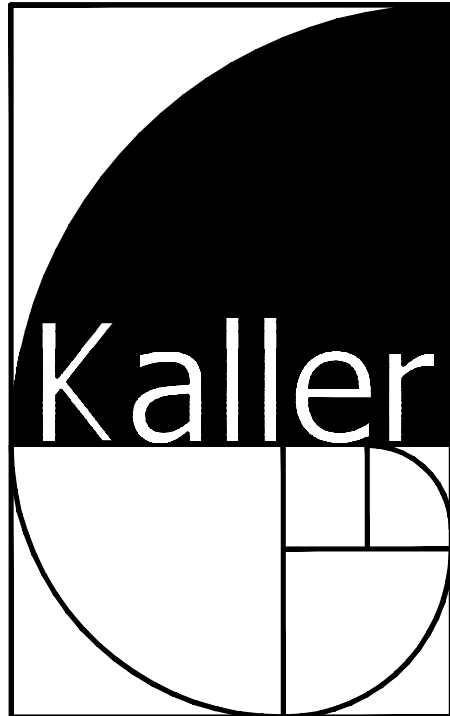


SANTORO RESIDENCE

ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE

828 4TH STREET, MIAMI BEACH FL 33139



JOSEPH B. KALLER
+
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 928 5746 phone - (954) 928 2841 fax
kaller@kallermiami.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE
SANTORO RESIDENCE
ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

SHEET TITLE
TITLE PAGE
HPB

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

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PROJECT No.: 17109
DATE: 9-17-17
DRAWN BY: THS
CHECKED BY: JBK

SHEET

T-1

1 OF 1

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE, 2016 BROWARD FIRE AMENDMENTS
FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:
CITY OF MIAMI BEACH
MIAMI DADE COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 928-5746
FAX: (954) 928-2841
EMAIL: joseph@kallerarchitects.com

OWNER
FLORIDA HISTORIC HOMES LLC
CONTACT: FABRIZIO SANTORO
ADDRESS: 440 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FL 33020
PHONE: (361) 414-8269
TEL: (954) 714-4833
EMAIL: fabrizio@altoinvestments.com

SURVEYOR
COUSINS SURVEYORS AND ASSOCIATES, INC.
CONTACT: RICHARD COUSINS
ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 680-9885
EMAIL: RECAurvey@aol.com

LANDSCAPE ARCHITECT
TONNING AND ASSOCIATES INC.
CONTACT: WAYNE TONNING
199 JEFFREY STREET
BOCA RATON, FL 33481
PHONE: (561) 414-8269
FAX: (561) 892-9511
EMAIL: tonningr@aol.com

DRAWING INDEX

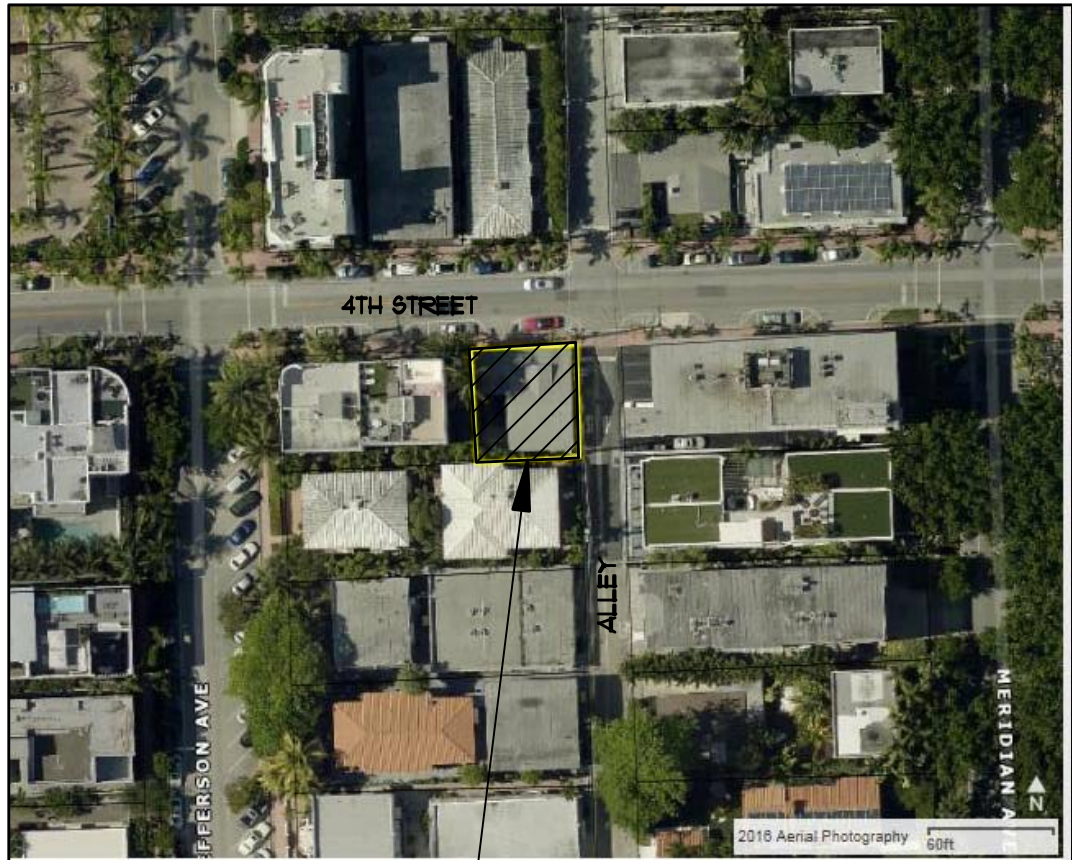
- T-1 COVER SHEET
- SURVEY**
- SP-1 SITE PLAN AND SITE DATA
 - SP-2 EXISTING AND PROPOSED FAR AND OPEN SPACE DIAGRAM'S
 - D-1 DEMOLITION FLOOR PLAN AND NOTES
 - D-2 DEMOLITION ELEVATIONS
- A-1** EXISTING AND PROPOSED FIRST FLOOR PLAN
A-2 EXISTING ROOF PLAN AND PROPOSED SECOND FLOOR PLAN
A-3 PROPOSED THIRD FLOOR PLAN
A-4 PROPOSED ROOF PLAN
A-5 EXISTING AND PROPOSED NORTH ELEVATIONS
A-6 EXISTING AND PROPOSED EAST ELEVATIONS
A-7 EXISTING AND PROPOSED SOUTH ELEVATIONS
A-8 EXISTING AND PROPOSED WEST ELEVATIONS

LOCATION MAP

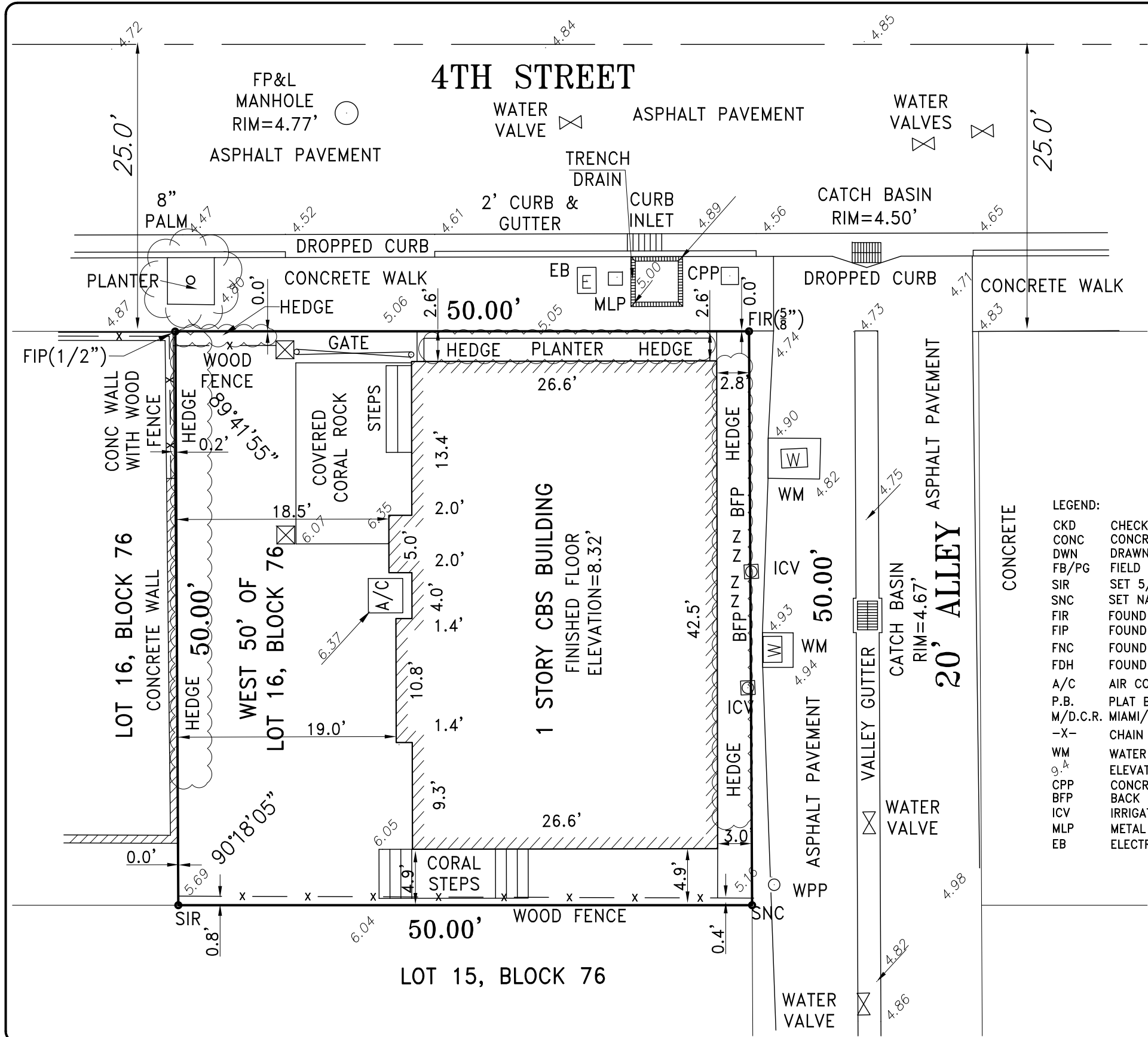


SITE

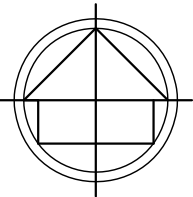
AERIAL



SITE



SKETCH OF SURVEY



LAND DESCRIPTION:

THE EAST 50 FEET OF LOT 16, BLOCK 76, "OCEAN BEACH, FLA. ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- 7. BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK # D-151. ELEVATION = 3.63' (NGVD29)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 11/06/17

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 8504-17

CLIENT :

FABRIZIO SANTORO

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/06/17	SKETCH	AM	REC
REVISED BOUNDARY	11/18/17	SKETCH	REC	REC
ADDED TREES/ VEGETATION	01/11/18	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
828 4TH STREET

SCALE: 1"= 10'

SHEET 1 OF 1

ITEM#	Zoning Information			
1	Address:	828 4th Street Miami Beach FL 33139		
2	Board and File numbers:	HPB17-0182		
3	Folio Number(s):	02-4203-009-5290		
4	Year Constructed:	1938	Zoning District:	RPS2
5	Base Flood Elevation:	8 NGVD	Grade Value in NGVD:	5.05
6	Adjusted Grade (Flood + Grade/2):	6.525 NGVD	Lot Area:	2,500 sf
7	Lot Width:	50.00'	Lot Depth:	50.00'
8	Minimum Unit Size:	n/a	Average unit size:	n/a
9	Existing Use:	Single Family Residence	Proposed Use:	Single Family Residence

		<u>Maximum</u>	<u>Existing</u>	<u>Proposed</u>	<u>Deficiencies</u>
10	Height:	40'-0"	15'-7 1/2"	33'-5 1/2"	n/a
11	Number of Stories:	4 stories	1 story	3 stories	n/a
12	FAR				
13	Gross Square footage:	3750 sf	1142 sf	3043 sf	n/a
14	Square footsge by Use:	n/a	n/a	n/a	n/a
15	Number of Residential Uses:	n/a	n/a	n/a	n/a
16	Number of Units Hotel:	n/a	n/a	n/a	n/a
17	Number of Seats:	n/a	n/a	n/a	n/a
18	Occupancy Load:	n/a	n/a	n/a	n/a

	<u>Setbacks</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Deficiencies</u>
	Subterranean				
19	Front Setback:	n/a	n/a	n/a	n/a
20	Side Setback:	n/a	n/a	n/a	n/a
21	Side Setback:	n/a	n/a	n/a	n/a
22	Side Setback facing street:	n/a	n/a	n/a	n/a
23	Rear Setback:	n/a	n/a	n/a	n/a
	At Grade Parking				
24	Front Setback:	n/a	n/a	n/a	n/a
25	Side Setback:	n/a	n/a	n/a	n/a
26	Side Setback:	n/a	n/a	n/a	n/a
27	Side Setback facing street:	n/a	n/a	n/a	n/a
28	Rear Setback:	n/a	n/a	n/a	n/a
	Pedestal				
29	Front Setback:	5'-0"	2'-9 1/2"	15'-9 1/2"	n/a
30	Side Setback:	5'-0"	18'-9"	5'-0"	n/a
31	Side Setback:	n/a	n/a	n/a	n/a
32	Side Setback facing street:	5'-0"	3'-0 1/2"	3'-0 1/2"	1'-11 1/2"
33	Rear Setback:	5'-0"	5'-0"	5'-0"	n/a
	Tower				
34	Front Setback:	n/a	n/a	n/a	n/a
35	Side Setback:	n/a	n/a	n/a	n/a
36	Side Setback:	n/a	n/a	n/a	n/a
37	Side Setback facing street:	n/a	n/a	n/a	n/a
38	Rear Setback:	n/a	n/a	n/a	n/a

	<u>Parking</u>				
39	Parking District	Restricted			
40	Total # of parking spaces	0	0	1	n/a
41	Total # of parking spaces per use	n/a	n/a	n/a	n/a
42	Total # of parking spaces per level	n/a	n/a	n/a	n/a
43	Parking space dimension	8.5' X 18'	n/a	8.5' X 18'	n/a
44	Parking space config.	90d	n/a	90d	n/a
45	ADA spaces	n/a	n/a	n/a	n/a
46	Tandem spaces	n/a	n/a	n/a	n/a
47	Drive aisle width	n/a	n/a	n/a	n/a
48	Valet drop off/ pick up	n/a	n/a	n/a	n/a
49	Loading Zones	n/a	n/a	n/a	n/a
50	Racks	90d	n/a	90d	n/a

	<u>Restaurants, Cafes, Bars, Lounges, Nightclubs</u>				
51	Type of Use	n/a	n/a	n/a	n/a
52	Number of seats outside	n/a	n/a	n/a	n/a
53	Number of seats inside	n/a	n/a	n/a	n/a
54	Total number of seats outside	n/a	n/a	n/a	n/a
55	Total seats per venue	n/a	n/a	n/a	n/a
56	Total Occupant content	n/a	n/a	n/a	n/a
57	Occupant content per venue	n/a	n/a	n/a	n/a

58	Proposed hours of operation	n/a
59	Is this an NIE?	no
60	Is Entertainment proposed?	no
61	Is the building contributing?	yes
62	Located in a Historic Distric?	yes

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Deficiencies</u>
63	<u>FAR</u>	3,750 sf (1.50)	1,142 sf (0.46)	3,043 sf (1.22)	n/a
64	<u>Open Space</u>	1,625 sf (0.65)	1,358 sf (0.54)	929 sf (0.57)	696 sf (0.43)



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SANTORO RESIDENCE
ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

SHEET TITLE

SITE DATA
HPB

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

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PROJECT No.: 17109
DATE: 9-17-17
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0

<u>VARIANCE BOX:</u>		
<u>SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
SIDE CORNER	5'-0"	3'-0"
AC IN SIDE YARD SETBACK	5'-0"	1'-4 1\2"

<u>VARIANCE BOX:</u>		
<u>SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
SIDE CORNER	5'-0"	3'-0"
AC IN SIDE YARD SETBACK	5'-0"	1'-4 1\2"

<u>SOUTH POINTE TREESCAPE FUND:</u>		
OPEN SPACE	1625 (0.65)	929 (0.57)
NOTE: FEE TO BE PAID IN FULL AT APPLICATION FOR BUILDING PERMIT.		

<u>SOUTH POINTE TREESCAPE FUND:</u>		
OPEN SPACE	1625 (0.65)	929 (0.57)
NOTE: FEE TO BE PAID IN FULL AT APPLICATION FOR BUILDING PERMIT.		



SEAL

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SANTORO RESIDENCE
ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

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828 4TH STREET
MIAMI BEACH FL 33139

SITE PLAN AND DATA

HPB

SITE PLAN AND DATA

HPB

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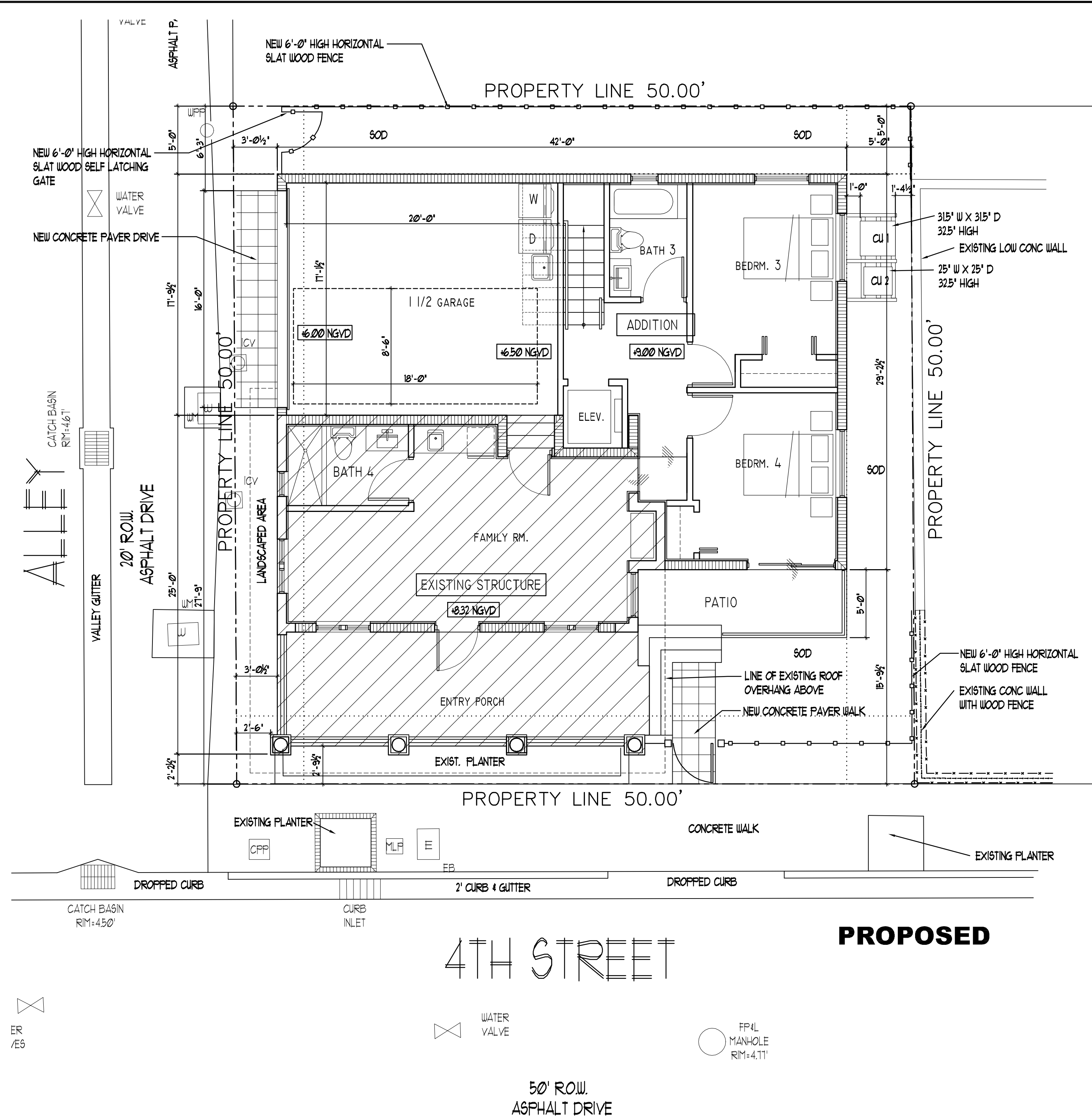
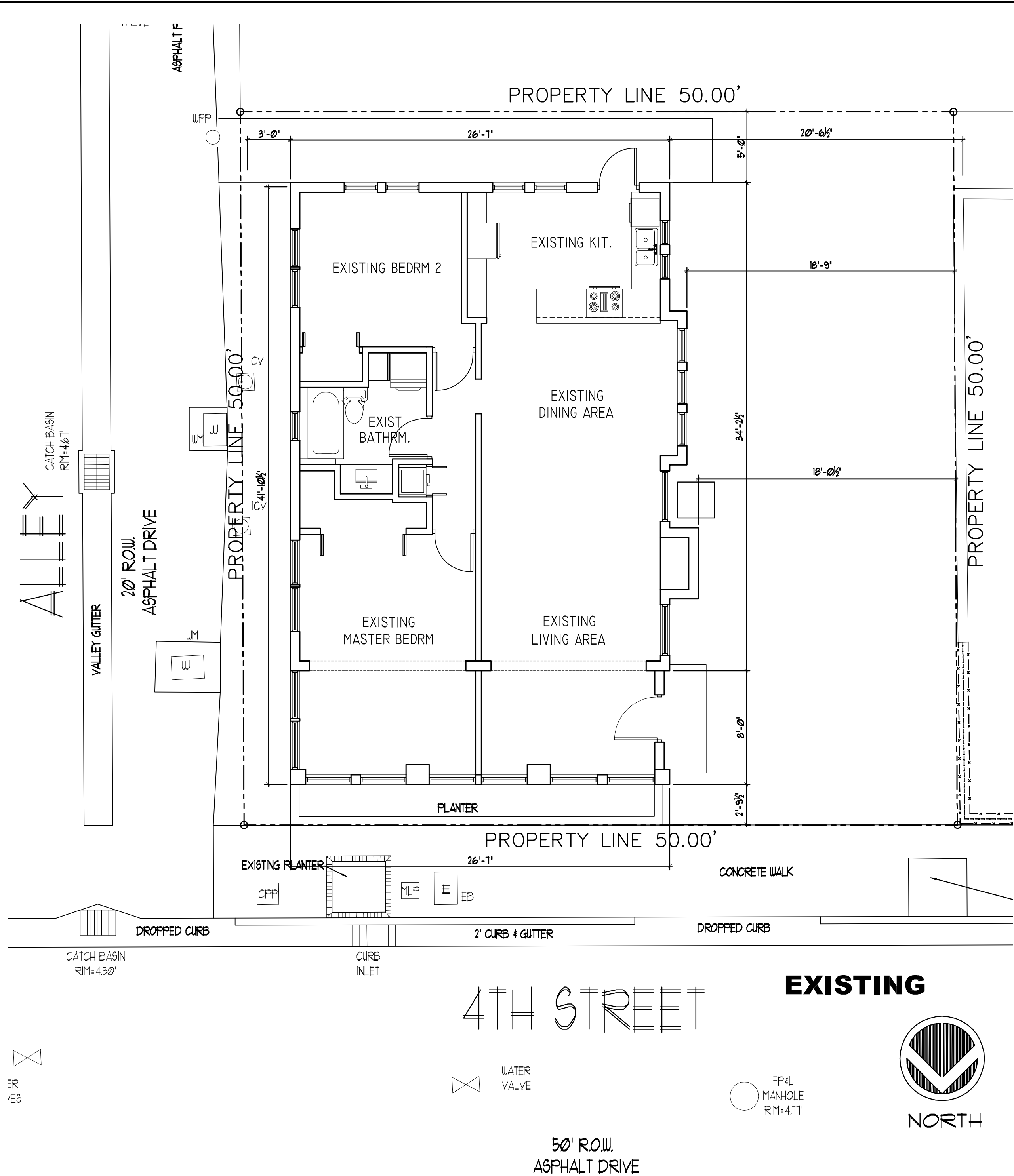
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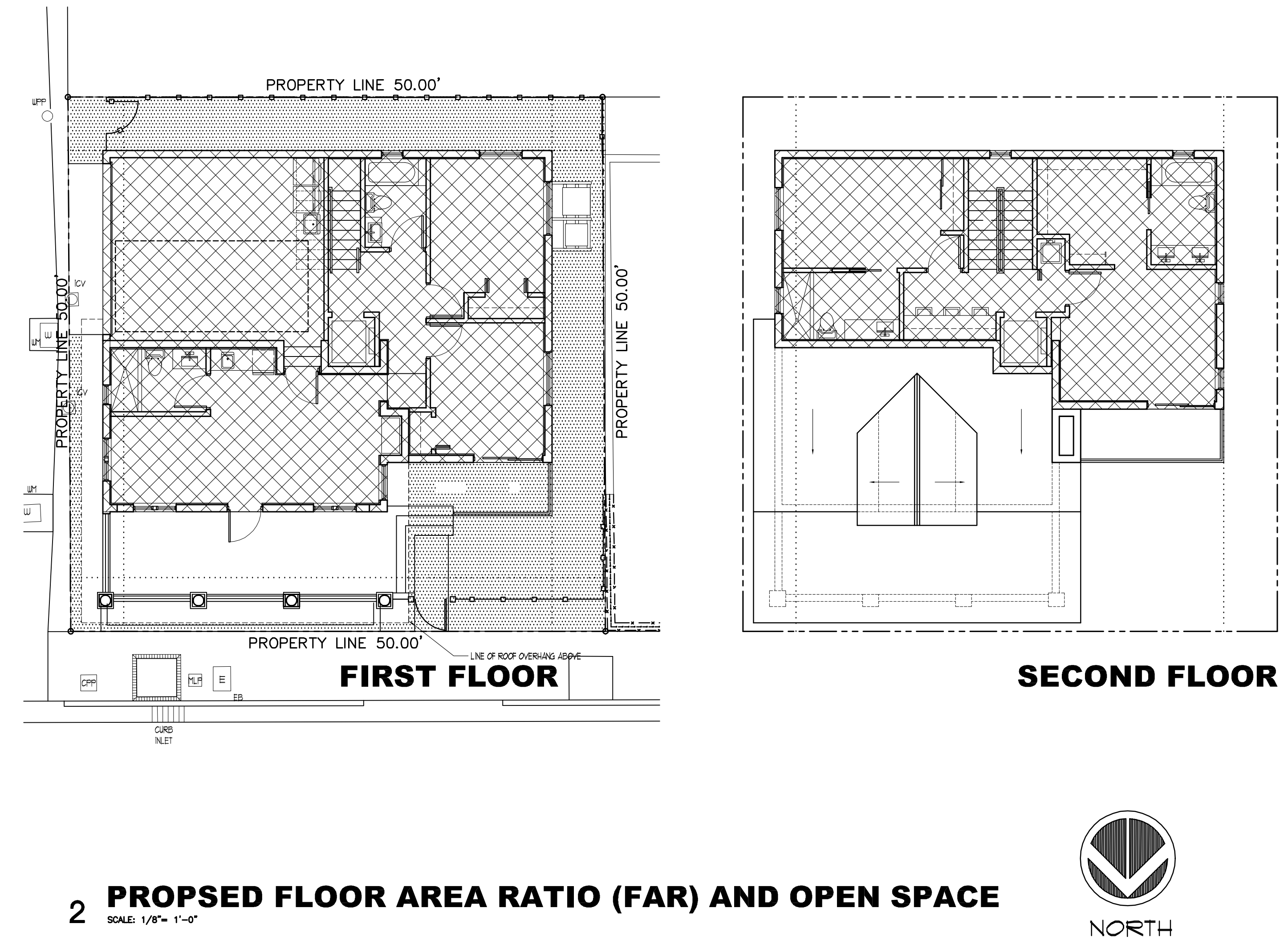
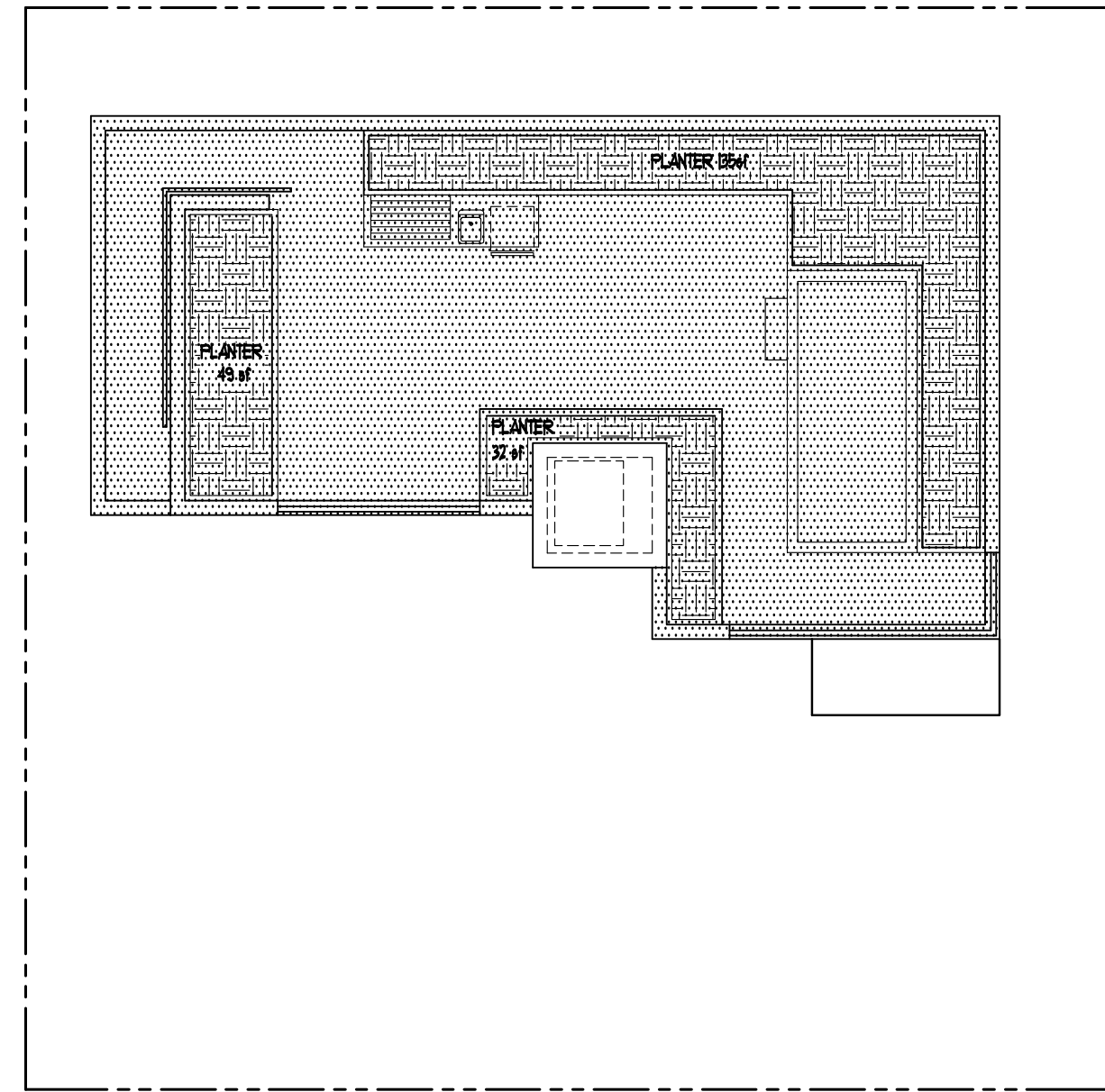
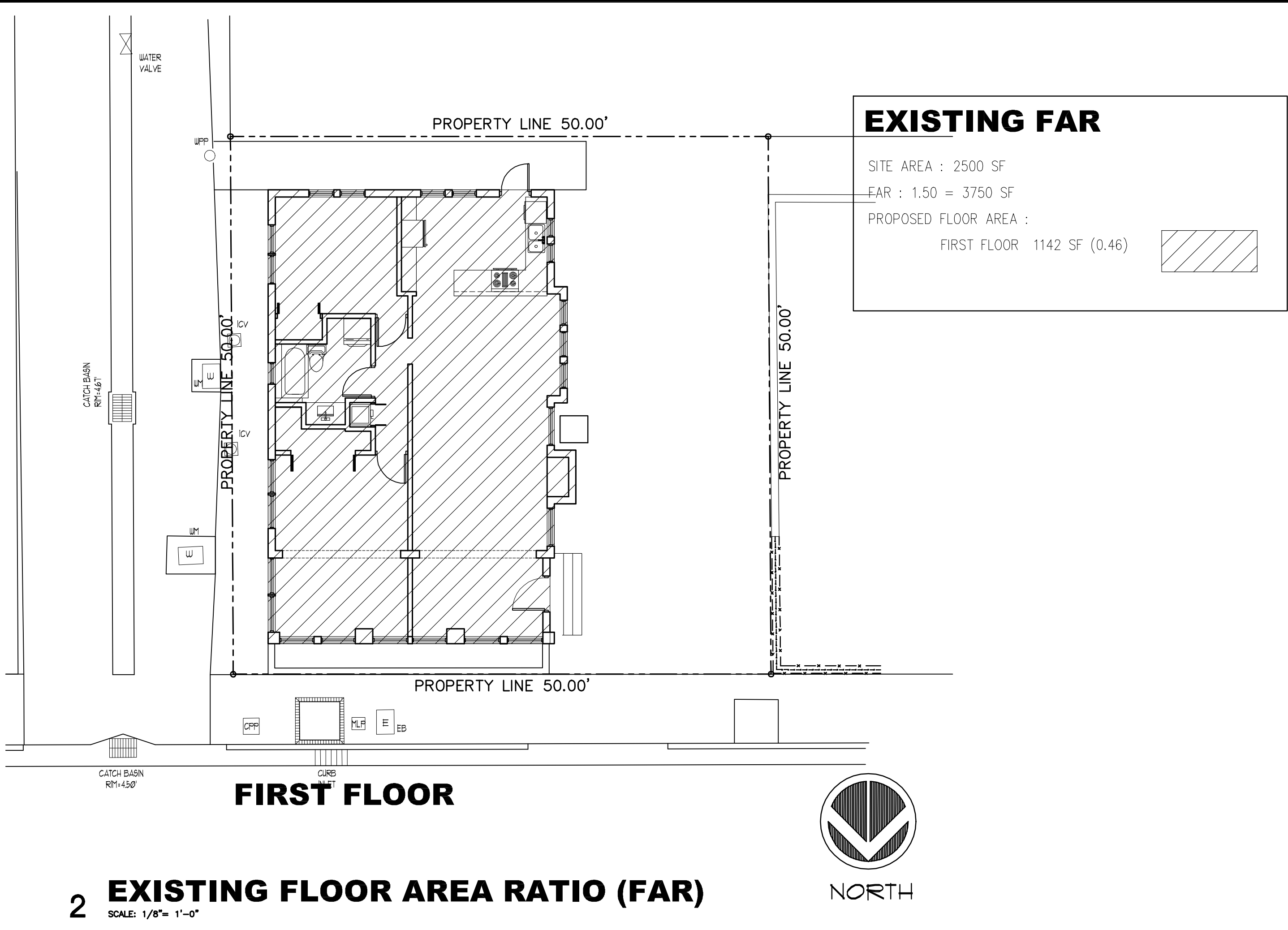
SP-1

1 OF 2

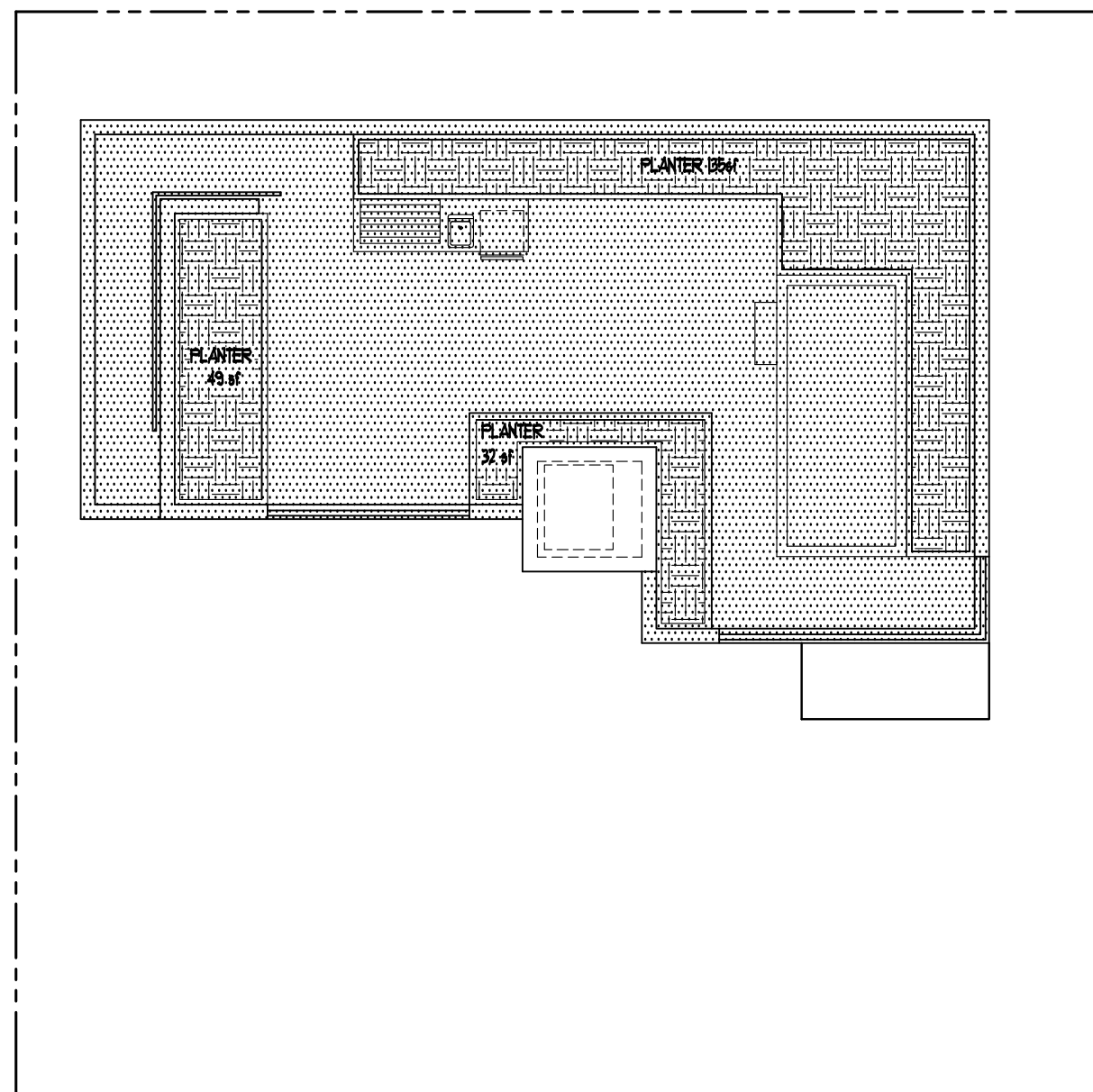
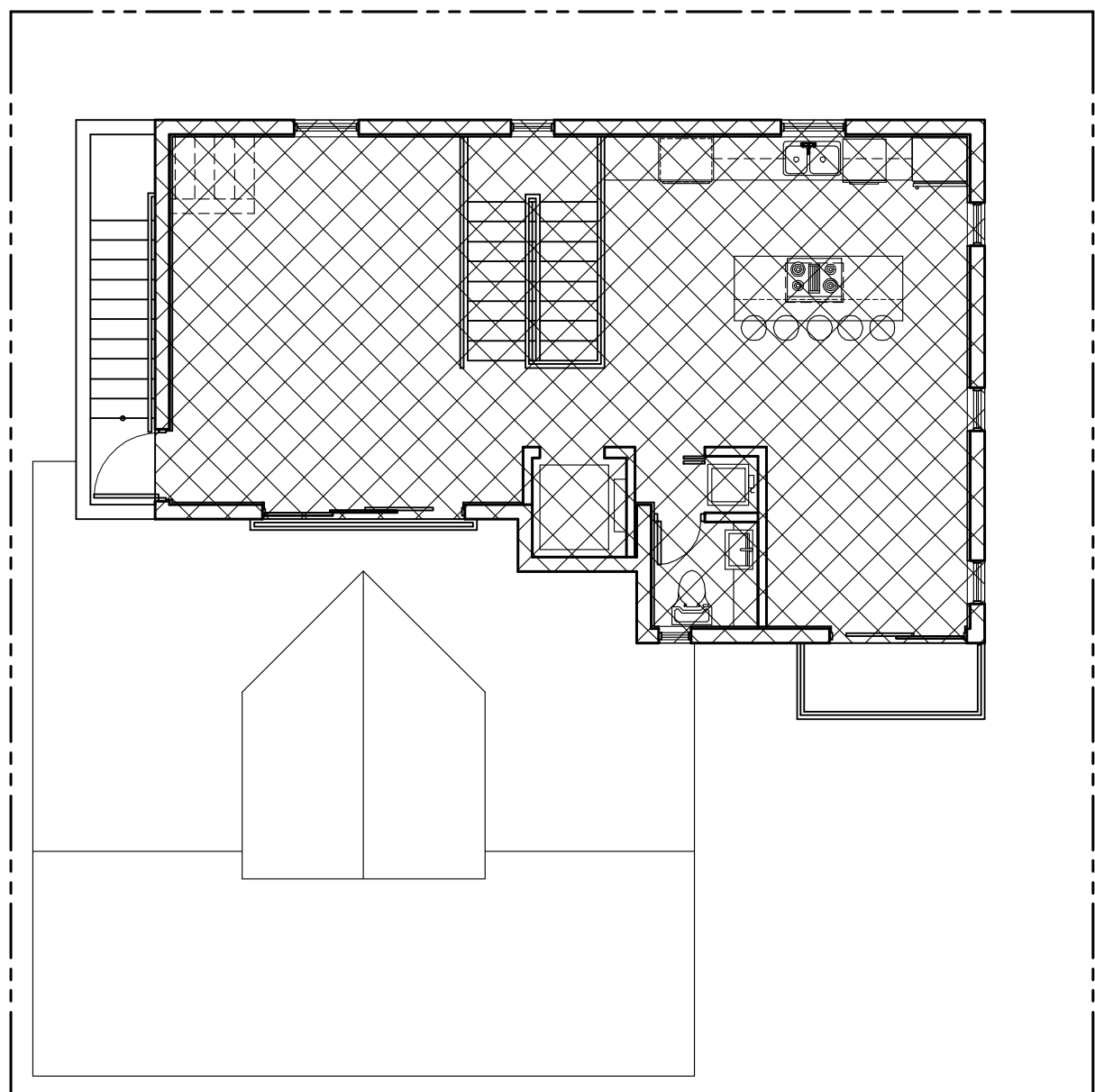


1 SITE PLAN

1 SITE PLAN

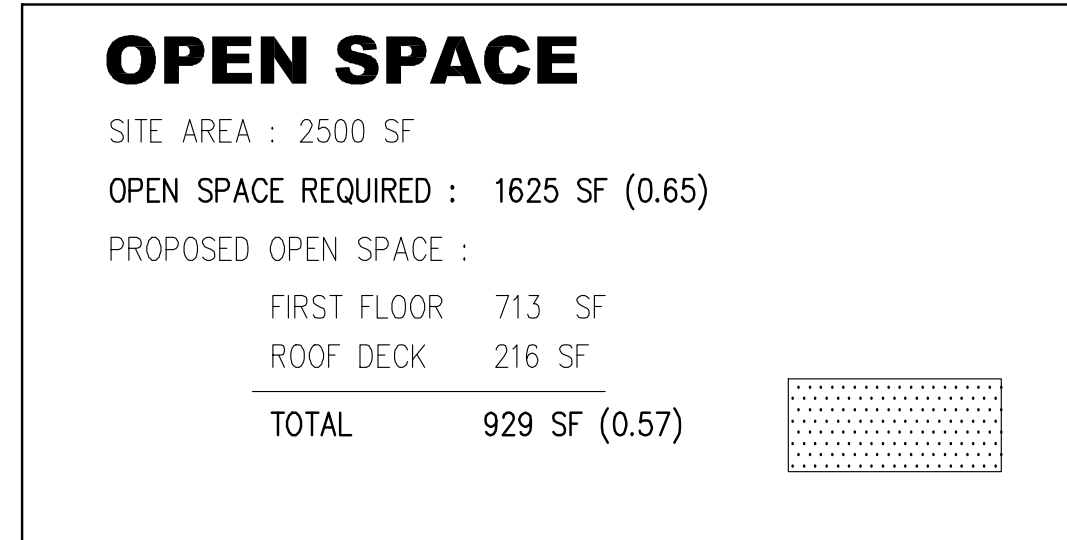
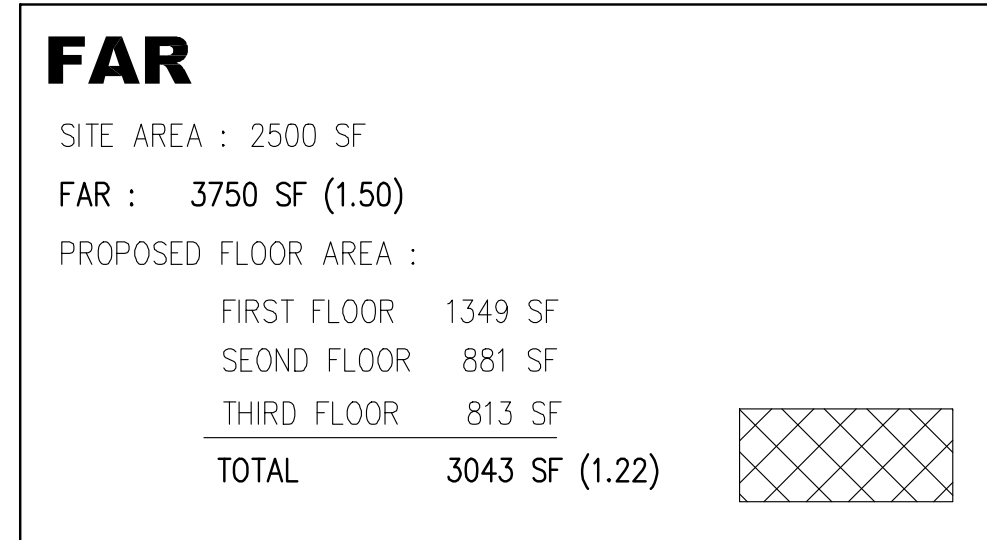


2 PROPOSED LIVE PLANTING AREA ROOF DECK



THIRD FLOOR

ROOF DECK



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SANTORO RESIDENCE
ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

SHEET TITLE

EXISTING AND PROPOSED
FAR AND OPEN SPACE

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

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PROJECT No.: 17109
DATE: 9-17-17
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-2

2 OF 2

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

SHEET

1 OF 2

1. CONDITIONS & REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING & LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE & DEMO WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL & DISPOSING OF MATERIALS, PROTECTION OF PROPERTY, COORDINATING WORK OF OTHERS IN PROGRESS, & TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS & REQUIREMENTS TO BE USED FOR EACH OPERATION.
3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS & RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.
4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMO SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
5. PROTECTION OF EXISTING BUILDING:
 - A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE, ANY PART DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE
 - B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
 - C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC
 - D. DEMO CONTRACTOR SHALL PROVIDE & MAINTAIN NECESSARY BARRICADES TO PREVENT ENTRY OF ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA
6. ENVIRONMENTAL PROTECTION: ALL WORK & CONTRACT OPERATIONS SHALL COMPLY W ALL REQUIREMENTS OF STATE & COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
7. BURNING:
 - A. USE OF FIRE FOR DEMO OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NO BE PERMITTED
8. EXISTING UTILITIES.
 - A. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS & TELEPHONE. PRIOR TO BEGINNING WORK, & REQUEST THAT ALL SERVICES BE SHUT OFF & CAPPED @ AREAS WHERE DEMOLITION WORK IS TO BE EXECUTED.
 - B. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT
 - C. REMOVE ALL EXIST UTILITIES UNCOVERED BY DEMO & TERMINATE IN A MANNER & AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRE TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DUGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE W INSTRUCTIONS OF THE ARCHITECT/ENGINEER
 - D. INSTALL & LEAVE A WELL MARKED STAKE @ CAPPED END OF EVERY UTILITY CAPPED ON SITE.
9. DISPOSING OF MATERIAL.
 - A. TITLE TO MATERIALS, TITLE TO ALL MATERIAL, & EQUIPMENT TO BE DEMO & REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
 - B. DEBRIS CONTROL: REMOVE & TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS
 - C. REGULATIONS: COMPLY W COUNTY, MUNICIPALITY & CITY REGULATIONS REGARDING HAULING & DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.
10. PREPARATION:
 - A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE
 - B. PROVIDE DEVICES & METHODS TO PROTECT OTHER PORTIONS OF THE PROJECT FROM DAMAGE
 - C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING & PATCHING WORK
11. PERFORMANCE:
 - A. EXECUTE CUTTING & DEMO METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK & WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS
 - B. EXECUTE FITTING & ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISH INSTALLATION TO COMPLY W SPECIFIED PRODUCT, FUNCTION, TOLERANCE & FINISHES
 - C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETE WORK IN ACCORD W REQUIREMENTS THROUGH SURFACES
 - D. FILL AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT & OTHER PENETRATIONS THROUGH SURFACES
 - E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISH.
 - a. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION
 - b. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT

A. REQUIREMENTS INCLUDED:

1. COORDINATE WORK OF TRADES & SCHEDULE ELEMENTS OF ALTERATIONS & RENOVATION WORK BY PROCEDURES & METHODS TO EXPEDITE COMPLETION OF WORK
2. CUT, MOVE, OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS & NEW WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
 - a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS
 - b. REMOVAL OF ABANDONED ITEMS & ITEMS SERVING NO USEFUL PURPOSES SUCH AS ABANDONED PIPING, CONDUIT & WIRING
 - c. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT & DEBRIS INCLUDING ROTTED WOOD, RUSTED MTL & DETERIORATED CONC.
3. ALTERATIONS & CONNECTIONS OF NEW CONSTRUCTION TO EXIST CONSTRUCTION OCCURS AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL & SEPARATE DUST FROM EXIST AREA & EQUIP

EXISTING CONC BLOCK WALL TO REMAIN AS IS.
GC TO FIELD VERIFY

EXISTING CONC BLOCK WALL TO BE DEMOLISHED.
GC TO FIELD VERIFY EXACT LOCATIONS & MATCH
W/ PERMIT DRAWINGS.

EXISTING INTERIOR PARTITION TO REMAIN AS IS.
GC TO FIELD VERIFY

EXISTING INTERIOR WALL/PARTITION TO BE
DEMOLISHED. GC TO FIELD VERIFY EXACT
LOCATIONS & MATCH W/ PERMIT DRAWINGS.

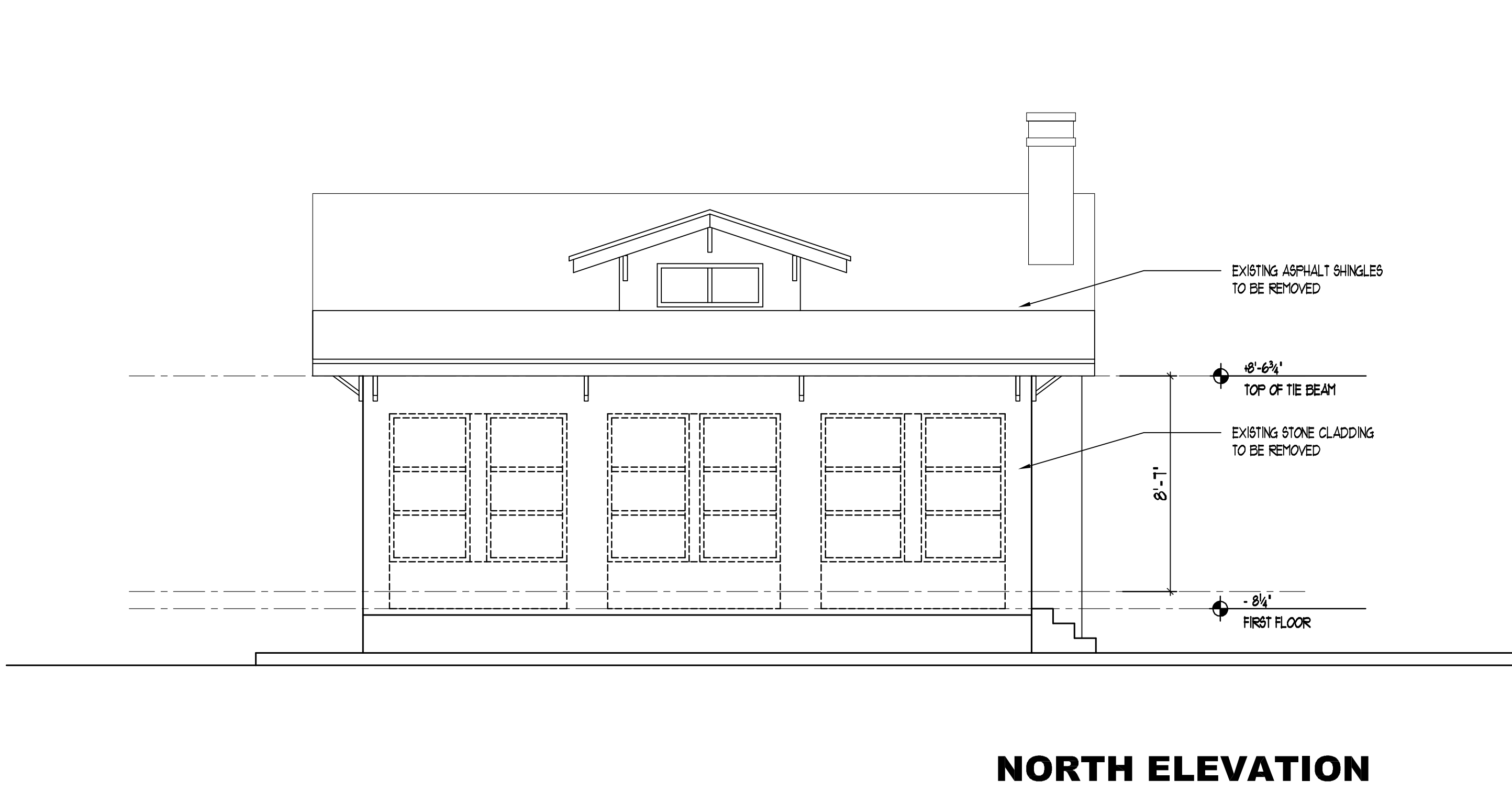
EXISTING WINDOW TO BE DEMOLISHED. GC TO
FIELD VERIFY EXACT LOCATIONS & MATCH W/
PERMIT DRAWINGS.

EXISTING DOOR TO BE DEMOLISHED. GC TO
FIELD VERIFY EXACT LOCATIONS & MATCH W/
PERMIT DRAWINGS.

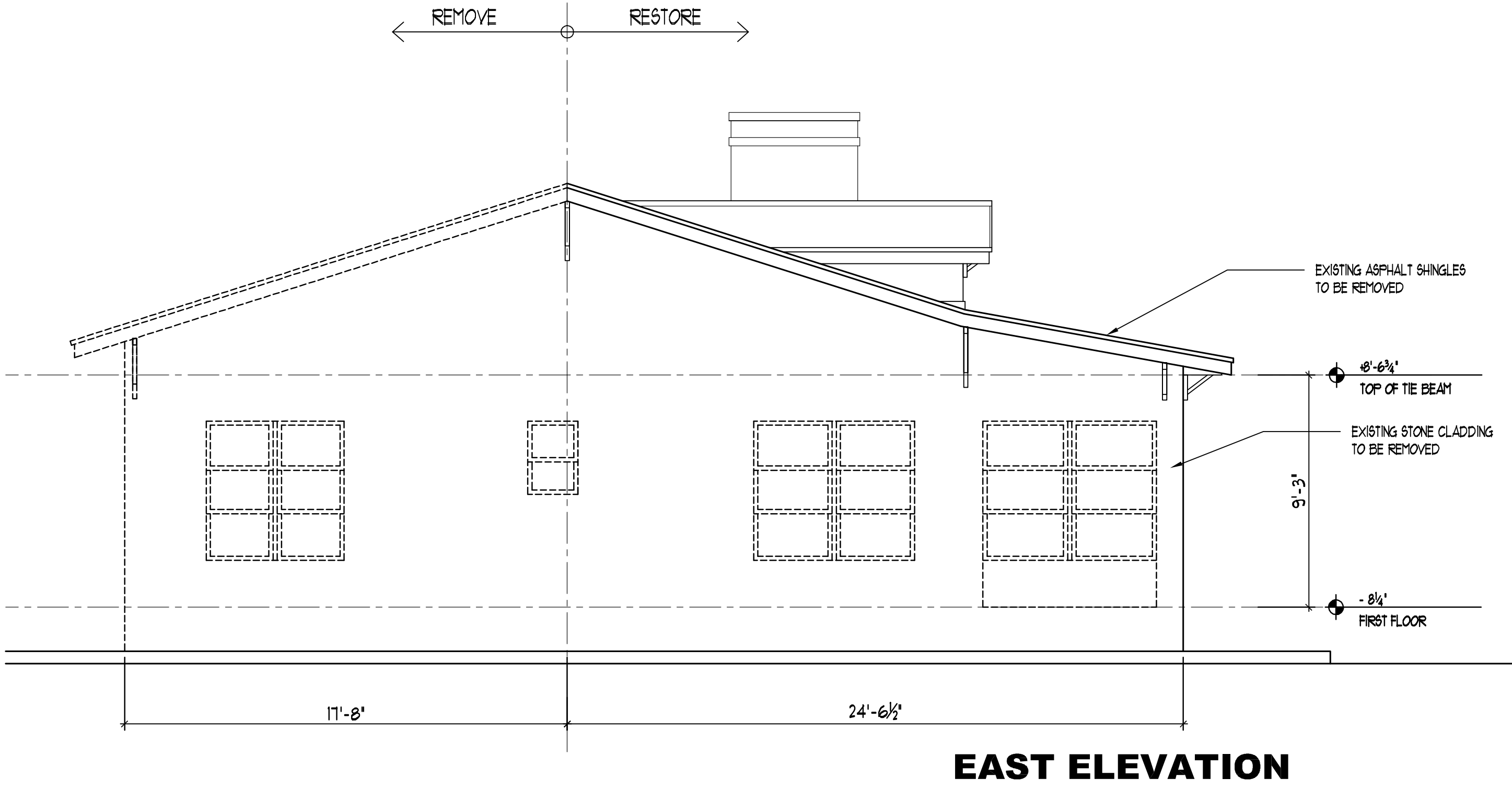


SCALE: 1/4" = 1'-0"

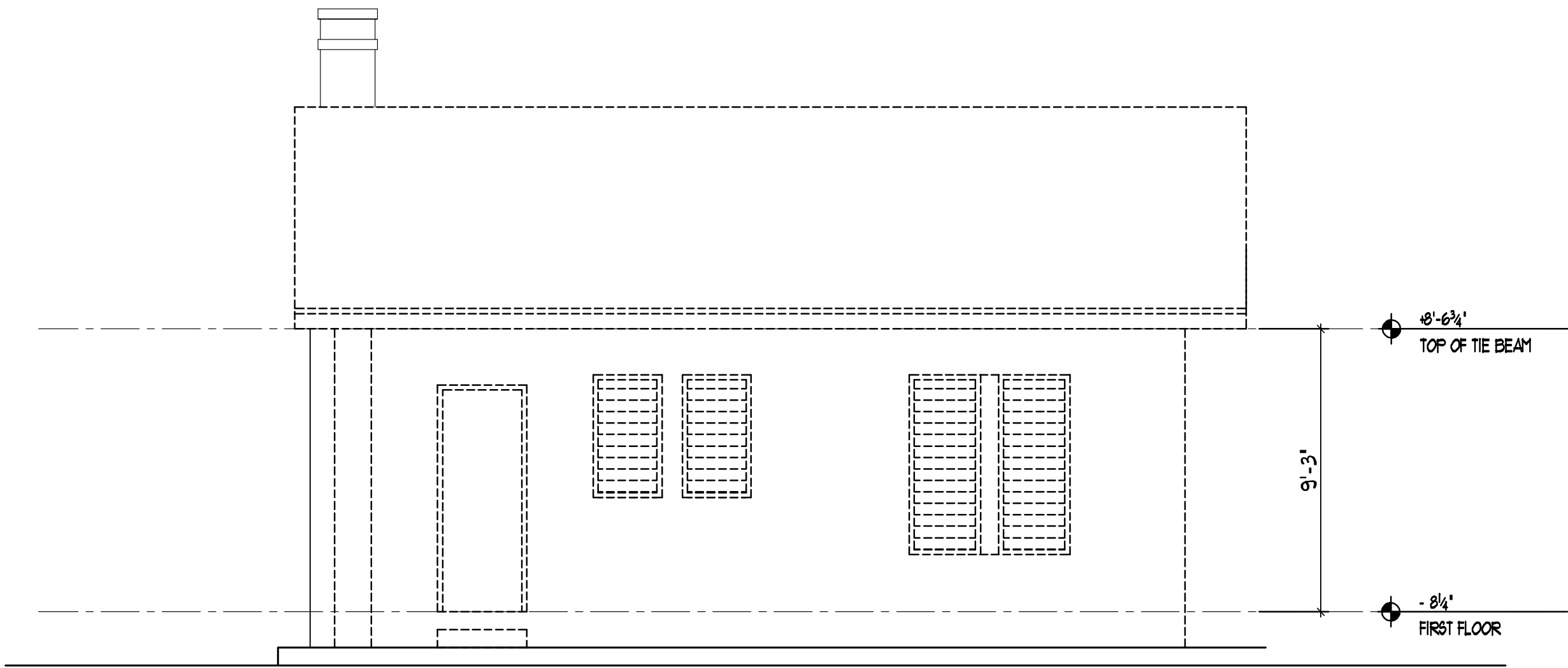
2 DEMOLITION NOTES AND LEGEND



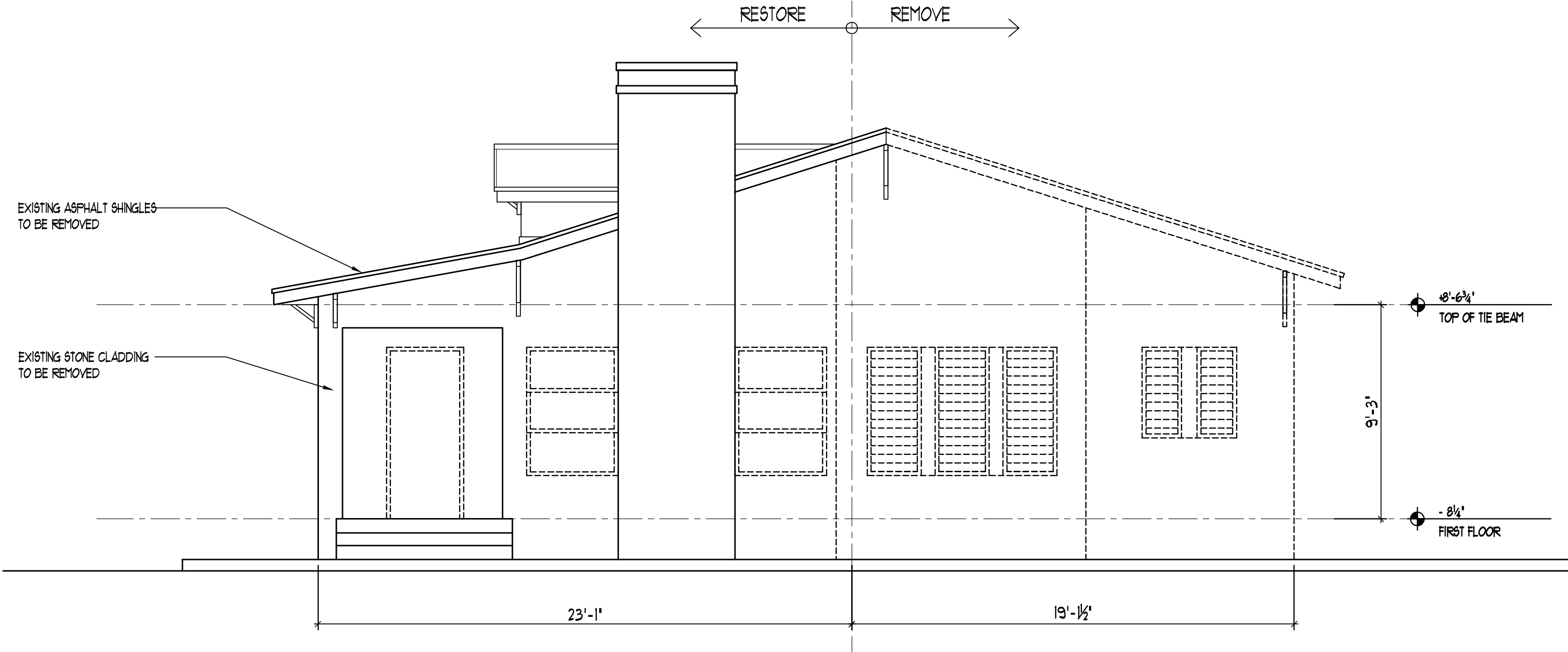
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1 DEMOLITION ELEVATIONS

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



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PROJECT TITLE

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ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

SHEET TITLE

DEMOLITION ELEVATIONS

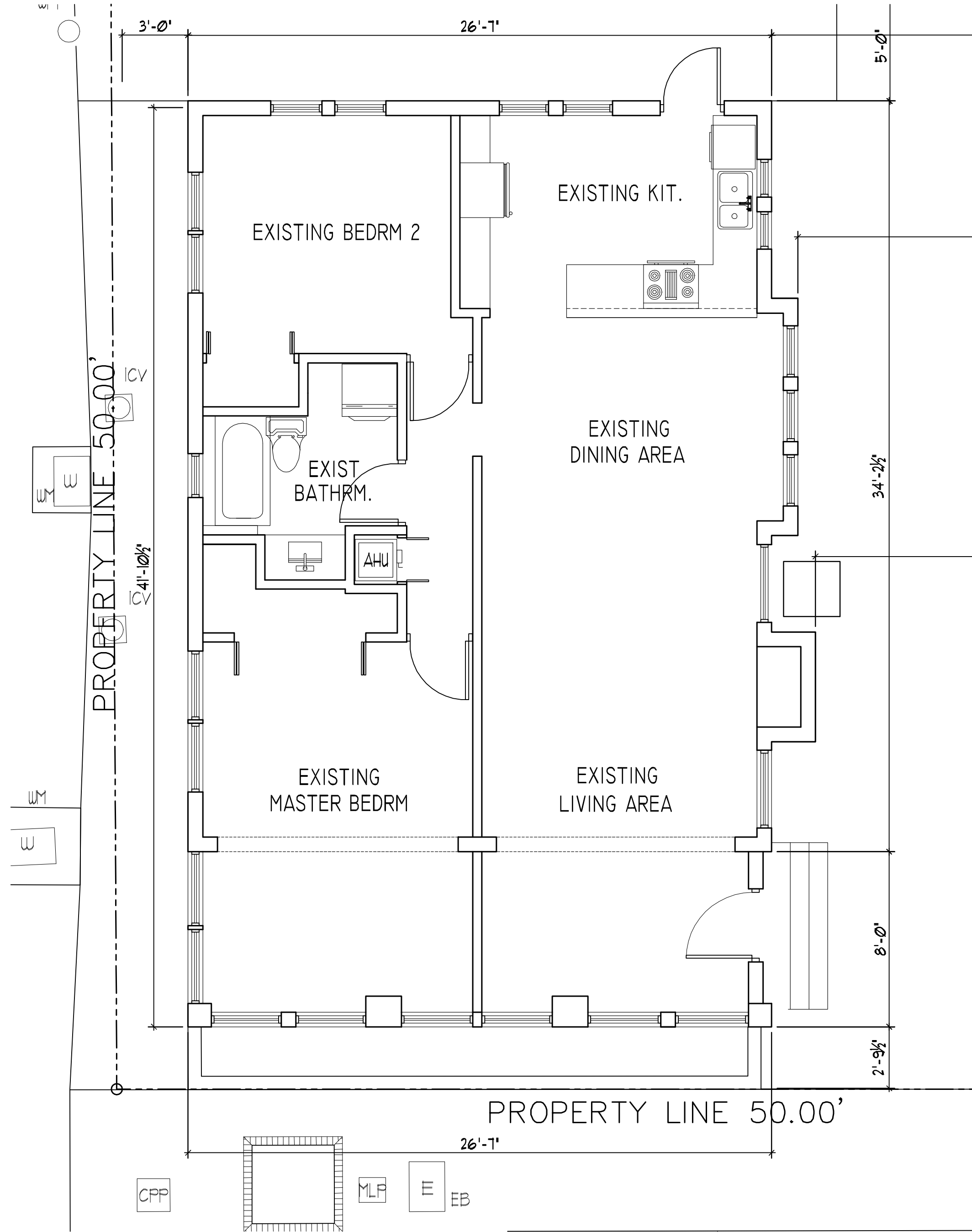
REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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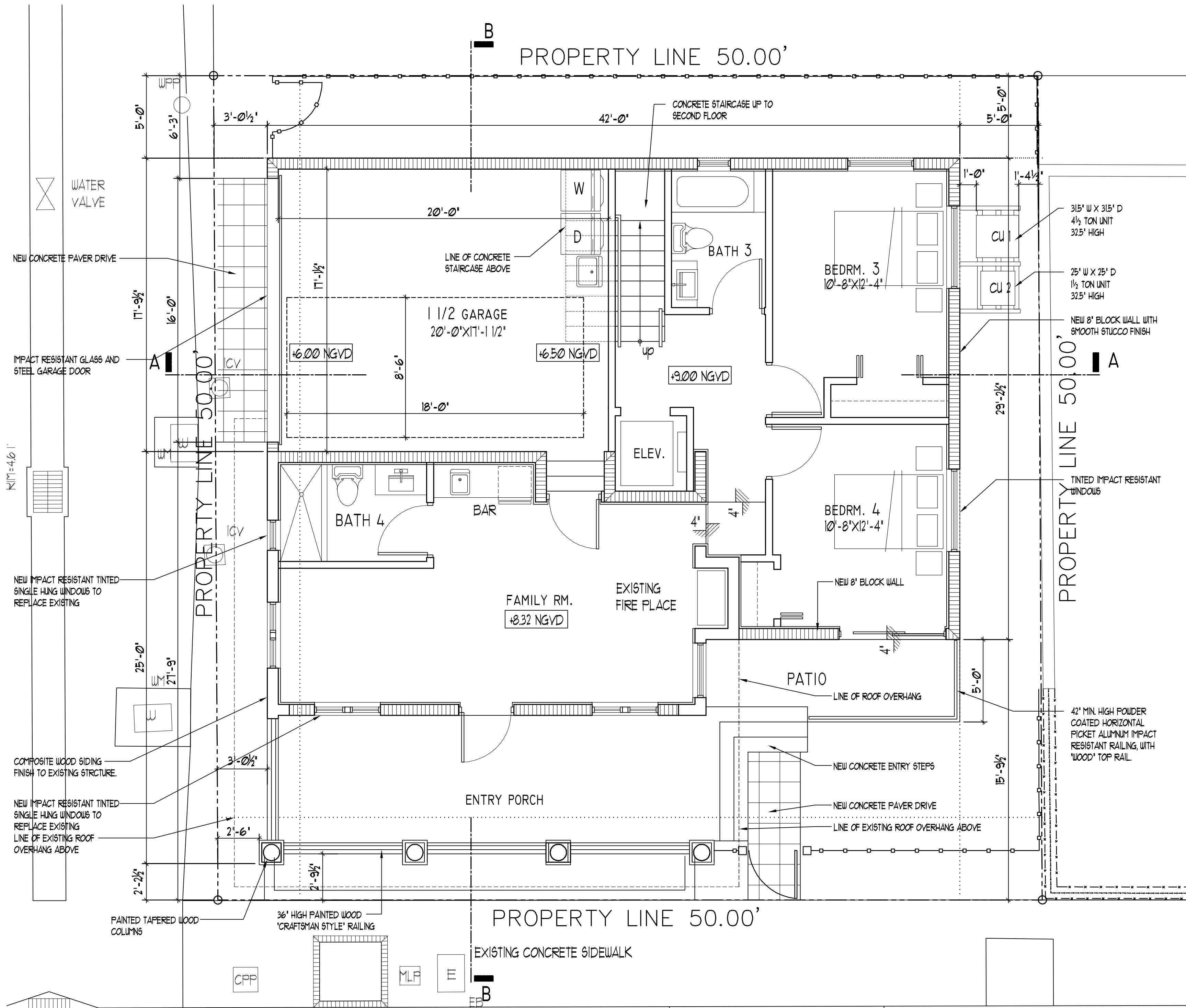
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DATE: 9-17-17
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SHEET

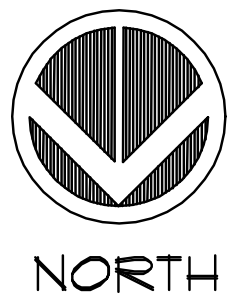
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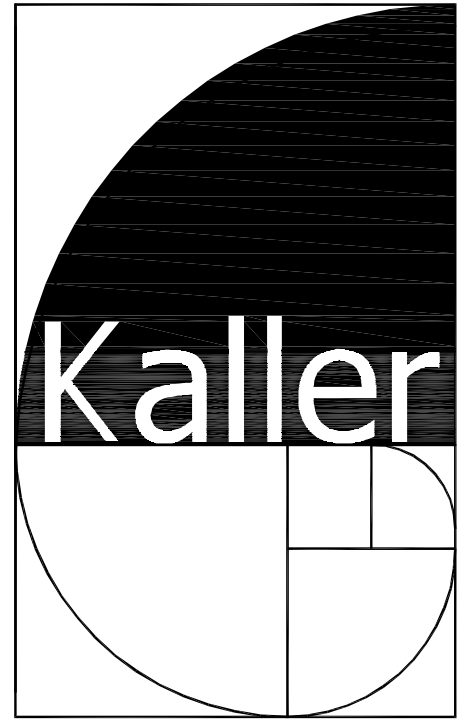
EXISTING



PROPOSED



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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MIAMI BEACH FL 33139

SHEET TITLE
FLOOR PLAN
HPB

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

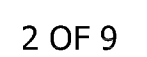
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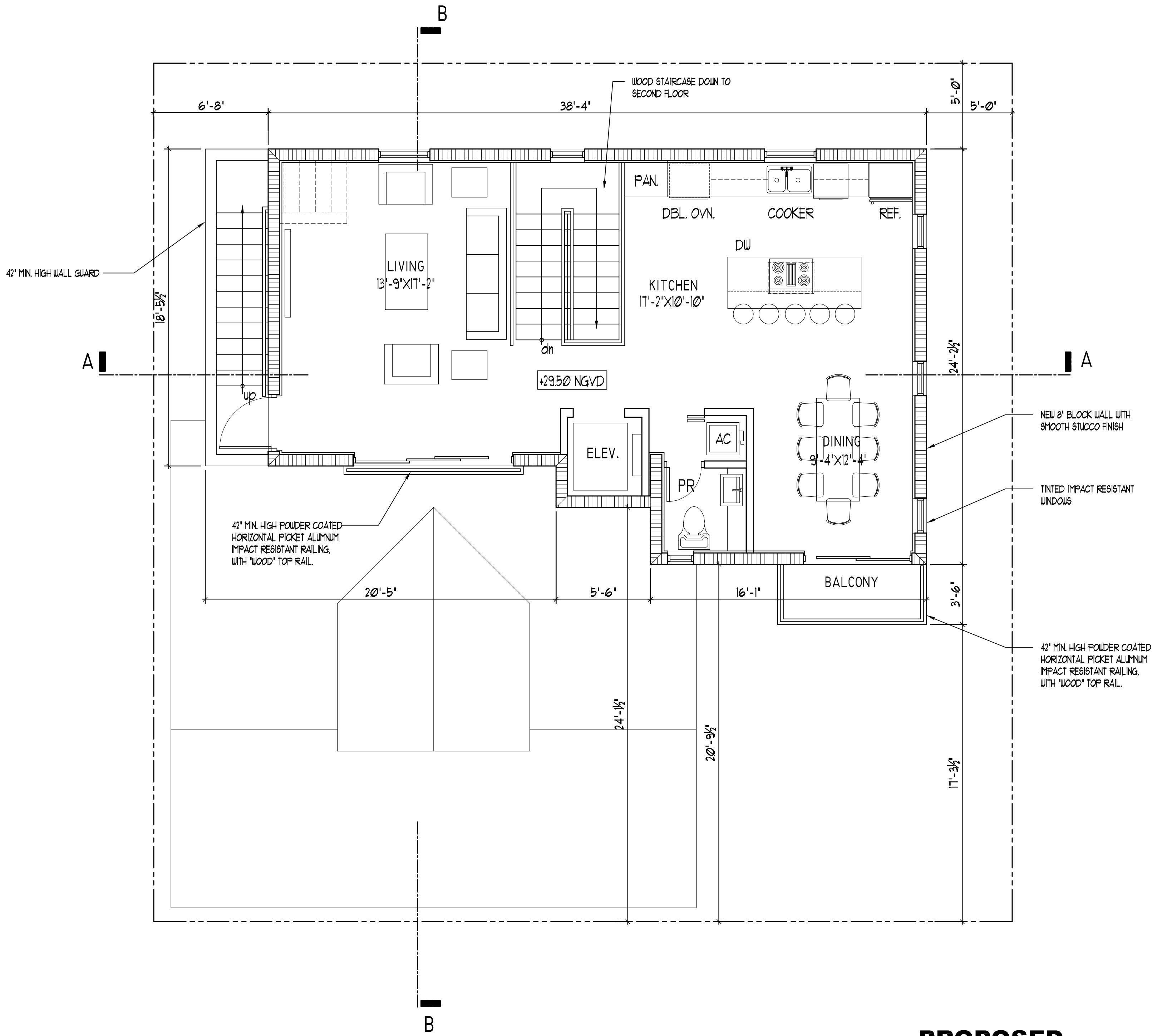
SHEET

A-1



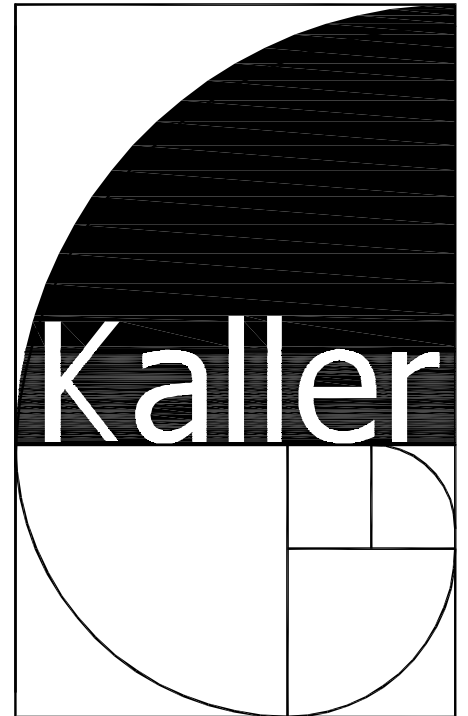
SCALE: 1/4" = 1'-0"





PROPOSED

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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SHEET TITLE

FLOOR PLAN
HPB

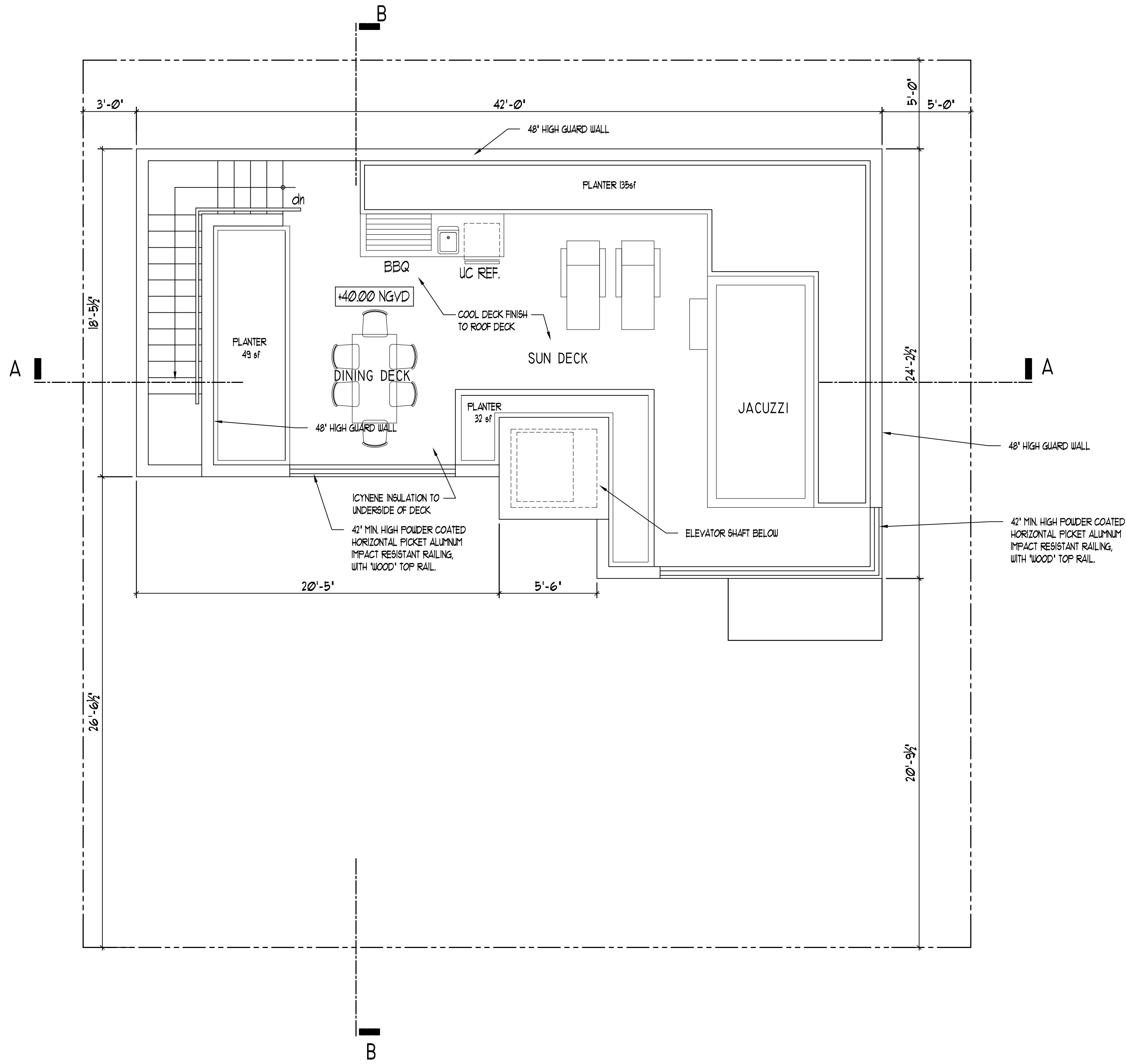
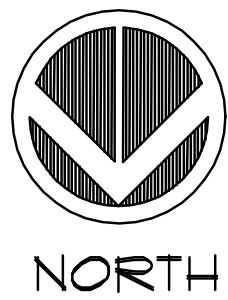
REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

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SHEET

A-3



PROPOSED

1 ROOF PLAN

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



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MIAMI BEACH FL 33139

SHEET TITLE

ROOF PLAN
HPB

REVISIONS

No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
2		

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SHEET

A-4



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MIAMI BEACH FL 33139

SHEET TITLE
ELEVATIONS
HPB

REVISIONS		
No.	DATE	DESCRIPTION
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2		

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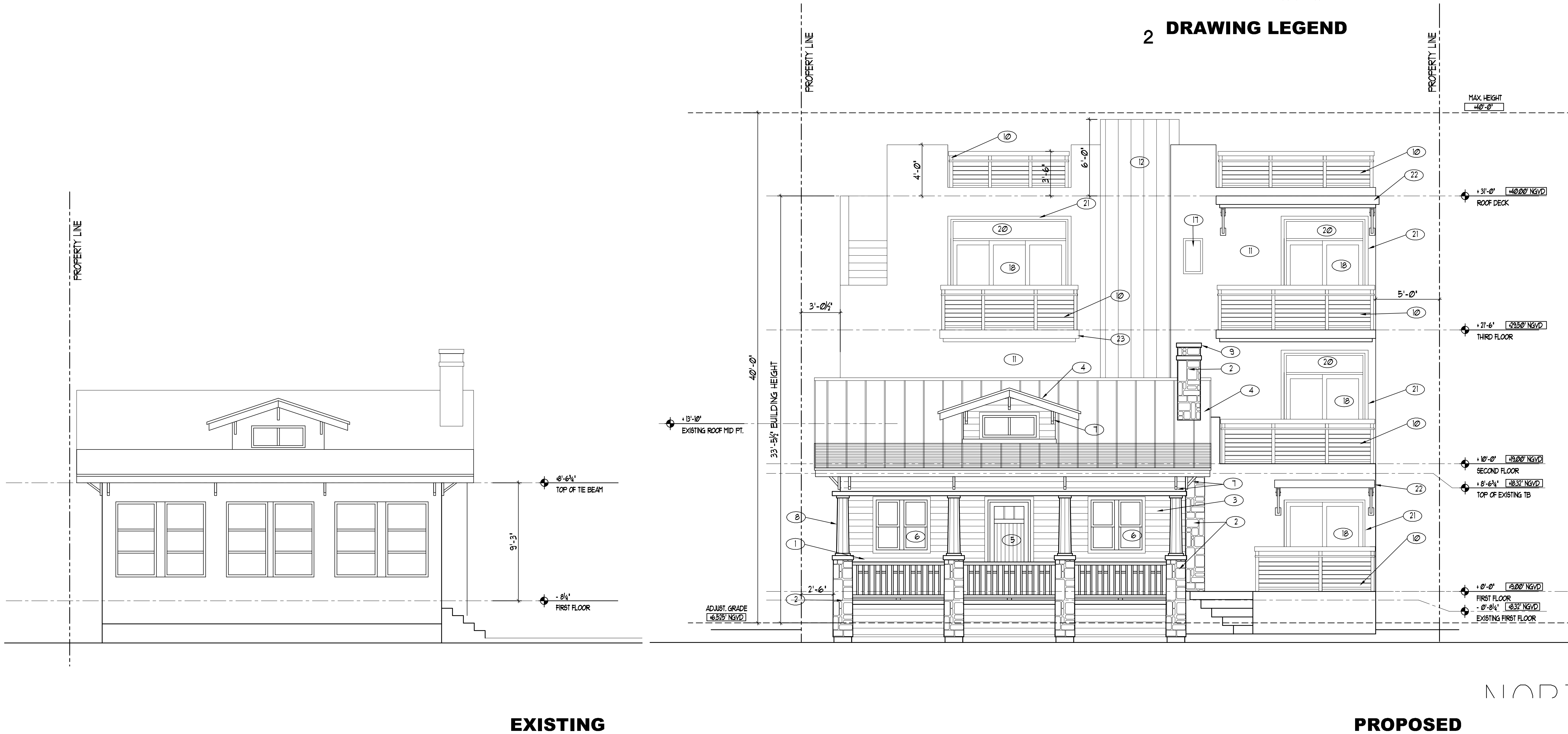
SHEET

A-5

5 OF 9

- FINISHES TO EXISTING
- 36" MIN. HIGH PAINTED WOOD RAILING.
 - STACKED STONE VENEER
 - 6" WIDE COMPOSITE WOOD HORIZONTAL SIDING
 - STANDING SEAM GALVANIZED METAL ROOFING
 - IMPACT RESISTANT PAINTED GLASS AND WOOD 'CRAFTSMAN' STYLE DOOR
 - IMPACT RESISTANT TINTED SINGLE HUNG WINDOWS
 - PAINTED DECORATIVE WOOD BRACKETS
 - PAINTED DECORATIVE WOOD COLUMNS
 - STONE CAP
- FINISH TO ADDITION
- 42" MIN. HIG. POWDER COATED HORIZONTAL PICKET ALUMINUM IMPACT RESISTANT RAILING, WITH 'WOOD' TOP RAIL.
 - SMOOTH STUCCO WALL FINISH
 - 8" WIDE COMPOSITE WOOD VERTICAL CLADDING
 - IMPACT RESISTANT POWDER COATED GLASS AND STEEL GARAGE DOOR
 - IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
 - NOT USED
 - IMPACT RESISTANT TINTED HORIZ. SLIDING WINDOWS
 - IMPACT RESISTANT FIXED WINDOWS
 - IMPACT RESISTANT TINTED SLIDING GLASS DOOR
 - NOT USED
 - IMPACT RESISTANT TINTED FIXED TRANSOME
 - COMPOSITE WOOD TRIM AT OPENINGS
 - POWDER COATED GALVANIZED METAL CANOPY WITH BRACKETS
 - CONCRETE MOLDING

2 DRAWING LEGEND

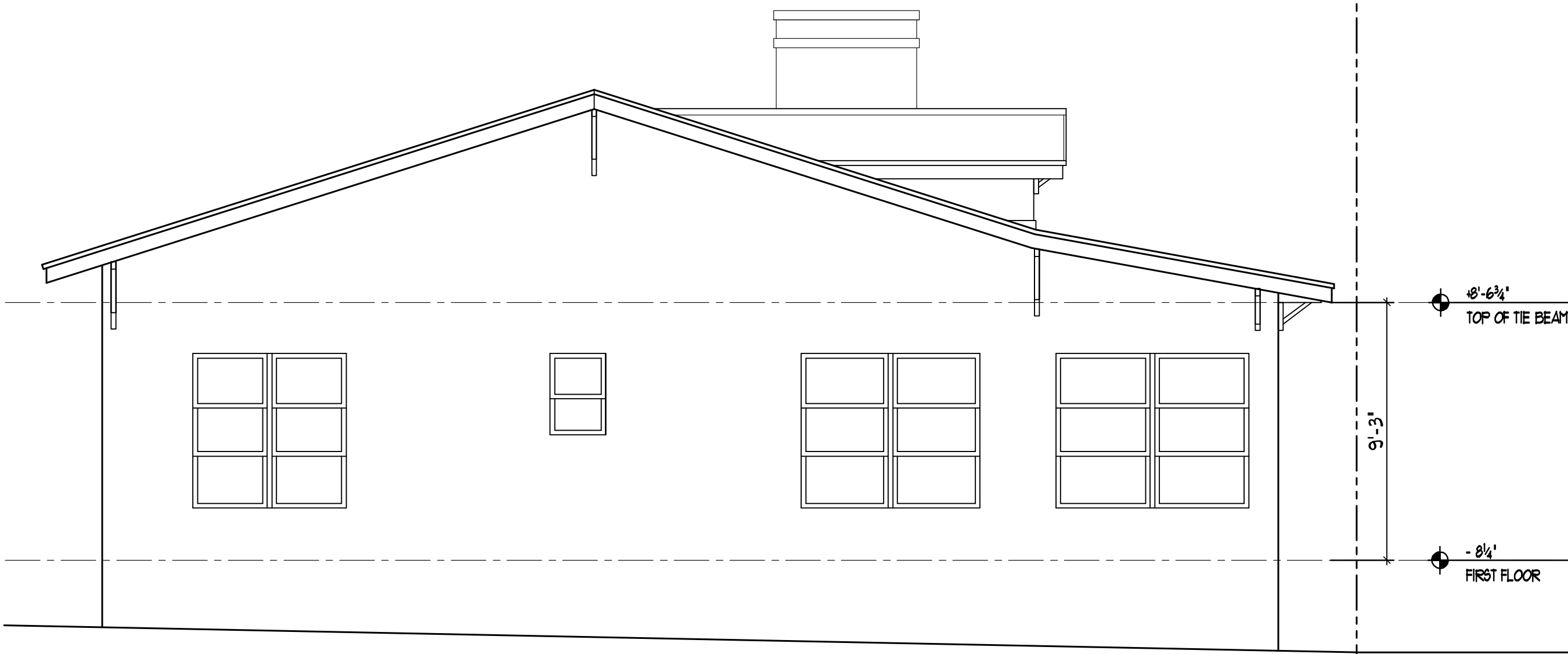


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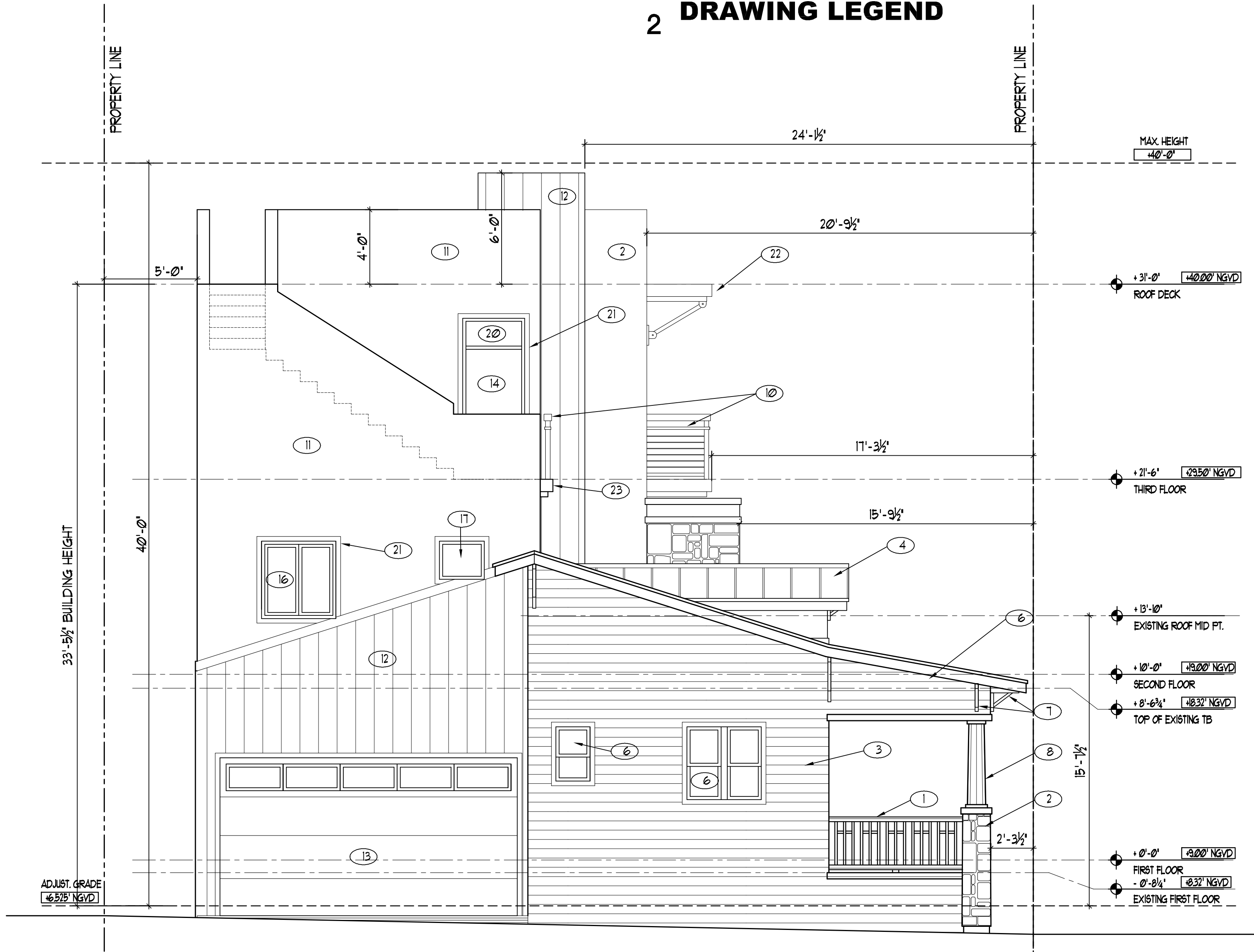
PROPOSED

1 NORTH ELEVATION

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



EXISTING



PROPOSED

- FINISHES TO EXISTING
1.

36" MIN. HIGH PAINTED WOOD RAILING.
2.

STACKED STONE VENEER
3.

6" WIDE COMPOSITE WOOD HORIZONTAL SIDING
4.

STANDING SEAM GALVANIZED METAL ROOFING
5.

IMPACT RESISTANT PAINTED GLASS AND WOOD 'CRAFTSMAN' STYLE DOOR
6.

IMPACT RESISTANT TINTED SINGLE HUNG WINDOWS
7.

PAINTED DECORATIVE WOOD BRACKETS
8.

PAINTED DECYORATIVE WOOD COLUMNS
9.

STONE CAP
- FINISH TO ADDITION
10.

42" MIN. HIG POWDER COATED HORIZONTAL PICKET ALUMNUM IMPACT RESISTANT RAILING, WITH 'WOOD' TOP RAIL.
11.

SMOOTH STUCCO WALL FINISH
12.

8" WIDE COMPOSITE WOOD VERTICAL CLADDING
13.

IMPACT RESISTANT POWDER COATED GLASS AND STEEL GARAGE DOOR
14.

IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
15.

NOT USED
16.

IMPACT RESISTANT TINTED HORIZ. SLIDING WINDOWS
17.

IMPACT RESISTANT FIXED WINDOWS
18.

IMPACT RESISTANT TINTED SLIDING GLASS DOOR
19.

NOT USED
20.

IMPACT RESISTANT TINTED FIXED TRANSOME
21.

COMPOSITE WOOD TRIM AT OPENINGS.
22.

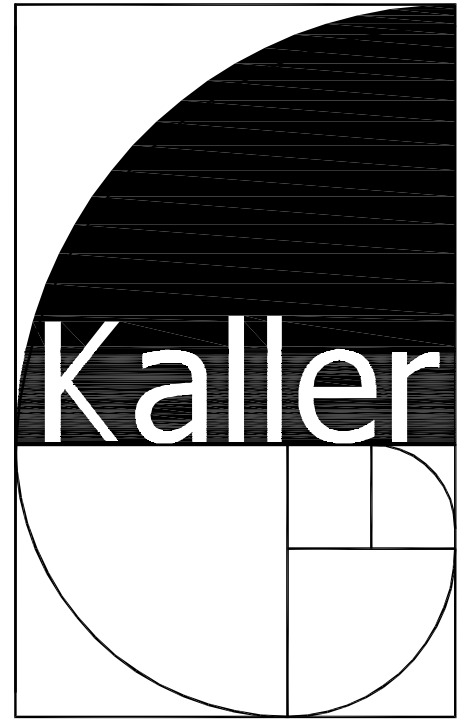
POWDER COATED GALVANIZED METAL CANOPY WITH BRACKETS
23.

CONCRETE MOLDING

2 DRAWING LEGEND

1 EAST ELEVATION

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



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PROJECT TITLE

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ADD. TO EXIST. RESIDENCE
828 4TH STREET
MIAMI BEACH FL 33139

SHEET TITLE

ELEVATIONS
HPB

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-18	FINAL SUBMITTAL
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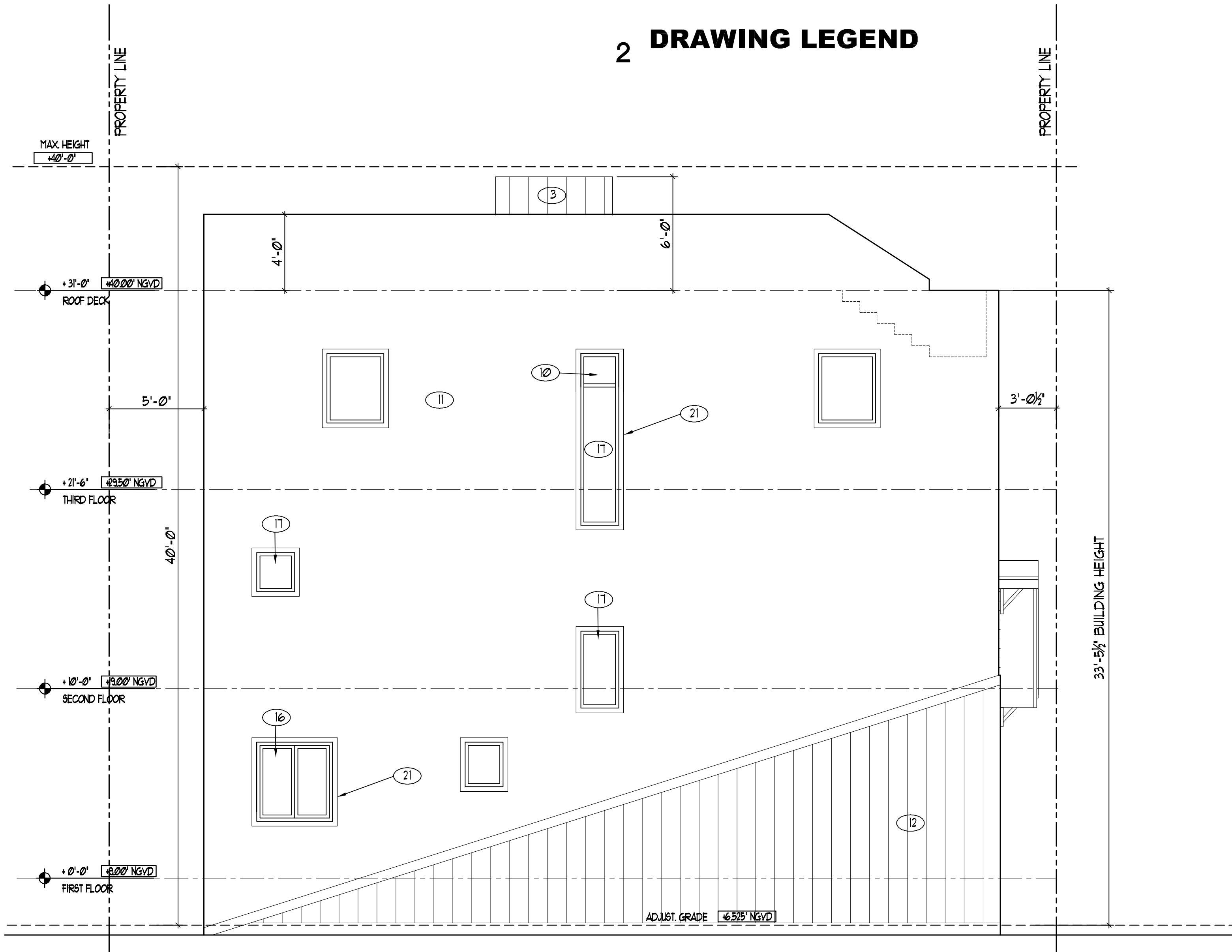
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SHEET

A-6



EXISTING



PROPOSED

- FINISHES TO EXISTING
- 1

36" MIN. HIGH PAINTED WOOD RAILING.
- 2

STACKED STONE VENEER
- 3

6" WIDE COMPOSITE WOOD HORIZONTAL SIDING
- 4

STANDING SEAM GALVANIZED METAL ROOFING
- 5

IMPACT RESISTANT PAINTED GLASS AND WOOD "CRAFTSMAN" STYLE DOOR
- 6

IMPACT RESISTANT TINTED SINGLE HUNG WINDOWS
- 7

PAINTED DECORATIVE WOOD BRACKETS
- 8

PAINTED DECORATIVE WOOD COLUMNS
- 9

STONE CAP
- FINISH TO ADDITION
- 10

42" MIN. HIG POWDER COATED HORIZONTAL PICKET ALUMINUM IMPACT RESISTANT RAILING, WITH "WOOD" TOP RAIL.
- 11

SMOOTH STUCCO WALL FINISH
- 12

8" WIDE COMPOSITE WOOD VERTICAL CLADDING
- 13

IMPACT RESISTANT POWDER COATED GLASS AND STEEL GARAGE DOOR
- 14

IMPACT RESISTANT PAINTED HOLLOW METAL DOOR
- 15

NOT USED
- 16

IMPACT RESISTANT TINTED HORIZ. SLIDING WINDOWS
- 17

IMPACT RESISTANT FIXED WINDOWS
- 18

IMPACT RESISTANT TINTED SLIDING GLASS DOOR
- 19

NOT USED
- 20

IMPACT RESISTANT TINTED FIXED TRANSOME
- 21

COMPOSITE WOOD TRIM AT OPENINGS
- 22

POWDER COATED GALVANIZED METAL CANOPY WITH BRACKETS
- 23

CONCRETE MOLDING

2 DRAWING LEGEND



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SHEET TITLE
ELEVATIONS
HPB

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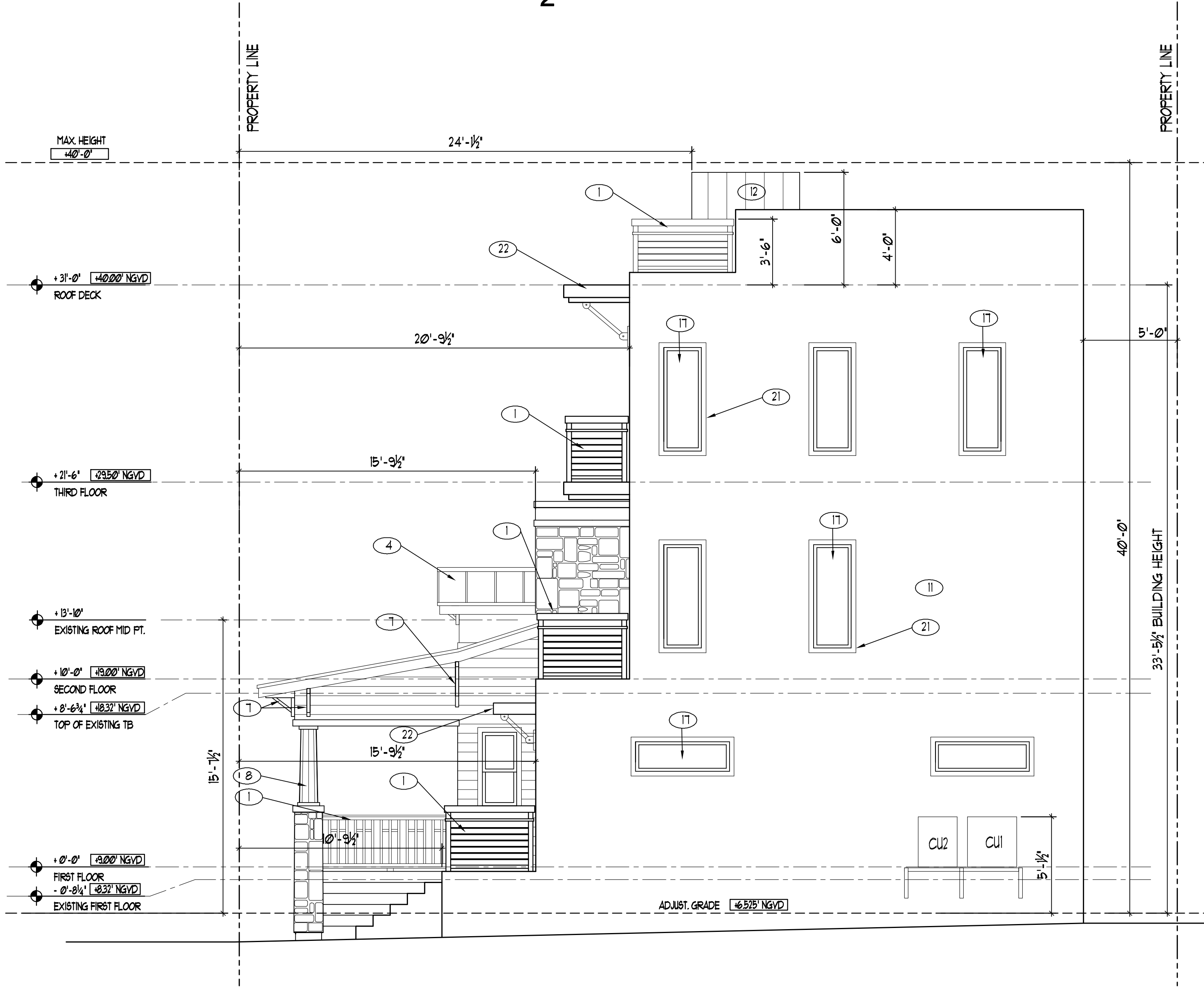
A-7

1 SOUTH ELEVATION

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



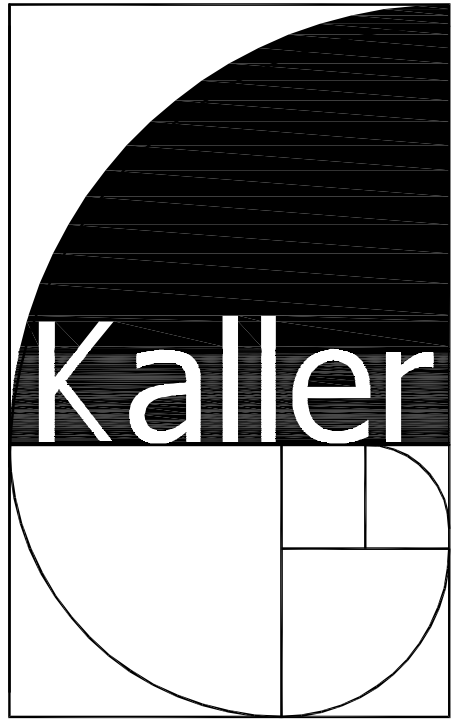
EXISTING



PROPOSED

- FINISHES TO EXISTING
- 36" MIN. HIGH PAINTED WOOD RAILING.
 - STACKED STONE VENEER
 - 6" WIDE COMPOSITE WOOD HORIZONTAL SIDING
 - STANDING SEAM GALVANIZED METAL ROOFING
 - IMPACT RESISTANT PAINTED GLASS AND WOOD "CRAFTSMAN" STYLE DOOR
 - IMPACT RESISTANT TINTED SINGLE HUNG WINDOWS
 - PAINTED DECORATIVE WOOD BRACKETS
 - PAINTED DECORATIVE WOOD COLUMNS
 - STONE CAP
- FINISH TO ADDITION
- 42" MIN. HIG POWDER COATED HORIZONTAL PICKET ALUMINUM IMPACT RESISTANT RAILING, WITH "WOOD" TOP RAIL.
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 - NOT USED
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 - IMPACT RESISTANT FIXED WINDOWS
 - IMPACT RESISTANT TINTED SLIDING GLASS DOOR
 - NOT USED
 - IMPACT RESISTANT TINTED FIXED TRANSOME
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 - POWDER COATED GALVANIZED METAL CANOPY WITH BRACKETS
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2 DRAWING LEGEND



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SHEET TITLE
ELEVATIONS
HPB

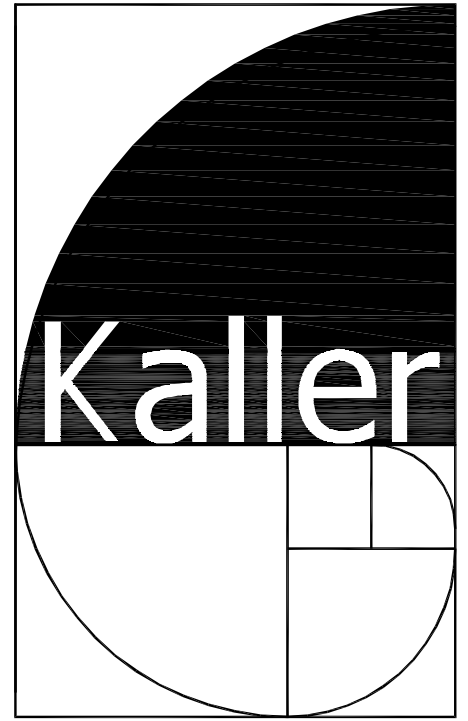
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No.	DATE	DESCRIPTION
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2		

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SHEET

A-8



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SHEET TITLE
SECTIONS
HPB

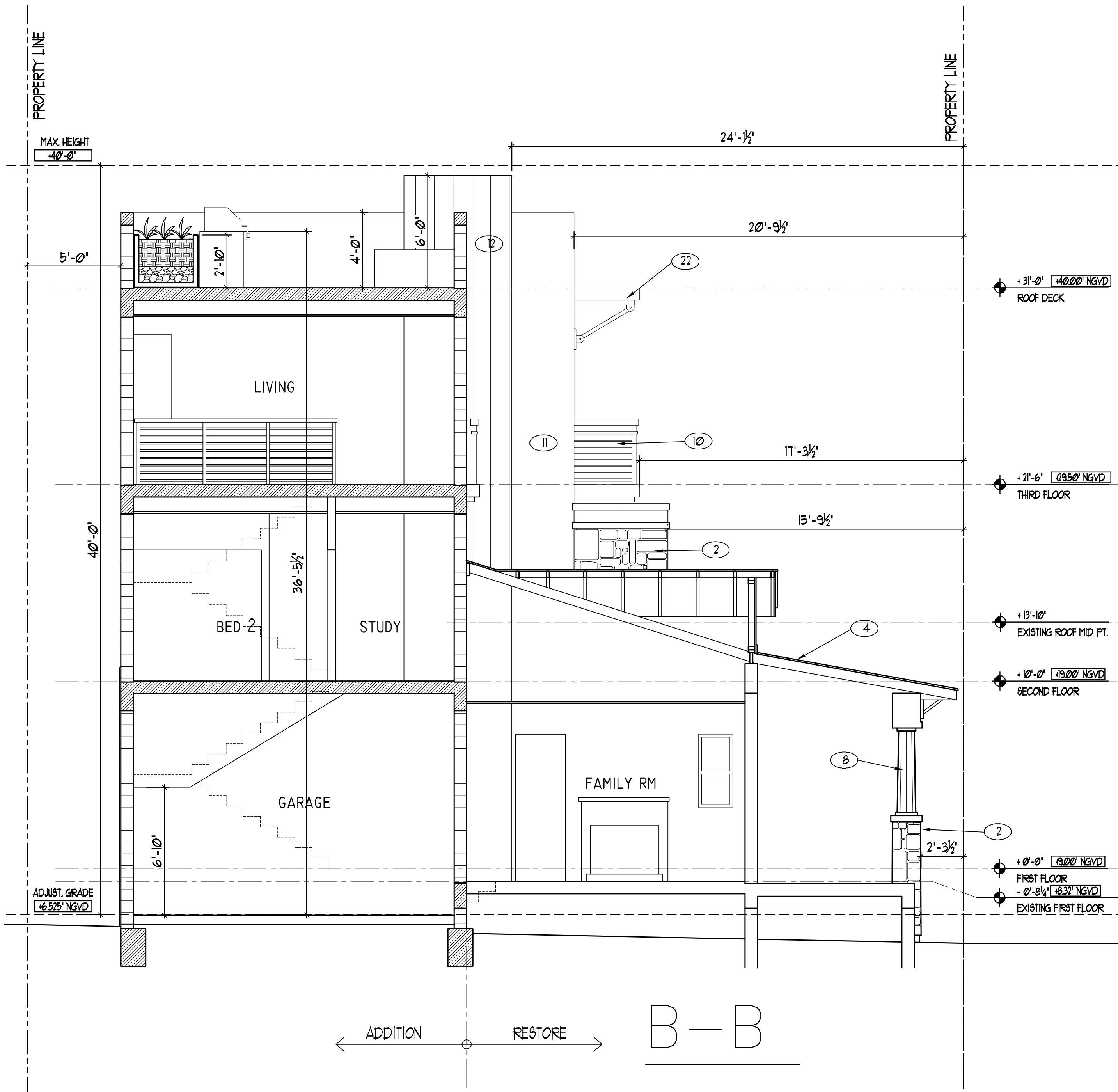
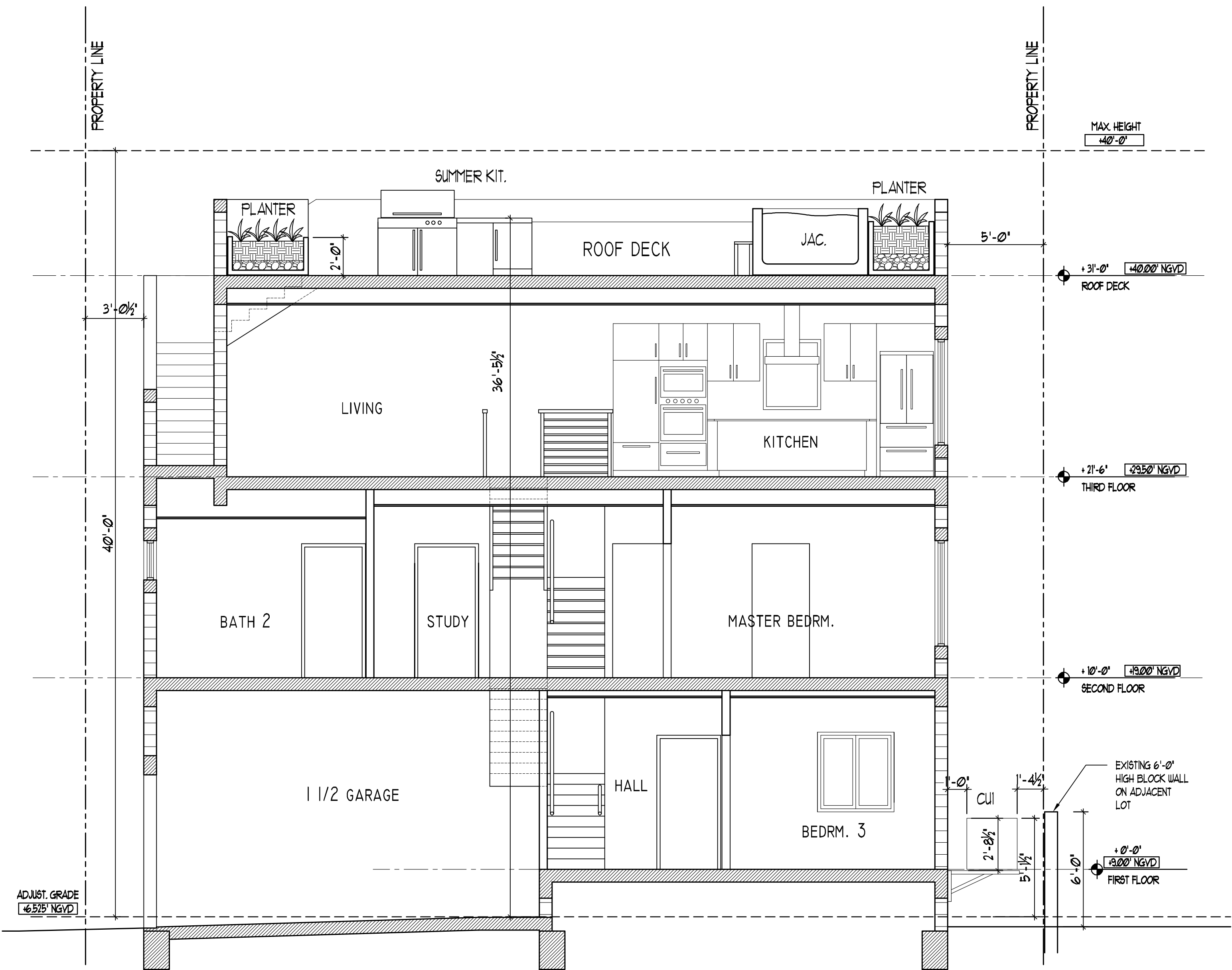
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SHEET

A-9

9 OF 9



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