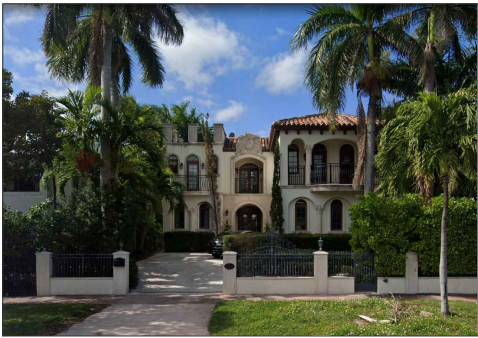


FINAL SUBMITTAL

No.BR2207342

PRIVATE RESIDENCE RENOVATION

2334 ALTON ROAD, MIAMI BEACH, FL 33140



STREET VIEW NTS

SCOPE OF WORK:

LEVEL 2

- Enclosure of existing Backyard covered terrace at ground floor and second floor.
- Mechanical work as required and indicated.
- Electrical work as required and indicated.
- Plumbing work as required and indicated.

SEPARATE SUB-PERMITS :

- NEW IMPACT WINDOWS AND DOORS.
- ROOFING/ WATERPROOFING.
- RAILINGS

LEGAL DESCRIPTION :

LOT 4 , BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2334 ALTON ROAD, MIAMI BEACH, FL 33140

FOLIO NO. 02-3227-008-0820

CODES IN USE FOR DRAWINGS
FLORIDA BUILDING CODE 2020 7TH EDITION
NEC 2017

PROJECT DATA WORK AREA

OCCUPANCY GROUP	SINGLE FAMILY
ALTERATION LEVEL	LEVEL 2
EXISTING HOUSE GROSS AREA	3,262 SF.
ALTERATION WORK AREA	472 SF.
FLOORING DEMOLITION AREA	348 SF.

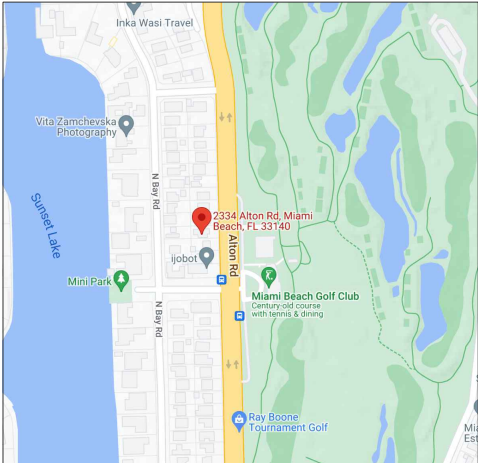
PROJECT DATA AC AREA

EXISTING HOUSE AC AREA	2,707 SF.
AC AREA ADDITION	486 SF.
NEW TOTAL AC AREA	3,193 SF.

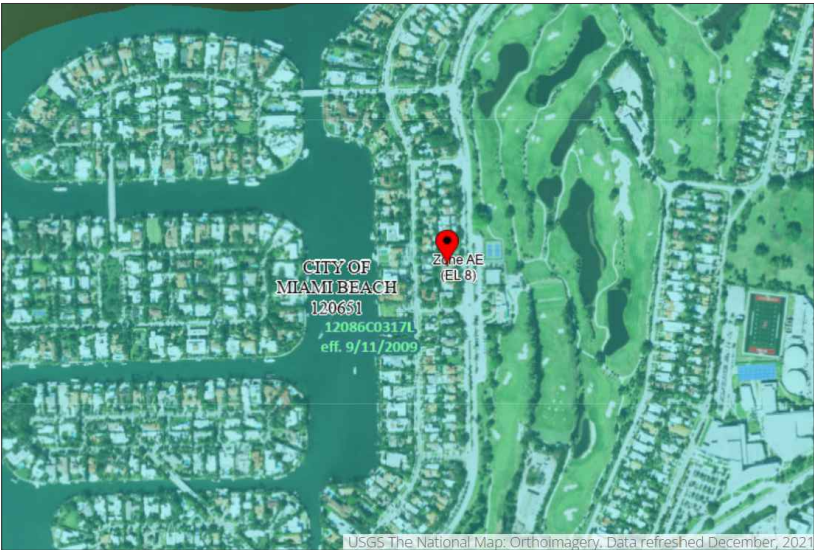
INDEX OF DRAWINGS

- A-0 COVER SHEET
- A-1 SURVEY
- A-1.1 ZONING DATA SHEET
- A-1.2 CONTEXT LOCATION PLAN
- A-1.3 CONTEXTUAL ELEVATION LINE DRAWING
- A-2 EXISTING LOT COVERAGE AND UNIT DIAGRAMS
- A-2.1 PROPOSED LOT COVERAGE AND UNIT DIAGRAMS
- A-2.2 PROPOSED SIDE YARD PEN SPACE DIAGRAM
- A-3 EXISTING SITE PLAN
- A-3.1 PROPOSED SITE PLAN
- A-4 CURRENT PHOTOGRAPHS
- A-4.2 CURRENT PHOTOGRAPHS
- A-4.3 CURRENT PHOTOGRAPHS
- A-4.4 CURRENT PHOTOGRAPHS
- A-4.5 CURRENT PHOTOGRAPHS
- A-5 EXISTING GROUND FLOOR PLAN
- A-6 EXISTING SECOND FLOOR PLAN
- A-7 EXISTING ROOF PLAN
- A-8 EXISTING ELEVATIONS
- A-9 EXISTING ELEVATIONS
- A-10 DEMOLITION GROUND FLOOR PLAN
- A-11 DEMOLITION SECOND FLOOR PLAN
- A-12 PROPOSED GROUND FLOOR PLAN
- A-13 PROPOSED SECOND FLOOR PLAN
- A-14 PROPOSED ROOF PLAN
- A-15 PROPOSED WEST&NORTH ELEVATION
- A-16 PROPOSED SOUTH ELEVATION
- A-17 PROPOSED SECTION 1
- A-18 COLOR RENDINGS
- A-19 WALL SECTION
- A-20 WINDOWS & DOORS SCHEDULE

NO TREE TO BE DISTURBED UNDER THIS PERMIT.



AERIAL VIEW NTS



FEMA MAP VIEW NTS

FLOOD ZONE:AE

BASE FLOOD ELEVATION (BFE):8.0'

EXISTING BUILDING ELEVATION:F.F.E. 8.20'

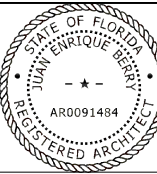
TYPE OF CONSTRUCTION:SINGLE-FAMILY- RESIDENTIAL

COMMUNITY NAME/NUMBER:120651

FIRM PANEL NUMBER:12086C0317



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E Berry

Digitally signed by
Juan E Berry
Date: 2024.05.20
13:37:57 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

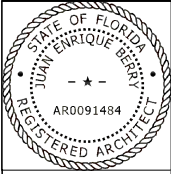
A-0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address: 2334 ALTON ROAD,MIAMI BEACH,FL 33140	2334 ALTON ROAD,MIAMI BEACH,FL 33140			
2	Folio number(s): 02-3227-008-0820	02-3227-008-0820			
3	Board and file number(s) :				
4	Year built: 2010	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.00'	Grade value in NGVD:		2.85'
9	Adjusted grade (Flood+Grade/2):	5.42'	Free board:		NA
10	30" above grade:	5.35'	Lot Area:		7,305 SF
11	Lot width:	60.00'	Lot Depth:		121.75'
12	Max Lot Coverage SF and %:	2,192 SF/30%	Proposed Lot Coverage SF and %:		2,167 SF / 29.66%
13	Existing Lot Coverage SF and %:	2,085 SF/28.54	Net Lot coverage (garage-storage)		2,131 SF / 29.14%
14	Front Yard Open Space SF and %:	NA	Rear Yard Open Space SF and %:		NA
15	Max Unit Size SF and %:	3,653 SF/50%	Proposed Unit Size SF and %:		3,572 SF/49%
16	Existing First Floor Unit Size:	1,393 SF	Proposed First Floor Unit Size:		1,692 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NA			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	NA	Yes or No:		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	26'-9"			
	Front Setbacks:	20'-0"			
20	Front First level:	20'-0"	19'-7"	NA	
	Front second level:	20'-0"	24'-5"	NA	
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	25'-0"	36'-6"	NA	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	NA			
22	Sum of side yard :	15'-0"	14'-8"	NA	
23	Side 1:	7'-6"	7'-6"	NA	
24	Side 2 or (facing street):	7'-2"	7'-2"	NA	
25	Rear:	20'-0"	32'-6"	20'-0"	
26	Accessory Structure Side 1:	NA			
27	Accessory Structure Side 2 or (facing street) :	NA			
28	Accessory Structure Rear:	NA			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E Berry
Digitally signed by Juan E Berry
Date: 2024.05.20 13:38:07 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

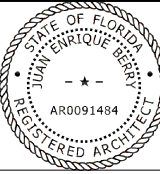
A-1.1



PROJECT SITE



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E Berry
Digitally signed by
Juan E Berry
Date: 2024.05.20
13:38:17 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

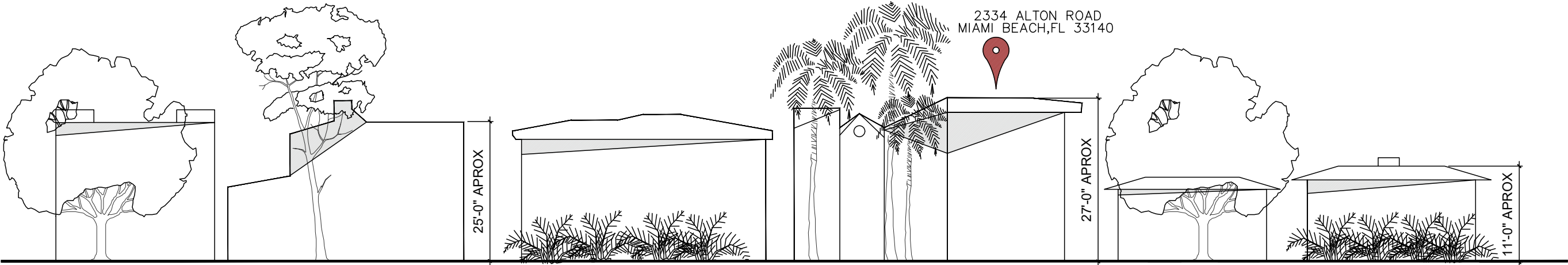
PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-1.2



REFERENCE PHOTOGRAPHY

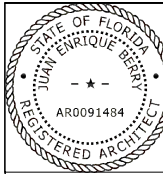


CONTEXTUAL ELEVATION LINE DRAWING
DATE: 05/16/2024

ESC:NTS



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
juandesignstudio@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

**Juan E
Berry**
Digitally signed by
Juan E Berry
Date: 2024.05.20
13:38:25 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

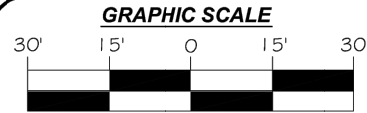
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-1.3



(IN FEET)
1 INCH = 30 FT.

LEGAL DESCRIPTION:

LOT 4, BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3227-008-0820

2334 ALTON ROAD,
MIAMI BEACH, FL 33140

AREA OF PROPERTY: 7,305.01 SQUARE FEET AND/OR
0.168 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-JAZON GLAZIER

NATHALIE GLAZIER

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY" RECORDED IN PLAT BOOK 8, AT PAGE 52.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

MAP OF BOUNDARY SURVEY

TREE TABLE

NO.	SYMBOLS	TREE	DESCRIPTION					
			(1)	(2)	(3)	(4)	(5)	(6)
A		PALM ERA	D- 0.9'	D- 0.5'	D- 0.6'	D- 0.7'	D- 0.5'	D- 0.4'
			H- 30'	H- 30'	H- 18'	H- 25'	H- 23'	H- 22'
			C- 14'	C- 18'	C- 14'	C- 14'	C- 8'	C- 10'
B		ROYAL PALM	D- 1.4'	D- 1'	D- 1.2'	D- 1.0'		
			H- 35'	H- 35'	H- 40'	H- 40'		
			C- 16'	C- 20'	C- 20'	C- 20'		
C		PALM	D- 0.4'	D- 1.0'	D- 0.5'	D- 0.5'		
			H- 18'	H- 35'	H- 18'	H- 20'		
			C- 8'	C- 18'	C- 8'	C- 10'		

LOCATION MAP

SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WFP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
- - -	=DENOTES WOOD FENCE
- - -	=DENOTES CHAIN LINK FENCE
- - -	=DENOTES IRON FENCE
- - -	=DENOTES FOUND IRON PIPE (NO ID.)
- - -	=DENOTES FOUND NAIL AND DISC
X.XX	=DENOTES ELEVATIONS
[Brick symbol]	=DENOTES BRICK
[Concrete pad symbol]	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY	FLOOD ZONE:		AE
	ELEVATION:		8.0
	COMMUNITY:		120651
	PANEL:		12086C0317
	DATE OF FIRM:		09-11-2009
	SUFFIX:		L
	ORIGINAL FIELD WORK SURVEY DATE		10-29-2021
	BENCH MARK:		N/A
	ELEVATION:		N/A
	DATE		DRAWN BY
10-29-2021		J.FEE	1"=30'
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
N/A		N/A	
JOB No.			
2110.0232			

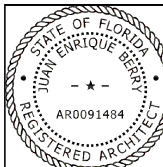
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4802, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.S. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DEVIATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI FLORIDA 33133
TEL 305.310.4684
jberri@berrydesignstudio.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:38:34 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

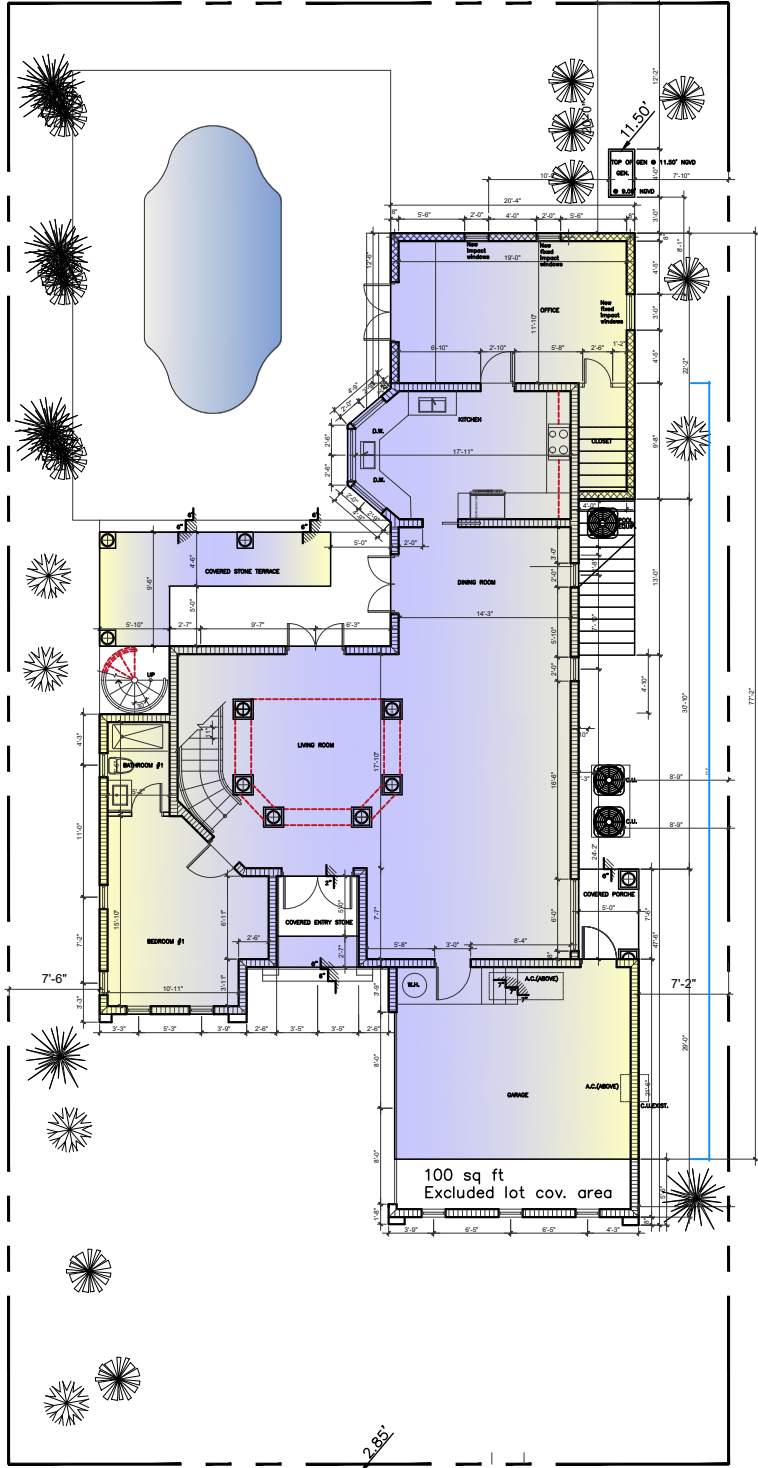
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose whatsoever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

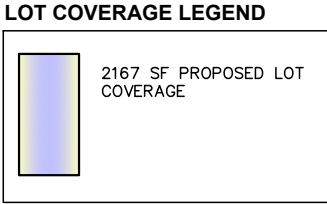
PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-1



PROPOSED LOT COVERAGE
DIAGRAM 1/16"=1'-0"



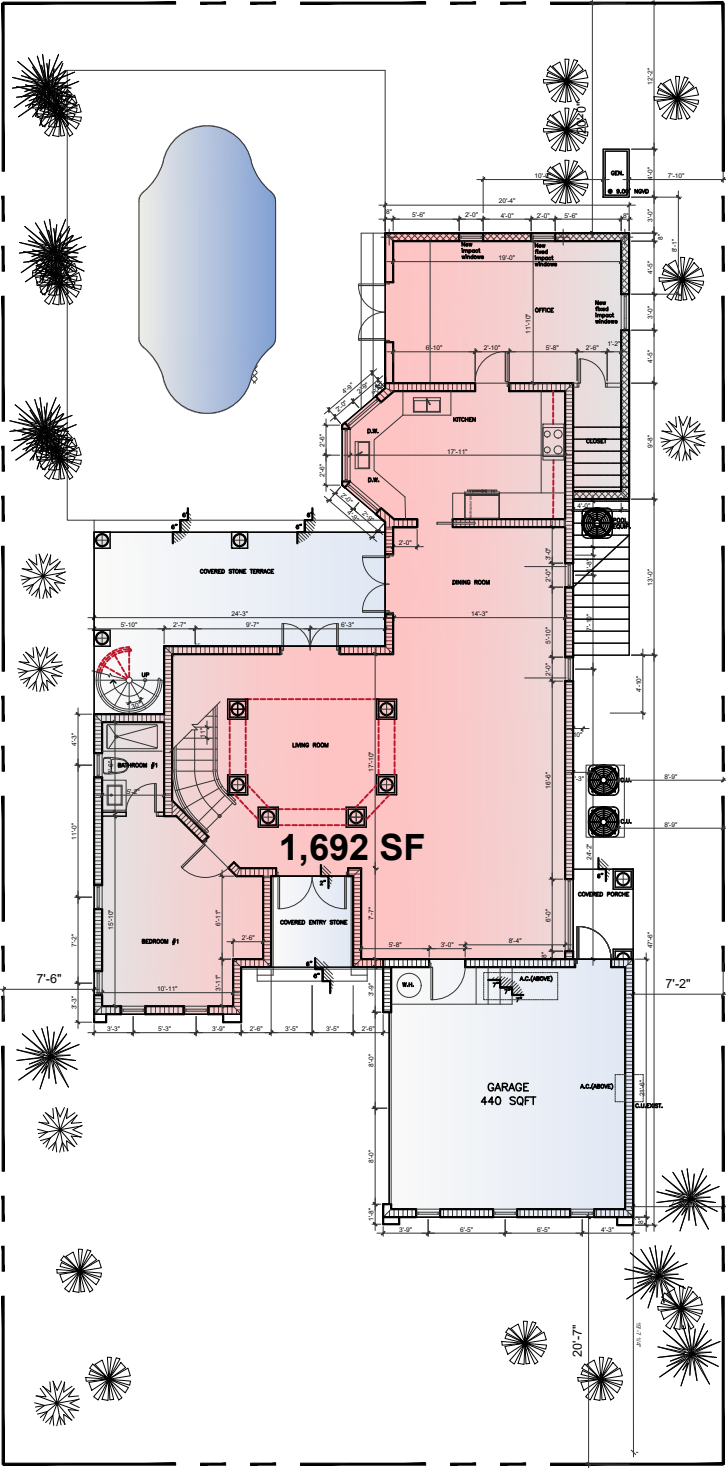
ZONING INFORMATION:

PROPERTY ADDRESS 2334 Alton Road, Miami Beach, Fl 33140

ZONING AREA RS-4

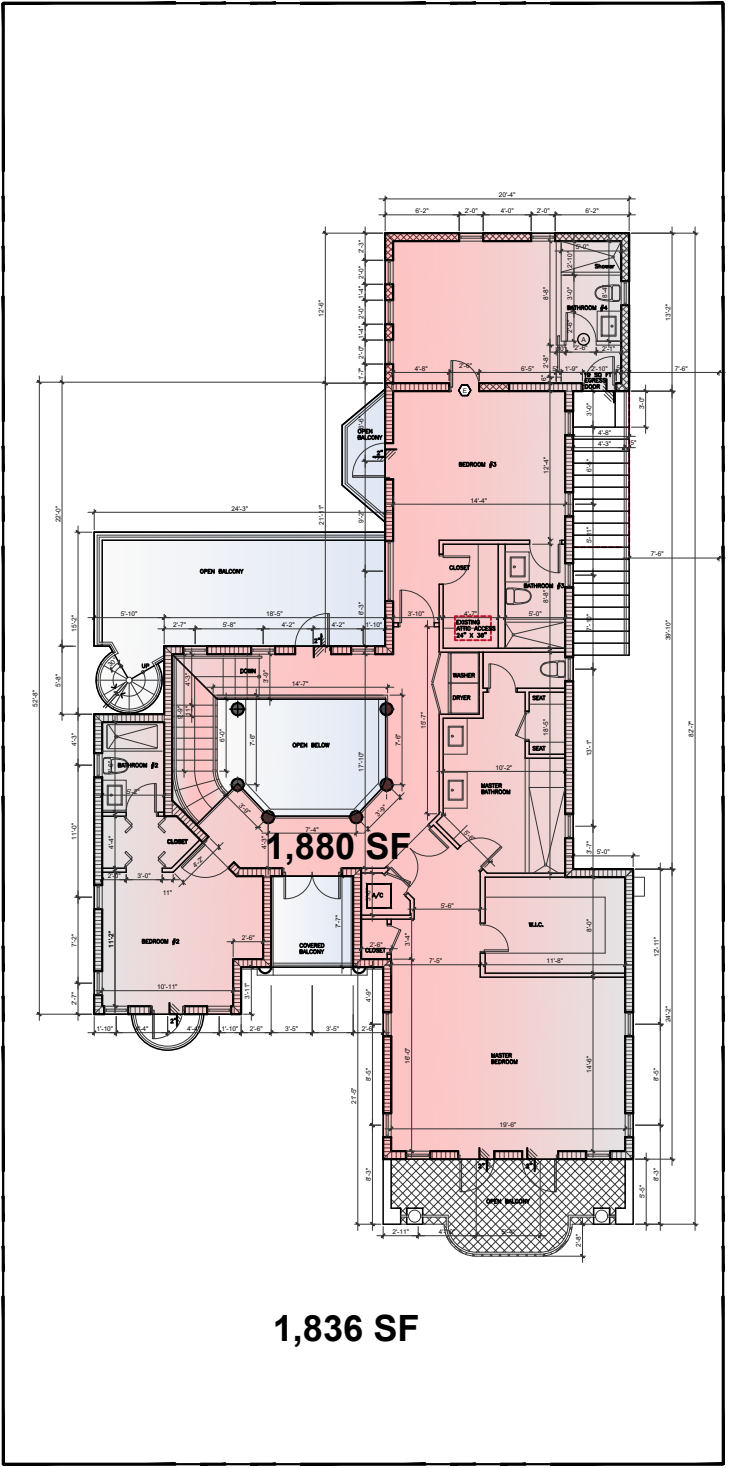
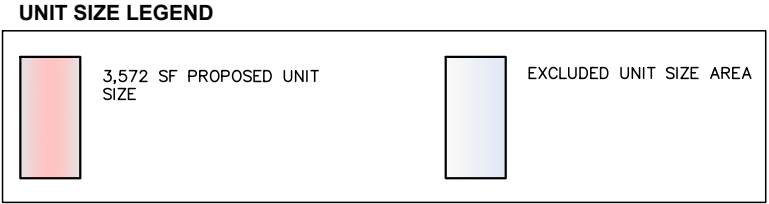
LOT AREA 7.305 SF.

	REQUIRED.	EXISTING	PROPOSED
A. LOT AREA	6,000 SF. MIN	7.305 SF.	NA
B. LOT WIDTH	50 FT. MIN.	60'-0" FT. (EXISTING TO REMAIN)	NA
C. LOT COVERAGE			
30% MAX LOT COVERAGE (2 STORY HOME)	2,192 SF	1734,18 SF	2,167 SF
50% MAX.UNIT	3,653 SF	3,018 SF	3,572 SF
D. FLOOR LOT RATIO	NA	NA	NA
E. FRONTAGE @ FRONT SETBACK	50% MIN.	NA	NA
F.GREEN OPEN SPACE REQ.	50% OF LOT 3,652.5	4,671 SF.	NA



PROPOSED GROUND FLOOR PLAN 1/16"=1'-0"

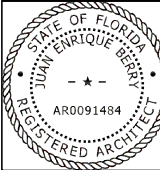
PROPOSED UNIT DIAGRAM 1/16"=1'-0"



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



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
jumbdesignarchitect@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:38:45 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

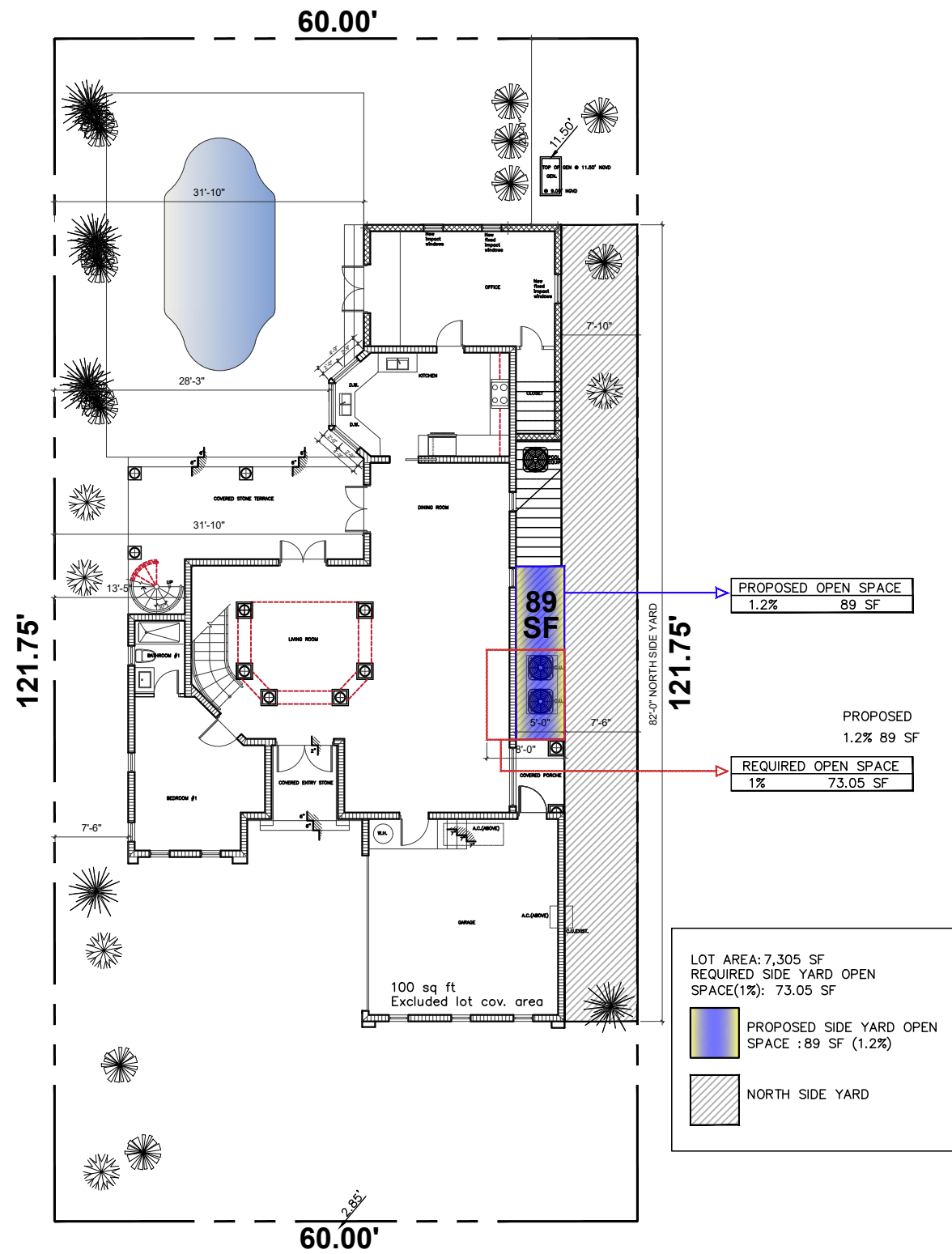
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO. 2131
DATE 10/28/2021
REVISIONS

SHEET NO

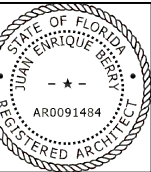
A-2.1



PROPOSED SIDE YARD OPEN SPACE DIAGRAM 1/16"=1'-0" 
NORTH



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juandesignarchitect@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:38:54 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

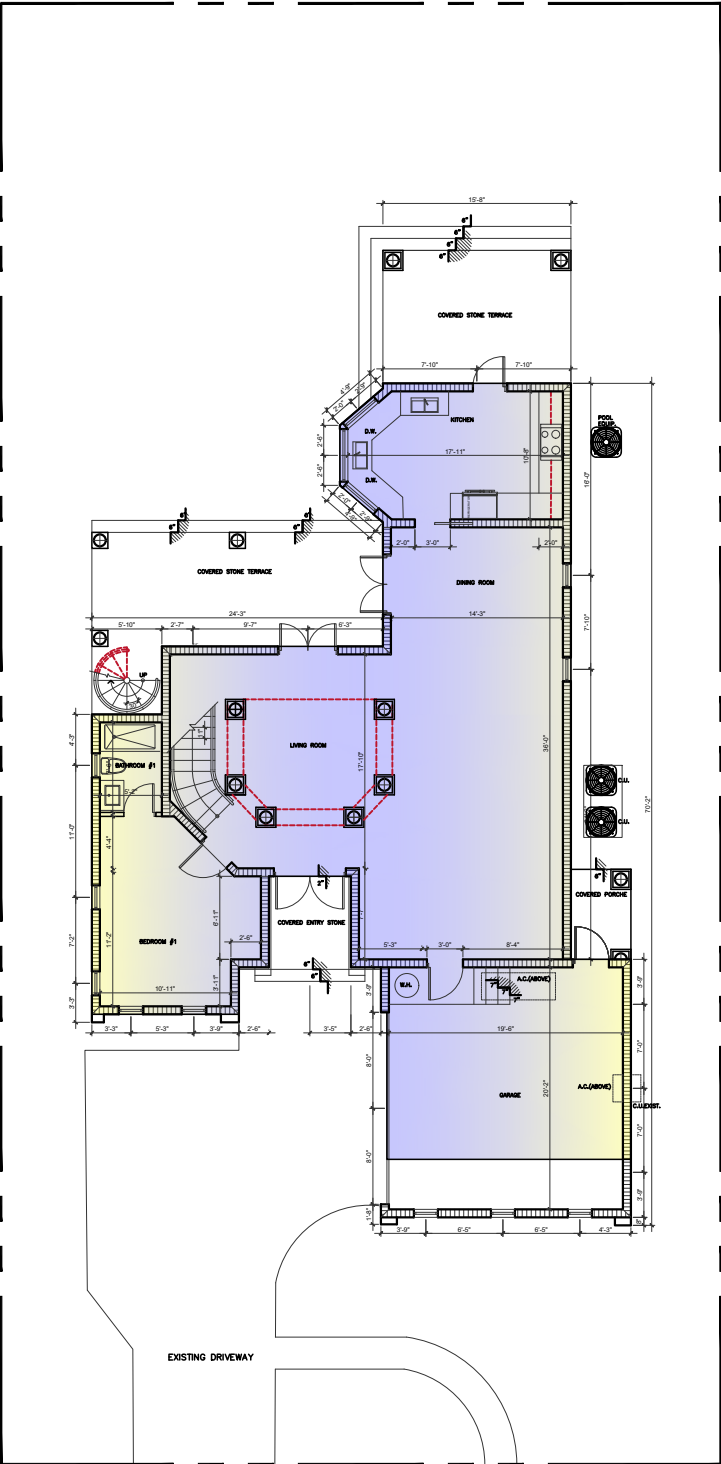
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

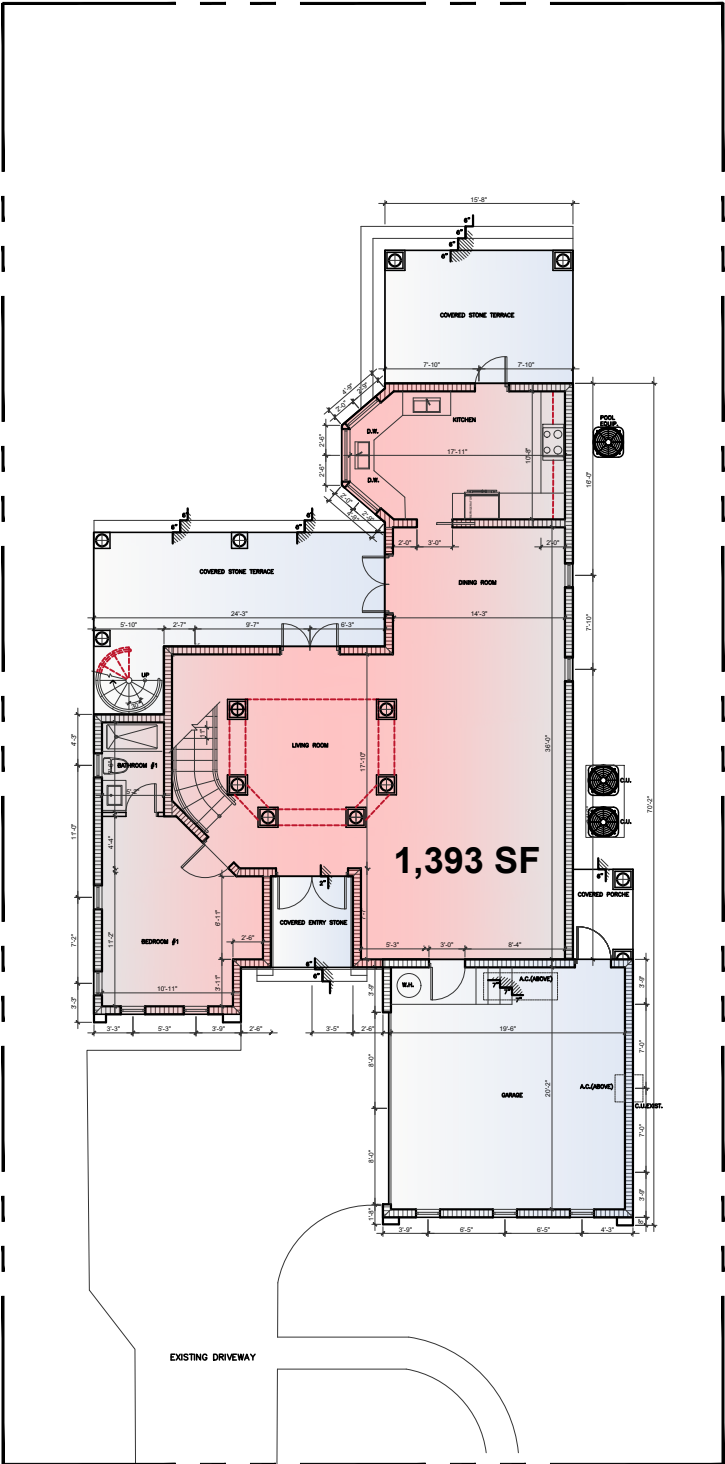
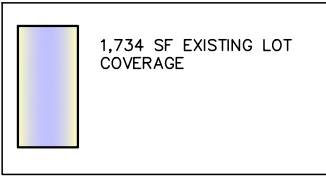
SHEET NO

A-2.2



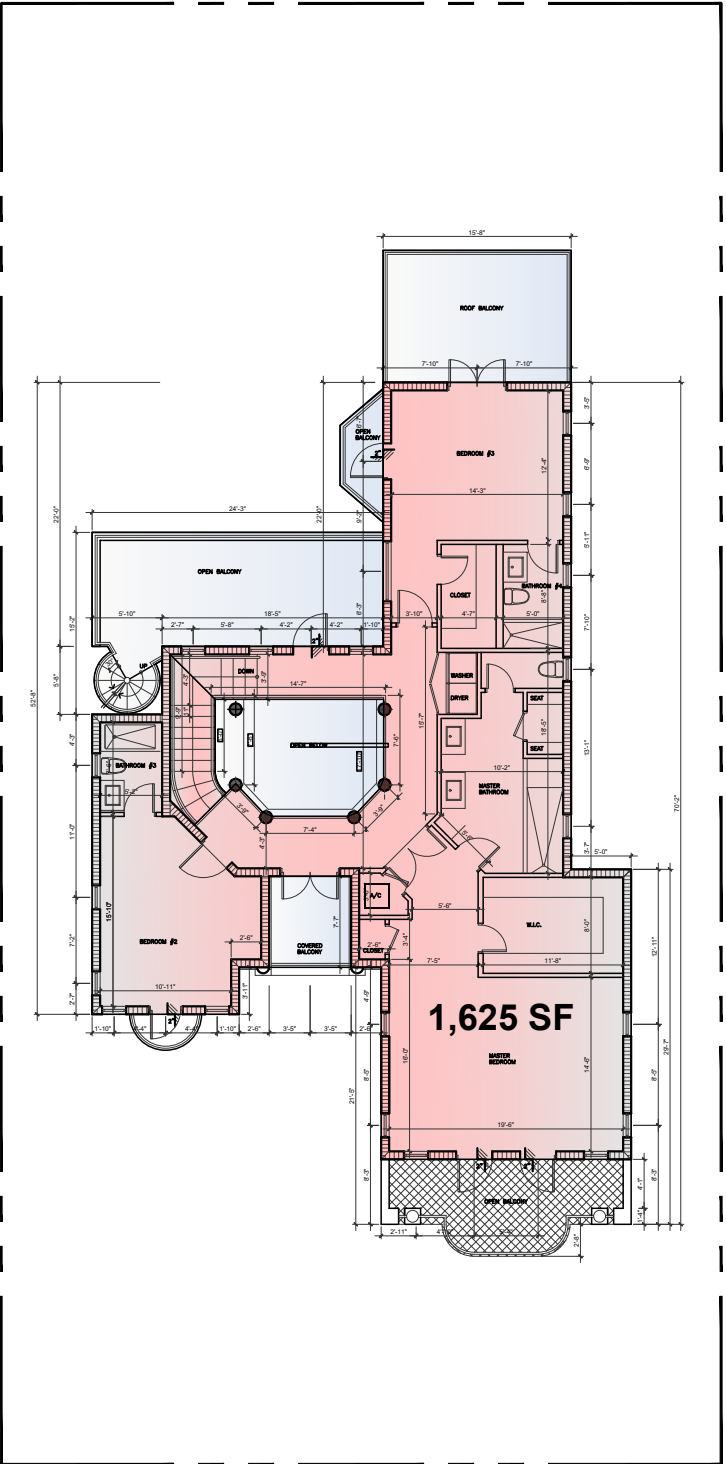
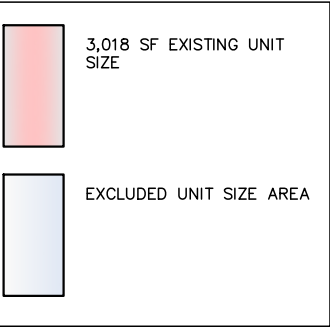
EXISTING LOT COVERAGE DIAGRAM 1/16"=1'-0"

LOT COVERAGE LEGEND



EXISTING GROUND FLOOR PLAN 1/16"=1'-0"

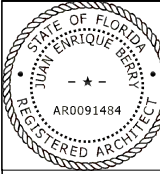
EXISTING UNIT DIAGRAM 1/16"=1'-0"



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



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
jumbdsarchitect@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E Berry
Digitally signed by
Juan E Berry
Date: 2024.05.20
13:39:04 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

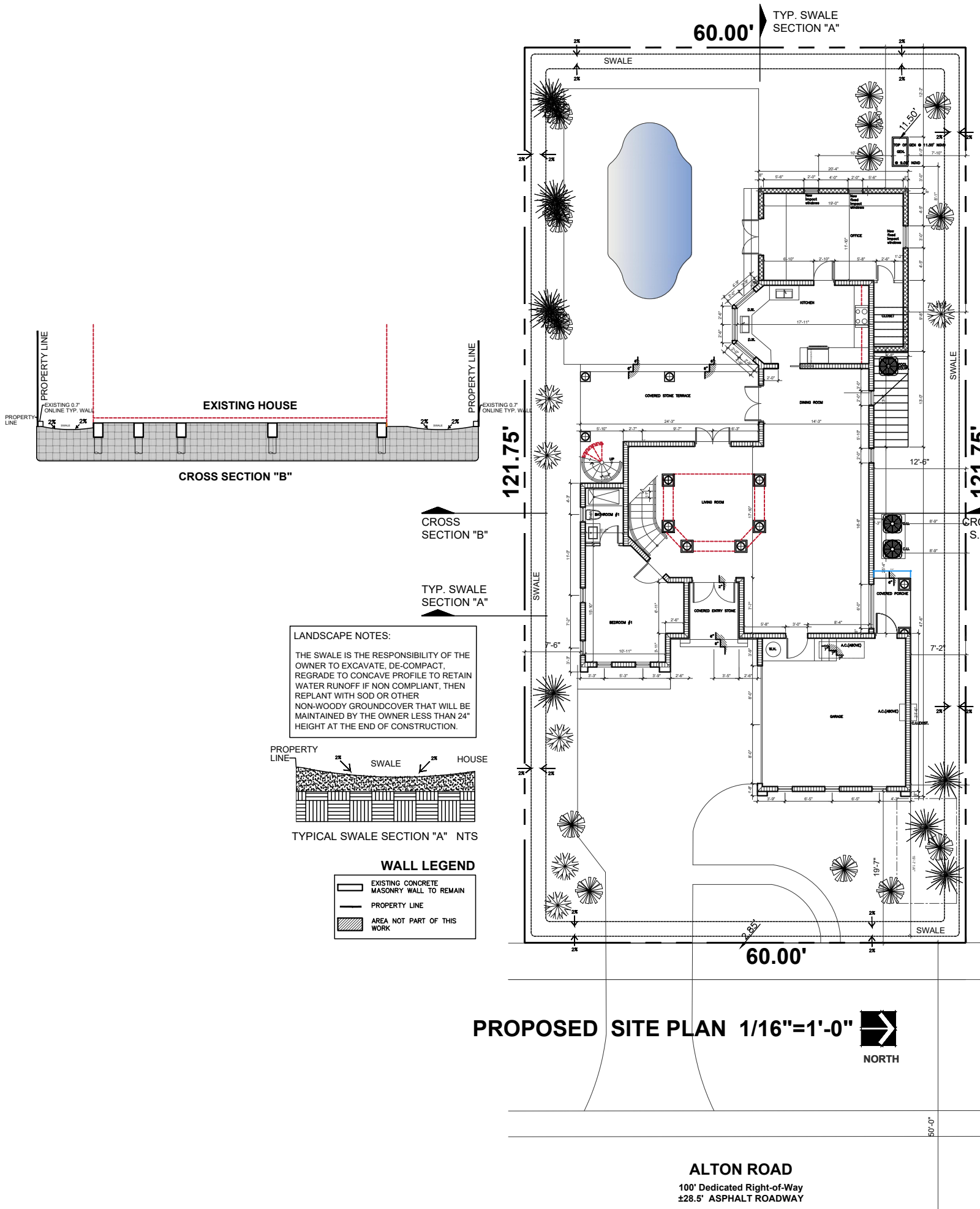
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-2



LEGAL DESCRIPTION :

LOT 4 , BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2334 ALTON ROAD, MIAMI BEACH, FL 33140
FOLIO: 02-3227-008-0820

CODE IN EFFECT :

FLORIDA BUILDING CODE 2020 7TH EDITION
NEC 2017

SCOPE OF WORK:

LEVEL 2

- Enclosure of existing Backyard covered terrace at ground floor and second floor.
- Mechanical work as required and indicated.
- Electrical work as required and indicated.
- Plumbing work as required and indicated.

ZONING INFORMATION:

PROPERTY ADDRESS 2334 Alton Road, Miami Beach, Fl 33140

ZONING AREA RS-4

LOT AREA 7.305 SF.

	REQUIRED.	EXISTING	PROPOSED
A. LOT AREA	6,000 SF. MIN	7.305 SF.	NA
B. LOT WIDTH	50 FT. MIN.	60'-0" FT. (EXISTING TO REMAIN)	NA
C. LOT COVERAGE			
30% MAX LOT COVERAGE (2 STORY HOME)	2,192 SF	1,734 SF	2,167 SF
50% MAX.UNIT	3,653 SF	3,018 SF	3,572 SF
D. FLOOR LOT RATIO	NA	NA	NA
E. FRONTAGE @ FRONT SETBACK	50% MIN.	NA	NA
F.GREEN OPEN SPACE REQ.	50% OF LOT 3,653	4,671 SF.	NA
BUILDING SETBACKS :			
A. PRINCIPAL FRONT	20'-0" MIN.	19'-7" (EXIST. TO REM.)	NA
B. SECONDARY F./ STREET SIDE	10'-0" MIN.	N/A	
C. SIDES	7'-6"	7'-6" (EXIST. TO REM.)	NA
D. REAR	20'-0"	32'-6" (EXISTING)	20'-0"

FRONT YARD :

REQUIRED LANDSCAPE: 282 SF.	789 SF (EXISTING)
MAX APPROVED HARDSCAPE: 780 SF	400 SF (EXISTING)

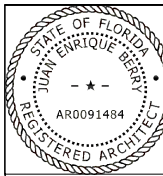
PROJECT DATA WORK AREA	
OCCUPANCY GROUP	SINGLE FAMILY
ALTERATION LEVEL	LEVEL 2
EXISTING HOUSE GROSS AREA	3,262 SF.
ALTERATION WORK AREA	472 SF.
FLOORING DEMOLITION AREA	348 SF.

FLOOD ZONE:	AE
BASE FLOOD ELEVATION (BFE):	8.0'
EXISTING BUILDING ELEVATION:	F.F.E. 8.20'
TYPE OF CONSTRUCTION:	SINGLE-FAMILY- RESIDENTIAL
COMMUNITY NAME/NUMBER:	120651
FIRM PANEL NUMBER:	12086C0317

NO TREE TO BE DISTURBED UNDER THIS PERMIT



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:39:15 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

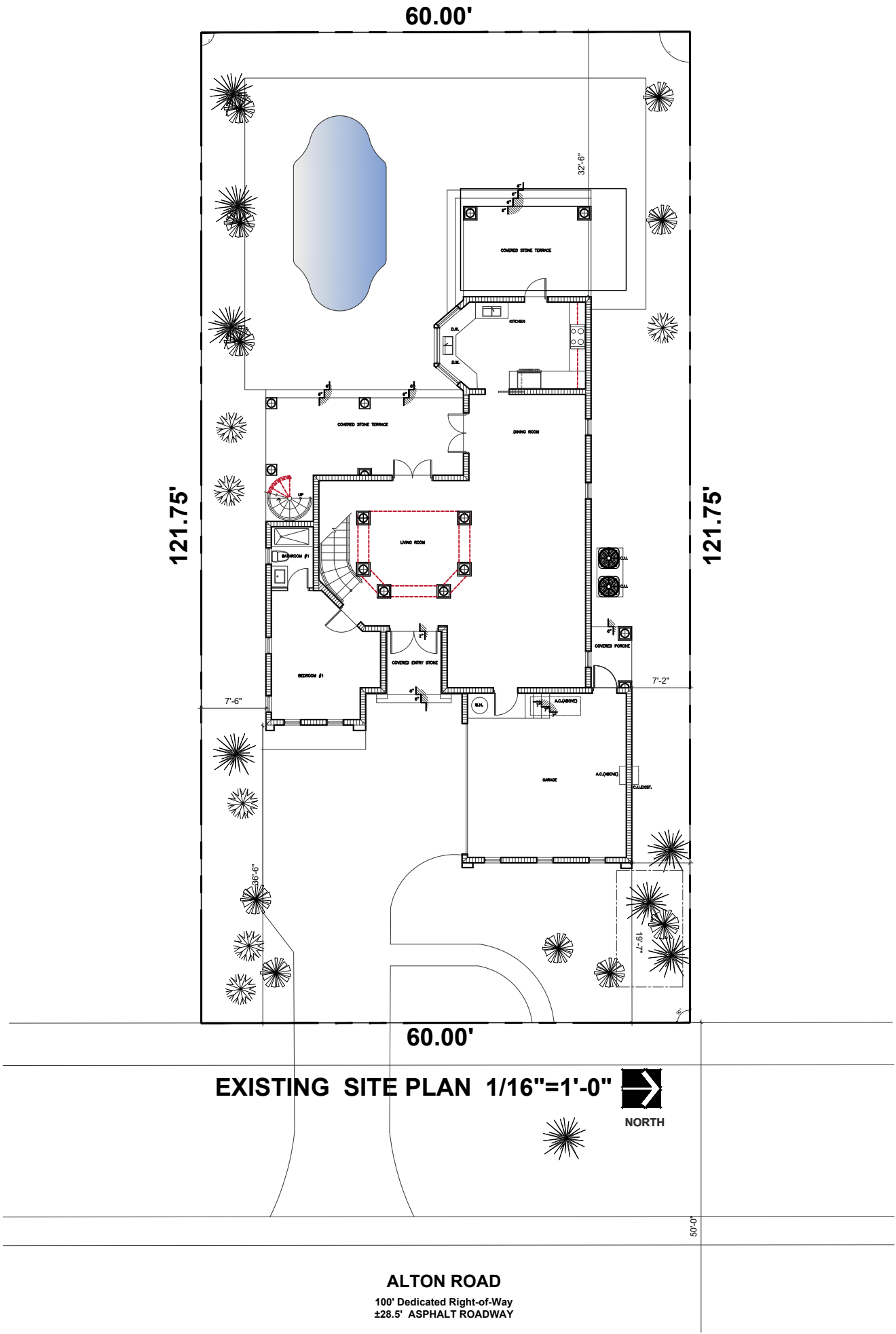
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

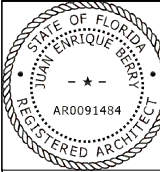
PROJECT NO. 2131
DATE 10/28/2021
REVISIONS

SHEET NO

A-3.1



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E. Berry
Digitally signed by
Juan E. Berry
Date: 2024.05.20
13:39:44
-04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

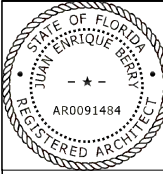
A-3



CURRENT COLOR PHOTOGRAPHS
PROJECT SITE AND EXISTING STRUCTURES
DATE: 05/16/2024



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan
E
Berry
Digitally signed by
Juan E Berry
Date:
2024.05.20
13:40:00
-04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

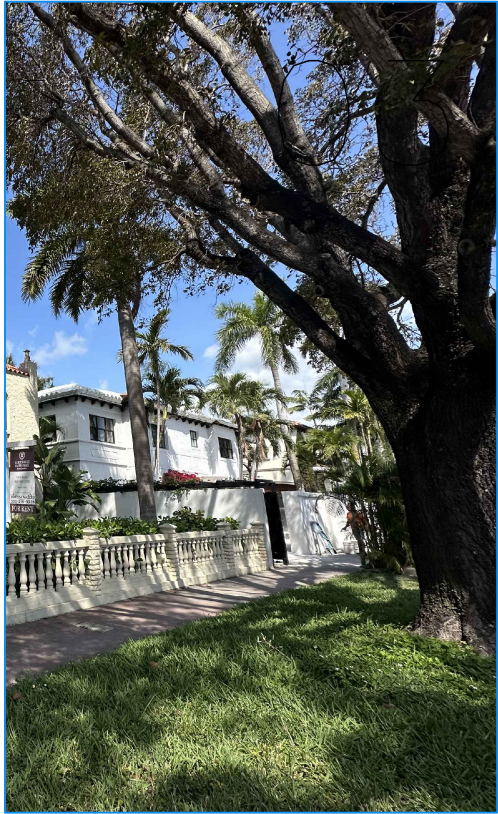
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-4.2



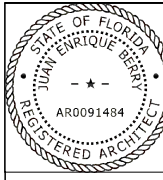
CURRENT COLOR PHOTOGRPHS
SURROUNDING PROPERTIES
DATE: 05/16/2024



CURRENT COLOR PHOTOGRAPHS
INTERIOR & EXTERIOR SPACE
DATE: 05/16/2024



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:40:28 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

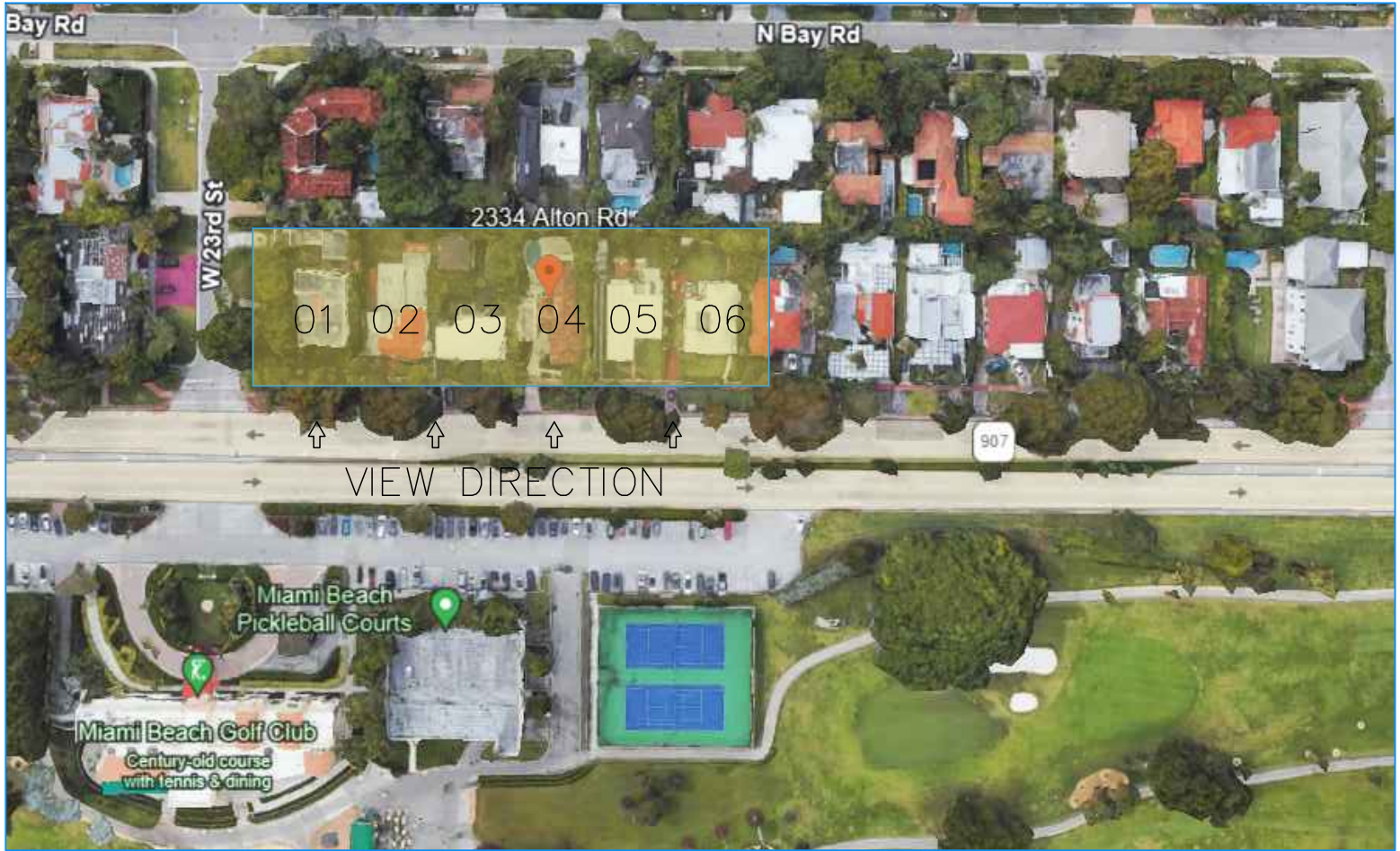
All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, modified and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO



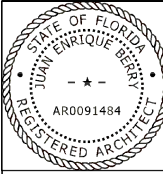
CURRENT COLOR PHOTOGRAPHS
SURROUNDING PROPERTIES
DATE: 05/15/2024



KEY DIRECTIONAL PLAN
ESC= N/A



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

**Juan E
Berry**
Digitally signed by
Juan E Berry
Date: 2024.05.20
13:40:40 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

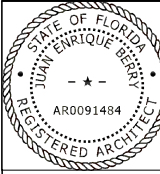
SHEET NO



CURRENT COLOR PHOTOGRAPHS
PROJECT SITE AND EXISTING STRUCTURES
DATE: 05/16/2024



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL. Lic. 0091484

Juan E Berry

Digitally signed by
Juan E Berry
Date: 2024.05.20
13:43:15 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

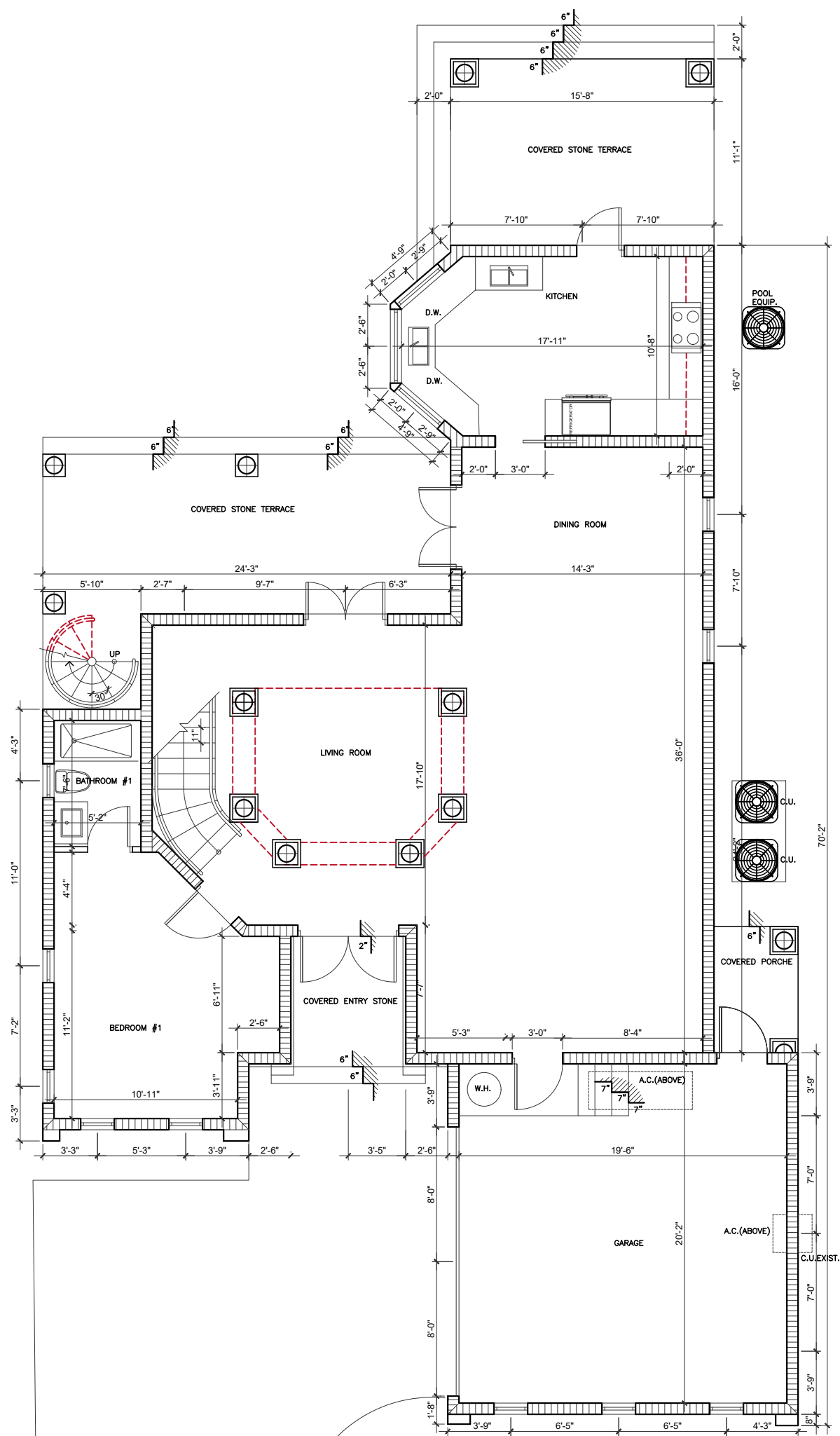
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-4



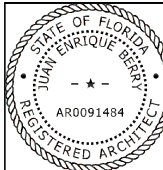
WALL LEGEND

- EXISTING CONCRETE MASONRY WALL
- PROPOSED CONCRETE MASONRY WALL
- EXISTING STANDARD INTERIOR DRYWALL PARTITION
- PROPOSED STANDARD INTERIOR DRYWALL PARTITION
- EXISTING TO BE DEMOLISHED

EXISTING GROUND FLOOR PLAN 1/8"=1'-0"



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry
Digitally signed by
Juan E. Berry
Date: 2024.05.20
13:43:28 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

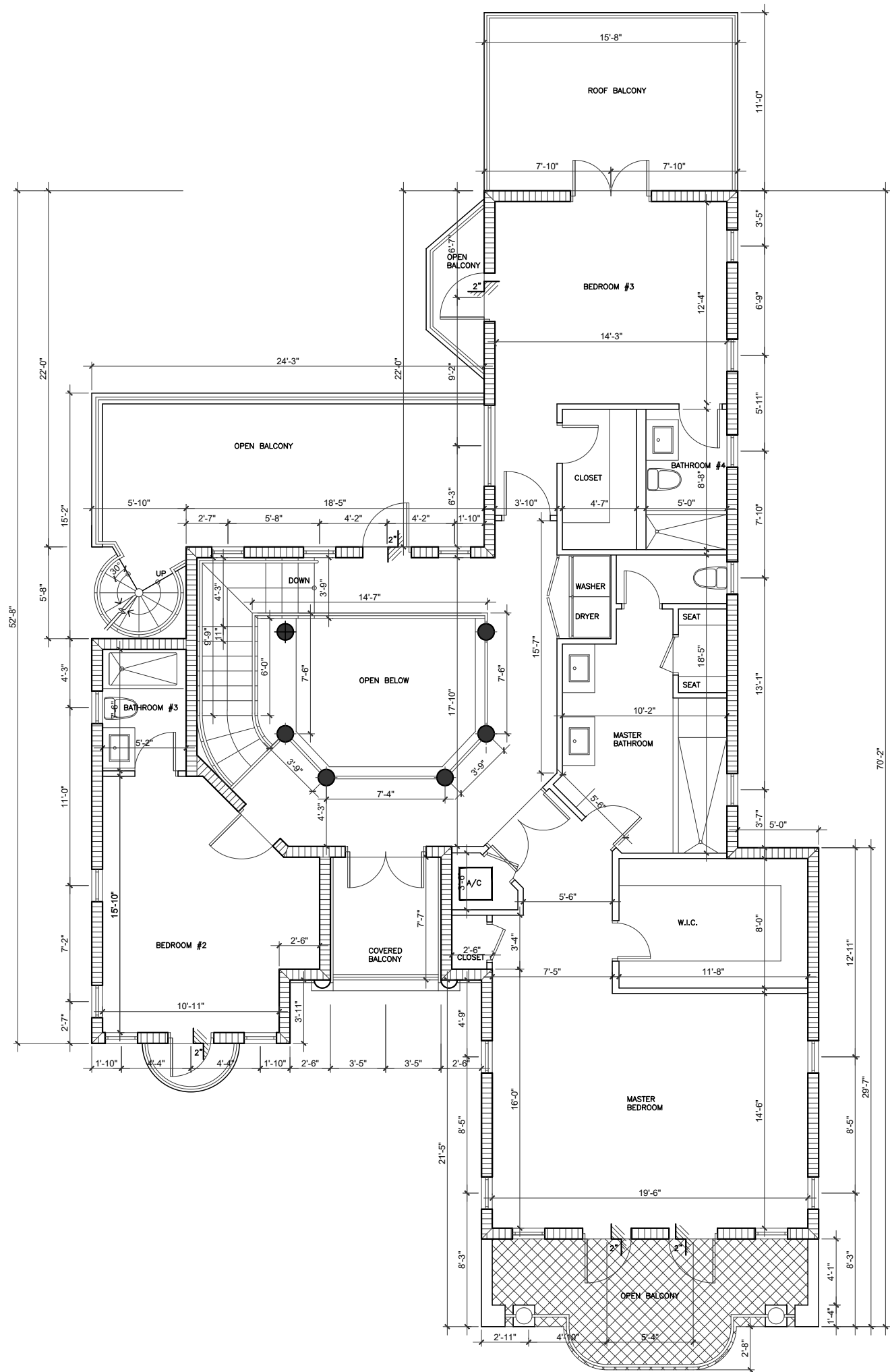
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-5



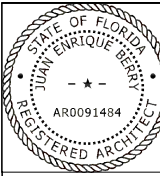
WALL LEGEND

[Pattern: Dashed lines]	EXISTING CONCRETE MASONRY WALL
[Pattern: Cross-hatch]	PROPOSED CONCRETE MASONRY WALL
[Pattern: Solid line]	EXISTING STANDARD INTERIOR DRYWALL PARTITION
[Pattern: Dotted line]	PROPOSED STANDARD INTERIOR DRYWALL PARTITION
[Pattern: Red diagonal lines]	EXISTING TO BE DEMOLISHED

EXISTING SECOND FLOOR PLAN 1/8"=1'-0"



2840 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4684
juanberrydesign@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E. Berry
Digitally signed by Juan E. Berry
Date: 2024.05.20 13:43:44 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

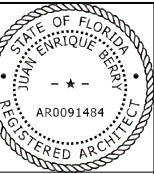
A-6



- EXISTING ROOF PLAN 1/8"=1'-0"**



840 S. BAYSHORE DRIVE
LDG. A SUITE 301
MIAMI FLORIDA 33133
TEL 305 310 4684
ambdarchitect@GMAIL.COM



Juan E. Berry R.A.
FL Lic. 0091484

Juan E
Berry

Digitally signed by
Juan E Berry
Date: 2024.05.20
13:43:58 -04'00'

PRIVATE RESIDENCE RENOVATION

ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

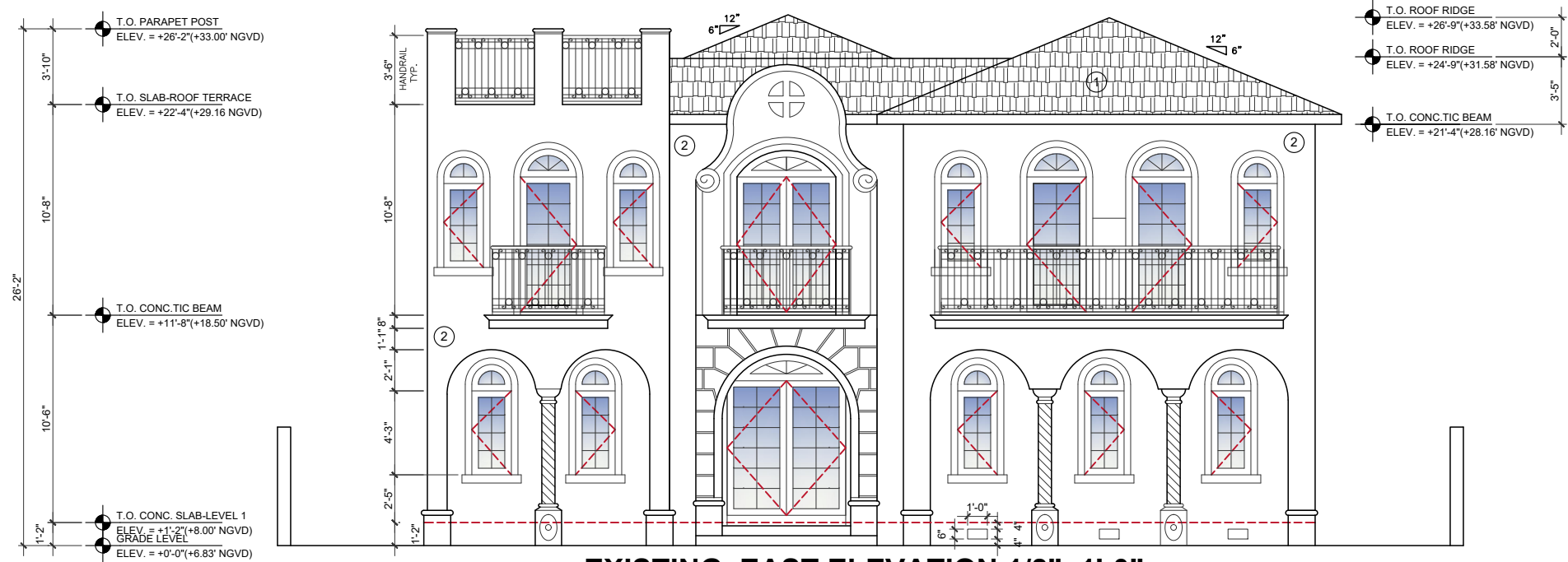
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose whatsoever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

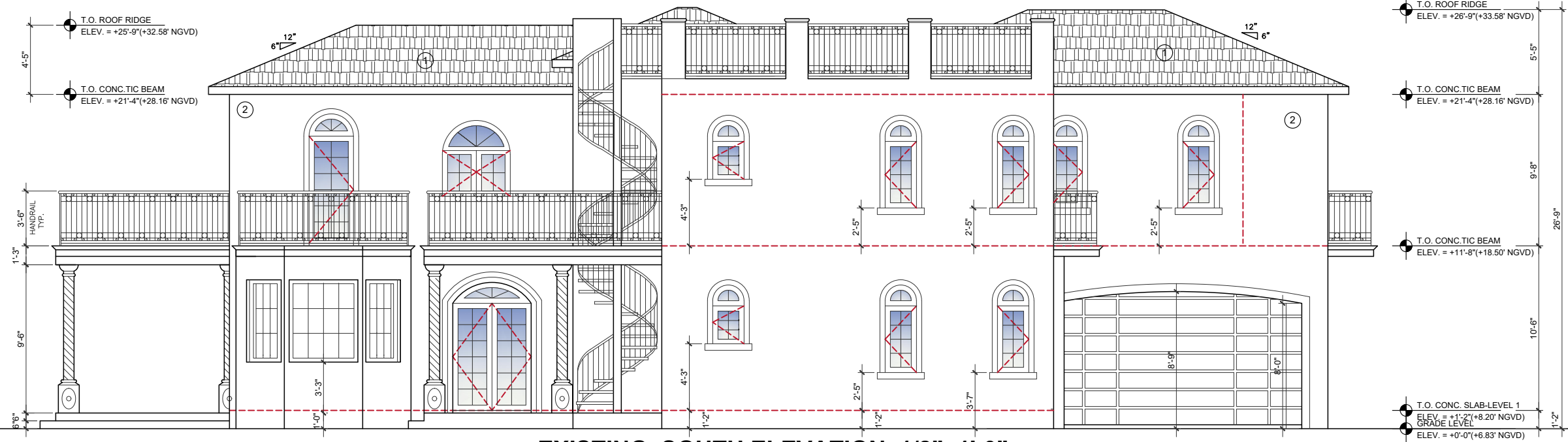
PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-7



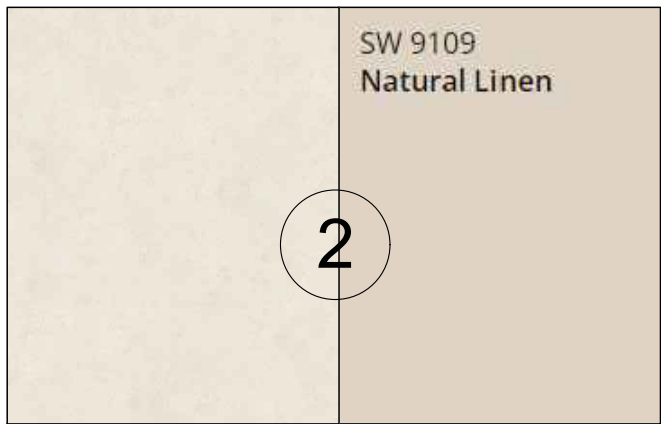
EXISTING EAST ELEVATION 1/8"=1'-0"



EXISTING SOUTH ELEVATION 1/8"=1'-0"



ROOF TILE
TO MATCH EXISTING



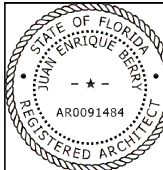
STUCCO + APPROVED COLOR PAINT
TO MATCH EXISTING



PROPOSED WINDOWS
TO MATCH EXISTING



2640 S. BAYSHORE DRIVE
BLDG. A SUITE 301
MIAMI, FLORIDA 33133
TEL 305.310.4884
jumbodesignstudio@gmail.com



Juan E. Berry R.A.
FL Lic. 0091484

Juan E Berry

Digitally signed by
Juan E Berry
Date: 2024.05.20
13:44:13 -04'00'

PRIVATE RESIDENCE RENOVATION
ADDRESS: 2334 ALTON ROAD,
MIAMI BEACH, FL 33140

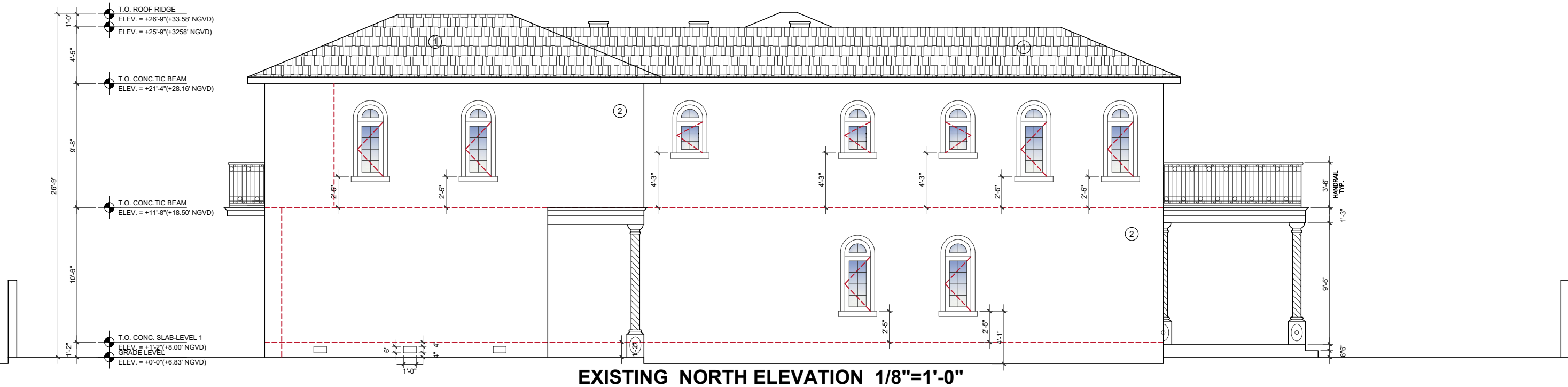
ARCHITECTURE
PLANNING
INTERIORS

All ideas design arrangements and plans indicated or represented by this drawings are owned by and the property of this office and were created, evolved and developed for use on and in connection with the specified project. None of such ideas design arrangements or plans shall be used by or disclosed to any person firm or corporation for any purpose what soever without the expressly written permission of Berry Design Studio Inc. or Juan E. Berry R.A.

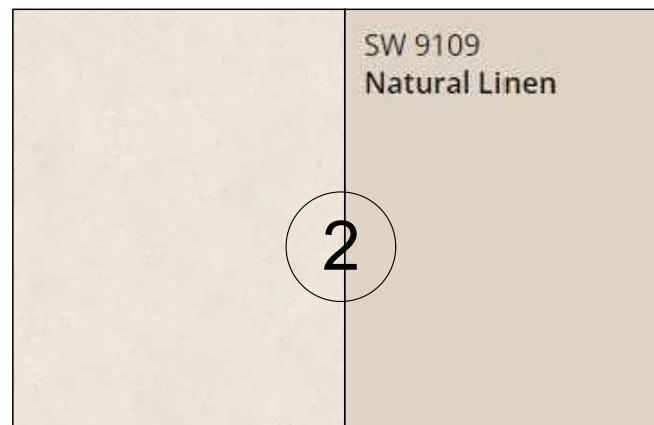
PROJECT NO.
2131
DATE
10/28/2021
REVISIONS

SHEET NO

A-8



ROOF TILE
TO MATCH EXISTING



STUCCO + APPROVED COLOR PAINT
TO MATCH EXISTING



PROPOSED WINDOWS
TO MATCH EXISTING