

NEW CONSTRUCTION 1966 BIARRITZ DRIVE MIAMI BEACH, FL 33141



DRAWN BY:
REVISIONS:

AA0003569
ANTHONY LEON
01/16/12

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
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SEAL

DESIGN REVIEW BOARD
FOR
NEW CONSTRUCTION
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

SCOPE OF WORK- FIRST SUBMITTAL 09/30/2016

EXISTING SITE:

- VACANT SITE

NEW CONSTRUCTION:

5 UNIT LOFT BUILDING OVER COVERED PARKING GARAGE. NEW CONSTRUCTION ON EMPTY LOT.

ARCHITECT

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THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

DRB-0.0
COVER SHEET

CODE SUMMARY:

APPLICABLE CODES:
 Florida Building Code - 2010
 City of Miami Beach Zoning Code
 Florida Fire Prevention Code - 2010 Edition

LEGAL DESCRIPTION:

ISLE OF NORMANDY MIAMI VIEW SEC PART 1 PB 34-80 LOT 5 BLK 38 LOT SIZE 53.300 X 125
 OR 19565-4347 02 2001 5 COC 21372-2760 05 2003 1

SCOPE OF WORK:

NEW CONSTRUCTION

BUILDING HEIGHT:

OF STORIES:
 BUILDING HEIGHT

ALLOWED: 5
 PROVIDED: 4
 50'-0" 37'-4"

AREAS:

LOT AREA _____ ALLOWED: 1.25x6,477.53=8,096.91 S.F. PROVIDED: 6,477.53. S.F.
 F.A.R. _____ 1.25x6,477.53=8,096.91 S.F. 8,046.35. S.F.
 BUILDING AREA GROSS* _____ 13,605.34 S.F.
 *(Units, Parking, Trash, Storage, Stairs, Catwalk, Terrace, Balconies)

UNIT TYPES AND COUNT:

3 BED / 2 BATH _____ 5

UNIT AREAS:

	1st FL(S.F.)	2nd FL(S.F.)	3rd FL(S.F.)	TOTAL(S.F.)
UNIT 1	629.34	629.00	451.19	1,709.53
UNIT 1R	629.34	617.15	451.18	1,697.67
UNIT 2	472.82	543.71	359.97	1,376.5
				7,536.93
				AVG. UNIT 1,507.38 (S.F.)

PARKING DATA:

# OF UNITS	REQ'D	PROVIDED
1	2/UNIT	2
1	2/UNIT	2
3	2/UNIT	6
5	10	10 TOTAL

1 of 2

MIAMI BEACH
 Planning Department, 1700 Convention Center Drive
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information					
1	Address:	1966 Biarritz Dr, Miami beacj, FL 33141				
2	Board and file numbers :					
3	Folio number(s):	02-3210-002-0890				
4	Year constructed:	Zoning District:	RM-1			
5	Based Flood Elevation:	9.0' N.G.V.D	Grade value in NGVD:	5.02' N.G.V.D		
6	Adjusted grade (Flood+Grade/Z):	7.01' N.G.V.D.	Lot Area:	6,477.53 SQ. FT.		
7	Lot width:	50'	Lot Depth:	125'		
8	Minimum Unit Size	N/A	Average Unit Size	1,507.38 SQ.FT.		
9	Existing use:	N/A	Proposed use:	MULTIFAMILY		
		Maximum	Existing	Proposed	Deficiencies	
10	Height	50	N/A	37'-4"		
11	Number of Stories	5	N/A	4		
12	FAR	8,096.91 SQ.FT.	N/A	8,046.35 SQ.FT.		
13	Gross square footage		N/A	13,605.34 SQ. FT.		
14	Square Footage by use	N/A				
15	Number of units Residential	N/A				
16	Number of units Hotel	N/A				
17	Number of seats	N/A				
18	Occupancy load	N/A				
		Setbacks	Required	Existing	Proposed	Deficiencies
19	Subterranean:					
20	Front Setback:					
21	Side Setback:					
22	Side Setback facing street:					
23	Rear Setback:					
24	At Grade Parking:					
25	Front Setback:					
26	Side Setback:					
27	Side Setback facing street:					
28	Rear Setback:					
29	Pedestal:					
30	Front Setback:	20'-0"		20'-1 1/8"		
31	Side Setback:	7'-6"		7'-6"		
32	Side Setback facing street:	N/A		N/A		
33	Rear Setback:	12'-6"		12'-6"		
34	Tower:					
35	Front Setback:					
36	Side Setback:					
37	Side Setback facing street:					
38	Rear Setback:					
		Parking	Required	Existing	Proposed	Deficiencies
39	Parking district					
40	Total # of parking spaces		10	N/A	10	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)		N/A	N/A	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)					
43	Parking Space Dimensions					
44	Parking Space configuration (45x,60x,90x,Parallel)					
45	ADA Spaces					
46	Tandem Spaces					
47	Drive aisle width					
48	Valet drop off and pick up					
49	Loading zones and Trash collection areas					
50	racks					
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use					
52	Number of seats located outside on private property					
53	Number of seats inside					
54	Total number of seats					
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)					
56	Total occupant content					
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)					
58	Proposed hours of operation					
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)					
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)					
61	Is this a contributing building?			Yes or No		
62	Located within a Local Historic District?			Yes or No		

2 of 2

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 Planning Department, 1700 Convention Center Drive
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36	Side Setback:					
37	Side Setback facing street:					
38	Rear Setback:					
		Parking	Required	Existing	Proposed	Deficiencies
39	Parking district					
40	Total # of parking spaces		10	N/A	10	
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61	Is this a contributing building?			Yes or No		
62	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.

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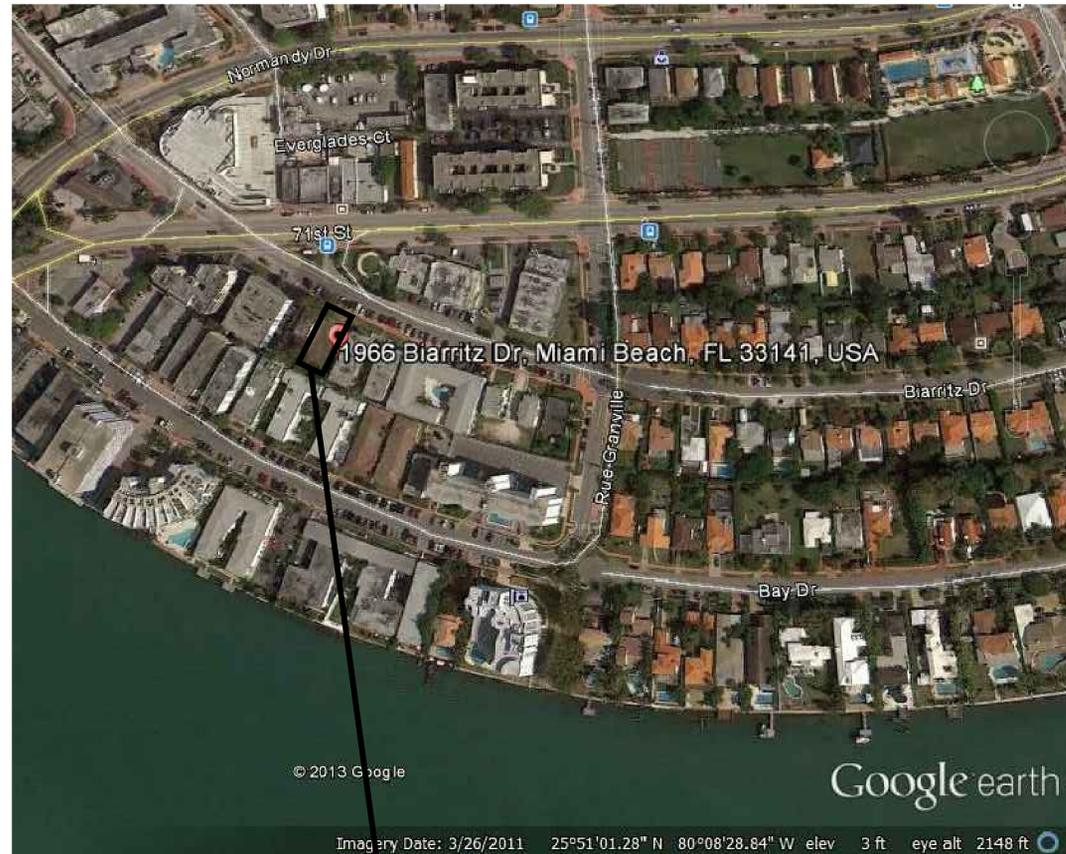
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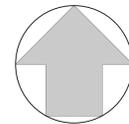
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DRB-1.0

ZONING INFORMATION

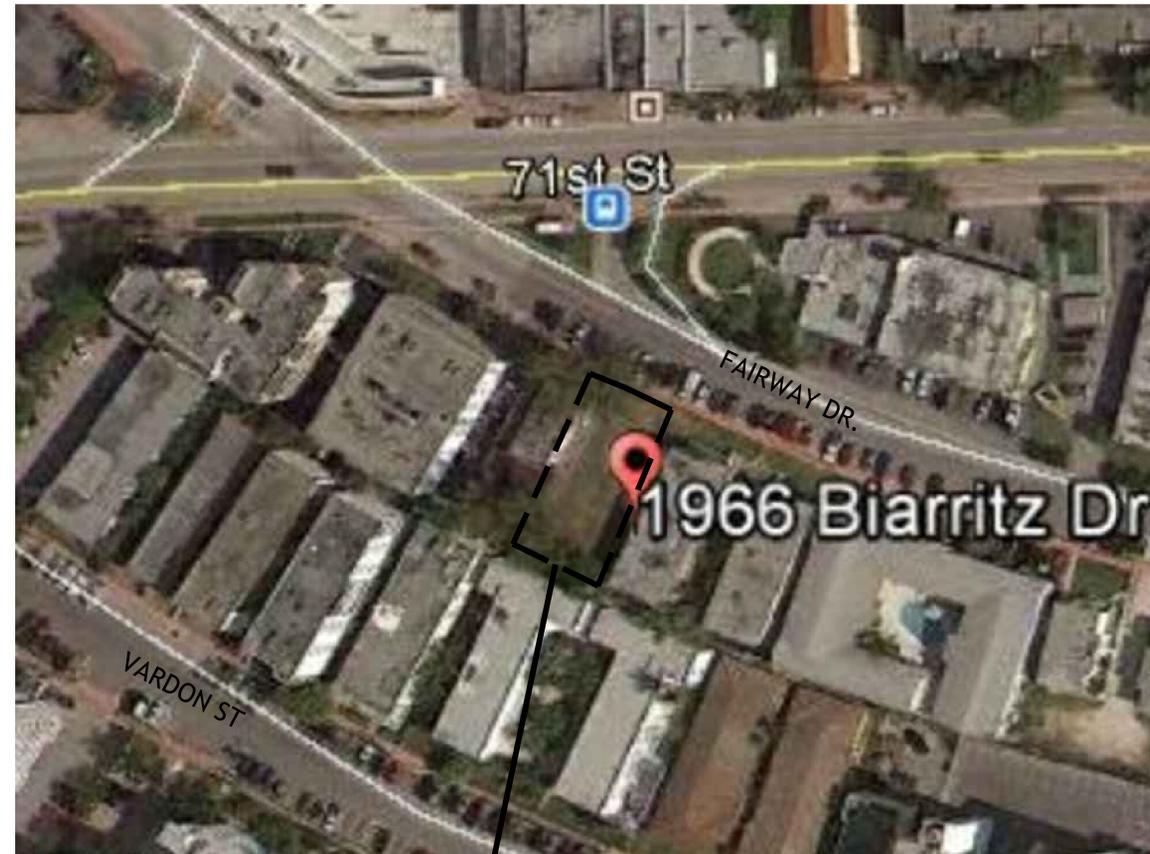


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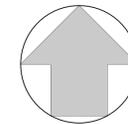


AERIAL VIEW

SCALE: N.T.S



PROPOSED BUILDING



LOCATION MAP

SCALE: N.T.S

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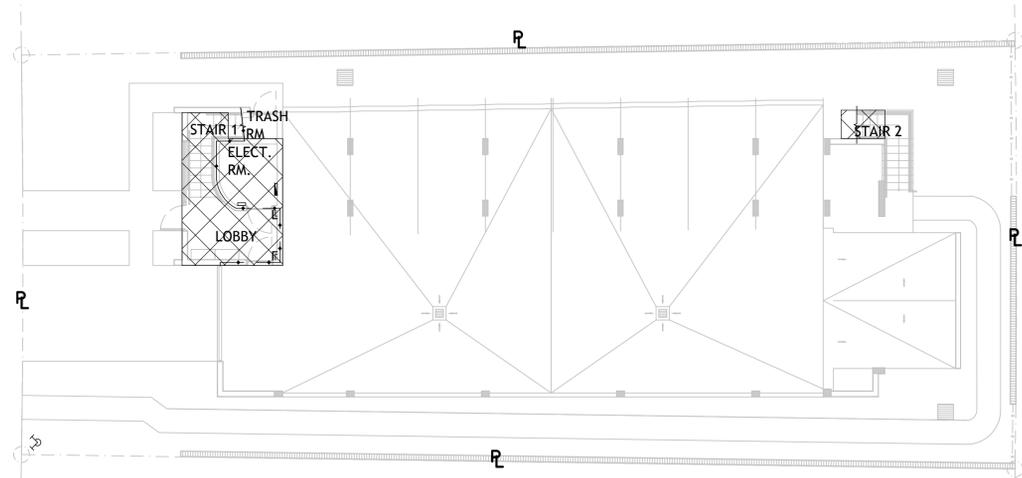
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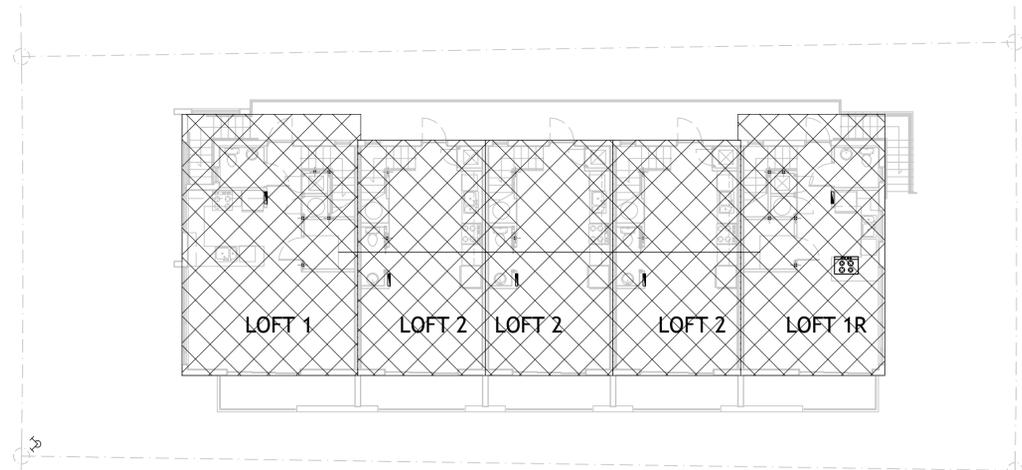
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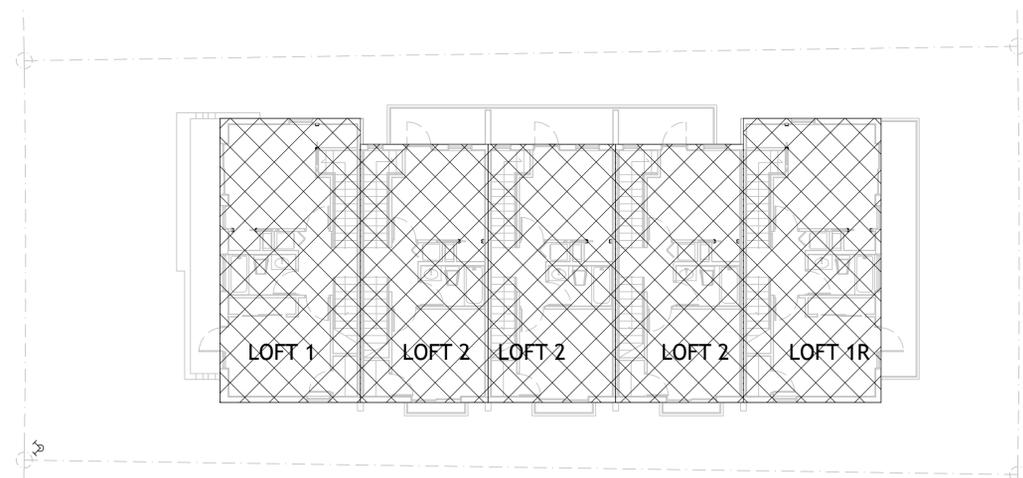
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AERIAL AND
LOCATION PLANS



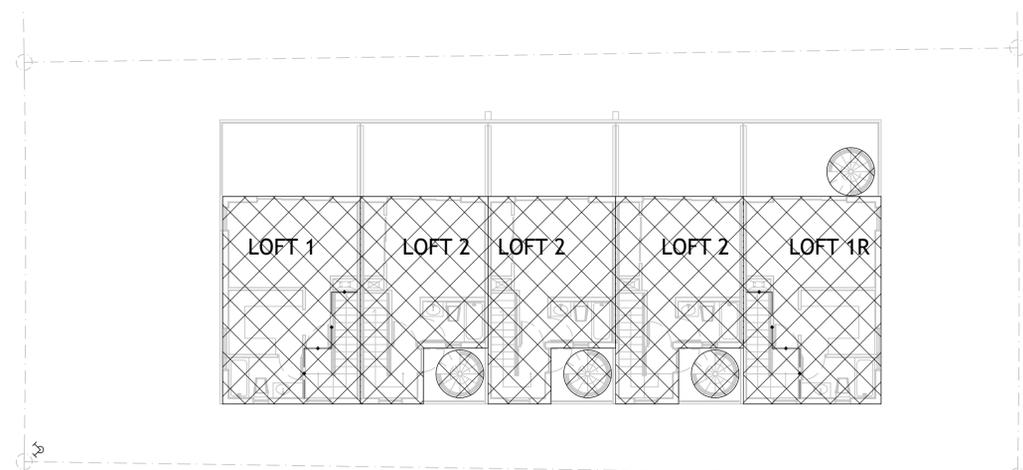
GROUND FLOOR F.A.R. PLAN
 SCALE: 3/32"=1'-0"
 TOTAL GROUND FL FAR = 243.91 SQ FT



SECOND FLOOR F.A.R. PLAN
 SCALE: 3/32"=1'-0"
 TOTAL SECOND FL FAR = 2,890.90 SQ FT



THIRD FLOOR F.A.R. PLAN
 SCALE: 3/32"=1'-0"
 TOTAL THIRD FL FAR = 2,805.98 SQ FT



FOURTH FLOOR F.A.R. PLAN
 SCALE: 3/32"=1'-0"
 TOTAL FOURTH FL FAR = 2,105.56 SQ FT

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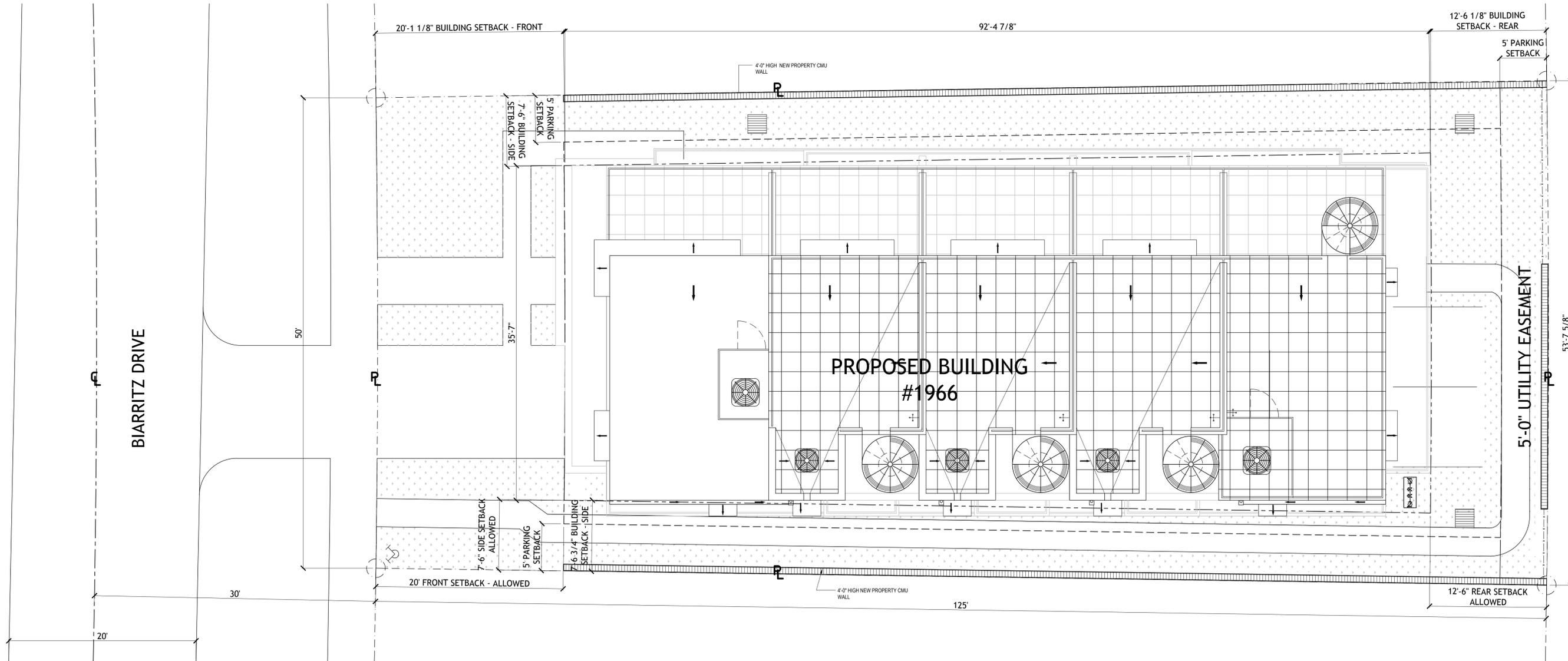
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DRB-2.0
 PROPOSED FAR
 DIAGRAMS



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PROPOSED SITE AND ROOF PLAN
 SCALE: 3/16"=1'-0"

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DRB-2.1
 SITE & ROOF PLAN



EXISTING CONDITIONS PHOTOGRAPHS
N.T.S

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DRB-3.0
EXISTING CONDITIONS
PHOTOGRAPHS



1950 BIARRITZ DRIVE - VIEW 1
SCALE N.T.S



1966 BIARRITZ DR - VIEW 2
SCALE N.T.S



1980 BIARRITZ DRIVE - VIEW 3
SCALE N.T.S



1986 BIARRITZ DRIVE - VIEW 4
SCALE N.T.S



 LOCATION MAP PHOTOS
SCALE N.T.S



2000 BIARRITZ DRIVE - VIEW 5
SCALE N.T.S



1951-1975 BIARRITZ DR & 2000 NORMANDY DR - VIEW 6
SCALE N.T.S



1950 71 ST GREEN SPACE - VIEW 7
SCALE N.T.S



1950 71st - VIEW 8
SCALE N.T.S

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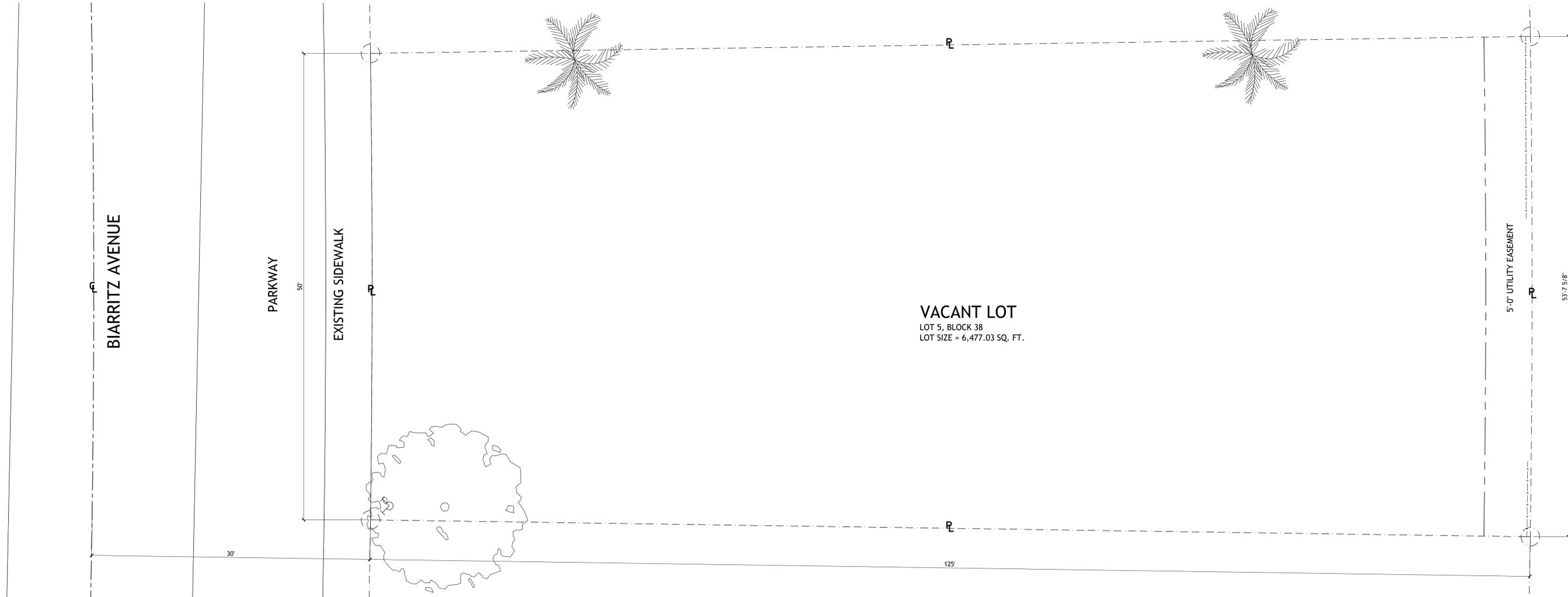
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DRB-3.1
SURROUNDING
PROPERTIES PHOTOS



VACANT LOT
 LOT 5, BLOCK 38
 LOT SIZE = 6,477.03 SQ. FT.

EXISTING CONDITIONS SITE PLAN
 SCALE: 3/16"=1'-0"



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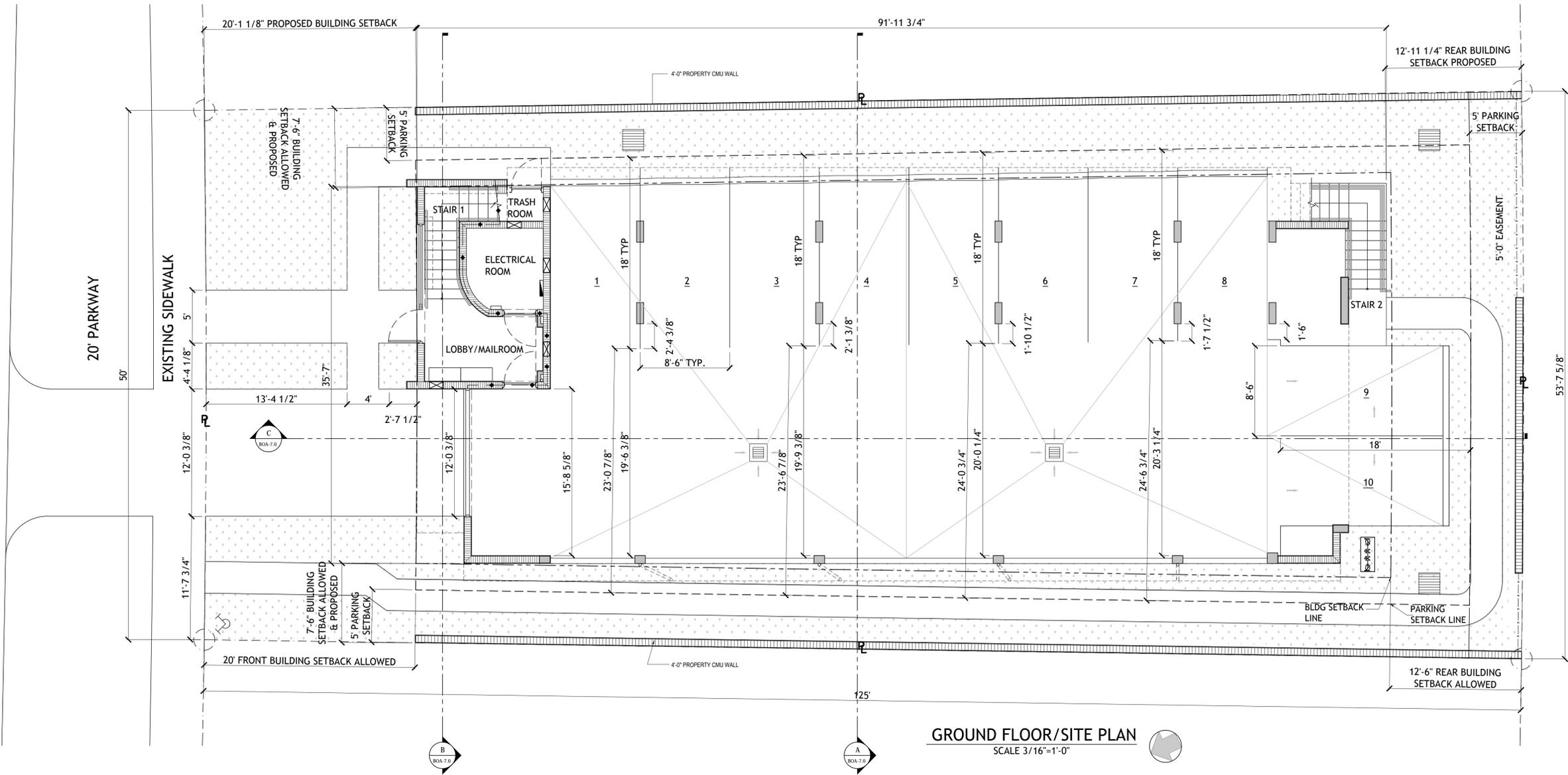
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DRB-4.0
 EXISTING CONDITIONS
 SITE PLAN

BIARRITZ AVENUE



GROUND FLOOR/SITE PLAN
SCALE 3/16"=1'-0"

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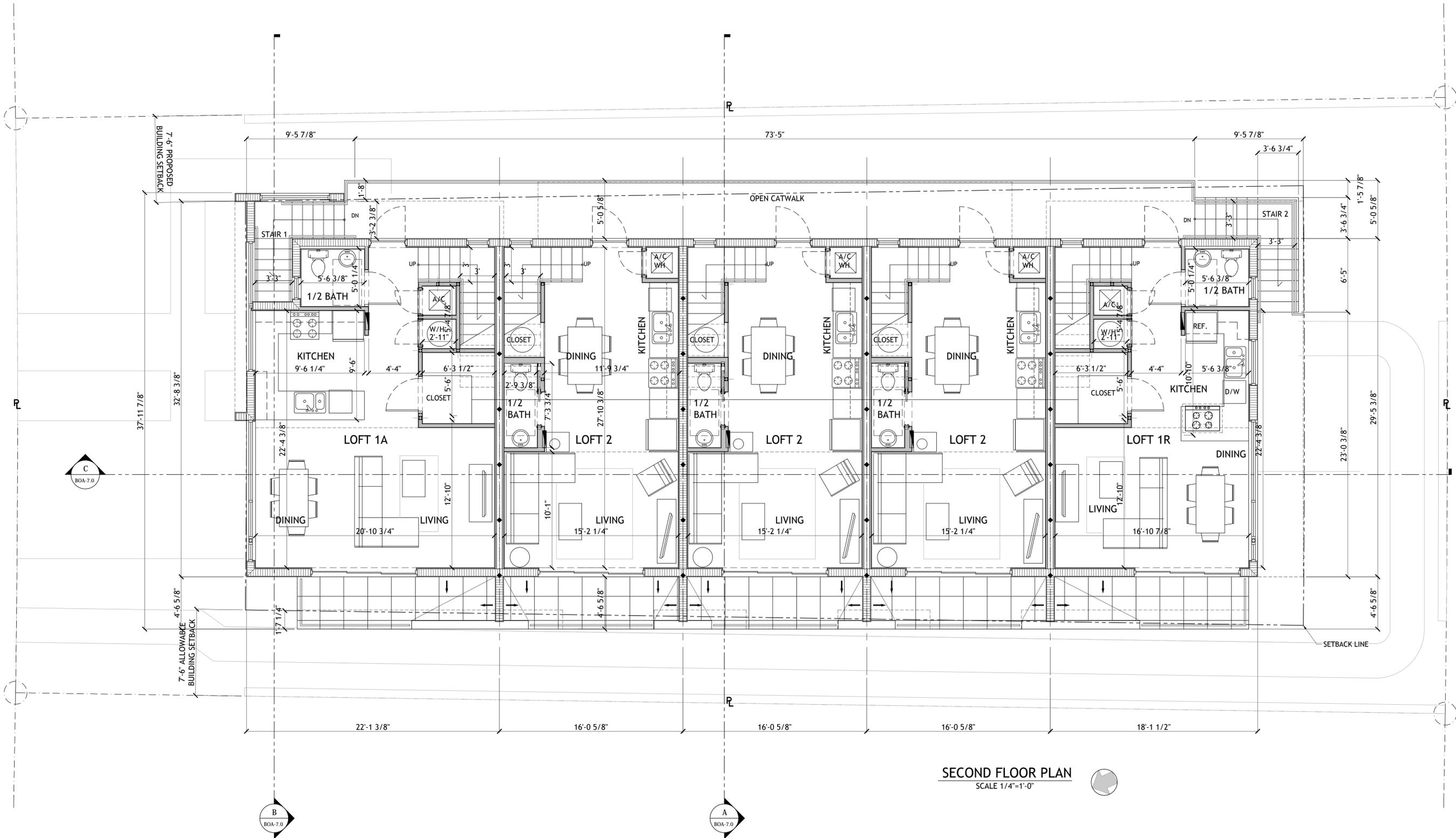
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DRB-5.0
GROUND FLOOR
& SITE PLAN



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

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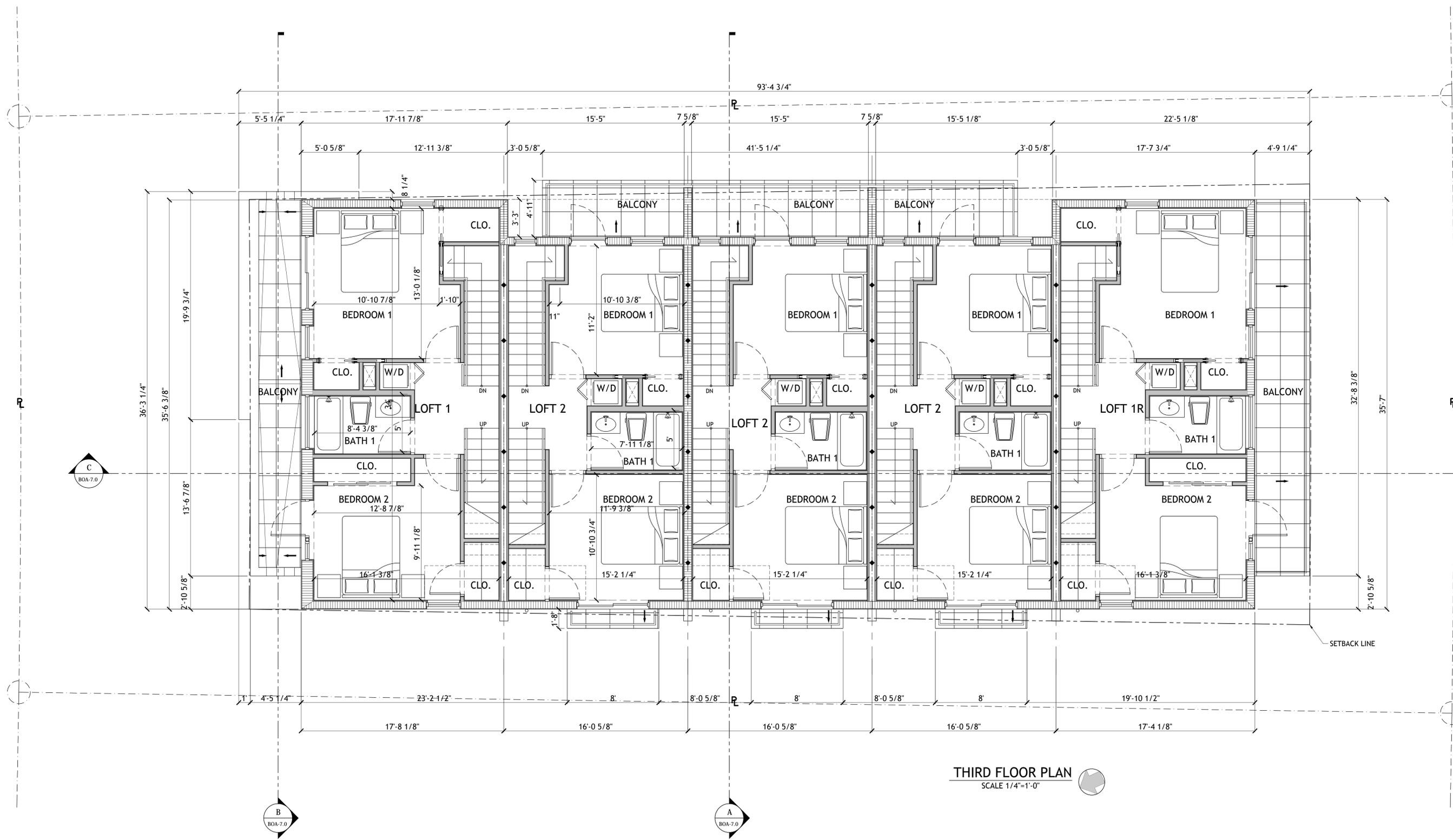
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DRB-5.1
SECOND FLOOR



THIRD FLOOR PLAN
SCALE 1/4"=1'-0"

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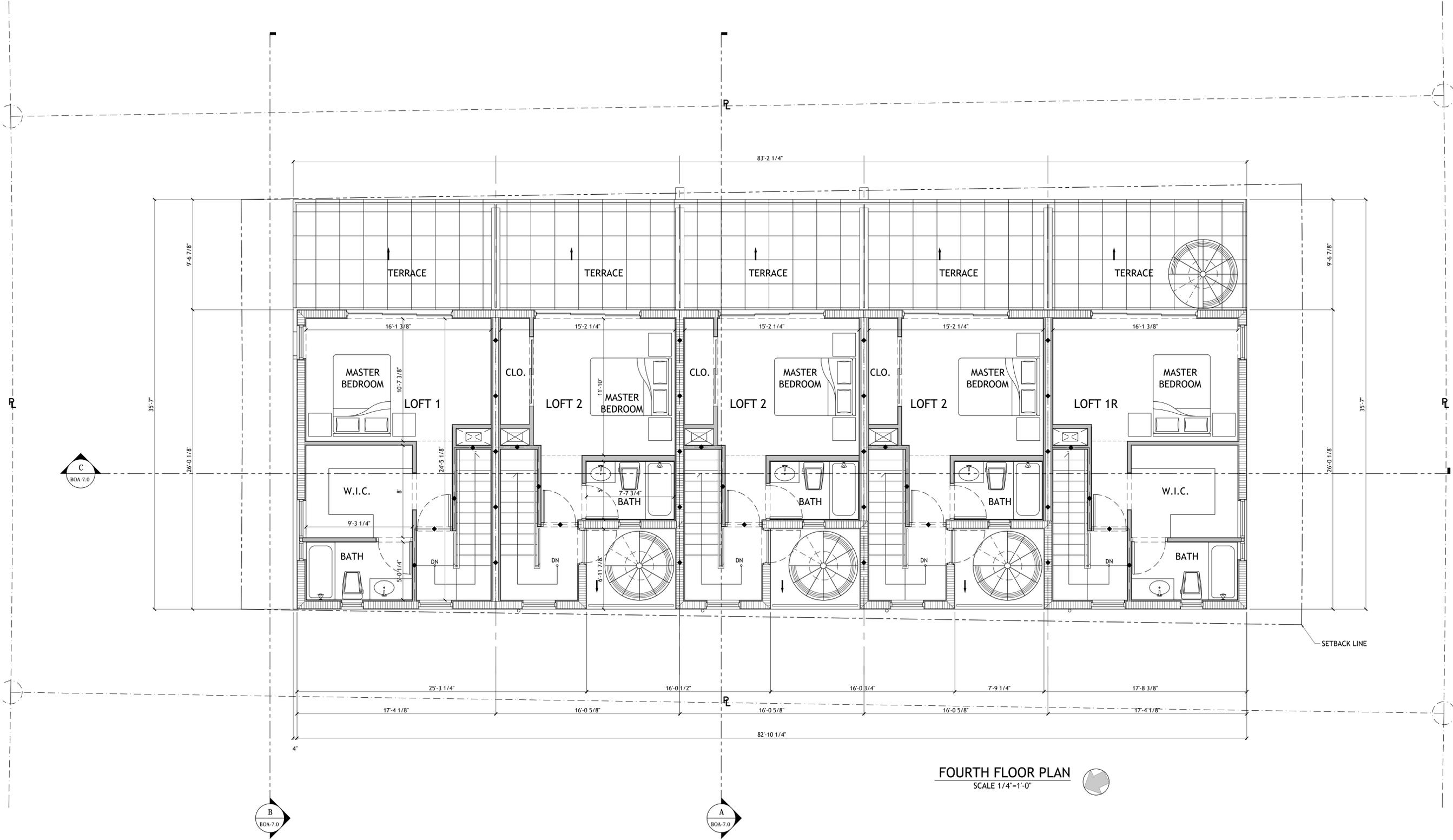
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DRB-5.2
THIRD FLOOR



FOURTH FLOOR PLAN
SCALE 1/4"=1'-0"

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01/07/22

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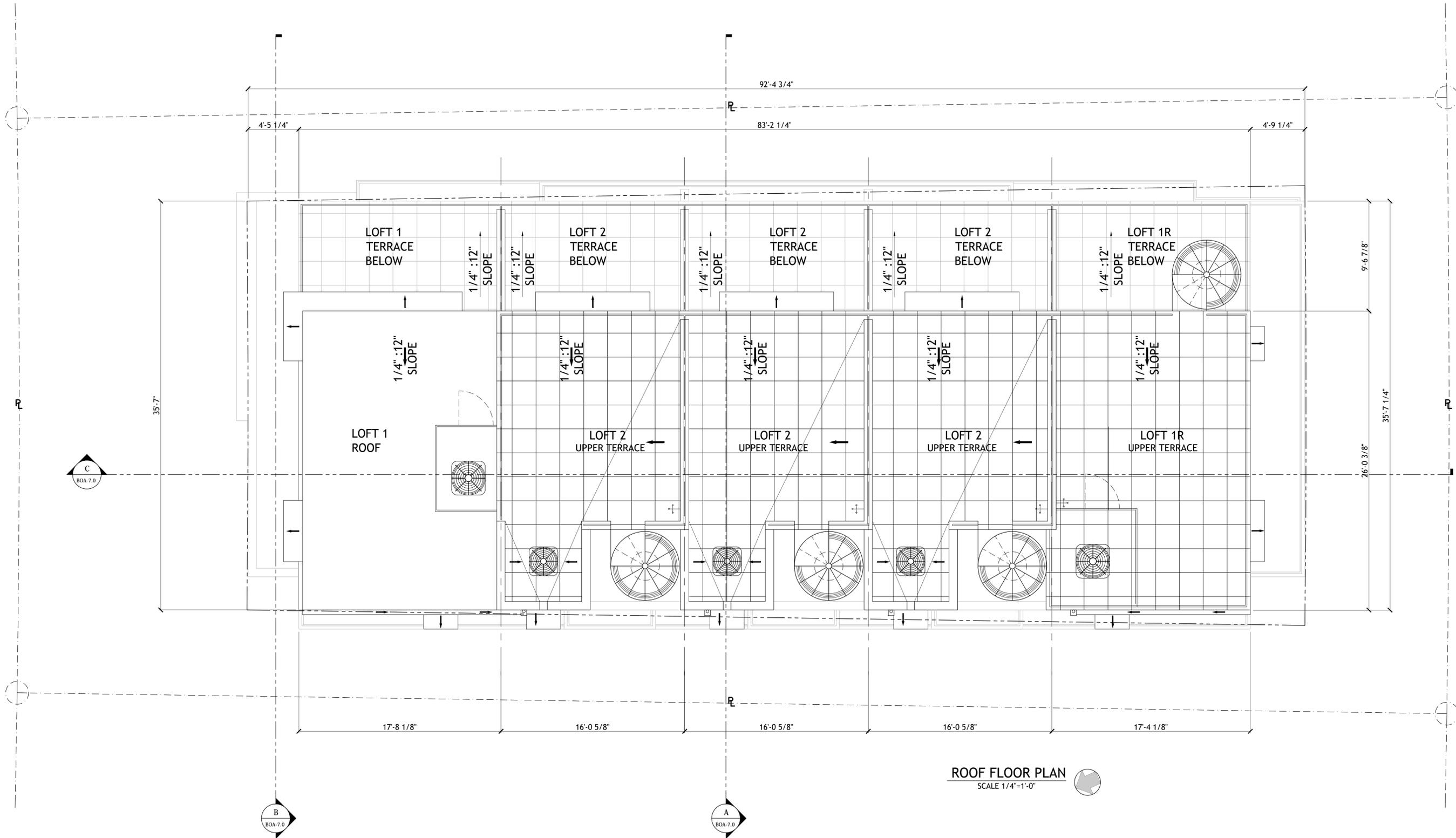
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DRB-5.3
FOURTH FLOOR



ROOF FLOOR PLAN
SCALE 1/4"=1'-0"

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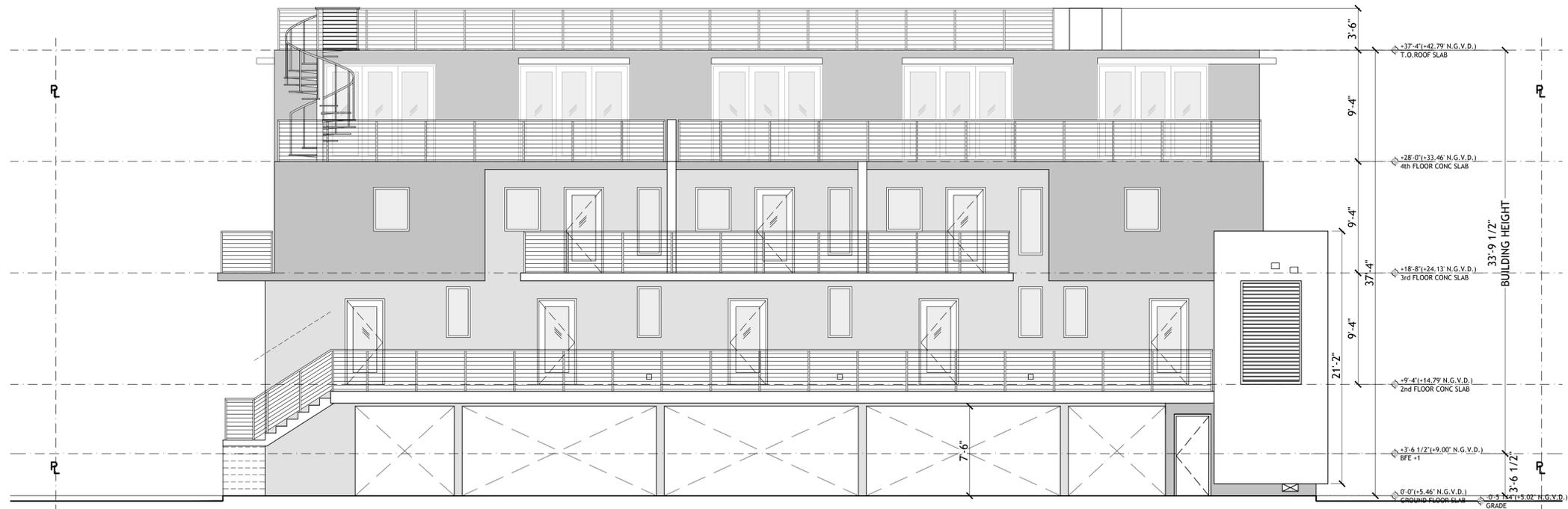
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DRB-5.4
ROOF PLAN



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



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

DRAWN BY:
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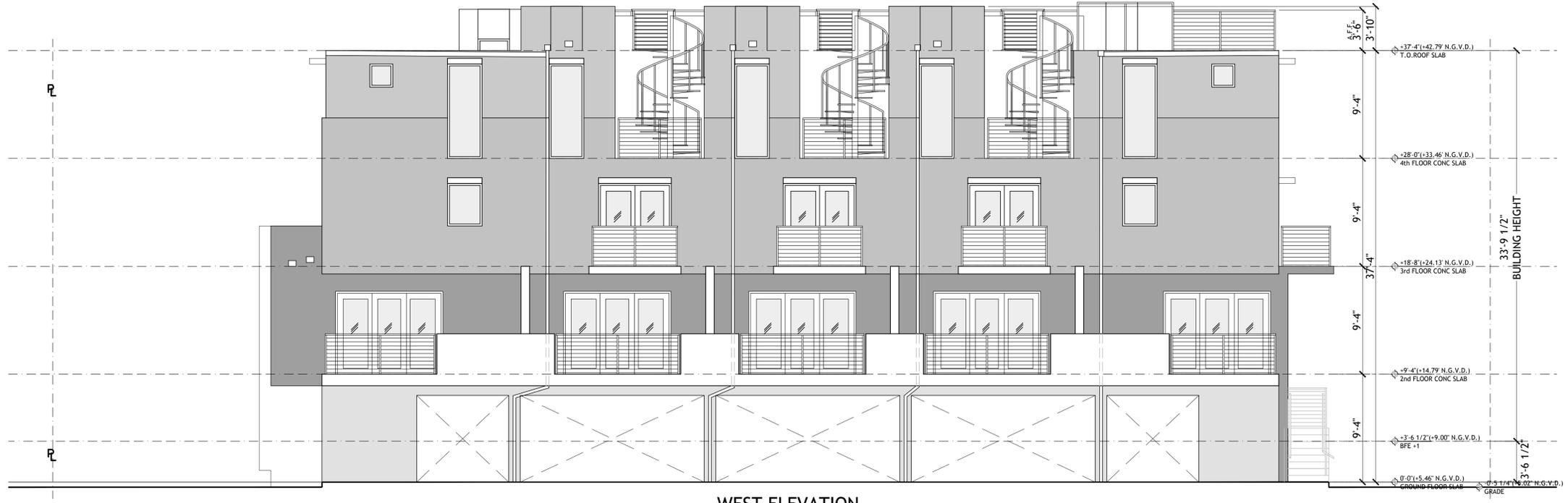
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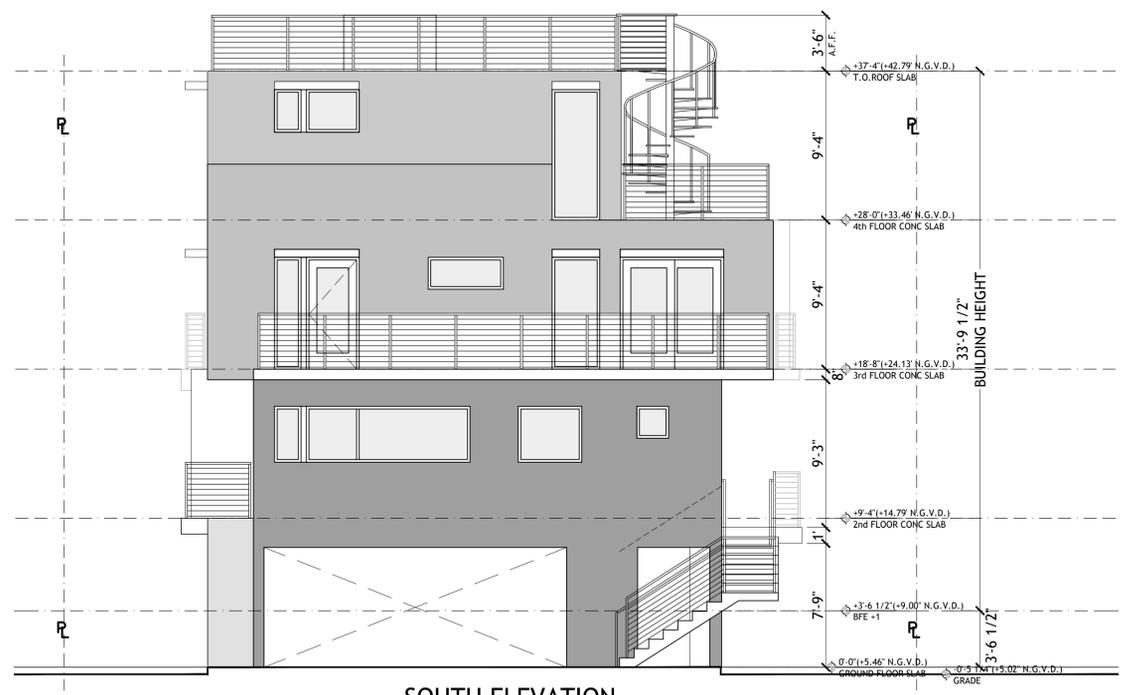
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DRB-6.0
ELEVATIONS



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



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

DRAWN BY:
REVISIONS:

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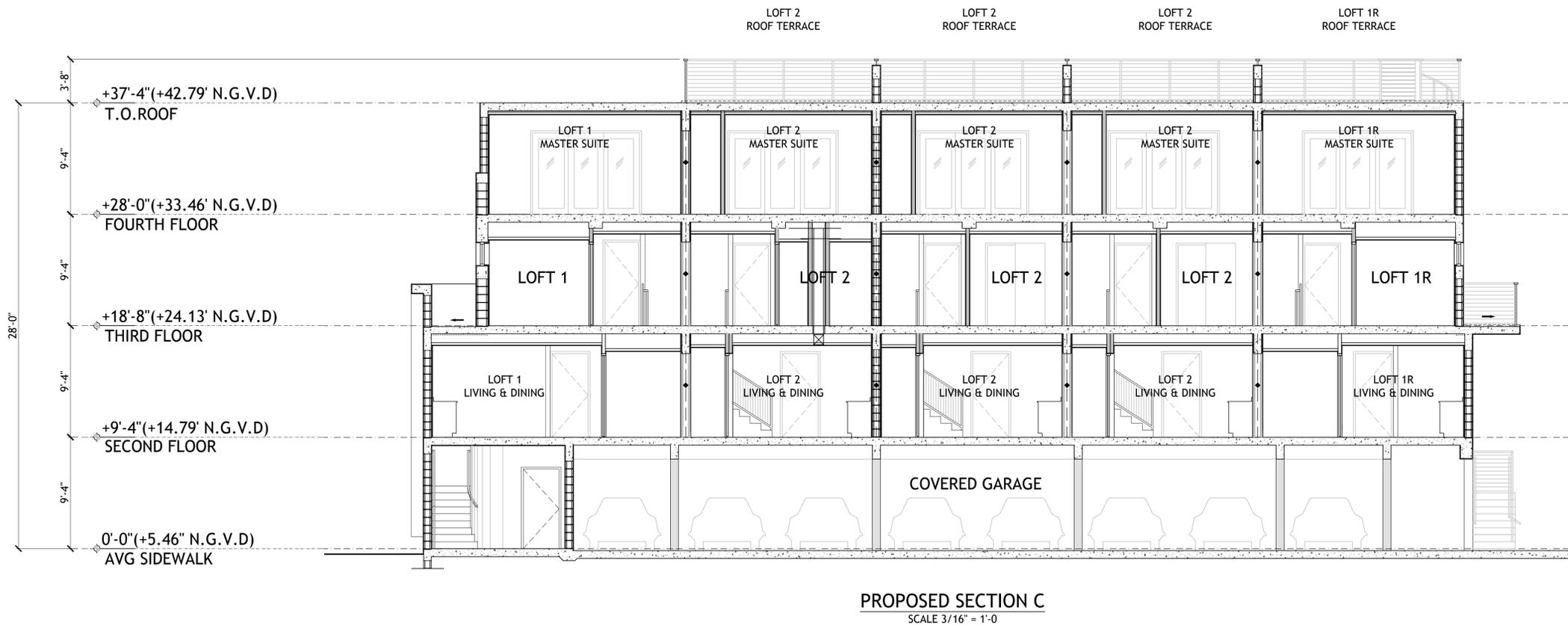
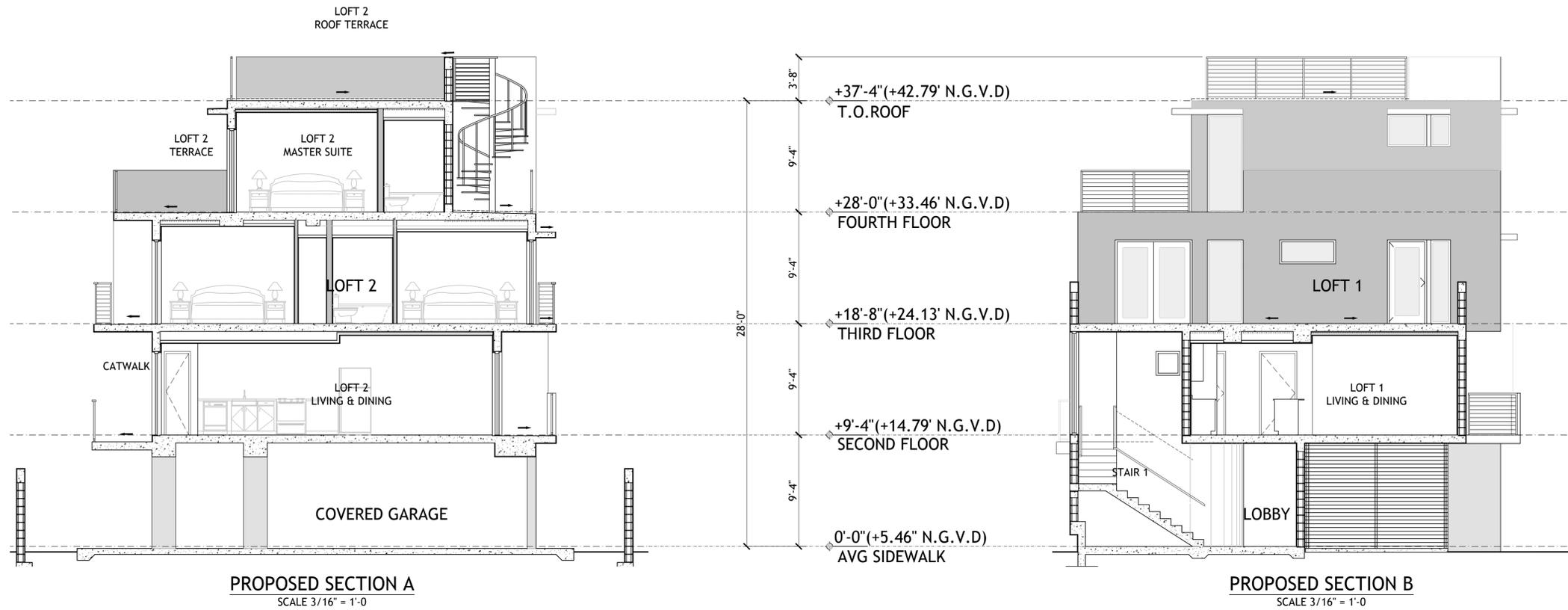
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DRB-6.1
ELEVATIONS



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DRB-7.0
SECTIONS



NORTHEAST PERSPECTIVE
SCALE: N.T.S.



NORTHWEST PERSPECTIVE
SCALE: N.T.S.

DRAWN BY:
REVISIONS:

AA0003568
ANTHONY LEON
01/16/22

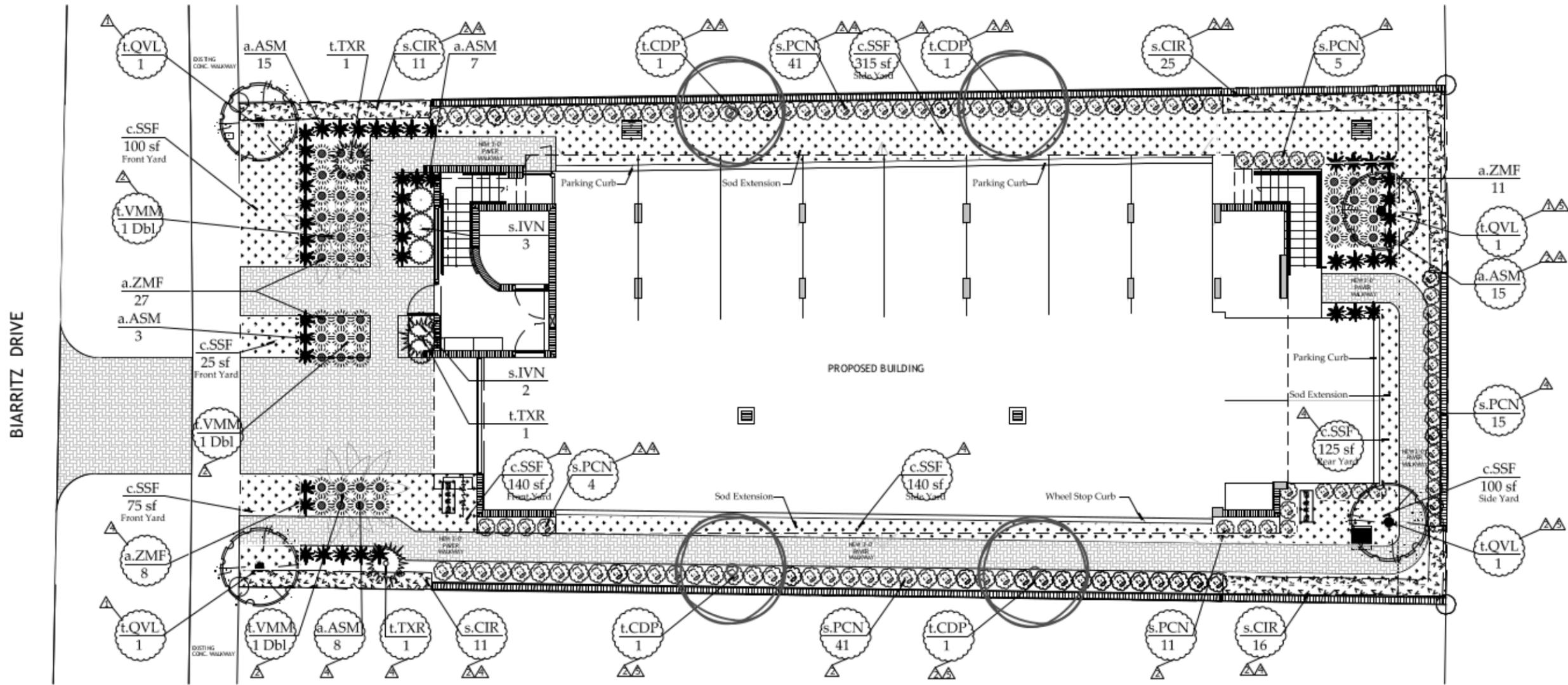
DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

SEAL

DESIGN REVIEW BOARD
FOR
NEW CONSTRUCTION
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

DRB-8.0
RENDERINGS



Key	Qty.	Botanical Name	Common Name	Native	Unit	Specifications
a.		Accents ~ Annuals, Bromeliads, Orchids, & Elements				
a.ASM	38	Asparagus densiflorus 'Myersii'	Foxtail Fern	No	1 Gallon	12"ht, Full, Place per plan
a.ZMF	46	Zamia floridana	Coontie	Yes	3 Gallon	12"ht, Full, Place Per Plan
	84	Total				

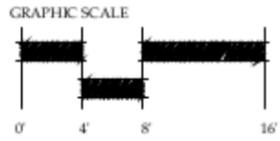
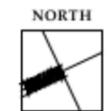
s.	Shrubs ~ Fillers, Hedges, Massings, & Tropicals					
s.CIR	63	Chrysobalanus icaco 'Red Tip'	'Red Tip' Cocoplum	Yes	3 Gallon	24"ht, Full, Place 24" oc
s.IVN	5	Ilex vomitoria 'nana'	'Dwarf' Yaupon Holly	Yes	3 Gallon	12"ht, Full, Place 36" oc
s.PCN	117	Psychotria nervosa	Wild Coffee	Yes	3 Gallon	12"ht, Full, Place 36" oc
	185	Total				

Key	Qty.	Botanical Name	Common Name	Native	Unit	Specifications
c.		Covers ~ Ground Covers, Sod, and Vines				
c.SSF	5	Stenotaphrum secundatum	Floratum Grass	No	Pallet	Place edge to edge

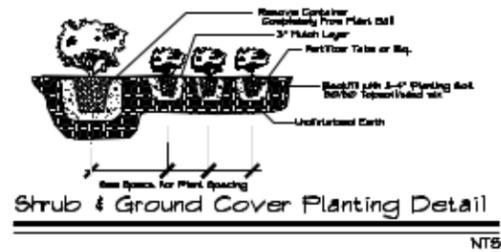
T	Trees ~ Palms, Bamboos, and Assorted Tree Variety Plantings					
t.QVL	4	Quercus Virginiana	Live Oak	Yes	Field Grown	10-12' OA, Full
t.TXR	3	Thrinax radiata	Florida Thatch Palm	Yes	25 Gallon	6' OA, Full, Staked
t.VMM	3	Veitchia montgomeryana	Montgomery Palm	No	Field Grown	12-14' OA, Double, Staked
t.CDP	4	Coccoloba diversifolia	Pigeon Plum	Yes	Field Grown	10-12' OA, Full
	14	Total				

Native	Exotic	Plant Category
55%	45%	Accents ~ Annuals, Bromeliads, Orchids
100%	0%	Covers ~ Sod
100%	0%	Shrubs ~ Fillers, Hedges, Massings, & Tropicals
50%	50%	Trees ~ Palms*, Bamboos, and Assorted Trees
83%	17%	Overall Total

* 3 palms are equal to 1 tree



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

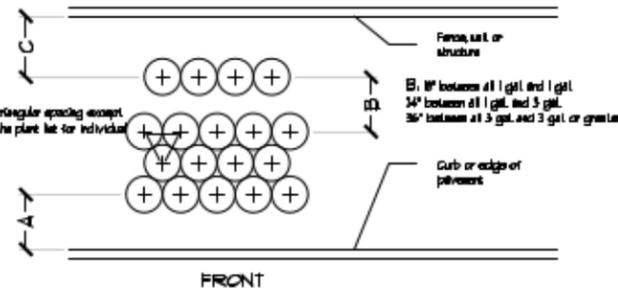


Shrub & Ground Cover Planting Detail
NTB

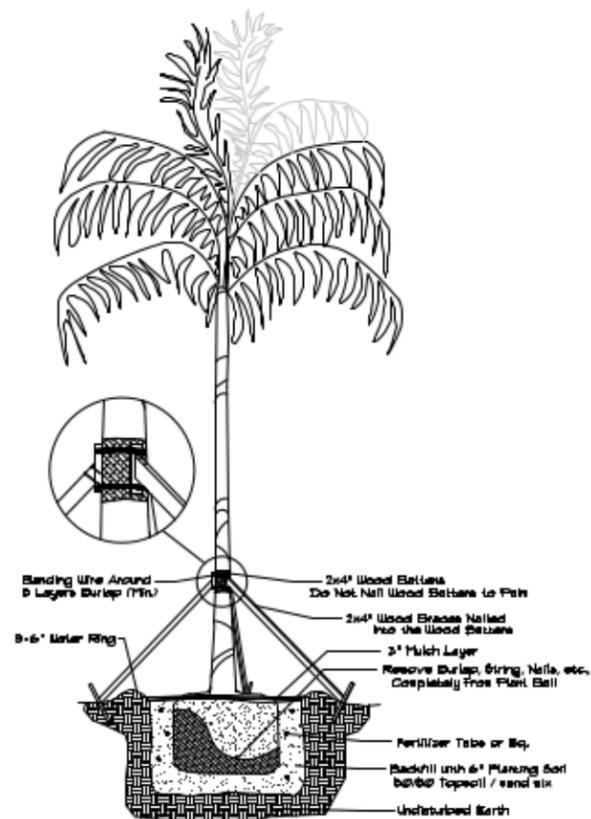
C: 18" for all 1 gal.
30" for all 3 gal. or greater
vine not included

NOTE: All shrub and groundcover species to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

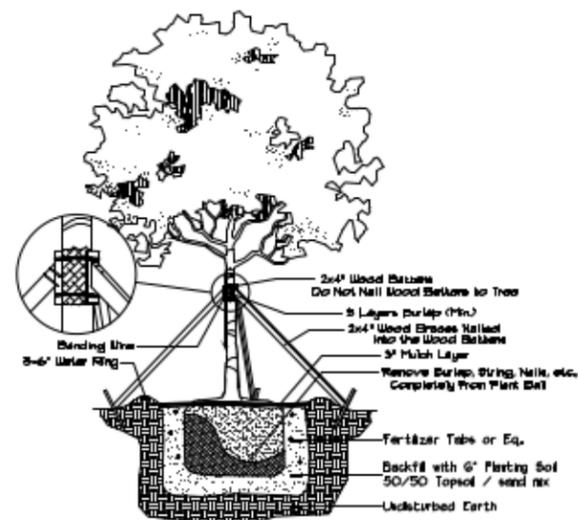
A: 14" for all 1 gal.
24" for all 3 gal. or greater



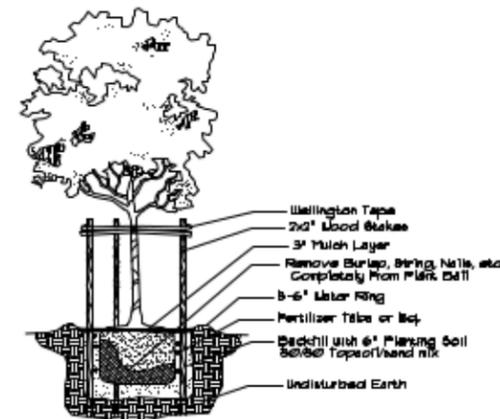
Typical Plant Spacing
NTB



Palm Planting Detail
NTB



Large Tree Planting Detail
NTB



Small Tree Planting Detail
NTB

General Planting Requirements
NTB

All sizes shown for plant material on the plans are to be considered **MINIMA**. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plans shall also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as indicated herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Escalpus or sterilized seed free Neeloxa mat to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting so dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rain free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

Special Instructions
NTB

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine Turfgrass sods. It shall be the responsibility of the landscape contractor to include in the bid the repair of any sod which may be damaged from the landscape installation operations.

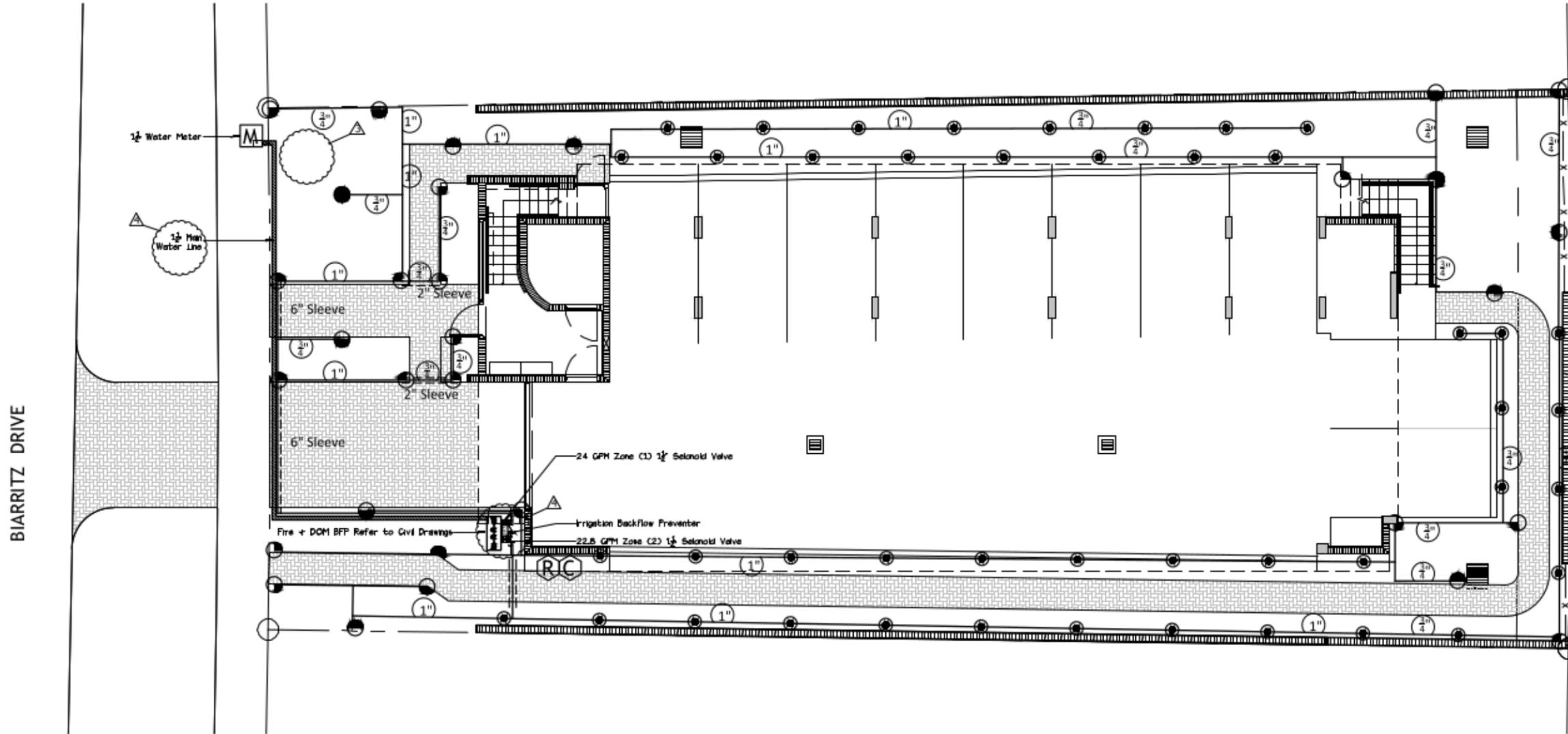
Scale:
BW / AD
NTB

3 DESIGN ARCHITECTURE
4000 BIRKENHEAD BLVD, SUITE 100, MIAMI, FL 33147
TEL: 305-555-1111 FAX: 305-555-1112

NEW CONSTRUCTION FOR
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

TOTAL LANDSCAPE CONCEPTS, INC.
5200 SOUTHWEST 73 AVENUE, DAVIE, FLORIDA 33314
OFFICE 954.791.6110 FAX 954.791.6550

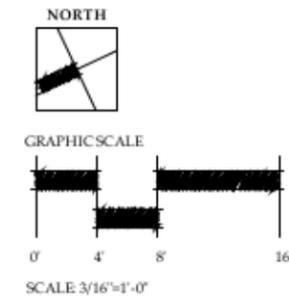
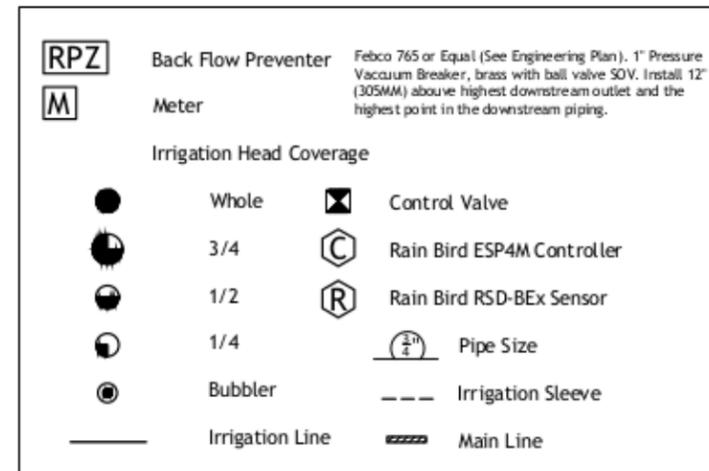
DRB-9.1
Three
PLANTING DETAILS



IRRIGATION NOTES:

1. The Developer shall schedule a preconstruction meeting with the Public Works Department Landscape Inspector via the Engineering Department Inspector prior to the commencement of irrigation work. The Developer, its landscape architect, and its landscape contractor shall attend the meeting. The meeting shall be at a time and place acceptable to the inspector. The Developer shall provide the Landscape Inspector with the contact information for its landscape architect, project manager, superintendant, and irrigation and landscape contractor at the meeting.
2. Developer shall submit a complete materials list and associated catalogue cuts for all manufactured materials to be incorporated in the Work to the Public Works Department prior to start of construction. The submittal shall be in bound form.
3. The work shall be constructed in accordance with the Developer's City approved plans, the City's irrigation and landscape standard drawings, the City's approved irrigation and landscape materials list, the Standard Specifications for Public Works Construction, and these standard irrigation notes.
4. Review and approval of the Developer's plans by the City does not warrant that the plans are accurate and complete. The Developer is solely responsible for accuracy and completeness of its drawings.

5. Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Locations of irrigation improvements are subject to the Public Works Department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
6. All threaded fitting require Teflon tape.
7. Above ground irrigation systems are not permitted.
8. Control wiring shall be color coded and labeled at the controller and all junction and valve boxes shall correspond to the appropriate station. Install three (3) additional control sires from the controller to the end of each mainline run.
9. Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service locations with other trades to ensure they correspond with irrigation water points of connection and controller locations. Electrical and water feeds from private sources are not allowed.



Sheet #1
BW / AD

ASSOCIATION
OF ARCHITECTS
OF FLORIDA
3 DESIGN
ARCHITECTURE
4500 Biscayne Blvd, 4th Fl, Miami, FL 33137
P: 305-358-7777 F: 305-358-7778

14

NEW CONSTRUCTION
FOR
1966 BIARRITZ DRIVE
MIAMI BEACH, FL 33141

TOTAL LANDSCAPE CONCEPTS, INC.
5200 SOUTHVIEW 75 AVENUE, DAVENPORT, FLORIDA 33314
OFFICE 954-791-6110 FAX 954-791-6550
J & J SERVICES
BUSINESS CERTIFICATE OF COMPETENCY
CTQB: 13P000512

THIS PLAN AND THE DESIGNER'S RESPONSIBILITY THEREON ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

DRB-9.2
Three
IRRIGATION PLAN