

7801 ATLANTIC

7801 ATLANTIC WAY,
MIAMI BEACH, FL. 33141

FINAL SUBMITTAL
DECEMBER, 8TH. 2023

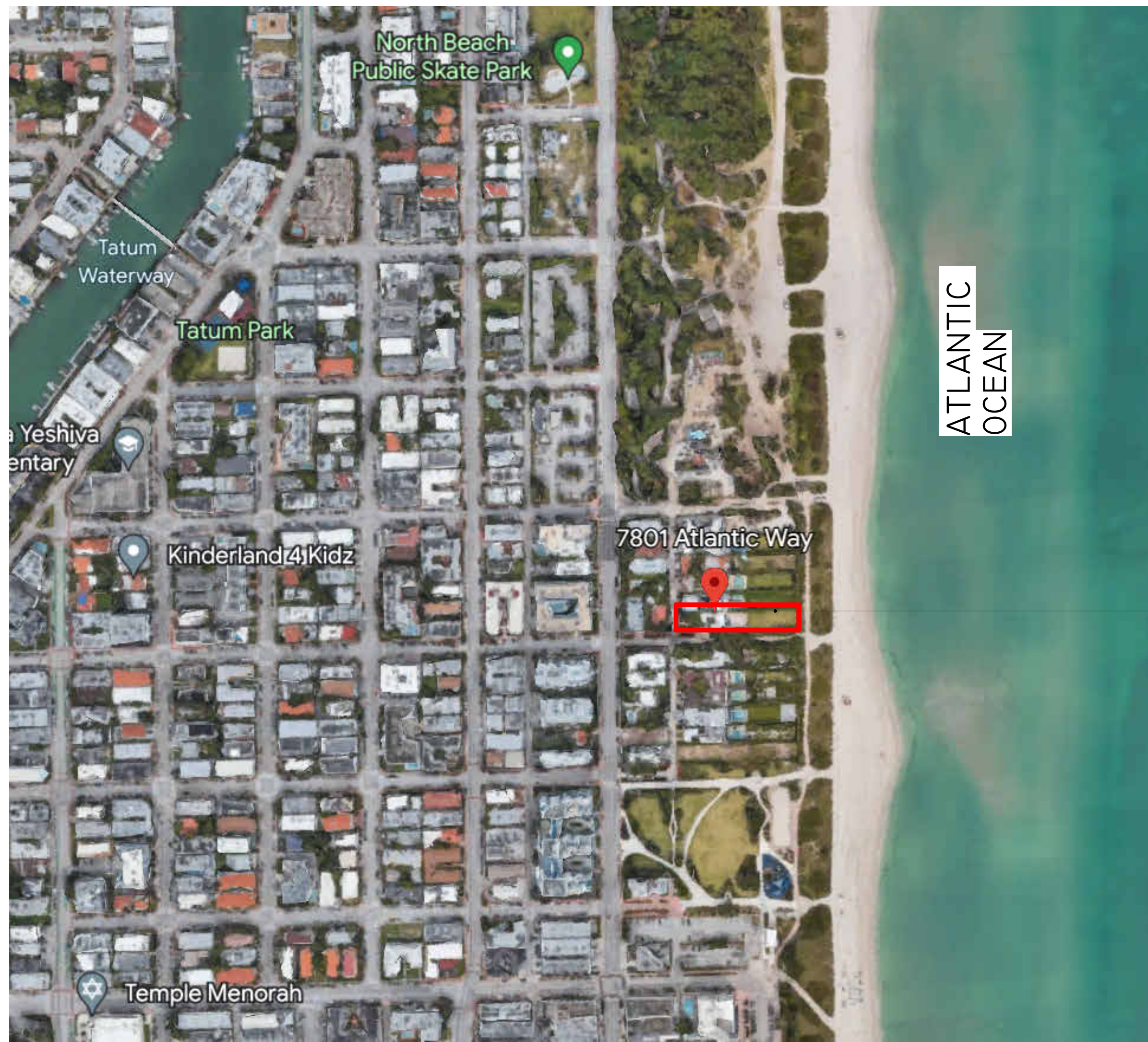


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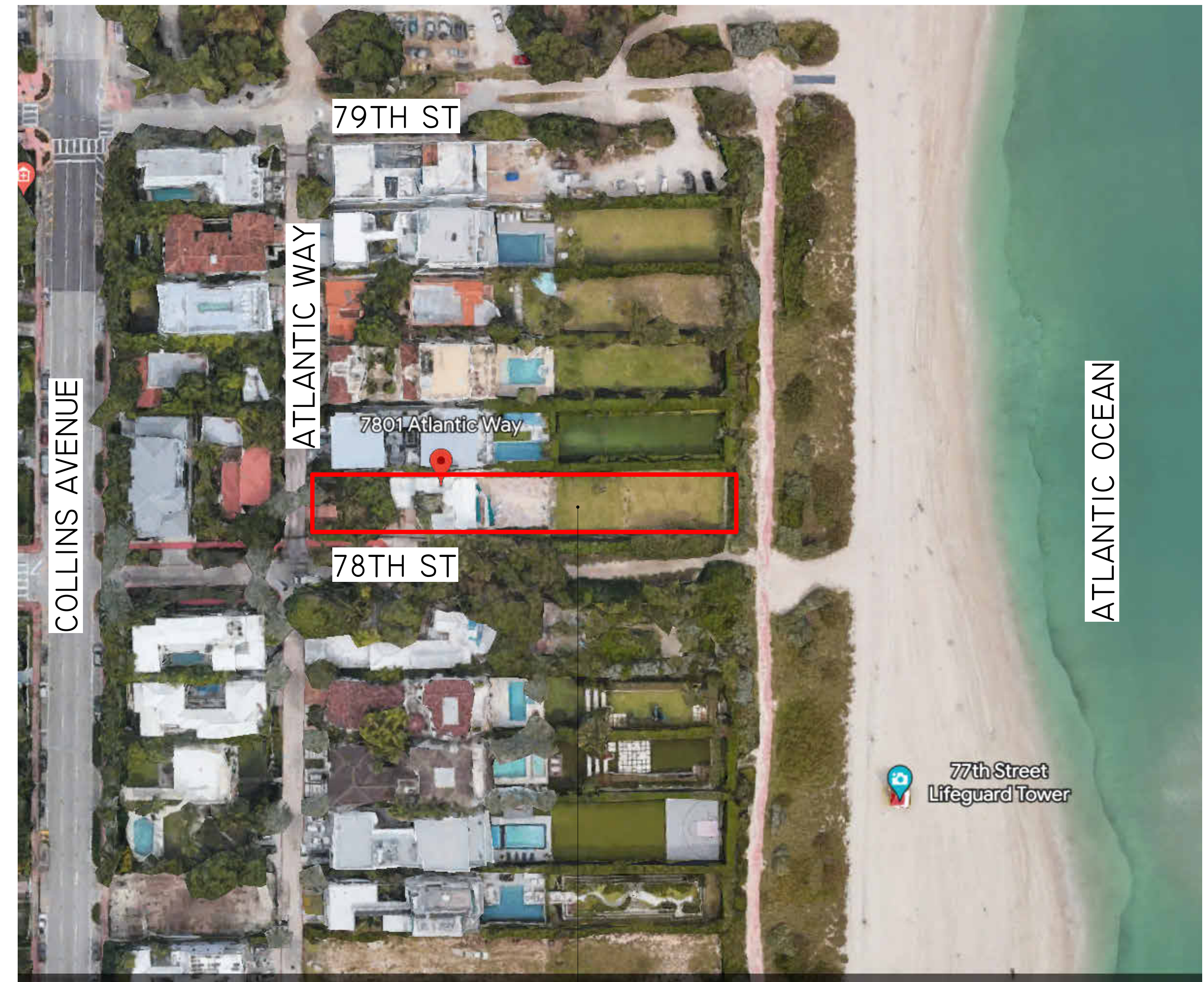
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Firm License No. AA26002883
18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162
305.501.5013
www.sdhstudio.com

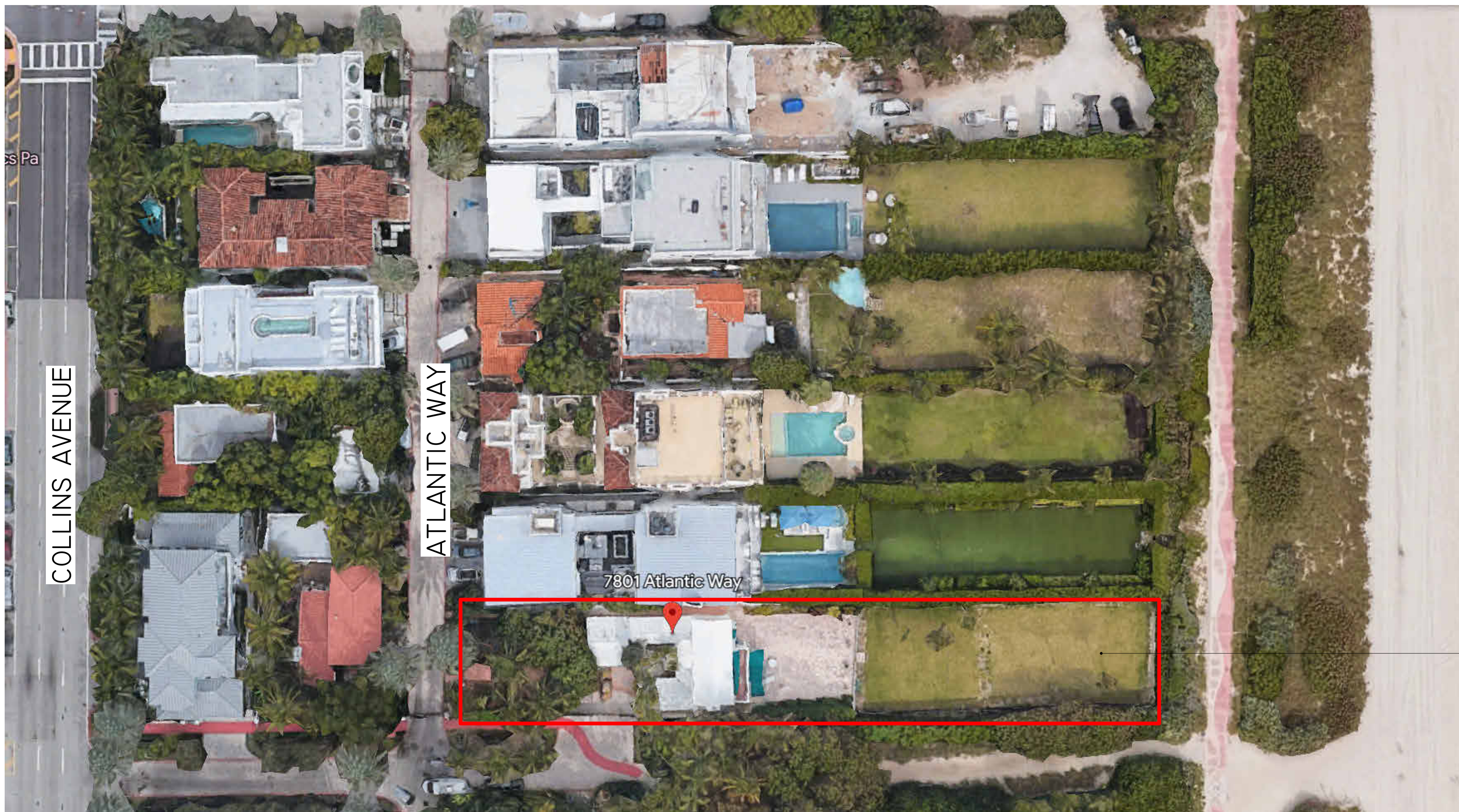
SDH_STUDIO
ARCHITECTURE + DESIGN



SUBJECT LOCATION
7801 ATLANTIC WAY
MIAMI BEACH, FL. 33141



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SDH STUDIO

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STEPHANE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

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NOTES/COMMENTS

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AERIAL VIEWS

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A-003



CONTEXTUAL IMAGE - 1



CONTEXTUAL IMAGE - 2



CONTEXTUAL IMAGE - 3



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



KEY DIRECTIONAL PLAN

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CONTEXTUAL IMAGE - 1



CONTEXTUAL IMAGE - 2



CONTEXTUAL IMAGE - 3



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



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CONTEXTUAL IMAGE - 1



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CONTEXTUAL IMAGE - 5



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CONTEXTUAL IMAGE - 1



CONTEXTUAL IMAGE - 2



CONTEXTUAL IMAGE - 3



CONTEXTUAL IMAGE - 4



CONTEXTUAL IMAGE - 5



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7825 ATLANTIC WAY



7815 ATLANTIC WAY



7801 ATLANTIC WAY



BEACH ACCESS



7747 ATLANTIC WAY

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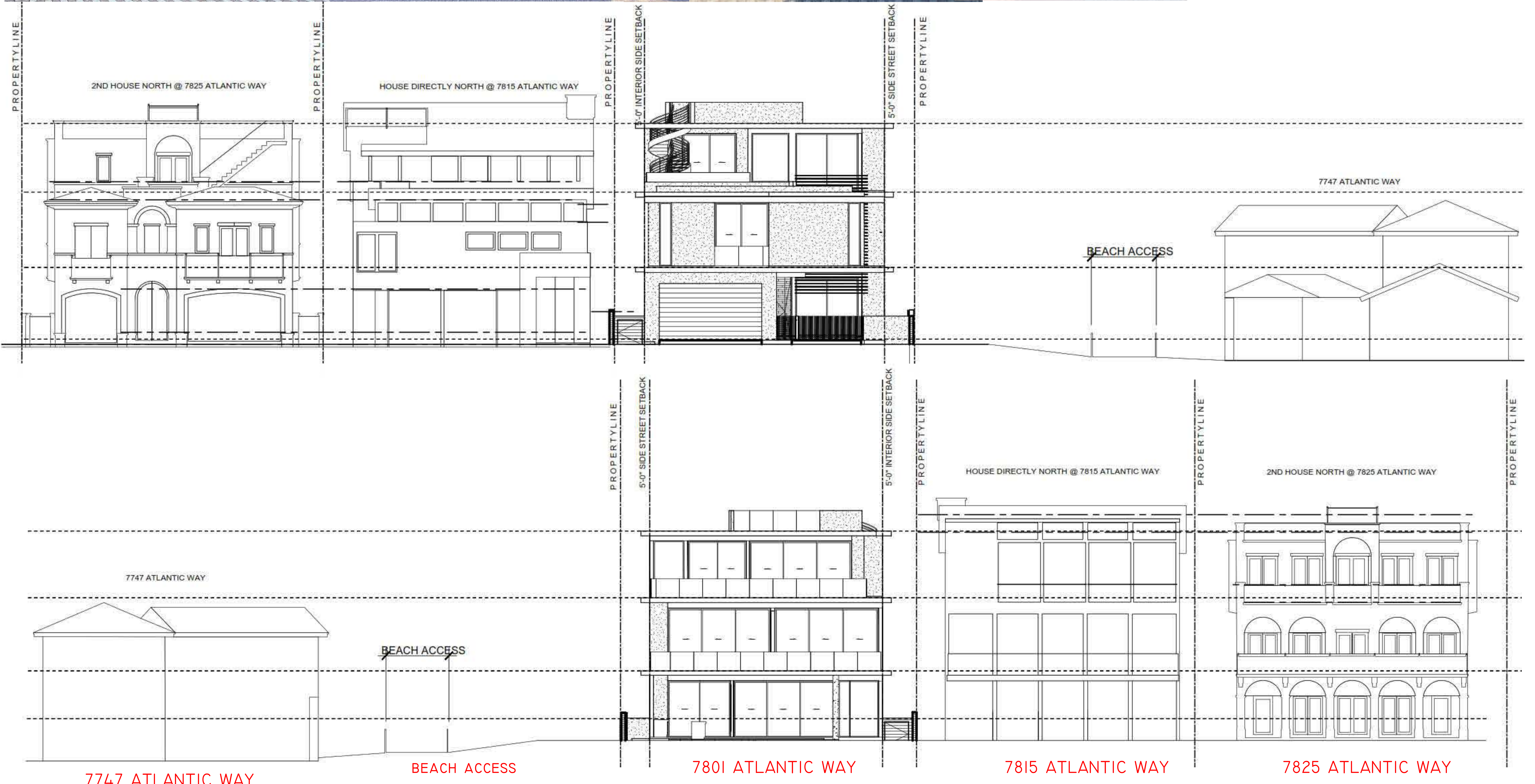
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EXISTING BUILDING STRUCTURE



PROPOSED BUILDING STRUCTURE



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EXISTING BUILDING STRUCTURE



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EXISTING BUILDING STRUCTURE

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EXISTING BUILDING STRUCTURE



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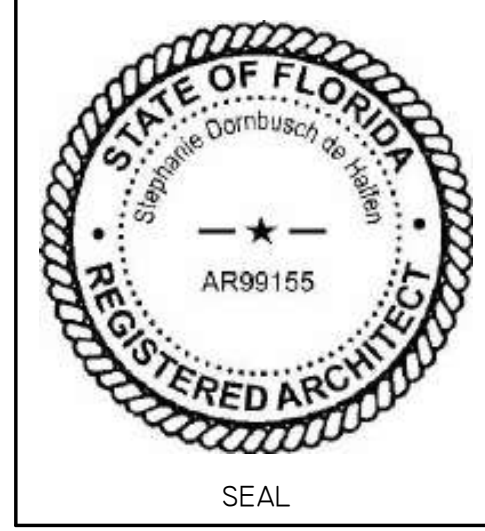
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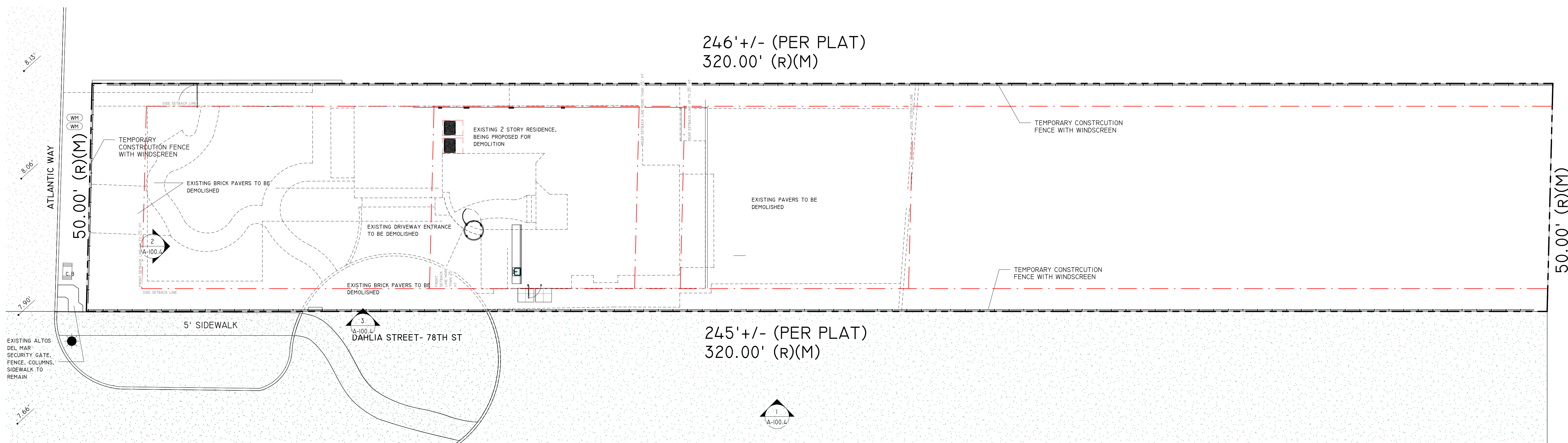
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PROPOSED DEMOLITION
 PLAN

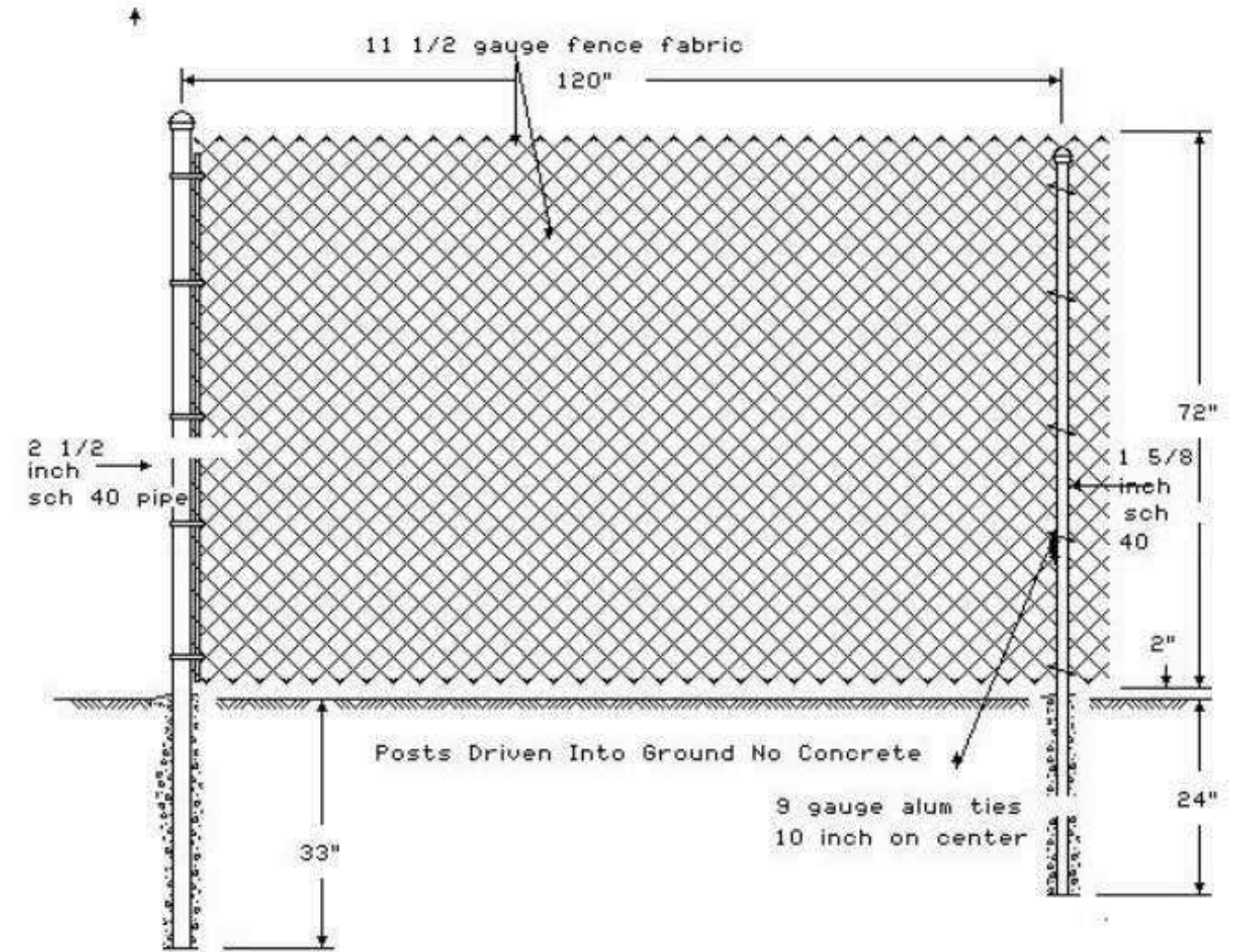
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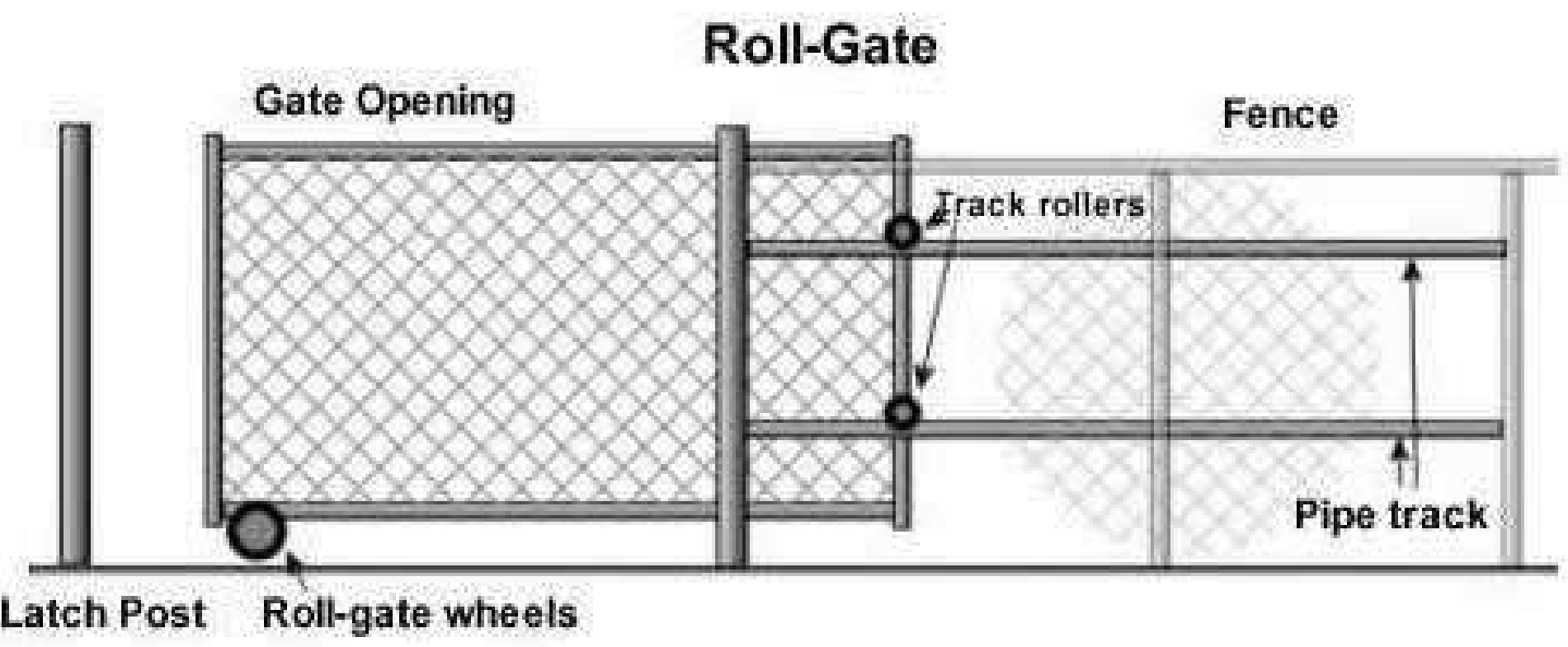
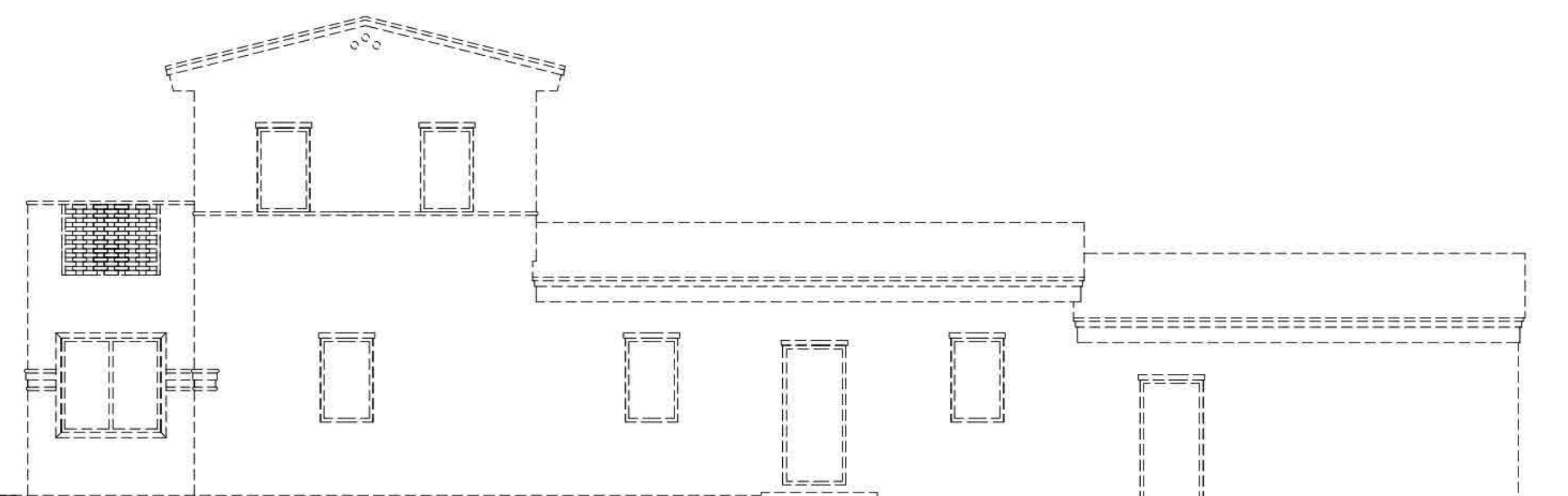
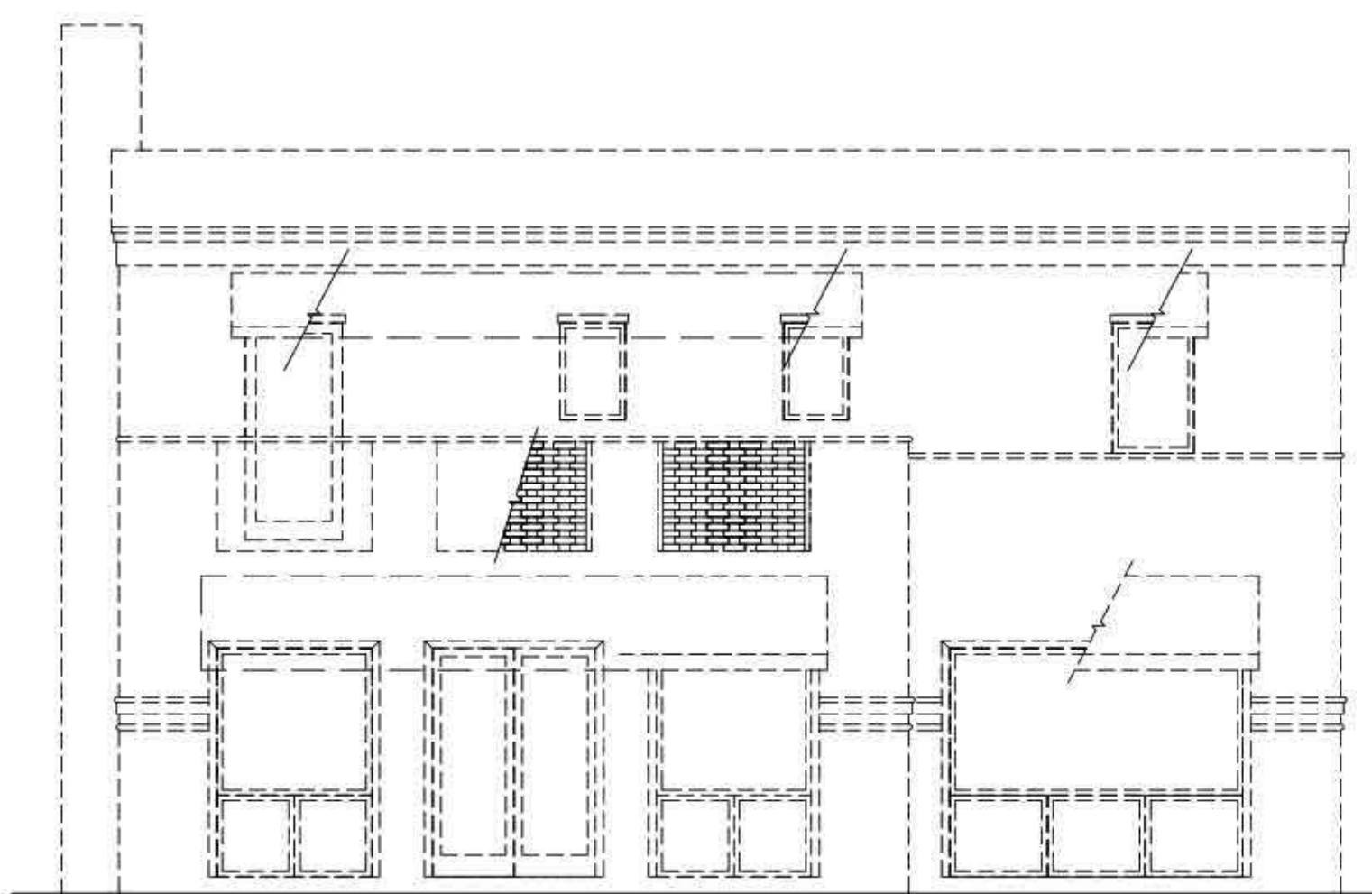
A-009



1 DEMOLITION PLAN
 3/32" = 1'-0"



NOTE: ALL FENCE TO HAVE WINDSCREEN!





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BUILDING CONFIGURATION (ALTOS DEL MAR)		
FRONT SETBACK	PERMITTED	PROVIDED
UP TO 25' IN BUILDING HEIGHT	12'-0"	12'-0"
GREATER THAN 25' IN BUILDING HEIGHT	75'-0"	77'-6"
REAR SETBACK		
UP TO 25' IN BUILDING HEIGHT	130'-0"	130'-0"
GREATER THAN 25' IN BUILDING HEIGHT	140'-0"	140'-7"
SIDE YARD (STREET)	5'-0"	5'-1"
SIDE YARD (INTERIOR)	5' OR 10% OF LOT WIDTH, W/EVER IS GREATER.	5'-3"
POOL SETBACK	80'-0"	80'-0"
HEIGHT LIMITATION	37'-0" MEASURED FROM GRADE	37'-0" MEASURED FROM GRADE
FLOOD DESIGN		
FLOOD ZONE	AE = 8'-0" NGVD	N/A
DESIGN FLOOD ELEVATION (DFE)	8'-0"+ 1'-0"= 9'-0" NGVD	9'-10" NGVD
LOWEST TOS OF HABITABLE SPACE (BFE)	N/A	21'-5" NGVD
HIGHEST ADJACENT GRADE ELEV.	N/A	9'-3" NGVD
LOWEST TOS ELEV. OF EQ. SERVICING THE BUILDING	9'-0" NGVD	9'-10" NGVD
LOWEST ADJACENT GRADE ELEV.	6.56' NGVD	7'-6" NGVD
ADJUSTED GRADE ELEV.	GRADE + MIN DFE/2	8.25'+9'/2= 8.62' NGVD
FIRM MAP NUMBER	N/A	I2086C0326L
FLOOD DESIGN CLASS AS PER ASCE/SEI 24-14 TABLE 1-1	N/A	2

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET			
Item # Project Information			
1	Address:	7801 ATLANTIC WAY, MIAMI BEACH, FLORIDA, 33141	
2	Folio number(s):	02-3202-004-0230	
3	Board and file numbers :		
4	Year built:	1935	Zoning District: RS-3
5	Base Flood Elevation:	8' NGVD	Grade value in NGVD: 8'-3" NGVD
6	Adjusted grade (Flood+Grade/2):	8.00'+8.25'/2= 8.12'	Free board: N/A
7	Lot Area:	15,995	
8	Lot width:	50'	Lot Depth: 320'(M)/245' PER PLAT
9	Max Lot Coverage SF and %:	30%= 4,799 SF	Proposed Lot Coverage SF and %: 22.55%= 3,608 SF
10	Existing Lot Coverage SF and %:	11.22%= 1,795 SF	Lot coverage deducted (garage-storage) SF: = 527 SF
11	Front Yard Open Space SF and %:	61%= 365 SF	Rear Yard Open Space SF and %: 83.05%= 7890 SF
12	Max Unit Size SF:	4,700 SF	Proposed Unit Size SF: = 4,673 SF
13	Existing First Floor Unit Size:	N/A SF	Proposed Main Floor Unit Size: 3,199 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and %: N/A
15			Proposed Second Floor Unit Size SF: 1,334 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 345 SF

Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17 Accessory Structure Side 1:	N/A	N/A	N/A	N/A
18 Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	N/A
19 Accessory Structure Rear:	N/A	N/A	N/A	N/A
20 Located within a Local Historic District?				Yes
21 Designated as an individual Historic Single Family Residence Site?				Yes
22 Determined to be Architecturally Significant?				No
23 Additional data or information must be presented in the format outlined in this section				No

SDH STUDIOS

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ARCHITECT P.A.
ARCH REG # 99155

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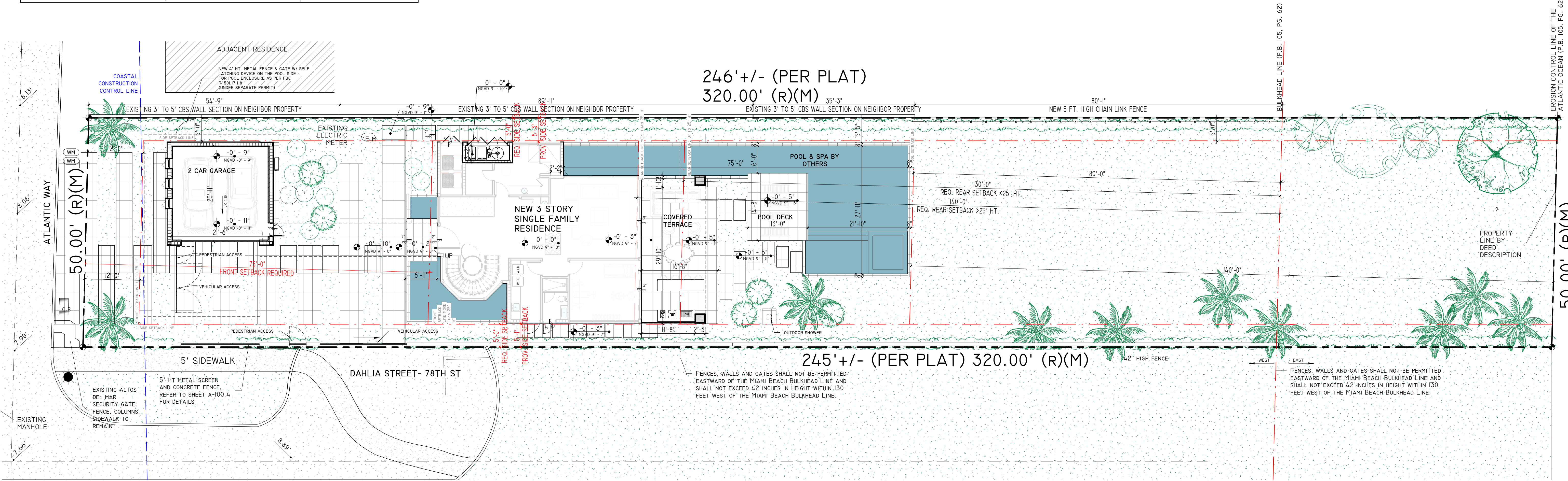
OWNER

STATE OF FLORIDA
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AR99155
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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN
3/32" = 1'-0"



APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

1. NEW 3 STORY SINGLE FAMILY RESIDENCE

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

LOT: 6 BLOCK: 5 PLAT BOOK: 31 PAGE: 40

HIGHEST CROWN OF ROAD ELEVATION: 8'-11" FLOOD ZONE: X/AE

AVERAGE OF CROW OF ROAD ELEVATION: 8'-3" BASE FLOOD: N/A / 8

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JORGE L. CABRERA PLS LIC.: 6487 FIELD WORK DATE: 11/01/19

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	21' - 5" NGVD	9' - 0" NGVD	9' - 0" NGVD(AVG)
MINIMUM	9'-0" NGVD		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)

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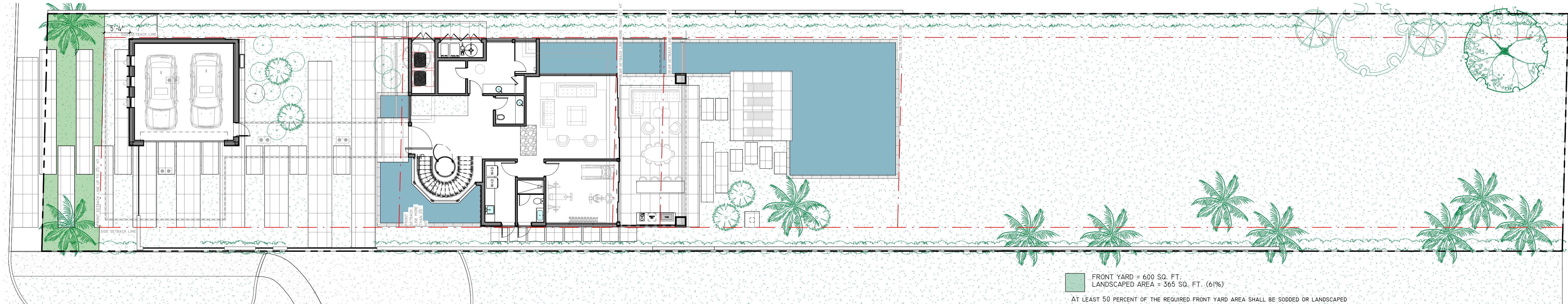
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OPEN SPACE AREA
 DIAGRAMS

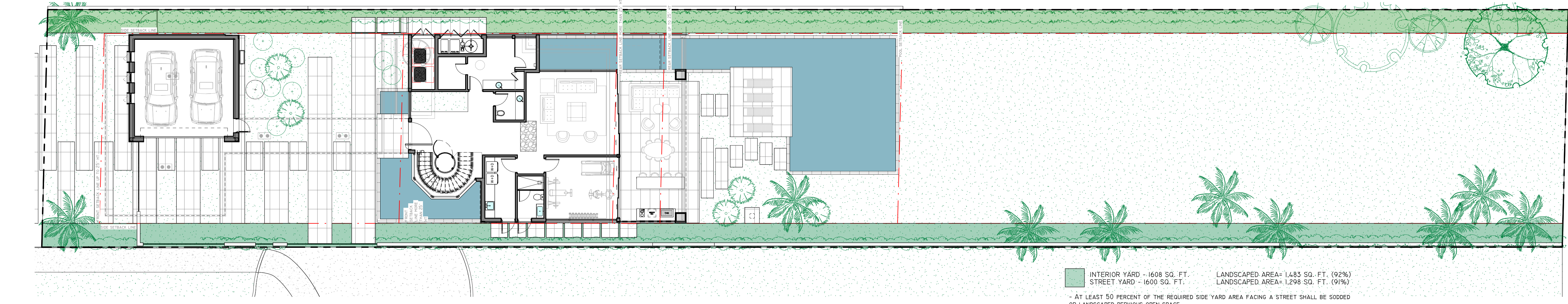
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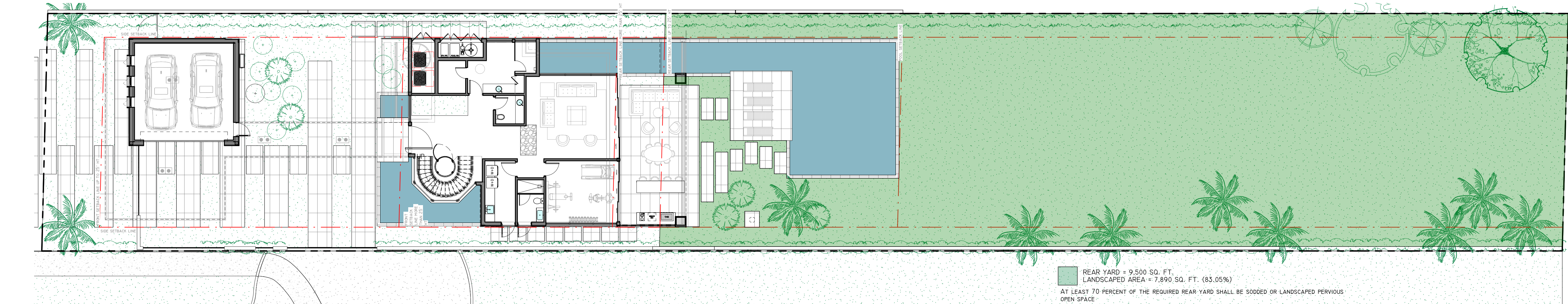
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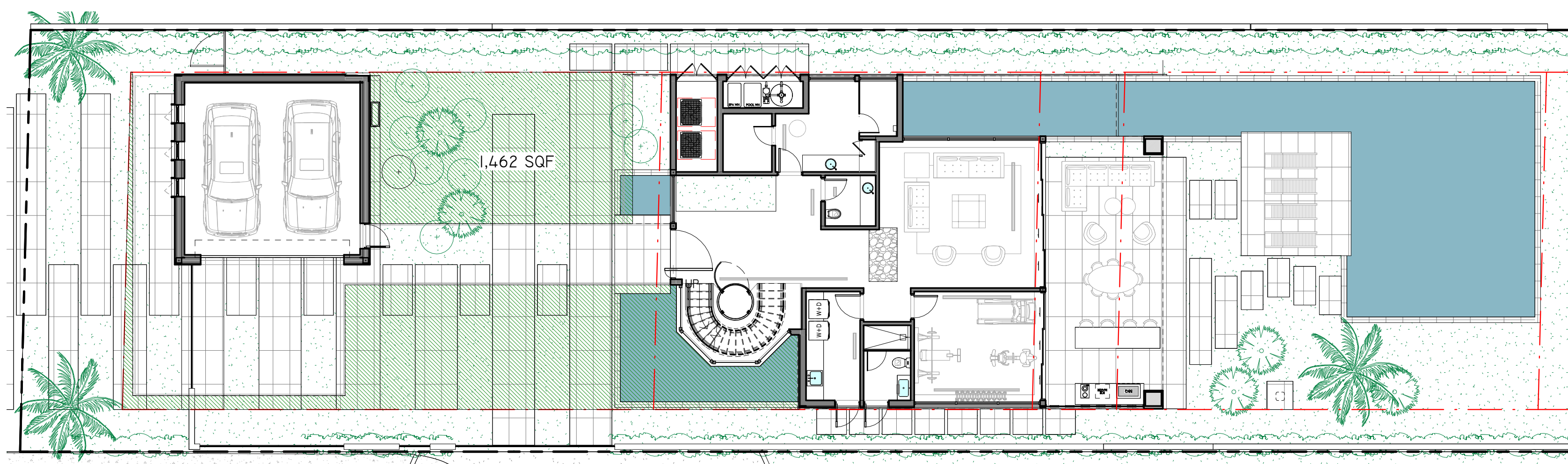
1 GROUND FLOOR
 3/32" = 1'-0"



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

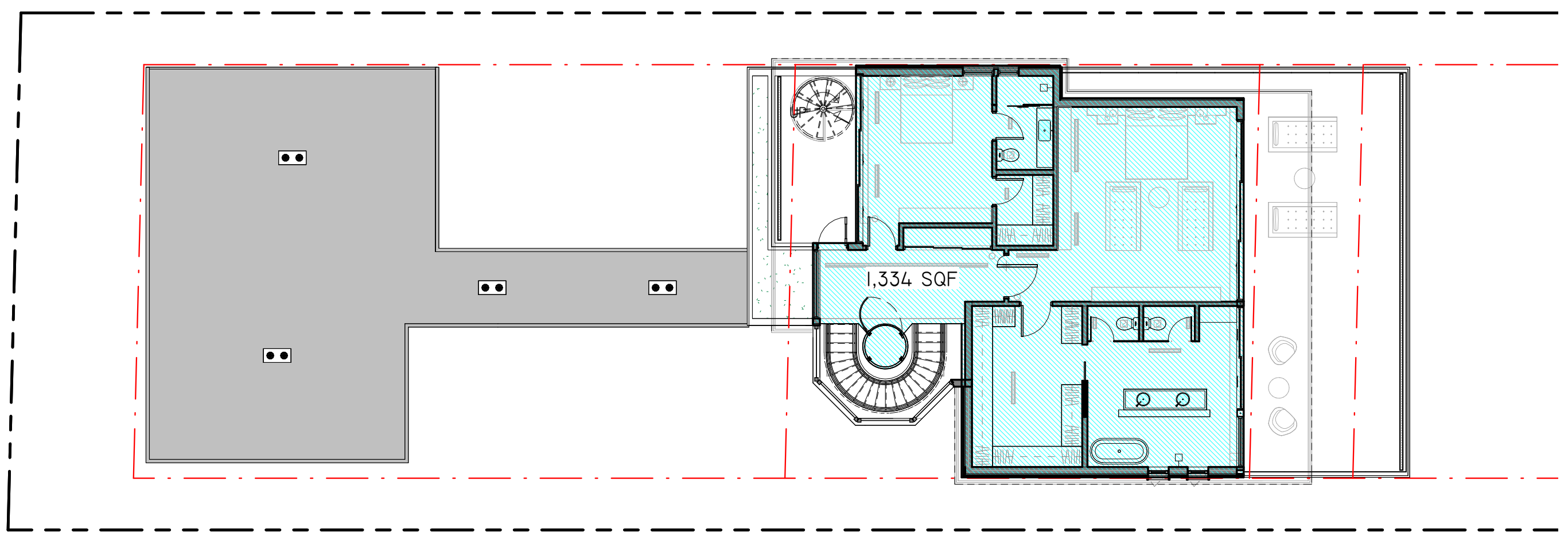


3 GROUND FLOOR
 3/32" = 1'-0"



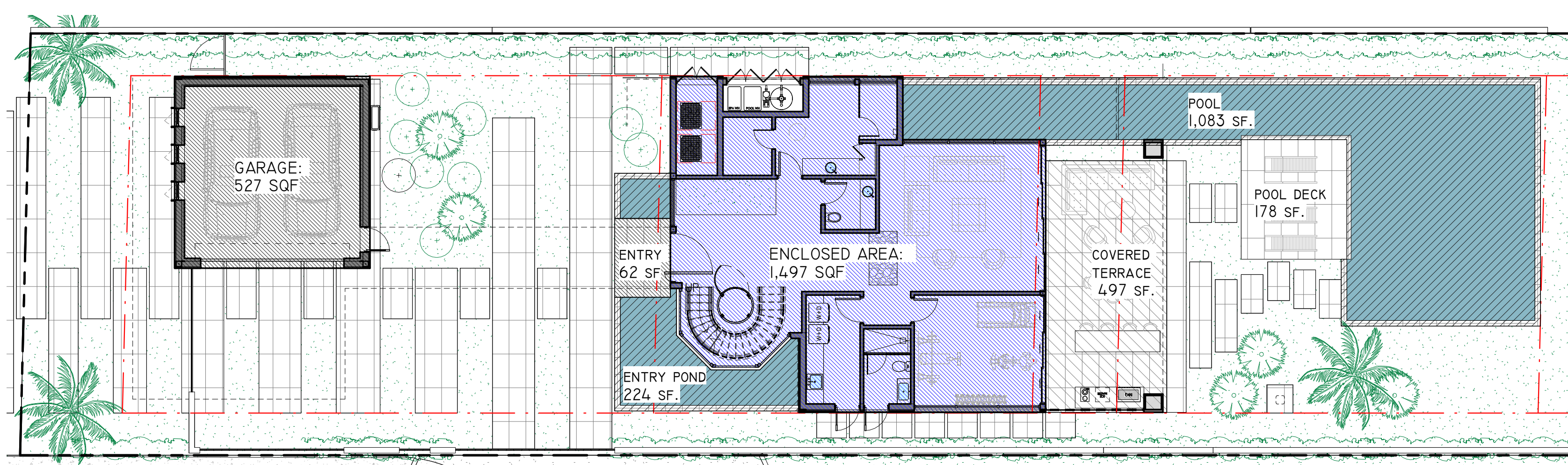
1 SQ. FT. OF GREEN AREA PER 1,461 SQ. FT. OF AREA ABOVE 25' IN HEIGHT. < 1,462 SQ. FT. GREEN AREA PROVIDED
 FOR EVERY ONE SQUARE FOOT OF FLOOR AREA ABOVE 25 FEET IN HEIGHT, THERE
 SHALL BE ONE SQUARE FOOT OF COURTYARD OR GARDEN SPACE, OPEN TO THE SKY,
 AT GROUND LEVEL WITHIN THE BUILDABLE AREA OF THE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

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



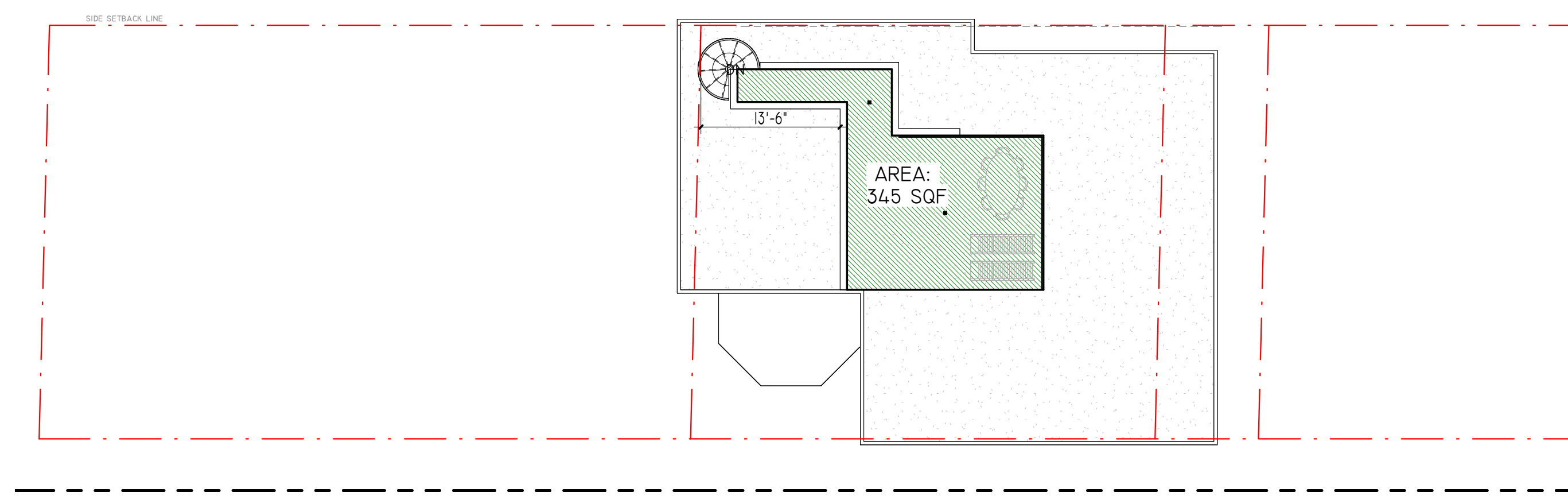
SECOND FLOOR A/C AREA

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



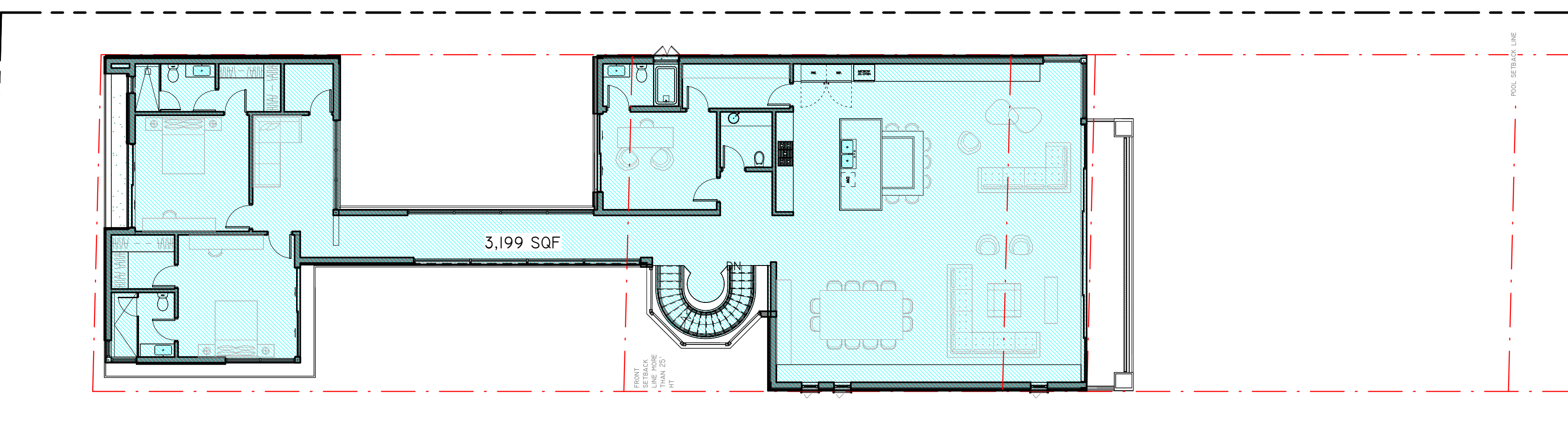
1,497 SQ. FT. < 1,700 SQ. FT. ALLOWED
 1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR
 STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE.

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



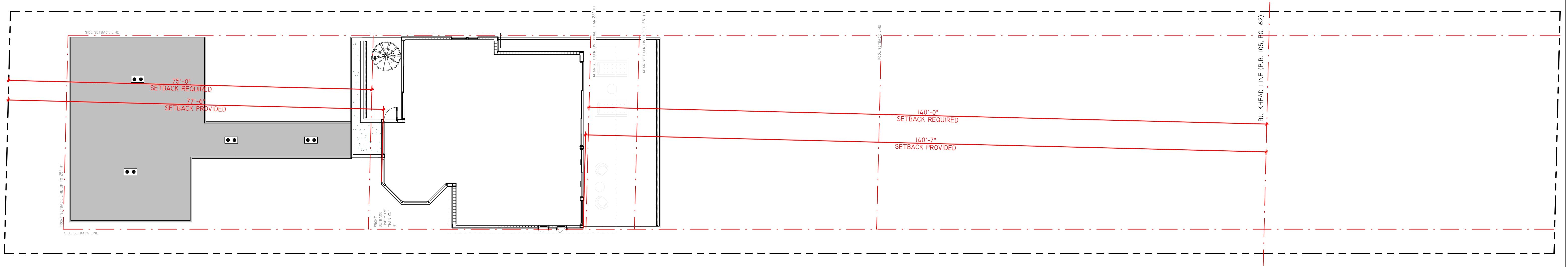
1,387 SQ. FT. FLOOR BELOW X 25% = 346 SQ. FT. ALLOWED
 345 SQ. FT. PROVIDED
 ROOF DECK SHALL NOT EXCEED A COMBINED DECK AREA OF 25 PERCENT OF THE
 ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW.

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

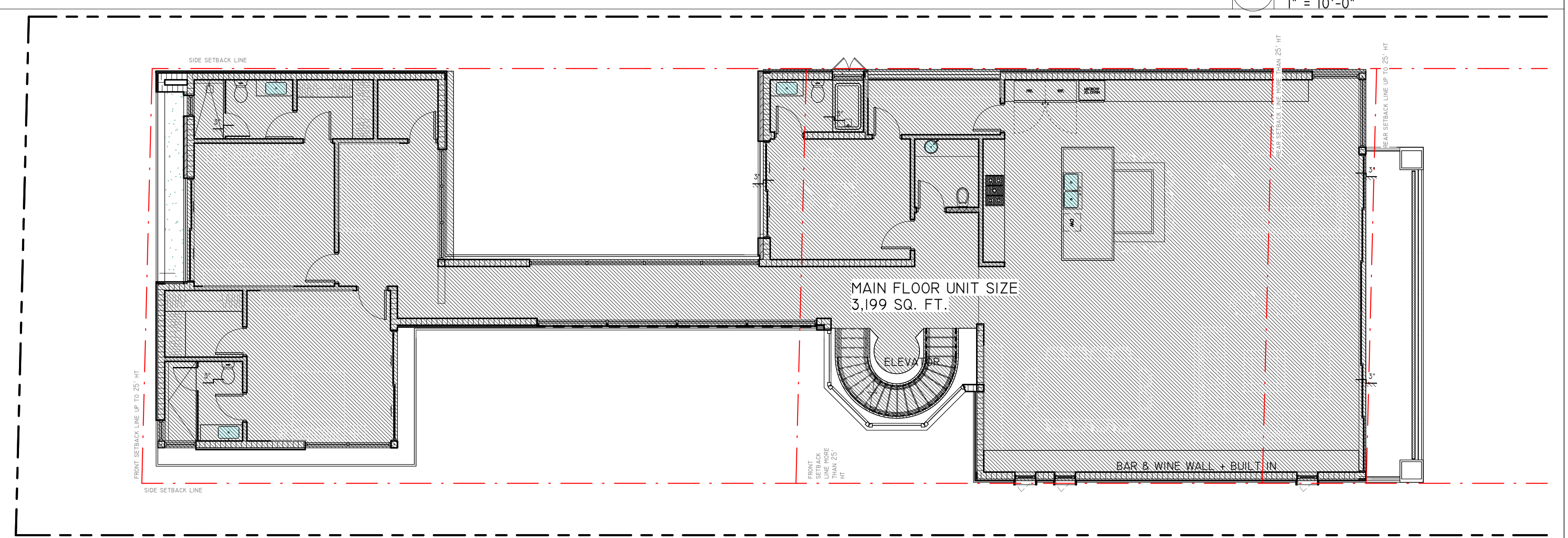


MAIN FLOOR A/C AREA

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



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

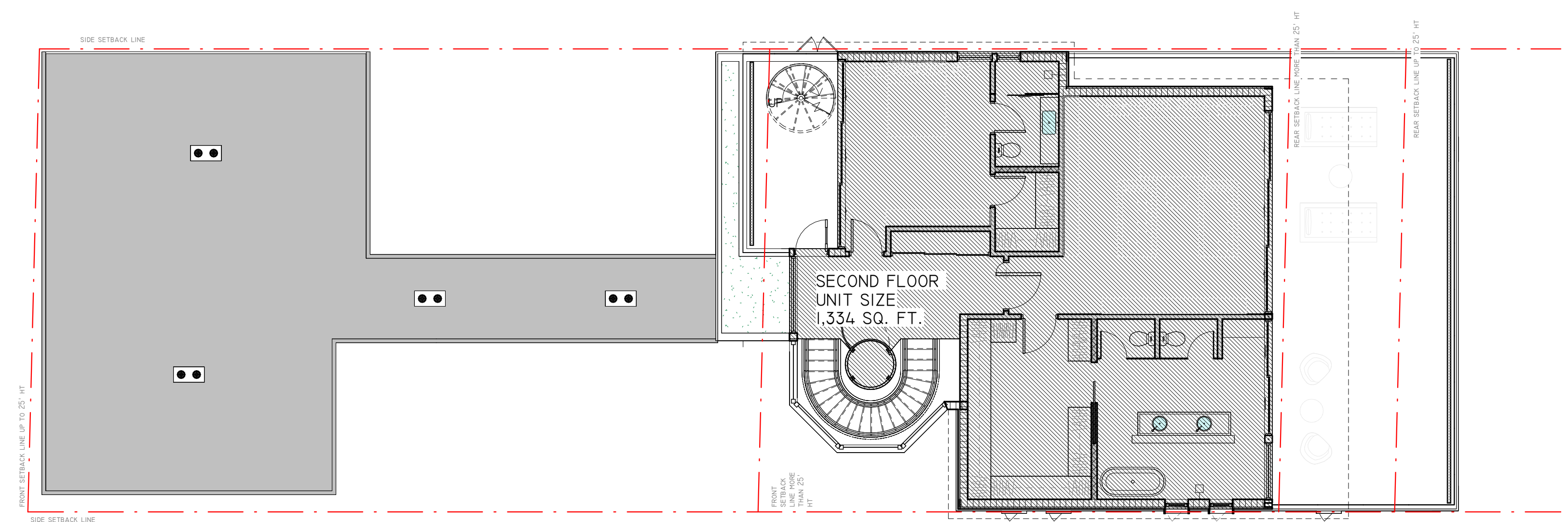


UNIT SIZE PROVIDED: 3,199 SQ. FT.
 - 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

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

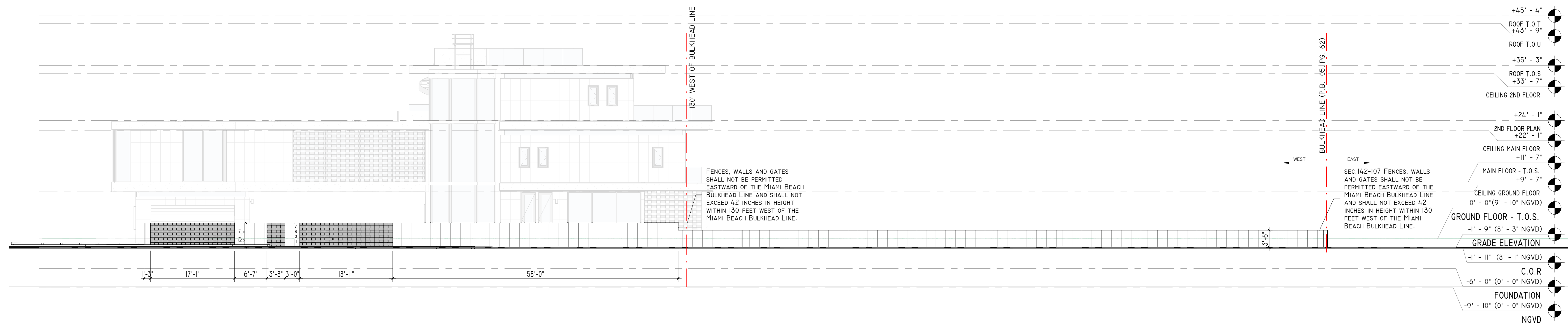
UNIT SIZE CALCULATION	
NOT INCLUDED	
GROUND FLOOR	NOT INCLUDED- NON HABITABLE SPACE
GARAGE	527 SQF < 600 SF - NOT INCLUDED
INCLUDED	
MAIN FLOOR	3,199 SF
SECOND FLOOR	1,334 SF
ROOF	
TOTAL HABITABLE FLOORS:	4,533 SF

- 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)

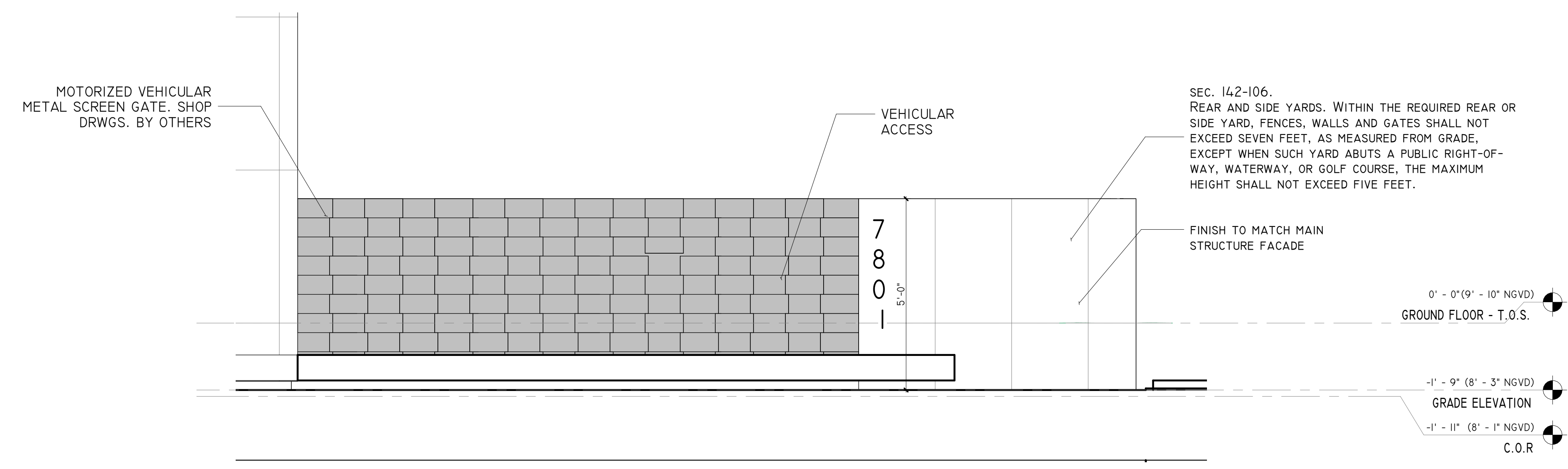


UNIT SIZE PROVIDED: 1,334 SQ. FT.
 - 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

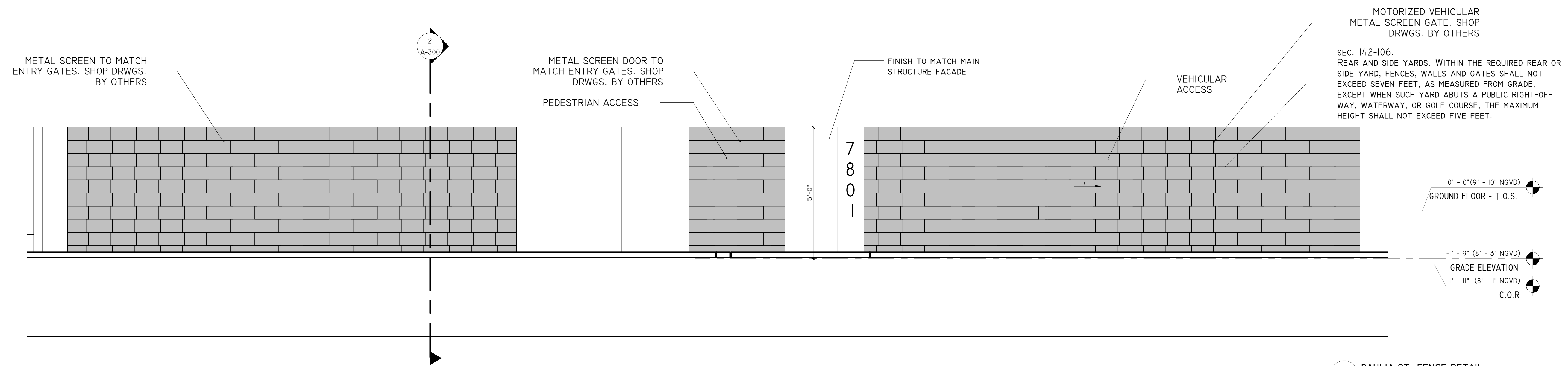
3 2ND FLOOR PLAN
 1/8" = 1'-0"



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



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



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

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FENCE ELEVATION/DETAILS

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1 3D VIEW 1



4 3D VIEW 4



2 3D VIEW 2



3 3D VIEW 3



5 3D VIEW 5

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ARCH REG# 99155

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SITE VIEWS

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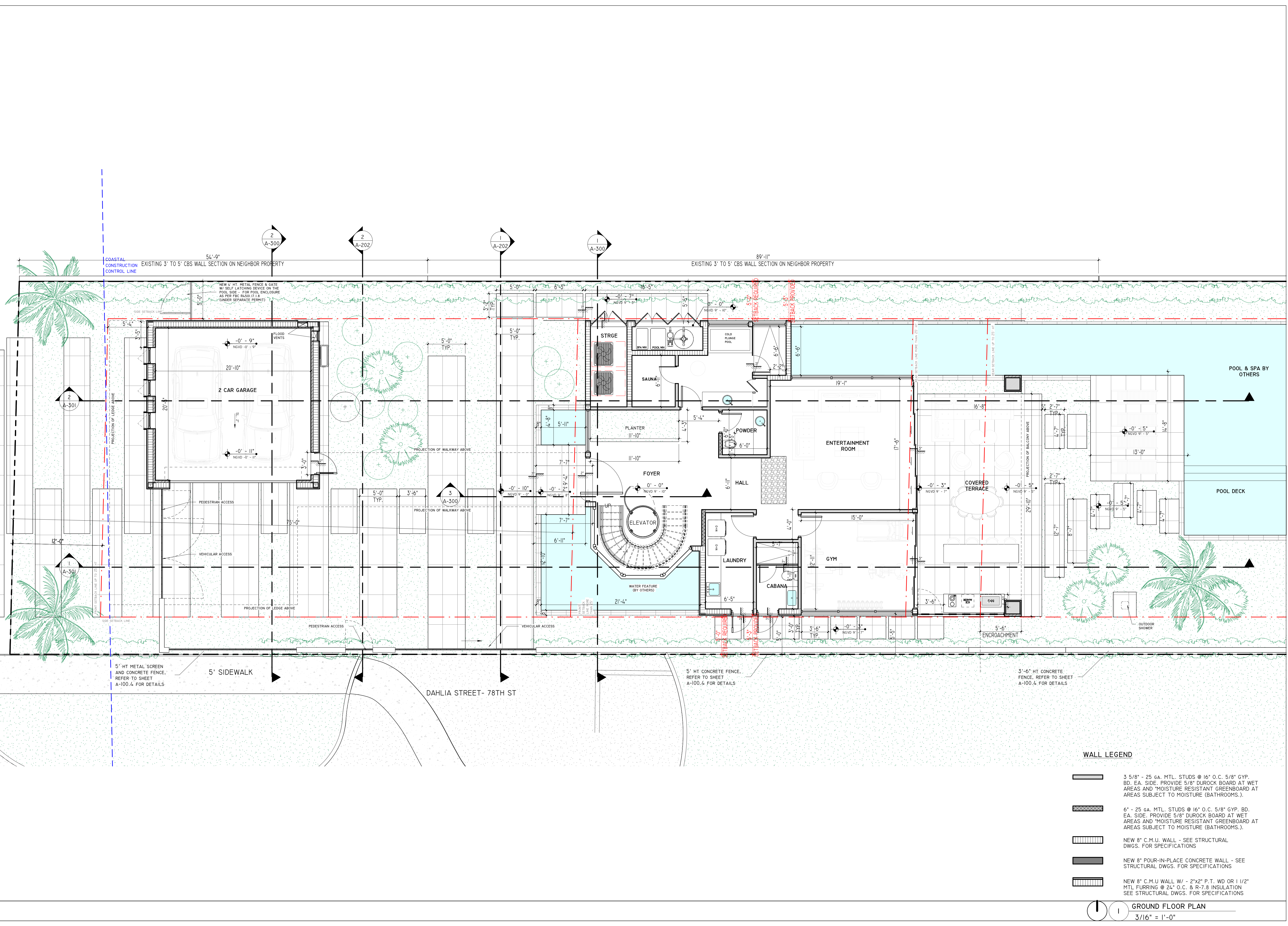
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GROUND FLOOR PLAN

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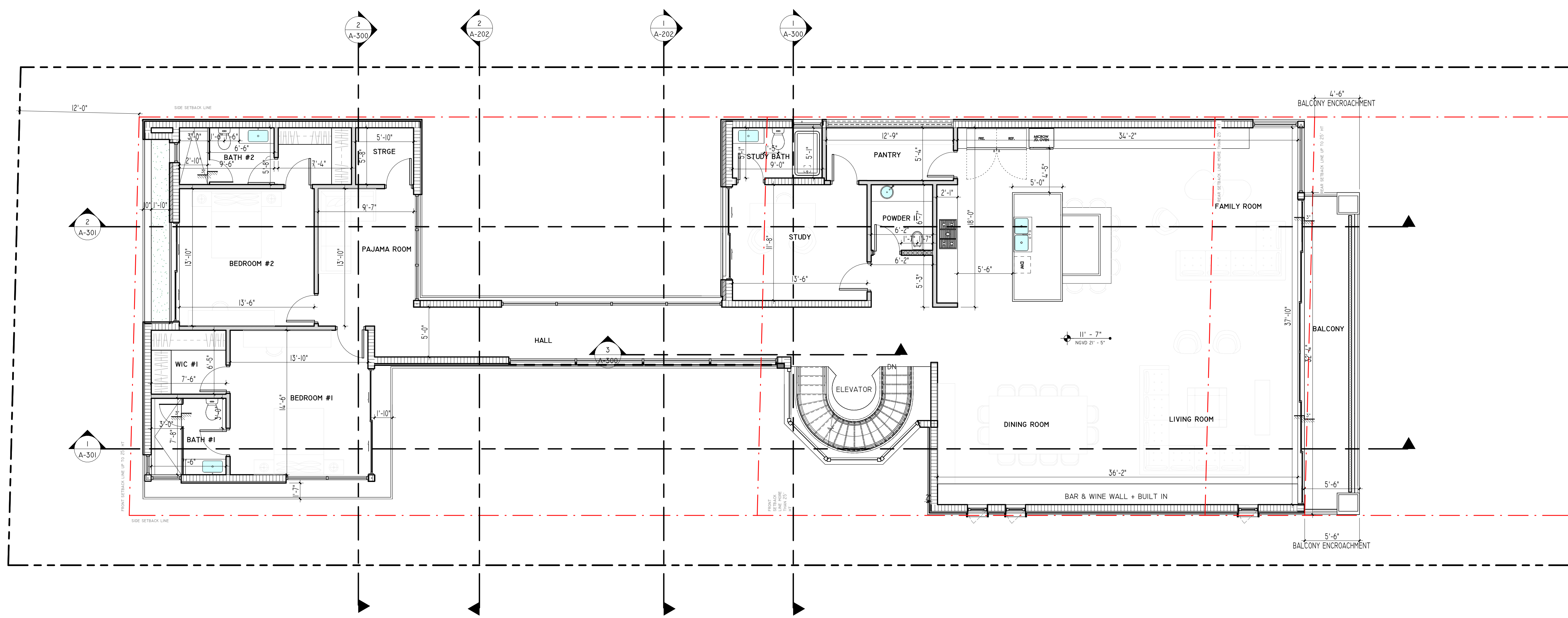
A-101



WALL LEGEND

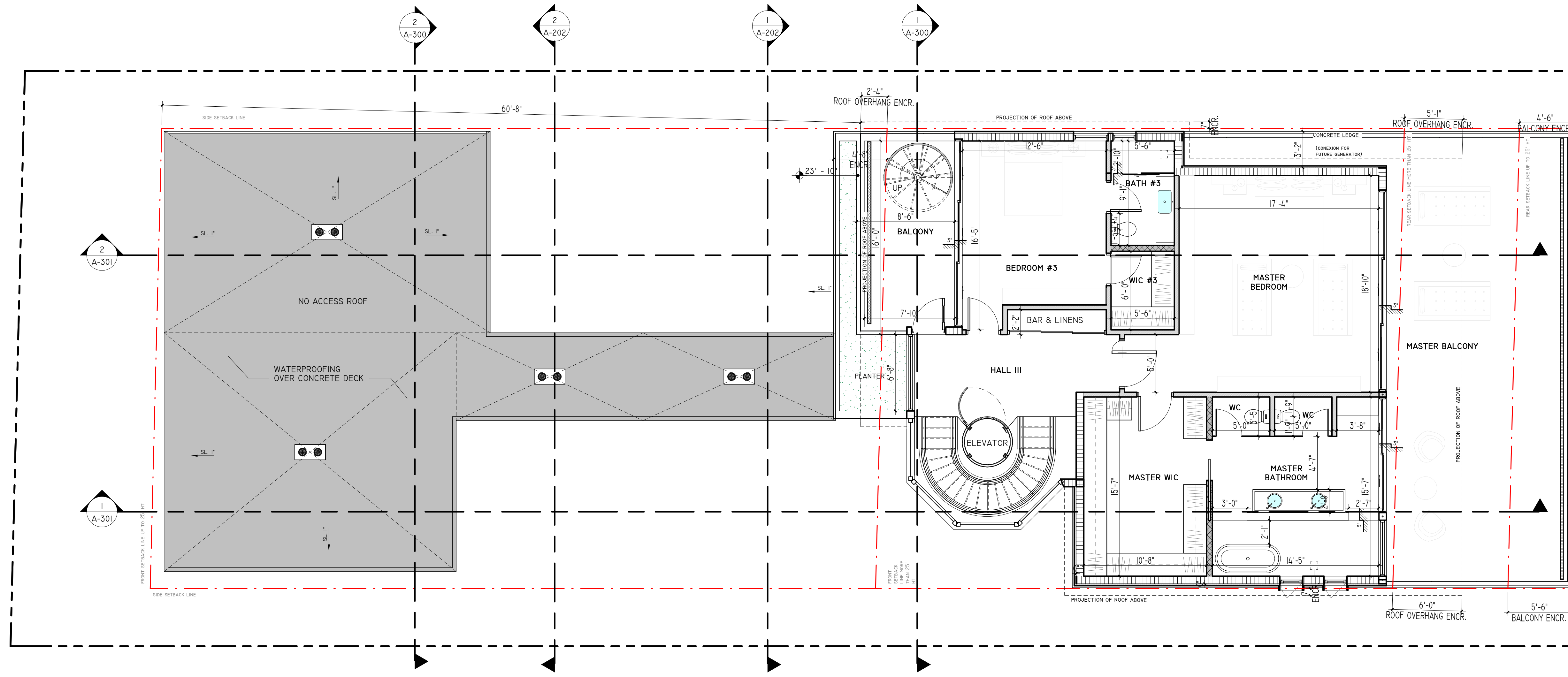
	3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
	6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT 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

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



WALL LEGEND

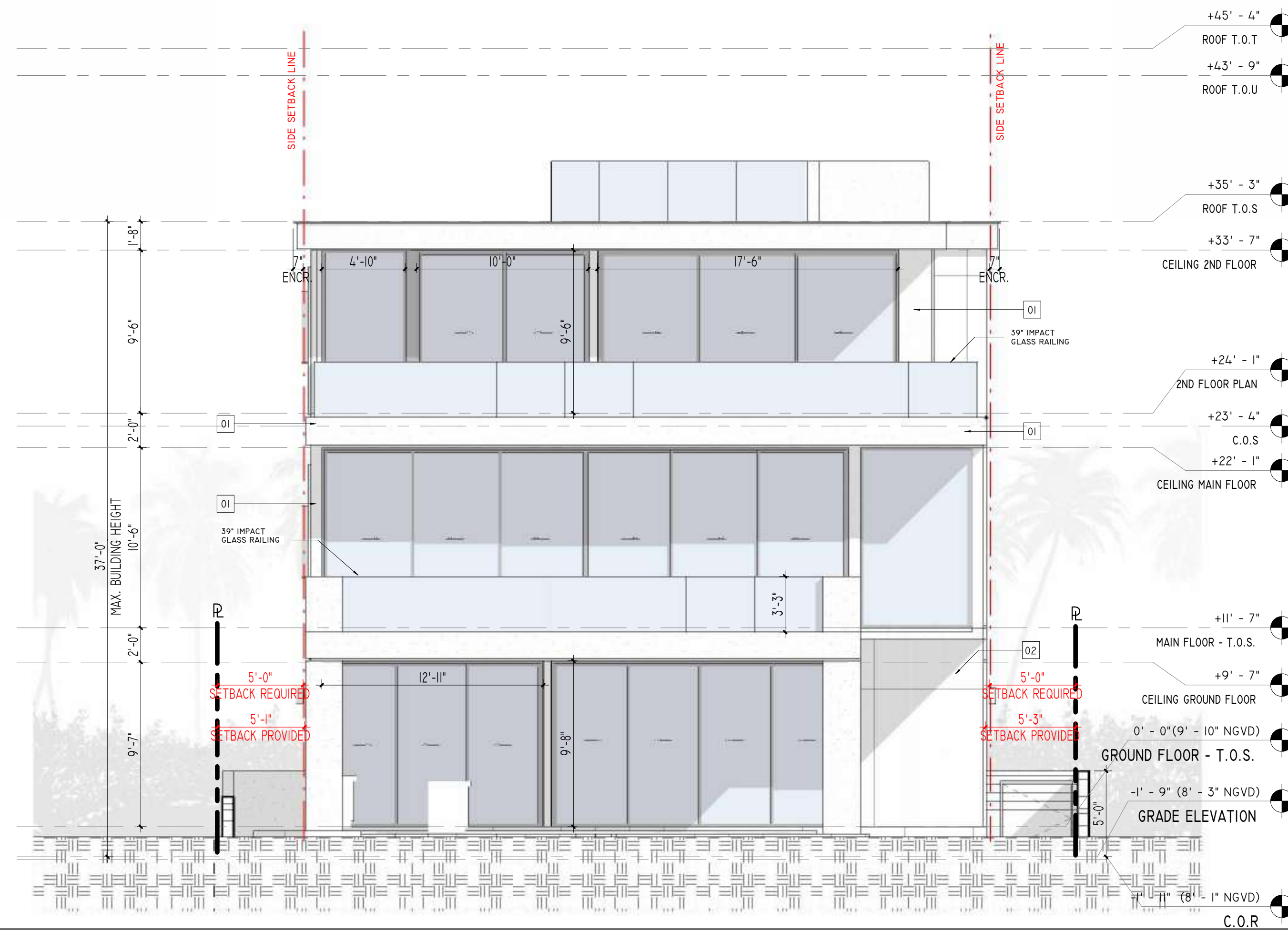
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
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- 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



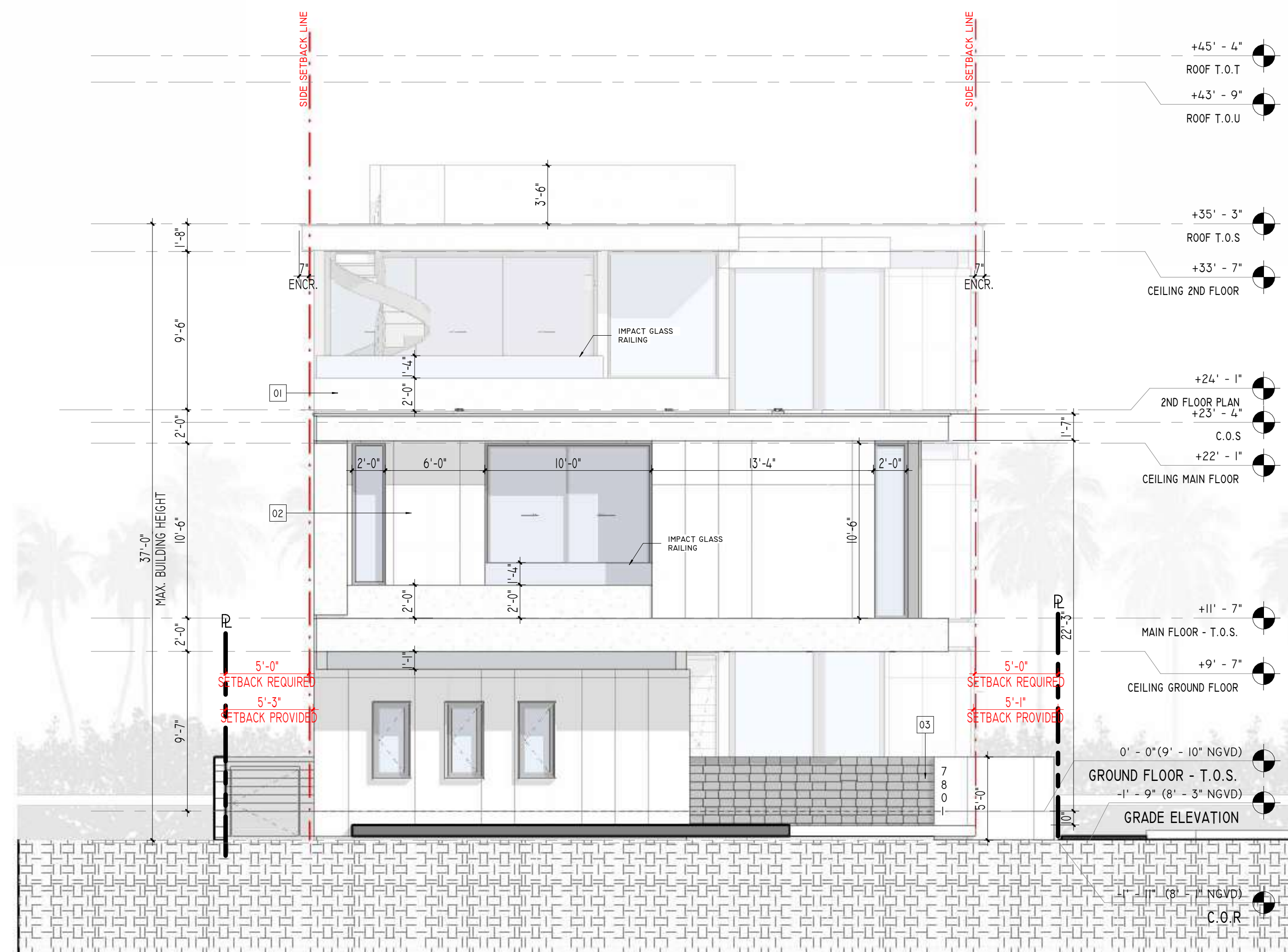
WALL LEGEND

- 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

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"

SDH STUDIOS

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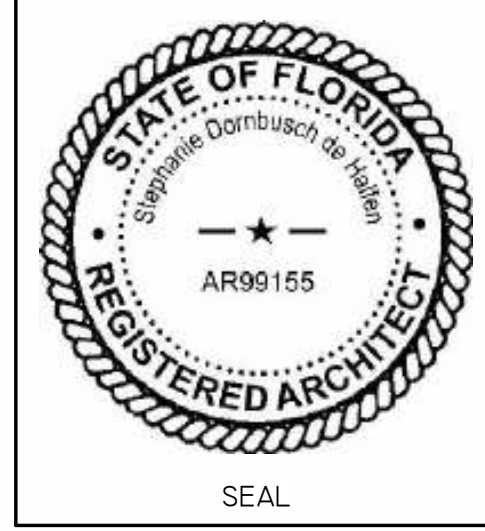
FINISH MATERIALS

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

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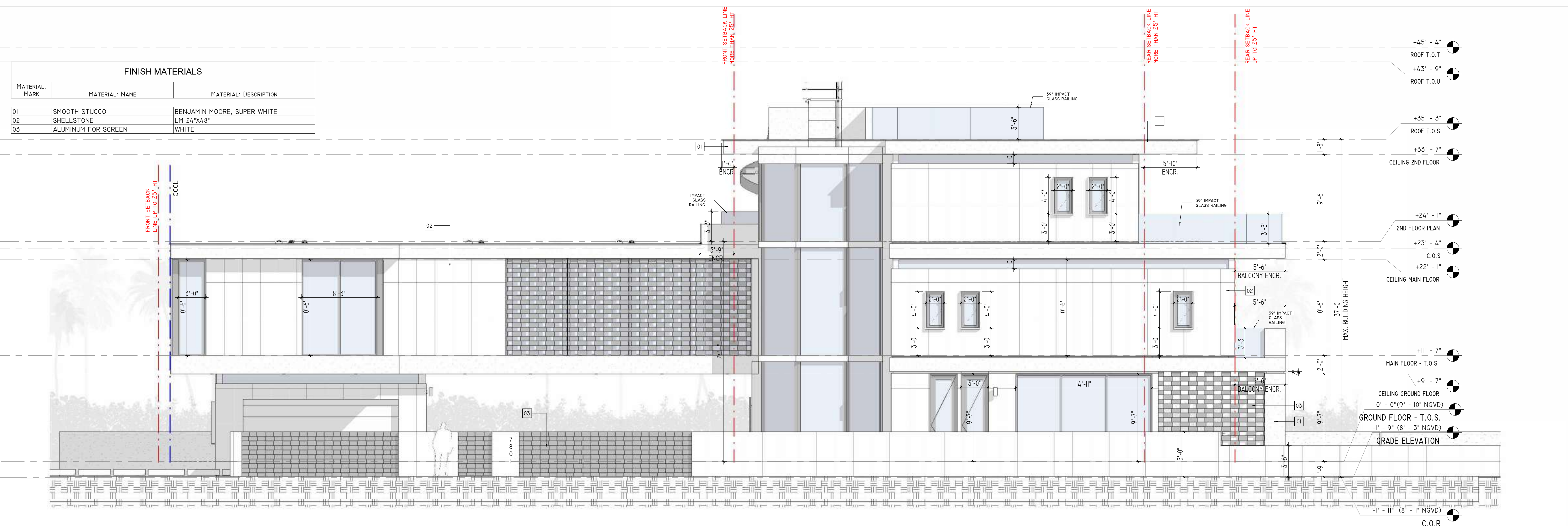
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ELEVATIONS

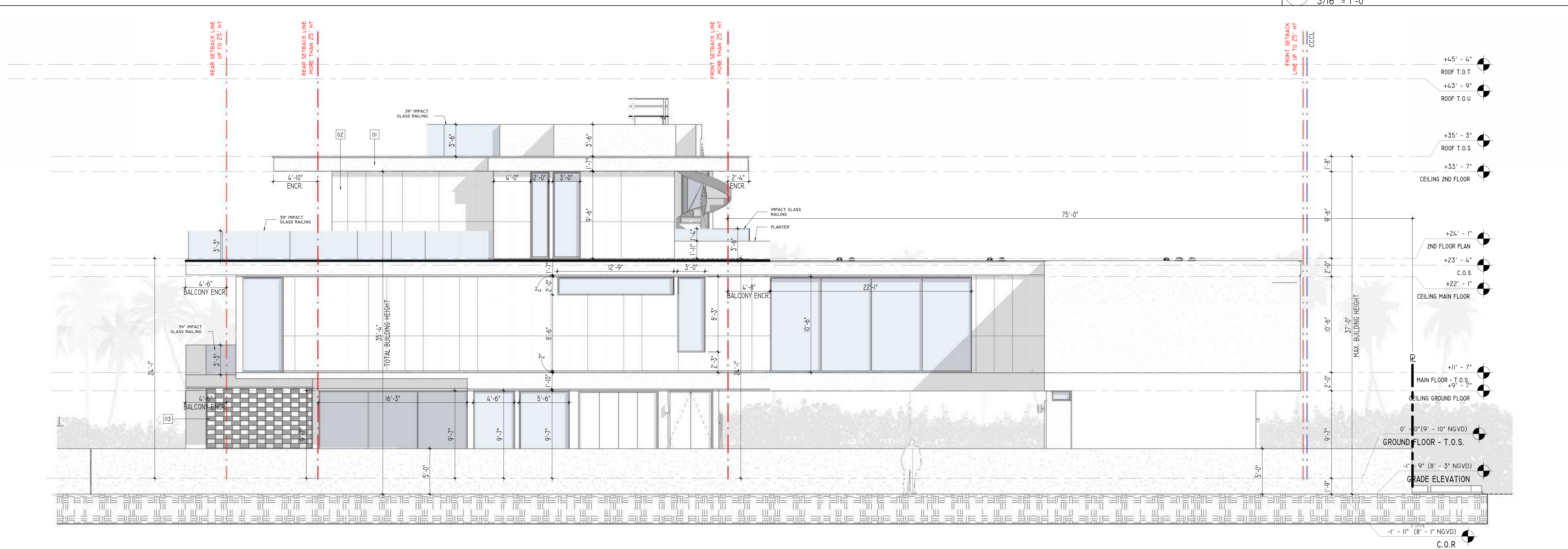
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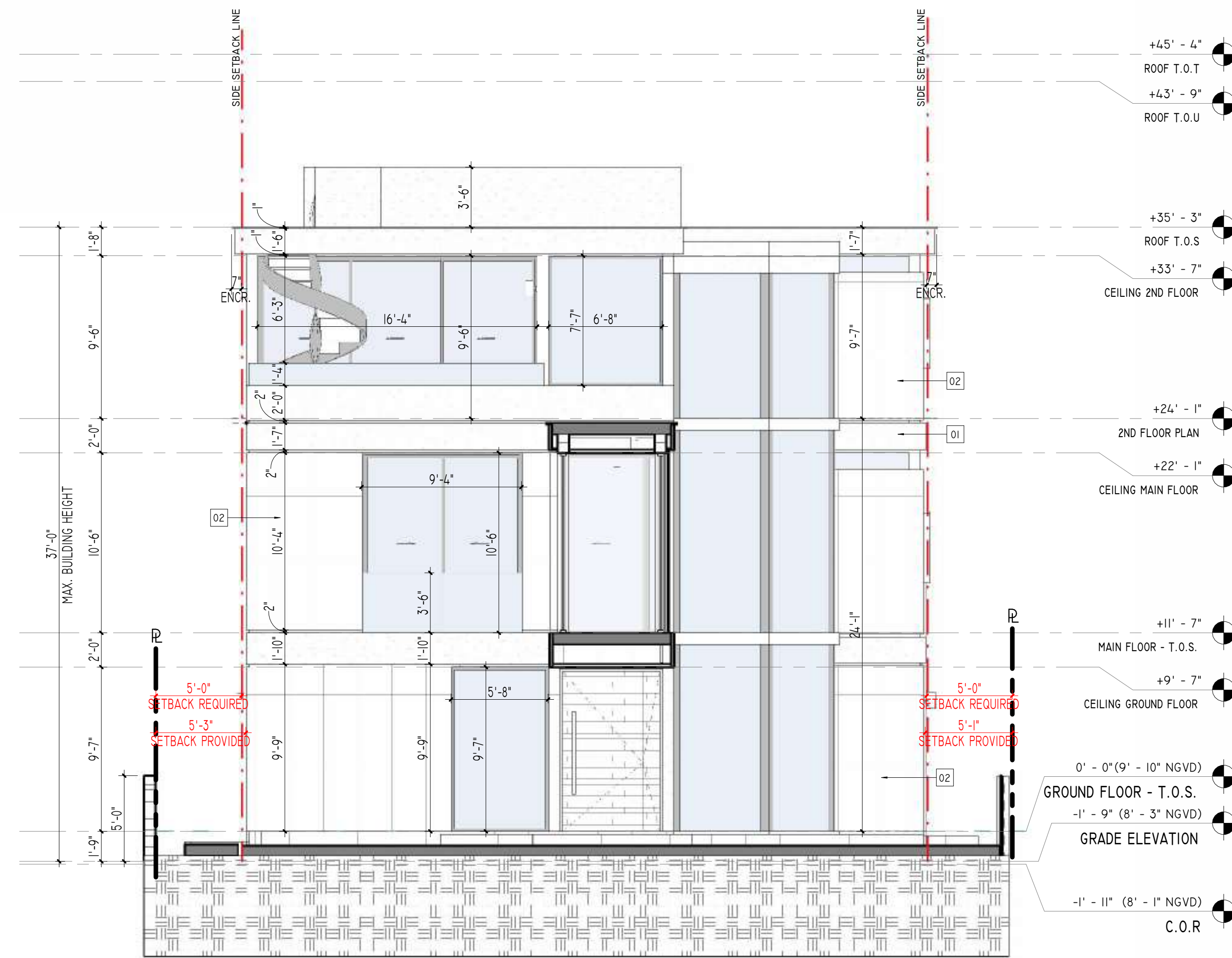


1 RIGHT
 3/16" = 1'-0"

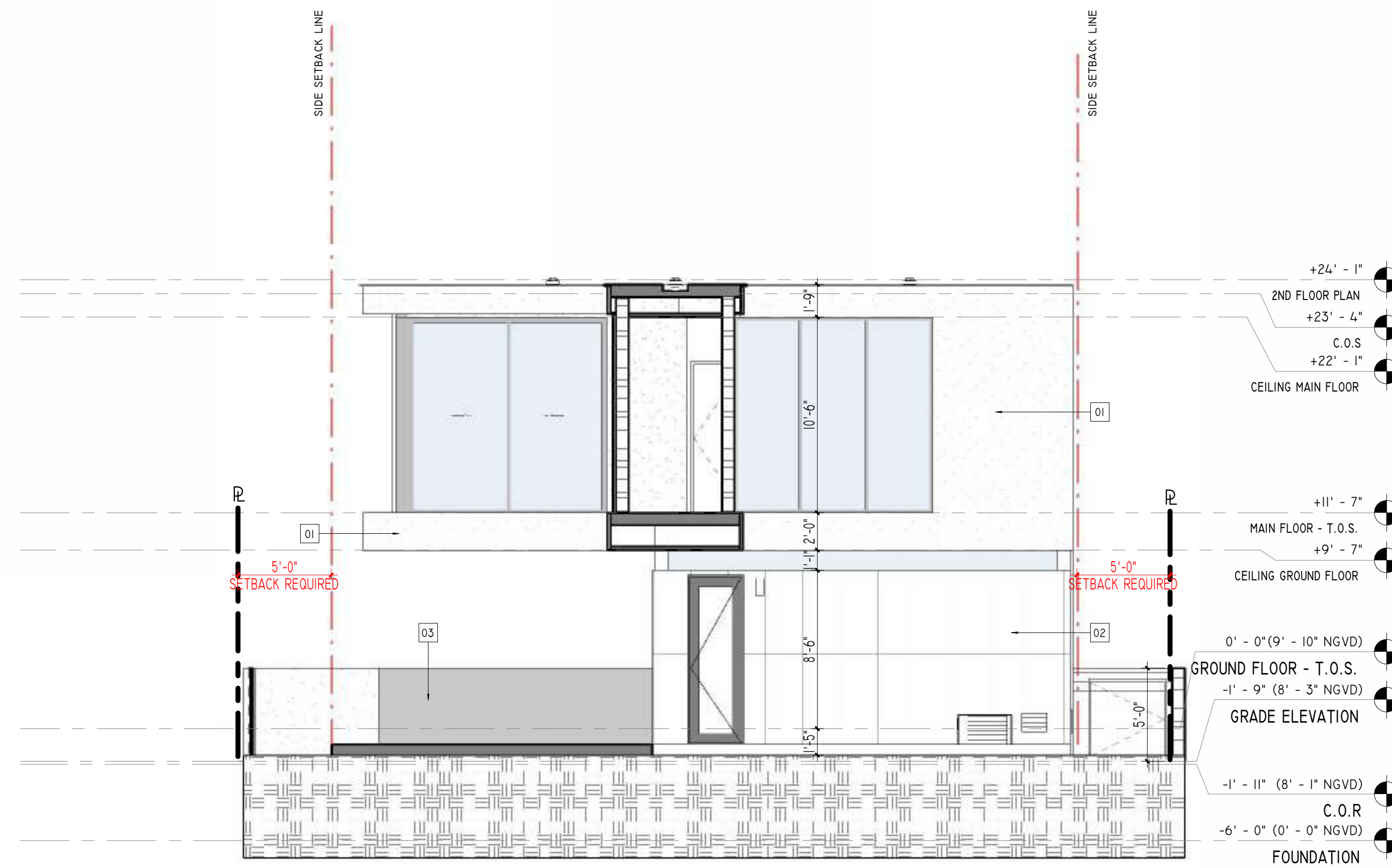


2 LEFT
 3/16" = 1'-0"

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



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

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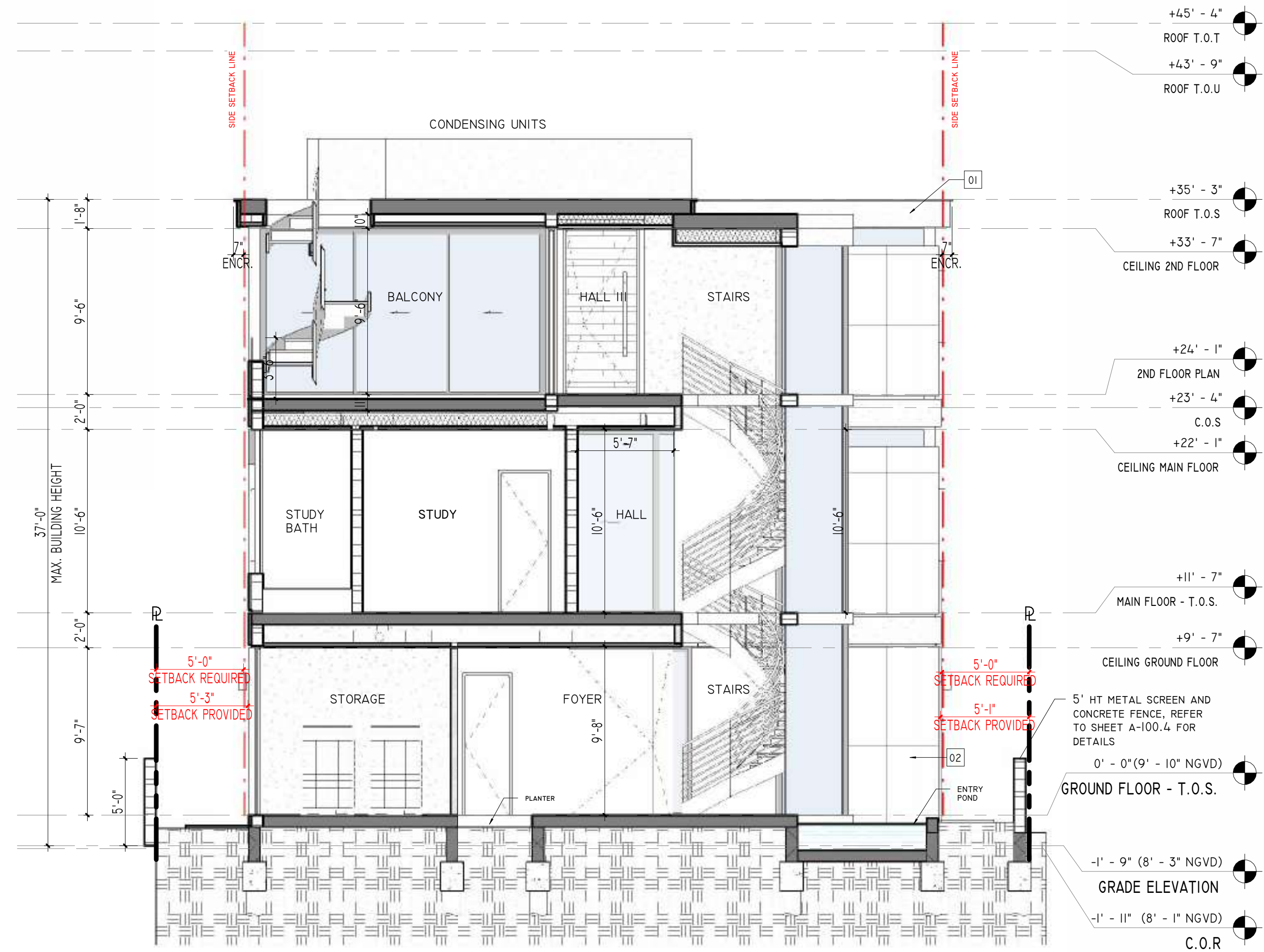
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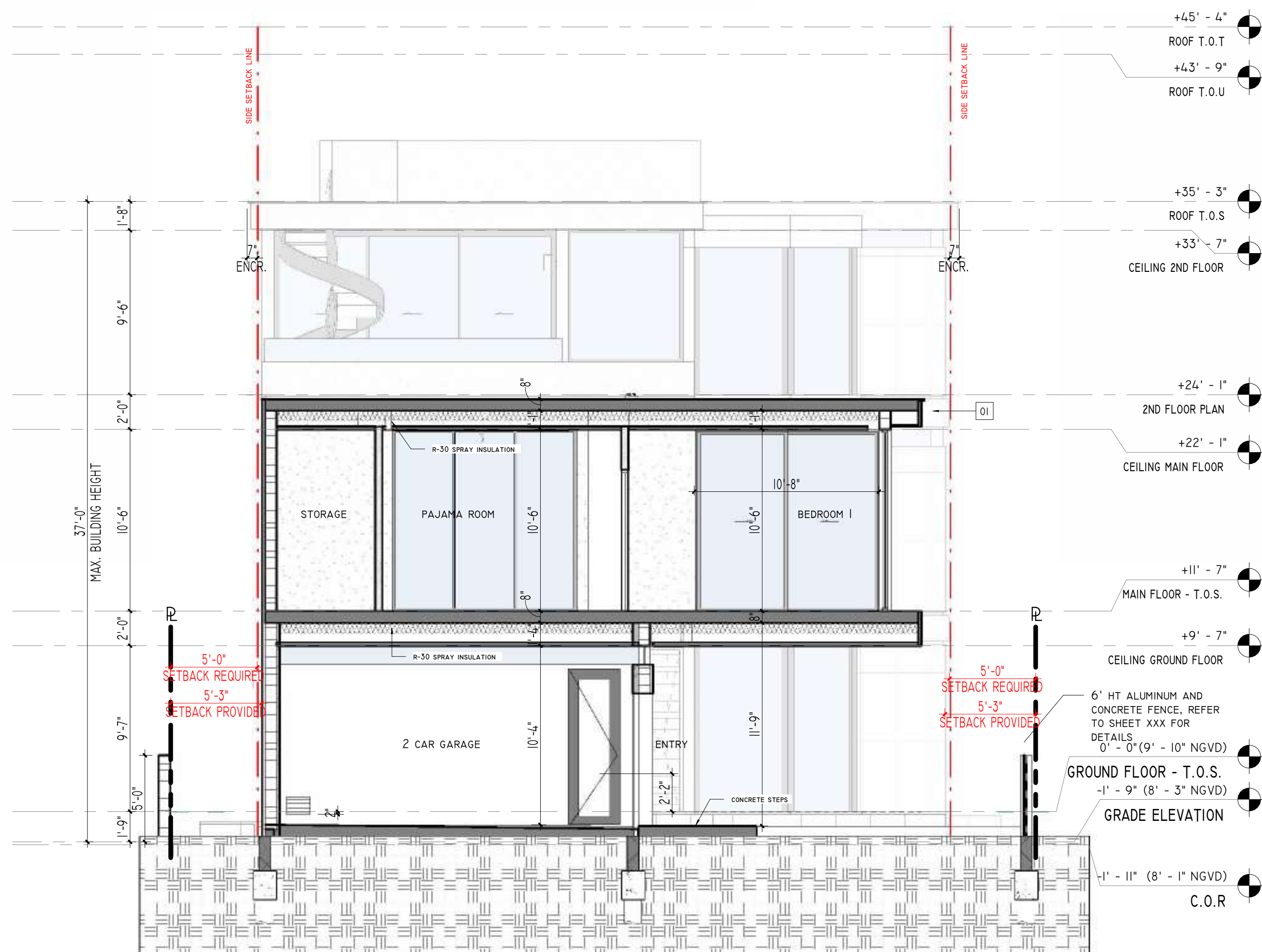
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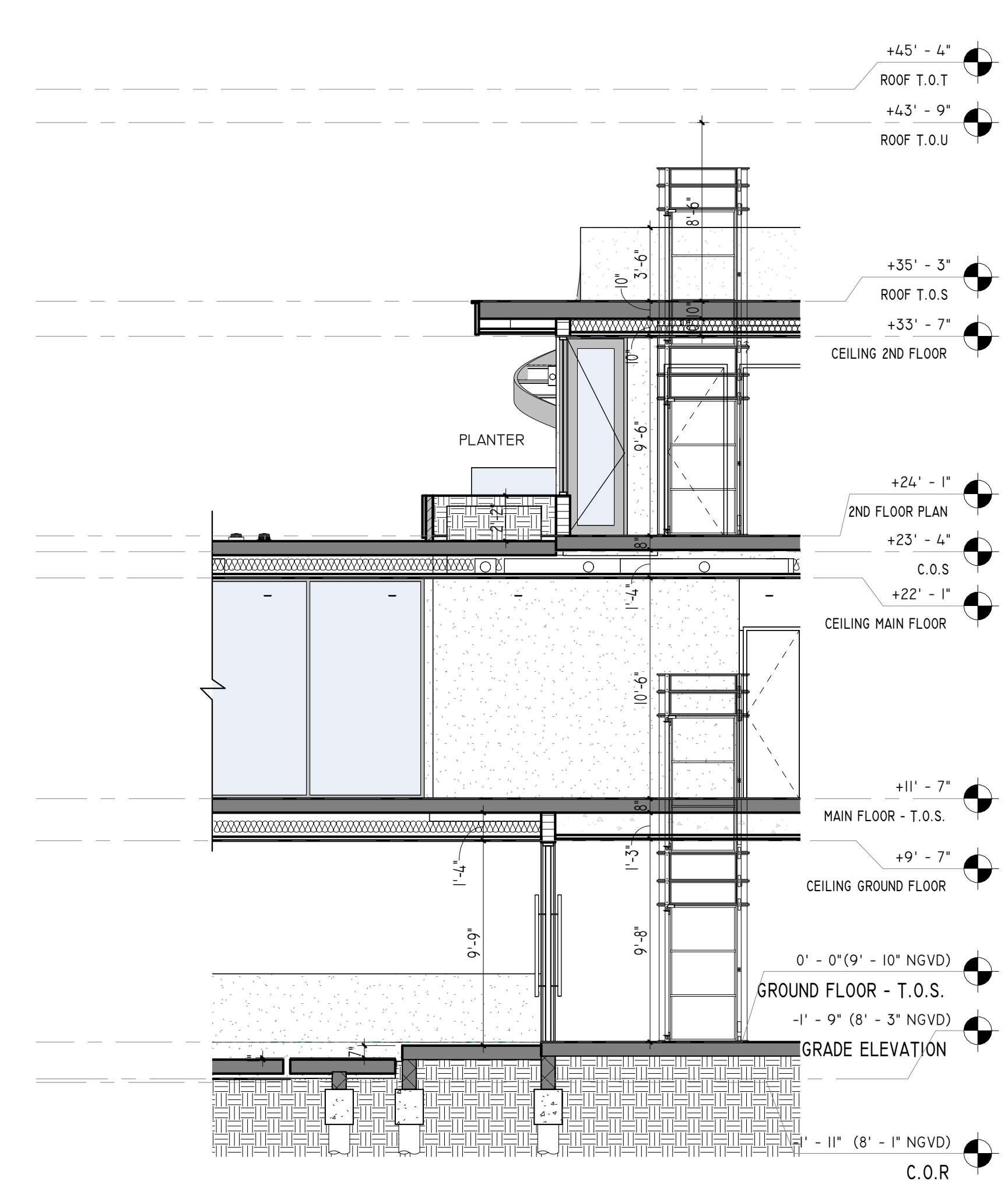
FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



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

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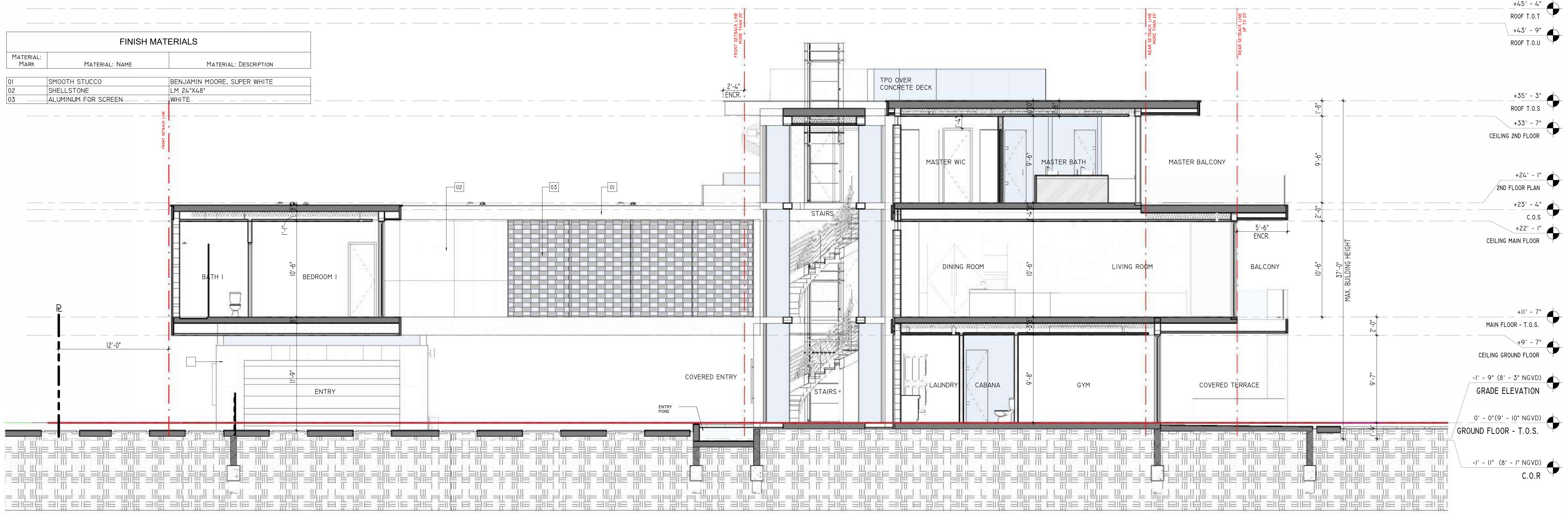
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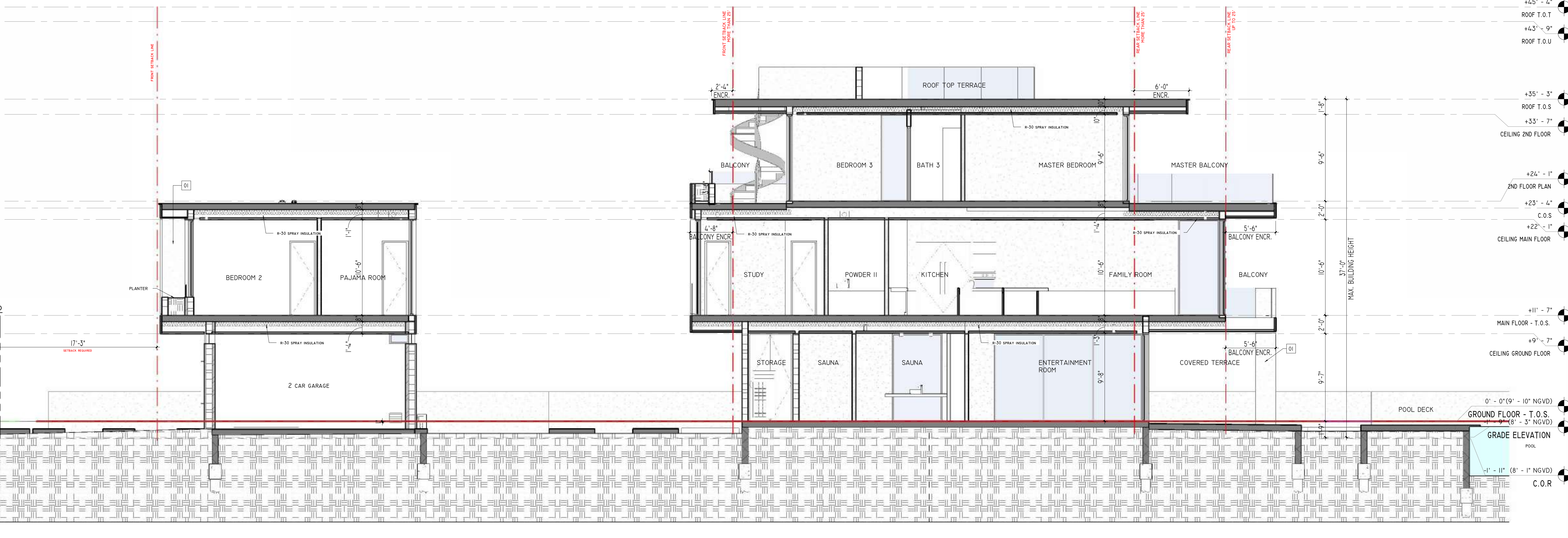
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FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



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



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

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