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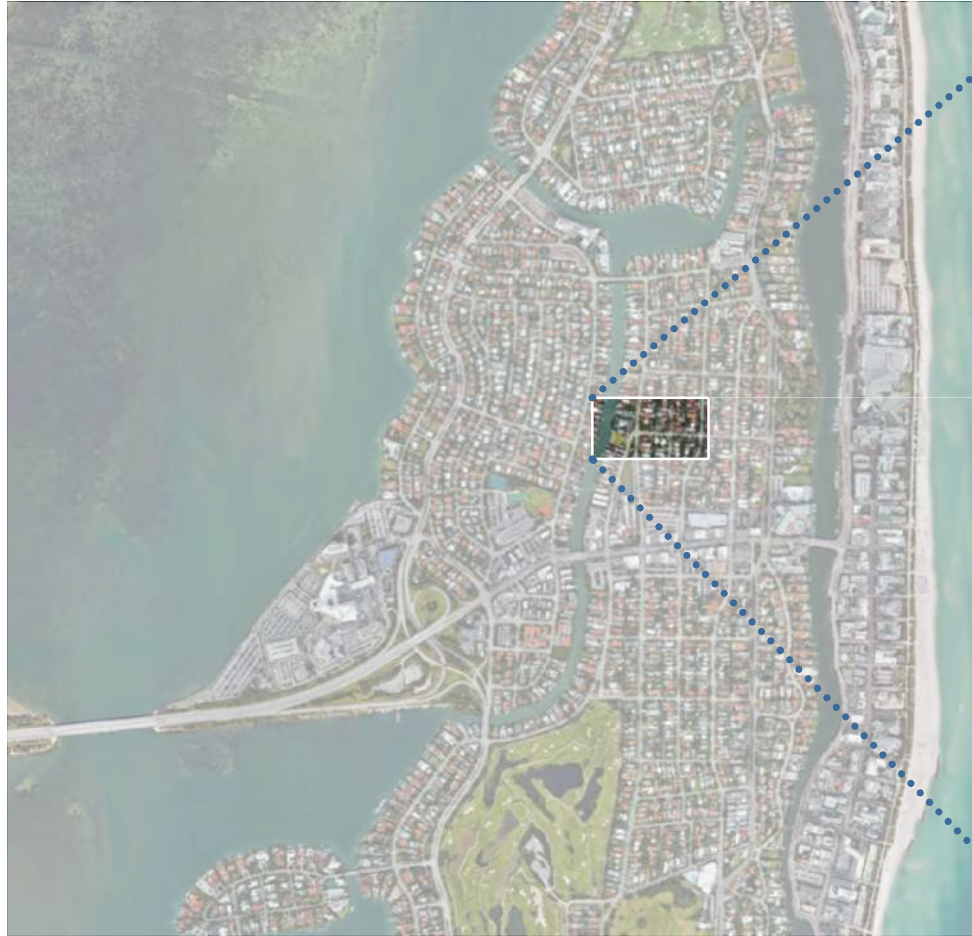
01	07-11-22	Final Submittal Set

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

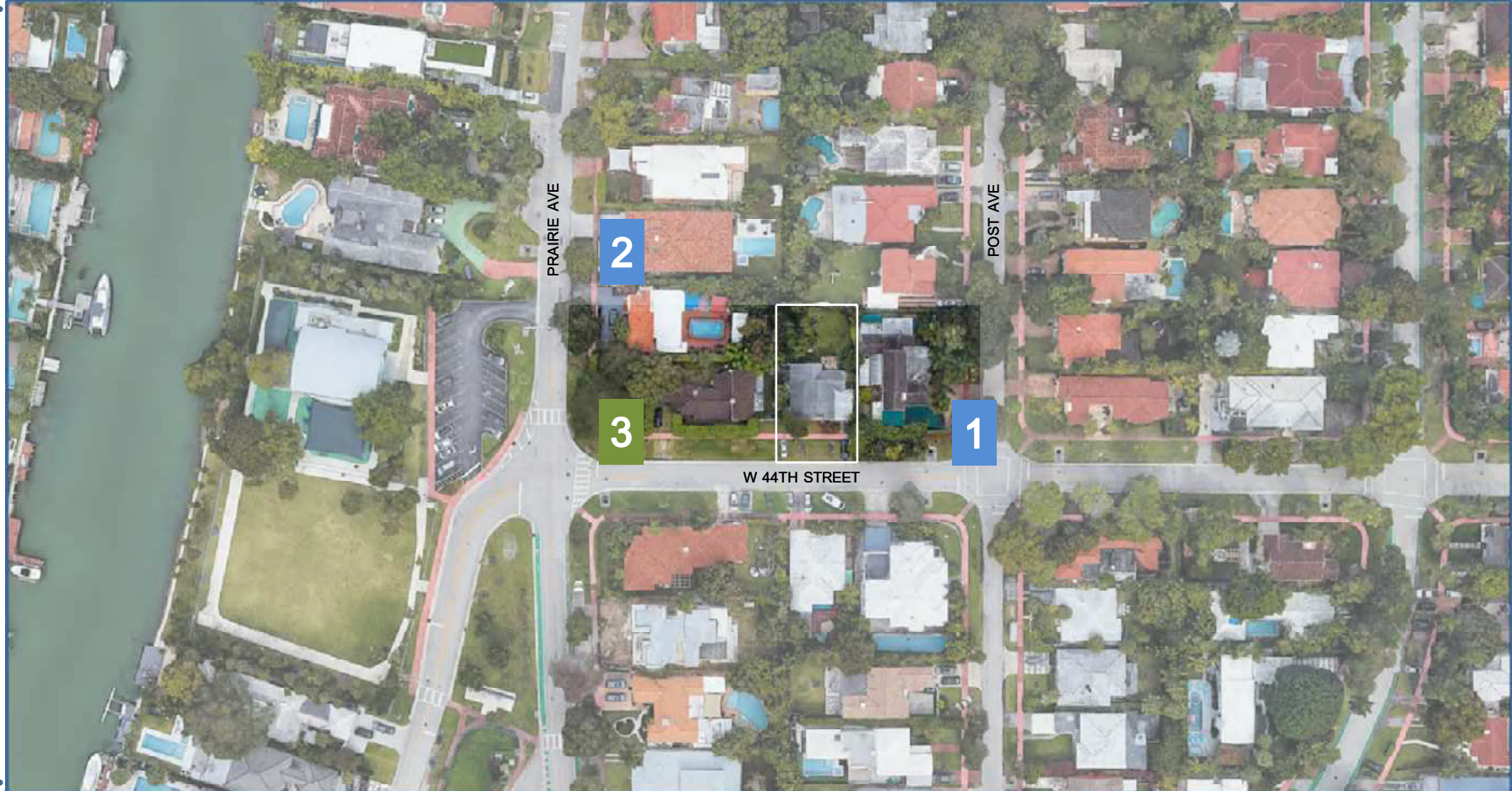
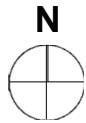
621 W 44TH STREET
MIAMI BEACH FL 33140
APPLICATION # : DRB22-0838 - FINAL SUBMITTAL
FINAL SUBMITTAL DATE : JULY 11th 2022
NEW 2 STORY HOME W/ UNDERSTORY
REPLACING EXISTING 1 STORY 1935 HOME
+ VARIANCE FOR 1 FT ADDITIONAL BUILDING HEIGHT



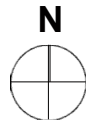
G-01
Cover Sheet



LOCATION MAP 1/2 MILE RADIUS



ZOOMED IN SITE MAP



Neighbor Support		
No	Property	Owner
1.	4400 Post Ave	Brandon & Allison Rotbart
2.	4421 Post Ave	Deborah Brown

Neighbor Outreach		
No	Property	Owner
3.	4401 Prairie Ave	Sharon Baird

Janet Bloomberg
Date: 07.11.22



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A-02

Location Map 1/2
Mile Radius



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R-1

South Renderings





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A-26

Axonometric Views



FRONT



REAR



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R-2

West Renderings



REAR



REAR

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R-3

North Renderings





FRONT



REAR



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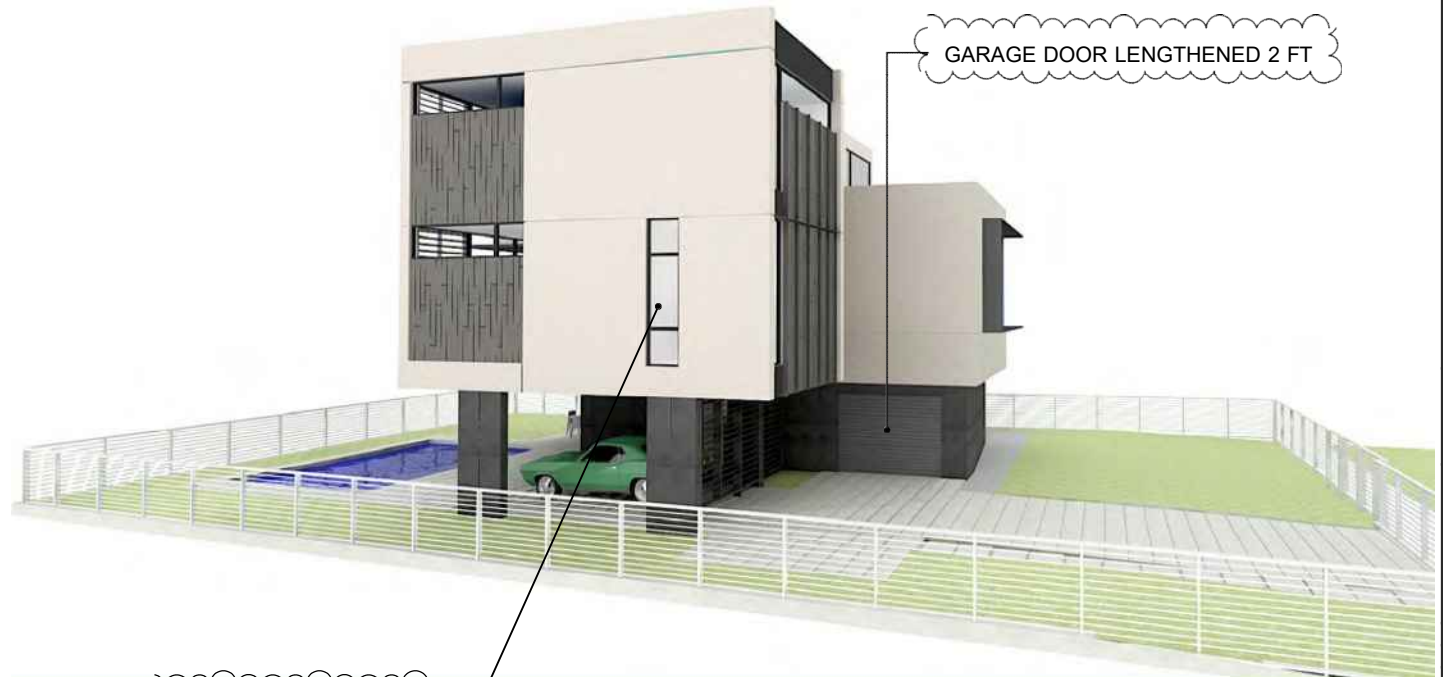
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Miami Beach, FL
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R-4

East Renderings



FRONT - PREVIOUSLY SUBMITTED



FRONT - NEW PROPOSED ADDED WINDOW



REAR - PREVIOUSLY SUBMITTED



REAR - NEW PROPOSED ADDED



01

PREVIOUSLY SUBMITTED WEST FACADE (SIDE VIEWS)



02

NEW PROPOSED WEST FACADE (SIDE VIEWS)



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Date: 09.06.22

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02	09-06-22	Revision Submittal Set

MIAMI HOUSE

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Miami Beach, FL
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R-2

West Renderings



FRONT - PREVIOUSLY SUBMITTED



FRONT - NEW PROPOSED ADDED WINDOW



REAR - PREVIOUSLY SUBMITTED



REAR - NEW PROPOSED ADDED WEST WINDOW



01

PREVIOUSLY SUBMITTED EAST FACADE (SIDE VIEWS)



02

NEW PROPOSED EAST FACADE (SIDE VIEWS)



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Date: 09.06.22



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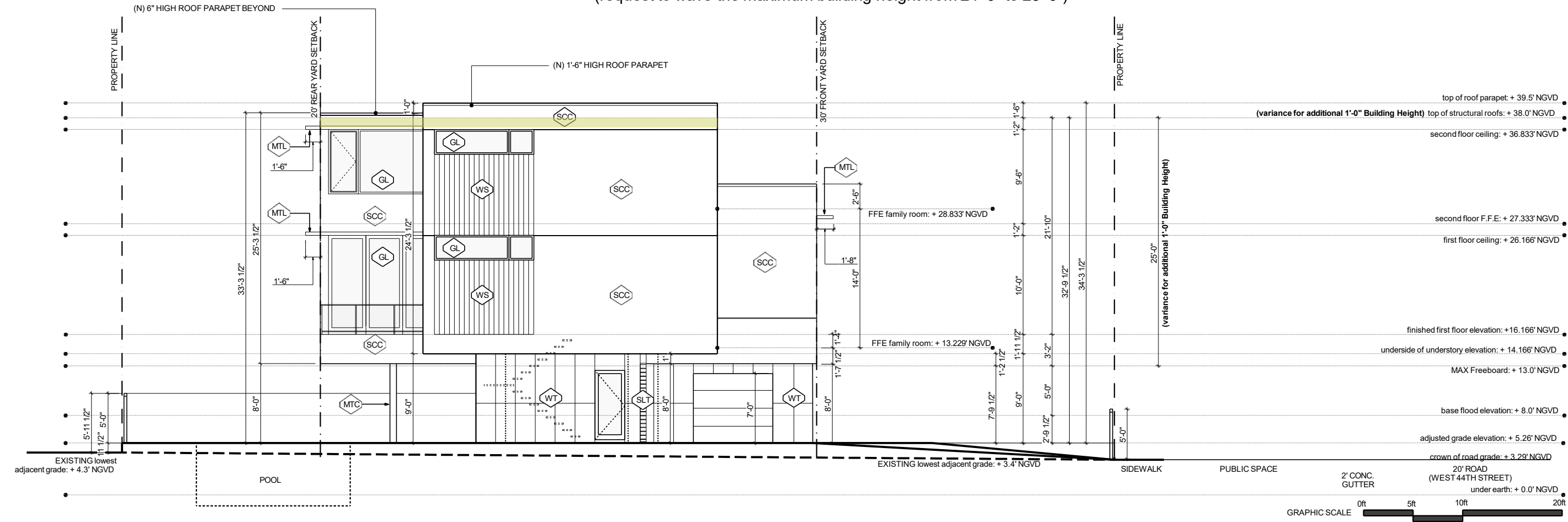
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Miami Beach, FL
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R-4

East Renderings

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
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



SCC



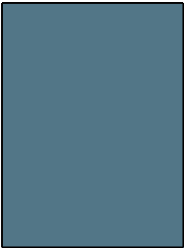
WS



WT



MTL



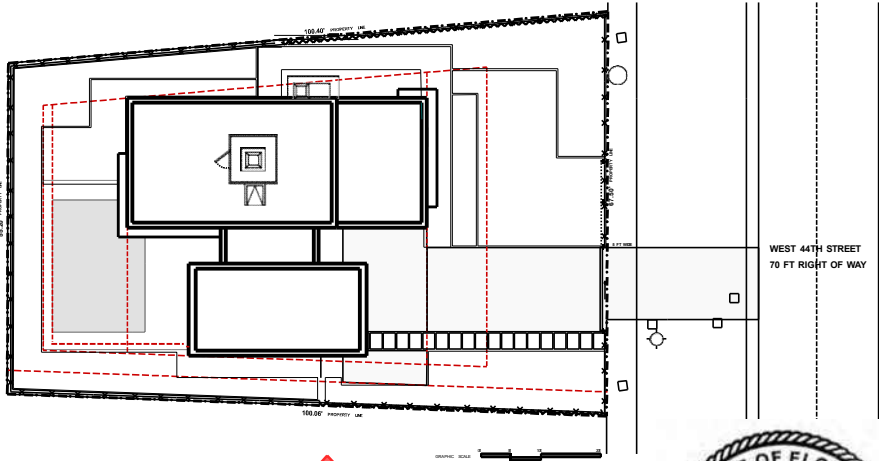
MTC



SLAT



GL



KEY PLAN

Janet Bloomberg
Date: 07.11.22



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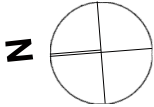
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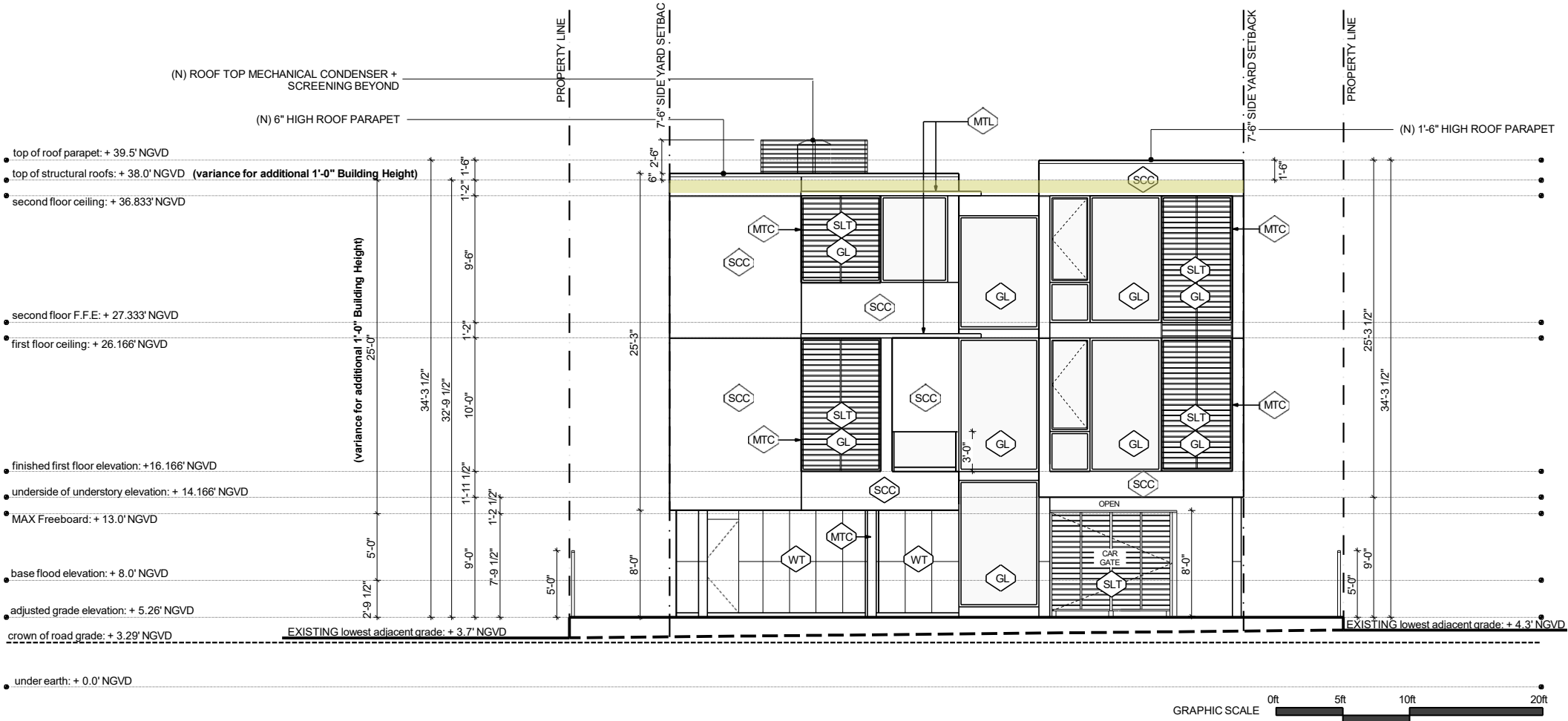
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Miami Beach, FL 33140



A-19

Proposed West
Elevation

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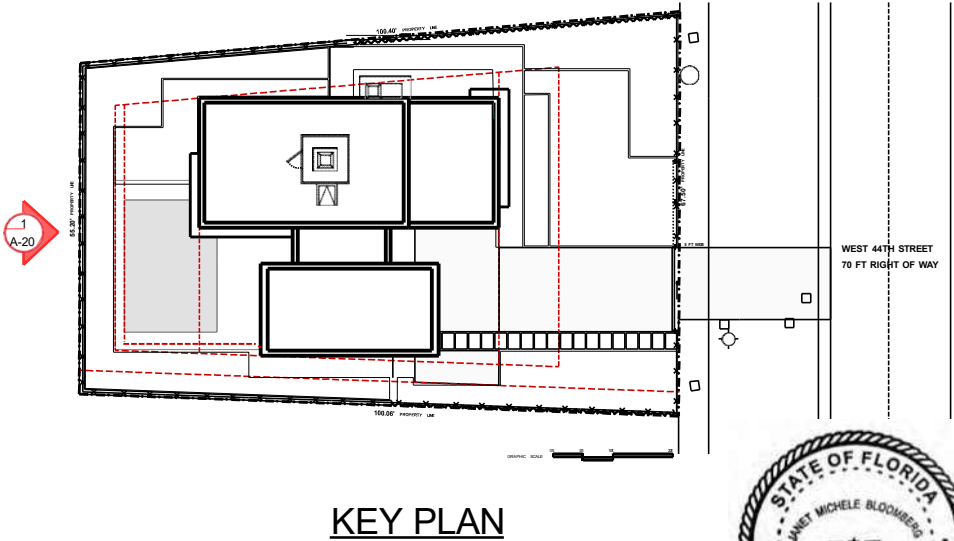
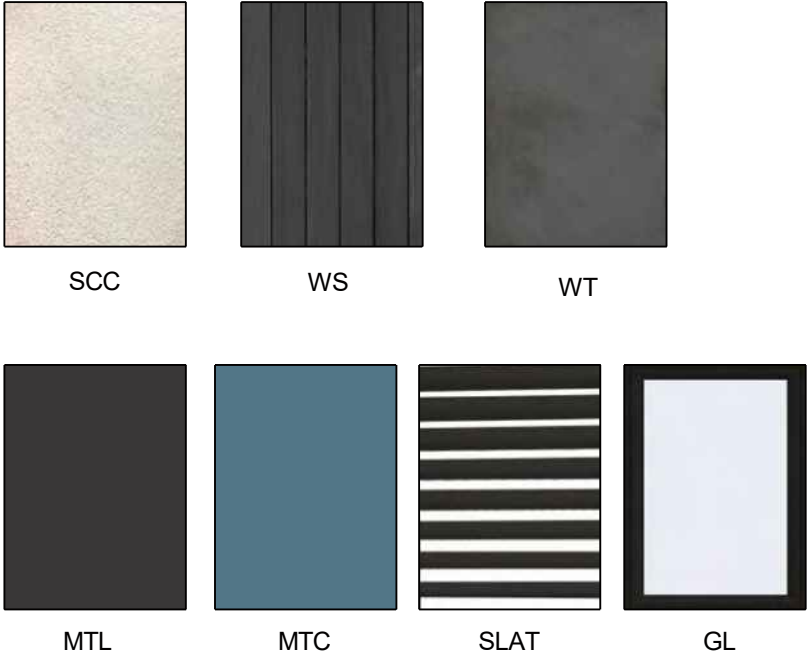


1
A-20

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
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SLT	SLAT SCREENING - color finish Kendall Charcoal (HC-116) Benjamin Moore
GL	GLAZING SYSTEM - color finish Bronze/black



KEY PLAN

Janet Bloomberg
Date: 07.11.22

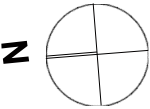


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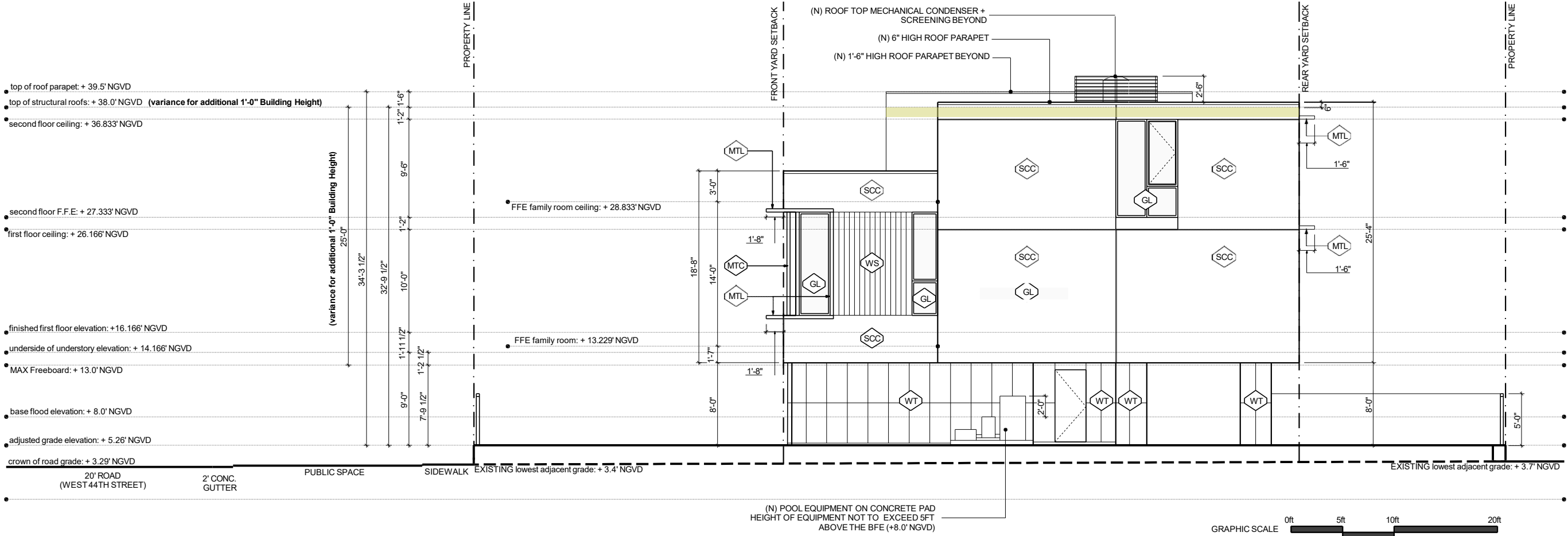
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Miami Beach, FL 33140



A-20

Proposed North
Elevation

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

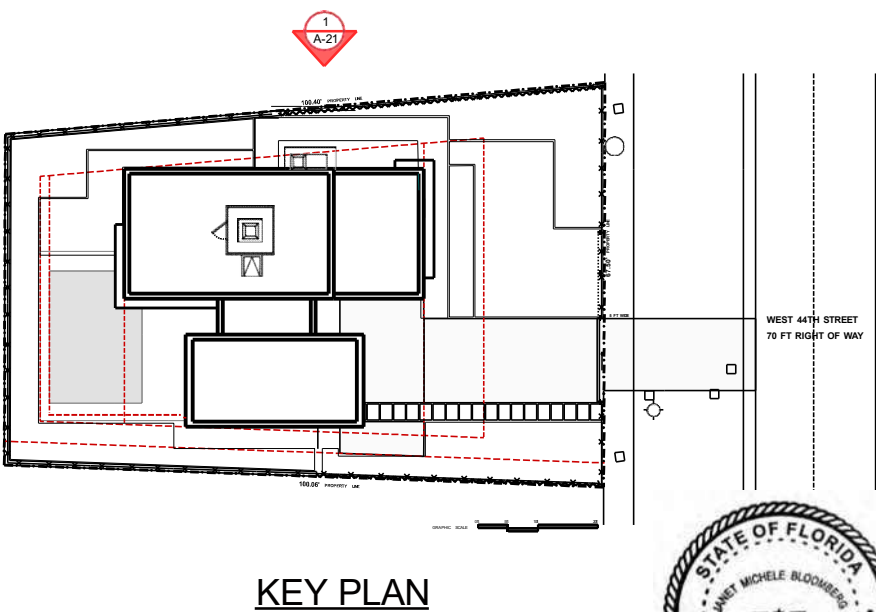
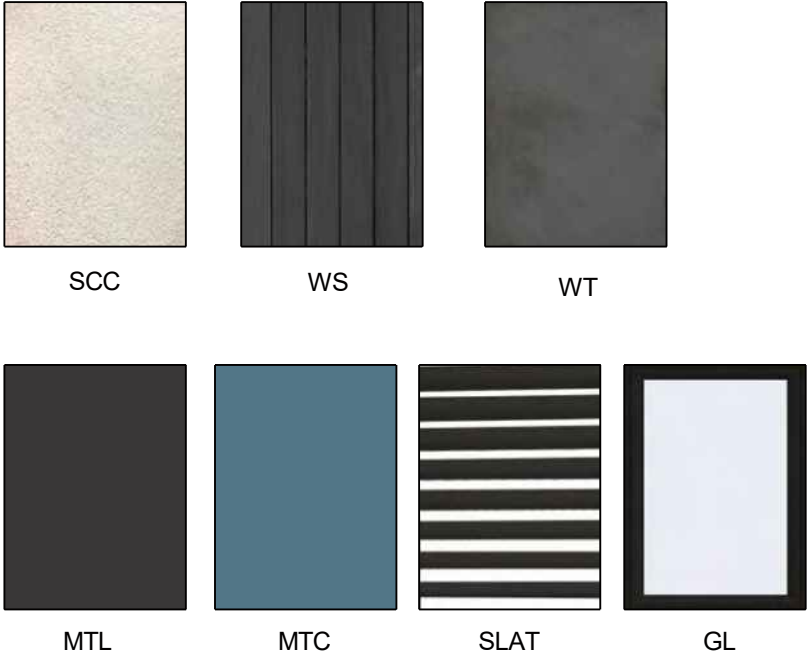


1
A-21

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
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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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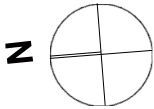


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A-21

Proposed East
Elevation



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621 W 44TH STREET
MIAMI BEACH FL 33140
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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



G-01
Cover Sheet

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621 W 44th Street
Miami Beach, FL
33140



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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 Bloembergen
State of FL



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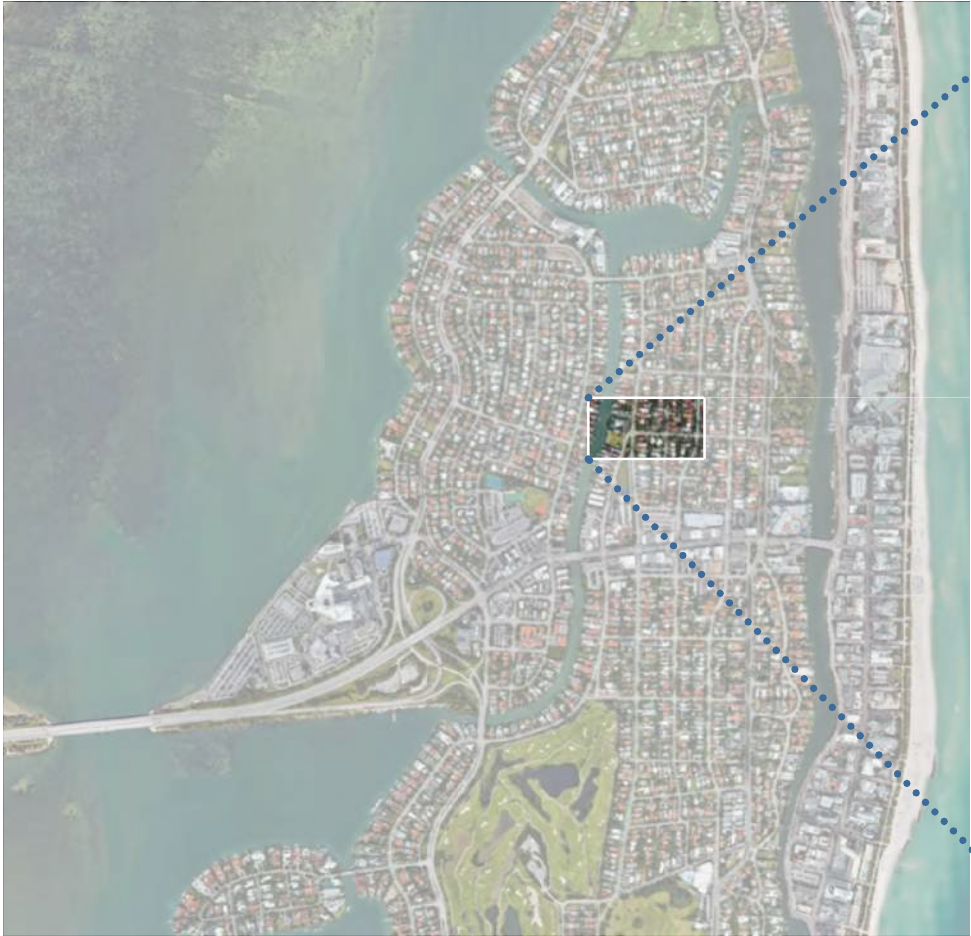
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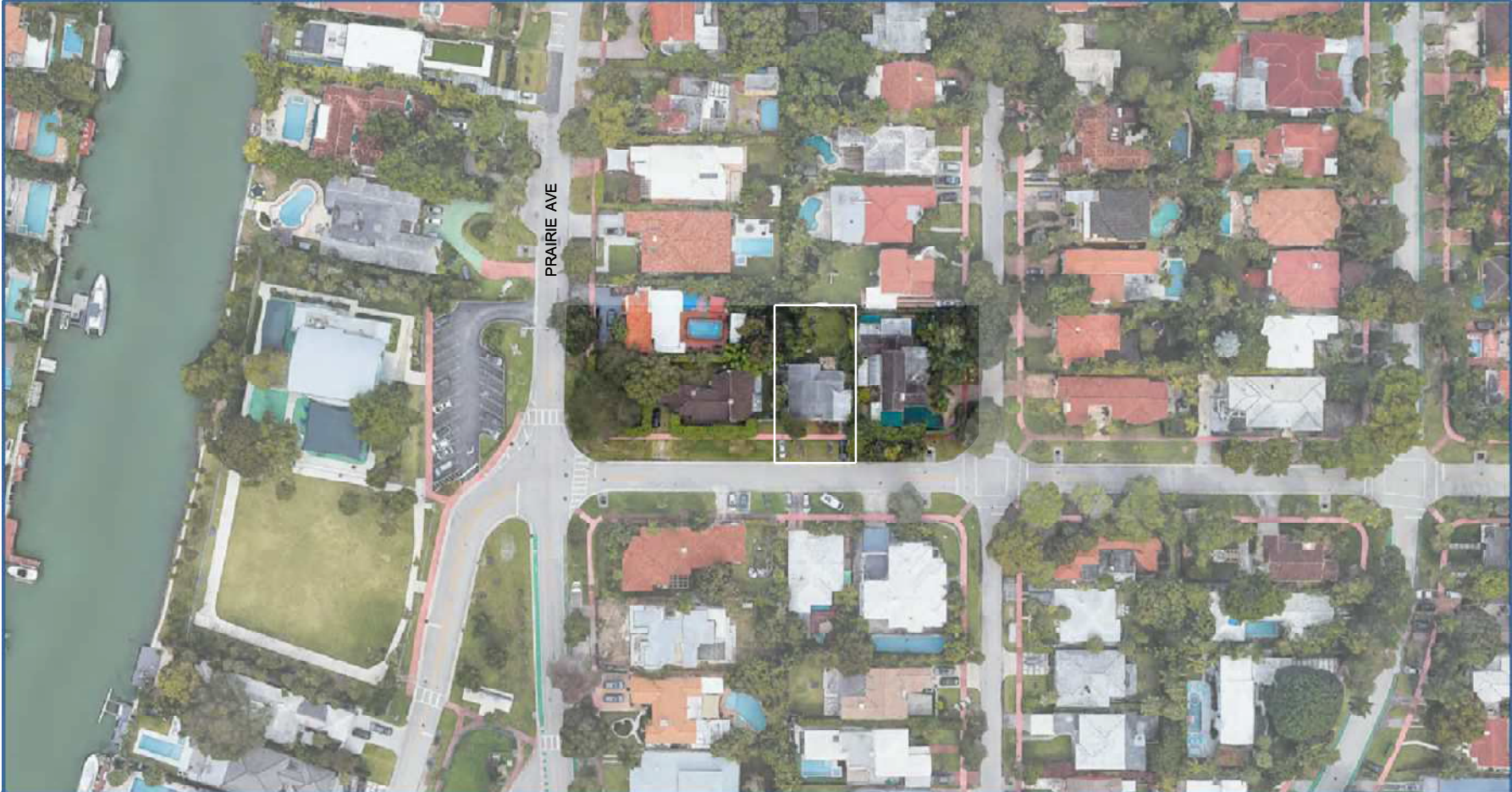
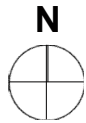
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Miami Beach, FL
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A-01

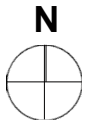
Zoning Data Sheet



LOCATION MAP 1/2 MILE RADIUS



ZOOMED IN SITE MAP



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Date: 07.11.22



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A-02

Location Map 1/2
Mile Radius



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MIAMI HOUSE
631 W 14th Street

621 W 44th Street
Miami Beach, FL
33140

A-03

**Existing
Conditions -
Photos**

Janet Bloomberg
Date: 07/11/22



00 LOCATION MAP

N



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

N



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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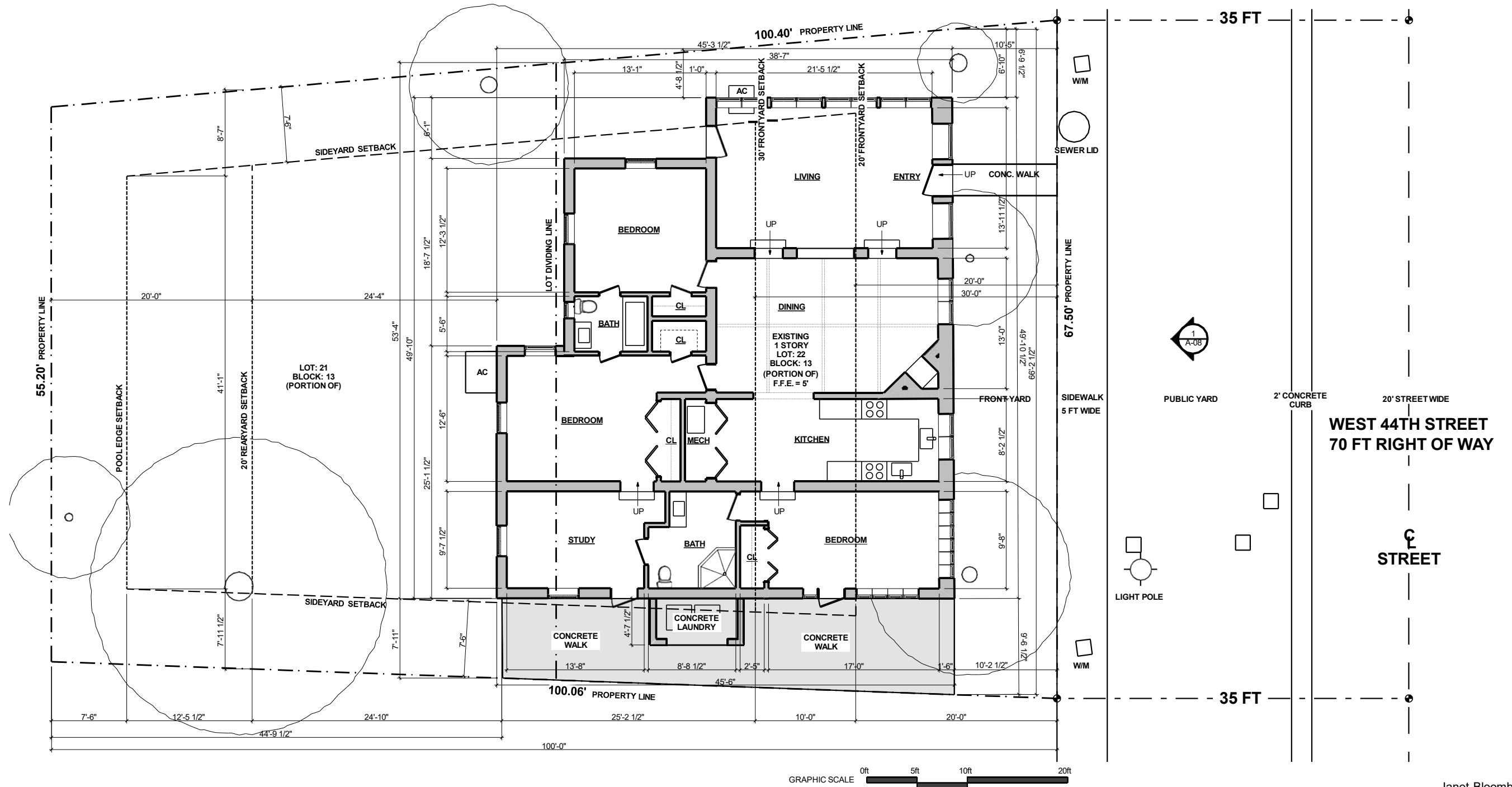
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A-05

Existing
Conditions -
Neighboring Sites

EXISTING HOUSE YEAR BUILT: 1935



1
A-06
Existing House Plan
SCALE: 3/32" = 1'-0"

Janet Bloomberg
Date: 07.11.22



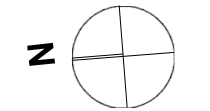
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Miami Beach, FL 33140



A-06
Existing Plan



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

**Existing Unit Size
Plan**



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

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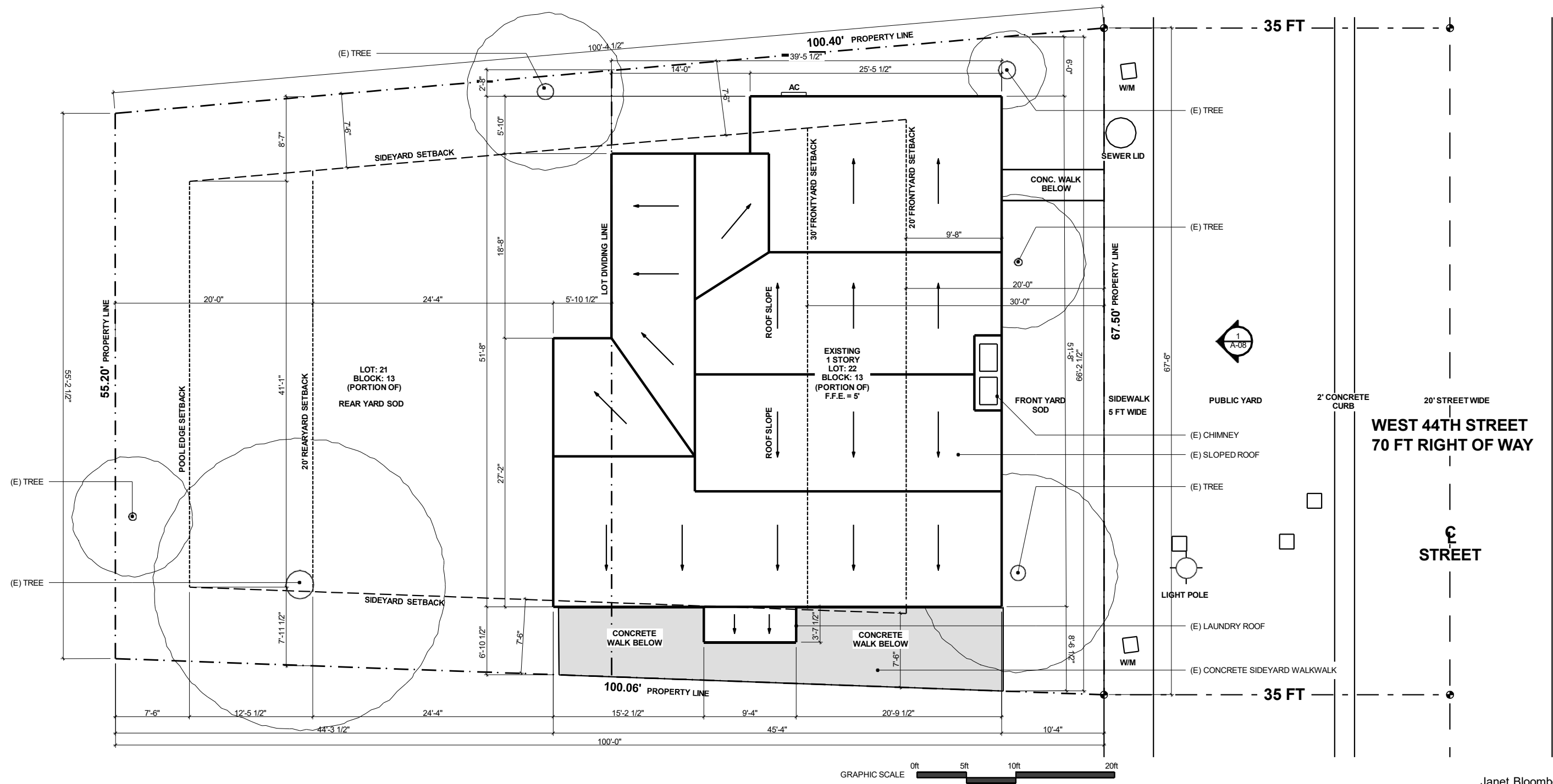


A-06.3

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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Checked By: JB

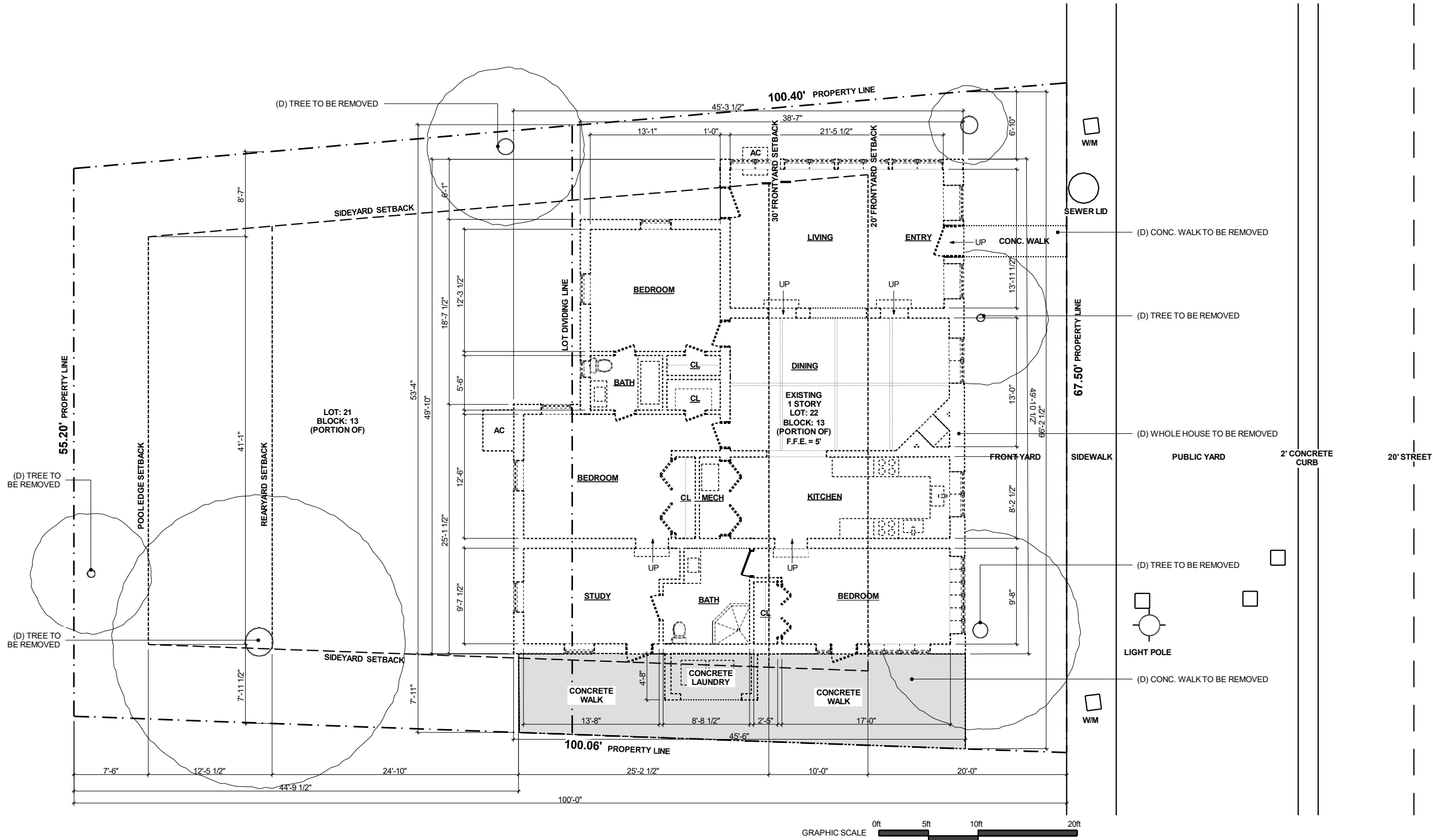
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MIAMI HOUSE
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A-06.4
Existing Site Plan

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

EXISTING HOUSE YEAR BUILT: 1935



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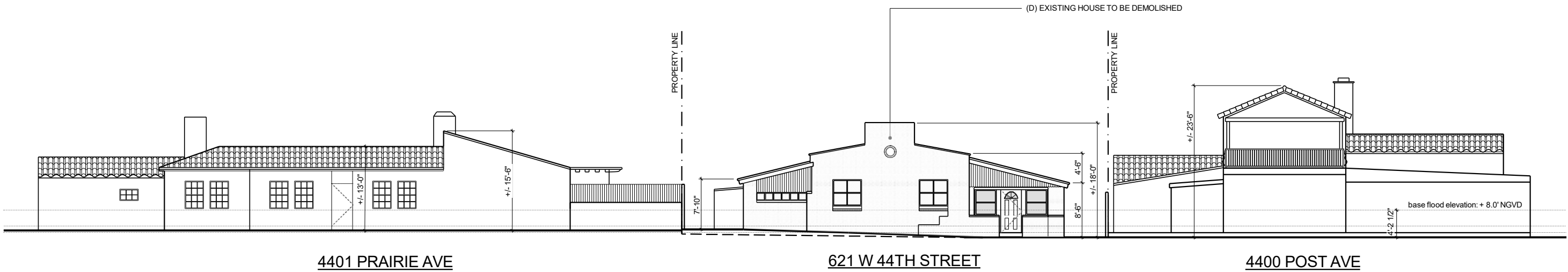


A-07

Demolition House
Plan

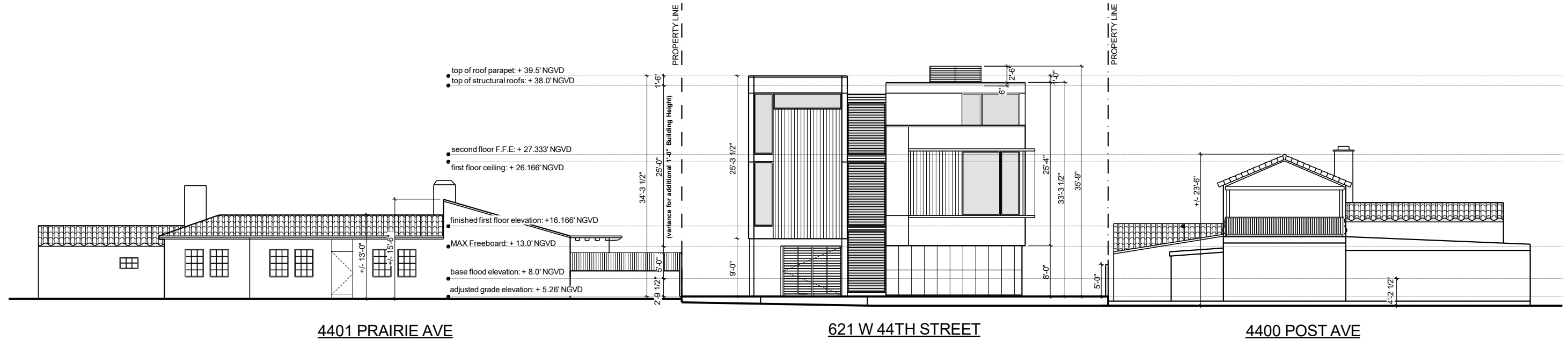
1
A-07

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



1
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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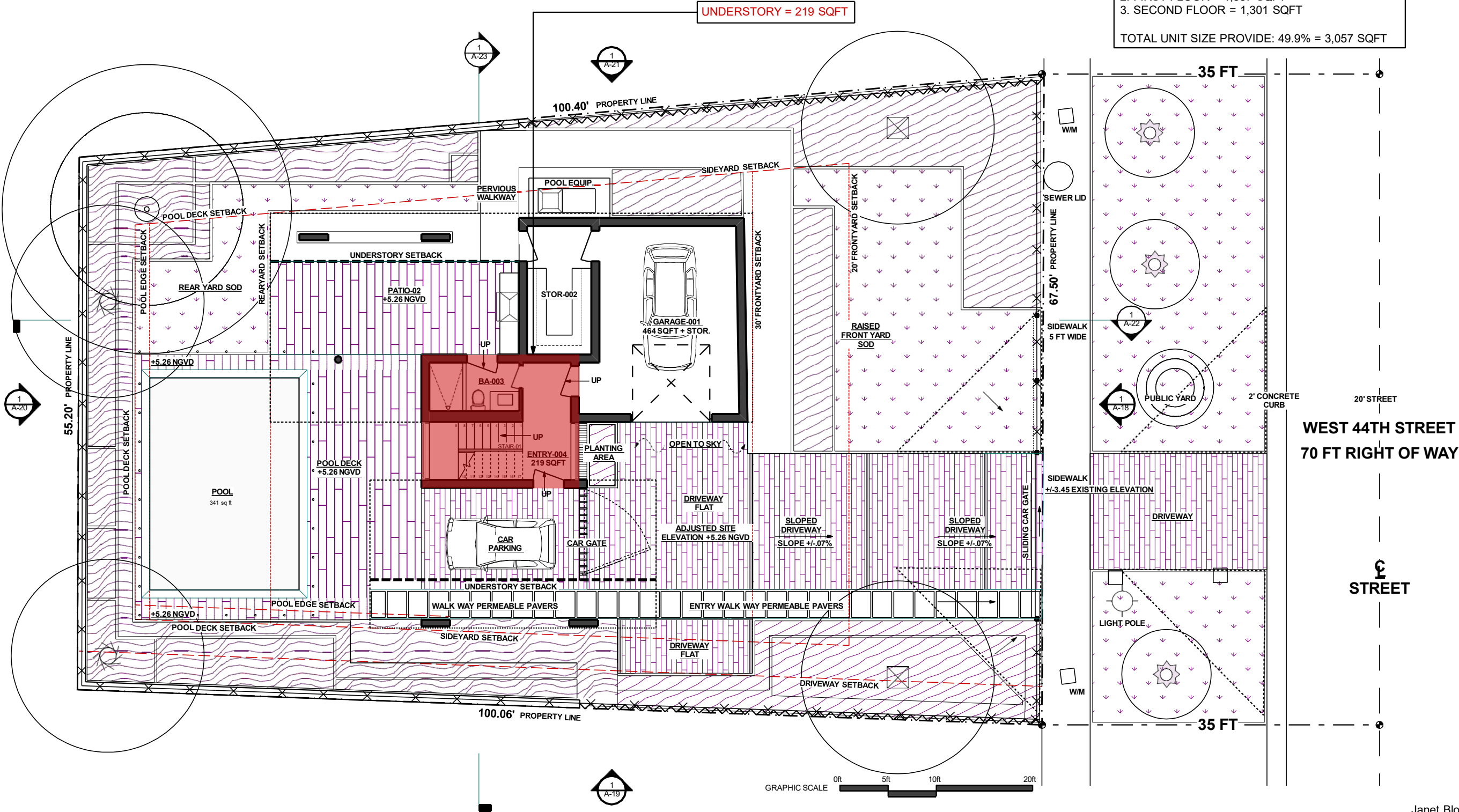
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A-08

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	

UNDERSTORY = 219 SQFT

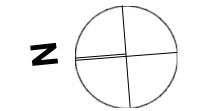
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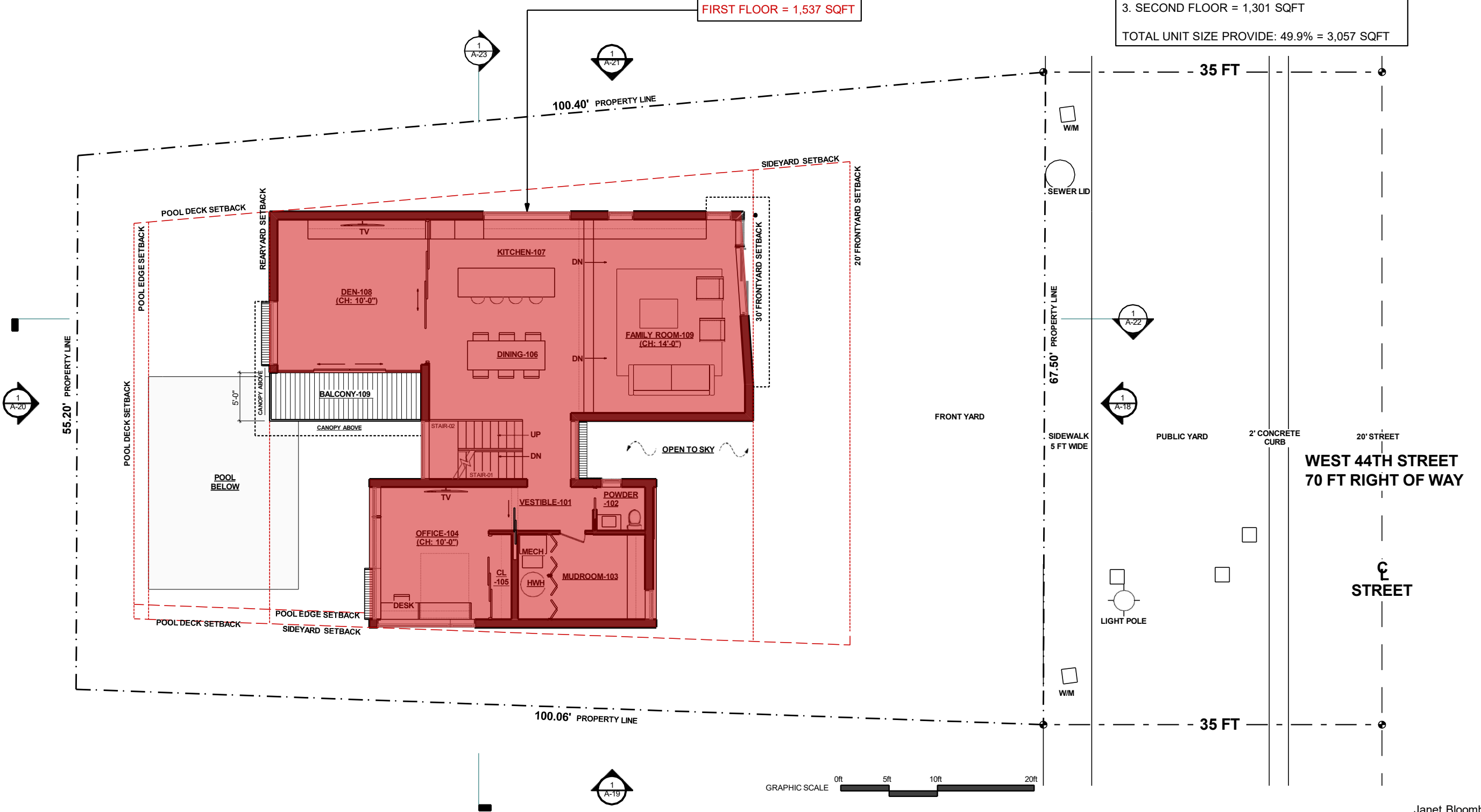


A-09
Proposed Unit
Size Understory
Plan

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Date: 07.11.22



1
A-09 Unit Size - Understory Plan
SCALE: 3/32" = 1'-0"



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

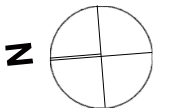
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A-10

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

SECOND FLOOR = 1,301 SQFT



1
A-11 Unit Size - Second Floor Plan
SCALE: 3/32" = 1'-0"

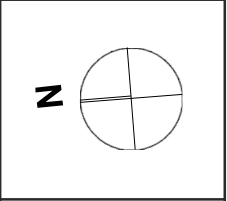


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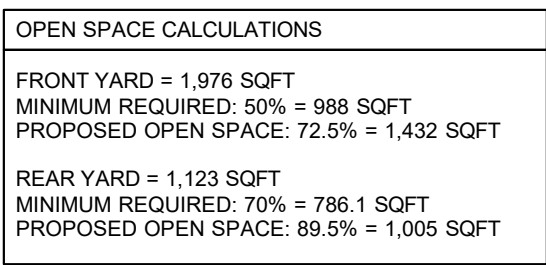
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A-11
Proposed Unit
Size Second Floor
Plan







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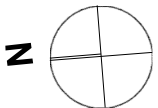
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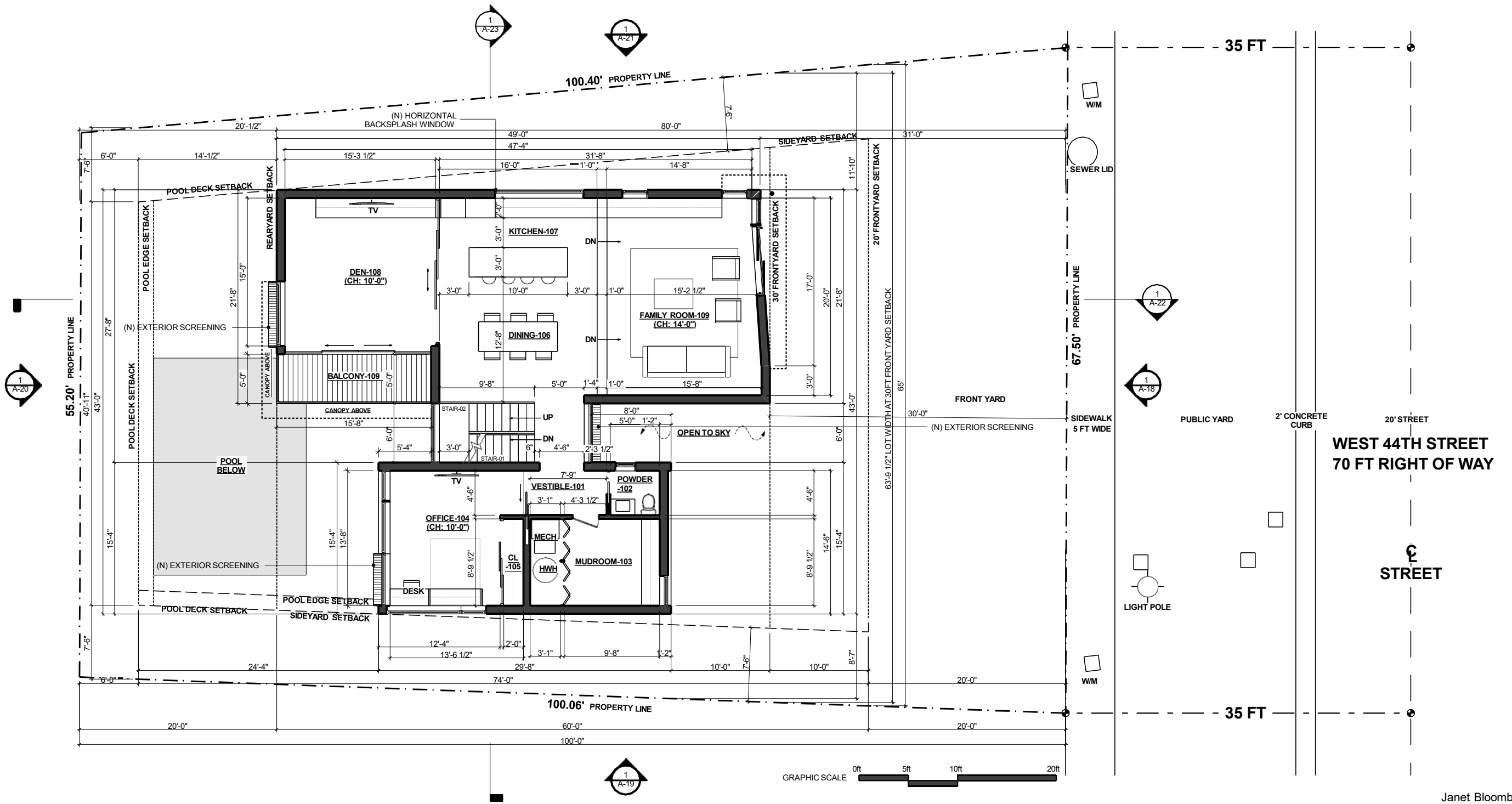
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A-15

Proposed First
Floor Plan

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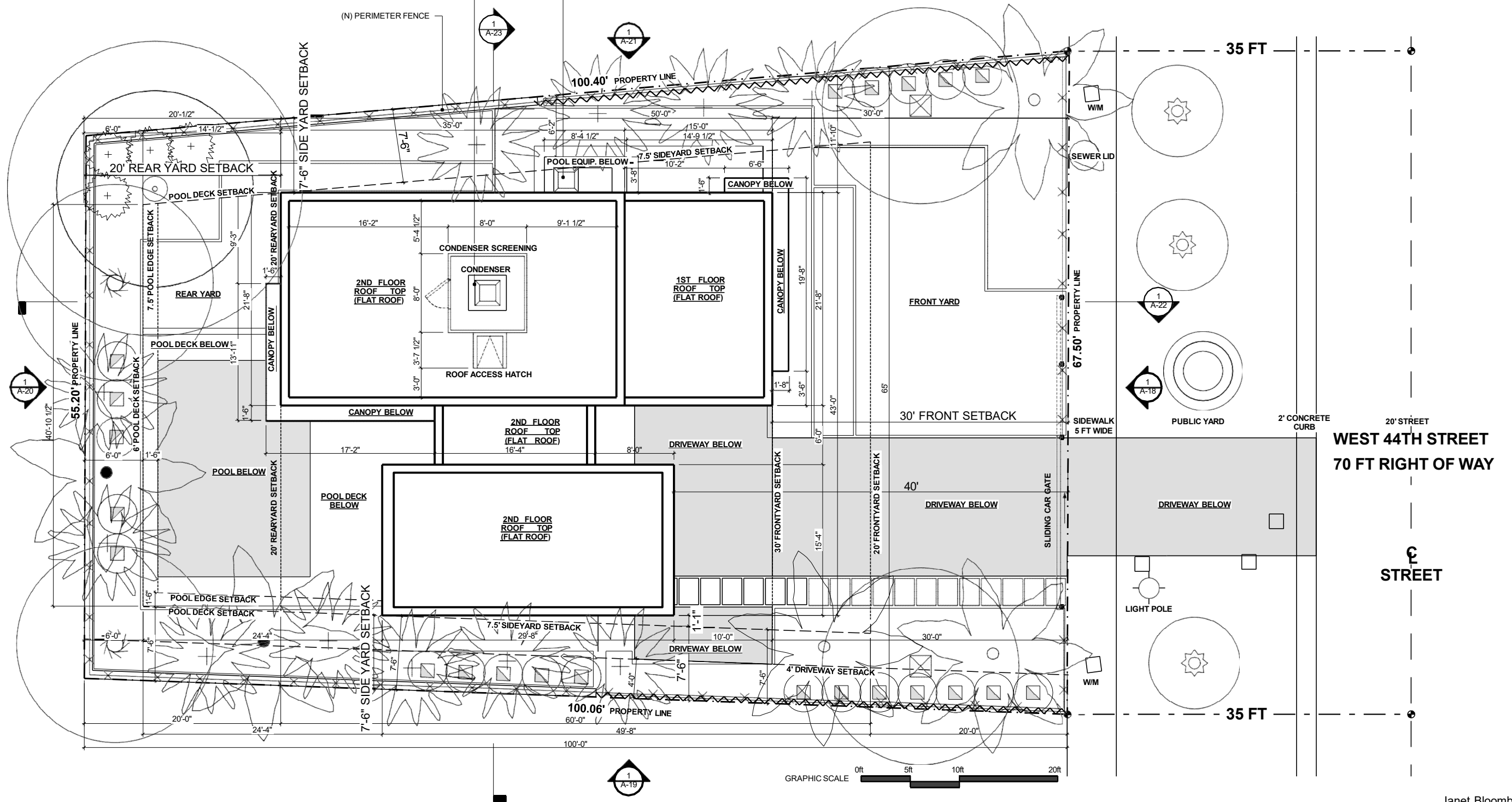
1
A-15

Proposed First Floor Plan

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

(N) POOL EQUIPMENT BELOW @ GRADE
(COMPLIES WITH CURRENT FLOOD REGULATIONS AND CITY CODE)
(N) MECH CONDENSER ON ROOF W/ 2'-6" HIGH SCREENING

(N) PERIMETER FENCE



GRAPHIC SCALE 0ft 5ft 10ft 20ft

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A-17.2

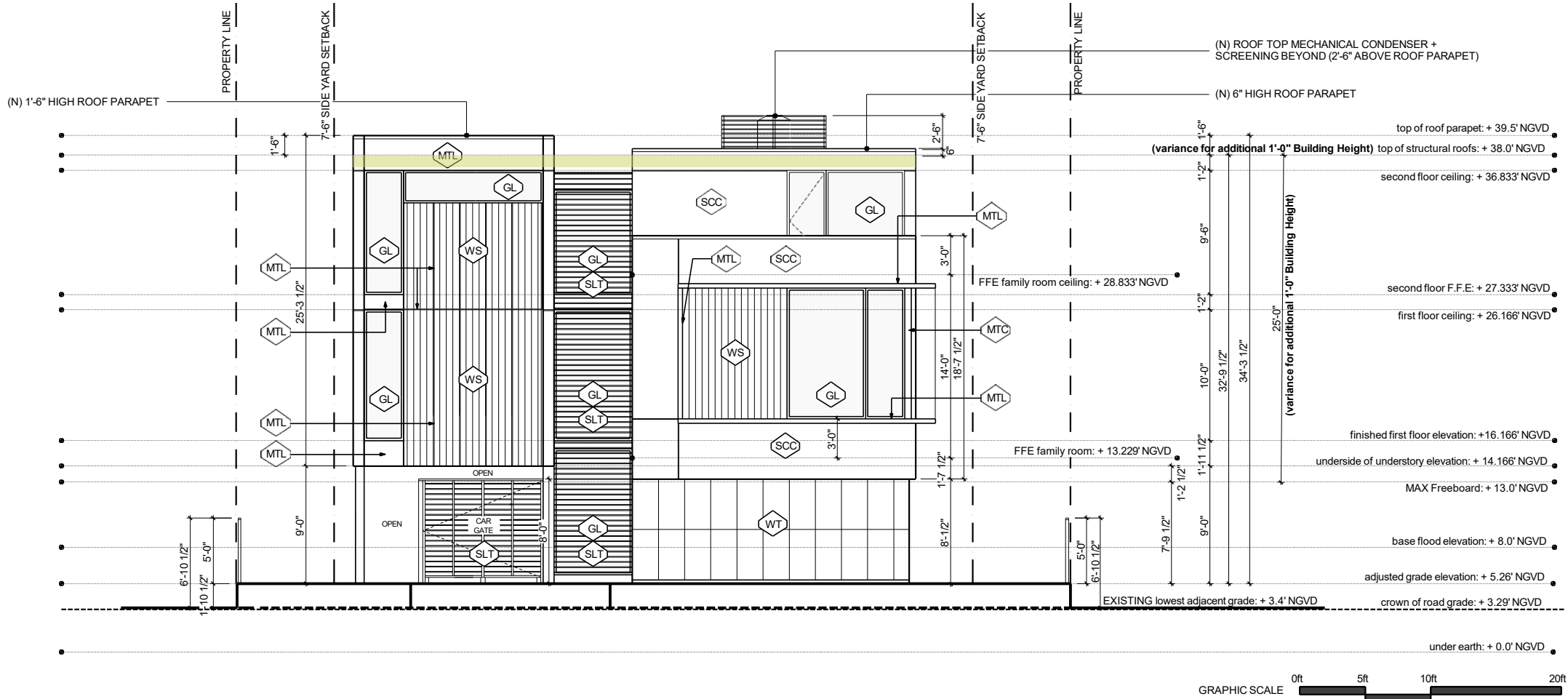
Proposed Site
Plan

1
A-17.2

Proposed Site Plan

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

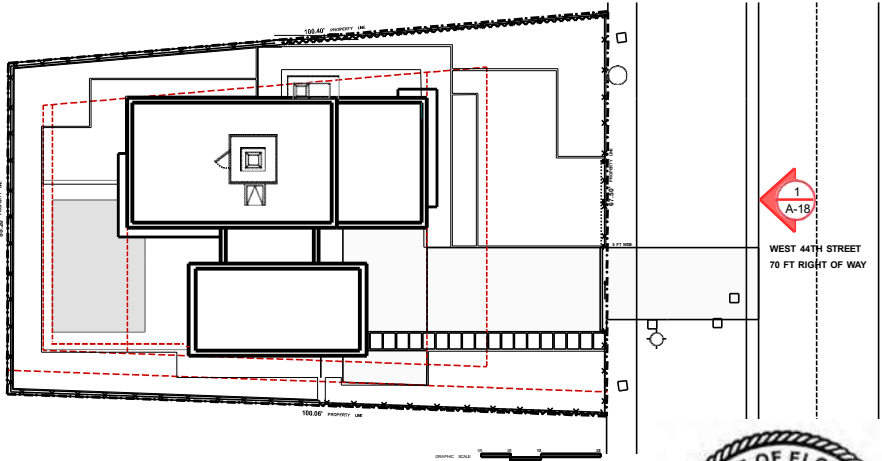
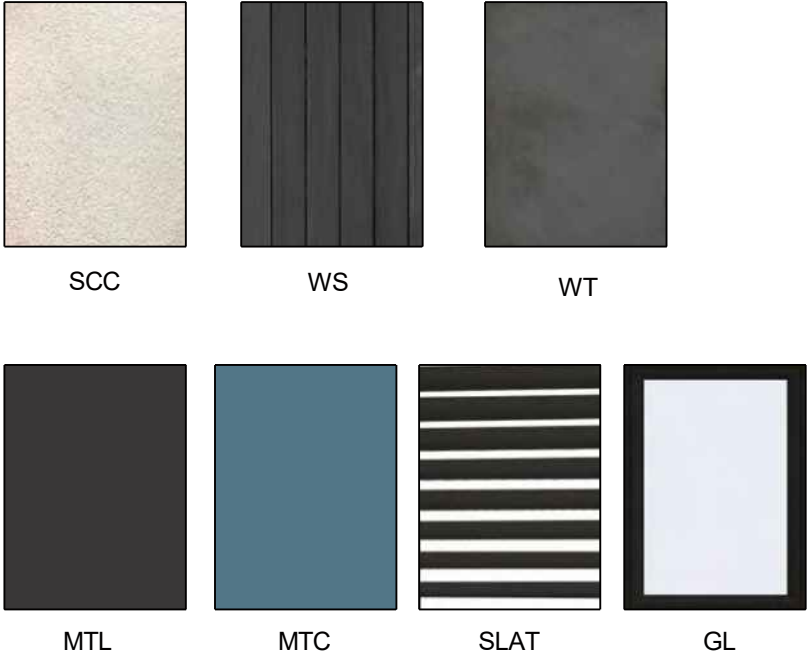
VARIANCE WAIVER
(request to wave the maximum building height from 24'-0" to 25'-0")



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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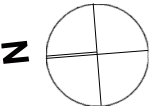


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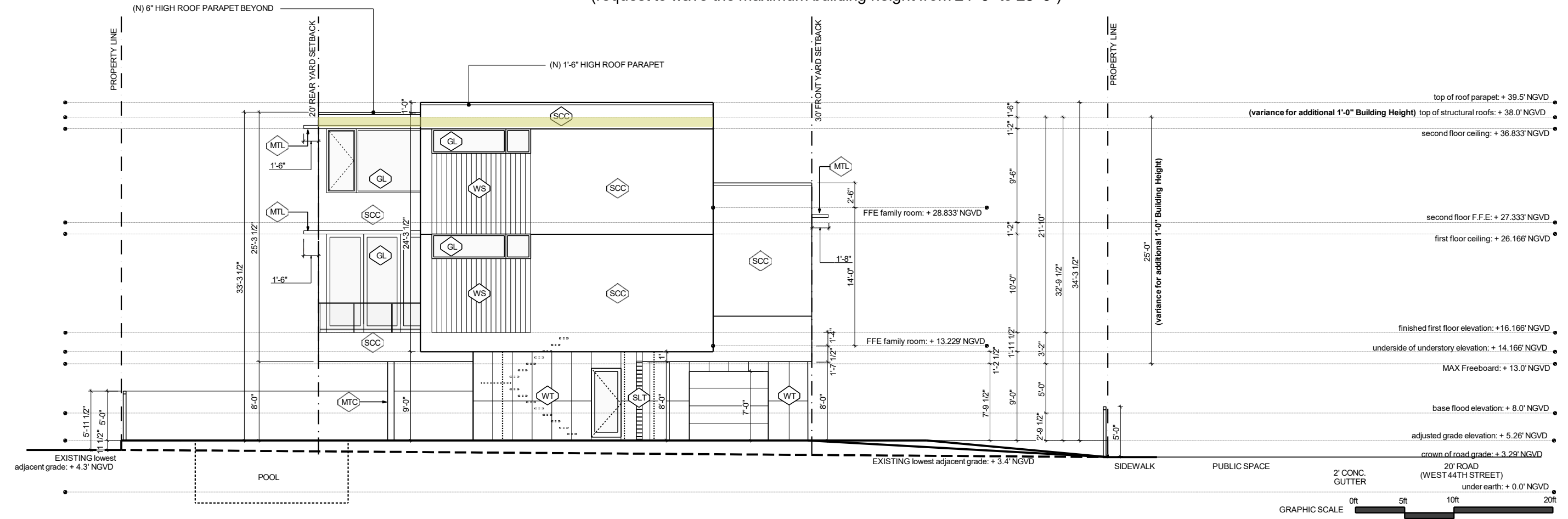
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A-18

Proposed South
Elevation

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

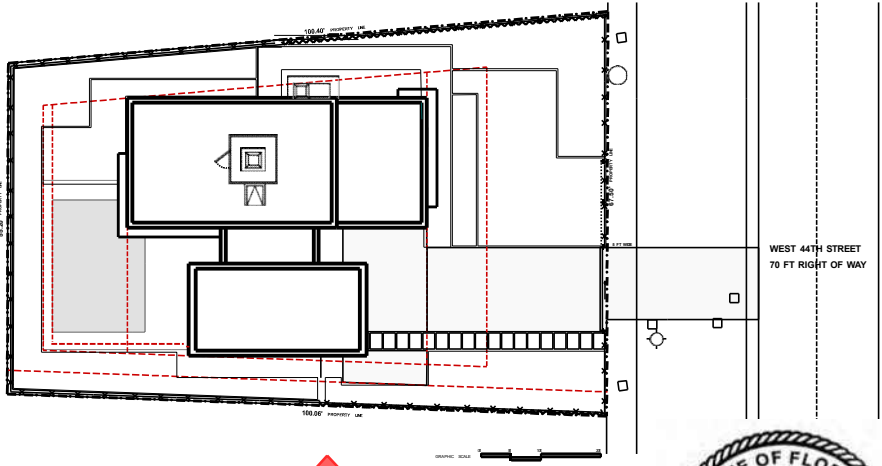
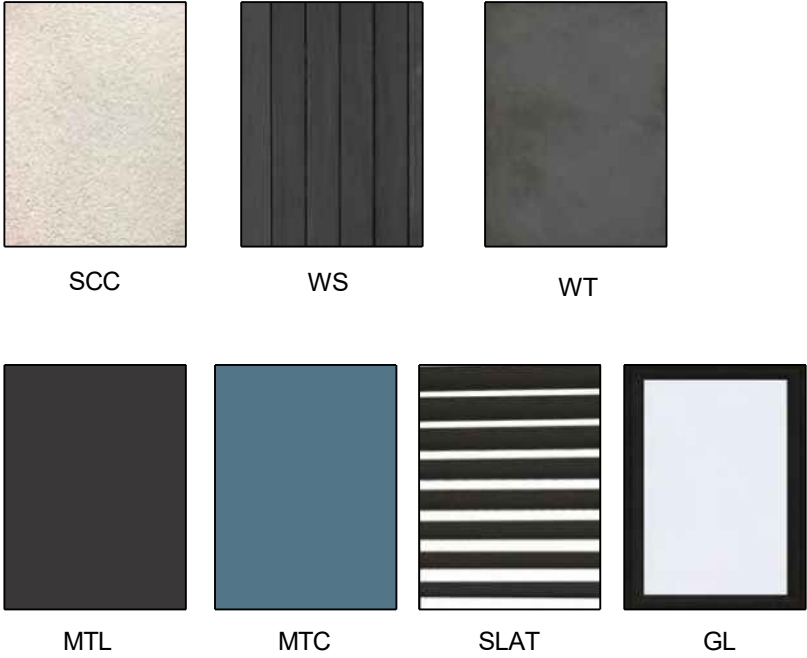


1
A-19

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
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



1
A-19

KEY PLAN

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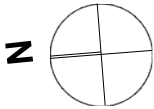


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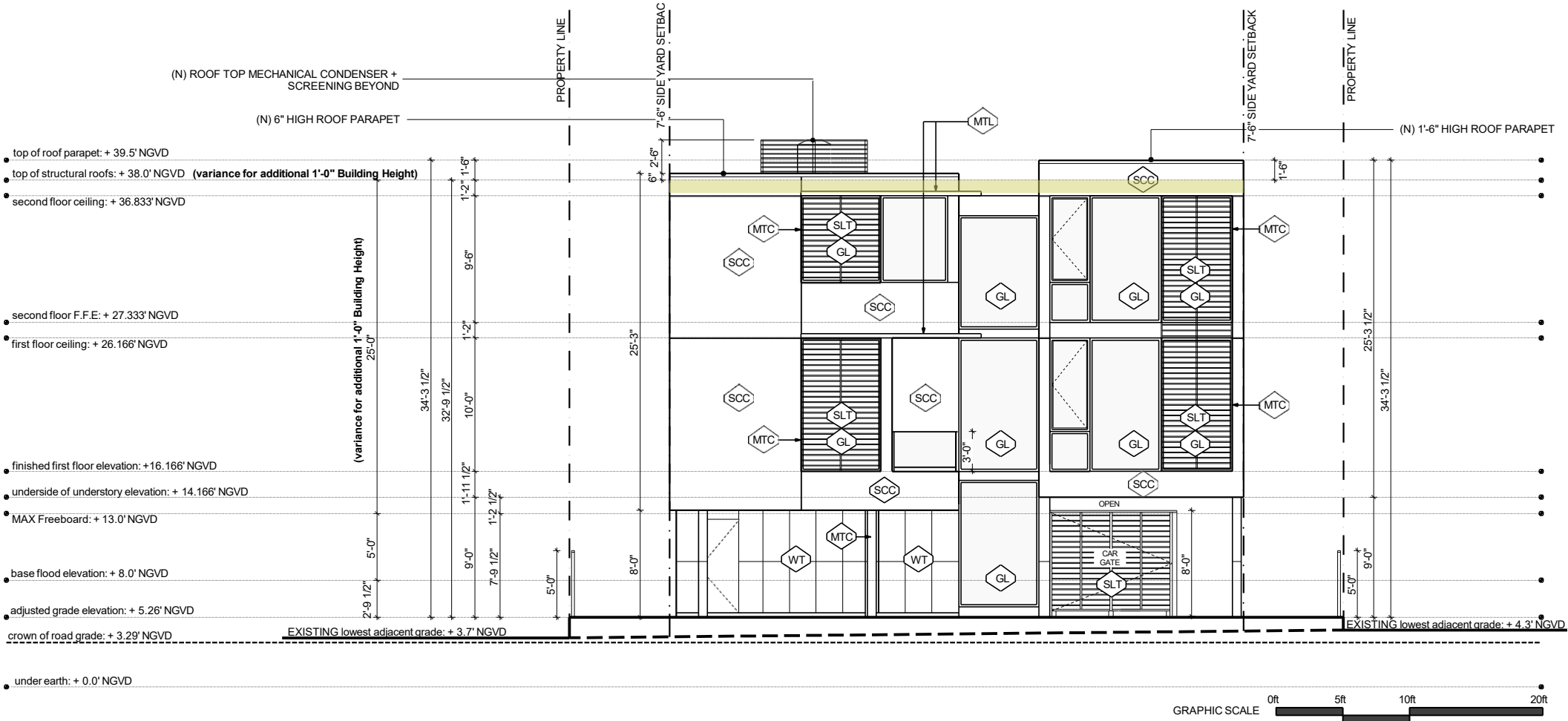
MIAMI HOUSE
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A-19

Proposed West
Elevation

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

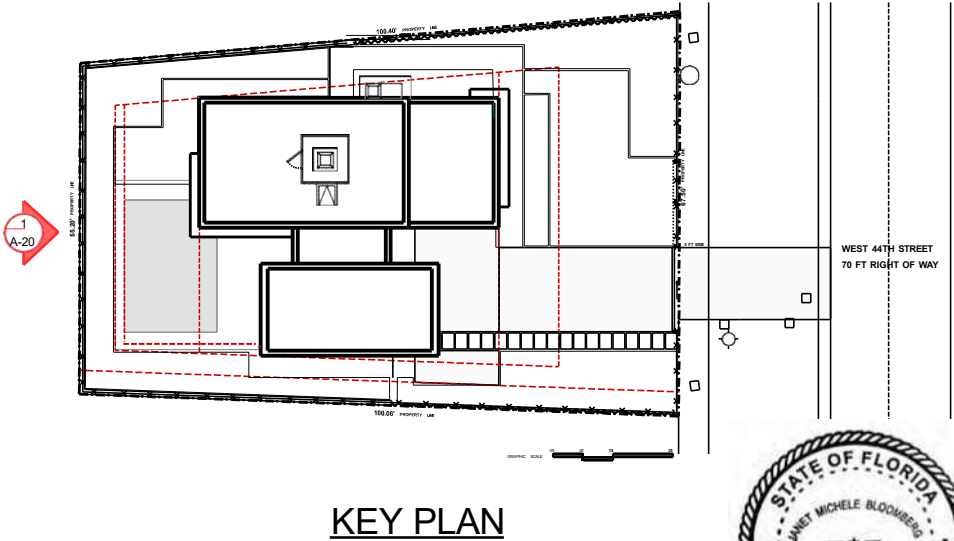
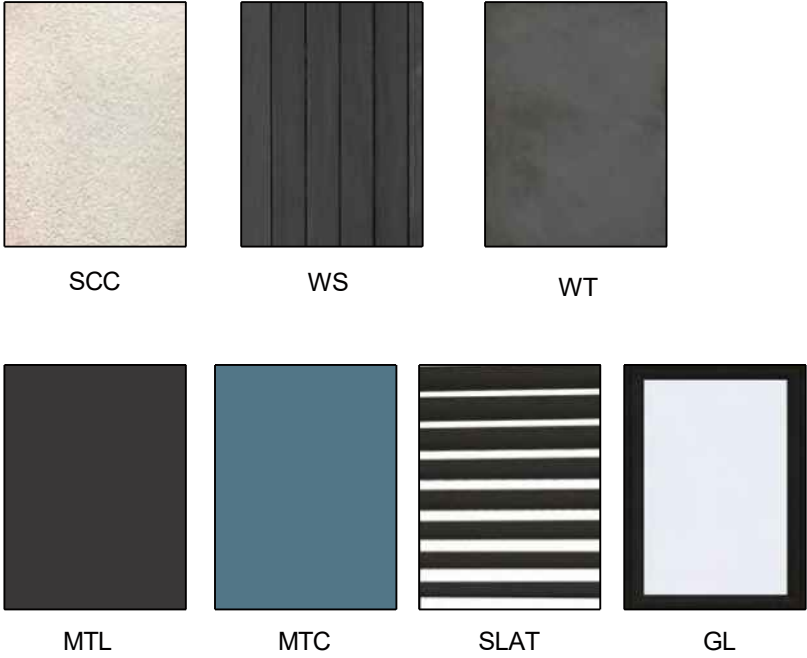


1
A-20

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
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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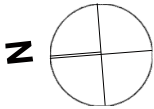


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A-20

Proposed North
Elevation

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



1
A-21

Proposed East Elevation

SCALE: $\frac{3}{32}'' = 1'-0''$

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



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TUBE architecture

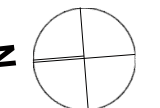
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A-21

**Proposed East
Elevation**



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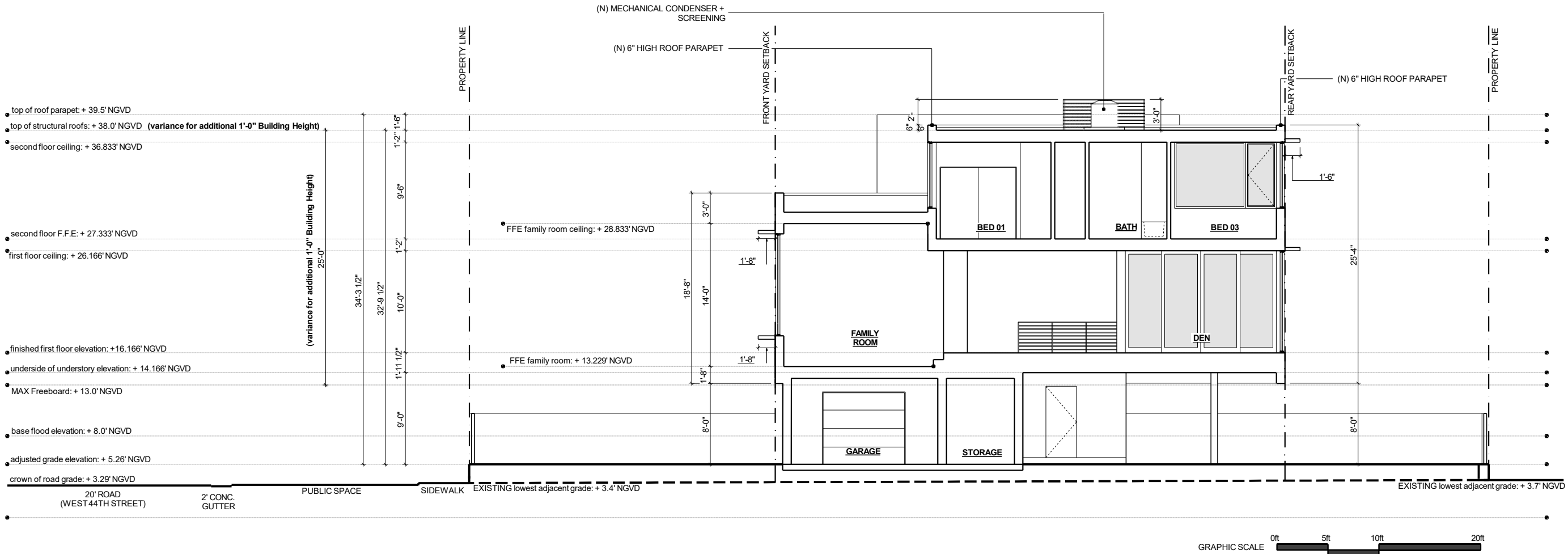
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1
A-22

Proposed East Buiding Section

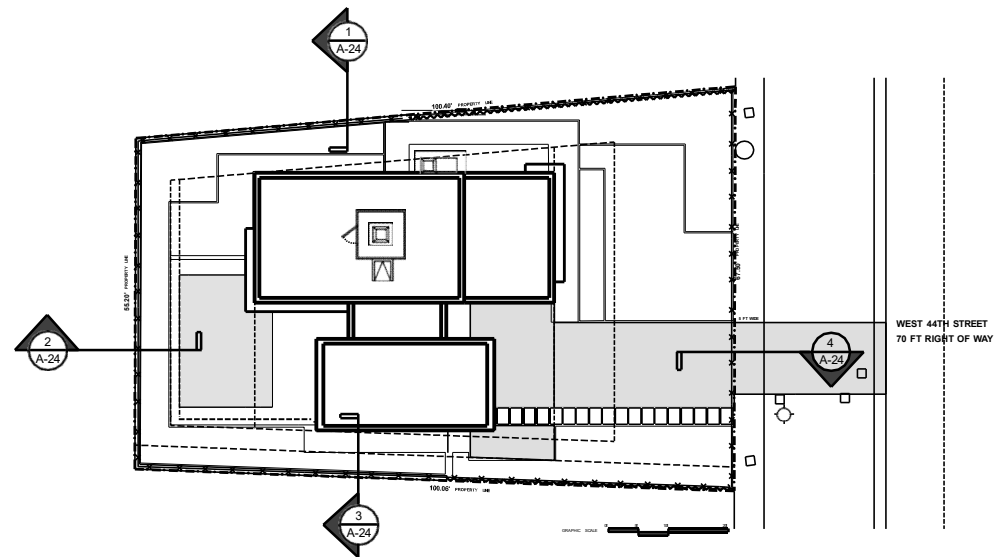
SCALE: 3/32" = 1'-0"

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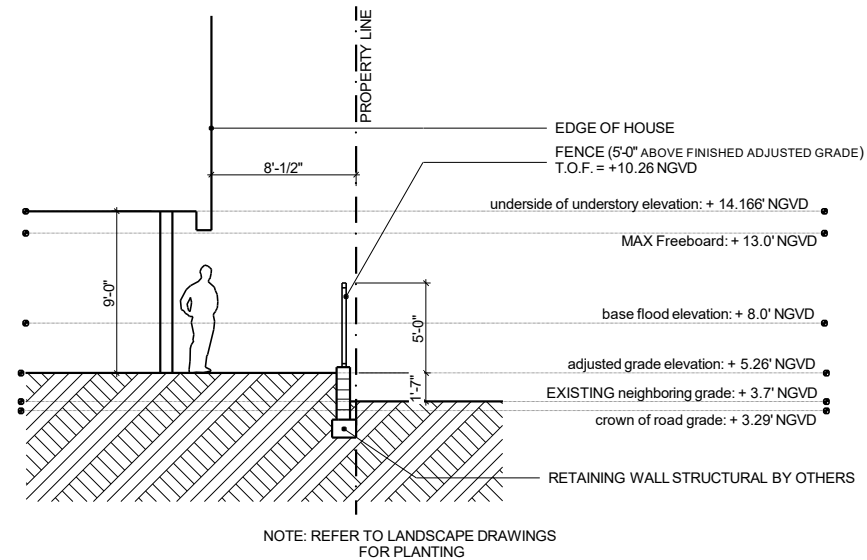


A-22

Proposed East
Building Section



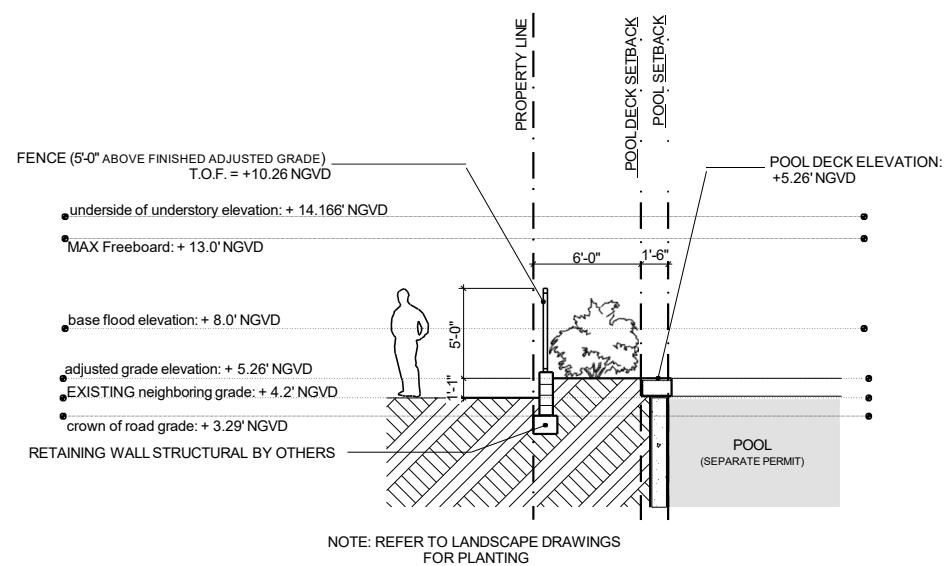
KEY PLAN



1
A-24

East Yard Section

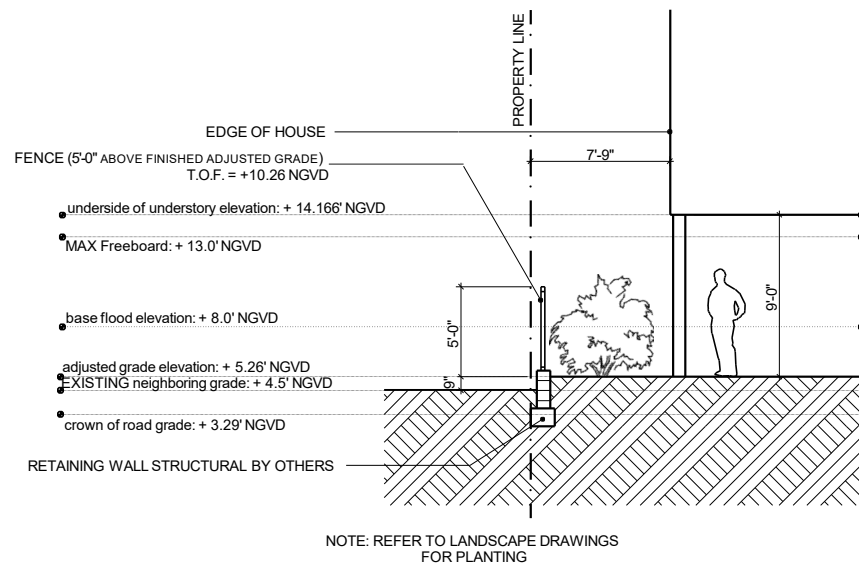
SCALE: 3/32" = 1'-0"



2
A-24

North Yard Section

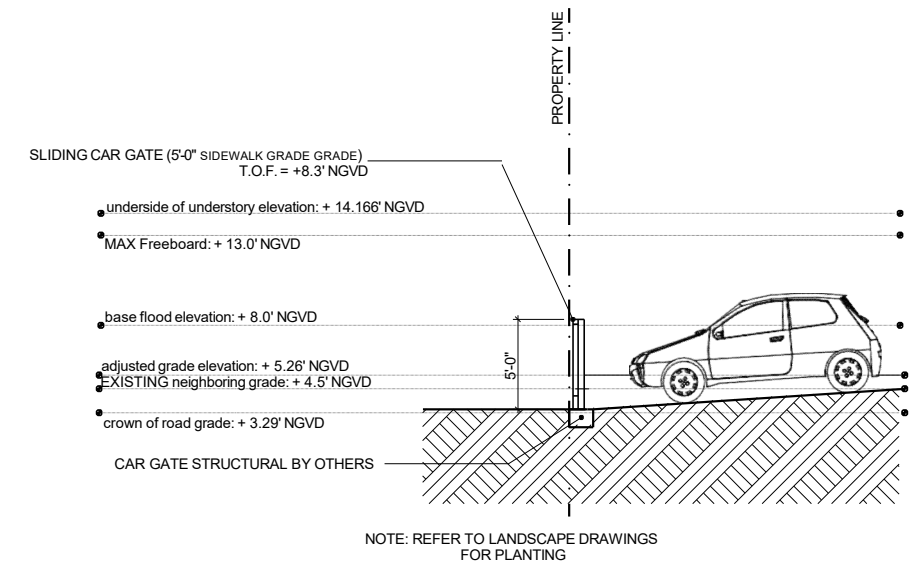
SCALE: 3/32" = 1'-0"



3
A-24

West Yard Section

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



4
A-24

South Yard Section

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

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A-24

Yard Sections at
Property Lines



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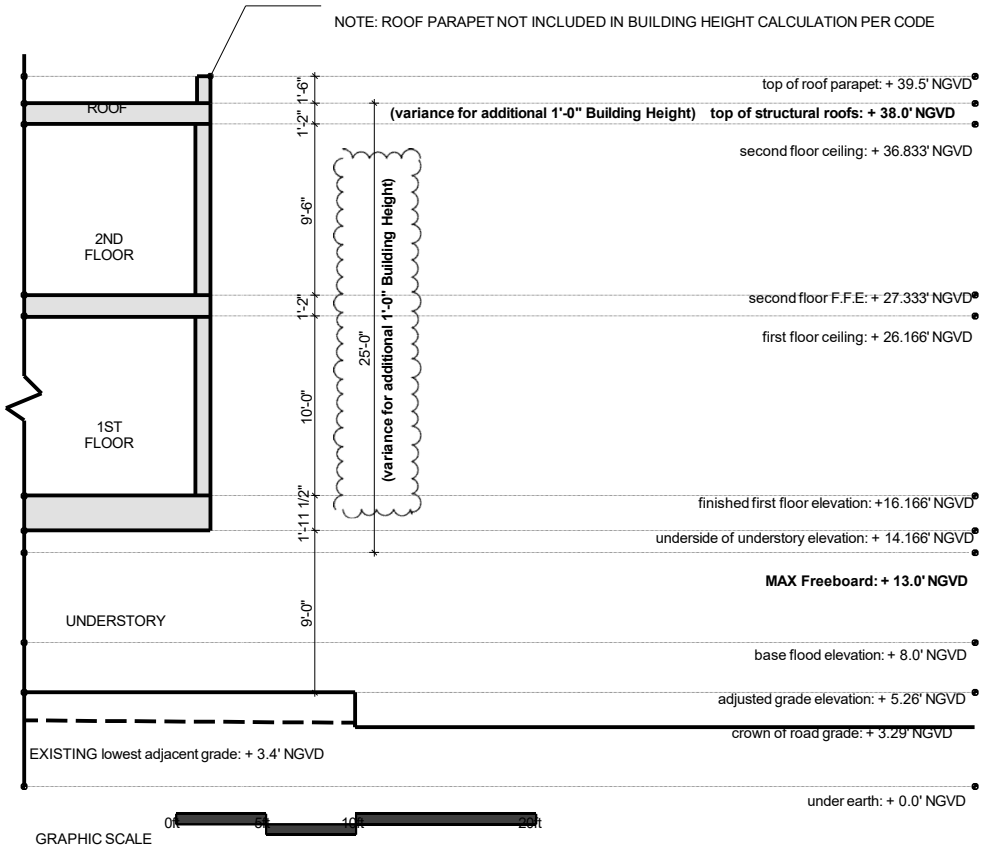
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A-25

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"



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[illegible]

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A-26

Axonometric Views



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R-1

South Renderings



SOUTH FACADE (FRONT VIEWS)



FRONT



REAR



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R-2

West Renderings



REAR



REAR

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R-3

North Renderings





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R-4

East Renderings