

CUMENAL - DIAMOND RESIDENCE

1600 Cleveland Road, Miami Beach, FL 33141

Folio: 02-3203-001-0940

FINAL SUBMITTAL

File No. DRB23-0925

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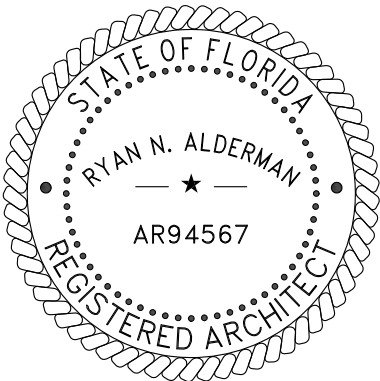
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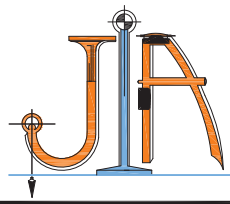
Date: 05/08/23

Request for Variances:
Lot Coverage Increase

Pool Equipment Encroachment Within the Setbacks - Side Facing Street

Reference Documents: File No: DRB22-0870 & Recorded Order





JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

777 N.W. 72ND AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

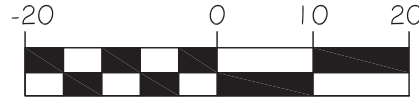
WWW.IBARRALANDSURVEYORS.COM
3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PHONE: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

1 600 CLEVELAND ROAD, MIAMI BEACH, FLORIDA 33141

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
AK = ALUMINUM ROOF.
AS = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE.
I.N.E.G. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#NO. = NUMBER.
OS = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG
P.V.M.T. = PAVEMENT.
PL = PLANTER.
PL = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
P.D. = PLAT BOOK.
P.W.Y. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R = RECORDED DISTANCE.
RR = RAIL ROAD.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = 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.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W. = WEST.
Δ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.



LOCATION SKETCH

SCALE = N.T.S.

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: "AE"
BASE FLOOD ELEVATION: 8 FEET
COMMUNITY: 120651
PANEL: 0307
SUFFIX: L
DATE OF FIRM: 091009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH, BENCHMARK # CMB BP-03, LOCATED @ NE INTX HENEDON AVE & DAYTONIA RD; ELEVATION IS 4.44 FEET OF N.G.V.D. 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.

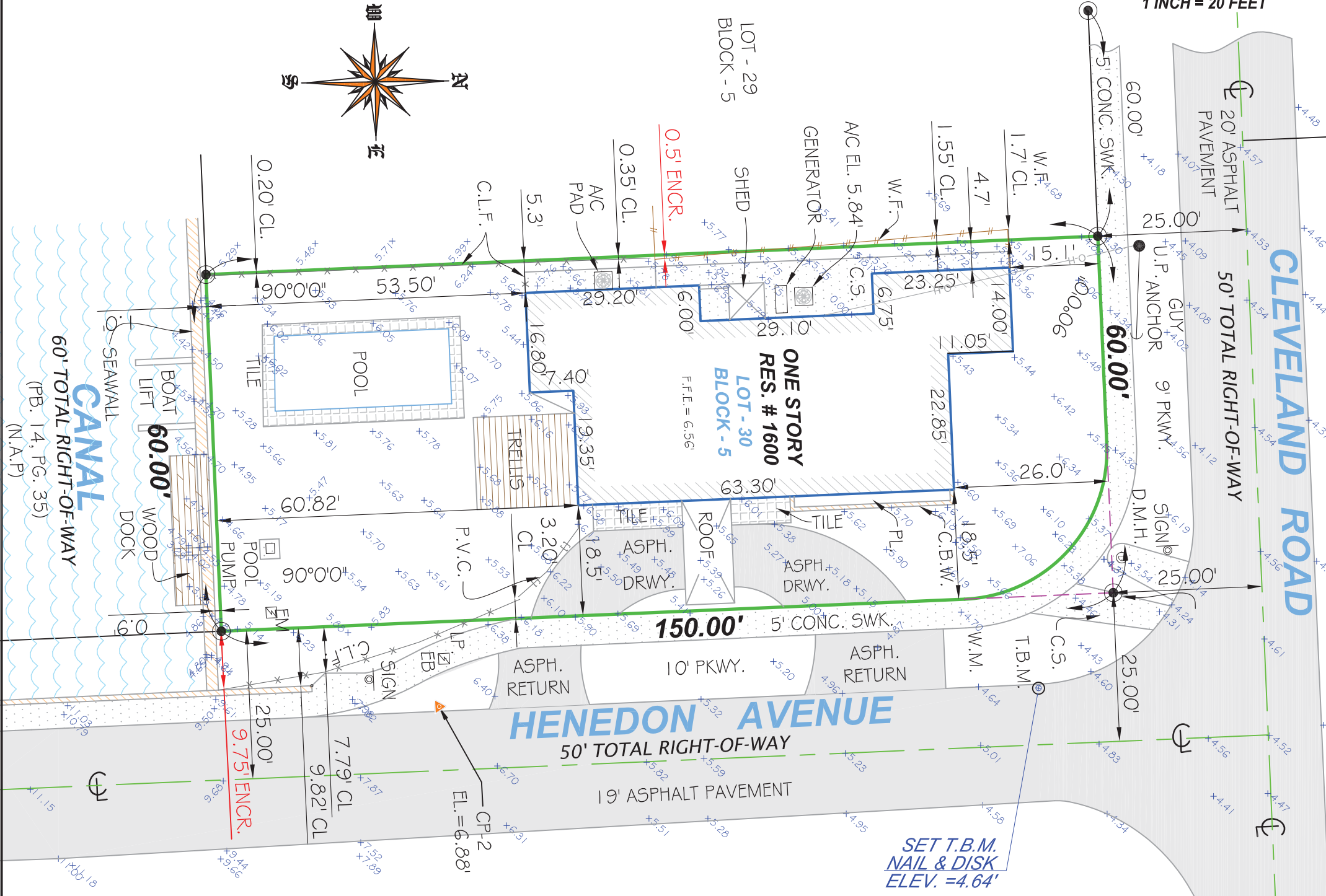
Digitally signed by JOHN A
IBARRA
Date: 2023.03.14 16:54:55 -04'00'
Adobe Acrobat version:
2022.003.20322

BY: JOHN IBARRA (DATE OF FIELD WORK) **03/07/2023**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: SURVEY UPDATE 03/07/2023
REVISED ON: SURVEY 11/08/2021

DRAWN BY:	LJB	 Digitally signed by JOHN A IBARRA Date: 2023.03.14 16:54:27 -04'00' Adobe Acrobat version: 2022.003.20322
FIELD DATE:	03/07/2023	
SURVEY NO:	21-003858-2	
SHEET:	1 OF 1	



CERTIFICATION:
FREDERIC CUMENAL AND LESLIE DIAMOND
MITCHELL SETH POLANSKY, P.A.
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR
INTEREST MAY APPEAR

LEGAL DESCRIPTION:
LOT 30, BLOCK 5, BISCAJON POINT, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

— O —	= OVERHEAD UTILITY LINES
— X —	= CONCRETE BLOCK WALL
— 0 —	= CHAIN LINK FENCE
— 0 —	= IRON FENCE
— // —	= WOOD FENCE
— —	= BUILDING SETBACK LINE
— —	= UTILITY EASEMENT
— —	= LIMITED ACCESS R/W
— —	= NON-VEHICULAR ACCESS R/W
— —	= EXISTING ELEVATIONS
— —	x 0.00

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:	1600 CLEVELAND ROAD, MIAMI BEACH, FL 33141			
2	Folio number(s):	02-3203-001-0940			
3	Board and file number(s) :				
4	Year built: 1952 - 1,779 SF / 1963 - 584 SF	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:	8.00 NGVD	Grade value in NGVD:	4.35 NGVD	
9	Adjusted grade (Flood+Grade/2):	6.175 NGVD	Free board:	+1'	
10	30" above grade:	6.85 NGVD	Lot Area:	8,866 SF	
11	Lot width:	60.0'	Lot Depth:	150.0'	
12	Max Lot Coverage SF and %:	2,748 (31%)	Proposed Lot Coverage SF and %:	2,989 (34%) VARIANCE	
13	Existing Lot Coverage SF and %:	2,590 (29%)	Net Lot coverage (garage-storage)	2,626 (30%)	
14	Front Yard Open Space SF and %:	748 SF(70%)	Rear Yard Open Space SF and %:	987 SF(73%)	
15	Max Unit Size SF and %:	4,433 SF(50%)	Proposed Unit Size SF and %:	4,433 SF(50%)	
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:		
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:	No		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24' (FLAT ROOF)	10'-10"	24'-0" (FLAT ROOF)	N/A
20	Front Setbacks:				
20	Front First level:	20'-0"	15'-1"	15'-1"	N/A
20	Front second level:	40'-0"	N/A	26'-0"	EXIST. VARIANCE
21	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.	45'-0"	N/A	26'-0"	EXIST. WAIVER
21	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	20'-0"	N/A	18'-6"	EXIST. WAIVER
22	Sum of side yard :				
23	Side 1:	7'-6"	4'-8"	5'-0"	EXIST. VARIANCE
24	Side 2 or (facing street):	15'-0"	18'-6"	15'-0"	N/A
25	Rear:	22'-6"	53'-6"	45'-3"	N/A
26	Accessory Structure Side 1:	7'-6"	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-6"	N/A	N/A	N/A
28	Accessory Structure Rear:	7'-6"	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				
	VARIANCE REQUEST FOR POOL EQUIP. 4" FROM SIDE FACING STREET LOT LINE				

Notes: Indicate N/A if not applicable.

SD-1
#000
REVISION:
LAYOUT NAME:
SCALE:
DATE:
LOCATION & ZONING DATA
N/A
05.08.23

Cumenal - Diamond Residence
1600 Cleveland Road
Miami Beach, FL 33141

Ryan Alderman Architect
14970 E Falcons Lea Drive
Davie, FL 33331
T. 305.801.9185
F. 305.735.2846

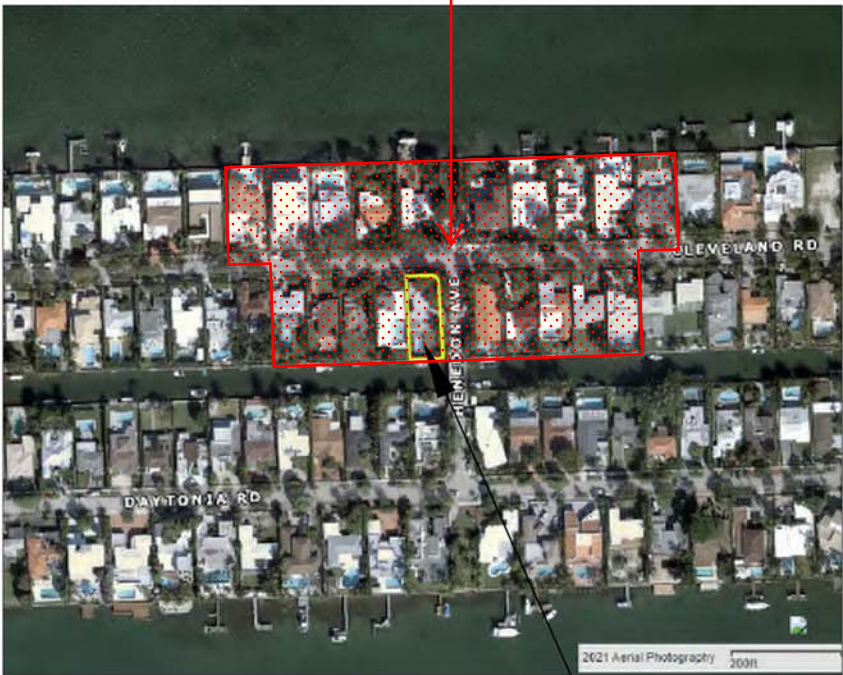


1 LOCATION MAP
SCALE: N.T.S.

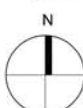


SITE

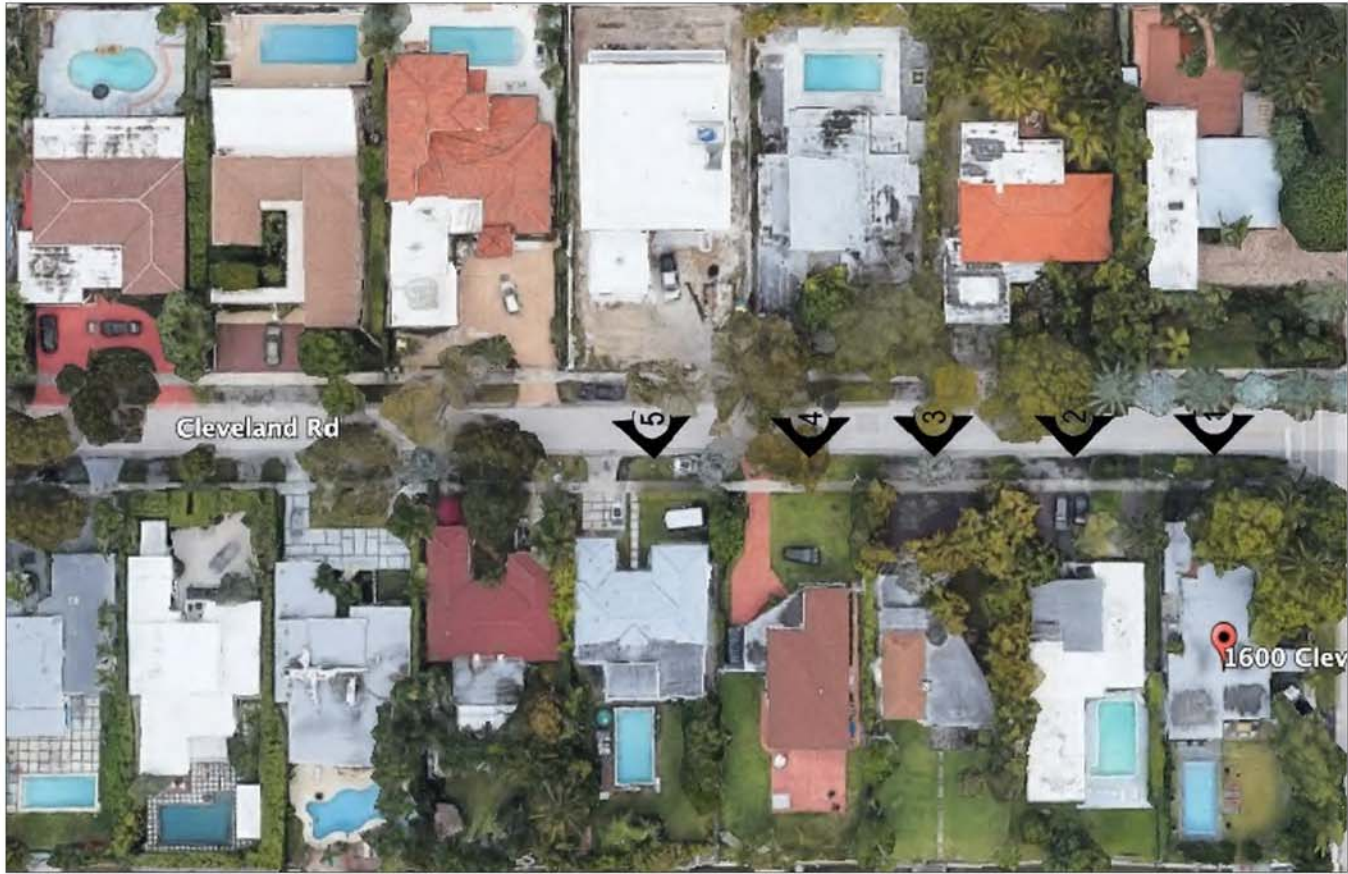
CONTEXT PHOTOS
LOCATION AREA
(SEE CP SHEETS)



2 LOCATION MAP
SCALE: N.T.S.



SITE



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



1 1600 CLEVELAND RD
SCALE: N.A.



2 1610 CLEVELAND RD
SCALE: N.A.



3 1620 CLEVELAND RD
SCALE: N.A.

CP-1
#000
CONTEXT PHOTOS
N/A
05.08.23

REVISION:
LAYOUT NAME:
SCALE:
DATE:

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A **AERIAL VIEW FOR REFERENCE**
SCALE: N.A.



4 **1630 CLEVELAND RD**
SCALE: N.A.



5 **1640 CLEVELAND RD**
SCALE: N.A.

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Ryan Alderman Architect
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Davie, FL 33331
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CP-2
#000
REVISION: LAYOUT NAME: CONTEXT PHOTOS
SCALE: N/A
DATE: 05.08.23



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



2 1615 CLEVELAND RD
SCALE: N.A.



1 1601 CLEVELAND RD
SCALE: N.A.



3 1625 CLEVELAND RD
SCALE: N.A.

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Miami Beach, FL 33141

Ryan Alderman Architect
14970 E Falcons Lea Drive
Davie, FL 33331
T. 305.801.9185
F. 305.735.2846

CP-3
#000
REVISION:
LAYOUT NAME:
SCALE:
DATE:
CONTEXT PHOTOS
N/A
05.08.23



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



4 1645 CLEVELAND RD
SCALE: N.A.



5 1655 CLEVELAND RD
SCALE: N.A.

CP-4
#000
CONTEXT PHOTOS
N/A
05.08.23

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Miami Beach, FL 33141

Ryan Alderman Architect
14970 E Falcons Lea Drive
Davie, FL 33331
T. 305.801.9185
F. 305.735.2846



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



2 1570 CLEVELAND RD
SCALE: N.A.



1 1580 CLEVELAND RD
SCALE: N.A.



3 1560 CLEVELAND RD
SCALE: N.A.



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



4 1550 CLEVELAND RD
SCALE: N.A.



5 1540 CLEVELAND RD
SCALE: N.A.



A AERIAL VIEW FOR REFERENCE
SCALE: N.A.



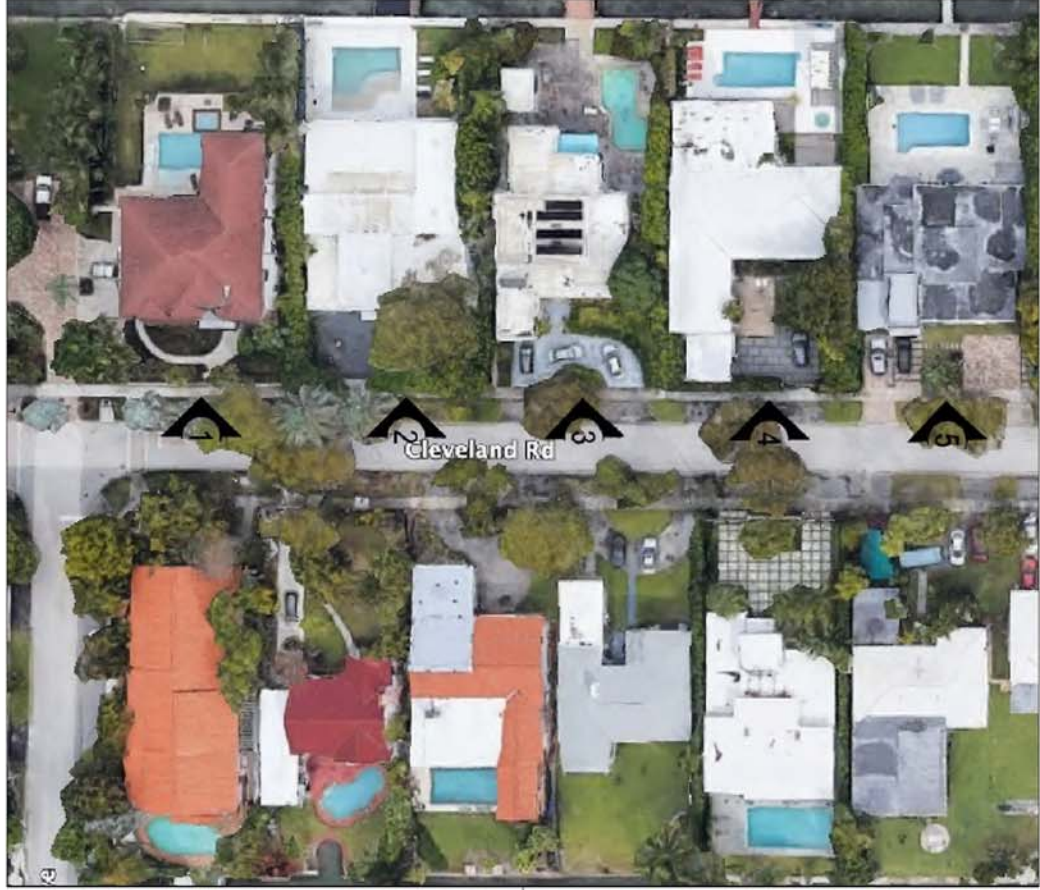
2 1565 CLEVELAND RD
SCALE: N.A.



1 1577 CLEVELAND RD
SCALE: N.A.



3 1555 CLEVELAND RD
SCALE: N.A.



A

AERIAL VIEW FOR REFERENCE

SCALE: N.A.



4

1545 CLEVELAND RD

SCALE: N.A.



5

1535 CLEVELAND RD

SCALE: N.A.

Ryan Alderman Architect

14970 E Falcons Lea Drive

Davie, FL 33331

T. 305.801.9185

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Cumenal - Diamond Residence

1600 Cleveland Road

Miami Beach, FL 33141

CP-8

#000

REVISION:

LAYOUT NAME:

SCALE:

DATE:

CONTEXT PHOTOS

N/A

05.08.23



A HENEDON AVE STREET VIEWS
SCALE: N.A.



B HENEDON AVE STREET VIEWS
SCALE: N.A.



C HENEDON AVE STREET VIEWS
SCALE: N.A.



D HENEDON AVE STREET VIEWS
SCALE: N.A.



E HENEDON AVE STREET VIEWS
SCALE: N.A.



F HENEDON AVE STREET VIEWS
SCALE: N.A.



G HENEDON AVE STREET VIEWS
SCALE: N.A.



I HENEDON AVE STREET VIEWS
SCALE: N.A.

1 HENEDON AVE STREET VIEWS
SCALE: N.A.

CP-9
#000
CONTEXT PHOTOS
N/A
05.08.23

REVISION:
LAYOUT NAME:
SCALE:
DATE:

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1600 Cleveland Road
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T. 305.801.9185
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A 1600 CLEVELAND ST VIEWS
SCALE: N.A.



B 1600 CLEVELAND ST VIEWS
SCALE: N.A.



C 1600 CLEVELAND ST VIEWS
SCALE: N.A.



D 1600 CLEVELAND ST VIEWS
SCALE: N.A.



E 1600 CLEVELAND ST VIEWS
SCALE: N.A.



F 1600 CLEVELAND ST VIEWS
SCALE: N.A.



1 1600 CLEVELAND RD
SCALE: N.A.



A CANAL VIEWS BACKYARD
SCALE: N.A.



B CANAL VIEWS BACKYARD
SCALE: N.A.



C CANAL VIEWS BACKYARD
SCALE: N.A.



D CANAL VIEWS BACKYARD
SCALE: N.A.

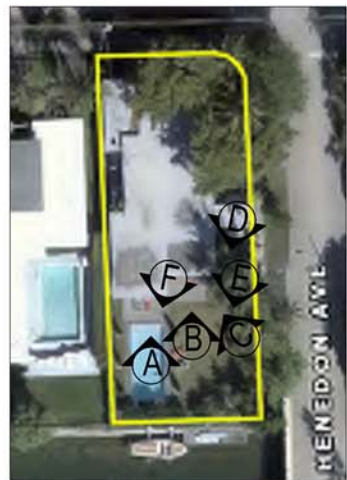


E CANAL VIEWS BACKYARD
SCALE: N.A.



F CANAL VIEWS BACKYARD
SCALE: N.A.

1 CANAL VIEWS BACKYARD
SCALE: N.A.



1600 CLEVELAND RD
SCALE: N.A.

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CP-11
#000
CONTEXT PHOTOS
N/A
05.08.23
REVISION:
LAYOUT NAME:
SCALE:
DATE:



A SIDE SETBACK VIEWS
SCALE: N.A.



B SIDE SETBACK VIEWS
SCALE: N.A.



C SIDE SETBACK VIEWS
SCALE: N.A.



D SIDE SETBACK VIEWS
SCALE: N.A.

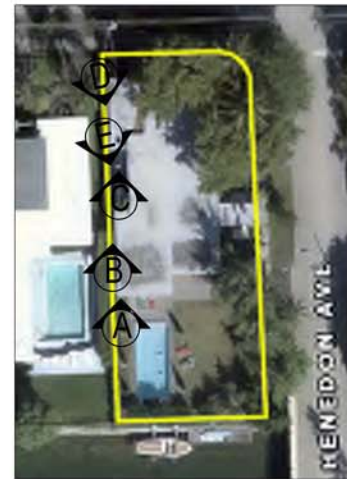


E SIDE SETBACK VIEWS
SCALE: N.A.



F SIDE SETBACK VIEWS
SCALE: N.A.

1 SIDE SETBACK VIEWS
SCALE: N.A.



1600 CLEVELAND RD
SCALE: N.A.

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CP-12
#000
CONTEXT PHOTOS
N/A
05.08.23

REVISION:
LAYOUT NAME:
SCALE:
DATE:

PROJECT INFORMATION

PROJECT ADDRESS:
1600 CLEVELAND ROAD
CITY OF MIAMI BEACH, FL 33141

OWNER: FREDERIC CUMENAL AND LESLIE DIAMOND

MAILING ADDRESS:
1600 CLEVELAND ROAD
CITY OF MIAMI BEACH, FL 33141

FOLIO #: 02-3203-001-0940

PROJECT DATA

CODES:
* 2020 (7th Edition) FBC, RESIDENTIAL
* 2020 (7th Edition) FFPC
* CITY OF MIAMI BEACH ZONING CODE.

BUILDING CONSTRUCTION TYPE:
CMU & REINFORCED CONCRETE

BUILDING TYPE:
SINGLE-FAMILY RESIDENCE (2-STORY)

PROJECT AREAS:
4,433 SF (UNDER AC)
540 SF (COVERED PATIOS)

SITE / BUILDING DATA

LEGAL DESCRIPTION
LOT 30, BLOCK 5, BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN INFORMATION

ZONING DESIGNATION: RS-4
FLOOD ZONE: 'AE'
BASE FLOOD ELEV: 8'
AVERAGE GRADE ELEV: 5.75' N.G.V.D. 29
LOT AREA: 8,866 SF

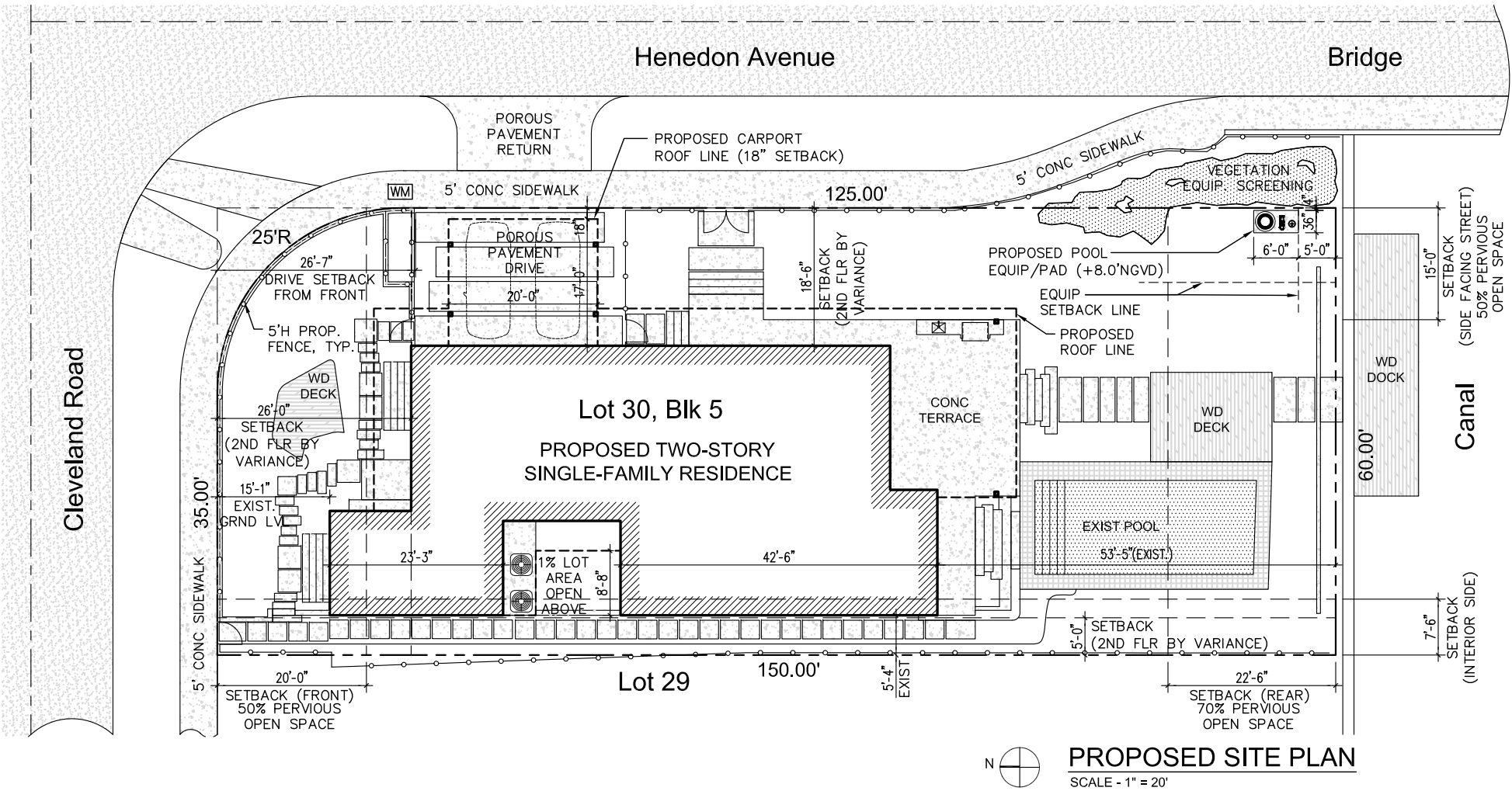
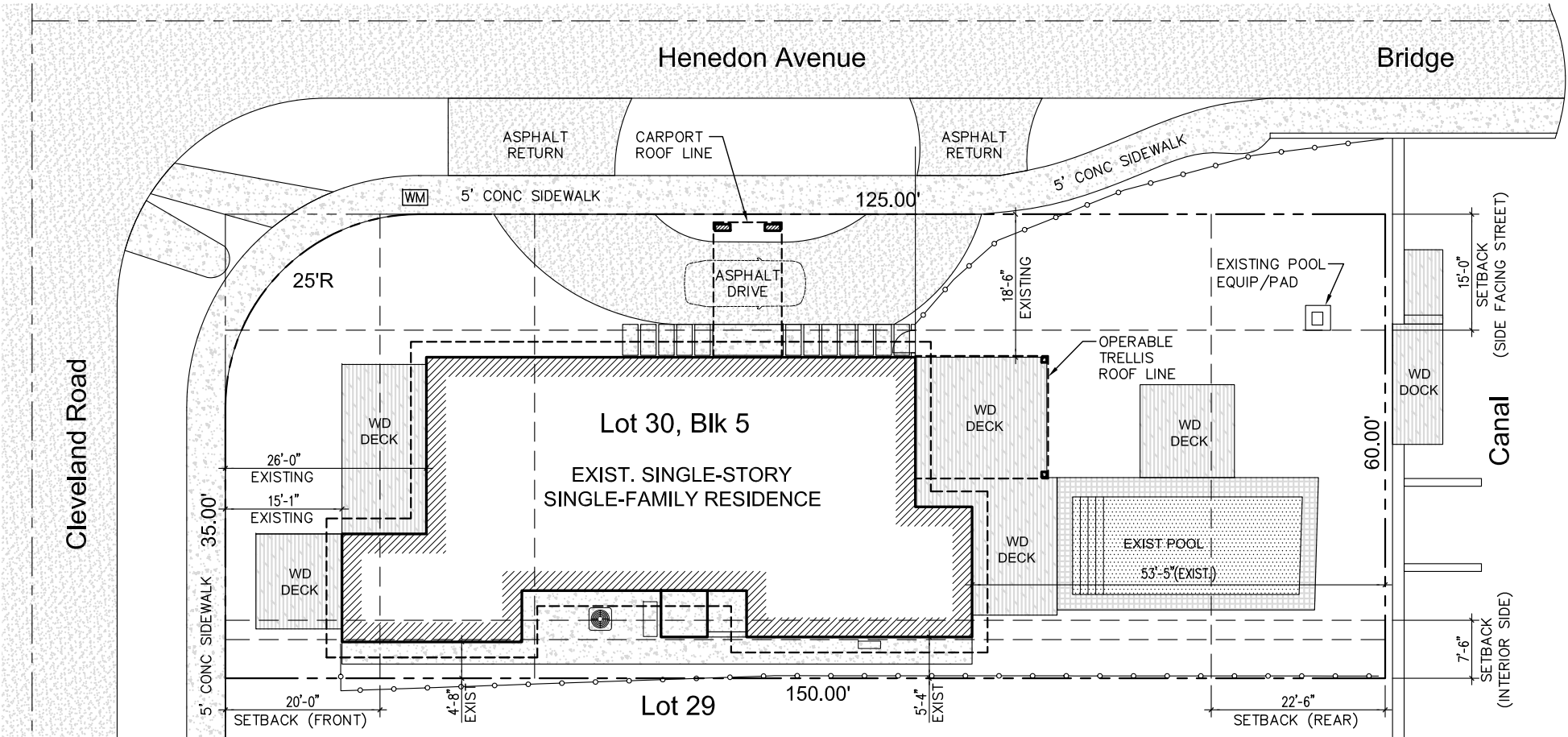
BUILDING INFORMATION (VARIANCE REQUEST)

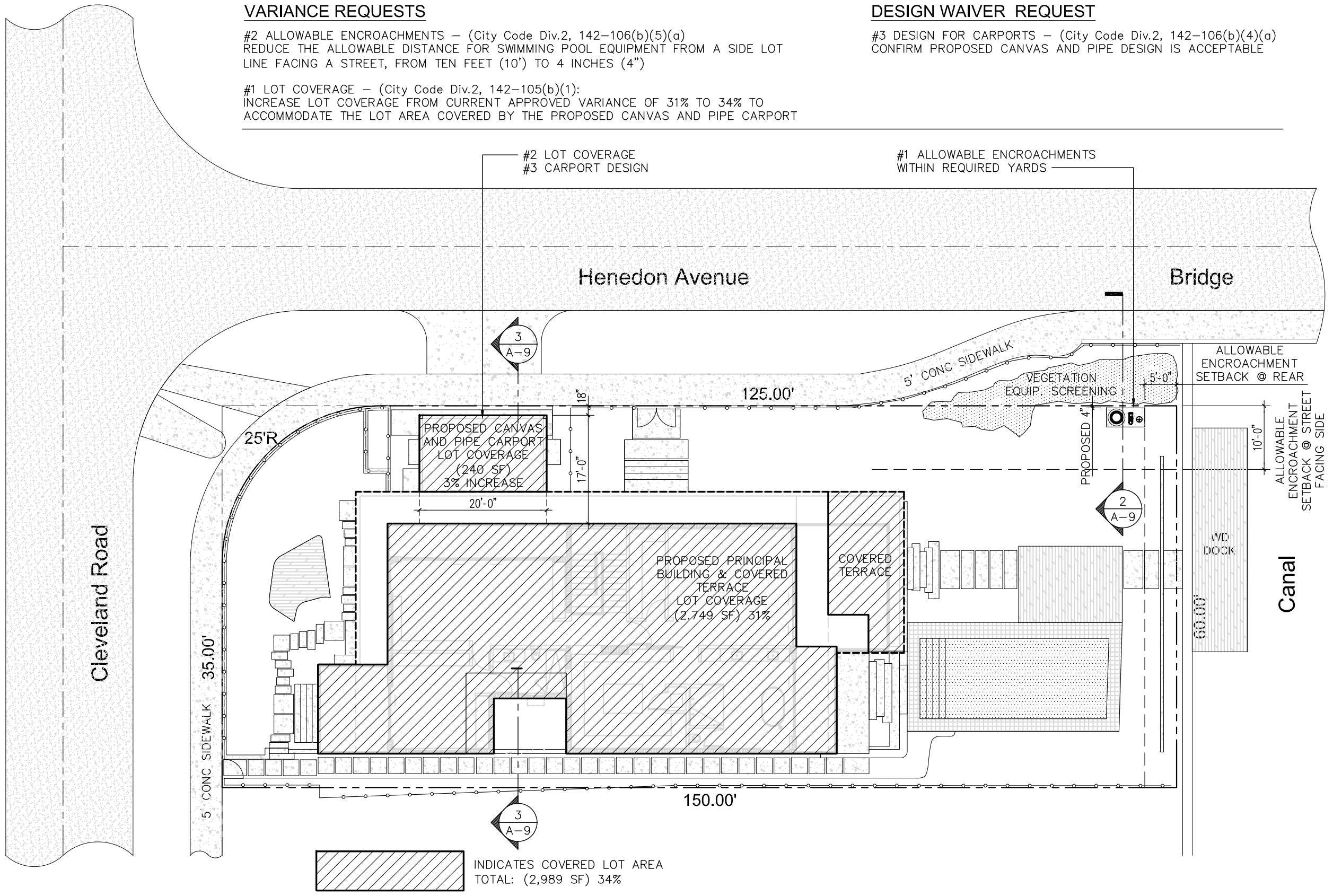
UNIT SIZE ALLOWED: 50% OF LOT AREA
 $8,866 \text{ SF} \times .50 = 4,433 \text{ SF}$

UNIT SIZE PROPOSED: (50%)
 $4,433 \text{ SF}$

LOT COVERAGE ALLOWED: 31% OF LOT AREA (EXISTING VARIANCE)
 $8,866 \text{ SF} \times .31 = 2,749 \text{ SF}$

LOT COVERAGE PROPOSED: (34% -VARIANCE REQUEST)
 $2,989 \text{ SF}$





VARIANCE REQUESTS

#2 ALLOWABLE ENCROACHMENTS – (City Code Div.2, 142–106(b)(5)(a))
REDUCE THE ALLOWABLE DISTANCE FOR SWIMMING POOL EQUIPMENT FROM A SIDE LOT LINE FACING A STREET, FROM TEN FEET (10') TO 4 INCHES (4")

#1 LOT COVERAGE – (City Code Div.2, 142–105(b)(1)):
INCREASE LOT COVERAGE FROM CURRENT APPROVED VARIANCE OF 31% TO 34% TO ACCOMMODATE THE LOT AREA COVERED BY THE PROPOSED CANVAS AND PIPE CARPORT

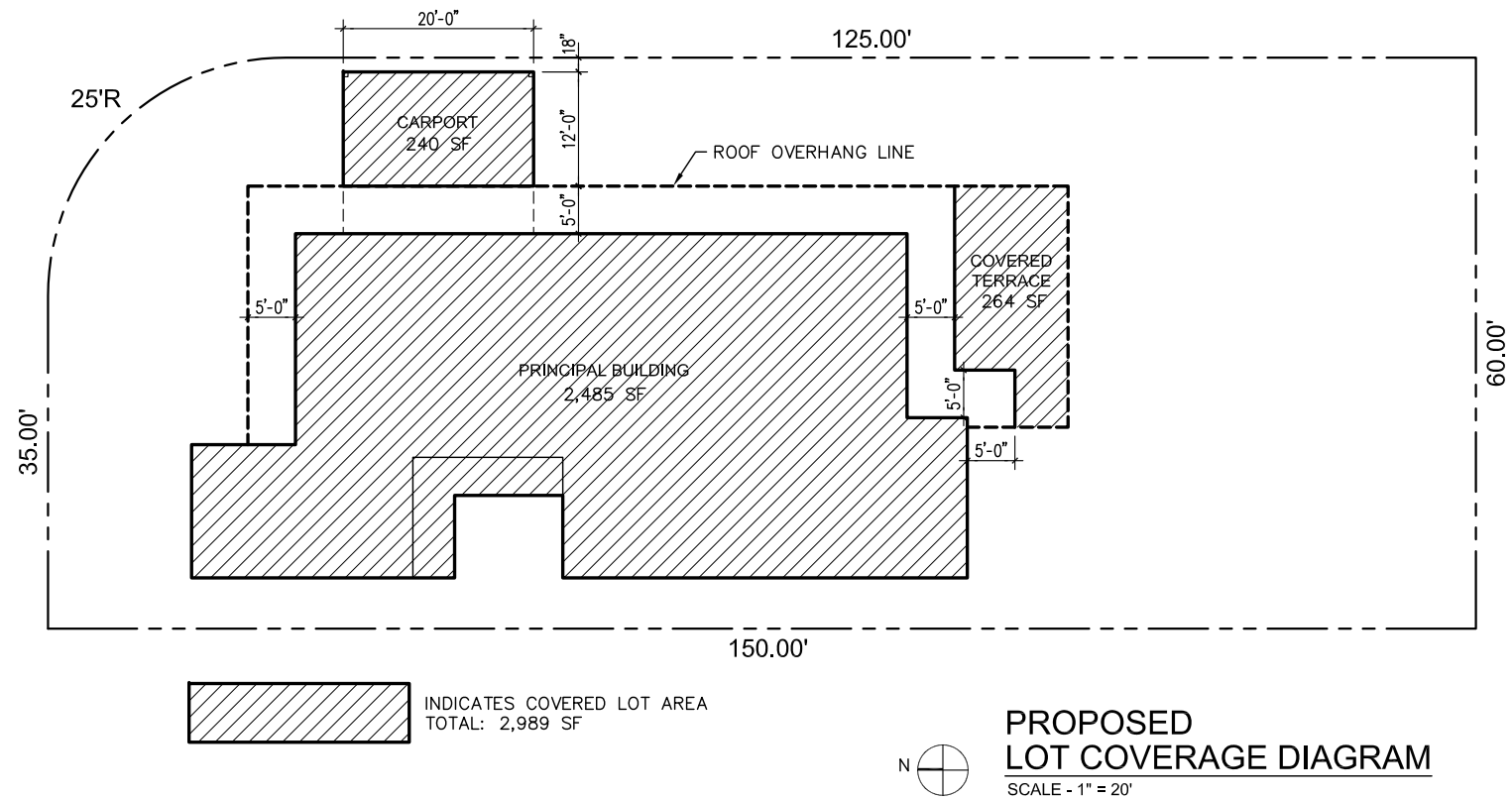
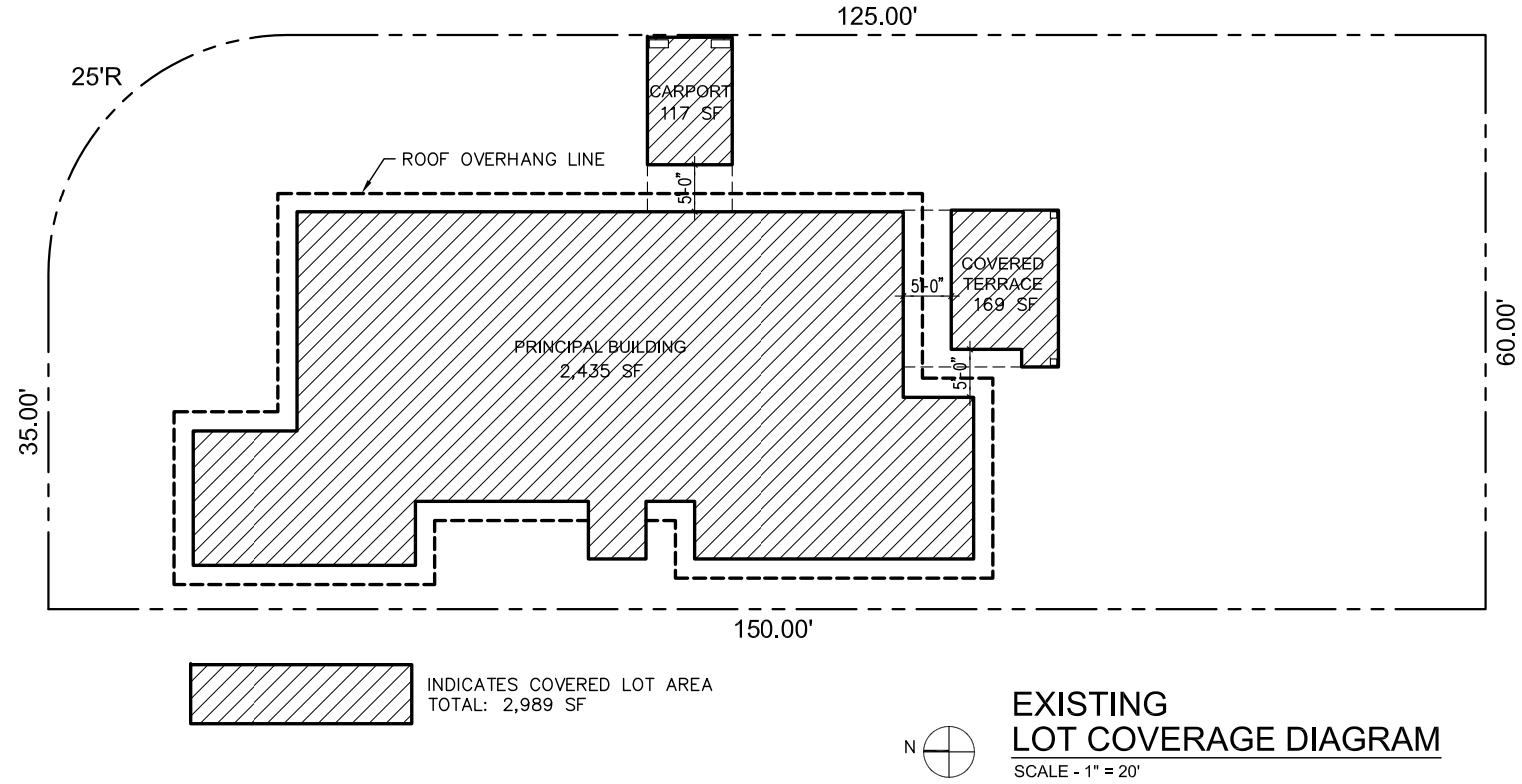
DESIGN WAIVER REQUEST

#3 DESIGN FOR CARPORTS – (City Code Div.2, 142–106(b)(4)(a))
CONFIRM PROPOSED CANVAS AND PIPE DESIGN IS ACCEPTABLE

INDICATES COVERED LOT AREA
TOTAL: (2,989 SF) 34%



VARIANCE / DESIGN WAIVER DIAGRAM
SCALE - 1/16" = 1'-0"



Ryan Alderman Architect

14970 E Falcons Lea Drive

Davie, FL 33331

T. 305.801.9185

F. 305.735.2846

Cumenal - Diamond Residence

1600 Cleveland Road

Miami Beach, FL 33141

SP-03

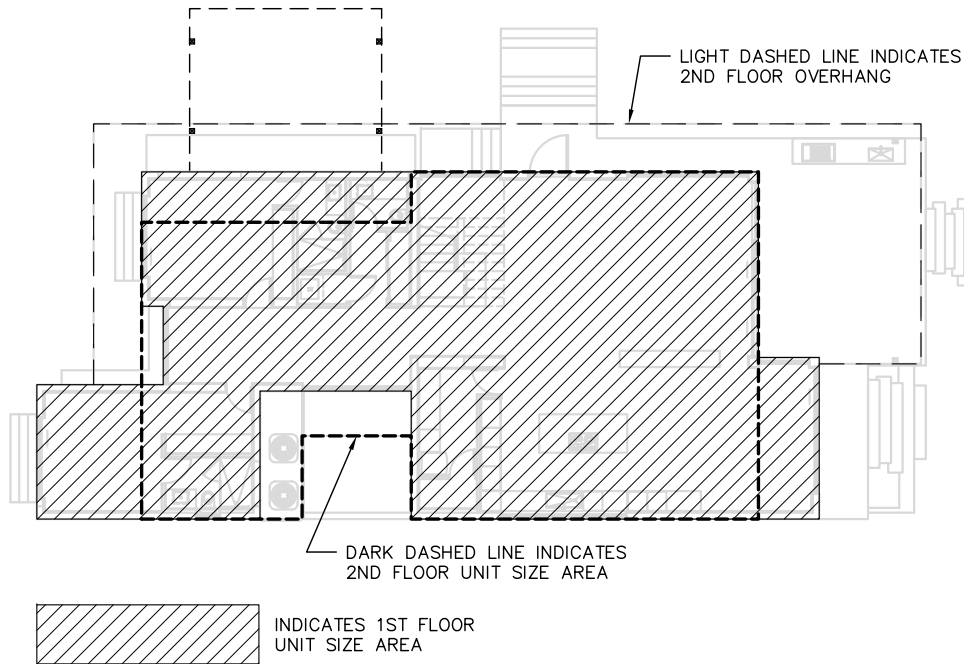
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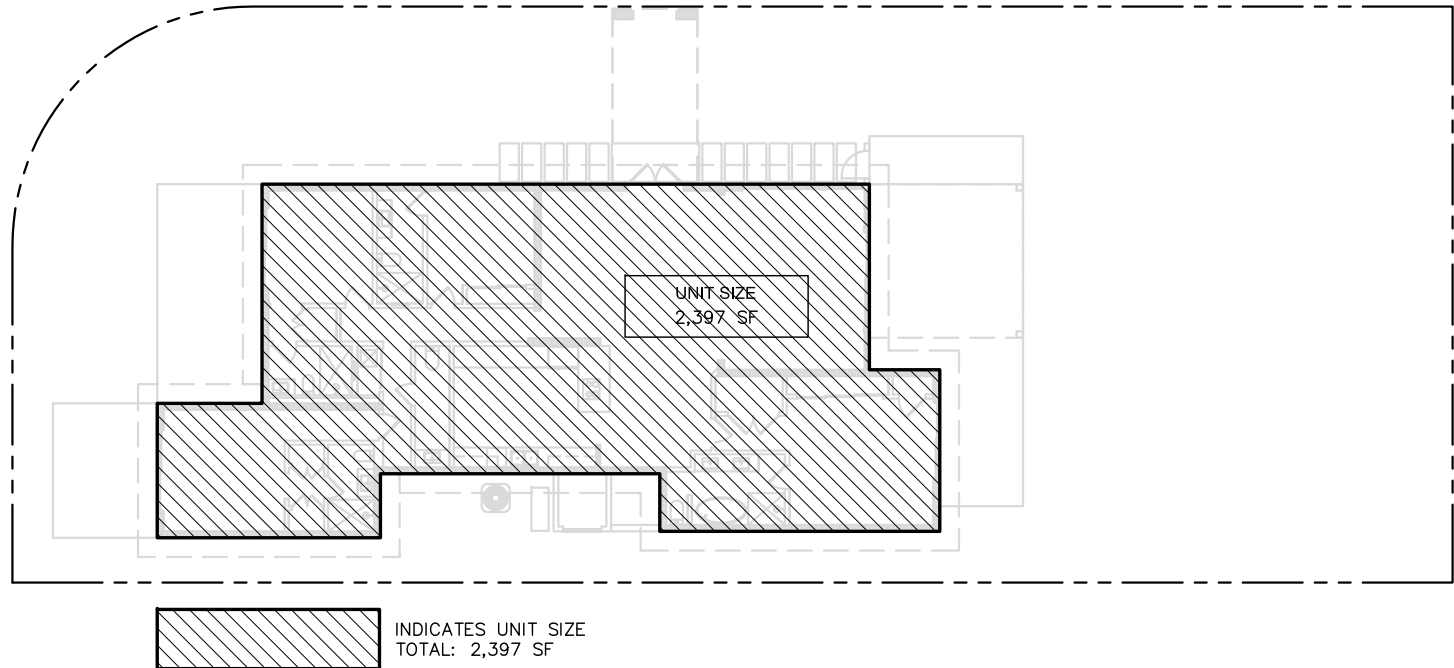
LAYOUT NAME: LOT COVERAGE DIAGRAMS

SCALE: 1" = 20'

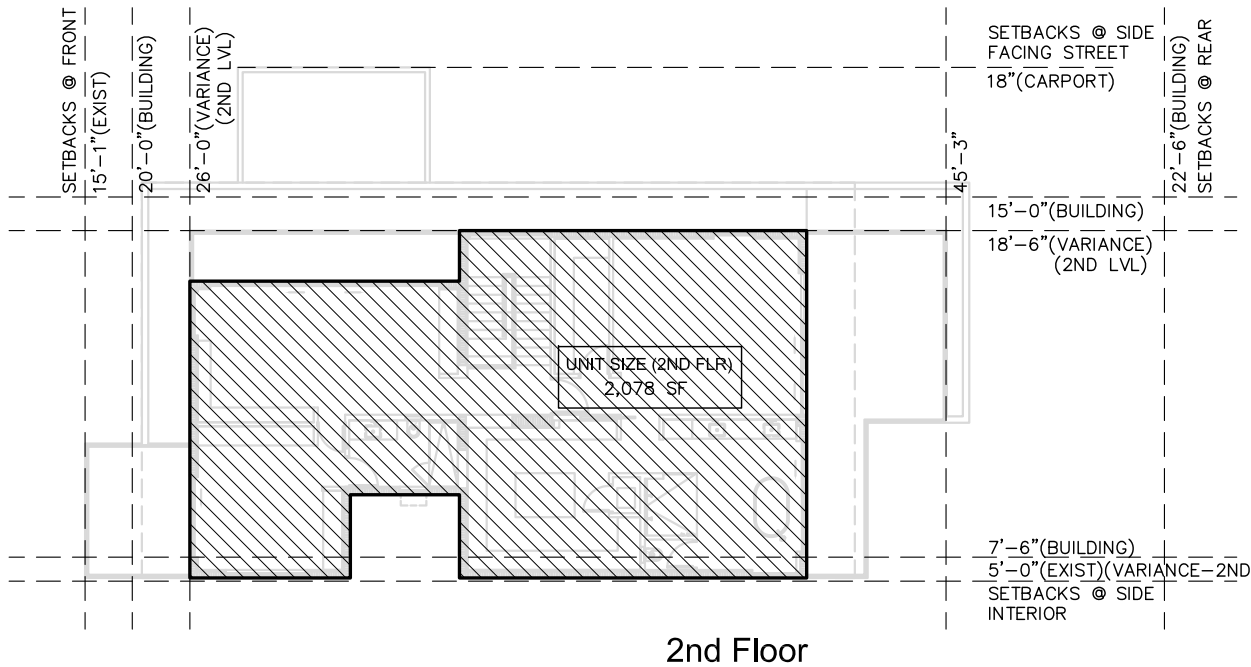
DATE: 05.08.23



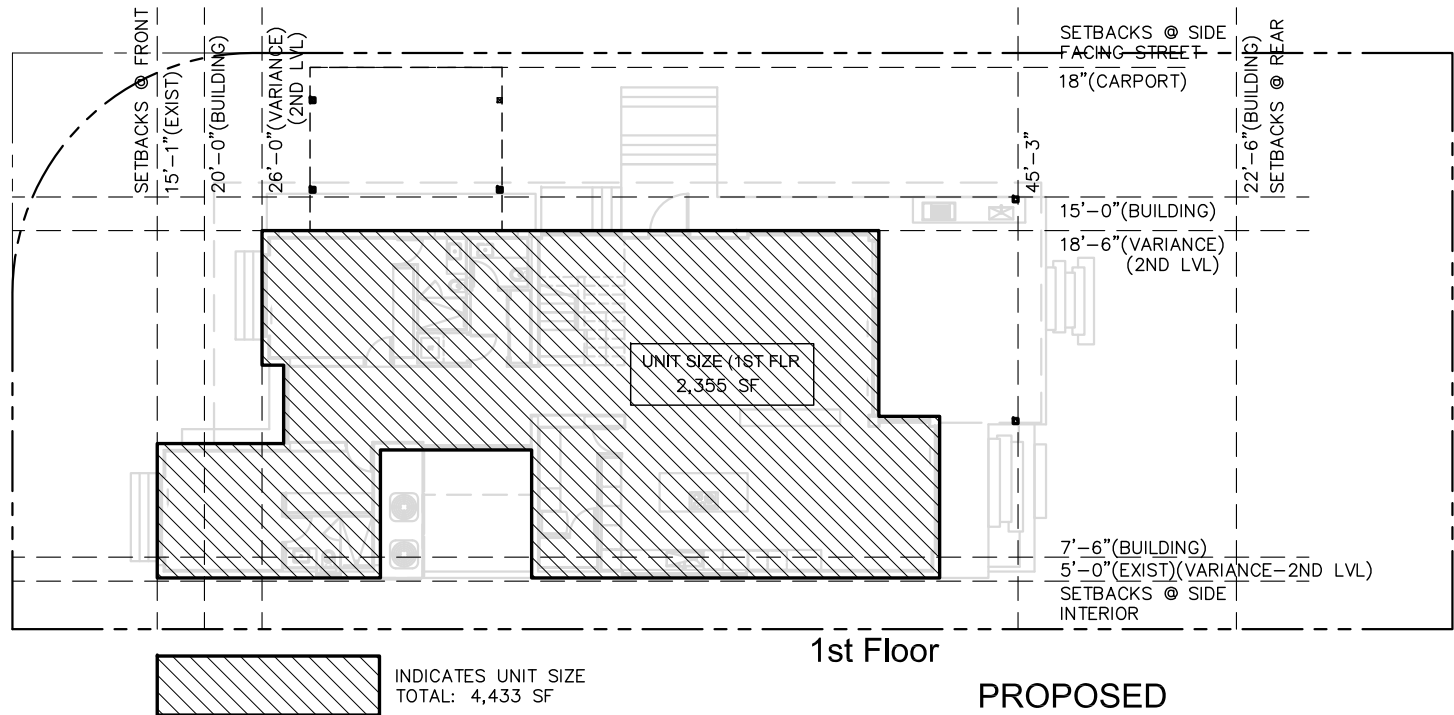
1ST TO 2ND FLOOR
RELATIONSHIP DIAGRAM
SCALE - 1" = 20'



EXISTING
UNIT SIZE DIAGRAM
SCALE - 1" = 20'

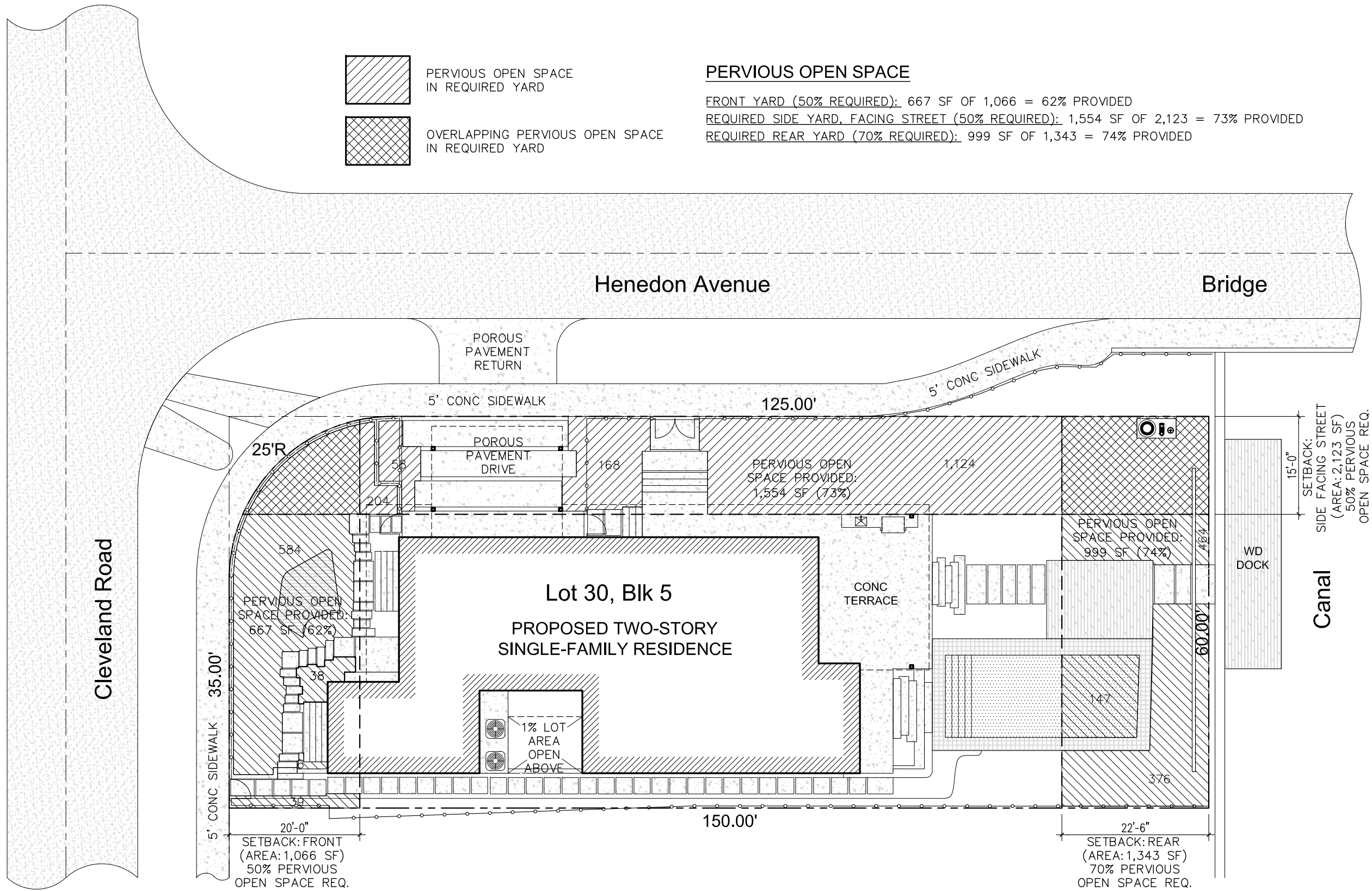


2nd Floor



1st Floor

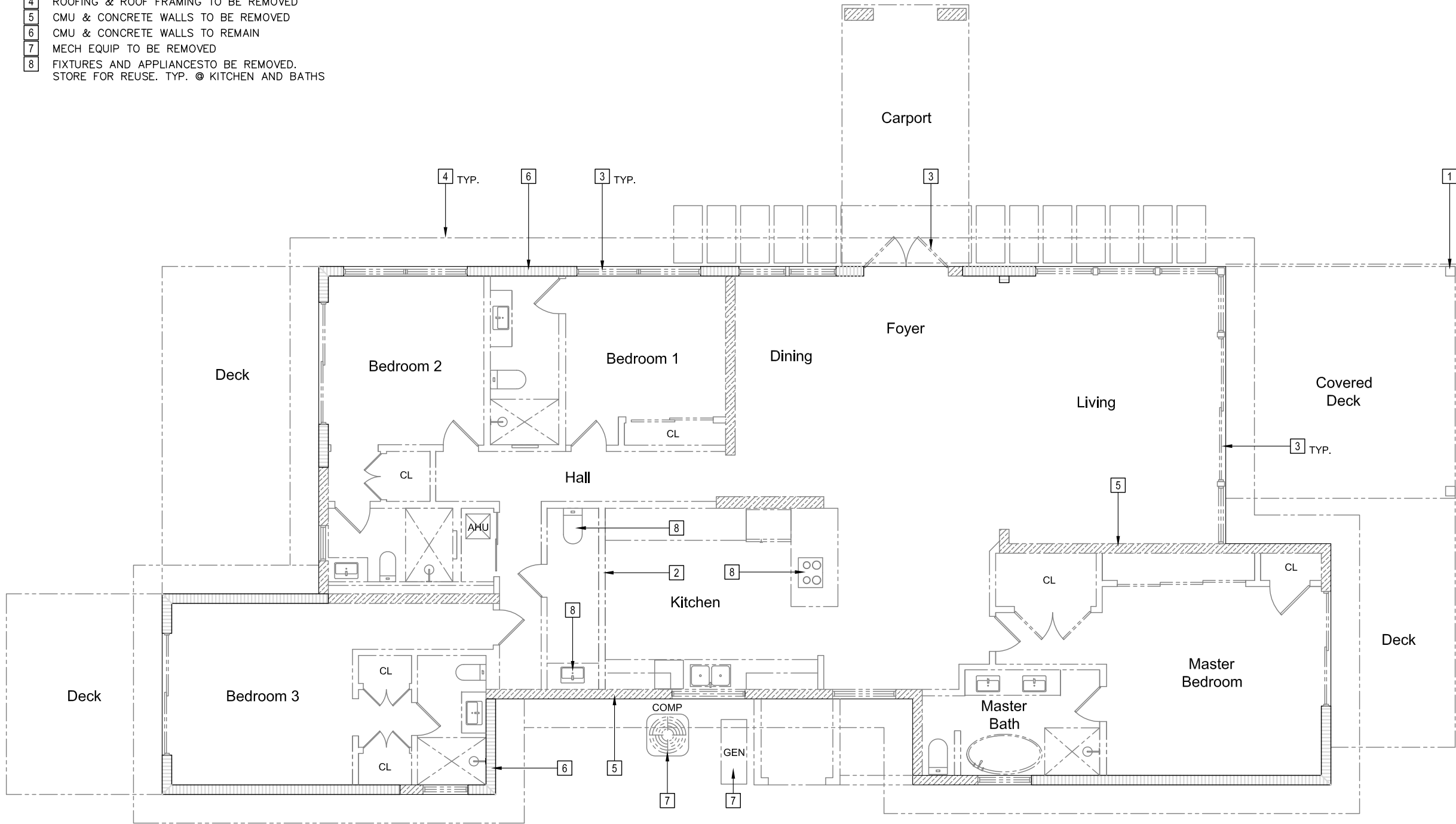
PROPOSED
UNIT SIZE DIAGRAMS
SCALE - 1" = 20'



OPEN SPACE DIAGRAM
SCALE - 1/16" = 1'-0"

KEYED NOTES

- 1 ALUMINUM TRELLIS TO BE REMOVED
- 2 INTERIOR WALLS AND FINISHES TO BE REMOVED
- 3 WINDOWS & DOOR TO BE REMOVED
- 4 ROOFING & ROOF FRAMING TO BE REMOVED
- 5 CMU & CONCRETE WALLS TO BE REMOVED
- 6 CMU & CONCRETE WALLS TO REMAIN
- 7 MECH EQUIP TO BE REMOVED
- 8 FIXTURES AND APPLIANCES TO BE REMOVED.
STORE FOR REUSE. TYP. @ KITCHEN AND BATHS

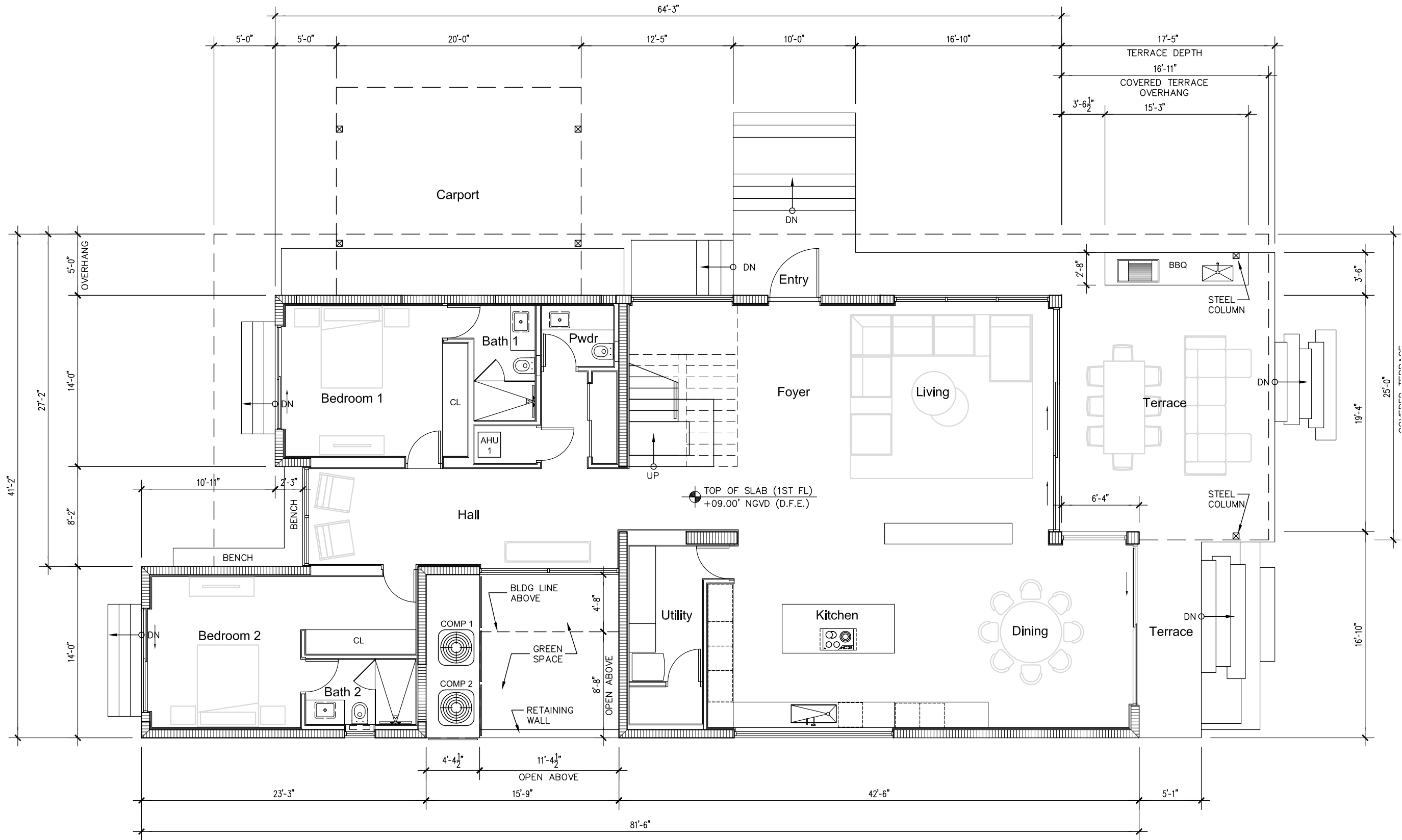


EXISTING / DEMO FLOOR PLAN
SCALE - 1/8" = 1'-0"

A-01
#000
EXISTING / DEMO FLOOR PLAN
1/8" = 1'-0"
05.08.23

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1600 Cleveland Road
Miami Beach, FL 33141

Ryan Alderman Architect
14970 E Falcons Lea Drive
Davie, FL 33331
T. 305.801.9185
F. 305.735.2846



FIRST FLOOR PLAN
SCALE - 1/8" = 1'-0"

Ryan Alderman Architect

14970 E Falcons Lea Drive

Davie, FL 33331

T. 305.801.9185

F. 305.735.2846

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A-02

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REVISION:

LAYOUT NAME:

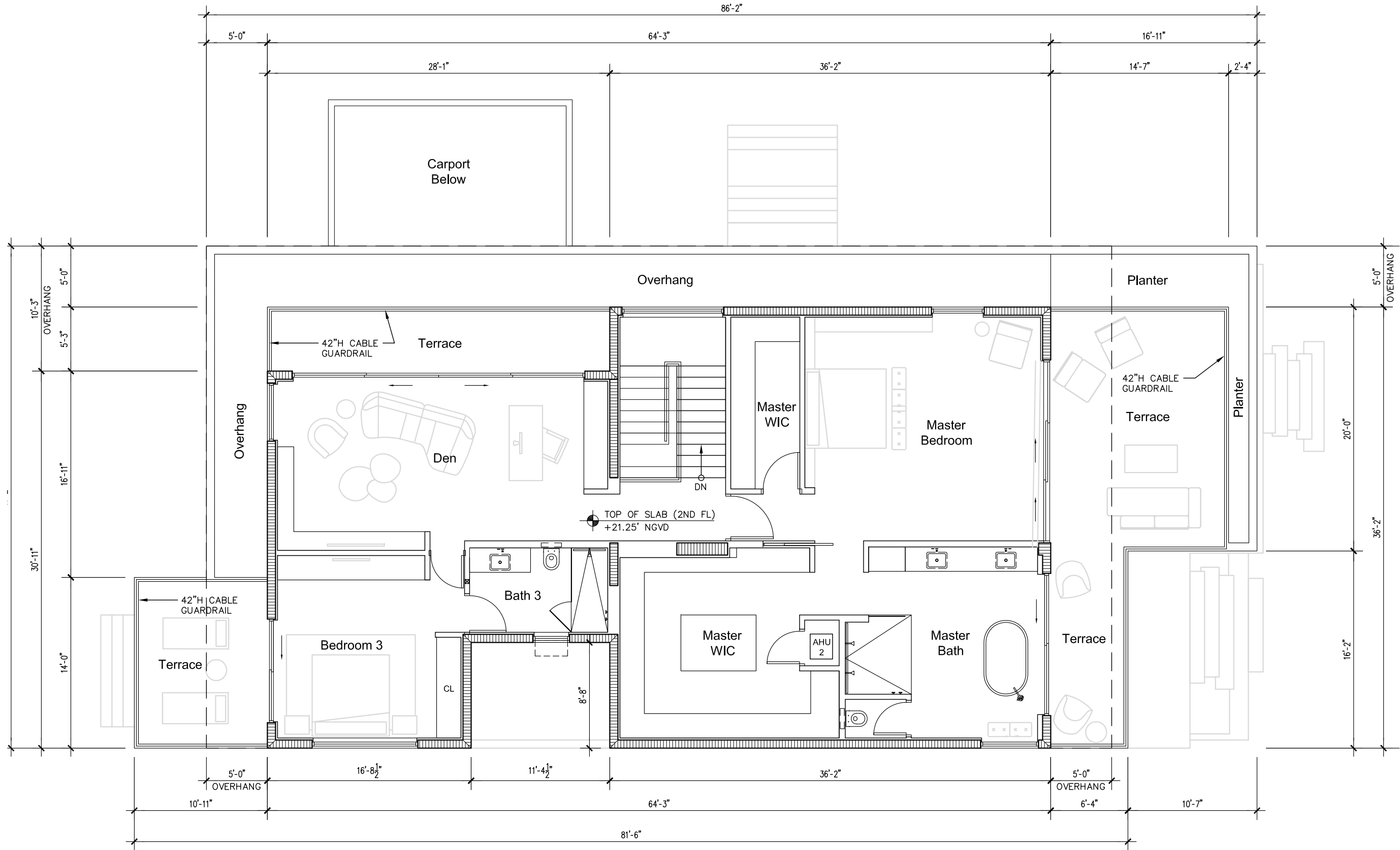
SCALE:

DATE:

FIRST FLOOR PLAN

1/8" = 1'-0"

05.08.23



SECOND FLOOR PLAN
SCALE - 1/8" = 1'-0"

Ryan Alderman Architect

14970 E Falcons Lea Drive

Davie, FL 33331

T. 305.801.9185

F. 305.735.2846

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SECOND FLOOR PLAN

1/8" = 1'-0"

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REVISION:

LAYOUT NAME:

SCALE:

DATE:



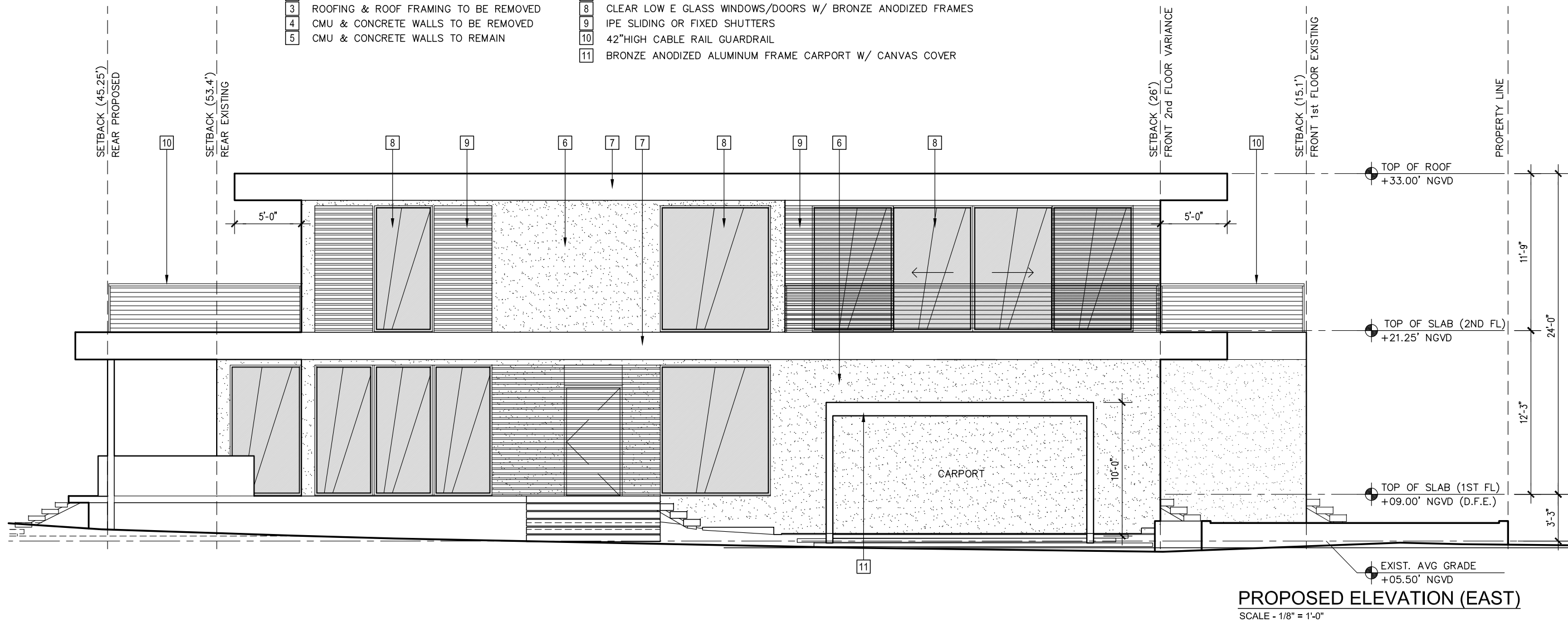
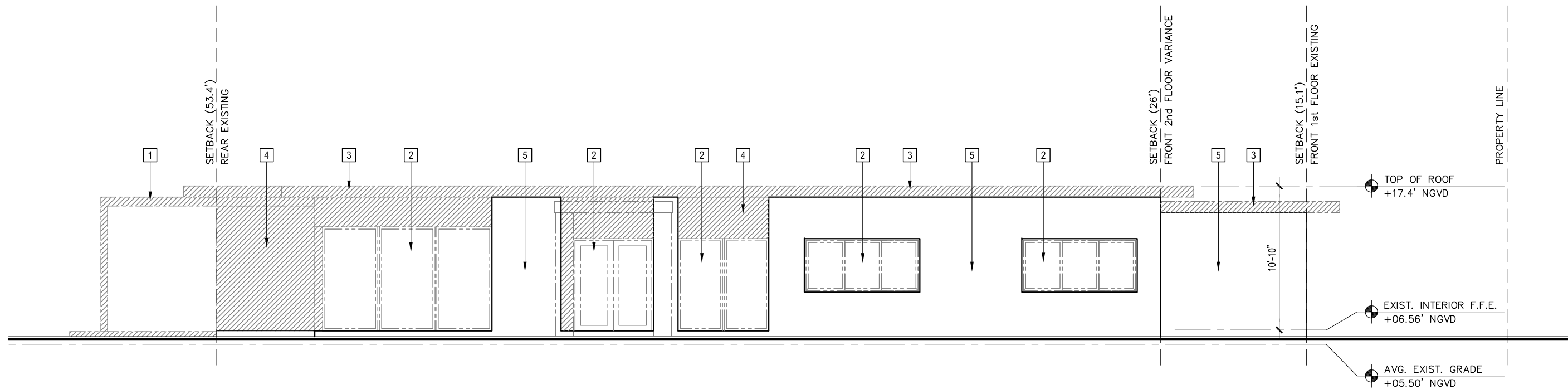
Ryan Alderman Architect

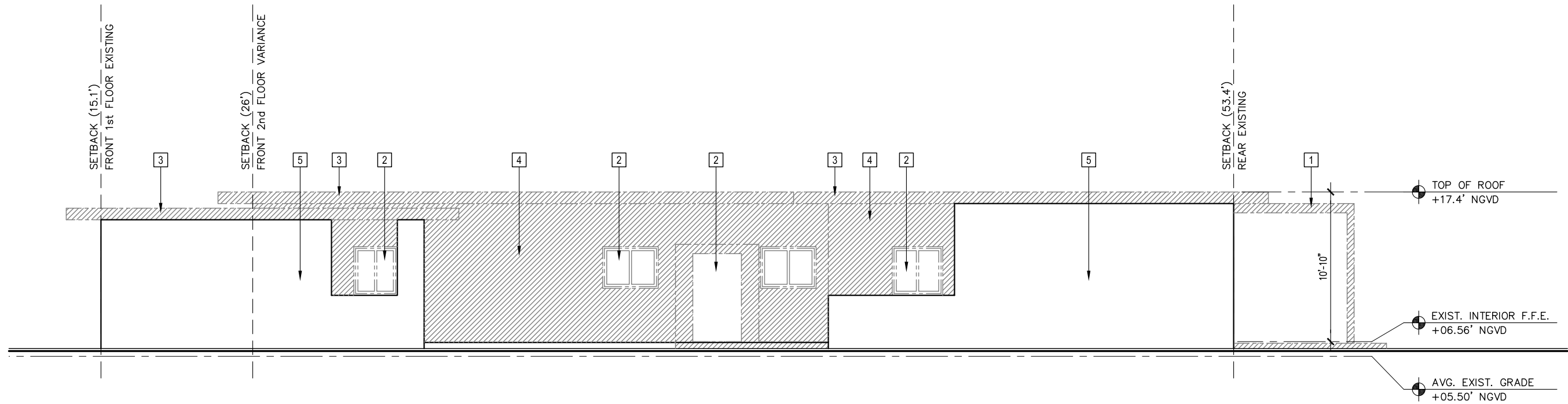
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Davie, FL 33331
T. 305.801.9185
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A-04

REVISION:	ROOF PLAN	#000
LAYOUT NAME:		
SCALE:	1/8" = 1'-0"	
DATE:	05.08.23	





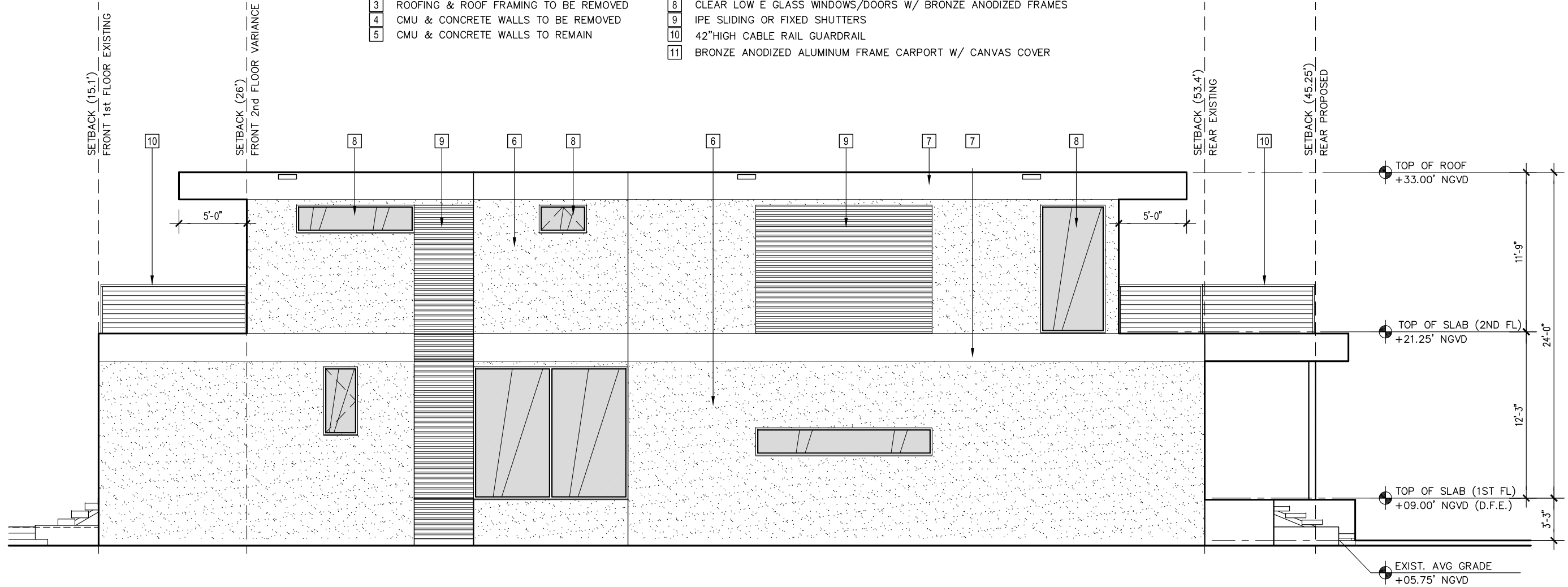
EXISTING/DEMO ELEVATION (WEST)

SCALE - 1/8" = 1'-0"

KEYED NOTES

- 1 ALUMINUM TRELLIS TO BE REMOVED
- 2 WINDOWS & DOOR TO BE REMOVED
- 3 ROOFING & ROOF FRAMING TO BE REMOVED
- 4 CMU & CONCRETE WALLS TO BE REMOVED
- 5 CMU & CONCRETE WALLS TO REMAIN

- 6 STUCCO TRAVERINE FINISH
- 7 STUCCO SMOOTH FINISH
- 8 CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
- 9 IPE SLIDING OR FIXED SHUTTERS
- 10 42"HIGH CABLE RAIL GUARDRAIL
- 11 BRONZE ANODIZED ALUMINUM FRAME CARPORT W/ CANVAS COVER



PROPOSED ELEVATION (WEST)

SCALE - 1/8" = 1'-0"

KEYED NOTES

- 1

2

3

4

5
- ALUMINUM TRELLIS TO BE REMOVED
WINDOWS & DOOR TO BE REMOVED
ROOFING & ROOF FRAMING TO BE REMOVED
CMU & CONCRETE WALLS TO BE REMOVED
CMU & CONCRETE WALLS TO REMAIN

- 6

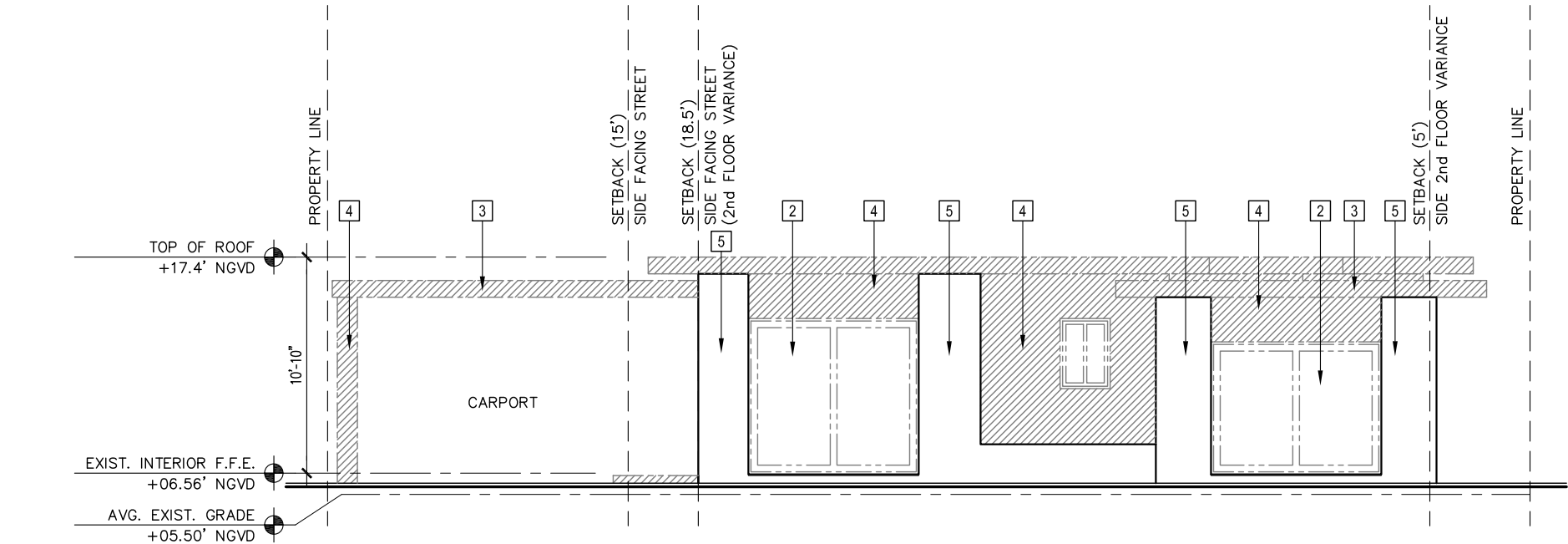
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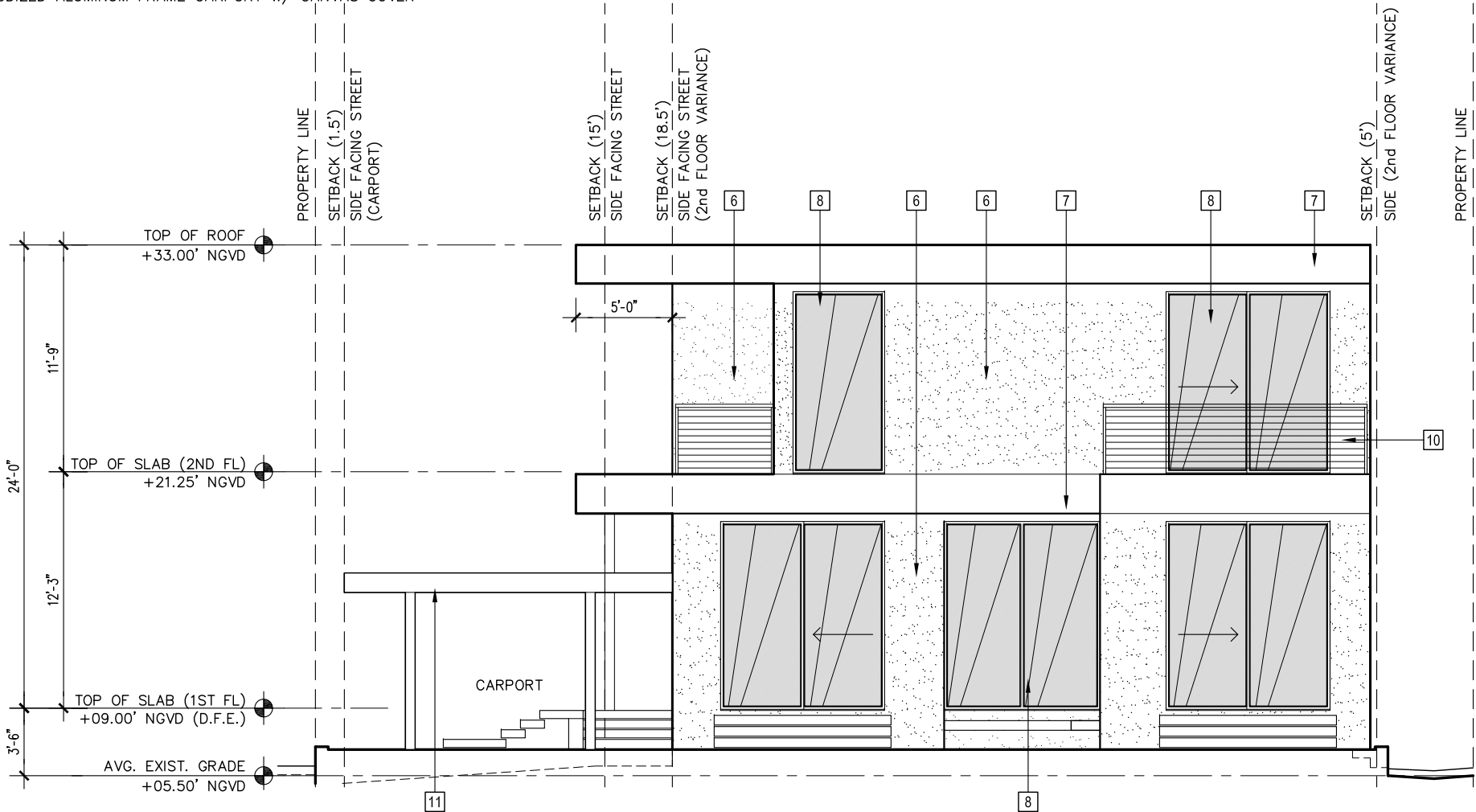
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10

11
- STUCCO TRAVERINE FINISH
STUCCO SMOOTH FINISH
CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
IPE SLIDING OR FIXED SHUTTERS
42" HIGH CABLE RAIL GUARDRAIL
BRONZE ANODIZED ALUMINUM FRAME CARPORT W/ CANVAS COVER



EXISTING/DEMO ELEVATION (NORTH)
SCALE - 1/8" = 1'-0"



PROPOSED ELEVATION (NORTH)
SCALE - 1/8" = 1'-0"

KEYED NOTES

- 1

2

3

4

5
- ALUMINUM TRELLIS TO BE REMOVED
WINDOWS & DOOR TO BE REMOVED
ROOFING & ROOF FRAMING TO BE REMOVED
CMU & CONCRETE WALLS TO BE REMOVED
CMU & CONCRETE WALLS TO REMAIN
- 6

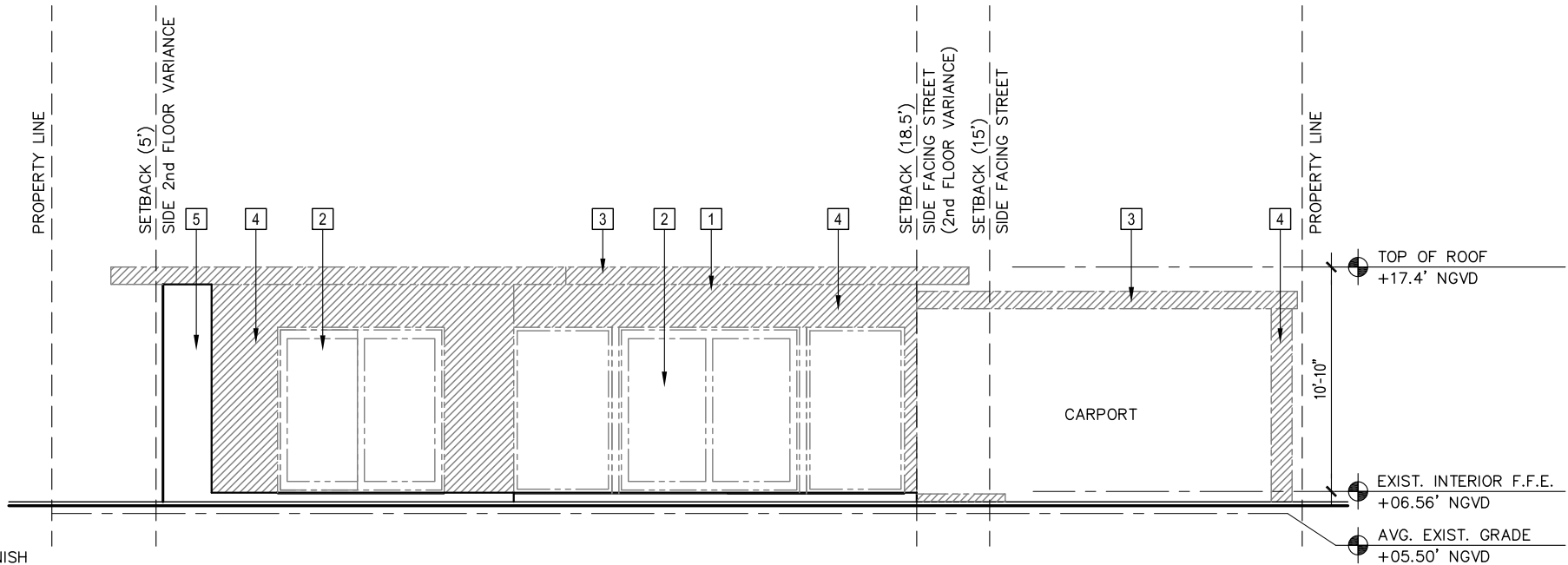
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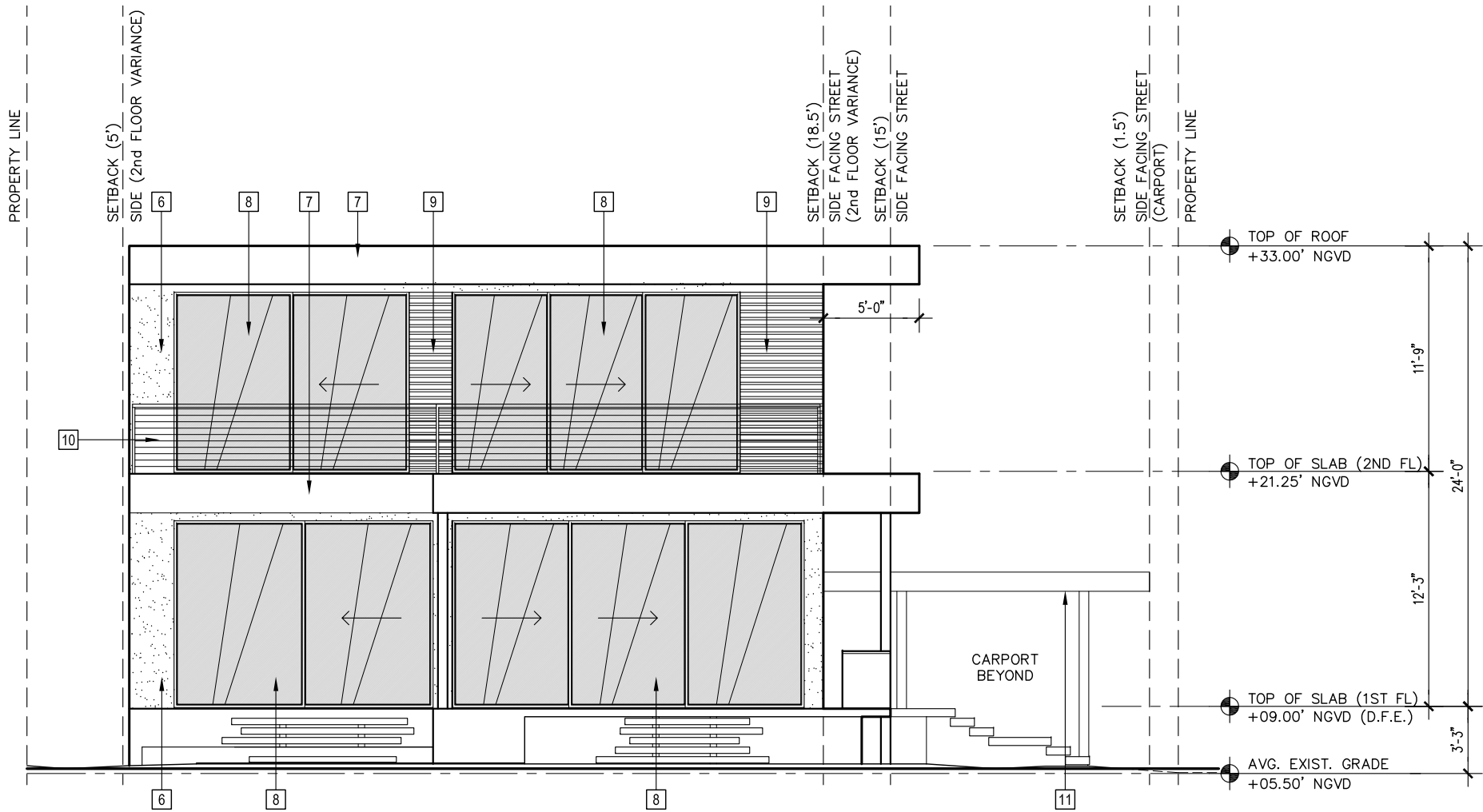
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11
- STUCCO TRAVERINE FINISH
STUCCO SMOOTH FINISH
CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES
IPE SLIDING OR FIXED SHUTTERS
42"HIGH CABLE RAIL GUARDRAIL
BRONZE ANODIZED ALUMINUM FRAME CARPORT W/ CANVAS COVER



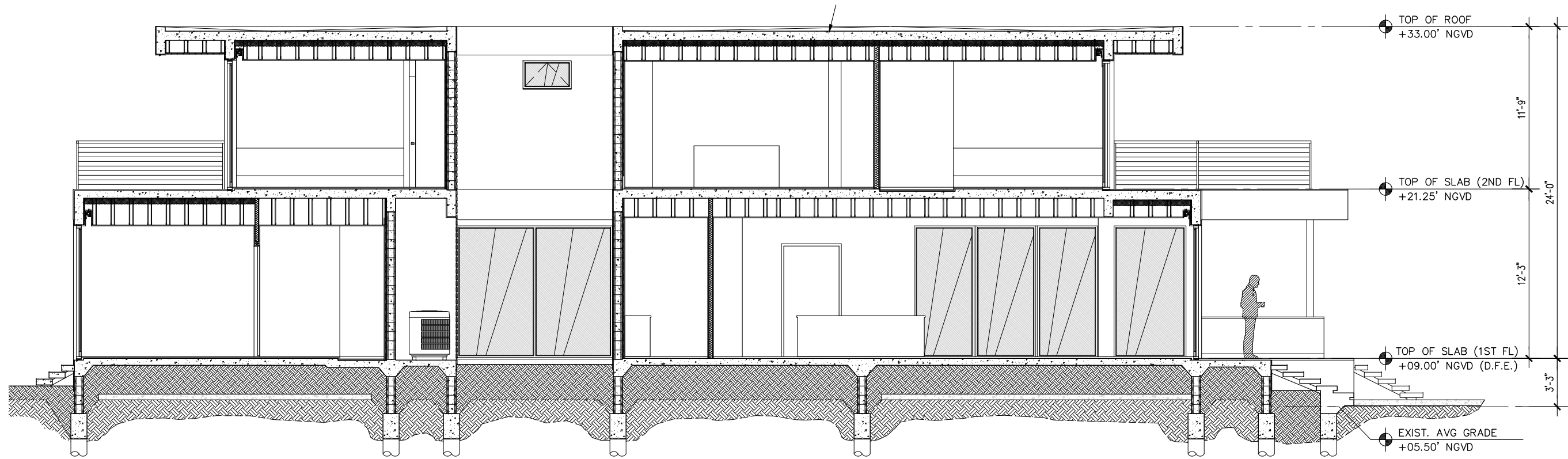
EXISTING/DEMO ELEVATION (SOUTH)

SCALE - 1/8" = 1'-0"

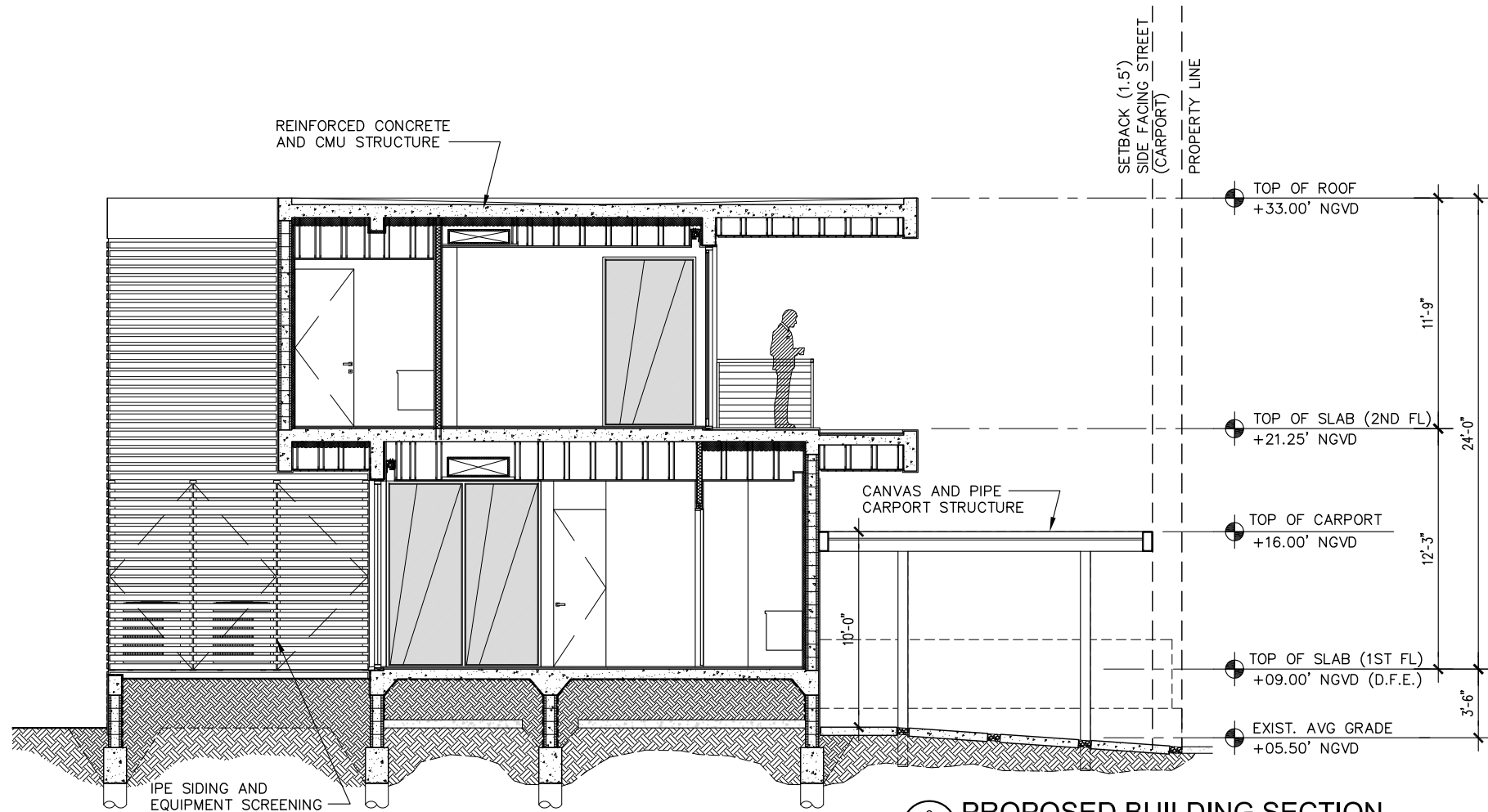


PROPOSED ELEVATION (SOUTH)

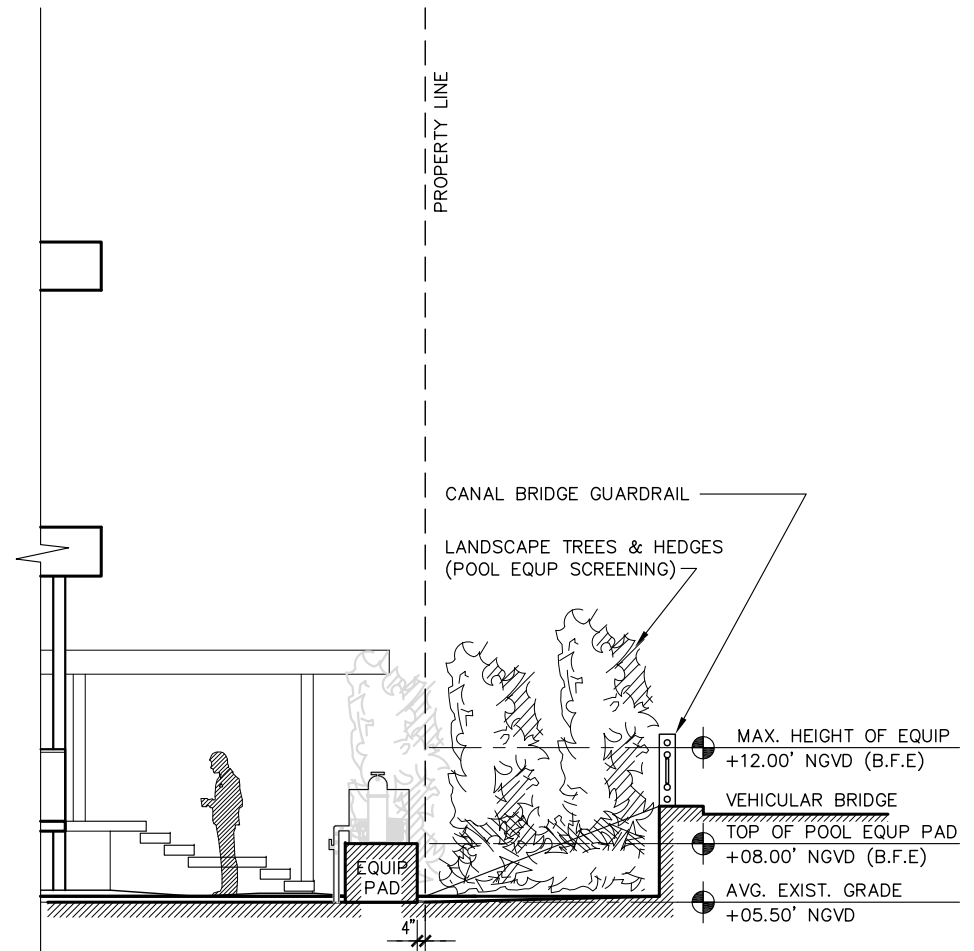
SCALE - 1/8" = 1'-0"



1 PROPOSED BUILDING SECTION
A-09 SCALE - 1/8" = 1'-0"



3 PROPOSED BUILDING SECTION
A-09 SCALE - 1/8" = 1'-0"



2 POOL EQUIPMENT SECTION
A-09 SCALE - 1/8" = 1'-0"

Cumenal - Diamond Residence
1600 Cleveland Road
Miami Beach, FL 33141

Ryan Alderman Architect

14970 E Falcons Lea Drive

Davie, FL 33331

T. 305.801.9185

F. 305.735.2846

A-09

#000

SECTIONS

1/8" = 1'-0"

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DATE:



PROPOSED POOL
EQUIPMENT LOCATION



EAST PERSPECTIVE



WEST PERSPECTIVE

POOL EQUIPMENT SCREENING

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1600 Cleveland Road
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Ryan Alderman Architect
14970 E Falcons Lea Drive
Davie, FL 33331
T. 305.801.9185
F. 305.735.2846

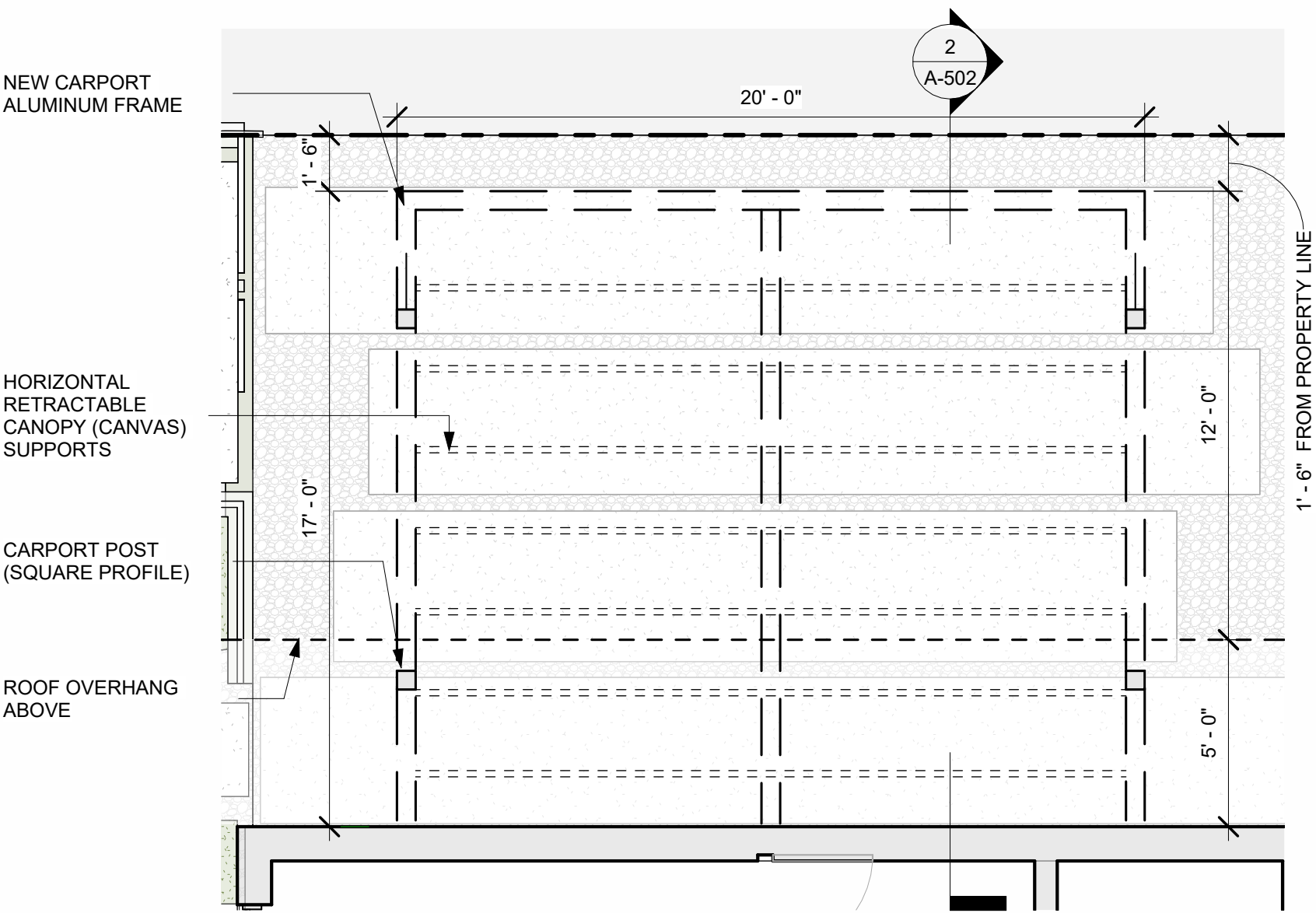
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R-1	#000	REFERENCE RENDERERS	N/A
			05.08.23



NORTH PERSPECTIVE



SOUTH PERSPECTIVE



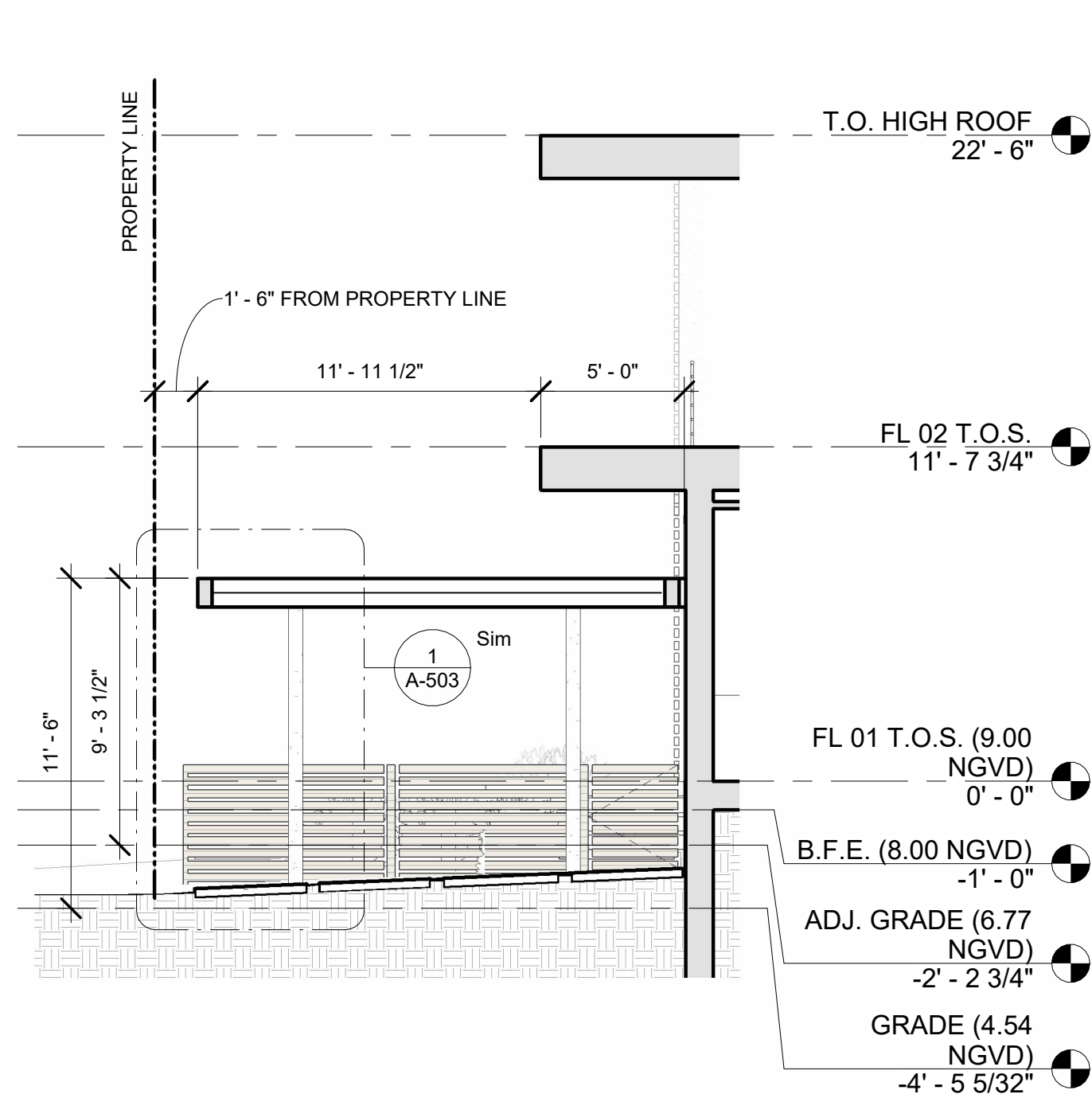
NEW CARPORT
ALUMINUM FRAME

HORIZONTAL
RETRACTABLE
CANOPY (CANVAS)
SUPPORTS

CARPORT POST
(SQUARE PROFILE)

ROOF OVERHANG
ABOVE

① DETAIL - CARPORT PLAN
1/4" = 1'-0"



② DETAIL - CARPORT SECTION
3/16" = 1'-0"



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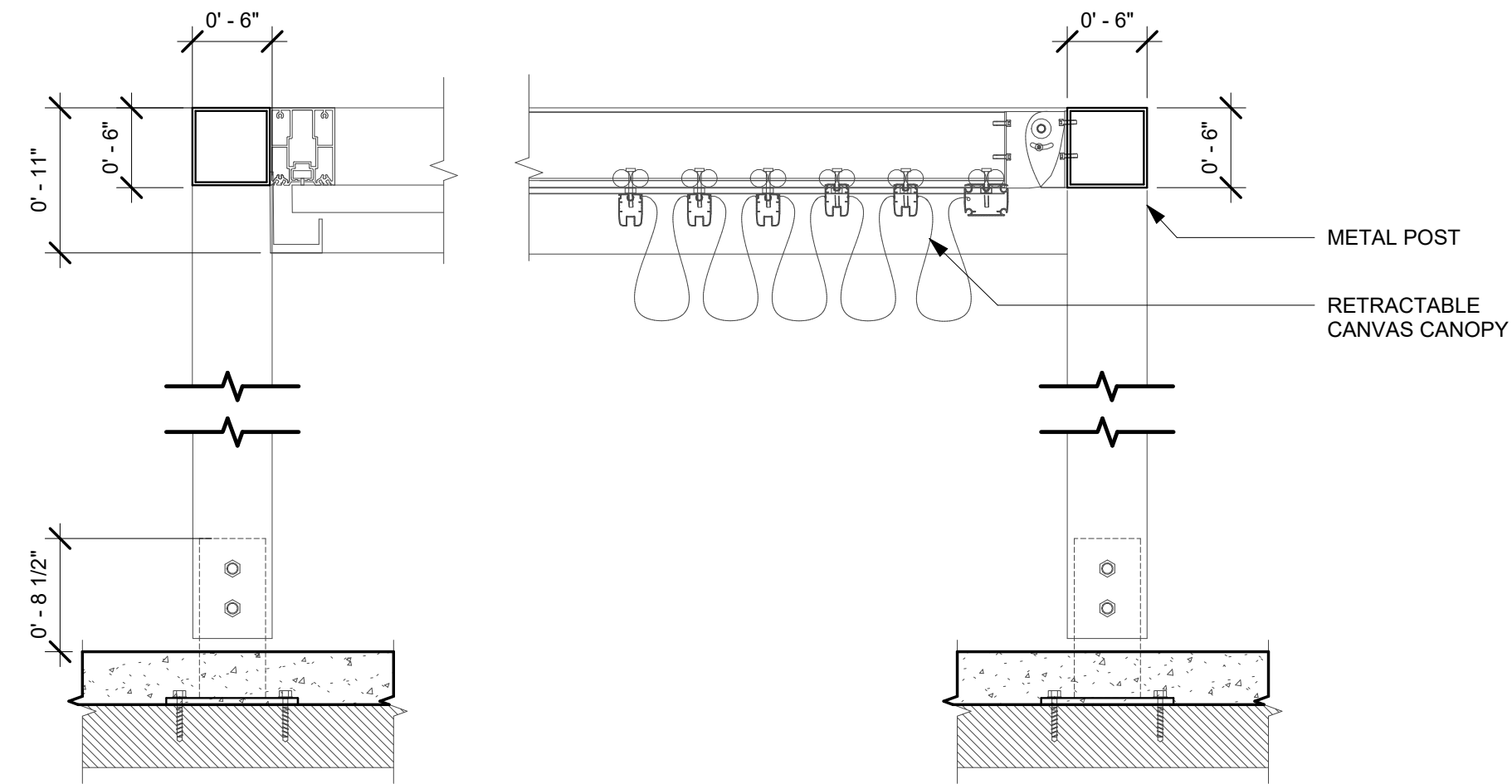
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1600 CLEVELAND

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SCALE: AS NOTED
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DETAILS - CARPORT
DRAWING NO:

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1 CARPORT DETAIL
1" = 1'-0"



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