

NEW RESIDENCE - FINAL SUBMITTAL

DESIGN REVIEW BOARD (DRB21-0678)

4534 SHERIDAN AVE

CLIENT

YONEL FELLOUS
4320 NAUTILUS DR,
MIAMI BEACH FL 33140

ARCHITECT OF RECORD

ARTEHOMES
1025 92ND ST,
BAY HARBOR ISLANDS, FL
O: 786-218-3072
WWW.ARTEHOMES.COM

LANDSCAPING

ALL LANDSCAPE DATA INC.
4459 NW 97TH CT,
DORAL FL 33178
O: 305.303.7050
WWW.ALLLANDSCAPEDATA.COM

MIAMI BEACH, FL 33140

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY
RESIDENCE, POOL, DRIVEWAY, AND LANDSCAPING.



CS-0.0	COVER SHEET
EX-1.0	BUILDING CARD
EX-1.1	SURVEY
EX-2.0	LOCATION PLAN
EX-2.1	NEIGHBORHOOD ANALYSIS - KEY PLAN
EX-2.2	NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR
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EX-2.5	NEIGHBORHOOD ANALYSIS - CONTEXT
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EX-3.0	EXISTING GROUND FLOOR PLAN/ ROOF PLAN
EX-3.1	EXISTING NORTH / SOUTH ELEVATION
EX-3.2	EXISTING EAST / WEST ELEVATION
A-0.0	ZONING DATA SHEET
A-1.0	PROPOSED BUILDING - SITE PLAN
A-1.1	PROPOSED BUILDING - FIRST FLOOR PLAN
A-1.2	PROPOSED BUILDING - SECOND FLOOR PLAN
A-1.3	PROPOSED BUILDING - ROOF PLAN
A-2.0	ZONING DIAGRAM - LOT COVERAGE
A-2.1	ZONING DIAGRAM - UNIT SIZE FIRST FLOOR
A-2.2	ZONING DIAGRAM - UNIT SIZE SECOND FLOOR
A-2.3	ZONING DIAGRAM - OPEN SPACE
A-2.4	ZONING DIAGRAM - AXONOMETRIC
A-3.0	MATERIAL BOARD
A-4.0	ELEVATIONS - NORTH
A-4.1	COLORED ELEVATIONS - NORTH
A-4.2	ELEVATIONS - SOUTH
A-4.3	COLORED ELEVATIONS - SOUTH
A-4.4	ELEVATIONS - EAST
A-4.5	COLORED ELEVATIONS - EAST
A-4.6	ELEVATIONS - WEST
A-4.7	COLORED ELEVATIONS - WEST
A-5.0	SECTIONS - TRANSVERSE A
A-5.1	SECTIONS - LONGITUDINAL B
A-6.0	CMB YARD AND GRADE CALCULATION
A-6.1	FRONT YARD SECTION
A-6.2	REAR YARD SECTION
A-6.3	SIDE YARD SECTIONS
A-7.0	RENDERING - FRONT FACADE
A-7.1	RENDERING - REAR FACADE

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CONSULTANTS:

PROJECT
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

J. ALFREDO GARCIA
LIC. # A00017304

CS-0.0

DRAWN BY: F.S.

NEWMAN HANK MEYERS
Owner HARRY NOVACK

Mailing Address Permit No. 13773 Date Mar. 13-1940

Lot 9 Block E Subdivision Surprise Lake Address 4534 Sheridan Avenue

General Contractor Harry Novack Address 3222 18 054

Architect L. Murray Dixon Address

Front 32' Depth 62'8" Height 12' Stories 1 Use Residence- 5 rms and garage

Type of construction o/b/a/ Cost \$ 7,000.00 Foundation spread footing Roof Tile

Plumbing Contractor Fixzit # 13174 Address Date 3-20-1940

3 water closets; 3 lavatories; 1 bath tub; 1 laundry tub; 1 sink; 2 showers;

Plumbing Fixtures Rough approved by Bell May 14-1940 Date

GAS -- OK-ed T J Bell - 7/8th-40

Gas Stoves 3 # 13717- Stolpman - 1 gas stove - 7-8-1940 Address Date

Gas Heaters Final approved by Date

1 temporary closet Septic tank Make Date

Electrical Contractor Gross Electric # 14713 Address Date Apr. 5-1940

Switch 18 Range Motors Fans Temporary service

OUTLETS Light 20 HEATERS Water 1 Centers of Distribution 3

Receptacles 25 Space 2

Refrigerator 1 - 2 Irons; Address Date

Electrical Contractor No. fixtures set 23 Final approved by H C Inman Date

Date of service July 17-1940

layers Alterations or repairs #43335 REMODELING: Install 2'x 7' closet inside & shelving: Date

J. Frank Price: \$ 260: Nov 18, 1953

ALTERATIONS & ADDITIONS

Building Permits:

#52999 Beach York Corp: 1-3 ton pkg unit AC - \$600- April 10, 1957 OK 5/10/57 Flaag
 #61343 Owner: For Sale Sign - \$5.00 - March 3, 1968
 #76063 - ALTON PAINT AND ROOF CO.: ReRoof - \$1000. 3/31/66
 #03247-Truly Nolen-DWT-\$225-5-24-73
 #04766-Truly Nolen Inc.-Fumigation-\$400-12-14-73
 #07072-Truly Nolen-DWT-\$275-3-31-75

Plumbing Permits:

#55724-Beutel Solar Heater- booster solar water heater-1-26-78

Electrical Permits:

#45451 Astor Electric: 1 switch outlet, 1 light outlet - August 24, 1955
 #49647 Kammer & Wood: 1 Center of Distrib., 1 Motor(1HP), 1 Motor(2-SHP)-4/3/57
 #51793 Astor Elec: 1 Appliance Outlet (Freezer) - April 14, 1958
 #53352 Donkey Elec: 1 switch outlet, 1 fixture, 1 center of distrib, 1 motor (2HP)- 2/27/59 OK 4/10/59 Fidler

PLUMBING PERMITS: #P8900419 - Factory Service - Heater replacement - 2-14-89

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PROJECT
 4534 SHERIDAN AVE.
 MIAMI BEACH, FL 33140

DATE PROJECTED 05/10/21

REVISION

DATE
 DRAFTED BY
 SCALE

BUILDING CARD

RECEIVED BY THE CITY

DATE OF RECEIPT
 5/10/21

EX-1.0

DRAWN BY F 5

4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

DRAWN BY: _____



SITE
4534 SHERIDAN AVE

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4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE:
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05/10/21

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DATE:
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SCALE:

NEIGHBORHOOD
ANALYSIS - KEY PLAN

ARCHITECT OF RECORD

Alfredo Damaris
Alfredo Damaris

ALFREDO DAMARRIS
LIC. # A10017394

EX-2.1

DRAWN BY:

F.5



1



2



3



4



KEY PLAN

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NEIGHBORHOOD
ANALYSIS - EXISTING
EXTERIOR

ARCHITECT OF RECORD

J. ALFREDO CUMARRA
LIC. # AB0017304

EX-2.2

DRAWN BY:

F.S.



4542 SHERIDAN AVE



4538 SHERIDAN AVE





4532 SHERIDAN AVE



4526 SHERIDAN AVE



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MIAMI BEACH, FL 33140

DATE: 05/10/21
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NEIGHBORHOOD
ANALYSIS - CONTEXT

APPROVED FOR RECORD

[Signature]
5-10-2021

J. ALFREDO GARCIA
LIC. # 1000179

EX-2.4

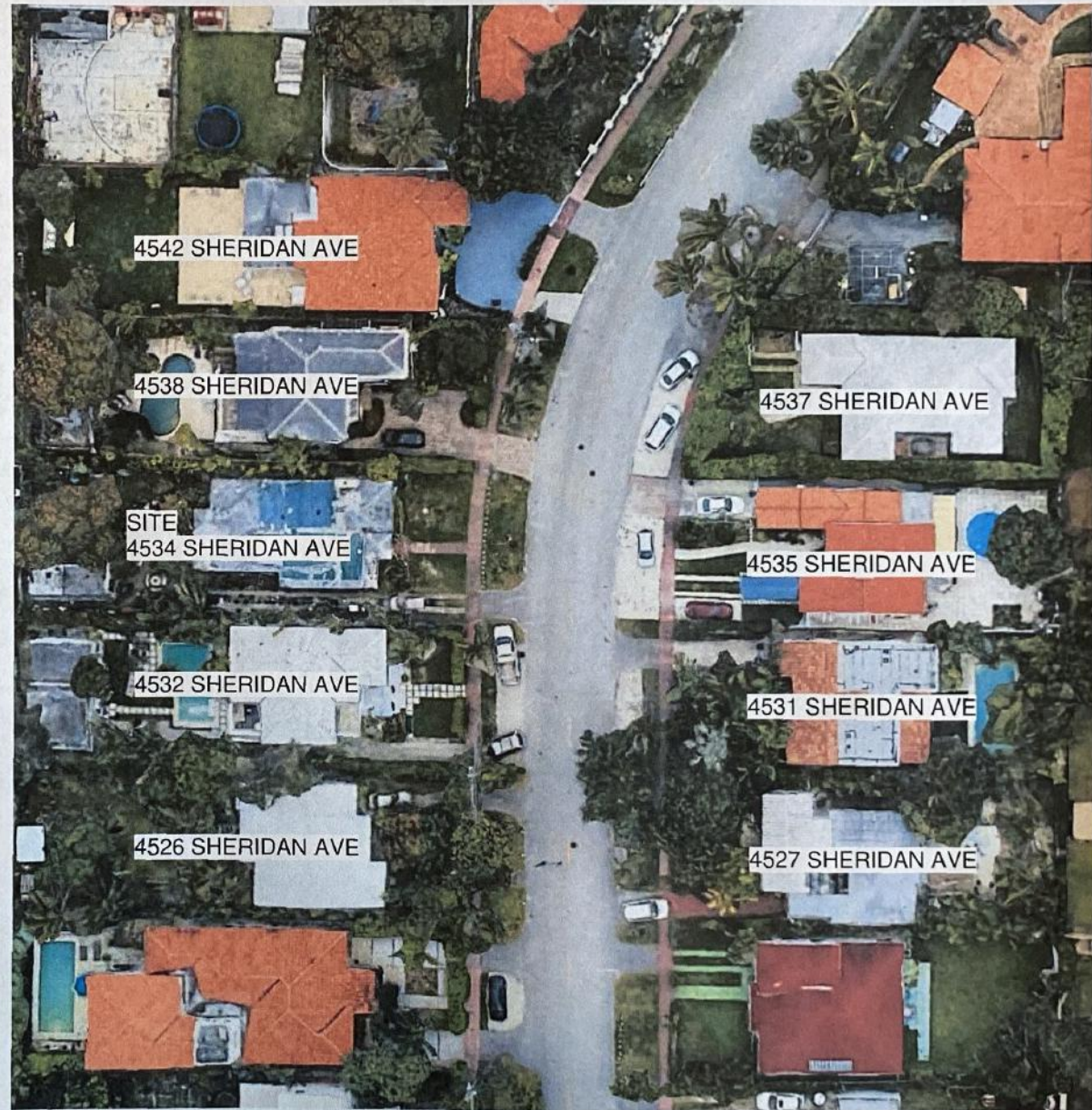
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4537 SHERIDAN AVE



4535 SHERIDAN AVE



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NEIGHBORHOOD
ANALYSIS - CONTEXT



J. A. F. LEO GARCIA
LIC. # 150017304

EX-2.5

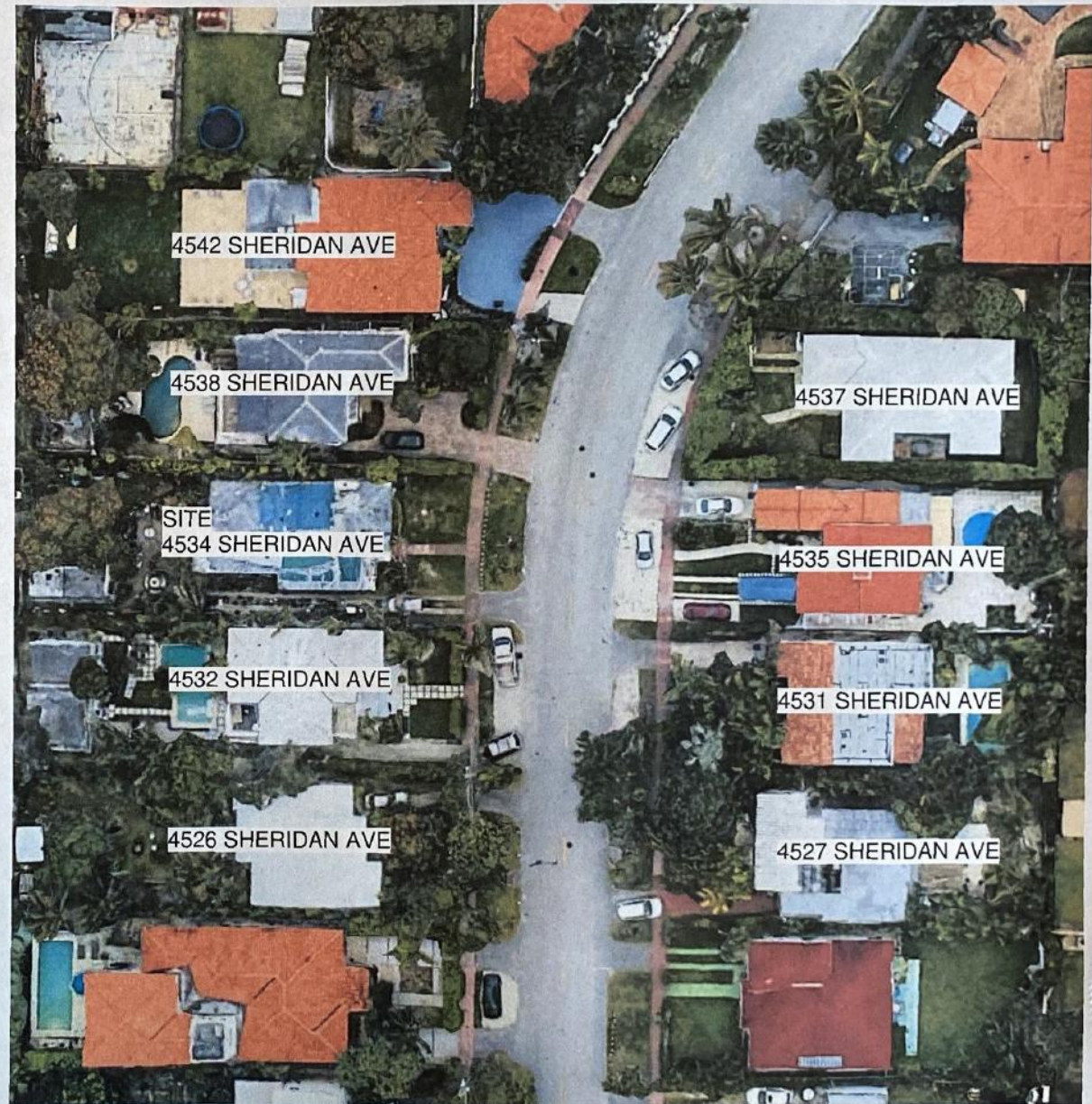
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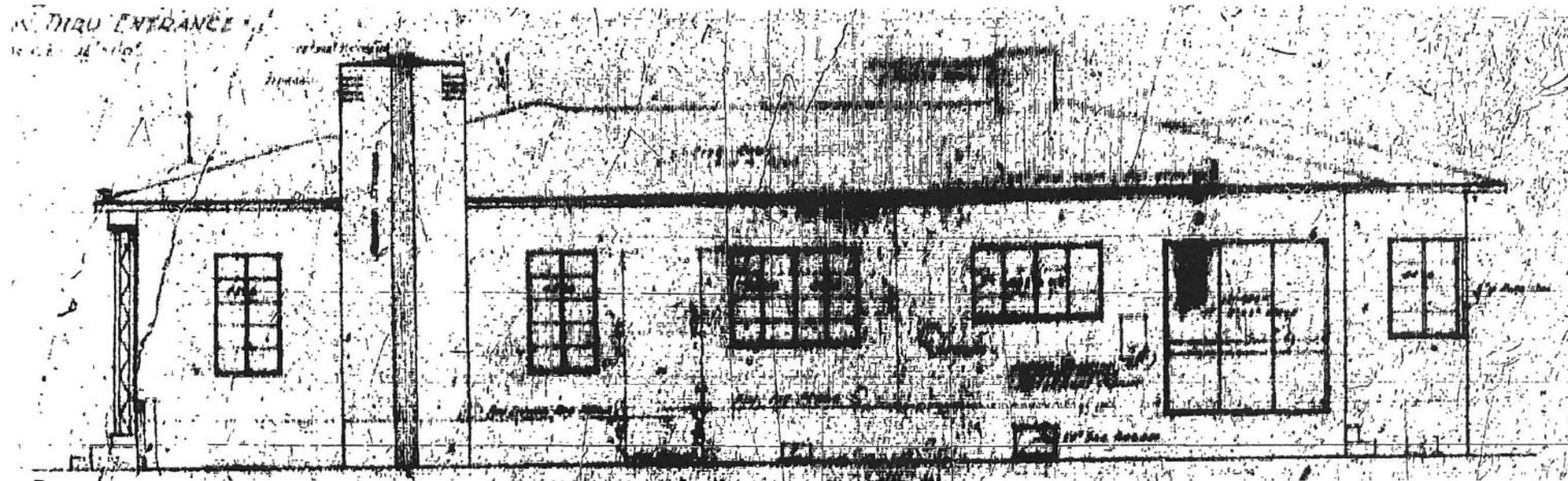


4531 SHERIDAN AVE

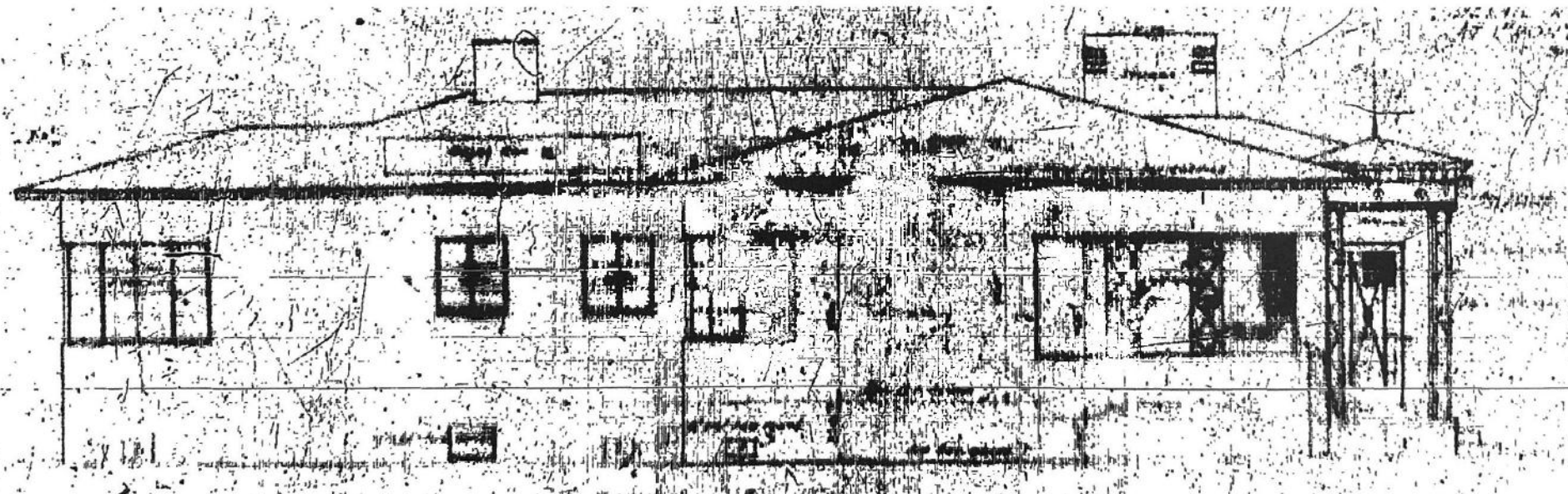


4527 SHERIDAN AVE





EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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EXISTING NORTH / SOUTH
ELEVATION

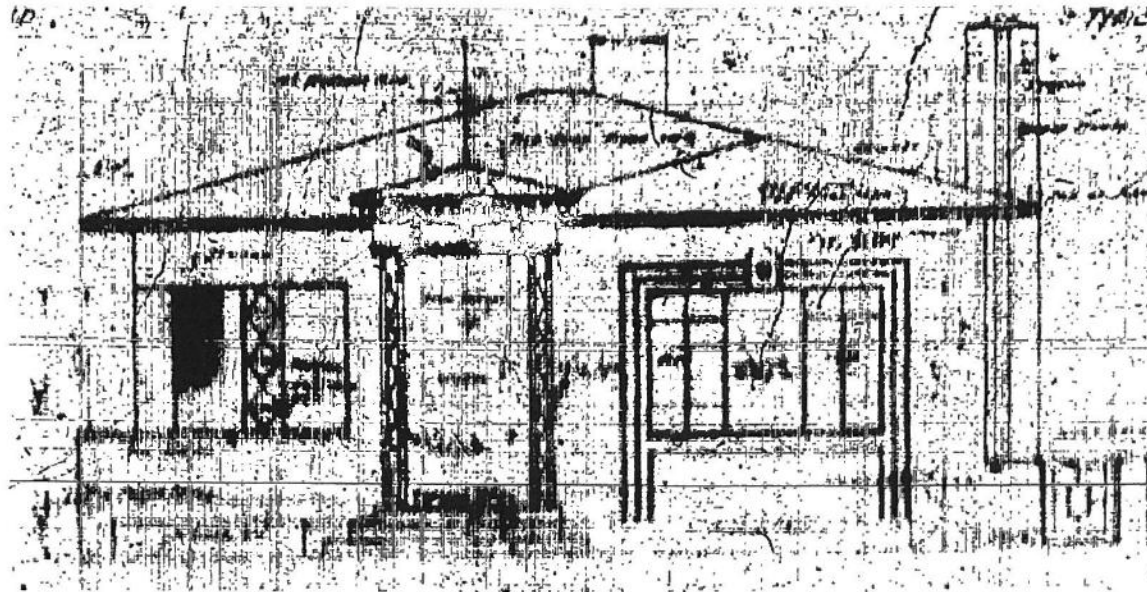
ARCHITECT OF RECORD

J. ALFREDO GARCIA
LIC. # 47007-734

EX-3.1

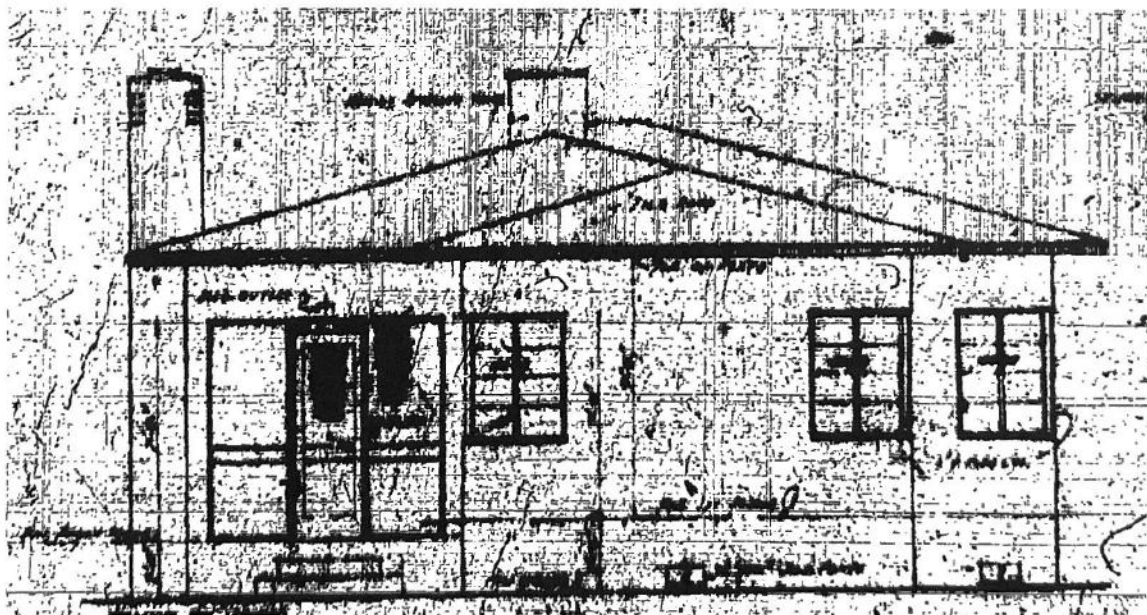
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FS



NORTH

EXISTING EAST ELEVATION



NORTH

EXISTING WEST ELEVATION

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CONSULTANTS

PROJECT
4524 SHELBOURN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAWN BY:
SCALE:

EXISTING EAST / WEST
ELEVATION

ARCHITECT OF RECORD

Handwritten signature and date 5/10/21

J. ALFREDO GARCIA
AIA, # A00017304

EX-3.2

DRAWN BY: F.S.