

Design Review Board (DRB23-0990)

Sunset Isles

1649 22nd St Miami, FL 33140

PROGRESS SET 2/2/2024

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D-001

Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

PROGRESS SET 2/2/2024



3. REAR VIEW



1. FRONT VIEW



3. REAR VIEW



2. FRONT VIEW



KEY PLAN



New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-003



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PROGRESS SET 2/2/2024



FRONT AERIAL VIEW



REAR AERIAL VIEW

Date: 2/2/2024

D-004

New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140



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PROCESS SET 1/7/2024



6: 1645 W 22ND ST



7: 1635 W 22ND ST



8: 1617 W 22ND ST



9: 2131 BAY AVE



10: 1630 W 22ND ST



1: 2122 BAY AVE



2: 2130 BAY AVE



3: 2138 BAY AVE



4: 2142 BAY AVE



5: 1649 W 22ND ST (SITE)

DESIGN ARCHITECT:



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NEW SINGLE FAMILY - RESIDENCE AT:

1649 W 22nd St
Miami Beach, FL 33140

Date: 01/14/2024

D-005

PROCESS SET 1/7/2024



PROPOSED



EXISTING

Date: 01/14/2024

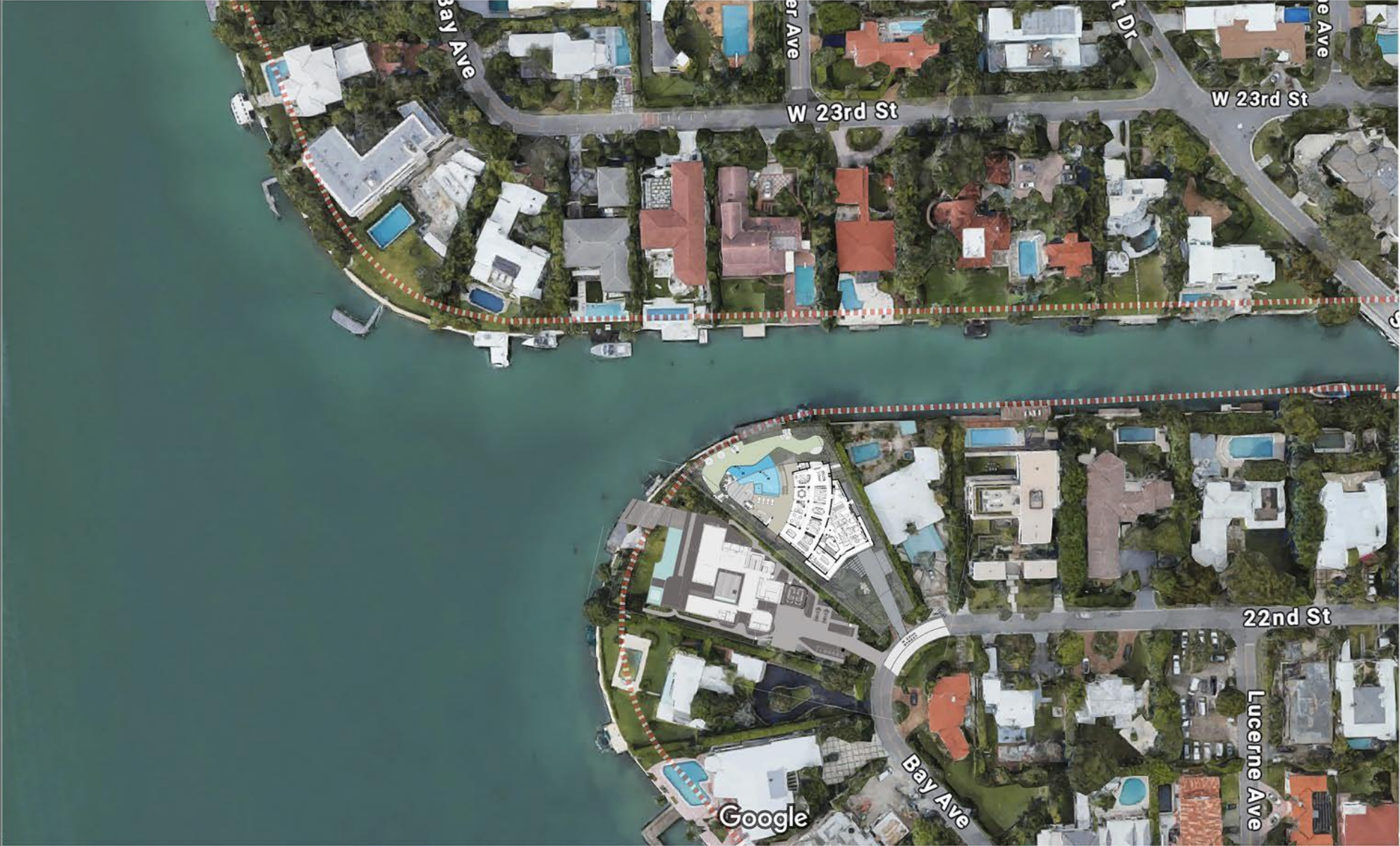
D-006

NEW SINGLE FAMILY - RESIDENCE AT:
1649 W 22nd St
Miami Beach, FL 33140

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PROCESS SET 2/2/2024



AERIAL SITE CONTEXT

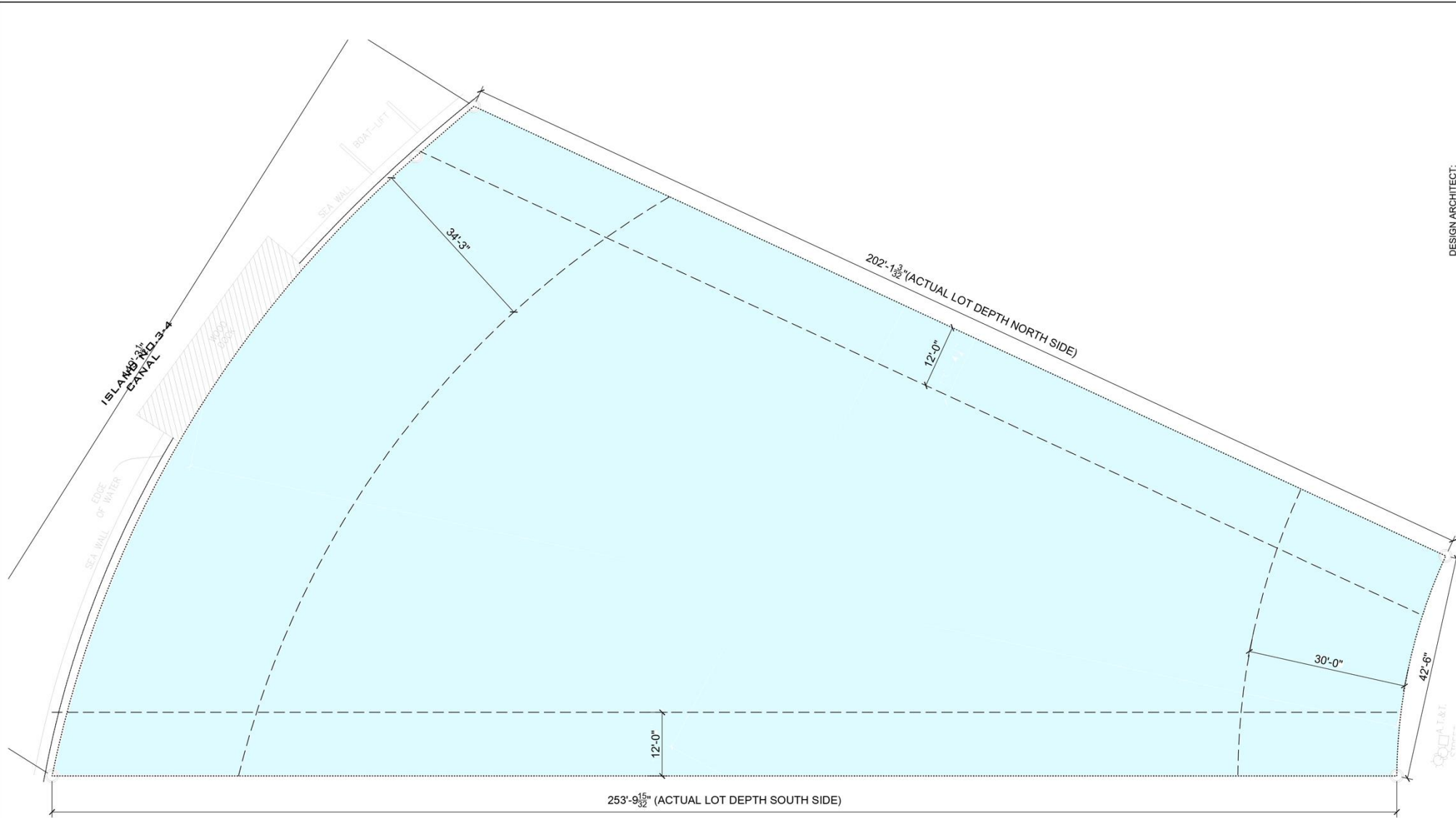


D-007	New 2 story residence at: 1649 W 22nd St Miami Beach, FL 33140	
	Date: 2/2/2024	



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PROGRESS SET 2/2/2024



1 LOT SIZE DIAGRAM
SCALE: NTS

Date: 2/2/2024

D-102

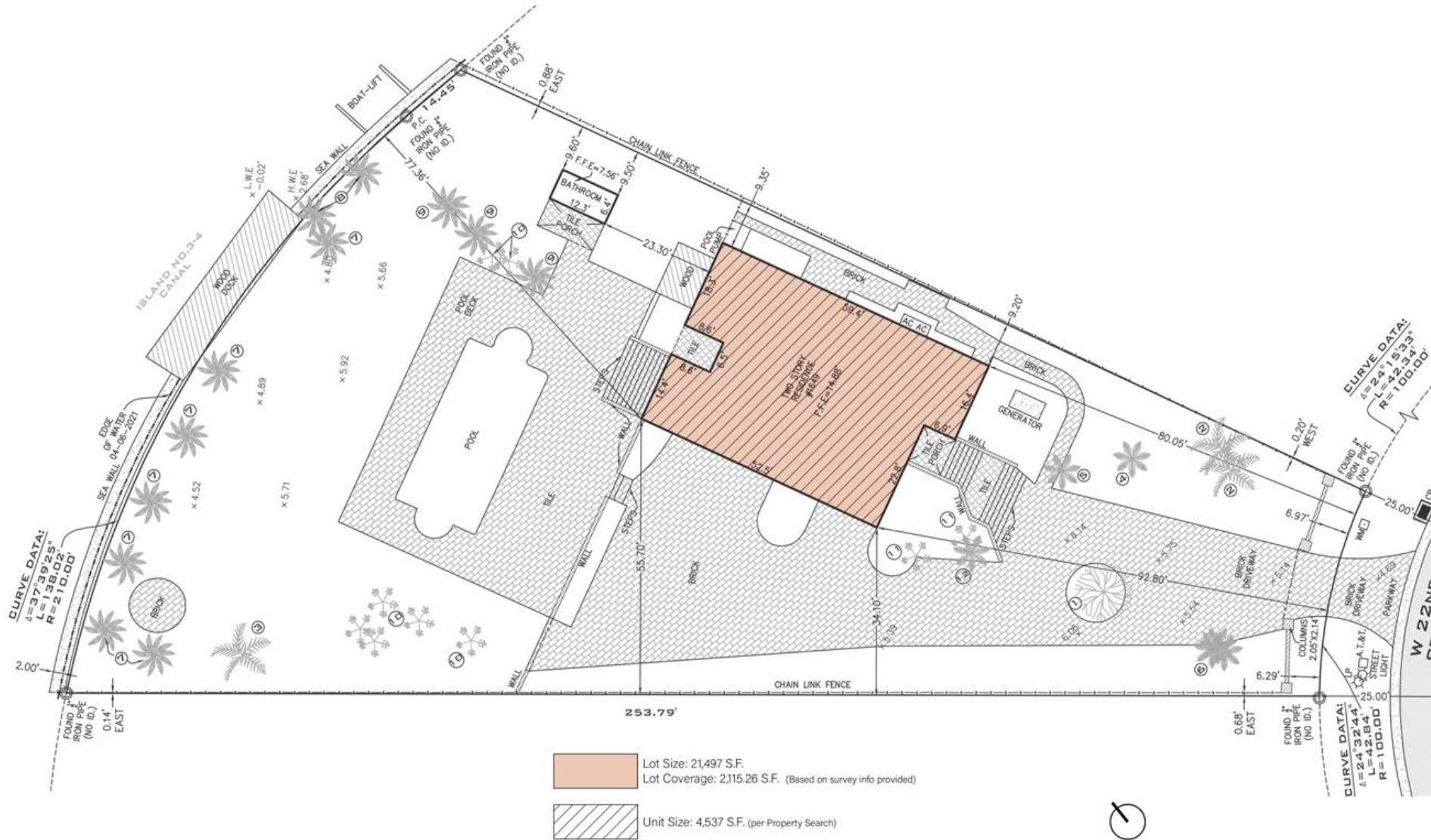
New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140



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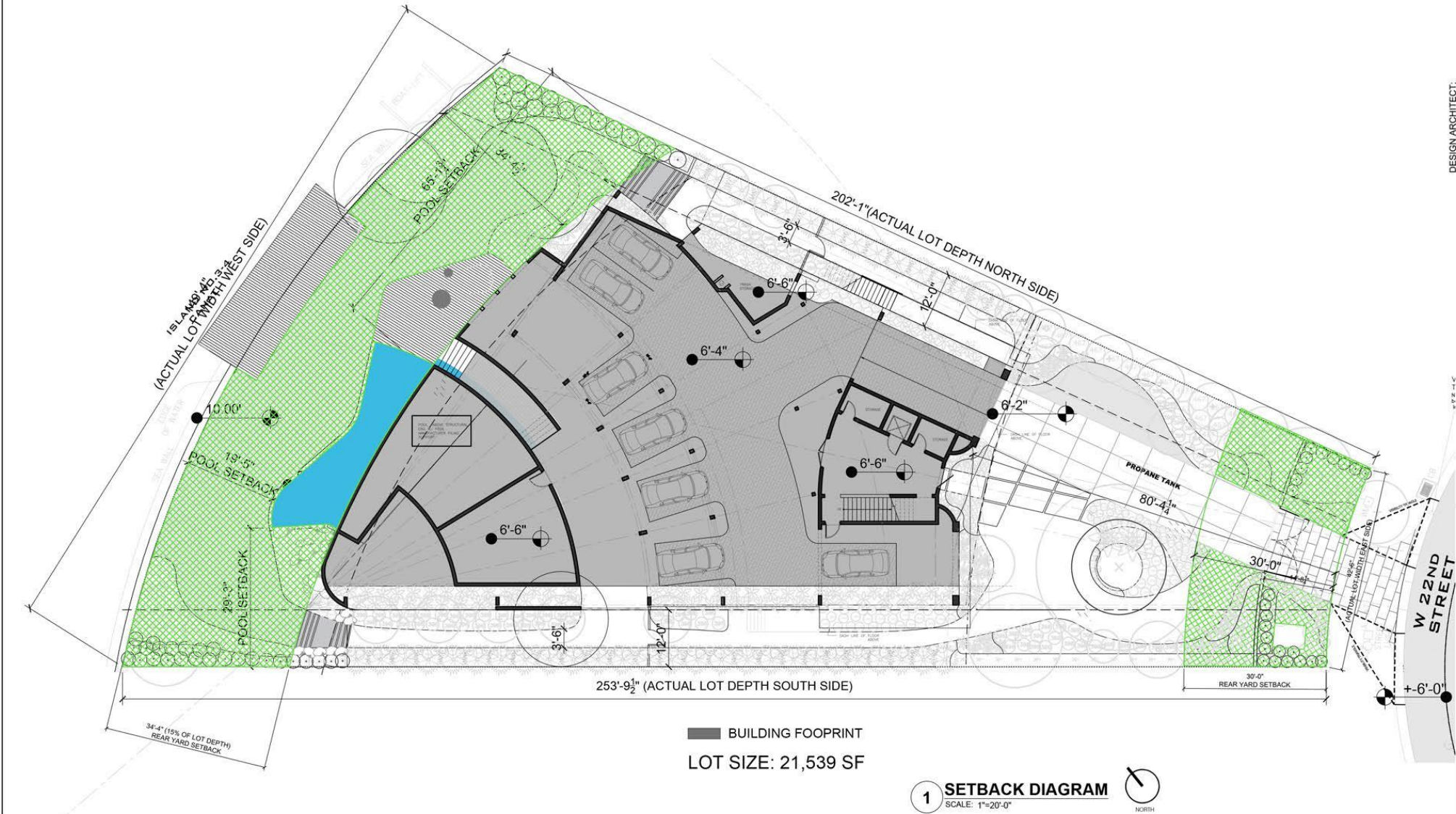
PROCESS SET 2/2/2024



D-008

Date: 2/2/2024

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1649 W 22nd St
Miami Beach, FL 33140



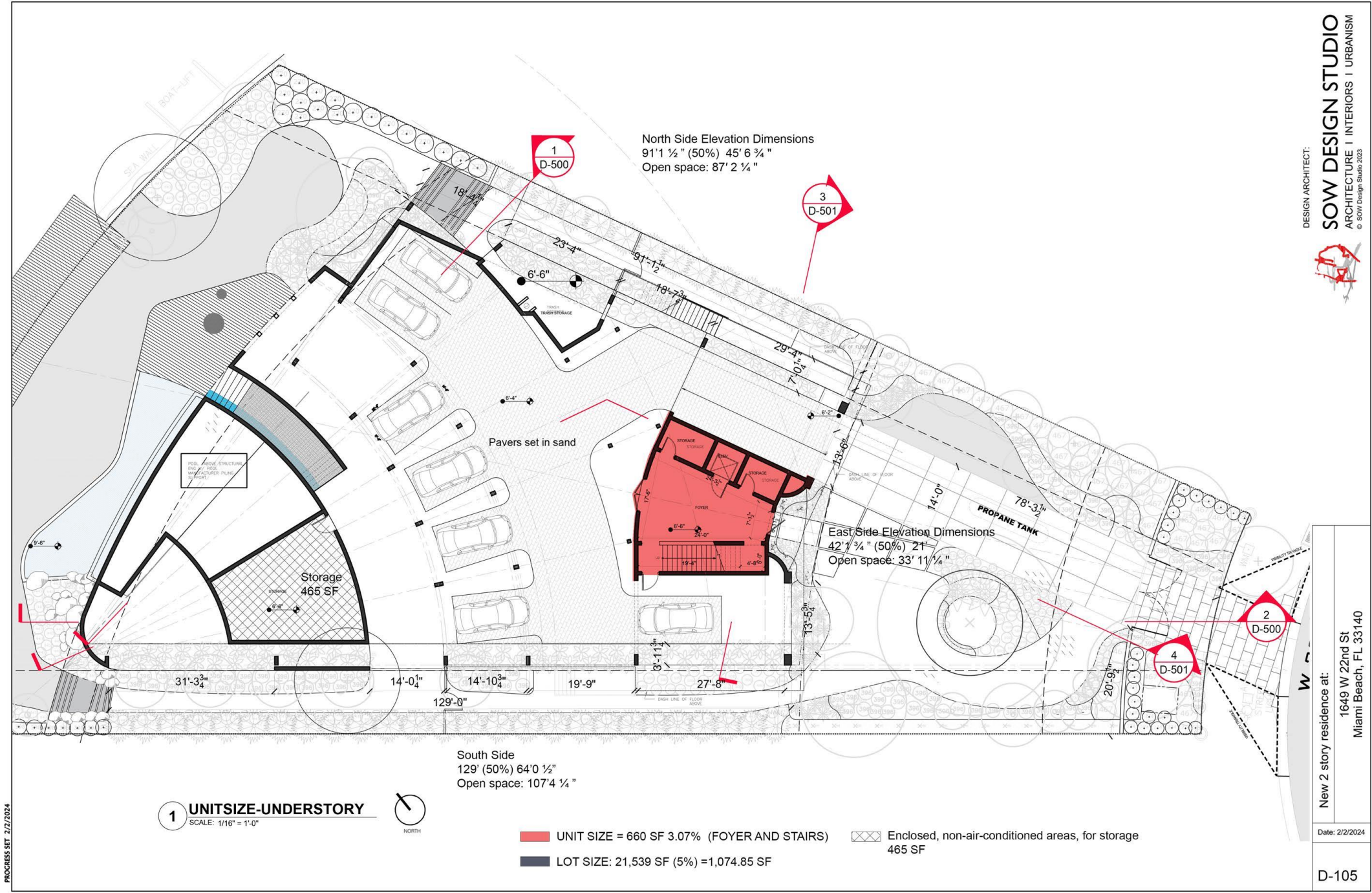
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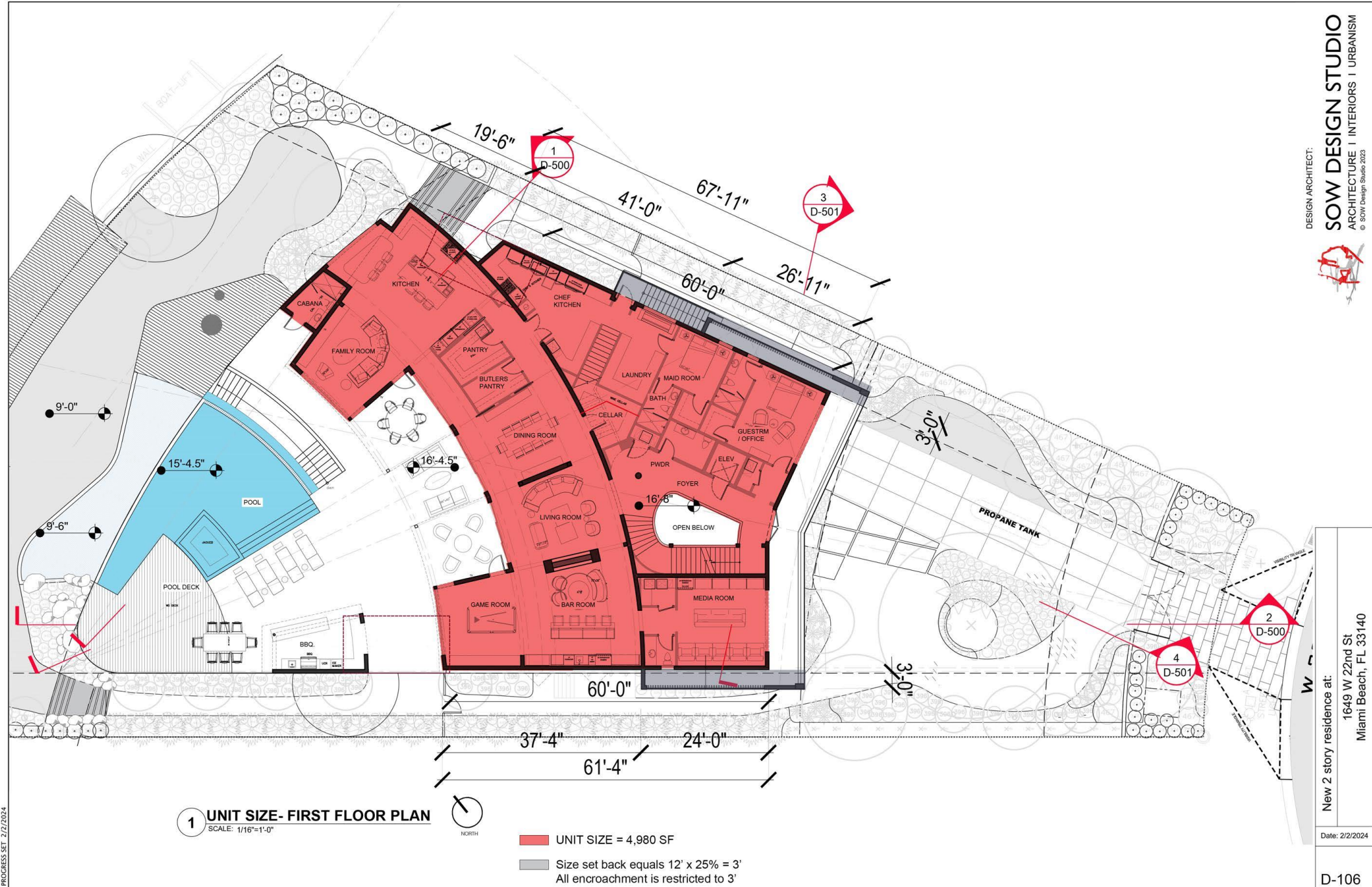
New 2 story residence at:

residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-101



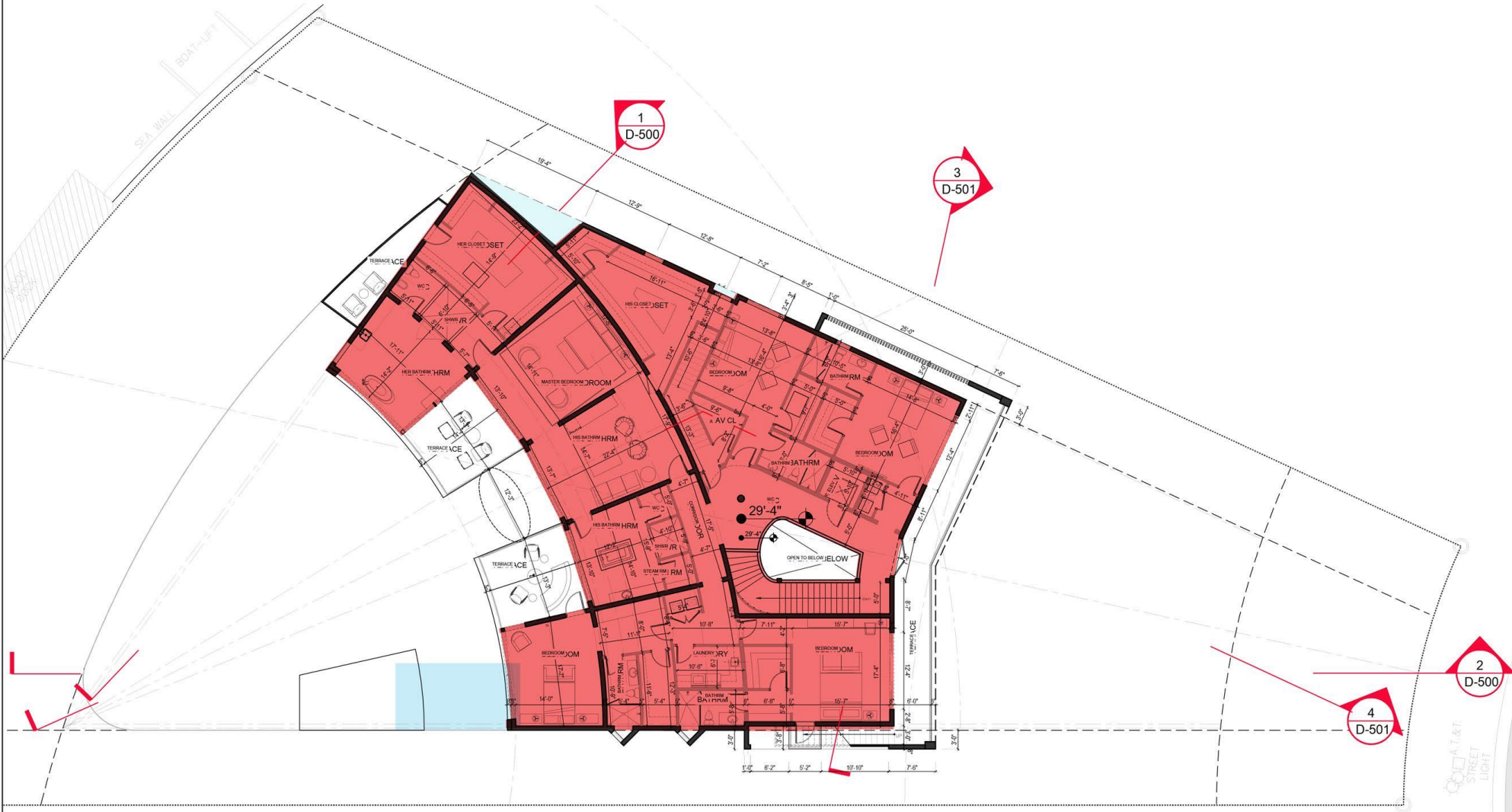


PROGRESS SET 2/2/2024

1 UNIT SIZE- SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



UNIT SIZE = 4,751 SF (ELEVATOR AND LOBBY)



D-107

Date: 2/2/2024

New 2 story residence at:
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Miami Beach, FL 33140



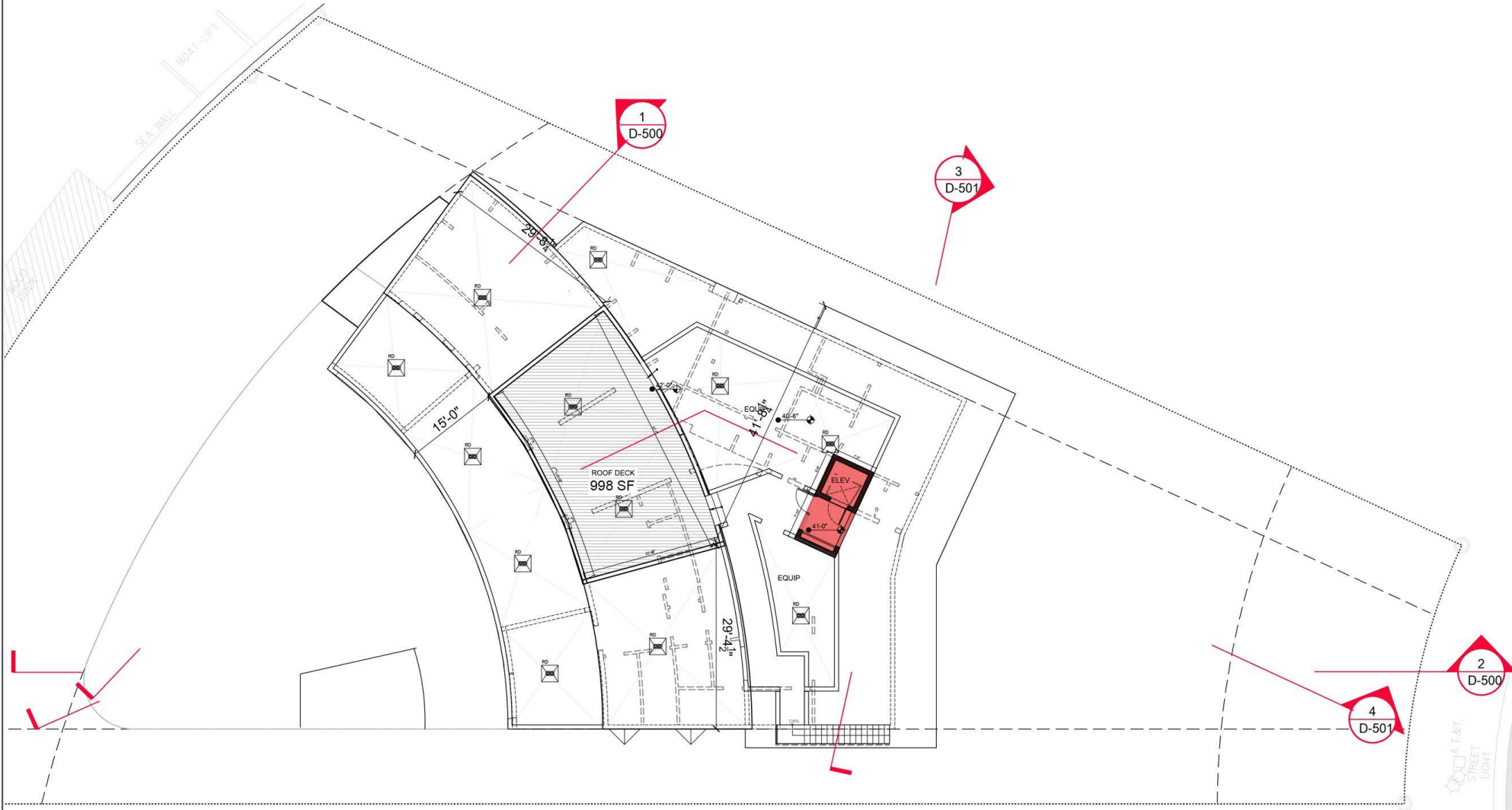
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PROGRESS SET 2/2/2024

1 UNIT SIZE - ROOF PLAN
SCALE: 1/16" = 1'-0"



- ELEVATOR AND VESTIBULE = 102
- ROOF TERRACE AREA ALLOWED (MAX) = 1187.75 SF
- ROOF TERRACE AREA PROVIDED = 998 SF



Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

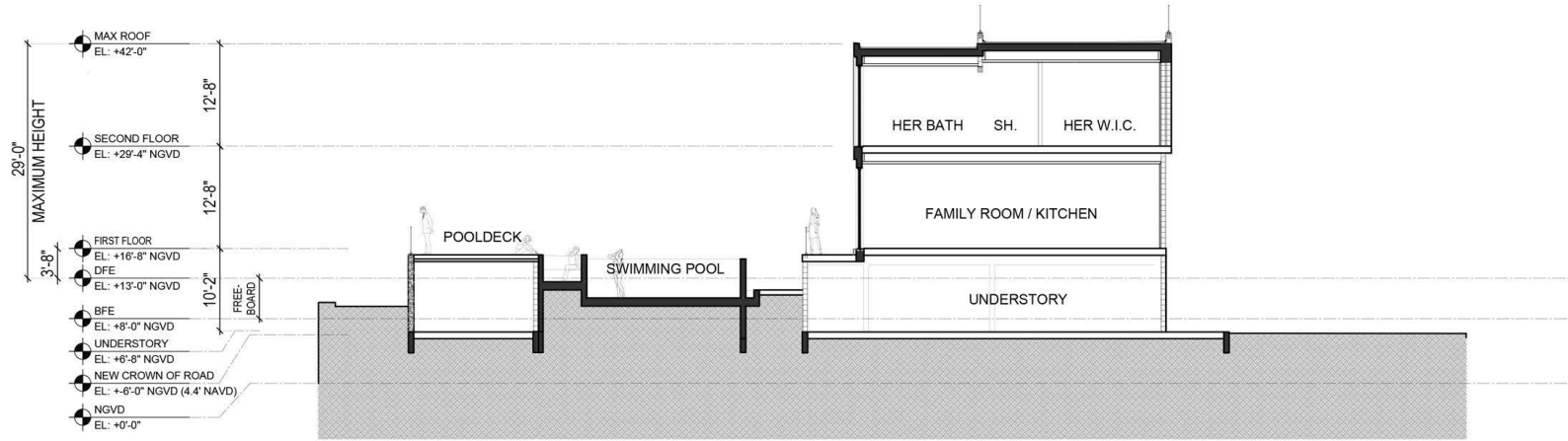
D-108



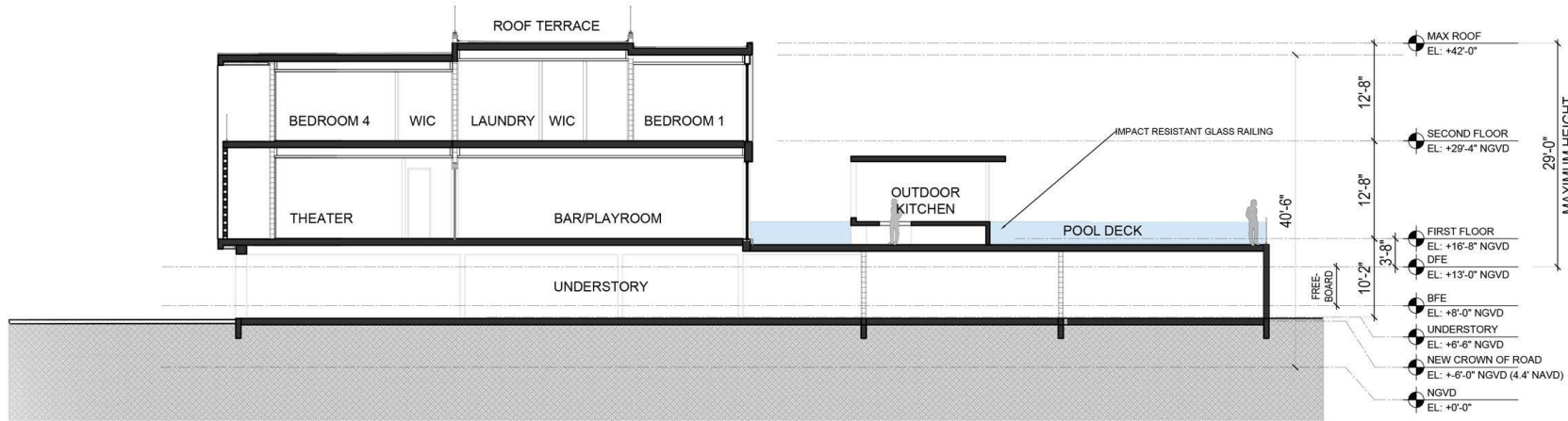
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PROGRESS SET 2/2/2024



1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



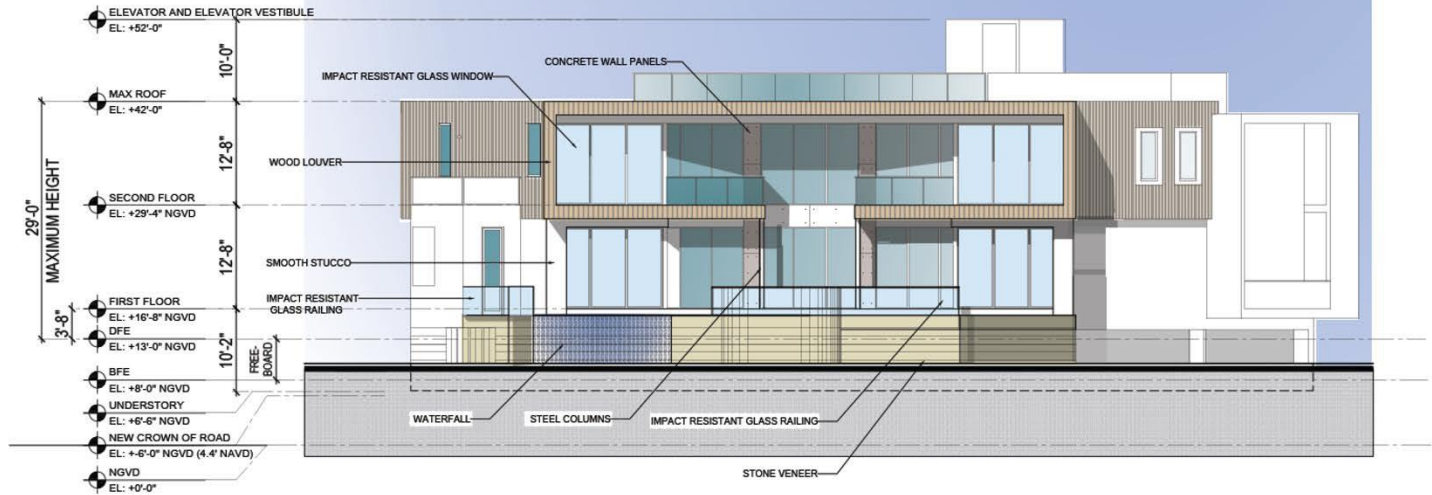
2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-400

PROGRESS SET 2/2/2024



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH WEST ELEVATION
SCALE: 1/16" = 1'-0"

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New 2 story residence at:

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Date: 2/2/2024

D-401

PROGRESS SET 2/2/2024

WAIVER REQUEST #1-A
REQUEST TO WAIVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH

LOT SIZE: 21,539 SQFT
COURTYARD AREA MIN: 214 SQFT. (1%)



1 SIDE ELEVATION FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 SIDE ELEVATION SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



DESIGN ARCHITECT:



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New 2 story residence at:

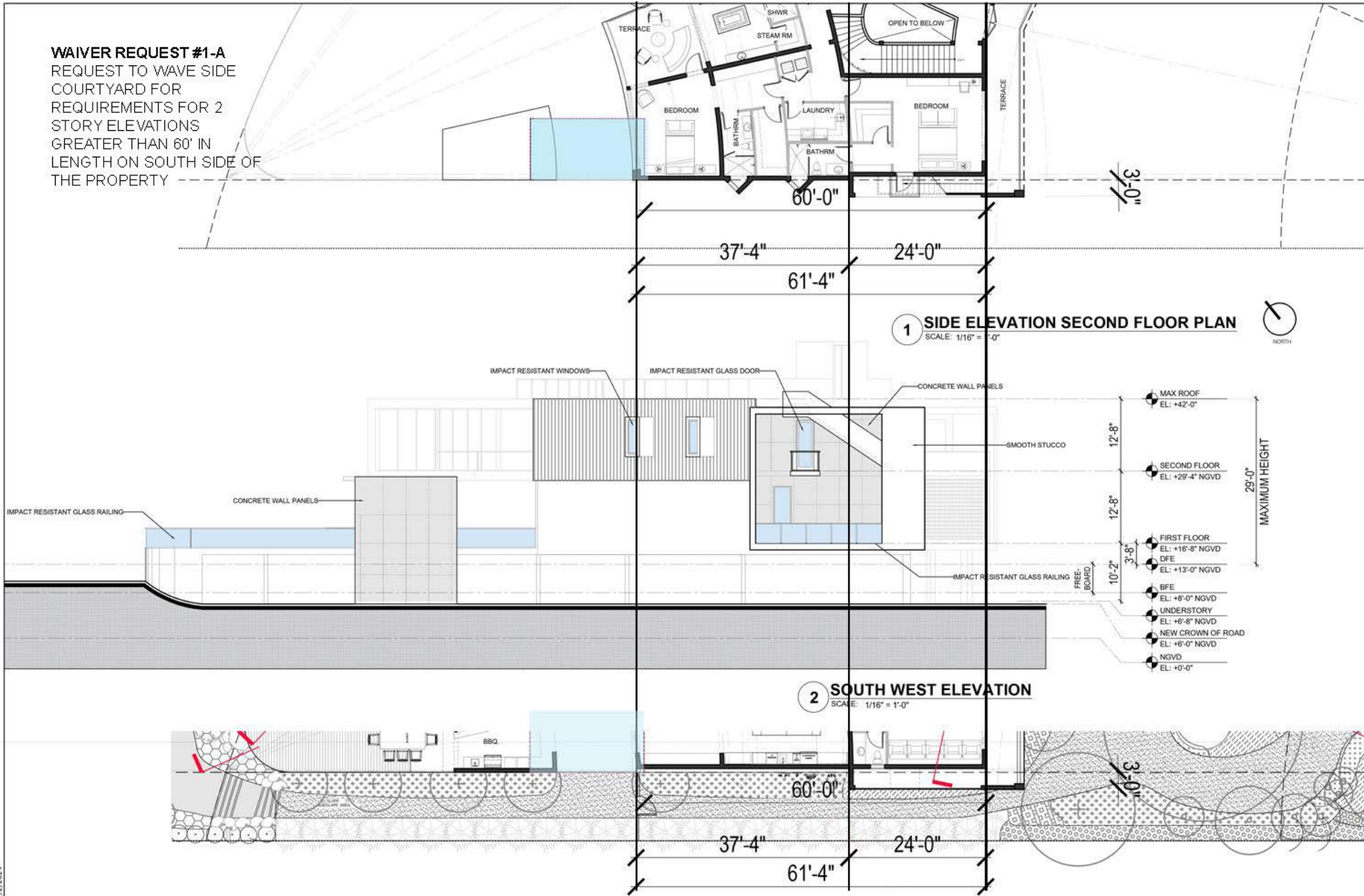
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-111

PROCESS SET 2/2/2024

WAIVER REQUEST #1-A
REQUEST TO WAIVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH ON SOUTH SIDE OF
THE PROPERTY



DESIGN ARCHITECT:



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New 2 story residence at:

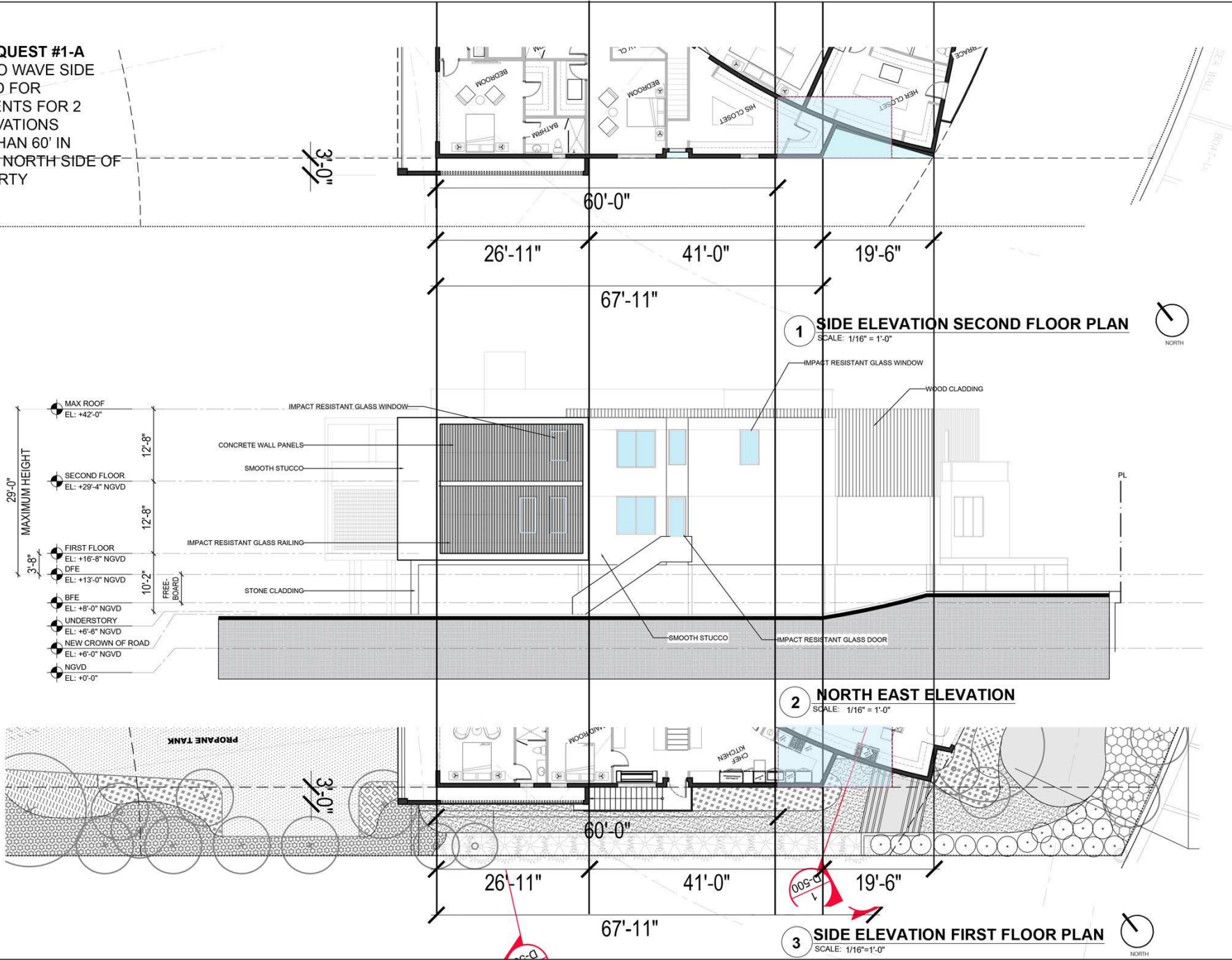
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-112

PROGRESS SET 2/2/2024

WAIVER REQUEST #1-A
REQUEST TO WAVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH ON NORTH SIDE OF
THE PROPERTY



DESIGN ARCHITECT:



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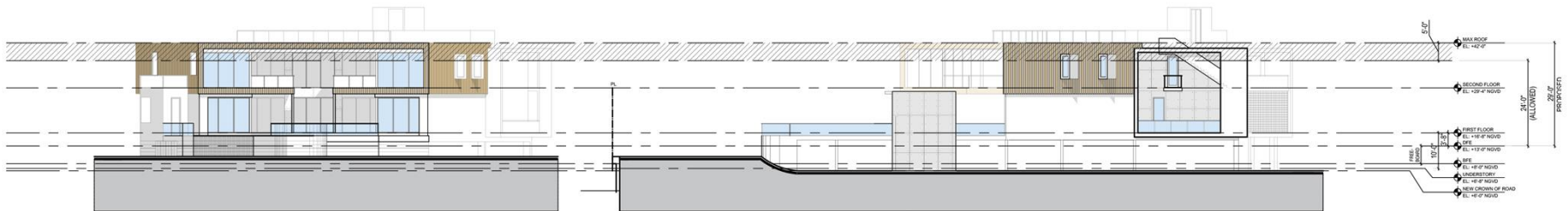
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-113

PROGRESS SET 2/2/2024

WAIVER REQUEST #2-A
REQUEST TO RAISE
ALLOWED : 24' TO
PROPOSED : 29'
BUILDING HIEGHT



1 WEST ELEVATION
SCALE: 3/8"

2 SOUTH WEST ELEVATION
SCALE: 3/8"

3 SOUTH EAST ELEVATION
SCALE: 3/8"

4 NORTH EAST ELEVATION
SCALE: 3/8"

1 ELEVATIONS
SCALE: NTS

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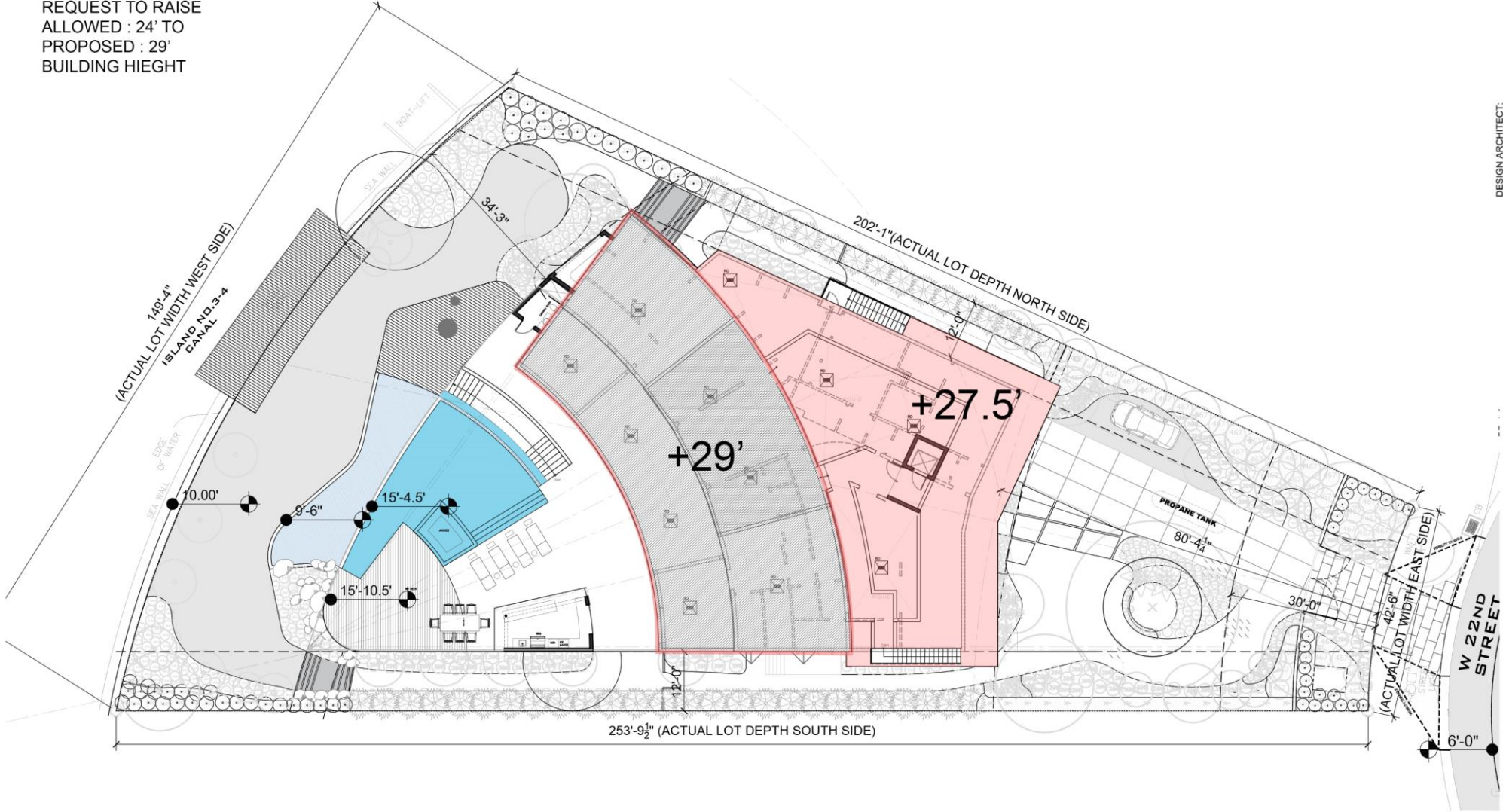
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-114

PROGRESS SET 2/2/2024

WAIVER REQUEST #2-B
REQUEST TO RAISE
ALLOWED : 24' TO
PROPOSED : 29'
BUILDING HIEGHT



1 ROOF HEIGHTS
SCALE: 1"=20'-0"



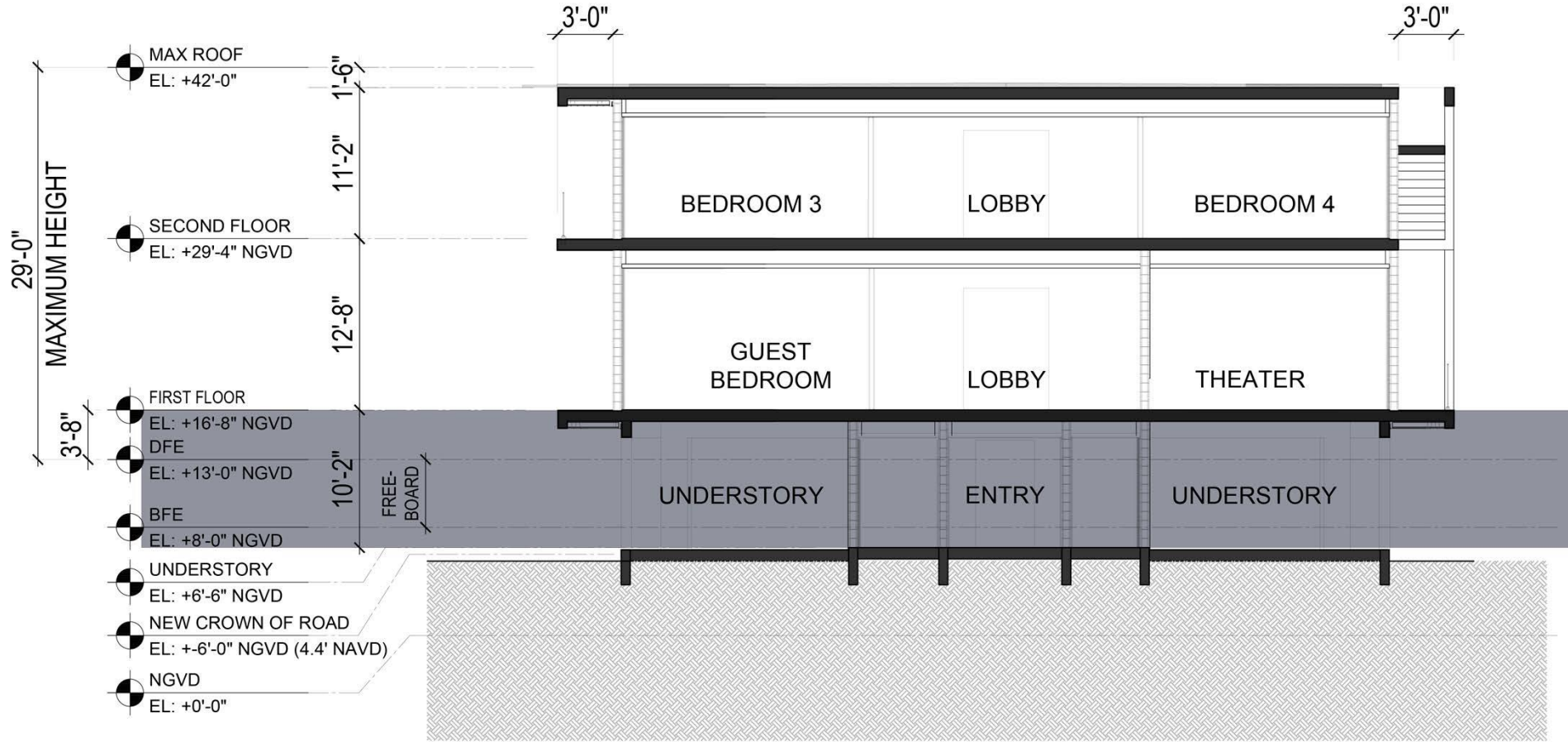
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New 2 story residence at: 1649 W 22nd St Miami Beach, FL 33140
Date: 2/2/2024
D-115

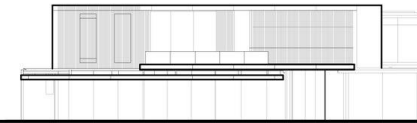
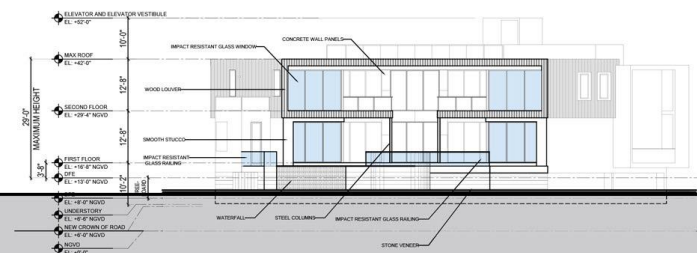
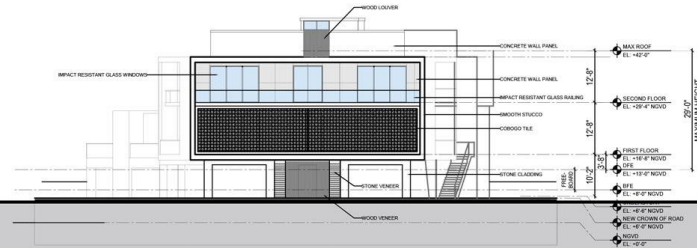
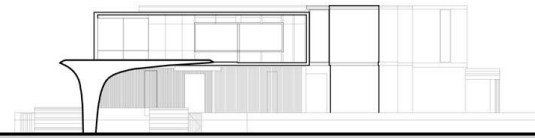
PROGRESS SET 2/2/2024

WAIVER REQUEST #3
REQUEST FOR
UNDERSTORY



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROGRESS SET 2/2/2024



DESIGN ARCHITECT:

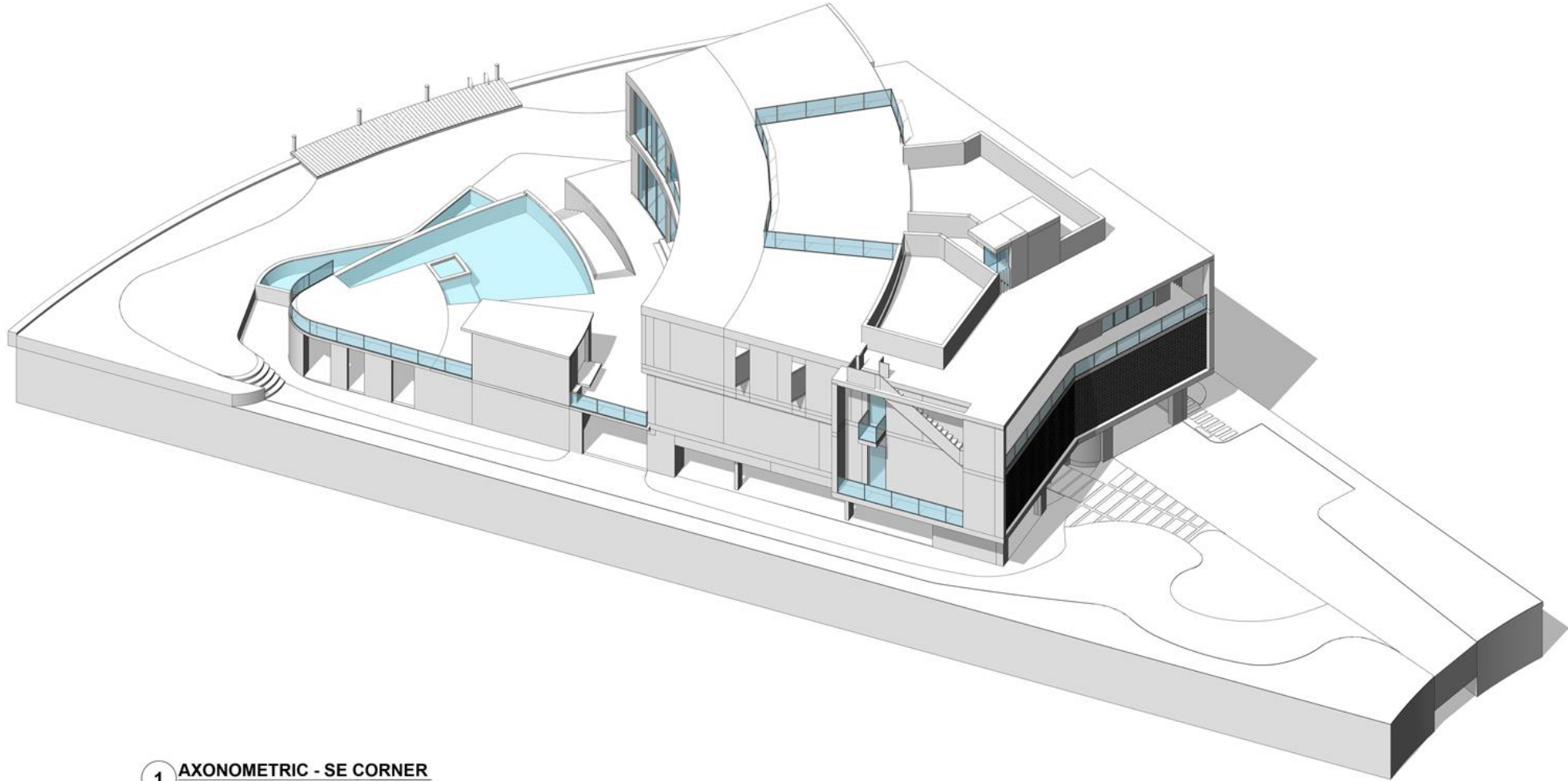
DESIGN ARCHITECTS:
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Date: 2/2/2024	New 2 story residence at: 1649 W 2 Miami Beach,
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D-117

1 CONTEXTUAL ELEVATION LINE
SCALE: 1/32" = 1'-0"

PROGRESS SET 2/2/2024



1 **AXONOMETRIC - SE CORNER**
SCALE: NTS

D-600

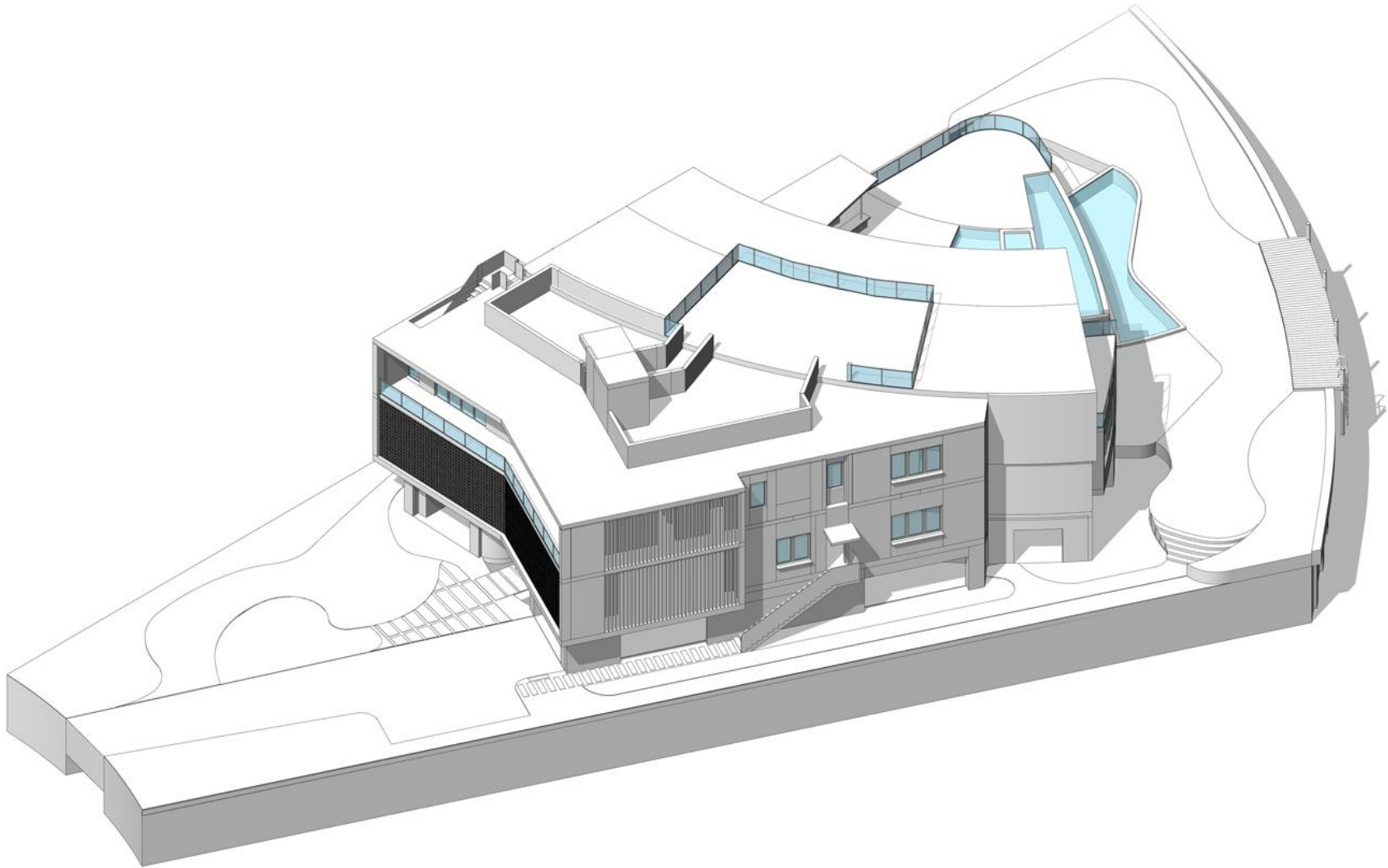
Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140



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PROCESS SET 2/2/2024



1 **AXONOMETRIC - NE CORNER**
SCALE: NTS

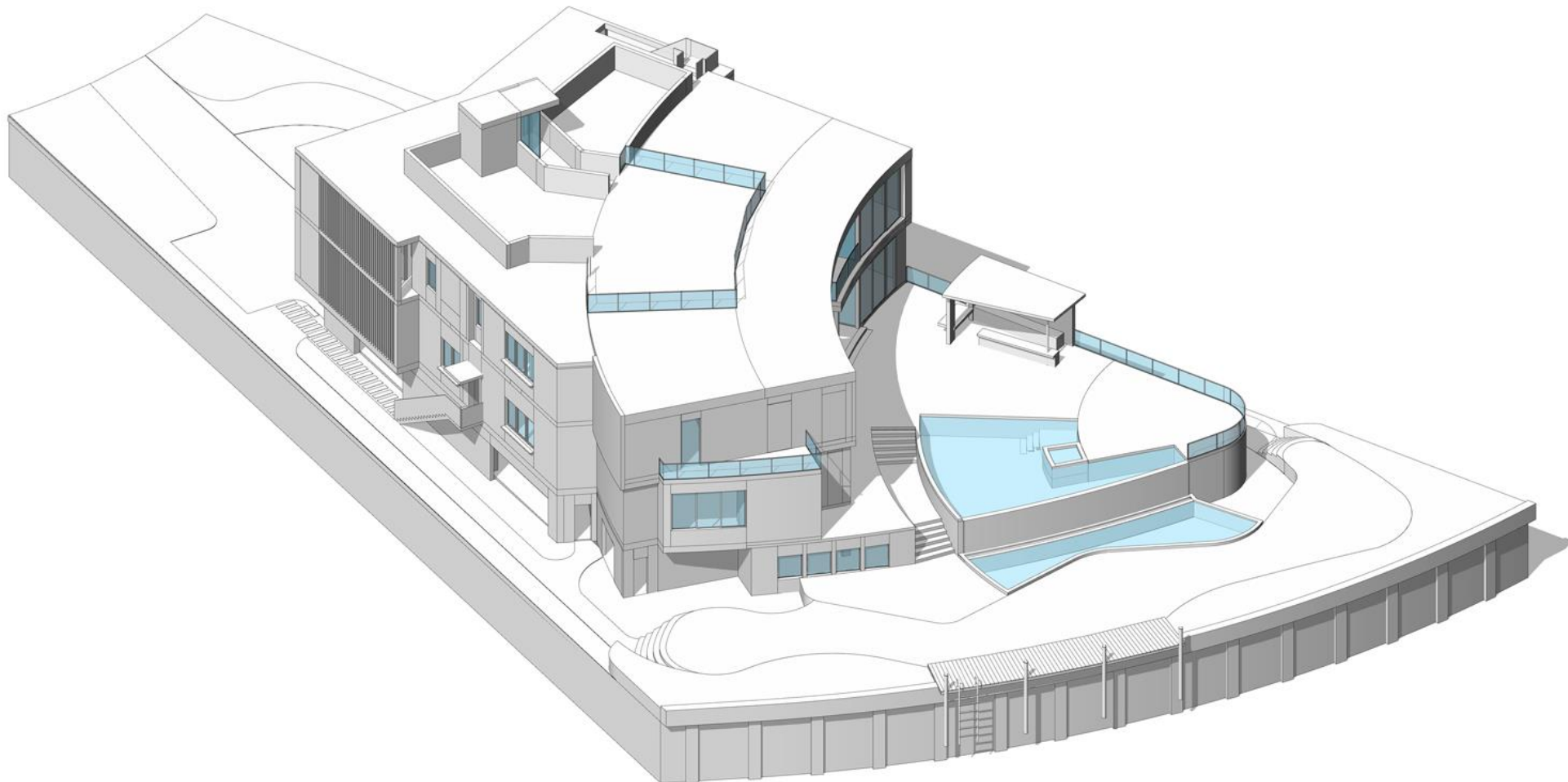
Date: 2/2/2024

D-601

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140



PROCESS SET 2/2/2024



1 **AXONOMETRIC - NE CORNER**
SCALE: NTS

Date: 2/2/2024

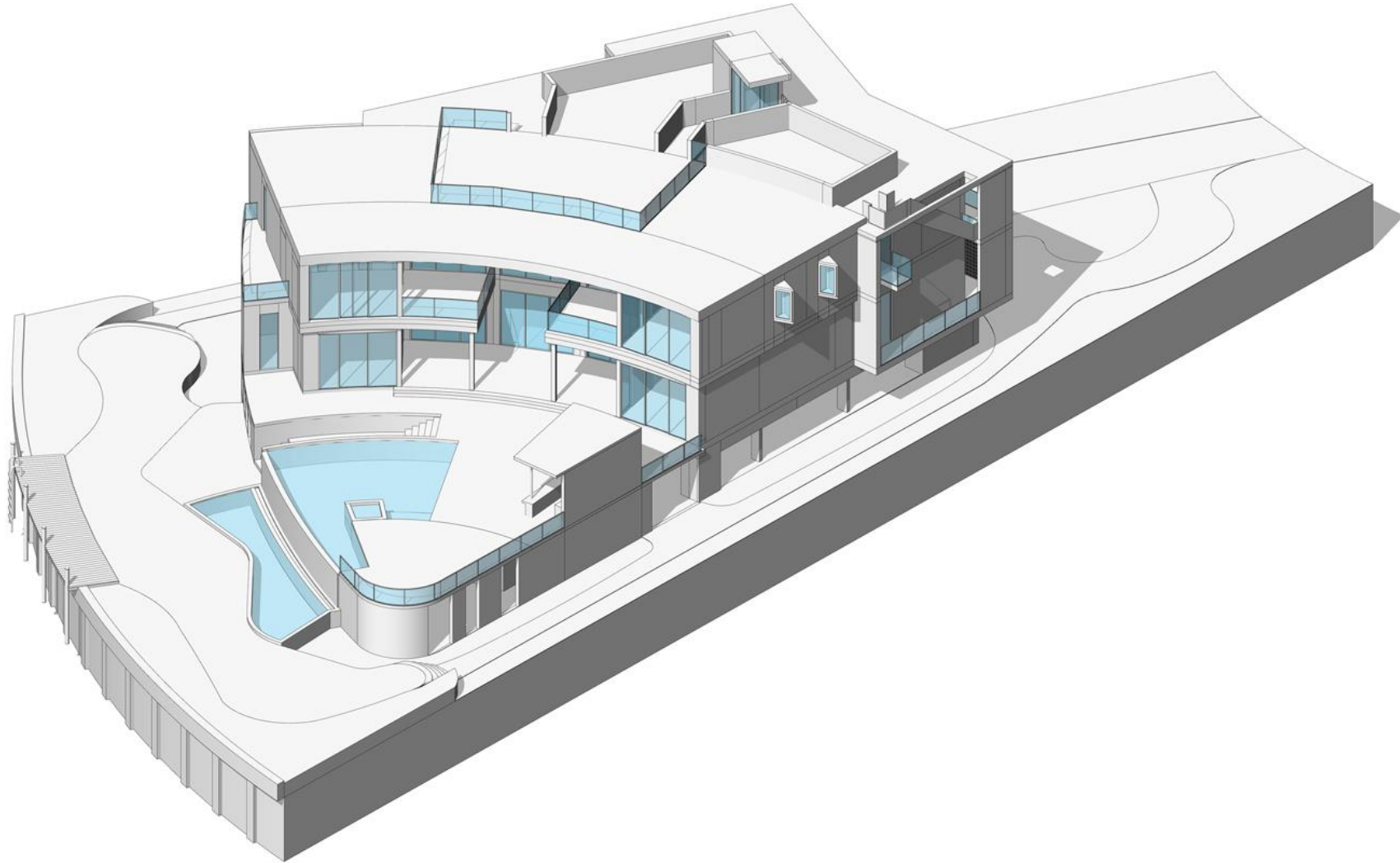
D-602

New 2 story residence at:
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PROCESS SET 2/2/2024



1 **AXONOMETRIC - SW CORNER**
SCALE: NTS

DESIGN ARCHITECT:



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New 2 story residence at:

1649 W 22nd St
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Date: 2/2/2024

D-603

PROGRESS SET 2/1/2024

1 LANDSCAPE COLOR PLAN GROUND FLOOR
A/E



Date: 02/01/2024

L1-1

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Diego
Vanderbiest
rbiest

Digitally signed by
Diego
Vanderbiest
Date:
2024.02.02
15:21:37
+05'00'

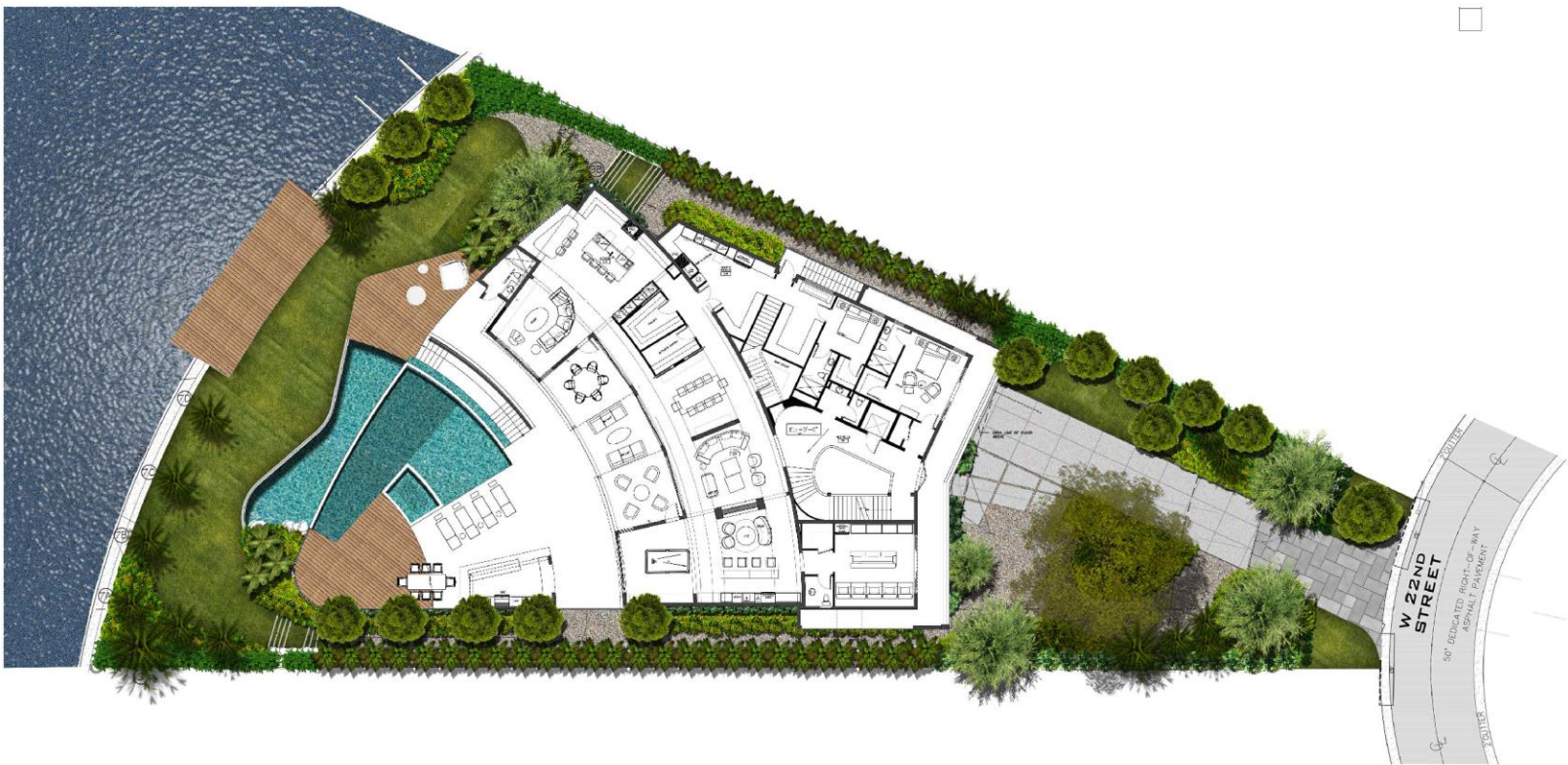
LANDSCAPE ARCHITECT
RLA
#001085
DIEGO VANDERBIEST
6000 S.W. 80 STREET
MIAMI, FL ORIDA 33143
PHONE: 305-528-4001



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PROCESS SET 2/1/2024

1 LANDSCAPE COLOR PLAN FIRST FLOOR



Date: 02/01/2024

L1-2

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Diego
Vande
rbiest

Digitally signed by
Diego
Vande
rbiest
DN: cn=Diego Vande
rbiest, o=SOW Design Studio, c=US

LANDSCAPE ARCHITECT
FLA
#0001786
DIEGO VANDERBIEST
6200 S W 88 STREET
MIAMI, FL OR DA 33143
PHONE: 305-528-4011



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PROCESS SET 2/2/2024



1 FRONT
SCALE: NTS

Date: 2/2/2024

D-803

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PROCESS SET 2/2/2024



1 NORTH EAST
SCALE: NTS

Date: 2/2/2024

New 2 story residence at:
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D-801



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PROCESS SET 2/2/2024



1 SOUTH WEST
SCALE: NTS

Date: 2/2/2024

D-802

New 2 story residence at:

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PROCESS SET 2/2/2024



1 REAR VIEW
SCALE: NTS

Date: 2/2/2024

D-800

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DESIGN ARCHITECT:

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THANK YOU



BOUNDARY SURVEY

 = CONCRETE  = CONC. BLOCK WALL  = WOOD DECK  = COVERED AREA  = ASPHALT  = CHAIN LINK FENCE (CLF)  = WOOD FENCE (WF)  = IRON FENCE (IF)  = LENGTH  = CENTRAL ANGLE / DELTA  = TANGENT  = POINT OF TANGENCY  = POINT OF CURVATURE  = POINT OF COMPOUND CURVE  = CATCH BASIN  = CURB UTILITY BOX	B.C. = BLOCK CORNER P. = PROPERTY LINE C.B. = CONC. BLOCK M. = MONUMENT LINE CALC. = CALCULATED M.F. = FIELD MEASURED P. = PER PLAT T.P. = TYPICAL P.R.M. = PERMANENT P.C.P. = PERMANENT CONTROL F.D. NAIL = FOUND NAIL D.H. = DRILL HOLE F.D. 1/2" = FOUND IRON PIPE 1/2" DIAMETER M.C. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.C. = OFFICIAL RECORD M.H. = MAN HOLE P. = PROFESSIONAL S.D. = BUILDING STRUCTURE H.D. = BUILDING HEADLINE LINES TEL. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH = CHORD B.R. = BRIDGE BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING P.O.R. = POINT OF REVERSE MARK P.O.B. = POINT OF BEGINNING P.O.R. = POINT OF REVERSE MARK F.D. IR. = FOUND IRON REBAR F.D. P.K.NAIL = FOUND PARKER-KALON NAIL F.D. 1/2" = FOUND SURVEYOR AND WAPPA A/C = AIR CONDITIONER PAD P.A. = POWER TRANSMISSION P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + O.F. = EXISTING ELEVATION
--	--	--	--

ELEV.= ELEVATION
SEC.= SECTION
TNS.= TOWNSHIP
RC.= RANGE
SWNK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 4772 FLORIDA STATUTES; THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAN OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUÑEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #6924

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987

BLANCO SURVEYORS INC.

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555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: **(305) 865-7810**

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: 8'
PANEL: 0317	COMMUNITY #: 120651		
DATE: 01/15/24	SCALE: 1" = 30'	DWN. BY: R. BELLO	JOB No. 24-113

EXISTING TREES					
N ^o	NAME	DBH	OH	SH	SP
1	UNKNOWN	4"	60'	40'	
2	PALM	1"	40'	10'	
3	COCONUT PALM	0.8"	35'	6'	
4	COCONUT PALM	0.6"	35'	6'	
5	COCONUT PALM	0.6"	35'	6'	
6	COCONUT PALM	0.6"	35'	6'	
7	COCONUT PALM	0.6"	35'	6'	
8	COCONUT PALM	0.6"	35'	6'	
9	COCONUT PALM	0.6"	35'	6'	
10	COCONUT PALM	0.6"	35'	6'	
11	COCONUT PALM	0.6"	35'	6'	
12	COCONUT PALM	0.6"	35'	6'	
13	COCONUT PALM	0.6"	35'	6'	
14	COCONUT PALM	0.6"	35'	6'	
15	COCONUT PALM	0.6"	35'	6'	
16	COCONUT PALM	0.6"	35'	6'	
17	COCONUT PALM	0.6"	25'	6'	
18	PALM	0.6"	30'	6'	
19	PALM	0.6"	25'	6'	
20	COCONUT PALM	0.6"	50'	6'	
21	COCONUT PALM	0.6"	50'	6'	
22	PALM	1.0"	25'	8'	
23	PALM	0.4"	20'	6'	
24	PALM	0.4"	25'	6'	
25	PALM	0.6"	20'	6'	
26	PALM	0.6"	20'	6'	
27	PALM	0.6"	20'	6'	
28	PALM	0.4"	20'	6'	
29	PALM	0.5"	20'	6'	
30	PALM	0.6"	20'	6'	
31	PALM	0.6"	20'	6'	
32	PALM	1.0"	40'	10'	
33	PALM	1.0"	40'	10'	

DBH=Diameter breast height
(4.5 feet from ground)

OH=Overall Height
SP=Spread

PROPERTY ADDRESS: 1649 W 22 ST., MIAMI BEACH, FL. 33140

LEGAL DESCRIPTION: LOT 23, BLOCK 4A, 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# C-100 LOC# 3235 S ELEV. 11.05' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 8

SURVEYOR'S SEAL



LOCATION MAP
NOT TO SCALE



DESIGN ARCHITECT:

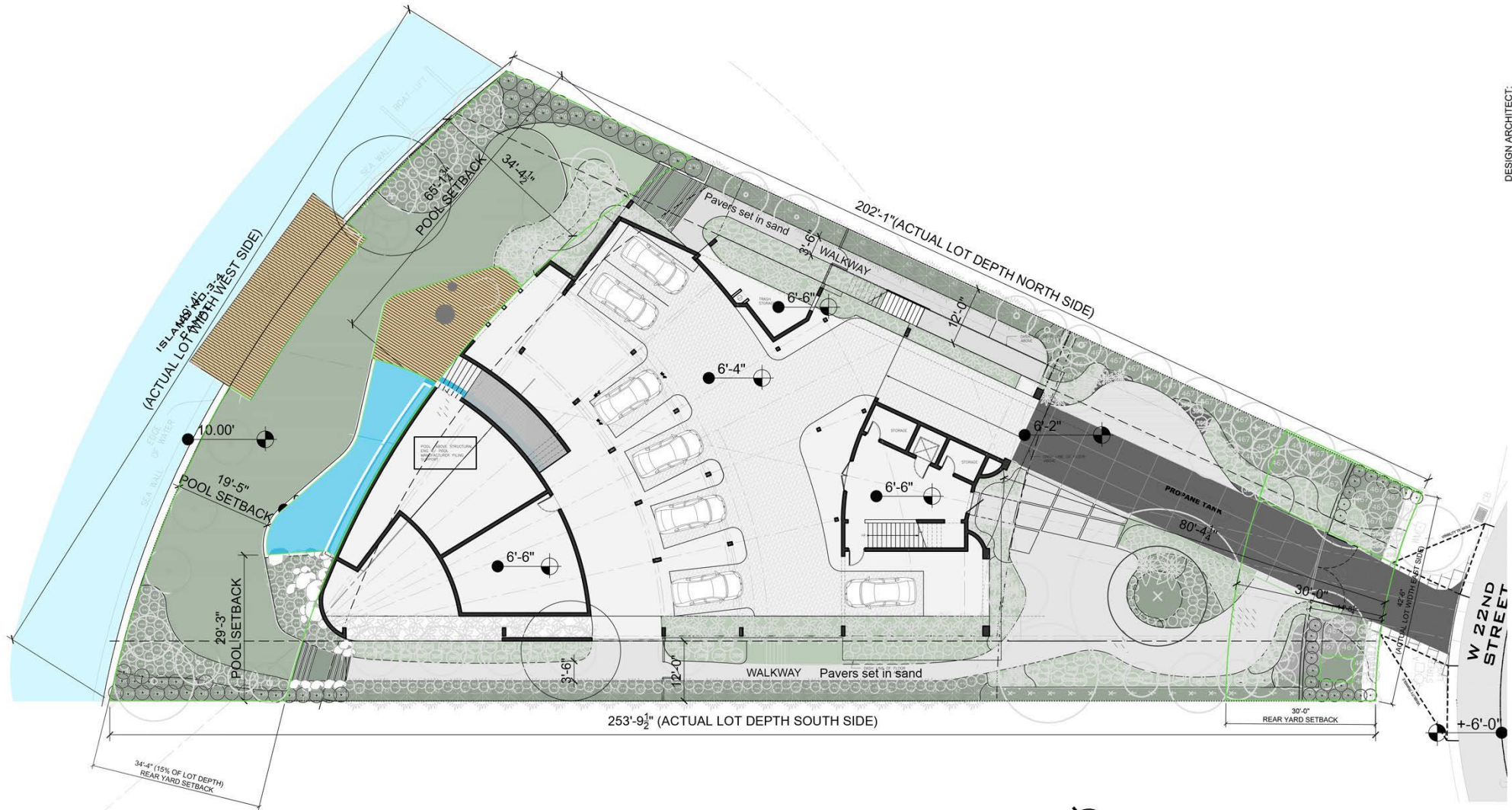
DESIGN ARCHITECT:
SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
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residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-002

PROGRESS SET 2/2/2024

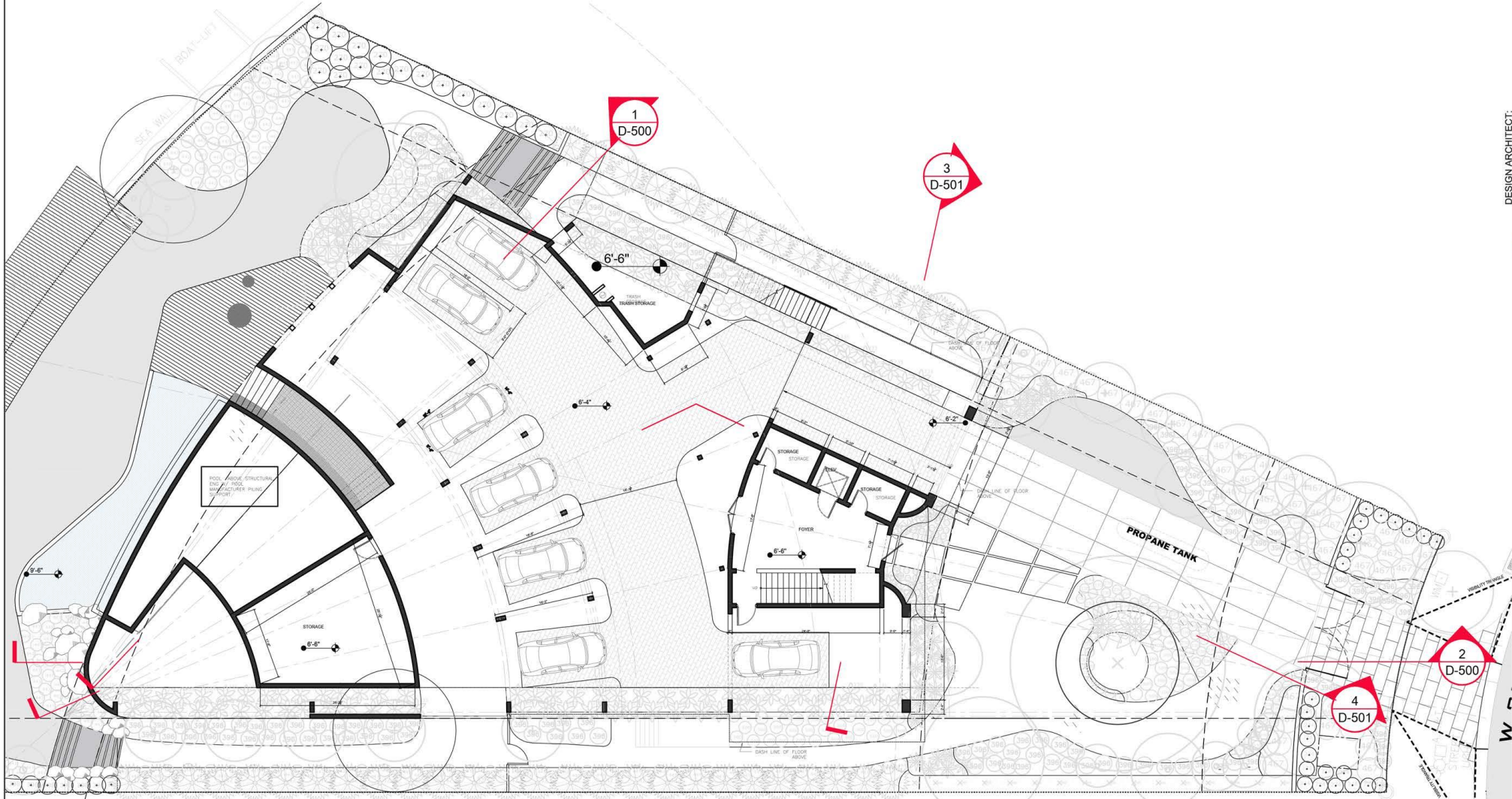


1 SITE PLAN
SCALE: 1"=20'-0"

D-200	New 2 story residence at: 1649 W 22nd St Miami Beach, FL 33140	
	Date: 2/2/2024	

PROGRESS SET 2/2/2024

1 PROPOSED UNDERSTORY
SCALE: 1/16" = 1'-0"



Date: 2/2/2024

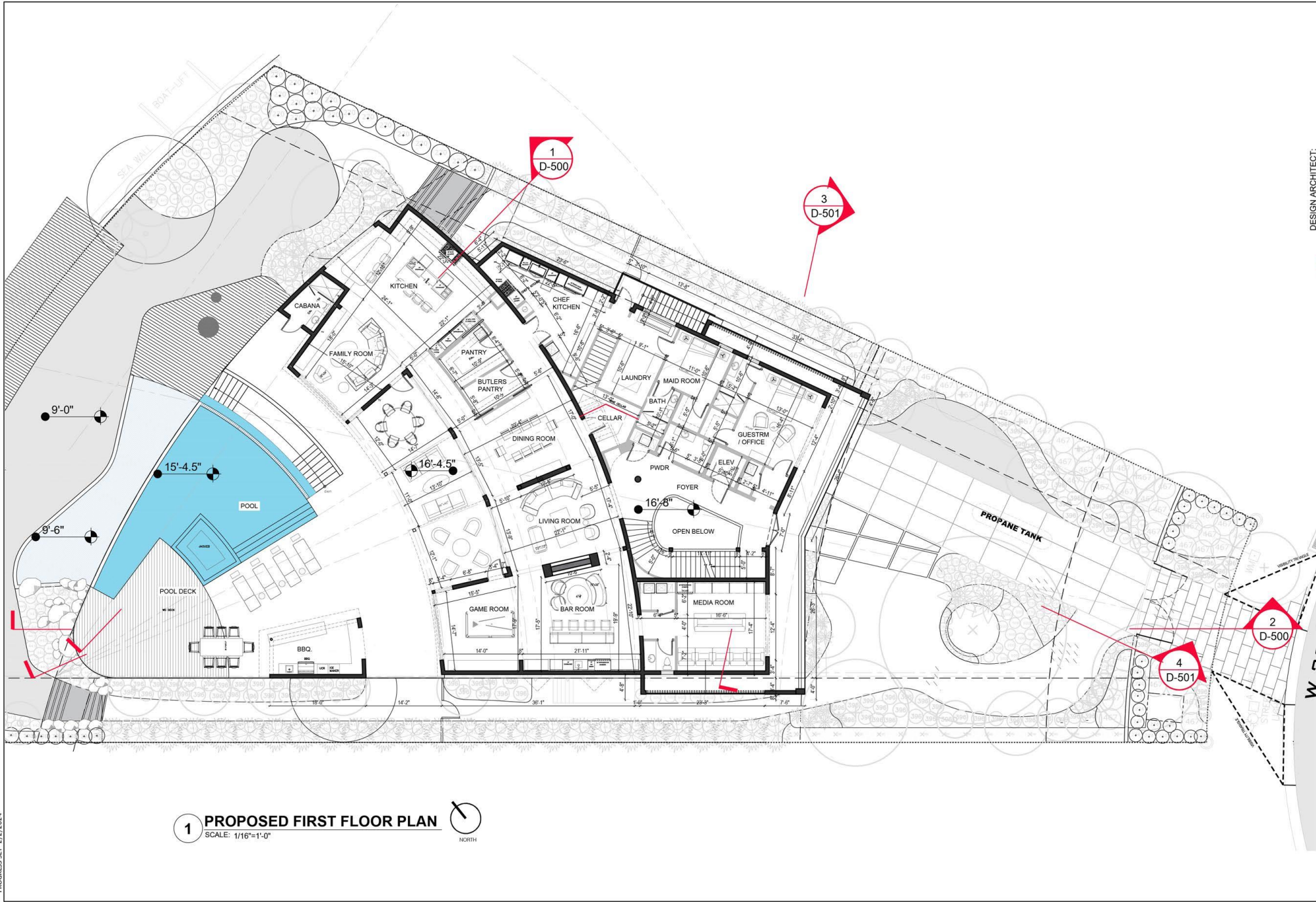
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-300



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PROGRESS SET 2/2/2024



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



Date: 2/2/2024

D-301

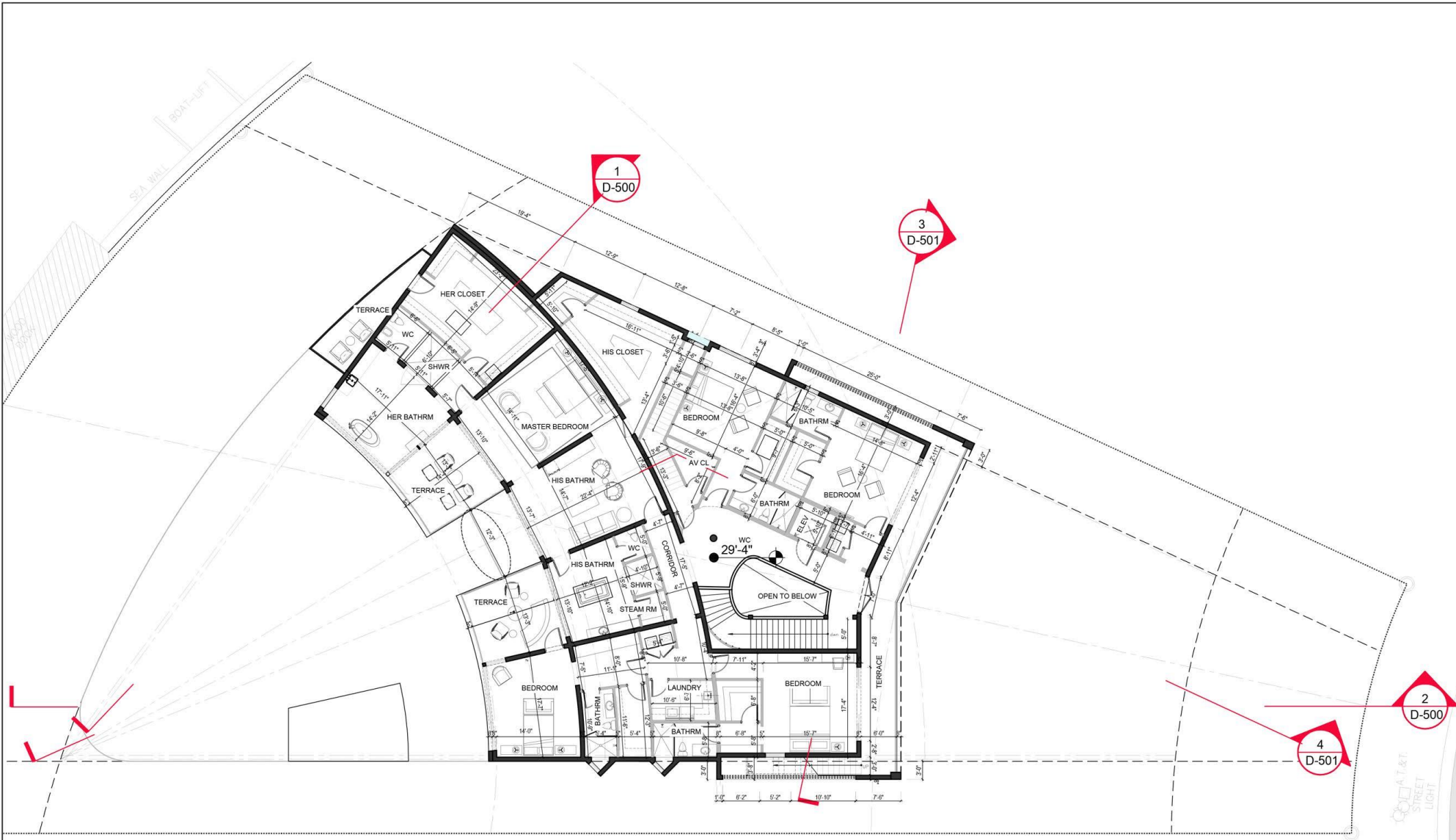
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140



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PROGRESS SET 2/2/2024

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Date: 2/2/2024

D-302

New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

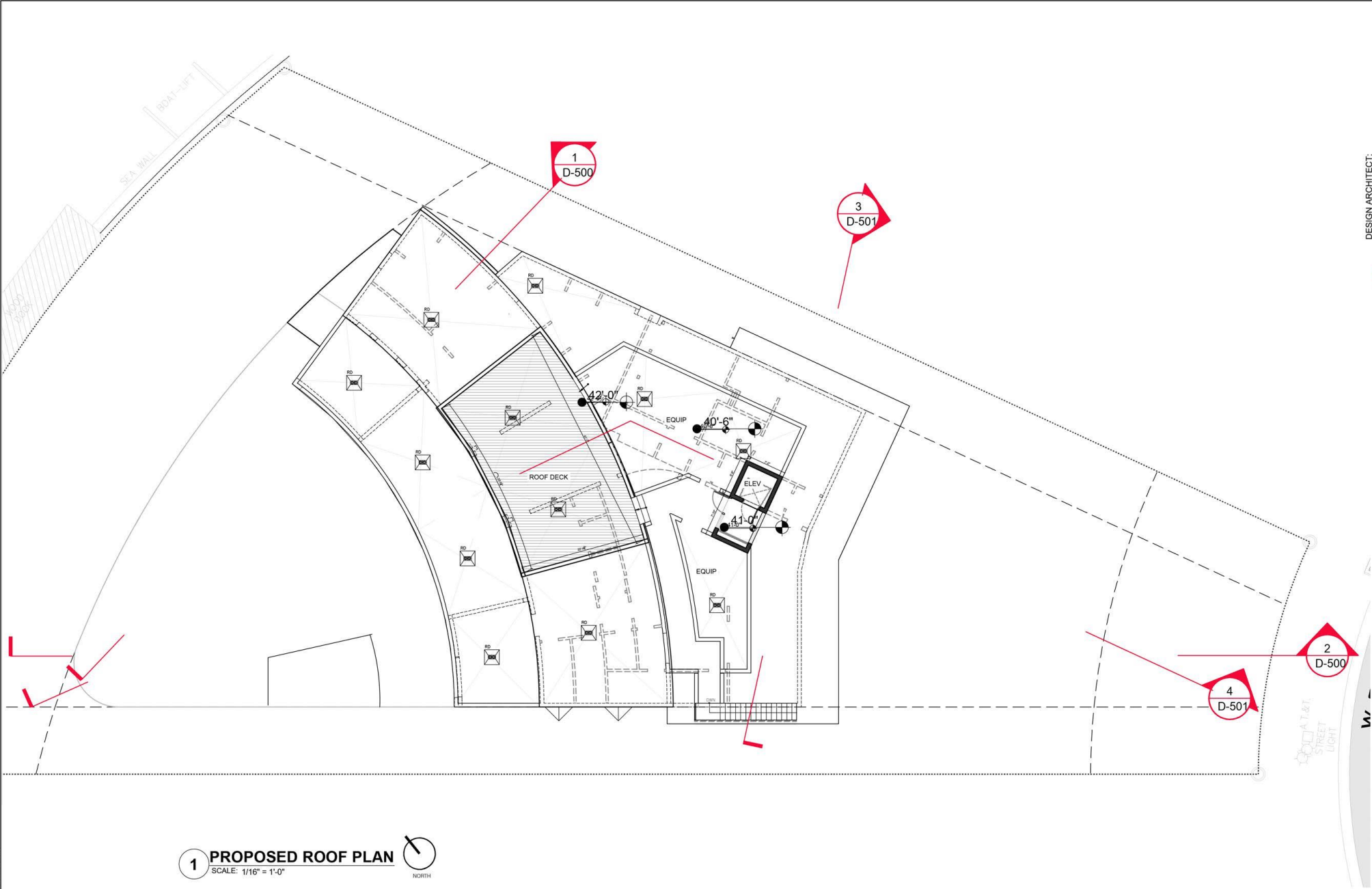
DESIGN ARCHITECT:



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PROGRESS SET 2/2/2024

1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"
NORTH



Date: 2/2/2024

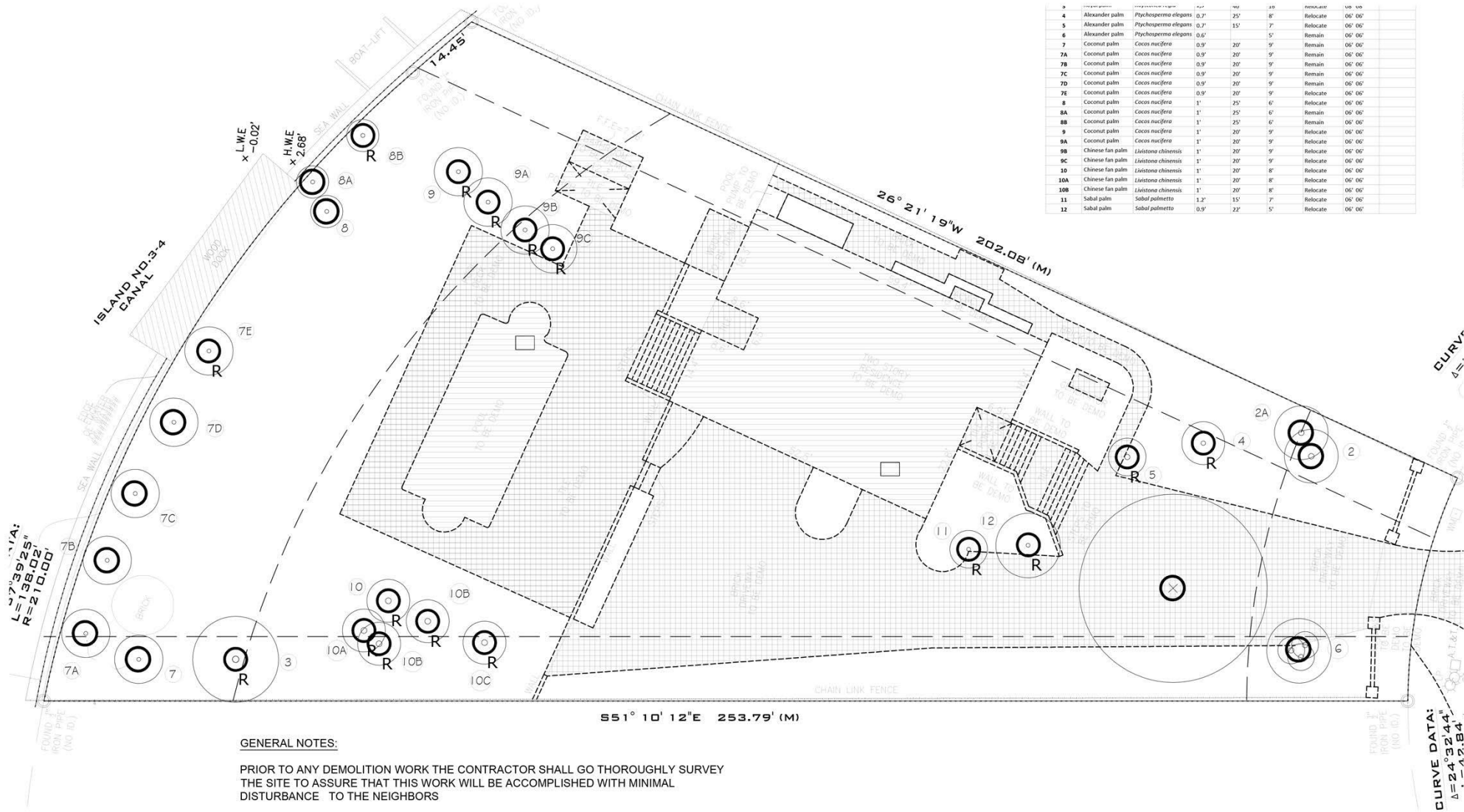
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-303



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PROCESS SET 2/2/2024



GENERAL NOTES:

- PRIOR TO ANY DEMOLITION WORK THE CONTRACTOR SHALL GO THOROUGHLY SURVEY THE SITE TO ASSURE THAT THIS WORK WILL BE ACCOMPLISHED WITH MINIMAL DISTURBANCE TO THE NEIGHBORS
- DISCONNECT AND CAP OFF THE EXISTING SEWER, AND WATER LINES
- DISCONNECT THE EXISTING ELECTRICAL SYSTEM
- CONTRACTOR SHALL CONTROL DUST AND DEBRIS THROUGHT THE DEMOLITION PROCESS
- CONTRACTOR TO BE CAREFUL NOT TO DEMOLISH OR DAMAGE EXISTING STRUCTURE TO REMAIN

1 DEMOLITION PLAN
SCALE: Custom



#	Tree Name	Species	Height	DBH	Location	Notes
4	Alexander palm	Psychoporus elegans	0.7'	25'	8'	Relocate
5	Alexander palm	Psychoporus elegans	0.7'	15'	7'	Relocate
6	Alexander palm	Psychoporus elegans	0.6'	15'	5'	Relocate
7	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
7A	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
7B	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
7C	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
7D	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
7E	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate
8	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate
8A	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate
8B	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate
9	Coconut palm	Cocos nucifera	1'	20'	9'	Relocate
9A	Coconut palm	Cocos nucifera	1'	20'	9'	Relocate
9B	Chinese fan palm	Livistona chinensis	1'	20'	9'	Relocate
9C	Chinese fan palm	Livistona chinensis	1'	20'	9'	Relocate
10	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate
10A	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate
10B	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate
11	Sabal palm	Sabal palmetto	1.2'	15'	7'	Relocate
12	Sabal palm	Sabal palmetto	0.9'	22'	5'	Relocate

PROGRESS SET 2/2/2024

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING DESCRIPTION			
1	Address: 1649 W 22 STREET, MIAMI BEACH, FL 33139			
2	Folio Number(s): 02-3228-001-1920			
3	Board and File Numbers:			
4	Year Built:	1988	Zoning District:	RS-3
5	Base Flood Elevation (BFE):	8.00 NGVD	Grade Value in NGVD:	4.97
6	Adjusted Grade (Flood+Grade/2):	6.50 NGVD	Free Board:	60" 13.00' NGVD
7	Lot Area:	21,539 SF,		
8	Lot Width:	97.6' AVERAGE	Lot Depth:	227.92' AVERAGE
9	Max Lot Coverage SF and %:	6,449 SF (30%)	Proposed Lot Coverage SF and %:	
10	Existing Lot Coverage SF and %:		Lot Coverage Deducted (Garage-Storage) SF:	
11	Front Yard Open Space SF and %:		Front Yard Open Space: (70% Required)	1088 SF (74%)
			Rear Yard Open Space: (70% Required)	4165.15 SF (83%)
12	Max Unit Size SF and %:		Proposed Unit Size SF and %:	10,493 SF (48.8%)
13	Existing Understory Unit Size:		Proposed Understory Unit Size and %:	660 SF (0.3%)
14	Existing First Floor Unit Size:		Proposed First Floor Unit Size and %:	4,980 SF (23%)
15	Existing Second Floor Unit Size:		Proposed Second Floor Unit Size and %:	4,751 SF (22%)
16			Proposed Roof Floor Unit Size and %	102 SF (0.04%)
17			Proposed Roof Deck Area SF and % (Note: Maximium is 25% of the enclosed floor area immedaitely below):	1187.75 SF

		Required	Existing	Proposed	Deficiencies
18	Height:	24 FT		29 FT	WAIVER
19	Setbacks:				
20	Front First Level:	30 FT		75.5'	no
21	Front Secont Level:	30 FT		75.5'	no
22	Side 1:	12.2'		12.3'	no
23	Side 2 or (facing Street):	12.2'		12.3'	no
24	Rear:	34'		34.3'	no
25	Accessory Structure Rear:				
27	Sum of Side Yard:	24.4'		24.6'	no
28	Local within a Local Historic District?				no
29	Designated as an individual Historic Single Family Residence Site?				no
30	Determined to be Architecturally Significant?				no
Legal Description: LOT 23, BLOCK 4A, OF "3RD REVISED PLAT OF SUNSET ISLANDS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA					

DESIGN ARCHITECT:
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New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-100

PROGRESS SET 1/7/2024

AREA CALCULATIONS		
	ALLOWED	PROVIDED
LOT SIZE	10.000 SF. MIN.	21.497 SF. (0.494 ACRE)
LOT COVERAGE	6449.1 SF 30% MAX (21,497 SF X 0.30)	4,980 SF. (23.2%)
UNIT SIZE	21,497 SF 50% MAX (10 748,5 MAX)	10,493 SF (48,8%)
GROUND FLOOR (UNDERSTORY)		660 SF (FOYER AND STAIRS)
1ST FLOOR		4,980 SF
2ND FLOOR		4,751 SF
ROOF		102 SF
ROOF TERRACE	1000 SF	998 SF

ZONING DATA

ZONING DISTRICT : RS3

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH

STREET ADDRESS: 1649 W 22ND, MIAMI BEACH, FL 33140-4512

FOLIO NUMBER: 02-3228-001-1920

ZONING DISTRICT RS-3

FEMA ZONE: AE
BFE:8 NGVD

CODE OF ORDINANCES' REFERENCES:

LOT AREA: 142-105
MINIMUM LOT WIDTH: 142-105
GROSS BUILDING AREA: 142-105
LOT COVERAGE: 142-105
BUILDING HEIGHT: 54-35
BUILDING SETBACKS: 142-106
FENCE HEIGHT: 142-1132
DRIVEWAYS: 142-1132
POOL SETBACK: 142-1133
PROJECTIONS: 142-1132, 142-105
OTHER DIMENSIONAL REQUIREMENTS: 142-105

LOT SIZE: 21,539 SF
LOT COVERAGE: 5,161 SF (24%)

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1649 W 22nd St
Miami Beach, FL 33140

D-104

PROCESS SET 2/2/2024

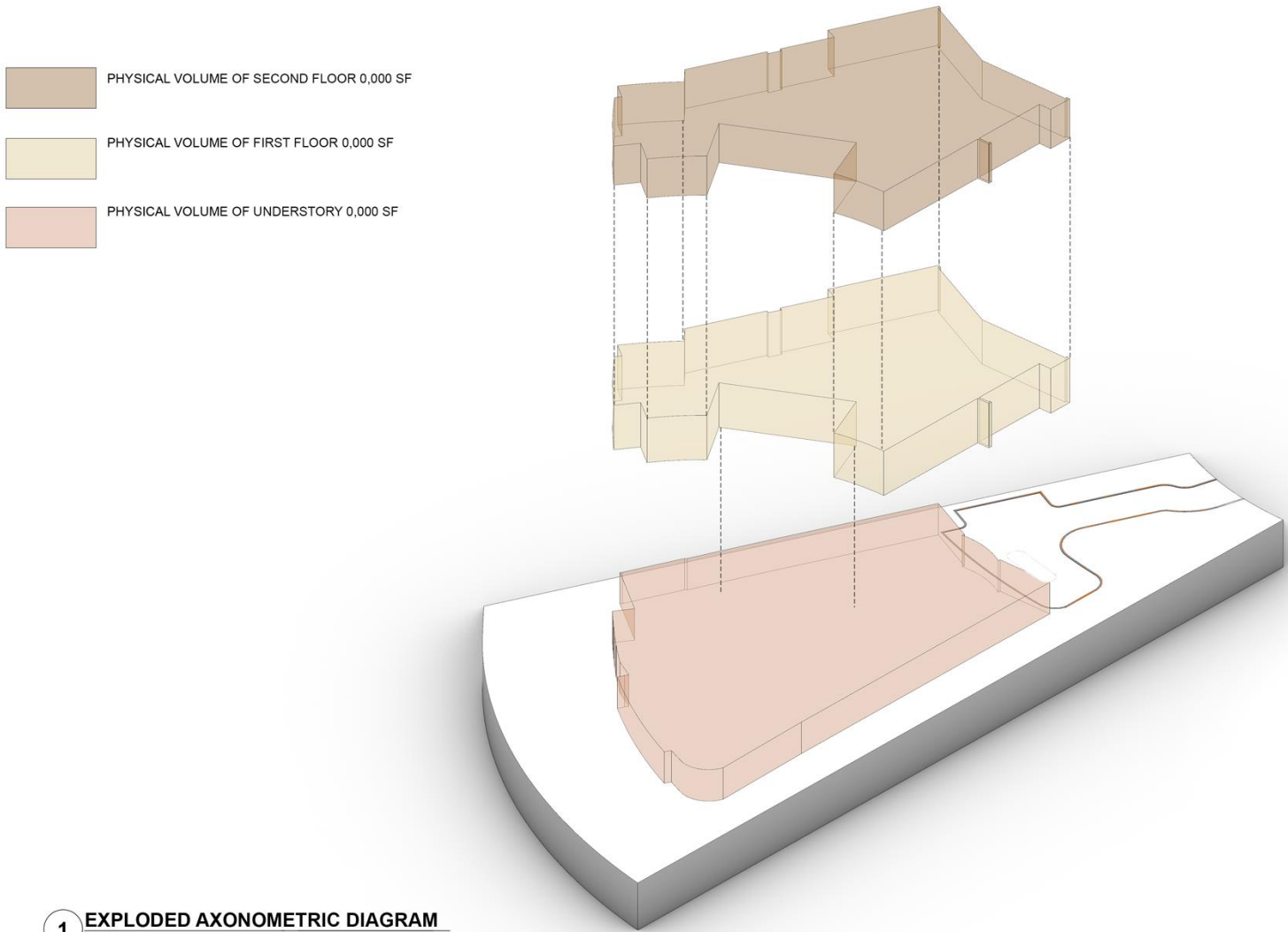


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New 2 story residence at: 1649 W 22nd St Miami Beach, FL 33140
Date: 2/2/2024
D-109

PROGRESS SET 2/2/2024



1 EXPLODED AXONOMETRIC DIAGRAM
SCALE: NTS

Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-110



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PROGRESS SET 2/2/2024

