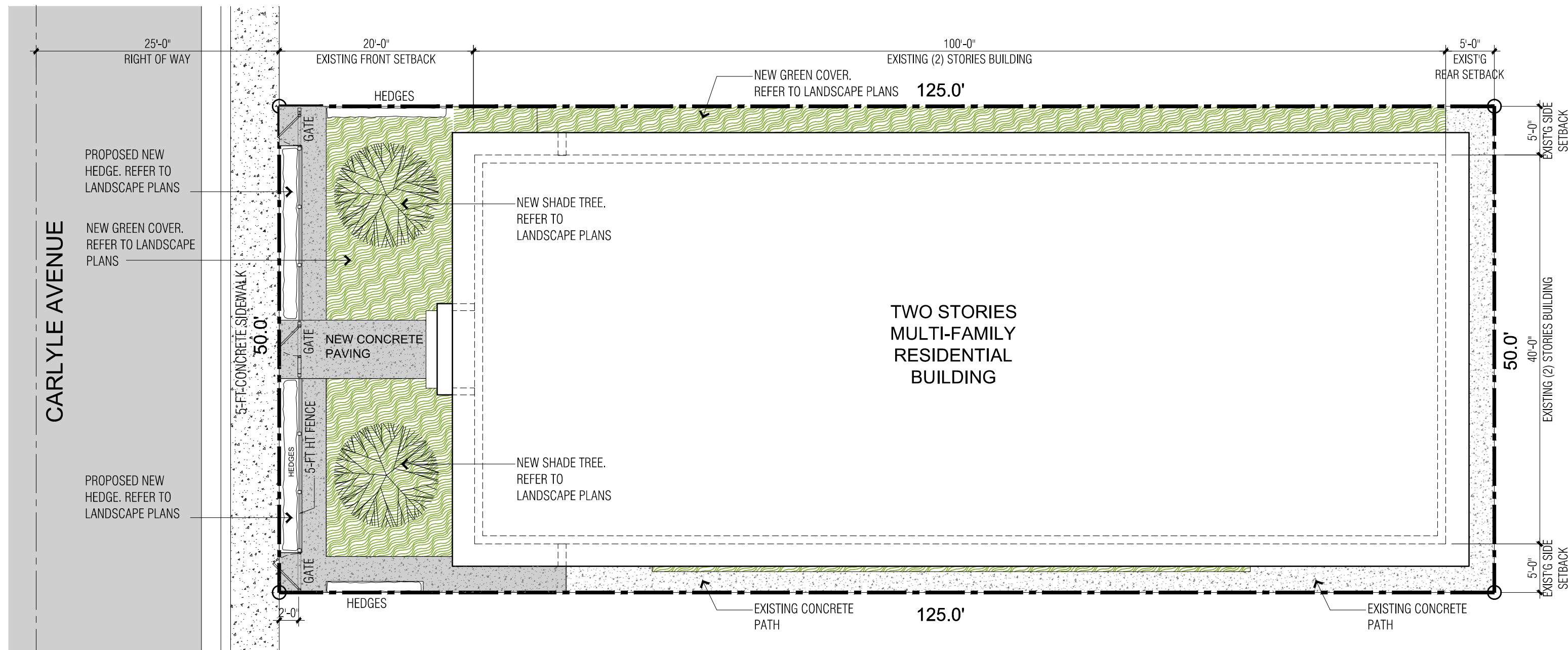
- CITY OF MIAMI BEACH ZONING CODE
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## BUILDING AND SITE DATA (EXISTING)

ZONING			
ZONING:	TC-3 NORTH BEACH TOWN CENTER DISTRICT		
PRIMARY ZONE:	-		
BUILDING HEIGHTS:	28'-0" NGVD	(MAX. 45-FT)	
NUMBER OF FLOORS:	2 STORIES	(MAX. 5 STORIES)	
OCCUPANCY GROUP:	RESIDENTIAL		
CONSTRUCTION TYPE:	II A		
YEAR BUILT:	1948		
MINIMUM LOT AREA:	-	PROVIDED: 6,250 SF	
MINIMUM LOT WIDTH	50 FT		
MAX. F.A.R. ALLOWED	1.25		
MINIMUM UNIT SIZE	400 SF UNIT FOR REHABILITATED BUILDINGS		
SETBACKS	GUIDELINES	REQUIRED	EXISTING
FRONT:		15'-0"	20'-0"
SIDE INTERIOR:		7'-6"	5'-0" (5-FT EA. SIDE)
REAR:		10'-0"	5'-0"
BUILDING HT.		ALLOWED	EXISTING
BUILDING HT.		45'-0"	28'-0" NGVD
F.A.R.	GUIDELINES	MAX ALLOWED	PROVIDED
			EXISTING
	6,250 SF x 1.25 = 7,812.50 SF	7,812.50 SF	8,000 SF
NUMBER OF UNITS		EXISTING	PROPOSED
		12	16
UNIT SIZE:		REQUIRED	PROVIDED
	MINIMUM APARTMENT SIZE FOR REHABILITATED BUILDING PER SECTION 142.737(a) OF MIAMI BEACH ZONING CODE	400 SF	413 SF
		REQUIRED	PROVIDED
OFF-STREET PARKING	(1) PKG SPACE PER UNITS BETWEEN (550 AND 799 SF)	4 PKG	FEE IN LIEU OF PARKING
EXIST'G UNITS = 12	(IN ACCORDANCE TO SECTION 142.739 OF MIAMI BEACH ZONING CODE)		
NEW UNITS = 4			
TOTAL UNITS= 16			
PROPERTY			
FOLIO NUMBER:	02-3211-002-1110		
PROPERTY OWNER:	6971 NOBE HOUSING, LLC		
LEGAL DESCRIPTION:	LOT 4, IN BLOCK 14, OF NORMANDY BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA		
APPLICABLE CODES			
	. FLORIDA BUILDING CODE - 5th EDITION		
	. FLORIDA BUILDING CODE - EXISTING - 5th EDITION		



## 1 LOCATION MAP



## 2 SITE PLAN

SCALE: 1" = 1'-0"

PROJECT:

## Apartment Building Rehabilitation

6971 Carlyle Avenue, Miami Beach, FL 33141

PROJECT OWNER :

6971 NOBE Housing, LLC  
6365 Collins Avenue No. 2705  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



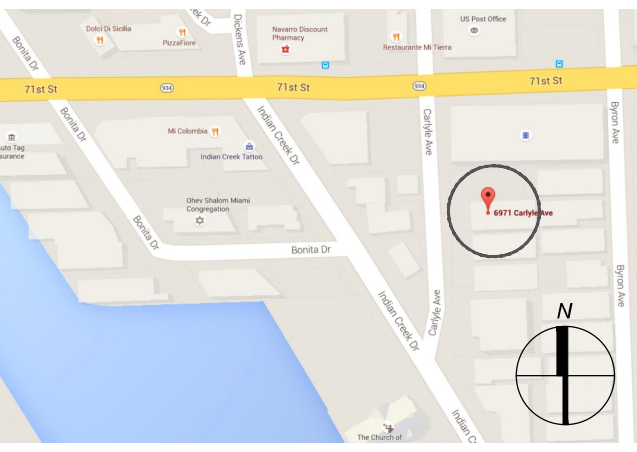
### RD Architects

1800 SW 1st Avenue, Suite 607  
Miami, FL 33129  
Phone: 786 . 762 . 2679  
email: rda@rda-archint.com  
www.rda-archint.com  
AA26002510

STRUCTURAL ENGINEER:

CONSULTANT:

KEY PLAN



SIGNATURE / DATE / SEAL

Victor H. Rodriguez,  
Registered Architect  
State of Florida # AR0094965  
786 . 762 . 2679    vh.rodriguez@rda-archint.com

## DESIGN REVIEW BOARD FINAL SUBMITTAL

Issue    Issue Date / For  
(1)    08.26.2016 / DRB First Submittal  
(2)    09.09.2016 / DRB First Submittal

DDCI Project #: 2016.016

Drawn by: VHR

Approved by: VHR

SHEET INDEX

- Project Statistics
- Location Map
- Site Plan

SCALE: As Indicated

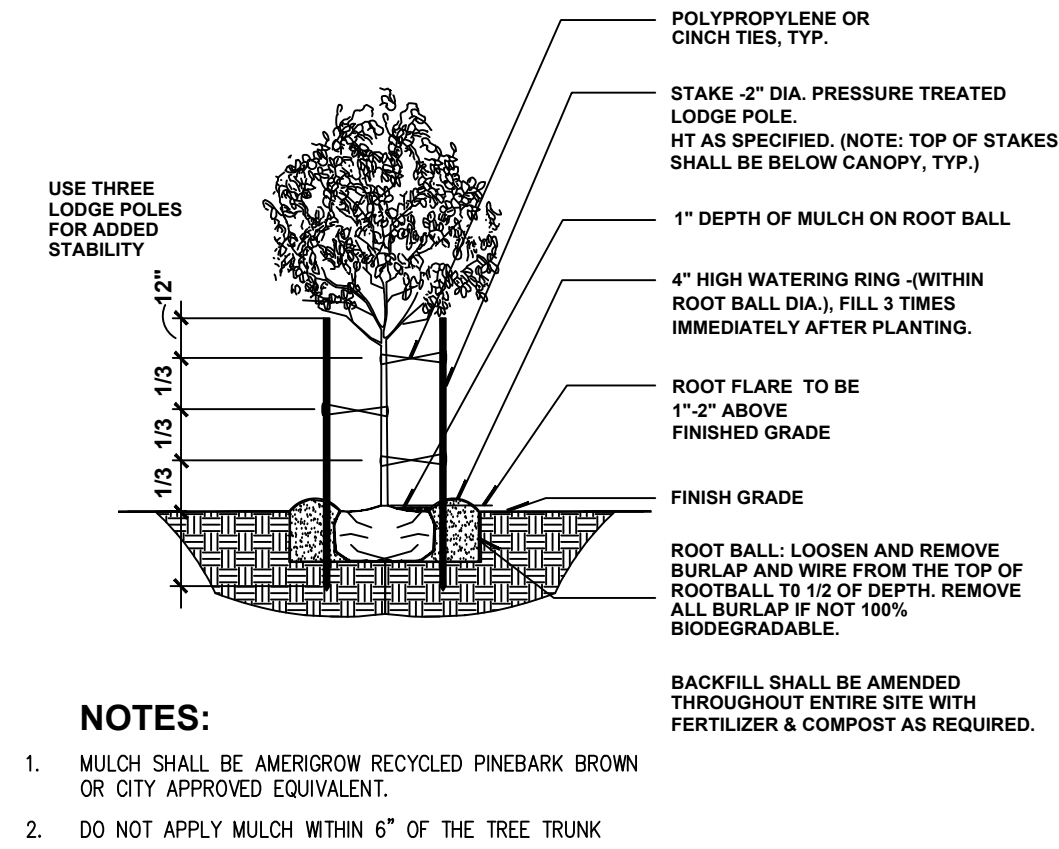
SHEET NO.

# A0.01



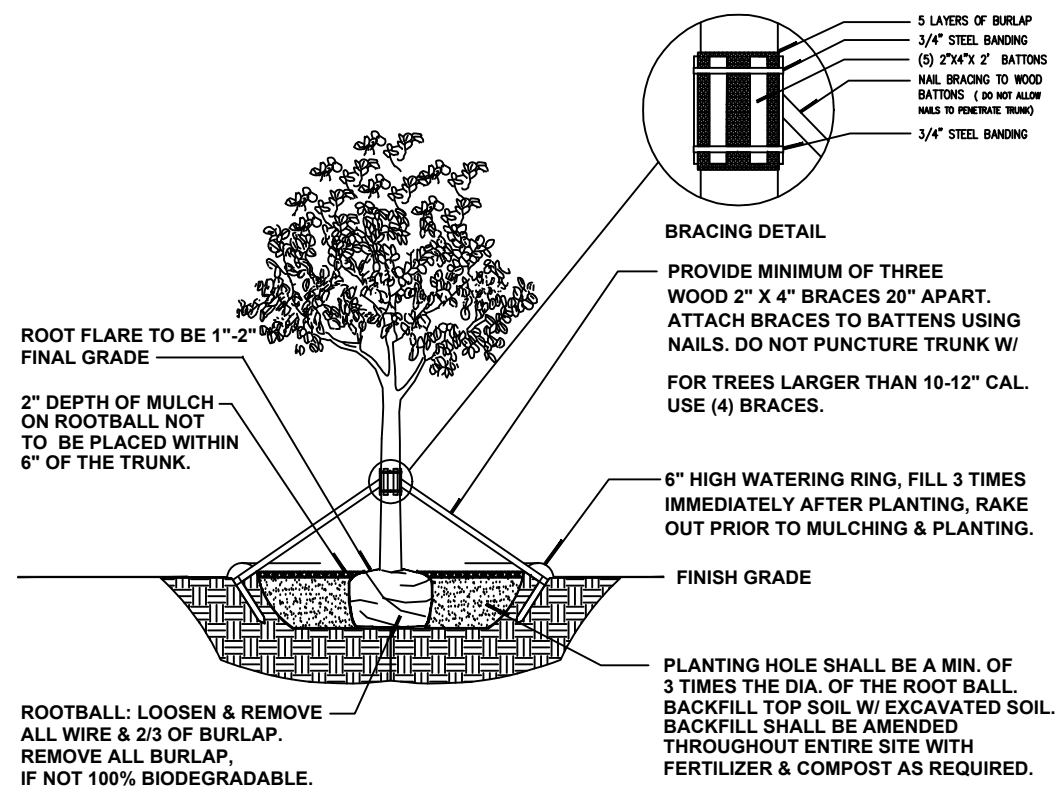
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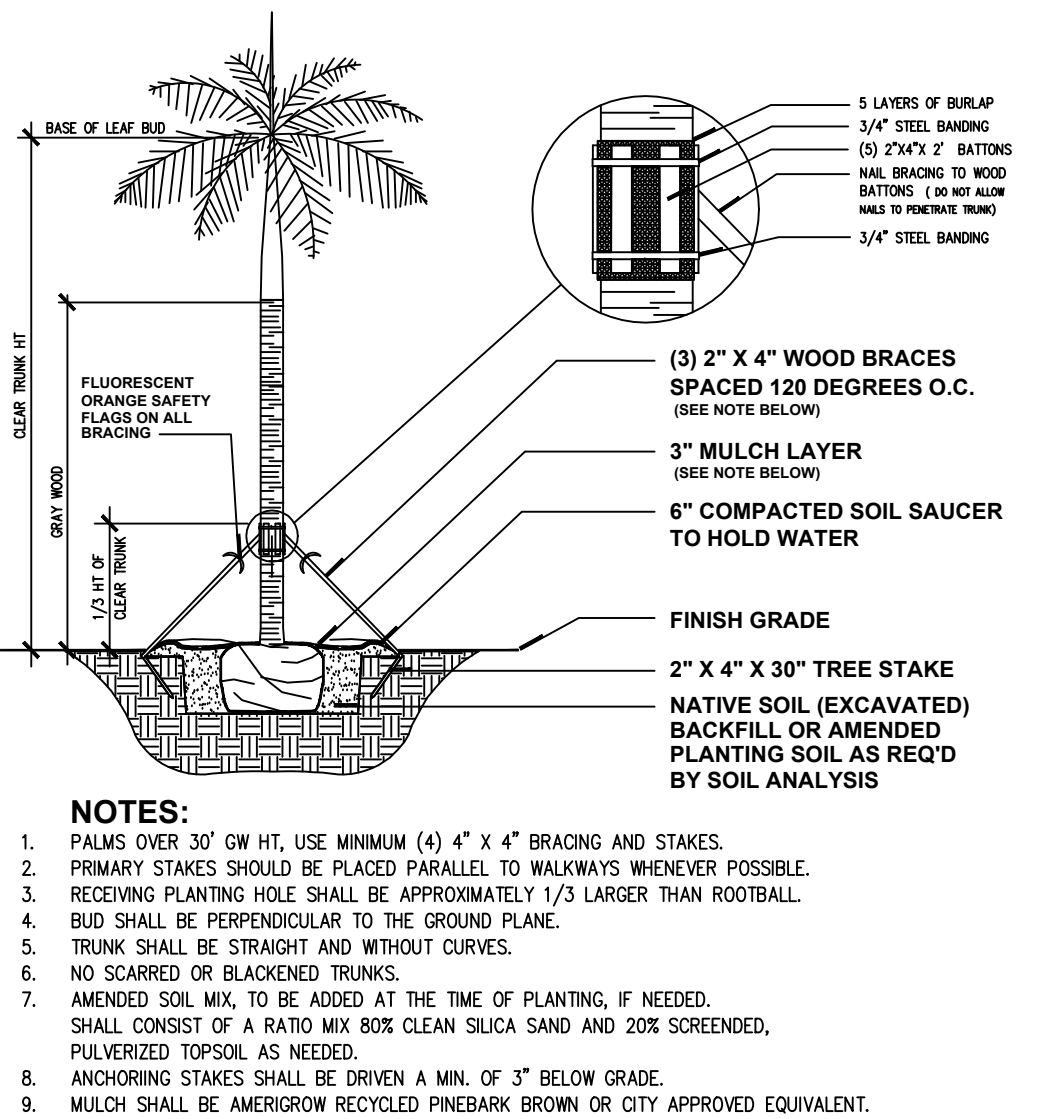
City of Miami Beach  
Tree Planting & Bracing Detail With  
A Caliper up to 2.5" N.T.S.

2



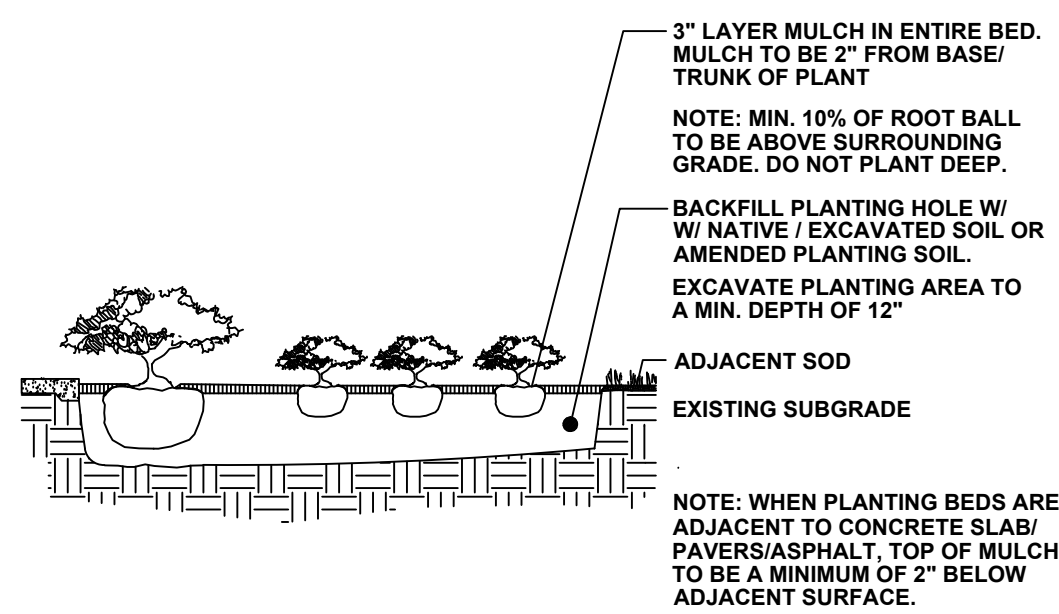
City of Miami Beach  
Tree Planting & Bracing Detail  
Caliper of 2.5" or Greater N.T.S.

3



City of Miami Beach  
Typical Palm Planting Detail N.T.S.

4



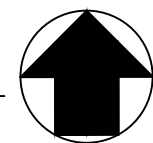
Shrub/Groundcover Detail N.T.S.

### LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A LANDSCAPE PLAN APPROVED BY A MUNICIPALITY IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/ PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH,(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL NEW OR RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO IRRIGATION PLAN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- ALL GUYING & STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.

Plant List				
Qty	Key	Botanical / Common Name	Description	Native Yes / No
1	SG	Simaruba glauca / Paradise tree	12'oa ht, 2" cal, 6'spr.	Yes
1	CS	Conocarpus e. sericeus / Silver Buttonwood	12'oa ht, 2" cal, 6'spr.	Yes
2	PS	Pseudophoenix sargentii / Buccaneer Palm	6'-7' oa ht	Yes
7	PE	Ptychosperma elegans / Alexander Palm	12', 14', 16' oa hts.	No
5	CAC	Capparis cynaphallophora / Jamaican Caper	4' ht, 2' spr, 15 gal, full	Yes
18	COE	Conocarpus erectus / Green Buttonwood	3' ht, 2' spr, 7 gal, full	Yes
5	COF	Cordyline fruticosa / Black Majie	4'-5' ht, 3' spr, 7 gal, 3ppp	No
7	MYF	Myrcianthes fragrans / Simpson Stopper	18" ht, 12" spr, 3 gal.	Yes
35	SCA	Schefflera actinophylla / Green Schefflera	24" ht, 18" spr, 3 gal.	No
30	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.	No
26	ASD	Asparagus densiflora 'Myers' / Foxtail Fern	12" ht, 12" spr, 3 gal.	No
30	LIM	Liriope muscarie / Evergreen Giant Liriope	8" ht, 8" spr, 1 gal.	No

Landscape Plan  
1/8" = 1'-0"



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PROJECT:

## Apartment Building Rehabilitation

6971 Carlyle Avenue, Miami Beach, FL 33141

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6365 Collins Avenue No. 2705  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



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AA26002510

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

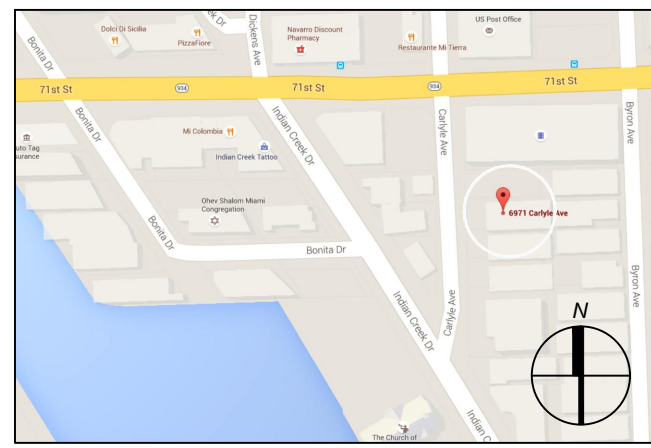


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Lic# 26004047 / LA #0001722

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305 790-4372, hlmartin@hlsouth.net

Herbert L. Martin, Landscape Architect

KEY PLAN



SIGNATURE / DATE / SEAL

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### DESIGN REVIEW BOARD FINAL SUBMITTAL

Issue	Issue Date / For
(1)	08.26.2016 / DRB First Submittal
(2)	09.09.2016 / DRB First Submittal

DDCI Project #: 2016.016

Drawn by: VHR

Approved by: VHR

SHEET INDEX

### LANDSCAPE PLAN

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

SHEET NO.

LA.01



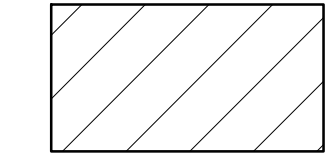
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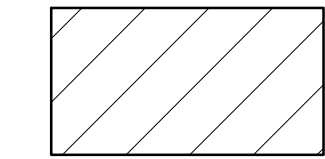
3

4



FLOOR AREA  
4,000 SQ FT

GROUND LEVEL UNIT SIZE	
No.	AREA
1A	597 SF
1B	447 SF
1C	597 SF
1D	597 SF
1E	447 SF
1F	597 SF



FLOOR AREA  
4,000 SQ FT

SECOND FLOOR UNIT SIZE	
No.	AREA
2A	597 SF
2B	447 SF
2C	597 SF
2D	597 SF
2E	447 SF
2F	597 SF

PROJECT:

**Apartment  
Building  
Rehabilitation**

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6365 Collins Avenue No. 2705  
Miami Beach, FL 33141

ARCHITECT OF RECORD:

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rodríguez díaz architects

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STRUCTURAL ENGINEER:

CONSULTANT:

2

KEY PLAN

SIGNATURE / DATE / SEAL

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SHEET INDEX

4

**- Existing Building Area  
Calcs. F.A.R.**

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

SHEET NO.

**A0.02**

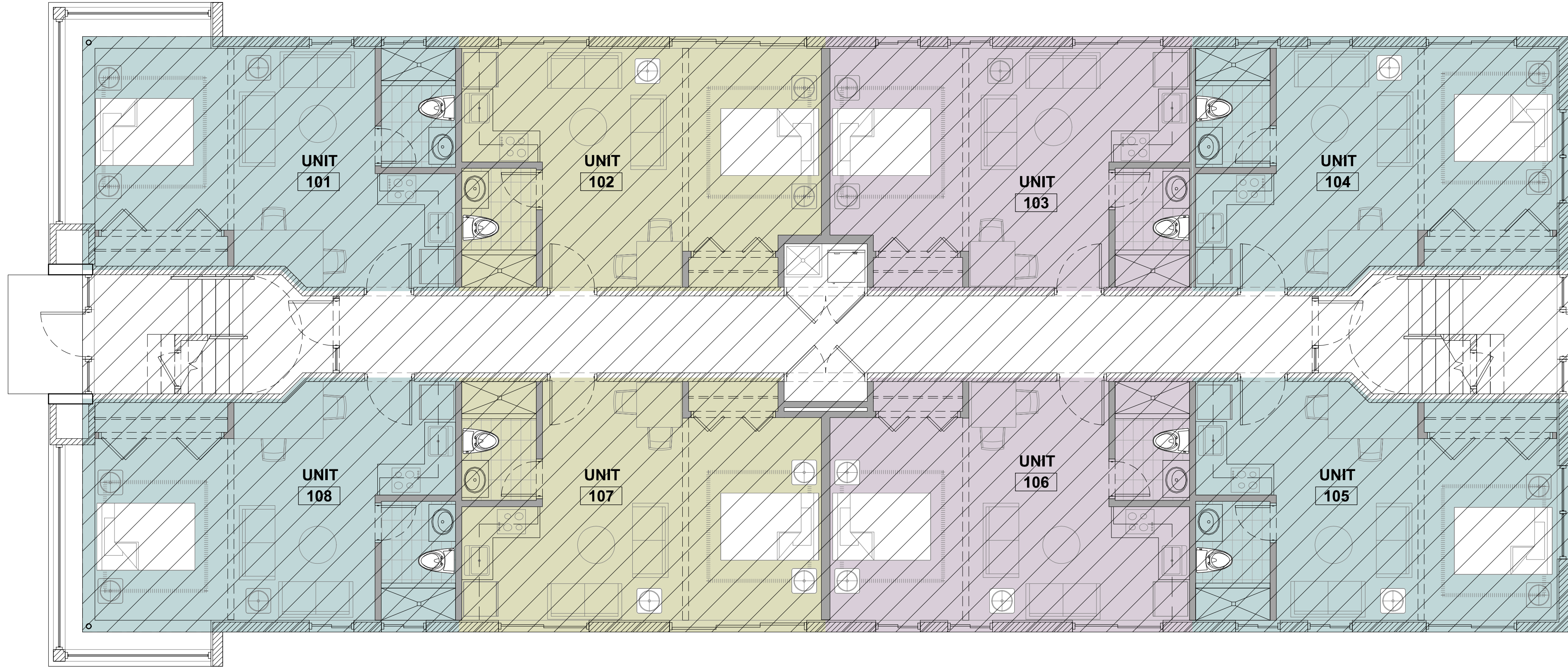
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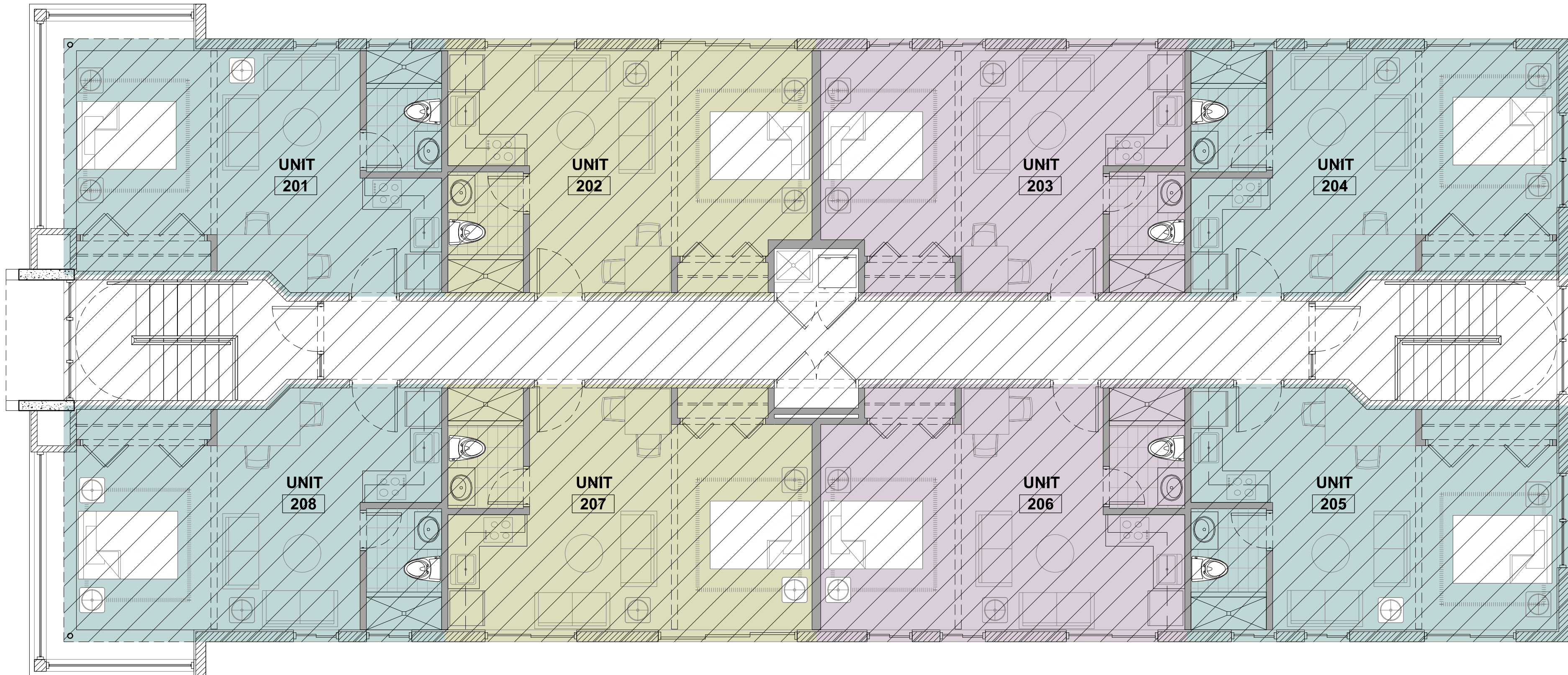
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**1 PROPOSED GROUND FLOOR F.A.R.**  
SCALE: 3/16" = 1'-0"

FLOOR AREA  
4,000 SQ FT

GROUND LEVEL UNIT SIZE	
No.	AREA
101	411 SF
102	411 SF
103	411 SF
104	411 SF
105	411 SF
106	411 SF
107	411 SF
108	411 SF



**2 PROPOSED SECOND FLOOR F.A.R.**  
SCALE: 3/16" = 1'-0"

FLOOR AREA  
4,000 SQ FT

SECOND FLOOR UNIT SIZE	
No.	AREA
201	411 SF
202	411 SF
203	411 SF
204	411 SF
205	411 SF
206	411 SF
207	411 SF
208	411 SF

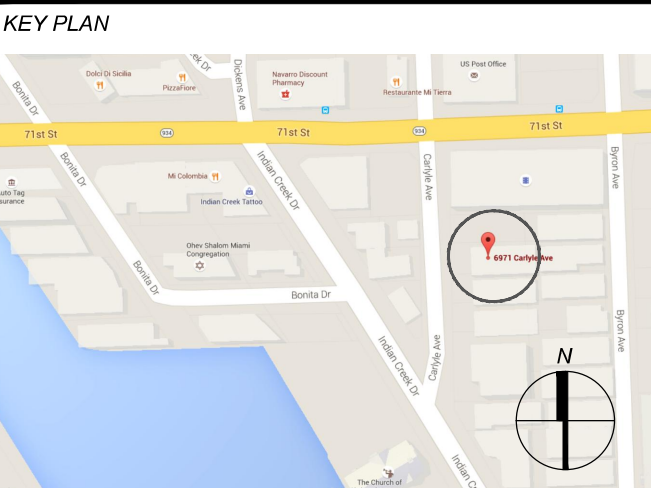
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**Apartment  
Building  
Rehabilitation**  
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rodríguez díaz architects

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AA26002510

STRUCTURAL ENGINEER:

CONSULTANT:



SIGNATURE / DATE / SEAL

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Registered Architect  
State of Florida # AR0094965  
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Drawn by: VHR

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SHEET INDEX

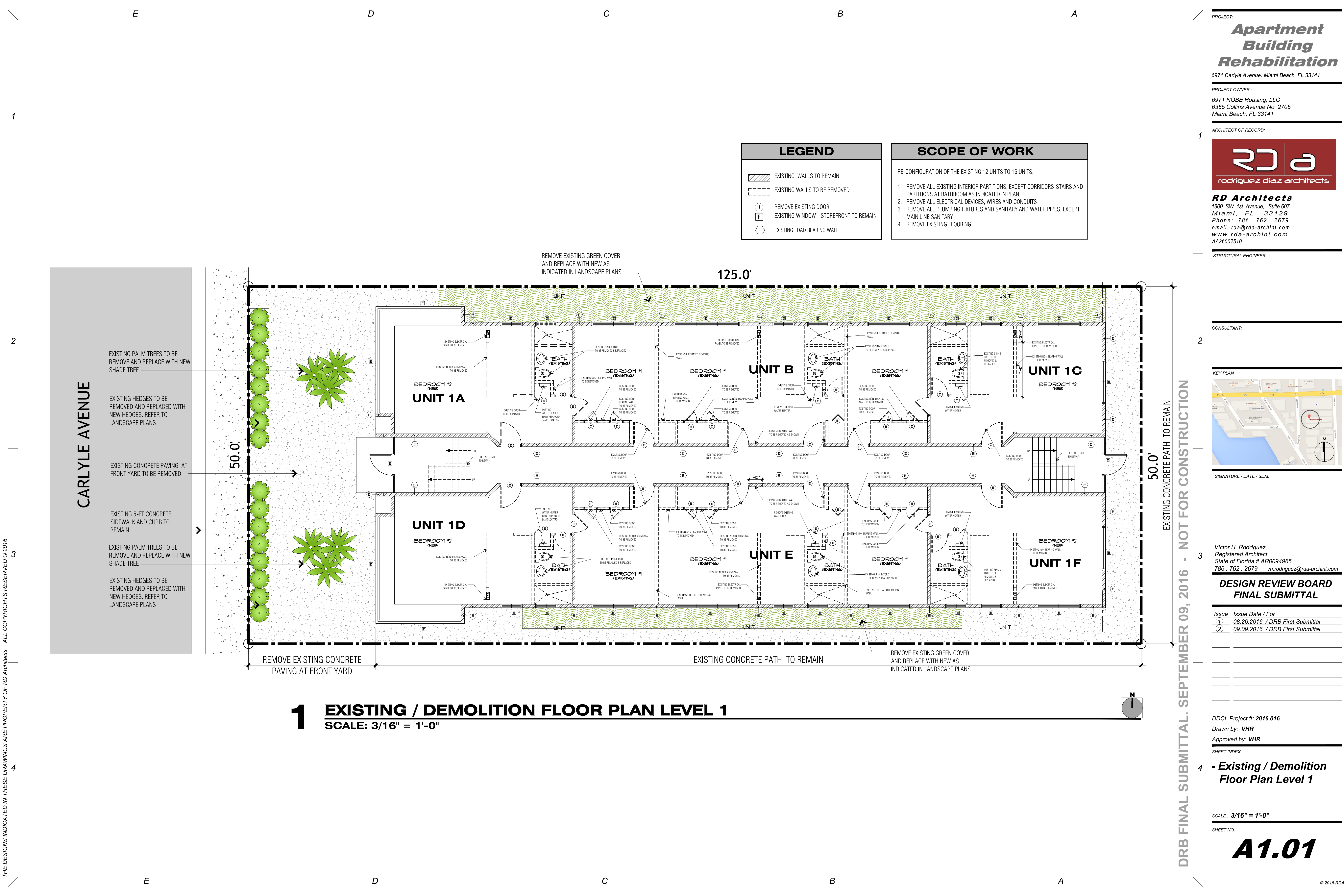
**- Proposed Building Area  
Calcs.F.A.R.**

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

SHEET NO.

**A0.03**





PROJECT:  
**Apartment Building Rehabilitation**  
6971 Carlyle Avenue, Miami Beach, FL 33141

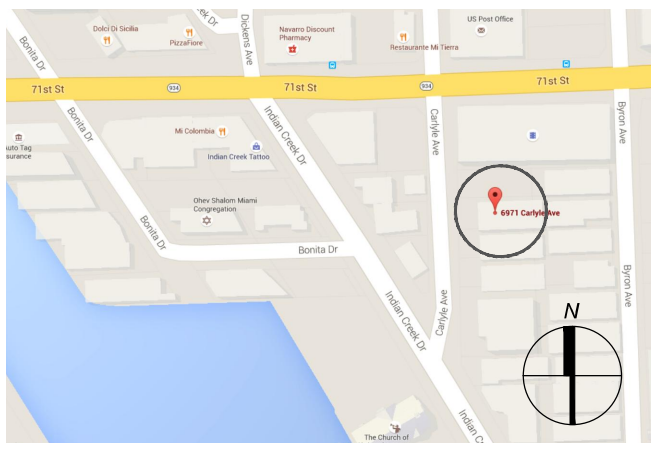
PROJECT OWNER :  
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STRUCTURAL ENGINEER:

CONSULTANT:

KEY PLAN



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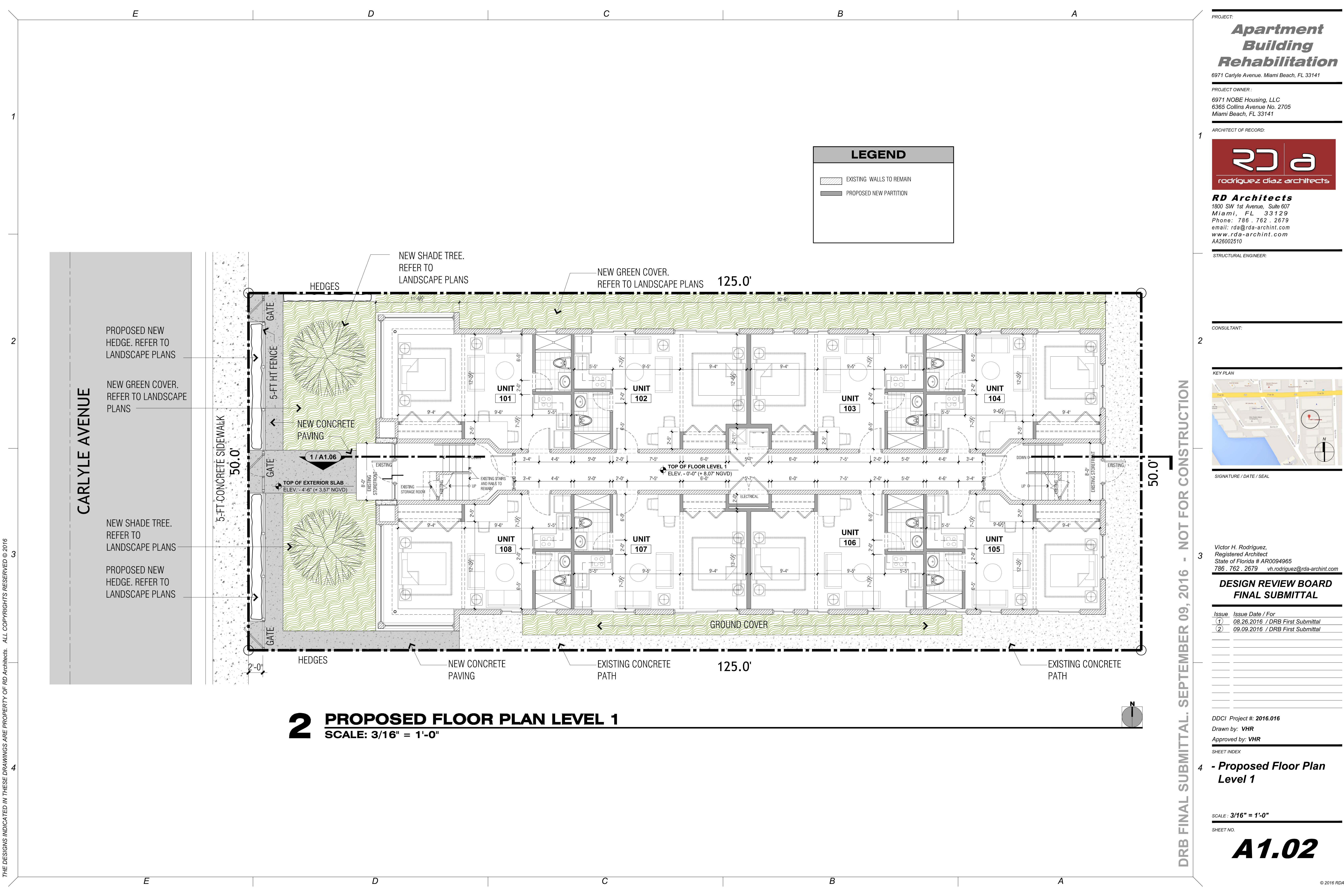
**- Existing / Demolition  
Floor Plan Level 1**

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

SHEET NO.

**A1.01**



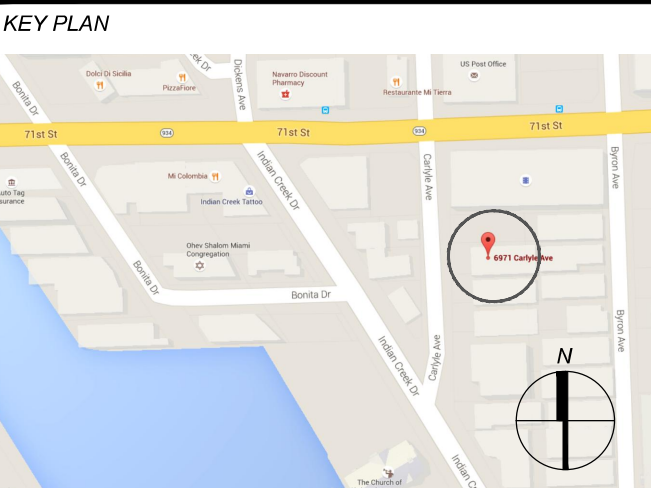


**2** **PROPOSED FLOOR PLAN LEVEL 1**  
SCALE: 3/16" = 1'-0"

PROJECT:  
**Apartment  
Building  
Rehabilitation**  
6971 Carlyle Avenue, Miami Beach, FL 33141  
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SHEET INDEX

**- Proposed Floor Plan  
Level 1**

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

SHEET NO.

**A1.02**



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2

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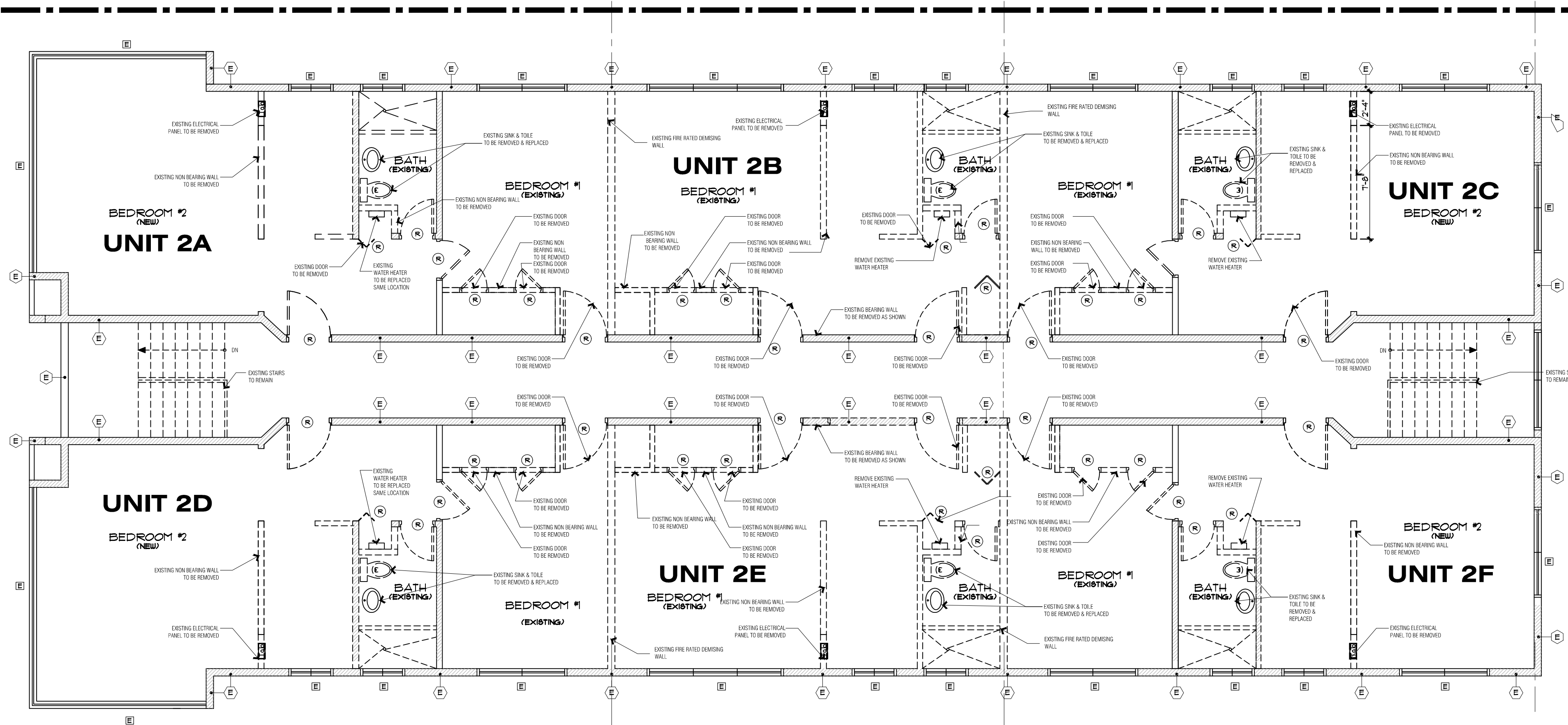
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**1 EXISTING / DEMOLITION FLOOR PLAN LEVEL 2**  
SCALE: 3/16" = 1'-0"

**LEGEND**

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

REMOVE EXISTING DOOR

EXISTING WINDOW - STOREFRONT TO REMAIN

EXISTING LOAD BEARING WALL

**SCOPE OF WORK**

RE-CONFIGURATION OF THE EXISTING 12 UNITS TO 16 UNITS:

1.

REMOVE ALL EXISTING INTERIOR PARTITIONS, EXCEPT CORRIDORS-STAIRS AND PARTITIONS AT BATHROOM AS INDICATED IN PLAN

2.

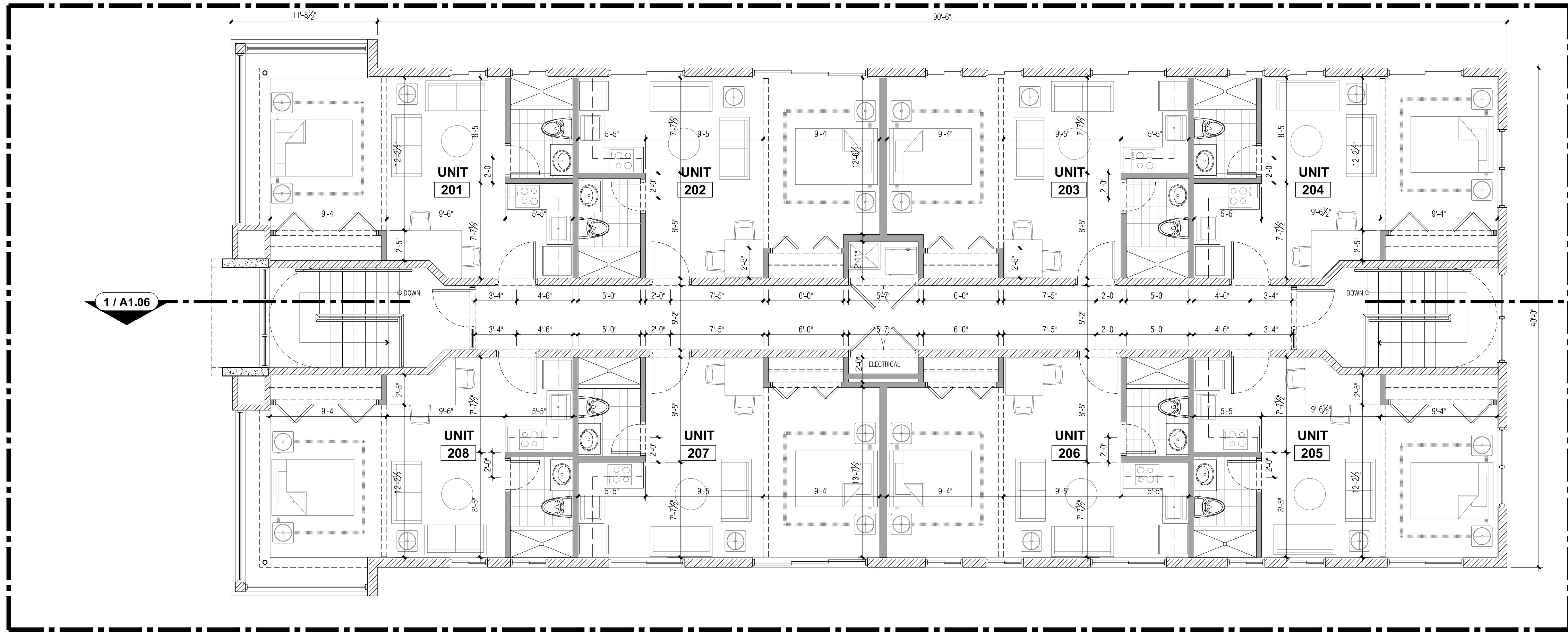
REMOVE ALL ELECTRICAL DEVICES, WIRES AND CONDUITS

3.

REMOVE ALL PLUMBING FIXTURES AND SANITARY AND WATER PIPES, EXCEPT MAIN LINE SANITARY

4.

REMOVE EXISTING FLOORING



**LEGEND**

EXISTING WALLS TO REMAIN

PROPOSED NEW PARTITION

**2 PROPOSED FLOOR PLAN LEVEL 2**  
SCALE: 3/16" = 1'-0"

E

D

C

B

A

PROJECT:

## Apartment Building Rehabilitation

6971 Carlyle Avenue, Miami Beach, FL 33141

PROJECT OWNER :

6971 NOBE Housing, LLC  
6365 Collins Avenue No. 2705  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



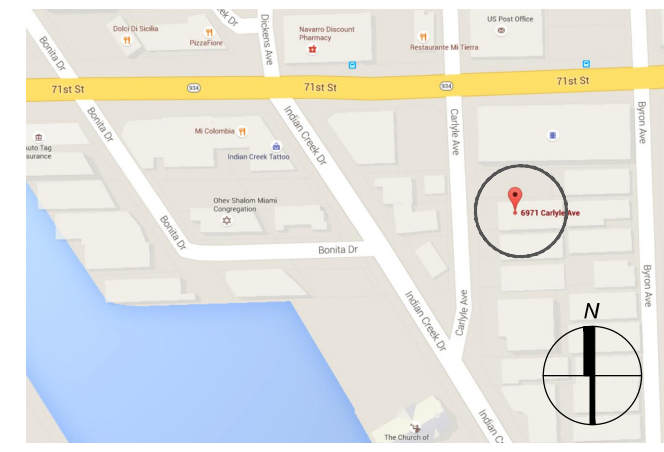
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email: rda@rda-archint.com  
www.rda-archint.com  
AA26002510

STRUCTURAL ENGINEER:

CONSULTANT:

KEY PLAN



SIGNATURE / DATE / SEAL

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Registered Architect  
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Issue	Issue Date / For
(1)	08.26.2016 / DRB First Submittal
(2)	09.09.2016 / DRB First Submittal

DDCI Project #: 2016.016

Drawn by: VHR

Approved by: VHR

SHEET INDEX

- 4
- Existing / Demolition  
Floor Plan Level 2

- Proposed Floor Plan  
Level 2

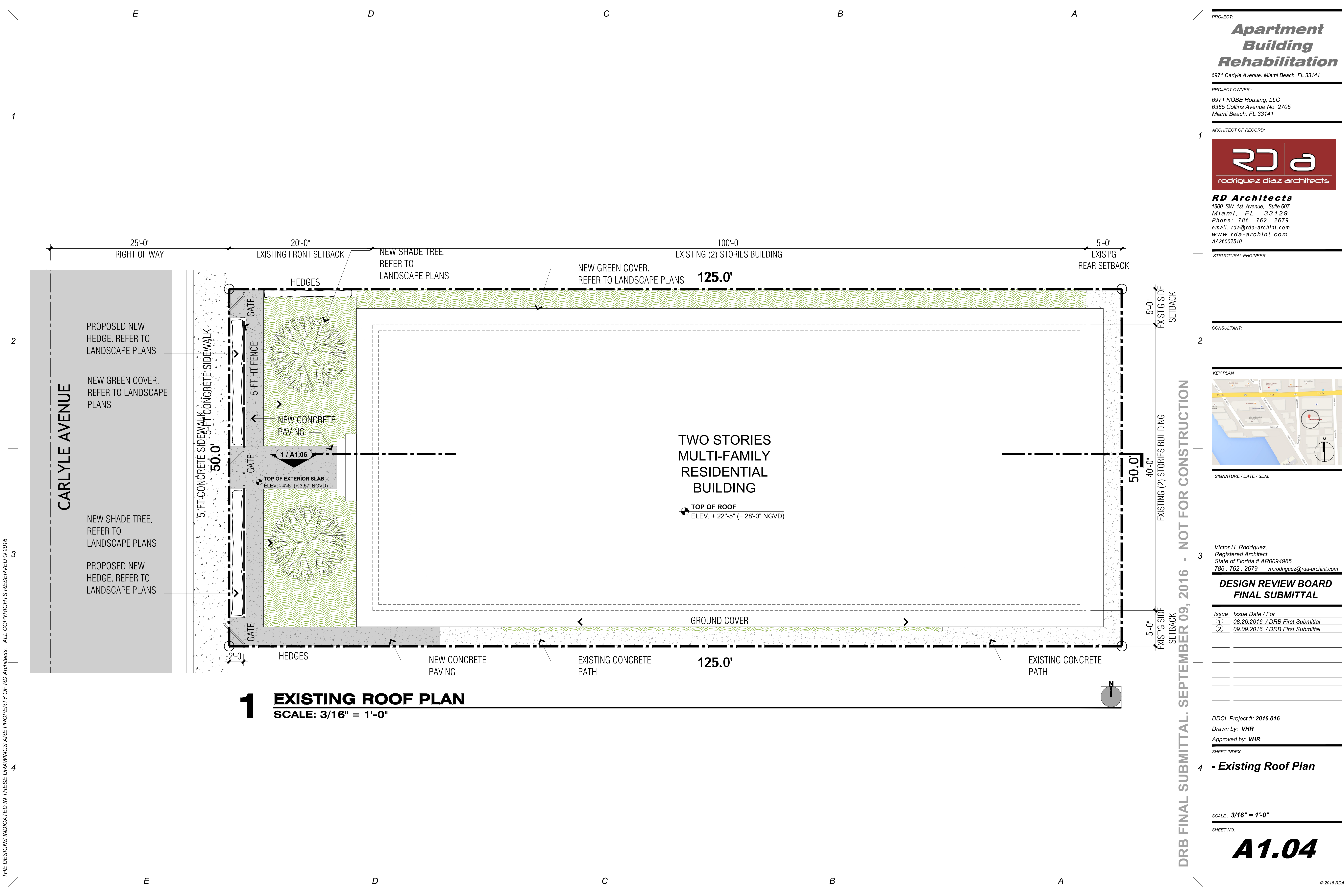
SCALE: 3/16" = 1'-0"

SHEET NO.

# A1.03

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DDCI Project #: 2016.016  
Drawn by: VHR  
Approved by: VHR

SHEET INDEX  
**4 - Existing Roof Plan**

SCALE: 3/16" = 1'-0"  
SHEET NO.  
**A1.04**

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# 1 EXISTING FRONT - WEST ELEVATION

SCALE : 1/4" = 1'-0"

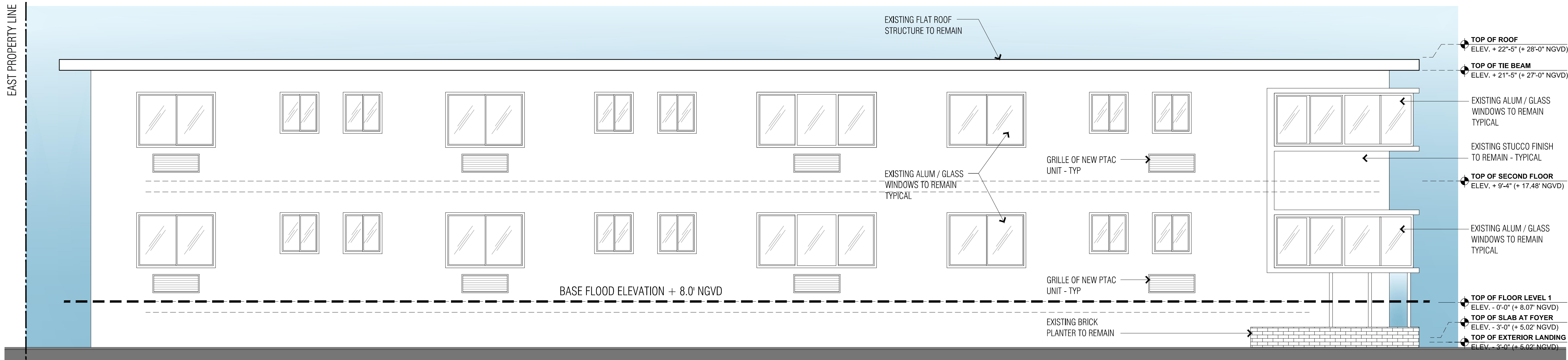
## 2 EXISTING REAR -EAST ELEVATION

SCALE : 1/4" = 1'-0"

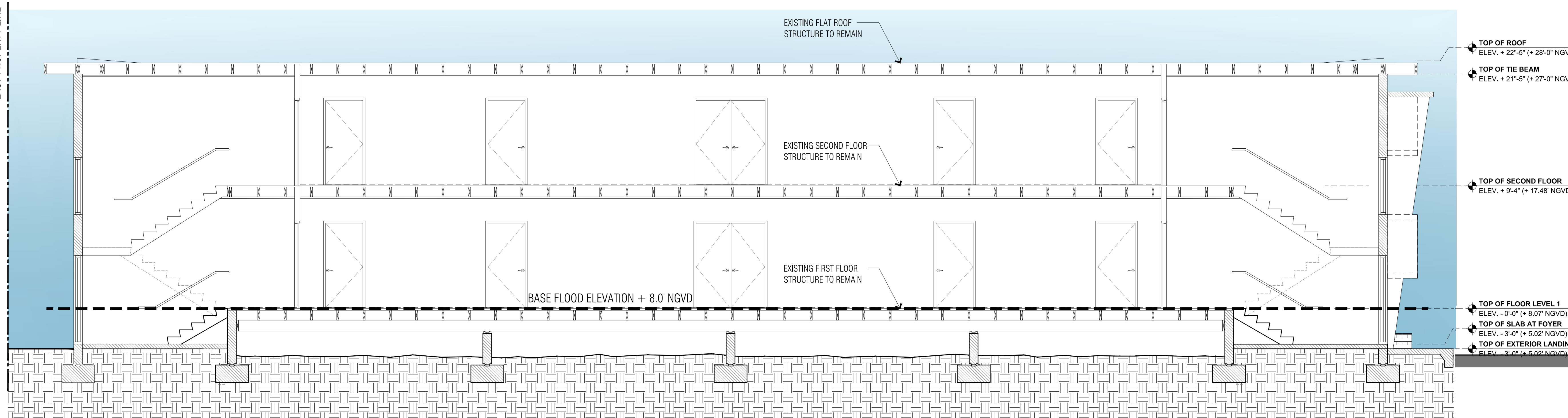
### 3 EXISTING SIDE - SOUTH ELEVATION



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**1 EXISTING FRONT - NORTH ELEVATION**  
SCALE : 1/4" = 1'-0"



**2 LONGITUDINAL BUILDIGN SECTION**  
SCALE : 1/4" = 1'-0"

PROJECT:

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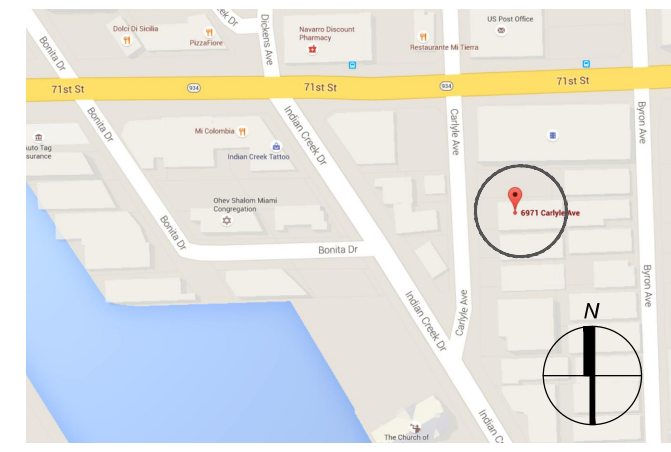


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**- Existing Elevations  
- Building Section**

SCALE : 1/4" = 1'-0"

SHEET NO.

**A1.06**

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1



1 FRONT VIEW

2



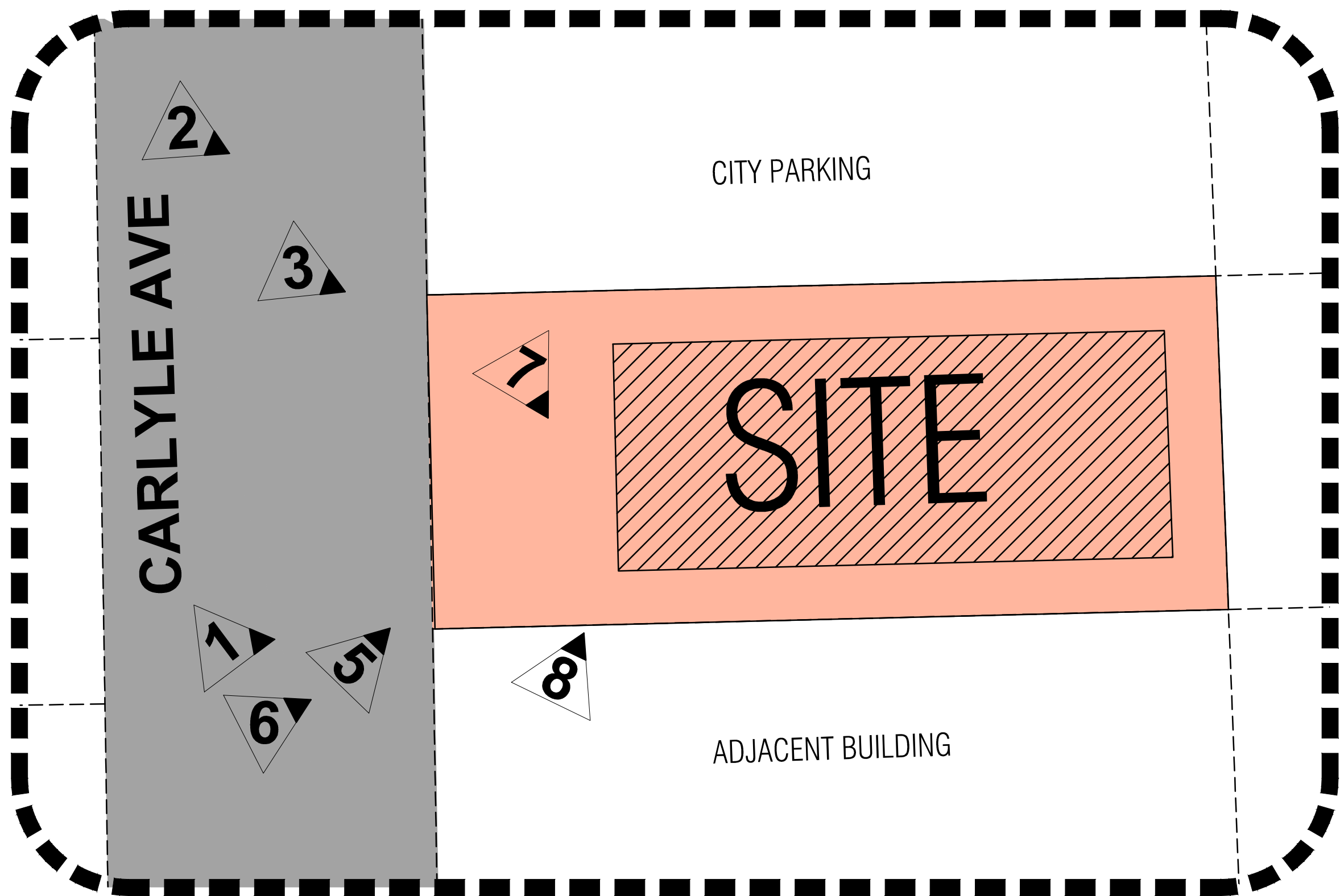
2 VIEW FROM NW CORNER

3



3 VIEW FROM NW CORNER

4



4 PHOTOGRAPHS KEY PLAN FOR SHEETS A1.07 & A1.08  
NTS

PROJECT:  
**Apartment  
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6971 Carlyle Avenue, Miami Beach, FL 33141

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Drawn by: VHR

Approved by: VHR

SHEET INDEX

4 Photographs of Property

SCALE: -

SHEET NO.

A1.07



1



5 SW CORNER

2



6 SOUTH FACADE

3



7 ENTRY DOOR AND PLANTER

4



8 CORNER PLANTER AND STEEL COLUMNS

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Miami Beach, FL 33141

ARCHITECT OF RECORD:

1

RD

a

rodríguez díaz architects

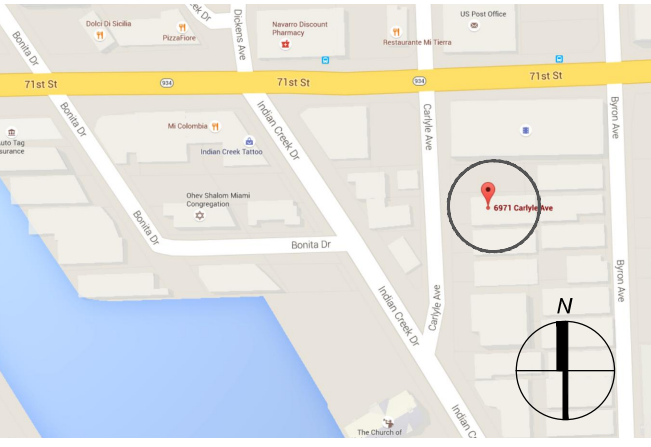
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STRUCTURAL ENGINEER:

CONSULTANT:

2

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SIGNATURE / DATE / SEAL

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Approved by: VHR

SHEET INDEX

4

Photographs of Property

SCALE: -

SHEET NO.

A1.08



1



**1** CARLYLE AVE. LOOKING SOUTH FROM 71st STREET  
AUG. 24, 2016

2



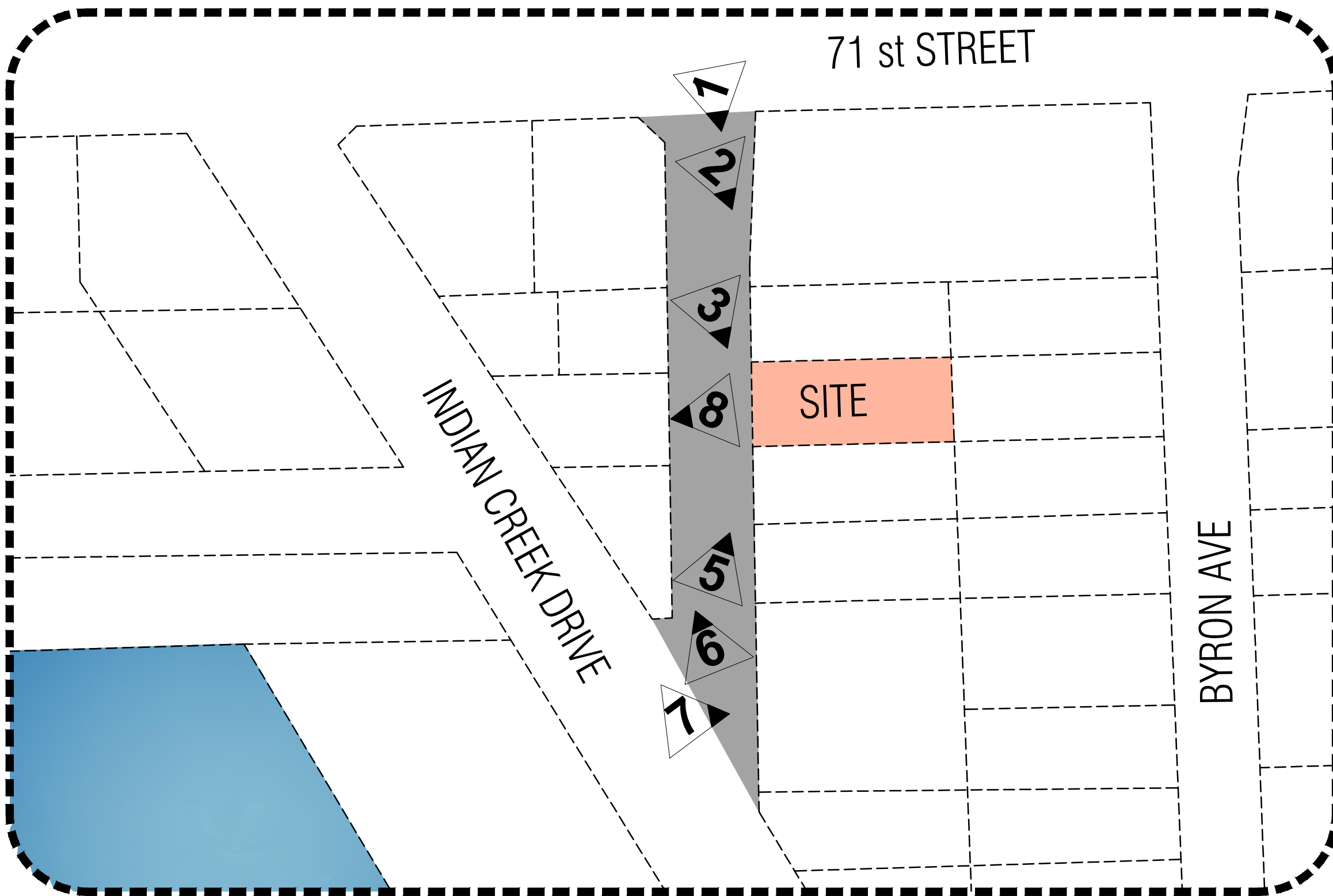
**2** CARLYLE AVE. LOOKING SOUTH FROM 71st STREET  
AUG. 24, 2016

3



**3** CONTEXT OF SITE LOOKING SOUTH  
AUG. 24, 2016

4



**4** PHOTOGRAPHS KEY PLAN FOR SHEETS A1.09 & A1.10  
NTS

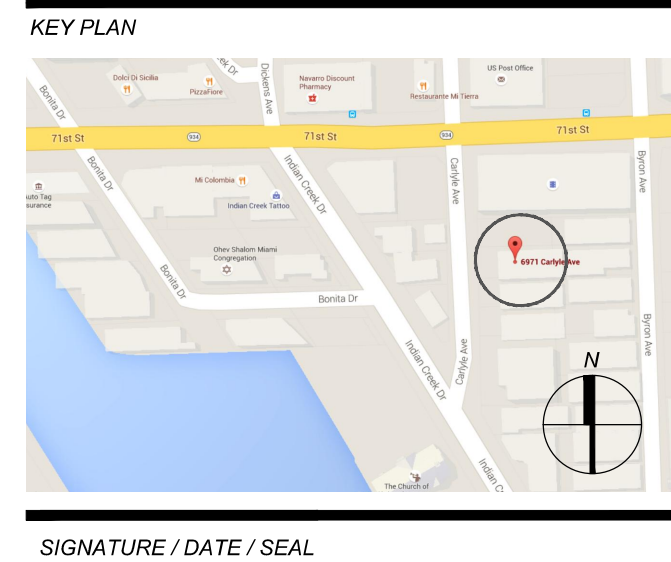
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SHEET INDEX

**- Photographs of Context**

SCALE: -

SHEET NO.

**A1.09**

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1



**5** CONTEXT OF SITE LOOKING NORTH  
AUG. 24, 2016

2



**6** NEIGHBORING BUILDING SOUTH OF SITE  
AUG. 24, 2016

3



**7** PROPERTIES ACROSS STREET  
AUG. 24, 2016

4



**8** PROPERTIES ACROSS STREET  
AUG. 24, 2016

PROJECT:

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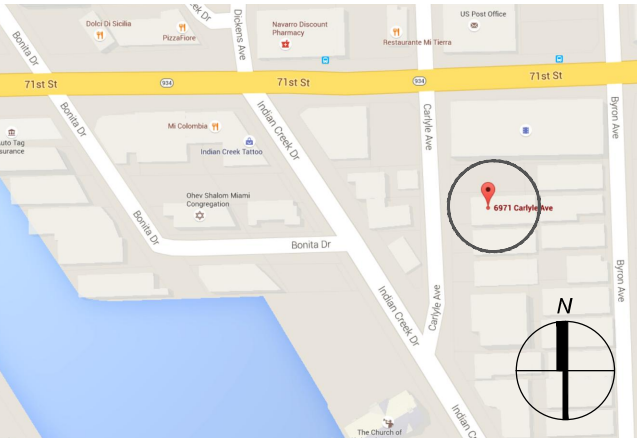
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**A1.10**