



## ARAYA

DESIGN REVIEW BOARD FINAL SUBMITTAL

918 - 912 4TH STREET  
MIAMI BEACH, FL 33139

SCOPE:  
CONSTRUCTION OF A NEW 5-STORY APARTMENT  
BUILDING WITH POOL TERRACE

PROJECT NUMBER:  
01600350

DATE:  
JUNE 17, 2016

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
T 305-350-2993  
F 305-350-2524  
W [www.dna-arc.com](http://www.dna-arc.com)  
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DN'A  
DESIGN  
& ARCHI  
TECTURE

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

| ITEM # | Zoning Information              |  |                                     |                      |             |
|--------|---------------------------------|--|-------------------------------------|----------------------|-------------|
| 1      | Address:                        |  | 918 - 912 4th Street                |                      |             |
| 2      | Board and file numbers :        |  |                                     |                      |             |
| 3      | Folio number(s):                |  | 02-4203-011-0040 / 02-4203-011-0030 |                      |             |
| 4      | Year constructed:               |  | 1945                                | Zoning District:     | RPS-1       |
| 5      | Based Flood Elevation:          |  | 8.00'                               | Grade value in NGVD: | 4.22'       |
| 6      | Adjusted grade (Flood+Grade/2): |  | 6.11'                               | Lot Area:            | 6,997 SQ FT |
| 7      | Lot width:                      |  | 69.96 FT                            | Lot Depth:           | 100.01 FT   |
| 8      | Minimum Unit Size               |  | 900                                 | Average Unit Size    | 1,719 SQ FT |
| 9      | Existing use:                   |  | RESIDENTIAL                         | Proposed use:        | RESIDENTIAL |

|    |                             | Maximum     | Existing | Proposed    | Deficiencies |
|----|-----------------------------|-------------|----------|-------------|--------------|
| 10 | Height                      | 45 FT       | N/A      | 45 FT       |              |
| 11 | Number of Stories           | 5 FT        | N/A      | 5 FT        |              |
| 12 | FAR                         | 1.25        | N/A      | 1.25        |              |
| 13 | Gross square footage        | 8,746 SQ FT | N/A      | 8,739 SQ FT |              |
| 14 | Square Footage by use       | N/A         | N/A      | N/A         |              |
| 15 | Number of units Residential | N/A         | N/A      | 4           |              |
| 16 | Number of units Hotel       | N/A         | N/A      | N/A         |              |
| 17 | Number of seats             | N/A         | N/A      | N/A         |              |
| 18 | Occupancy load              | N/A         | N/A      | N/A         |              |

|        | Setbacks                    | Required | Existing | Proposed | Deficiencies |
|--------|-----------------------------|----------|----------|----------|--------------|
|        | Subterranean:               |          |          |          |              |
| 19     | Front Setback:              | N/A      |          | N/A      |              |
| 20     | Side Setback:               | N/A      |          | N/A      |              |
| 21     | Side Setback:               | N/A      |          | N/A      |              |
| 22     | Side Setback facing street: | N/A      |          | N/A      |              |
| 23     | Rear Setback:               | N/A      |          | N/A      |              |
|        | At Grade Parking:           |          |          |          |              |
| 24     | Front Setback:              | 5'       |          | 32'-7"   |              |
| 25     | Side Setback:               | 5'       |          | 8'-5"    |              |
| 26     | Side Setback:               | 5'       |          | 5'-1.5"  |              |
| 27     | Side Setback facing street: | N/A      |          | N/A      |              |
| 28     | Rear Setback:               | 5'       |          | 5'       |              |
|        | Pedestal:                   |          |          |          |              |
| 29     | Front Setback:              | 5'       |          | 5'       |              |
| 30     | Side Setback:               | 7'-6"    |          | 7'-6"    |              |
| 31     | Side Setback:               | 7'-6"    |          | 8'-11.5" |              |
| 32     | Side Setback facing street: | 5'       |          | 5'       |              |
| 33     | Rear Setback:               | 10'-0"   |          | 23'-0"   |              |
|        | Tower:                      |          |          |          |              |
| 34     | Front Setback:              | N/A      |          | N/A      |              |
| 35     | Side Setback:               | N/A      |          | N/A      |              |
|        |                             |          |          |          |              |
|        |                             |          |          |          |              |
| ITEM # | Setbacks                    | Required | Existing | Proposed | Deficiencies |
| 36     | Side Setback:               |          |          | N/A      |              |
| 37     | Side Setback facing street: |          |          | N/A      |              |

|    |               |  |  |     |  |
|----|---------------|--|--|-----|--|
| 38 | Rear Setback: |  |  | N/A |  |
|----|---------------|--|--|-----|--|

|    | Parking                                                                              | Required       | Existing | Proposed       | Deficiencies |
|----|--------------------------------------------------------------------------------------|----------------|----------|----------------|--------------|
| 39 | Parking district                                                                     | 1              |          | 1              |              |
| 40 | Total # of parking spaces                                                            | 8              |          | 8              |              |
| 41 | # of parking spaces per use (Provide a separate chart for a breakdown calculation)   | N/A            |          | N/A            |              |
| 42 | # of parking spaces per level (Provide a separate chart for a breakdown calculation) | N/A            |          | N/A            |              |
| 43 | Parking Space Dimensions                                                             | 8'-6" X 18'-0" |          | 8'-6" X 18'-0" |              |
| 44 | Parking Space configuration (45o,60o,90o,Parallel)                                   |                |          | 90o & Parallel |              |
| 45 | ADA Spaces                                                                           | 1              |          | 1              |              |
| 46 | Tandem Spaces                                                                        | 8'-6" X 32'-0" |          | 8'-6" X 32'-0" |              |
| 47 | Drive aisle width                                                                    | 22'-0"         |          | 22'-0"         |              |
| 48 | Valet drop off and pick up                                                           | N/A            |          | N/A            |              |
| 49 | Loading zones and Trash collection areas                                             | N/A            |          | N/A            |              |
| 50 | racks                                                                                | N/A            |          | N/A            |              |

|    | Restaurants, Cafes, Bars, Lounges, Nightclubs                                          | Required | Existing | Proposed | Deficiencies |
|----|----------------------------------------------------------------------------------------|----------|----------|----------|--------------|
| 51 | Type of use                                                                            |          |          |          |              |
| 52 | Number of seats located outside on private property                                    |          |          |          |              |
| 53 | Number of seats inside                                                                 |          |          |          |              |
| 54 | Total number of seats                                                                  |          |          |          |              |
| 55 | Total number of seats per venue (Provide a separate chart for a breakdown calculation) |          |          |          |              |
| 56 | Total occupant content                                                                 |          |          |          |              |
| 57 | Occupant content per venue (Provide a separate chart for a breakdown calculation)      |          |          |          |              |

|    |                                                                   |  |  |  |    |
|----|-------------------------------------------------------------------|--|--|--|----|
| 58 | Proposed hours of operation                                       |  |  |  |    |
| 59 | Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361) |  |  |  |    |
| 60 | Is dancing and/or entertainment proposed ? (see CMB 141-1361)     |  |  |  |    |
| 61 | Is this a contributing building?                                  |  |  |  | NO |
| 62 | Located within a Local Historic District?                         |  |  |  | NO |

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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F 305-350-2524  
W www.dna-arc.com  
AA2600769





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Suite 303  
Miami, FL 33130

T 3051350-2993  
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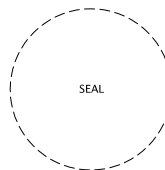
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Rodrigo A. Carrion  
Registration No: AR 91744



Date

Job Number

Drawing History

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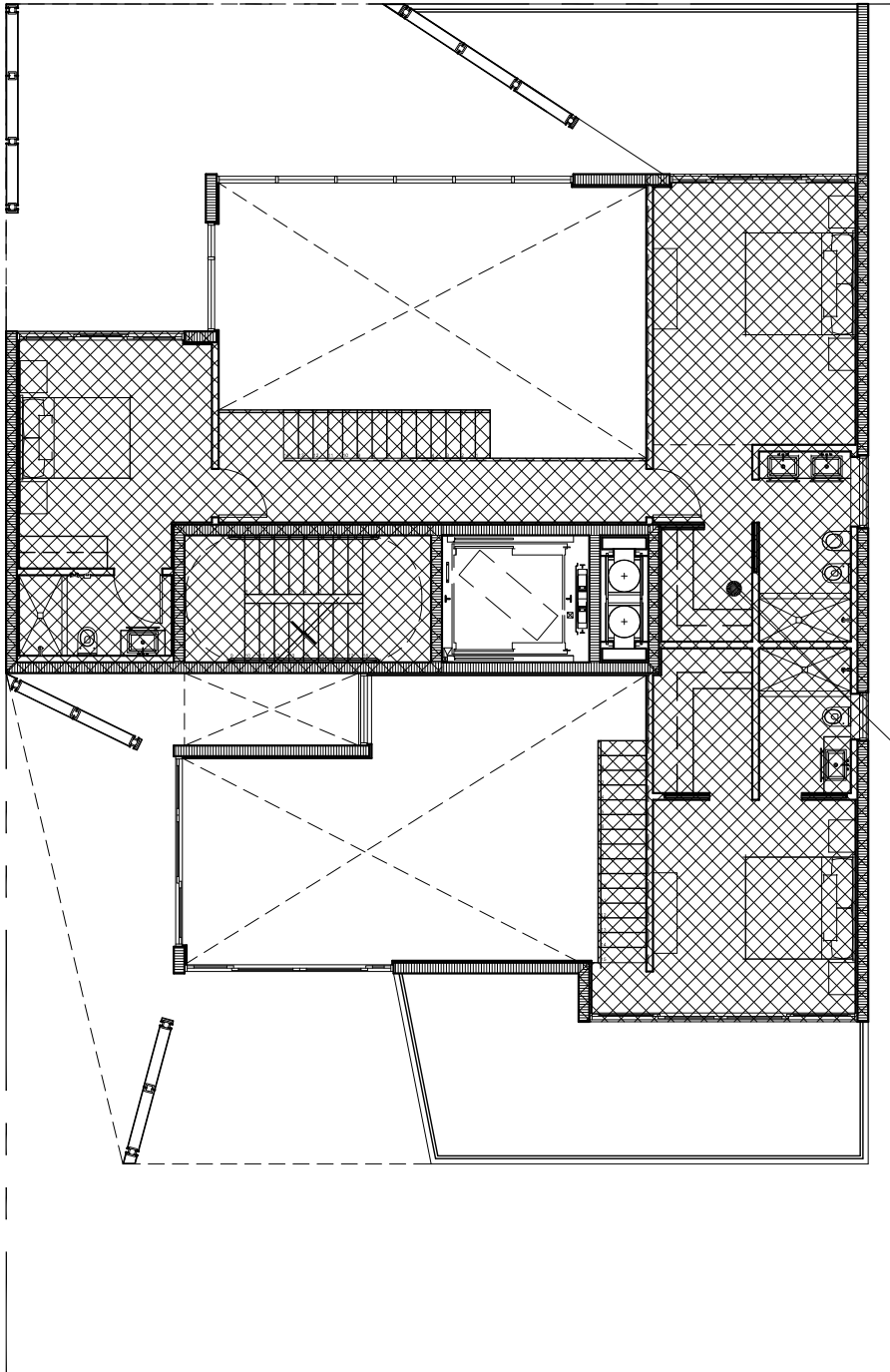
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FAR CALCULATIONS

Sheet

F-2

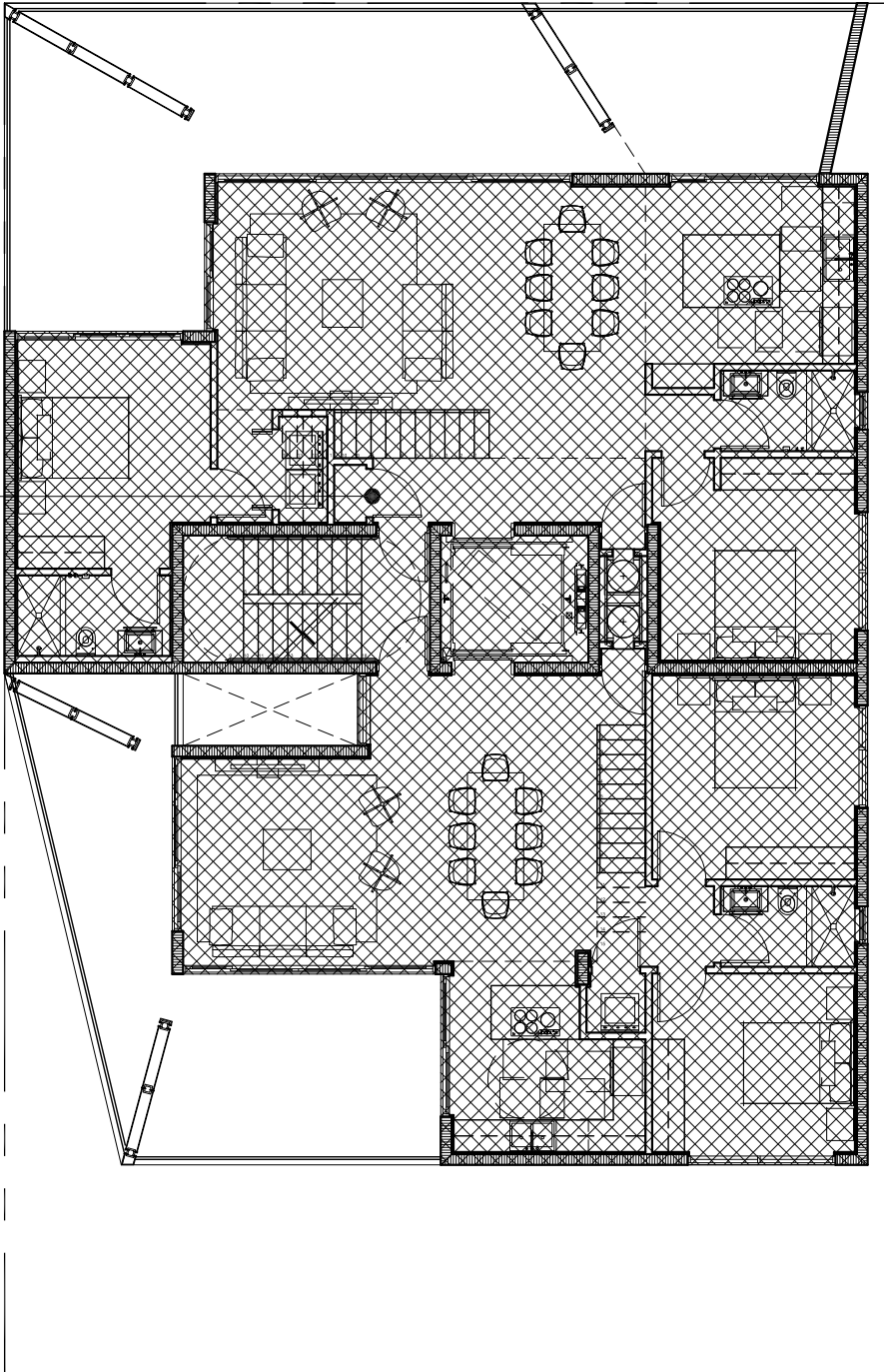
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PROPOSED  
FOURTH FLOOR  
2,607 SQ FT

PROPOSED  
THIRD FLOOR  
1,350 SQ FT

1 THIRD FLOOR- FLOOR AREA DIAGRAM  
3/16"=1'-0"



2 FOURTH FLOOR- FLOOR AREA DIAGRAM  
3/16"=1'-0"





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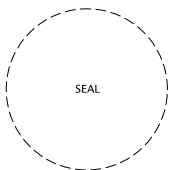
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FAR CALCULATIONS

Sheet

F-3

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PROPOSED  
OPEN ROOF DECK  
1,343 SQ FT

PROPOSED  
LIVING LANDSCAPE  
188 SQ FT

PROPOSED  
LIVING LANDSCAPE  
185 SQ FT (LESS  
THAN 2' DEEP- DOES  
NOT COUNT IN  
LIVING LANDSCAPE  
AREA)

PROPOSED  
FIFTH FLOOR  
1,350 SQ FT

PROPOSED BUILDING  
FOOTPRINT 3752 SQ FT

PROPOSED AREA  
318 SQ FT

PROPOSED AREA  
80 SQ FT

1 FIFTH FLOOR- FLOOR AREA DIAGRAM

3/16"=1'-0"



2 ROOF TERRACE- FLOOR AREA DIAGRAM

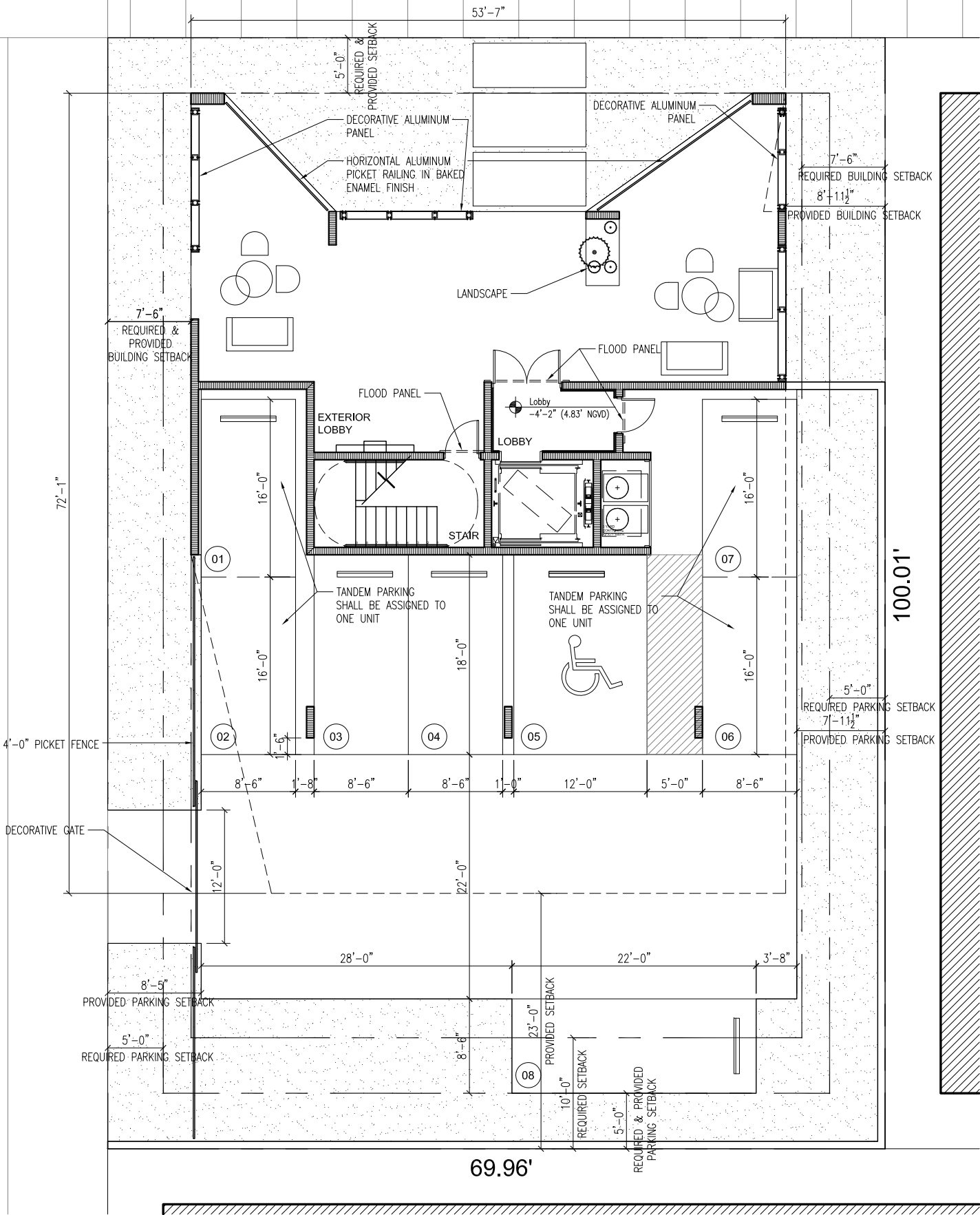
3/16"=1'-0"



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4TH STREET (50 FT ROW)

ALLEY (20 FT ROW)



ZONING CLASSIFICATION: RPS-1  
LOT DIMENSIONS: 69.96' X 100.1'

SETBACKS:

| BUILDING SETBACKS | MINIMUM | PROPOSED |
|-------------------|---------|----------|
| FRONT SETBACK:    | 5'-0"   | 5'-0"    |
| SIDE SETBACK:     | 7'-6"   | 7'-6"    |
| SIDE SETBACK:     | 7'-6"   | 8'-11.5" |
| REAR SETBACK:     | 5'-0"   | 5'-0"    |

PARKING SETBACKS

|                | MINIMUM | PROPOSED |
|----------------|---------|----------|
| FRONT SETBACK: | 5'-0"   | 32'-7"   |
| SIDE SETBACK:  | 5'-0"   | 8'-5"    |
| SIDE SETBACK:  | 5'-0"   | 7'-11.5" |
| REAR SETBACK:  | 10'-0"  | 23'-0"   |

FLOOR AREA CALCULATIONS:  
ALLOWABLE FLOOR AREA: 69.96X100.01= 6,997 SQ FT  
6,997 X 1.25 = 8,746 SQ FT

PROPOSED FLOOR AREA

|               |             |
|---------------|-------------|
| FIRST FLOOR:  | 427 SQ FT   |
| SECOND FLOOR: | 2,607 SQ FT |
| THIRD FLOOR:  | 1,350 SQ FT |
| FOURTH FLOOR: | 2,607 SQ FT |
| FIFTH FLOOR:  | 1,350 SQ FT |
| ROOF TERRACE: | 398 SQ FT   |

TOTAL PROPOSED FLOOR AREA: 8,739 SQ FT

OPEN SPACE CALCULATIONS:

TOTAL REQUIRED OPEN SPACE =  
0.6 OF 6,997 = 4,198 sq ft  
TOTAL PROPOSED OPEN SPACE =  
LIVING LANDSCAPE AREA = 2,332 sq ft  
OPEN SPACE DEFICIENCY= 1,866 sq ft

NUMBER OF UNITS PROPOSED- 4

UNIT SIZE CALCULATIONS:  
ALLOWABLE AVERAGE UNIT SIZE: 900 SQ FT

| PROPOSED UNIT SIZE: |              |             |
|---------------------|--------------|-------------|
| UNIT 1-             | LOWER FLOOR  | 1,257 sq ft |
|                     | SECOND FLOOR | 773 sq ft   |
| TOTAL UNIT 1-       |              | 2,030 SQ FT |
| UNIT 2-             | LOWER FLOOR  | 1,072 sq ft |
|                     | UPPER FLOOR  | 336 sq ft   |
| TOTAL UNIT 2-       |              | 1,408 sq ft |
| UNIT 3-             | LOWER FLOOR  | 1,257 sq ft |
|                     | SECOND FLOOR | 773 sq ft   |
| TOTAL UNIT 3-       |              | 2,030 SQ FT |
| UNIT 4-             | LOWER FLOOR  | 1,072 sq ft |
|                     | UPPER FLOOR  | 336 sq ft   |
| TOTAL UNIT 4-       |              | 1,408 sq ft |

1 PROPOSED SITE PLAN  
3/16"=1'-0"



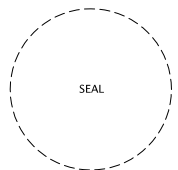
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Date  
Job Number  
Drawing History

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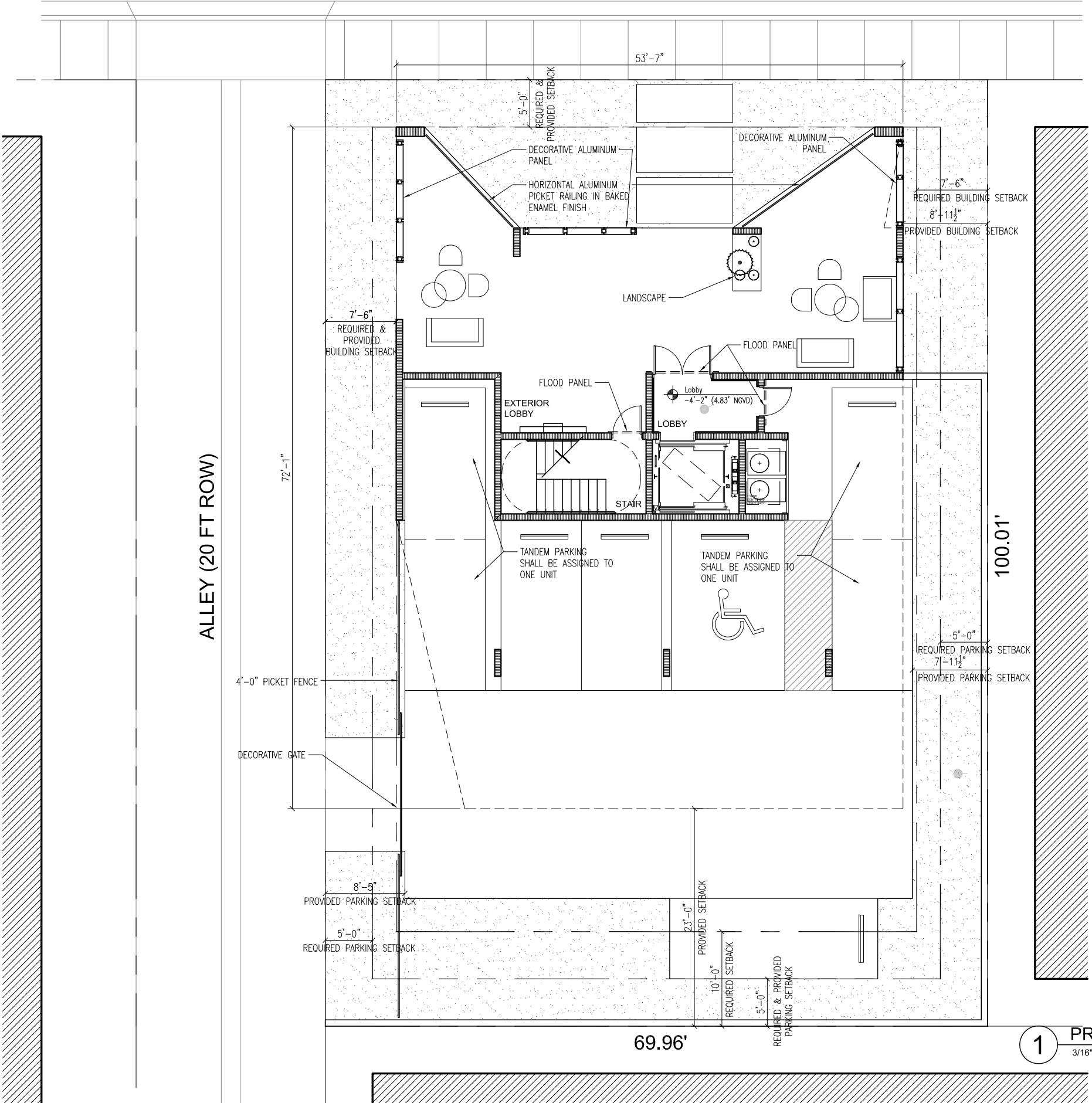
PROPOSED SITE PLAN

Sheet

S-2

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4TH STREET (50 FT ROW)



69.96'

100.01'

1 PROPOSED FIRST FLOOR PLAN

3/16"=1'-0"



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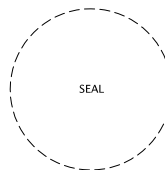
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Date

Job Number

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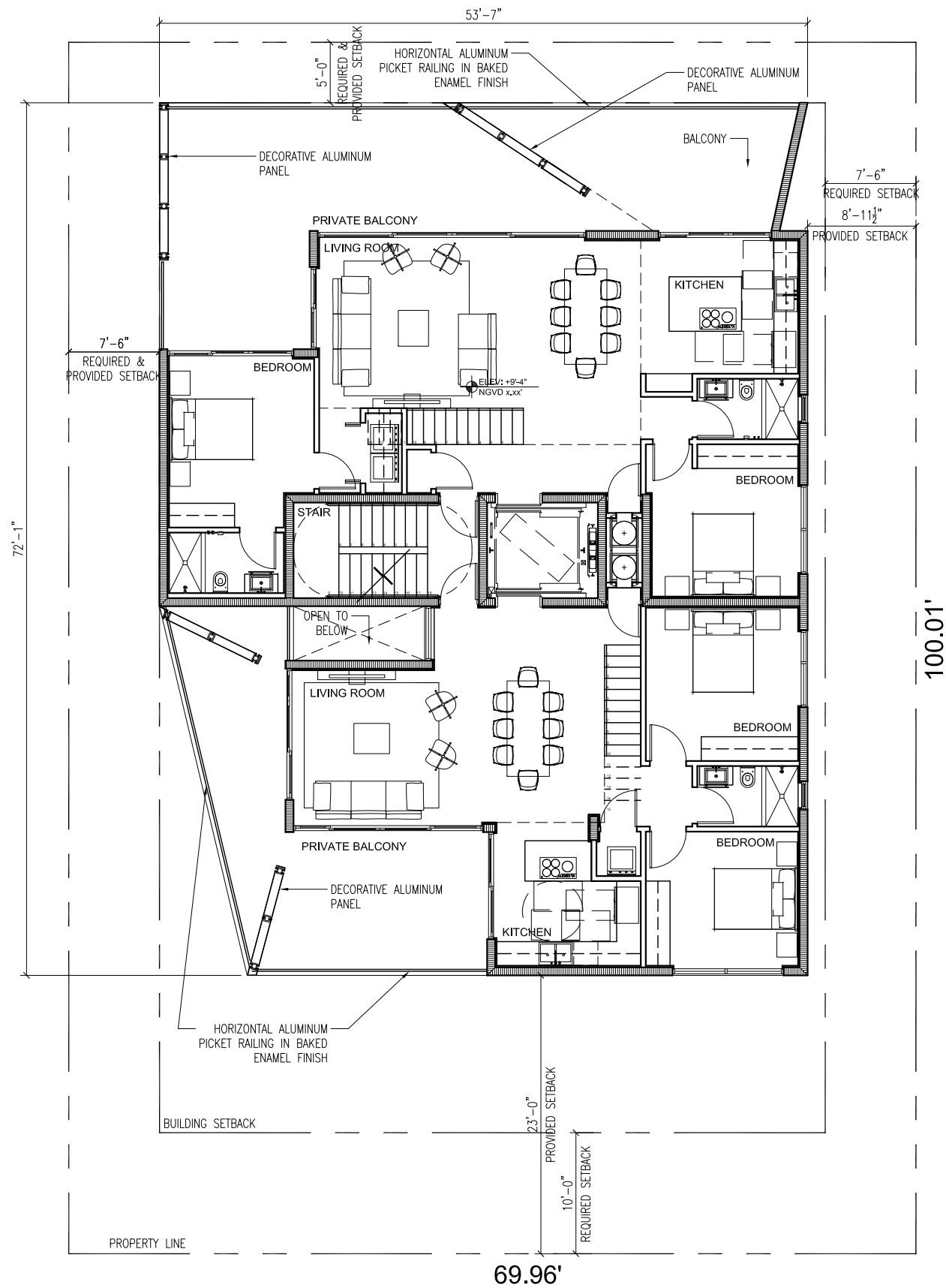
PROPOSED FIRST FLOOR  
PLAN

Sheet

A-1

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1 PROPOSED SECOND FLOOR PLAN  
3/16"=1'-0"



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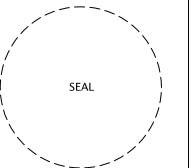
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PROPOSED SECOND  
FLOOR PLAN  
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A-2

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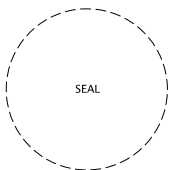
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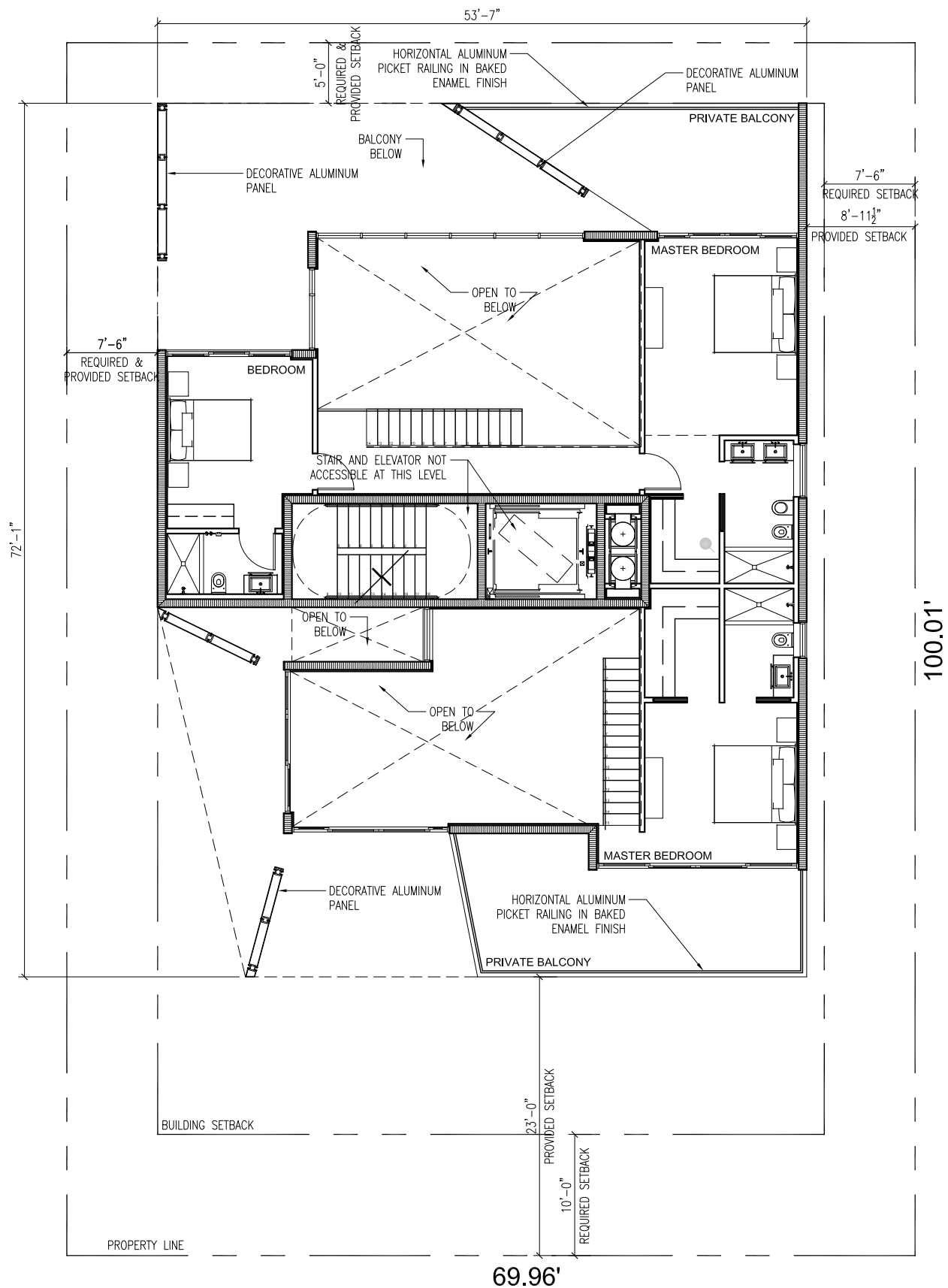


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PROPOSED THIRD FLOOR PLAN  
Sheet

A-3

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1 PROPOSED THIRD FLOOR PLAN  
3/16"=1'-0"



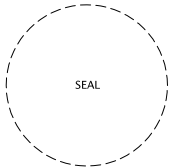
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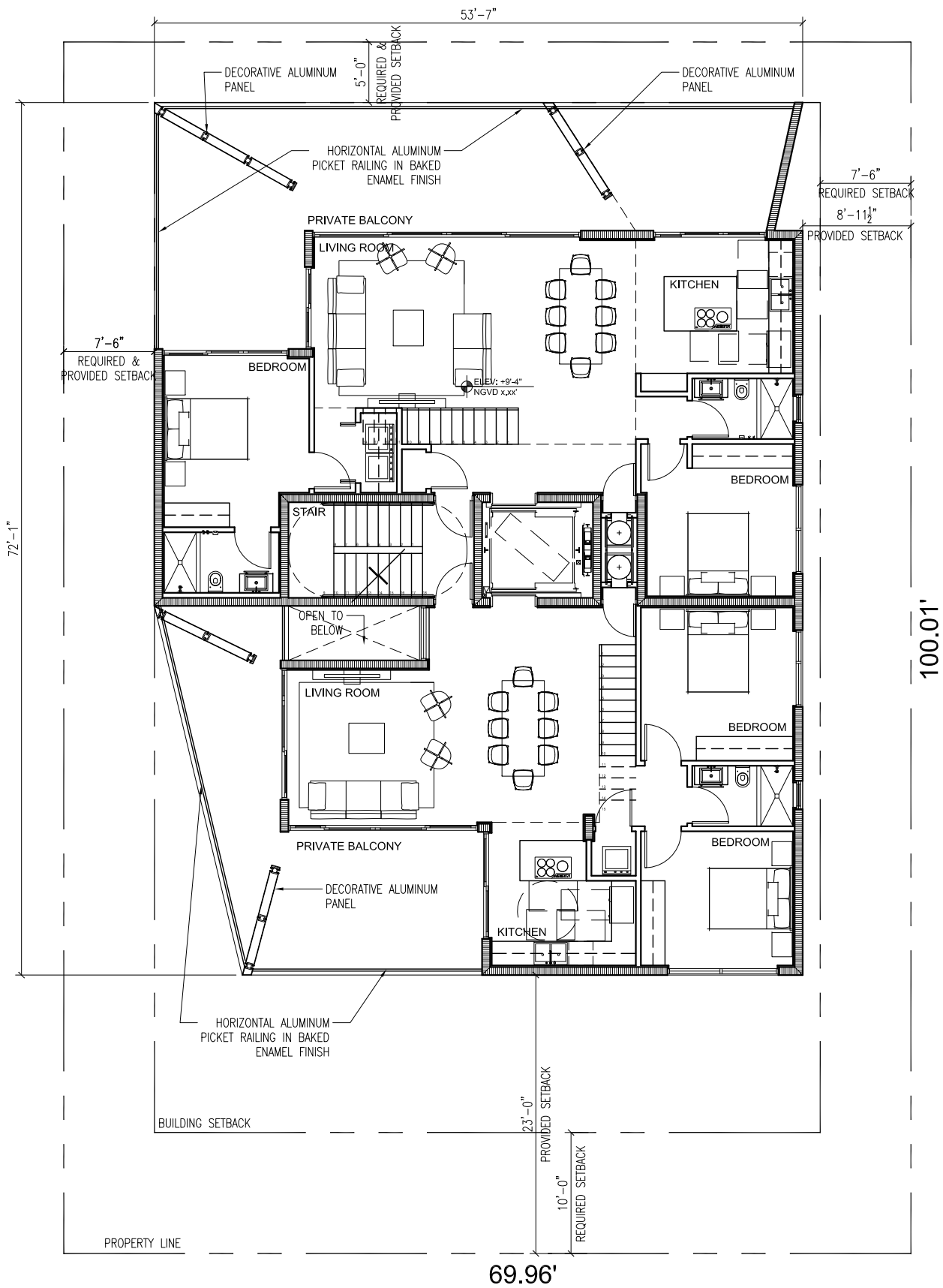


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PROPOSED FOURTH FLOOR PLAN  
Sheet

A-4

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1 PROPOSED FOURTH FLOOR PLAN  
3/16"=1'-0"



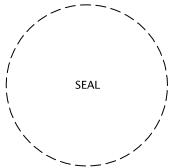
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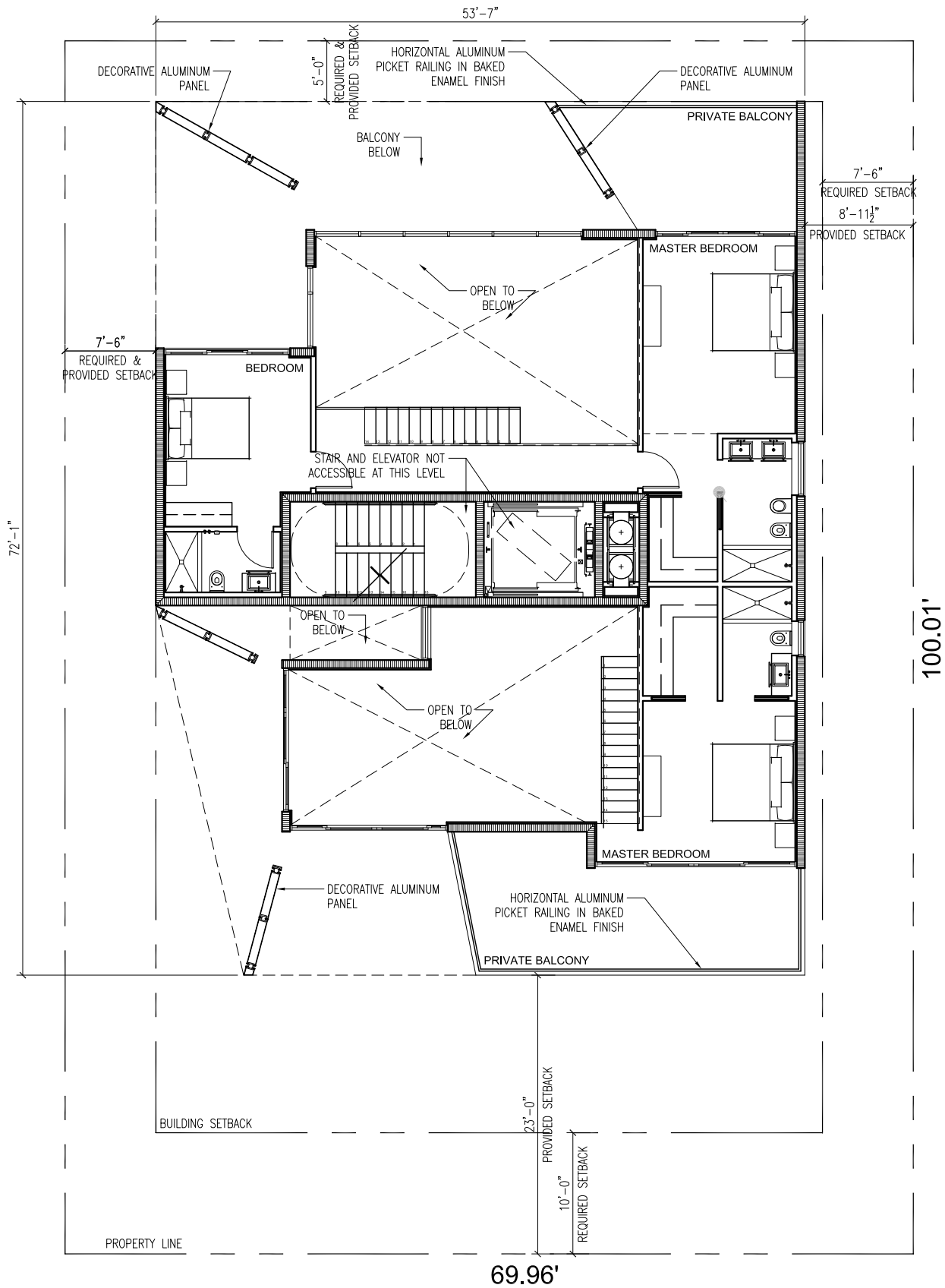


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PROPOSED FIFTH FLOOR  
PLAN  
Sheet

A-5

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1 PROPOSED FIFTH FLOOR PLAN  
3/16"=1'-0"





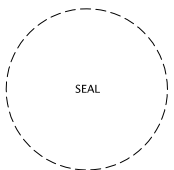
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F 3051350-2524  
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MIAMI BEACH, FLORIDA 33139

Client:  
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Contact:  
---  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744

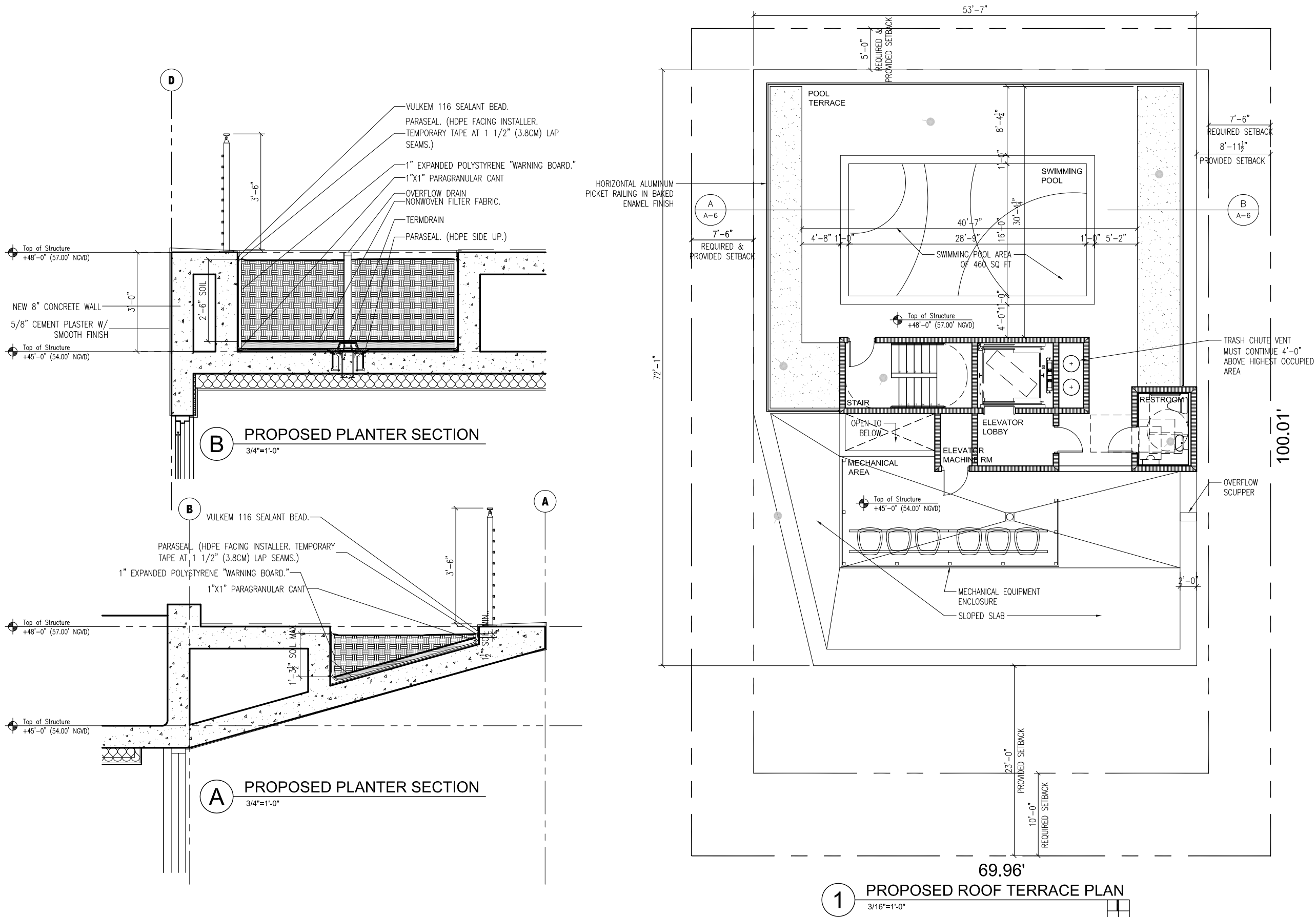


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Sheet Title  
PROPOSED ROOF  
TERRACE PLAN  
Sheet

A-6

DRB Final Submittal  
Date: 06/16/2016





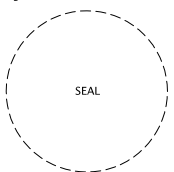
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State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



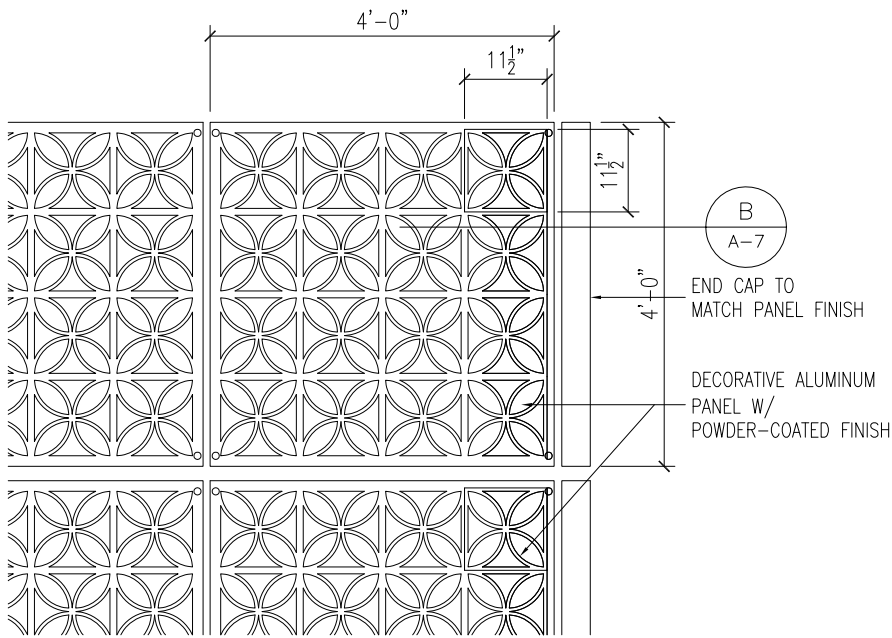
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PROPOSED ELEVATION

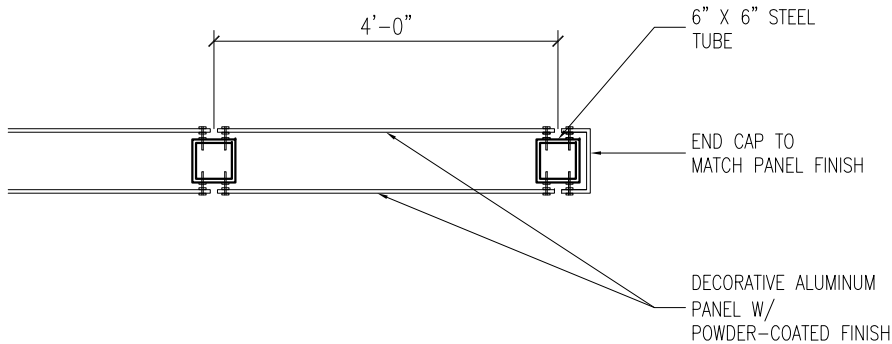
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A-7

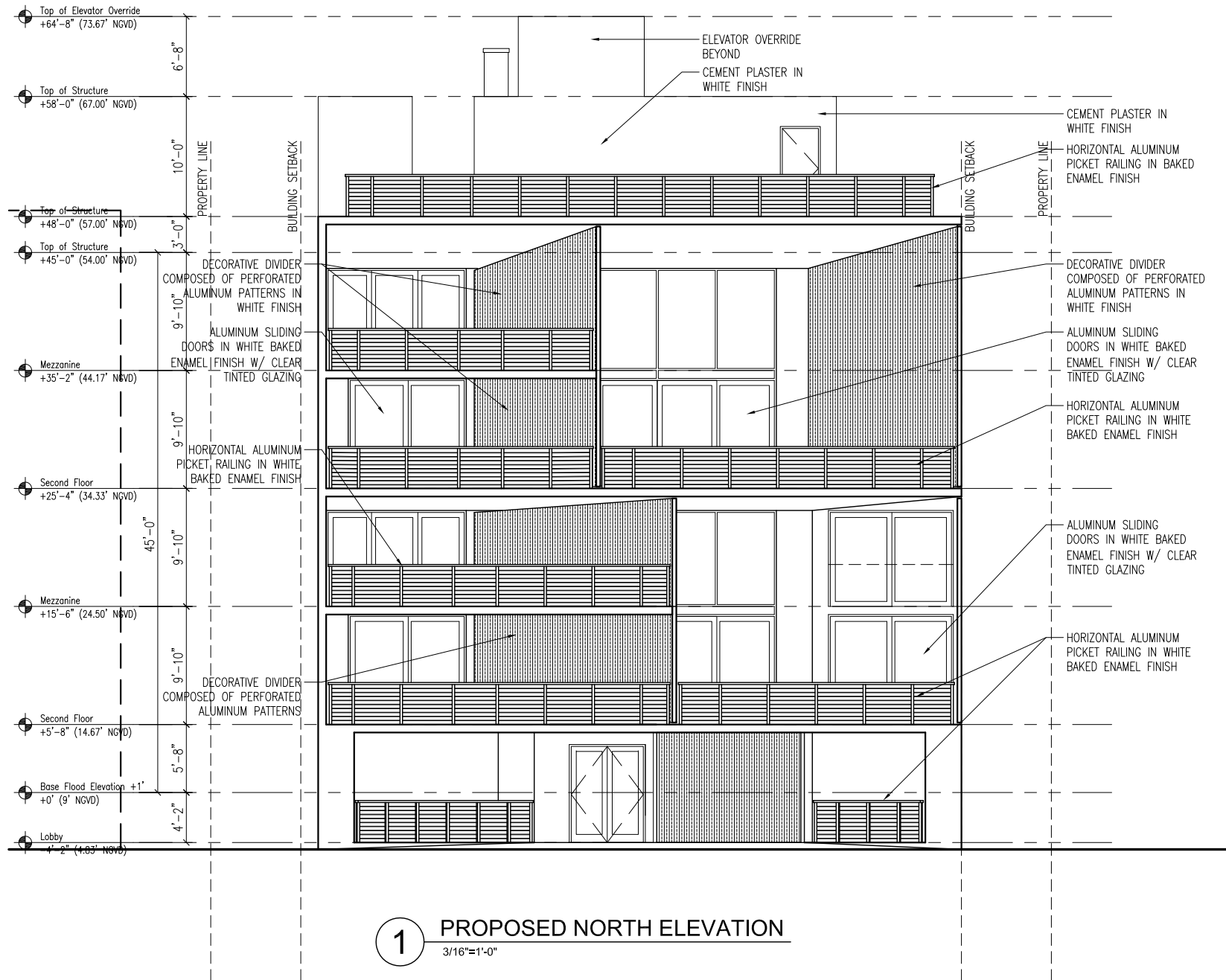
DRB Final Submittal  
Date: 06/16/2016



**A** PROPOSED PANEL PATTERN  
1"= 1'-0"



**B** PROPOSED PANEL SECTION  
1"= 1'-0"



**1** PROPOSED NORTH ELEVATION  
3/16"=1'-0"



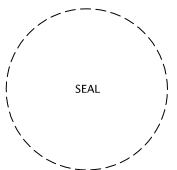
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Rodrigo A. Carrion  
Registration No: AR 91744



Date  
Job Number  
Drawing History

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No. Issue Date

Sheet Title

PROPOSED ELEVATION

Sheet

A-8

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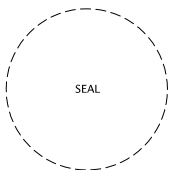
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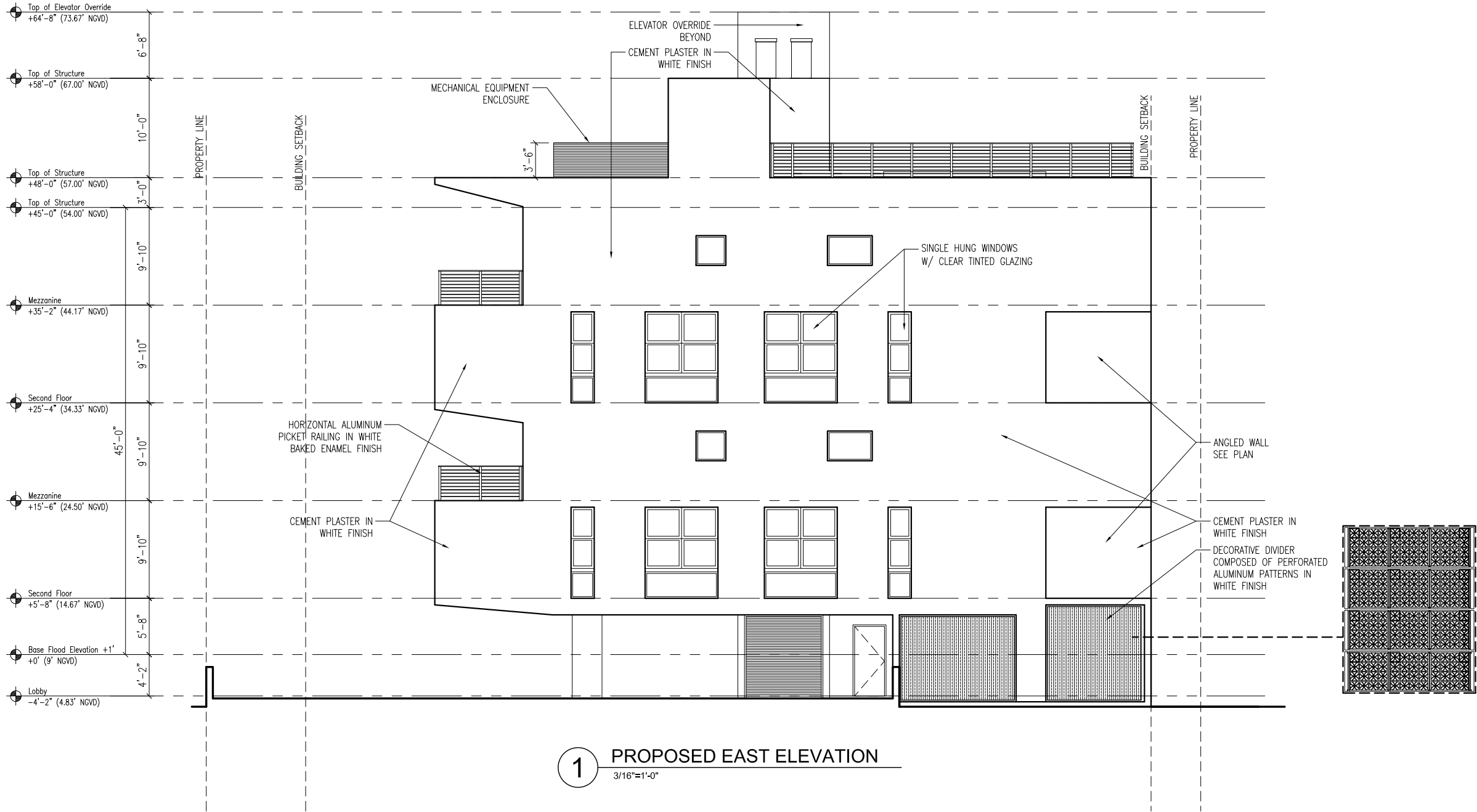
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Architectural Registration  
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Registration No: AR 91744



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PROPOSED ELEVATION  
Sheet

A-9  
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Date: 06/16/2016





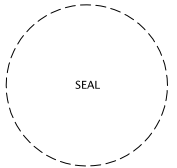
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Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



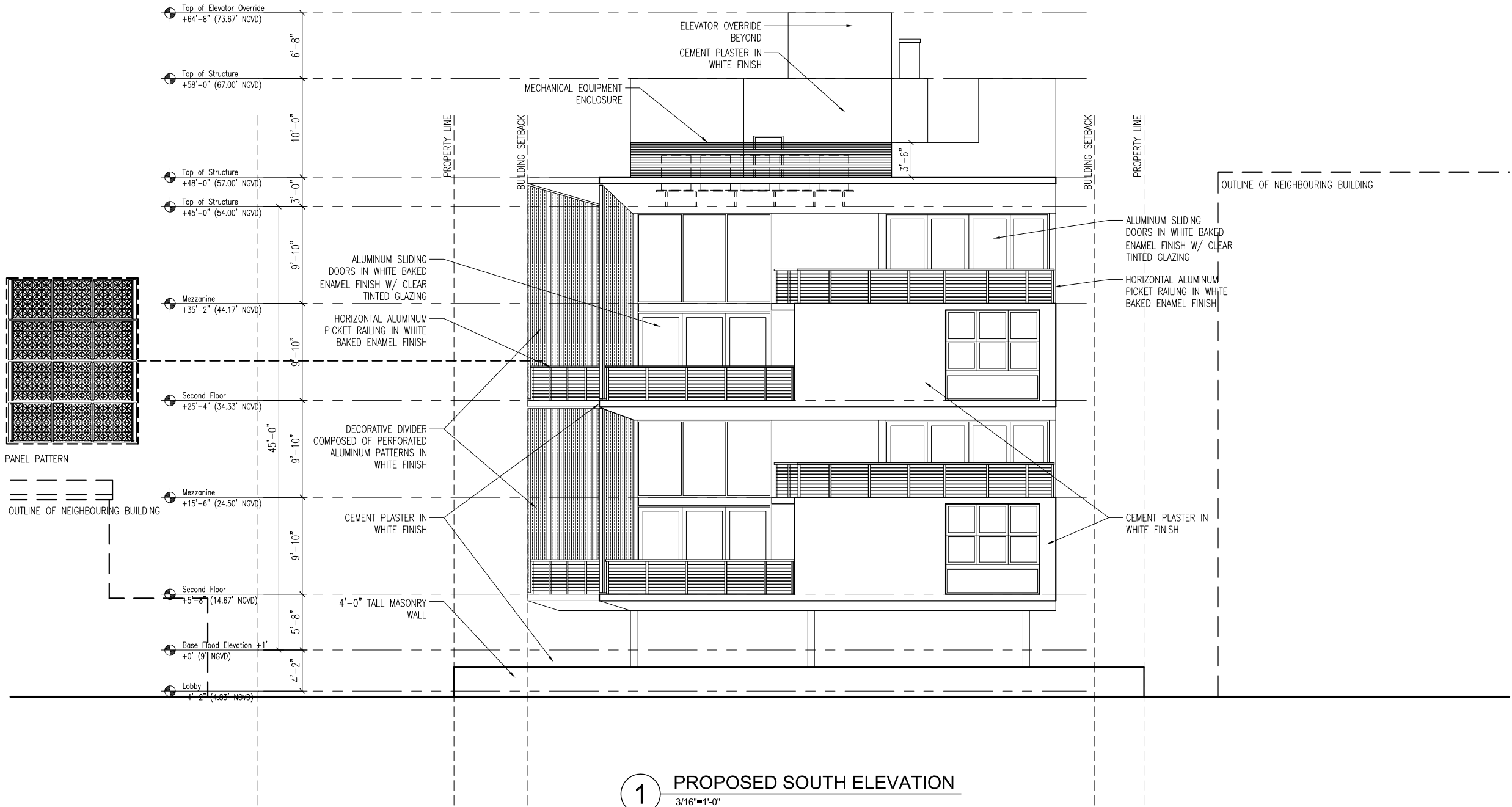
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PROPOSED ELEVATION

Sheet

A-10

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Date: 06/16/2016



1 PROPOSED SOUTH ELEVATION  
3/16"=1'-0"





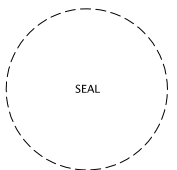
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State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744

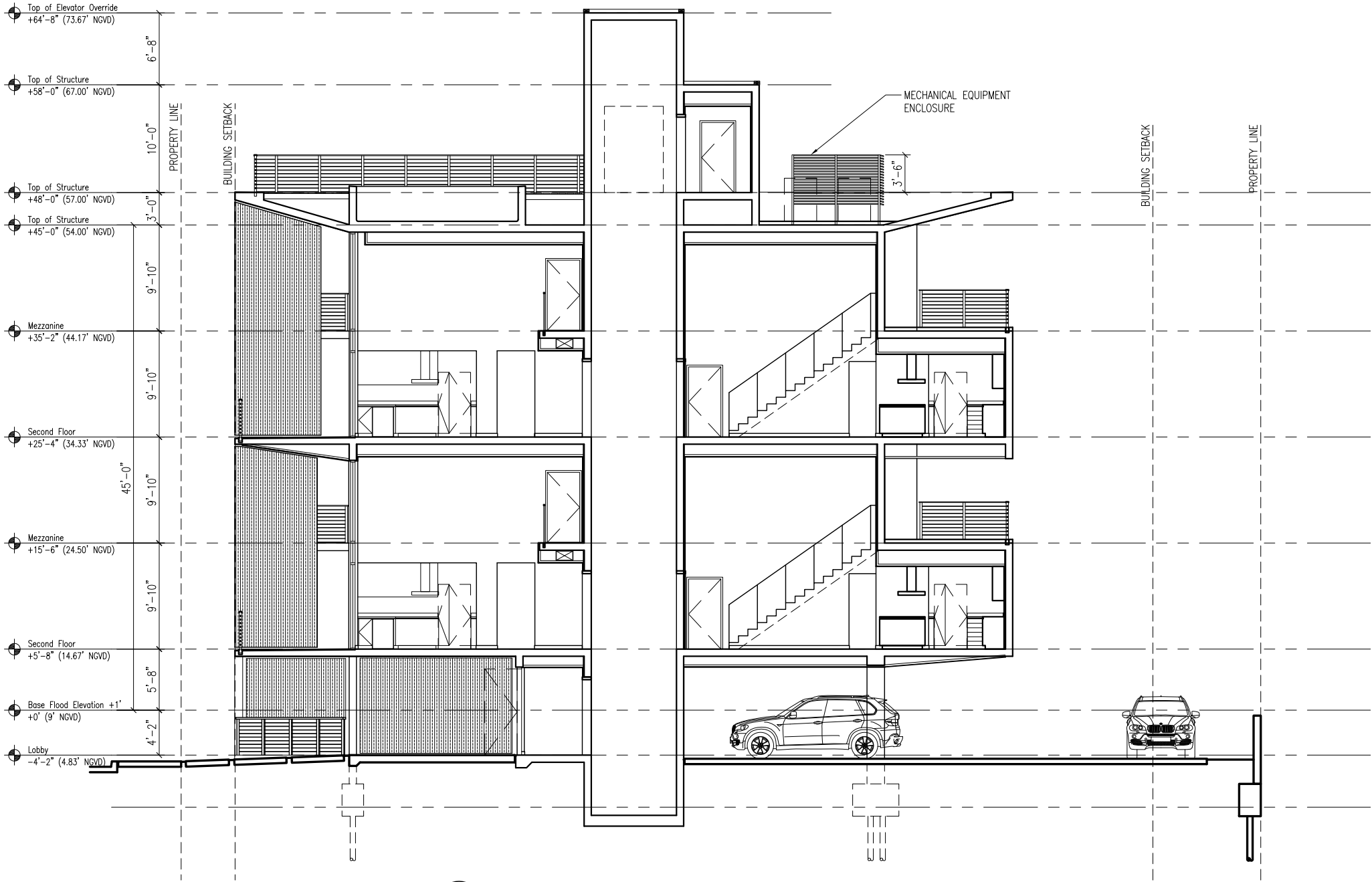


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PROPOSED BUILDING  
SECTION  
Sheet

A-11

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Date: 06/16/2016



1 PROPOSED BUILDING SECTION  
3/16"=1'-0"



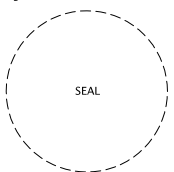
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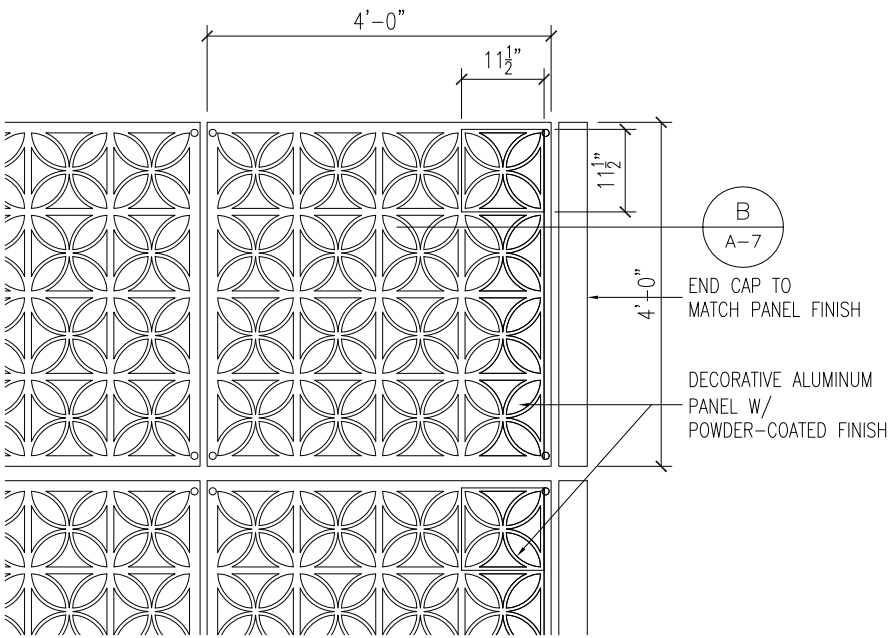
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State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



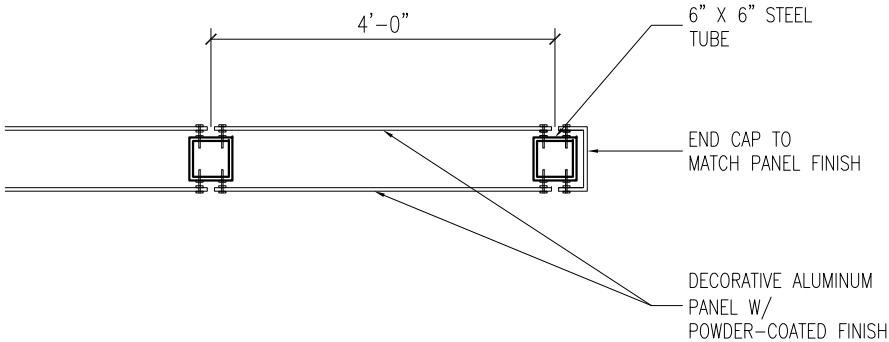
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PROPOSED ELEVATION  
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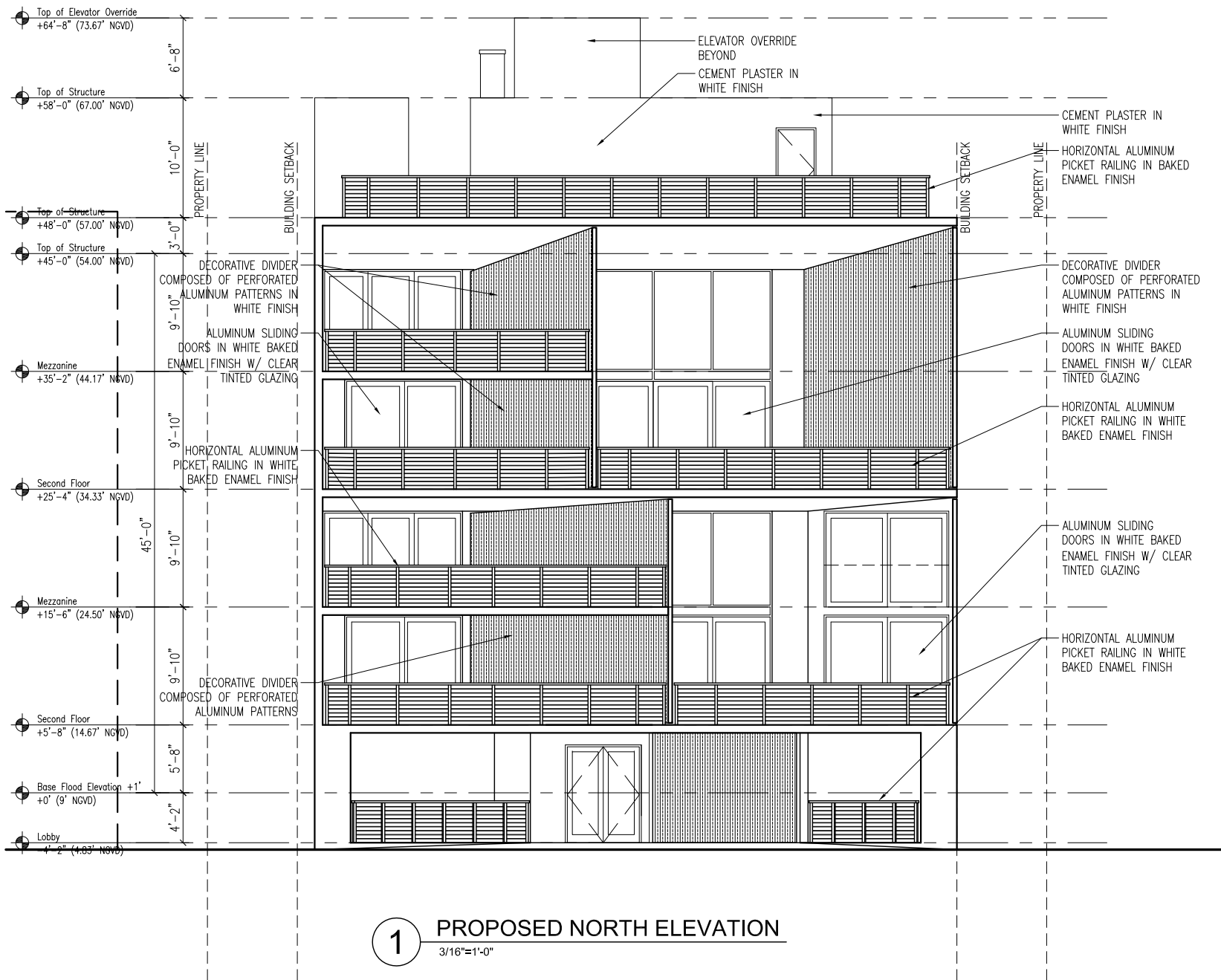
A-7  
DRB Final Submittal  
Date: 06/16/2016



A PROPOSED PANEL PATTERN  
1"= 1'-0"



B PROPOSED PANEL SECTION  
1"= 1'-0"



1 PROPOSED NORTH ELEVATION  
3/16"=1'-0"



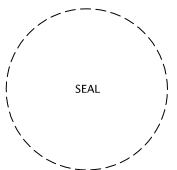
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Contact: ---  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date  
Job Number  
Drawing History

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No. Issue Date

Sheet Title

PROPOSED ELEVATION

Sheet

A-8

DRB Final Submittal  
Date: 06/16/2016





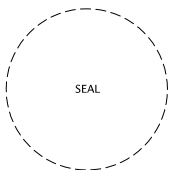
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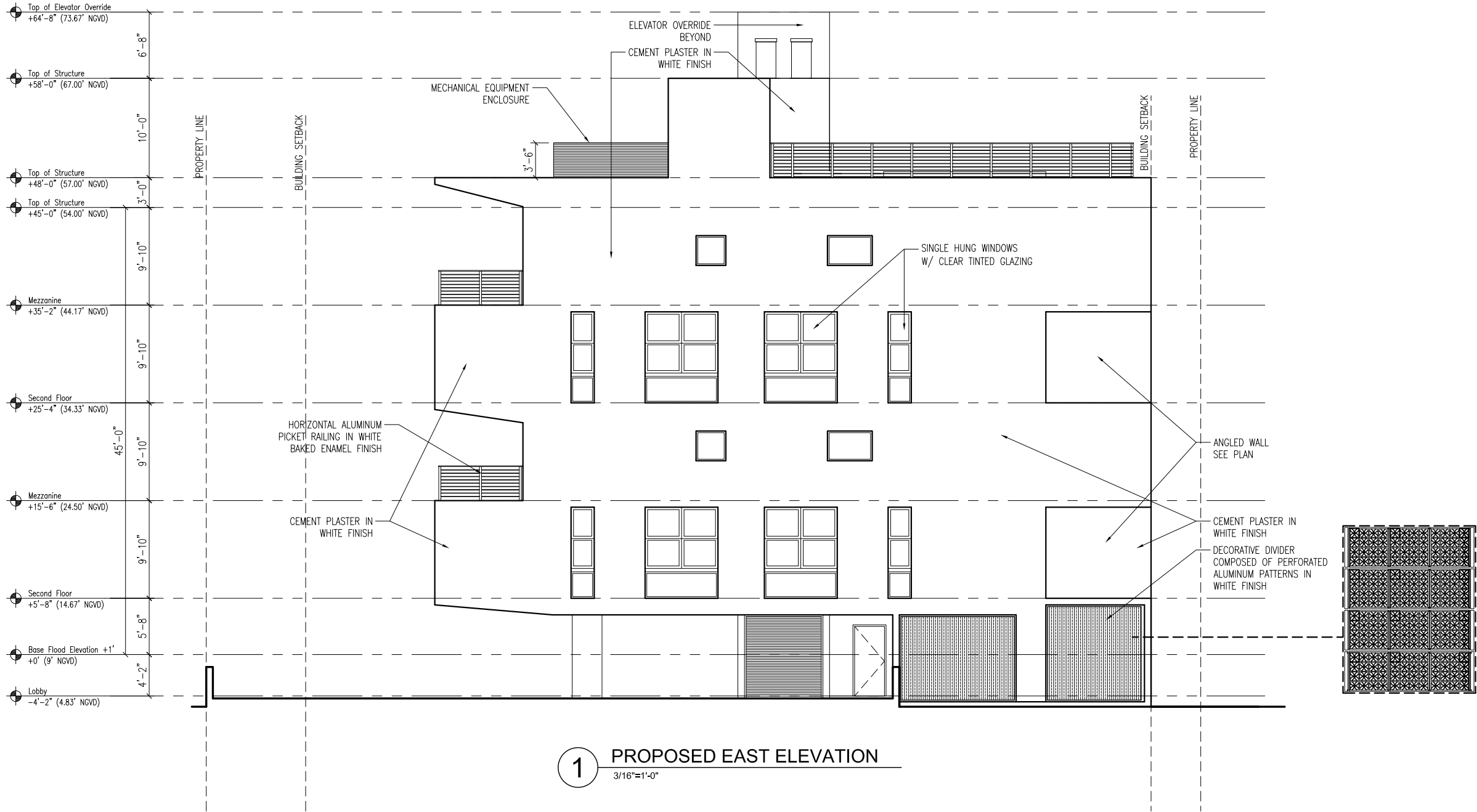
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Contact:  
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Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



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| Date            |      |
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PROPOSED ELEVATION  
Sheet

A-9  
DRB Final Submittal  
Date: 06/16/2016





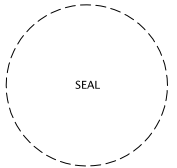
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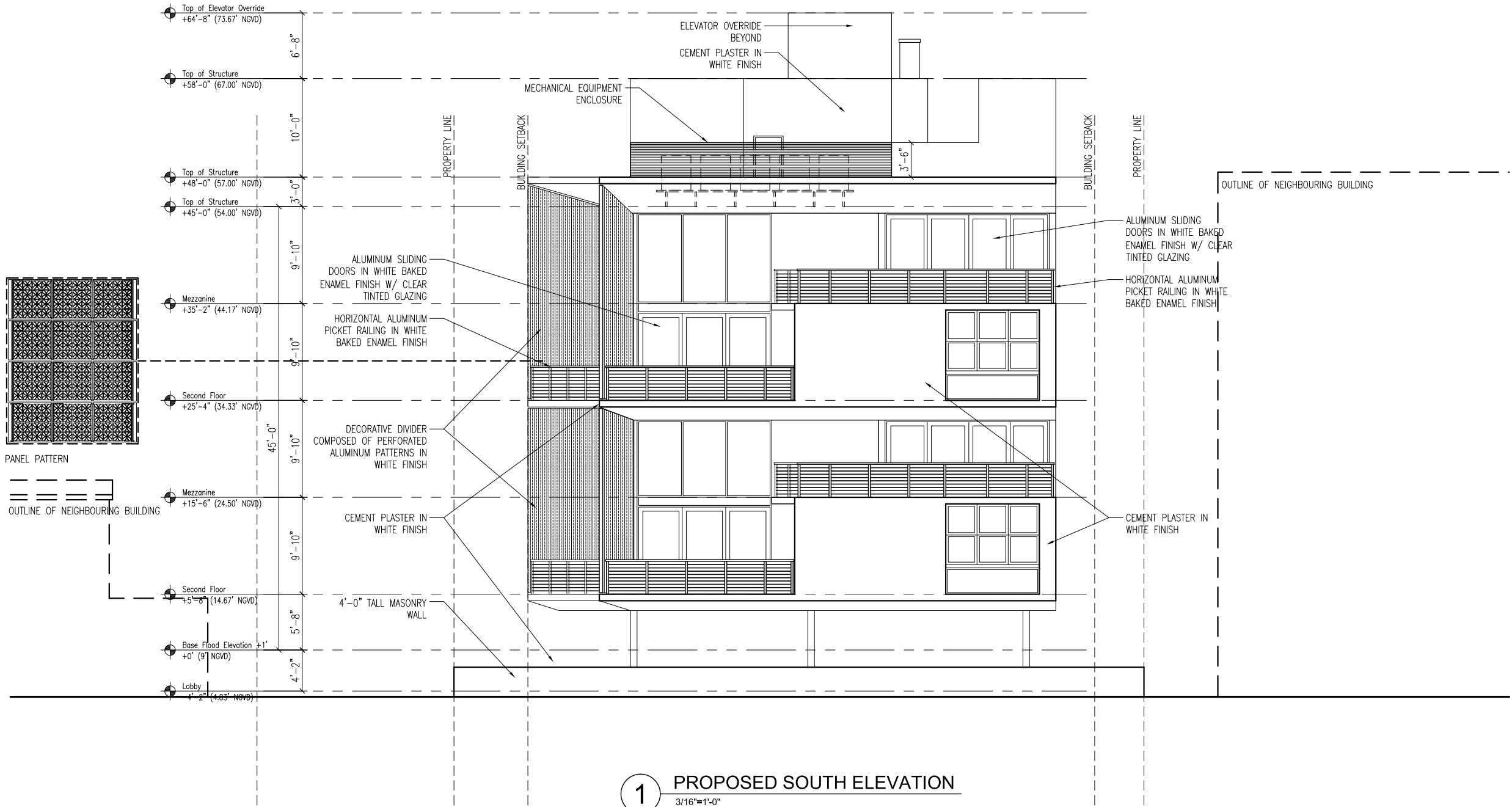
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Architectural Registration  
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Registration No: AR 91744



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| Date            |      |
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PROPOSED ELEVATION  
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A-10  
DRB Final Submittal  
Date: 06/16/2016





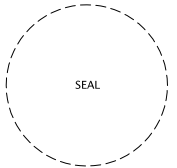
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Rodrigo A. Carrion  
Registration No: AR 91744

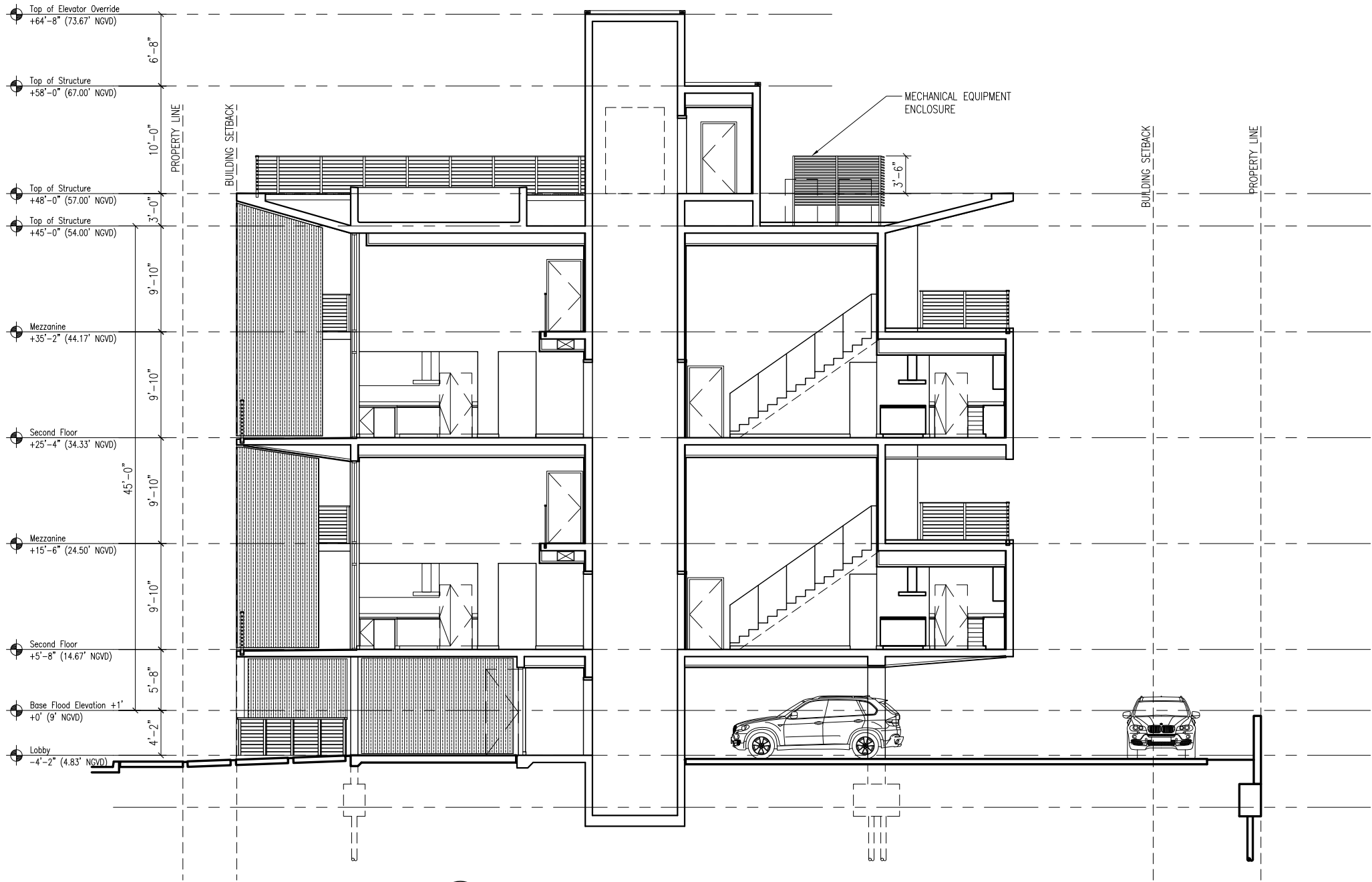


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PROPOSED BUILDING  
SECTION  
Sheet

A-11

DRB Final Submittal  
Date: 06/16/2016



1 PROPOSED BUILDING SECTION  
3/16"=1'-0"





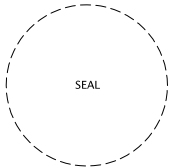
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Rodrigo A. Carrion  
Registration No: AR 91744

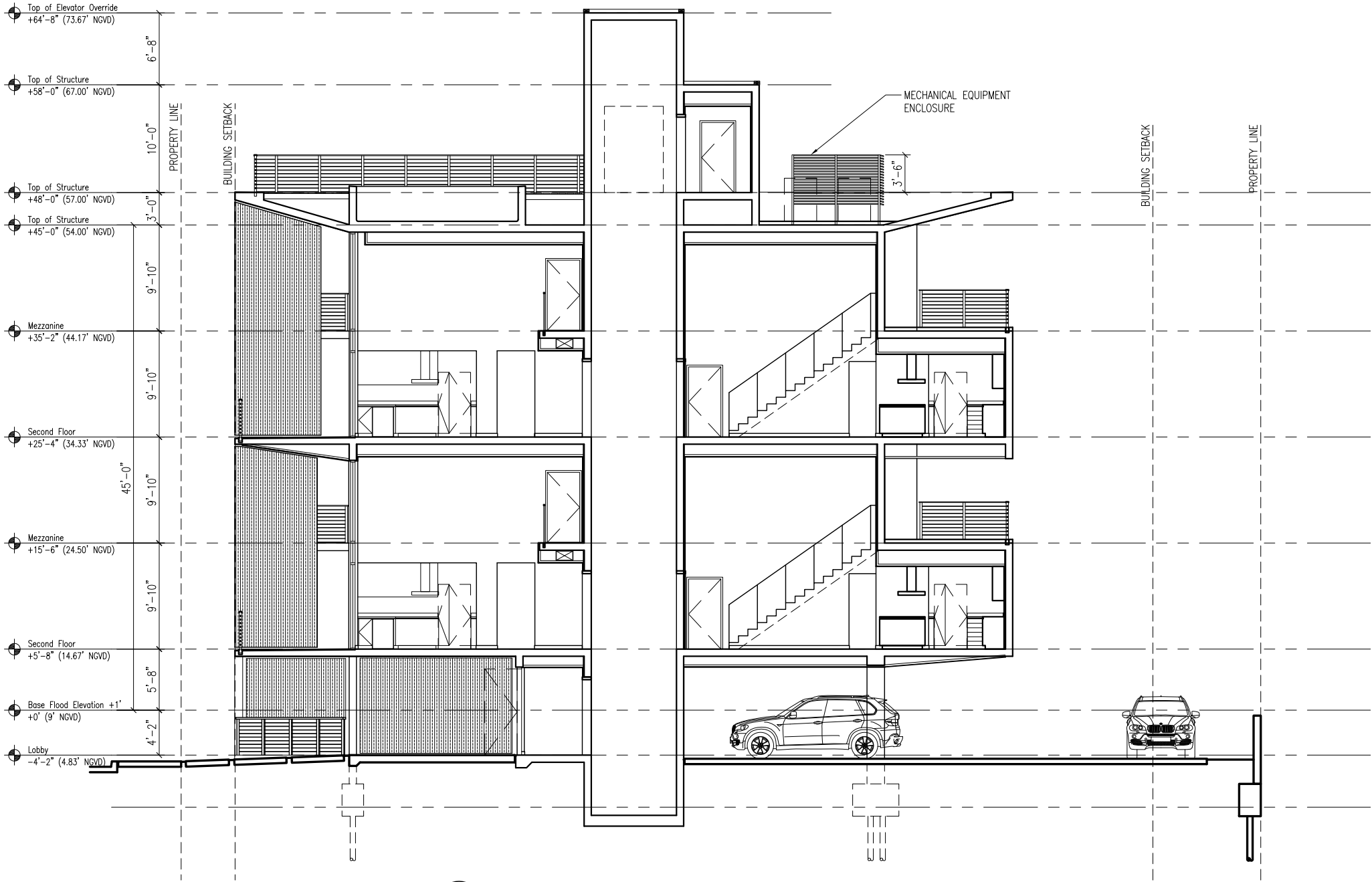


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| No. Issue       | Date |
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PROPOSED BUILDING  
SECTION  
Sheet

A-11

DRB Final Submittal  
Date: 06/16/2016



1 PROPOSED BUILDING SECTION  
3/16"=1'-0"





## RENDERING NORTH VIEW

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
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F 305-350-2524  
W [www.dna-arc.com](http://www.dna-arc.com)  
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DN'A  
DESIGN  
& ARCHI  
TECTURE





RENDERING  
NORTHWEST CORNER VIEW

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
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F 305-350-2524  
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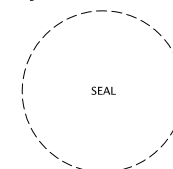
ANAYA  
918 4TH STREET & 912 4TH STREET  
MIAMI BEACH FLORIDA 33139

**Client:**

## Contact

1999-2000 2000-2001 2001-2002

**Architectural Registration**  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date \_\_\_\_\_

Job Number

### Drawing H1

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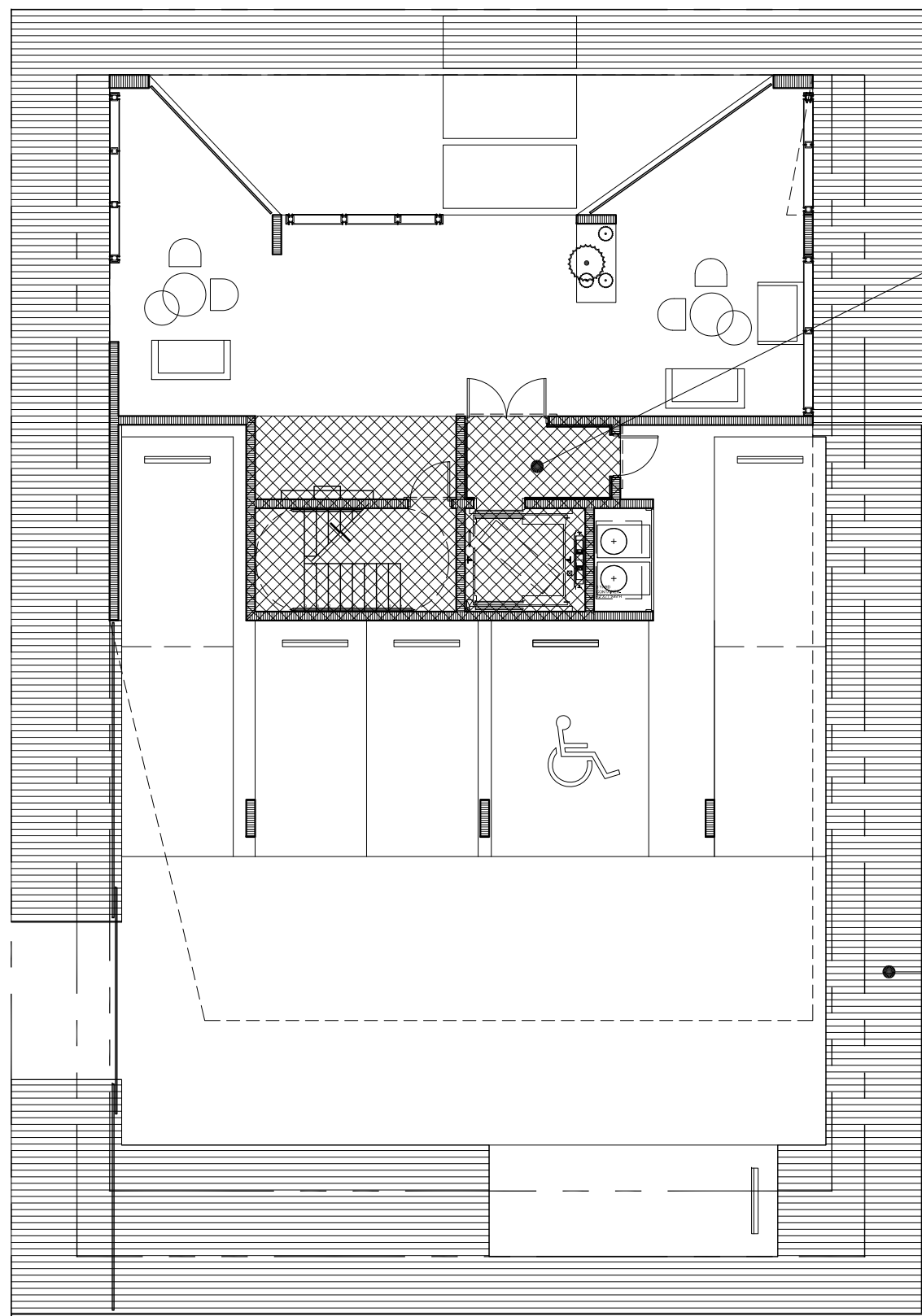
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## OPEN SPACE CALCULATIONS

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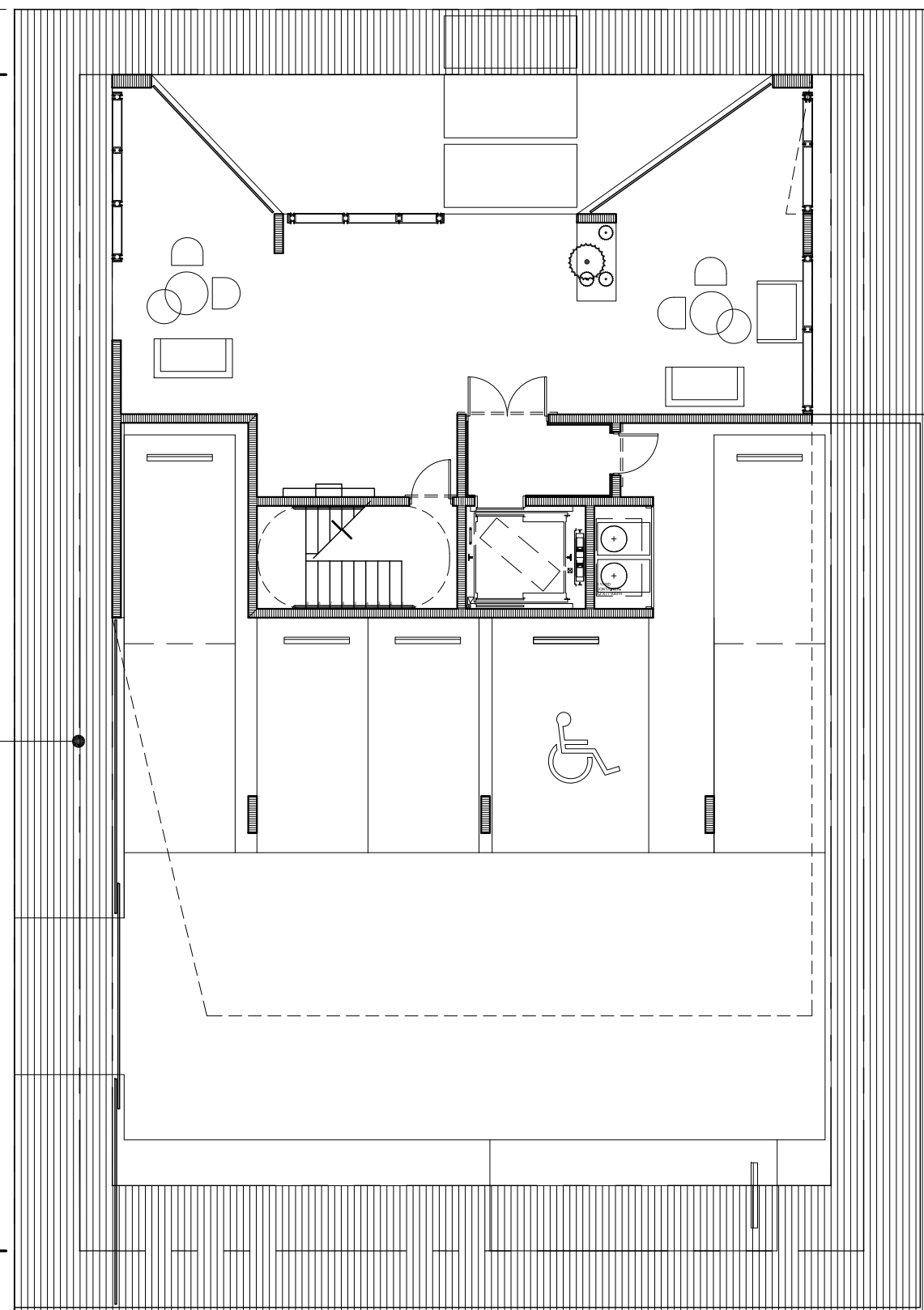
F-4

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Date: 06/16/2016

PROPOSED  
FIRST FLOOR  
427 SQ FT

SETBACK REQ'D  
OPEN SPACE  
2,315 SQ FT

PROPOSED  
OPEN SPACE  
2,332 SQ FT



1

FIRST FLOOR- OPEN SPACE

$$3/16"=1'-0'$$


2

## REQUIRED SETBACK OPEN SPACE

$$\frac{3}{16}'' = 1'-0''$$
