

NEW RESIDENCE - FINAL SUBMITTAL

DESIGN REVIEW BOARD (DRB21-0678)

4534 SHERIDAN AVE

MIAMI BEACH, FL 33140

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: 305.303.7059
WWW.ALLLANDSCAPEDATA.COM

SCOPE OF WORK

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



CS-0.0	COVER SHEET
EX-1.0	BUILDING CARD
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EX-2.0	LOCATION PLAN
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EX-2.2	NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR
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Design Build by

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PROJECT:
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE:
PROJECT N0

08/03/21

REVISION

DATE:
DRAFTED BY:
SCALE:

COVER SHEET

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

CS-0.0

DRAWN BY: F.S

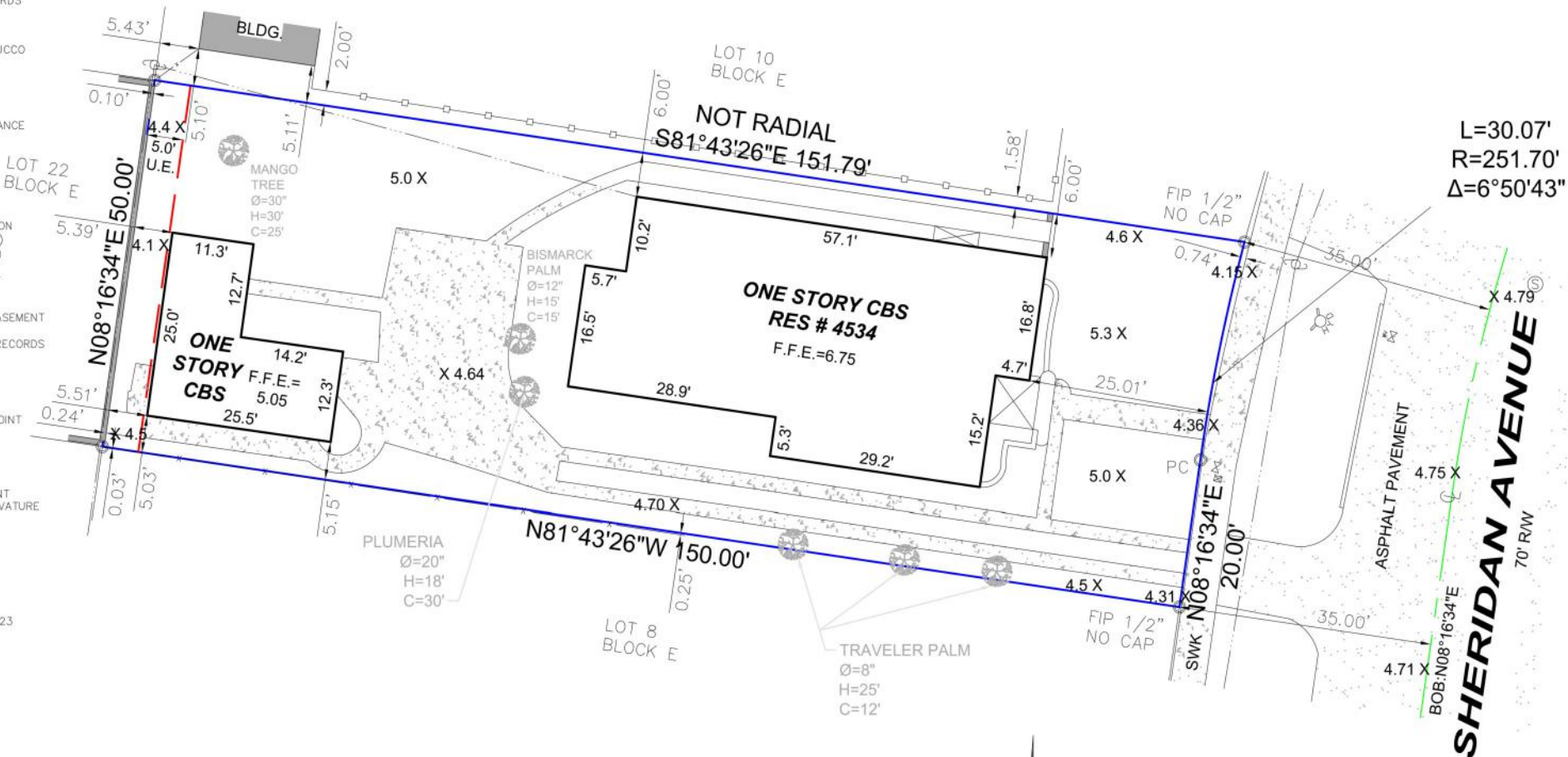
MAP OF BOUNDARY SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

LEGEND
ABBREVIATIONS:
A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:
[Symbol] = TELEPHONE RISER
[Symbol] = CABLE TV RISER
[Symbol] = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
[Symbol] = CENTER LINE
[Symbol] = WATER VALVE
[Symbol] = CURB INLET
[Symbol] = FIRE HYDRANT
[Symbol] = LIGHT POLE
[Symbol] = CATCH BASIN
[Symbol] = UTILITY POLE
[Symbol] = DRAINAGE MANHOLE
[Symbol] = SEWER MANHOLE
[Symbol] = METAL FENCE
[Symbol] = WOOD FENCE
[Symbol] = CHAIN LINK FENCE
[Symbol] = EASEMENT
[Symbol] = BOUNDARY LINE
[Symbol] = OVERHEAD UTILITY LINE

ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA



LOCATION MAP:
NOT TO SCALE



PROPERTY ADDRESS:
4534 SHERIDAN AVENUE, MIAMI BEACH, FL. 33140

LEGAL DESCRIPTION:
LOT 9, BLOCK E, OF SURPRISE LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 114, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 7
COMMUNITY NAME & NUMBER MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0309 SUFFIX L

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF SHERIDAN AVENUE HAS BEEN ASSIGNED A BEARING OF N08°16'34"E.

CERTIFIED TO:
BUY FROM M&E LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



NICOLA S DEL VENTO
Digitally signed by NICOLAS DEL VENTO
Date: 2021.04.16 16:58:38 -04'00'
NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL FIELD WORK: 04/15/2021
JOB#: 21046499
DRAWN BY: NICK
CAD FILE: TBD
SHEET 1 OF 1

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SCALE:

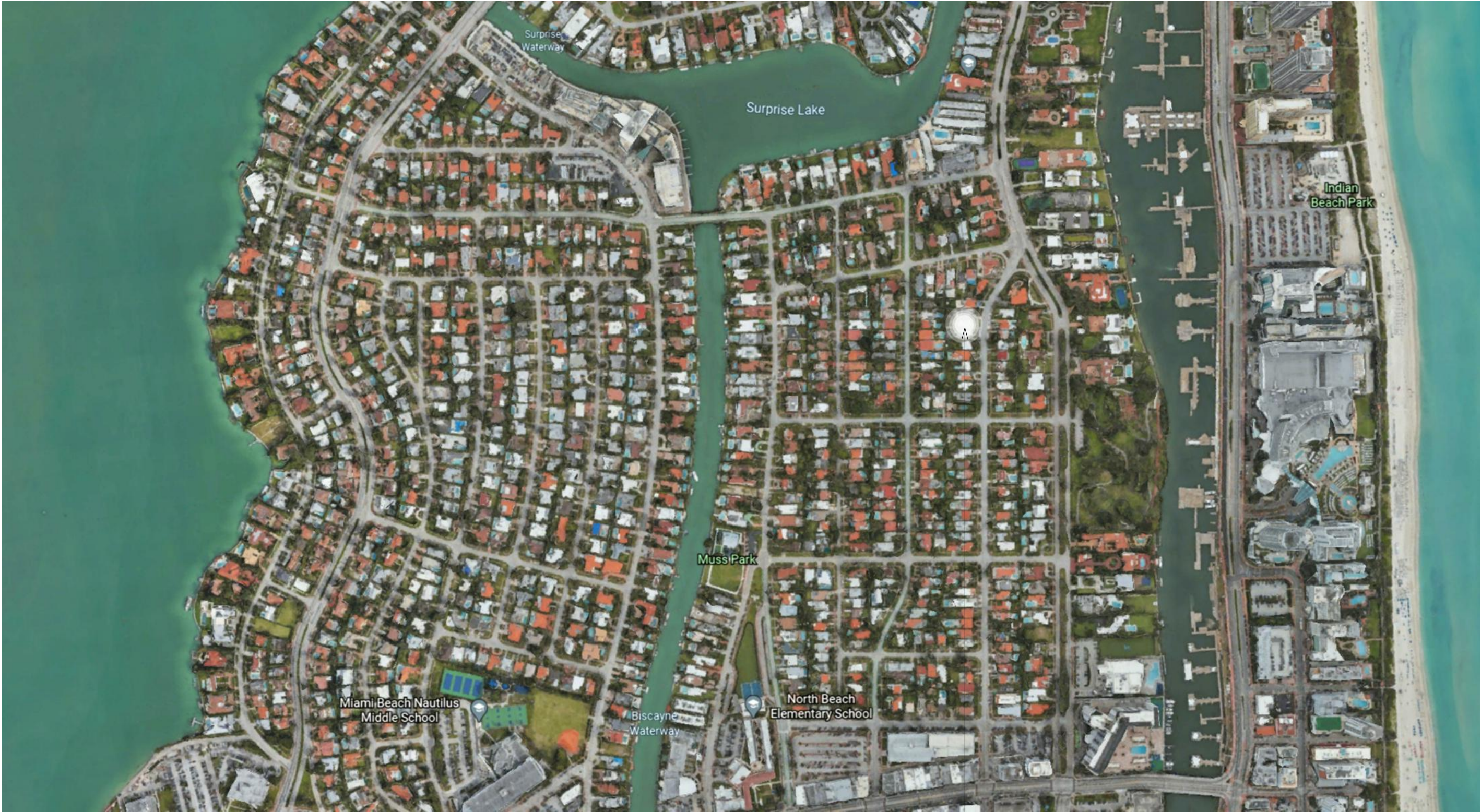
SURVEY

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

EX-1.1

DRAWN BY: F.S



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MIAMI BEACH FL 33140

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LOCATION PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
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EX-2.0

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**NEIGHBORHOOD
ANALYSIS - KEY PLAN**

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J. ALFREDO GAMARRA
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EX-2.1

DRAWN BY: F.S



1



2



3



4



KEY PLAN

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SCALE:

NEIGHBORHOOD
ANALYSIS - EXISTING
EXTERIOR

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

EX-2.2

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4542 SHERIDAN AVE



4538 SHERIDAN AVE



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NEIGHBORHOOD
ANALYSIS - CONTEXT

ARCHITECT OF RECORD

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4532 SHERIDAN AVE



4526 SHERIDAN AVE



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SCALE:

NEIGHBORHOOD
ANALYSIS - CONTEXT

ARCHITECT OF RECORD

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EX-2.4

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4537 SHERIDAN AVE



4535 SHERIDAN AVE



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SCALE:

**NEIGHBORHOOD
ANALYSIS - CONTEXT**

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
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EX-2.5

DRAWN BY: F.S



4531 SHERIDAN AVE



4527 SHERIDAN AVE



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SCALE:

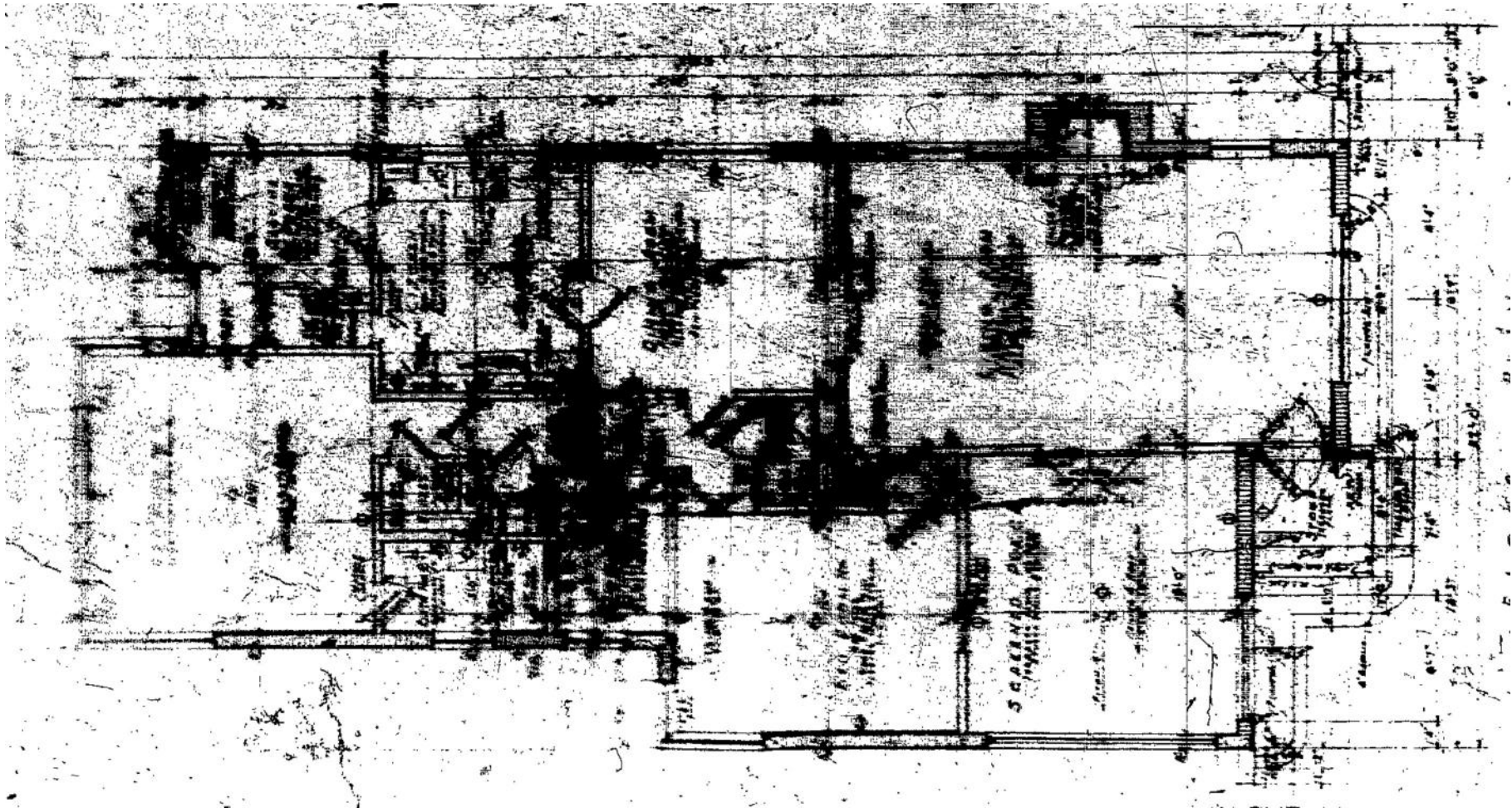
NEIGHBORHOOD
ANALYSIS - CONTEXT

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

EX-2.6

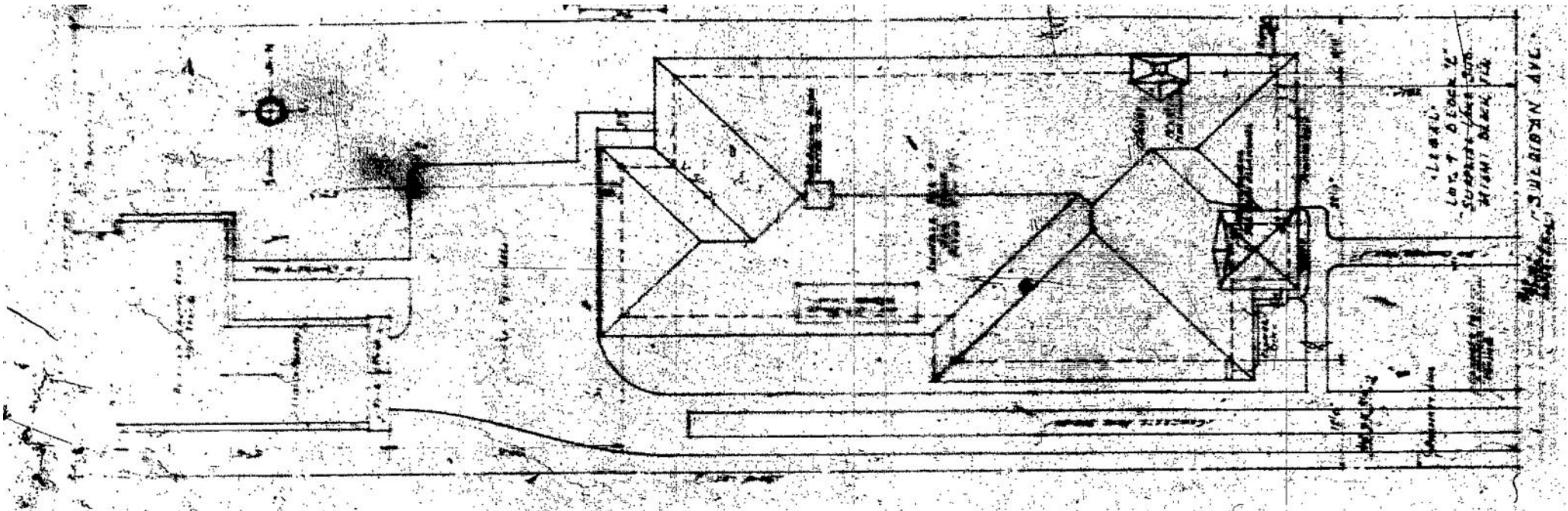
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EXISTING GROUND FLOOR PLAN



NORTH



EXISTING ROOF PLAN



NORTH

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SCALE:

EXISTING GROUND FLOOR
PLAN/ ROOF PLAN

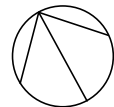
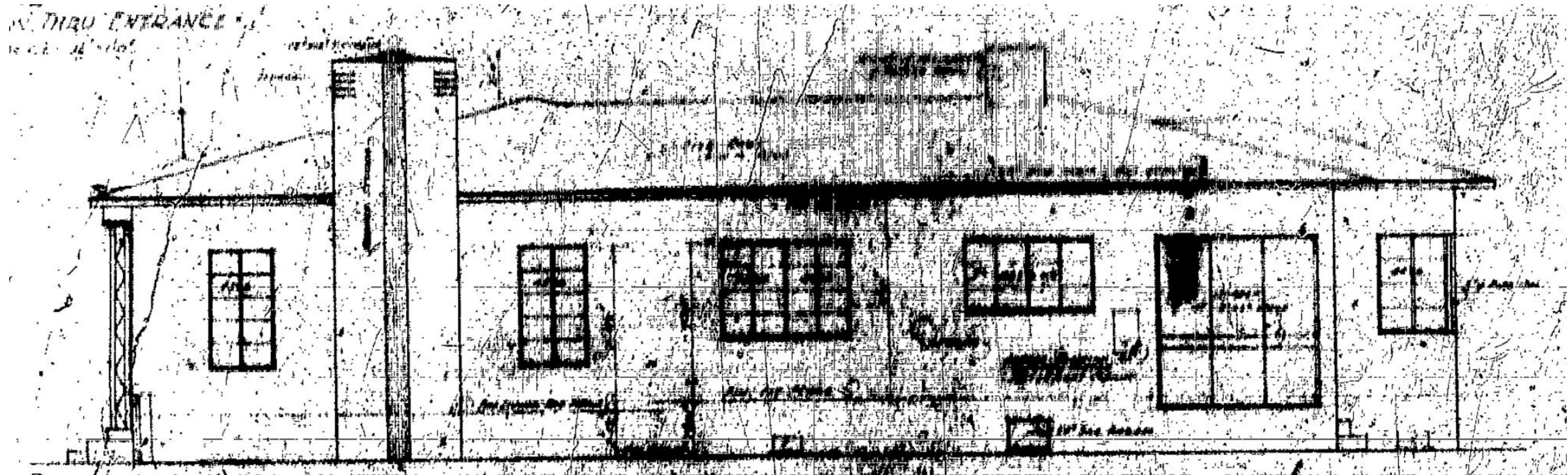
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

EX-3.0

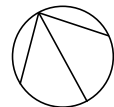
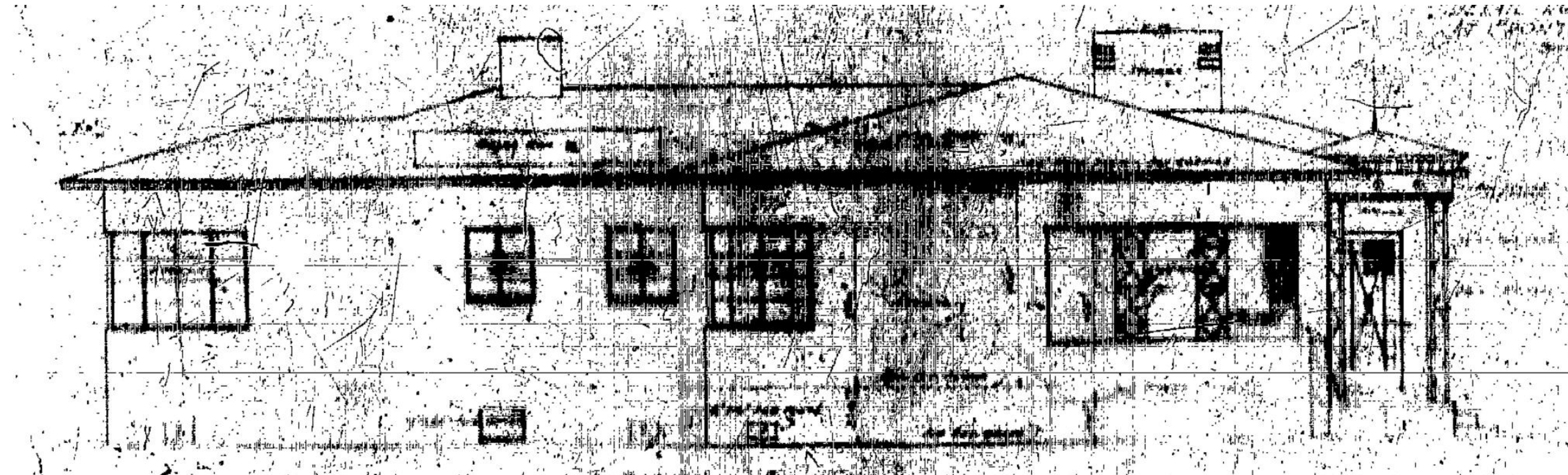
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NORTH

EXISTING NORTH ELEVATION



NORTH

EXISTING SOUTH ELEVATION

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SCALE:

EXISTING NORTH / SOUTH
ELEVATION

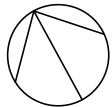
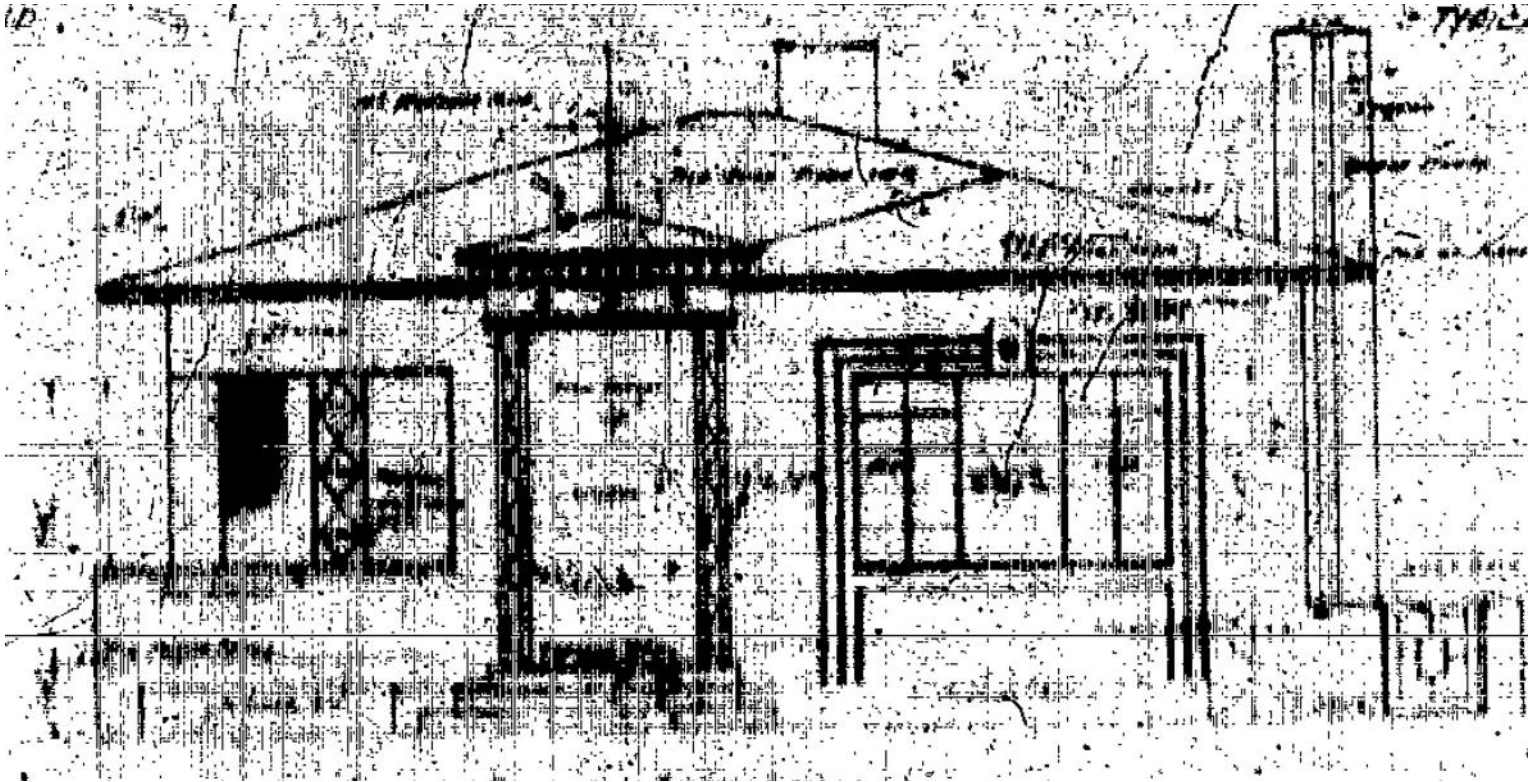
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EX-3.1

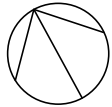
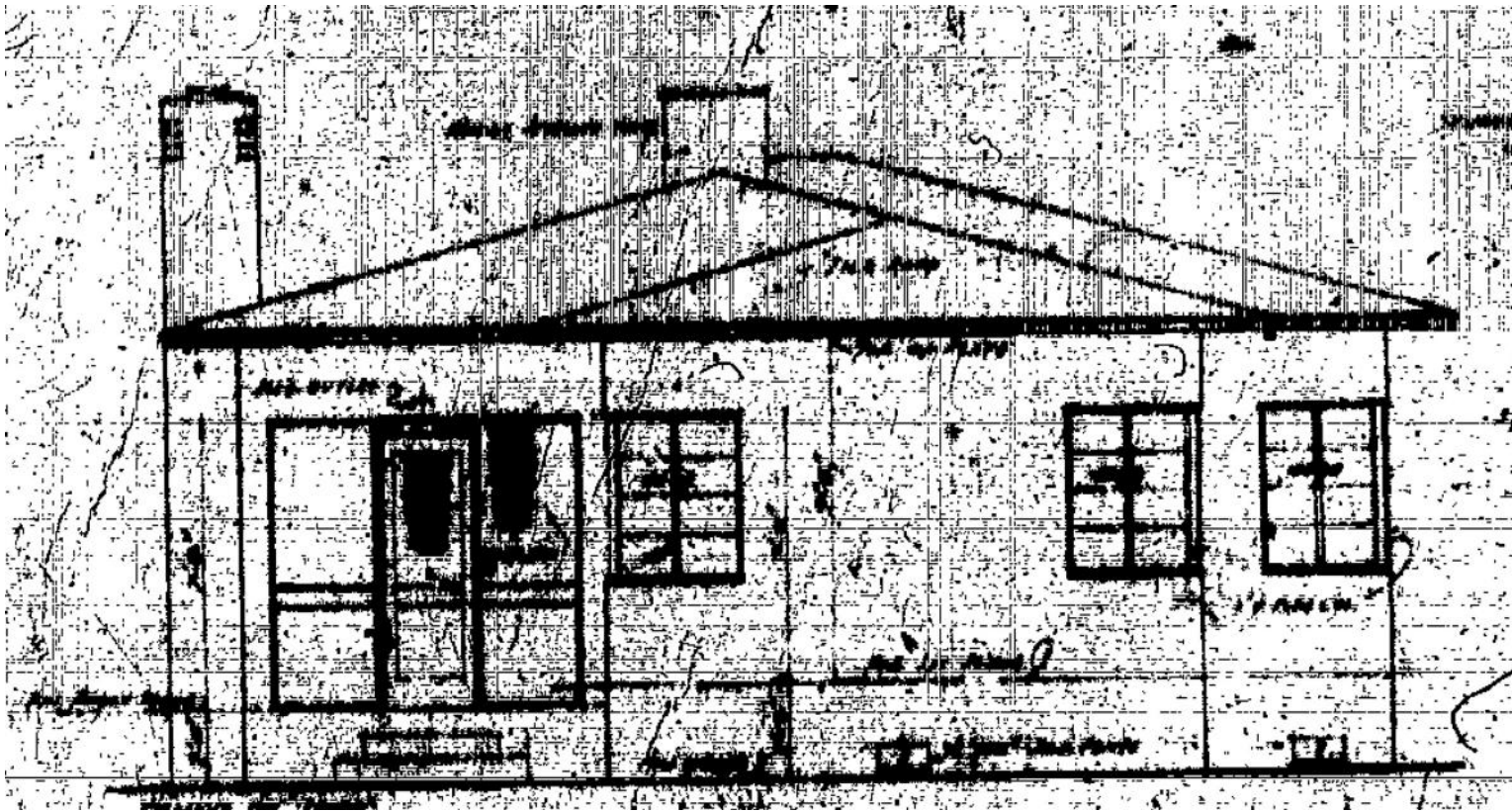
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NORTH

EXISTING EAST ELEVATION



NORTH

EXISTING WEST ELEVATION

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EXISTING EAST / WEST
ELEVATION

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EX-3.2

DRAWN BY:

F.S

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4534 SHERIDAN AVE, MIAMI BEACH		
2	Folio number(s):	02-3222-018-0540		
3	Board and file numbers :			
4	Year built:	1940	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' N.G.V.D.	Grade value in NGVD:	4.36' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	7.18' N.G.V.D.	Free board:	5'-0"
7	Lot Area:	7,518 s.f.	Min. Yard Elevation:	6.56' N.G.V.D.
8	Lot width:	50'	Lot Depth:	150.90'
9	Max Lot Coverage SF and %:	2,250 s.f. (30%)	Proposed Lot Coverage SF and %:	2,238 s.f. (29.76%)
10	Exisiting Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	50%	Rear Yard Open Space SF and %:	901.0 s.f. (75.1%)
12	Max Unit Size SF and %:	3,759 s.f. (50%)	Proposed Unit Size SF and %:	3,754 s.f. (49.93%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,053 s.f.
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,701 s.f. (66.62%)
15			Proposed Second Floor Unit Size SF and % :	1,701 s.f.
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" w/ DRB)	N/A	23'-8"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	42'-5"	N/A
21	Side 1:	7.50'	N/A	7.50'	N/A
22	Side 2 or (facing street):	7.50'	N/A	7.50'	N/A
23	Rear:	22.64'	N/A	29"-7'	N/A
	Accessory Structure Side 1:	N/A	N/A	7.50'	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	37'-2"	N/A
25	Accessory Structure Rear:	N/A	N/A	10'-4"	N/A
26	Sum of Side yard :	15'	N/A	15'	N/A
27	Located within a Local Historic District?		Yes or <input type="checkbox"/> no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or <input type="checkbox"/> no		
29	Determined to be Architecturally Significant?		Yes or <input type="checkbox"/> no		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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ZONING DATA SHEET

ARCHITECT OF RECORD

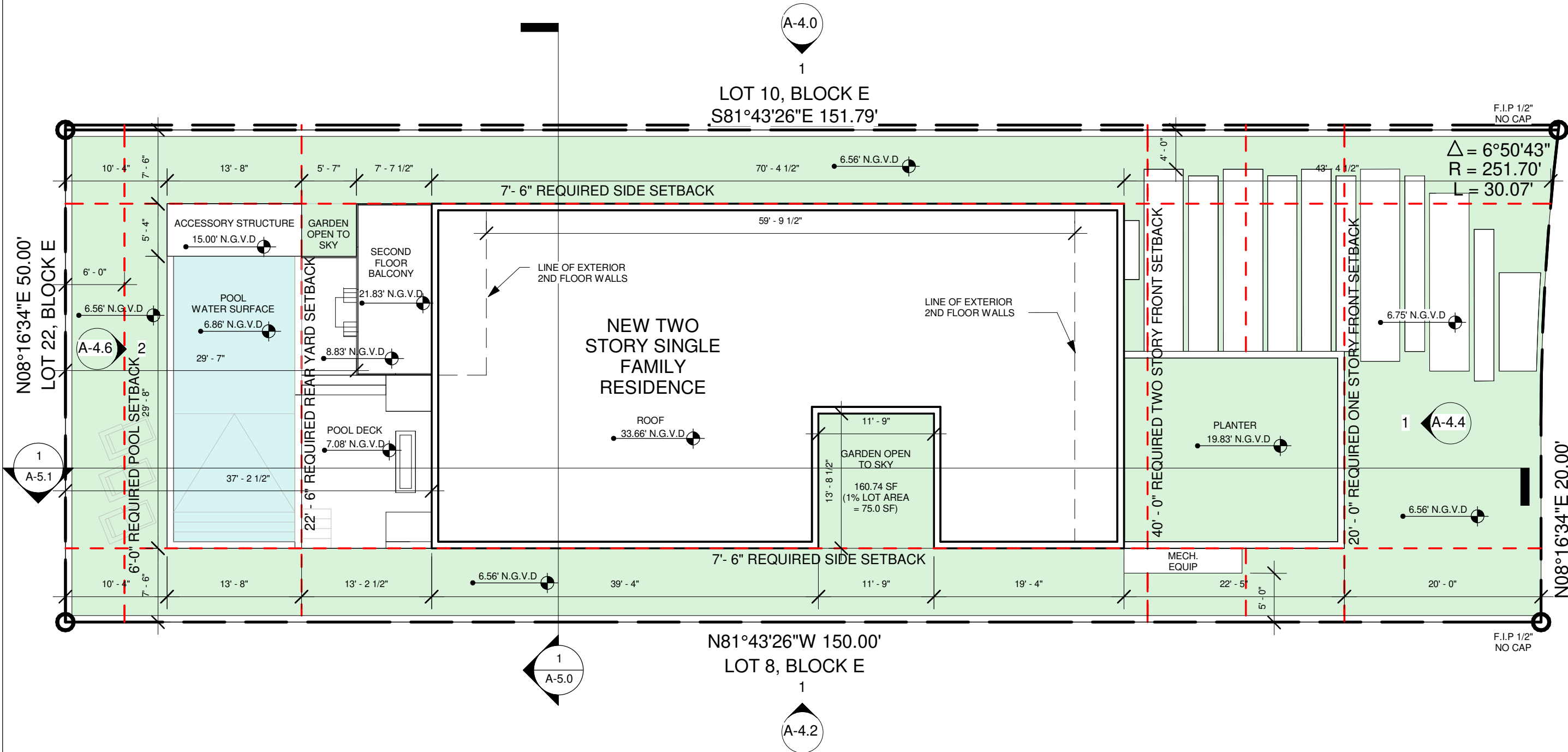
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A-0.0

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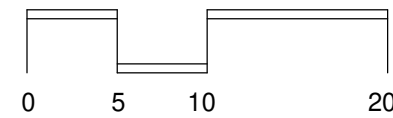
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NOTE: BATH POOL WILL BE LOCATED BELOW FLOOD; IT WILL HAVE AN ISOLATED PLUMBING AND VALVES



SITE PLAN

3/32" = 1'-0"



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DRAFTED BY:

SCALE:

SITE PLAN

ARCHITECT OF RECORD

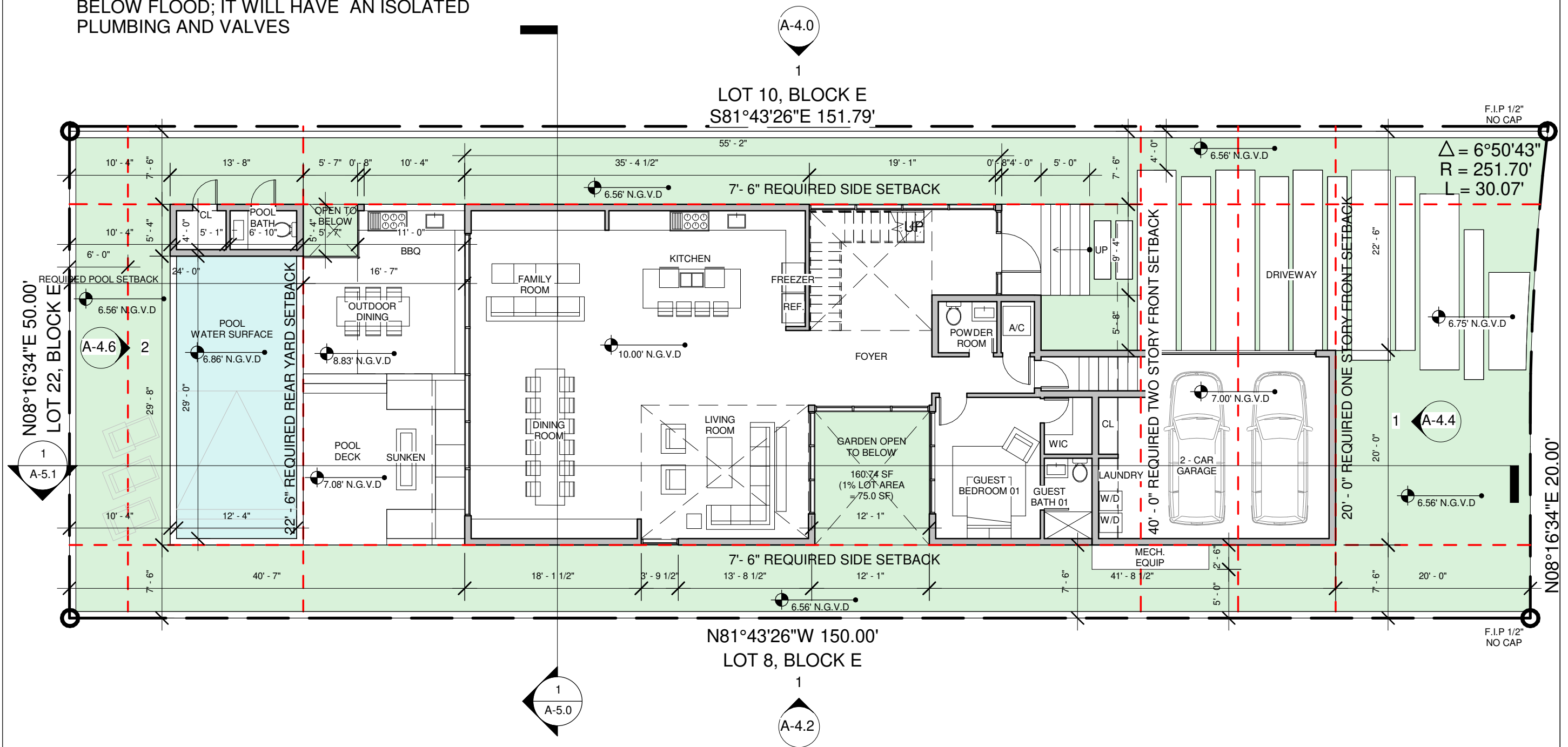
J. ALFREDO GAMARRA
LIC. # AR0017394

A-1.0

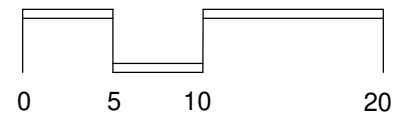
DRAWN BY:

F.S

NOTE: BATH POOL WILL BE LOCATED
BELOW FLOOD; IT WILL HAVE AN ISOLATED
PLUMBING AND VALVES



FIRST FLOOR PLAN

$$3/32'' = 1'-0''$$


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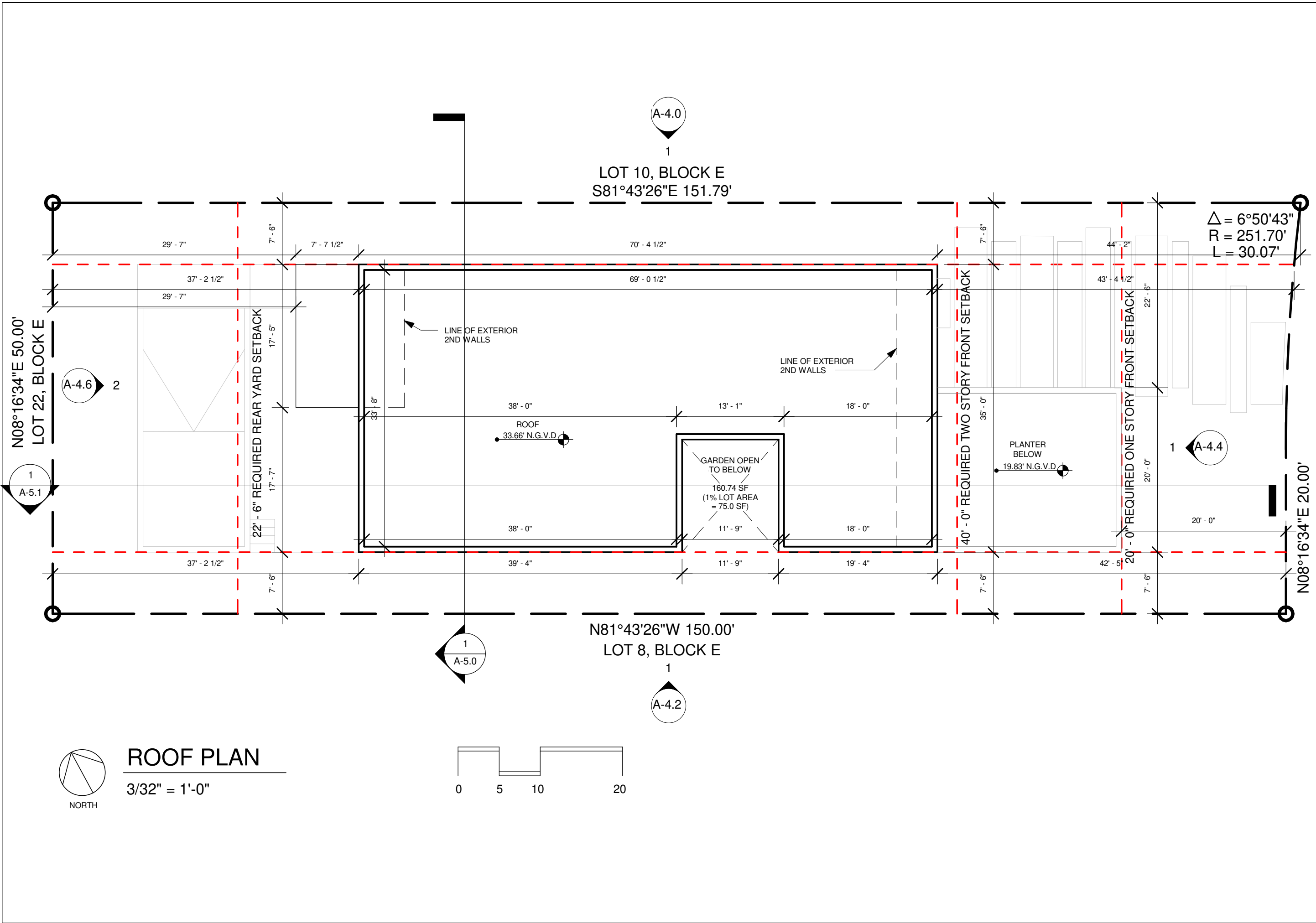
FIRST FLOOR PLAN

ARCHITECT OF RECORD

ALFREDO GAMARRA
C. # AR0017394

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A-1.3

DRAWN BY: F.S

LOT 10, BLOCK E
S81°43'26"E 151.79'

F.I.P 1/2"
NO CAP

L = 30.07'
R = 251.70'
Δ = 6°50'43"

7'- 6" REQUIRED SIDE SETBACK

73 SF

105 SF

1,980 SF

80 SF

500 SF
GARAGE
EXCEPTION

MECH.
EQUIP

40'- 0" REQUIRED TWO STORY FRONT SETBACK

20'- 0" REQUIRED ONE STORY FRONT SETBACK

22'- 6" REQUIRED REAR YARD SETBACK

LOT 22, BLOCK E
N08°16'34"E 50.00'

N08°16'34"E 20.00'

N81°43'26"W 150.00'
LOT 8, BLOCK E

F.I.P 1/2"
NO CAP

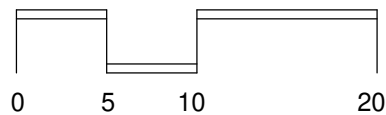


LOT COVERAGE

3/32" = 1'-0"

LOT SIZE: 7,518 SF

ALLOWED LOT COVERAGE: 2,255 SF (30.0%)
PROPOSED LOT COVERAGE: 1,980 SF+80 SF+105 SF+73 SF = 2,238 SF (29.76%)



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ZONING DIAGRAM - LOT
COVERAGE

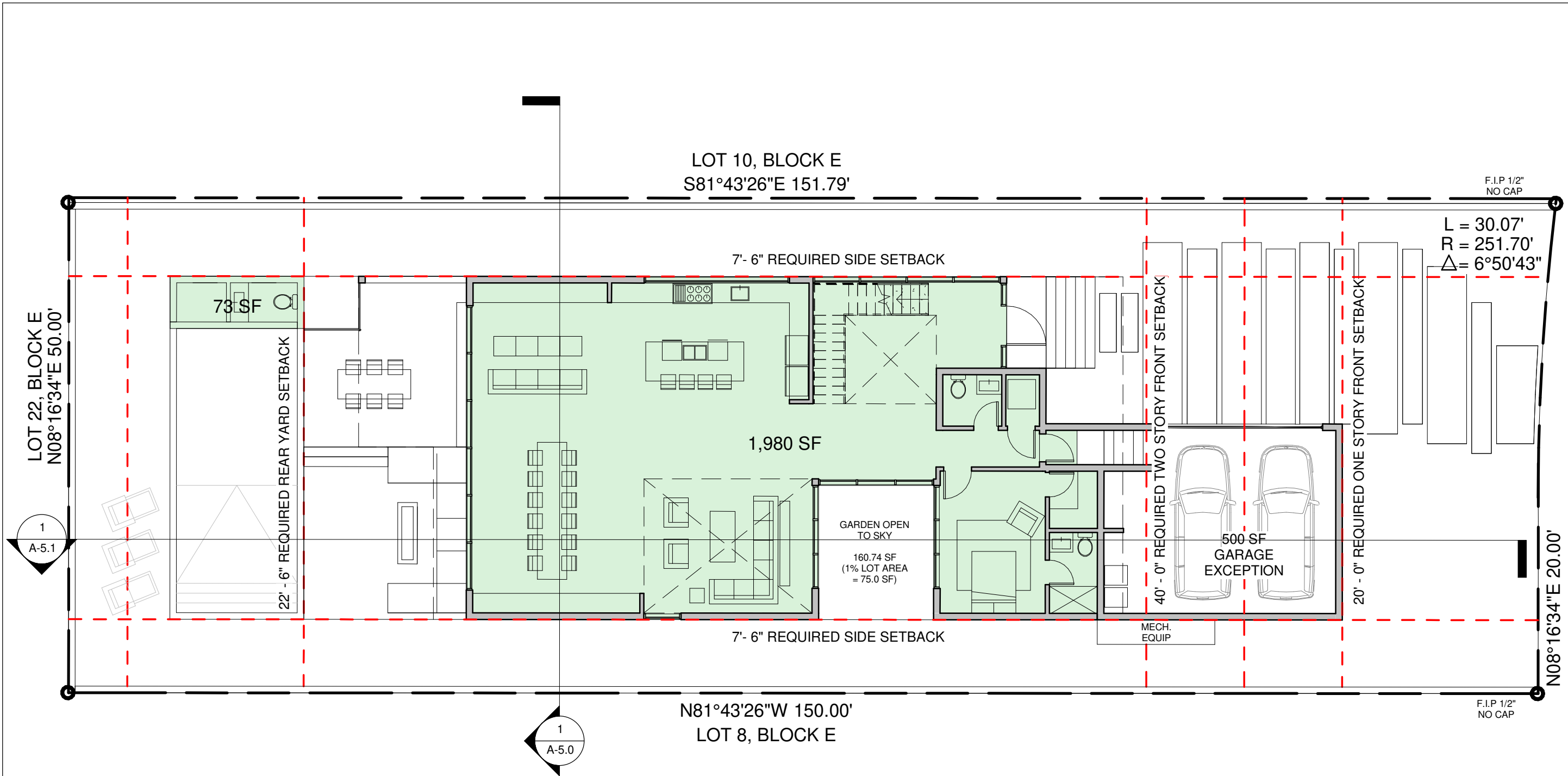
ARCHITECT OF RECORD

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A-2.0

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F.S



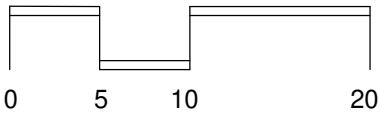
FIRST FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"

LOT SIZE: 7,518 SF

ALLOWED UNIT SIZE: 3,759 SF (50.0%)

PROPOSED UNIT SIZE:
FIRST FLOOR: 1,980 SF+73 SF = 2,053 SF
SECOND FLOOR: 1,701 SF
TOTAL UNIT SIZE: 3,754 SF (49.93%)



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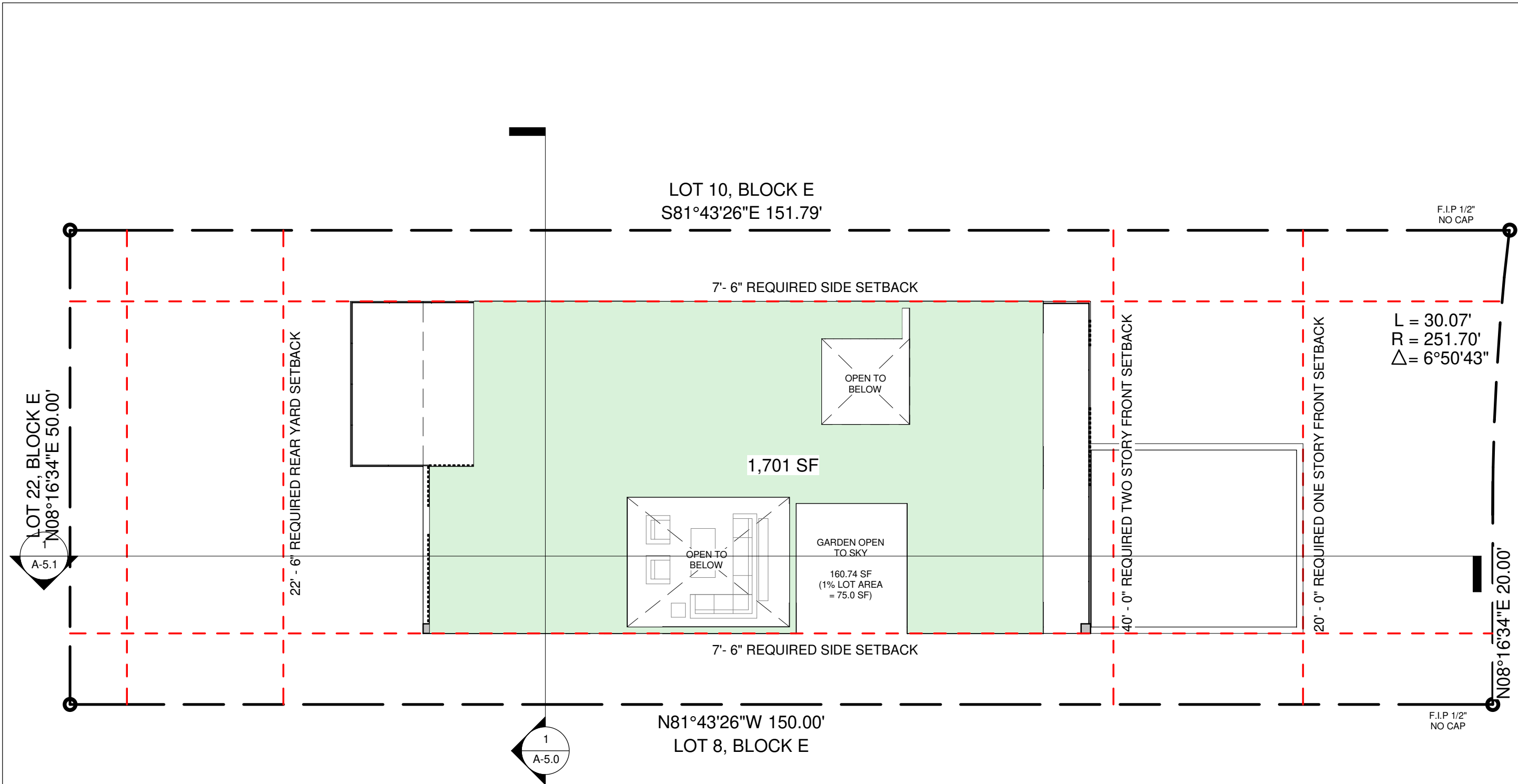
ZONING DIAGRAM - UNIT
SIZE FIRST FLOOR

ARCHITECT OF RECORD

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LIC. # AR0017394

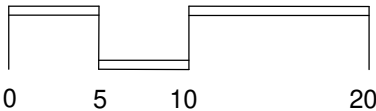
A-2.1

DRAWN BY: F.S



SECOND FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"



LOT SIZE: 7,518 SF

ALLOWED UNIT SIZE: 3,759 SF (50.0%)

PROPOSED UNIT SIZE:
FIRST FLOOR: 1,980 SF+73 SF = 2,053 SF
SECOND FLOOR: 1,701 SF
TOTAL UNIT SIZE: 3,754 SF (49.93%)

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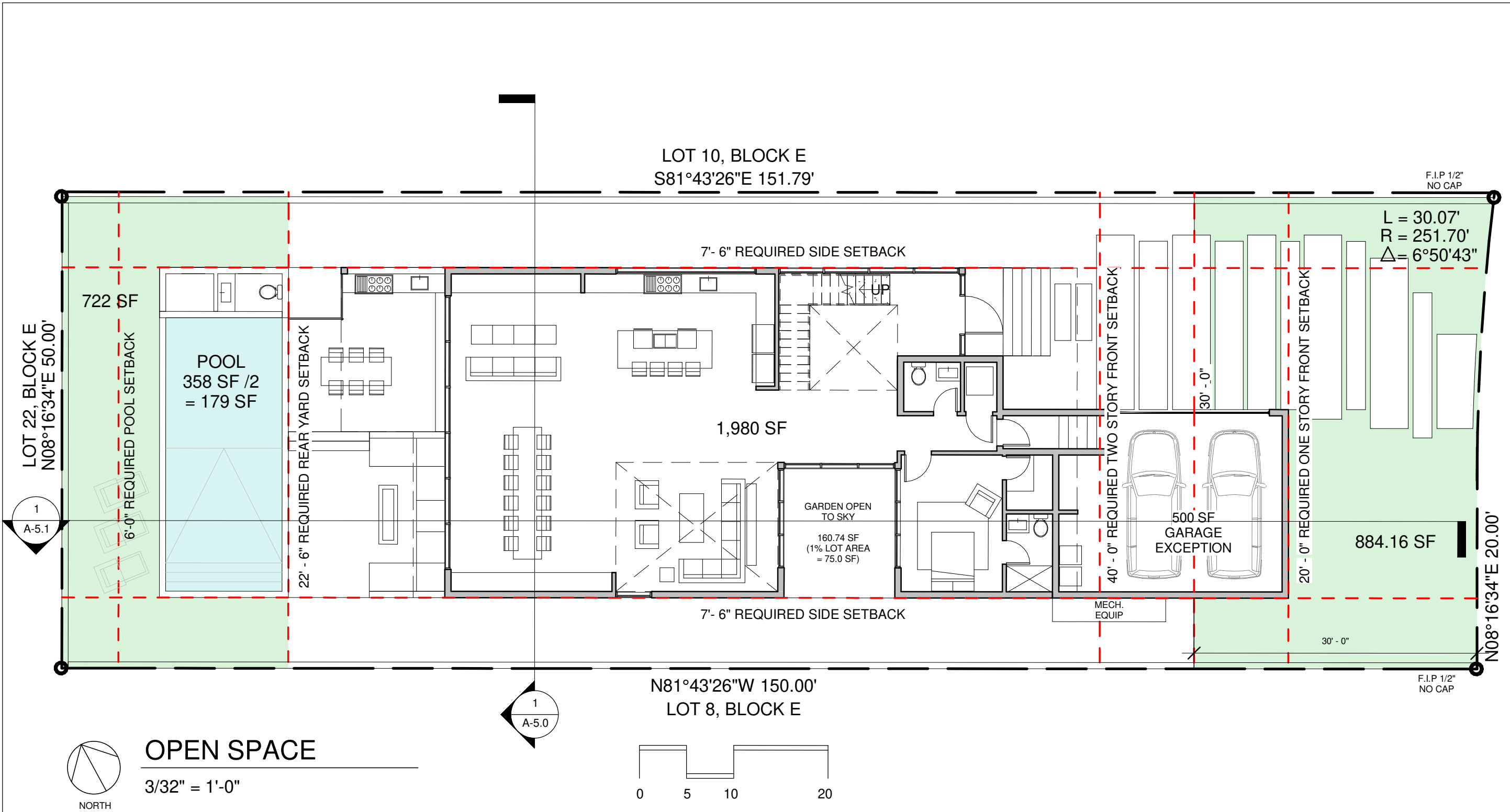
ZONING DIAGRAM - UNIT
SIZE SECOND FLOOR

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

A-2.2

DRAWN BY: F.S



OPEN SPACE

3/32" = 1'-0"

FRONT YARD AREA:	1,517.26 SF
REQUIRED OPEN SPACE:	758.63 (50%)
PROPOSED OPEN SPACE:	884.16 SF (58.27%)
REAR YARD AREA:	1,200.0 SF
REQUIRED OPEN SPACE:	840.0 SF (70.0%)
PROPOSED OPEN SPACE:	722 SF+179 SF = 901.0 SF (75.1%)

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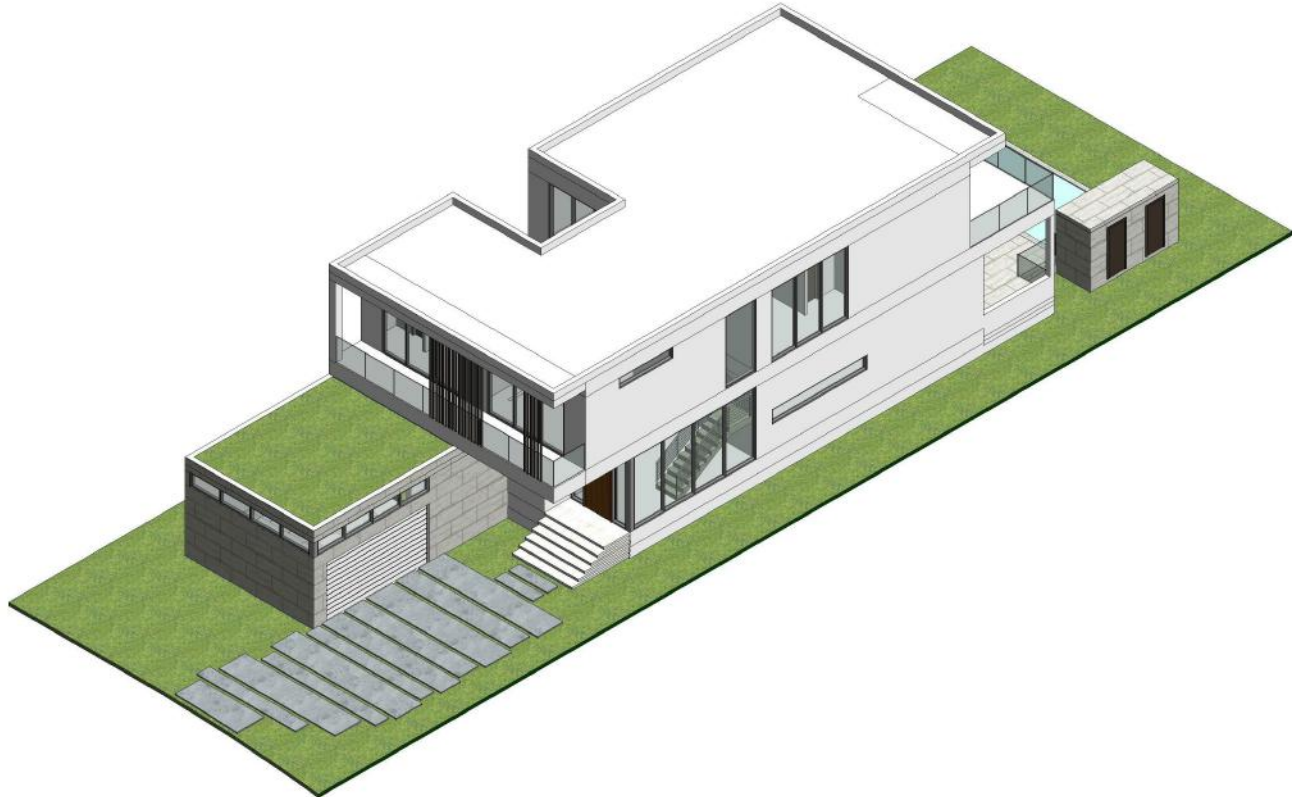
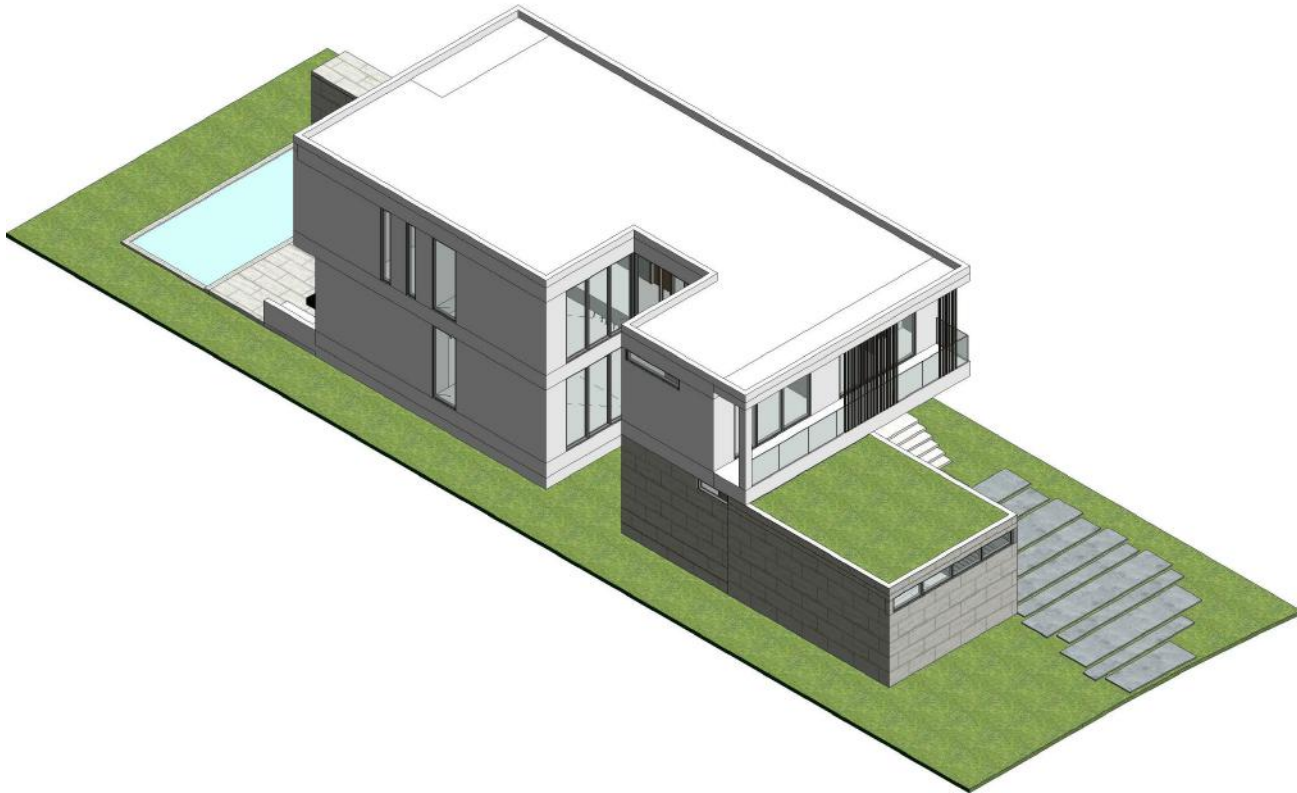
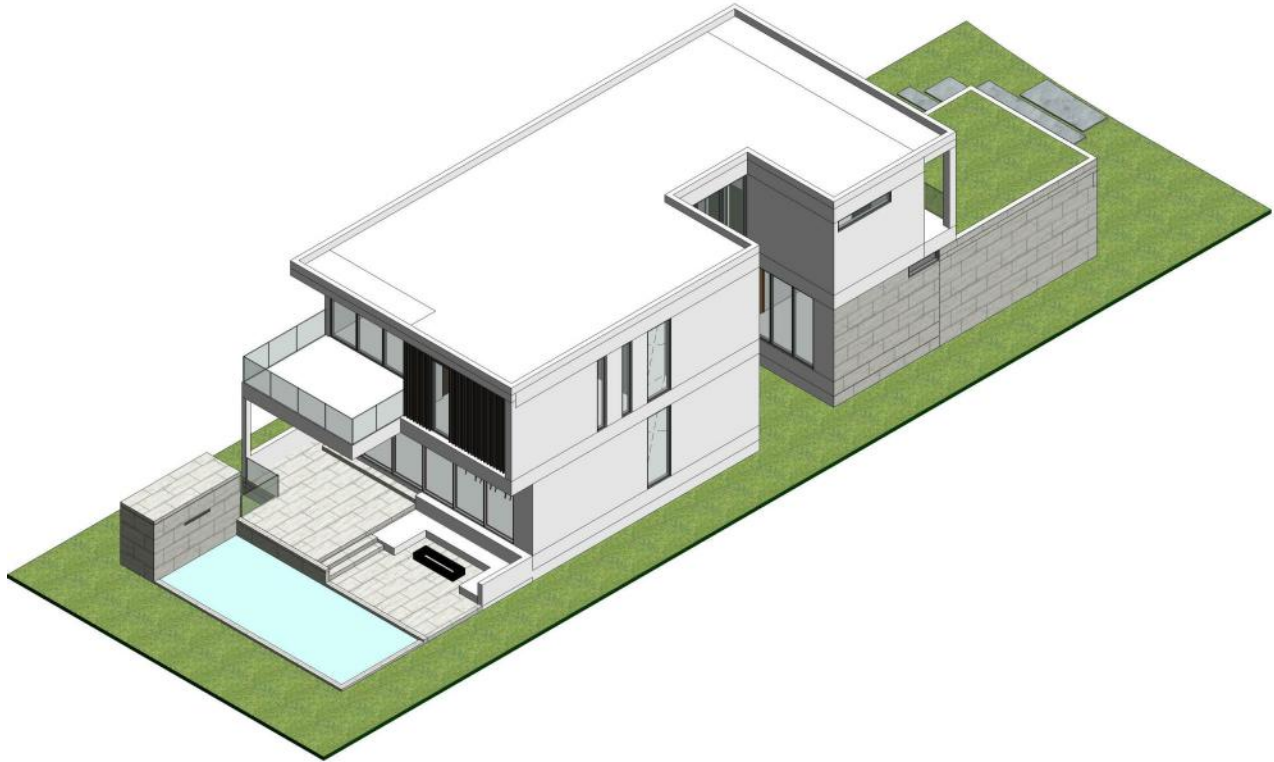
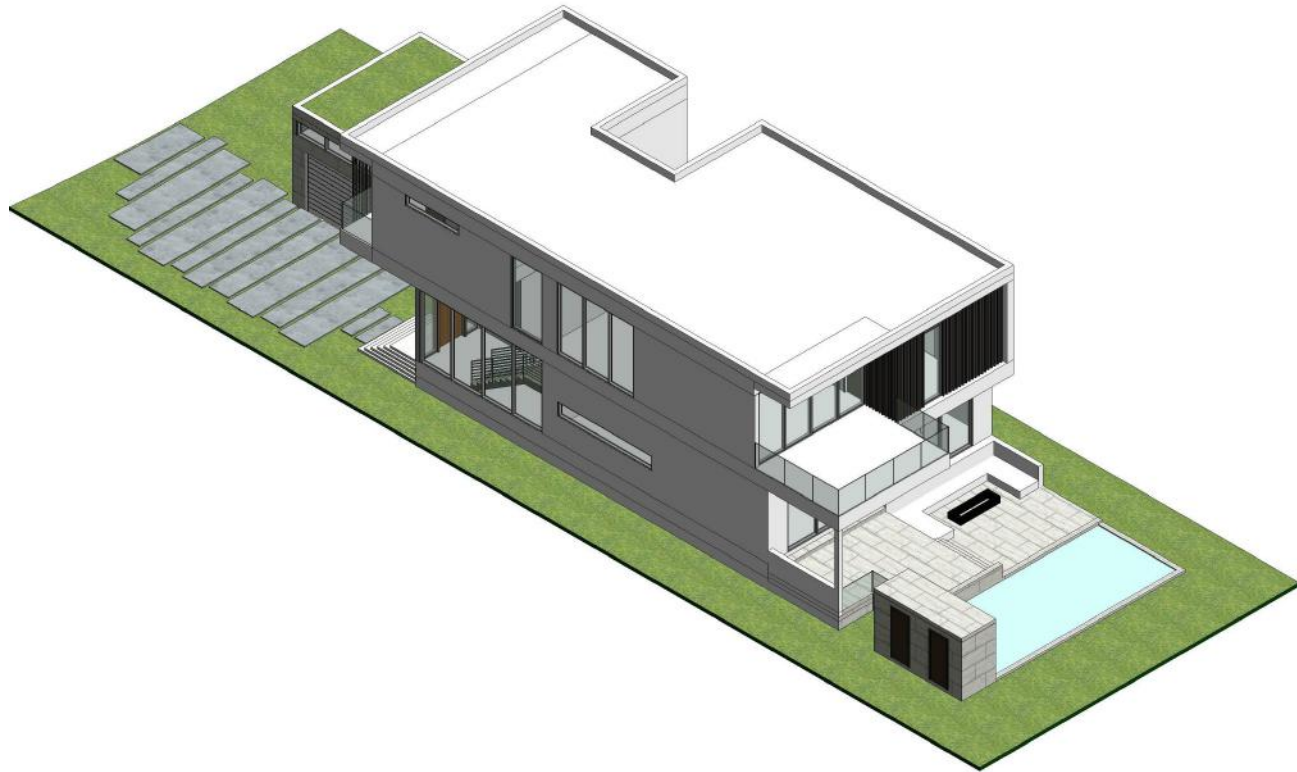
ZONING DIAGRAM - OPEN SPACE

ARCHITECT OF RECORD

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A-2.3

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**ZONING DIAGRAM -
AXONOMETRIC**

ARCHITECT OF RECORD

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LIC. # AR0017394

A-2.4

DRAWN BY: F.S

MT1
ALUMINUM- BRONZE FINISH



WD1
ALUMINUM PANEL CLADDING- WOOD
FINISH



ST1
STONE EXTERIOR CLADDING



GL1
CLEAR GLAZING



PS1
PAINTED STUCOO EXTERIOR FINISH



WD2
ALUMINUM SLAT CLADDING- WOOD
FINISH



ST2
PAVERS- GREY FINISH

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SCALE:

MATERIAL BOARD

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

A-3.0

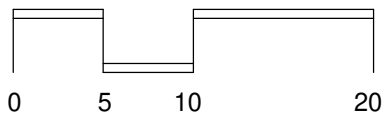
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DATE: 08/03/21

DATE:
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SCALE:

ARCHITECT OF RECORD

RAWN BY: F.S

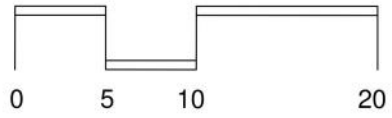




1

NORTH ELEVATION

N.T.S



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SCALE:

COLORED ELEVATION -
NORTH

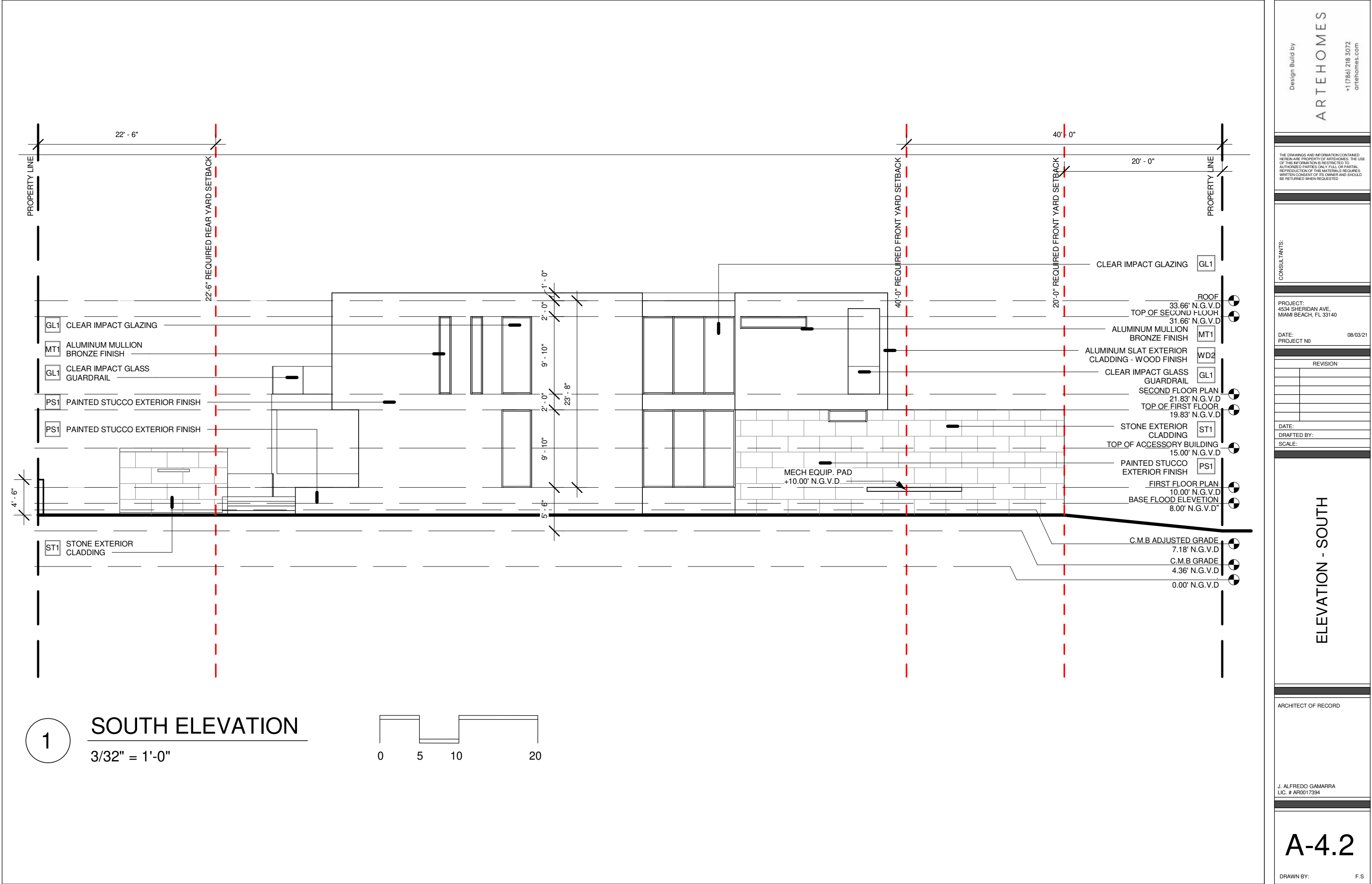
ARCHITECT OF RECORD

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A-4.1

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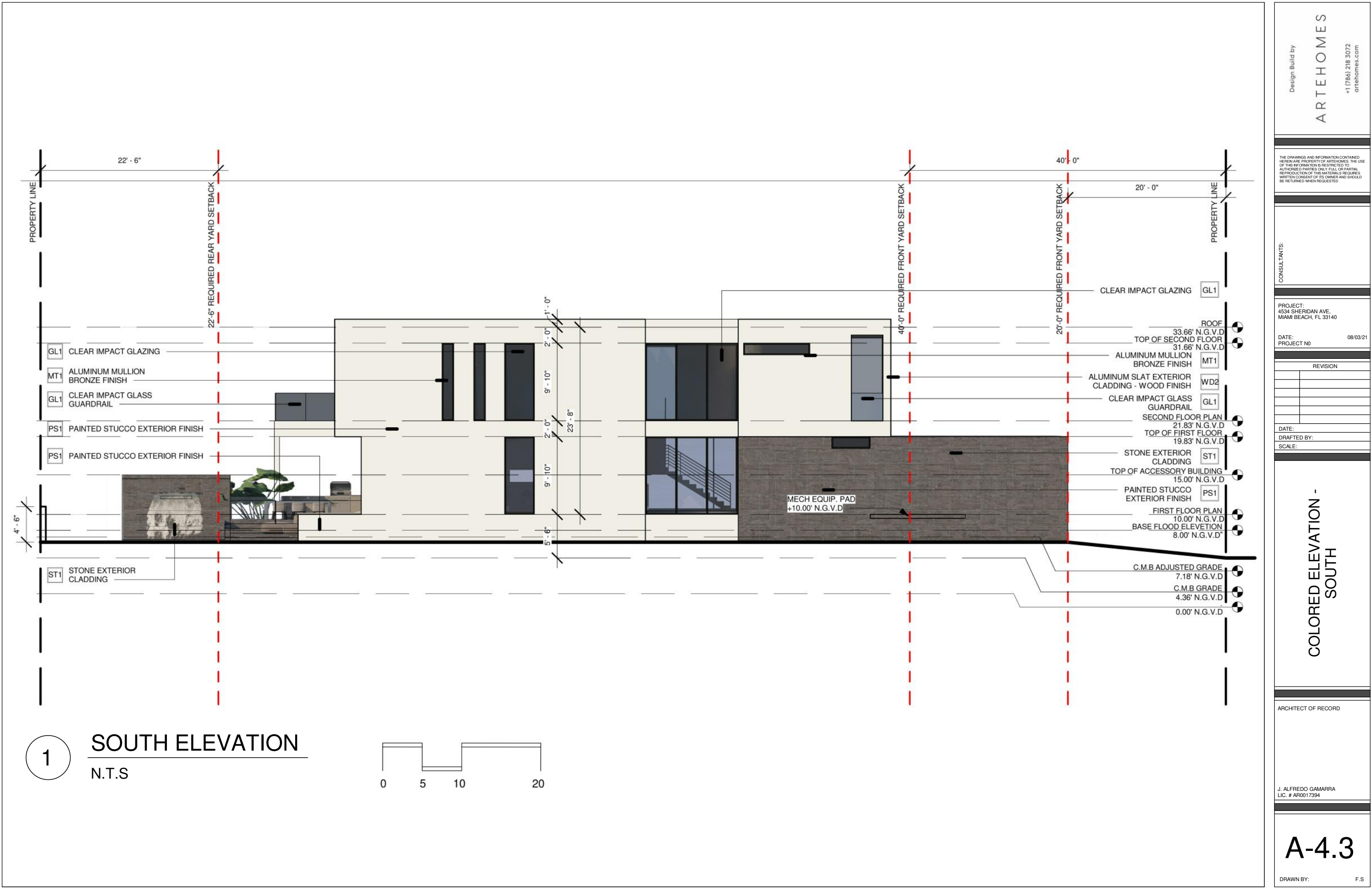
ELEVATION - SOUTH

ARCHITECT OF RECORD

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A-4.2

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NO.	DESCRIPTION	DATE

DATE:
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SCALE:

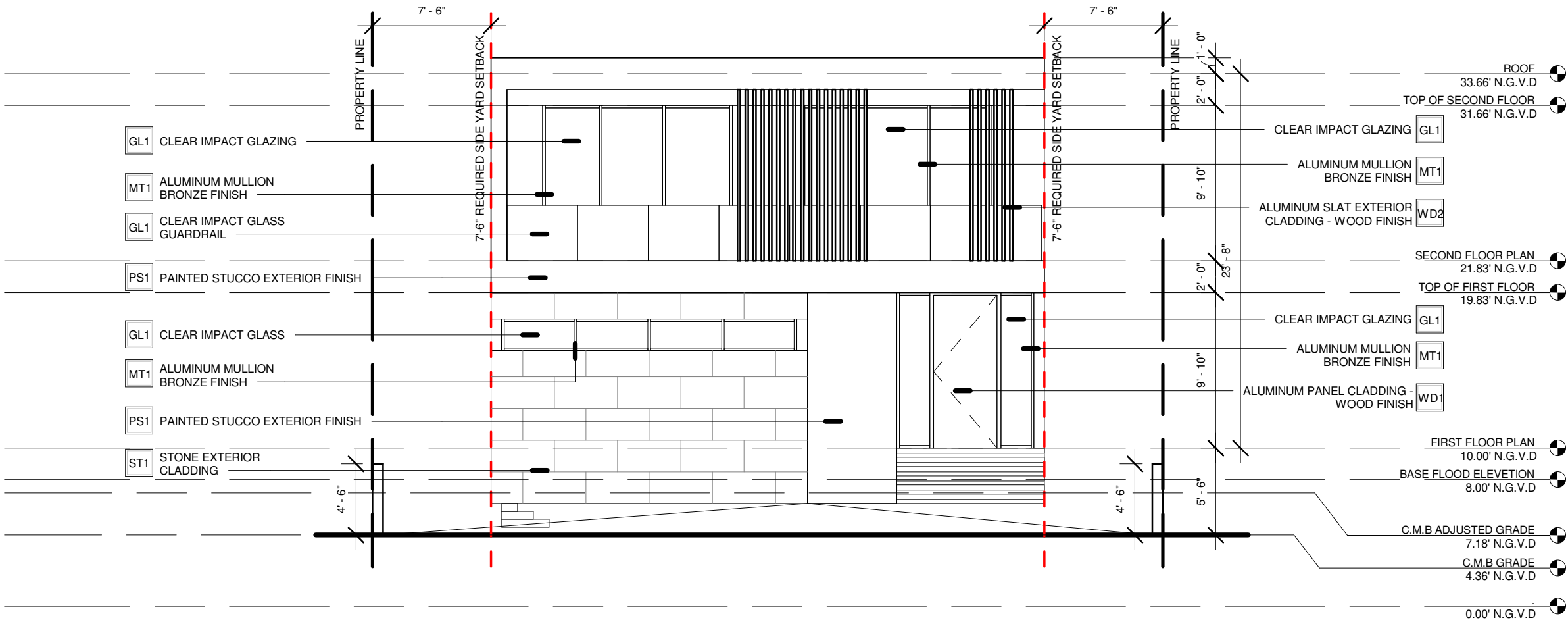
COLORED ELEVATION - SOUTH

ARCHITECT OF RECORD

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A-4.3

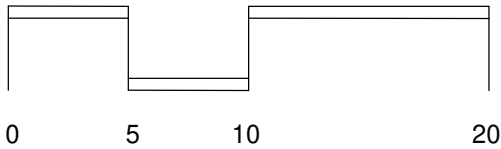
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1

EAST ELEVATION

1/8" = 1'-0"



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ELEVATION - EAST

ARCHITECT OF RECORD

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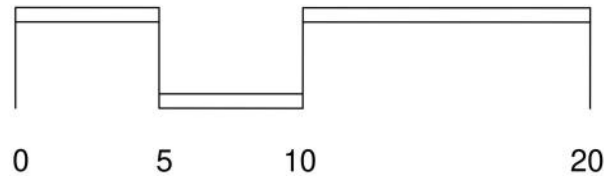
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1

EAST ELEVATION
N.T.S



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SCALE:

COLORED ELEVATION - EAST

ARCHITECT OF RECORD

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A-4.5

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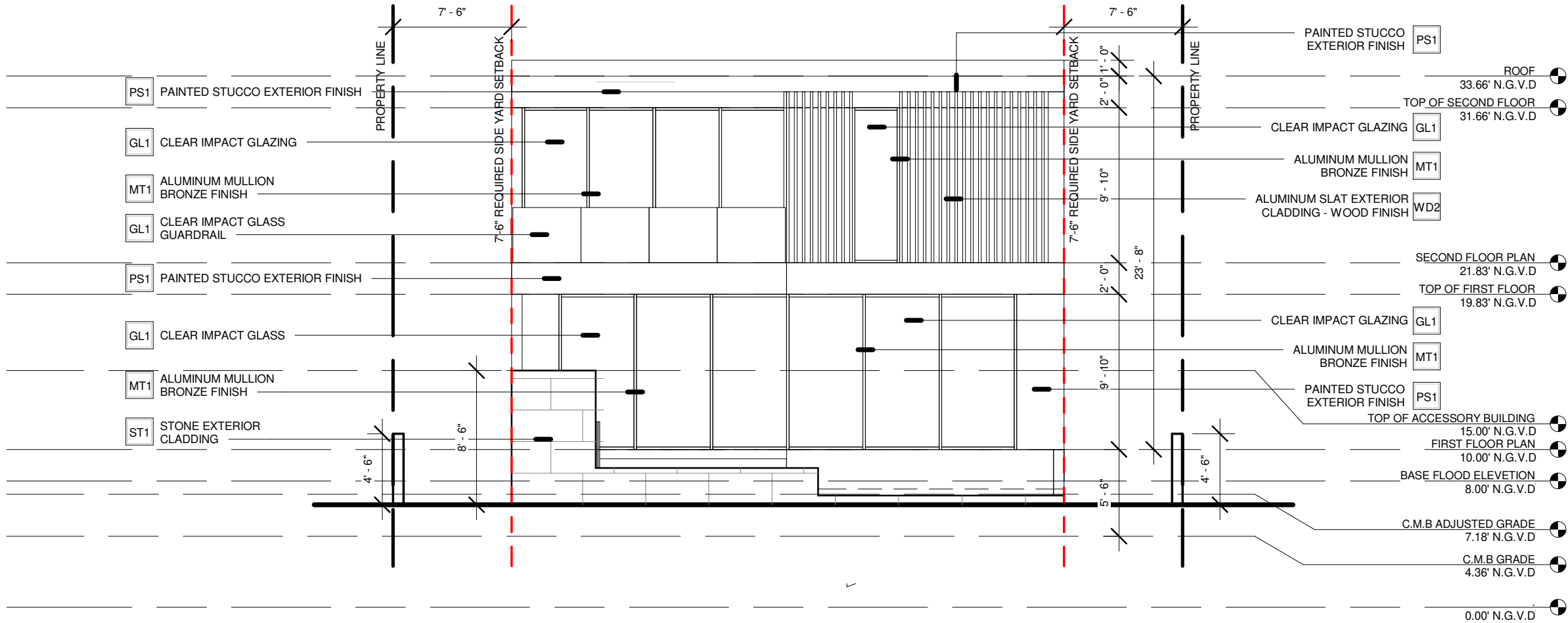
ELEVATION - WEST

ARCHITECT OF RECORD

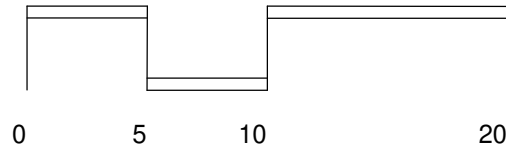
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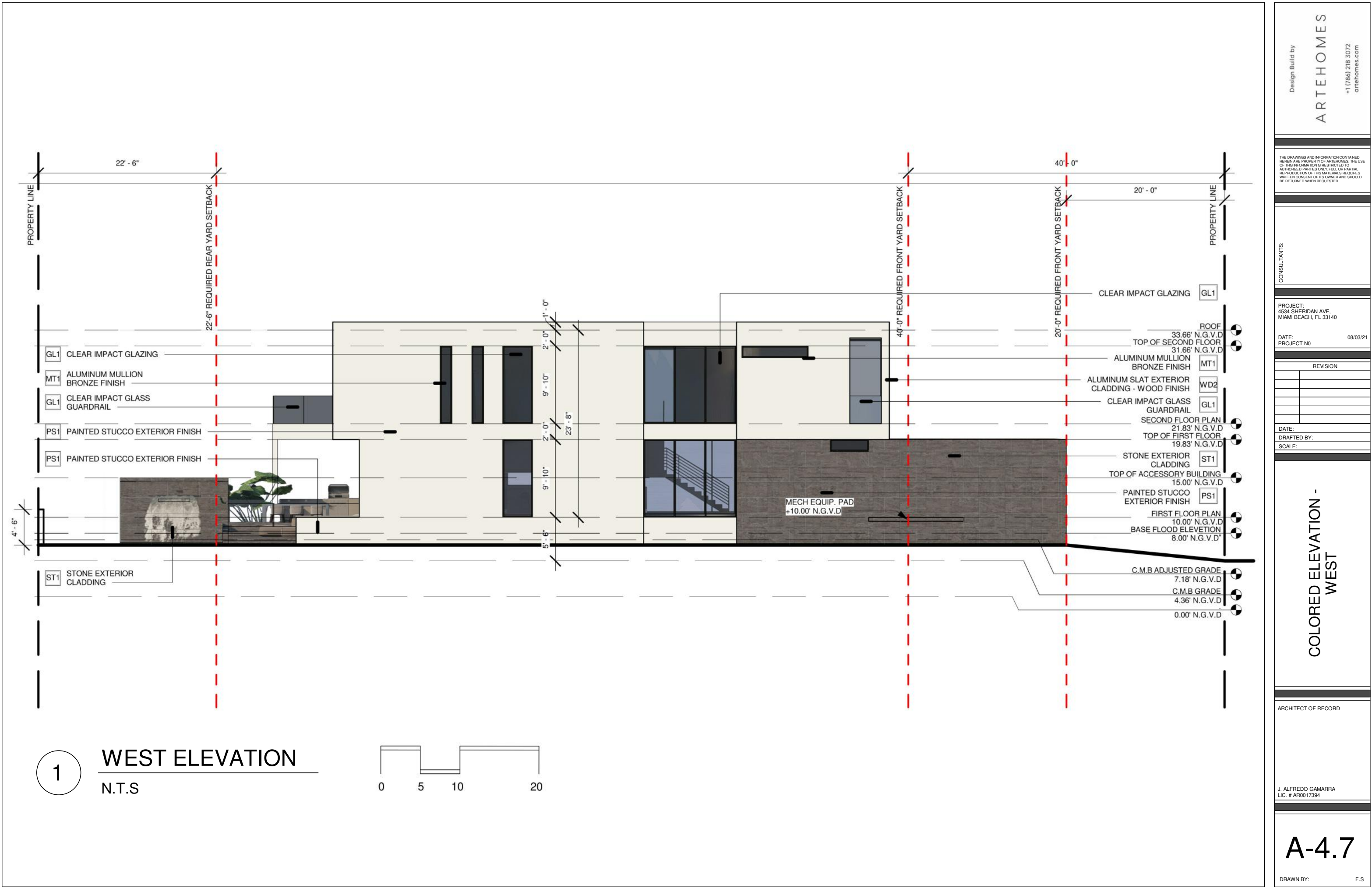
A-4.6

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1 WEST ELEVATION
1/8" = 1'-0"





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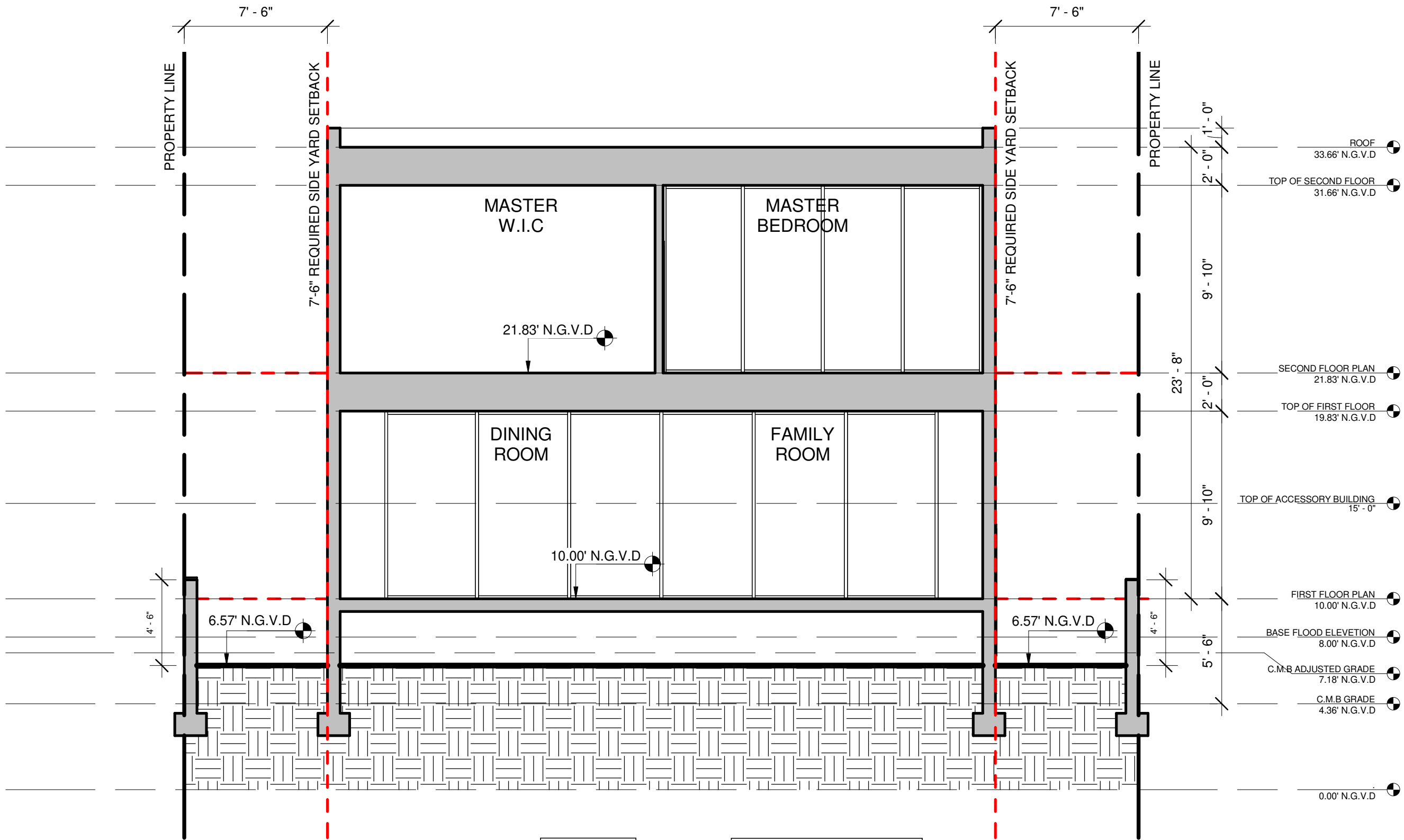
COLORED ELEVATION -
WEST

ARCHITECT OF RECORD

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A-4.7

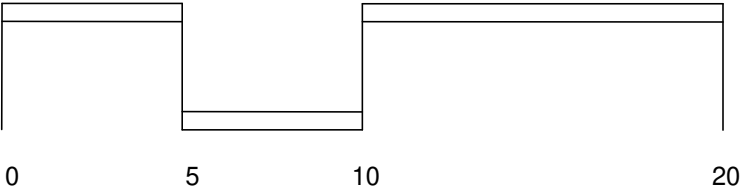
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1

TRANSVERSE SECTION

3/16" = 1'-0"



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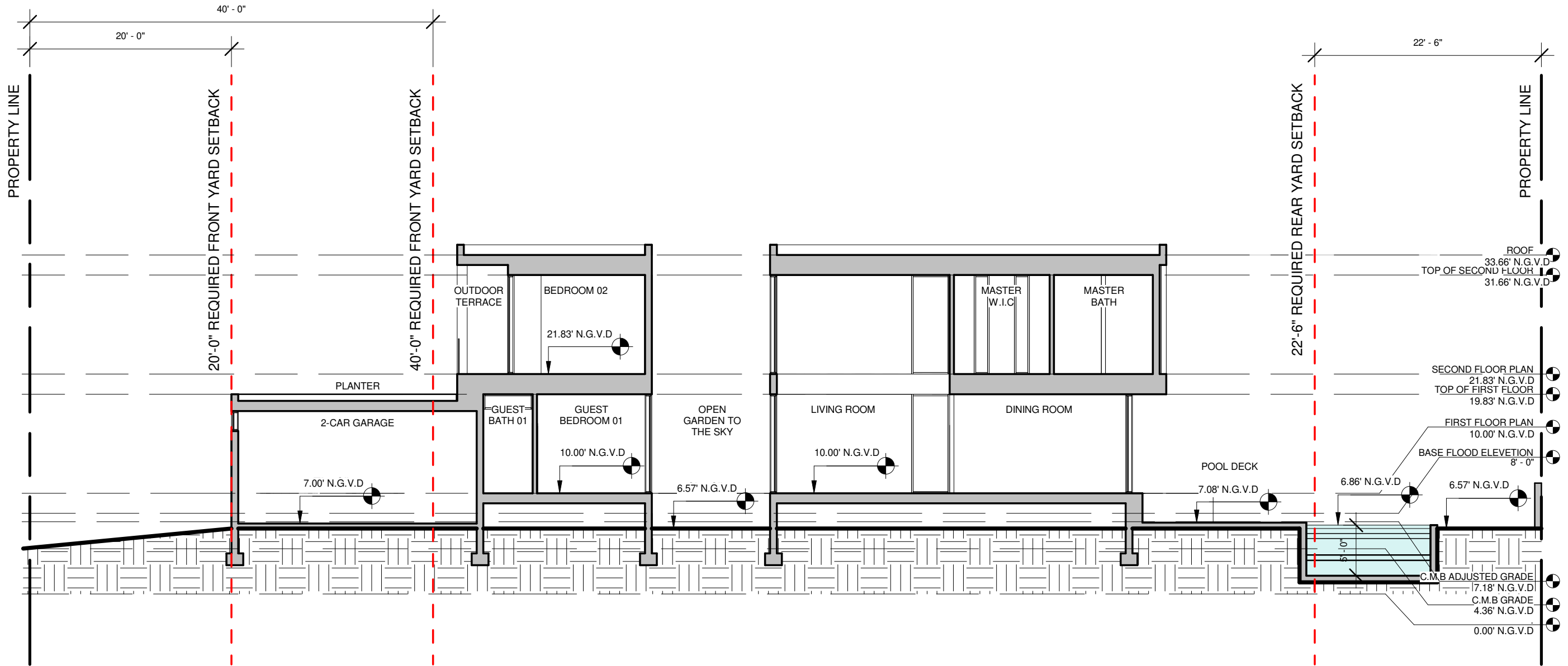
TRANSVERSE SECTION

ARCHITECT OF RECORD

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A-5.0

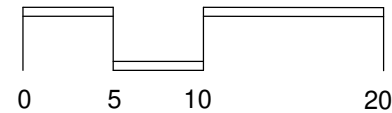
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1

LONGITUDINAL SECTION

3/32" = 1'-0"



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LONGITUDINAL SECTION

ARCHITECT OF RECORD

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LIC. # AR0017394

A-5.1

DRAWN BY:

F.S

Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	4.360
Crown of road at center of property (if no sidewalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	2.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

Yes	Default Condition unless one of the below applies Maximum Yard Elevation	6.860
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.680
	Is the abutting property vacant?	8.680
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

Yes	Default Condition unless one of the below applies Maximum Yard Elevation	6.860
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.680
	Is the abutting property vacant?	8.680
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

RESULTS

Grade	4.36
Adjusted Grade	6.18
30" above Grade	6.86
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house	6.18
Minimum garage ceiling elevation	17.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.860
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.860
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.860

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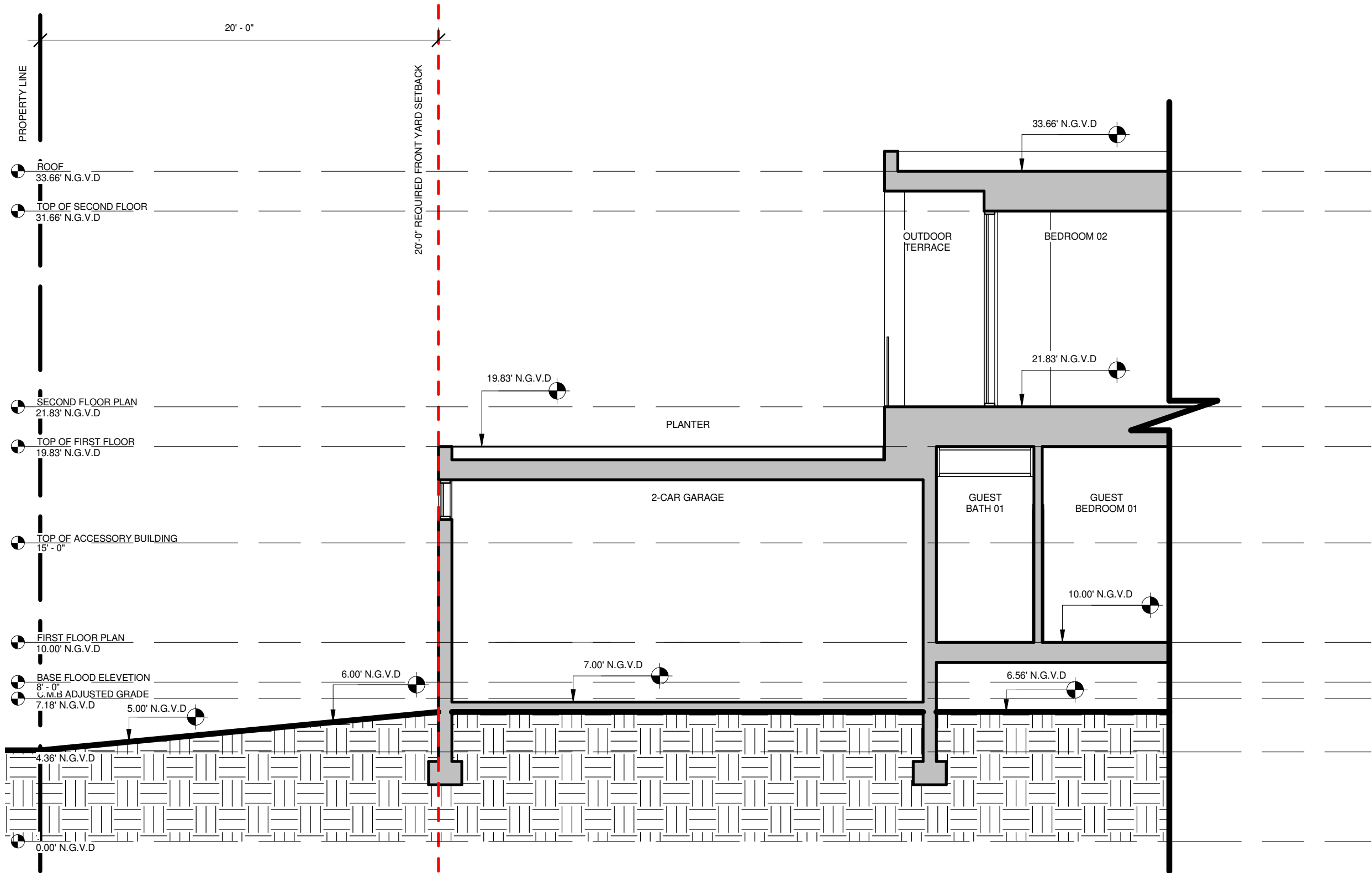
CMB YARD AND GRADE
CALCULATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

A-6.0

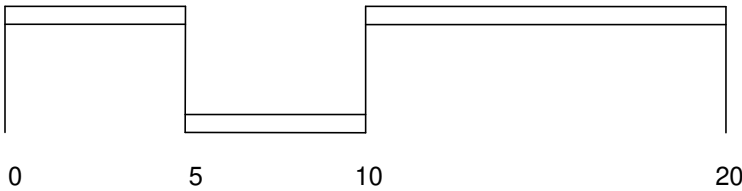
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1

FRONT YARD SECTION

3/16" = 1'-0"



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CONSULTANTS:

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4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE:
PROJECT NO 08/03/21

REVISION

DATE:
DRAFTED BY:
SCALE:

FRONT YARD SECTION

ARCHITECT OF RECORD

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ROOF
33.66' N.G.V.D

TOP OF SECOND FLOOR
31.66' N.G.V.D

MASTER BATH

21.83' N.G.V.D

SECOND FLOOR PLAN
21.83' N.G.V.D

TOP OF FIRST FLOOR
19.83' N.G.V.D

TOP OF ACCESSORY BUILDING
15.00' N.G.V.D

10.00' N.G.V.D

FIRST FLOOR PLAN
10.00' N.G.V.D

BASE FLOOD ELEVATION
8.00' N.G.V.D

C.M.B ADJUSTED GRADE
7.18' N.G.V.D

C.M.B GRADE
4.36' N.G.V.D

0.00' N.G.V.D

22'-6" REQUIRED REAR YARD SETBACK

22' - 6"

PROPERTY LINE

POOL DECK

7.08' N.G.V.D

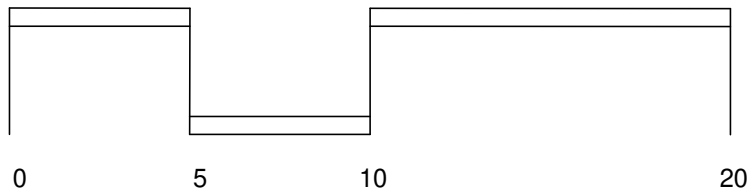
6.86' N.G.V.D

6.57' N.G.V.D

4' - 6"

1 REAR YARD SECTION

3/16" = 1'-0"



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REAR YARD SECTION

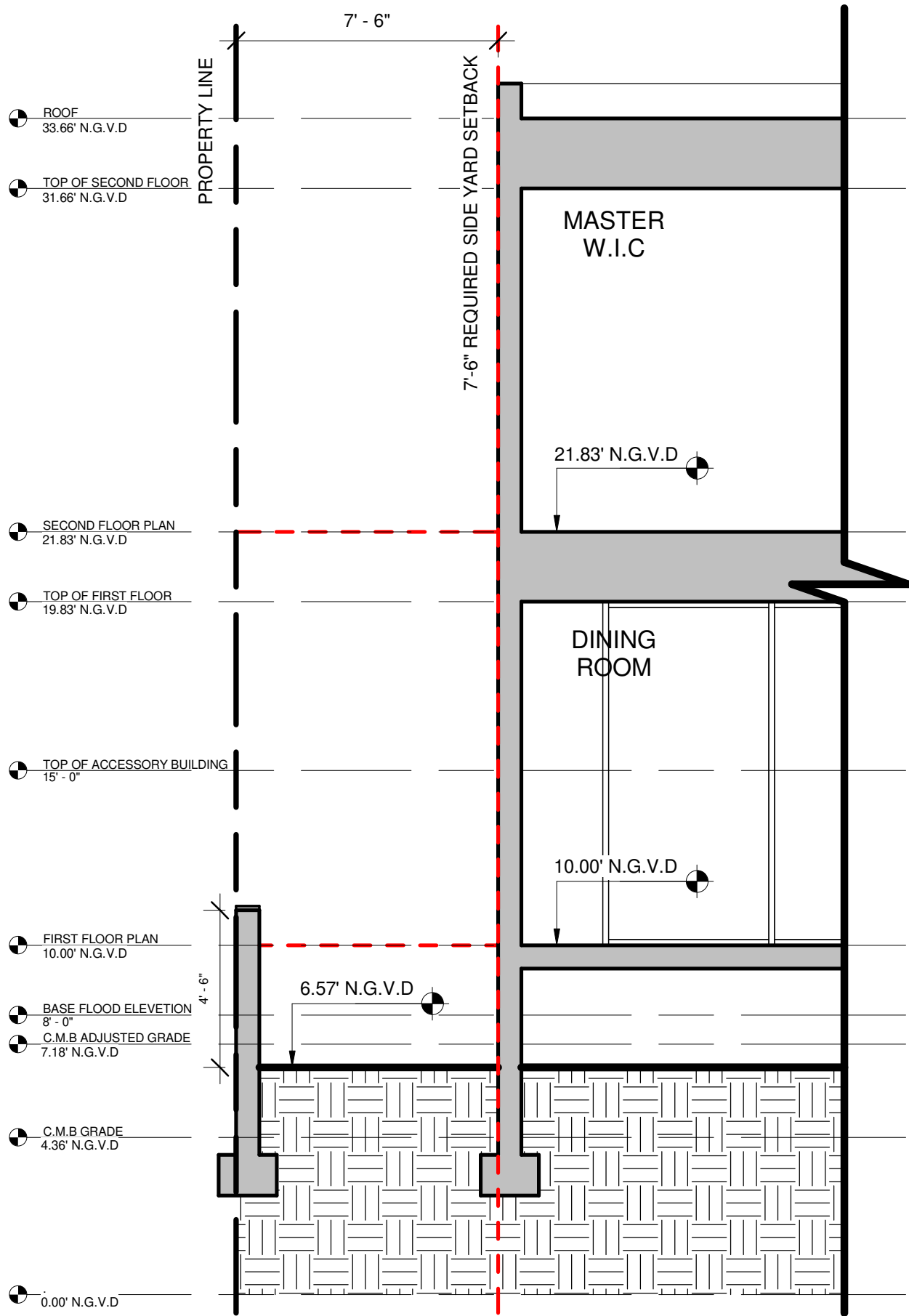
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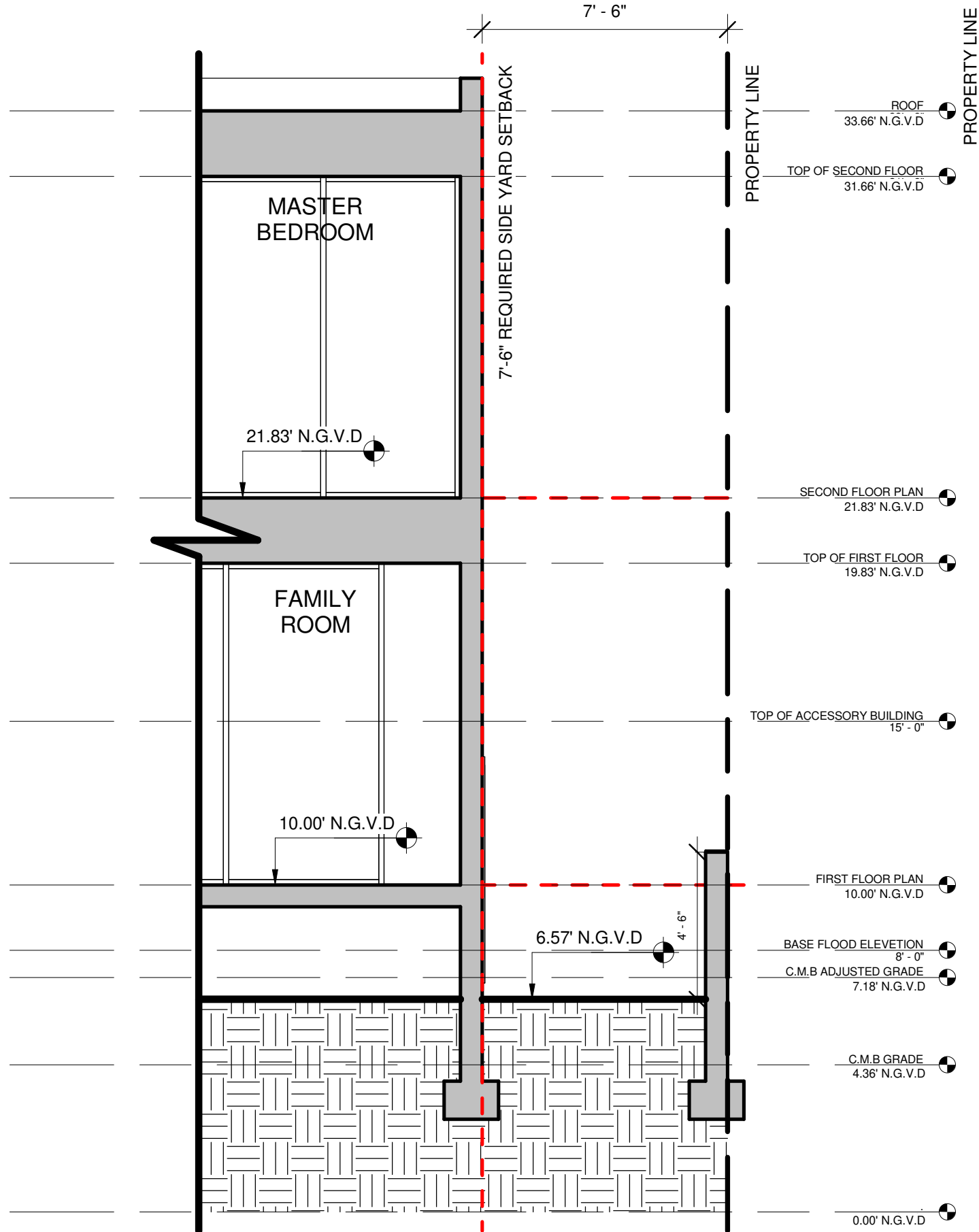
A-6.2

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1 SOUTH SIDE YARD SECTION
1/4" = 1'-0"



2 NORTH SIDE YARD SECTION
1/4" = 1'-0"

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SIDE YARD SECTION

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FACADE

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
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