

PROPOSED NEW RESIDENCE  
4212 SHERIDAN AVENUE  
MIAMI BEACH, FL. 33140







ONE DB ARCHITECTURE + DESIGN LLC  
5582 NE 4TH COURT, SUITE 7A, MIAMI, FL 33137  
ONEDBMIAMI.COM PH. 786.762.6949

4212 SHERIDAN AVENUE  
MIAMI BEACH FLORIDA 33140

Residence in Context

DESIGN REVIEW BOARD  
FINAL SUBMITTAL  
MAY 13, 2016







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Existing Residence

DESIGN REVIEW BOARD  
FINAL SUBMITTAL  
MAY 13, 2016











NEIGHBORING RESIDENCES



SURROUNDING BUILDINGS



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Neighborhood Studies

DESIGN REVIEW BOARD  
FINAL SUBMITTAL  
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PROPERTY ADDRESS:  
4212 SHERIDAN AVENUE, MIAMI BECH, FL. 33140

FLOOD ZONE INFORMATION:  
COMMUNITY NO. 120651 PANEL NO. 0309 SUFFIX: L  
FIRM DATE: 09-11-2009 FLOOD ZONE: AE +7.0'

LEGAL DESCRIPTION:  
LOT 13, BLOCK 5, OF "ORCHARD SUBDIVISION", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 25, AT PAGE 30, OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:  
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS,  
RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT  
SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE  
ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A **BOUNDARY SURVEY** ONLY  
AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY  
FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER  
ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND  
MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10  
FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE  
SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS  
MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE  
MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT  
UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE  
IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT  
SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: CMB 41R . ELEVATION: 6.65 FEET (N.A.V.D. 1988)  
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR  
OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS,  
ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE  
NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF  
SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE  
WRITTEN CONSENT OF THE SIGNING PARTY.

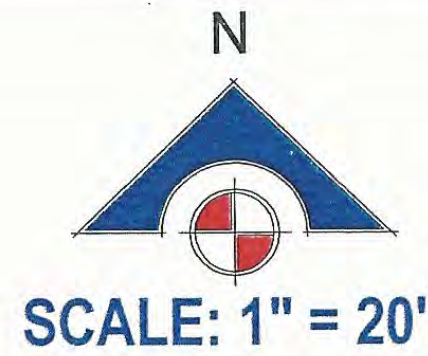
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE  
ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY  
UNNAMED PARTY.

CERTIFY TO:  
SIDNEY BERMAN TRS; SIDNEY & GAE BERMAN REVOC TRUST

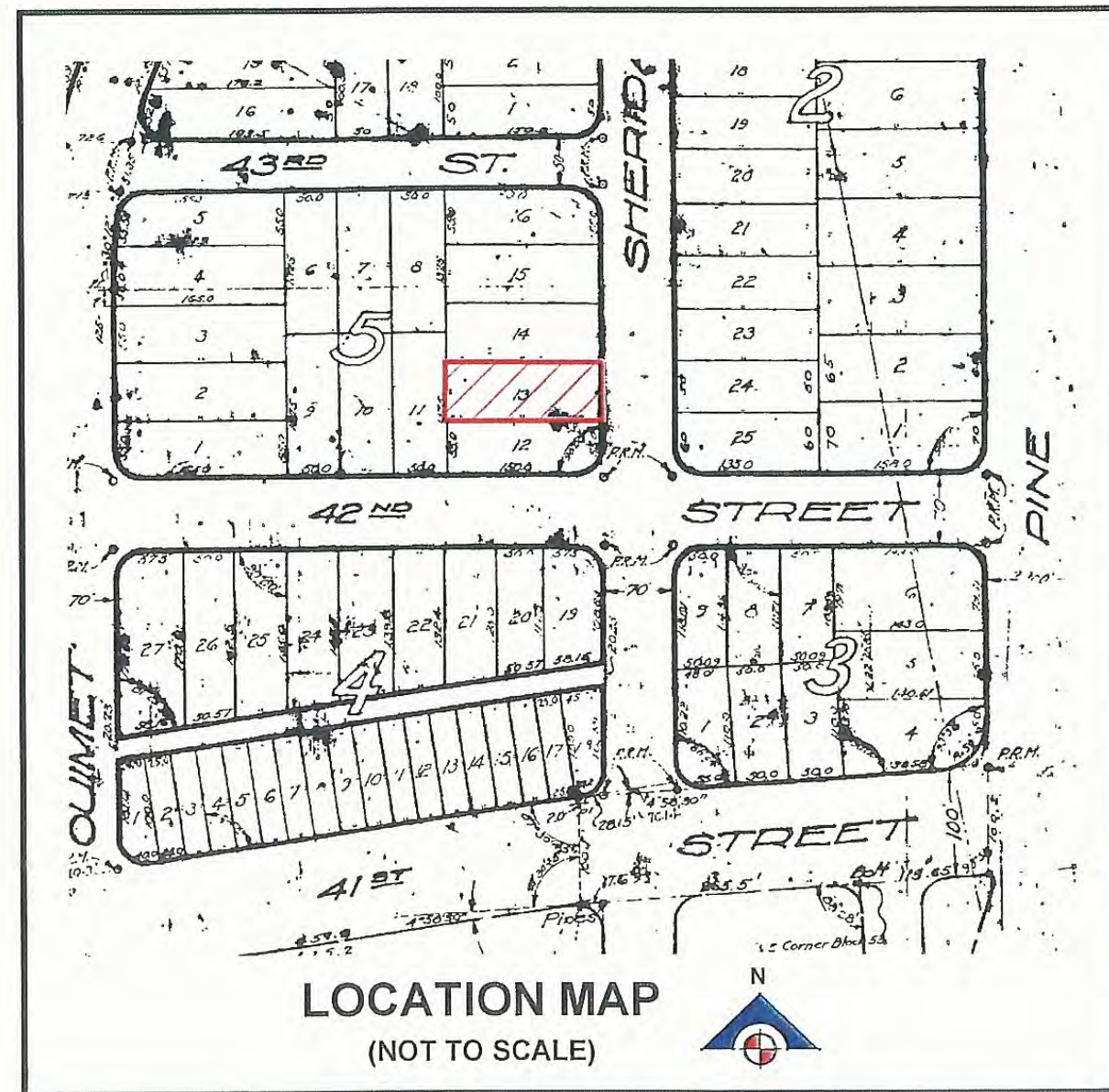
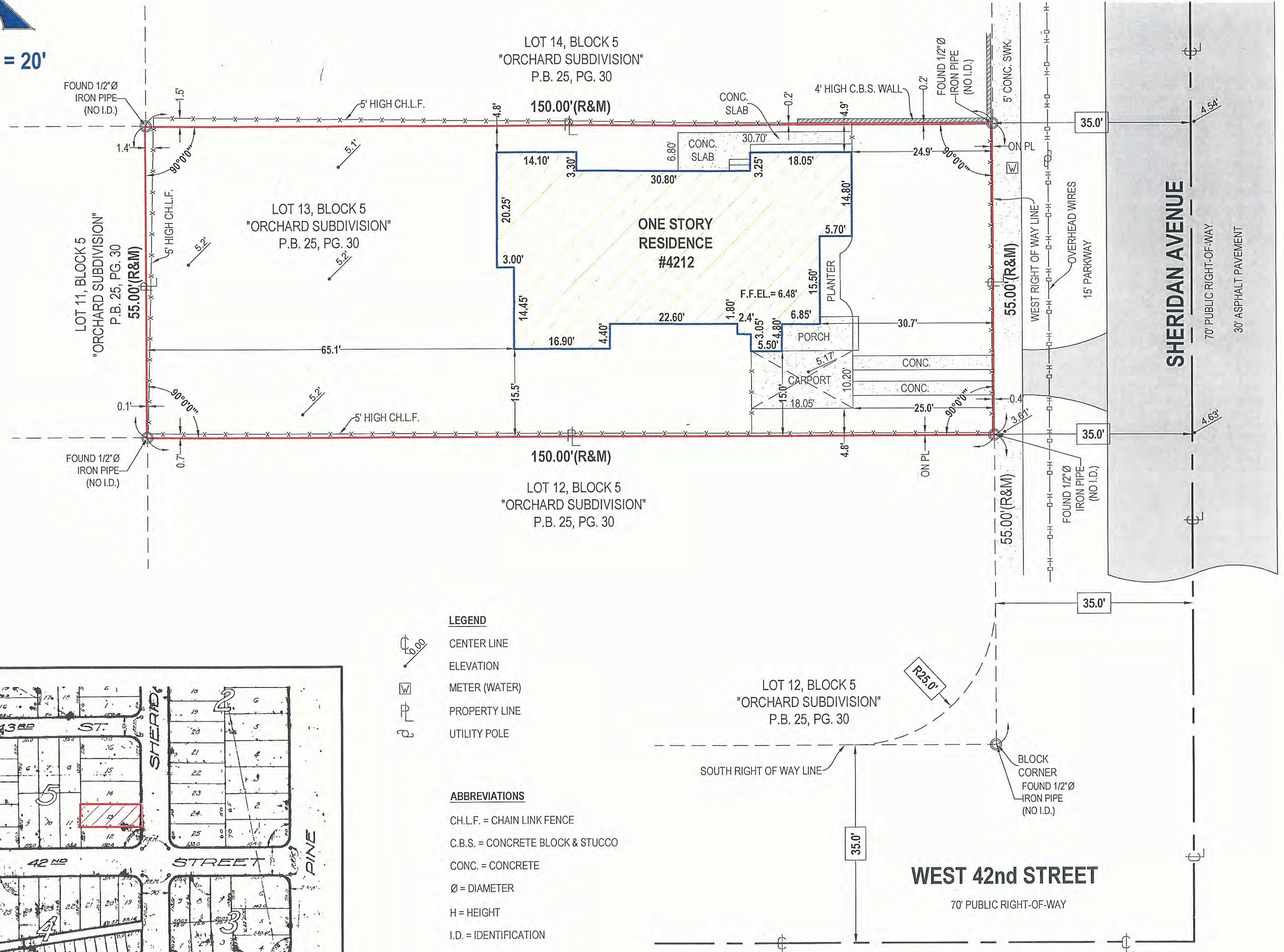
SURVEYOR'S CERTIFICATION:  
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS  
OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES.  
AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.  
REGISTERED SURVEYOR AND MAPPER NO. 5034  
STATE OF FLORIDA.



# MAP OF SURVEY

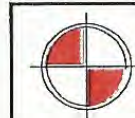


## LEGEND

- Center line
- Elevation
- METER (WATER)
- PROPERTY LINE
- UTILITY POLE

## ABBREVIATIONS

- CH.L.F. = CHAIN LINK FENCE
- C.B.S. = CONCRETE BLOCK & STUCCO
- CONC. = CONCRETE
- Ø = DIAMETER
- H = HEIGHT
- I.D. = IDENTIFICATION
- PG. = PAGE
- P.B. = PLAT BOOK
- R = RADIUS
- (R&M) = RECORDED & MEASURED
- SWK = SIDEWALK
- F.F.EL. = FINISHED FLOOR ELEVATION



**360° SURVEYING AND MAPPING, LLC**

Land Surveyors - Land Planners  
2000 S.W. 83rd Court MIAMI, FLORIDA 33155  
PHONE: (305) 265-1002

ORIGINAL FIELD DATE 12-05-2015  
JOB NO. 1512-0297  
REVISIONS:

SHEET

1/1



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4212 Sheridan Avenue, Miami Beach, FL 33140			
2	Folio number(s):	02-3222-001-0730			
3	Board and file numbers :				
4	Year built:	1938	Zoning District:	RS4	
5	Based Flood Elevation:	7'0"	Grade value in NGVD:	+5.20 NGVD	
6	Adjusted grade (Flood+Grade/2):	6.1	Free board:		
7	Lot Area:	8,250 sf			
8	Lot width:	55' 0"	Lot Depth:	150' 0"	
9	Max Lot Coverage SF and %:	2,475 sf = 30%	Proposed Lot Coverage SF and %:	2,025 sf = 24.5%	
10	Existing Lot Coverage SF and %:	2,032 sf = 24.6%	Lot coverage deducted (garage-storage) SF:	497 sf	
11	Front Yard Open Space SF and %:	1,110 sf = 35%	Rear Yard Open Space SF and %:	1,238 sf = 15%	
12	Max Unit Size SF and %:	4,125 sf = 50%	Proposed Unit Size SF and %:	4,124 sf = 49.5%	
13	Existing First Floor Unit Size:	1,598 sf = 19.3%	Proposed First Floor Unit Size:	2,025 sf = 24.5%	
14	Existing Second Floor Unit Size	n/a	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,060 sf = 101.7% of the 1st floor unit size	
15			Proposed Second Floor Unit Size SF and % :	2,060 sf = 25%	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	481 sf = 24.8%	



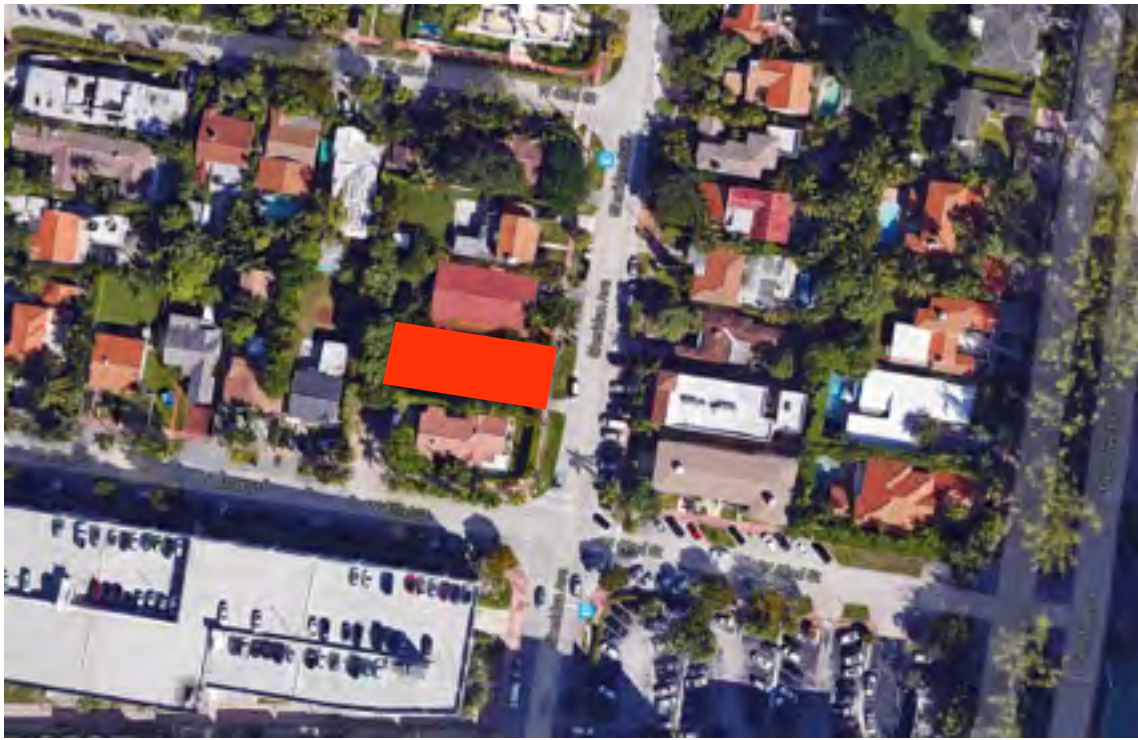
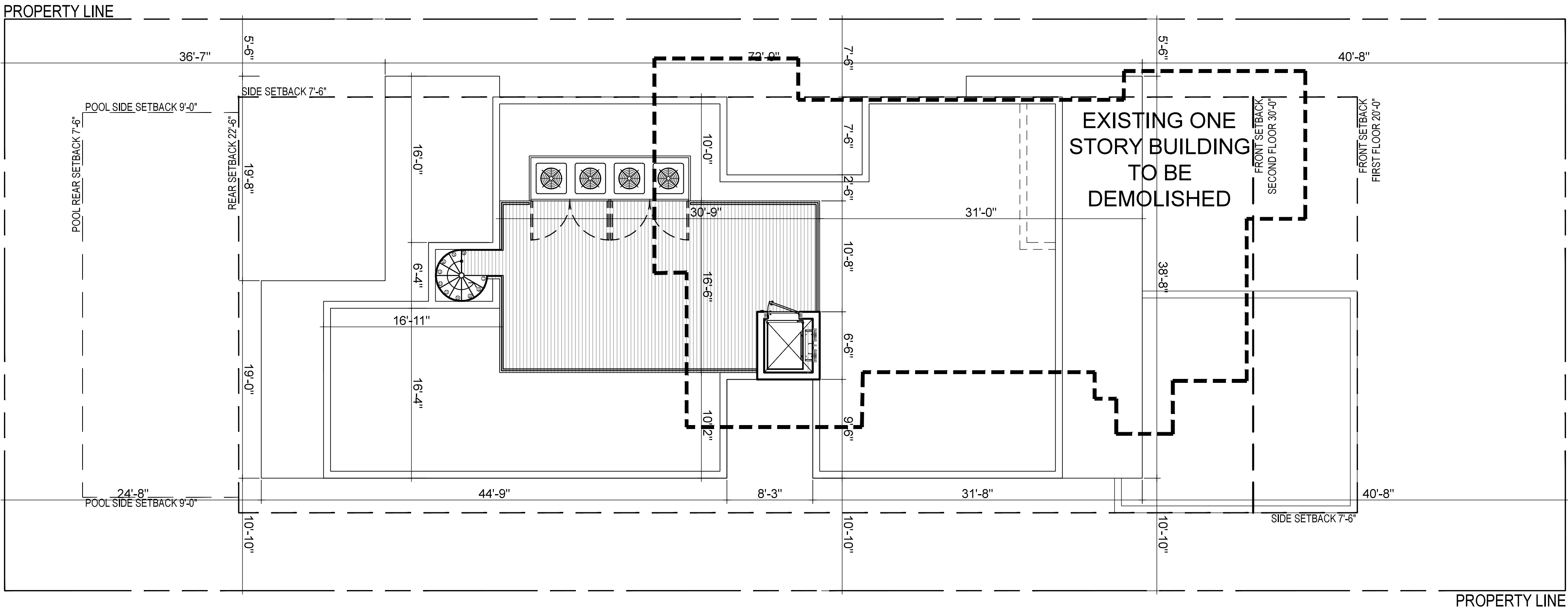
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		24'-0"	
18	Setbacks:				
19	Front First level:	20'		20'-0"	
20	Front Second level:	30'		48'-4"	
21	Side 1:	7'6"		7'-6"	
22	Side 2 or (facing street):	7'6"		7'-6"	
23	Rear:	22'6"		30'-8"	
	Accessory Structure Side 1:	7'6"		7'-6"	
24	Accessory Structure Side 2 or (facing street) :	7'6"		N/A	
25	Accessory Structure Rear:	7'6"		N/A	
26	Sum of Side yard :	15'		15'-0"	
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					





4212 SHERIDAN AVENUE,  
MIAMI BEACH, FL. 33140

FOLIO: 02-3222-001-0730  
PROPERTY ADDRESS:  
4212 SHERIDAN AVENUE  
PRIMARY ZONE: RS-4  
EXISTING SQ. FT: 2,032.00  
LOT SIZE: 8,250  
YEAR BUILT: 1938



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