

DRB25-1084

07/10/2025



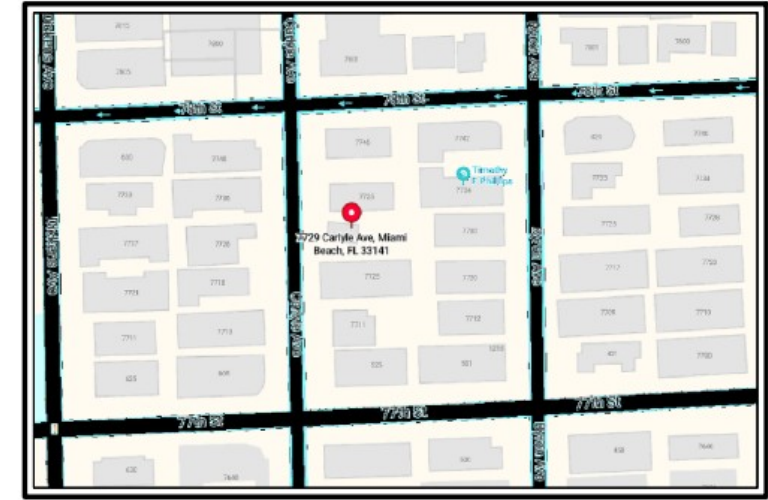
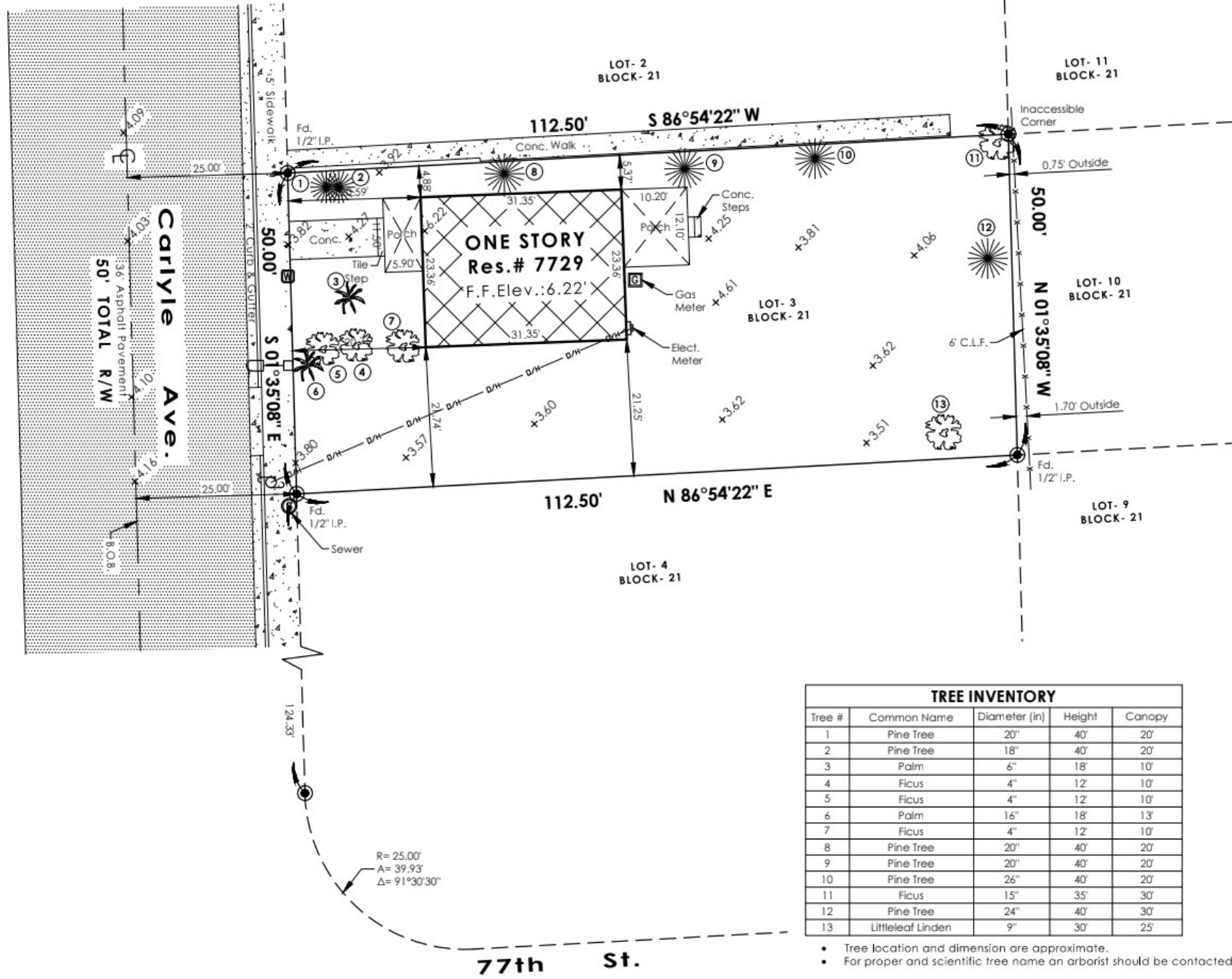
7729 Carlyle Ave., Miami Beach, FL

6 TOWNHOUSES PROJECT | NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHS.)
AND ROOF TOP TERRACES, 6 PARKING SPACES. C.B.S. CONSTRUCTION.

Gustavo J. Ramos Architecture | Planning | Interiors
8935 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (786).202.4809

BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS: 7729 Carlyle Ave. Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 3, Block 21, of **ALTOS DEL MAR NO. 3**, according to the plat thereof, recorded in Plat Book 8, Page 41, of the Public Records of Miami Dade County, Florida.

LEGEND AND ABBREVIATIONS

- | | | | |
|-------------------------------------|----------------------------------|-------------------------|-----------------------------|
| A = ARC DISTANCE | P.B. = PLAT BOOK | ±0.00 = ELEVATION | [Symbol] = CATCH BASIN |
| AC = AIR CONDITIONED UNIT | P.C.P. = PERMANENT CONTROL POINT | [Symbol] = WATER METER | [Symbol] = SANITARY SEWER |
| ADJ. = ADJACENT | P.G. = PAGE | [Symbol] = POWER POLE | [Symbol] = WATER VALVE |
| B.C. = BLOCK CORNER | P.O.B. = POINT OF BEGINNING | [Symbol] = LIGHT POLE | [Symbol] = TV BOX |
| BLDG. = BUILDING | P.O.C. = POINT OF COMMENCE | [Symbol] = FIRE HYDRANT | [Symbol] = FPL TRANS. |
| B.O.B. = BASIS OF BEARINGS | P.P. = POOL PUMP | [Symbol] = MANHOLE | [Symbol] = CONC. POWER POLE |
| CL. = CLEAR | R. = RADIUS | | |
| C.L.F. = CHAIN LINK FENCE | RES. = RESIDENCE | | |
| CONC. = CONCRETE | R/W = RIGHT-OF-WAY | | |
| D.M.E. = DRAINAGE MAINT. EASEMENT | TYP. = TYPICAL | | |
| ENC. = ENCROACHMENT | U.E. = UTILITY EASEMENT | | |
| FD. = FOUND | W.F. = WOOD FENCE | | |
| F.F.ELEV.: FINISHED FLOOR ELEVATION | W.M. = WATER METER | | |
| I.F. = IRON FENCE | Ø = DIAMETER | | |
| L.F.ELEV.: LOWEST FLOOR ELEVATION | C = CENTER LINE | | |

JOB NUMBER: 240545

TREE INVENTORY				
Tree #	Common Name	Diameter (in)	Height	Canopy
1	Pine Tree	20"	40'	20'
2	Pine Tree	18"	40'	20'
3	Palm	6"	18'	10'
4	Ficus	4"	12'	10'
5	Ficus	4"	12'	10'
6	Palm	16"	18'	13'
7	Ficus	4"	12'	10'
8	Pine Tree	20"	40'	20'
9	Pine Tree	20"	40'	20'
10	Pine Tree	26"	40'	20'
11	Ficus	15"	35'	30'
12	Pine Tree	24"	40'	30'
13	Littleleaf Linden	9"	30'	25'

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
 ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER: 120651 PANEL NUMBER 0326 SUFFIX L

LEGAL NOTES
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
 Ralph Walkin

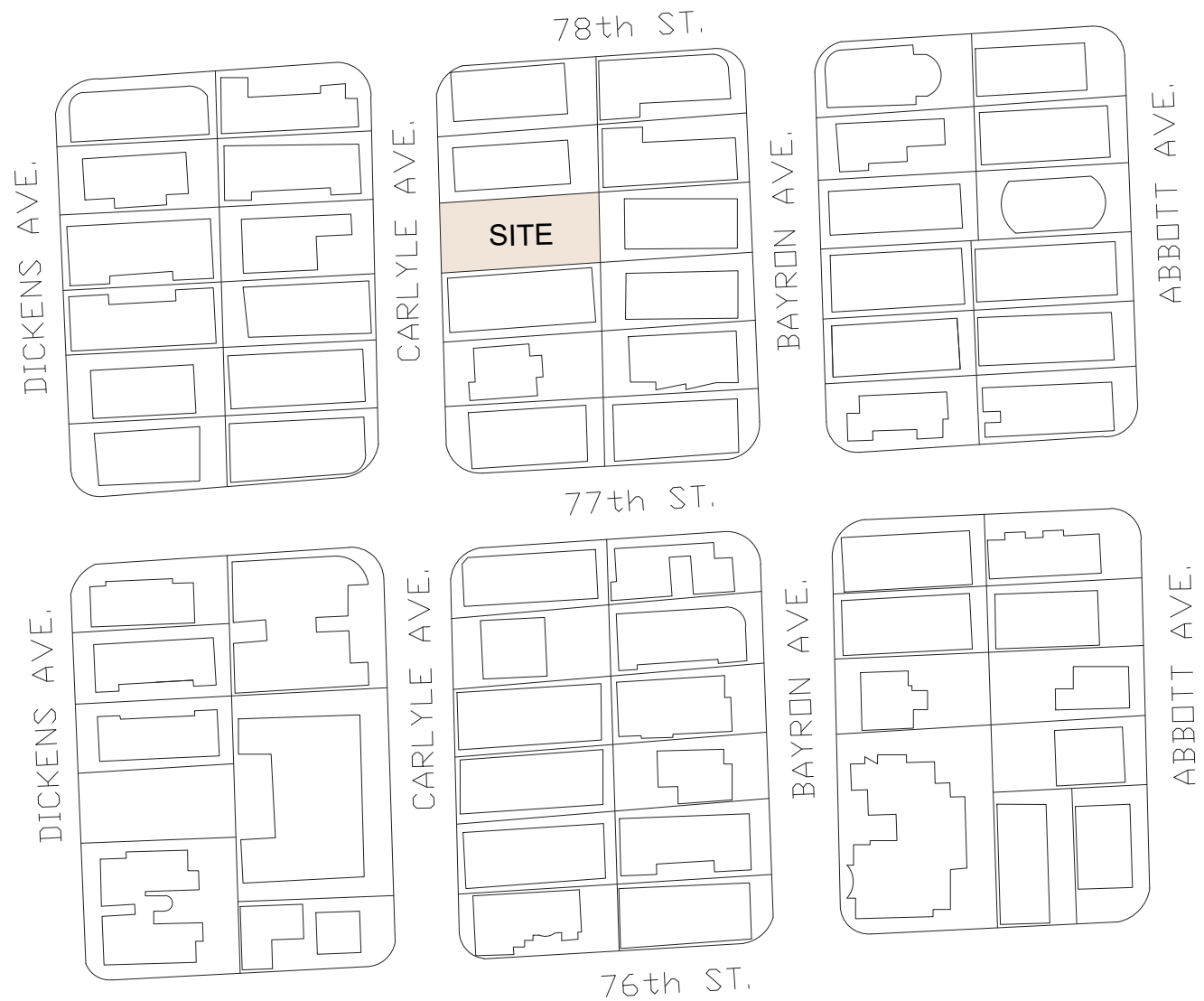
DATE OF FIELD WORK: May 14, 2024
 REVISED ON:
 I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
 PROFESSIONAL LAND SURVEYOR & MAPPER
 14317 S.W. 45th Terrace Miami, Florida 33175
 Tel: (305) 552-7504 Fax: (305) 229-8068
 E-mail: enpav@yahoo.es

ARTURO R. TOIRAC P.S.M. 3102
 Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

NOTES:
 Before any construction the setbacks must be checked
 The certificate does not extended to any unnamed party
 Elevations are referred to Miami Dade County BM# D-180 Elev.= 3.51' of N.G.V.D. of 1929
 There may be Easements recorded in Public Records not shown on this Survey.





LOCATION MAP

PROJECT DESCRIPTION

THE NEW THREE & FOUR STORY MULTI-FAMILY (R-2 OCCUPANCY) BUILDING COMPRISED OF WALK-UP FLATS, LOCATED AT 7729 CARLYLE AVE., MIAMI BEACH, FLORIDA, SHALL HAVE A TOTAL OF 6 UNITS IN AN AREA OF 6,980 SQFT. THE UNITS WILL HAVE THE FOLLOWING PROVISIONS: 6 UNITS WITH 2 BEDROOMS AND 2.5 BATHROOMS.

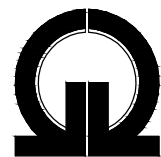
ALL THE UNITS SHALL BE ACCESSED AT GROUND LEVEL FROM CARLYLE AVE. THERE WILL BE A TOTAL OF 6 PARKING SPACES.

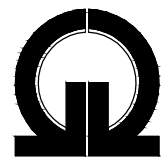
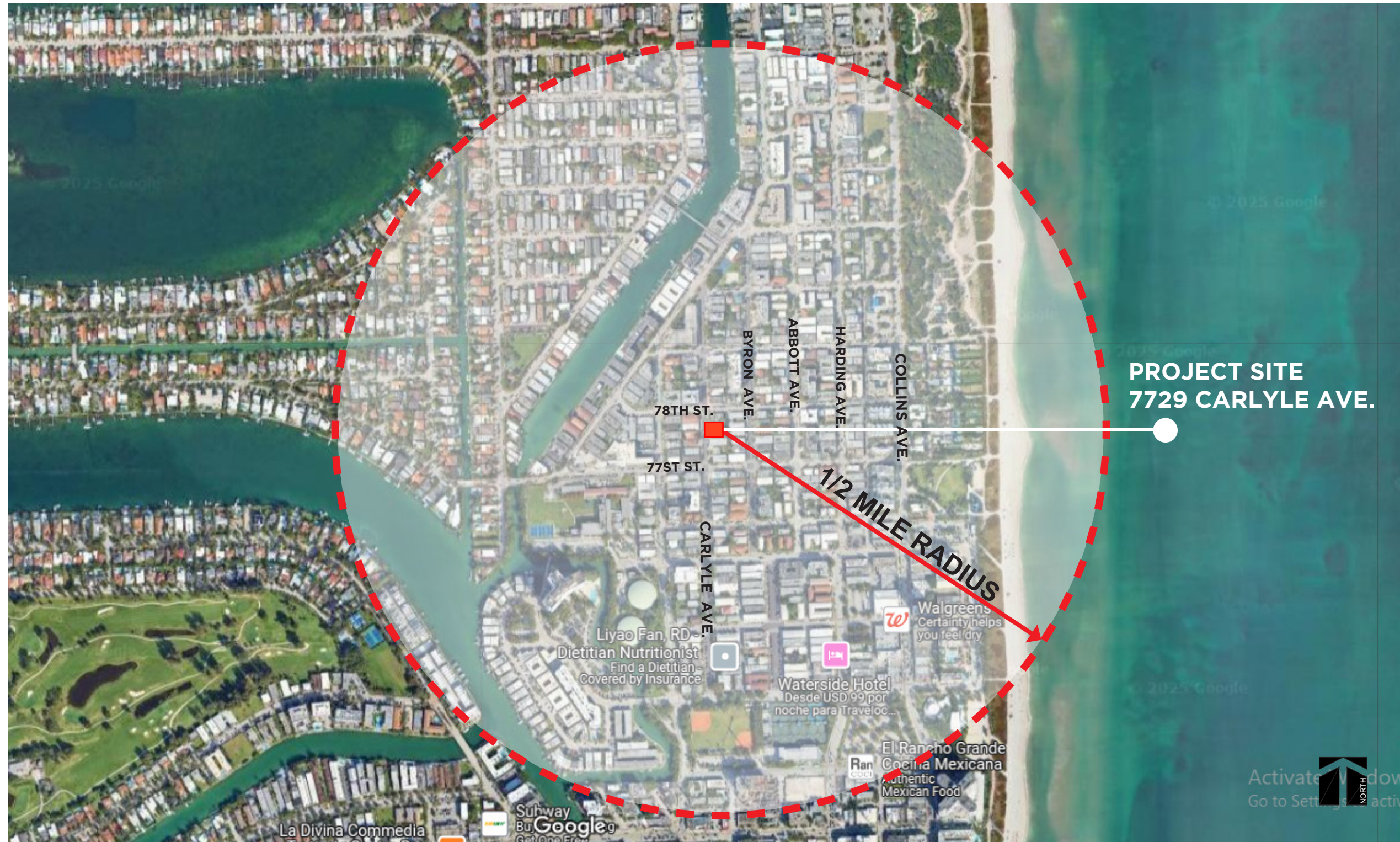
LEGAL DESCRIPTION		
FOLIO: 02-3202-007-1650 ALTOS DEL MAR NO 3 PB 8-41 LOT 3 BLK 21 LOT SIZE 50.00' X 112.50' PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ZONING: RM-1		
LOT SIZE: 5,625 S.F. / TOTAL AREA OF BLDG: 6,980 S.F.		
ZONING INFORMATION		
ZONING	RM-1	
No. OF UNITS	6	
LOT AREA	5,625 SQFT.	
F.A.R.	1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA	7031,25 SQFT.	6,980 SQFT. (TOTAL AREA OF BLG)
No. OF STORIES	5 STORIES MAX.	4 STORIES
BUILDING HEIGHT	50'-0"	47'-9" TOP OF ROOF SLAB TO GRADE
	REQUIRED	PROVIDED
SET BACKS		
FRONT	10'-0"	10'-0"
SIDE	5'-0"	6'-0"
SIDE (South)	10'-0"	8'-4" (VARIANCE REQ.)
REAR	5'-0"	6'-7"
	REQUIRED	PROVIDED
PARKING	-	6 PARKING SPACES

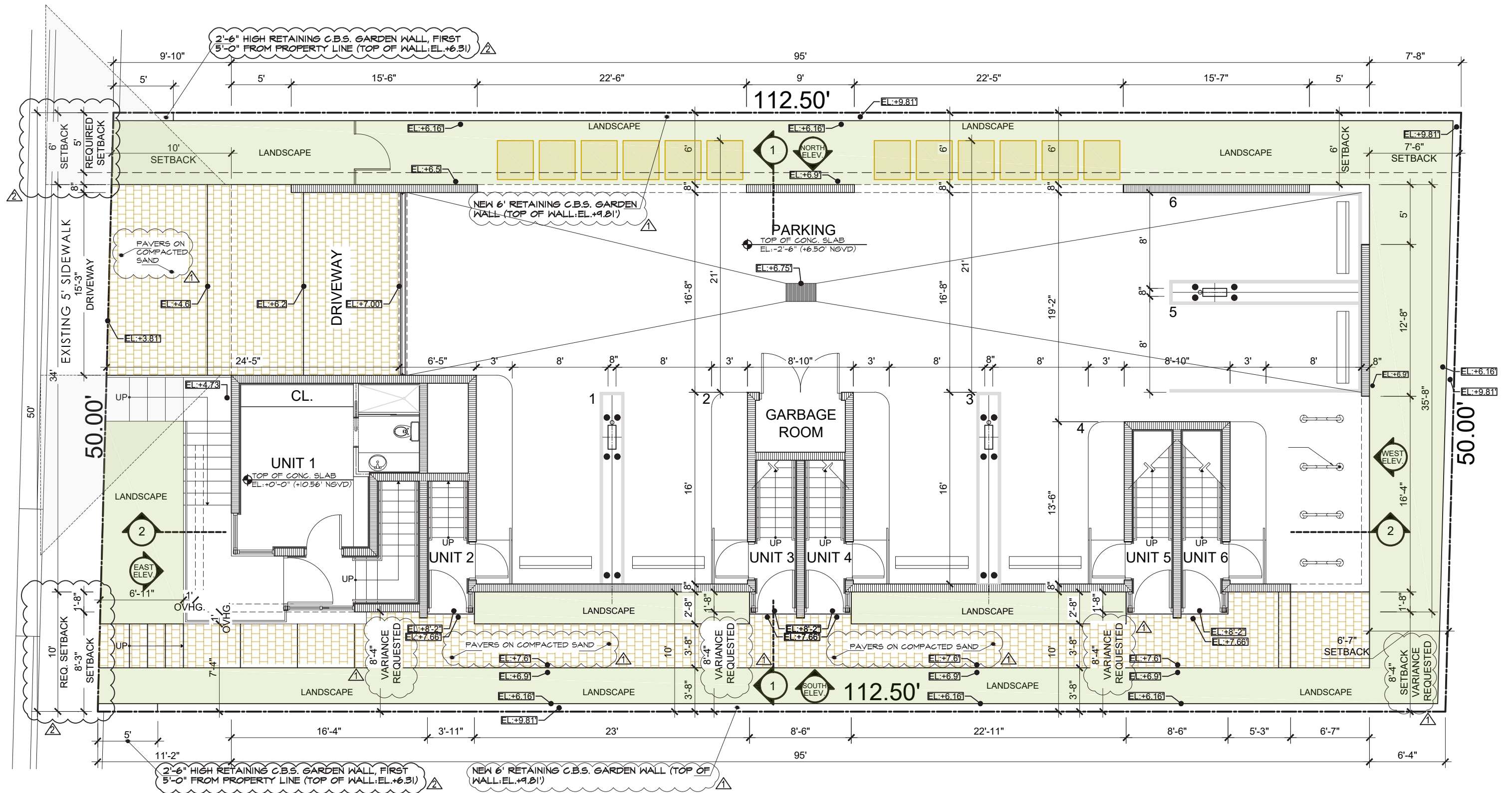
FUTURE CROWN OF ROAD TABLE

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

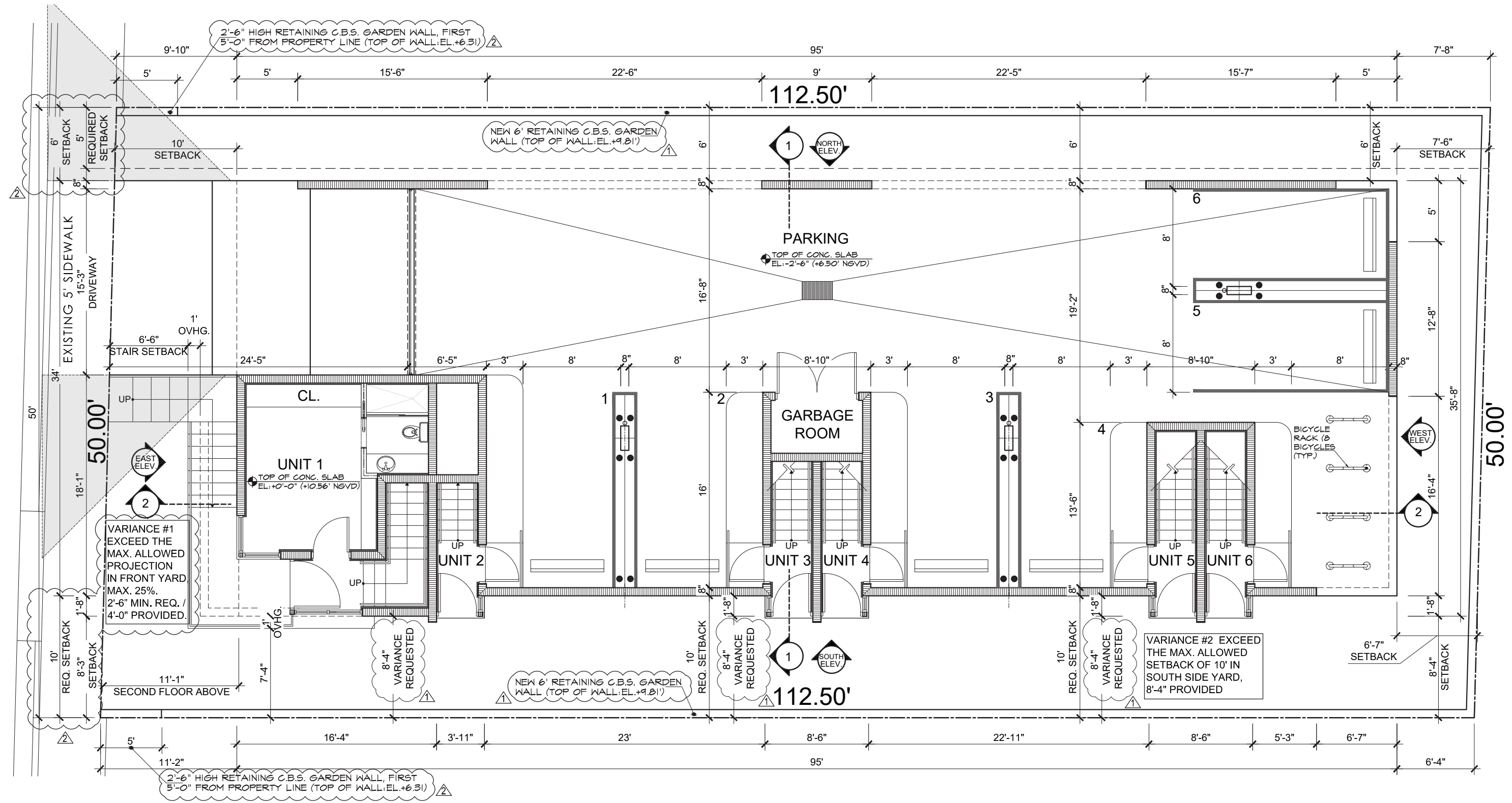
Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3







REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



VARIANCE #1 EXCEED THE MAX. ALLOWED PROJECTION IN FRONT YARD. MAX. 25%. 2'-6" MIN. REQ. / 4'-0" PROVIDED.

8'-4" VARIANCE REQUESTED

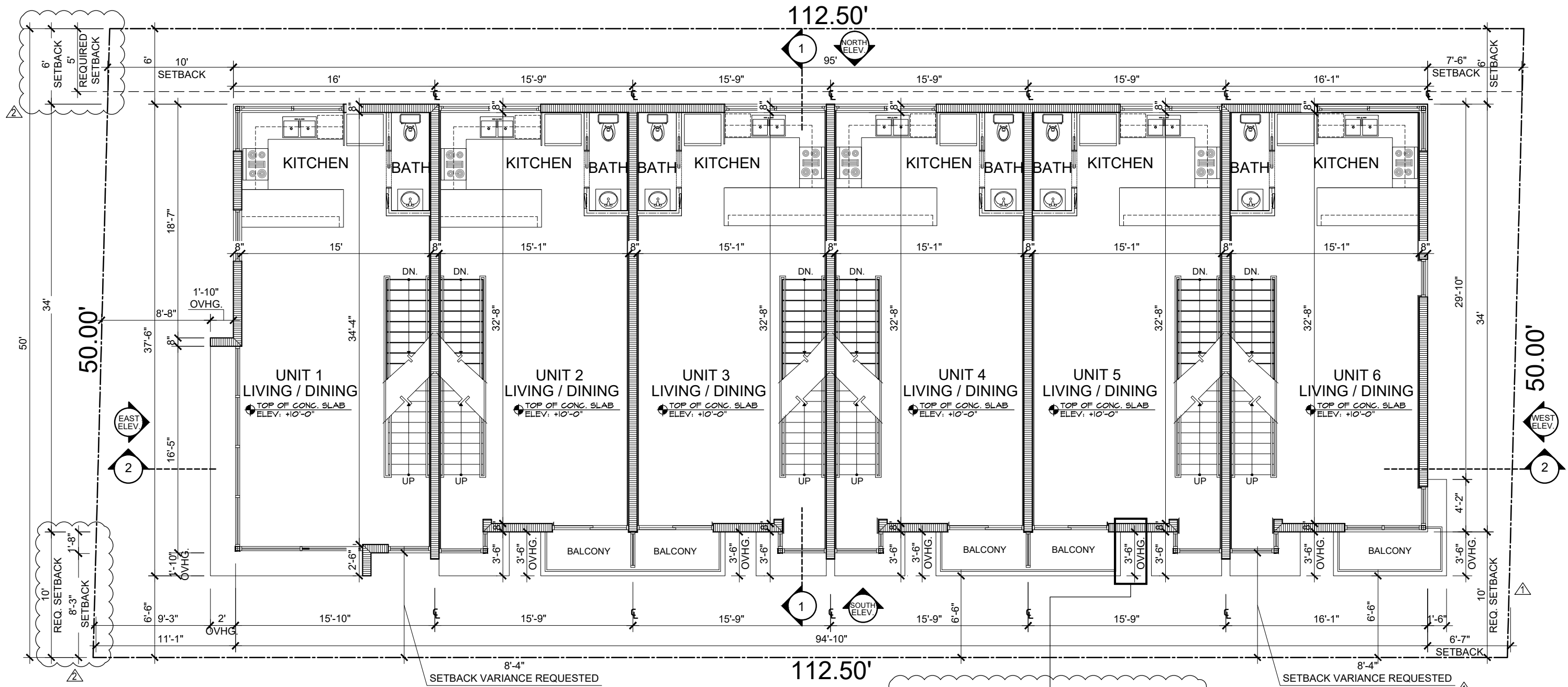
8'-4" VARIANCE REQUESTED

8'-4" VARIANCE REQUESTED

VARIANCE #2 EXCEED THE MAX. ALLOWED SETBACK OF 10' IN SOUTH SIDE YARD, 8'-4" PROVIDED

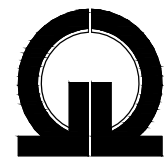
REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)





VARIANCE #2 EXCEED THE MAX. ALLOWED SETBACK OF 10' IN SOUTH SIDE YARD, 8'-4" PROVIDED

VARIANCE #3 EXCEED THE MAX. ALLOWED PROJECTION IN SIDE YARD, MAX. 25% / 7'-6" MIN. SETBACK REQ. / 3'-6" PROVIDED. (FOR BALCONIES AND OVERHANGS).



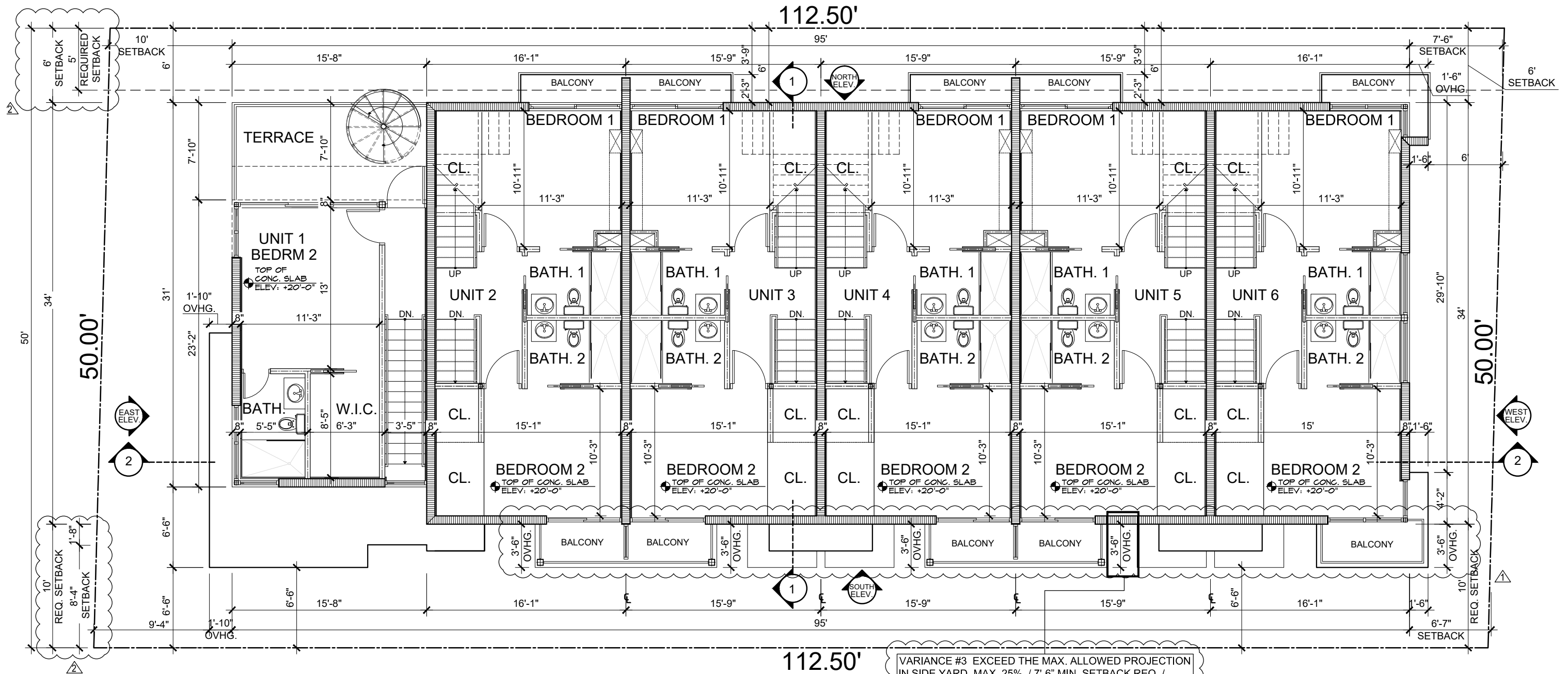
GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

REVISIONS	
⚠	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
⚠	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



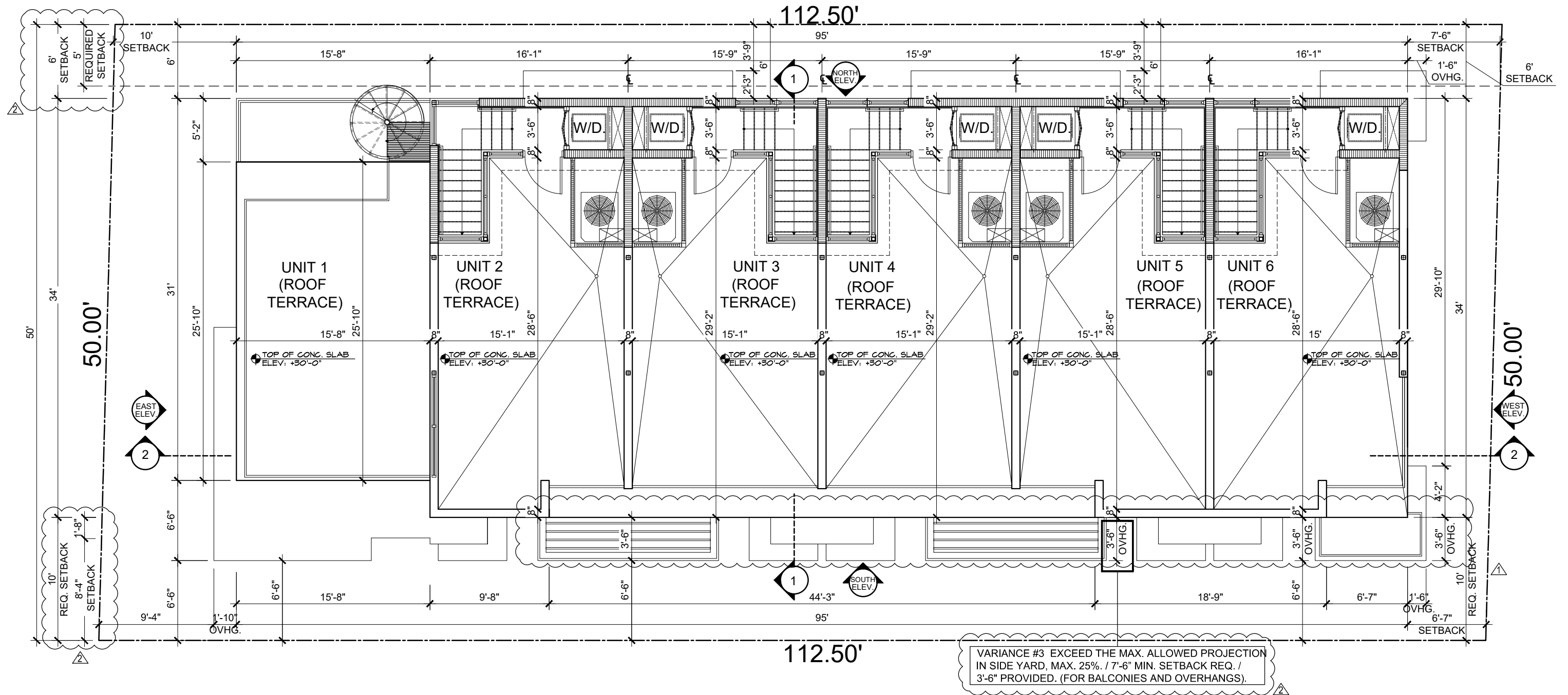
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



VARIANCE #3 EXCEED THE MAX. ALLOWED PROJECTION IN SIDE YARD, MAX. 25%. / 7'-6" MIN. SETBACK REQ. / 3'-6" PROVIDED. (FOR BALCONIES AND OVERHANGS).

REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

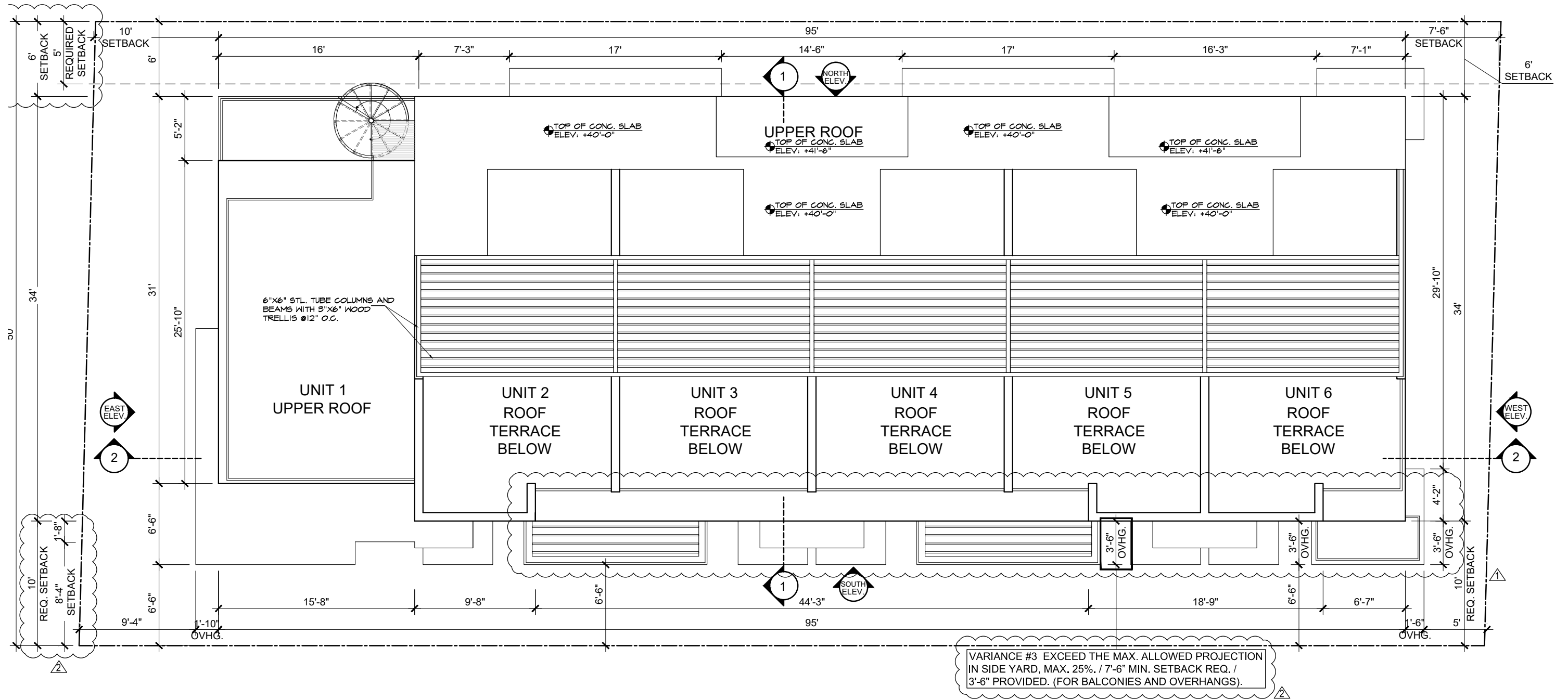




REVISIONS	
▲	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
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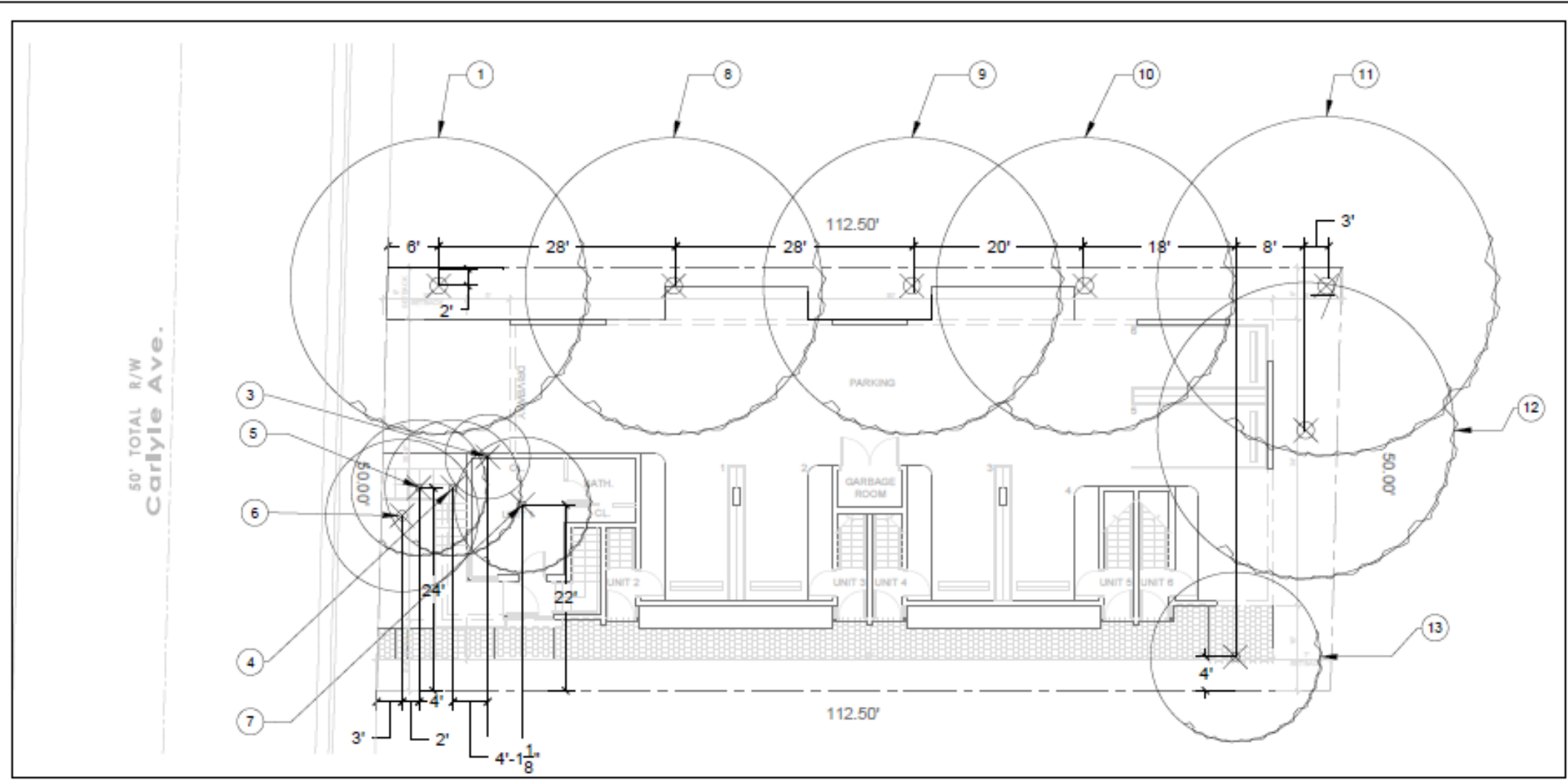


FOURTH FLOOR PLAN

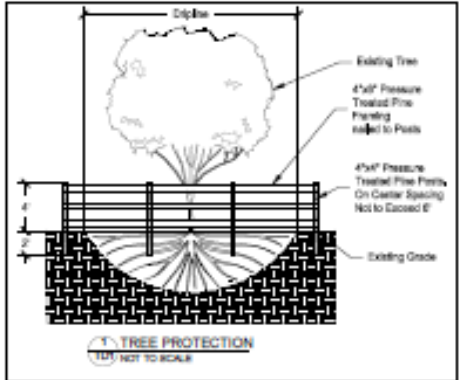
SCALE 1/8" = 1'-0"



REVISIONS	
	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



TREE DISPOSITION PLAN
SCALE: 1" = 16'



TREE DISPOSITION LEGEND

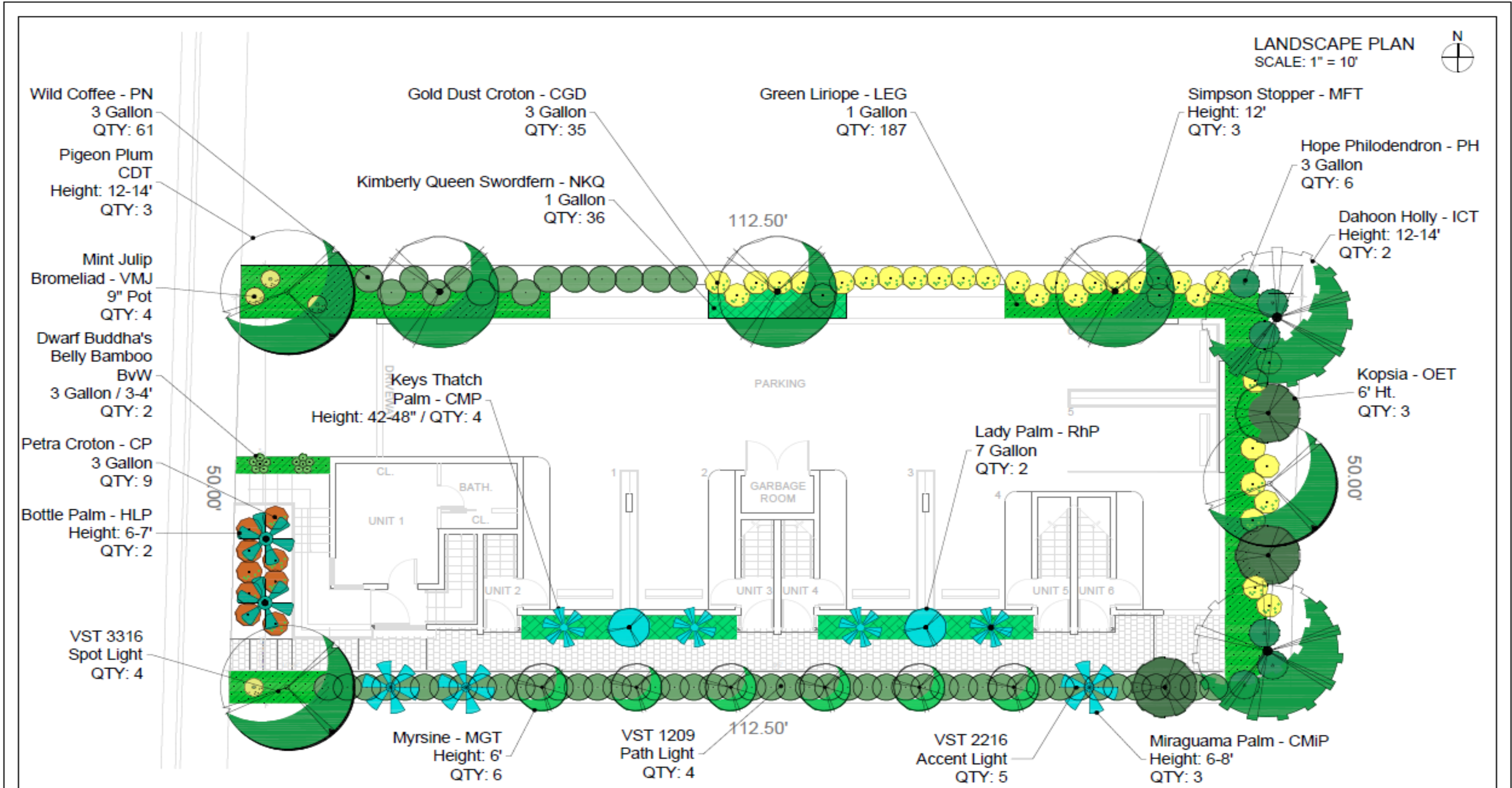
EKEY	BOTANICAL	COMMON	HEIGHT IN FEET	CANOPY IN FEET	DBH IN IN	CONDITION	FORM	NATIVE/EXOTIC/INVASIVE	REMOVE/RELOCATE/PROTECT	REASON FOR REMOVAL
1	Casuarina equisetifolia	Australian Pine	80	36	48	N/A	N/A	Invasive	Remove	Invasive
3	Veitchia merrillii	Christmas Palm	24	10	6	GOOD	GOOD	Exotic	Remove	New Construction
4	Ficus benjamina	Weeping Fig	16	16	6	N/A	N/A	Invasive	Remove	Invasive
5	Ficus benjamina	Weeping Fig	16	16	6	N/A	N/A	Invasive	Remove	Invasive
6	Cocos nucifera	Coconut Palm	28	20	10	GOOD	GOOD	Exotic	Remove	New Construction
7	Ficus benjamina	Weeping Fig	16	16	6	N/A	N/A	Invasive	Remove	Invasive
8	Casuarina equisetifolia	Australian Pine	80	36	48	N/A	N/A	Invasive	Remove	Invasive
9	Casuarina equisetifolia	Australian Pine	80	36	48	N/A	N/A	Invasive	Remove	Invasive
10	Casuarina equisetifolia	Australian Pine	80	36	48	N/A	N/A	Invasive	Remove	Invasive
11	Ficus benjamina	Weeping Fig	40	40	30	N/A	N/A	Invasive	Remove	Invasive
12	Casuarina equisetifolia	Australian Pine	80	36	48	N/A	N/A	Invasive	Remove	Invasive
13	Bauhinia blakaena	Hong Kong Orchid Tree	24	20	8	Fair-Poor	Fair-Poor	Exotic	Remove	New Construction

NEW CARLYLE CONDOMINIUM
7729 CARLYLE, MIAMI BEACH, FL

Digitally signed by Scott F Neitzel
Date: 2025.04.29 16:35:29 -04'00'



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
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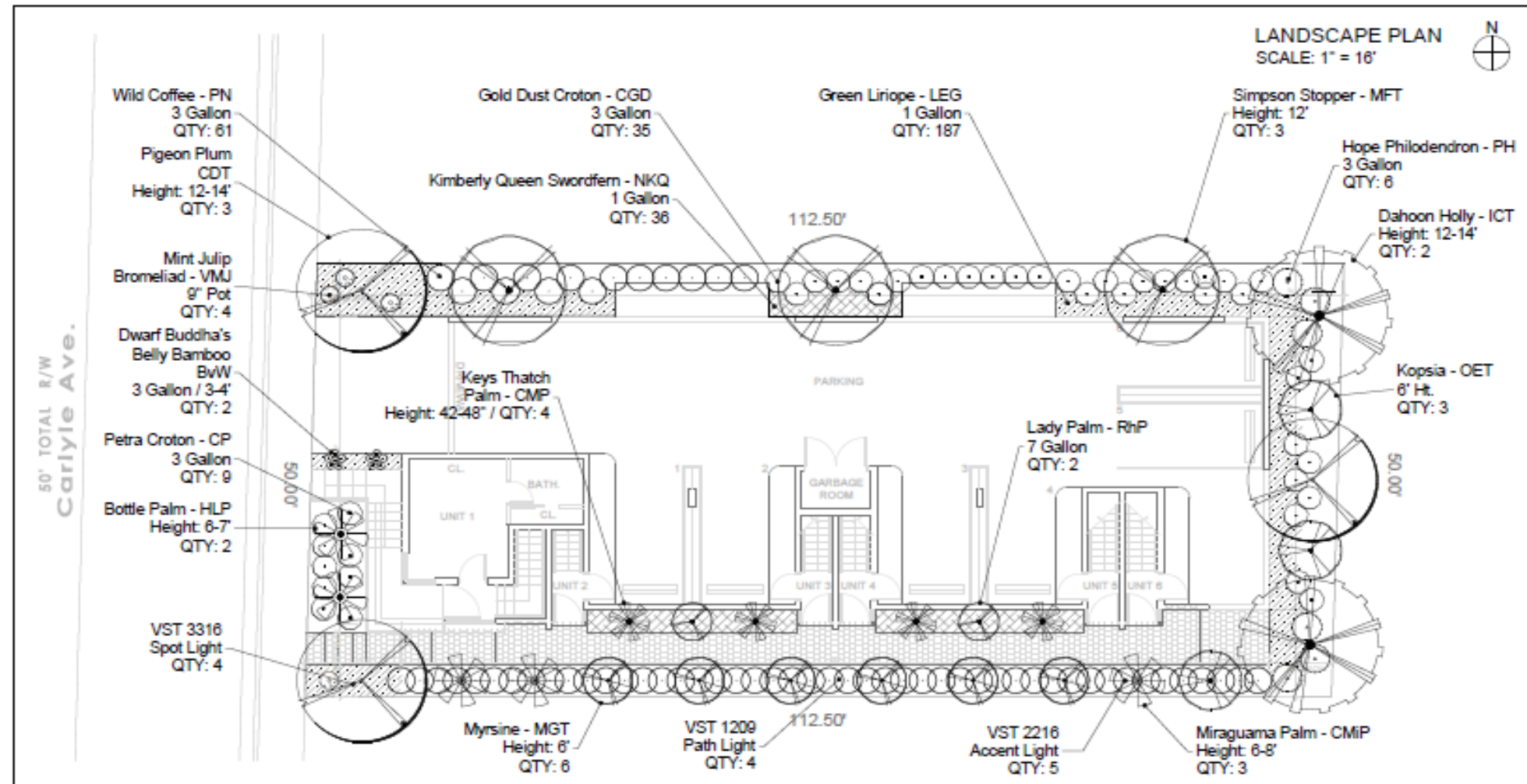


NEW CARLYLE CONDOMINIUM
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TREES



PALMS



SHRUBS



Wilde Coffee Petra Croton Gold Dust Croton Hope Philodendron

GROUNDCOVER



Green Liriope Kimberly Queen Fern

ACCENTS



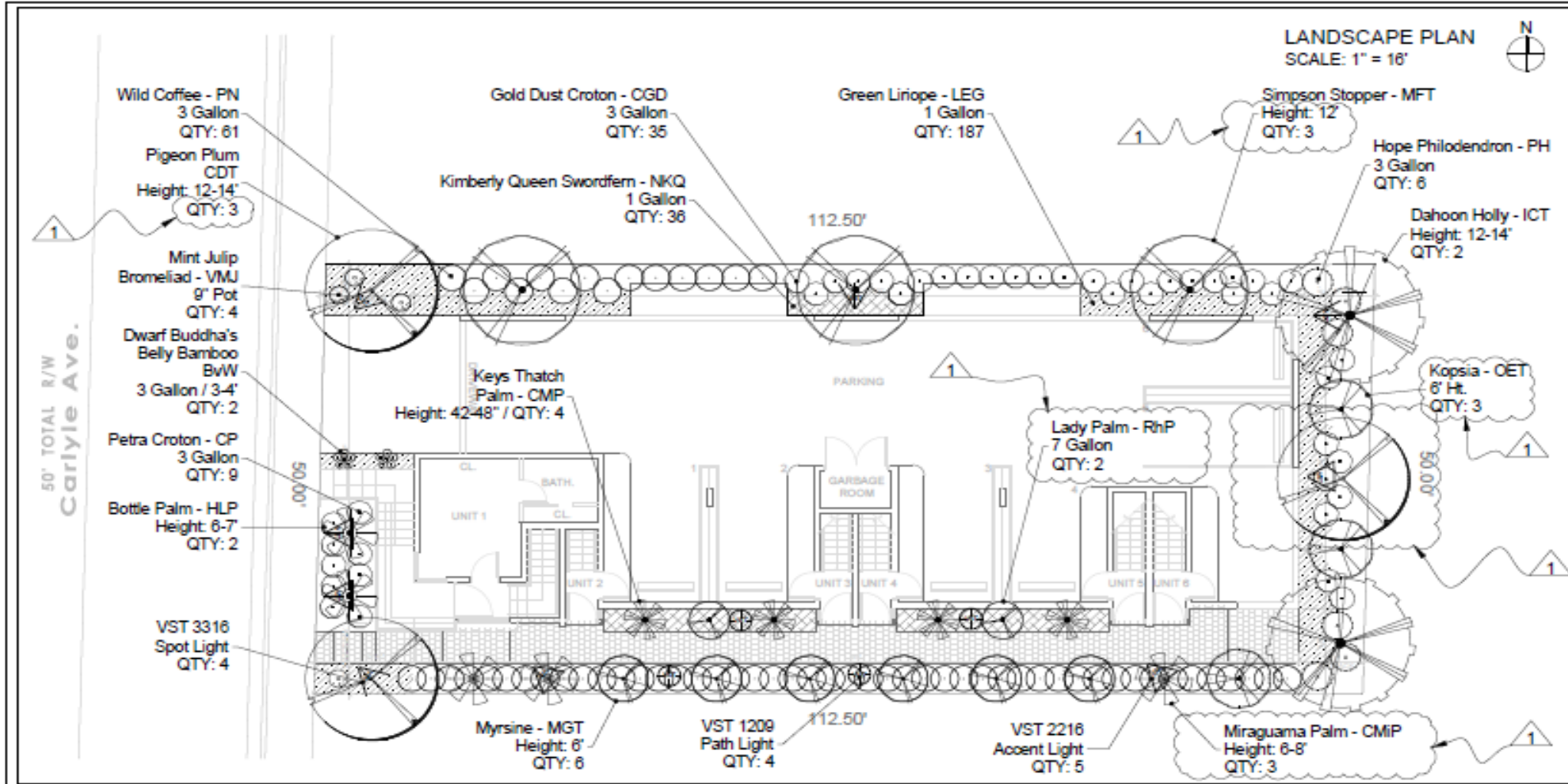
Dwarf Buddha's Belly Bamboo Mint Julip Bromeliad

NEW CARLYLE CONDOMINIUM
7729 CARLYLE, MIAMI BEACH, FL

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Miami Beach Landscape Plant List

LKEY	NEW	BOTANICAL	COMMON	HEIGHT	CANOPY	CALIPER	MATURE-HT	MATURE-CAN	NATIVE(Y)	NATIVE(N)	QTY	CONTAINER	DROUGHT-TOL
TREES AND PALMS													
CDT	X	Coccoloba diversifolia	Pigeon Plum	12-14', 4' CT	6'	3 to 3 1/2"	50'	30'	X		3	45 Gallon	High
CMiP	X	Coccothrinax miraguama	Miraguama Palm	8-10'			20'			X	3	Field Grown	High
CMP	X	Thrinax morrisii	Keys Thatch Palm	40-48"			15'		X		4	15 Gallon	High
HLP	X	Hyophorbe lagenicaulis	Bottle Palm	6-7'			12'			X	2	15 Gallon	Moderate
ICT	X	Ilex cassine	Dahoon Holly	12-14'	6'	3"	30'		X		2	45 Gallon	High
MFT	X	Myrcianthes fragrans	Simpson Stopper	12'	6'	2"	20'		X	1	3	45 Gallon	High
MGT	X	Myrsine guianensis	Myrsine	6'	4'		18'		X		6	25 Gallon	High
OET	X	Myrsine guianensis	Kopsia	6'	4'		15'		X		4	25 Gallon	High
RhP	X	Rhapis excelsis	Lady Palm				7'			X	3	7 Gallon	Medium

LKEY	NEW	BOTANICAL	COMMON	SIZE (Height x Spread)	NATIVE(Y)	NATIVE(N)	QTY	CONTAINER	DROUGHT-TOL
SHRUBS AND GROUND COVER									
CGD	X	Codiaeum 'Gold Dust'	Gold Dust Croton	18"x24"		X	35	3 Gallon	High
CP	X	Codiaeum 'Petra'	Petra Croton	18"x24"		X	9	3 Gallon	High
LEG	X	Liriope 'Evergreen Giant'	Green Liriope	Full		X	87	1 Gallon	High
NKQ	X	Nephrolepis 'Kimberly Queen'	Kimberly Queen Swordfern	Full		X	136	1 Gallon	Low
PH	X	Philodendron 'Hope'	Hope Philodendron	24"x24"		X	6	3 Gallon	Medium
PN	X	Psychotria nervosa	Wild Coffee	24"	X		61	3 Gallon	Medium
VMJ	X	Vriesea 'Mint Julip'	Mint Julip Bromeliad	24"x24"		X	4	9" Pot	High

LIKEY	QTY	DESCRIPTION	MANUFACTURER	BODY	BULB	MODEL	VOLTAGE
VST 3316	4	Landscape Spot Light	Vista	Die Cast Copper Free Aluminum	75W	3316	120
VST 1209	4	Landscape Path Light	Vista	Die Cast Copper Free Aluminum	75W	1209	120
VST 2216	5	Landscape Accent Light	Vista	Die Cast Copper Free Aluminum	50W	2216	120

CITY OF MIAMI BEACH LANDSCAPE LEGEND

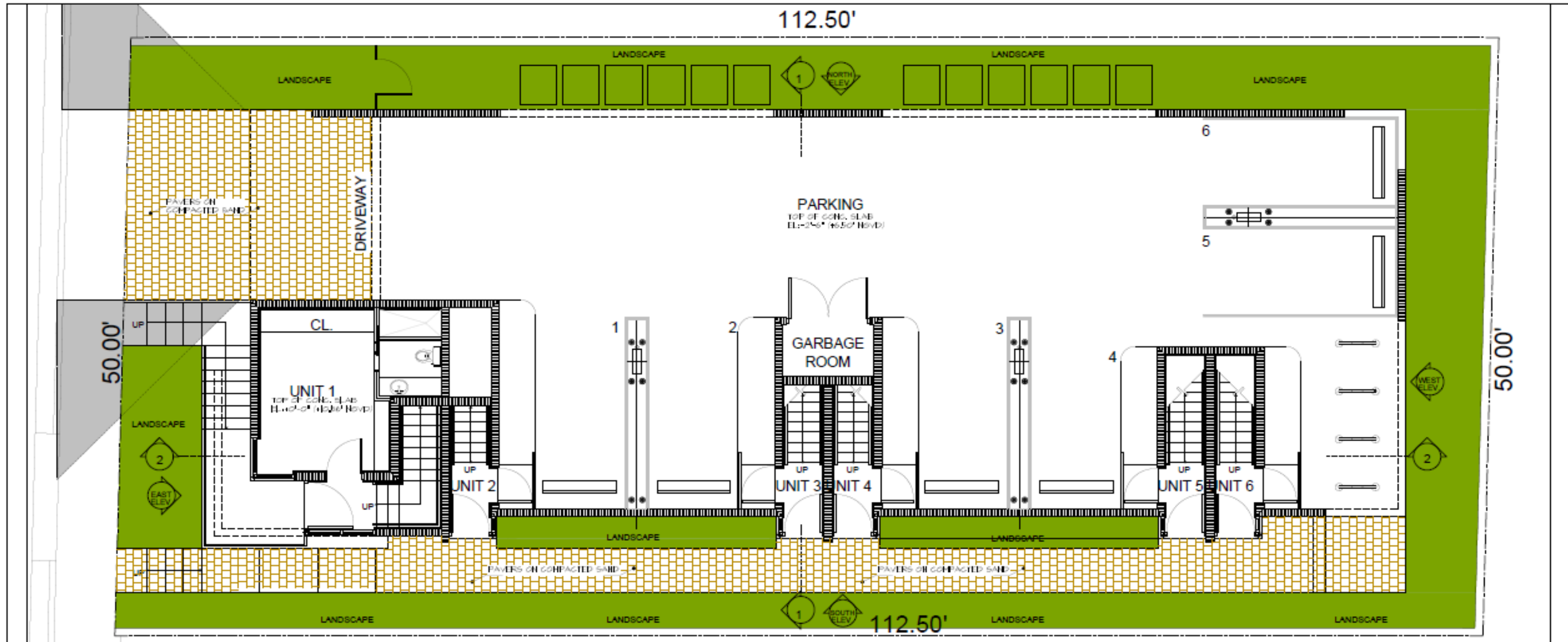
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
 Zoning District: RM-1 Lot Area: 5,805 Acres: .13

	REQUIRED	ALLOWED	PROVIDED
OPEN SPACE			
A. Square feet of required Open Space as indicated on site plan:			
Lot Area = 5,805 s.f. x 13% = 754.65 s.f.			
B. Square feet of parking lot cover space required as indicated on site plan:			0
Number of parking spaces: 0 x 10 s.f. parking space =			1490 (26.5%)
C. Total square feet of landscaped open space required: A+B			
LAWN AREA CALCULATION			
Square feet of landscaped open space required			
D. Maximum lawn area (sod) permitted: 30% x 5,805 s.f.	447		0
TREES			
A. Number of trees required per lot for lot area, less existing number of trees meeting minimum requirements = 25			
Number of Trees Required for .13 Acres	4		5
B. % Native required: Number of trees provided x 30% =	3		8
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	4		8
D. Street Trees (maximum average spacing of 20' o.c.)			3
E. Street Tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.)		N/A	N/A
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 10% =	54		111
B. % Native shrubs required: Number of shrubs provided x 50% =	42		81
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	9		9 Trees
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	5		5

NEW CARLYLE CONDOMINIUM 1 4-10-25 - Per City Comments
 7729 CARLYLE, MIAMI BEACH, FL

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 Date: 2025.04.25 16:37:04 -04'00'


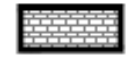





HARDCAPED AREA:
 (TOTAL LOT AREA: 5,625 SQ.FT.)
 - HARDCAPED AREA PROVIDED: 812 SQ.FT. (14.4%)

LANDSCAPED AREAS:
 (TOTAL LOT AREA: 5,625 SQ.FT.)
 - TOTAL LANDSCAPED AREA PROVIDED: 1,490 SQ.FT. (26.5%)

TOTAL HARDCAPED AREA: 812 SQ.FT.
TOTAL LANDSCAPED AREA: 1490 SQ.FT.

-  ALL NATURALLY LANDSCAPED AREAS
-  HARDCAPED AREAS (PAVERS ON COMPACTED SAND)

 **LANDSCAPED AND HARDCAPED AREAS DIAGRAM**

HARDCAPE PLAN
 SCALE: 1" = 8'

NEW CARLYLE CONDOMINIUM
 7729 CARLYLE, MIAMI BEACH, FL


 GUSTAVO J. RAMOS
 ARCHITECTURE | PLANNING | INTERIOR
 8838 NW 35TH LN. STE. # 204, DORAL,
 FL 33172 | PHONE 305 899 4947

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 by Scott F
 Neitzel
 Date:
 2025.04.29
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**Reitzel
 Design
 Group**
 LANDSCAPE ARCHITECTURE
 Land & Environmental Planning
 PO Box 62842, South Florida, Florida 33662
 305.519.9223 - 954.526.2346

LOCATION MAP



LEGEND

- | | |
|---|---|
| 1 Story | < 5' Setback |
| 2 Story | < 7.5' Setback |
| 3 Story | < 10' Setback |
| 4 Story | > 10' Setback |
| 5 Story | |
| 9 Story | |



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9 STORIES



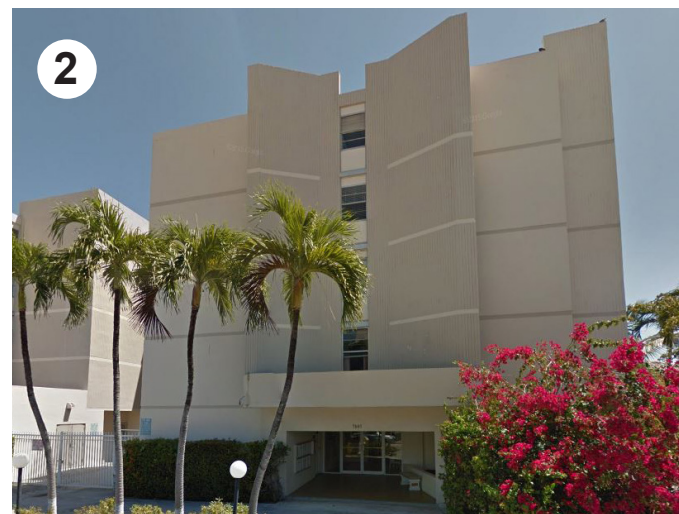
4 STORIES



2 STORIES



5 STORIES



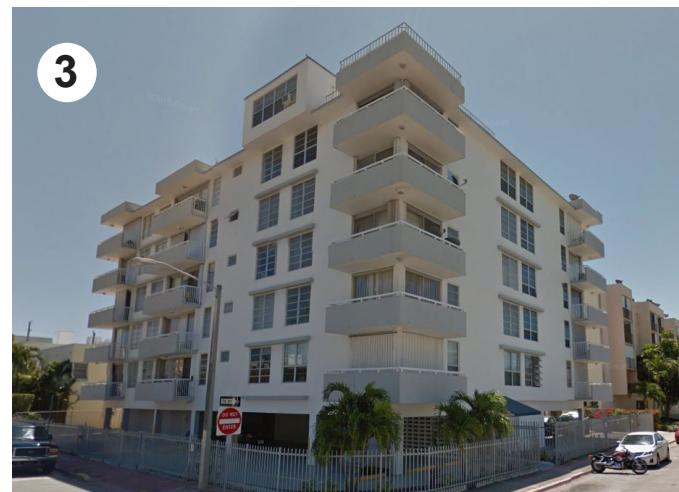
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3



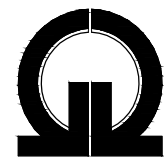
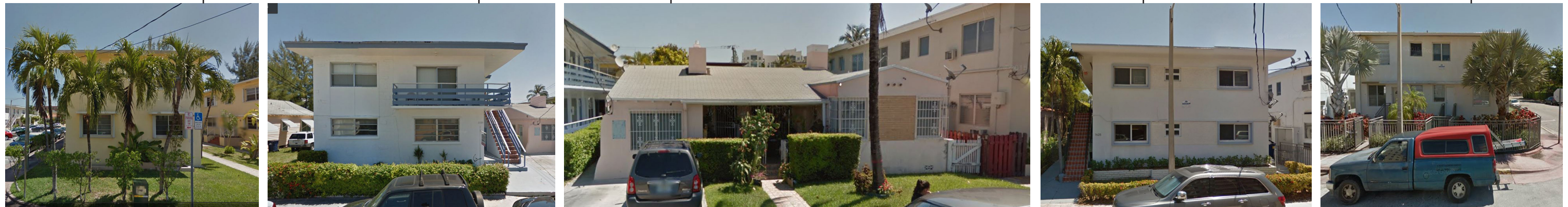
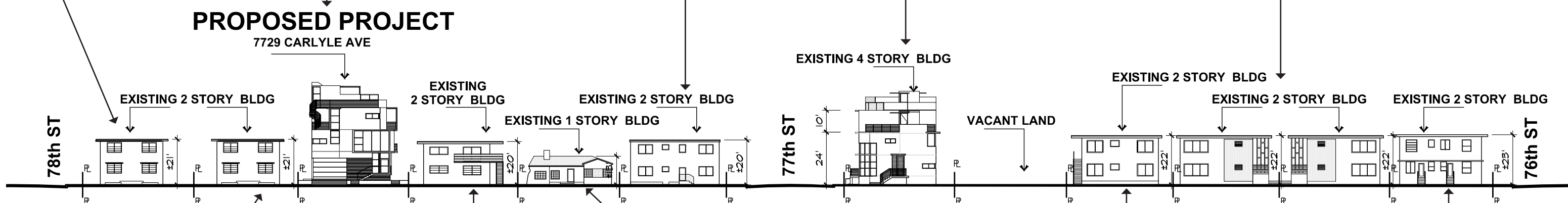
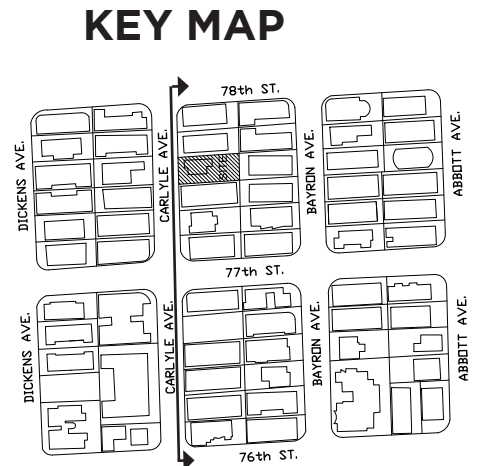
6



9



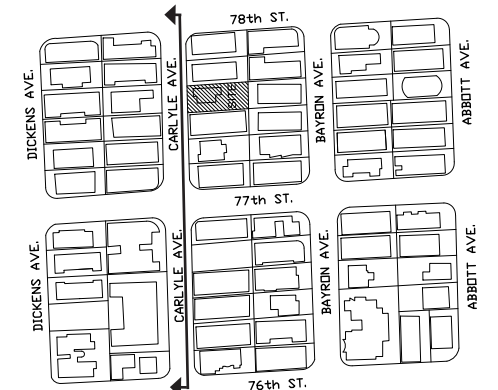
CARLYLE AVENUE | EAST ELEVATION



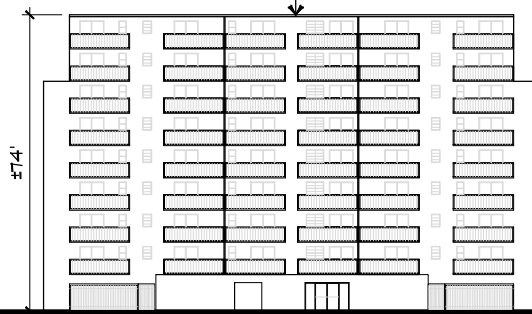
CARLYLE AVENUE | WEST ELEVATION



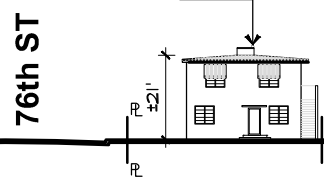
KEY MAP



EXISTING 9 STORY BLDG



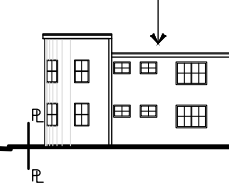
EXISTING 2 STORY BLDG



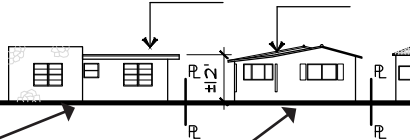
EXISTING 2 STORY BLDG



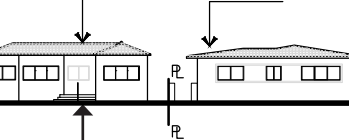
EXISTING 2 STORY BLDG



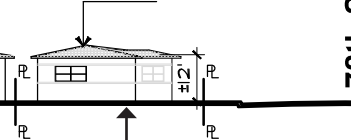
EXISTING 1 STORY BLDGS.



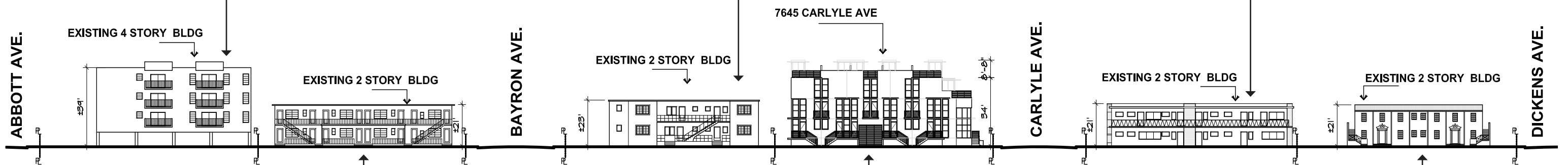
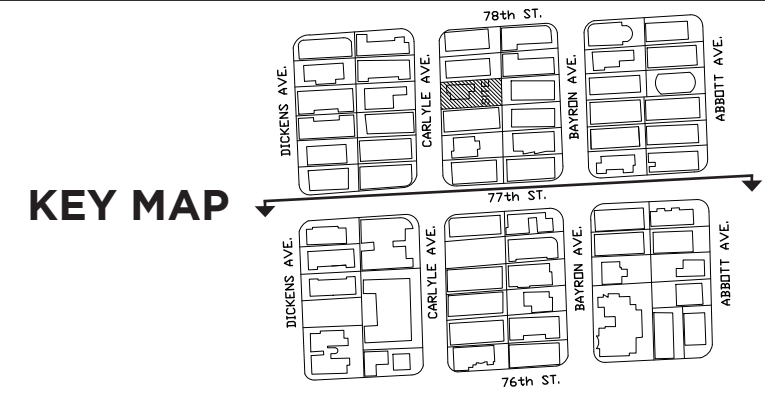
EXISTING 1 STORY BLDGS.



EXISTING 1 STORY BLDGS.

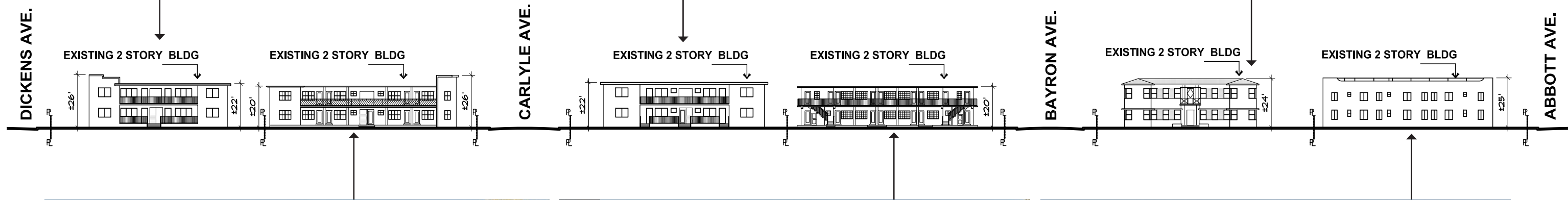
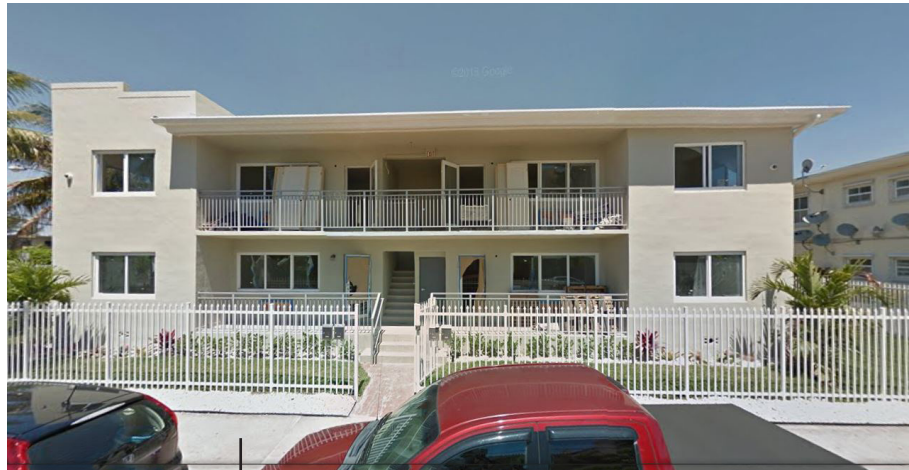
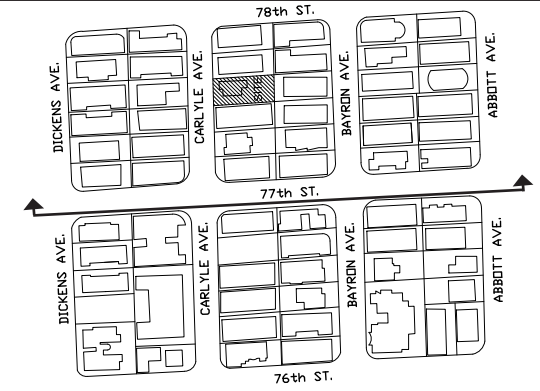


77th STREET | SOUTH ELEVATION



77th STREET | NORTH ELEVATION

KEY MAP











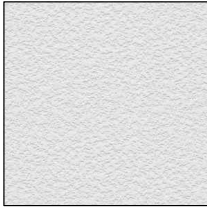













EXTERIOR WALLS
 MATERIAL: 5/8 WHITE
 SMOOTH STUCCO
 FIN. (TYP.)
 FINISH COLOR: WHITE
 (SHERWIN WILLIAMS)



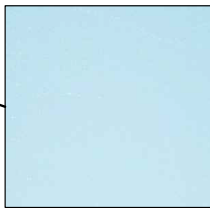
**DOORS & WINDOWS
 FRAMES**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)




**EXTERIOR & INTERIOR
 RAILINGS**
 MATERIAL:
 ALUMINUM FINISH
 FINISH COLOR: DARK
 BRONZE (ANODIZED)



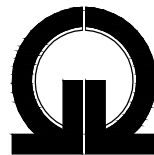
STACKED TILE
 MATERIAL:
 PORCELAIN MESH TILE
 FINISH COLOR: PURE SAND
 (MATTE)

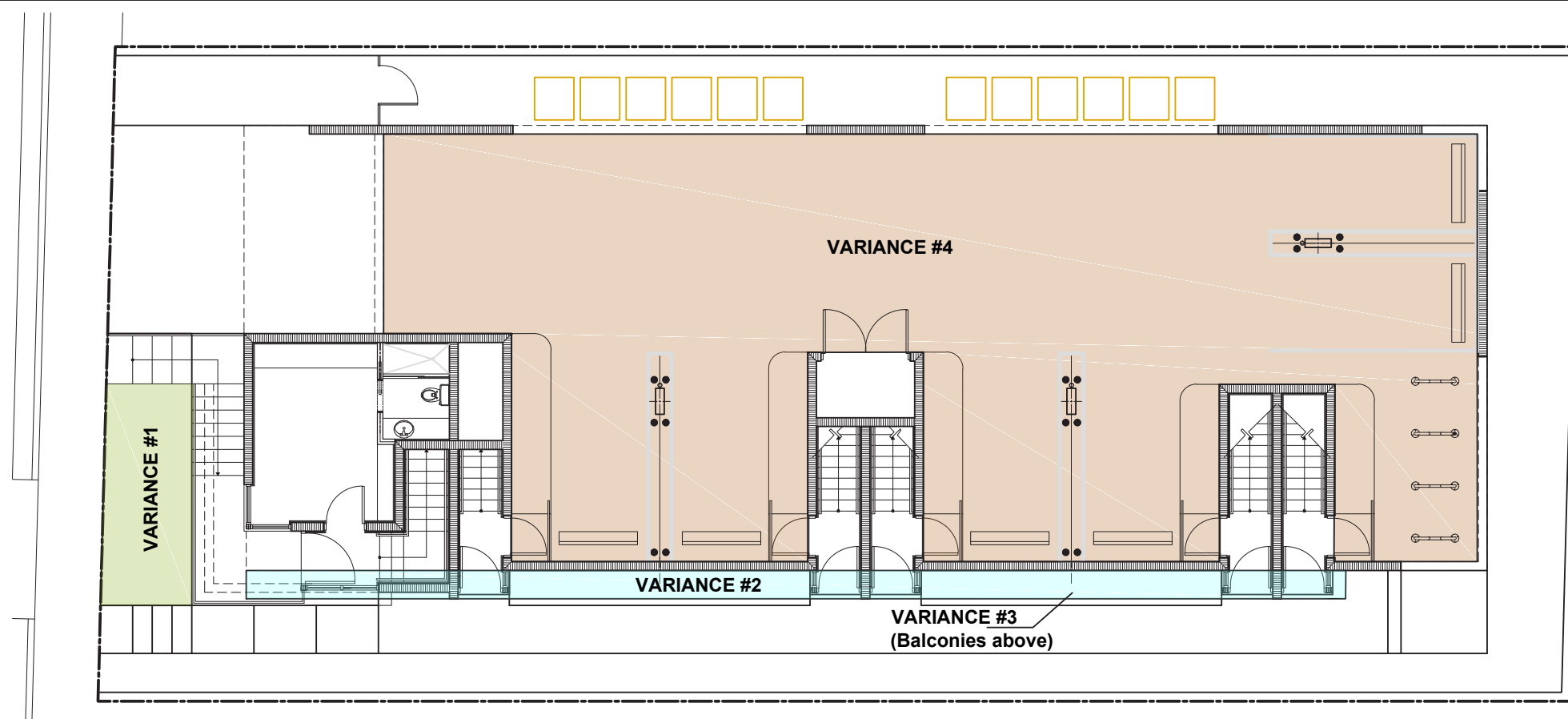


EXTERIOR GLAZING
 MATERIAL:
 IMPACT GLASS
 FINISH COLOR: AZURLITE

FINISHES DESCRIPTION

EXTERIOR FINISHES					
CONSTRUCTIVE ELEMENTS	MATERIAL	FIN. COLOR	FINISH	SIZE	MANUFACTURER
EXTERIOR WALLS	5/8 WHITE SMOOTH STUCCO FIN. (TYP.)	WHITE	SMOOTH	—	SHERWIN WILLIAMS
DOORS & WINDOWS FRAMES	ALUMINUM FINISH	CLEAR ALUMINUM	SATIN	—	TO BE DETERMINED
EXTERIOR RAILINGS	ALUMINUM FINISH	CLEAR ALUMINUM	STAIN	42" H.	TO BE DETERMINED
GLASS	IMPACT GLASS	AZURLITE	GLASS	—	TO BE DETERMINED
STACKED TILES	PORCELAIN MESH TILE	PURE SAND	MATTE	12" x 24"	UNICOM STARKER





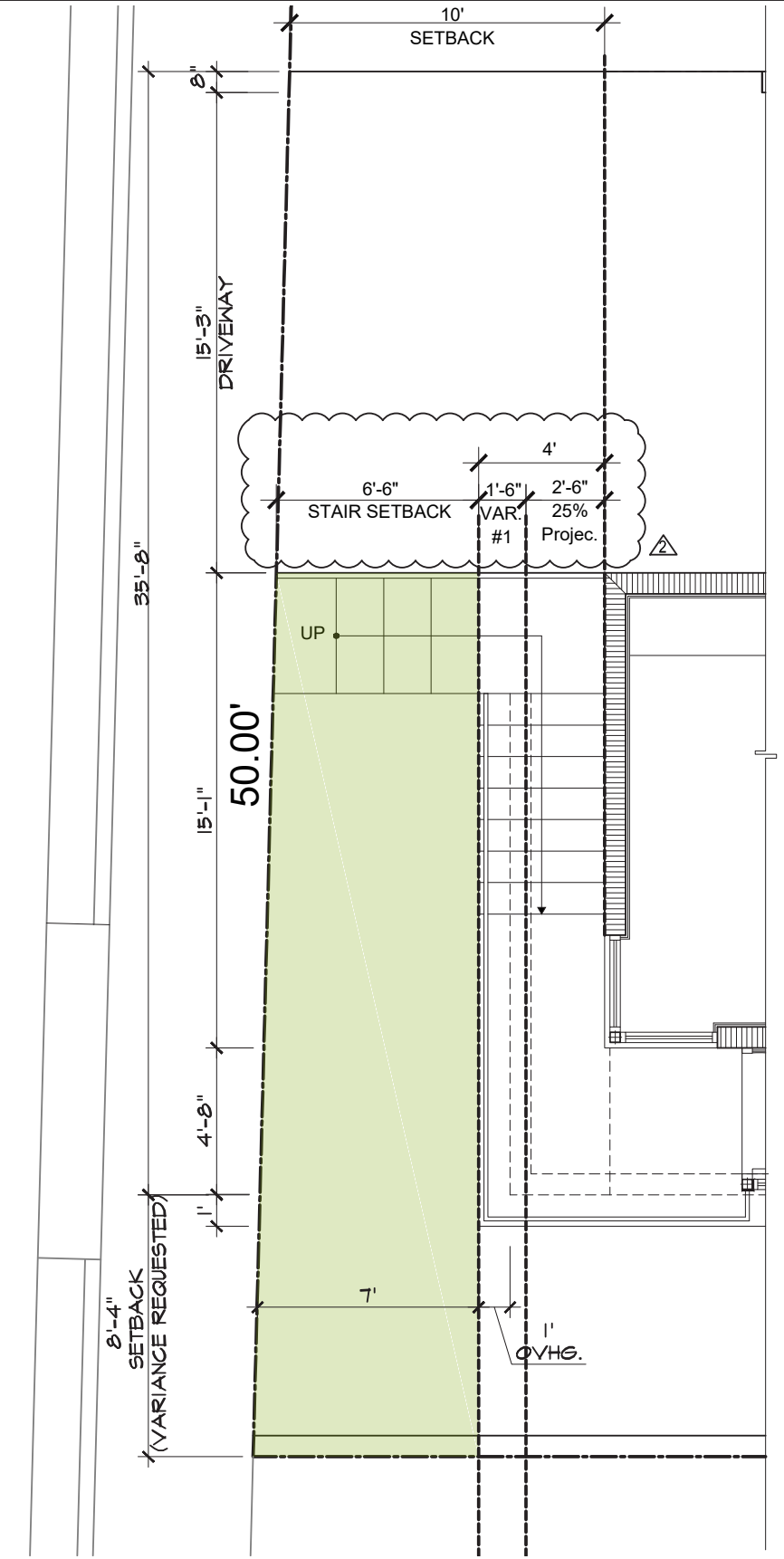
VARIANCES AND WAIVERS REQUEST
KEY MAP - Scale: N.T.S.

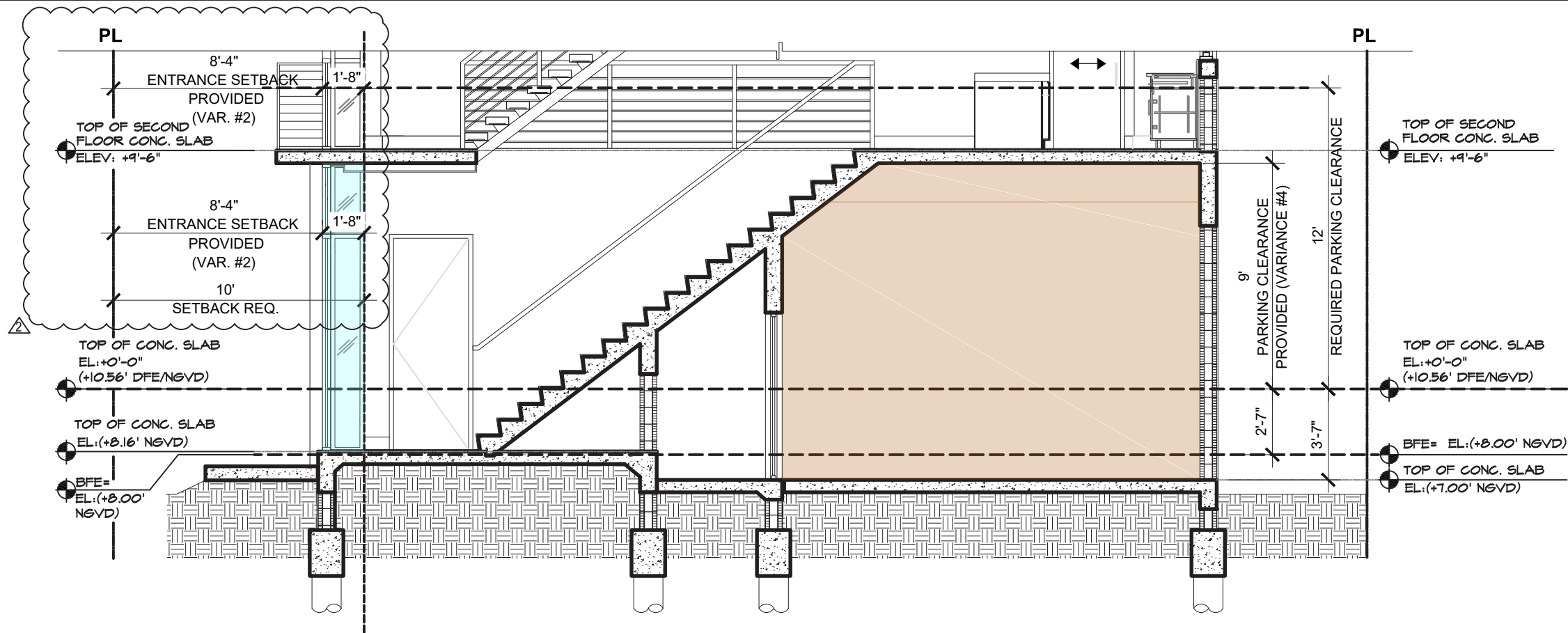
VARIANCES DESCRIPTION:

- Variance # [1] - To provide 4'-0" Stair projection on the front façade of the Building. Required: 2'-6" (max. 25%) .
- Variance # [2] - To provide 8'-4" side yard setback to portions of glass units entrances at Ground Floor and window projection on Second Floor Units.
- Variance # [3] - To provide 3'-6" side yard balconies and overhangs projections on the south side of the Building. Required: 2'-6" (max. 25%) .
- Variance # [4] - Parking clearance from BFE + 2.56', according to RM-1 zoning -12' min. required / 9'-0" provided.
- Waiver # [1] - To request a waiver for the stairwell bulkhead height within 20'-0" from the front setback.

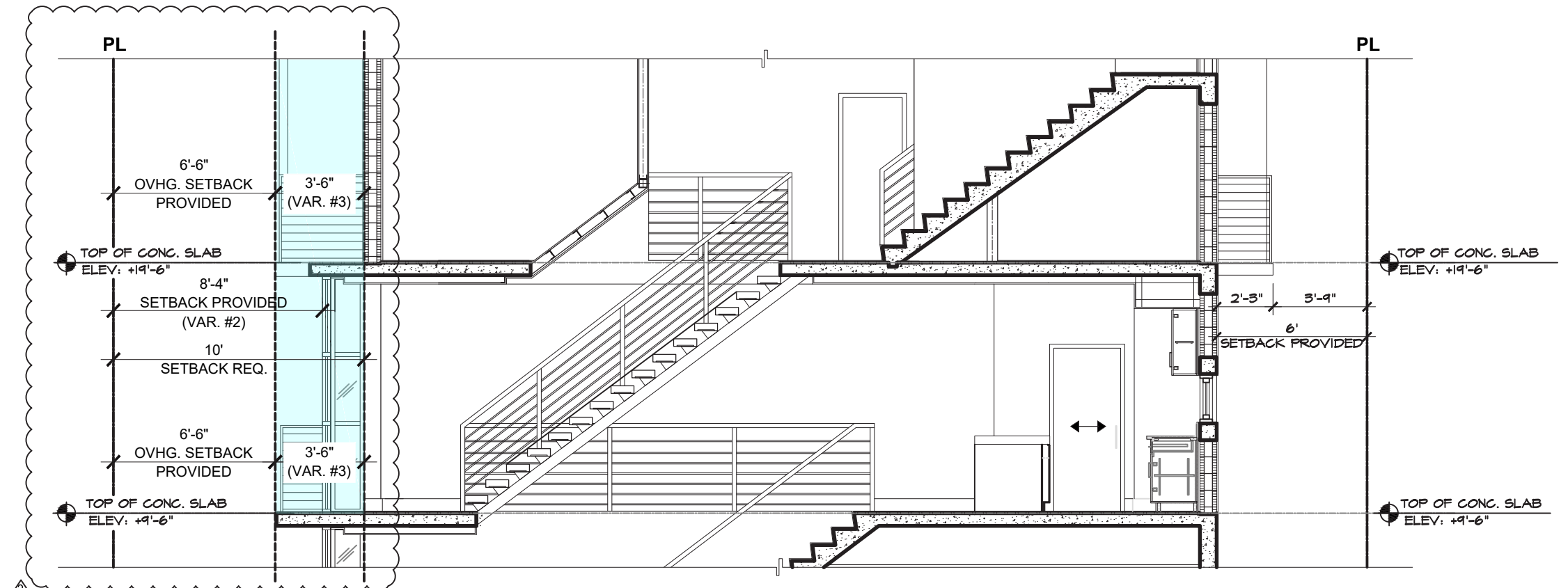
VARIANCE #1
Scale: N.T.S.

- REVISIONS
- ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
 - ▲ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)





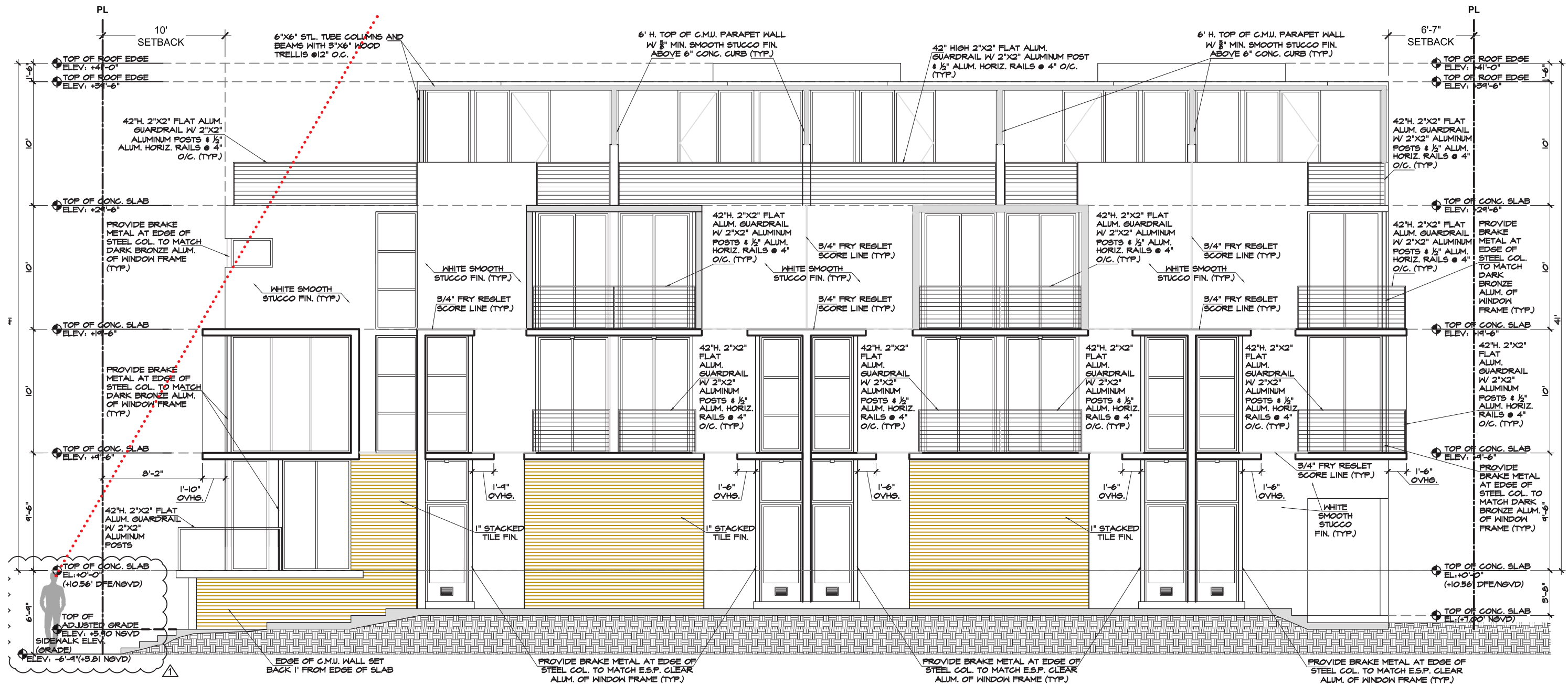
**VARIANCE #2 AND
VARIANCE #4**
Scale: N.T.S.



REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

VARIANCE #3
Scale: N.T.S.





SOUTH ELEVATION

SCALE 1/8" = 1'-0"

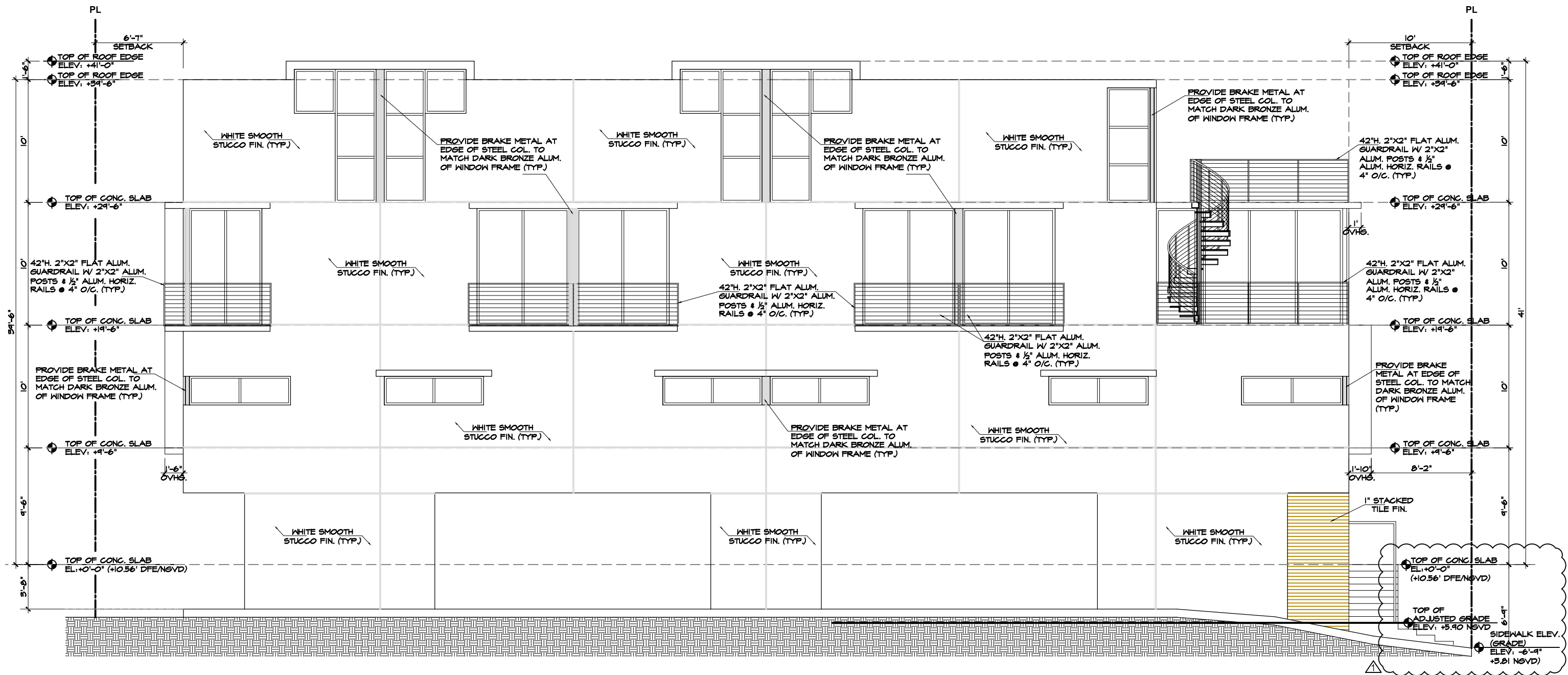
LEGEND

..... LINE OF SIGHT

REVISIONS

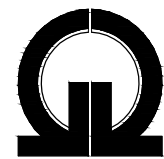
- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
- △ DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

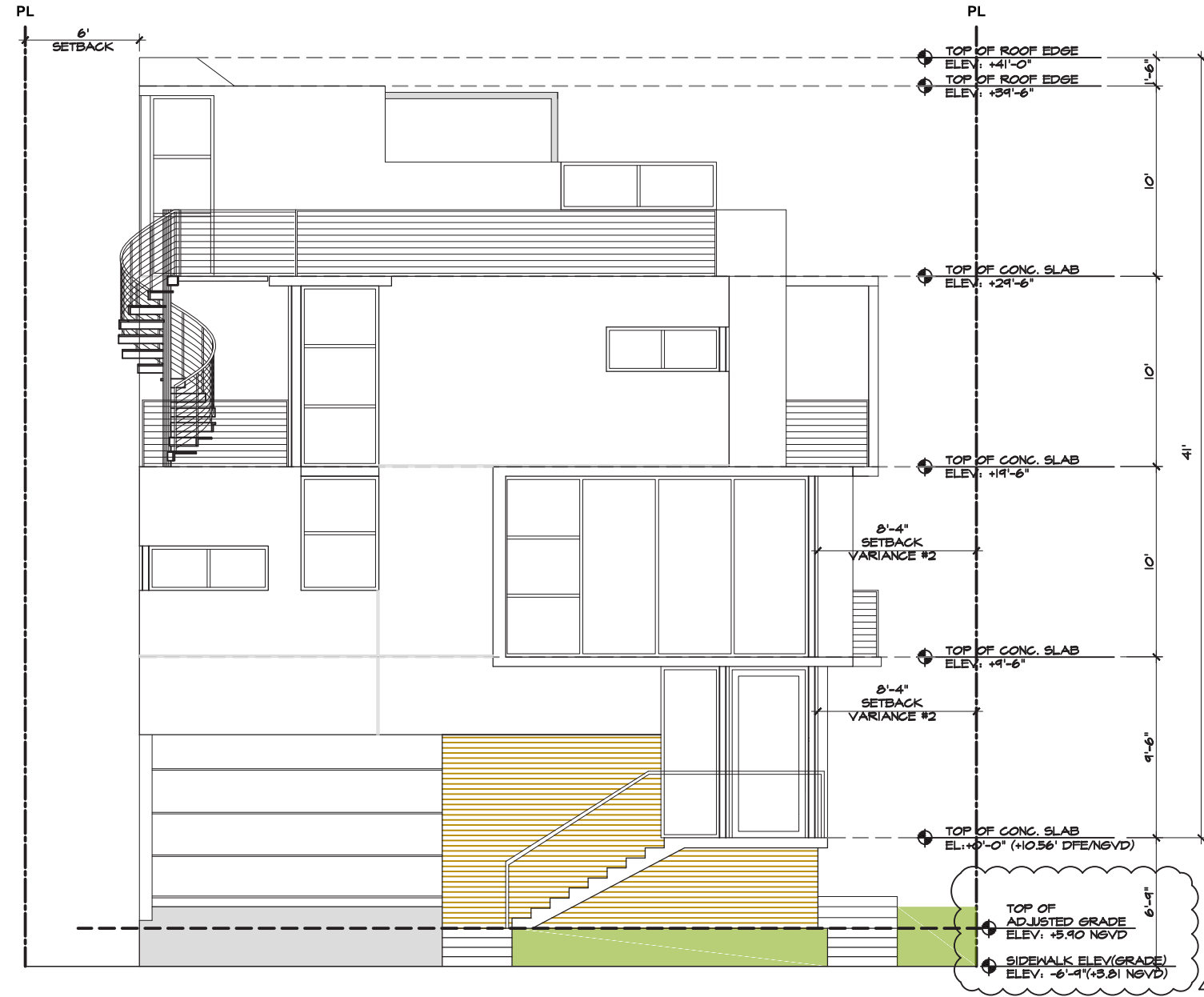




NORTH ELEVATION
 SCALE 1/8" = 1'-0"

REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)

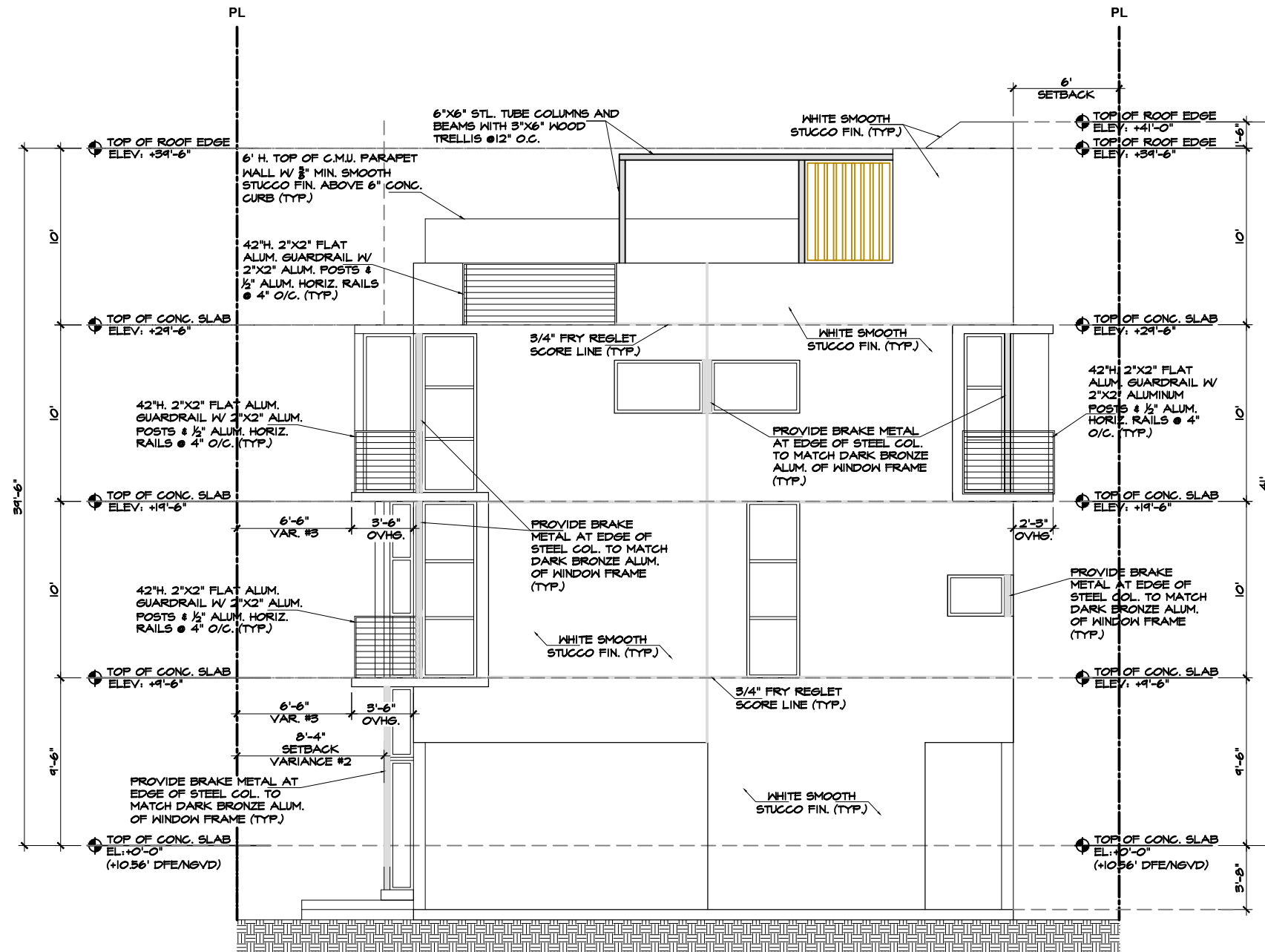




EAST ELEVATION

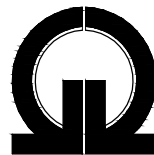
SCALE 1/8" = 1'-0"

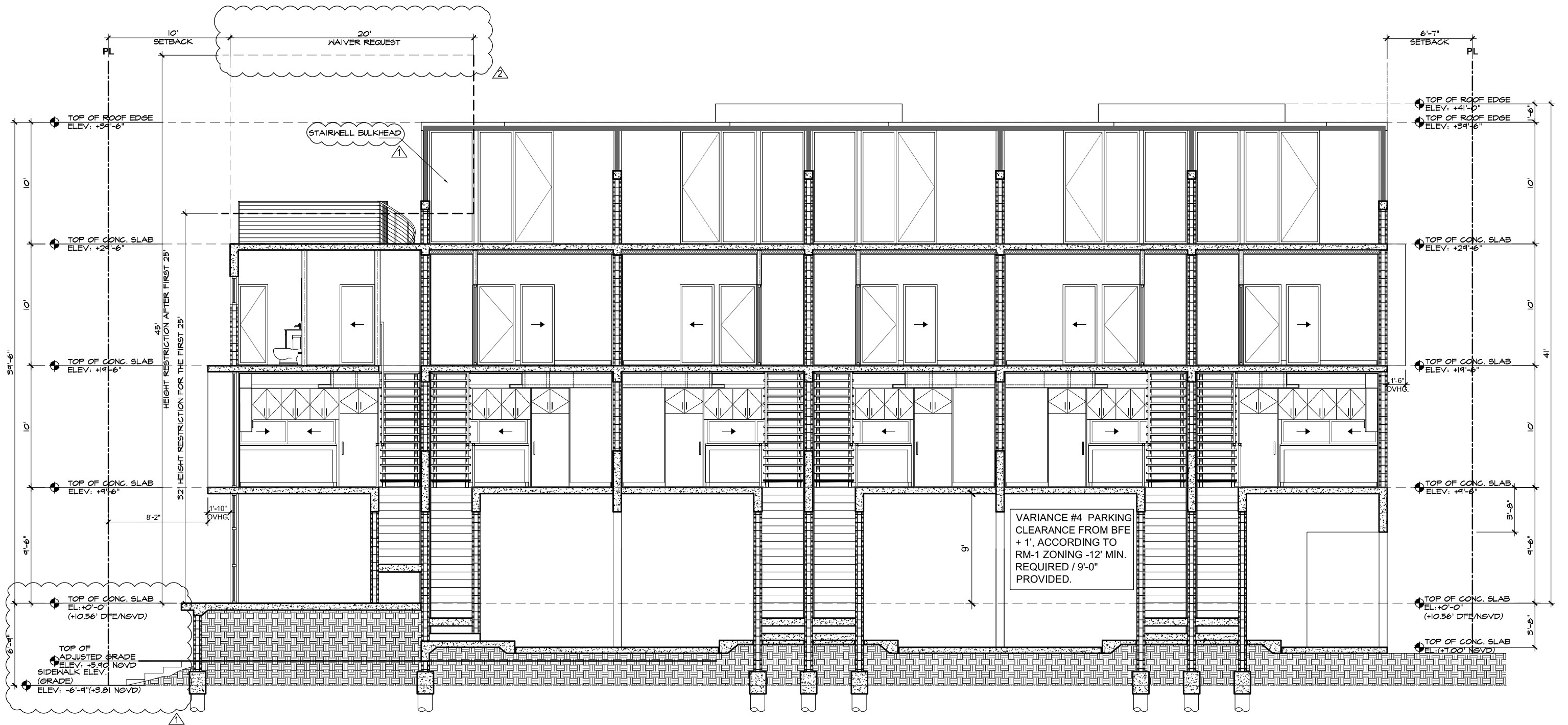




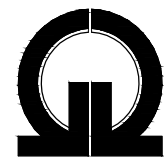
WEST ELEVATION

SCALE 1/8" = 1'-0"



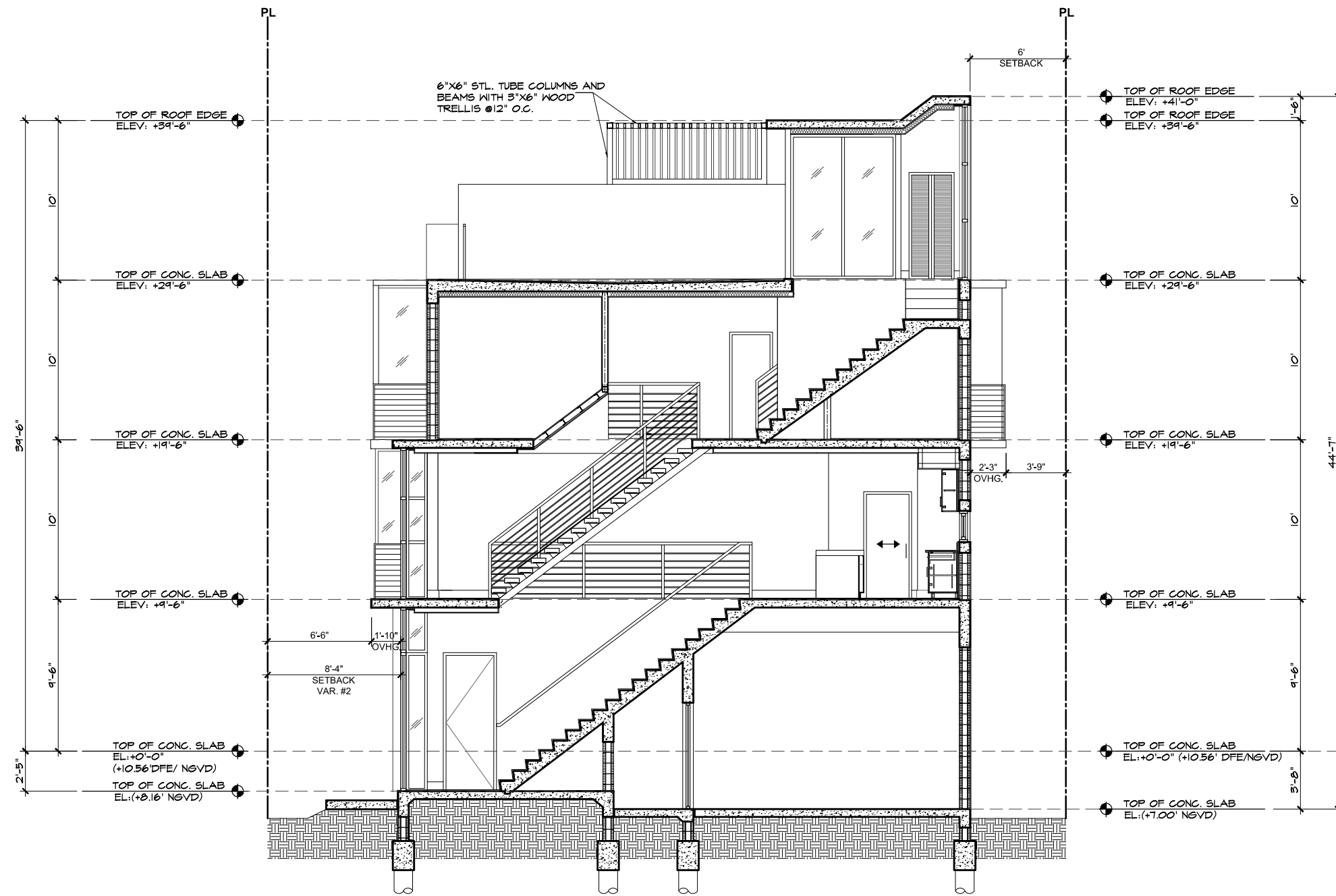


BUILDING SECTION
SCALE 1/8" = 1'-0"



GUSTAVO J. RAMOS ARCHITECTURE | PLANNING | INTERIORS
8935 NW 35th LN. STE. # 204, DORAL, FL 33172 | PHONE 305 599 4947

REVISIONS	
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)
△	DRB REVIEW COMMENTS (PLEASE REFER TO RESPONSE SHEET SUBMITTED)



BUILDING SECTION

SCALE 1/8" = 1'-0"

