

DRB24-1040, 1420-1428 BAY ROAD

BAYSIDE VILLAS AT  
FLAMINGO  
POINT



JUNE 12, 2025

## Design Review Board Meeting Presentation

AIR

COMMUNITIES

TRYBA ARCHITECTS

# About AIR Communities

- Owner / manager of 2 communities / 1,596 apartment homes in Miami Beach; 15 communities / 5,250 apartment homes in SE FL
- Became Certified™ as a Great Place to Work® (2025)
- National Top Workplace 2022-2025
- Regional Top Workplace – South Florida 2023-2024
- Healthiest Employer – South Florida 2023-2024
- Ranked 2nd in the U.S. in resident satisfaction (2023)
- AIR Gives - Commitment to Community



## AWARDS AND RECOGNITION



2023  
**KINGSLEY ELITE  
FIVE EXCELLENCE  
AWARD IN RESIDENT  
SATISFACTION**



2023-2025  
**NATIONAL TOP  
WORKPLACE  
AWARD**  
  
**REGIONAL TOP  
WORKPLACE  
AWARDS**

PHILADELPHIA  
DENVER  
SOUTH FLORIDA



2023-2024  
**BEST PLACES TO  
WORK AWARDS**  
LOS ANGELES  
DENVER  
WASHINGTON, D.C  
MIAMI



2023-2024  
**HEALTHIEST  
EMPLOYER IN  
COLORADO AND  
SOUTH FLORIDA**



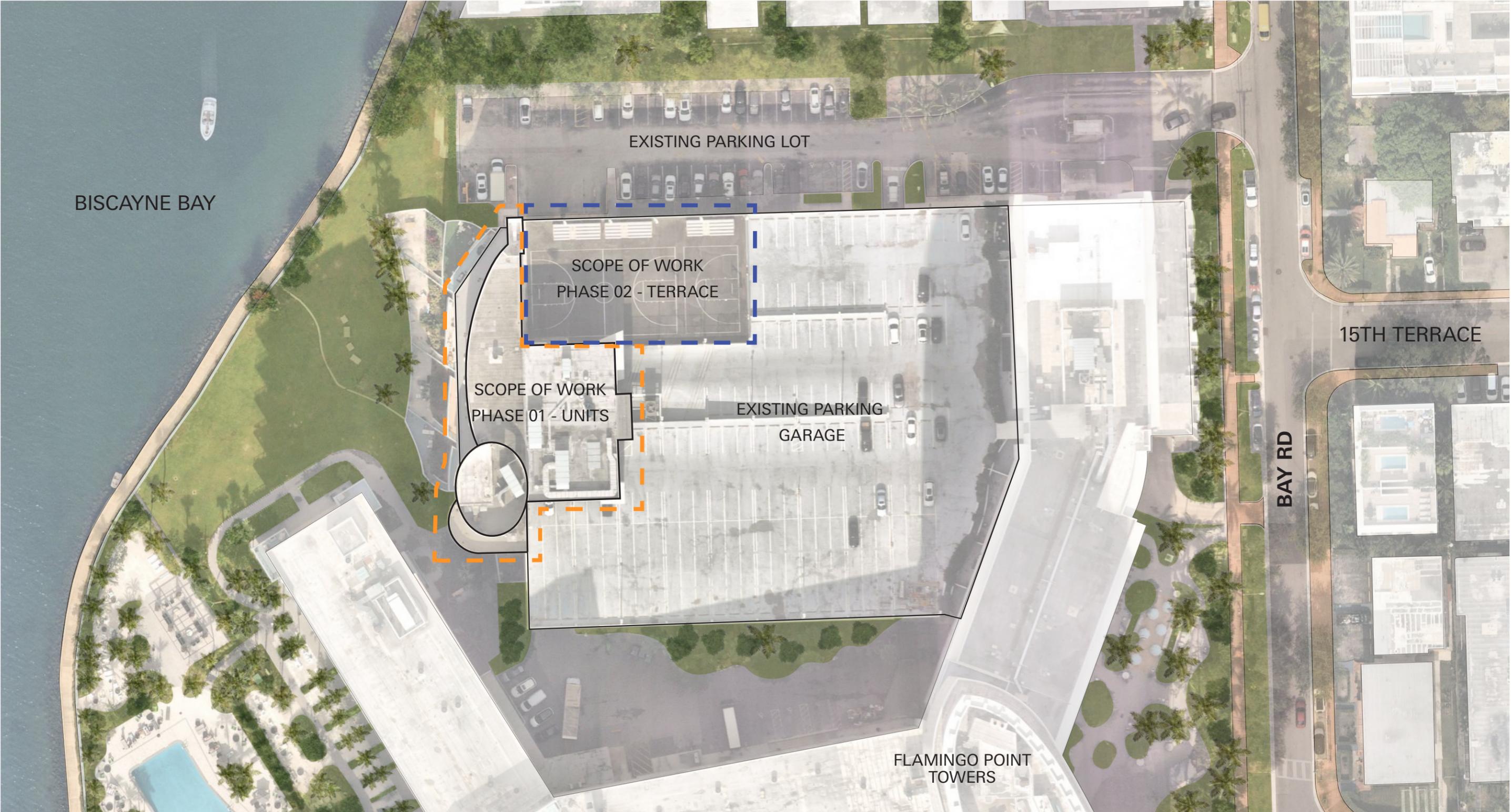
2025-2026  
**CERTIFIED GREAT  
PLACE TO WORK**

# Vicinity Map



N  
NOT TO SCALE

# Existing Site Plan



N  
SCALE: 1" = 50'-0"

BAYSIDE VILLAS AT  
FLAMINGO  
POINT



Proposed Bayside Villas Renovation

## Bayside Villas at Flamingo Point

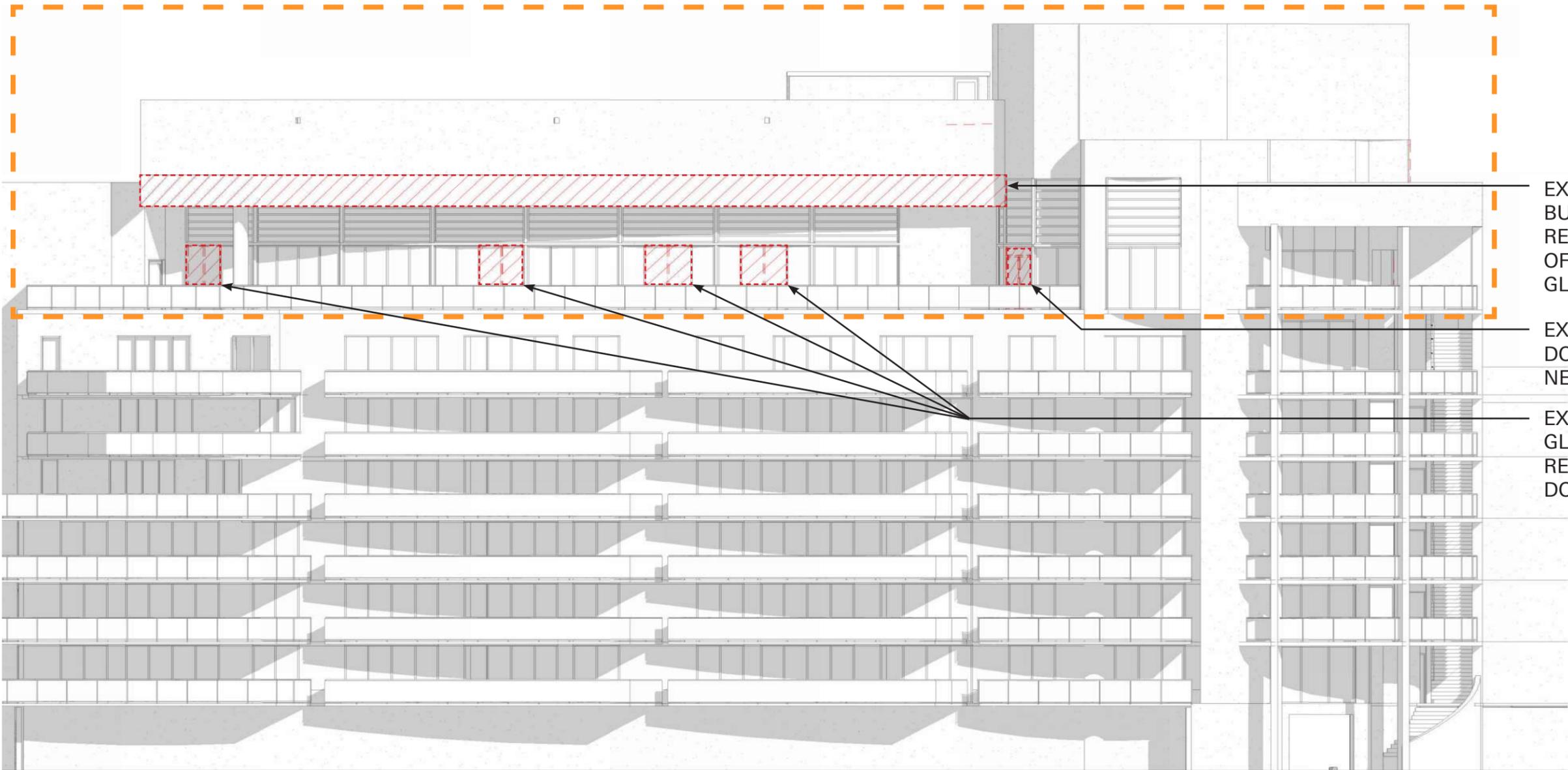
*Revision to DRB Order DRB20-0577 Phase 5 approved Oct 2020*

Project Scope:

- Phase 01: 3 new penthouse residential units to replace underutilized and vacant space on Level 8 & 9. Allowable FAR will not be exceeded.
  - Existing west facade 'storefront' glazing expanded vertically to provide view for Level 9 penthouse bedrooms
- Phase 02: Existing basketball court will be replaced with a Rooftop Terrace and Pool.
  - Existing chain link fence on north facade will be replaced with a new glass railing to match the existing railing on the west facade
  - New metal panel stair, with finish color to match existing stucco, will be constructed to connect the Terrace to the residential units
  - Existing light poles and lighting to be replaced with low-level pedestrian lighting for Terrace

# Demo Elevation | West

PHASE 1



EXISTING BULKHEAD DEMOLISHED AND REPLACED WITH EXTENSION OF EXISTING 'STOREFRONT' GLAZING SYSTEM

EXISTING 'STOREFRONT' DOORS TO BE REPLACED WITH NEW TERRACE DOORS

EXISTING 'STOREFRONT' GLAZING SYSTEM TO BE REPLACED WITH NEW UNIT DOORS

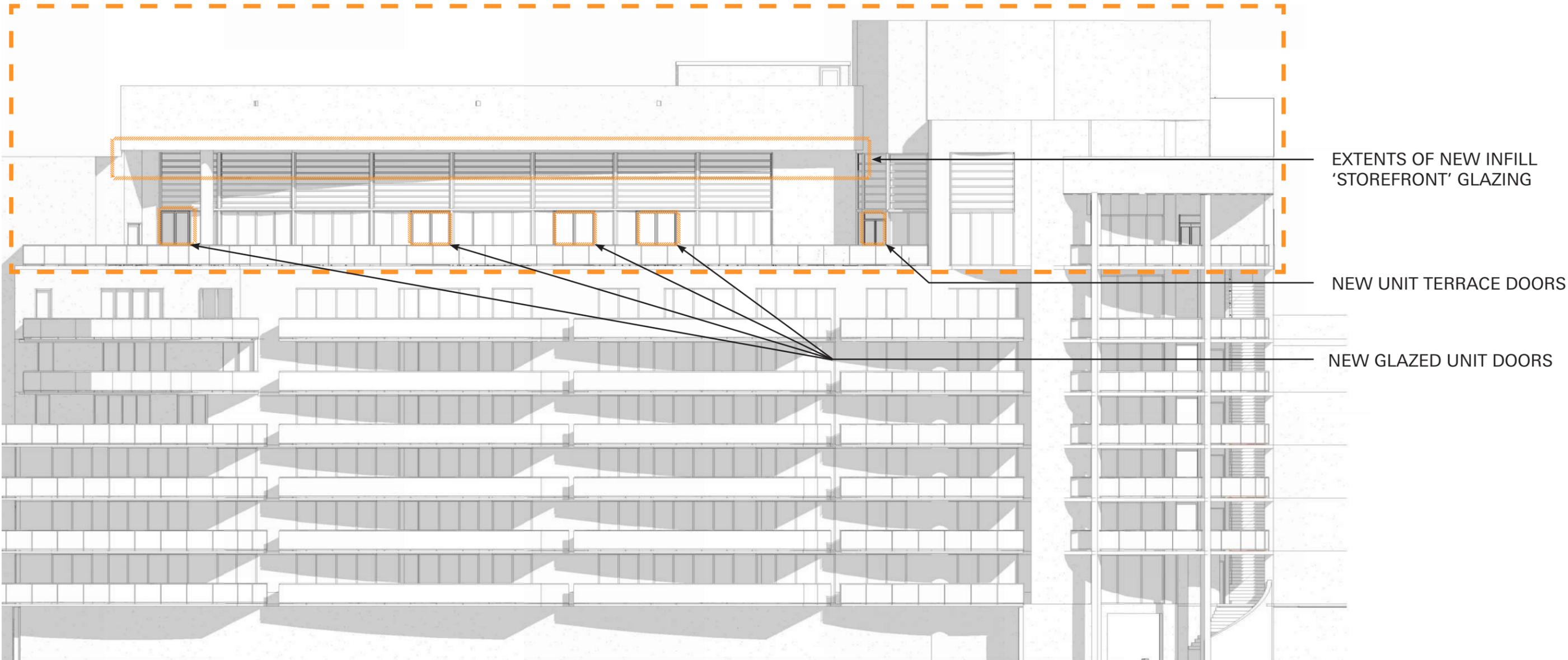
### LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- ▨ DEMO SCOPE

SCALE: NTS

# Proposed Elevation | West

## PHASE 1



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



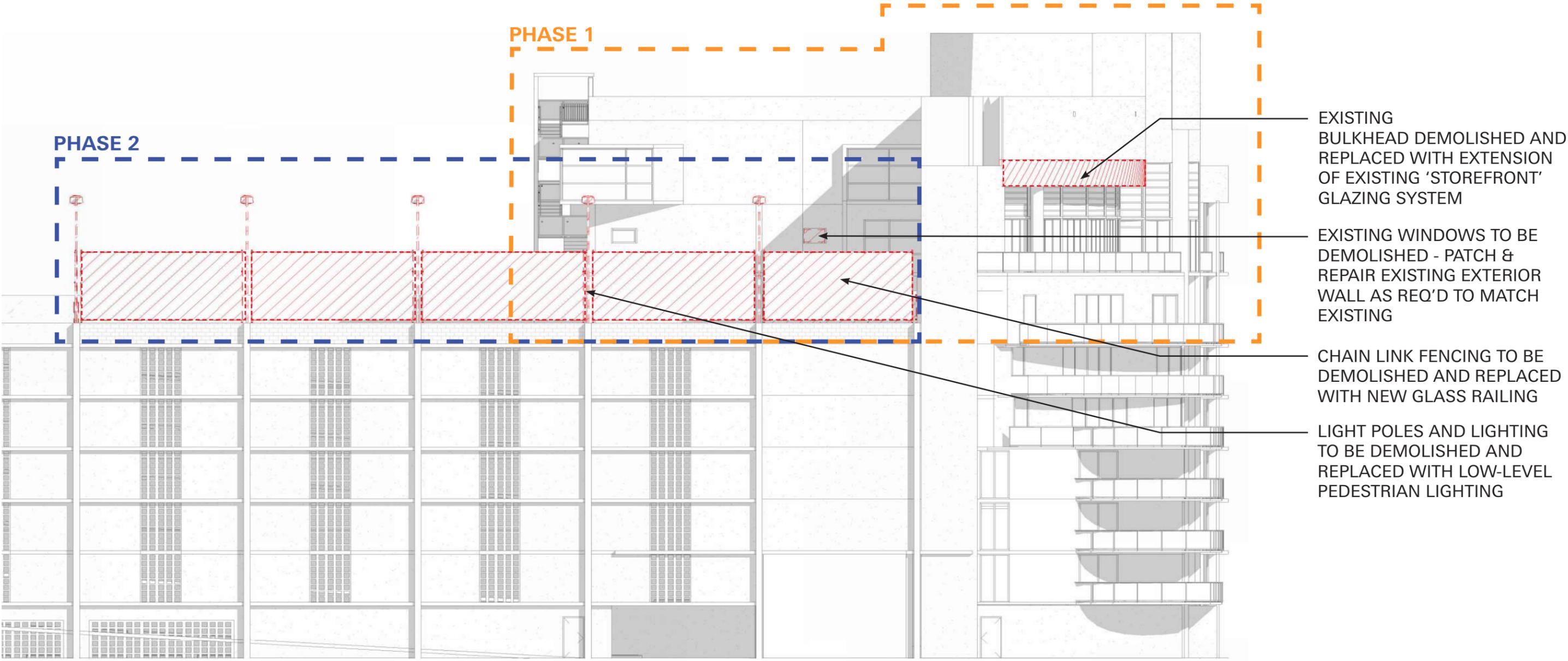
Aluminum 'storefront' glazing system

### LEGEND

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- ▨ DEMO SCOPE

SCALE: NTS

# Demo Elevation | North

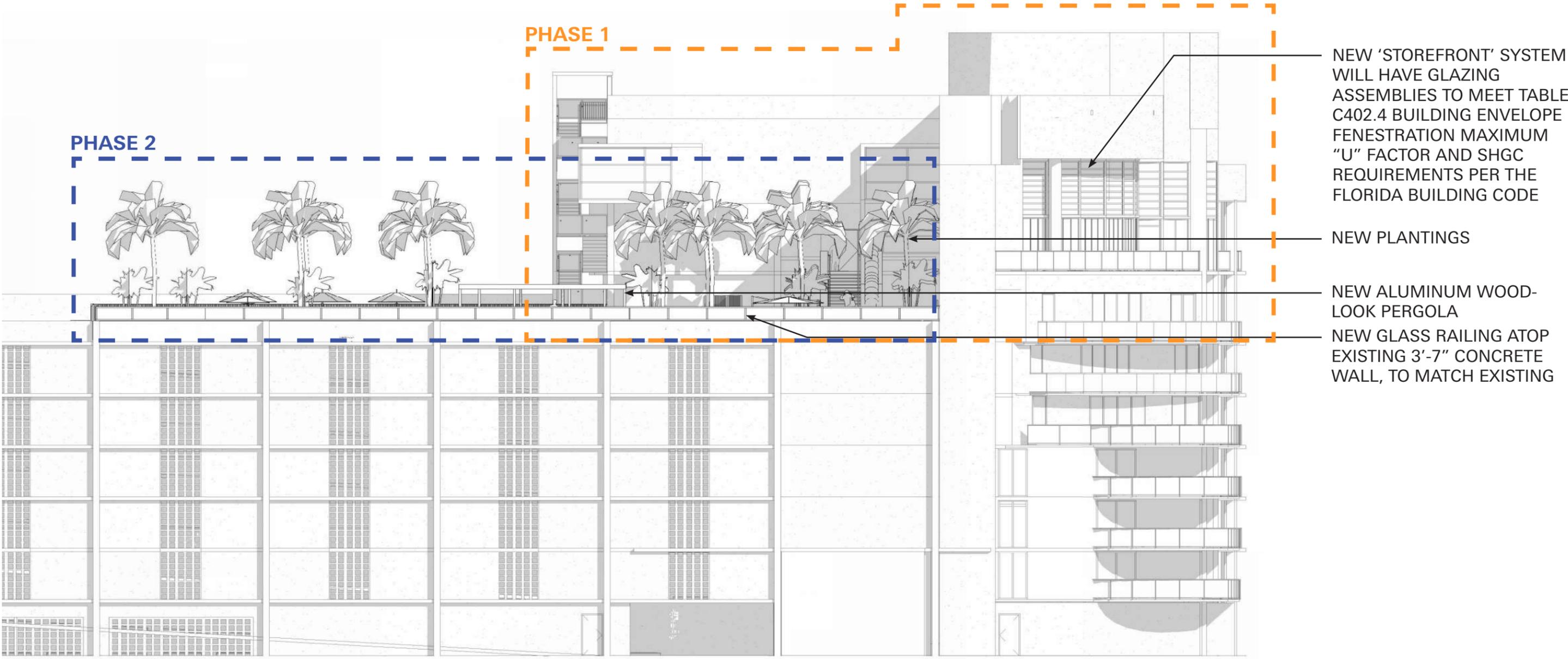


**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- ▨ DEMO SCOPE

SCALE: NTS

# Proposed Elevation | North



NEW 'STOREFRONT' SYSTEM WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE

NEW PLANTINGS

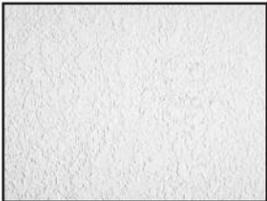
NEW ALUMINUM WOOD-LOOK PERGOLA

NEW GLASS RAILING ATOP EXISTING 3'-7" CONCRETE WALL, TO MATCH EXISTING

THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



Blue/ green glazing to match existing



Aluminum 'storefront' glazing system

**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE
- ▨ DEMO SCOPE

SCALE: NTS

# Flamingo Bayside Villas | Birdseye View



Existing Birdseye View



Proposed Birdseye View

- LEGEND**
- PHASE 1 SCOPE
  - PHASE 2 SCOPE

# Flamingo Bayside Villas | View from Bay Road



Existing View from Bay Road



Proposed View from Bay Road

- LEGEND**
- PHASE 1 SCOPE
  - PHASE 2 SCOPE

# Flamingo Bayside Villas | View from Baywalk



Existing View from Baywalk



Proposed View from Baywalk

**LEGEND**

- PHASE 1 SCOPE
- PHASE 2 SCOPE

# Flamingo Bayside Villas | Aerial View

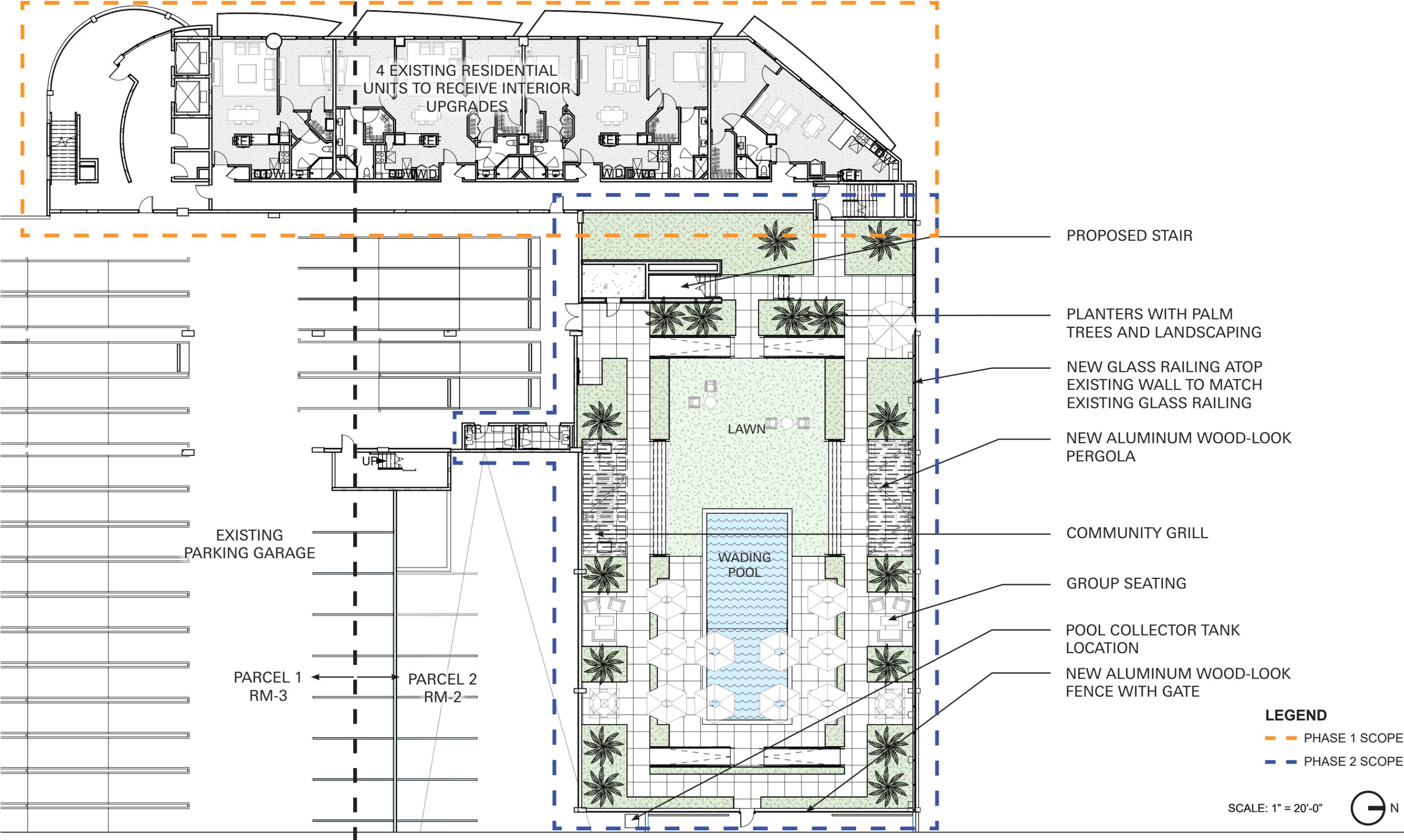


Existing Aerial View

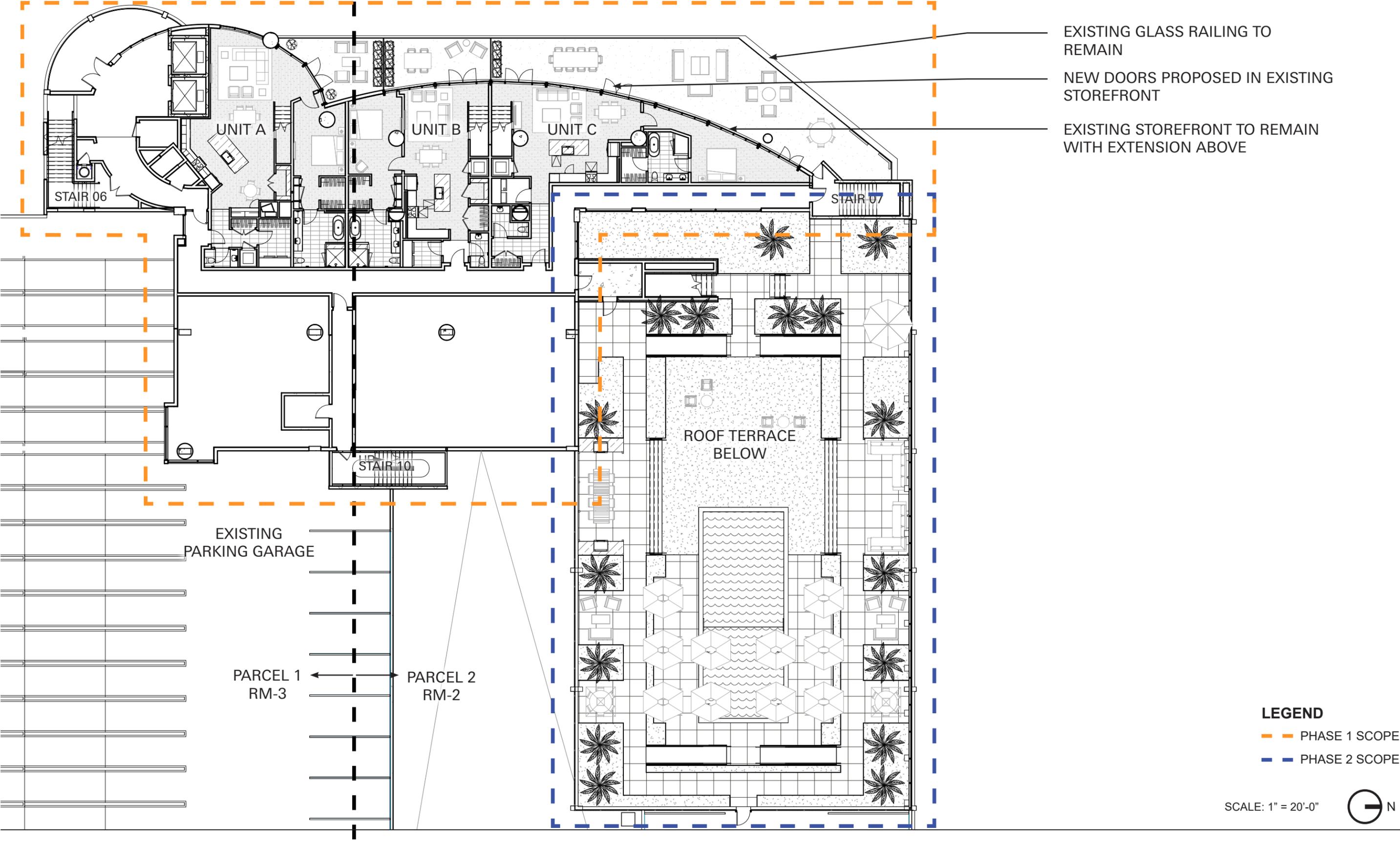


Proposed Aerial View

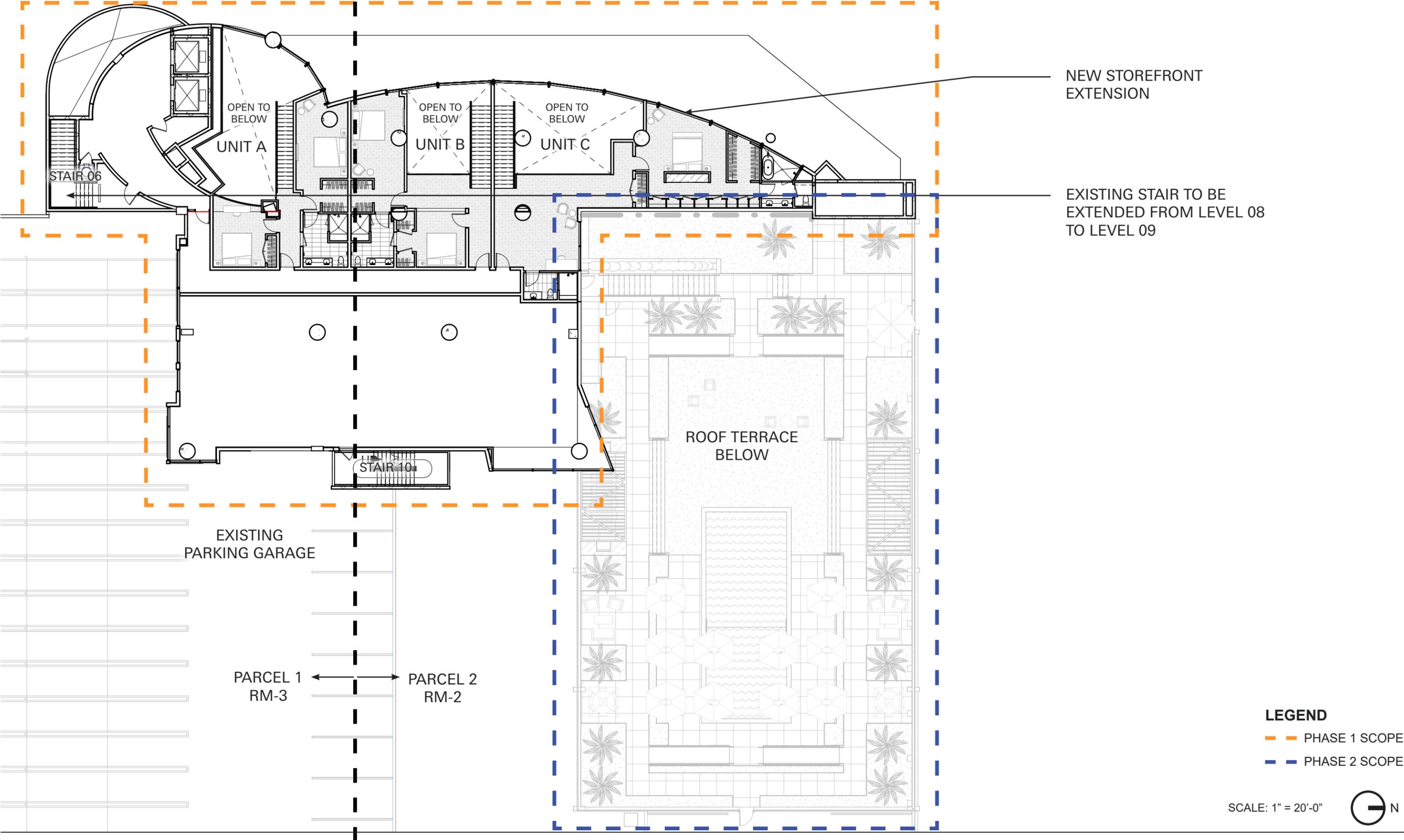
# Level 07 Proposed Landscape Plan



# Level 08 Proposed Floor Plan



# Level 09 Proposed Floor Plan



# Community Engagement Process

## LETTERS OF SUPPORT RECEIVED

- Flamingo South HOA
- West Avenue Neighborhood Association
- South Beach West Neighborhood Association

## COMMUNITY OUTREACH

- Nearly 2,000 completed resident satisfaction survey responses from Flamingo residents in 2024. Average resident satisfaction score: 4.5 / 5. Several requests for offering more outdoor amenity space.
- Approximately 1,500 notifications sent to property owners within 375' of Flamingo Bayside Villas (August 2024; May 2025)
- Public Hearing signage posted on site (August 2024; May 2025)
- Discussions with Flamingo South Beach Condominium Association board (2024 - 2025)
- Discussions with Bayside Villas residents (Fall 2024 - Spring 2025)
- Presentation to WAVNA Board (September 2024; March 2025)
- Outreach to SoBe West Neighborhood Association Board, Capri Condo Association (Spring 2025)
- June 12, 2025 – DRB Public Hearing





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Thank You

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# Appendix

# Flamingo Bayside Villas | Existing Basketball Court



# Flamingo Bayside Villas | Proposed Rooftop Garden Pool



# Flamingo Bayside Villas | Existing Basketball Court



# Flamingo Bayside Villas | Proposed Rooftop Garden



# Flamingo Bayside Villas | Existing Basketball Court



# Flamingo Bayside Villas | Proposed Rooftop Garden



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# DRB Submittal Documentation

# FLAMINGO BAY VILLAS

1420-1428 BAY RD  
MIAMI BEACH, FL 33139



Proposed Flamingo Bay Villas Renovation

**Applicant / Architect:**  
Bill Moon  
Tryba Architects  
1620 Logan Street  
Denver, CO 80203  
303-894-5365  
bmoon@trybaarchitects.com

**Landscape Architect:**  
Ken Gardner  
Gardner + Semler Landscape Architecture  
17670 NW 78th Ave., Suite 214  
Miami, FL 33015  
305-392-1016  
ken@gsladesign.com

**Project Scope: Phase 01**  
- 3 Residential units to replace former fitness center with extension of storefront and stair addition

**Project Scope: Phase 02**  
- Rooftop Garden to replace existing basketball court

MIAMI BEACH PLANNING DEPARTMENT  
DESIGN REVIEW BOARD



FINAL SUBMITTAL DRB24-1040  
AUGUST 04, 2024 (rev April 04, 2025)

# Sheet Index

Cover Sheet	1
Sheet Index	2
Vicinity Map	3
Zoning Map	4
Zoning Information	5
Parking Counts	6-8
FAR Calculation Diagrams	9-11
Site Plan	12
Site Photos	13
Context Elevations	14-15
Level 07 Existing Floor Plan	16
Level 07 Demo Floor Plan	17
Level 07 Proposed Landscape Plan	18
Level 08 Existing Floor Plan	19
Level 08 Demo Floor Plan	20
Level 08 Proposed Floor Plan	21
Level 09 Existing Floor Plan	22
Level 09 Demo Floor Plan	23
Level 09 Proposed Floor Plan	24
West Demo Elevation	25
West Elevation	26
North Demo Elevation	27
North Elevation	28
East Demo Elevation	29
East Elevation	30
South Demo Elevation	31
South Elevation	32
Unit Render	33
Penthouse Garden Renders	34-36
Overall Building Perspectives	37-40



Existing Flamingo Bayside Villas

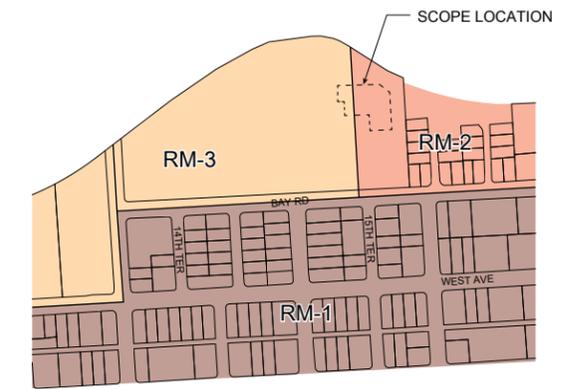
# Vicinity Map



NOT TO SCALE



# ZONING SITE PLAN



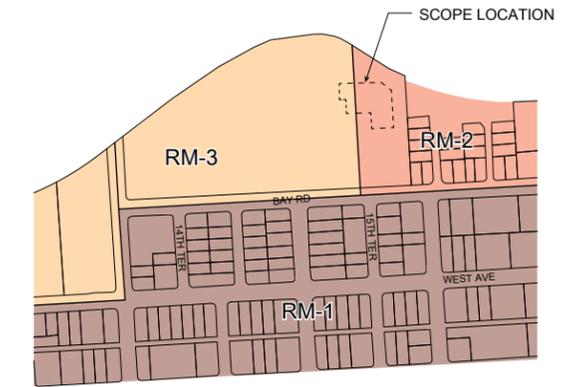
KEYPLAN - ZONING MAP  
SCALE: 1" = 800'-0"

SCALE: 1" = 200'-0"



# ZONING INFORMATION

Zoning Information			
Lot 1 Address:	1420-1428 Bay Road		
Lot 2 Address:			
Board and file numbers:			
Lot 1 Folio number(s):			
Lot 2 Folio number(s):			
Lot 1 year constructed:	1960 Building		
Lot 2 year constructed:	1960 Bdgs & Site / 2001 Bdgs & Site		
<b>Parcel I:</b>		<b>Parcel II:</b>	
Zoning District:	RM-3 (Residential multifamily high intensity)	Zoning District:	RM-2 (Residential multifamily medium intensity)
Lot Width:	841 ft. aprox.	Lot Width:	228 ft. aprox.
Lot Depth:	554.89 ft. (average) / 685.09 ft. (max.)	Lot Depth:	555.7 ft (average) / 635.52 ft (max.)
Net Lot Area:	569,614 GSF	Net Lot Area:	126,319 GSF
Existing Use (maintained):	Multifamily, Accessory Commercial, Accessory Parking Garage	Existing Use (maintained):	Multifamily, Accessory Parking Garage
Parcel I and II Net Lot Area:	695,933 GSF		



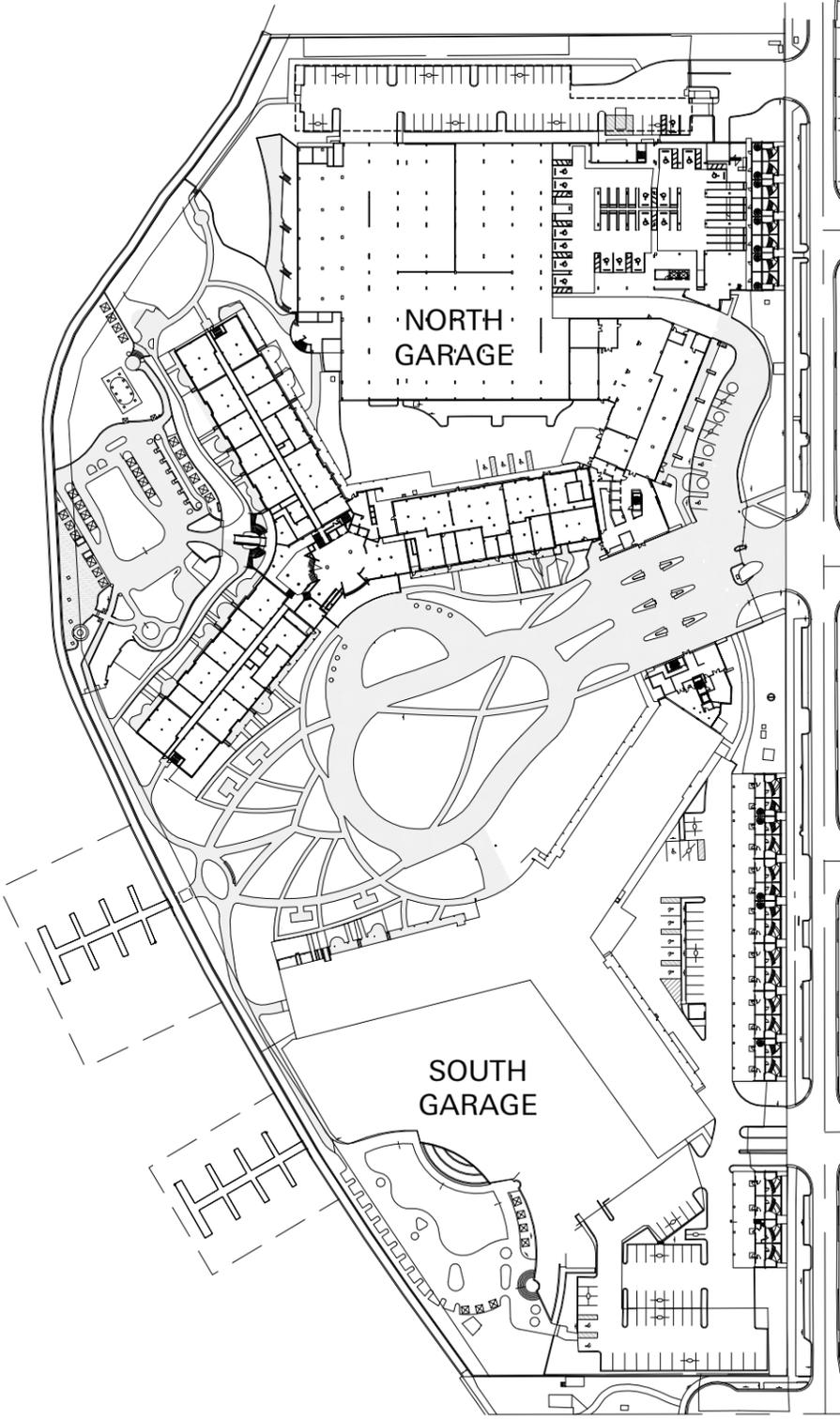
KEYPLAN - ZONING MAP  
SCALE: 1" = 800'-0"

Flamingo Bay Villas Renovation			
<b>Average Unit Size:</b>		<b>Required Parking (Ratio by unit size):</b>	
Existing Average Unit Size:	1116 SF	Less than 1000 SF (1.50 per unit)	
Proposed Average Unit Size:	2,331 SF	Between 1000 SF and 1200 SF (1.75 per unit)	
Required Average Unit Size:	550 SF	More than 1200 SF (2.0 per unit)	
<b>Unit Count (Bay Villas):</b>		<b>Parking Ratio:</b>	<b>Parking Required:</b>
Existing Unit Count:	24 Units	1.75 per unit	42 parking spaces
Proposed Unit Count:	3 Units	2.0 per unit	6 parking spaces
New Total Units:	27 Units		
<b>Unit Count (Total Site):</b>			
Existing Unit Count:	1441 Units		
Proposed Unit Count:	3 Units		
New Total Units:	1444 Units		
<b>Parking Analysis:</b>		<b>Notes:</b>	
Existing Site Total Parking Required:	2,001 parking spaces		
Proposed Parking Required:	6 parking spaces	Per 3 new units	
New Total Parking Required:	2,007 parking spaces		
Total Site Parking Provided:	2,031 parking spaces	Net +24 parking spaces; total site parking reduced by 1 for phase 02 pool water collector tank	

Note: Per previously submitted DRB approval file no DRB20-0577 and DRB20-0557 it is assumed that the Flamingo Bay Villas scope of work should be reviewed as a part of Parcel II and under the RM-2 Zoning District.

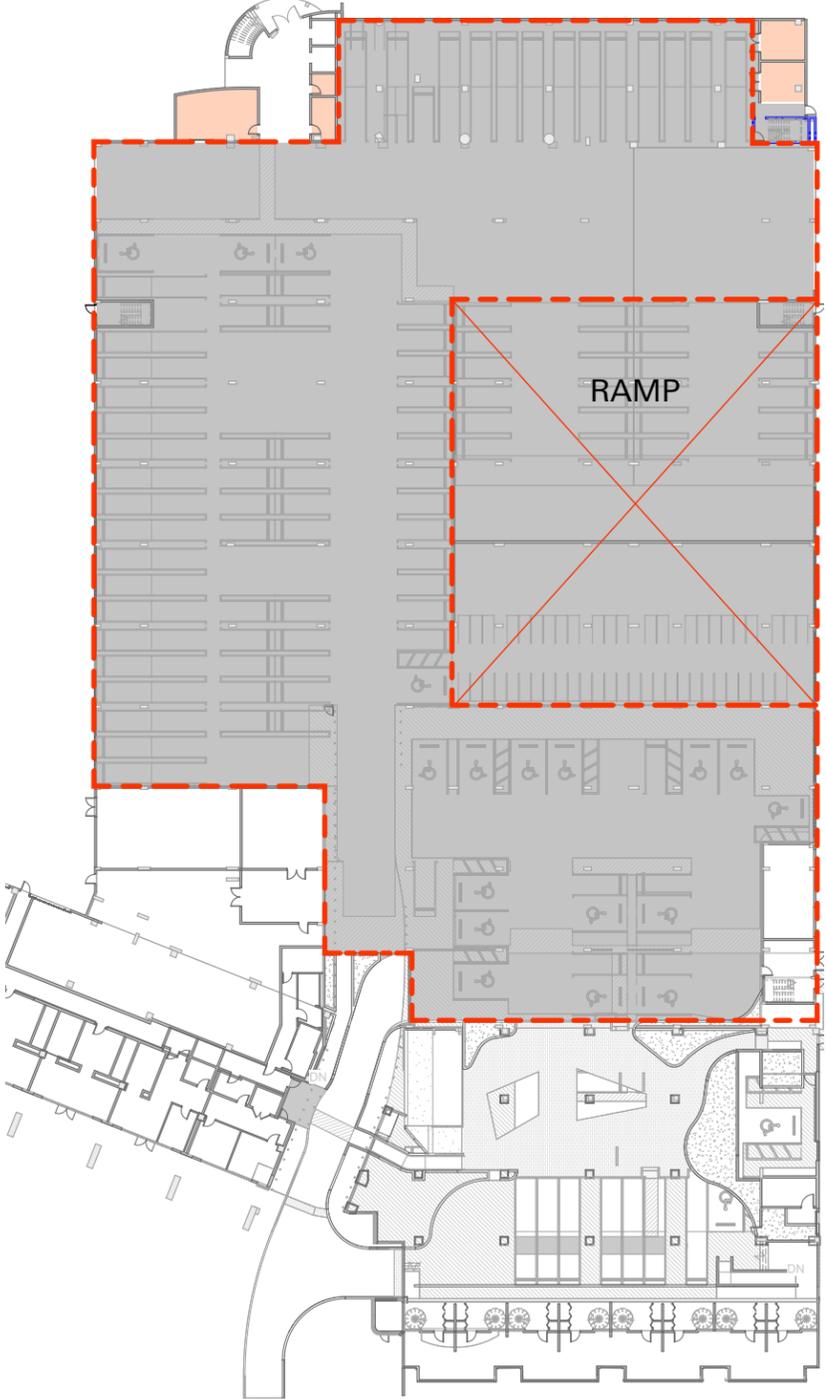
RM-2 Lot Area Summary				
	Maximum Allowed	Existing	Proposed	Comments
Height RM-2	140'-0"	N/A	N/A	Unchanged
Number of Stories	15	N/A	N/A	Unchanged
FAR RM-2	2	1.17	1.18	Within Allowable FAR
Parcel II Gross Square Footage	252,638 GSF	147,463 GSF	149,230 GSF	1,767 GSF on level 9 penthouses
Number of Residential Units	N/A	24	27	3 additional units

# Parking Counts



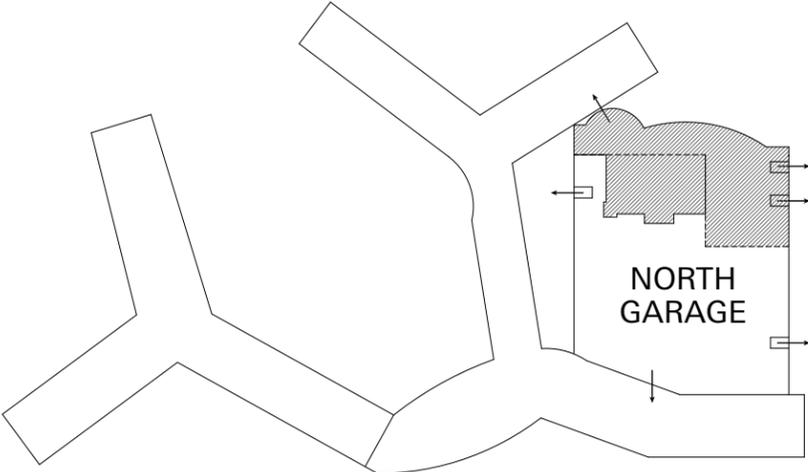
## SITE PARKING

Total Existing Parking Spaces = 315  
 NO NEW PARKING WILL BE ADDED TO SITE



## NORTH GARAGE GROUND FLOOR

Total Existing Parking Spaces = 163

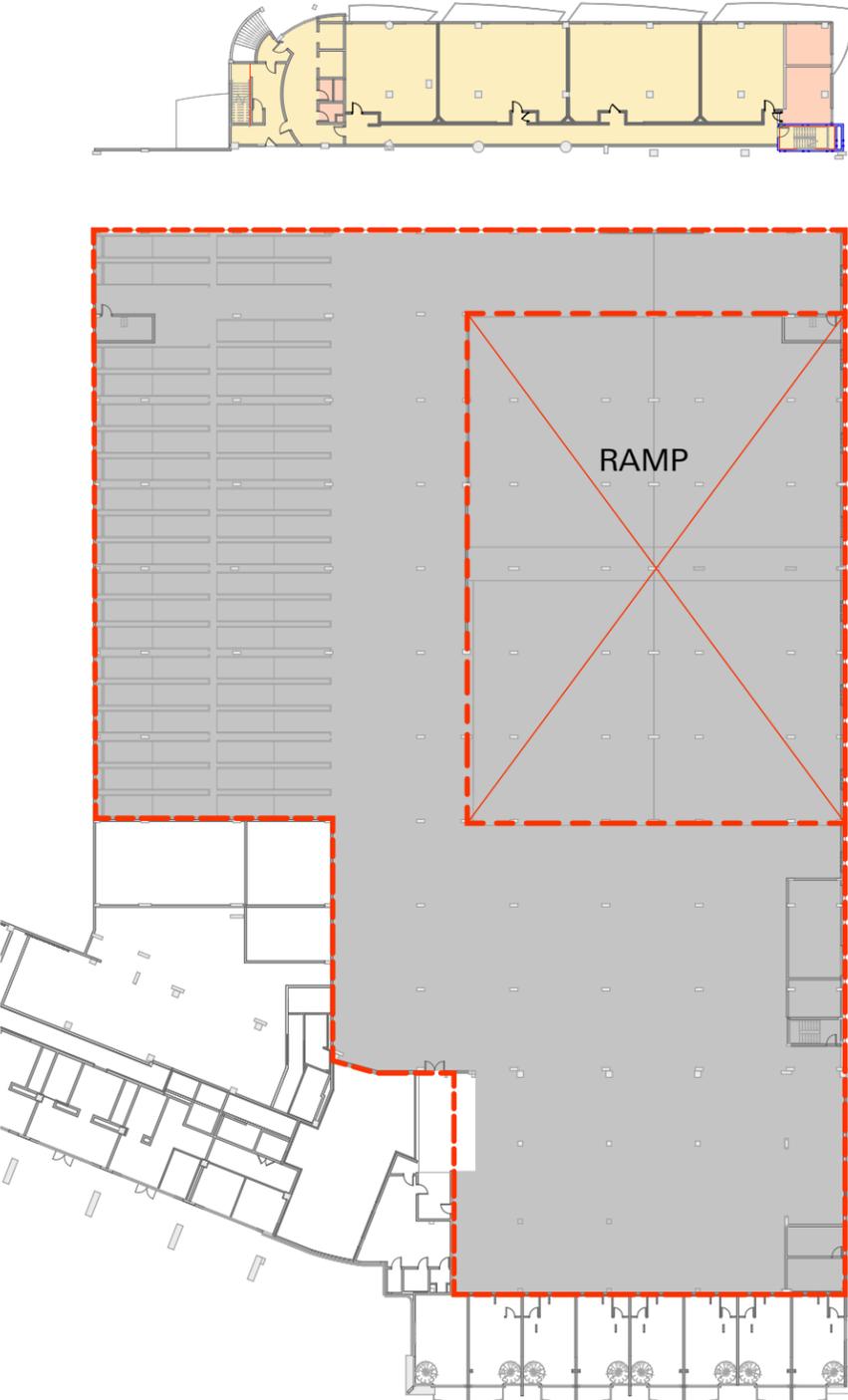


## FLAMINGO KEY PLAN

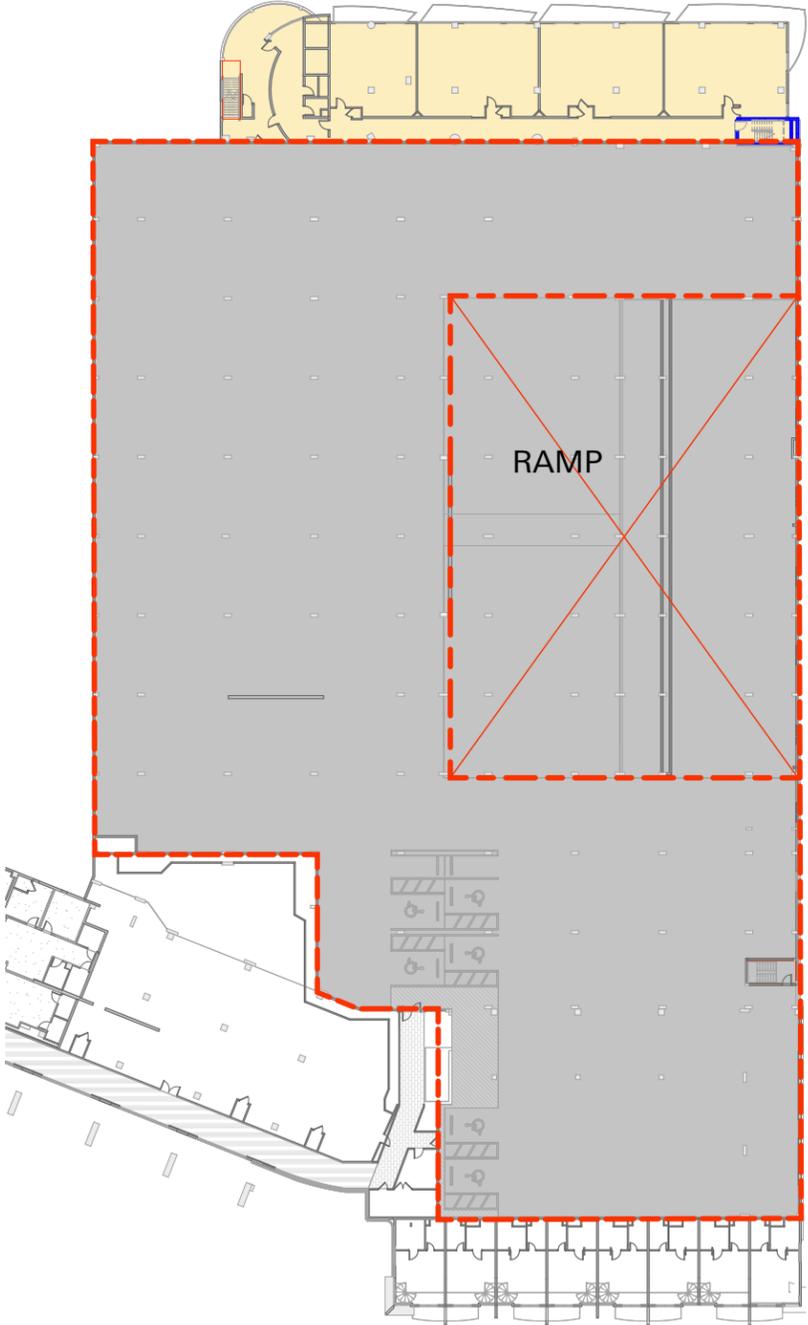
N.T.S.

- Parking Garage
- Storage
- Existing Parking Spaces Area Count

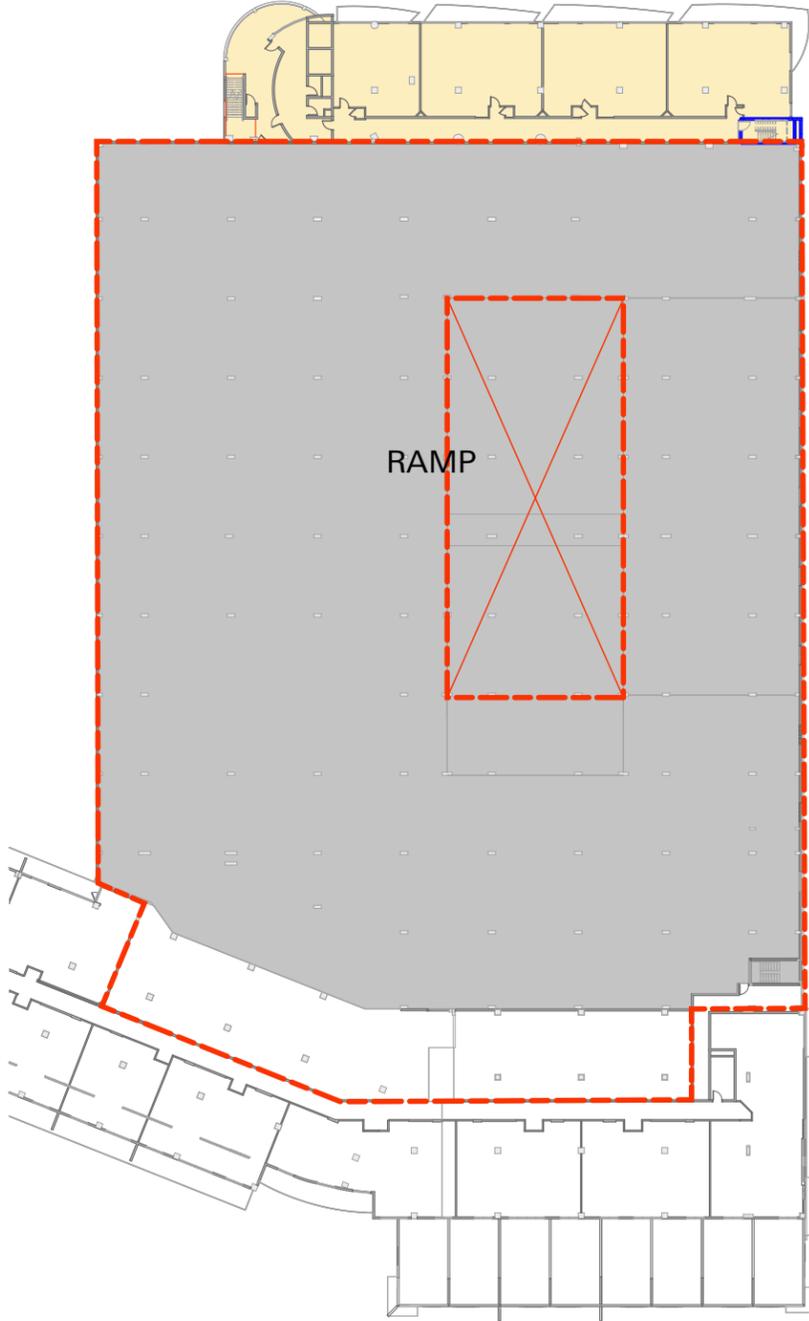
# Parking Counts



**NORTH GARAGE LEVEL 02**  
Total Existing Parking Spaces = 260



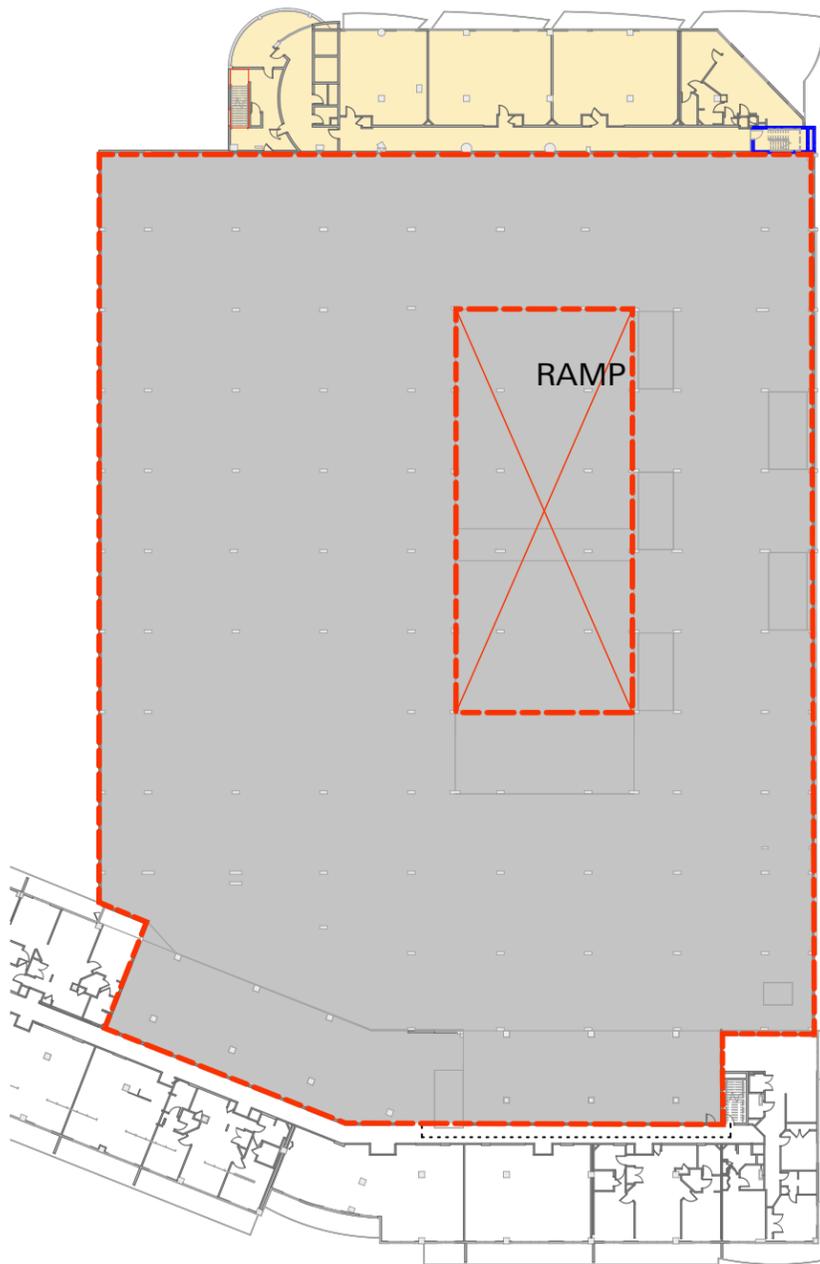
**NORTH GARAGE LEVEL 03**  
Total Existing Parking Spaces = 299



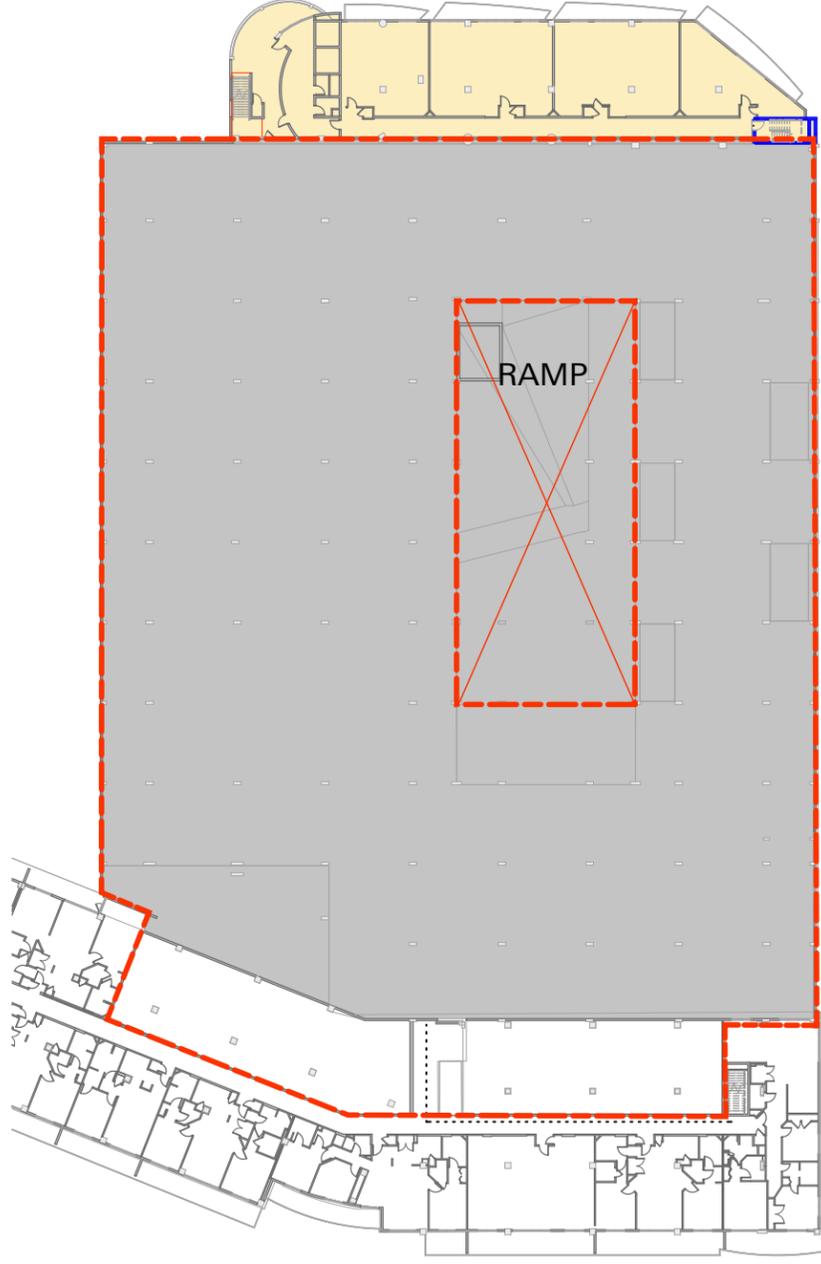
**NORTH GARAGE LEVEL 04**  
Total Existing Parking Spaces = 261

Residential
  Storage
  Parking Garage
  Existing Parking Spaces Area Count

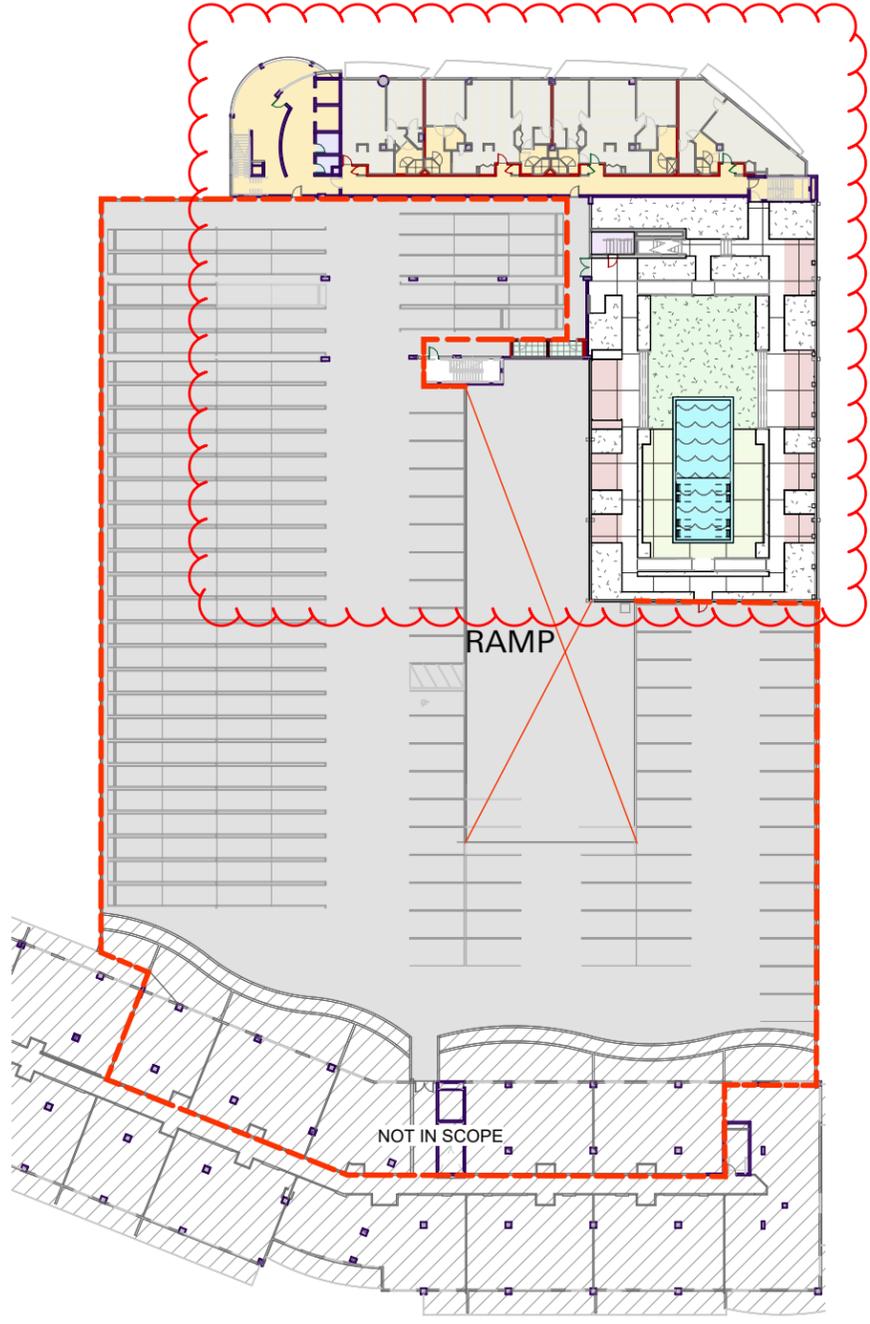
# Parking Counts



**NORTH GARAGE LEVEL 05**  
Total Existing Parking Spaces = 262



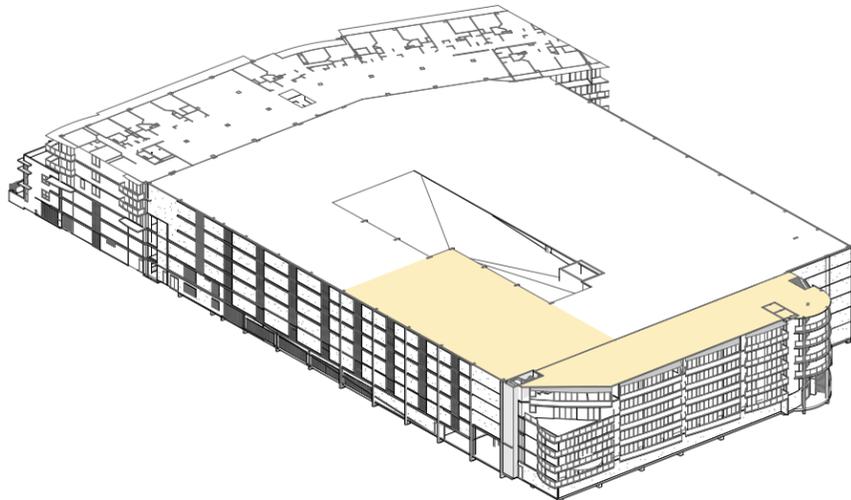
**NORTH GARAGE LEVEL 06**  
Total Existing Parking Spaces = 262



**NORTH GARAGE LEVEL 07**  
Total Existing Parking Spaces = 210  
Total Updated Parking Count = 209

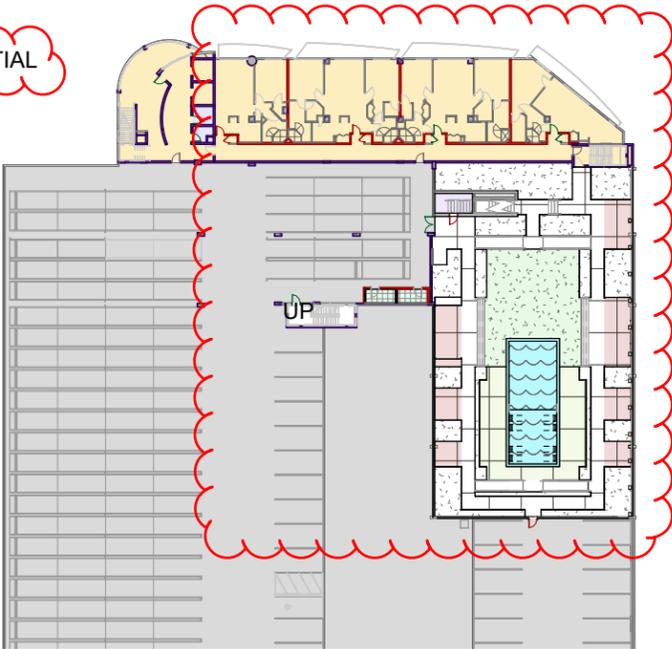
Residential
  Storage
  Parking Garage
  Existing Parking Spaces Area Count

# FAR Calculation Diagrams



**LEVEL 07 UNIT AXON**

- EXISTING RESIDENTIAL
- PARKING GARAGE



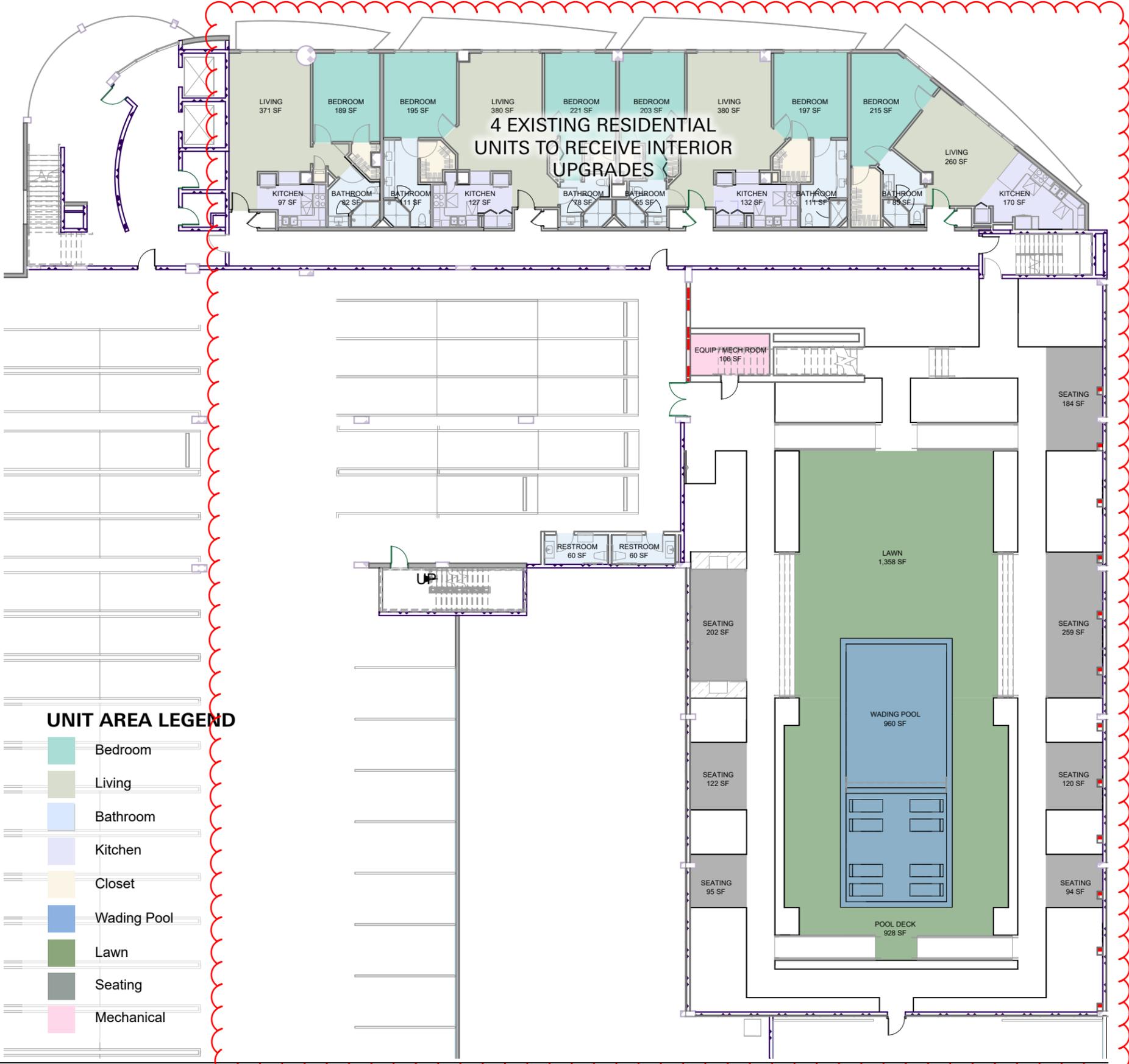
**LEVEL 07 FAR PLAN**

**LEVEL 07 UNIT FAR PLAN**

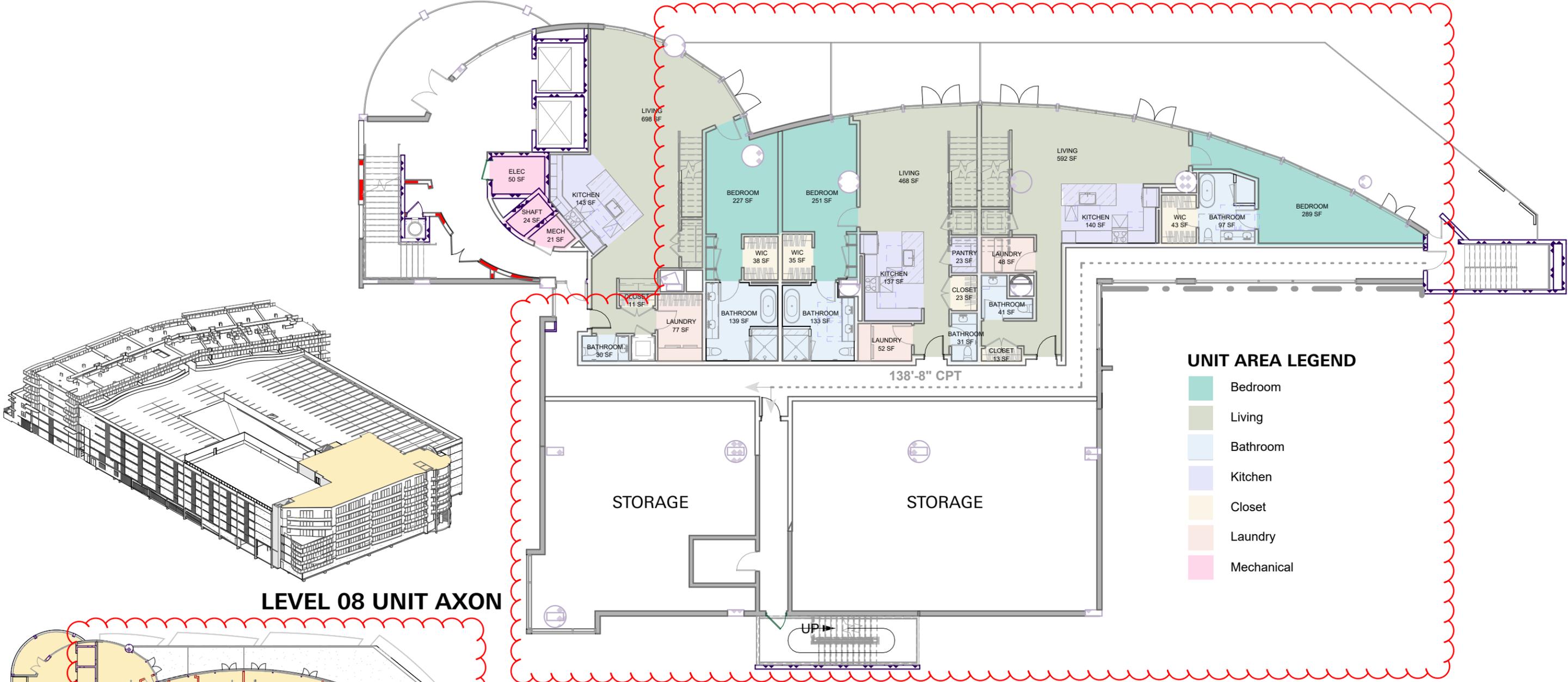
1" = 20'-0"  
 Existing SF = 7,753  
 Added SF = 0  
 Total SF = 7,753

**UNIT AREA LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9;"></span>	Bedroom
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e8f5e9;"></span>	Living
<span style="display: inline-block; width: 15px; height: 15px; background-color: #bbdefb;"></span>	Bathroom
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e1bee7;"></span>	Kitchen
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4;"></span>	Closet
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2196f3;"></span>	Wading Pool
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8bc34a;"></span>	Lawn
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9e9e9e;"></span>	Seating
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f48fb1;"></span>	Mechanical



# FAR Calculation Diagrams



**UNIT AREA LEGEND**

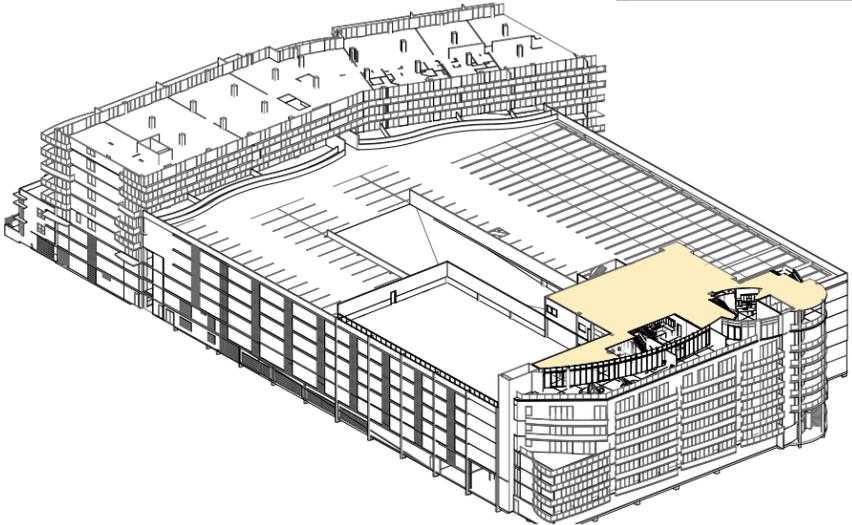
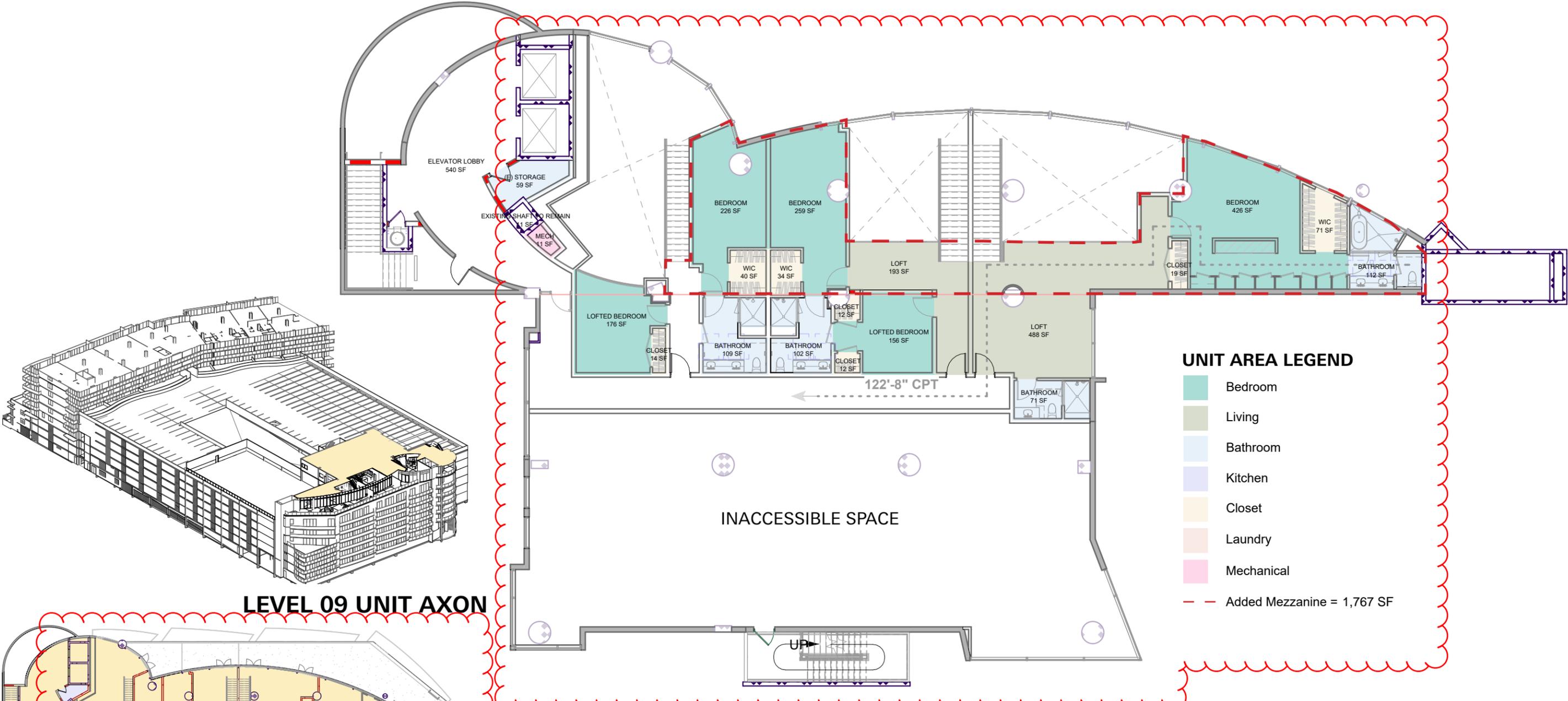
<span style="color: #4DB6AC;">■</span>	Bedroom
<span style="color: #8BC34A;">■</span>	Living
<span style="color: #BBDEFB;">■</span>	Bathroom
<span style="color: #CCE5FF;">■</span>	Kitchen
<span style="color: #FFF9C4;">■</span>	Closet
<span style="color: #FFCCBC;">■</span>	Laundry
<span style="color: #FF8A65;">■</span>	Mechanical

**LEVEL 08 UNIT AXON**

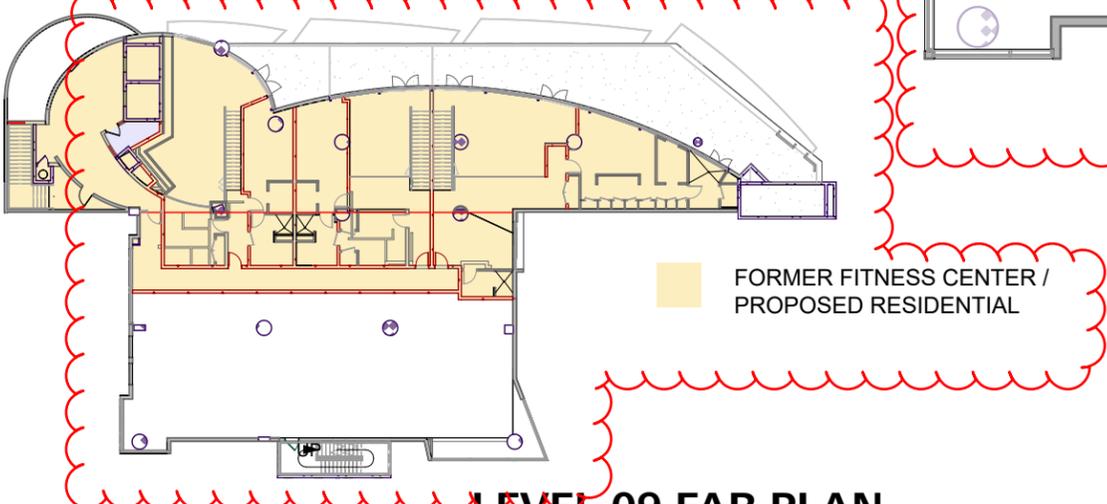
**LEVEL 08 FAR PLAN**

**LEVEL 08 UNIT FAR PLAN**  
 1/16" = 1'-0"  
 Existing SF = 11,420  
 Added SF = 0  
 Total SF = 11,420

# FAR Calculation Diagrams



**LEVEL 09 UNIT AXON**

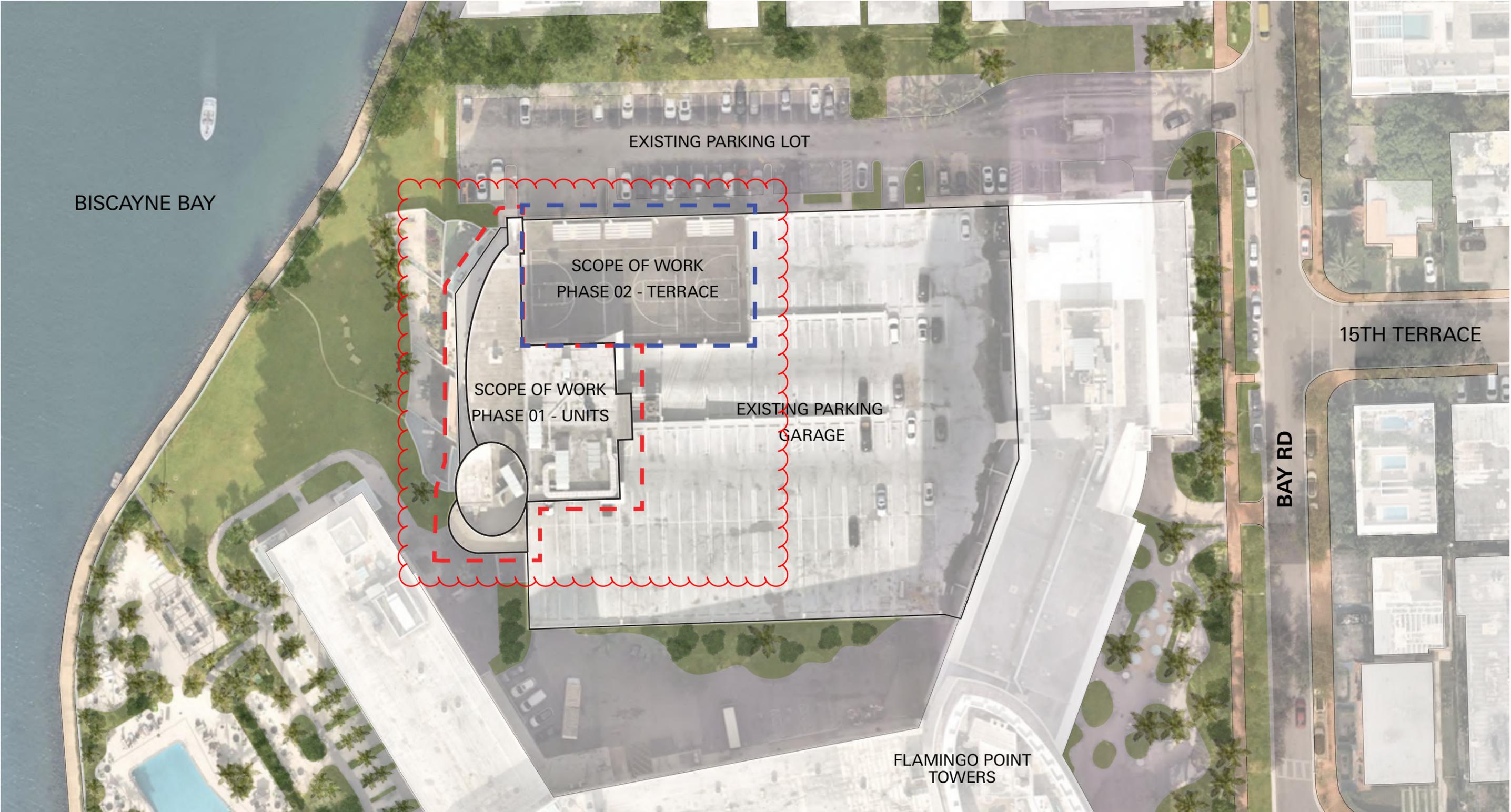


**LEVEL 09 FAR PLAN**

**LEVEL 09 UNIT FAR PLAN**

1/16" = 1'-0"  
 Existing SF = 11,420  
 Added SF = 1,767  
 Total SF = 13,187

# Existing Site Plan



N  
SCALE: 1" = 50'-0"

# Existing Site Photos



KEYPLAN



E. Street View facing Northeast - Photo taken April 26, 2024



C. Street View Facing North - Photo taken July 30, 2024



B. Street View Facing South -Photo taken July 30, 2024

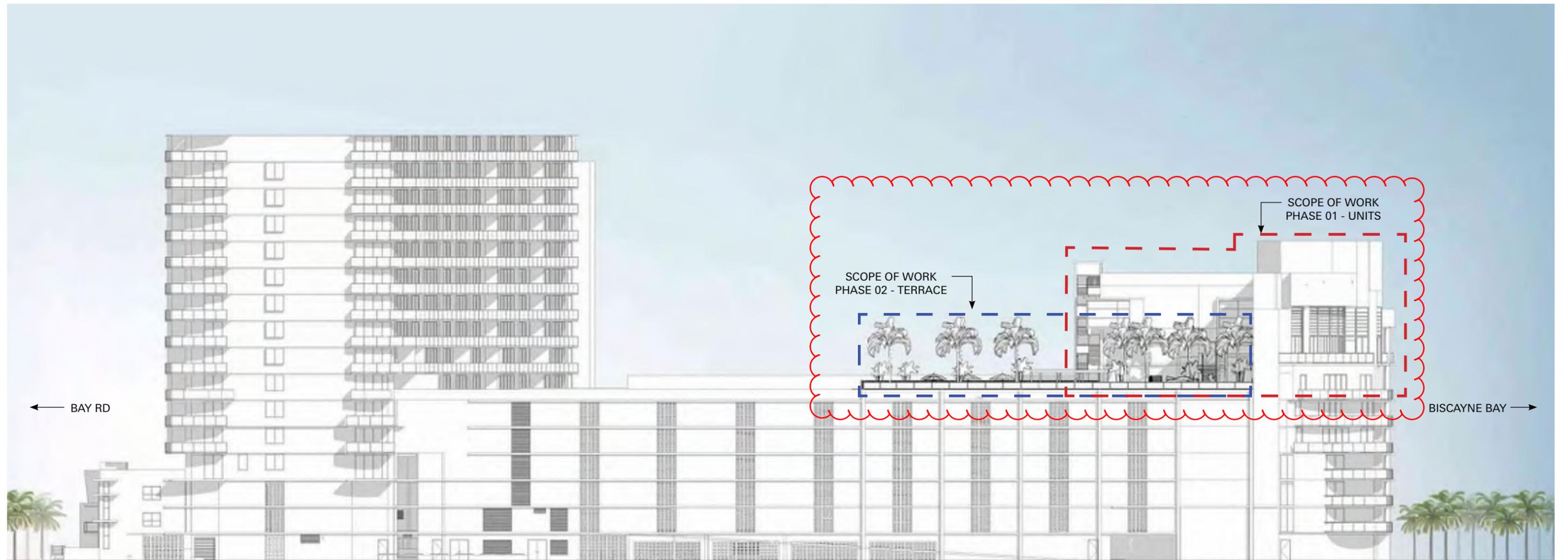


D. Street View facing West - Photo taken April 26, 2024



A. Street View Facing East - Photo taken July 30, 2024

# Contextual Site Elevations



A. NORTH CONTEXT ELEVATION 1/32" = 1'-0"

# Contextual Site Elevations

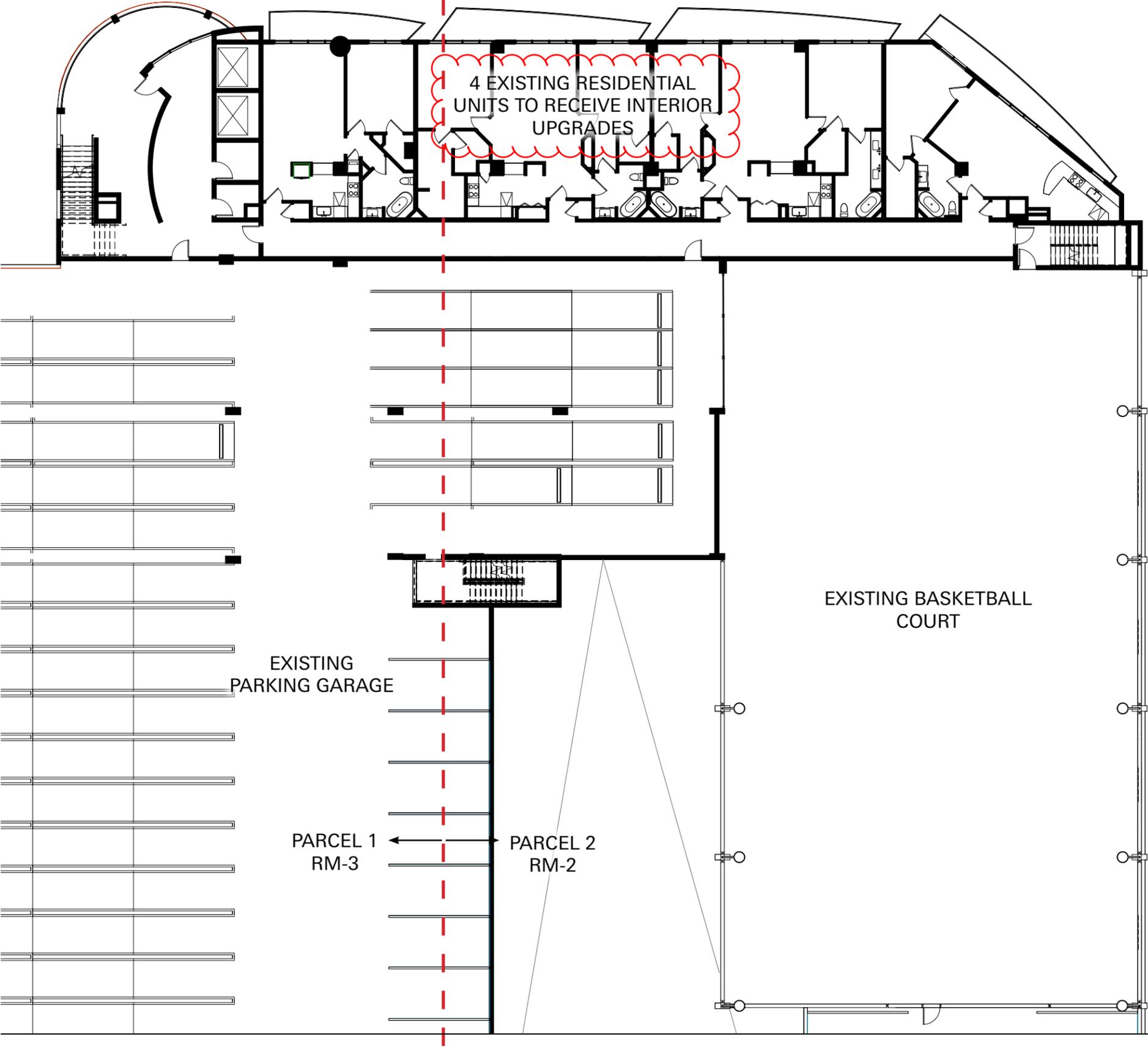


KEYPLAN



B. EAST CONTEXT ELEVATION 1/32" = 1'-0"

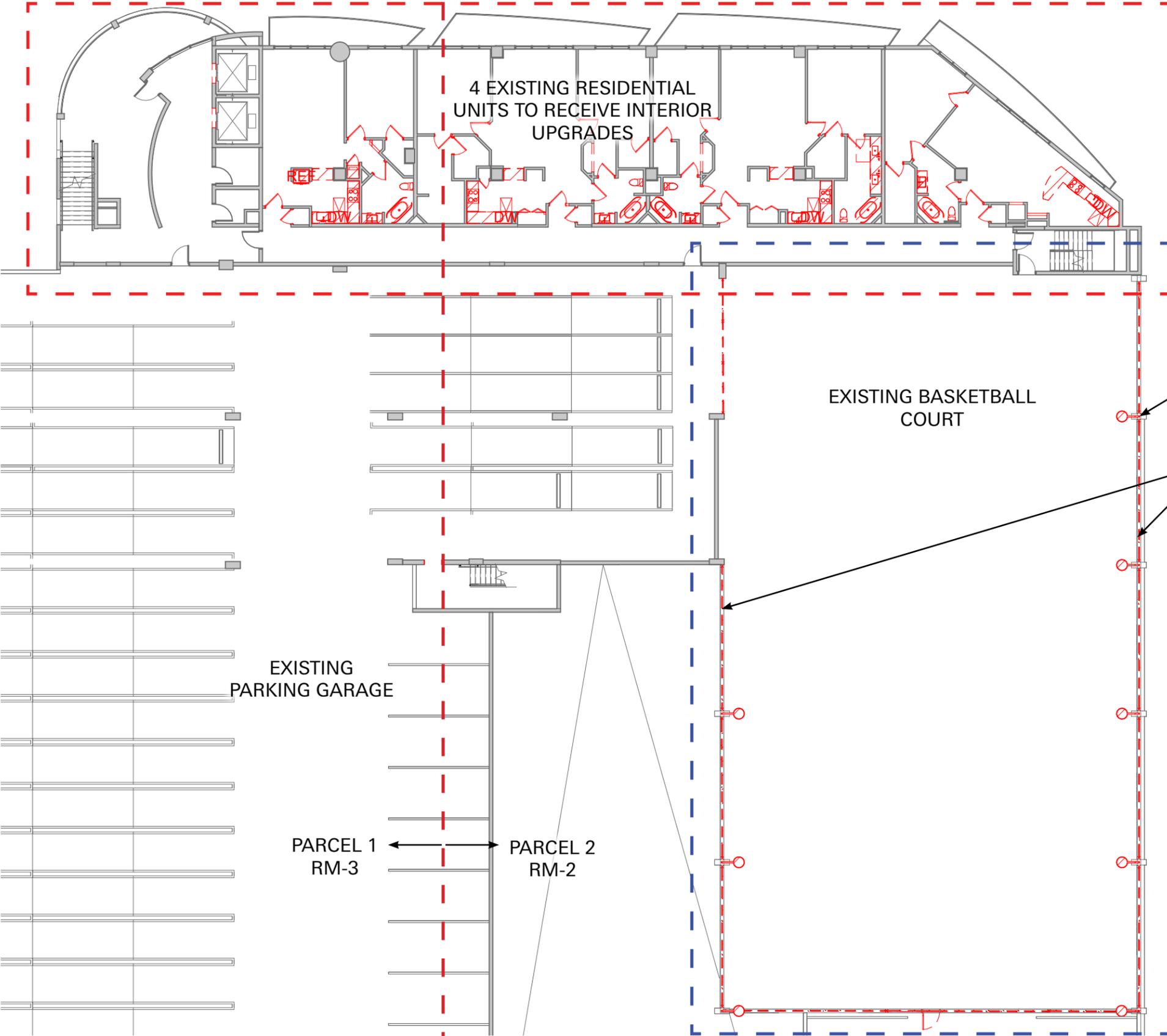
# Level 07 Existing Floor Plan



SCALE: 1" = 20'-0"



# Level 07 Demo Floor Plan



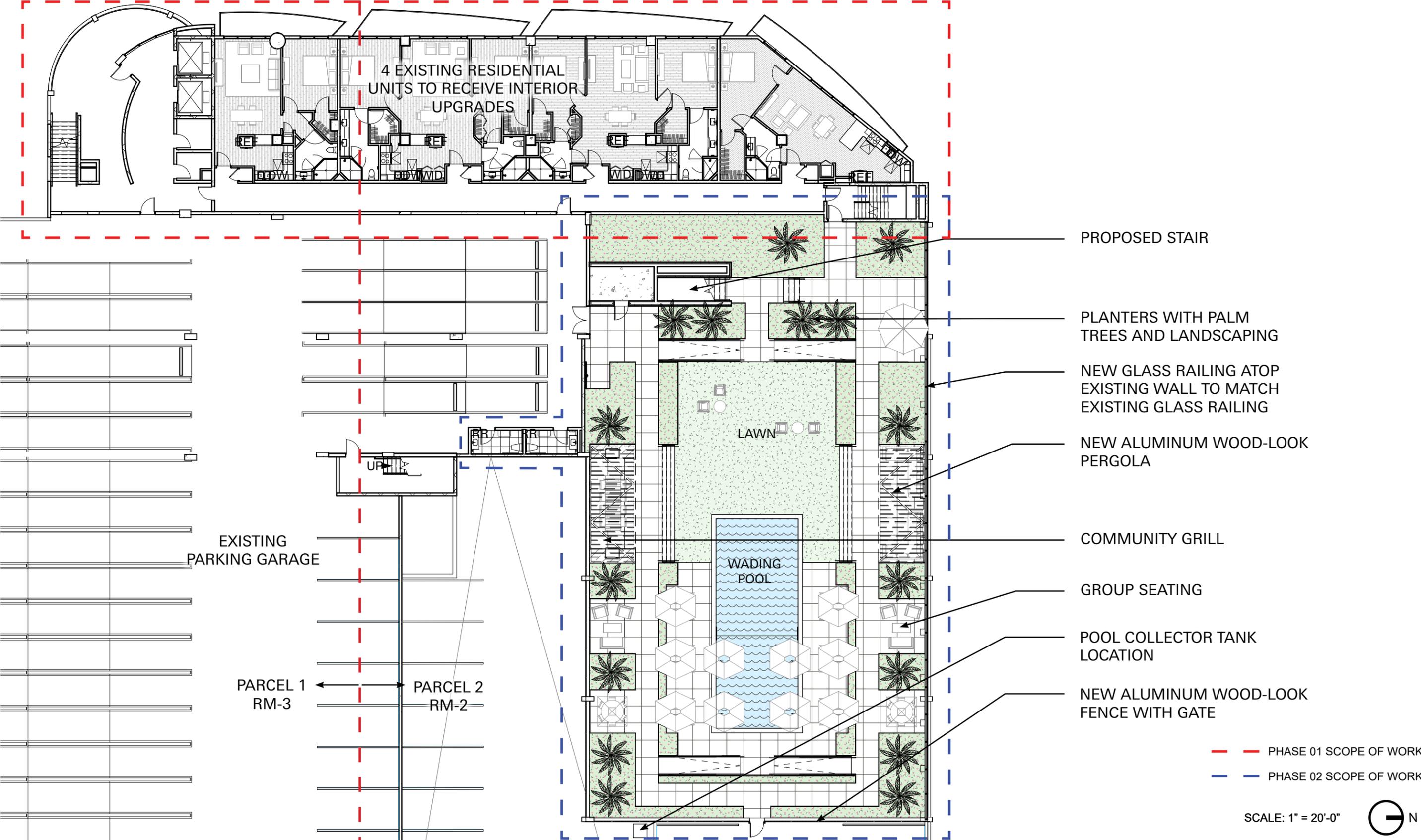
EXISTING STREETLIGHTS TO BE DEMOLISHED

EXISTING CHAINLINK FENCE ATOP WALL TO BE DEMOLISHED

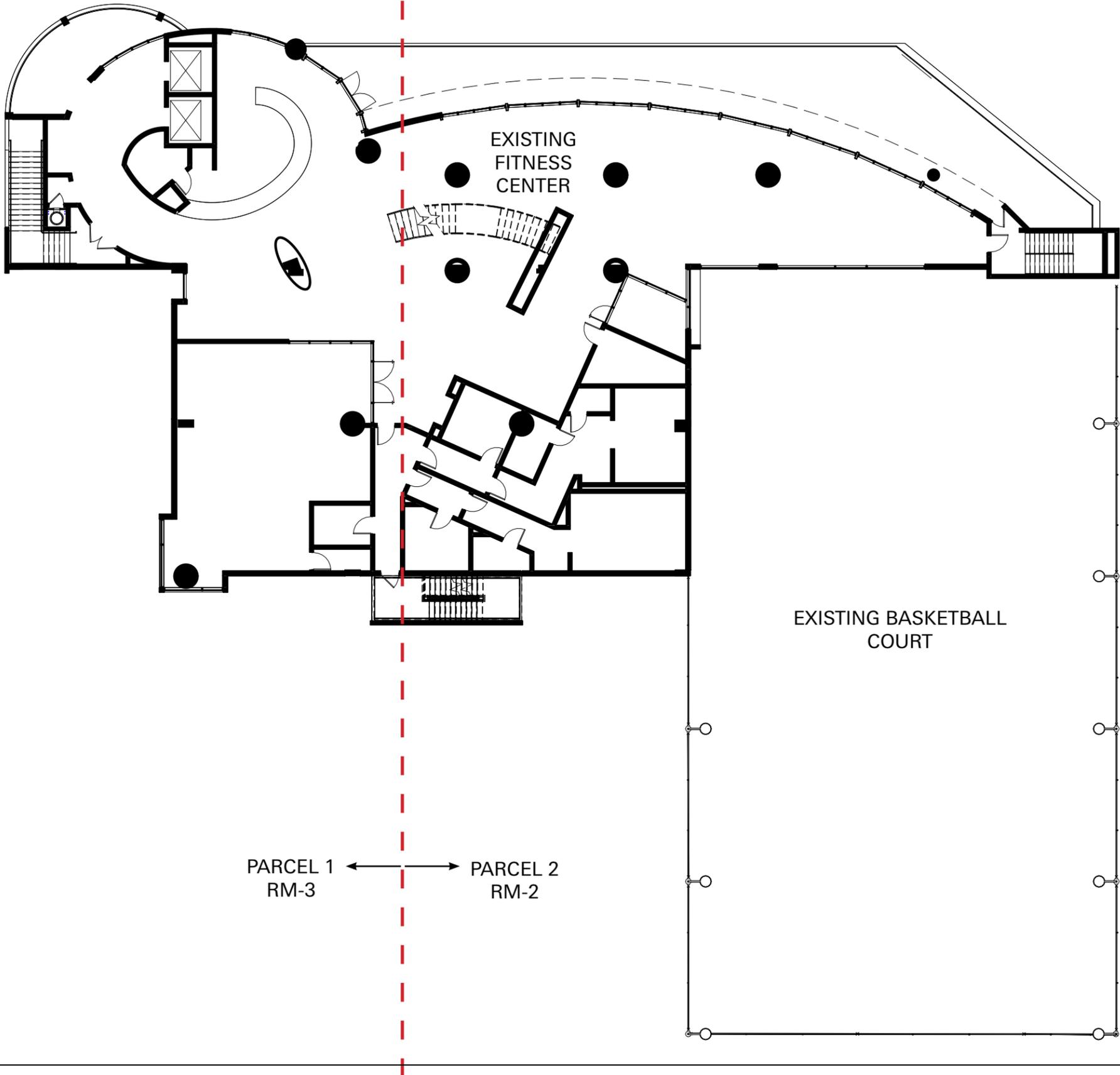
--- PHASE 01 SCOPE OF WORK  
 --- PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

# Level 07 Proposed Landscape Plan



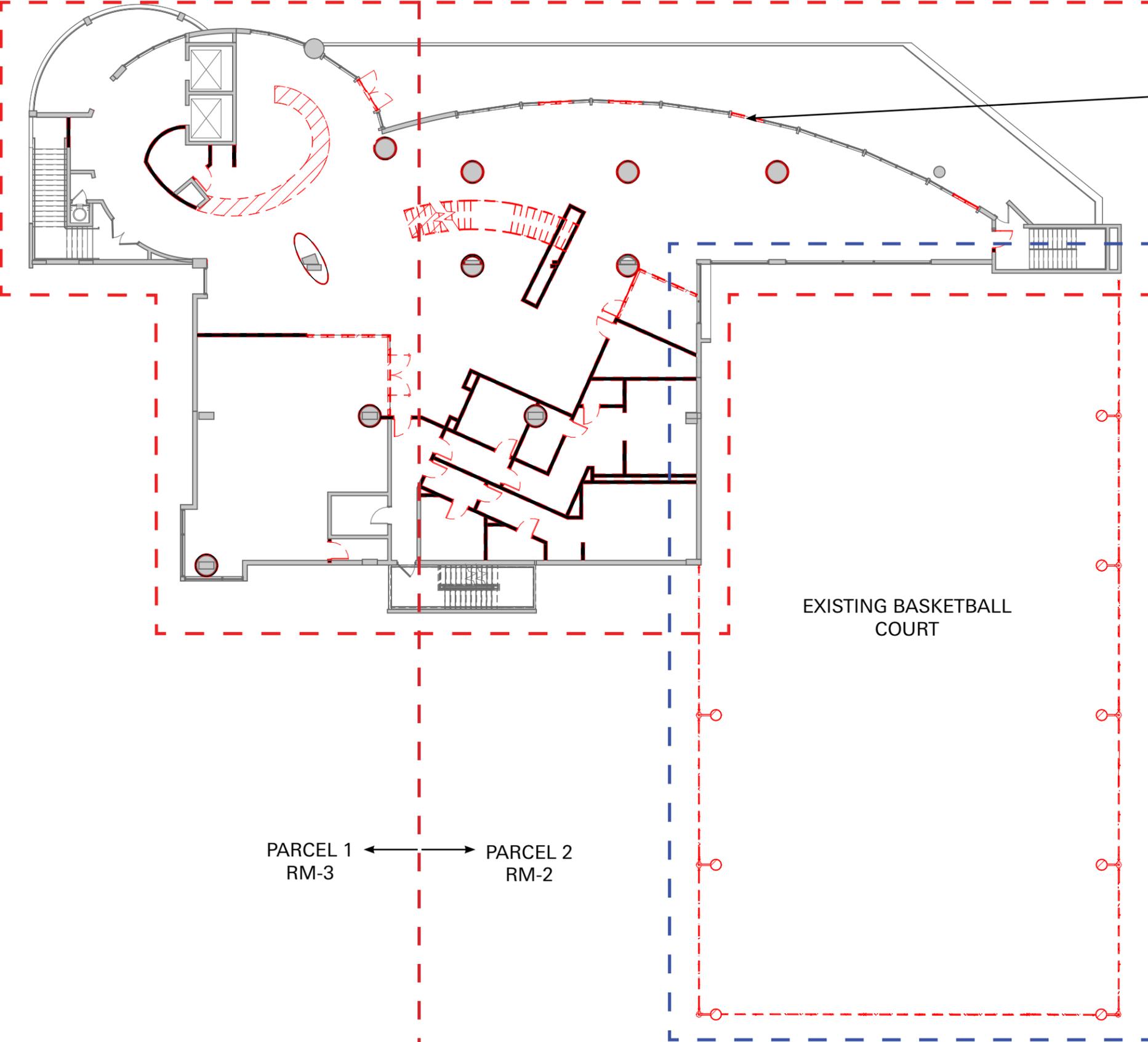
# Level 08 Existing Floor Plan



SCALE: 1" = 20'-0"



# Level 08 Demo Floor Plan



STOREFRONT PANELS TO BE DEMOLISHED FOR NEW DOORS

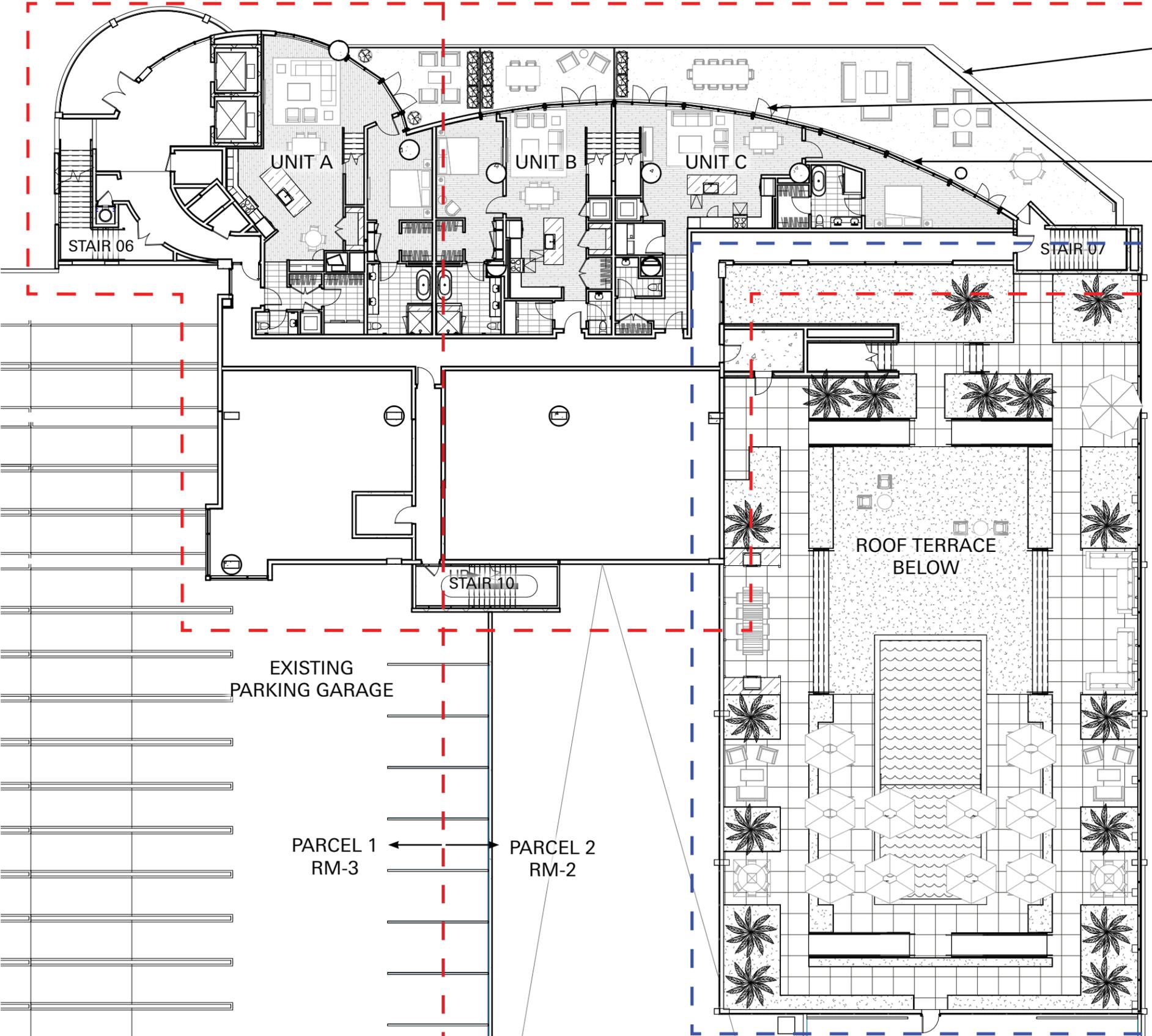
EXISTING BASKETBALL COURT

PARCEL 1 RM-3      PARCEL 2 RM-2

— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0"      N

# Level 08 Proposed Floor Plan



EXISTING GLASS RAILING TO REMAIN  
 NEW DOORS PROPOSED IN EXISTING STOREFRONT  
 EXISTING STOREFRONT TO REMAIN WITH EXTENSION ABOVE

EXISTING PARKING GARAGE

PARCEL 1  
RM-3

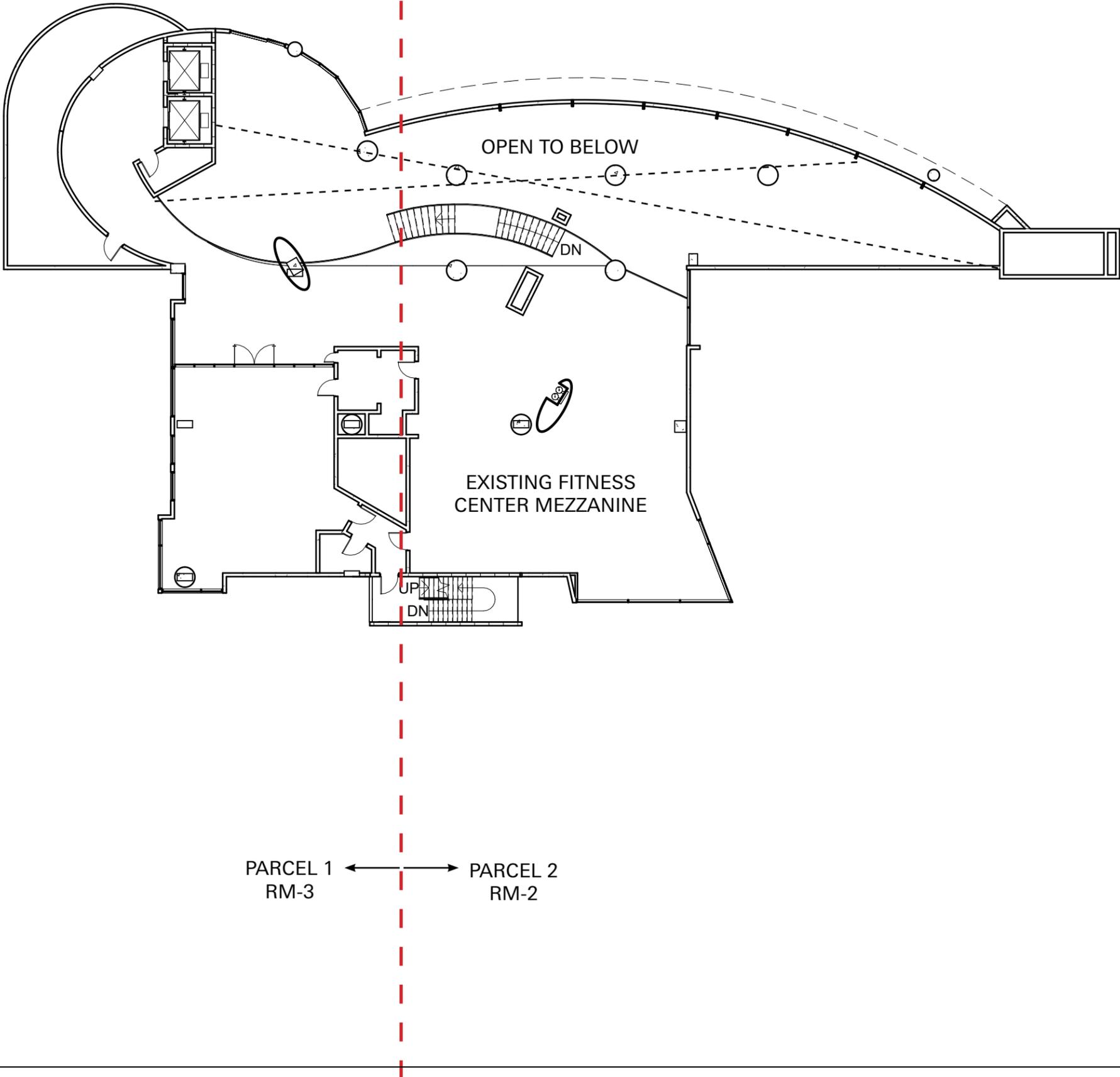
PARCEL 2  
RM-2

ROOF TERRACE BELOW

— PHASE 01 SCOPE OF WORK  
 — PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

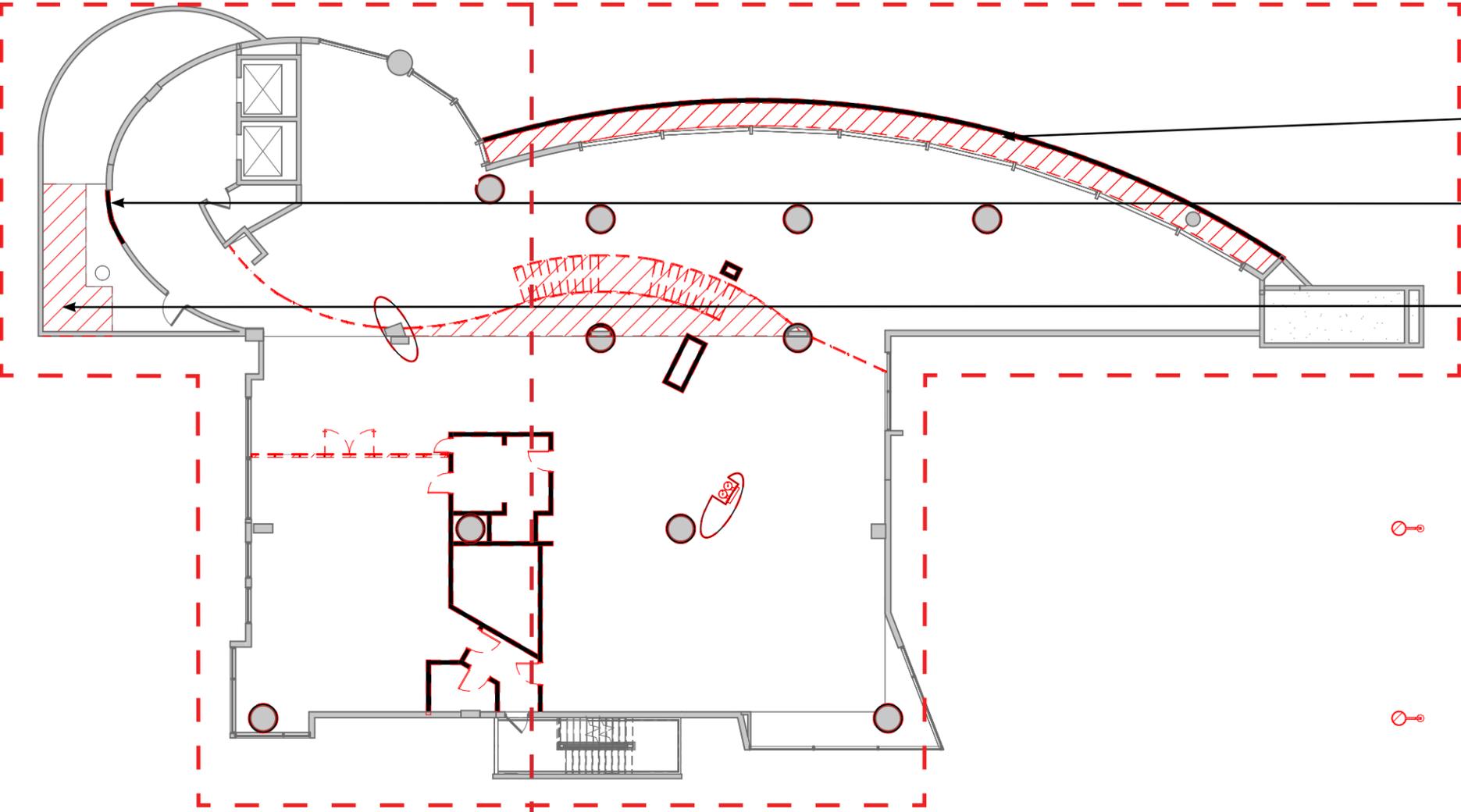
# Level 09 Existing Floor Plan



SCALE: 1" = 20'-0"



# Level 09 Demo Floor Plan



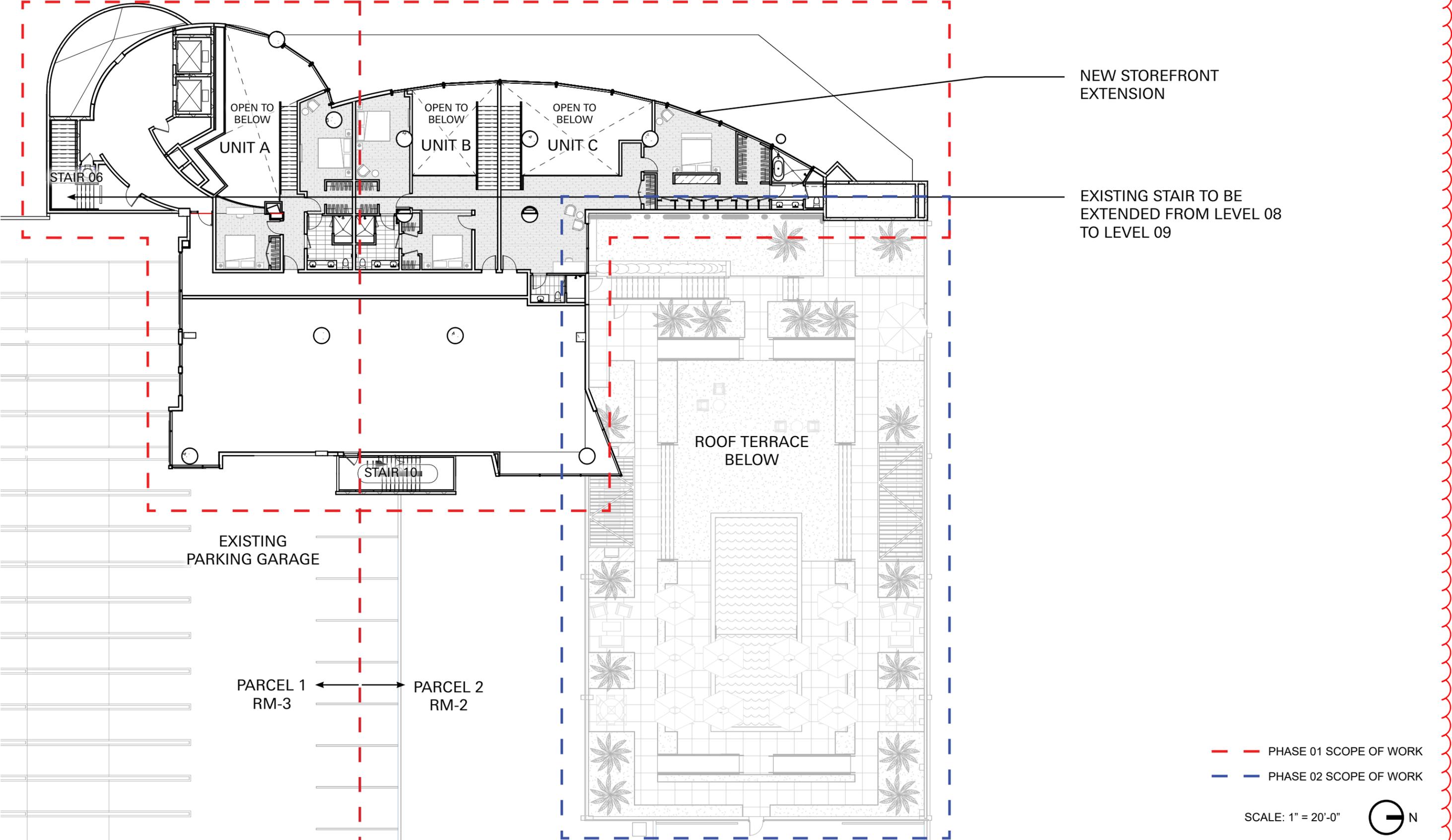
PARTIAL DEMOLITION OF BULKHEAD  
 PARTIAL DEMOLITION OF SOUTH WALL  
 DEMOLITION OF FLOOR

PARCEL 1 ← → PARCEL 2  
 RM-3 RM-2

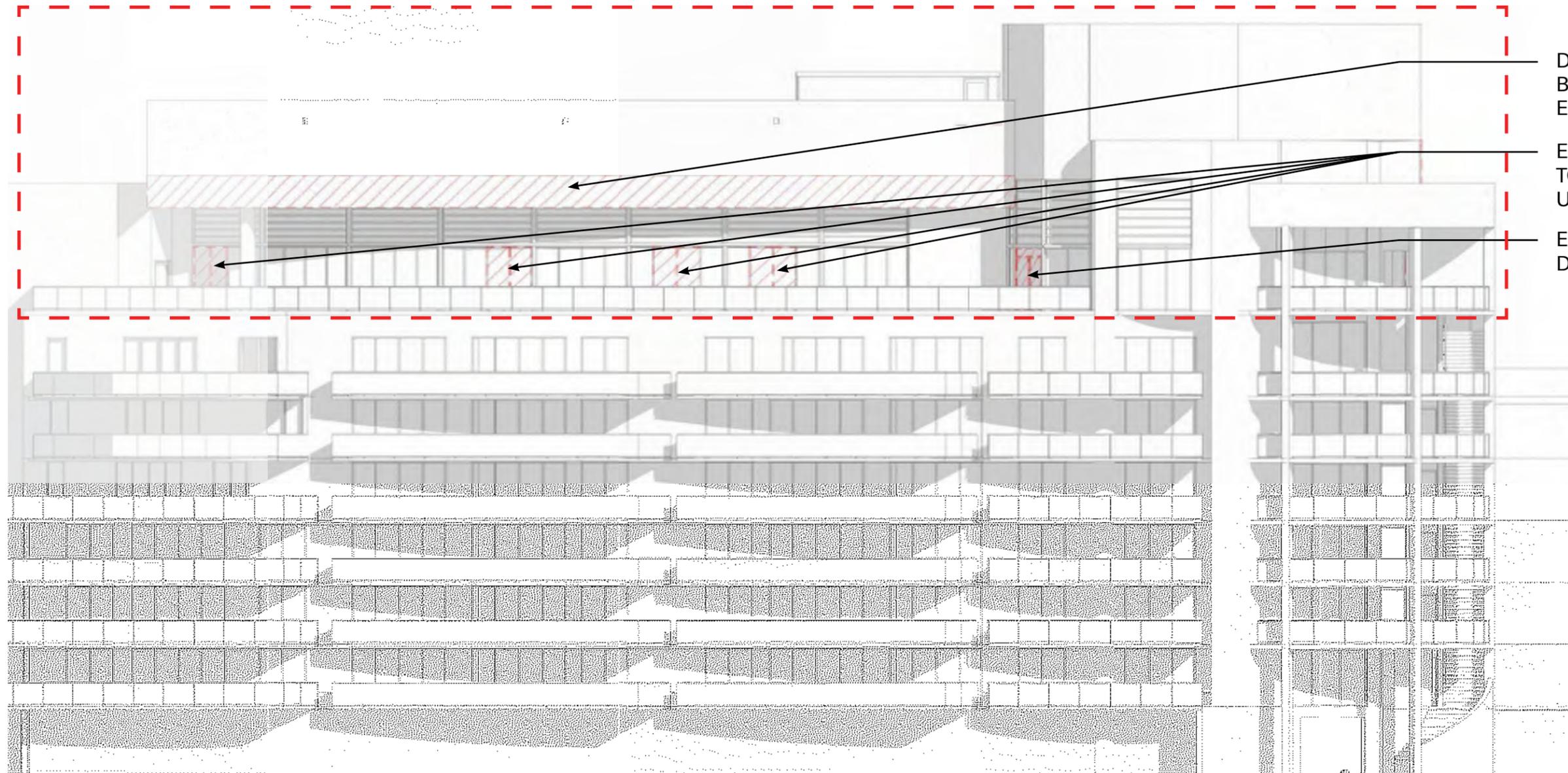
— PHASE 01 SCOPE OF WORK  
 — PHASE 02 SCOPE OF WORK

SCALE: 1" = 20'-0" 

# Level 09 Proposed Floor Plan



# Demo Elevation | West

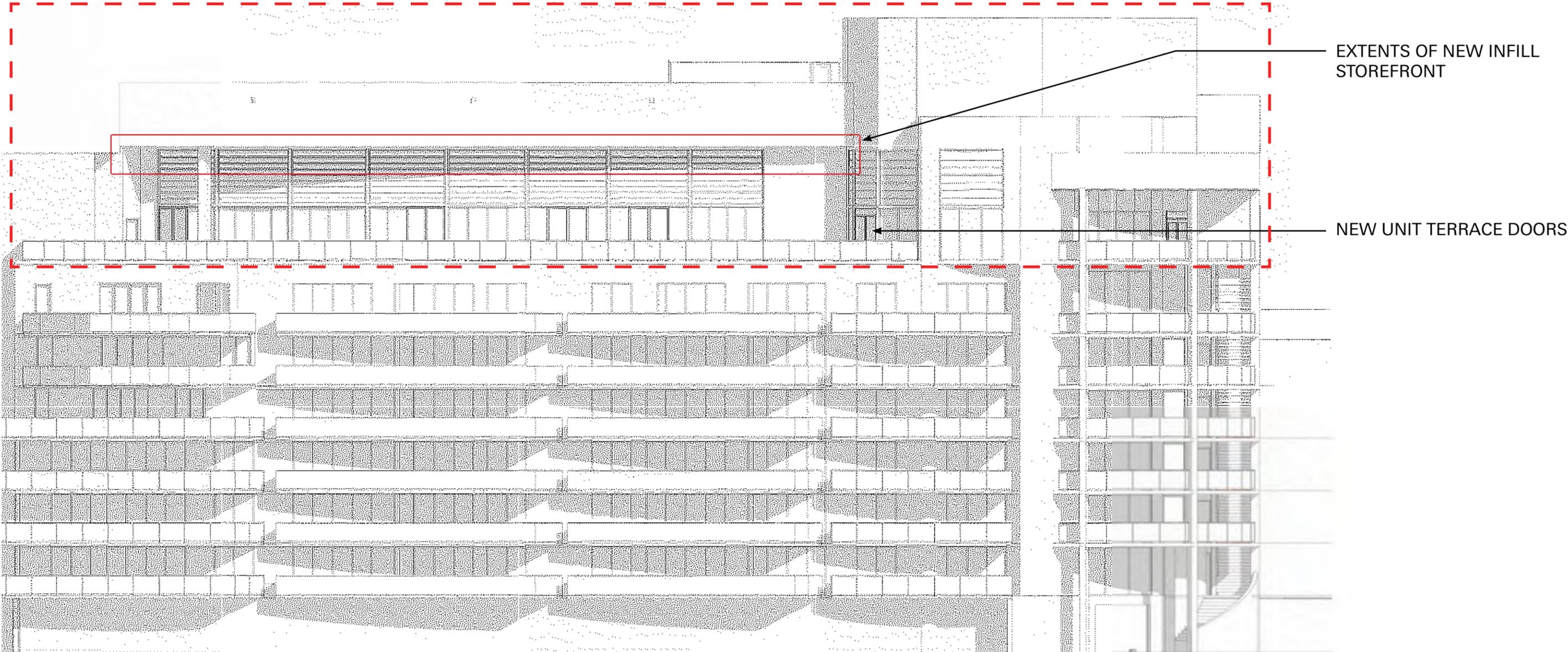


- DEMOLITION OF EXISTING BULKHEAD FOR EXTENSION OF EXISTING STOREFRONT
- EXISTING STOREFRONT GLAZING TO BE DEMOLISHED FOR NEW UNIT DOORS
- EXISTING STOREFRONT DOORS TO BE DEMOLISHED

- PHASE 01 SCOPE OF WORK
- PHASE 02 SCOPE OF WORK

SCALE: NTS

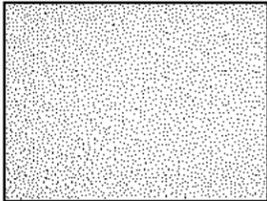
# Proposed Elevation | West



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco

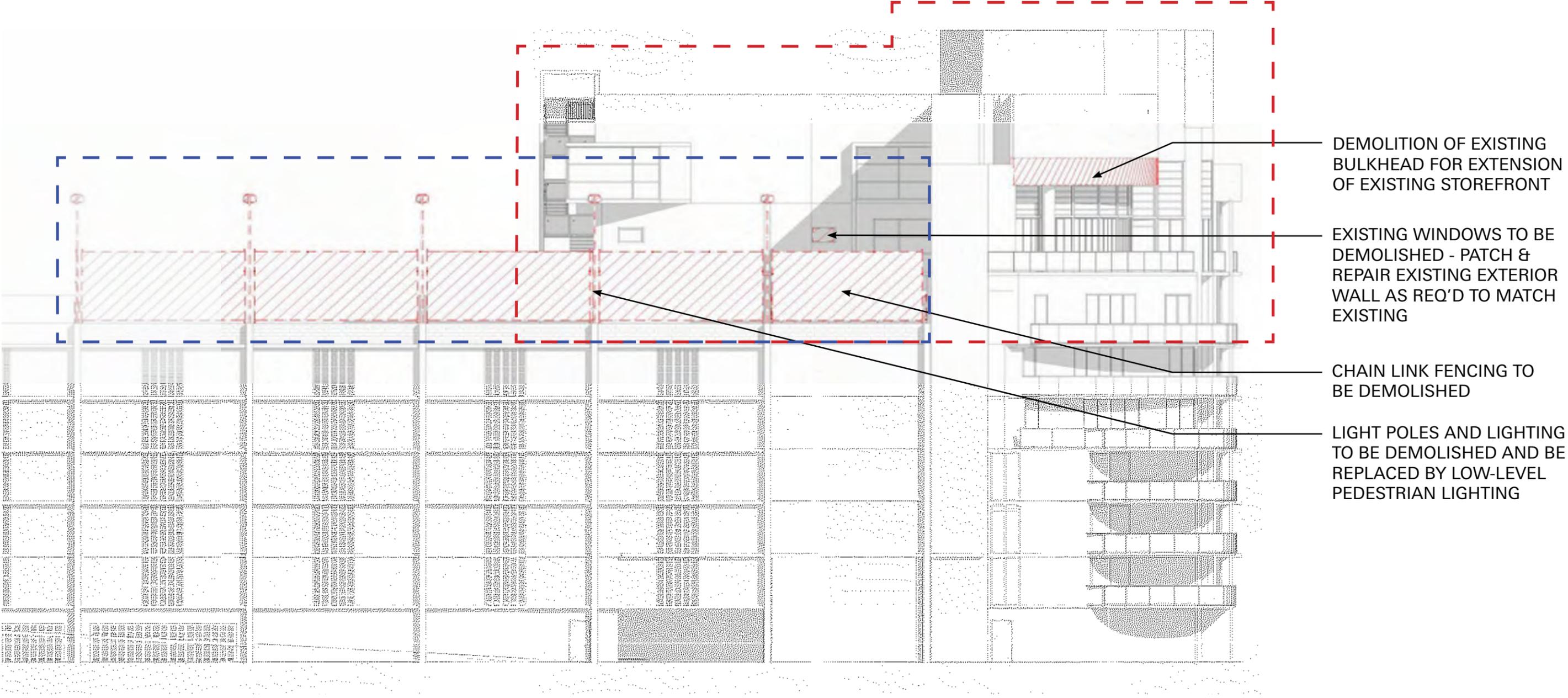


Aluminum storefront system

— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: NTS

# Demo Elevation | North



DEMOLITION OF EXISTING BULKHEAD FOR EXTENSION OF EXISTING STOREFRONT

EXISTING WINDOWS TO BE DEMOLISHED - PATCH & REPAIR EXISTING EXTERIOR WALL AS REQ'D TO MATCH EXISTING

CHAIN LINK FENCING TO BE DEMOLISHED

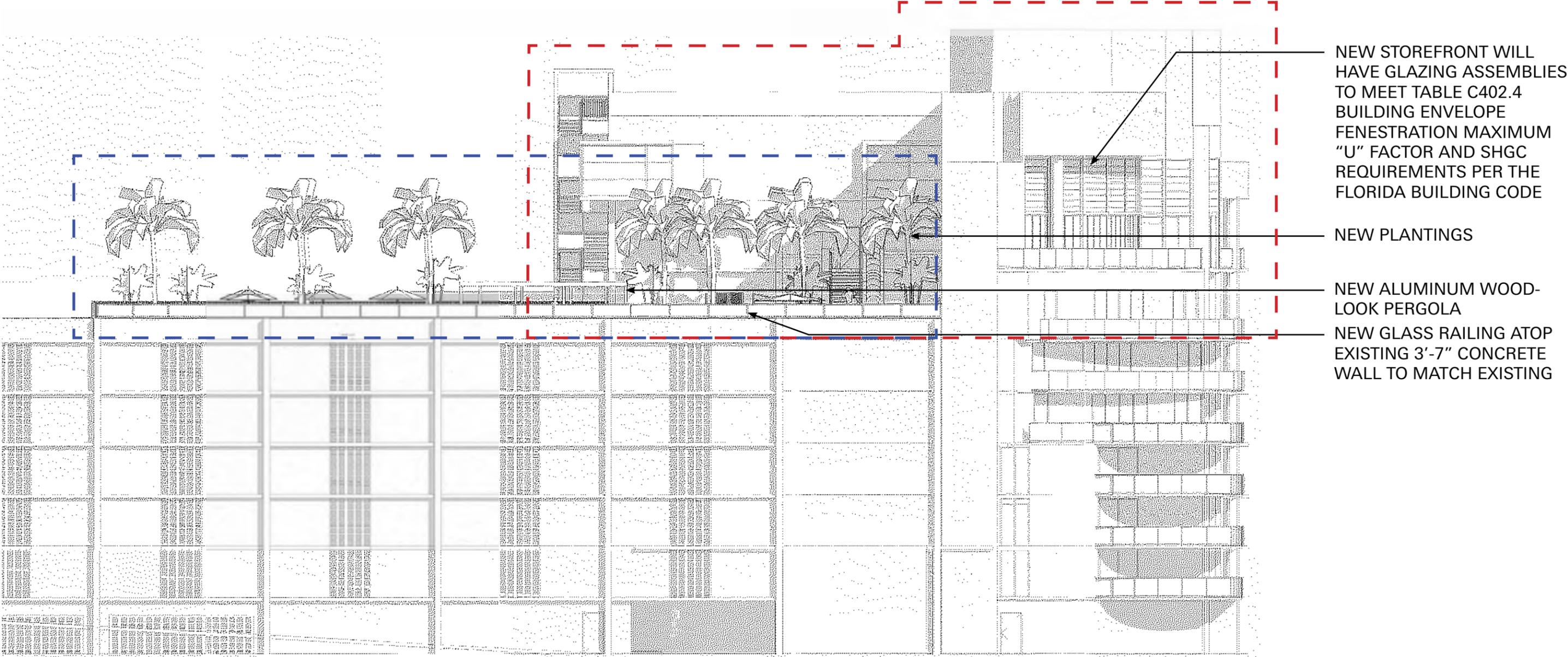
LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

— PHASE 01 SCOPE OF WORK

— PHASE 02 SCOPE OF WORK

SCALE: NTS

# Proposed Elevation | North



NEW STOREFRONT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE

NEW PLANTINGS

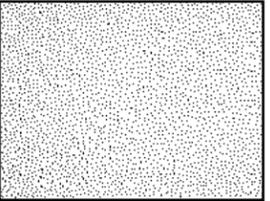
NEW ALUMINUM WOOD-LOOK PERGOLA

NEW GLASS RAILING ATOP EXISTING 3'-7" CONCRETE WALL TO MATCH EXISTING

THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



Aluminum storefront system

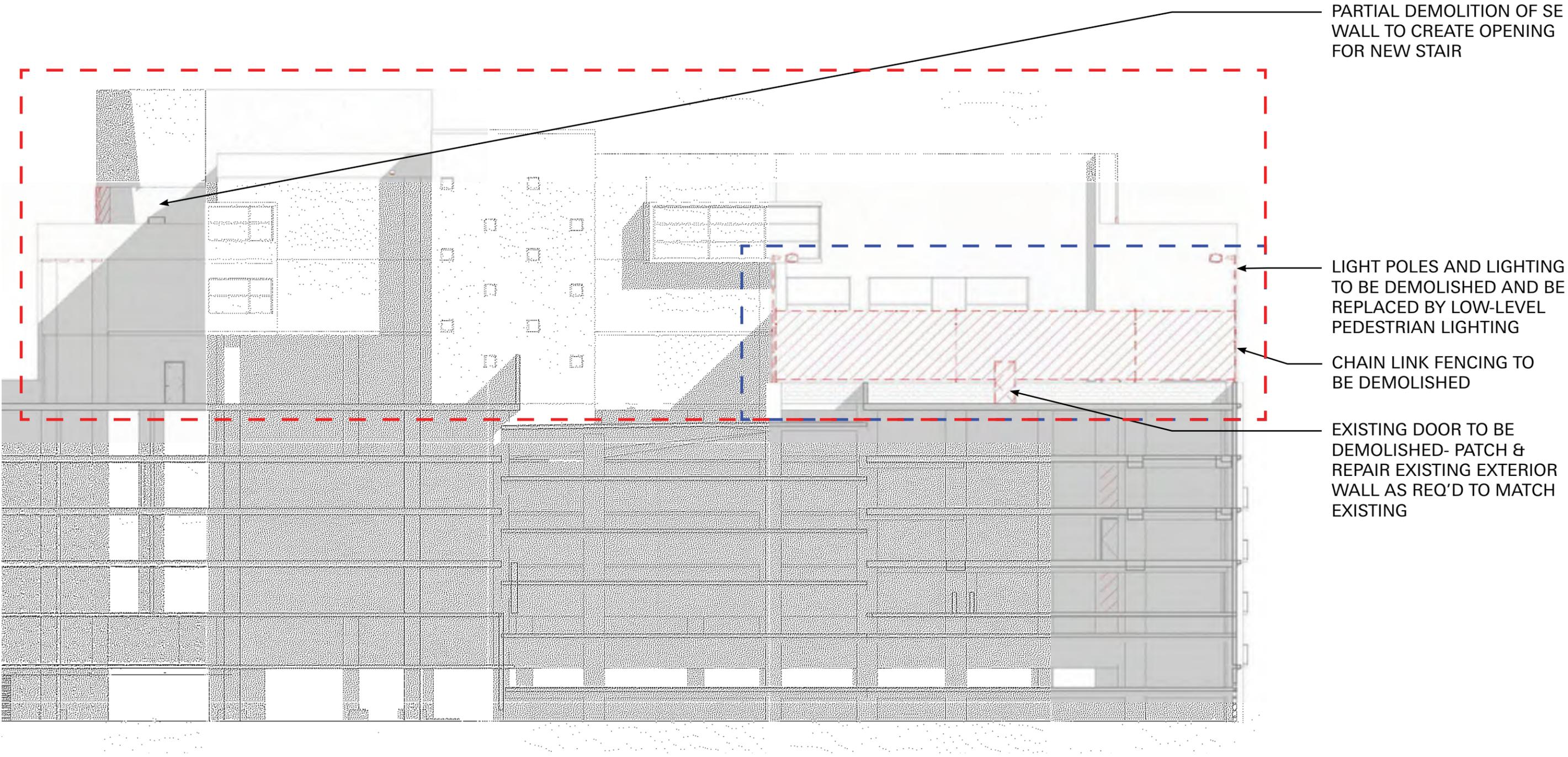


Blue/ green glazing to match existing

— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: NTS

# Demo Elevation | East



PARTIAL DEMOLITION OF SE WALL TO CREATE OPENING FOR NEW STAIR

LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

CHAIN LINK FENCING TO BE DEMOLISHED

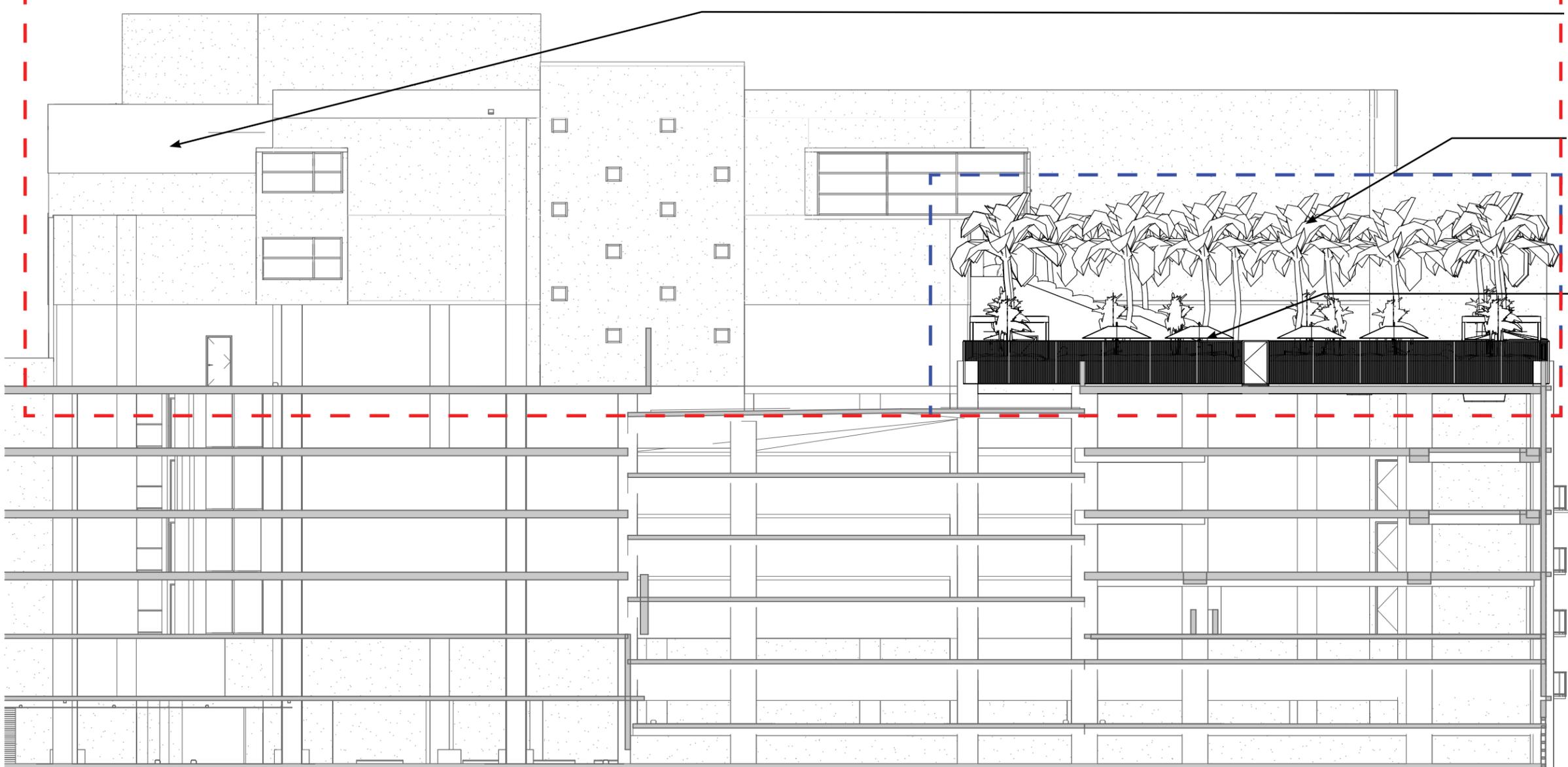
EXISTING DOOR TO BE DEMOLISHED- PATCH & REPAIR EXISTING EXTERIOR WALL AS REQ'D TO MATCH EXISTING

--- PHASE 01 SCOPE OF WORK

--- PHASE 02 SCOPE OF WORK

SCALE: NTS

# Proposed Elevation | East



PROPOSED ENCLOSURE FOR NEW STAIR

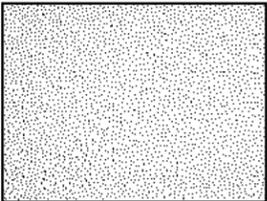
NEW PLANTINGS

NEW ALUMINUM WOOD-LOOK FENCE WITH NEW DOOR

THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



Aluminum storefront system



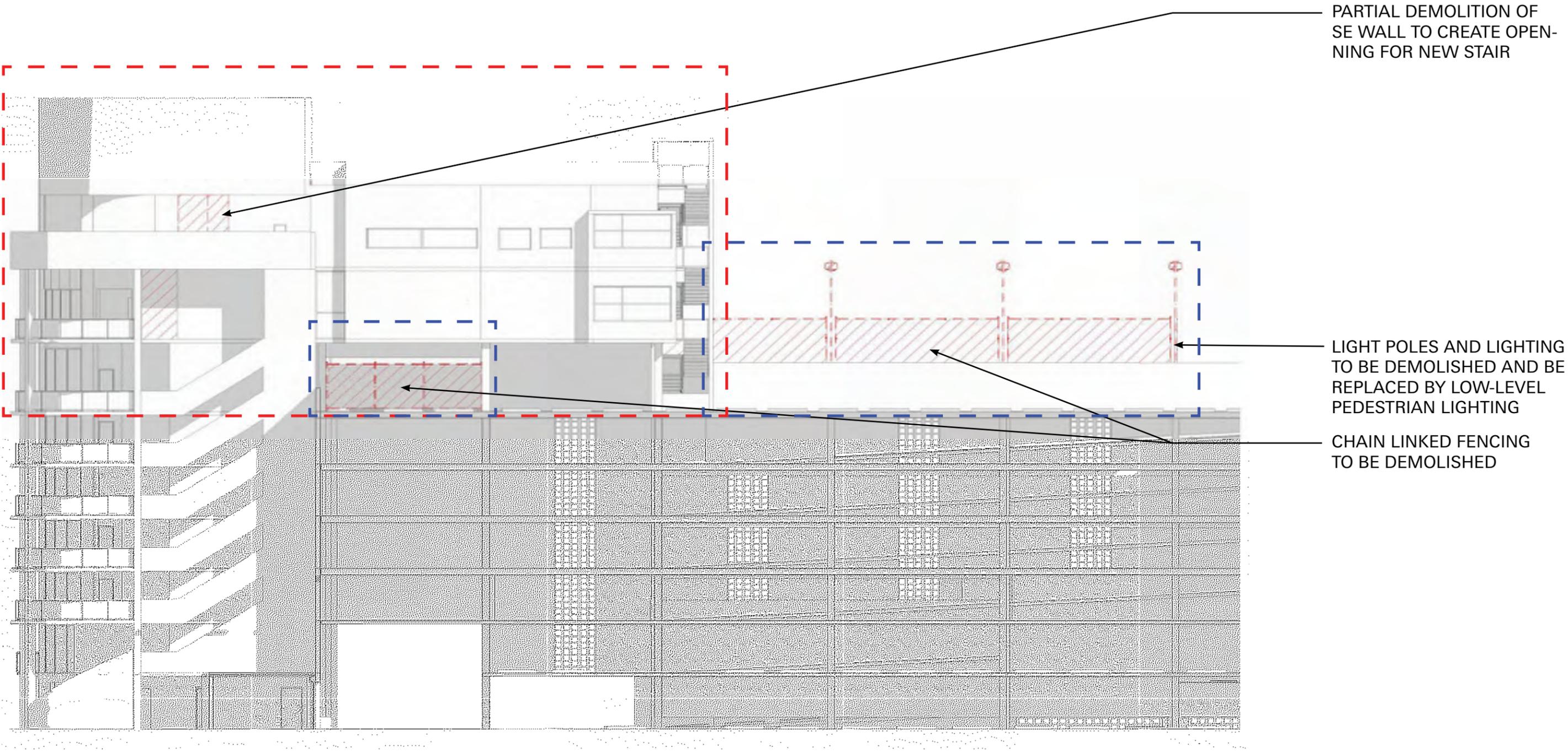
Blue/ green glazing to match existing

— PHASE 01 SCOPE OF WORK

— PHASE 02 SCOPE OF WORK

SCALE: NTS

# Demo Elevation | South



PARTIAL DEMOLITION OF SE WALL TO CREATE OPENING FOR NEW STAIR

LIGHT POLES AND LIGHTING TO BE DEMOLISHED AND BE REPLACED BY LOW-LEVEL PEDESTRIAN LIGHTING

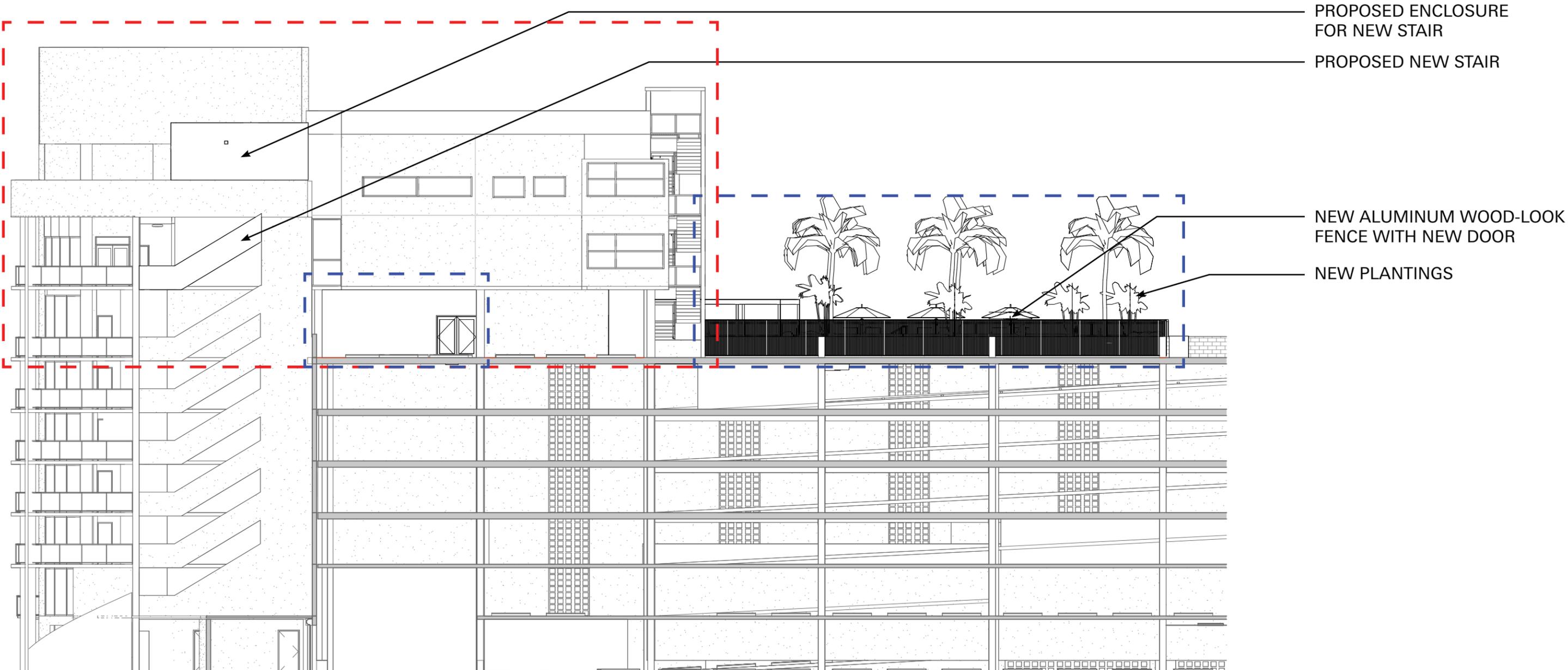
CHAIN LINKED FENCING TO BE DEMOLISHED

— PHASE 01 SCOPE OF WORK

— PHASE 02 SCOPE OF WORK

SCALE: NTS

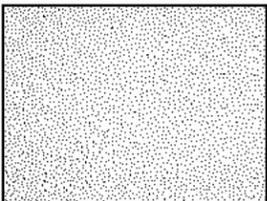
# Proposed Elevation | South



THE PROJECT WILL HAVE GLAZING ASSEMBLIES TO MEET TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM "U" FACTOR AND SHGC REQUIREMENTS PER THE FLORIDA BUILDING CODE



Blue/ green glazing to match existing



White Stucco



Aluminum storefront system



Blue/ green glazing to match existing

— PHASE 01 SCOPE OF WORK  
— PHASE 02 SCOPE OF WORK

SCALE: NTS

# Bayside Villas | Unit D Perspective



Existing Fitness Center



Proposed Penthouse Unit D

# Penthouse Garden | Perspective 01



Existing Basketball Court



Proposed Penthouse Garden Wading Pool

# Penthouse Garden | Perspective 02



Existing Basketball Court



Proposed Penthouse Garden View

# Penthouse Garden | Perspective 03



Existing Basketball Court



Proposed Penthouse Rose Garden View

# Flamingo Bayside Villas | Aerial View



Existing Penthouse Aerial View



Proposed Penthouse Aerial View

# Flamingo Bayside Villas | Birdseye View



Existing Penthouse Birdseye View



Proposed Penthouse Birdseye View

# Flamingo Bayside Villas | View from Bay Road



Existing Bay Road View



Proposed Bay Road View

# Flamingo Bayside Villas | View from Baywalk



Existing Baywalk View



Proposed Baywalk View