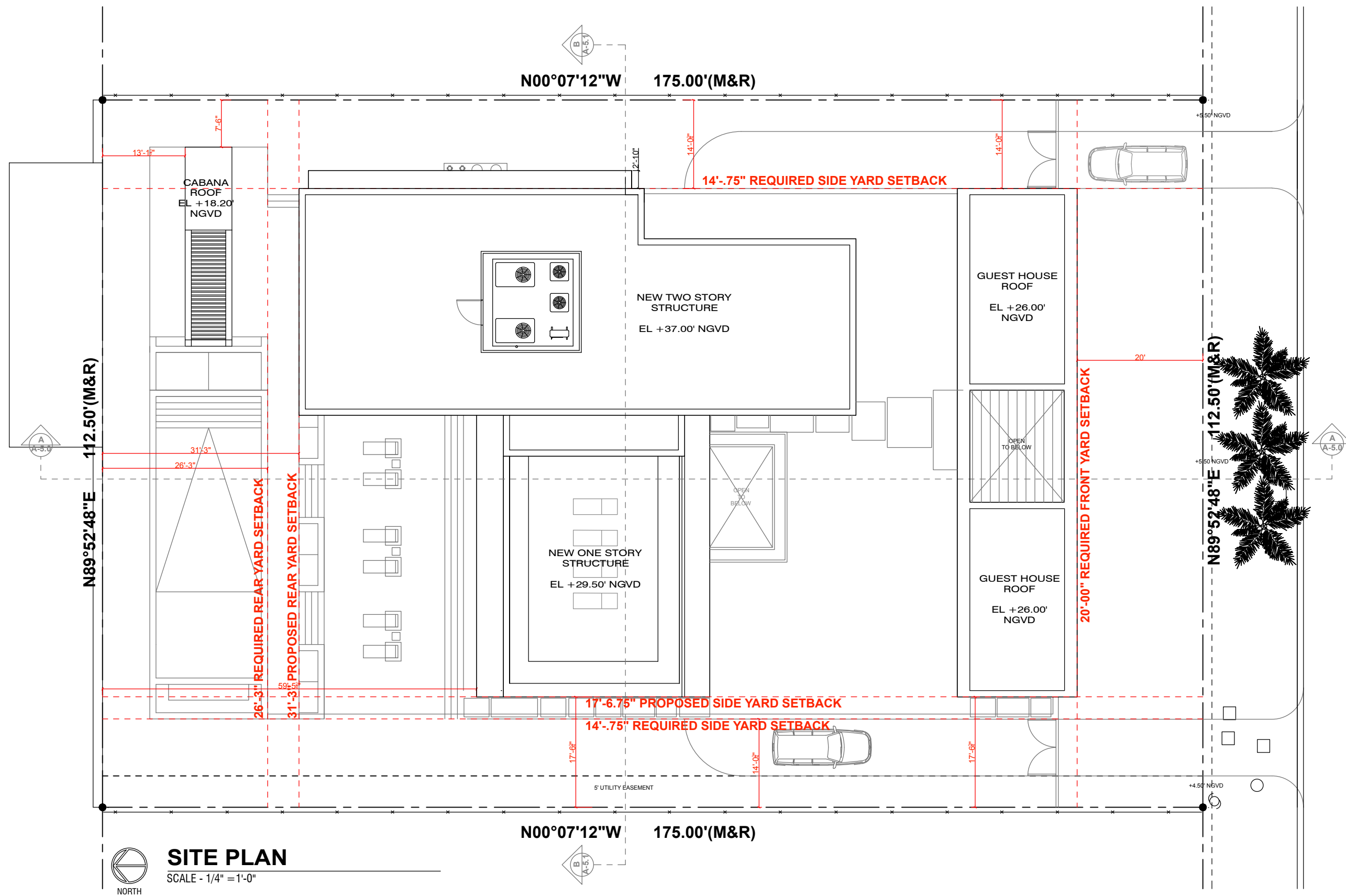


Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	11635 West 22nd Street MIAMI BEACH FL 33140			
2	Folio number(s):	02-3228-001-1940			
3	Board and file numbers :				
4	Year built:	1938	Zoning District:	RS-3	
5	Based Flood Elevation:	+8'-0"NGVD	Grade value in NGVD:	+4.40' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.20' NGVD	Free board:	+5'	
7	Lot Area:	19,688 SF			
8	Lot width:	112'-6"	Lot Depth:	175'-0"	
9	Max Lot Coverage SF and %:	5,906.40sf (30%)	Proposed Lot Coverage SF and %:	5,805.01 SF (29.48%)	
10	Existing Lot Coverage SF and %:	6,622.89 SF (33.64%)	Lot coverage deducted (garage-storage) SF:	600 SF	
11	Front Yard Open Space SF and %:	1,883.96 SF (83.82%)	Rear Yard Open Space SF and %:	2,083.42 SF (70.55%)	
12	Max Unit Size SF and %:	9,844 SF (50%)	Proposed Unit Size SF and %:	8,799.82 SF (44.70%)	
13	Existing First Floor Unit Size:	4,296.08 SF	Proposed First Floor Unit Size:	5,064.23 SF	
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 Approval)	3,087.53 SF (68.30%)	
15		1,558.92 SF	Proposed Second Floor Unit Size SF and % :	3,150.81 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	13'-0"	24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	57'-10.2"	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	55'-2"	N/A
21	Side 1:	14'-.75"	10'-6.84"	14'-.75"	N/A
22	Side 2 or (facing street):	14'-.75"	9'-10.08"	14'-.75"	N/A
23	Rear:	26'-3"	37'-0"	32'-8.75"	N/A
	Accessory Structure Side 1:	7'-6"	N/A	7'-6"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	13'-1.5"		13'-1.5"	N/A
26	Sum of Side yard :	28'-1.5"	20'-4.92"	28'-1.5"	N/A
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?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

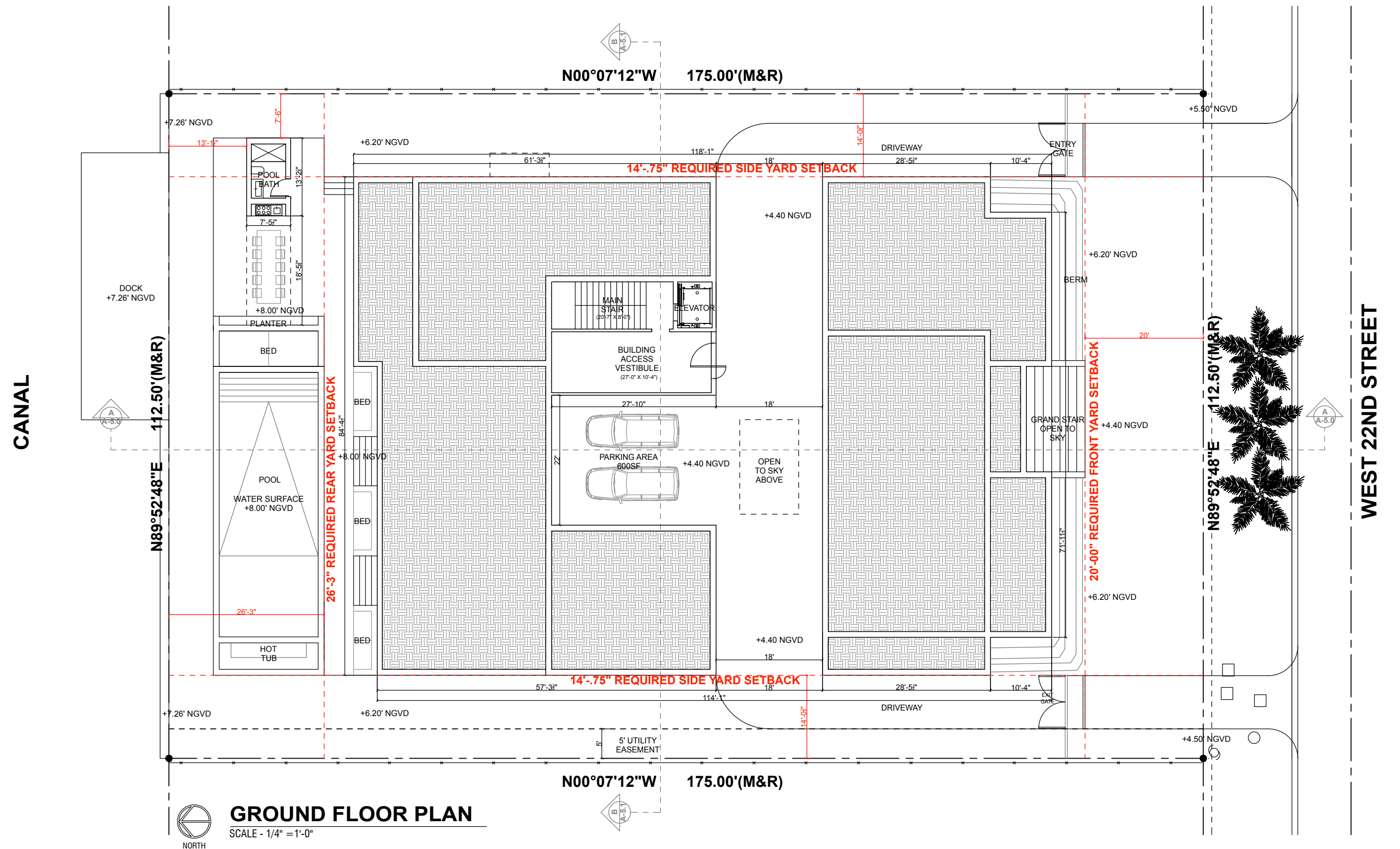
PROPOSED SITE PLAN

CANAL



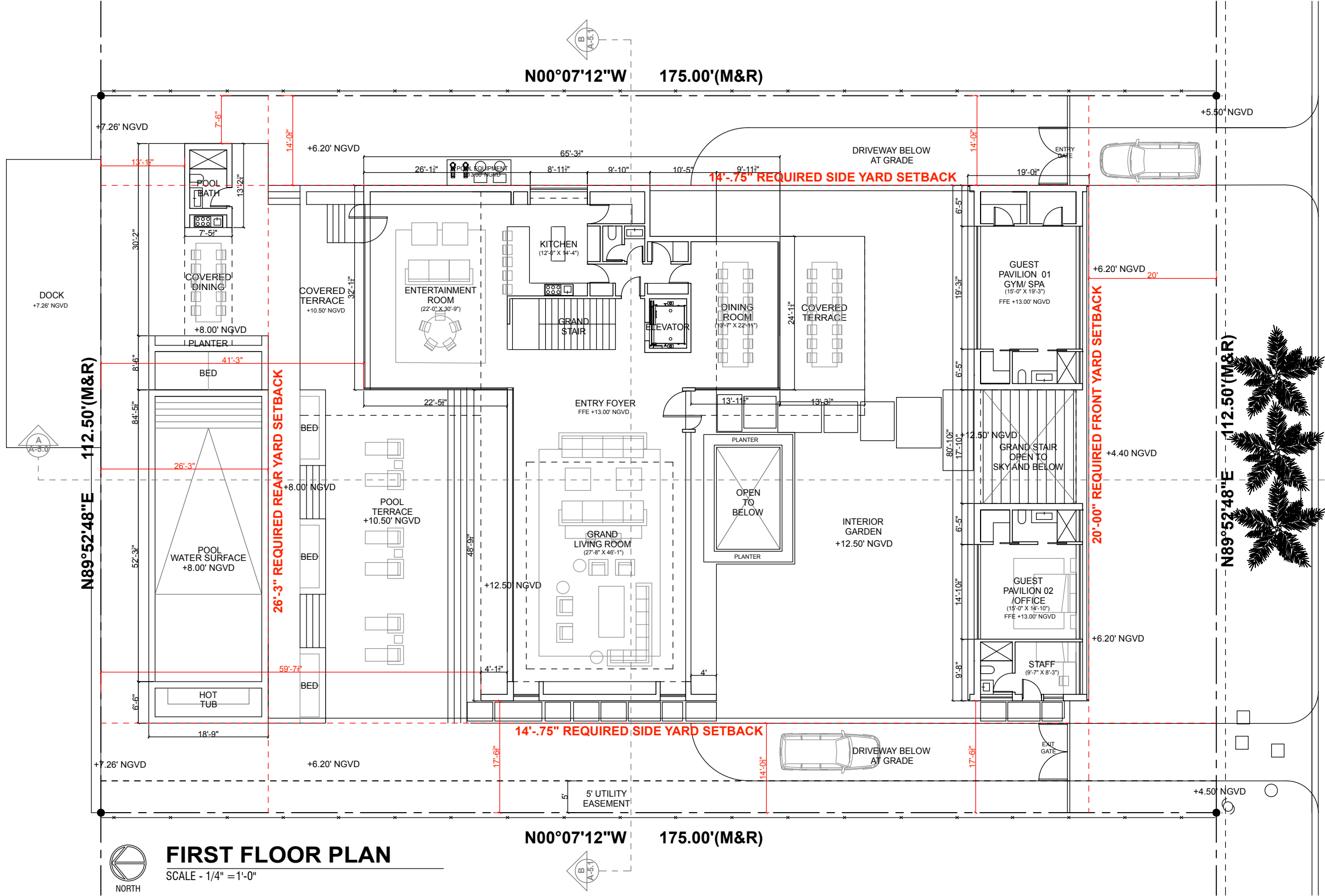
WEST 22ND STREET

PROPOSED GROUND FLOOR PLAN



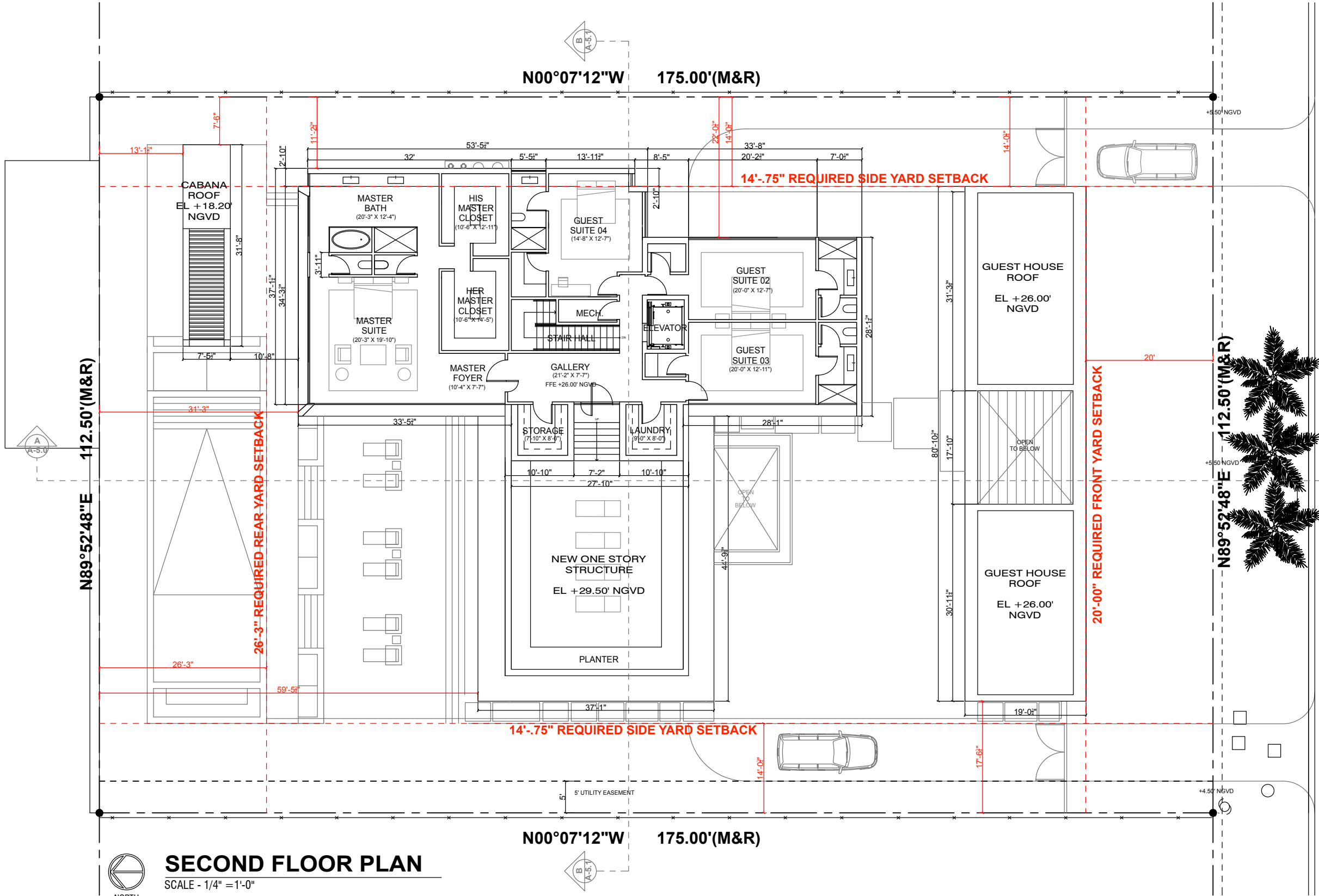
PROPOSED FIRST FLOOR PLAN

CANAL

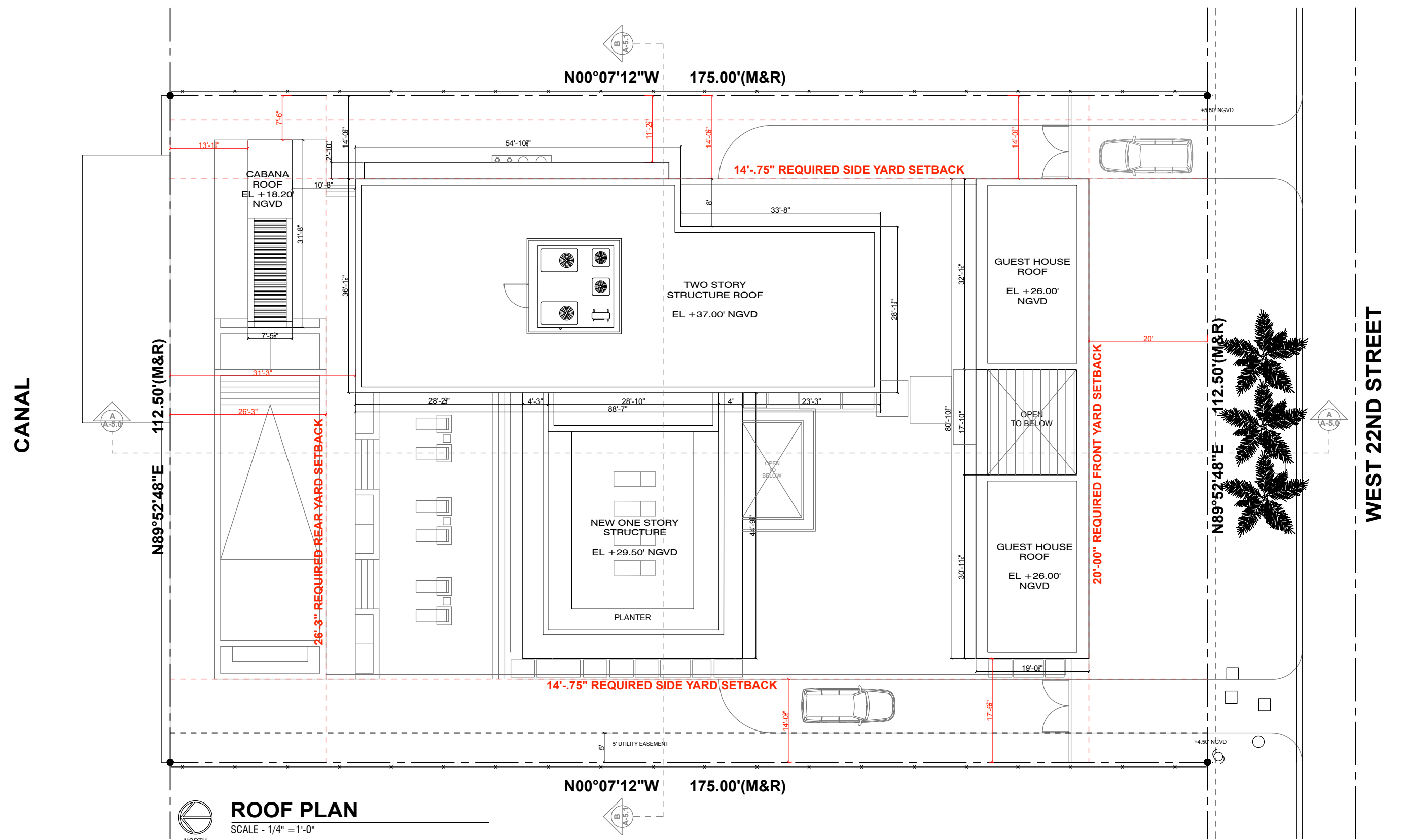


WEST 22ND STREET

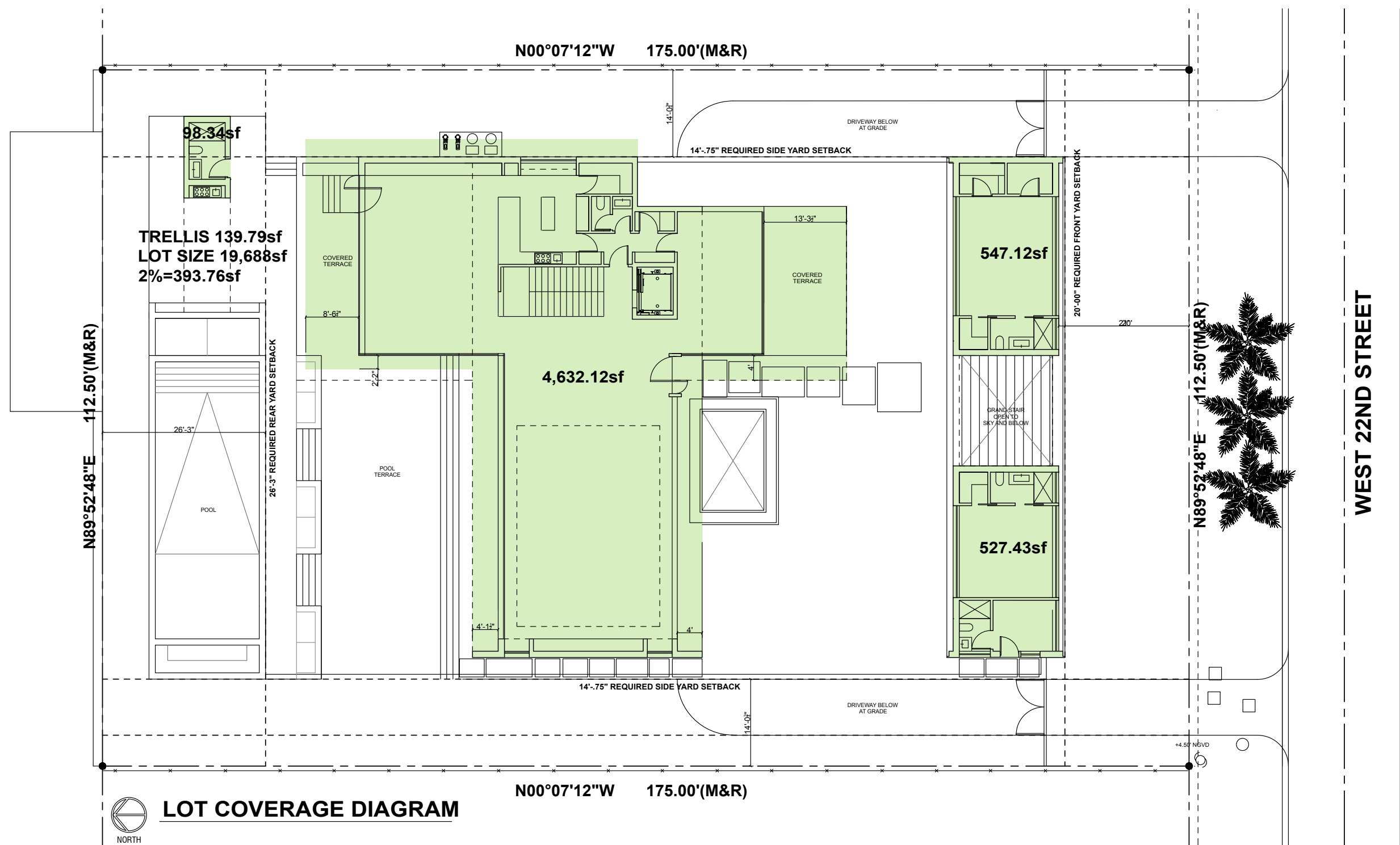
PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE



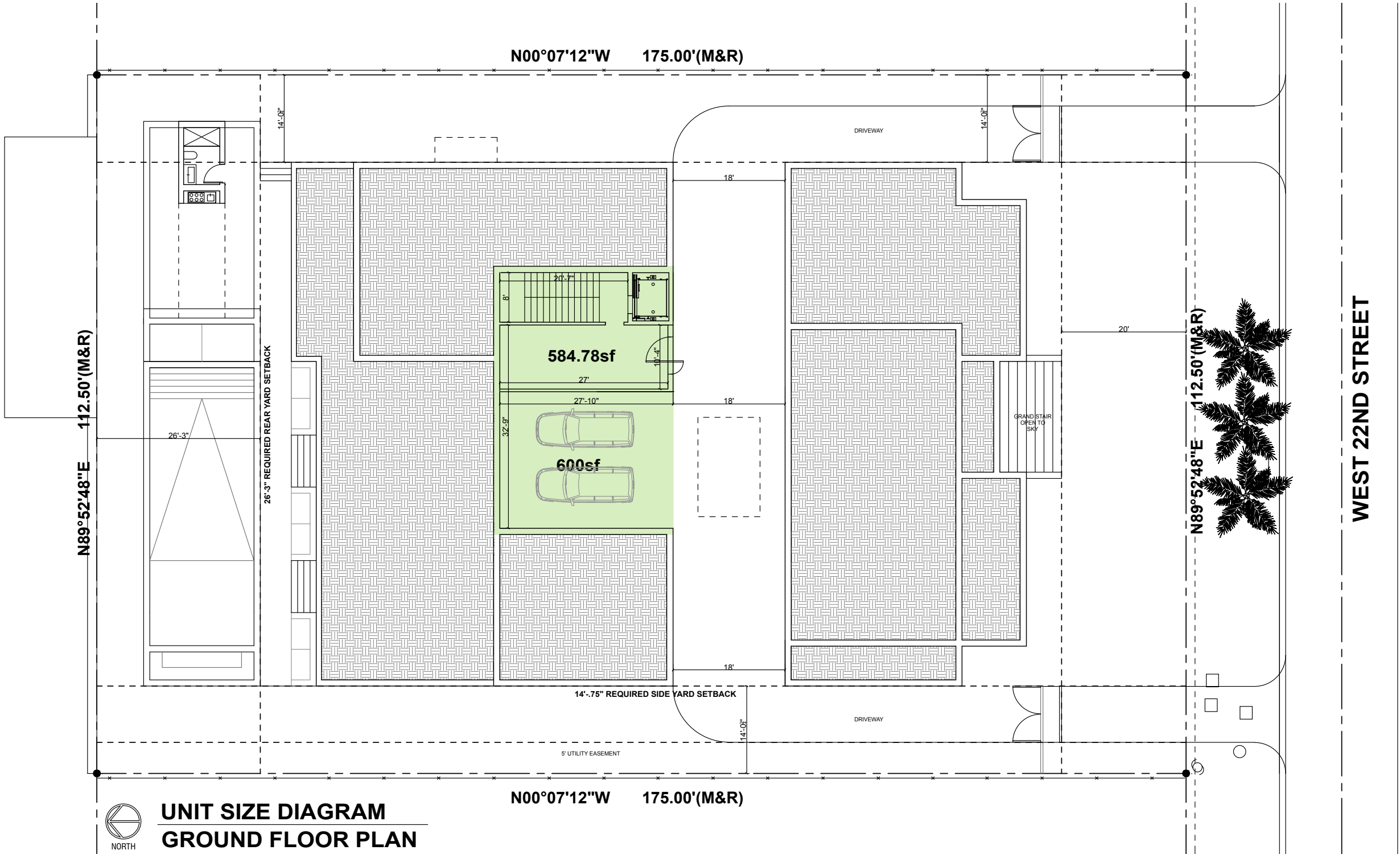
LOT COVERAGE DIAGRAM

LOT SIZE 19,688sf
ALLOWED LOT COVERAGE 5,906.40sf (30%)

PROPOSED LOT COVERAGE:
MAIN HOUSE 4,632.12sf
GUEST HOUSE 1,074.55sf
CABANA BATH 98.34sf
SUBTOTAL 5,805.01sf (29.48%)

ZONING DIAGRAM - UNIT SIZE

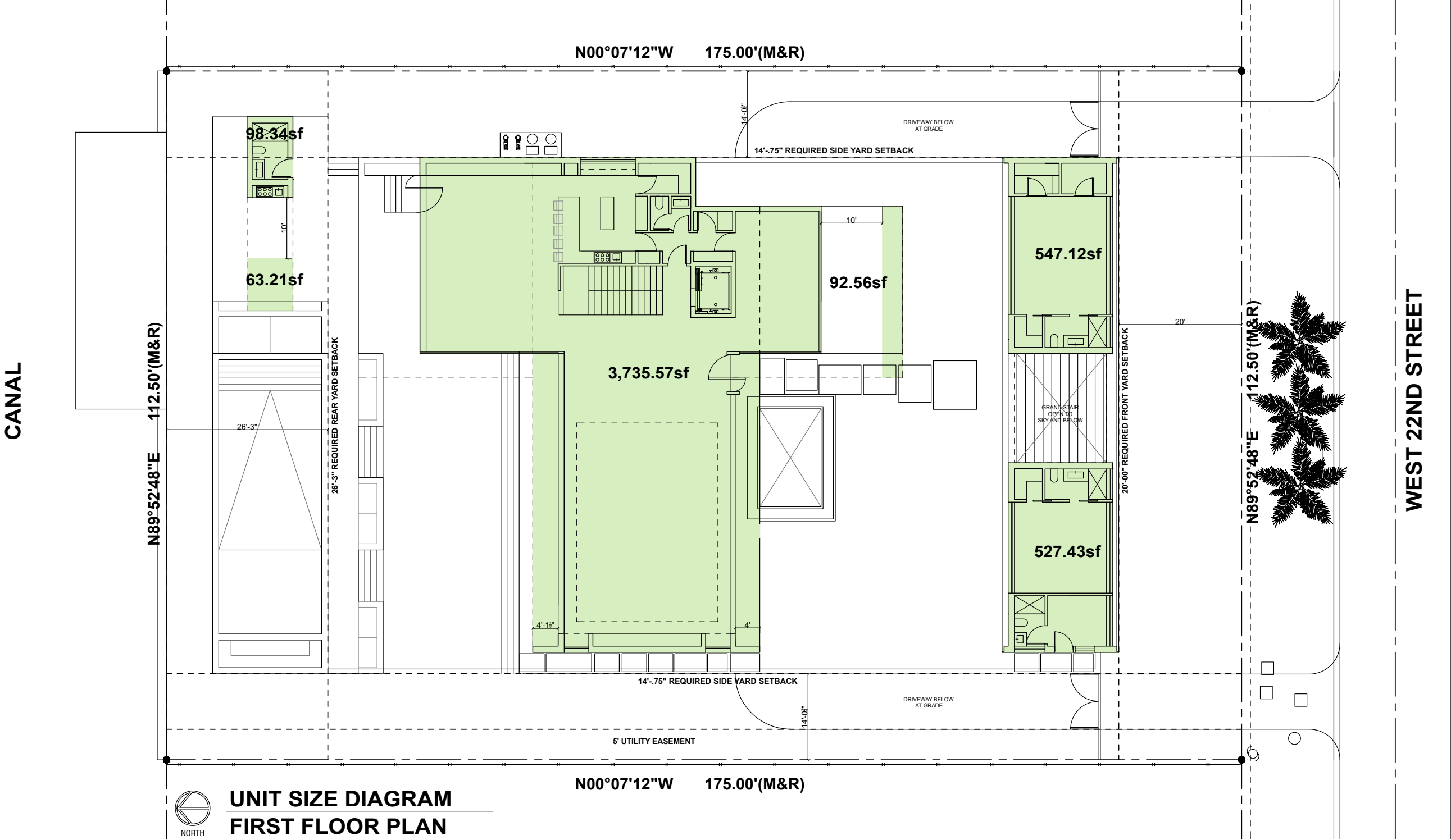
CANAL



UNIT SIZE DIAGRAM
GROUND FLOOR PLAN

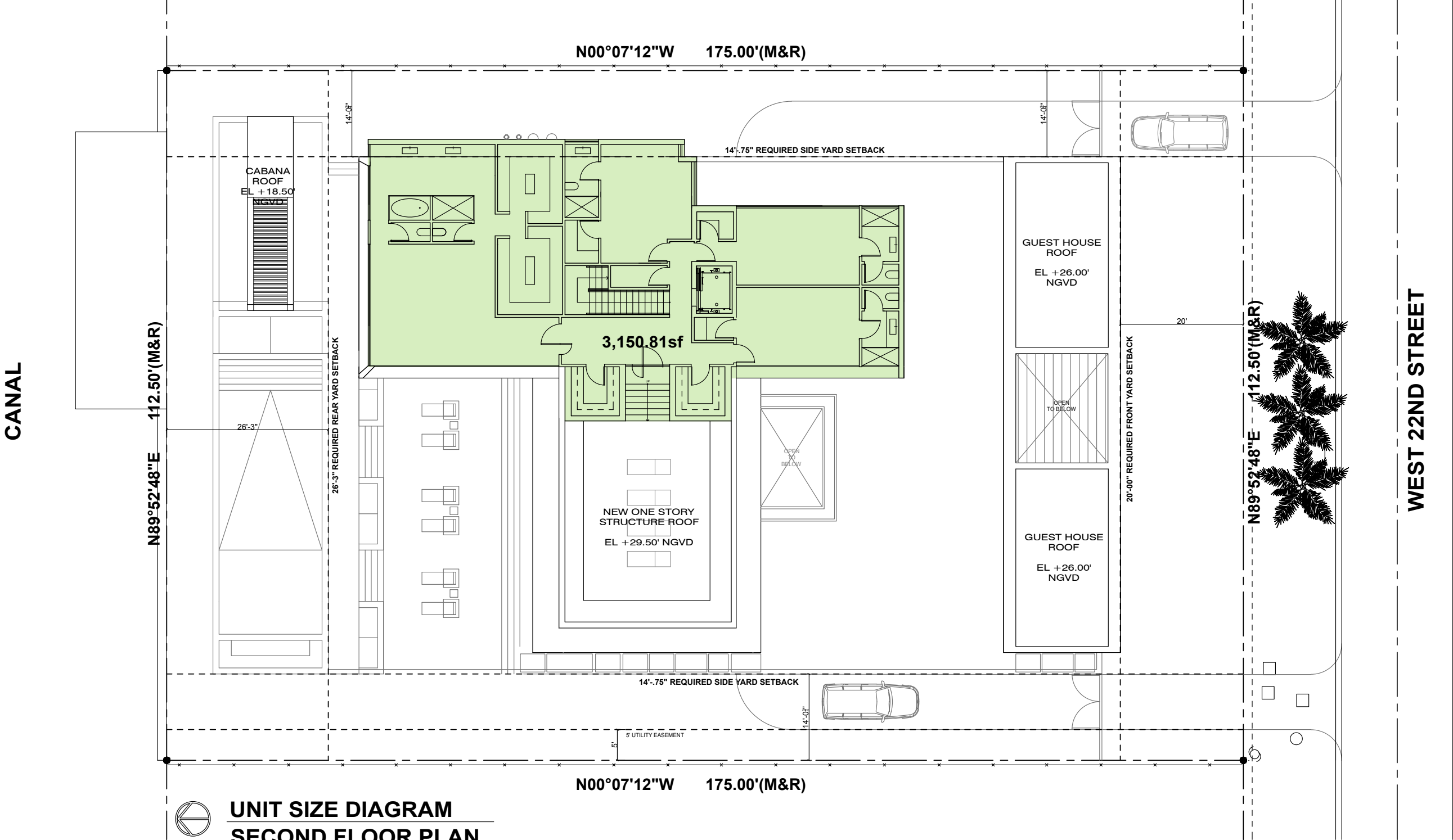
LOT SIZE	19,688sf
ALLOWED UNIT SIZE	9,844sf (50%)
PROPOSED UNIT SIZE:	
SECOND FLOOR	3,150.81sf
FIRST FLOOR	5,064.23sf
GROUND FLOOR	584.78sf
SUBTOTAL	8,799.82sf (44.70%)

ZONING DIAGRAM - UNIT SIZE



UNIT SIZE DIAGRAM
FIRST FLOOR PLAN

LOT SIZE	19,688sf
ALLOWED UNIT SIZE	9,844sf (50%)
PROPOSED UNIT SIZE:	
SECOND FLOOR	3,150.81sf
FIRST FLOOR	5,064.23sf
GROUND FLOOR	584.78sf
SUBTOTAL	8,799.82sf (44.70%)

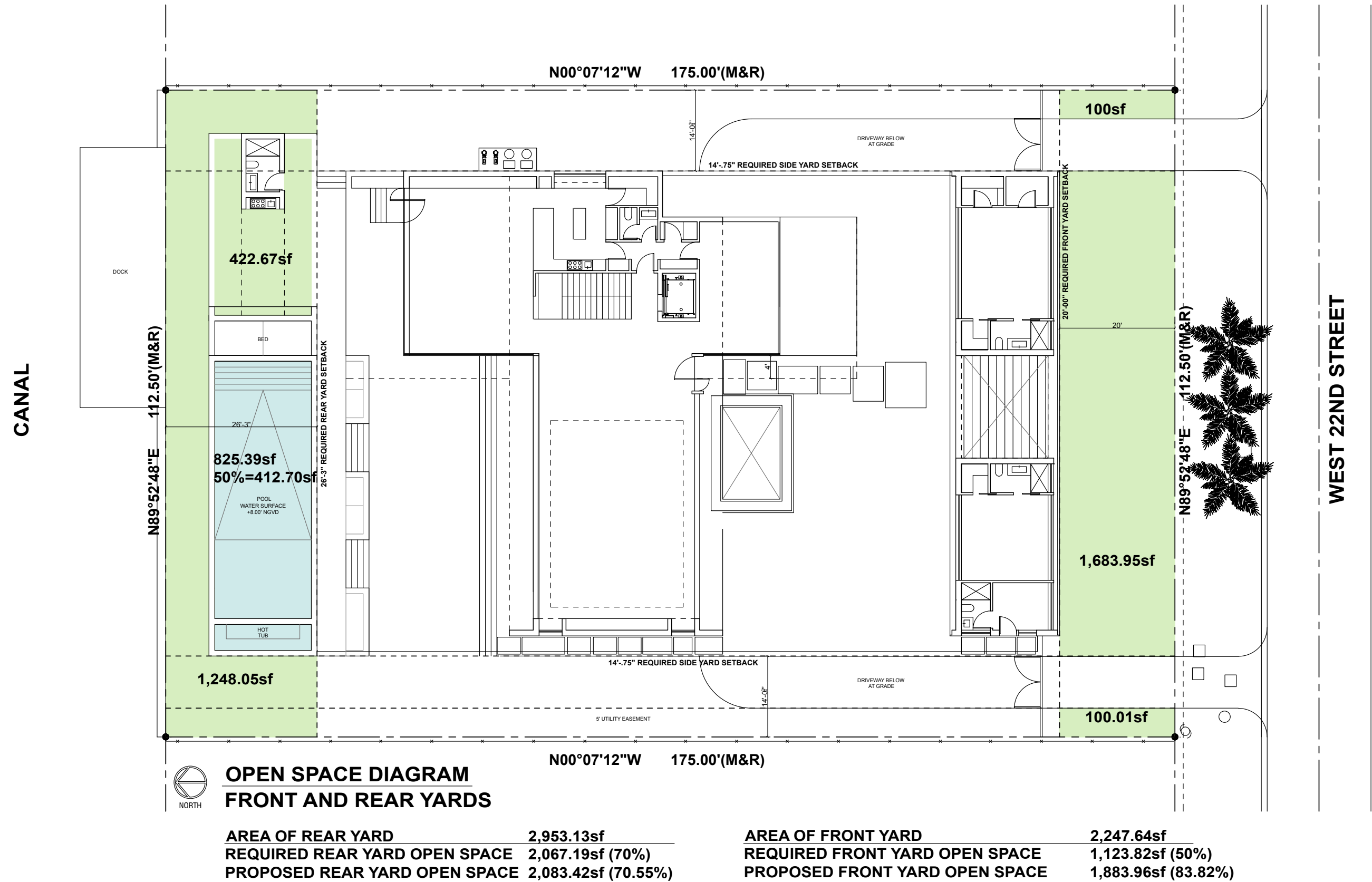


UNIT SIZE DIAGRAM

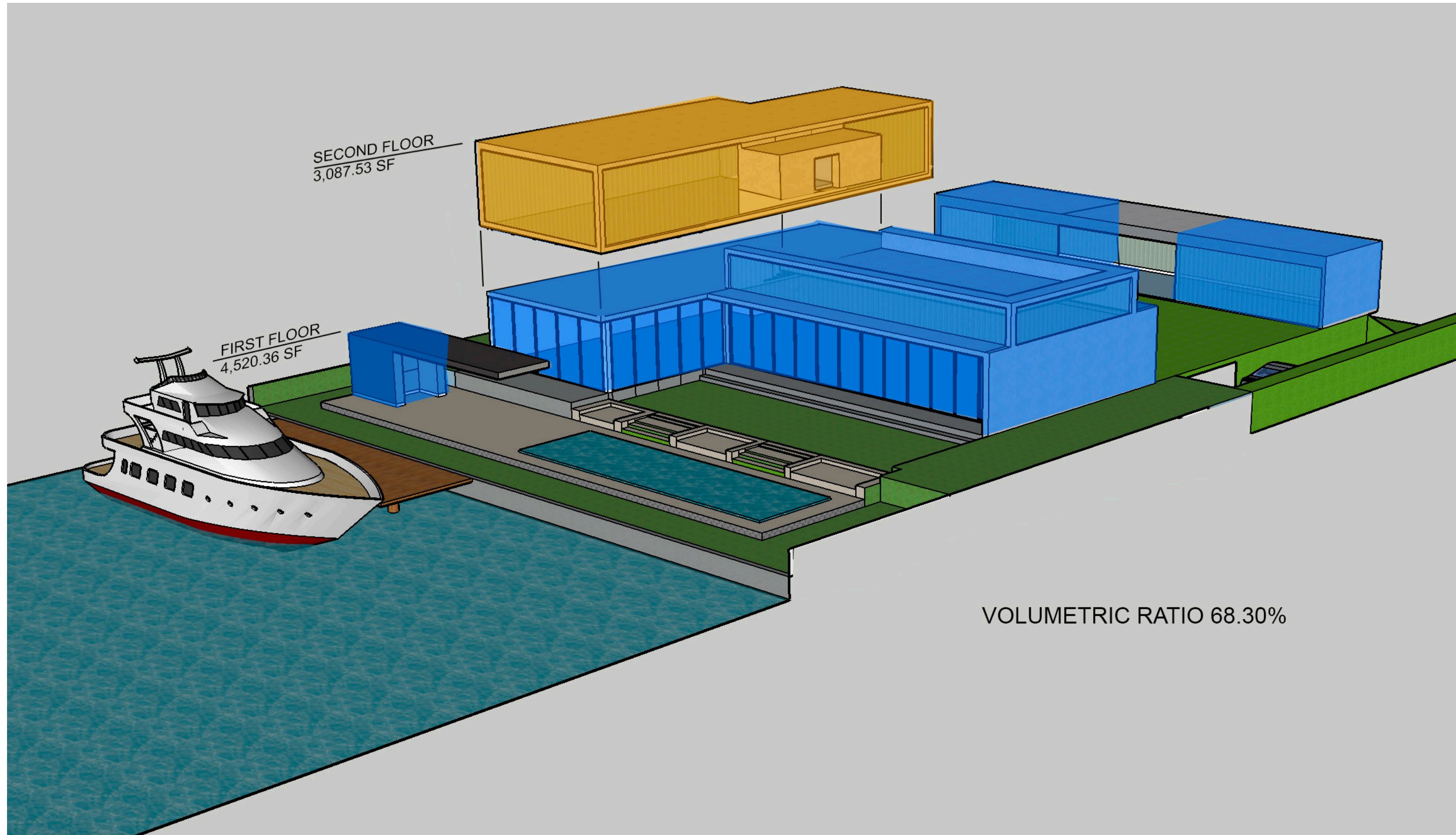
SECOND FLOOR PLAN

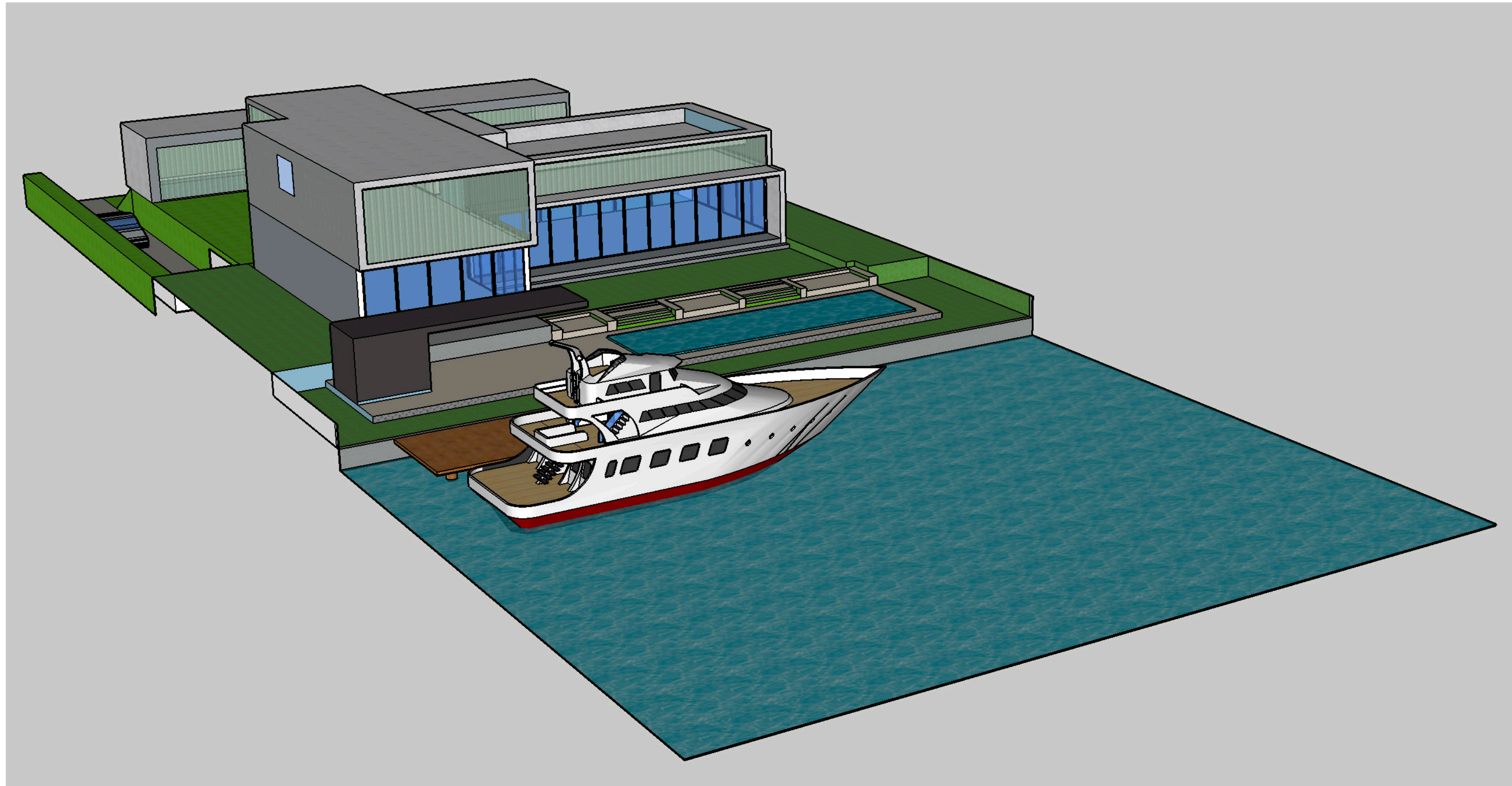
LOT SIZE	19,688sf
ALLOWED UNIT SIZE	9,844sf (50%)
PROPOSED UNIT SIZE:	
SECOND FLOOR	3,150.81sf
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SUBTOTAL	8,799.82sf (44.70%)

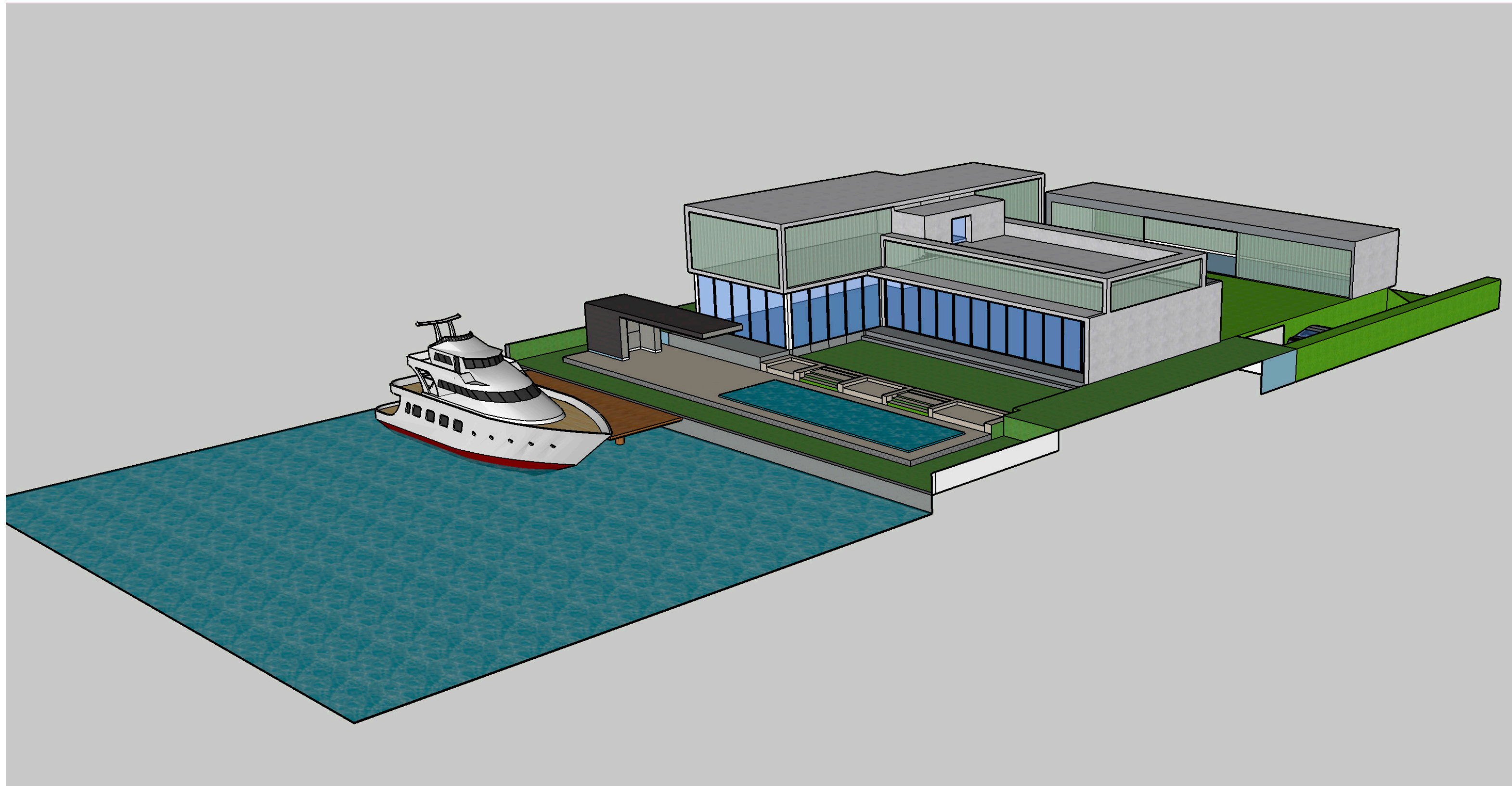
ZONING DIAGRAM - OPEN SPACE

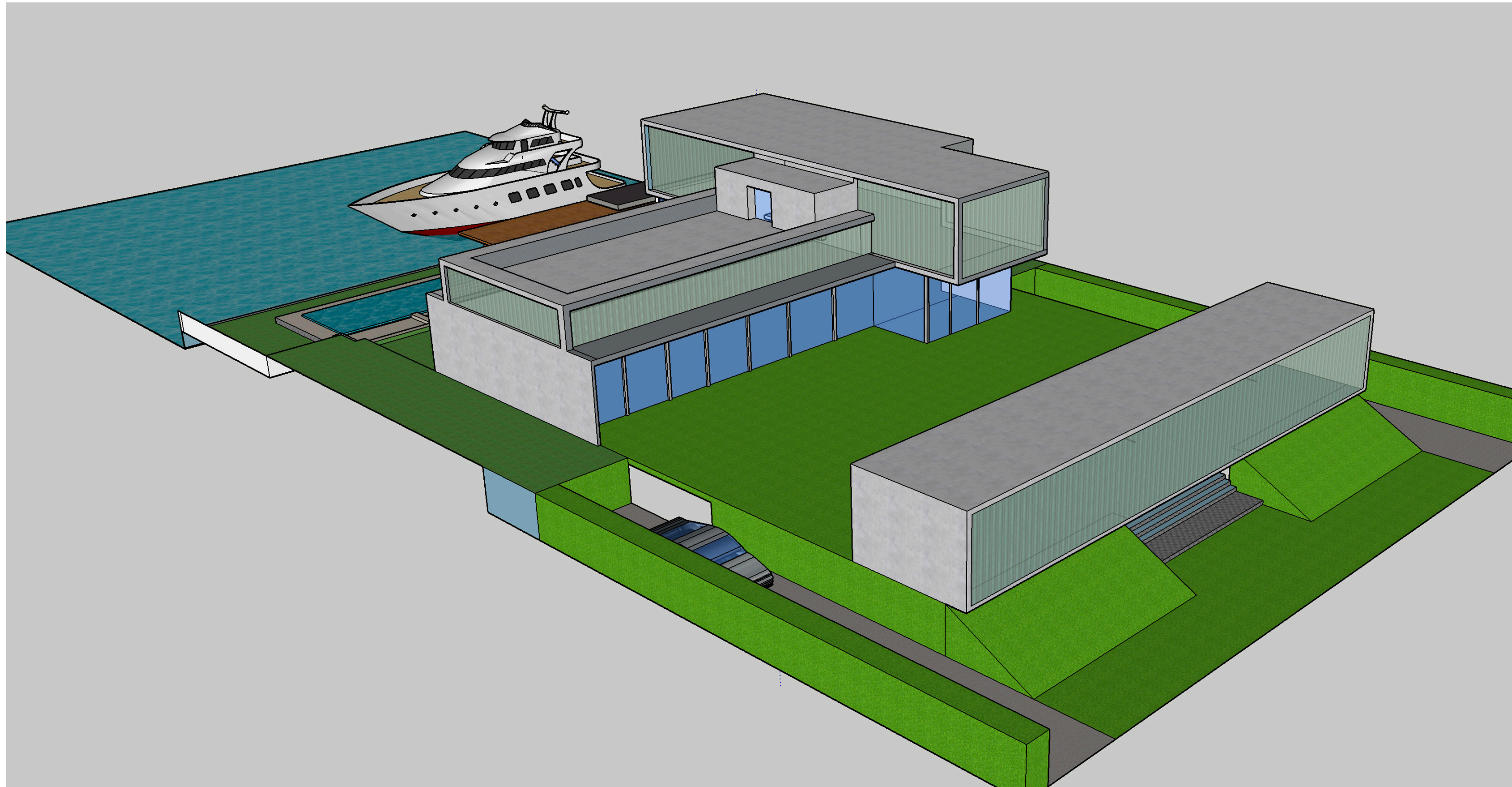


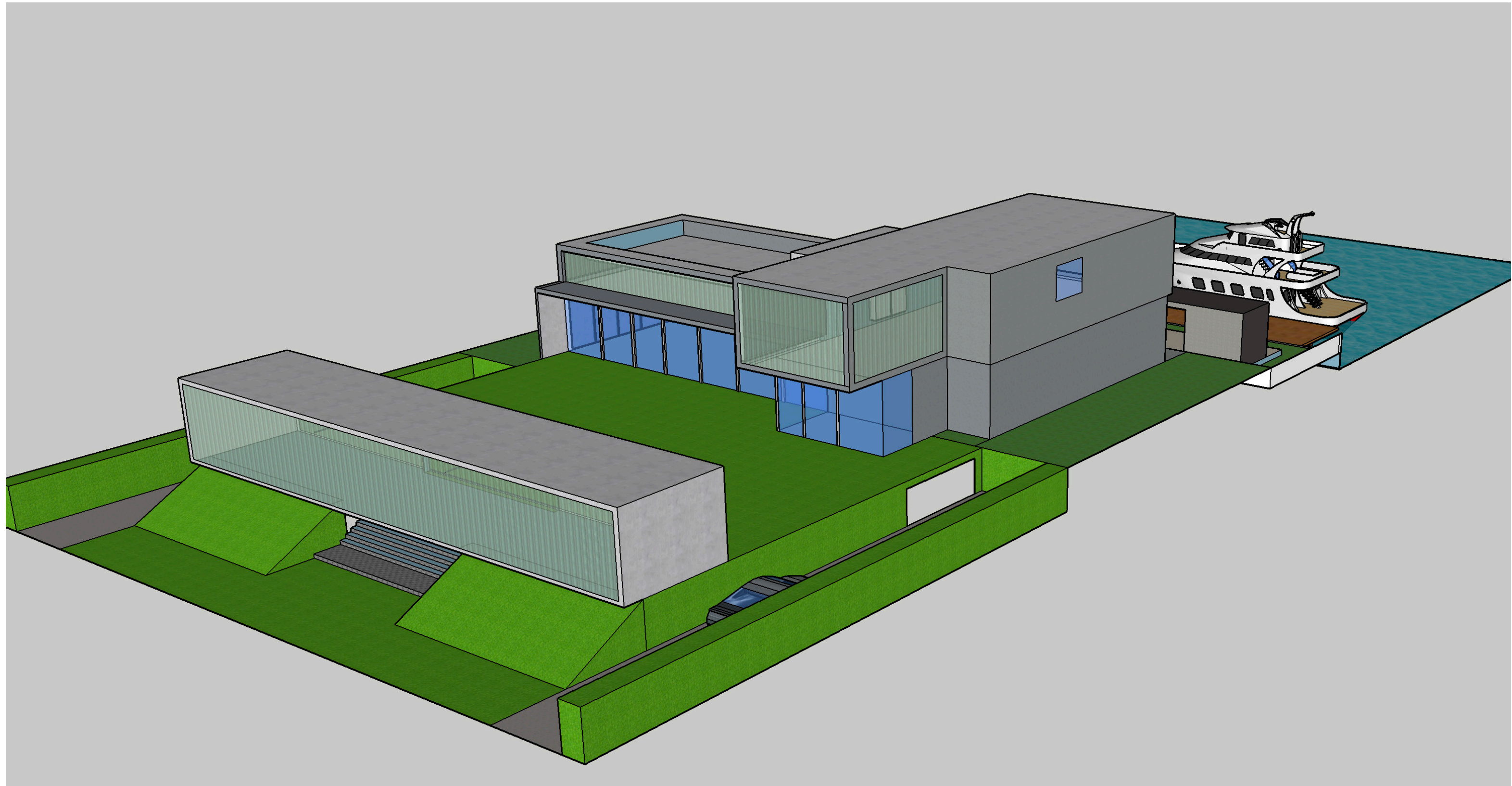
ZONING DIAGRAM - VOLUMETRIC

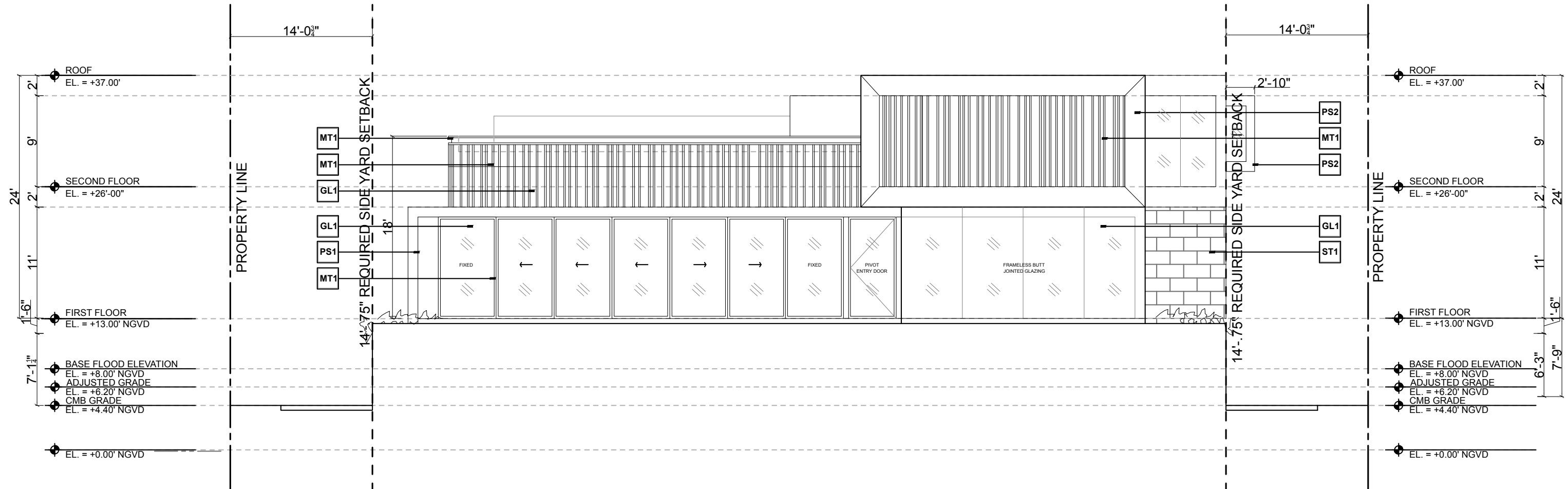












4

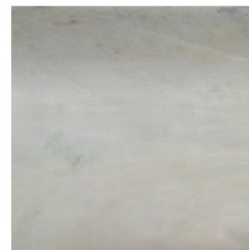
SOUTH ELEVATION - MAIN HOUSE

SCALE - 1/16" = 1'-0"

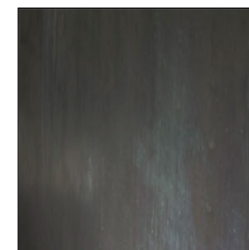


ST1 CORALSTONE CLADDING

PS2 CALCEM LIME PAINTED
STUCCO FINISH



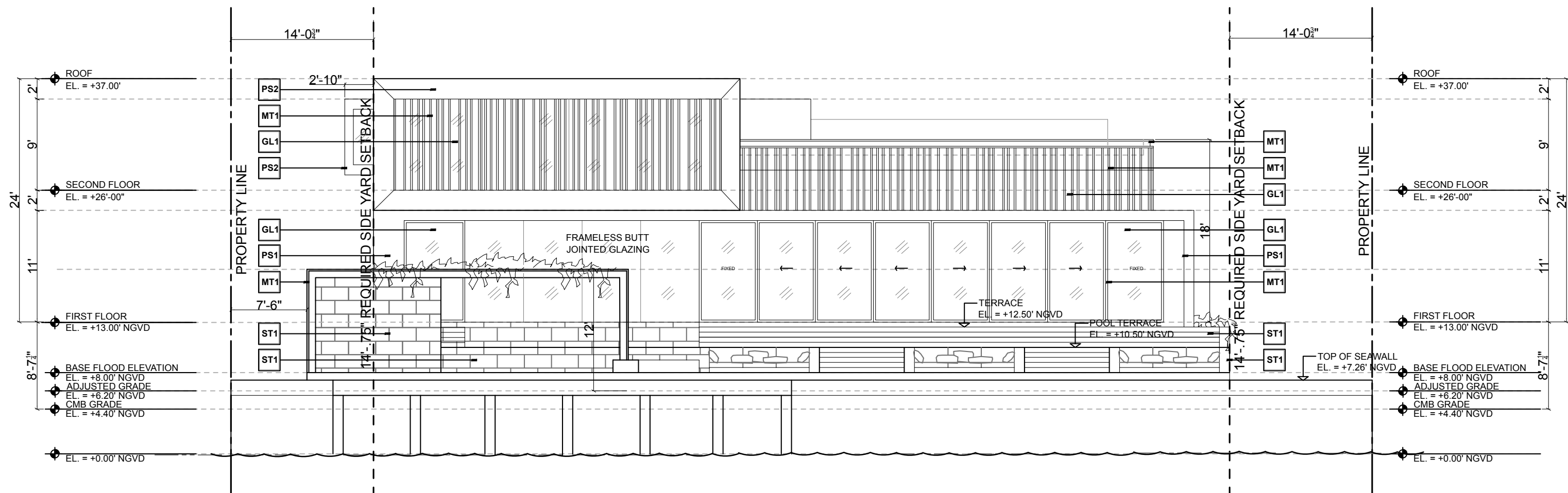
PS1 POLISHED CONCRETE FINISH



MT1 BRONZE METAL
FINISH



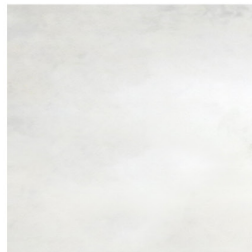
GL1 CLEAR GLAZING



3 NORTH ELEVATION - MAIN HOUSE
SCALE - 1/16" = 1'-0"



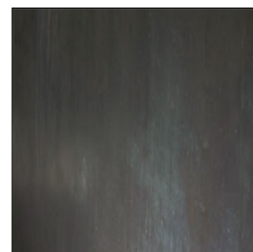
ST1 CORALSTONE CLADDING



PS2 CALCEM LIME PAINTED STUCCO FINISH



PS1 POLISHED CONCRETE FINISH

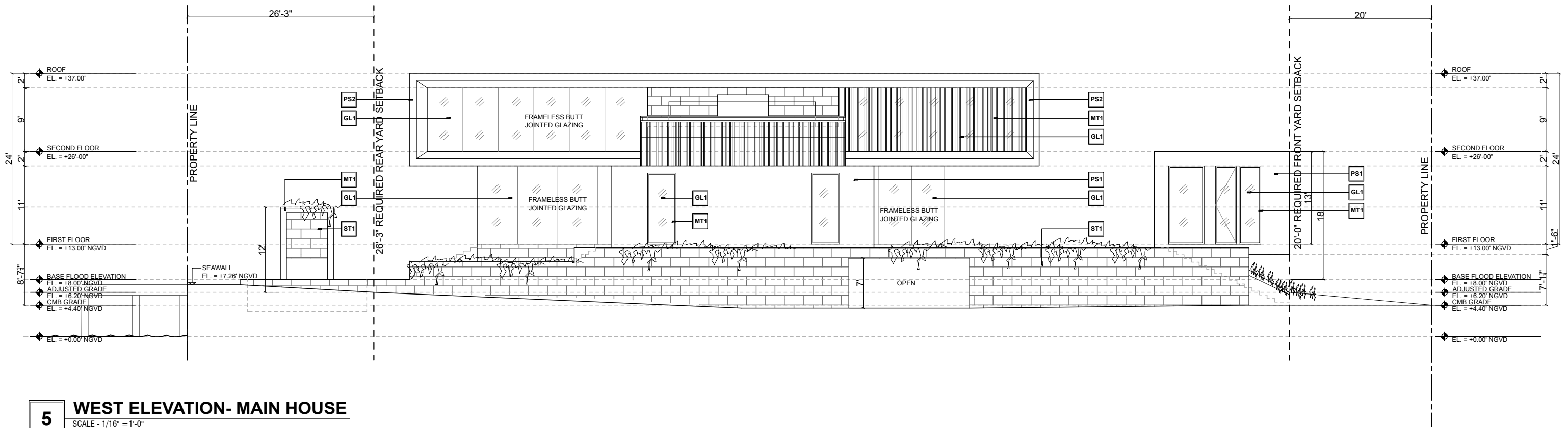


MT1 BRONZE METAL FINISH



GL1 CLEAR GLAZING

ELEVATIONS - WEST



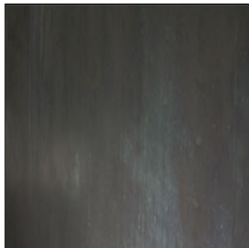
ST1 CORALSTONE CLADDING



PS2 CALCEM LIME PAINTED STUCCO FINISH



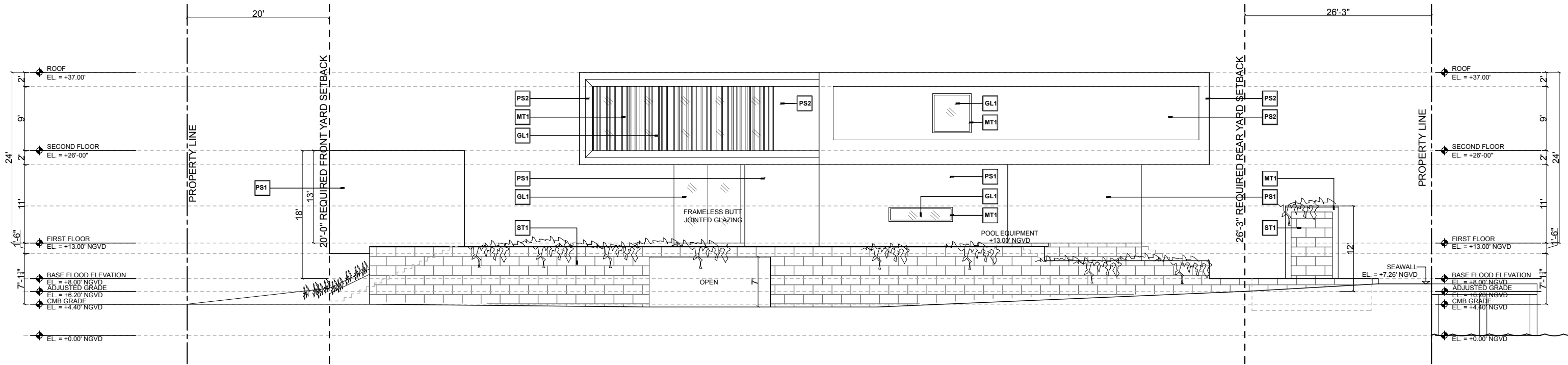
PS1 POLISHED CONCRETE FINISH



MT1 BRONZE METAL FINISH



GL1 CLEAR GLAZING



6

EAST ELEVATION- MAIN HOUSE

SCALE - 1/16" = 1'-0"



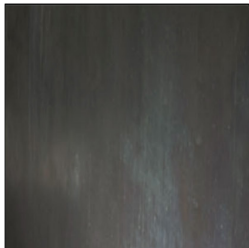
ST1 CORALSTONE CLADDING



PS2 CALCEUM LIME PAINTED STUCCO FINISH



PS1 POLISHED CONCRETE FINISH

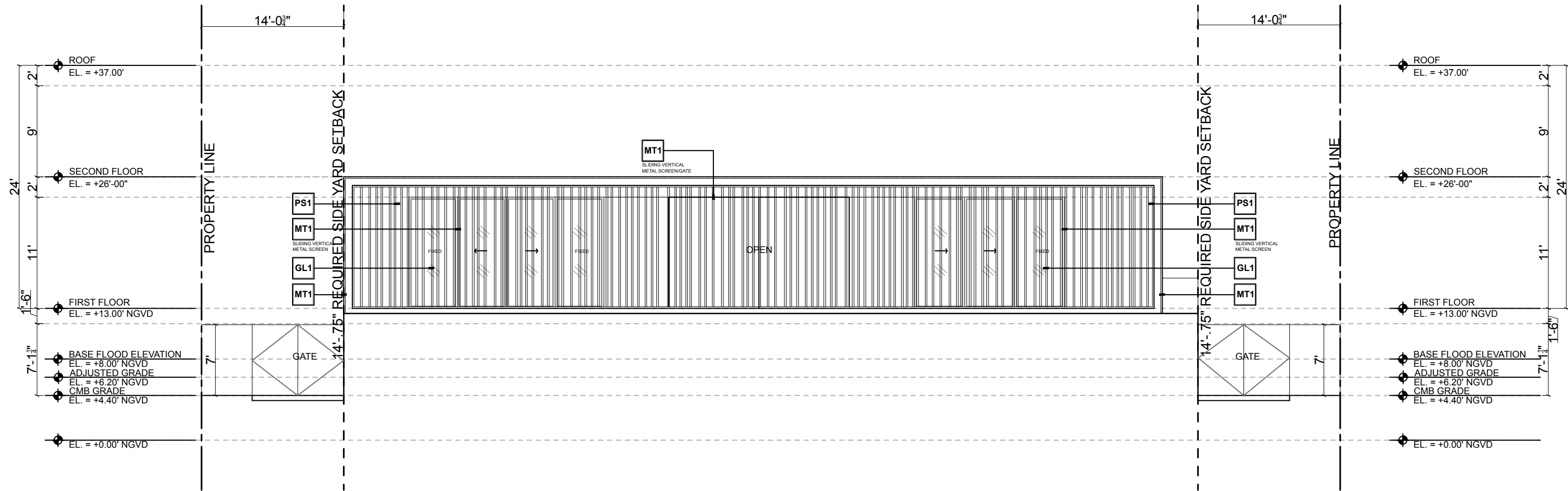


MT1 BRONZE METAL FINISH



GL1 CLEAR GLAZING

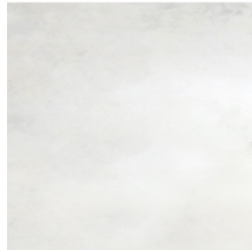
ELEVATIONS - GUEST HOUSE - NORTH



2 NORTH ELEVATION- GUEST HOUSE
SCALE - 1/16" = 1'-0"



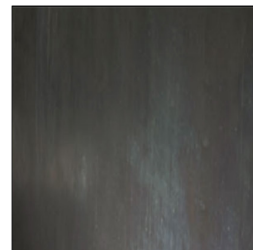
ST1 CORALSTONE CLADDING



PS2 CALCEM LIME PAINTED STUCCO FINISH



PS1 POLISHED CONCRETE FINISH

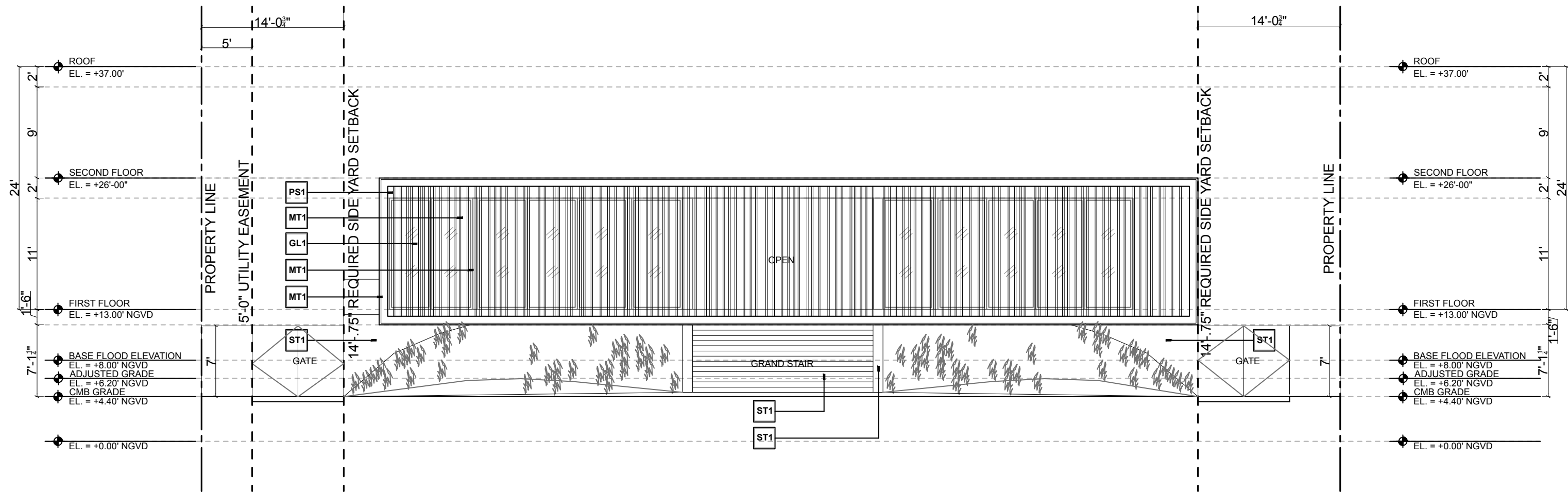


MT1 BRONZE METAL FINISH



GL1 CLEAR GLAZING

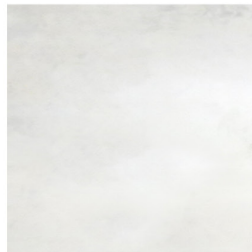
ELEVATIONS - GUEST HOUSE - SOUTH



1 SOUTH ELEVATION- GUEST HOUSE
SCALE - 1/16" = 1'-0"



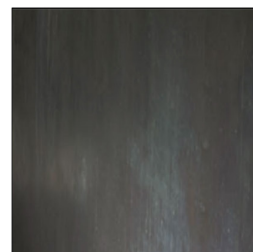
ST1 CORALSTONE CLADDING



PS2 CALCEM LIME PAINTED STUCCO FINISH



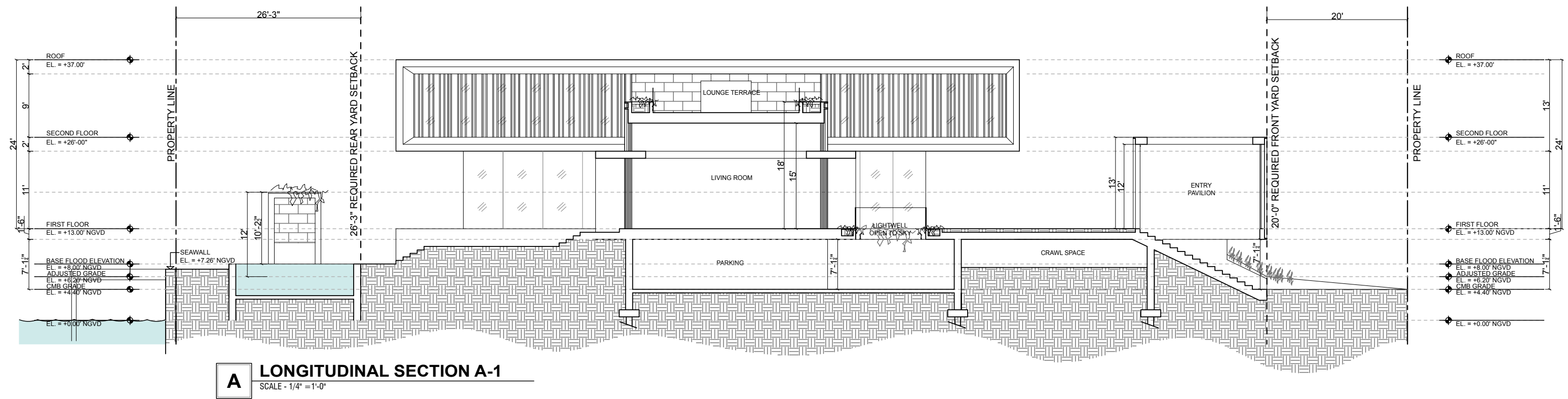
PS1 POLISHED CONCRETE FINISH

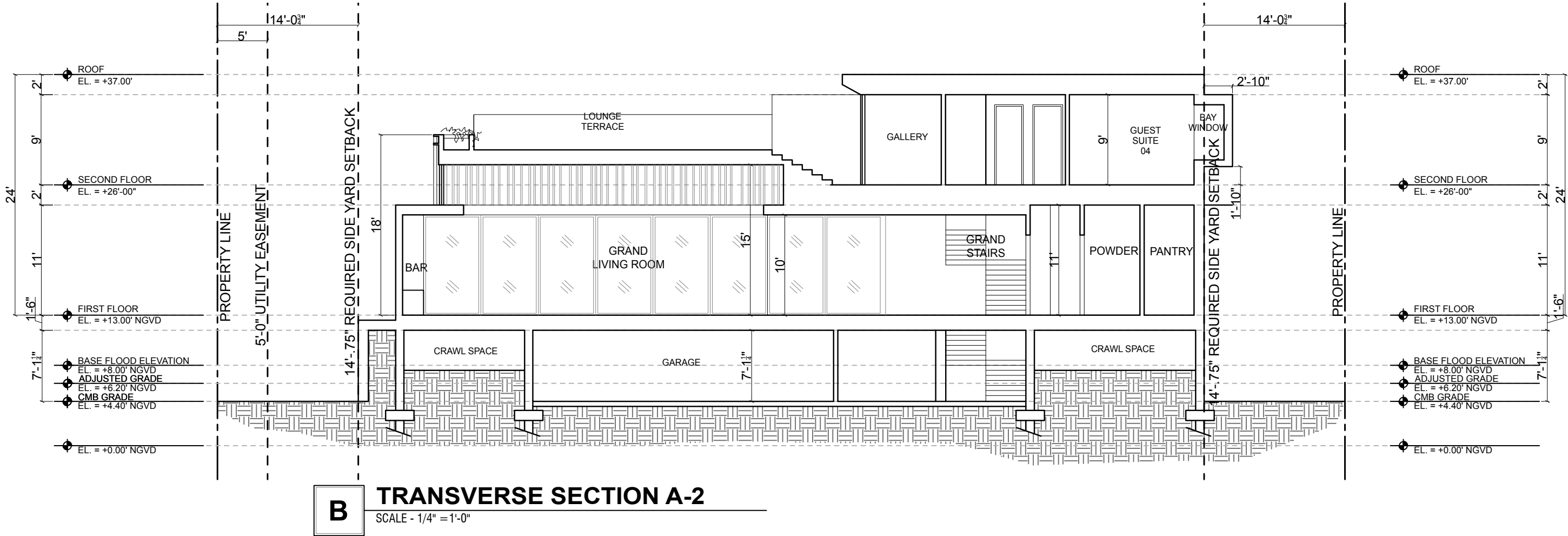


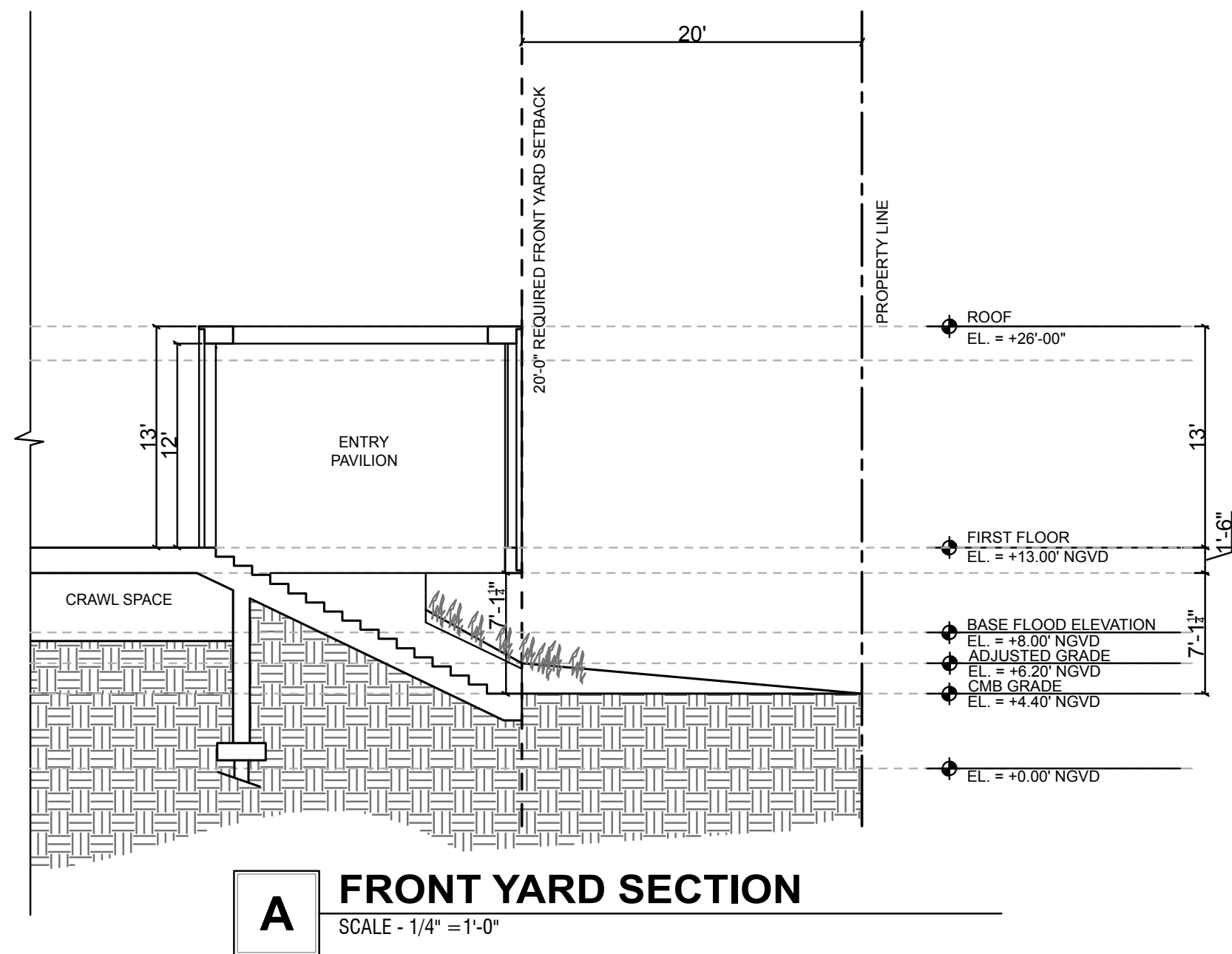
MT1 BRONZE METAL FINISH

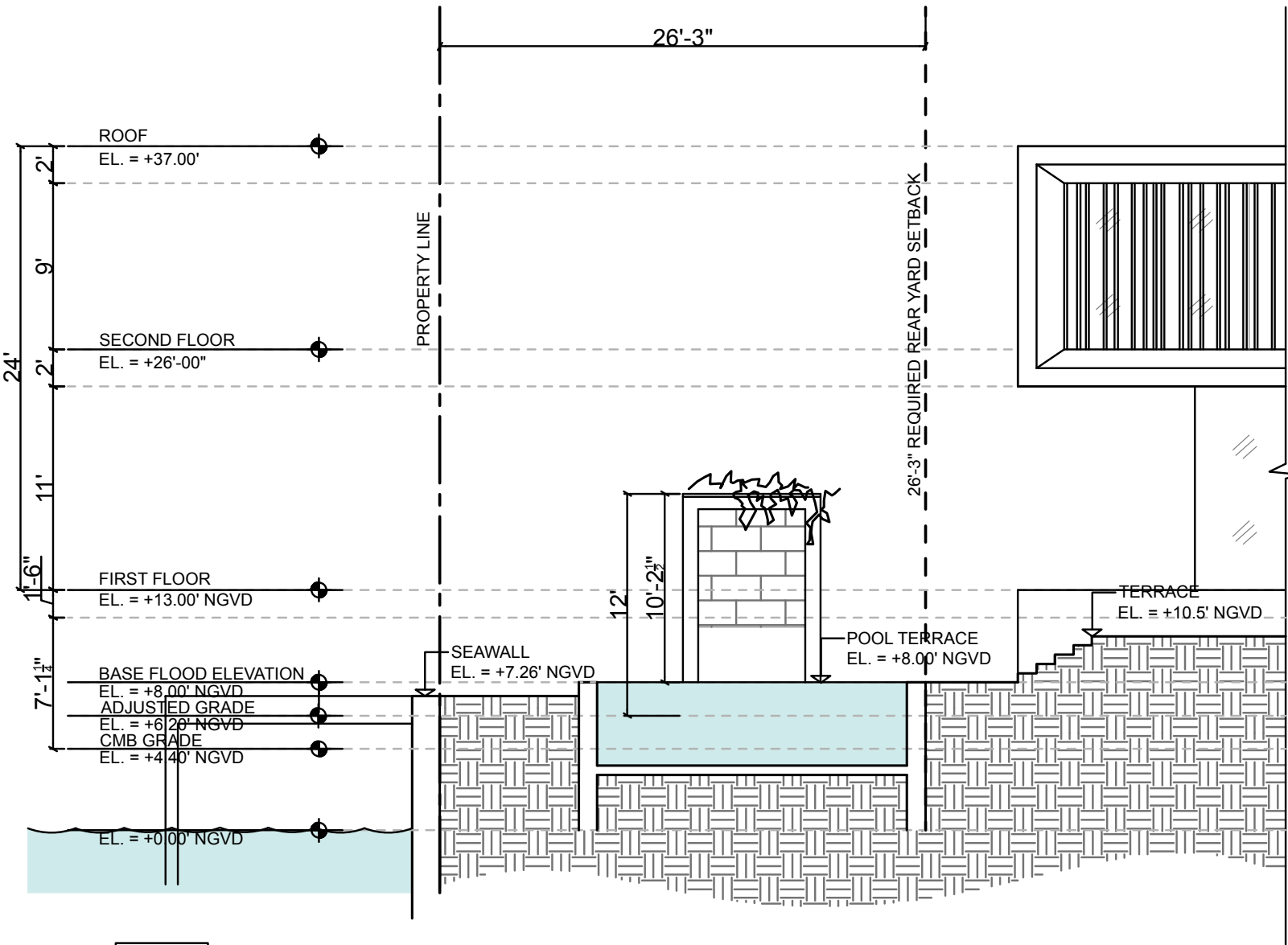


GL1 CLEAR GLAZING



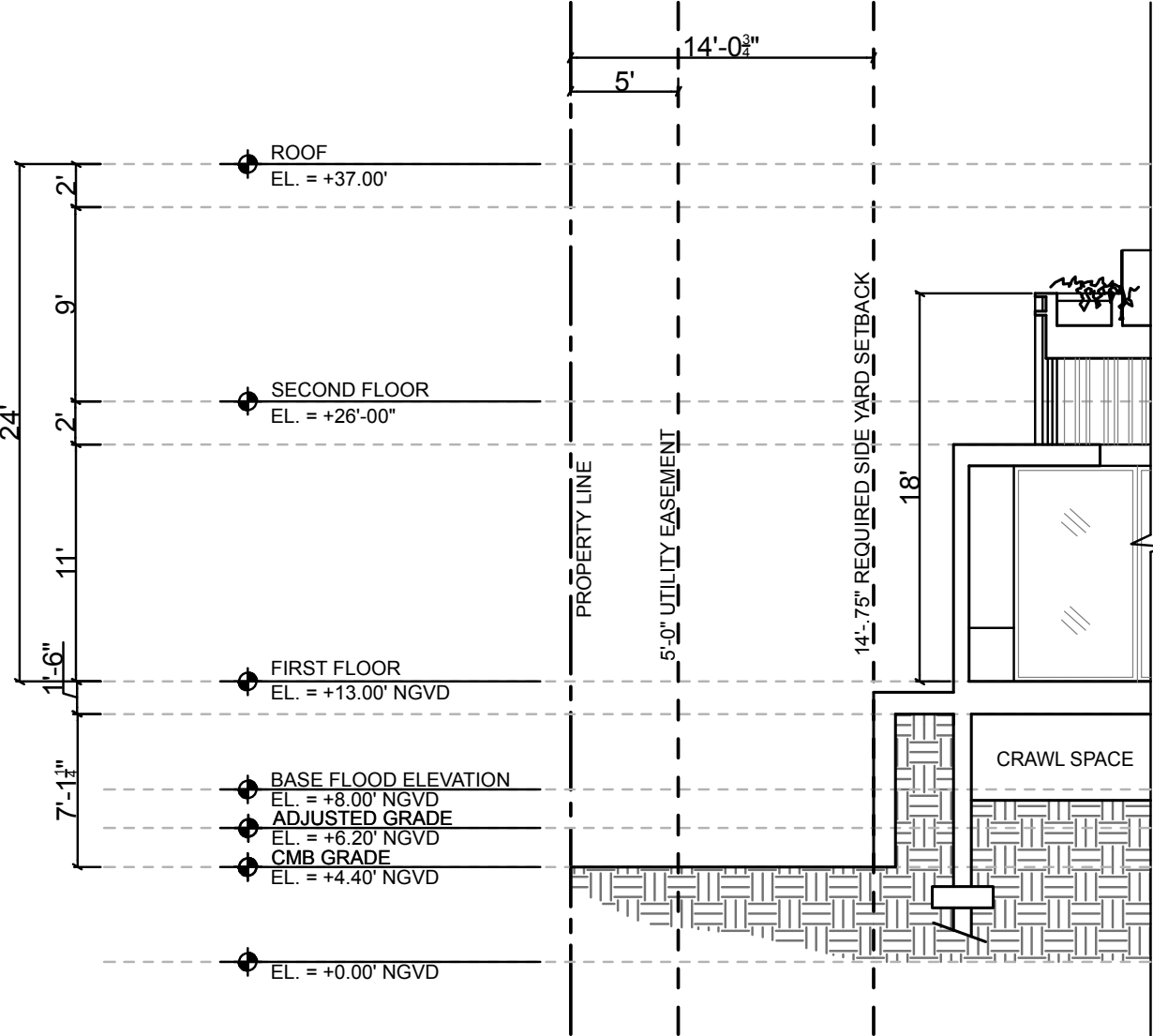




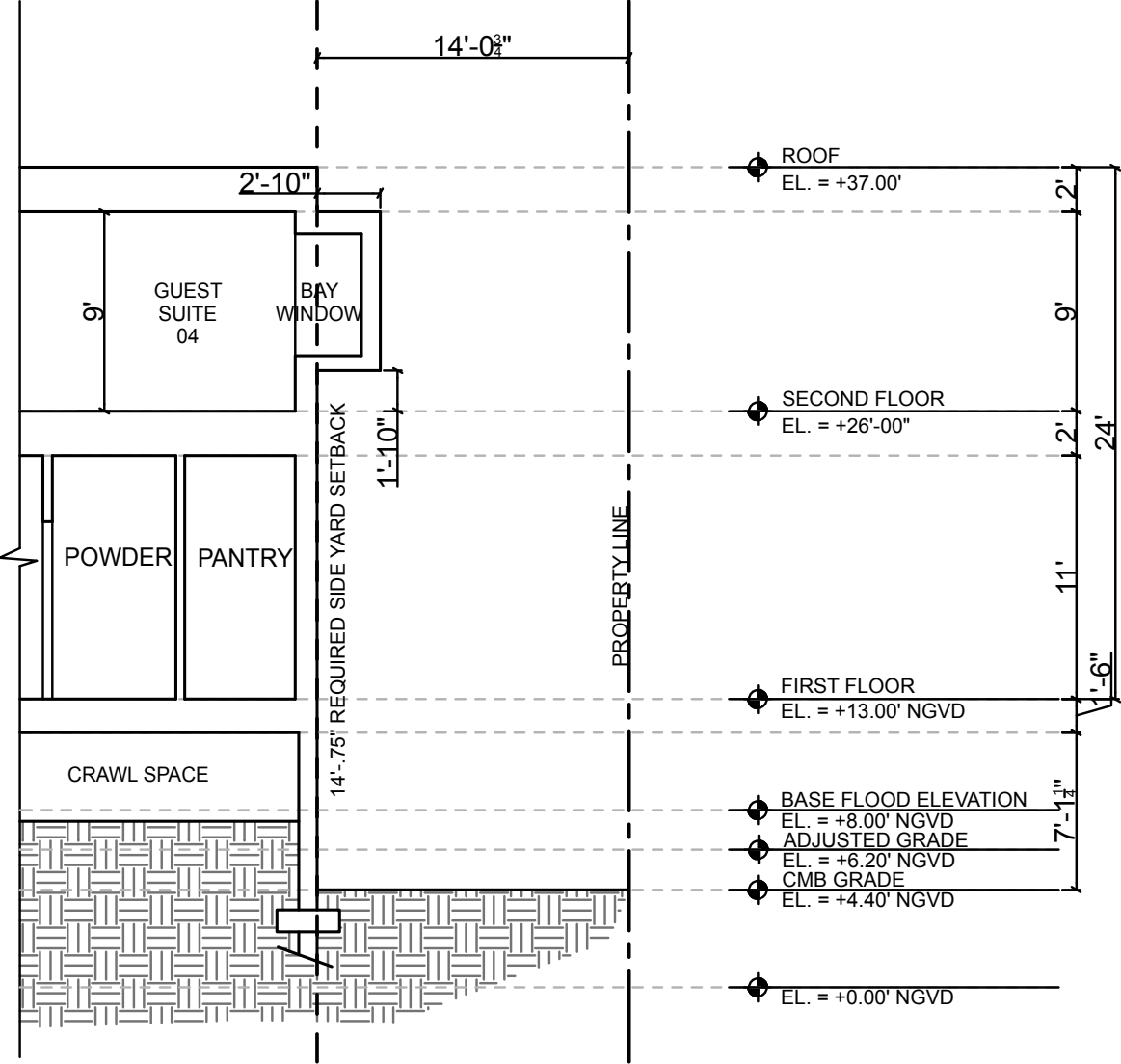


A REAR YARD SECTION

SCALE - 1/4" = 1'-0"



C WEST SIDE YARD SECTION
SCALE - 1/4" = 1'-0"



C EAST SIDE YARD SECTION
SCALE - 1/4" = 1'-0"



MAIN ENTRY VIEW



WATERFRONT VIEW



GARDEN VIEW