



**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

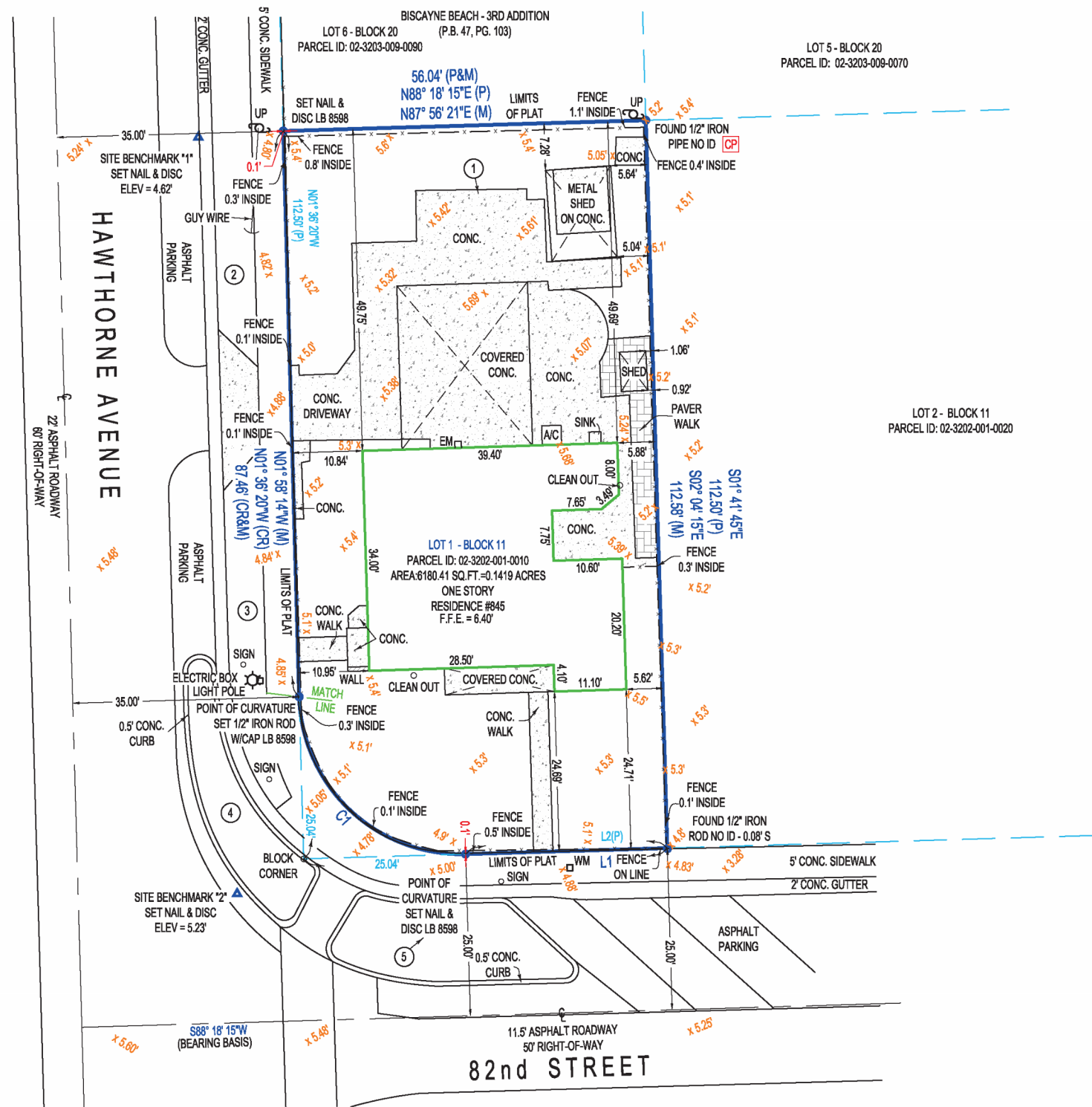
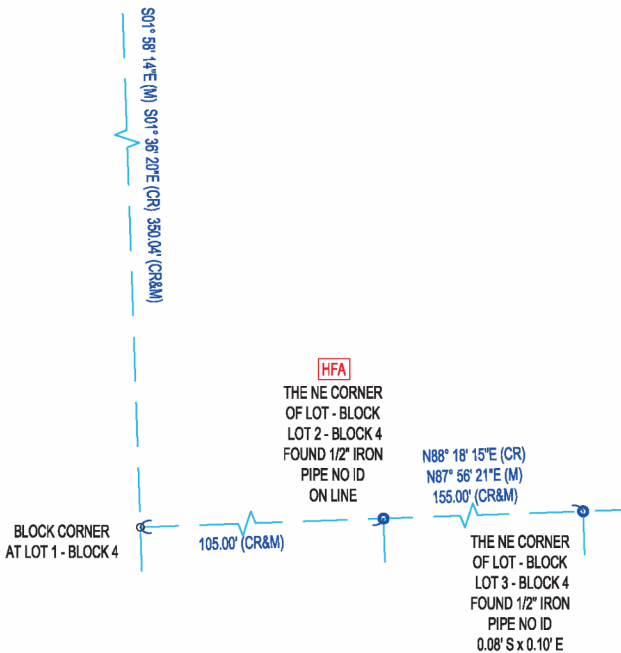
Architect:  
Alayo Architects PC

Landscape Architect:  
Laura Llerena Associates, Inc.

# BOUNDARY SURVEY



SCALE: 1"=20'



	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.LandtecSurvey.com  
 Email: Construction@landtecsurvey.com



# 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

LICENSED BUSINESS No. 8598

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
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Z07	Site Photos
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Z15	Retaining Wall Detail
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Z103	3rd Floor Plan
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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

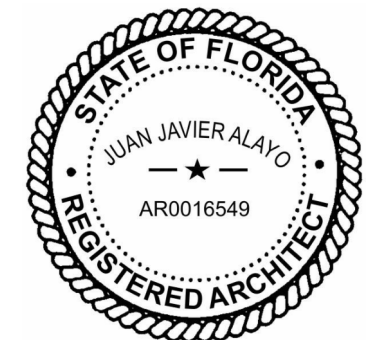
Date 04/06/25

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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			
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
13	<b>Floor Area Ratio (FAR)</b>	1.25/7,910 SF FAR		1.24/7,876 SF FAR	
14	<b>Building Height</b>	50'	N/A	42'-5"	
15	<b>At grade parking lot on the same lot</b>				
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	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	<b>Minimum Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	550		2100	
b	Rehabilitated Buildings				
c	Hotel Unit	N/A		N/A	
19	<b>Average Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	800		2100	
b	Rehabilitated Buildings				
c	Hotel Unit				
20	<b>Required Open-space ratio (RPS, CPS)</b>	N/A	N/A	N/A	
21	<b>Parking</b>	NONE	N/A	8	
22	<b>Loading</b>	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

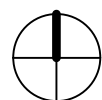
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Z01





**PROJECT LOCATION**  
 845 82ND STREET  
 MIAMI BEACH, FL



1/2 Mile Radius Aerial Plan

Issue Dates:

**Owner:**

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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:**

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New Residential Building

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Drawing Title:

Neighborhood Plan

Date 04/06/25

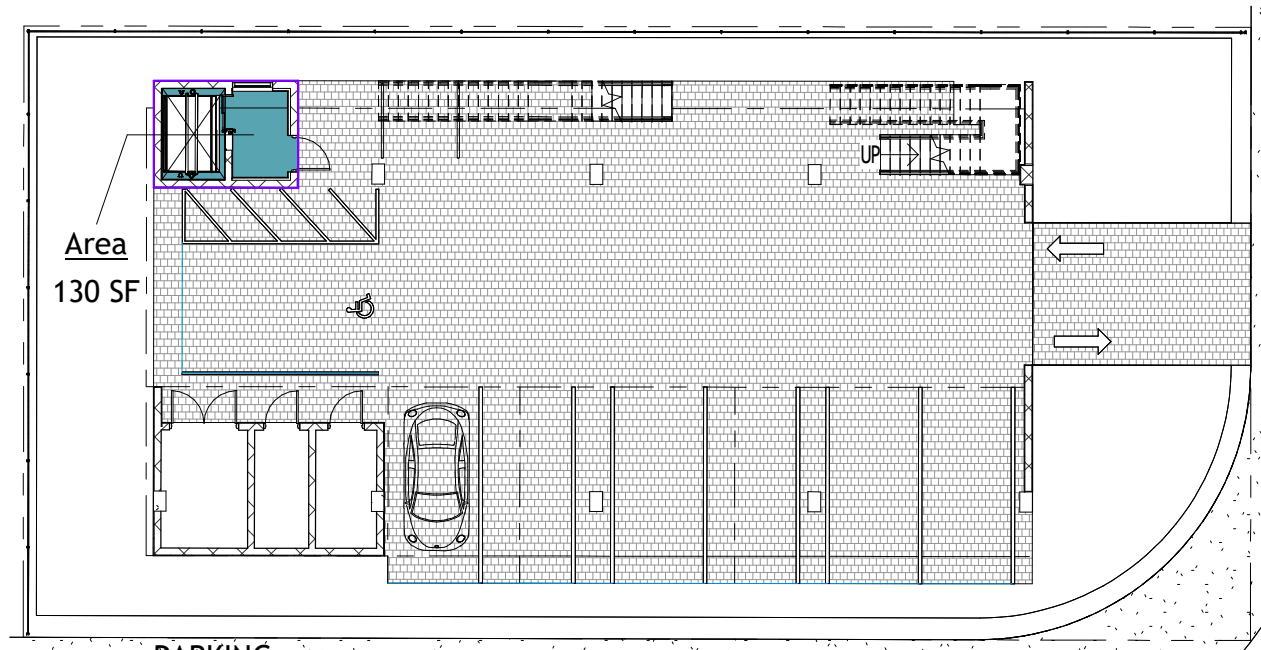
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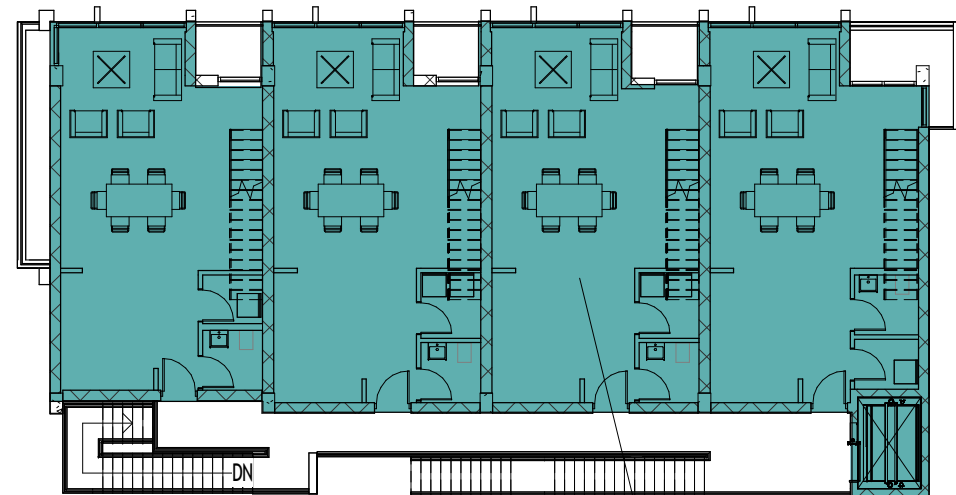
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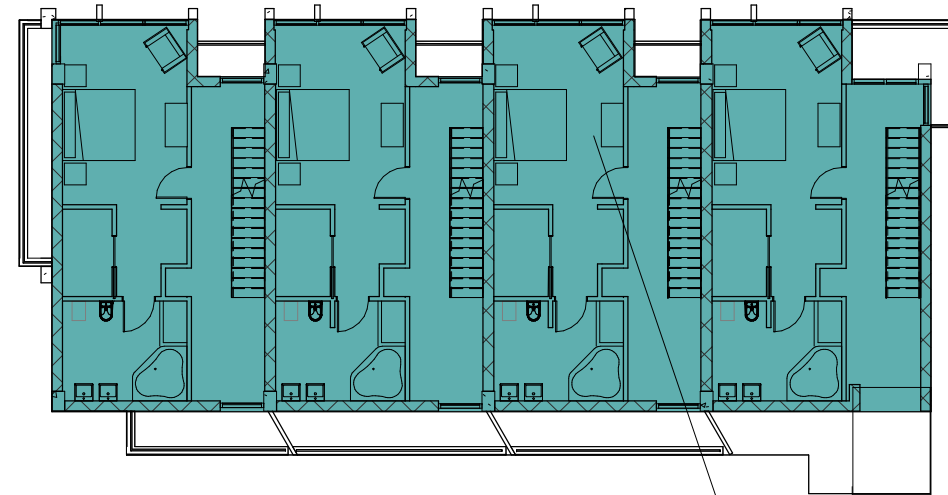
Area  
130 SF

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



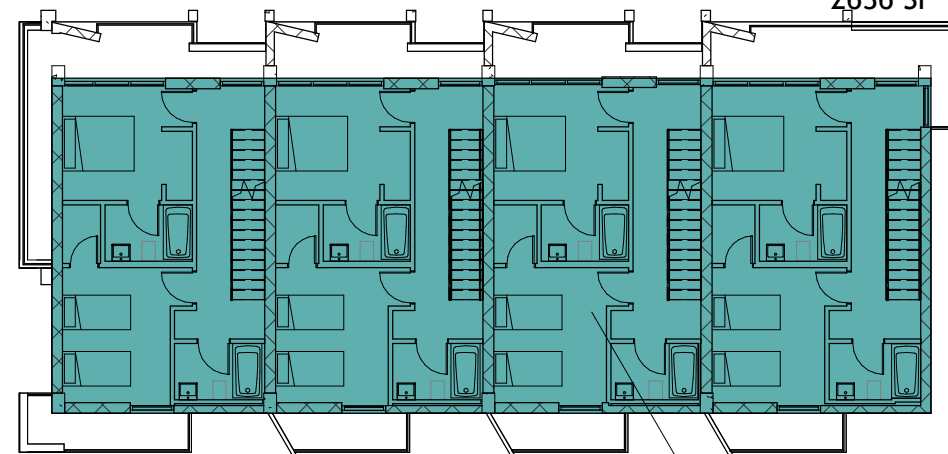
Area  
2692 SF

2 FL 2  
1/16" = 1'-0"



Area  
2636 SF

3 FL 3  
1/16" = 1'-0"



Area  
2418 SF

4 FL 4  
1/16" = 1'-0"

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New Residential Building  
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Drawing Title:  
**Zoning/FAR**

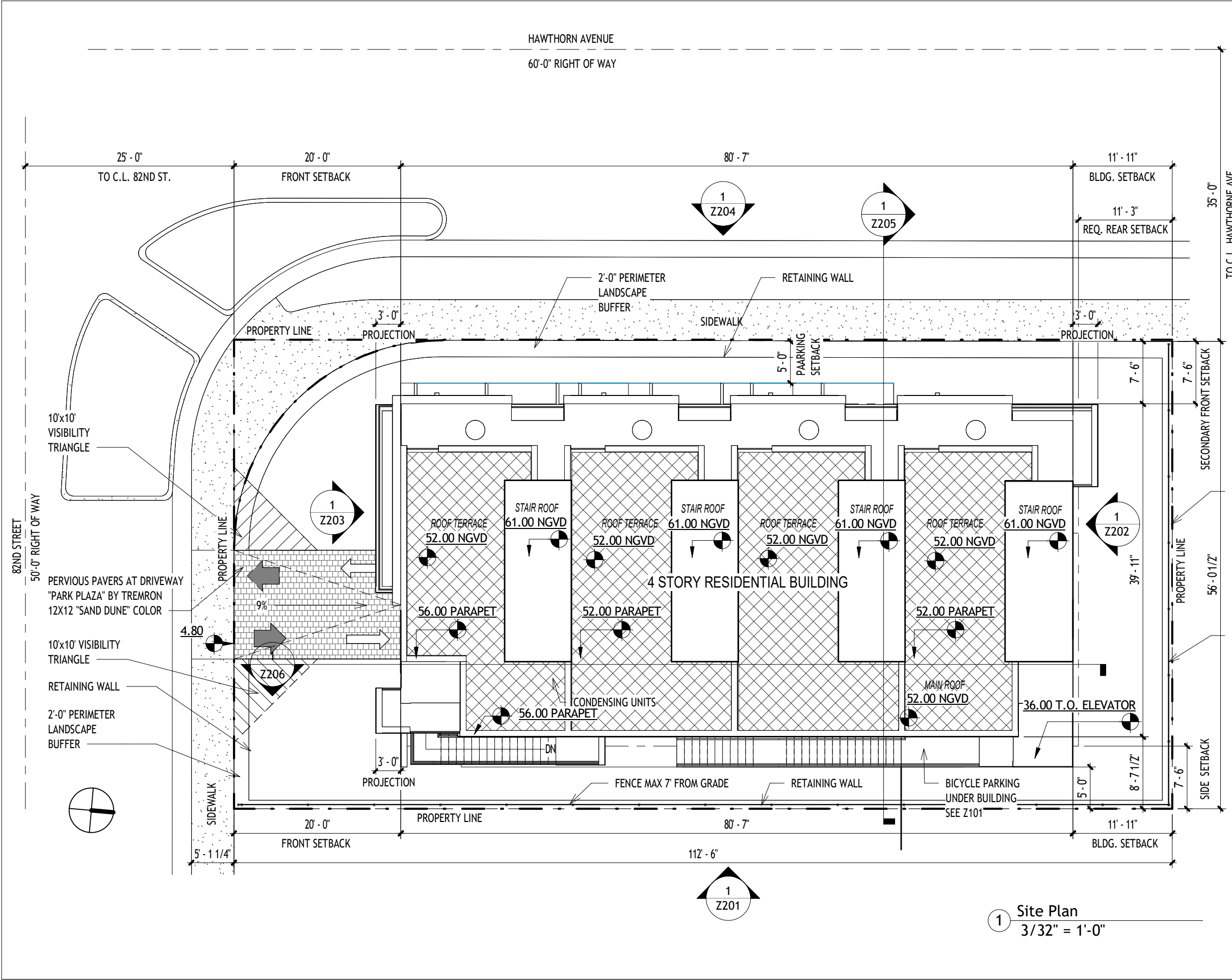
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**Z04**

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
<b>TOTAL PROPOSED FAR</b>	<b>7876 SF</b>
<b>MAXIMUM FAR</b>	
6328 SF X 1.25 =	7910 SF





Issue Dates:

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---

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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"



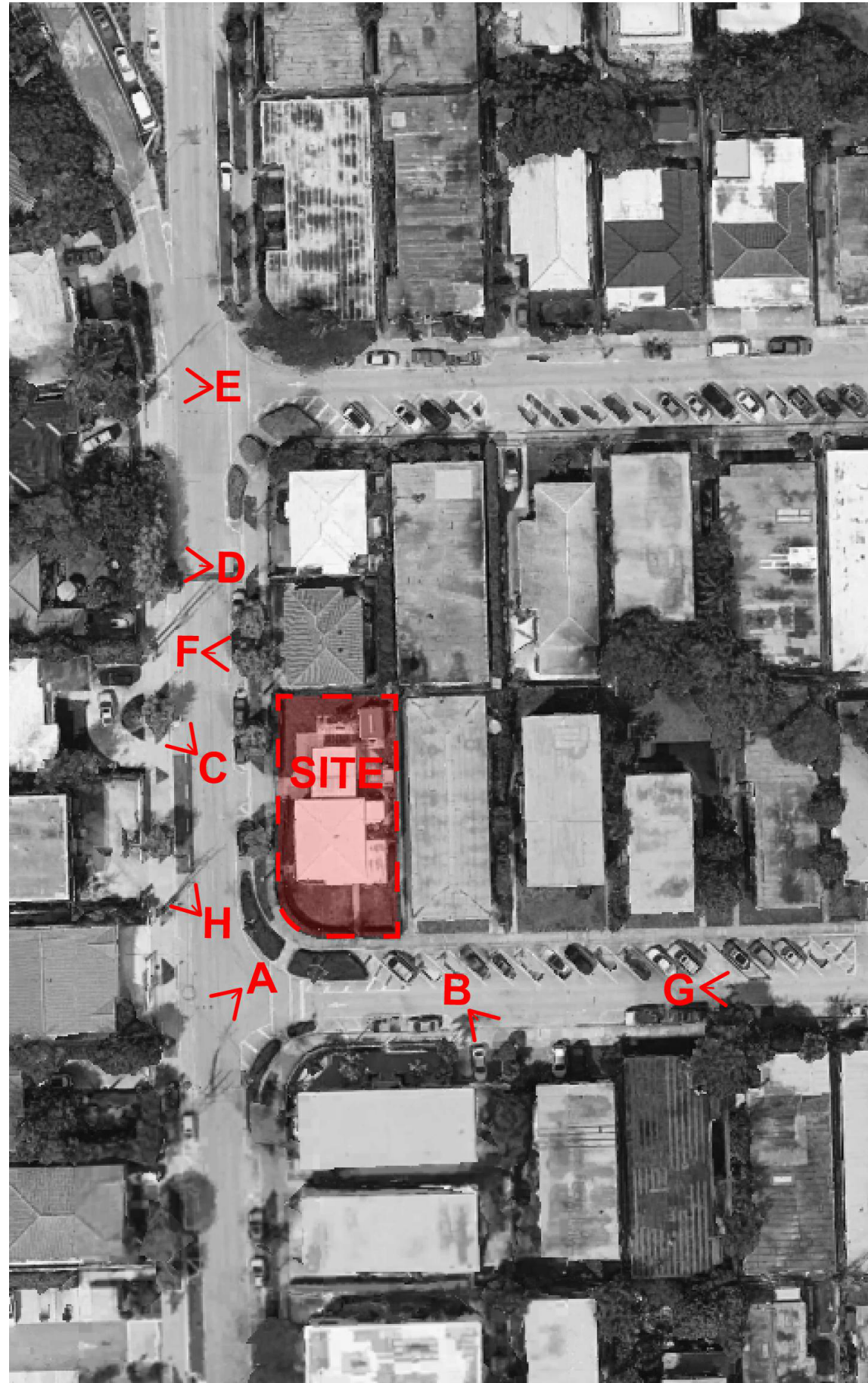
A



B



C



Issue Dates:

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---

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New Residential Building

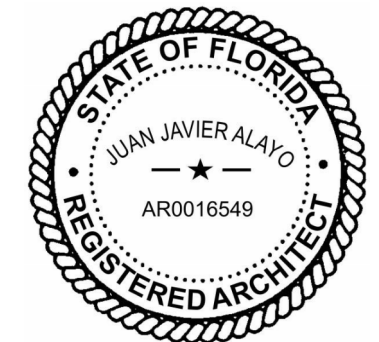
845 82nd Street  
 Miami Beach, FL 33139

Drawing Title:

Site Photos

Date 04/06/25  
 Scale  
 Proj. No. 323.01  
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Z06





D



E



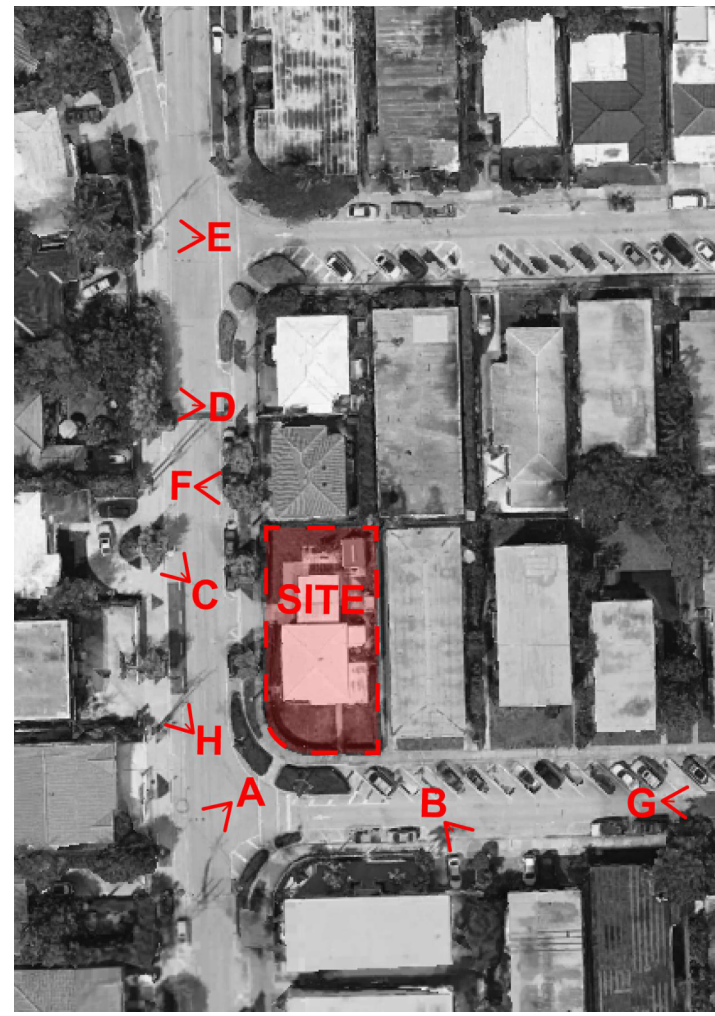
F



G



H



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Drawing Title:

Site Photos

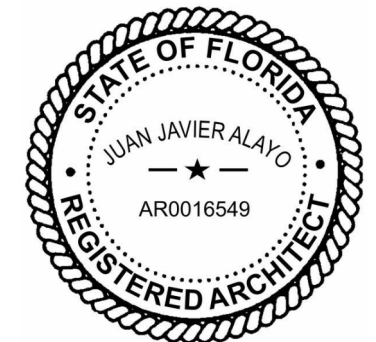
Date 04/06/25

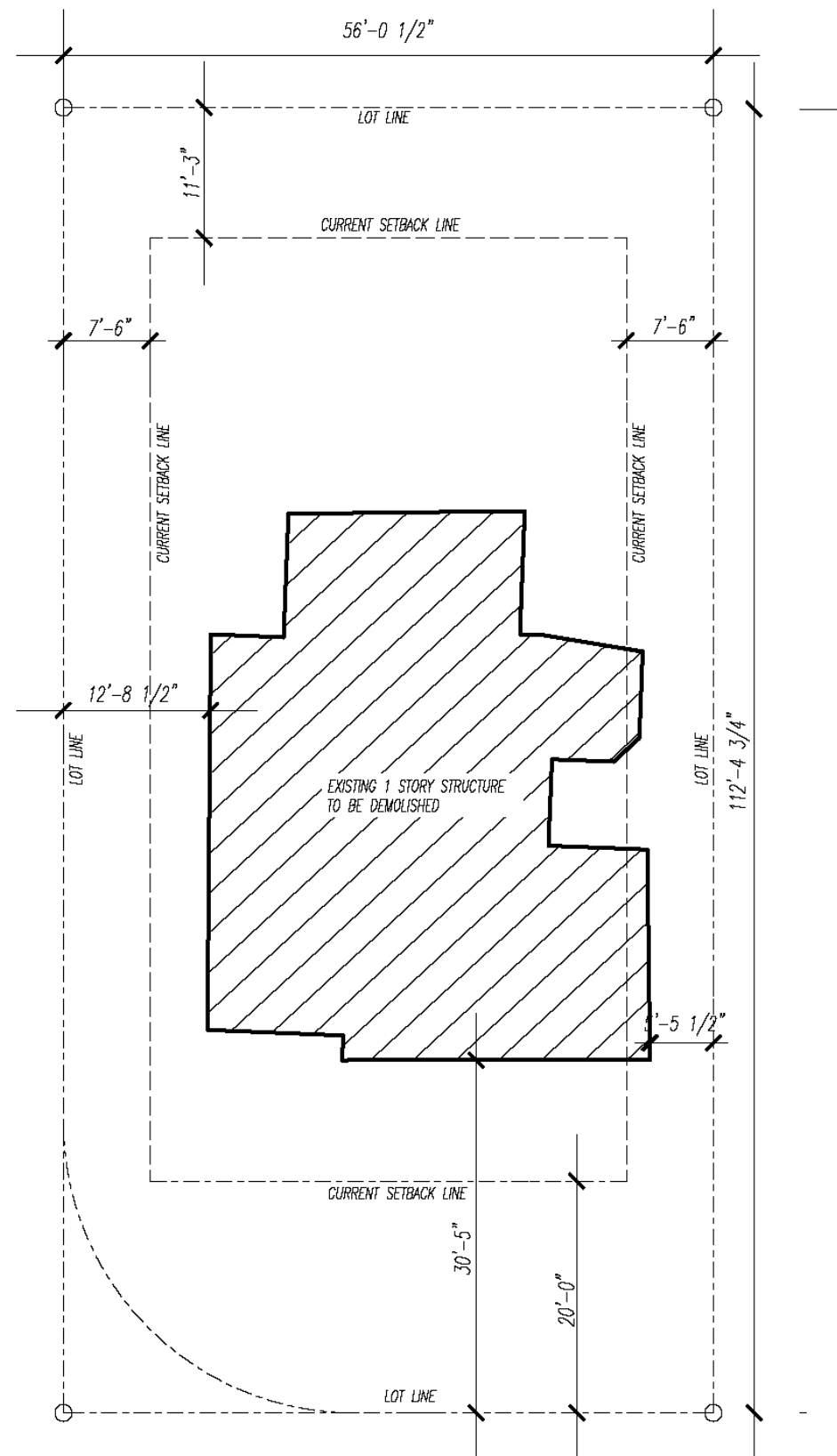
Scale

Proj. No. 323.01

+JMJ+

Z07





Issue Dates:

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**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

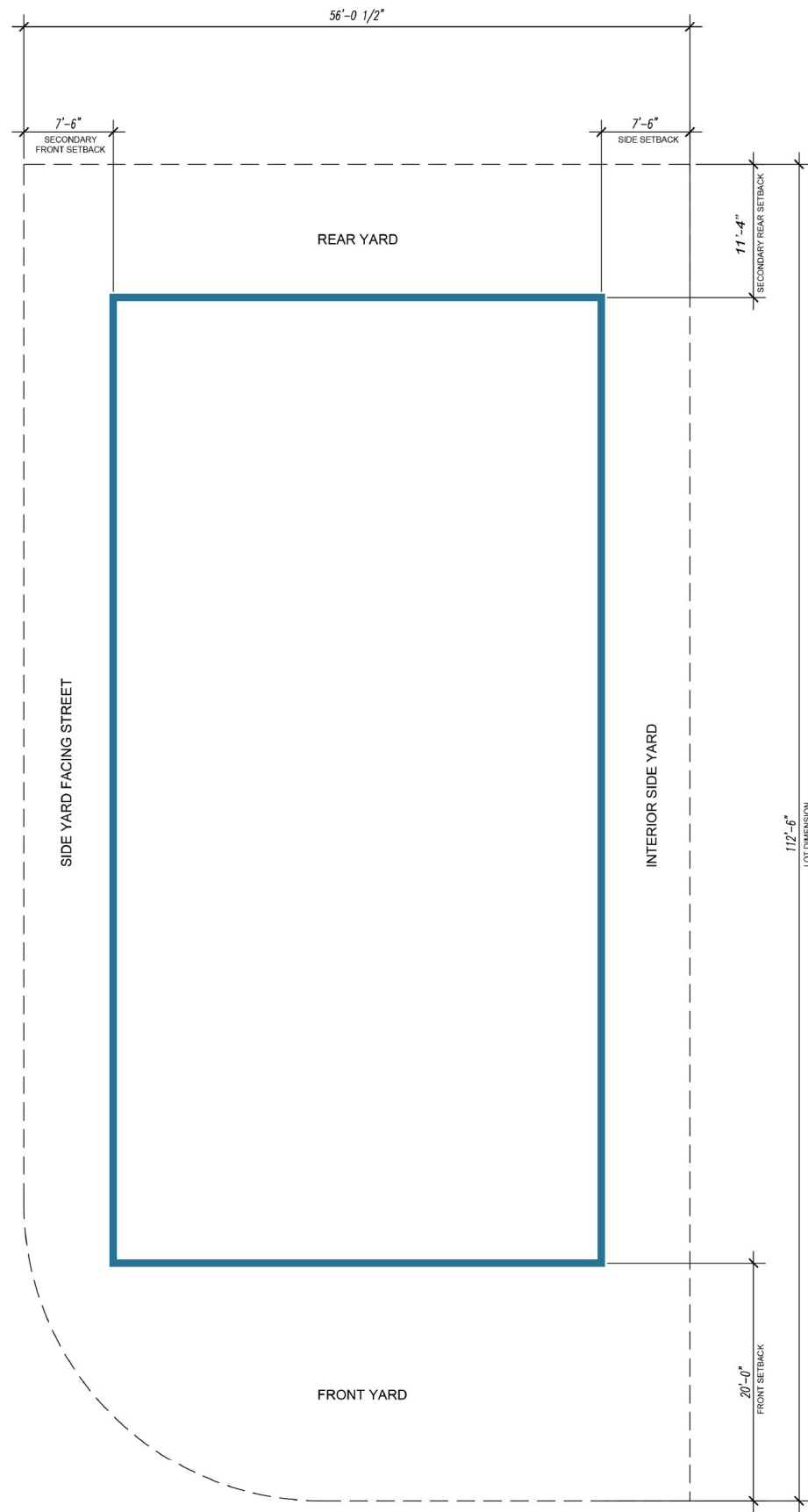
New Residential Building  
 845 82nd Street  
 Miami Beach, FL 33139

Drawing Title:  
**Demolition Plan**

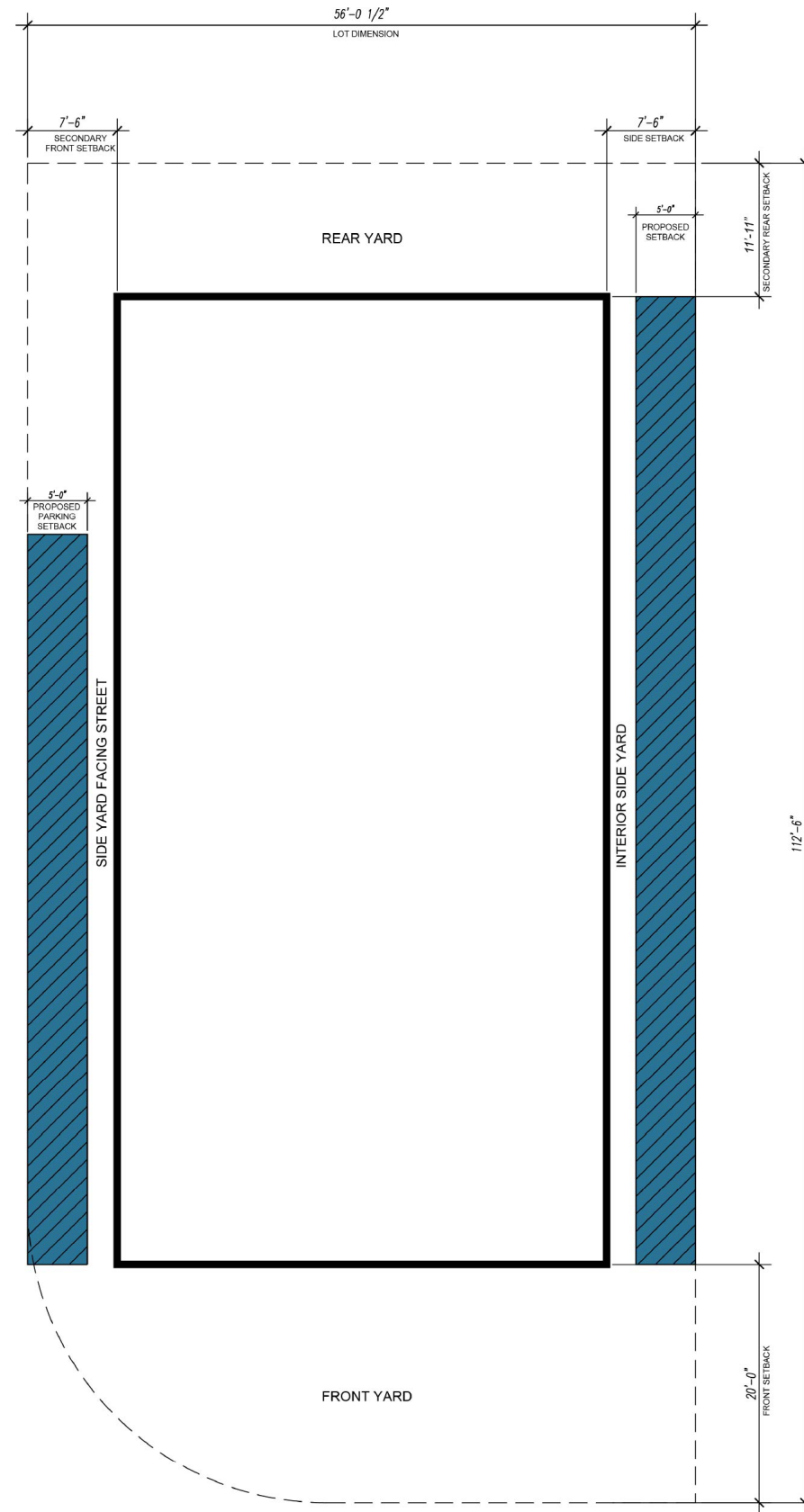
Date 04/06/25  
 Scale  
 Proj. No. 323.01  
 +JMJ+

**Z08**





REQUIRED SETBACKS



PROPOSED SETBACK VARIANCES

Issue Dates:

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

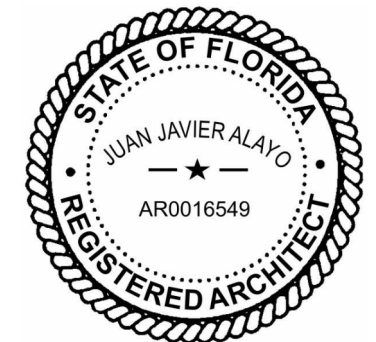
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

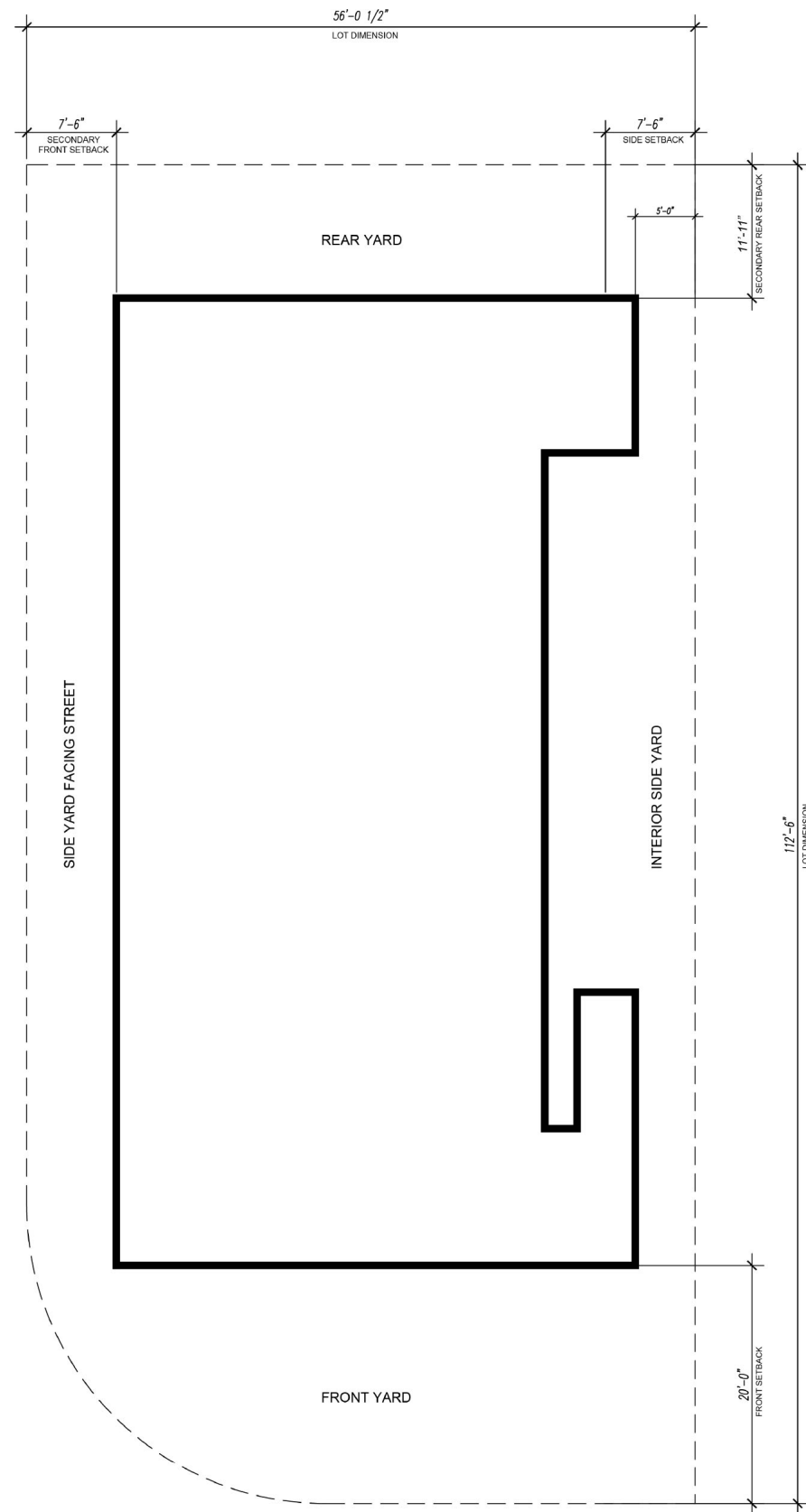
New Residential Building  
 845 82nd Street  
 Miami Beach, FL 33139

Drawing Title:  
**Setbacks**

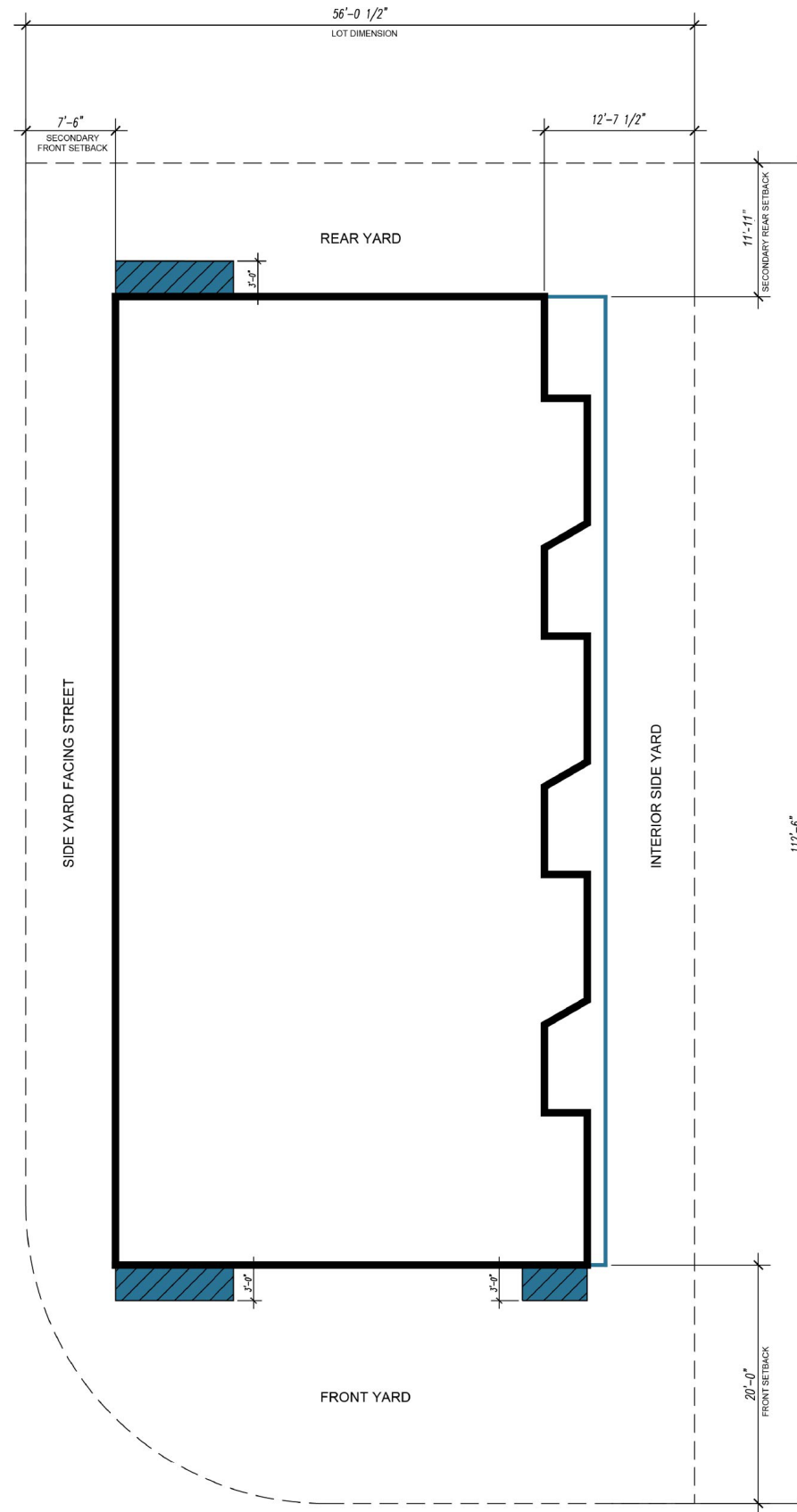
Date 04/06/25  
 Scale  
 Proj. No. 323.01  
 +JMJ+

**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  
Fl Prof. Lic: AR 0016549

New Residential Building

845 82nd Street  
Miami Beach, FL 33139

Drawing Title:

**Setbacks**

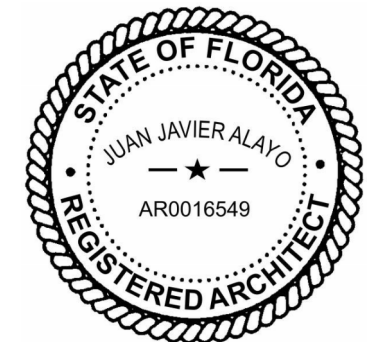
Date 04/06/25

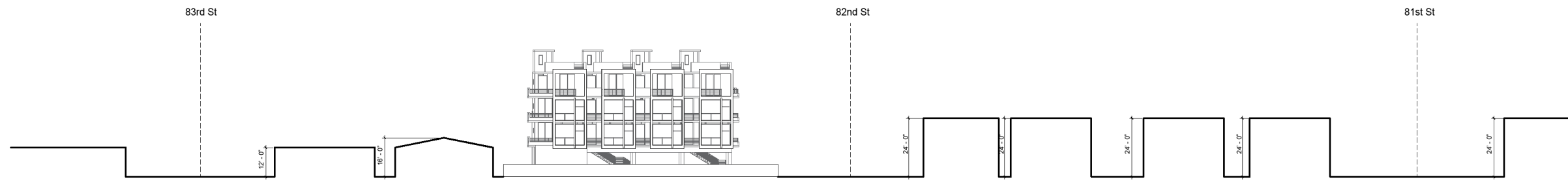
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Proj. No. 323.01

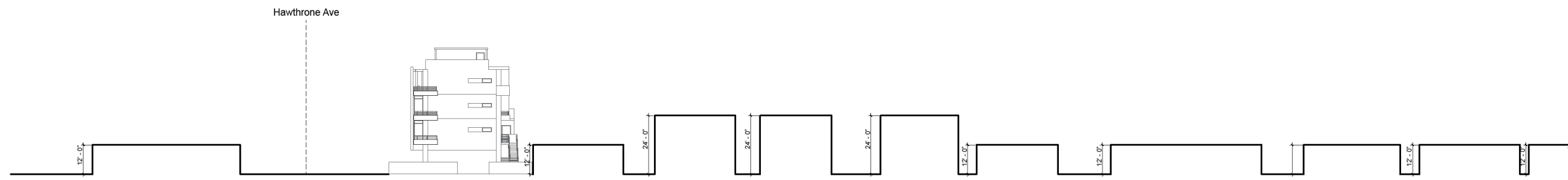
+JMJ+

**Z10**

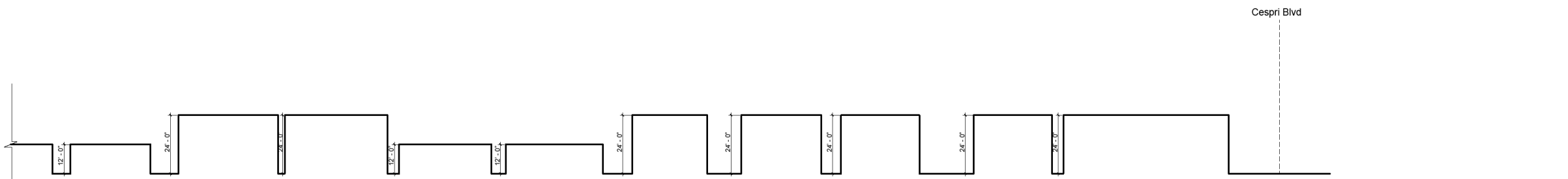




HAWTHORNE AVENUE ELEVATION



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**

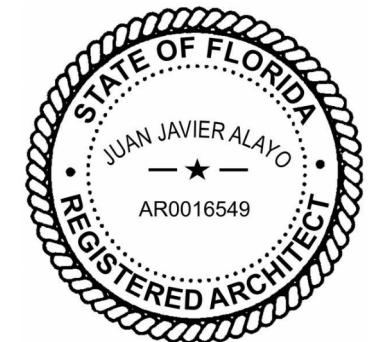
Date 04/06/25

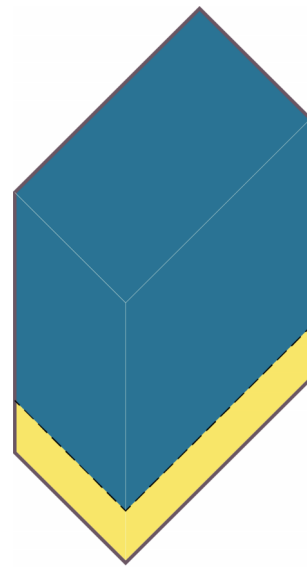
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Proj. No. 323.01

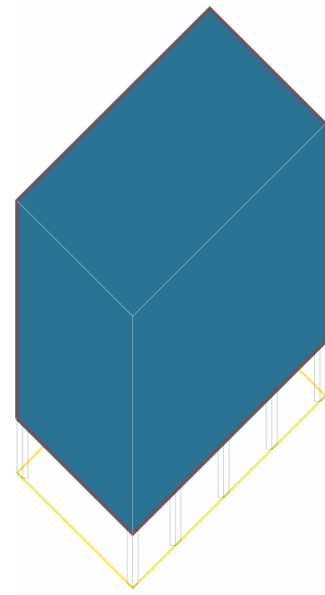
+JMJ+

**Z11**

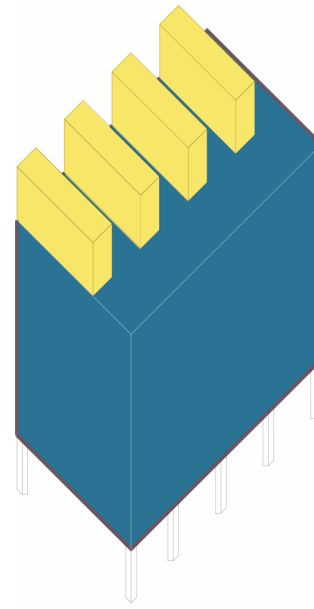




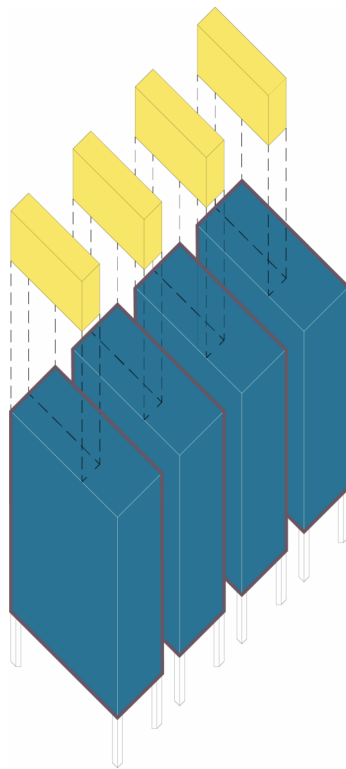
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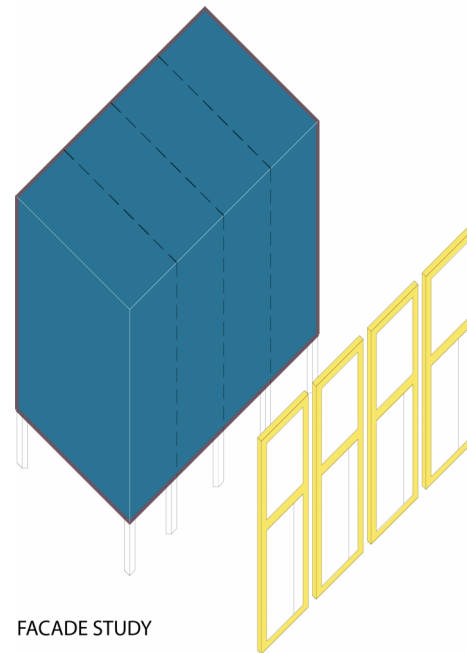
MASSING ON PILOTIS



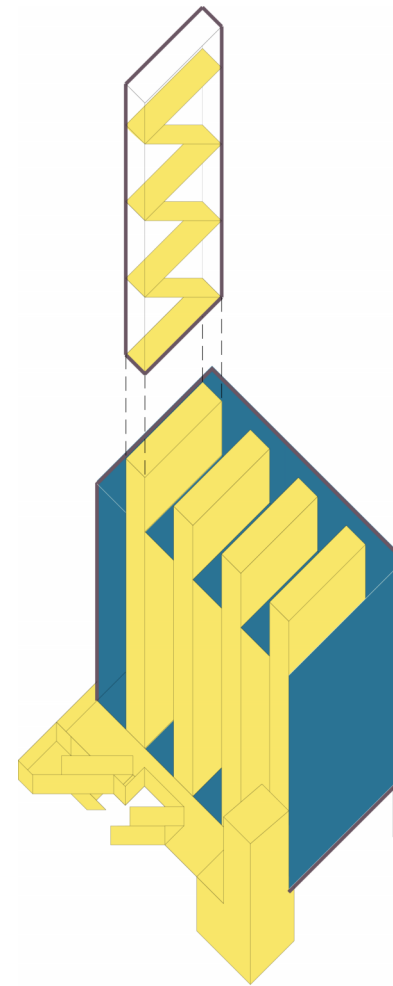
ROOF TOP DEVELOPMENT



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

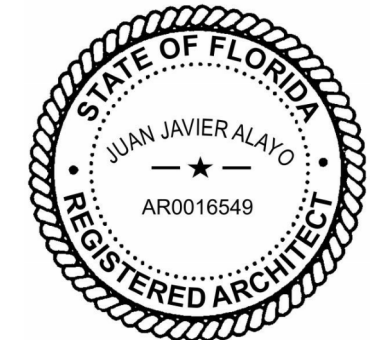
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

**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+



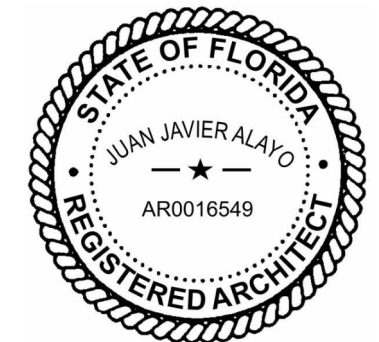
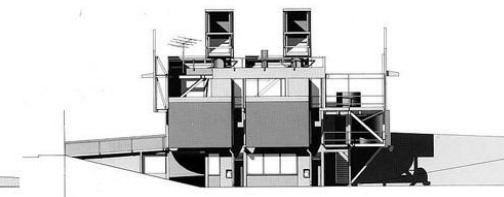
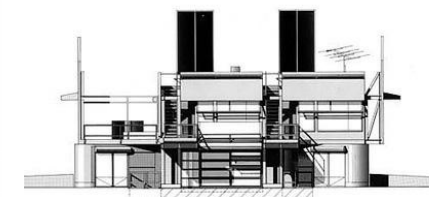
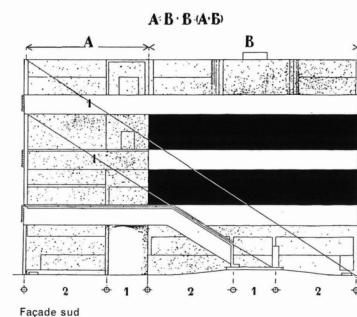
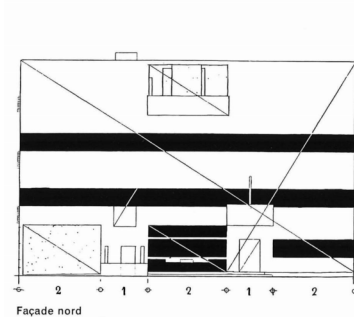
OUR PROJECT REFERENCES SEVERAL EFFECTIVE FORMAL STRATEGIES FOR ITS ARCHITECTURAL LANGUAGE AND COMPOSITION. TAKING ADVANTAGE OF REPETITION, THE FOUR UNITS ARE ARTICULATED TO INFER FOUR VOLUMETRIC IDENTITIES FOR EACH OWNER. THE STRICT ORTHOGONAL GEOMETRY IS TUNED THROUGH PROPORTIONAL DEVICES TO KEEP THE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

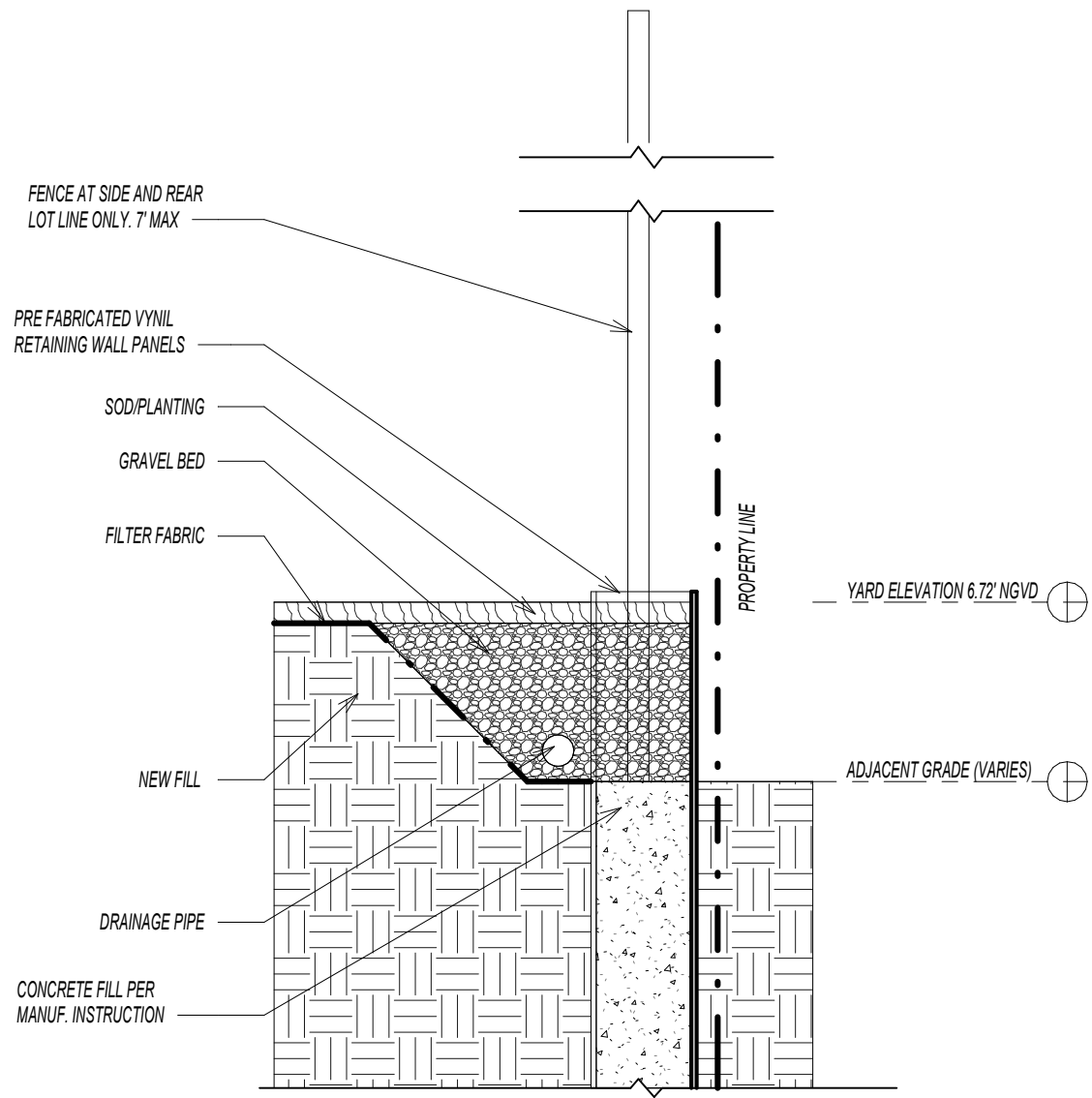
OUTDOOR TERRACE SPACES ARE DESIGNED AS MORE ENCLOSED SPACES, NOT OPEN ENDED "WRAP AROUND" BALCONIES GIVING THE OUTDOOR SPACES BETTER DEFINITION.

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.

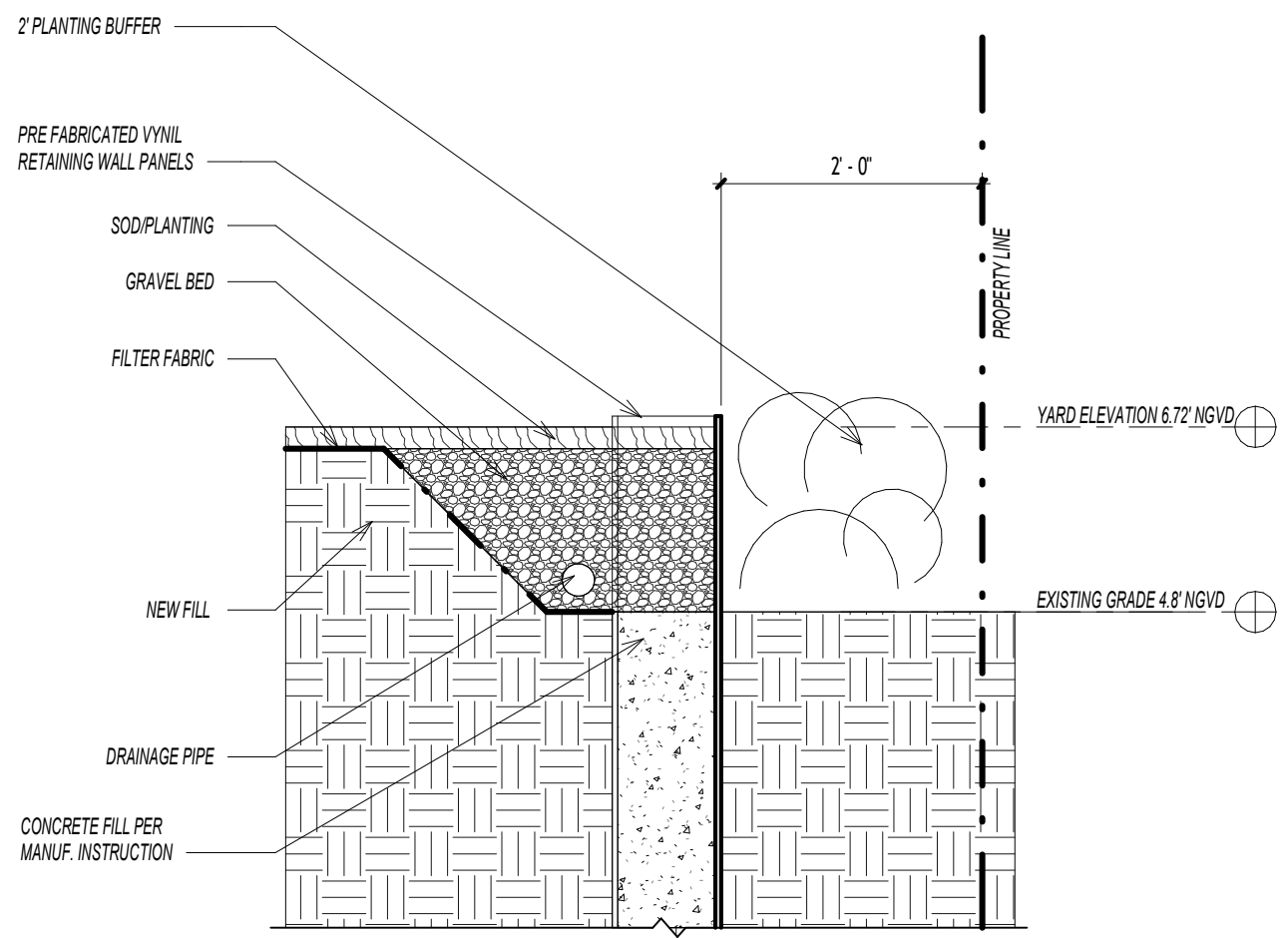
THE EXPRESSED CIRCULATION/STAIRS PROVIDE A FUTHER OPPORTUNITY FOR DEVELOPING A DIAGONAL VISUAL CONNECTION BETWEEN GROUND AND BUILDING.

**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:

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**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

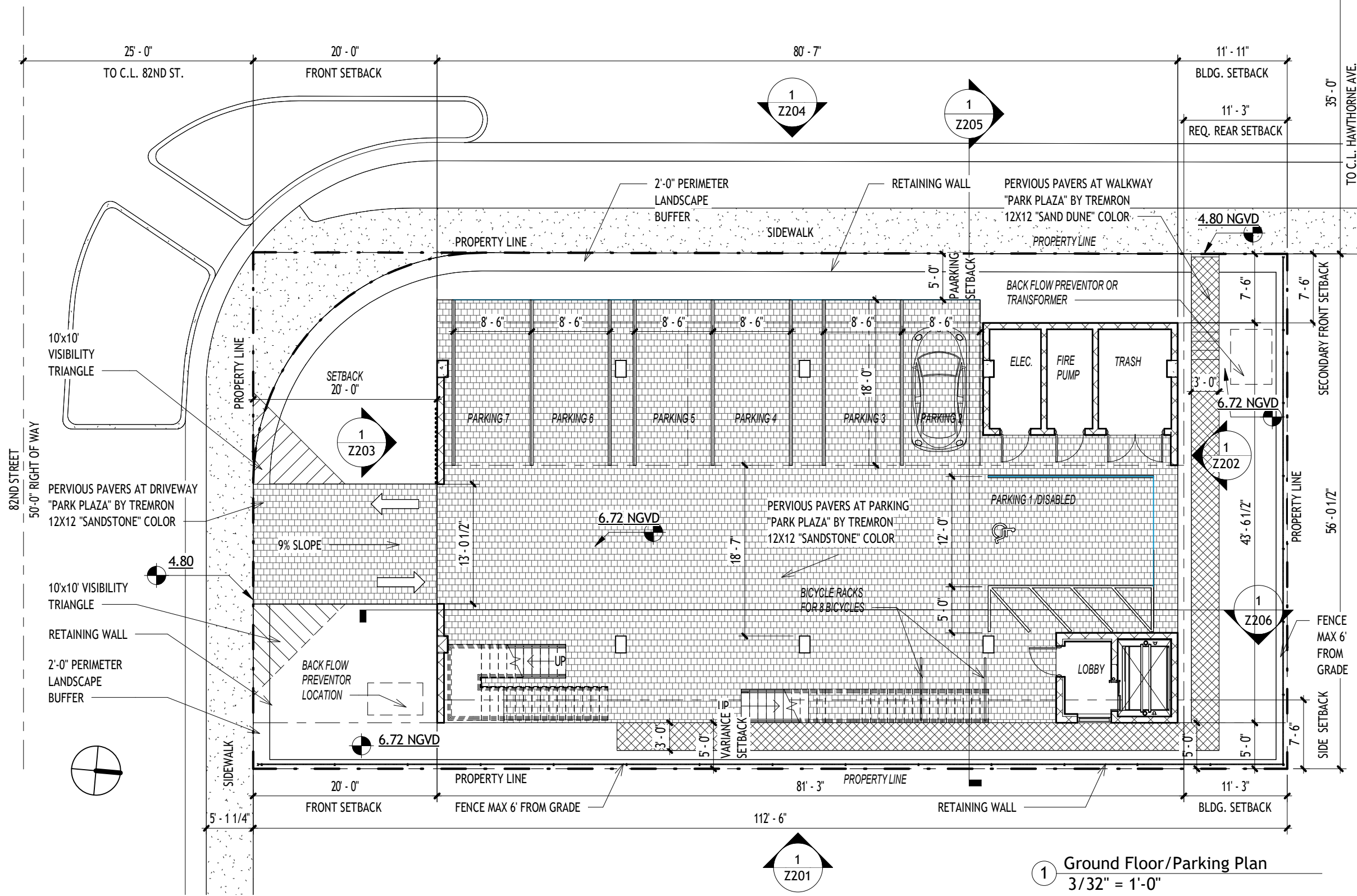
**Architect:**  
Alayo Architects PC  
Juan J. Alayo, RA  
2307 Douglas Road  
Suite 204  
Miami, FL 33145  
FI Prof. Lic: AR 0016549

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

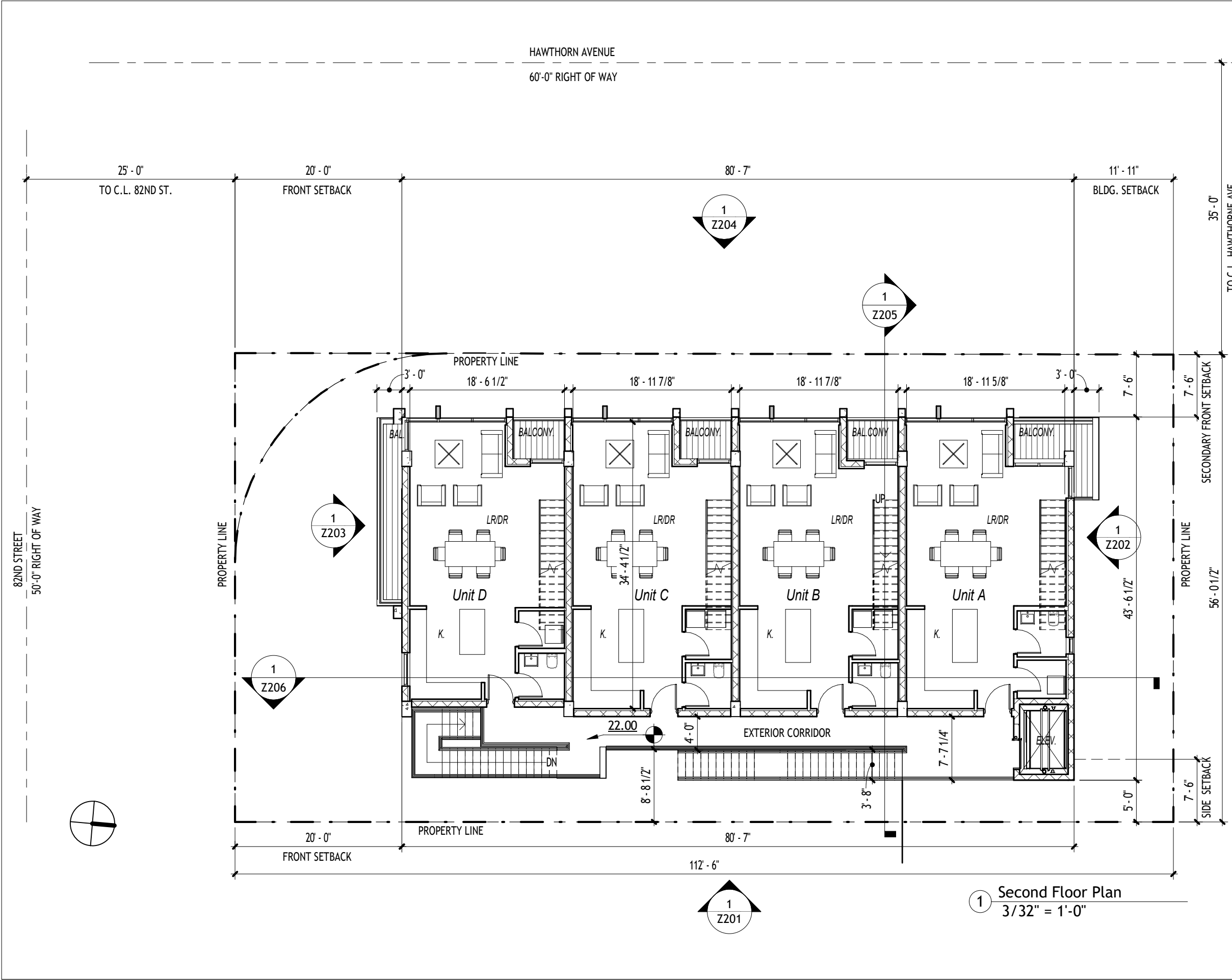
Drawing Title:  
**Ground Floor Plan**

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:

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**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"

1 Z201

1 Z203

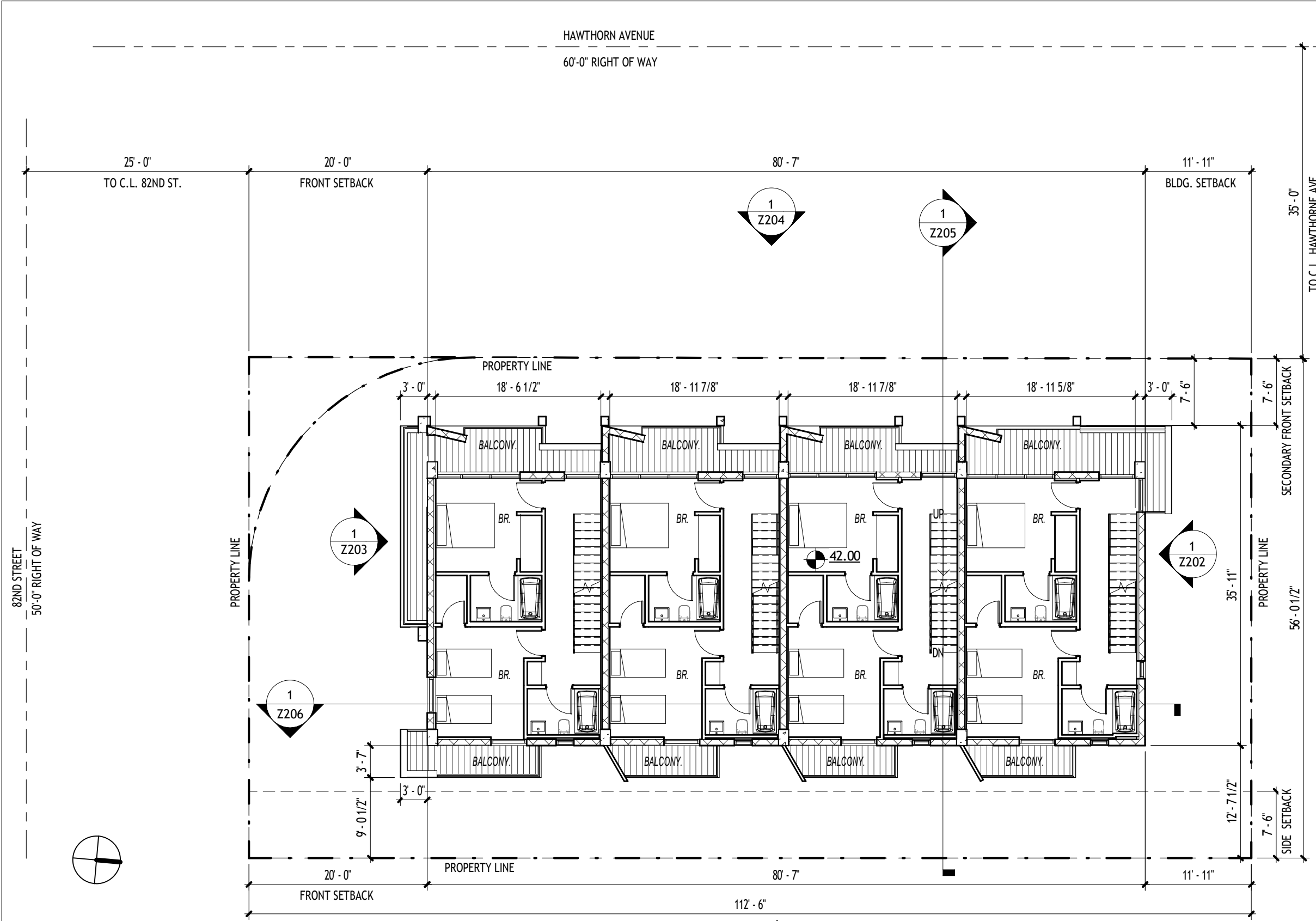
1 Z206

1 Z204

1 Z205

1 Z202





Issue Dates:

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**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**

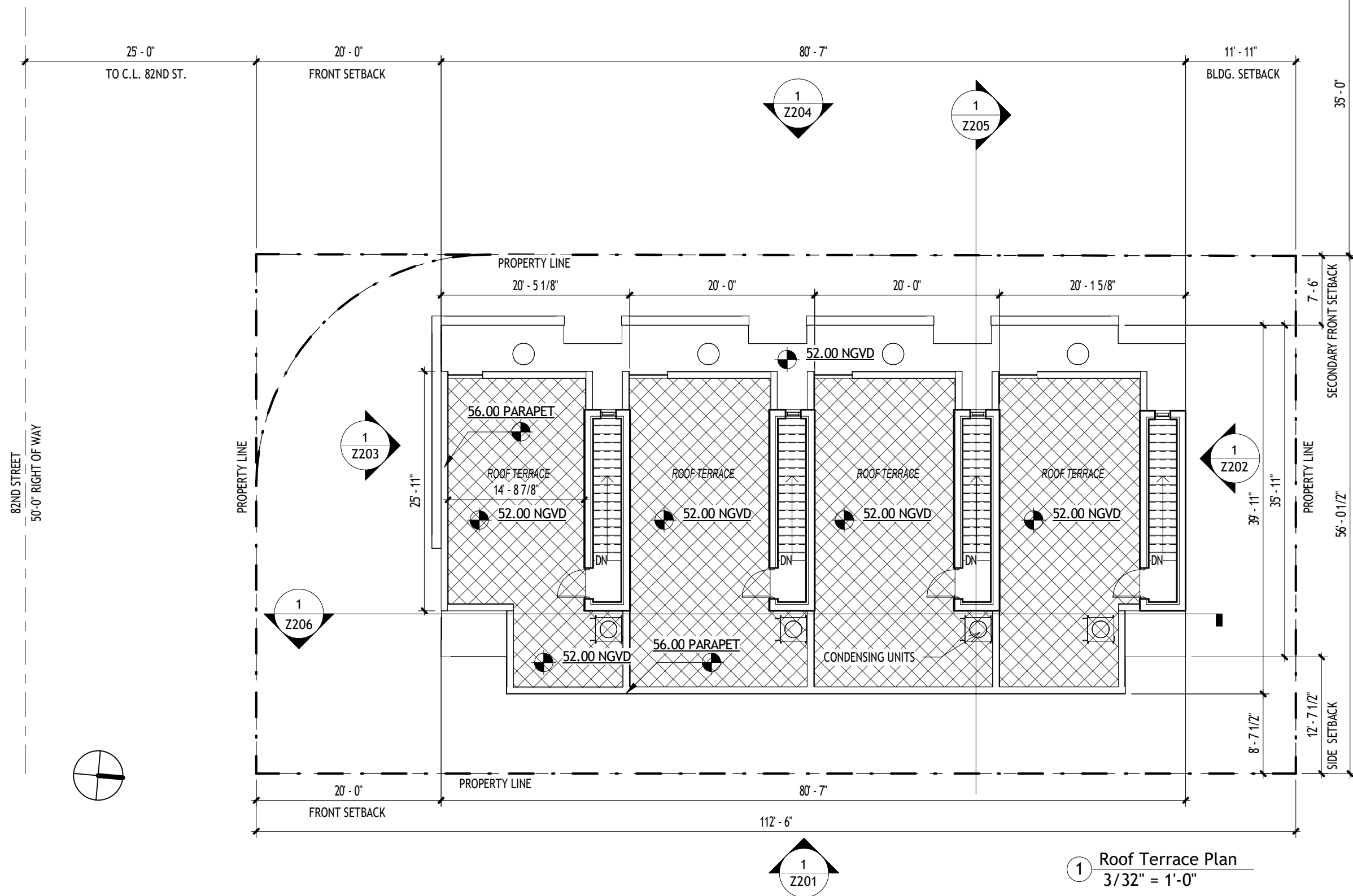
Date 04/06/25  
 Scale 3/32" = 1'-0"  
 Proj. No. 323.01  
 +JMJ+

**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

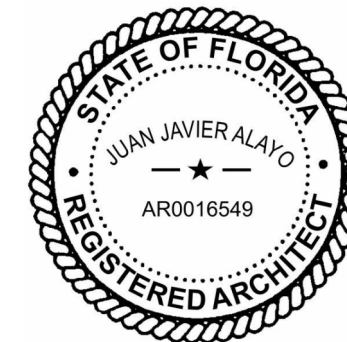
New Residential Building  
845 82nd Street  
Miami Beach, FL 33139

Drawing Title:  
**Roof Terrace Plan**

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

**Z105**

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





NEIGHBORING BUILDINGS LOT LINE CONDITIONS



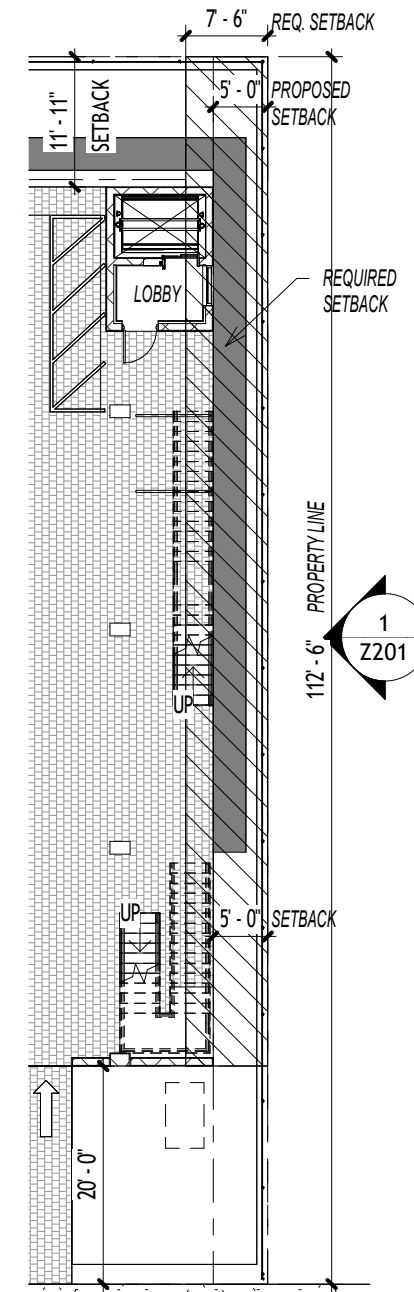
EXISTING LOT LINE WITH EAST NEIGHBOR



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

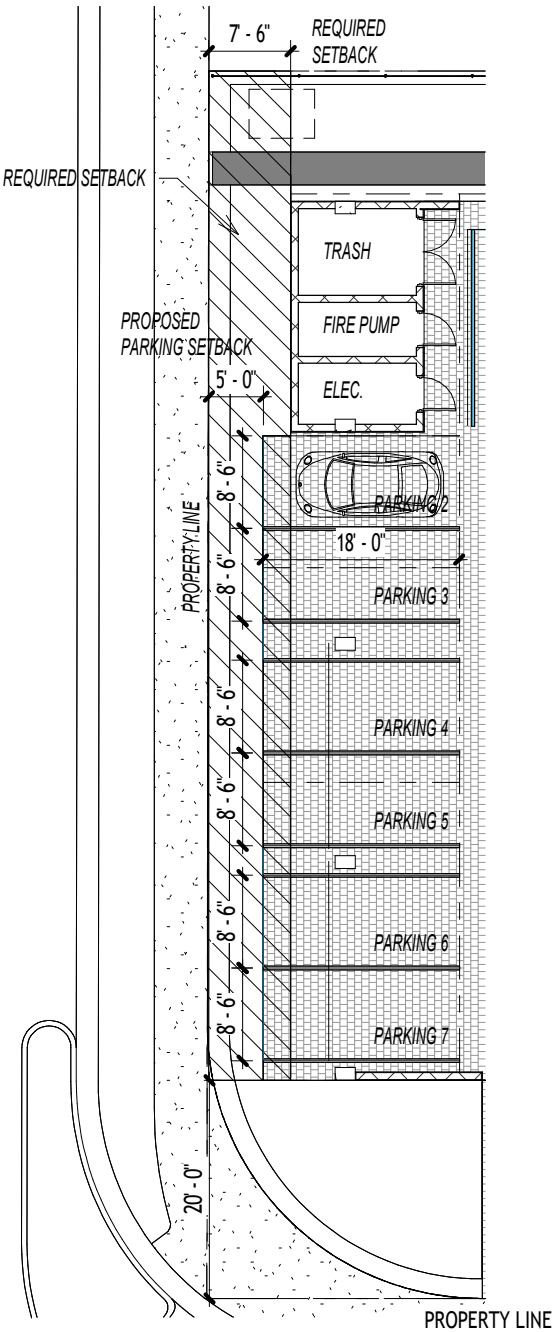
Drawing Title:  
**Variance**

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

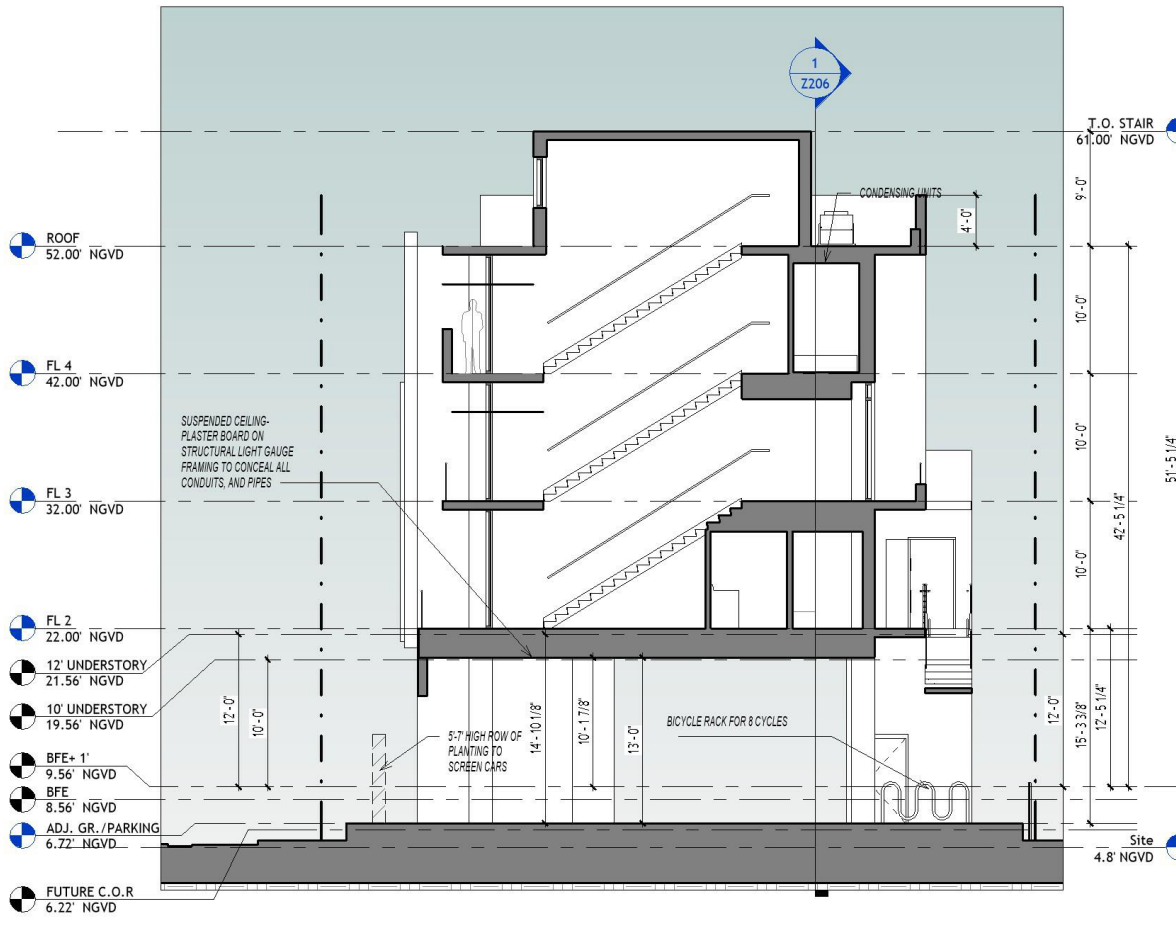
**Architect:**  
Alayo Architects PC  
Juan J. Alayo, RA  
2307 Douglas Road  
Suite 204  
Miami, FL 33145  
FI Prof. Lic: AR 0016549

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

Drawing Title:  
**Waiver Diagrams**

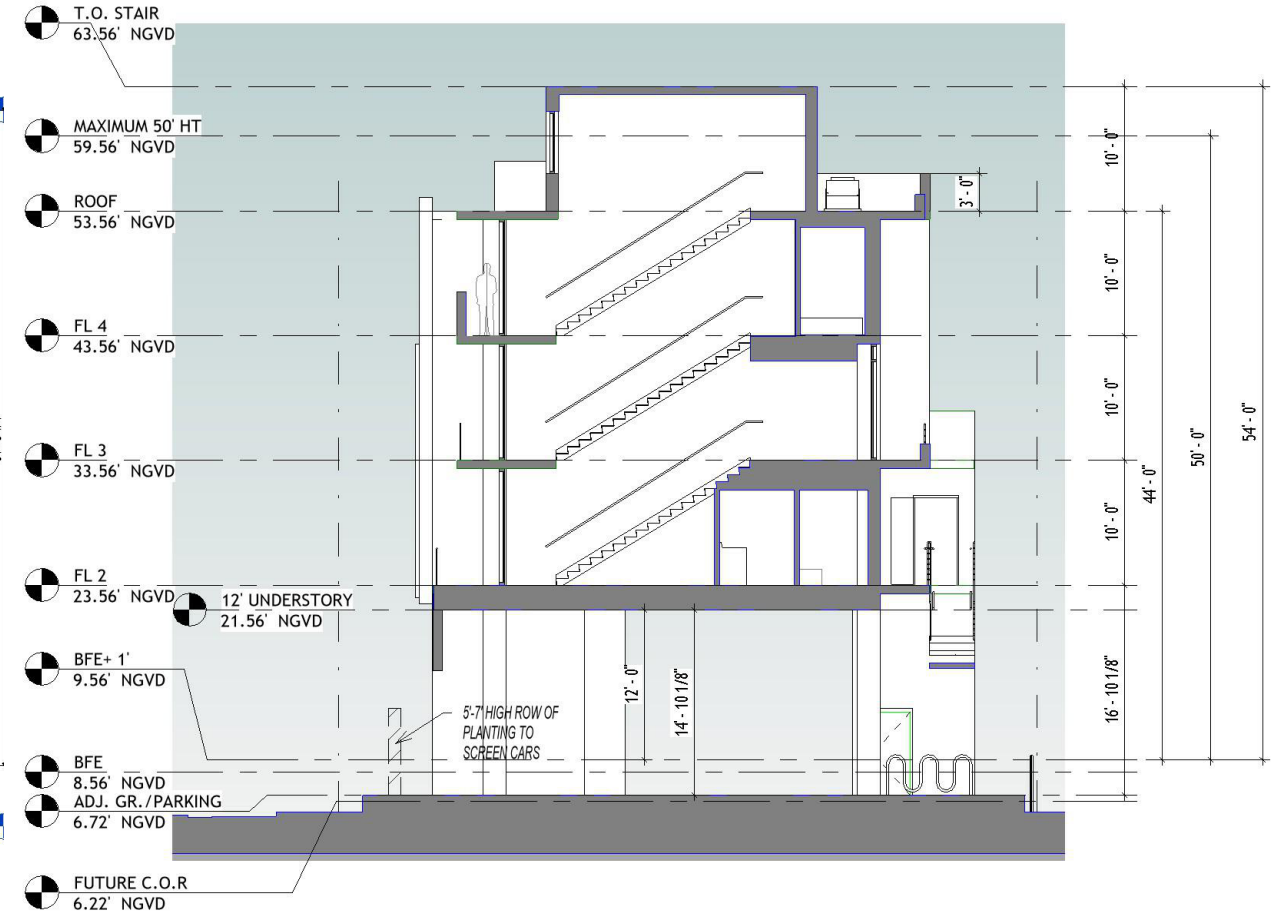
Date 04/06/25  
Scale  
Proj. No. 323.01  
+JMJ+

**Z108**



PROPOSED UNDERSTORY HEIGHT ABOVE DFE: 10'

**WAIVER DIAGRAMS**  
N.T.S



REQUIRED UNDERSTORY HEIGHT ABOVE DFE: 12'

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Issue Dates:

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**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

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Drawing Title:  
**Axonometric NE**

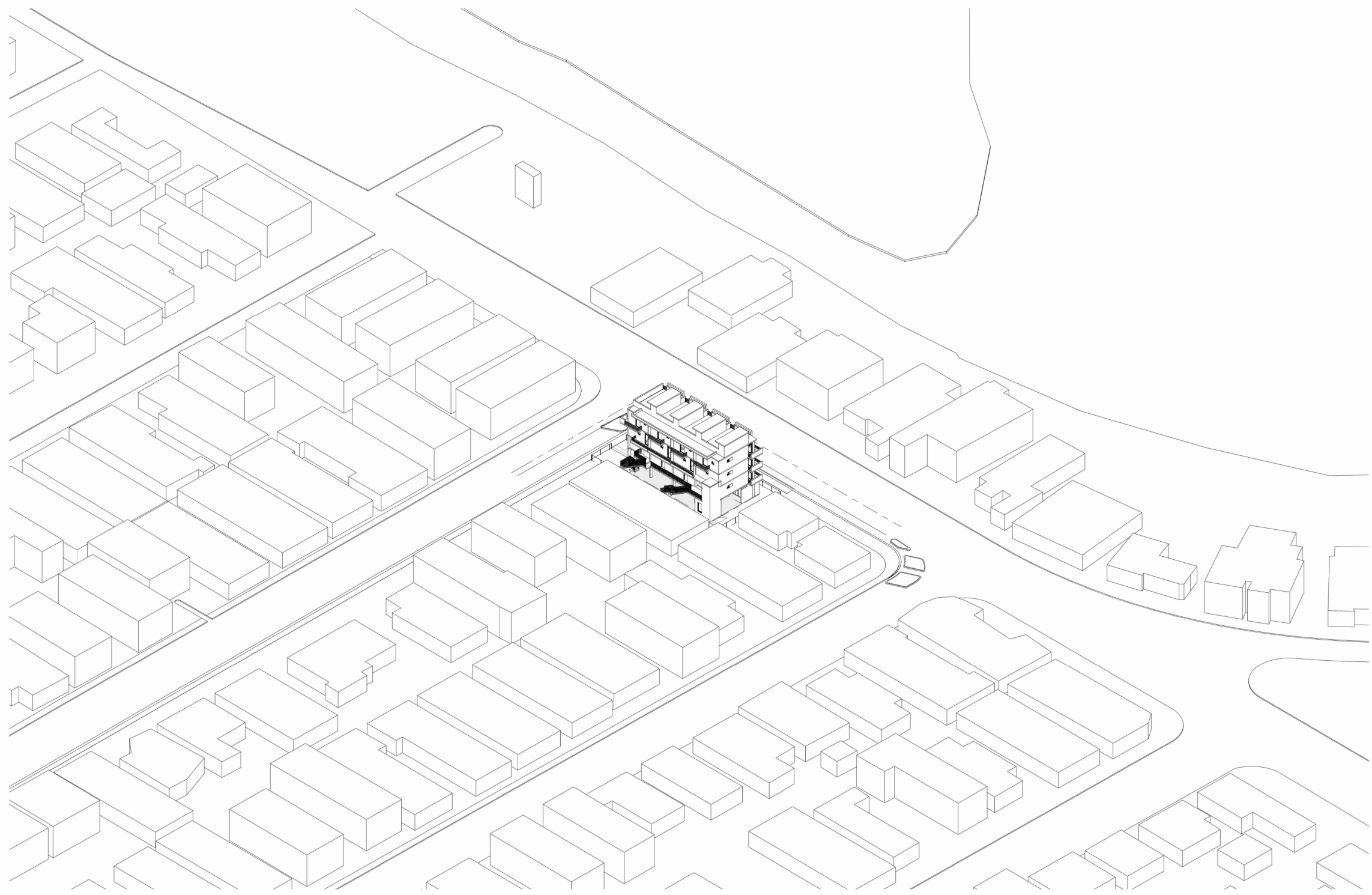
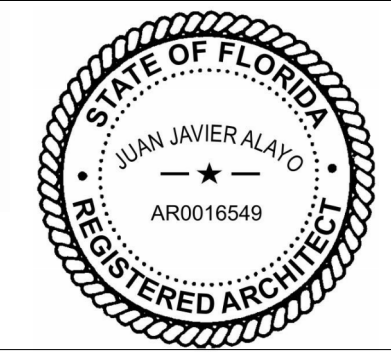
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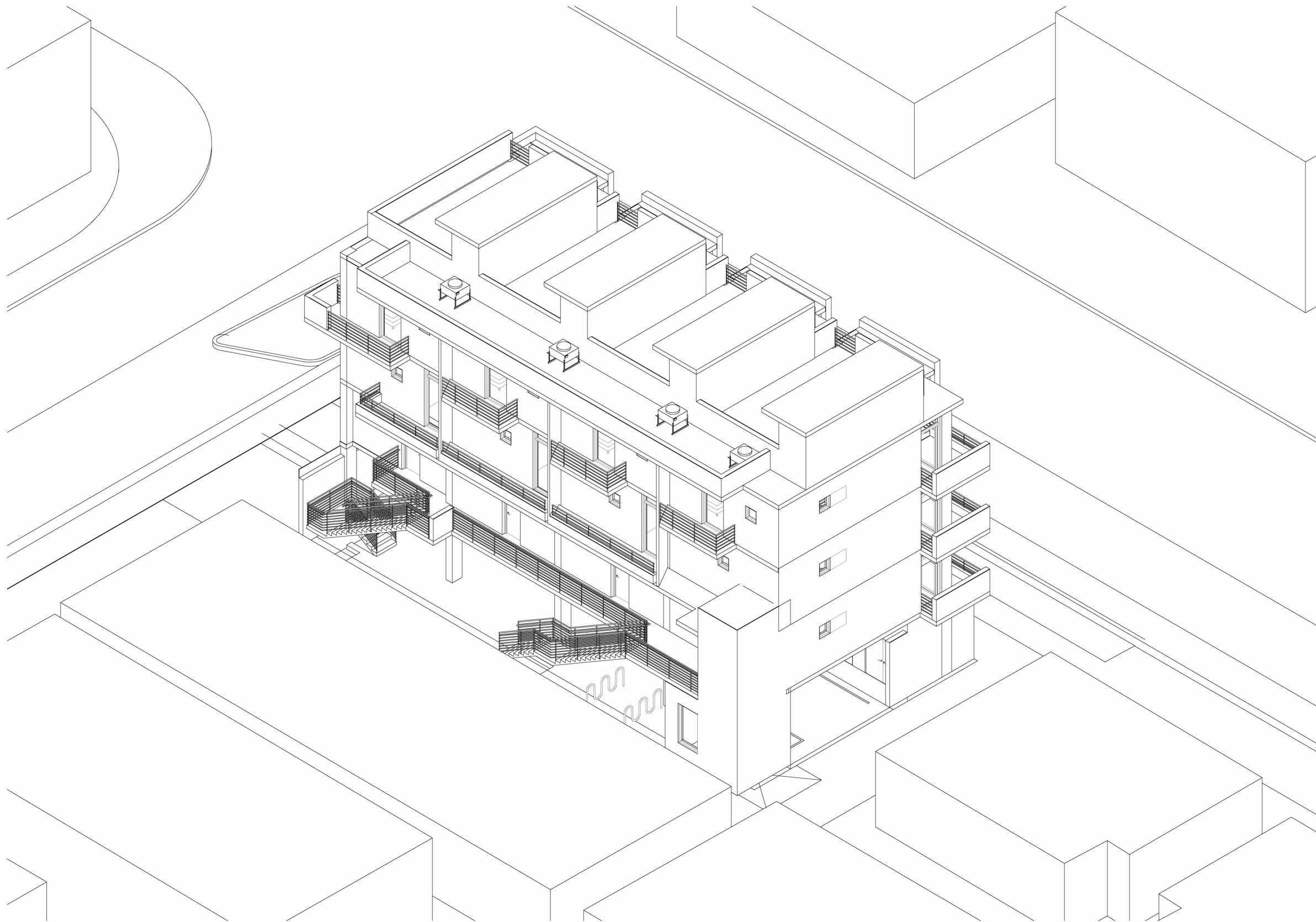
Date 04/06/25  
Scale  
Proj. No. 323.01  
+JMJ+

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**Z110**

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Issue Dates:

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**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

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New Residential Building

845 82nd Street  
Miami Beach, FL 33139

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Drawing Title:

**Axon 1-16 NE**

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Date 04/06/25

Scale

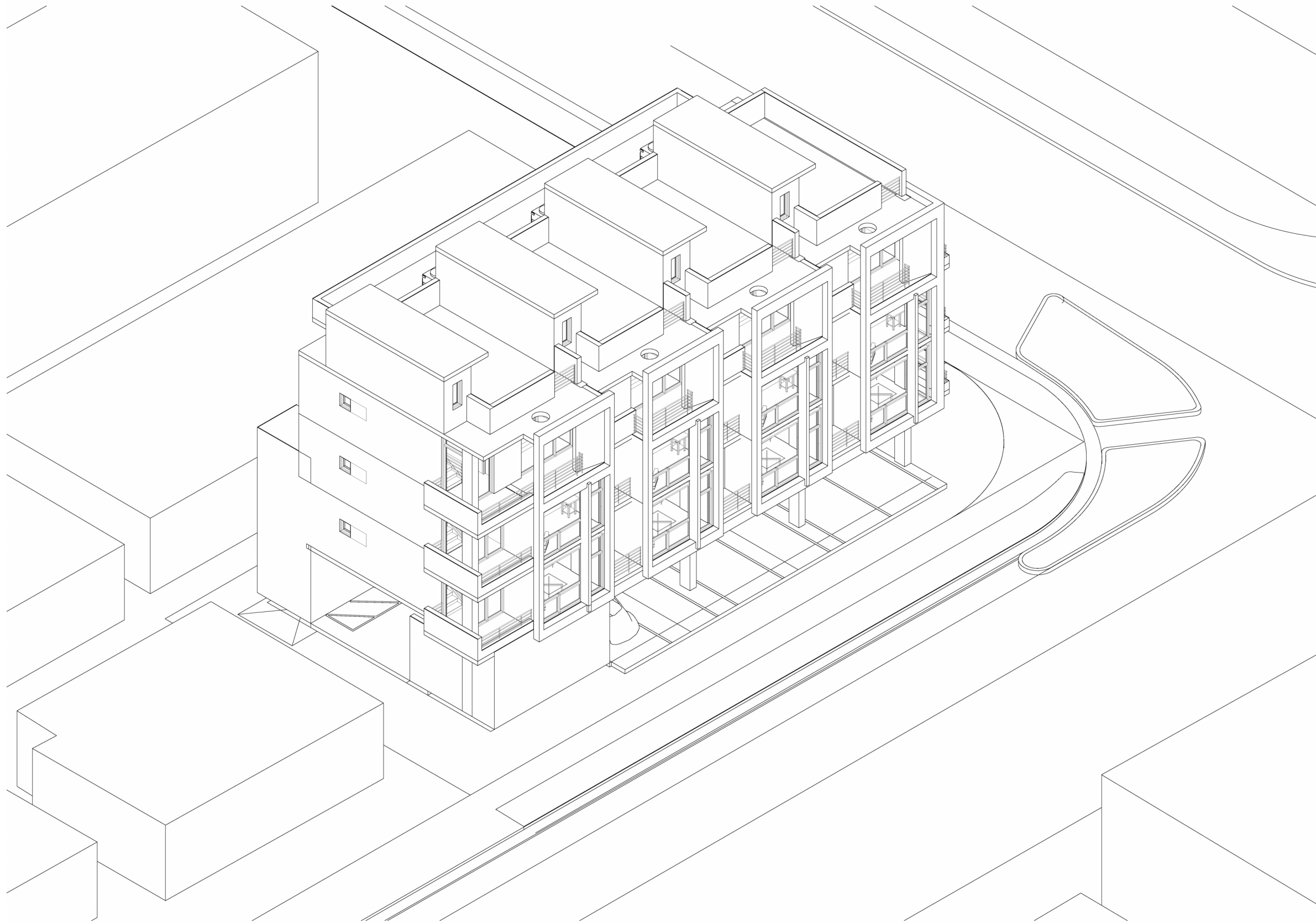
Proj. No. 323.01

+JMJ+

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**Z111**





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Issue Dates:

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**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

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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

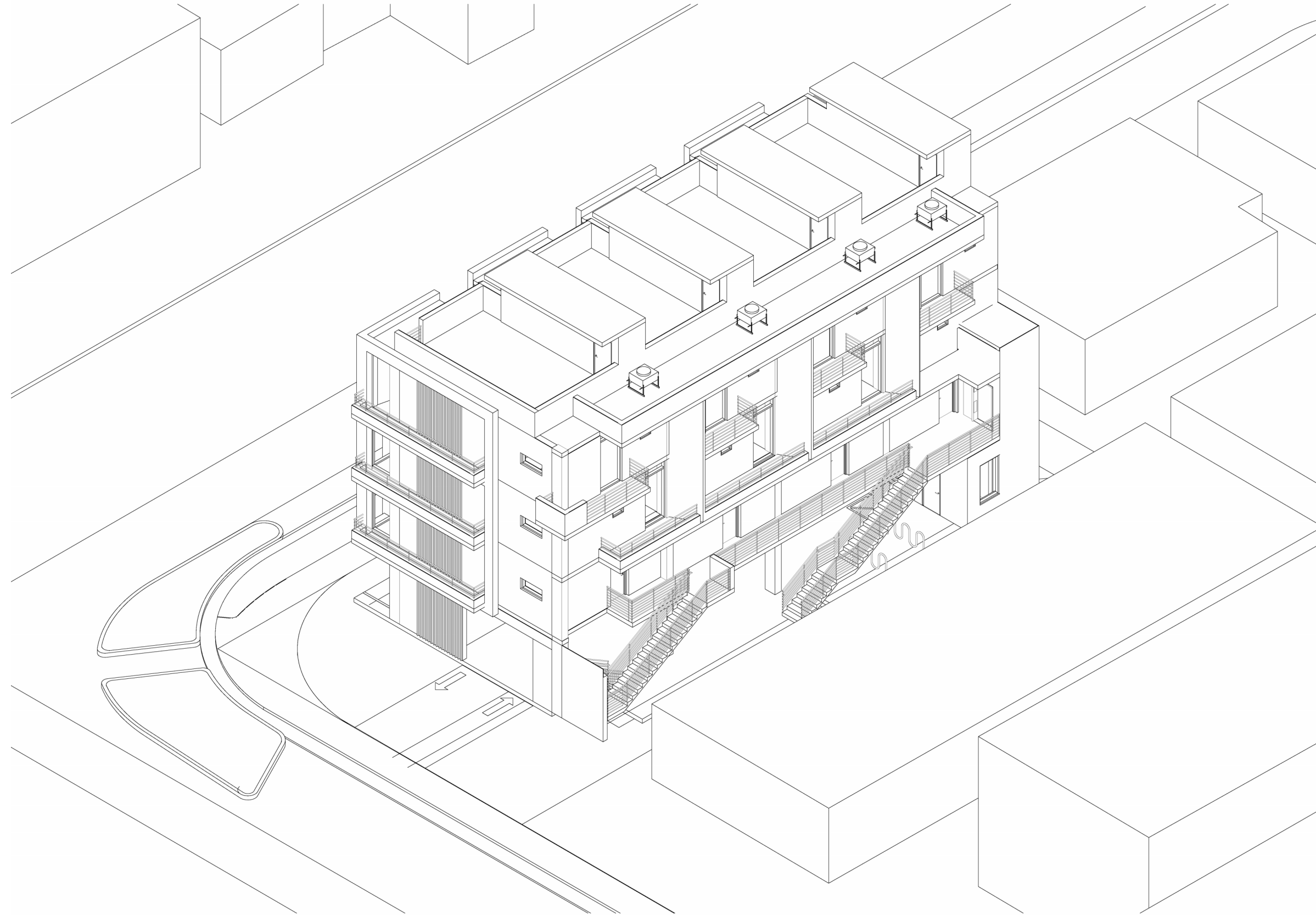
New Residential Building  
845 82nd Street  
Miami Beach, FL 33139

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

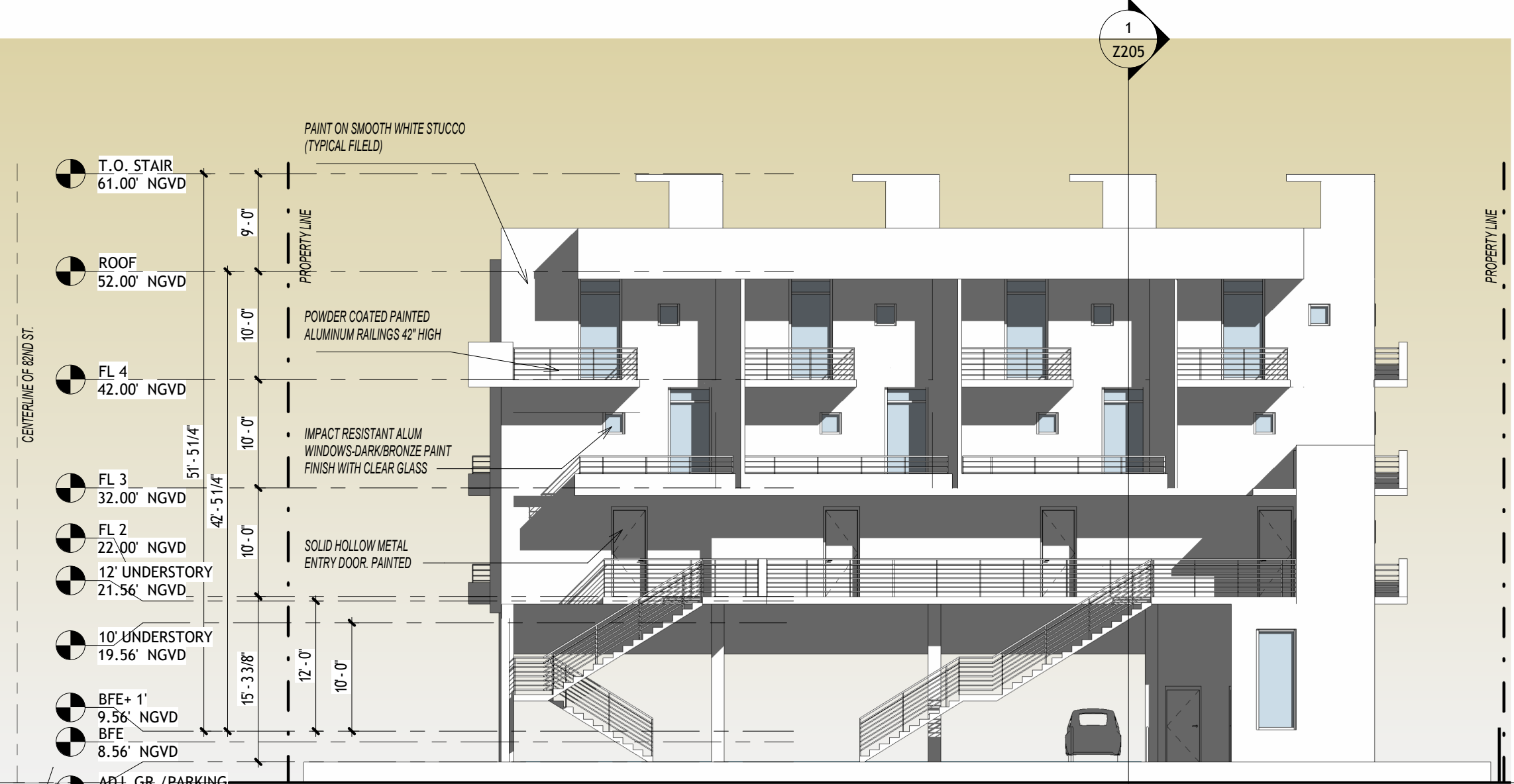
**Architect:**  
Alayo Architects PC  
Juan J. Alayo, RA  
2307 Douglas Road  
Suite 204  
Miami, FL 33145  
Fl Prof. Lic: AR 0016549

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



- T.O. STAIR 61.00' NGVD
- ROOF 52.00' NGVD
- FL 4 42.00' NGVD
- FL 3 32.00' NGVD
- FL 2 22.00' NGVD
- 12' UNDERSTORY 21.56' NGVD
- 10' UNDERSTORY 19.56' NGVD
- BFE+ 1' 9.56' NGVD
- BFE 8.56' NGVD
- ADJ. GR. / PARKING 6.72' NGVD
- FUTURE C.O.R 6.22' NGVD

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

4.8'

Issue Dates:

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

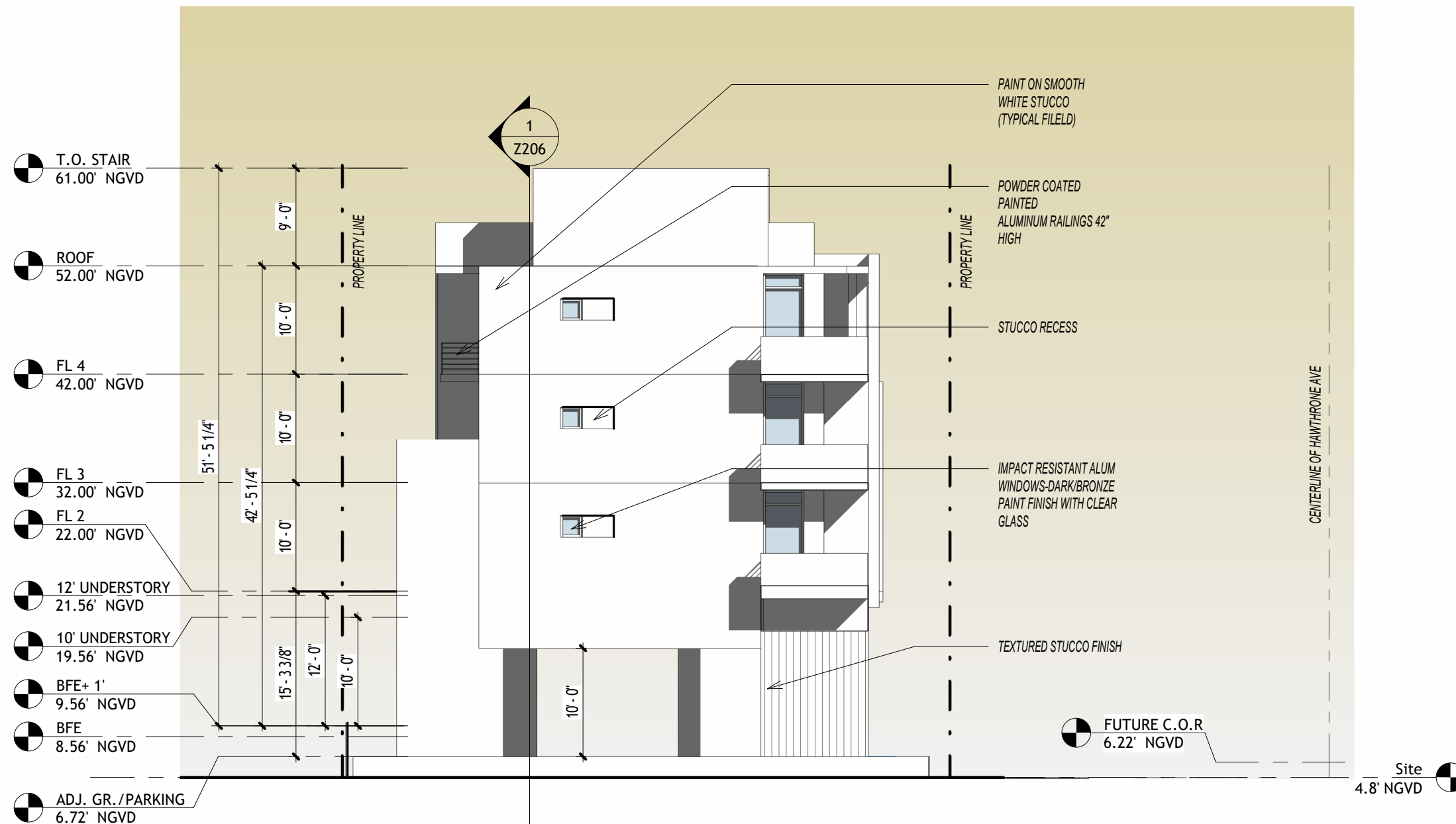
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

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:

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

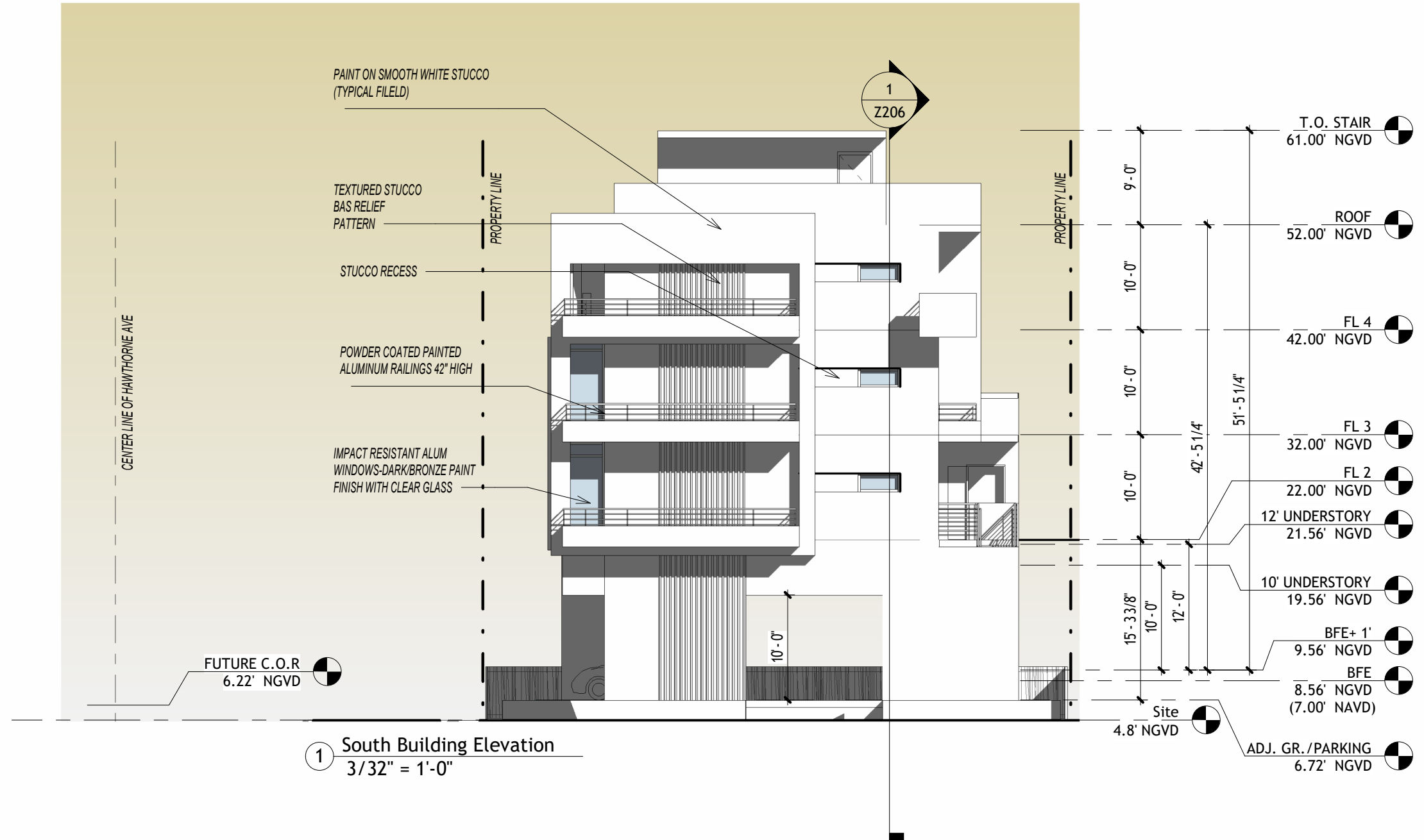
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

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

Drawing Title:  
**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**

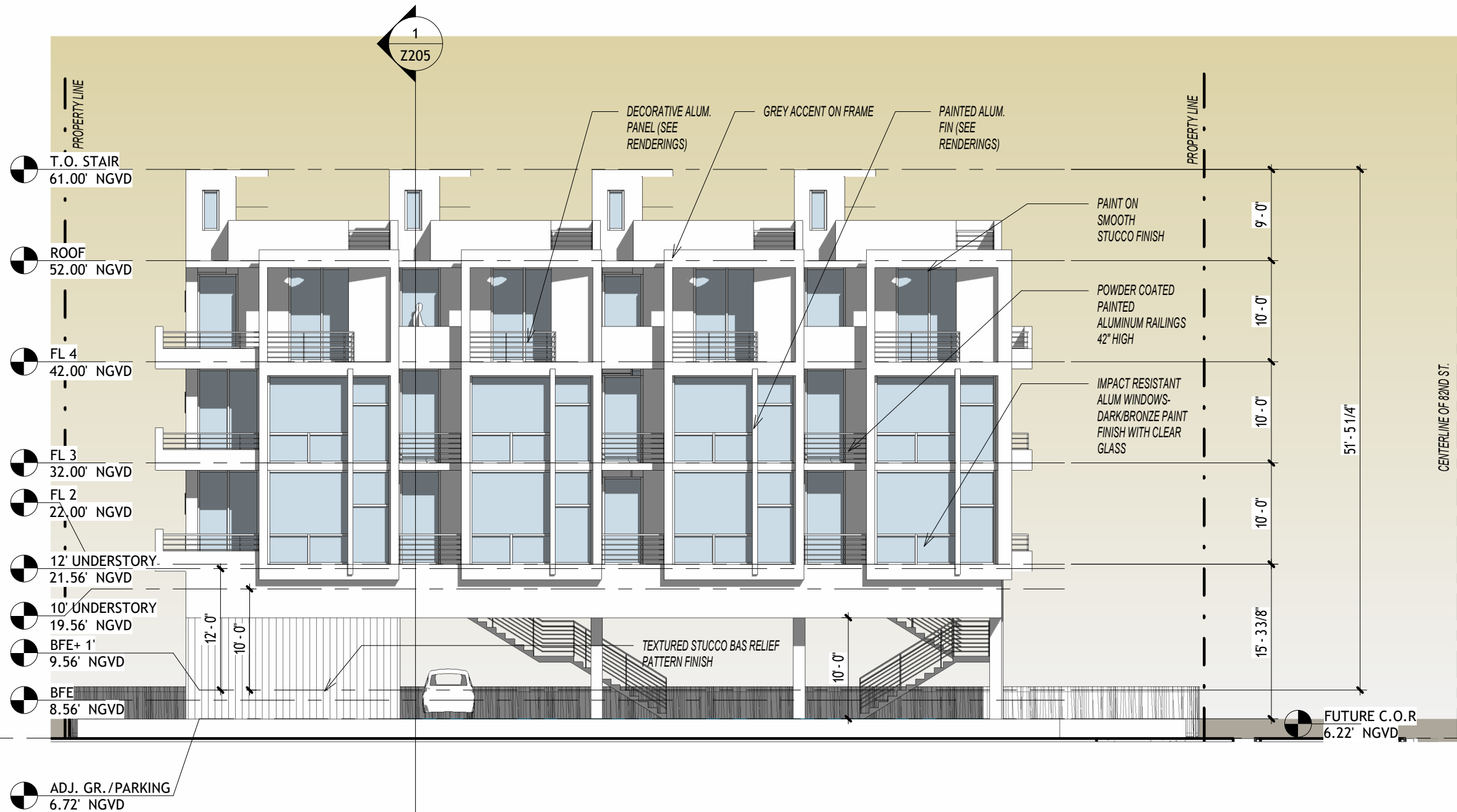
845 82nd Street  
Miami Beach, FL 33139

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:

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

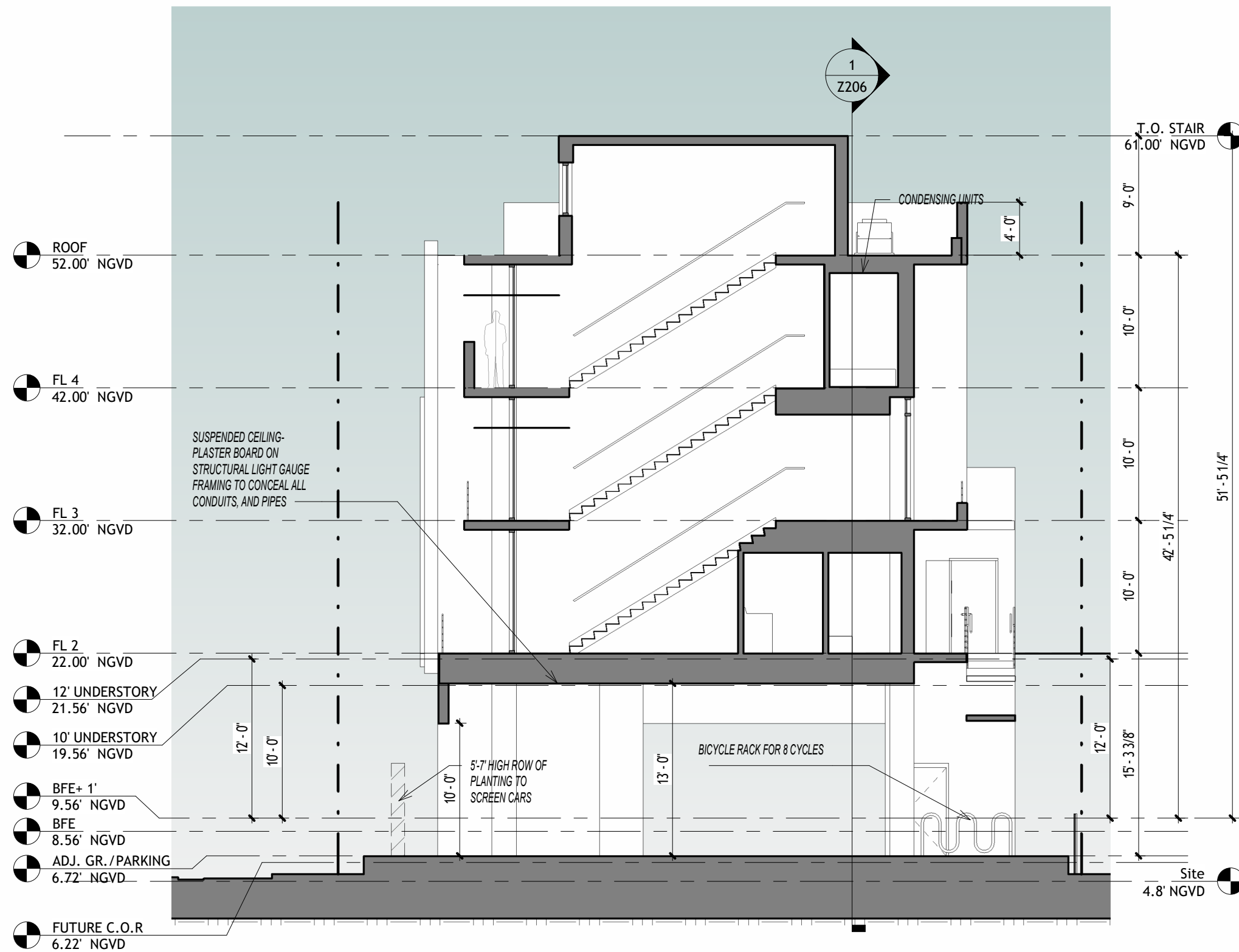
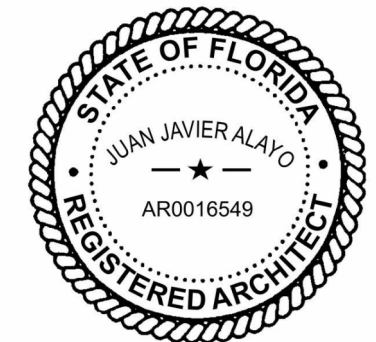
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

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

Drawing Title:  
**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' UNDERSTORY BY ZONING ORDINANCE  
 10' UNDERSTORY BY WAIVER

Issue Dates:  
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 \_\_\_\_\_  
 \_\_\_\_\_

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

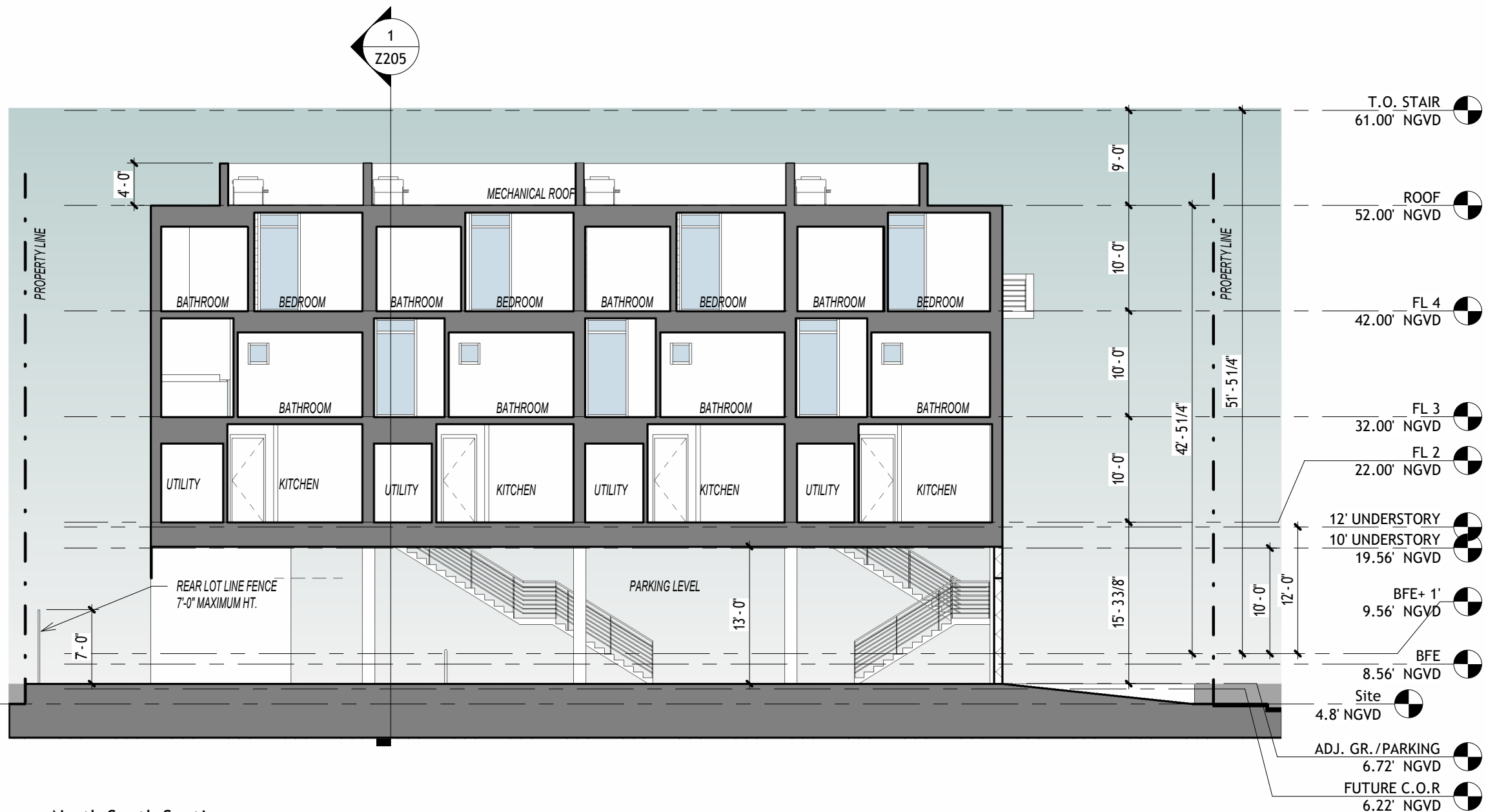
**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

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  
 +JMJ+

**Z206**



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

12' UNDERSTORY BY ZONING ORDINANCE  
 10' UNDERSTORY BY WAIVER



VIEW FROM SOUTHWEST

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Issue Dates:

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**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

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New Residential Building

845 82nd Street  
Miami Beach, FL 33139

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Drawing Title:

Rendering

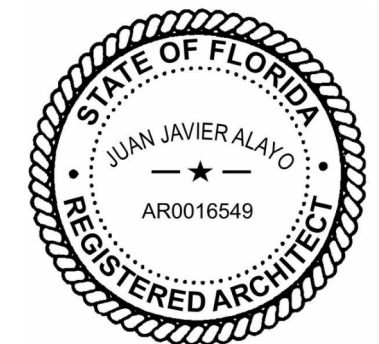
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Date	04/06/25
Scale	
Proj. No.	323.01
+JMJ+	

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ZR001

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VIEW FROM SOUTH WEST

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Issue Dates:

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**Owner:**

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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

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Drawing Title:

Rendering

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Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

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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


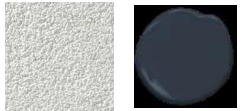
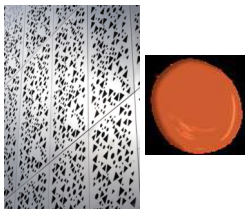
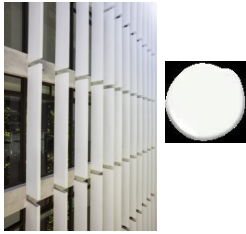





**Architect:**  
 Alayo Architects PC  
 Juan J. Alayo, RA  
 2307 Douglas Road  
 Suite 204  
 Miami, FL 33145  
 FI Prof. Lic: AR 0016549

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

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Issue Dates:

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**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

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New Residential Building

845 82nd Street  
Miami Beach, FL 33139

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Drawing Title:

Rendering

---

Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

---

ZR006





NIGHT VIEW FROM NORTHWEST

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Issue Dates:

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**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

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New Residential Building

845 82nd Street  
Miami Beach, FL 33139

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Drawing Title:

Rendering

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Date 04/06/25

Scale

Proj. No. 323.01

+JMJ+

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ZR007

