

# VARELA RESIDENCE

845 W 46th STREET, MIAMI BEACH, FLORIDA 33140

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH  
FINAL SUBMITTAL - 12.12.2022

Submittal Graphic Symbols Definitions		FINAL SUBMITTAL: 12.12.2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
---------------------------------------	--	-----------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

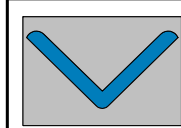
MANUEL D. FERNANDEZ  
AR 95601

DRB22-0895

## PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	VARELA RESIDENCE
LOCATION:	845 W 46th STREET, MIAMI BEACH, FLORIDA 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	ADDITION OF ONE STORY BEDROOM TO A TWO STORY RESIDENCE CURRENTLY UNDER CONSTRUCTION.
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 6TH. EDITION. FLORIDA BUILDING CODE (FBC) 6TH. EDITION (2017) NFPA 1, 2015 EDITION, "FIRE CODE". NFPA 101, 2015' EDITION, "LIFE SAFETY CODE". NFPA 10, 2013' EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER". NFPA 13, 2013' EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM". NFPA 70, 2014' EDITION, "NATIONAL ELECTRICAL CODE". NFPA 72, 2013' EDITION, "NATIONAL FIRE ALARM CODE". CITY OF MIAMI BEACH ZONING CODE
ZONING:	RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
FOLIO NUMBER:	02-3222-014-1290
LEGAL DESCRIPTION:	LOT 9, BLOCK 14, OF "NAUTILUS ADDN" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 130 OF THE PUBLIC RECORDS OF MIAMI DADE, FLORIDA
OWNER:	845 W 46 ST LLC





3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.

7210 SW 126th Court,  
Miami, Florida 33183

**Aniano J. Garcia, PLSM**  
Land Surveyor & Planner

Ph (305) 856-4566  
agarcia297@aol.com

## Boundary Survey

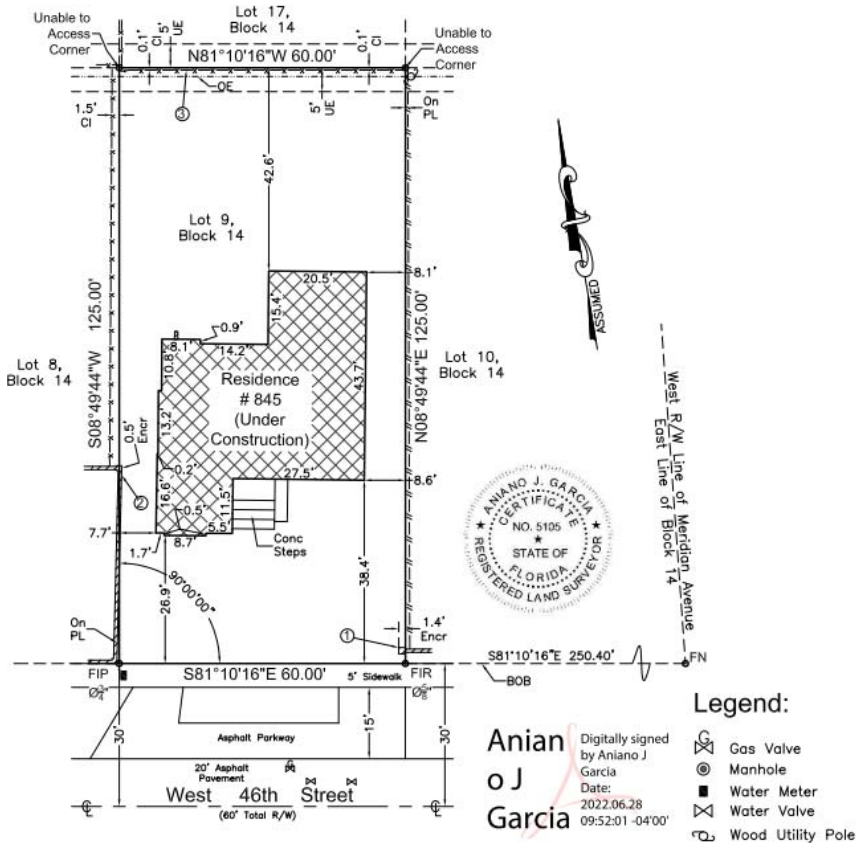
Scale 1"=20'

### Property Address:

845 W 46th Street, Miami Beach, Florida 33140

### Legal Description:

Lot 9, Block 14, of "Nautilus Addition", according to the Plat thereof, as recorded in Plat Book 8, at Page 130, of the Public Records of Miami-Dade County, Florida.



There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes or plans.

### LEGAL NOTES

This Survey does not reflect or determine ownership. Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property. This Survey is subject to dedications, limitations, restrictions, reservations or easements of records. Legal Description provided by client. The Liability of this Survey is limited to the cost of the Survey. Underground Encroachments, if any, are not shown; this firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature, if shown, Bearings are referred to an Assumed Meridian; if shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929).

Date of Field Work 06-22-2022

Aniano J. Garcia PLSM 5105

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

For:  
845 W 46th St, LLC; Venetian Title Services, Inc.; Fidelity National Title Insurance Company; NWL 2016 Evergreen LP, a Delaware limited partnership.

Order No 22-0192

**LEGEND AND ABBREVIATIONS**  
A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CS = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FM = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (N) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; CL = Centerline; CLF = Chain Link Fence; CZZZZ = Concrete Wall; ° = Degrees; ' = Central Angle; Ø = Diameter; ± = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB No. 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name 845 W 46 St, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 845 West 46th Street				Company NAIC Number:	
City Miami Beach		State Florida	ZIP Code 33140		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 9, Block 14, NAUTILUS ADDITION, PB 8, Pg 130, Folio No. 02-3222-014-1290					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 25.821580 Long. -80.132115° Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1B					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) 0 sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0 c) Total net area of flood openings in A8.b 0 sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage 0 sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 c) Total net area of flood openings in A9.b 0 sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Miami Beach 120651			B2. County Name Miami-Dade		B3. State Florida
B4. Map/Panel Number 12086C0309L	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 1 of 3

## ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 845 West 46th Street			Policy Number:	
City Miami Beach	State Florida	ZIP Code 33140	Company NAIC Number	
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)				
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input checked="" type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.				
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: County BM: D-132-R, Elev= 8.23 ft Vertical Datum: NGVD 1929				
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:				
Datum used for building elevations must be the same as that used for the BFE.				
Check the measurement used.				
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)			9	2
b) Top of the next higher floor			na	
c) Bottom of the lowest horizontal structural member (V Zones only)			na	
d) Attached garage (top of slab)			na	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)			na	
f) Lowest adjacent (finished) grade next to building (LAG)			5	2
g) Highest adjacent (finished) grade next to building (HAG)			5	3
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support			na	
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.				
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.				
Certifier's Name Aniano J. Garcia		License Number 5105		
Title Professional Land Surveyor and Mapper				
Company Name n/a				
Address 7210 SW 126th Court				
City Miami	State Florida	ZIP Code 33183	Digitally signed by Aniano J. Garcia	
Signature Garcia		Date: 2022.06.28 10:01:11 -04'00'	Date: 6-22-2022	Telephone 305-856-4566
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.				
Comments (including type of equipment and location, per C2(e), if applicable)				
Latitude and Longitude by Google Earth; This Elevation Certificate is for acquisition of Flood Insurance only, no LOMA, no construction or plans should be made based on the information contained in this document				

FEMA Form 086-0-33 (12/19)

Replaces all previous editions.

Form Page 2 of 3

## VARELA RESIDENCE

845 W 46th STREET, MIAMI BEACH, FLORIDA 33140

12.12.2022

DRB22-0895

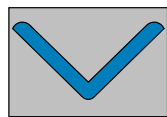
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ

AR 95601

SURVEY

EX0.1

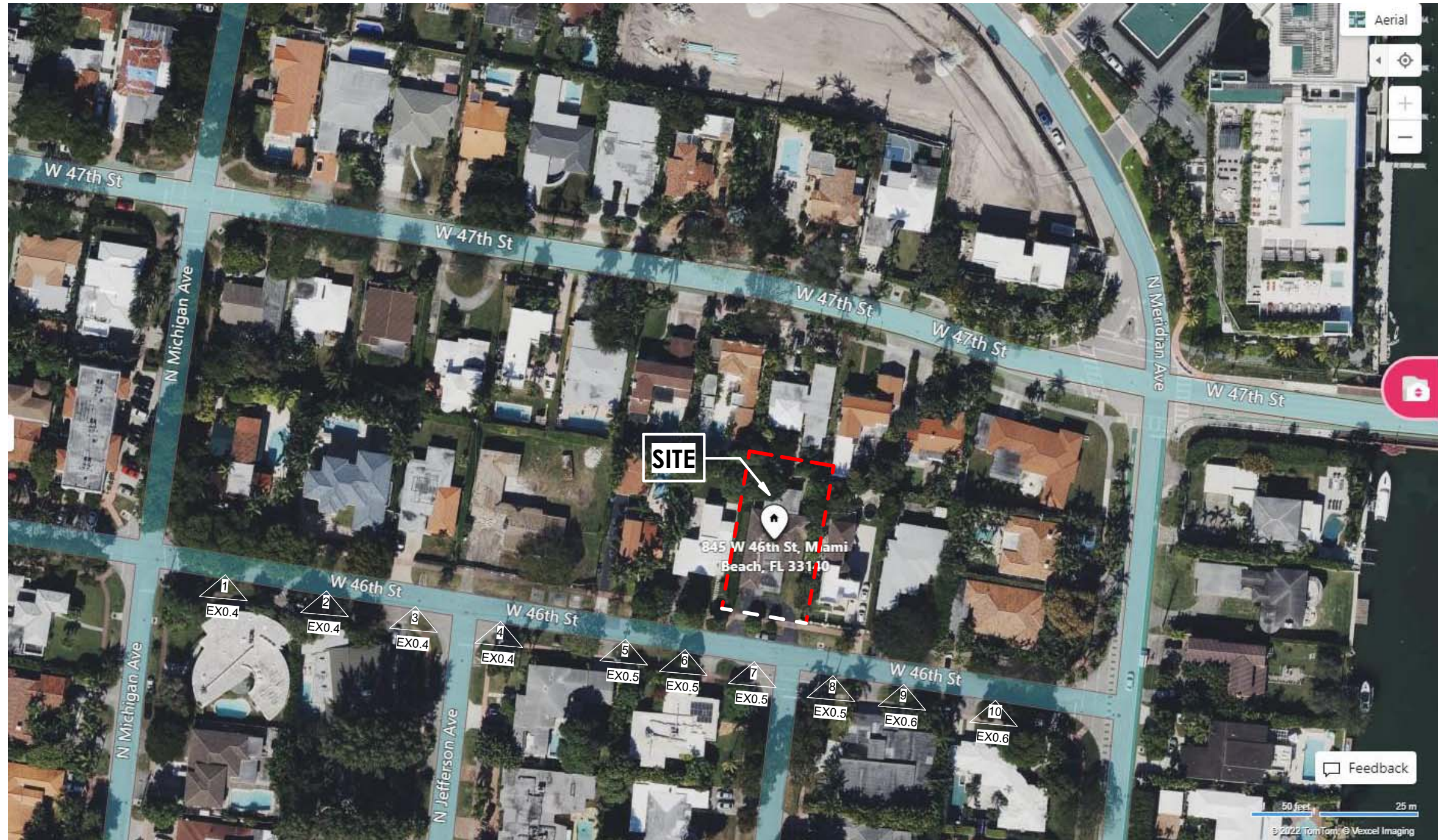


8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





## VARELA RESIDENCE

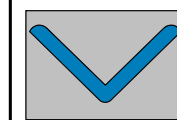
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895

DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601

CONTEXT LOCATION MAP  
EX0.2



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.

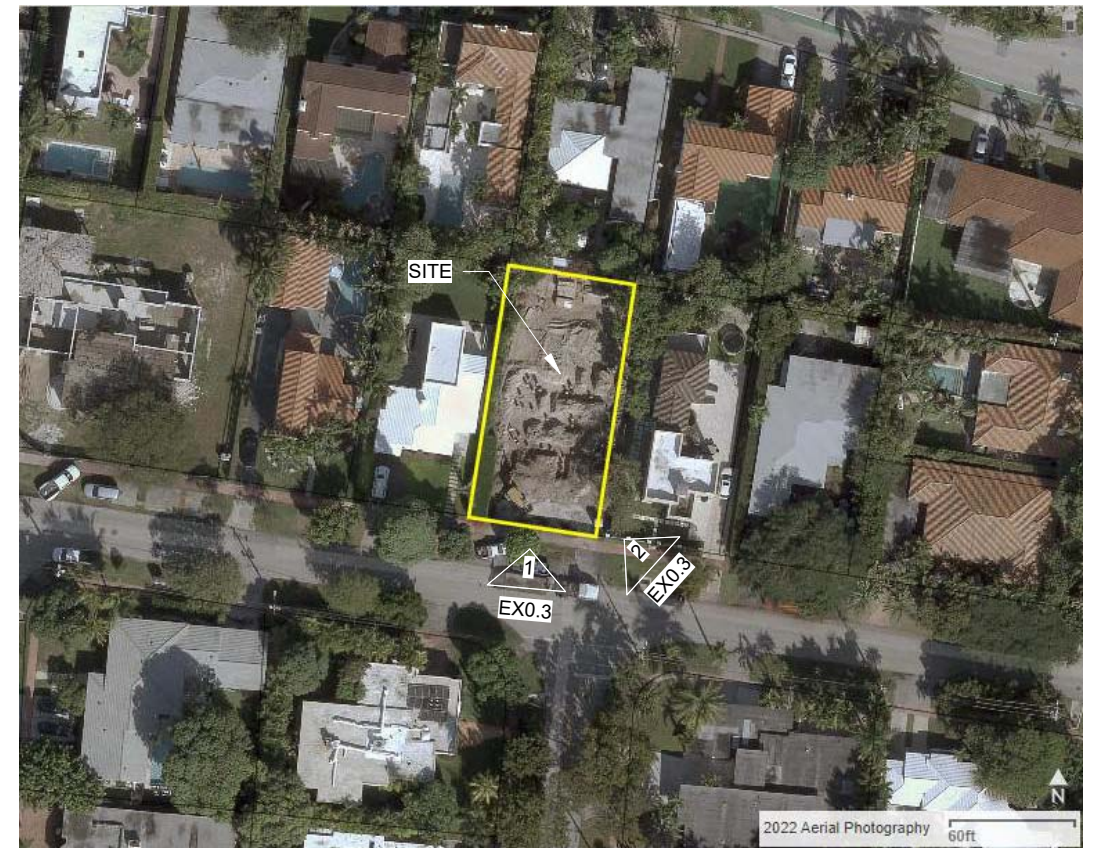




1. EXISTING CONDITION PROJECT SITE  
SOUTH VIEW




2. EXISTING CONDITION PROJECT SITE  
SOUTH EAST VIEW



VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
EXISTING CONDITION  
EX0.3



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.

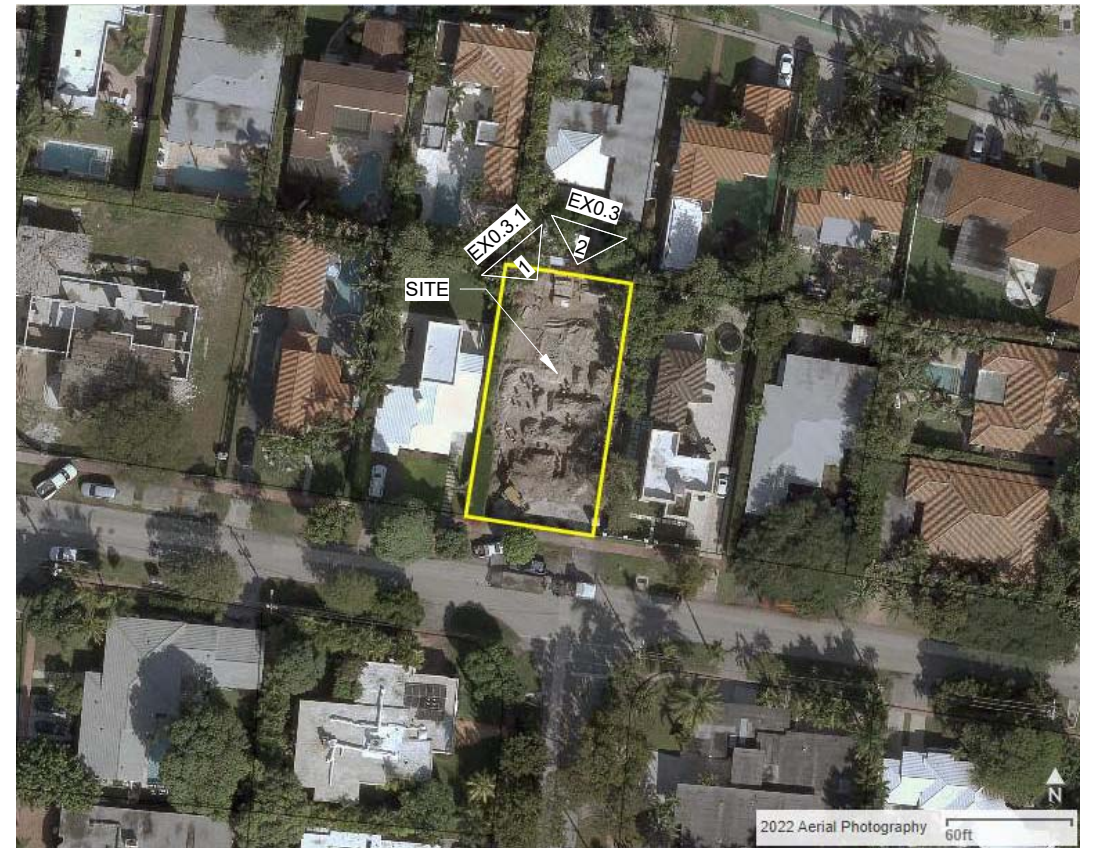




1. EXISTING CONDITION PROJECT SITE  
NORTH WEST VIEW




2. EXISTING CONDITION PROJECT SITE  
NORTH WEST VIEW



VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
EXISTING CONDITION  
EX0.3.1



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





1. 921 W 46th St



2. 903 W 46th St



3. 895 W 46th St




4. 875 W 46th St

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
CONTEXT ANALYSIS  
EX0.4



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





5. 869 W 46th St.



6. 855 W 46th St



7. 845 W 46th St. SITE PROJECT




8. 833 W 46th St.

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
CONTEXT ANALYSIS  
EX0.5



**3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





9. 825 W 46th St.

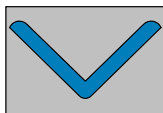


10. 4600 Meridian Ave

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
CONTEXT ANALYSIS  
EX0.6



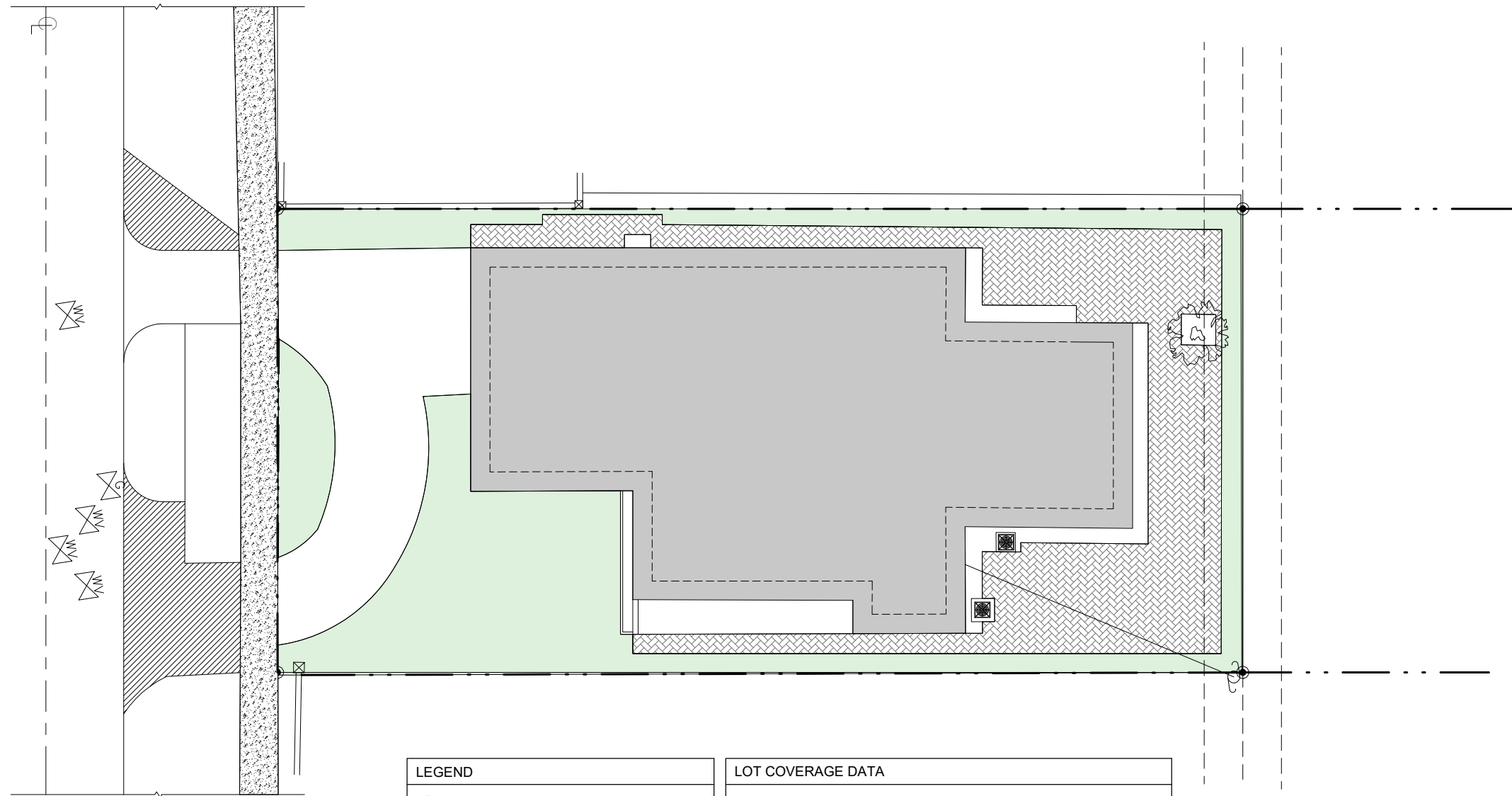
3






8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





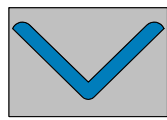
LEGEND	
	PROPERTY LINE
	10' UTILITY EASMENT
	REQUIRED SETBACK
	UNIT SIZE
	GREEN AREA

LOT COVERAGE DATA	
EXISTING LOT SIZE:	7,500.0 SF.
BUILDING LOT COVERAGE ALLOWED:	3262.7 SF (43.5 % OF LOT SIZE)

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
EXISTING LOT COVERAGE DIAGRAM  
EX1.0



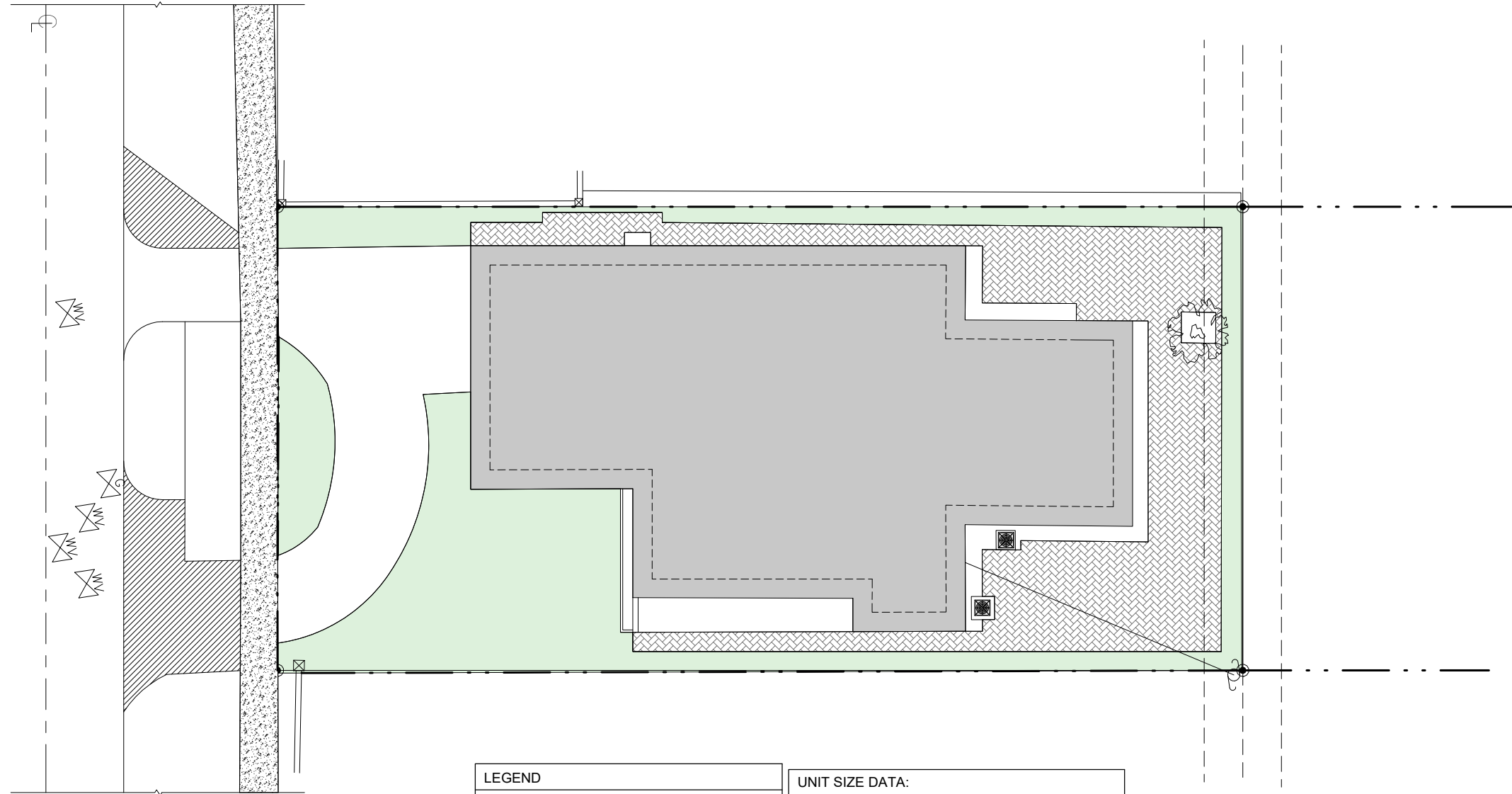
3






8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.






LEGEND	
	PROPERTY LINE
	10' UTILITY EASMENT
	REQUIRED SETBACK
	UNIT SIZE
	GREEN AREA

UNIT SIZE DATA:	
LOT SIZE:	7,500.0 SF
EXISTING UNIT SIZE:	3,261 S.F. (FOOT PRINT)

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
EXISTING UNIT SIZE  
EX1.1



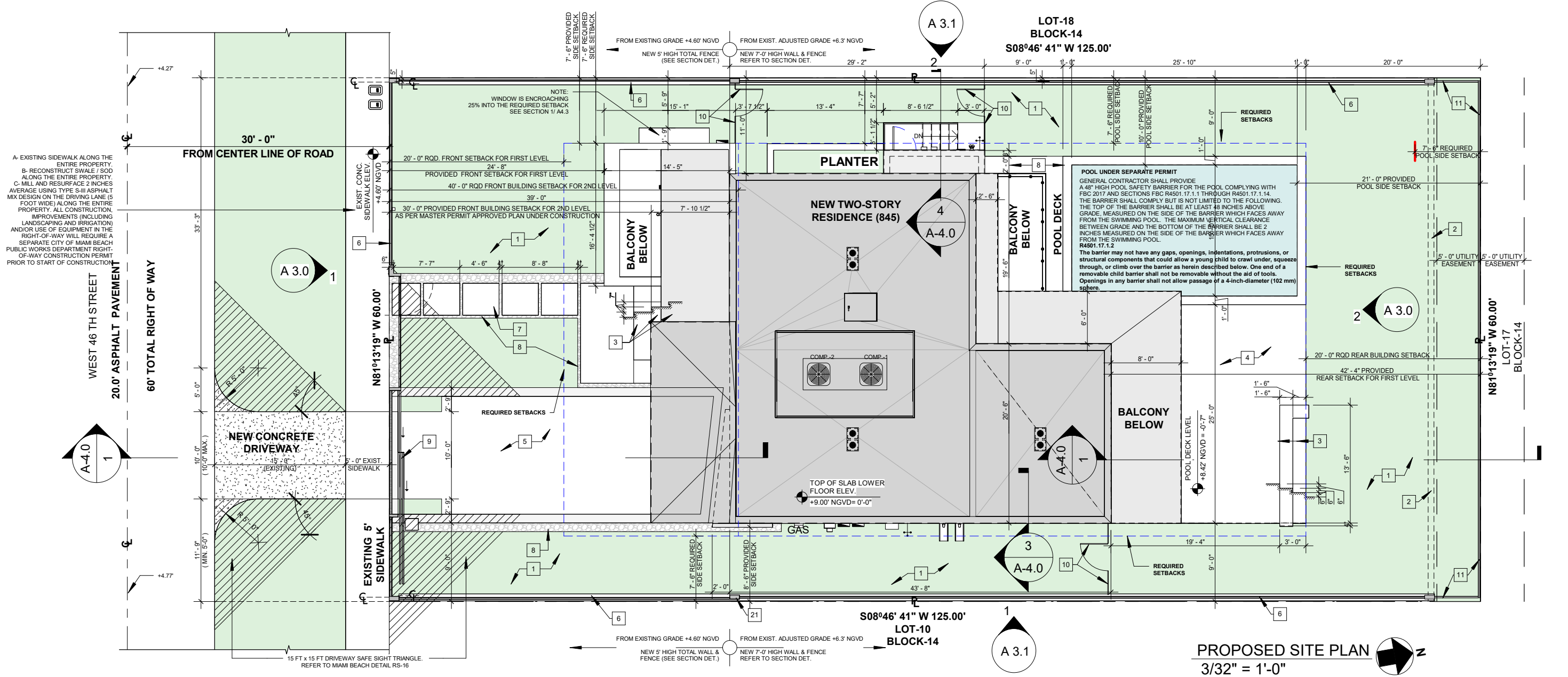
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.






**SITE PLAN KEY NOTES**

- |   |  |    |  |
|---|--|----|--|
| 1 | GREEN AREA   | 8  | RIVER ROCKS REFER TO DETAIL  |
| 2 | METAL CORRUGATED RETAINING WALL REFER TO STRUCTURAL DRAWINGS | 9  | METAL ELECTRICAL AUTOMATIC SLIDING ROLLING GATE  |
| 3 | CONCRETE STEPS REFER TO STRUCTURAL                           | 10 | 48" HIGH ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH FBC 2017 AND THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM |
| 4 | CONCRETE SLAB WITH NON-SLIP STONE FINISH                     | 11 | NEW MTL. FENCE IN THE REAR OF PROPERTY WITHIN 5' UTILITY EASTMENT  |
| 5 | DRIVEWAY. MATERIAL TO BE SELECT BY OWNER                     |    |  |
| 6 | NEW MTL. FENCE OVER RETAINING WALL.                          |    |  |
| 7 | NEW CAST-IN PLACE CONCRETE PAVERS                            |    |  |

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
SITE PLAN  
A 1.0

 **3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069  
ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

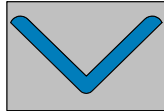
ITEM #	Project Information				
1	Address:	845 W 46th Street, Miami Beach, FL 33140			
2	Folio number(s):	02-3222-014-1290			
3	Board and file number(s) :	DRB22-0895			
4	Year built: 1950	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	7.00' FEMA (8.0' CMB)	Grade value in NGVD:	6.10'	
9	Adjusted grade (Flood+Grade/2):	6.30'	Free board:	1.0'	
10	30" above grade:	7.10'	Lot Area:	7,500 SQ.FT.	
11	Lot width:	60.0'	Lot Depth:	125.0'	
12	Max Lot Coverage SF and %:	2,250 SQ.FT (30%)	Proposed Lot Coverage SF and %:	1,974.6 SF (26.3 % OF LOT SIDES)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	797.6 SF (96.5%)	Rear Yard Open Space SF and %:	1,163.02 SQ. FT. (96.9 %)	
15	Max Unit Size SF and %:	3,750 SQ.FT (50%)	Proposed Unit Size SF and %:	3,446.61 SF (45.9 %)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,708.96 SQ.FT (22.8 %)	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	YES	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24' / F.L.S.T.	N/A	24' / F.L.S.T.	
	Front Setbacks:				
20	Front First level:	20.0'	N/A	24'-8"	
	Front second level:	30.0'	N/A	30.0'	
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.				
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.				
22	Sum of side yard :	15.0'	N/A		
23	Side 1:				
24	Side 2 or (facing street):				
25	Rear:				
26	Accessory Structure Side 1:				
27	Accessory Structure Side 2 or (facing street) :				
28	Accessory Structure Rear:				
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
ZONING DATA  
A 1.0.1



38103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

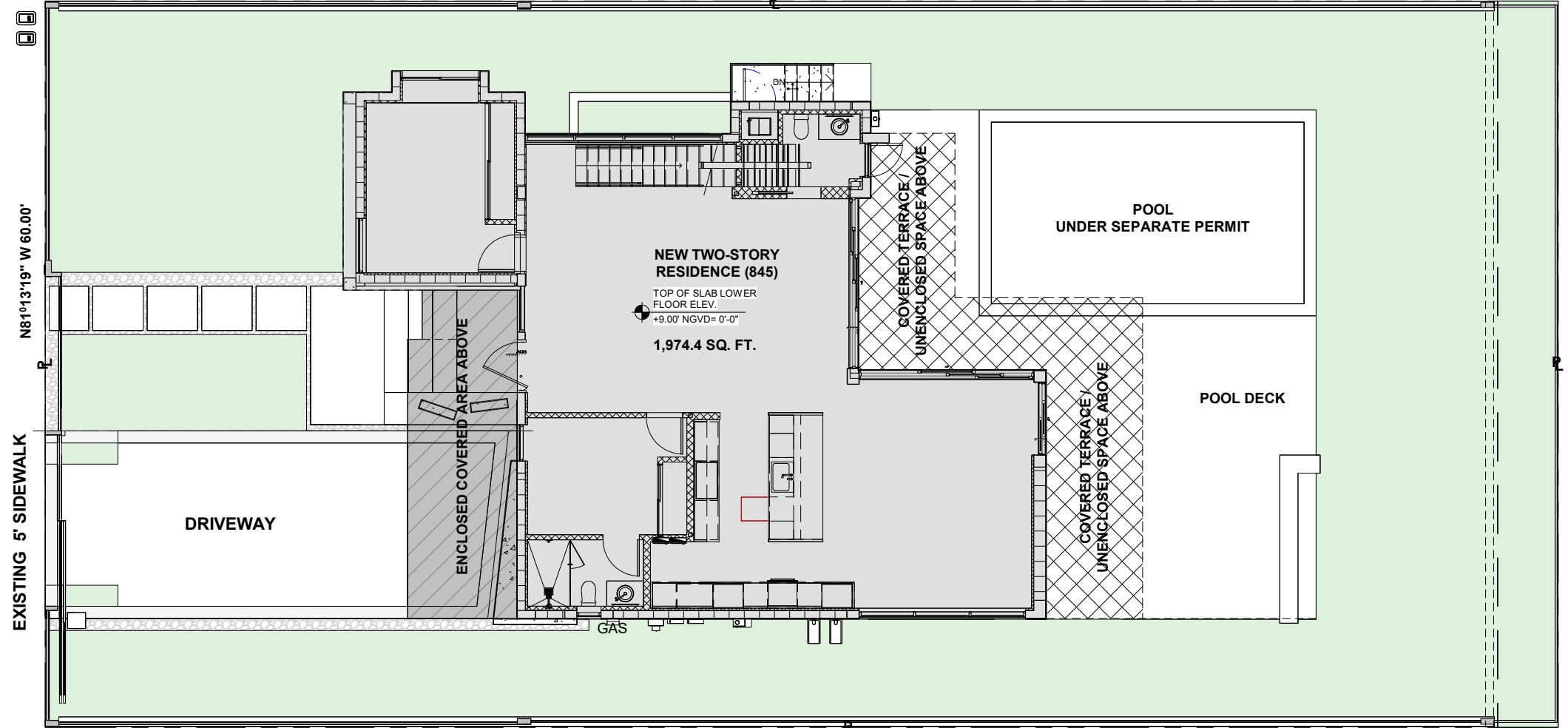
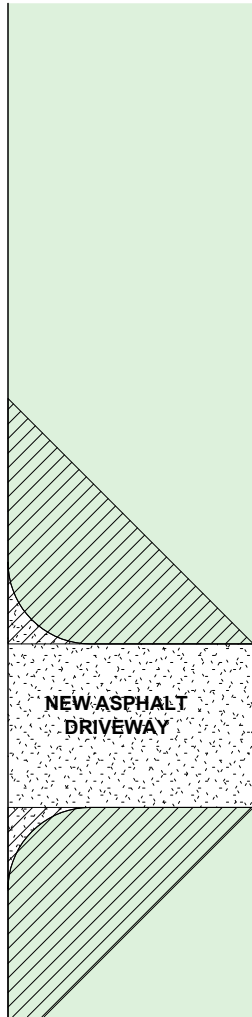
copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.

FLOOD LEGEND

- FLOOD ZONE: "AE"
- FIRM MAP: 12086C0309L
- ADDRESS: 845 W 46th STREET, MIAMI BEACH, FL 33140
- LOT: 9 BLOCK: 14
- PLAT BOOK: 8 PAGE: 130 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- HIGHEST CROWN OF ROAD ELEV.: 4.77' FT. N.G.V.D.
- LOWEST CROWN OF ROAD ELEV: 4.27' FT. N.G.V.D.
- HIGHEST & LOWEST CROWN OF ROAD ELEV WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY
- THE ATTACHED CERTIFIED SURVEY: ANIANO GRACIA PLS LIC. # 5880  
SURVEYORS NAME
- BASE FLOOD ELEVATION (FEMA): +7.00' (N.G.V.D.)
- BASE FLOOD ELEVATION (C.M.B.) +8.00' (N.G.V.D.)
- DESIGN FLOOD ELEVATION: +9.00' (N.G.V.D.)
- TOP OF SLAB LOWEST FLOOR ELEV. (1ST LEVEL): +9.00' (N.G.V.D.)
- TOP OF SLAB OF NEXT HIGHER FLOOR ELEV. (2ND LEVEL): +21.0' (N.G.V.D.)
- TOP OF ROOF CONCRETE SLAB: +33.0' (N.G.V.D.)
- EXISTING GRADE ELEVATION AT EXIST. SIDEWALK: +4.60' (N.G.V.D.)
- ADJUSTED GRADE ELEVATION (+4.60'+8.0') /2: +6.30' (N.G.V.D.)
- PROPOSED LOWEST ADJACENT GRADE ELEV.: +6.30' (N.G.V.D.)
- PROPOSED HIGHEST ADJACENT GRADE ELEV.: +7.10' (N.G.V.D.)
- MAX. FRONT GRADE ELEVATION (PROVIDED): +6.56' (N.G.V.D.)
- MAX. GRADE ELEVATION (ALLOWED) (+4.60'+30"): +7.10' (N.G.V.D.)
- MAX. REAR GRADE ELEVATION (PROVIDED): +7.10' (N.G.V.D.)
- ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+9.00' NGVD)
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
- 0'-0" = 9.00' N.G.V.D.



WEST 46 TH STREET  
20.0' ASPHALT PAVEMENT  
60' TOTAL RIGHT OF WAY



LOT COVERAGE DIAGRAM PLAN  
3/32" = 1'-0"




LEGEND	
	PROPERTY LINE
	10' UTILITY EASEMENT
	REQUIRED SETBACK
	ENCLOSED LOT COVERAGE AREA
	ENCLOSED COVERED AREA ABOVE (INCLUDED IN LOT COVERAGE CALCULATION)
	COVERED TERRACE AT GROUND FLOOR / BALCONIES AREAS AT SECOND FLOOR (NOT INCLUDED IN LOT COVERAGE CALCULATION)
	GREEN AREA

LOT COVERAGE DATA	
EXISTING LOT SIZE:	7,500.0 SF.
BUILDING LOT COVERAGE ALLOWED:	2,250.0 SF (30.0 % OF LOT SIZE)
BUILDING LOT COVERAGE PROPOSED:	<b>1,974.4 SF (26.3 % OF LOT SIZE)</b>

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
LOT COVERAGE PLAN  
A 1.1



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

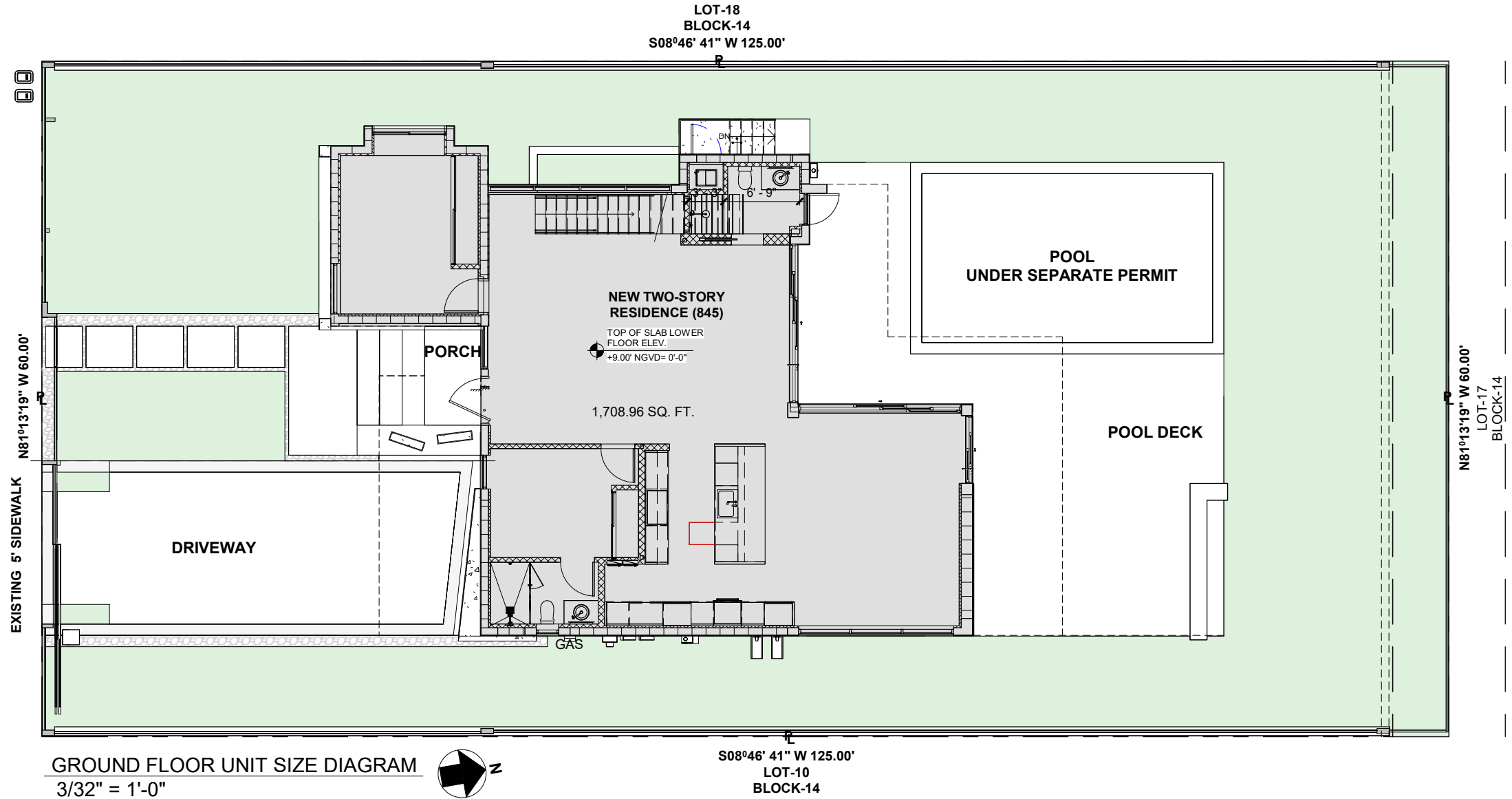
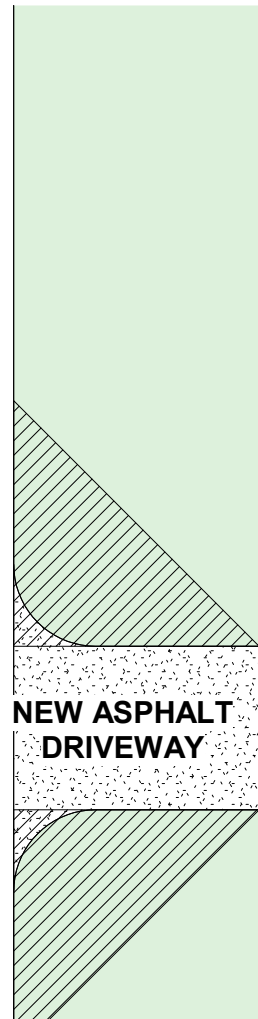
ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.



WEST 46<sup>TH</sup> STREET  
20.0' ASPHALT PAVEMENT

60' TOTAL RIGHT OF WAY



GROUND FLOOR UNIT SIZE DIAGRAM  
3/32" = 1'-0"

**LEGEND**


- PROPERTY LINE
- 10' UTILITY EASEMENT
- REQUIRED SETBACK
- UNIT SIZE
- BALCONIES AREAS AT SECOND FLOOR (NOT INCLUDED IN LOT COVERAGE CALCULATION)
- GREEN AREA

UNIT SIZE DATA:	
FIRST FLOOR UNIT SIZE:	1,708.96 SF
SECOND FLOOR UNIT SIZE:	1,737.65 SF (23.2 % OF LOT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED:	3,750.00 SF (50 % OF LOT AREA)
UNIT SIZE PROPOSED:	3,446.61 SF (45.9 % OF LOT AREA)

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
UNIT SIZE DIAGRAM FIRST LEVEL  
A 1.2



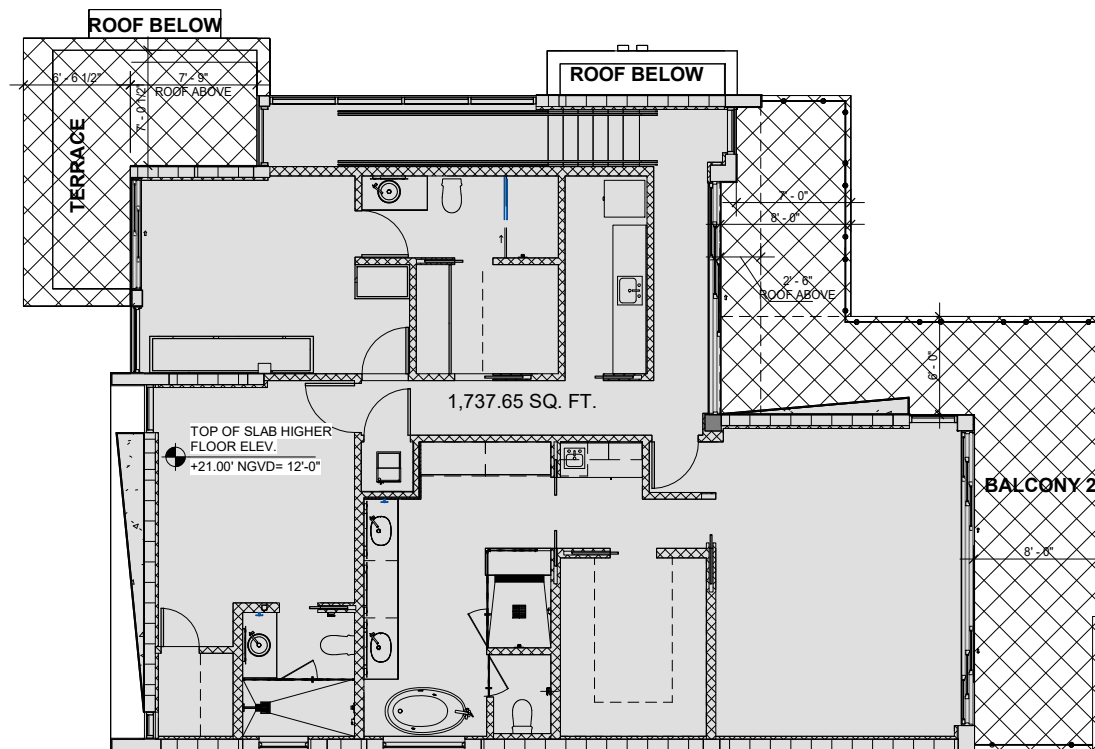
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





SECOND FLOOR UNIT SIZE DIAGRAM  
3/32" = 1'-0"




LEGEND	
	PROPERTY LINE
	10' UTILITY EASEMENT
	REQUIRED SETBACK
	UNIT SIZE
	BALCONIES AREAS AT SECOND FLOOR (NOT INCLUDED IN LOT COVERAGE CALCULATION)
	GREEN AREA

UNIT SIZE DATA:	
FIRST FLOOR UNIT SIZE:	1,708.96 SF
SECOND FLOOR UNIT SIZE:	1,737.65 SF (23.2 % OF LOT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED:	3,750.00 SF (50 % OF LOT AREA)
UNIT SIZE PROPOSED:	3,446.61 SF (45.9 % OF LOT AREA)

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
UNIT SIZE DIAGRAM SECOND FLOOR  
A 1.2.1



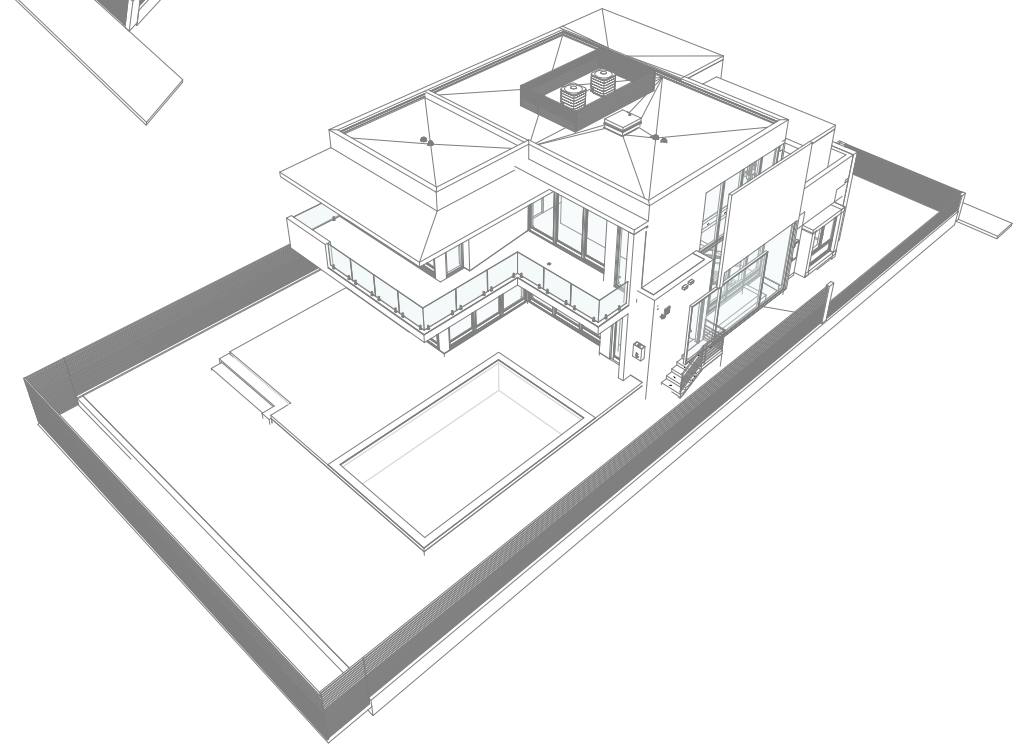
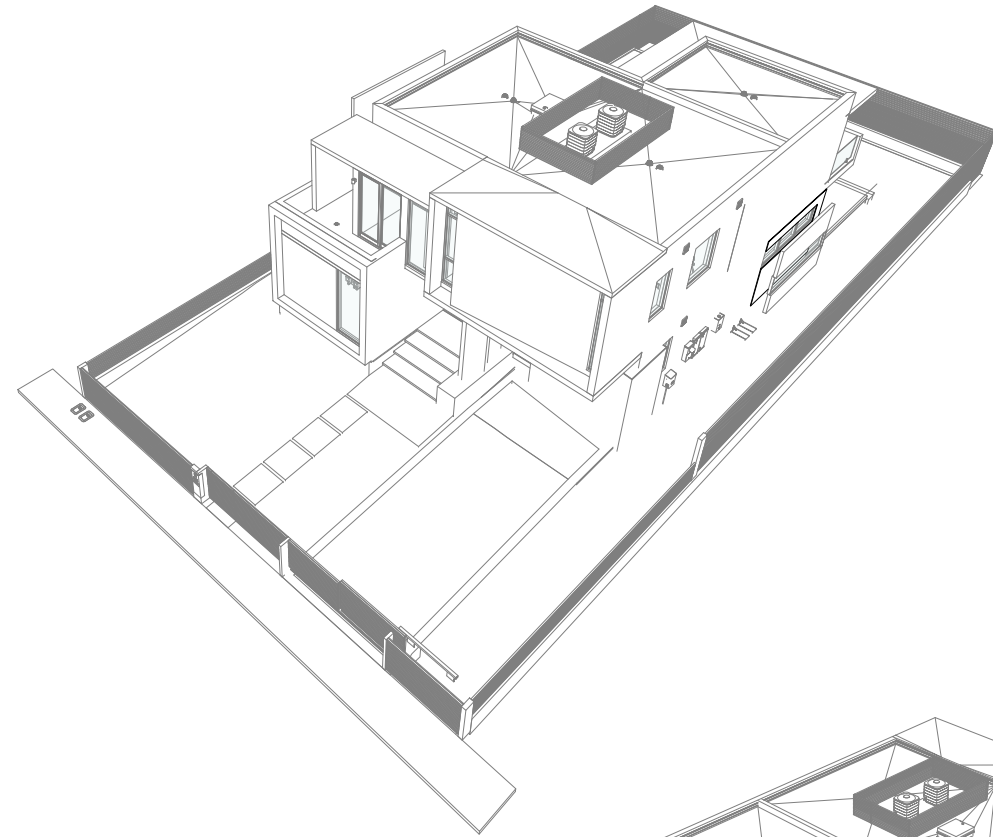
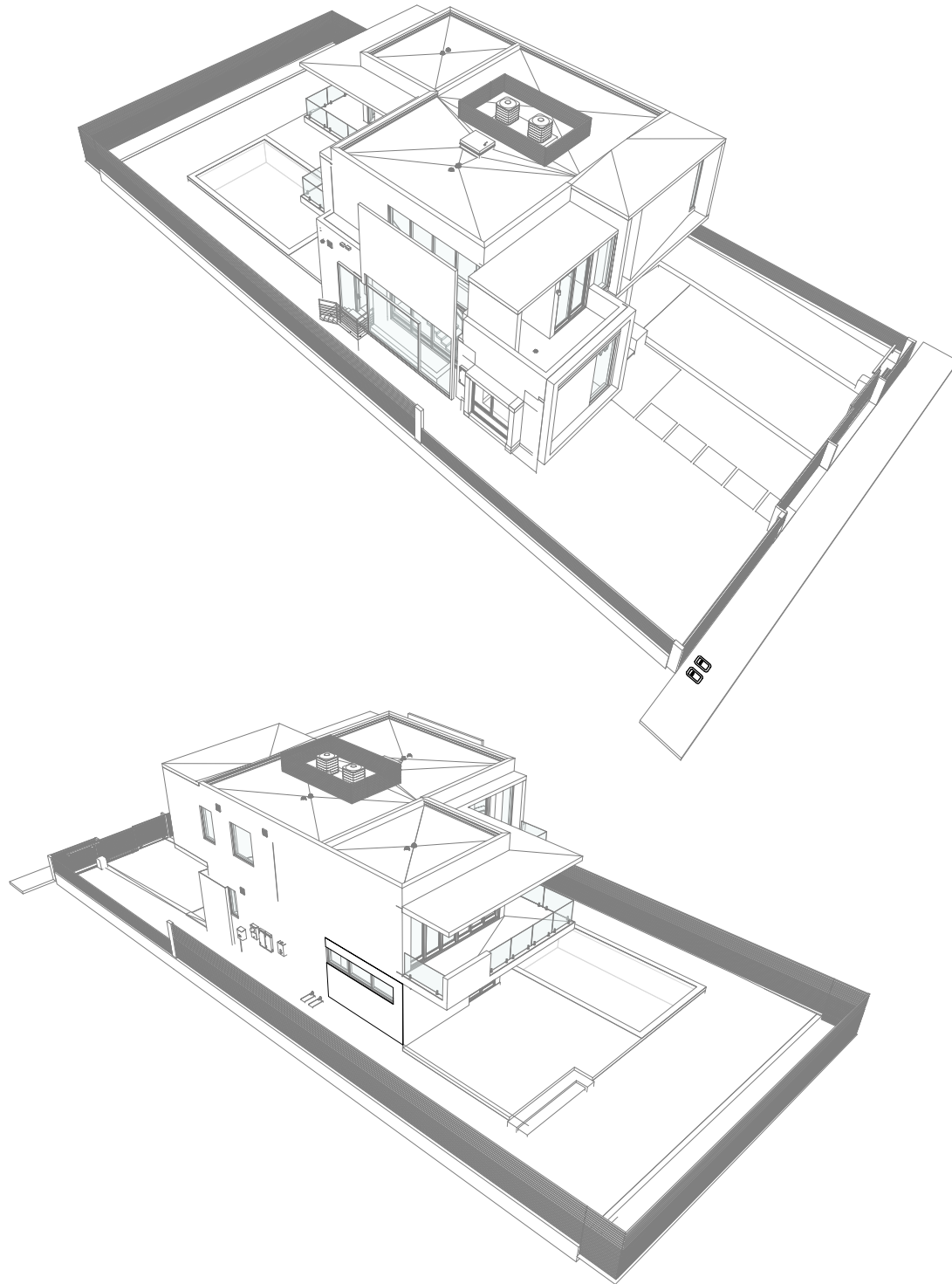
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.






VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
AXONOMETRIC DIAGRAMS  
A 1.3



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

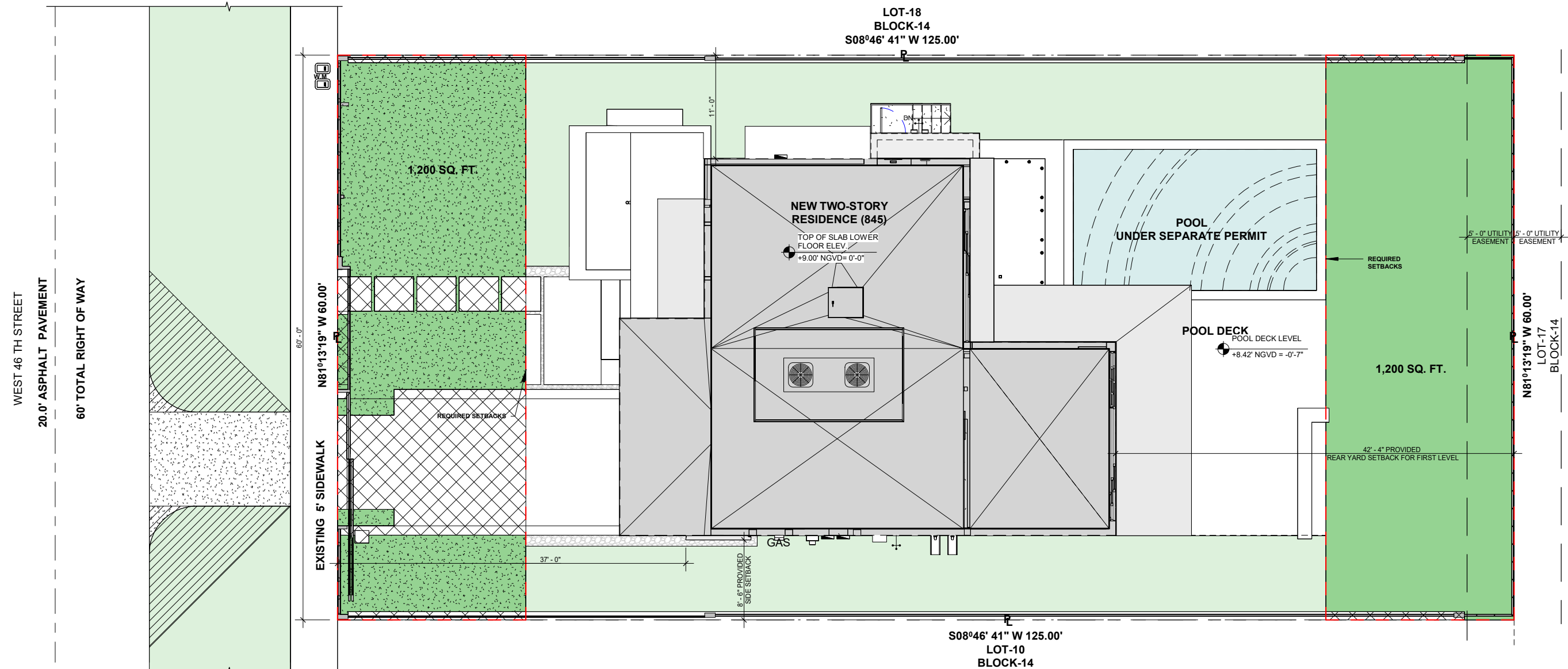
ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.









SITE FRONT & REAR YARD OPEN SPACE DIAGRAM  
3/32" = 1'-0"

FRONT YARD CALCULATION DATA:	
FRONT SETBACK REQUIRED:	20'-0" FOR FIRST FLOOR ON TWO STORY BUILDING
FRONT SETBACK PROVIDED:	24'-8"
FRONT YARD AREA REQUIRED:	1,200.0 SF
MINIMUM 50% OF REQUIRED FRONT YARD SHALL BE PERVIOUS	600.0 SF
YARD PERVIOUS PROVIDED:	797.6 SF (66.5%)
WITHIN THE REQUIRED FRONT YARD	

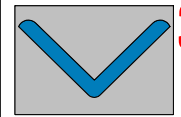
LEGEND:	
	PROPERTY LINE
	10' UTILITY EASTMENT
	REQUIRED SETBACK
	PERVIOUS AREA PROVIDED WITHIN REQUIRED FRONT AND REAR YARD
	TOTAL AREA OF REQUIRED FRONT / REAR YARD
	POOL WATER
	NO PERVIOUS AREA

REAR YARD CALCULATION DATA:	
REAR SETBACK REQUIRED:	(15% OF 125' = 18.75') NOT APPLICABLE (20' IS THE APPLICABLE)
REAR SETBACK PROVIDED:	42'-4"
REAR YARD AREA REQUIRED:	1,200.00 SF
MINIMUM 70% OF REQUIRED REAR YARD SHALL BE PERVIOUS	840.00 SF
YARD PERVIOUS PROVIDED:	1,163.02 SF
WITHIN THE REQUIRED REAR YARD	(96.9 % OF REQUIRED REAR YARD)

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
FRONT & REAR YARD OPEN SPACE DIAGRAM PLAN  
A 1.5



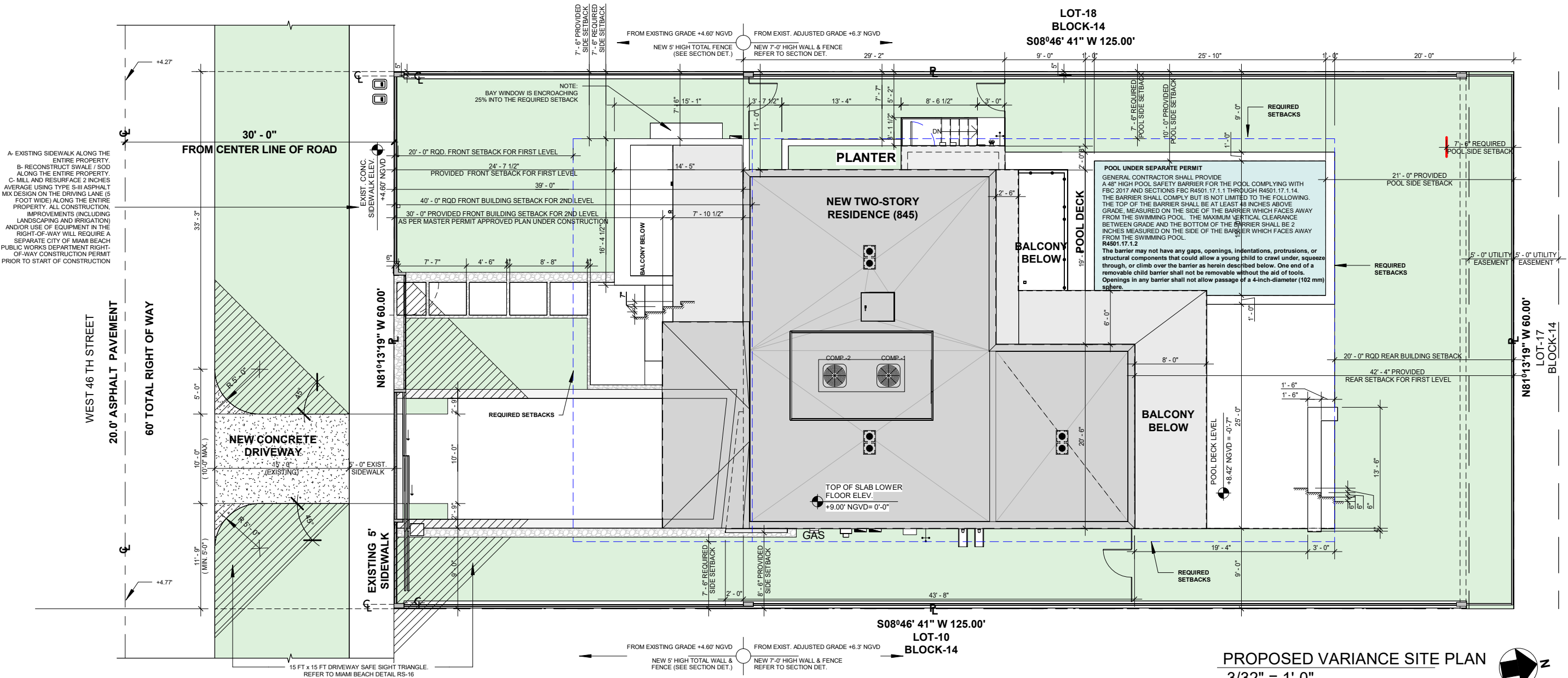
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





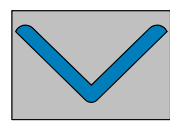
LEGEND	
	PROPERTY LINE
	10' UTILITY EASEMENT
	REQUIRED SETBACK
	UNIT SIZE
	PORTION OF COVERED EXTERIOR UNENCLOSED PRIVATE BALCONIES THAT MUST BE INCLUDED IN THE UNIT SIZE CALCULATION
	GREEN AREA

VARIANCE	
REQUIRED FRONT SETBACK SECOND FLOOR	40.0' PROVIDED THAT ANY PORTION OF A TWO-STORY ATTACHED STRUCTURE SHALL BE SETBACK A MINIMUM OF 40'
PROPOSED FRONT SETBACK SECOND FLOOR	30'-0" PROVIDED FRONT BUILDING SETBACK FOR 2ND LEVEL AS PER MASTER PERMIT APPROVED PLAN UNDER CONSTRUCTION
THIS VARIANCE IS REQUESTED TO INCREASE THE ENCROACHMENT OF SECOND FLOOR INTO THE REQUIRED FRONT SETBACK FROM 40'-0" TO 30'-0"	

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
VARIANCE  
A 1.6



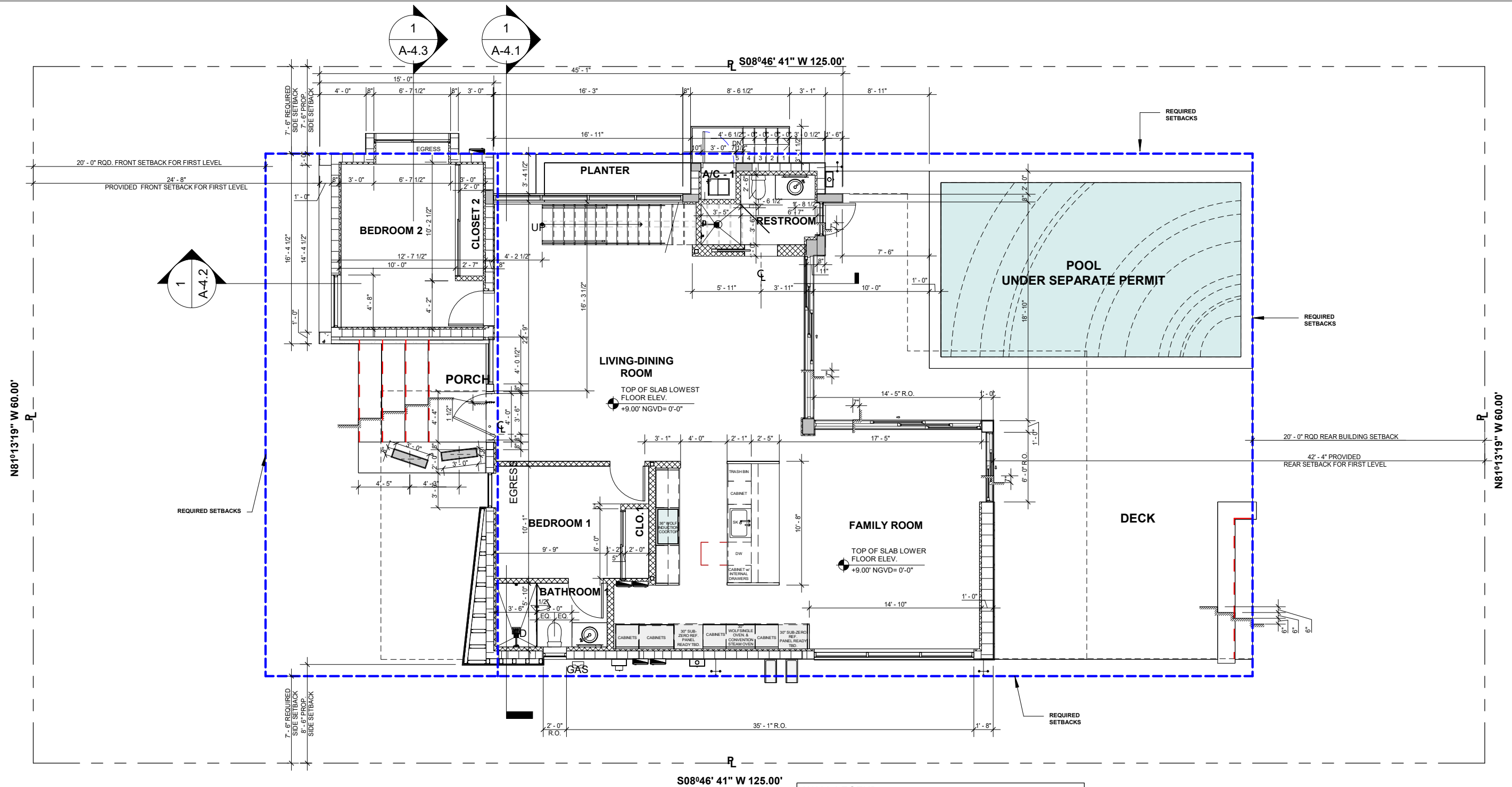
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





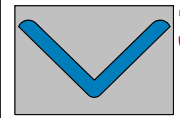
PROPOSED GROUND FLOOR PLAN  
1/8" = 1'-0"

WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
PROPOSED GROUND FLOOR PLAN  
A 2.0

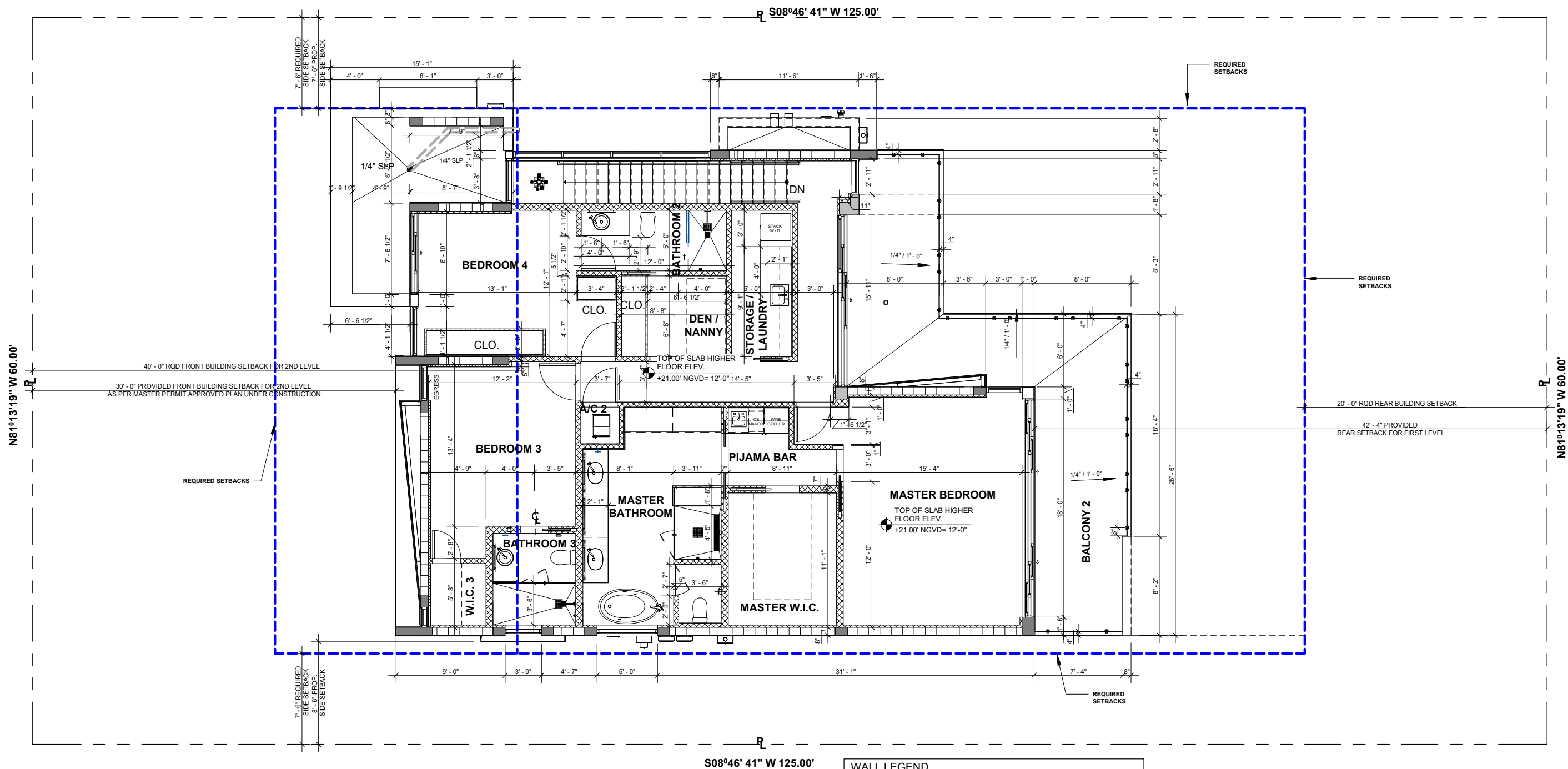


3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.



VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

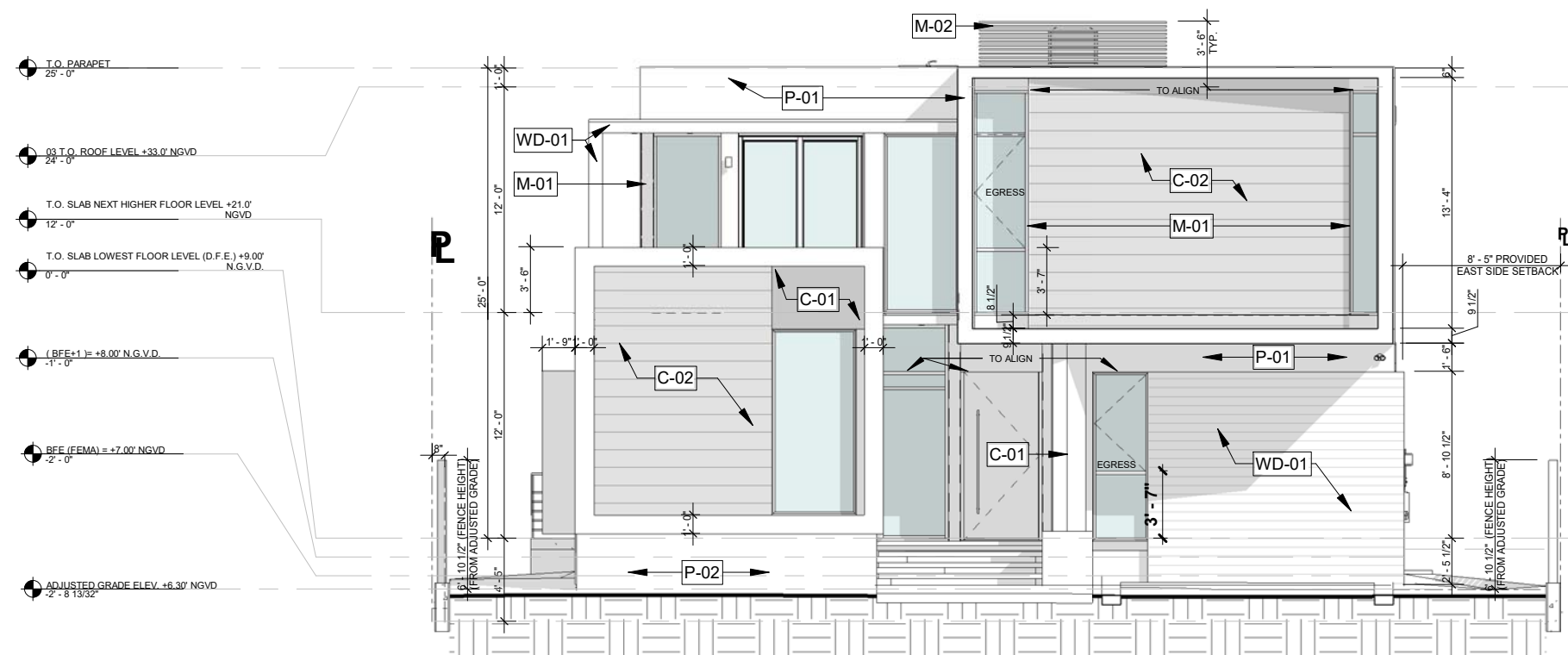
MANUEL D. FERNANDEZ  
AR 95601  
PROPOSED 2ND FLOOR PLAN  
A 2.1

**3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069  
**ARCHITECTURAL GROUP**

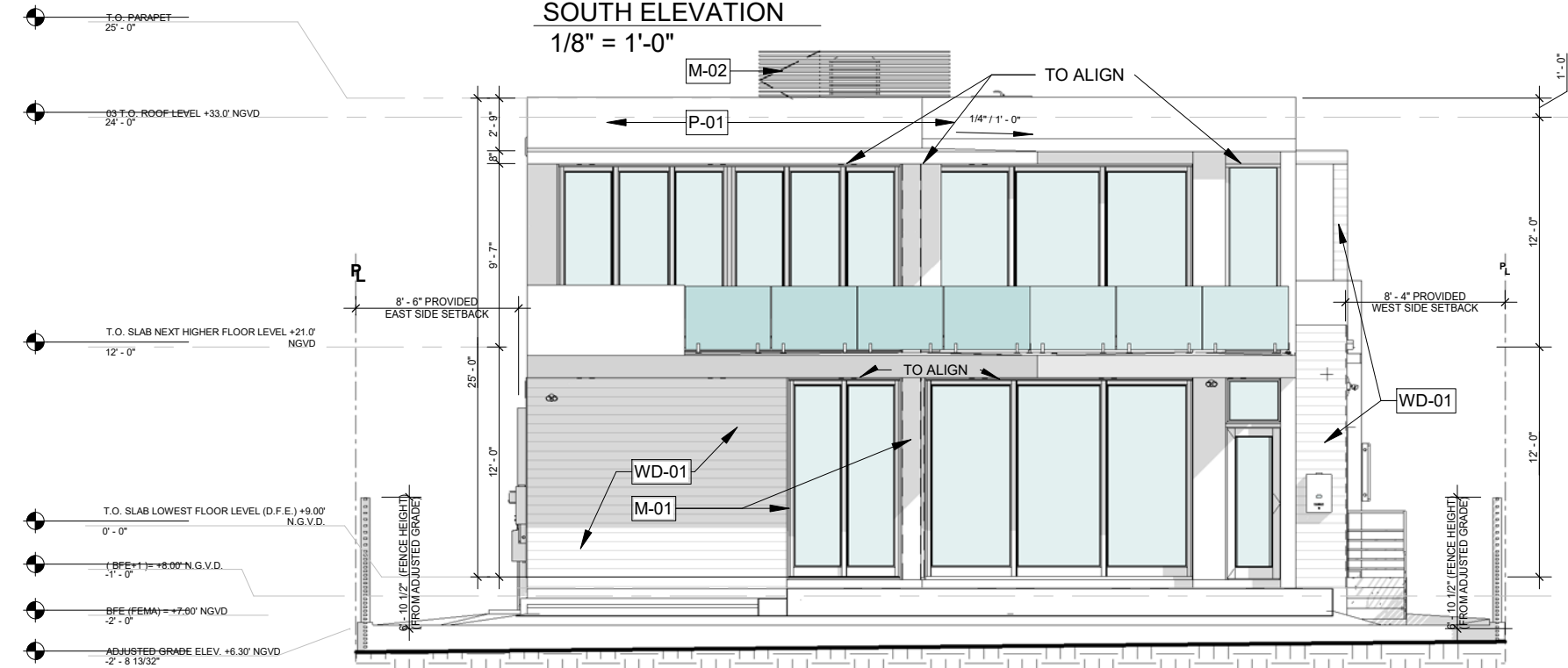
copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.







**SOUTH ELEVATION**  
1/8" = 1'-0"

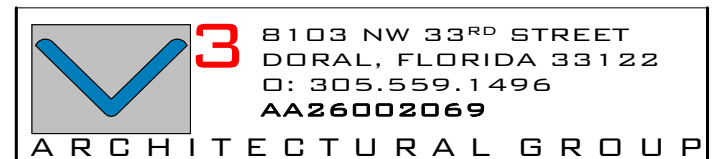


**NORTH ELEVATION**  
1/8" = 1'-0"

**VARELA RESIDENCE**  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

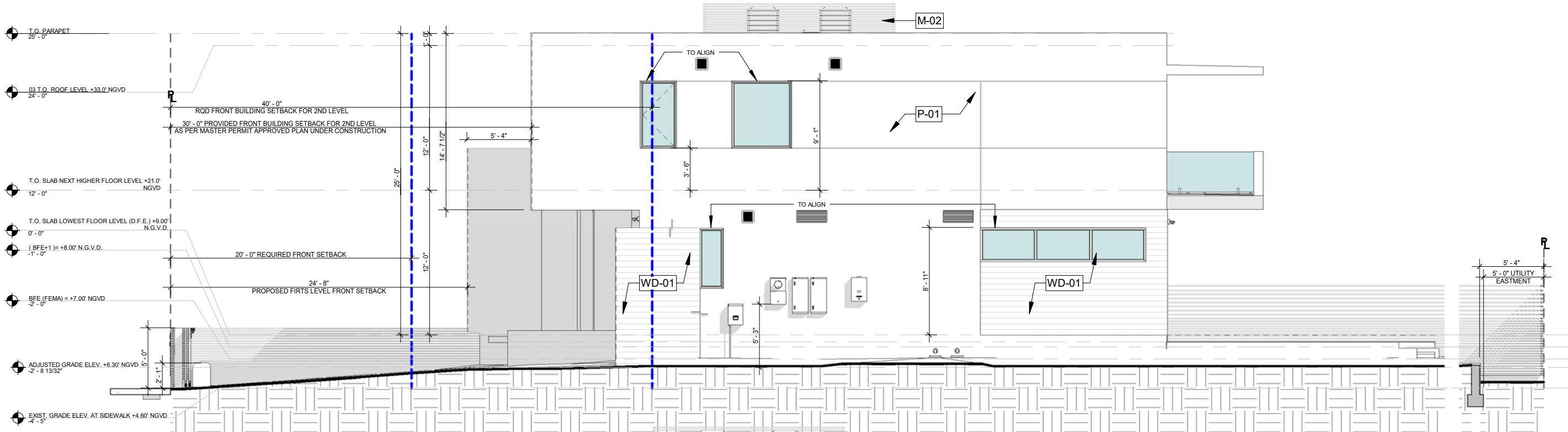
**DRB22-0895**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
**ELEVATIONS**  
**A 3.0**

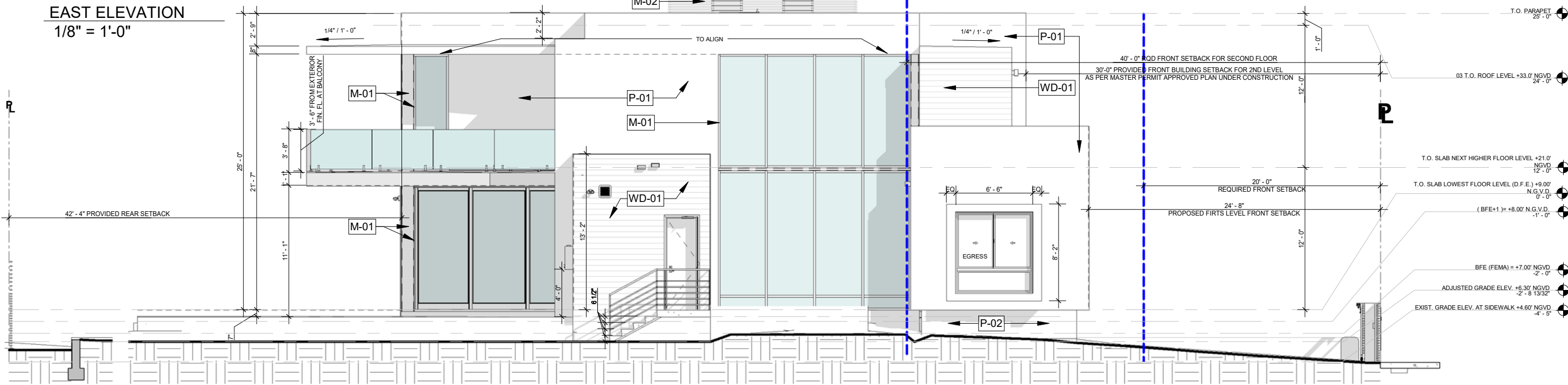


copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





**EAST ELEVATION**  
1/8" = 1'-0"



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

**VARELA RESIDENCE**  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

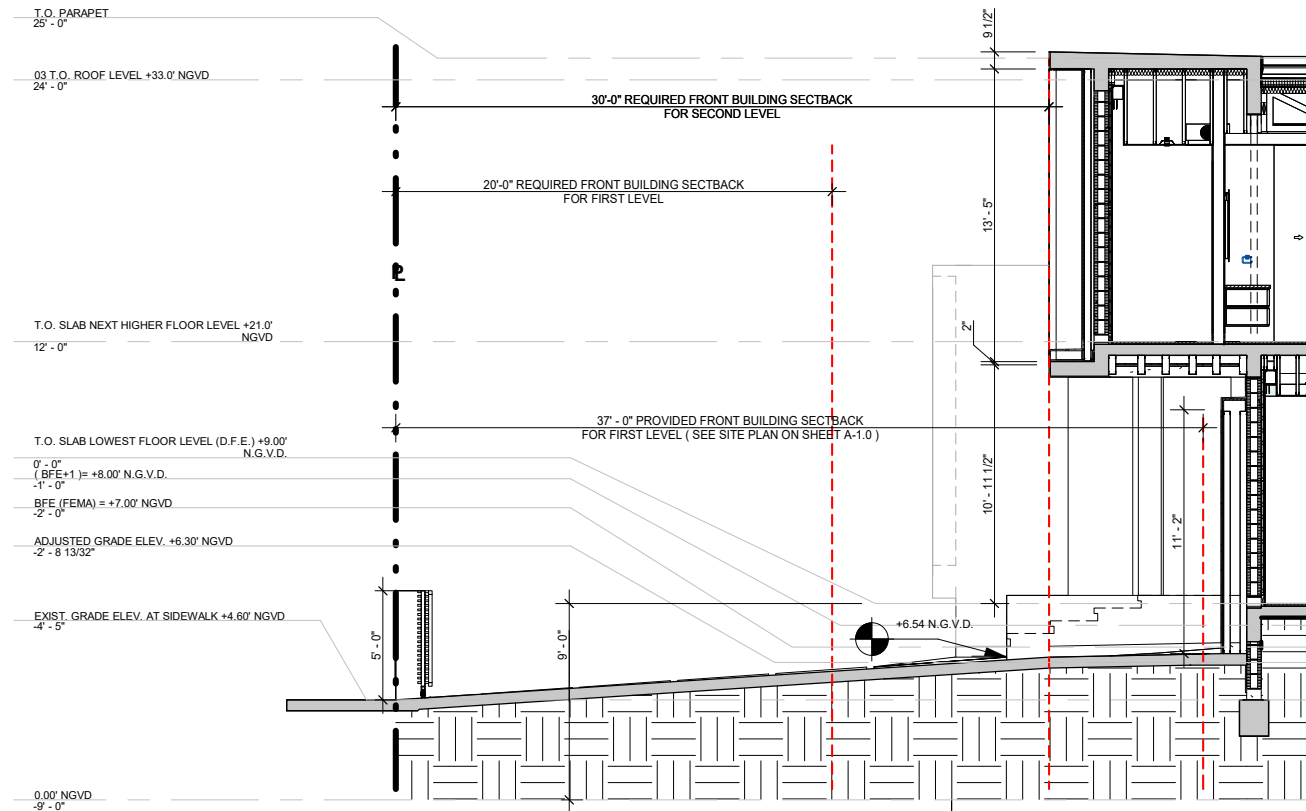
**DRB22-0895**  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
**ELEVATIONS**  
**A 3.1**

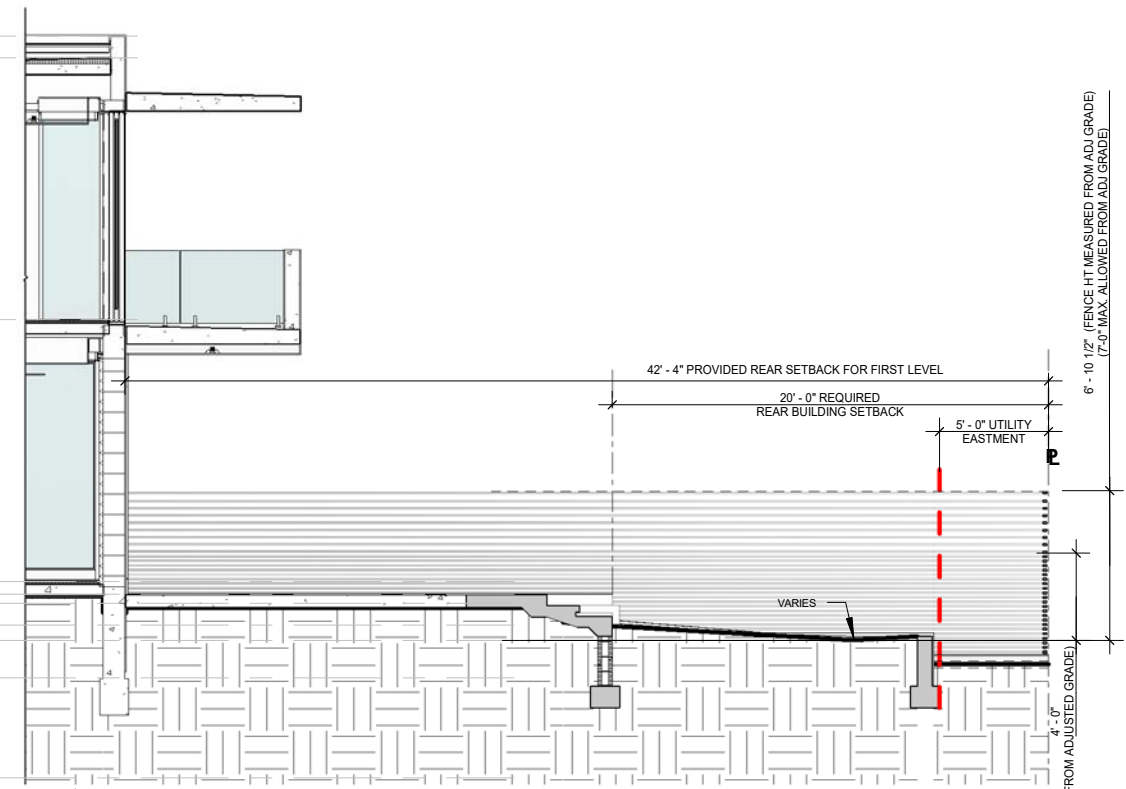
**3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
**AA26002069**

**ARCHITECTURAL GROUP**

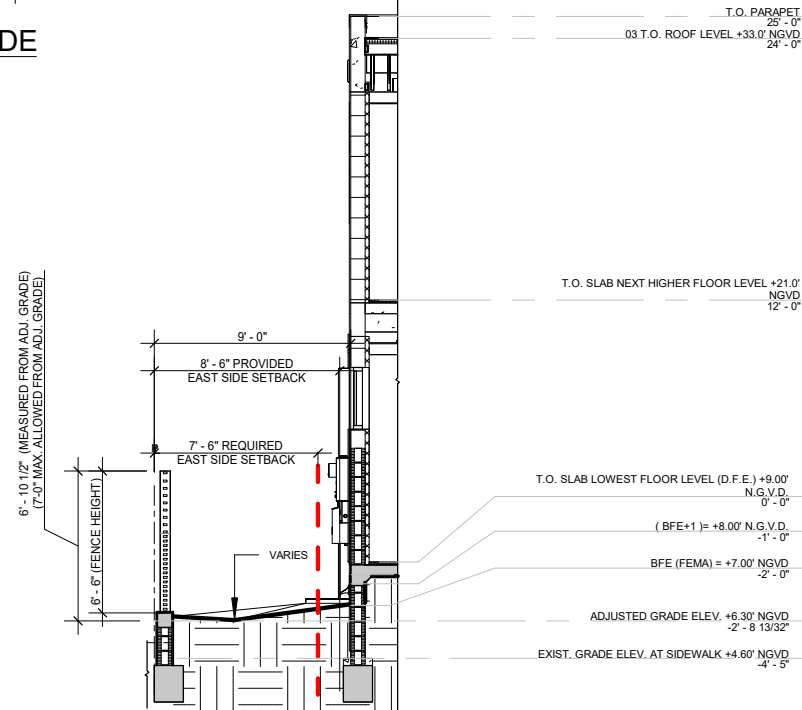
copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.



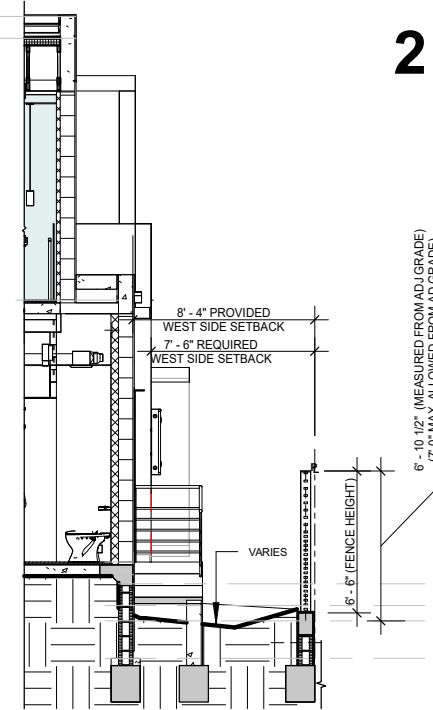
**1** FRONT YARD, SOUTH SIDE  
1/8" = 1'-0"



**2** REAR YARD, NORTH SIDE  
1/8" = 1'-0"



**3** EAST SIDE YARD SECTION  
1/8" = 1'-0"




**4** WEST SIDE SECTION DETAIL  
1/8" = 1'-0"

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

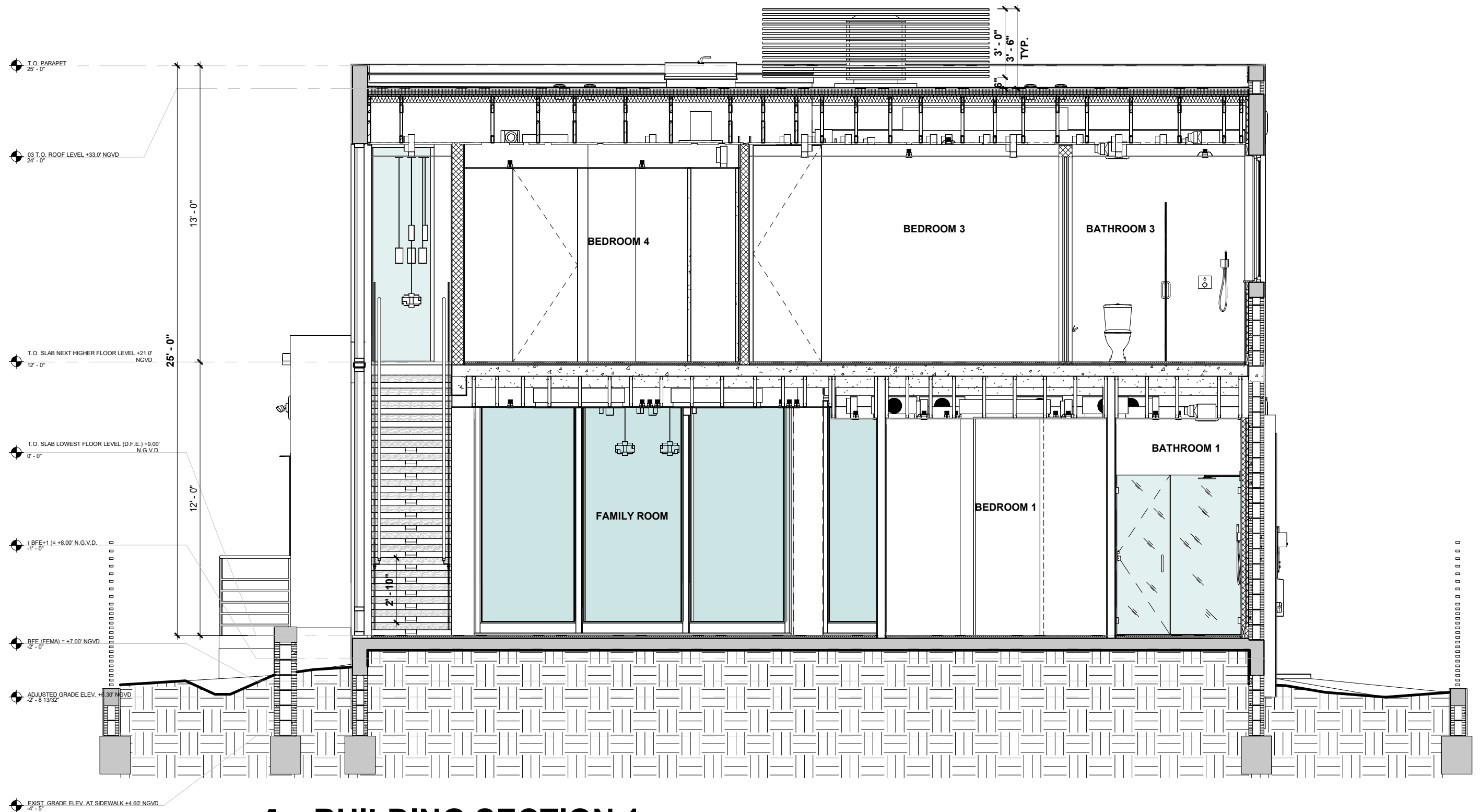
DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
YARD SECTIONS  
A 4.0


**3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069  
ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
 All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.







# 1 BUILDING SECTION 1

SCALE: 1/4" = 1'-0"

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

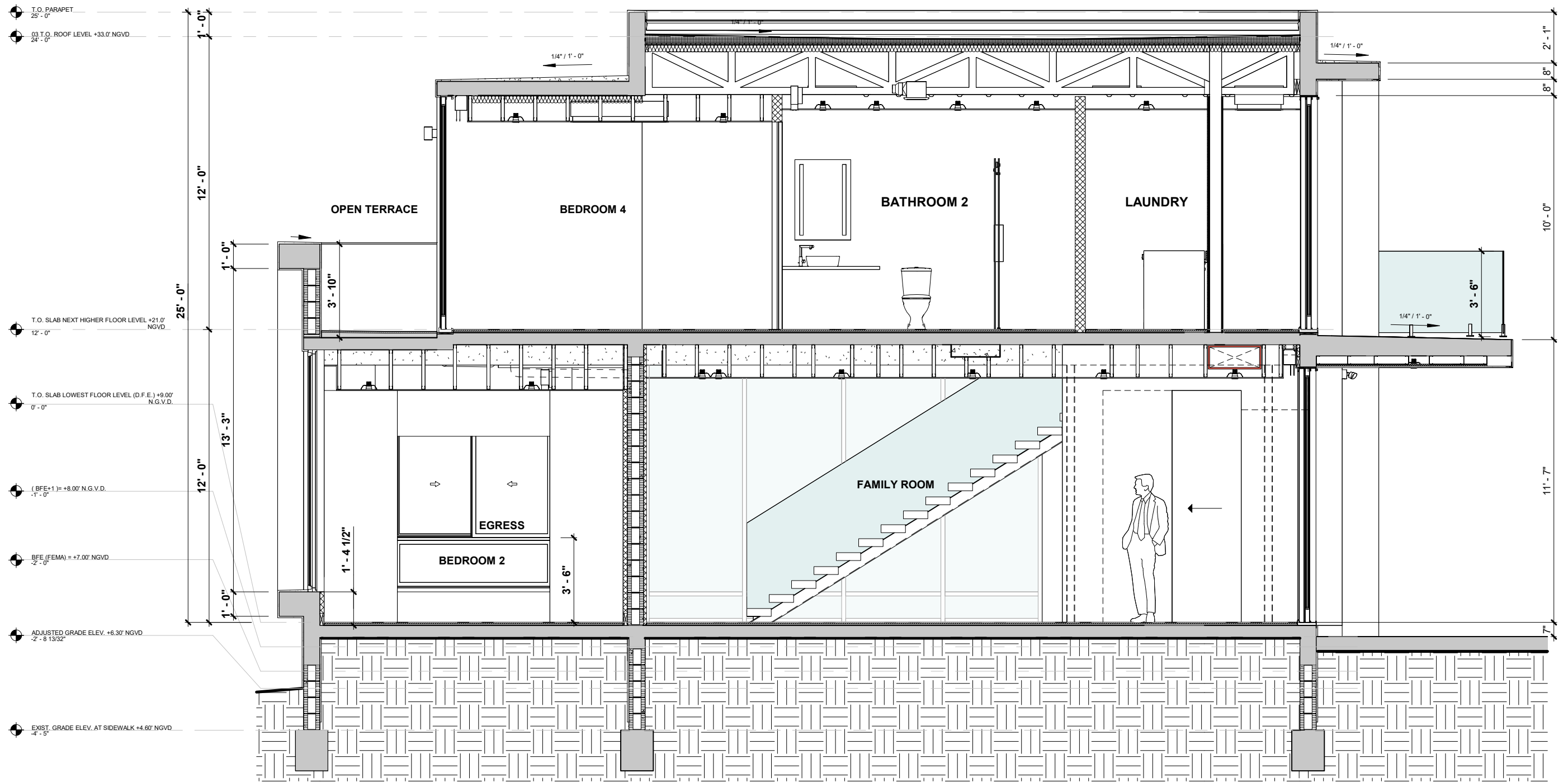
MANUEL D. FERNANDEZ  
AR 95601  
BUILDING SECTIONS  
A 4.1



8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.




# 1 BUILDING SECTION 2

SCALE: 1/4" = 1'-0"

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
BUILDING SECTIONS  
A 4.2



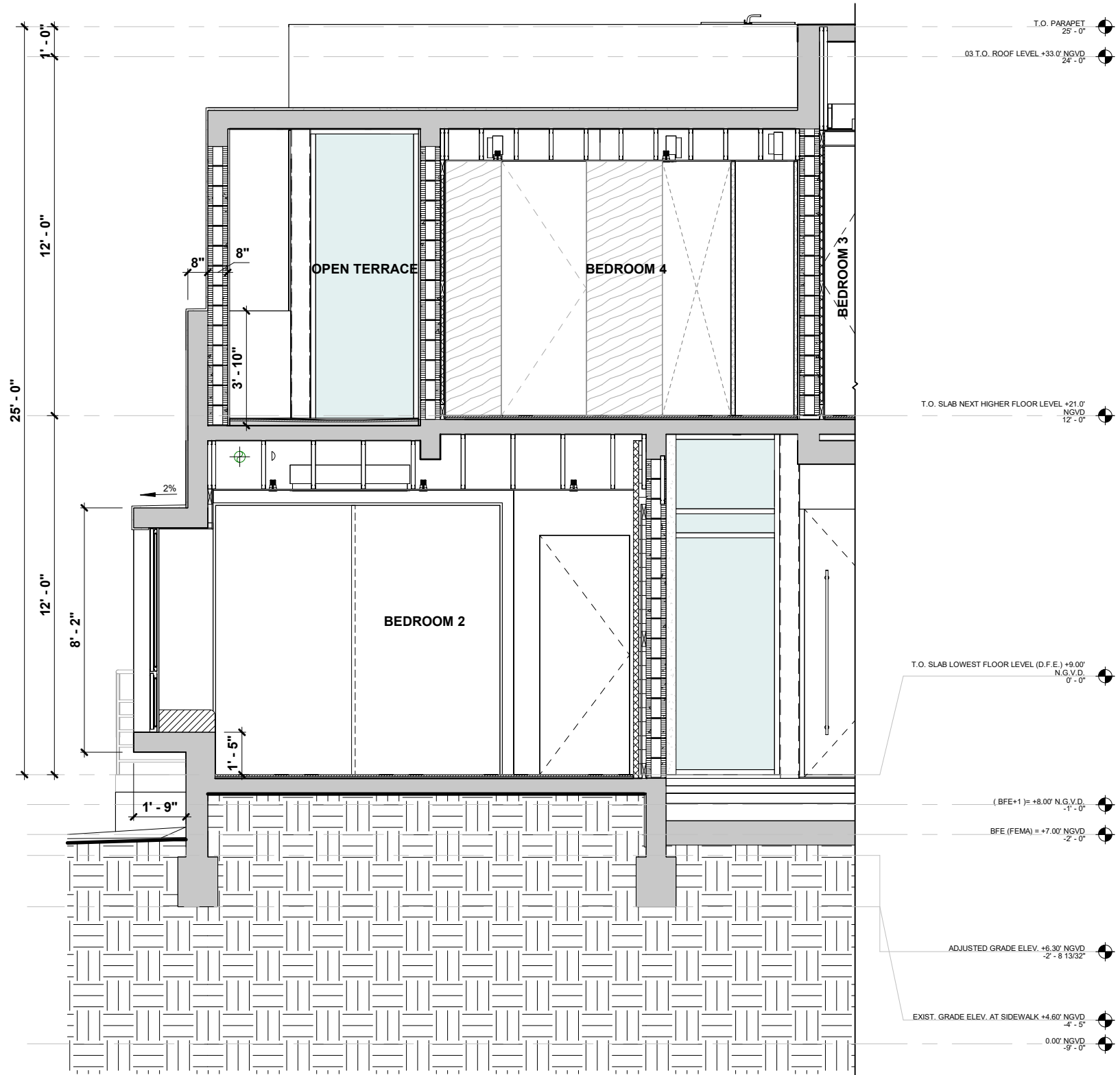
3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.  
Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.





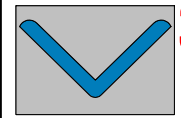
# 1 SECTION BEDROOM 2 / OPEN TERRACE

SCALE: 1/4" = 1'-0"

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
WALL SECTION  
A 4.3

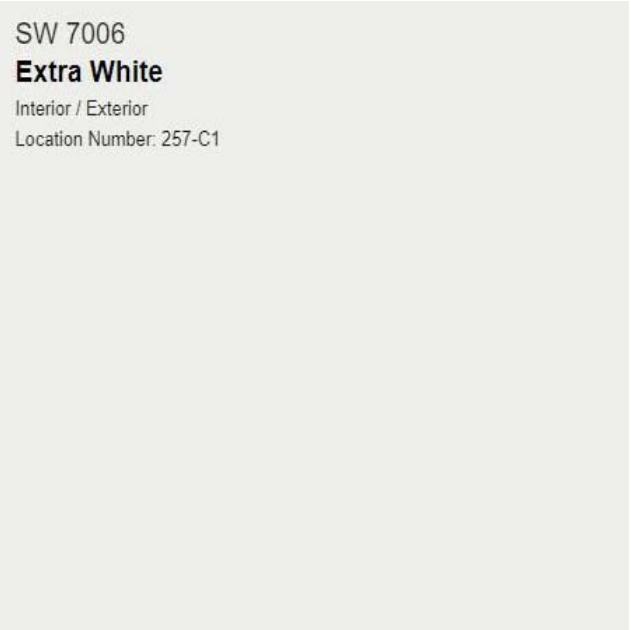


3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.



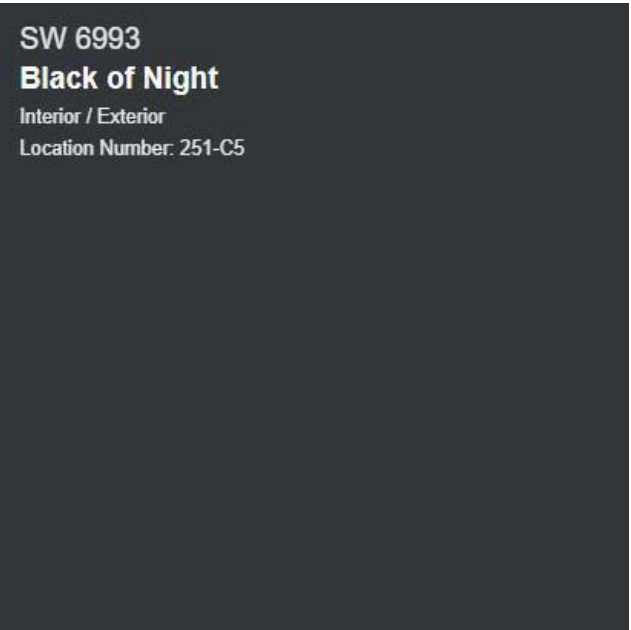
P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



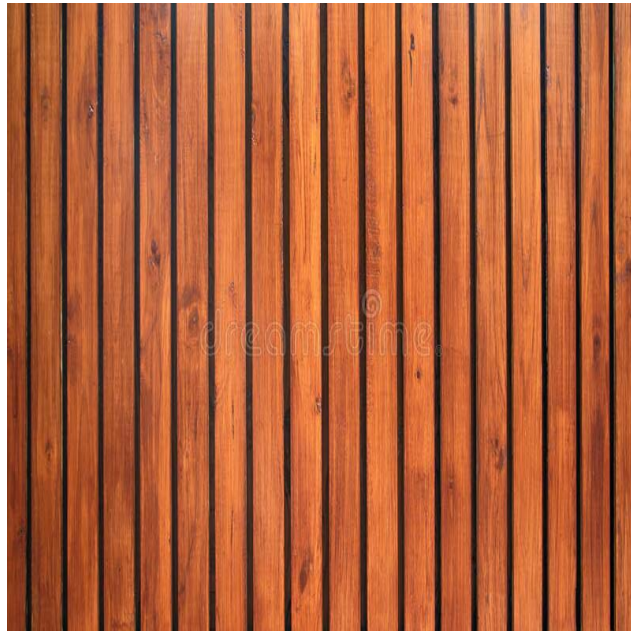
C-01 CONCRETE SMOOTH STUCCO FINISH



C-02 EXPOSED CONCRETE FINISH



P-02 BLACK EXTERIOR STUCCO FINISH PAINTED



P-02 WOOD CLADDING FINISH



M-01 METAL & GLASS DOORS AND WINDOWS REFERENCE

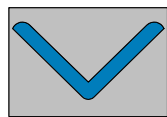


M-02 METAL FENCE REFERENCE

VARELA RESIDENCE  
845 W 46th STREET, MIAMI BEACH, FLORIDA 33140  
12.12.2022

DRB22-0895  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
MATERIALS AND REFERENCE BOARD  
A 5.0



3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

copyright 2022 V3 Architectural Group, Inc.:  
All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc.. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.