



NEW RESIDENCE FOR  
**SUSAN ASSAAD**

7801 ATLANTIC WAY  
MIAMI BEACH, FL 33141

**FINAL SUBMITTAL FOR HISTORIC PRESERVATION BOARD  
DECEMBER 6, 2021**

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**SCOPE OF WORK**

THE PROJECT:  
SITUS: 7801 ATLANTIC WAY (ALTOS DEL MAR) MIAMI BEACH, FL

- DEMOLITION OF EXISTING RESIDENCE.
- CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE IN THE NEO-CLASSICAL MEDITERRANEAN STYLE.

**VARIANCE REQUESTS**

- TO EXCEED THE MAXIMUM PERMITTED HEIGHT BY 3' FOR A SLOPED ROOF
- TO PERMIT A REDUCED 75' FRONT SETBACK TO PERMIT A COVERED ENTRANCE WITH BALCONY ABOVE GREATER THAN 25' IN HEIGHT
- TO PERMIT A RETAINING WALL ADJACENT TO THE PUBLIC BEACH ACCESS TO BE 42" HIGH FROM NATURAL GRADE

**LEGAL DESCRIPTION**

ALTOS DEL MAR NO. 1, PLAT BOOK 31, PAGE 40, LOT 6, BLOCK 5, AND PORTION LYING EAST AND ADJACENT WEST OF EROSION LINE PER PLAT BOOK 105, PAGE 62



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ELECTRONIC SIGNATURE  
**Eastshore International Corp**

Digitally signed by Eastshore International Corp  
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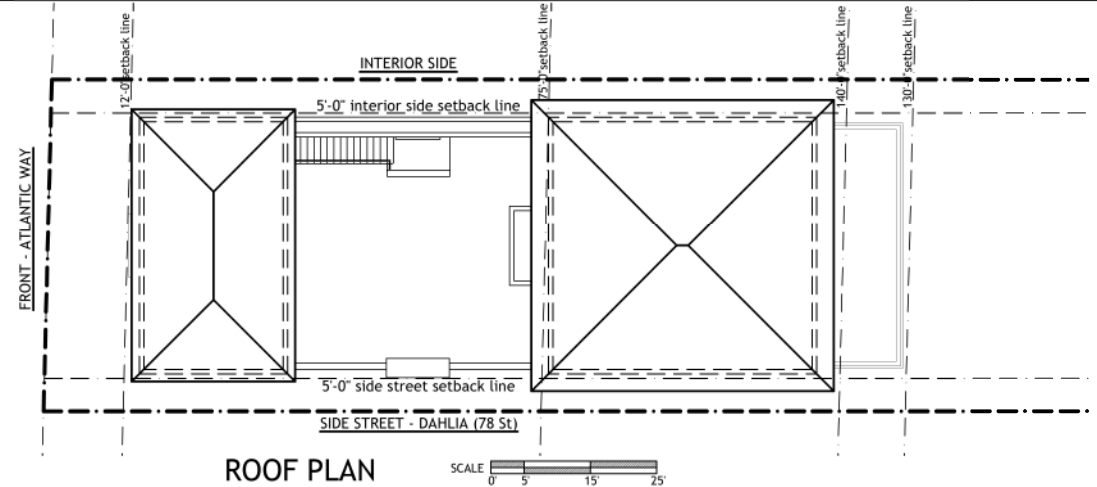
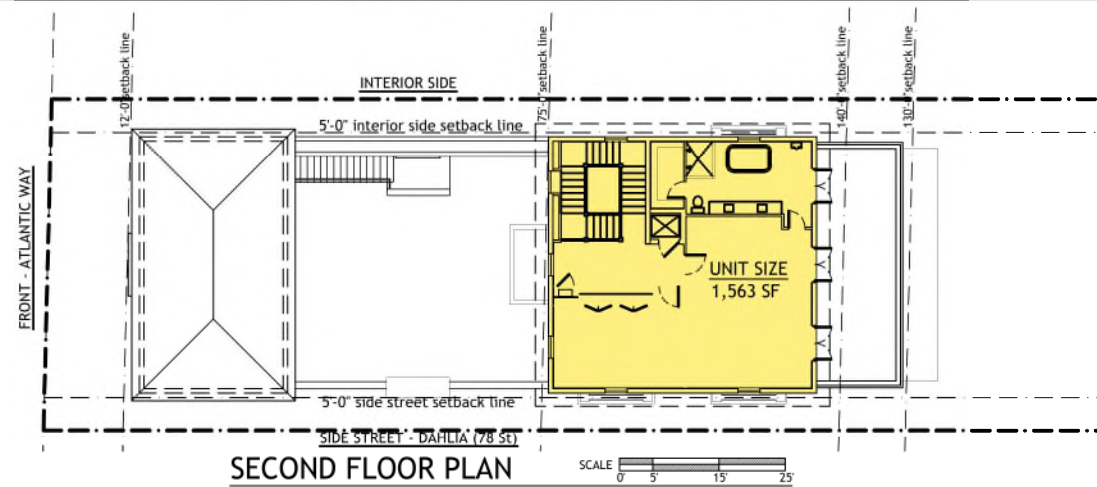
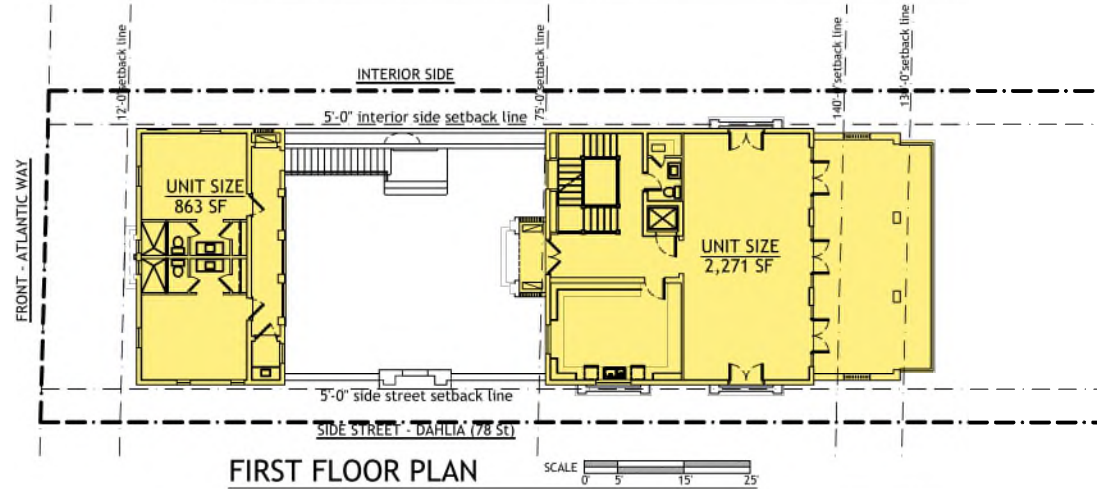
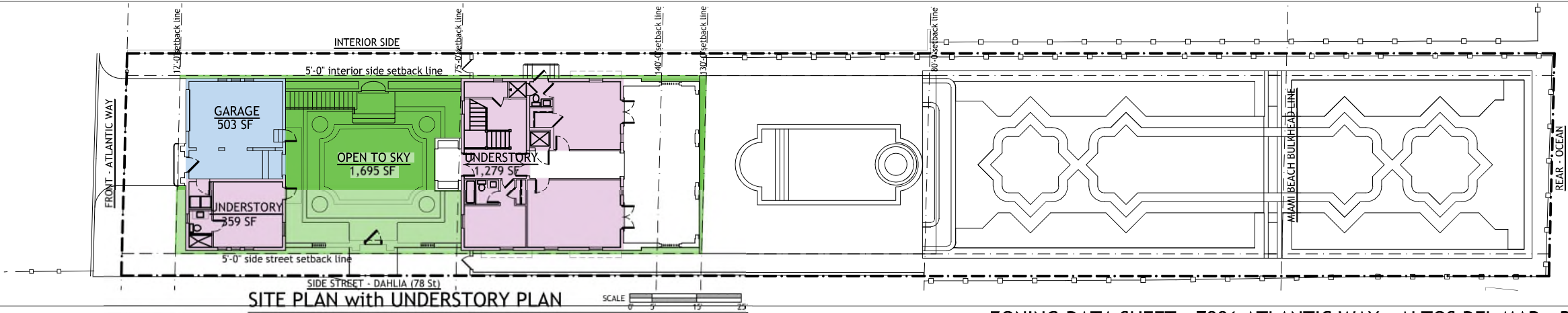
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~ ZONING DATA SHEET - 7801 ATLANTIC WAY - ALTOS DEL MAR - RS-3 ~

ITEM: ZONING INFORMATION				
1	ADDRESS	7801 ATLANTIC WAY - MIAMI BEACH, FL		
2	FOIDU NUMBER	02-3202-004-0230		
3	BOARD AND FILE NUMBERS	HPB21-0467	ZONING DISTRICT	ALTOS DEL MAR RS-3
4	YEAR BUILT	1935	BASE FLOOD ELEVATION	AE - 8
5	ADJUSTED GRADE (FLOOD + GRADE/2):	8.03' NGVD	FREESBOARD (MINIMUM 1'-0" REQUIRED)	5'-0"
6	LOT AREA	15,995 SF PER SURVEY	LOT DEPTH	320'-0" PLUS OR MINUS (AS PER SURVEY)
7	LOT WIDTH	50'-0"	PROPOSED LOT COVERAGE SF AND PERCENTAGE	N/A
8	EXISTING LOT COVERAGE SF AND PERCENTAGE	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF	N/A
9	EXISTING SECOND FLOOR UNIT SIZE	N/A	REAR YARD OPEN SPACE SF AND PERCENTAGE	N/A
10	EXISTING FIRST FLOOR UNIT SIZE	N/A	PROPOSED UNIT SIZE SF AND PERCENTAGE (99% of ALLOWABLE)	4,697 SF
11	EXISTING SECOND FLOOR UNIT SIZE	N/A	MAXIMUM UNDERSTORY AND NON-HABITABLE MAJOR STRUCTURE	1,638 SF
12	MAXIMUM UNIT SIZE SF AND PERCENTAGE	4,700 SF	PROPOSED GARAGE	503 SF
12.1	MAXIMUM UNDERSTORY AND NON-HABITABLE MAJOR STRUCTURE	1,700 SQ FT	PROPOSED FIRST FLOOR UNIT SIZE	3,134 SF
12.2	GARAGE	600 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND PERCENTAGE (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	N/A
13	EXISTING FIRST FLOOR UNIT SIZE	N/A	PROPOSED SECOND FLOOR UNIT SIZE SF AND PERCENTAGE	1,563 SF
14	EXISTING SECOND FLOOR UNIT SIZE	N/A	PROPOSED ROOF DECK AREA SF	0 SF
15	ROOF DECK ALLOWED IS 25% OF THE ENCLOSED IMMEDIATELY BELOW. THE ENCLOSED AREA IMMEDIATELY BELOW IS 1,563 SF	391 SF MAXIMUM ALLOWED	ALLOWED	EXISTING
16	ROOF DECK ALLOWED IS 25% OF THE ENCLOSED IMMEDIATELY BELOW. THE ENCLOSED AREA IMMEDIATELY BELOW IS 1,563 SF	391 SF MAXIMUM ALLOWED	PROPOSED	DEFICIENCIES
17	HEIGHT			
17.1	HEIGHT MAXIMUM OF 37'-0" IS LIMITED TO 1/3 OF UNIT SIZE ABOVE 25'-0"	MAX HEIGHT = 37'-0" MAX AREA = 1,567 SF	N/A	40'-0"
17.1	NUMBER OF STORIES [SECTION 142-107(F)]	3		3
17.2	RETAINING WALL	42" ABOVE ESTABLISHED GRADE	DEFICIENT EXISTING RETAINING WALL WITHOUT PILES	EXISTING DEFICIENT WALL TO BE REPLACED WITH NEW RETAINING WALL ON PILINGS AT 42" ABOVE NATURAL GRADE
18	GREEN SPACE CRITERIA FOR HEIGHT ABOVE 25'-0" (FOR EVERY ONE SQUARE FOOT OF FLOOR AREA ABOVE 25 FEET IN HEIGHT, THERE SHALL BE ONE SF OF COURTYARD OR GARDEN SPACE, OPEN TO THE SKY, AT GROUND LEVEL WITHIN THE BUILDABLE AREA OF THE LOT).	MINIMUM AREA = 1,563 SF (2ND FLOOR AREA)	N/A	1,695 SF (EXCEEDS MINIMUM)
18	SETBACKS			
19	FRONT 1 (ATLANTIC WAY)	12'-0" FOR BUILDINGS UP TO 25'-0" IN HEIGHT	N/A	13'-4" FOR 28'-0"
20	FRONT 2 (ATLANTIC WAY)	75'-0" FOR BUILDINGS GREATER THAN 25'-0" IN HEIGHT	N/A	69'-8" SETBACK FOR TOP OF PARAPET AT 31'-2" HEIGHT
21	INTERIOR SIDE	5'-0"	N/A	5'-8"
22	SIDE STREET (78 STREET / DAHLIA STREET)	5'-0"	N/A	5'-8"
23	REAR 1 (OCEAN)	130'-0" FROM MIAMI BEACH BULKHEAD LINE FOR PRINCIPAL AND ACCESSORY BUILDINGS UP TO 25'-0" IN HEIGHT	N/A	130'-0" FROM MIAMI BEACH BULKHEAD LINE FOR PRINCIPAL AND ACCESSORY BUILDINGS UP TO 25'-0" IN HEIGHT
23.1	REAR 2 (OCEAN)	140'-0" FROM MIAMI BEACH BULKHEAD LINE FOR PRINCIPAL AND ACCESSORY BUILDINGS GREATER THAN 25'-0" IN HEIGHT	N/A	131'-6" FOR BUILDING 27'-6" IN HEIGHT
23.2	REAR 3 (OCEAN)	80'-0" FROM THE MIAMI BEACH BULKHEAD LINE FOR POOLS, DECKS AND ANY OTHER STRUCTURES UP TO 30' OR LESS ABOVE GRADE	N/A	80'-0"
24	ACCESSORY STRUCTURE SIDE 1	N/A	N/A	N/A
24.1	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET)	N/A	N/A	N/A
25	ACCESSORY STRUCTURE REAR	N/A	N/A	N/A
26	SUM OF SIDE YARD	N/A	N/A	N/A
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			YES
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			YES
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			YES



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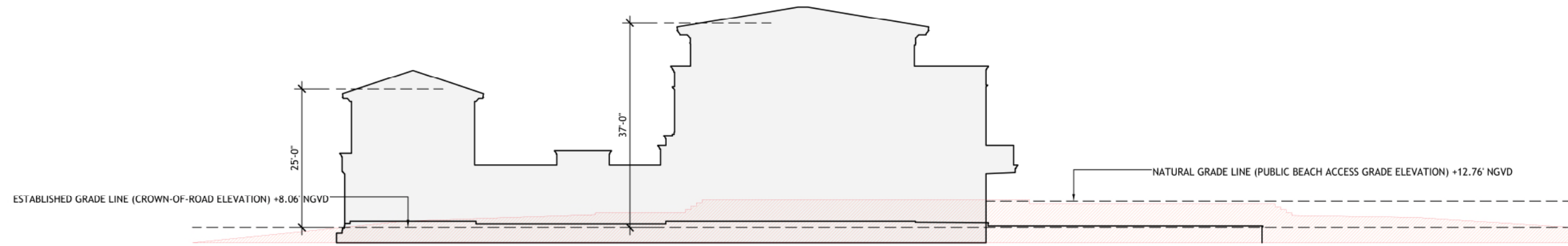
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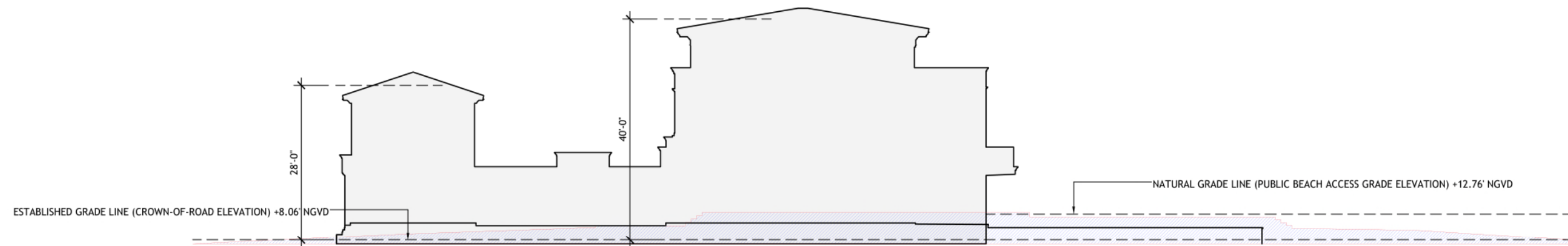
**A-006**



DISPLACES OVER 66,000 CUBIC FEET OF EXISTING EARTH



**EARTH DISPLACEMENT PER ADM REGULATIONS**



DISPLACES LESS THAN 43,000 CUBIC FEET OF EXISTING EARTH



**EARTH DISPLACEMENT WITH VARIANCE REQUEST**



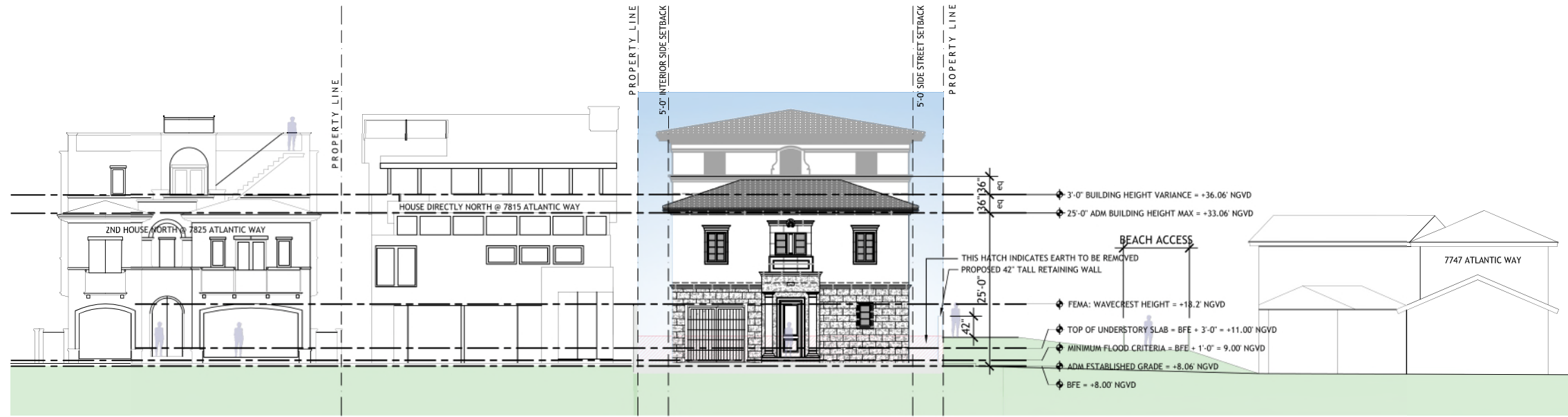




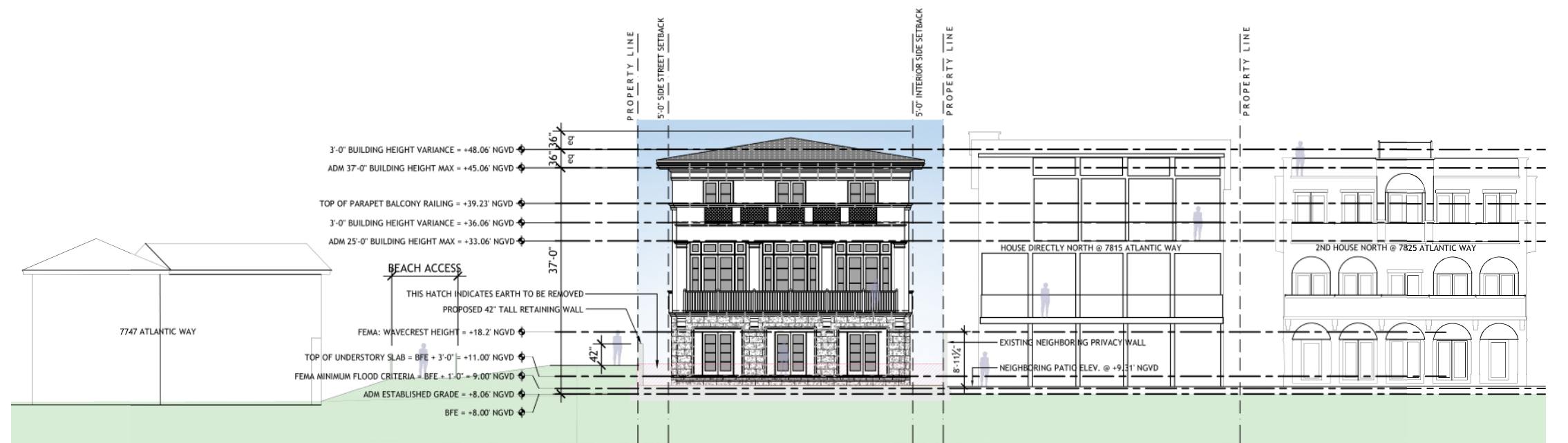
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WEST CONTEXTUAL ELEVATION



EAST CONTEXTUAL ELEVATION



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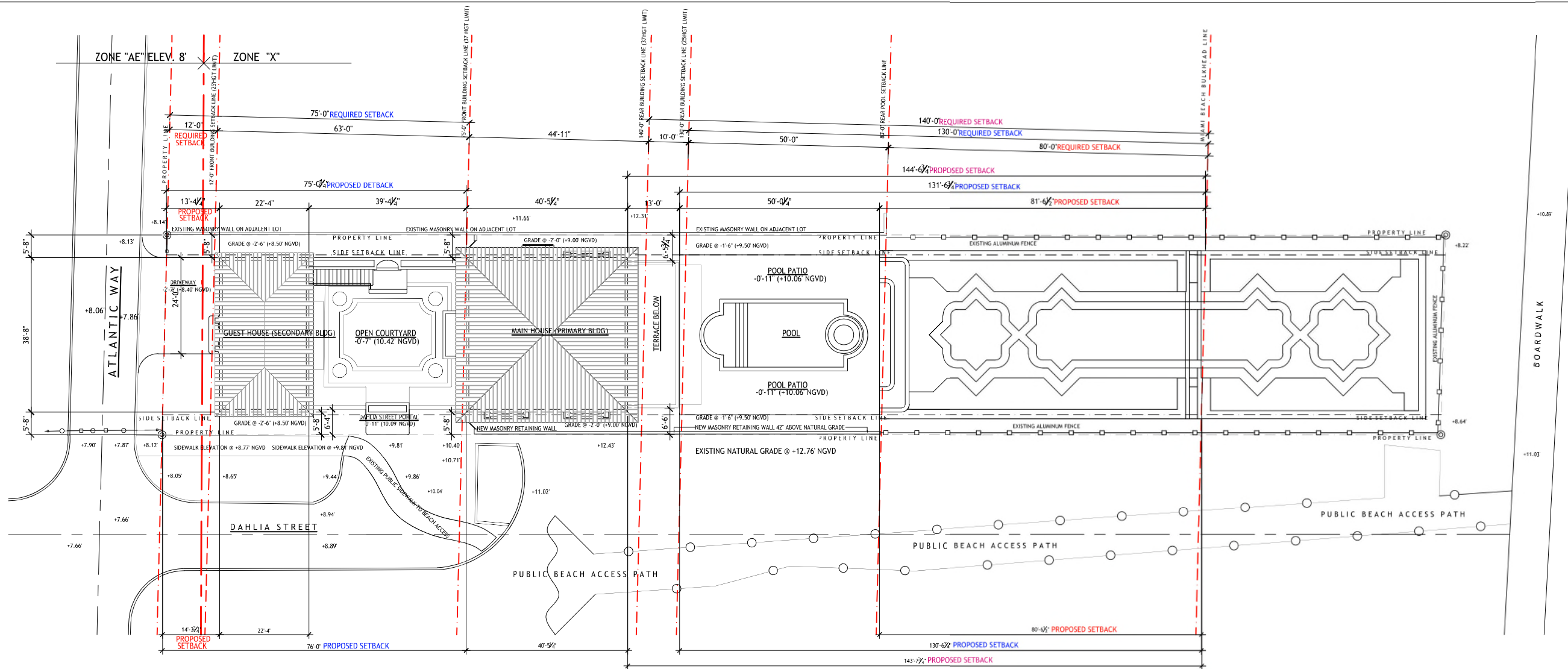
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LOCATION MAP  
 1/2 MILE RADIUS



SITE PLAN  
 SCALE 0 5 15 25

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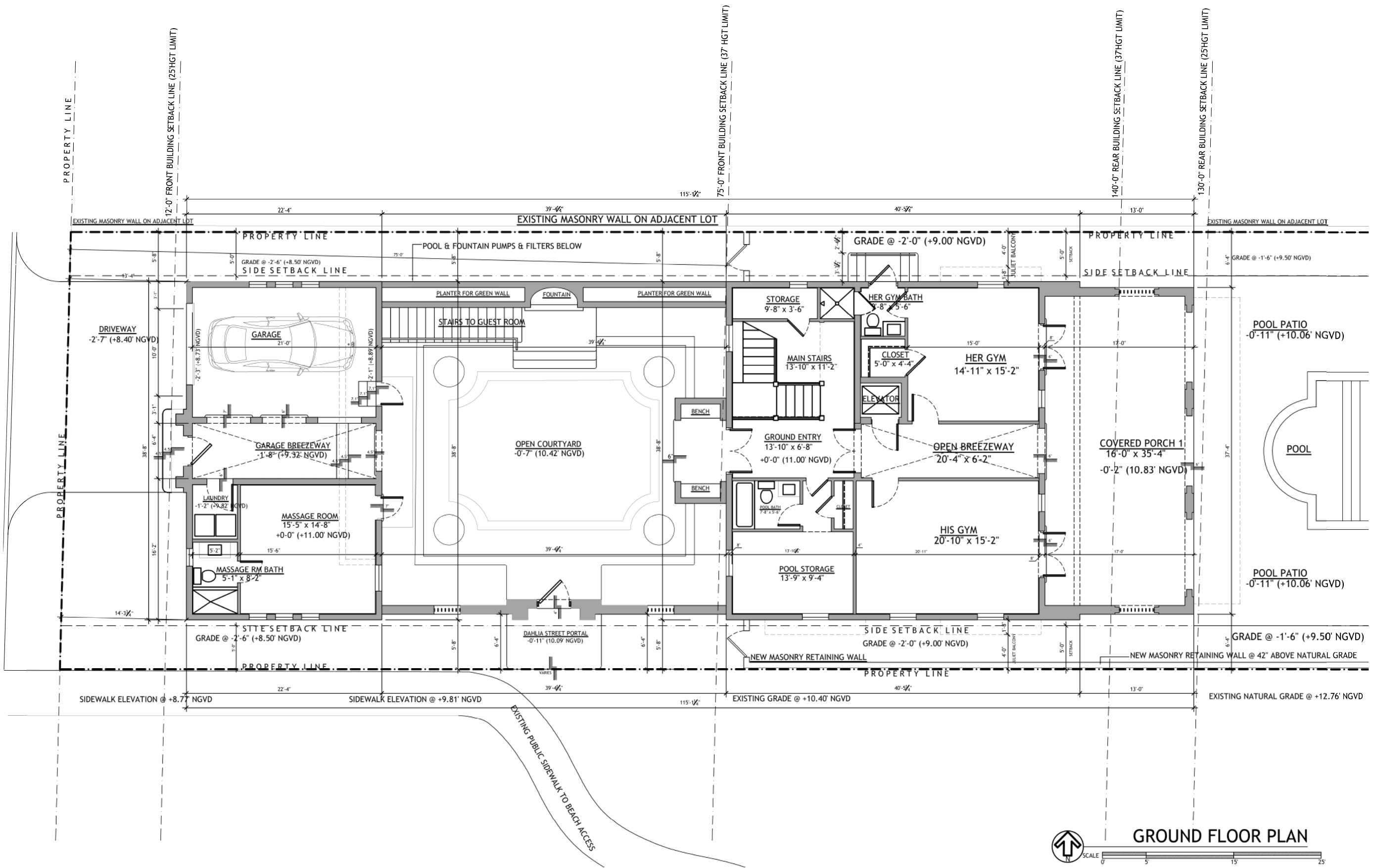
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GROUND FLOOR PLAN  
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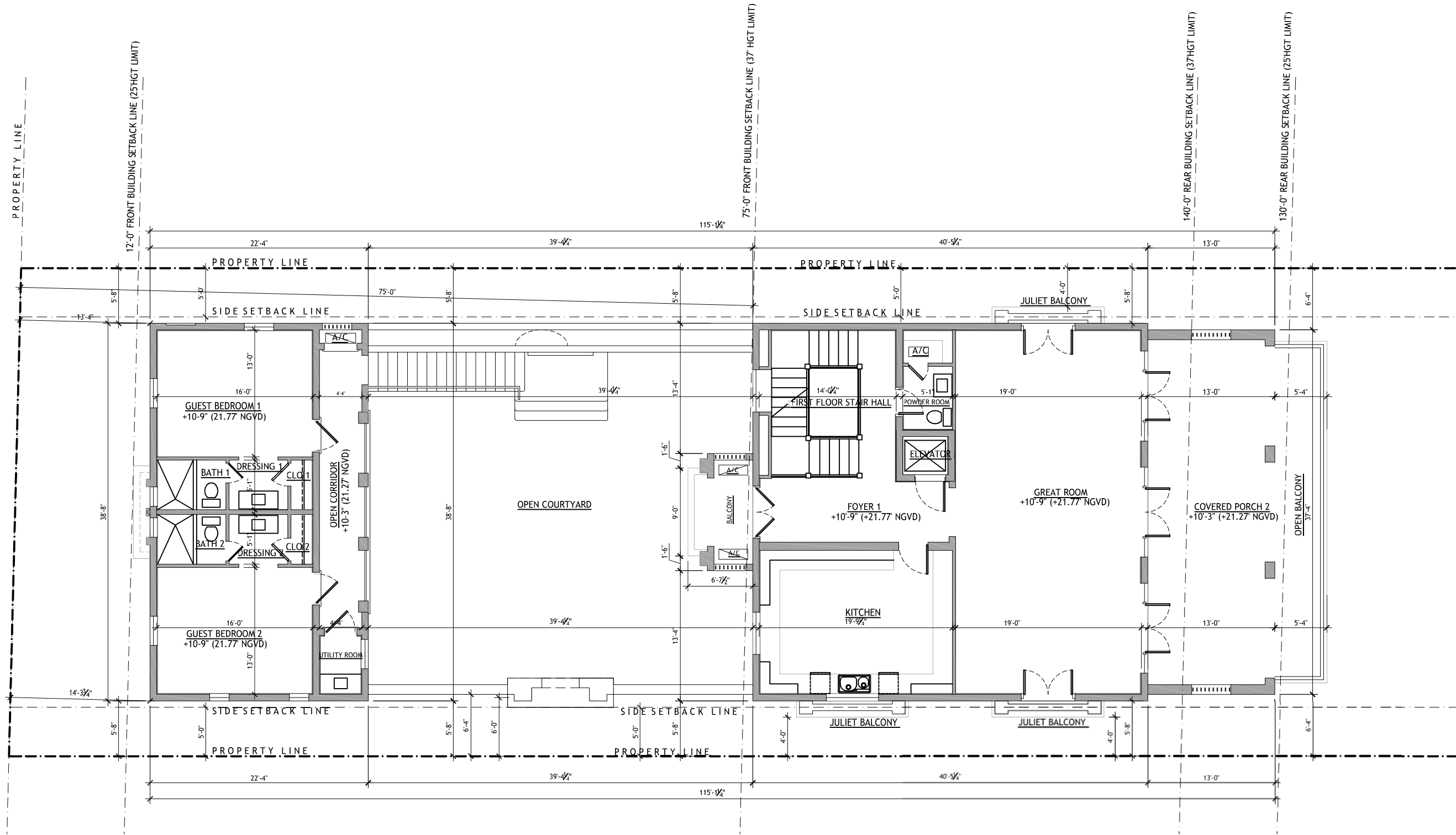


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FIRST FLOOR PLAN





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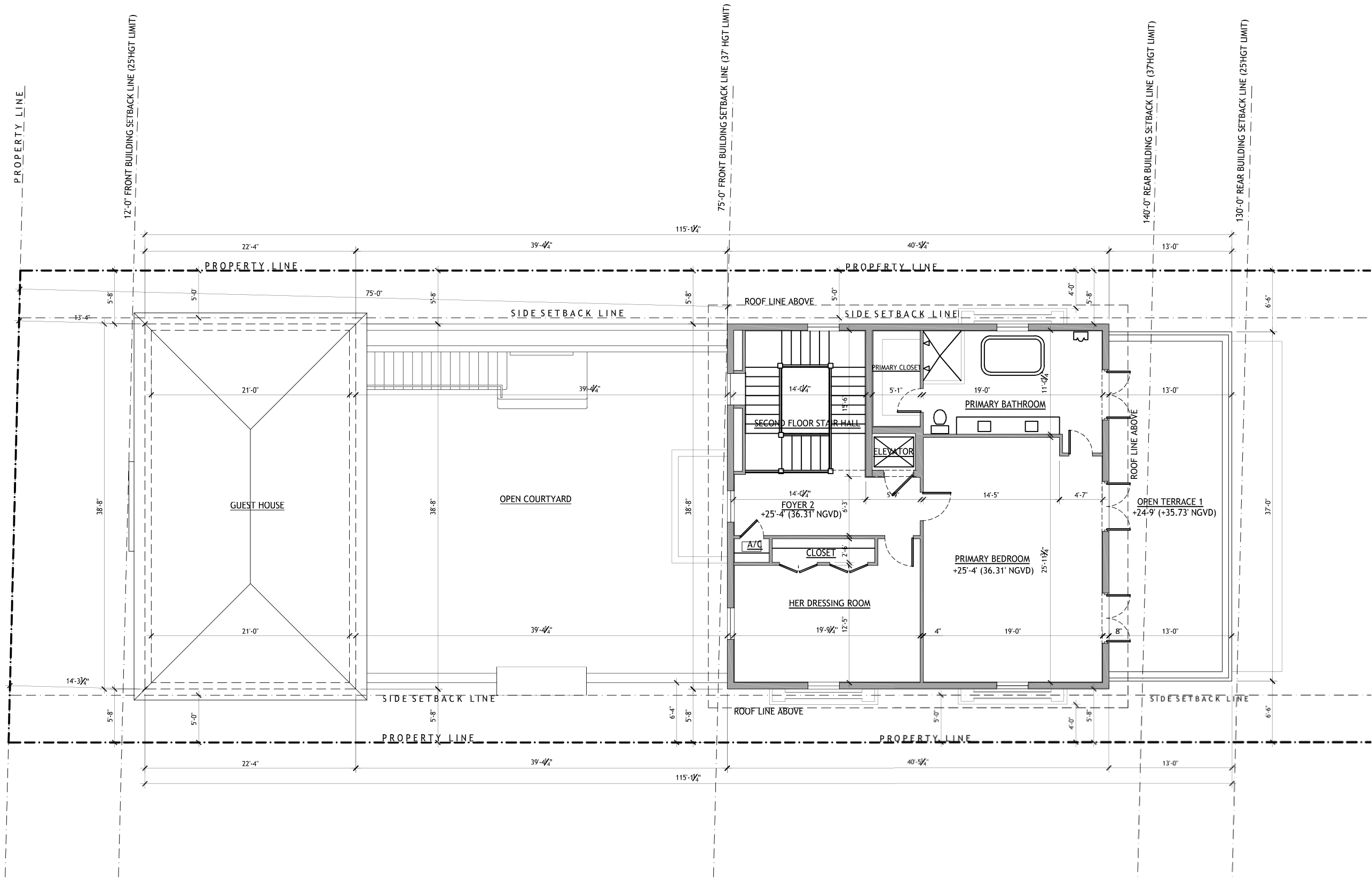
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**SECOND FLOOR PLAN**  
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14		
15		

PROJECT

NEW RESIDENCE FOR

**SUSAN ASSAAD**

7801 ATLANTIC WAY  
 MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE

ARCHITECT'S SEAL

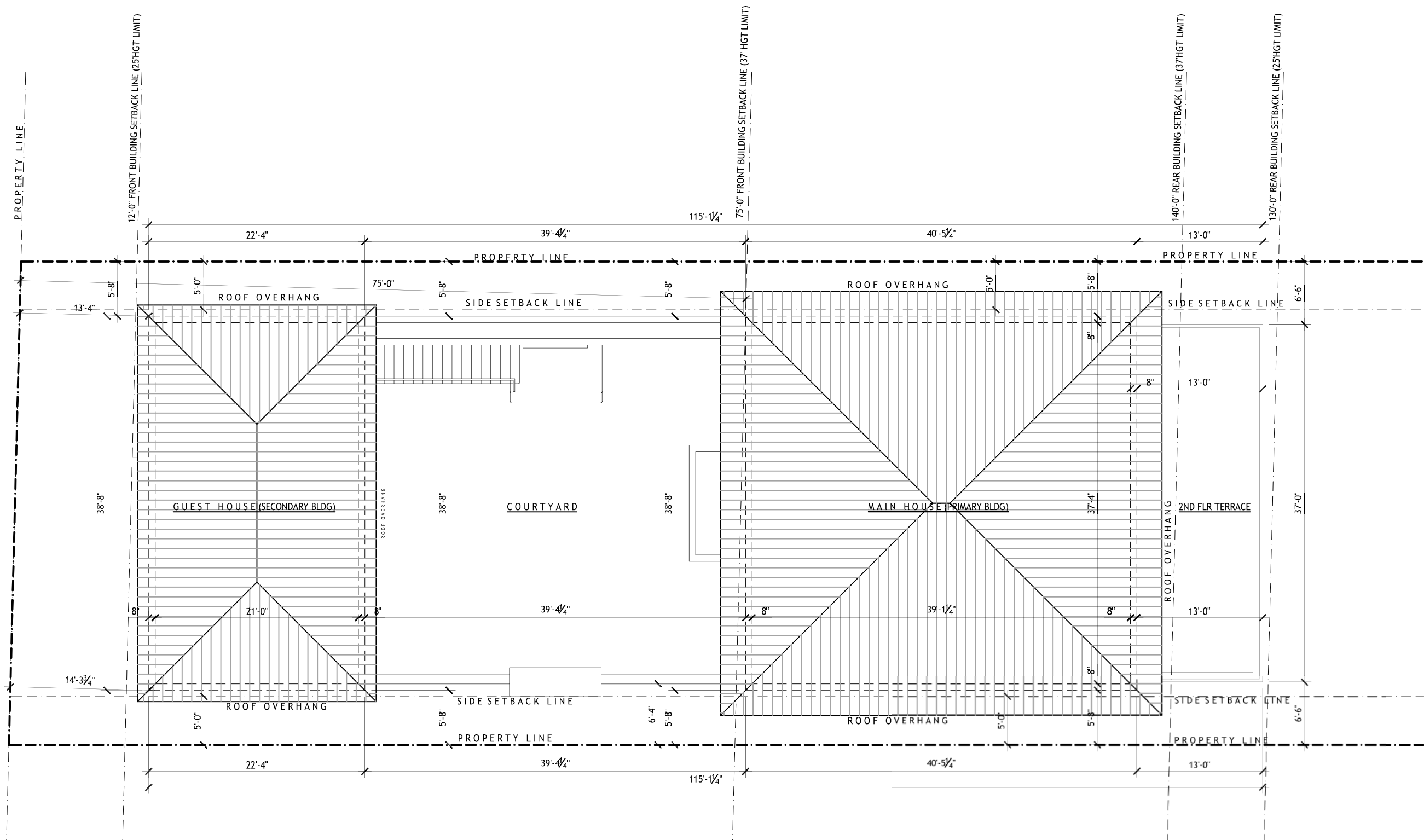


PROJECT NUMBER

21-15

SHEET NUMBER

**A-204**



**ROOF PLAN**

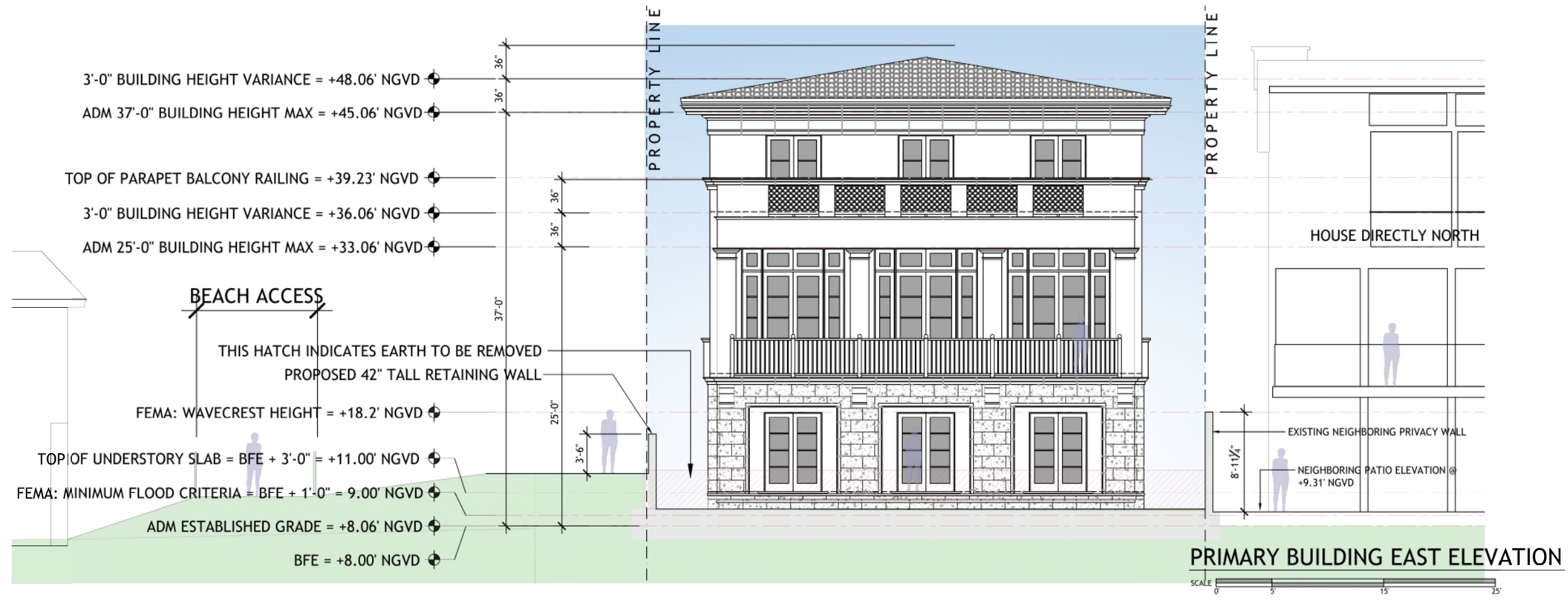
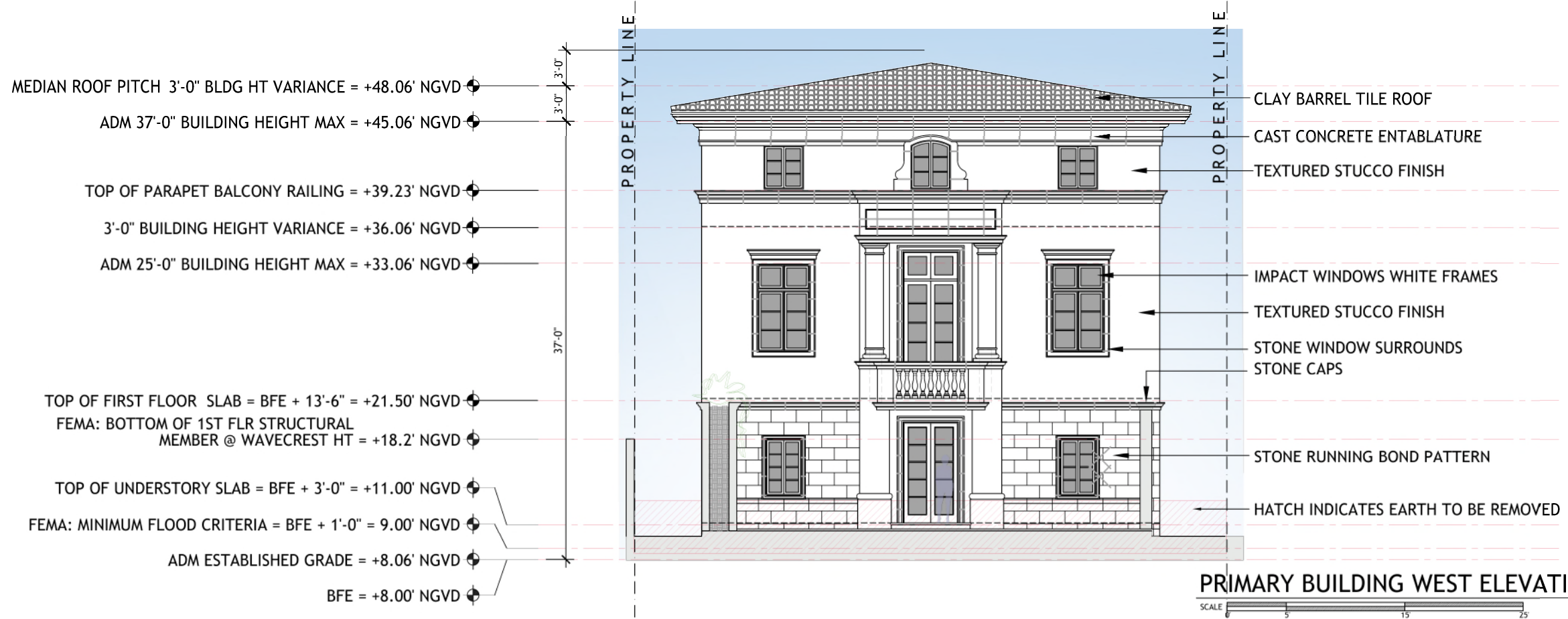




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LUIS JAUREGUI, H.  
 L.C. AR 0012124  
 IGNACIO J. ZABAETA  
 L.C. AR 0012101

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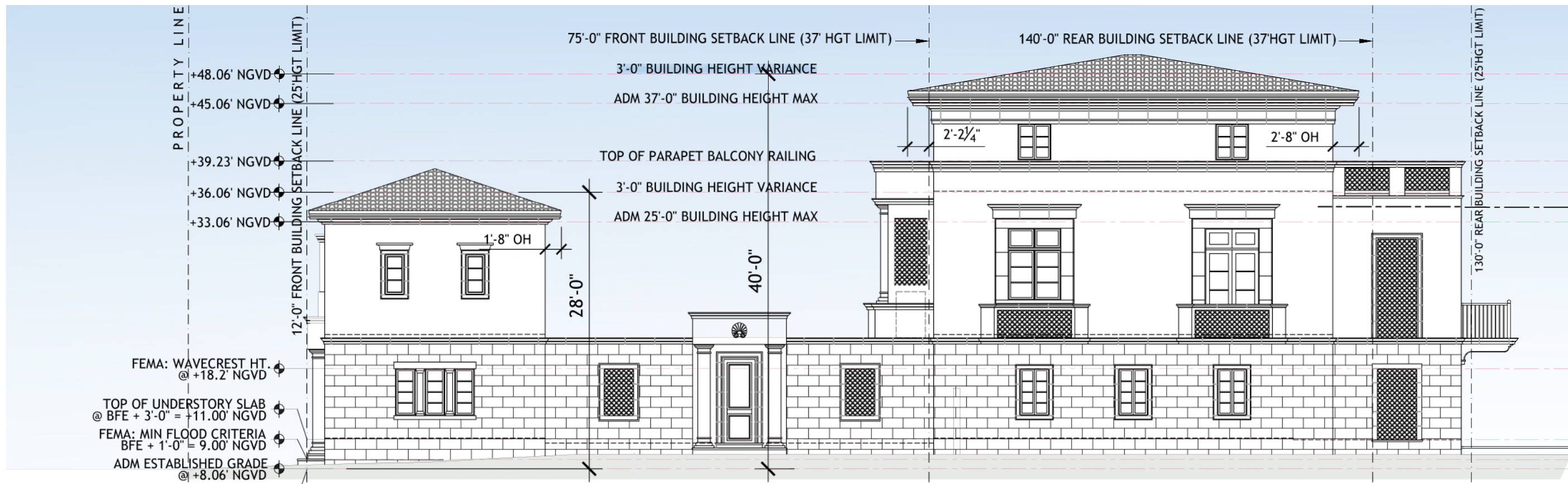
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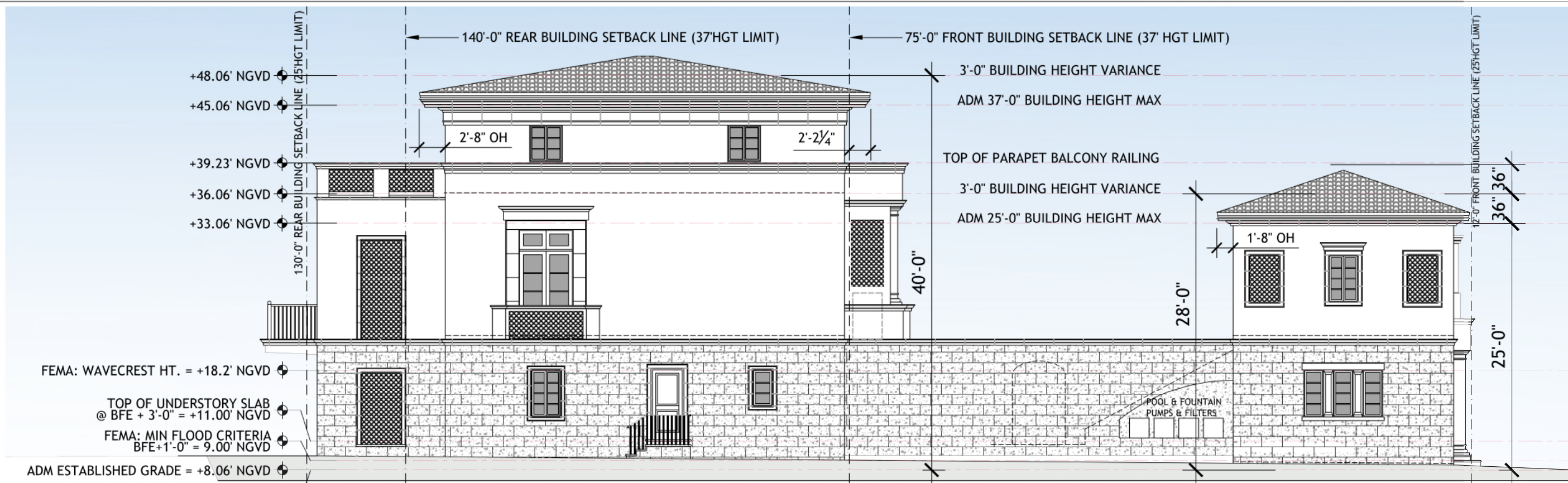
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 21-15

SHEET NUMBER

A-402



**SOUTH (DAHLIA STREET) ELEVATION**



**NORTH ELEVATION**





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3'-0" BUILDING HEIGHT VARIANCE = +36.06' NGVD  
 ADM 25'-0" BUILDING HEIGHT MAX = +33.06' NGVD  
 28'-0"  
 FEMA: WAVECREST HEIGHT = +18.2' NGVD  
 TOP OF UNDERSTORY SLAB = BFE + 3'-0" = +11.00' NGVD  
 FEMA: MINIMUM FLOOD CRITERIA = BFE + 1'-0" = 9.00' NGVD  
 ADM ESTABLISHED GRADE = +8.06' NGVD  
 BFE = +8.00' NGVD



SECONDARY BLDG WEST ELEVATION

SCALE 0 5 15 25

3'-0" BUILDING HEIGHT VARIANCE = +36.06' NGVD  
 ADM 25'-0" BUILDING HEIGHT MAX = +33.06' NGVD  
 28'-0"  
 FEMA: WAVECREST HEIGHT = +18.2' NGVD  
 TOP OF UNDERSTORY SLAB = BFE + 3'-0" = +11.00' NGVD  
 FEMA: MINIMUM FLOOD CRITERIA = BFE + 1'-0" = 9.00' NGVD  
 ADM ESTABLISHED GRADE = +8.06' NGVD  
 BFE = +8.00' NGVD



SECONDARY BLDG EAST ELEVATION

SCALE 0 5 15 25

PROJECT

NEW RESIDENCE FOR

SUSAN ASSAAD

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 MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE

ARCHITECT'S SEAL



PROJECT NUMBER

21-15

SHEET NUMBER

A-403





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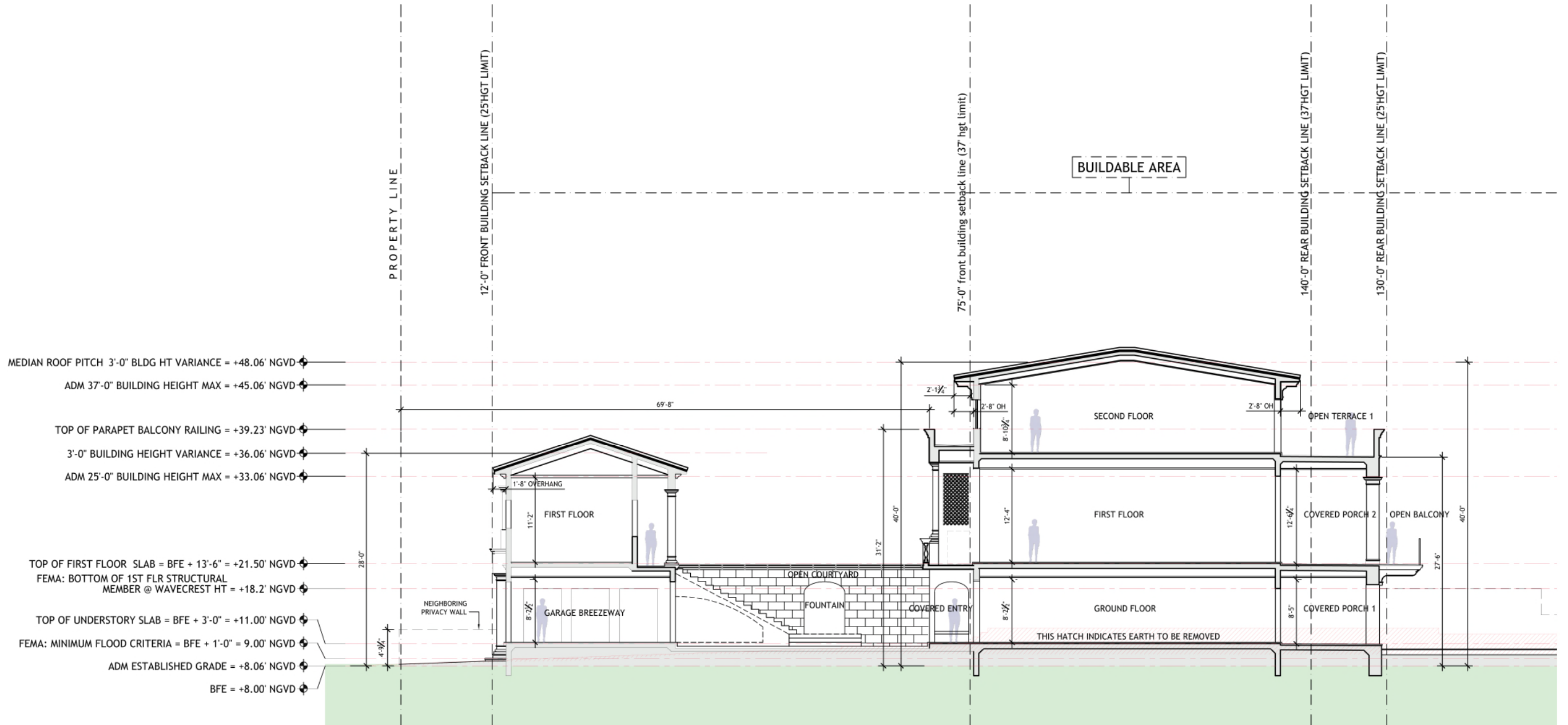
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**LONGITUDINAL SECTION**







DAHLIA STREET ELEVATION



BIRD'S EYE VIEW ALONG SOUTH ELEVATION



BIRD'S EYE VIEW ALONG SOUTH ELEVATION



BIRD'S EYE VIEW FROM DAHLIA ST



SOUTHWEST ELEVATION



SOUTH ELEVATION



BIRD'S EYE VIEW ALONG NORTH ELEVATION



DAHILA STREET ENTRANCE



EAST ELEVATION



BIRD'S EYE VIEW ALONG NORTH ELEVATION



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INSPIRATION IMAGE



INSPIRATION IMAGES



FLORIDA OOLITE (KEYSTONE)



RE-PURPOSE COLORED GLASS WINDOW



STONE FLOORING



Flat Travine Trowel  
STUCCO TEXTURE



CLAY BREEZE BLOCK



CLAY BARREL TILE ROOF



FENESTRATION - WHITE FRAMES



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