

JLC

REAR ADDITION/TRELLIS

411 W 41ST ST
Miami Beach, FL 33140

REINES & STRAZ, LLC
975 41st Street, Suite 407
Miami Beach, Florida 33140
Tel: 305.397.8779
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www.reines-straz.com
AA26002849

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DESIGN REVIEW BOARD
FINAL SUBMITTAL
10/16/17

DRB16-0098

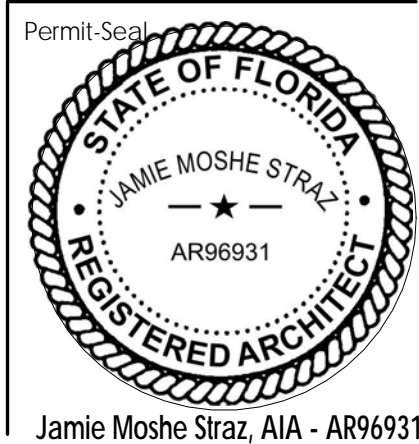
Sheet Number	Sheet Name
0CVR	COVER SHEET
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A2	PROP. MEZZANINE
A3	PROP. 2ND FLOOR
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PROJECT DATA

LEGAL DESCRIPTION: LOT 16 AND 17, BLOCK 4, ORCHARD SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 30, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

SCOPE OF WORK

- REAR ADDITION OF MEZZANINE ENCLOSED SPACE WITH 2ND STORY TERRACE/TRELLIS.
- EXIST. BUILDING TO REMAIN.



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	411 W 41st Street, Miami Beach FL 33140		
2	Board and file numbers :			
3	Folio number(s):	02-3222-001-0531		
4	Year Constructed:	1950	Zoning District:	CD-3
5	Based Flood Elevation:	7	Grade value in NGVD:	5.26
6	Lot Area:	5000 SF	Lot Depth:	100'
7	Lot Width:	50'		
8	Minimum Unit Size	n/a	Average Unit Size:	n/a
9	Existing Use	Learning Center	Proposed Use:	Learning Center

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75'	33'	33'	
11	Number of Stories	7 Stories	2 Stories	2 Stories	
12	FAR:	11,250 SF	9,146SF	10,094 SF	
13	Gross Square Footage		9,146SF	10,094 SF	
14	Square Footage by use:	N/A			
15	Number of units Residential:	N/A			
16	Number of units Hotel:	N/A			
17	Number of seats:	N/A			
18	Occupancy load:		283	328	
19	Density (per Comprehensive Plan):	N/A			

	Setbacks:	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback:	N/A			
23	Side Setback facing street:	N/A			
24	Rear Setback:	N/A			
	At Grade Parking:				
25	Front Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback:	N/A			
28	Side Setback facing street:	N/A			
29	Rear Setback:	N/A			
	Pedestal:				
30	Front Setback:	0"-0"	0"-0"	n/a	
31	Side Setback:	0"-0"	0"-0"	0"-0"	
32	Side Setback:	0"-0"	0"-0"	0"-0"	
33	Side Setback facing street:	n/a			
34	Rear Setback:	5'-0"	14'-10"	0'-0"	
	Tower:				
35	Front Setback:	N/A			
36	Side Setback:	N/A			
37	Side Setback:	N/A			
38	Side Setback facing street:	N/A			
39	Rear Setback:	N/A			

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking Distrcit:	1			
41	Total number of parking spaces:	n/a			
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation)	n/a			
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation)	n/a			
44	Parking Space Dimensions	n/a			
45	Parking space configuration (45, 60, 90, Parallel):	n/a			
46	ADA Spaces:	n/a			
47	Tandem Spaces	n/a			
48	Drive aisle width	n/a			
49	Valet drop off and pick up	n/a			
50	Loading Spaces:	n/a			
51	Trash Collection Area:		0	1	
52	Short term bicycle parking, location and number of racks	n/a			
53	Long term bicycle parking, location and number of racks	n/a			
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use;	n/a			
55	Number of seats located outside on private property:	n/a			
56	Nubmer of seats inside:	n/a			
57	Total number of seats:	n/a			
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	n/a			
59	Total occupant concent:	n/a			
60	Occupant content per venue (Provide a separate chart for a breakdown calculation)	n/a			

61	Proposed hours of operation:	n/a			
	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	No			
62	Is dancing and/or entertainment proposed? (see CMB 141-1361)	No			
63	Is this a contributing building?:	No			
64					
65	Located within a Local Historic District	No			

Notes:

Please write N/A if section is Not Applicable
Any additional data must be presented in the format above



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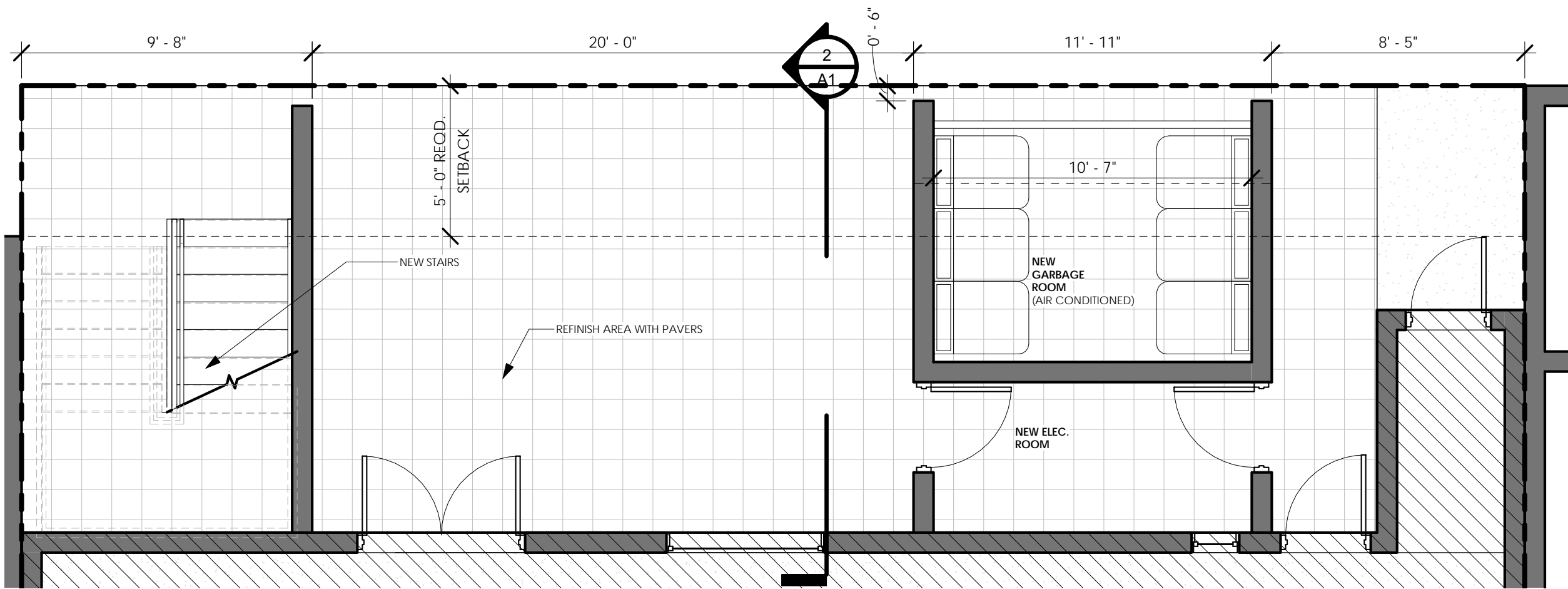
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ZONING INFORMATION

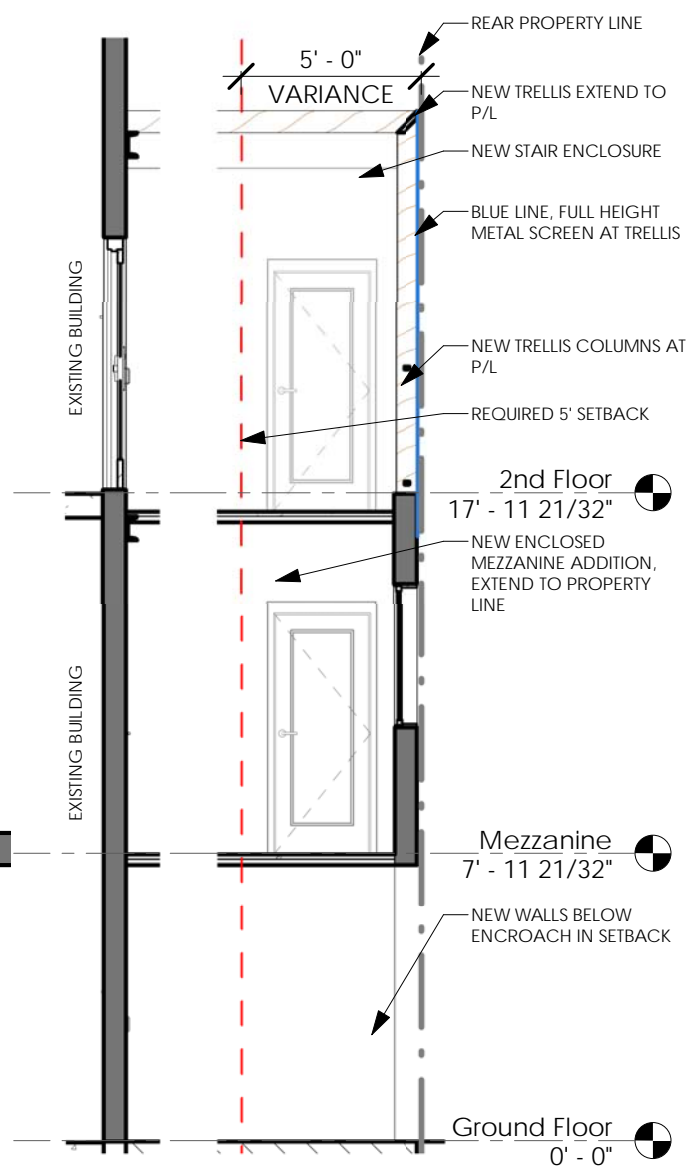
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A0

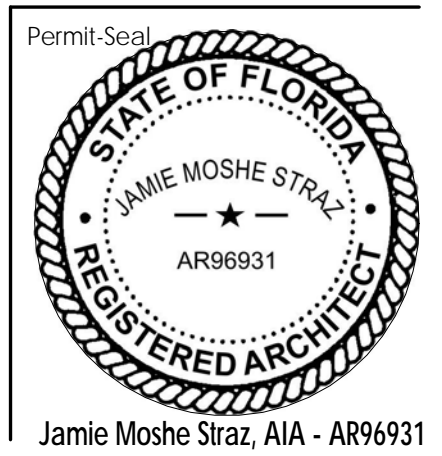
Scale



1 Ground Floor Plan
1/4" = 1'-0"



2 Section 1
3/16" = 1'-0"



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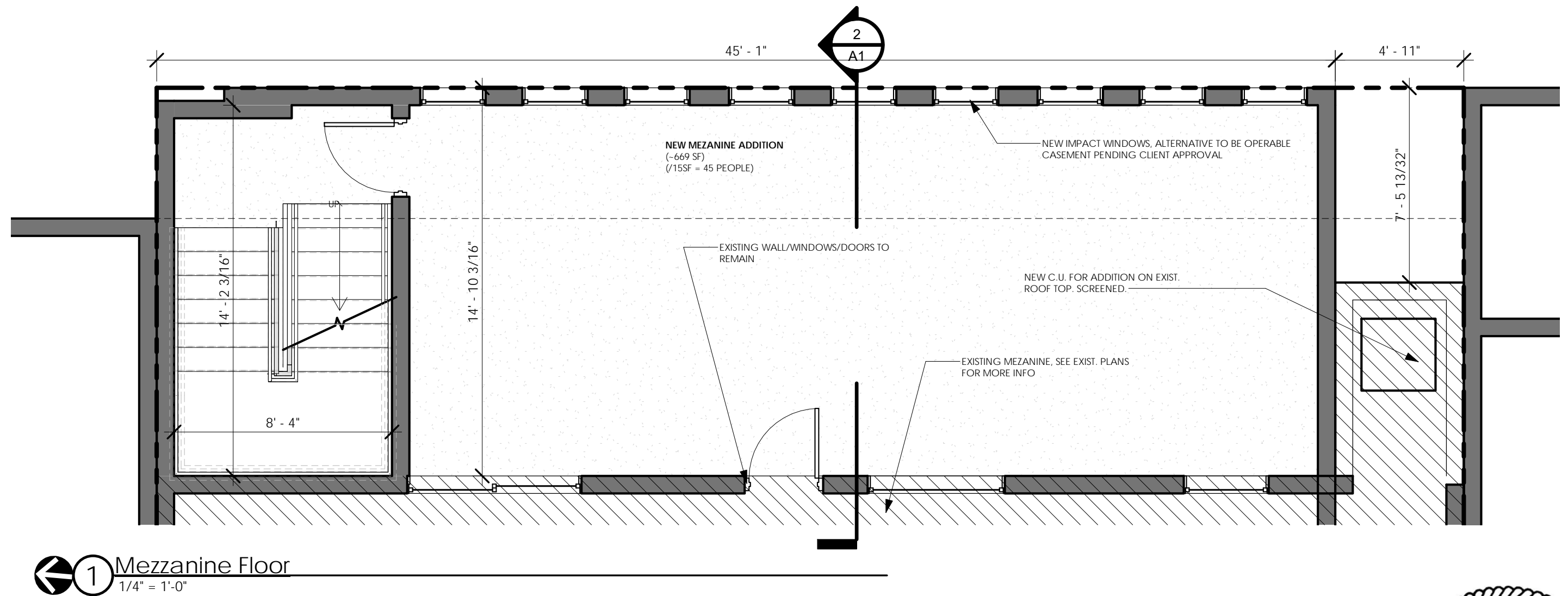
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PROP. GROUND FLOOR

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A1

ScaleAs indicated



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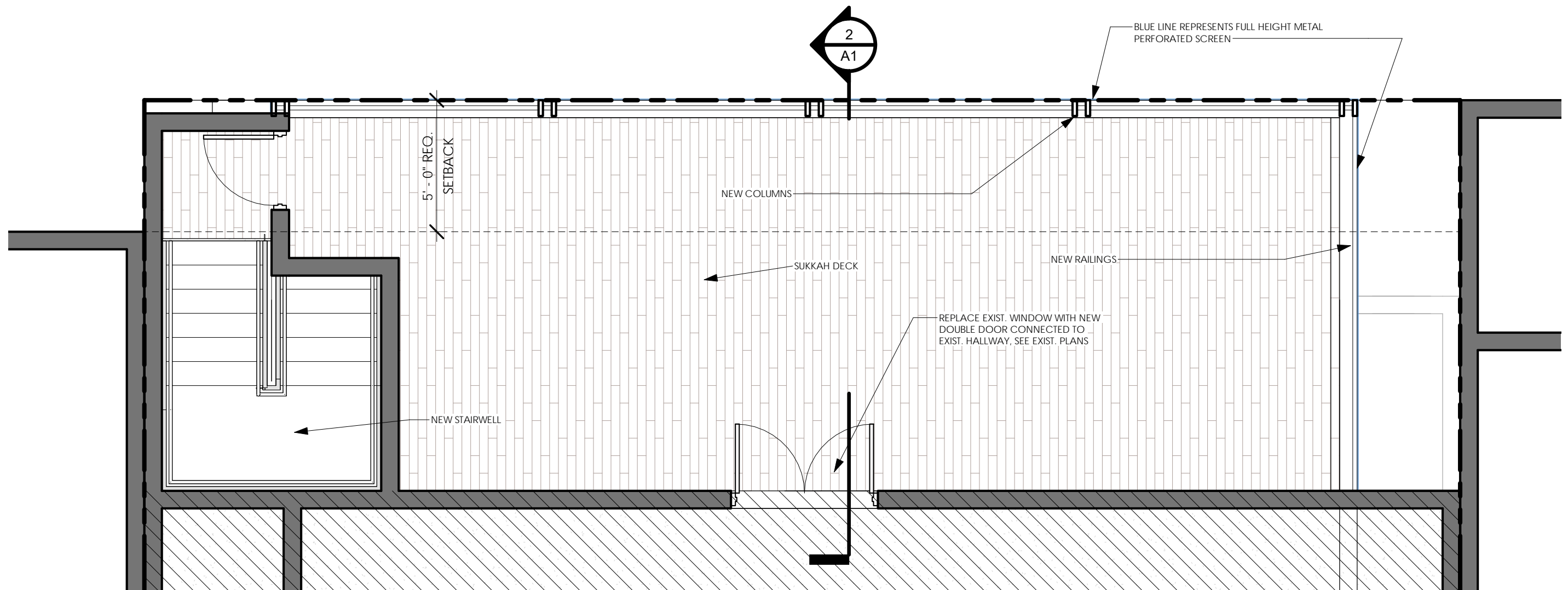
PROP. MEZZANINE

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A2

Scale 1/4" = 1'-0"



1 2nd Floor
1/4" = 1'-0"



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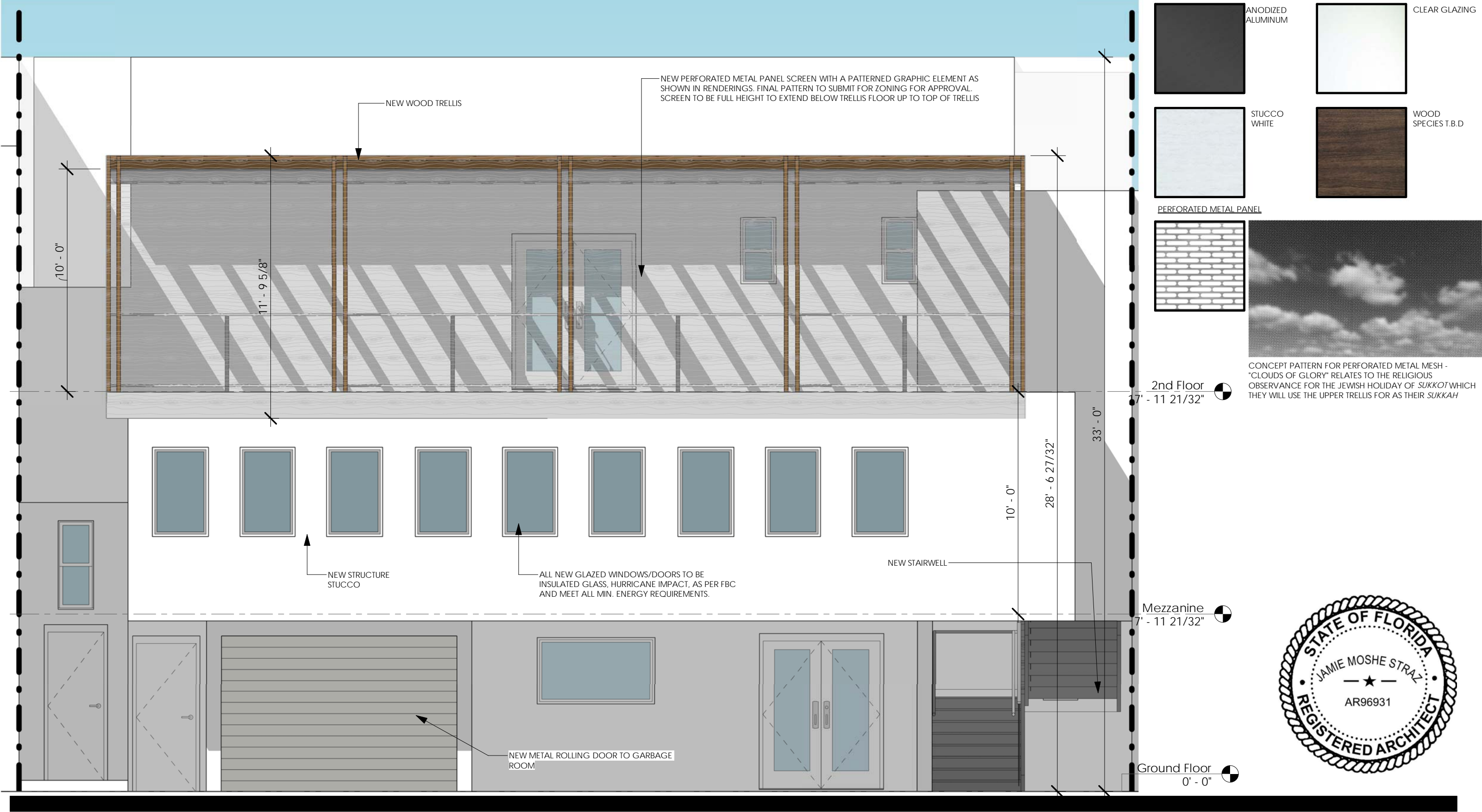
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PROP. 2ND FLOOR

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A3

Scale 1/4" = 1'-0"



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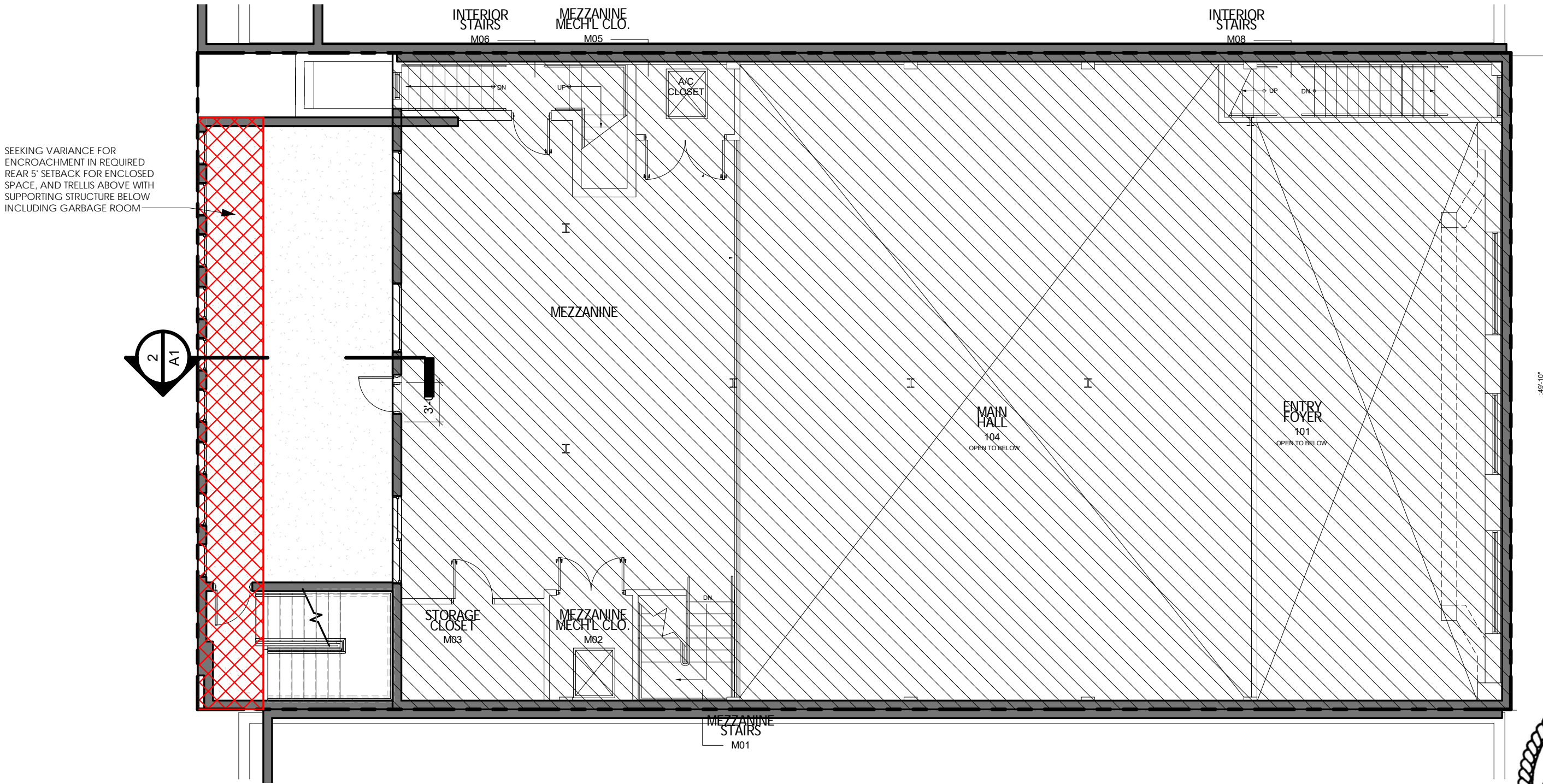
No.	Description	Date

PROP. ELEVATION

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A4

Scale 1/4" = 1'-0"



SEEKING VARIANCE FOR ENCROACHMENT IN REQUIRED REAR 5' SETBACK FOR ENCLOSED SPACE, AND TRELLIS ABOVE WITH SUPPORTING STRUCTURE BELOW INCLUDING GARBAGE ROOM

OVERALL
EXISTING/PROPOSED
MEZZANINE PLAN



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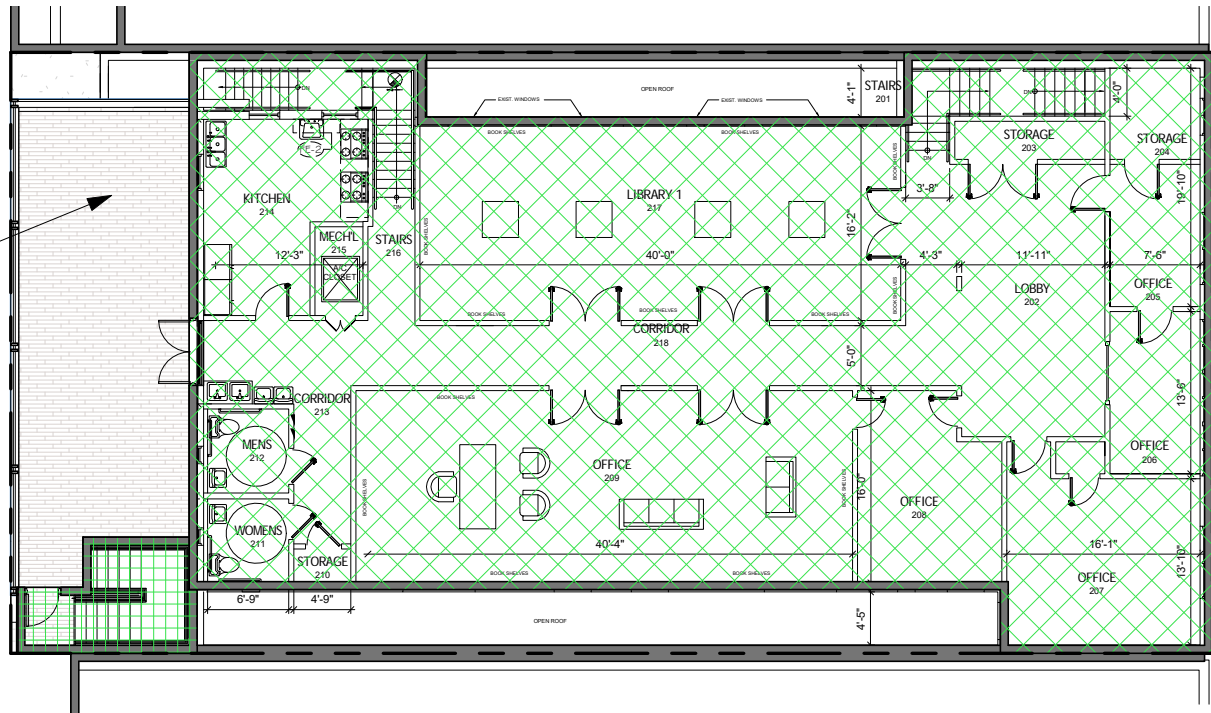
VARIANCE DIAGRAM

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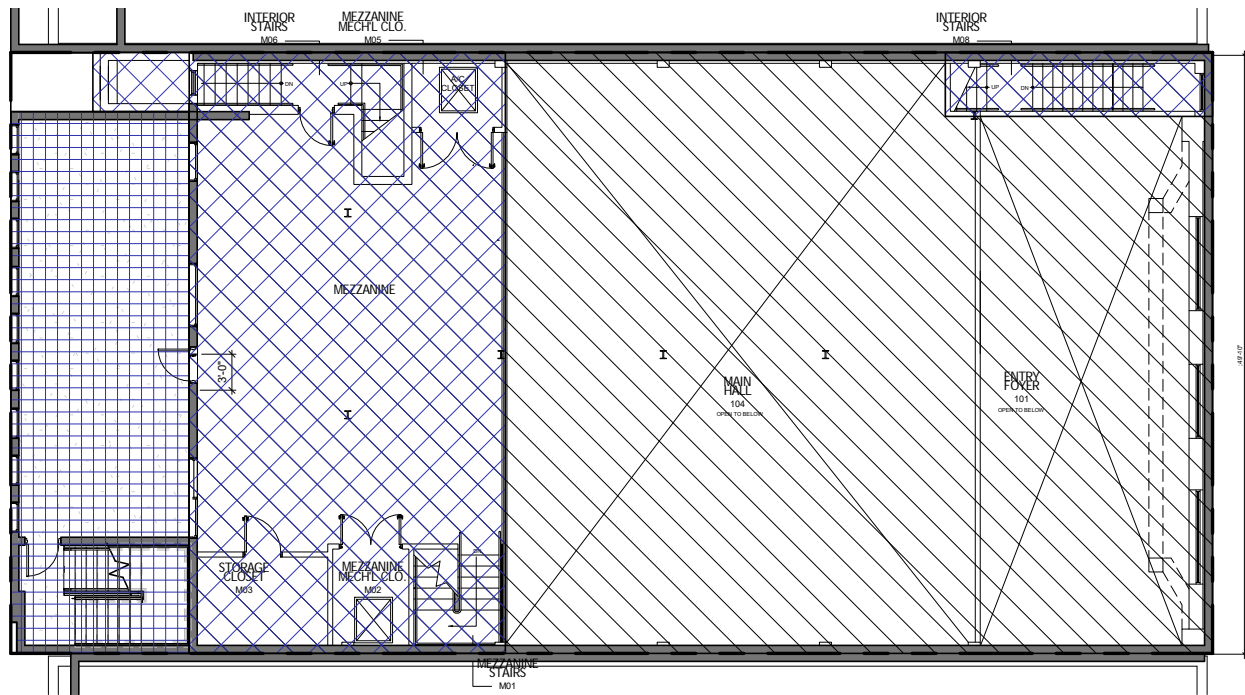
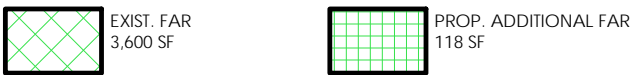
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Scale 1/8" = 1'-0"

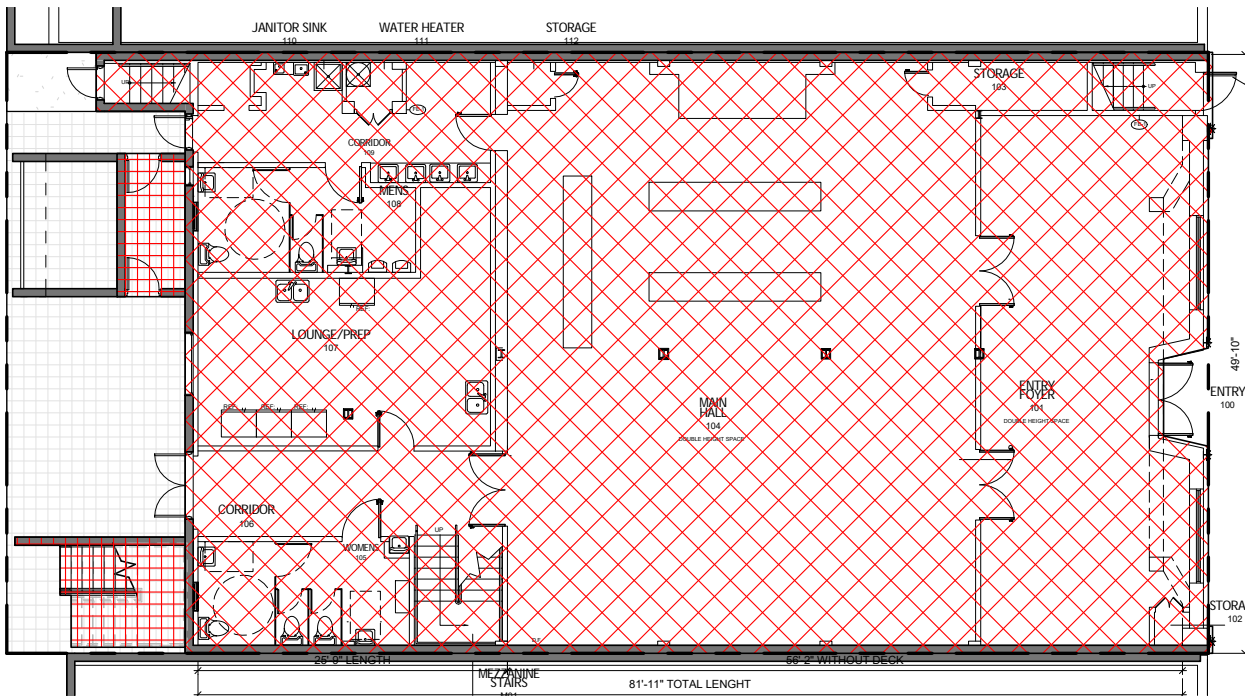
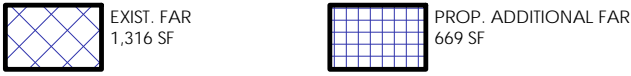
AS PER M. BELUSH,
THIS AREA WILL
NOT COUNT IN
THE FAR AS THE
ROOF IS AN OPEN
TRELLIS WITH NO
OTHER SURFACE.



2ND FLOOR PROPOSED PLAN



MEZZANINE PROPOSED PLAN



GROUND FLOOR PROPOSED PLAN



FAR CALCULATION
GROUND(RED):
4,230 SF EXIST + 161 SF NEW = 4,391 SF
MEZZANINE:
1,316 SF EXIST + 669 SF NEW = 1,985 SF
2ND FLOOR:
3,600 SF EXIST + 118 SF NEW = 3,718 SF

SUBTOTAL OF NEW PROPOSED SF: 948 SF

TOTAL EXIST + TOTAL PROPOSED:
10,094 SF



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No.	Description	Date

PROPOSED FAR DIAGRAMS

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A6

ScaleAs indicated



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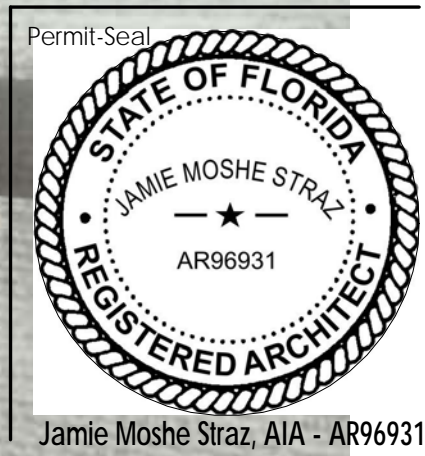
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PERSPECTIVE - FROM ALLEY

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A7

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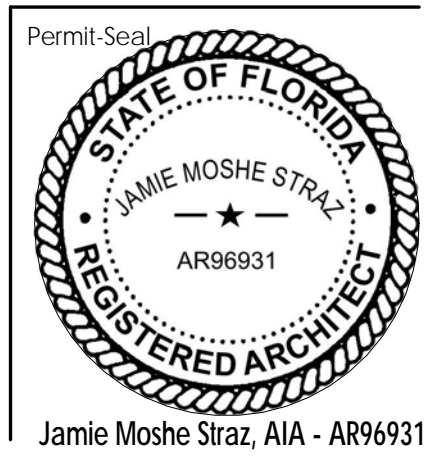
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PERSPECTIVE FROM SUKKAH

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A8

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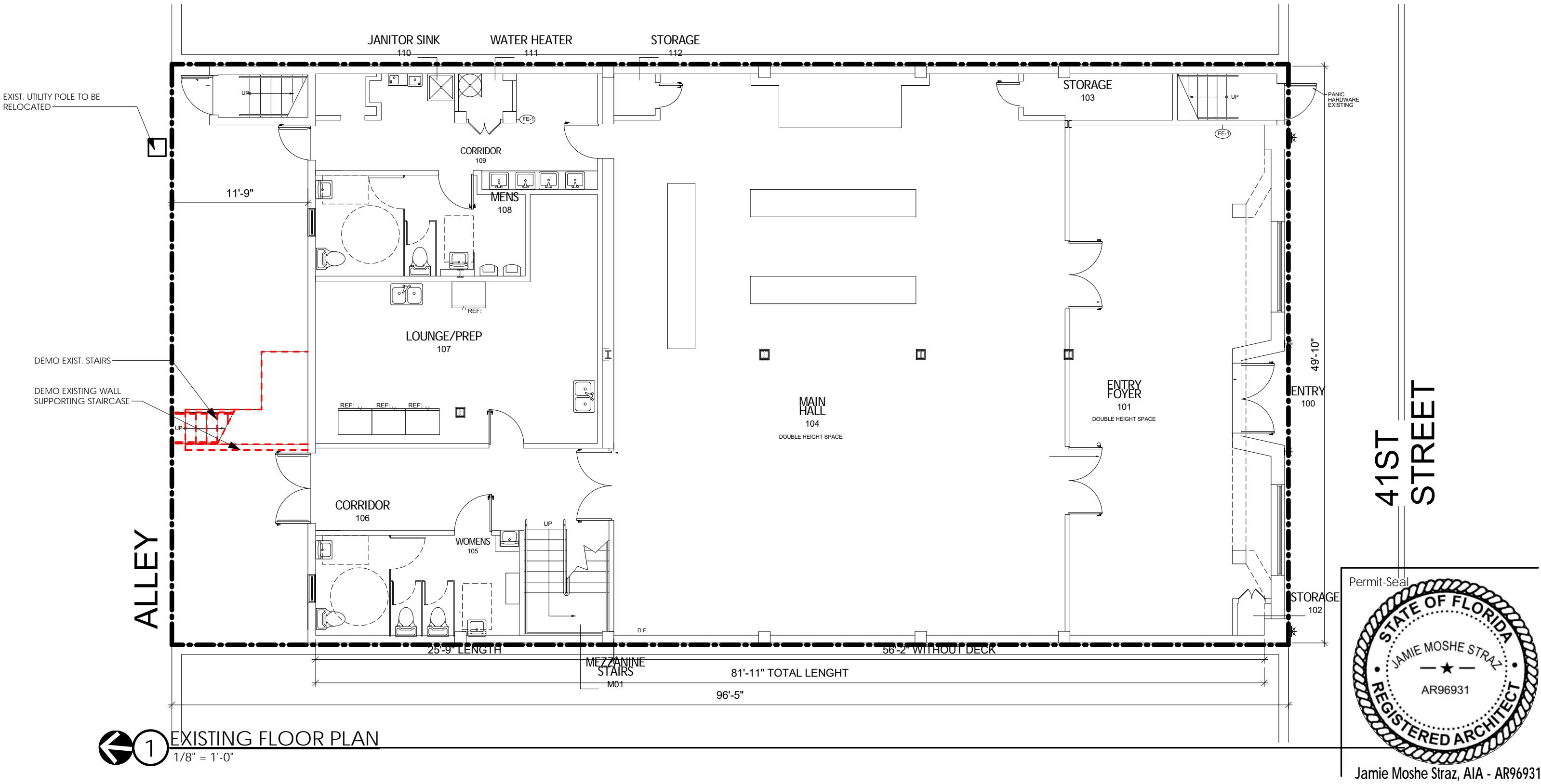
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PERSPECTIVE FROM WEST ALLEY

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A10

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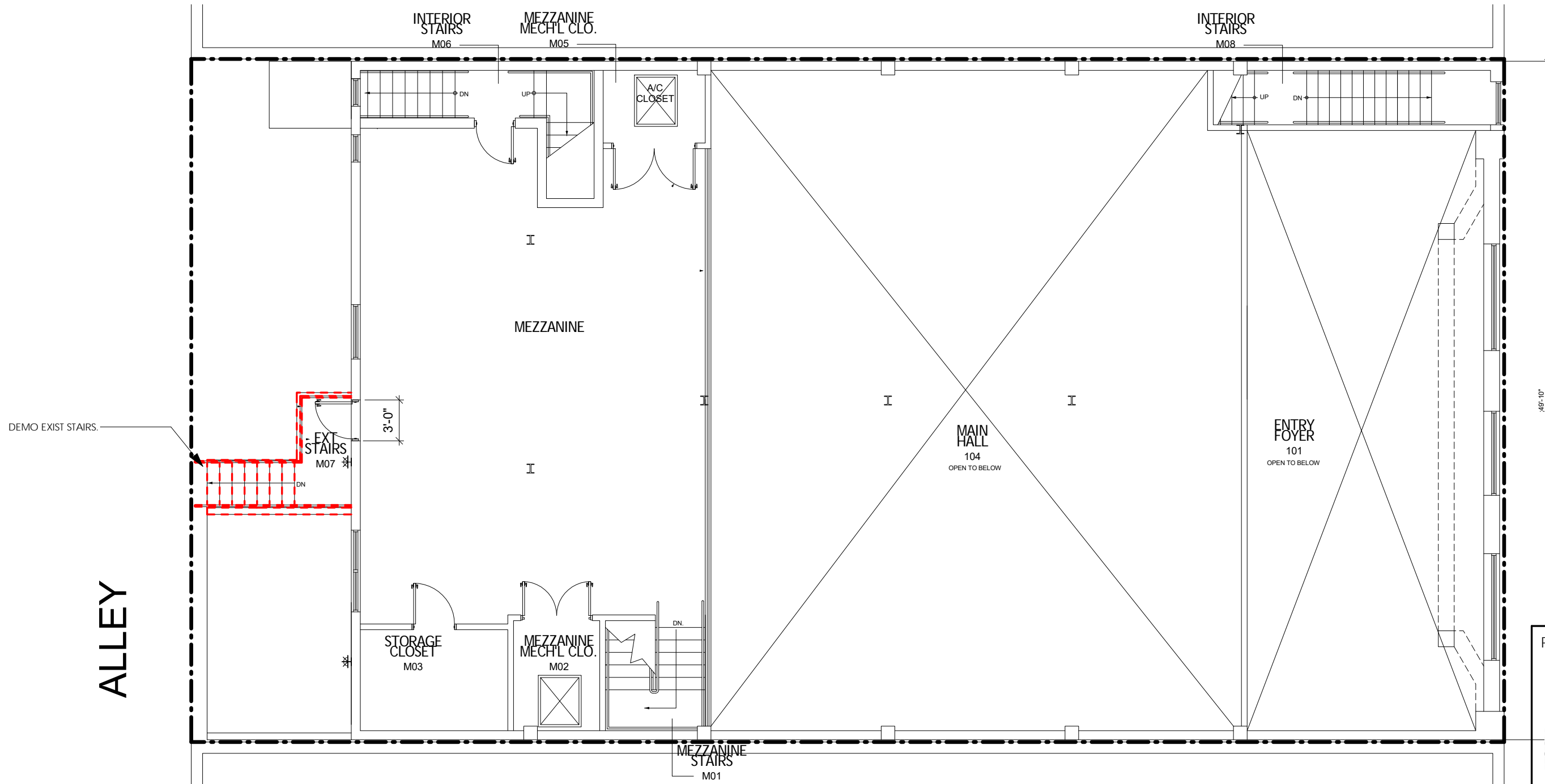
No.	Description	Date

EXISTING GROUND FLOOR PLAN

Project number JLC-411W41ST
Date 10.16.17

EX1

Scale 1/8" = 1'-0"



1 EXIST. MEZZ. FLOOR PLAN
1/8" = 1'-0"

41ST STREET

Permit-Seal

Jamie Moshe Straz, AIA - AR96931



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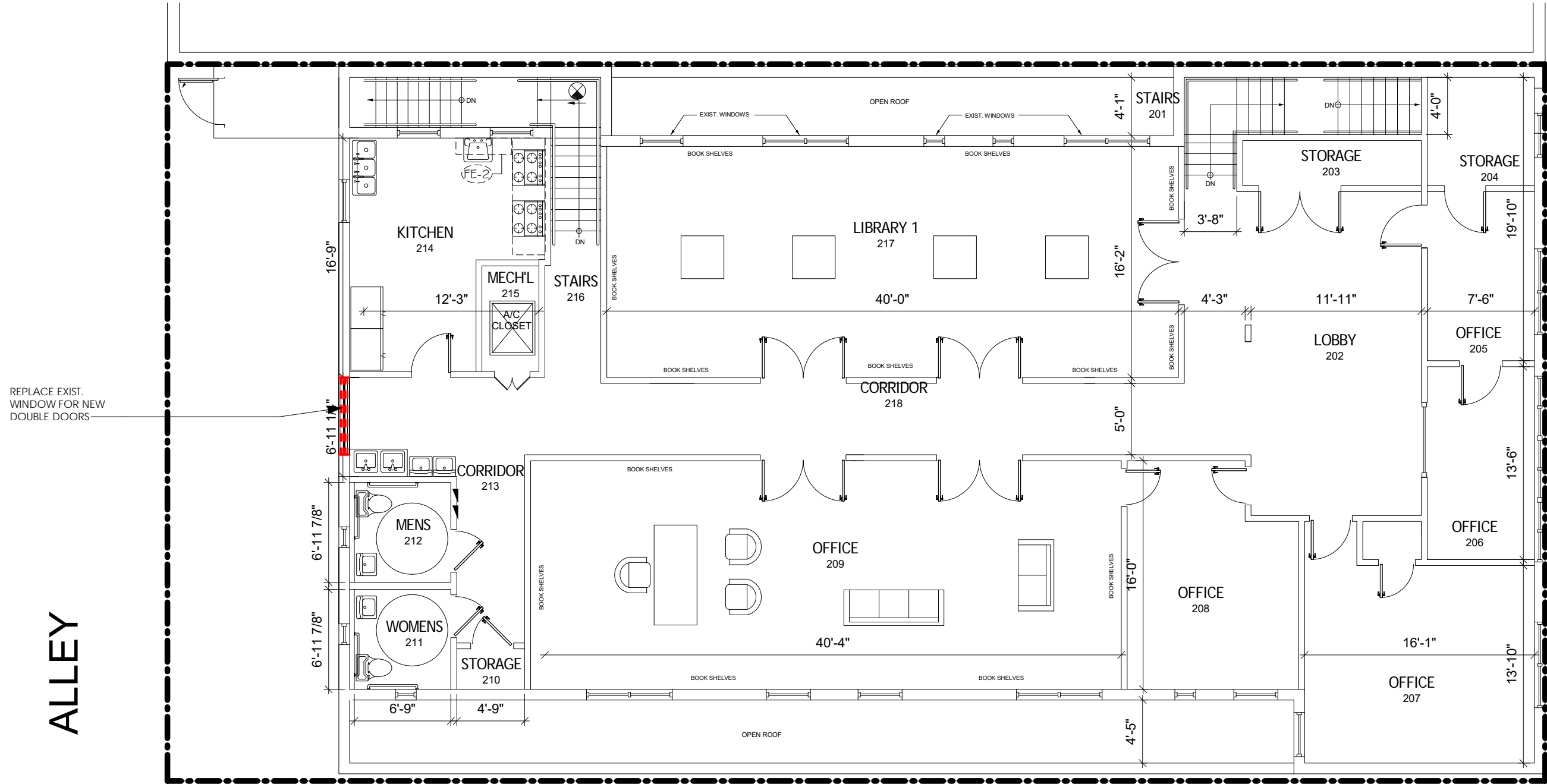
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EXISTING MEZZ. FLOOR PLAN

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EX2

Scale 1/8" = 1'-0"



REPLACE EXIST.
WINDOW FOR NEW
DOUBLE DOORS

ALLEY

41ST
STREET



EXIST 3RD FLOOR PLAN

1/8" = 1'-0"

Permit-Seal



Jamie Moshe Straz, AIA - AR96931



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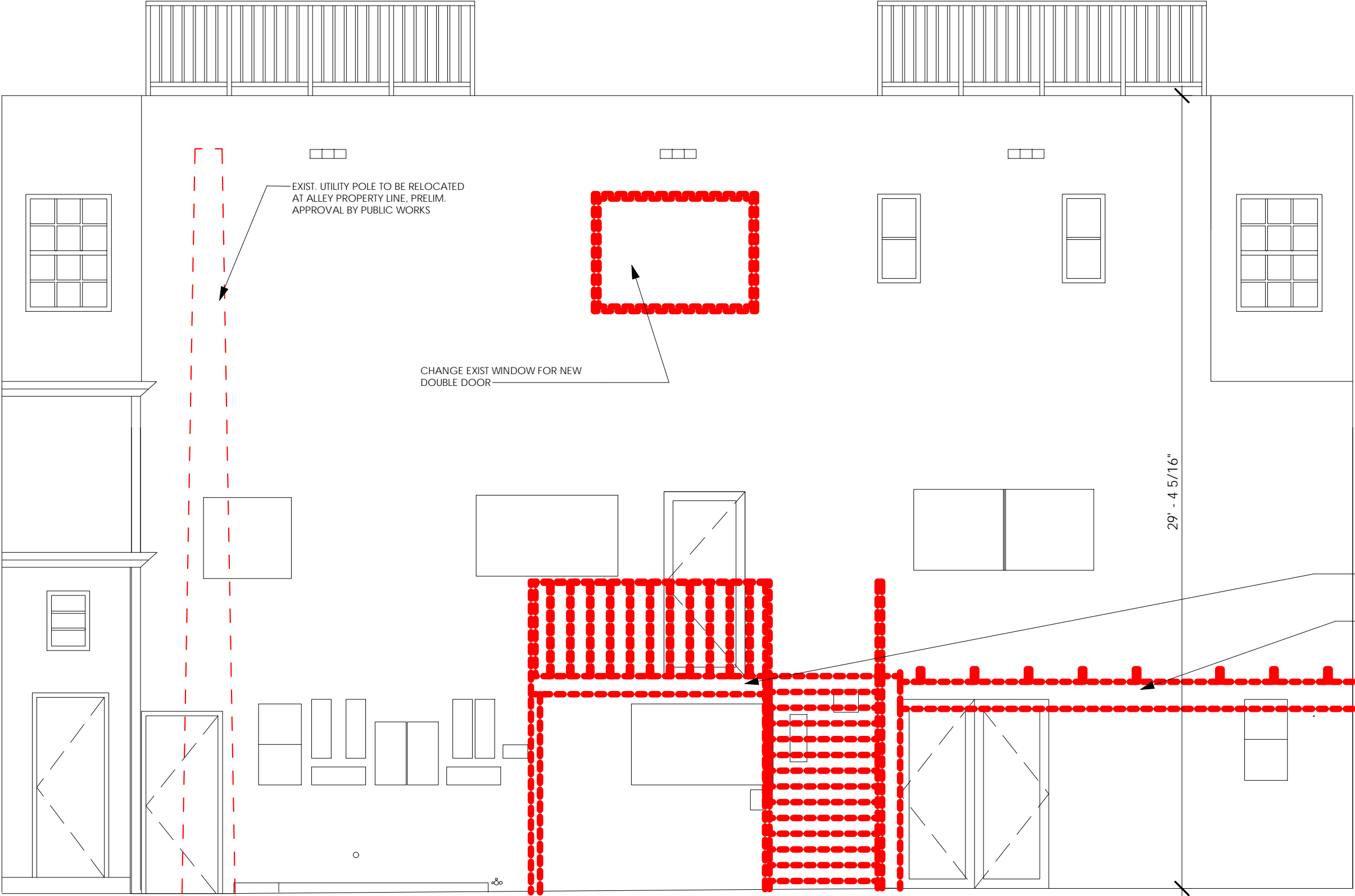
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EXIST. 3RD FLOOR PLAN

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EX3

Scale 1/8" = 1'-0"



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No.	Description	Date

EXISTING NORTH ELEVATION

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EX4

Scale 1/4" = 1'-0"



1 EXIST. ROOF PLAN
1/8" = 1'-0"



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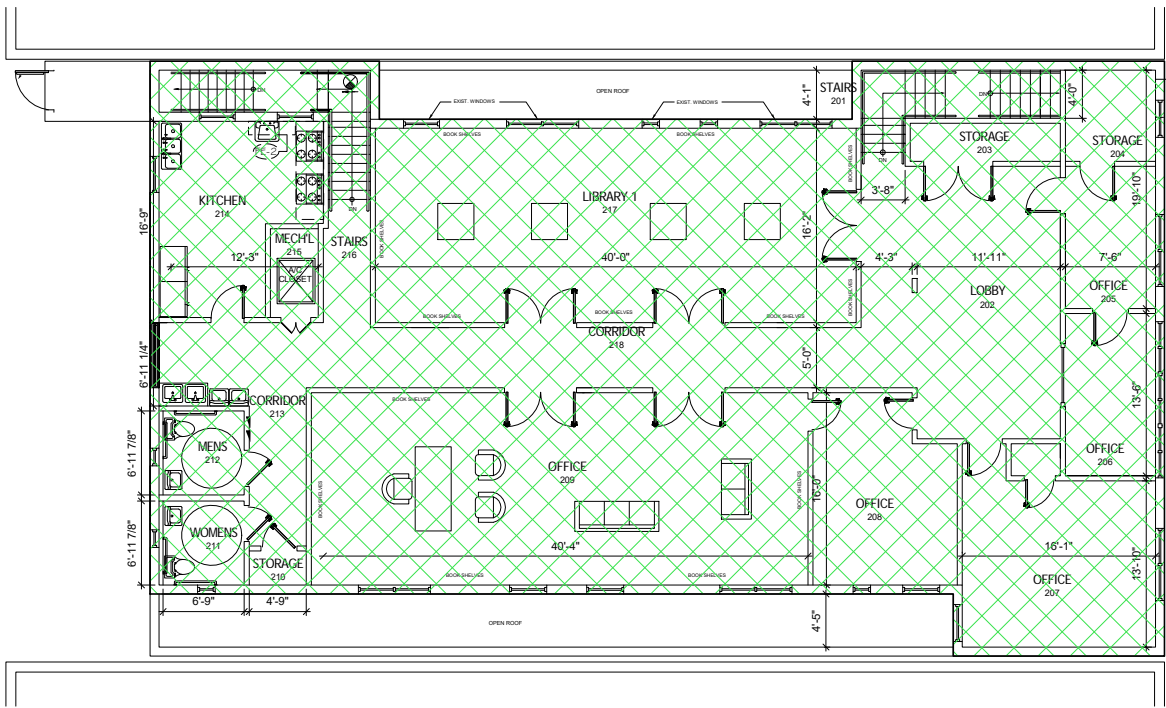
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EXISTING ROOF PLAN

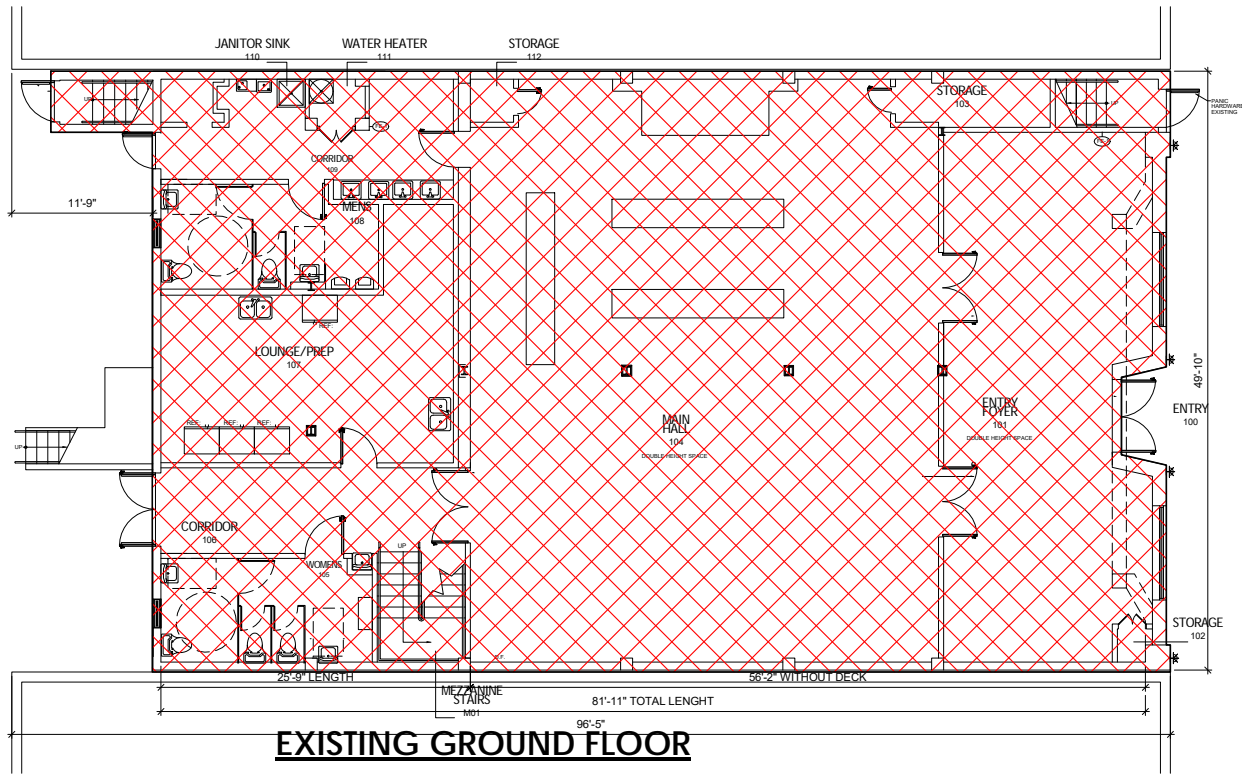
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EX5

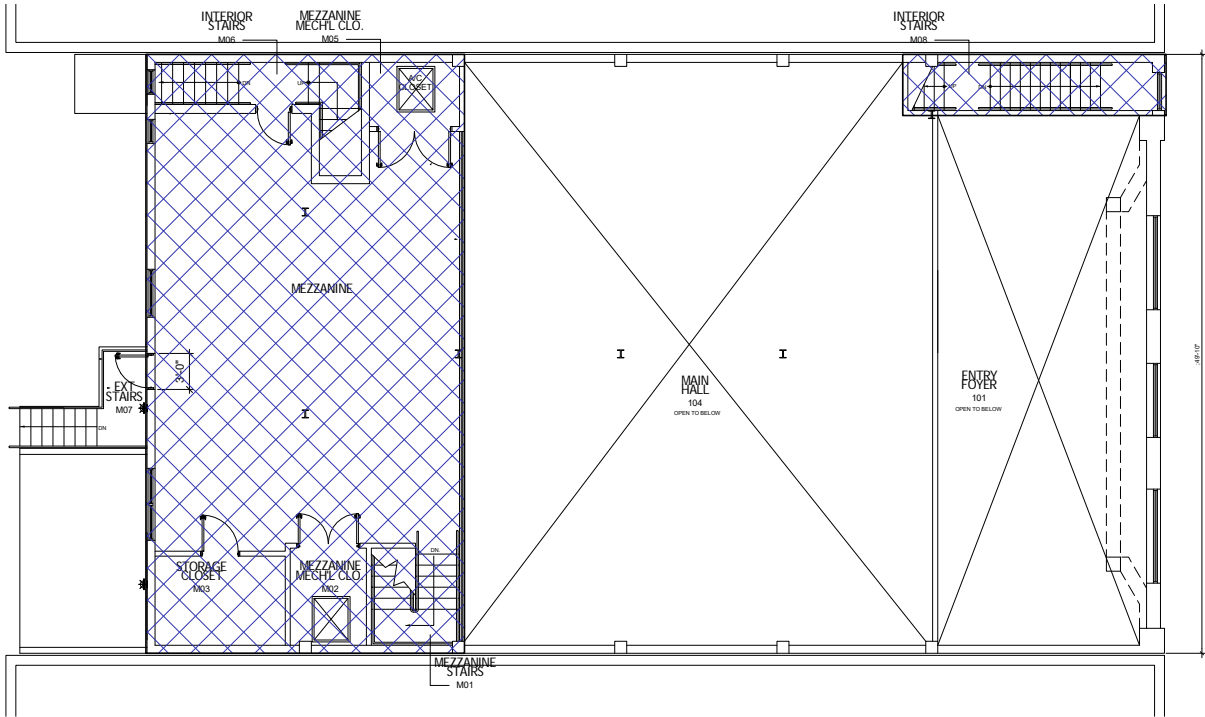
Scale 1/8" = 1'-0"



EXISTING 2ND FLOOR



EXISTING GROUND FLOOR



EXISTING MEZZANINE

FAR CALCULATION
GROUND: 4,230 SF (RED)
MEZZANINE: 1,316 SF (BLUE)
2ND FLOOR: 3,600 SF (GREEN)
TOTAL: 9,146 SF

1 EXIST. FAR
1/16" = 1'-0"



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EXISTING FAR

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EX6

Scale 1/16" = 1'-0"