



621 W 44TH STREET

MIAMI BEACH FL 33140

APPLICATION # : DRB22-0838 - FINAL SUBMITTAL

FINAL SUBMITTAL DATE : JULY 11th 2022

NEW 2 STORY HOME W/ UNDERSTORY
REPLACING EXISTING 1 STORY 1935 HOME

+ VARIANCE FOR 1 FT ADDITIONAL BUILDING HEIGHT

Janet Bloomberg
Date: 07.11.22



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818 18th St. NW
Suite 600
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20006
202.986.0573

Drawn By: AB
Checked By: JB

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MIAMI HOUSE
621 W 44th Street
Miami Beach, FL 33140

G-01
Cover Sheet

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G-02
Index

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	621 W 44th Street Miami Beach FL 33140		
2	Folio number(s):	02-3222-001-2140		
3	Board and file numbers :	DRB22-0838		
4	Year built:	1935	Zoning District:	RS-4
5	Base Flood Elevation:	8.0 FT NGVD	Grade value in NGVD:	Existing = 3.45 FT
6	Adjusted grade (Flood+Grade/2):	5.26 FT NGVD	Free board:	13 FT NGVD
7	Lot Area:	6,136 SQFT		
8	Lot width:	front = 63.791'	Lot Depth:	100.06'
9	Max Lot Coverage SF and %:	1,840.8 SQFT = 30%	Proposed Lot Coverage SF and %:	1,618 SQFT = 26.4%
10	Existing Lot Coverage SF and %:	2,045 SQFT = 33%	Lot coverage deducted (garage-storage) SF:	1,618 SQFT = 26.4%
11	Front Yard Open Space SF and %:	1,432 SQFT = 72.5%	Rear Yard Open Space SF and %:	1,005 SQFT = 89.5%
12	Max Unit Size SF and %:	3,068 SQFT = 50%	Proposed Unit Size SF and %:	3,057 SQFT = 49.9%
13	Existing First Floor Unit Size:	2,045 SQFT = 33%	Proposed First Floor Unit Size:	1,537 SQFT
14	Existing Second Floor Unit Size	N/A		
15			Proposed Second Floor Unit Size SF and % :	1,301 SQFT = 21.2%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height: 1 FT VARIANCE	24'-0" MAX	17'-9"	25'-0"	1'-0"
18	Setbacks:				
19	Front First level:	30' MIN	10'-5"	30'-0"	
20	Front Second level:	30' MIN	N/A	40'-0"	
21	Side 1:	7'-6" MIN	8'-0"	7'-6"	
22	Side 2 or (facing street):	7'-6" MIN	4'-8"	7'-6"	
23	Rear:	20' MIN	44'-4"	20'-0"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	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 :	15' MIN	12'-8"	15'-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
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

SINGLE FAMILY RESIDENTIAL - ZONING CHECK LIST

CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	Yes	S-01
Final Recorded Order to be delivered to our department	Yes/No	
ZONING DATA SHEET	Yes	A-01

Site plan showing:

Required setbacks with dimensions	Yes	A-14 thru A-17
Accessory structures with setbacks with dimensions	No	N/A
Mechanical/pool equipment setbacks with dimensions	Yes	A-14 & A-17
Projections into required setbacks with dimensions	Yes	A-19 & A-21
Driveways, walkways, decks with setbacks and dimensions	Yes	A-14 thru A-17
Swimming pool, decks with setbacks and dimensions	Yes	A-14
Docks with setbacks and dimensions	No	N/A
Elevations showing dimensions from flood to maximum height	Yes	A-18 thru A-21
Section showing dimensions from flood to maximum height	Yes	A-22 & A-23
Shaded diagram for existing and or proposed lot coverage	Yes	A-12
Shaded diagrams for existing and or proposed unit size (all levels)	Yes	A-09 thru A-11
Shaded diagram for required front yard open space	Yes	A-13
Shaded diagram for required rear yard open space	Yes	A-13

Fences height	Yes	A-24
Landscape plan	Yes	LS-100
Irrigation plan	Yes/No	

Notes:

If not applicable write N/A

This check list is only a part of all Items and plans that are required for permit approval

A complete set of plans shall be submitted for permit approval

Upon review of the submitted material it may be deemed that further information be required

Janet Bloomberg
Date: 07.11.22



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Checked By: JB

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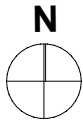
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A-01

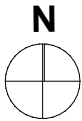
Zoning Data Sheet



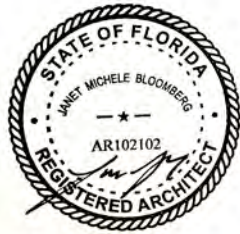
LOCATION MAP 1/2 MILE RADIUS



ZOOMED IN SITE MAP



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A-02

Location Map 1/2
Mile Radius



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A-03

**Existing
Conditions -
Photos**



00 LOCATION MAP



01 REAR YARD NEIGHBOR VIEW DATE - 05.24.22



02 WEST NEIGHBORING HOUSE DATE - 05.24.22



03 EAST NEIGHBORING HOUSE DATE - 05.24.22



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A-04

Existing
Conditions -
Neighboring Sites



00 LOCATION MAP



05 ACROSS THE STREET CORNER NEIGHBOR DATE - 05.24.22



04 ACROSS THE STREET NEIGHBOR DATE - 05.24.22



06 ACROSS THE STREET CORNER NEIGHBOR DATE - 05.24.22

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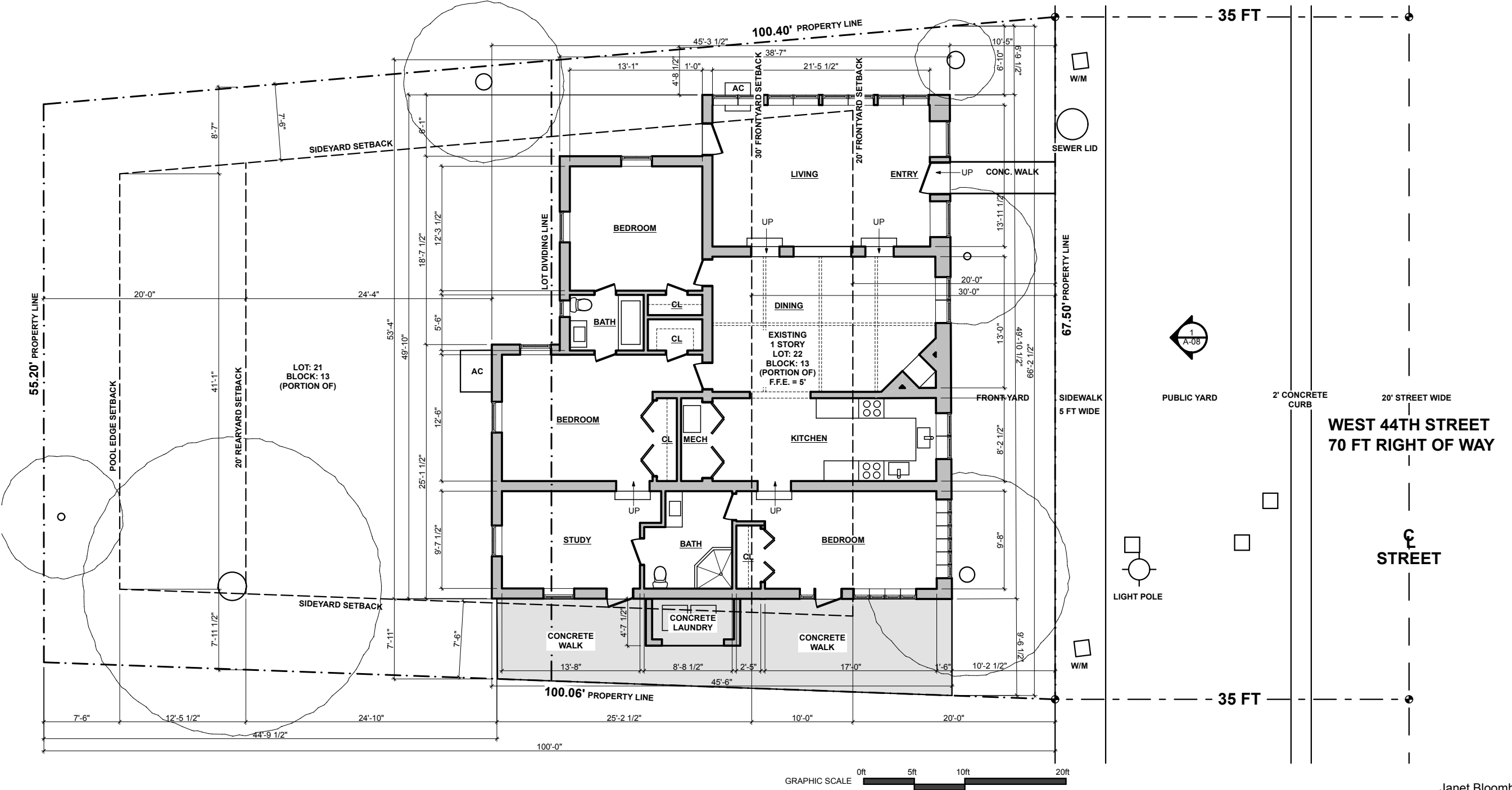
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A-05

Existing
Conditions -
Neighboring Sites

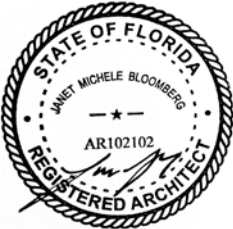
EXISTING HOUSE YEAR BUILT: 1935



1
A-06

Existing House Plan
SCALE: 3/32" = 1'-0"

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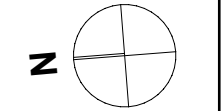
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A-06
Existing Plan



LOT COVERAGE CALCULATIONS
MAXIMUM PERMITTED: 30% = 1,840.8 SQFT
TOTAL LOT COVERAGE EXISTING: 33% = 2,045 SQFT

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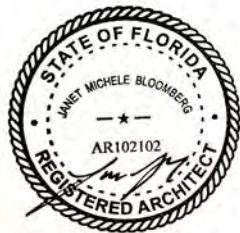
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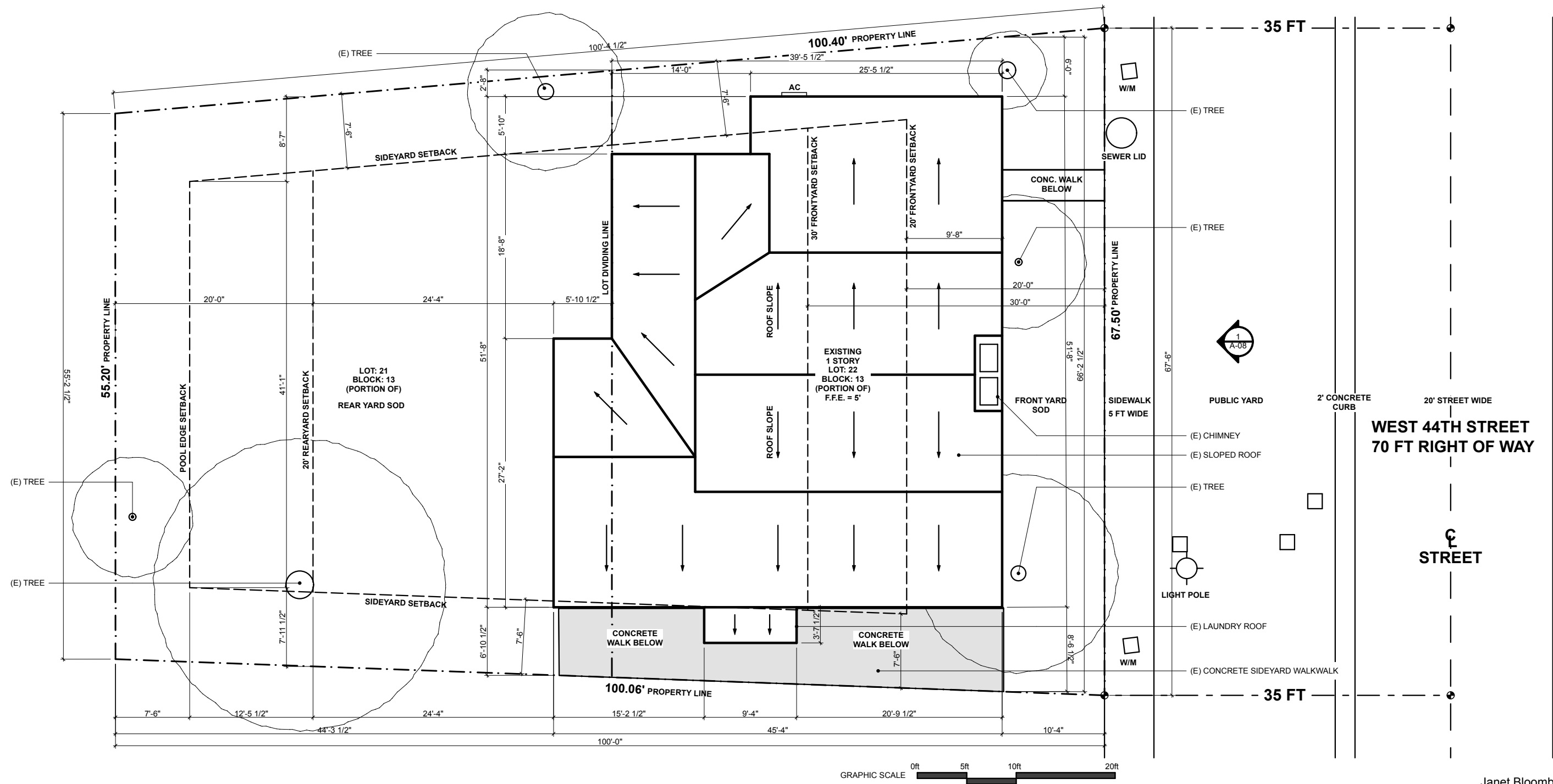
A-06.3

Existing Lot
Coverage Plan

1
A-06.3

Existing Lot Coverage Plan

SCALE: 3/32" = 1'-0"



1
A-06.4

Existing Site Plan
SCALE: 3/32" = 1'-0"

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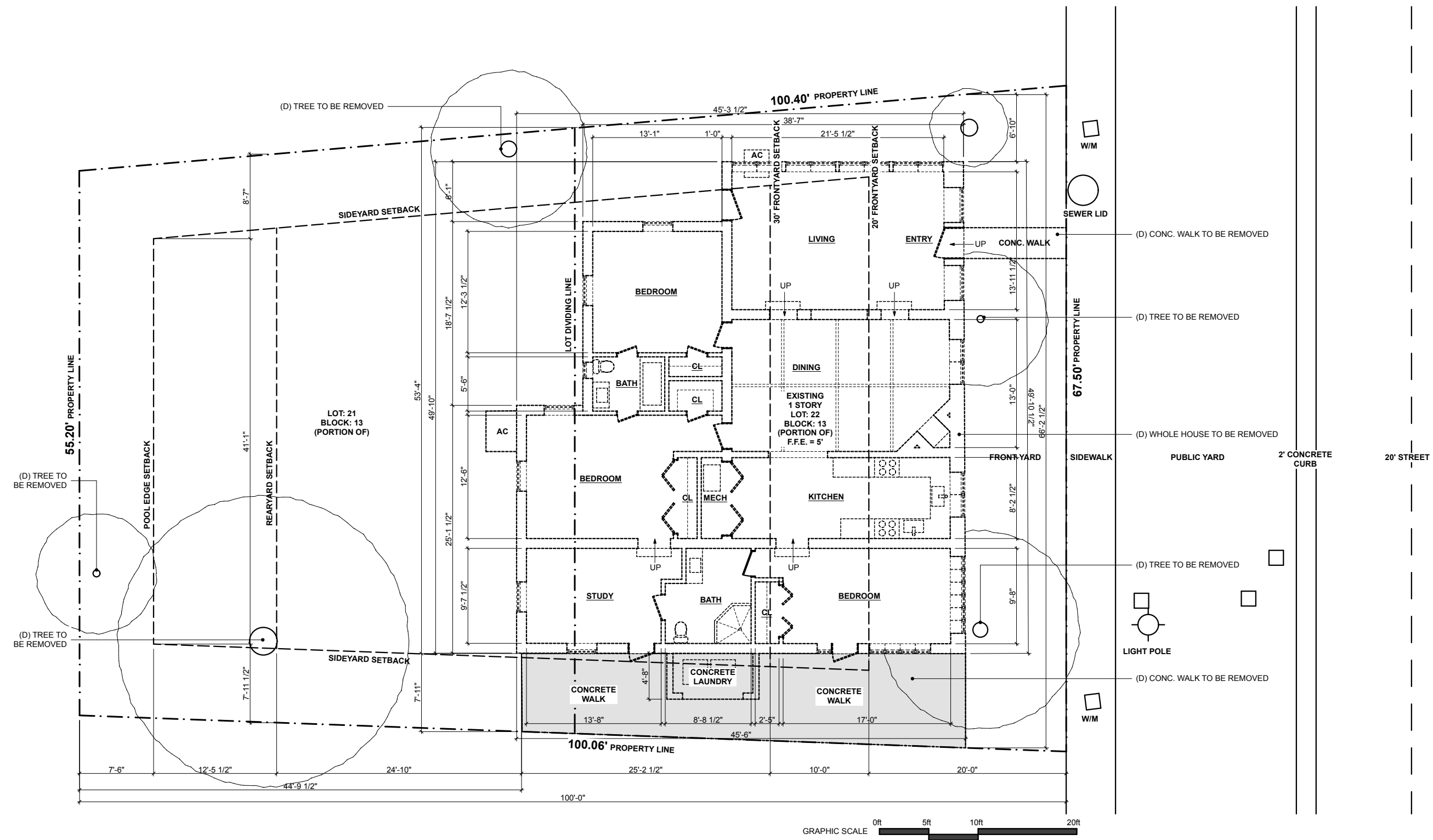
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A-06.4
Existing Site Plan

EXISTING 1 STORY HOUSE TO BE DEMOLISHED FOR NEW 2 STORY HOUSE

EXISTING HOUSE YEAR BUILT: 1935



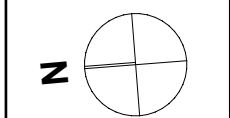
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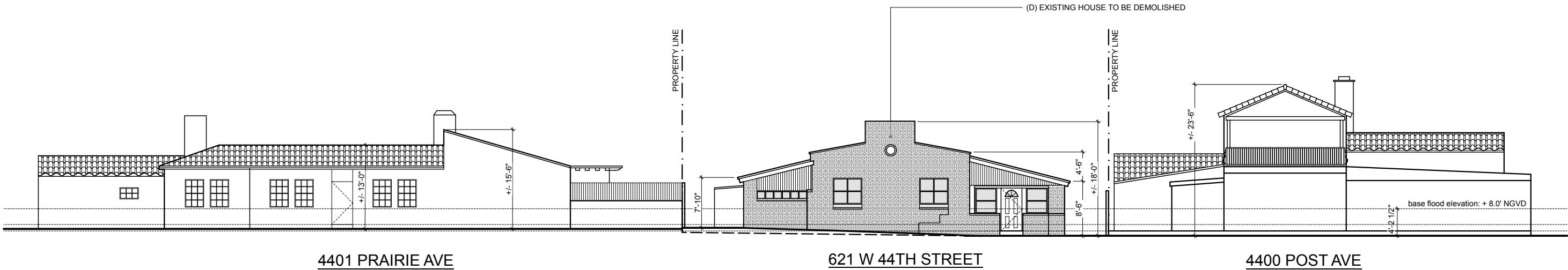
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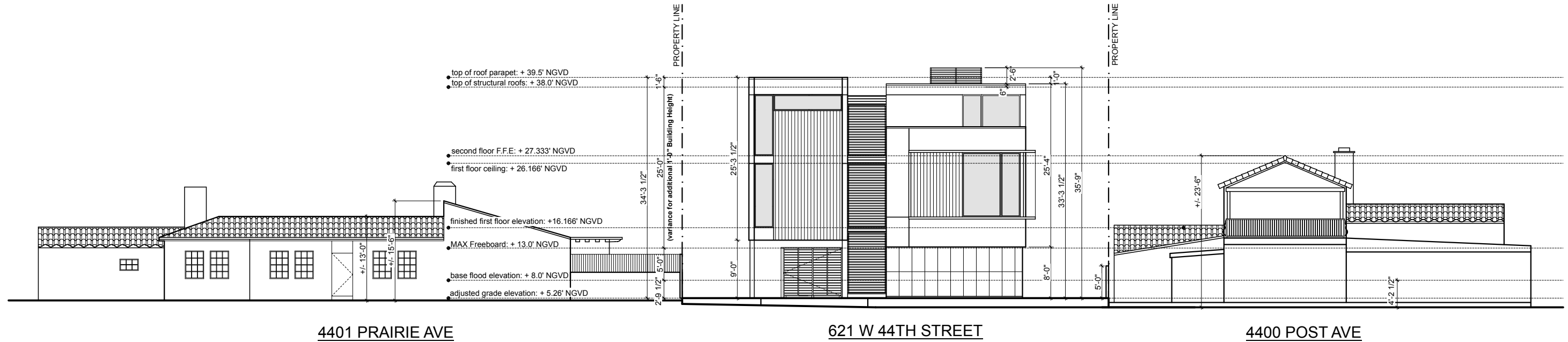
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A-08

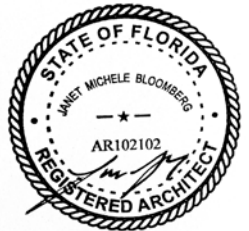
Existing Street Elevation
SCALE: 1/16" = 1'-0"



2
A-08

Proposed Street Elevation
SCALE: 1/16" = 1'-0"

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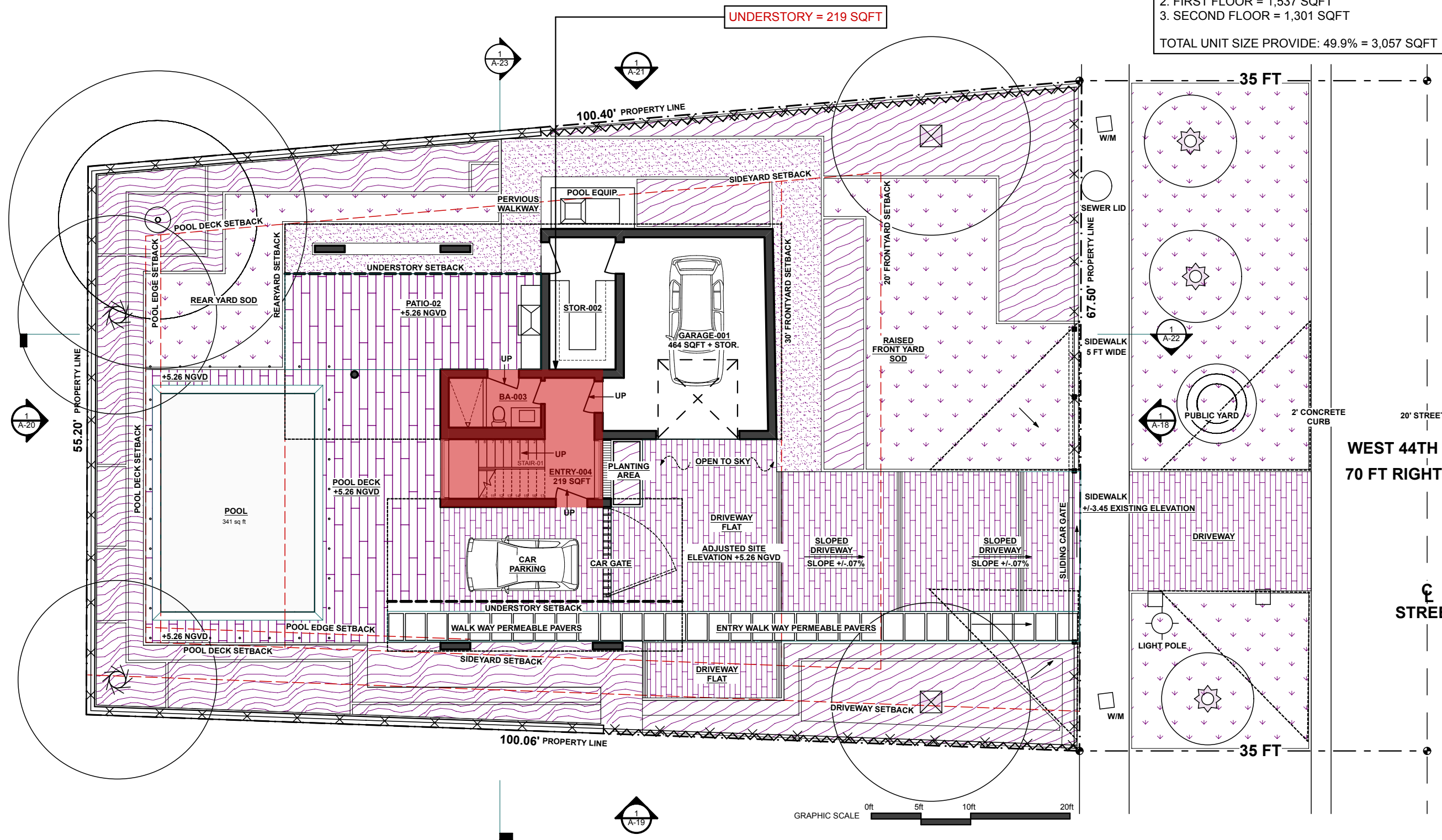
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A-08

Context Street
Elevations



UNIT SIZE CALCULATIONS	
MAXIMUM PERMITTED: 50% = 3,068 SQFT	
PROVIDED SQFT	
1. UNDERSTORY = 219 SQFT	
2. FIRST FLOOR = 1,537 SQFT	
3. SECOND FLOOR = 1,301 SQFT	
TOTAL UNIT SIZE PROVIDE: 49.9% = 3,057 SQFT	

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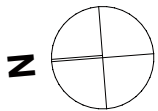
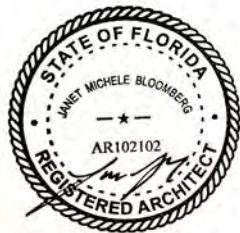
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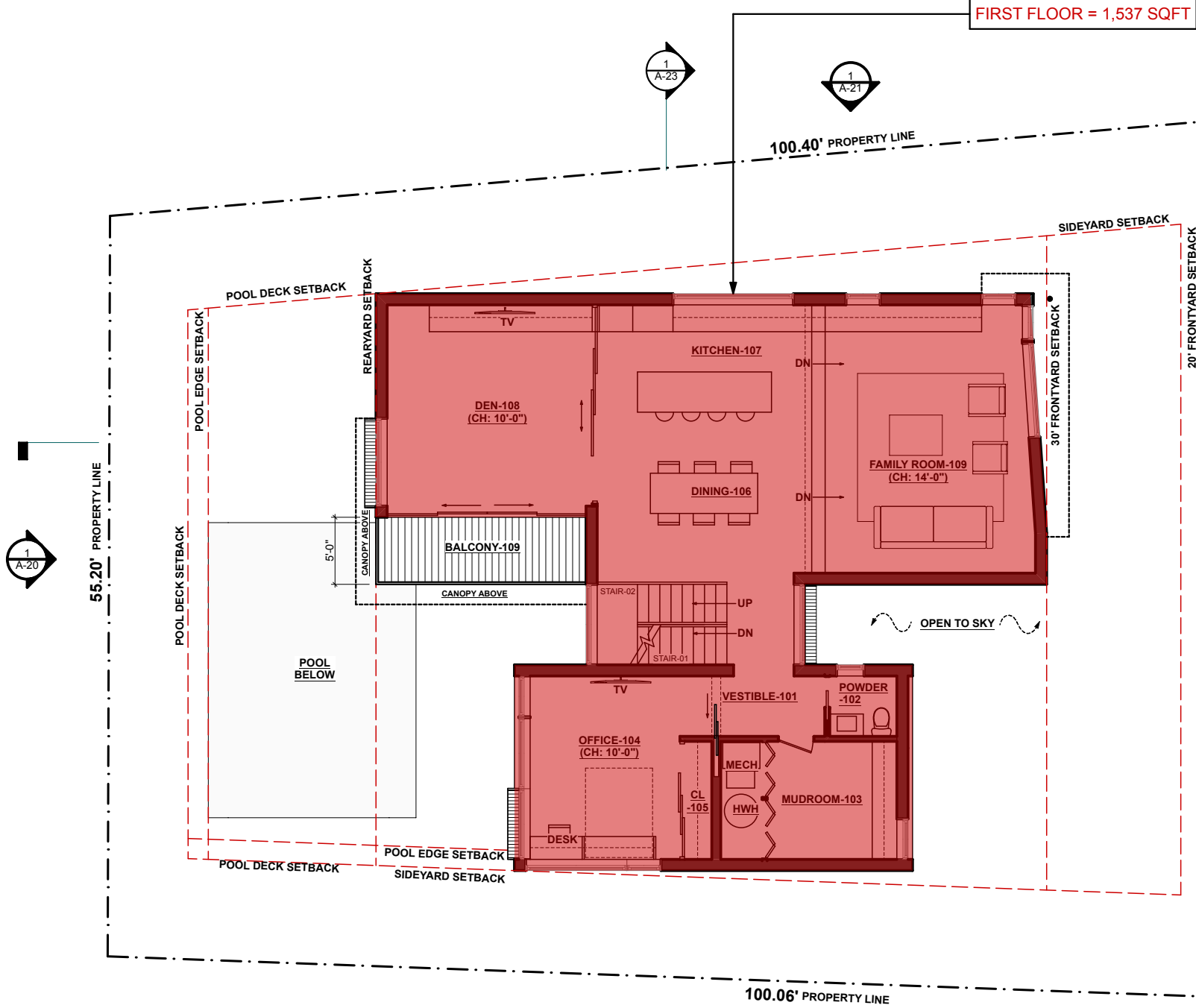


A-09

Proposed Unit
Size Understory
Plan

1
A-09

Unit Size - Understory Plan
SCALE: 3/32" = 1'-0"

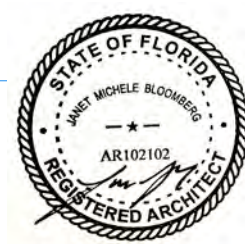


FIRST FLOOR = 1,537 SQFT

UNIT SIZE CALCULATIONS
MAXIMUM PERMITTED: 50% = 3,068 SQFT
PROVIDED SQFT
1. UNDERSTORY = 219 SQFT
2. FIRST FLOOR = 1,537 SQFT
3. SECOND FLOOR = 1,301 SQFT
TOTAL UNIT SIZE PROVIDE: 49.9% = 3,057 SQFT



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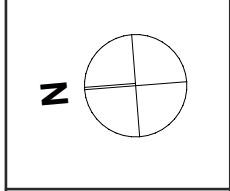


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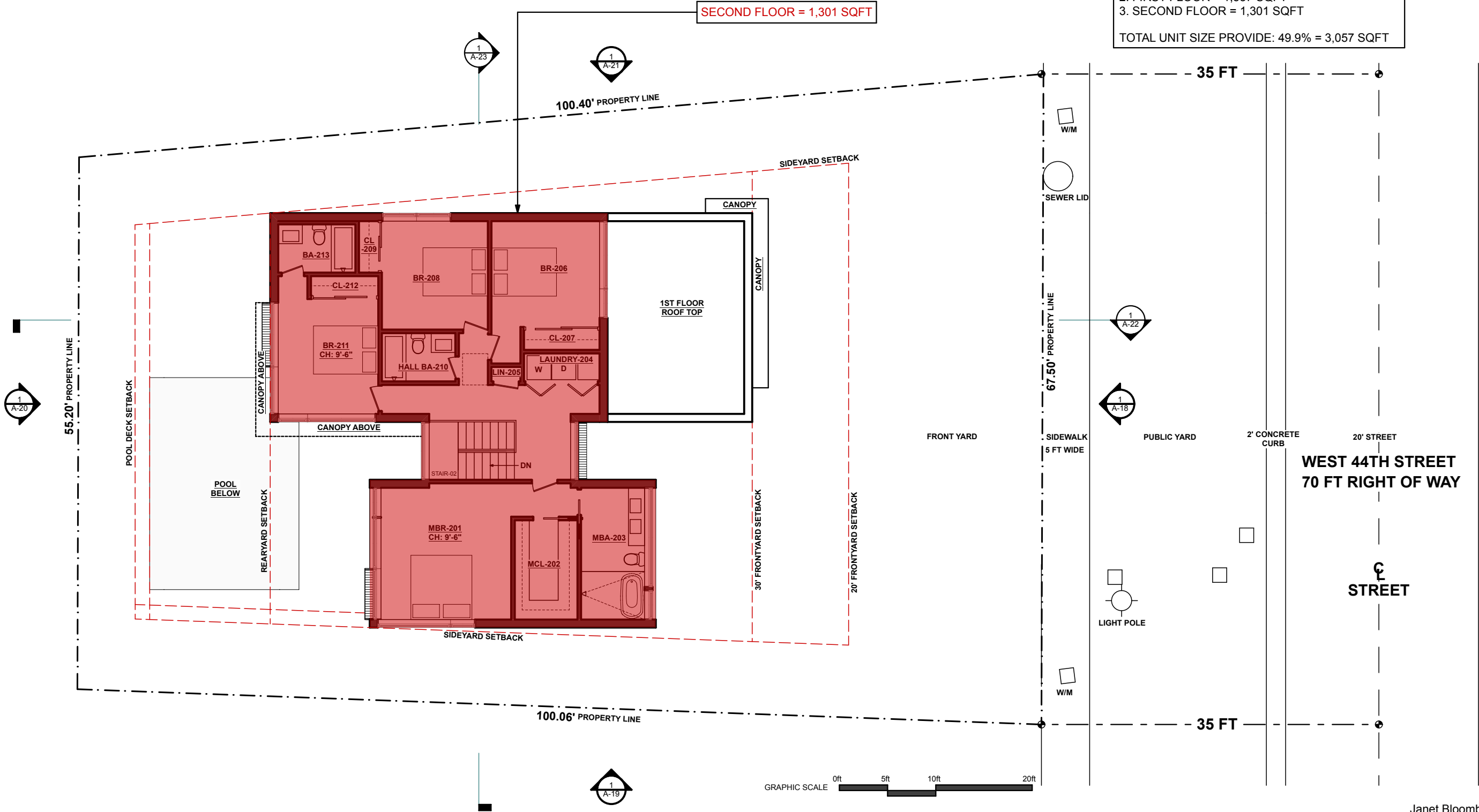
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A-10
Proposed Unit
Size First Floor
Plan

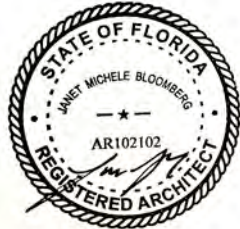
UNIT SIZE CALCULATIONS
MAXIMUM PERMITTED: 50% = 3,068 SQFT
PROVIDED SQFT
1. UNDERSTORY = 219 SQFT
2. FIRST FLOOR = 1,537 SQFT
3. SECOND FLOOR = 1,301 SQFT
TOTAL UNIT SIZE PROVIDE: 49.9% = 3,057 SQFT



1
A-11

Unit Size - Second Floor Plan
SCALE: 3/32" = 1'-0"

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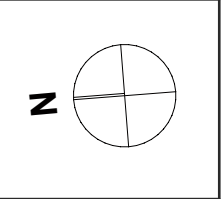
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A-11

Proposed Unit
Size Second Floor
Plan

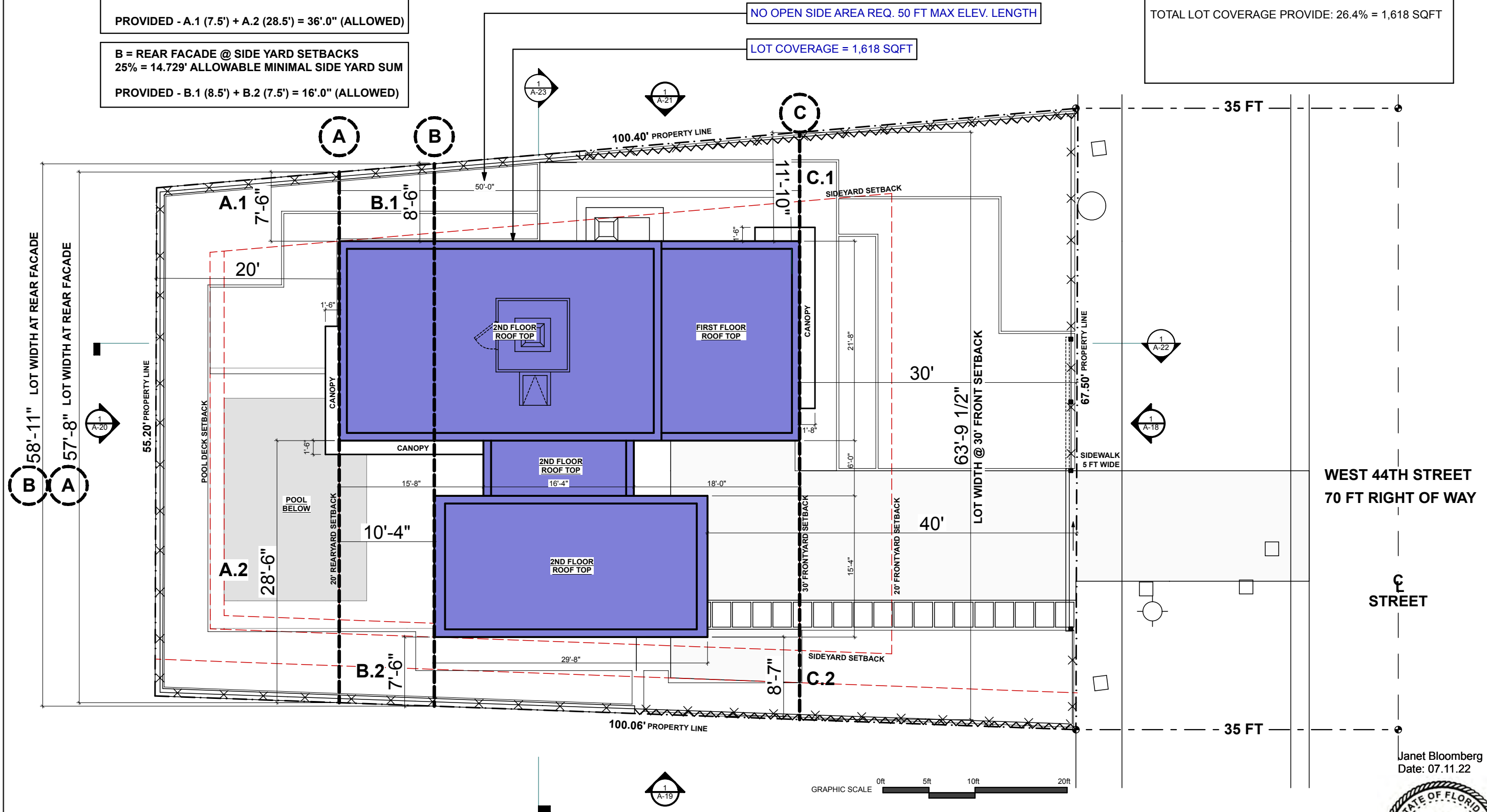
B = REAR FACADE @ SIDE YARD SETBACKS
25% = 14.729' ALLOWABLE MINIMAL SIDE YARD SUM
PROVIDED - B.1 (8.5') + B.2 (7.5') = 16'.0" (ALLOWED)

TOTAL LOT COVERAGE PROVIDE: 26.4% = 1,618 SQFT

Checked By: JB

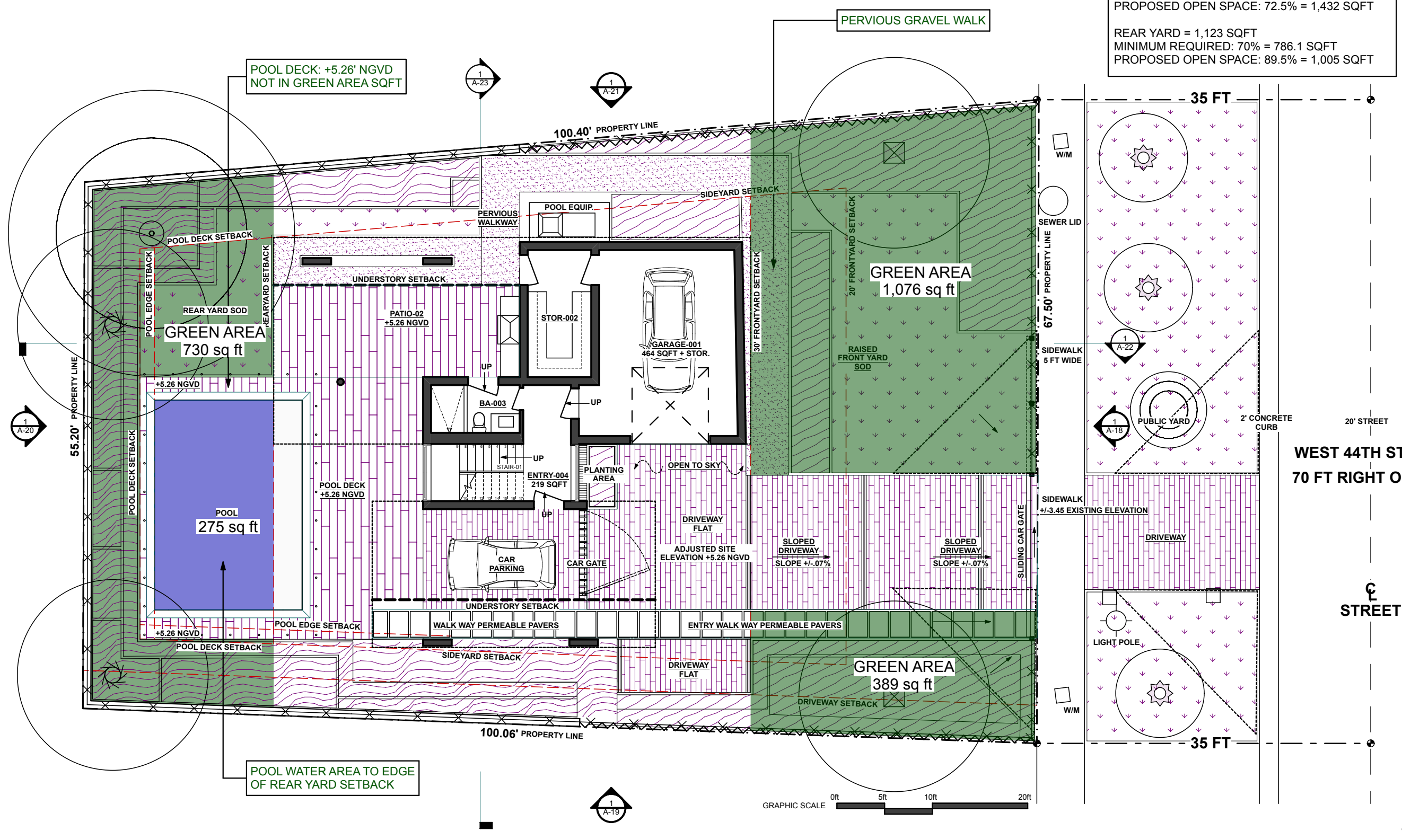
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Lot Coverage Plan



STATE OF FLORIDA
JANET MICHELE BLOOMBERG
— ★ —
AR102102
REGISTERED ARCHITECT

SCALE: 3/32" = 1'-0"



OPEN SPACE CALCULATIONS
FRONT YARD = 1,976 SQFT
MINIMUM REQUIRED: 50% = 988 SQFT
PROPOSED OPEN SPACE: 72.5% = 1,432 SQFT
REAR YARD = 1,123 SQFT
MINIMUM REQUIRED: 70% = 786.1 SQFT
PROPOSED OPEN SPACE: 89.5% = 1,005 SQFT

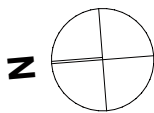
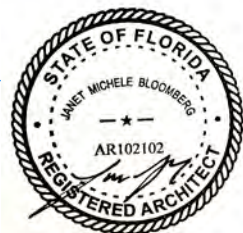
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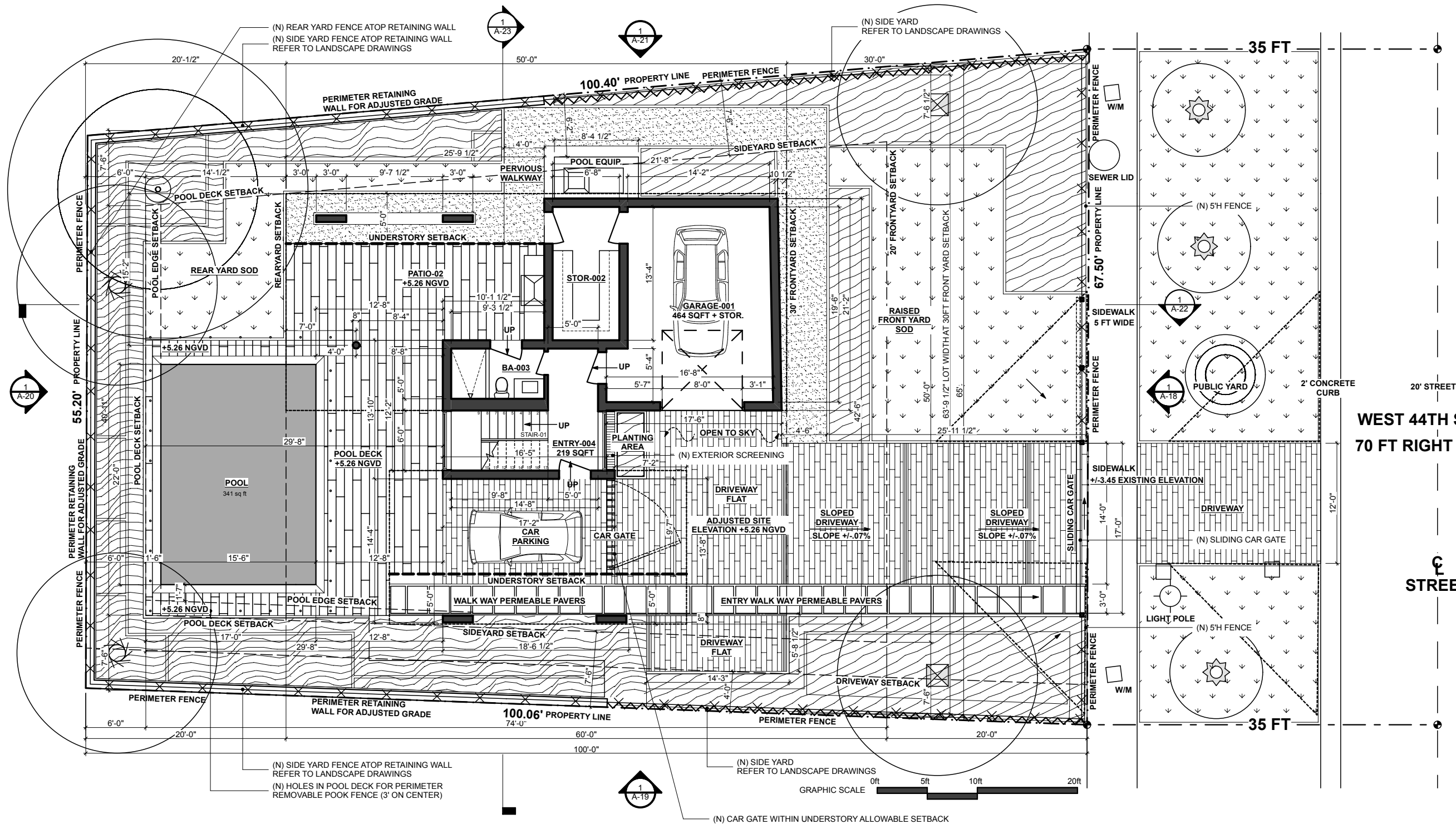


A-13

Open Space
Diagram Front &
Rear

1
A-13

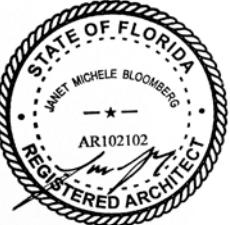
Open Space Plan
SCALE: 3/32" = 1'-0"



1
A-14

Proposed Understory Plan
SCALE: 3/32" = 1'-0"

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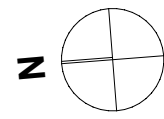
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A-14
Proposed Site /
Understory Plan



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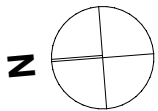
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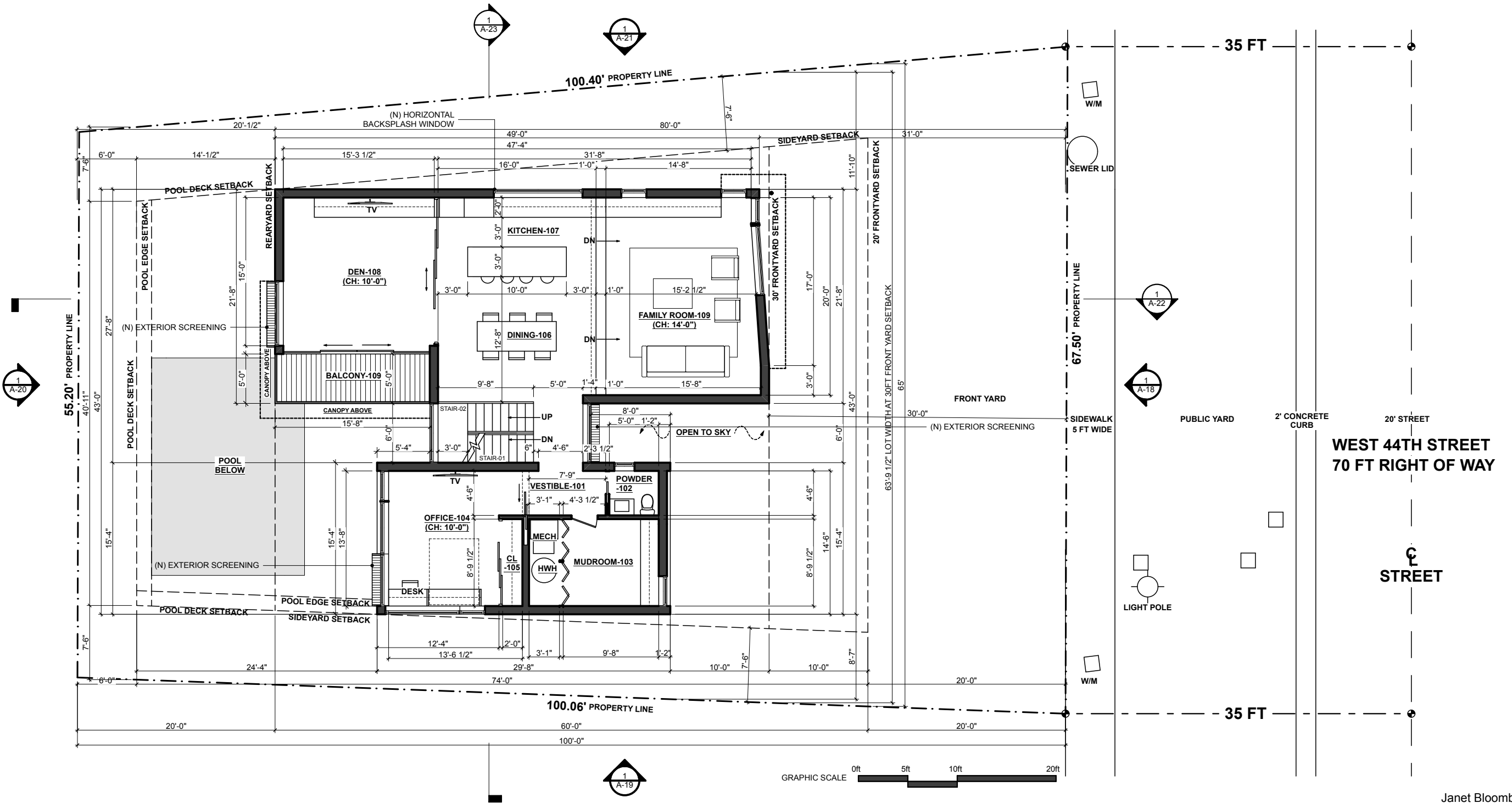
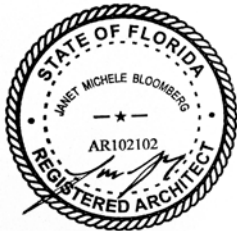
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A-15

Proposed First
Floor Plan

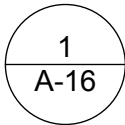
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1
A-15

Proposed First Floor Plan
SCALE: 3/32" = 1'-0"

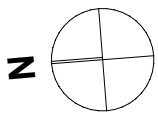
GRAPHIC SCALE 0ft 5ft 10ft 20ft



SCALE: 3/32" = 1'-0"

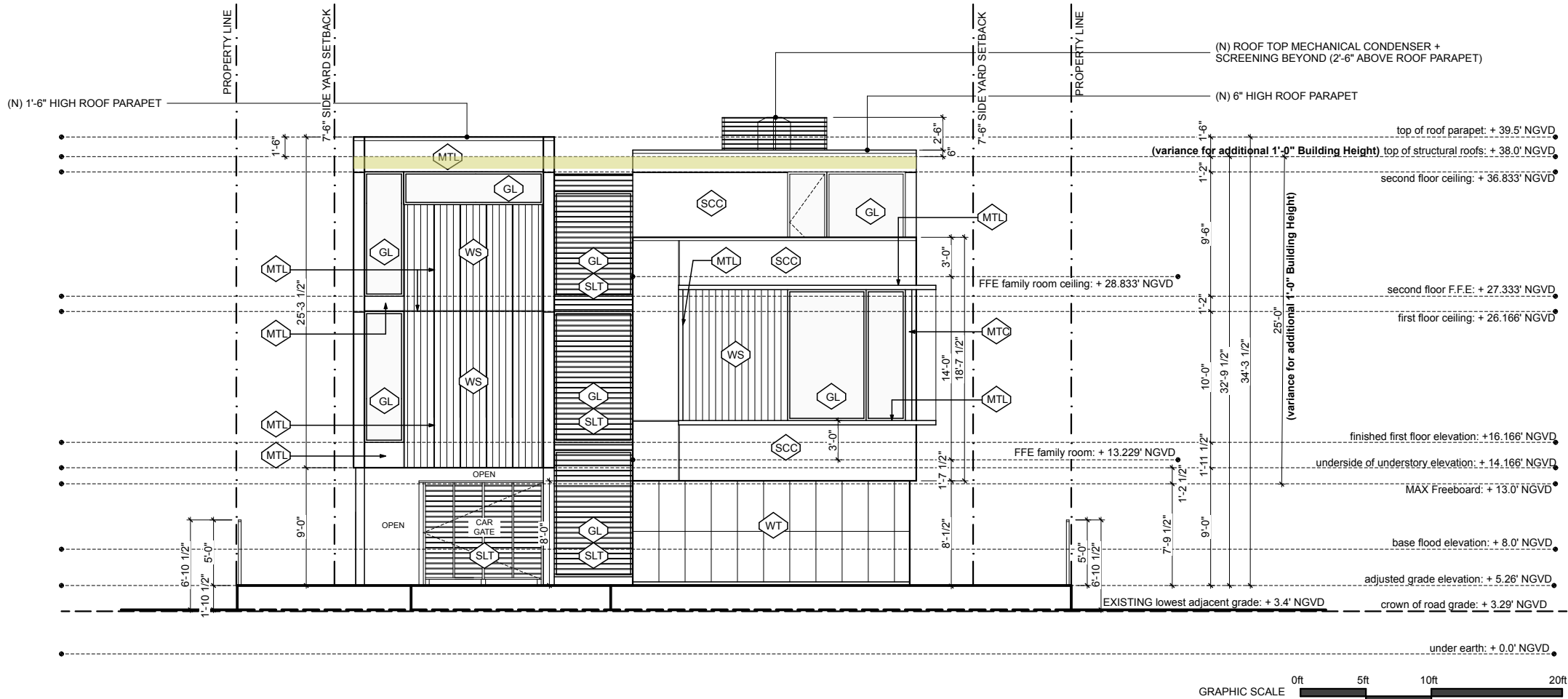
Professional Seal of Janet Michele Bloomberg, Registered Architect, State of Florida, AR102102.

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Proposed Second Floor Plan

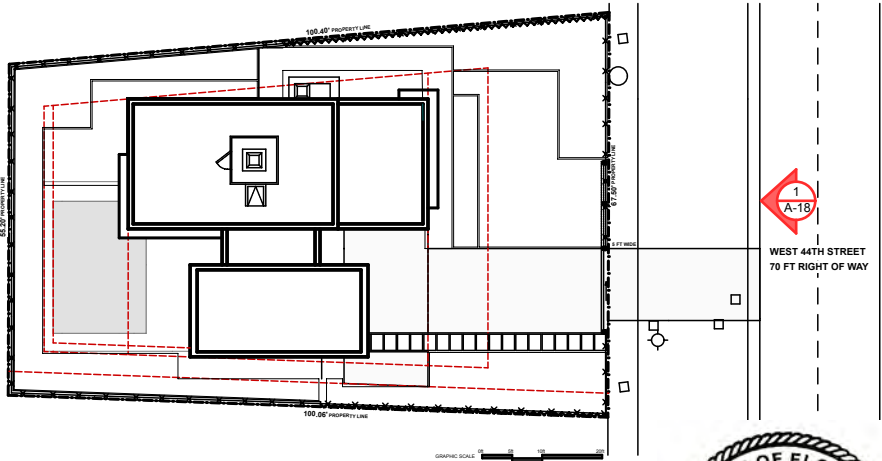
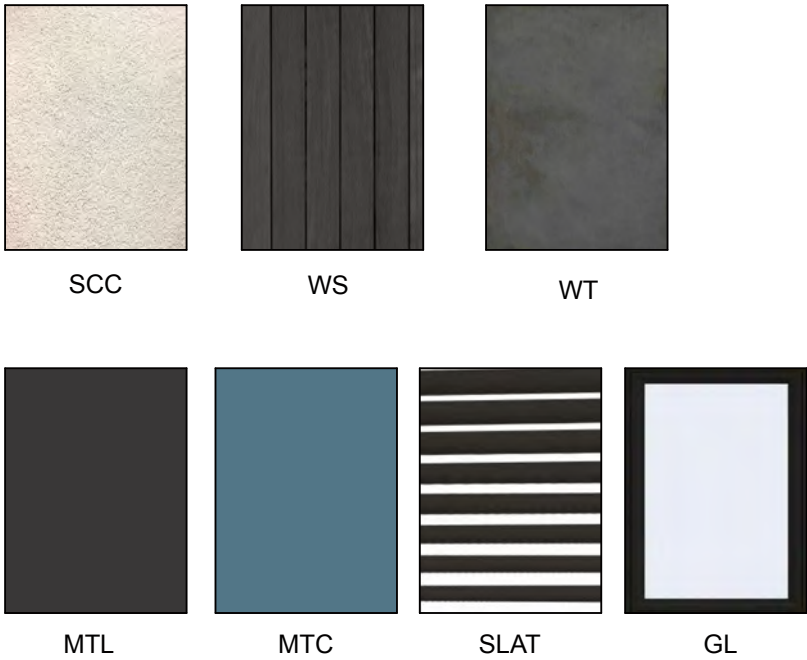
VARIANCE WAIVER
(request to wave the maximum building height from 24'-0" to 25'-0")



1
A-18
Proposed South Elevation
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

SPEC ID	SPEC TYPE
SCC	SMOOTH STUCCO - color finish Revere Pewter (HC-172) Benjamin Moore
WS	WOOD SIDING - color finish Kendall Charcoal (HC-166) Benjamin Moore
WT	WALL TILE - Tilebar / Angela Harris Flatiron Black 24x48 Matte Porcelain Tile
MTL	PAINTED ALUM CANOPY - color finish Black Beauty (2128-10) Benjamin Moore
MTC	PAINTED ALUM WINDOW - color finish Schooner (AF-520) Benjamin Moore SLAT FRAME/ COLUMNS
SLT	SLAT SCREENING - color finish Kendall Charcoal (HC-116) Benjamin Moore
GL	GLAZING SYSTEM - color finish Bronze/black



KEY PLAN

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Date: 07.11.22



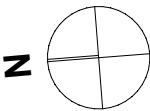
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20006
202.986.0573

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Checked By: JB

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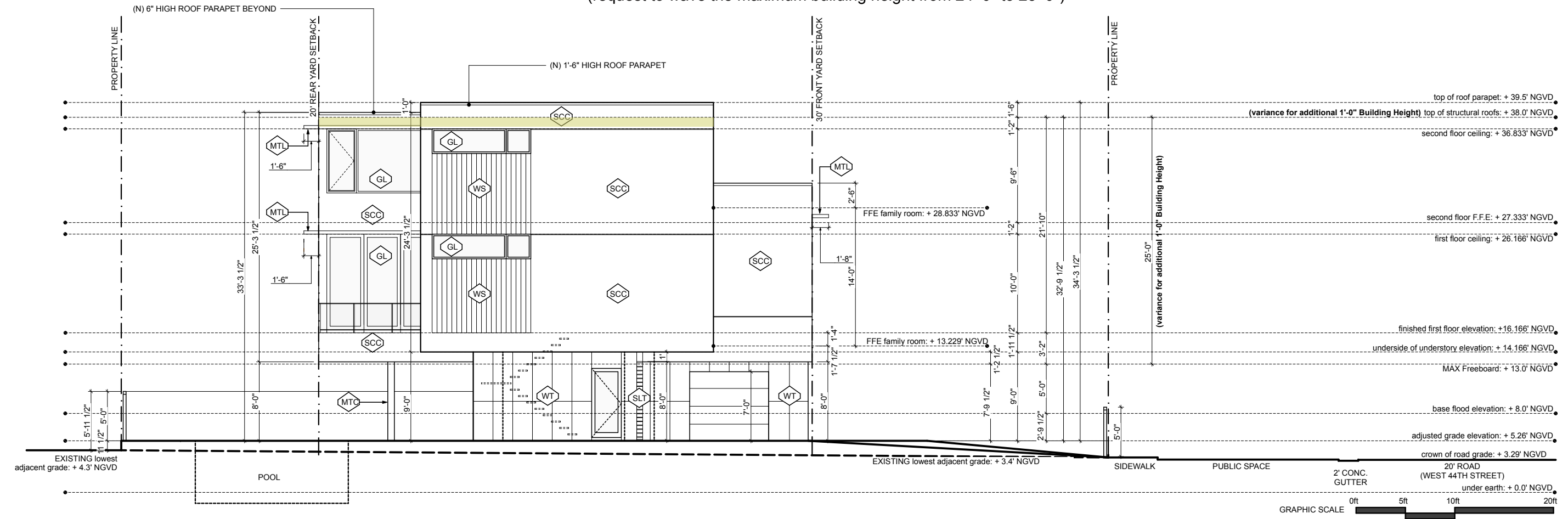
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A-18

Proposed South
Elevation

VARIANCE WAIVER
(request to wave the maximum building height from 24'-0" to 25'-0")

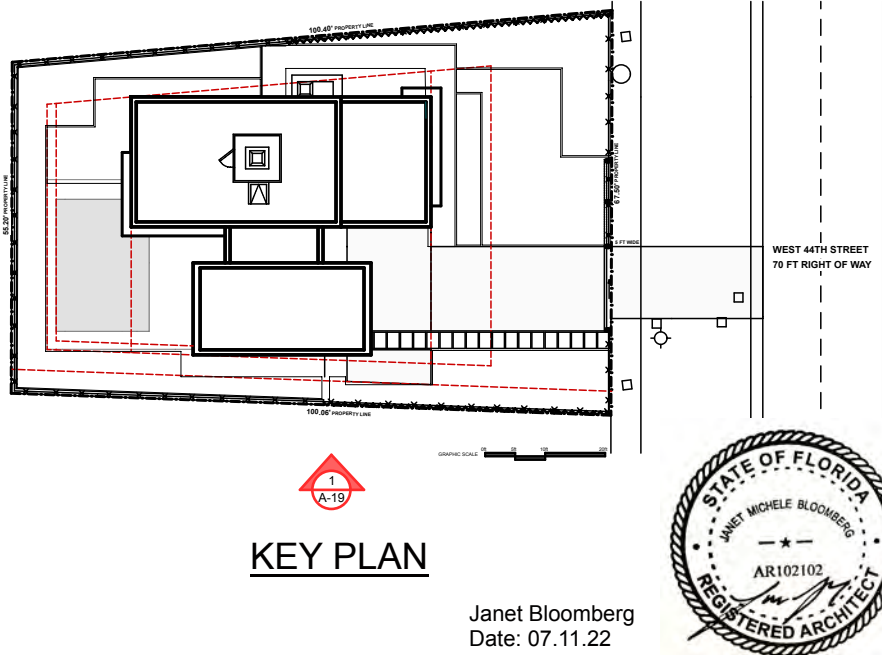
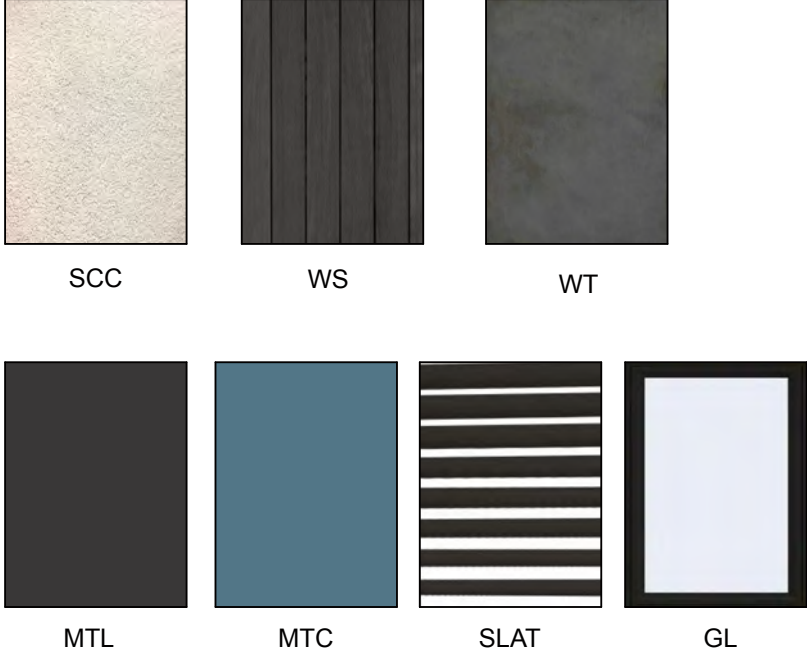


1
A-19

Proposed West Elevation
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

SPEC ID	SPEC TYPE
SCC	SMOOTH STUCCO - color finish Revere Pewter (HC-172) Benjamin Moore
WS	WOOD SIDING - color finish Kendall Charcoal (HC-166) Benjamin Moore
WT	WALL TILE - Tilebar / Angela Harris Flatiron Black 24x48 Matte Porcelain Tile
MTL	PAINTED ALUM CANOPY - color finish Black Beauty (2128-10) Benjamin Moore
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SLT	SLAT SCREENING - color finish Kendall Charcoal (HC-116) Benjamin Moore
GL	GLAZING SYSTEM - color finish Bronze/black



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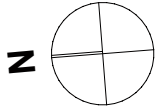


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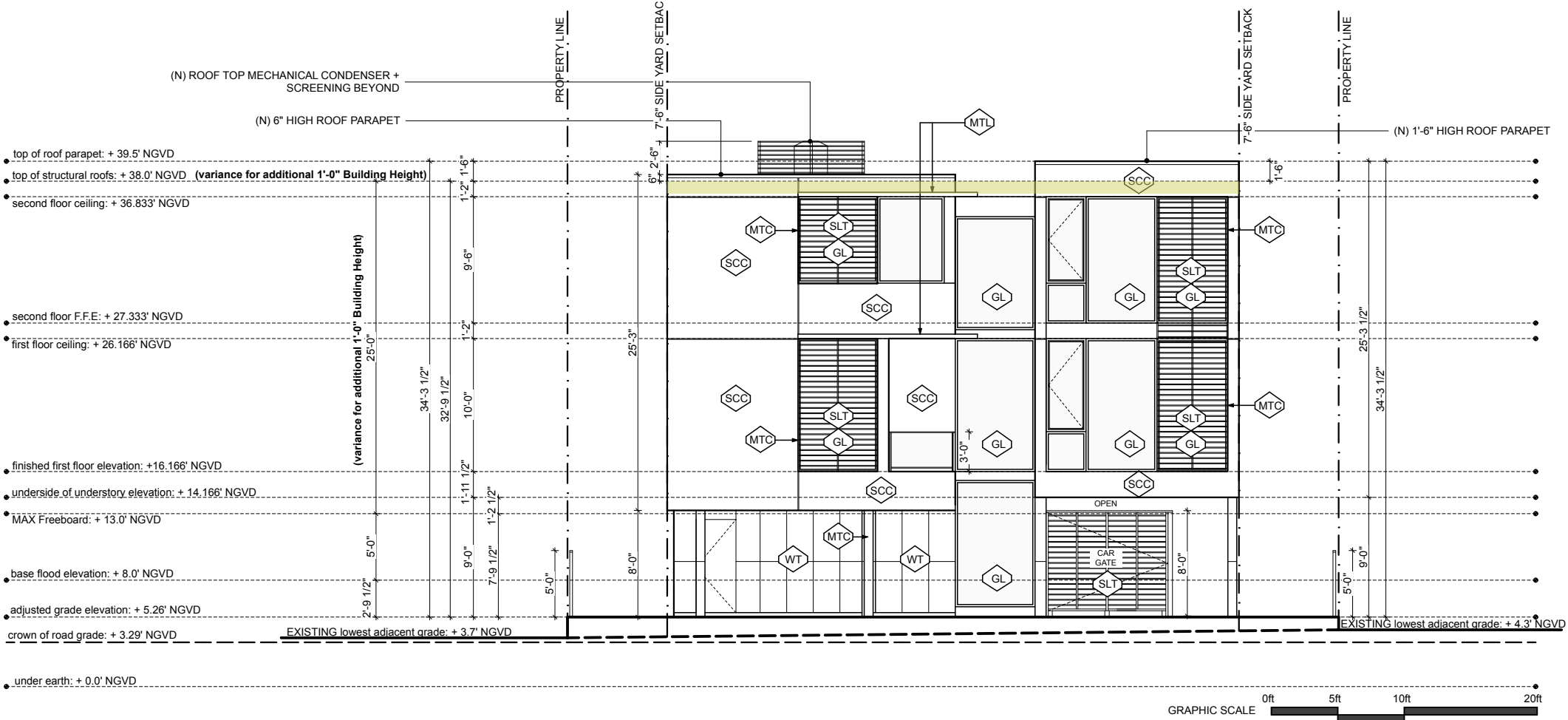
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A-19

Proposed West
Elevation

VARIANCE WAIVER
(request to wave the maximum building height from 24'-0" to 25'-0")

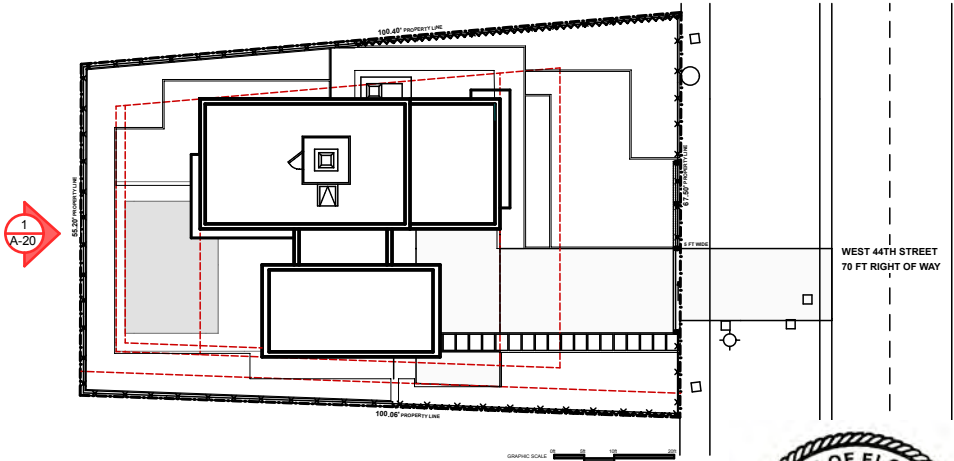
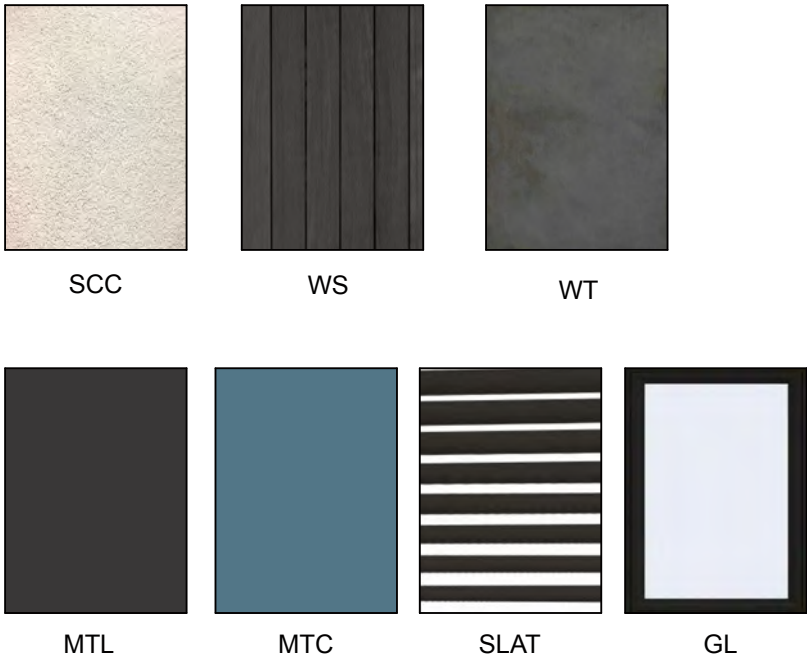


1
A-20

Proposed North Elevation
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

SPEC ID	SPEC TYPE
SCC	SMOOTH STUCCO - color finish Revere Pewter (HC-172) Benjamin Moore
WS	WOOD SIDING - color finish Kendall Charcoal (HC-166) Benjamin Moore
WT	WALL TILE - Tilebar / Angela Harris Flatiron Black 24x48 Matte Porcelain Tile
MTL	PAINTED ALUM CANOPY - color finish Black Beauty (2128-10) Benjamin Moore
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SLT	SLAT SCREENING - color finish Kendall Charcoal (HC-116) Benjamin Moore
GL	GLAZING SYSTEM - color finish Bronze/black



KEY PLAN

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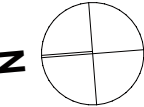


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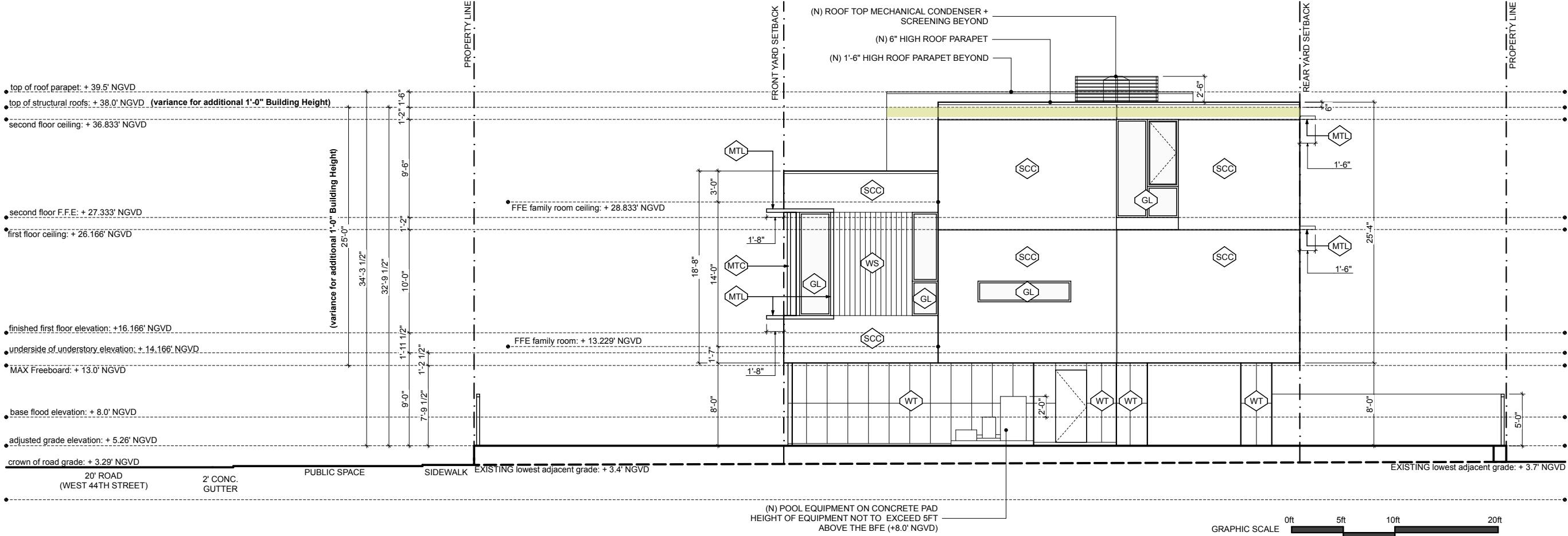
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A-20

Proposed North
Elevation

VARIANCE WAIVER
(request to wave the maximum building height from 24'-0" to 25'-0")

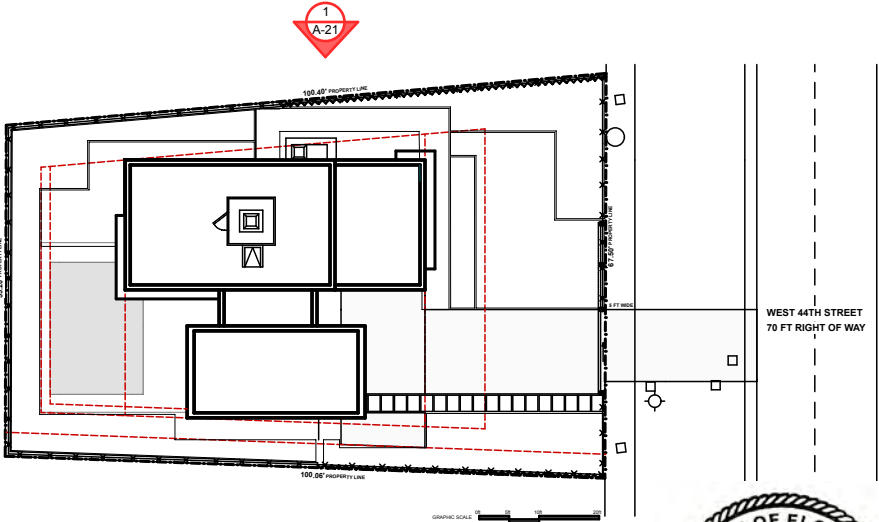
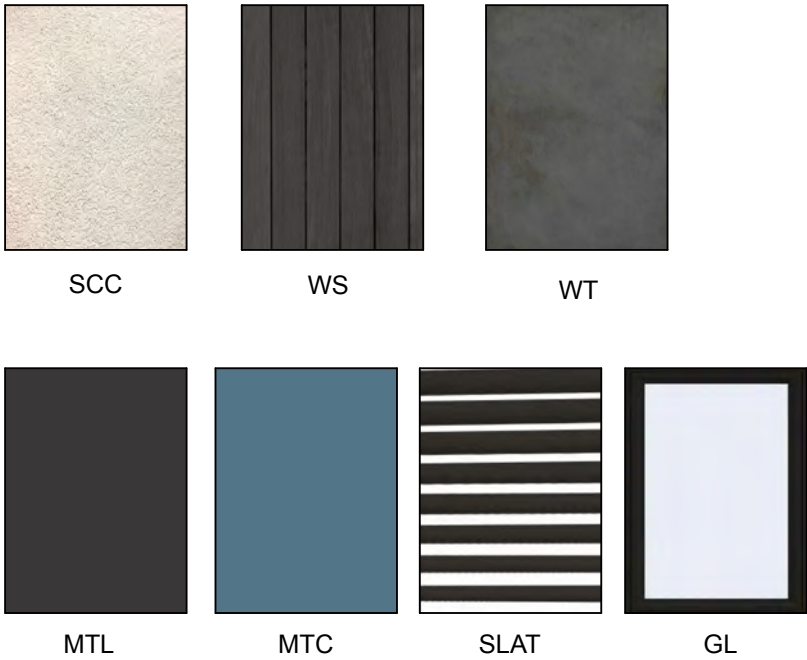


1
A-21

Proposed East Elevation
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

SPEC ID	SPEC TYPE
SCC	SMOOTH STUCCO - color finish Revere Pewter (HC-172) Benjamin Moore
WS	WOOD SIDING - color finish Kendall Charcoal (HC-166) Benjamin Moore
WT	WALL TILE - Tilebar / Angela Harris Flatiron Black 24x48 Matte Porcelain Tile
MTL	PAINTED ALUM CANOPY - color finish Black Beauty (2128-10) Benjamin Moore
MTC	PAINTED ALUM WINDOW - color finish Schooner (AF-520) Benjamin Moore SLAT FRAME / COLUMNS
SLT	SLAT SCREENING - color finish Kendall Charcoal (HC-116) Benjamin Moore
GL	GLAZING SYSTEM - color finish Bronze/black



KEY PLAN

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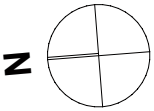


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A-21

Proposed East
Elevation



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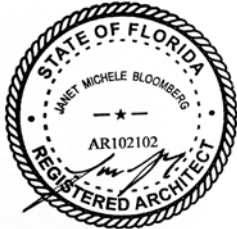
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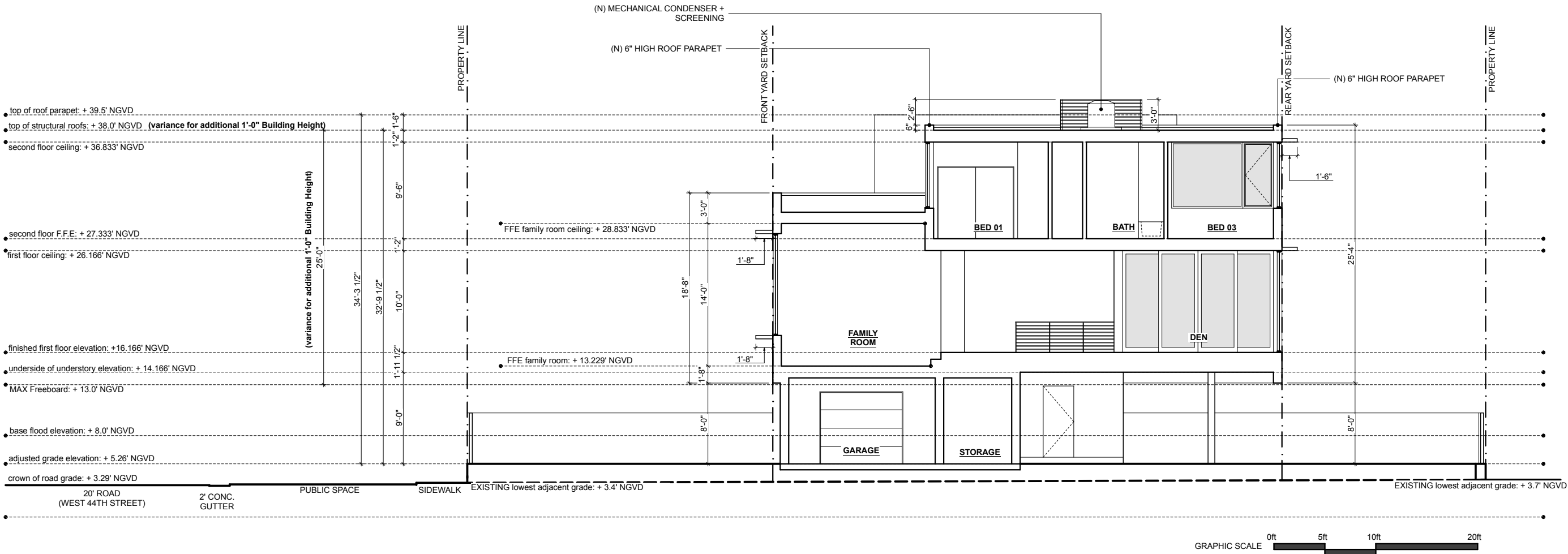
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A-22

Proposed East
Building Section



1
A-22

Proposed East Buiding Section
SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
JANET MICHELE BLOOMBERG
— ★ —
AR102102
REGISTERED ARCHITECT



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

STATE OF FLORIDA
JANET MICHELE BLOOMBERG
— ★ —
AR102102
REGISTERED ARCHITECT

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Yard Sections at Property Lines



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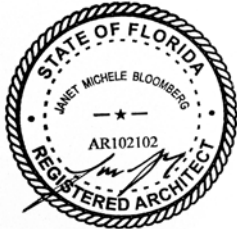
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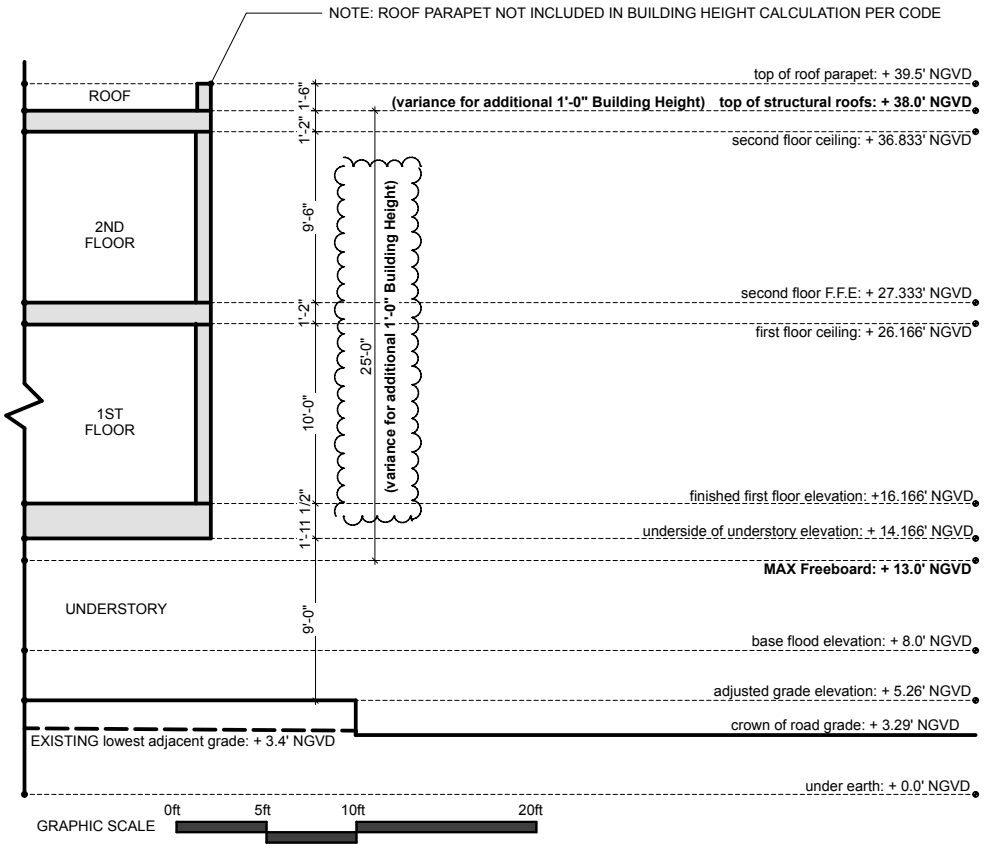
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A-25

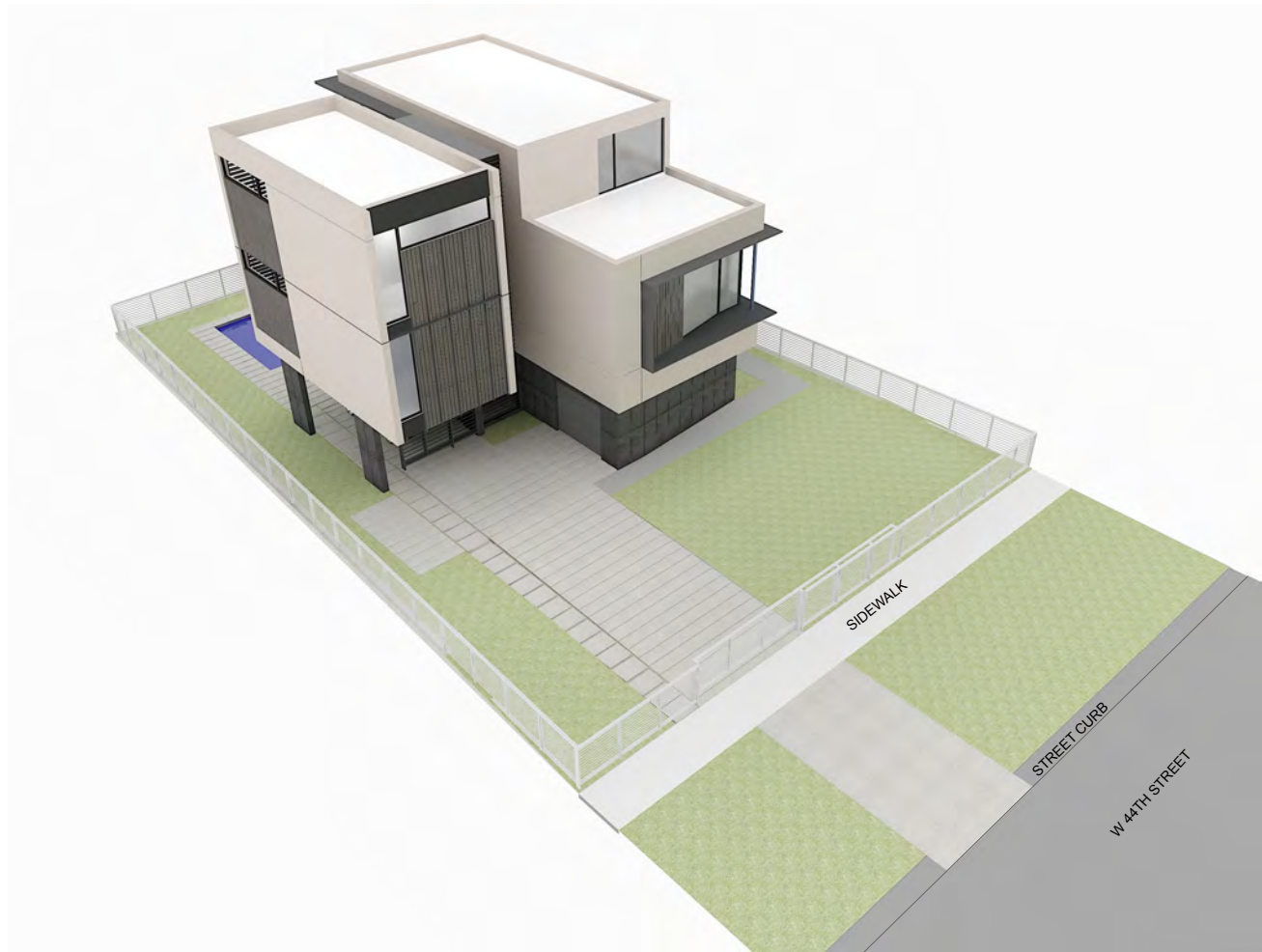
Building Height
Variance Diagram

PROVIDED VARIANCE WAIVER DIAGRAM FOR 1FT ADDITIONAL BUILDING HEIGHT
(request to wave the maximum building height from 24'-0" to 25'-0")



BUILDING HEIGHT VARIANCE BUILDING SECTION DIAGRAM
MAXIUM FREEBOARD = + 13.0' NGVD ALLOWABLE BUILDING HEIGHT 24'-0" HIGH STARTING FROM MAX FREEBOARD CALCULATION: 13.0' NGVD + 24.0' NGVD = 37.0' NGVD MAX ALLOWED BUILDING HEIGHT
PROVIDED BUILDING HEIGHT 25'-0" HIGH STARTING FROM MAX FREEBOARD CALCULATION: 13.0' NGVD + 25.0' NGVD = 38.0' NGVD (1 FT ADDITION IN HEIGHT) VARIANCE FOR 1FT ADDITION TO MAXIUM ALLOWED BUILDING HEIGHT

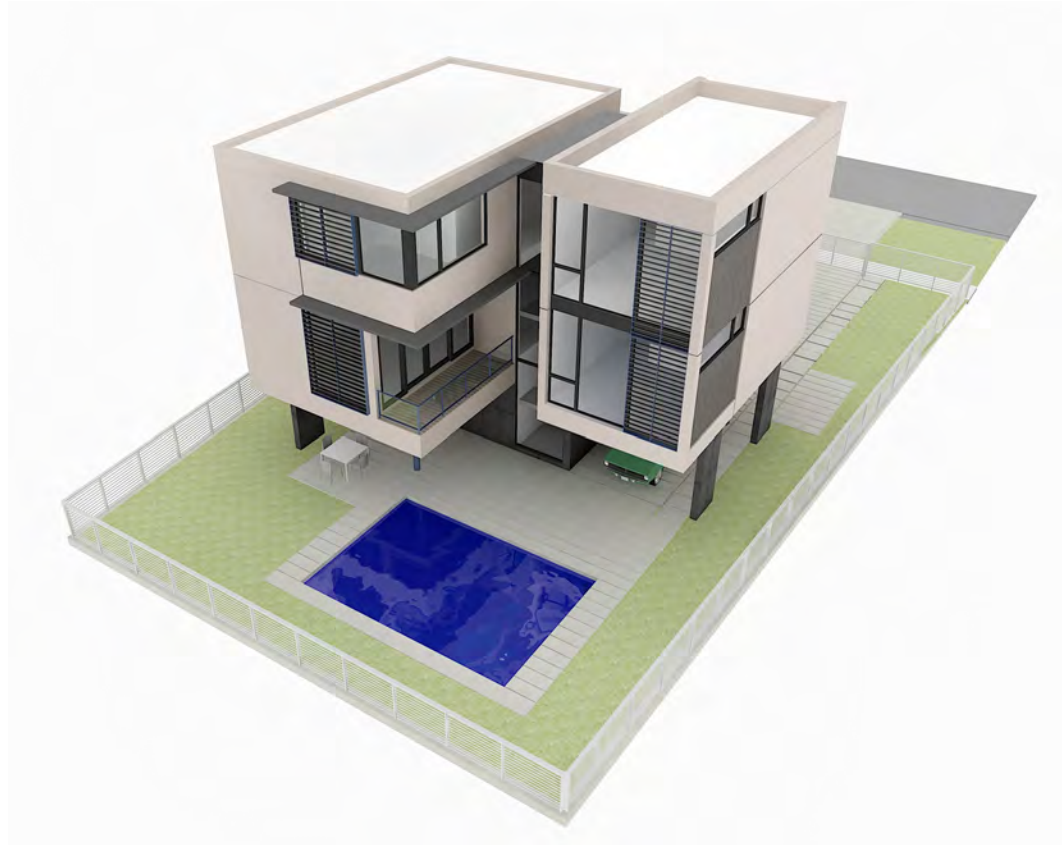
1 Building Height Section Diagram
A-25 SCALE: 3/32" = 1'-0"



SOUTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW



NORTHEAST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW



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A-26

Axonometric
Views



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01

SOUTH FACADE (FRONT VIEWS)

R-1

South Renderings



FRONT



REAR



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R-2

West Renderings



REAR



REAR

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R-3

North Renderings



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[illegible]