DESIGN REVIEW BOARD

FINAL SUBMITTAL - 03/09/2025
FILE NO. : DRB 2025-1081
1820 BAY RD
MIAMI BEACH, FL 33139

ARCHITECT:

THIRLWALL, LLC.

ANTHONY LEON : AR16752

1828 BAY ROAD, UNIT 301

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INFO@THIRLWALLDESIGN.COM

305.763.8376

LANDSCAPE ARCHITECT:

CLAD

CAROLINA MONTEIRO DA SILVA: LA6667311

8020 NE 4TH AVE, STUDIO 113

MIAMI, FL 33138

INFO@CLADLANDSCAPE.COM

(786) 536-6076

SCOPE OF WORK:

REDESIGN OF FAÇADES AND FRONT YARD INCLUDING:

REPLACEMENT OF WINDOWS AND NEW FAÇADE OPENINGS
NEW FRONT FAÇADE FINISH WITH GLAZED TERRACOTTA TILES
NEW VENTILATED PRIVACY SCREEN AT PROPERTY WALL
FRONT YARD FLOORING RECONSTRUCTION TO MATCH EXISTING SIDEWALK LEVEL
NEW LANDSCAPE DESIGN AND OUTDOOR LIGHTING DESIGN

REDISTRIBUTION OF INTERIOR LAYOUT INCLUDING:

INTERIOR PARTITIONS TO BE DEMOLISHED.
BEARING WALLS TO REMAIN AT ITS LOCATION WITH REDUCED LENGTH AND REINFORCED WITH COLUMNS (BY STRUCTURAL ENGINEER).
NEW CEILING HEIGHT.
NEW INTERIOR FLOORING.
NEW INTERIOR LIGHTING DESIGN.
NEW MECHANICAL DUCTS, A/C ROOFTOP UNITS TO REMAIN.

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00 COVER SHEET

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NOTES :

SHEET TITLE
COVER PAGE

SCALE

SHEET
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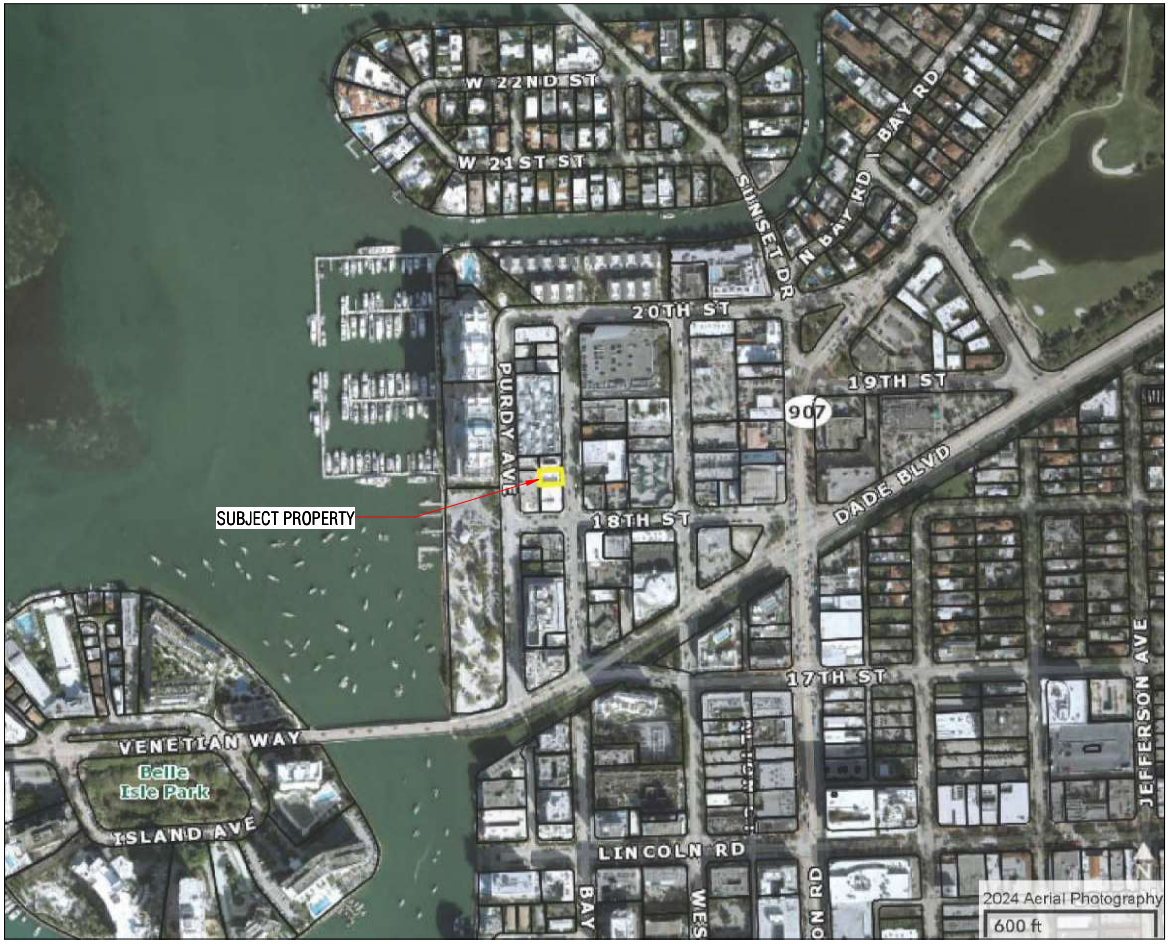

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EXISTING SITE CONTEXT

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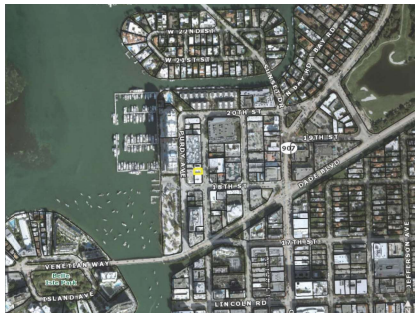
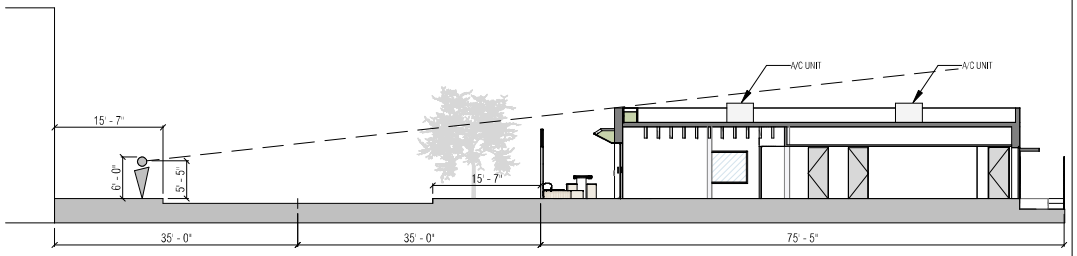
AE-100.00



01 LOCATION PLAN



02 LINE OF SIGHT SECTION
SCALE 1/16" = 1'-0"

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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: 1820 BAY RD	Folio number(s):	02-3233-012-0290	Year built:	1938
2	Board file number(s), Determination of Architectural Significance:	N/A		Lot Area:	3,750 Sq.Ft
3	Located within a Local Historic District (Yes or No): No	Zoning District:	CD-2	Lot width:	50 Ft
4	Individual Historic Site (Yes or No):	No		Lot Depth:	75.05 Ft
5	Base Flood Elevation:	8	Grade value in NGVD:		4' 1.25"
6	Adjusted grade (BFE+Grade / 2):	6"	Free board:	n/a	
7	Proposed Use:	COMMERCIAL			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	BY CLAD LANDSCAPE (LA6667311)			

	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	**Floor Area Ratio (FAR)**	1.5 MAX.	0.60	0.60	N/A
14	**Building Height**	55 ft MAX.	18' 8.25"	18' 8.25"	N/A
15	**At grade parking lot on the same lot**	N/A	N/A	N/A	N/A
a	Front setbacks	0 ft MIN.	10 ft	10 ft	N/A
b	Side interior setback	0 ft MIN.	5 ft , 6.7 ft	5 ft , 6.7 ft	N/A
c	Side facing street setback	0 ft MIN.	0 ft	0 ft	N/A
d	Rear setback	5.00 ft MIN.	6.7 ft	6.7 ft	N/A
16	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	0 ft	N/A	N/A	N/A
b	Side interior setback	0 ft	N/A	N/A	N/A
c	Side facing street setback	0 ft	N/A	N/A	N/A
d	Rear setback	0 ft	N/A	N/A	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	0 ft	N/A	N/A	N/A
b	Side interior setback	0 ft	N/A	N/A	N/A
c	Side facing street setback	0 ft	N/A	N/A	N/A
d	Rear setback	0 ft	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	550 sf	N/A	N/A	N/A
b	Rehabilitated Buildings	400 sf	N/A	N/A	N/A
c	Hotel Unit	200 sf	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	800 sf	N/A	N/A	N/A
b	Rehabilitated Buildings	550 sf	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	N/A	N/A	N/A	N/A
22	**Loading**	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

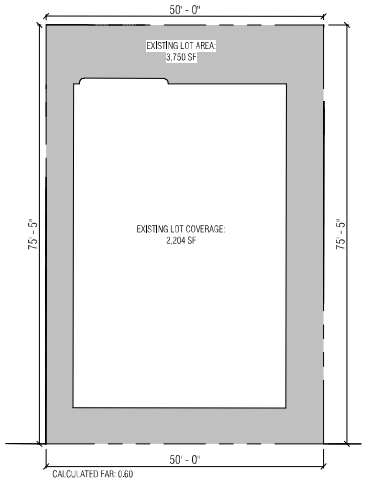
03 ZONING DATA SHEET

PROJECT OCCUPANCY LOAD SCHEDULE

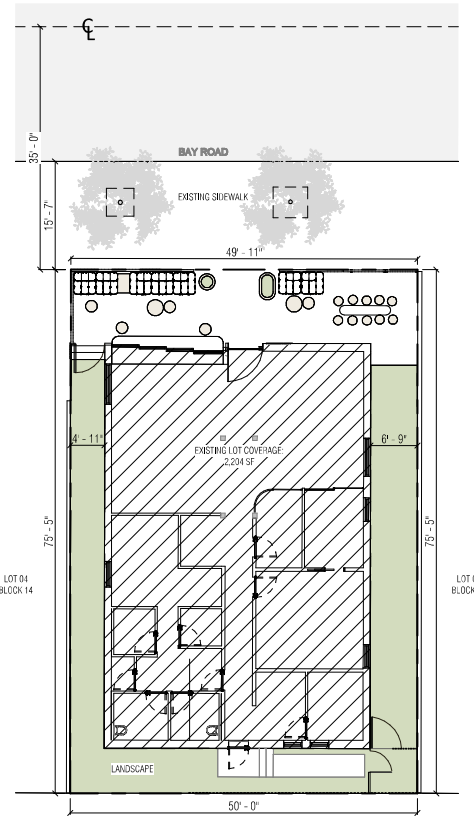
PER FBCB TABLE 1004.5 & NFPA 101 TABLE 7.3.1.2.

GROUND FLOOR OCCUPANCY LOAD		
AREA	**SQ. FT.**	**# OF EMPLOYEES / PERSONS**
LOUNGE AREA	762.30 SF	51
WET AREA	250.10 SF	17
OFFICES	387.40 SF	05
KITCHENETTE/ STAFF ROOM	72.30 SF	05

PROGRAM:	**LOUNGE AREA**	**WET AREA**	**OFFICES**	**KITCHENETTE/ STAFF ROOM**
USE:	UNCONCENTRATED ASSEMBLY	TREATMENT ROOM	BUSINESS	SERVICE
AREA:	762.30 SF	83.40 SF	387.40 SF	49.51 SF
LOAD FACTOR:	15 net / pers.	15 net / pers.	_____	15 net / pers.
OCC. LOAD:	51 pers.	06 pers.	05 pers.	03 pers.



N
04 OCCUPANCY LOAD / FAR DIAGRAM



N
05 PROPOSED ZONING DIAGRAM
SCALE 1/16" = 1'-0"

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STATE OF FLORIDA
ANTHONY LEON
AR16752
REGISTERED ARCHITECT

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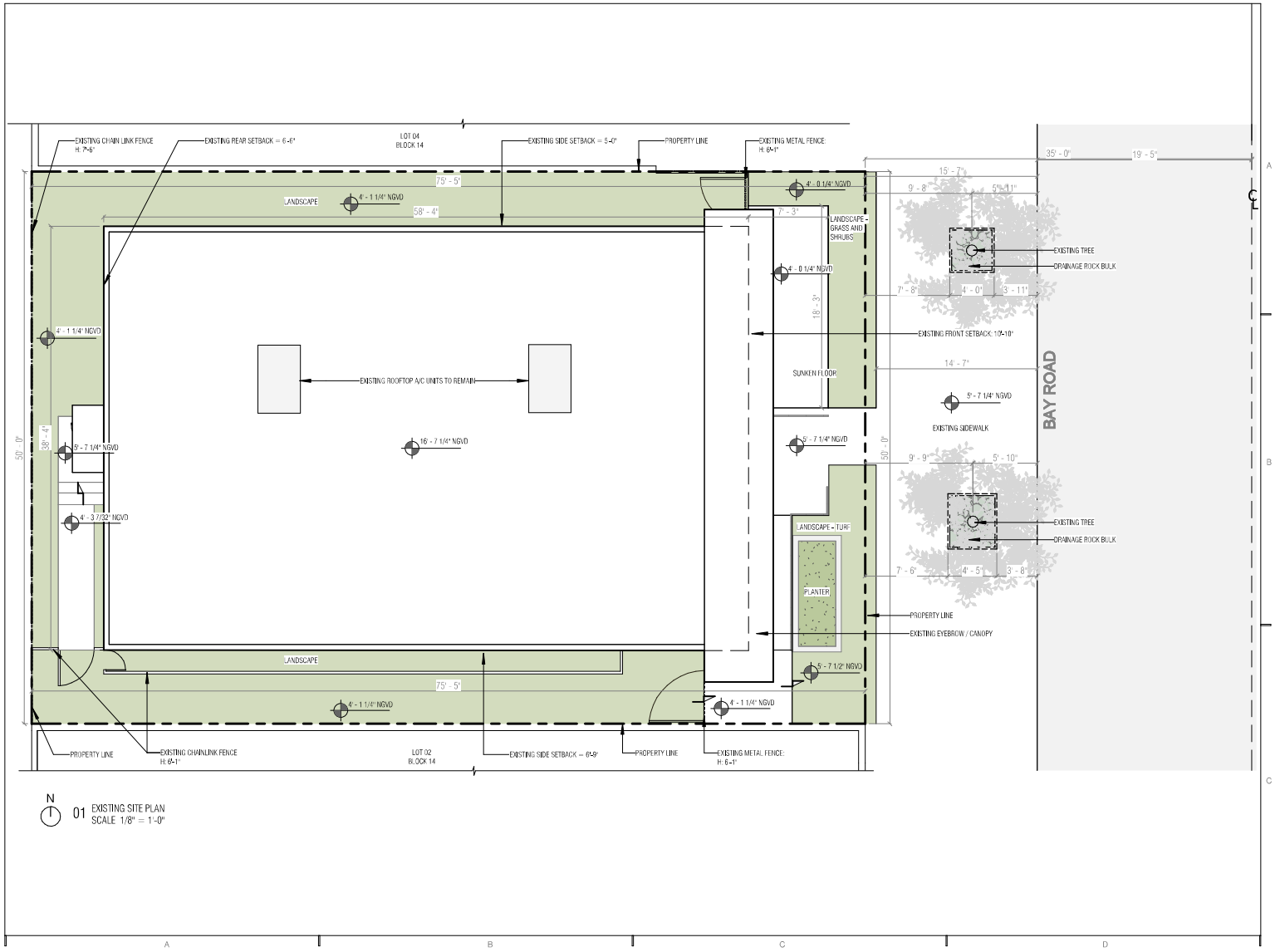
No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED SITE DIAGRAMS

SCALE
As indicated

SHEET
AE-100.01



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01 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

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No.	Description	Date

NOTES :

SHEET TITLE
EXISTING SITE PLAN

SCALE
1/8" = 1'-0"

SHEET
AE-101.00

STREET VIEW - EAST FRONT

SIDE STREET VIEW - SOUTH FACING

SIDE STREET VIEW - ENTRANCE SOUTH FACING

SIDE STREET VIEW - RAMP NORTH FACING

EXISTING SITE PICTURES - 02.06.2025

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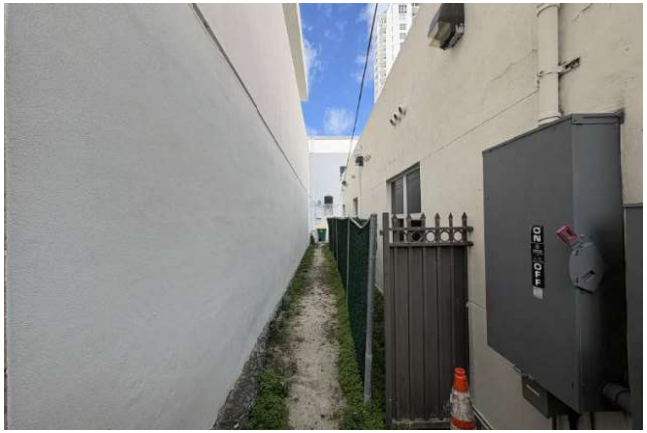
NOTES :

SHEET TITLE
EXISTING CONTEXT ANALYSIS

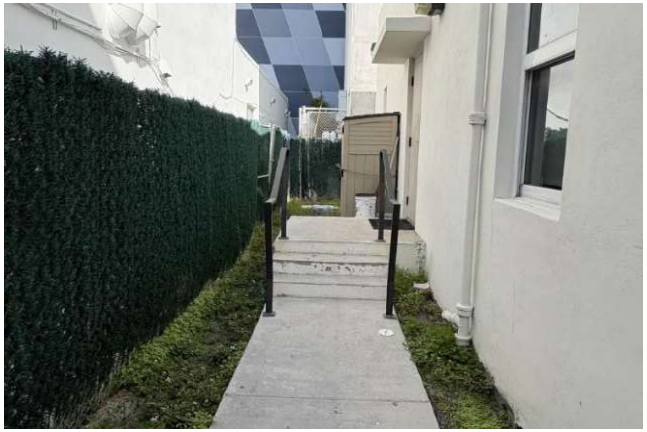
SCALE

SHEET
AE-102.00

EXTERIOR VIEW - NORTH ALLEY



EXTERIOR VIEW - SOUTH ALLEY



EXTERIOR VIEW - REAR ENTRANCE NORTH FACING

EXTERIOR VIEW - REAR ENTRANCE SOUTH FACING

EXISTING SITE PICTURES - 02.06.2025

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No.	Description	Date

NOTES :

SHEET TITLE
EXISTING CONTEXT ANALYSIS

SCALE

SHEET
AE-102.01

EXTERIOR VIEW - REAR ENTRANCE

INTERIOR VIEW - KITCHEN

INTERIOR VIEW - ENTRANCE

INTERIOR VIEW - HALLWAY

EXISTING SITE PICTURES - 02.06.2025

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NOTES :

SHEET TITLE
EXISTING CONTEXT ANALYSIS

SCALE

SHEET
AE-102.02

1800 BAY RD, MIAMI BEACH, FL 33139

1820 BAY RD, MIAMI BEACH, FL 33139 - SUBJECT PROPERTY

1828 BAY RD, MIAMI BEACH, FL 33139

1900 BAY RD, MIAMI BEACH, FL 33139

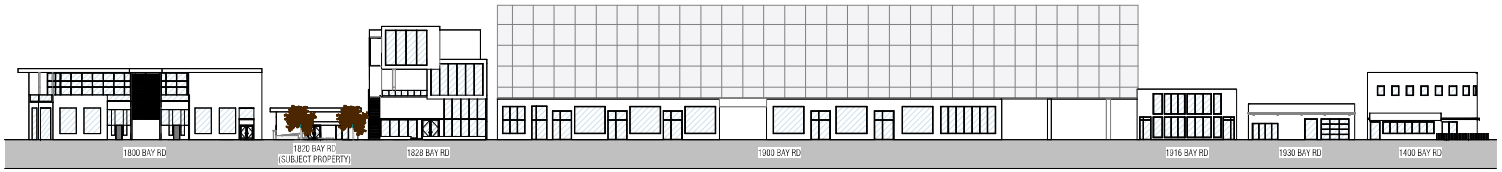
1908 BAY RD, MIAMI BEACH, FL 33139

1916 BAY RD, MIAMI BEACH, FL 33139

1930 BAY RD, MIAMI BEACH, FL 33139

1400 BAY RD, MIAMI BEACH, FL 33139

EXISTING SITE PICTURES - 02.06.2025



01 EXISTING SITE CONTEXT
SCALE 1" = 50'-0"

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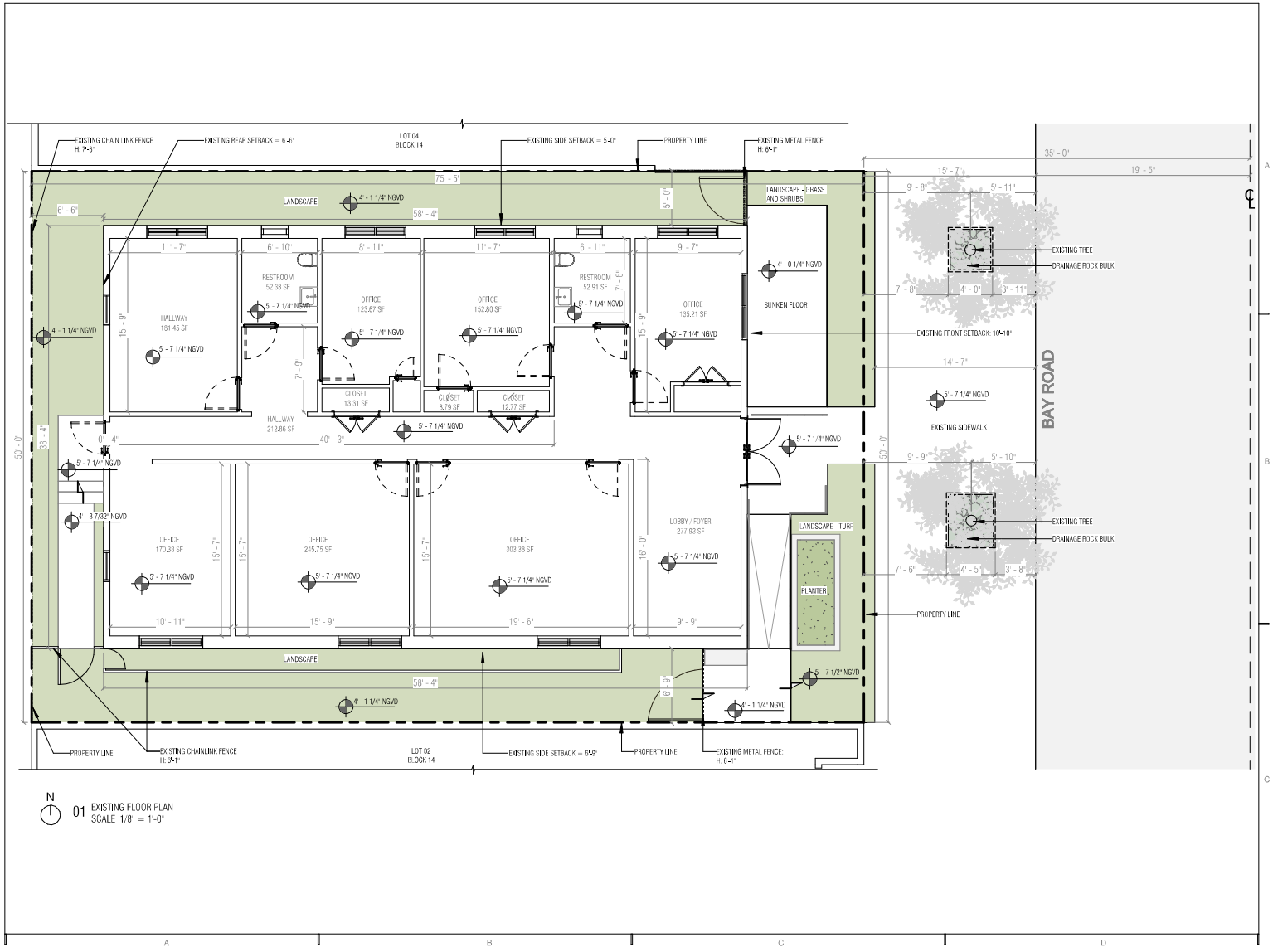
No.	Description	Date

NOTES :

SHEET TITLE
SURROUNDING PROPERTIES

SCALE
1" = 50'-0"

SHEET
AE-102.03



N

01 EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

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Date: 2025.03.13 14:10:44-04'00'

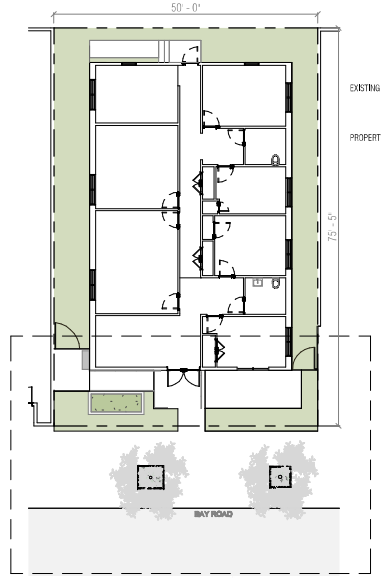
No.	Description	Date

NOTES :

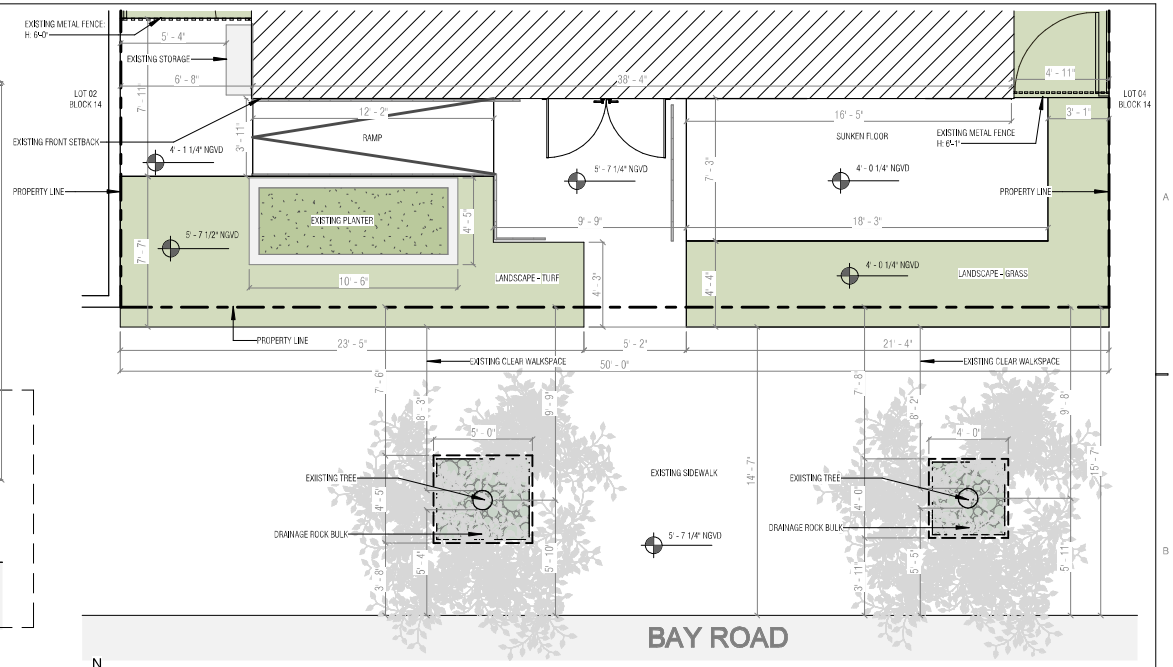
SHEET TITLE
EXISTING FLOOR PLAN

SCALE
1/8" = 1'-0"

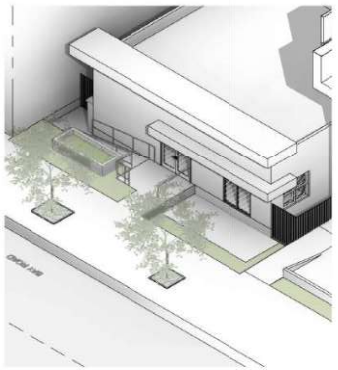
SHEET
AE-103.00



01 EXISTING KEY PLAN
SCALE 1" = 20'-0"



02 EXISTING TERRACE CONDITIONS
SCALE 3/16" = 1'-0"



03 EXISTING CONDITIONS AXO
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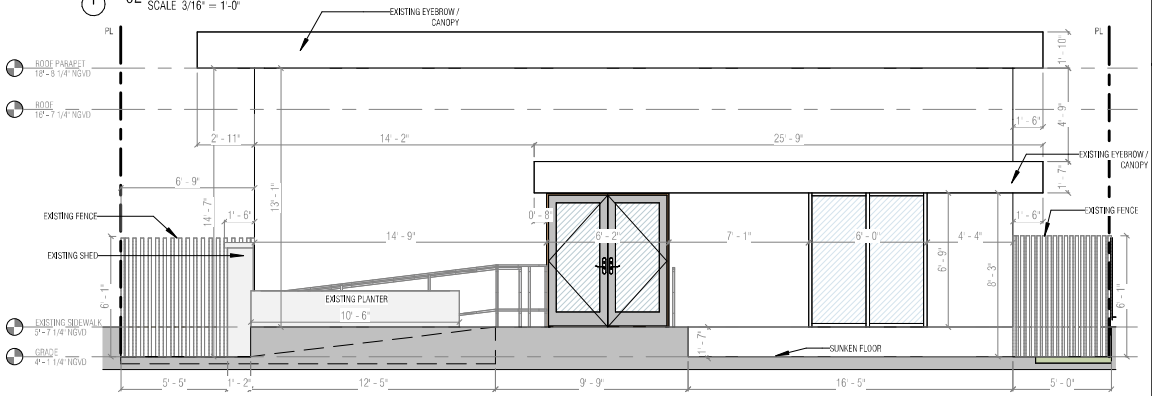

04 EXISTING EAST ELEVATION
SCALE 3/16" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE DESIGNER & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL. LIKEWISE, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. SUBMITTED SHOP DRAWINGS SHALL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT ONLY.

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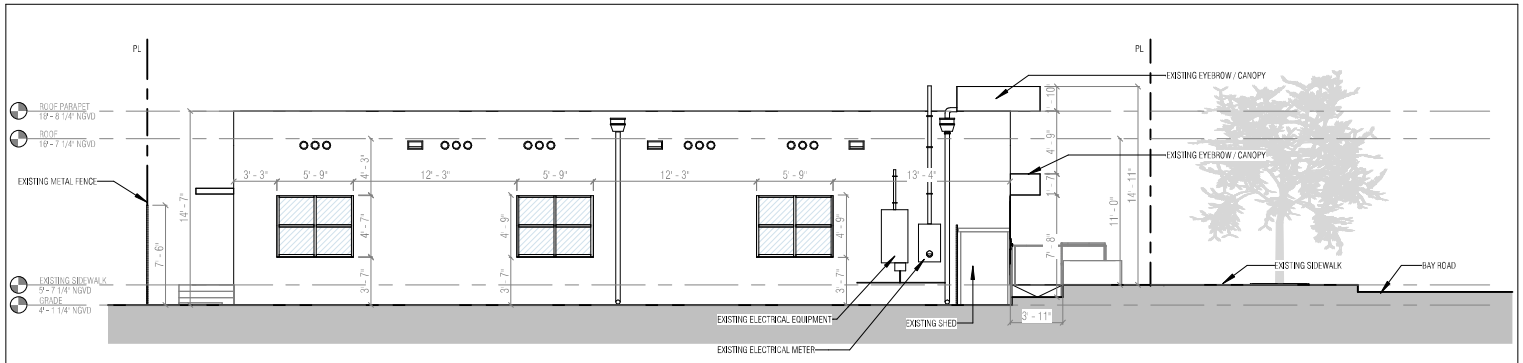
NOTES :

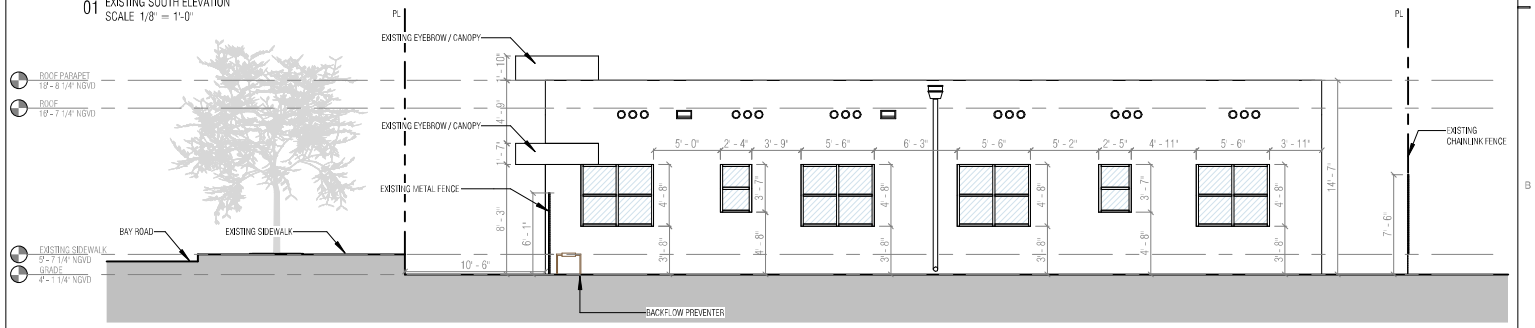
SHEET TITLE
EXISTING FRONT YARD AND FRONT ELEVATION

SCALE
As indicated

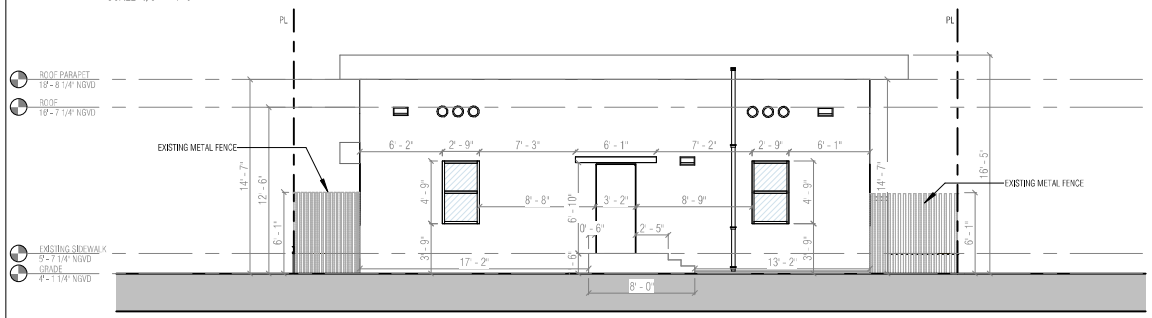
SHEET
AE-104.00



01 EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



03 EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE DESIGNER'S WHERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS AS SHOWN ON THESE DRAWINGS AND MUST APPROVE ANY AND ALL SUBSTITUTIONS BEFORE PROCEEDING WITH THE WORK INVOLVED. ALL DRAWINGS, MODELS, RENDERINGS, AND COMPUTER FILES ARE COPYRIGHTED.

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No.	Description	Date

NOTES :

SHEET TITLE
EXISTING ELEVATIONS

SCALE
1/8" = 1'-0"

SHEET
AE-105.00

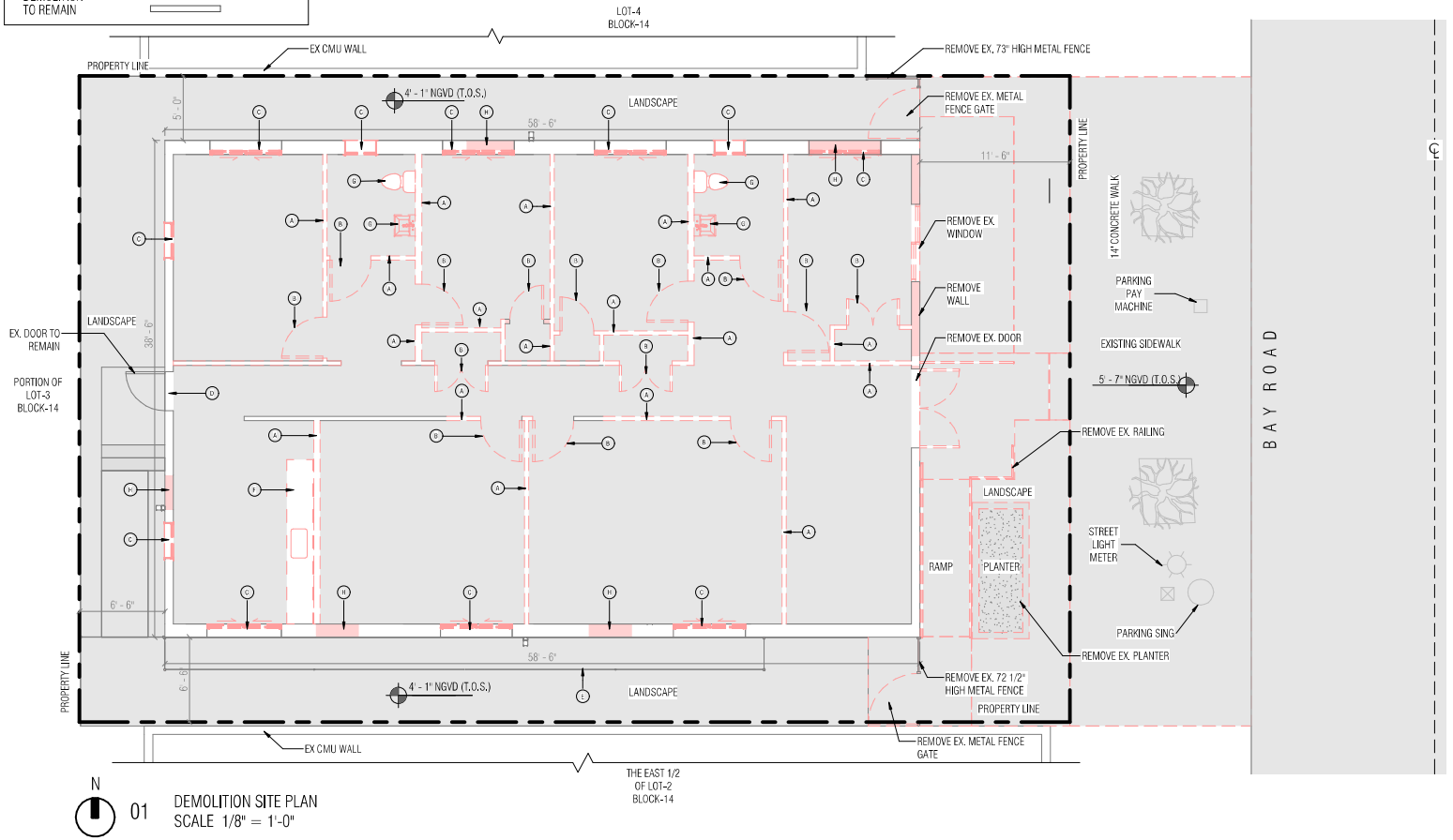
DEMOLITION KEYNOTES

- A — REMOVE ALL PARTITION WALL (CAP ALL UTILITIES)
- B — ALL INTERIOR DOORS TO BE REMOVED
- C — WINDOW TO BE REMOVED
- D — EXISTING DOOR TO REMAIN
- E — CHAIN LINK FENCE TO BE REMOVED
- F — REMOVE KITCHEN APPLIANCES AND CABINETRY (CAP ALL UTILITIES)
- G — REMOVE SINK, TOILETS, ETC., (CAP ALL UTILITIES)
- H — NEW WALL OPENING

DEMOLITION LEGEND

DEMOLITION TO REMAIN

WALL DEMO AREA	2979 SF
AREA OF CEILING DEMO	1941 SF
FLOORING DEMO AREA	1992 SF
DEMO AREA	2069 SF



N

01 DEMOLITION SITE PLAN
SCALE 1/8" = 1'-0"

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No.	Description	Date

NOTES:

SHEET TITLE
DEMOLITION SITE PLAN

SCALE
As indicated

SHEET
AD-100.00

DEMOLITION KEYNOTES

- A — REMOVE ALL PARTITION WALL (CAP ALL UTILITIES)
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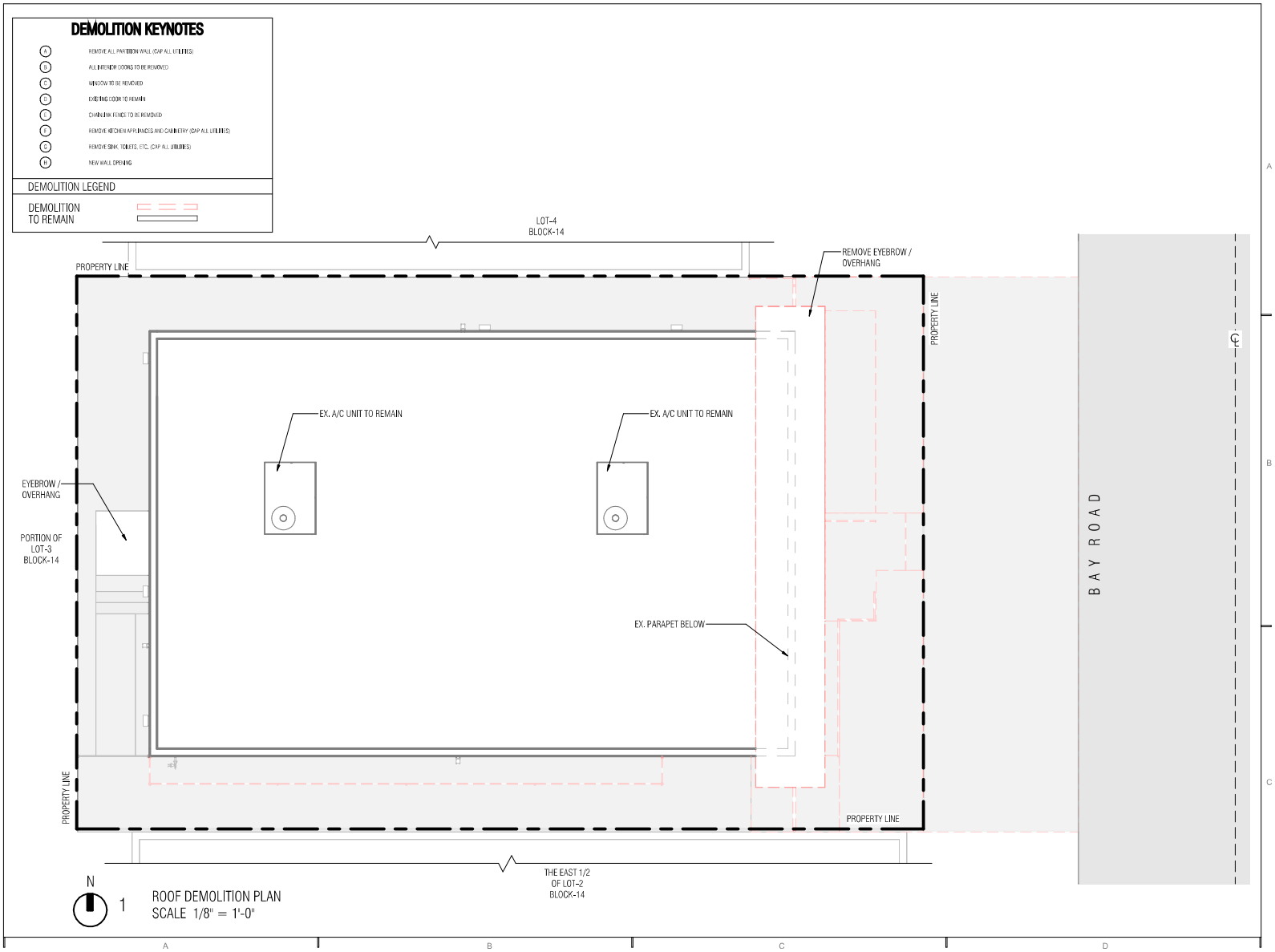
- G — REMOVE SINK, TOILETS, ETC., (CAP ALL UTILITIES)
- H — NEW WALL OPENING

DEMOLITION LEGEND

DEMOLITION TO REMAIN



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NOTES:

SHEET TITLE
DEMOLITION ROOF PLAN

SCALE
As indicated

SHEET
AD-101.01

DEMOLITION KEYNOTES

- A — REMOVE ALL PARTITION WALL (CAP ALL UTILITIES)
- B — ALL INTERIOR DOORS TO BE REMOVED
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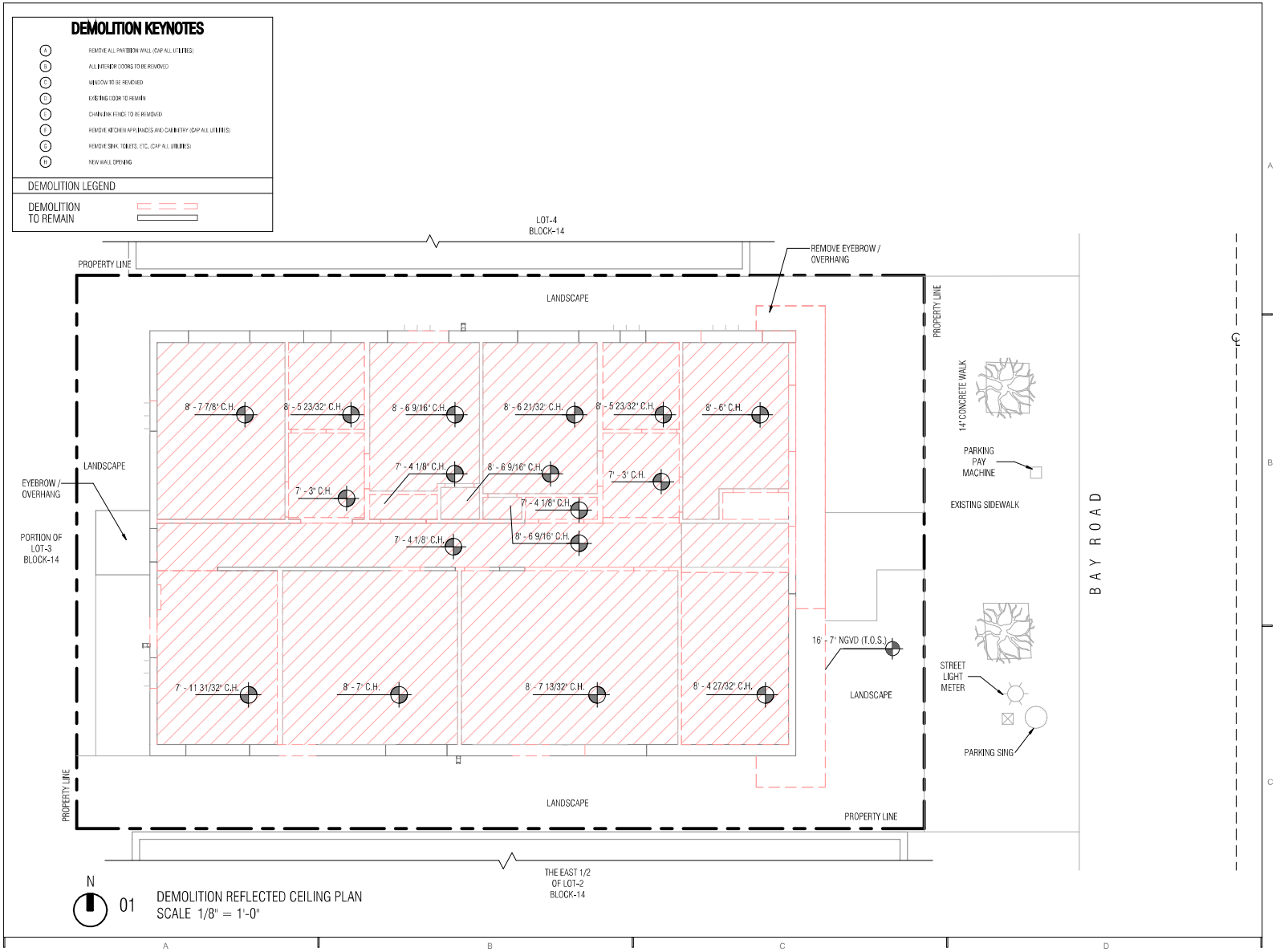
- G — REMOVE SINK, TOILETS, ETC., (CAP ALL UTILITIES)
- H — NEW WALL OPENING

DEMOLITION LEGEND

DEMOLITION TO REMAIN



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No.	Description	Date

NOTES:

SHEET TITLE
DEMOLITION REFLECTED CEILING PLAN

SCALE
As indicated

SHEET
AD-101.02

DEMOLITION KEYNOTES

- A — REMOVE ALL PARTITION WALL (CAP ALL UTILITIES)
- B — ALL INTERIOR DOORS TO BE REMOVED
- C — WINDOW TO BE REMOVED
- D — EXISTING DOOR TO REMAIN
- E — CHAIN LINK FENCE TO BE REMOVED
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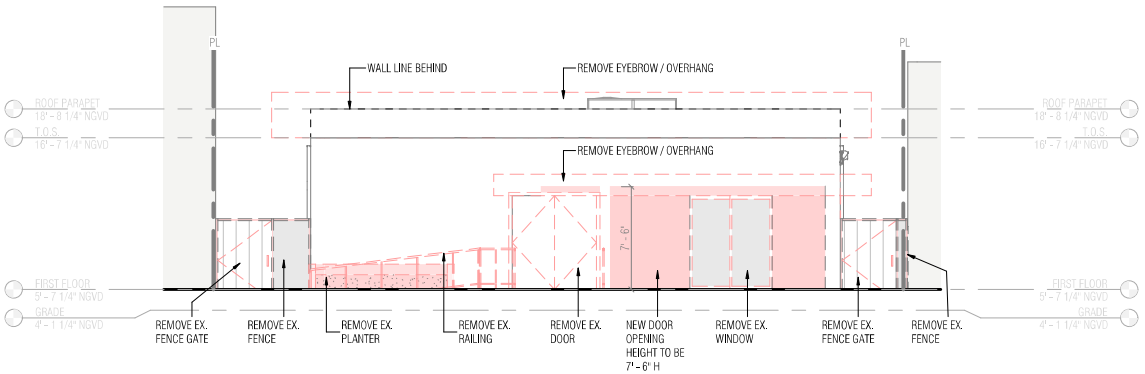
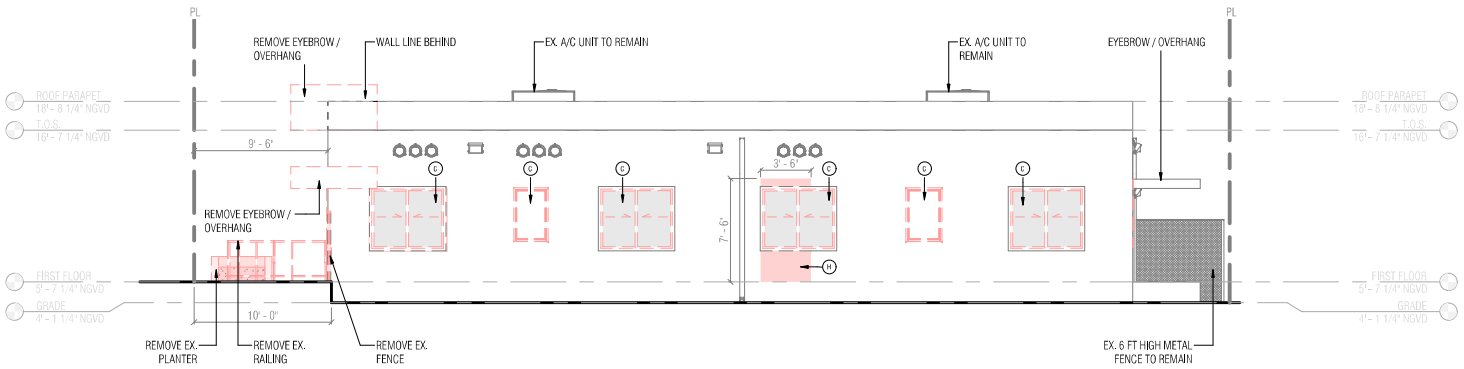
- G — REMOVE SINK, TOILETS, ETC., (CAP ALL UTILITIES)
- H — NEW WALL OPENING

DEMOLITION LEGEND

DEMOLITION TO REMAIN



01 EAST BUILDING DEMOLITION ELEVATION
SCALE 1/8" = 1'-0"



02 NORTH BUILDING DEMOLITION ELEVATION
SCALE 1/8" = 1'-0"

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No.	Description	Date

NOTES:

SHEET TITLE
DEMOLITION ELEVATIONS

SCALE
As indicated

SHEET
AD-102.01

DEMOLITION KEYNOTES

- A — REMOVE ALL PARTITION WALL (CAP ALL UTILITIES)
- B — ALL INTERIOR DOORS TO BE REMOVED
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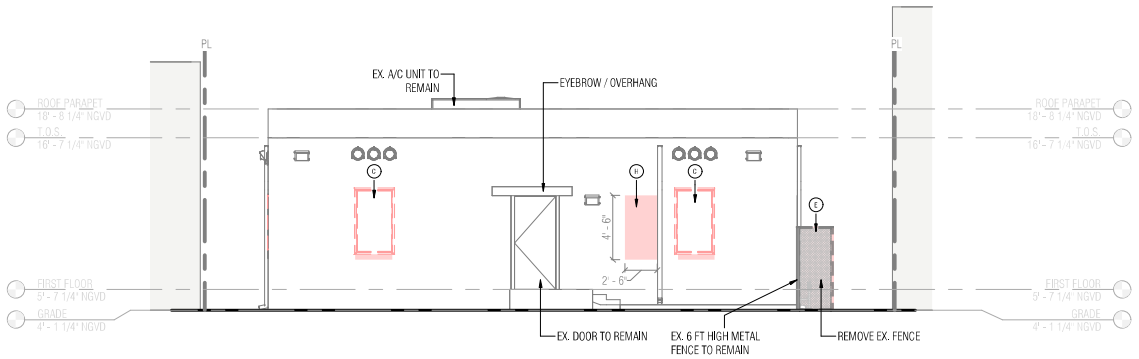
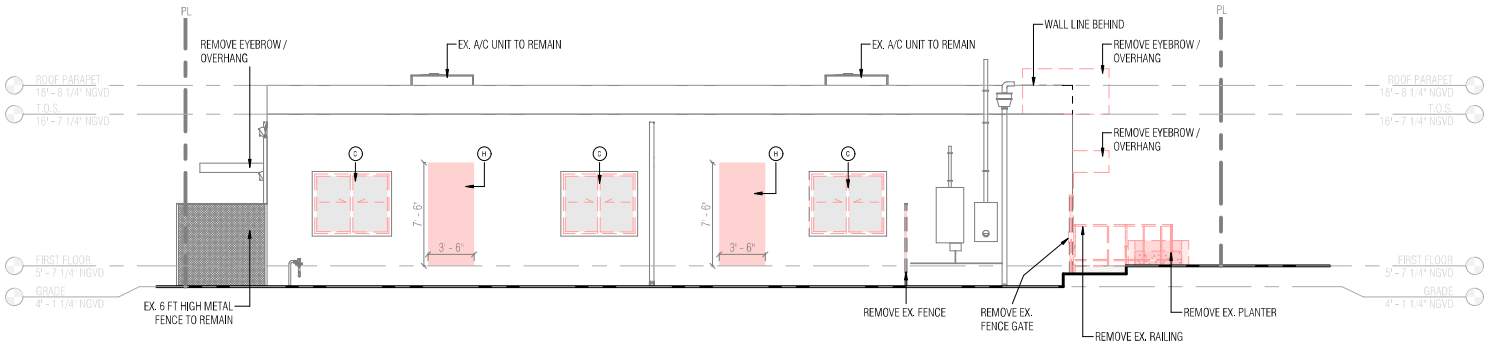
- D — EXISTING DOOR TO REMAIN
- E — CHAIN LINK FENCE TO BE REMOVED
- F — REMOVE KITCHEN APPLIANCES AND CABINETRY (CAP ALL UTILITIES)
- G — REMOVE SINK, TOILETS, ETC., (CAP ALL UTILITIES)
- H — NEW WALL OPENING

DEMOLITION LEGEND

DEMOLITION TO REMAIN



01 WEST BUILDING DEMOLITION ELEVATION
SCALE 1/8" = 1'-0"



02 SOUTH BUILDING DEMOLITION ELEVATION
SCALE 1/8" = 1'-0"

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STATE OF FLORIDA — ANTHONY LEON — REGISTERED ARCHITECT

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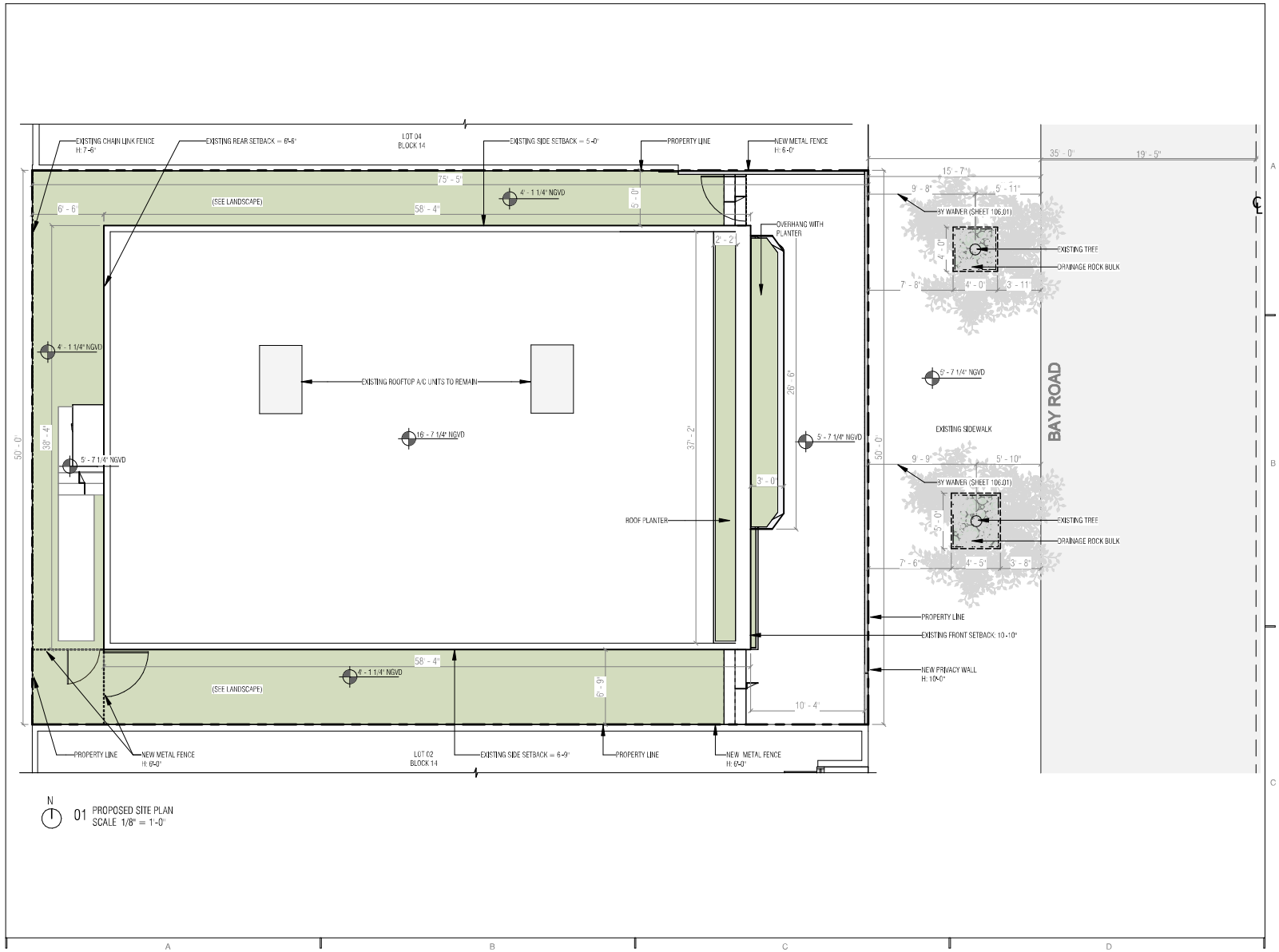
Date: 2025.03.13 14:10:50-04'00'

No.	Description	Date

NOTES:

SHEET TITLE: DEMOLITION ELEVATIONS
SCALE: As indicated
SHEET: AD-102.02



N

01 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

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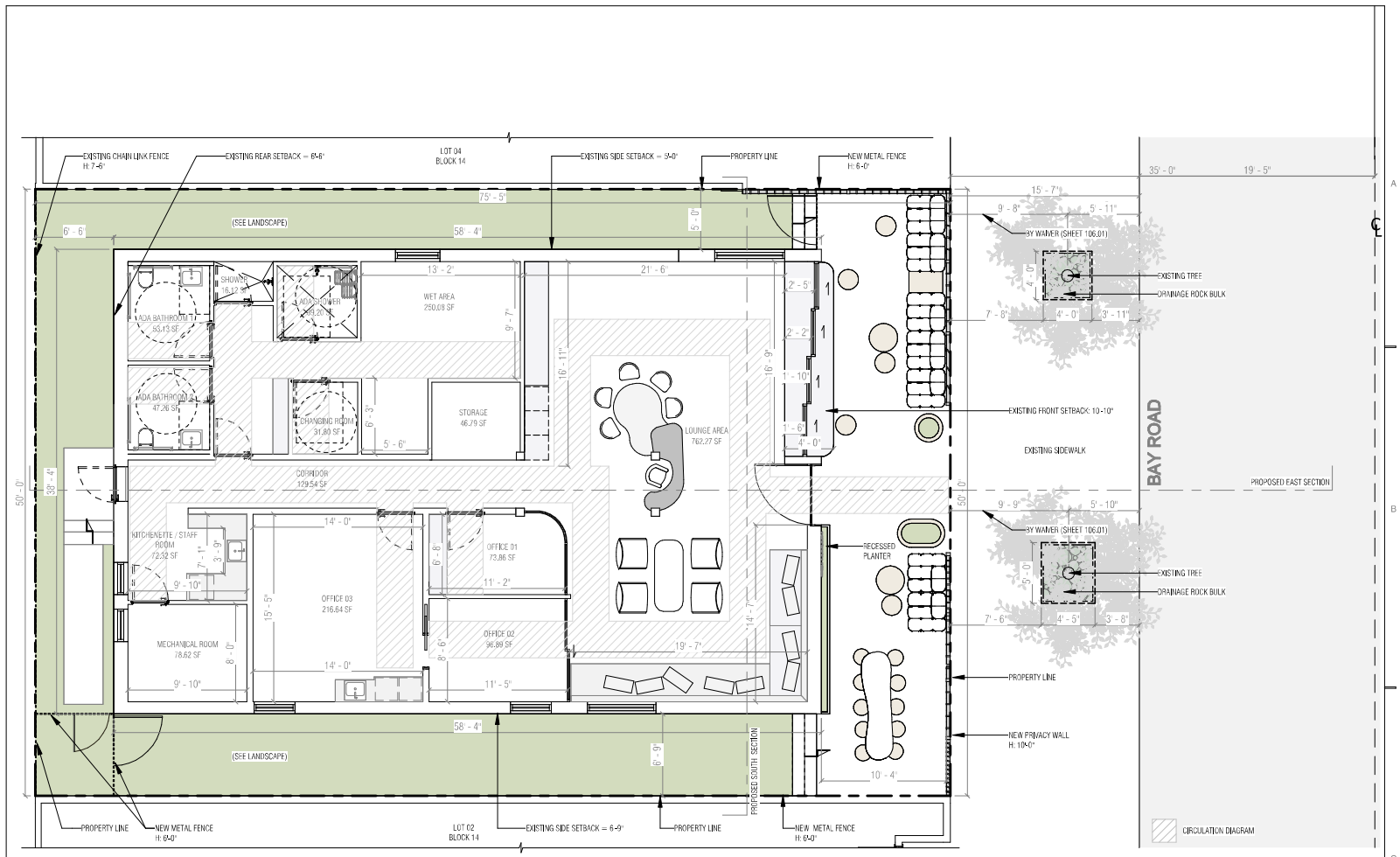
No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED SITE PLAN

SCALE
1/8" = 1'-0"

SHEET
AP-100.00



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01 PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

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Digitally signed by Anthony Leon
DN: CN=Anthony Leon, dnQualifier=A01410D0000019 2445B603F0001E4F7, O=3DESIGN INC, C=US
Date: 2025.03.13 14:10:51-04'00'

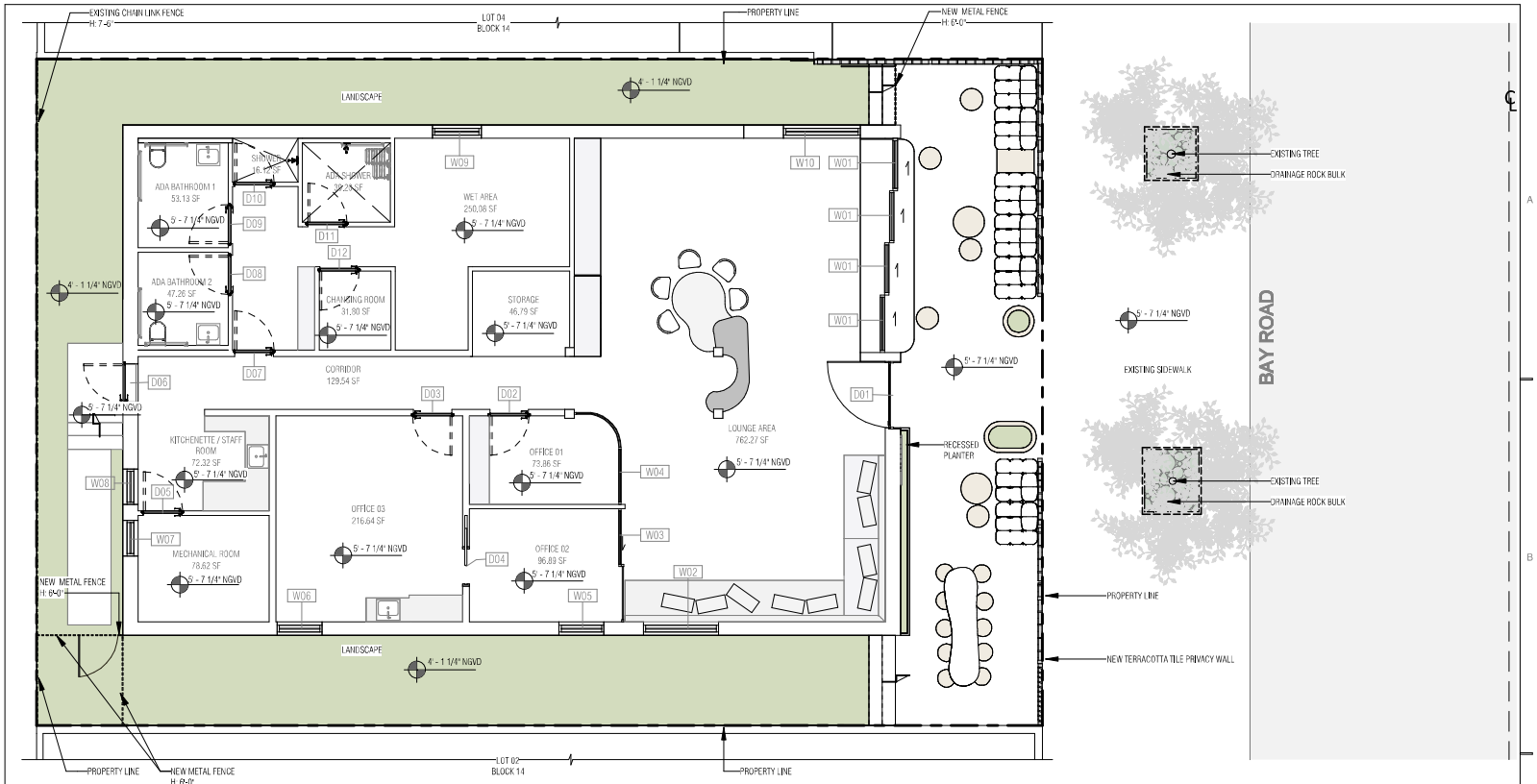
No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED FLOOR PLAN

SCALE
1/8" = 1'-0"

SHEET
AP-100.01



N

01 PROPOSED FLOOR PLAN WITH TAGS
SCALE 1/8" = 1'-0"

DOOR SCHEDULE							
TAG	NO.	DOOR TYPE	LOCATION	COUNT	HEIGHT	WIDTH	MATERIAL
D	01	EXTERIOR DOOR	FRONT DOOR	1	8' - 0"	4' - 11"	
D	06	EXTERIOR DOOR	REAR ENTRANCE	1	6' - 10"	3' - 2"	
EXTERIOR DOOR: 2							
D	02	INTERIOR DOOR	OFFICE	1	7' - 6"	3' - 2"	
D	03	INTERIOR DOOR	OFFICE	1	7' - 6"	3' - 2"	
D	04	INTERIOR DOOR	OFFICE	1	7' - 6"	2' - 11 7/16"	
D	05	INTERIOR DOOR	KITCHENETTE / STAFF ROOM	1	7' - 6"	3' - 2"	
D	07	INTERIOR DOOR	WET AREA	1	7' - 6"	3' - 2"	
D	08	INTERIOR DOOR	ADA BATHROOM	1	7' - 6"	3' - 2"	
D	09	INTERIOR DOOR	ADA BATHROOM	1	7' - 6"	3' - 2"	
D	10	INTERIOR DOOR	SHOWER	1	7' - 6"	3' - 2"	
D	11	INTERIOR DOOR	ADA SHOWER	1	7' - 6"	3' - 2"	
D	12	INTERIOR DOOR	CHANGING ROOM	1	7' - 6"	3' - 2"	
INTERIOR DOOR: 10							
Grand total: 12							

WINDOW SCHEDULE					
TAG	NO.	LOCATION	COUNT	MATERIAL	HEIGHT
W	01	FACADE	4	EXTRA CLEAR GLASS	6' - 9"
W	02	SOUTH LOBBY WINDOW	1	EXTRA CLEAR GLASS	4' - 8"
W	03	OFFICE	1	EXTRA CLEAR GLASS	7' - 6"
W	04	OFFICE	1	EXTRA CLEAR GLASS	7' - 6"
W	05	OFFICE	1	EXTRA CLEAR GLASS	7' - 6"
W	06	OFFICE	1	EXTRA CLEAR GLASS	7' - 6"
W	07	MECHANICAL ROOM	1	EXTRA CLEAR GLASS	4' - 8"
W	08	KITCHENETTE / STAFF ROOM	1	EXTRA CLEAR GLASS	4' - 8"
W	09	WET AREA	1	EXTRA CLEAR GLASS	7' - 6"
W	10	NORTH LOBBY WINDOW	1	EXTRA CLEAR GLASS	4' - 8"
Grand total: 13					

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Date: 2025.03.13 14:10:52-04'00'

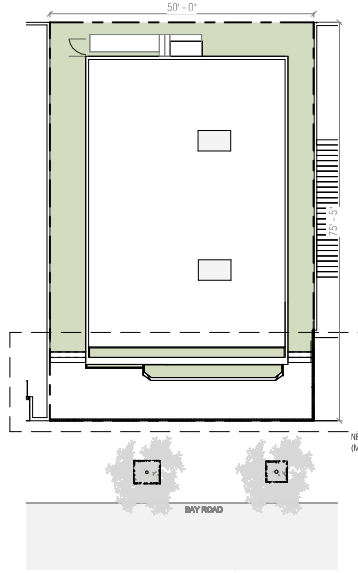
No.	Description	Date

NOTES :

SHEET TITLE
DOOR / WINDOW SCHEDULE

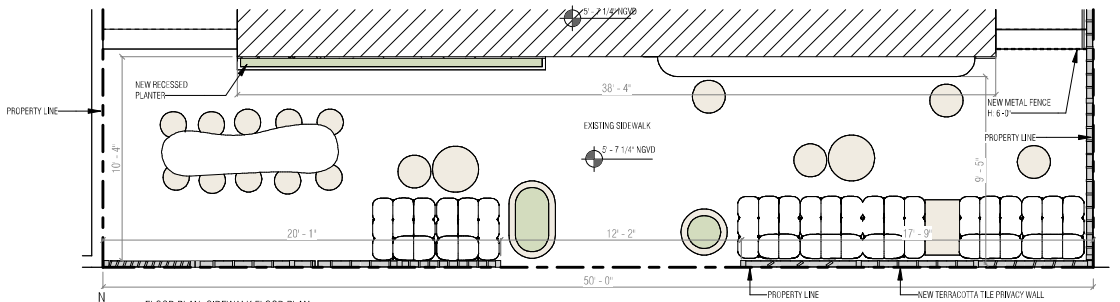
SCALE
1/8" = 1'-0"

SHEET
AP-101.00

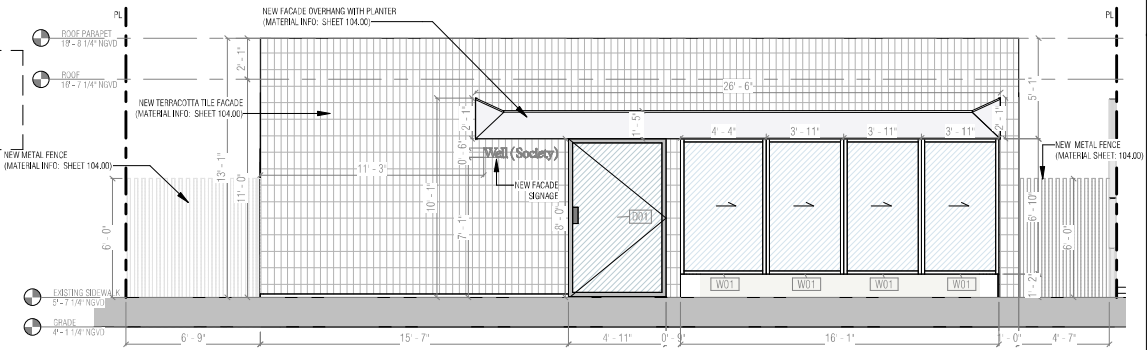


N
01 PROPOSED KEY SITE PLAN
SCALE 1" = 20'-0"

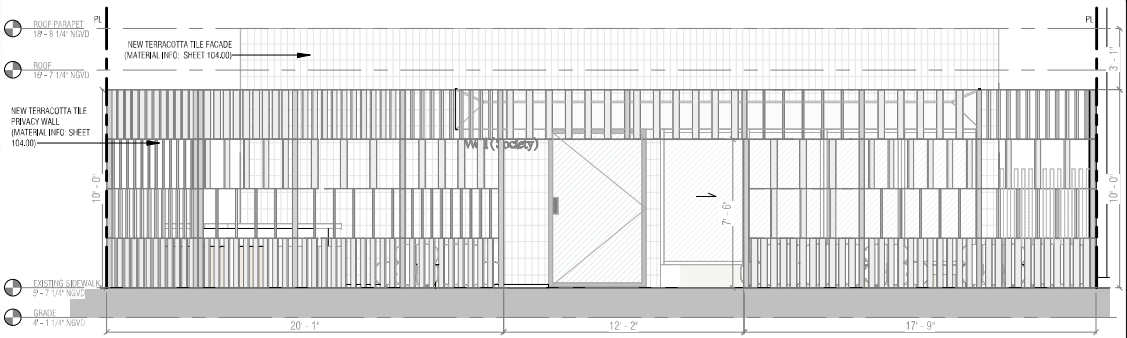
05 PROPOSED AXO SE



N
02 FLOOR PLAN SIDEWALK FLOOR PLAN
SCALE 3/16" = 1'-0"



03 FACADE ELEVATION
SCALE 3/16" = 1'-0"



04 PRIVACY SCREEN ELEVATION
SCALE 3/16" = 1'-0"

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Date: 2025.03.13 14:10:53-04'00'

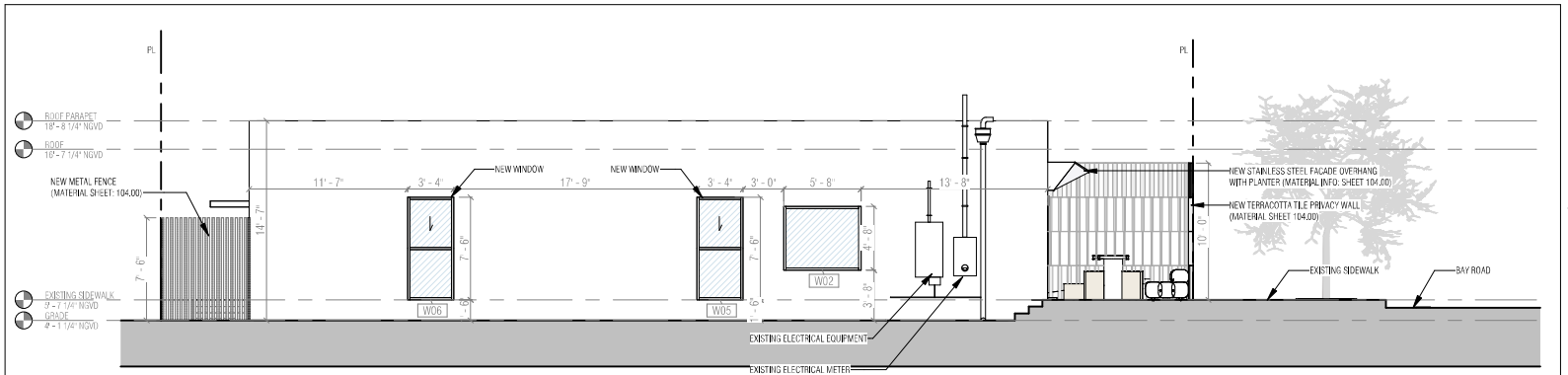
No.	Description	Date

NOTES :

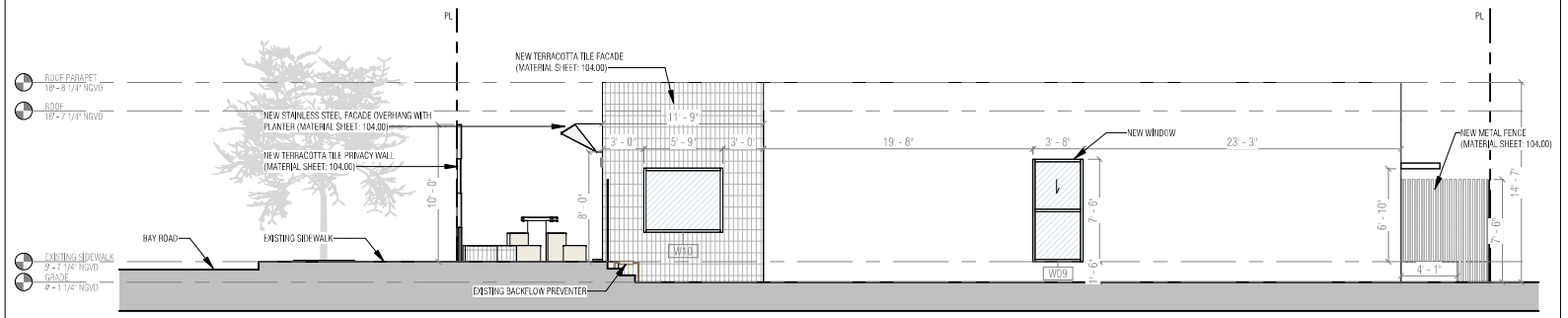
SHEET TITLE
PROPOSED FRONT YARD AND ELEVATION

SCALE
As indicated

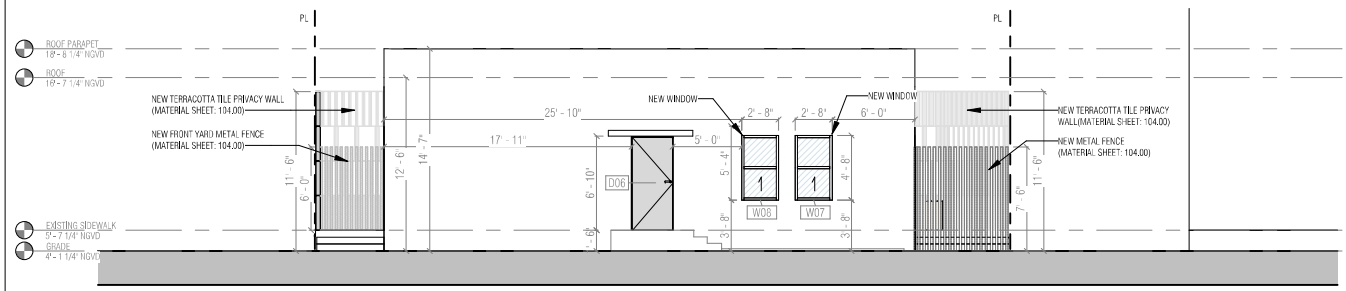
SHEET
AP-102.00



01 PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



03 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"

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Date: 2025.03.13 14:10:53-04'00'

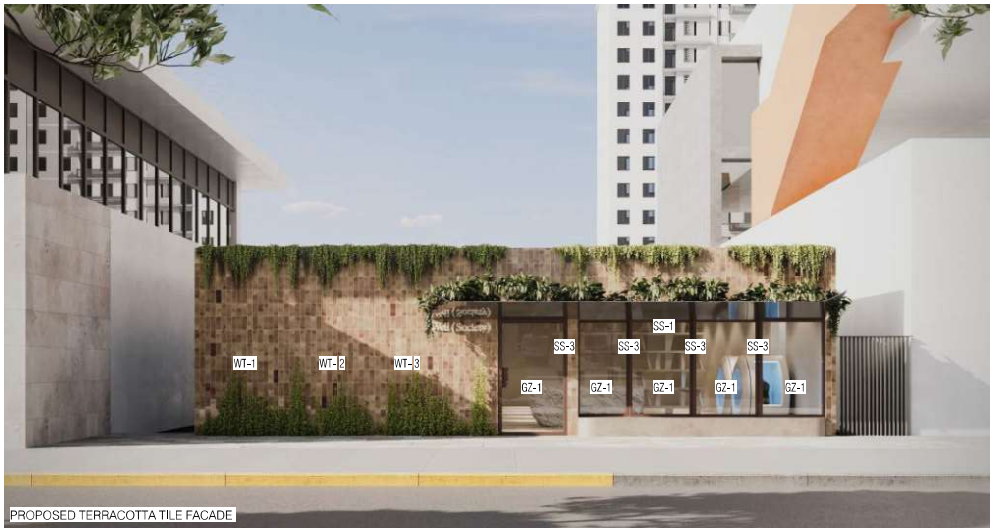
No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED ELEVATIONS

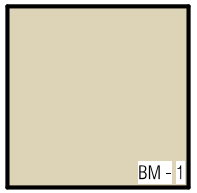
SCALE
1/8" = 1'-0"

SHEET
AP-103.00



PROPOSED TERRACOTTA TILE FACADE

PROPOSED TERRACOTTA TILE PRIVACY WALL



PROJECT MATERIALITY SCHEDULE

INDEX	LOCATION	MATERIAL	COLOR	SIZE
WT-1	FACADE CLADDING	TERRACOTTA TILE	TBD	W 4 " H 8'-5" "
WT-2	FACADE CLADDING	TERRACOTTA TILE	TBD	W 4 " H 8'-5" "
WT-3	FACADE CLADDING	TERRACOTTA TILE	TBD	W 4 " H 8'-5" "
WT-4	PRIVACY WALL LOUVER	TERRACOTTA TILE	TBD	W 6.2" " H 29.5" " D 2"
WT-5	PRIVACY WALL LOUVER	TERRACOTTA TILE	TBD	W 6.2" " H 29.5" " D 2"
WT-6	PRIVACY WALL LOUVER	TERRACOTTA TILE	TBD	W 6.2" " H 29.5" " D 2"
SS-1	ENTRANCE OVERHANG	PAINTED STEEL	DARK - POLISHED	DARK - POLISHED
SS-2	PRIVACY WALL STRUCTURE	PAINTED STEEL	DARK - SATIN	DARK - SATIN
SS-3	WINDOW & GLASS DOOR FRAMES	BROWN ANODIZED ALUMINUM	DARK - SATIN	DARK - SATIN
GZ-1	WINDOWS & MAIN DOOR	GLASS	EXTRA CLEAR	EXTRA CLEAR
MC-1	BENCH	MICRO CEMENT	XXX	XXX
BM-1	SIGN	METAL	BEIGE	SEE SPECIFICATIONS

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Date: 2025.03.13 14:10:54-04'00'

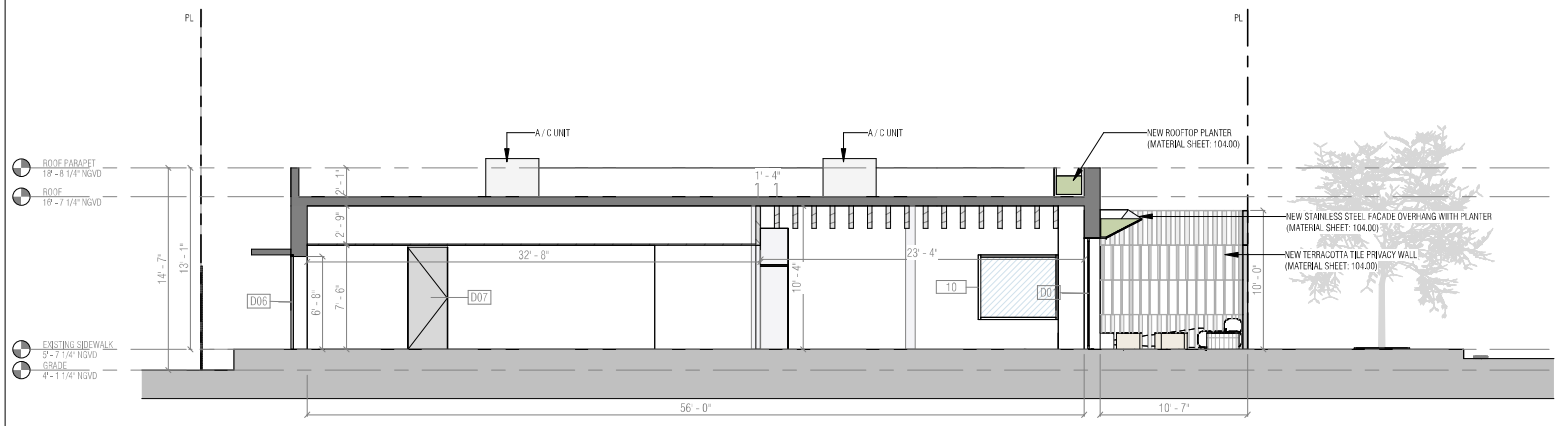
No.	Description	Date

NOTES :

SHEET TITLE
FRONT YARD MATERIAL INFORMATION

SCALE
3" = 1'-0"

SHEET
AP-104.00



01 PROPOSED SOUTH SECTION
SCALE 1/8" = 1'-0"

02 PROPOSED EAST SECTION
SCALE 1/8" = 1'-0"

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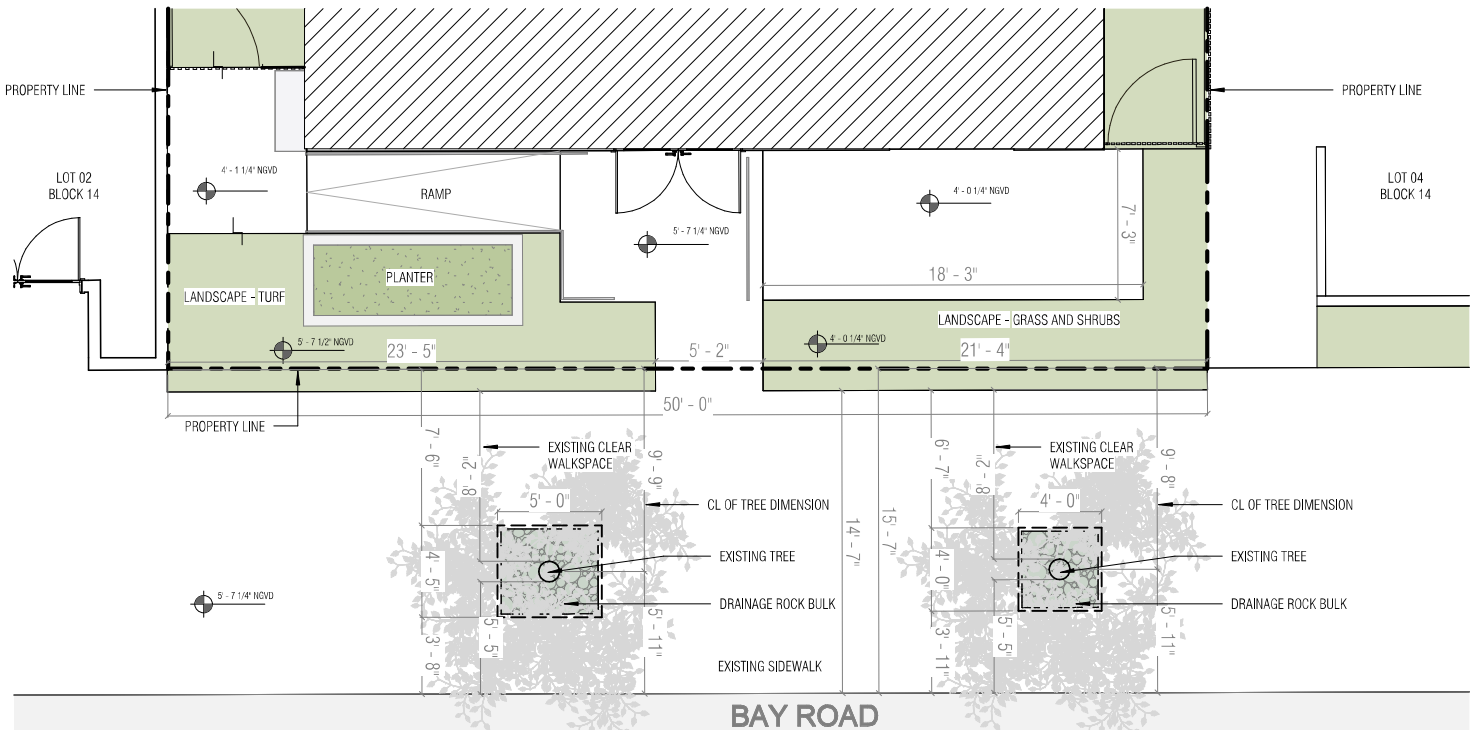
No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED SECTION ELEVATIONS

SCALE
1/8" = 1'-0"

SHEET
AP-105.00



EXISTING WAIVER DIAGRAM

N

01 EXISTING SIDEWALK FLOOR PLAN
SCALE 3/16" = 1'-0"

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Date: 2025.03.13 14:10:56-04'00'

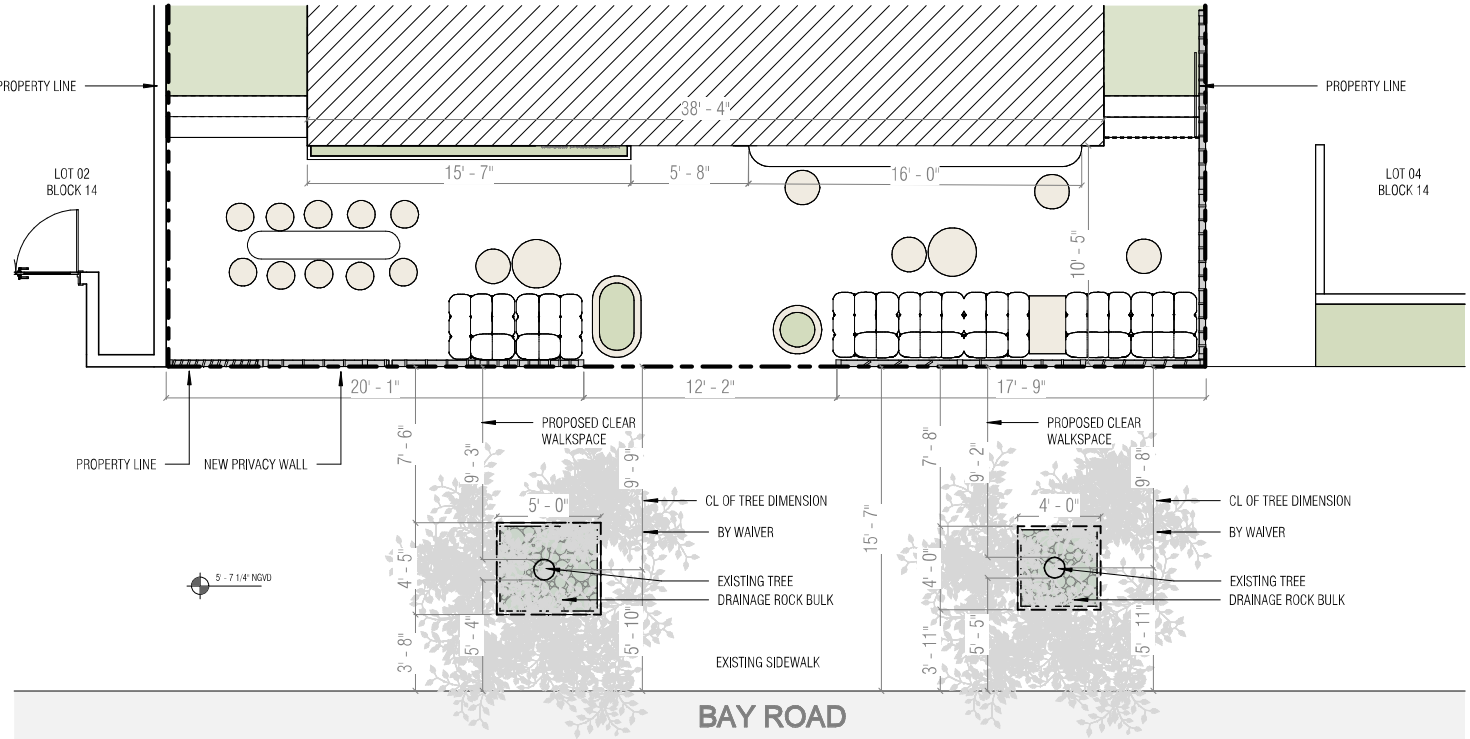
No.	Description	Date

NOTES :

SHEET TITLE
EXISTING CONDITIONS / WAIVER DIAGRAM

SCALE
3/16" = 1'-0"

SHEET
AP-106.00



PROPOSED WAIVER DIAGRAM

N

01 PROPOSED SIDEWALK FLOOR PLAN
SCALE 3/16" = 1'-0"

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Date: 2025.03.13 14:10:57-04'00'

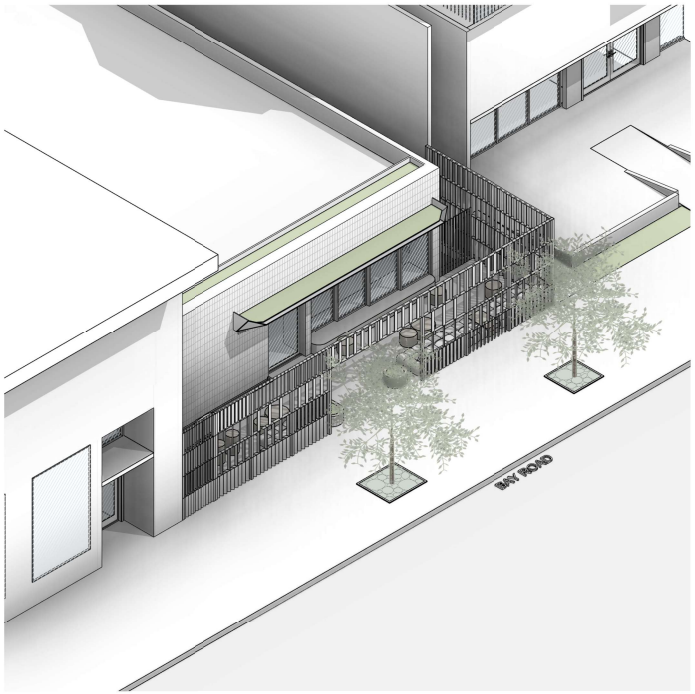
No.	Description	Date

NOTES :

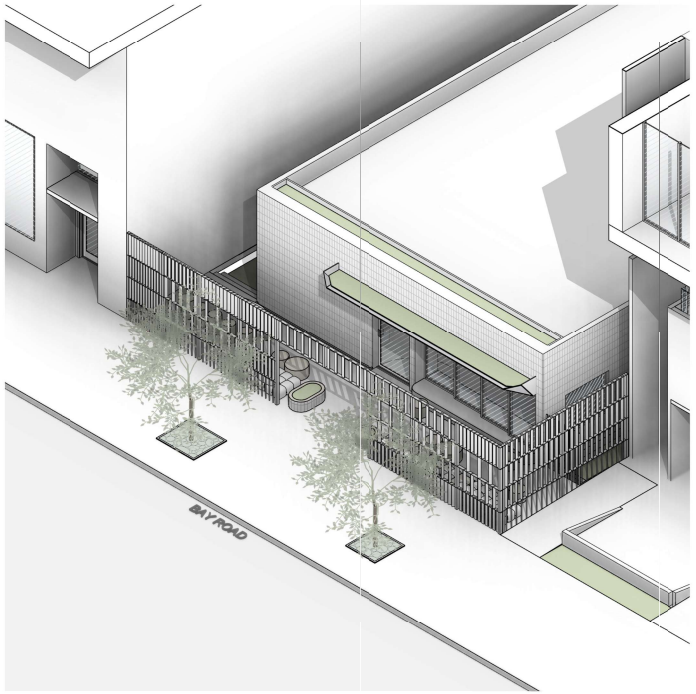
SHEET TITLE
PROPOSED CONDITIONS / WAIVER DIAGRAM

SCALE
3/16" = 1'-0"

SHEET
AP-106.01



02 PROPOSED SITE AXO SE



01 PROPOSED SITE AXO NE

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STATE OF FLORIDA
ANTHONY LEON
AR16782
REGISTERED ARCHITECT

Digitally signed by Anthony Leon
DN: CN=Anthony Leon, dnQualifier=A01410D0000019 2445B603F0001E4F7, O=3DESIGN INC, C=US
Date: 2025.03.13 14:10:57-04'00'

No.	Description	Date

NOTES :

SHEET TITLE
PROPOSED SITE AXONOMETRICS

SCALE

SHEET
AP-107.00