

NEW APARTMENT BUILDING - FINAL SUBMITTAL

at
8240 BYRON AVENUE
MIAMI BEACH, FL 33141
for
BMH DEV, LLC



SCOPE OF WORK:

- NEW THREE-STORY, FOUR DWELLING UNIT APARTMENT BUILDING



Eduardo A Pardo
Fernandez

Digitally signed by Eduardo A
Pardo Fernandez
Date: 2024.09.07 07:52:35 -04'00'

ARCHITECTURE
CDS | ARCHITECTURE AND PLANNING
1 ALHAMBRA PLAZA, PH FLOOR
CORAL GABLES, FLORIDA 33134
(305) 300-7438 | info@cds -ap.com | www.cds-ap.com

GENERAL NOTES

FIELD VERIFICATION OF CONDITIONS
Contractor shall visit the site and become familiar with the existing building, existing conditions and extent of the work prior to preparing a proposal. This plan is to provide a general scale and overall layout of the work. Contractor shall pay for, and be responsible for all removal and disposal requirements, dumping fees, permit fees and direct and indirect costs pertaining to the removal and disposal of materials from the building.

NOTE:
Building shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

NOTE:
Provide a weather-resistant, job-site posting board to receive duplicate treatment certificates as each required treatment for prevention of Termites is completed. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used. A permanent sign which identifies the treatment provider and need for inspection and treatment contract renewal shall be posted near the water heater or electric panel.

NOTE:
Fences and gates, doors and windows, as well as the scope of work within the 84th Street right-of-way, shall be UNDER SEPARATE PERMITS.

NOTE:
All new and relocated A/C condensing units, water heater and all electrical, mechanical and plumbing equipment shall have their bottom at or above base flood elevation of +9.00 Ft. NGVD. See Plumbing, Electrical and Mechanical drawings for additional info.

ZONING ANALYSIS

REQUIRED / ALLOWED

FLOOR AREA: 7,438.75 SF (1.25 FAR Max.)
LOT AREA: 5,000 SF Min.
LOT WIDTH: 50'-0" Min.
LOT COVERAGE: N/A
LOT AGGREGATION: Two platted lots Max.
UNIT SIZE: 400 SF Min. (New Construction) | 500 SF Ave. Min.
BUILDING HEIGHT: 35'-0" (First 25'-0" of Building Depth) | 45'-0" (Remainder)
BUILDING SETBACKS:
FRONT: 10'-0"
SIDE, INTERIOR: 7'-6" (Waterfront Lot)
SIDE, INTERIOR: 10'-0" (View Corridor)
REAR: 12'-0" (10% of Lot depth)
PARKING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 7'-6"
REAR: 12'-0" (10% of Lot depth)
ENCROACHMENTS:
Corncices, Ornamental features and Overhangs: 25% of Min. Required Yards
MIN. YARD ELEVATION: N/A
MAX. YARD ELEVATION: N/A
PARKING: N/A
MAIN USES: Single-Family detached dwellings, Townhomes, Apartments (Residential)

PROPOSED

FLOOR AREA: 7,304 SF
LOT AREA: 5,951 SF
LOT WIDTH: 50'-0"
LOT COVERAGE: N/A
LOT AGGREGATION: One platted lot
UNIT SIZE: 1,325 SF Min. | 1,608 SF Ave.
BUILDING HEIGHT: 32'-0" (First 25'-0" of Building Depth) | 43'-8" (Remainder)
BUILDING SETBACKS:
FRONT: 10'-4 1/2"
SIDE, INTERIOR: 7'-6 1/2"
SIDE, INTERIOR: 10'-0 1/2"
REAR: 16'-10 1/2"
PARKING SETBACKS:
FRONT: 37'-8 1/2"
SIDE, INTERIOR: 7'-6 1/2"
REAR: 32'-3 1/2"
ENCROACHMENTS:
Overhangs, Balconies, and Ornamental Screen: 2'-6" (25% Front Yard) | 1'-10 1/2" (25% Side Yard) | 3'-0" (25% Rear Yard)
MIN. YARD ELEVATION: N/A
MAX. YARD ELEVATION: N/A
PARKING: 7 Parking Spaces
MAIN USES: Apartments

PROPERTY INFORMATION

LEGAL DESCRIPTION:
HAYNSWORTH BEACH SUB PB 41-2, LOT 9 LESS E2.5FT FOR R/W BLK 7, LOT SIZE 5951 SQ FT OR 17962-3563/19250-2015 0198 5 COC 24926-1737 08 2006 6

ZONING DISTRICT: RM-1 Residential Multifamily Low Intensity
OVERLAY DISTRICT: North Beach National Register conservation district overlay

FLOODING INFO
Flood Zone: AE
Panel No.: 12086C0326L
Community Name/No.: City of Miami Beach / 120651
Base Flood Elevation: +8.00' NGVD

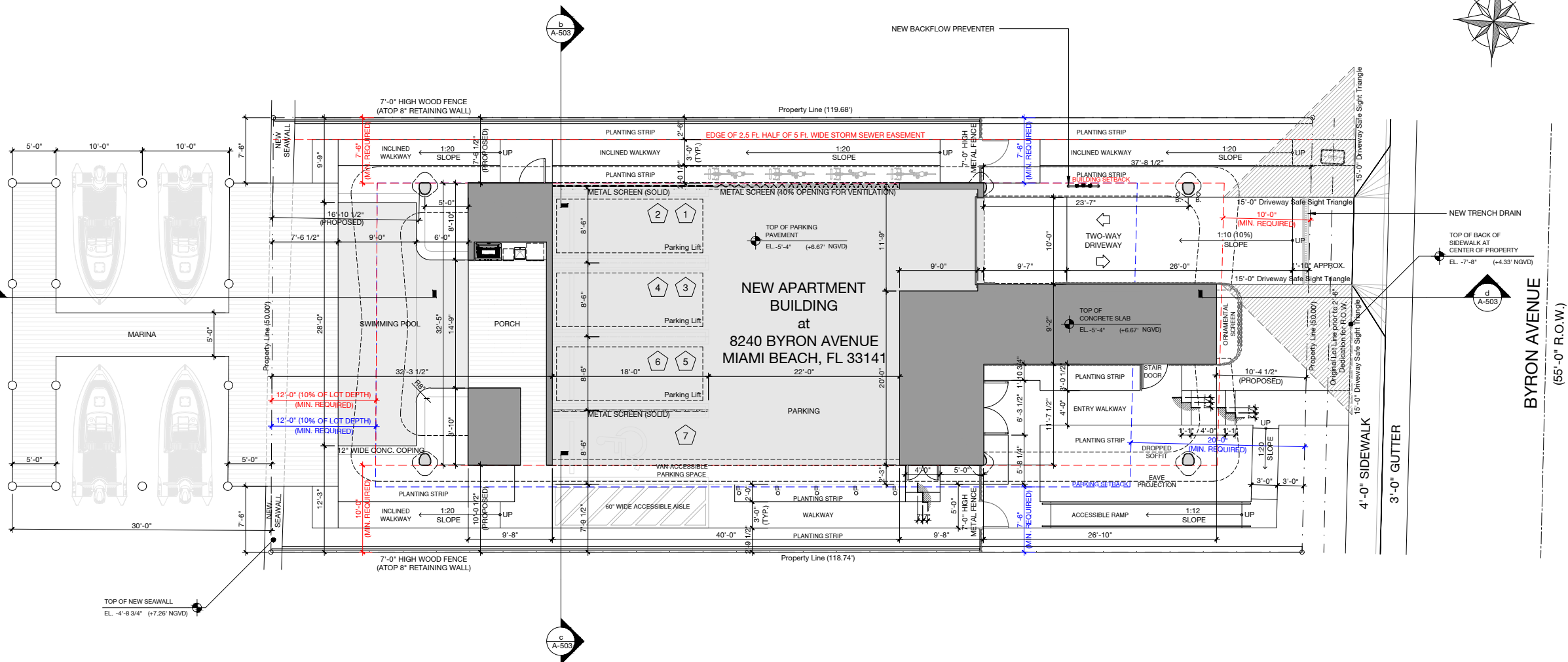
GRADE: +4.33' NGVD (City sidewalk elevation at the centerline of the front of the property)

OCCUPANCY

OCCUPANCY: R-3

CODES IN EFFECT

FLORIDA BUILDING CODE 8th EDITION (2023) BUILDING
FLORIDA BUILDING CODE 8th EDITION (2023) ACCESSIBILITY
FLORIDA BUILDING CODE 8th EDITION (2023) PLUMBING
FLORIDA BUILDING CODE 8th EDITION (2023) MECHANICAL
FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)
NFPA 101 LIFE SAFETY CODE, 2023 EDITION



PROJECT: NEW APARTMENT

BUILDING
BMH DEV, LLC

CLIENT:

ADDRESS: 8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No: 24003

REVISIONS:

SITE PLAN

SCALE: SEE GRAPHIC BAR

A-101

SHEET:

SEAL & SIGNATURE



NOTE:
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CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

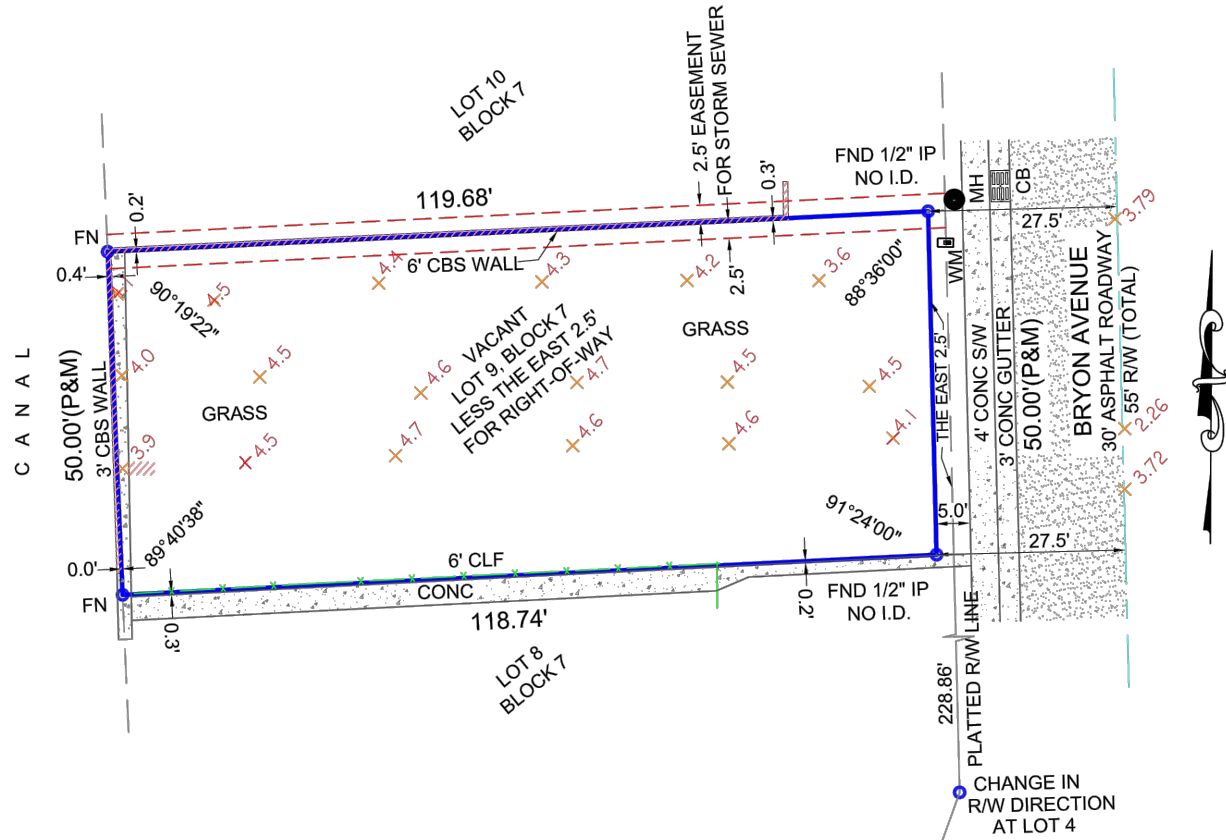
CDS

1 ALABAMA AVE, 9TH FLOOR
CORAL GABLES, FL 33134
info@cds-tp.com
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GENERAL LEGEND:

A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
CME = CANAL MAINTENANCE EASEMENT
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CBS = CONCRETE BLOCK STRUCTURE
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CO = CLEAN OUT
D = DELTA (CENTRAL ANGLE)
DE = DRAINAGE EASEMENT
E = EAST
EB = ELECTRIC BOX
ELE = ELEVATION
X 0.00' = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FDH = FOUND DRILLHOLE
FH = FIRE HYDRANT
FN = FOUND NAIL
FIP = FOUND 1/2" IRON PIPE
FIR = FOUND 1/2" IRON ROD
FND = FOUND NAIL & DISC
INV = INVERT
L = ARC LENGTH
LP = LIGHT POLE
LME = LAKE MAINTENANCE EASEMENT
N = NORTH
N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
N&D = NAIL & DISC
MF = METAL FENCE
MH = MAN HOLE
OH = OVERHEAD CABLES
OR = OFFICIAL RECORD BOOK
OS = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
P&M = PLAT AND MEASURED
PVCF = POLYVINYL CHLORIDE FENCE
R = RADIUS
RW = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD #6677
SND = SET NAIL & DISC
TYP = TYPICAL
UE = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE

OVERHEAD CABLES (OH) ———— OH ———— OH ————
POLYVINYL CHLORIDE FENCE (PVCF) ———— X ———— X ————
CHAIN LINK FENCE (CLF) ———— X ———— X ————
WOOD FENCE (WF) ———— // ———— // ————
METAL FENCE (MF) ———— □ ———— □ ————
DEGREE SYMBOL °
WATER METER (WM) LIGHT POLE (LP)
AT&T BOX (AT&T) UTILITY POLE (UP)



LEGAL DESCRIPTION:

LOT 9, LESS THE EAST 2.5 FEET FOR RIGHT OF WAY IN BLOCK 7, OF "HAYNSWORTH BEACHSUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATIONS:

GGH 26 LLC

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCE TO THE RECORD PLAT AND ARE MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- (6.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (7.) SURVEY PURPOSE FOR CONCRETE WAS REMOVED.
- (8.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD29) UNLESS OTHERWISE NOTES. BENCHMARK REFERENCE: MIAMI-DADE COUNTY BENCHMARK #: D-180, ELEVATION = 3.51' (NGVD 1929)

BOUNDARY SURVEY

PROPERTY ADDRESS:

8240 BYRON AVENUE,
MIAMI BEACH, FL. 33141

FLOOD ZONE: AE

BASE FLOOD: 8

COMMUNITY #: 120651

PANEL & SUFFIX: 0326 L

DATE OF FIRM: 9/11/2009

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS 07/13/2020

UPDATED SURVEY 05/02/2021

SCALE: 1" = 20'

CADD: LJ

CHECKED BY: EWD

INVOICE #: 21- 54805

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Ernest W Duncan Digitally signed by Ernest W Duncan
Date: 2024.07.11 10:51:49 -04'00'

ERNEST W DUNCAN PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5182
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS



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NEW APARTMENT BUILDING

BMH DEV, LLC

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

09/06/2024

24003

REVISIONS:

BOUNDARY SURVEY

SEE GRAPHIC BAR

A-102

SHEET:



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:	8240 Byron Avenue, Miami Beach, FL 33141		
2	Board and file numbers :			
3	Folio number(s):	02-3202-010-0363		
4	Year constructed:		Zoning District:	RM-1 (Amended)
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	4.33
6	Adjusted grade (Flood+Grade/2):		Lot Area:	5,951 SF
7	Lot width:	50'-0"	Lot Depth:	119'-8"
8	Minimum Unit Size	1,325 SF	Average Unit Size	1,608 SF
9	Existing use:	N/A	Proposed use:	Apartments

	Maximum	Existing	Proposed
10	Height	32'-0" 45'-0"	32'-0" 43'-8"
11	Number of Stories	N/A	3
12	FAR	7,438.75 (1.25 FAR)	7,304.00
13	Gross square footage		14,993.00
14	Square Footage by use	N/A	N/A
15	Number of units Residential	N/A	4
16	Number of units Hotel	N/A	N/A
17	Number of seats	N/A	N/A
18	Occupancy load	N/A	150

	Setbacks	Required	Existing	Proposed
Subterranean:				
19	Front Setback:	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A
At Grade Parking:				
24	Front Setback:	20'-0"	N/A	37'-8 1/2"
25	Side Setback:	7'-6"	N/A	7'-6 1/2"
26	Side Setback:	7'-6"	N/A	7'-9 1/2"
27	Side Setback facing street:	N/A	N/A	N/A
28	Rear Setback:	12'-0"	N/A	32'-3 1/2"
Pedestal:				
29	Front Setback:	10'-0"	N/A	10'-4 1/2"
30	Side Setback:	7'-6"	N/A	7'-6 1/2"
31	Side Setback:	10'-0"	N/A	10'-0 1/2"
32	Side Setback facing street:	N/A	N/A	N/A
33	Rear Setback:	12'-0"	N/A	16'-10 1/2"
Tower:				
34	Front Setback:	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A



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

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

	Parking	Required	Existing	Proposed
39	Parking district			
40	Total # of parking spaces	N/A	N/A	7
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			
43	Parking Space Dimensions	8'-6" x 18'-0" Min.	N/A	8'-6" x 18'-0"
44	Parking Space configuration (45o,60o,90o,Parallel)	Any	N/A	90-degree
45	ADA Spaces	1	N/A	1
46	Tandem Spaces	N/A	N/A	
47	Drive aisle width	22'-0"	N/A	22'-0"
48	Valet drop off and pick up			No
49	Loading zones and Trash collection areas			
50	Bicycle parking location & number of racks	4		4

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed
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? (Neighboot Impact stablishment, see CMB 141-1361)	
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	
61	Is this a contributing building?	N/A
62	Located within a Local Historic District?	N/A

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

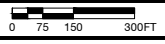
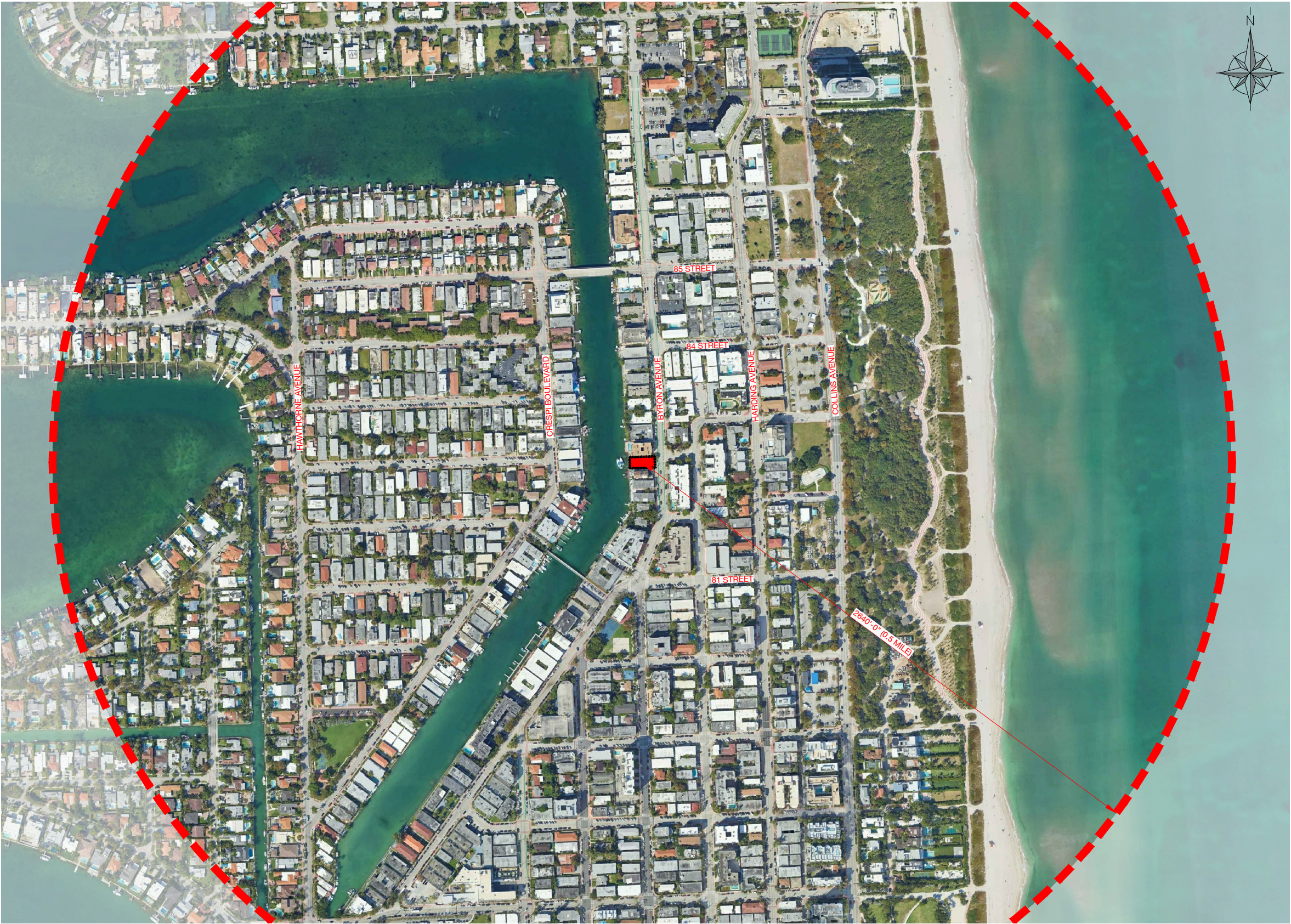


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PROJECT: NEW APARTMENT BUILDING
CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

TITLE: ZONING DATA SHEET
REVISIONS:
SCALE: N.T.S.
SHEET: A-103



TITLE:CONTEXT
LOCATION
PLAN

SCALE:SEE GRAPHIC BAR

SHEET:A-104

REVISIONS:

PROJECT:NEW APARTMENT
BUILDING

CLIENT:BMH DEV, LLC

ADDRESS:8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:09.06.2024

JOB No.24003

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

1 ALHAMBRA PLAZA, 9TH FLOOR
CORAL GABLES, FL 33134
info@cds-ny.com
www.cds-ny.com

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CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE



EDUARDO A. PARDO FERNANDEZ, P.A.
AR96482



SITE VIEW LOOKING NW FROM BYRON AVENUE



SITE VIEW LOOKING SW FROM BYRON AVENUE



SITE AND ADJACENT PROPERTIES



SITE AS SEEN FROM TATUM WATERWAY



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CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

TITLE: SITE CURRENT COLOR PHOTOGRAPHS
SCALE: SEE GRAPHIC BAR
SHEET: A-105



SITE AND ADJACENT PROPERTIES



1.



2.



3.



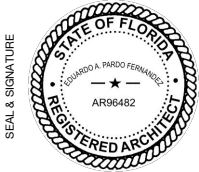
4.



5.



6.



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ARCHITECTURE AND PLANNING

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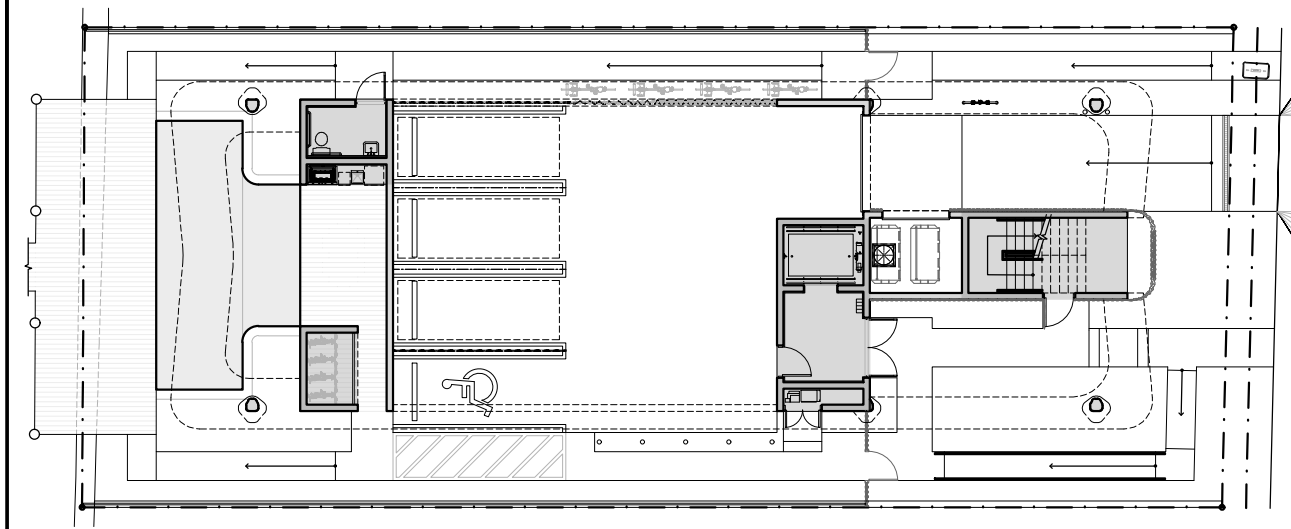
1 ALHAMBRA PLAZA, 9TH FLOOR
CORAL GABLES, FL 33134
TEL: 305.442.1111
WWW.CDS-AP.COM

PROJECT: NEW APARTMENT BUILDING
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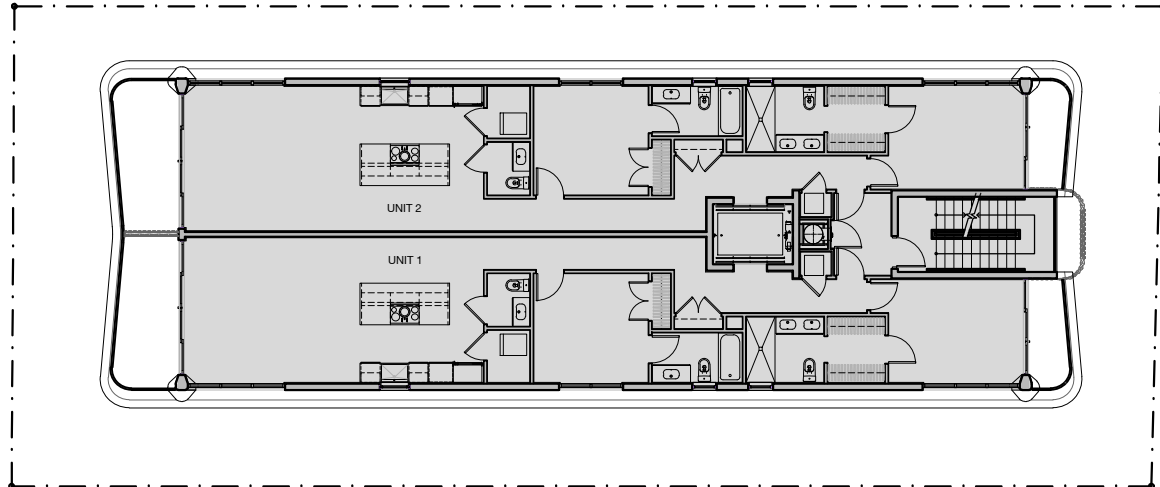
TITLE: CONTEXT CURRENT COLOR PHOTOGRAPHS (CONT.)
SCALE: SEE GRAPHIC BAR
SHEET: A-107



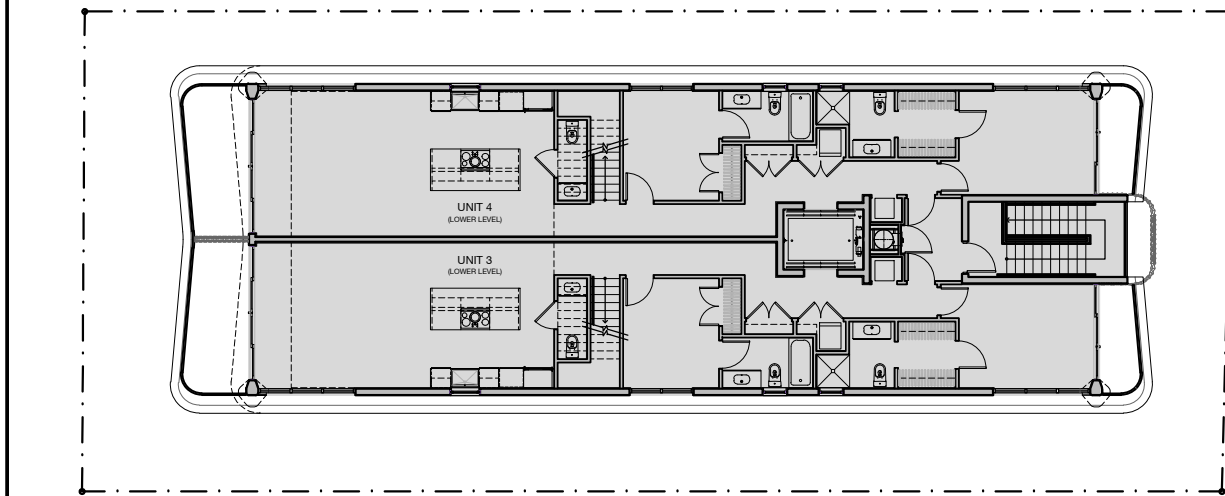
PROPOSED FAR SHADED DIAGRAMS



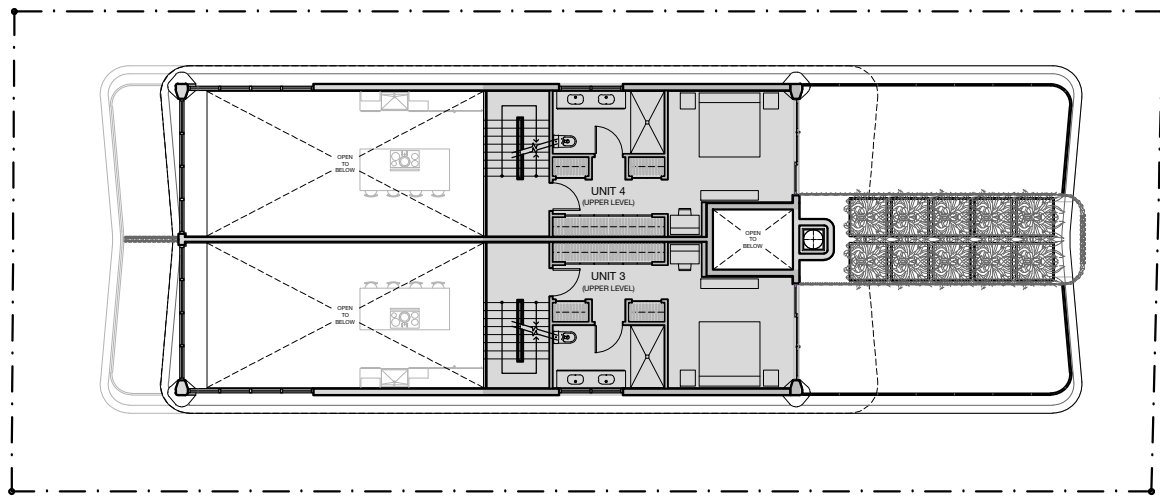
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



THIRD FLOOR'S MEZZANINE PLAN

UNIT SIZE CALCULATION				
UNIT	QUANTITY	UNIT AREA	TOTAL	
1	1	1,320 SF	1,320 SF	
2	1	1,320 SF	1,320 SF	
3	1	1,890 SF	1,890 SF	
4	1	1,890 SF	1,890 SF	
TOTAL	4		6,430 SF	

FLOOR AREA CALCULATION	
GROUND FLOOR:	490 SF
SECOND FLOOR:	2,902 SF
THIRD FLOOR:	2,902 SF
THIRD FLOOR'S MEZZANINE:	1,010 SF
TOTAL:	7,304 SF
NOTE: MAXIMUM ALLOWED FAR IS 7,438.75 SF (5,951 SF x 1.25)	

TITLE:

PROPOSED FAR SHADED DIAGRAMS

SCALE:

SEE GRAPHIC BAR

SHEET:

A-201

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

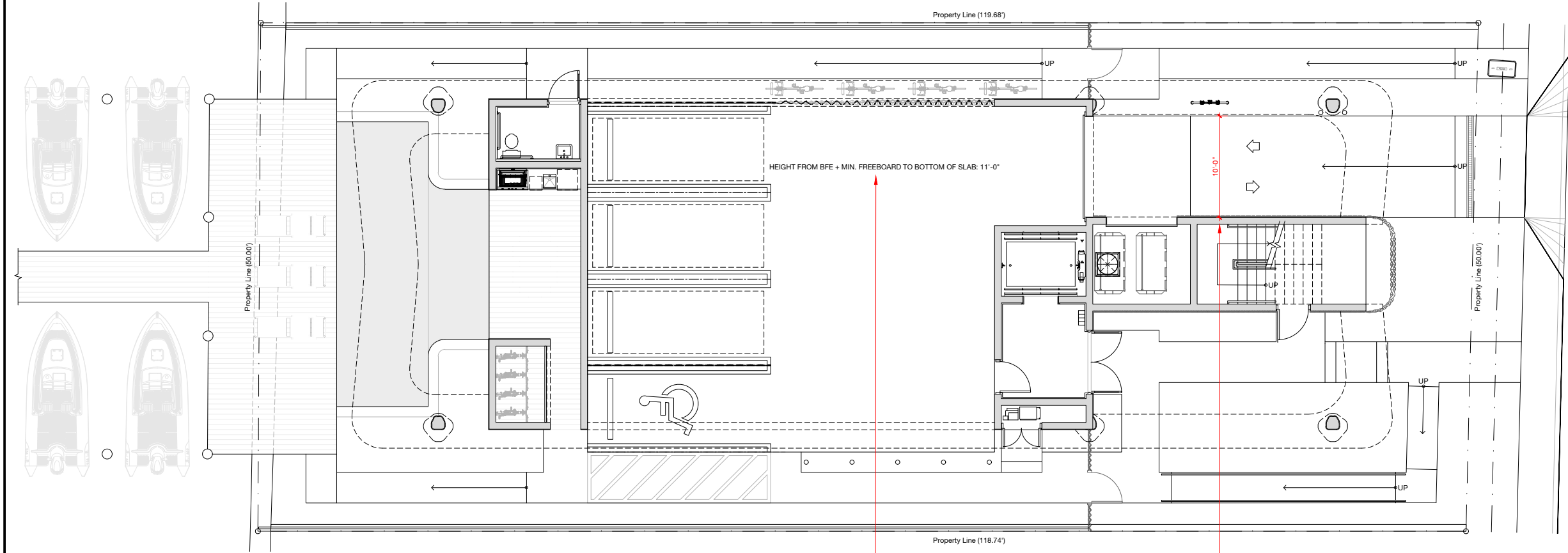


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SEAL & SIGNATURE

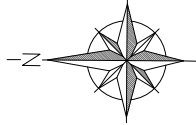


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A WAIVER OF UP TO ONE FOOT ZERO INCHES (1'-0") FROM SECTION 7.1.2.2.C.2.A AND 7.3.8.3.D.1.A OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING A MINIMUM HEIGHT OF TWELVE FEET (12'-0") TO BE PROVIDED, AS MEASURED FROM BASE FLOOD ELEVATION PLUS MINIMUM FREEBOARD TO THE UNDERSIDE OF THE FIRST FLOOR SLAB. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THIS HEIGHT REQUIREMENT BY UP TO TWO FEET, IN ACCORDANCE WITH THE DESIGN REVIEW OF CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE.

A VARIANCE OF UP TO TWO FEET ZERO INCHES (2'-0") FROM SECTION 5.3.4 OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING THE TWO-WAY CURB-CUT AND DRIVEWAY ENTRANCE TO HAVE A MINIMUM WIDTH OF 12 FEET (12'-0") FOR THOSE GRADE LEVEL PARKING AREAS WITH LESS THAN TEN PARKING SPACES.



TITLE: WAIVER AND VARIANCE DIAGRAM

SCALE: SEE GRAPHIC BAR

A-202

SHEET:

REVISIONS:

PROJECT: NEW APARTMENT BUILDING

CLIENT: BMH DEV, LLC

ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No: 24003

CONTEMPORARY DESIGN STUDIO ARCHITECTURE AND PLANNING



1 ALHAMBRA PLAZA, 9TH FLOOR CORAL GABLES, FL 33134
info@cds-studio.com
www.cds-studio.com

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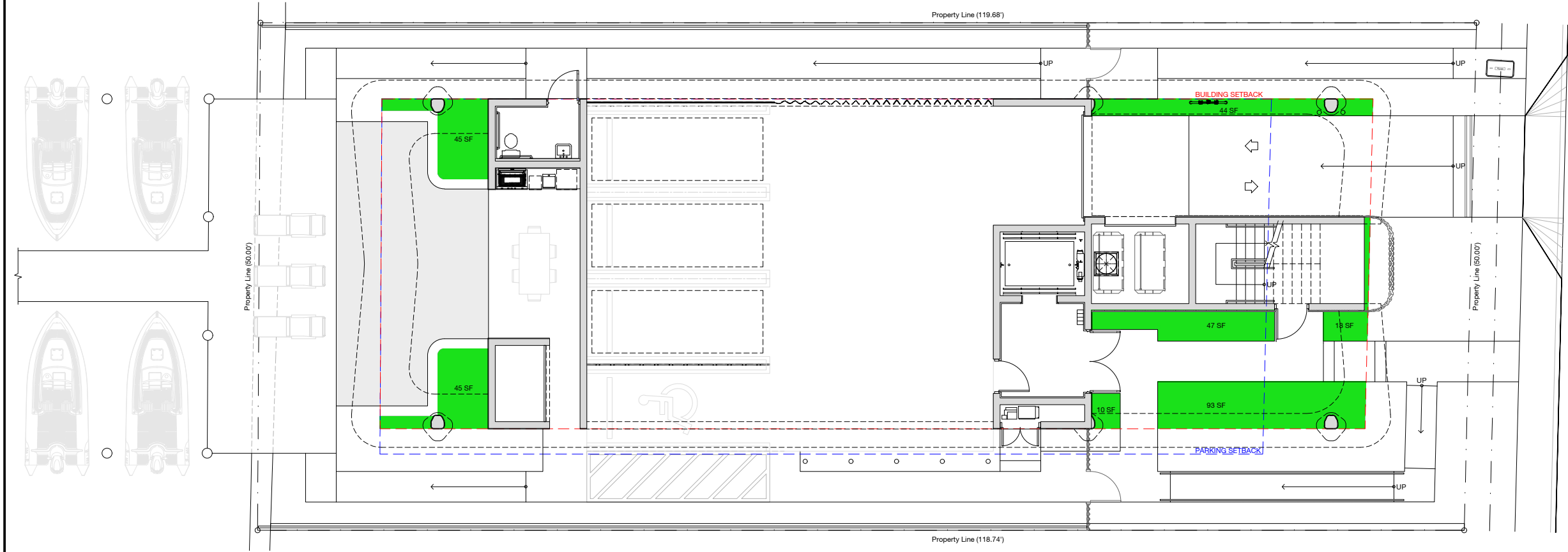
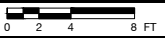


EDUARDO A. PARDO FERNANDEZ, P.A.
ARCHITECT

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ADDITIONAL LANDSCAPED AREAS AT GROUND LEVEL



COMPLIANCE ANALYSIS

REQUIRED
298 SF Minimum of Landscaped Area at the Ground Level, in addition to the minimum setback requirements (5% of 5,951 SF) per Section 7.3.8.5.d of City of Miami Beach Resiliency Code.

PROPOSED
302 SF

TITLE: ADDITIONAL LANDSCAPED AREAS AT GROUND LEVEL DIAGRAM

SCALE: SEE GRAPHIC BAR

SHEET: A-203

REVISIONS:

PROJECT: NEW APARTMENT BUILDING
CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

CONTEMPORARY DESIGN STUDIO ARCHITECTURE AND PLANNING



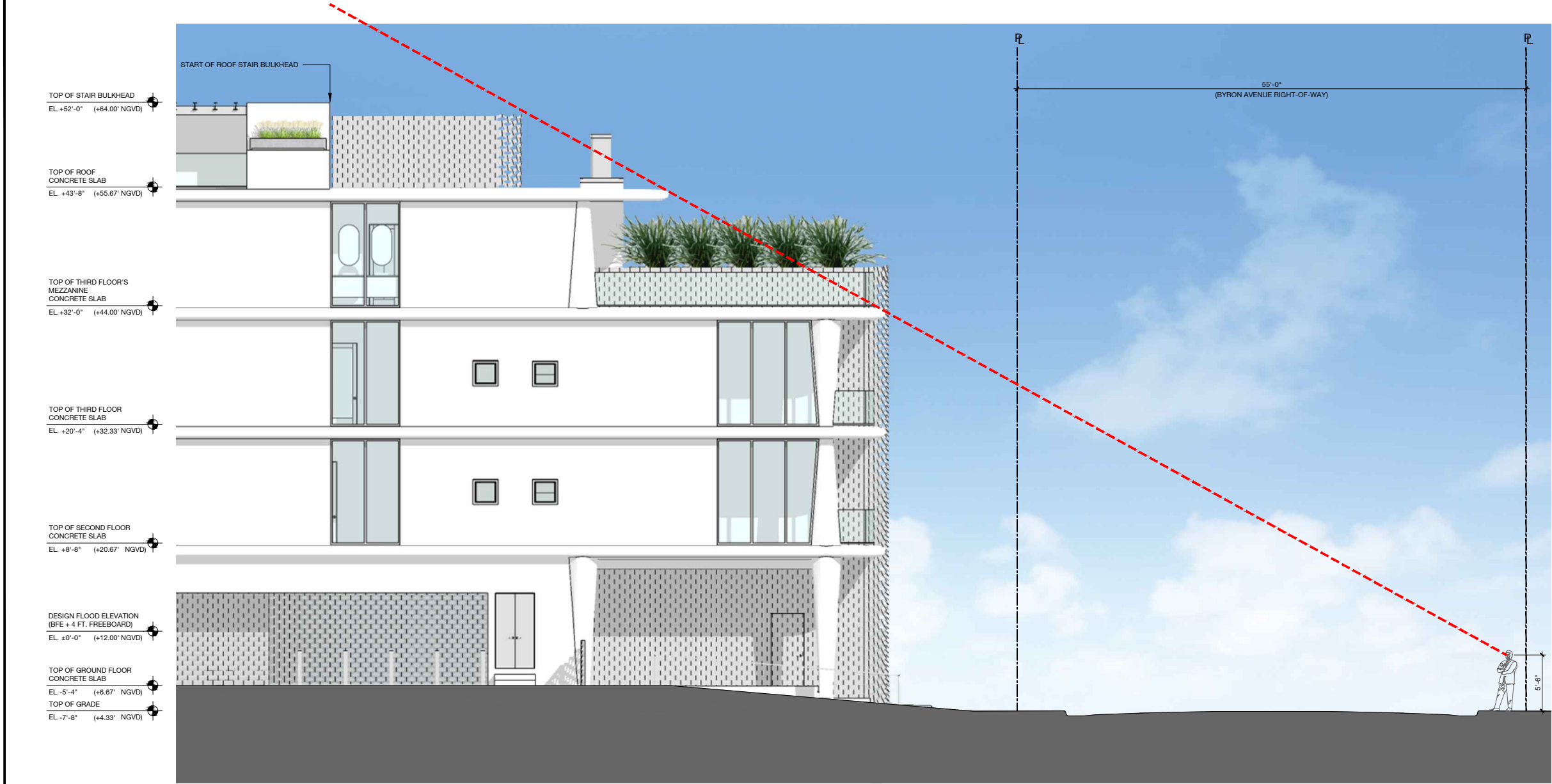
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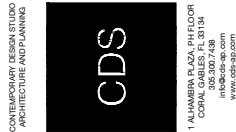


EDUARDO A. PARDO FERNANDEZ, P.A.
AR96482

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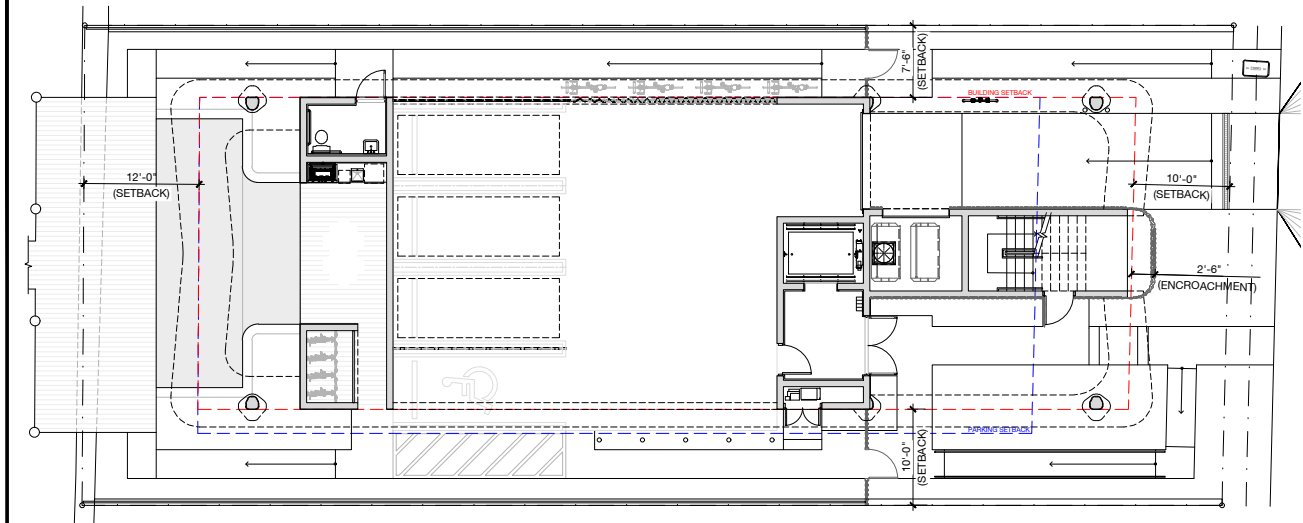


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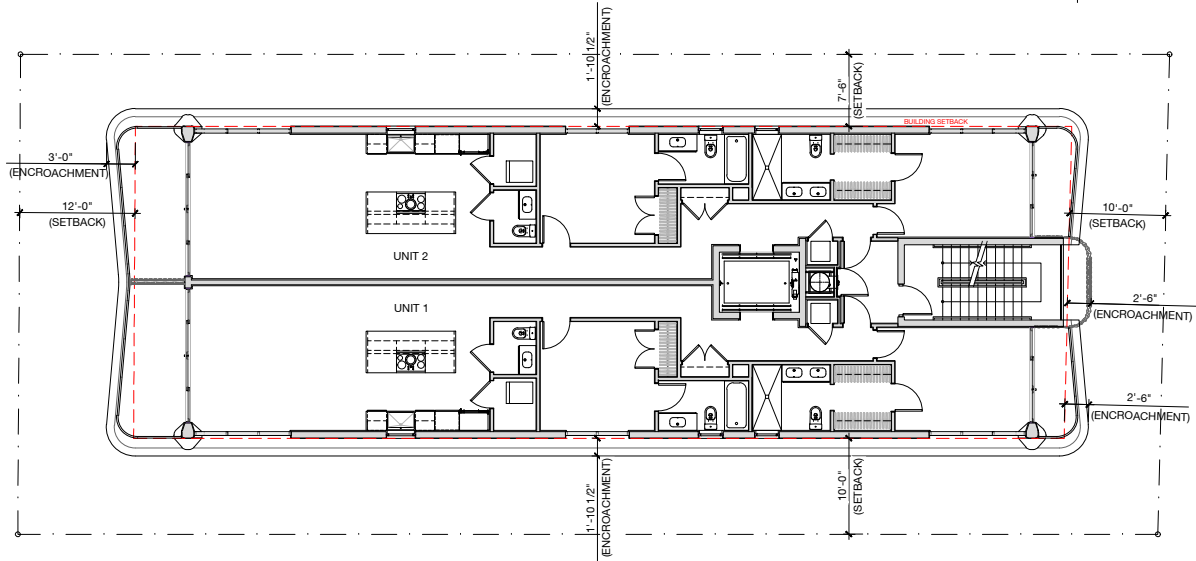


PROJECT: NEW APARTMENT BUILDING
CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

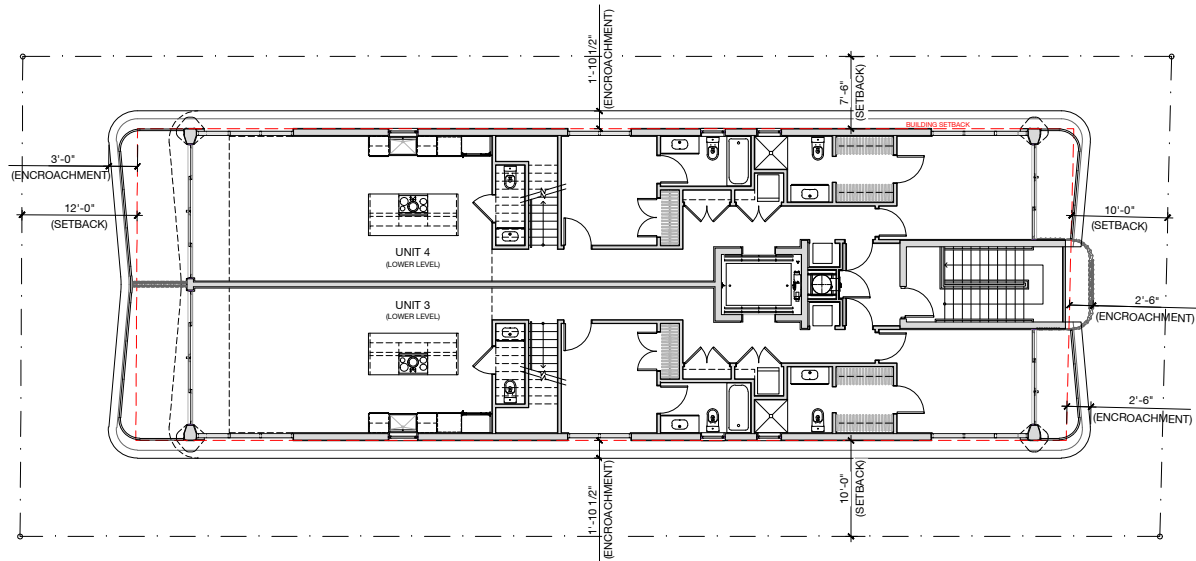
TITLE: LINE OF SIGHT STUDY DIAGRAM
REVISIONS:
SCALE: SEE GRAPHIC BAR
SHEET: A-204



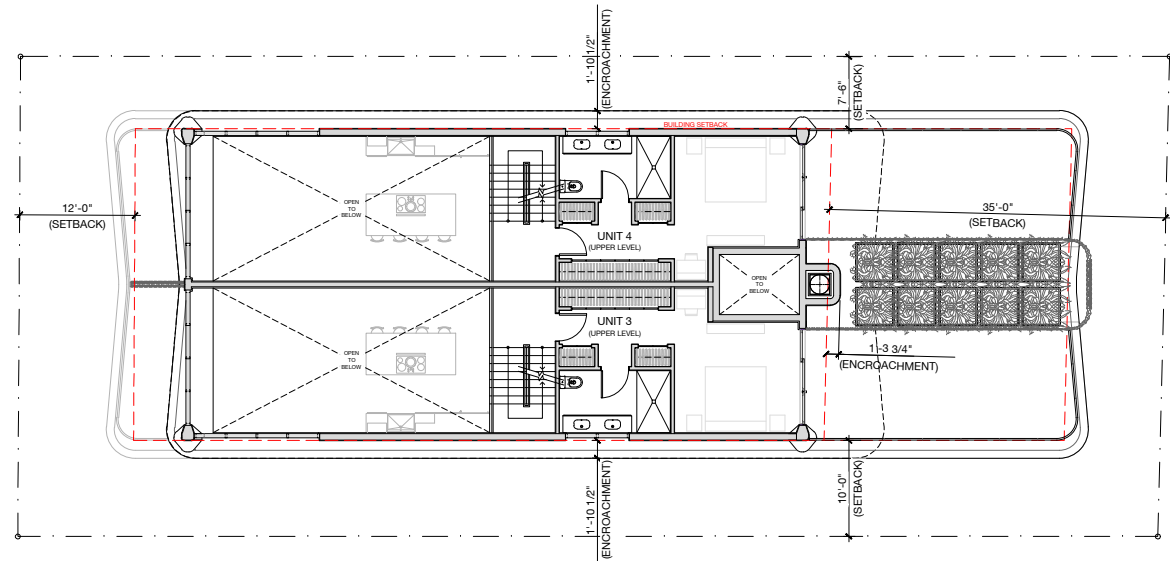
GROUND FLOOR PLAN



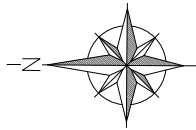
SECOND FLOOR PLAN

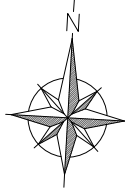


THIRD FLOOR PLAN



THIRD FLOOR'S MEZZANINE PLAN

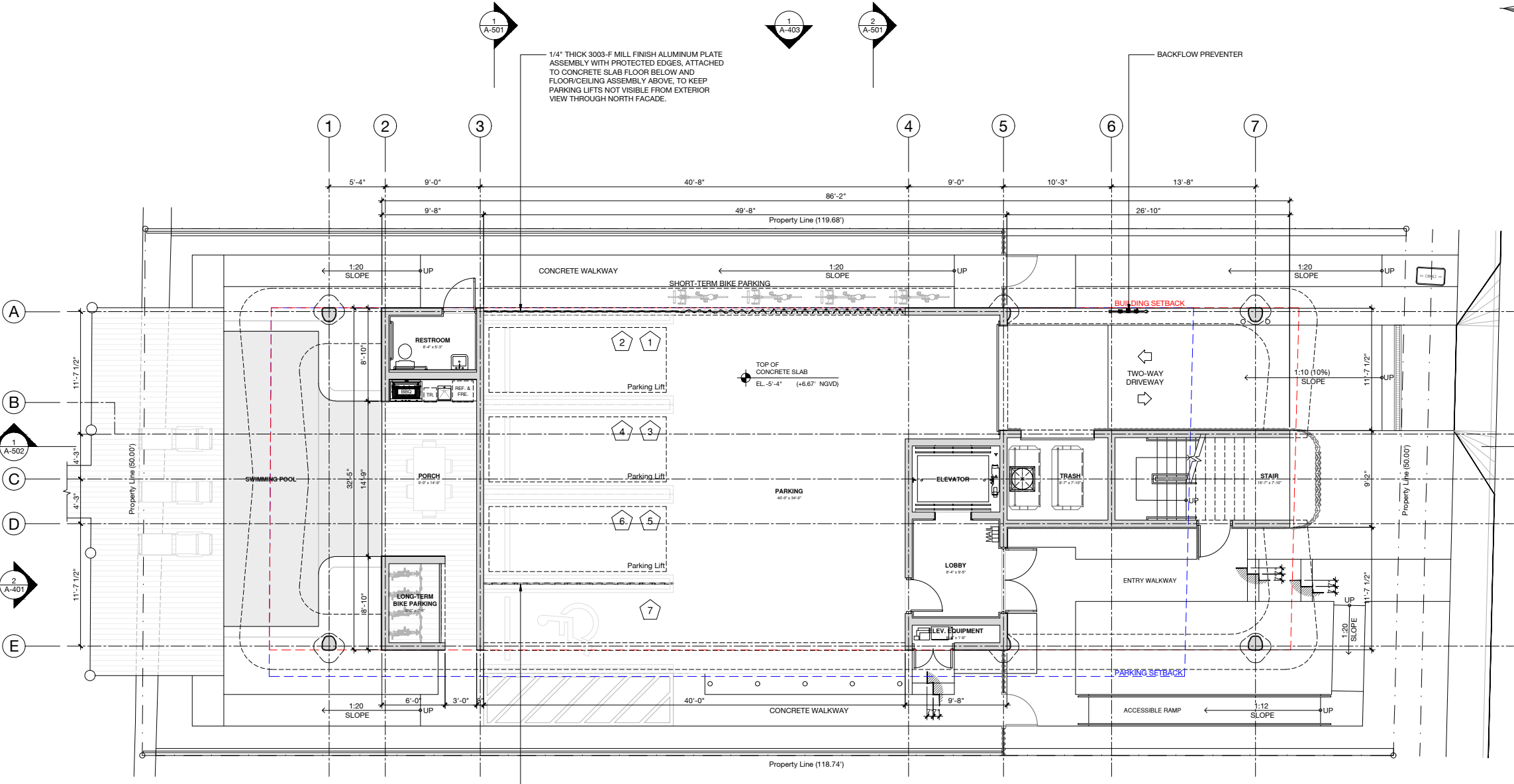




LEGEND

- CMU WALL
- METAL STUD WALL
- CONCRETE COLUMN

0 2 4 8 FT



1/4" THICK 3003-F MILL FINISH ALUMINUM PLATE ASSEMBLY WITH PROTECTED EDGES, ATTACHED TO CONCRETE SLAB FLOOR BELOW AND FLOOR/CEILING ASSEMBLY ABOVE, TO KEEP PARKING LIFTS NOT VISIBLE FROM EXTERIOR VIEW THROUGH NORTH FACADE.

1/4" THICK 3003-F MILL FINISH ALUMINUM PLATE ASSEMBLY WITH PROTECTED EDGES, ATTACHED TO CONCRETE SLAB FLOOR BELOW AND FLOOR/CEILING ASSEMBLY ABOVE, TO KEEP PARKING LIFTS NOT VISIBLE FROM EXTERIOR VIEW THROUGH SOUTH FACADE OPENING.



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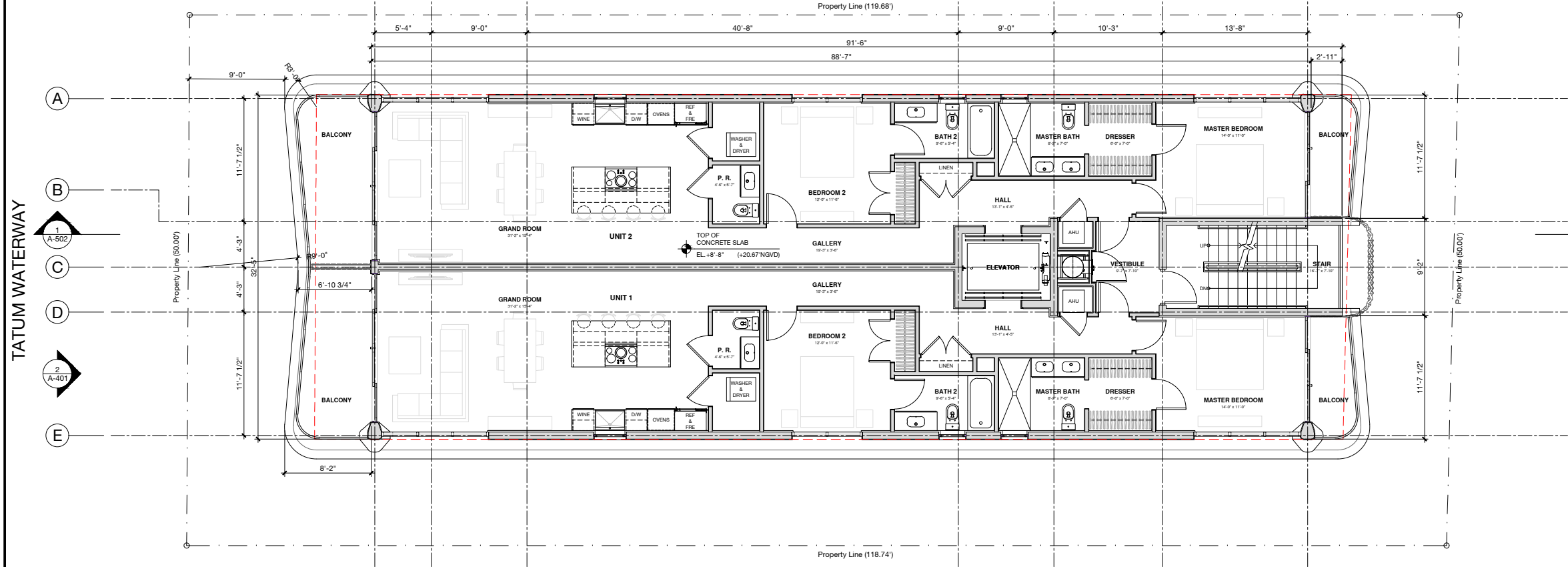


PROJECT: NEW APARTMENT BUILDING
CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

REVISIONS:
TITL: PROPOSED GROUND FLOOR PLAN
SCALE: SEE GRAPHIC BAR
SHEET: A-301

LEGEND

- CMU WALL
METAL STUD WALL
CONCRETE COLUMN



TITLE: PROPOSED SECOND FLOOR PLAN

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING
BMH DEV, LLC

CLIENT:

ADDRESS: 8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No. 24003

SCALE: SEE GRAPHIC BAR

A-302

SHEET:

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING
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CORAL GABLES, FL 33134
info@cds-tp.com
www.cds-tp.com

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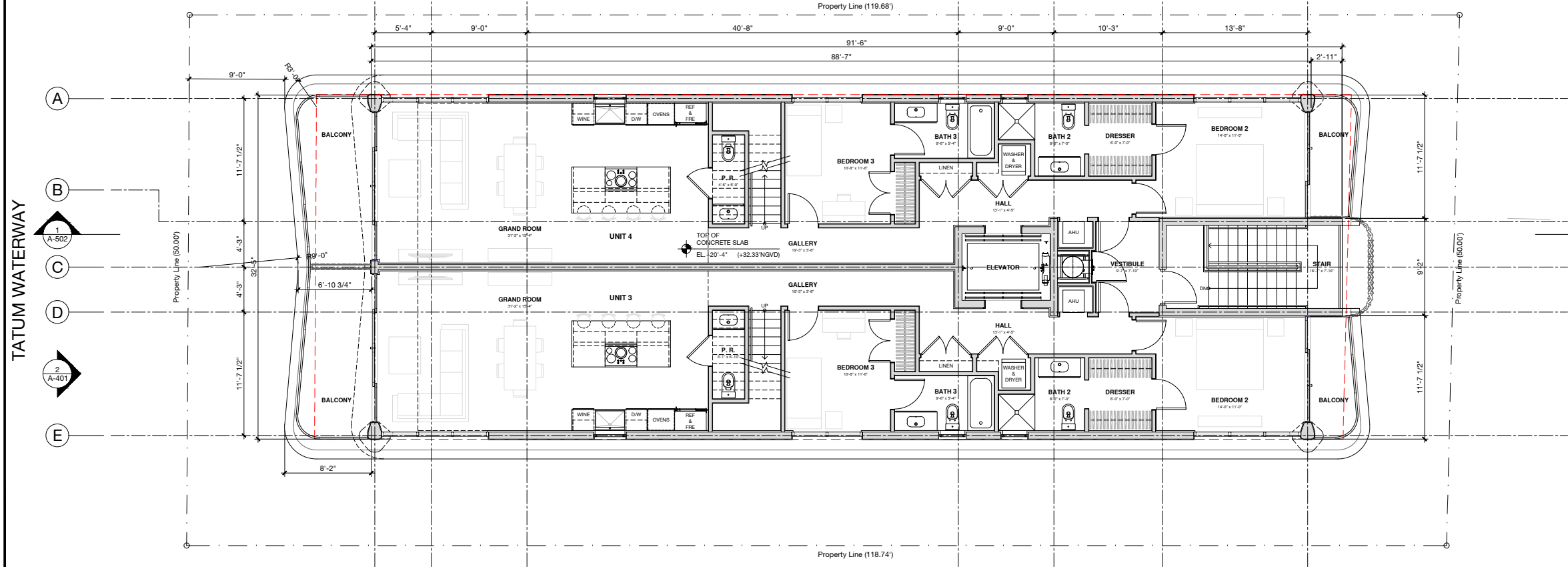
SEAL & SIGNATURE



EDUARDO A. PARDO FERNANDEZ, P.A.
AR96482

LEGEND

- CMU WALL
METAL STUD WALL
CONCRETE COLUMN



TITLE: PROPOSED
THIRD FLOOR
PLAN

SCALE: SEE GRAPHIC BAR

A-303

REVISIONS:

PROJECT:

NEW APARTMENT
BUILDING
BMH DEV, LLC

CLIENT:

ADDRESS: 8240 BYRON AVENUE

MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

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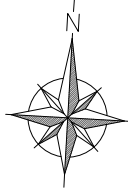
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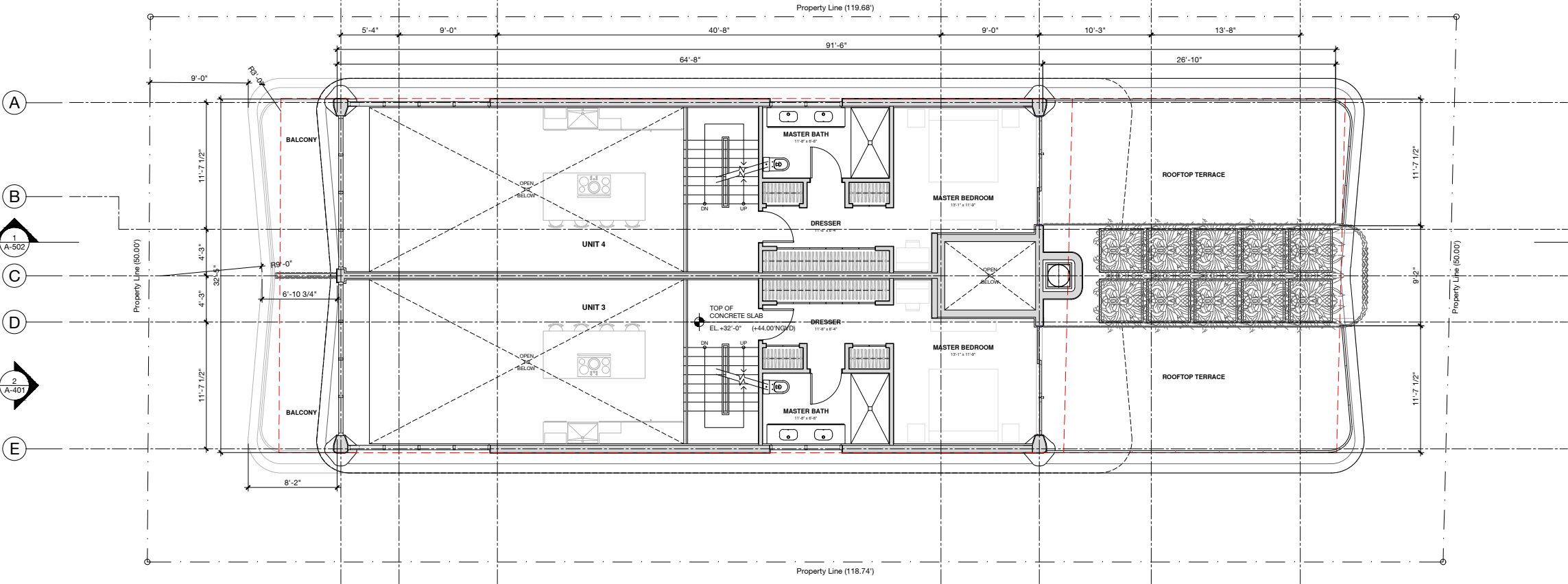
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AR96482



LEGEND

- CMU WALL
- METAL STUD WALL
- CONCRETE COLUMN

0 2 4 8 FT



TITLE: PROPOSED
THIRD
FLOOR'S
MEZZANINE
PLAN

SCALE: SEE GRAPHIC BAR

SHEET: A-304

REVISIONS:

PROJECT: NEW APARTMENT
BUILDING
CLIENT: BMH DEV, LLC
ADDRESS: 8240 BYRON AVENUE
MIAMI BEACH, FL 33141
ISSUED ON: 09.06.2024
JOB No: 24003

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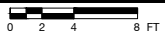
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AR96482



PROPOSED ROOF PLAN

TATUM WATERWAY

BYRON AVENUE
(55'-0" R.O.W.)



LEGEND

- CMU WALL
- METAL STUD WALL
- CONCRETE COLUMN

TITLE: PROPOSED ROOF PLAN

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

SCALE:

SEE GRAPHIC BAR

SHEET:

A-305

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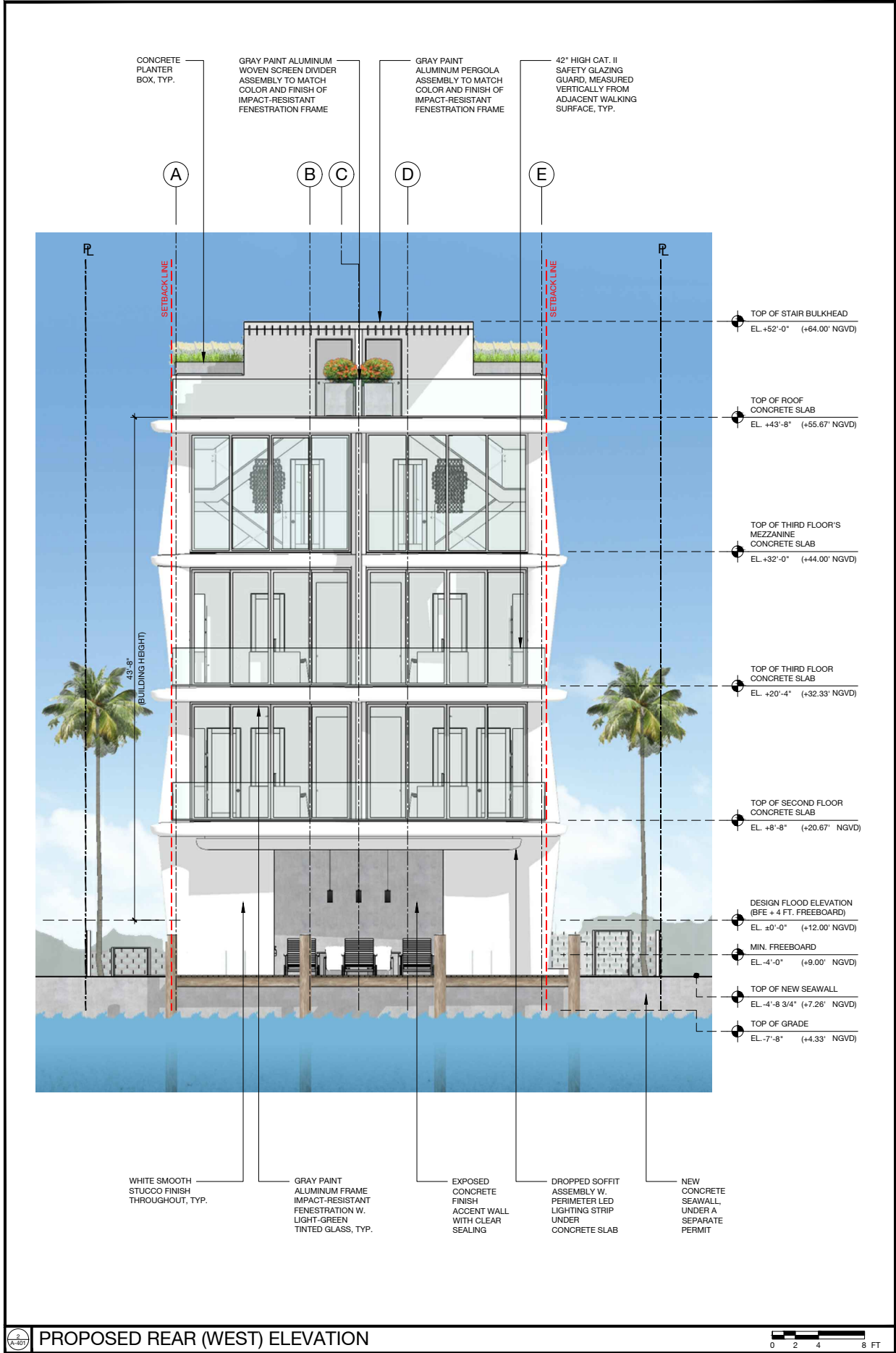
1 ALHAMBRA PLAZA, 9TH FLOOR
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PROJECT: **NEW APARTMENT BUILDING**

CLIENT: **BMH DEV, LLC**

ADDRESS: **8240 BYRON AVENUE
MIAMI BEACH, FL 33141**

ISSUED ON: **09.06.2024**

JOB No.: **24003**

TITLE: **PROPOSED ELEVATIONS**

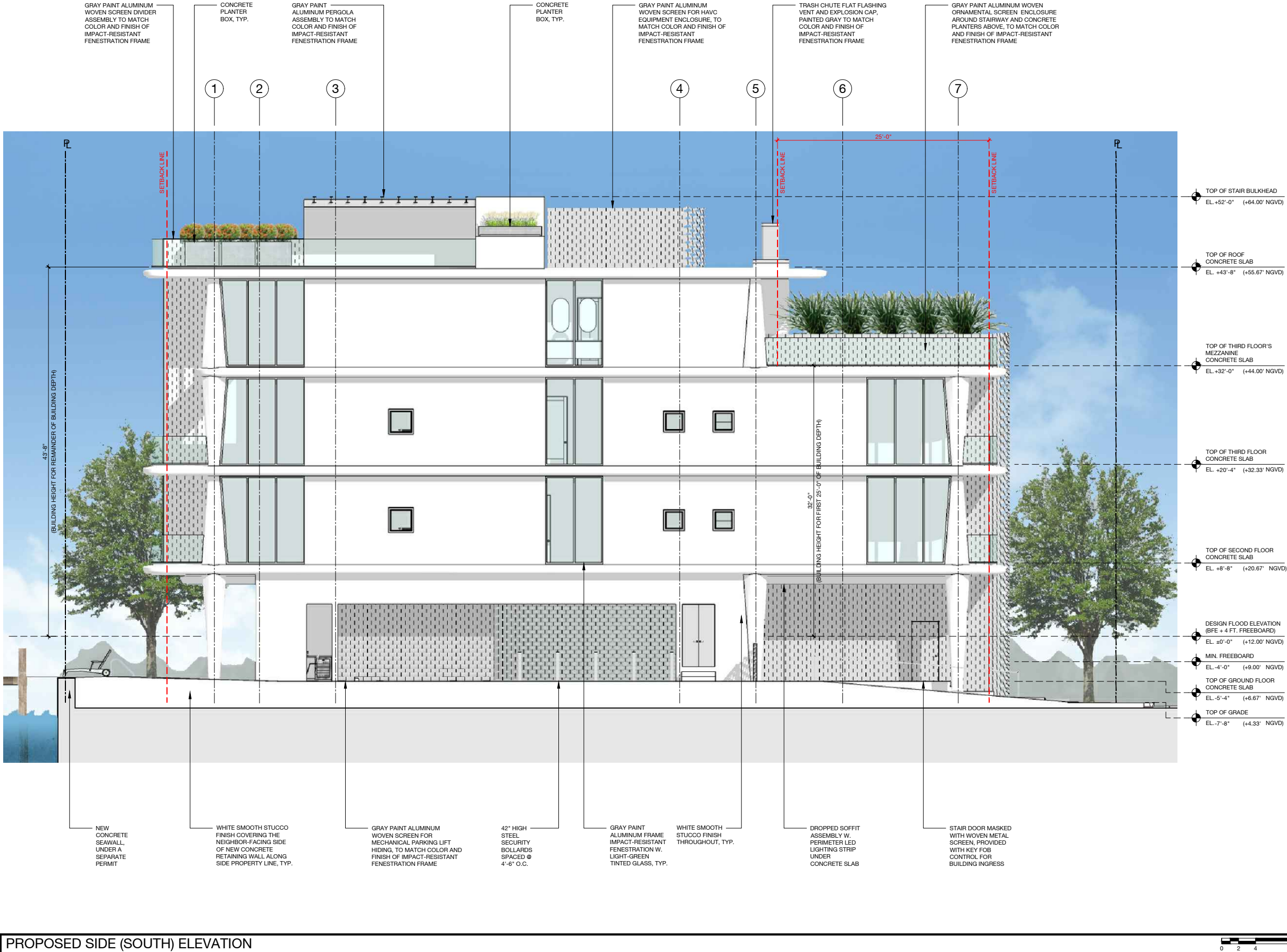
REVISIONS:

SCALE: **SEE GRAPHIC BAR**

SHEET: **A-401**



PROPOSED SIDE (SOUTH) ELEVATION



TITLE:

PROPOSED ELEVATIONS

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

SCALE:

SEE GRAPHIC BAR

SHEET:

A-402

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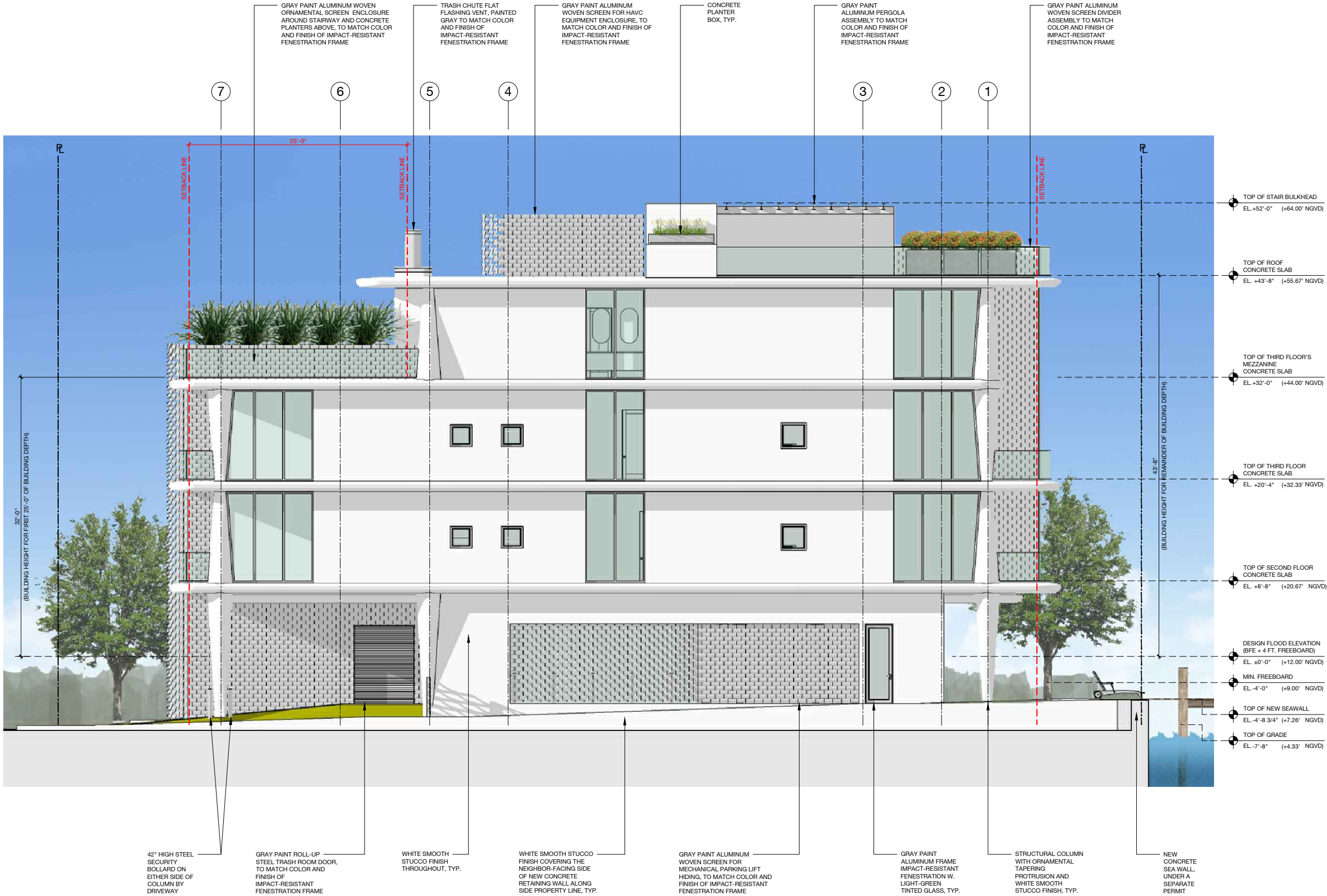
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AR96482



PROPOSED SIDE (NORTH) ELEVATION



TITLE:

PROPOSED ELEVATIONS

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

SCALE:

SEE GRAPHIC BAR

SHEET:

A-403

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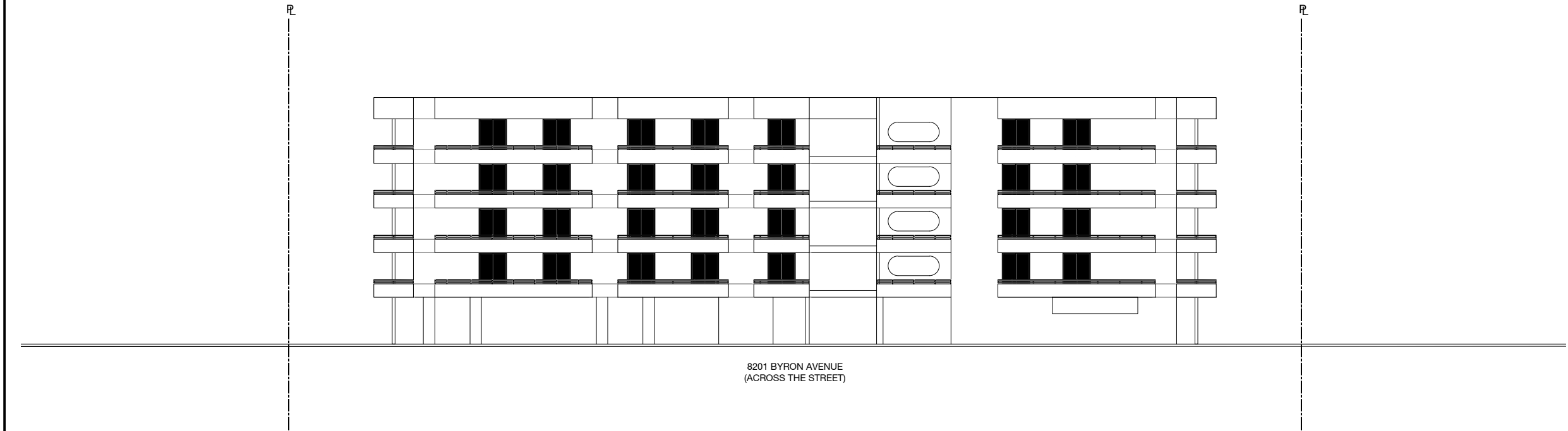
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CONTEXT ELEVATIONS



TITLE:

CONTEXT
ELEVATIONS

REVISIONS:

PROJECT:

NEW APARTMENT
BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

SCALE:

SEE GRAPHIC BAR

SHEET:

A-404

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ARCHITECTURE AND PLANNING



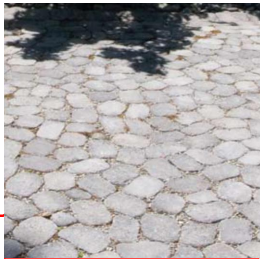
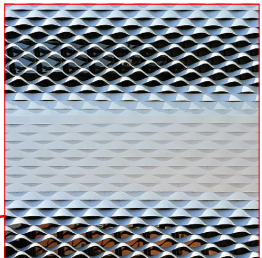
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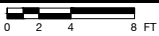


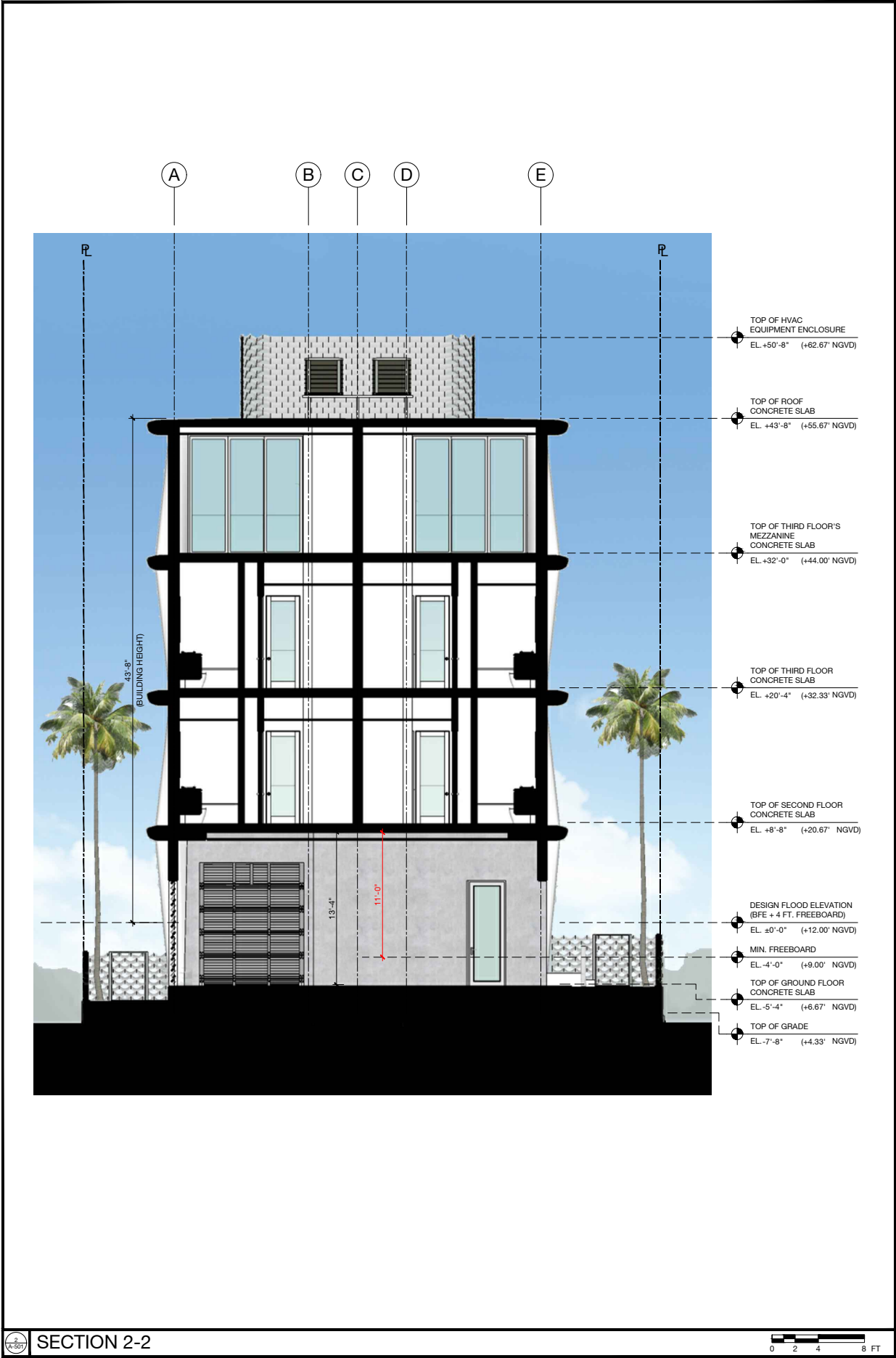
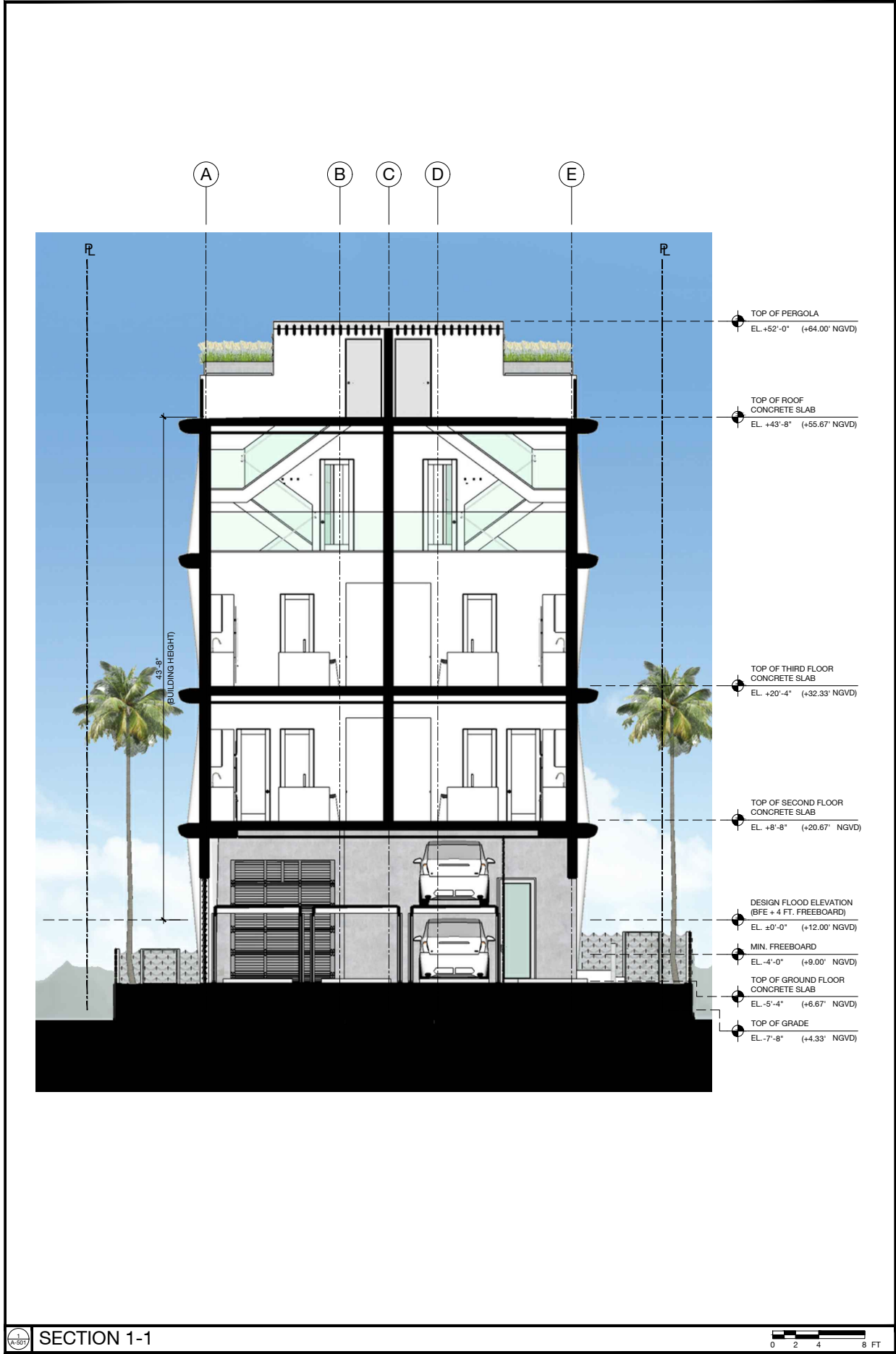
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PROJECT: **NEW APARTMENT BUILDING**
CLIENT: **BMH DEV, LLC**
ADDRESS: **8240 BYRON AVENUE MIAMI BEACH, FL 33141**
ISSUED ON: **09.06.2024**
JOB No: **24003**

TITLE: **FACADE MATERIALS ELEVATION**
SCALE: **SEE GRAPHIC BAR**
SHEET: **A-405**





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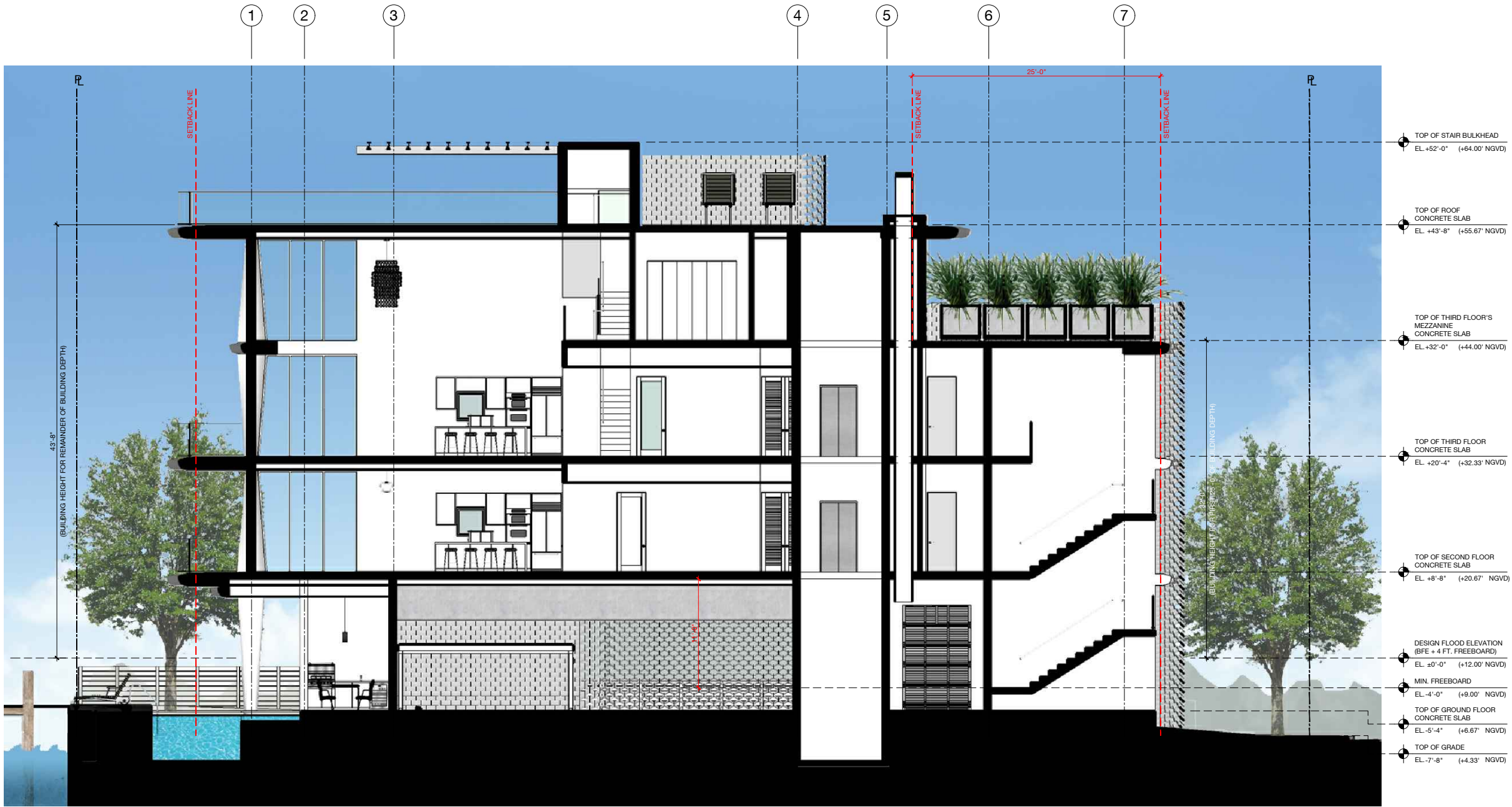


PROJECT: **NEW APARTMENT BUILDING**
CLIENT: **BMH DEV, LLC**
ADDRESS: **8240 BYRON AVENUE MIAMI BEACH, FL 33141**
ISSUED ON: **09.06.2024**
JOB No: **24003**

TITLE: **PROPOSED SECTIONS**
SCALE: **SEE GRAPHIC BAR**
SHEET: **A-501**



SECTION 3-3



TITLE:

PROPOSED
SECTION

SCALE:

SEE GRAPHIC BAR

SHEET:

A-502

REVISIONS:

PROJECT:

NEW APARTMENT
BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB NO:

24003

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



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info@cds-studio.com
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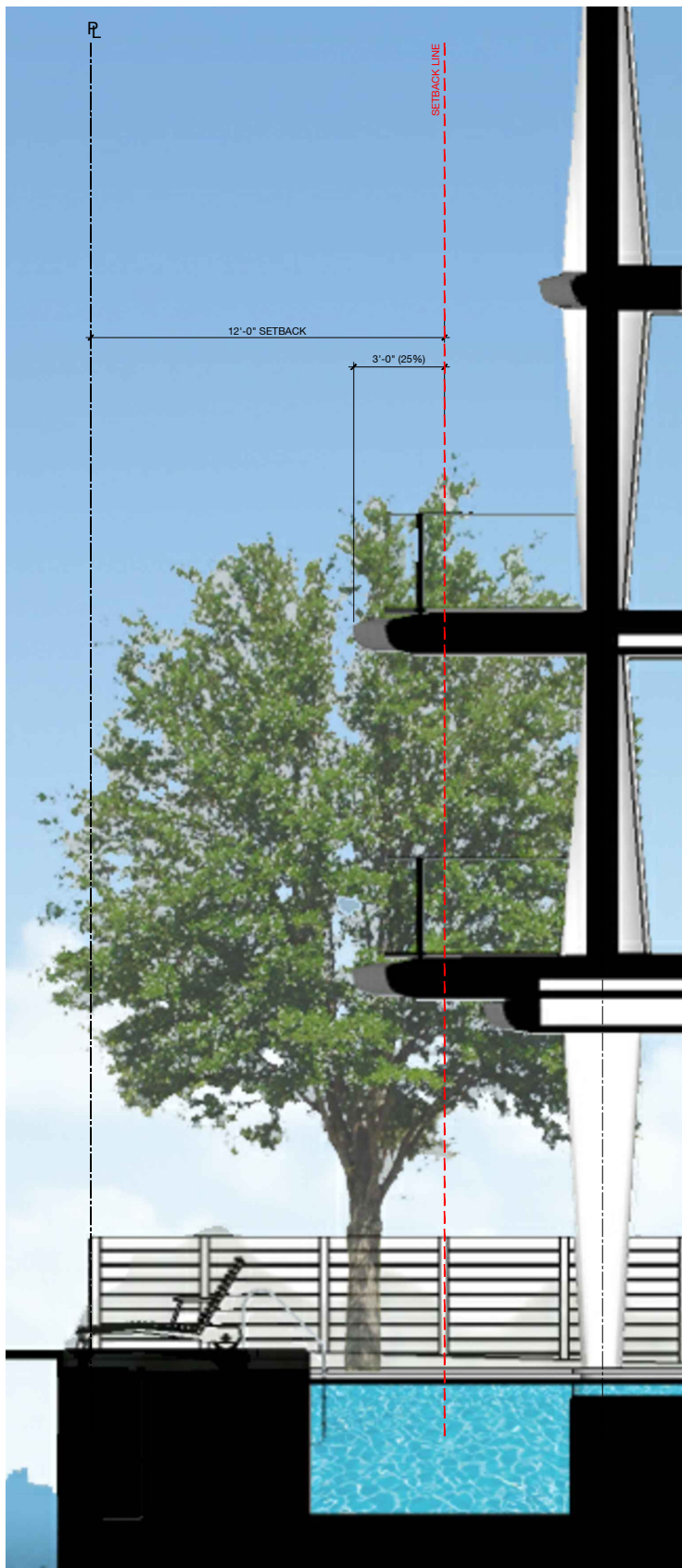
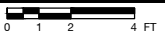
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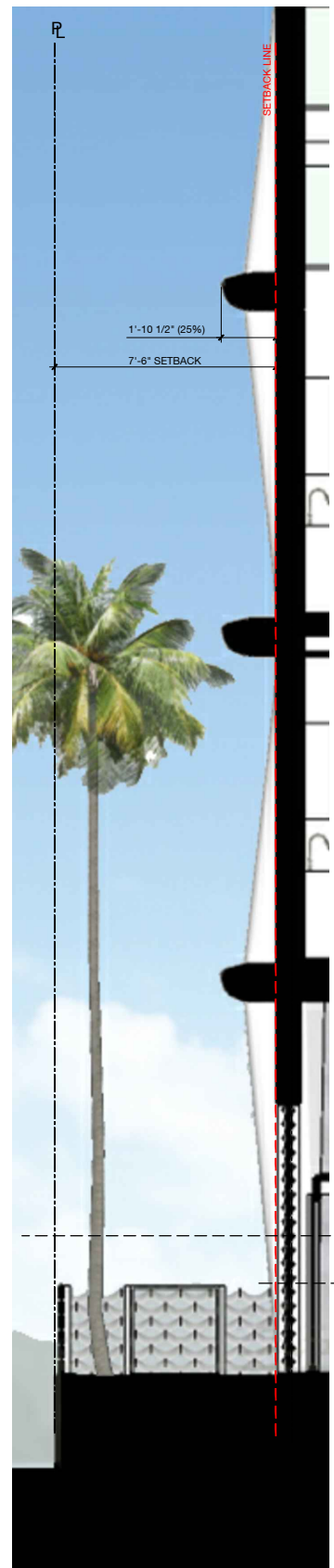
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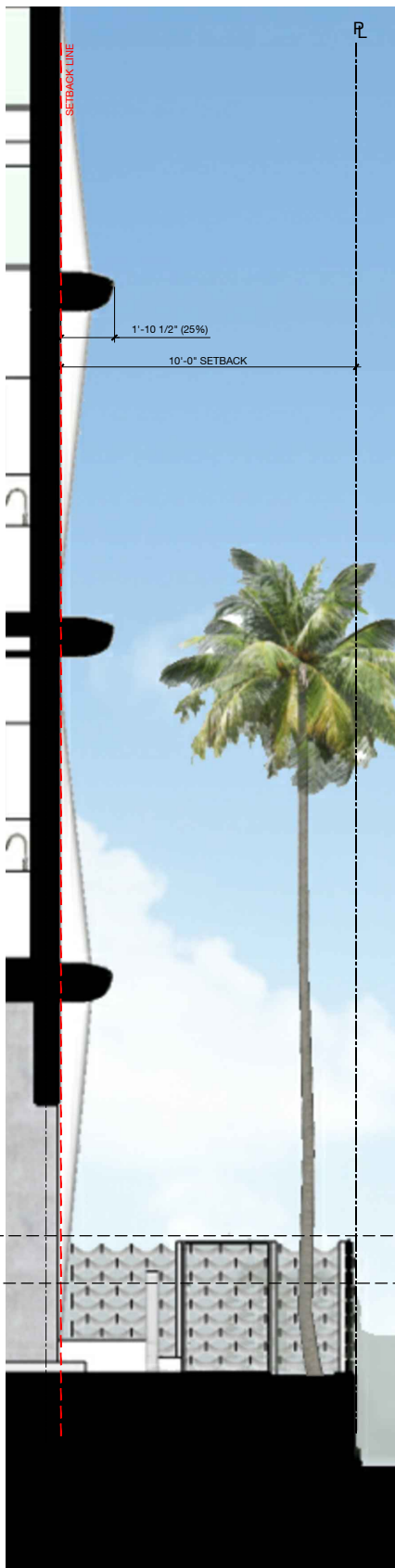
PROPOSED YARD SECTIONS



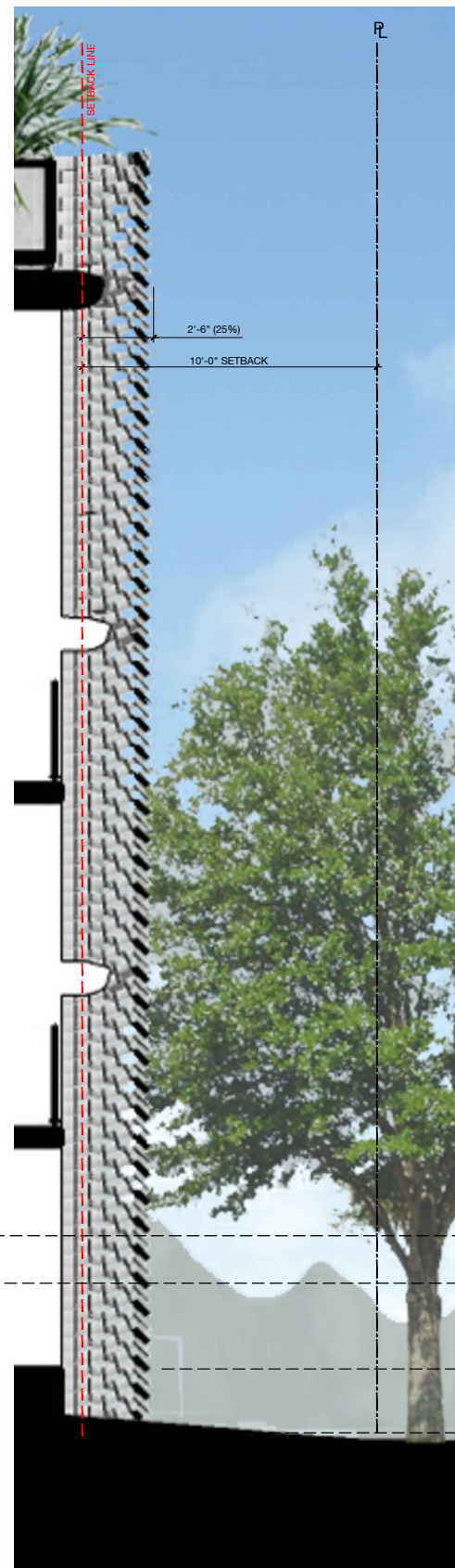
REAR YARD SECTION (a)



SIDE YARD SECTION (b)



SIDE YARD SECTION (c)



FRONT YARD SECTION (d)

TOP OF HIGHER WOOD OR METAL FENCE	EL.-0'-8" (+11.33' NGVD)
TOP OF LOWER WOOD OR METAL FENCE	EL.-2'-2" (+9.83' NGVD)
TOP OF GROUND FLOOR CONCRETE SLAB	EL.-5'-4" (+6.67' NGVD)
TOP OF GRADE	EL.-7'-8" (+4.33' NGVD)

7'-0" MAX.

TITLE:

PROPOSED YARD SECTIONS

REVISIONS:

PROJECT:

NEW APARTMENT BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB No:

24003

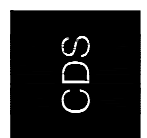
SCALE:

SEE GRAPHIC BAR

SHEET:

A-503

CONTEMPORARY DESIGN STUDIO
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BIRD'S EYE VIEW FROM THE SOUTHEAST

N.T.S.

TITLE: ILLUSTRATIONS

PROJECT: NEW APARTMENT

CLIENT: BMH DEV, LLC

ADDRESS: 8240 BYRON AVENUE

MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No. 24003

SCALE: N.T.S.

SHEET: A-901

SEAL & SIGNATURE



EDUARDO A. PARDO FERNANDEZ, P.A.
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BIRD'S EYE VIEW FROM THE SOUTHWEST

N.T.S.

TITLE: ILLUSTRATIONS REVISIONS:

SCALE: N.T.S.

SHEET: A-902

PROJECT: NEW APARTMENT

BUILDING

CLIENT: BMH DEV, LLC

ADDRESS: 8240 BYRON AVENUE

MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No: 24003

CONTEMPORARY DESIGN STUDIO
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FRONT FACADE FROM BYRON AVENUE

N.T.S.

TITLE: ILLUSTRATIONS

PROJECT:

NEW APARTMENT
BUILDING

CLIENT:

BMH DEV, LLC

ADDRESS:

8240 BYRON AVENUE
MIAMI BEACH, FL 33141

ISSUED ON:

09.06.2024

JOB NO:

24003

SCALE: N.T.S.

A-903

SHEET:

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REAR FACADE ON TATUM WATERWAY

N.T.S.

TITLE: ILLUSTRATIONS REVISIONS:

SCALE: N.T.S.

A-904

SHEET:

PROJECT: NEW APARTMENT BUILDING

CLIENT: BMH DEV, LLC

ADDRESS: 8240 BYRON AVENUE MIAMI BEACH, FL 33141

ISSUED ON: 09.06.2024

JOB No: 24003

CONTEMPORARY DESIGN STUDIO
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SEAL & SIGNATURE

STATE OF FLORIDA
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