

# 7801 ATLANTIC

7801 ATLANTIC WAY,  
MIAMI BEACH, FL. 33141

FINAL SUBMITTAL  
DECEMBER, 8TH. 2023



## DRAWING INDEX

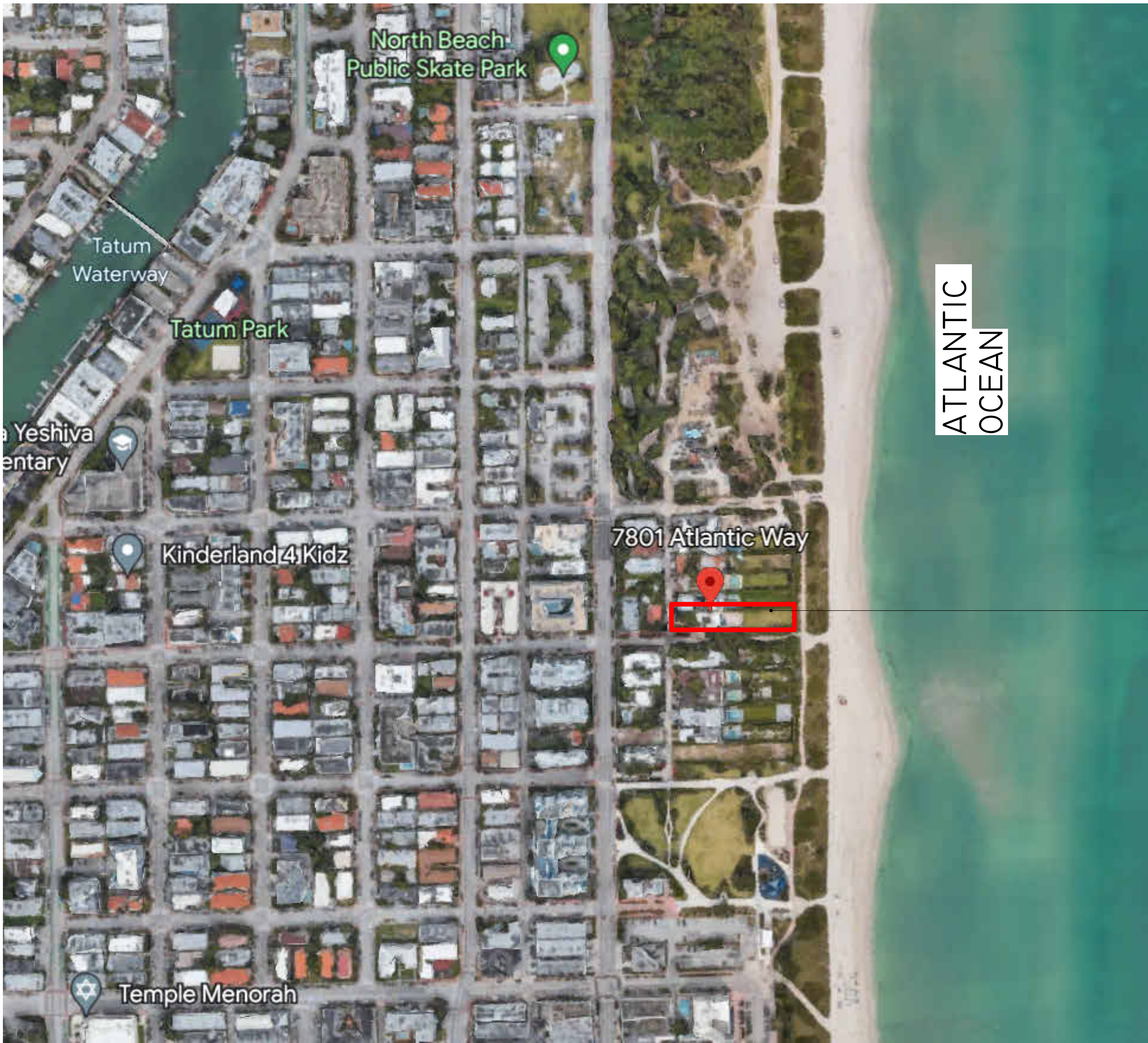
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www.sdhstudio.com

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ARCHITECTURE + DESIGN





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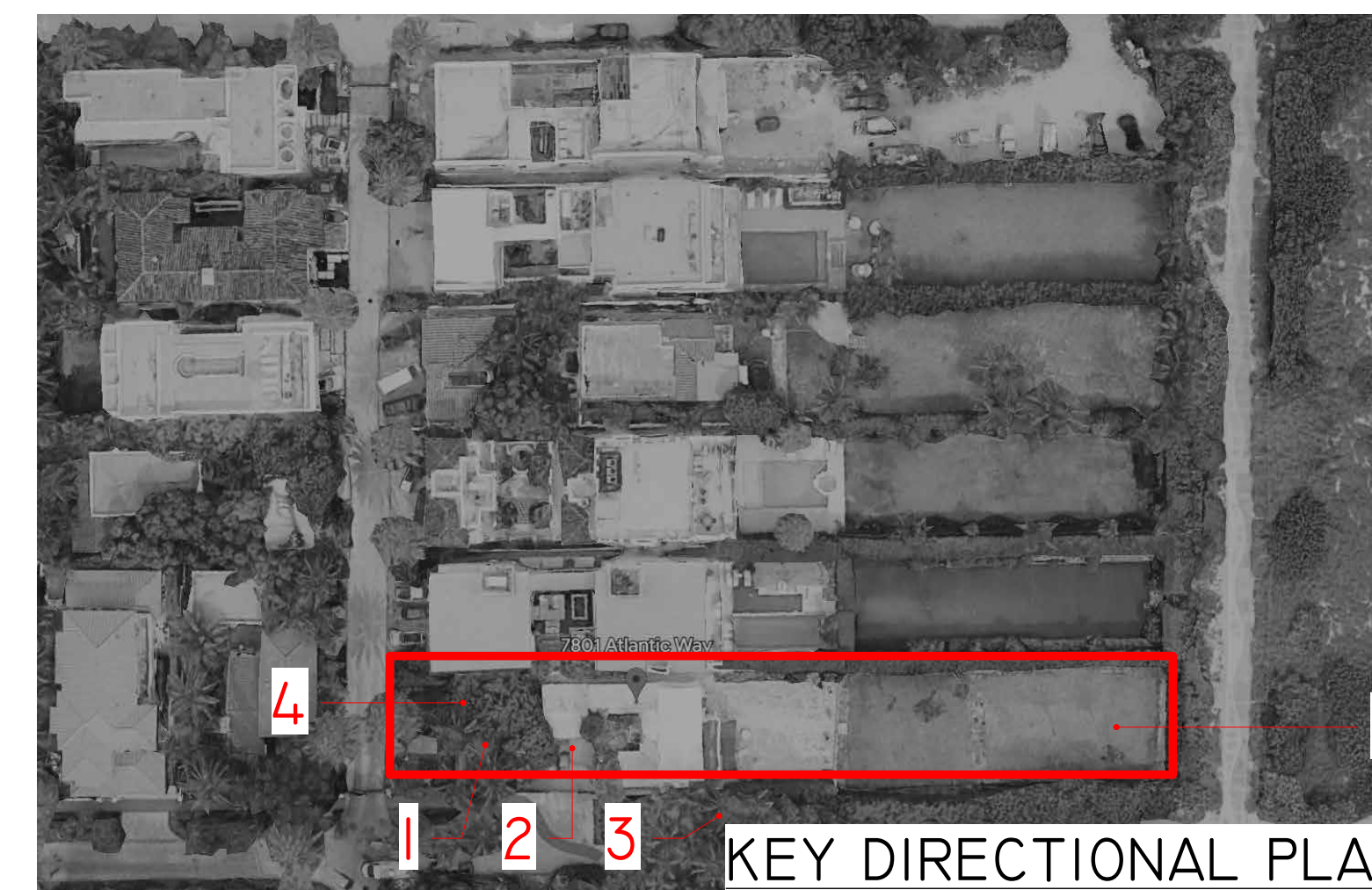
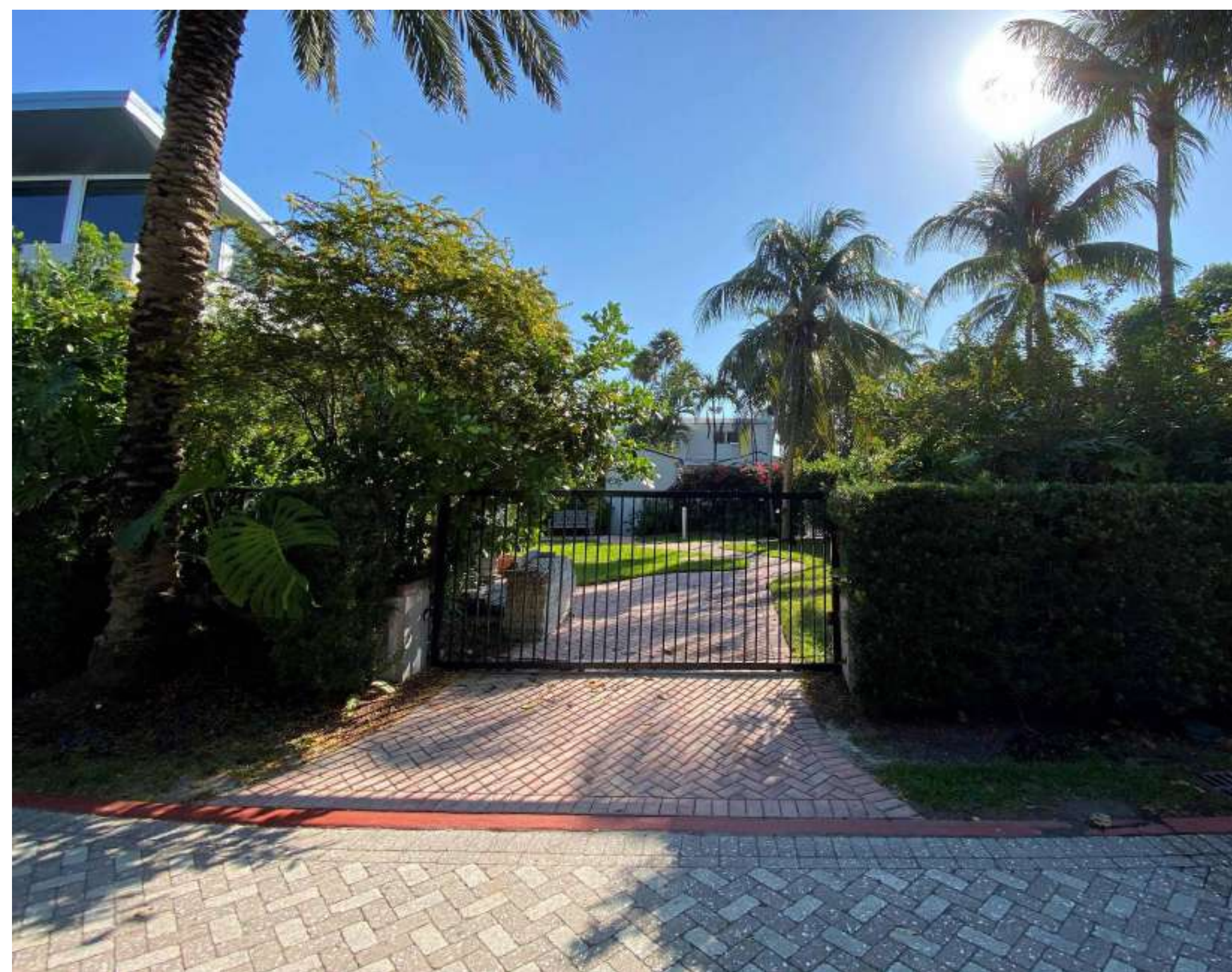
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## NON-STARCH

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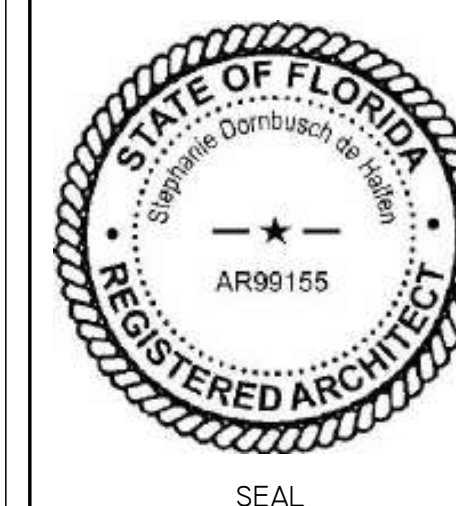
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## CONTEXTUAL IMAGES

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CONTEXTUAL IMAGE - 1



CONTEXTUAL IMAGE - 2



CONTEXTUAL IMAGE - 3



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



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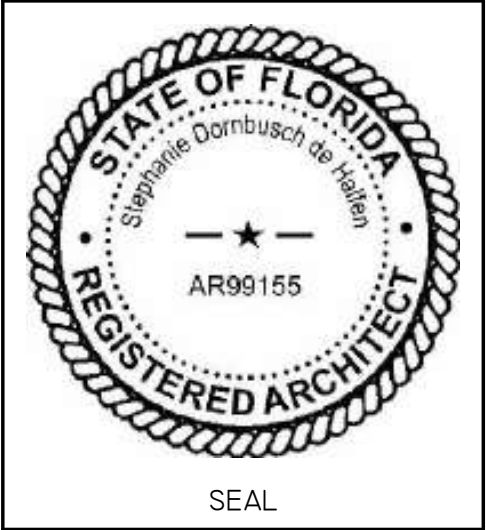
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CONTEXTUAL IMAGE - 1



CONTEXTUAL IMAGE - 2



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CONTEXTUAL IMAGE - 2



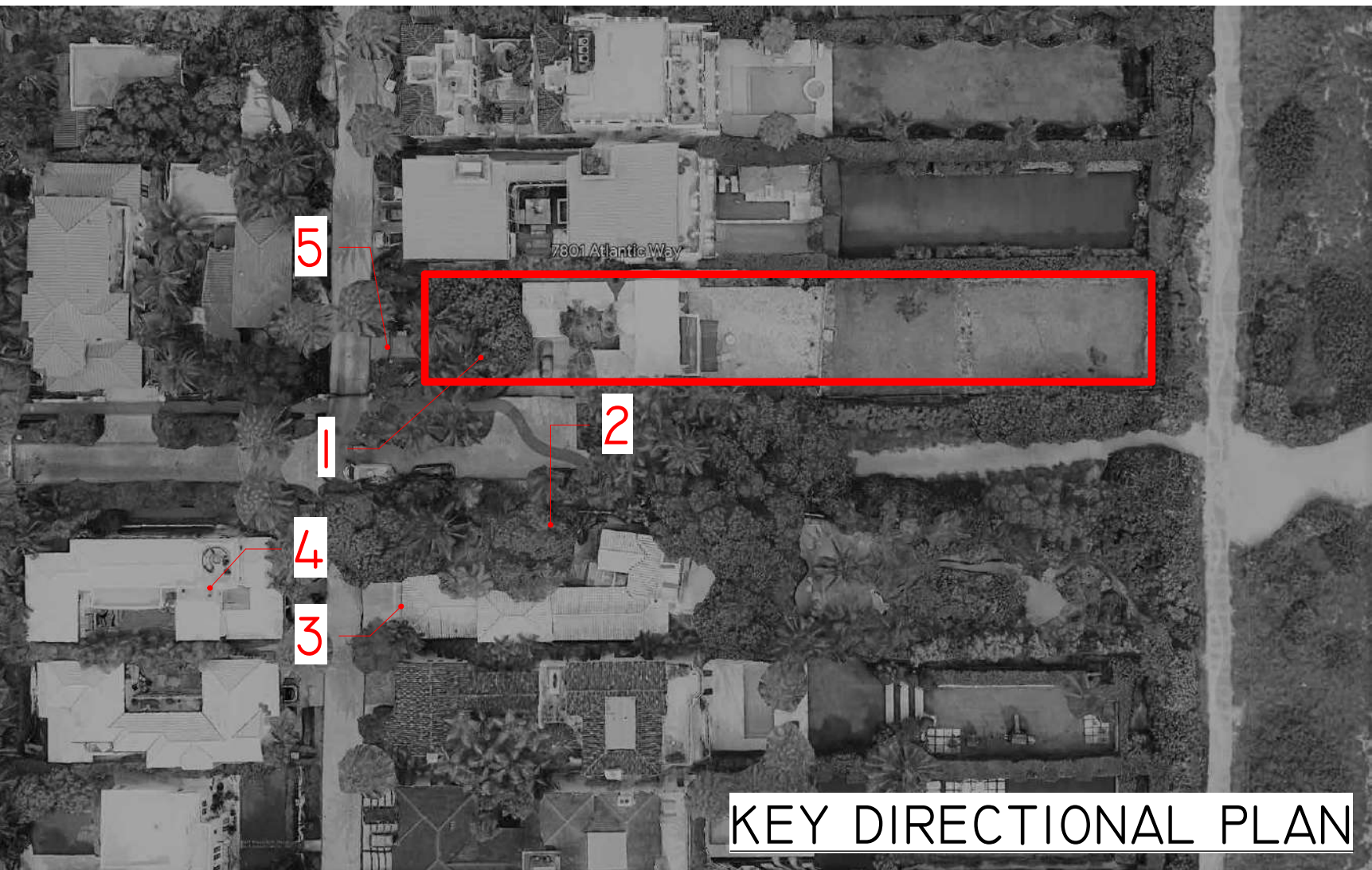
CONTEXTUAL IMAGE - 3



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



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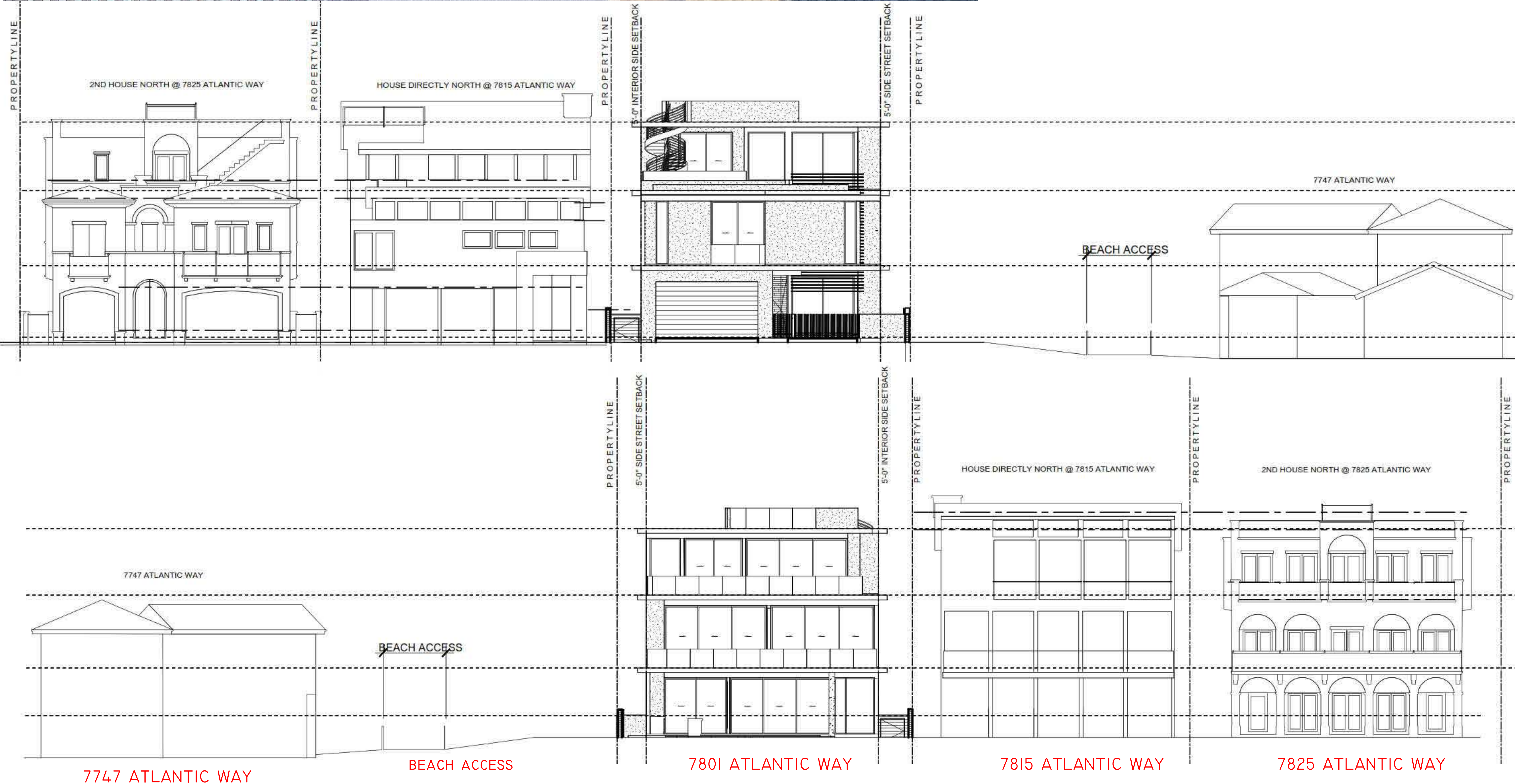
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7815 ATLANTIC WAY

7825 ATLANTIC WAY

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EXISTING BUILDING STRUCTURE



PROPOSED BUILDING STRUCTURE



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EXISTING BUILDING STRUCTURE



PROPOSED BUILDING STRUCTURE



BUILDING ELEMENTS USED FROM EXISTING SRUCTURE: PERFORATED WALL

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## PROPOSED BUILDING STRUCTURE



Δ-008.4

BUILDING ELEMENTS USED FROM EXISTING STRUCTURE: PORTICO TERRACE



EXISTING BUILDING STRUCTURE



PROPOSED BUILDING STRUCTURE



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EXISTING BUILDING STRUCTURE



PROPOSED BUILDING STRUCTURE



BUILDING ELEMENTS USED FROM EXISTING SRUCTURE: ROOF EDGE

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EXISTING BUILDING STRUCTURE



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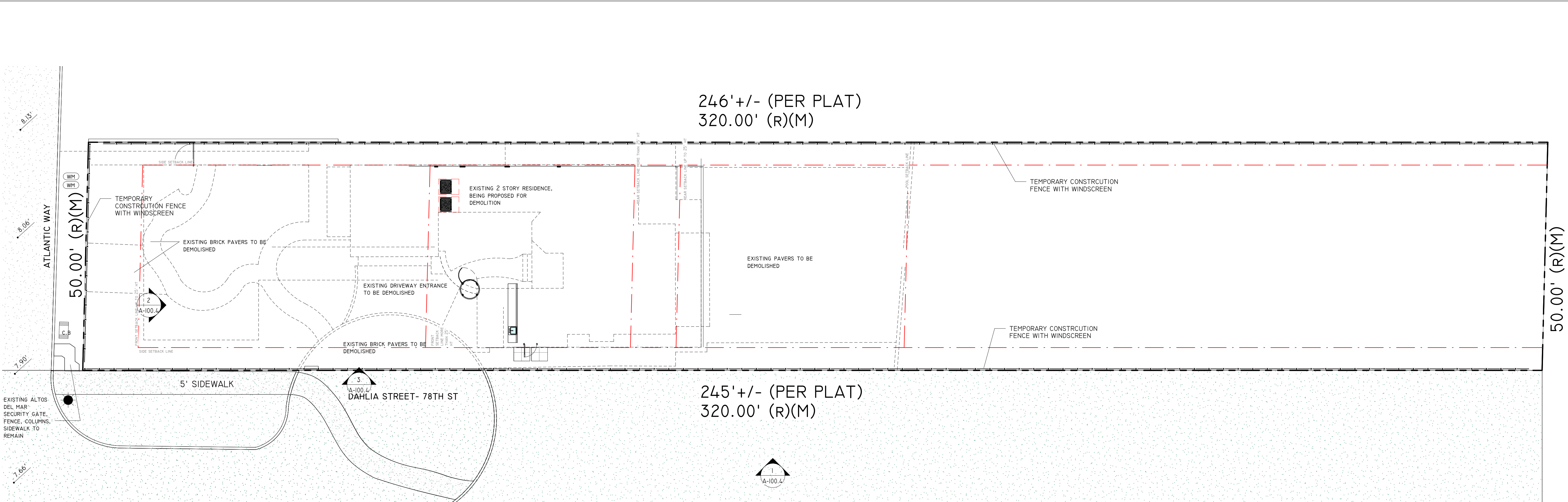
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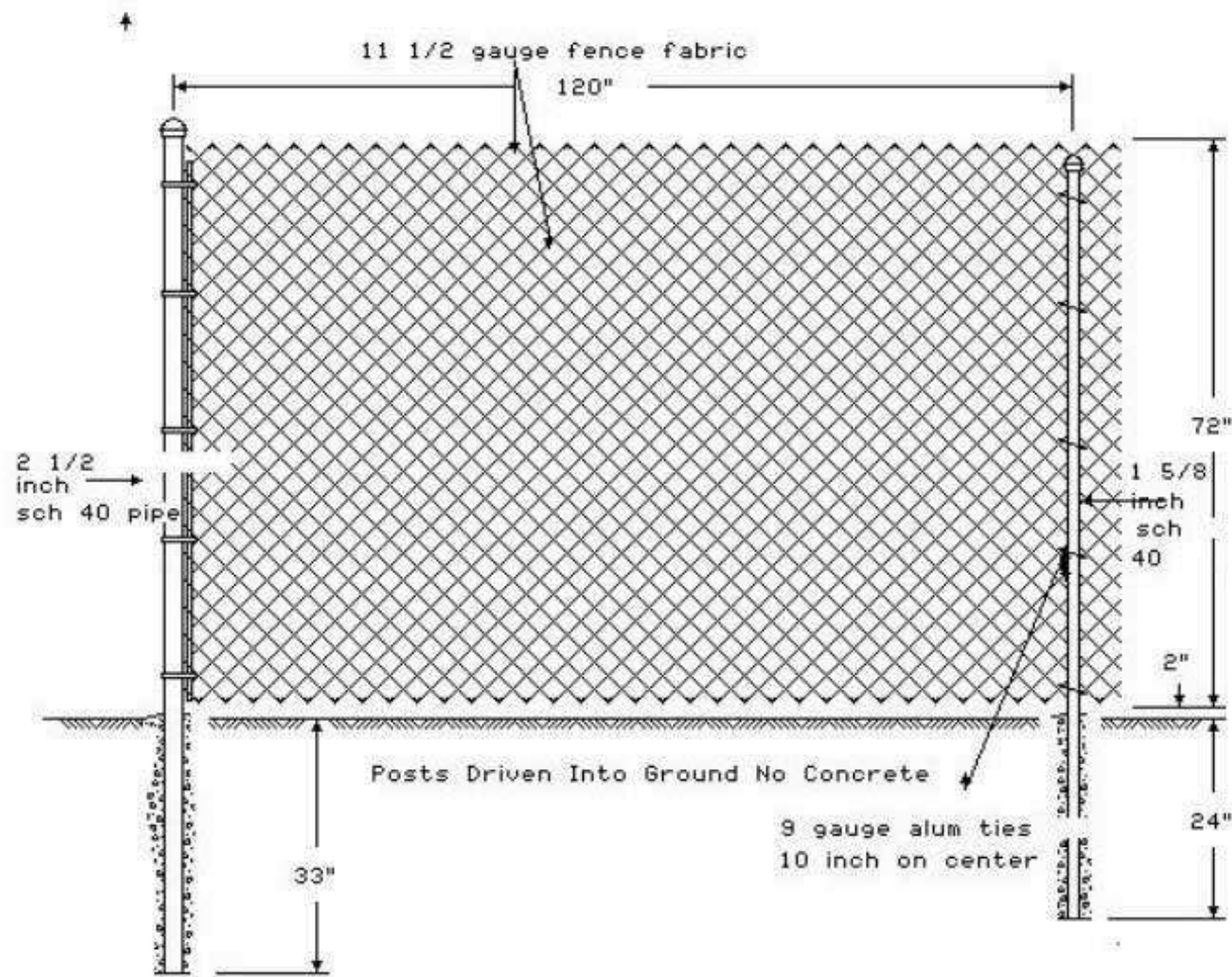
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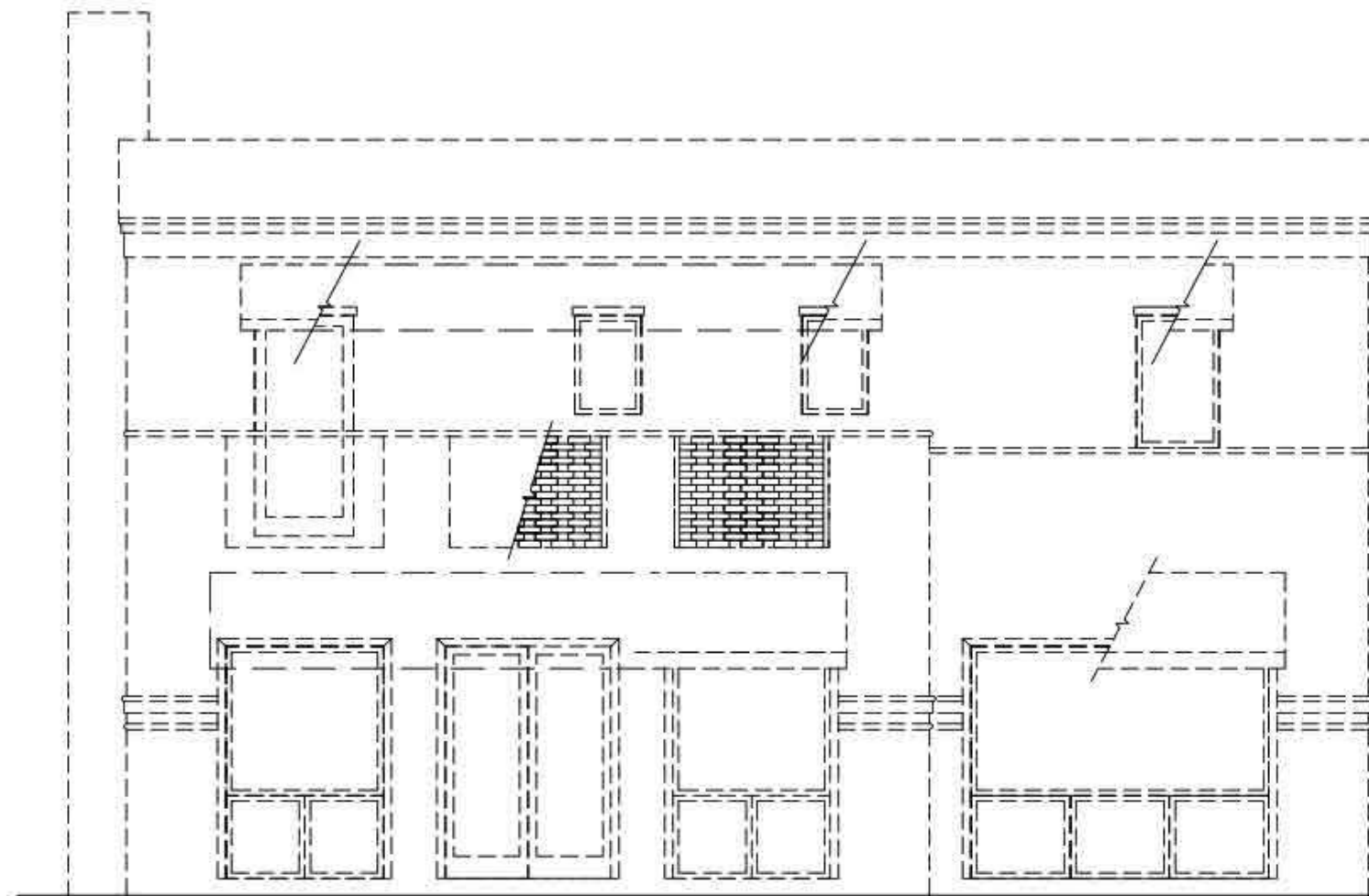




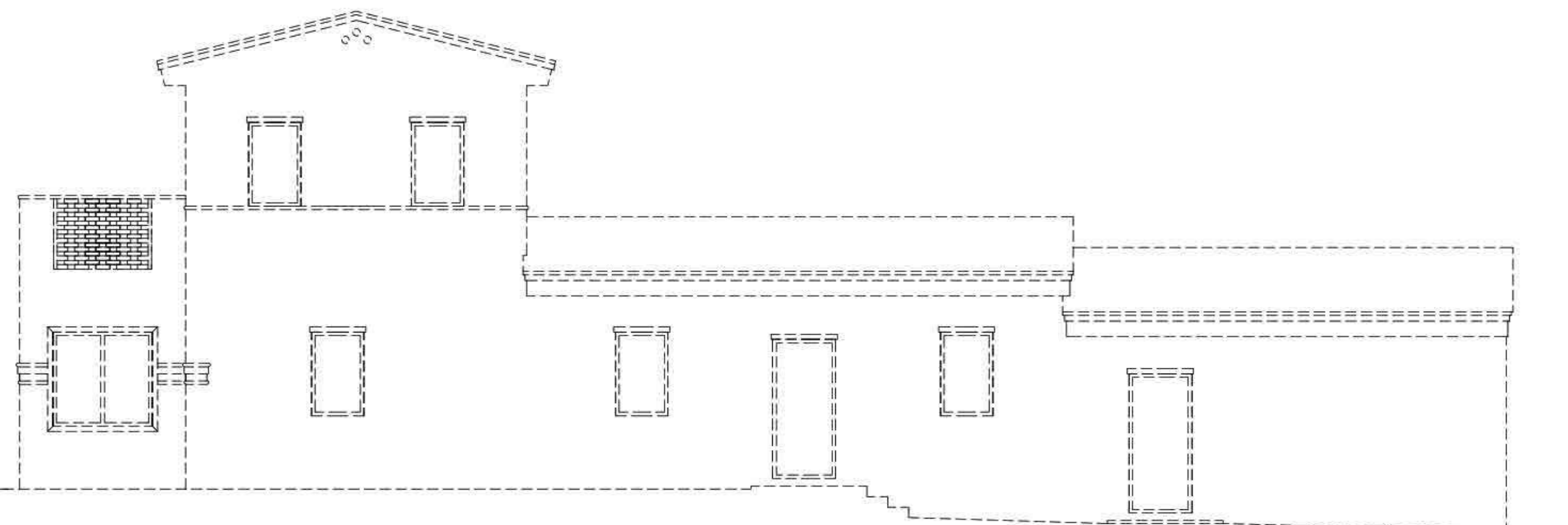
1 DEMOLITION PLAN  
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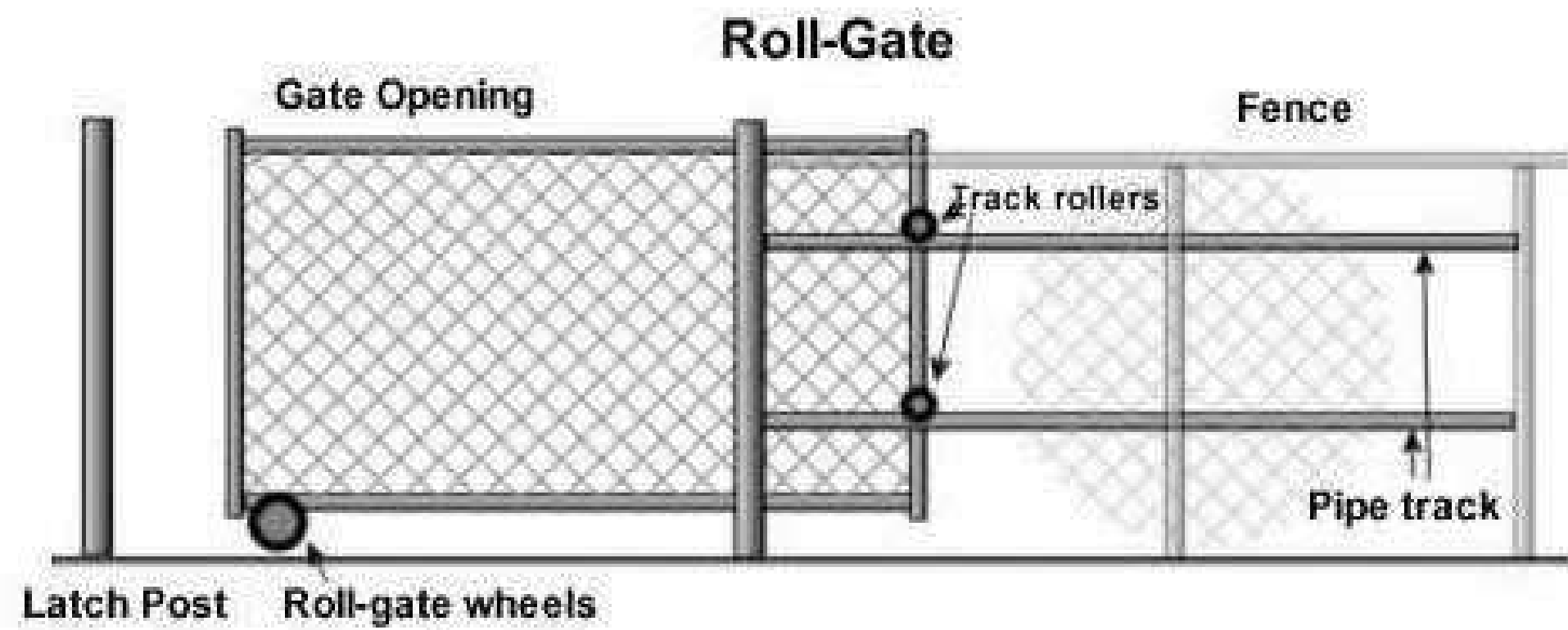
NOTE: ALL FENCE TO HAVE WINDSCREEN



EAST ELEVATION COMPLETE DEMOLITION



NORTH ELEVATION COMPLETE DEMOLITION



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PROPOSED DEMOLITION  
PLAN

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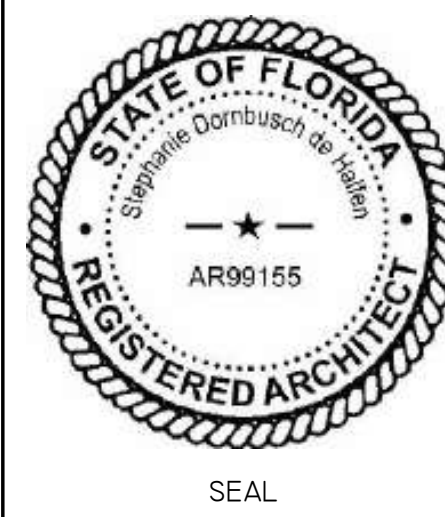
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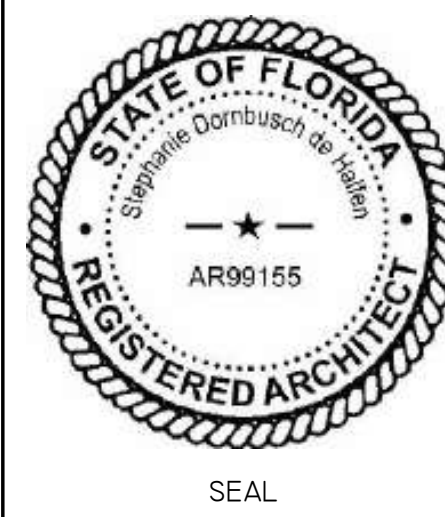
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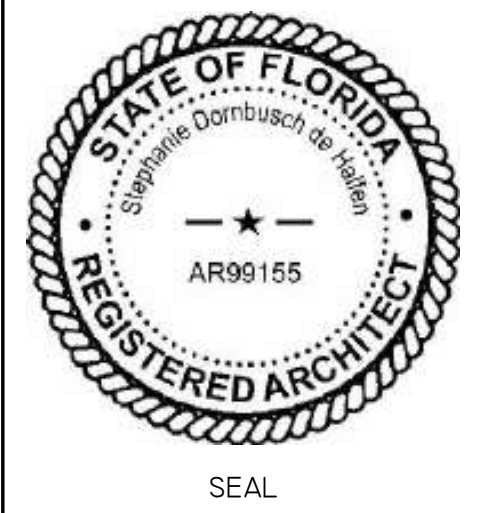
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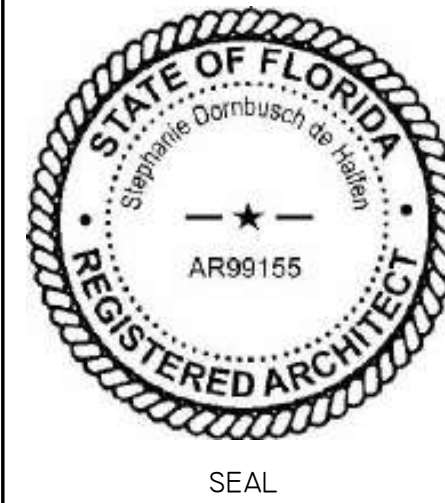
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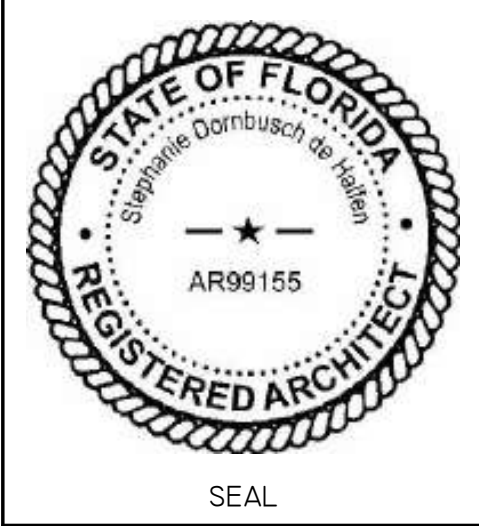
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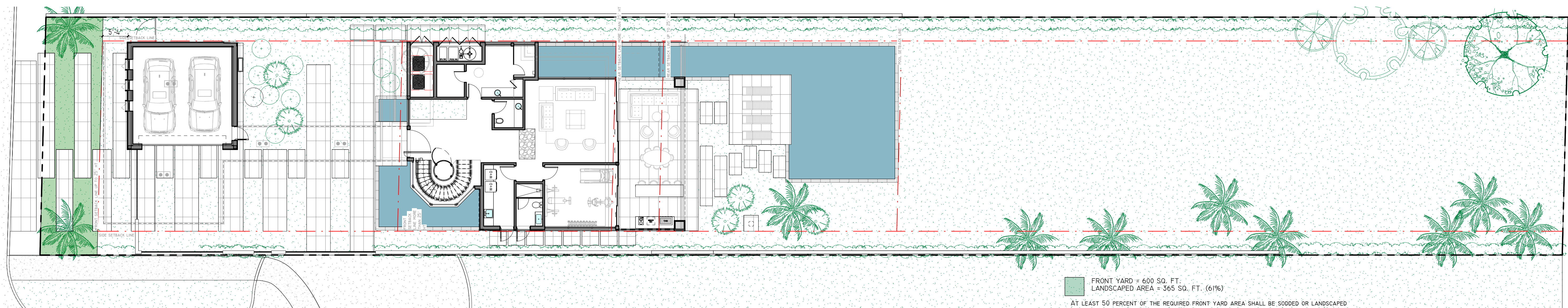
REVISIONS / SUBMISSIONS

## OPEN SPACE AREA DIAGRAMS

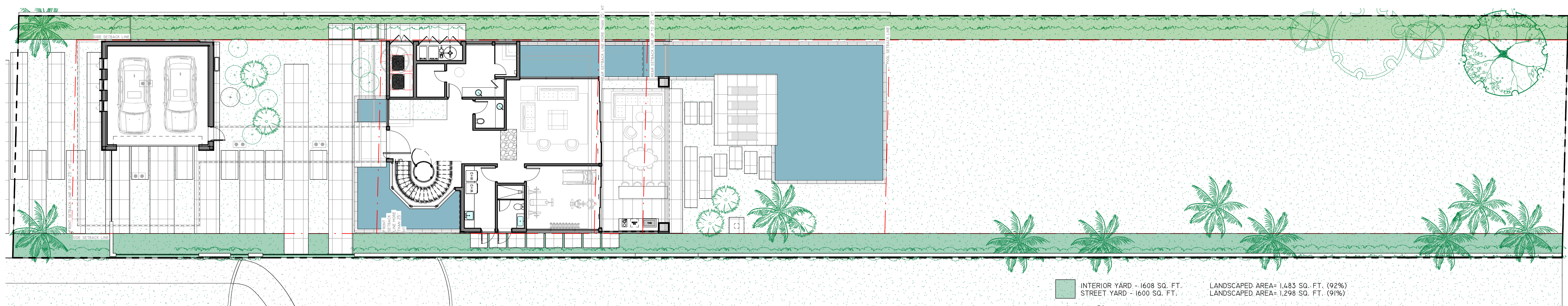
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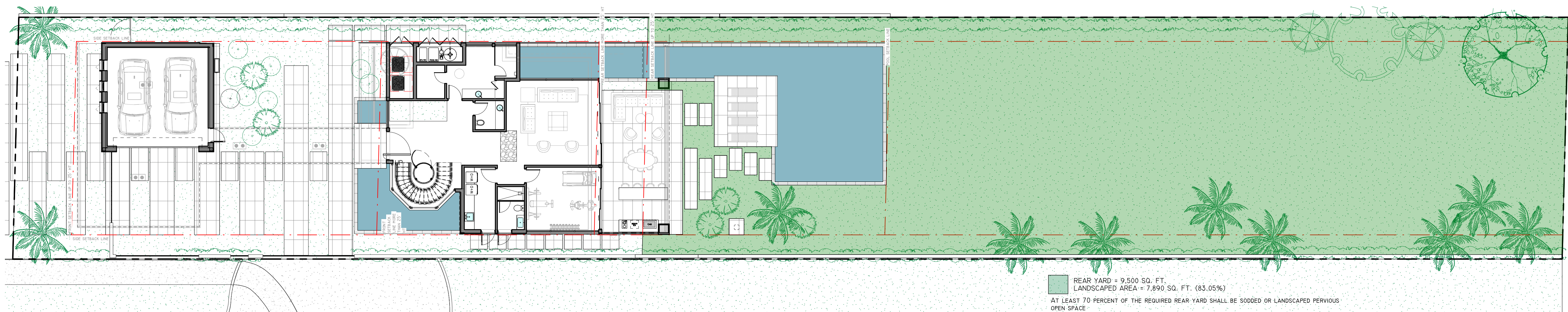
A-100.1



I	GROUND FLOOR
	3/32" = 1'-0"



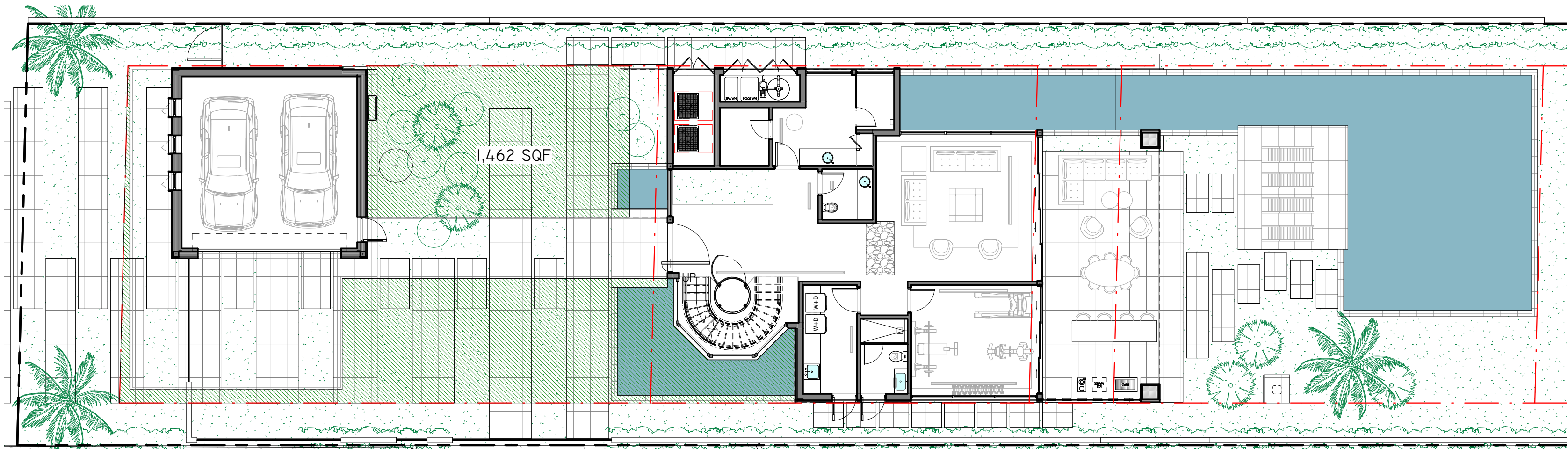
2	GROUND FLOOR
	3/32" = 1'-0"



3	GROUND FLOOR
	3/32" = 1'-0"

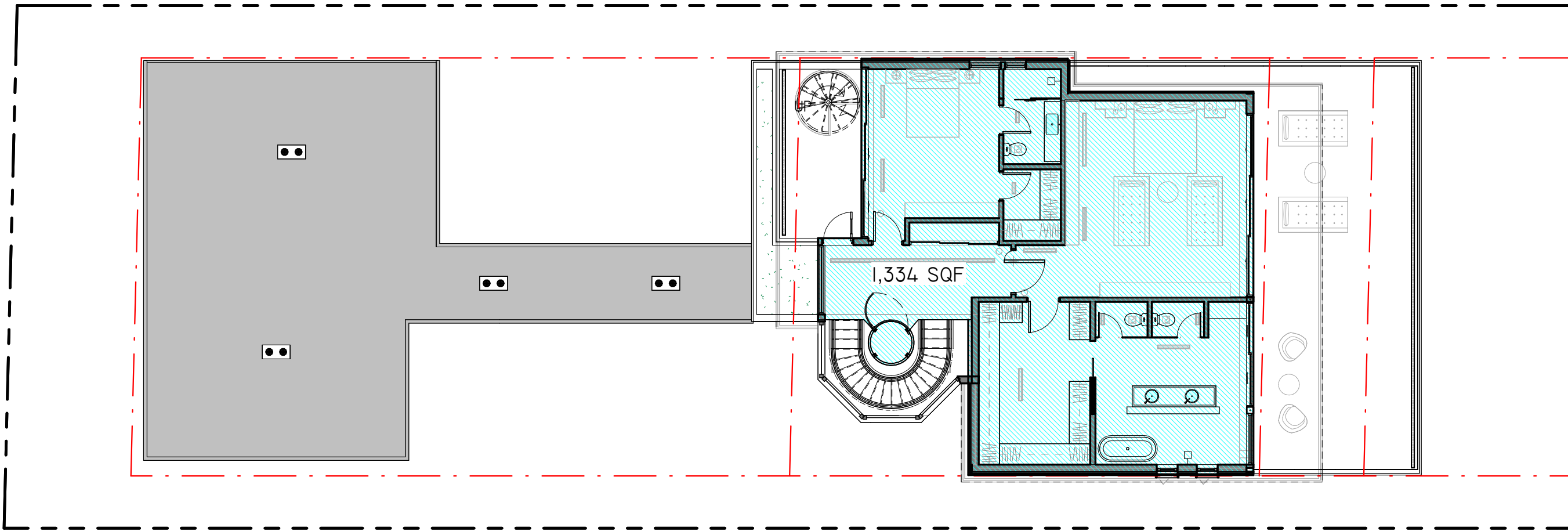
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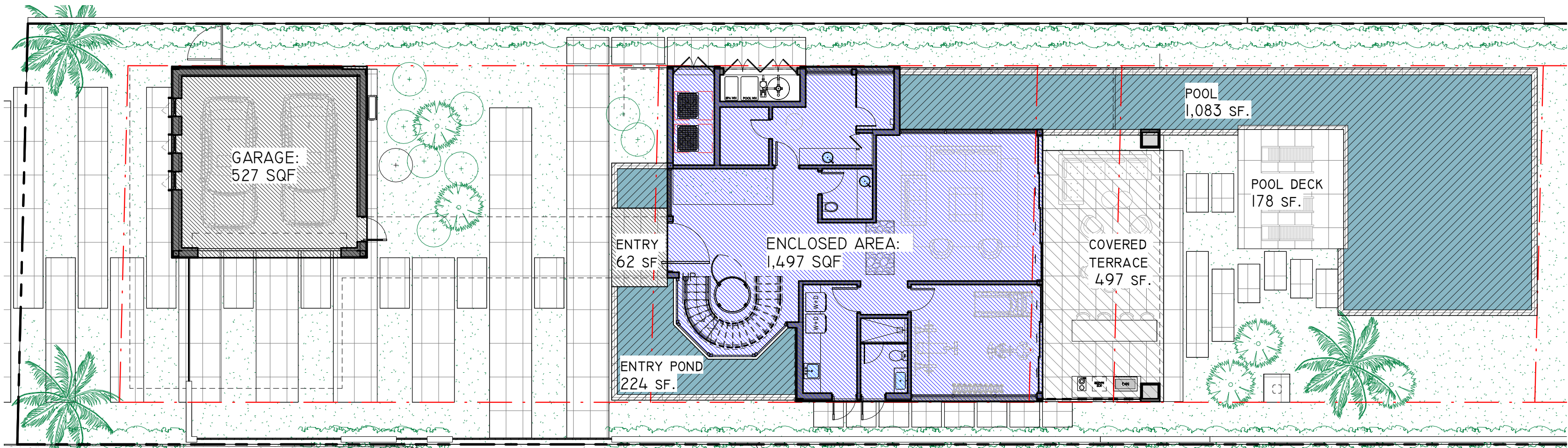
1 SQ. FT. OF GREEN AREA PER 1,461 SQ. FT. OF AREA ABOVE 25' IN HEIGHT. < 1,462 SQ. FT. GREEN AREA PROVIDED  
FOR EVERY ONE SQUARE FOOT OF FLOOR AREA ABOVE 25 FEET IN HEIGHT, THERE SHALL BE ONE SQUARE FOOT OF COURTYARD OR GARDEN SPACE, OPEN TO THE SKY, AT GROUND LEVEL WITHIN THE BUILDABLE AREA OF THE LOT.

1 GROUND FLOOR OPEN AREA  
3/32" = 1'-0"



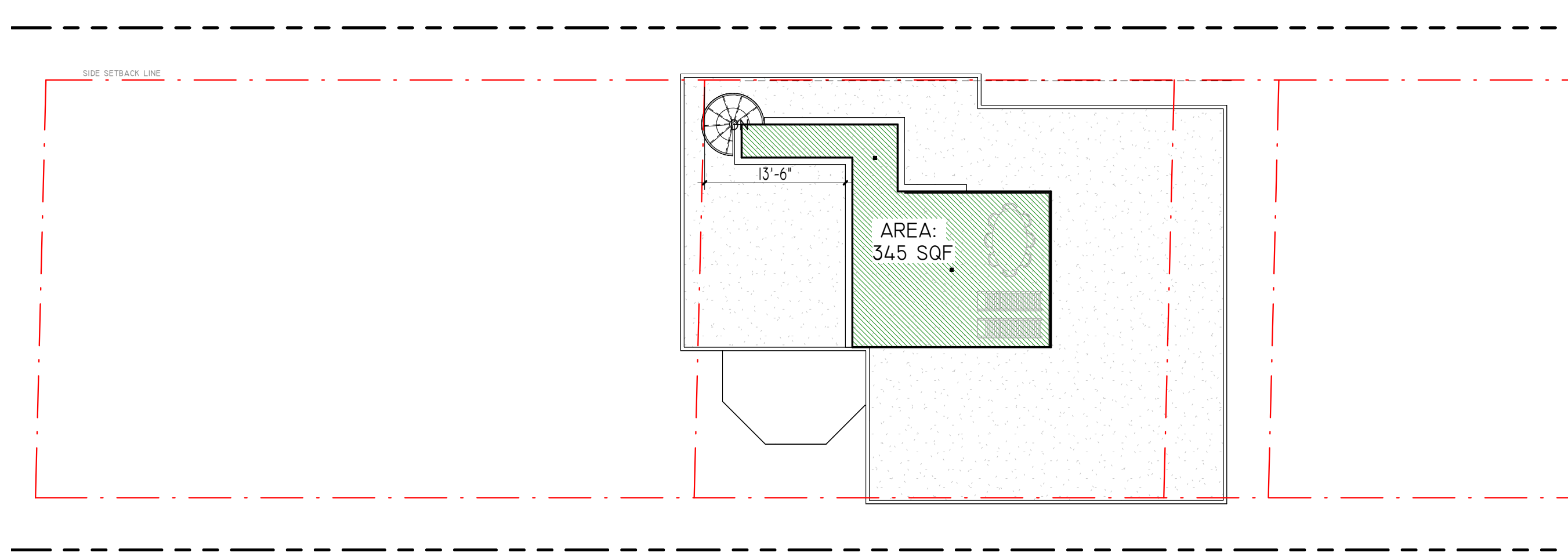
SECOND FLOOR A/C AREA

4 2ND FLOOR  
3/32" = 1'-0"



1,497 SQ. FT. < 1,700 SQ. FT. ALLOWED  
1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE.

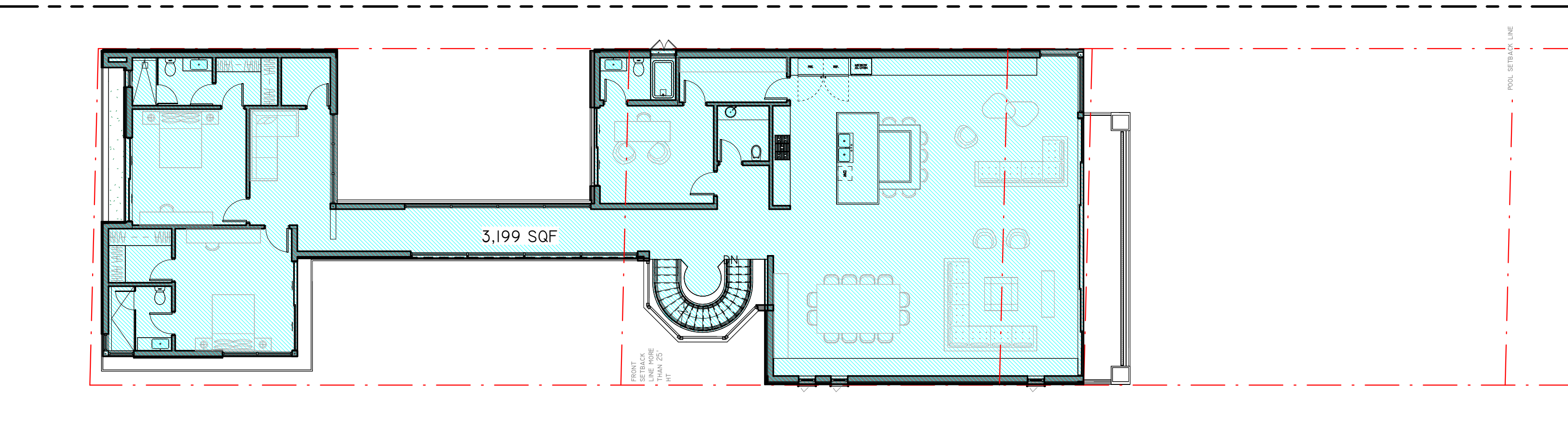
2 GROUND FLOOR AREAS  
3/32" = 1'-0"



1,387 SQ. FT. FLOOR BELOW X 25% = 346 SQ. FT. ALLOWED  
345 SQ. FT. PROVIDED

ROOF DECK SHALL NOT EXCEED A COMBINED DECK AREA OF 25 PERCENT OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW.

5 ROOF AREAS  
3/32" = 1'-0"



MAIN FLOOR A/C AREA

3 MAIN FLOOR  
3/32" = 1'-0"

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NOTES/COMMENTS

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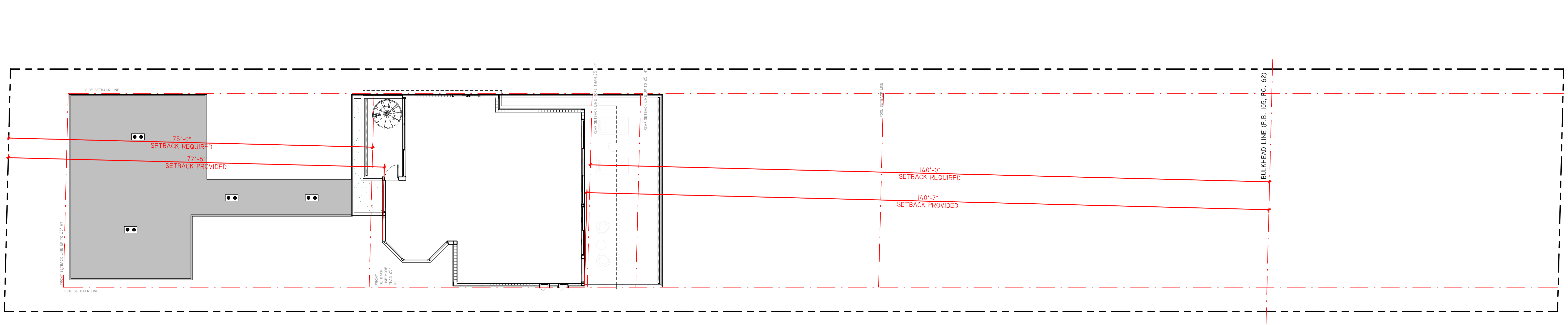
AREA CALCULATIONS

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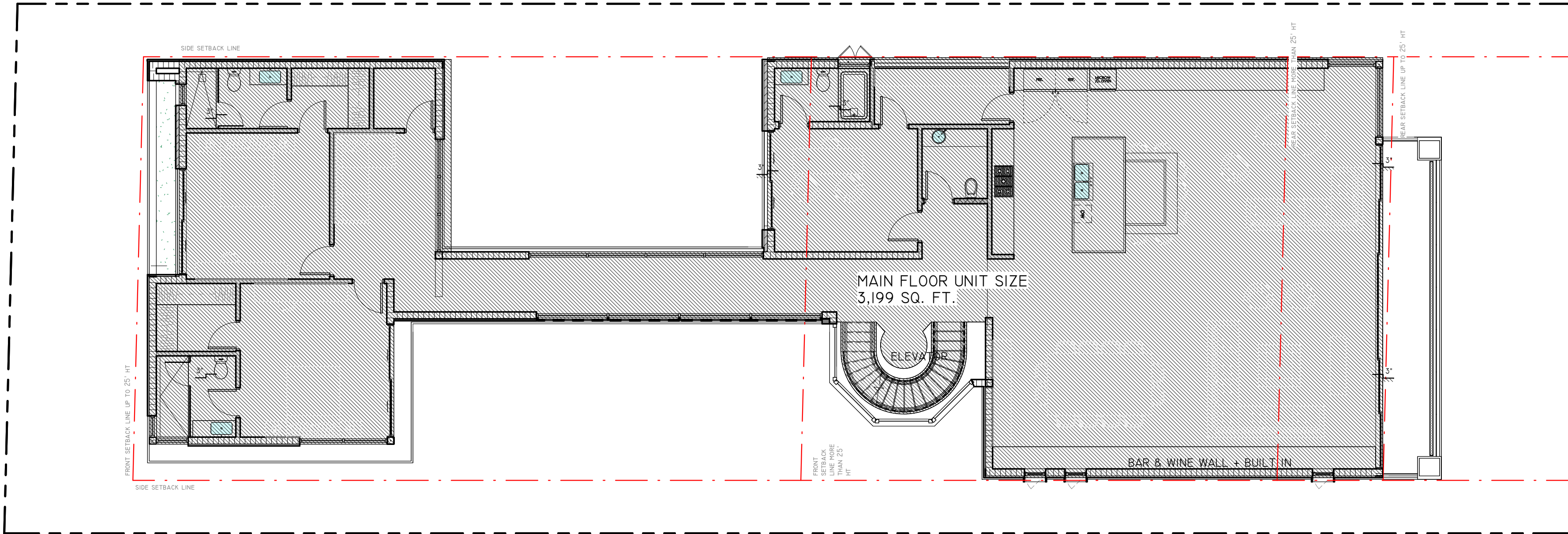
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1 SECOND FLOOR SETBACK DIAGRAM  
1" = 10'-0"

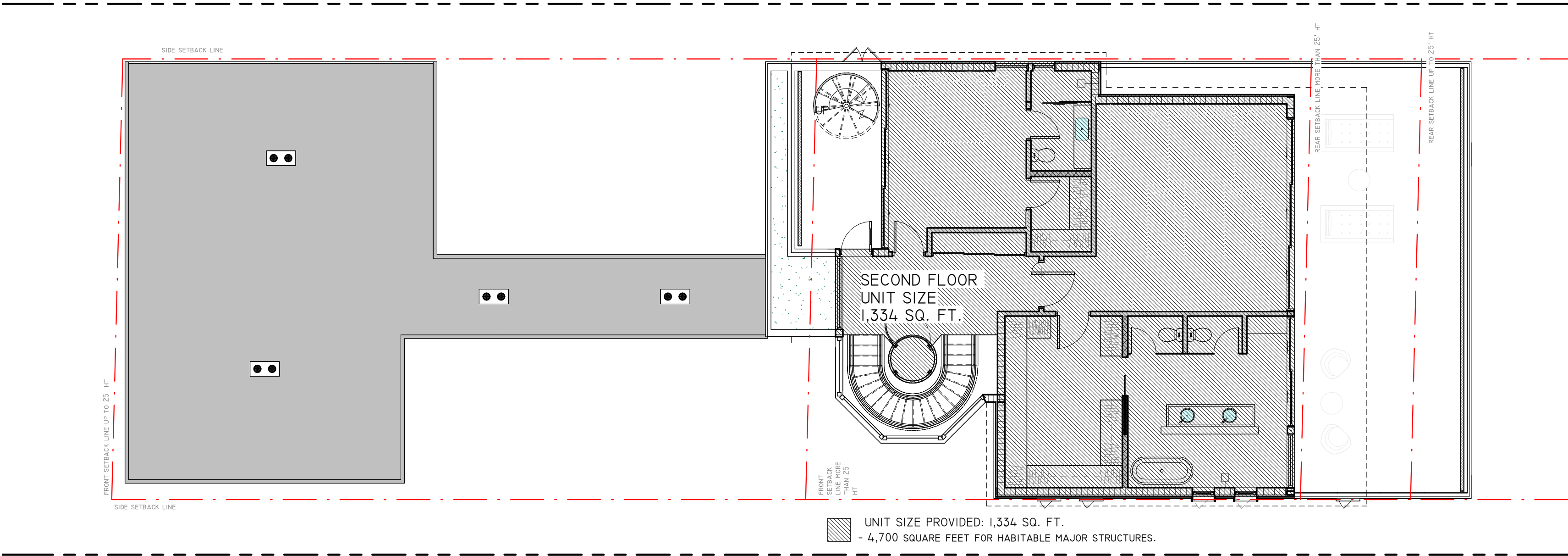


UNIT SIZE PROVIDED: 3,199 SQ. FT.  
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

2 MAIN FLOOR PLAN.  
1/8" = 1'-0"

UNIT SIZE CALCULATION	
NOT INCLUDED	
GROUND FLOOR	NOT INCLUDED- NON HABITABLE SPACE
GARAGE	527 SQF < 600 SF - NOT INCLUDED
INCLUDED	
MAIN FLOOR	3,199 SF
SECOND FLOOR	1,334 SF
ROOF	
TOTAL HABITABLE FLOORS:	4,533 SF

- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.  
- 1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE. (DIVISION 2, SEC. 162-107)



UNIT SIZE PROVIDED: 1,334 SQ. FT.  
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

3 2ND FLOOR PLAN  
1/8" = 1'-0"

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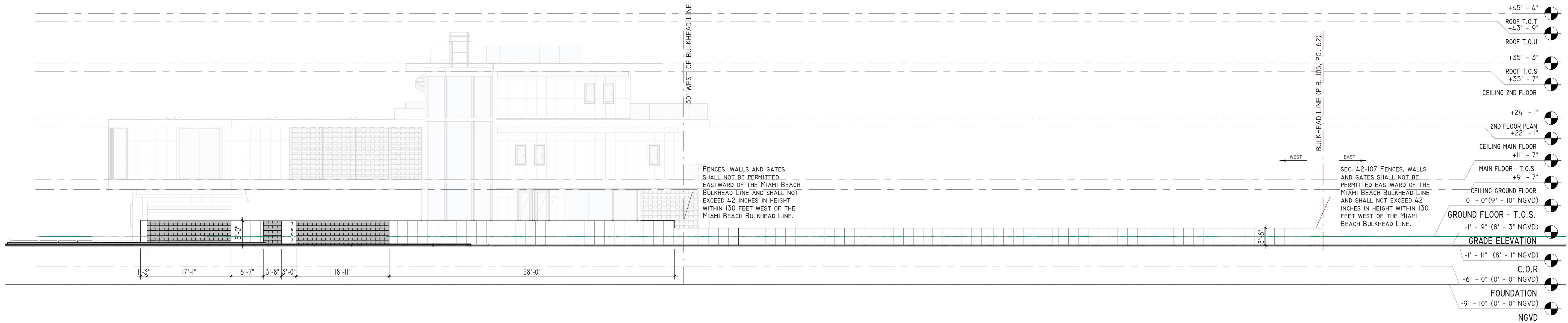
UNIT SIZE CALCULATION

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1 DAHLIA ST. FENCE ELEVATION  
3/32" = 1'-0"

MOTORIZED VEHICULAR  
METAL SCREEN GATE. SHOP  
DRWGS. BY OTHERS

VEHICULAR  
ACCESS

SEC. 142-106.  
REAR AND SIDE YARDS. WITHIN THE REQUIRED REAR OR  
SIDE YARD, FENCES, WALLS AND GATES SHALL NOT  
EXCEED SEVEN FEET, AS MEASURED FROM GRADE,  
EXCEPT WHEN SUCH YARD ABUTS A PUBLIC RIGHT-OF-  
WAY, WATERWAY, OR GOLF COURSE, THE MAXIMUM  
HEIGHT SHALL NOT EXCEED FIVE FEET.

FINISH TO MATCH MAIN  
STRUCTURE FACADE

0' - 0" (9' - 10" NGVD)  
GROUND FLOOR - T.O.S.

-1' - 9" (8' - 3" NGVD)  
GRADE ELEVATION

-1' - 11" (8' - 1" NGVD)  
C.O.R

2 ATLANTIC WAY FENCE DETAIL  
1/2" = 1'-0"

METAL SCREEN TO MATCH  
ENTRY GATES. SHOP DRWGS.  
BY OTHERS

2  
A-300

METAL SCREEN DOOR TO  
MATCH ENTRY GATES. SHOP  
DRWGS. BY OTHERS

PEDESTRIAN ACCESS

FINISH TO MATCH MAIN  
STRUCTURE FACADE

VEHICULAR  
ACCESS

MOTORIZED VEHICULAR  
METAL SCREEN GATE. SHOP  
DRWGS. BY OTHERS

SEC. 142-106.  
REAR AND SIDE YARDS. WITHIN THE REQUIRED REAR OR  
SIDE YARD, FENCES, WALLS AND GATES SHALL NOT  
EXCEED SEVEN FEET, AS MEASURED FROM GRADE,  
EXCEPT WHEN SUCH YARD ABUTS A PUBLIC RIGHT-OF-  
WAY, WATERWAY, OR GOLF COURSE, THE MAXIMUM  
HEIGHT SHALL NOT EXCEED FIVE FEET.

0' - 0" (9' - 10" NGVD)  
GROUND FLOOR - T.O.S.

-1' - 9" (8' - 3" NGVD)  
GRADE ELEVATION

-1' - 11" (8' - 1" NGVD)  
C.O.R

3 DAHLIA ST. FENCE DETAIL  
1/2" = 1'-0"

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FENCE  
ELEVATION/DETAILS

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1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3



4 3D VIEW 4



5 3D VIEW 5

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NOTES/COMMENTS

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SITE VIEWS

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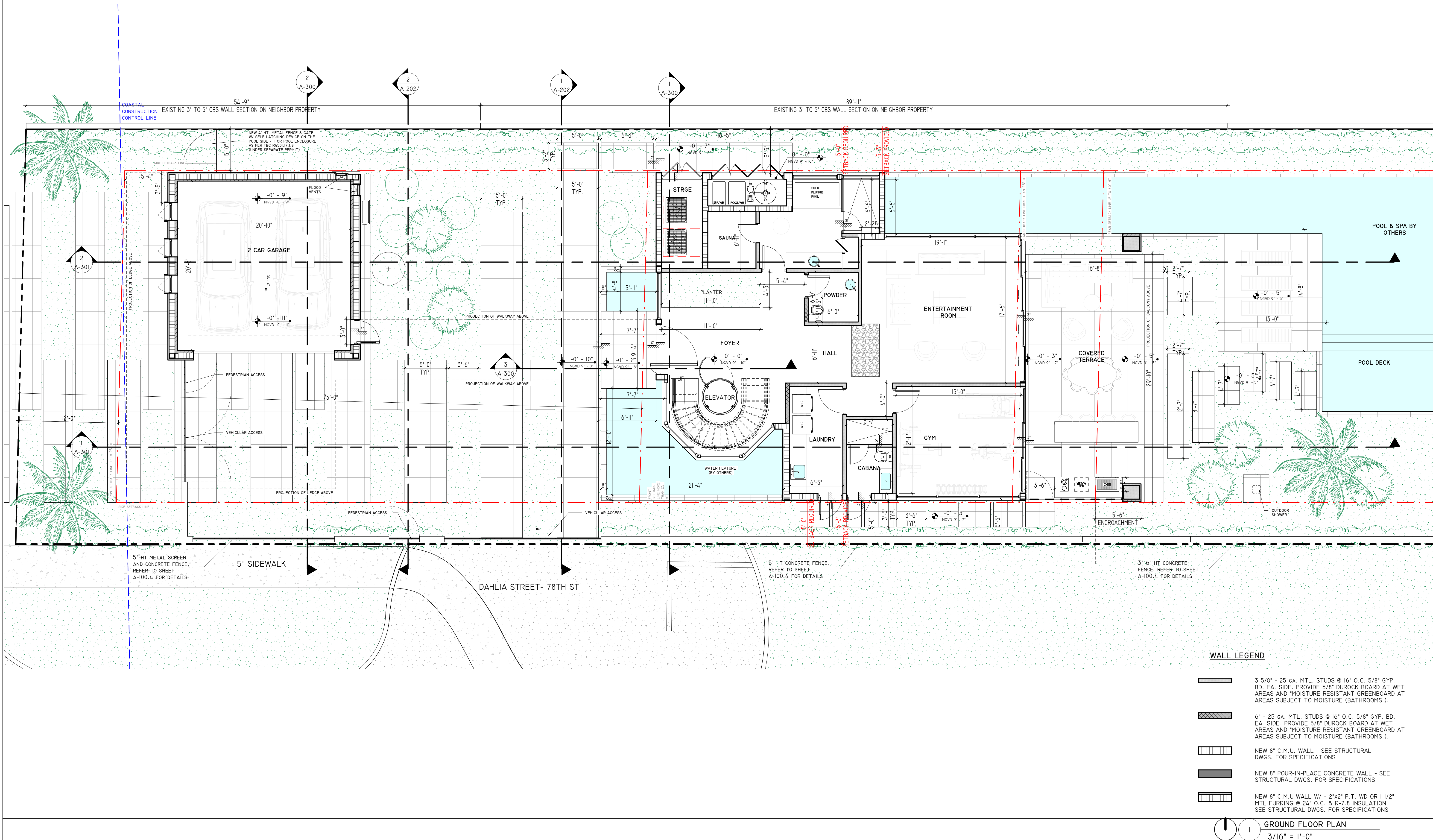
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GROUND FLOOR PLAN

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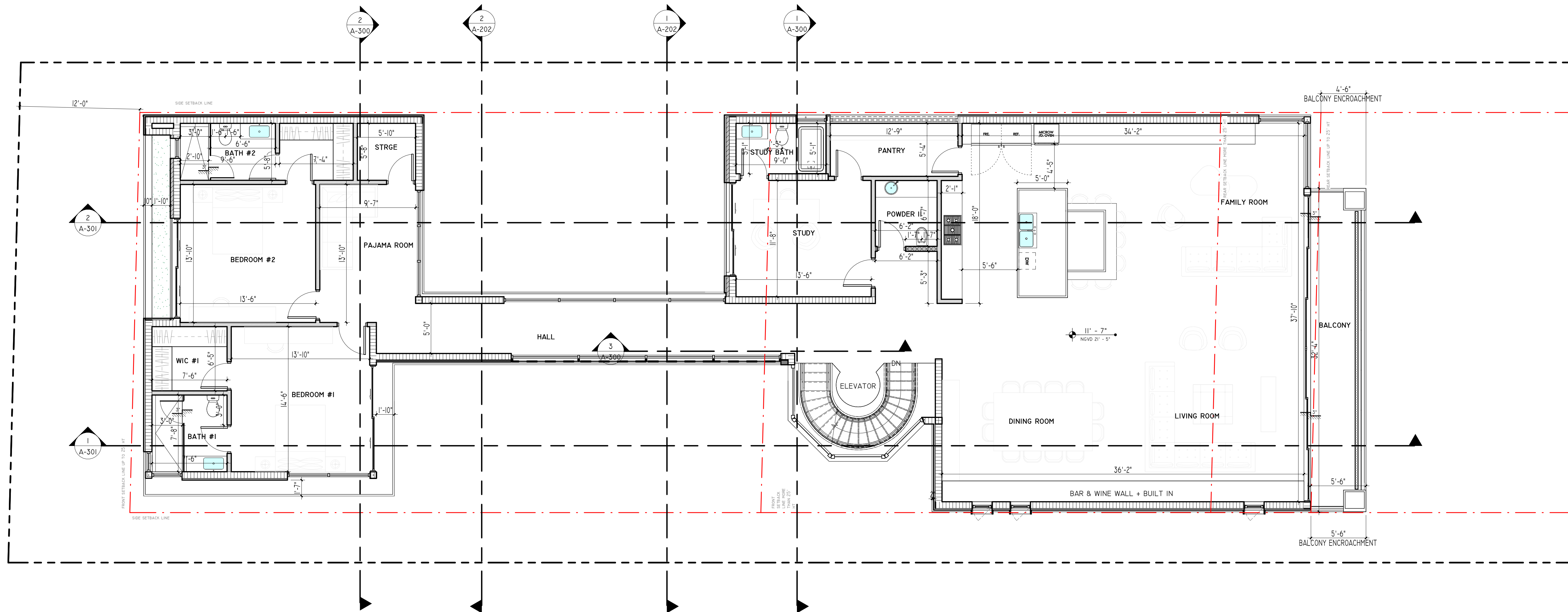
NOTES/COMMENTS

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MAIN FLOOR PLAN

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A-102



## WALL LEGEND

	3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
	6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
	NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
	NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
	NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS





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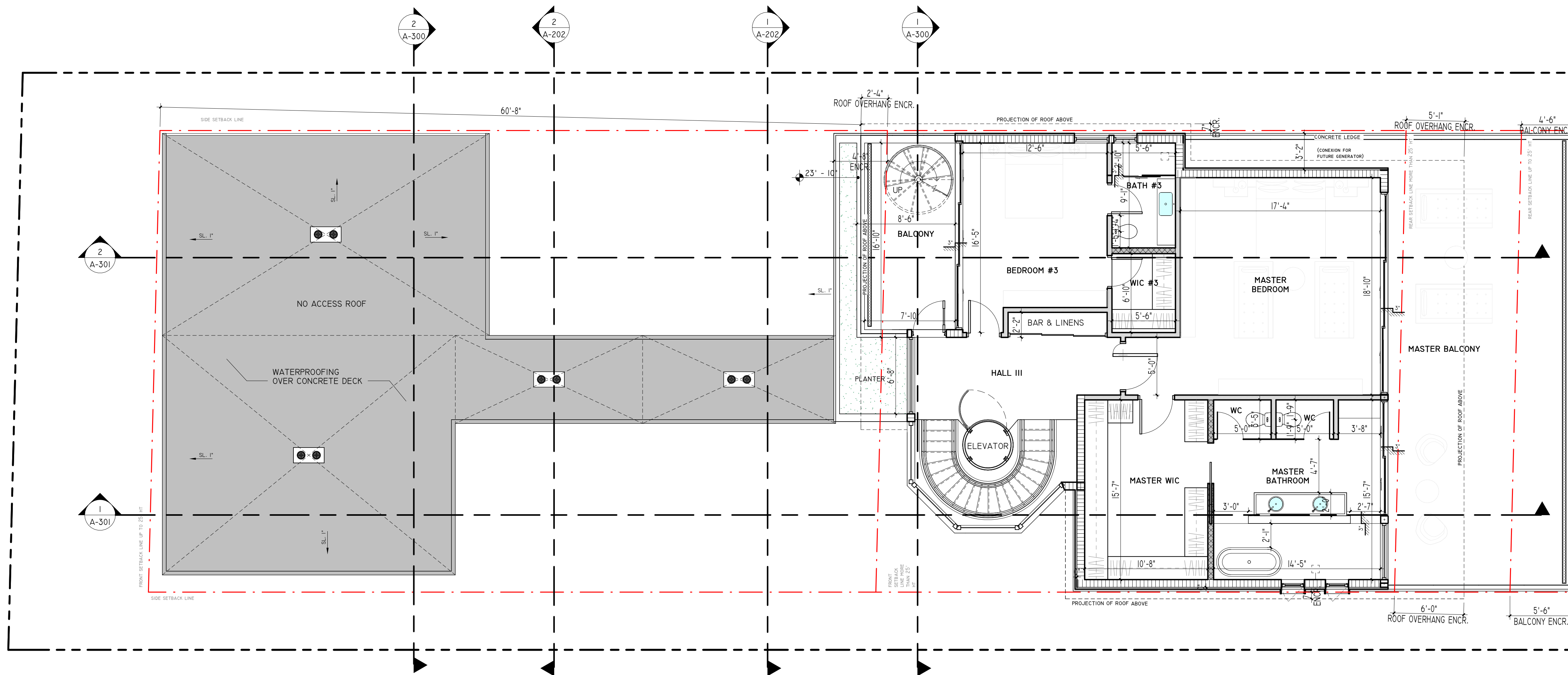
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### SECOND FLOOR PLAN

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#### WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.5 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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





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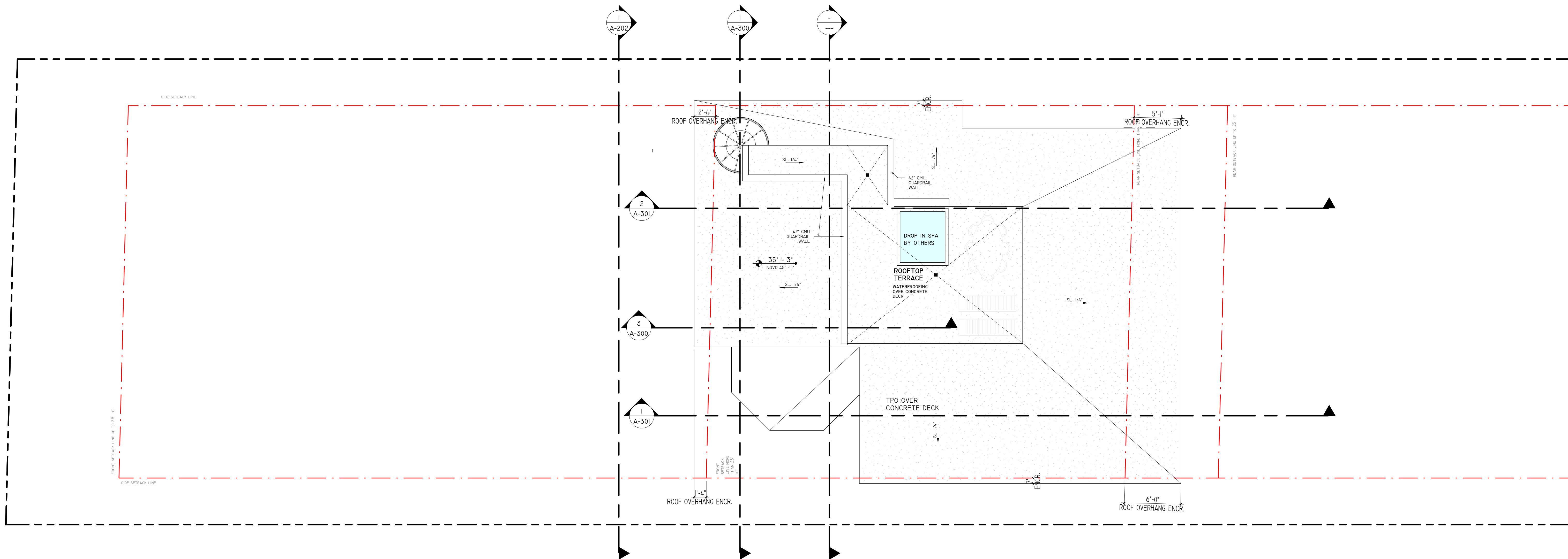
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ROOF PLAN

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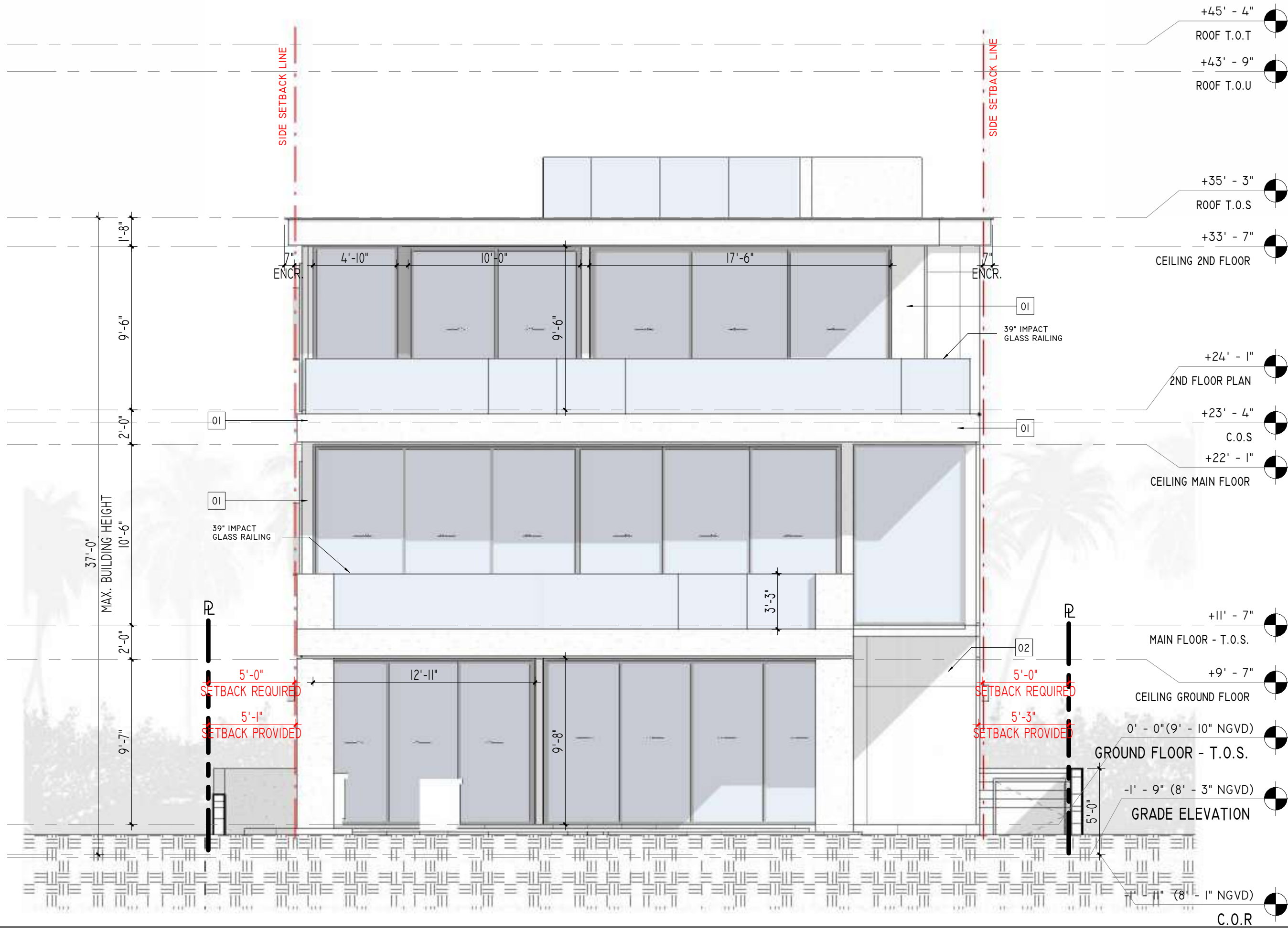
### WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

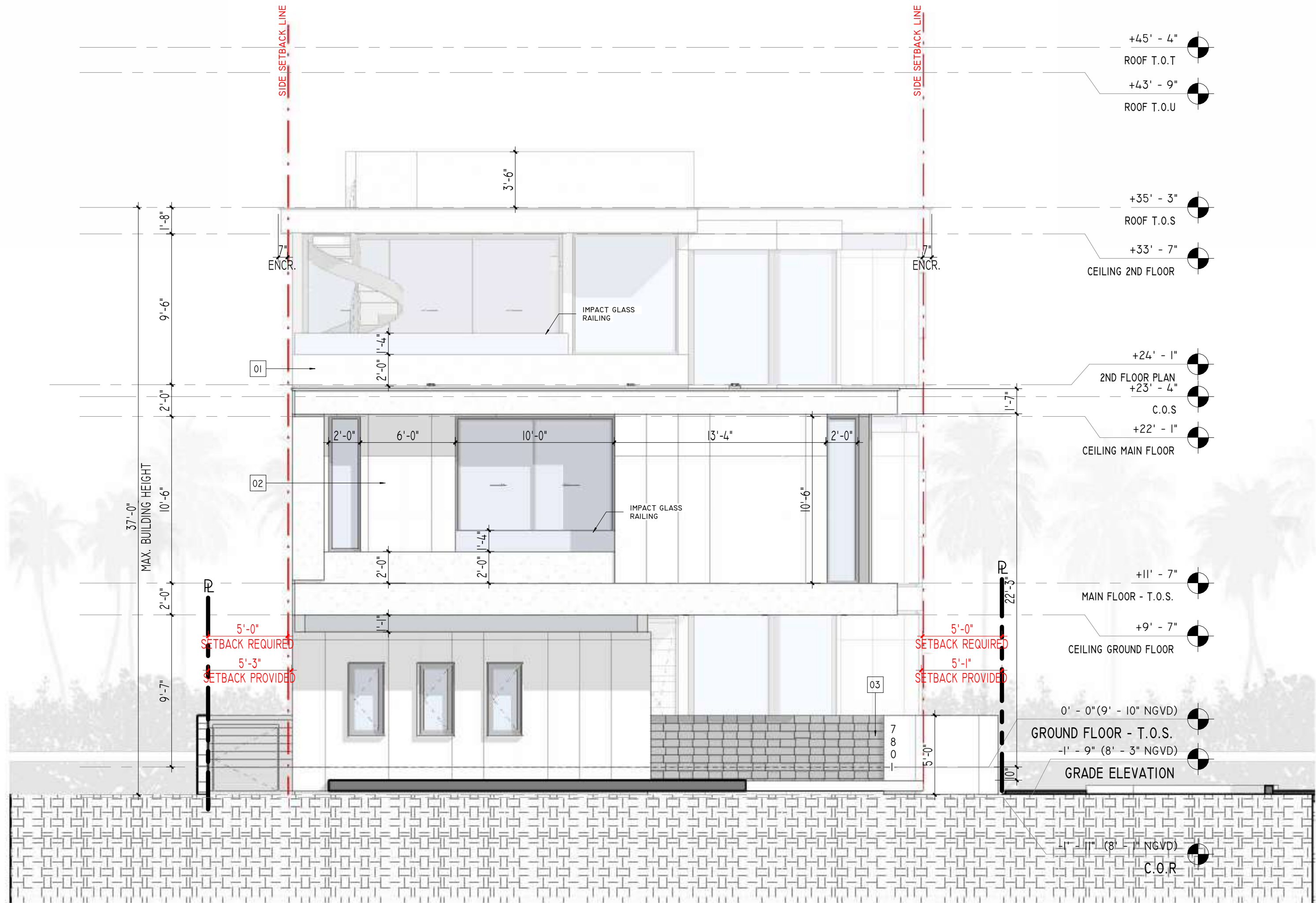
1 ROOF PLAN  
3/16" = 1'-0"



FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



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



2 FRONT  
3/16" = 1'-0"

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NOTES/COMMENTS

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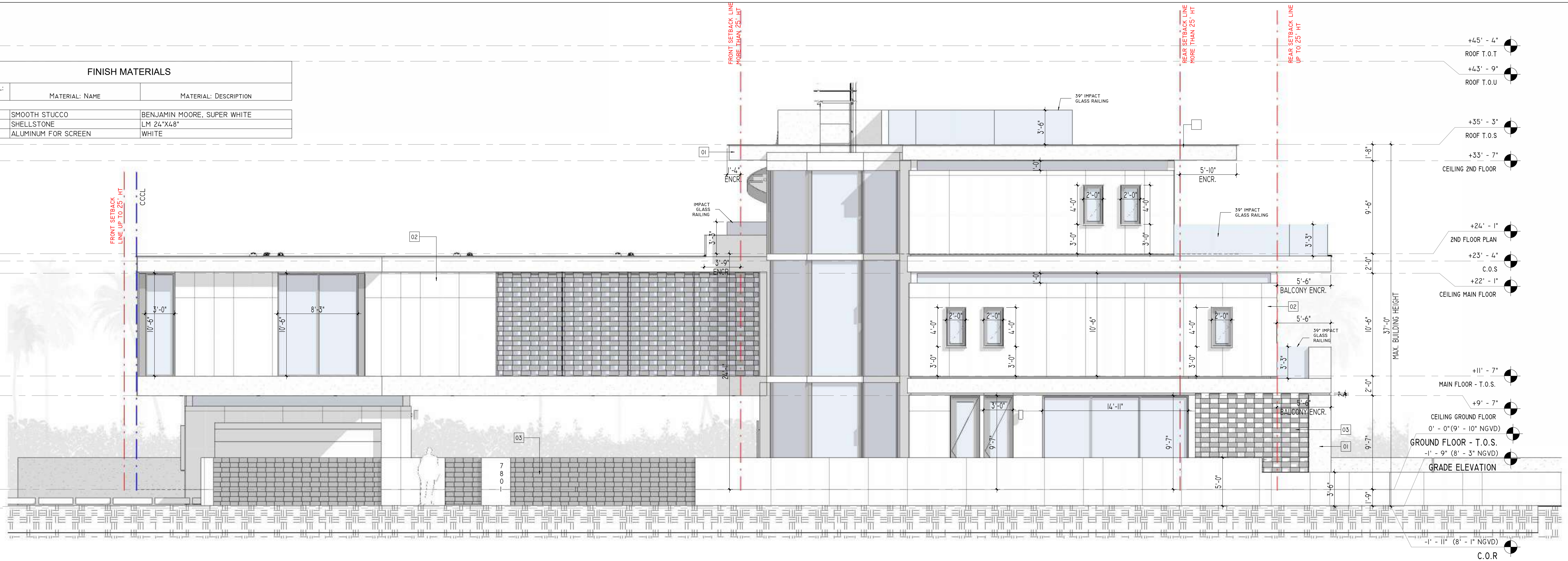
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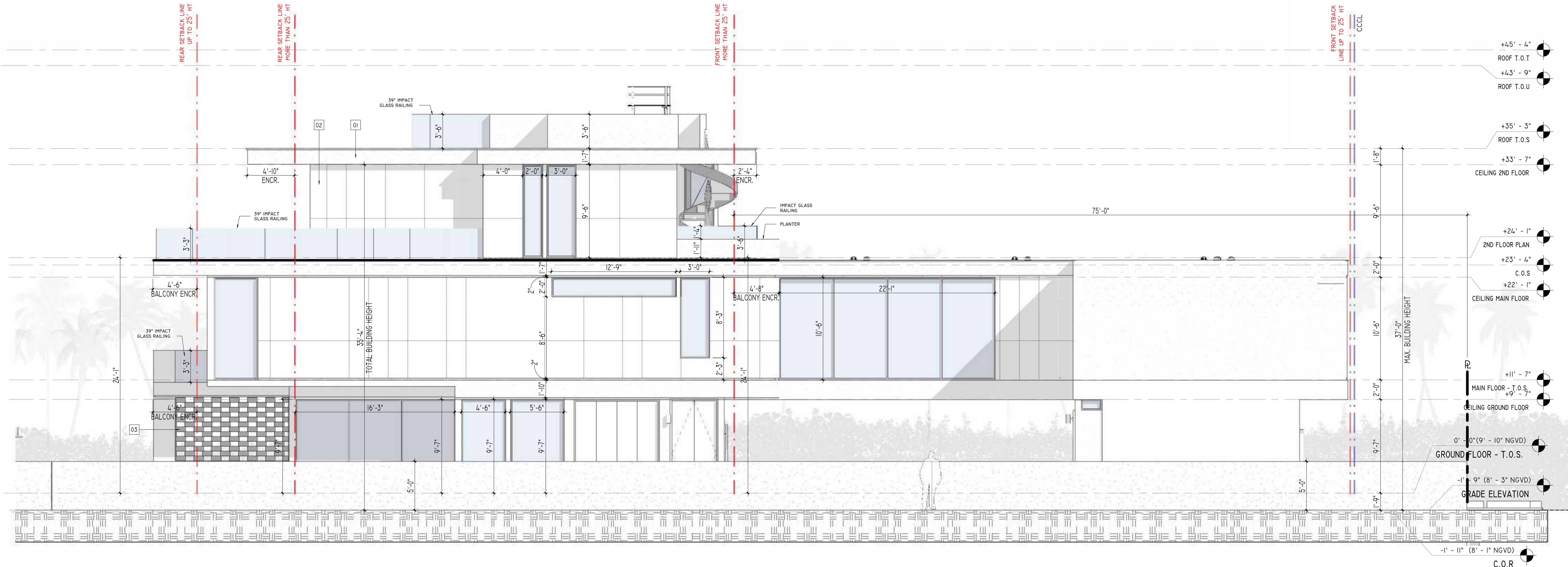
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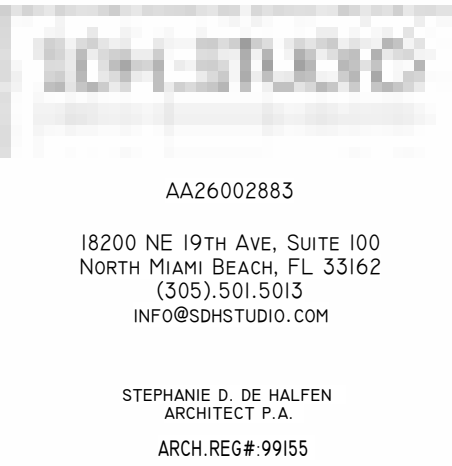
FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



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



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



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## REVIEWS / SUBMISSIONS

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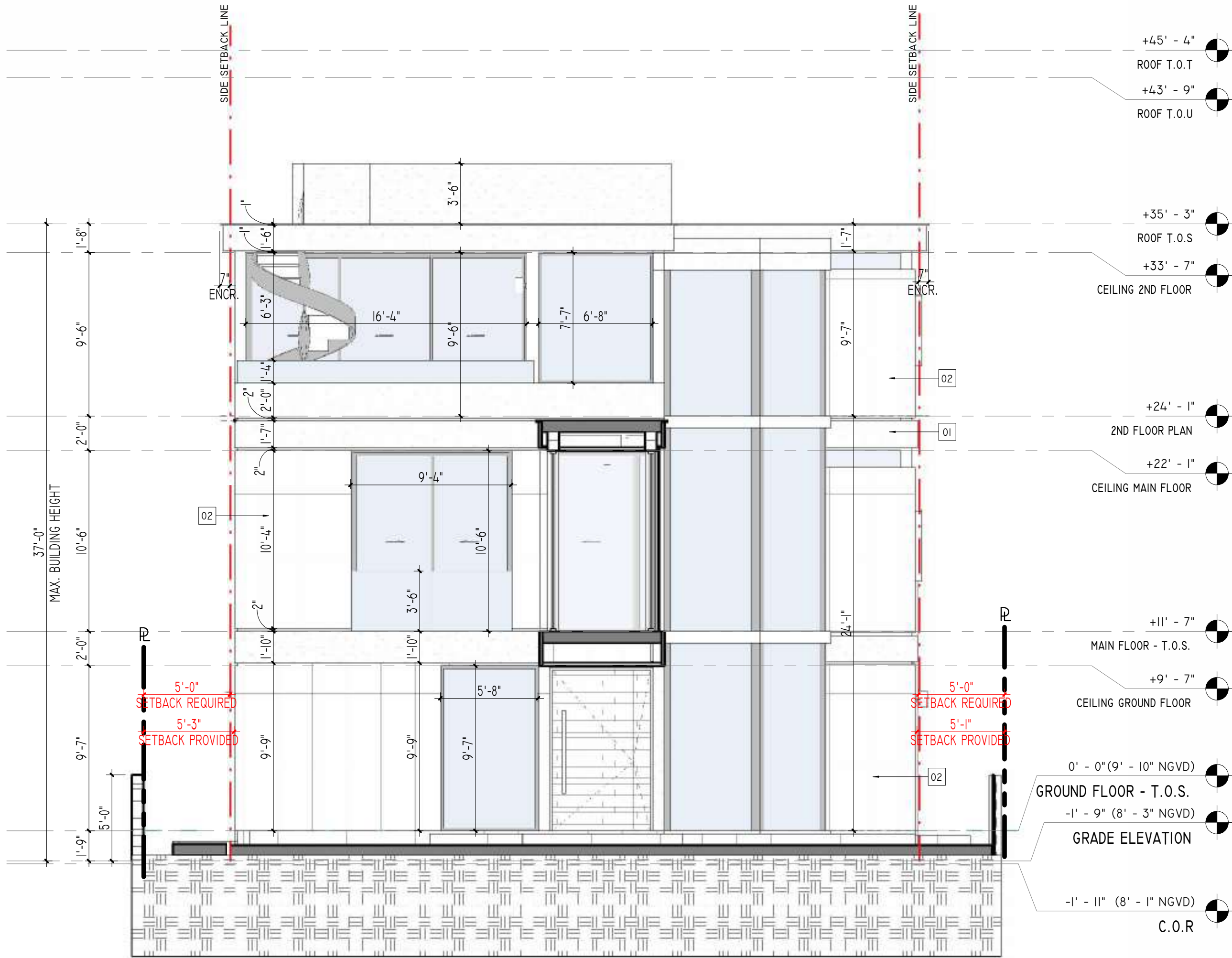
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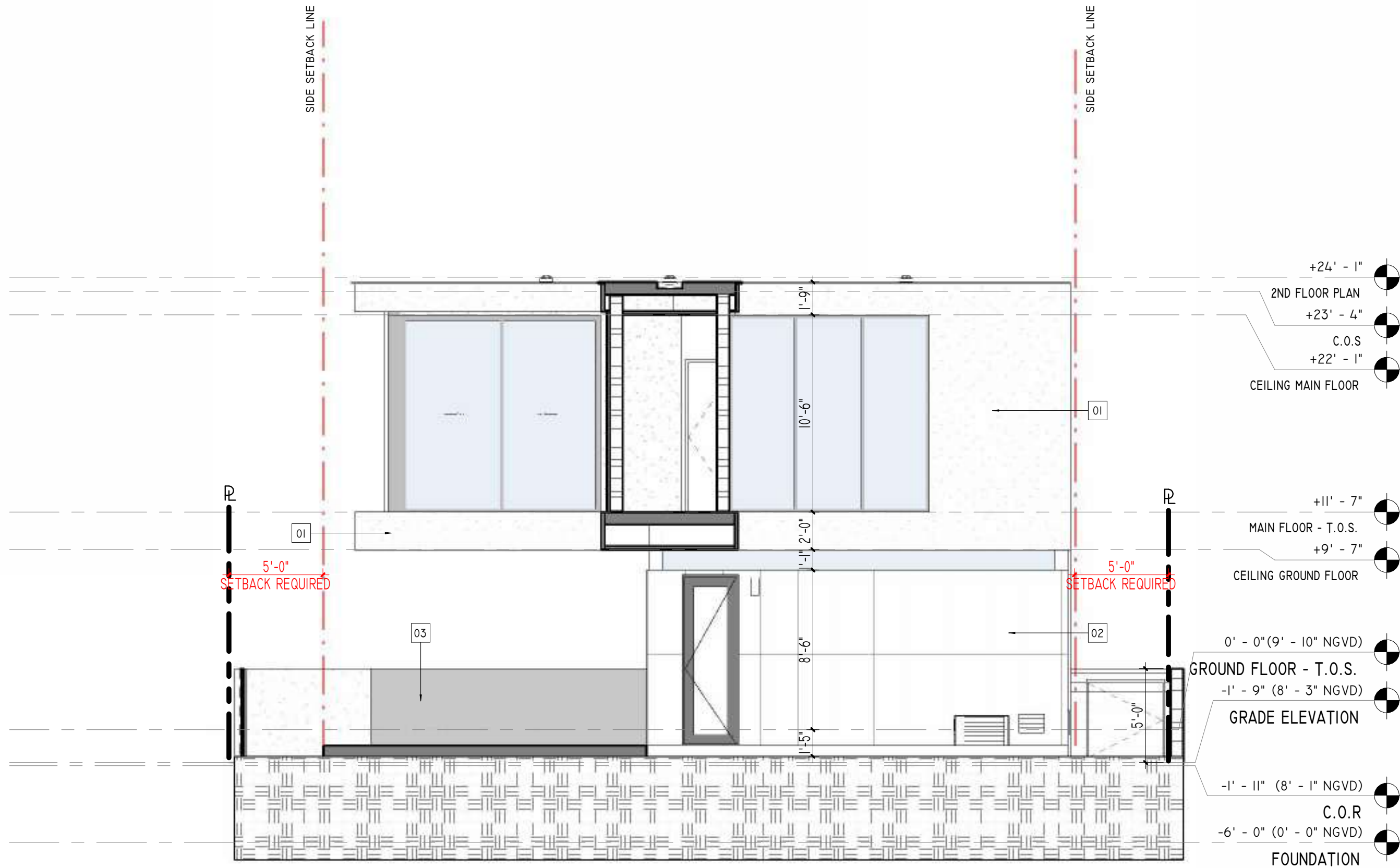
A-201



FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 ELEVATION MAIN BUILDING  
3/16" = 1'-0"



2 ELEVATION GARAGE  
3/16" = 1'-0"

SDH STUDIOS

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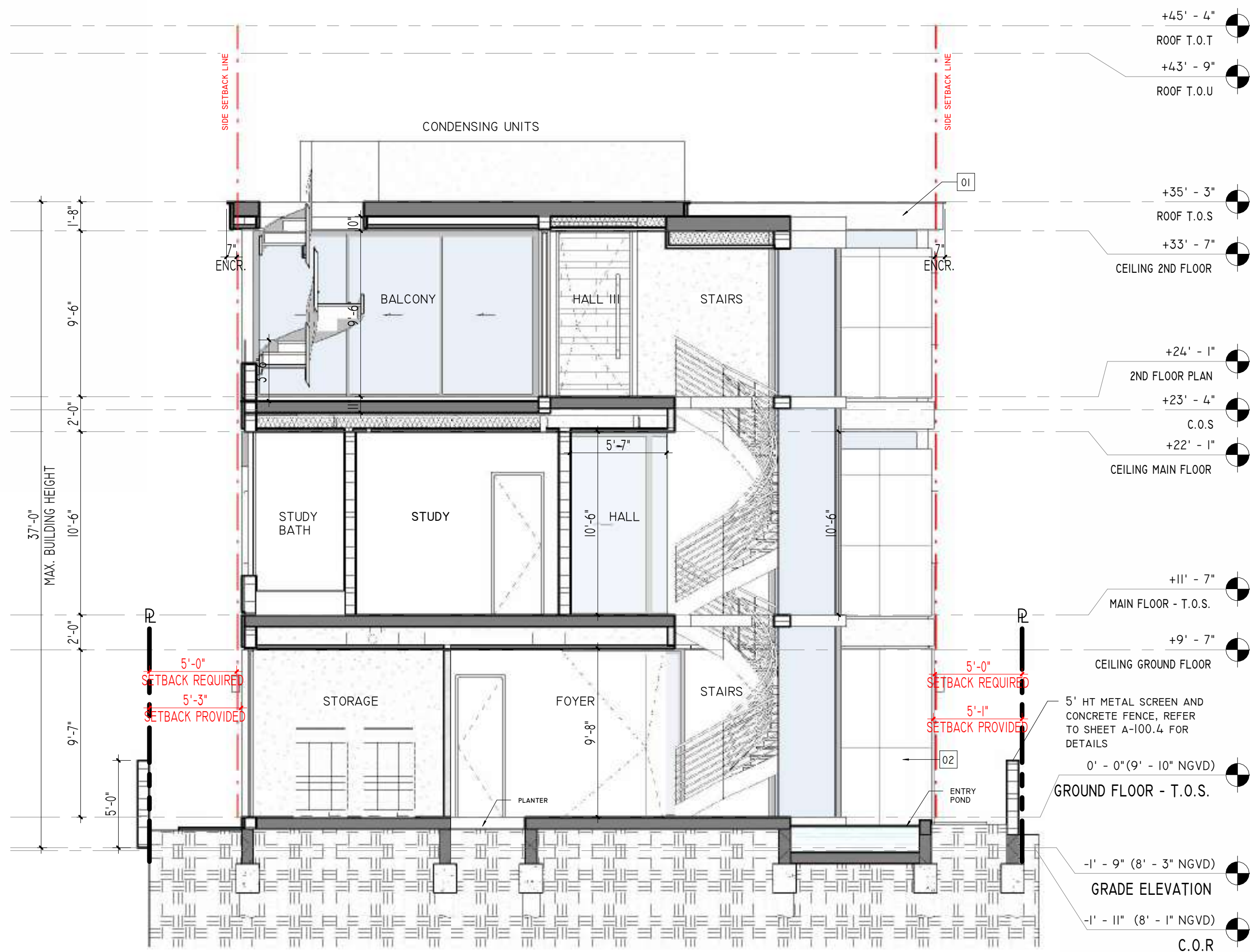
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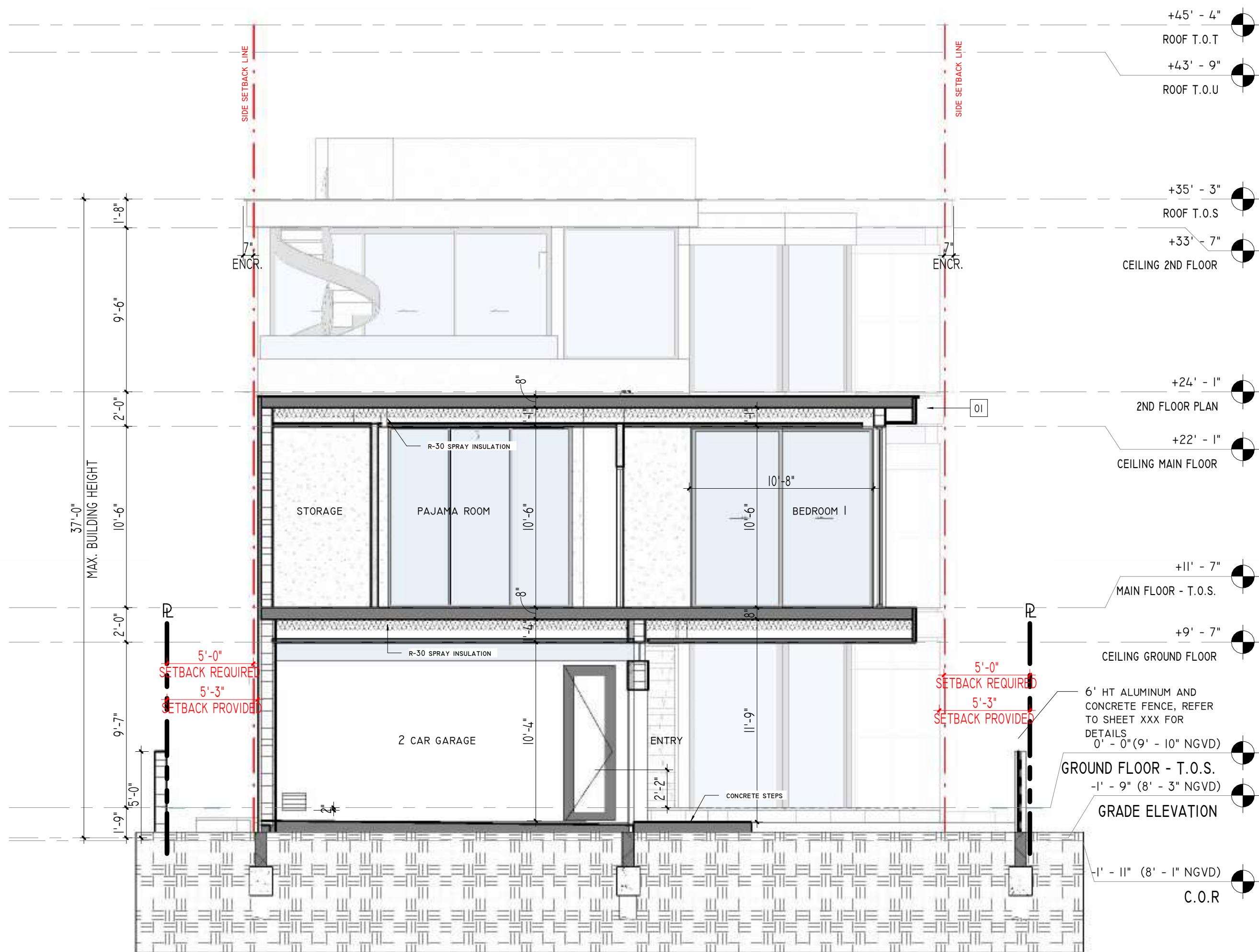
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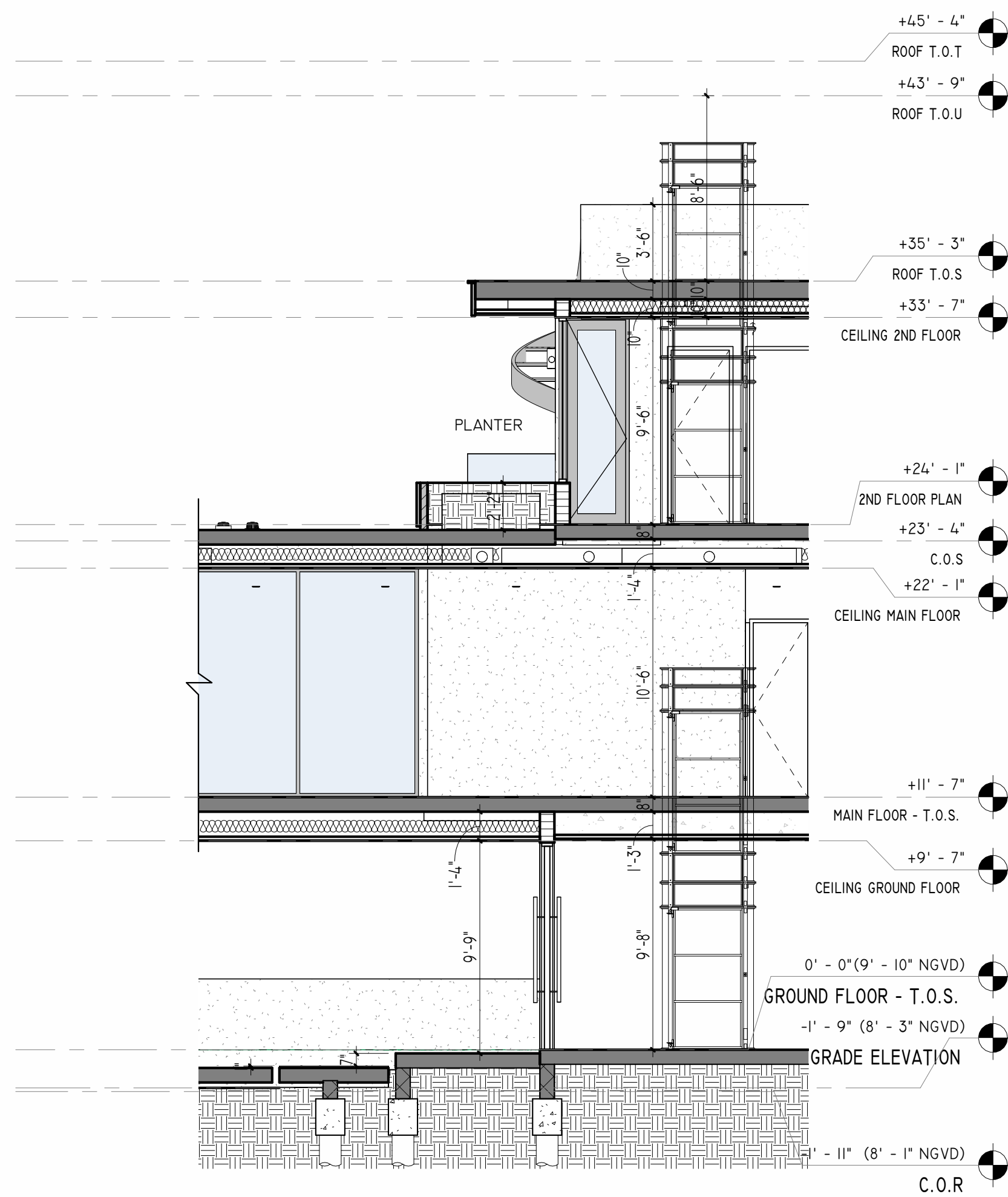
FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



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



SECTION 2  
3/16" = 1'-0"



SECTION 8  
3/16" = 1'-0"



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ARCH. REG.# 99155

## 7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI  
BEACH, FL. 33141

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

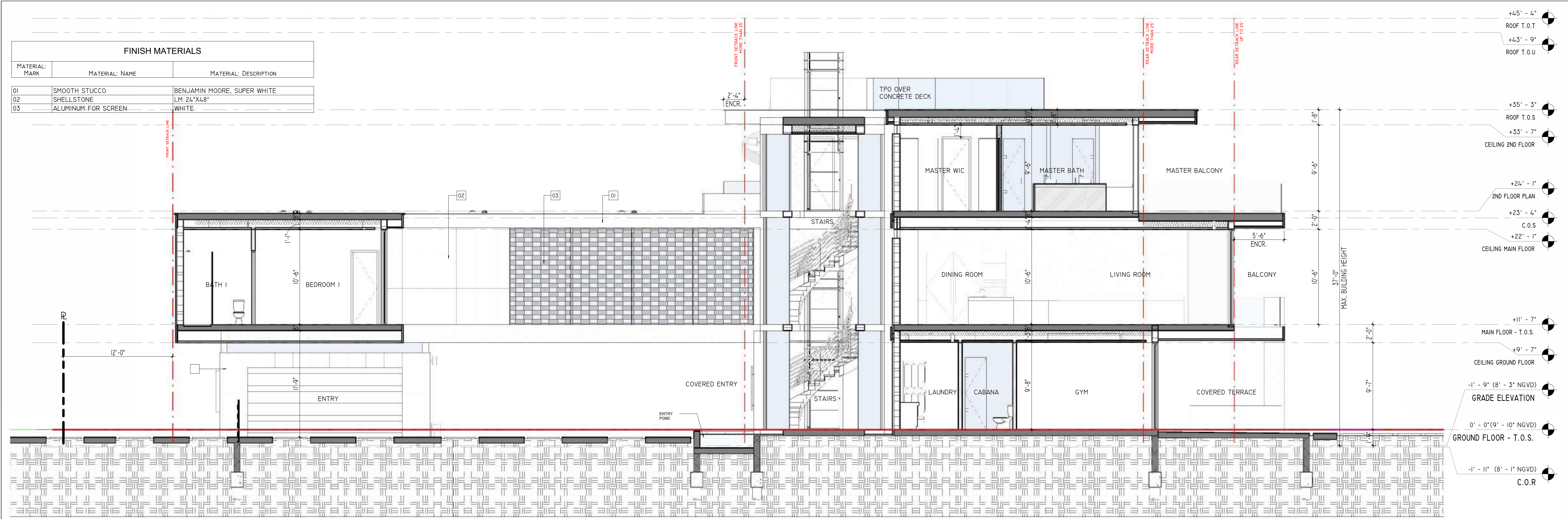
SECTIONS

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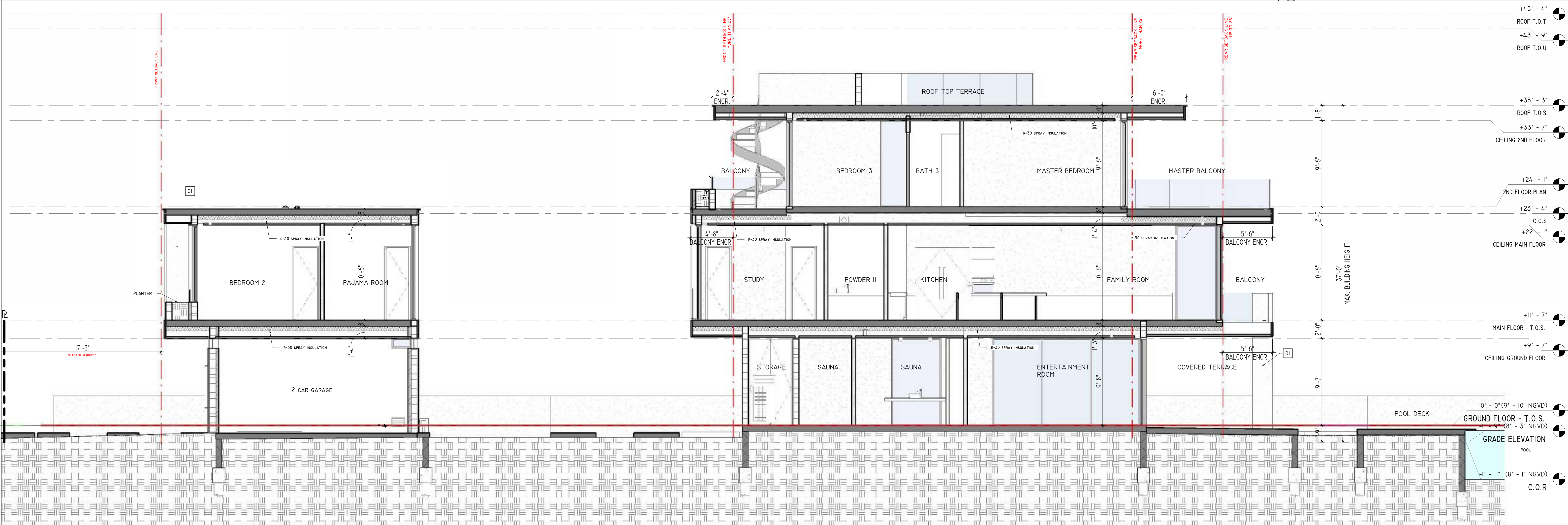
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A-300





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



SECTION 5  
3/16" = 1'-0"

**SDH STUDIO**

AA26002883

18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501-5015  
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN  
ARCHITECT P.A.  
ARCH. REG.# 99155

**7801 ATLANTIC**

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BEACH, FL. 33141

OWNER

STATE OF FLORIDA  
Seigniorie Donatus de Halpen  
REGISTERED ARCHITECT  
AR99155  
SEAL

NOTES/COMMENTS

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