

AYAD RESIDENCE  
401 WEST 30TH STREET  
DEBOWSKY DESIGN GROUP  
DRB22-0899



DRB HEARING PRESENTATION - 02.07.2023



# AYAD RESIDENCE

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

**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



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

NEW SINGLE FAMILY HOME

AYAD RESIDENCE  
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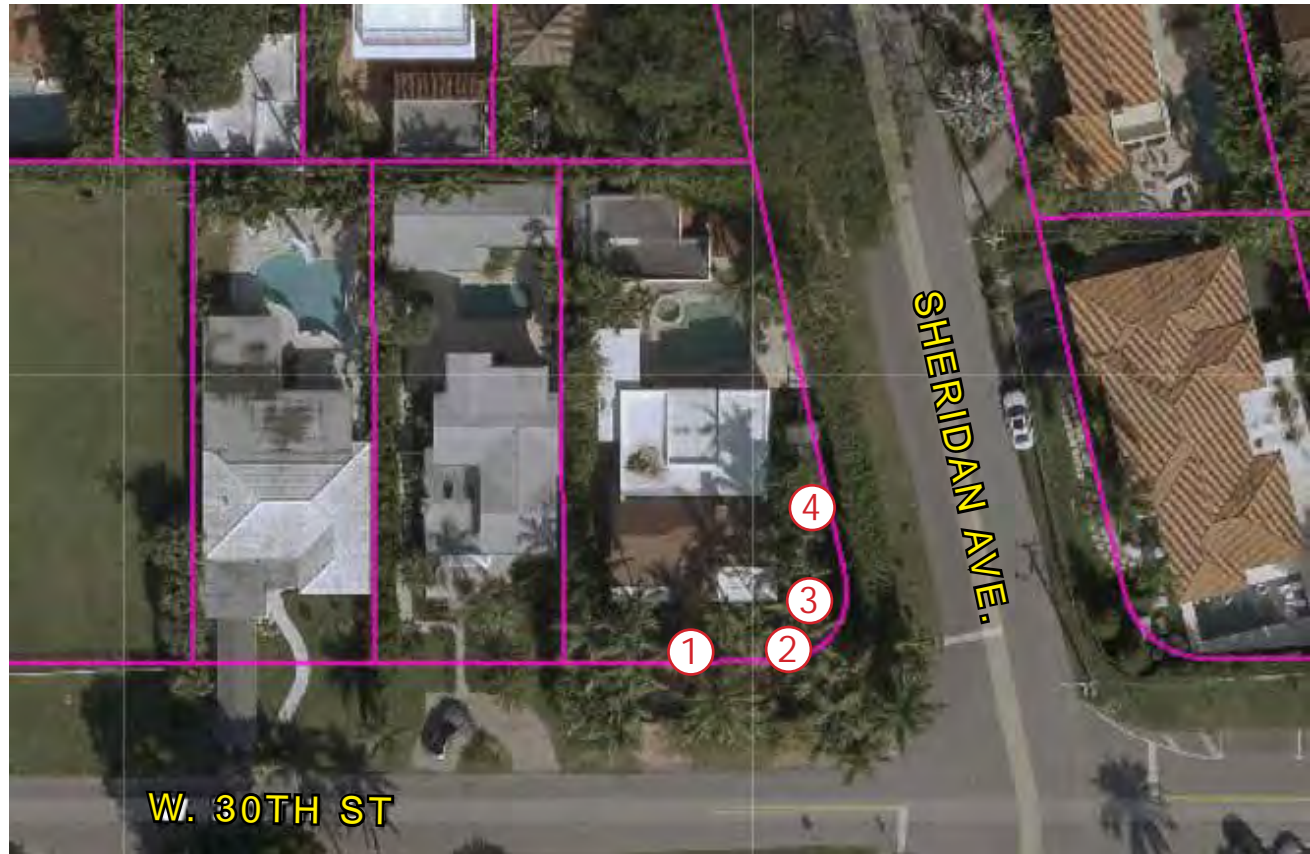
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AA 260022858

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SHEET No.	

A-004

12.12.2022





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



EXISTING  
A-005



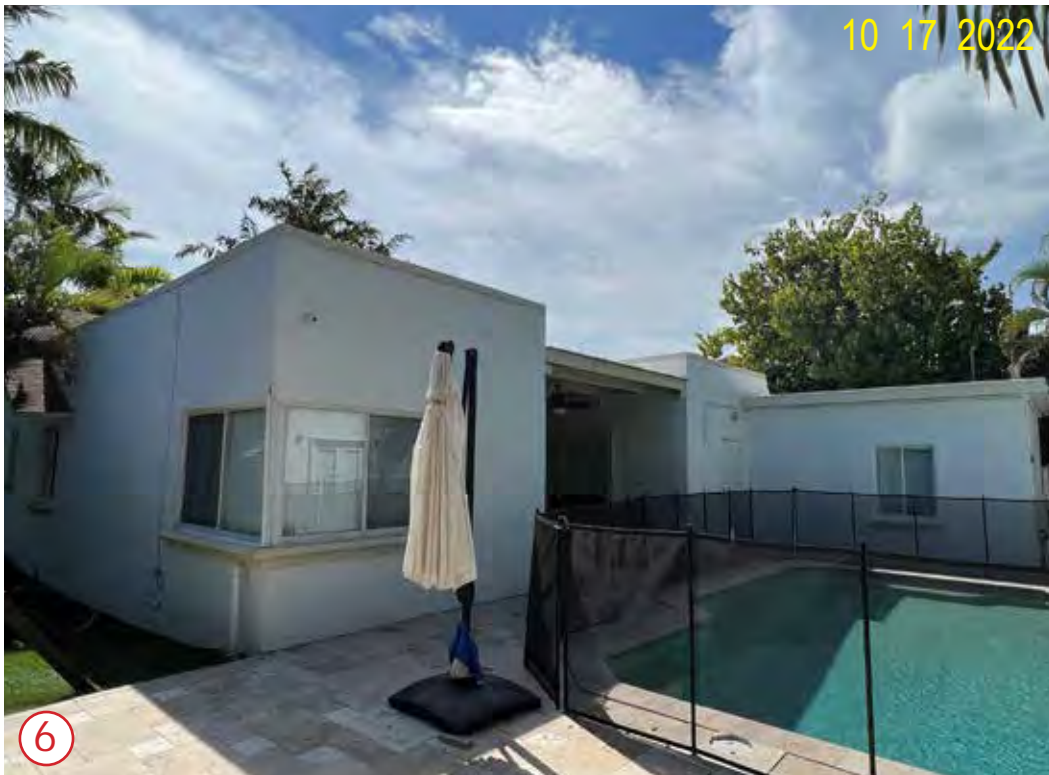
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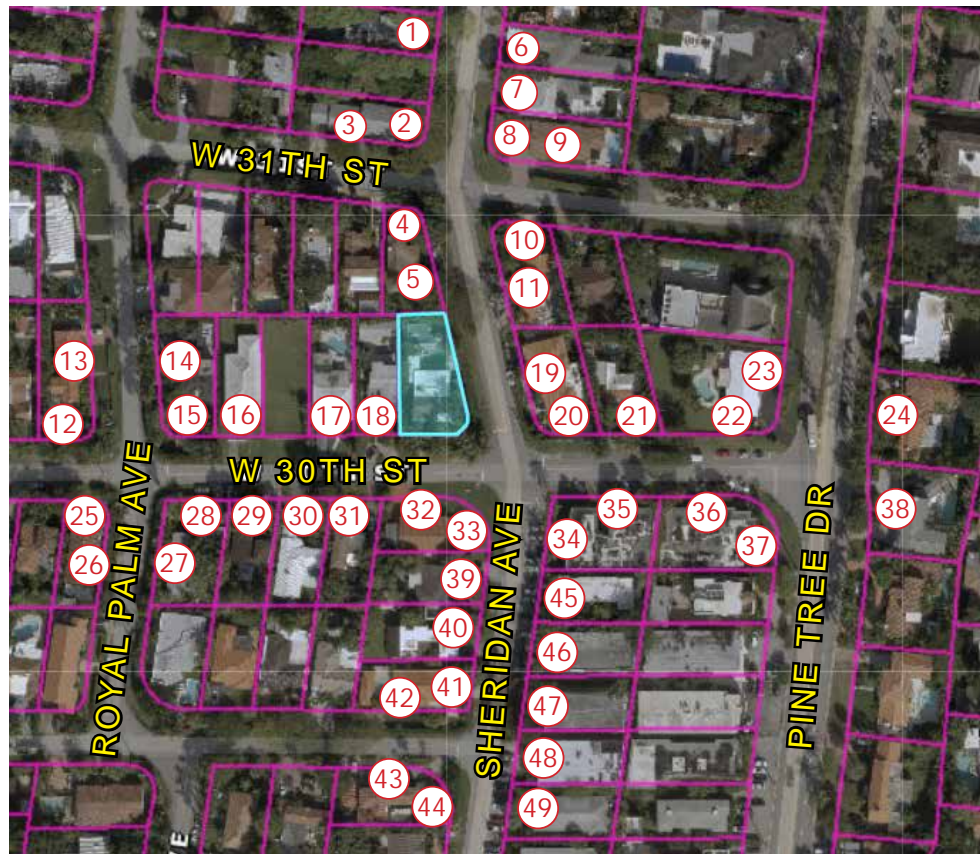
1 CONTEXT MAP - EXISTING SITE CONDITIONS  
SCALE: N.T.S



EXISTING  
A-006







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



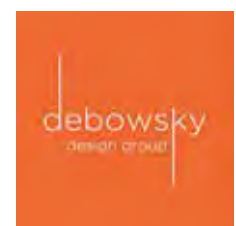
38 - 2887 PINE TREE DR



39 - 2922 SHERIDAN AVE

CONTEXT

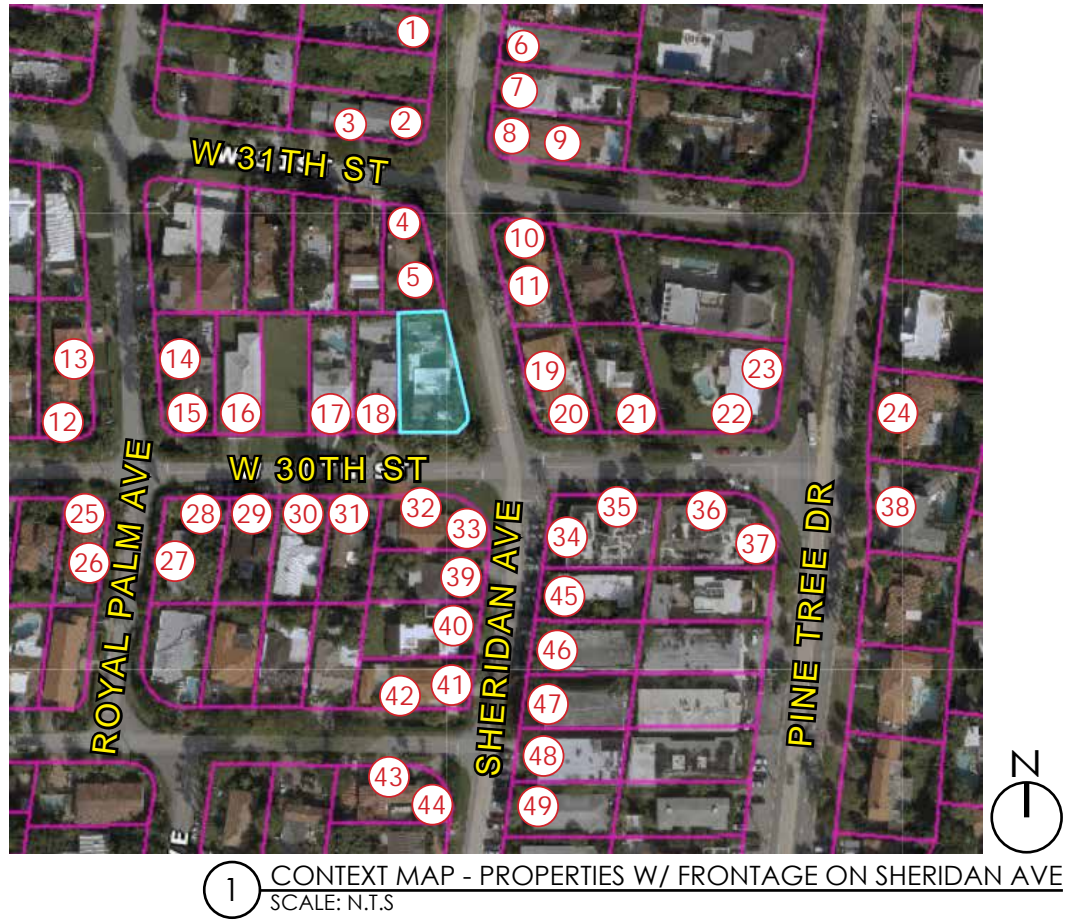
A-017



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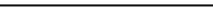
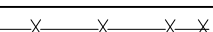

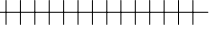


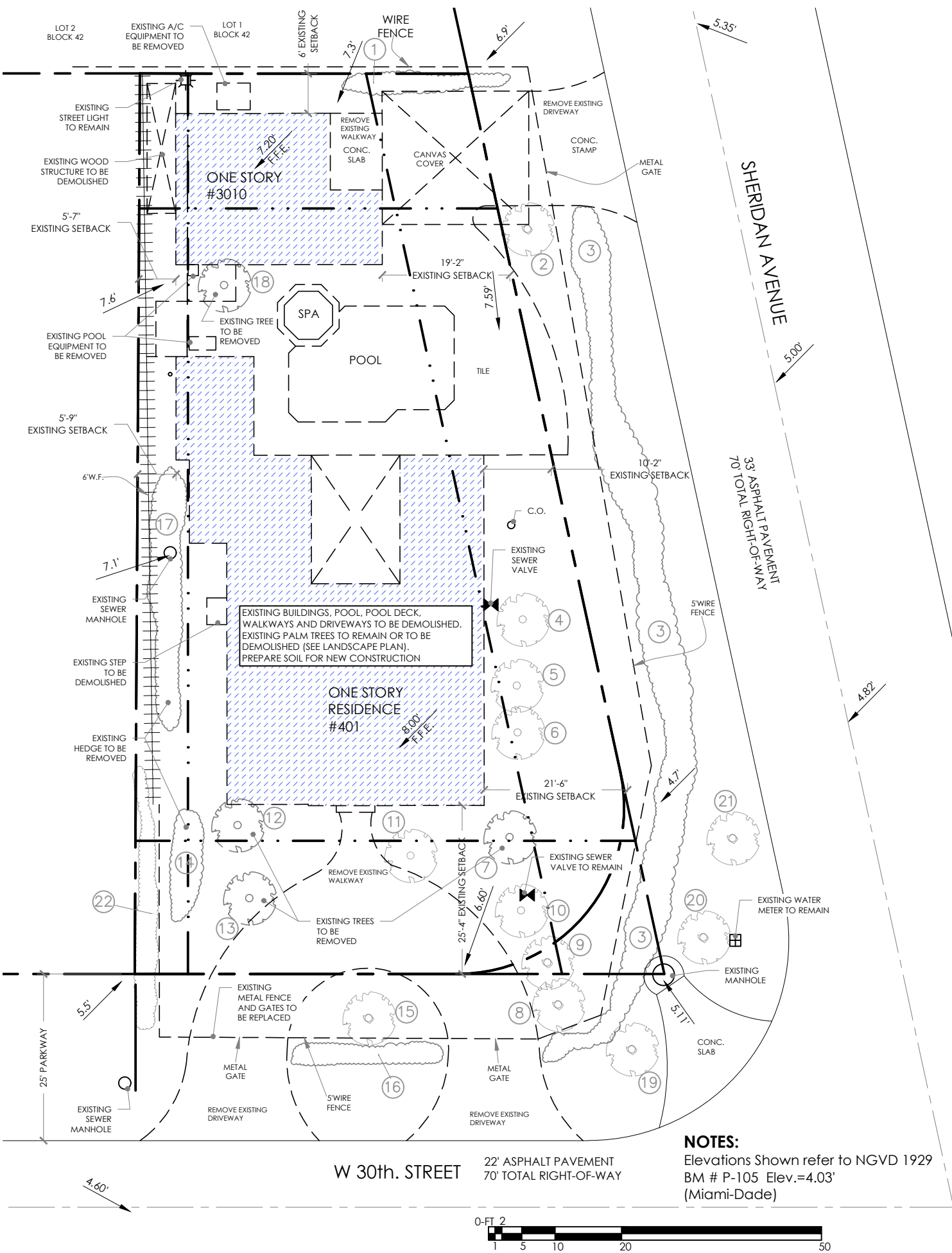
CONTEXT  
A-018





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



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**DEBOWSKY DESIGN GROUP**  
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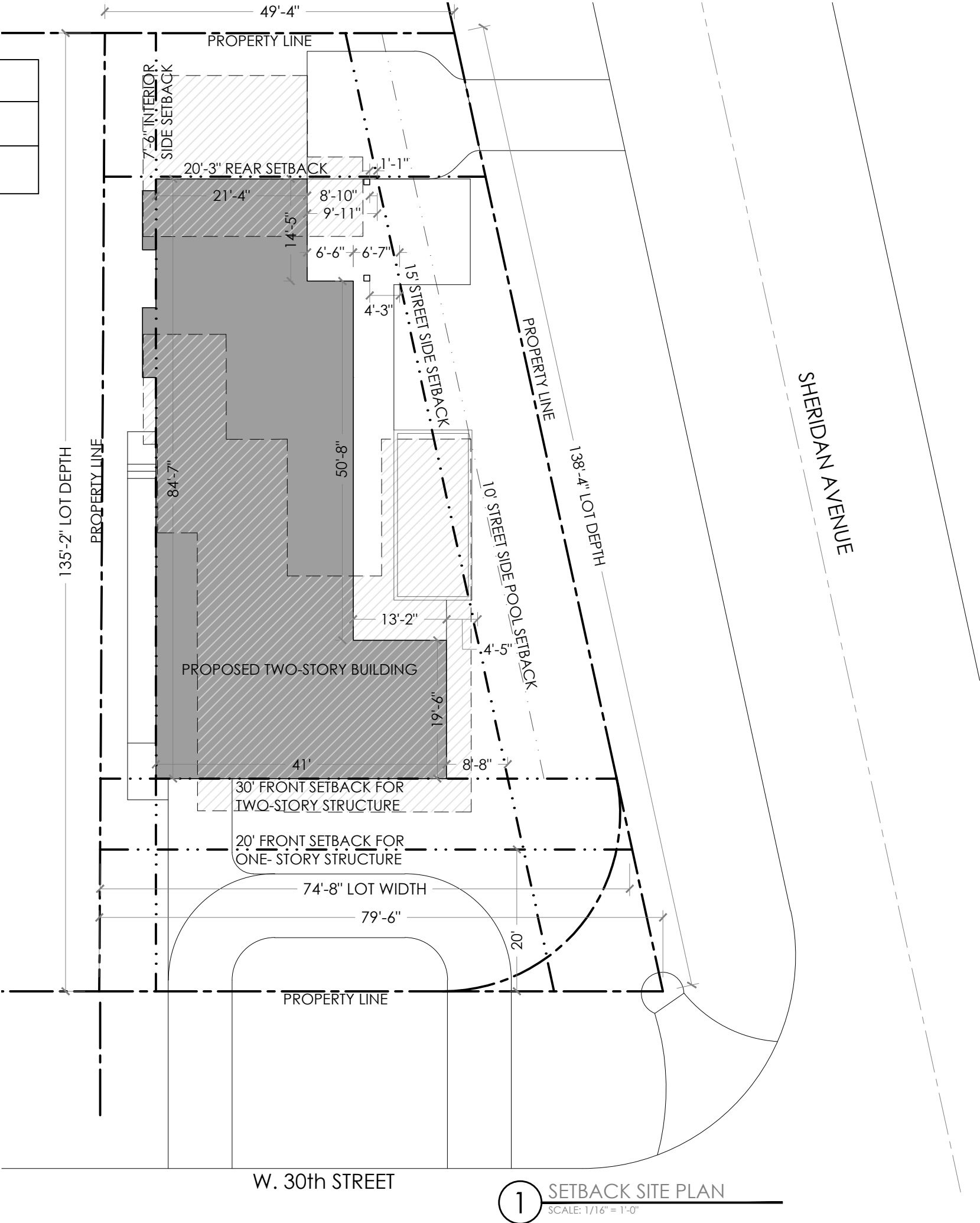
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**A-022**

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LEGEND	
	PROPERTY LINE
	SETBACKS



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A-023

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

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DESIGN COVER

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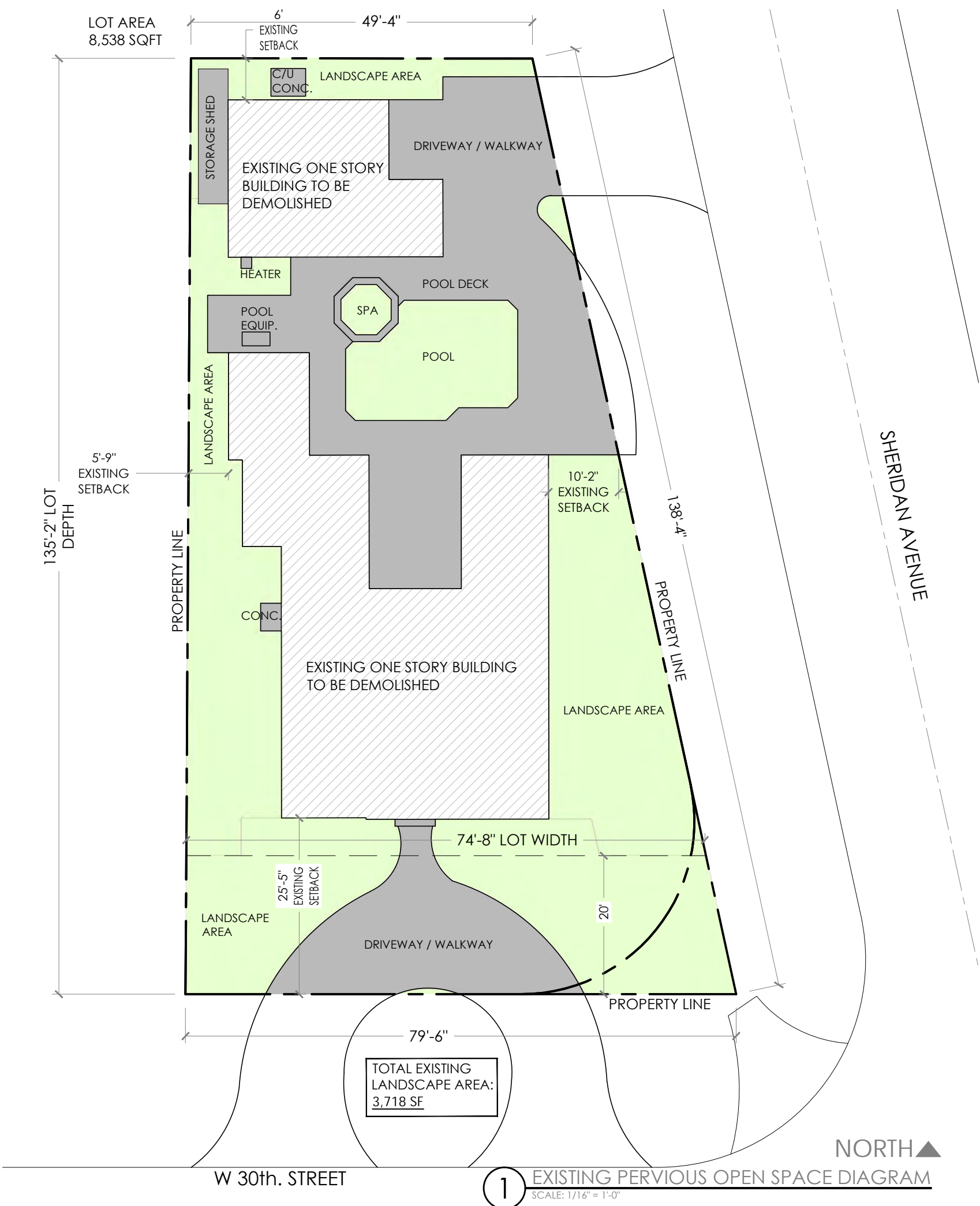
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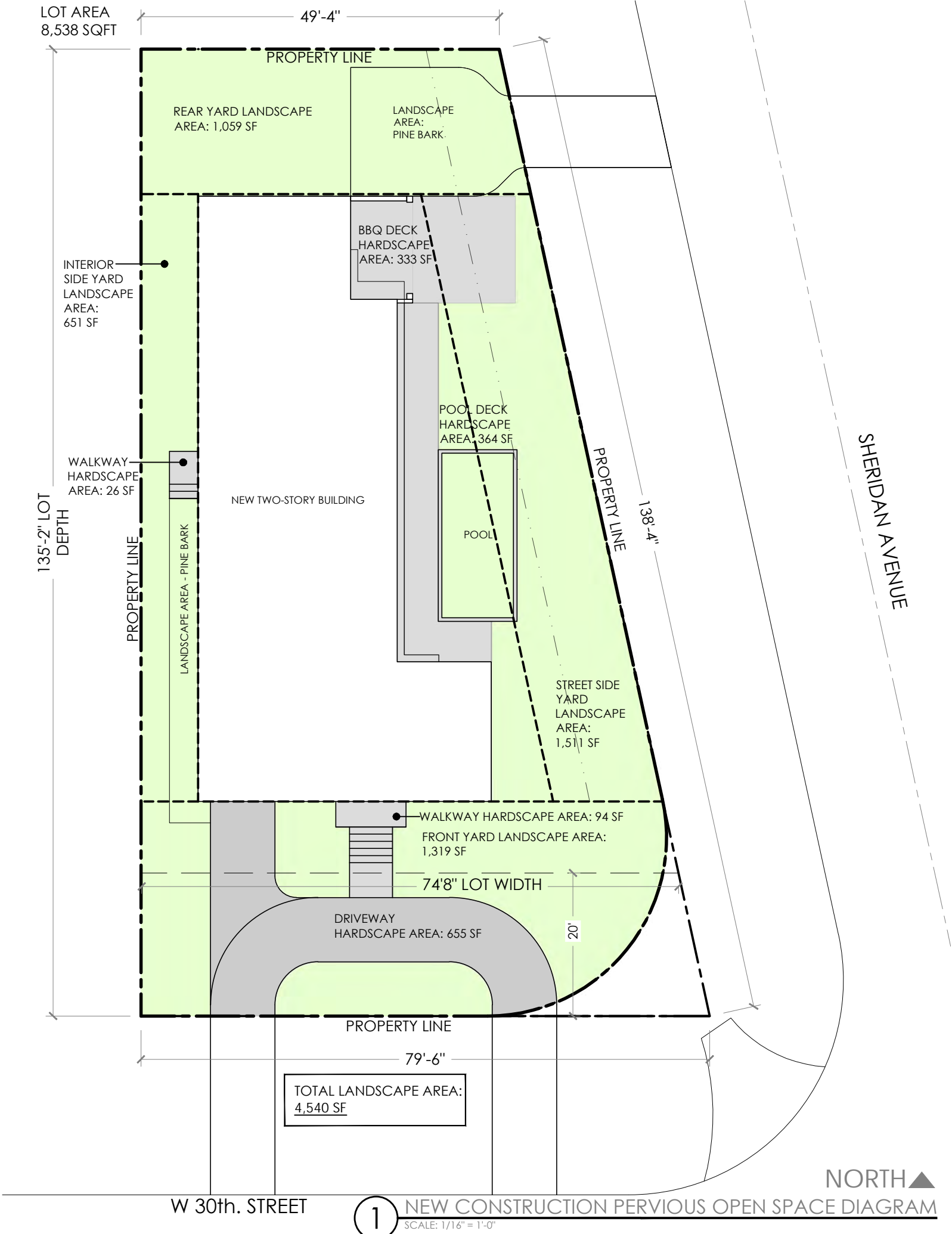
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A-103  
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PERVIOUS OPEN SPACE		
REQ.	PROVIDED	DEFICIENT
50% OF FRONT YARD 50% x 2,069 SF = 1,035 SF	FRONT YARD (30th ST. FRONTAGE) 63.75% = 1,319 SF	
70% OF REAR/FRONT YARD 70% x 1,059 SF = 741 SF	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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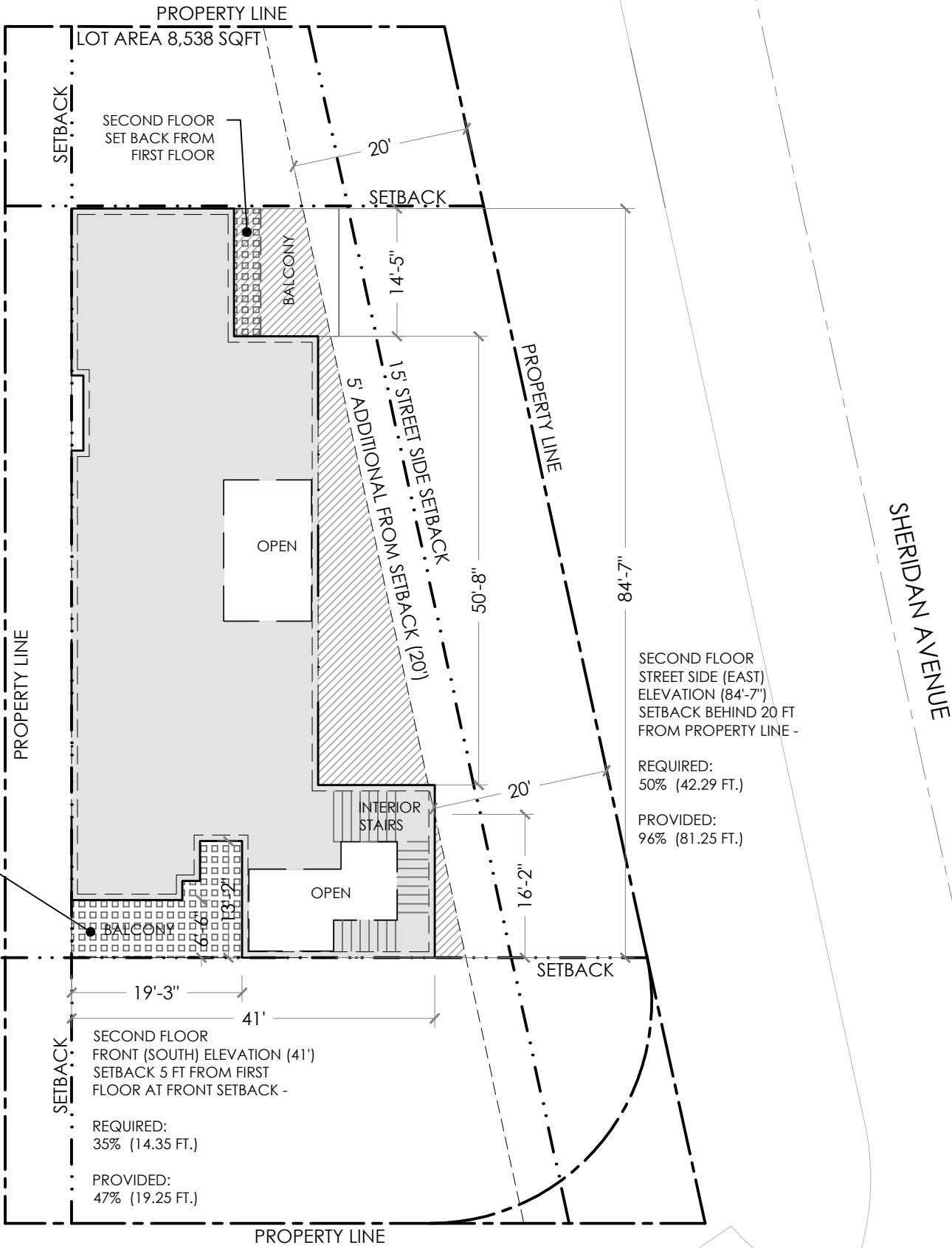
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A-109

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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

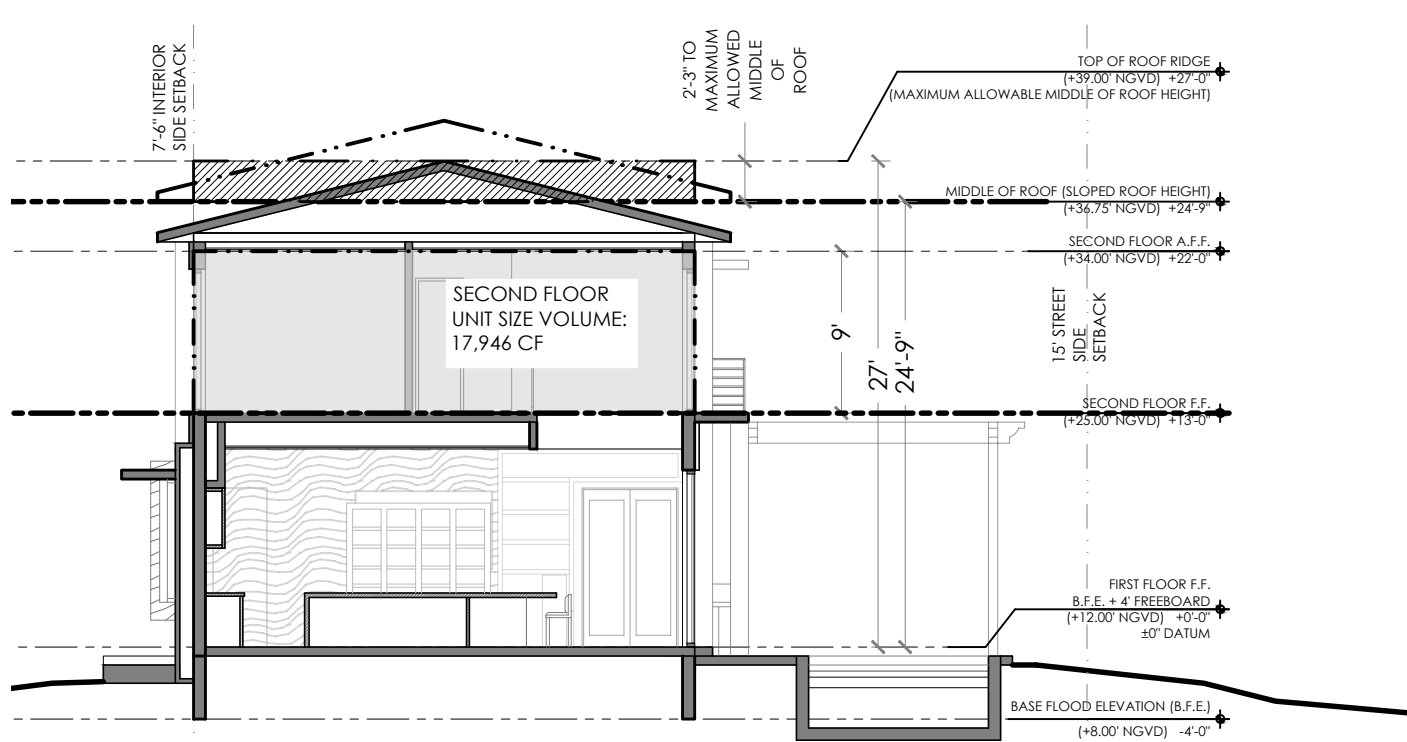


W 30th. STREET

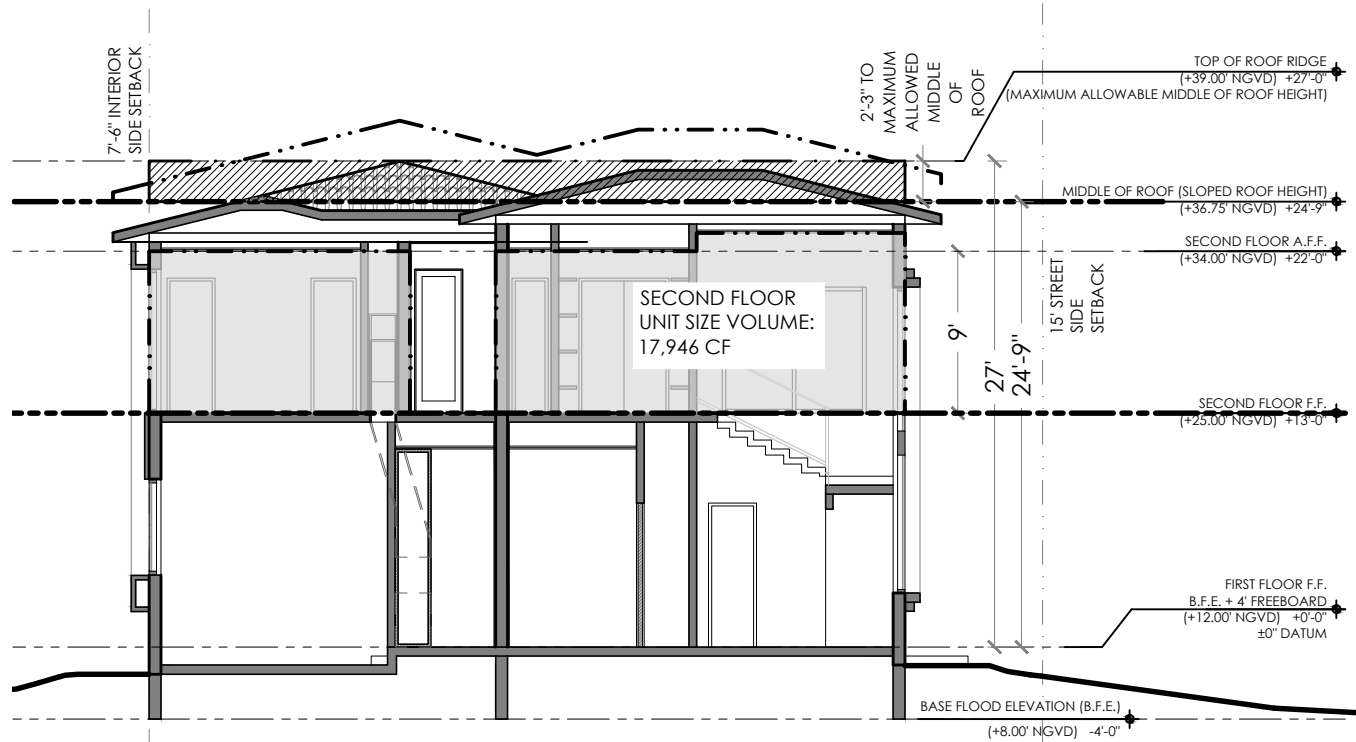
NORTH

1 SECOND FLOOR SETBACK DIAGRAM  
SCALE: 1/16" = 1'-0"



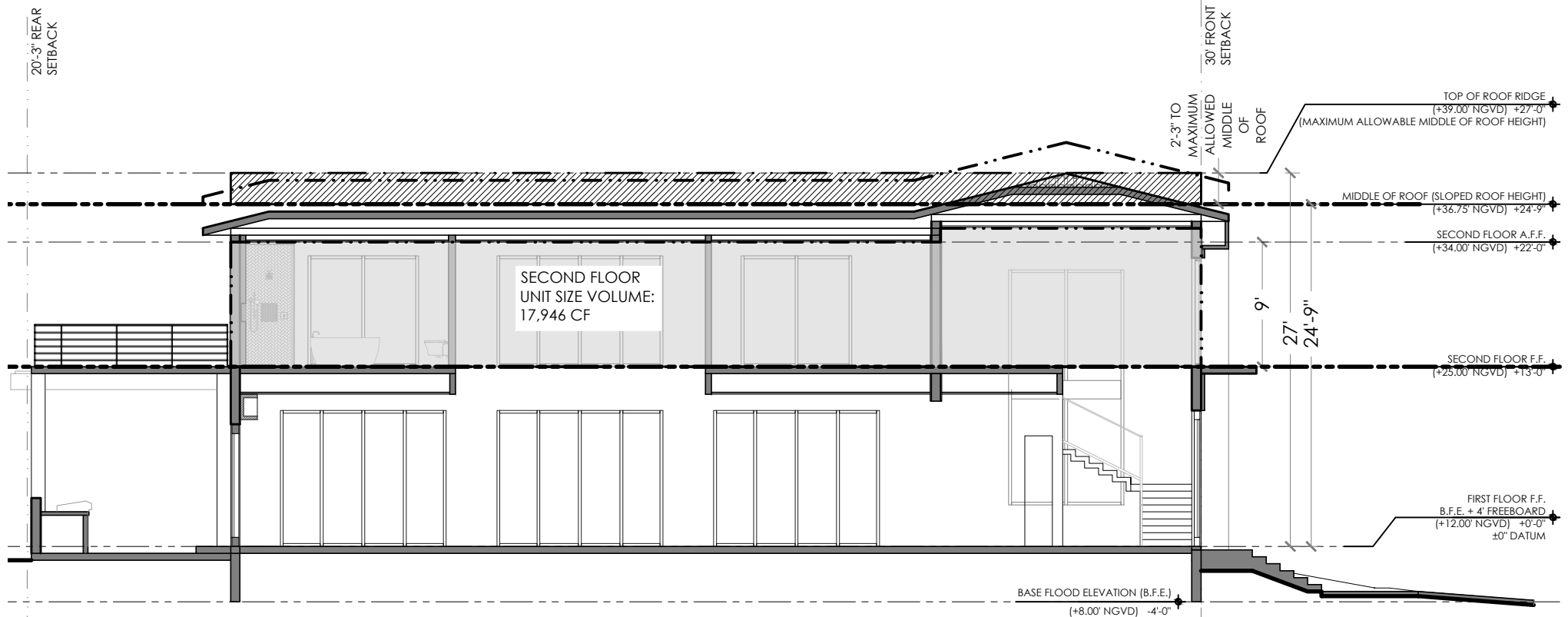


3 SECOND FLOOR ENCLOSED VOLUME SECTION - B  
SCALE: 3/32" = 1'-0"



2 SECOND FLOOR ENCLOSED VOLUME SECTION - C  
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



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



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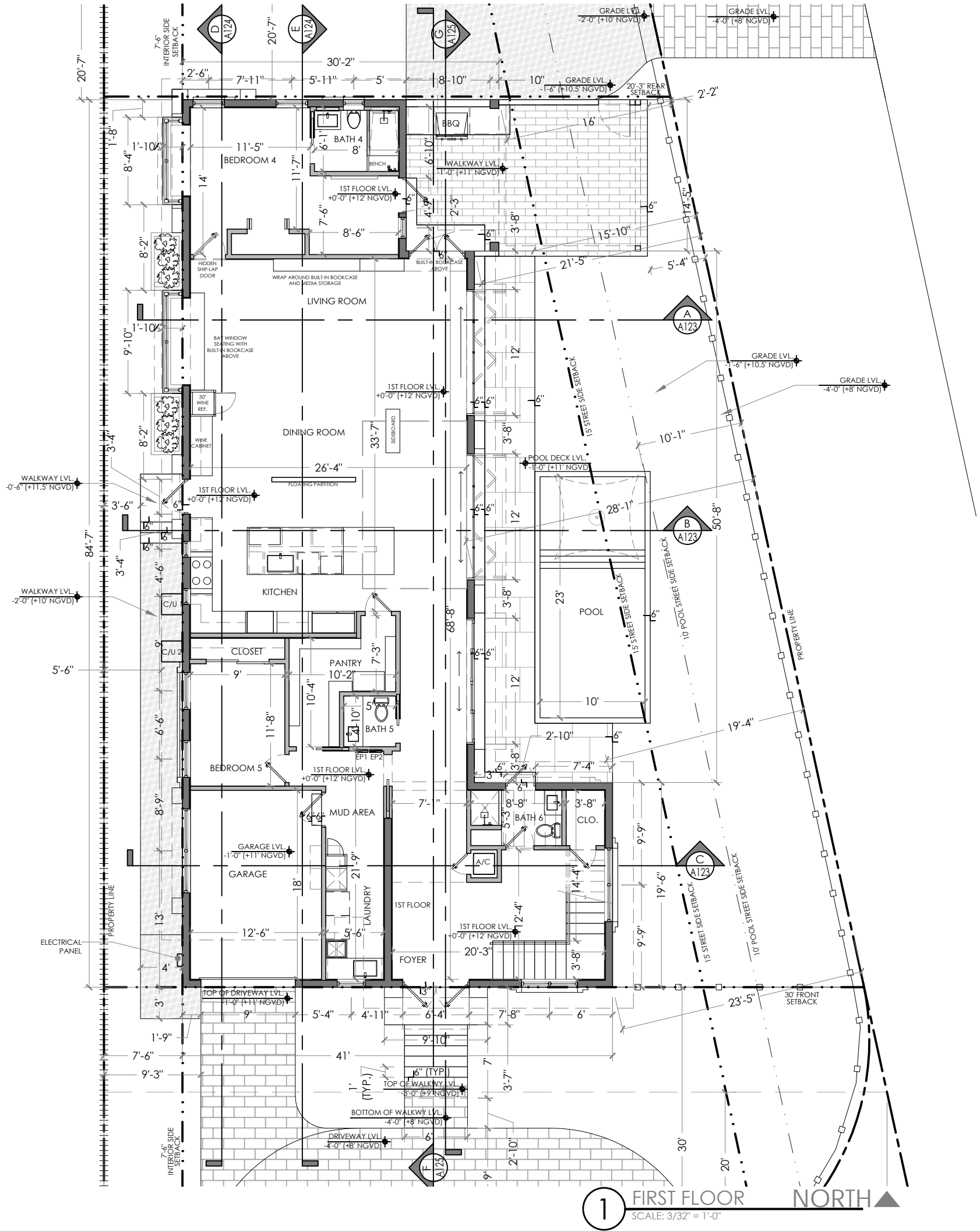
LEGEND

NEW BLOCK WALL

NEW STUD WALL

SETBACK LINE

PROPERTY LINE



NEW SINGLE FAMILY HOME

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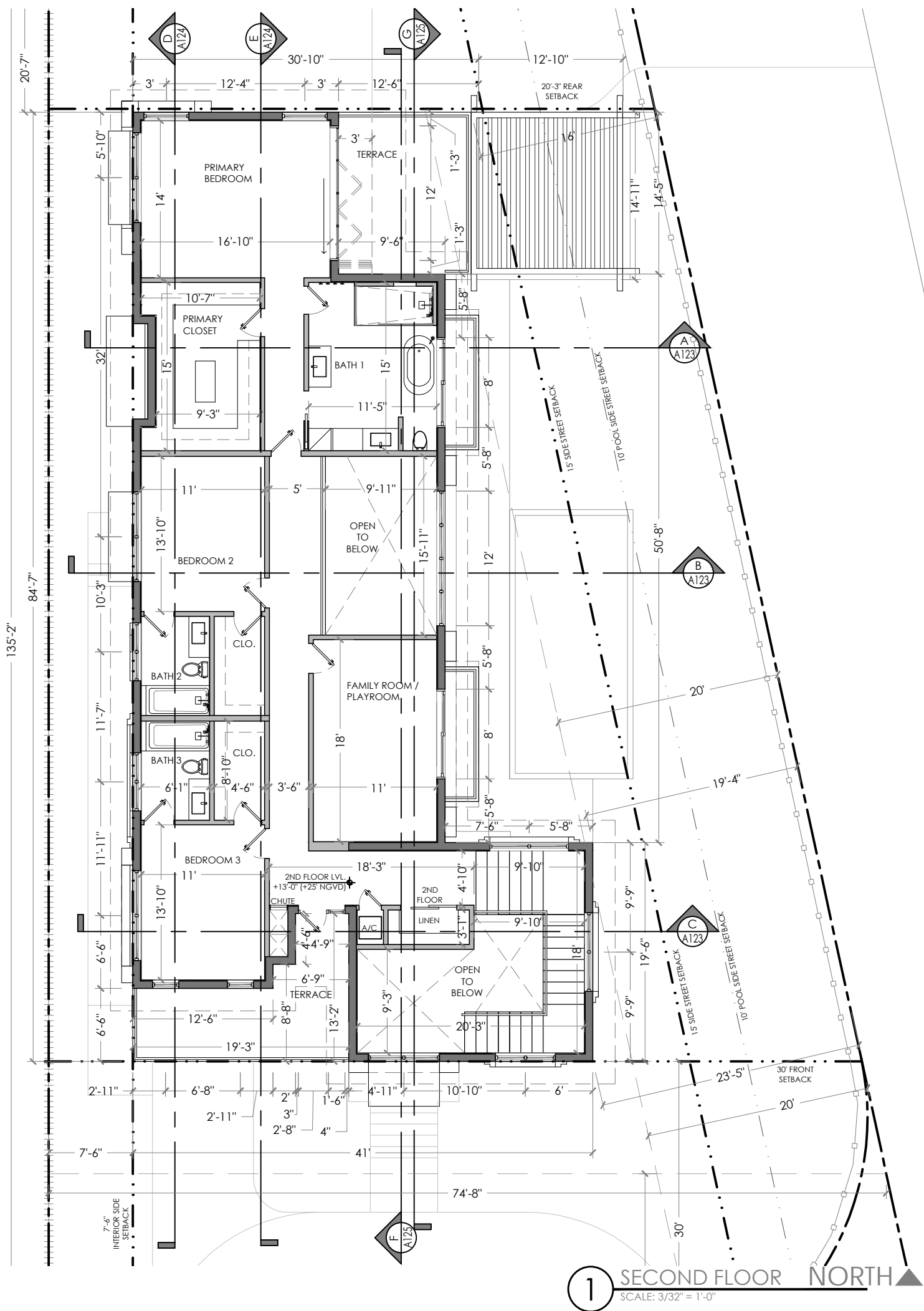
LEGEND

NEW BLOCK WALL

NEW STUD WALL

SETBACK LINE

PROPERTY LINE



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A-113

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LEGEND

—

ROOF

- - -

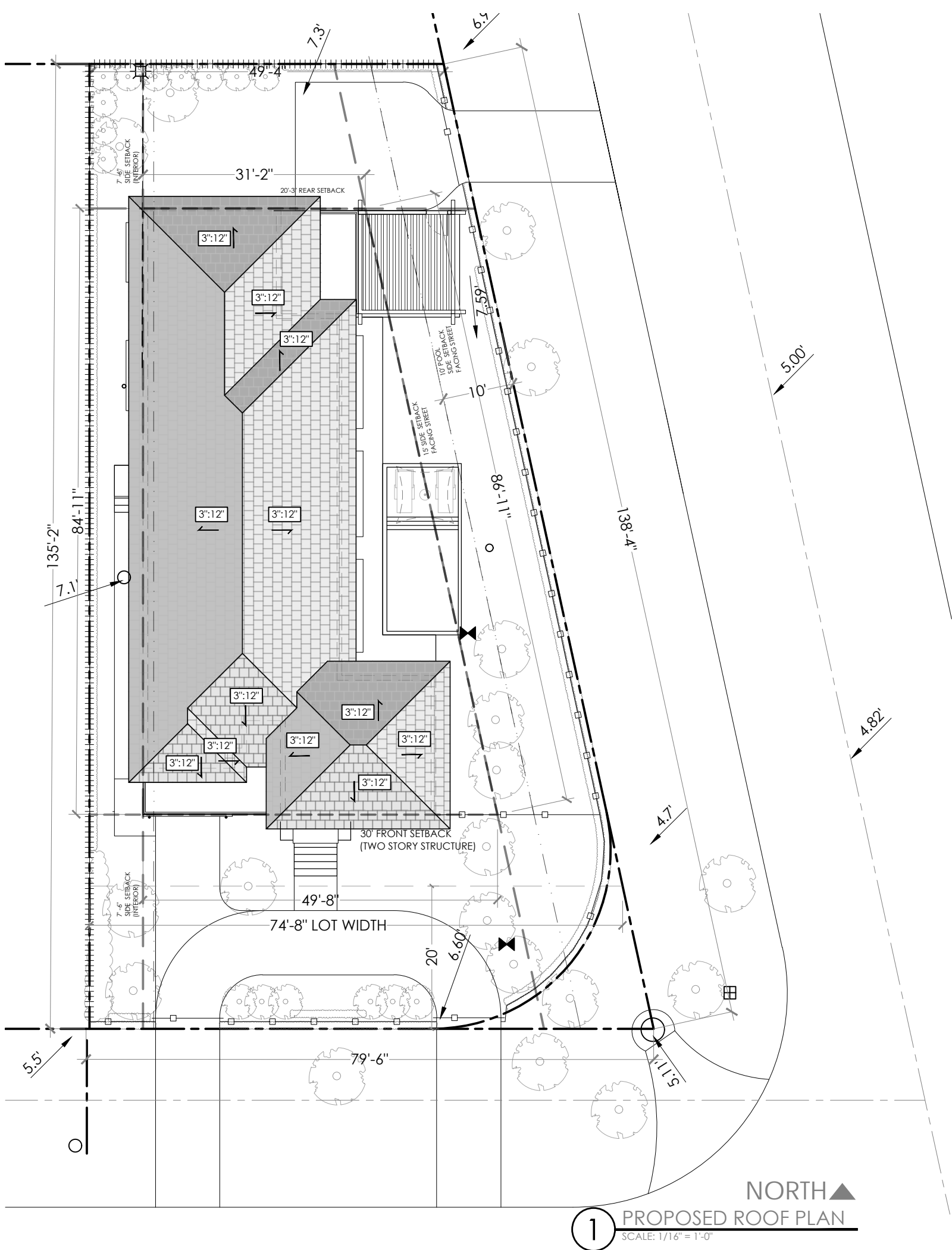
STRUCTURE BELOW

- . . - . . -

SETBACK LINE

- - - - -

PROPERTY LINE



NEW SINGLE FAMILY HOME  
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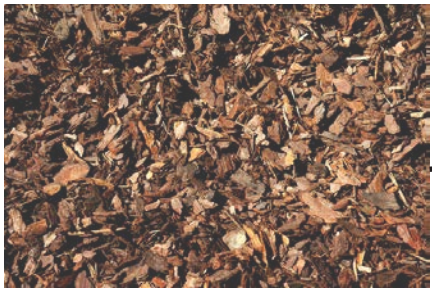
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PERVIOUS DRIVEWAYS /  
WALKWAYS-  
PINE BARK



ROOF-  
DARK GRAY  
CONCRETE TILE



DRIVEWAYS-  
GRAY PAVERS ON SAND



RENDERED ROOF PLAN



WALKWAY-  
LIGHT TAN PAVERS ON  
SAND



POOL DECK-  
LIGHT TAN STONE PAVERS  
ON SAND



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



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

debowsky  
design group

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

## NEW SINGLE FAMILY HOME

AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

# DEBOWSKY DESIGN GROUP

ARCHITECTURE, PLANNING & INTERIORS

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STUART DEBOWSKY  
AR 94898  
AA 260022858

DATE	2022.12.12
JOB No.	
SHEET No.	

# A-118

12.12.2022





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



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



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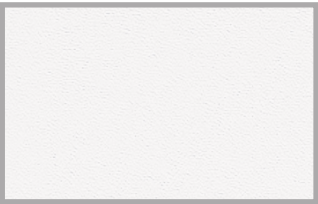
DATE	2022.12.12
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SHEET No.	

A-119  
12.12.2022





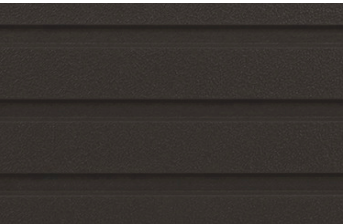
RAILINGS AND  
METAL DETAILS-  
BRONZE



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

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AYAD RESIDENCE

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**A-120**  
12.12.2022

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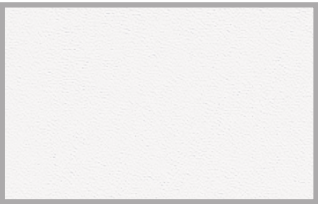




NORTH ELEVATION - SIDE VIEW



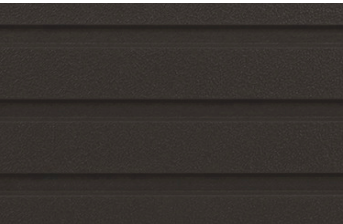
RAILINGS AND  
METAL DETAILS-  
BRONZE



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

NEW SINGLE FAMILY HOME  
AYAD RESIDENCE

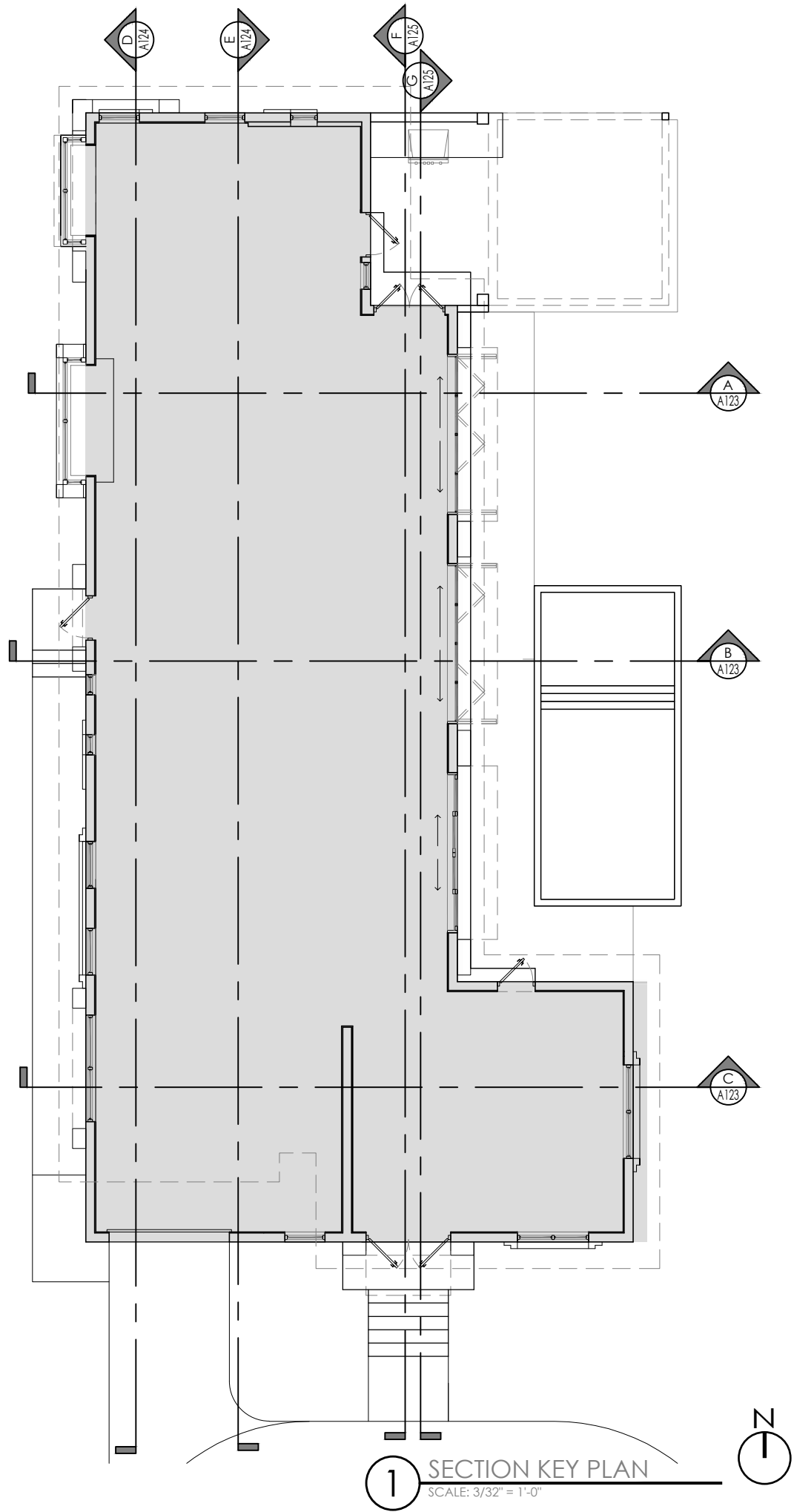
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AA 260022858

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**A-122**  
12.12.2022





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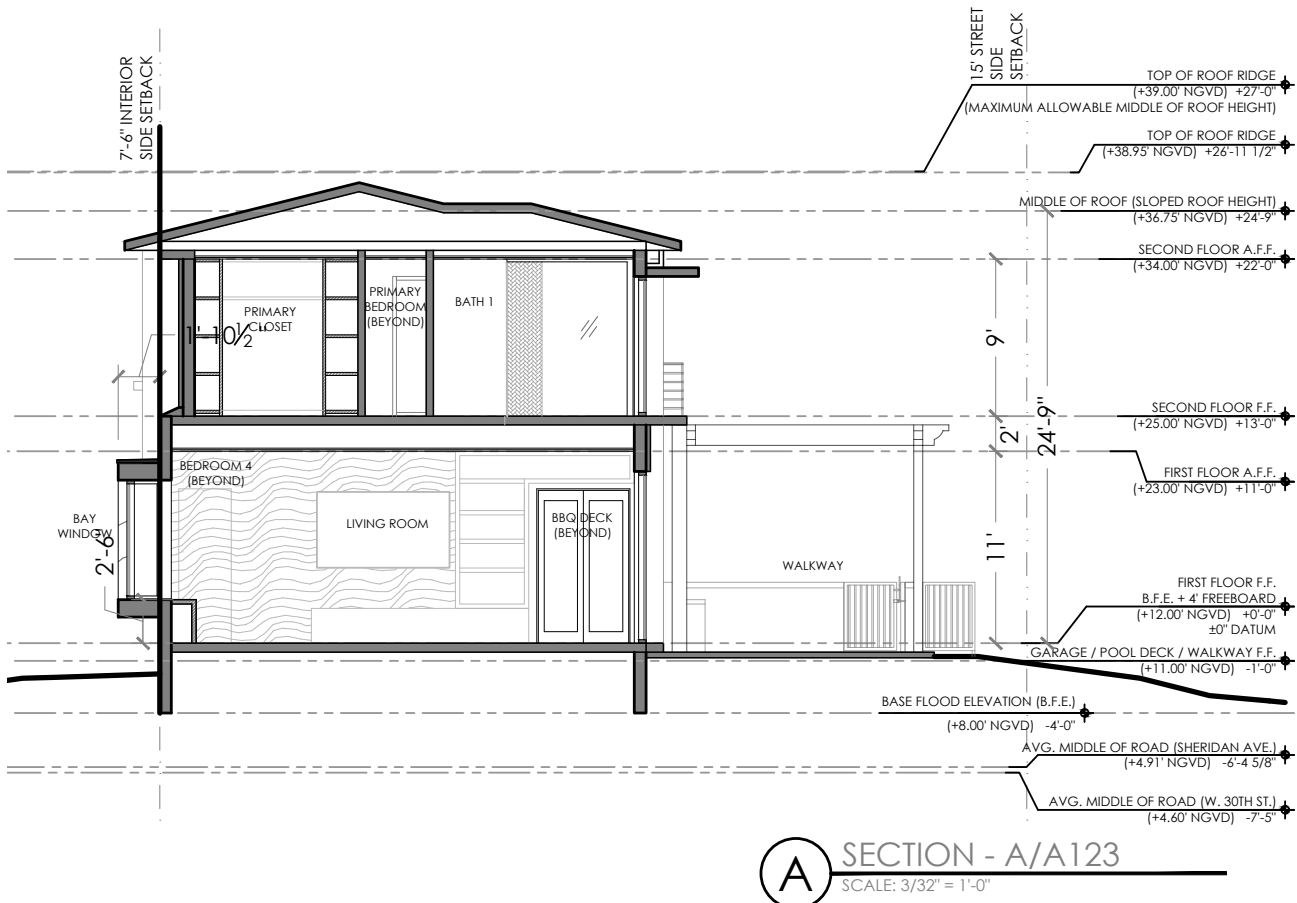
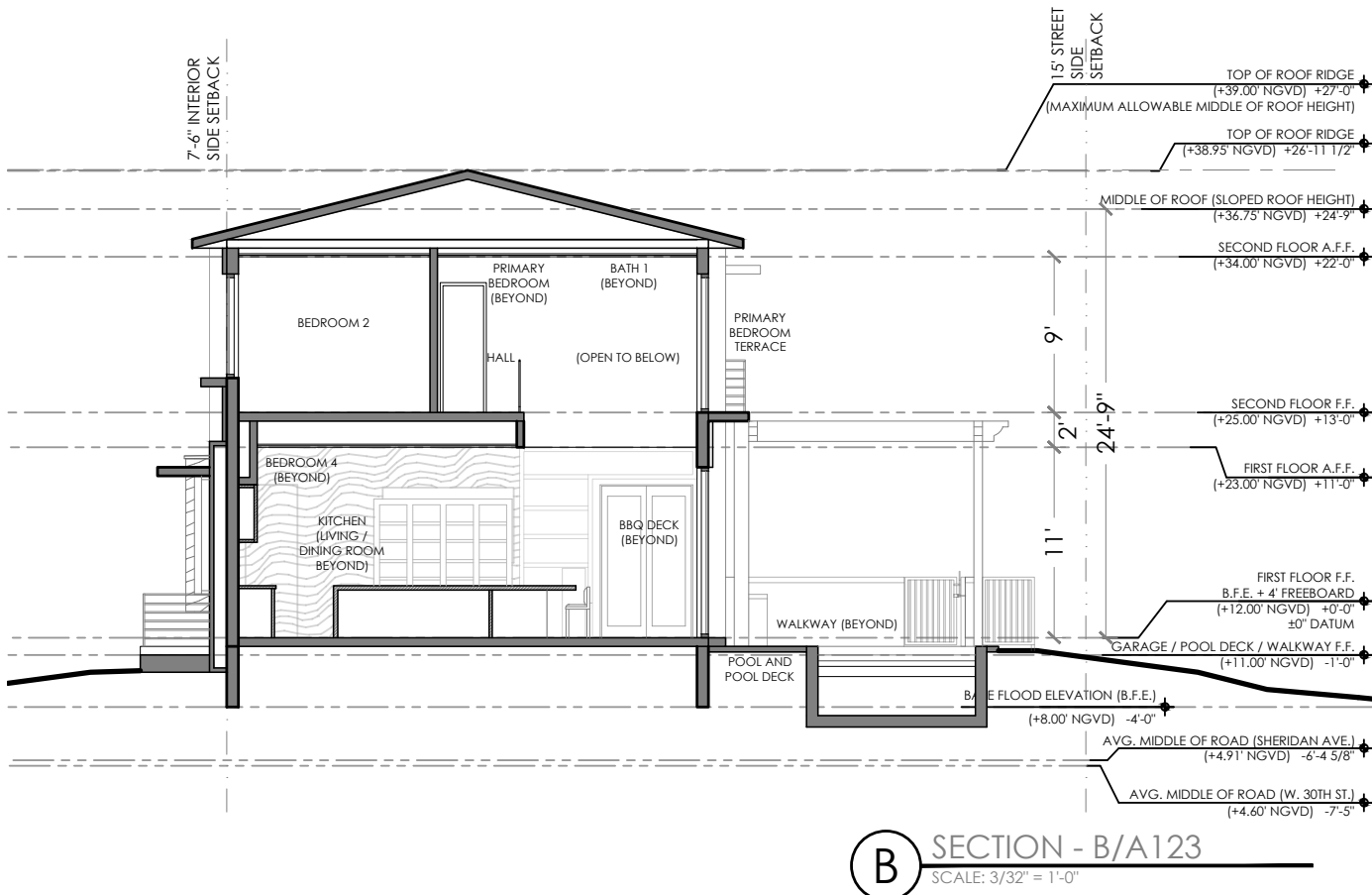
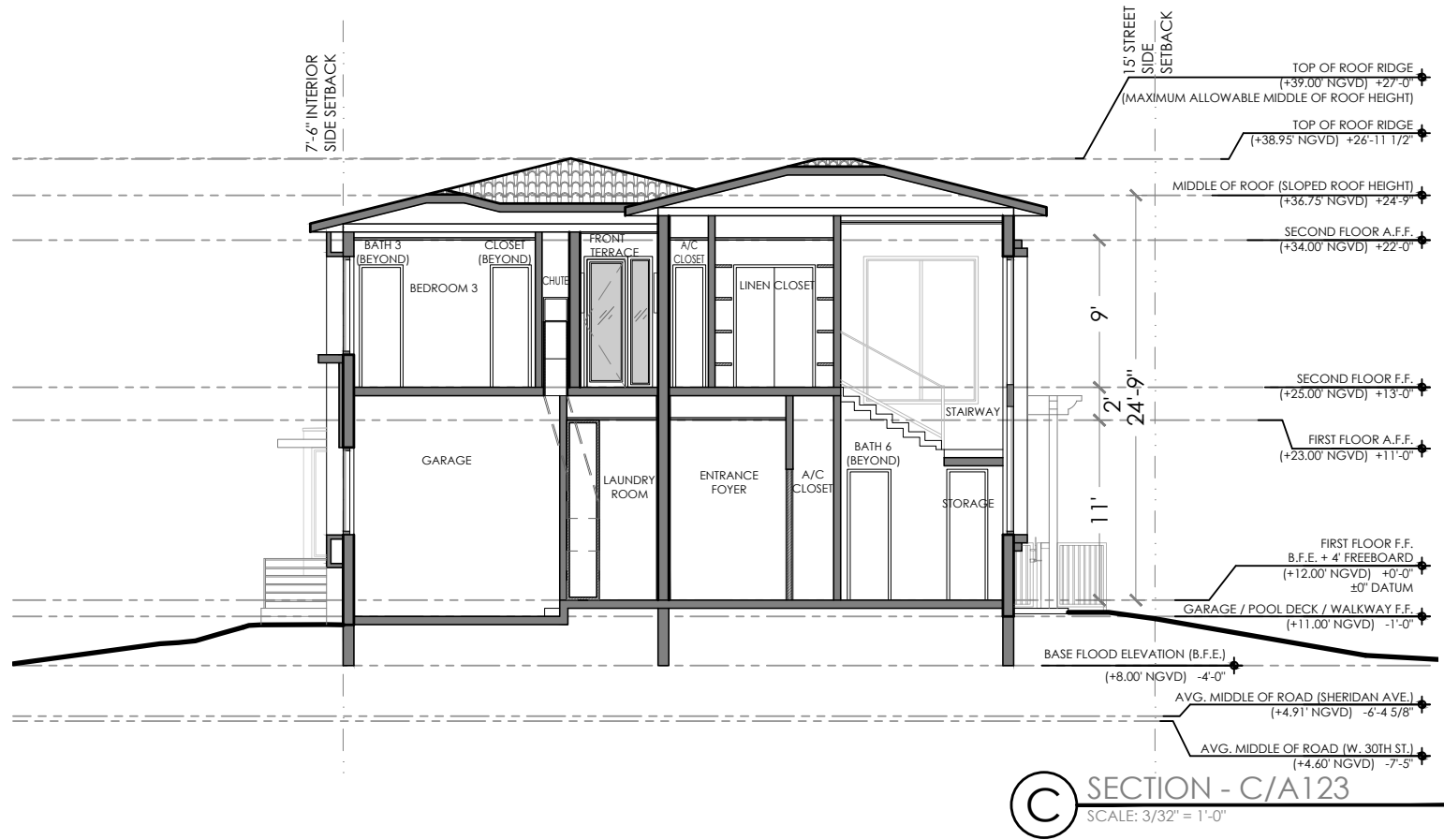
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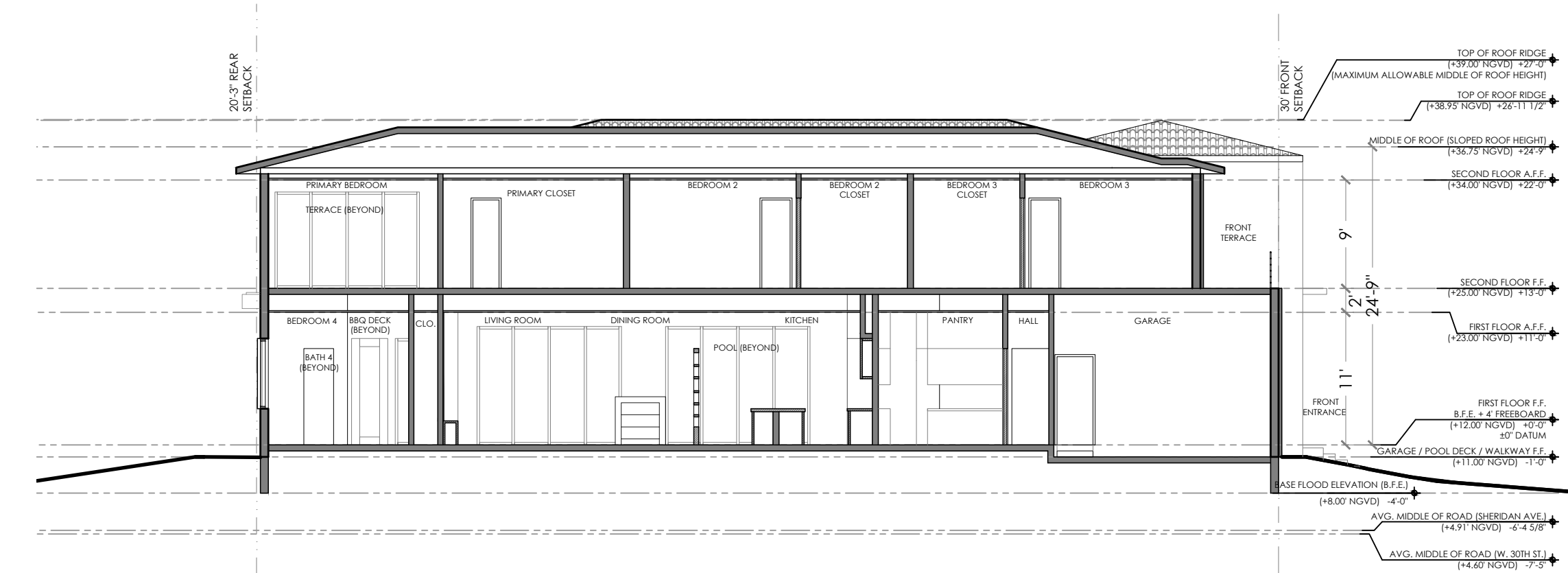
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**A-123**  
12.12.2022







**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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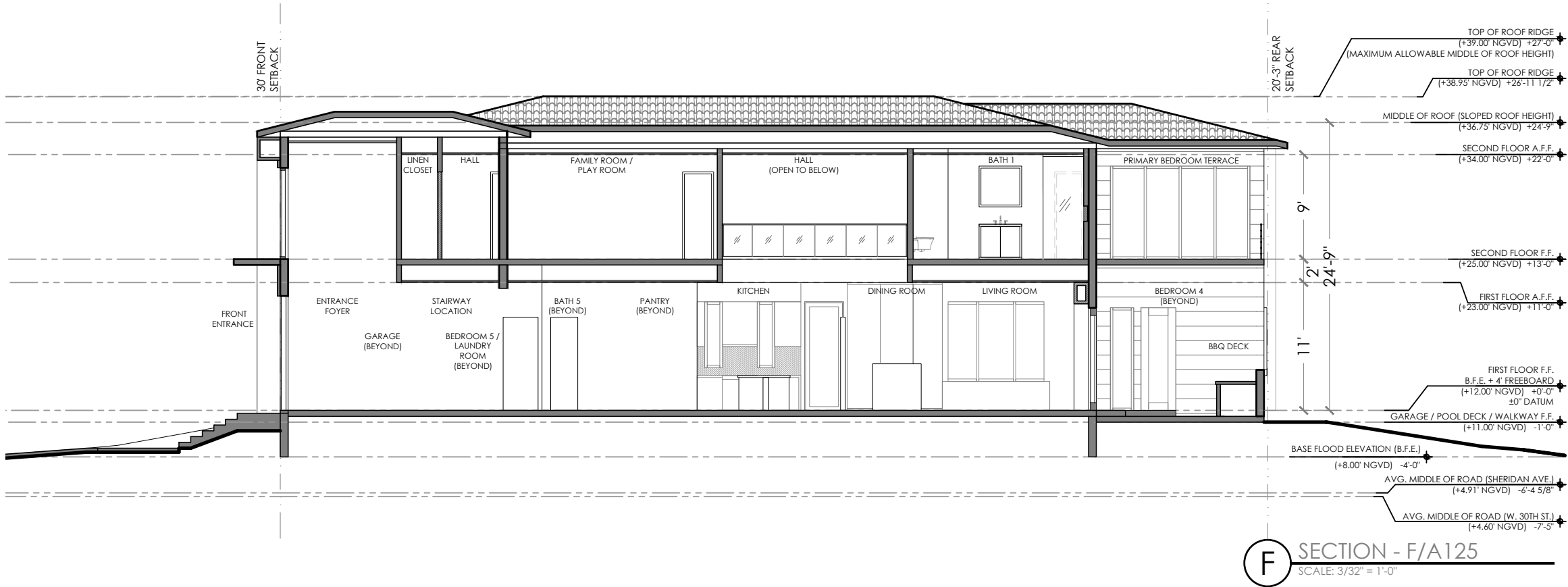
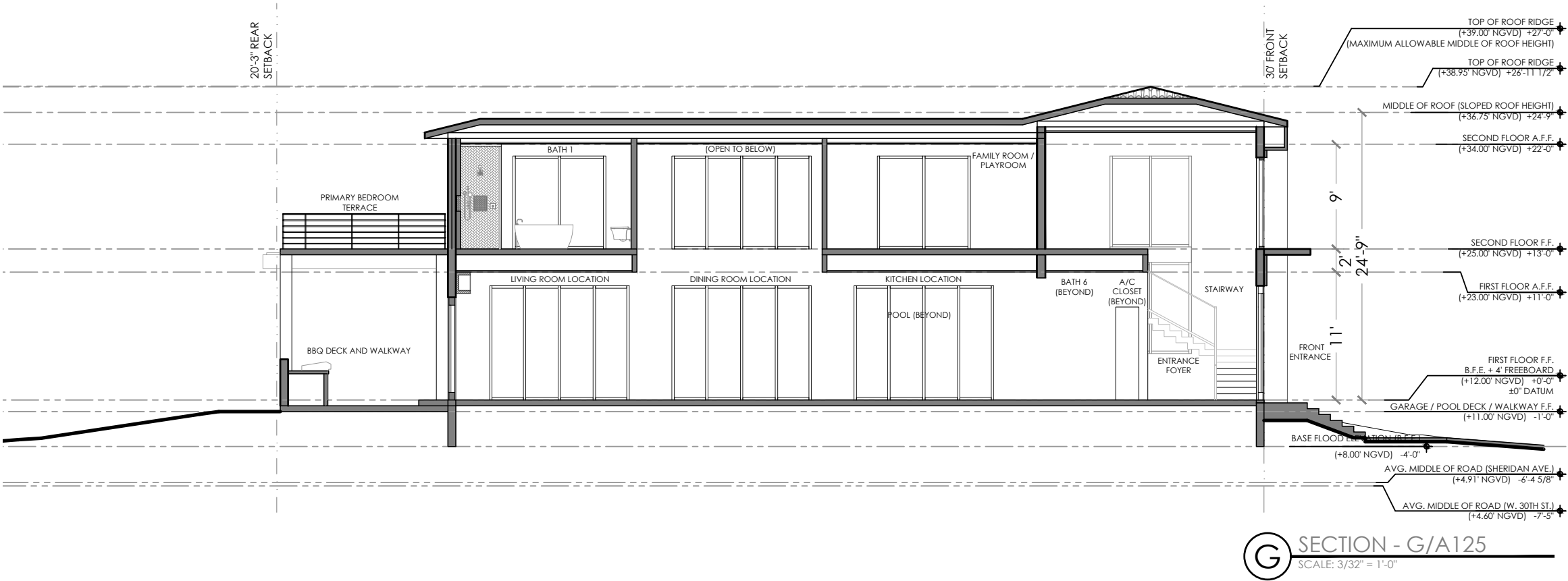
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**A-124**  
12.12.2022





## NEW SINGLE FAMILY HOME

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STUART DEBOWSKY

AR 94898

AA 260022858

DATE 2022.12.12

JOB No.

SHEET No.

# A-125

12.12.2022





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

NEW SINGLE FAMILY HOME  
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

DATE	2022.12.12
JOB No.	
SHEET No.	00

STUART DEBOWSKY  
AR 94898  
AA 260022858

**A-130**  
12.12.2022





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

NEW SINGLE FAMILY HOME  
AYAD RESIDENCE

401 WEST 30TH STREET, MIAMI BEACH, FL 33140

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SHEET No.	00

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**A-131**  
12.12.2022













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ARCHITECTURE RENDERINGS

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**12.12.2022**

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ARCHITECTURE RENDERINGS

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401 WEST 30TH STREET, MIAMI BEACH, FL 33140

DATE	2022.12.12
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SHEET No.	00

**A-135**  
**12.12.2022**

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ARCHITECTURE RENDERINGS

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**12.12.2022**

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ARCHITECTURE RENDERINGS

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**12.12.2022**

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DATE	2022.12.12
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SHEET No.	00

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**12.12.2022**

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**12.12.2022**

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## ARCHITECTURE RENDERINGS

### NEW SINGLE FAMILY HOME AYAD RESIDENCE

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**12.12.2022**

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ARCHITECTURE RENDERINGS

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**12.12.2022**

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ARCHITECTURE RENDERINGS

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DATE	2022.12.12
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**A-146**

**12.12.2022**

STUART DEBOWSKY  
AR 94898  
AA 260022858



EXHIBIT: EXAMPLES OF LONG TWO-STORY FACADES

