MILLER RESIDENCE

1515 W. 22ND. ST. MIAMI BEACH, FL 33140

DRB FINAL SUBMITTAL DEADLINE

DECEMBER 07, 2020

SCOPE OF WORK , NEW TWO STORY SINGLE FAMILY HOME WITH WAIVERS & VARIANCES

WAIVER #1: 4' HEIGHT *RS-3: 25,650 SF
WAIVER # 2: 2 STORY SIDE ELEVATION EXCEEDS 60' IN LENGTH
SEE ATTACHED DIAGRAM FOR VARIANCES REQUESTED

1

jenifer briley + associates
3250 NE 1st Avenue . Suite 305 . Miami . Florida . 33133
T. 305 857 9323 brileyarchitects.com
Architecture . Interior Design . Planning
STATE OF FLORIDA REGISTRATION NO. AR0011358

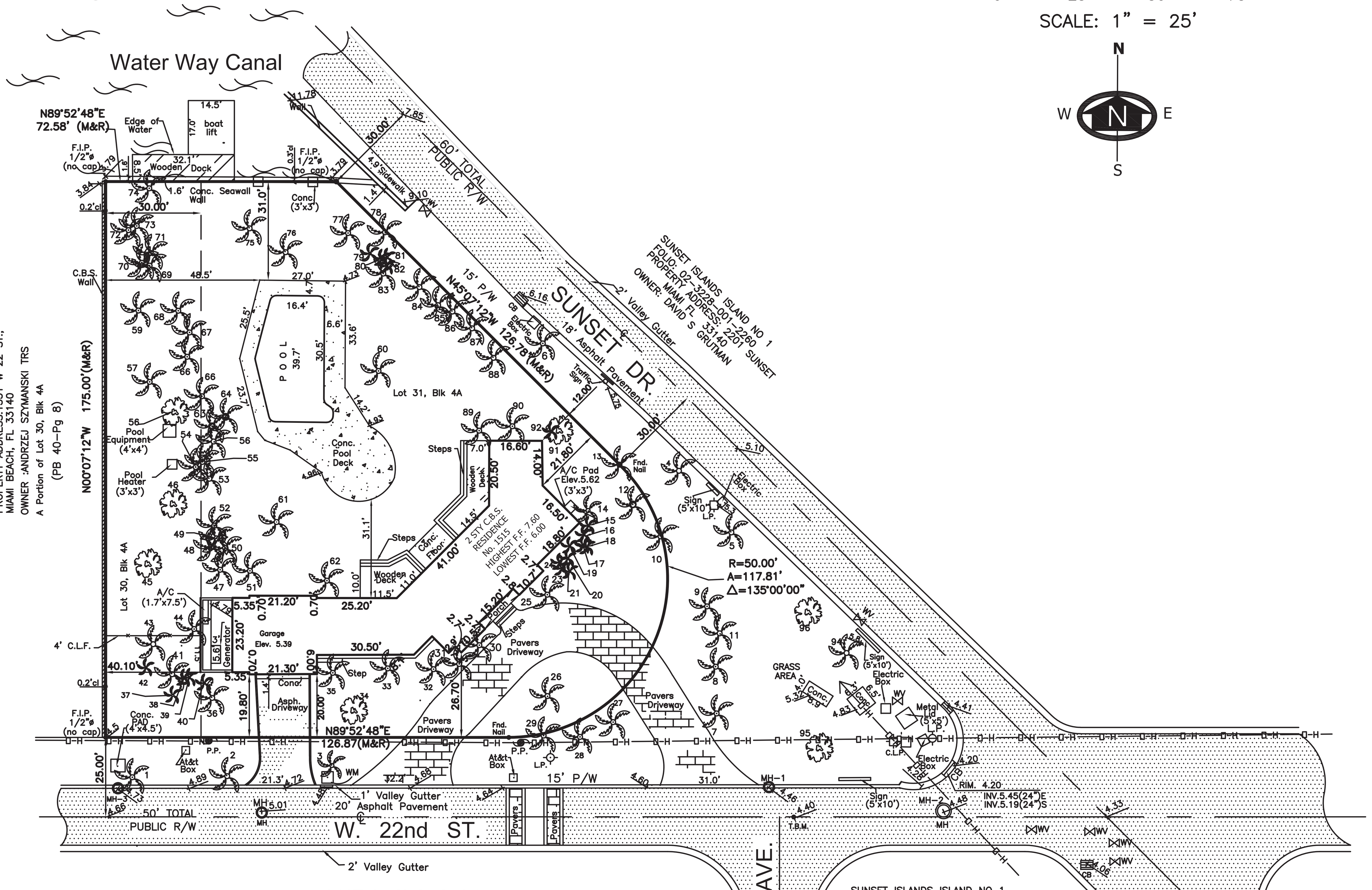
Raymond Jungles, Inc.
2964 Aviation Ave, Miami, FL 33133
T. 305 858 6777 raymondjungles.com
Landscape Architect

ALTA/NSPS LAND TITLE SURVEY
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

0 25 50 75

SCALE: 1" = 25'



SUNSET ISLANDS ISLAND NO 1
FOLIO: 02-3228-001-2150
PROPERTY ADDRESS:1530 W 22 ST
MIAMI BEACH, FL 33140
OWNER:LAWRENCE M KAUFMAN TRS
LAWRENCE M KAUFMAN TRU

SUNSET ISLANDS ISLAND NO 1
FOLIO: 02-3228-001-2230
PROPERTY ADDRESS 2121 REGATA AVE.,
MIAMI BEACH, FL 33140
OWNER: BRIAN D FINK

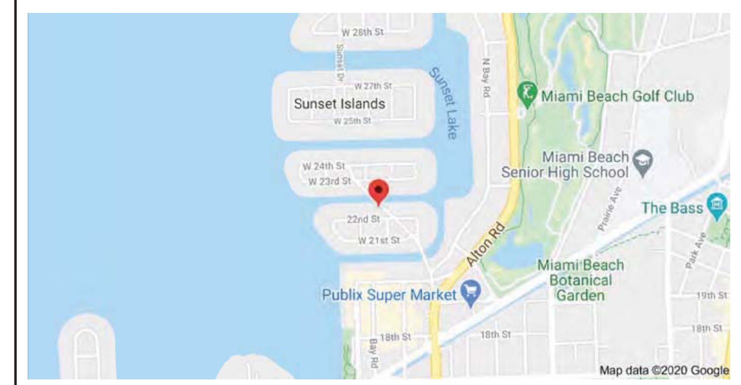
SEWER STRUCTURES INFO.

STRUCTURE No.	RIM ELEV.	INV. ELEV.
MH-1	4.46	-4.05 (E) 6"LAT 7.06 (S) 6"LAT 7.19 (W) 6"LAT
MH-2	4.48	7.92 (E) 24"LAT 8.55 (W) 24"LAT 8.31 (S) 24"LAT
MH-3	4.73	8.03 (E) 6"LAT 8.05 (W) 6"LAT 7.80 (N) 6"LAT
MH-4	5.01	5.95 (E) 8"LAT 6.46 (S) 8"LAT 6.41 (W) 6"LAT

TREE LIST

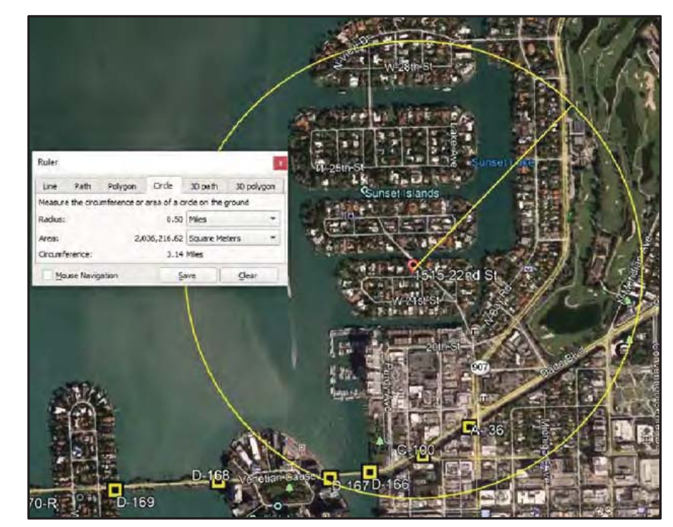
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	BIRD OF PARADAISE	STRELITZIA	0.7'	12'	6'
2	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	6'
3	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.4'	7'	4'
4–6	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
7	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	50'
8–10	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.3'	6'	5'
11	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.1'	40'	6'
12	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
13	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.3'	6'	5'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	20'	10'
15–17	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	15'	15'
18–23	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	25'	8'
24	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	6'	3'
25	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.3'	6'	4'
26–27	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
28–29	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.4'	8'	5'
30	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.4'	6'	40'
31	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	30'	5'
32	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.9'	20'	6'
33	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	30'	6'
34	MANGO TREE	MANGIFERA INDICA	3.0'	35'	50'
35	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	25'	6'
36	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
37–41	CHRISTMAS PALM	ADONIDIA MERRILLII	1.0'	12'	6'
42	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	30'	6'
43–44	AVOCADO TREE	PERSEA AMERICANA	1.8'	30'	20'
45	UNKNOWN	UNKNOWN	1.3'	20'	20'
46	MANGO TREE	MANGIFERA INDICA	1.5'	30'	18'
47	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
48	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	30'	15'
49–50	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	30'	7'
51	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.4'	10'	5'
52	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	6'	4'
53	ROYAL PALM	ROYSTONIA ELATA	1.5'	45'	30'
54	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.7'	12'	6'
55	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	6'
56	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	6'
57	UNKNOWN	UNKNOWN	3.0'	60'	60'
58	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	20'	5'
59	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
60–61	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
62	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	15'	6'
63	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	8'	5'
64	ROYAL PALM	ROYSTONIA ELATA	0.9'	35'	30'
65–66	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	30'	12'
67	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.7'	40'	6'
68	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	25'	6'
69–71	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	20'	6'
72	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.7'	9'	5'
73	SEA GRAPE TREE	COCCOLOBA UVIFERA	4.0'	35'	45'
74	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.8'	12'	5'
75	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	6'	3'
76–77	BIRD OF PARADAISE	STRELITZIA	0.7'	12'	6'
78	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	25'	10'
79	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.5'	25'	25'
80–82	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.9'	20'	6'
83	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	35'	6'
84	MEXICAN PALM	WASHINGTONIA ROBUSTA	2.0'	20'	12'
85–86	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
87	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	6'
88	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	6'
89	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	18'	6'
90	BIRD OF PARADAISE	STRELITZIA	0.4'	16'	6'
91	UNKNOWN	UNKNOWN	2.0'	15'	12'
92	MEXICAN PALM	WASHINGTONIA ROBUSTA	2.0'	12'	12'
93	WEEPING FIG	FICUS BENJAMINA	3.0'	25'	18'
94	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
95–96	CLUSIA ROSEA	CLUSIA MAJOR	0.4'	10'	5'

LOCATION MAP



SITE PHOTO

AERIAL MAP



No items of the schedule BII Apply to this Survey

THIS SURVEY IS MADE FOR THE BENEFIT OF :
BRAD AND JAMIE MILLER
FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SUMBERG BAENA PRICE & AXELROD LLP

Utility Companies:

WASAD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South telephone company 1-800-753-0710
City Gas Company (305) 691-0313

TABLE A ITEMS:

6a Primary Zone
0800 SGL FAMILY-1701-1900 SQ

7b BUILDING AREA: 2,882 SF

7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASSURED.

16 NO EVIDENCE OF EARTH MOVING WAS OBSERVED

17 NO PROPOSED CHANGES IN STREET R/W IS EXPECTED

18 NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED

19 NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

LEGEND:

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
ELECTRIC BOX
CATCH BASIN
MANHOLE
O.E. OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV TV-CABLE BOX
WM WATER METER
CONC. LIGHT POLE

ABBREVIATIONS:

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk/Corn.= BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
O = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
L = MONUMENT LINE
M NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R M.= PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
℄ = SECTION LINE

SURVEY CERTIFICATION:

1. The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,7,8,9,10,13,14,15,16,17,18,19 and 20 of Table A thereto.

2. The survey correctly shows the location of all building, structures and other improvements situated on the Premises.

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described hereon is the same as the property described in First American Title Insurance Company Commitment File No. 1062-4609579 with an effective date of April 8, 2020 @ 1:25 P.M. and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises.

5. Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C0317L, with a date of Identification of Sept. 11, 2009, for Community number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.

6. The property has direct physical access to W 22nd ST. a corridor that runs East West and being a public Street or Highway.

7. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

EAST 30 FEET OF LOT 30, AND ALL LOT 31, IN BLOCK 4-A, OF THIRD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0317L**, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)

② LAND AREA OF SUBJECT PROPERTY: 25,650 SQ FT RECORDED/ 24, 924 SQ FT (C)

③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. A-36**, WITH AN ELEVATION OF 7.33 **FEET**

④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF REGATTA AVE., AS SHOWN ON PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SITE ADDRESS: 1515 W. 22nd ST, MIAMI BEACH, FL. 33140
JOB NUMBER: 20-147
DATE OF SURVEY: JANUARY 28, 2020
FOLIO NUMBER: 02-3228-001-1990

WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM' ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ED PINO
Digitally signed by ED PINO
Date: 2020.10.15 12:00:24 -04'00'

Ed Pino
PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771
STATE OF FLORIDA

DATE: SEPTEMBER 14, 2020

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
3195 Ponce de Leon Blvd, Suite 200
Coral Gables, FLORIDA, 33134
PH: (305) 598-5101
WEB: ASOMIAMI.COM
WEB: ASOMIAMI.COM

without permission of American Services of Miami, Corp.

REVISED

FOR: BRAD AND JAMIE MILLER
SCALE: 1"=25'
DATE: 9/11/20
DRAWN BY: D.G.
DESIGNED BY: EP
CHECKED BY: EP
APPROVED BY: EP
FIELD BOOK No.
PAGE No.

ORDER No. 20–147

SHEET No. 1

LEGEND	
ARCHITECTURE:	
SHEET NUMBER	SHEET TITLE
A1.00	COVER PAGE
SURVEY	SURVEY
A0.01	DATA SHEET
A0.02 – A0.08	CONTEXT LOCATION
A0.11	PROPOSED FAR – LOT COVERAGE
A0.12	PROPOSED FAR – UNIT SIZE
A0.13	EXISTING FAR SHADED DIAGRAMS
A0.14	NEIGHBORHOOD CONTEXT STUDY FIRST FLOOR
A0.15	NEIGHBORHOOD CONTEXT STUDY SECOND FLOOR
A0.16	NEIGHBORHOOD CONTEXT STUDY ELEVATION
A0.17	ZONING SETBACKS
A2.00	SITE PLAN
A3.00	1ST FLOOR PLAN
A3.01	2ND FLOOR PLAN
A3.02	ROOF PLAN
A4.00	ELEVATION SOUTH
A4.01	ELEVATION NORTH
A4.02	ELEVATION WEST
A4.03	SECTION – ELEVATION WEST
A4.04	ELEVATION EAST
A4.05	COLORED ELEVATION SOUTH
A4.06	COLORED ELEVATION NORTH
A4.07	COLORED ELEVATION WEST
A4.08	COLORED SECTION – ELEVATION WEST
A4.09	COLORED ELEVATION EAST
A5.00	SECTIONS
A6.00	FRONT RENDERING
A6.01	REAR RENDERING
A6.02	AXONOMETRIC
A6.03	AXONOMETRIC
A6.04	AXONOMETRIC
A6.05	AXONOMETRIC
A7.00	ZONING WAIVERS & DIAGRAMS
A7.01	ZONING VARIANCE DIAGRAM
D1.00	DEMOLITION SITE PLAN
MF1.00	MICROFILM OF EXISTING HOME
LANDSCAPE:	
G1.000	COVER SHEET
G1.001	OPEN SPACE DIAGRAM – OVERALL
G1.002	OPEN SPACE DIAGRAM – PER YARD AREA
LR.100	TREE DISPOSITION PLAN
LR.200	TREE DISPOSITION SCHEDULE
LH.100	HARDSCAPE PLAN
LH.300	HARDSCAPE MATERIAL SPECIFICATION
LH.400	SITE ELEVATIONS
LH.401	SITE ELEVATIONS
LH.402	HARDSCAPE SECTIONS
LH.403	HARDSCAPE SECTIONS
LG.100	GRADING PLAN
LP.100	CANOPY PLAN
LP.200	UNDERSTORY PLAN
LP.300	PLANTING SCHEDULE
LX.100	REFERENCE IMAGERY
LX.101	REFERENCE IMAGERY
LX.102	REFERENCE IMAGERY
LX.103	REFERENCE IMAGERY

MIAMIBEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1515 W 22 ST		
2	Folio number(s):	02-3228-001-1990		
3	Board and file numbers :			
4	Year built:	1941	Zoning District:	RS-3 SINGLE FAMILY
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.01
6	Adjusted grade (Flood+Grade/2):	8.00' + 5.01'EX.GR./2=6.5'NGVD	Free board:	PLUS 4
7	Lot Area:	25,650 SF	.59 ACRES	
8	Lot width:	162'-2"	Lot Depth:	183" - 11"
9	Max Lot Coverage SF and %:	7,695 = 30%	Proposed Lot Coverage SF and %:	6,523SF = 25.43%
10	Existing Lot Coverage SF and %:	2,908 = 11%	Lot coverage deducted (garage-storage) SF:	0 SF
11	Front Yard Open Space SF and %:	4,279 SF = 85%	Rear Yard Open Space SF and %:	9,027 SF = 93%
12	Max Unit Size SF and %:	12,825 SF = 50%	Proposed Unit Size SF and %:	9,543 SF = 34.4%
13	Existing First Floor Unit Size:	2,908 SF	Proposed First Floor Unit Size:	5,617SF
14	Existing Second Floor Unit Size			
15		1,441 SF	Proposed Second Floor Unit Size SF :	3,926 SF
16	Total Existing Unit Size	4,069 SF	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area	0 SF

		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24'**		**28'**	**4'**
18	**Setbacks:**				
19	Front First level:	30'	19'-10" (IRREGULAR)	24'-5" AT SE CORNER	5'-7" SEE VARIANCE DIAGRAM
20	Front Second level:	30'	26'-8"	30'	
21	Side 1:	24'-4"	40'-1"	18'-1"	6'-3"
22	Side 2 or (facing street):	16'-3"	12'	10'-0"	6'-3"
23	Rear:	27'-8"	81'-7	47'-2"	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	40'-7"		28'-1"	12'-6"

27	Located within a Local Historic District?	No
28	Designated as an individual Historic Single Family Residence Site?	No
29	Determined to be Architecturally Significant?	Yes EXISTING HOME BUILT IN 1941

Notes:

If not applicable write N/A

All other data information should be presented like the above format

CLIENT

MILLER RESIDENCE

1515 W 22ND ST

MIAMI BEACH, FL 33140

DESIGNER

jenifer briley + associates
architecture . interior design . planning

3250 NE 1st Avenue . Suite 305 . Miami . Florida . 33133
T. 305 857 9323
brileyarchitects.com

CONSULTANTS

REGISTRATION

M. JENIFER BRILEY, AIA
ARCHITECT OF RECORD
STATE OF FLORIDA LICENSE
#AR0011358

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS

ISSUE

MARK	DATE	DESCRIPTION
	10/19/2020	DRB SUBMITTAL
1	11/9/2020	
2	12/7/2020	

PROJECT NO:

DRAWN BY: DE / MC / MS

CHECKED BY: JB

PHASE: SCHEMATIC DESIGN

PLOT DATE: 12.07.2020

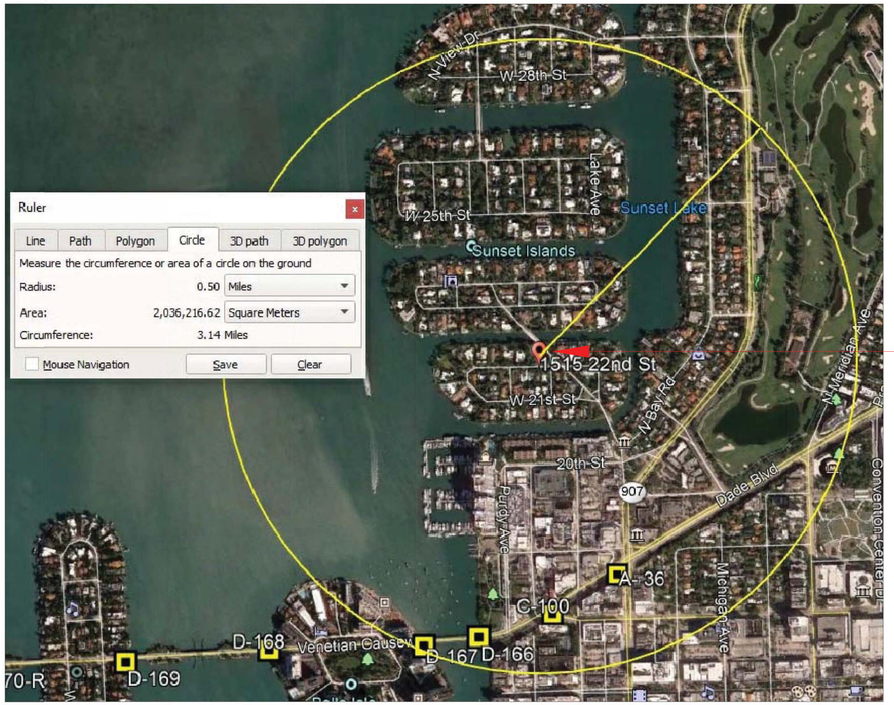
SHEET TITLE

ZONING DATA SHEET

SHEET NUMBER

A0.01

D:\PROFILE\DESKTOP\MILLER PROJECT\CAD\CAD FROM DAVI 7.31.2020\MILLER 11.6.2020\MILLER_A01_ZONING DATA.DWG 12/5/20 MARTHA LUCIA



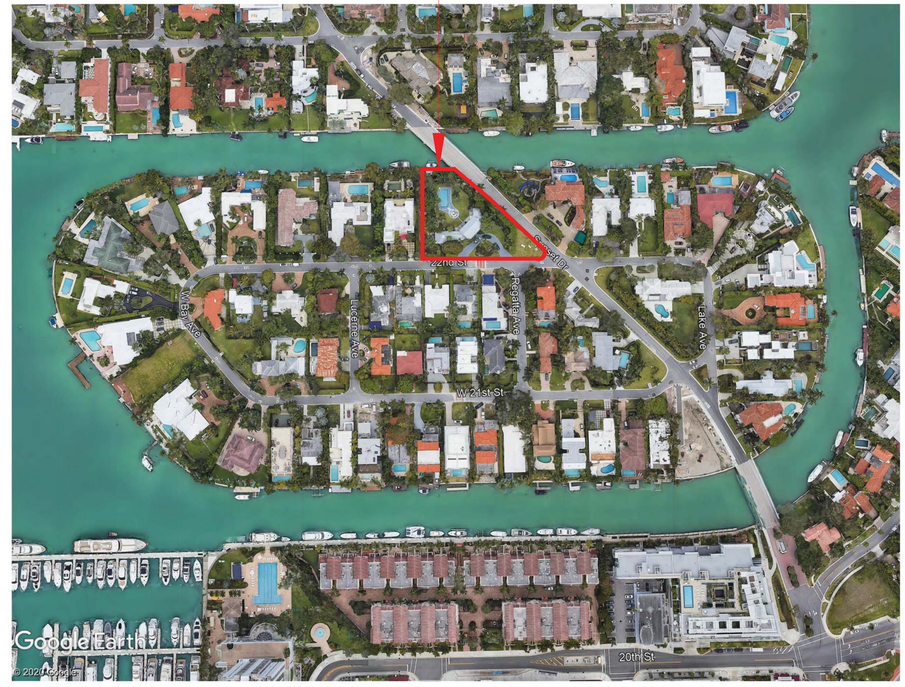
SITE

1 LOCATION MAP

N.T.S

NORTH

SITE



2 LOCATION MAP

N.T.S

NORTH

CLIENT

MILLER RESIDENCE

1515 W 22ND ST

MIAMI BEACH, FL 33140

DESIGNER

jenifer briley + associates

architecture . interior design . planning

3250 NE 1st Avenue . Suite 305 . Miami . Florida . 33133

T. 305 857 9323

brileyarchitects.com

CONSULTANTS

REGISTRATION

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ARCHITECT OF RECORD
STATE OF FLORIDA LICENSE
#AR0011358

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS

ISSUE

MARK	DATE	DESCRIPTION

PROJECT NO:

DRAWN BY: DE / MC / MS

CHECKED BY: JB

PHASE: SCHEMATIC DESIGN

PLOT DATE: 10.19.2020

SHEET TITLE

LOCATION MAP

SHEET NUMBER

A.0.02

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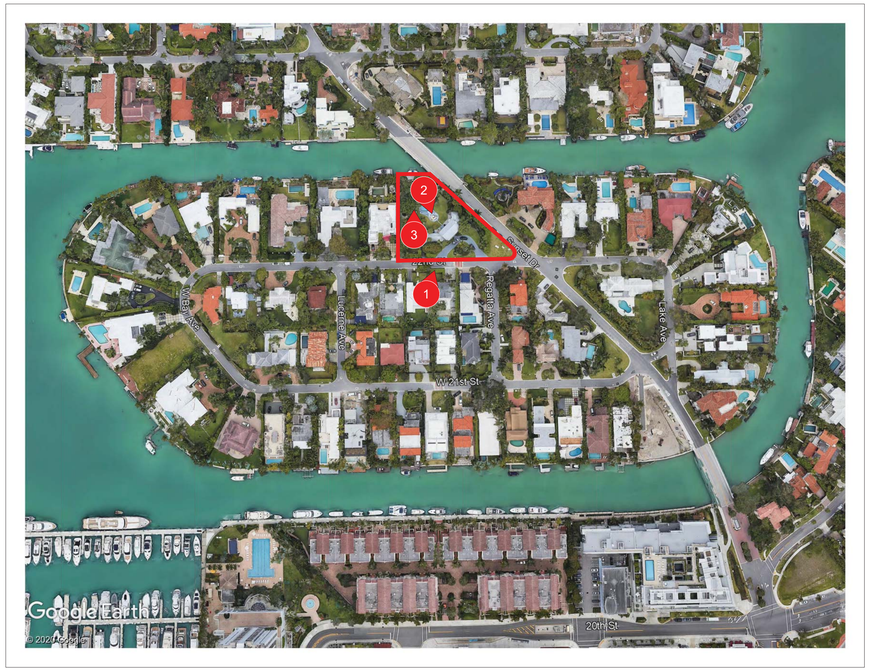

LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

3 SITE IMAGE

N.T.S 09/18/2020

CLIENT

MILLER RESIDENCE

1515 W 22ND ST

MIAMI BEACH, FL 33140

DESIGNER

jenifer briley + associates

architecture . interior design . planning

3250 NE 1st Avenue . Suite 305 . Miami . Florida . 33133
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PLOT DATE: 10.19.2020

SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.03

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LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

3 SITE IMAGE

N.T.S 09/18/2020

CLIENT

MILLER RESIDENCE

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PROJECT NO:	
DRAWN BY:	DE / MC / MS
CHECKED BY:	JB
PHASE: SCHEMATIC DESIGN	PLOT DATE: 10.19.2020

SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.04

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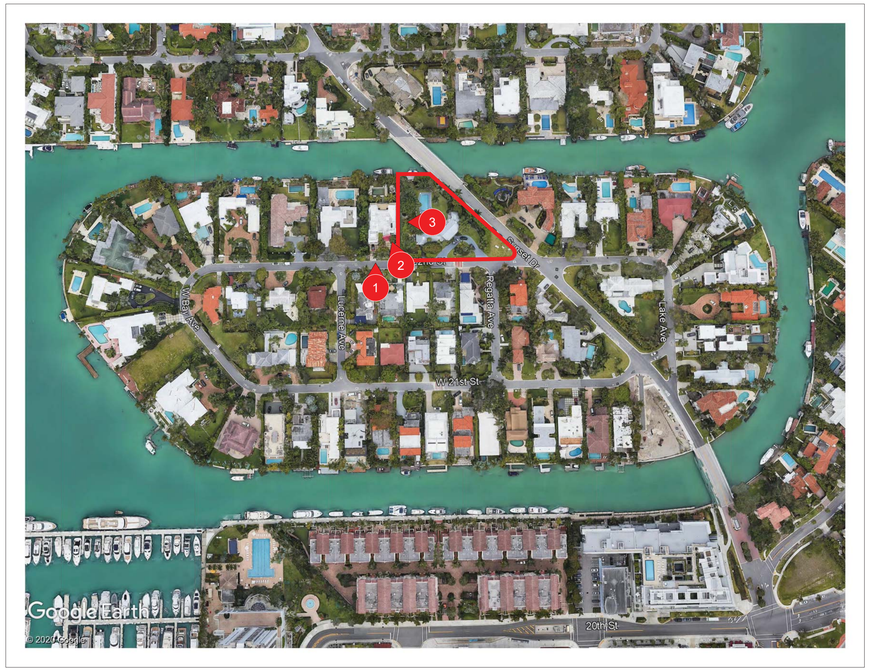

LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

3 SITE IMAGE

N.T.S 09/18/2020

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PLOT DATE: 10.19.2020

SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.05

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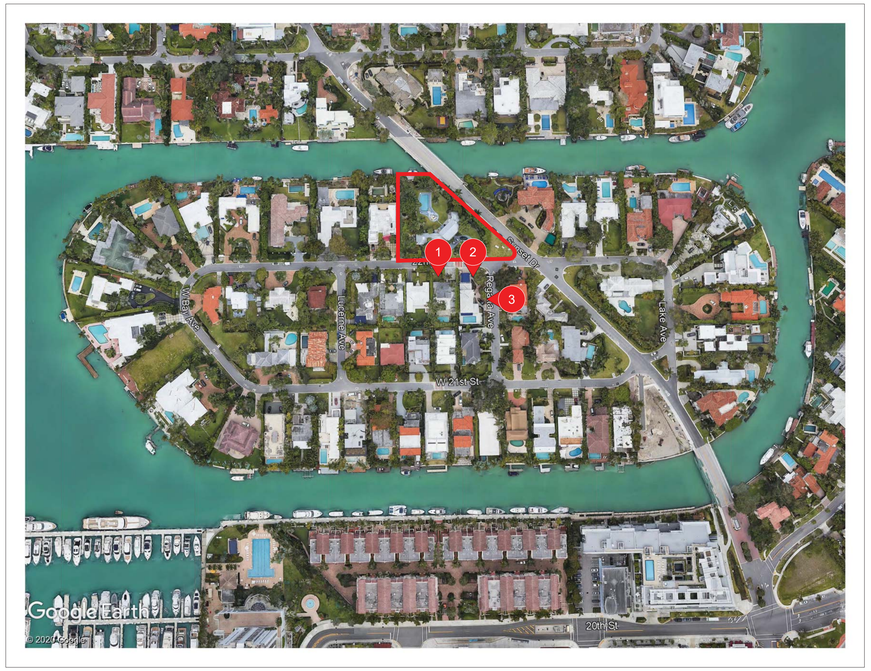

LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

3 SITE IMAGE

N.T.S 09/18/2020

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PLOT DATE: 10.19.2020

SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.06

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LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

3 SITE IMAGE

N.T.S 09/18/2020

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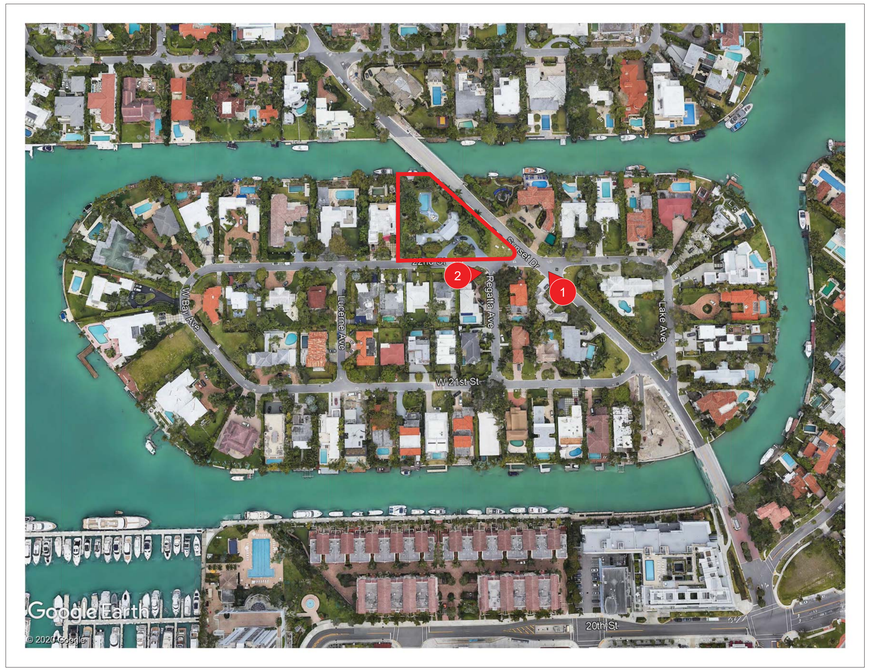
SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.07



LOCATION MAP

N.T.S

NORTH

1 SITE IMAGE

N.T.S 09/18/2020

2 SITE IMAGE

N.T.S 09/18/2020

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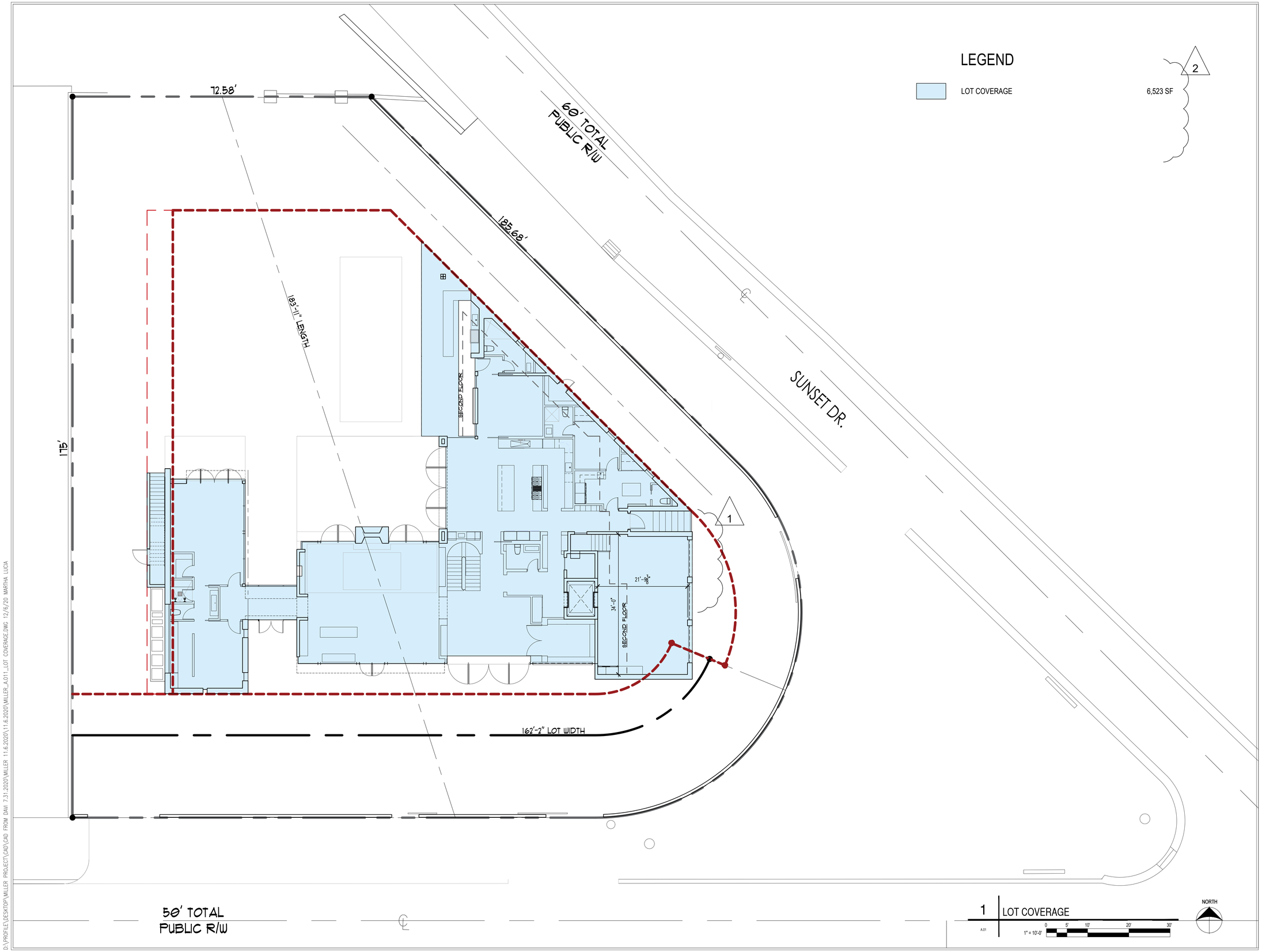
SHEET TITLE

CONTEXT IMAGES

SHEET NUMBER

A.0.08



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CLIENT

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1	11/9/2020	
2	12/7/2020	

PROJECT NO:
DRAWN BY: DE / MC / MS
CHECKED BY: JB
PHASE: SCHEMATIC DESIGN
PLOT DATE: 12.07.2020

SHEET TITLE

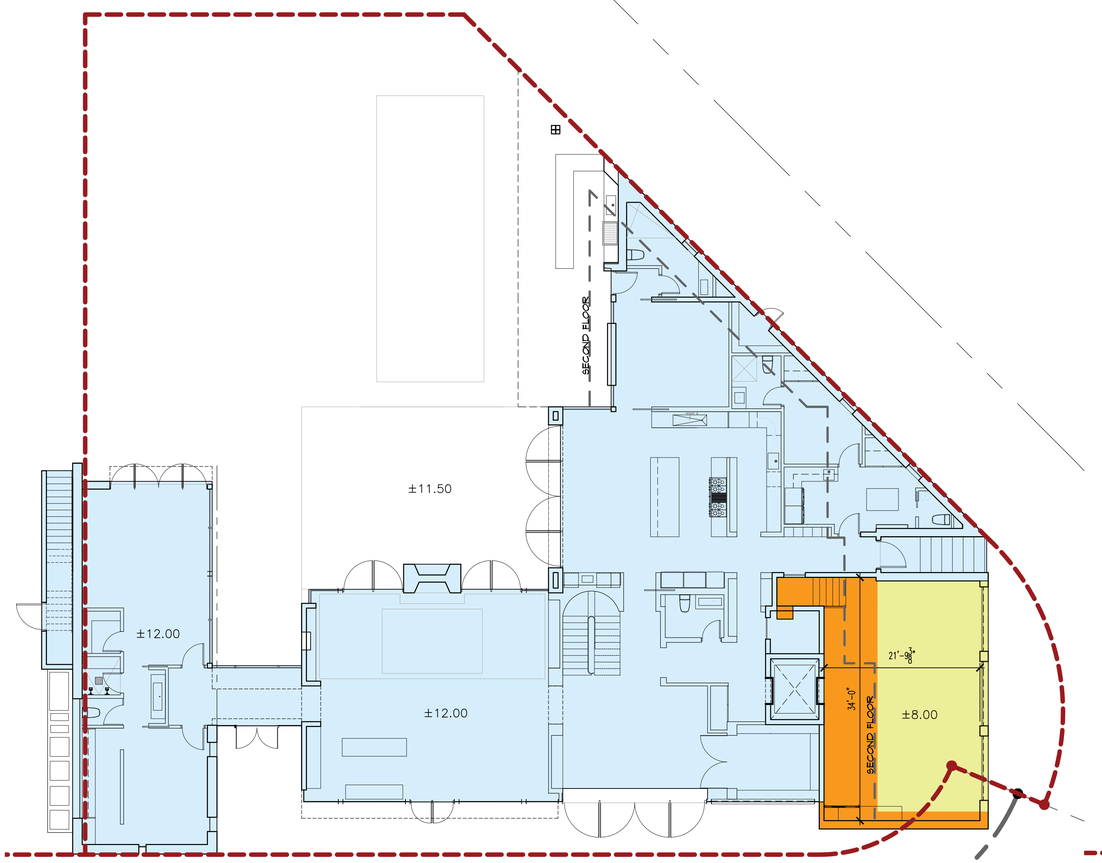
LOT COVERAGE

SHEET NUMBER

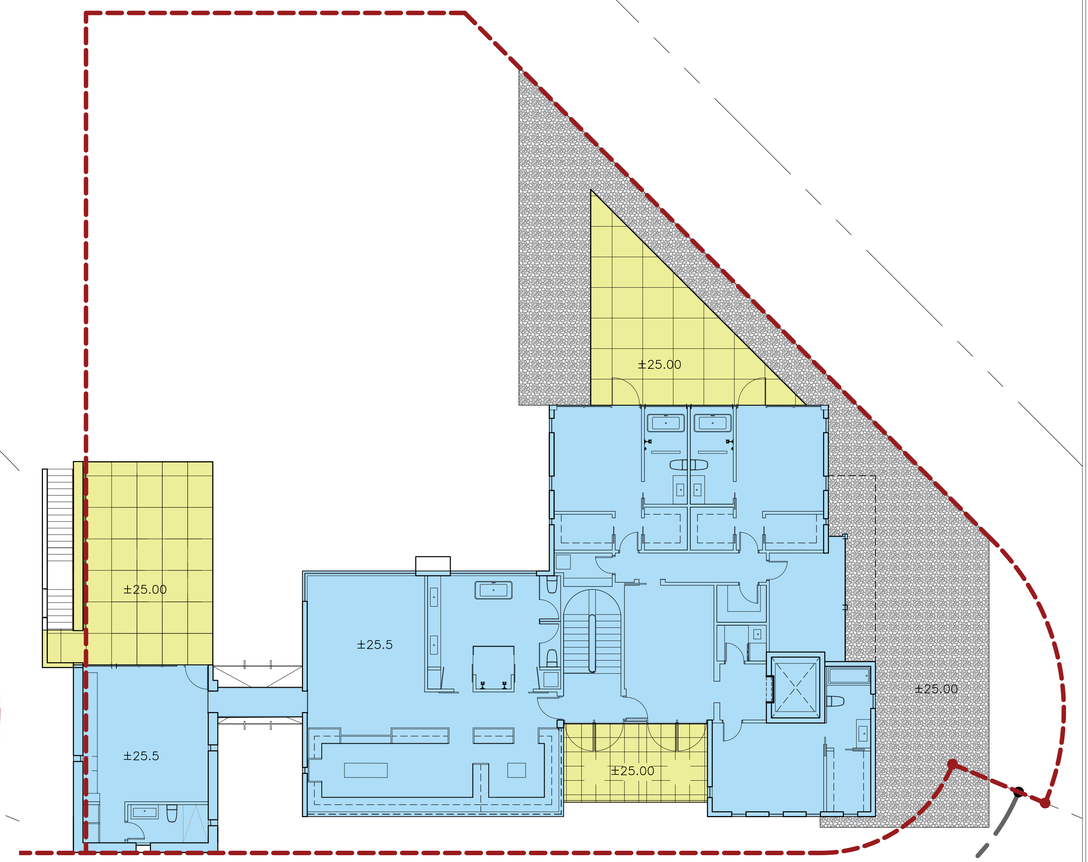
A0.11

PROJECT UNIT SIZE CALCULATIONS

MAXIMUM ALLOWED 50%	12,825 SF
MAXIMUM PROPOSED :	
GROUND FLOOR	5,617 SF
SECOND FLOOR	3,926 SF
TOTAL PROPOSED	9,543 SF



1 FIRST FLOOR
A.01
1/8"=1'-0"
0 4' 8' 16' 24'
NORTH



2 SECOND FLOOR
A.01
1/8"=1'-0"
0 4' 8' 16' 24'
NORTH

LEGEND

MAIN HOUSE	5,285 SF
GARAGE PORTION COUNTED	332 SF
TOTAL PROPOSED	5,617 SF

GARAGE CALCULATION

GARAGE TOTAL	832 SF
	-500 SF
INCLUDED IN AREA	332 SF

LEGEND

MAIN - 2ND FLOOR	3,926 SF
TERRACES NOT COUNTED IN LOT COVERAGE	1,254 SF
TOTAL PROPOSED	5,180 SF

1

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PROJECT NO:	
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PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

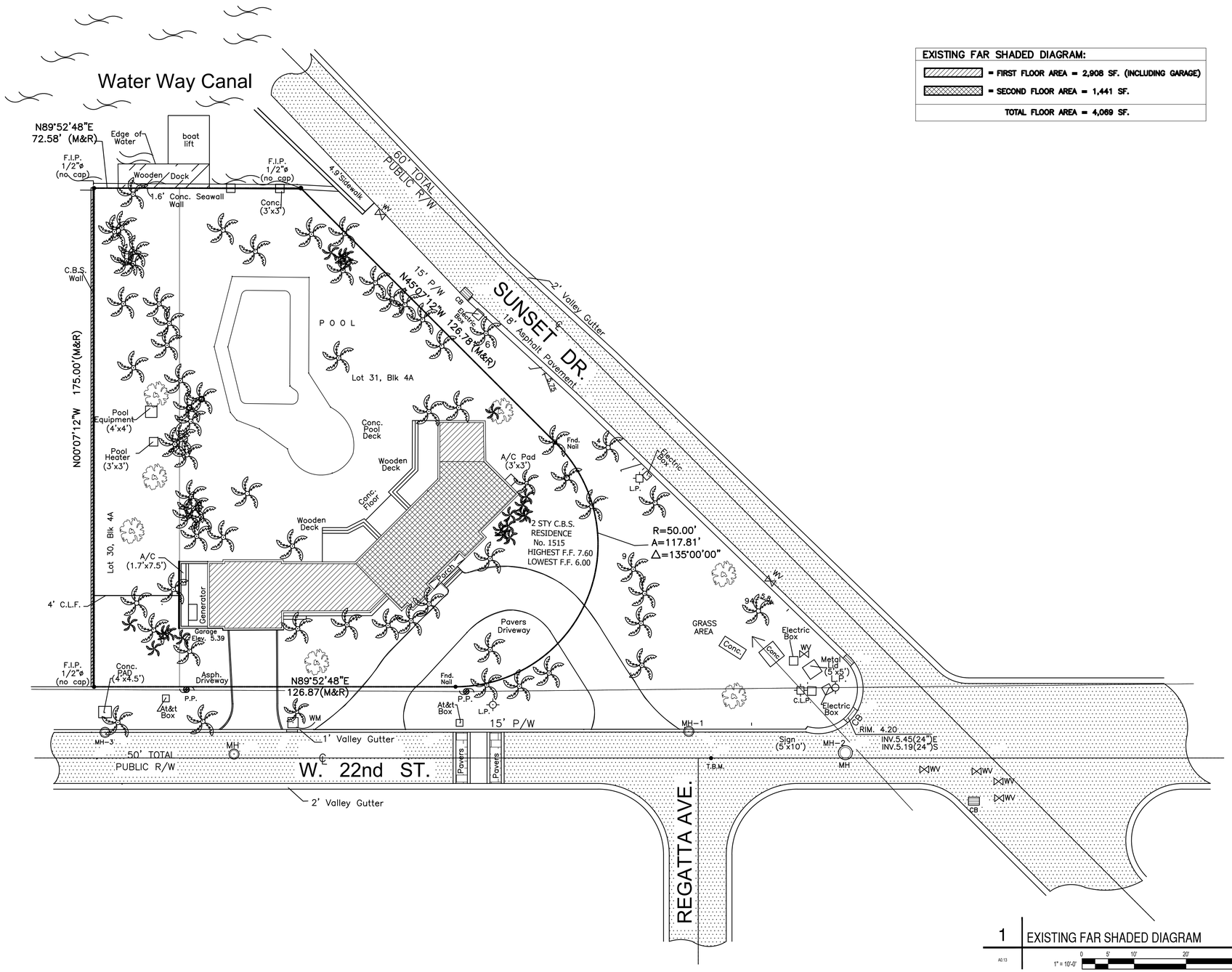
UNIT SIZE DIAGRAMS

SHEET NUMBER

A0.12

D:\PROFILE\DESKTOP\MILLER PROJECT\CAD\CAD FROM DAVI 7.31.2020\MILLER 11.6.2020\MILLER_A.012_UNIT SIZE.DWG 12/5/20 MARTHA LUCIA

EXISTING FAR SHADED DIAGRAM:
= FIRST FLOOR AREA = 2,908 SF. (INCLUDING GARAGE)
= SECOND FLOOR AREA = 1,441 SF.
TOTAL FLOOR AREA = 4,069 SF.



1 EXISTING FAR SHADED DIAGRAM

A0.13

1" = 10'-0" 0 5' 10' 20' 30'

NORTH

CLIENT

MILLER RESIDENCE

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PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

EXISTING FAR SHADED DIAGRAM

SHEET NUMBER

A0.13

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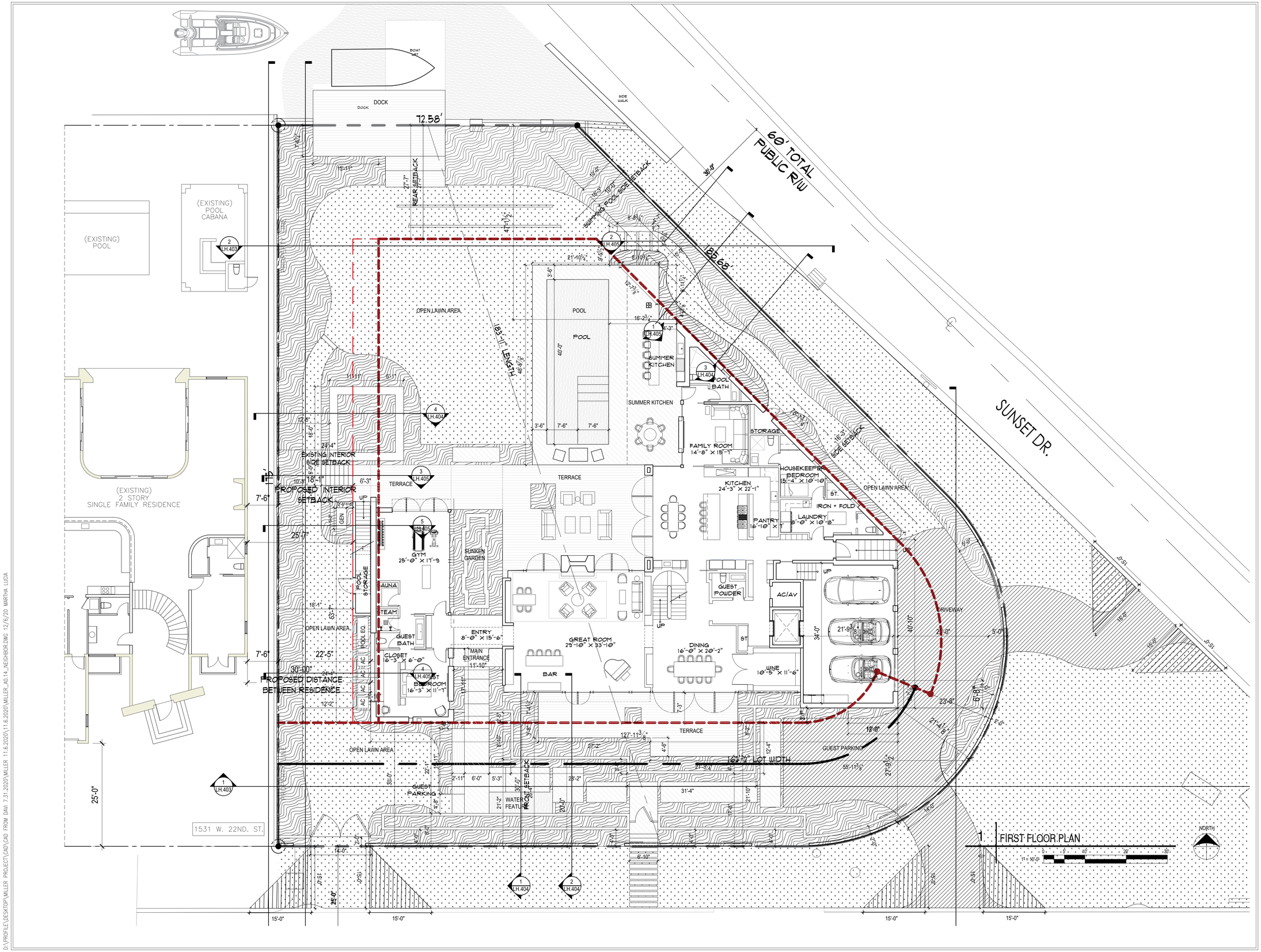

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PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

FIRST FLOOR PLAN NEIGHBOR CONTEXT

SHEET NUMBER

A0.14

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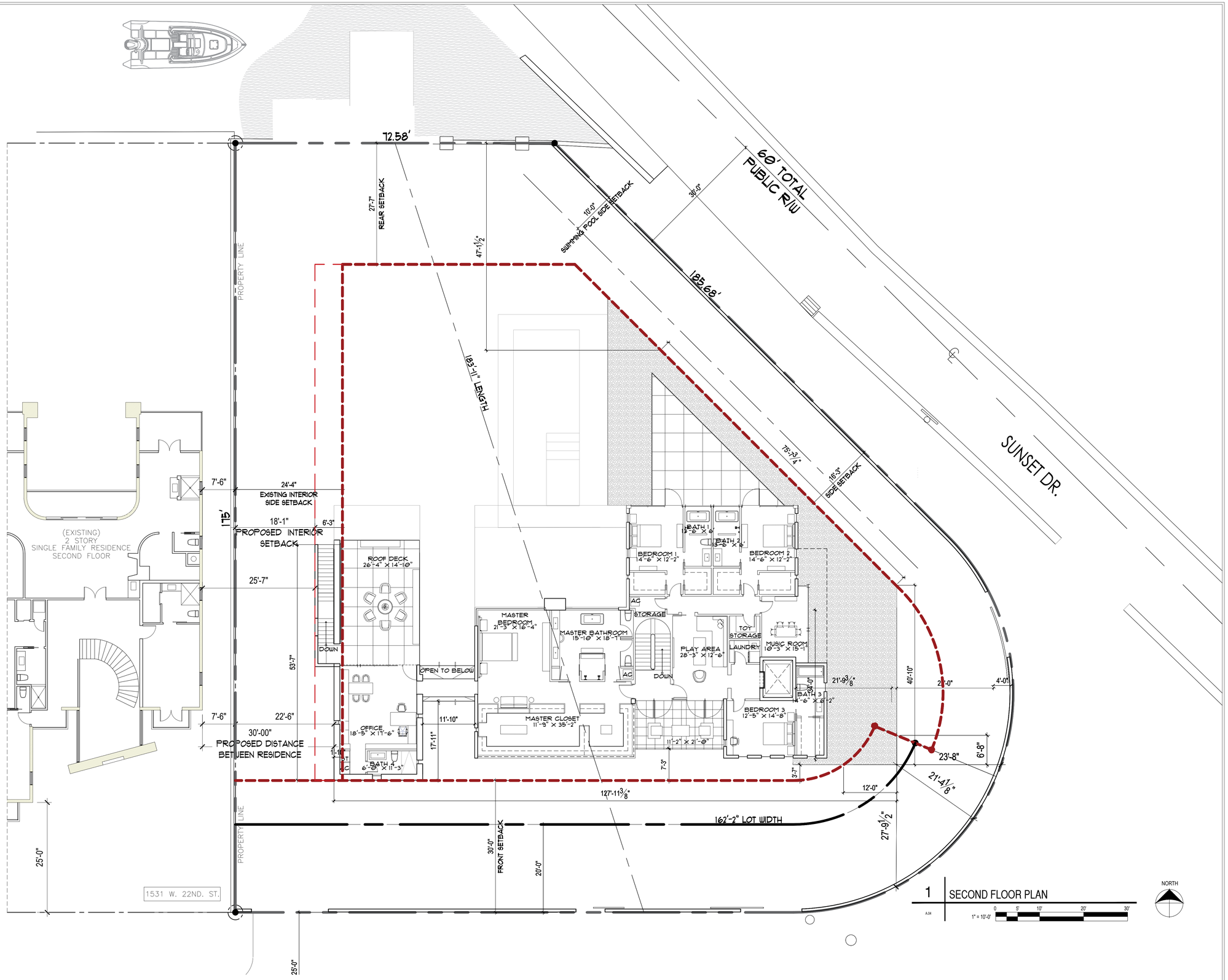

1 SECOND FLOOR PLAN
A.04
1" = 10'-0"
0 5' 10' 20' 30'

CLIENT

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SHEET TITLE

SECOND FLOOR PLAN NEIGHBOR CONTEXT

SHEET NUMBER

A0.15

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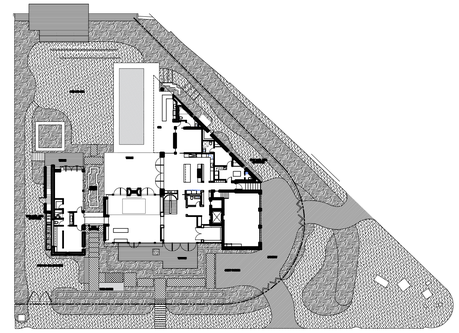

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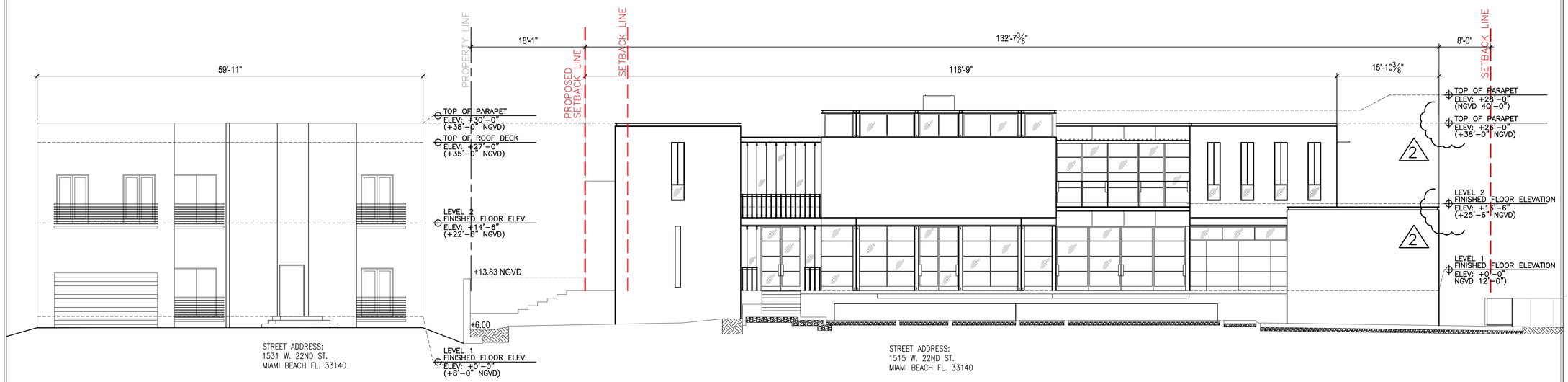
A0.16



1 FRONT ELEVATION (SOUTH)
A.01
1/8"=1'-0"
0 4' 8' 16' 24'

1

CLIENT

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SHEET TITLE

ELEVATION COMPARISON

SHEET NUMBER

A0.16

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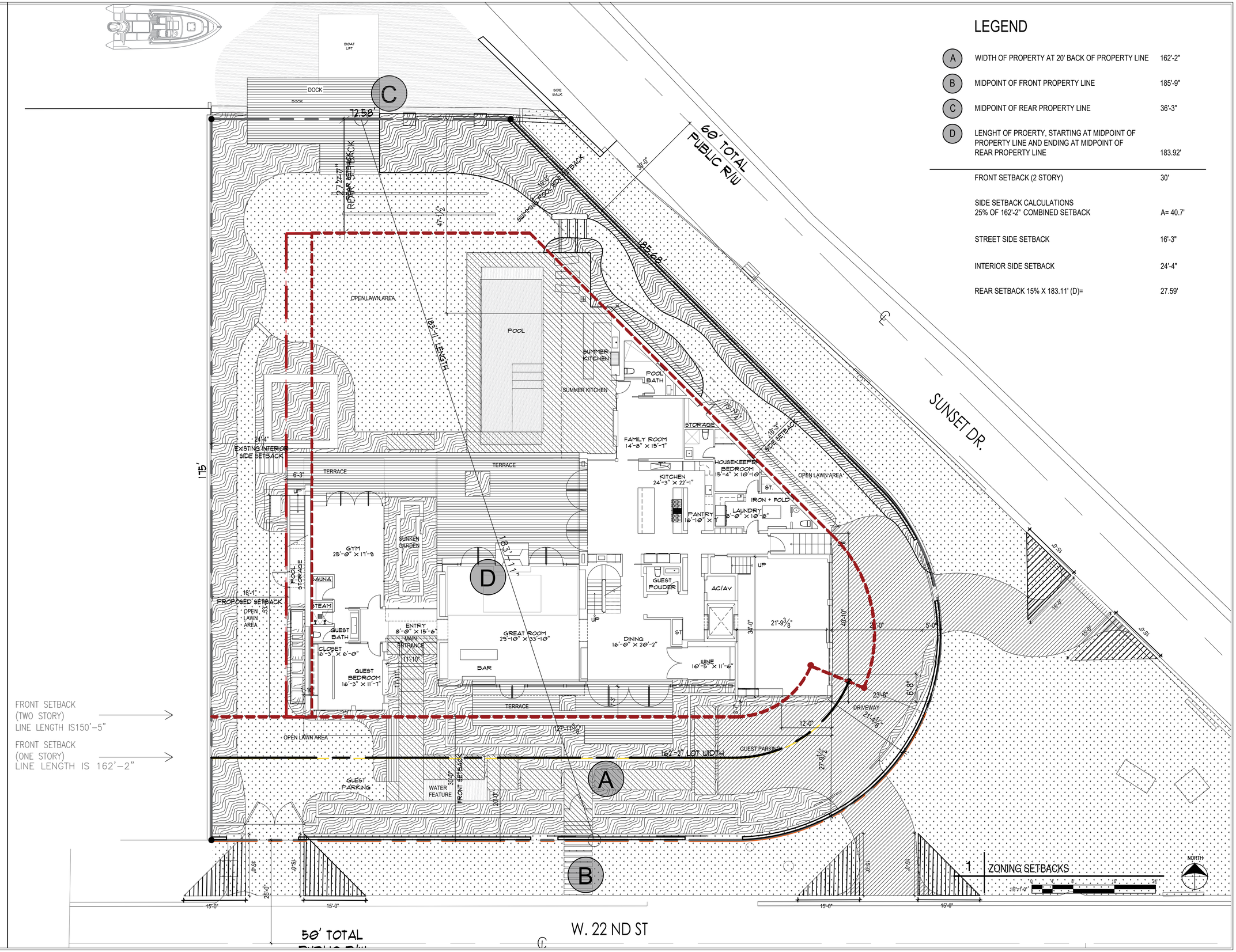

LEGEND

A	WIDTH OF PROPERTY AT 20' BACK OF PROPERTY LINE	162'-2"
B	MIDPOINT OF FRONT PROPERTY LINE	185'-9"
C	MIDPOINT OF REAR PROPERTY LINE	36'-3"
D	LENGHT OF PROERTY, STARTING AT MIDPOINT OF PROPERTY LINE AND ENDING AT MIDPOINT OF REAR PROPERTY LINE	183.92'
	FRONT SETBACK (2 STORY)	30'
	SIDE SETBACK CALCULATIONS 25% OF 162'-2" COMBINED SETBACK	A= 40.7'
	STREET SIDE SETBACK	16'-3"
	INTERIOR SIDE SETBACK	24'-4"
	REAR SETBACK 15% X 183.11' (D)=	27.59'

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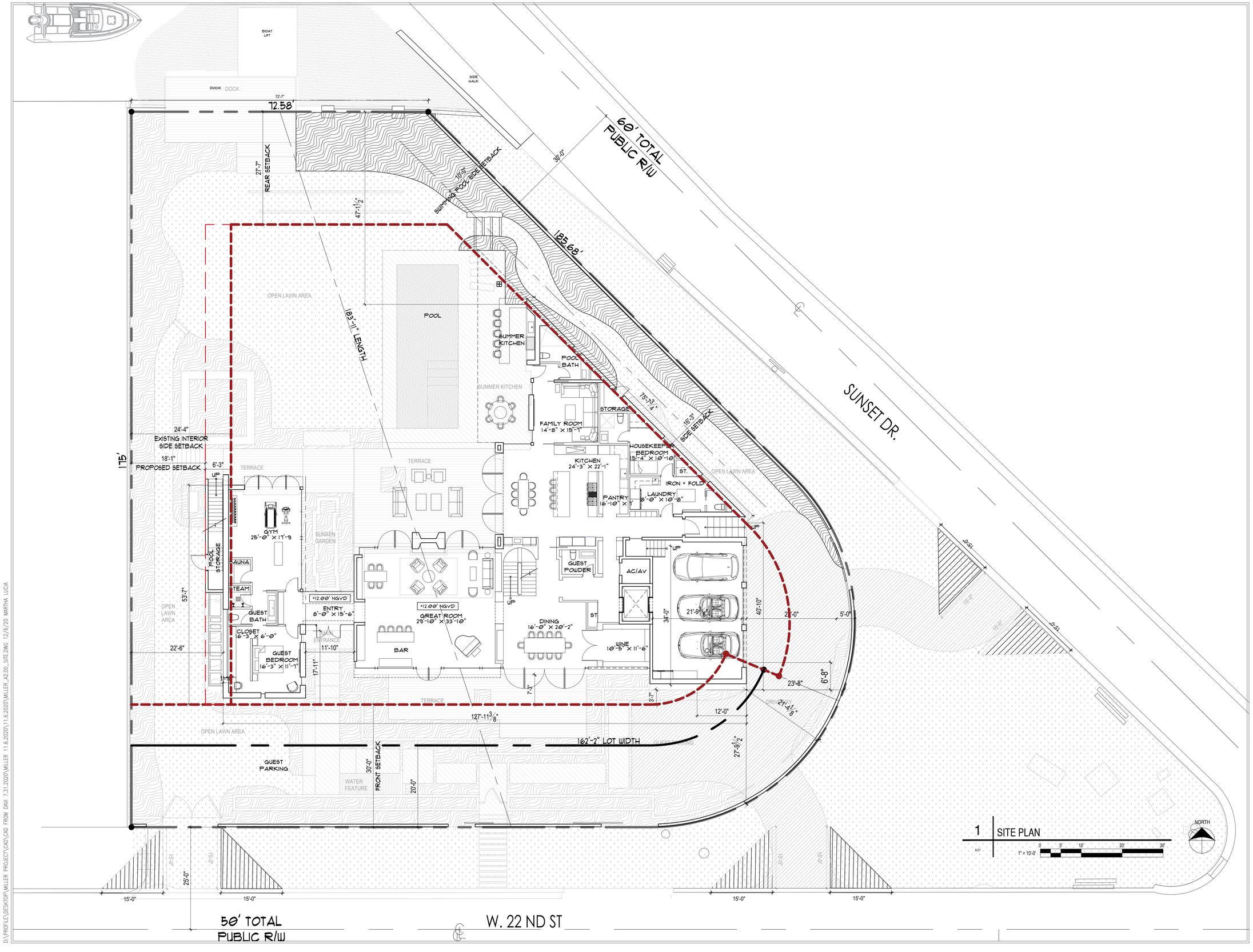
SHEET TITLE

ZONING SETBACKS

SHEET NUMBER

A0.17



CLIENT

MILLER RESIDENCE

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DESIGNER

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS

ISSUE

MARK	DATE	DESCRIPTION
	10/19/2020	DRB SUBMITTAL
1	11/9/2020	
2	12/7/2020	

PROJECT NO:	
DRAWN BY:	DE / MC / MS
CHECKED BY:	JB
PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

SITE PLAN

SHEET NUMBER

A2.00

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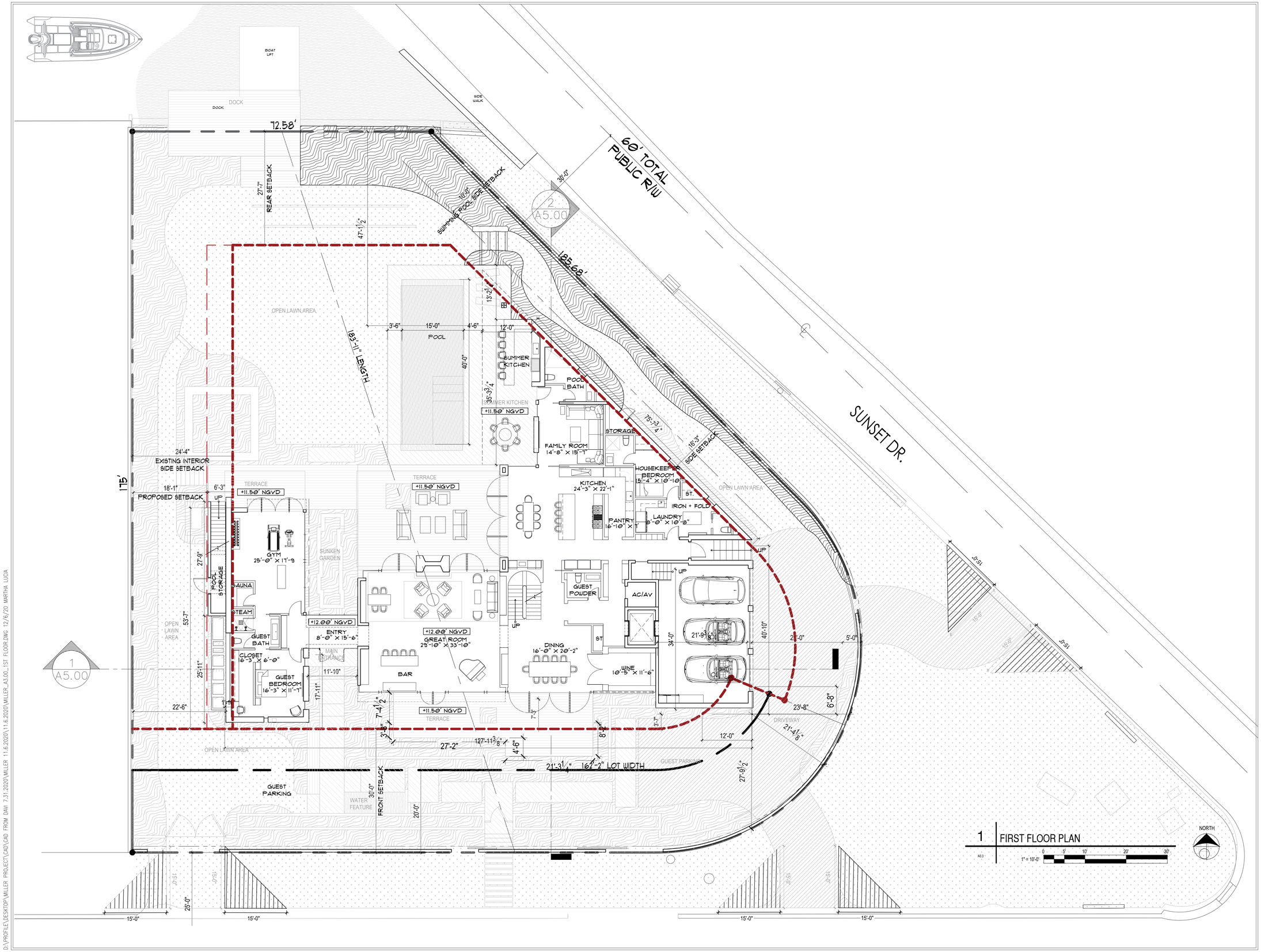

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CHECKED BY:	JB
PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A3.00

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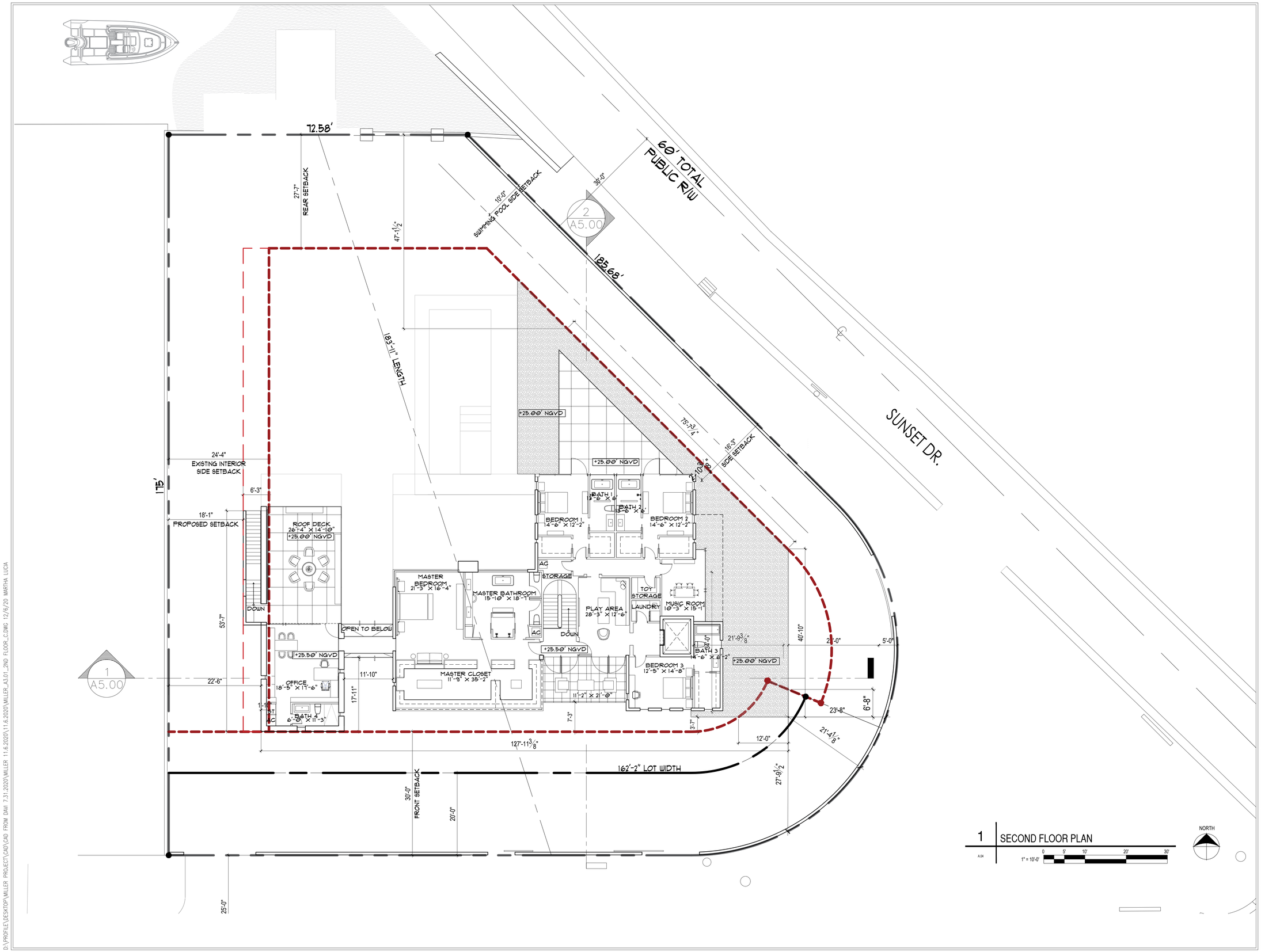

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DRAWN BY:	DE / MC / MS
CHECKED BY:	JB
PHASE: SCHEMATIC DESIGN	PLOT DATE: 12.07.2020

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A3.01

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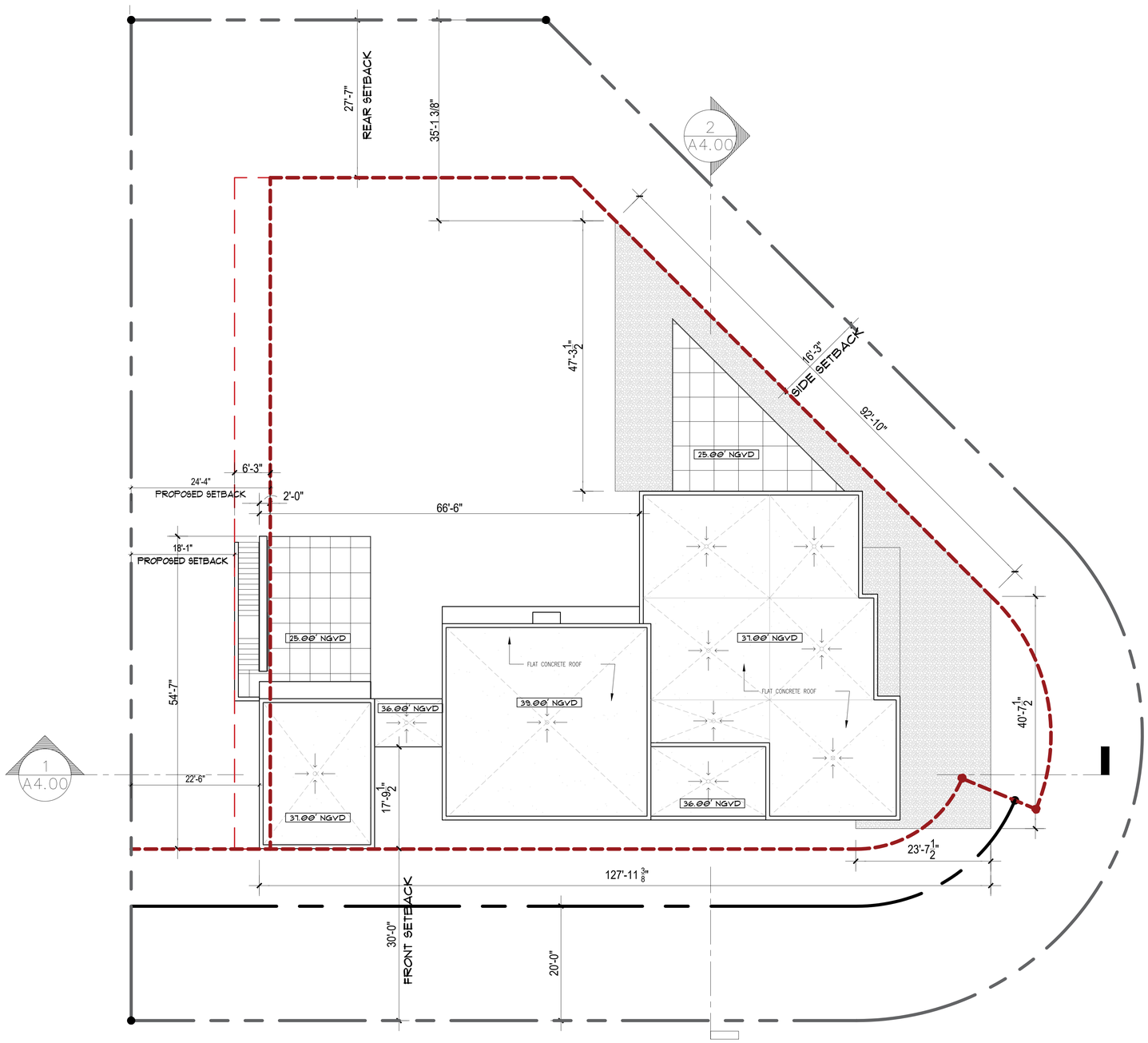

1 ROOF PLAN

A3.02

3/32"=1'-0"

0 4' 8' 16' 24' 32'

NORTH

CLIENT

MILLER RESIDENCE

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A3.02

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