

HPB FINAL SUBMITTAL
02-02-2018

CASE N.HPB18-0186

ARCHITECTURAL PLANS AND EXHIBITS

EXISTING

* SEE ATTACHED DOCUMENT *DRAWING LIST* FOR A DETAILED LIST OF DRAWINGS INCLUDED IN THIS PDF

PROJECT: **M002_7845 ATLANTIC WAY**
ADDRESS: 7845 Atlantic Way, Altos del Mar District, 33141, Miami Beach (FL)

CLIENT: Farid Suleman, Loxodonta Ventures LLC

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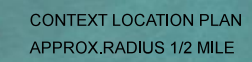
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PROPERTY ADDRESS
FOLIO No. 02-3202-004-0180
7845 ATLANTIC WAY
MIAMI BEACH, FL, 33141

CLOSE-UP LOCATION PLAN
APPROX. RADIUS 250 FT



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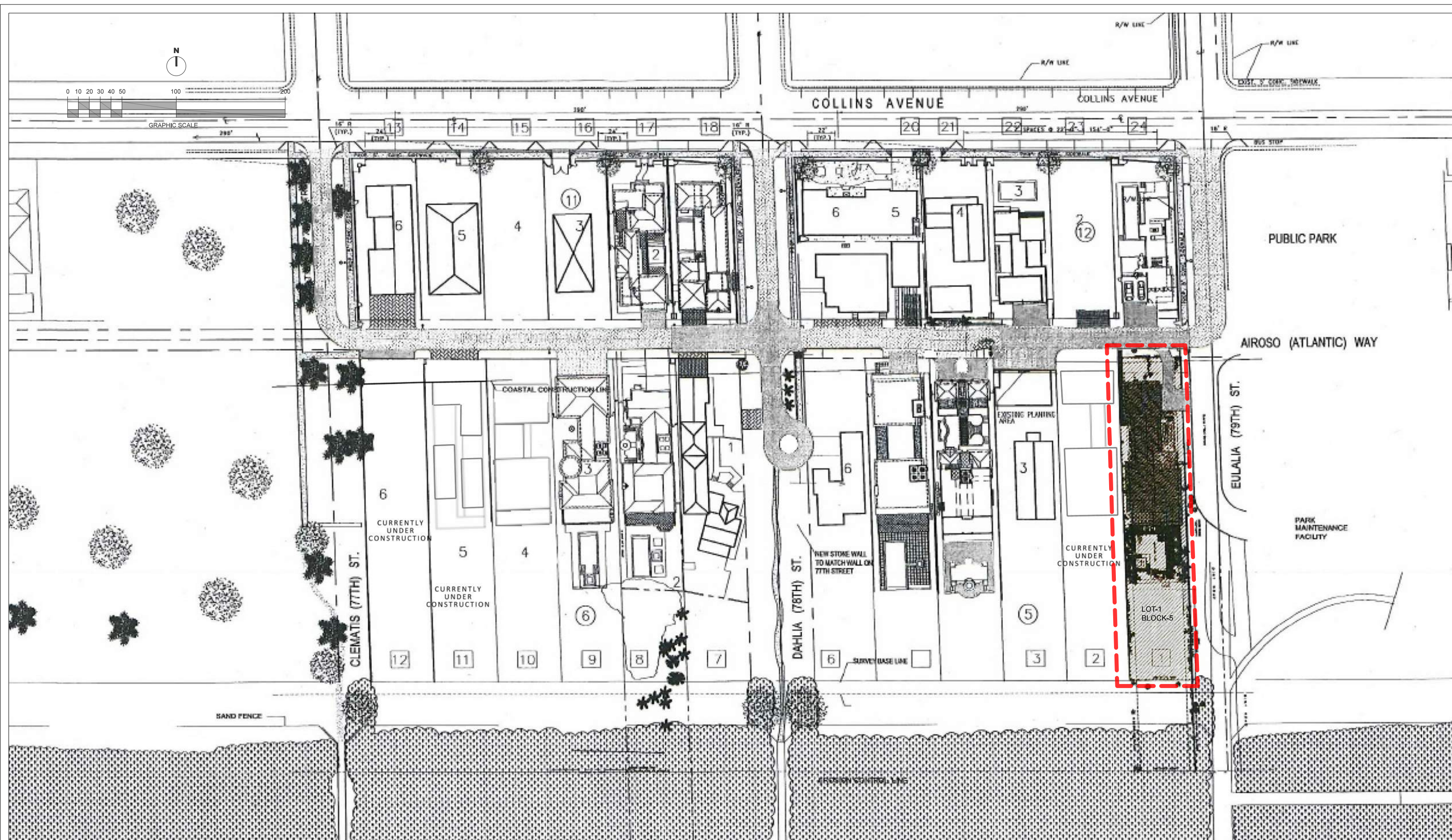
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Image n.1



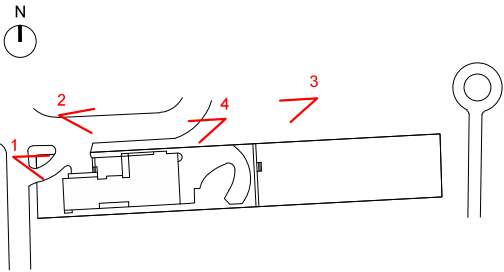
Image n.2



Image n.3



Image n.4



KEY PLAN (out of scale)

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Image n.5



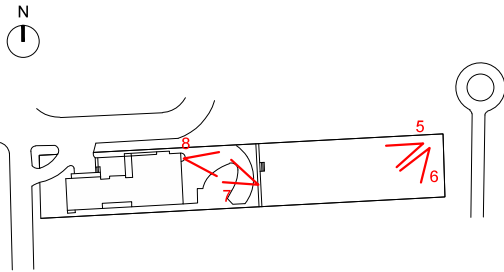
Image n.6



Image n.7



Image n.8



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Image n.9



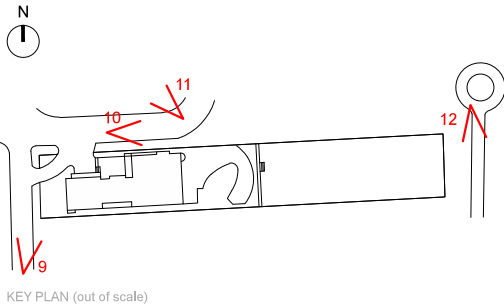
Image n.10



Image n.11



Image n.12



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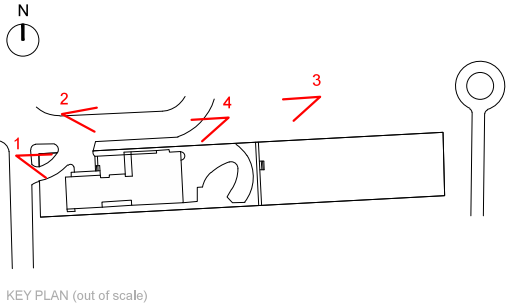
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Image n.13



Image n.14



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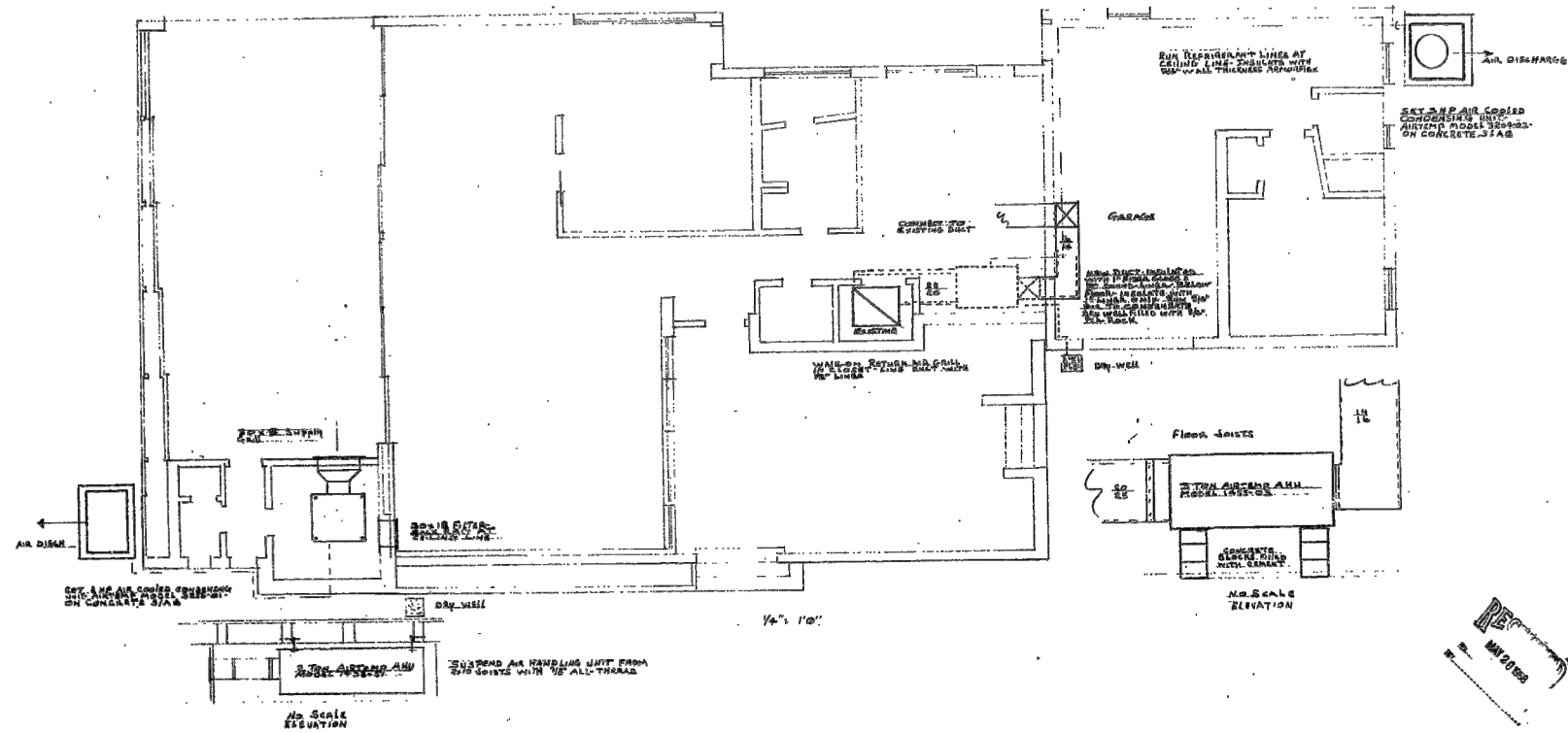
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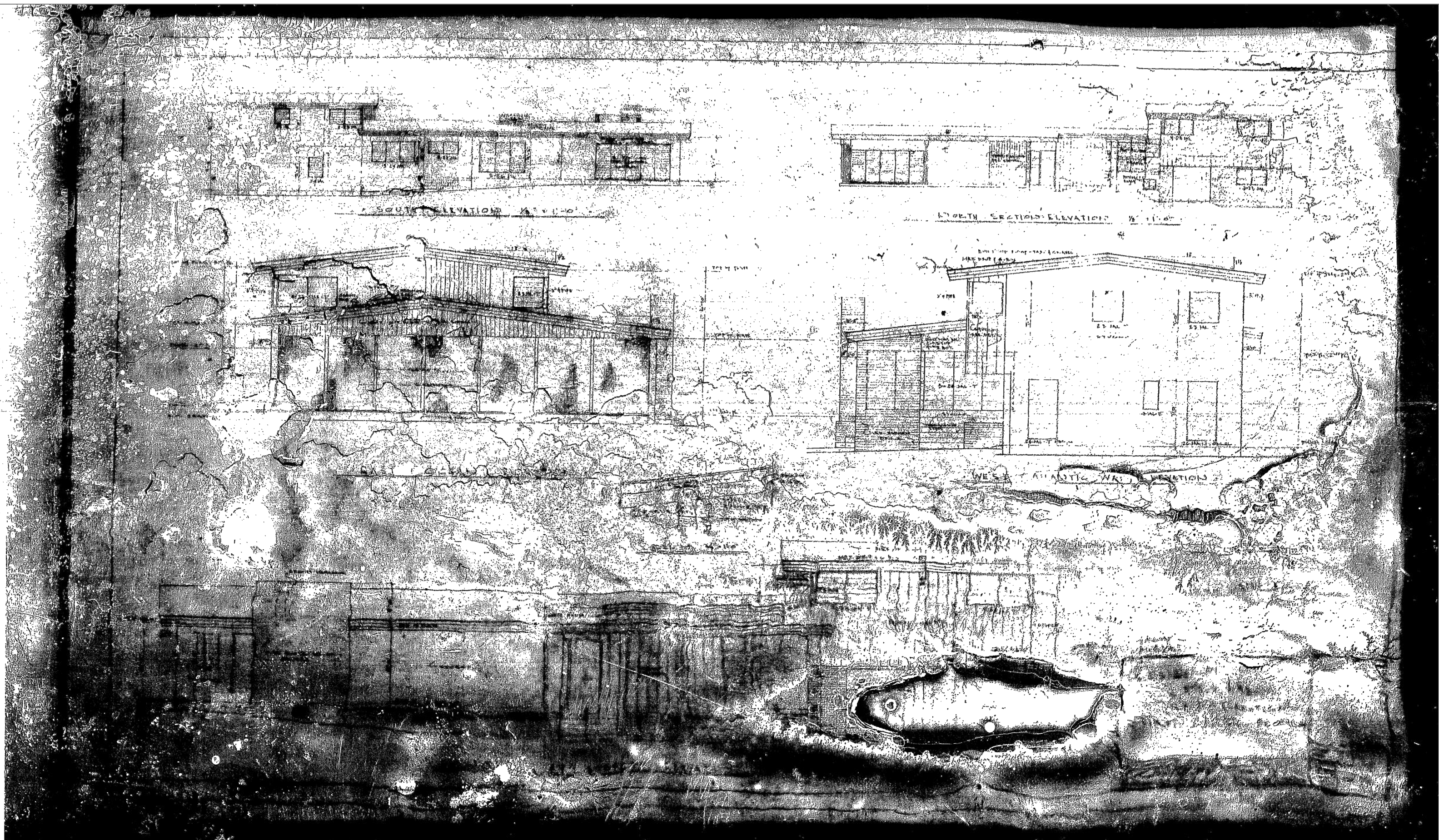
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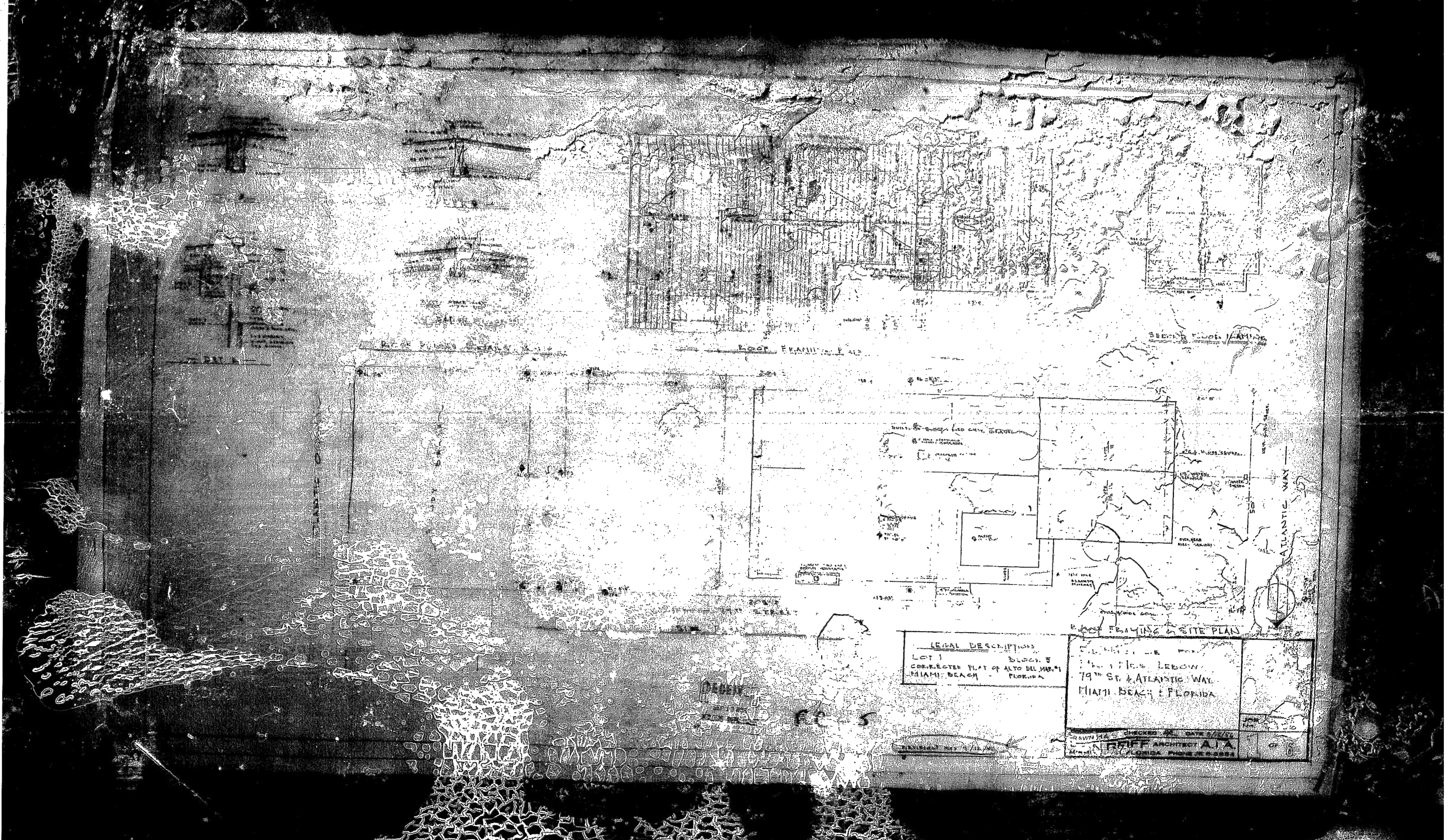
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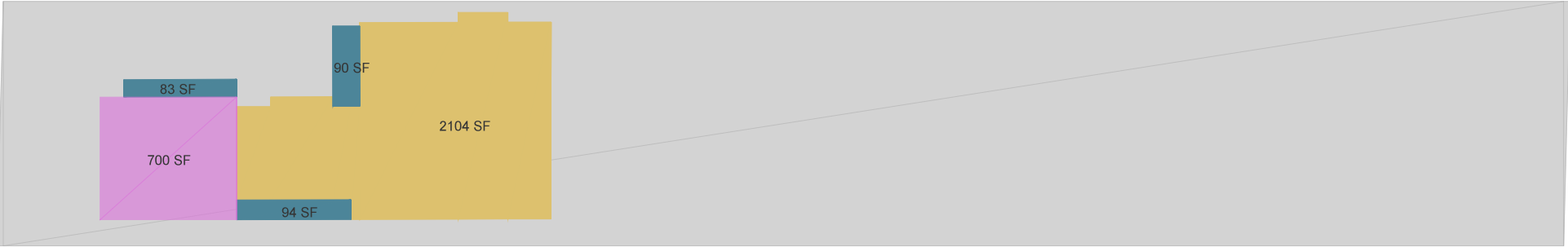
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GROUND FLOOR



FIRST FLOOR

EXISTING STRUCTURE - TO BE DEMOLISHED 7845 Atlantic Way		
LOT AREA		approx. 16,000 SF
HABITABLE MAJOR STRUCTURES		
MAXIMUM ALLOWED		4,700 SF
EXISTING		
1ST FLOOR (up to 25' height)		780 SF
2ND FLOOR (over 25' up to 37')		N/A
		780 SF
UNDERSTRUCTURE AND NON-HABITABLE MAJOR STRUCTURES		
MAXIMUM ALLOWED		1,700 SF
EXISTING		
UNDERSTRUCTURE		2,104 SF
GARAGE		700 SF
		2,804 SF
TOTAL AREA PROVIDED		3,851 SF

BUILDING HEIGHT		
MAXIMUM ALLOWED	25'	within 75' from Atlantic Way
EXISTING	37'	beyond 25' from Atlantic Way (conditions apply)
	approx.	20' up to ridge
SETBACK ATLANTIC WAY		
MAXIMUM ALLOWED	12'	up to 25' in building height
EXISTING	75'	for building height greater than 25'
	21'	4"
SETBACK OCEAN		
MAXIMUM ALLOWED	House:	≥ 140' from Bulkhead line 2nd Floor
		≥ 130' from Bulkhead line Ground and 1st F.
EXISTING	Pool:	80' from Bulkhead line
	House	206' 9"
	Pool:	144' 9"

AREA CALCULATION			
	HVAC	COVERED TERRACE	GARAGE
GROUND FLOOR	2,104	267	700
FIRST FLOOR	780		
TOTAL	2,884	267	700

*Surfaces provided for existing structure to be considered approximate
Area calculation has been done for comparison purpose with the proposed structure

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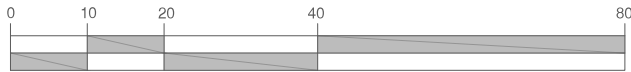
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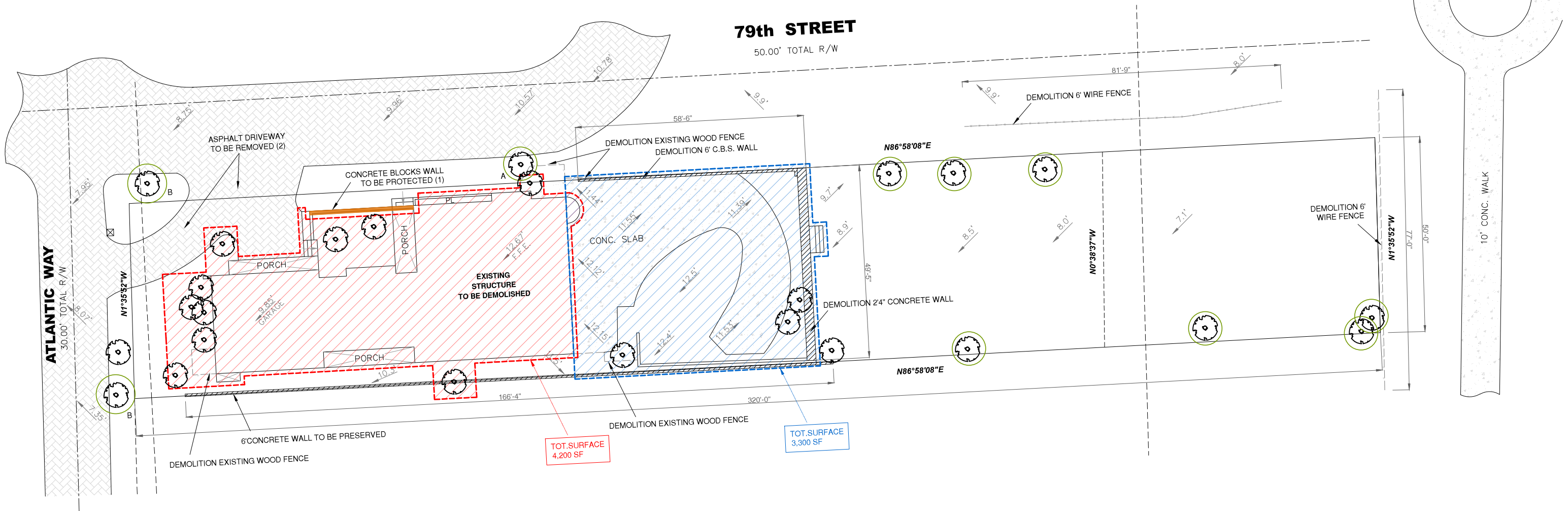
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GRAPHIC SCALE



--- DEMOLITION PHASE 1_ MAIN STRUCTURE AND ADJACENT TREES

--- DEMOLITION PHASE 2_ BACKYARD CONCRETE SLAB AND ADJACENT TREES

○ TREES TO BE PRESERVED IN PLACE AND PROTECTED DURING DEMOLITION
(see details on Landscape Boards on tree protection)

NOTES

(0) SOME OF THE EXISTING TREES NEED TO BE REMOVED BECAUSE THEY ARE ON THE FOOTPRINT OF THE PROPOSED NEW CONSTRUCTION. REFER TO LANDSCAPE BOARDS FOR DETAILED INFORMATION ABOUT EXISTING TREES AND NEW LOCATION OF REMOVED TREES

(1) EXISTING CONCRETE BLOCKS WALL TO BE SAW CUT INTO 4 SECTIONS IN CORRESPONDANCE WITH THE 4 MODULES, APPROX. 65" LONG AND 87" TALL EACH

(2) ASPHALT DRIVEWAY TO BE SAW CUT AT THE FRONT PROPERTY LINES AND ASPHALT TOP LAYER INSIDE THE PROPERTY TO BE REMOVED ONLY AT THE TIME OF THE RESIDENCE STRUCTURE DEMOLITION

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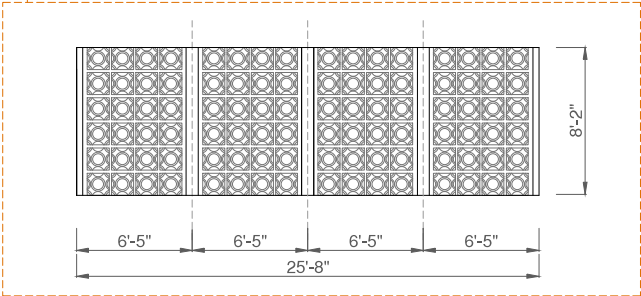
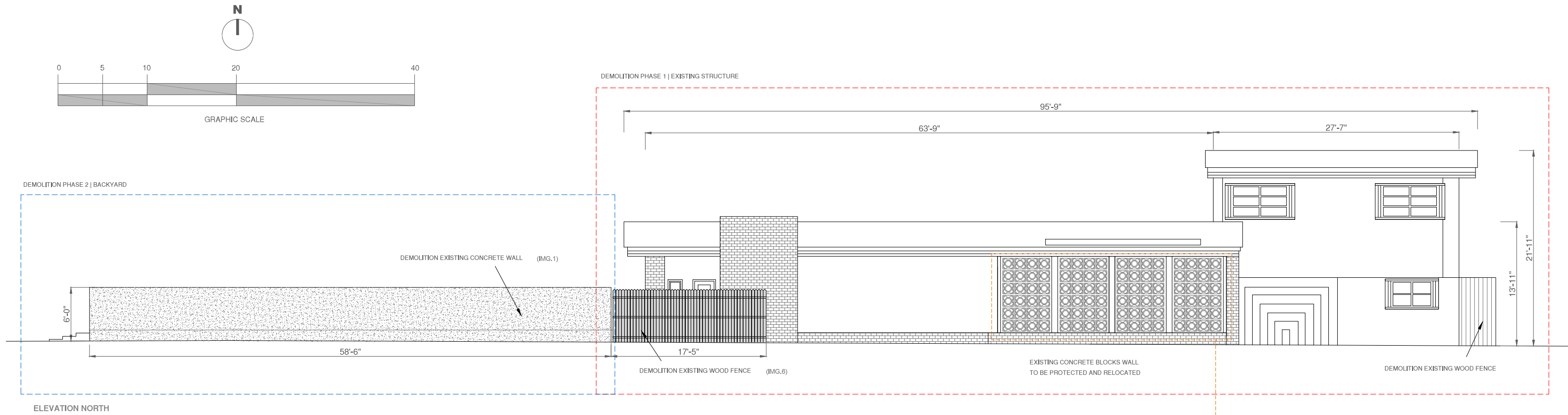
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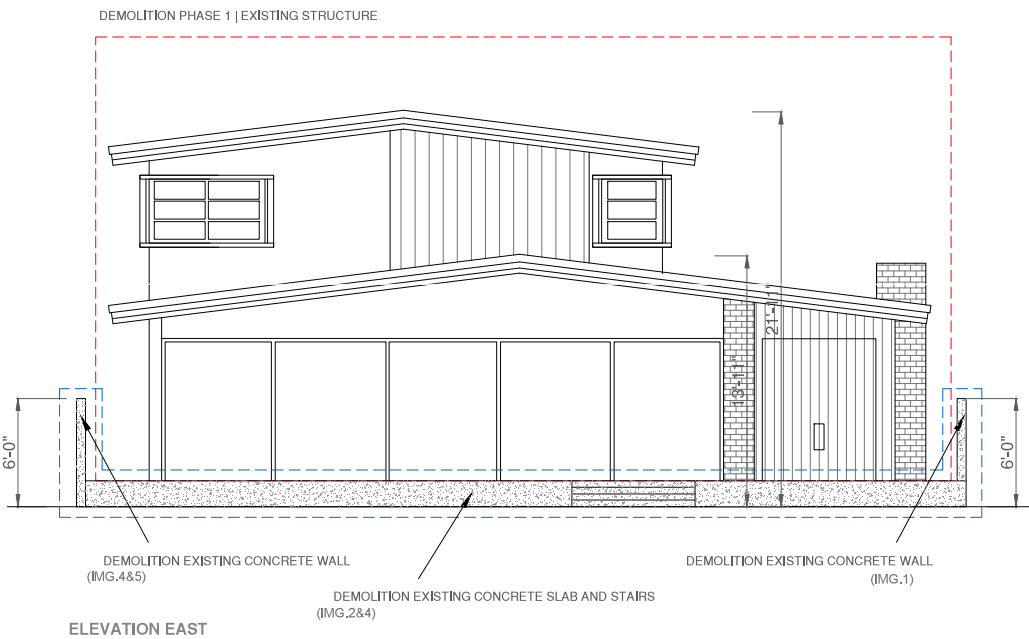
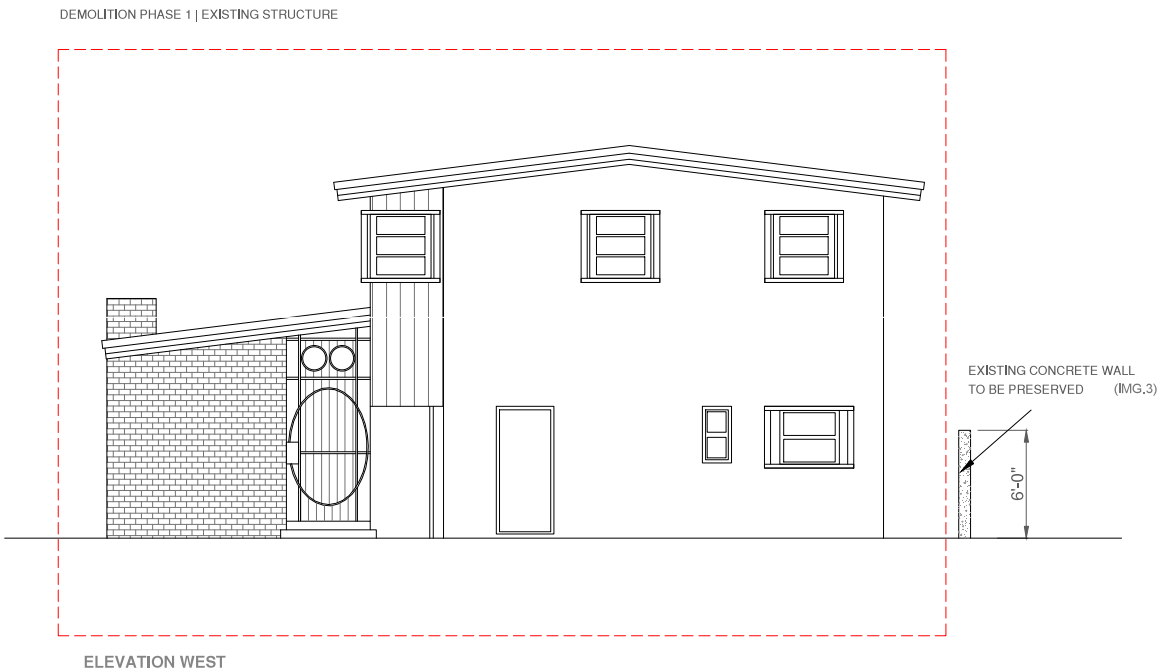
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AS PER NOTE (1)

EXISTING CONCRETE BLOCKS WALL TO BE SAW CUT INTO 4 SECTIONS IN CORRESPONDANCE WITH THE 4 MODULES, APPROX. 6'5" LONG AND 8'2" TALL EACH

TOTAL HEIGHT MAY BE MODIFIED BY REMOVING SOME OF THE BLOCKS TO MATCH THE MAXIMUM HEIGHT ALLOWED FOR NEW PERIMETER WALL IF CONSIDERED APPROPRIATE BY HPB



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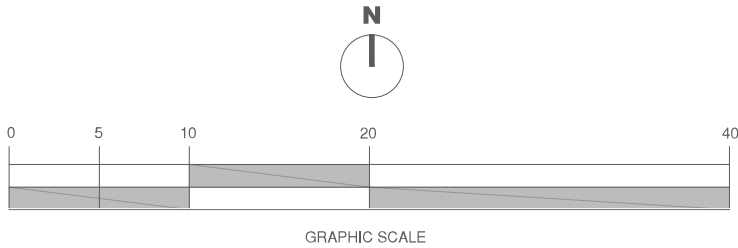
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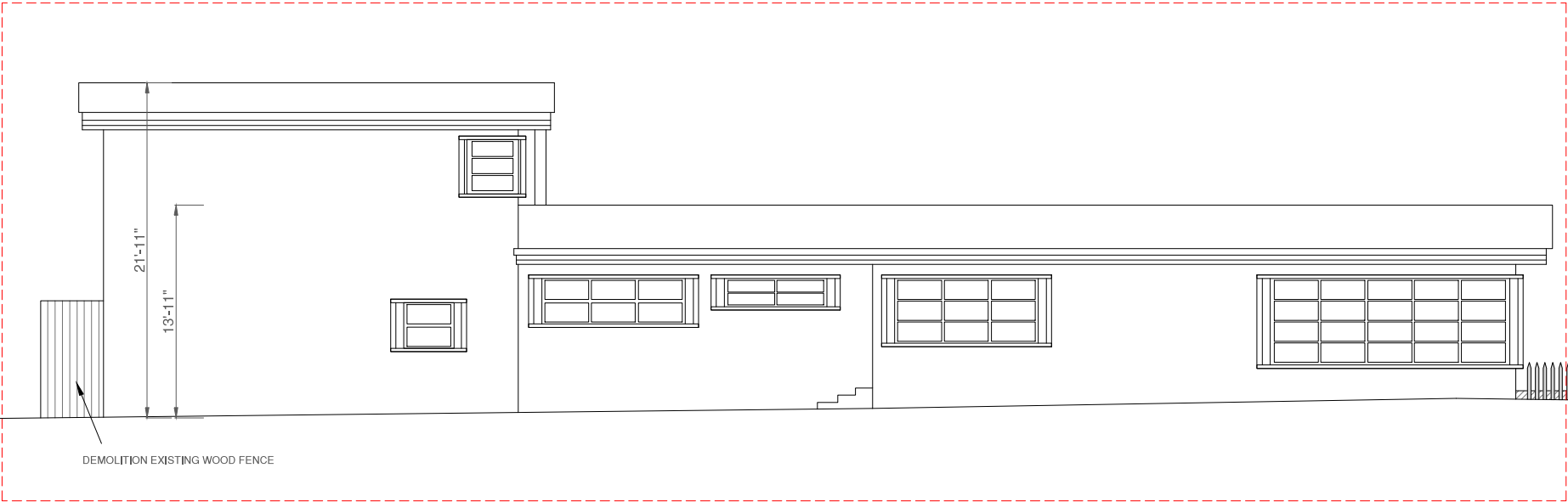
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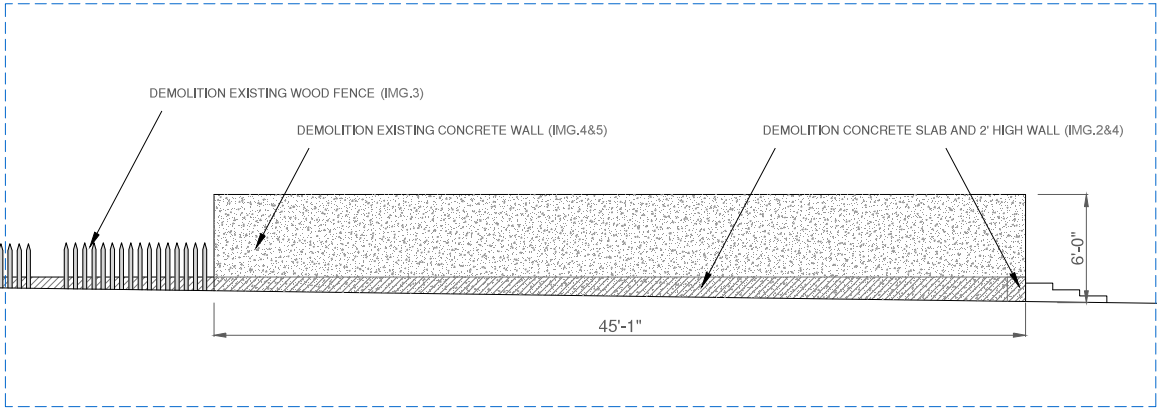


DEMOLITION PHASE 1 | EXISTING STRUCTURE



ELEVATION SOUTH

DEMOLITION PHASE 2 | BACKYARD



IMG 1: EXISTING CONCRETE WALL FACING NORTH



IMG 2: EXISTING CONCRETE SLAB AND WOODEN STAIRS



IMG 2: EXISTING WOOD FENCE FACING NORTH



IMG 4: EXISTING CONCRETE SLAB AND CONCRETE WALL FACING SOUTH



IMG 5: EXISTING CONCRETE WALL AND WOOD FENCE FACING SOUTH



IMG 6: EXISTING WOOD FENCE FACING NORTH

PROJECT: **M002_7845 ATLANTIC WAY**
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SCHEME DESIGN		ARCH PLANS AND EXHIBITS		AE-DP-03	DEMOLITION ELEVATIONS
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**HPB FINAL SUBMITTAL
02-02-2018**

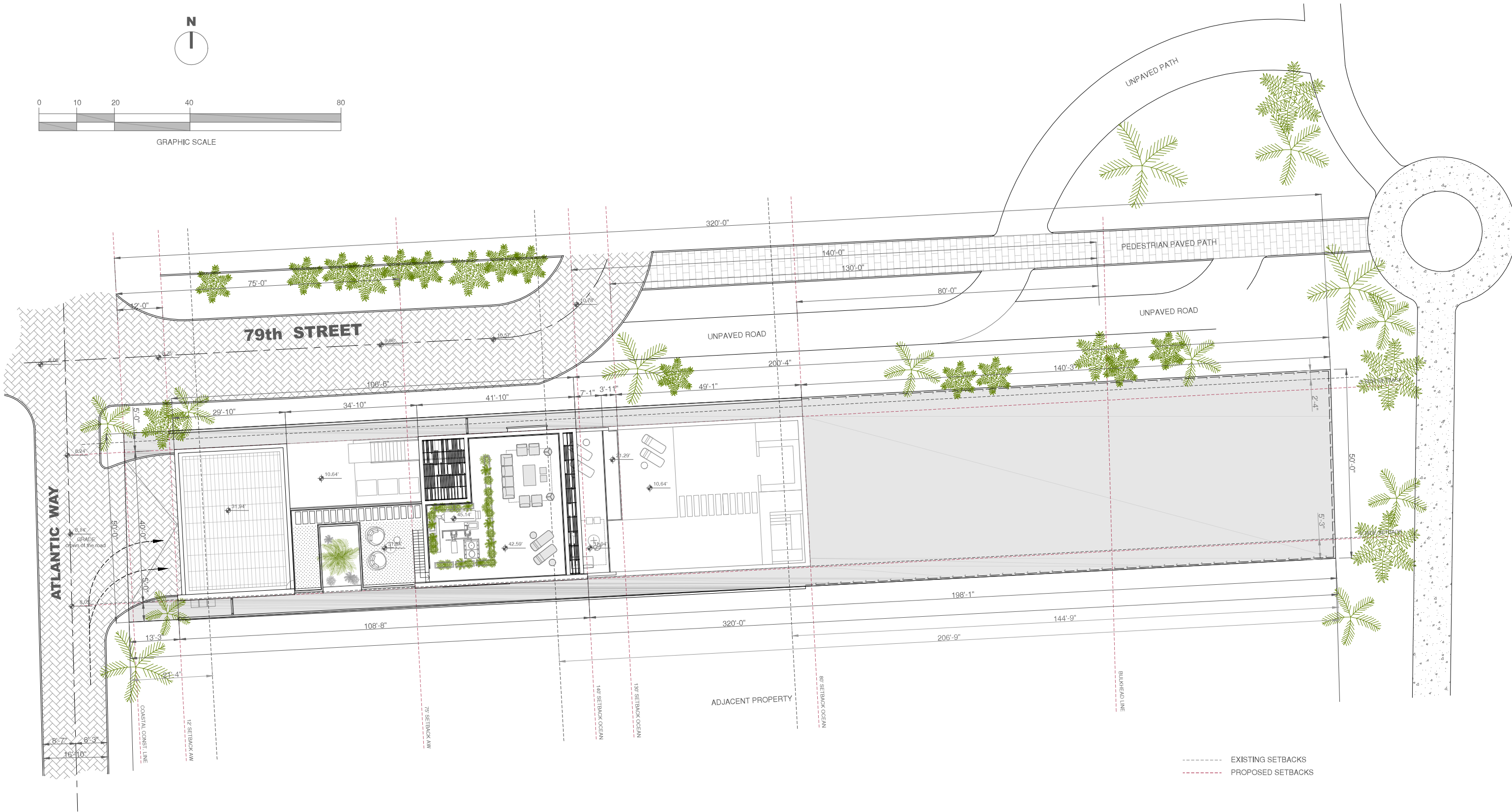
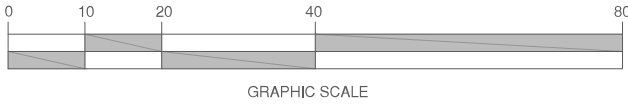
CASE N.HPB18-0186

ARCHITECTURAL PLANS AND EXHIBITS

PROPOSAL

* SEE ATTACHED DOCUMENT *DRAWING LIST* FOR A DETAILED LIST OF DRAWINGS INCLUDED IN THIS PDF

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----- EXISTING SETBACKS
- - - - - PROPOSED SETBACKS

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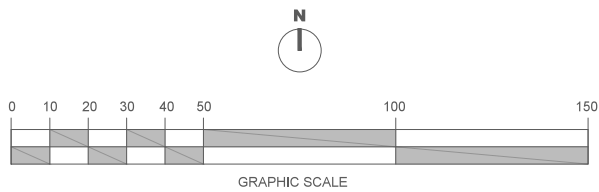
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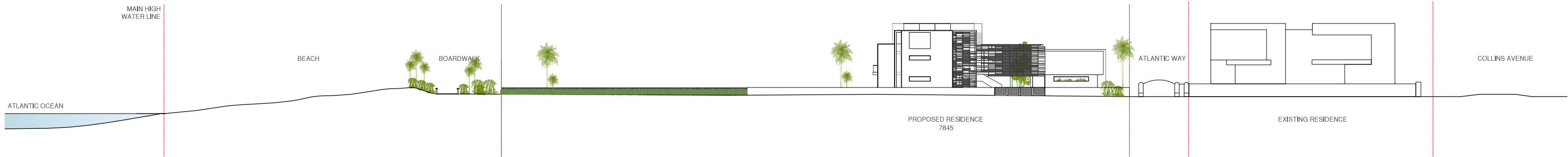
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SITE AND CONTEXT ELEVATION A | FROM ATLANTIC WAY, LOOKING EAST



SITE AND CONTEXT ELEVATION B | FROM 79TH STREET, LOOKING SOUTH

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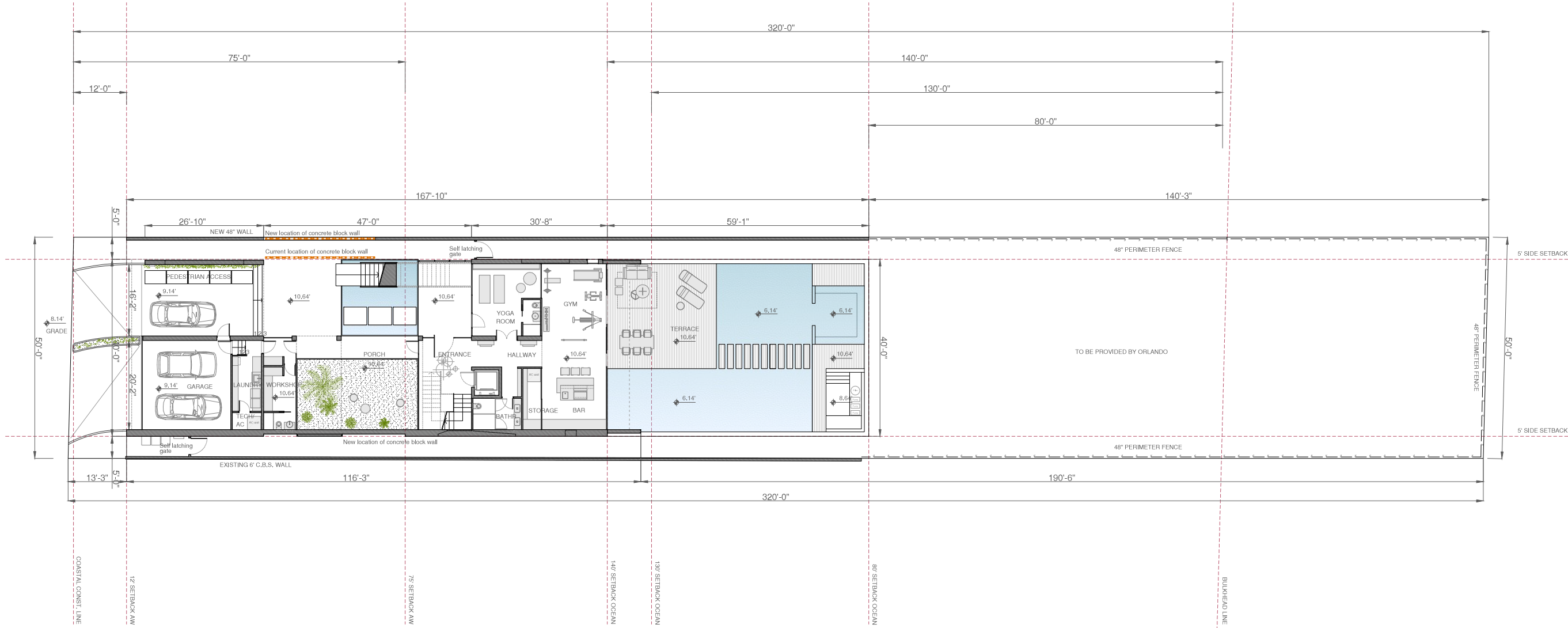
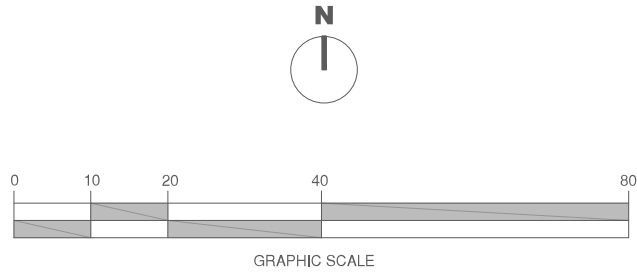
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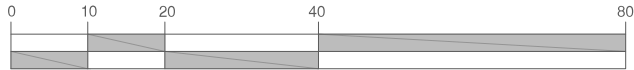
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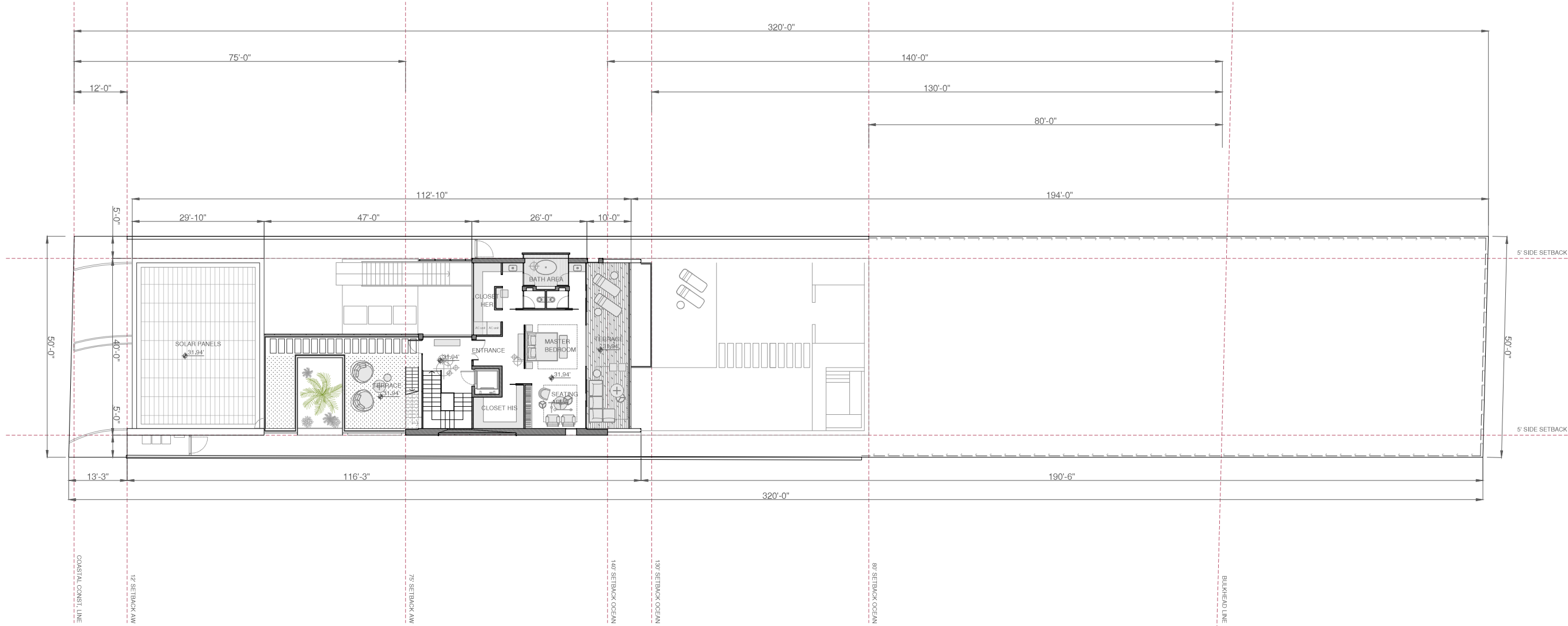
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GRAPHIC SCALE



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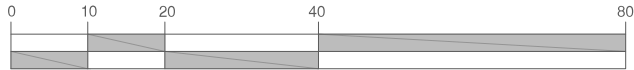
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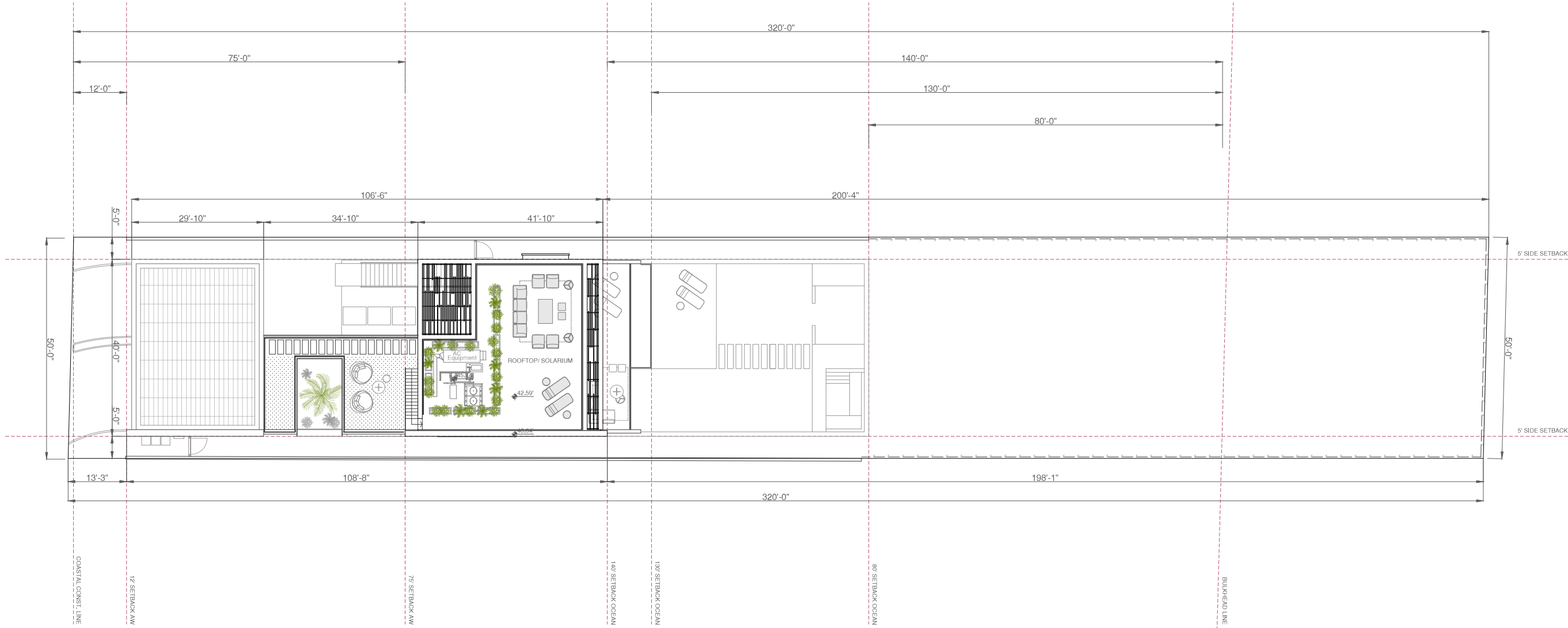
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SCHEME DESIGN		ARCH PLANS AND EXHIBITS		AP-GP-03	GENERAL PLANS_SECOND FLOOR
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