

AYAD RESIDENCE
401 WEST 30TH STREET
DEBOWSKY DESIGN GROUP
DRB22-0899 FINAL SUBMITTAL - 12-12-2022



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PROJECT DESCRIPTION:
NEW CONSTRUCTION - 401 WEST 30TH ST, MIAMI BEACH, FL 33140

SCOPE OF WORK

- DEMOLITION OF EXISTING RESIDENCE
- PREPARE SOIL FOR NEW CONSTRUCTION
- CONSTRUCTION OF NEW RESIDENCE (2-STORIES)

OWNER SEEKS THE ABILITY TO REQUEST A VARIANCE FROM THE DESIGN REVIEW BOARD FOR THE FOLLOWING ITEMS:

1. LOT COVERAGE SIZE 30.3% - OVER BY 27 SF (0.3%)
2. INTERIOR SIDE SETBACK TO BE 7'-6" FOR AN IRREGULAR SHAPED LOT

NOTE: OPEN AREA EXCEEDS MINIMUM AND BUILDING HEIGHT IS UNDER MAX BY 2'-3"

OWNER SEEKS THE ABILITY TO REQUEST A WAIVER FROM THE DESIGN REVIEW BOARD FOR THE FOLLOWING ITEMS:

1. INTERIOR SIDE YARD BUILDING LENGTH OVER 60'
2. INTERIOR SIDE YARD OPEN COURTYARD AT 7'-6"

FLOOR PLAN DISTRIBUTION

1ST FLOOR

- IN-LAWS SUITE WITH BATHROOM-4
- LIVING ROOM / KITCHEN / DINING ROOM
- PANTRY
- BEDROOM-5
- POWDER BATH-5
- FOYER WITH STAIRS
- CABANA BATH-5
- LAUNDRY ROOM
- GARAGE
- POOL
- BBQ AREA

2ND FLOOR

- PRIMARY BEDROOM SUITE WITH BATHROOM-1 AND TERRACE / BALCONY
- BEDROOM-2 WITH BATHROOM-2
- BEDROOM-3 WITH BATHROOM-3
- PLAYROOM / FAMILY ROOM
- LINEN CLOSET
- LAUNDRY CHUTE
- HALLWAY
- FRONT TERACE



COVER SHEET

A-000



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ARCHITECTURE, PLANNING & INTERIORS
DEBOWSKY DESIGN GROUP

14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

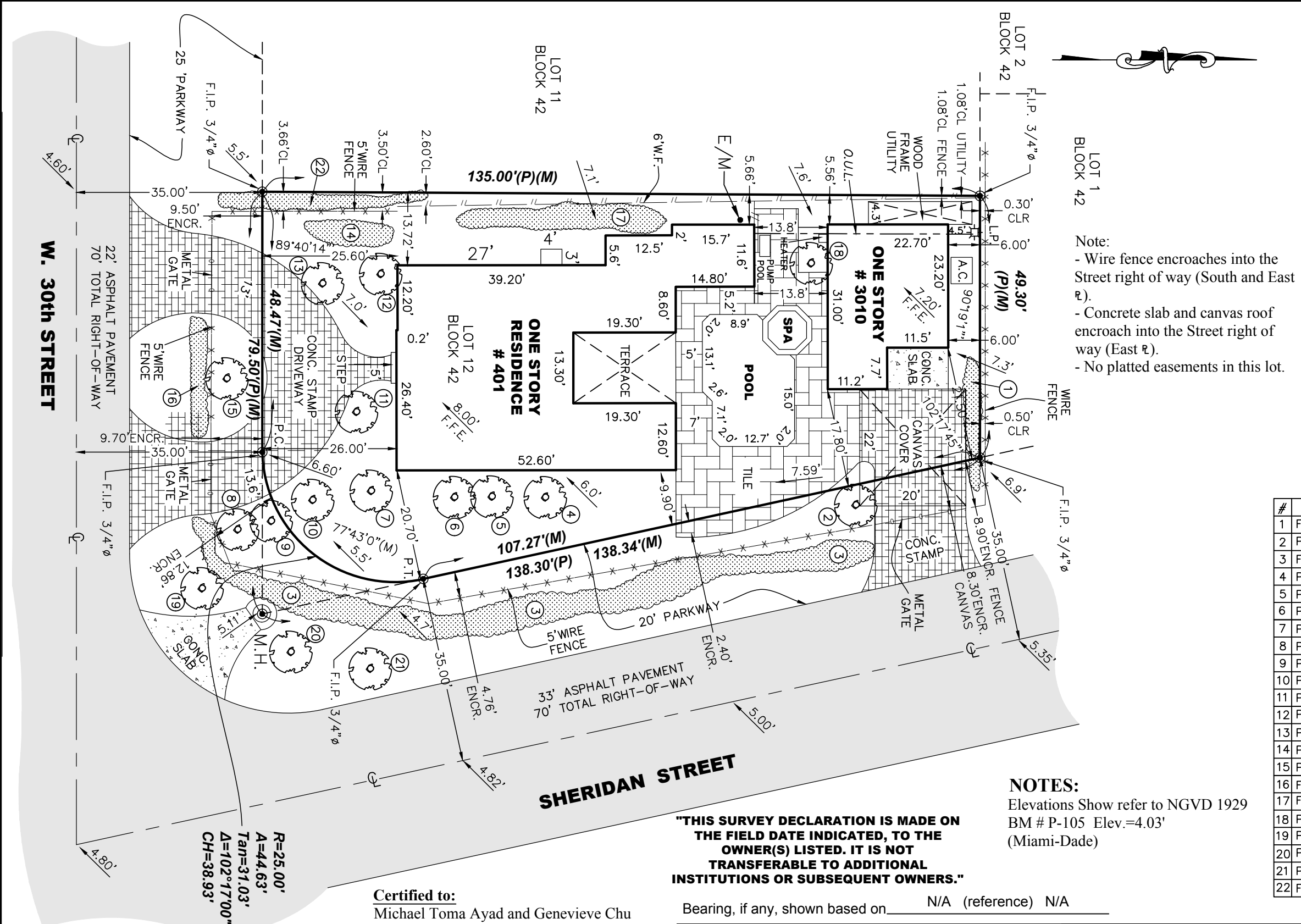
401 WEST 30TH STREET, MIAMI BEACH, FL 33140

INDEX

DATE	2022.12.12
JOB No.	
SHEET No.	00

A-001
12.12.2022

STUART DEBOWSKY
AR 94898
AA 260022858



NOTE:

a) All clearances and/or encroachments shown herein are of the apparent physical use, fence legal ownership not determined.

b) The certification of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.

c) Code restrictions and title search not reflected in this survey.

d) Underground utilities, improvements, footings and encroachments, if any not located.

e) The flood information shown herein does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

f) Lands depicted herein were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

g) All roads shown herein are public unless otherwise noted.

h) No identification cap found on property corners unless otherwise noted.

i) Distance along boundary are record and measured unless otherwise noted.

j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

k) "Accuracy": The expected inaccuracy of land as classified in the minimum technical standards (5.17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey was found to exceed this requirement.

l) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

m) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	FICUS	8"	25'	4'
2	PALM (CLUSTER)	24"	30'	8'
3	FICUS	6"	15'	4'
4	PALM	24"	20'	15'
5	PALM	24"	20'	15'
6	PALM	24"	15'	12'
7	PALM	36"	25'	12'
8	PALM	24"	25'	12'
9	PALM	24"	25'	12'
10	PALM	24"	27'	12'
11	PALM	12"	25'	12'
12	PALM	36"	30'	10'
13	PALM	8"	30'	10'
14	PALM (CLUSTER)	8"	30'	10'
15	PALM (CLUSTER)	24"	25'	20'
16	FICUS	11"	15'	5'
17	FICUS	12"	15'	5'
18	PALM	36"	22'	20'
19	PALM	12"	25'	16'
20	PALM	24"	30'	16'
21	PALM	15"	25'	12'
22	FICUS	6"	15'	5'

- LEGEND**
- A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CLR = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M.L. = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot Elevations Taken

Note:

- Wire fence encroaches into the Street right of way (South and East).
- Concrete slab and canvas roof encroach into the Street right of way (East).
- No platted easements in this lot.

NOTES:

Elevations Show refer to NGVD 1929
BM # P-105 Elev.=4.03'
(Miami-Dade)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on _____ N/A (reference) N/A

REVISIONS:

FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Alvarez
RENE AIGUESVIVES 06/02/22
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

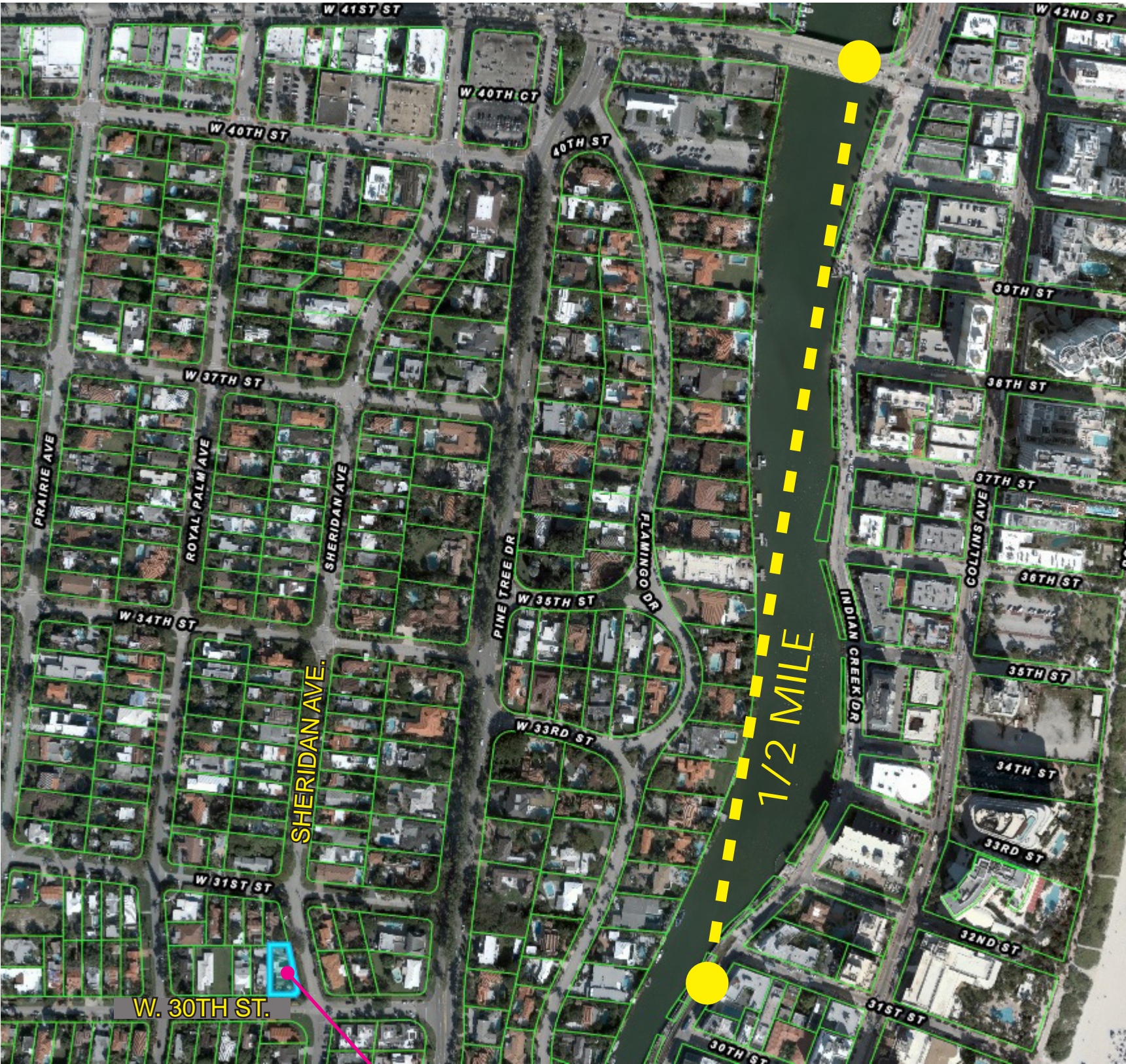
Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date 06/01/22	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 22-26182
------------------------	------------------	-------------------	-----------------------

This property described as:
Lot 12, Block 42,
ORCHARD SUBDIVISION NO.1,
according to the Plat thereof,
as recorded in Plat Book 6, Page 111,
of the public records of Miami-Dade County,
Florida.

Certified to:
Michael Toma Ayad and Genevieve Chu
Bank of America
its successors and/or assigns, ATIMA
The Law Offices of N. Betty Gonzalez, P.A.
Old Republic National Title Insurance
Company

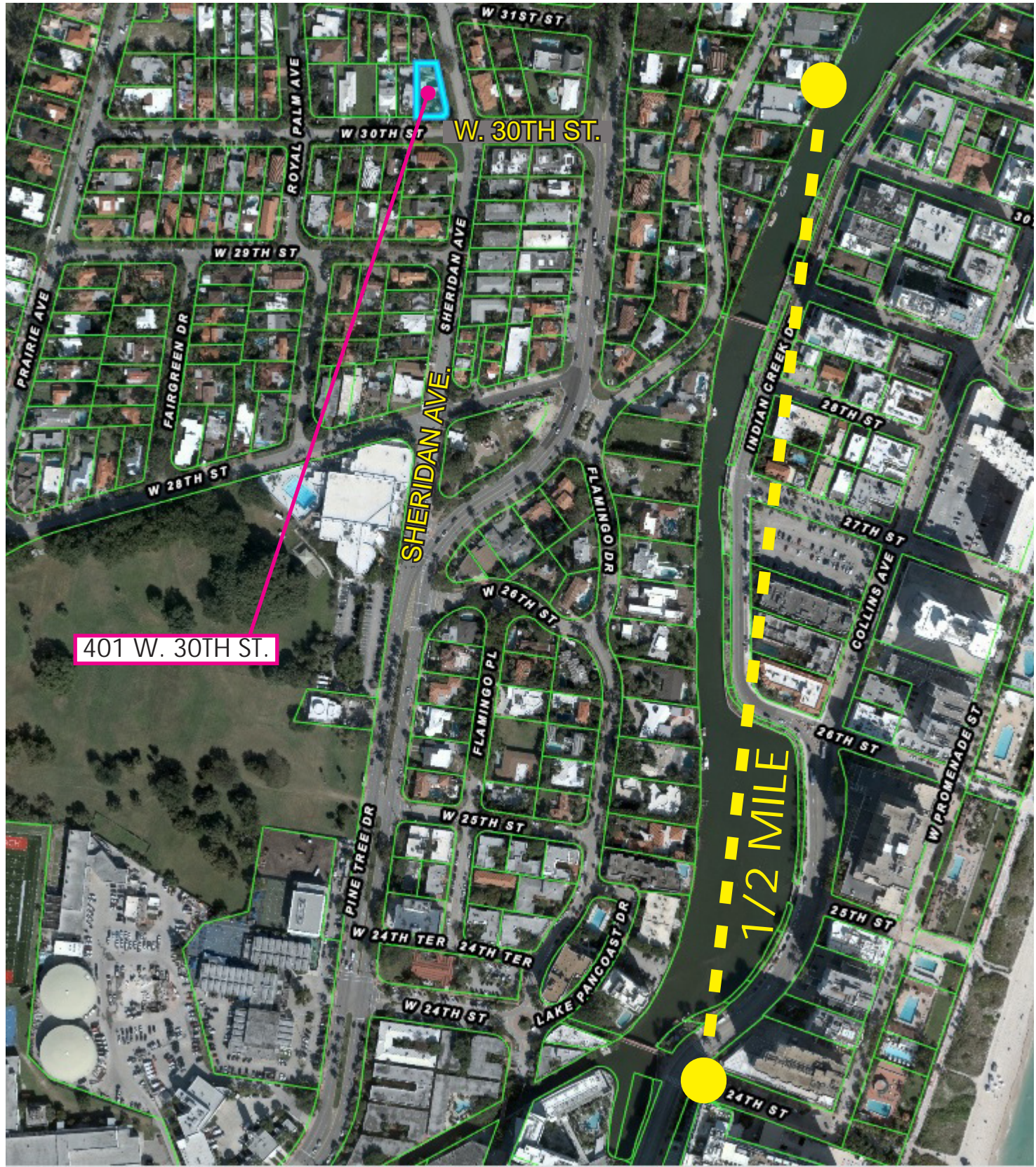
Address:
401 W. 30th Street, Miami Beach, FL 33140



401 W. 30TH ST.



CONTEXT LOCATION MAP - 1/2 MILE RADIUS
SCALE: N.T.S.



401 W. 30TH ST.



CONTEXT LOCATION MAP - 1/2 MILE RADIUS
SCALE: N.T.S.



ARCHITECTURE, PLANNING & INTERIORS
DEBOWSKY DESIGN GROUP

14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858

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GIS AERIAL VIEWS

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

DATE	2022.12.12
JOB No.	
SHEET No.	00

A-003

STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

SINGLE FAMILY RESIDENTIAL - ZONING CHECK LIST

CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	Yes/No	A-002
Final Recorded Order to be delivered to our department	Yes/No	
ZONING DATA SHEET	Yes/No	A-004 AND A-102
Site plan showing:		
Required setbacks with dimensions	Yes/No	A-024 AND A-111 - A-114
Accessory structures with setbacks with dimensions	Yes/No	N/A
Mechanical/pool equipment setbacks with dimensions	Yes/No	A-112
Projections into required setbacks with dimensions	Yes/No	A-112
Driveways, walkways, decks with setbacks and dimensions	Yes/No	A-111
Swimming pool, decks with setbacks and dimensions	Yes/No	A-111 AND A-112
Docks with setbacks and dimensions	Yes/No	N/A
Elevations showing dimensions from flood to maximum height	Yes/No	A-118 AND A-119
Section showing dimensions from flood to maximum height	Yes/No	A-123 - A125
Shaded diagram for existing and or proposed lot coverage	Yes/No	A-105 AND A-106
Shaded diagrams for existing and or proposed unit size (all levels)	Yes/No	A-107 AND A-108
Shaded diagram for required front yard open space	Yes/No	A-104
Shaded diagram for required rear yard open space	Yes/No	A-104

Fences height	Yes/No	A-111
Landscape plan	Yes/No	L-1
Irrigation plan	Yes/No	L-4

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

ITEM #	Project Information			
1	Address:	401 WEST 30TH STREET, MIAMI BEACH, FL 33130		
2	Folio number(s):	02-3227-001-0170		
3	Board and file numbers :	DRB22-0899		
4	Year built:	1925	Zoning District:	RS-R/RS-4
5	Base Flood Elevation:	(+)8.0' NGVD/ZONE AE-8	Grade value in NGVD: (AVG. MIDDLE OF ST)	(+)4.6' NGVD
6	Adjusted grade (Flood+Grade/2):	(+)6.3' NGVD ([8'+4.6']/2=6.3')	Free board:	4'-0"
7	Lot Area:	8,538 SF		
8	Lot width:	74'-8" (@20' FROM PROPERTY LINE - IRREGULAR SHAPED LOT)	Lot Depth:	135'-2"
9	Max Lot Coverage SF and %:	2,561 SF AND 30%	Proposed Lot Coverage SF and %:	2,588 SF AND 30.3%
10	Existing Lot Coverage SF and %:	3,516 SF AND 41.18%	Lot coverage deducted (garage) SF:	88 SF NOT UNDER 2ND FL
11	Open Space Depth Total SF and %:	4,540 SF AND 53.17%	Side Yards Open Space SF	2,162 SF
	Front Yard Open Space SF and %:	REQ: 50% OF 2,069= 1,035 SF PROV: 1,319 SF AND 63.75%	Rear Yard Open Space SF and %:	REQ:70% OF 1,059= 741 SF PROV: 1,059 SF AND 100%
12	Max Unit Size SF and %:	4,269 SF AND 50%	Proposed Unit Size SF and %:	4,262 SF AND 49.91%
13	Existing First Floor Unit Size:	2,730 SF	Proposed First Floor Unit Size:	2,268 SF AND 26.56%
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor Unit Size SF and %	1,994 SF AND 77.86%
15			:	
16	Enclosed Second Floor Unit Size Volume (CF):	17,946 CF = 1,994 SF (2ND FL UNIT SIZE) x 9 FT (2ND FL HEIGHT)	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:	27' / SLOPED ROOF/2-STORY	1-STORY	24'-9"	
18	Setbacks:				
19	Front First level:	30' (TWO-STORY)	25'-4"	30'	
20	Front Second level:	30' (TWO-STORY)	N/A	30'	
21	Side 1:	10' (INTERIOR SIDE OVER 60')	5'-9"	7'-6"	2'-6"
22	Side 2 or (facing street):	15' (STREET SIDE)	10'-2"	18'-4"	
23	Rear:	20'-3"	6'	20'-7"	
	Accessory Structure Side 1:		5'7"	N/A	
24	Accessory Structure Side 2 or (facing street) :		19'-1"	N/A	
25	Accessory Structure Rear:		6'	N/A	
26	Sum of side yard :	25' MIN.	15'-11"	25'-10"	
27	Located within a Local Historic District?			Yes or No - <u>NO</u>	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No - <u>NO</u>	
29	Determined to be Architecturally Significant?			Yes or No - <u>NO</u>	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A



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PALMETO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858

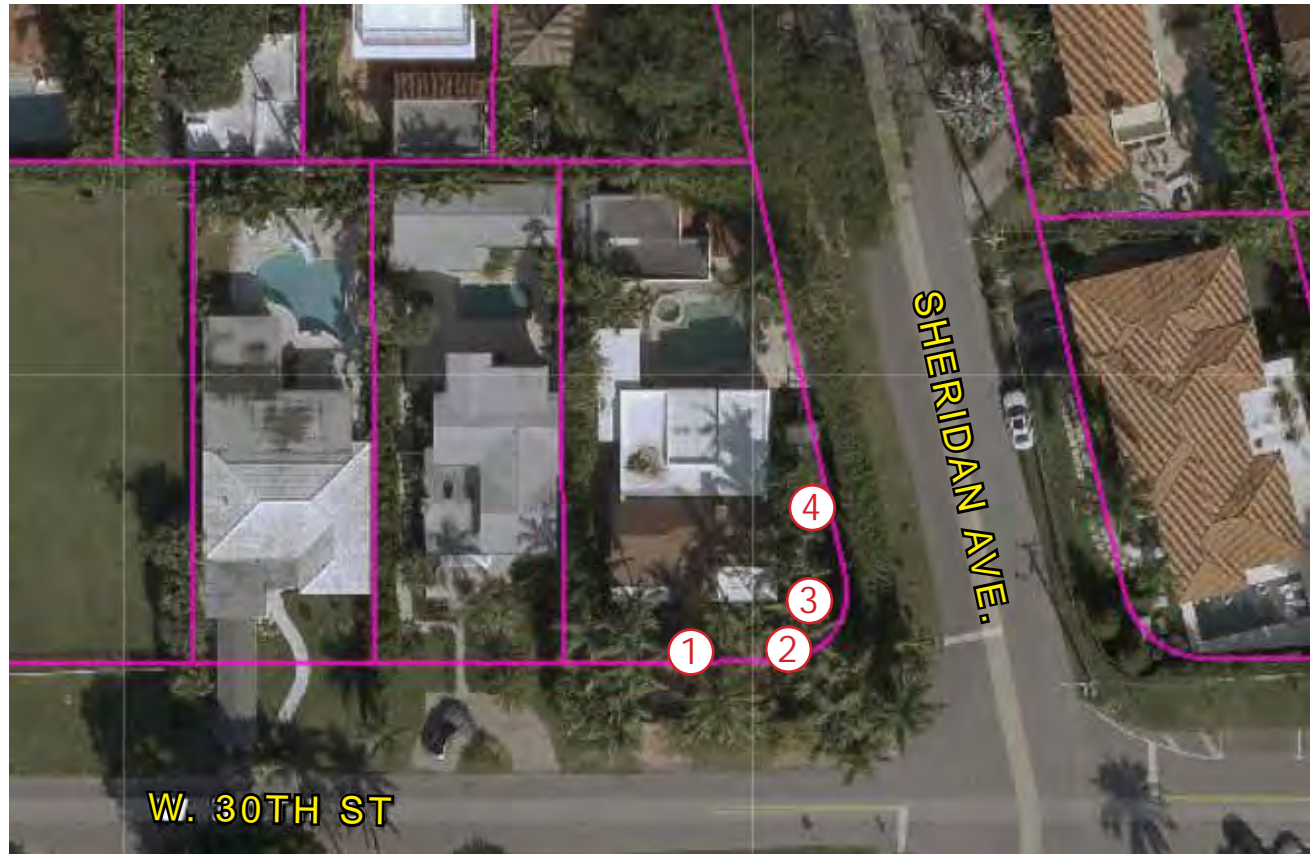
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STUART DEBOWSKY AR 94898 AA 260022858	
DATE	2022.12.12
JOB No.	
SHEET No.	

A-004

12.12.2022



1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S



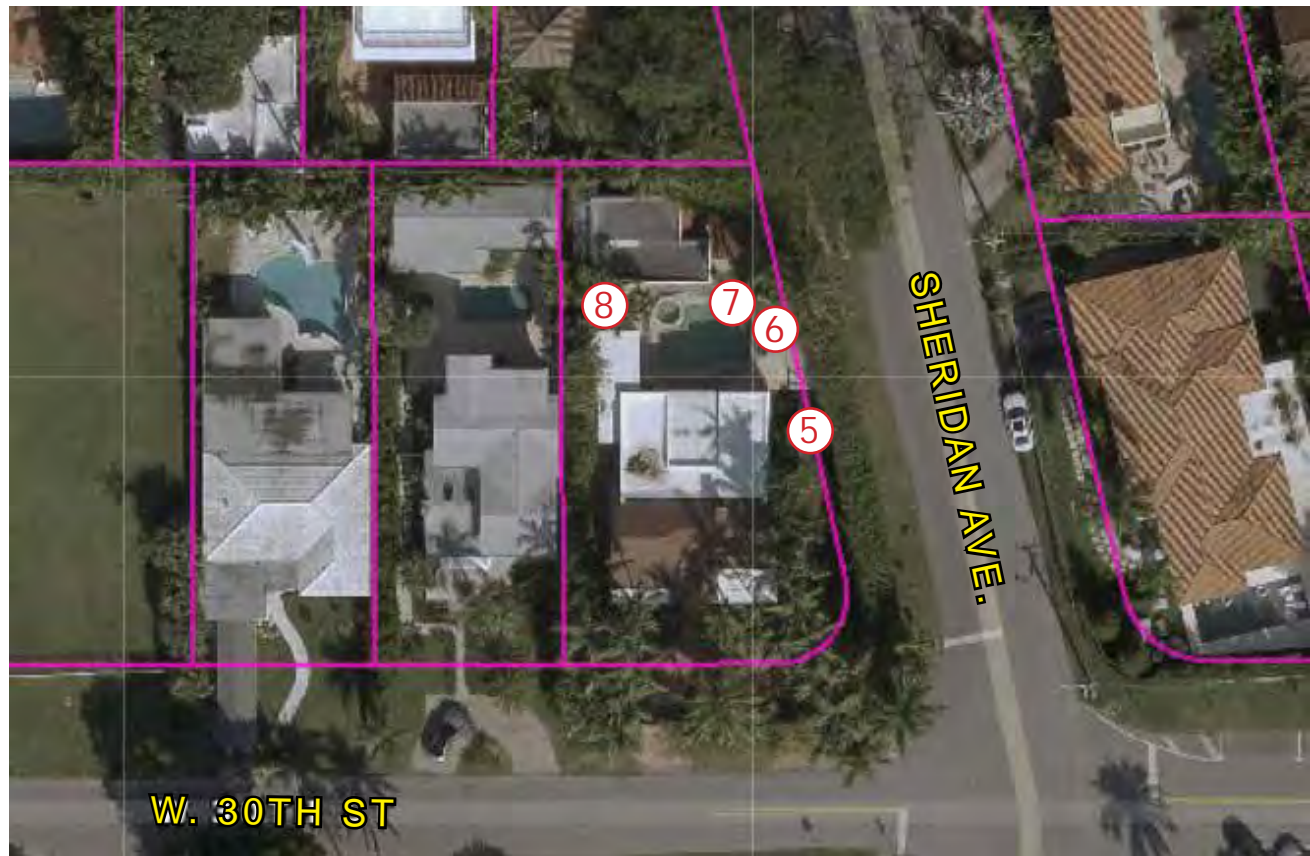
COVER SHEET

A-005

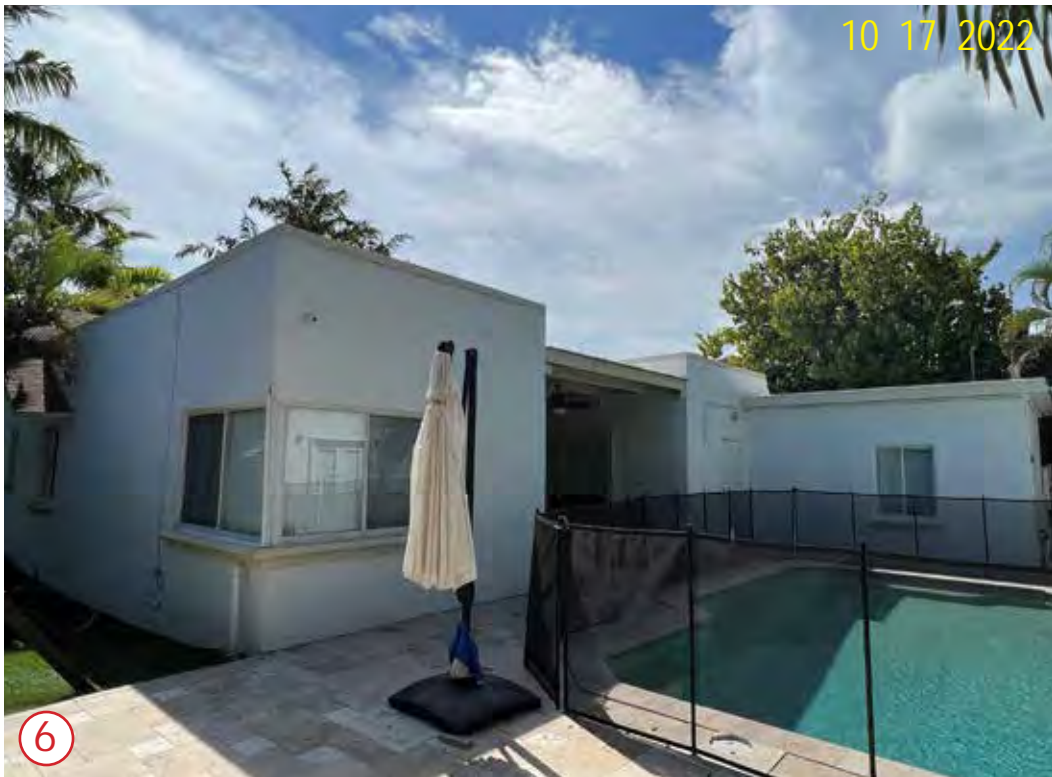


STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S



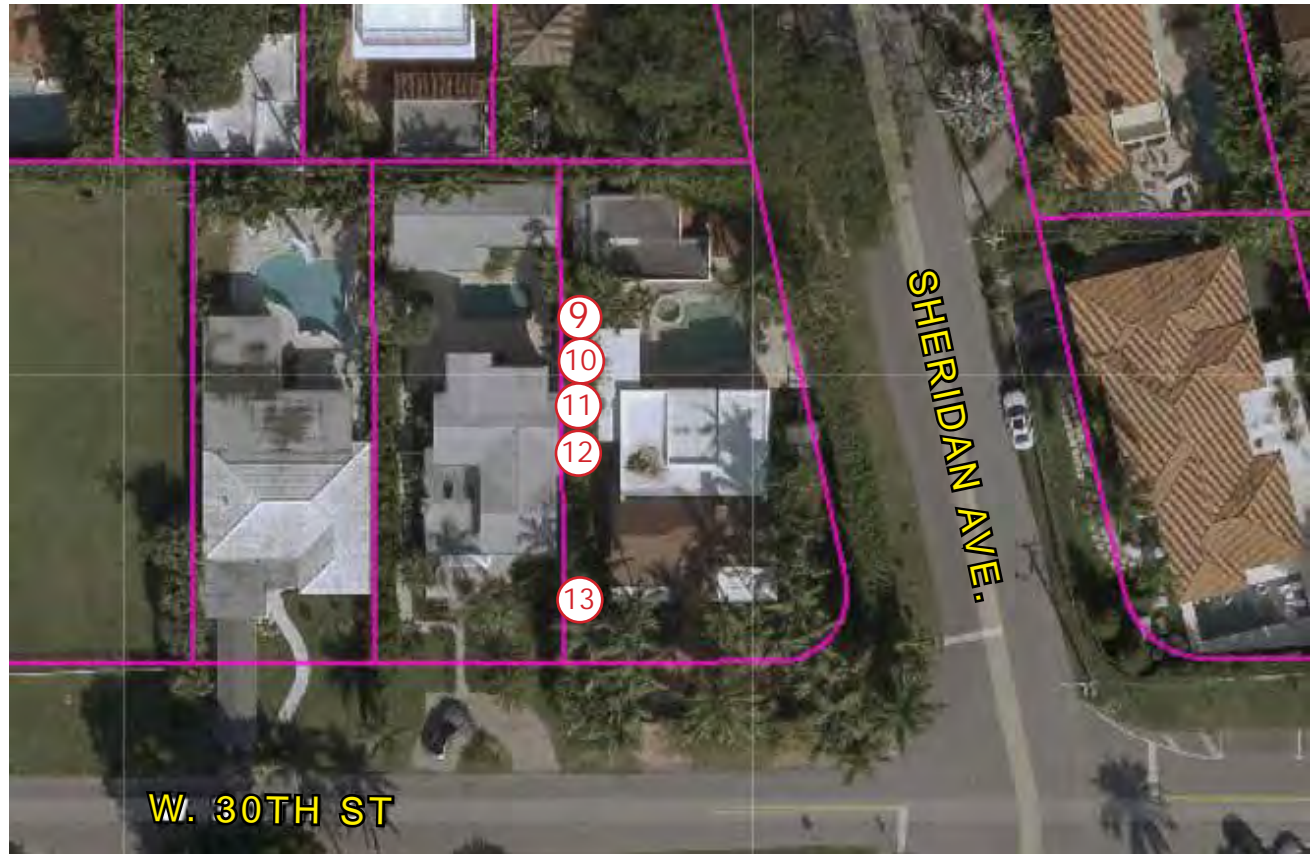
CONTEXT

A-006

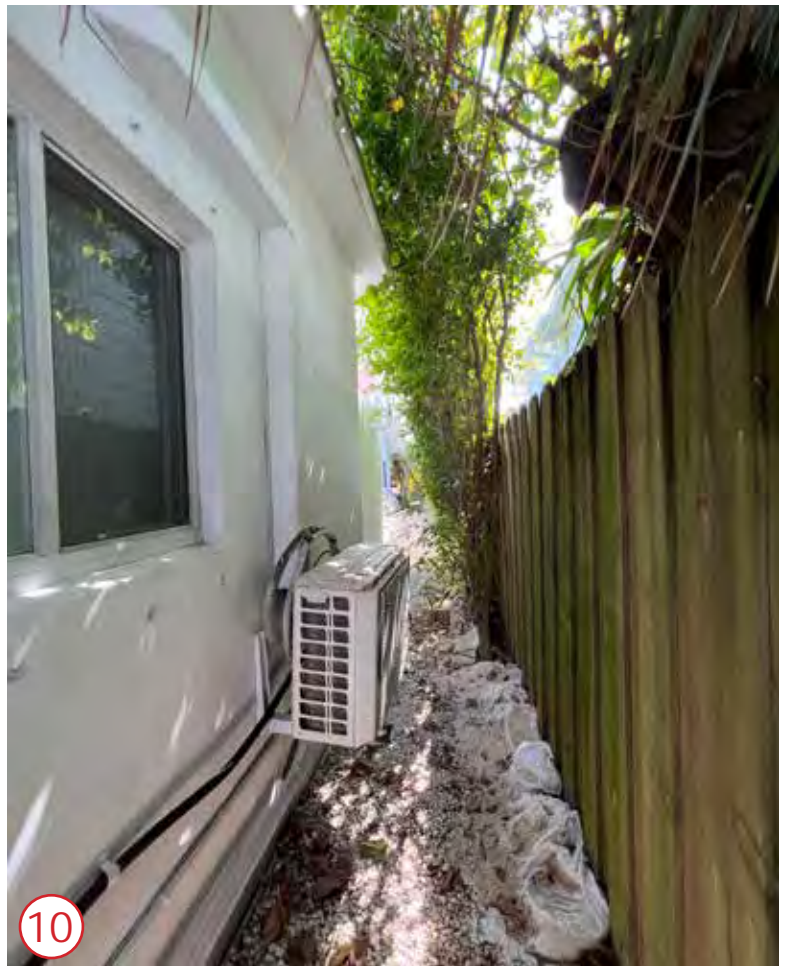


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AA 260022858

12.12.2022



1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S.



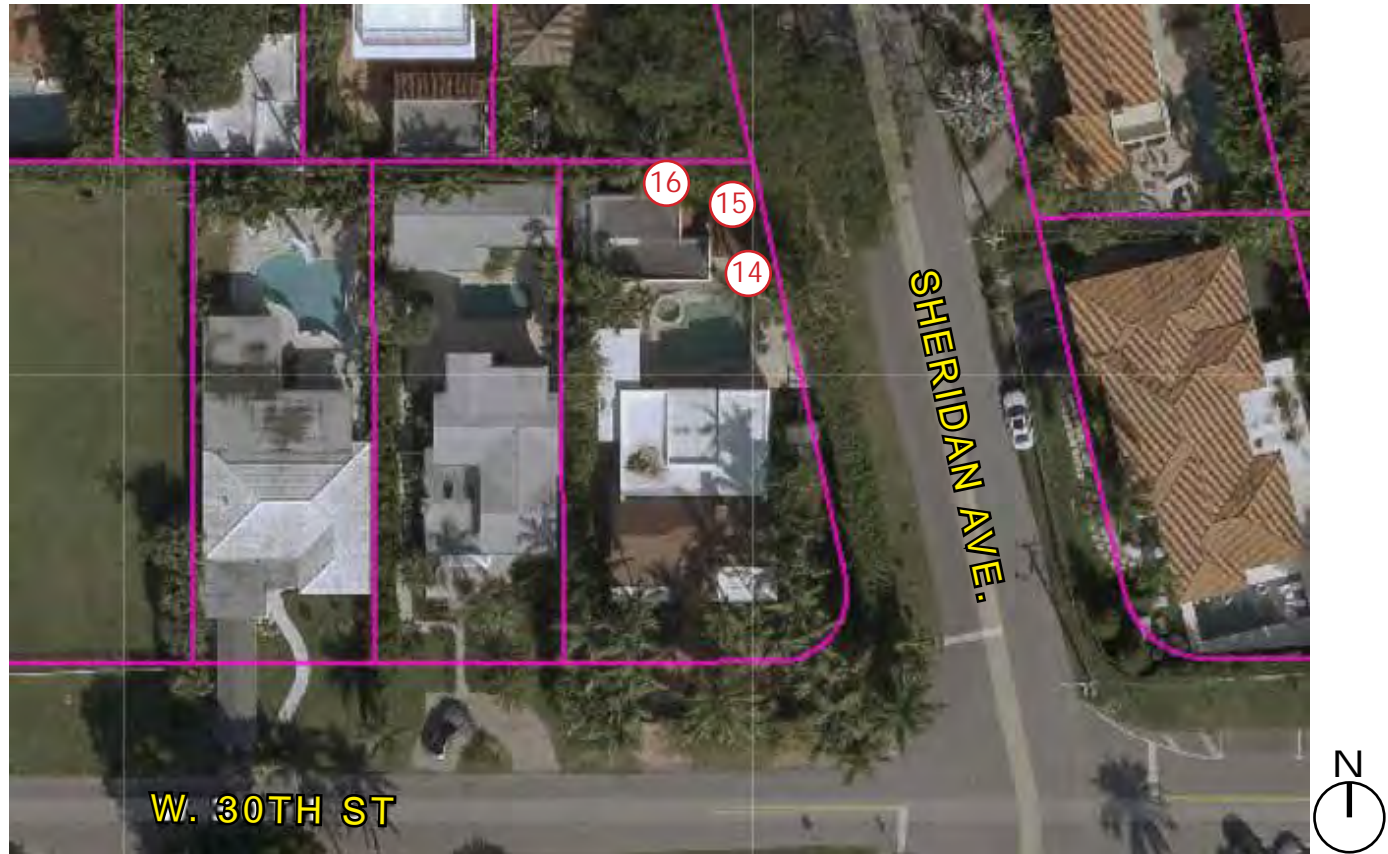
COVER SHEET

A-007



STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - EXISTING SITE CONDITIONS
SCALE: N.T.S



COVER SHEET

A-008





1 CONTEXT MAP - EXISTING SITE CONDITIONS



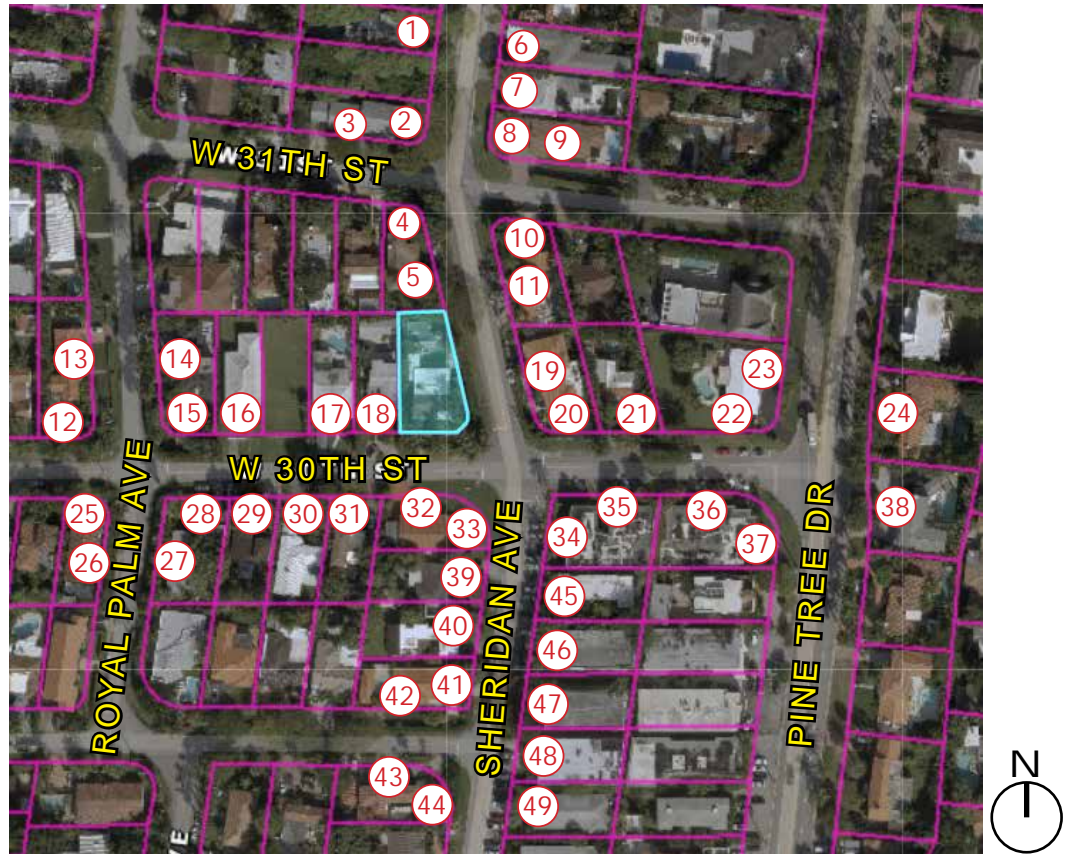
COVER SHEET

A-009



STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



1 - 3110 SHERIDAN AVE



2 - 3100 SHERIDAN AVE



3 - 3100 SHERIDAN AVE



4 - 3034 SHERIDAN AVE

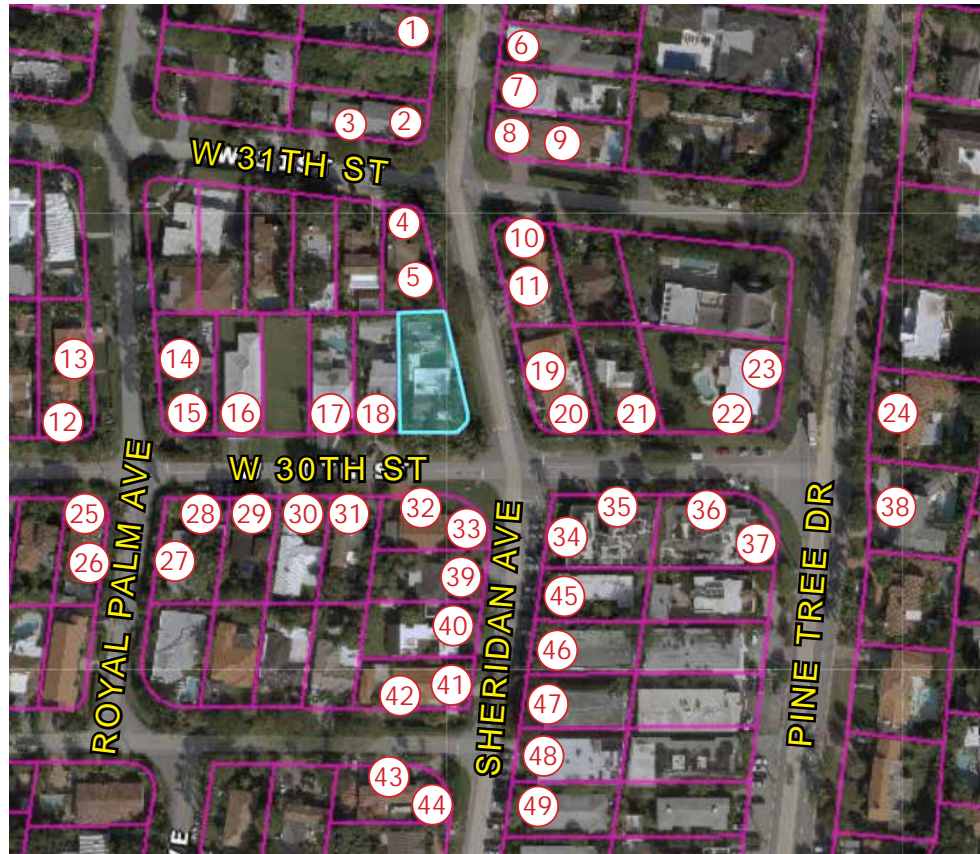


5 - 3034 SHERIDAN AVE

COVER SHEET

A-010





1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



6 - 3121 SHERIDAN AVE



7 - 3115 SHERIDAN AVE



8 - 3105 SHERIDAN AVE



9 - 3105 SHERIDAN AVE



10 - 3031 SHERIDAN AVE

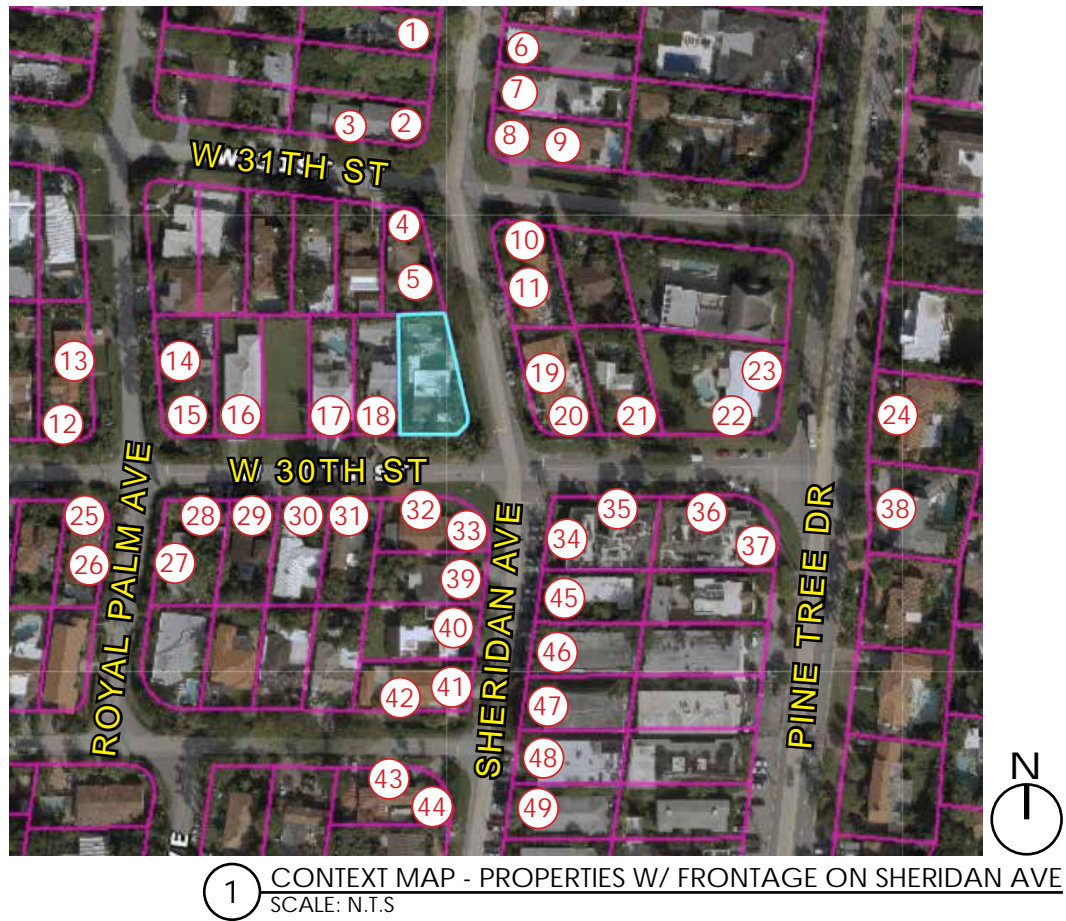
COVER SHEET

A-011



STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



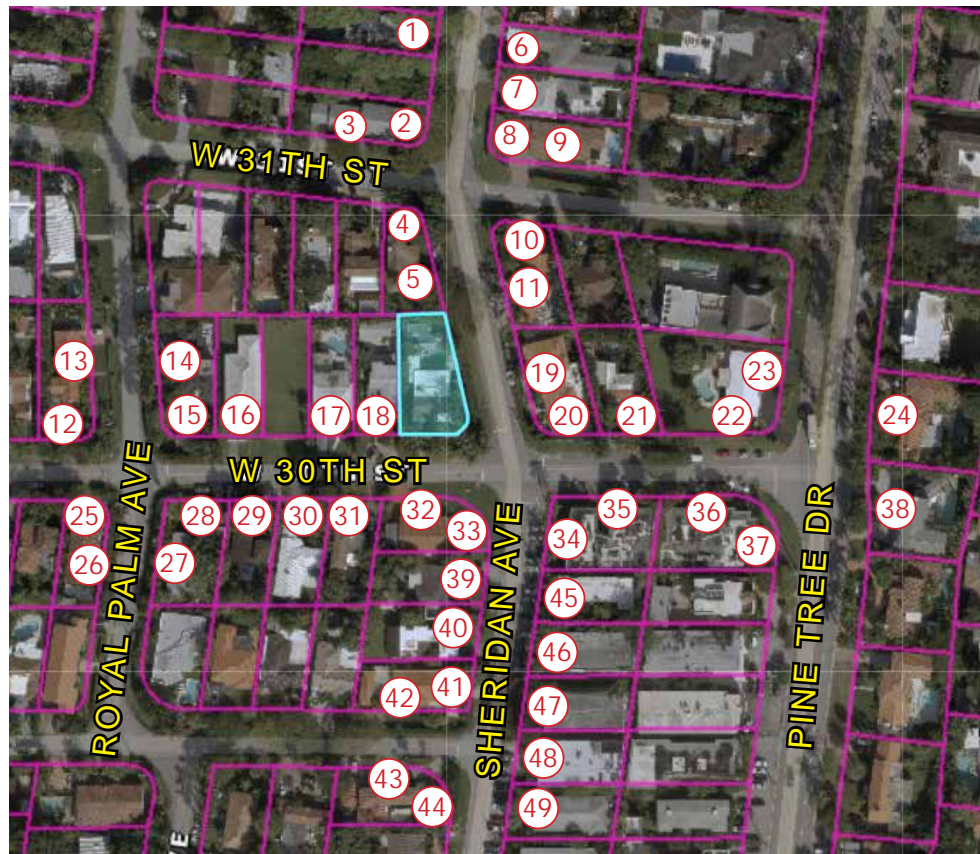
COVER SHEET

A-012



STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



16 - 437 W 30 ST



17 - 423 W 30 ST



18 - 417 W 30 ST



19 - 3003 SHERIDAN AVE



20 - 3003 SHERIDAN AVE

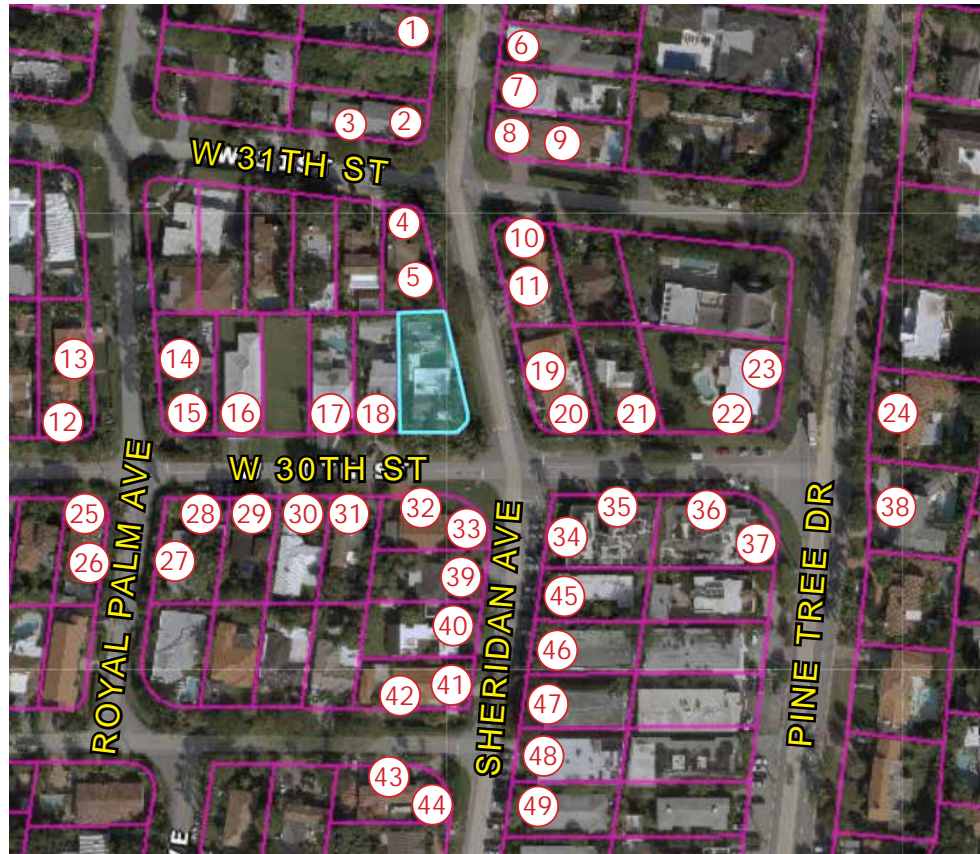
COVER SHEET

A-013



STUART DEBOWSKY
AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



21 - 325 W 30th ST



22 - 3000 PINE TREE DR



23 - 3000 PINE TREE DR



24 - 3001 PINE TREE DR

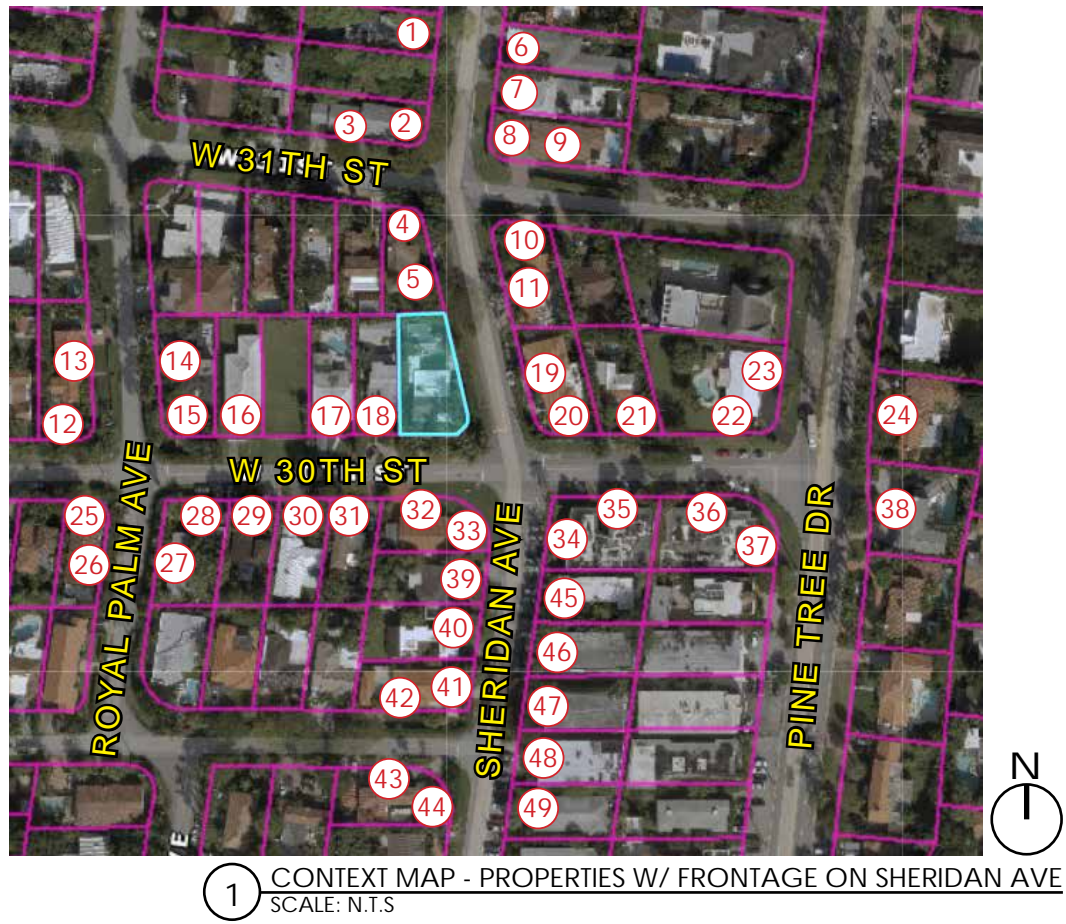
COVER SHEET

A-014



STUART DEBOWSKY
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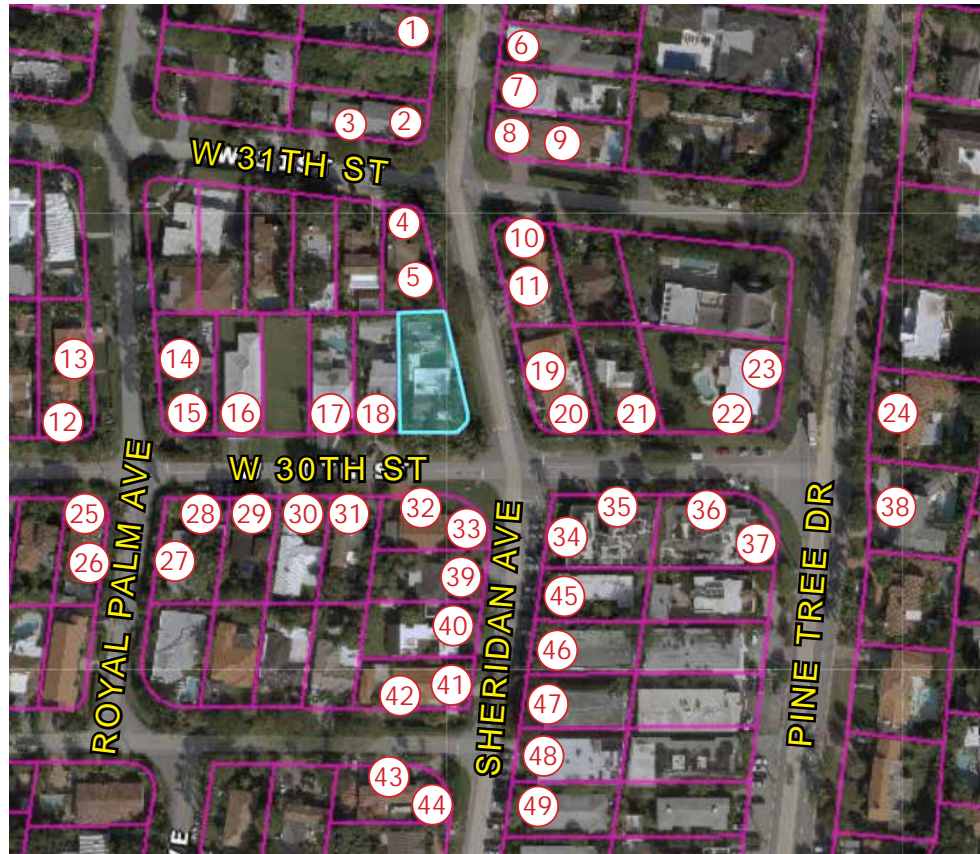
12.12.2022



COVER SHEET

A-015





1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



30 - 430 W 30TH ST



31 - 420 W 30TH ST



32 - 2930 SHERIDAN AVE



33 - 2930 SHERIDAN AVE



34 - 2931 SHERIDAN AVE

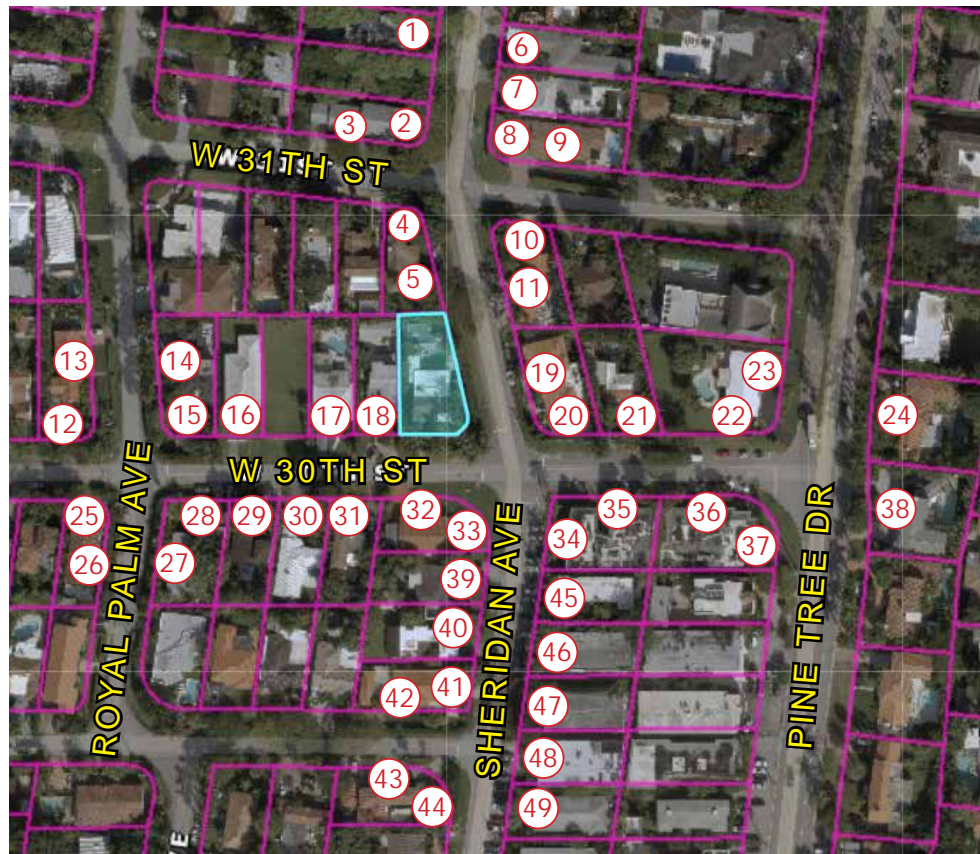
COVER SHEET

A-016



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AR 94898
AA 260022858

12.12.2022



1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



35 - 2931 SHERIDAN AVE



36 - 2880 PINE TREE DR



37 - 2880 PINE TREE DR



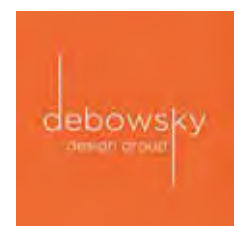
38 - 2887 PINE TREE DR



39 - 2922 SHERIDAN AVE

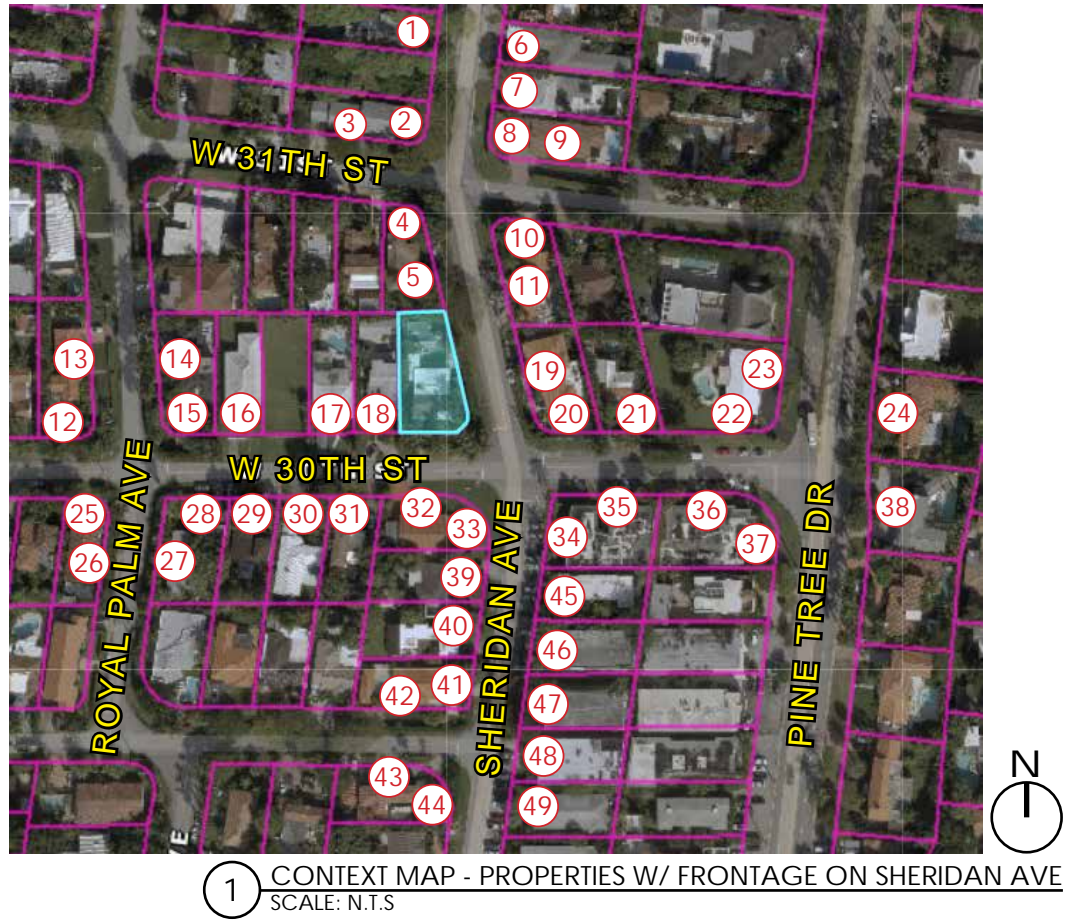
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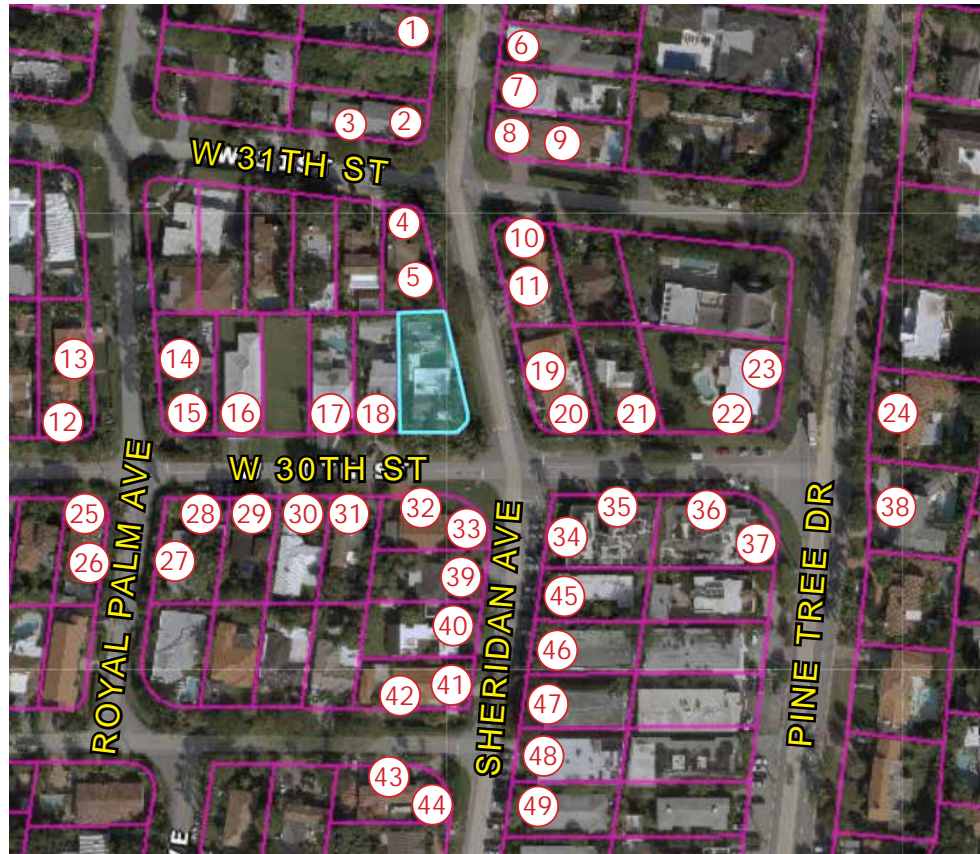
12.12.2022



COVER SHEET

A-018





1 CONTEXT MAP - PROPERTIES W/ FRONTAGE ON SHERIDAN AVE
SCALE: N.T.S



COVER SHEET

A-019





CONTEXT ELEVATION FROM WEST 30TH STREET
PANORAMIC VIEW FACING PROPERTY - SOUTH ELEVATION



CONTEXT ELEVATION FROM WEST 30TH STREET
PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY



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CONTEXT ELEVATIONS

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

DATE	2022.12.12
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A-020
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CONTEXT ELEVATION FROM SHERIDAN AVE.
PANORAMIC VIEW FACING PROPERTY - EAST ELEVATION



CONTEXT ELEVATION FROM SHERIDAN AVE.
PANORAMIC VIEW ACROSS THE STREET FROM PROPERTY



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CONTEXT ELEVATIONS



NEW SINGLE FAMILY HOME
AYAD RESIDENCE



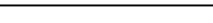
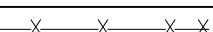

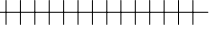
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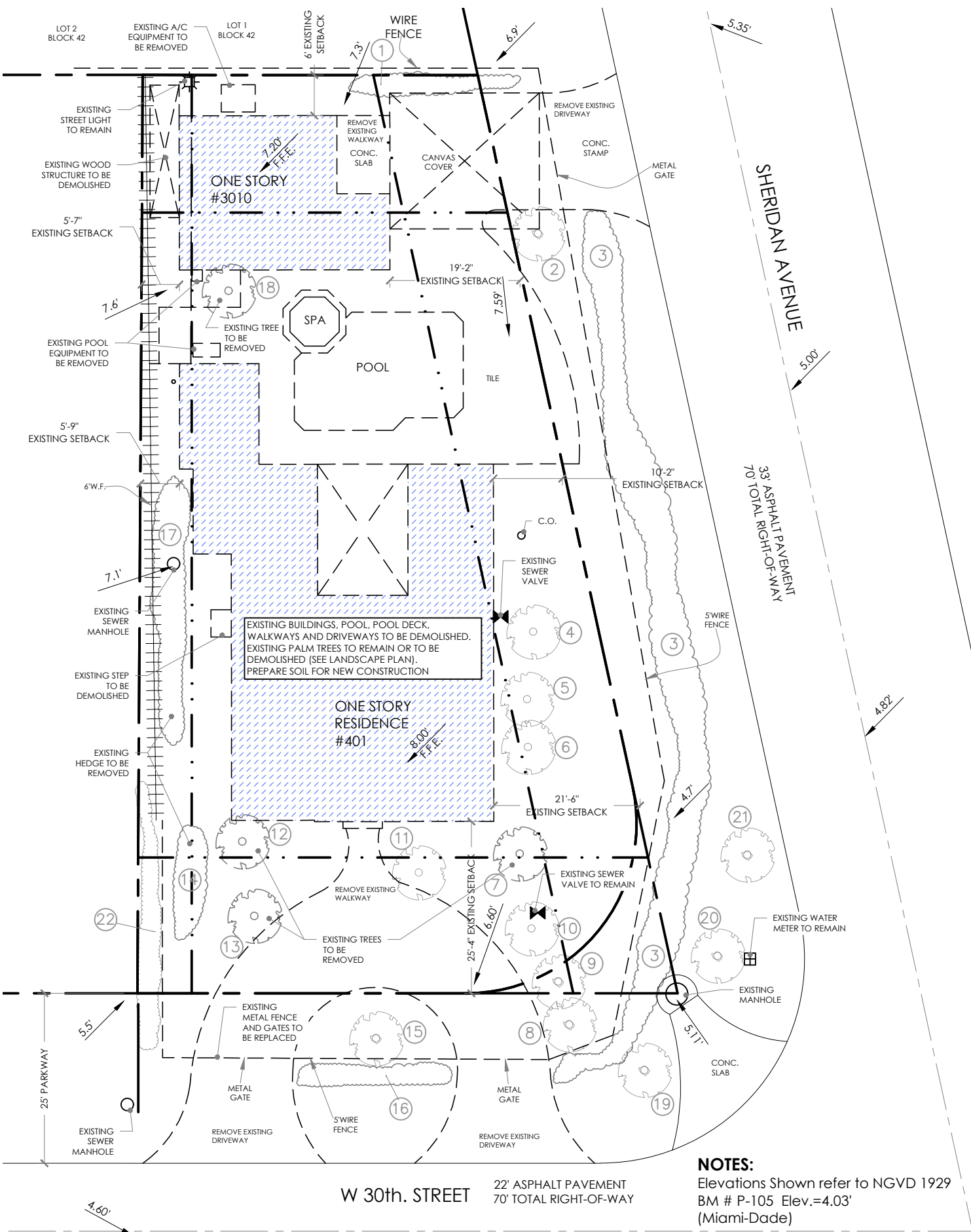
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DEMO LEGEND	
	EXISTING HOUSE TO BE DEMOLISHED
	TO BE DEMOLISHED

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACKS
	FACE OF STRUCTURE
	CHAIN LINK FENCE
	ALUMINUM FENCE
	WOOD FENCE



NOTES:
Elevations Shown refer to NGVD 1929
BM # P-105 Elev.=4.03'
(Miami-Dade)



1 DEMO SITE PLAN
SCALE: SEE GRAPHIC SCALE



NEW SINGLE FAMILY HOME

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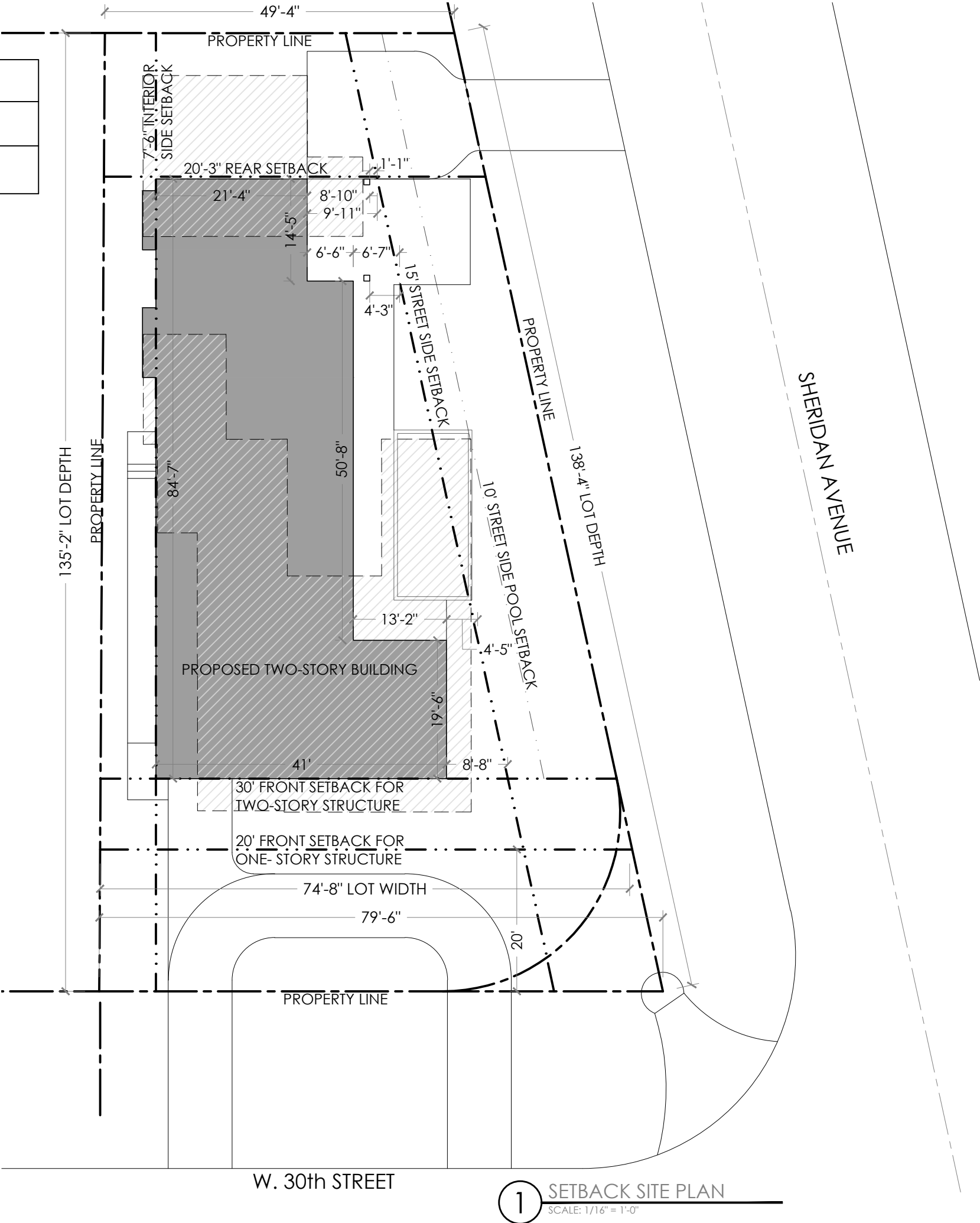
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LEGEND	
	PROPERTY LINE
	SETBACKS



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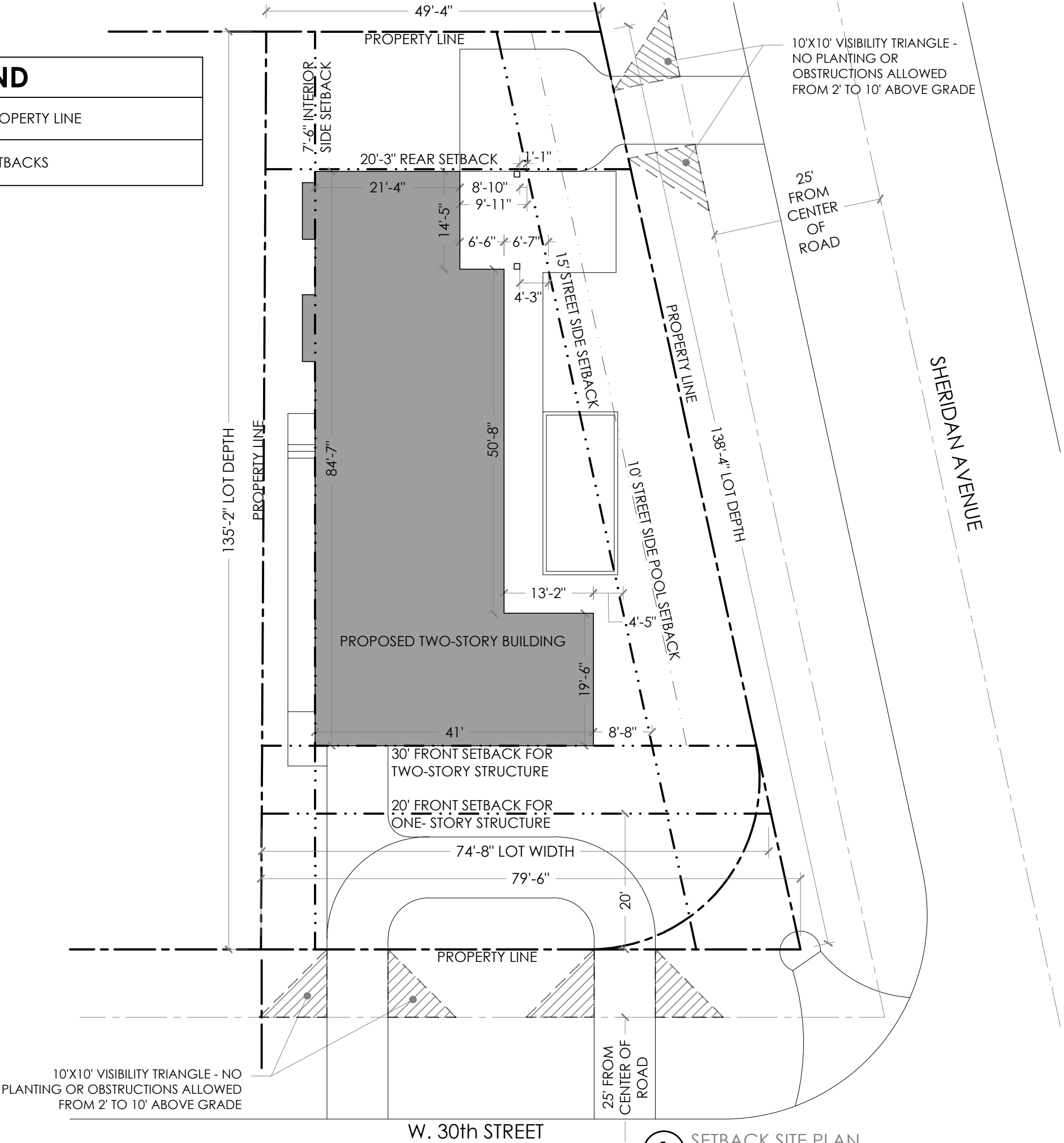
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LEGEND	
	PROPERTY LINE
	SETBACKS



1 SETBACK SITE PLAN
SCALE: 1/16" = 1'-0"



NEW SINGLE FAMILY HOME

AYAD RESIDENCE

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DESIGN COVER

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

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STUART DEBOWSKY
AR 94898
AA 260022858

A-101
12.12.2022

ITEM #	ZONING INFORMATION / NEW RESIDENCE - SINGLE FAMILY RESIDENTIAL - ZONING DATA BREAKDOWN				
1	ADDRESS:	401 WEST 30TH STREET, MIAMI BEACH 33140			
2	FOLIO NUMBER:	02-3227-001-0170			
3	BOARD AND FILE NUMBERS:	DRB22-0899			
4	YEAR BUILT:	1925			
6	ZONING DISTRICT / OVERLAY:	RS-R / RS-4 / SINGLE FAMILY			
5	BASE FLOOD ELEVATION:	+8.00' NGVD / ZONE AE-8			
	GRADE VALUE IN NGVD:	+4.60' NGVD / AVG. MIDDLE OF W. 30TH STREET	+4.91' NGVD /AVG. MIDDLE OF SHERIDAN AVE.		
6	ADJUSTED GRADE (FLOOD + GRADE / 2):	+6.30' NGVD ([8' + 4.6'] / 2 = 6.3')	+6.46' NGVD ([8' + 4.91'] / 2 = 6.46')		
	FREEBOARD:	4'-0"			
7	LOT AREA:	8,538 SF	(9,525.61 SF - PER PROPERTY APPRAISER)		
8	LOT WIDTH:	74'-8" - TRIANGULAR LOT - IRREGULAR SHAPE			
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
9	LOT COVERAGE (SF AND %):	2,561 SF AND 30%		2,588 SF AND 30.3% OF LOT	+27 SF AND 0.3%>
10	EXISTING LOT COVERAGE (SF AND %):	N/A (DEMO EXISTING)			
11	OPEN SPACE DEPTH (SF AND %):	50% OF LOT (8,538 SF): = 4,269 SF		4,540 SF AND 53.17% (135'-2" LOT DEPTH)	
	FRONT YARD OPEN SPACE (SF AND %):	50% OF FRONT YARD (2,069 SF): = 1,035 SF		1,319 SF AND 63.75% - W. 30TH ST.	
	REAR YARD OPEN SPACE (SF AND %):	70% OF REAR YARD (1,059 SF): = 741 SF		1,059 SF AND 100%	
	SIDE YARD (STREET) OPEN SPACE (SF AND %):	50% OF SIDE YARD (1,303 SF): = 652 SF		1,511 SF AND 116% - SHERIDAN AVE.	
	SIDE YARD (INTERIOR) OPEN SPACE (SF AND %):	50% OF SIDE YARD (677 SF): = 338 SF		651 SF AND 96.16%	
12	UNIT SIZE (SF AND %):	4,269 SF AND 50%		4,262 SF AND 49.91% OF LOT	
	ENCLOSED GARAGE (SF):	500 SF MAX		248 SF (88 SF NOT UNDER 2ND FLOOR)	
13	FIRST FLOOR (SF AND %):	2,561 SF AND 30% OF LOT		2,268 SF AND 26.56% OF LOT	
14	SECOND FLOOR (SF AND %):			1,994 SF AND 77.86% OF 1ST FLOOR	
16	ENCLOSED 2ND FLOOR UNIT SIZE VOLUME (CF):	70% OF 1ST LEVEL (1,793 SF) x MAX INTERIOR HEIGHT (10.5 FT) = 18,826 CF		17,946 CF = (1,994 SF 2ND FL x 9 FT HEIGHT)	
17	HEIGHT / NUMBER OF STORIES:	24' FLAT ROOFS / 27' SLOPED ROOFS	(SLOPED ROOF - HEIGHT TO MIDDLE OF ROOF)	24'-9"	
		2 STORIES MAX (HABITABLE)		2 STORIES	
18	SETBACKS				
19	FRONT FIRST LEVEL (ONE STORY):				
	30TH STREET	20'-0"		N/A	
19	FRONT FIRST LEVEL (TWO STORY):				
	30TH STREET	30'-0"		30'-0"	
20	FRONT SECOND LEVEL (TWO STORY):				
	30TH STREET	30'-0"		30'-0"	
21	SDE 1 (INTERIOR SIDE):	10' FOR SIDE YARDS LONGER THAN 60'		7'-6"	2'-6"
22	SIDE 2 (STREET SIDE):	15'-0"		18'-4"	
23	REAR:	20'-3"		20'-7"	
24-25	ACCESSORY STRUCTURE:	N/A		N/A	
26	SUM OF SIDE YARD	25' MINIMUM		25'-10"	
27	LOCATED WITHIN A HISTORIC DISTRICT?		NO		
28	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		



NEW SINGLE FAMILY HOME

AYAD RESIDENCE

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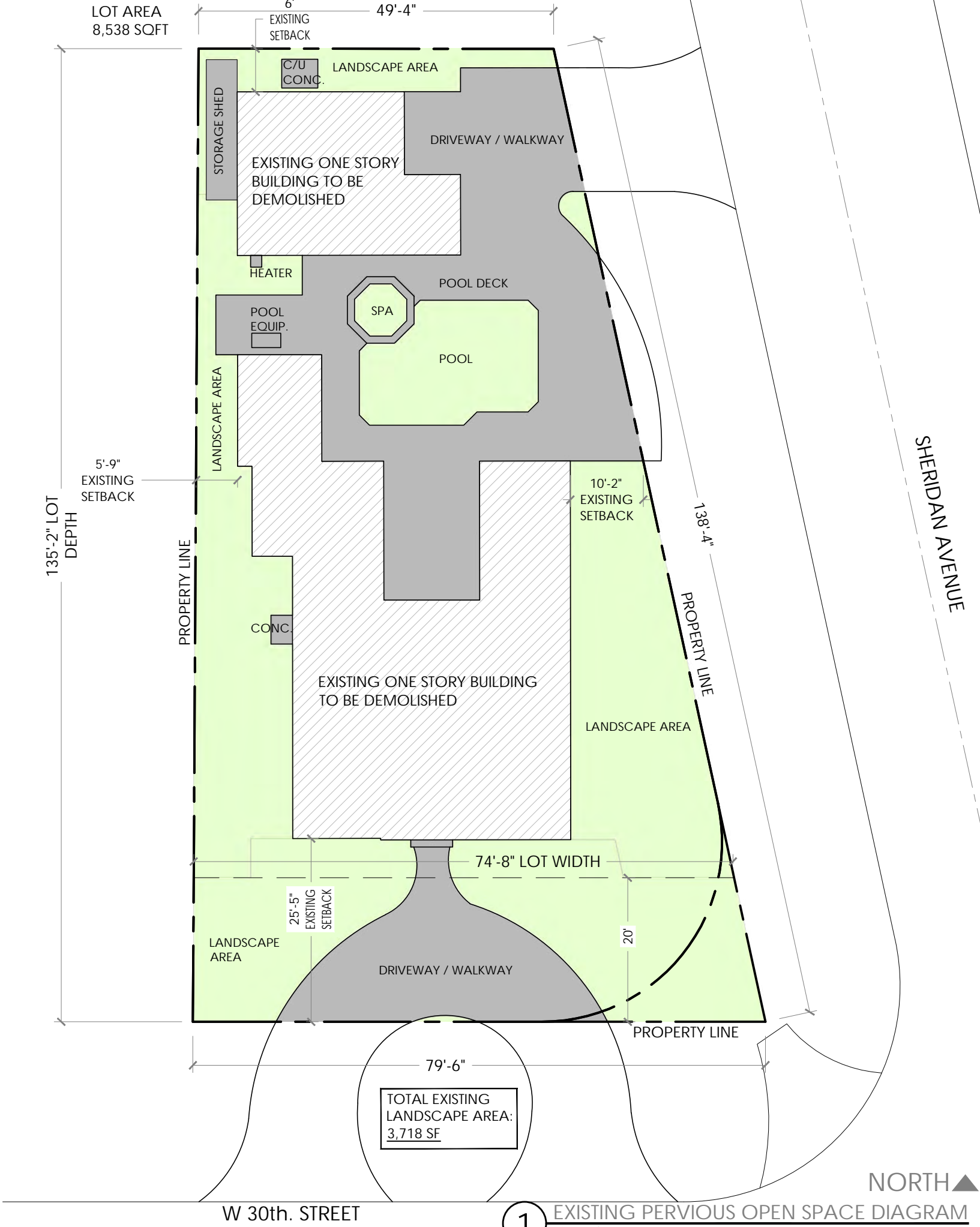
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A-102

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TOTAL EXISTING
LANDSCAPE AREA:
3,718 SF



NEW SINGLE FAMILY HOME
AYAD RESIDENCE

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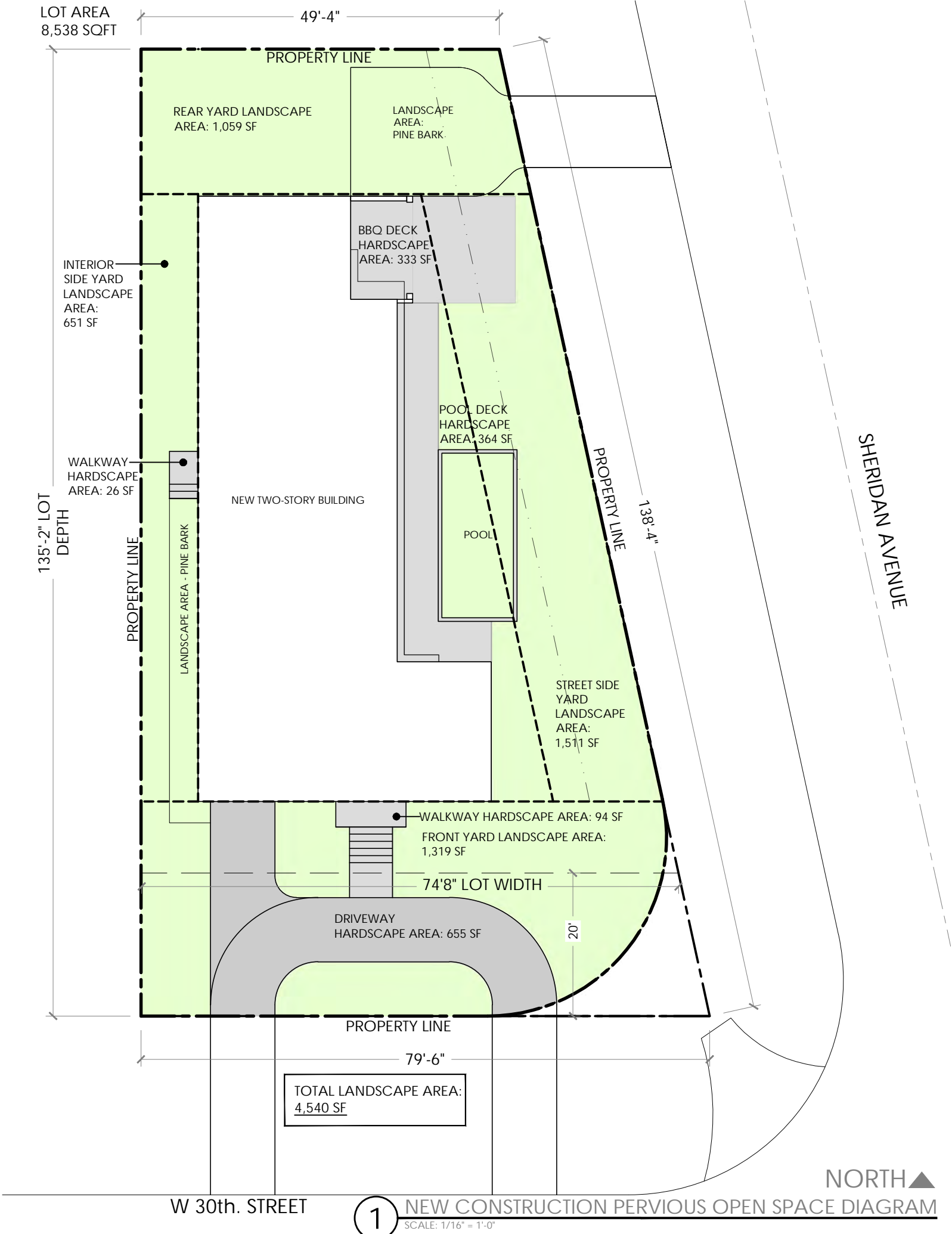
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PERVIOUS OPEN SPACE		
REQ.	PROVIDED	DEFICIENT
50% OF FRONT YARD 50% x 2,069 SF = 1,035 SF	FRONT YARD (30th ST. FRONTAGE) 63.75% = 1,319 SF	
70% OF REAR/FRONT YARD 70% x 1,059 SF = 741 SF	REAR YARD 100% = 1,059 SF	
50% OF STREET SIDE YARD 50% x 1,303 SF = 652 SF	STREET SIDE YARD 116% = 1,511 SF	
50% OF INTERIOR SIDE YARD 50% x 677 SF = 338 SF	INTERIOR SIDE YARD 96.16% = 651 SF	
TOTAL OPEN SPACE REQUIRED: 50% OF LOT 50% x 8,538 SF = 4,269 SF	TOTAL OPEN SPACE 53.17% = 4,540 SF	



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AYAD RESIDENCE
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LOT COVERAGE			
LOT AREA	REQUIRED	PROVIDED	DEFICIENT
GROSS AREA=8,538 SF (AS PER SURVEY)			
FOR A TWO STORY HOME / 1ST FLOOR BUILDING FOOTPRINT 30% OF LOT AREA			
BUILDING FOOTPRINT - ALL FLOORS (30% MAX)	2,561 SF	2,588 SF	
GARAGE AREA - (NOT UNDER AIR)	500 SF MAX	248 SF	
GARAGE AREA - (NOT UNDER AIR AND NOT UNDER SECOND STORY)		88 SF	
TOTAL AREA	2,561 SF	2,588 SF	+27 SF>
% OF LOT AREA	30%	30.30%	+0.30%>

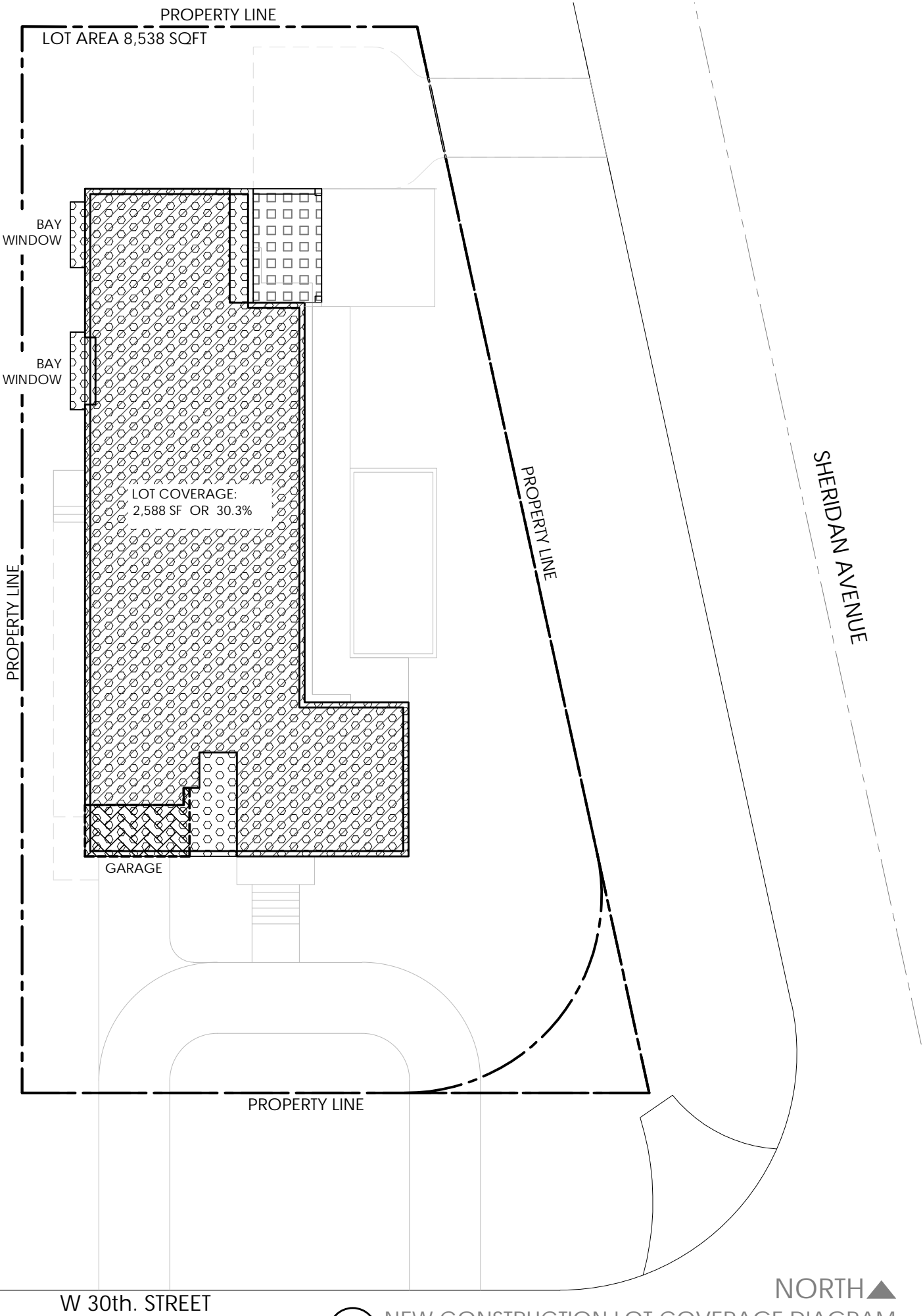
LEGEND

FIRST FLOOR

FIRST FLOOR GARAGE WITHOUT FLOOR ABOVE

FIRST FLOOR WALKWAY UNDER OVERHANG:

SECOND FLOOR



REQUEST FOR VARIANCE -

- PROVIDED LOT COVERAGE IS OVER REQUIRED LOT COVERAGE
- VARIANCE IS REQUESTED FOR OVERAGE OF 27 SF (0.30%) OF LOT COVERAGE.
- VARIANCE IS REQUESTED TO KEEP 27 SF OF WALKWAY UNDER BALCONY.

LOT COVERAGE			
LOT AREA	REQUIRED	PROVIDED	DEFICIENT
GROSS AREA=8,538 SF (AS PER SURVEY)			
FOR A TWO STORY HOME / 1ST FLOOR BUILDING FOOTPRINT 30% OF LOT AREA			
BUILDING FOOTPRINT - ALL FLOORS (30% MAX)	2,561 SF	2,588 SF	
GARAGE AREA - (NOT UNDER AIR)	500 SF MAX	248 SF	
GARAGE AREA - (NOT UNDER AIR AND NOT UNDER SECOND STORY)		88 SF	
TOTAL AREA	2,561 SF	2,588 SF	+27 SF>
% OF LOT AREA	30%	30.30%	+0.30%>

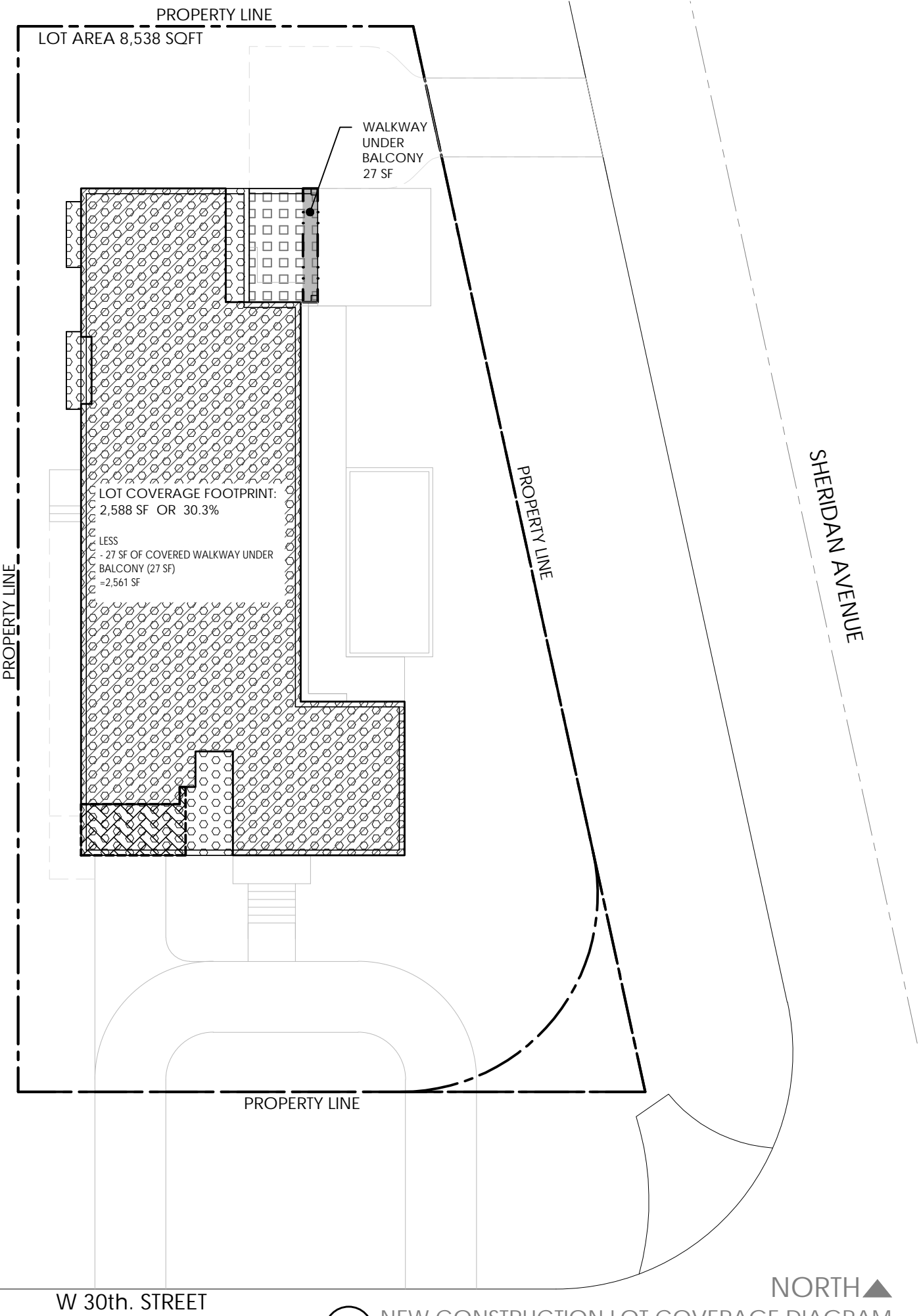
LEGEND

FIRST FLOOR

FIRST FLOOR GARAGE WITHOUT FLOOR ABOVE

FIRST FLOOR WALKWAY UNDER OVERHANG:

SECOND FLOOR



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NEW SINGLE FAMILY HOME
AYAD RESIDENCE
401 WEST 30TH STREET, MIAMI BEACH, FL 33140

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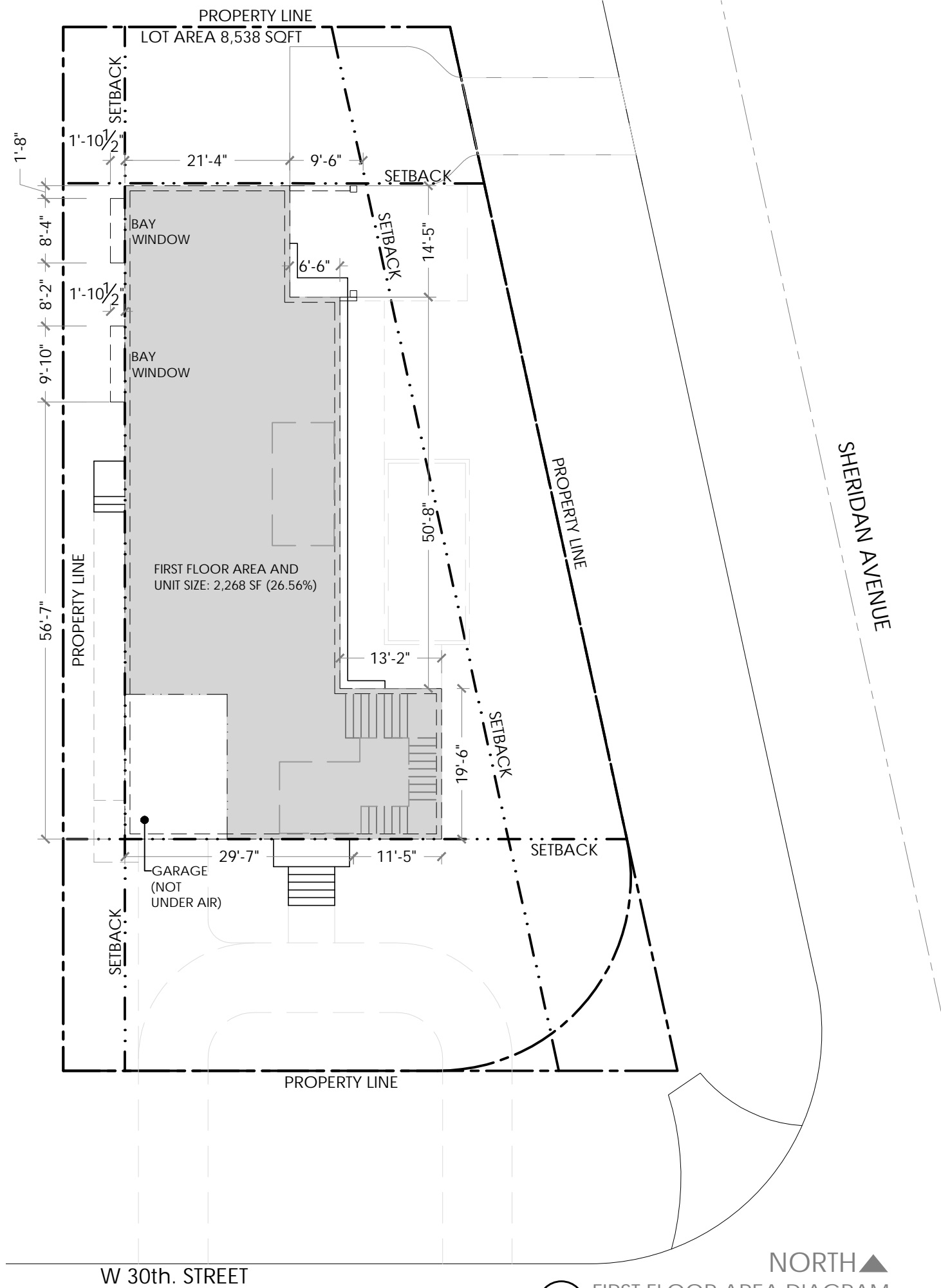
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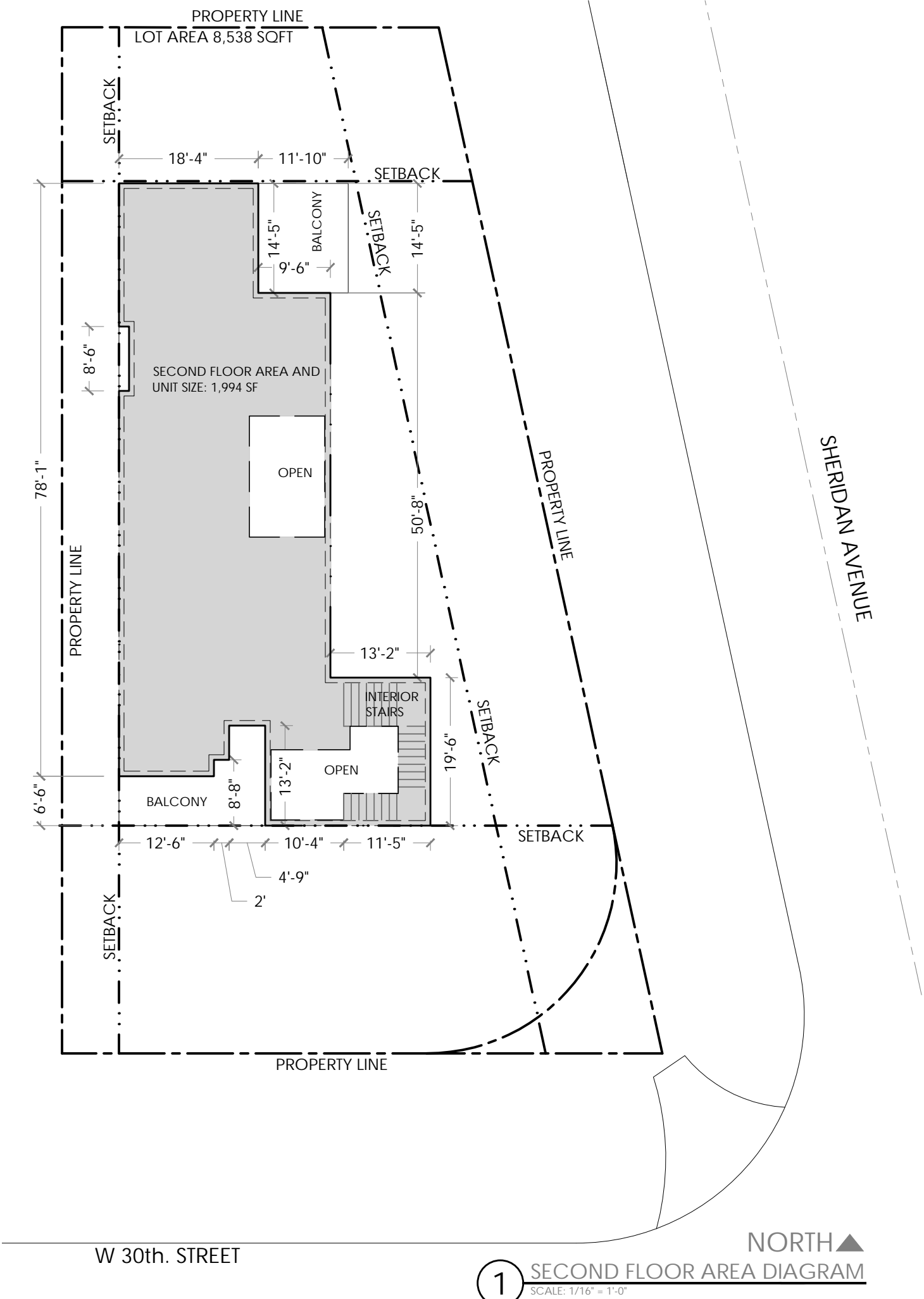
A-106

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UNIT SIZE AND FLOOR AREA			
LOT AREA - 8,538 SF	REQUIRED	PROVIDED	DEFICIENT
MAIN BUILDING (HABITABLE)			
FIRST FLOOR - 30% OR LESS OF LOT	2,561 SF	2,268 SF - 26.56%	
SECOND FLOOR - 70% OF FIRST FLOOR (1,793 SF)		1,994 SF - 77.86%	
TOTAL FLOOR AREA		4,262 SF	
MAX. UNIT SIZE - 50% OF LOT	4,269 SF	4,262 SF - 49.91%	



UNIT SIZE AND FLOOR AREA			
LOT AREA - 8,538 SF	REQUIRED	PROVIDED	DEFICIENT
MAIN BUILDING (HABITABLE)			
FIRST FLOOR - 30% OR LESS OF LOT	2,561 SF	2,268 SF - 26.56%	
SECOND FLOOR - 70% OF FIRST FLOOR (1,793 SF)		1,994 SF - 77.86%	
TOTAL FLOOR AREA		4,262 SF	
MAX. UNIT SIZE - 50% OF LOT	4,269 SF	4,262 SF - 49.91%	



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NEW SINGLE FAMILY HOME
AYAD RESIDENCE
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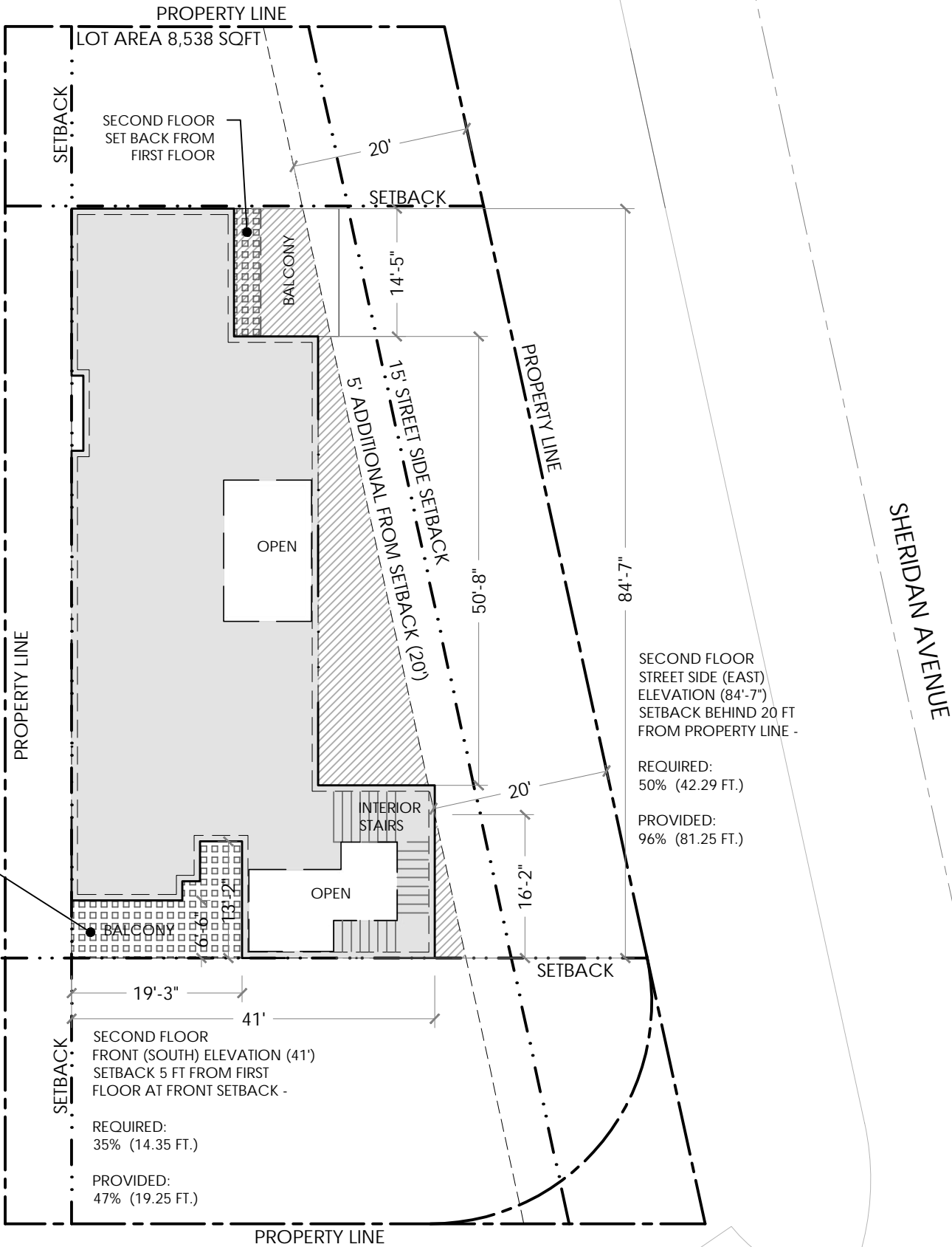
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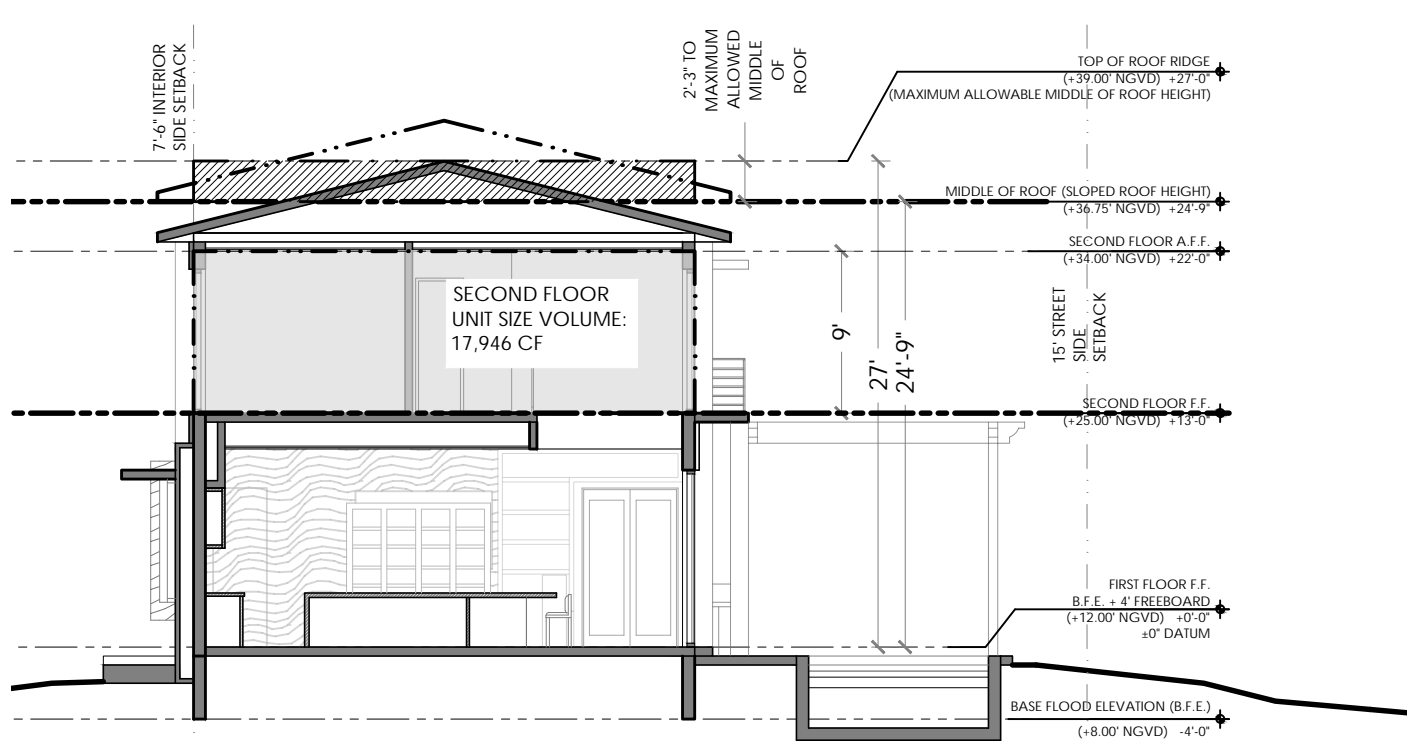
2ND FLOOR SETBACKS FROM PROPERTY LINE			
	FRONTAGE LENGTH	REQUIRED	PROVIDED
2ND FL SOUTH ELEVATION AT FRONT SETBACK - 35% OF 2ND FL SETBACK AN ADDITIONAL 5'	41'	14.35' 41'x35%=14.35'	19.25'
2ND FL EAST ELEVATION (STREET SIDE)- 50% OF 2ND FL SETBACK AN ADDITIONAL 5' (20' TOTAL)	84.583' (84'-7")	42.29' (84.583'x50%=42.29')	81.25'

SECOND FLOOR SET BACK FROM FIRST FLOOR

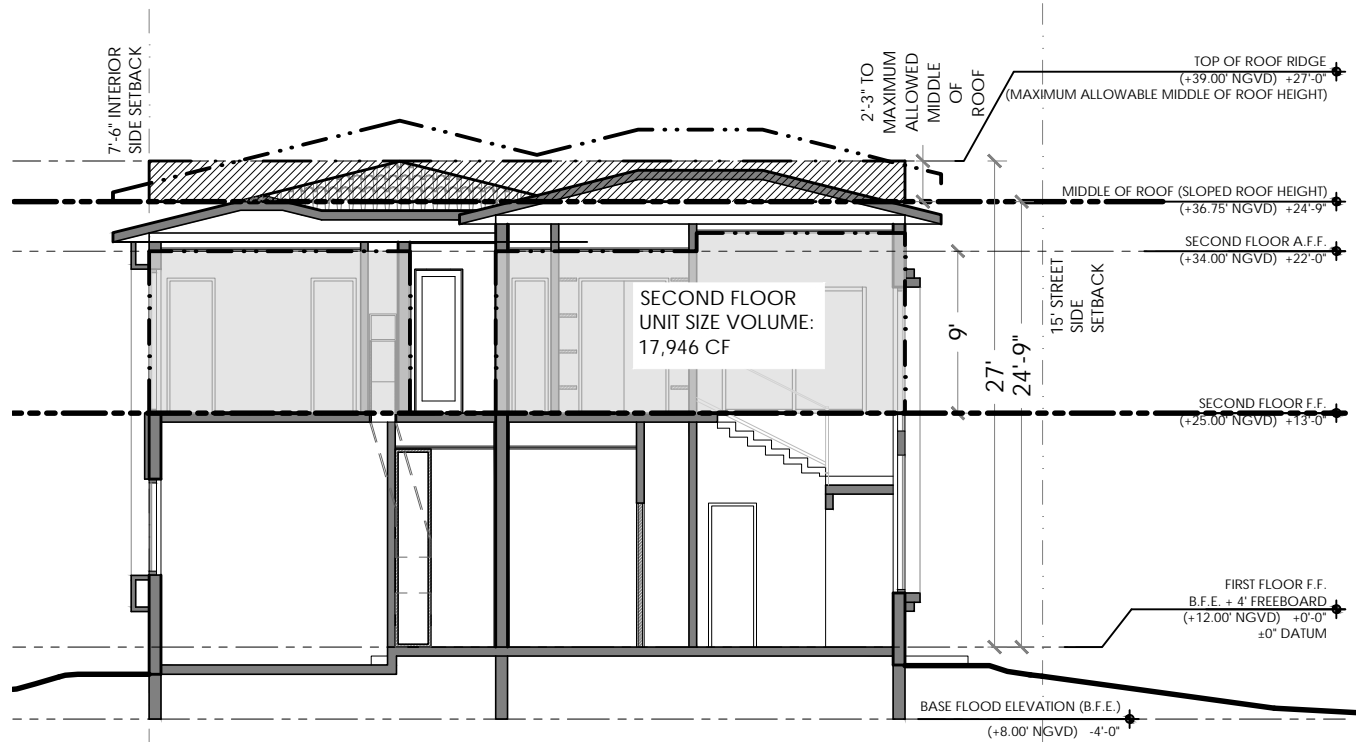


W 30th. STREET

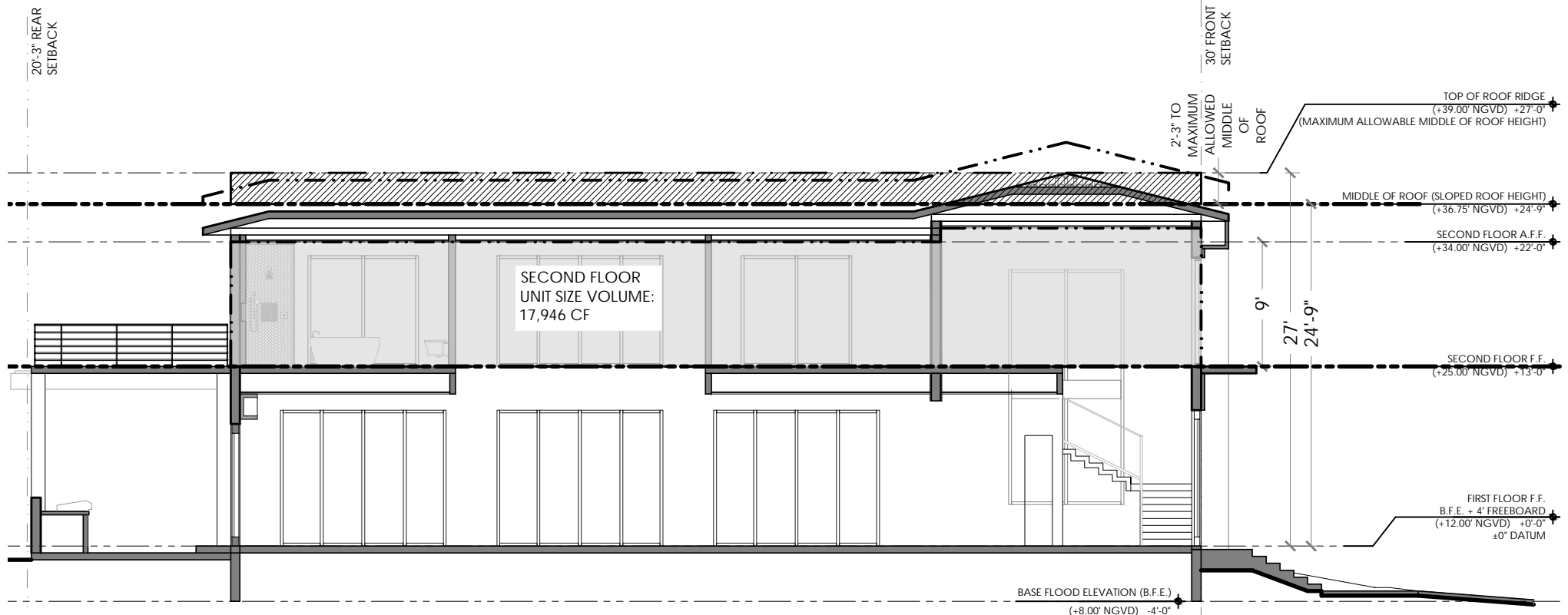
NORTH▲



3 SECOND FLOOR ENCLOSED VOLUME SECTION - B
SCALE: 3/32" = 1'-0"



2 SECOND FLOOR ENCLOSED VOLUME SECTION - C
SCALE: 3/32" = 1'-0"



1 SECOND FLOOR ENCLOSED VOLUME SECTION - G
SCALE: 3/32" = 1'-0"

ENCLOSED SECOND FLOOR UNIT SIZE AND VOLUME

LOT AREA - 8,538 SF	REQUIRED	PROVIDED
MAIN BUILDING (HABITABLE)		
UNIT SIZE	2ND FL UNIT SIZE: 1,793 SF	2ND FL UNIT SIZE: 1,994 SF
INTERIOR HEIGHT	2ND FL INTERIOR HEIGHT: 10.5 FT	2ND FL INTERIOR HEIGHT: 9 FT
MAXIMUM HEIGHT TO MIDDLE OF THE ROOF	27'-0"	24'-9"
SECOND FLOOR - ENCLOSED 2ND FL UNIT SIZE (70% OF 1ST LEVEL) x MAX INTERIOR HEIGHT	1,793 SF x MAX INTERIOR HEIGHT (10.5 FT) = 18,826 CF	1,994 SF x 9 FT HEIGHT = 17,946 CF
TOTAL ENCLOSED VOLUME	18,826 CF	17,946 CF

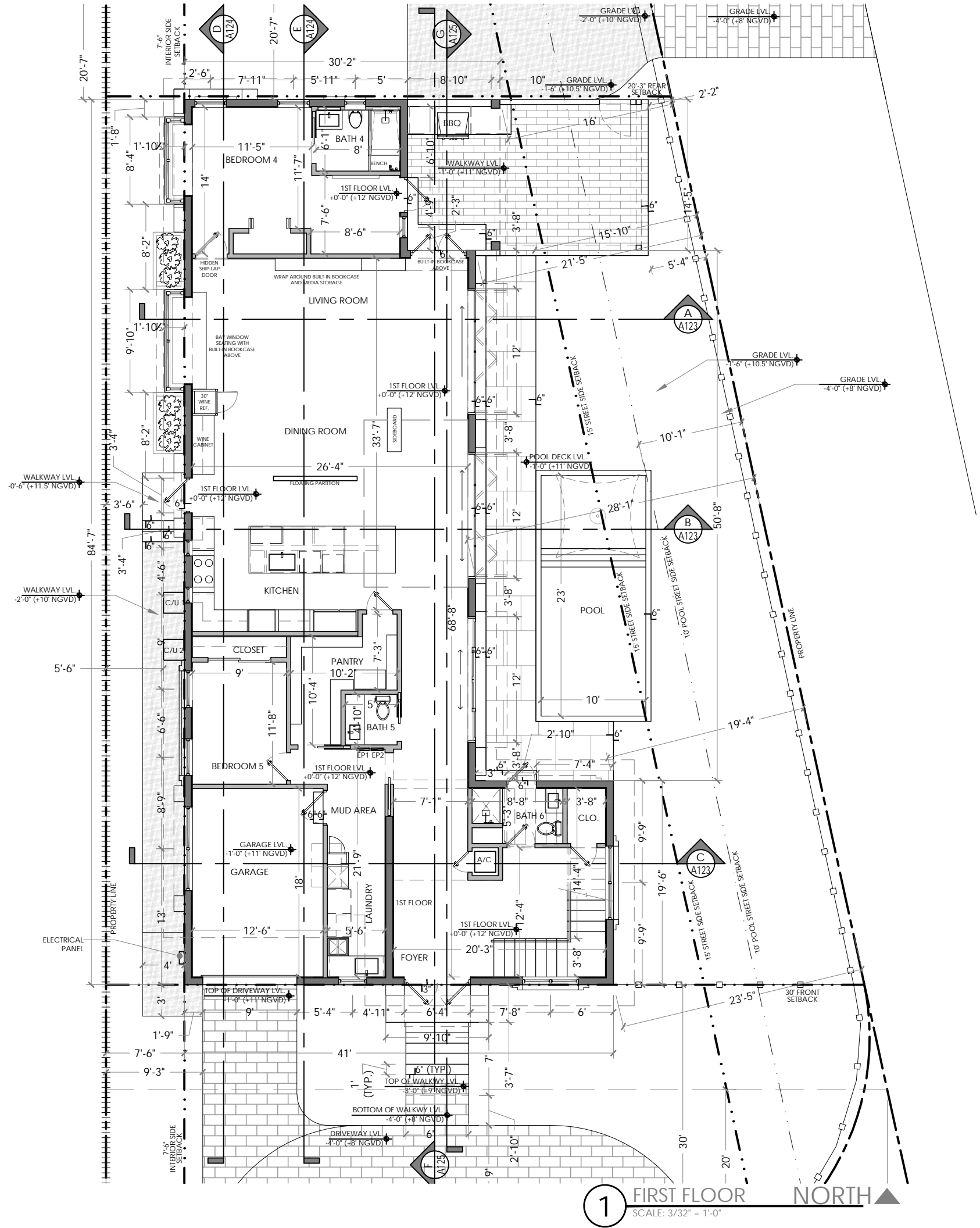


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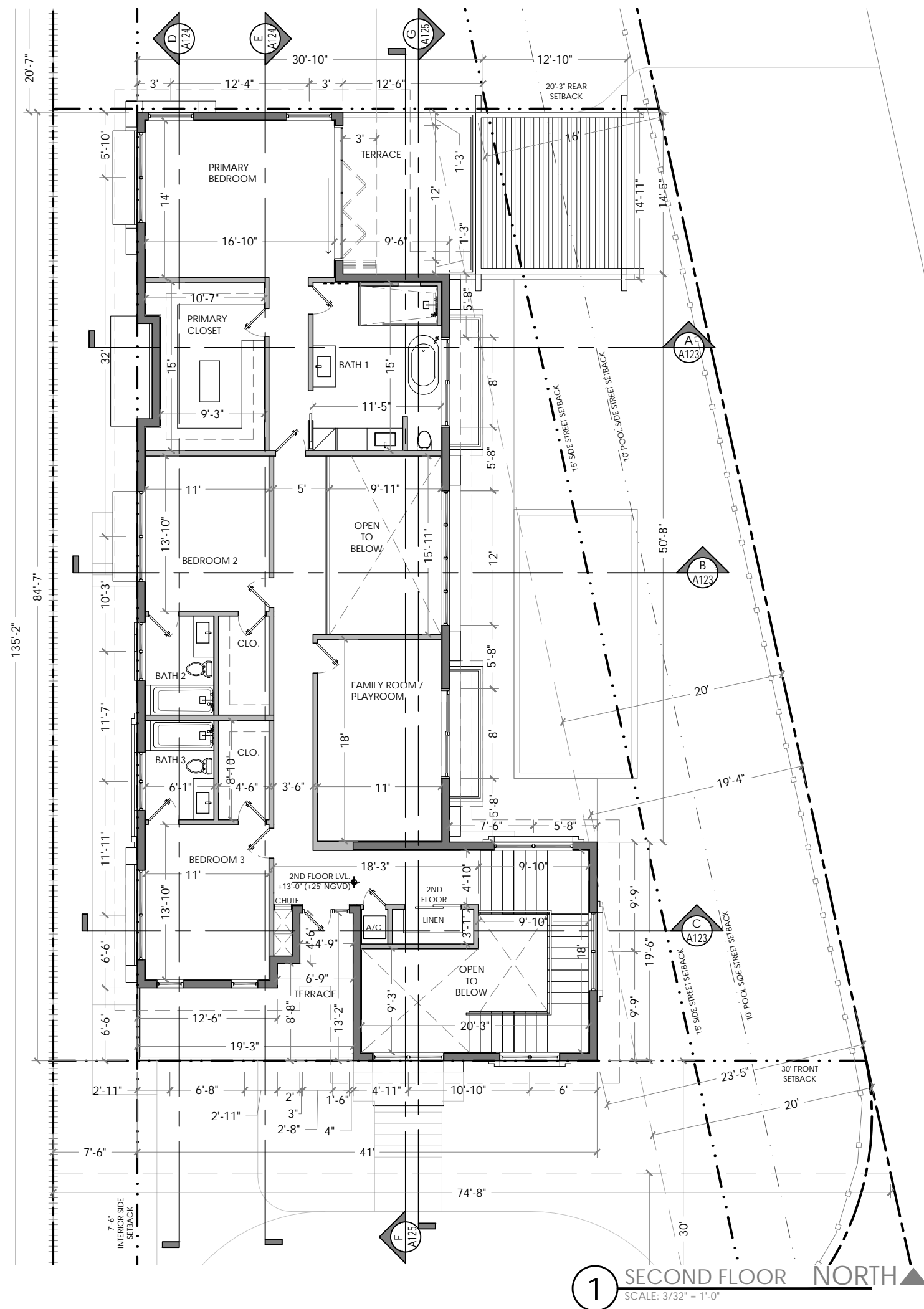


LEGEND

	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE

LEGEND

	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE



NEW SINGLE FAMILY HOME
AYAD RESIDENCE

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LEGEND

—

ROOF

- - -

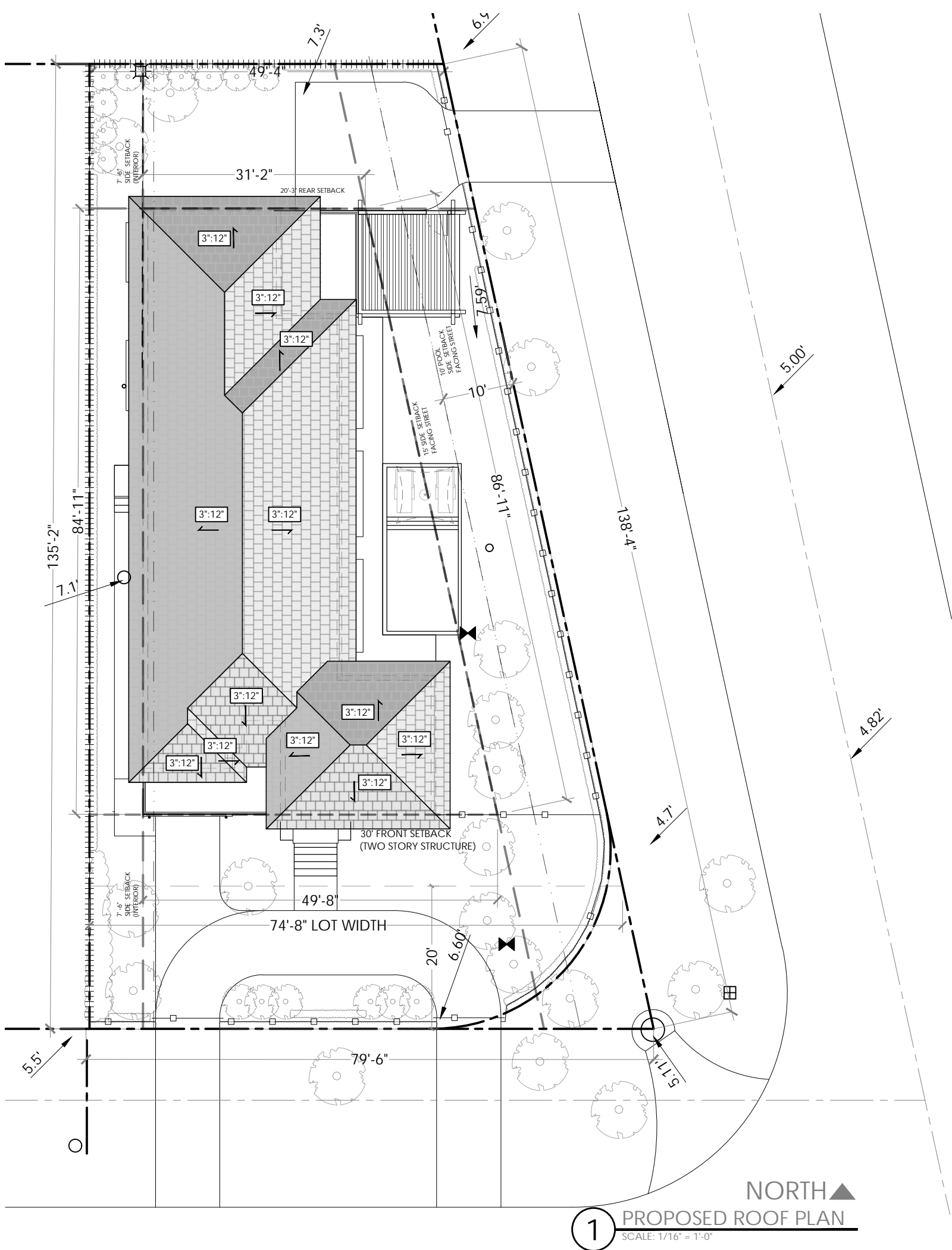
STRUCTURE BELOW

- . . - . . -

SETBACK LINE

- - - - -

PROPERTY LINE



NEW SINGLE FAMILY HOME
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

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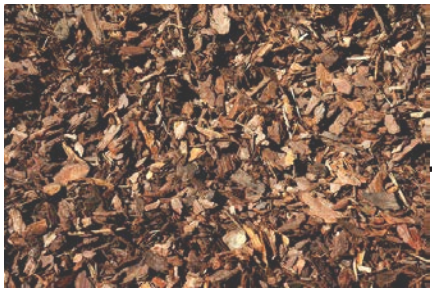


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PERVIOUS DRIVEWAYS /
WALKWAYS-
PINE BARK



DRIVEWAYS-
GRAY PAVERS ON SAND



DRIVEWAYS-
GRAY PAVERS ON SAND



RENDERED ROOF PLAN



WALKWAY-
LIGHT TAN PAVERS ON
SAND



POOL DECK-
LIGHT TAN STONE PAVERS
ON SAND



NEW SINGLE FAMILY HOME

AYAD RESIDENCE

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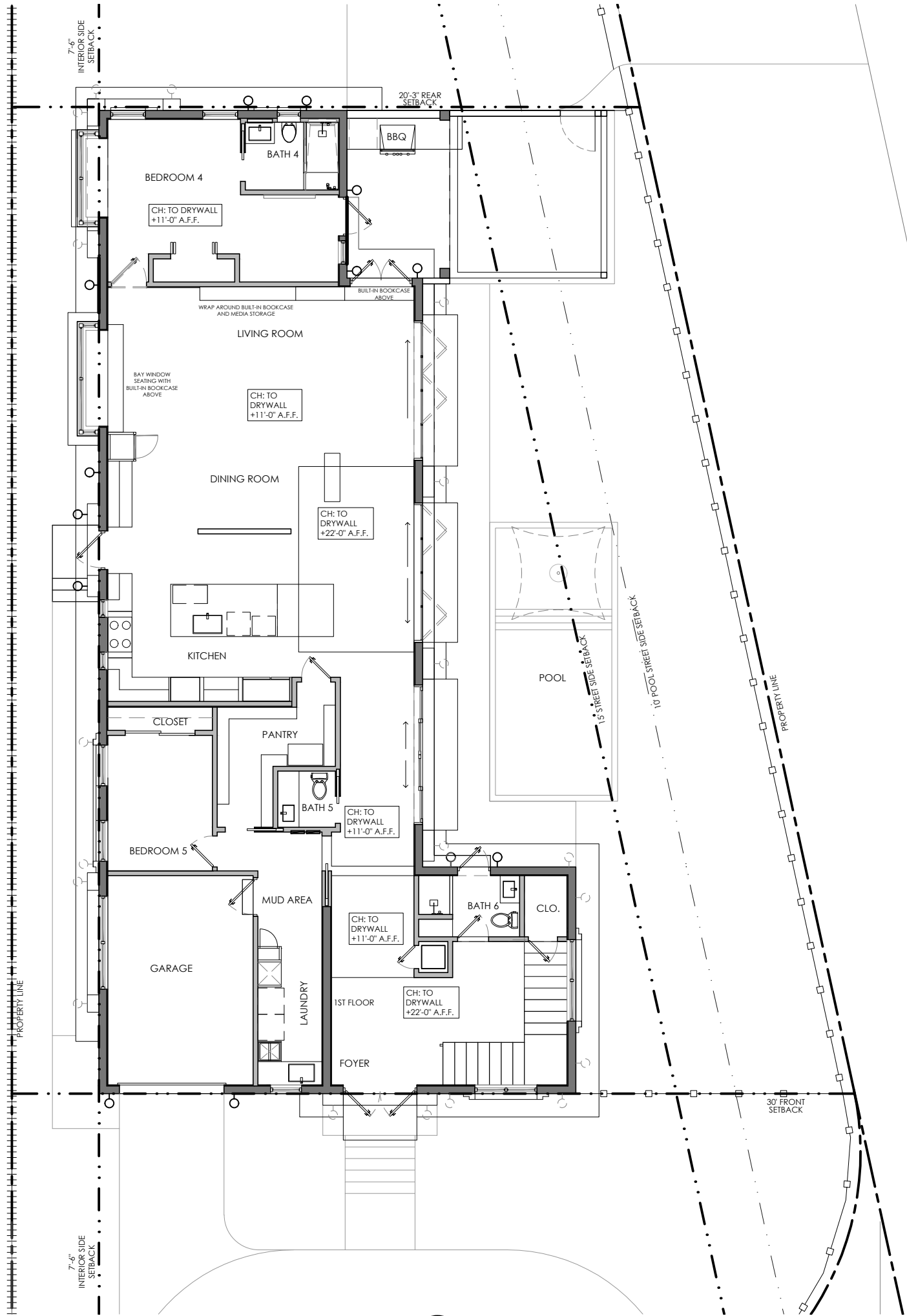
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LEGEND	
	NEW BLOCK WALL
	NEW STUD WALL
	SETBACK LINE
	PROPERTY LINE

LIGHTING LEGEND	
MARK	TYPE
	WALL SCNCE
	WALL SCNCE ABOVE



1 FIRST FLOOR LIGHTING PLAN NORTH
SCALE: 3/32" = 1'-0"



NEW SINGLE FAMILY HOME

AYAD RESIDENCE

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2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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

debowsky
design group

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

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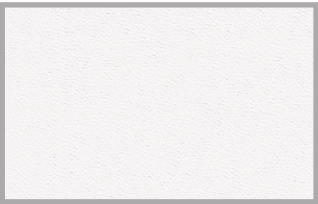
2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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



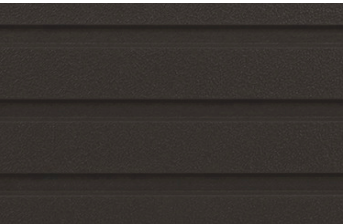
RAILINGS AND
METAL DETAILS-
BRONZE



MAIN WALLS /
DETAILS-
WHITE STUCCO



WALL
CLADDING-
LIGHT GRAY
FINISH



WALL CLADDING /
WINDOW DETAILS /
AWNINGS-
RIDGED DARK
FINISH TO MATCH
METAL DETAILS



EYEBROW /
PILASTER DETAILS-
WOOD FINISH



WALL
CLADDING-
WOOD
FINISH

SOUTH ELEVATION - FRONTAGE ON W. 30TH STREET



EAST ELEVATION - FRONTAGE ON SHERIDAN AVE.



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RENDERED ELEVATIONS

NEW SINGLE FAMILY HOME
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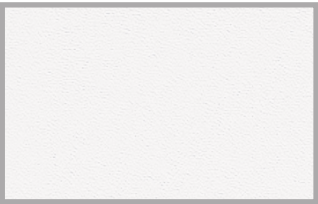
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NORTH ELEVATION - SIDE VIEW



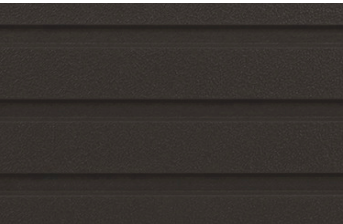
RAILINGS AND
METAL DETAILS-
BRONZE



MAIN WALLS /
DETAILS-
WHITE STUCCO



WALL
CLADDING-
LIGHT GRAY
FINISH



WALL CLADDING /
WINDOW DETAILS /
AWNINGS-
RIDGED DARK
FINISH TO MATCH
METAL DETAILS



EYEBROW /
PILASTER DETAILS-
WOOD FINISH



WALL
CLADDING-
WOOD
FINISH



WEST ELEVATION - SIDE VIEW



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RENDERED ELEVATIONS

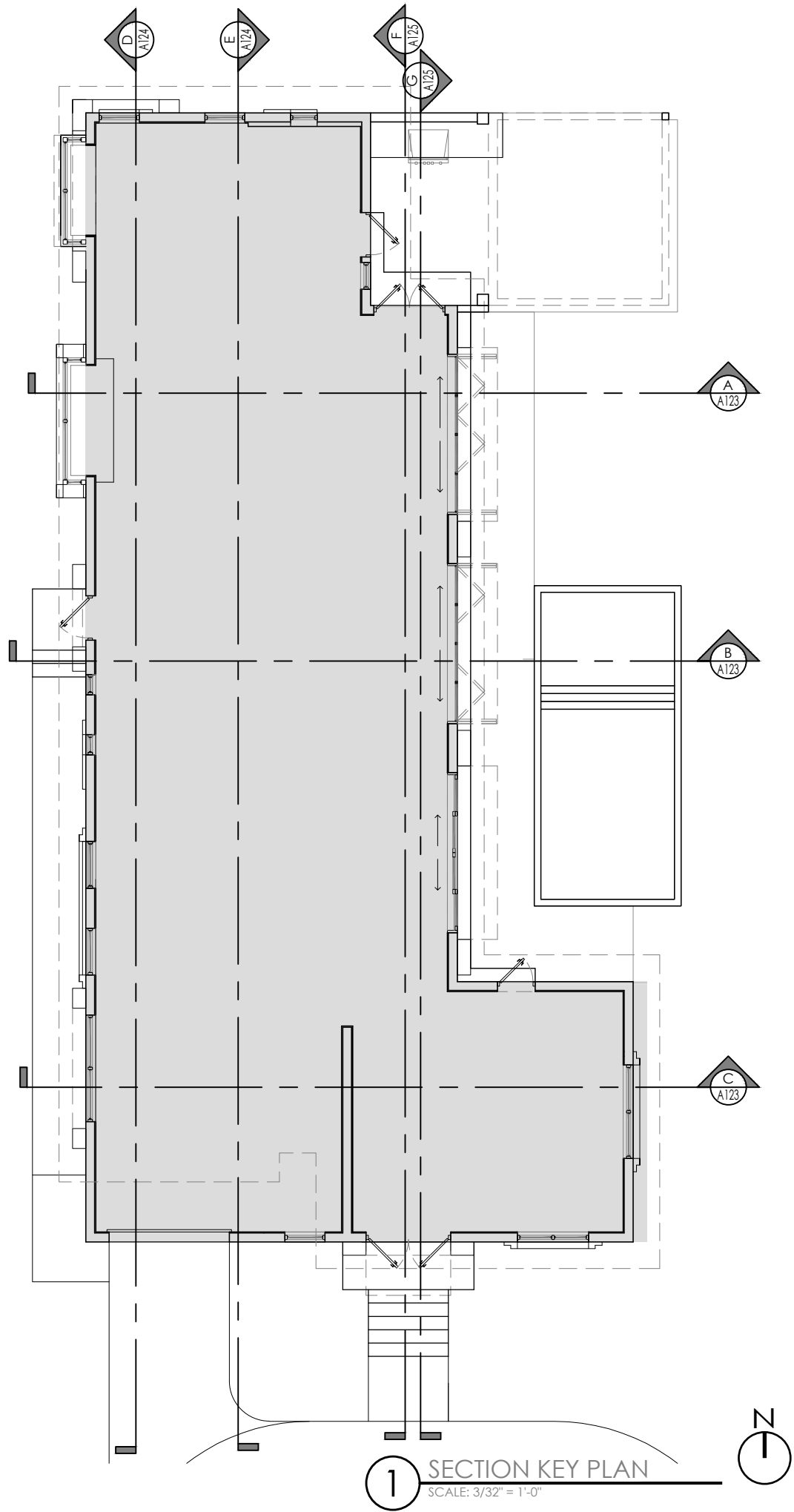
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NEW SINGLE FAMILY HOME

AYAD RESIDENCE

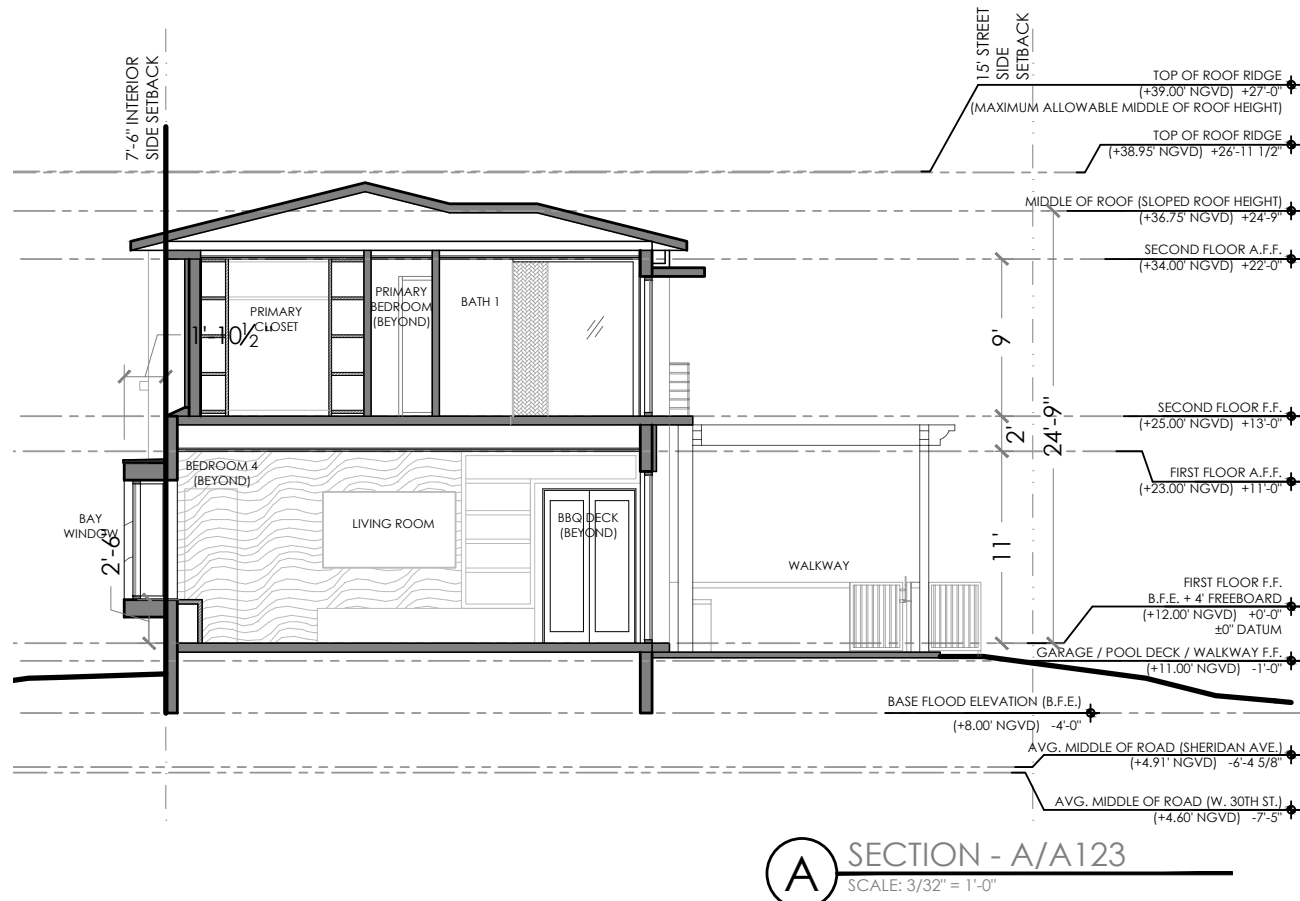
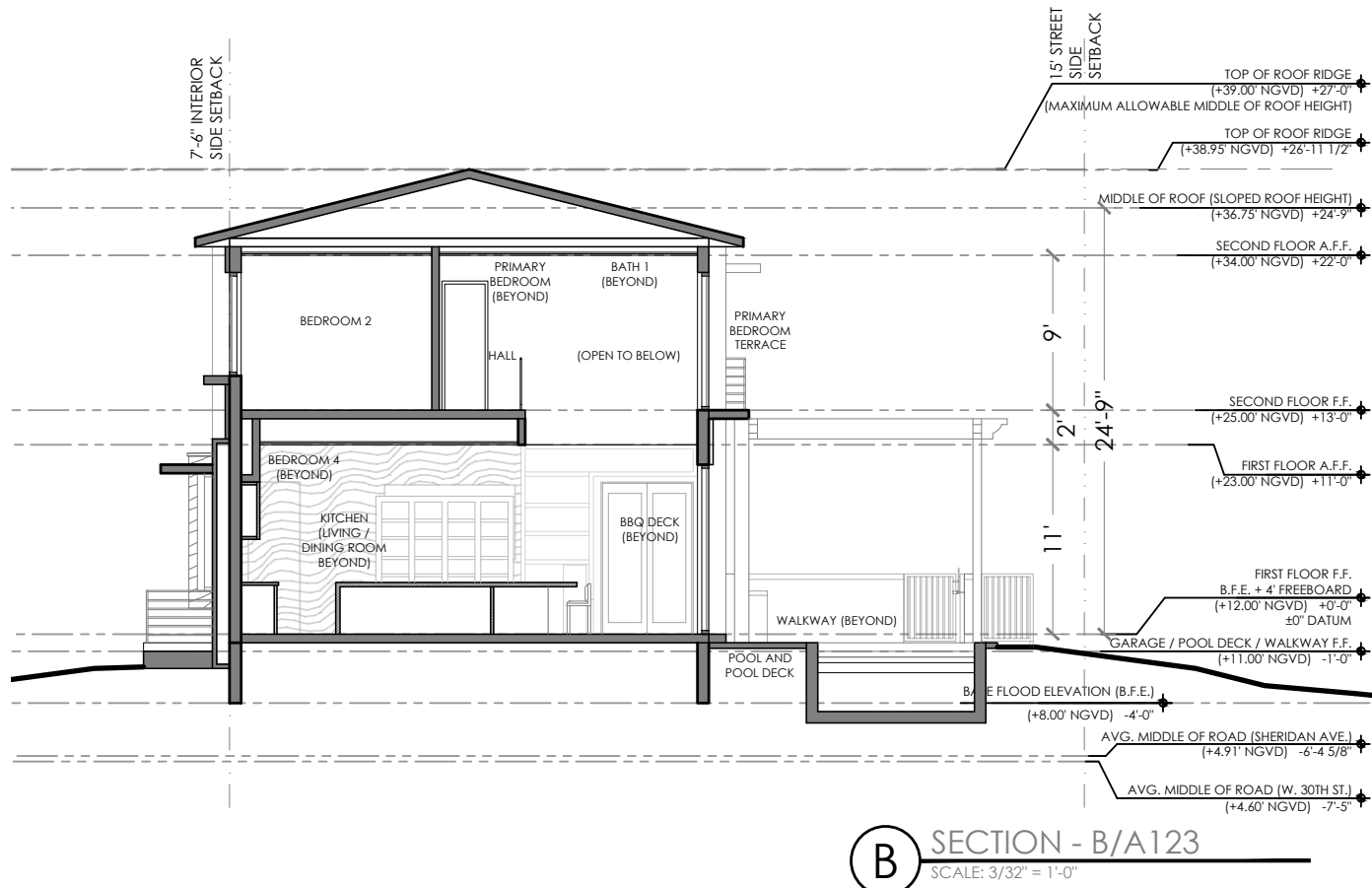
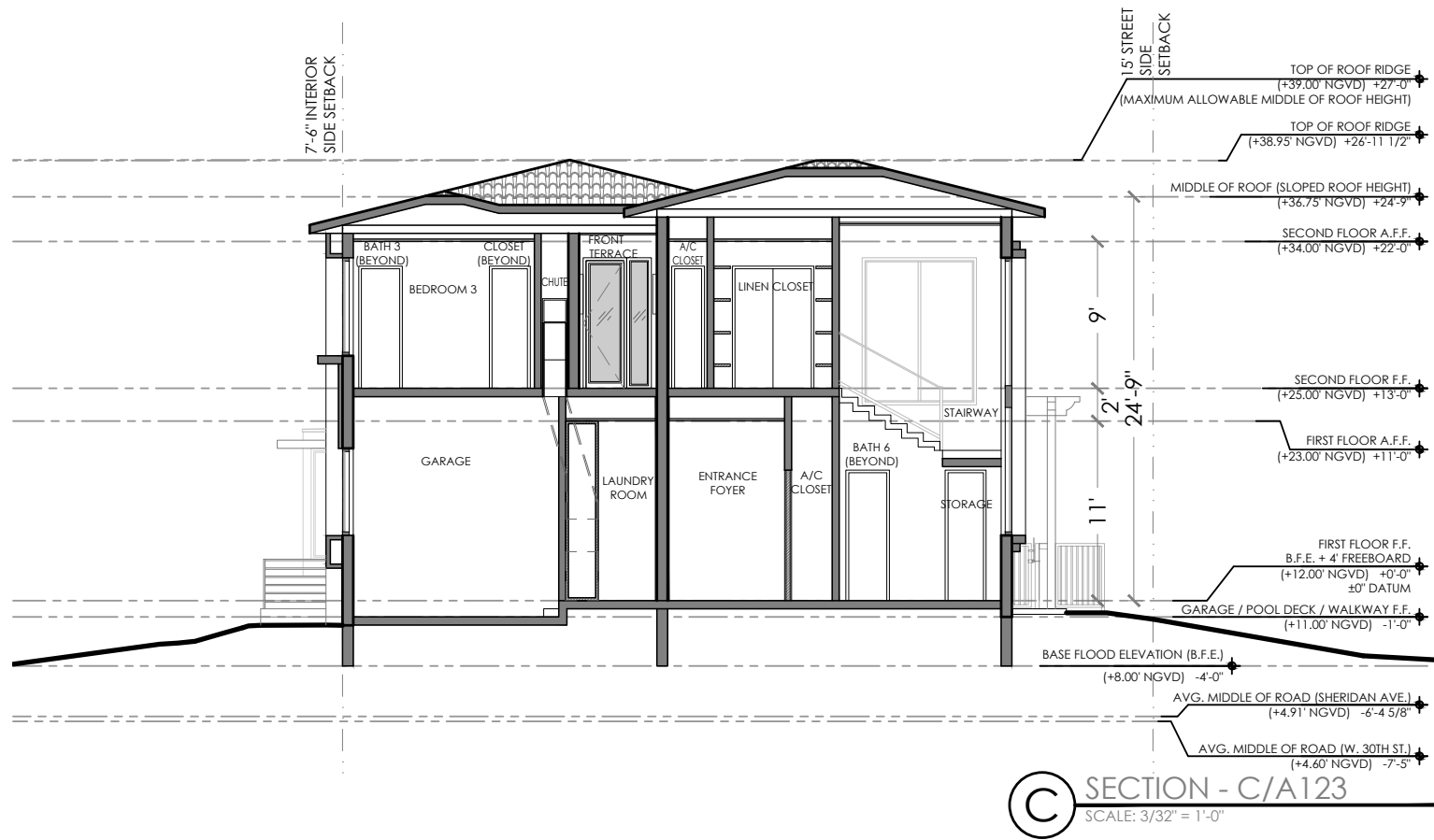
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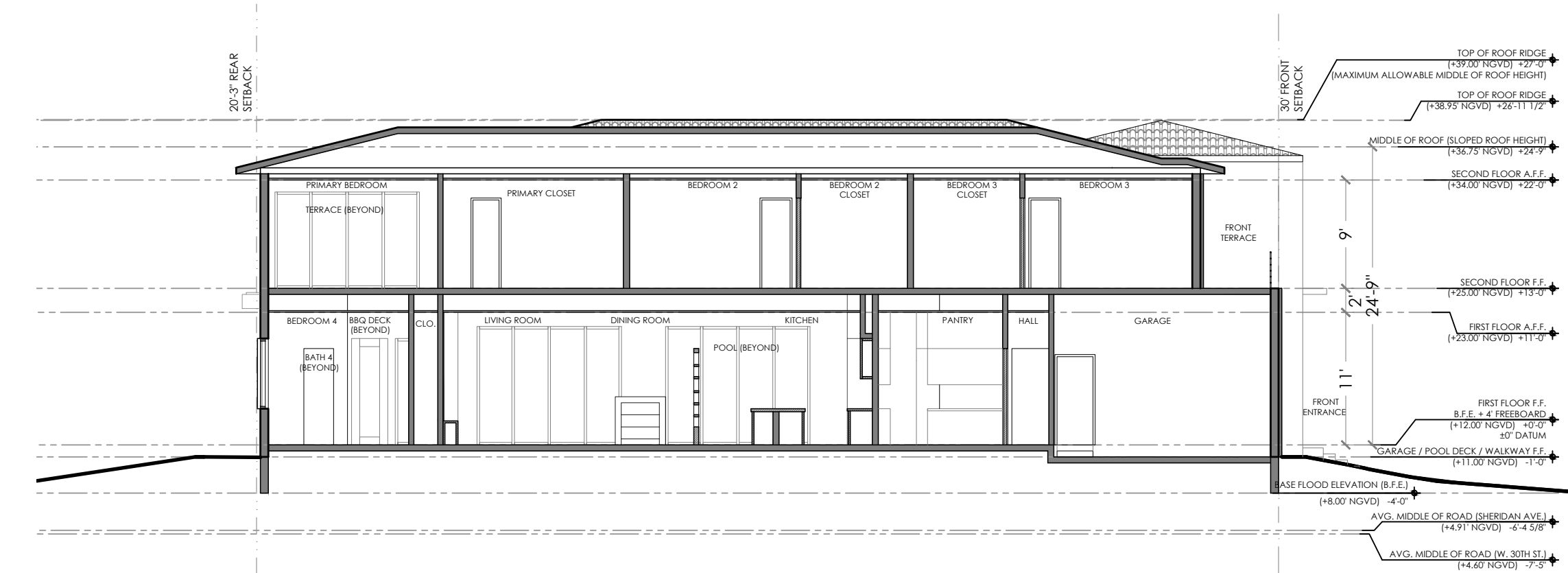
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E SECTION - E/A124
SCALE: 3/32" = 1'-0"



D SECTION - D/A124
SCALE: 3/32" = 1'-0"



NEW SINGLE FAMILY HOME

AYAD RESIDENCE

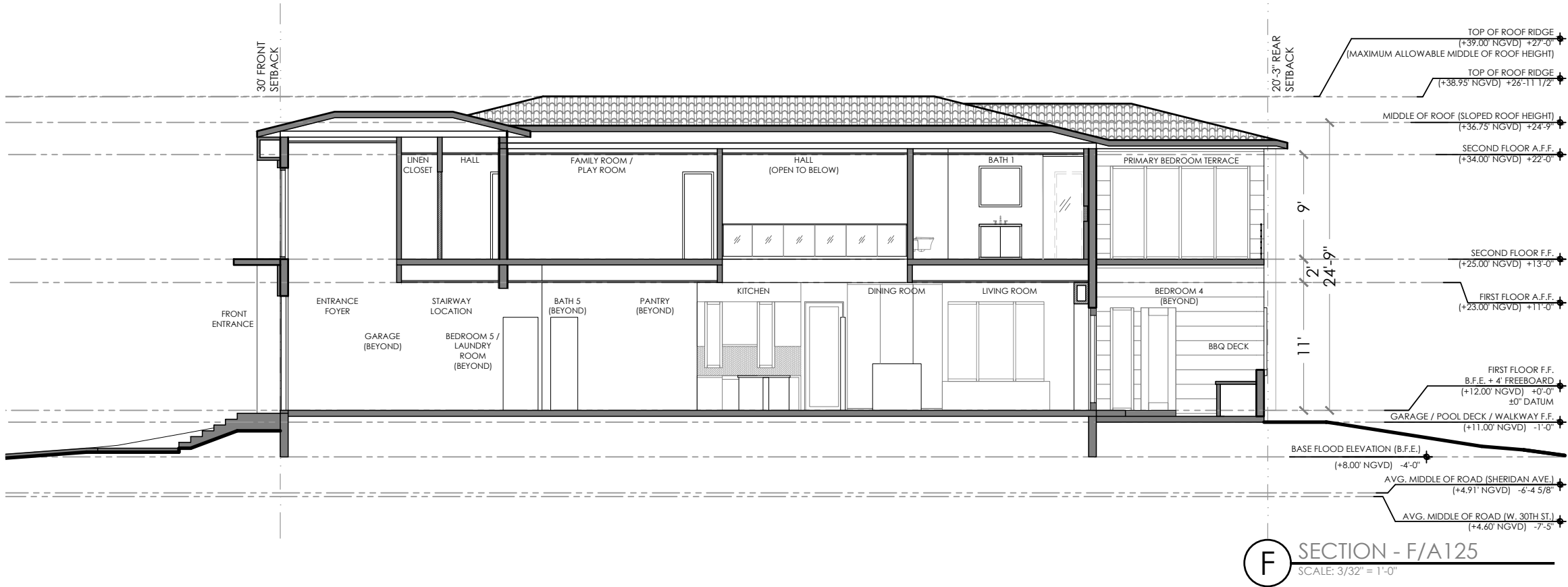
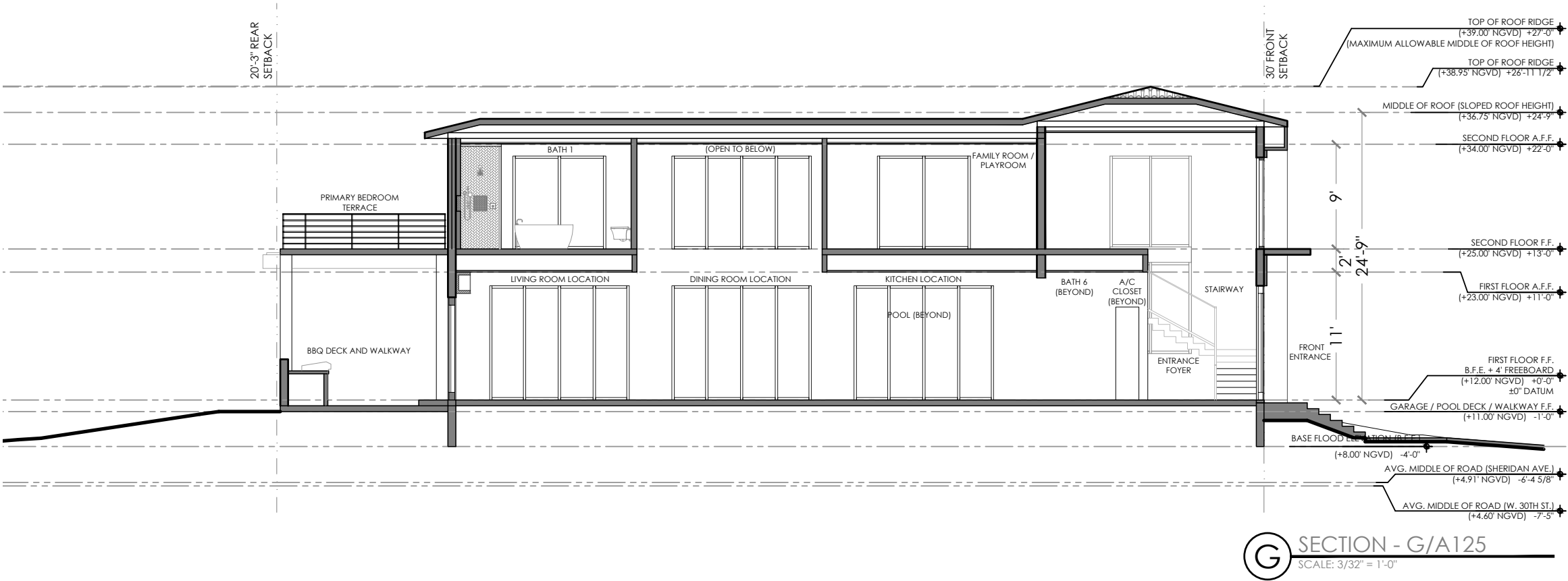
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MASSING DIAGRAMS - SW (W. 30TH ST.)

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

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MASSING DIAGRAMS - SE (SHERIDAN AVE.
& W. 30TH ST.)

NEW SINGLE FAMILY HOME
AYAD RESIDENCE

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MASSING DIAGRAMS - NE (SHERIDAN AVE.)

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MASSING DIAGRAMS - NW

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AXONOMETRIC VIEWS - SW (W. 30TH ST.)

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AXONOMETRIC VIEWS - SE (SHERIDAN AVE.
& W. 30TH ST.)

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AXONOMETRIC VIEWS - NE (SHERIDAN AVE.)

NEW SINGLE FAMILY HOME

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ARCHITECTURE RENDERINGS

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ARCHITECTURE RENDERINGS

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ARCHITECTURE RENDERINGS

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12.12.2022

STUART DEBOWSKY
AR 94898
AA 260022858



ARCHITECTURE, PLANNING & INTERIORS

DEBOWSKY DESIGN GROUP

14301 SW 74th COURT
PALMETTO BAY, FLORIDA 33158
FLORIDA LICENSE # AR 94898
AA 260022858

ARCHITECTURE RENDERINGS

NEW SINGLE FAMILY HOME AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

DATE	2022.12.12
JOB No.	
SHEET No.	00

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