

REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002416

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 000-0000

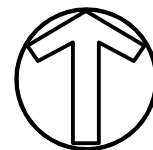
Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	

SP-1

Of - Sheets

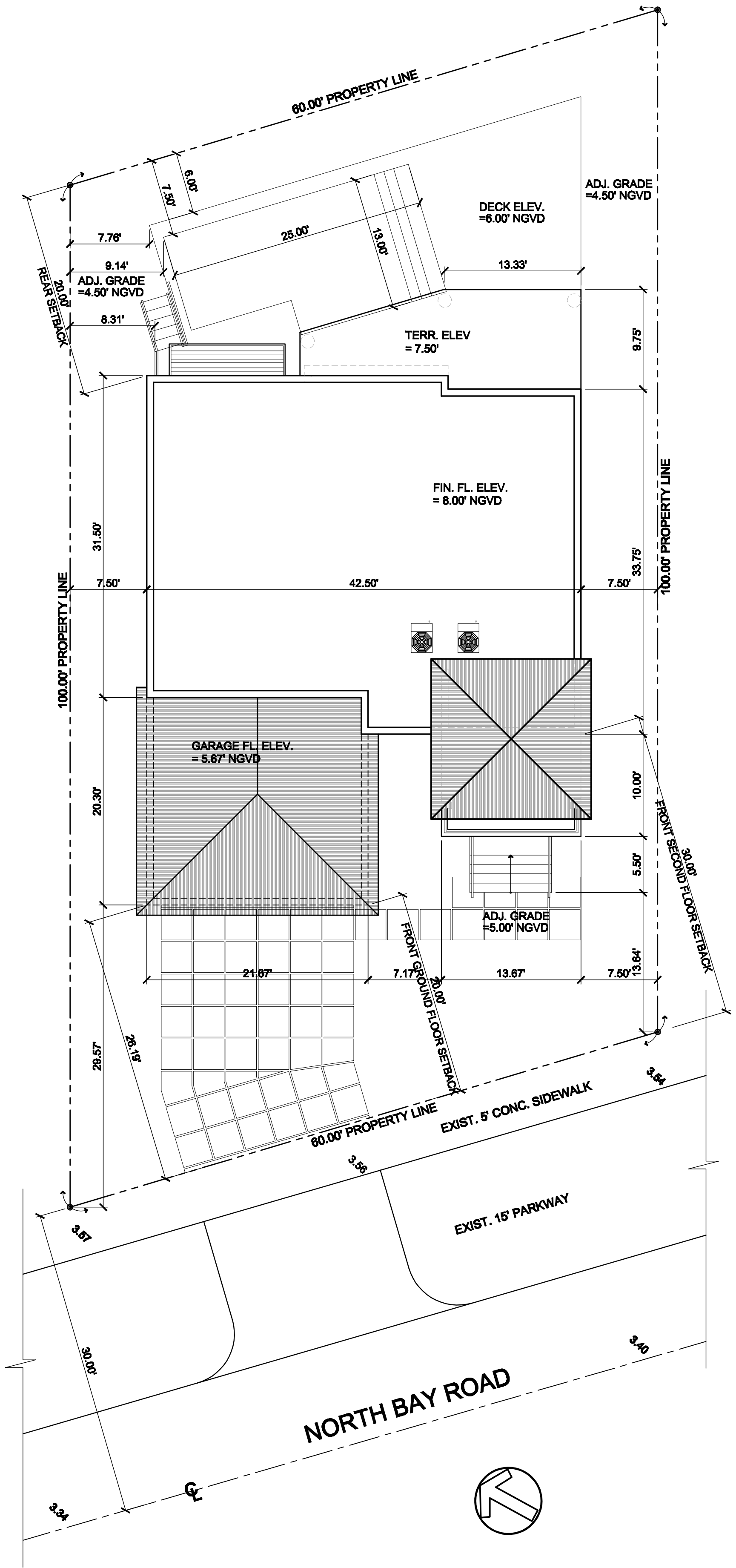


LOCATION MAP



SITE STATISTICS					
1	ADDRESS:	4193 N. BAY ROAD			
2	FOLIO NUMBER:	02-3222-011-1520			
3	BOARD AND FILE NUMBER:	DRB 23246			
4	YEAR BUILT:	1923	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	7 FEET	GRADE VALUE IN NGVD:	4.50	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.29	FREE BOARD:	0	
7	LOT AREA:	5,750.00 SF.			
8	LOT WIDTH:	60.00'	LOT DEPTH:	100.00'	
9	MAX. LOT COVERAGE SF. AND %:	1,725.00 SF. (30 %)	PROPOSED LOT COVERAGE SF. AND %:	2,044.05 SF. (35.55%)	
10	EXISTING LOT COVERAGE SF. AND %:	1,482.48 SF. (25.78%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF.:	0	
11	FRONT YARD OPEN SPACE SF. AND %: (35% MIN.)	957.25 SF. (79.77%) *	REAR YARD OPEN SPACE SF. AND %: (70% MIN.)	840.27 SF. (70.02%) **	
12	MAX. UNIT SIZE SF. AND %:	2,875.00 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %: (50% MAX.)	2,856.74 SF. (49.68%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	1,482.48 SF.	PROPOSED FIRST FLOOR UNIT SIZE	1,938.22 SF.	
14	EXISTING SECOND FLOOR UNIT SIZE:	1,094.27 SF.	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF. AND (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL):	1,355.78 SF. (69.95%)	
15			PROPOSED SECOND FLOOR UNIT SIZE SF. AND %:	1,355.78 SF. (69.95%)	
16			PROPOSED ROOF DECK AREA SF. AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	346.20 SF. (23.07%)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	22.00'	20.00'	22.00'	0
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20.00'	28.42'	20.00'	0
20	FRONT SECOND LEVEL:	30.00'	28.42'	30.00'	0
21	SIDE 1:	7.50'	8.33' / 10.33'	7.50'	0
22	SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	N/A
23	REAR:	20.00'	22.58'	20.00'	0
24	ACCESORY STRUCTURE SIDE 1:	N/A	N/A	N/A	N/A
25	ACCESORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	N/A
26	SUM OF SIDE YARD:	15.00'	18.66'	15.00'	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	

* 35% FRONT YARD OPEN SPACE OF 1,200 S.F. = 420 SF. MINIMUM
** 70% REAR YARD OPEN SPACE OF 1,200 S.F. = 840 SF. MINIMUM



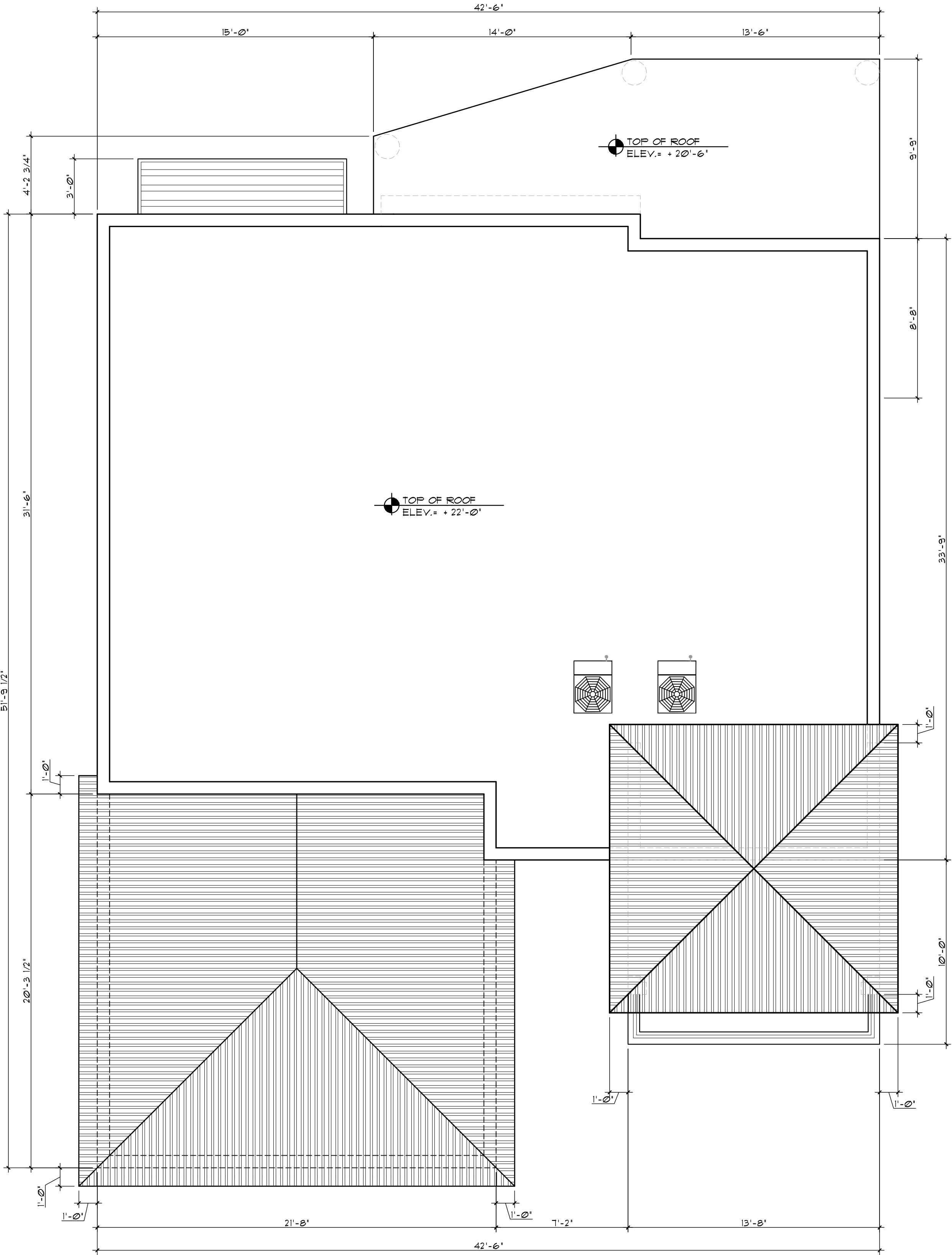
SITE PLAN

SCALE 1/8"=1'-0"

FINAL SUBMITTAL
FEBRUARY 10, 2016

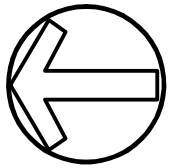
LOT 9

FELIX PARDO
LIC.# 2236



ROOF PLAN

SCALE 1/4"=1'-0"



DRB COMMENTS

REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0000416

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 000-0000

Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	

REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478

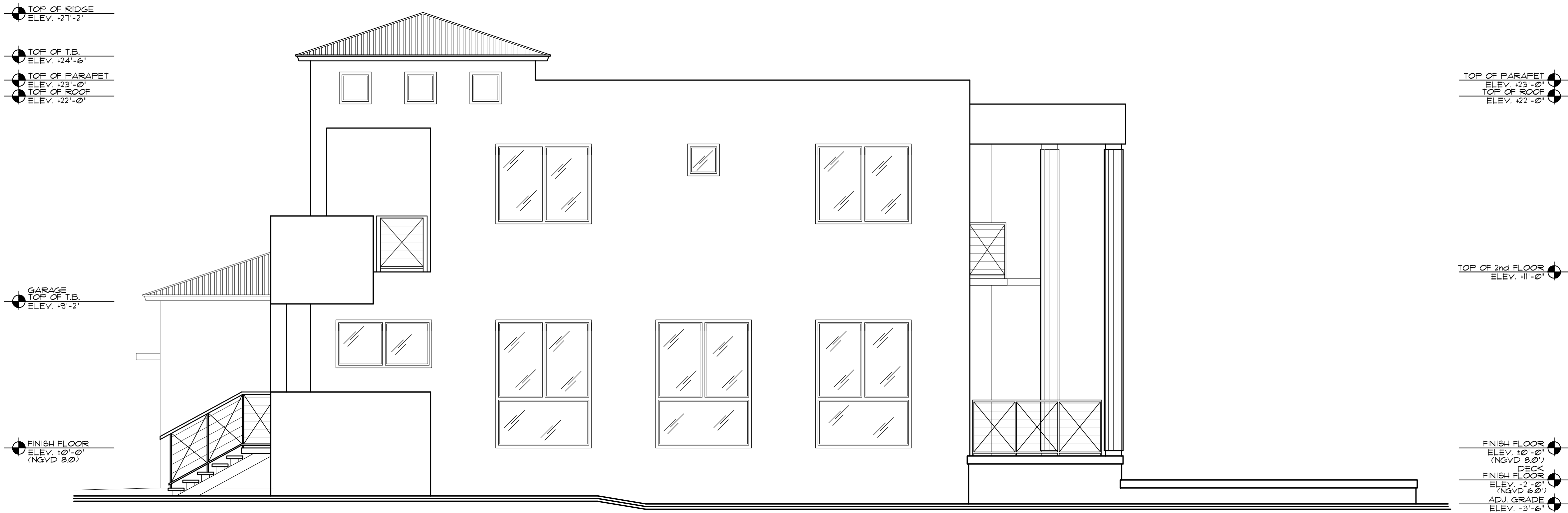
PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 690-0000

Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	A-3
Of - Sheets	



WEST ELEVATION

SCALE 1/4"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"

REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 800-0000

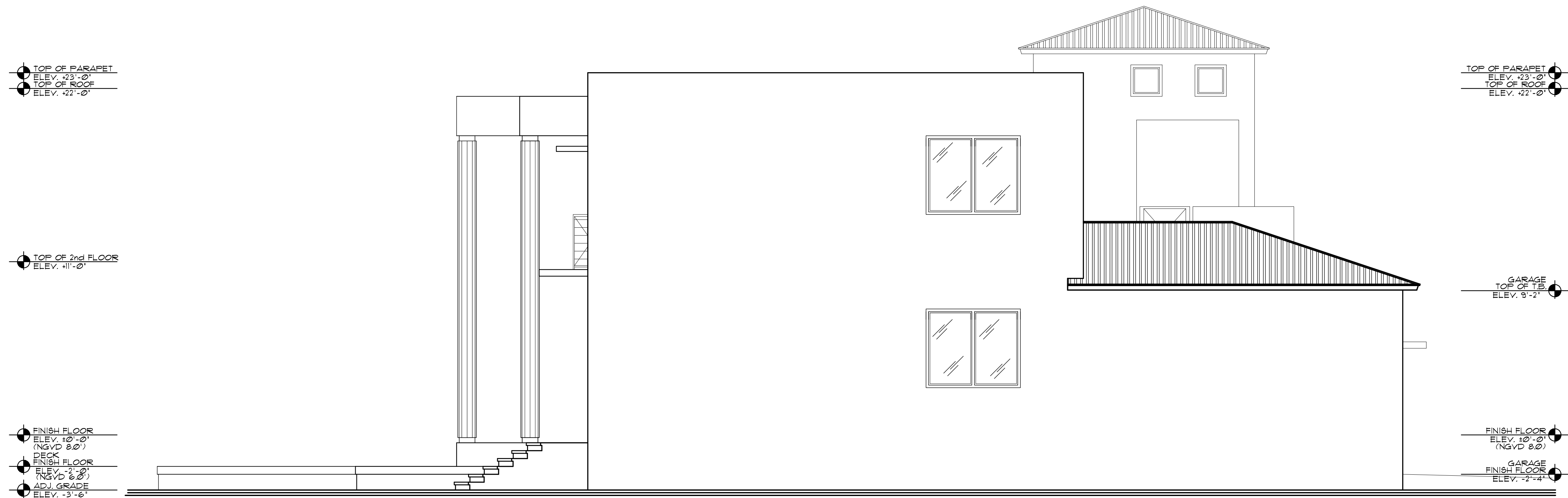
Date
12/01/15
Scale
AS SHOWN
Drawn
SP
Job
201451
Sheet

A-4
Of - Sheets



EAST ELEVATION

SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"

REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002476

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 200-0000

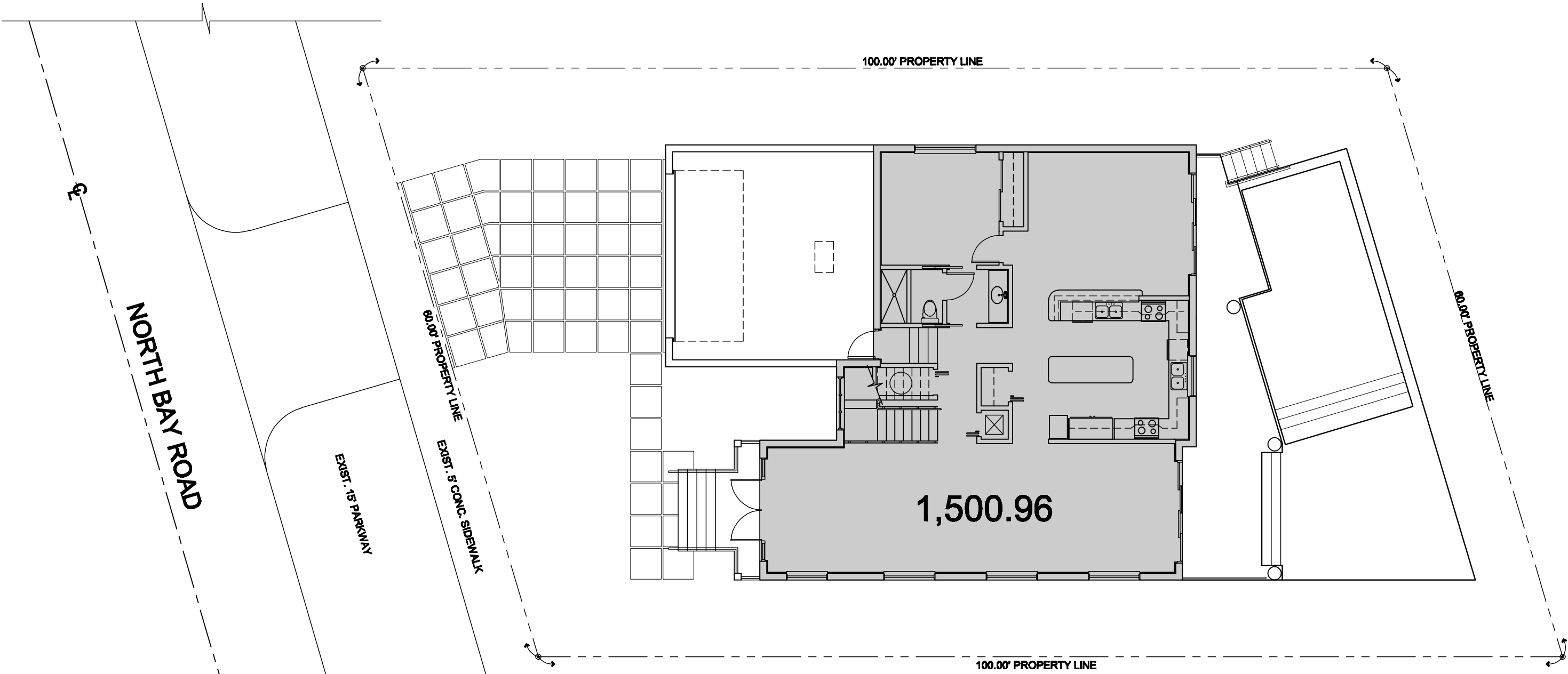
Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	SP-1.1
Of - Sheets	2236

SITE STATISTICS

LOT AREA	5,750.00 SqFL (100%)
UNIT SIZE	
ALLOWED	2,875.00 SqFL (50% MAX).
PROVIDED	
GROUND FLOOR (AVC)	1,500.96 SqFL
SECOND FLOOR (AVC)	1,355.78 SqFL
TOTAL (AVC)	2,856.74 SqFL (48.68%)
SECOND FLOOR RATIO	
2nd FLOOR AREA ALLOWED	1,356.75 SqFL 70% of grd fl max
PROVIDED	1,355.78 SqFL (69.46%)
DECK	
ALLOWED	375.24 SqFL (25% MAX).
PROVIDED	346.20 SqFL (23.07%).

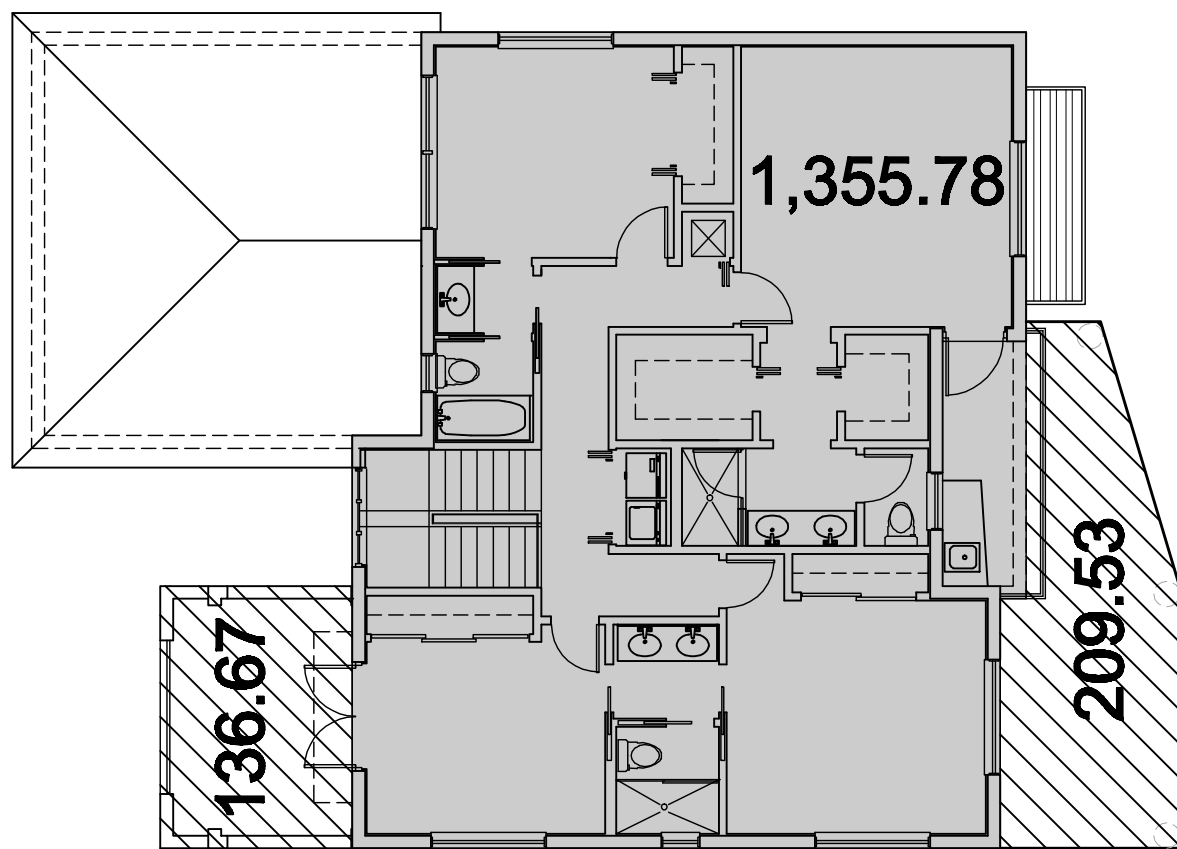
UNIT SIZE DIAGRAM

SCALE 1"=10'



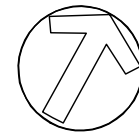
GROUND FLOOR

SCALE 1"=10'



SECOND FLOOR

SCALE 1"=10'

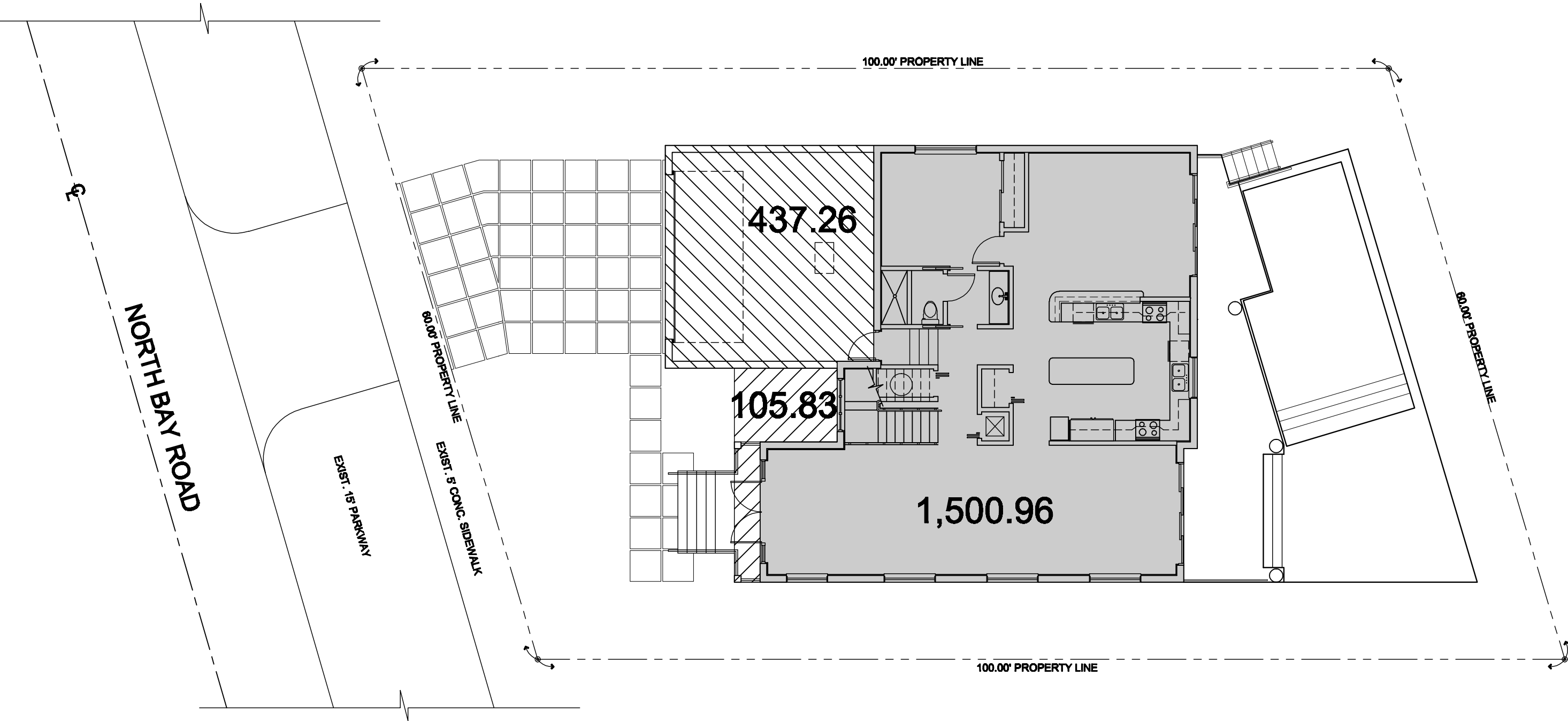


SITE STATISTICS

LOT AREA	5,750.00 SqFL (100%)
LOT COV	
ALLOWED	1,725.00 SqFL (30% max)
PROVIDED	2,044.05 SqFL (35.55%)

LOT COVERAGE DIAGRAM

SCALE 1"=10'

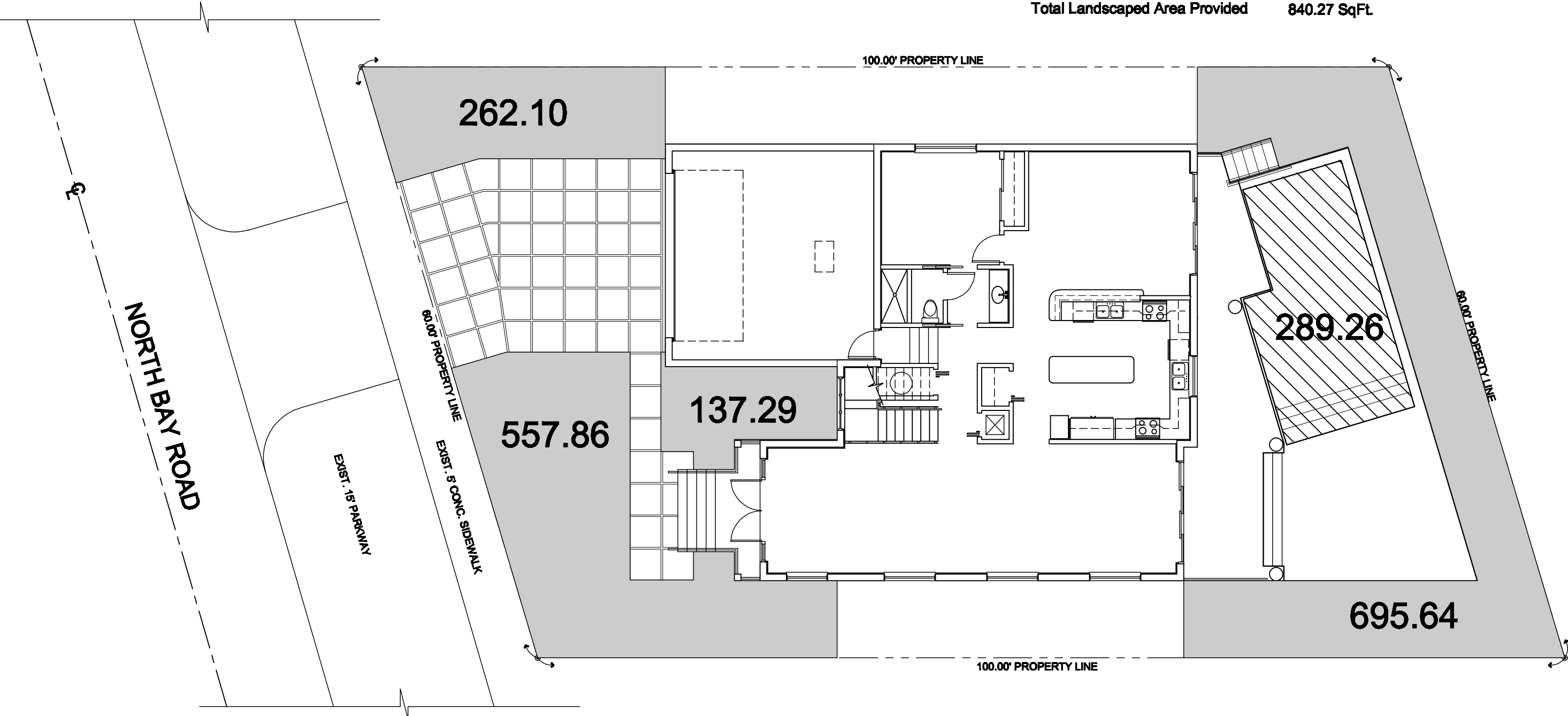


REQUIRED YARD DIAGRAM

SCALE 1"=10'



REQUIRED FRONT YARD	1,200 SqFL
Landscaped pervious open space	420 SqFL (35%)
Landscaped area Provided	957.25 SqFL
REQUIRED REAR YARD	1,200 SqFL
Landscaped pervious open space	840 SqFL (70%)
Landscaped area	695.64 SqFL
Swimming pool (294.37 sf)	144.63 SqFL (50%)
Total Landscaped Area Provided	840.27 SqFL



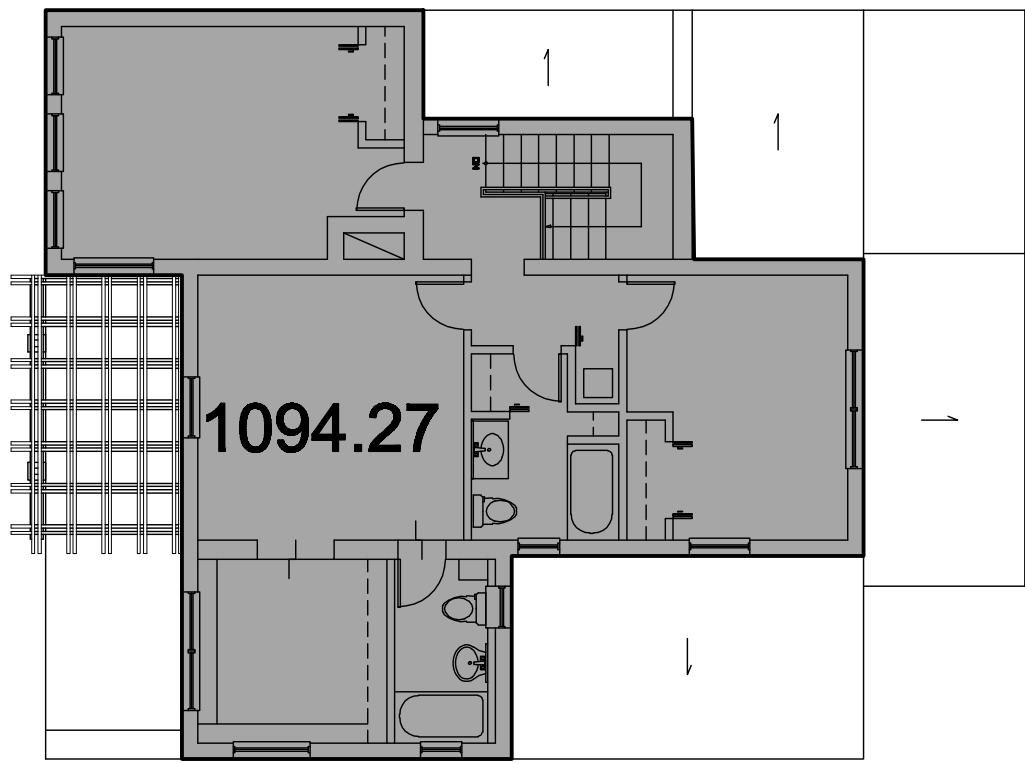
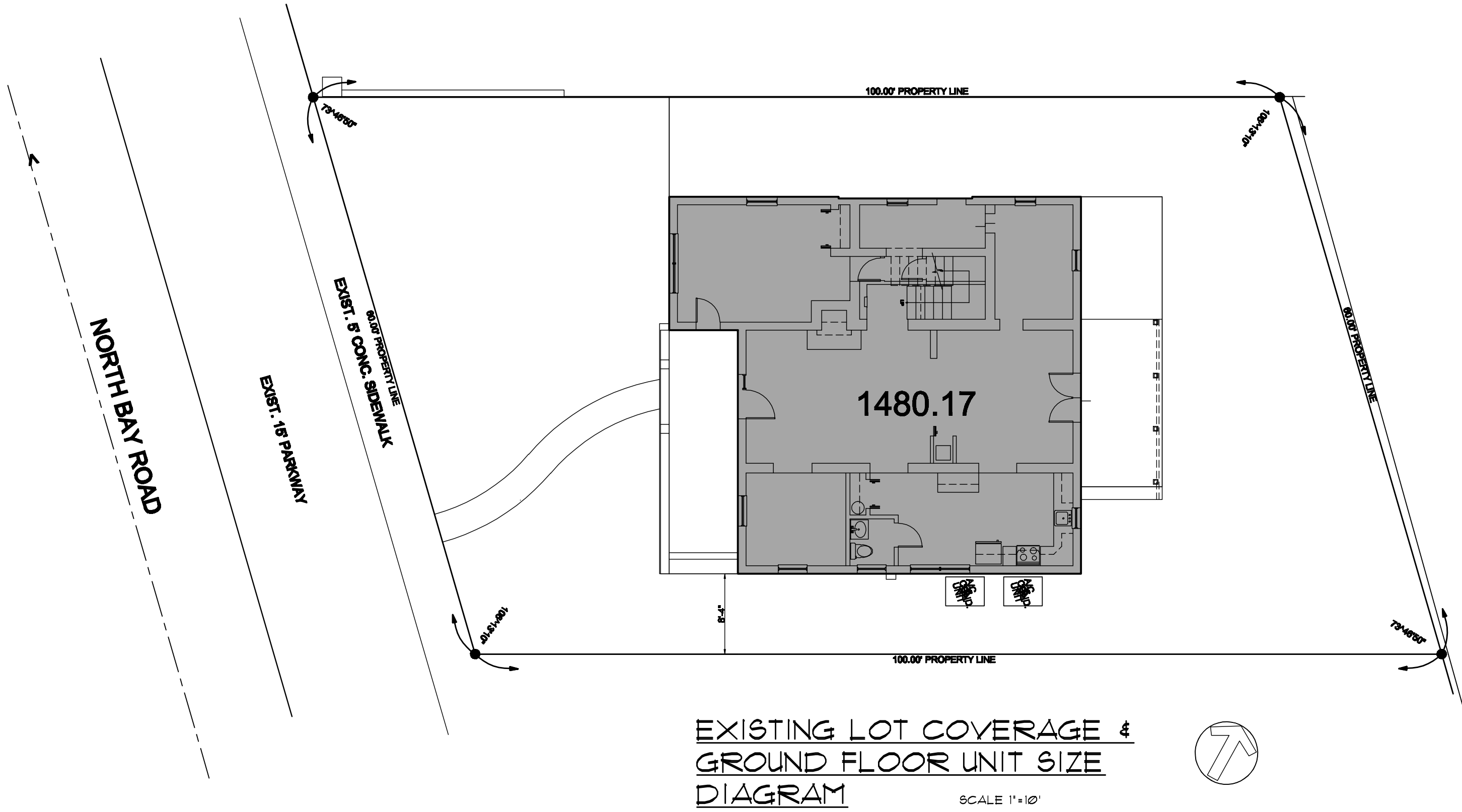
REVISIONS	BY

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002476

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 200-0000

Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	

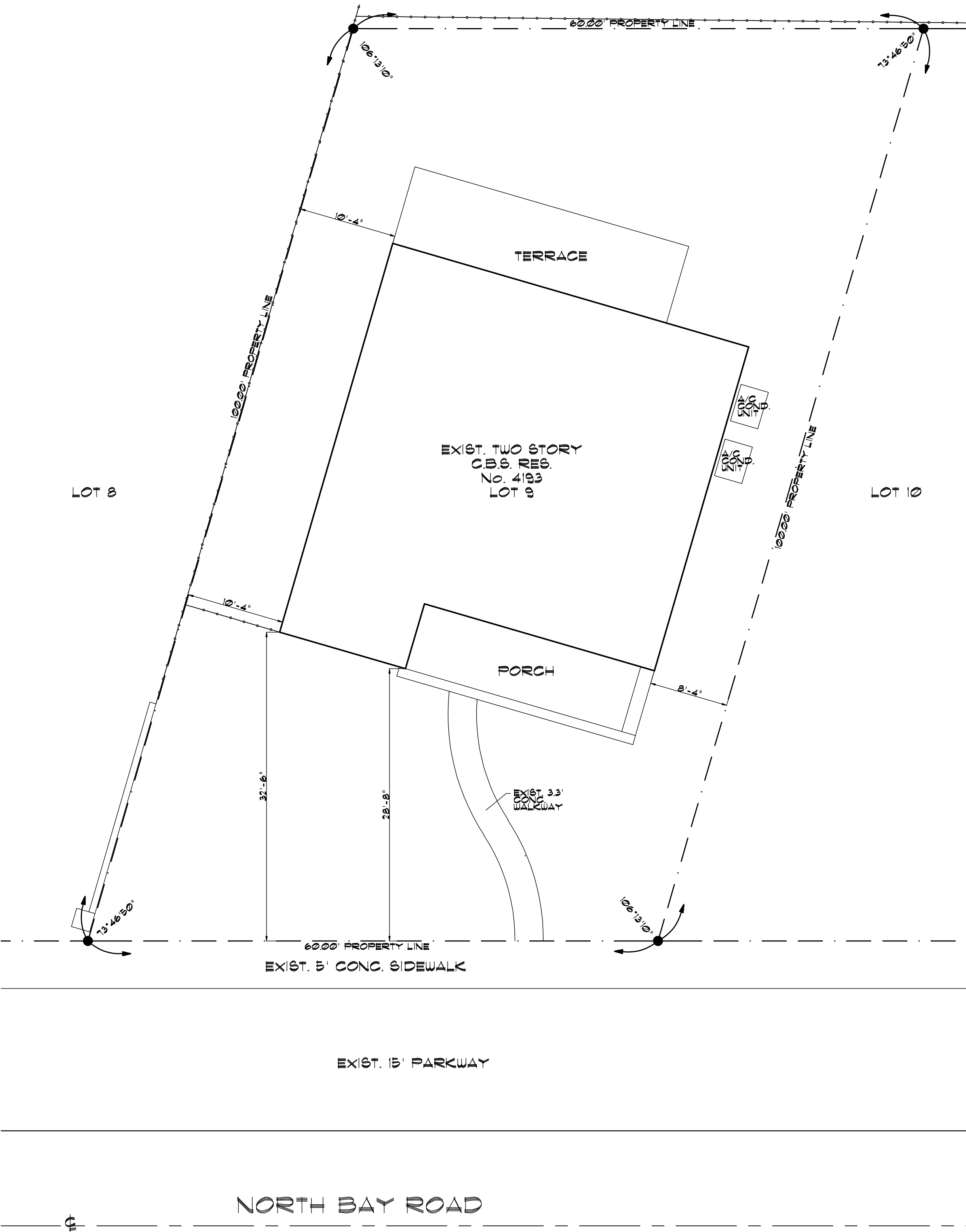
SP-1.2
Of - Sheets



SITE STATISTICS	
LOT AREA	5,781.19 SqFt. (100%)
LOT COV	
ALLOWED	1,728.35 SqFt. (30% max)
PROVIDED	1,480.17 SqFt. (25.69%)
UNIT SIZE	
ALLOWED	2,880.59 SqFt. (50% MAX).
PROVIDED	
GROUND FLOOR (A/C)	1,480.17 SqFt
SECOND FLOOR (A/C)	1,094.27 SqFt
GARAGE	N/A
TOTAL (A/C)	2,574.44 SqFt (44.78%)
SECOND FLOOR RATIO	
GROUND FLOOR (A/C)	1,480.17 SqFt
2nd FLOOR AREA ALLOWED	1036.12 SqFt 70% of grd fl max
PROVIDED	1,094.27 SqFt (74.13%)

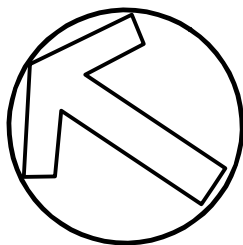
SITE STATISTICS	
LOT AREA	5,781.19 SqFt. (100%)
MAIN HOUSE	1,509.61 SqFt. (26.20%)
GARAGE	0 - (LESS THAN 500 SqFt.)





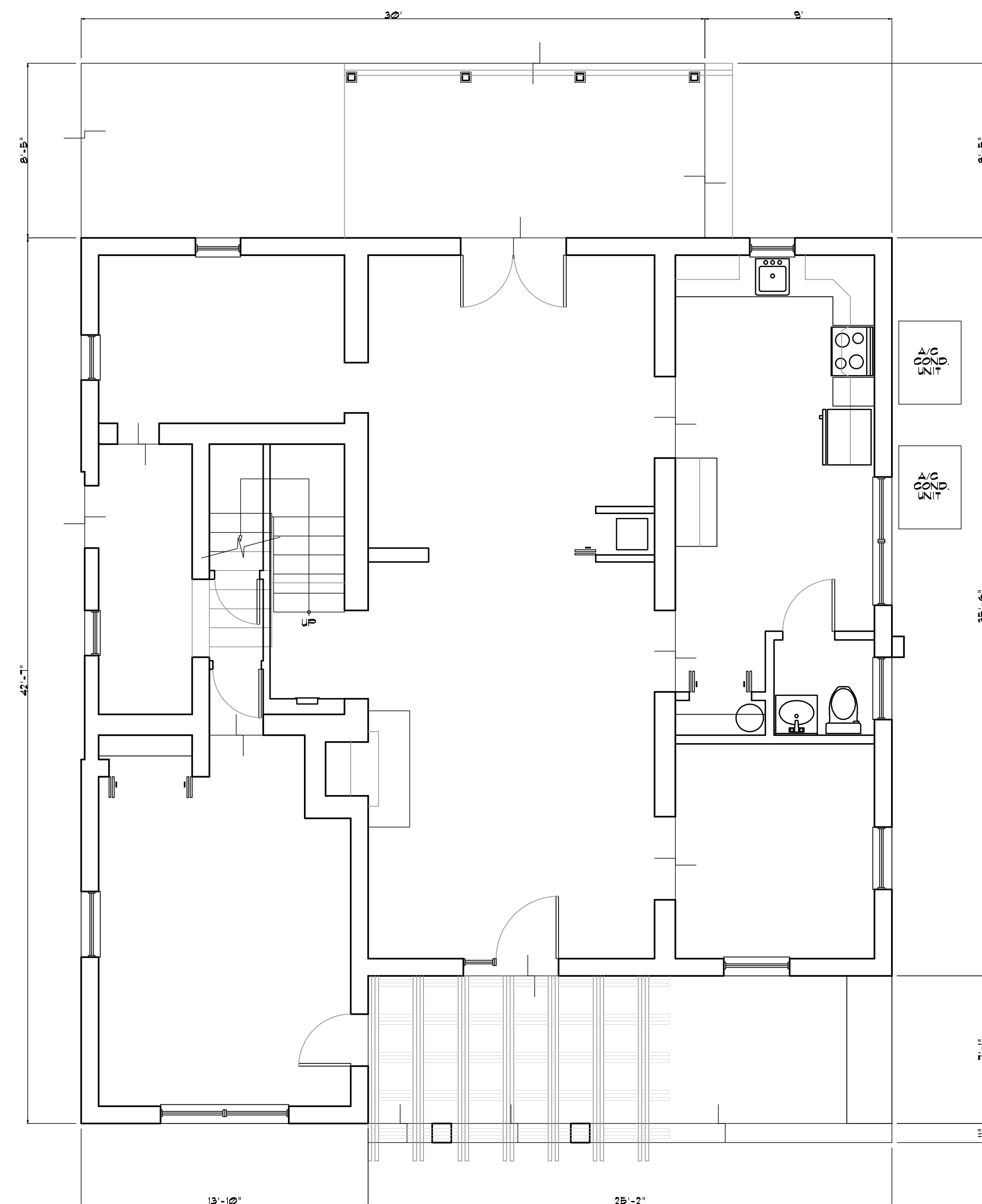
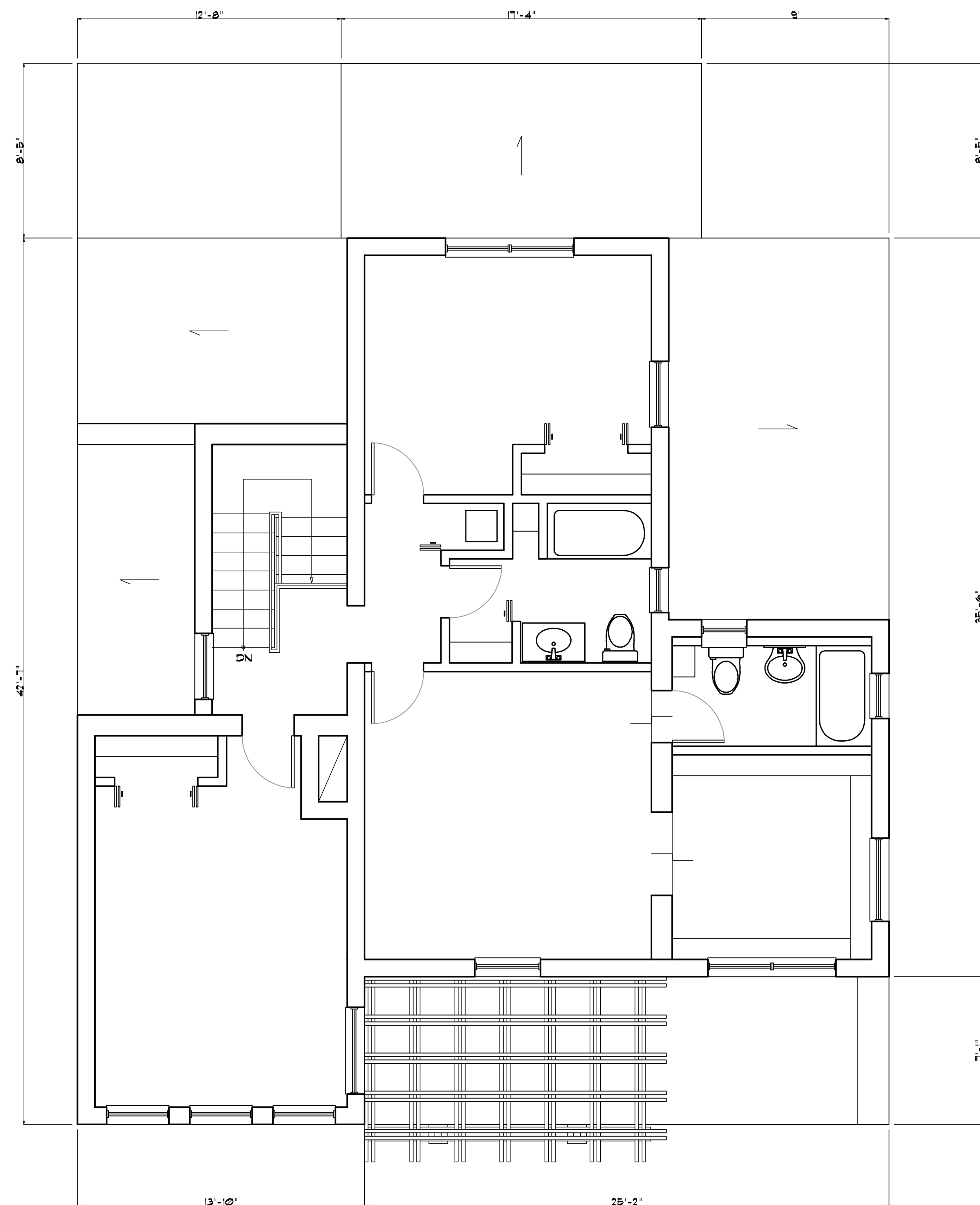
EXISTING SITE CONDITION

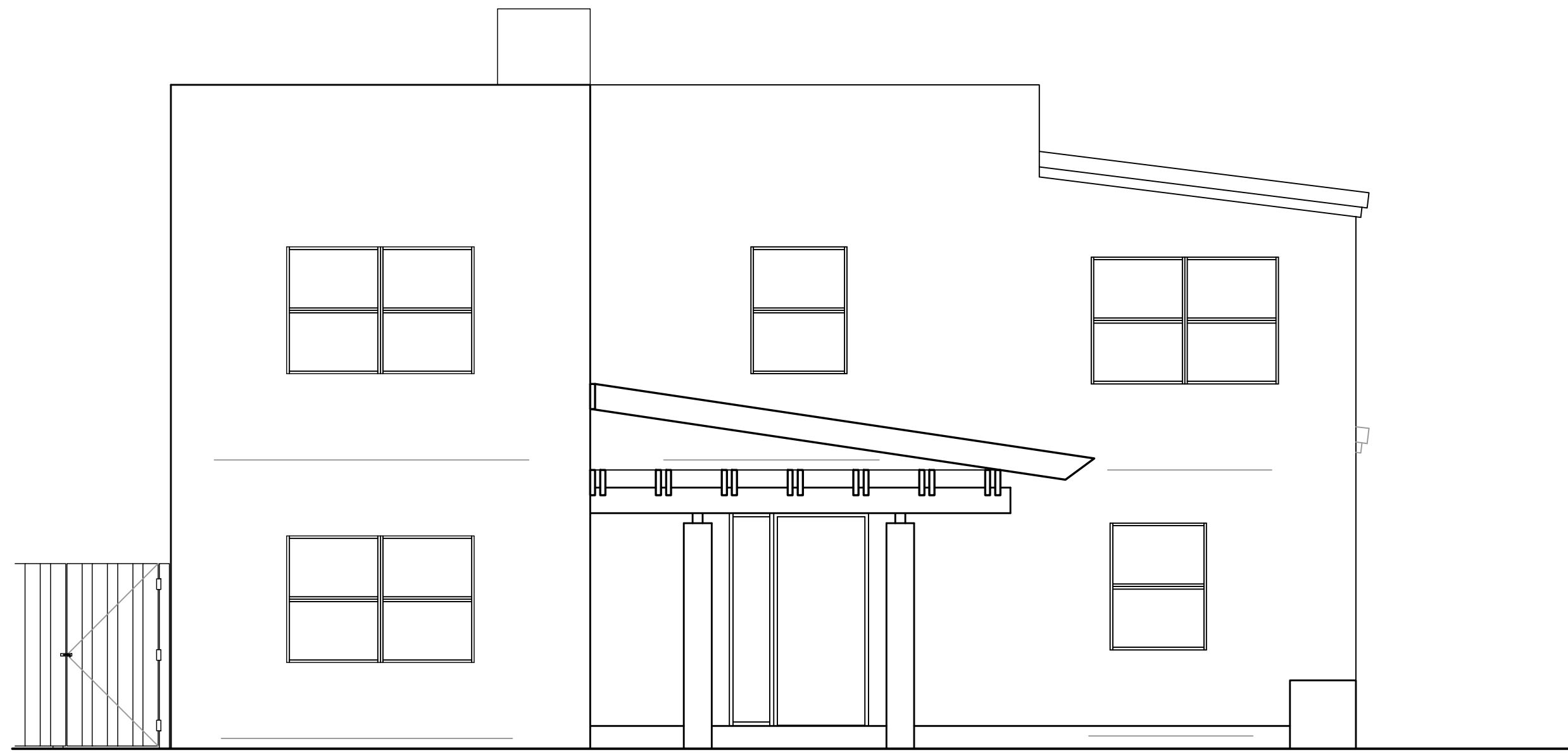
SCALE: 1/8"=1'-0"



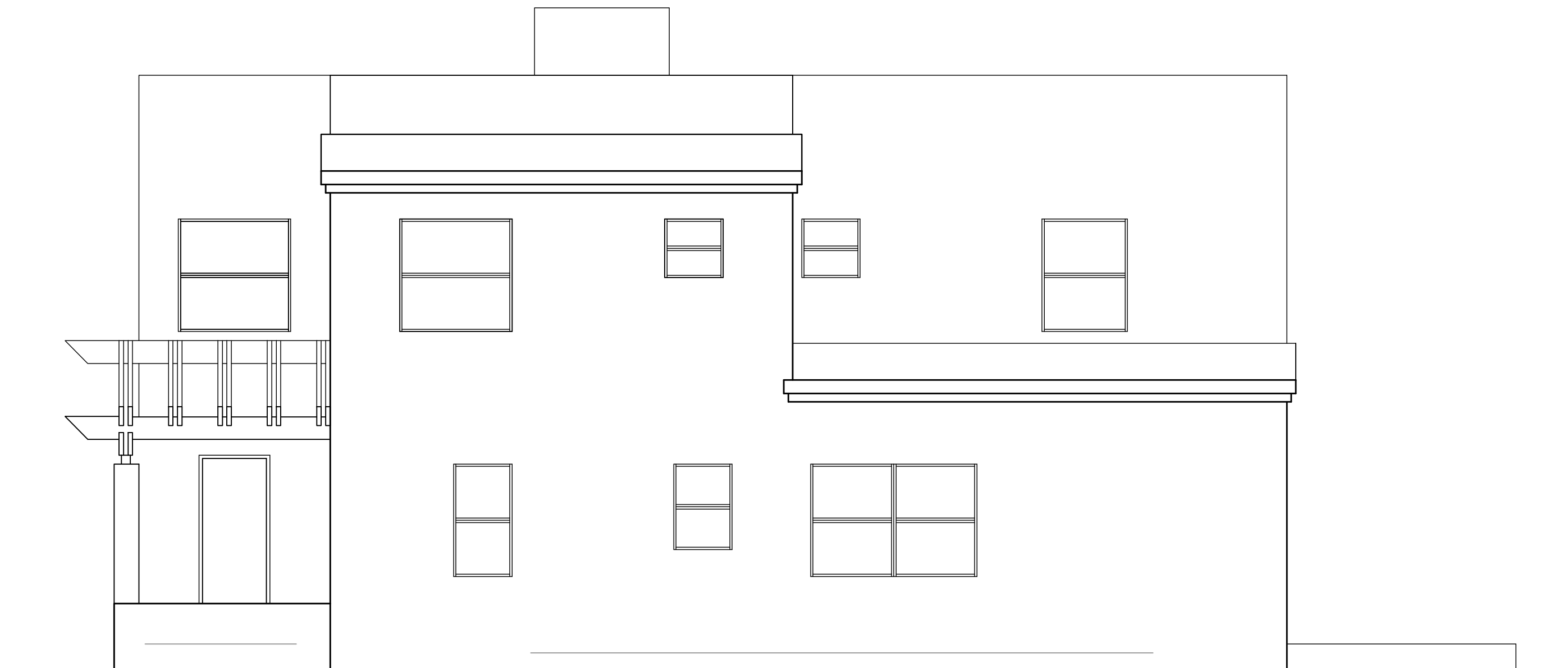
FELIX PARDO
LIC.# 2236

REVISIONS		BY
PROPOSED RESIDENCE FOR Mr. SETH HELLER FOR Mr. SETH HELLER		FELIX PARDO & ASSOCIATES, Inc. ARCHITECTURE / PLANNING / INTERIORS 255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134 Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478
Date 10/27/14		
Scale AS SHOWN		
Drawn SF		
Job 201451		
Sheet ECD-1		
Of - Sheets		





EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS	BY

FELIX PARDO & ASSOCIATES, INC.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002418

PROPOSED RESIDENCE FOR Mr. SETH HELLER
FOR Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD - MIAMI BEACH, FLORIDA
Phone: (305) 200-0000

Date	10/27/14
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	D-2

Of - Sheets

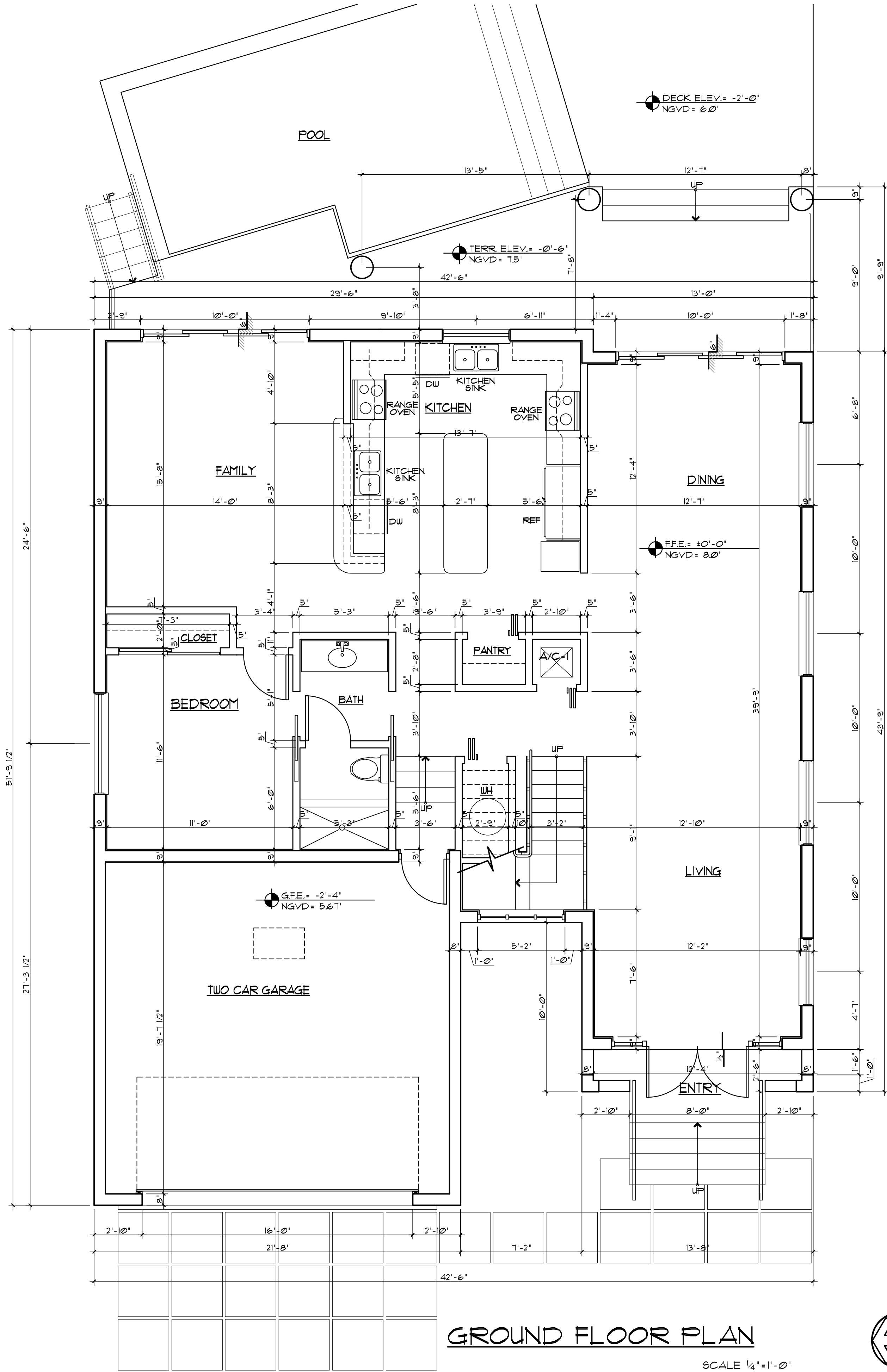
REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 000-0000

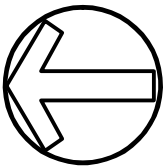
Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	

A-1
Of - Sheets



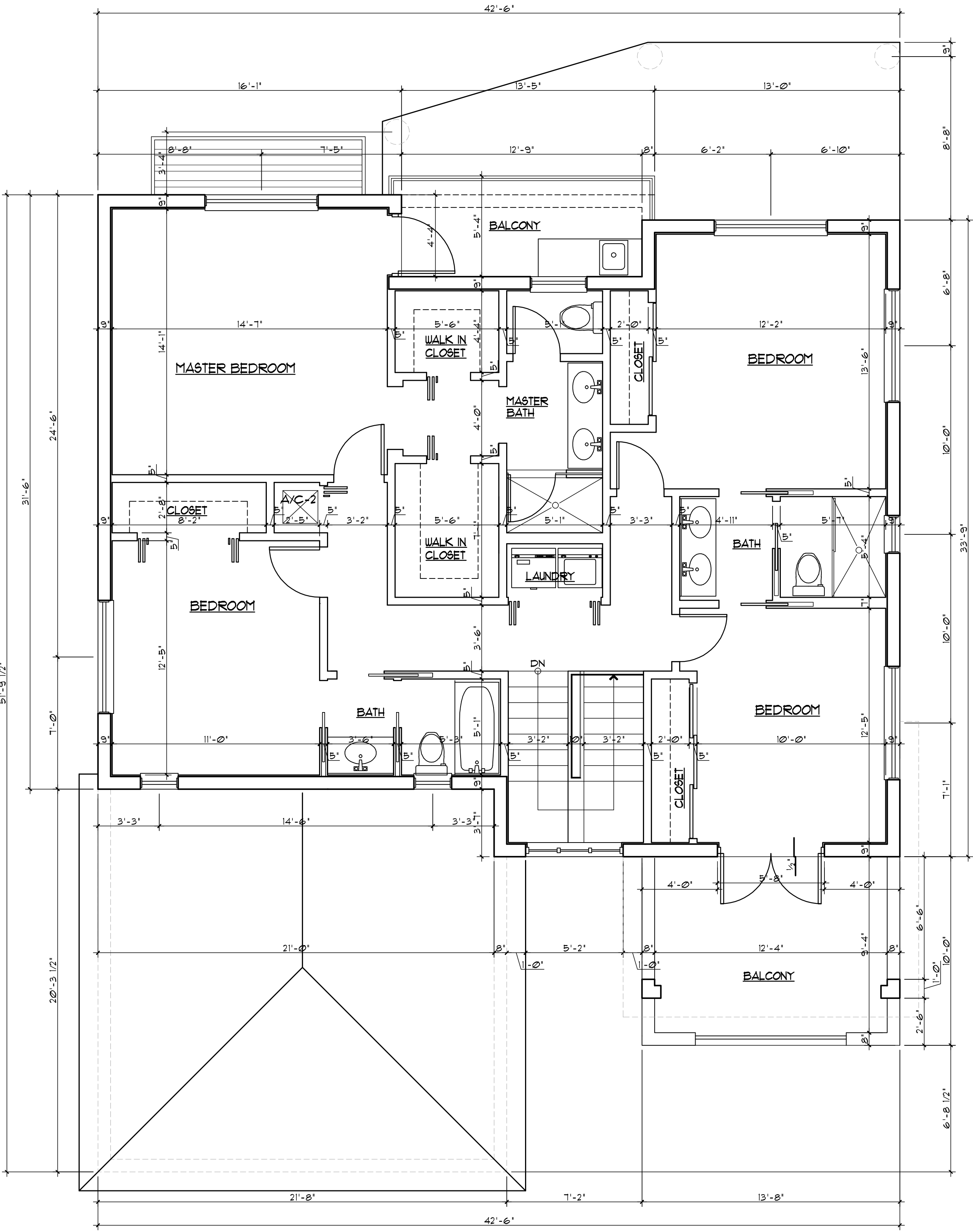
GROUND FLOOR PLAN

SCALE 1/4"=1'-0"

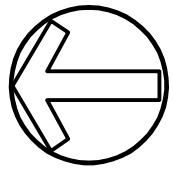


LOT 9

FELIX PARDO
LIC.# 2236



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



REVISIONS	BY
02/10/16	SP

FELIX PARDO & ASSOCIATES, INC.
ARCHITECTURE / PLANNING / INTERIORS
255 UNIVERSITY DRIVE - CORAL GABLES, FLORIDA 33134
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478

PROPOSED RESIDENCE FOR:
Mr. SETH HELLER
Job Address: 4193 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
Phone: (305) 000-0000

Date	12/01/15
Scale	AS SHOWN
Drawn	SP
Job	201451
Sheet	