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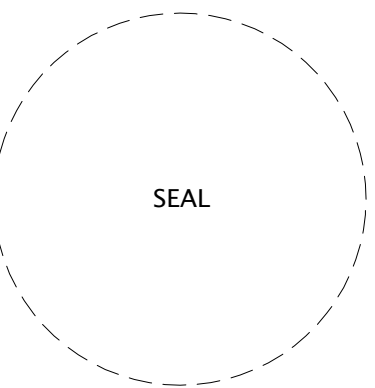
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BAY HOUSE
1435 BAY ROAD & 1340 FLAMINGO WAY
MIAMI BEACH, FLORIDA 33139

Client: ---

Contact: ---

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date

Job Number

Drawing History

No.	Issue	Date

No. Issue Date

Sheet Title

EXISTING SITE PLAN

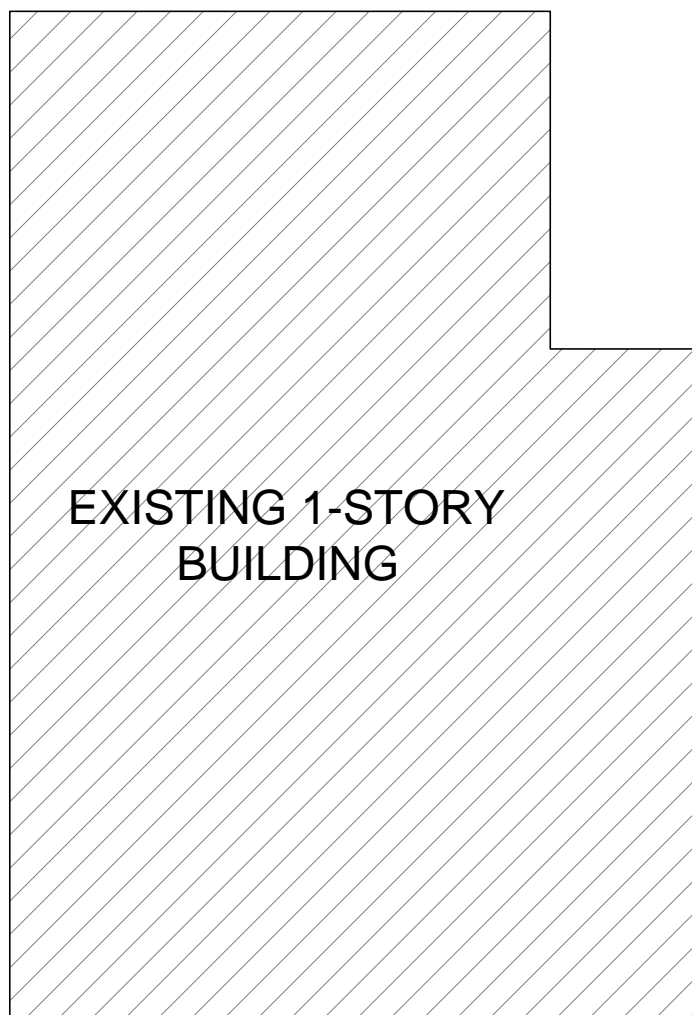
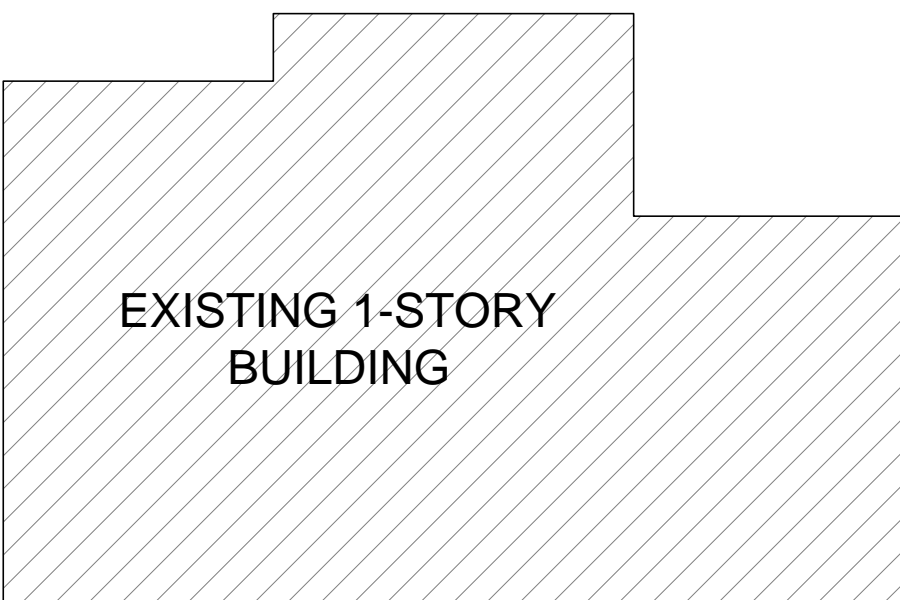
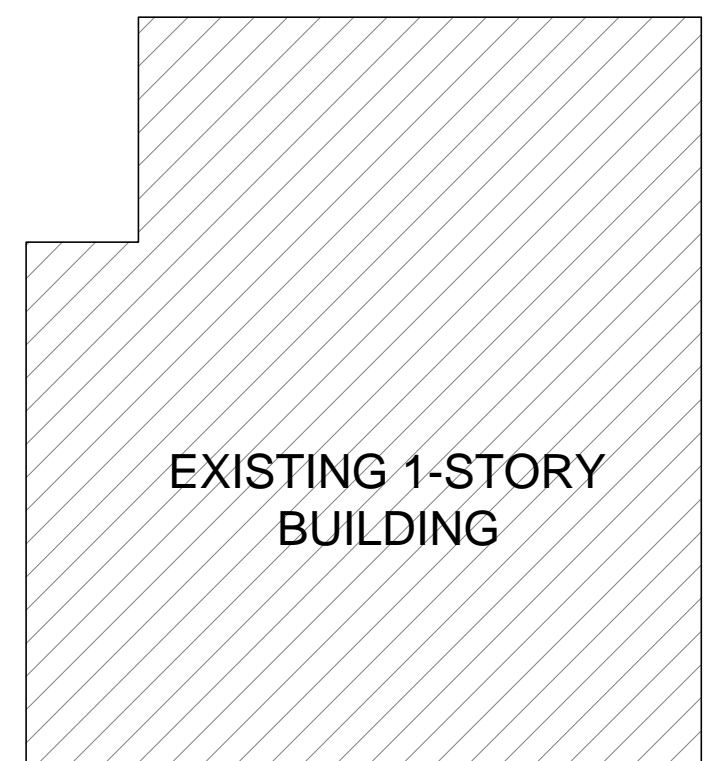
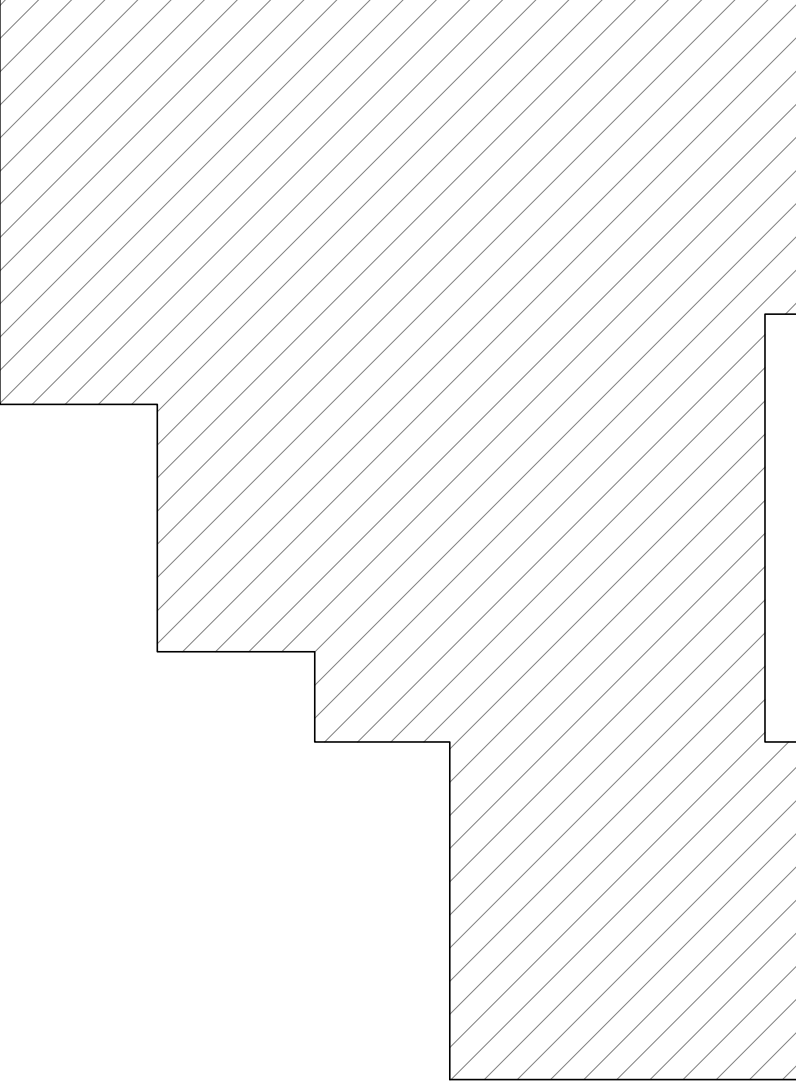
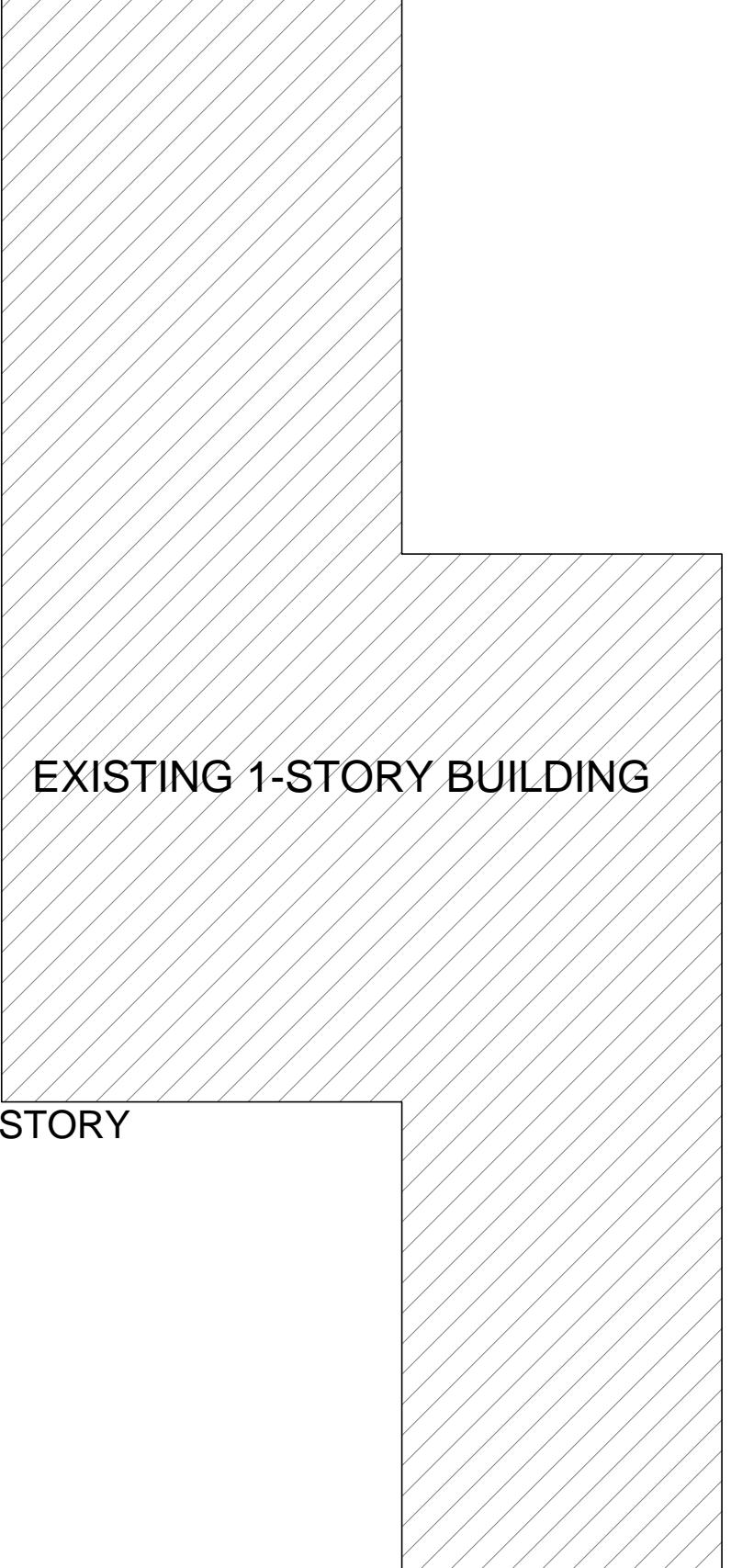
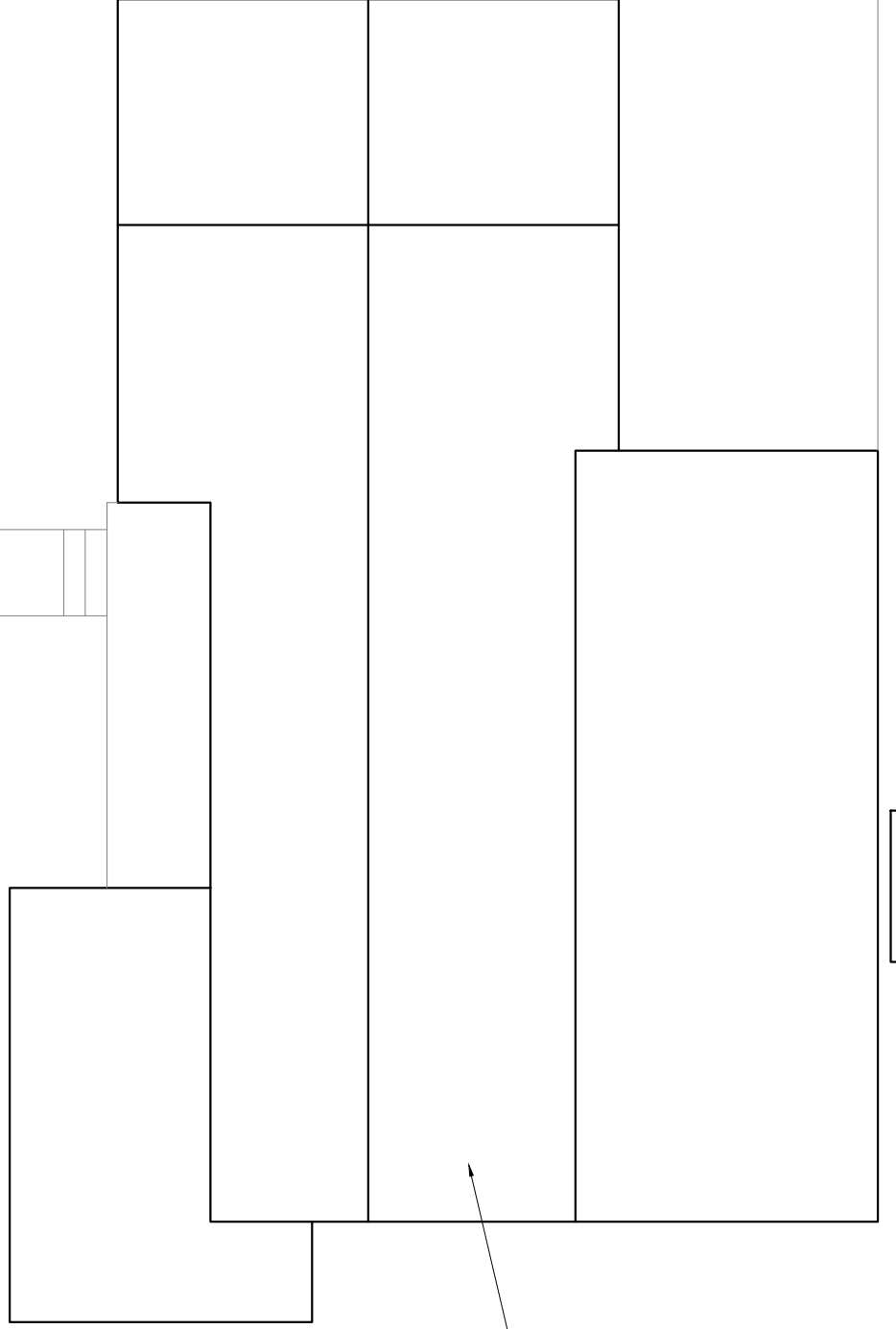
Sheet

S-1

Design Review Board Submittal
Date: 08/26/2016

FLAMINGO WAY
50' TOTAL RIGHT-OF-WAY

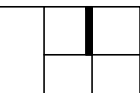
BAY ROAD

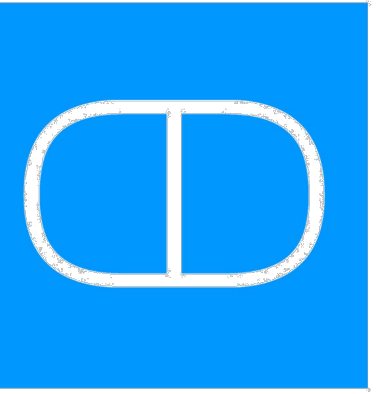


1

EXISTING SITE PLAN

1/8"=1'-0"

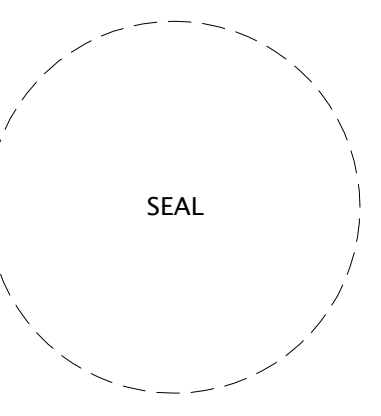




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Date		
Job Number		
Drawing History		
No.	Issue	Date

Sheet Title
PROPOSED SITE PLAN

Sheet

S-2

Design Review Board Submittal
Date: 08/26/2016

ZONING CLASSIFICATION: RM-1
LOT DIMENSIONS: 100' X 110'
LOT SIZE: 10,952 sq ft

BUILDING SETBACKS:

	MINIMUM	PROPOSED
FRONT SETBACK:	20'-0"	23'-11"
SIDE SETBACK:	8'-10"	27'-5 1/2"
SIDE SETBACK:	8'-10"	27'-3 1/2"
REAR SETBACK:	10'-0"	17'-11"

PARKING SETBACKS:

	MINIMUM	PROPOSED
FRONT SETBACK:	20'-0"	37'-0"
SIDE SETBACK:	5'-6"	12'-8"
SIDE SETBACK:	5'-6"	6'-1.5"
REAR SETBACK:	5'-0"	5'-0"

FLOOR AREA CALCULATIONS:

PROPOSED FLOOR AREA

FIRST FLOOR:	517 SQ FT
SECOND FLOOR:	3,132 SQ FT
THIRD FLOOR:	3,132 SQ FT
FOURTH FLOOR:	3,132 SQ FT
FIFTH FLOOR:	3,132 SQ FT
ROOF TERRACE:	538 SQ FT

TOTAL PROPOSED FLOOR AREA: 13,583 SQ FT

ALLOWABLE FLOOR AREA:
10,952 SQ FT X 1.25 = **13,690 SQ FT**

UNIT SIZE CALCULATIONS:

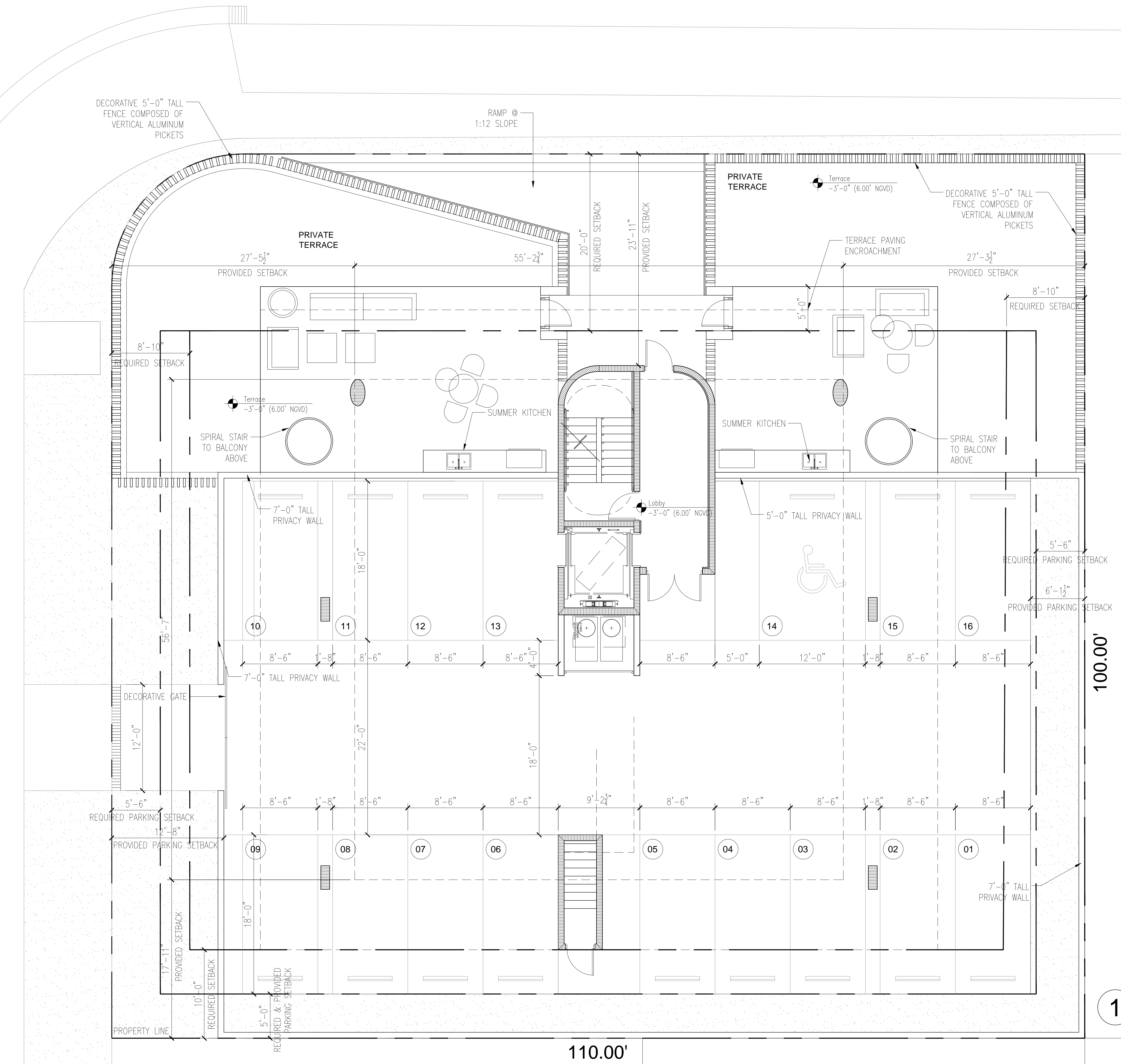
ALLOWABLE AVERAGE UNIT SIZE: 800 SQ FT

TYPICAL UNIT SIZE: 1,345 SQ FT
NUMBER OF UNITS: 8

UNIT BREAKDOWN (ALL UNITS SIZED SAME)
TYPICAL UNIT: 1,345 SQ FT

VARIANCES REQUESTED:

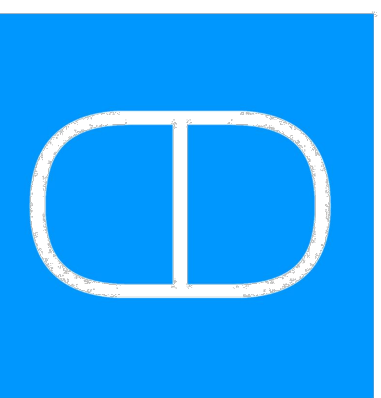
1. LINER ON SIDE FACING STREET
2. DRIVE AISLE WITH MEETS 22'-0" HOWEVER THE FOLLOWING ENCROACHMENTS ARE REQUESTED AS VARIANCE:
 - 2.1. CURB CUT LIMITED TO 12'-0" IN ORDER TO MAXIMIZE LANDSCAPE ALONG BAY ROAD
 - 2.2. TRASH ENCLOSURE ENCROACHES IN 22'-0" DRIVE



1 PROPOSED SITE PLAN
1/8"=1'-0"

110.00'

100.00'



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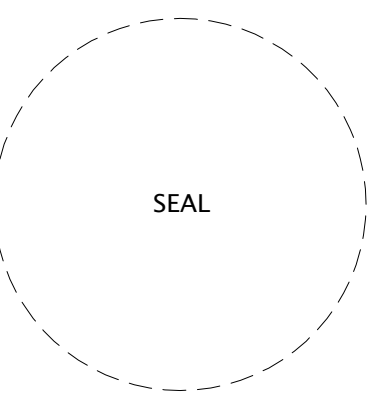
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Date

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Drawing History

No.	Issue	Date

Sheet Title

**FIRST FLOOR
DEMOLITION PLAN**

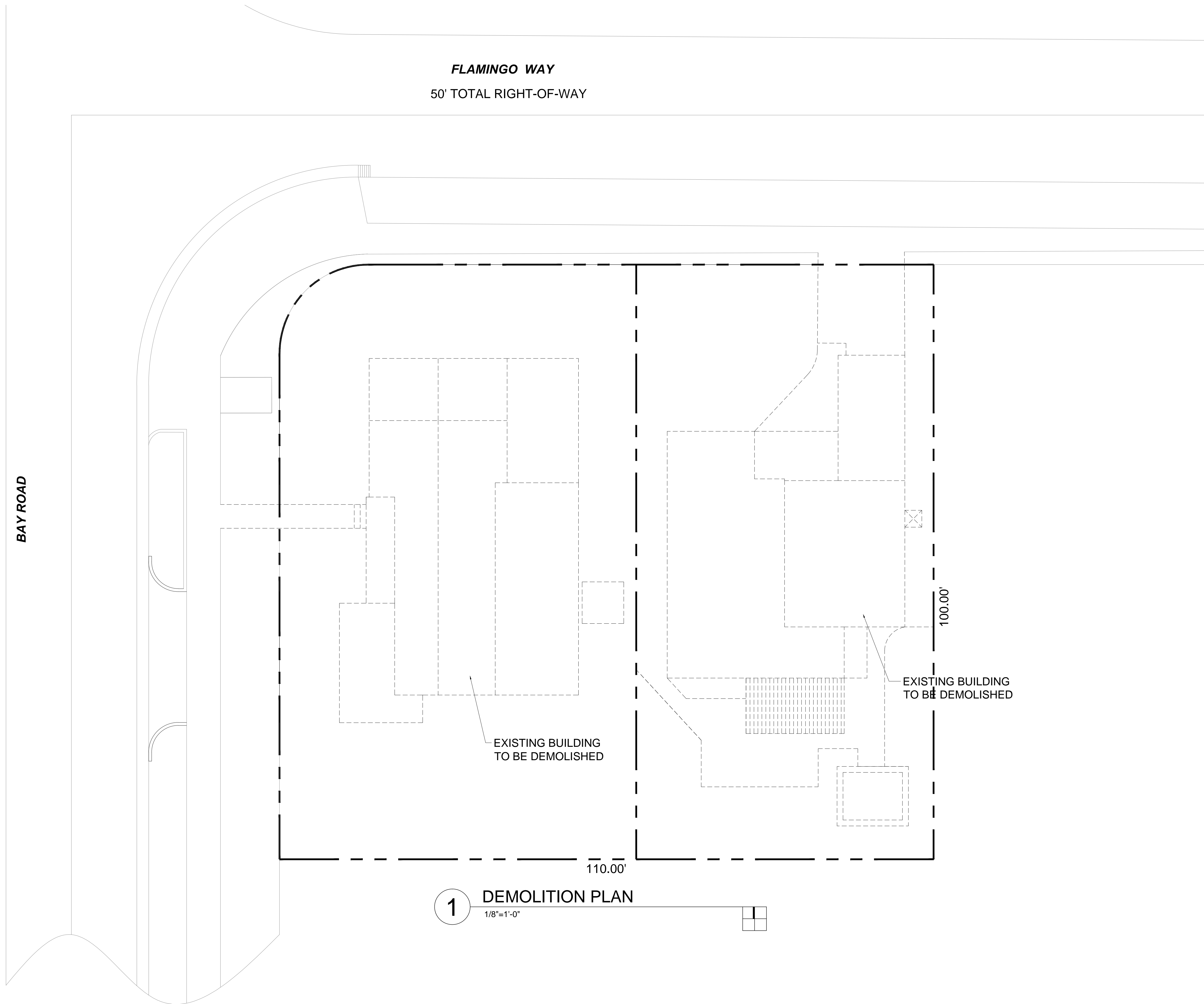
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D-1

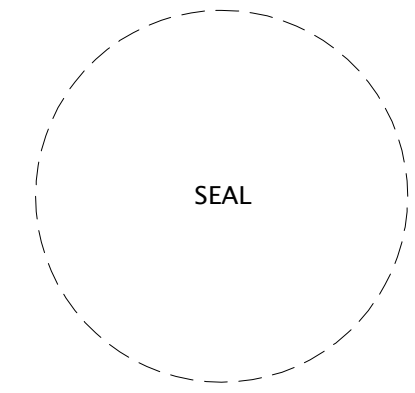
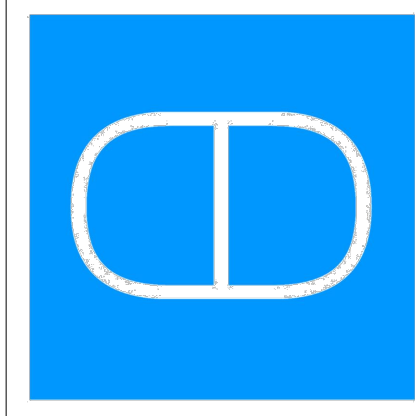
Design Review Board Submittal
Date: 08/26/2016

FLAMINGO WAY
50' TOTAL RIGHT-OF-WAY

BAY ROAD

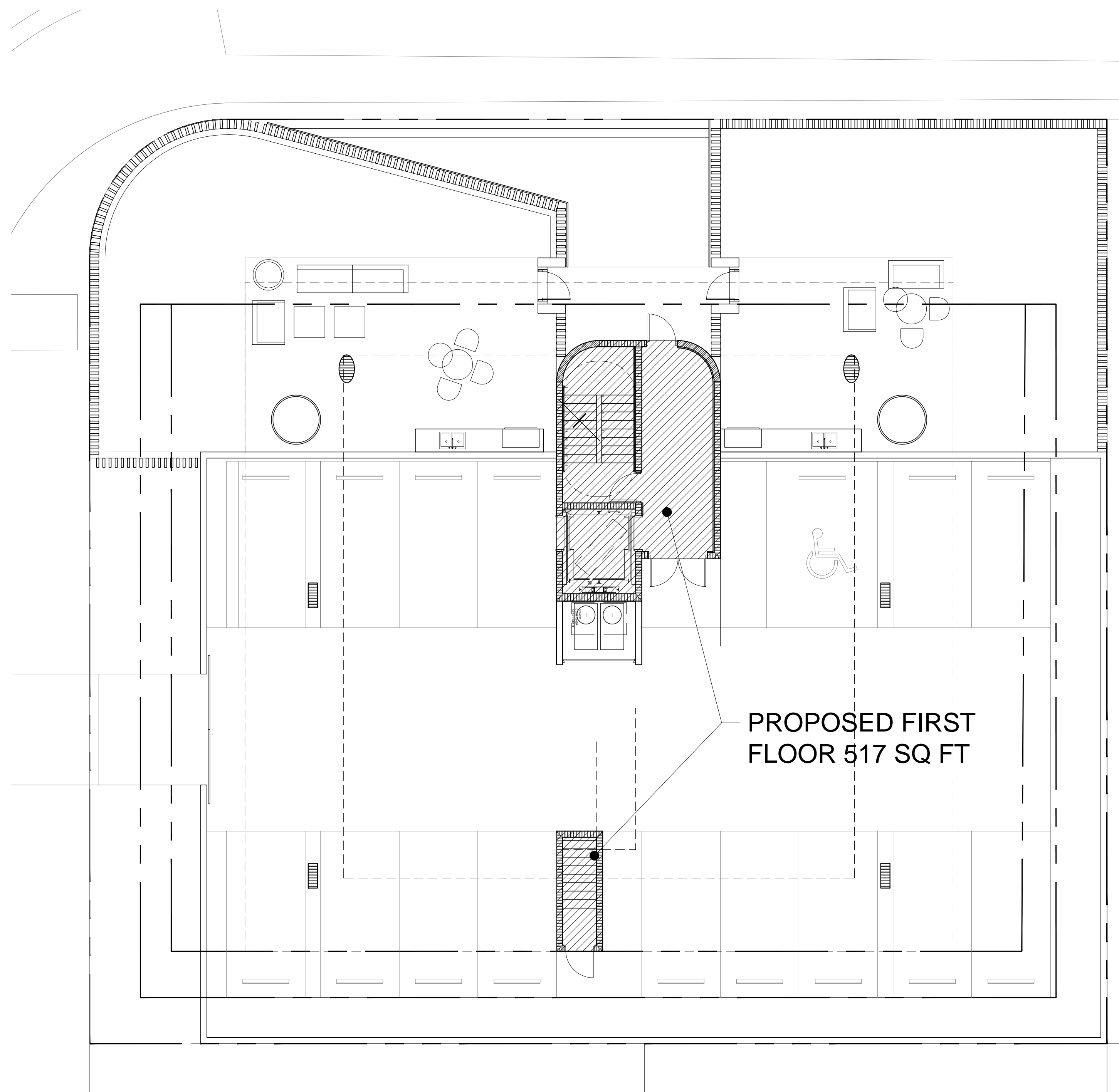


1 DEMOLITION PLAN
1/8"=1'-0"

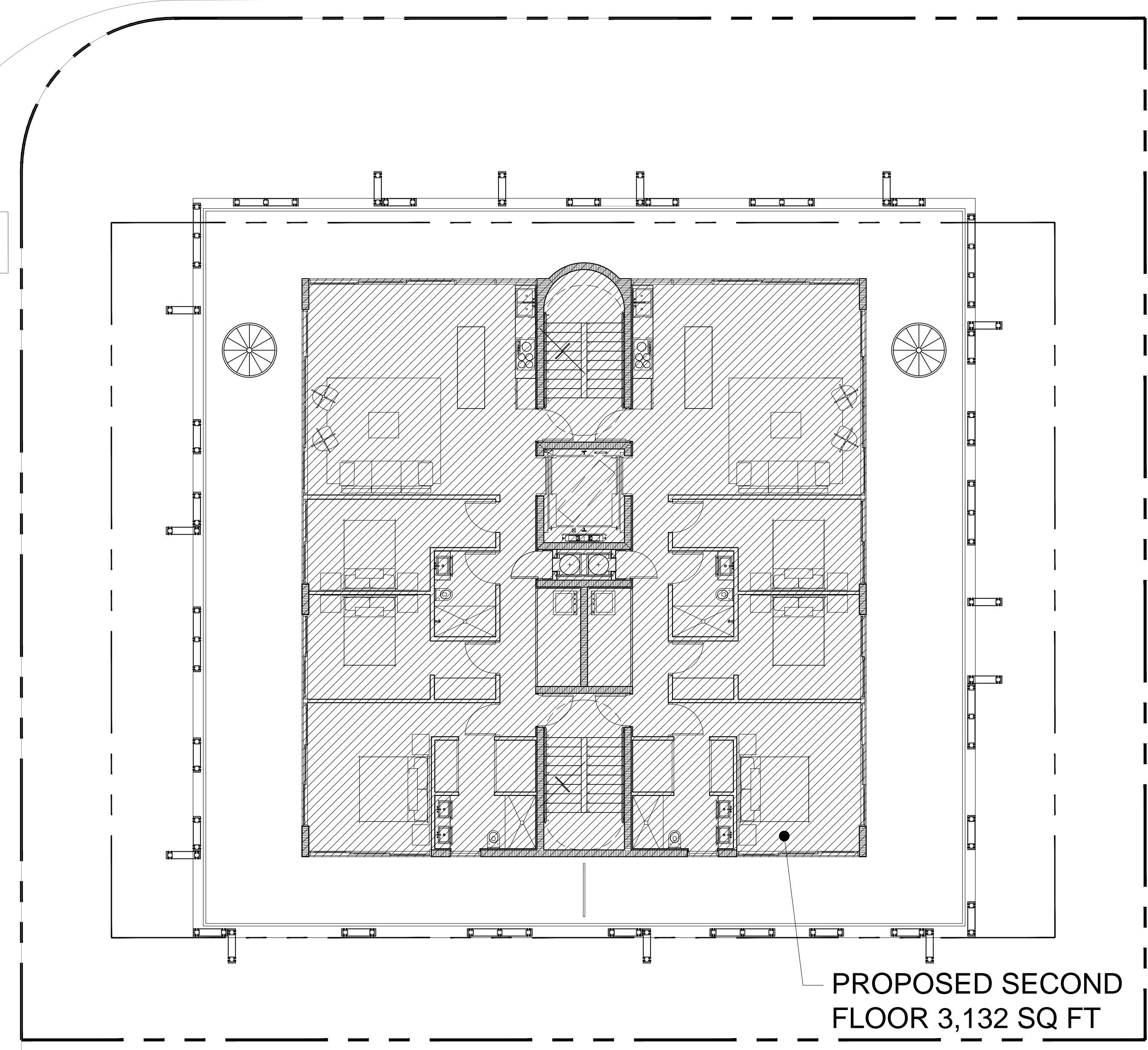


Date	
Job Number	
Drawing History	
No. Issue	Date

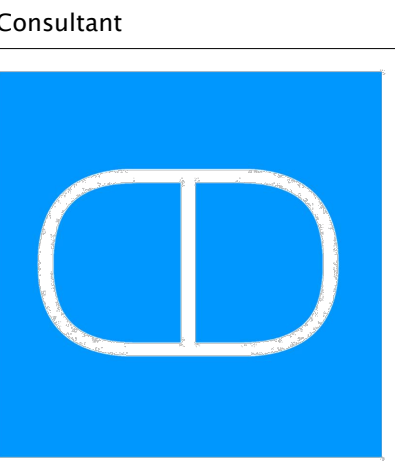
Sheet Title
PROPOSED FAR CALCULATIONS
Sheet



1 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"



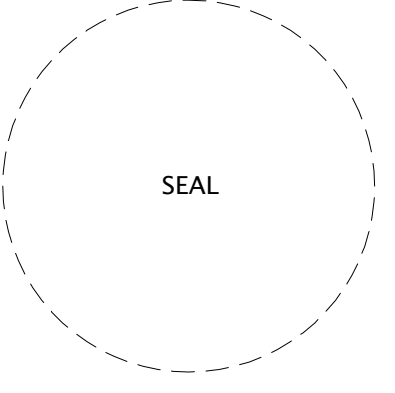
2 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"



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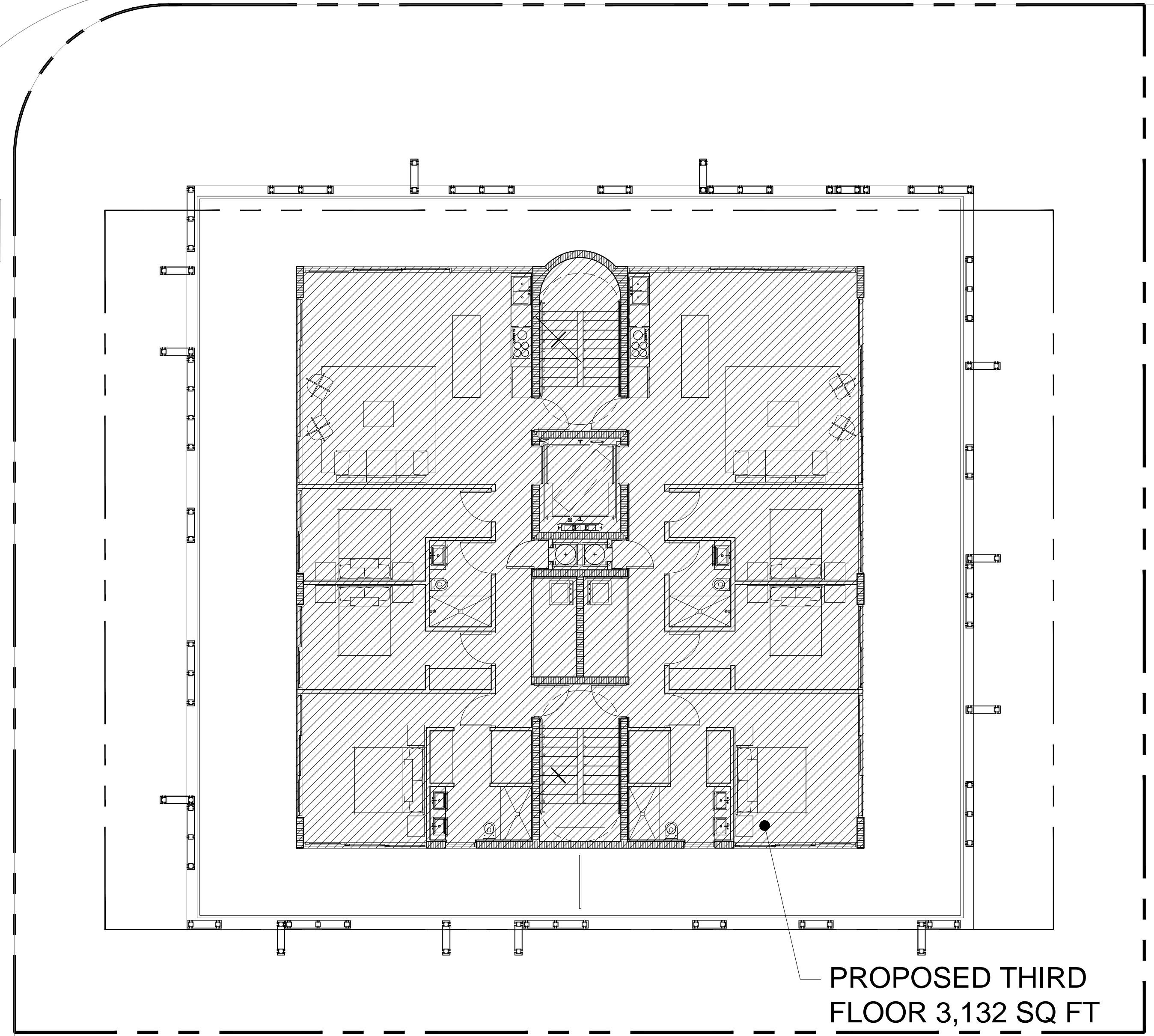
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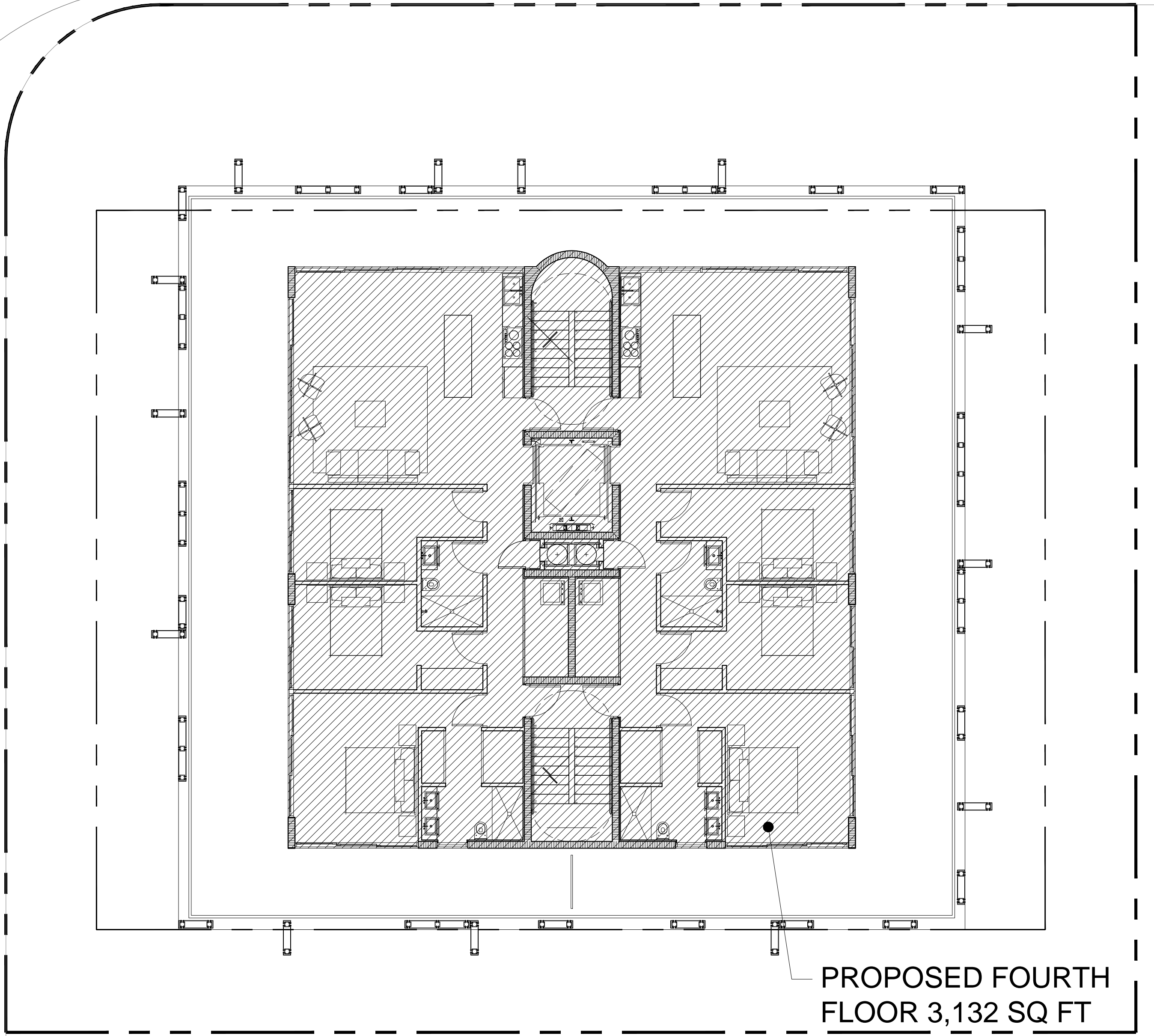
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No. Issue Date

Sheet Title
PROPOSED FAR CALCULATIONS
Sheet



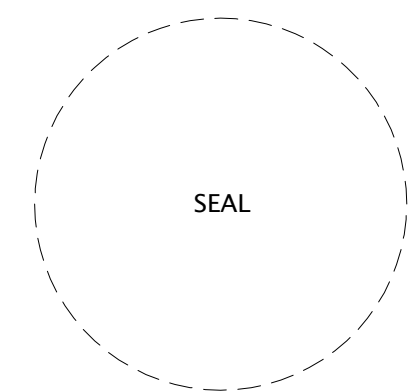
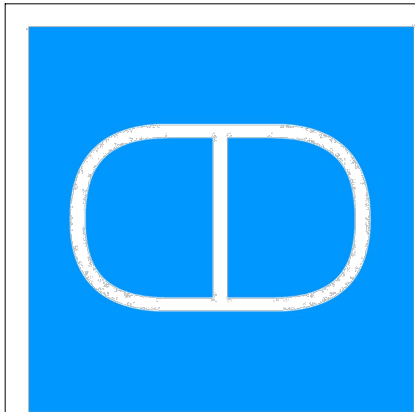
PROPOSED THIRD FLOOR 3,132 SQ FT

3 PROPOSED THIRD FLOOR PLAN
1/8"=1'-0"

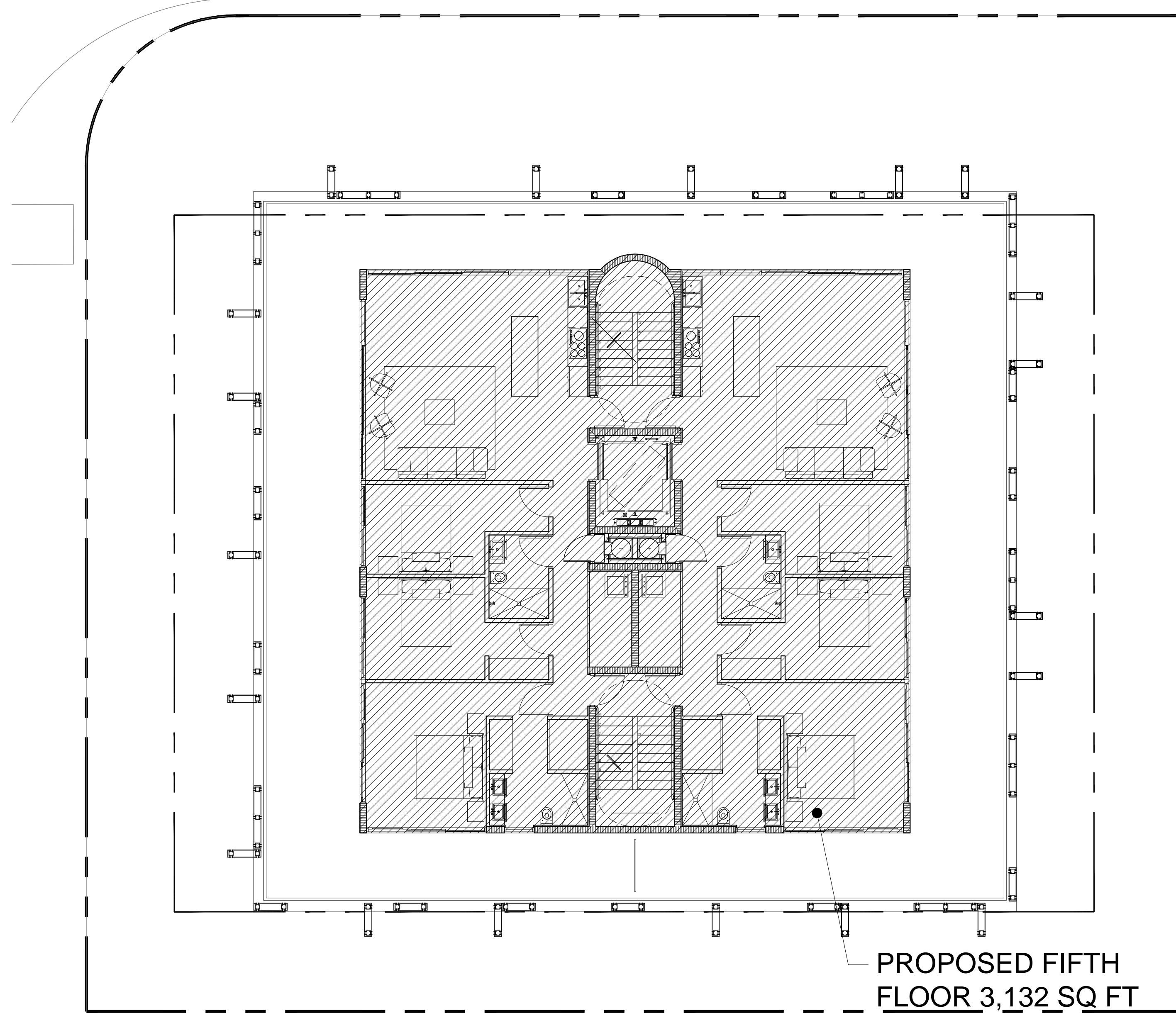


PROPOSED FOURTH FLOOR 3,132 SQ FT

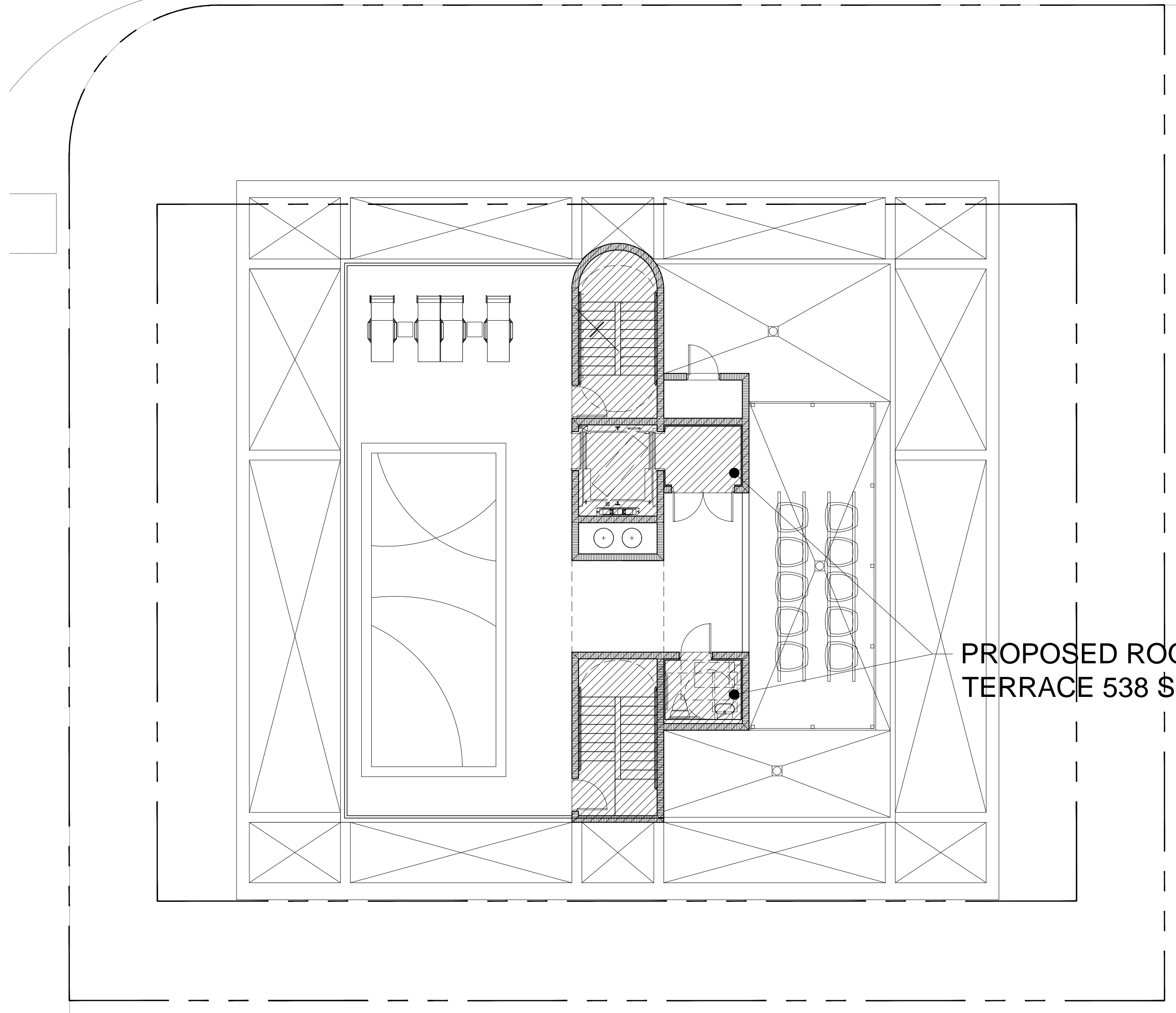
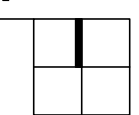
4 PROPOSED FOURTH FLOOR PLAN
1/8"=1'-0"



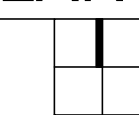
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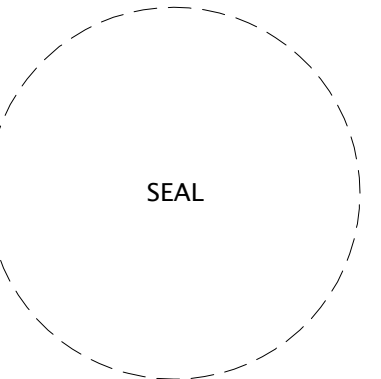
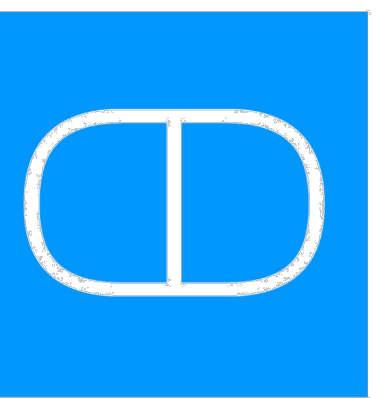


5 PROPOSED FIFTH FLOOR PLAN
1/8"=1'-0"

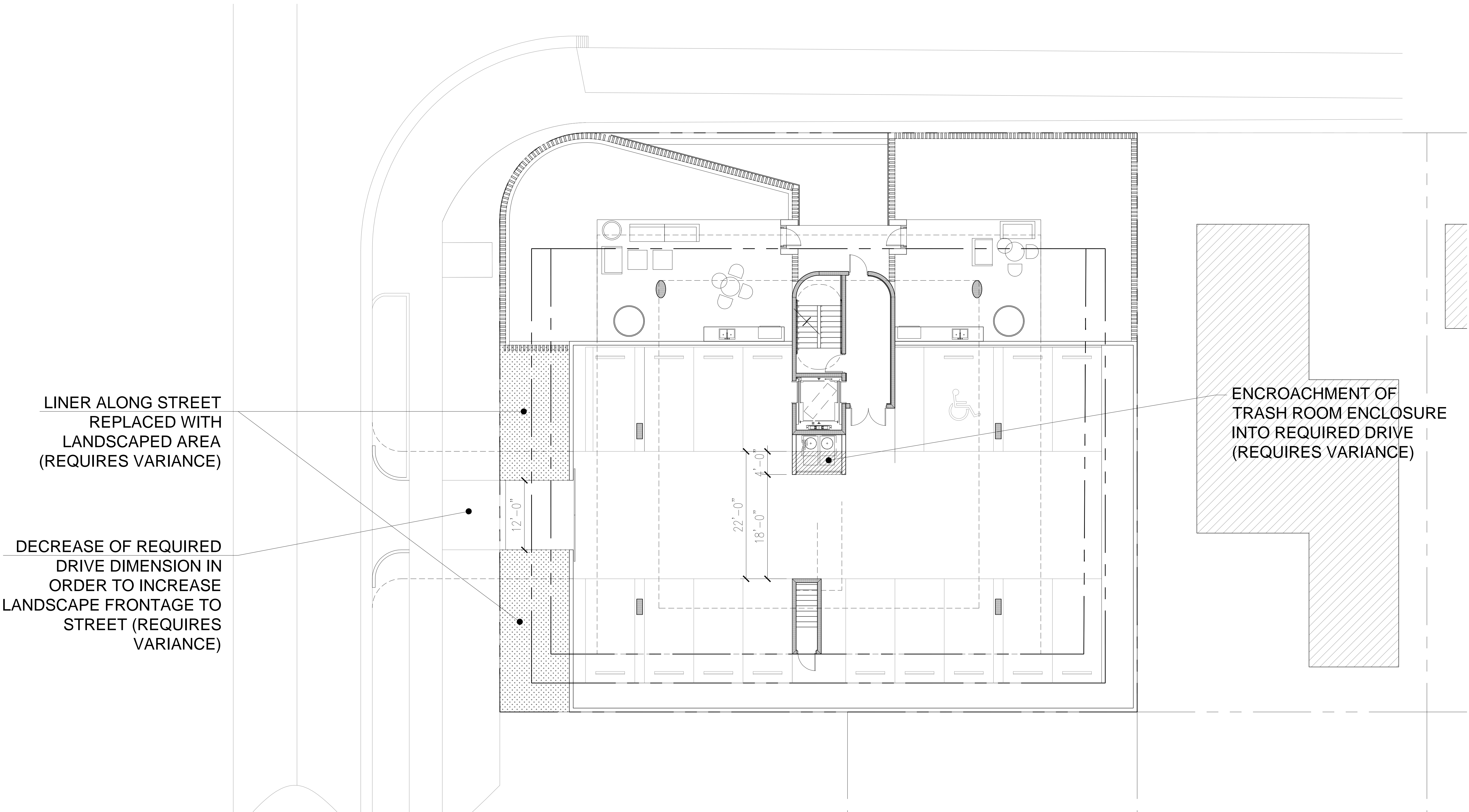


6 PROPOSED ROOF TERRACE PLAN
1/8"=1'-0"

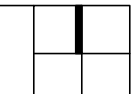


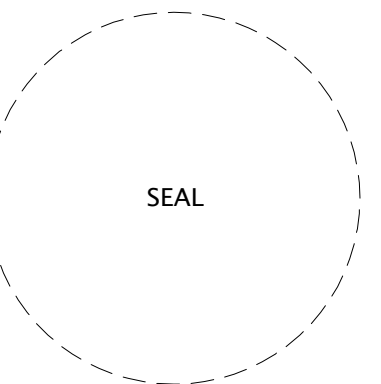
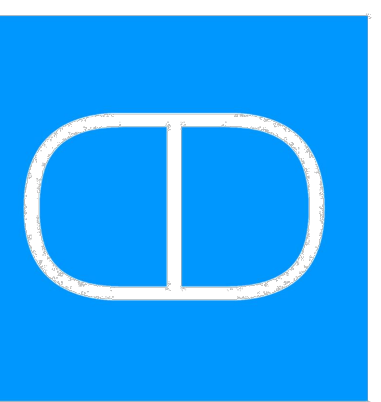


No.	Issue	Date



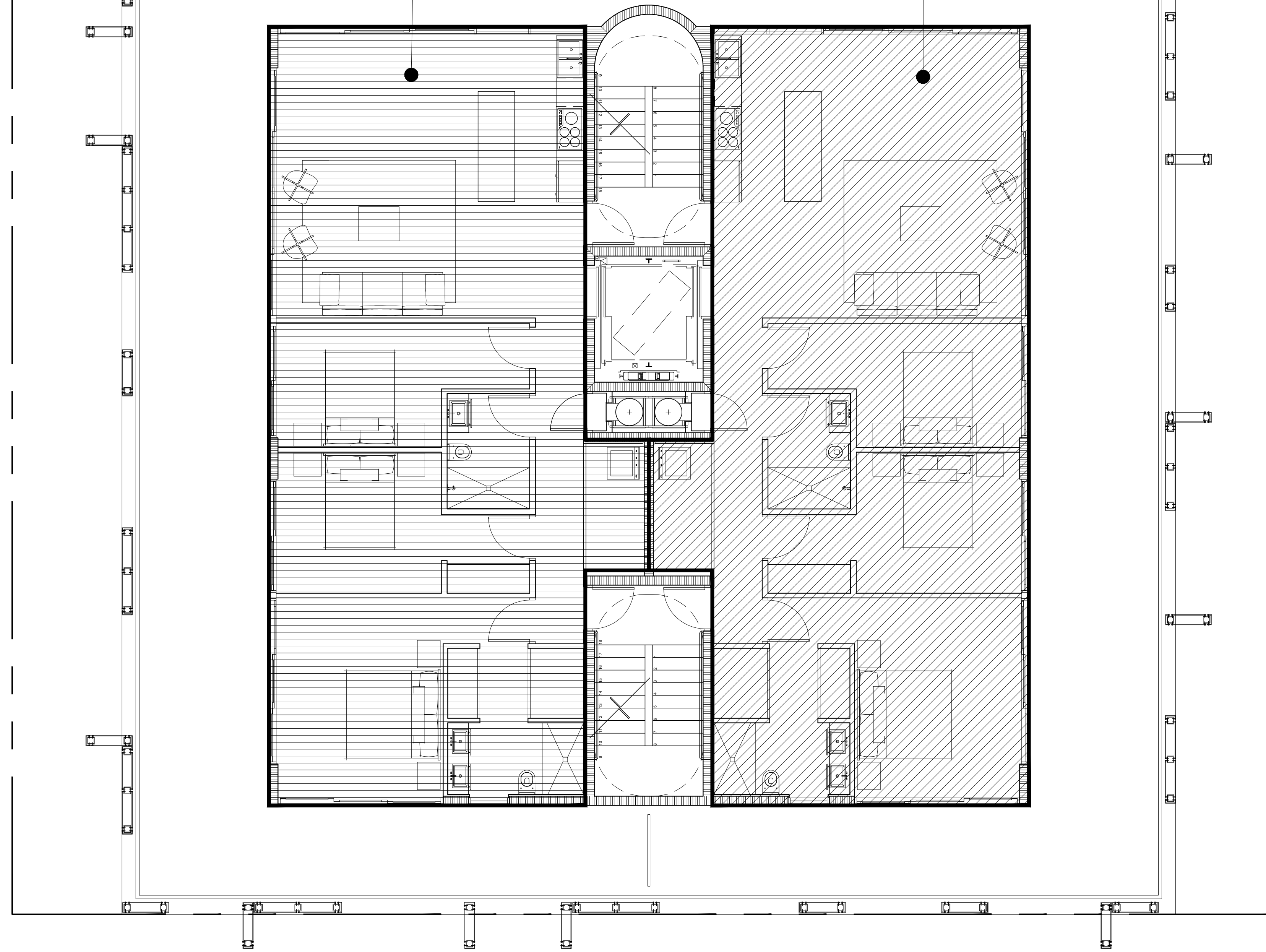
1 ENCROACHMENTS & VARIANCES- 1ST FLOOR
1/8"=1'-0"



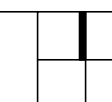


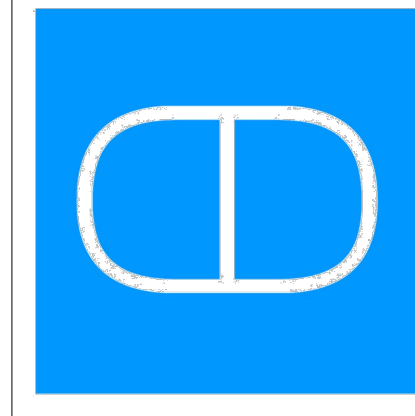
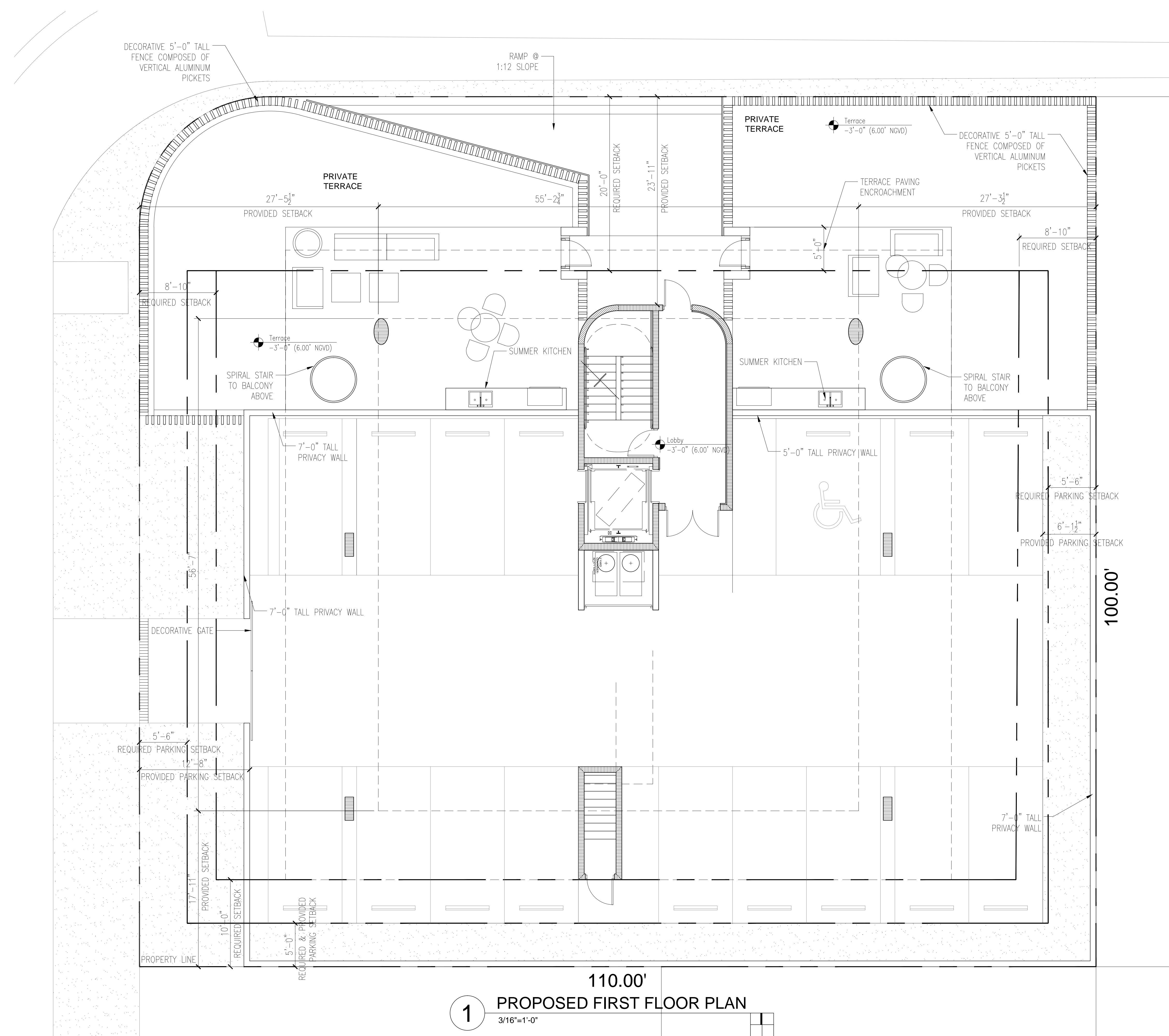
No.	Issue	Date

UNIT SIZE- 1,345 SQ FT



1 TYPICAL FLOOR PLAN
3/16"=1'-0"



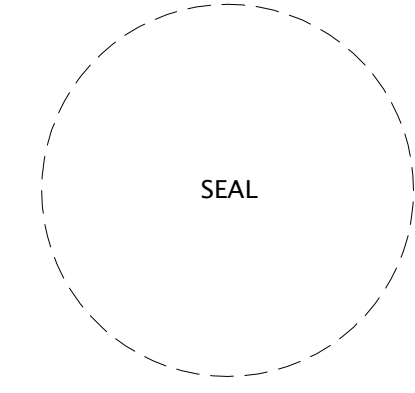


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State of Florida
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Registration No: AR 91744



Date
Job Number
Drawing History

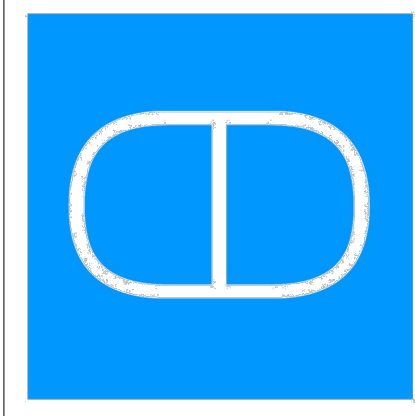
No.	Issue	Date

Sheet Title
PROPOSED FIRST FLOOR PLAN

Sheet

A-1
Design Review Board Submittal
Date: 08/26/2016

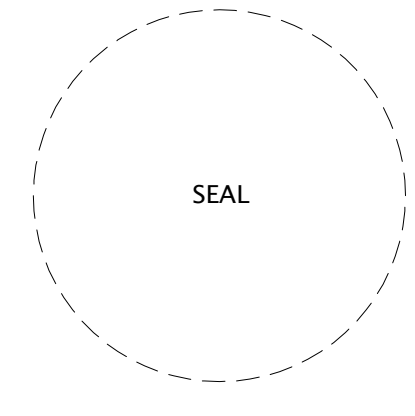
1 PROPOSED FIRST FLOOR PLAN
3/16"=1'-0"



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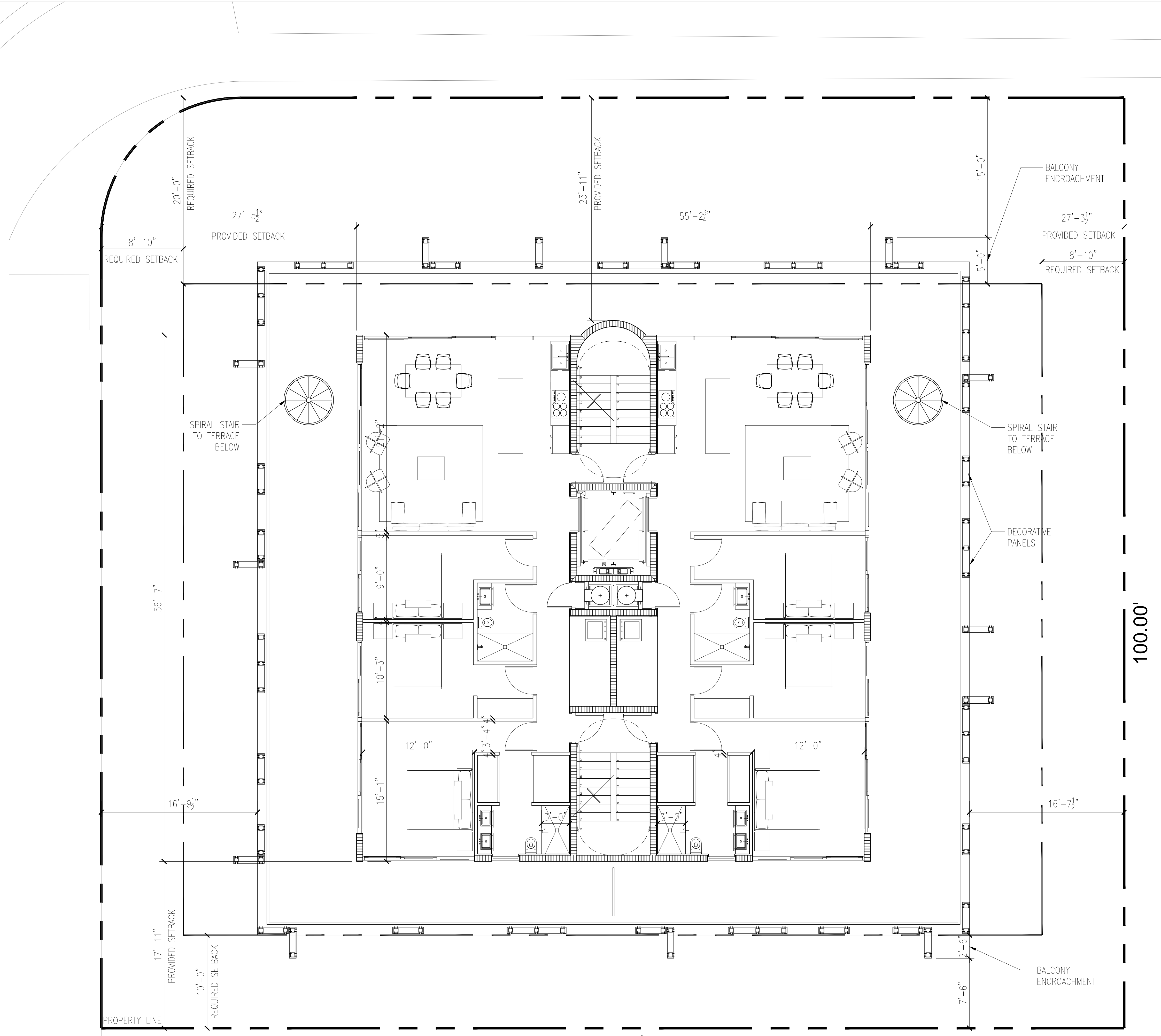
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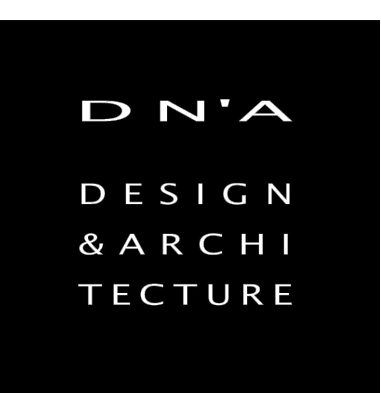


Date _____
Job Number _____
Drawing History _____
No. Issue _____ Date _____

Sheet Title
PROPOSED TYPICAL FLOOR PLAN
Sheet

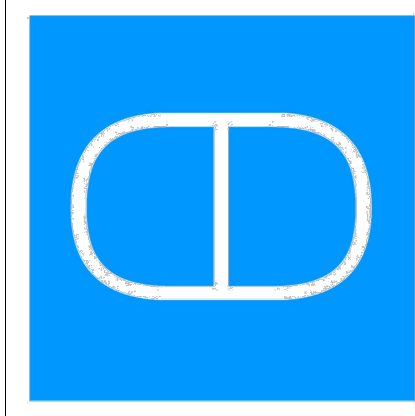


1 PROPOSED SECOND FLOOR PLAN
3/16"=1'-0"



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F 305.350-2524
W www.dna-arc.com
AA26000789

Consultant



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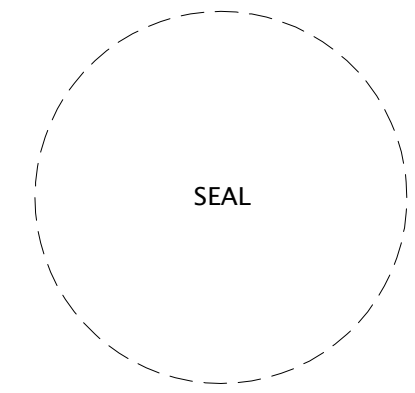
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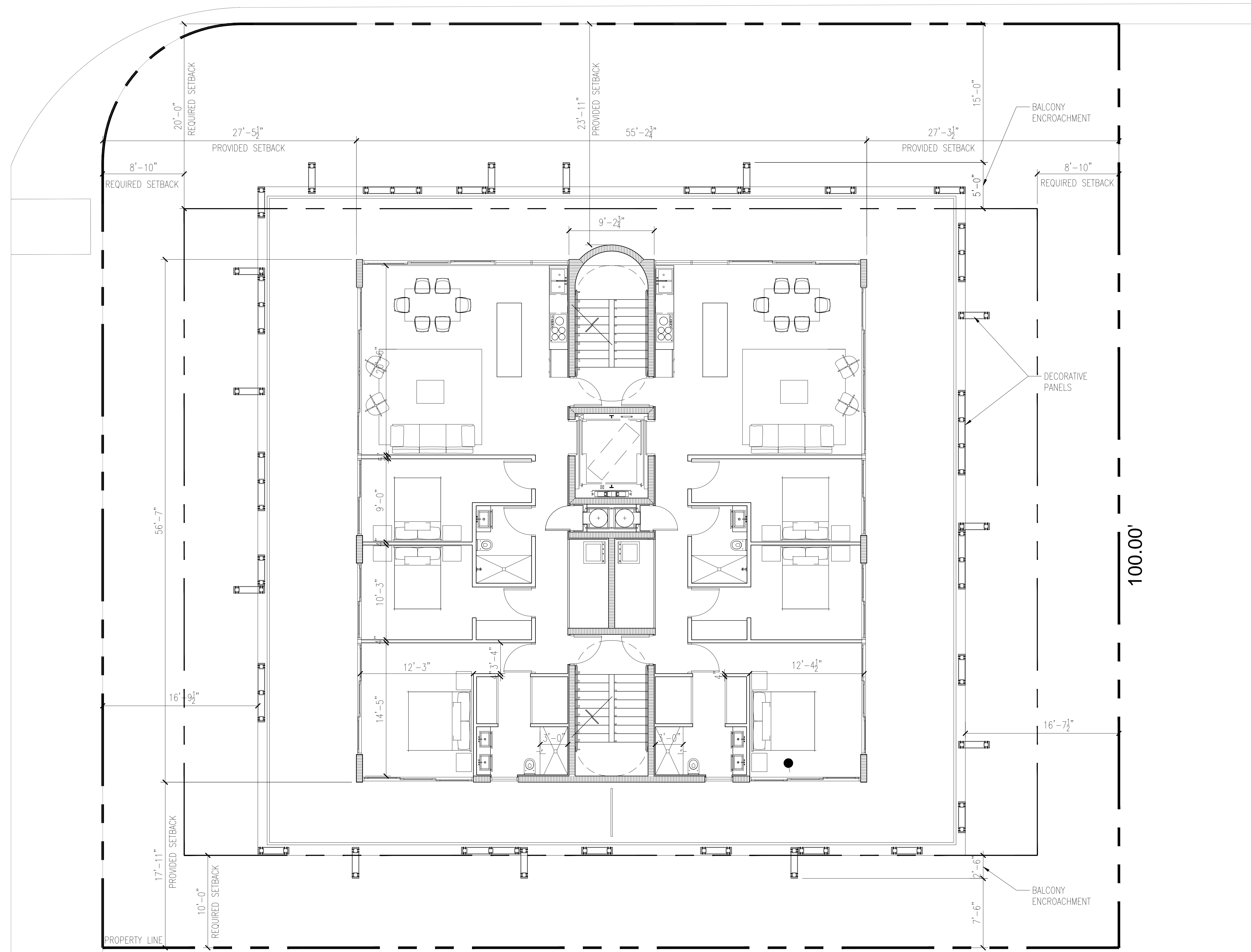
No.	Issue	Date

Sheet Title

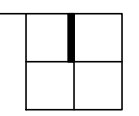
PROPOSED FOURTH FLOOR PLAN

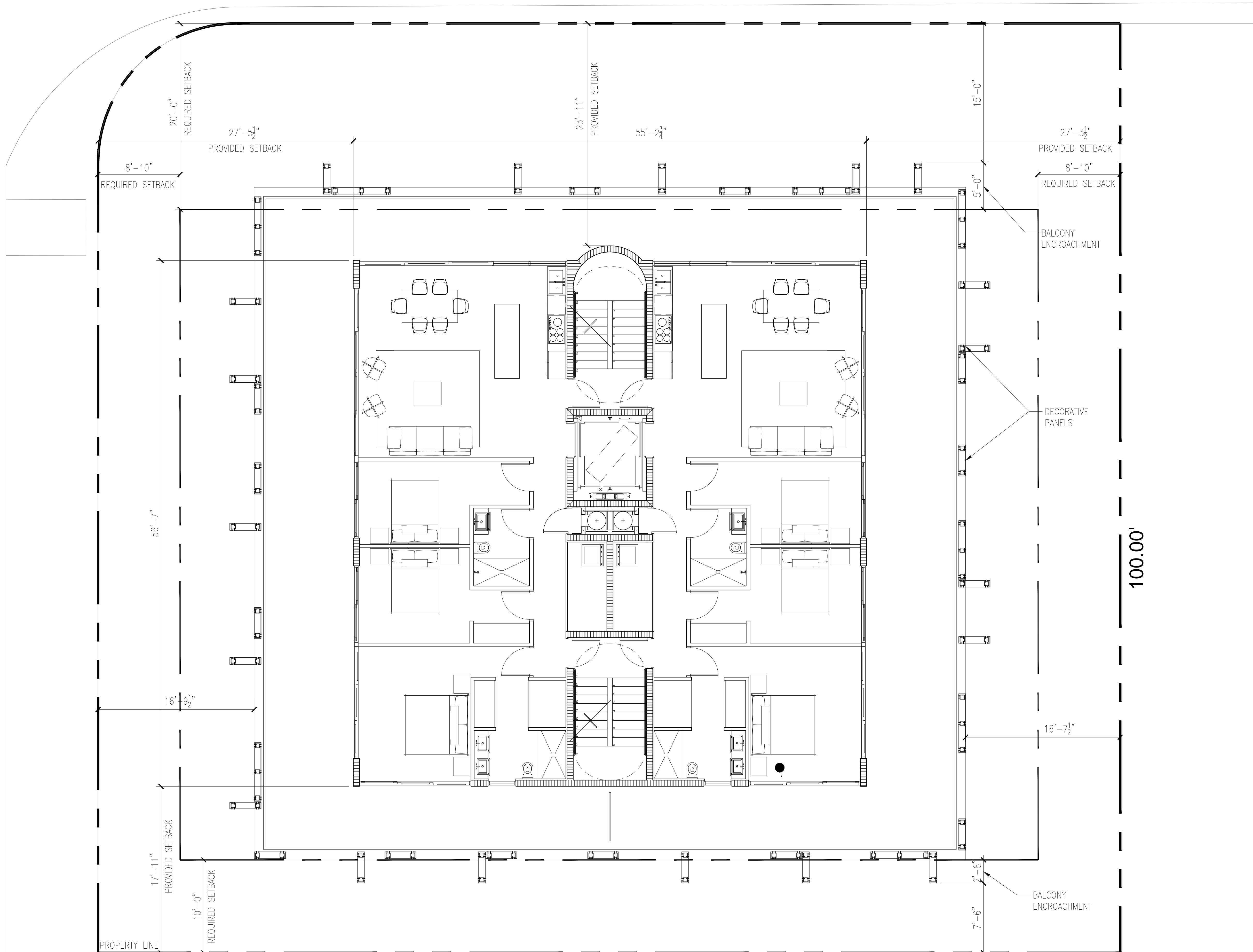
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A-4

Design Review Board Submittal
Date: 08/26/2016



1 PROPOSED FOURTH FLOOR PLAN
3/16"=1'-0"

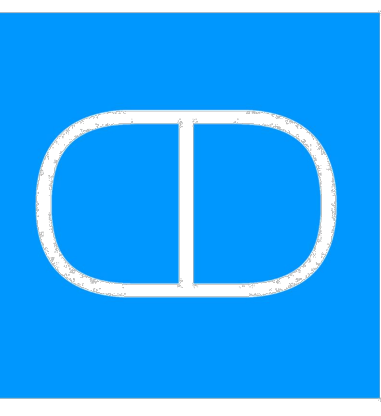




110.00'

100.00'

1 PROPOSED FIFTH FLOOR PLAN
3/16"=1'-0"



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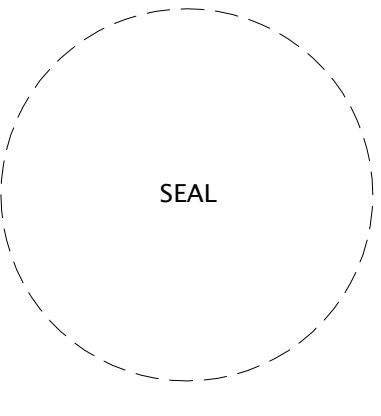
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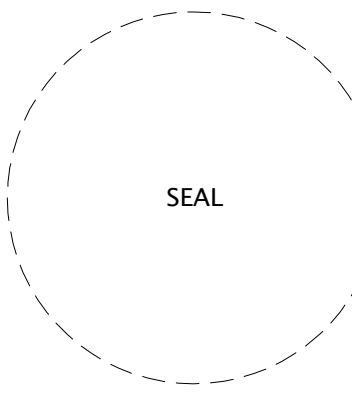
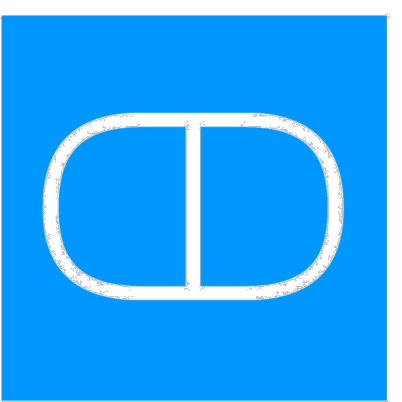
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Job Number _____
Drawing History _____

No.	Issue	Date

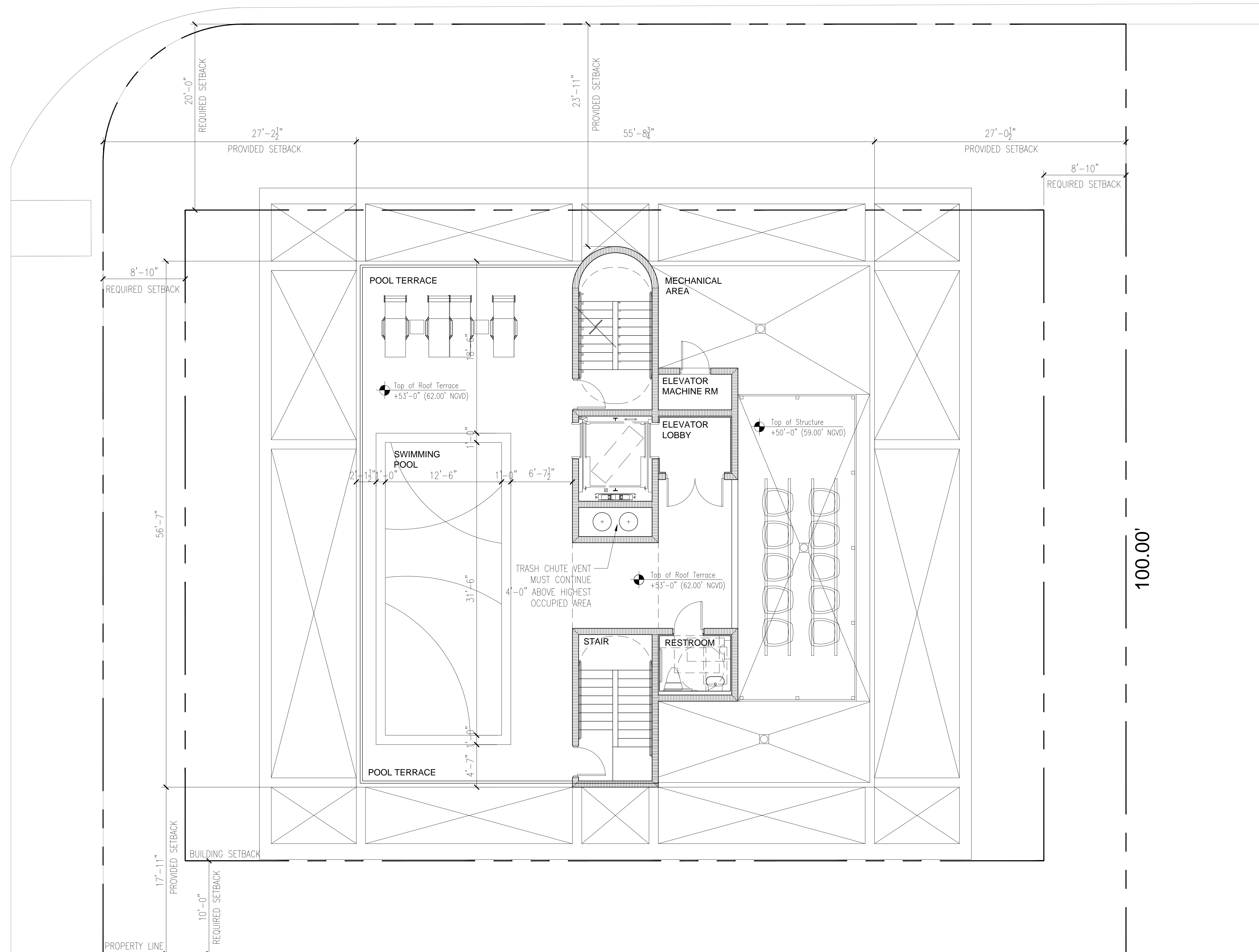
Sheet Title
PROPOSED FIFTH FLOOR PLAN

Sheet

A-5

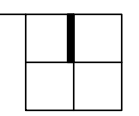


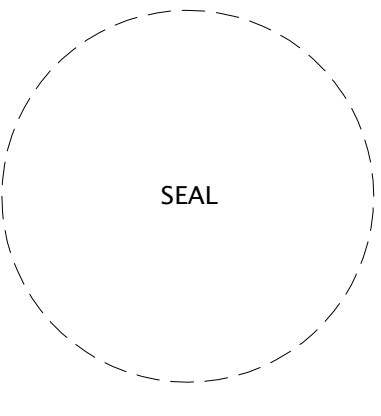
No.	Issue	Date



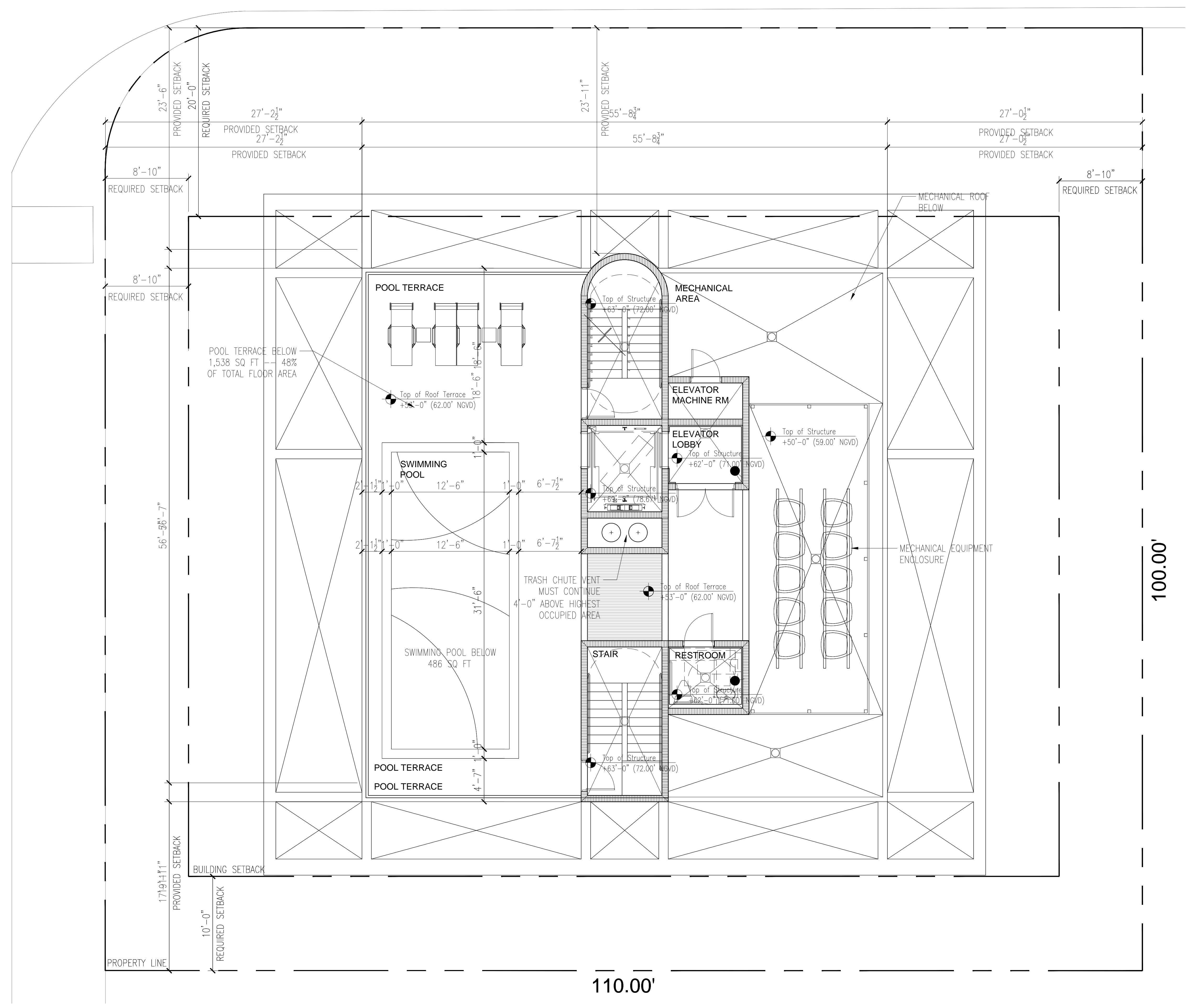
110.00'

1 PROPOSED SIXTH FLOOR PLAN
3/16"=1'-0"

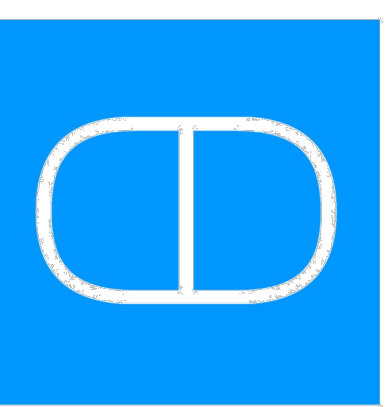




Date _____
Job Number _____
Drawing History _____
No. Issue Date _____



1 PROPOSED ROOF PLAN
3/16"=1'-0"



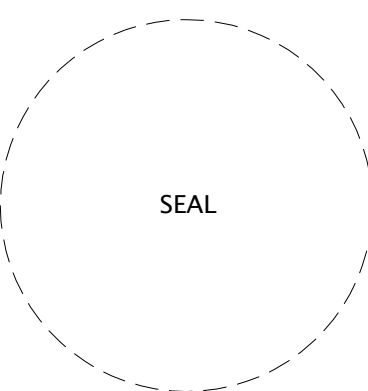
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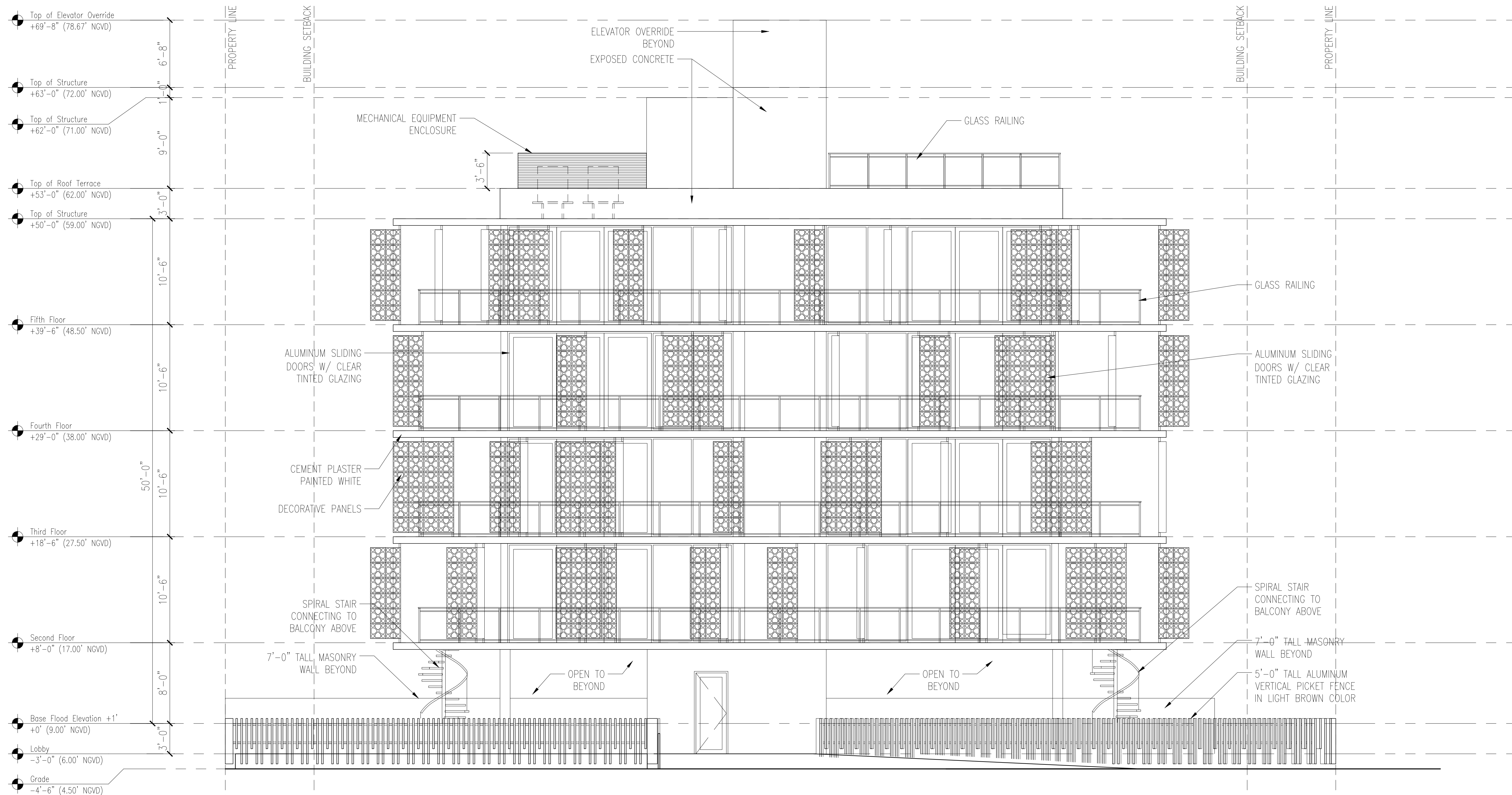
Date	
Job Number	
Drawing History	
No. Issue	Date
Sheet Title	

PROPOSED ELEVATION

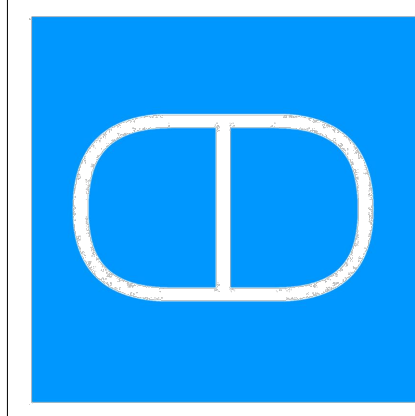
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A-8

Design Review Board Submittal
Date: 08/26/2016



1 PROPOSED NORTH ELEVATION
3/16"=1'-0"

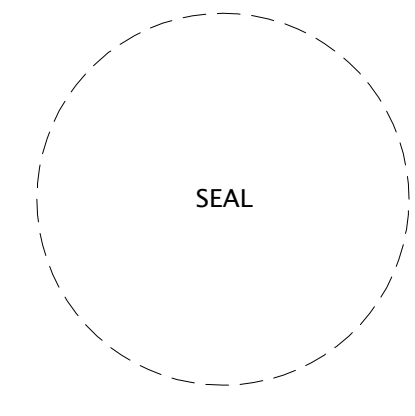


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Rodrigo A. Carrion
Registration No: AR 91744



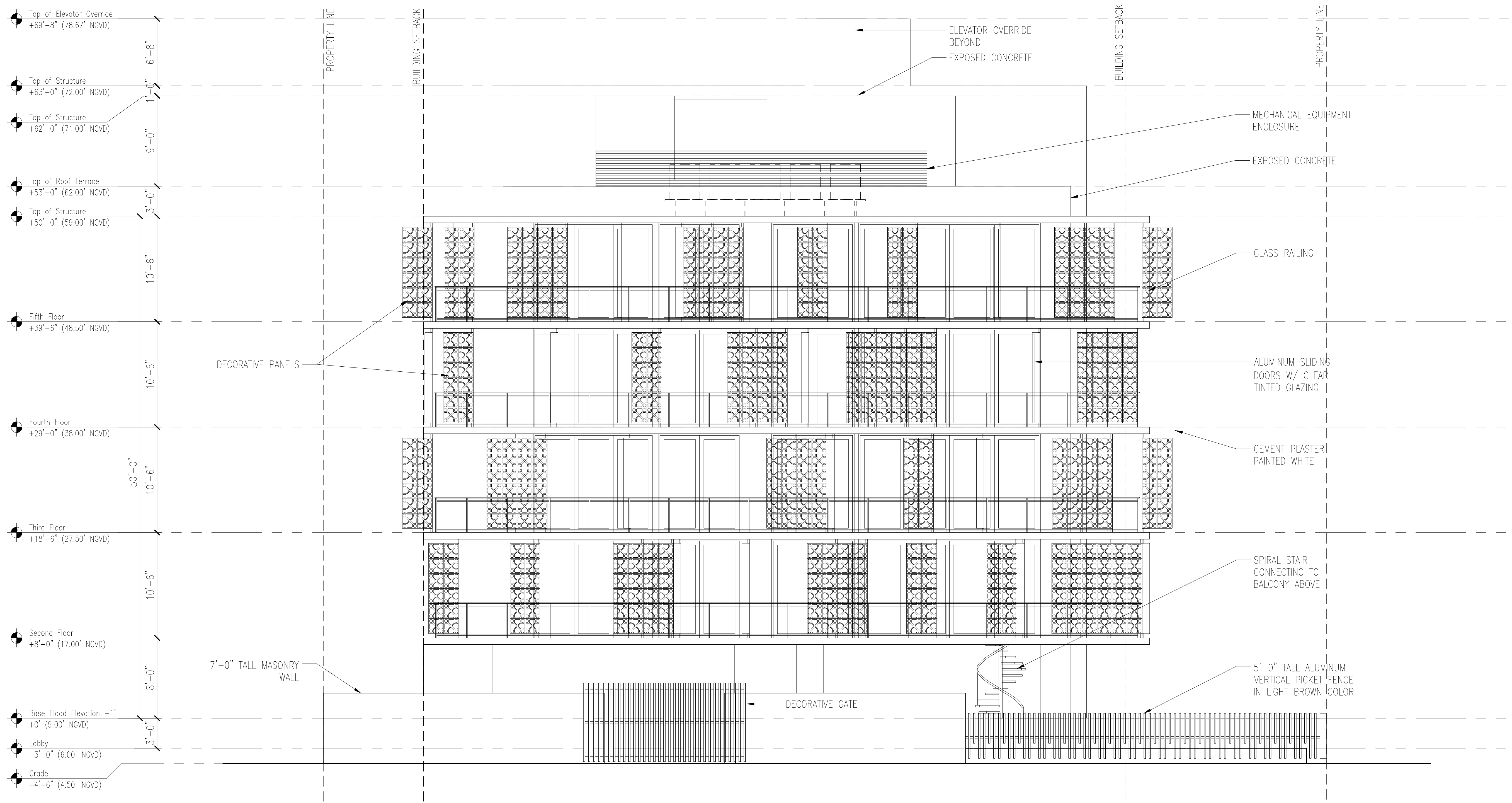
Date
Job Number
Drawing History

No.	Issue	Date

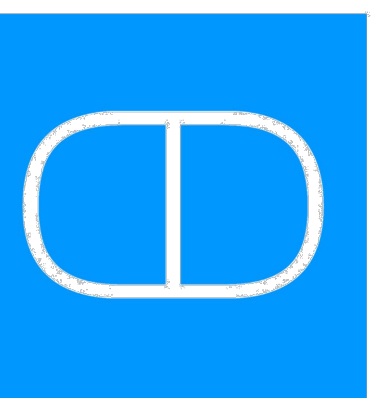
Sheet Title
PROPOSED ELEVATION

Sheet
A-9

Design Review Board Submittal
Date: 08/26/2016



1 PROPOSED EAST ELEVATION
3/16"=1'-0"



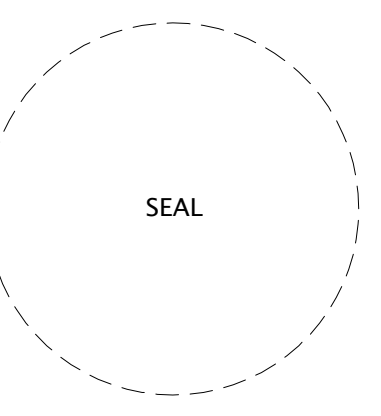
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Client:

Contact:

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744



Date

Job Number

Drawing History

No.	Issue	Date

No. Issue Date

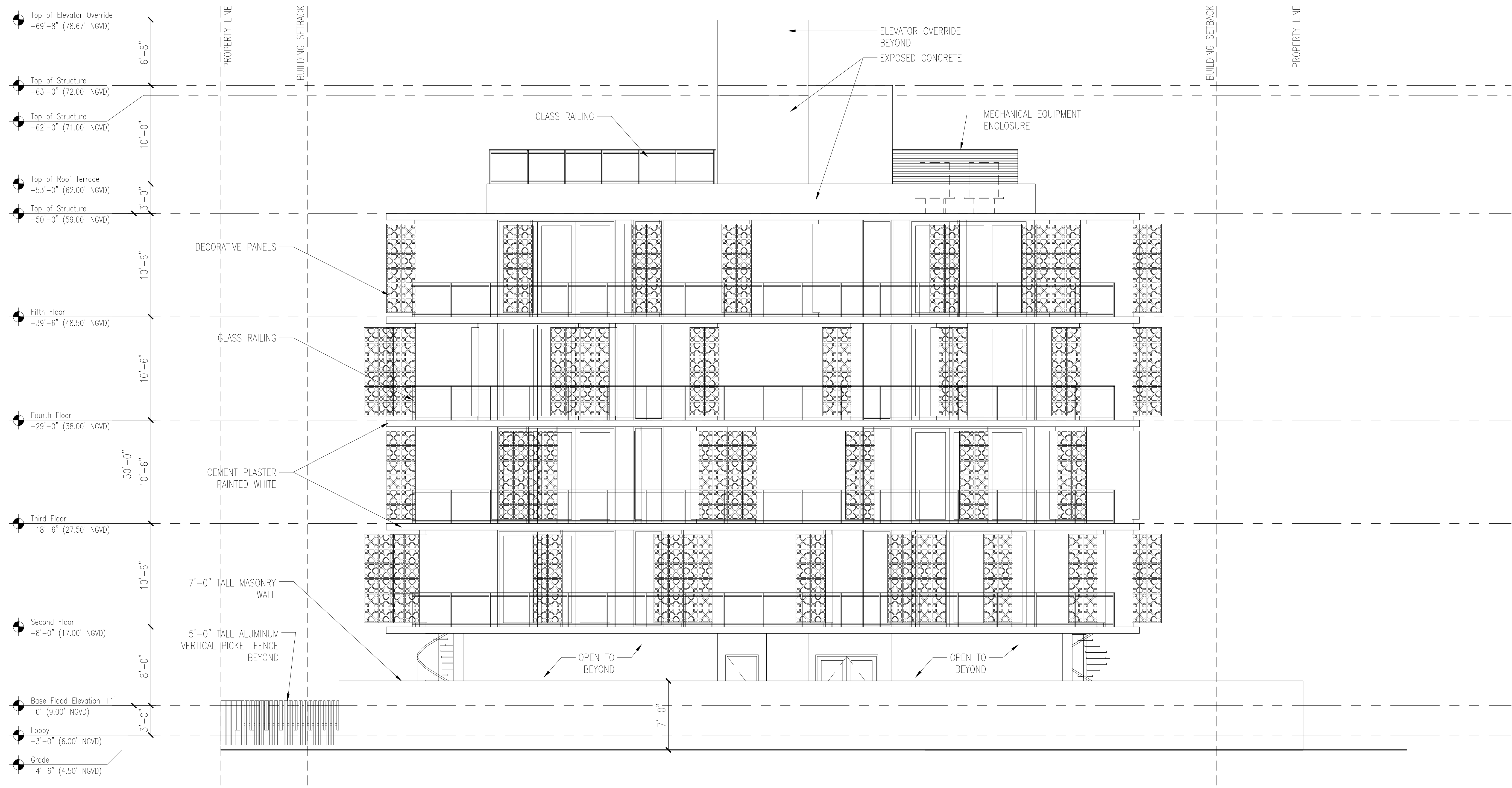
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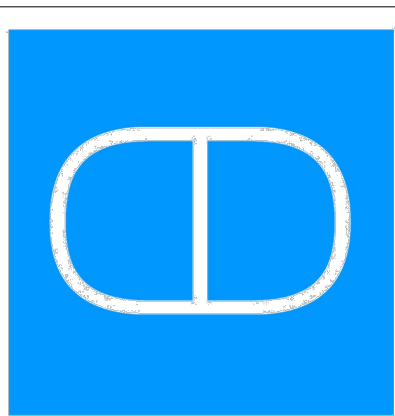
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A-10

Design Review Board Submittal
Date: 08/26/2016



1 PROPOSED SOUTH ELEVATION
3/16"=1'-0"

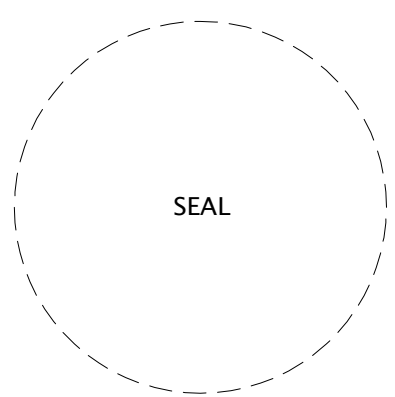


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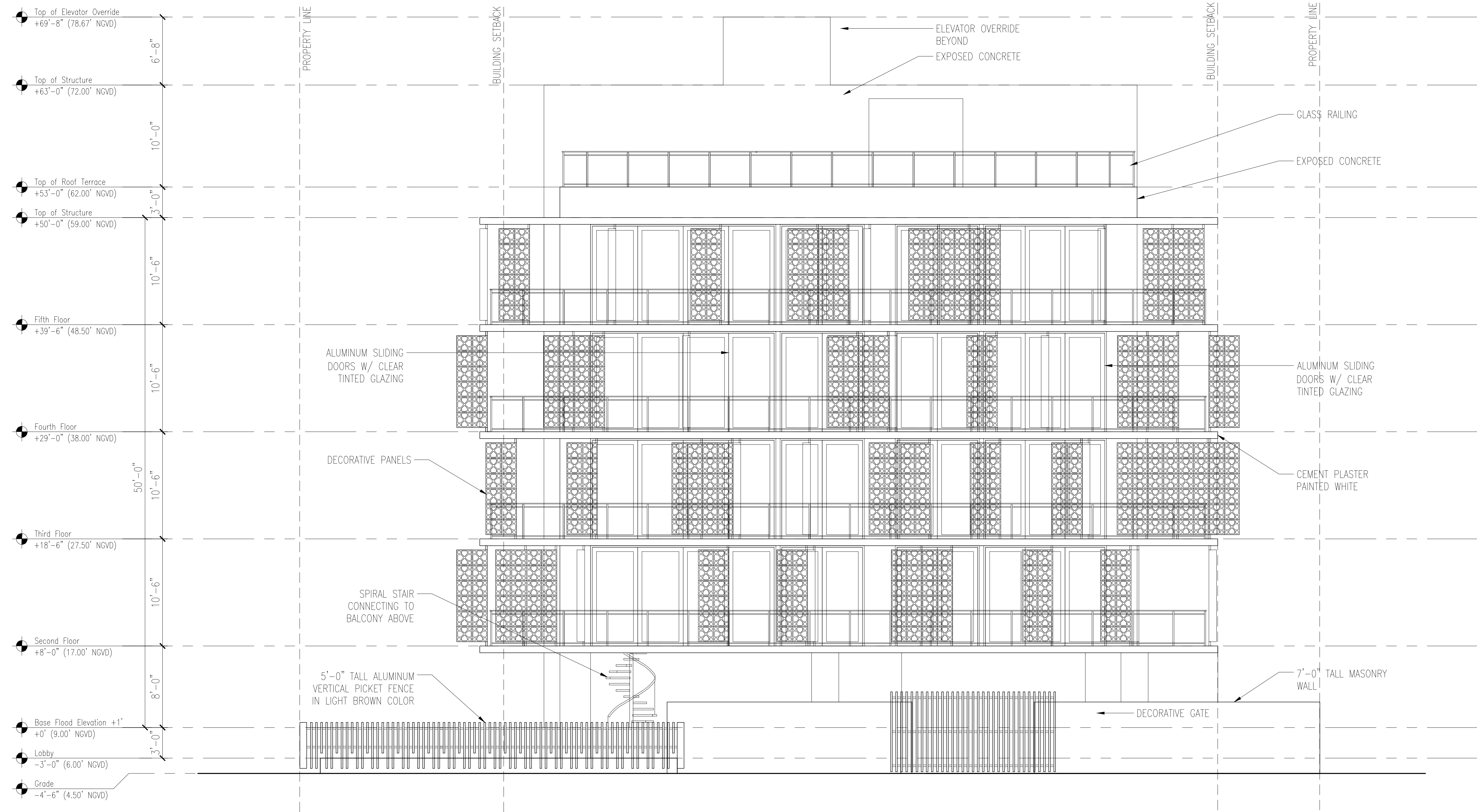
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No.	Issue	Date

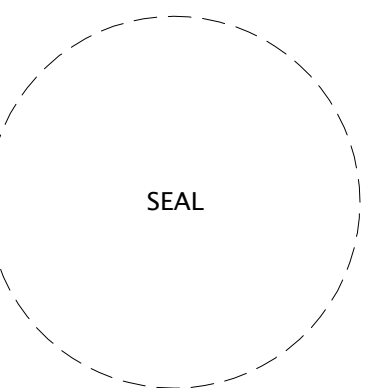
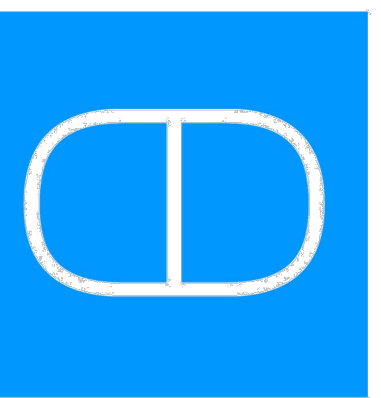
Sheet Title
PROPOSED ELEVATION

Sheet
A-11

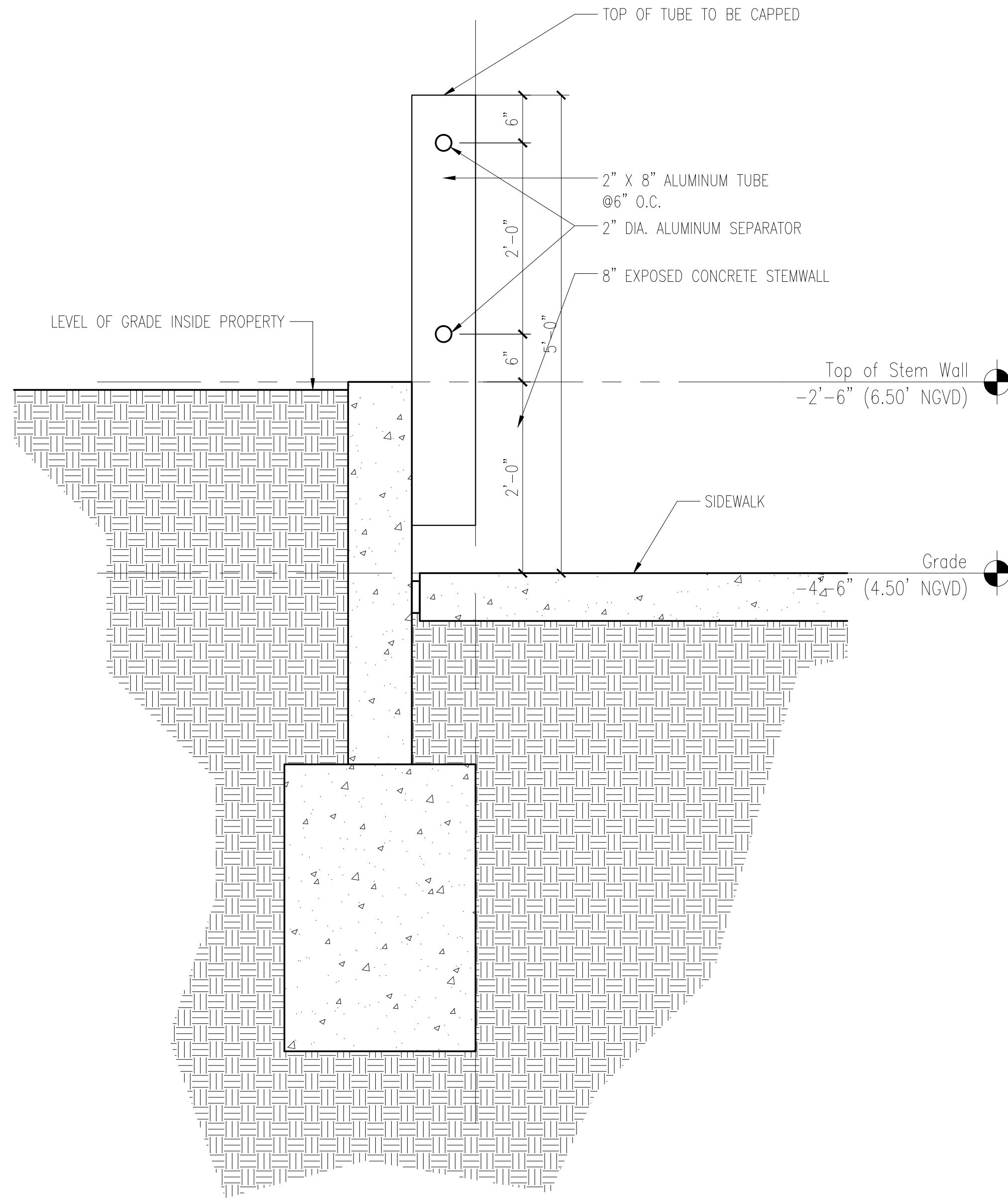
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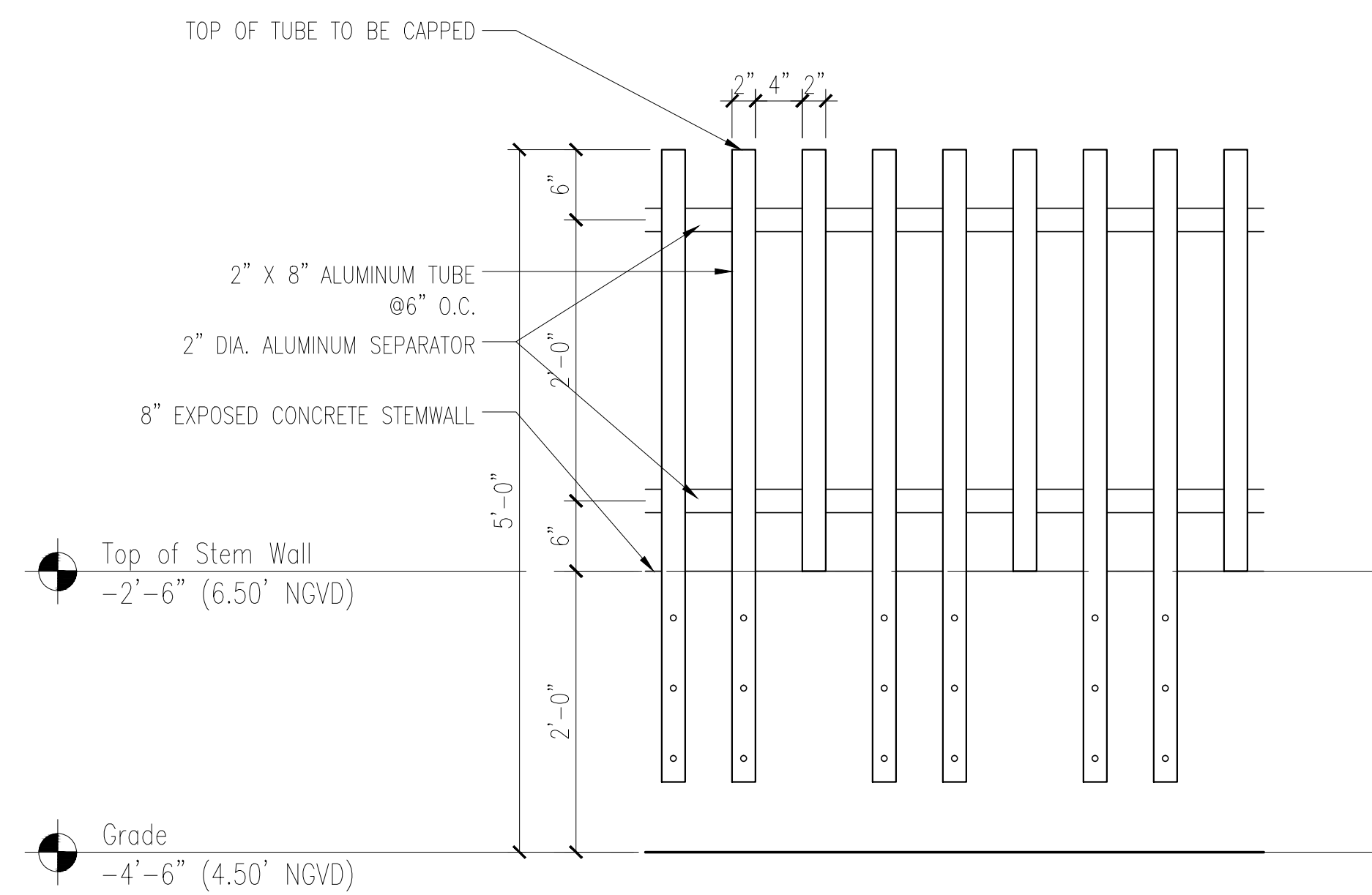
1 PROPOSED WEST ELEVATION
3/16"=1'-0"



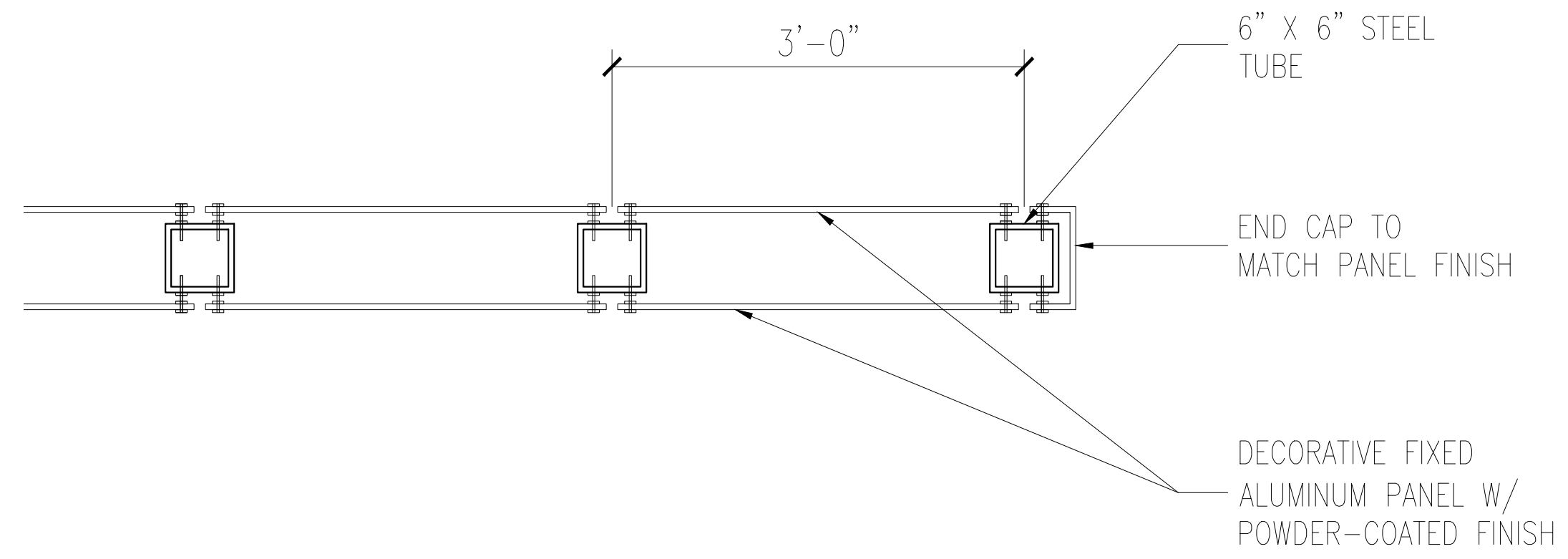
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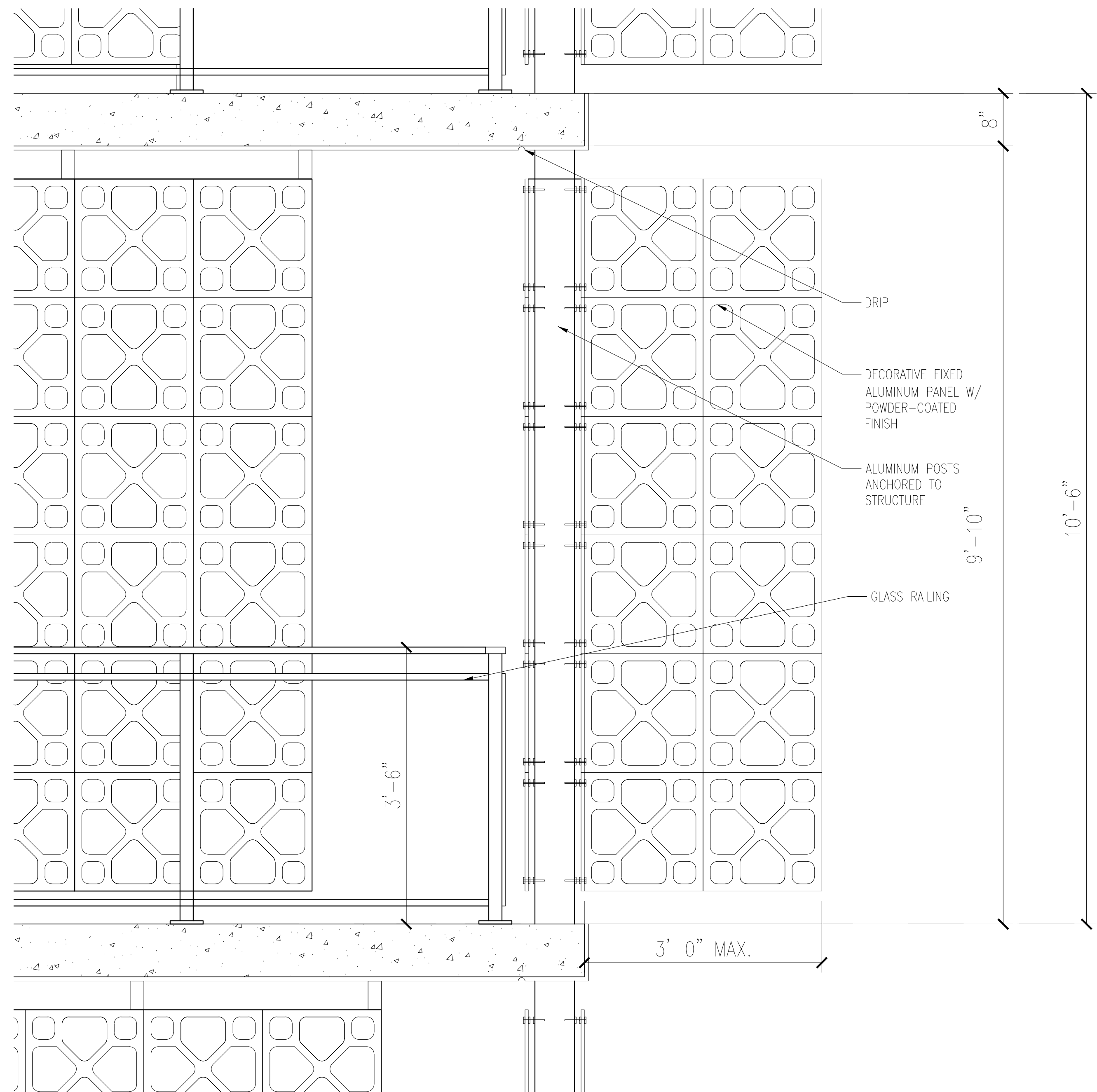
4 PERIMETER FENCE DETAIL
1"=1'-0"



3 PERIMETER FENCE DETAIL
1"=1'-0"



2 PROPOSED PANEL SECTION
1"=1'-0"



1 PROPOSED PANEL PATTERN
1"=1'-0"