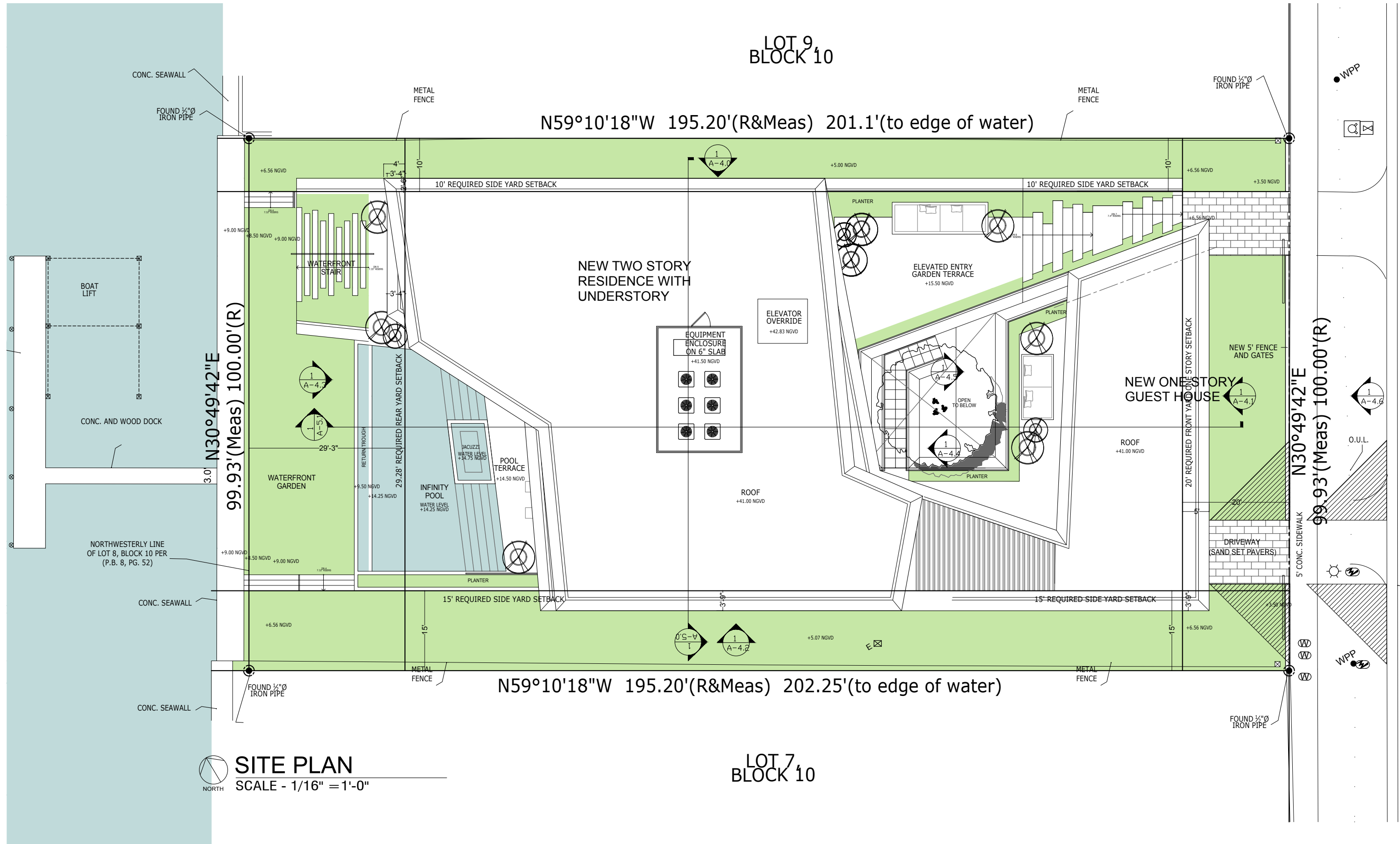


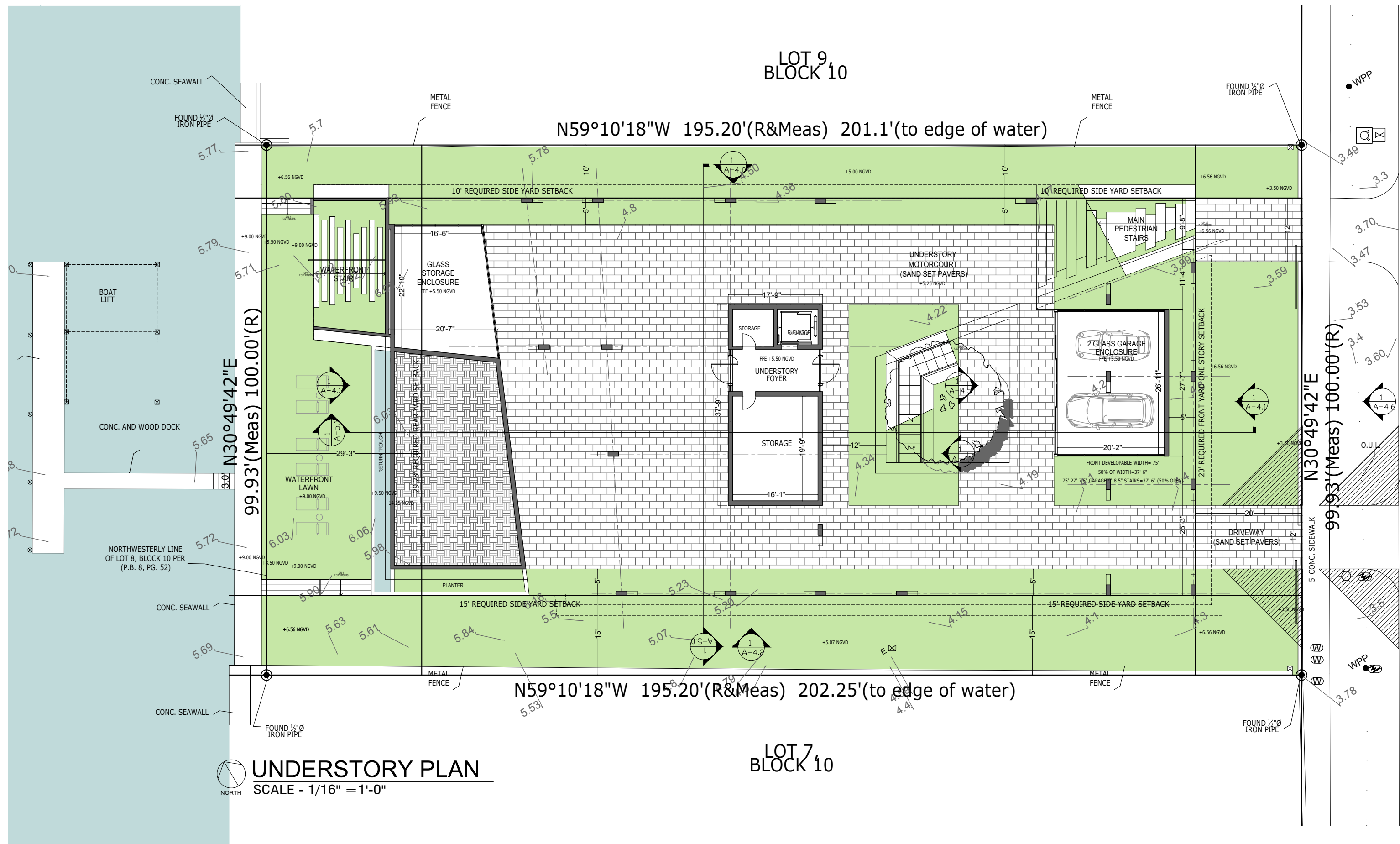
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	3026 NORTH BAY ROAD, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3227-008-0480			
3	Board and file numbers :	DRB22-0821			
4	Year built:	1940, 1984, 1985, 2000	Zoning District:	RS-2	
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	3.635 NGVD	
6	Adjusted grade (Flood+Grade/2):	5.82 NGVD	Free board:	+5	
7	Lot Area:	20,500sf			
8	Lot width:	100.0'	Lot Depth:	205', 195.20'(R&M)	
9	Max Lot Coverage SF and %:	6,150sf (30%)	Proposed Lot Coverage SF and %:	6,150sf (30%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	205sf	
11	Front Yard Open Space SF and %:	1,445sf (72.3%)	Rear Yard Open Space SF and %:	2,237f (76.5%)	
12	Max Unit Size SF and %:	10,250sf (50%)	Proposed Unit Size SF and %:	9,908sf(48.3%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	4,705sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and % :	3,457f	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Potential Future	Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	N/A
20	Front Second level:	30'-0"		75'-0"	+45'
21	Side 1:	15'		15'-0"	N/A
22	Side 2 or (facing street):	10'		10'-0"	N/A
23	Rear:	29.28' (29'-3.5")		33'-1"	N/A
	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 :	25'-0"		25'-0"	
27	Located within a Local Historic District?		no		
28	Designated as an individual Historic Single Family Residence Site?				
29	Determined to be Architecturally Significant?				
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

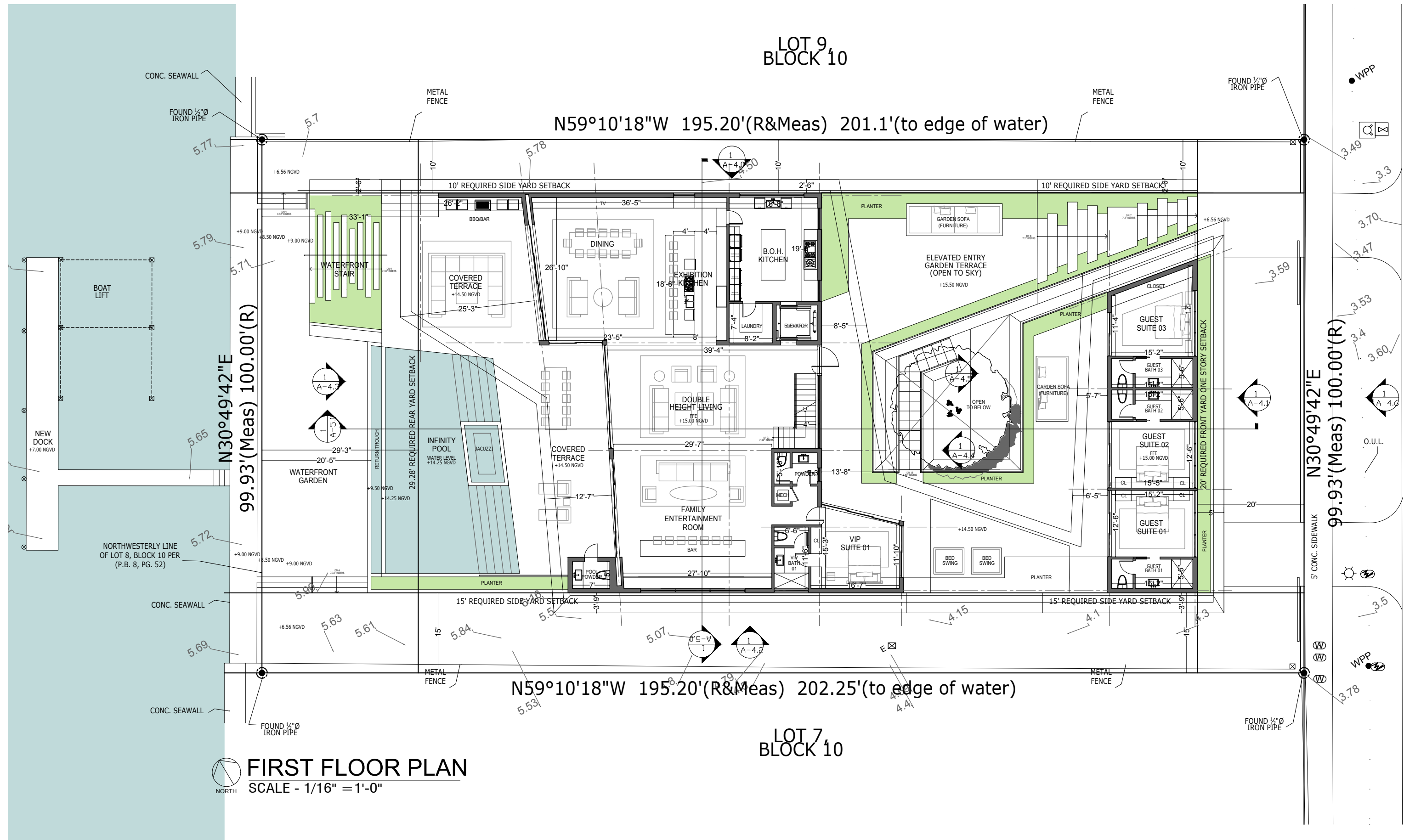
PROPOSED BUILDING - SITE PLAN



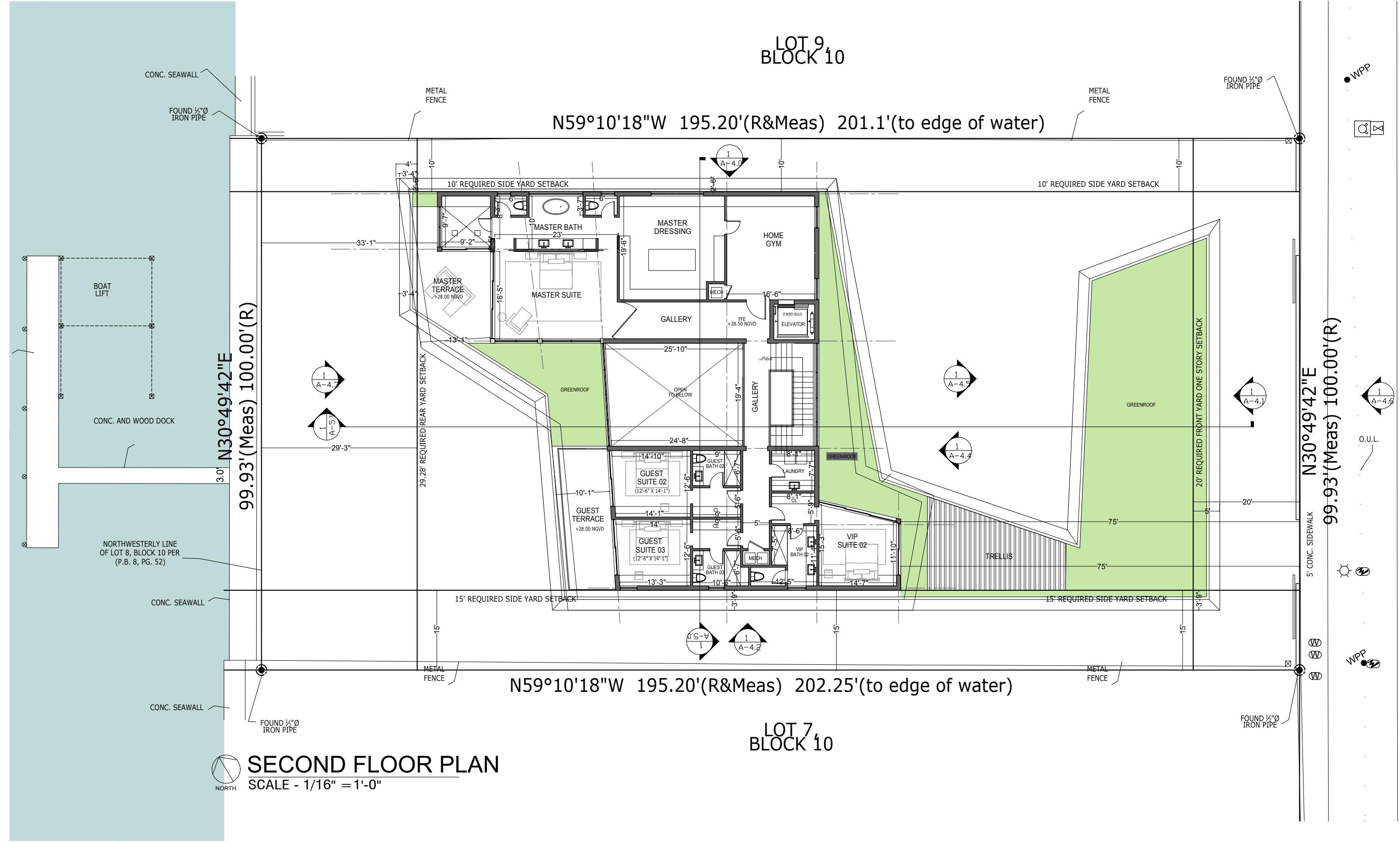
PROPOSED BUILDING - UNDERSTORY PLAN



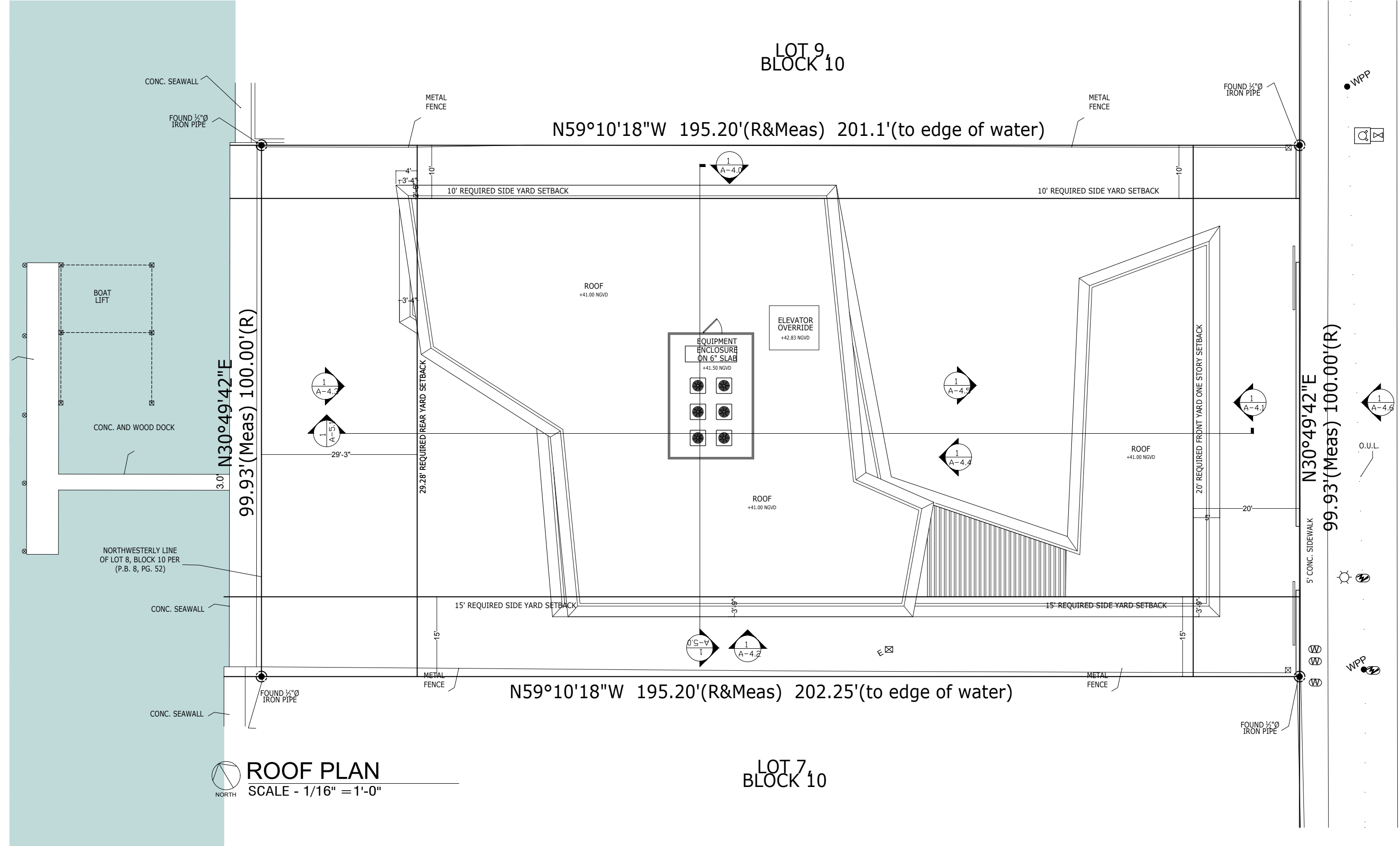
PROPOSED BUILDING - FIRST FLOOR PLAN



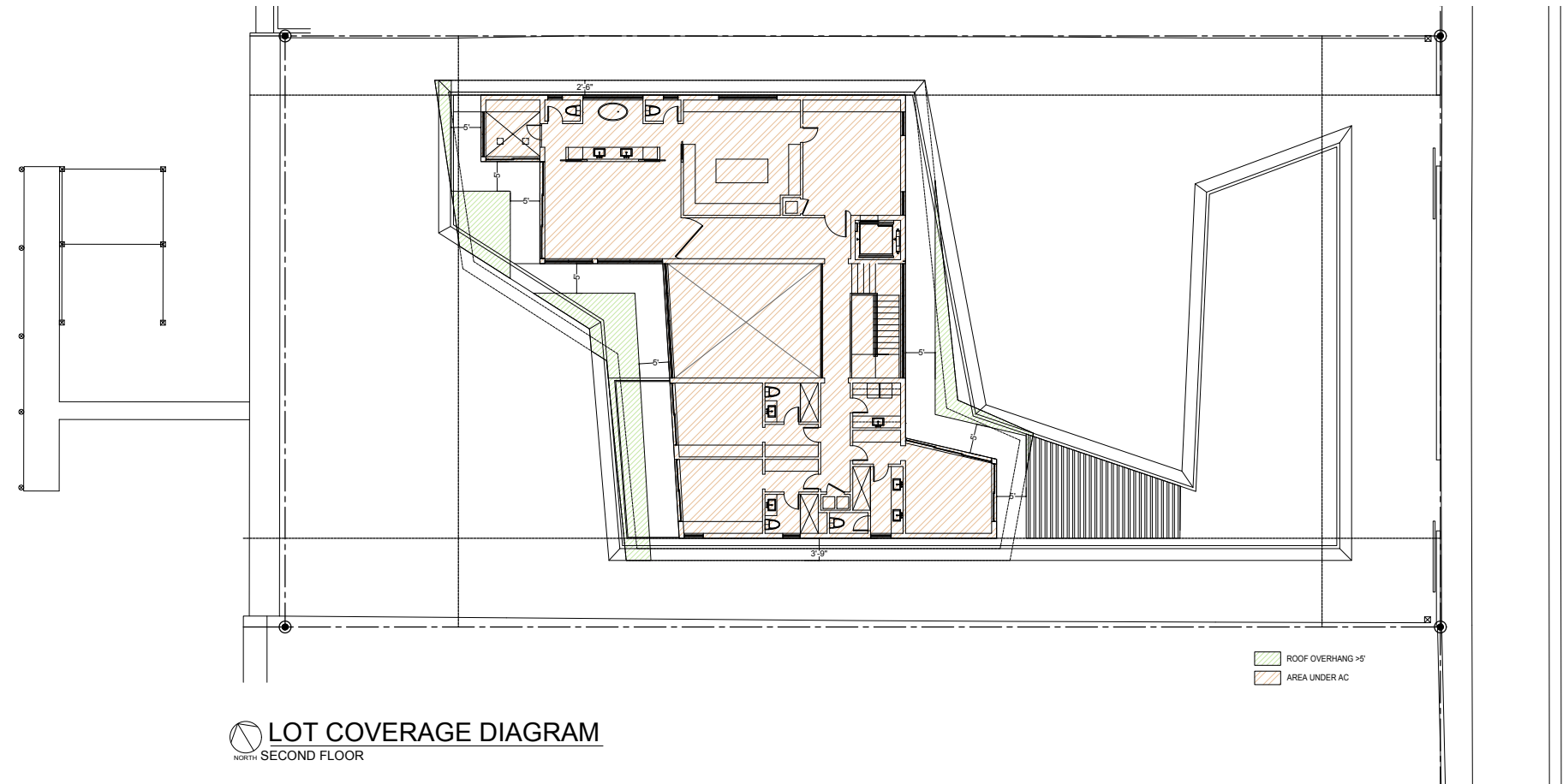
PROPOSED BUILDING - SECOND FLOOR PLAN



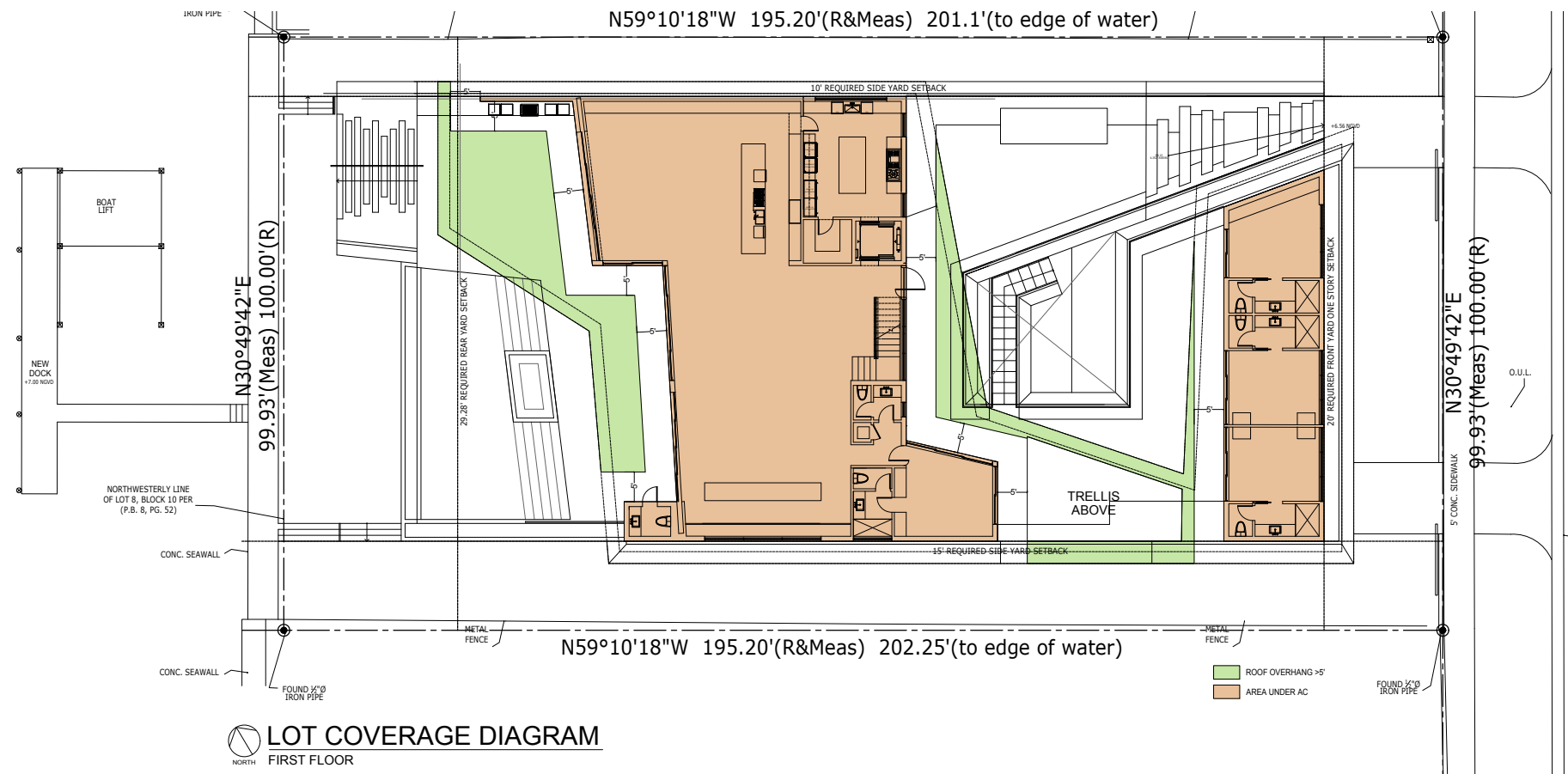
PROPOSED BUILDING - ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE

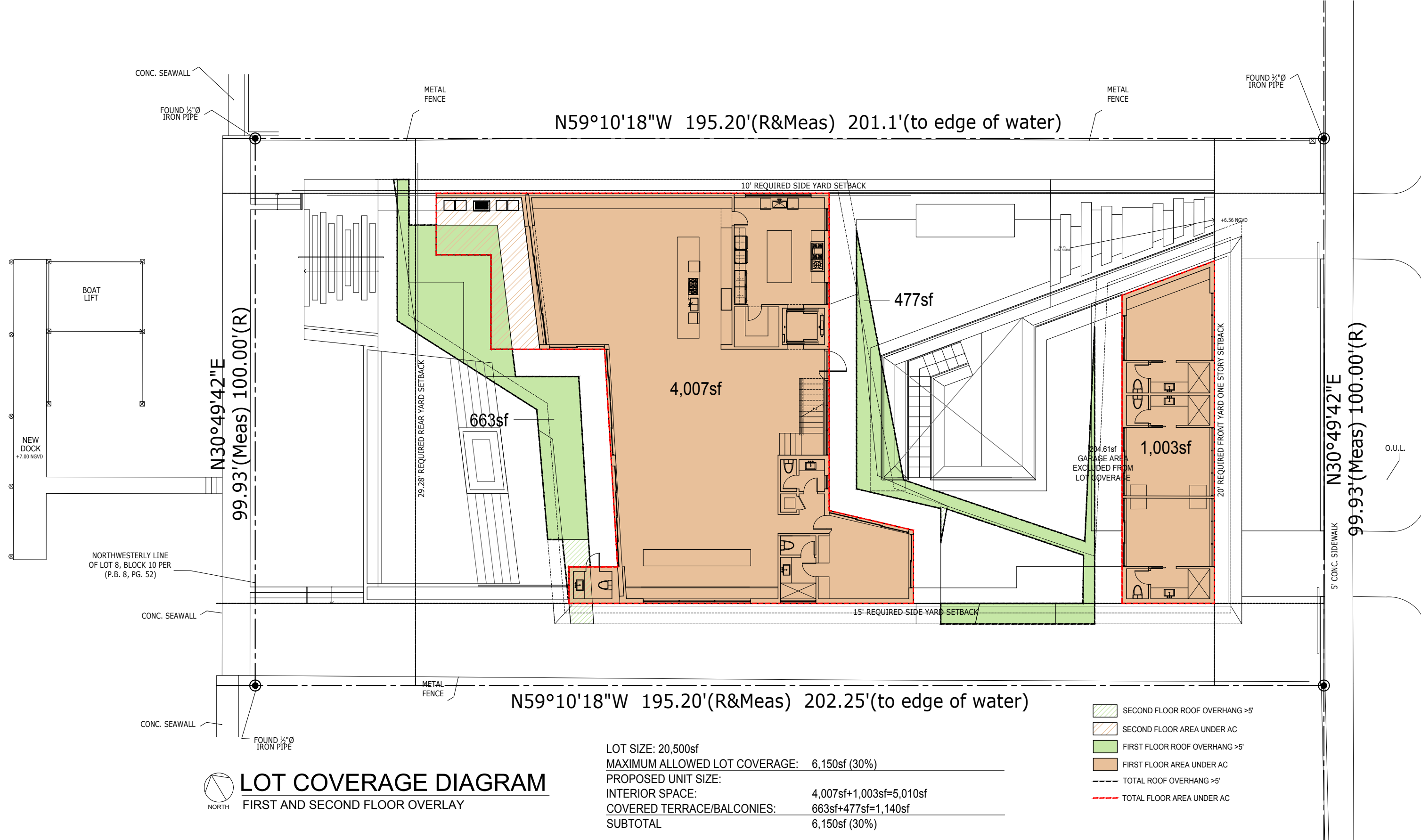


LOT COVERAGE DIAGRAM
NORTH SECOND FLOOR

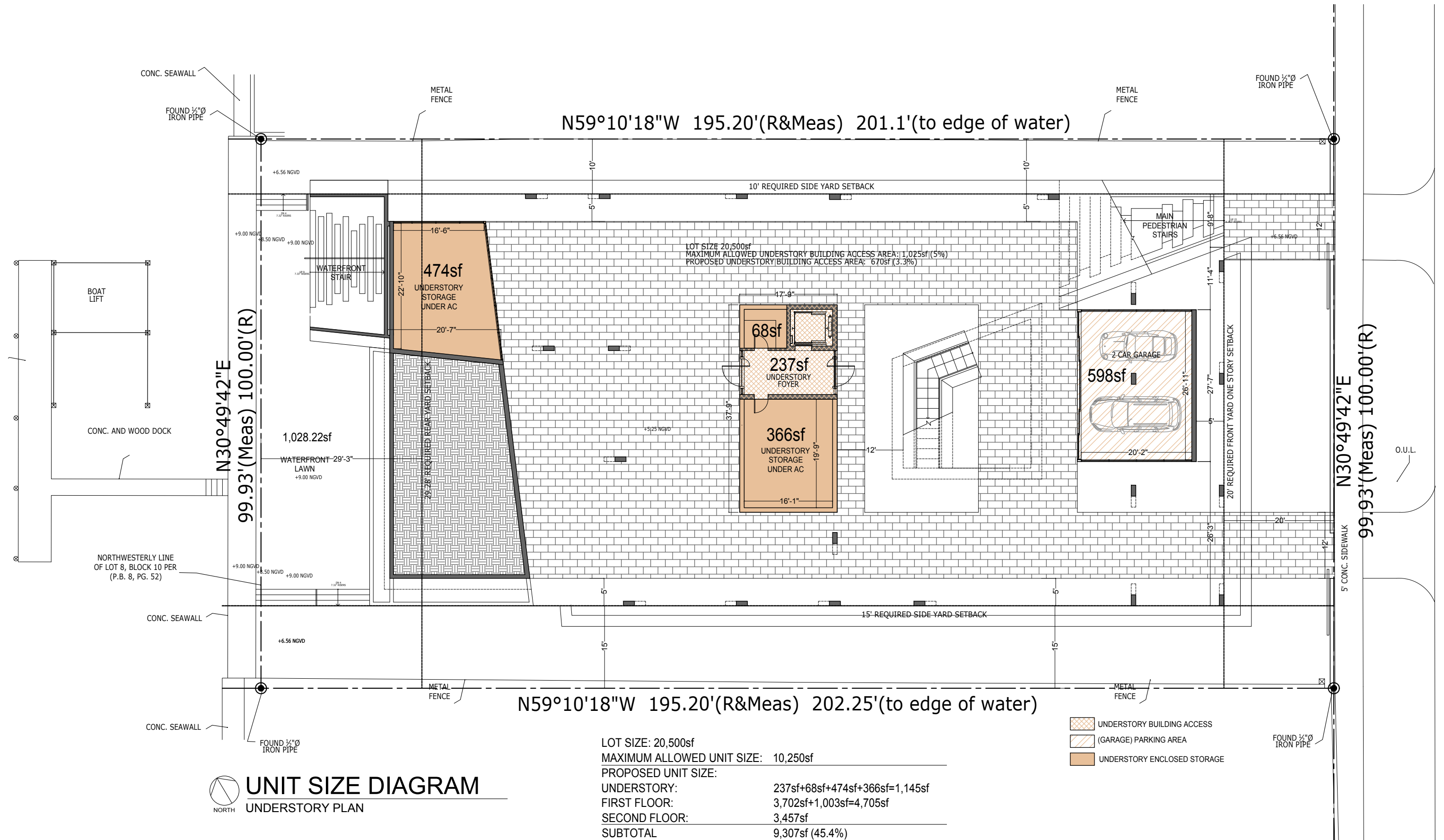


LOT COVERAGE DIAGRAM
NORTH FIRST FLOOR

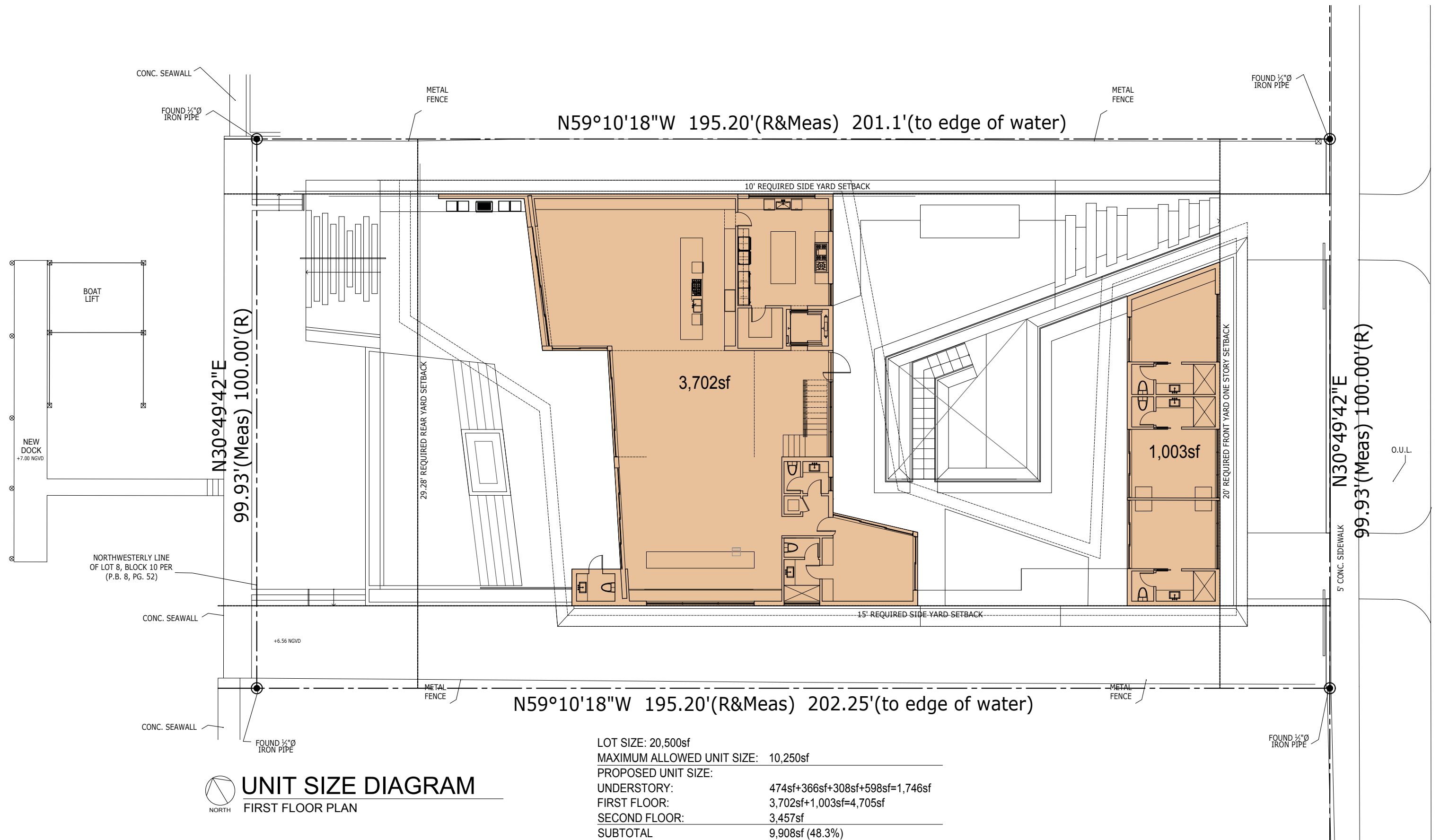
ZONING DIAGRAM - LOT COVERAGE



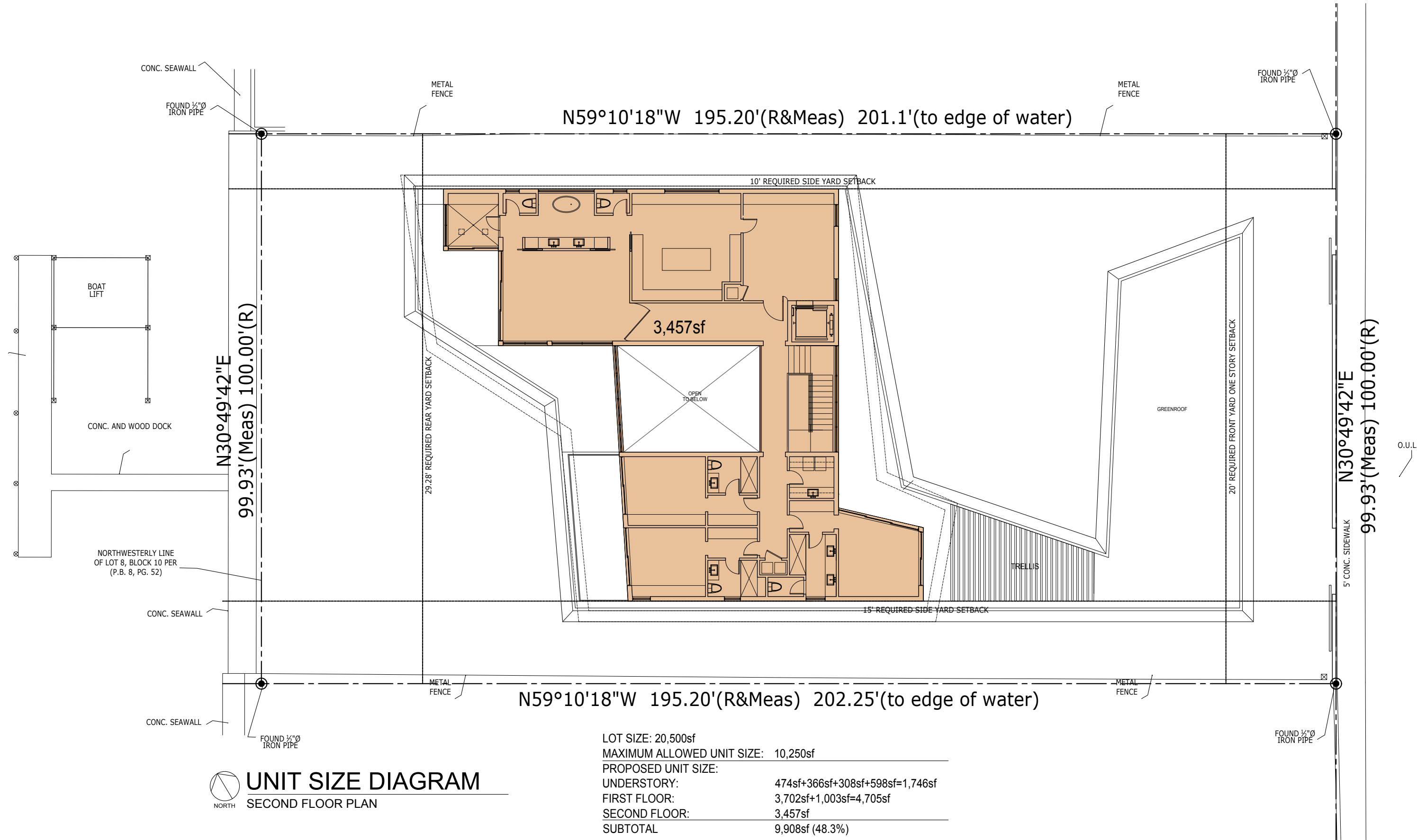
ZONING DIAGRAM - UNIT SIZE UNDERSTORY



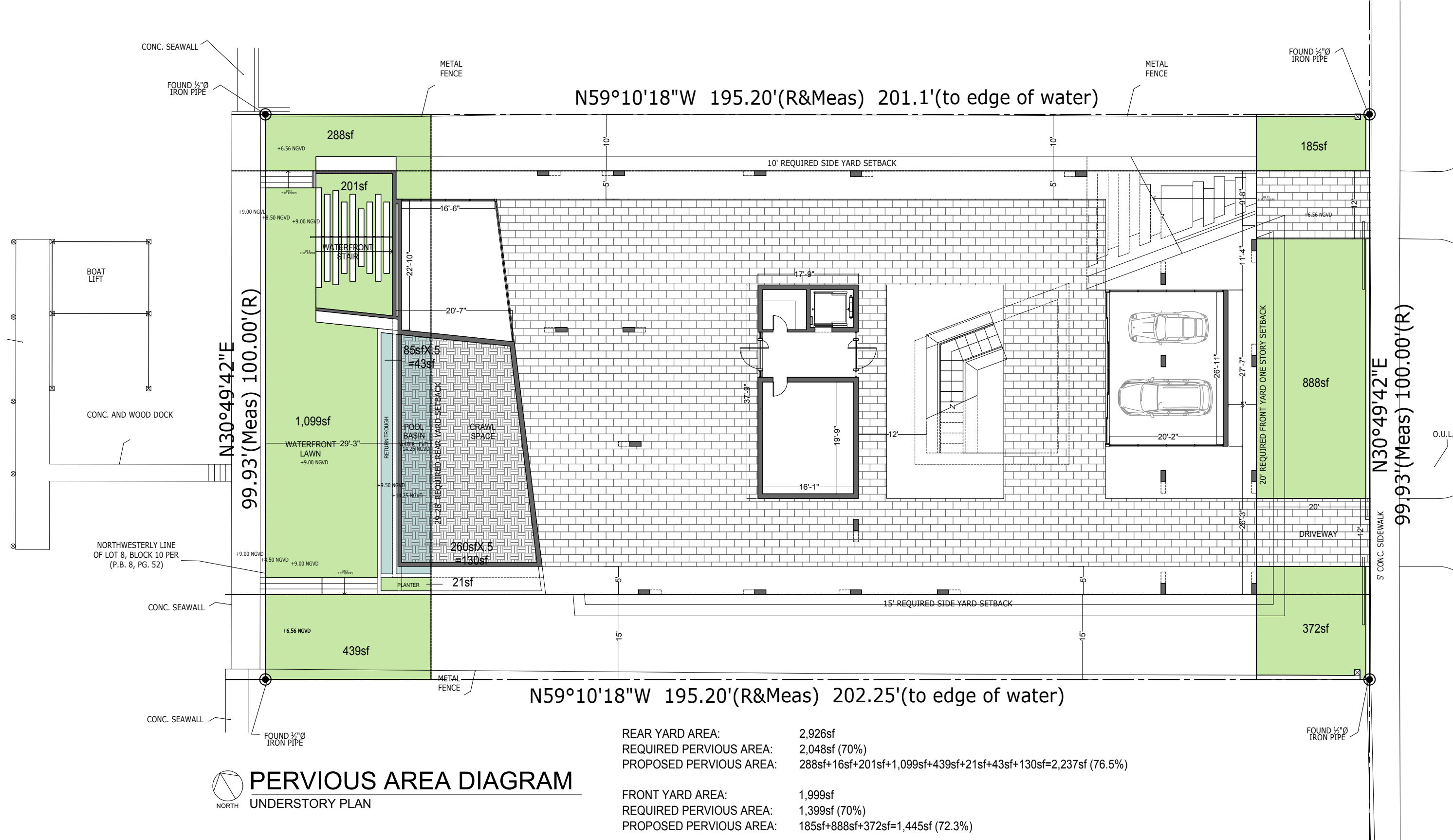
ZONING DIAGRAM - UNIT SIZE FIRST FLOOR



ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



ZONING DIAGRAM - OPEN SPACE



AXONOMETRIC VIEWS



MATERIAL PALETTE



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



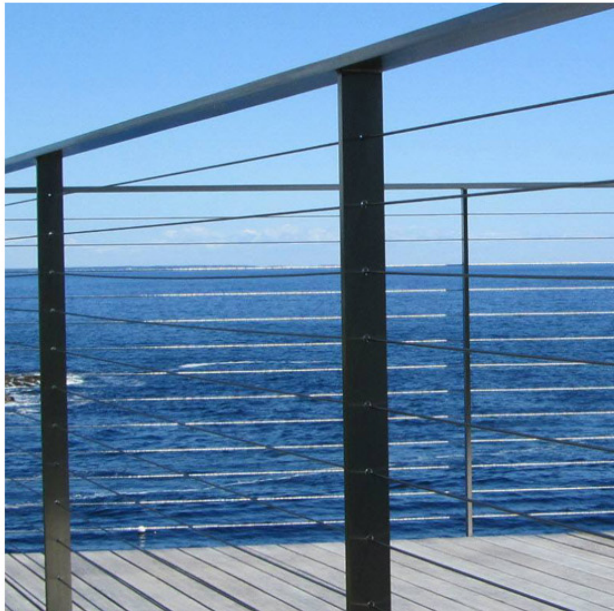
GL1
IMPACT GLAZING-
CLEAR



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH

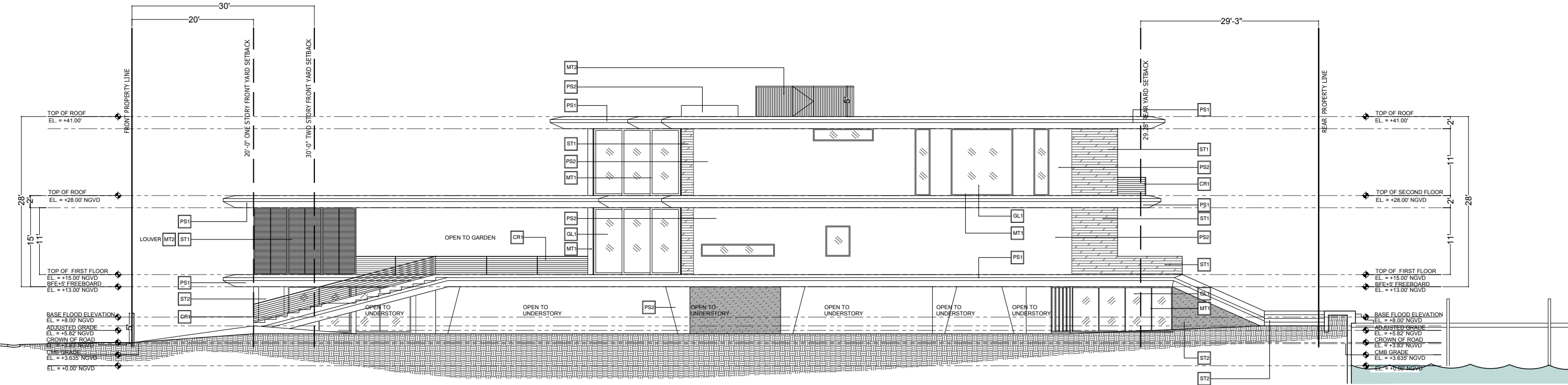


MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING

ELEVATION - RESIDENCE NORTH



1 NORTH ELEVATION
SCALE - 1/16" = 1'-0"



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



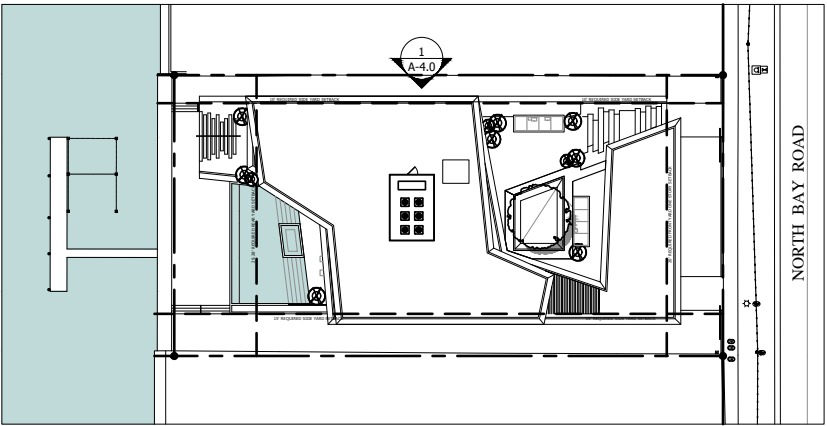
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



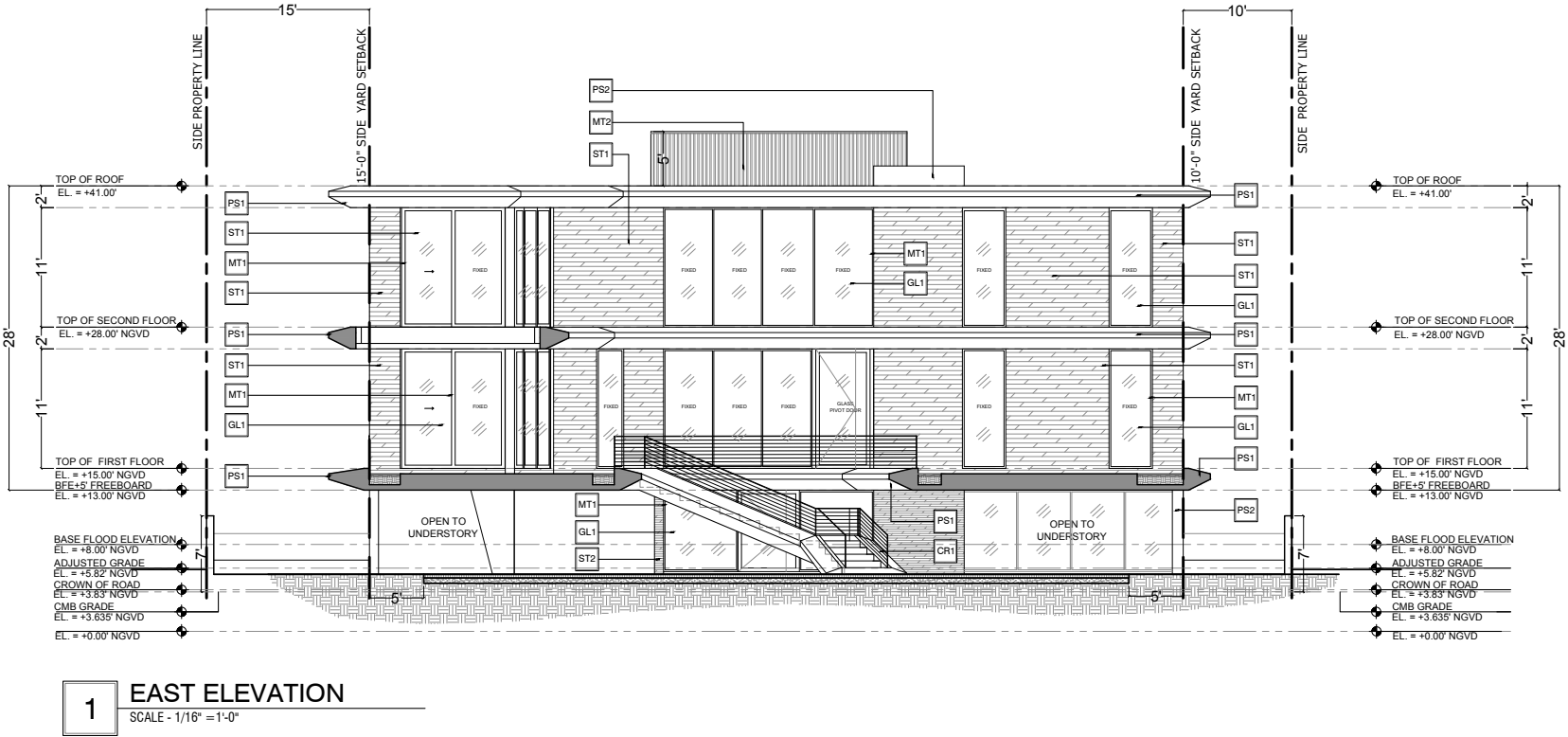
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATION - RESIDENCE EAST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



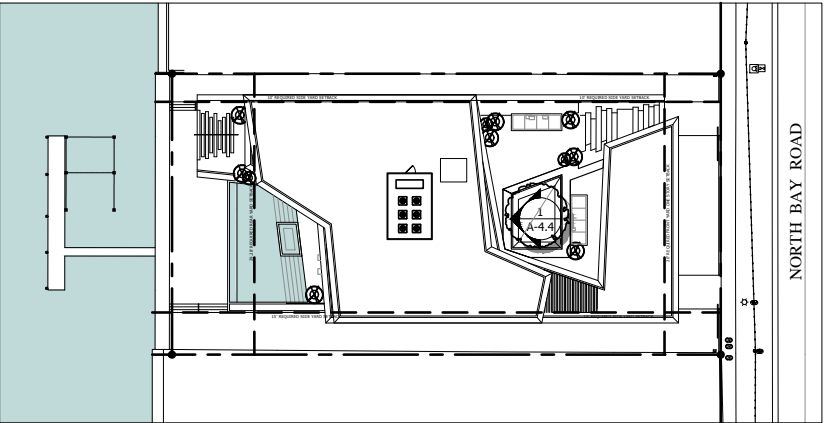
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



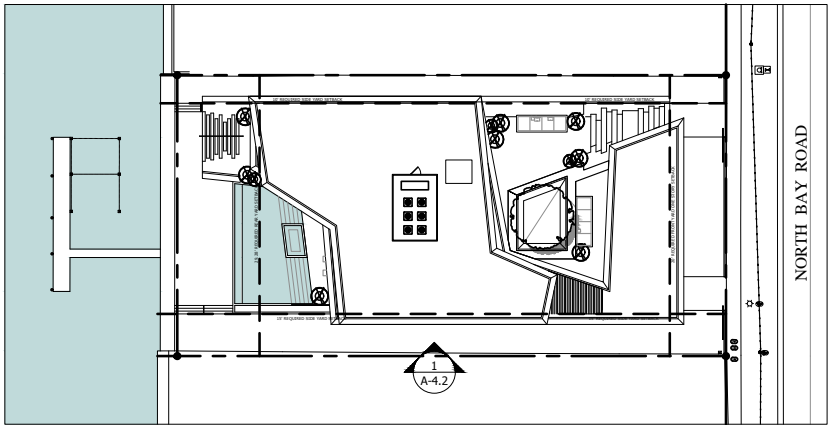
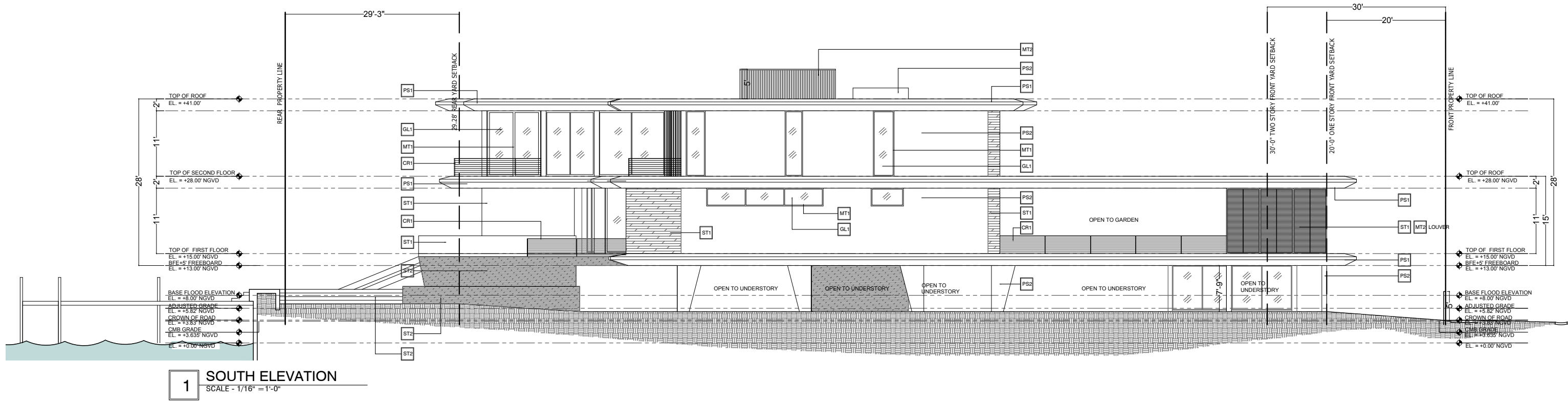
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



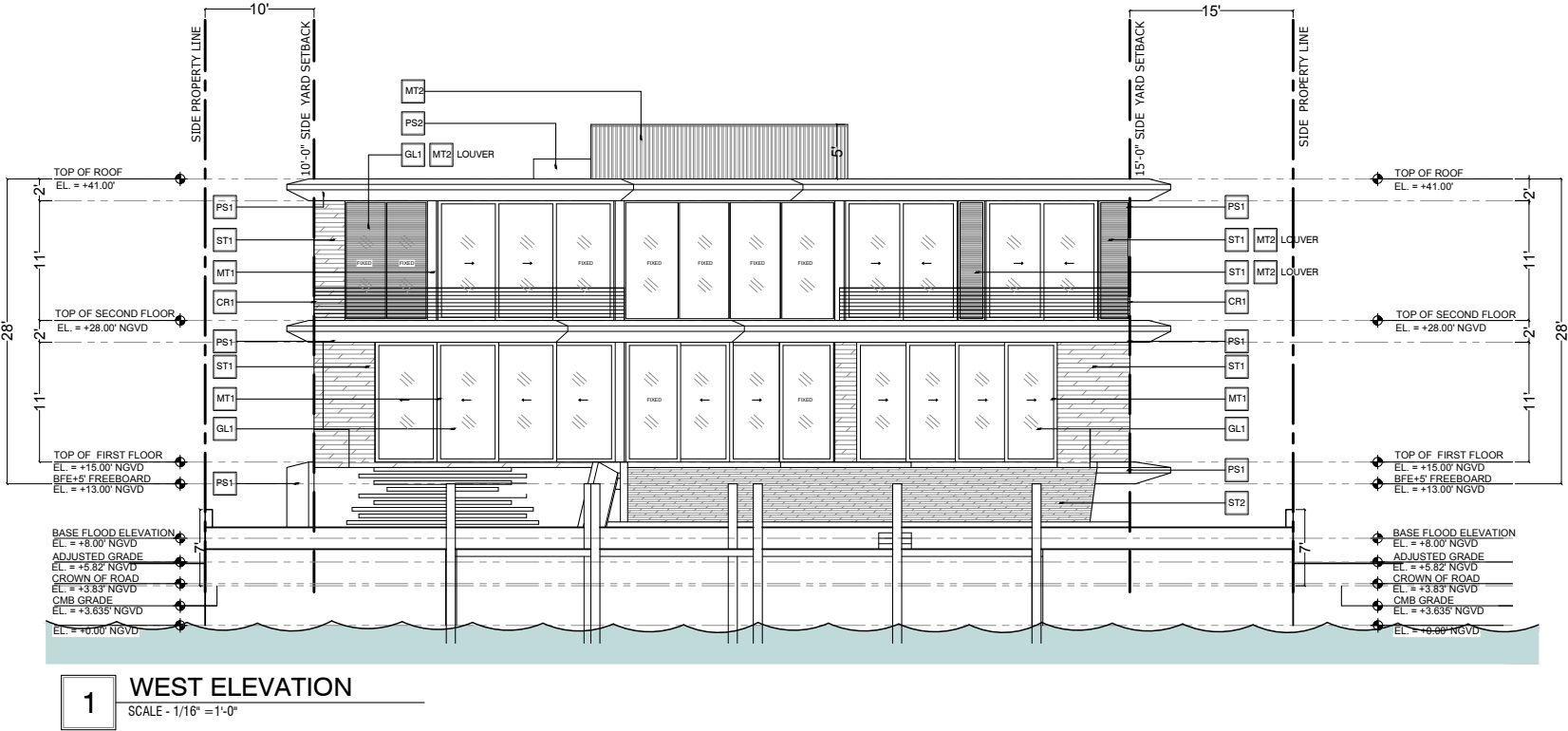
CR1
METAL CABLE RAILING



ELEVATIONS - RESIDENCE SOUTH



ELEVATIONS - RESIDENCE WEST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



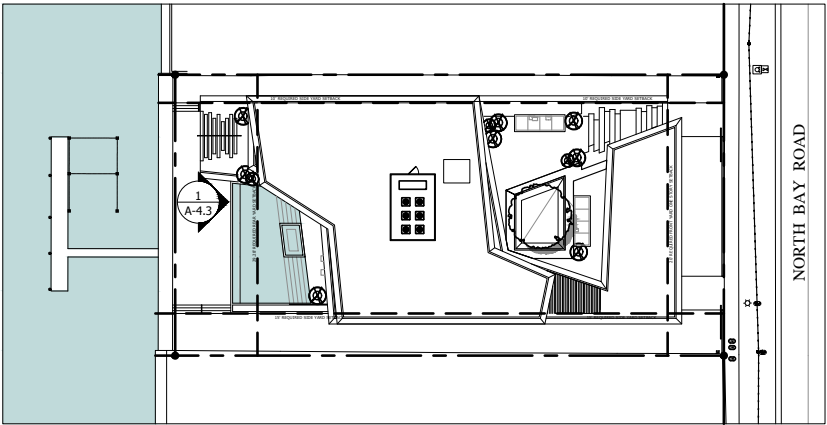
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



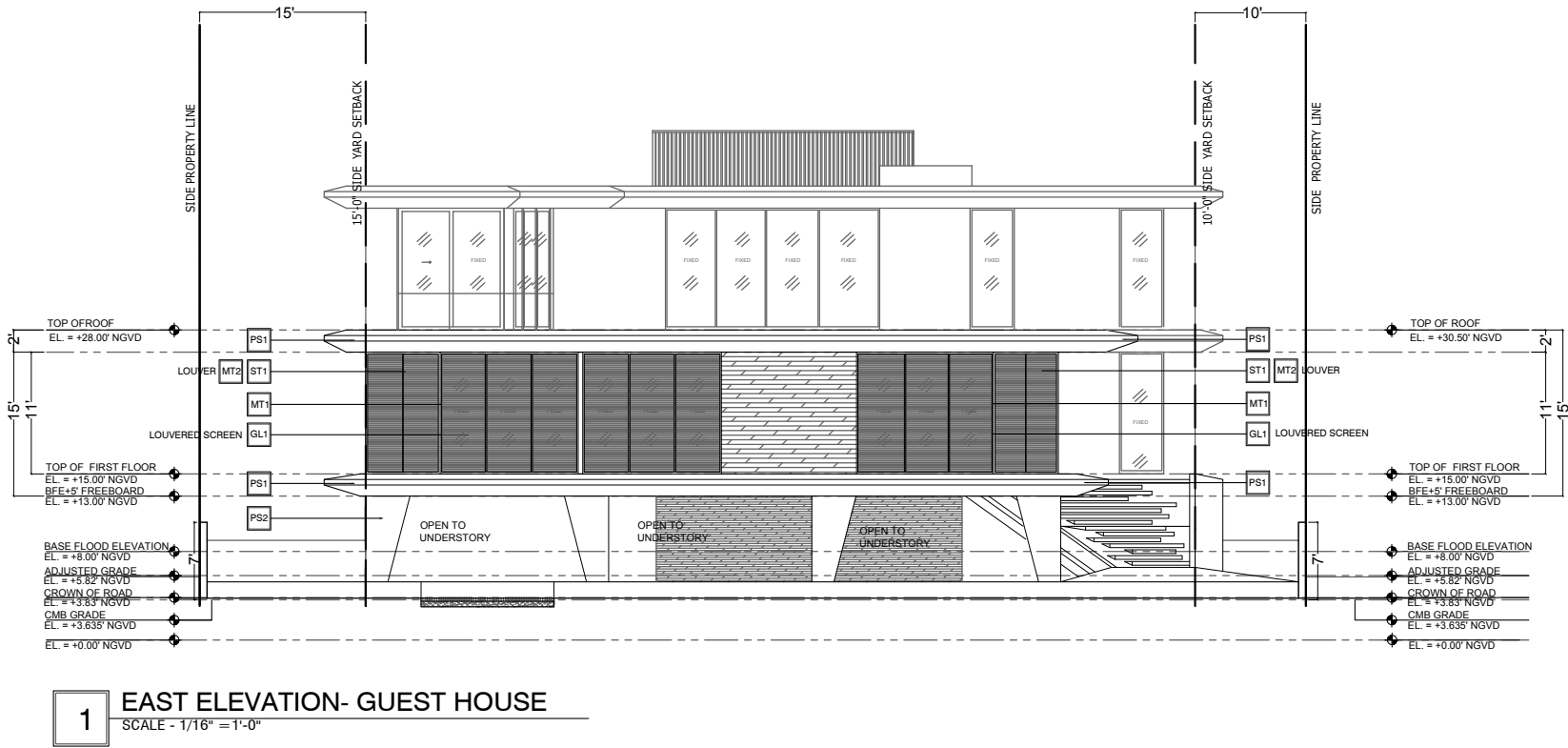
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - GUEST HOUSE EAST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



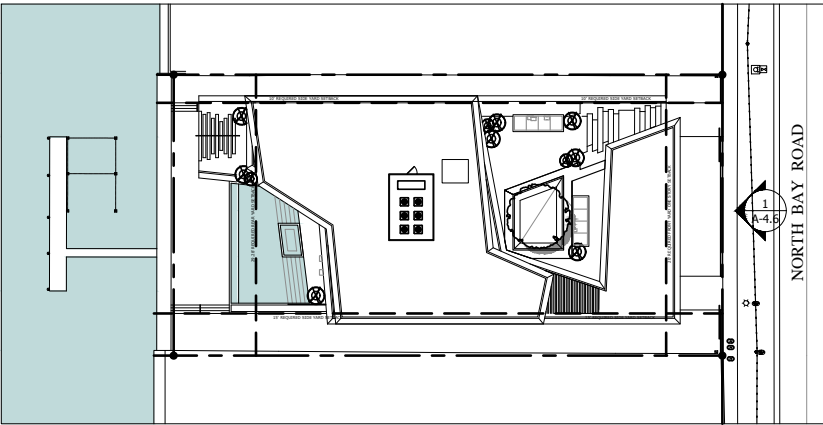
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



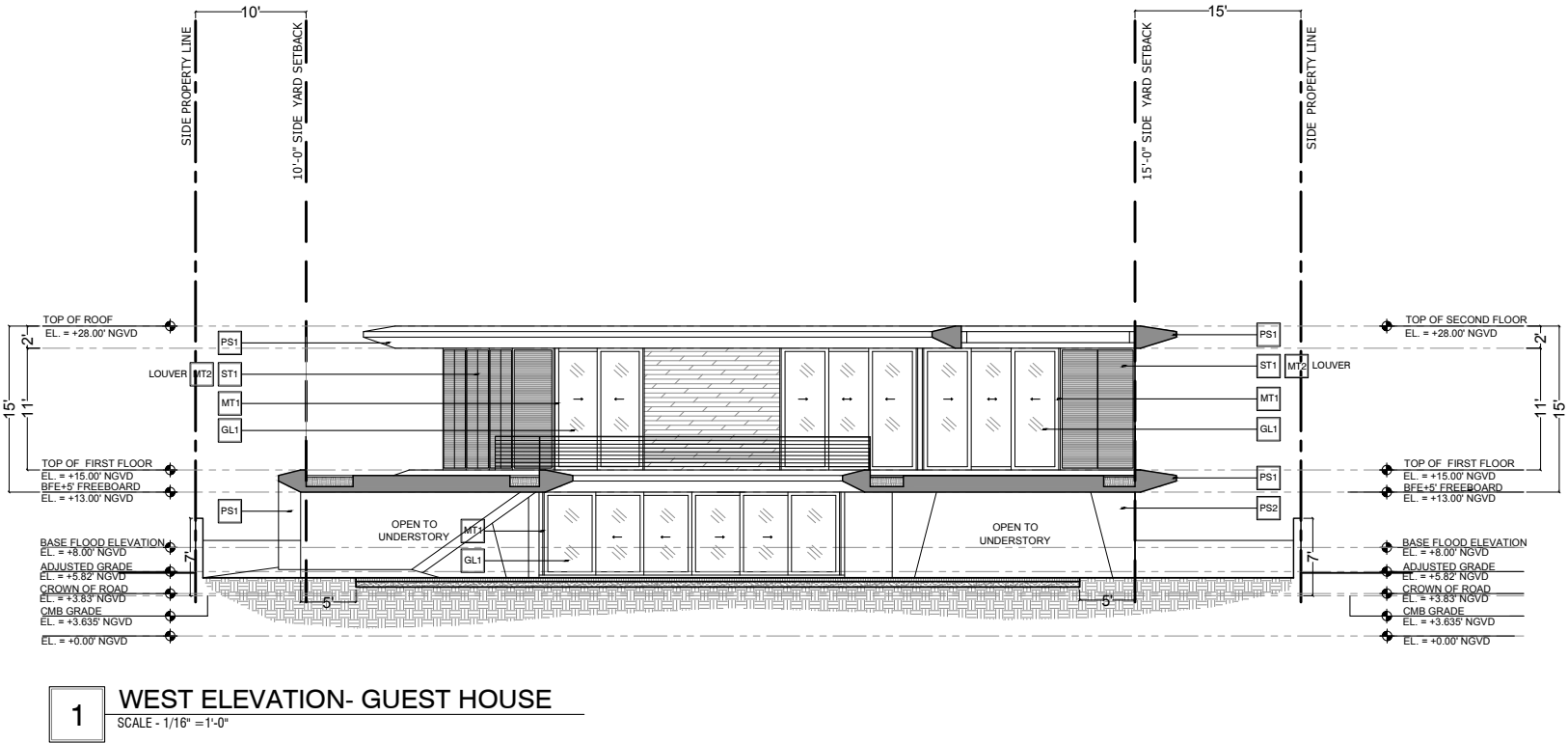
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - GUEST HOUSE WEST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



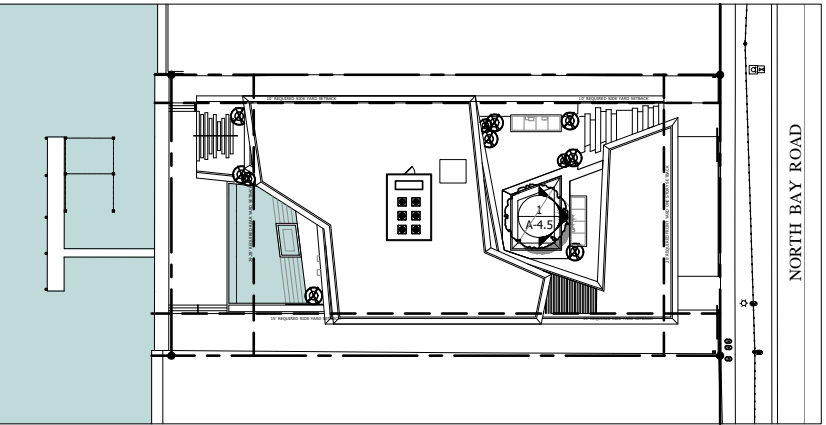
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



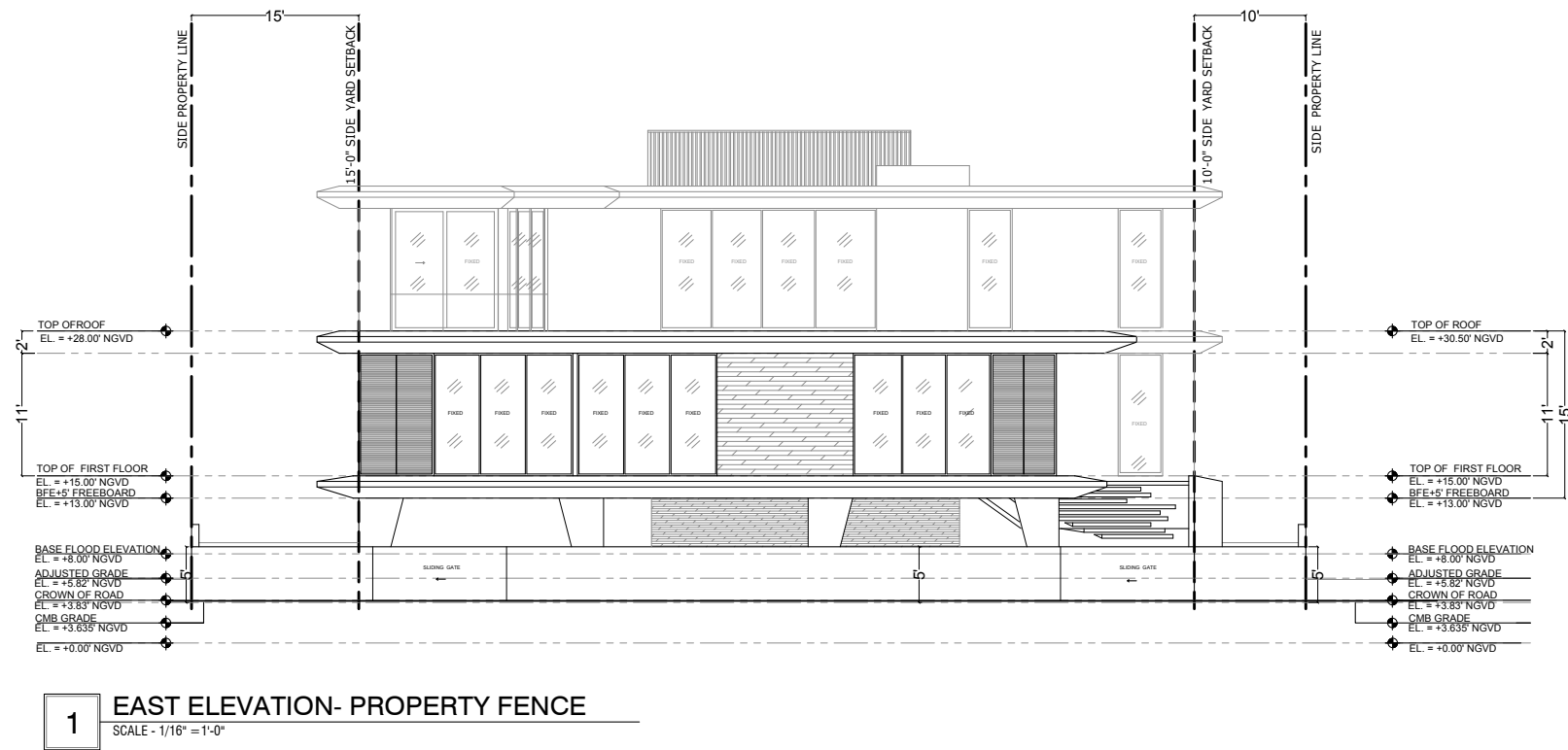
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - FRONT PROPERTY FENCE AND GATES



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



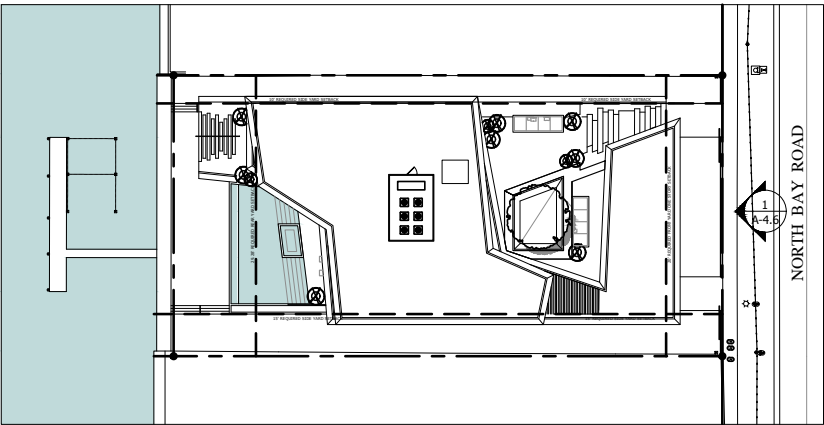
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



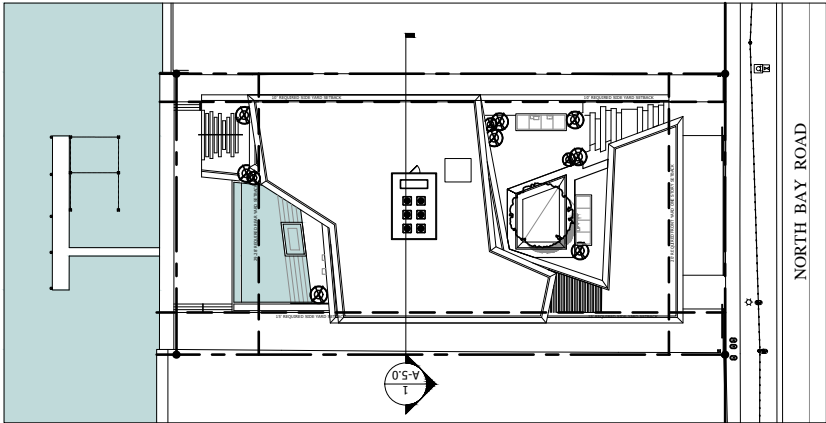
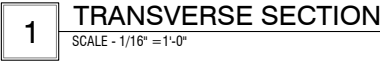
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



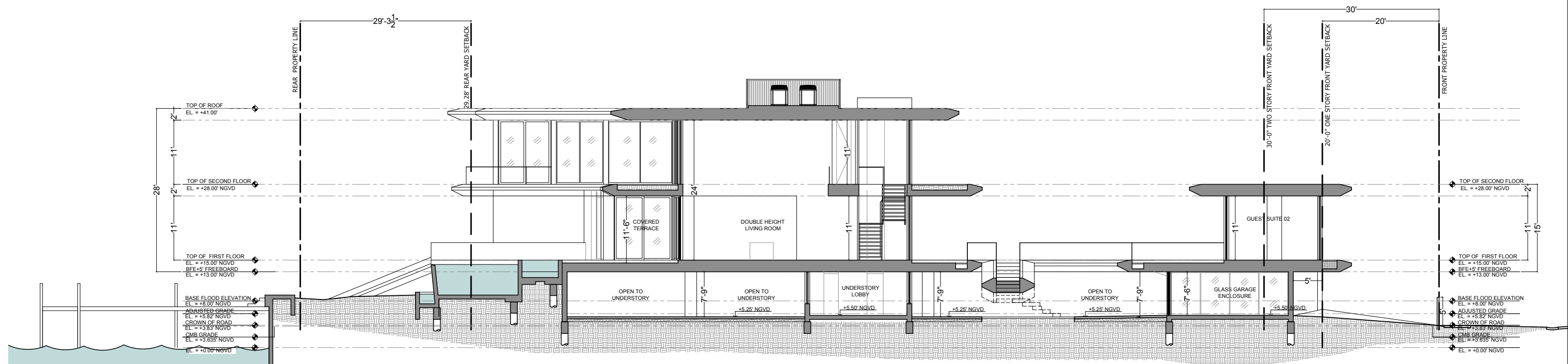
CR1
METAL CABLE RAILING



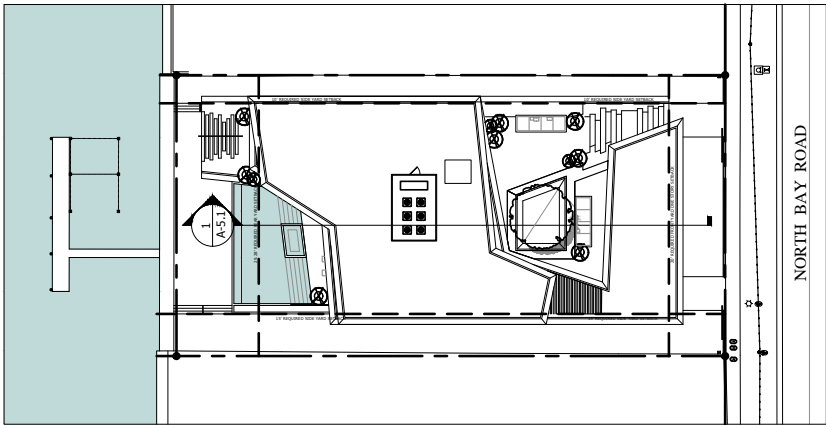
SECTION- TRANSVERSE



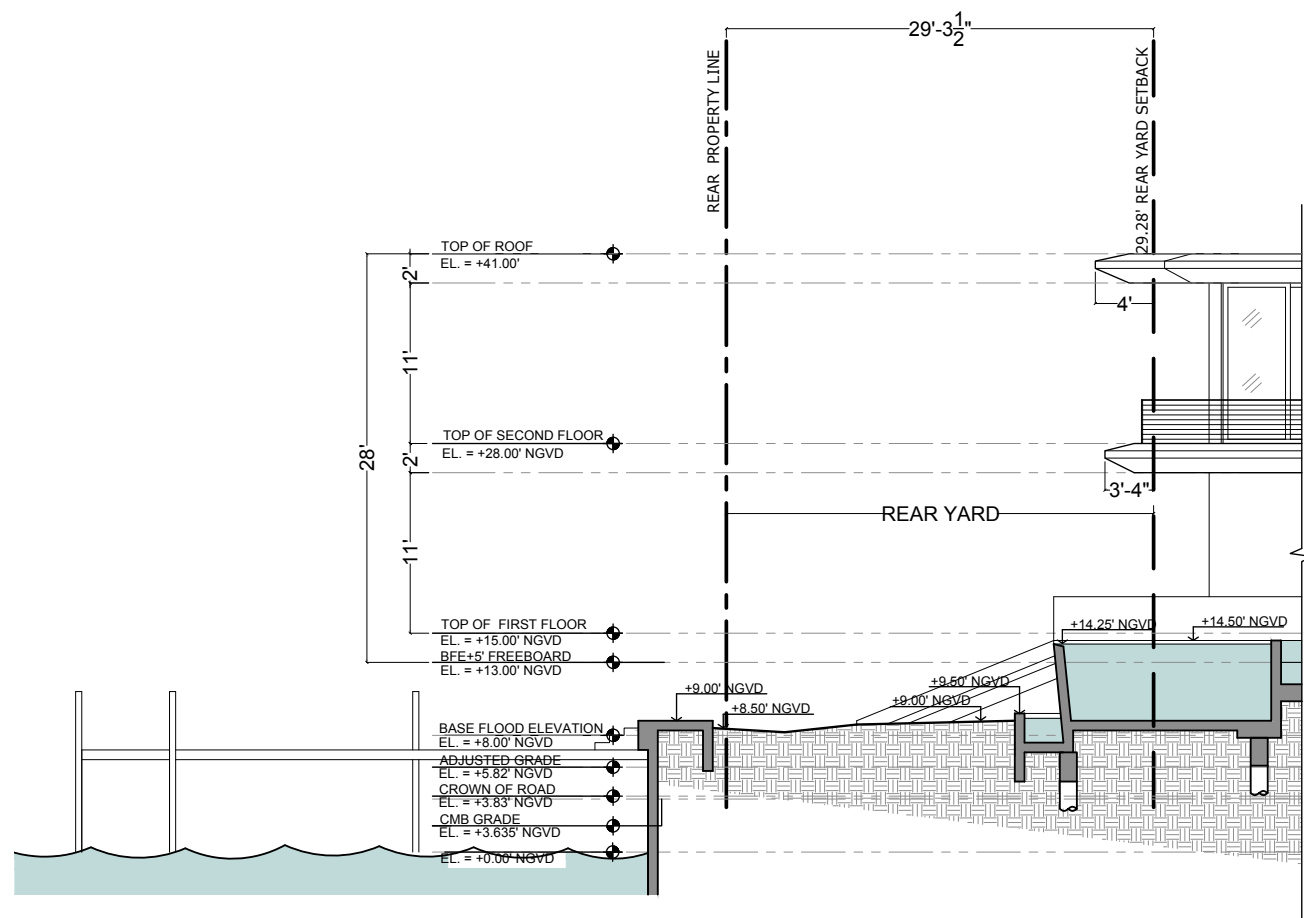
SECTION- LONGITUDINAL



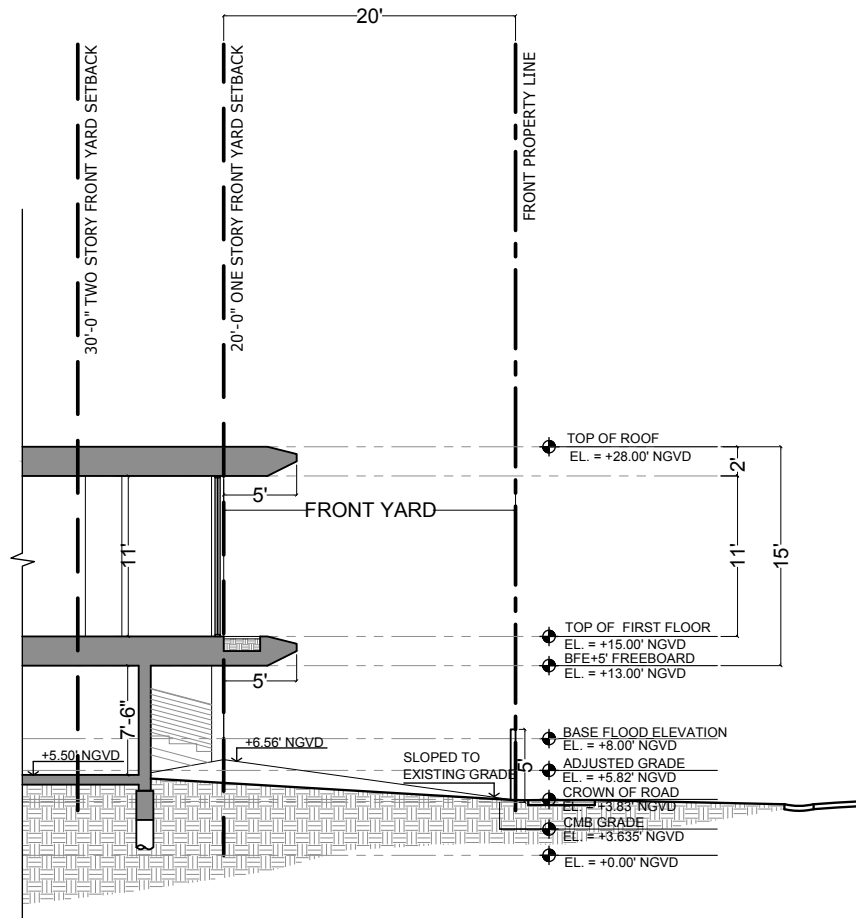
1 LONGITUDINAL SECTION
SCALE - 1/16" = 1'-0"



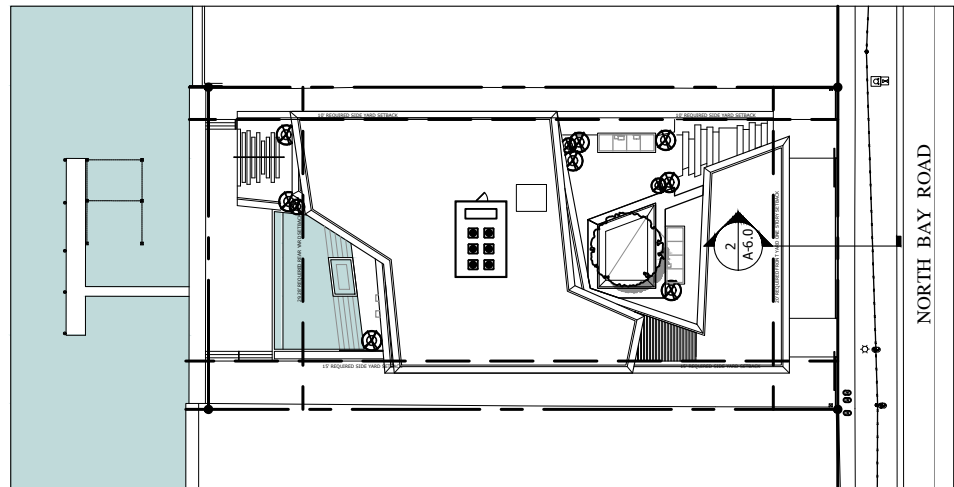
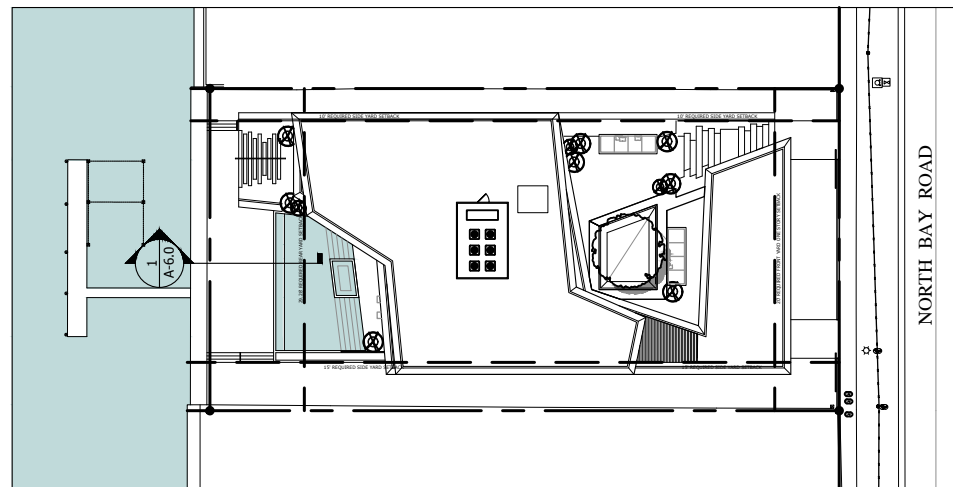
YARD SECTIONS - FRONT AND REAR



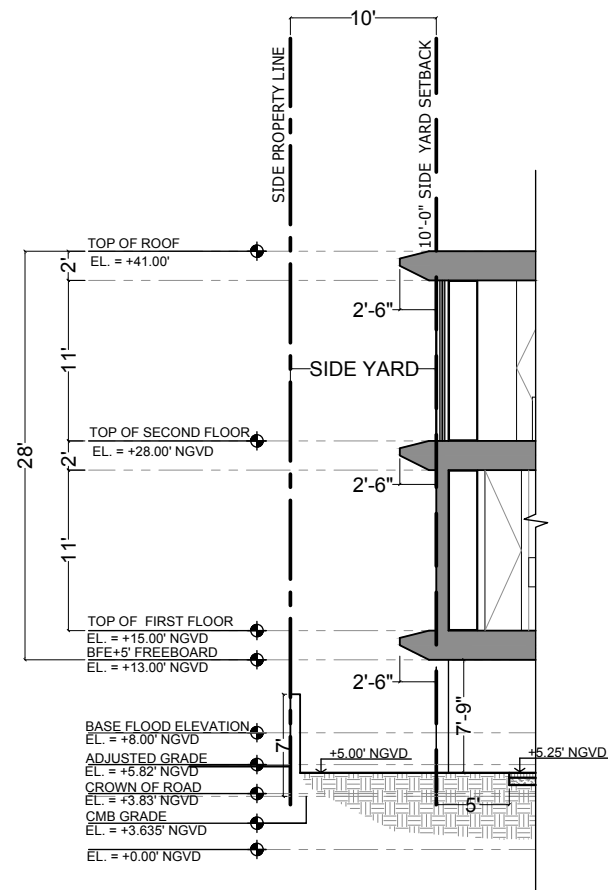
1 REAR YARD SECTION
SCALE - 1/16" = 1'-0"



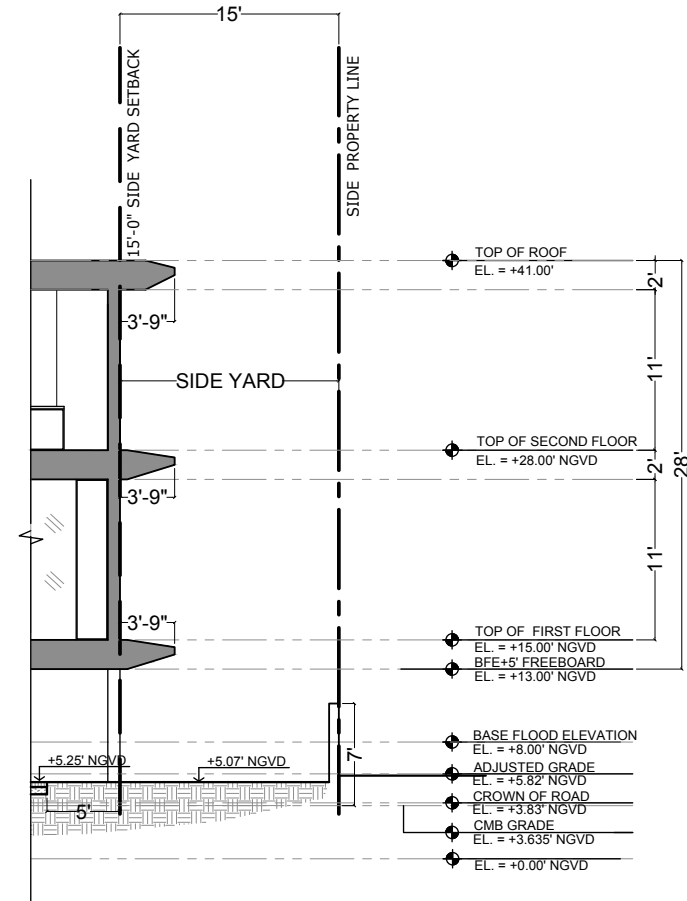
2 FRONT YARD SECTION
SCALE - 1/16" = 1'-0"



YARD SECTIONS - SIDES



3 NORTH SIDE YARD SECTION
SCALE - 1/16" = 1'-0"



4 SOUTH SIDE YARD SECTION
SCALE - 1/16" = 1'-0"

