SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION			
1	ADDRESS:	2121 REGATTA AVE, MIAMI BEACH, FL 33140		
2	FOLIO NUMBER(S):	02-3228-001-2230		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	1940	ZONING DISTRICT:	RS-4
5	BASED FLOOD ELEVATION:	+8.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.28' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.14' NGVD	FREE BOARD:	+10.0' NGVD (+2')
7	LOT AREA:	7,047.8 S.F.		
8	LOT WIDTH:	60'-0"	LOT DEPTH:	120'-0"
9	MAX. LOT COVERAGE SF AND %:	2,114 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	2,011 SF (28.54%)
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	156 SF
11	FRONT YARD OPEN SPACE SF AND %:	701 SF (66.83%)	REAR YARD OPEN SPACE SF AND %:	974 SF (81.17%)
12	MAX. UNIT SIZE SF AND %:	3,524 SF (50%)	PROPOSED UNIT SIZE SF AND %:	3,518 SF (49.92%)
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:	1,884 SF (26.73%)
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	1,526 SF (21.56%)
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A
16A			GROSS AREA:	3,517

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24 FT. W/ UNDERSTORY		24'-0"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20 FT.		23'-3"	
20	FRONT SECOND LEVEL:	40 FT.		41'-6"	
21	SIDE 1 - EAST:	7'-6"		7'-6"	
22	SIDE 2 - WEST:	15'-0"		15'-0"	
23	REAR:	20'-0"		28'-6"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A		N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A		N/A	
26	ACCESSORY STRUCTURE REAR:	N/A		N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

LOCATION PLAN

NOT TO SCALE

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020, 7TH EDITION - RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-4)

LEGAL DESCRIPTION

THE WEST 60 FEET OF LOTS 4 AND 5, BLOCK 4-D, 3RD REVISED PLAT OF SUNSET ISLANDS, NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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REGISTERED ARCHITECT

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Date: 2024.03.08 18:05:55 -05'00'

Jose L Sanchez

ADDRESS & OWNER

NEW RESIDENCE
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MIAMI BEACH, FL. 33140
OWNER: Thermal Harbor 2121, LLC.

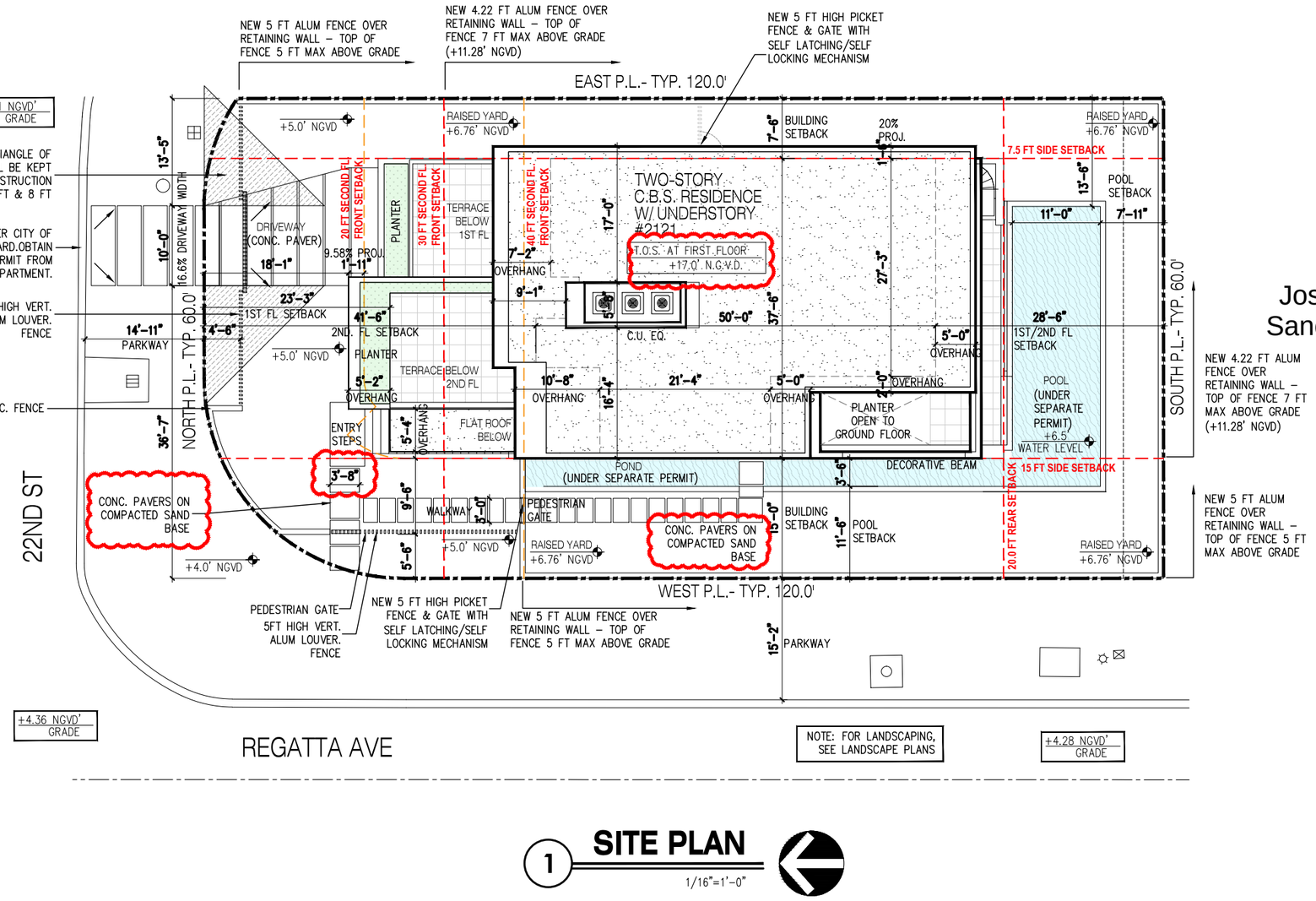
REVISION & DATE

DRAWING TITLE
ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
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1 SITE PLAN

1/16"=1'-0"

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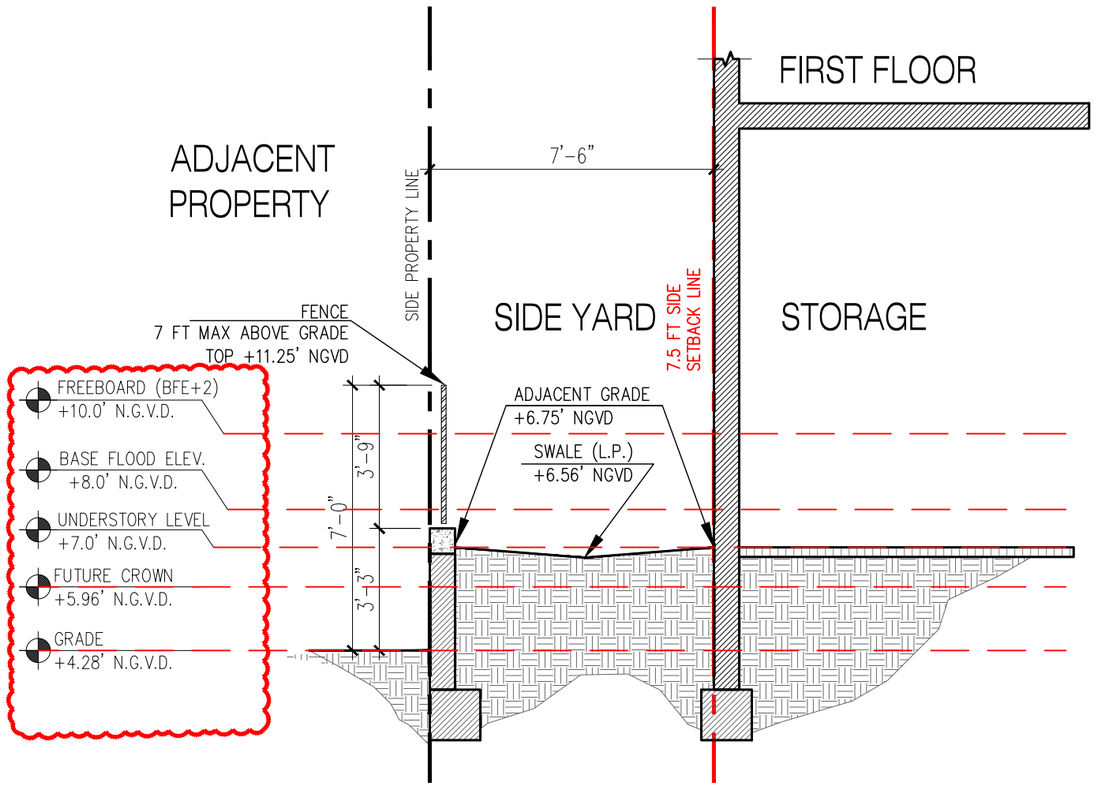
SITE PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

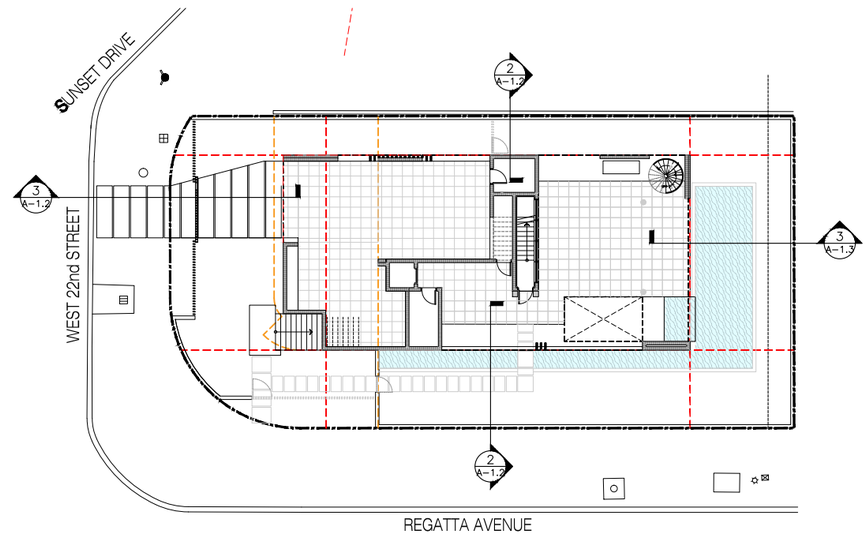
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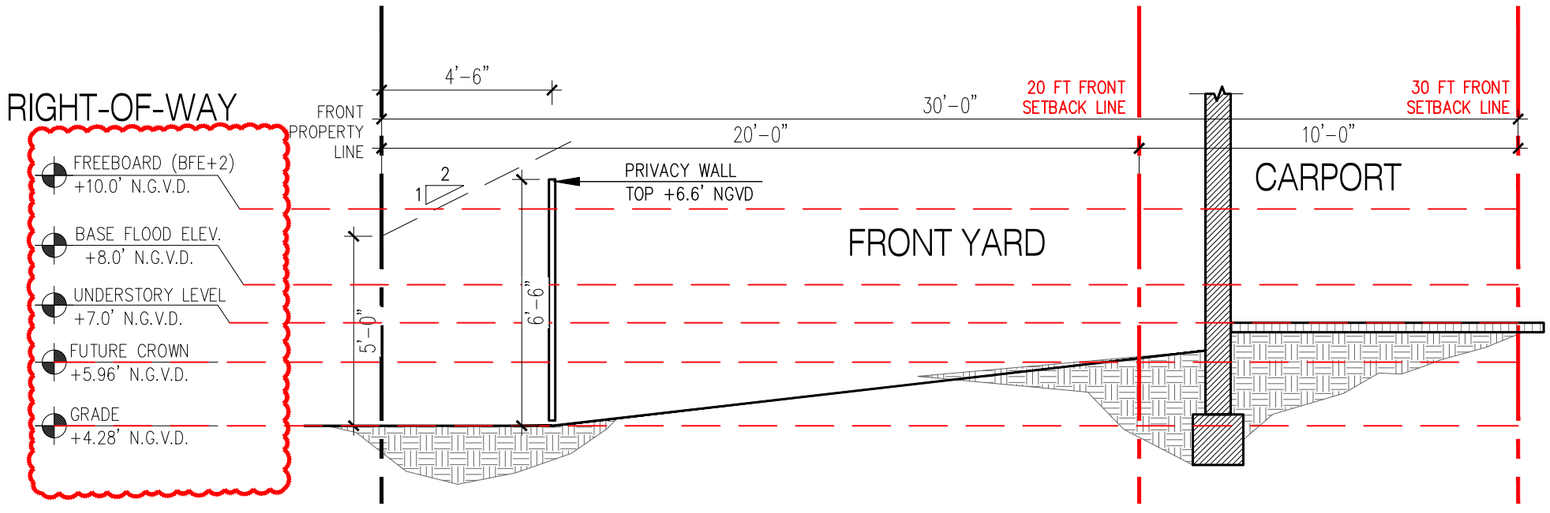
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 FRONT YARD SECTION

1/4" = 1'-0"

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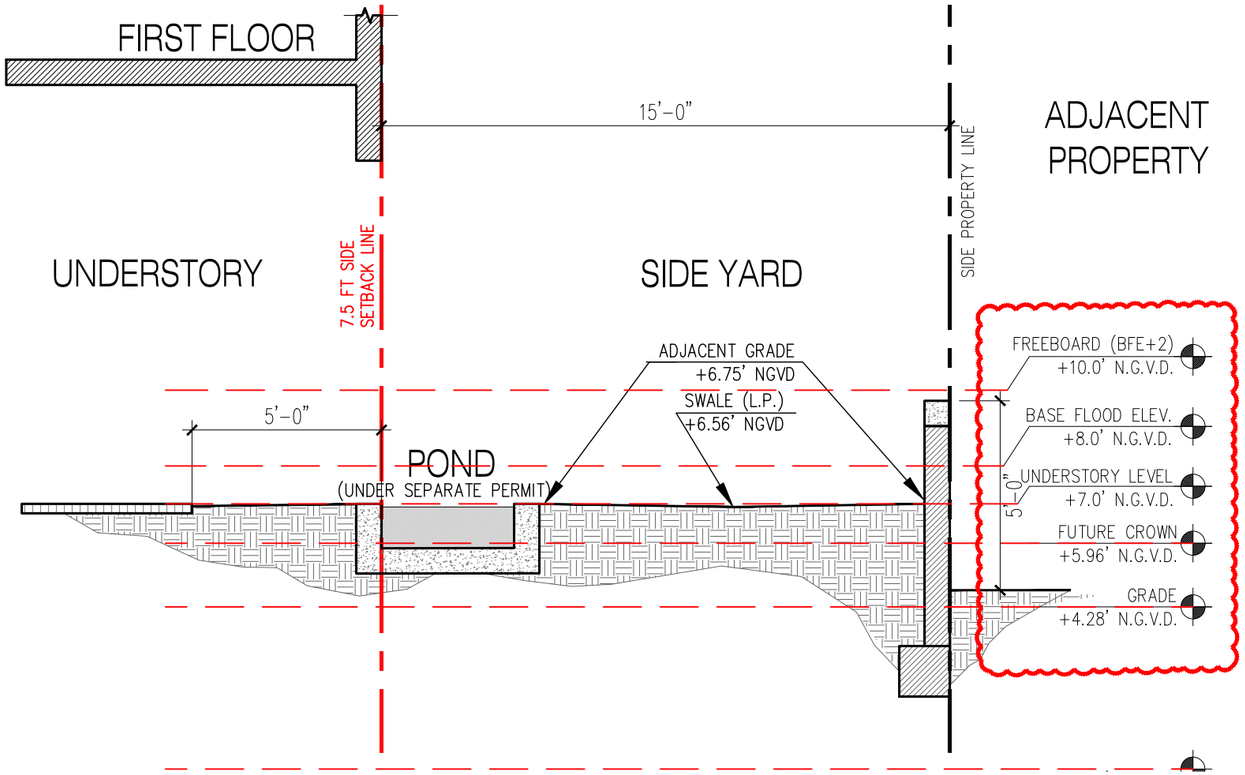
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DRAWING TITLE
YARD SECTIONS

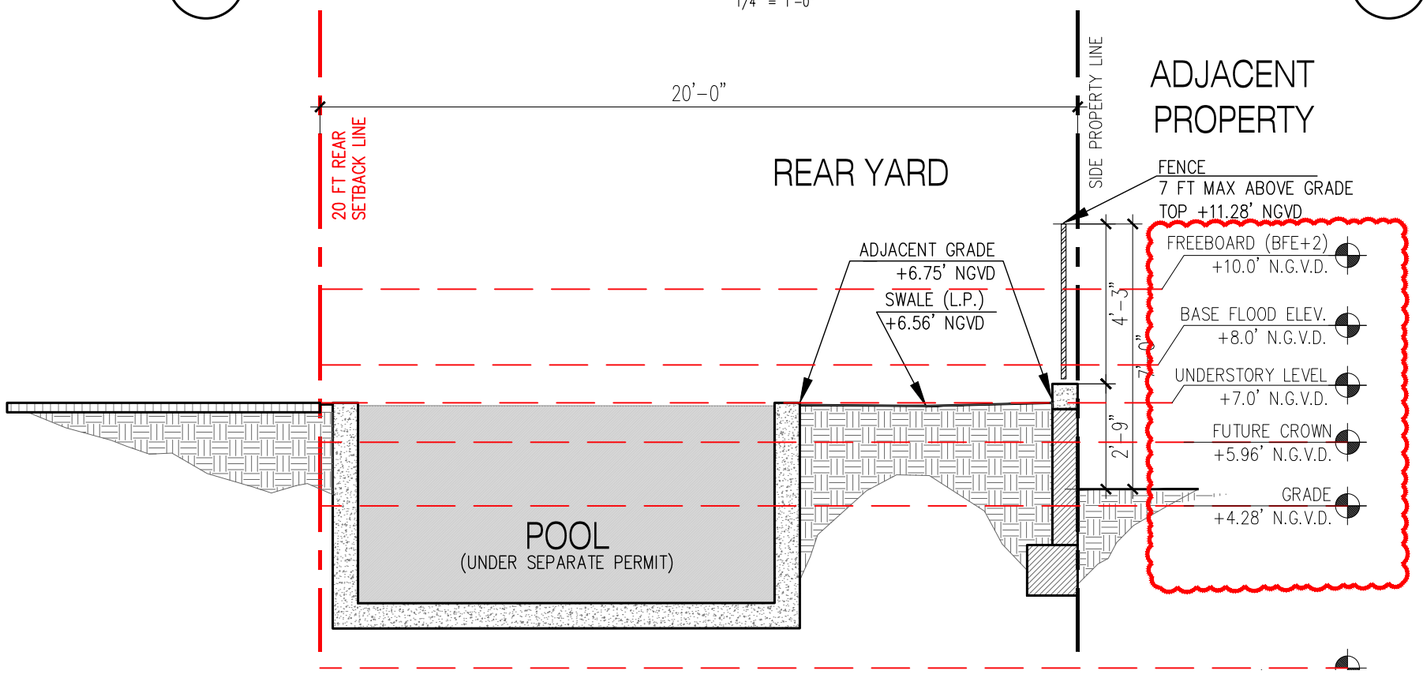
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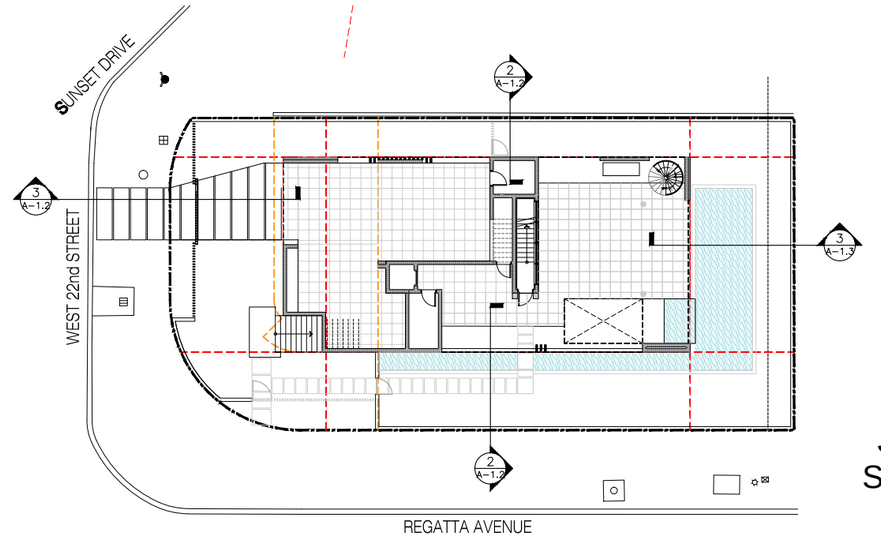
2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



1 YARD SECTION KEYPLAN

NOT TO SCALE



3 REAR YARD SECTION

1/4" = 1'-0"

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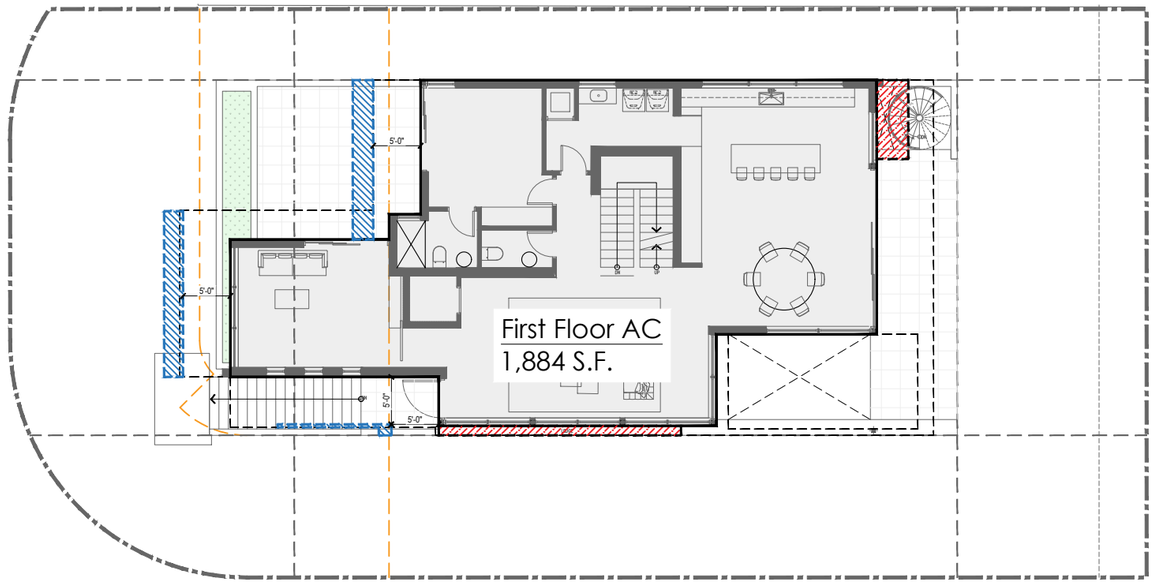
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DRAWING TITLE
YARD SECTIONS

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER
A-1.3



1 LOT COVERAGE

1/16" = 1'-0"

LOT COVERAGE CALCULATION	
LOT AREA	7,047 S.F.
MAX ALLOWED (30%)	2,114 S.F.
FIRST FL. AC	1,884 S.F.
SECOND FL. AC PROJECTION	52 S.F.
COVERED PROJECTIONS (PAST 5FT)	75 S.F.
GARAGE / STORAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	2,011 S.F.
	28.54%

FIRST FL. AREA COUNTED COVERAGE

SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE

COVERED AREA PROJECTING MORE THAN 5 FT FROM EXTERIOR WALL

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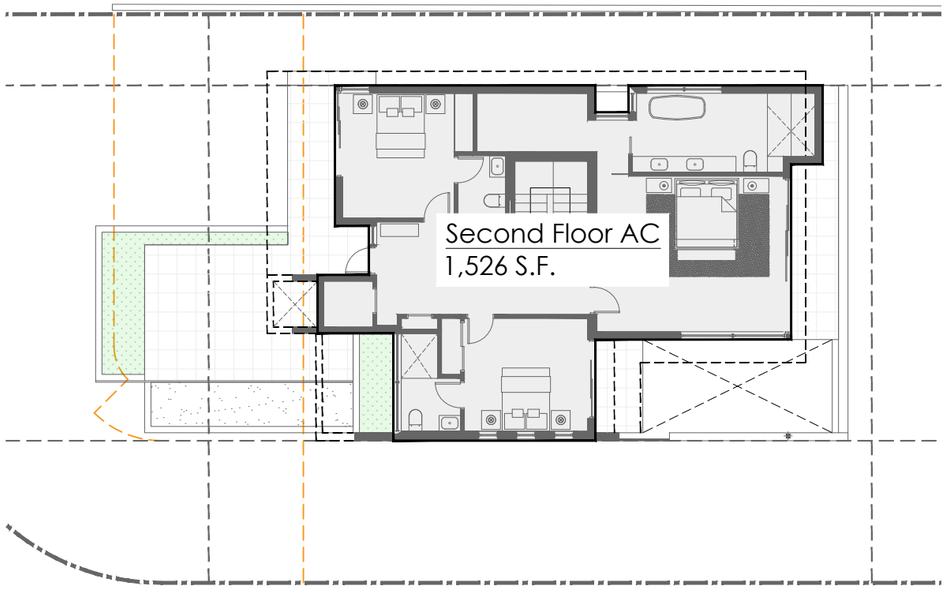
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DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
DATE: 01-10-2024

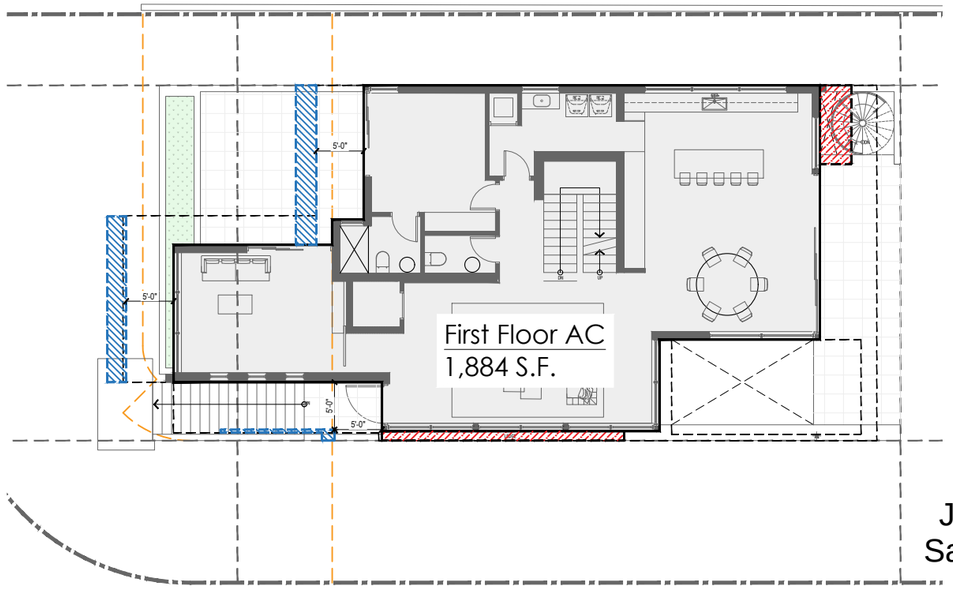
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3 SECOND FLOOR UNIT SIZE

1/16" = 1'-0"



2 FIRST FLOOR UNIT SIZE

1/16" = 1'-0"

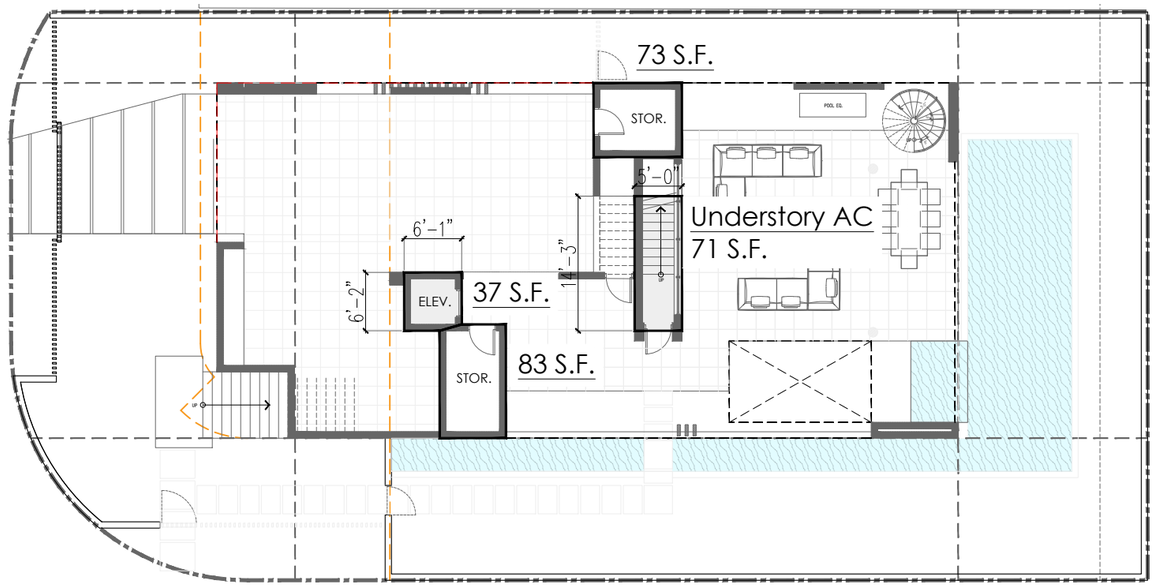
UNIT SIZE CALCULATION	
LOT AREA	7,047 S.F.
MAX ALLOWED (50%)	3,524 S.F.
ELEVATOR	37 S.F.
UNDERSTORY STAIR	71 S.F.
FIRST FL. AC	1,884 S.F.
SECOND FL. AC	1,526 S.F.
TOTAL UNIT SIZE	3,518 S.F.
	49.92%

AREA COUNTED IN UNIT SIZE

ENCLOSED AC AREAS AT UNDERSTORY
MAX = 352 S.F. (5%)

108 S.F. (1.53%) PROVIDED.

ELEV. 37 S.F.
ACCESS 71 S.F.



1 UNDERSTORY UNIT SIZE

1/16" = 1'-0"

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DRAWING TITLE

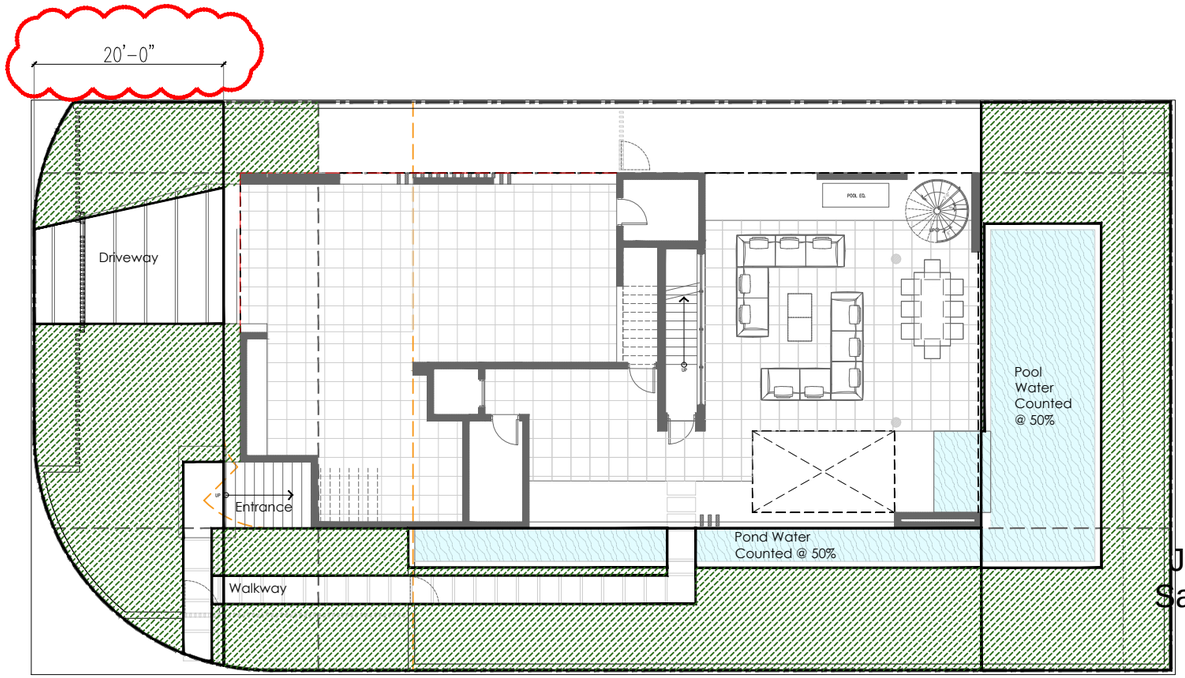
UNIT SIZE DIAGRAM

SCALE: AS SHOWN
DATE: 01-10-2024

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1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,049 S.F.
DRIVEWAY / Carport	- 243 S.F.
WALKWAY / ENTRANCE	- 71 S.F.
MINIMUM OPEN SPACE (70%)	734 S.F.
OPEN SPACE PROVIDED	735 S.F.
	70.07%

OPEN SPACE

SIDE YARD OPEN SPACE	
SIDE YARD AREA	1,200 S.F.
POND (238 S.F. @50%)	- 119 S.F.
WALKWAY	- 165 S.F.
MINIMUM OPEN SPACE (70%)	840 S.F.
OPEN SPACE PROVIDED	916 S.F.
	76.33%

OPEN SPACE

POND WATER COUNTED @ 50%

REAR YARD OPEN SPACE	
REAR YARD AREA	1,200 S.F.
POOL (453 S.F. @ 50%)	- 226 S.F.
MINIMUM OPEN SPACE (70%)	840 S.F.
OPEN SPACE PROVIDED	974 S.F.
	81.17%

OPEN SPACE

POOL WATER COUNTED @ 50%

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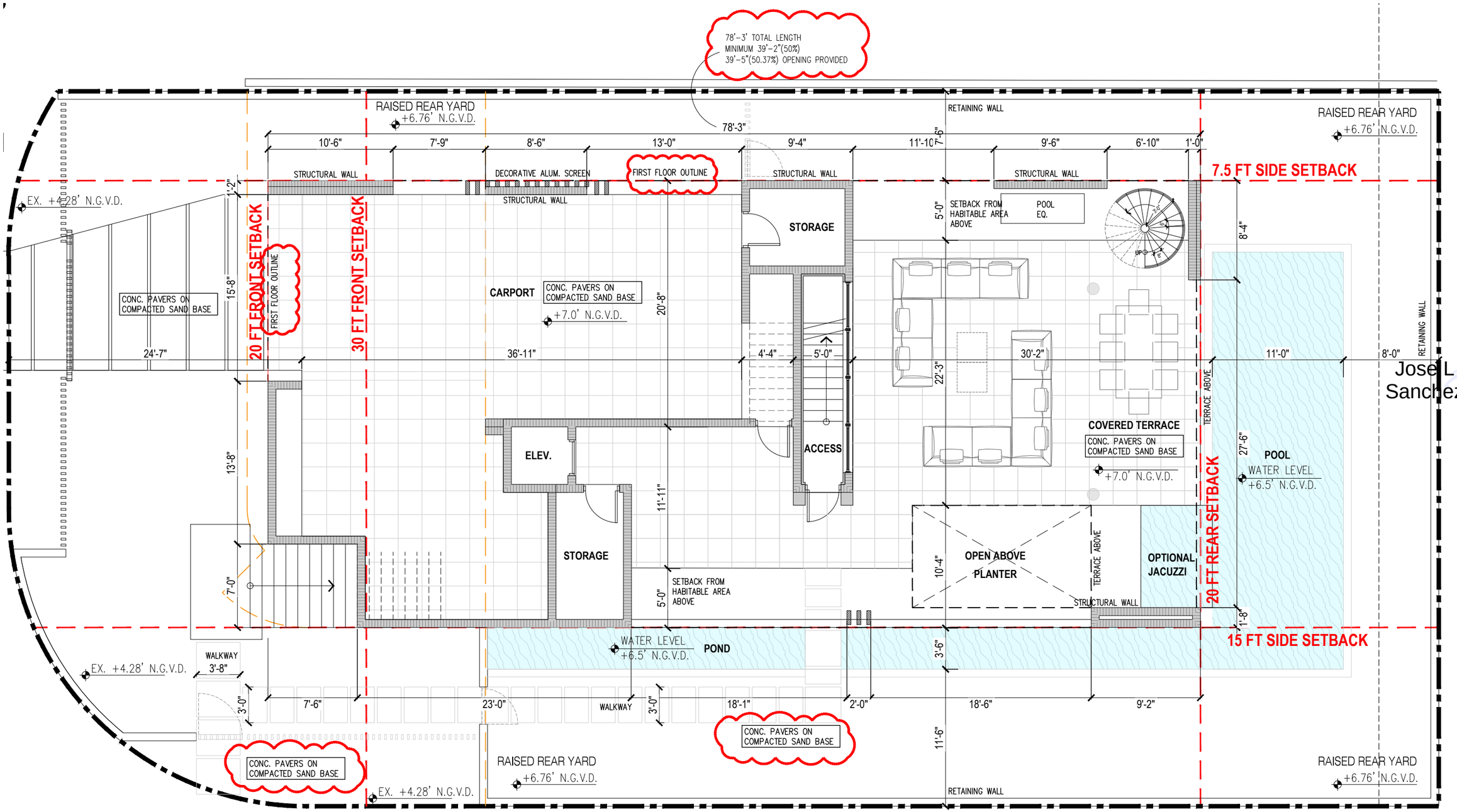
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OPEN SPACE DIAGRAM

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SHEET NUMBER

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1 UNDERSTORY PLAN

1/8"=1'-0"

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REVISION & DATE

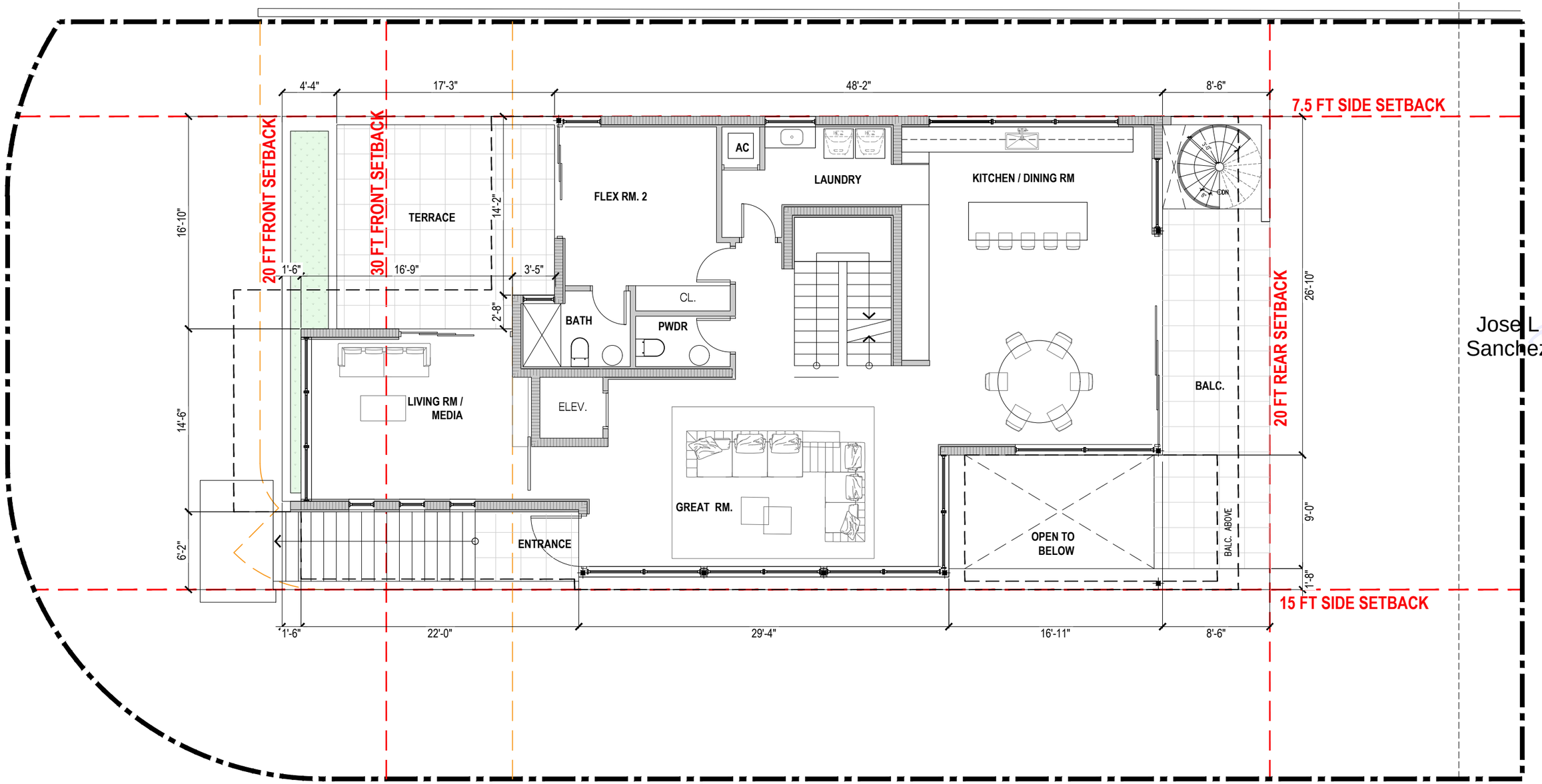
DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

1/8"=1'-0"

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REVISION & DATE

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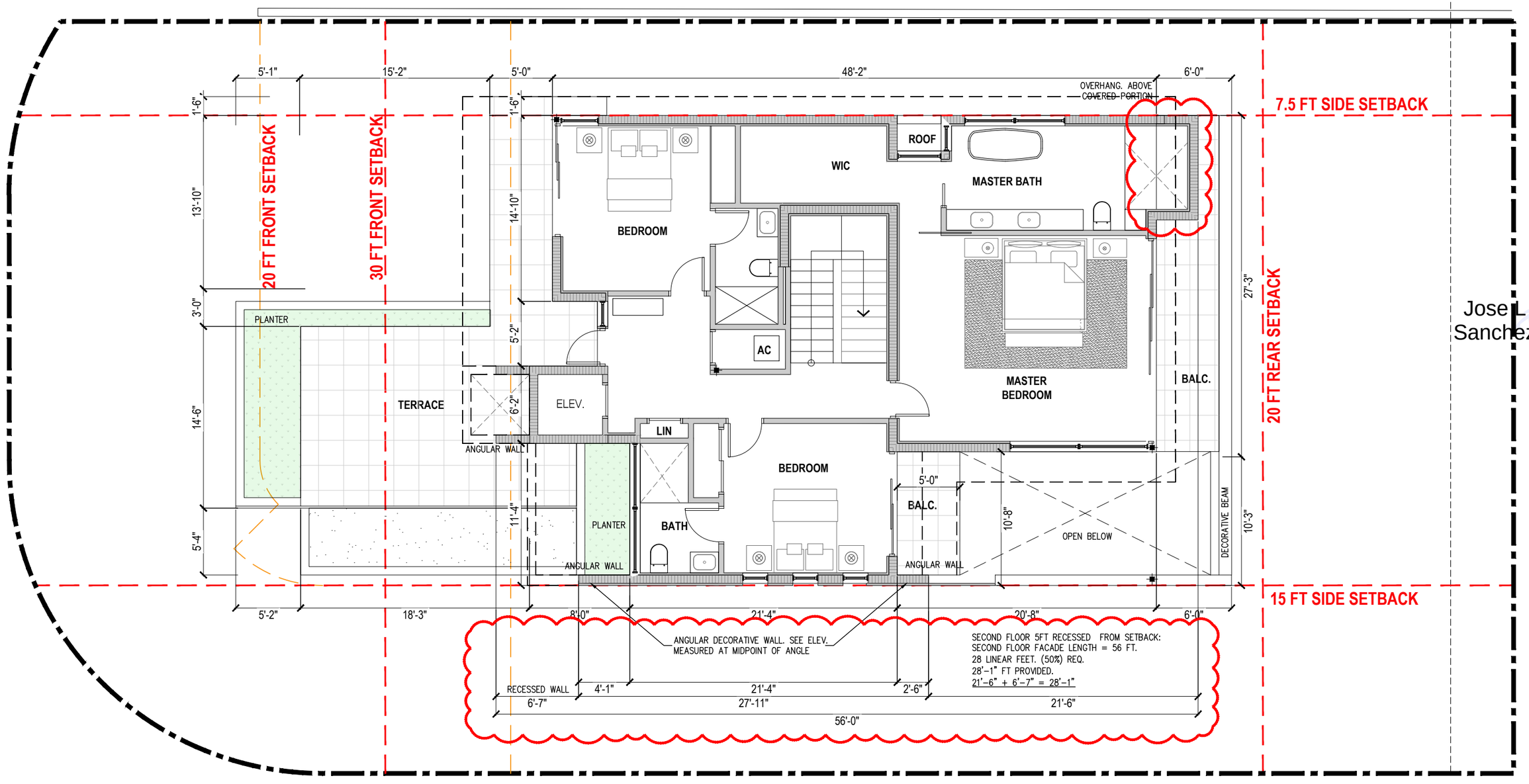
SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 01-10-2024

SHEET NUMBER

A-2.2

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1 SECOND FLOOR PLAN

1/8"=1'-0"

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ADDRESS & OWNER

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2121 REGATTA AVE.
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OWNER: Thermal Harbor 2121, LLC.

REVISION & DATE

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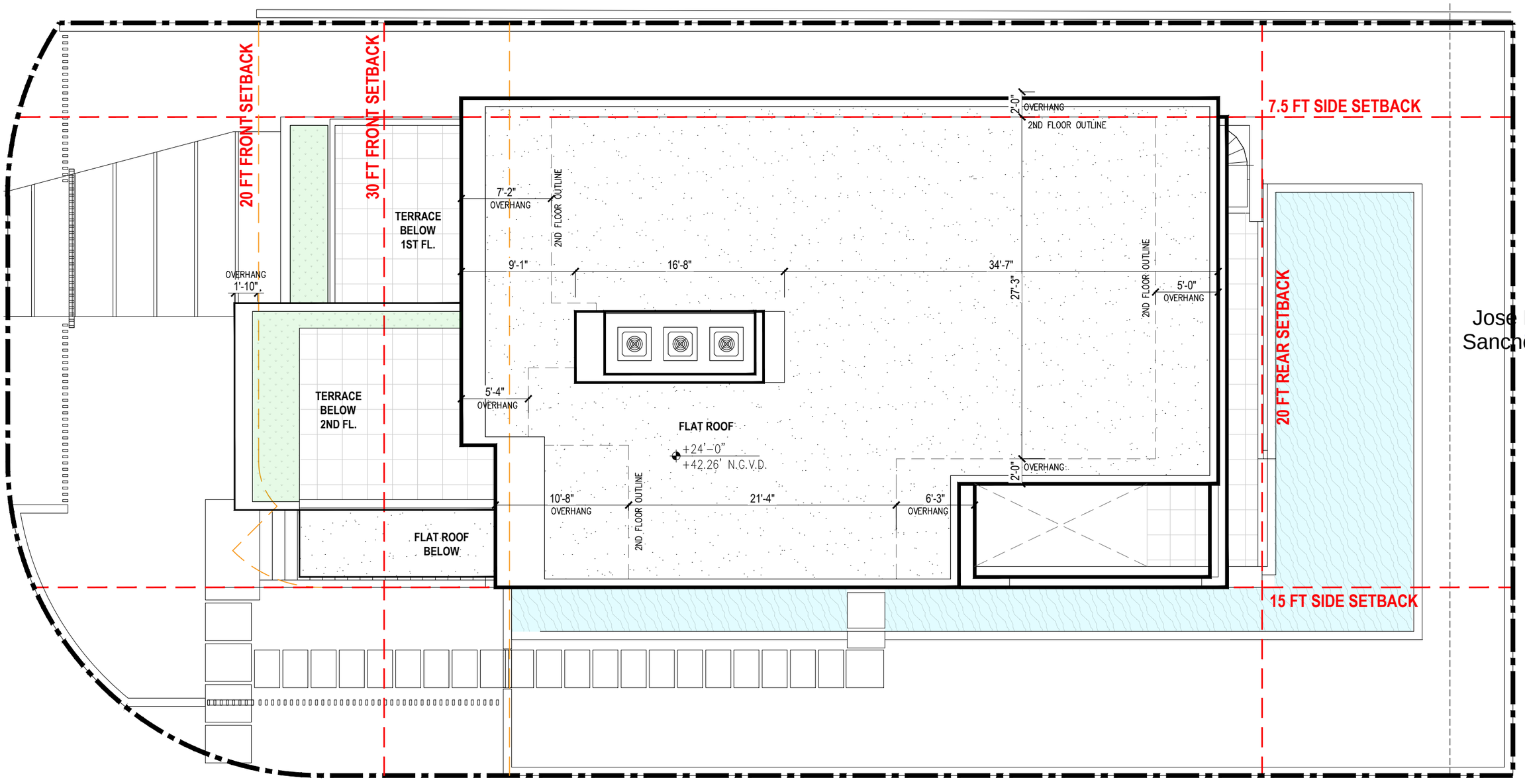
SECOND FLOOR PLAN

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1 ROOF PLAN

1/8"=1'-0"

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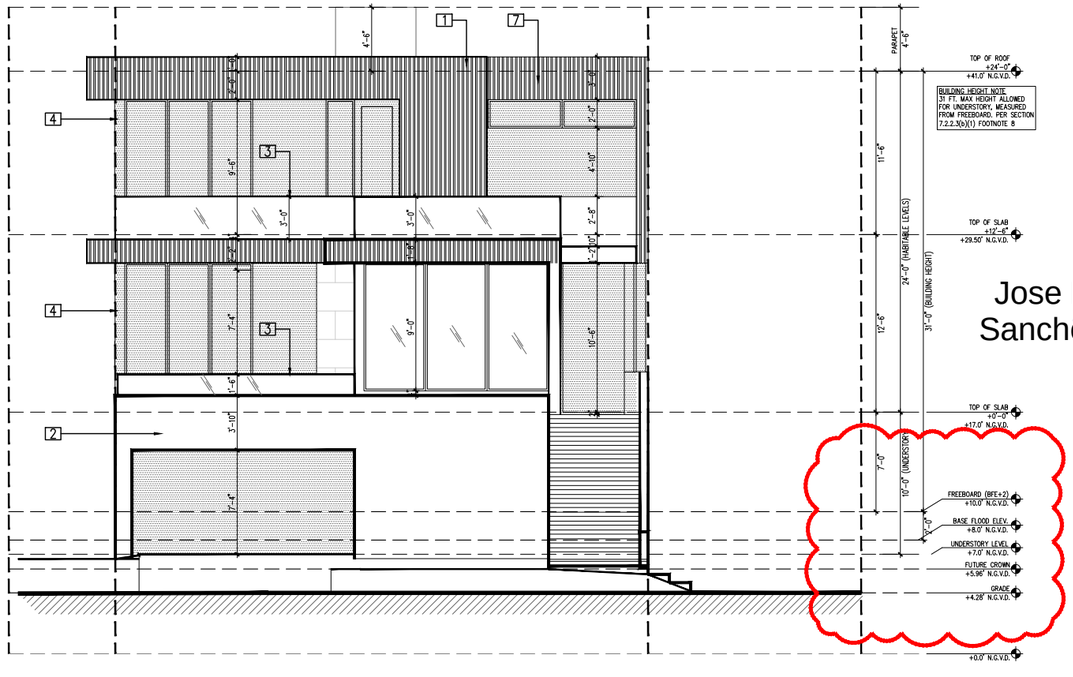
ROOF PLAN

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DATE: 01-10-2024

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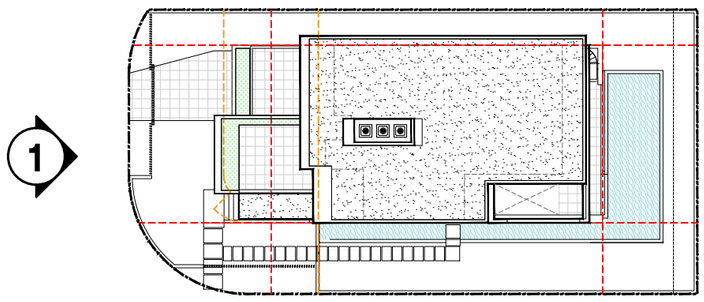
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1 NORTH ELEVATION
FRONT

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD BATTEN / WOOD SIMULATE – TEAK SLAT EXTERIOR WALL PANEL

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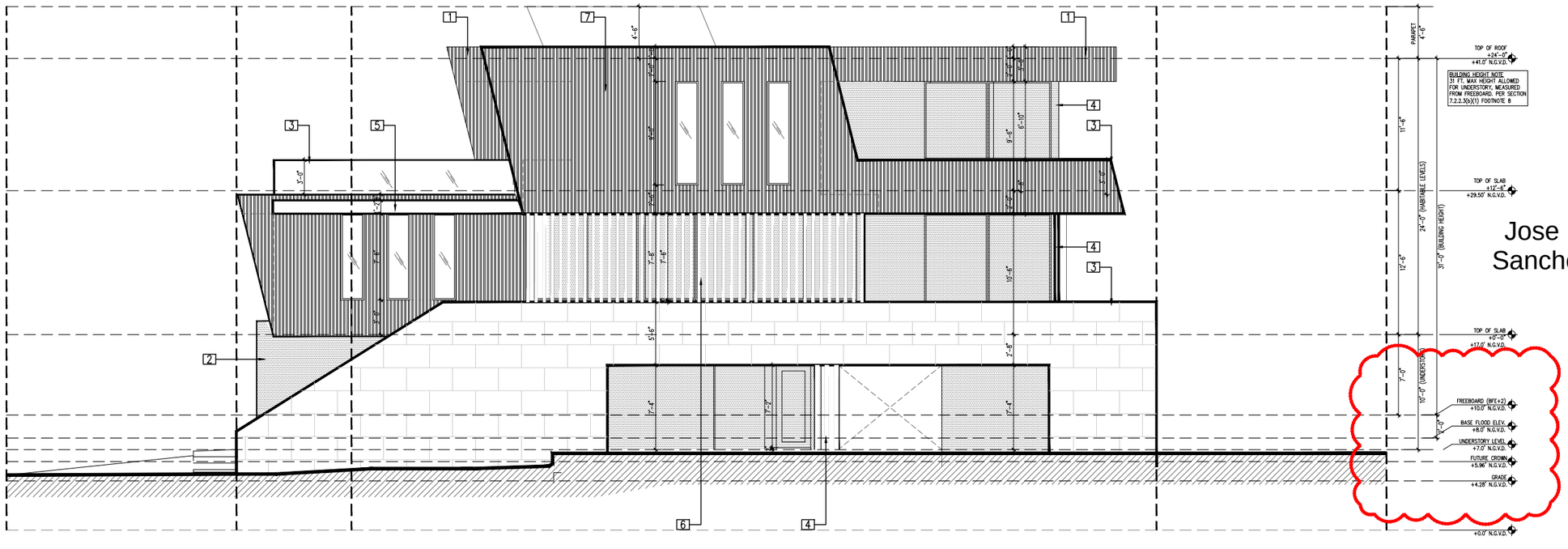
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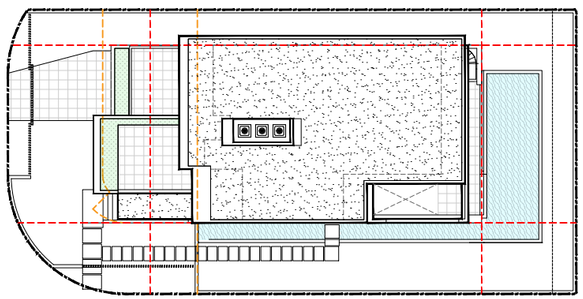
DRAWING TITLE
NORTH ELEVATION (FRONT)

SCALE: AS SHOWN
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1

ELEVATION KEYPLAN

NOT TO SCALE

1 **WEST ELEVATION**

SIDE

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD BATTEN / WOOD SIMULATE – TEAK SLAT EXTERIOR WALL PANEL

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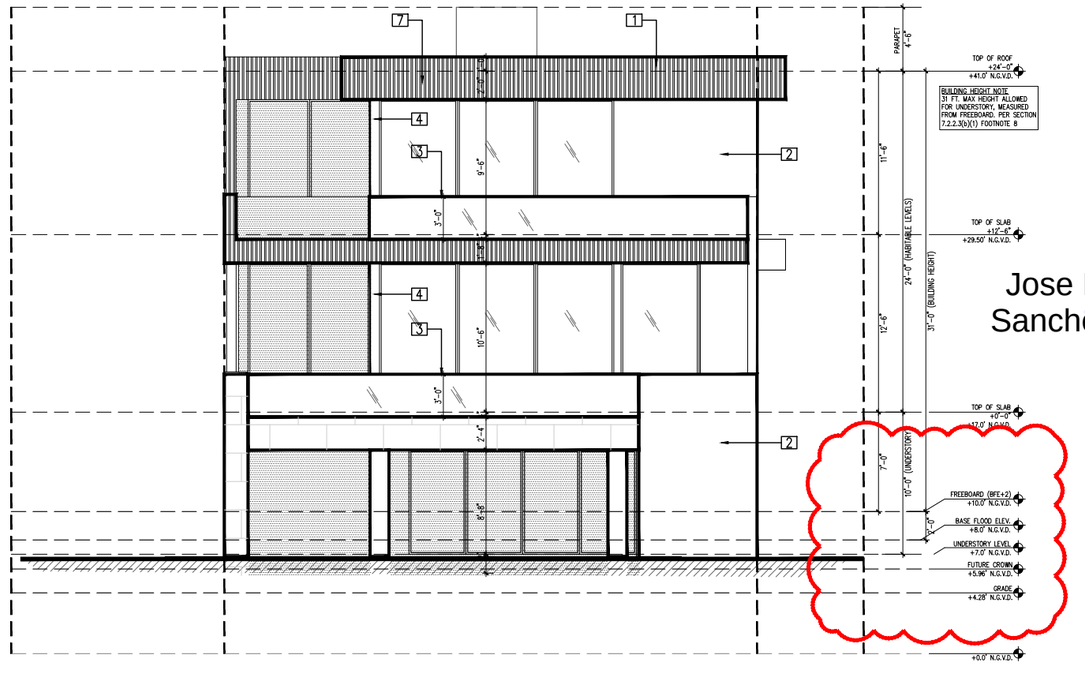
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DRAWING TITLE
WEST ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 01-10-2024

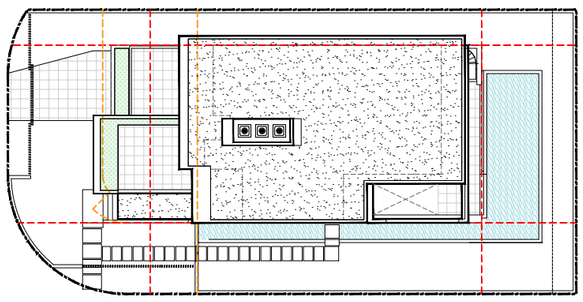
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1 SOUTH ELEVATION REAR

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. GLASS /CONC. WALL GUARDRAIL (36" A.F.F.). PROVIDE SHOP DRAWINGS.
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5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD BATTEN / WOOD SIMULATE – TEAK SLAT EXTERIOR WALL PANEL

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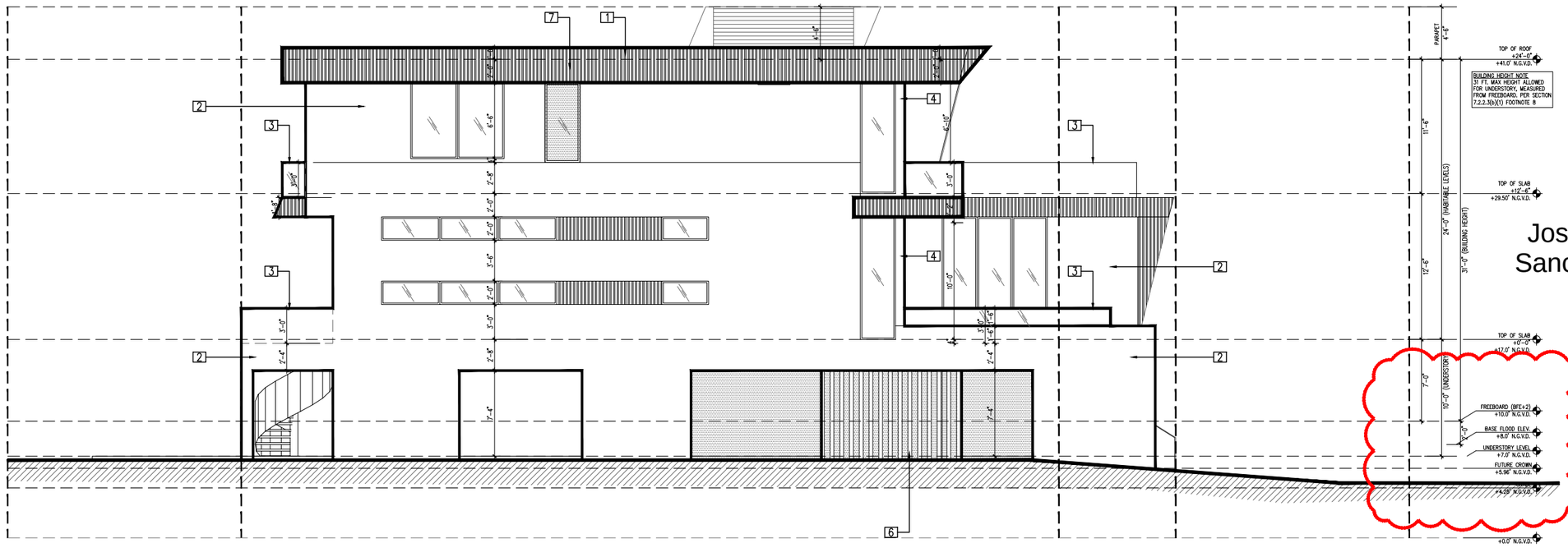
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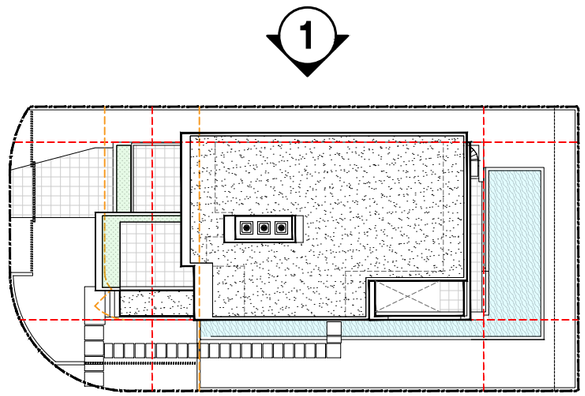
REVISION & DATE

DRAWING TITLE
SOUTH ELEVATION (REAR)

SCALE: AS SHOWN
DATE: 01-10-2024

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A-3.3





ELEVATION KEYPLAN

NOT TO SCALE

1 EAST ELEVATION SIDE

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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6. ALUM. LOUVER
7. WOOD BATTEN / WOOD SIMULATE – TEAK SLAT EXTERIOR WALL PANEL

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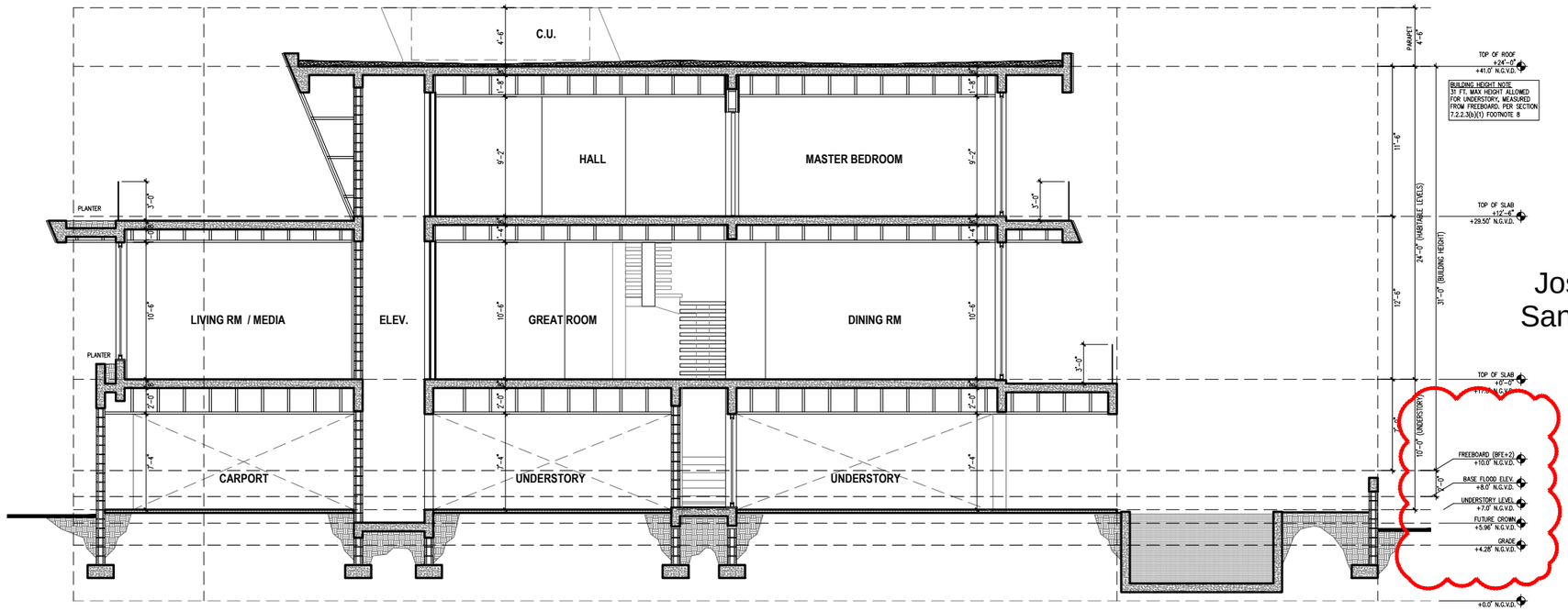
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DRAWING TITLE
EAST ELEVATION (SIDE)

SCALE: AS SHOWN
DATE: 01-10-2024

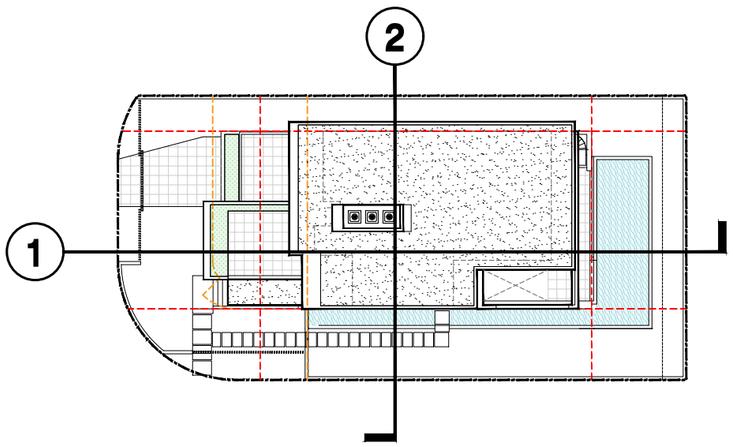
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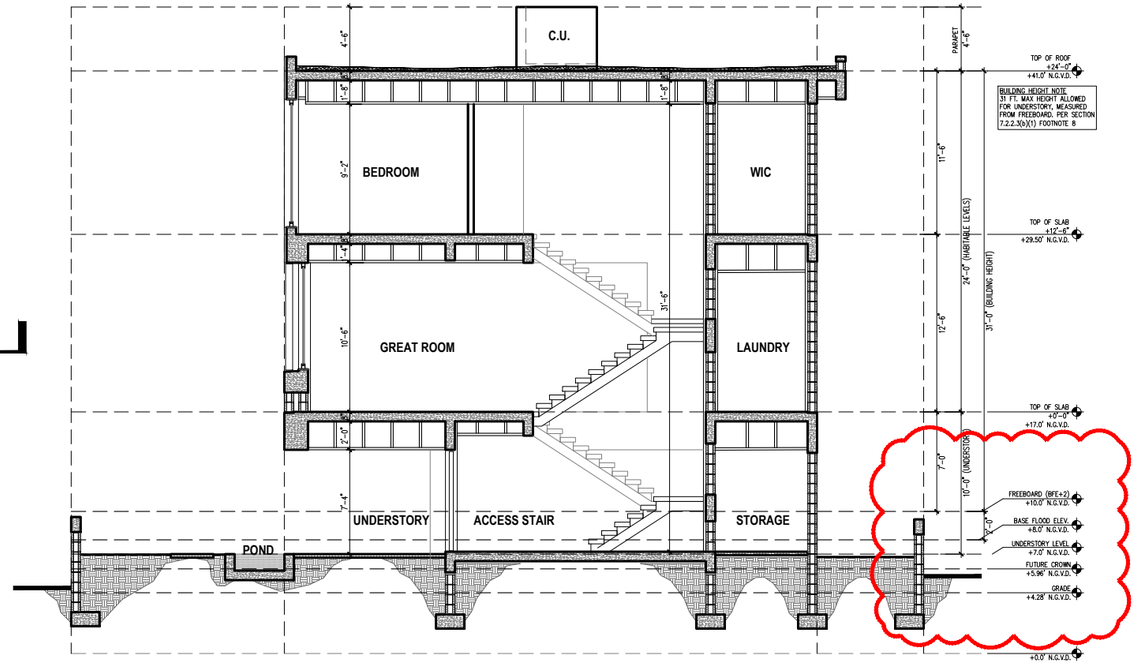
1 SECTION

3/32"=1'-0"



SECTION KEYPLAN

NOT TO SCALE



2 SECTION

3/32"=1'-0"

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