# FINAL SUBMITTAL

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH FINAL SUBMITTAL - 03.13.2023

### **PROJECT GENERAL DATA & CODE SUMMARY**

NAME OF THE PROJECT:	521 W 30th St. LLC.
LOCATION:	521 W 30th STREET, MIAMI BEACH, FLORIDA 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	.DEMOLITION OF EXISTING RESIDENCE .PREPARE SOIL FOR NEW CONSTRUCTION .CONSTRUCTION OF NEW RESIDENCE (NON-HABITABLE GROUND FLOOR & 2 FLOORS UNDER A/C)
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 7TH. EDITION (20 FLORIDA BUILDING CODE (FBC) 7TH. EDITION (2020) NFPA 1, 2021 EDITION, "FIRE CODE". NFPA 101, 2021' EDITION, "LIFE SAFETY CODE". NFPA 10, 2018' EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER". NFPA 13, 2019' EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM". NFPA 70, 2020' EDITION, "NATIONAL ELECTRICAL CODE". NFPA 70, 2019' EDITION, "NATIONAL FIRE ALARM CODE". CITY OF MIAMI BEACH ZONING CODE
ZONING:	RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
FOLIO NUMBER:	02-3227-001-0280
LEGAL DESCRIPTION:	ORCHARD SUB NO 1 PB 6-11 LOT 11, BLOCK 43 LOT SIZE: 50.000 X 150 OR 9872-1056
OWNER:	521 W 30TH ST LLC



MANUEL D. FERNANDEZ, AIA AR 95601



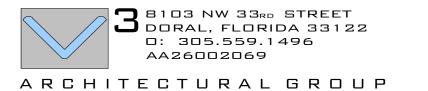
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A2.0       EXISTING LOT COVERAGE/ UNIT SIZE DIAGRAMS         A2.1       PROPOSED LOT COVERAGE DIAGRAMS         A2.2       PROPOSED UNIT SIZE DIAGRAMS/ UNDER-STORY LEVEL         A2.3       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.4       PROPOSED UNIT SIZE DIAGRAMS/ ROOF LEVEL         A2.5       PROPOSED UNIT SIZE DIAGRAMS/ ROOF LEVEL         A2.6       DEMOLITION SIZE DIAGRAMS/ ROOF LEVEL         A2.7       PROPOSED SITE PLAN         A2.8       PROPOSED SITE PLAN         A2.9       PROPOSED GROUND LEVEL         A2.11       PROPOSED SECOND LEVEL         A2.11       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.1       PROPOSED DAST ELEVATION         A3.2       PROPOSED SECTION 01         A3.3       PROPOSED SECTION 02         A4.0       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATION & & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.1       COLOR RENDERINGS         A6.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A6.2       COLOR RENDER					-
A2.1       PROPOSED LOT COVERAGE DIAGRAMS         A2.2       PROPOSED UNIT SIZE DIAGRAMS/ GROUND LEVEL         A2.3       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.4       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.5       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED SITE PLAN         A2.8       PROPOSED GROUND LEVEL         A2.9       PROPOSED ROOF LEVEL         A2.10       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED SOUTH ELEVATION         A3.2       PROPOSED SECTION 01         A3.3       PROPOSED SECTION 01         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       RROPOSED GRADING PLAN         A6.4       COLOR RENDERINGS	741.17				
A2.2       PROPOSED UNIT SIZE DIAGRAMS/ UNDER-STORY LEVEL         A2.3       PROPOSED UNIT SIZE DIAGRAMS/ GROUND LEVEL         A2.4       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.5       PROPOSED SED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED SITE PLAN         A2.8       PROPOSED GROUND LEVEL         A2.9       PROPOSED ROUND LEVEL         A2.10       PROPOSED ROOF LEVEL         A2.11       PROPOSED SCOND LEVEL         A2.12       PROPOSED SECOND LEVEL         A2.11       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED SAST ELEVATION         A3.2       PROPOSED SECTION 01         A3.4       CONTEXTUAL SITE ELEVATION         A3.3       PROPOSED SECTION 02         A4.0       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4	A2.0	EXISTING LOT COVERAGE/ UNIT SIZE DIAGRAMS			
A2.3       PROPOSED UNIT SIZE DIAGRAMS/ GROUND LEVEL         A2.4       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.5       PROPOSED UNIT SIZE DIAGRAMS/ ROOF LEVEL         A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED UNDER-STORY LEVEL         A2.8       PROPOSED GROUND LEVEL         A2.9       PROPOSED GROUND LEVEL         A2.10       PROPOSED SCOND LEVEL         A2.11       PROPOSED ROOF LEVEL         A2.12       PROPOSED NORTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.2       PROPOSED MART ELEVATION         A3.3       PROPOSED WEST ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       CO	A2.1				
A2.4       PROPOSED UNIT SIZE DIAGRAMS/ SECOND LEVEL         A2.5       PROPOSED UNIT SIZE DIAGRAMS/ROOF LEVEL         A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED SITE PLAN         A2.8       PROPOSED GROUND LEVEL         A2.9       PROPOSED GROUND LEVEL         A2.11       PROPOSED BOOF LEVEL         A2.11       PROPOSED NORTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.2       PROPOSED NORTH ELEVATION         A3.3       PROPOSED NORTH ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.3       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS/SASE					-
A2.5       PROPOSED UNIT SIZE DIAGRAMS/ ROOF LEVEL         A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED UNDER-STORY LEVEL         A2.9       PROPOSED GROUND LEVEL         A2.10       PROPOSED SECOND LEVEL         A2.11       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED SOUTH ELEVATION         A3.2       PROPOSED SOUTH ELEVATION         A3.3       PROPOSED WEST ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS/ SONTH ELEVATION <td></td> <td></td> <td></td> <td></td> <td>-</td>					-
A2.6       DEMOLITION SITE PLAN         A2.7       PROPOSED SITE PLAN         A2.8       PROPOSED UNDER-STORY LEVEL         A2.9       PROPOSED GROUND LEVEL         A2.10       PROPOSED SCOND LEVEL         A2.11       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.2       PROPOSED NORTH ELEVATION         A3.2       PROPOSED NORTH ELEVATION         A3.3       PROPOSED NORTH ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.4       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR REND					
A2.8       PROPOSED UNDER-STORY LEVEL         A2.9       PROPOSED GROUND LEVEL         A2.10       PROPOSED SECOND LEVEL         A2.11       PROPOSED NOF LEVEL         A3.0       PROPOSED SOUTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.2       PROPOSED NORTH ELEVATION         A3.3       PROPOSED MEST ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS / SOUTH ELEVATION         A6.6       COLOR RENDERINGS / SOUTH ELEVATION         A6	A2.6				
A2.9       PROPOSED GROUND LEVEL         A2.10       PROPOSED SECOND LEVEL         A2.11       PROPOSED ROOF LEVEL         A3.0       PROPOSED NORTH ELEVATION         A3.1       PROPOSED NORTH ELEVATION         A3.2       PROPOSED NORTH ELEVATION         A3.3       PROPOSED WEST ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A3.4       CONTEXTUAL SITE ELEVATION         A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS         A6.8       COLOR RENDERINGS / SOUTH ELEVATION         A6.8       COLOR RENDERINGS / SOUTH ELEVATION         A6.9       COLOR RENDERINGS / SOUTH ELEVATION					
A2.10 PROPOSED SECOND LEVEL A2.11 PROPOSED ROOF LEVEL A3.0 PROPOSED SOUTH ELEVATION A3.1 PROPOSED NORTH ELEVATION A3.2 PROPOSED VEST ELEVATION A3.3 PROPOSED WEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.9 COLOR RENDERINGS A6.9 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.9 COLOR RENDERINGS/ NORTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.10 COLOR RENDERINGS/ SOUTH ELEVATION A1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN					-
A2.11 PROPOSED ROOF LEVEL A3.0 PROPOSED SOUTH ELEVATION A3.1 PROPOSED NORTH ELEVATION A3.2 PROPOSED NORTH ELEVATION A3.3 PROPOSED MEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.9 COLOR RENDERINGS/SOUTH ELEVATION A6.9 COLOR RENDERINGS/SOUTH ELEVATION A6.1 COLOR RENDERINGS/SOUTH ELEVATION A6.10 COLOR RENDERINGS/SOUTH ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS					
A3.1 PROPOSED NORTH ELEVATION A3.2 PROPOSED EAST ELEVATION A3.3 PROPOSED WEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS/SOUTH ELEVATION A6.8 COLOR RENDERINGS/SOUTH ELEVATION A6.9 COLOR RENDERINGS/SOUTH ELEVATION A6.10 COLOR RENDERINGS/WEST ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN	A2.11				
A3.1 PROPOSED NORTH ELEVATION A3.2 PROPOSED EAST ELEVATION A3.3 PROPOSED WEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS/SOUTH ELEVATION A6.8 COLOR RENDERINGS/SOUTH ELEVATION A6.9 COLOR RENDERINGS/SOUTH ELEVATION A6.10 COLOR RENDERINGS/WEST ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN					
A3.2 PROPOSED EAST ELEVATION A3.3 PROPOSED WEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS/ NORTH ELEVATION A6.8 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.1 COLOR RENDERINGS/ SOUTH ELEVATION A6.1 COLOR RENDERINGS/ WEST ELEVATION A6.1 COLOR RENDERINGS/ WEST ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN					-
A3.3 PROPOSED WEST ELEVATION A3.4 CONTEXTUAL SITE ELEVATION A4.0 PROPOSED SECTION 01 A4.1 PROPOSED SECTION 02 A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A6.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.8 COLOR RENDERINGS A6.9 COLOR RENDERINGS/ NORTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE PLAN					
A4.0       PROPOSED SECTION 01         A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS         A6.8       COLOR RENDERINGS/ NORTH ELEVATION         A6.8       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.10       COLOR RENDERINGS/ NORTH ELEVATION         A6.10       COLOR RENDERINGS/ SOUTH ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         LANDSCAPE PLAN       L1.0         L1.0       LANDSCAPE PLAN         L1.1       LANDSCAPE LEGENDS	A3.3				
A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS         A6.8       COLOR RENDERINGS         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.9       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         L10       LAN	A3.4	CONTEXTUAL SITE ELEVATION			
A4.1       PROPOSED SECTION 02         A5.0       AXONOMETRIC DIAGRAMS         A5.1       EXPLODED AXONOMETRIC DIAGRAMS         A5.2       OPEN SPACE CALCULATIONS & DIAGRAMS         A5.3       PROPOSED GRADING PLAN         A5.4       MATERIAL AND REFERENCE BOARD         A6.0       COLOR RENDERINGS         A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS         A6.8       COLOR RENDERINGS         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.9       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         A6.1       COLOR RENDERINGS/ WEST ELEVATION         L10       LAN					-
A5.0 AXONOMETRIC DIAGRAMS A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.8 COLOR RENDERINGS/ NORTH ELEVATION A6.8 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.10 COLOR RENDERINGS/ ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS					
A5.1 EXPLODED AXONOMETRIC DIAGRAMS A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS A6.7 COLOR RENDERINGS/ NORTH ELEVATION A6.8 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS	AT. 1				
A5.2 OPEN SPACE CALCULATIONS & DIAGRAMS A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS/ NORTH ELEVATION A6.8 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A1.0 HARDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS	A5.0				
A5.3 PROPOSED GRADING PLAN A5.4 MATERIAL AND REFERENCE BOARD A6.0 COLOR RENDERINGS A6.1 COLOR RENDERINGS A6.2 COLOR RENDERINGS A6.3 COLOR RENDERINGS A6.4 COLOR RENDERINGS A6.5 COLOR RENDERINGS A6.6 COLOR RENDERINGS A6.7 COLOR RENDERINGS/ NORTH ELEVATION A6.8 COLOR RENDERINGS/ SOUTH ELEVATION A6.9 COLOR RENDERINGS/ SOUTH ELEVATION A6.10 COLOR RENDERINGS/ ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION A1.0 HARDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS	A5.1			_	
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A6.1       COLOR RENDERINGS         A6.2       COLOR RENDERINGS         A6.3       COLOR RENDERINGS         A6.4       COLOR RENDERINGS         A6.5       COLOR RENDERINGS         A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS/ NORTH ELEVATION         A6.8       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ SOUTH ELEVATION         A6.10       COLOR RENDERINGS/ ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         A10       HARDSCAPE PLAN         L1.0       LANDSCAPE PLAN         L1.1       LANDSCAPE LEGENDS	7.0.4				
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A6.6       COLOR RENDERINGS         A6.7       COLOR RENDERINGS/ NORTH ELEVATION         A6.8       COLOR RENDERINGS/ SOUTH ELEVATION         A6.9       COLOR RENDERINGS/ EAST ELEVATION         A6.10       COLOR RENDERINGS/ WEST ELEVATION         LANDSCAPE       H1.0         HARDSCAPE PLAN       L1.1         LANDSCAPE LEGENDS       LANDSCAPE LEGENDS					
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A6.9 COLOR RENDERINGS/ EAST ELEVATION A6.10 COLOR RENDERINGS/ WEST ELEVATION LANDSCAPE H1.0 HARDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS				_	-
A6.10 COLOR RENDERINGS/ WEST ELEVATION LANDSCAPE H1.0 HARDSCAPE PLAN L1.1 LANDSCAPE LEGENDS	A6.8				-
LANDSCAPE H1.0 HARDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS				_	-
H1.0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS					
L1.0 LANDSCAPE PLAN L1.1 LANDSCAPE LEGENDS		-			
L1.1 LANDSCAPE LEGENDS	H1.0				-
					-
LI.Z PLANTING DETAILS & NUTES	L1.1 L1.2	PLANTING DETAILS & NOTES			
				_	

MANUEL D. FERNANDEZ AR 95601

DRAWING INDEX A1.0



521 W 30th St. LLC 521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL



LOT - 4 BLOCK - 43

LOT - 10 BLOCK - 43

4.7

W.F

A/C ELEV. =6.90

10.85

GENERATOR

0.36' CI

FLR 1/

NO CAP

**ORIGINAL SURVEY** 

521 W 30th St. LLC

SCALE: 1/32" = 1'-0

03.13.2023

NO CAF 0.64' CL.

W.F

## JOHN IBARRA & ASSOCIATES, INC.

### **Professional Land Surveyors & Mappers**

WWW.IBARRALANDSURVEYORS.COM 777 N.W. 72nd AVENUE **SUITE 3025 MIAMI, FLORIDA 33126** PH: (305) 262-0400 FAX: (305) 262-0401

LOT - 2 BLOCK - 43

X0.45' CL. ON PL.

LOT - 9 BLOCK - 43

LAND AREA

± 7,500 SQ. FT

OR ± 0.172 ACRES

NOTE:

ON PL. 116.60'

E.I.R. 1/2

CATV

SURVEYOR'S

THIS PROPERTY

THERE ARE NO TREES

WITH A WIDTH GREATER THAN 4" LOCATED ON

OVERHEAD WIRE

NO CAF

20

LOT - 3 BLOCK - 43 50 00'

HEATER

6.6

ONE STORY

/ 5.85

+

FIRE PLACE-

RES. # 521

BLOCK -43

F.F.E.= 6.84'

22.36

GAT

LEV.=2.180

70' TOTAL RIGHT-OF-WAY

20' ASPHAL

**PVM** 

+<sub>\$\$</sub> 50.00'

Lw.F.

±24' PW1

NAIL & DISK ELEV. =3.81

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140

SET T.B.M. ELEV.=2.100

+,0

+

A.22

+\*??>

STEPS

CONC.

CATE

CONC. RETURN

×.

WK

3725 DEL PRADO BLVD, S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664

### MAP OF TOPOGRAPHIC SURVEY

521 W 30TH STREET, MIAMI BEACH, FLORIDA 33140

#### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS 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 RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE
- RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY

#### FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: BASE FLOOD ELEVATION: 8 FT COMMUNITY: 12065 120651 PANEI . 0317 SUFFIX:

DATE OF FIRM:	09/11/2009	
THE SUBJECT PROPER	TY DOES LIE IN A SPECIAL FLOOD HAZARD AR	REA.

#### SURVEYOR' S NOTES:

- I. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
- 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI DADE COUNTY BENCH MARK NAME D-183. LOCATOR NO. 4324 W @ W 29 STREET# PRAIRIE; ELEVATION IS 3.17 FEET OF N.G.V.D. OF 1929.

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

> MANUEL D. FERNANDEZ AR 95601

ORIGINAL SURVEY A1.1



**ABBREVIATIONS AND MEANINGS** 

A = ARC

A/C = AIR CONDITIONER PAD.

CBW = CONCRETE BLOCK WALL

CH.= CHORD. CH.B.= CHORD BEARING.

CONC. = CONCRETE.

C.P.= CONC. PORCH. C.S.= CONCRETE SLAB. C.U.P.= CONC. UTILITY POLE

C.W. = CONCRETE WALK

DRIVE = DRIVEWAY

E = EAST.EB = ELECTRIC BOX

ELECTICE ELECTRIC HONOI ELEC.= ELEVATION. ENCR.= ENCROACHMENT. F.H.= FIRE HYDRANT.

F.N.D.= FOUND NAIL & DISK.

F.I.P.= FOUND IRON PIPE. F.I.R.= FOUND IRON ROD. F.F.E.= FINISHED FLOOR ELEVATION.

I.C.V. = IRRIGATION CONTROL VALVE

M F = MAINTENANCE FASEMENTS

MON. = MONUMENT LINE. MH = MANHOLE.

M/L = MONUMENT LINE

° = DEGREES.

FR = FRAME.FT = FEET.

F.N.= FOUND NAIL H.= HIGH (HEIGHT,

I.F.= IRON FENCE

 $I_{P} = IIGHT POLE.$ 

= MINUTES.

N. = NORTH. N.T.S. = NOT TO SCALE. #-NO. = NUMBER.

O/S = OFFSET

CL = CLEAR

A.E.= ANCHOR EASEMENT. A/R = ALUMINUM ROOF.

A/S = ALUMINUM SHED

ASPH = ASPHALT

BLDG. = BUILDING

B.M. = BENCH MARK B.O.B. = BASIS OF BEARINGS B.S.L. = BUILDING SETBACK LINE

O.H. = OVERHEAD O.H.L.= OVERHEAD UTILITY LINES O.R.B. = OFFICIAL RECORDS BOOK OVH = OVERHANG PVMT. = PAVEMENT B.C.= BLOCK CORNER. B.C.R.= BROWARD COUNTY RECORDS PL = PLANTER.P/L = PROPERTY LINE.P.C.C.= POINT OF COMPOUND CURVE. P.C.= POINT OF CURVE. PT.= POINT OF TANGENCY. POC.= POINT OF COMMENCEMENT  $\begin{array}{l} \textbf{C} = \textbf{CALCULATED} \\ \textbf{C} = \textbf{CALCULATED} \\ \textbf{C}.\textbf{B} = \textbf{CATCH BASIN.} \\ \textbf{C}.\textbf{B}.\textbf{S} = \textbf{CONCRETE BLOCK STRUCTURE.} \end{array}$ POB.= POINT OF BEGINNING. P.R.C.= POINT OF REVERSE CURVE P.B.= PLAT BOOK. PG = PAGFPWY = PARKWAYPRM. = PERMANENT REFERENCE MONUMENT. P.L.S. = PROFESSIONAL LAND SURVEYOR. C.L.F.= CHAIN LINK FENCE. C.M.E.= CANAL MAINTENANCE EASEMENTS. R. = RECORDED DISTANCE. RR.= RAIL ROAD. RES.= RESIDENCE. PROP. COR. = PROPERTY CORNER RW = RIGHT-OF-WAY. R.P. = RADIUS POINT. RGE. = RANGE. SEC. = SECTION. D.E.= DRAINAGE EASEMENT . D.M.E.= DRAINAGE MAINTENANCE EASEMENTS STY. = STORY. SWK. = SIDEWALK S.I.P.= SET IRON PIPE L.B. #7806. S.P. = SCREENED PORCH S.= SOUTH. E.T.P. = ELECTRIC TRANSFORMER PAD. " = SECONDS T = TANGENT TB = TELEPHONE BOOTH T.U.E. TECHNOLOGY UTILITY EASEMENT TSB = TRAFFIC SIGNAL BOX T.S.P. = TRAFFIC SIGNAL POLE TWP = TOWNSHIP UTIL.= UTILITY. U.P.= UTILITY POLE. W.M.= WATER METER. FNIP. = FEDERAL NATIONAL INSURANCE W.F. = WOOD FENCE W.R.= WOOD ROOF W.M. = WATER METER W.F.= WOOD FENCE W.R.= WOOD ROOF. IN.# EG.= INGRESS AND EGRESS EASEMENT W.S. = WOOD SHED. L.B. = Certificate of Authorization L.B.#7806 W = WEST.G = CENTER LINE.L.F.E.= LOWEST FLOOR ELEVATION. L.M.E.= LAKE MAINTENANCE EASEMENT. = CENTRAL ANGLE.  $\overrightarrow{\phantom{a}}$  = ANGLE. M. = MEASURED DISTANCE. MB = MAIL BOX M.D.C.R.= MIAMI DADE COUNTY RECORDS = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL = CHAIN LINK FENCE — = IRON FENCE = WOOD FENCE = BUILDING SETBACK LINE UTILITY EASEMENT N.A.P. = NOT A PART OF. NGVD = NATIONAL GEODETIC VERTICAL DATUM = LIMITED ACCESS R/W  $\frac{1}{1000} = NON-VEHICULAR ACCESS RW$  + 0.00 = EXISTING ELEVATIONS

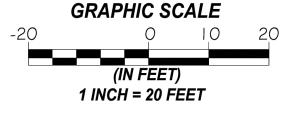
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**DESIGN REVIEW BOARD - FINAL SUBMITTAL** 









LEGAL DESCRIPTION: LOT 11, BLOCK 43 MIAMI BEACH IMPROVMENT CO'S PLAT OF ORCHARD SUBDIVISION # 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

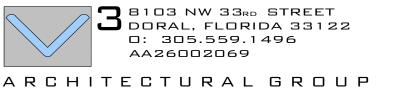


ROFESSIONAL LAND SURVEYOR NO .: 6770 STATE OF FLORE

REVISED ON

R	EV	SED	ON:	

DRAWN BY:	CARLOS D.	OPLOS RA PRA
FIELD DATE:	05/18/2022	LB#7806
SURVEY NO:	22-001535-1	Digitally signed by CARLOS M IBARRA
SHEET:	1 OF 1	Date: 2022.06.03 10:02:03 -04'00'



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#### 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:	521 W 30TH STREET, MIAMI BEACH, FL 33140			
2	FOLIO NUMBER:	02-3227-001-0280			
3	BOARD AND FILE NUMBERS:	DRB 23-0908			
4	YEAR BUILT: 1925	ZONING DISTRICT:		RS-4	
5	LOCATED WITHIN THE 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 FT CMB	GRADE VALUE IN NG	VD:	4.1'
9	ADJUSTED GRADE (FLOOD + GRADE/ 2):	6.05'	FREE BOARD:		13.00'
10	30" ABOVE GRADE:	8.5'	LOT AREA:		7,500 S.F.
11	LOT WIDTH:	50.0'	LOT DEPTH:		150.0'
12	MAX. LOT COVERAGE SF. & %:	2,250 S.F. (30%)	PROPOSED LOT COV	'ERAGE SF. & %:	1,902 S.F. (25.3%)
13	EXISTING LOT COVERAGE SF. & %:	1,566 SF.	NET LOT COVERAGE	(GARAGE-STORAGE)	N/A
14	FRONT YARD OPEN SPACE SF. & %:	1,054 S.F (70.2%)	REAR YARD OPEN SE	PACE SF. & %:	954 S.F. (84.8%)
15	MAX. UNIT SIZE SF. & %:	3,750 S.F (50%)	PROPSED UNIT SIZE	SF. & %:	3,537 S.F (47.1%)
16	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FL	OOR UNIT SIZE:	187 S.F. + 1,654 S.F. = 1,841 (24.5%)
17	PROPOSED ROOF DECK AREA SF. & % (NOTE MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	N/A			
18	SIGNED & SEALED LANDSCAPE PLANS (TREE/ VEGETATION SURVEY, TREE DISPOSITION PLAN, & IRRIGATION PLAN)		YES OR NO:	YES	
	ZONING INFORMATION/ CALCULATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
19	HEIGHT MEASURED FROM B.F.E. PLUS FREEBOARD:	28 FT- SLOP ROOFS	N/A	28 FT- SLOP ROOFS	
	FRONT SETBACKS:				
20	FRONT FIRST LEVEL:	MIN. 30 FT.	N/A	31'-6"	
	FRONT SECOND LEVEL:	MIN. 30 FT.	N/A	31'-6"	
	FRONT SECOND LEVEL IF LOT COVERAGE IS 25% OR GRATER:				
21	a) AT LEAST 35% OF THE FRONT FACADE SHALL BE SETBACK 5' FROM THE MIN. REQUIRED SETBACK				
	b) AT LEAST 50% OF THE SECOND FLOOR ALONG A SIDE ELEVATION FACING A STREET SHALL BE SETBACK 5' FROM THE MIN. REQUIRED SETBACK				
22	SUM OF SIDE YARD:	MIN. 15'-0"		17'-0"	
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:				
29	ADDITIONAL DATA OR INFORMATION THAT MAY BE APPLICABLE TO THE PROJECT SHALL BE PROVIDED IN THE FOLLOWING FIELDS	· · · · · · · · · · · · · · · · · · ·	·	·	·

#### PROJECT COST ESTIMATE

PRICE OF PROJECT PER S.F :	\$150 / S.F
PROJECT S.F :	Gnd. LEVEL (1,841 S
PROJECT COST ESTIMATE:	\$530,550

.IF NOT APPLICABLE WRITE N/A .ALL OTHER DATA INFORMATION SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

NOTES:

521 W 30th St. LLC 521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 **DESIGN REVIEW BOARD - FINAL SUBMITTAL** 

MANUEL D. FERNANDEZ AR 95601 **ZONING DATA** A1.2



S.F) + 2nd. LEVEL (1,696 S.F) = 3,537 S.F





521 W 30th St. LLC 521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

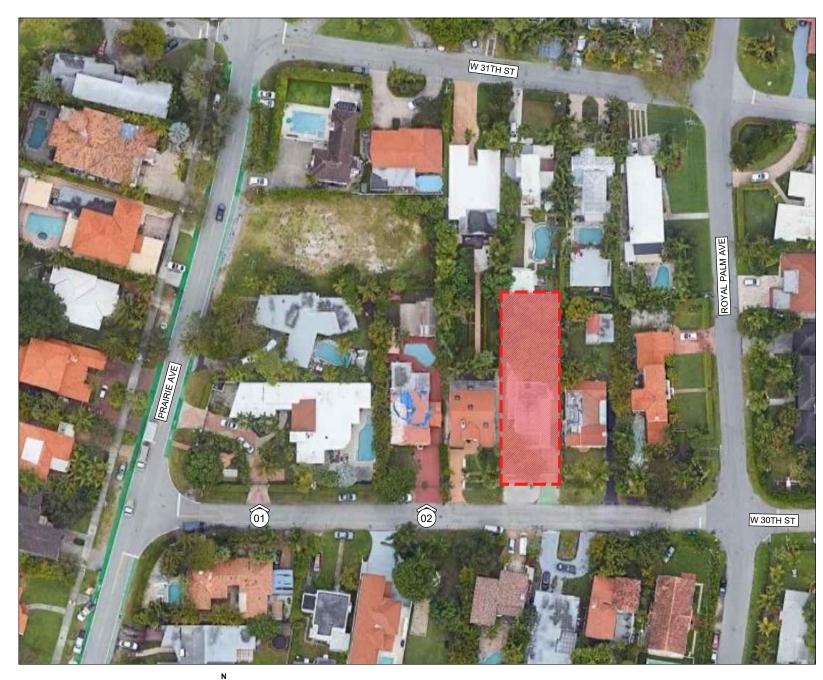
DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT LOCATION MAP A1.3



SCALE

	0'	150'	300'	600'
E	DOR. D: 3			
		URA	LGRO	JUP



NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

#### 521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.4









CONTEXT SITE PLAN SCALE: N.T.S  $(\square)$ 

NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.5



**3** 531 W 30TH ST. SCALE: N.T.S











#### 521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS

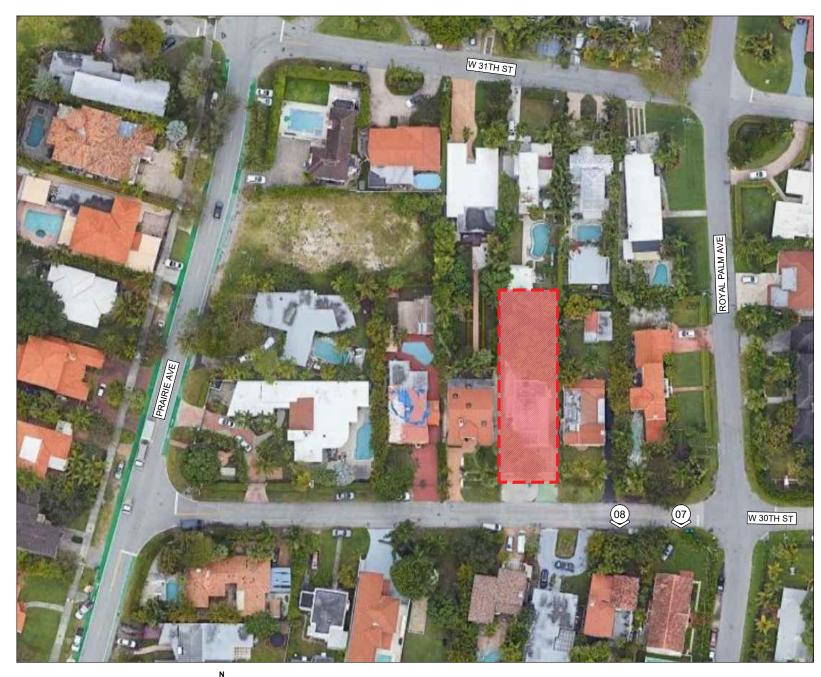
A1.6











NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

#### 521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CURRENT SITE IMAGES

A1.7











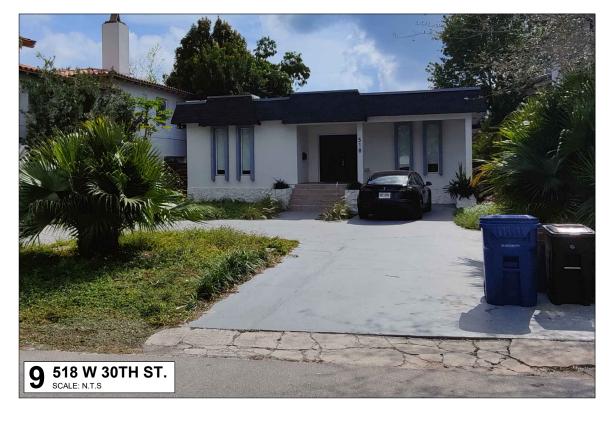


#### 521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.8









CONTEXT SITE PLAN SCALE: N.T.S  $(\square)$ 

NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

#### 521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140 03.13.2023

DRB 23-0908 DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.9











NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

#### 521 W 30th St. LLC

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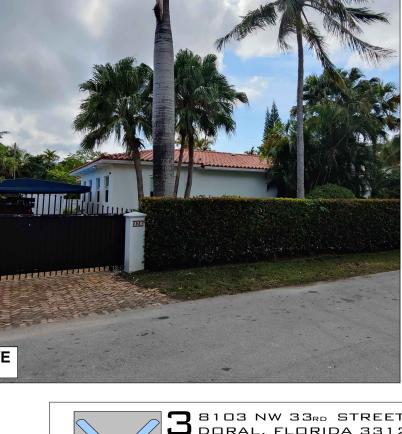
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MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.10



**13** 548 W 30TH ST. SCALE: N.T.S











 $(\square)$ CONTEXT SITE PLAN SCALE: N.T.S

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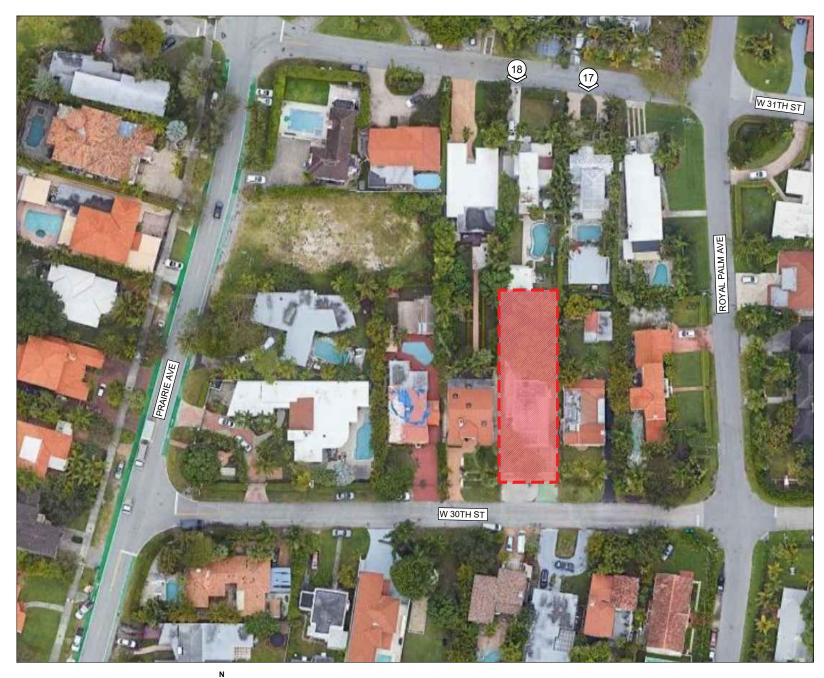
MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.11











CONTEXT SITE PLAN SCALE: N.T.S  $(\square)$  510 W 31st St SCALE: N.T.S



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521 W 30th St. LLC

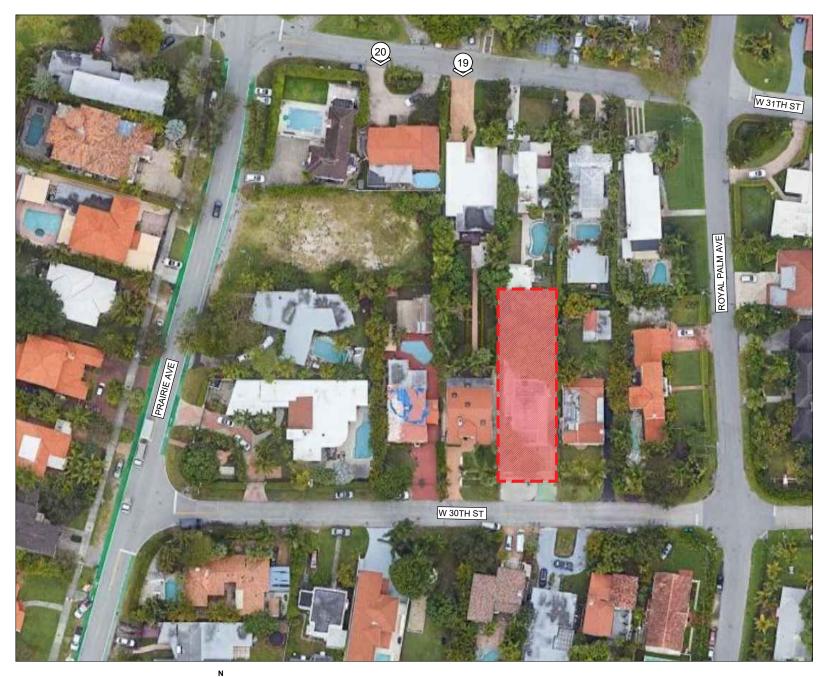
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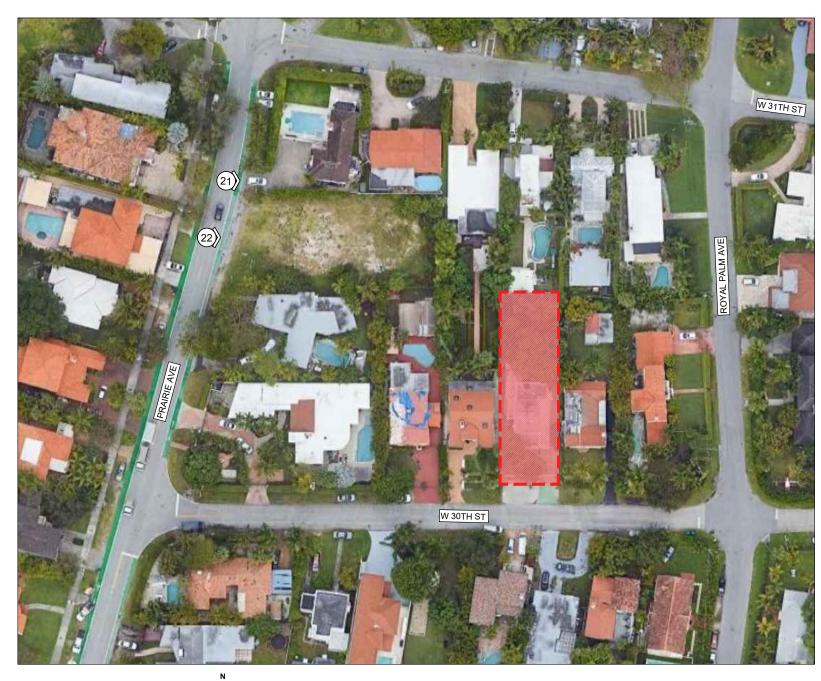
MANUEL D. FERNANDEZ AR 95601 CONTEXT ANALYSIS A1.13











NOTES: .PHOTOGRAPHS TAKEN ON 01. 23. 2023 .ALL PHOTOGRAPHS ARE 4"x 6" MIN.

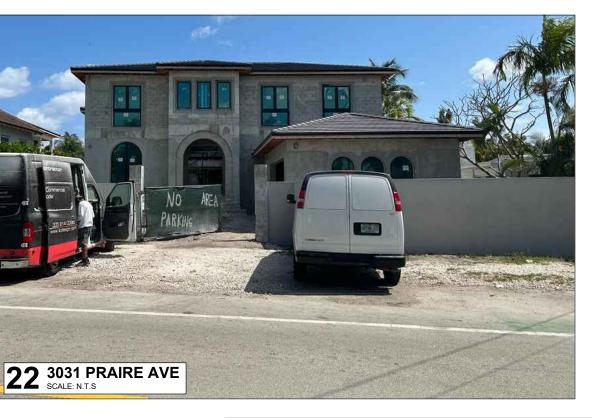
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A1.14













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A1.15













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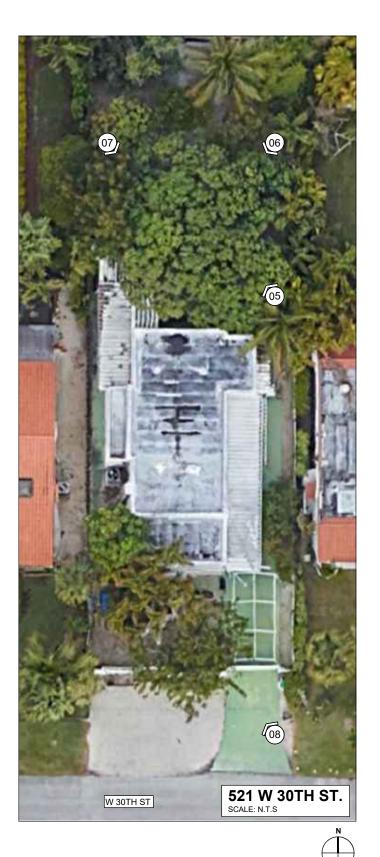
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