

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			
NEW / REVISED					
RE-ISSUED WITHOUT REVISION					
PREVIOUSLY SUBMITTED					
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ARCHITECTURAL					
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MANUEL D. FERNANDEZ
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PROJECT GENERAL DATA & CODE SUMMARY

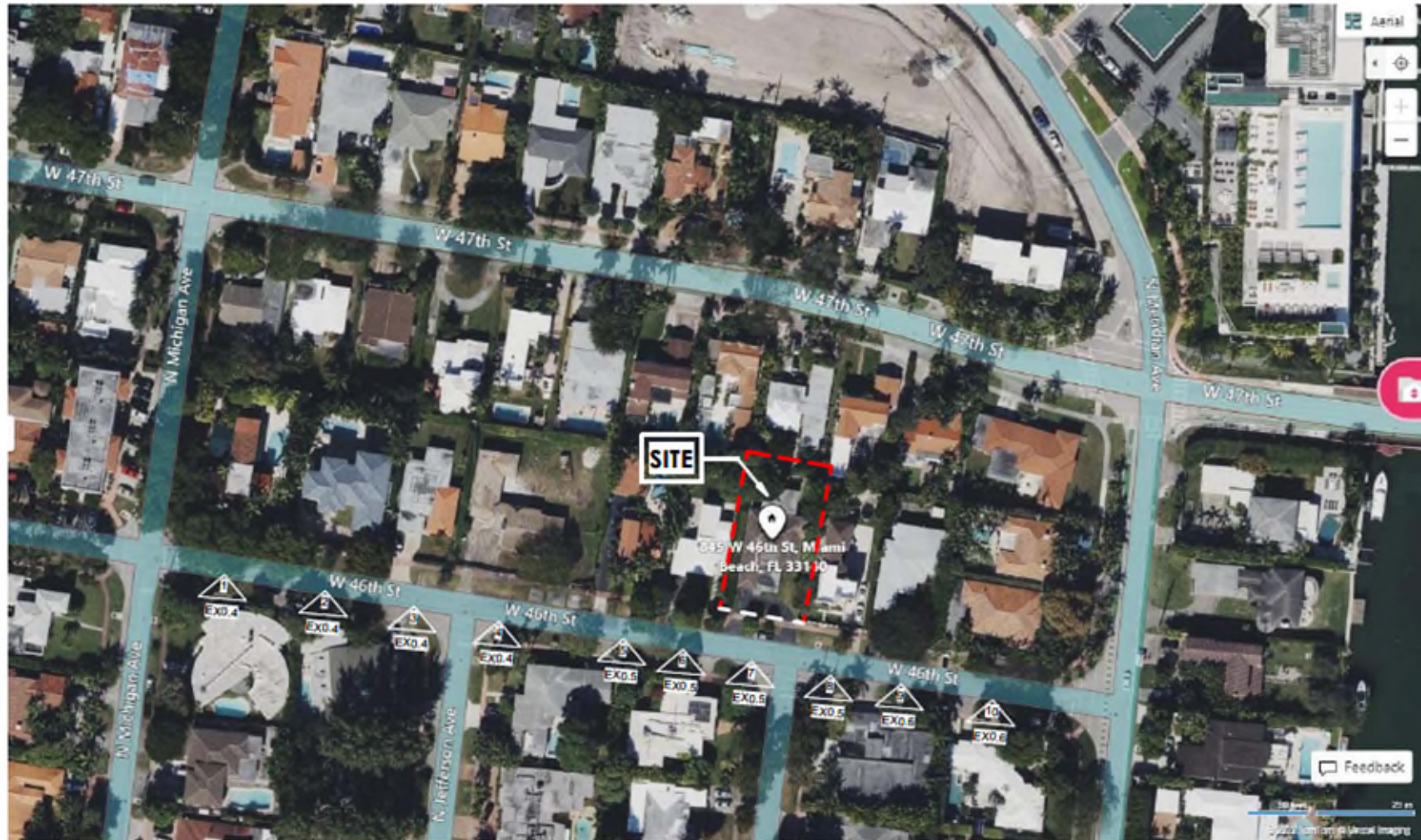
NAME OF THE PROJECT:	VARELA RESIDENCE
LOCATION:	845 W 46th STREET, MIAMI BEACH, FLORIDA 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	ADDITION OF ONE STORY BEDROOM TO A TWO STORY RESIDENCE CURRENTLY UNDER CONSTRUCTION.
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION FLORIDA 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 EXTINGUISHERS" 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
FOLD 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



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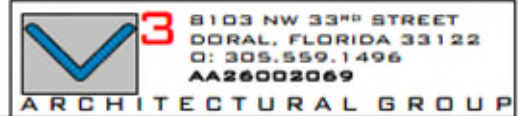
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CONTEXT LOCATION MAP
EX0.2



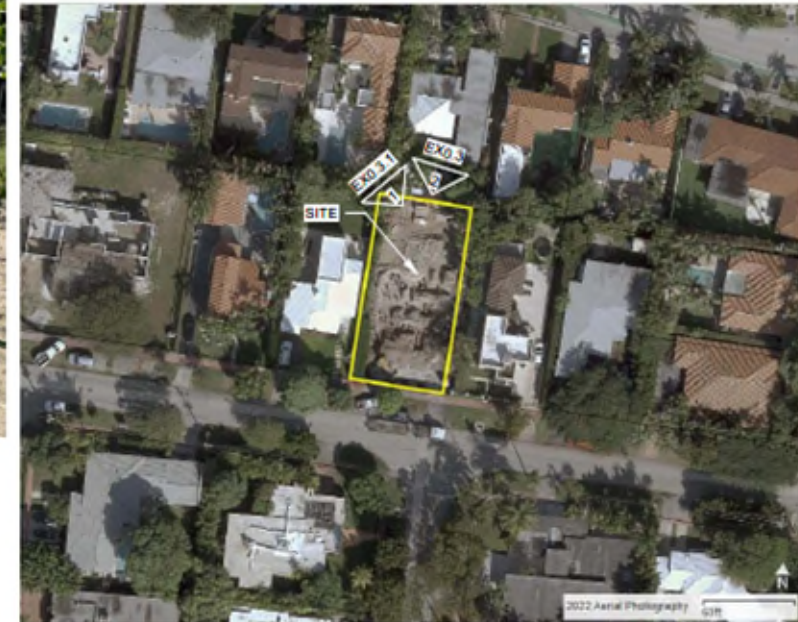
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**1. EXISTING CONDITION PROJECT SITE
NORTH WEST VIEW**



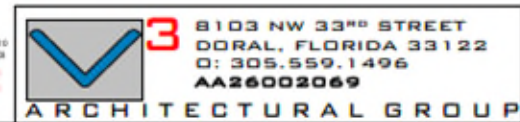
**2. EXISTING CONDITION PROJECT SITE
NORTH WEST VIEW**



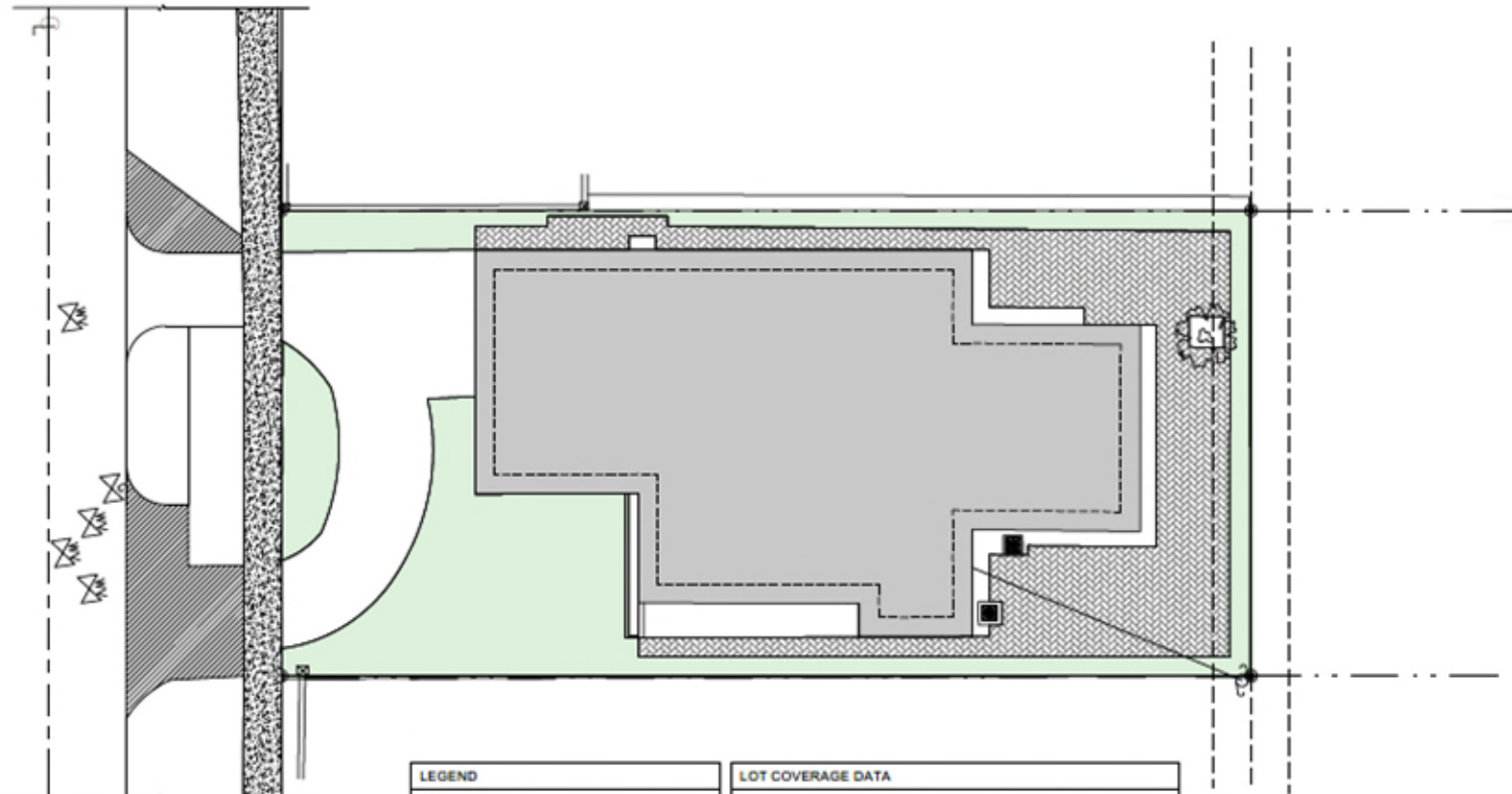
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EXISTING CONDITION
EX0.3.1



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LEGEND	
	PROPERTY LINE
	10' UTILITY EASEMENT
	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)

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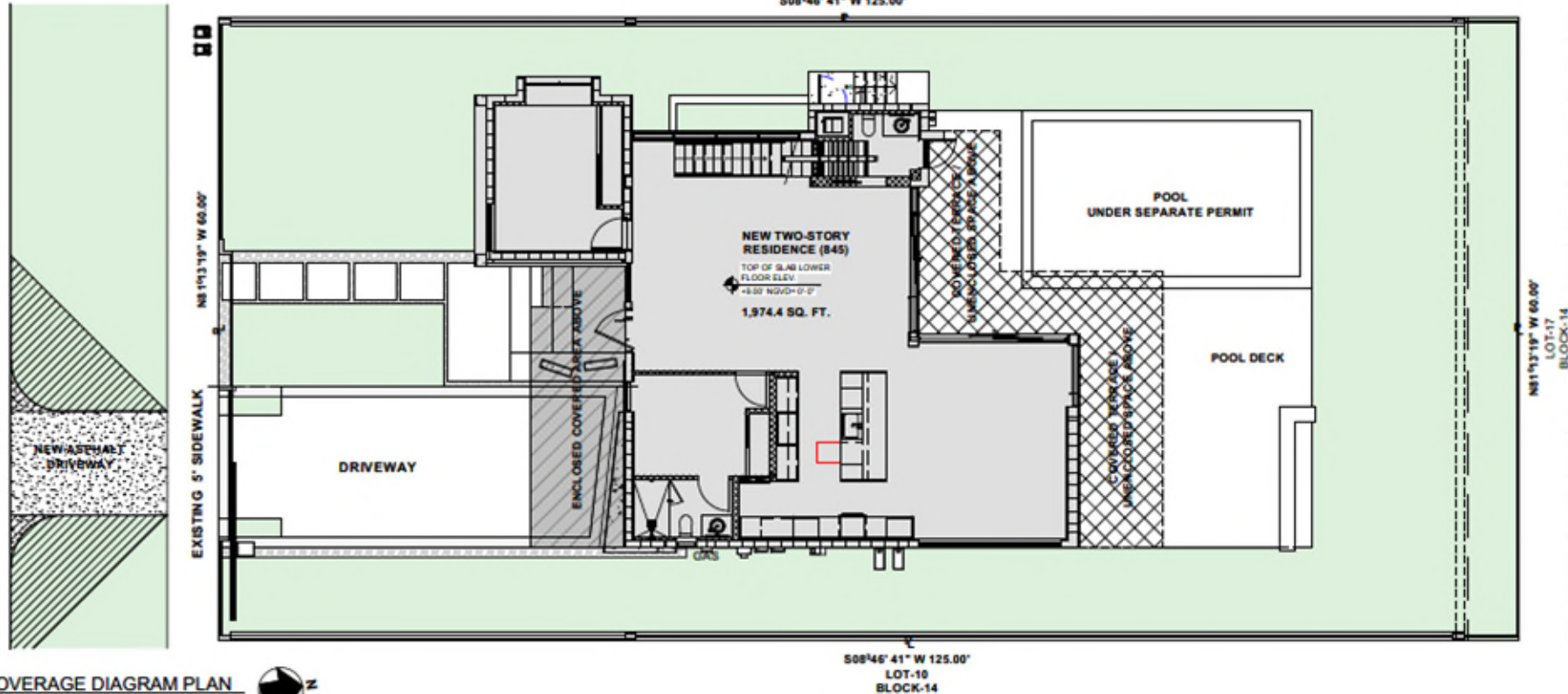
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EXISTING LOT COVERAGE DIAGRAM
EX1.0

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 **3** 8103 NW 33RD STREET
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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:	1,974.4 SF (26.3 % OF LOT SIZE)

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LOT COVERAGE PLAN
A 1.1



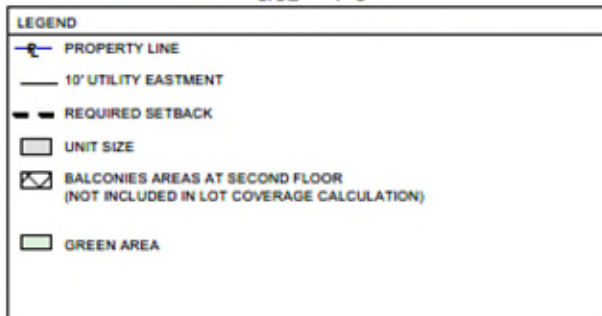
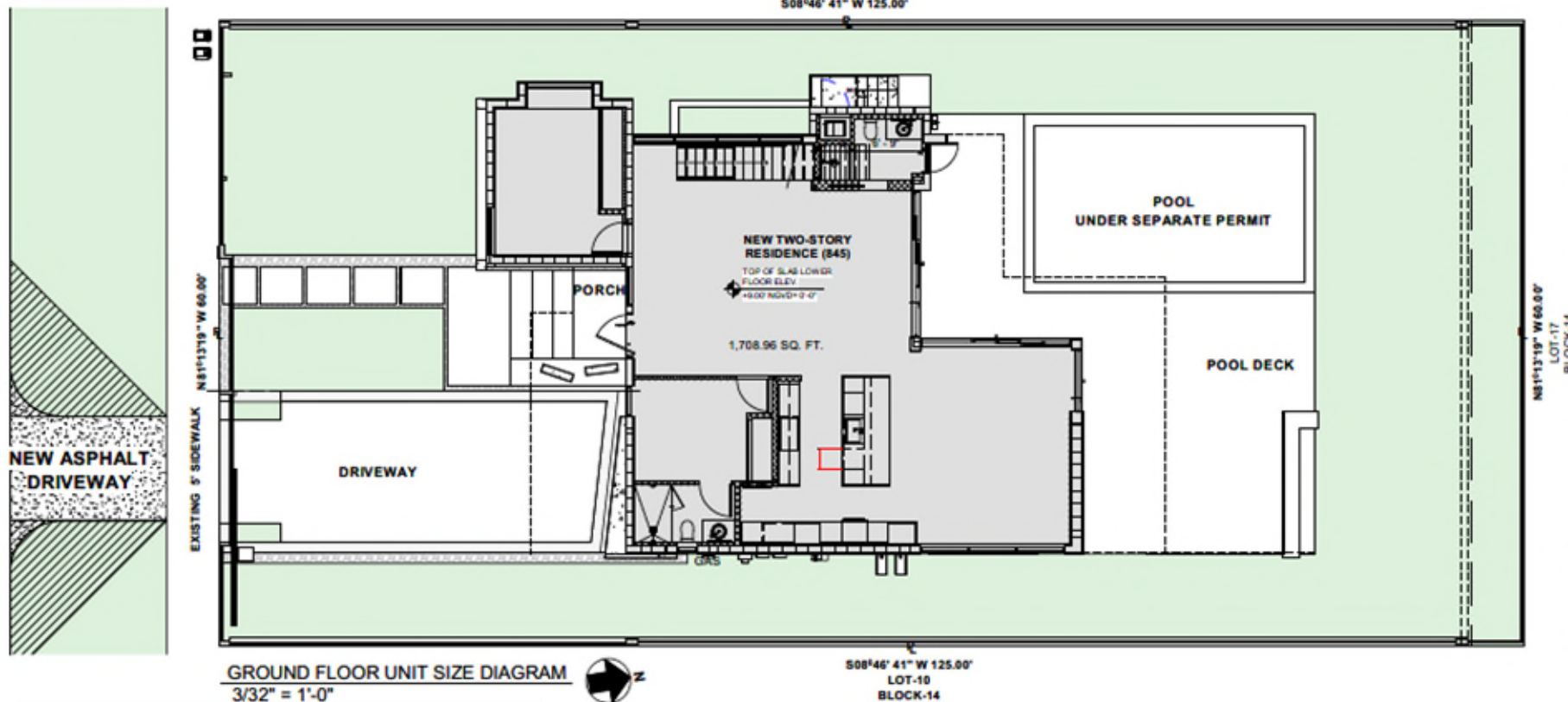
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WEST 46 TH STREET
20.0' ASPHALT PAVEMENT

60' TOTAL RIGHT OF WAY



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)



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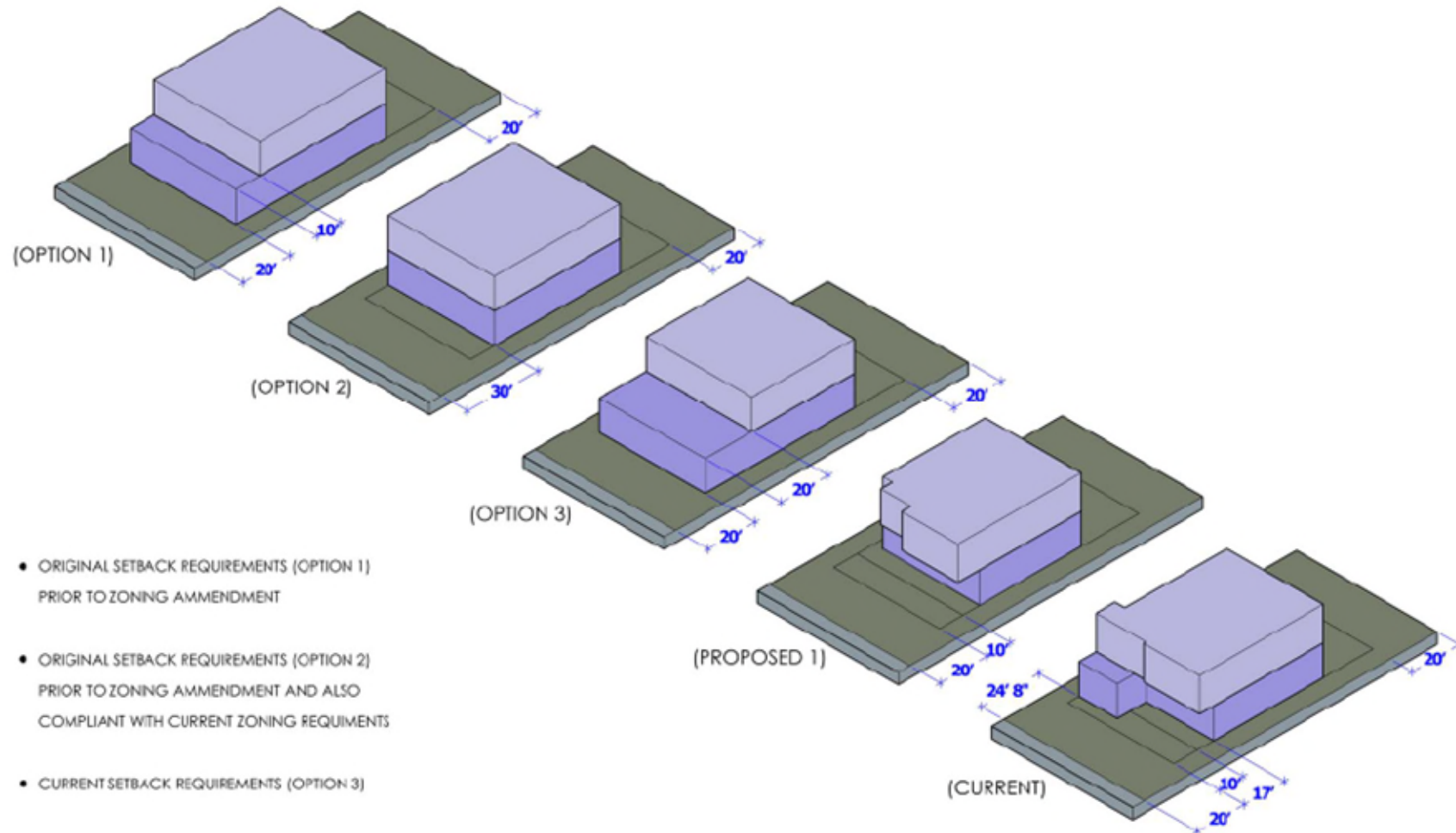
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UNIT SIZE DIAGRAM FIRST LEVEL
A 1.2

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- ORIGINAL SETBACK REQUIREMENTS (OPTION 1)
PRIOR TO ZONING AMMENDMENT
- ORIGINAL SETBACK REQUIREMENTS (OPTION 2)
PRIOR TO ZONING AMMENDMENT AND ALSO
COMPLIANT WITH CURRENT ZONING REQUIUMENTS
- CURRENT SETBACK REQUIREMENTS (OPTION 3)

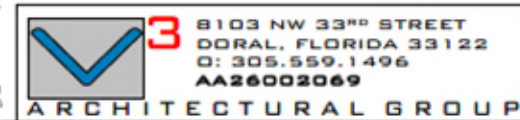
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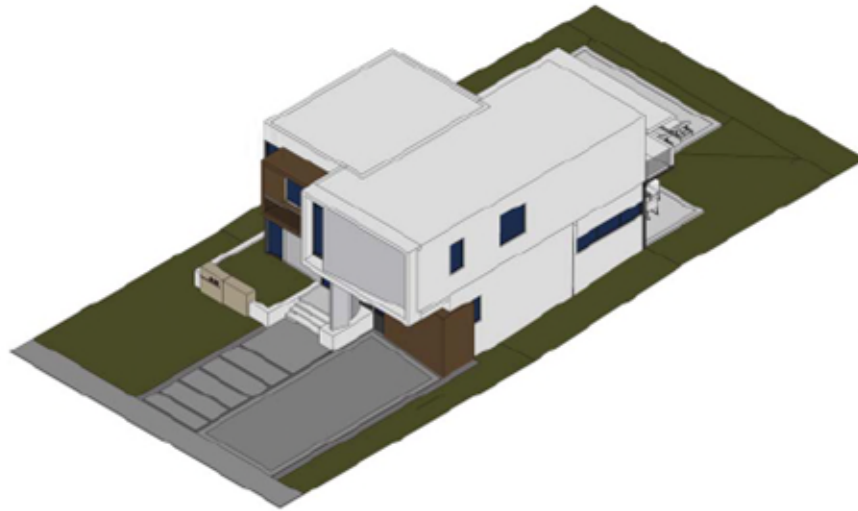
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VOLUMETRIC STUDY
A 6.8



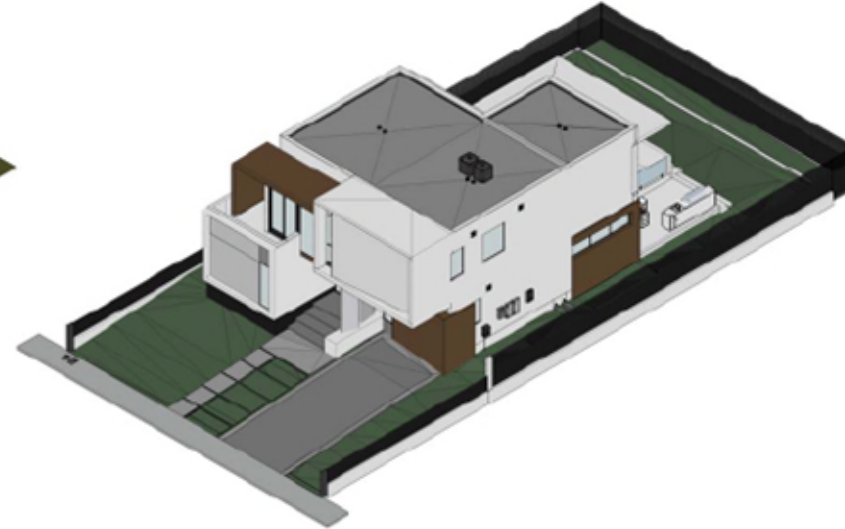
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(PROPOSED 1)



(CURRENT)

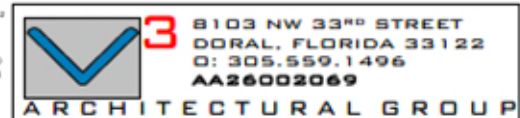
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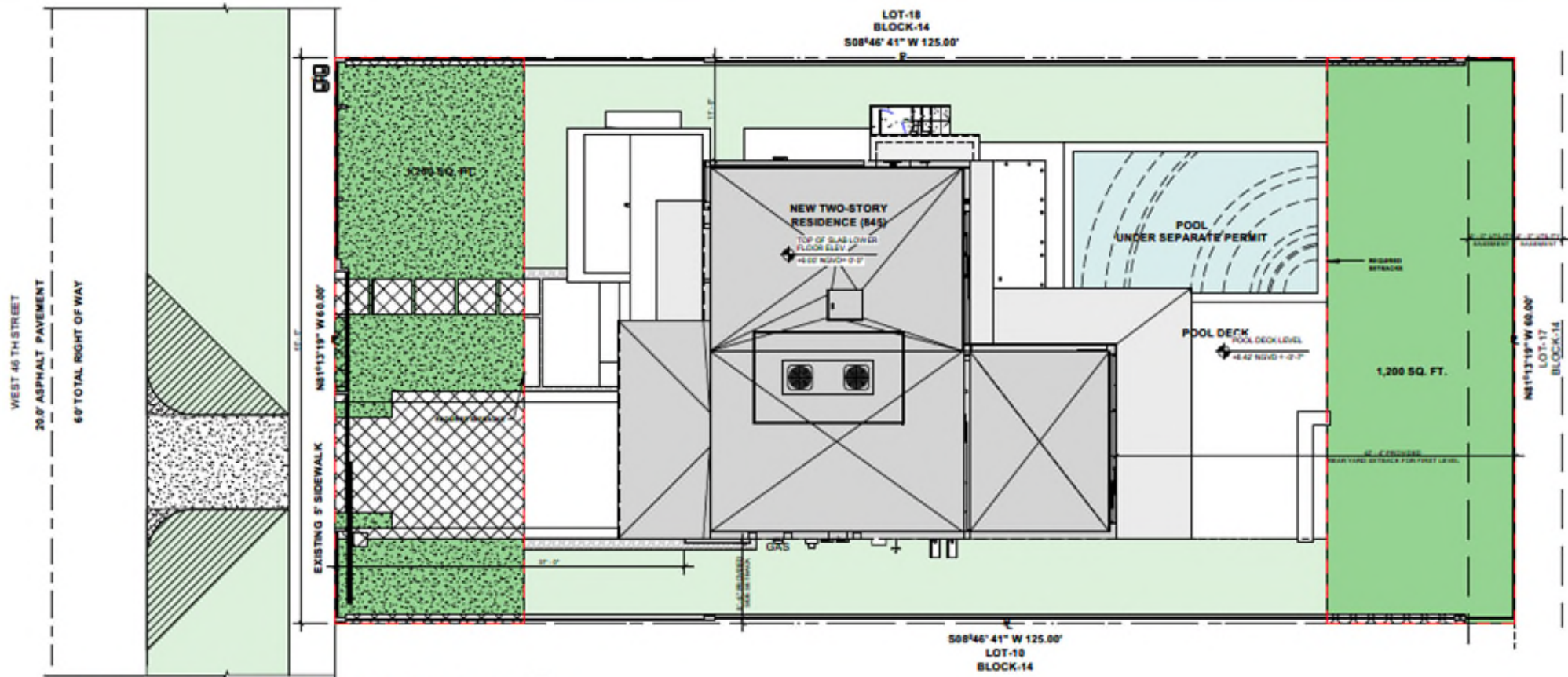
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VOLUMETRIC STUDY
A 6.9



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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: MINIMUM 50% OF REQUIRED FRONT YARD SHALL BE PERVIOUS	1,200.0 SF 600.0 SF
YARD PERVIOUS PROVIDED: WITHIN THE REQUIRED FRONT YARD	797.6 SF (66.5%)

LEGEND:	
	PROPERTY LINE
	10' UTILITY EASEMENT
	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: MINIMUM 70% OF REQUIRED REAR YARD SHALL BE PERVIOUS	1,200.00 SF 840.00 SF
YARD PERVIOUS PROVIDED: WITHIN THE REQUIRED REAR YARD	1,163.02 SF (96.9 % OF REQUIRED REAR YARD)

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FRONT & REAR YARD OPEN SPACE DIAGRAM PLAN
A 1.5



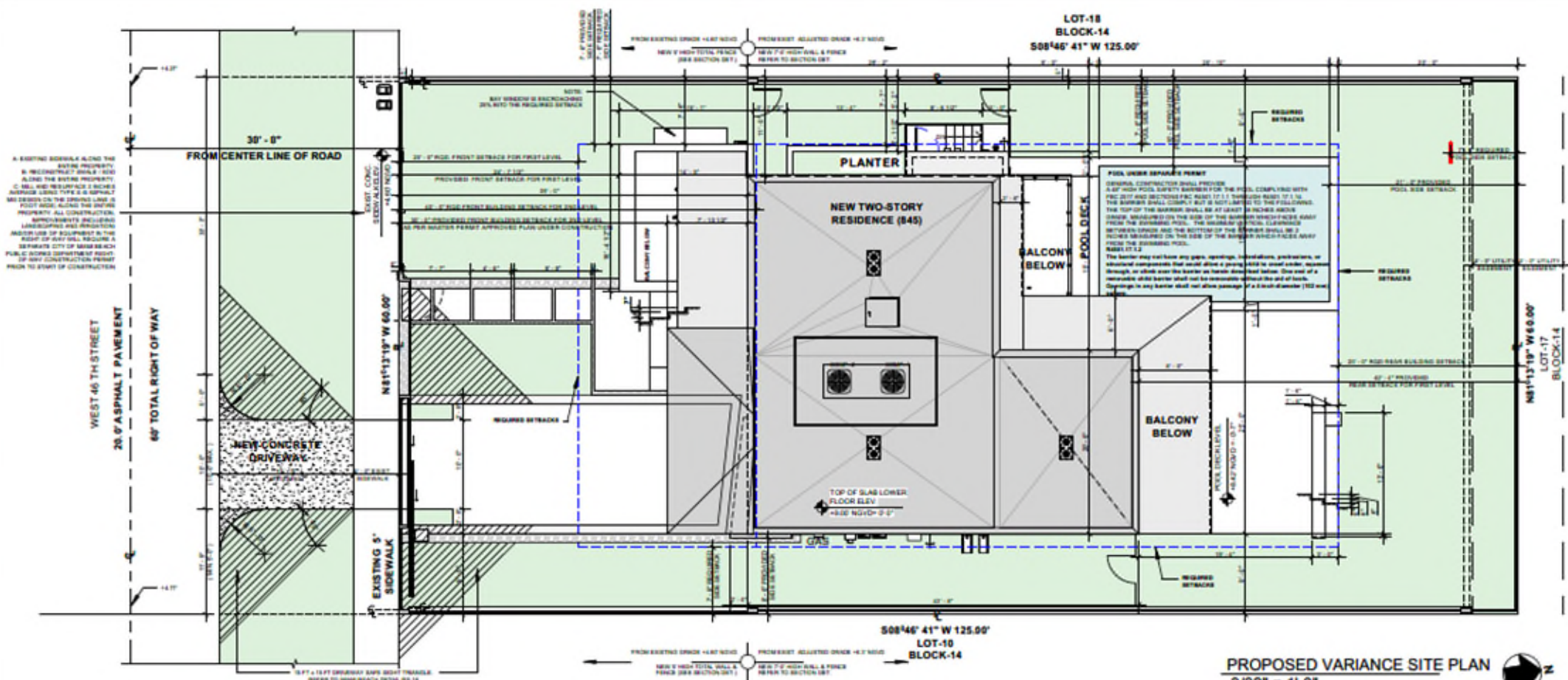
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PROPOSED VARIANCE SITE PLAN
3/32" = 1'-0"



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"	

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VARIANCE
A 1.6

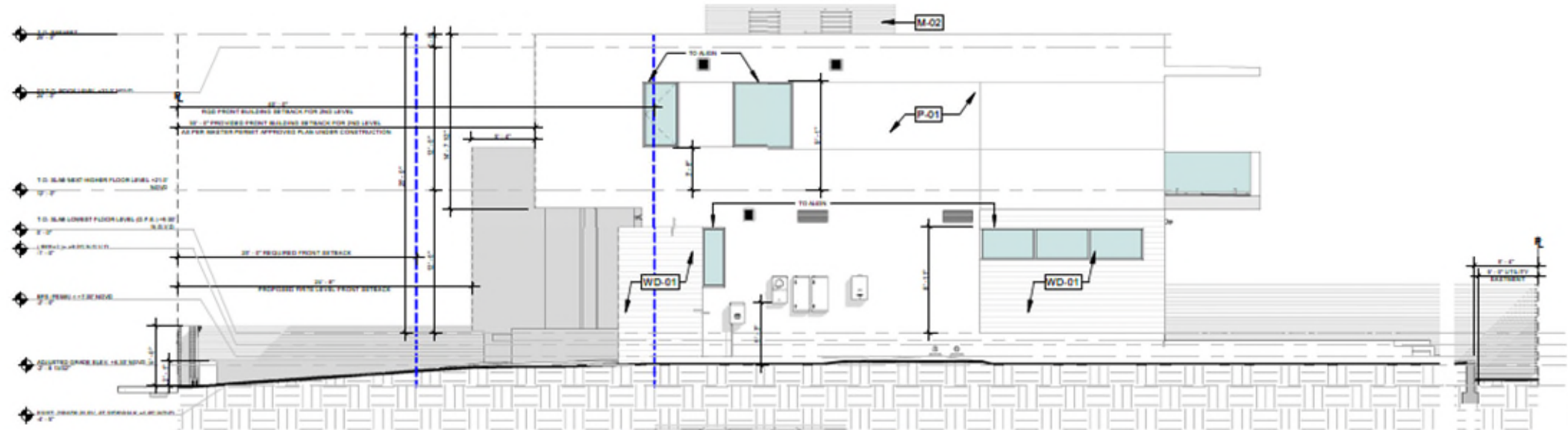


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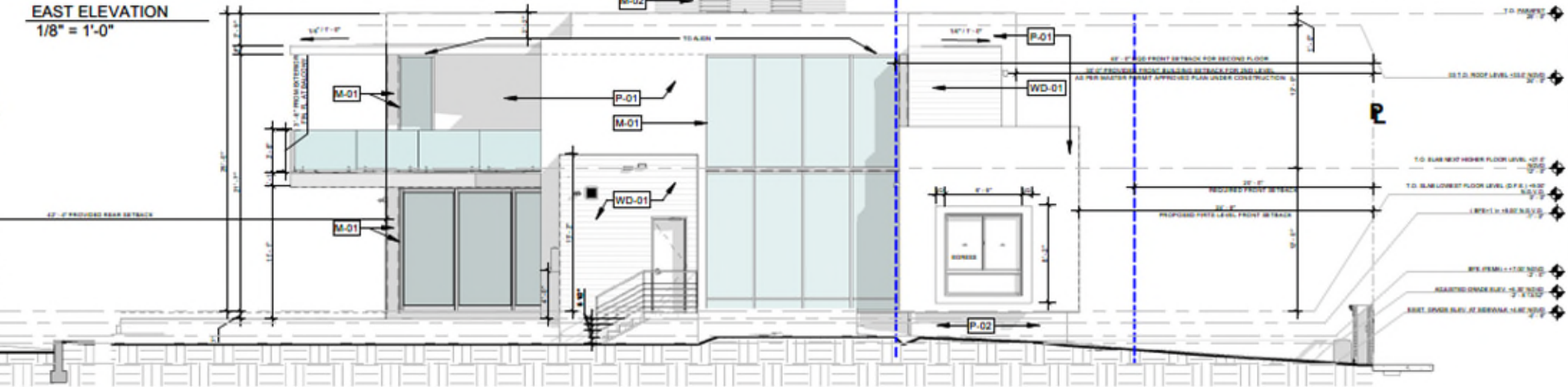


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EAST ELEVATION
1/8" = 1'-0"



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

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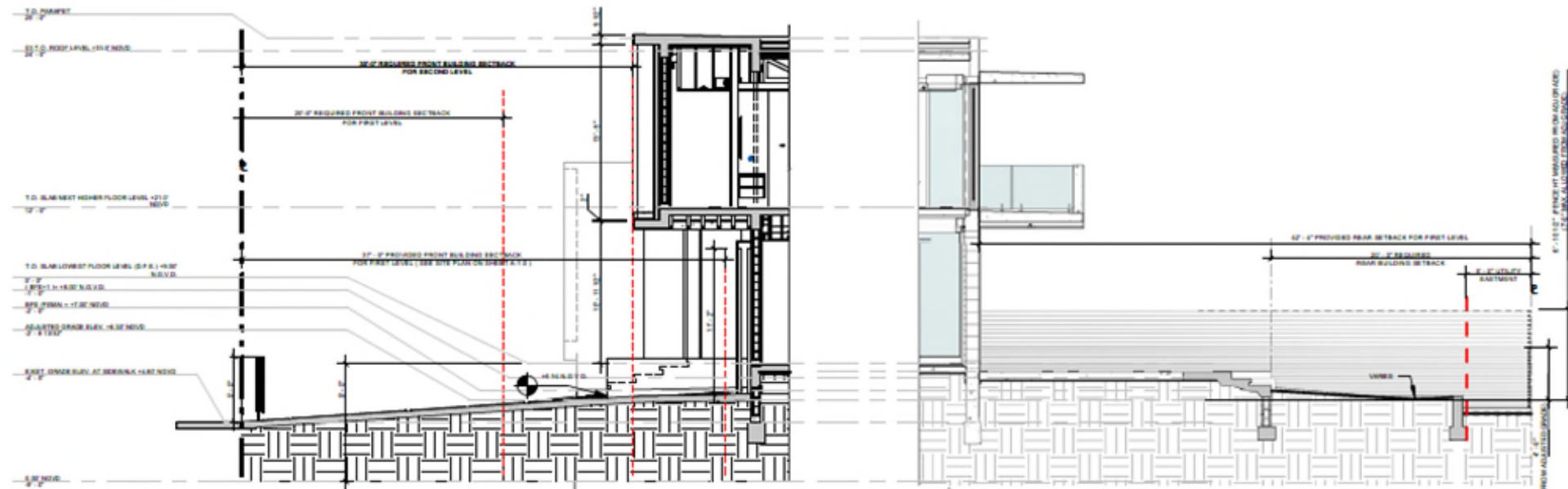
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ELEVATIONS
A 3.1



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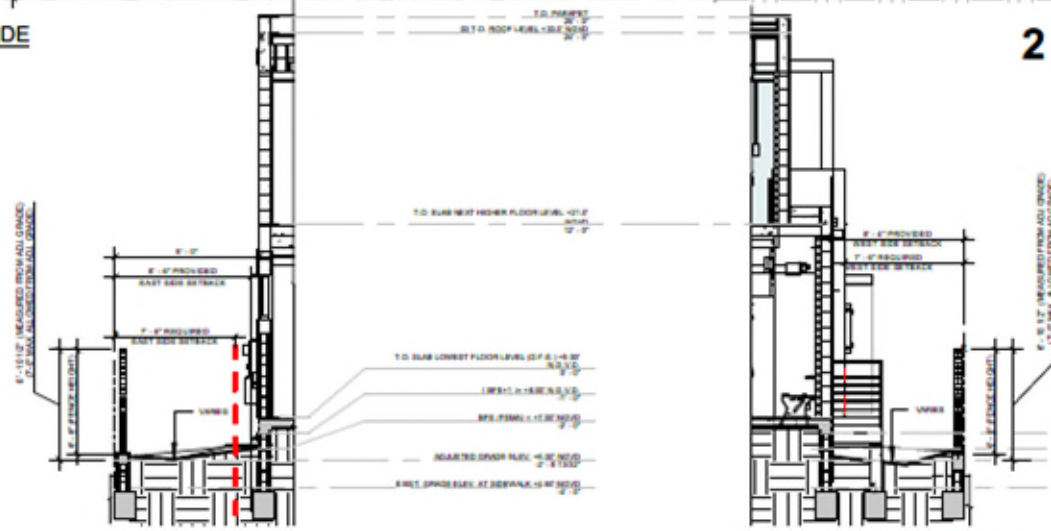
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1 FRONT YARD, SOUTH SIDE
1/8" = 1'-0"

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"

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YARD SECTIONS
A 4.0



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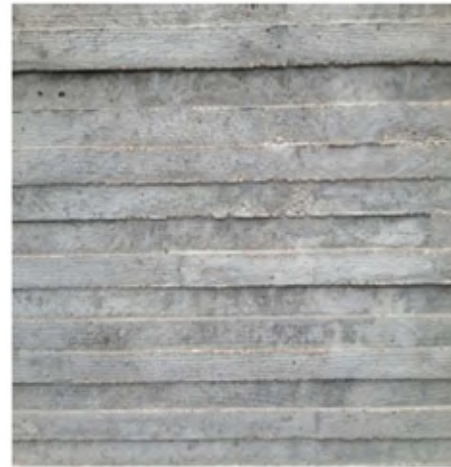
SW 7006
Extra White
 Interior / Exterior
 Location Number: 257-C1



P-01 WHITE EXTERIOR STUCCO FINISH PAINTED



C-01 CONCRETE SMOOTH STUCCO FINISH

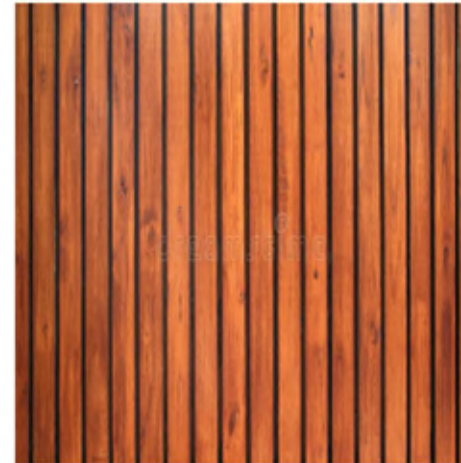


C-02 EXPOSED CONCRETE FINISH

SW 6993
Black of Night
 Interior / Exterior
 Location Number: 251-C5



P-02 BLACK EXTERIOR STUCCO FINISH PAINTED



P-03 WOOD CLADDING FINISH



M-01 METAL & GLASS DOORS AND WINDOWS REFERENCE



M-02 METAL FENCE REFERENCE

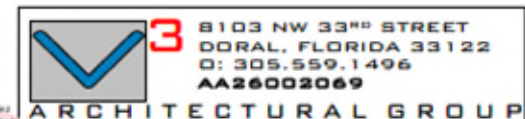
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VARELA RESIDENCE

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12.12.2022

DRB22-0895

DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ
AR 95601
RENDERINGS
A 6.0



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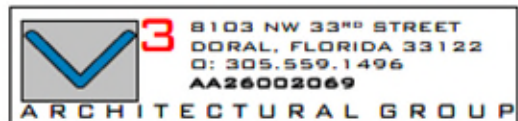
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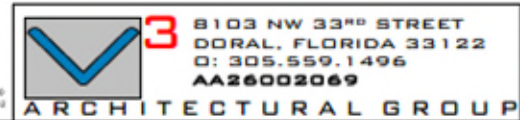
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RENDERINGS
A 6.6



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January 12, 2023

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 846 W 46 Street, Miami Beach **DRB22-0895**
Letter of Support

Dear Board Members:

I am the owner of 4590 ADAMS AV. MIA BCH- Miami Beach, Florida, which faces 846 W 46 Street. I had a conversation with the applicant regarding the proposed single-family residence for the owner's family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the setback variances, the home is significantly setback and as an island surrounded by streets there is no negative impact on the surrounding area.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval and variances.

Sincerely,

Tana Bigio
TANA BIGIO

January 12, 2023

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 845 W 46 Street, Miami Beach **DRB22-0895**
Letter of Support

Dear Board Members:

I am the owner of 855 W 46th Street, Miami Beach, Florida, which faces 845 W 46 Street. I had a conversation with the applicant regarding the proposed single-family residence for the owner's family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the setback variances, the home is significantly setback and as an island surrounded by streets there is no negative impact on the surrounding area.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval and variances.

Sincerely,

Christina Toto Carlini
Christina Toto Carlini

Alain Toto
Alain Toto

January 12, 2023

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 846 W 46 Street, Miami Beach DRB22-
0895 Letter of Support

Dear Board Members:

I am the owner of 825 W 46 ST, Miami Beach, Florida, which faces 846 W 46 Street. I had a conversation with the applicant regarding the proposed single-family residence for the owner's family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the setback variances, the home is significantly setback and as an island surrounded by streets there is no negative impact on the surrounding area.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval and variances.

Sincerely,
 MICHAEL SHORES

January 12, 2023

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 846 W 46 Street, Miami Beach DRB22-0895
Letter of Support

Dear Board Members:

I am the owner of 833 W. 46 St., Miami Beach, Florida, which faces 846 W 46 Street. I had a conversation with the applicant regarding the proposed single-family residence for the owner's family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the setback variances, the home is significantly setback and as an island surrounded by streets there is no negative impact on the surrounding area.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval and variances.

Sincerely,

Michelle Oravitz


Thank you



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.

Legend:
 ○ Gas Valve
 ● Manhole
 ● Water Meter
 ● Water Valve
 ○ Wood Utility Pole

Notes:
 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, location of the subject of this title to be made to determine recorded instruments, if any, affecting the property. This survey is subject to all existing easements, restrictions, covenants, or conditions of record. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes or plans.

LEGEND AND NOTES:
 A = Any Length, AC = Air Conditioner, BC = Back Corner, CC = Chain Corner, DC = Dead Corner, EC = Easement, FC = Fence, GC = Gas Valve, HC = Handwritten, IC = Iron, JC = Joint, KC = Kink, LC = Line, MC = Manhole, NC = Nail, OC = Offset, PC = Pole, QC = Quarter, RC = Right, SC = Setback, TC = Trench, UC = Utility, VC = Valve, WC = Water, XC = X-Block, YC = Y-Block, ZC = Z-Block, etc.

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

DRB22-0895
DESIGN REVIEW BOARD - FINAL SUBMITTAL

ELEVATION CERTIFICATE
Important: Follow the instructions on pages 1-3

SECTION A - PROPERTY INFORMATION

1. Building Owner's Name: **845 W 46th St, LLC**
2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Box and Box No.: **845 West 46th Street**
3. City: **Miami Beach** State: **Florida** ZIP Code: **33140**
4. Property Street View (s) and Block Number, Tax Parcel Number, Legal Description, etc.: **Lot 9, Block 14, NAUTILUS ADDITION, PB 8, Pg 130, Folio No. 02-3222-014-1290**
5. Building Use (e.g., Residential, Non-Residential, Accessory, etc.): **Residential**
6. Latitude/Longitude: **Lat: 25.821585 Long: -80.1221157** Horizontal Datum: ☐ NAD 83 ☒ NAD 1983
7. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
8. Building Diagram Number: **1B**
9. For a building with a complex enclosure:
a) Square footage of enclosure or enclosure(s): **0** sq ft
b) Number of permanent flood openings in the enclosure or enclosure(s) within 1.0 foot above adjacent grade: **0**
c) Total net area of flood openings in A8.b: **0** sq ft
d) Engineered flood openings? ☐ Yes ☒ No
10. 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 ft
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

1. FIRM Community Name & Community Number: **City of Miami Beach 120651** 2. County Name: **Miami** 3. State: **Florida**
4. Map/Panel Number: **12086C0309L** 5. Date: **09/11/2009** 6. Flood Hazard: **AE** 7. Base Flood Elevation (BFE) (Zone AE, use Base Flood Depth): **7.0**

8. Indicate the source of the Base Flood Elevation (BFE) data or other flood depth entered in Item 6:
☐ FIRM ☒ FIRM ☐ Community Determined ☐ Other Source:
9. Indicate elevation datum used for BFE in Item 6: ☒ NAVD 1983 ☐ NAVD 1983 ☐ Other Source:
10. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

MANUEL D. FERNANDEZ
AR 95601
SURVEY
EXO.1

ELEVATION CERTIFICATE

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

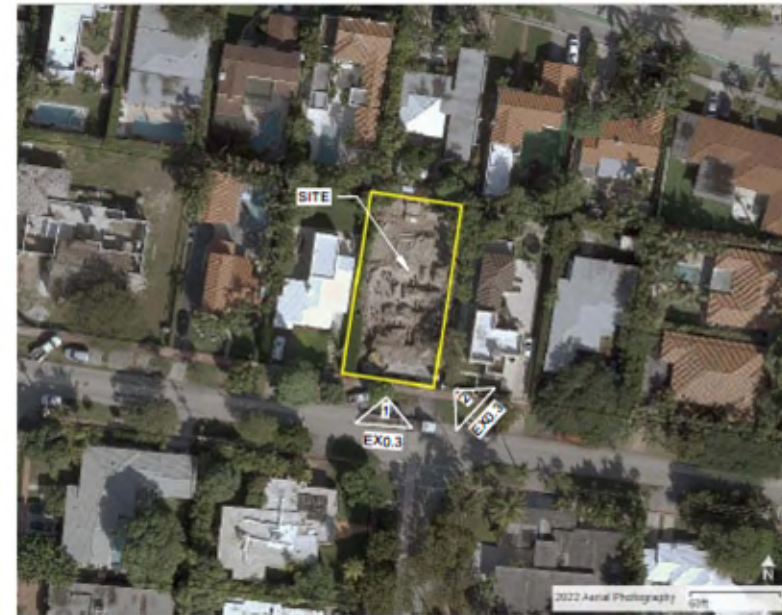
1. Building elevations are based on: ☐ Construction Drawings ☒ Building Under Construction ☐ Finished Construction
2. Elevations - Zones A1-A30, AE, AH, A99, B, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, 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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



Digitally signed by
Manuel D. Fernandez
DN: cn=MANUEL D.
FERNANDEZ, o=ARCHITECTURAL
GROUP, email=MANUEL.D.
FERNANDEZ@ARCHITECTURAL
GROUP.COM, c=US
Date: 2022.12.12
14:08:03 -05'00'

3 8103 NW 33RD STREET
CORAL, FLORIDA 33122
O: 305.559.1496
AA26002069
ARCHITECTURAL GROUP

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1. 921 W 46th St



2. 903 W 46th St



3. 895 W 46th St

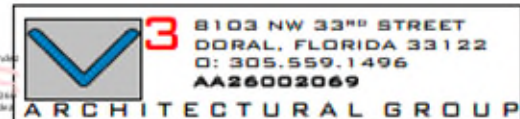


4. 875 W 46th St

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AR 95601
CONTEXT ANALYSIS
EX0.4



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5. 869 W 46th St.



6. 855 W 46th St



7. 845 W 46th St. SITE PROJECT



8. 833 W 46th St.

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845 W 46th STREET, MIAMI BEACH, FLORIDA 33140
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AR 95601
CONTEXT ANALYSIS
EX0.5



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9. 825 W 46th St.

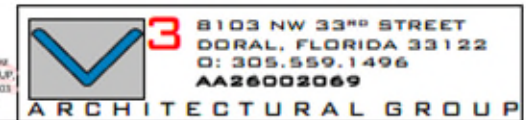


10. 4600 Meridian Ave

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

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DESIGN REVIEW BOARD - FINAL SUBMITTAL

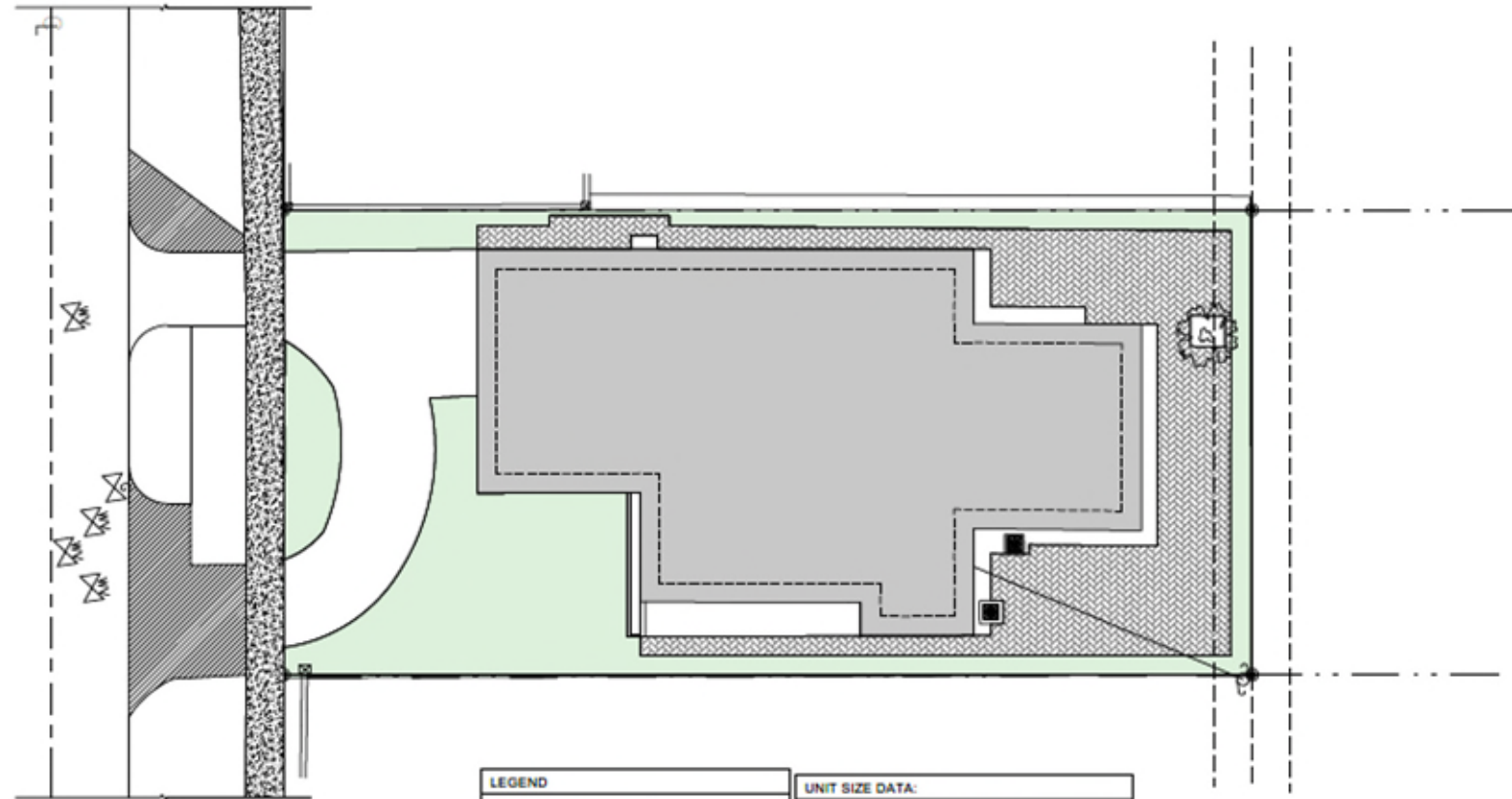
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AR 95601
CONTEXT ANALYSIS
EX0.6



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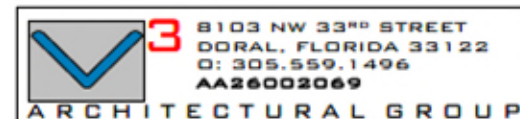
LEGEND	
	PROPERTY LINE
	10' UTILITY EASEMENT
	REQUIRED SETBACK
	UNIT SIZE
	GREEN AREA

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



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MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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	File 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 CMD (Yes or No):	NO		
8	Base Flood Elevation:	Base Flood Elevation	Grade value in NGVD:	6.10'
9	Adjusted grade (Floor+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 %:	3,358 SQ. FT. (45%)	Proposed Lot Coverage SF and %:	3,358 SQ. FT. (45%)
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage):	N/A
14	Front Yard Open Space SF and %:	787.8 SQ. FT. (10.5%)	Rear Yard Open Space SF and %:	1,163.02 SQ. FT. (15.5%)
15	Max Unit Size SF and %:	3,750 SQ. FT. (50%)	Proposed Unit Size SF and %:	3,445.61 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
19	Height measured from B.F.E. plus freeboard:	24' / F.L.S.T.	N/A	24' / F.L.S.T.
20	Front setbacks:			
20	Front first level:	20.0'	N/A	20.0'
20	Front second level:	30.0'	N/A	30.0'
21	Front second level if lot coverage is 25% or greater:			
21	a) At least 35% of the front facade shall be setback 5' from the minimum required setback.			
21	b) At least 30% 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

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MANUEL D. FERNANDEZ
AR 95801

ZONING DATA
A 1.0.1

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 SURVEYORS NAME PLS LIC. # 5880
- 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.

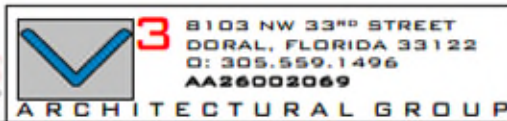
ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

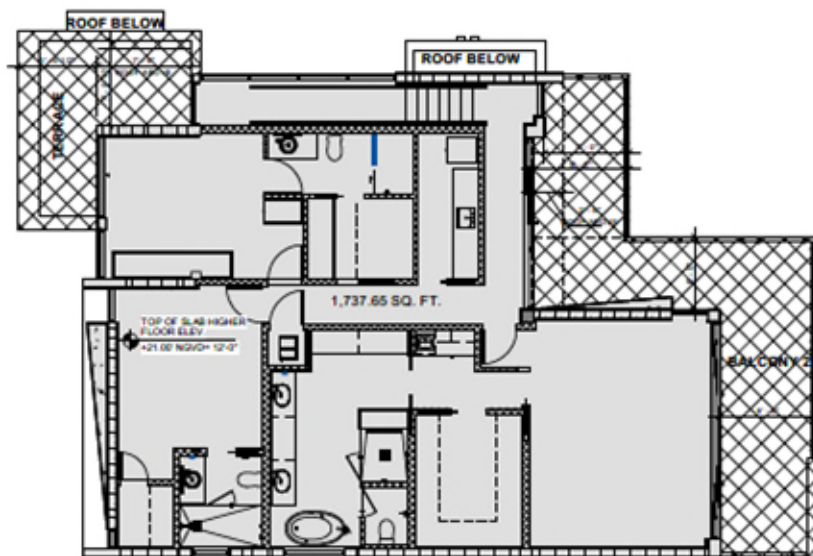
0'-0" = 9.00' N.G.V.D.



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DN: cn=Manuel D. Fernandez, o=Manuel D. Fernandez, ou=Manuel D. Fernandez, email=manuel@fernandezgroup.com, c=US



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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)

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VARELA RESIDENCE

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UNIT SIZE DIAGRAM SECOND FLOOR
A 1.2.1

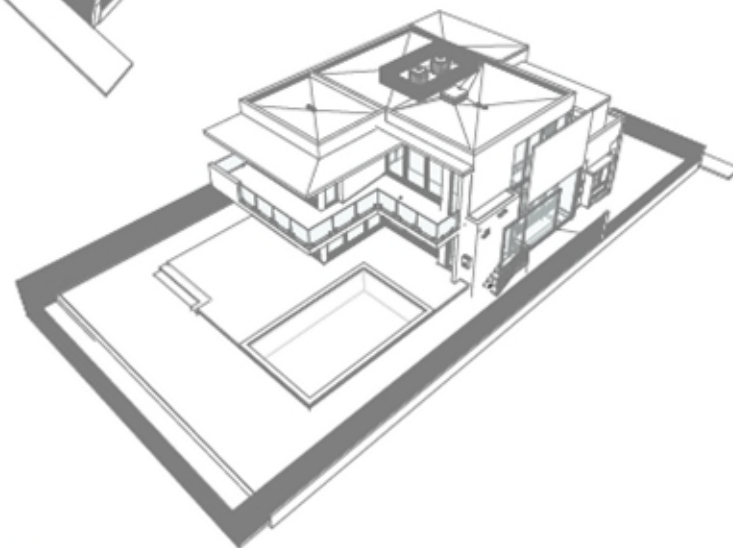
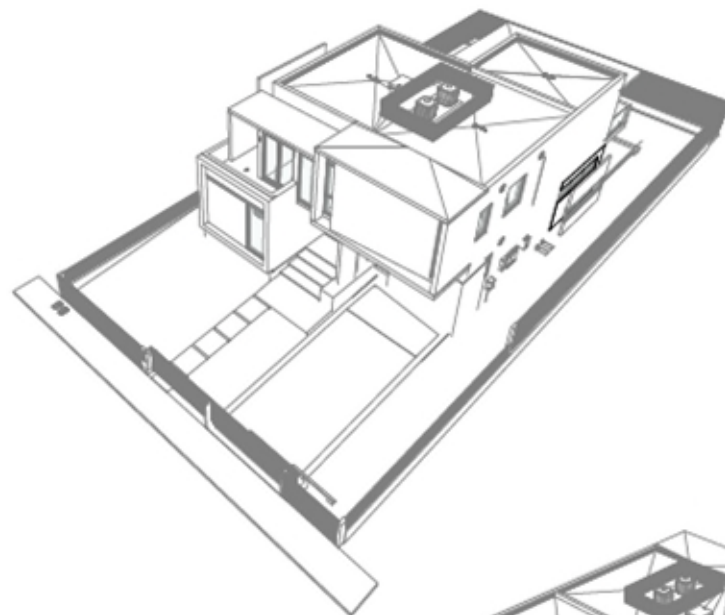
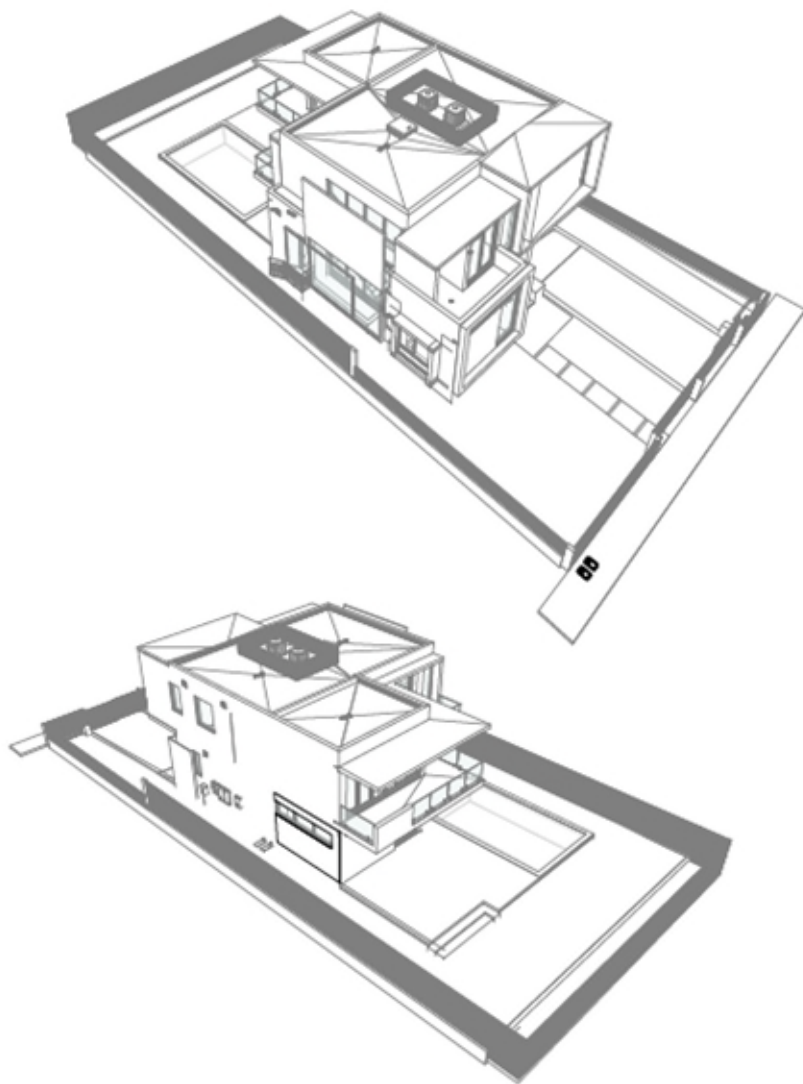


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AXONOMETRIC DIAGRAMS
A 1.3



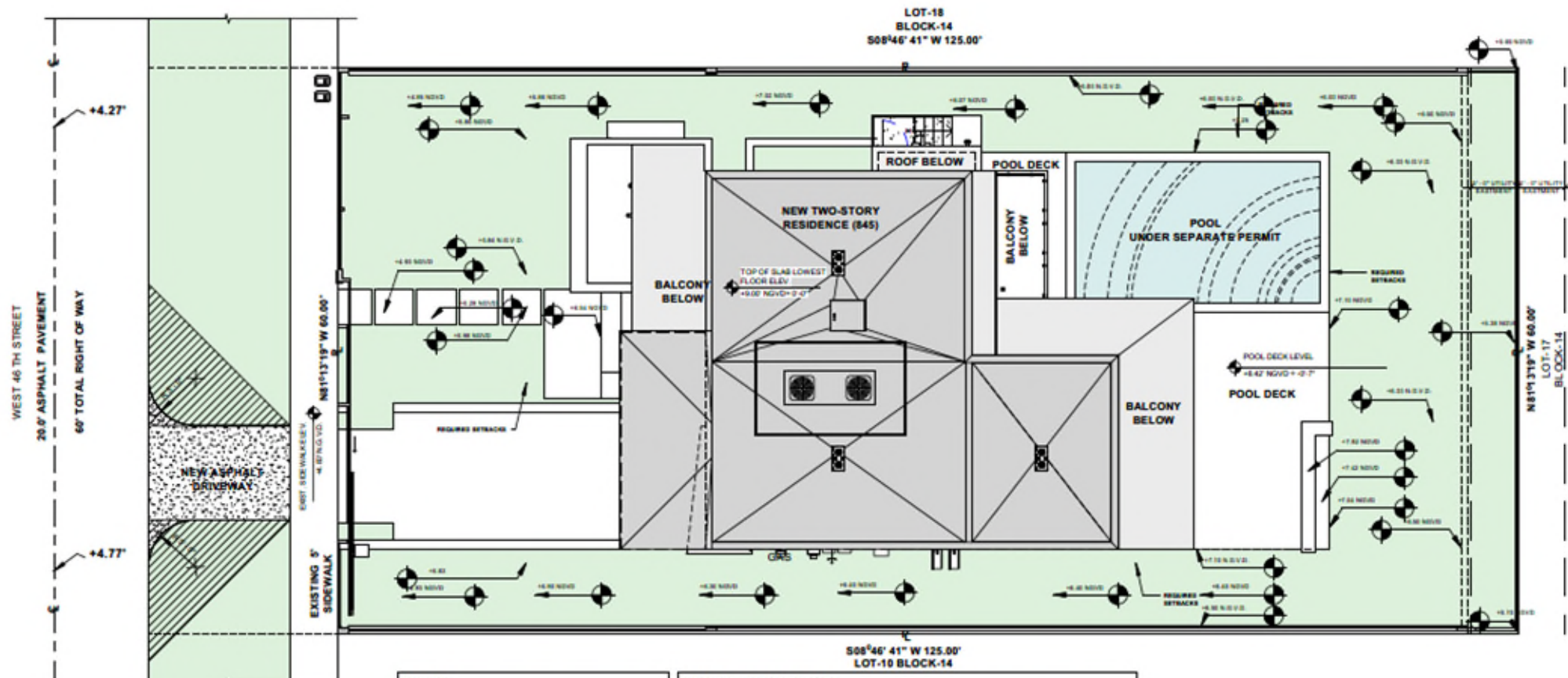
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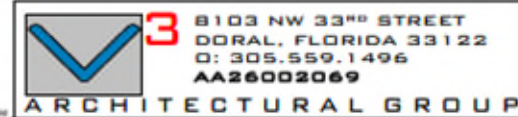
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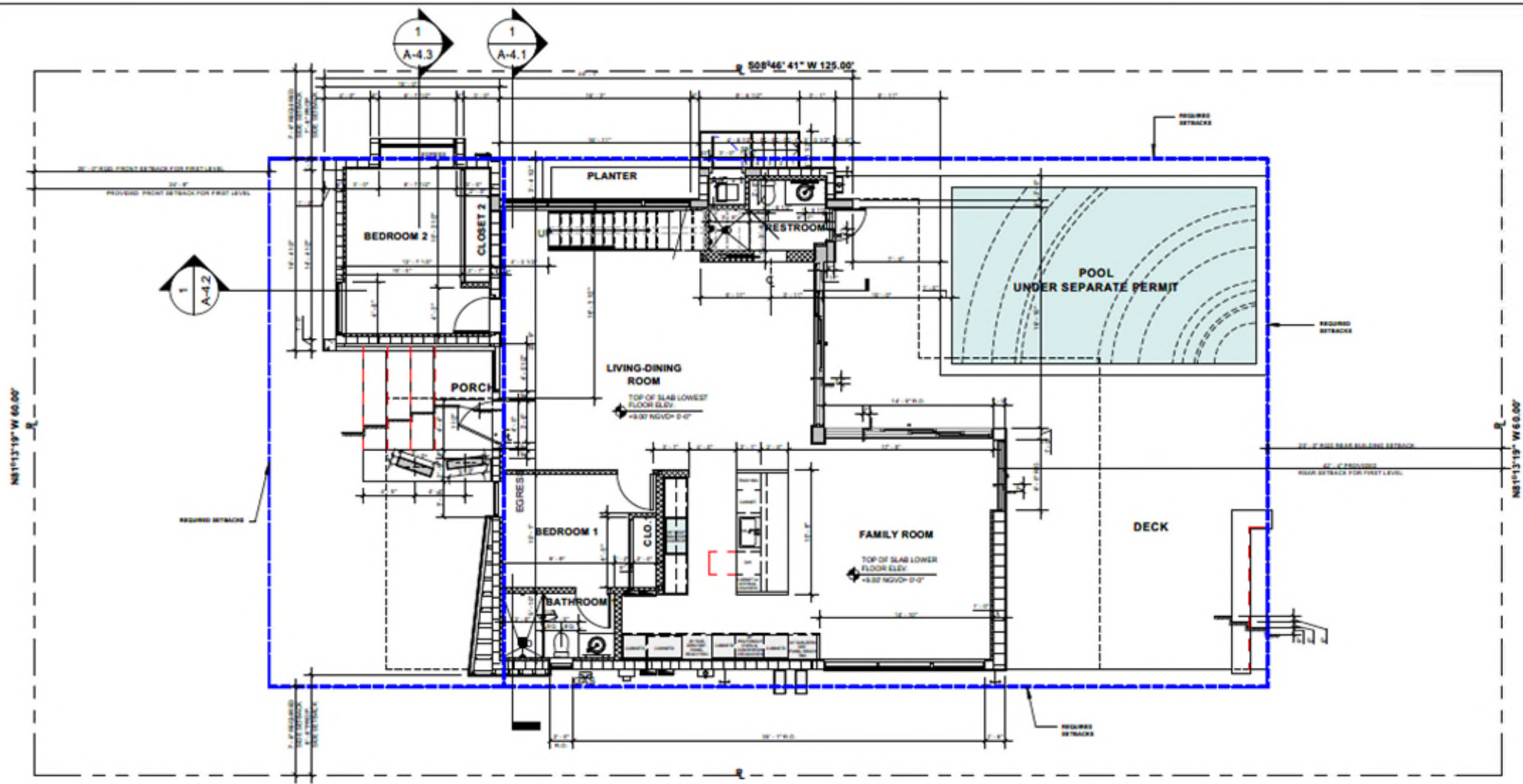
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GRADING SITE PLAN
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PROPOSED GROUND FLOOR PLAN
1/8" = 1'-0"



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

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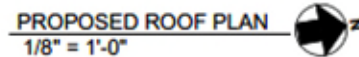
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AR 95601
PROPOSED GROUND FLOOR PLAN
A 2.0



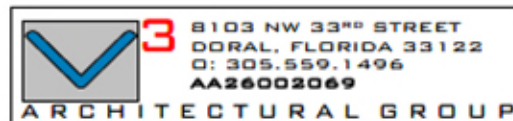
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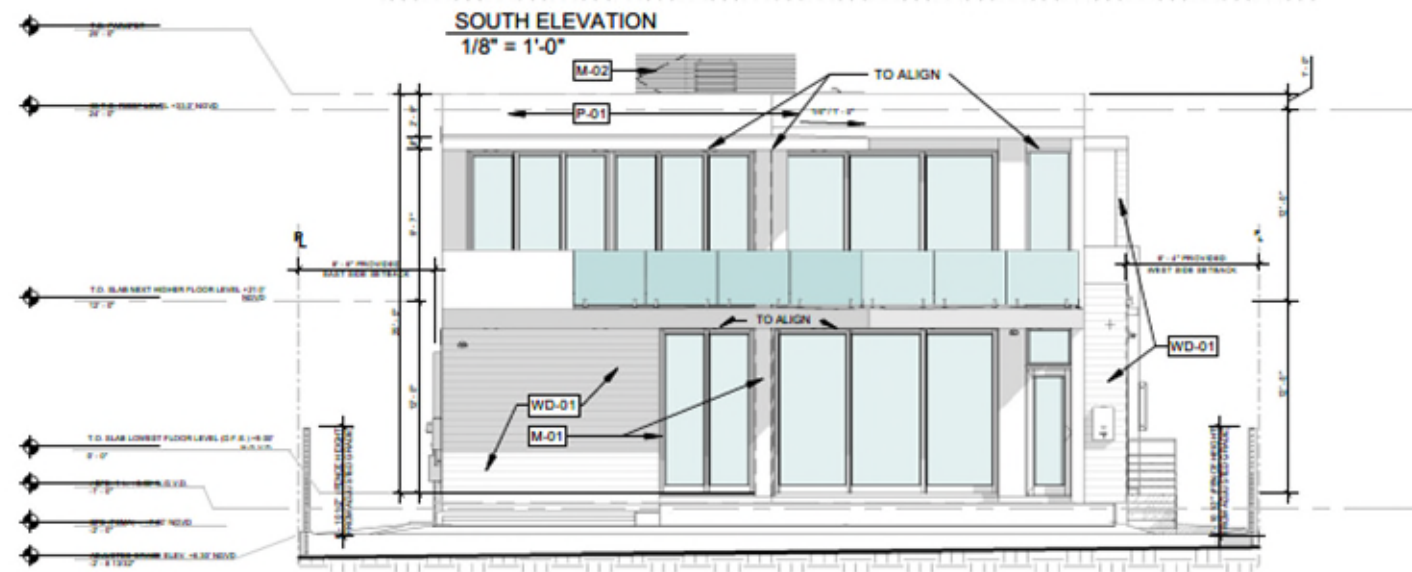


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ROOF PLAN
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NORTH ELEVATION
1/8" = 1'-0"

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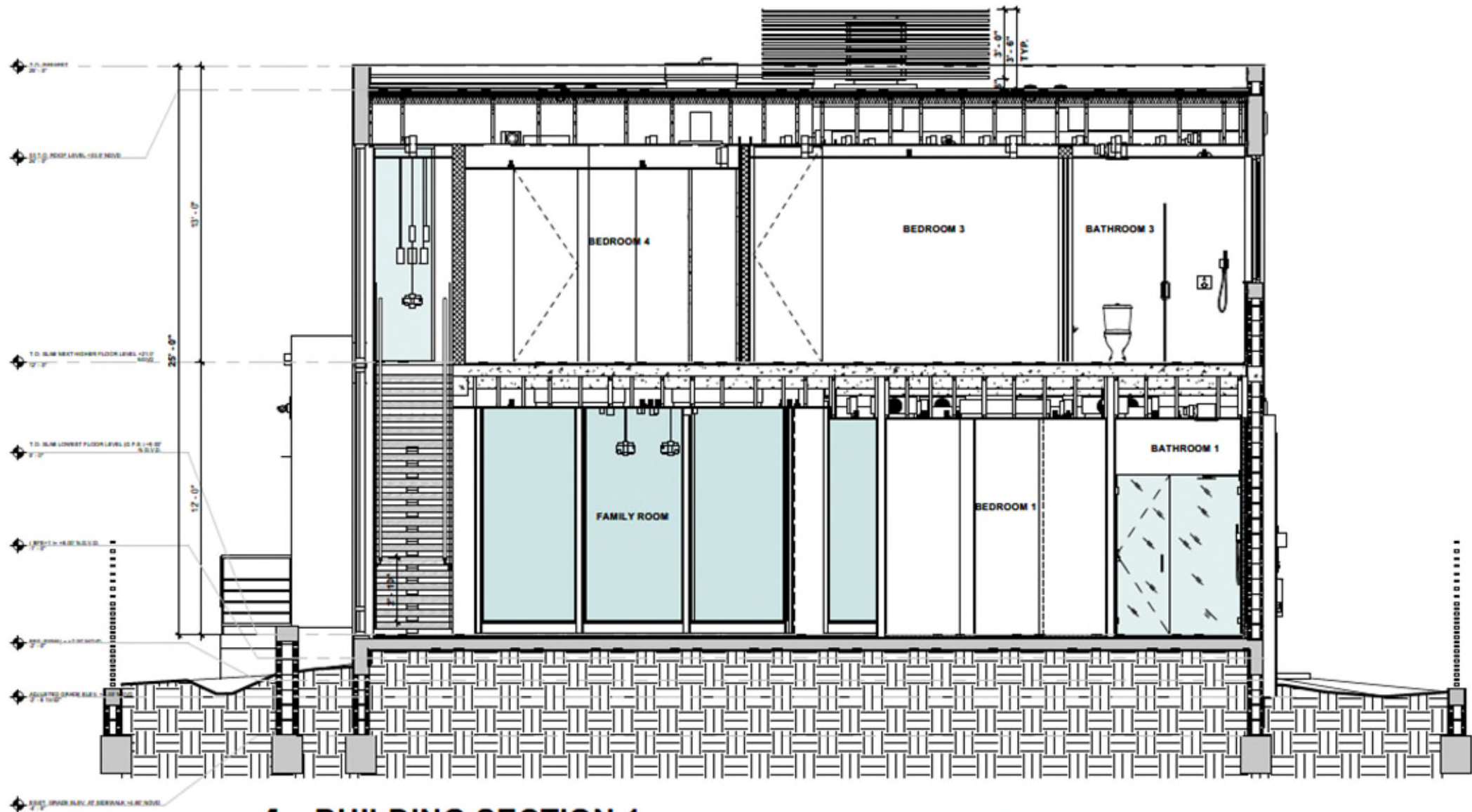
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ELEVATIONS
A 3.0



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1 BUILDING SECTION 1

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

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BUILDING SECTIONS
A 4.1



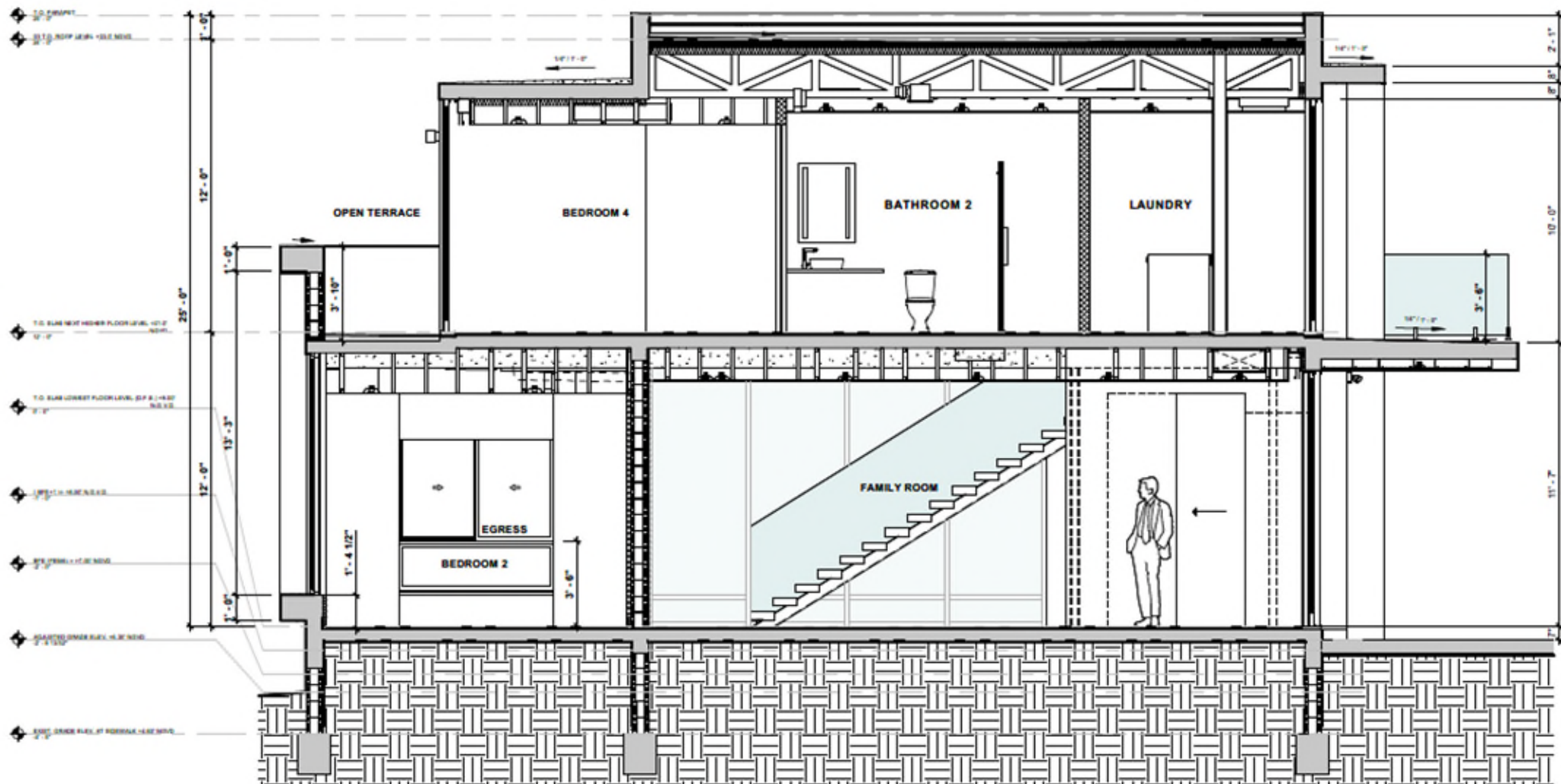
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1 BUILDING SECTION 2

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

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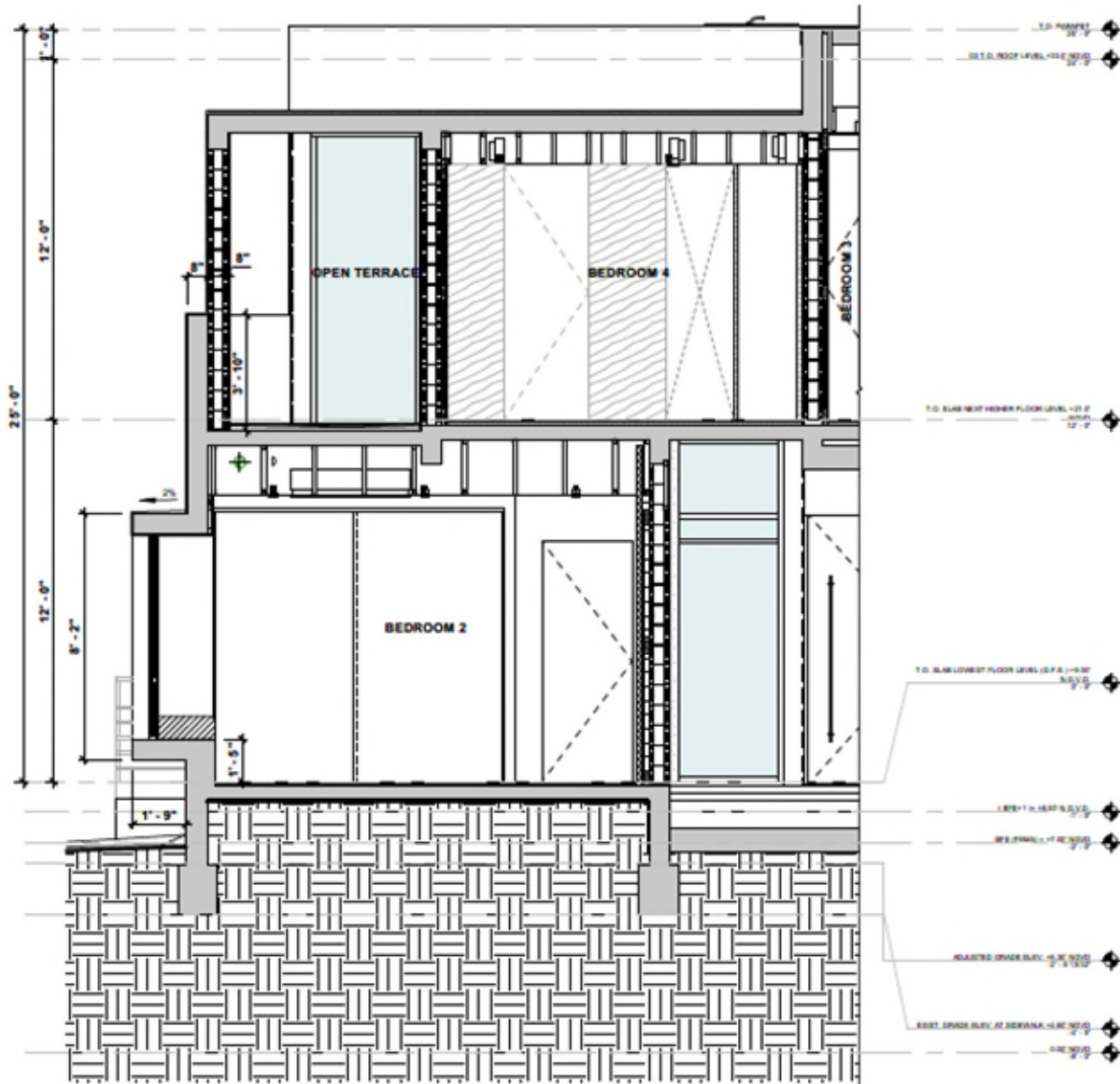
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BUILDING SECTIONS
A 4.2



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1 SECTION BEDROOM 2 / OPEN TERRACE

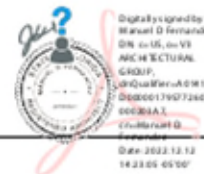
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WALL SECTION
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