

LEGEND TYPICAL

**SURVEYOR'S NOTES**

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

2) THIS IS A SPECIFIC PURPOSE SURVEY.

3) THE CLOSURE IN THE SOUNDARY SURVEY IS ABOVE 1:7500 FT.

4) IF SHOWN, ELEVATIONS ARE REFERRED TO MINNAPPAE COUNTY.

ALL ELEVATIONS SHOWN ARE REFERRED TO  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
MIAMI-DADE COUNTY B.M.# 3002  
LOCATED AT CITY OF MIAMI BEACH:  
ELEVATION 5.60 FEET OF N.G.V.D. OF 1929

**SURVEYORS CERTIFICATION**

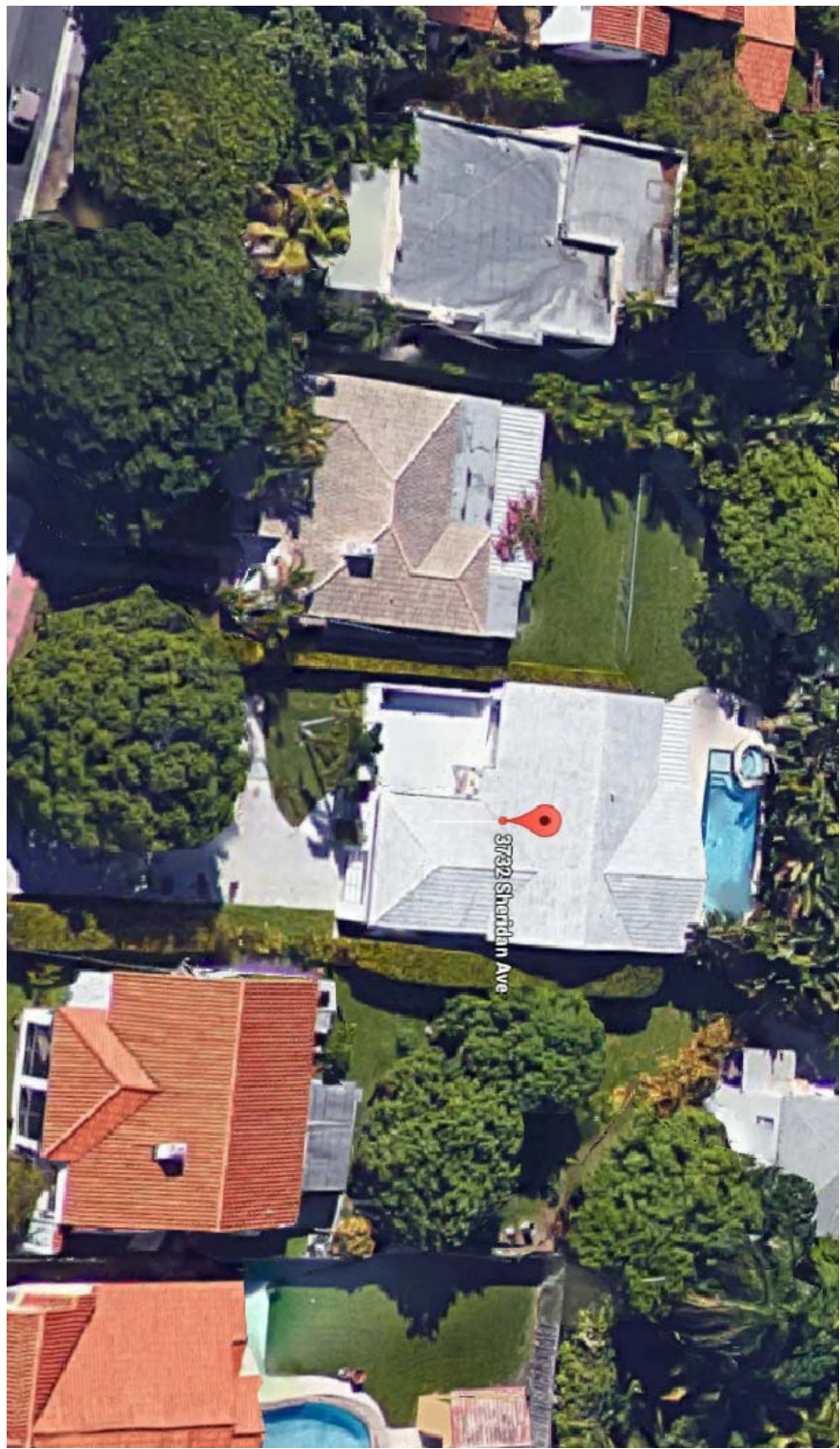
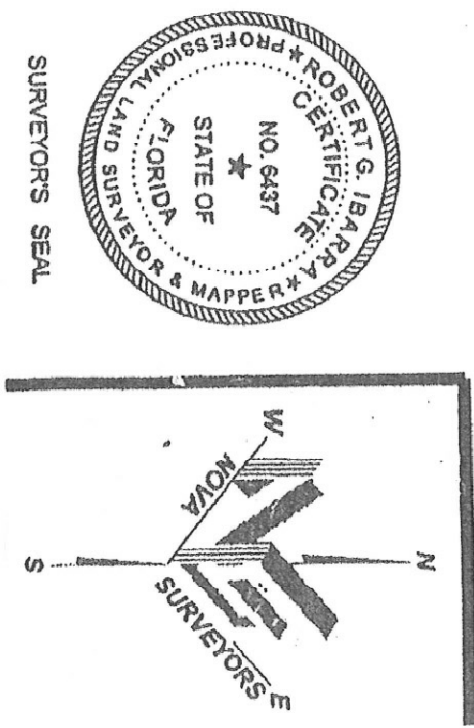
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAIN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 69F.14, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 412.027, FLORIDA STATUTES.

BY: ROBERT IBARRA (DATE OF FIELD WORK) 10-1-11

PROFESSIONAL LAND SURVEYOR NO. 6437  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEA  
THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

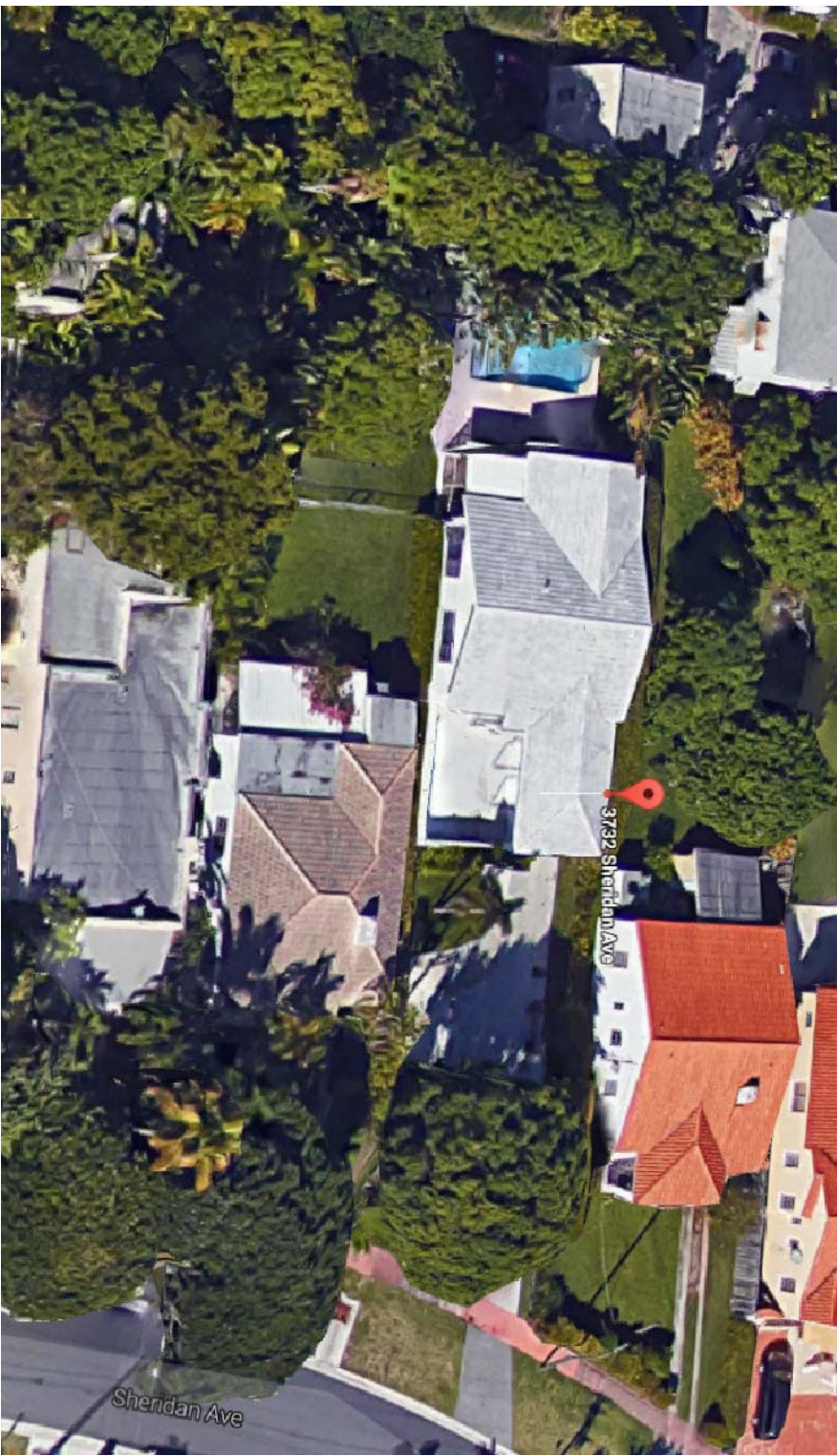
REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_



2 North Aerial Photo  
SCALE: NTS

East Aerial Photo  
SCALE: NTS  
3

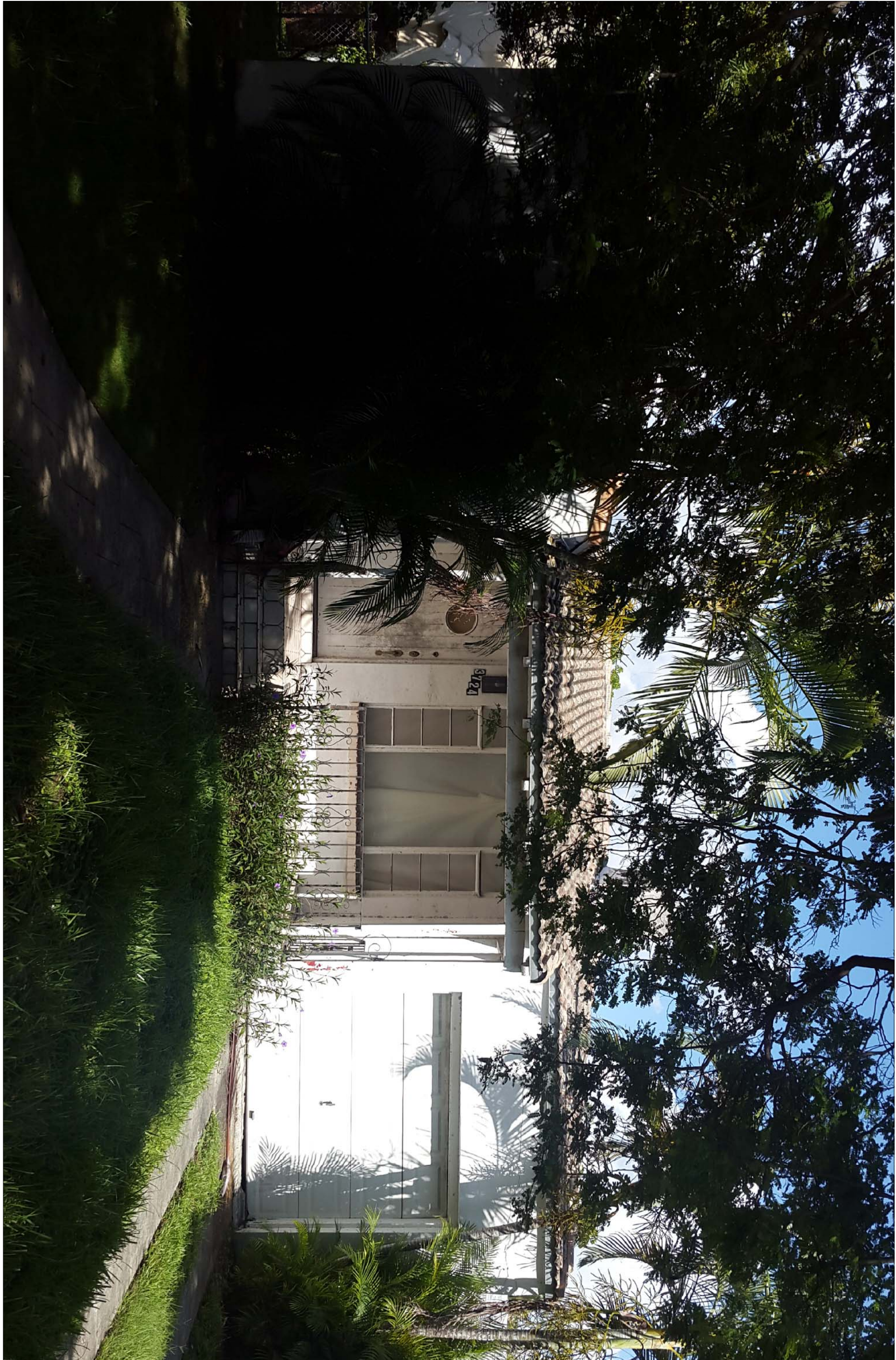


4 South Aerial Photo  
SCALE: NTS



5 West Aerial Photo  
SCALE: NTS





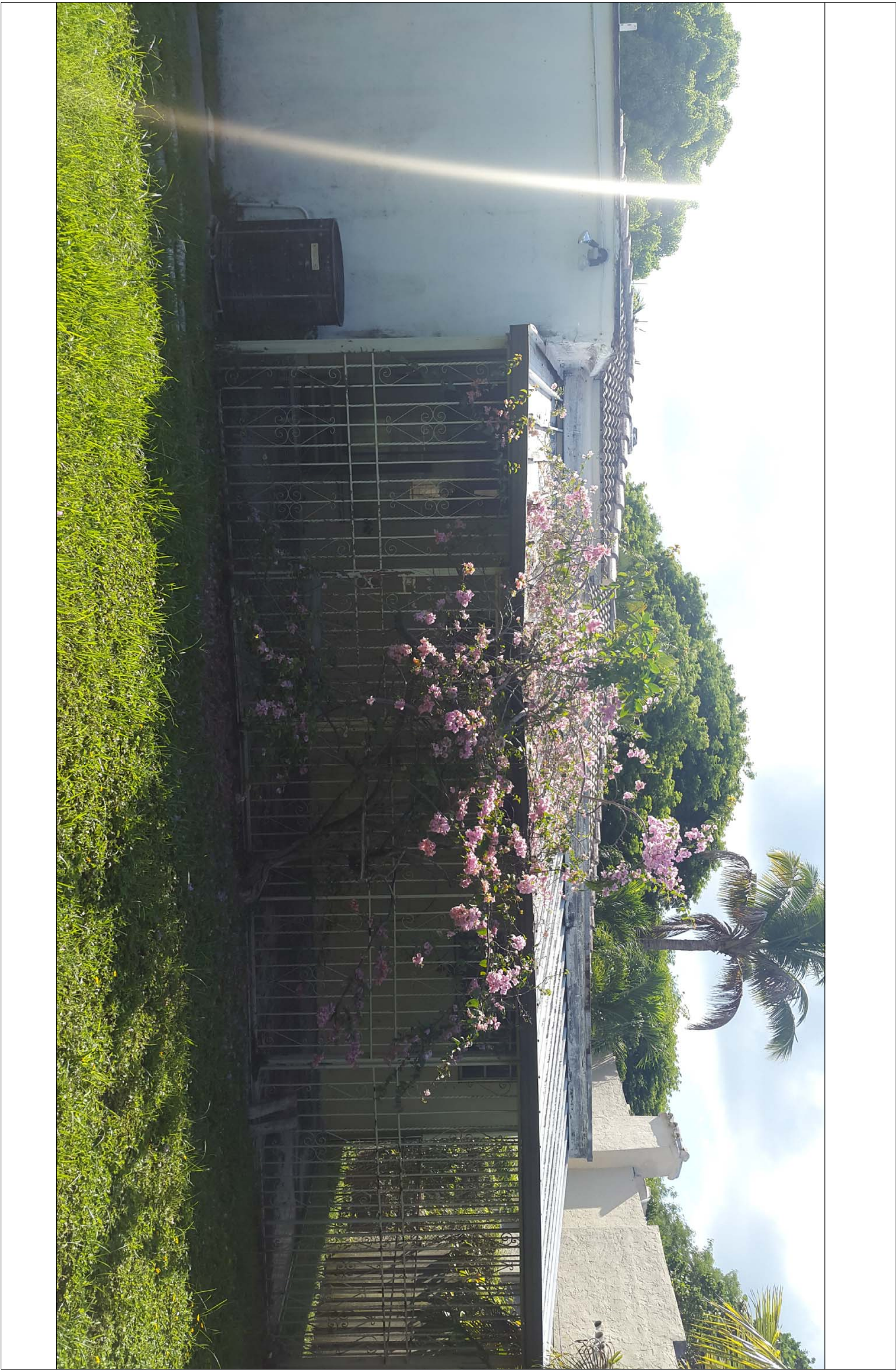
1 Front Exterior Photos – 3724 Sheridan Ave  
SCALE: NTS



3 Right Exterior Photos – 3724 Sheridan Ave  
SCALE: NTS



2 Left Exterior Photos – 3274 Sheridan Ave  
SCALE: NTS



4 Rear Exterior Photos – 3724 Sheridan Ave  
SCALE: NTS

SHEET

A003

Exterior Photos

PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

00-000-00  
00-00-2016  
00-00-2016  
AS NOTED  
JM  
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

# SHERIDAN RESIDENCE

3732 SHERIDAN AVENUE  
MIAMI BEACH, FLORIDA 33140

SCOPE OF WORK: NEW RESIDENCE

REVISION NO. DATE COMMENTS

**Soi-ARCH**  
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCE M. CONDE, RA ARCHITECT AR0015803  
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406  
4917 SW 74TH COURT MIAMI FL. 33155  
P 305 740 0723 F 305 740 0718





1 Front Exterior Photos – 3732 Sheridan Ave  
SCALE: NTS



3 Right Exterior Photos – 3732 Sheirdan Ave  
SCALE: NTS



2 Left Exterior Photos – 3732 Sheridan Ave  
SCALE: NTS



4 Rear Exterior Photos – 3732 Sheridan Ave  
SCALE: NTS

SHEET

A003a

Guest House

Exterior Photos

PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

00-000-00  
00-00-2016  
00-00-2016  
AS NOTED  
JM  
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

# SHERIDAN RESIDENCE

3732 SHERIDAN AVENUE  
MIAMI BEACH, FLORIDA 33140

SCOPE OF WORK: NEW RESIDENCE

REVISION NO. DATE COMMENTS

Sol-ARCH

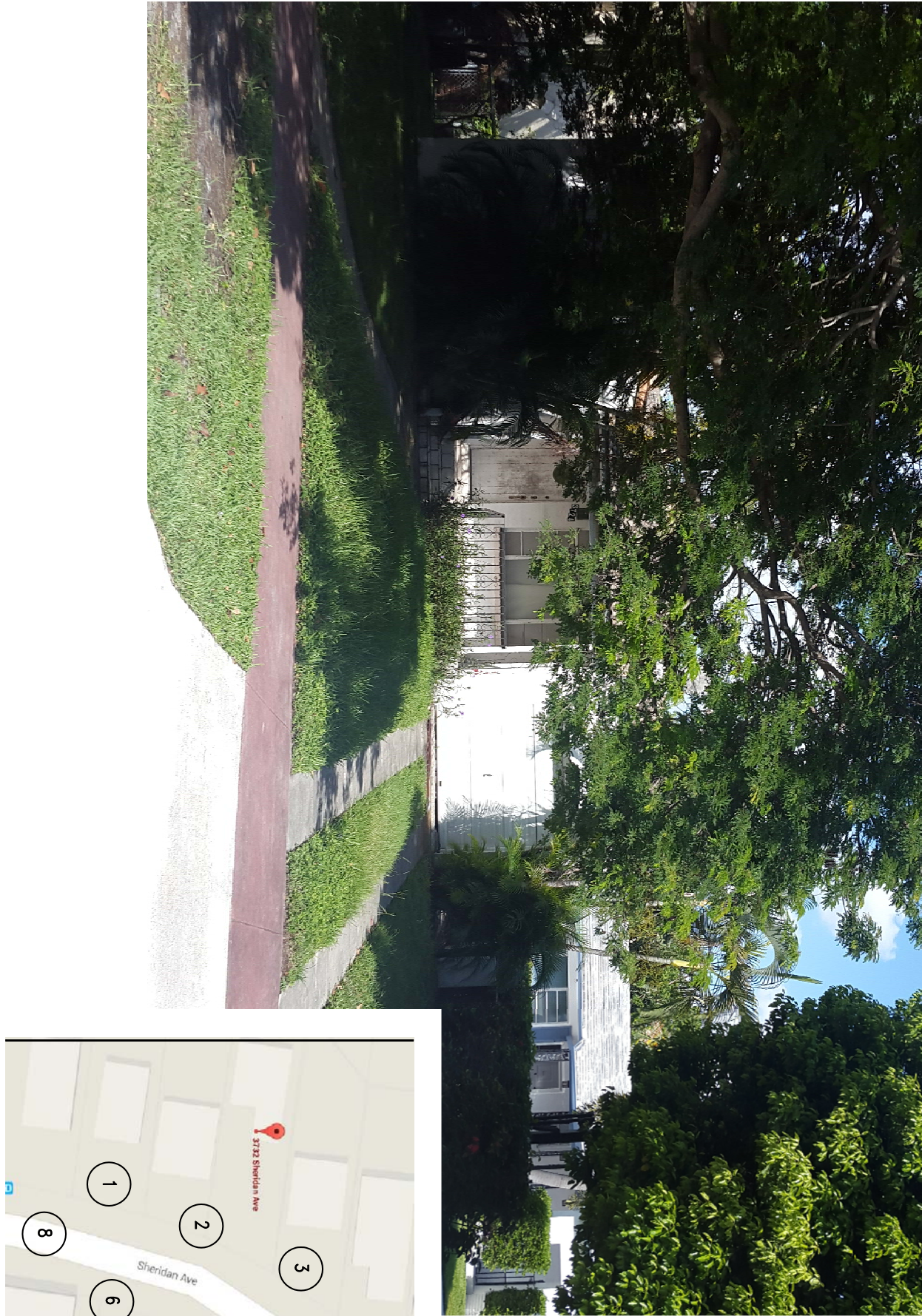
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCE M. CONDE, RA ARCHITECT AR0015803  
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406  
4917 SW 74TH COURT MIAMI FL. 33155  
P 305 740 0723 F 305 740 0718





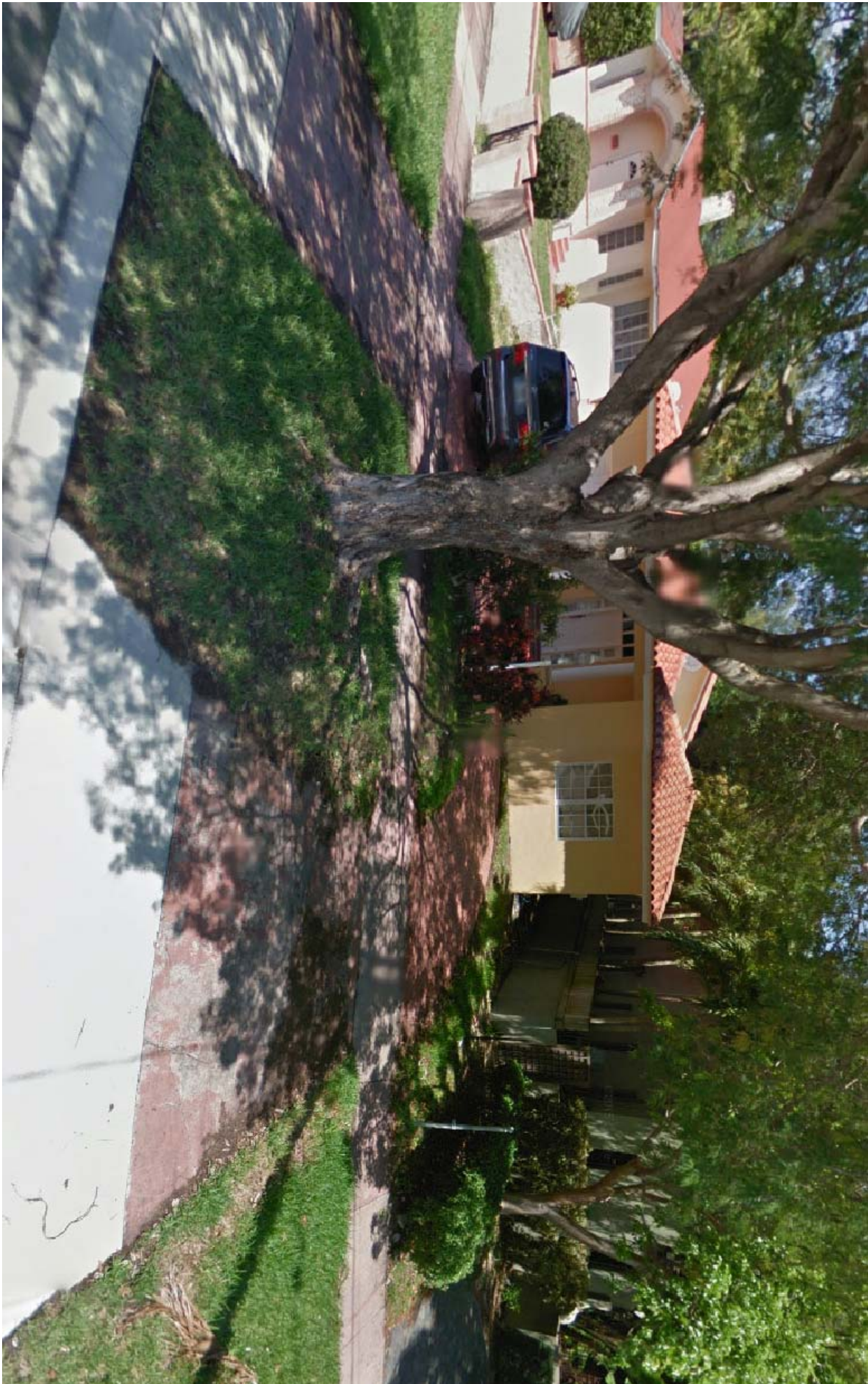
1 Adjacent House — Front Elevation Image  
SCALE: NTS



2 Main House — Front Elevation Image (3724/3732)  
SCALE: NTS



3 Adjacent House — Front Elevation Image  
SCALE: NTS



4 Front House — Front Elevation Image  
SCALE: NTS



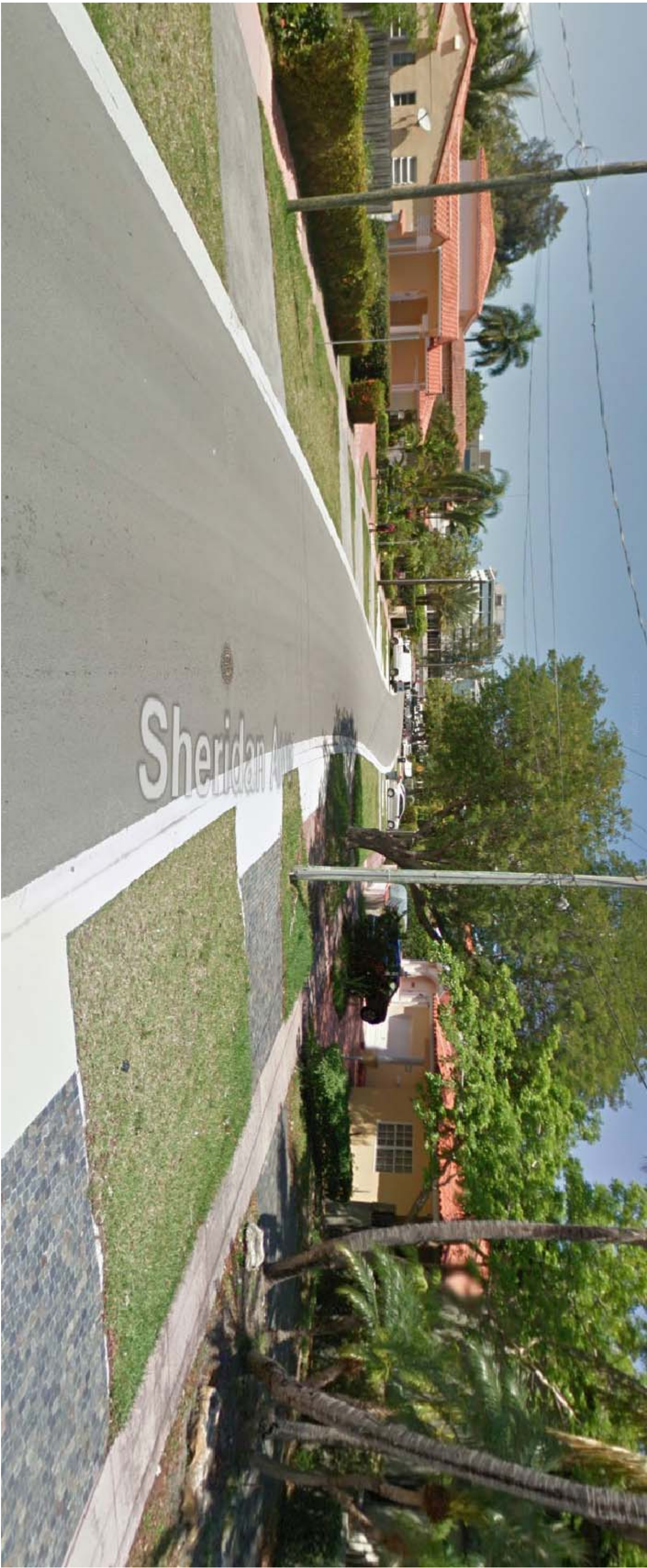
5 Front House — Front Elevation Image  
SCALE: NTS



6 Front House — Front Elevation Image  
SCALE: NTS



7 Street View Image  
SCALE: NTS



8 Street View Image  
SCALE: NTS

# SHERIDAN RESIDENCE

3732 SHERIDAN AVENUE  
MIAMI BEACH, FLORIDA 33140

SCOPE OF WORK: NEW RESIDENCE

REVISION NO. DATE COMMENTS

**Soi-ARCH**  
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCE M. CONDE, RA ARCHITECT AR0015803  
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406  
4917 SW 74TH COURT MIAMI FL. 33155  
P 305 740 0723 F 305 740 0718

SHEET  
A004

Surrounding Photos  
& Street Views

PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

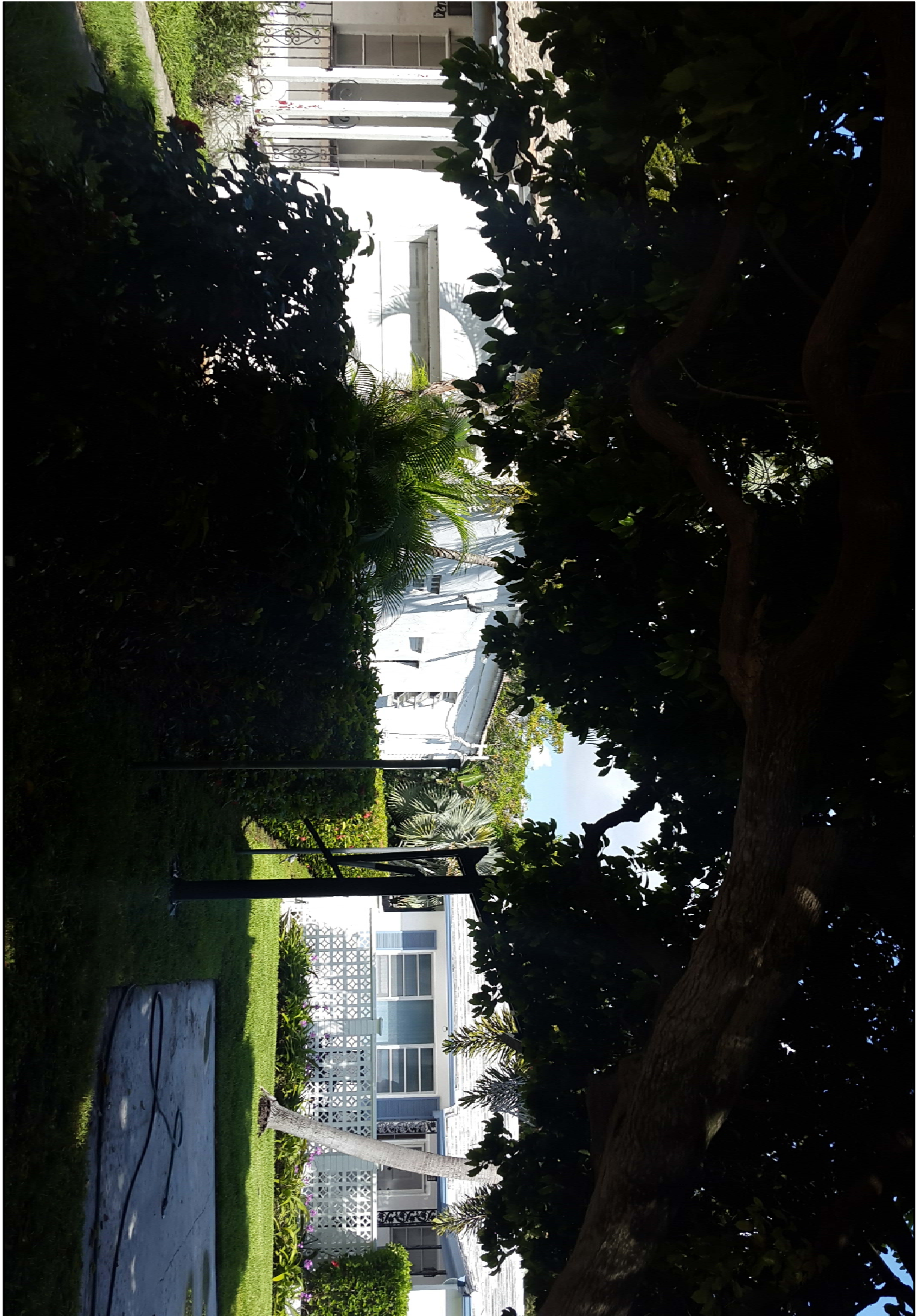
00-000-00  
00-00-2016  
00-00-2016  
AS NOTED  
JM  
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

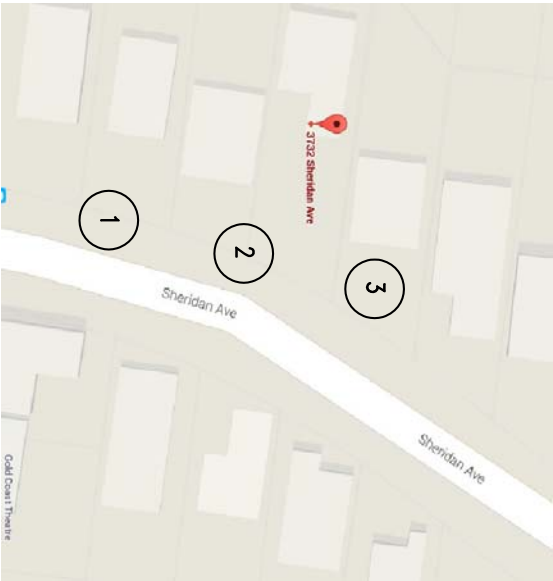




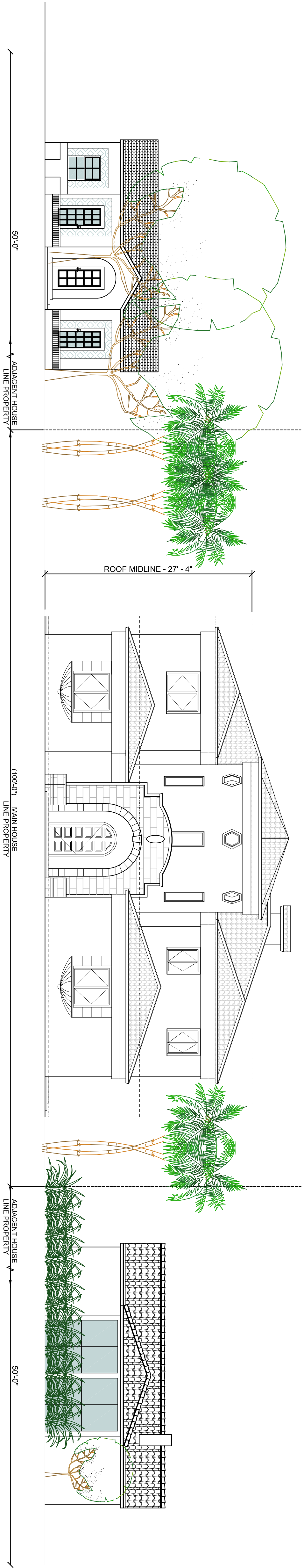
1 Adjacent House – Existing Front Elevation Image  
SCALE: NTS



2 Main House – Existing Front Elevation Image  
SCALE: NTS



3 Adjacent House – Existing Front Elevation Image  
SCALE: NTS



4 Context – Proposed Front Elevation  
SCALE: 1/8" = 1'-0"

SHEET

A005

Context Images  
(Exist. & Proposed)

PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

00-000-00  
00-00-2016  
00-00-2016  
AS NOTED  
JM  
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

# SHERIDAN RESIDENCE

3732 SHERIDAN AVENUE  
MIAMI BEACH, FLORIDA 33140

SCOPE OF WORK: NEW RESIDENCE

REVISION NO. DATE COMMENTS

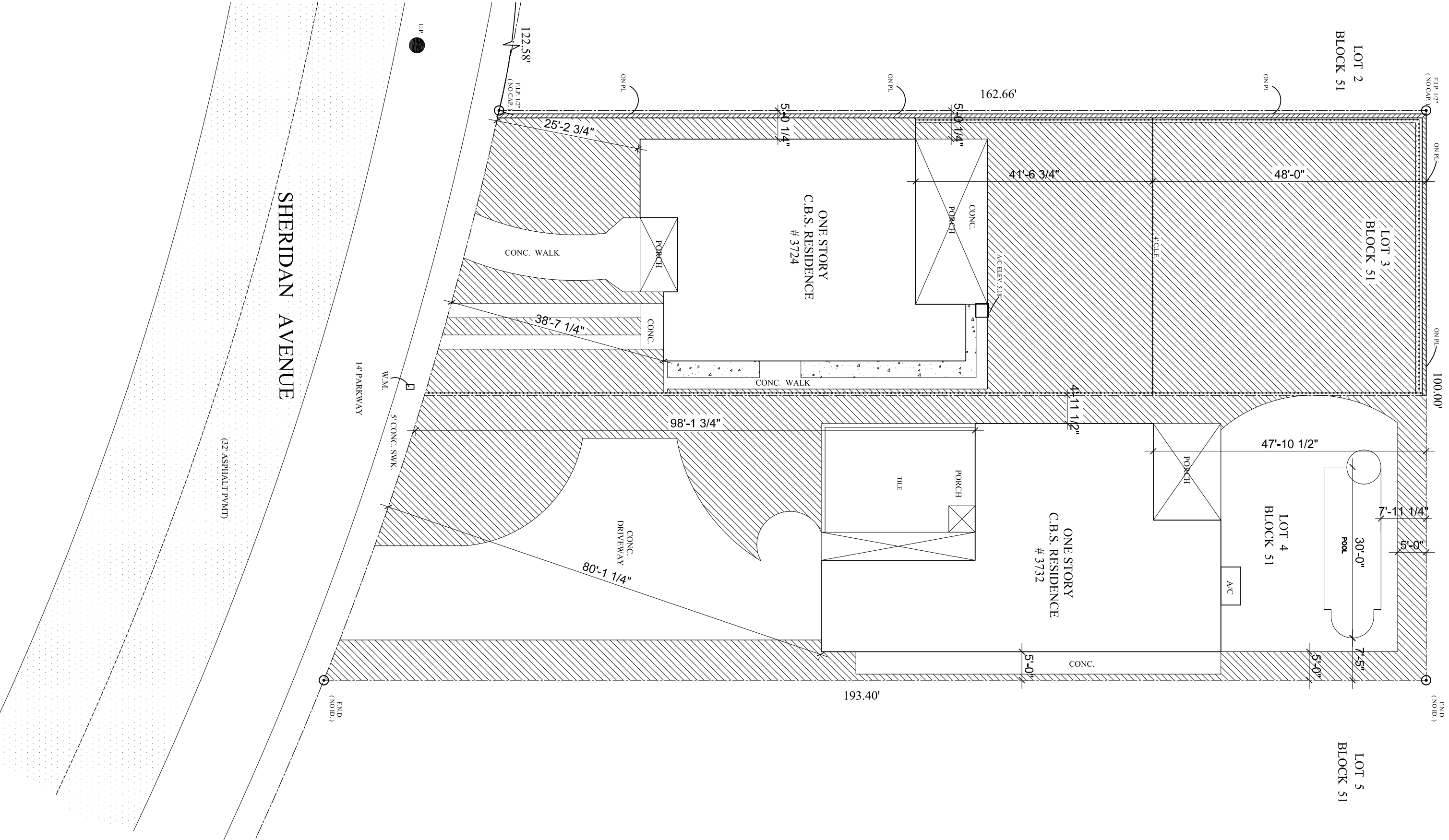
**Soi-ARCH**  
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCE M. CONDE, RA ARCHITECT AR0015803  
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406  
4917 SW 74TH COURT MIAMI FL. 33155  
P 305 740 0723 F 305 740 0718

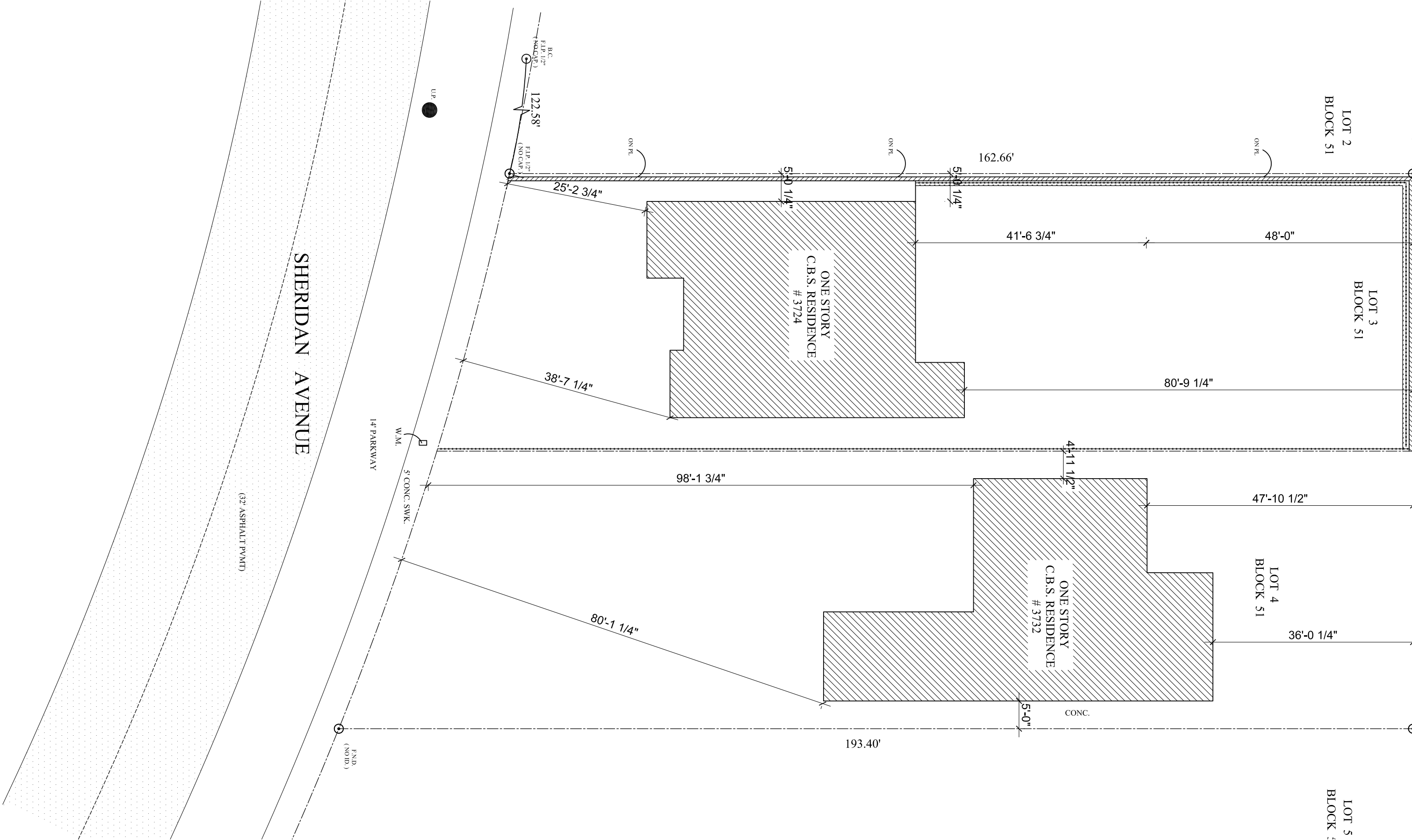


SITE DATA		(BOTH LOTS)				
ZONING DISTRICT	RS-4					
NET LOT AREA		17,660 SF				
LOT COVERAGE	REQUIRED / ALLOWED 30% OF THE LOT AREA	REQUIRED 17,660 x 30% = 5,295 SF	EXISTING 3,792(22.0 %)			
OPEN SPACE	30% OF THE LOT AREA	17,660 x 30% = 5,295 SF	13,858 SF (78.5 %)			
BUILDING DATA		REQUIRED / ALLOWED	EXISTING			
UNIT SIZE	50% OF THE LOT AREA	17,660 x 50% = 8,830 SF	3,792 SF (22.0 %)			
BUILDING HEIGHT		REQUIRED / ALLOWED	EXISTING			
MAX. BUILDING HEIGHT	24'-0" FLAT ROOFS FROM MINIMUM FLOOD, 27'-0" TO MID ROOF FROM MINIMUM FLOOD.	REQUIRED 27'-0"	FROM GRADE			
BUILDING SET BACKS		REQUIRED / ALLOWED	EXISTING			
FRONT		REQUIRED 20'-0" 30'-0"	25.24'			
SIDE	FOR LOTS GREATER THAN 60' IN WIDTH, ANY ONE INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF TEN PERCENT OF THE LOT WIDTH OR TEN FEET, WHICHEVER IS GREATER. FOR LOTS 60 FEET IN WIDTH OR LESS ANY ONE INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF SEVEN AND ONE HALF FEET.	100' x 10% = 10'-0" MINIMUM	4.93/5.02'			
REAR	THE REAR SETBACK REQUIREMENT SHALL BE 15 PERCENT OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.	193.4' x 15% = 28.01'	36.02'			
POOL SET BACKS		REQUIRED / ALLOWED	EXISTING			
REAR	6'-0" FROM THE PROPERTY LINE TO SWIMMING POOL DECK. POOL DECK MAY EXTEND TO THE PROPERTY LINE CONNECTED TO A DOCK AND ITS REAR PROPERTY LINE TO WATER'S EDGE. ANY BAY OR CANAL, 7'-0" FROM REAR PROPERTY LINE TO WATER'S EDGE.	REQUIRED 6'-0"	EXISTING 5'-0"			
SIDE	9'-0" POOL, 7'-6" DECK	9'-0"	7'-6" POOL, 5'-0" DECK			

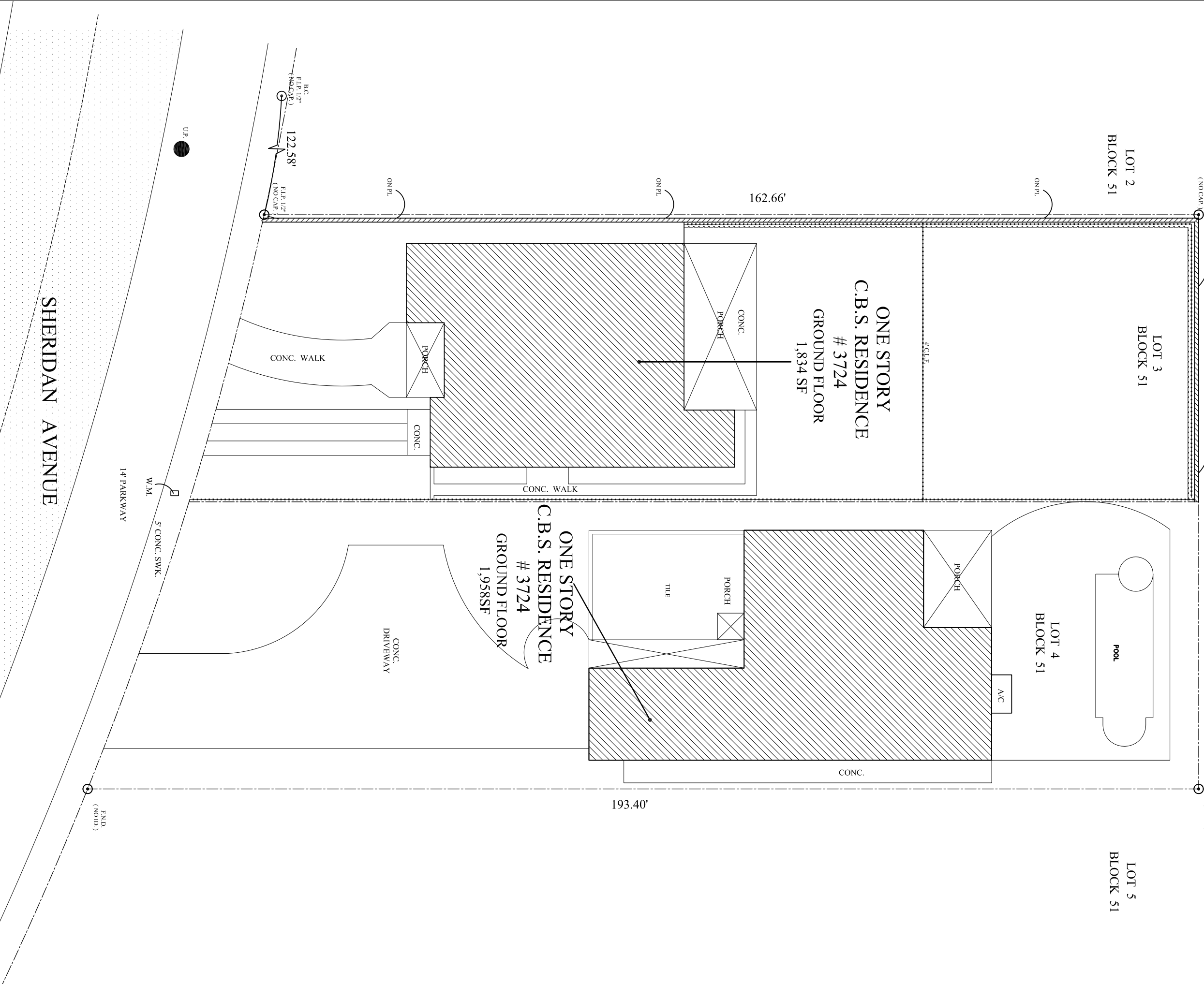
3 Zoning Tabulation  
SCALE: NIS



2 Existing Open Space Diagram  
SCALE: 1/16" = 1'-0"

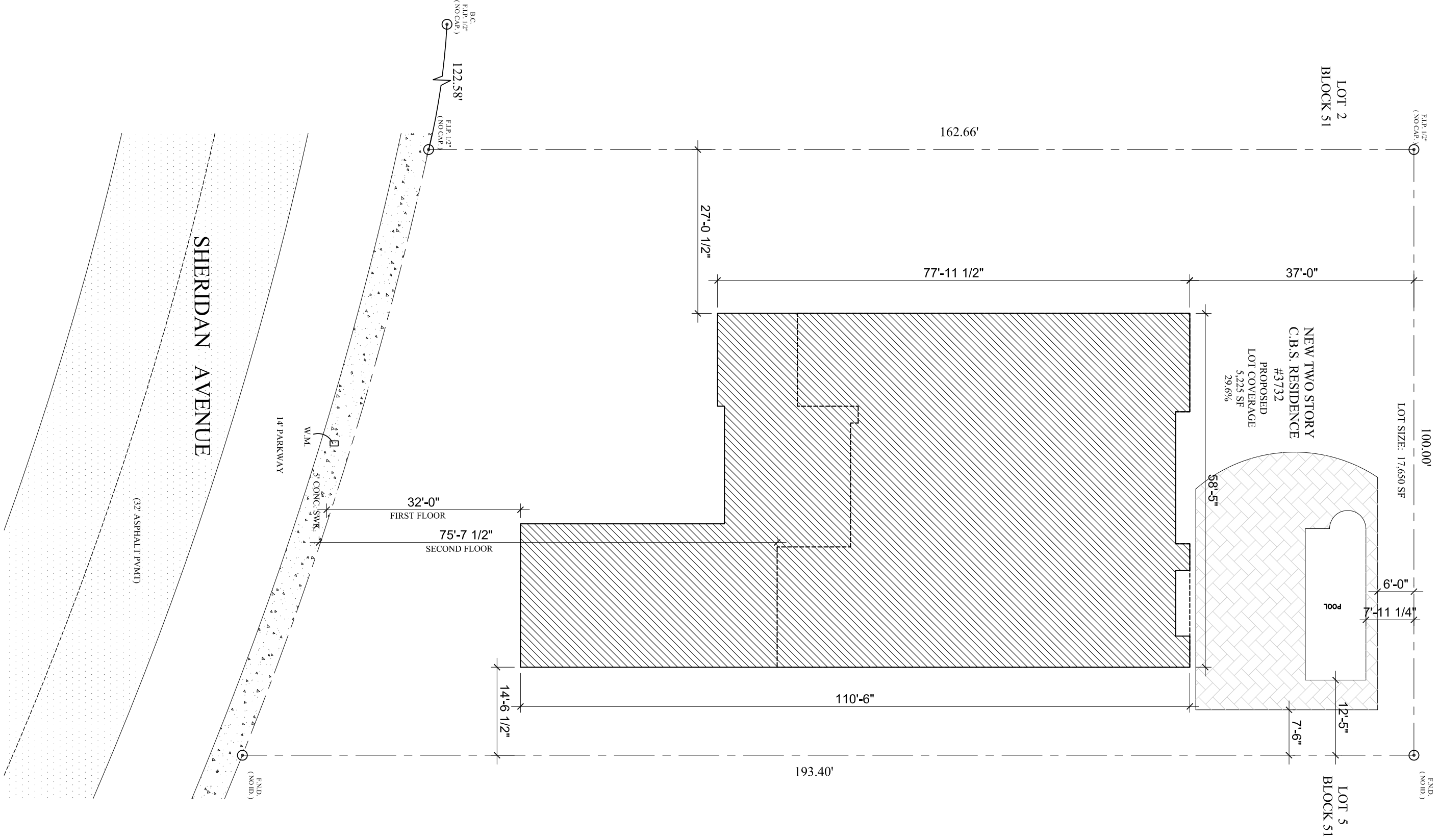


1 Existing Lot Coverage Diagram  
SCALE: 1/16" = 1'-0"

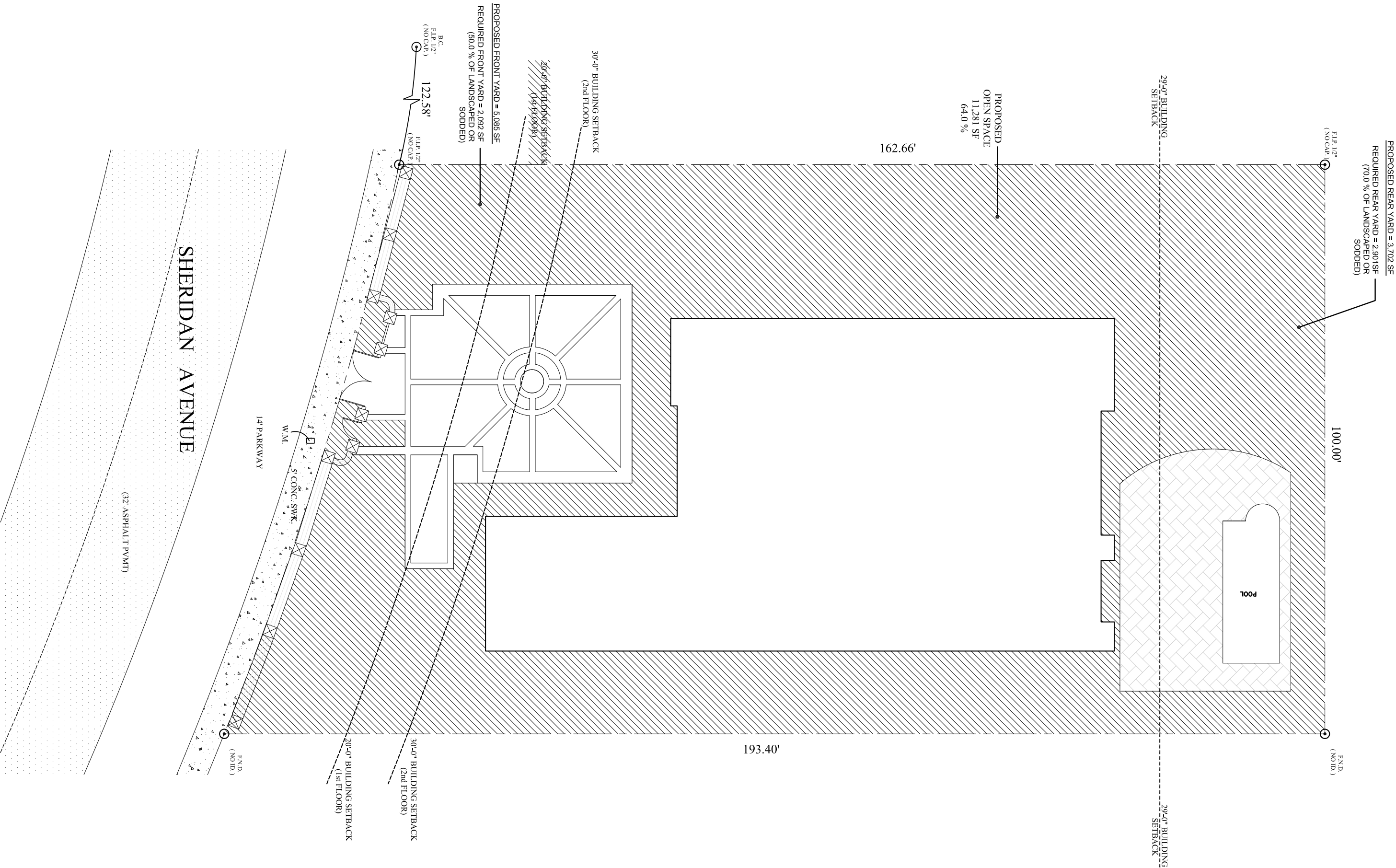


4 Existing Unit Size Diagram  
SCALE: 1/16" = 1'-0"





1 Proposed Lot Coverage Diagram  
SCALE: 1/16" = 1'-0"



2 Proposed Open Space Diagram  
SCALE: 1/16" = 1'-0"

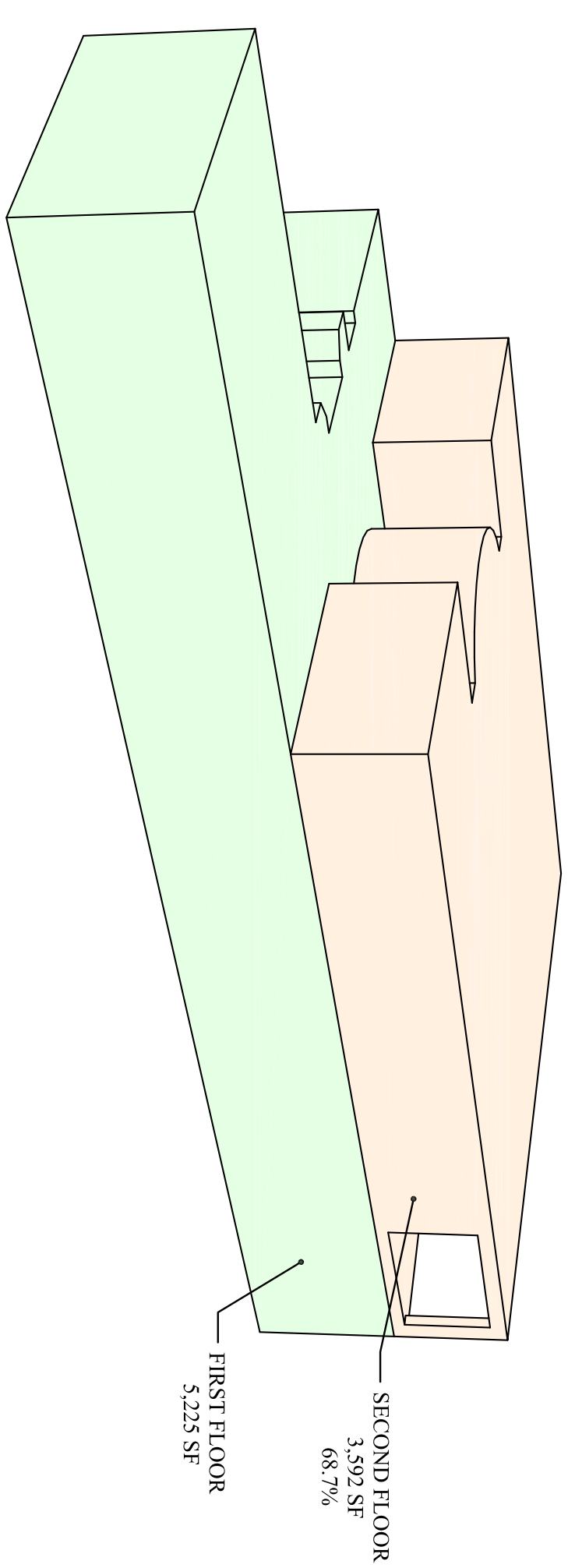
SITE DATA				
ZONING DISTRICT	RS-4			
NET LOT AREA	17,660 SF	(SEE A006)		(SEE A007)
LOT COVERAGE	REQUIRED / ALLOWED 30% OF THE LOT AREA	REQUIRED 17,660 x 30% = 5,295 SF	EXISTING 3,792(22.0 %)	PROVIDED 5,225 SF (29.6%)
OPEN SPACE	30% OF THE LOT AREA	17,660 x 30% (70.0 %)	13,858 SF (78.0 %)	12,384 SF (70.2 %)
BUILDING DATA				
UNIT SIZE	REQUIRED / ALLOWED 50% OF THE LOT AREA	REQUIRED 17,660 x 50% = 8,830 SF	EXISTING 3,792 SF (22.0 %)	PROVIDED 8,817 SF (49.9 %)
BUILDING HEIGHT				
MAX. BUILDING HEIGHT	REQUIRED / ALLOWED 28'-0" TO MID ROOF FROM MINIMUM FLOOD.	REQUIRED 28'-0"	EXISTING 17'-0" FROM GRADE	PROVIDED 27'-4" FROM MINIMUM FLOOD
BUILDING SET BACKS				
FRONT	REQUIRED / ALLOWED	REQUIRED 20'-0" TO 30'-0"	EXISTING 25'-24"	PROVIDED 32'-0"
SIDE	FOR LOTS GREATER THAN 60' IN WIDTH, ANY ONE INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF TEN PERCENT OF THE LOT WIDTH OR TEN FEET, WHICHEVER IS GREATER. FOR LOTS 60 FEET IN WIDTH OR LESS ANY ONE INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF SEVEN AND ONE HALF FEET.	100' x 10% = 10'-0" MINIMUM	4,937(5.02 %)	14'-5" TO 27'-0"
REAR	THE REAR SETBACK REQUIREMENT SHALL BE 15 PERCENT OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.	193.40 x 15% = 29.01'	36.02'	37'-0"
POOL SET BACKS				
REAR	REQUIRED / ALLOWED	REQUIRED 6'-0" FROM THE PROPERTY LINE TO SWIMMING POOL DECK	EXISTING 5'-0"	PROVIDED 7'-11/16'-0"
SIDE	9'-0" POOL, 7'-6" DECK	9'-0"	7'-6" POOL, 5'-0" DECK	12'-5" POOL, 7'-6" DECK

3 Zoning Tabulation  
SCALE: NTS

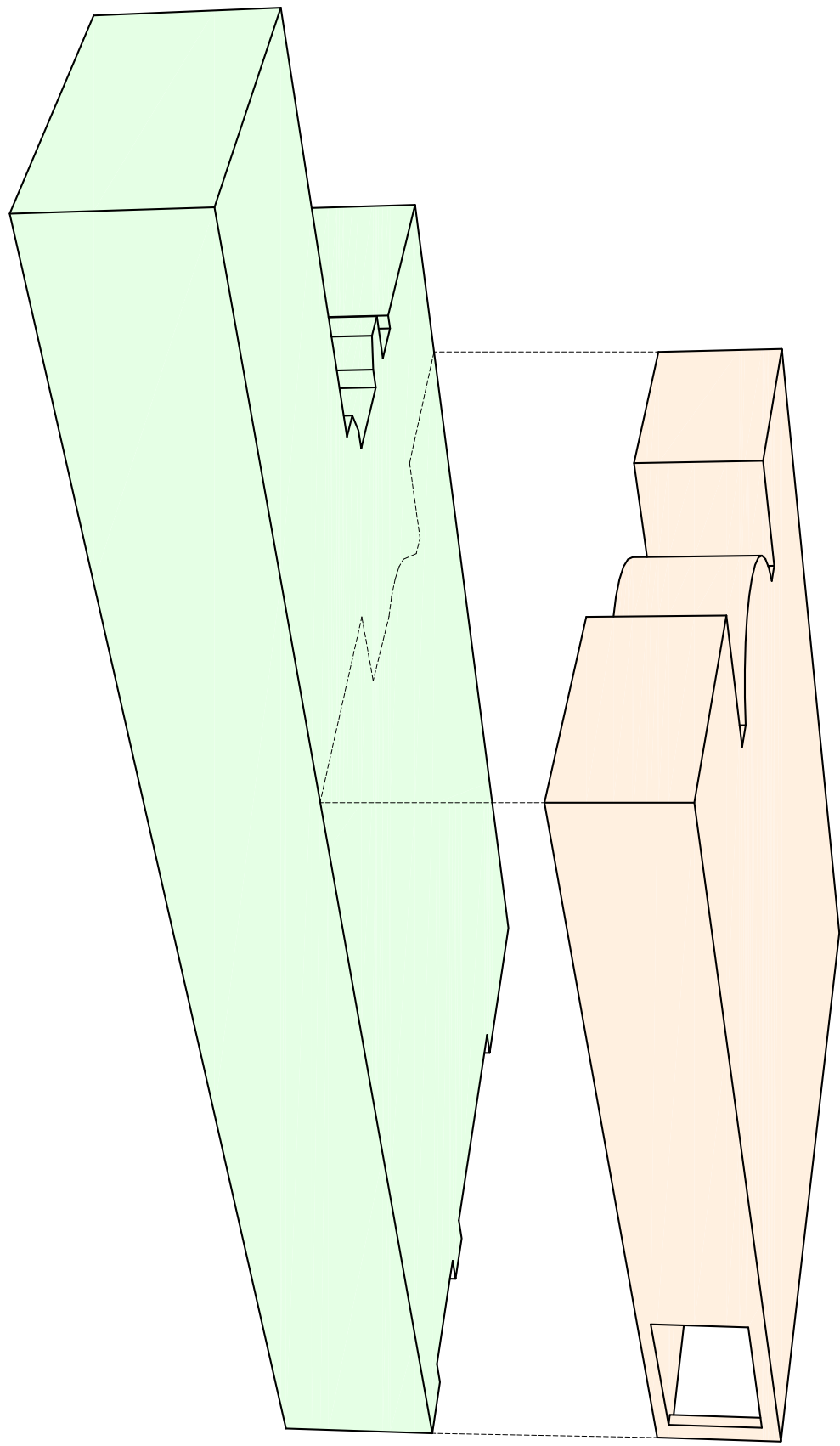


4 Proposed Unit Size Diagram  
SCALE: 1/32" = 1'-0"

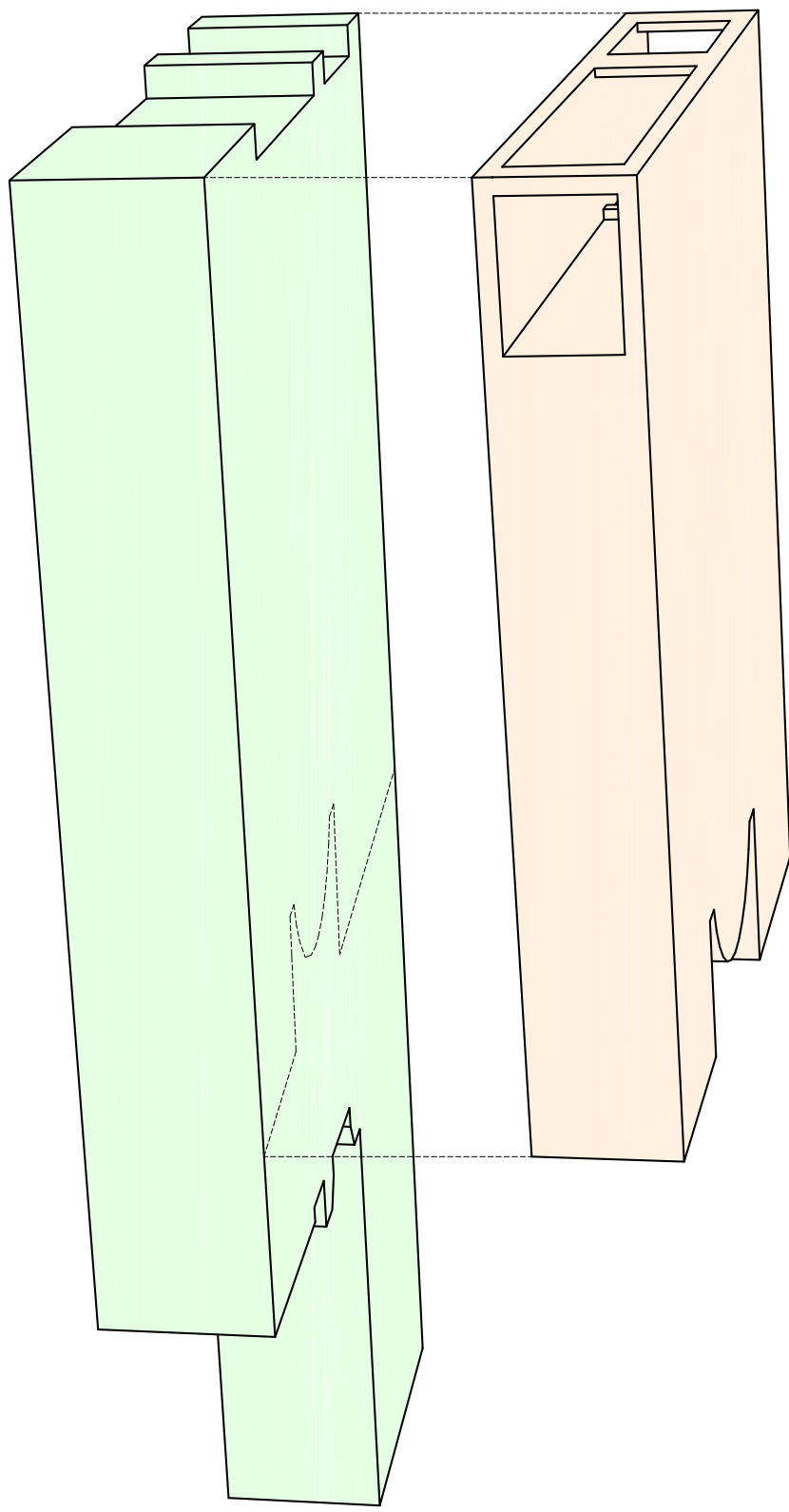
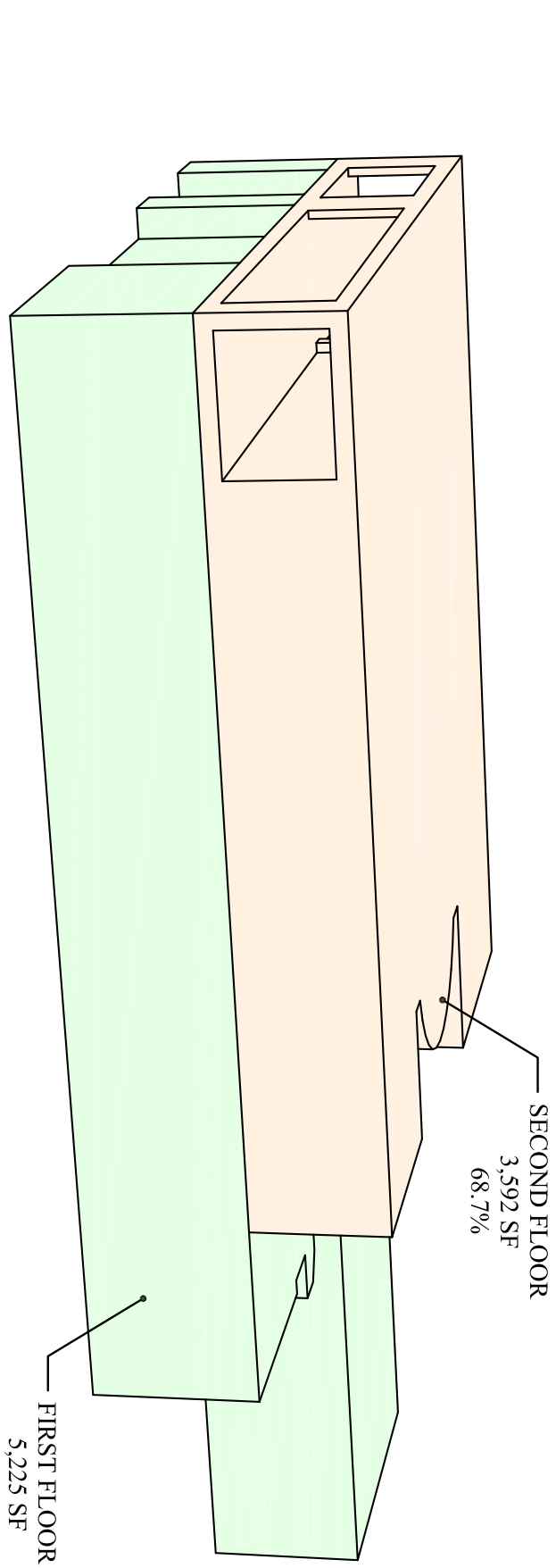




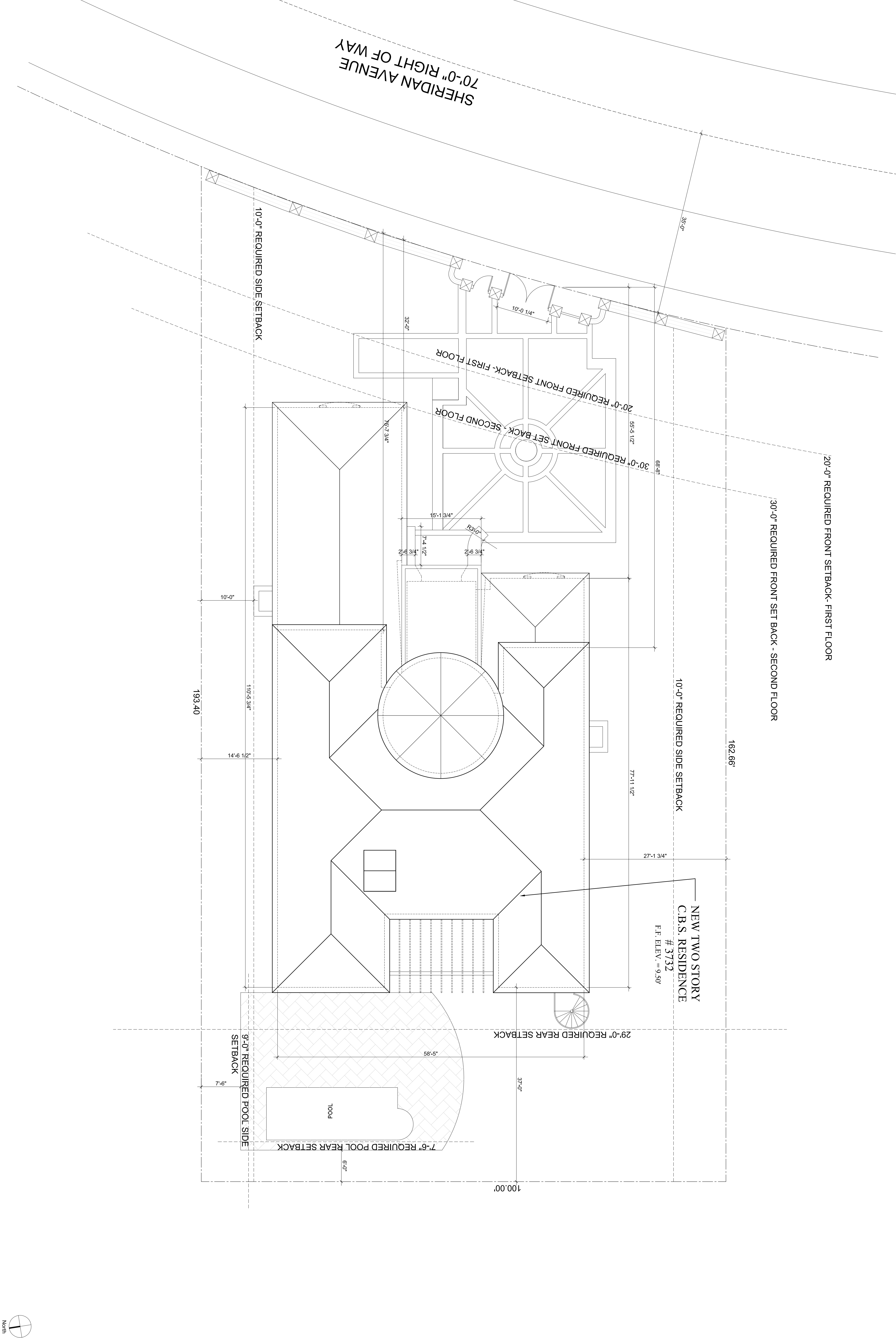
RIGHT VIEW



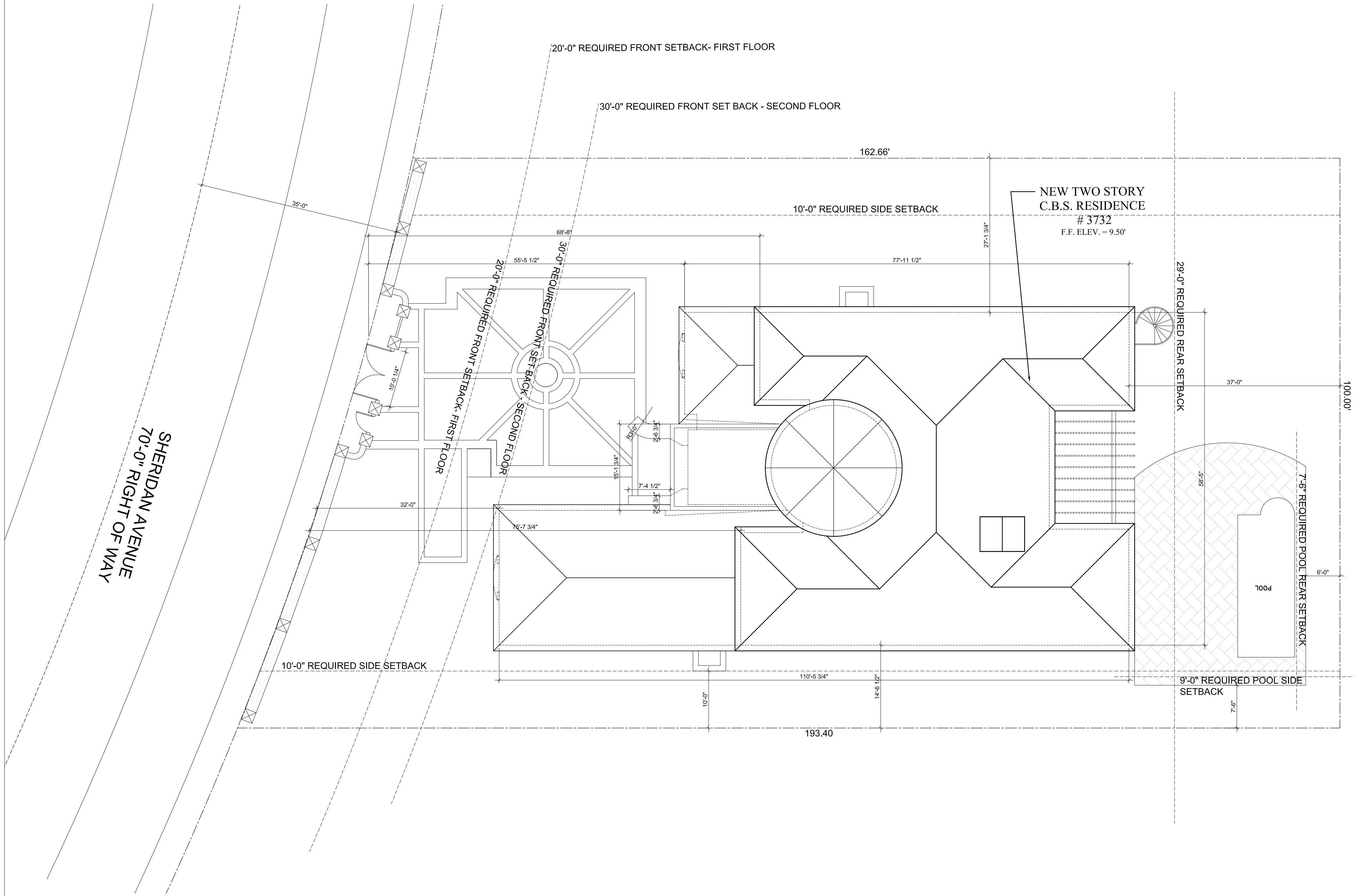
LEFT VIEW







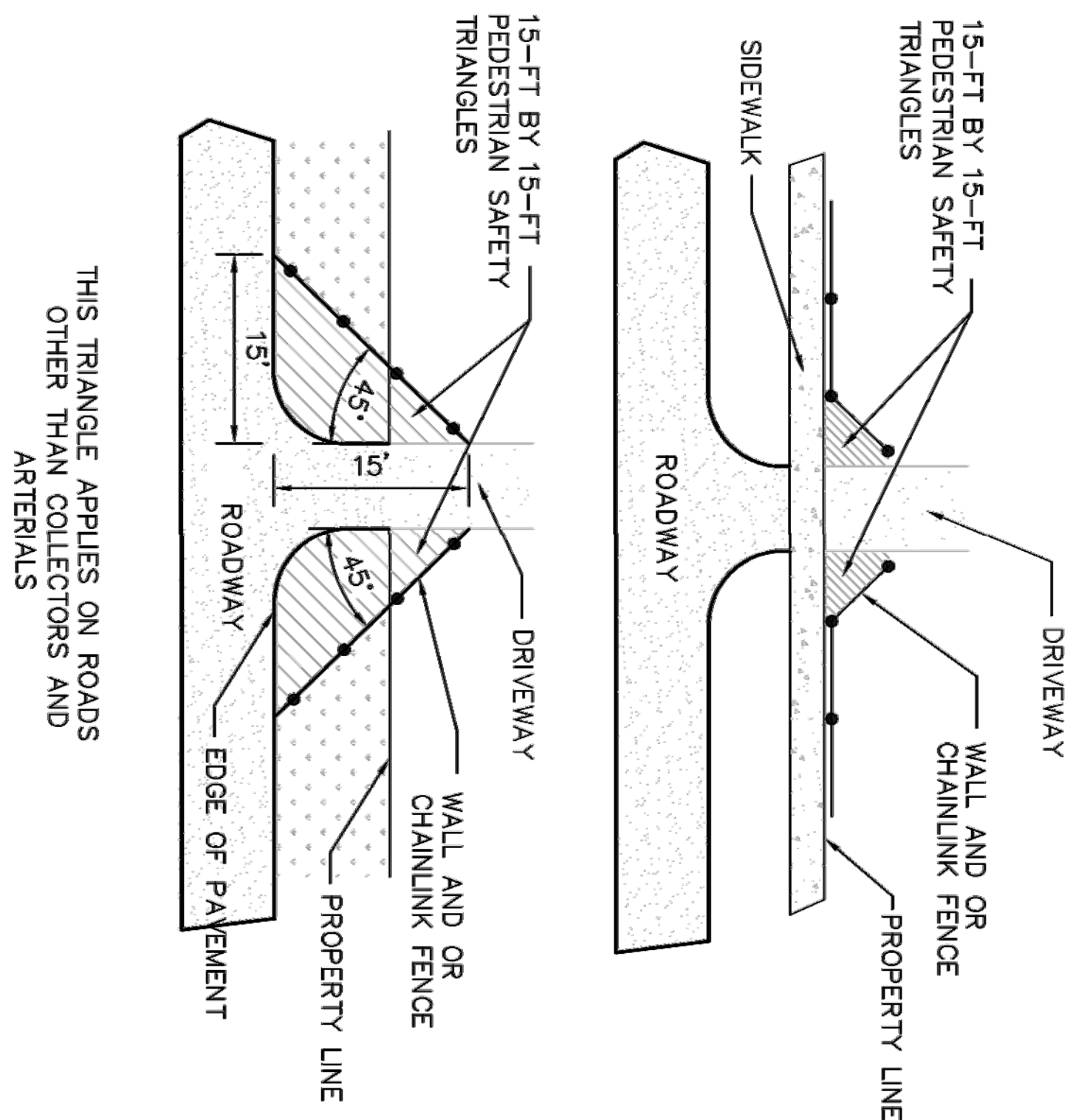




1. ALL DRAINAGE MUST BE CONTAINED WITHIN THE PROPERTY. MUST NOT DRAIN ONTO ADJACENT PROPERTIES.
  2. ALL EQUIPMENT - MECHANICAL, ELECTRICAL & PLUMBING - MUST BE ABOVE 8'-0"NGVD (BASE FLOOD ELEVATION) IF APPLICABLE.
  3. ALL MATERIALS, FINISHES AND CONSTRUCTION UNDER 8'-0" NGVD MUST BE WATER/FLOOD RESISTANT.
  4. SOIL TREATMENT TO COMPLY WITH R-318 - FBC.
  5. POOL SAFETY BARRIER TO COMPLY WITH R-4101.17 & 4101.17.15 FOR OR POOL COVER TO COMPLY WITH F136-6A/SIML
  6. HOUSE NUMBER TO BE VISIBLE FROM THE STREET AS PER R-319 FBC.
  7. ANY IMPROVEMENTS TO THE RIGHT OF WAY - UNDER SEPARATE PERMIT WITH PUBLIC WORKS.
  8. SECTION R-318 - TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PROTECTON LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".
  9. VAPOR BARRIER 6mil POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS.
  10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY THAT AMENITIES AND RESIDENCE SIT AS PER SITE PLAN AND SETBACKS ARE MET. PRIOR TO THE BEGINNING OF CONSTRUCTION, ANY DISCREPANCIES MUST BE NOTIFIED TO THE ARCHITECT.
- PUBLIC WORKS NOTES: (IF APPLICABLE)
- A. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
  - B. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE III ASPHALT MIX DESIGN ON THE DRIVING LANE (10' FOOT WIDTH), ALONG THE ENTIRE PROPERTY.
  - C. ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY, INCLUDING LANDSCAPE AND IRRIGATION REQUIRE A SEPARATE CMB - PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
  - D. RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

PUBLIC WORKS NOTES: (IF APPLICABLE)

- A. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- B. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- C. ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY INCLUDING LANDSCAPE AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- D. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

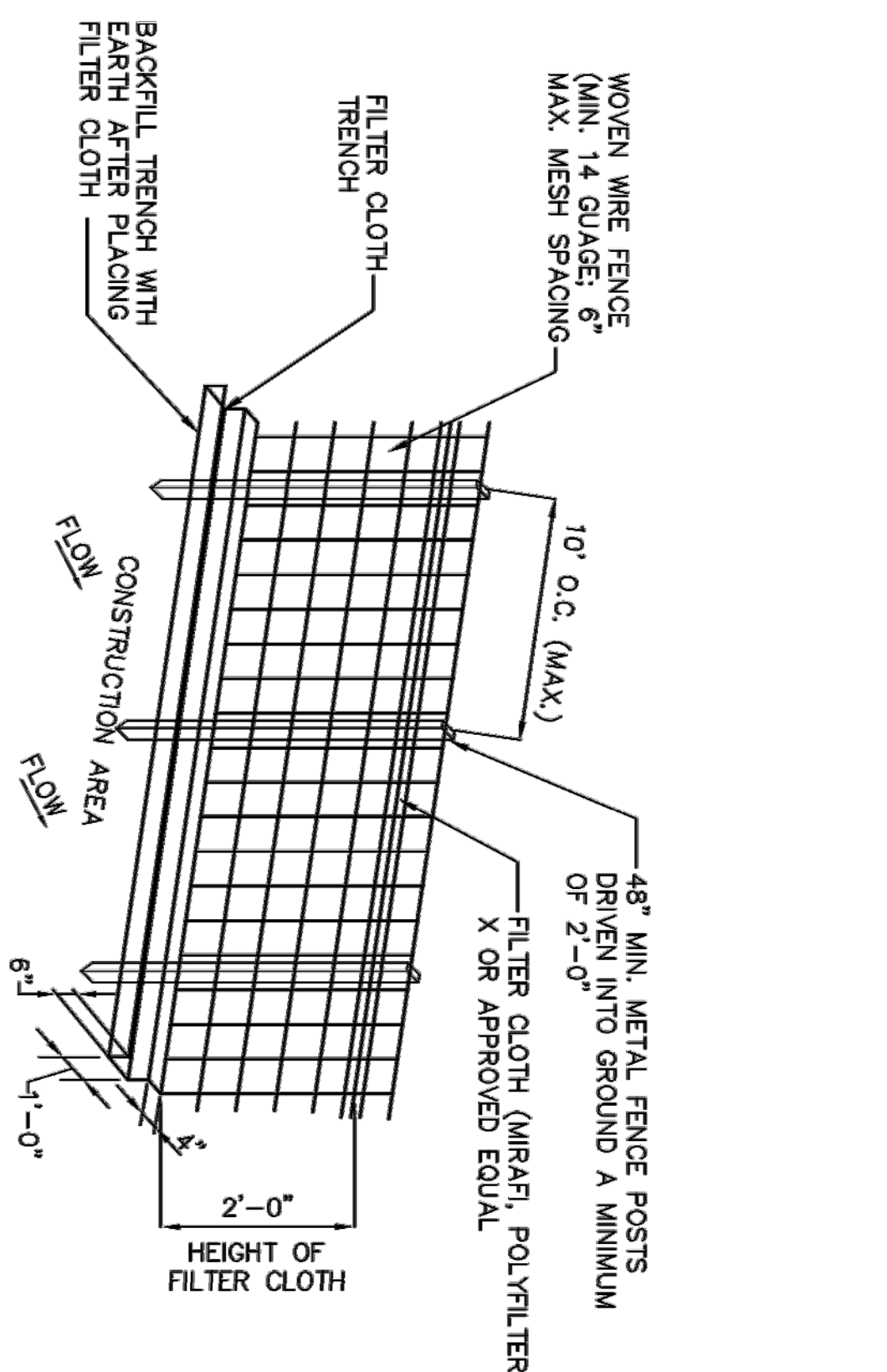


THIS TRIANGLE APPLIES ON ROADS  
OTHER THAN COLLECTORS AND  
ARTERIALS

THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2 FEET AND 6 FEET ABOVE/BELOW THE SURFACE OF THE DRIVEWAY. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GROUND COVERS, SHRUBS, WANS, HEDGES, TREES, ROCKS, WALLS AND FENCES.

3 Driveway Safe Sight Triangle  
SCALE: N.T.S.

SCALE: N.T.S.

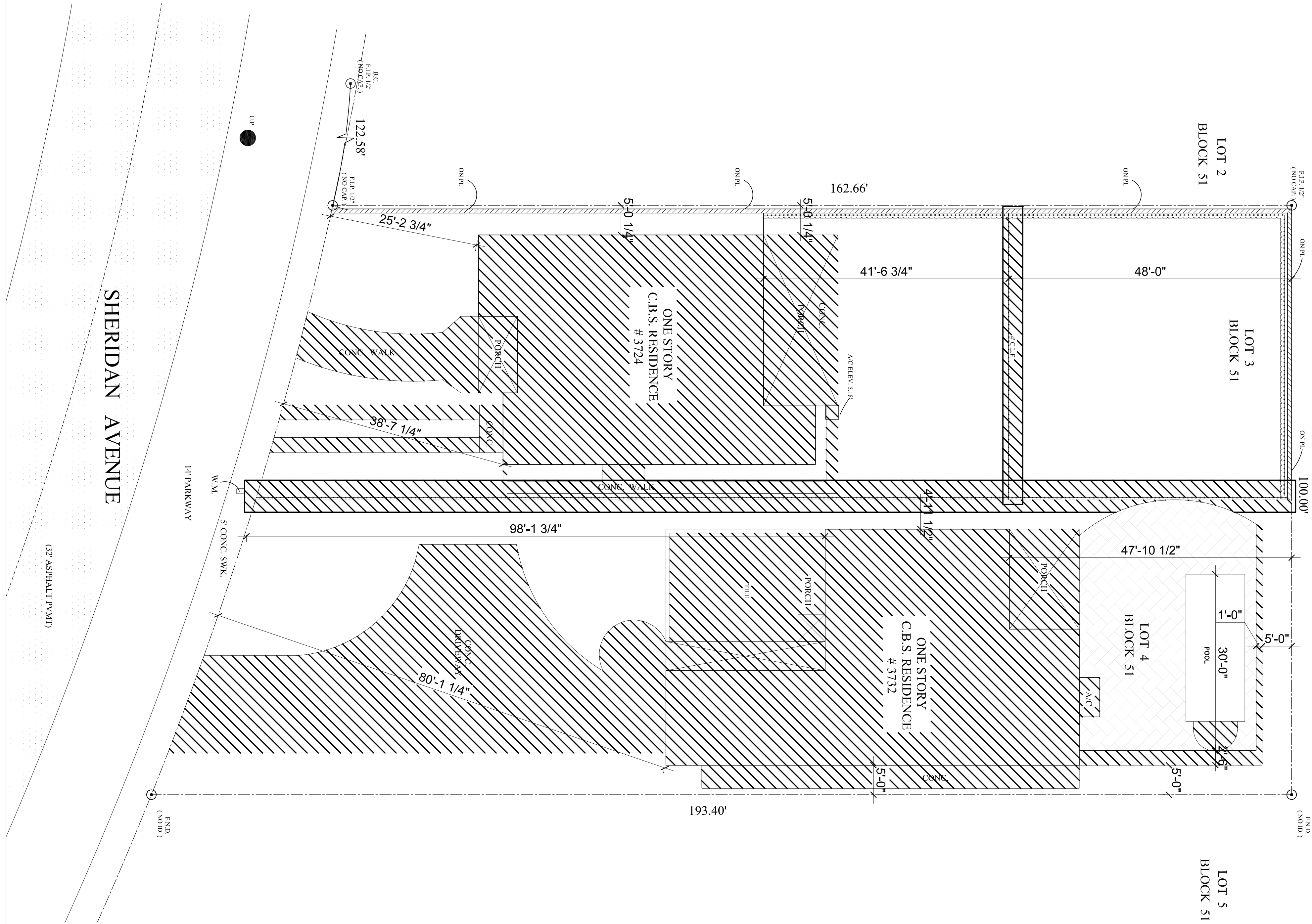


1. **CONSTRUCTION SPECIFICATIONS:**
  1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
  3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
  4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
  5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

4 Filter Fence  
SCALE: N.T.S.

SCALE: N.T.S.





LEGEND:  
AREA TO BE REMOVED COMPLETELY

SHEET

A200

Demolition Site Plan  
PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:

00-000-00  
00-00-2016  
00-00-2016  
AS NOTED  
JM  
DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SHERIDAN RESIDENCE  
3732 SHERIDAN AVENUE  
MIAMI BEACH, FLORIDA 33140

SCOPE OF WORK: NEW RESIDENCE

REVISION NO. DATE COMMENTS

Sol-ARCH  
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION

DULCE M. CONDE, RA ARCHITECT AR0015803  
PRIMITIVO E. CONDE, RA ARCHITECT AR0014406  
4917 SW 74TH COURT MIAMI FL. 33155  
P 305 740 0723 F 305 740 0718