



# 4366 MICHIGAN AVENUE

4366 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL



# NEW RESIDENCE

## DESIGN REVIEW BOARD

### 4366 MICHIGAN AVENUE

PRE-APPLICATION SUBMISSION: OCTOBER 21ST, 2016  
DATE OF FIRST SUBMISSION: OCTOBER 28TH, 2016  
**DATE OF FINAL SUBMISSION: NOVEMBER 10TH, 2016**  
DATE OF HEARING: JANUARY 3rd , 2017

### MIAMI BEACH, FLORIDA

CLIENT

ARCHITECT

CONSULTANTS

LANDSCAPE

SCOPE OF WORK

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD  
SUITE 506  
MIAMI BEACH, FLORIDA 33139  
O: 305.674.8031  
F: 305.328.9006  
WWW.DOMODESIGNSTUDIO.COM

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
780 NE 69TH STREET  
SUITE 1106  
MIAMI, FLORIDA 33138  
O: 305.979.1585  
WWW.CHRISTOPHERCAWLEY.COM

-NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE



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Owner MRS. WM. B. GSCHWEND		Mailing Address		Permit No. 11565	Date Sep. 20-1938
Lot 19	Block 22	Subdivision Nautilus	Address 4366 North Michigan ave.		
General Contractor W. W. Goodman		13436		Address 3222 08-046	
Architect Wahl Snyder				Address	
Front 64-10	Depth 40'	Height 16'	Stories 1	Use Residence -6rms & garage	
Type of construction	c-b-s-	Cost \$ 8,400.00	Foundation Spread Footing	Roof Tile	
Plumbing Contractor McCaughan # 11302		Address		Date Sep. 22-1938	
Plumbing Fixtures 10		Rough approved by Gas OK JJ Farrey-		Sep. 28-1938	Date
Gas Stoves					
Gas Heaters		#11347- McCaughan 1 gas stove - 1 gas heater -		Oct. 4-1938	Date
		Final approved by			Date
Sewer connection - 1 -		Septic tank		Make	Date
Electrical Contractor Griffin Electric # 11684		Address		Date Nov. 1-1938	
Switch 16		Range Motors Fans Temporary service			
OUTLETS Light 16		HEATERS Water			
Receptacles 20		Space 2			
Refrigerator 1		Iron 1		Centers of Distribution 2	
Electrical Contractor Griffin Electric- # 11958-		Address		Date Nov. 30-1938	
No. fixtures set 25		Final approved by Lincoln Brown, Jr		Date	
Date of service Dec. 7-1938					
Alterations or repairs				Date	

Over

ALTERATIONS & ADDITIONS

Building Permits: #75742 Giffen Industries, Inc.: #866 Re-roof - \$975 - 2/2/66

#87350 - Joe Fifkin - for sale sign \$5.00 8/11/71

#15424-Gordon RoofingXX Install tile roof 20 sqs-\$2900-8-1-79

Plumbing Permits:

#39691 Giffen Industries: 100 gal. solar water tank - July 26, 1957

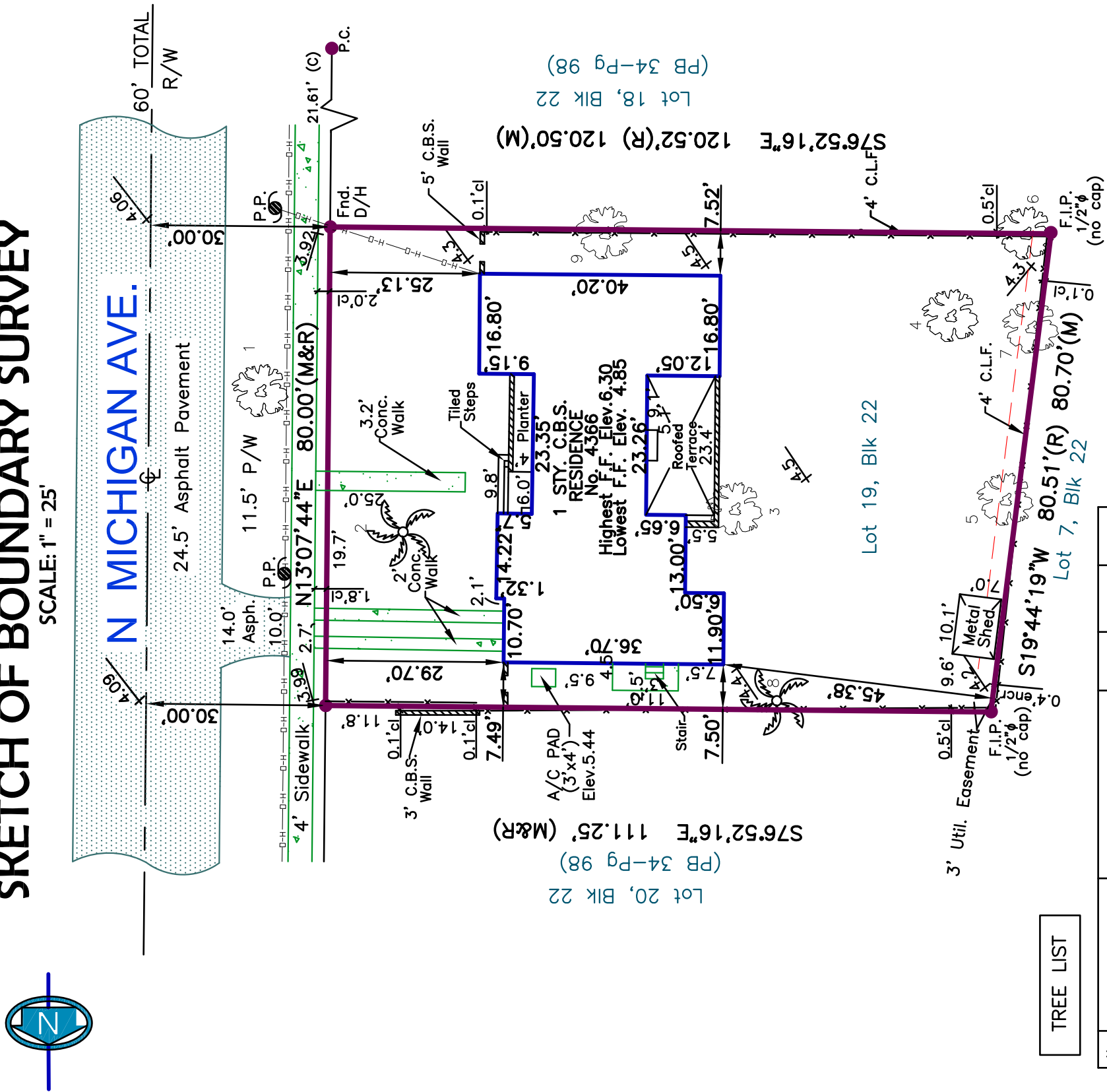
Electrical Permits:



# SURVEY

JOB No. 16-1010	LOCATION MAP	HOUSE PICTURE
DATE OF SURVEY:		
REVISION DATE: Oct. 10, 2016		
CERTIFY TO: EVA KRANTZ ESTHER PERCAL TESSA KRANTZ JOELLE KRANTZ		
SITE ADDRESS: 4366 N MICHIGAN AVE., MIAMI BEACH, FL. 33140.		

# SKETCH OF BOUNDARY SURVEY



THIS IS PAGE 1 OF 2, NOT VALID WITHOUT ALL PAGES.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

**LEGAL DESCRIPTION:**  
LOT 19, BLOCK 22, OF NAUTILUS EXTENSION THIRD,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 34 AT PAGE 98, OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

**AMERICAN SERVICES OF MIAMI, CORP.**  
 Consulting Engineers . Planners . Surveyors

**9370 S.W. 72nd STREET, SUITE A-102  
 MIAMI, FLORIDA 33173  
 PHONE: (305)598-5101  
 FAX: (305)598-8627  
 ASOMIAMI.COM**

**LB 6683**

DAVID SOLOMON

SURVEY REPORT: 16-1010

THIS IS PAGE 2 OF 2, NOT VALID WITHOUT ALL PAGES.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

-THERE IS A MINOR PORTION OF THE METAL SHED ENCR OACHING INTO THE REAR EASEMENT  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE IS A 3' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART , WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.  
  
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB SPECIFIC SURVEYOR NOTES:  
① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.  
BASE FLOOD ELEVATION OF 7.00 FEET  
② LAND AREA OF SUBJECT PROPERTY: 9,200 SF (+/-)  
③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. D-157-R, WITH AN ELEVATION OF 4.93 FEET  
④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.13°07'44" W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 44th CT., AS SHOWN ON PLAT BOOK 34 AT PAGE 98 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.  
  
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT . NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.  
  
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.  
  
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
  
PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET . THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.  
  
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.  
  
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.  
  
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT . IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.  
  
THE ELEVATIONS (IF ANY) 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 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.  
  
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.  
  
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

ABREVIATION (IF ANY APPLIED)

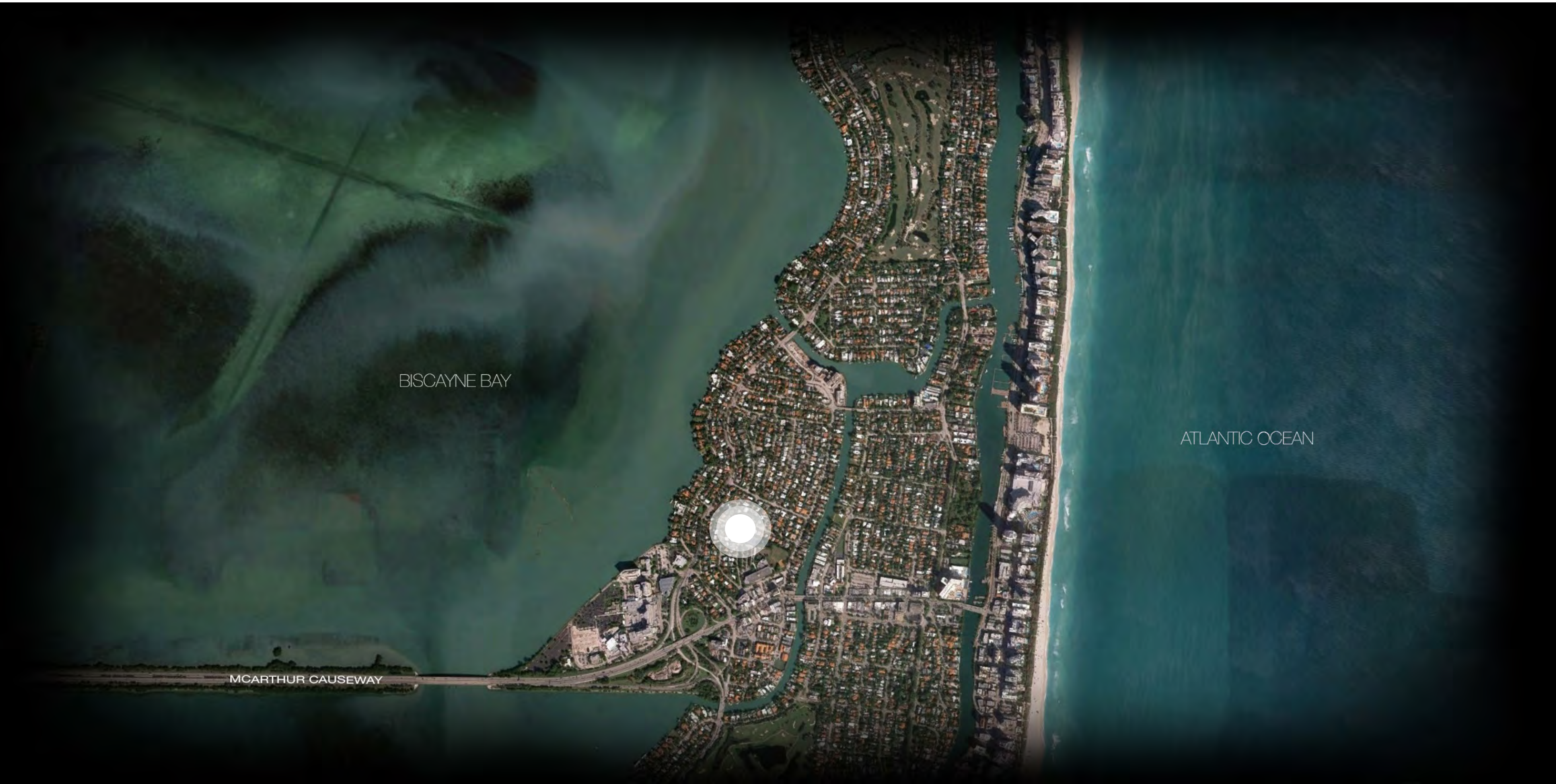
A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
Blk/Corr.= BLOCK CORNER  
CALC.(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D/H = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS.(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
M = MONUMENT LINE  
NTS = NOT TO SCALE

P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P = PROPERTY LINE  
P.P. = POWER POLE  
P.R M.= PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC. (R) = RECORDED  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
SWK. = SIDEWALK  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
§ = SECTION LINE

ABREVIATION (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATERWAYS)  
CATCH BASIN  
MANHOLE  
O.E. OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE  
HANDICAP SPACE  
HANDICAP SPACE  
EASEMENT LINE  
WATER VALVE





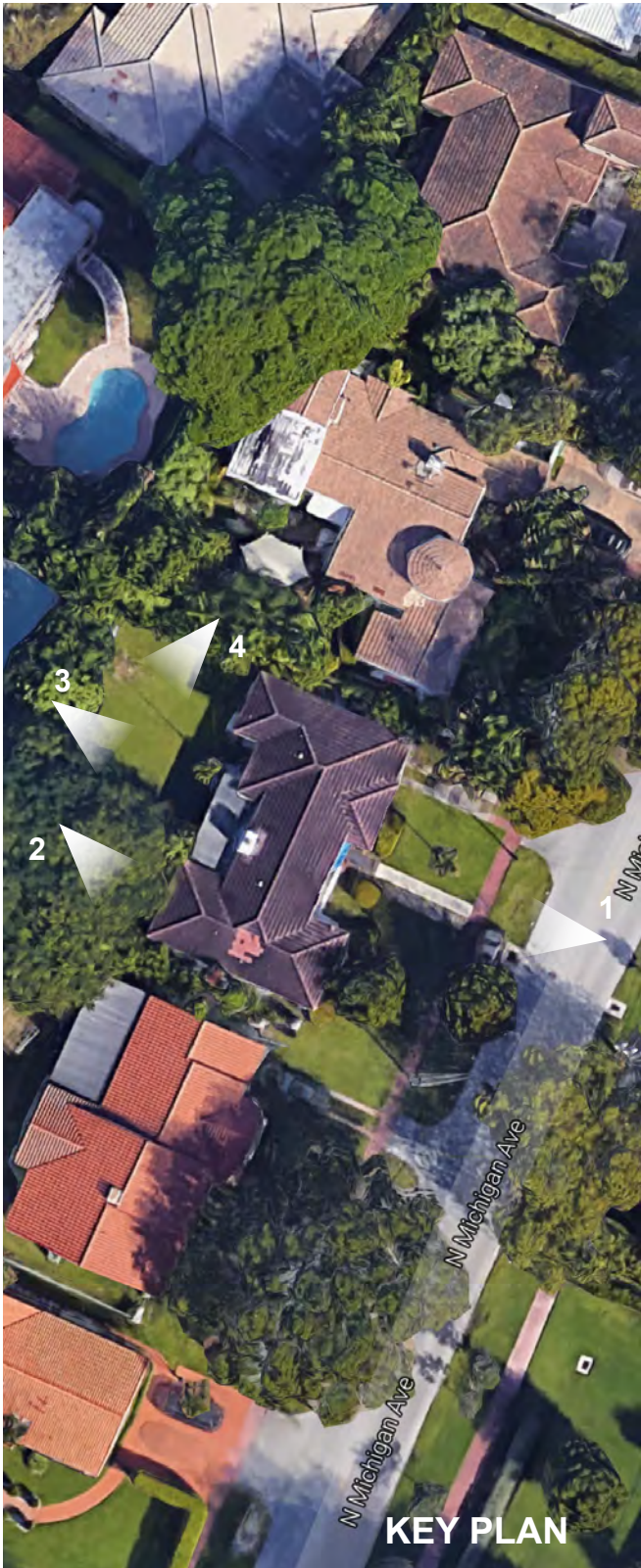


NEIGHBORHOOD ANALYSIS - KEY PLAN



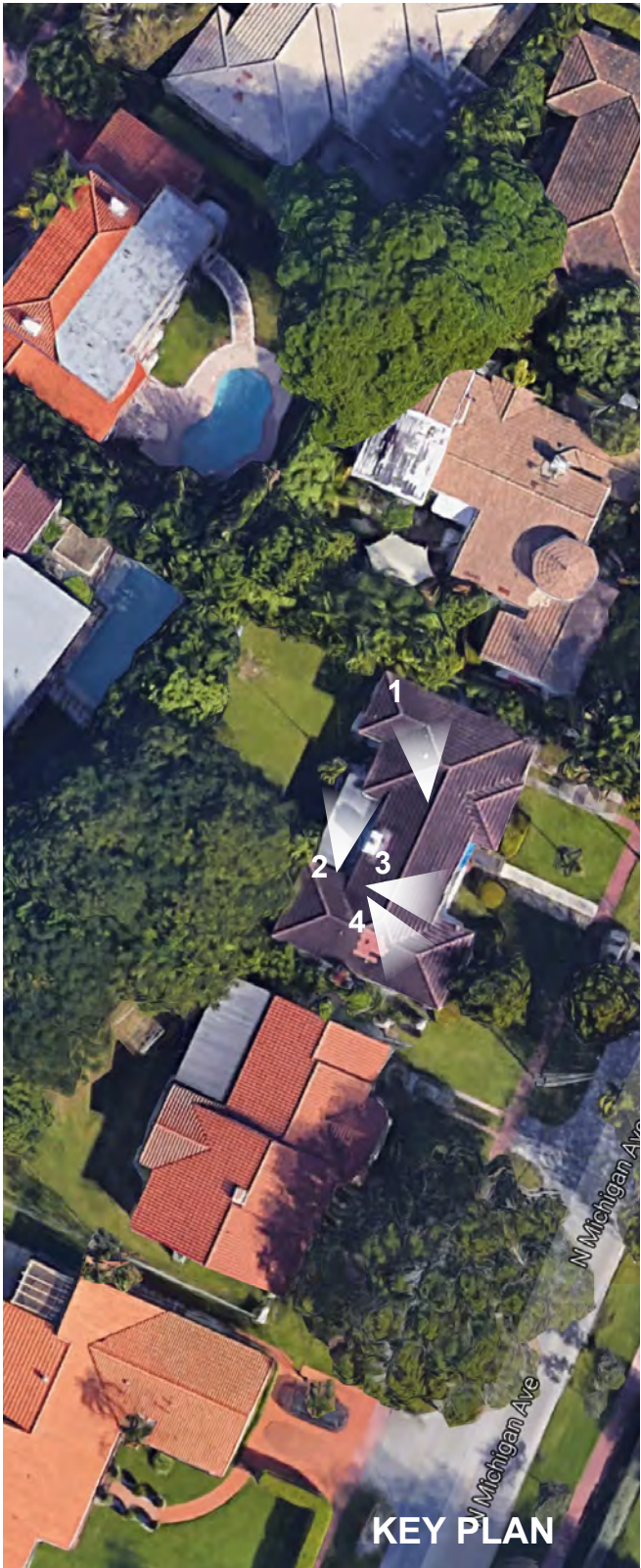


NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE



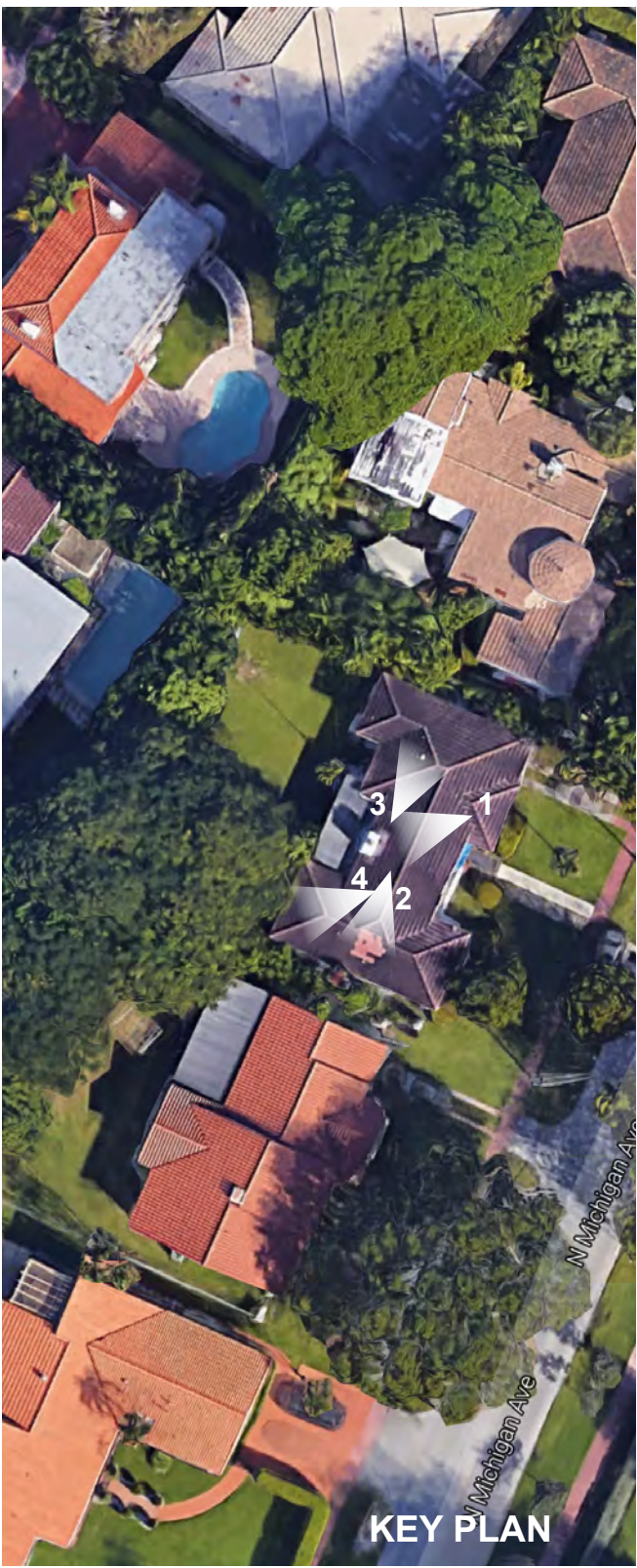


NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR





NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR





NEIGHBORHOOD ANALYSIS - CONTEXT



4330 MICHIGAN AVENUE



4340 MICHIGAN AVENUE





NEIGHBORHOOD ANALYSIS - CONTEXT



4354 MICHIGAN AVENUE



4365 MICHIFAN AVENUE





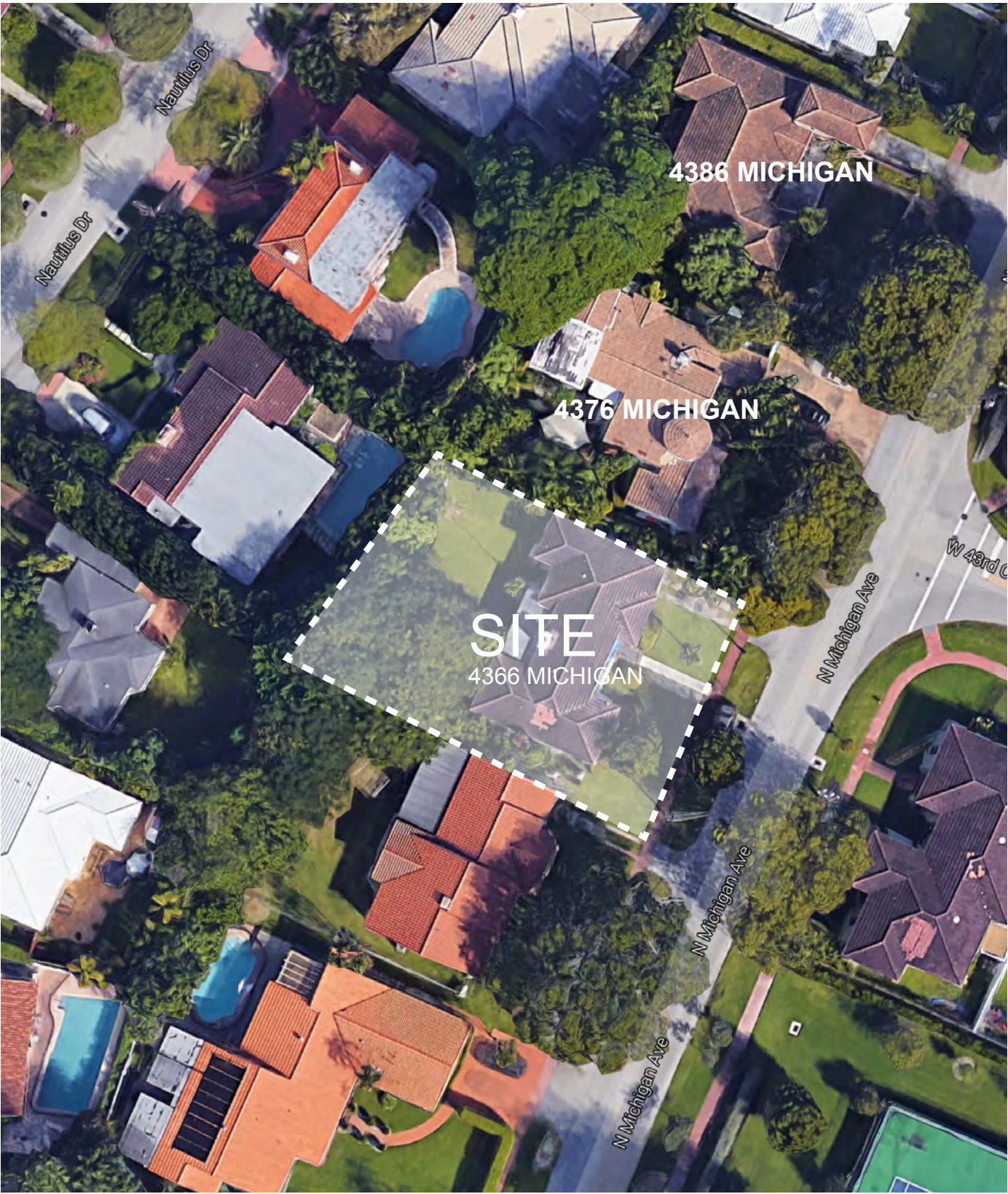
NEIGHBORHOOD ANALYSIS - CONTEXT



4376 MICHIGAN AVENUE



4386 MICHIGAN AVENUE





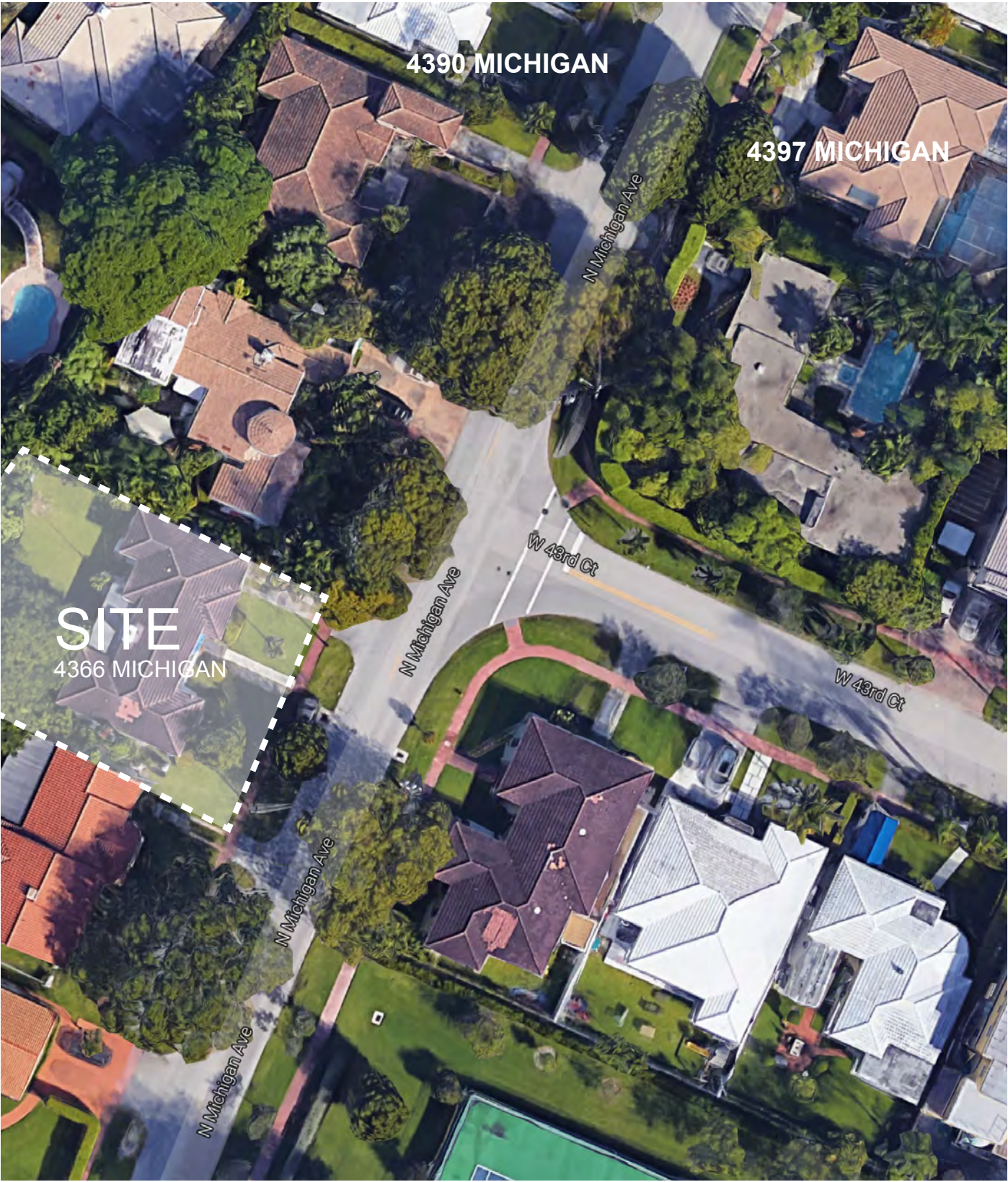
NEIGHBORHOOD ANALYSIS - CONTEXT



4390 MICHIGAN AVENUE

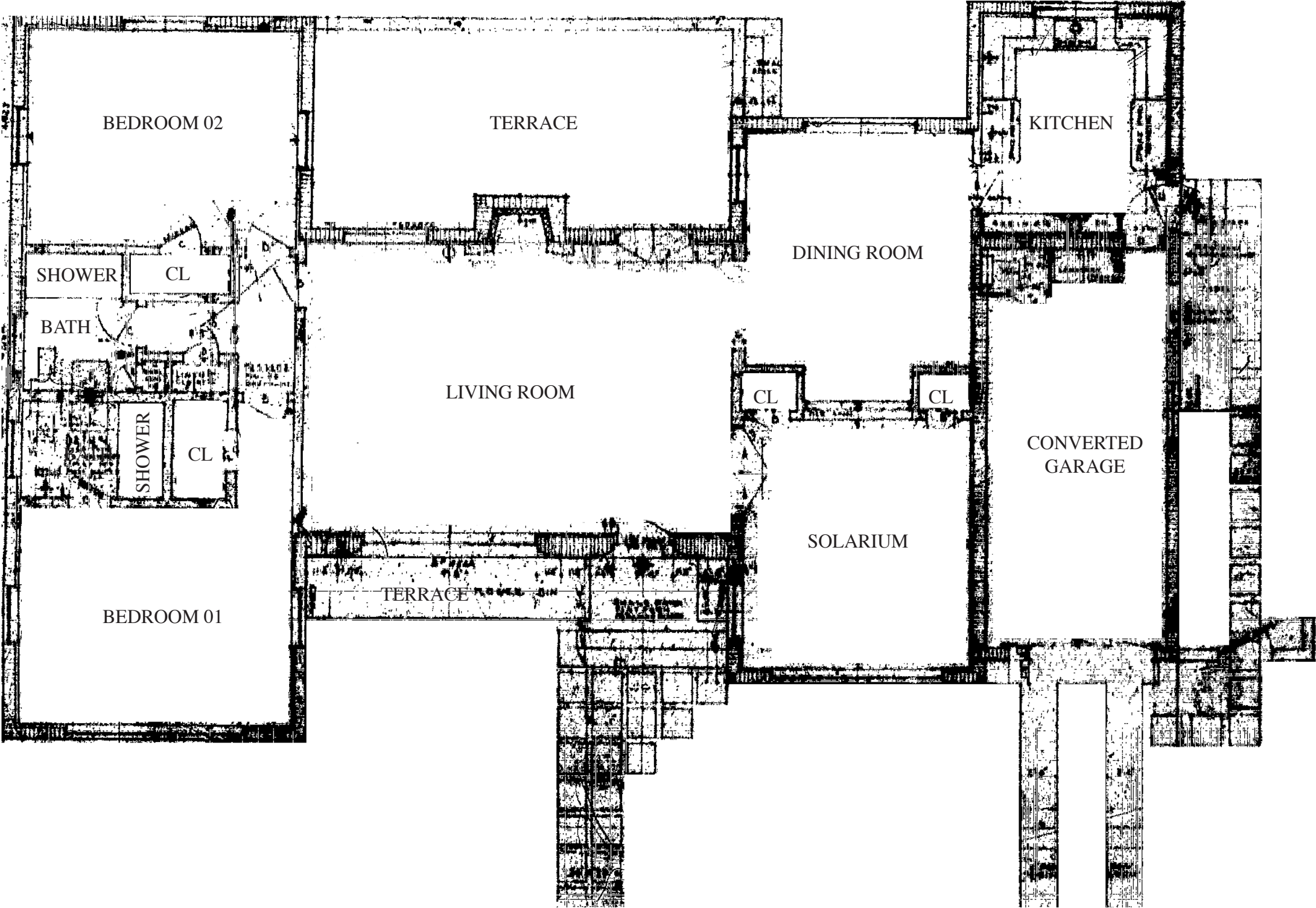


4397 MICHIGAN AVENUE



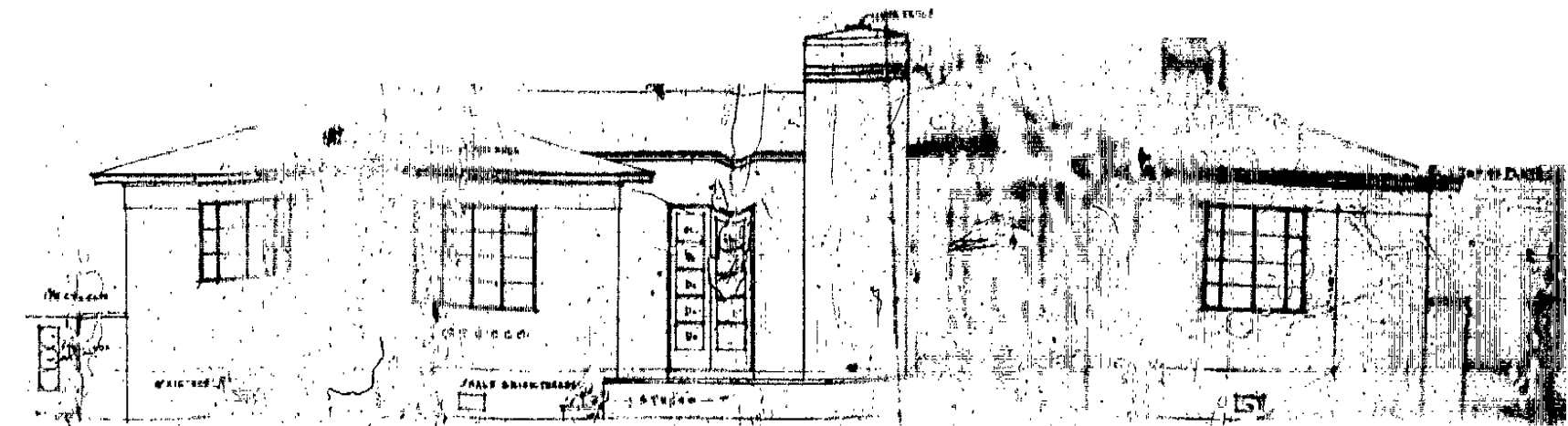


EXISTING FLOOR PLAN

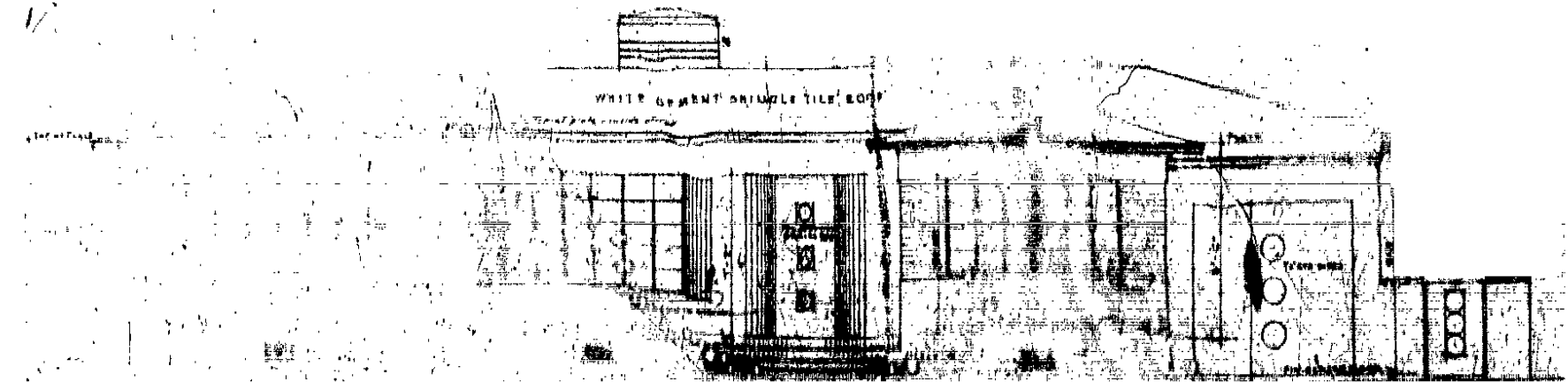




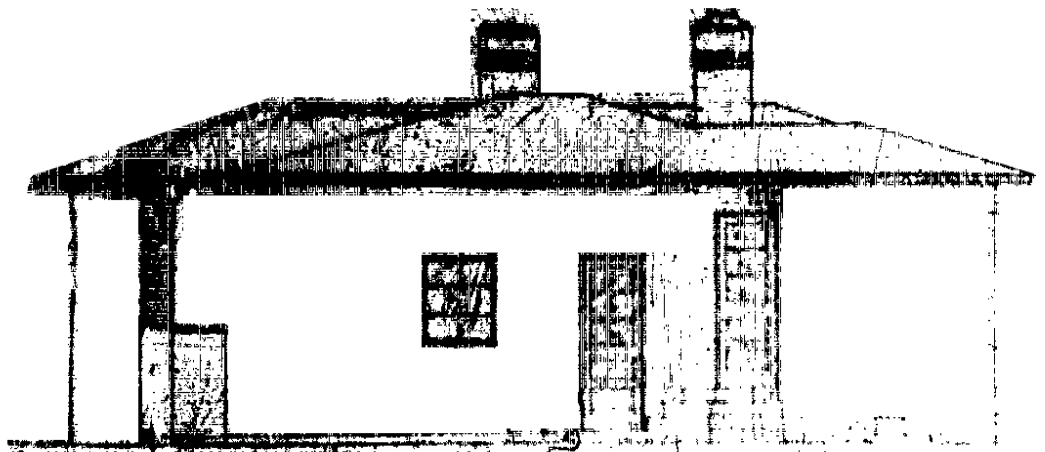
EXISTING ELEVATION



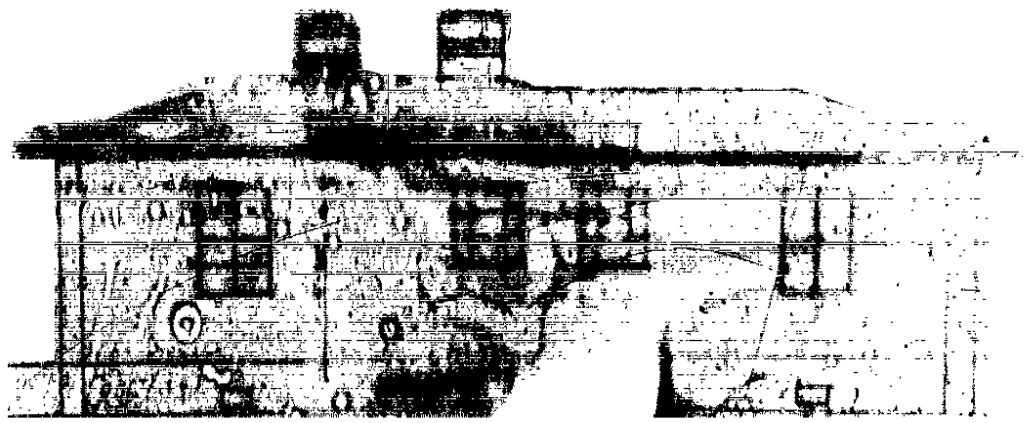
REAR ELEVATION



FRONT ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EXISTING LOT COVERAGE

