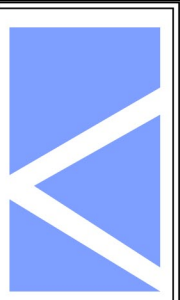


SINGLE FAMILY RESIDENTIAL- ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	5633 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140		
2	FOLIO NUMBER(S):	02-3215-003-1310		
3	BOARD AND FILE NUMBERS:	3808		
4	YEAR BUILT:	1928	ZONING DISTRICT:	AE
5	BASED FLOOD ELEVATION:	8.0'	GRADE VALUE IN NGVD	NA
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.775 (8+3.55/2)	FREE BOARD:	
7	LOT AREA:	18750 SF		
8	LOT WIDTH:	150'W	LOT DEPTH:	125'
9	MAX LOT COVERAGE SF AND %	5625 S/ 30%	PROPOSED LOT COVERAGE SF AND %	5175 SF/27%
10	EXISTING LOT COVERAGE SF AND %	3063 SF/16%	UNIT SIZE DEDUCTED (GARAGE-STORAGE) SF:	500 SF
11	FRONT YARD OPEN SPACE SF AND %	3000 SF/16%	REAR YARD OPEN SPACE SF AND %	948 SF/69%
12	MAX UNIT SIZE AND %:	9375 SF/50%	PROPOSED UNIT SIZE SF AND %	7304 SF/39%
13	EXISTING FIRST FLOOR UNIT SIZE:	2430 SF	PROPOSED FIRST FLOOR UNIT SIZE:	4178 SF
14	EXISTING SECOND FLOOR UNIT SIZE:	2150 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 10% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRED DRB APPROVAL)	NA
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	2716 SF
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	NA

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31'	27'-8.5"	27'-8.5"	NA
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'	25.3' EXISTING	25.3' EXISTING	NA
20	FRONT SECOND LEVEL:		25.3' EXISTING	25.3' EXISTING	NA
21	SIDE 1:	7.5'	11.8' EXISTING	11.8' EXISTING	NA
22	SIDE 2 OR (FACING STREET):	7.5'	7.35' EXISTING	7.35' EXISTING	NA
23	REAR:	20'	5.2' EXISTING	7' ADDITION	13'
	ACCESSORY STRUCTURE SIDE 1:	11.3'	7.35' EXISTING	7.35' ADDITION	4'
24	ACCESSORY SIDE 2 OR (FACING STREET):	11.3'	11.42' EXISTING	7.6' ADDITION	4'
25	ACCESSORY STRUCTURE REAR:	NA			
26	SUM OF SIDE YARD:	NA			
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT		NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		YES		



RUBIN RESIDENCE
5633 N BAY RD.
MIAMI BEACH, FLORIDA 33140

KRISTO STAMATOVSKEI, AIA
AR 0011104

STUDIO K
ARCHITECTS

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