

PROPOSED SITE PLAN

FLAMINGO

1420 BAY ROAD, MIAMI BEACH

Stantec Architecture Inc - AA26000733
Andrew W. Burnett Lic. # AR98495

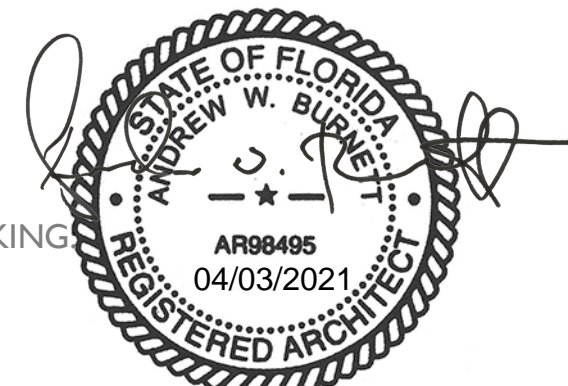
Stantec



Stantec Architecture Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

DRB FINAL SUBMITTAL

04.05.2021



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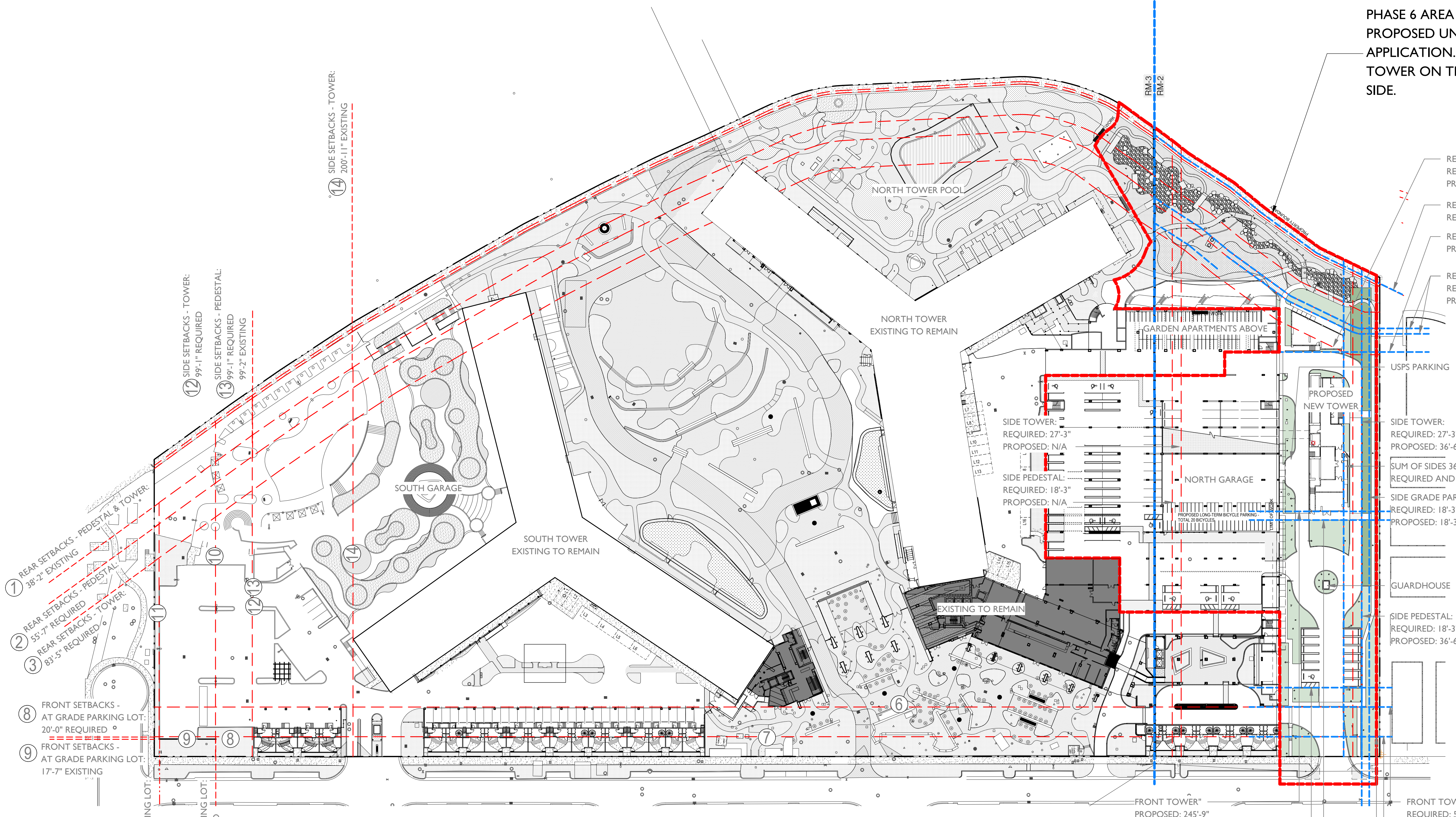
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PARCEL 1
RM-3

PARCEL 2
RM-2

LOT LINE

PHASE 6 AREA OF WORK
PROPOSED UNDER THIS
APPLICATION. NEW
TOWER ON THE NORTH
SIDE.



- ① REAR SETBACKS - PEDESTAL & TOWER: 38'-2" EXISTING
- ② REAR SETBACKS - PEDESTAL: 55'-7" REQUIRED
- ③ REAR SETBACKS - TOWER: 83'-5" REQUIRED
- ④ FRONT SETBACKS - AT GRADE PARKING LOT: 20'-0" REQUIRED
- ⑤ FRONT SETBACKS - AT GRADE PARKING LOT: 17'-7" EXISTING
- ⑥ SIDE SETBACK - AT GRADE PARKING LOT: 4'-11" EXISTING
- ⑦ SIDE SETBACK - AT GRADE PARKING LOT: 61'-11" REQUIRED
- ⑧ SIDE SETBACKS - TOWER: 99'-1" REQUIRED
- ⑨ SIDE SETBACKS - PEDESTAL: 99'-1" REQUIRED
- ⑩ SIDE SETBACKS - PEDESTAL: 99'-2" EXISTING
- ⑪ SIDE SETBACKS - TOWER: 200'-11" EXISTING

SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
LOT WIDTH 228' X .16 = 36.5'
SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'

- REAR TOWER: REQUIRED: 83'-4" PROPOSED: 83'-4"
- REAR GRADE PARKING: REQUIRED: 5'-0"
- REAR GRADE PARKING: PROPOSED: 75'-2"
- REAR PEDESTAL: REQUIRED: 55'-7" PROPOSED: 61'-1"
- USPS PARKING
- SIDE TOWER: REQUIRED: 27'-3" PROPOSED: 36'-6"
- SUM OF SIDES 36' - 6" REQUIRED AND PROPOSED
- SIDE GRADE PARKING: REQUIRED: 18'-3" (SHOWN) PROPOSED: 18'-3"
- GUARDHOUSE
- SIDE PEDESTAL: REQUIRED: 18'-3" (SHOWN) PROPOSED: 36'-6"
- FRONT TOWER: PROPOSED: 245'-9"
- FRONT GRADE PARKING: PROPOSED: 69'-11"
- FRONT PEDESTAL: PROPOSED: 238'-11"
- FRONT TOWER: REQUIRED: 50'-0"
- FRONT GRADE PARKING: REQUIRED: 20'-0"
- FRONT PEDESTAL: REQUIRED: 20'-0"

Site Plan (Proposed)
SCALE: 1" = 50'-0"

Digitally signed by Andrew W. Burnett
DN: CN=Andrew W. Burnett, OU=A01410D00000170399EA64800015980,
O=STANTEC ARCHITECTURE INC, C=US
Reason: Architect Florida #98495
Contact Info: Andrew.Burnett@Stantec.com
Date: 2021.04.03 15:12:25-04'00'

Scale: 1" = 50'-0"
Note: When printed on 11 x 17 paper scale is halved

PROPOSED CIRCULATION DIAGRAM

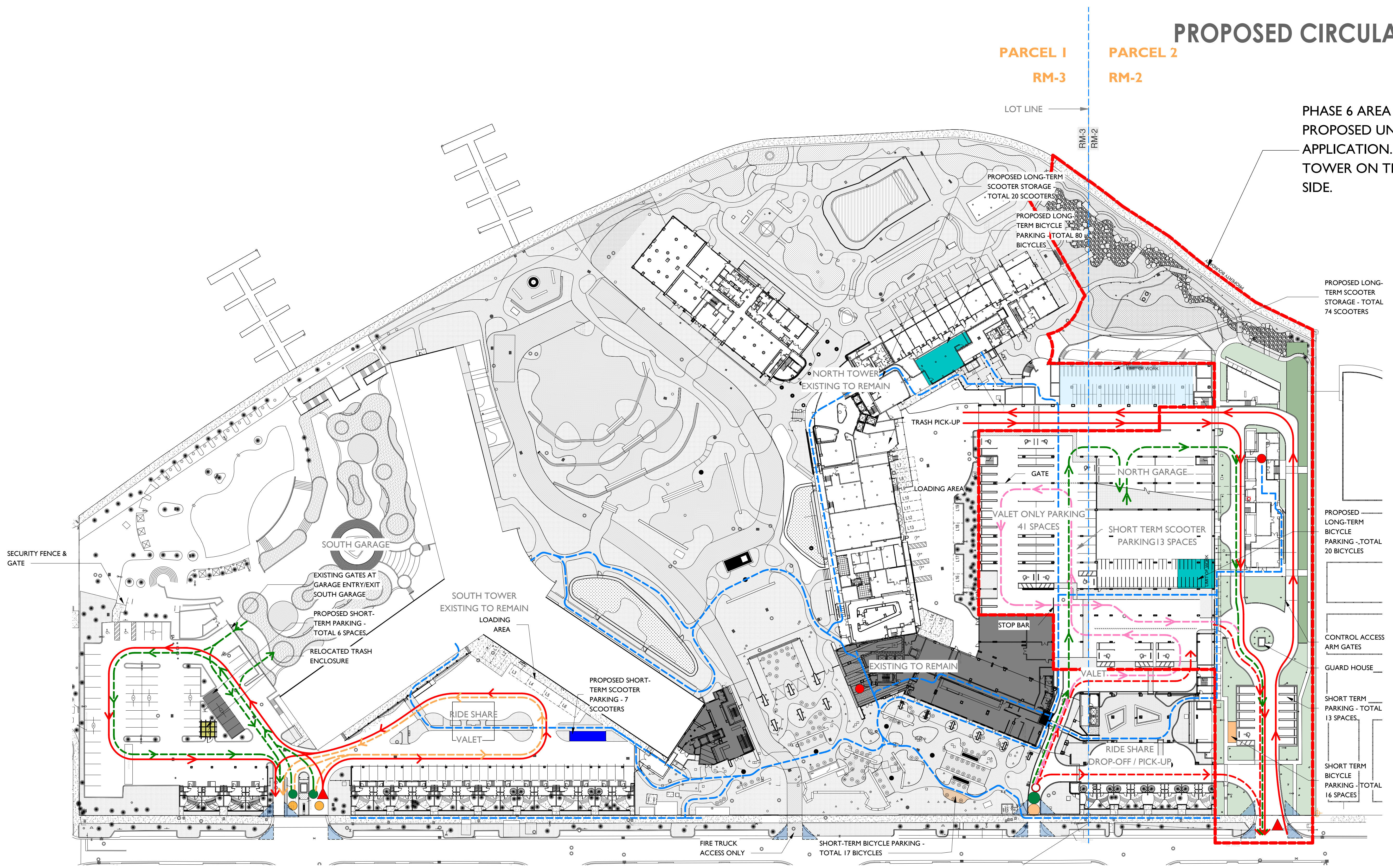
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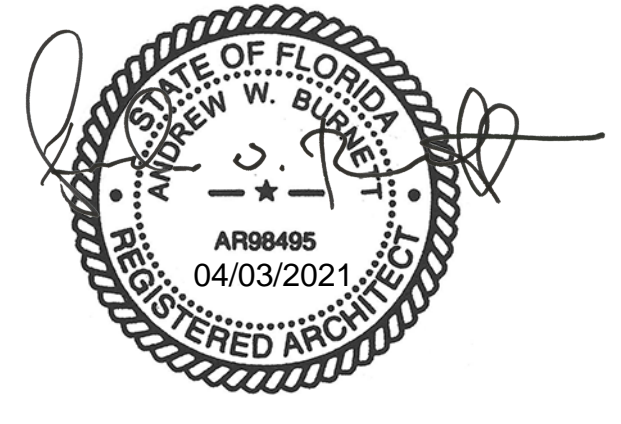
SITE CIRCULATION LEGEND

- | | | |
|--|--|---|
| LONG-TERM BICYCLE PARKING = 100 BICYCLES | RESIDENT ENTRY POINT | RESIDENT/GUEST RIDE-SHARE CIRCULATION (South Tower) |
| SHORT-TERM BICYCLE PARKING = 50 BICYCLES | RESIDENT/GUEST RIDE SHARE ENTRY POINT (South Tower only) | DELIVERY VEHICULAR CIRCULATION |
| LONG-TERM SCOOTER PARKING = 200 SCOOTERS | MAIN LOBBY | PEDESTRIAN CIRCULATION |
| SHORT-TERM SCOOTER PARKING = 12 SCOOTERS | VISITOR ENTRY POINT | VALET CIRCULATION |
| TRASH PICK-UP | DELIVERIES ENTRY POINT (trash & retail) | RESIDENT VEHICULAR CIRCULATION |
| SHORT TERM DELIVERY PARKING = 13 SPACES | 15' X 15' VISIBLY TRIANGLE AS PER CITY OF MIAMI BEACH DETAIL DRAWING RS-16 | VISITOR VEHICULAR CIRCULATION |

Site Plan - Circulation Diagram
SCALE: 1" = 50'-0"

SUM OF SIDE YARDS REQUIRED 16% OF LOT WIDTH:
LOT WIDTH 228' X .16 = 36.5'
SOUTH SIDE YARD 0' (EXISTING GARAGE) + 36.5' NEW TOWER NORTH SIDE YARD PROPOSED = 36.5'

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FLAMINGO PHASE LEGEND

- PHASE I (BC1897183) - PEDESTRIAN PLAZA, NORTH AND SOUTH DROP-OFF, GROUND AND THIRD LEVEL CENTRAL TOWER RENOVATION: BUILDING PERMIT WITHIN EIGHTEEN (18) MONTHS OF DRB ORDER DRB-0160. COMPLETED**
- PHASE II (BC1808437) - NORTH GARAGE & COURTYARD: BUILDING PERMIT WITHIN SIX (6) MONTHS OF PHASE I BUILDING PERMIT. PERMITTED AND IN CONSTRUCTION**
- PHASE III (BC1910575) - NORTH POOL & OUTDOOR AREA: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE II BUILDING PERMIT. PERMITTED AND IN CONSTRUCTION**
- PHASE IV (BC1910575) - NORTH TOWER RENOVATION: BUILDING PERMIT WITHIN TWELVE (12) MONTHS OF PHASE III BUILDING PERMIT. PERMITTED AND IN CONSTRUCTION**
- PHASE V - NEW GARDEN APARTMENTS: APPROVED UNDER SEPERATE DRB ORDER NO. DRB20-0577. BUILDING PERMIT WITHIN 18 MONTHS OF PHASE IV CERTIFICATE OF OCCUPANCY.**
- PHASE VI - NEW TOWER: PROPOSED. BUILDING PERMIT WITHIN 18 MONTHS OF OF PHASE V CERTIFICATE OF OCCUPANCY.**

PROPOSED - PHASING PLAN

FLAMINGO

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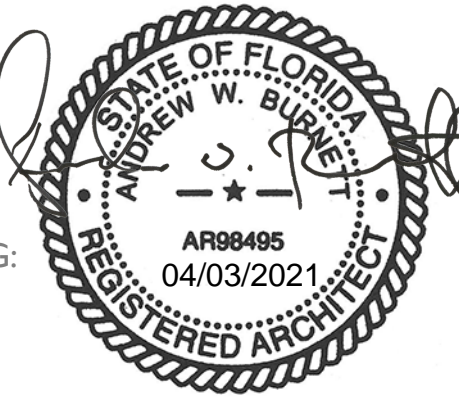
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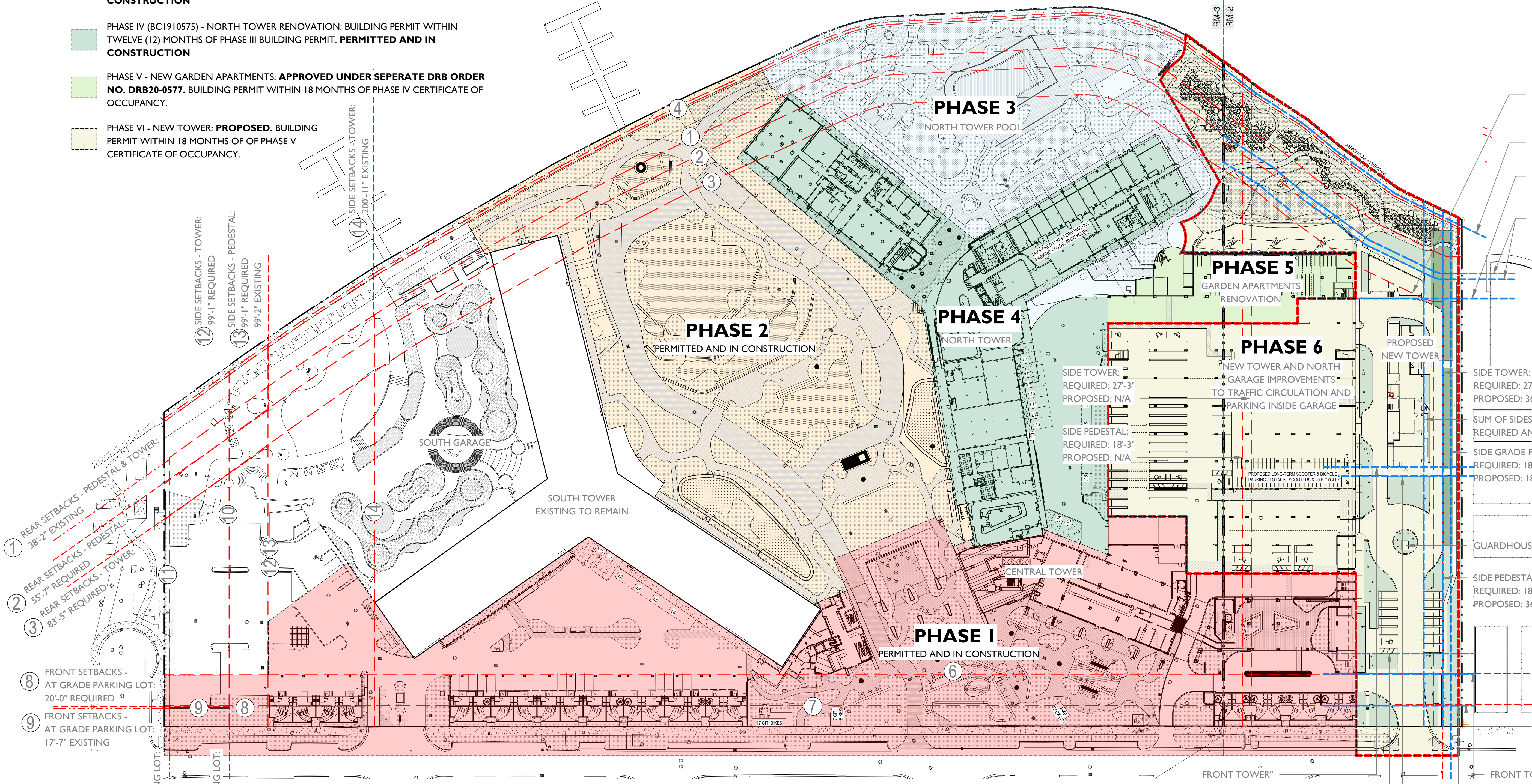
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- ③ REAR SETBACKS - TOWER: 83'-5" REQUIRED
- ④ SIDE SETBACKS - TOWER: 99'-1" REQUIRED
- ⑤ SIDE SETBACKS - PEDESTAL: 99'-1" REQUIRED
- ⑥ SIDE SETBACKS - TOWER: 200'-11" EXISTING
- ⑦ FRONT SETBACKS - AT GRADE PARKING LOT: 20'-0" REQUIRED
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Proposed Phase Plan
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RM-3
LOT LINE

PARCEL 2
RM-2

REAR TOWER:
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PROPOSED: 83'-4"

REAR GRADE PARKING:
REQUIRED: 5'-0"

REAR GRADE PARKING:
PROPOSED: 75'-2"

REAR PEDESTAL:
REQUIRED: 55'-7"
PROPOSED: 61'-1"

SIDE TOWER:
REQUIRED: 27'-3"
PROPOSED: N/A

SIDE PEDESTAL:
REQUIRED: 18'-3"
PROPOSED: N/A

SIDE TOWER:
REQUIRED: 27'-3"
PROPOSED: 36'-6"

SUM OF SIDES 36' - 6"
REQUIRED AND PROPOSED

SIDE GRADE PARKING:
REQUIRED: 18'-3" (SHOWN)
PROPOSED: 18'-3"

FRONT TOWER"
PROPOSED: 245'-9"

FRONT GRADE PARKING:
PROPOSED: 69'-11"

FRONT PEDESTAL:
PROPOSED: 238'-11"

FRONT TOWER:
REQUIRED: 50'-0"

FRONT GRADE PARKING:
REQUIRED: 20'-0"

FRONT PEDESTAL:
REQUIRED: 20'-0"

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RENDERED SITE PLAN

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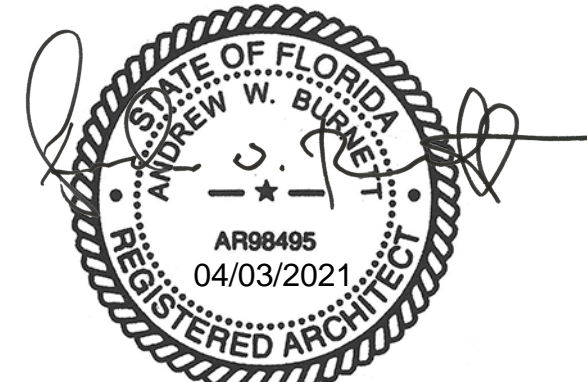
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