



**845 82nd Street
Miami Beach, FL**

**Final Submittal
DRB25-1079**

Design Review Board Final Submittal
April 6, 2025
DRB File Number: DRB25-1079

Owner:
L&E Investment LLC

Architect:
Alayo Architects PC

Landscape Architect:
Laura Llerena Associates, Inc.

BOUNDARY SURVEY

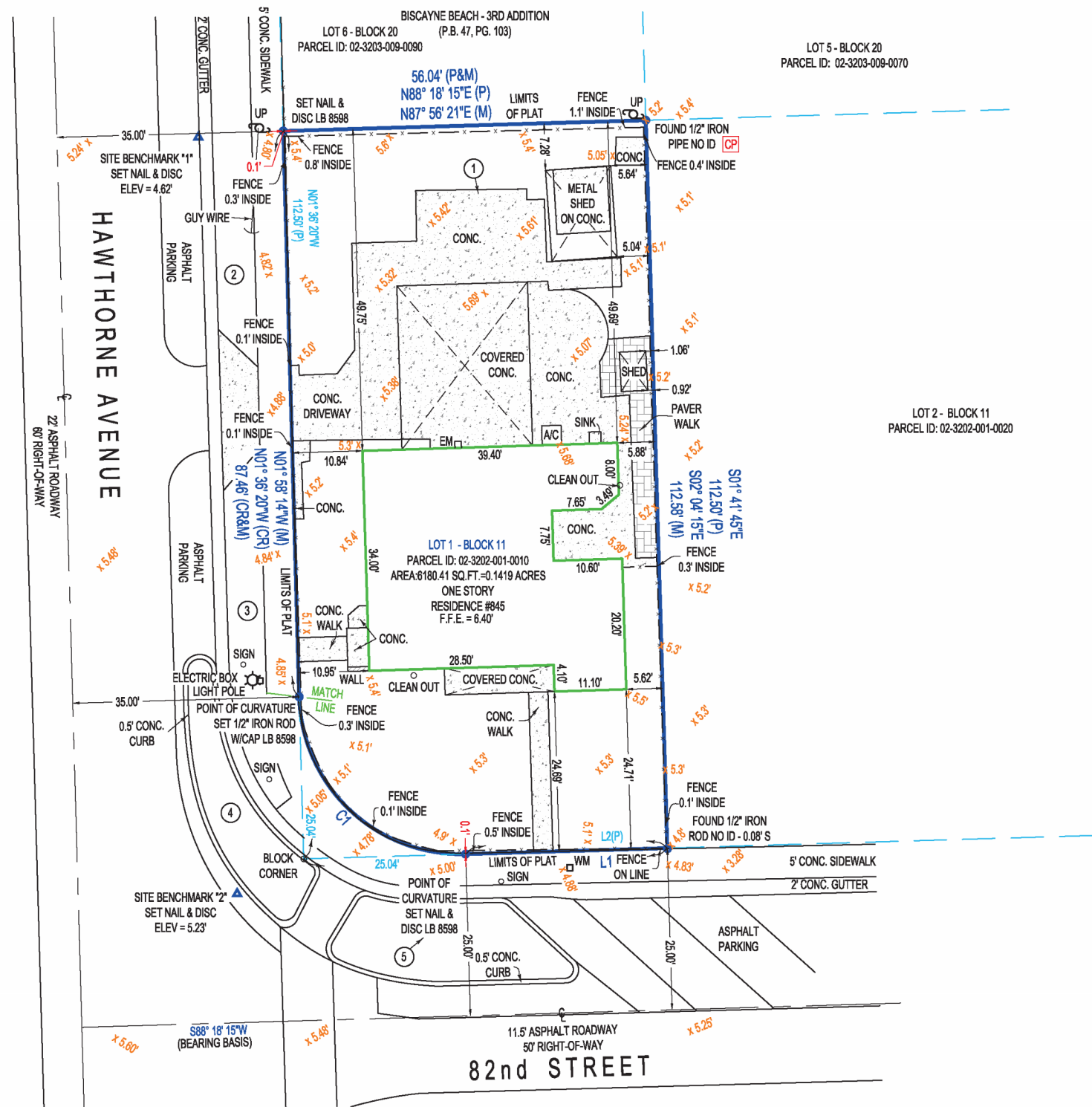


SCALE: 1"=20'



501° 58' 14"E (M) 350.04' (CR&M)
 501° 36' 20"E (CR) 350.04' (CR&M)

HFA
 THE NE CORNER OF LOT - BLOCK 2 - BLOCK 4
 FOUND 1/2" IRON PIPE NO ID ON LINE
 N88° 18' 15"E (CR) 155.00' (CR&M)
 N87° 56' 21"E (M) 155.00' (CR&M)
 THE NE CORNER OF LOT - BLOCK 3 - BLOCK 4
 FOUND 1/2" IRON PIPE NO ID 0.08' S x 0.10' E



	CURVE TABLE			CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1(P)	39.31'	25.00'	90°05'25"	35.38'	N46°39'02"W
C1(M)				35.38'	N47°00'56"W

	LINE TABLE	
	BEARING	DISTANCE
L1(CR)	S88° 18' 15"W	31.18'
L1(M)	S88° 04' 54"W	31.20'
L2	S88° 18' 15"W	56.22'

PROPERTY ADDRESS:
 845 82nd STREET, MIAMI BEACH, FL. 33141

FLOOD INFORMATION:
 ZONE: "AE"
 ELEV. = 8' (NAVD88)
 MAP PANEL #12086C0307L
 EFFECTIVE DATE: 09/11/2009

NOTE:
 (#) = TREE

# TREE	TYPE	DIAMETER	CANOPY	HEIGHT
1	MANGIFERA TREE	11"	12"	16"
2	ATRIPLEX HALIMUS TREE	8"	13"	16"
3	TRISTANIOPSIS LAURINA TREE	10"	17"	11"
4	PALM	8"	6"	25"
5	PALM	8"	6"	75"

Job Number : 233663-SE	Field:
Drawn By : V.M.	Date of Field Work : 01/15/2025
Revisions	
V.M. - TREE UPDATE - 02/13/2025	

This survey has been issued by the following Landtec Surveying office:
 840 US Hwy 1, Suite 330
 North Palm Beach, Florida 33408
 Office: (561) 210-9344 www.LandtecSurveying.com
 Email: Construction@landtecsurveying.com

LANDTEC
 CONSTRUCTION SURVEYING
 LICENSED BUSINESS No. 8598

BOUNDARY SURVEY

Vicinity Map Not-to-Scale



Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8598.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Job Number : 233663-SE	Field:
Drawn By : V.M.	Date of Field Work : 01/15/2025
Revisions	
V.M. - TREE UPDATE - 02/13/2025	

Survey Related Information and Certifications:

CERTIFIED TO
L&E RE INVESTMENT LLC

Legal Description:

LOT 1 IN BLOCK 11 OF BISCAYNE BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47 AT PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Bearing Basis:

CENTER LINE OF 82nd STREET AS S88° 18' 15"W.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Elevations, if shown:	
Benchmark: V-626 MDC	Elevations on Drawing are in:
Benchmark Elev.: 11.88'	N.G.V.D.29 <input checked="" type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>
Benchmark Datum: N.G.V.D.29	

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	F.F.E. = FINISHED FLOOR ELEV.	PCC = POINT OF COMPOUND CURVATURE	QTR = QUARTER
C/O = CLEANOUT	FIR = FOUND IRON ROD	PH = POOL HEATER	RNG = RANGE
CA = CENTRAL ANGLE	FN = FOUND NAIL	PI = POINT OF INTERSECTION	ROW = RIGHT OF WAY
CATV = CABLE TV RISER	FND = FOUND	PK = PARKER KAELOON	SEC = SECTION
CF = CALCULATED FROM FIELD	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	R = RADIUS	TR = TELEPHONE RISER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PRC = POINT OF REVERSE CURVATURE	WM = WATER METER
EL OR ELEV = ELEVATION	PC = POINT OF CURVATURE		WV = WATER VALVE
EM = ELECTRIC METER			

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo A Alvarez
Date: 2025.02.14
10:03:10 -05'00'

SIGNATURE _____ DATE: 2-14-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Symbols (Some items in legend may not appear on drawing - Not to Scale)

= UTILITY POLE	= WELL	= HANDICAP SPACES
= LIGHT POLE	= CENTER LINE	= TEMPORARY SITE BENCHMARK
= CATCH BASIN	= PARTY WALL	= SEC. QTR. CORNER
= FIRE HYDRANT	= AIR CONDITIONER	= SECTION CORNER
= MANHOLE	= SEPTIC LID	
= WATER VALVE	= ELEV. SHOT	
= WATER METER		

Line types

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD	

Platted Easements & Notable Conditions (unplatted easements also listed if provided):

- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.
- COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON WESTERLY AND SOUTHERLY SIDES OF LOT AS SHOWN.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

This survey has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com



GENERAL PROJECT INFORMATION	
PROPERTY ADDRESS	845 82ND STREET, MIAMI BEACH FL 33139
FOLIO	02-3202-001-0010
LEGAL DESCRIPTION	LOT 1 IN BLOCK 11 OF BISCAYNE BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47 AT PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LOT AREA (PER TAX RECORDS, SEE EXHIBIT)	6328 SF
YEAR BUILT	1951
EXISTING BUILDING SF	1215 SF
ZONING DISTRICT	RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY
PROPOSED USE	APARTMENTS & PARKING
SCOPE OF WORK	
NEW CONSTRUCTION OF NEW 4 STORY MULTI FAMILY BUILDING WITH 4 DWELLING UNITS	
CONSTRUCTION CLASSIFICATION	
CONSTRUCTION TYPE	TYPE I B
OCCUPANCY TYPE	R-1 RESIDENTIAL
	S-STORAGE
FIRE PROTECTION	FULLY SPRINKLERED
APPLICABLE CODES AND STANDARDS	
FLORIDA BUILDING CODE 2023	
FLORIDA ACCESSIBILITY CODE 2023	
FLORIDA FIRE PROTECTION CODE (8TH EDITION)	
NFPA 1/101, CURRENT EDITION	

PROJECT DESIGN STATEMENT

THE PROJECT IS LOCATED AT THE INTERSECTION OF HAWTHORNE AVENUE AND 82ND STREET IN THE NORTH BEACH-BISCAYNE POINT NEIGHBORHOOD OF MIAMI BEACH. SITUATED NEAR BISCAYNE BAY, TATUM WATERWAY, AND THE ATLANTIC OCEAN, THE SITE IS IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD THAT IS PEDESTRIAN FRIENDLY AND BENEFITS FROM EASY ACCESS TO COMMUNITY AMENITIES SUCH AS SCHOOLS, PARKS, AND HOUSES OF WORSHIP. IT IS ALSO SERVED BY PROXIMATE PUBLIC TRANSPORTATION MAKING IT AN ATTRACTIVE PLACE FOR PERMANENT RESIDENTS. TAKING CUES FROM EXISTING TYPES SUCH AS THE MID CENTURY FOURPLEXES, GARDEN APARTMENTS AND TRADITIONAL ROW HOUSE TYPES, OUR PROJECT IS A CONTEMPORARY ADAPTATION OF TYPES THAT ADDRESSES THE TRANSFORMATION OF THE NEIGHBORHOOD WHILE MAINTAINING A LOW INTENSITY RESIDENTIAL CHARACTER THAT FITS THE SCALE OF THE STREETS AND SIDEWALKS.

THE BUILDING IS DESIGNED AS A UNIFIED VOLUME WHILE ESTABLISHING A SEPARATE IDENTITY FOR EACH RESIDENCE. DESIGNED AS FOUR VERTICALLY STACKED HOMES, EACH RESIDENCE FLOOR RELATES DIFFERENTLY TO THE PROXIMITY TO THE STREET BY PROGRAMATIC STACKING: MORE PUBLIC SPACES CLOSER TO THE STREET, AND THE MORE PRIVATE SPACES HIGHER ABOVE.

THE ROOFSCAPE IS ALSO CONSIDERED AS A USABLE OPEN SPACE THAT ALLOWS RESIDENTS TO CONNECT WITH BOTH BODIES OF WATER, LIGHT AND AIR, AND PROVIDE OUTDOOR SPACE IN AN URBAN CONTEXT ALLOWING FOR ENHANCED WELLNESS AND TRANQUILITY.

THE ARCHITECTURAL LANGUAGE OF THE BUILDING REFLECTS THE HERITAGE OF MID CENTURY MODERNISM PREVALENT IN THE NEIGHBORHOOD PRESENTING A POSSIBLE OPTION FOR A FABRIC BUILDING THAT CAN CONTRIBUTE TO A CHANGING CONTEXT.

Sheet Index	
Sheet Number	Sheet Name
0	Cover
01	Survey
02	Survey
03	TOC
Z01	Zoning Data
Z02	Context/Location Plan
Z03	Neighborhood Plan
Z04	Zoning/FAR
Z05	Site Plan
Z06	Site Photos
Z07	Site Photos
Z08	Demolition Plan
Z09	Setbacks
Z10	Setbacks
Z11	Street Elevations
Z12	Diagrams
Z13	Context
Z14	Precedents
Z15	Retaining Wall Detail
Z101	Ground Floor Plan
Z102	2nd Floor Plan
Z103	3rd Floor Plan
Z104	4th Floor Plan
Z105	Roof Terrace Plan
Z106	Variance
Z107	Variance
Z108	Waiver Diagrams
Z110	Axonometric NE
Z111	Axon 1-16 NE
Z112	Axon 1-16 NW
Z113	Axon 1-16 SW
Z114	Axon 1-16 SE
Z201	East Elevation
Z202	North Elevation
Z203	South Elevation
Z204	West Elevation
Z205	E/W Section
Z206	N/S Section
ZR001	Rendering
ZR002	Rendering
ZR003	Rendering
ZR004	Rendering
ZR005	Rendering
ZR006	Rendering
ZR007	Rendering

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

TOC

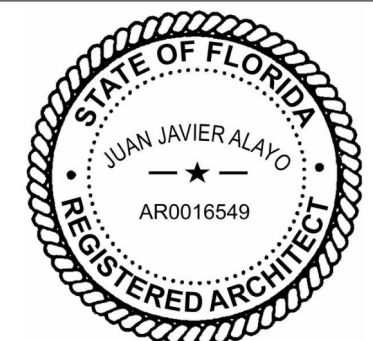
Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

03



COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 845 82nd STREET	Folio number(s):	02-3202-001-0010	Year built:	1951
2	Board file number(s), Determination of Architectural Significance:	DRB25-1079		Lot Area:	6328
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-1	Lot width:	56.04
4	Individual Historic Site (Yes or No):	No		Lot Depth:	112.58
5	Base Flood Elevation:	8.56 NGVD	Grade value in NGVD:		4.88 NGVD
6	Future Adjusted Grade (BFE+Grade / 2):	6.72 NGVD	Free board:		9.56 NGVD (BFE+1')
7	Proposed Use:	RESIDENTIAL			
8	Proposed Accessory Use:	NONE			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Attached in DRB Presentation package			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.25/7,910 SF FAR		1.24/7,876 SF FAR	
14	Building Height	50'	N/A	42'-5"	
15	At grade parking lot on the same lot				
a	Front setbacks	20'	N/A	20'	
b	Side interior setback	7.5'	N/A	5'	2.5'
c	Side facing street setback	7.5'	N/A	5'	2.5'
d	Rear setback	11.25'	N/A	11.9'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20'	N/A	20'	
b	Side interior setback	7.5'	N/A	5'	2.5'
c	Side facing street setback	7.5'	N/A	7.5'	
d	Rear setback	11.25'	N/A	11.9'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	550		2100	
b	Rehabilitated Buildings				
c	Hotel Unit	N/A		N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	800		2100	
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	
21	Parking	NONE	N/A	8	
22	Loading	NONE	N/A	NONE	

Notes: Indicate N/A if not applicable.

VARIANCES REQUESTED:

1. Secondary Front Setback at Ground Floor
 2. Side setback setback at Ground and Second Floor
- Refer to Sheets Z09 and Z10 for additional contextual information on neighboring buildings that also have reduced side setbacks.

WAIVER REQUESTED

1. Understory Height per 7.1.2.2 (f) requesting a reduction in minimum 14' above DFE

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Zoning Data

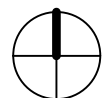
Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

Z01





PROJECT LOCATION
 845 82ND STREET
 MIAMI BEACH, FL



1/2 Mile Radius Aerial Plan

Issue Dates:

Owner:

L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:

Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
 Miami Beach, FL 33139

Drawing Title:

Context/Location Plan

Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

Z02



Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Neighborhood Plan

Date 04/06/25

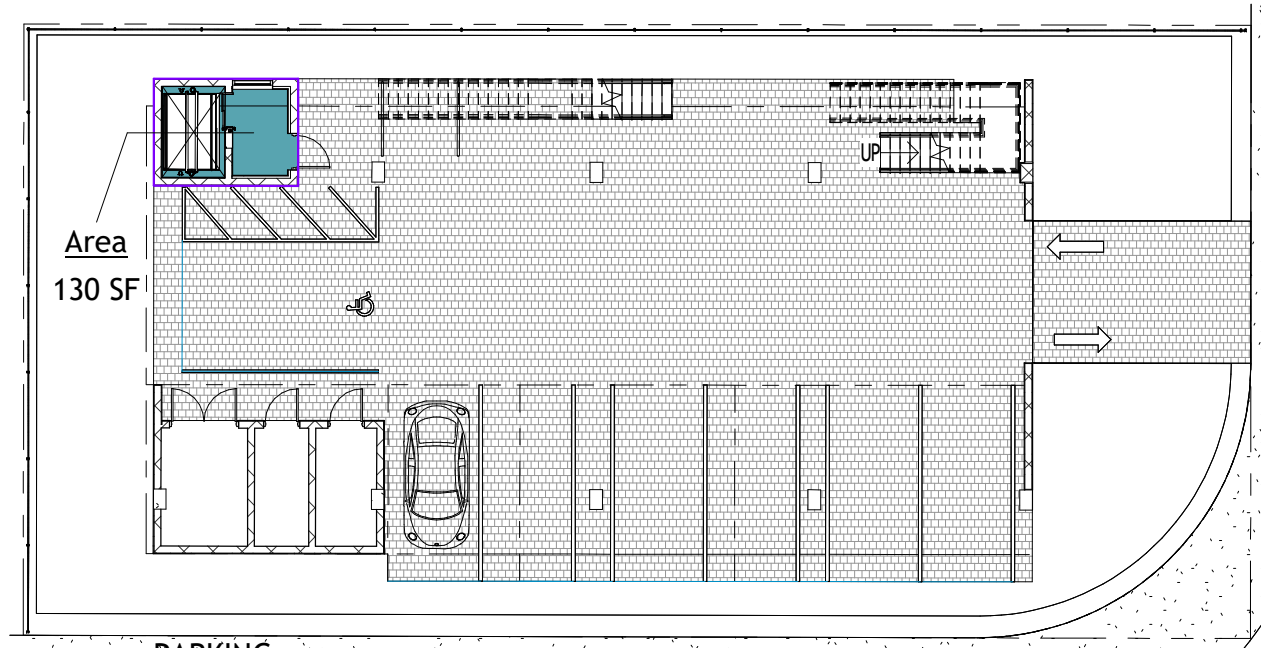
Scale

Proj. No. 323.01

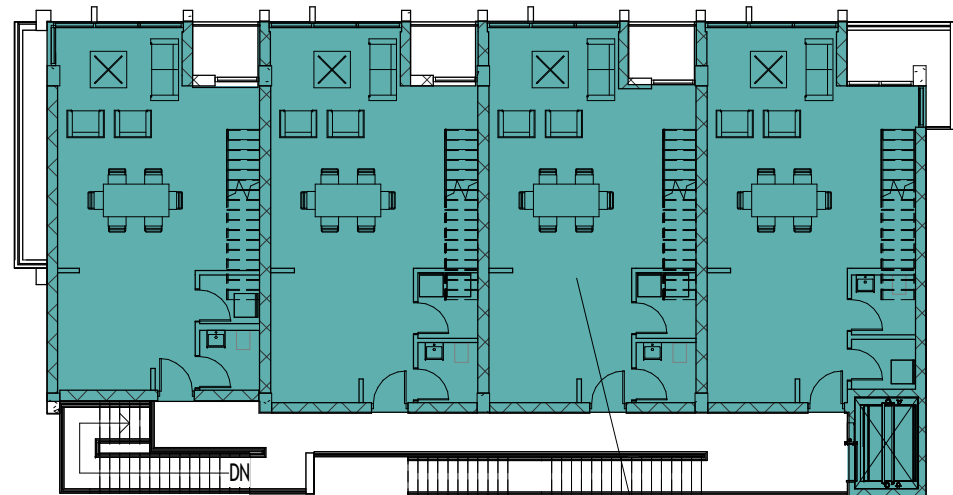
+JMJ+

Z03

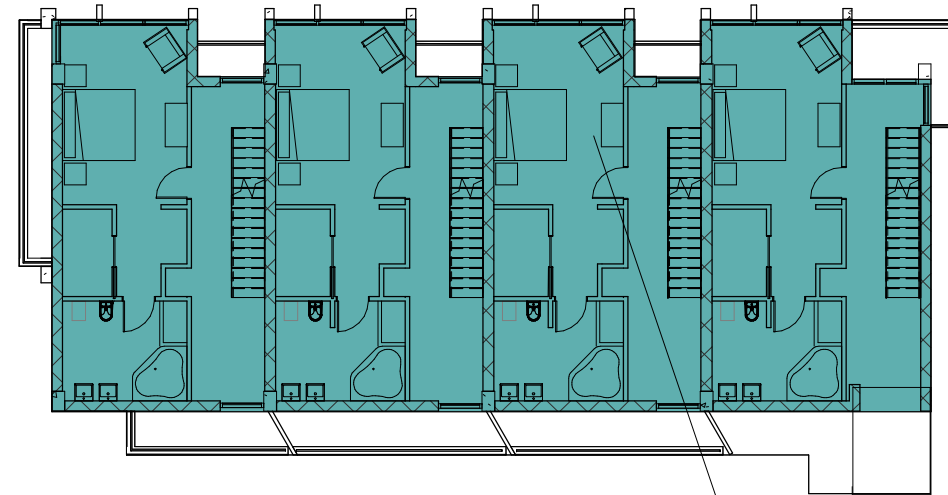




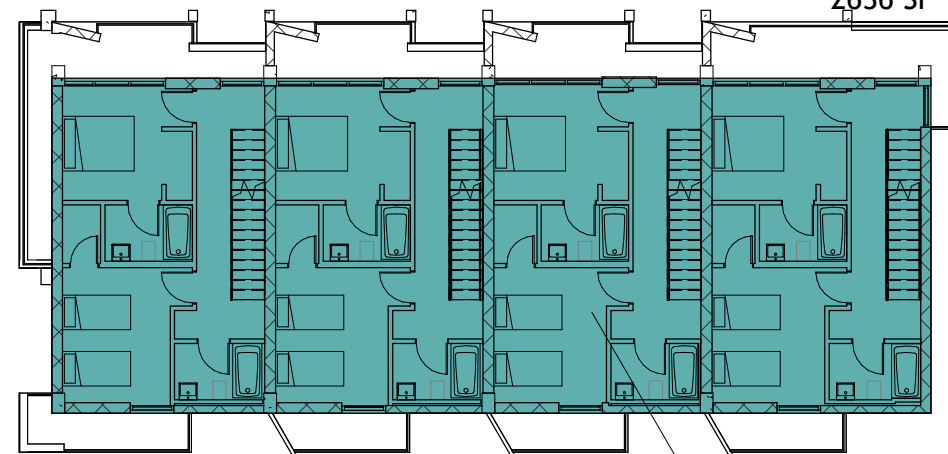
1 PARKING
1/16" = 1'-0"



2 FL 2
1/16" = 1'-0" Area 2692 SF



3 FL 3
1/16" = 1'-0" Area 2636 SF



4 FL 4
1/16" = 1'-0" Area 2418 SF

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Zoning/FAR

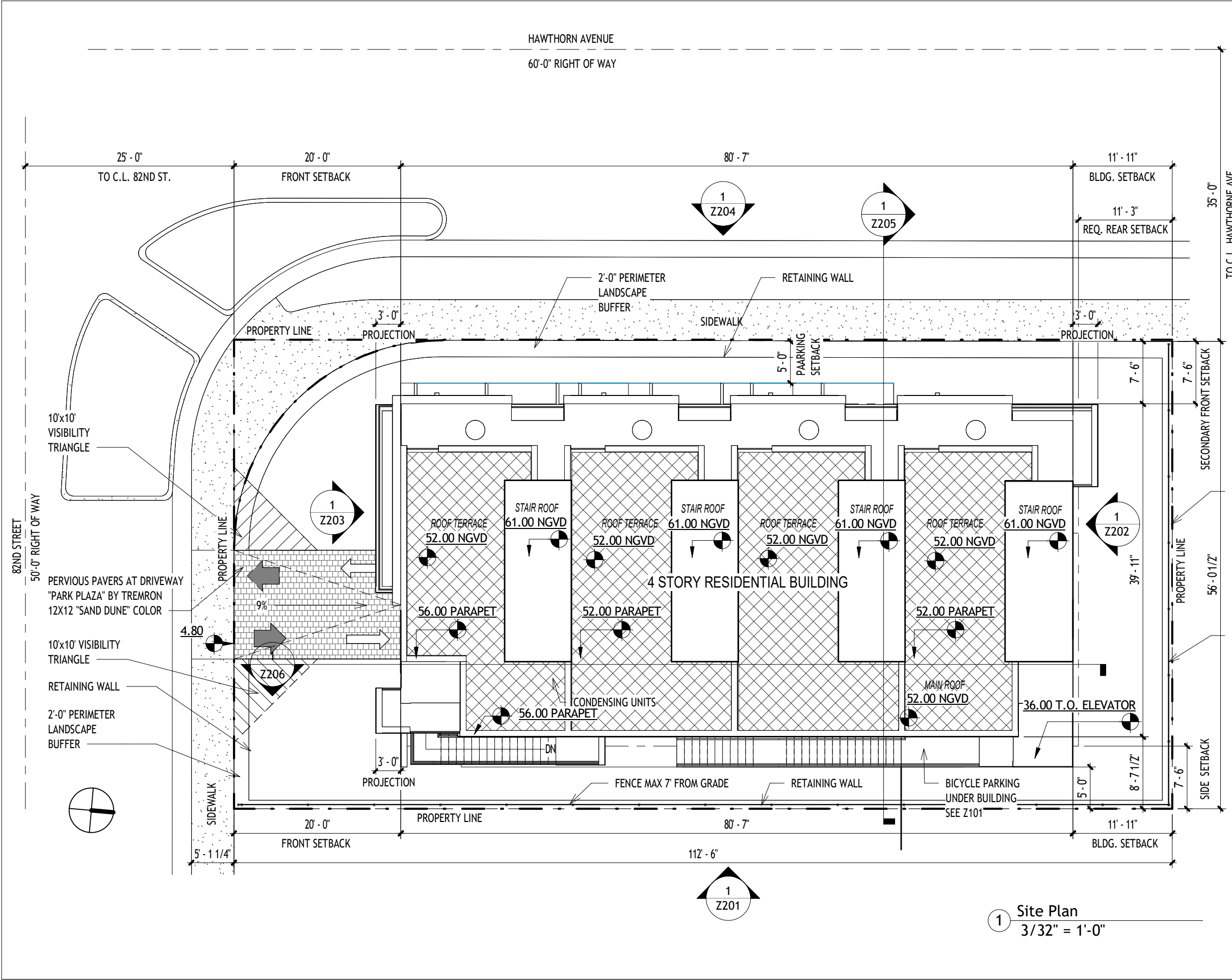
Date 04/06/25
Scale 1/16" = 1'-0"
Proj. No. 323.01
+JM+

Z04

ZONING SUMMARY		
ZONING DISTRICT	RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY	
PROPOSED USE	APARTMENTS & PARKING	
F.A.R	1.25	
FLOOD ZONE	AE (EL 7 NAVD) PER INSTRUCTIONS OF BUILDING DEPARTMENT AND PUBLIC WORKS USING NEW FEMA MAP	
BASE FLOOD ELEVATION CALCULATIONS		
	NAVD DATUM	NGVD DATUM
BFE (FROM NEW FEMA MAP)	7.0' NAVD	8.56' NGVD
MINIMUM FREEBOARD 2'-0" (PER BUILDING DEPT)	9.0' NAVD	10.56' NGVD
EXISTING GRADE	3.32' NAVD	4.88' NGVD
FUTURE ADJUSTED GRADE	5.16' NAVD	6.72' NGVD
EXISTING BUILDING SF	1215 SF	
FUTURE CROWN OF THE ROAD (PER PW DEPT)	4.6' NAVD	6.12' NGVD
NOTE: SEE ATTACHED EXHIBIT TO LOI LETTER INDICATING INFORMATION GIVEN BY CITY OF MIAMI BEACH BUILDING DEPARTMENT REGARDING NEW FEMA MAP AND NEW NAVD DATUM ELEVATIONS.		

FAR CALCULATIONS	
FLOOR 1	130 SF
FLOOR 2	2692 SF
FLOOR 3	2636 SF
FLOOR 4	2418 SF
ROOF	0 SF
TOTAL PROPOSED FAR	7876 SF
MAXIMUM FAR	
6328 SF X 1.25 =	7910 SF





Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
Site Plan

Date 04/06/25
 Scale 3/32" = 1'-0"
 Proj. No. 323.01
 +JMJ+

Z05



1 Site Plan
 3/32" = 1'-0"



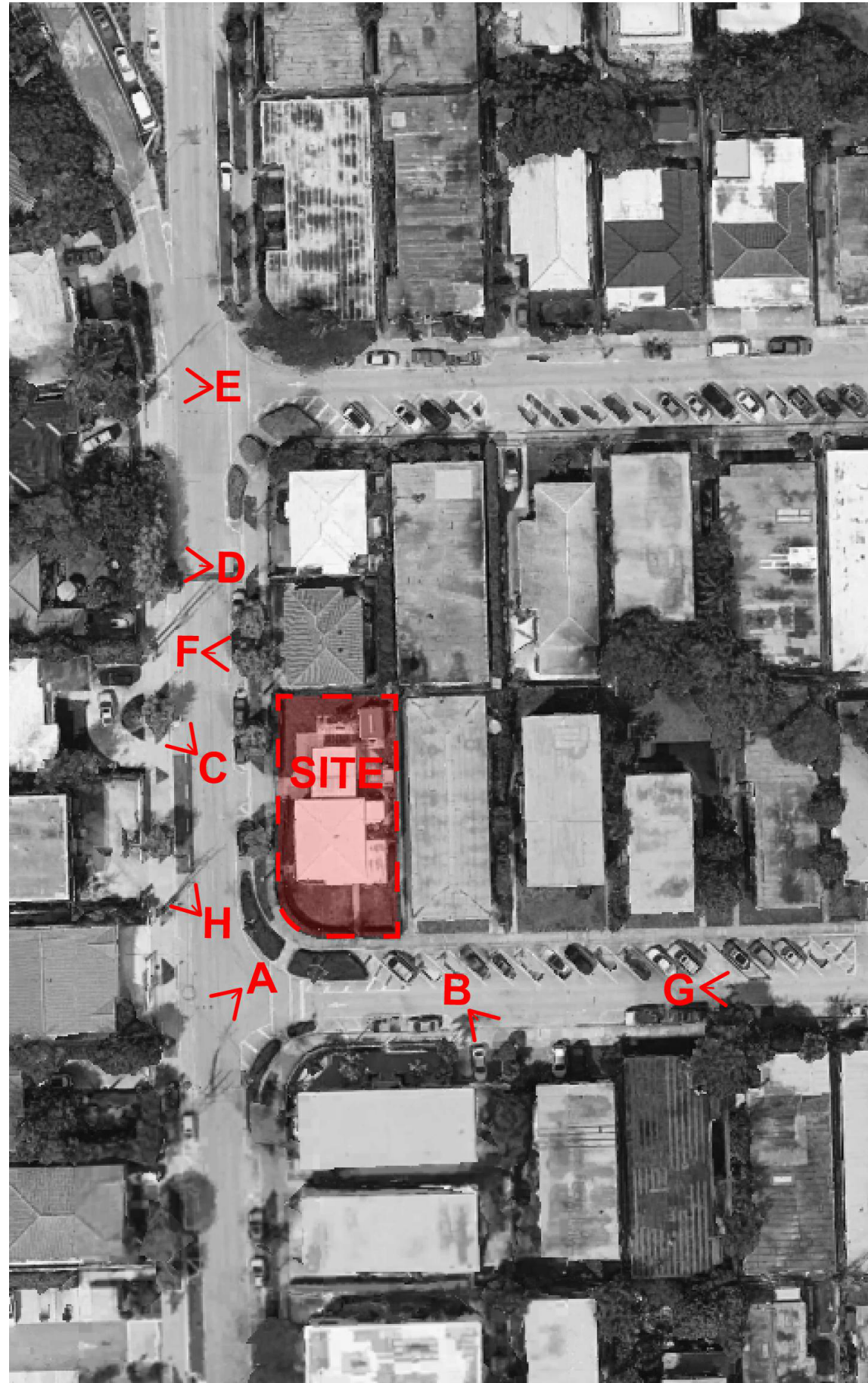
A



B



C



Issue Dates:

Owner:

L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:

Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
 Miami Beach, FL 33139

Drawing Title:

Site Photos

Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

Z06





D



E



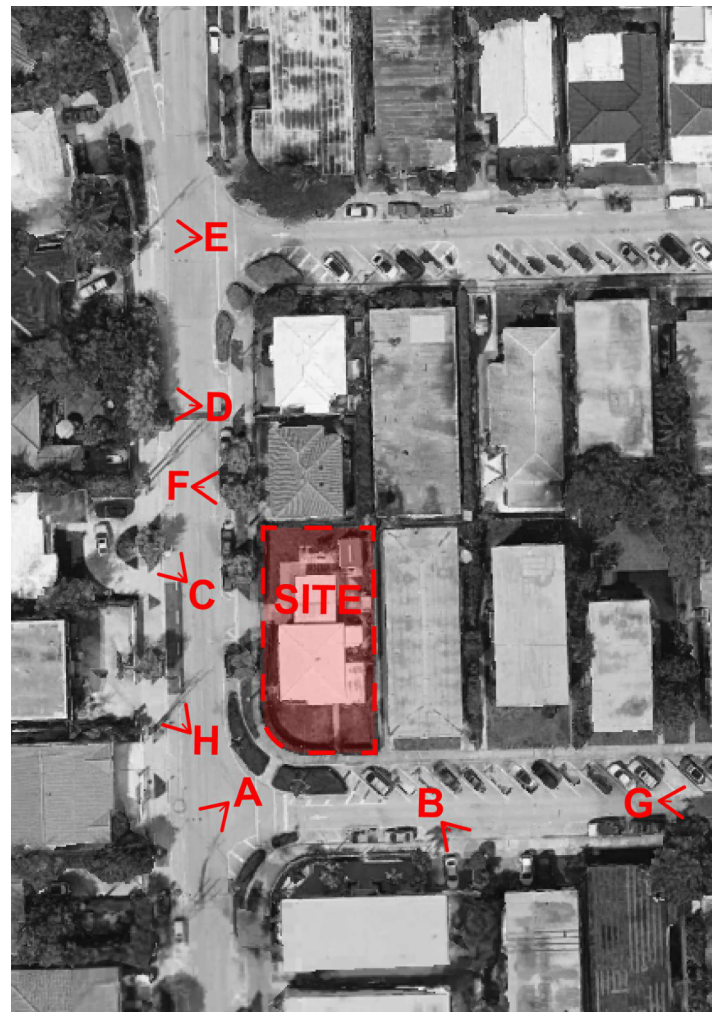
F



G



H



Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Site Photos

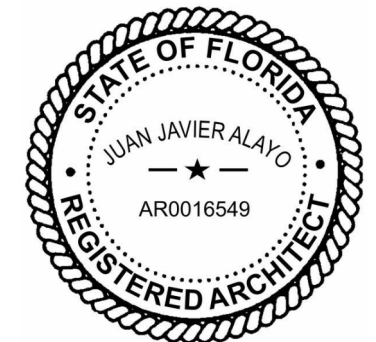
Date 04/06/25

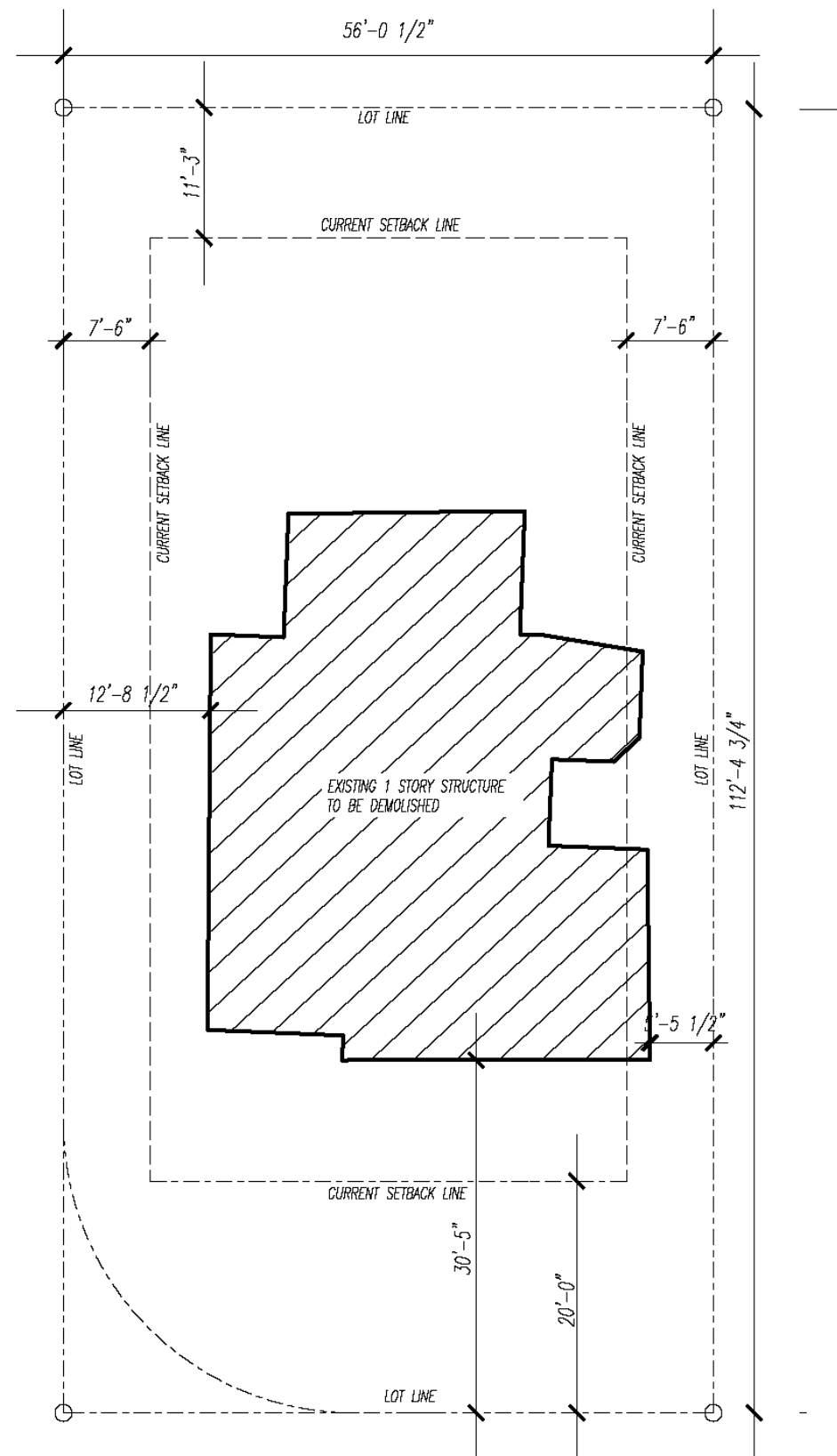
Scale

Proj. No. 323.01

+JMJ+

Z07





Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

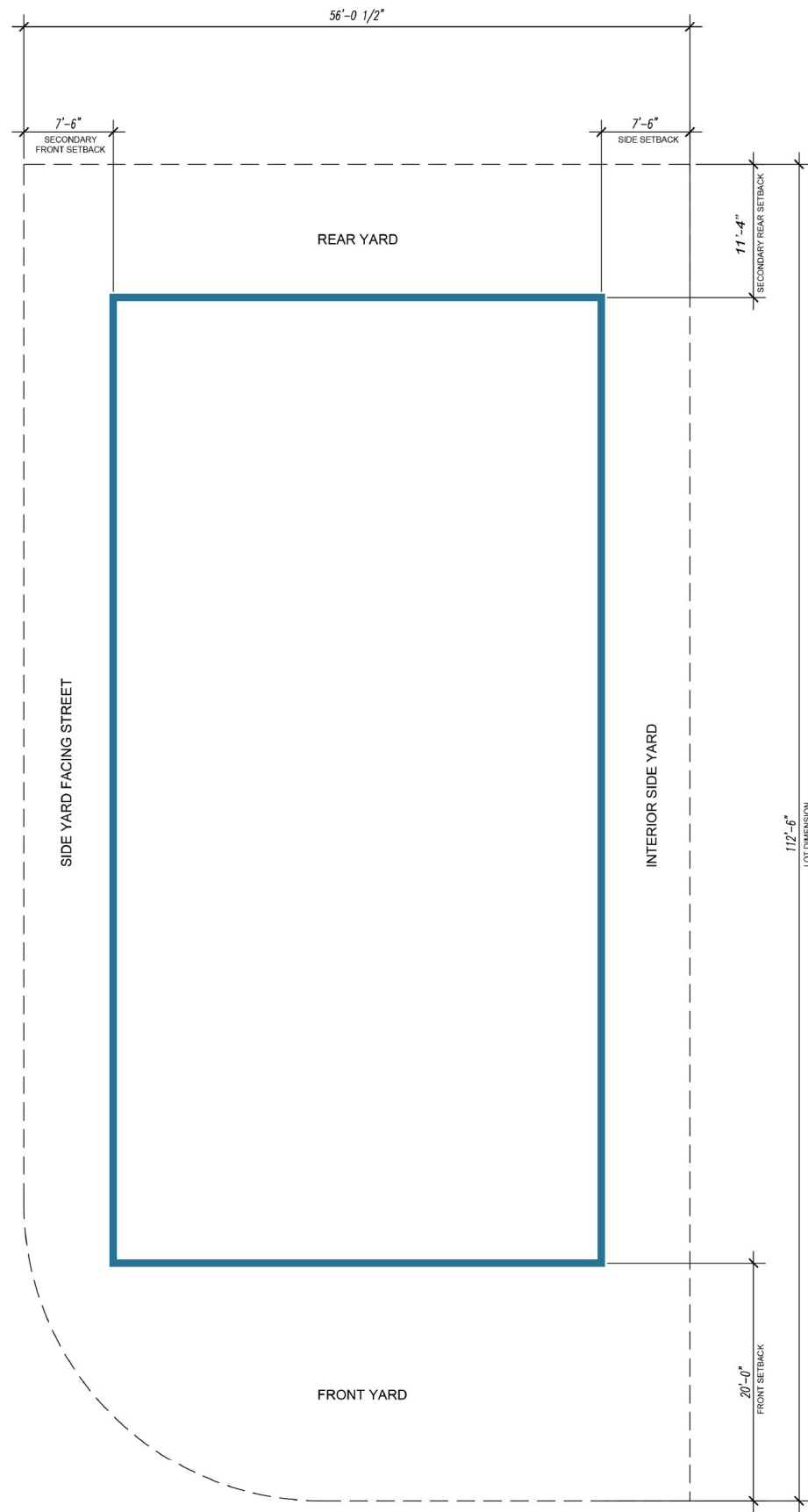
New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
Demolition Plan

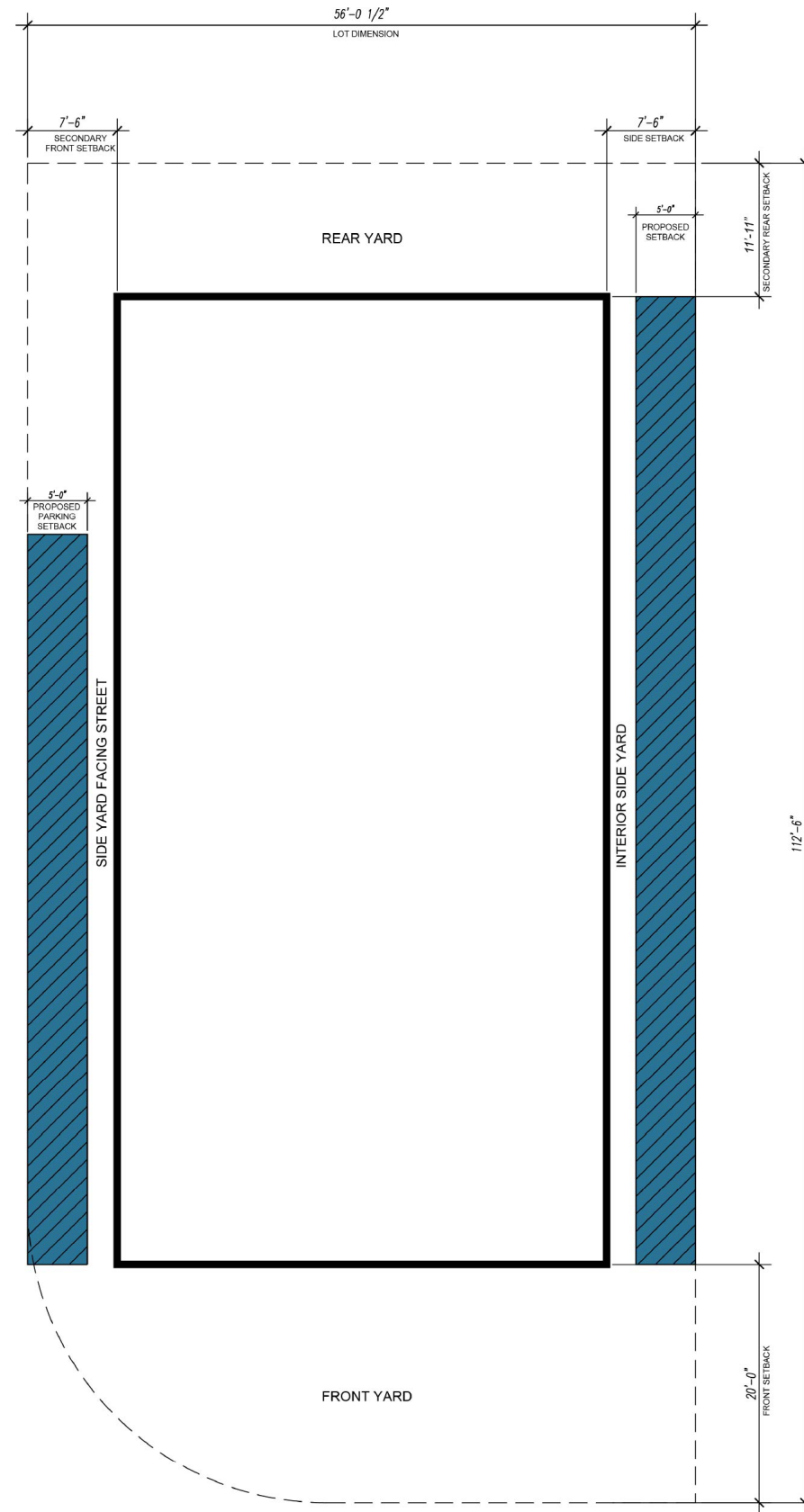
Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

Z08





REQUIRED SETBACKS



PROPOSED SETBACK VARIANCES

Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

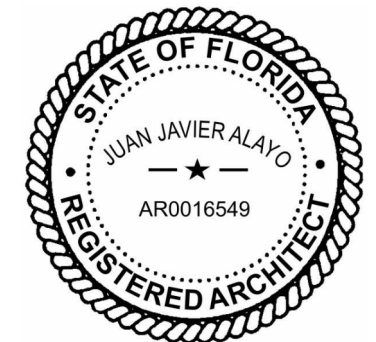
Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

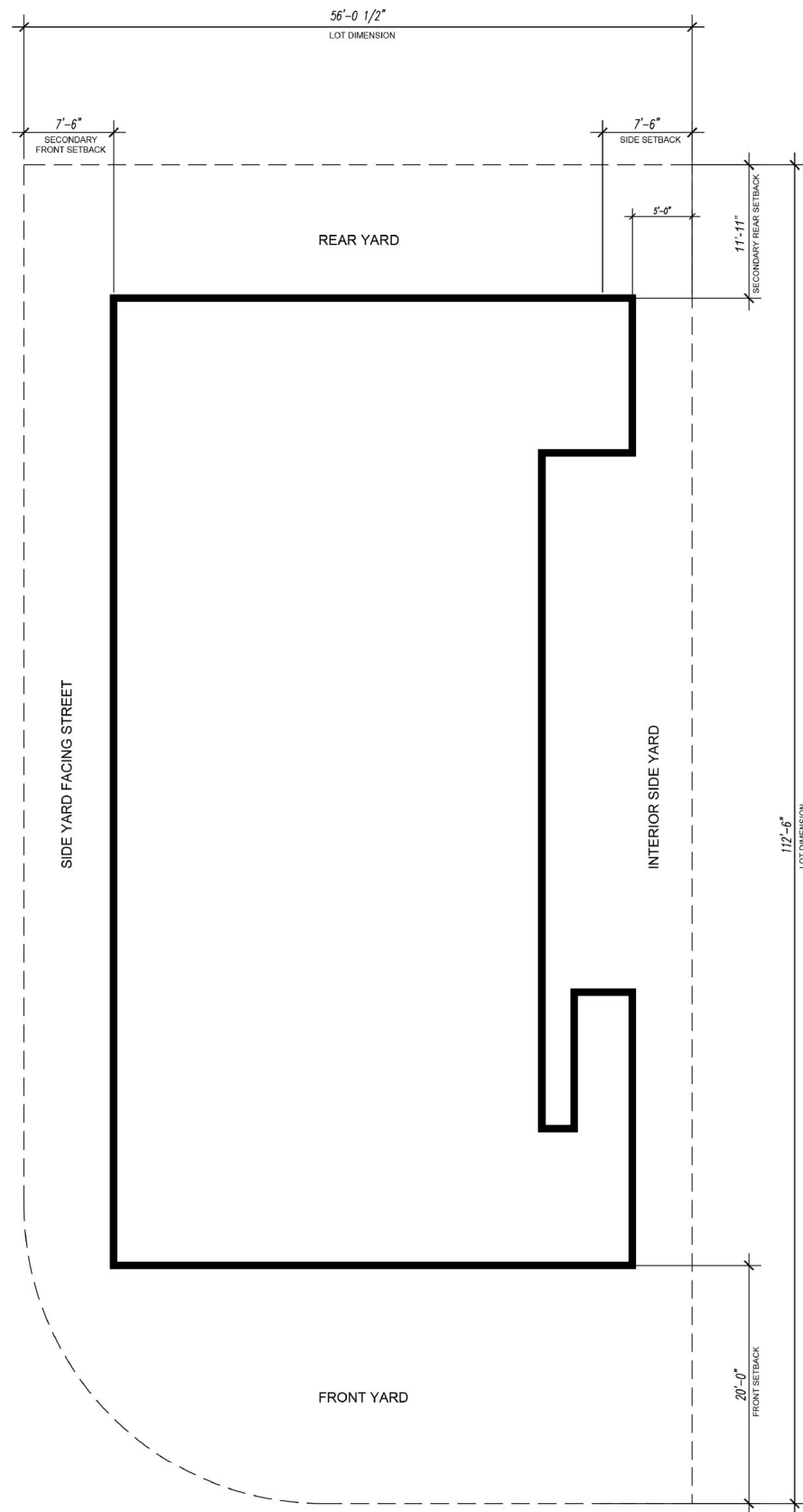
New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
Setbacks

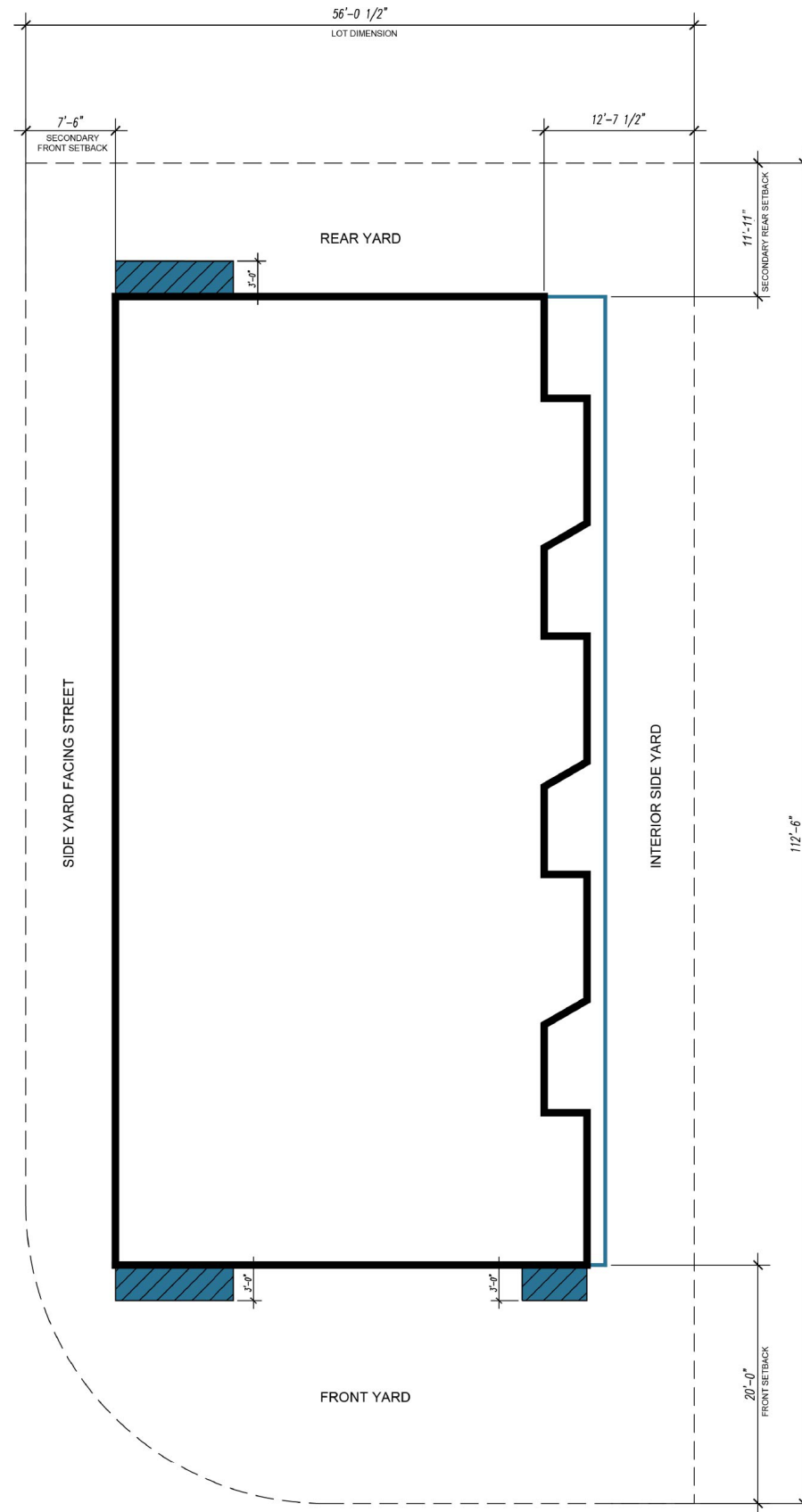
Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

Z09





PROPOSED SETBACKS AT LEVEL 2



PROPOSED SETBACKS AT ROOF & BALCONY OVERHANGS

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Setbacks

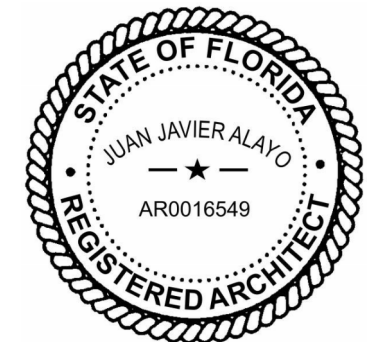
Date 04/06/25

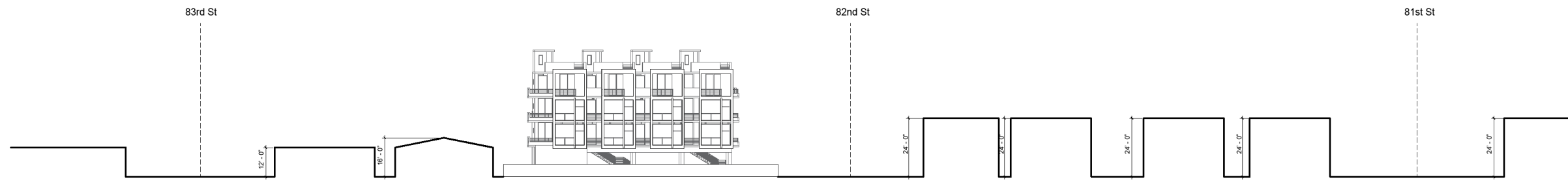
Scale

Proj. No. 323.01

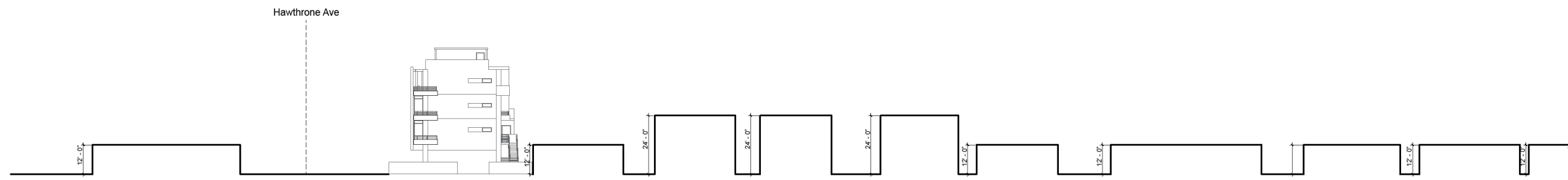
+JMJ+

Z10

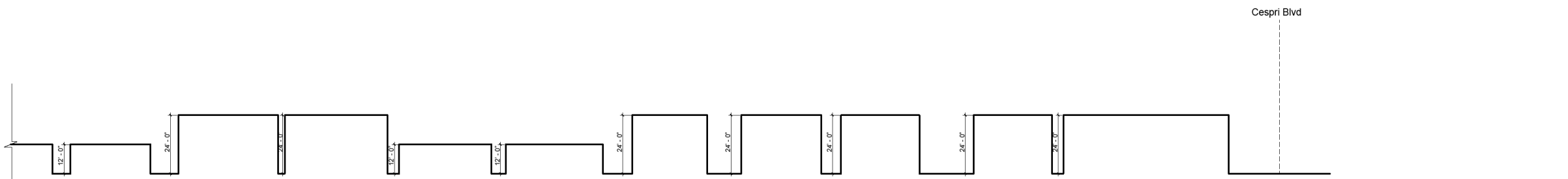




HAWTHORNE AVENUE ELEVATION



82ND STREET ELEVATION



82ND STREET ELEVATION (CONTINUED TO CRESPI)

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Street Elevations

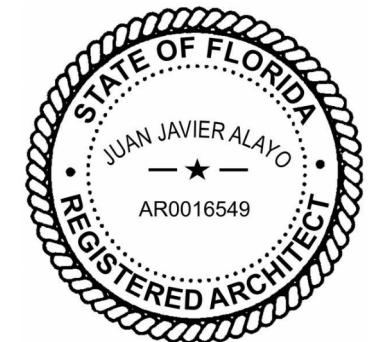
Date 04/06/25

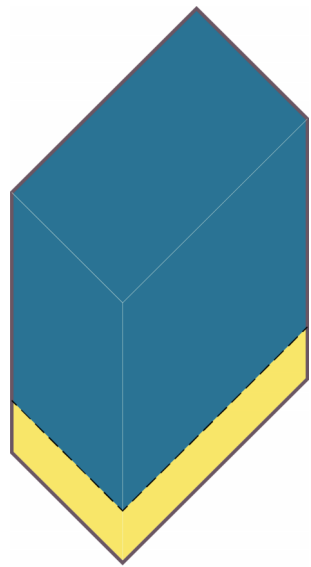
Scale

Proj. No. 323.01

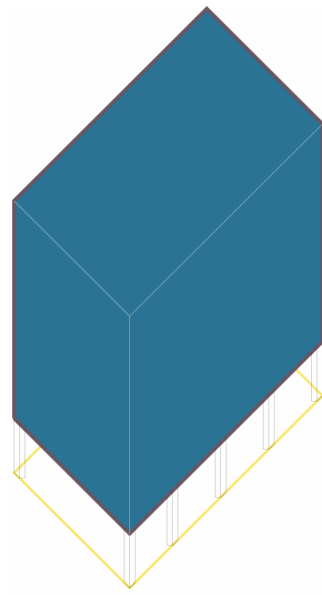
+JMJ+

Z11

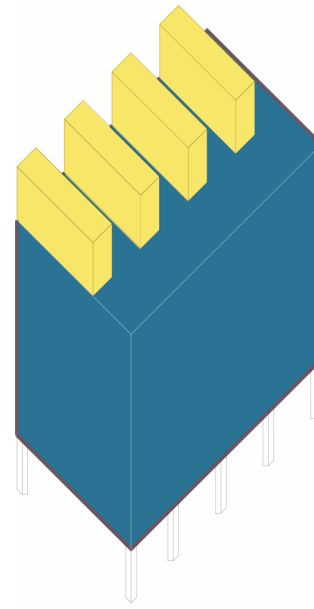




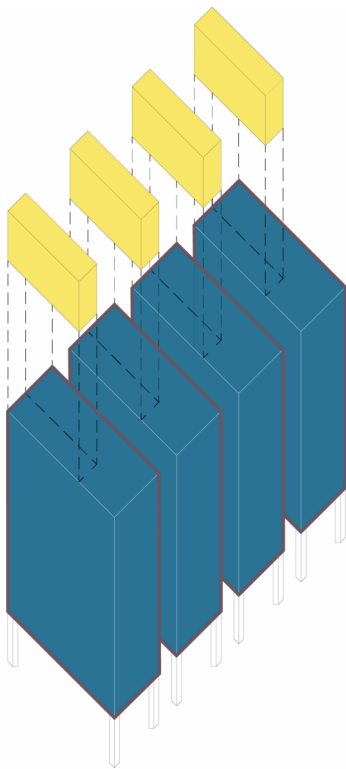
MASSING



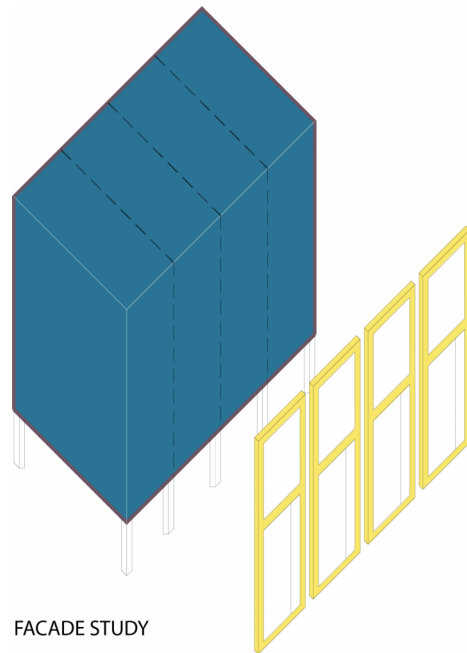
MASSING ON PILOTIS



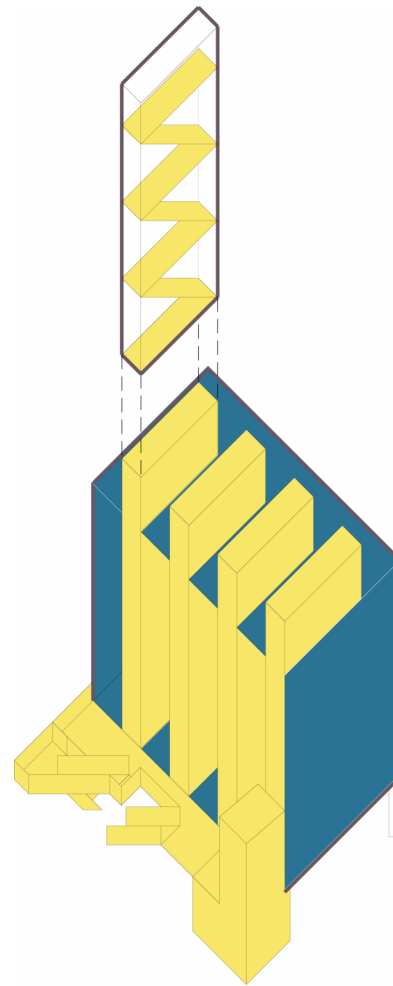
ROOF TOP DEVELOPMENT



FOUR VOLUMES



FACADE STUDY



CIRCULATION

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

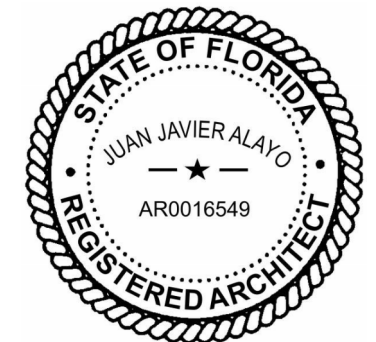
845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Diagrams

Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

Z12





A CONTEXT THAT EMERGED IN THE 40'S, 50'S AND 60'S, THE ARCHITECTURE OF THE NEIGHBORHOOD REFLECTS THE STYLE, LANGUAGE AND DETAILS OF THAT PERIOD, SPECIFICALLY INTERPRETED WITHIN THE TROPICAL ENVIRONMENT. RESPONDING TO THE LOCAL ECOLOGY, THE BUILDINGS MAKE USE OF ARCHITECTURAL ELEMENTS TO SHADE INDOOR AND OUTDOOR SPACES, PROVIDE DETAILS THAT ACCENTUATE SHADOWS, PROVIDE COMFORTABLE OPEN SPACES, AND FENESTRATION THAT ALLOWS FOR INTERNAL CROSS VENTILATION. THE BUILDING METHODS OF CONCRETE MASONRY AND STUCCO EXTERIOR DEFINE THE VOCABULARY THROUGH BUILDING DETAILS, OPENING ACCENTS, WALL TREATMENTS, AND DECORATIVE EXPRESSIONS OF SURFACE. COLOR, BEING IMPORTANT TO HIGHLIGHT THESE DETAILS, IS USED TO ALLOW THE FORMS TO MODULATE IN THE SUNLIGHT, AND BREAK DOWN THE SCALES.



Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Context

Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

Z13





Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

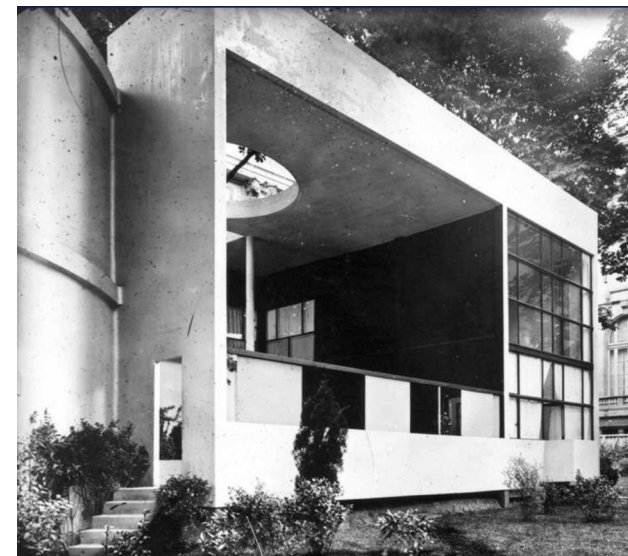
Precedents

Date 04/06/25

Scale

Proj. No. 323.01

+JM+



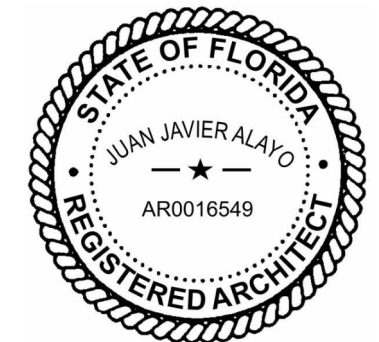
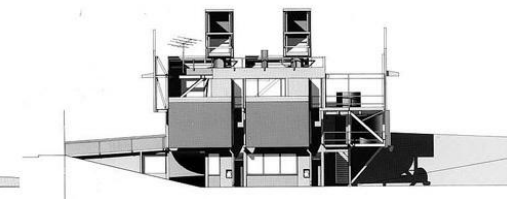
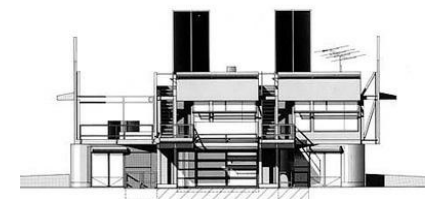
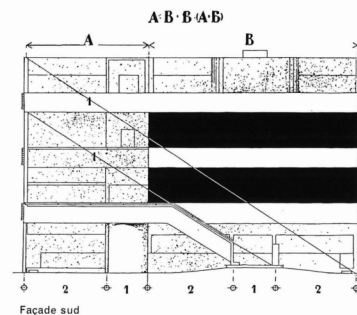
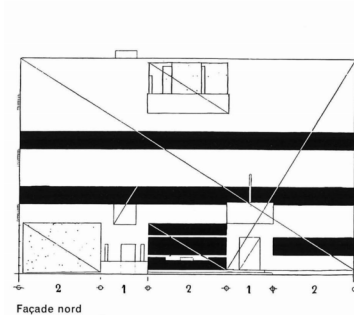
OUR PROJECT REFERENCES SEVERAL EFFECTIVE FORMAL STRATEGIES FOR ITS ARCHITECTURAL LANGUAGE AND COMPOSITION. TAKING ADVANTAGE OF REPETITION, THE FOUR UNITS ARE ARTICULATED TO INFER FOUR VOLUMETRIC IDENTITIES FOR EACH OWNER. THE STRICT ORTHOGONAL GEOMETRY IS TUNED THROUGH PROPORTIONAL DEVICES TO KEEP THE PARTS TO THE WHOLE RELATIONSHIP AND THE DIFFERENTIATION OF PARTS IN A COMMON PROPORTIONA.

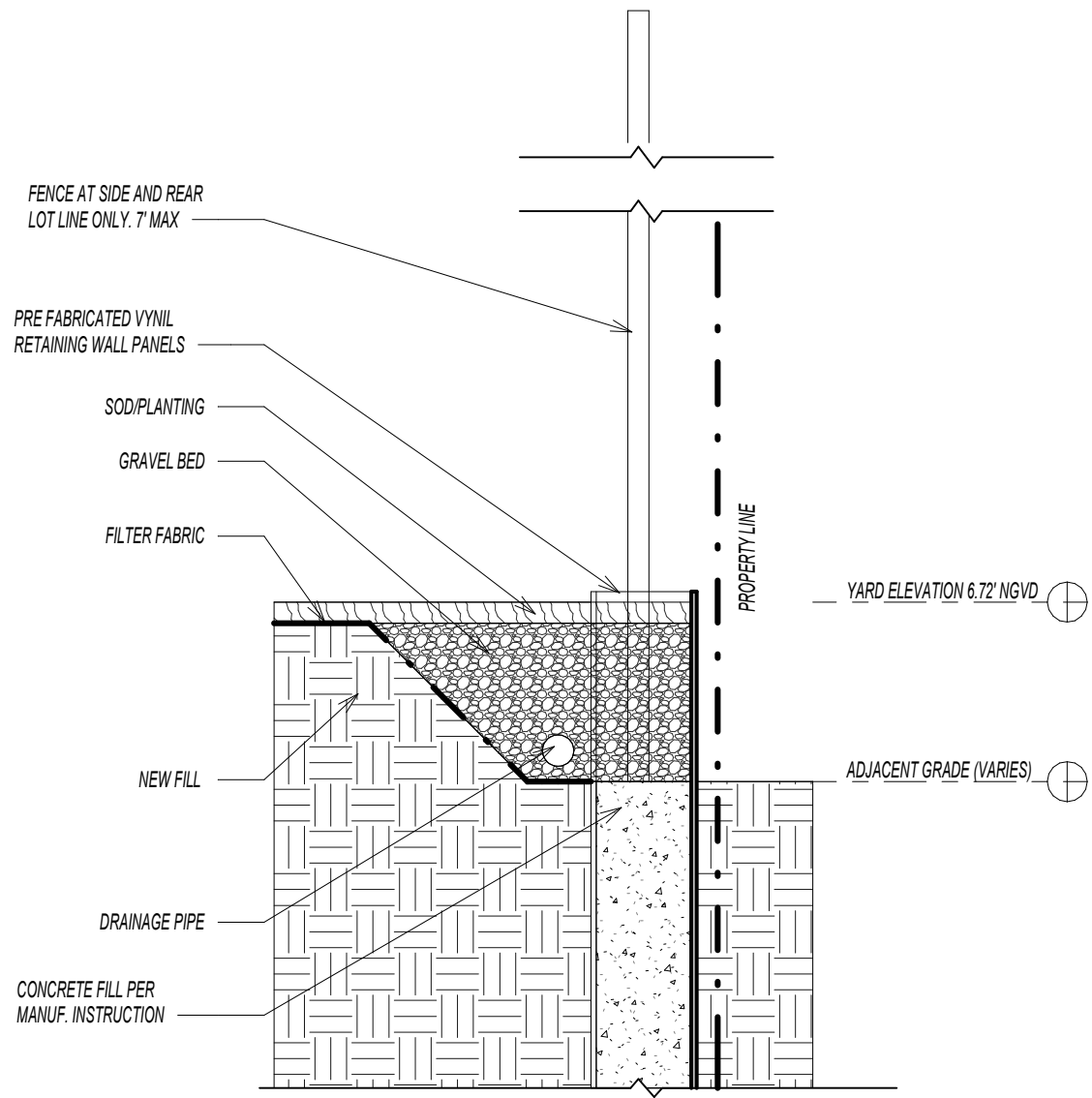
OUTDOOR TERRACE SPACES ARE DESIGNED AS MORE ENCLOSED SPACES, NOT OPEN ENDED "WRAP AROUND" BALCONIES GIVING THE OUTDOOR SPACES BETTER DEFINITION.

THE EFFECT OF THE "CALDER ORANGE" DECORATIVE MESH ON THE UPPER LEVEL IS MEANT TO PROVIDE A VISUAL PUNCTUATION, BREAKING THE ORTHOGONAL FORMS AND GIVING THE BUILDING A SENSE OF SPATIAL DEPTH.

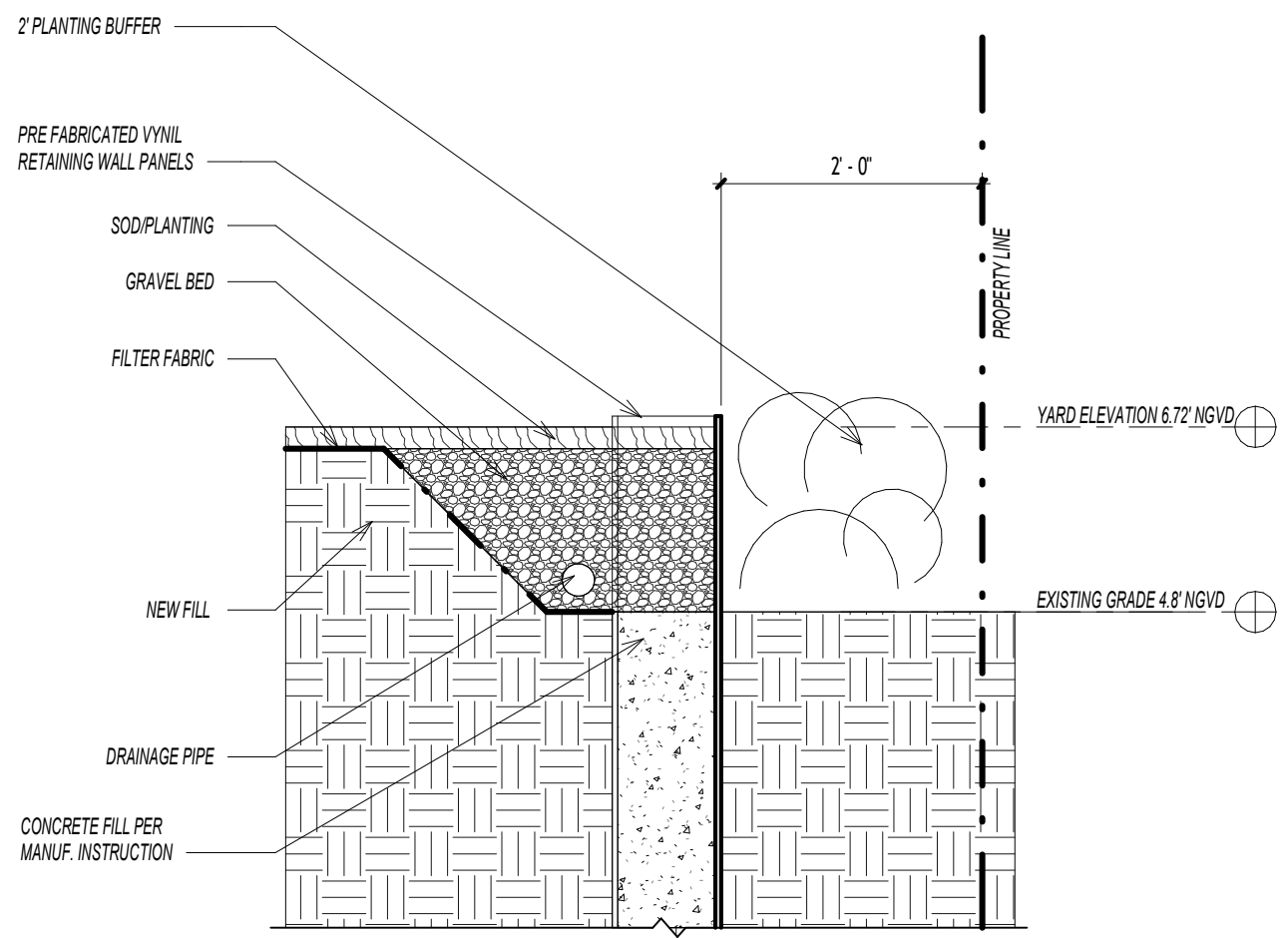
THE EXPRESSED CIRCULATION/STAIRS PROVIDE A FUTHER OPPORTUNITY FOR DEVELOPING A DIAGONAL VISUAL CONNECTION BETWEEN GROUND AND BUILDING.

Z14





SECTION AT REAR AND SIDE LOT LINE



SECTION AT FRONT AND SECONDARY FRONT LOT LINE

○ Retaining Wall Sections
3/4" = 1'-0"



EXAMPLE OF RETAINING WALL PROPOSED

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Retaining Wall Detail

Date 04/06/25
Scale 3/4" = 1'-0"
Proj. No. 323.01
+JM+

Z15



HAWTHORN AVENUE
60'-0" RIGHT OF WAY

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

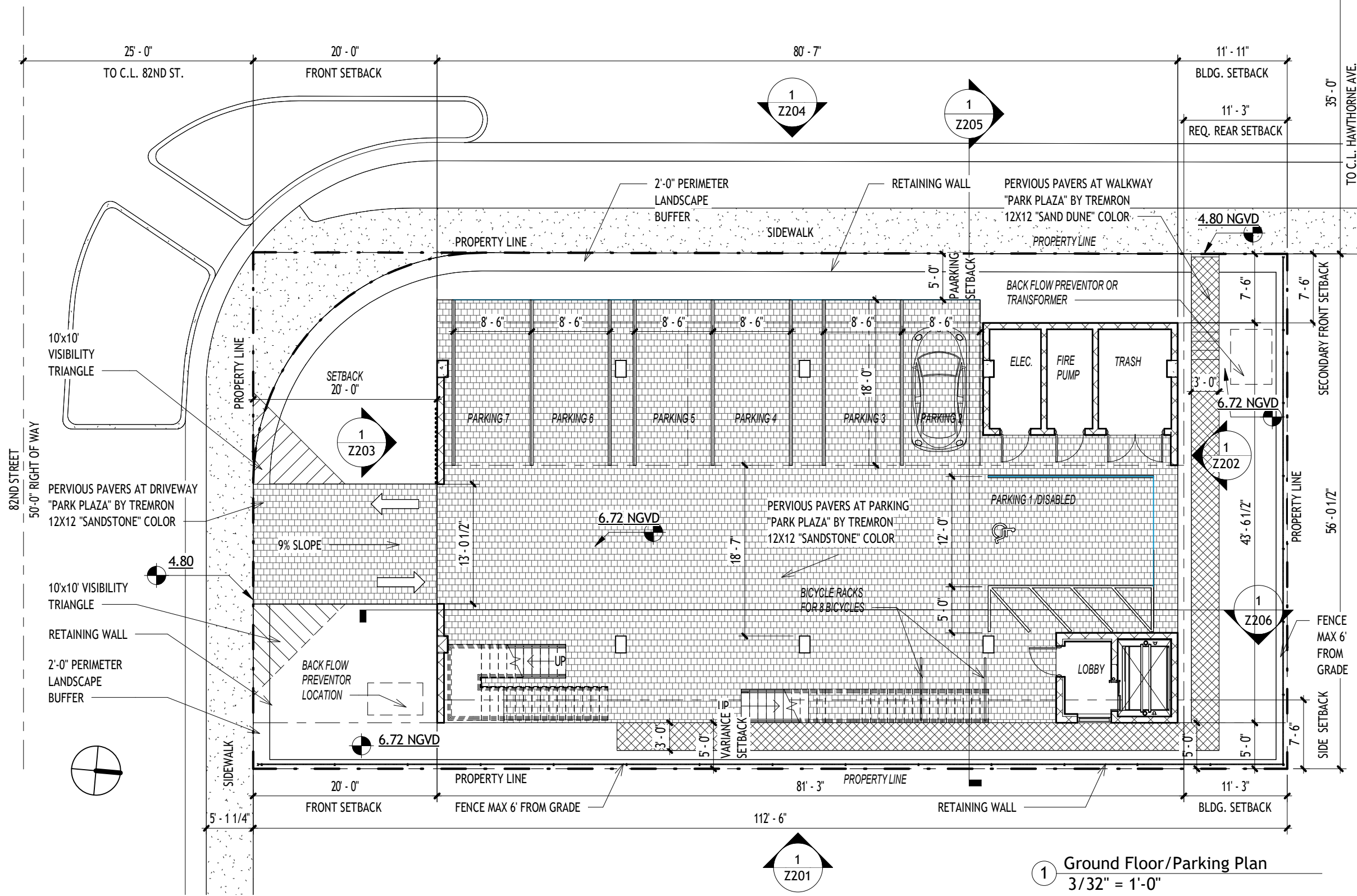
Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

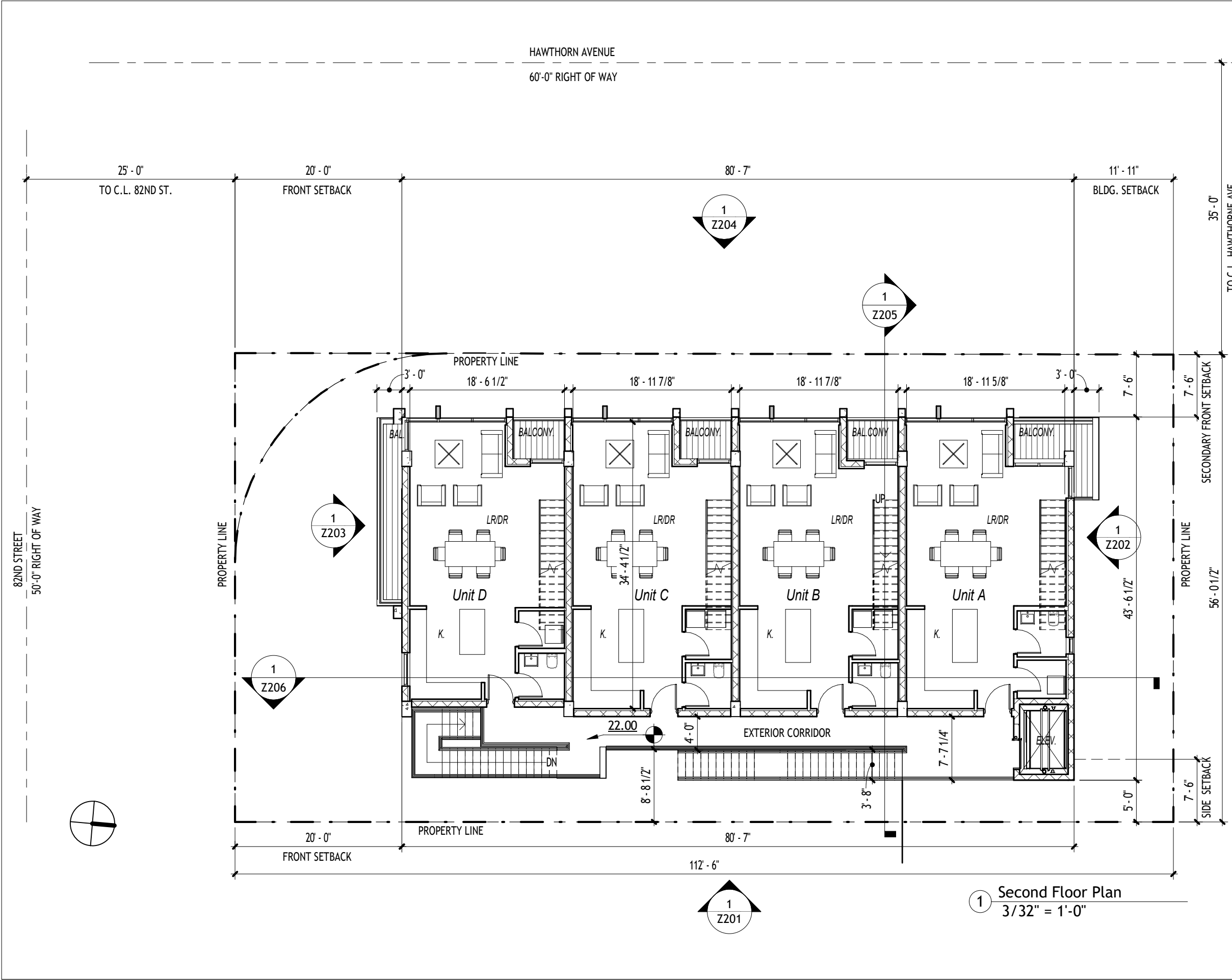
Drawing Title:
Ground Floor Plan

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Z101



① Ground Floor/Parking Plan
3/32" = 1'-0"



Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

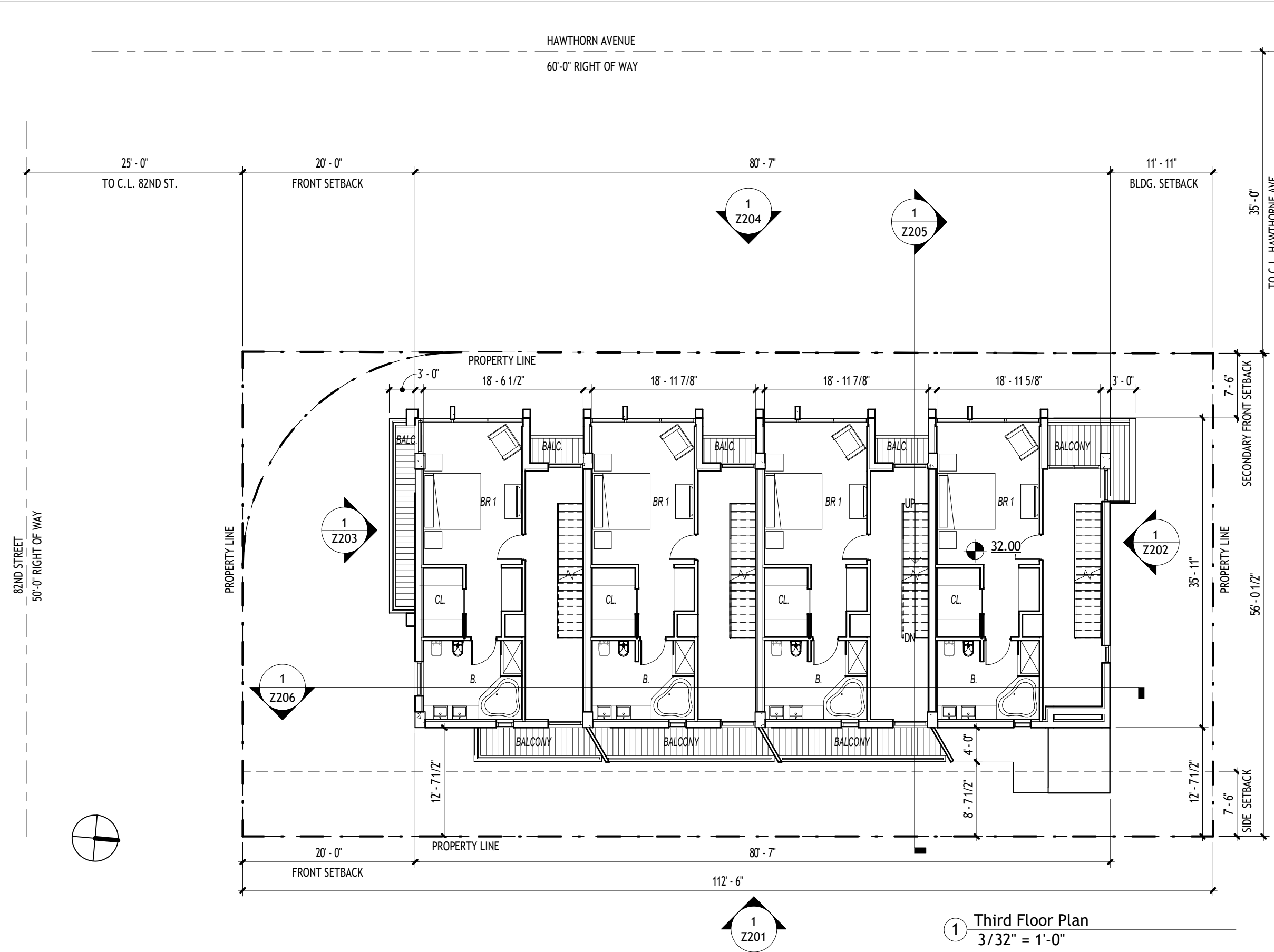
Drawing Title:
2nd Floor Plan

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Z102

1 Second Floor Plan
3/32" = 1'-0"





Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

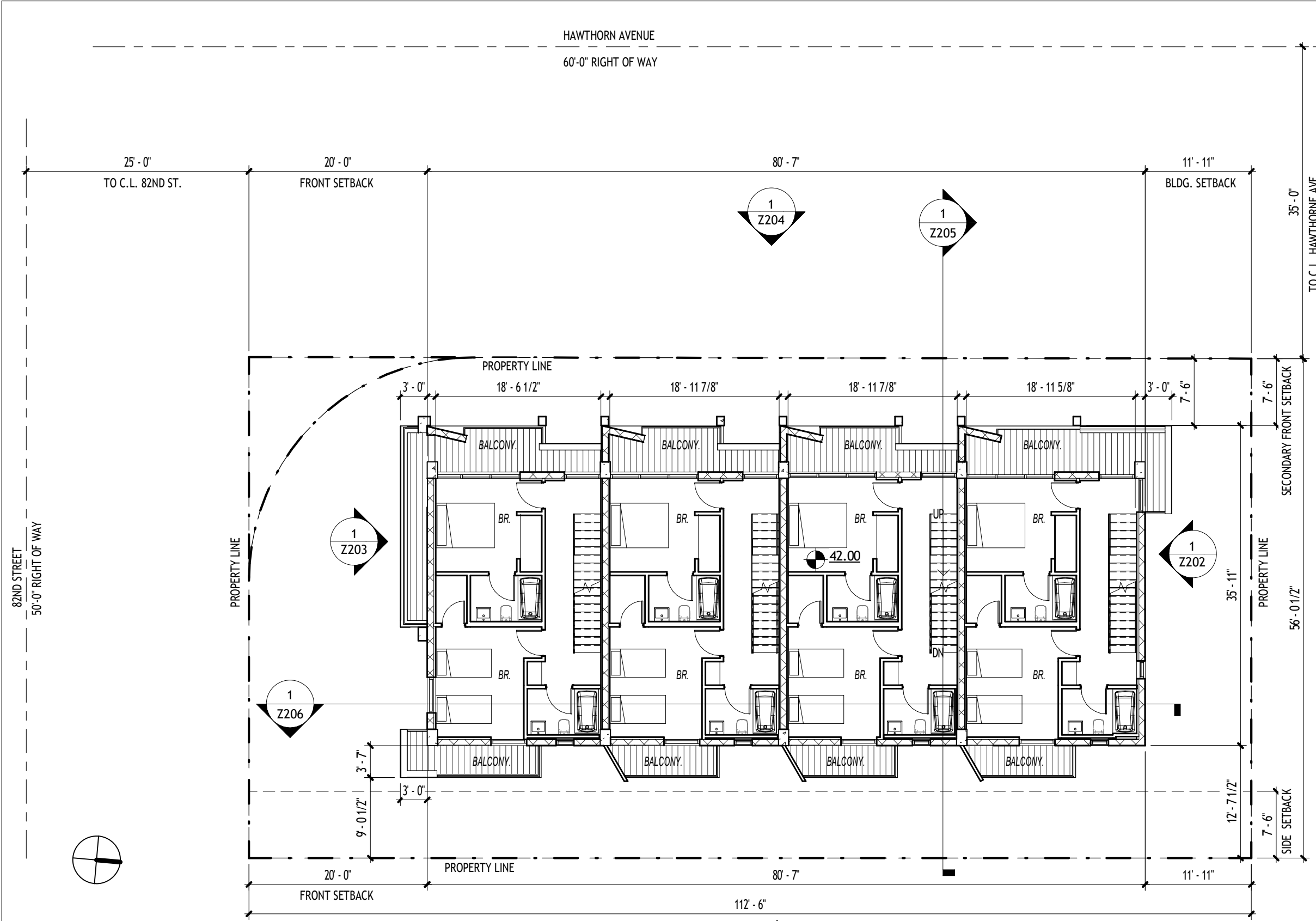
Drawing Title:
3rd Floor Plan

Date 04/06/25
 Scale 3/32" = 1'-0"
 Proj. No. 323.01
 +JMJ+

Z103



① Third Floor Plan
 3/32" = 1'-0"



Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
4th Floor Plan

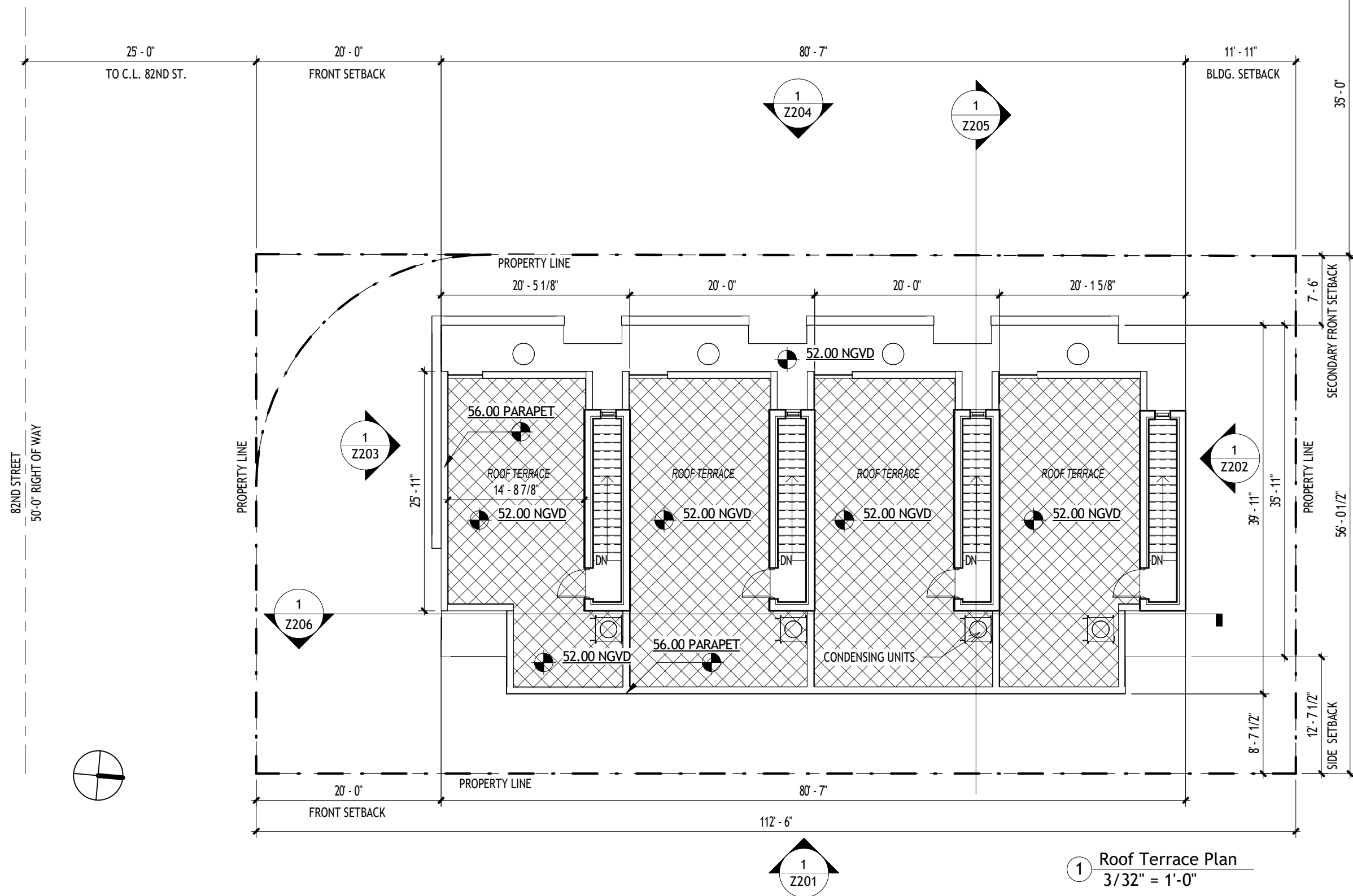
Date 04/06/25
 Scale 3/32" = 1'-0"
 Proj. No. 323.01
 +JMJ+

Z104

1 Fourth Floor Plan
 3/32" = 1'-0"



HAWTHORN AVENUE
60'-0" RIGHT OF WAY



Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

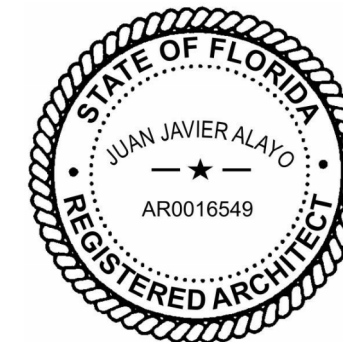
New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Roof Terrace Plan

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Z105

1 Roof Terrace Plan
3/32" = 1'-0"





NEIGHBORING BUILDINGS LOT LINE CONDITIONS



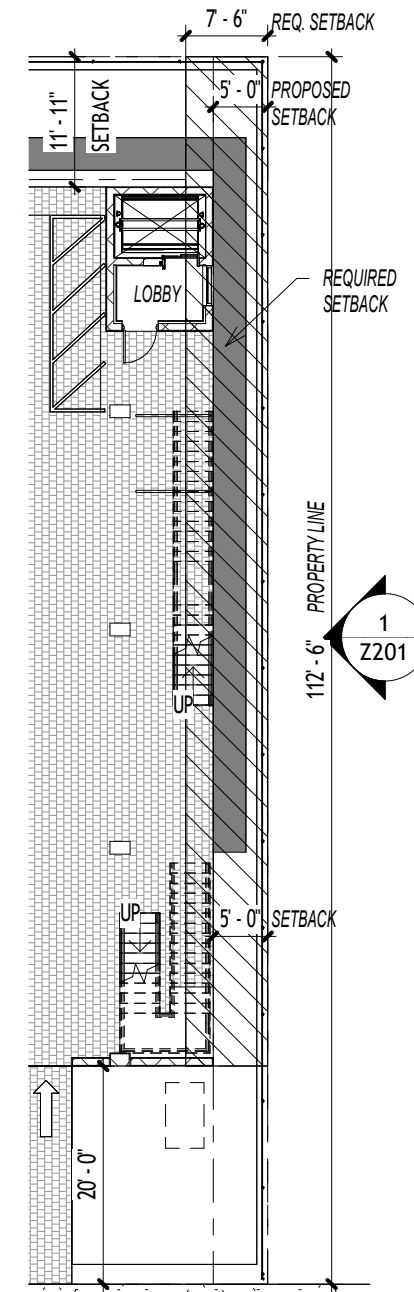
EXISTING LOT LINE WITH EAST NEIGHBOR



NEIGHBORING BUILDINGS LOT LINE CONDITIONS



NEIGHBORING BUILDINGS LOT LINE CONDITIONS



① Ground Floor Variance
1/16" = 1'-0"

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Variance

Date 04/06/25
Scale 1/16" = 1'-0"
Proj. No. 323.01
+JMJ+

Z106



Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

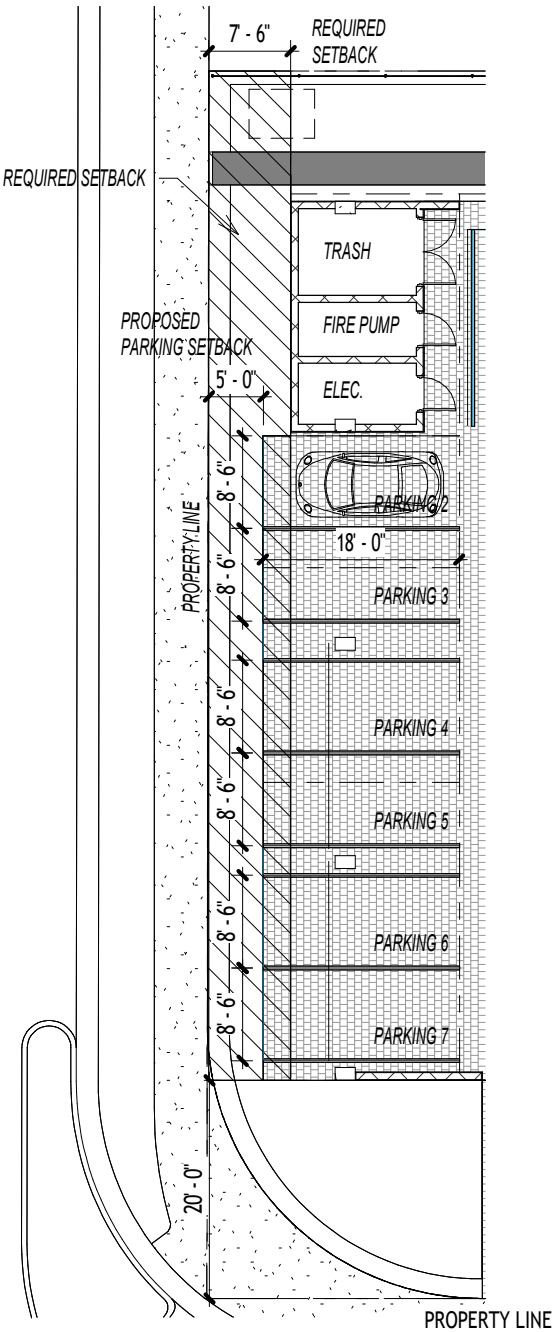
Drawing Title:
Variance

Date 04/06/25
Scale 1/16" = 1'-0"
Proj. No. 323.01
+JMJ+

Z107



EXAMPLES OF NEIGHBORING LOT LINE FRONTAGES



1 Ground Floor Variance Parking
1/16" = 1'-0"

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

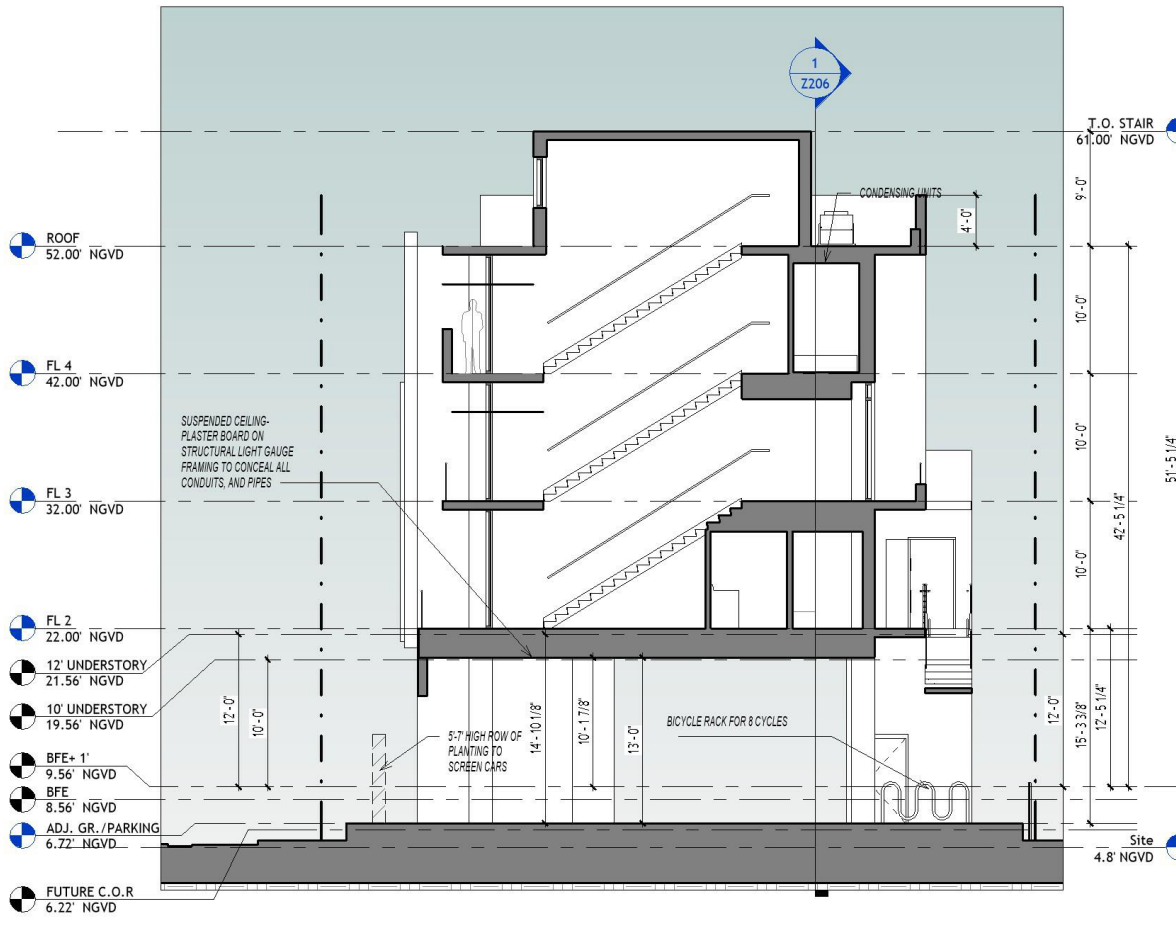
Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Waiver Diagrams

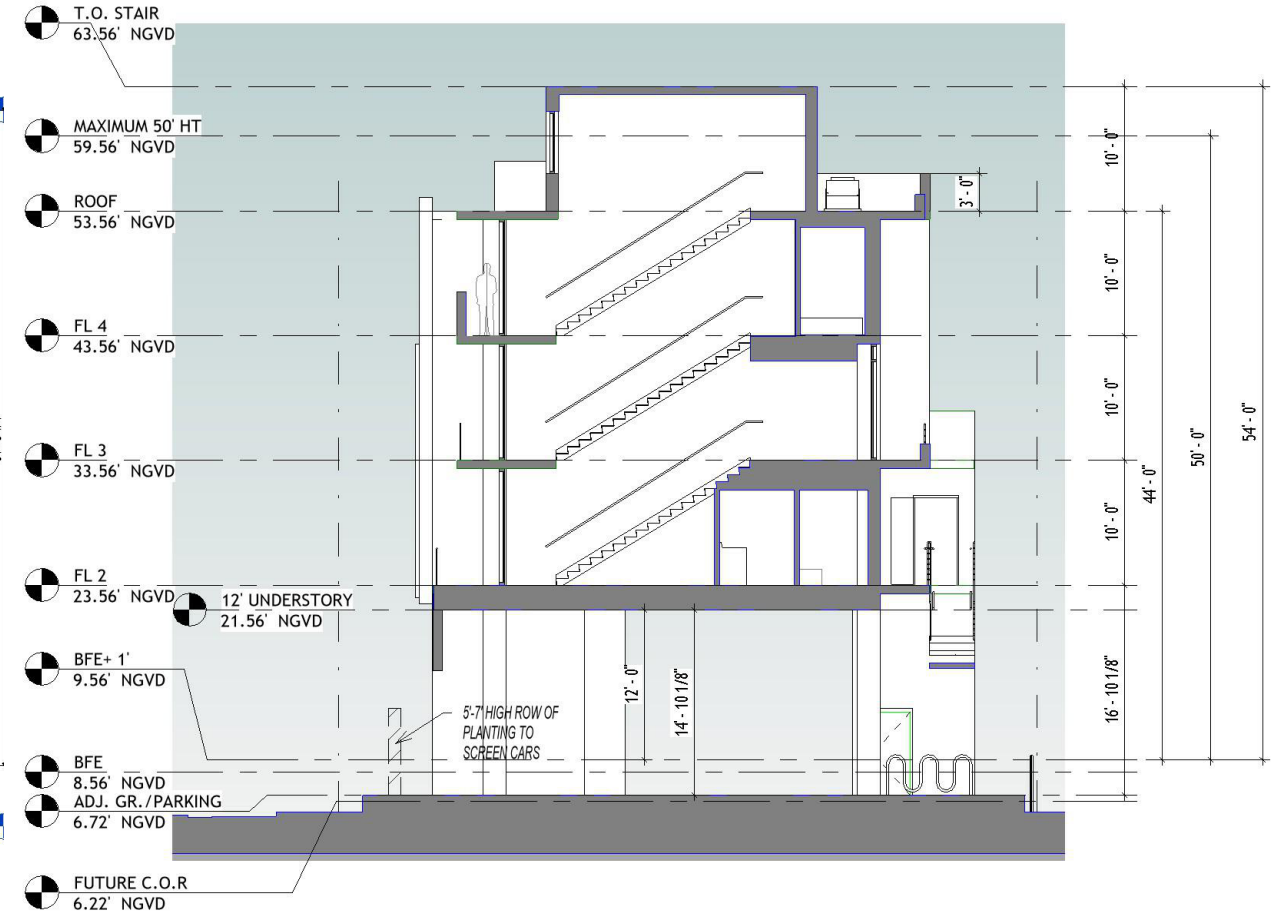
Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

Z108



PROPOSED UNDERSTORY HEIGHT ABOVE DFE: 10'

WAIVER DIAGRAMS
N.T.S



REQUIRED UNDERSTORY HEIGHT ABOVE DFE: 12'

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

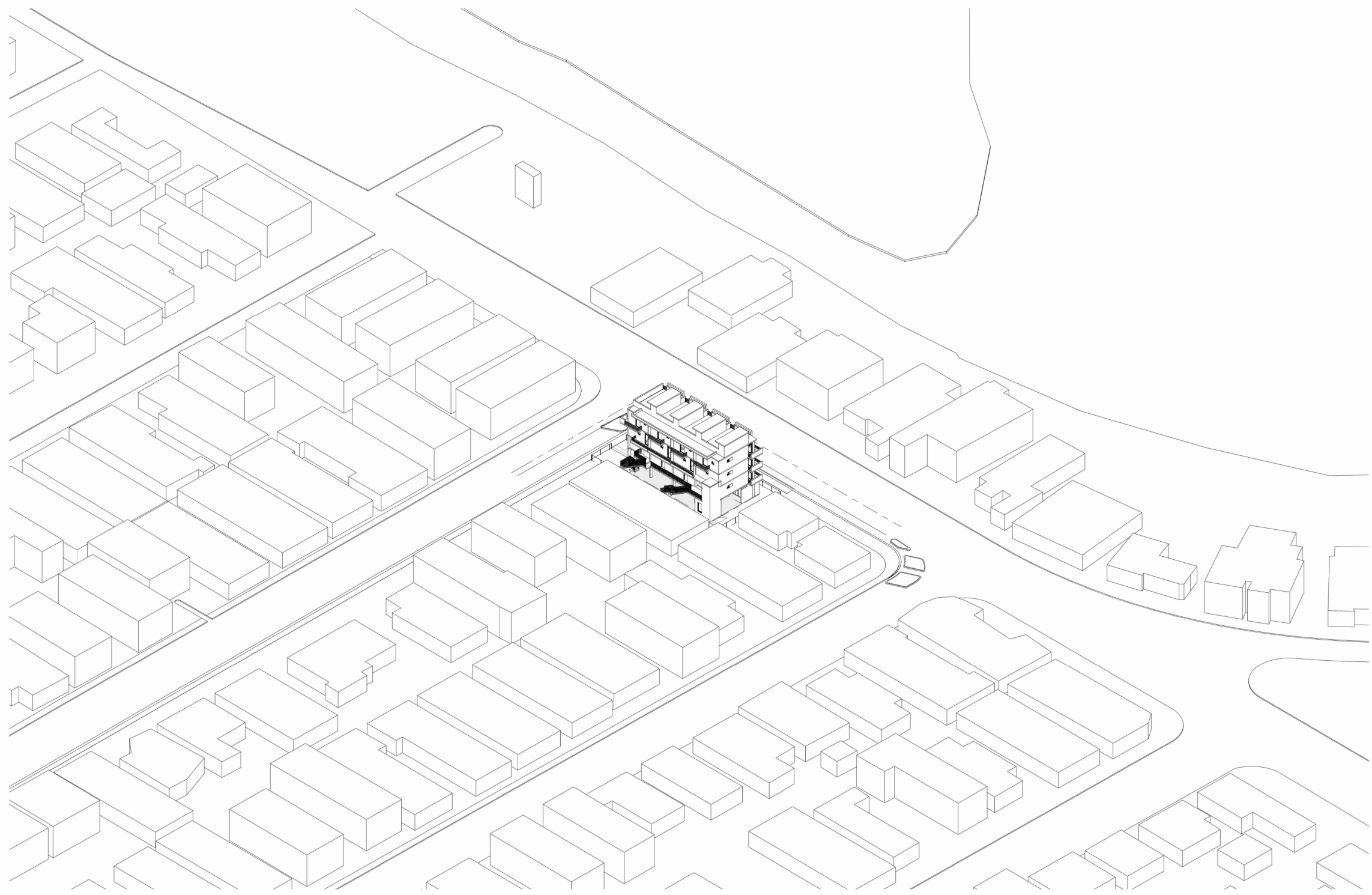
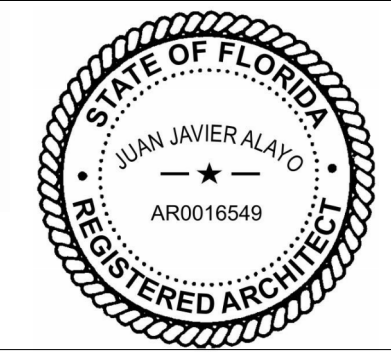
Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

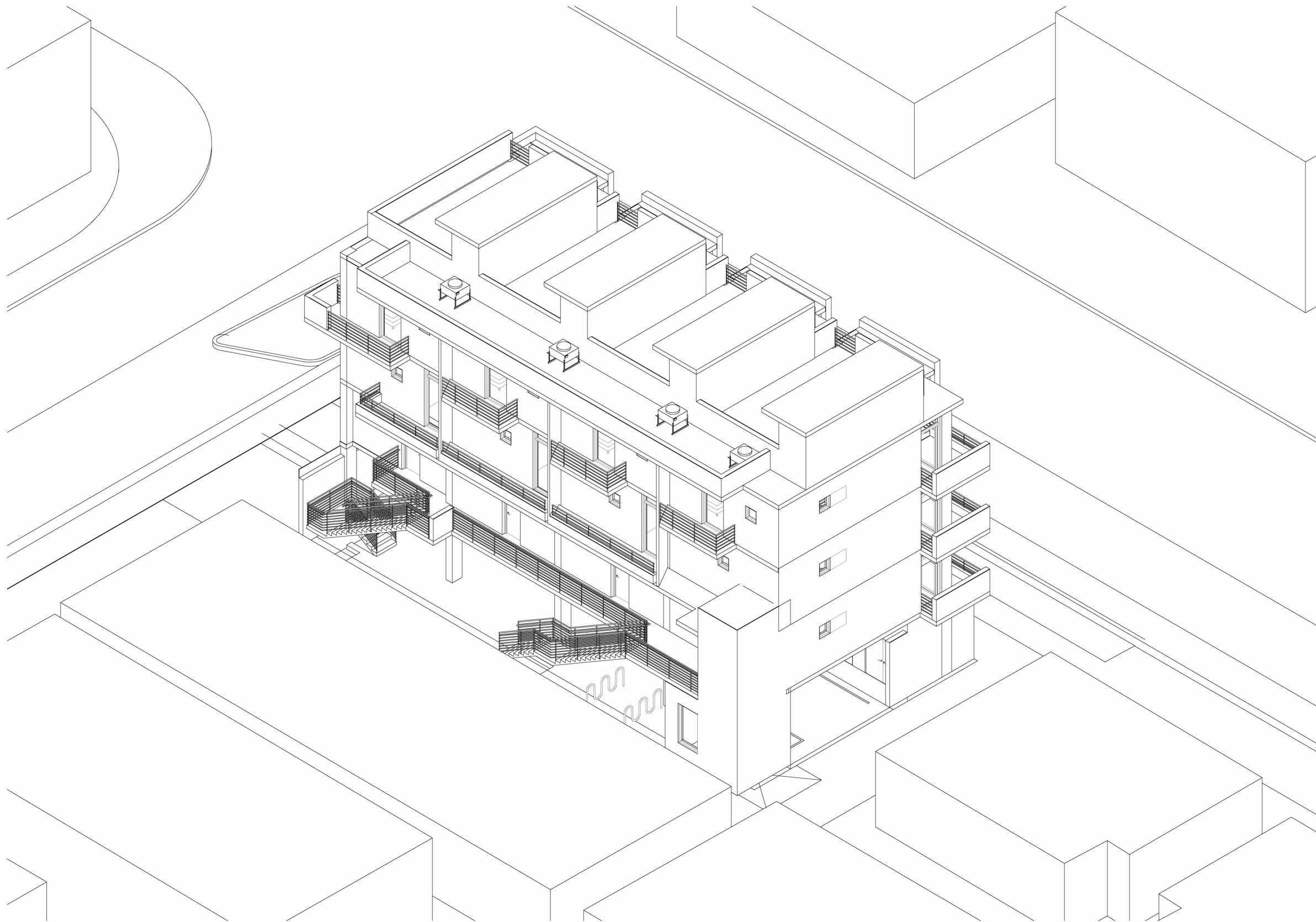
New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Axonometric NE

Date	04/06/25
Scale	
Proj. No.	323.01
+JMJ+	

Z110





Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Axon 1-16 NE

Date 04/06/25

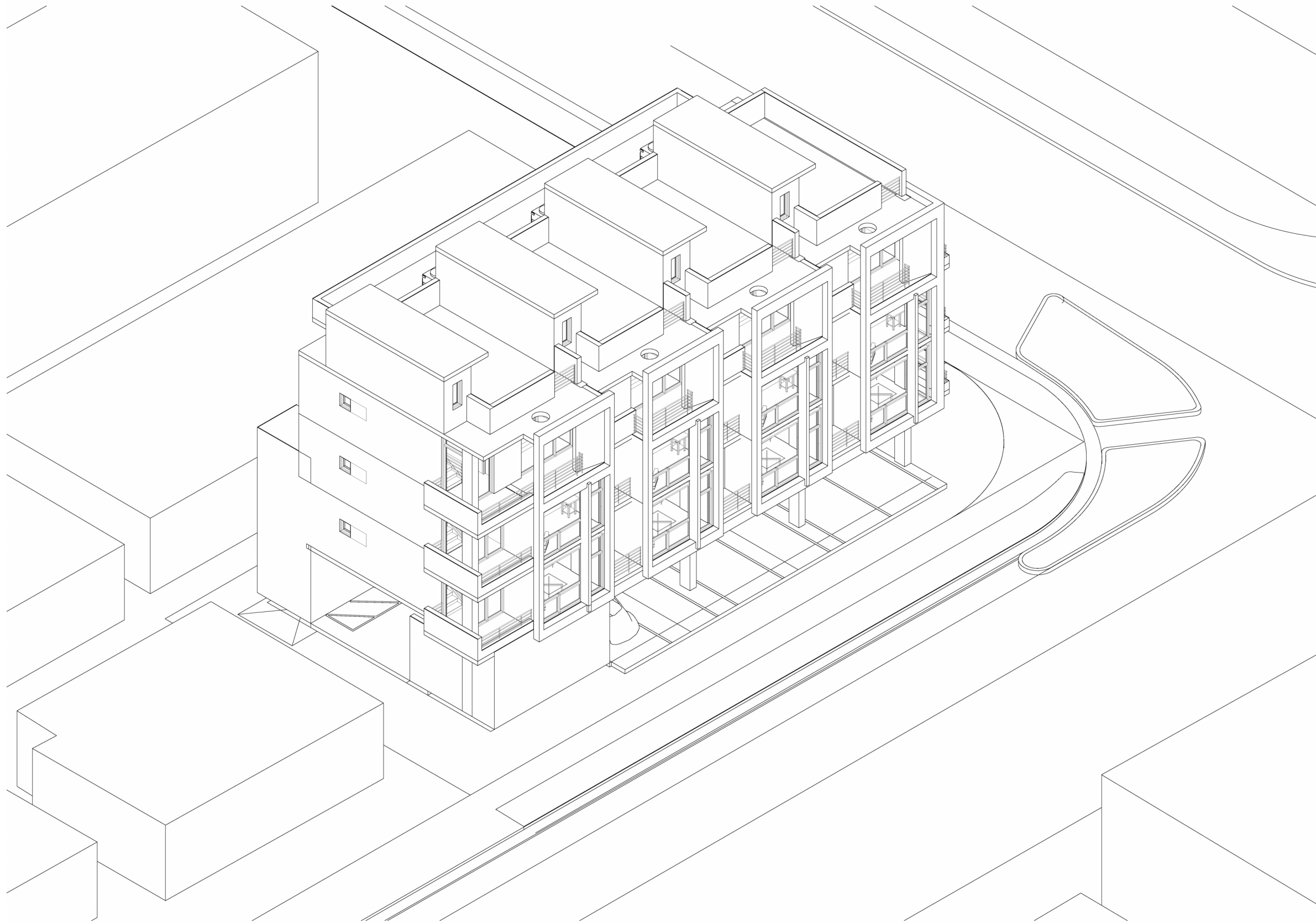
Scale

Proj. No. 323.01

+JMJ+

Z111





Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Axon 1-16 NW

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

Z112





Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

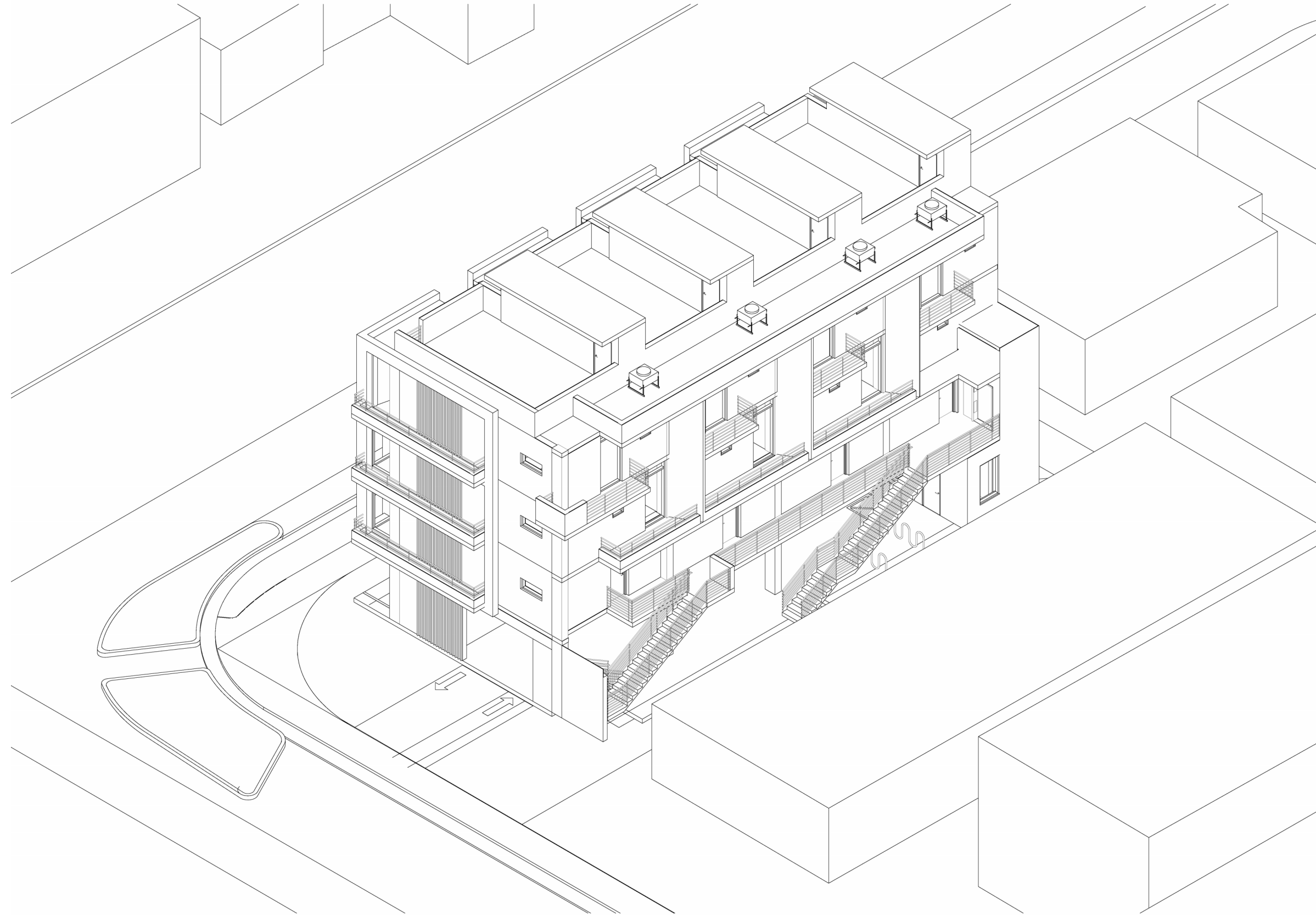
New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
Axon 1-16 SW

Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

Z113





Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Axon 1-16 SE

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

Z114



Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

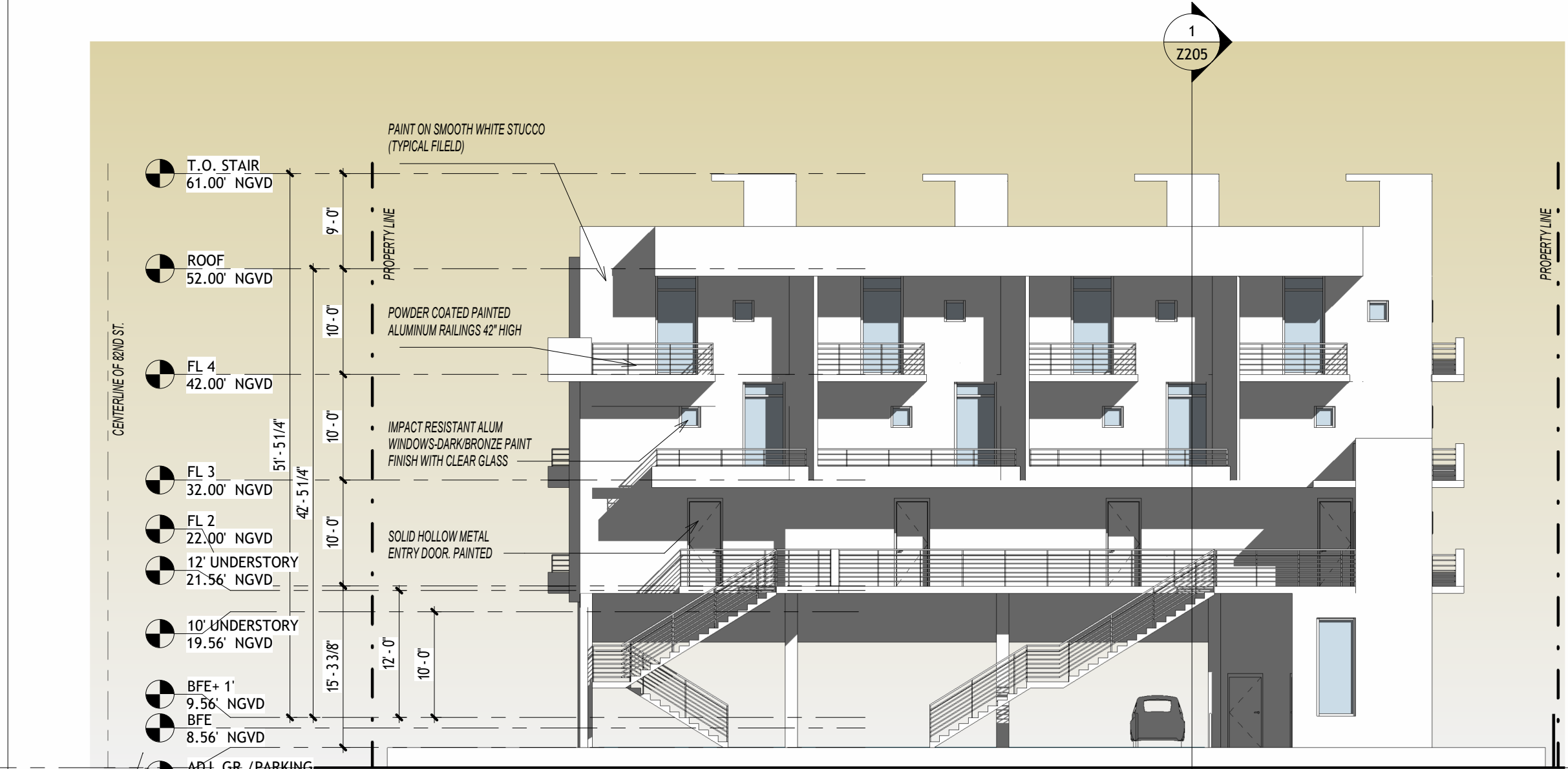
Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
East Elevation

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Site
Z201



1 East Building Elevation
3/32" = 1'-0"

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

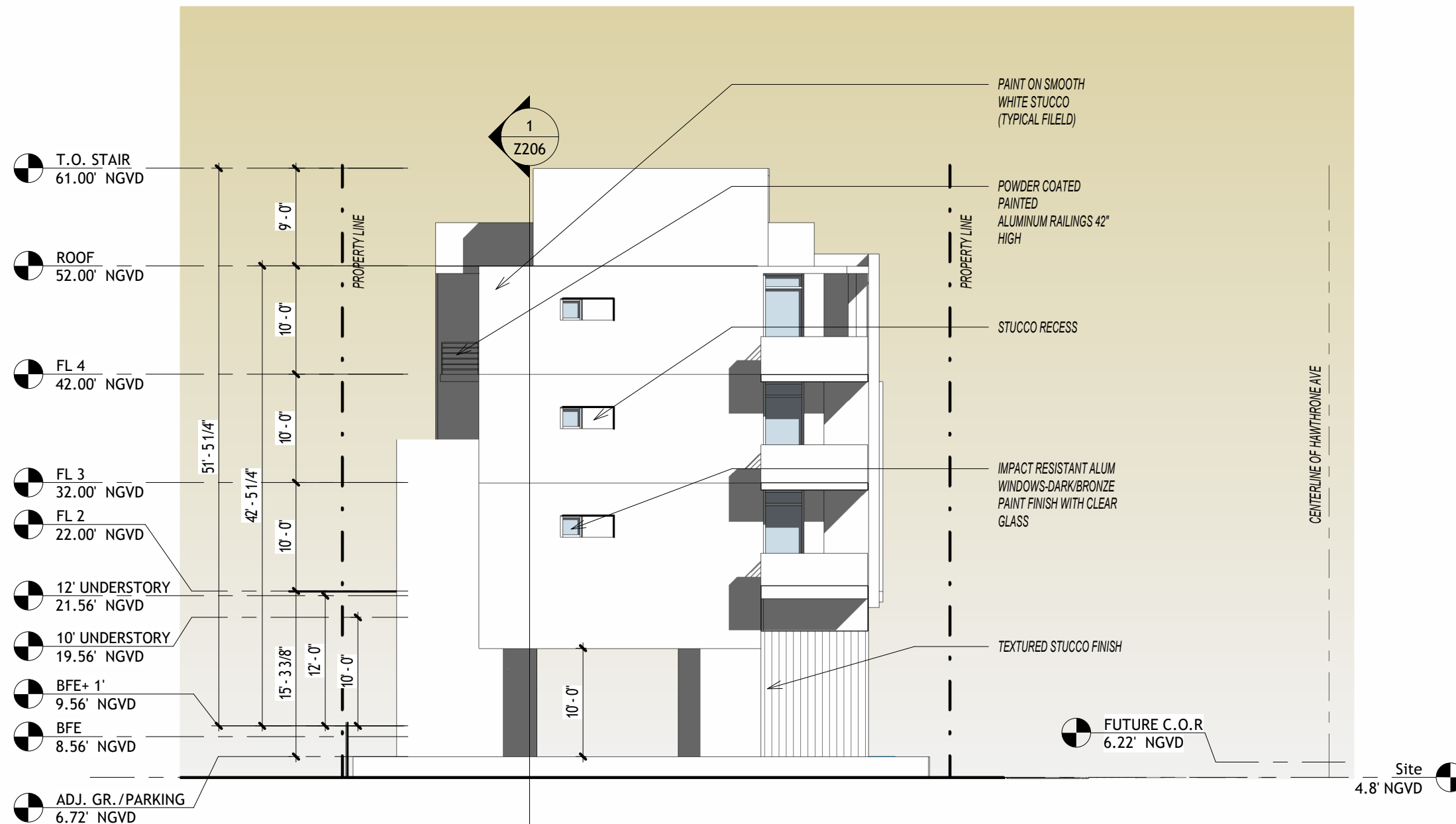
845 82nd Street
Miami Beach, FL 33139

Drawing Title:

North Elevation

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Z202



① North Building Elevation
3/32" = 1'-0"

Issue Dates:

Owner:
L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

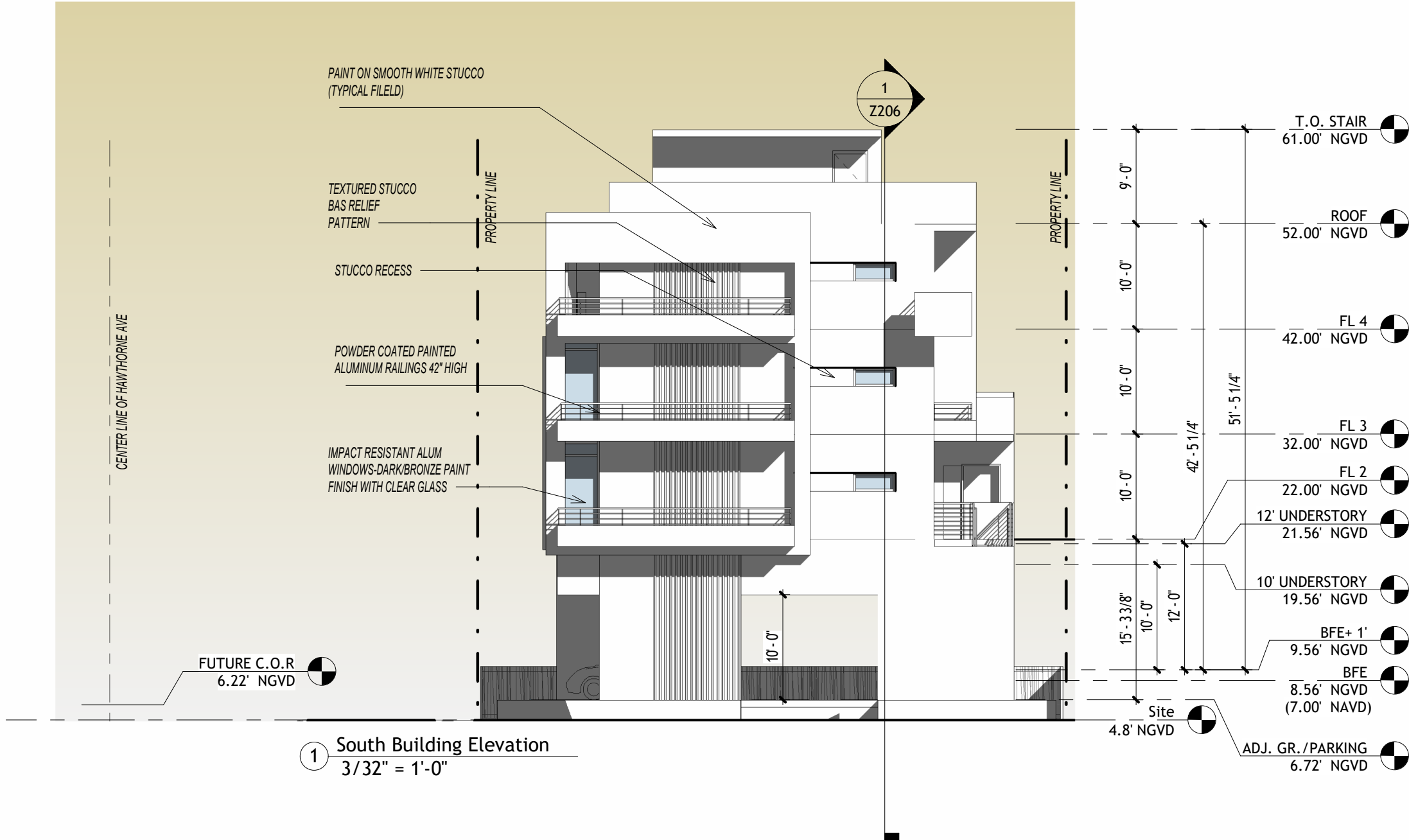
Architect:
Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building
845 82nd Street
Miami Beach, FL 33139

Drawing Title:
South Elevation

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Z203



1 South Building Elevation
3/32" = 1'-0"

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

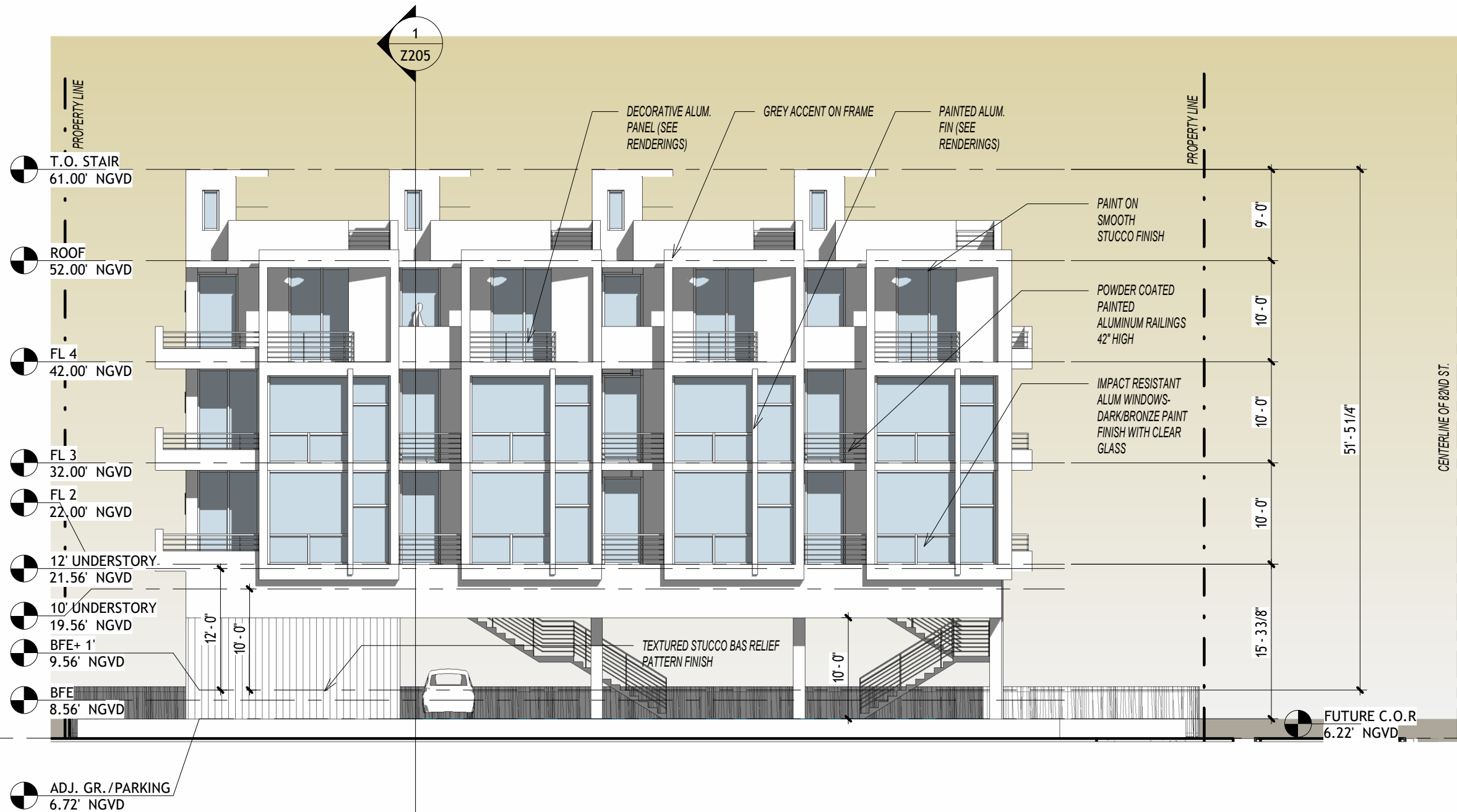
845 82nd Street
Miami Beach, FL 33139

Drawing Title:

West Elevation

Date 04/06/25
Scale 3/32" = 1'-0"
Proj. No. 323.01
+JMJ+

Site
4.8' NC
Z204



1 West Building Elevation
3/32" = 1'-0"

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

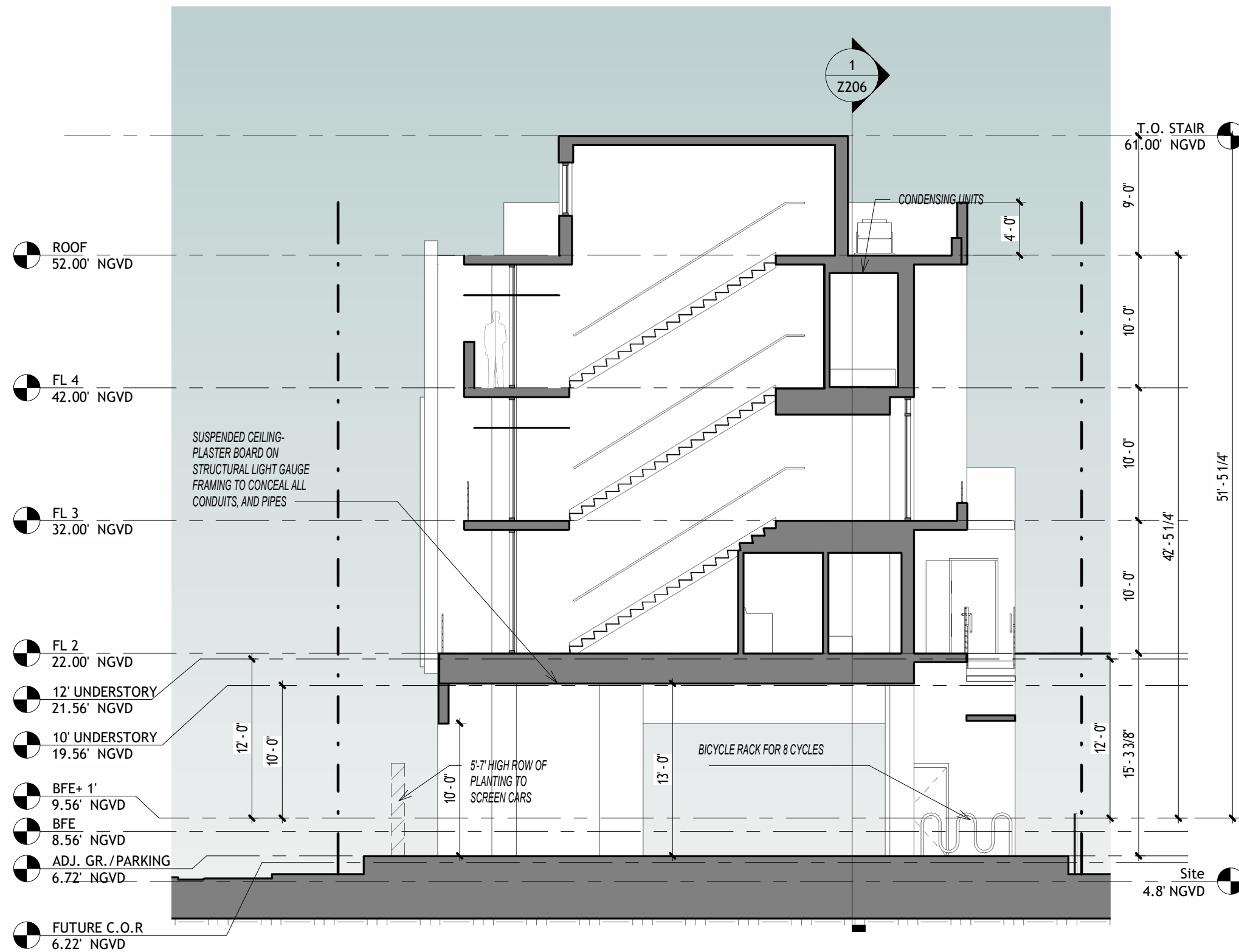
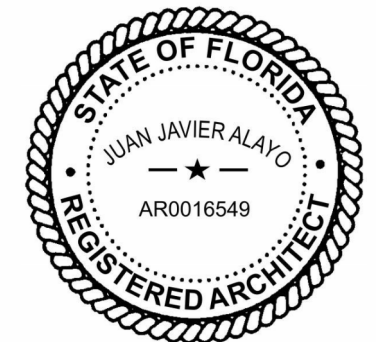
845 82nd Street
Miami Beach, FL 33139

Drawing Title:

E/W Section

Date 04/06/25
Scale 1/8" = 1'-0"
Proj. No. 323.01
+JMJ+

Z205



① East West Section
1/8" = 1'-0"

12' UNDERSTOREY BY ZONING ORDINANCE
10' UNDERSTOREY BY WAIVER

Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

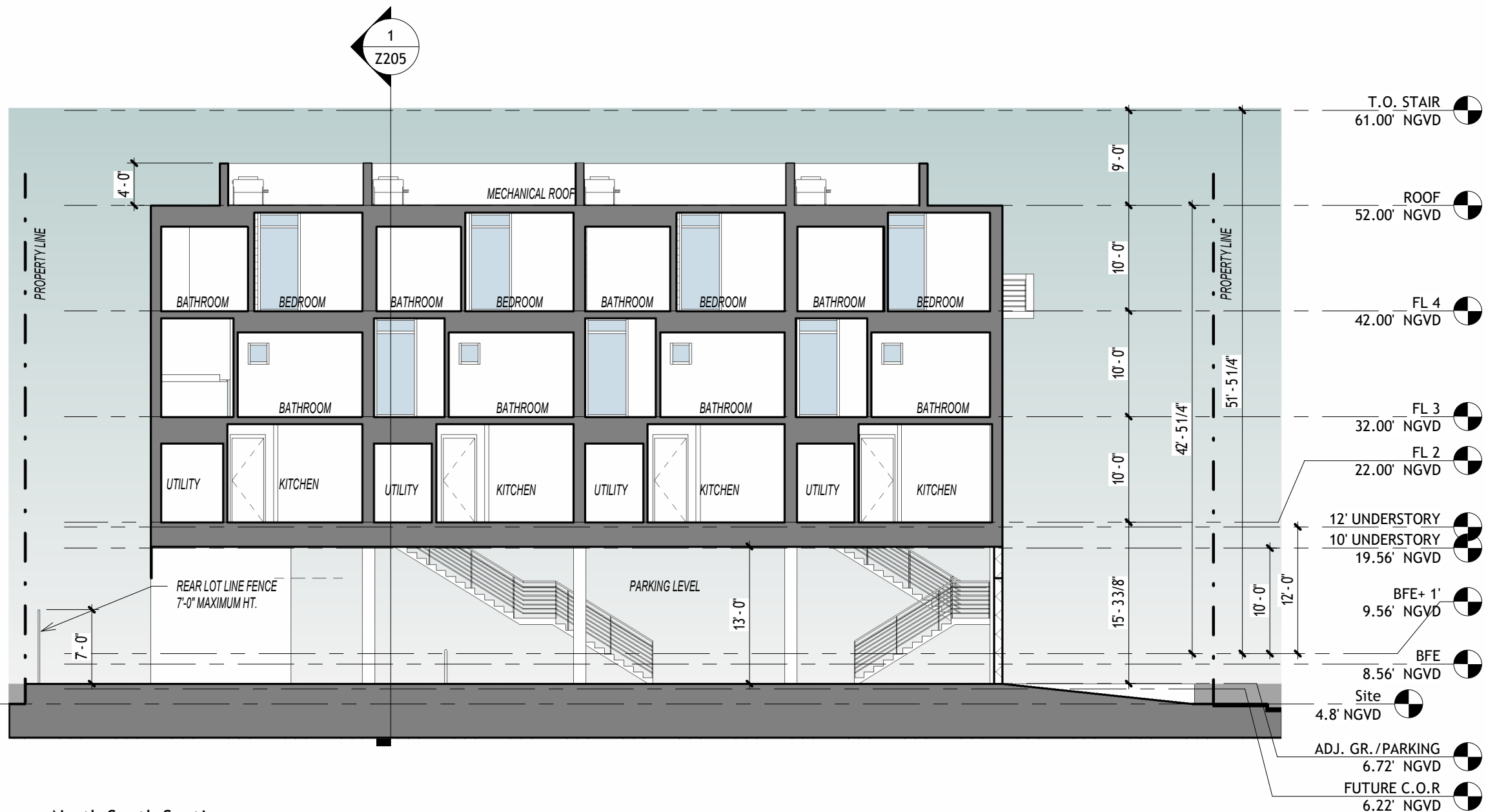
Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
N/S Section

Date 04/06/25
 Scale 3/32" = 1'-0"
 Proj. No. 323.01
 +JM+

Z206



1 North South Section
 3/32" = 1'-0"

12' UNDERSTORY BY ZONING ORDINANCE
 10' UNDERSTORY BY WAIVER



VIEW FROM SOUTHWEST

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

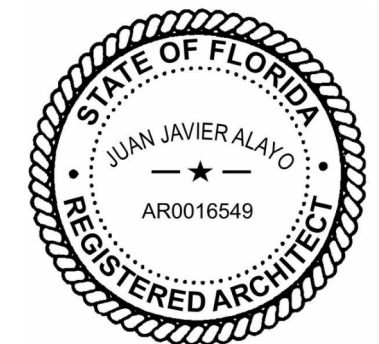
845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Rendering

Date	04/06/25
Scale	
Proj. No.	323.01
+JMJ+	

ZR001





VIEW FROM SOUTH WEST

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Rendering

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

ZR002





- 1 SMOOTH STUCCO
- 2 PAINTED STUCCO
- 3 PERFORATED MESH SCREEN
- 4 PAINTED ALUMINUM MULLION
- 5 LAMINATED IMPACT GLASS
- 6 ALUMINUM WINDOW FRAME
- 7 ALUMINUM RAILING
- 8 TEXTURED STUCCO
- 9 PERVIOUS PAVERS (BEYOND HEDGE)

VIEW FROM SOUTH WEST

Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
Rendering

Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

ZR003



1	2	3	4	5	6	7	8	9
STUCCO	PAINTED STUCCO	PERFORATED MESH SCREEN	PAINTED ALUM. MULLION	LAMINATED IMPACT GLASS	ALUM. WINDOW FRAME	ALUMINUM RAILING	DECORATIVE TEXTURED STUCCO	PERVIOUS PAVERS
	PAINTED STUCCO WITH 2062-10 "POLO BLUE" BY BM	CUSTOM DESIGNED MESH SCREEN WITH 2710-10 "FIREBALL ORANGE" BY BM	MULLION PAINTED TO MATCH OC-65 "CHANTILLY LACE" BY BM	CLEAR GLASS	DARK BRONZE FRAME COLOR	DARK BRONZE FRAME COLOR	GROOVED PATTERN	TREMRON PAVERS "SANDSTONE"

Issue Dates:

Owner:
 L&E RE Investment LLC
 7018 NW 107TH PI
 Doral, FL 33178

Architect:
 Alayo Architects PC
 Juan J. Alayo, RA
 2307 Douglas Road
 Suite 204
 Miami, FL 33145
 FI Prof. Lic: AR 0016549

New Residential Building
 845 82nd Street
 Miami Beach, FL 33139

Drawing Title:
Rendering

Date 04/06/25
 Scale
 Proj. No. 323.01
 +JMJ+

ZR004



- 1 SMOOTH STUCCO
- 2 PAINTED STUCCO
- 3 PERFORATED MESH PANEL
- 4 PAINTED ALUMINUM MULLION
- 5 LAMINATED IMPACT GLASS
- 6 ALUMINUM WINDOW FRAME
- 7 ALUMINUM RAILING
- 8 TEXTURED STUCCO
- 9 PERVIOUS PAVERS

VIEW FROM NORTHWEST

1	2	3	4	5	6	7	8	9
STUCCO	PAINTED STUCCO	PERFORATED MESH PANEL	PAINTED ALUM. MULLION	LAMINATED IMPACT GLASS	ALUM. WINDOW FRAME	ALUMINUM RAILING	DECORATIVE TEXTURED STUCCO	PERVIOUS PAVERS
	PAINTED STUCCO WITH 2062-10 "POLO BLUE" BY BM	CUSTOM DESIGNED MESH SCREEN WITH 2710-10 "FIREBALL ORANGE" BY BM	MULLION PAINTED TO MATCH OC-65 "CHANTILLY LACE" BY BM	CLEAR GLASS	DARK BRONZE FRAME COLOR	DARK BRONZE FRAME COLOR	GROOVED PATTERN	TREMRON PAVERS "SANDSTONE"



VIEW FROM SOUTH EAST

- 1 SMOOTH STUCCO
- 2 PAINTED STUCCO
- 3 PERFORATED MESH PANEL
- 6 ALUMINUM WINDOW FRAME
- 5 LAMINATED IMPACT GLASS
- 7 ALUMINUM RAILING
- 8 TEXTURED STUCCO
- 9 PERVIOUS PAVERS

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Rendering

Date 04/06/25
Scale
Proj. No. 323.01
+JMJ+

ZR005



1	2	3	4	5	6	7	8	9
STUCCO	PAINTED STUCCO	PERFORATED MESH PANEL	PAINTED ALUM. MULLION	LAMINATED IMPACT GLASS	ALUM. WINDOW FRAME	ALUMINUM RAILING	DECORATIVE TEXTURED STUCCO	PERVIOUS PAVERS
	PAINTED STUCCO WITH 2062-10 "POLO BLUE" BY BM	CUSTOM DESIGNED MESH SCREEN WITH 2710-10 "FIREBALL ORANGE" BY BM	MULLION PAINTED TO MATCH OC-65 "CHANTILLY LACE" BY BM	CLEAR GLASS	DARK BRONZE FRAME COLOR	DARK BRONZE FRAME COLOR	GROOVED PATTERN	TREMRON PAVERS "SANDSTONE"



NIGHT VIEW FROM SOUTHWEST

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Rendering

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

ZR006





NIGHT VIEW FROM NORTHWEST

Issue Dates:

Owner:

L&E RE Investment LLC
7018 NW 107TH PI
Doral, FL 33178

Architect:

Alayo Architects PC
Juan J. Alayo, RA
2307 Douglas Road
Suite 204
Miami, FL 33145
FI Prof. Lic: AR 0016549

New Residential Building

845 82nd Street
Miami Beach, FL 33139

Drawing Title:

Rendering

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

ZR007

