



1844 W 23RD ST

Scope of Work : Design Review Board
Approval of a proposed one-story single
family residence.

Design Review Board
Final Submittal

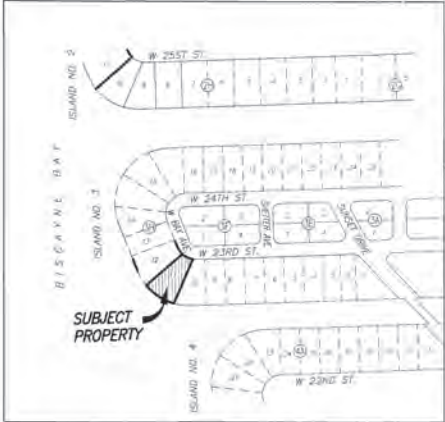
Shulman + Associates for George Lindemann

10 December 2018

**Shulman +
Associates**

Architecture Interior Design Urban Design Graphic Design · 100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AA 26001090

SITE SURVEY



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 28-53S-42E, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

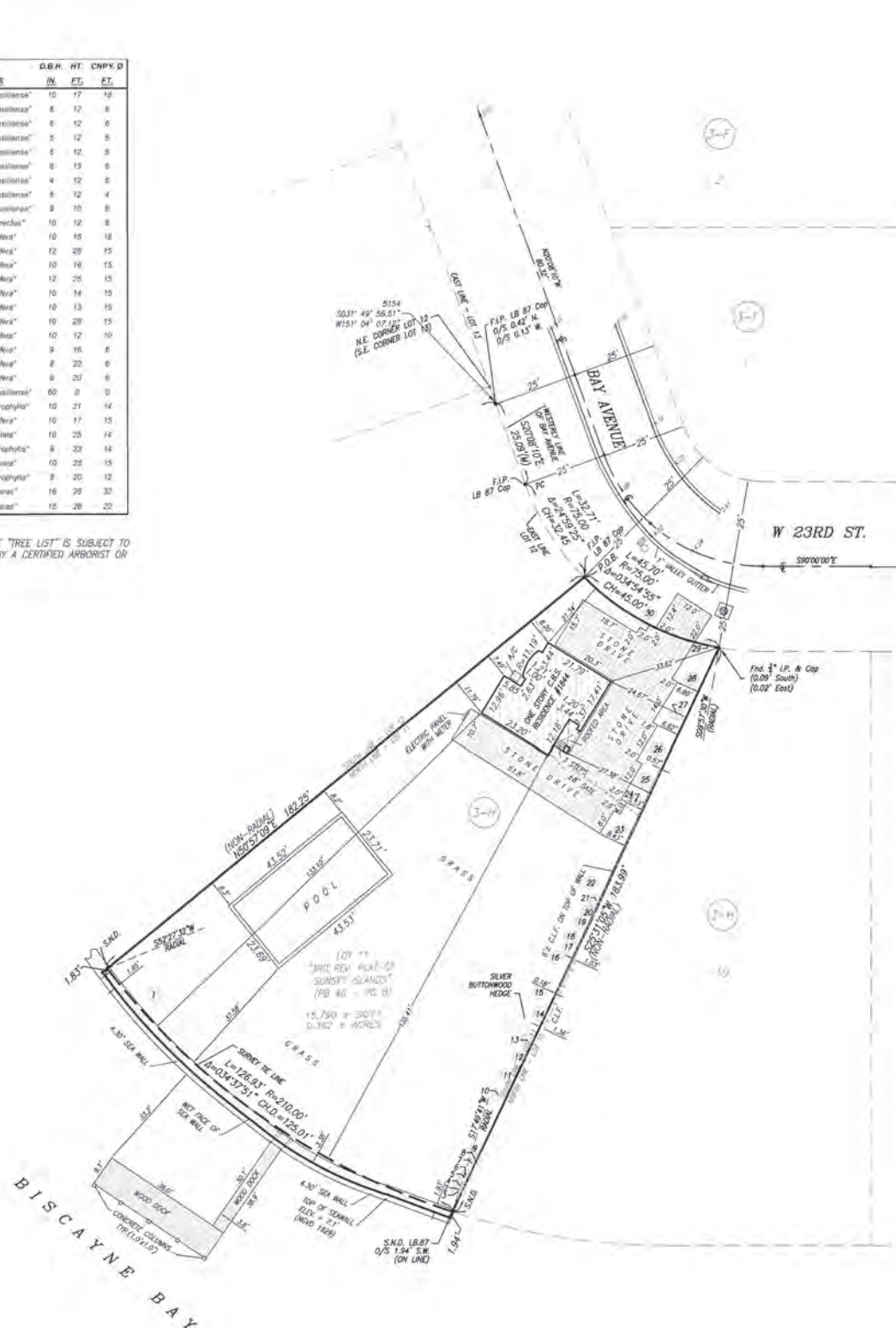
LOT 11, BLOCK 3-H OF ISLAND NO. 3 OF THIRD REVISED PLAT OF SUNSET ISLANDS,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE INVENTORY

TREE NO	COMMON NAME	SPECIES	D.B.H. HT.		CNTRY.
			IN	FT.	
1	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	10	17	18
2	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	8	12	8
3	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	5	12	6
4	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	5	12	6
5	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	6	12	9
6	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	8	13	6
7	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	4	12	6
8	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	6	12	4
9	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	9	10	8
10	SILVER BUTTWOOD	<i>Conocarpus erectus</i>	10	12	8
11	COCOONUT PALM	<i>Coccoa nucifera</i>	10	16	18
12	COCOONUT PALM	<i>Coccoa nucifera</i>	12	26	15
13	COCOONUT PALM	<i>Coccoa nucifera</i>	10	16	15
14	COCOONUT PALM	<i>Coccoa nucifera</i>	12	26	15
15	COCOONUT PALM	<i>Coccoa nucifera</i>	10	14	15
16	COCOONUT PALM	<i>Coccoa nucifera</i>	10	13	15
17	COCOONUT PALM	<i>Coccoa nucifera</i>	10	26	15
18	COCOONUT PALM	<i>Coccoa nucifera</i>	10	12	10
19	COCOONUT PALM	<i>Coccoa nucifera</i>	9	16	8
20	COCOONUT PALM	<i>Coccoa nucifera</i>	8	22	8
21	COCOONUT PALM	<i>Coccoa nucifera</i>	8	23	6
22	BRAZILIAN BEAUTYLEAF	<i>Coccolophtho brasiliensis</i>	60	0	0
23	PINK TRUMPET	<i>Tibouchina heterophylla</i>	10	21	14
24	COCOONUT PALM	<i>Coccoa nucifera</i>	10	17	15
25	ROYAL PALM	<i>Roystonea regia</i>	10	23	14
26	PINK TRUMPET	<i>Hibiscus heterophylla</i>	8	23	12
27	ROYAL PALM	<i>Roystonea regia</i>	10	23	15
28	PINK TRUMPET	<i>Tibouchina heterophylla</i>	9	20	12
29	BLACK OLIVE	<i>Bouca excelsa</i>	16	26	32
30	BLACK OLIVE	<i>Bouca excelsa</i>	15	26	20

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



CERTIFIED TO:
- GEORGE L. LINDERMAN J.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc

BY: 
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

Schweitzer-Spiskin & Associates, Inc. LAND PLANNERS 1000 COMPASS WAY, AUSTIN, TEXAS 78729 TEL. (512) 453-7019 FAX (512) 453-7028		CERTIFICATE OF AUTHORIZATION No. LB-87	
		Checked by: AS SHOWN	Date:
Expires By: 12/31/92		State:	1992 No. 9-58
Order No. 202010		L.B. No.	1992 No. 5210A
I, Michael J. Schweitzer , President of Schweitzer-Spiskin & Associates, Inc. , do hereby certify that the above is a true and correct copy of the original record as filed in the public records of the State of Texas.			

BOUNDARY SURVEY

Station 28 Townships 53 South Range 42 East Miami-Dade County Florida

[illegible]

AJ-5210A

G-1.1 DATA SHEET

1844 W 23RD STREET - MIAMI BEACH, FL - ZONING DATA SHEET



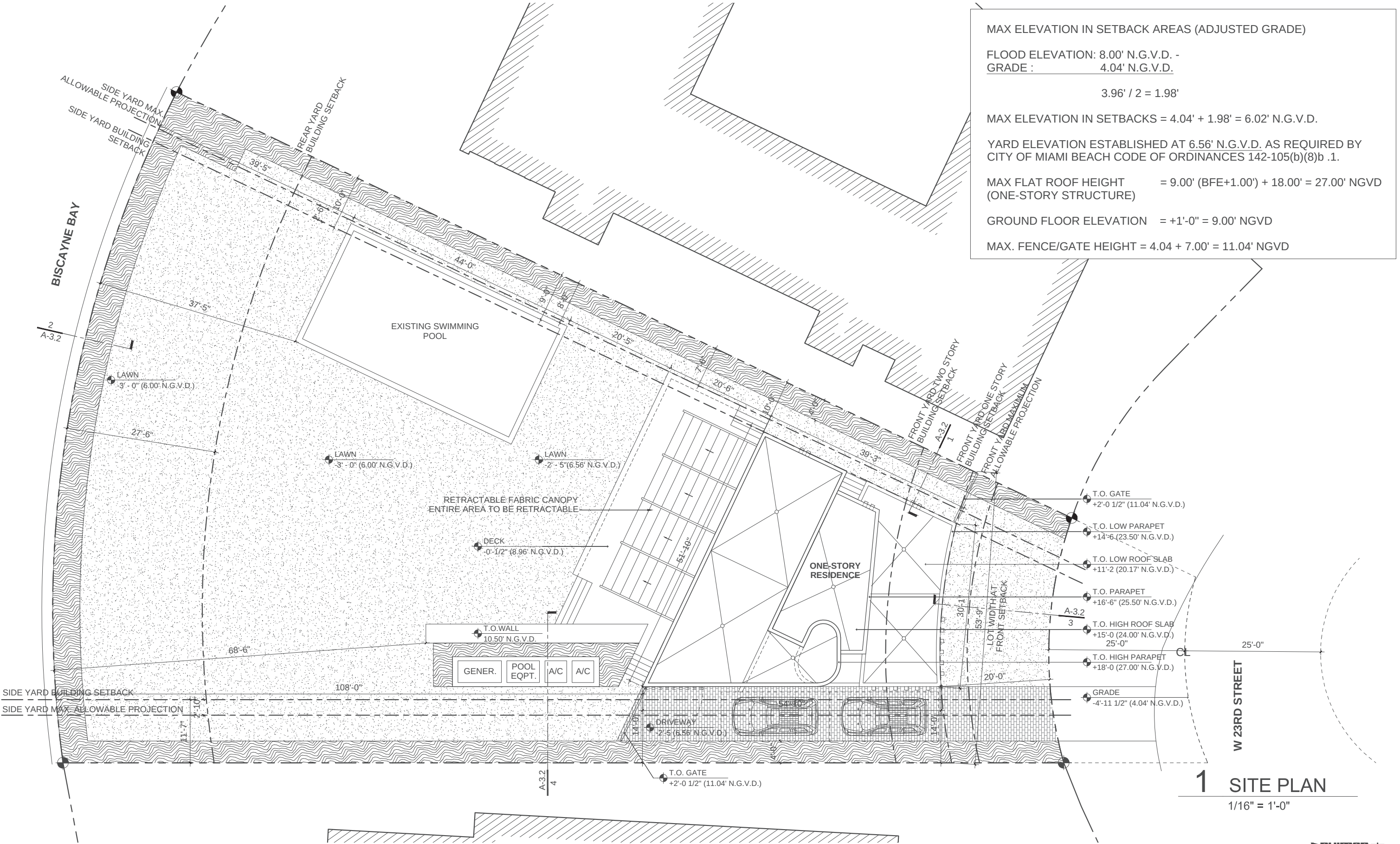
LOCATION MAP

Item #	Zoning Information			
1	Address:	1844 W 23rd Street		
2	Folio number(s):	02-3228-001-1750		
3	Board and file numbers:	DRB18-0350		
4	Year built:	1936	Zoning District:	RS-3
5	Based Flood Elevation:	8.00' N.G.V.D.	Grade value in NGVD:	4.04' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6.02' N.G.V.D.	Free board:	1'-0"
7	Lot area:	15,790 SQ. FT.		
8	Lot width:	86'-4"	Lot Depth:	183'-2"
9	Max Lot Coverage SF and %:	4,737 SQ. FT. / 30 %	Proposed Lot Coverage SF and %:	2,357 SF /14.93%
10	Existing Lot Coverage SF and %:	4,000 SQ. FT. / 25.3%	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	800 SQ. FT. / 79.8%	Rear Yard Open Space SF and %:	3,323 SF / 100%
12	Max Unit Size SF and %:	7,895 SQ. FT. / 50 %	Proposed Unit Size SF and %:	2,293 SF /14.52%
13	Existing First Floor Unit Size:	669 SQ. FT.	Proposed First Floor Unit Size:	2,293 SF
14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15				
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately	N/A

		Required/Allowed	Existing	Proposed	Deficiencies
17	Height:	18'-0"	16'-4"	18'-0"	
18	Setbacks:				
19	Front First Level:	20'	20'-0"	20'-0"	
20	Front Second Level:	30'	N/A	N/A	
21	Side 1: North	10'-0"	N/A	10'-0"	
22	Side 2: South	11'-7"	N/A	14'-0"	
23	Rear:	27'-6"	N/A	108'-0"	
	Accessory Structure Side 1	NA	N/A	N/A	
24	Accessory Structure Side 2 or (facing st	NA	N/A	N/A	
25	Accessory Structure Rear:	NA	N/A	N/A	
26	Sum of Side yard:	21'-7" (25% of lot width)	N/A	21'-7"	
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		

Notes:
If not applicable write N/A
All other data information should be presented like the above format

G-1.2 SITE PLAN



MAX ELEVATION IN SETBACK AREAS (ADJUSTED GRADE)

FLOOD ELEVATION: 8.00' N.G.V.D. -
GRADE : 4.04' N.G.V.D.

$$3.96' / 2 = 1.98'$$

MAX ELEVATION IN SETBACKS = 4.04' + 1.98' = 6.02' N.G.V.D.

YARD ELEVATION ESTABLISHED AT 6.56' N.G.V.D. AS REQUIRED BY
CITY OF MIAMI BEACH CODE OF ORDINANCES 142-105(b)(8)b .1.

MAX FLAT ROOF HEIGHT = 9.00' (BFE+1.00') + 18.00' = 27.00' NGVD
(ONE-STORY STRUCTURE)

GROUND FLOOR ELEVATION = +1'-0" = 9.00' NGVD

MAX. FENCE/GATE HEIGHT = 4.04 + 7.00' = 11.04' NGVD

1 SITE PLAN

1/16" = 1'-0"

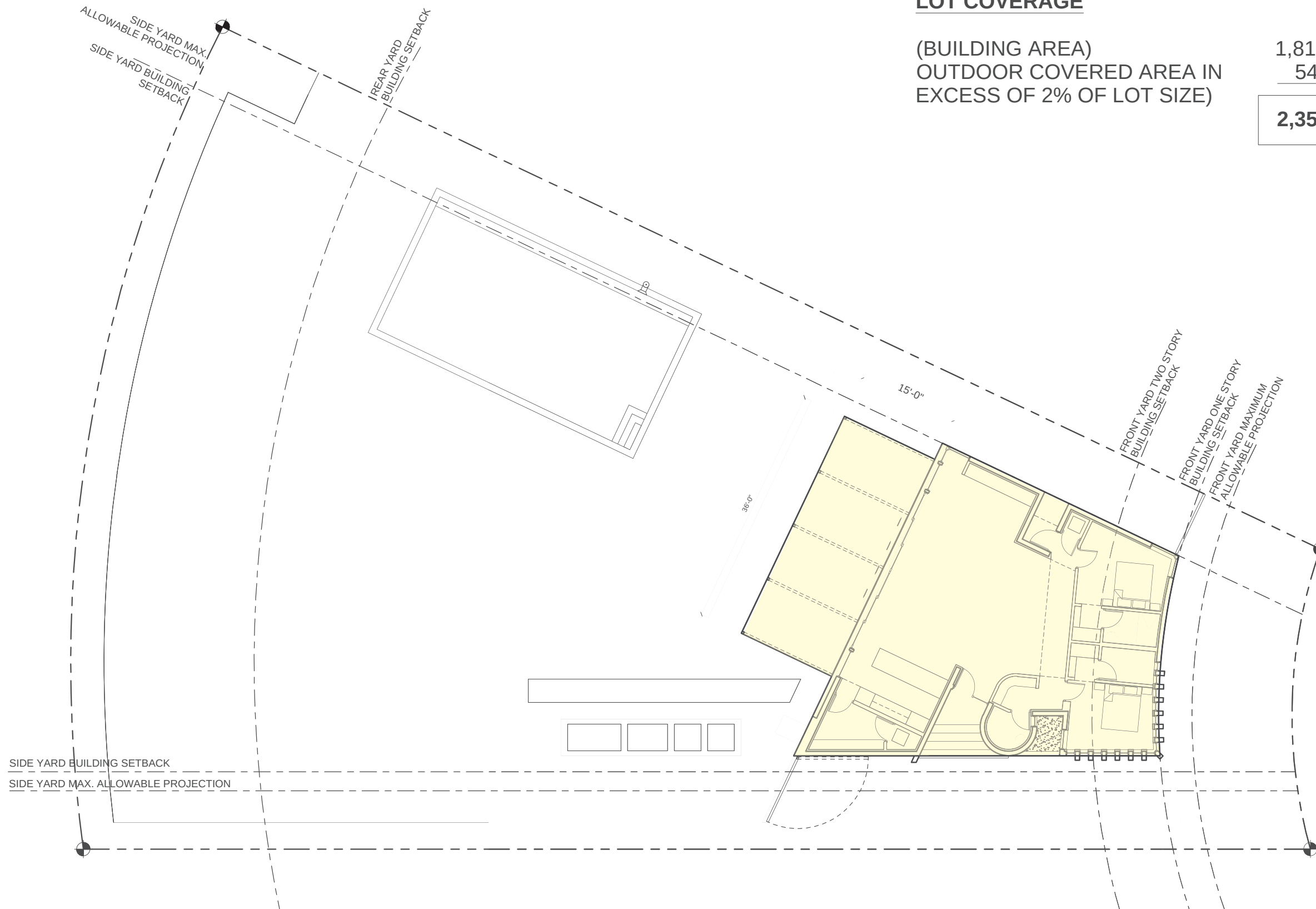
G-1.3 LOT COVERAGE

LOT COVERAGE

(BUILDING AREA)
OUTDOOR COVERED AREA IN
EXCESS OF 2% OF LOT SIZE)

1,817 SF +
540 SF

2,357 SF = 14.93% OF LOT SIZE



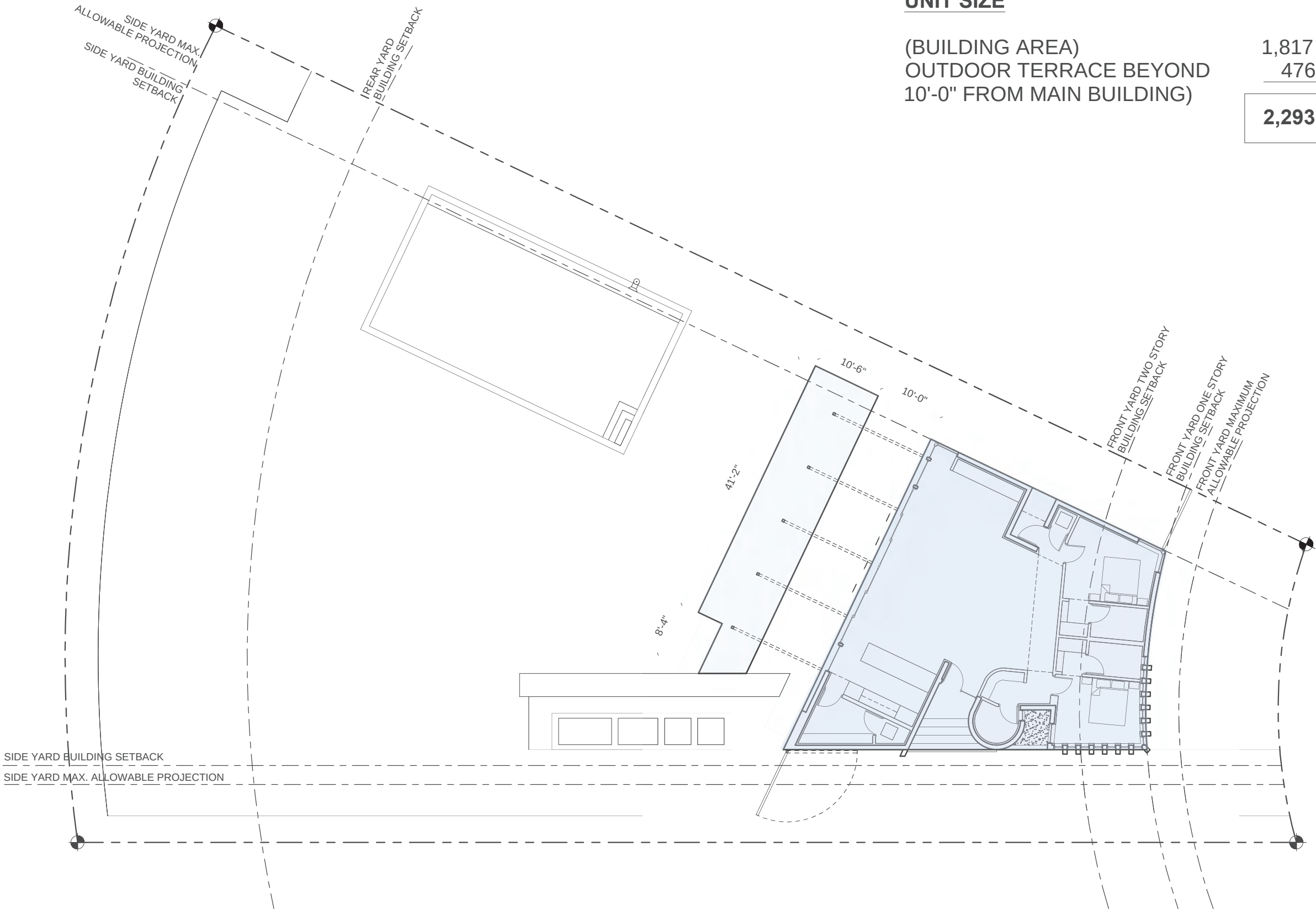
G-1.4 UNIT SIZE

UNIT SIZE

(BUILDING AREA)
OUTDOOR TERRACE BEYOND
10'-0" FROM MAIN BUILDING)

1,817 SF +
476 SF

2,293 SF = 14.52% OF LOT SIZE



G-1.5 STREET SCAPE IMAGES



1



2

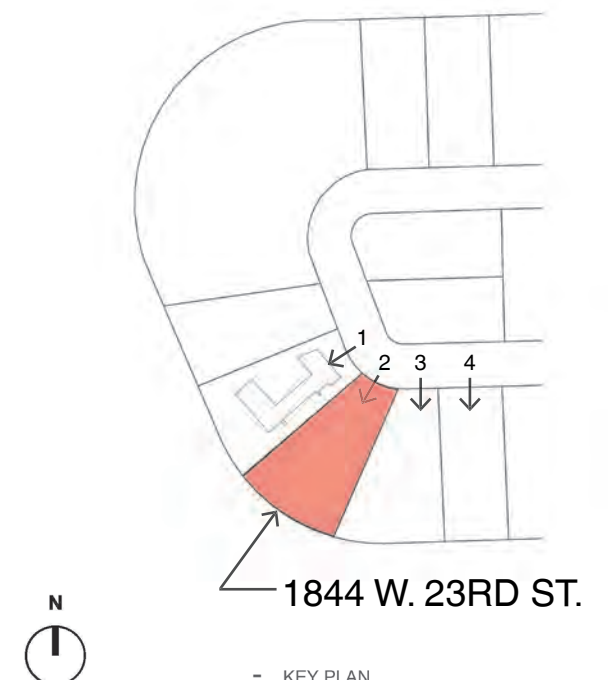


3



4

DATE: 11-7-2018



G-1.6 STREET SCAPE IMAGES



1



2

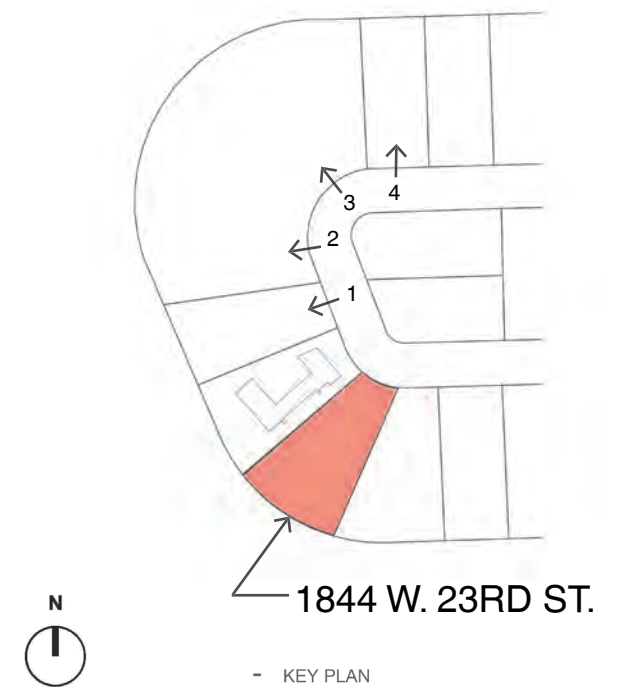


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4

DATE: 11-7-2018



G-1.7 STREET SCAPE IMAGES



1



2

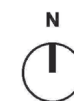
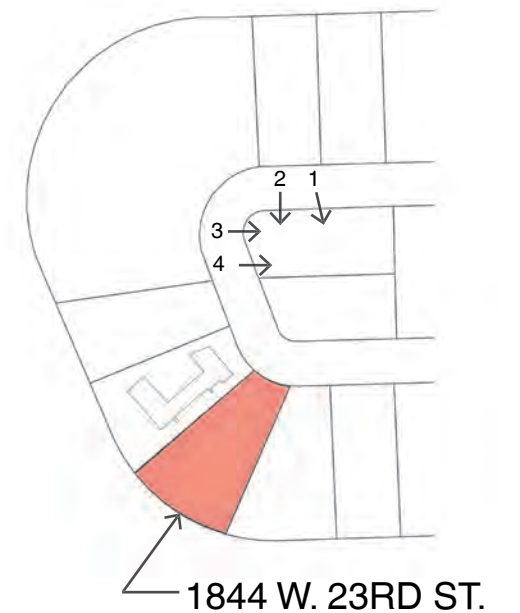


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4

DATE: 11-7-2018



- KEY PLAN

G-1.8 STREET SCAPE IMAGES



1



2

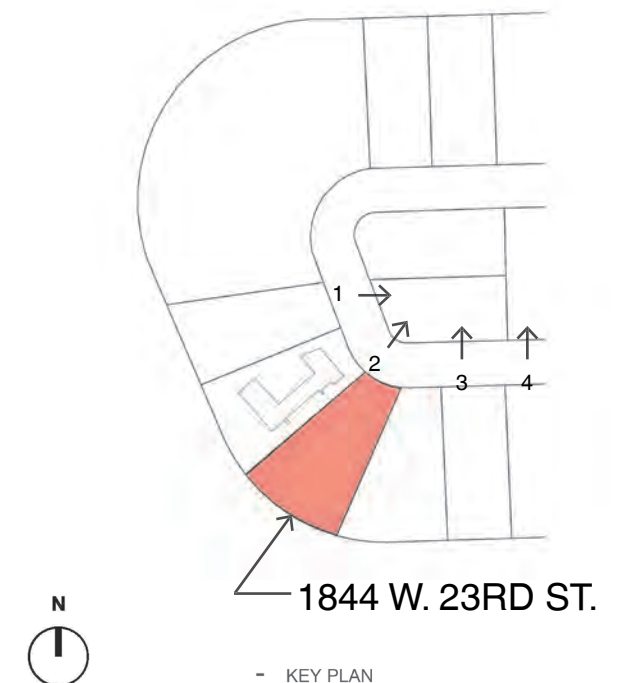


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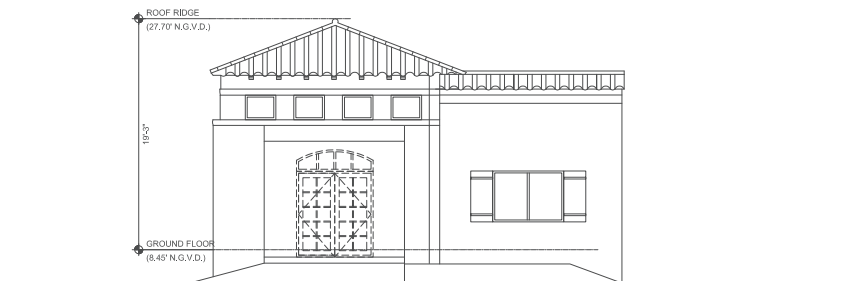


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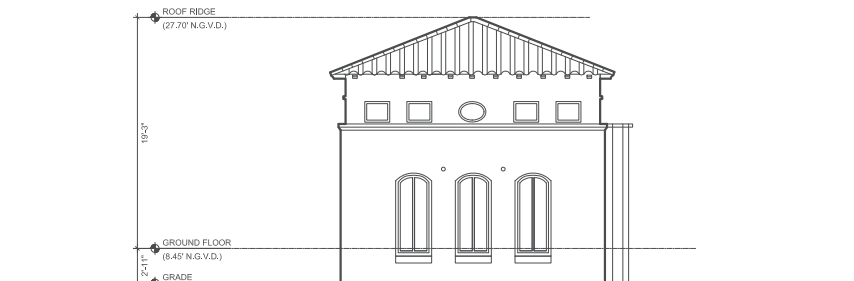
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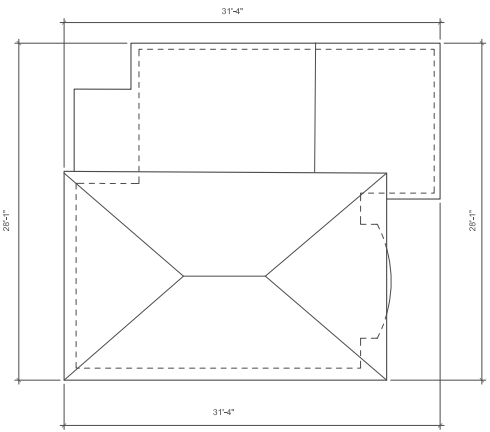
AB-1.0 AS-BUILT DRAWINGS



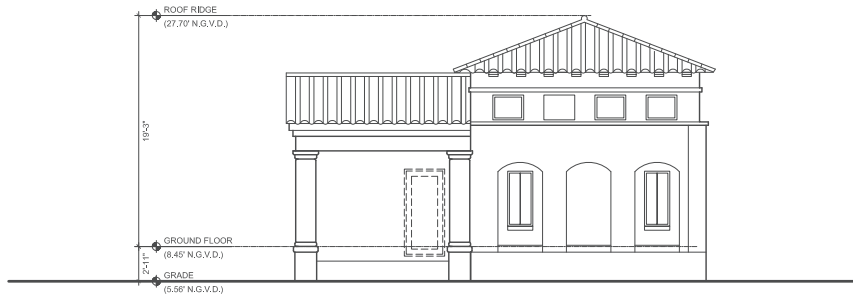
6 AS BUILT ELEVATION-NORTH
1/8" = 1'-0"



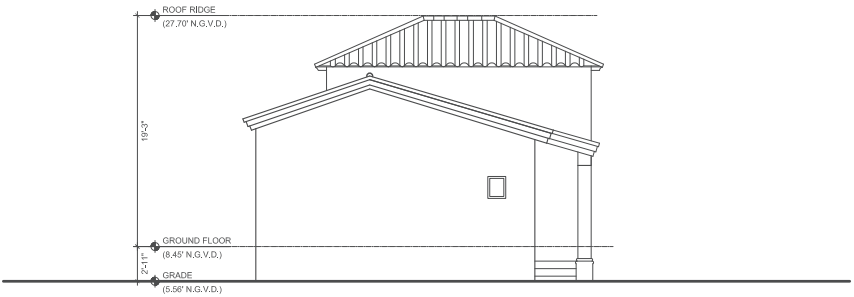
4 AS BUILT ELEVATION-SOUTH
1/8" = 1'-0"



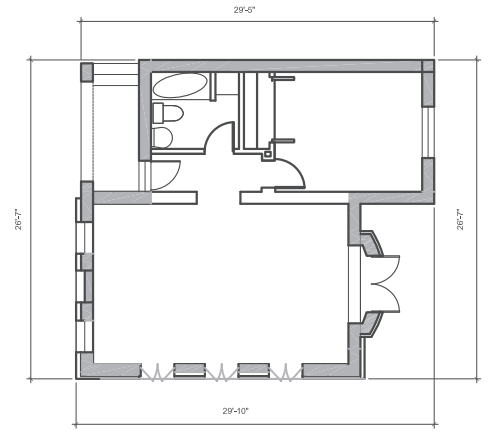
2 AS BUILT ROOF PLAN
1/8" = 1'-0"



5 AS BUILT ELEVATION-EAST
1/8" = 1'-0"

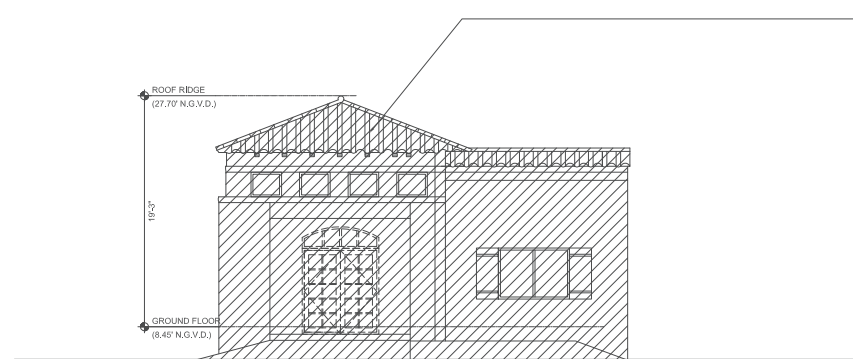
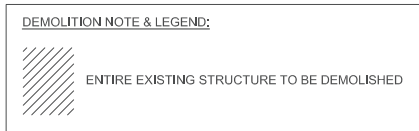


3 AS BUILT ELEVATION-WEST
1/8" = 1'-0"

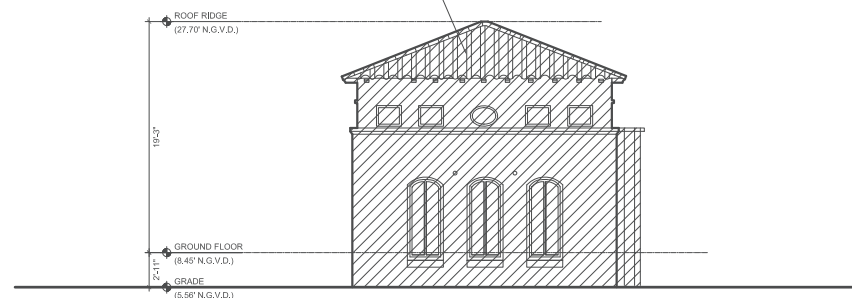


1 AS BUILT GROUND FLOOR PLAN
1/8" = 1'-0"

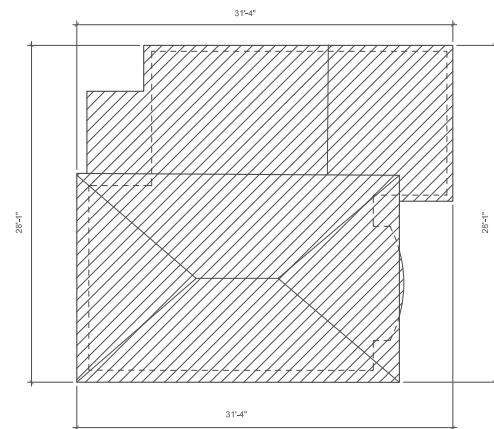
AD-1.0 DEMOLITION DRAWINGS



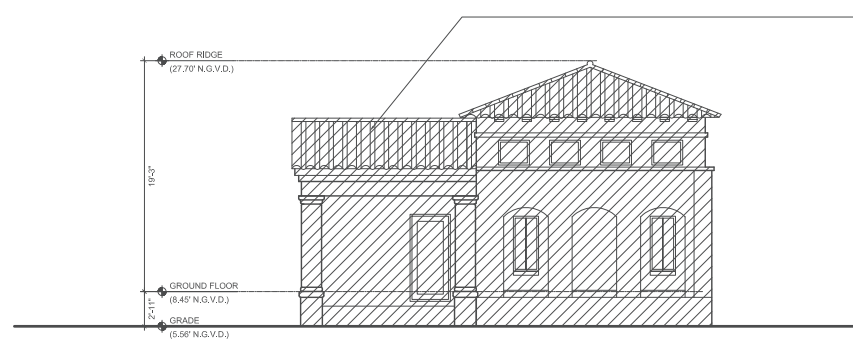
6 DEMOLITION ELEVATION-NORTH
1/8" = 1'-0"



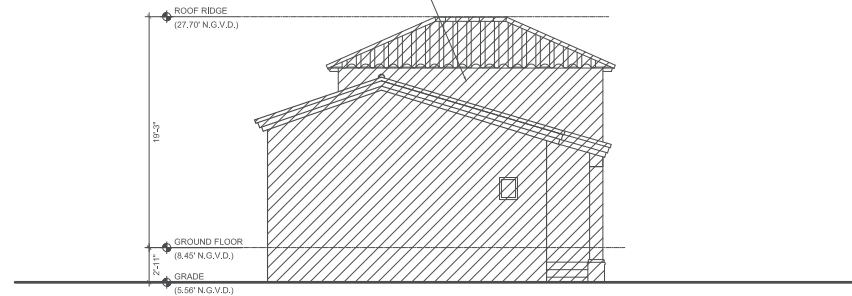
4 DEMOLITION ELEVATION-SOUTH
1/8" = 1'-0"



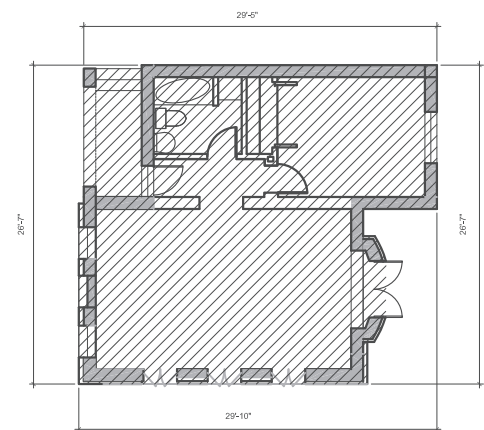
2 DEMOLITION ROOF PLAN
1/8" = 1'-0"



5 DEMOLITION ELEVATION-EAST
1/8" = 1'-0"

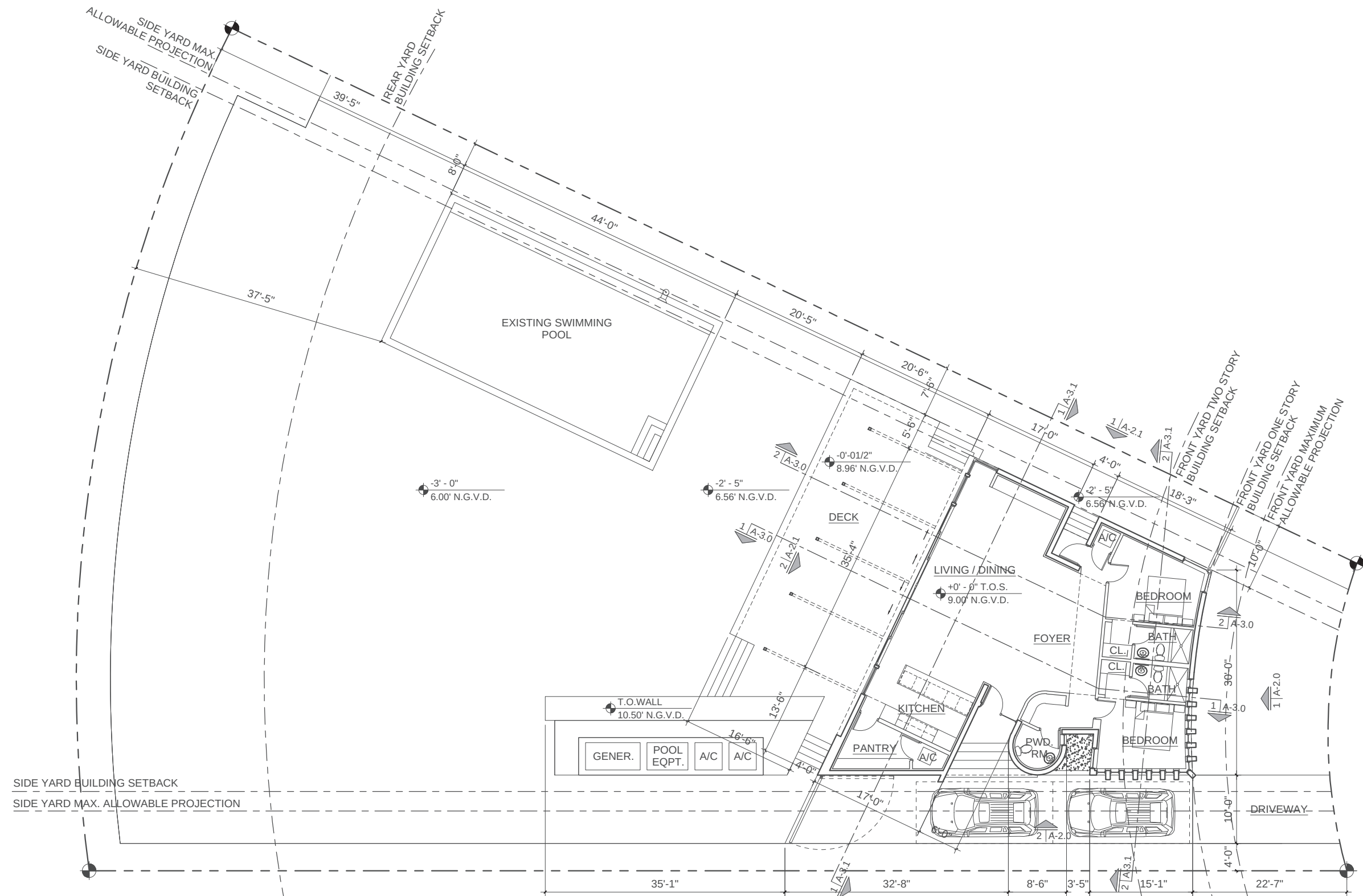


3 DEMOLITION ELEVATION-WEST
1/8" = 1'-0"



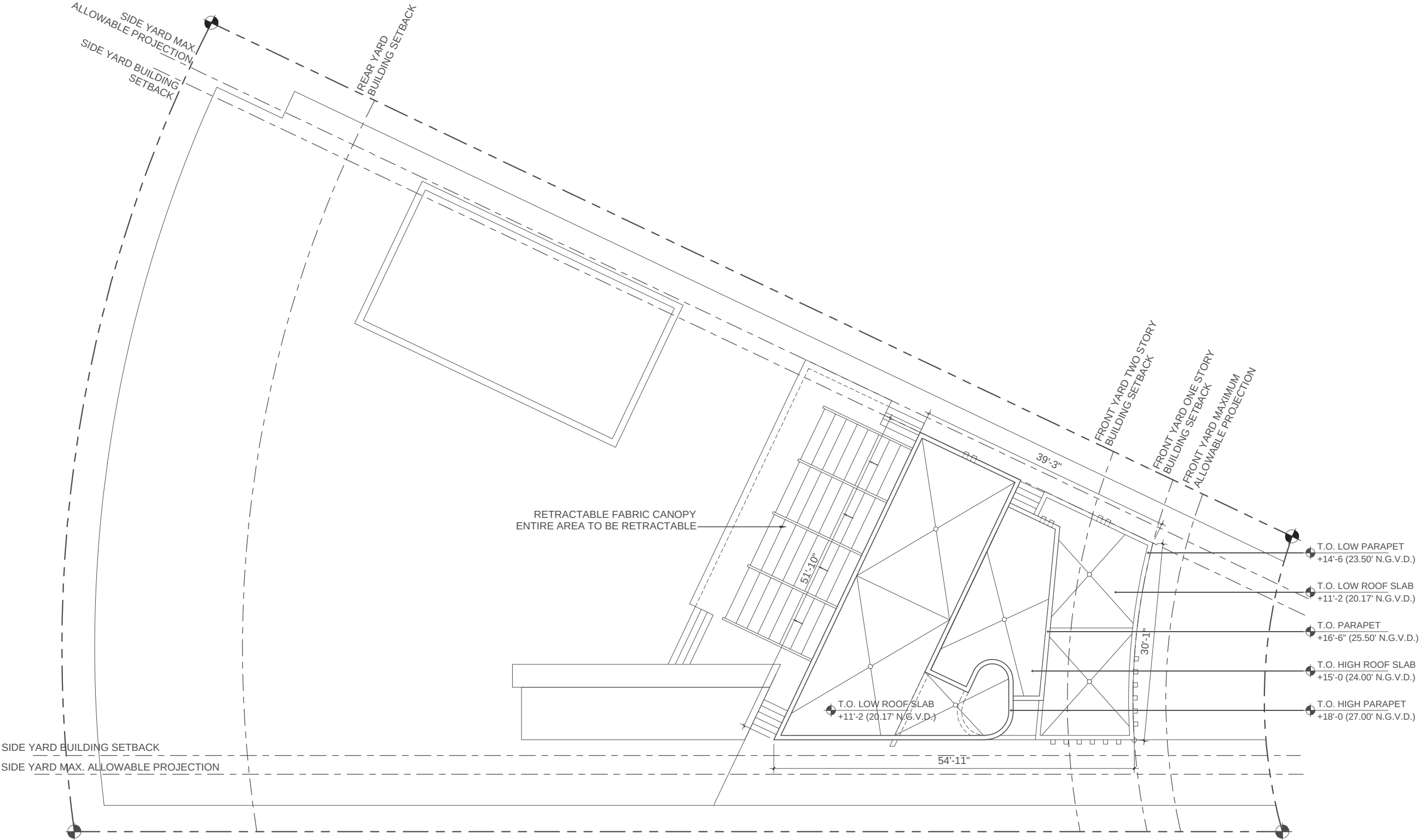
1 DEMOLITION GROUND FLOOR PLAN
1/8" = 1'-0"

A-1.0 GROUND FLOOR PLAN



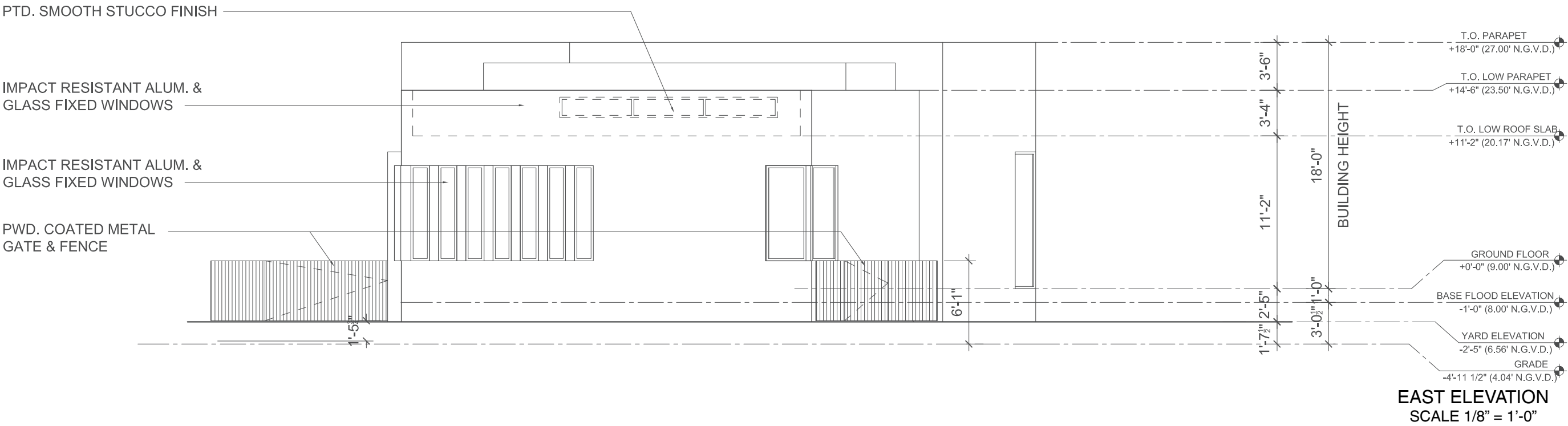
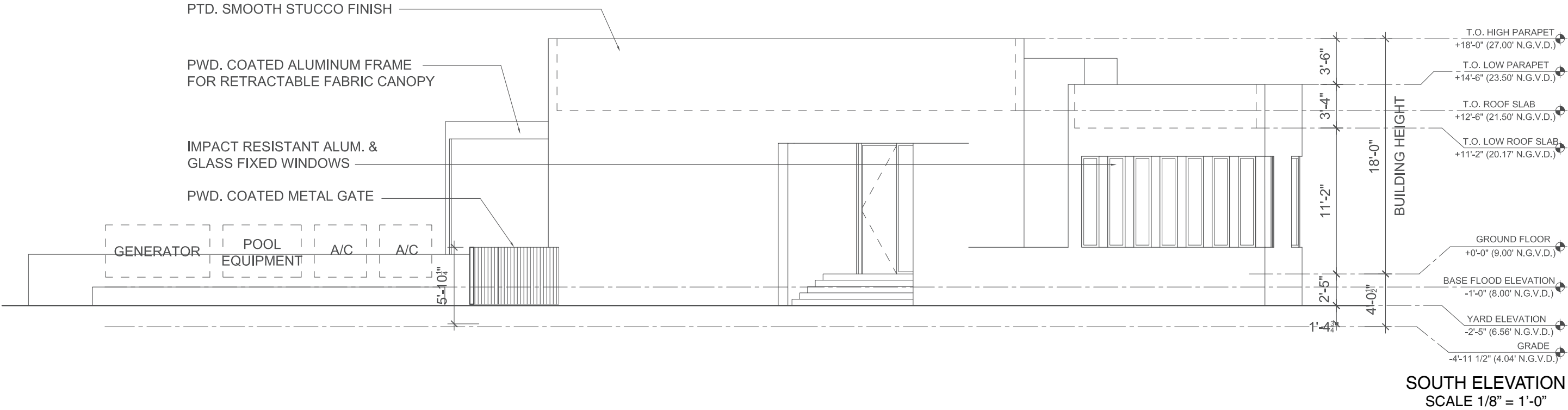
1 GROUND FLOOR PLAN
1/16" = 1'-0"

A-1.2 ROOF PLAN

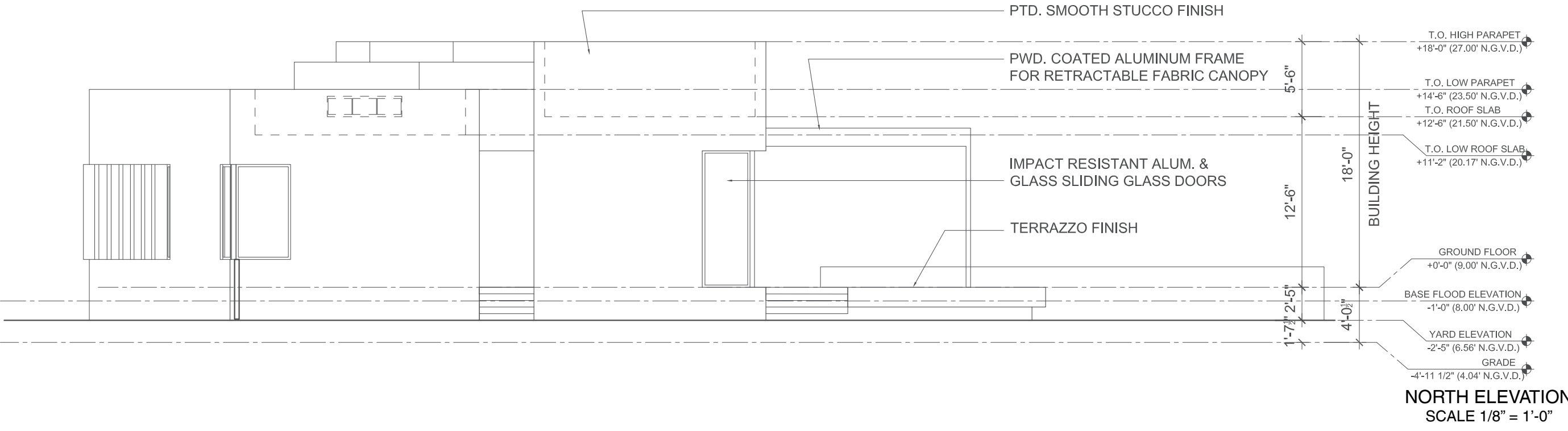
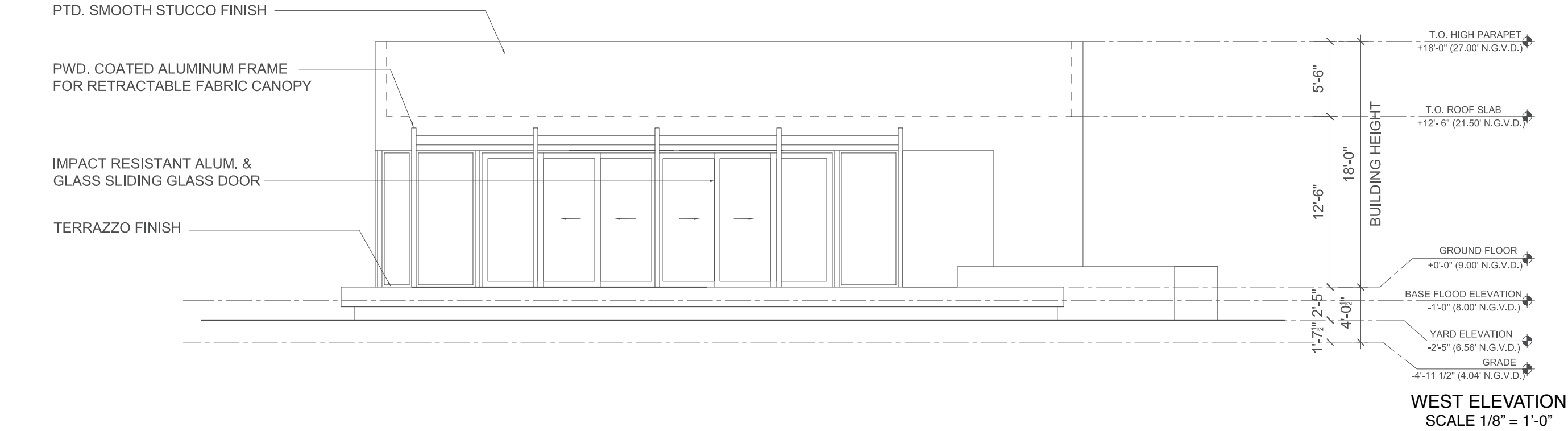


1 ROOF PLAN
1/16" = 1'-0"

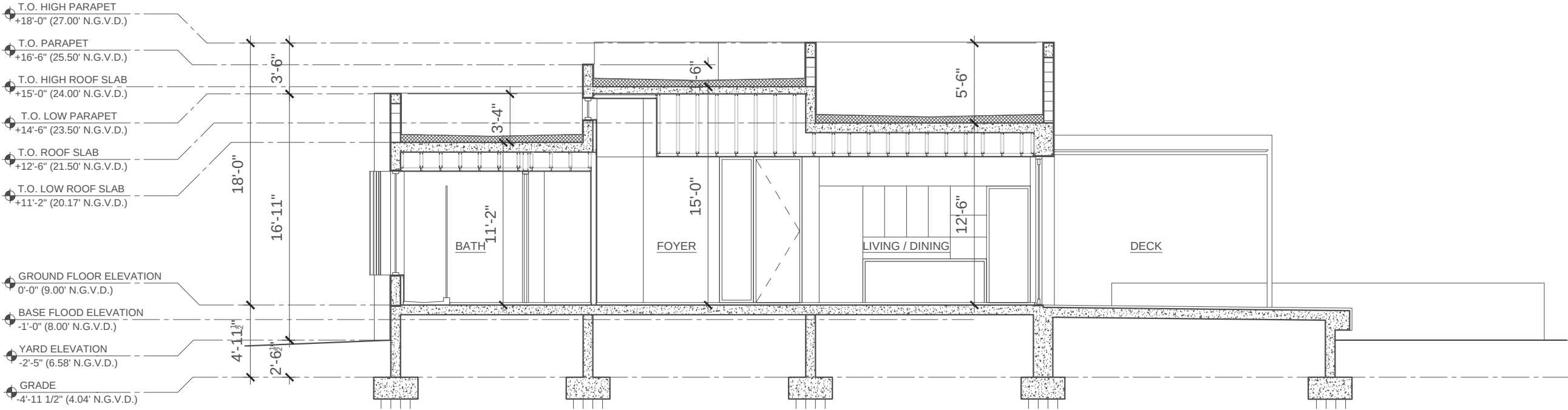
A-2.0 ELEVATIONS



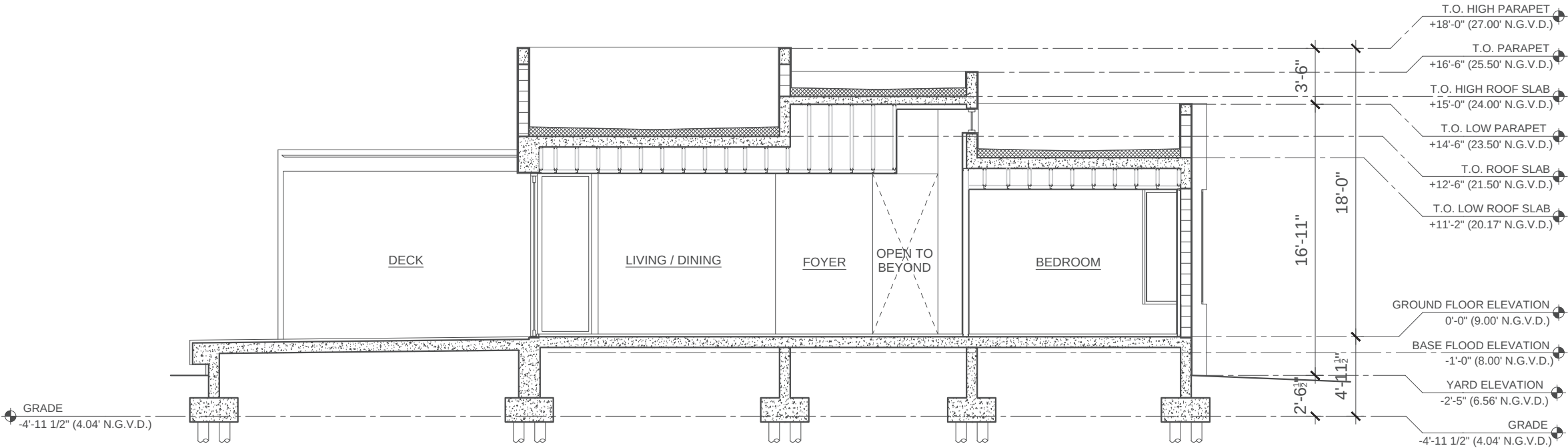
A-2.1 ELEVATIONS



A-3.0 BUILDING SECTIONS

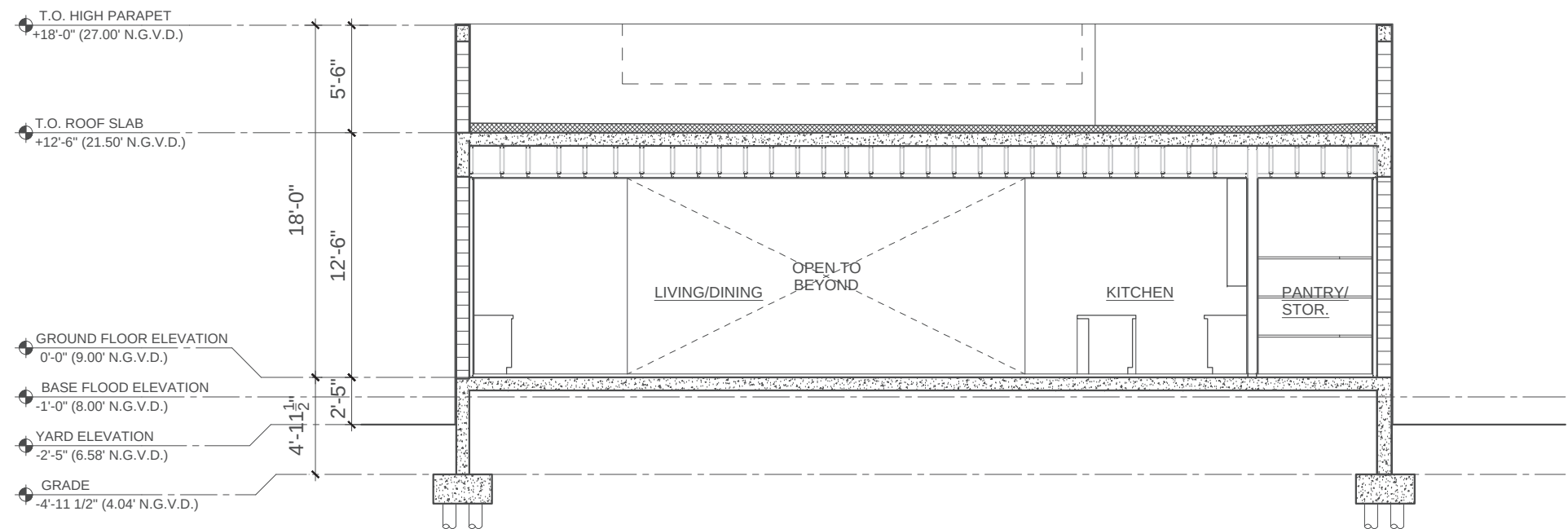


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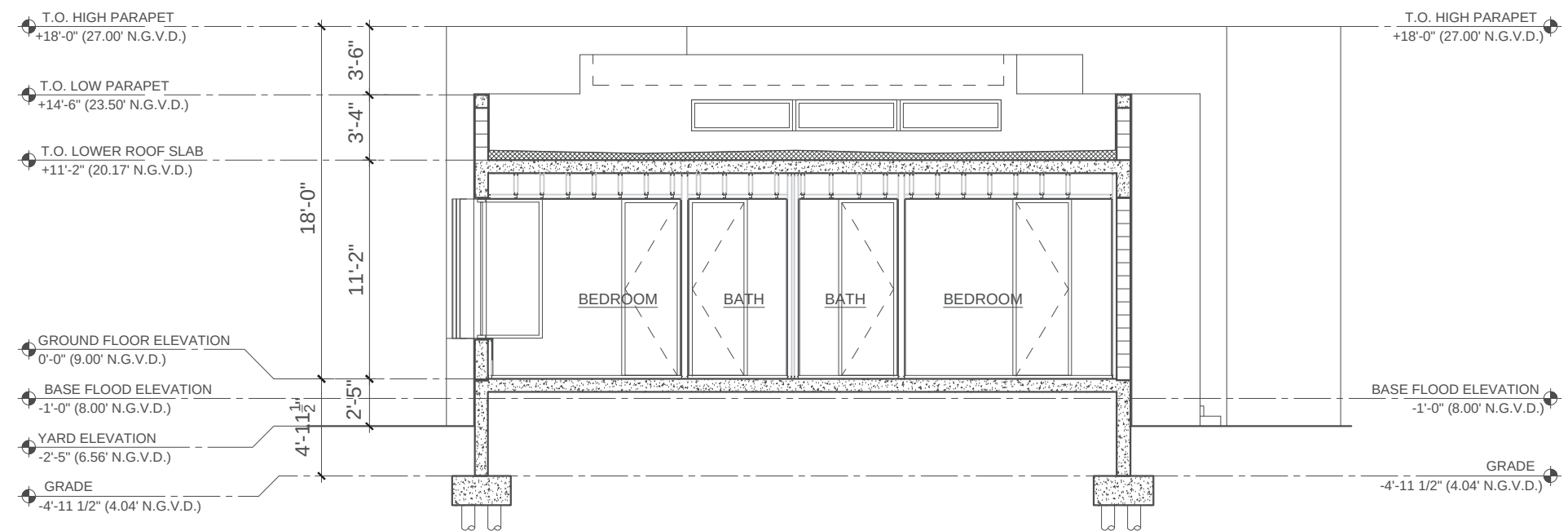


SECTION 2
SCALE 1/8" = 1'-0"

A-3.1 BUILDING SECTIONS

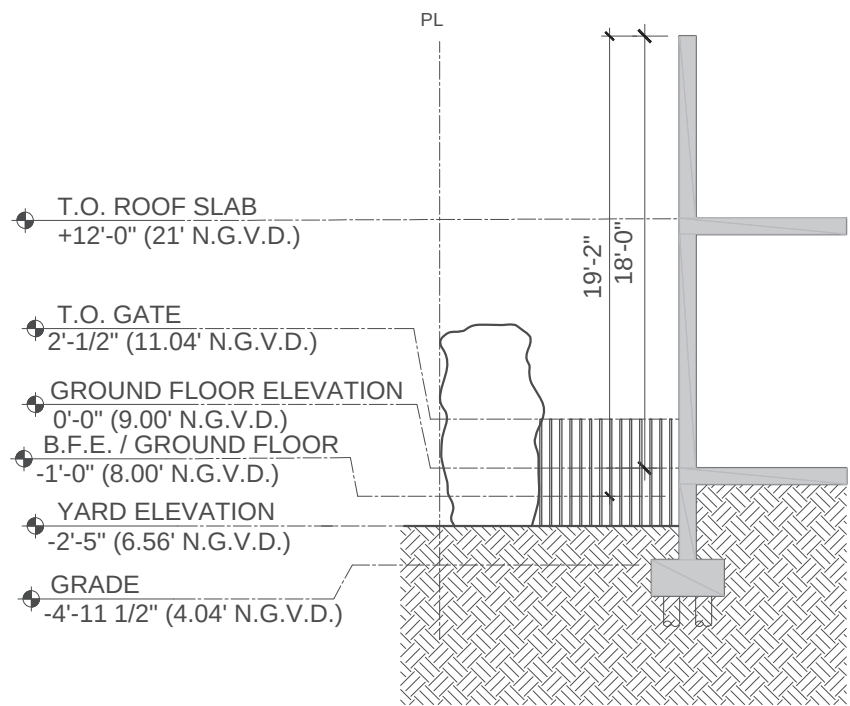


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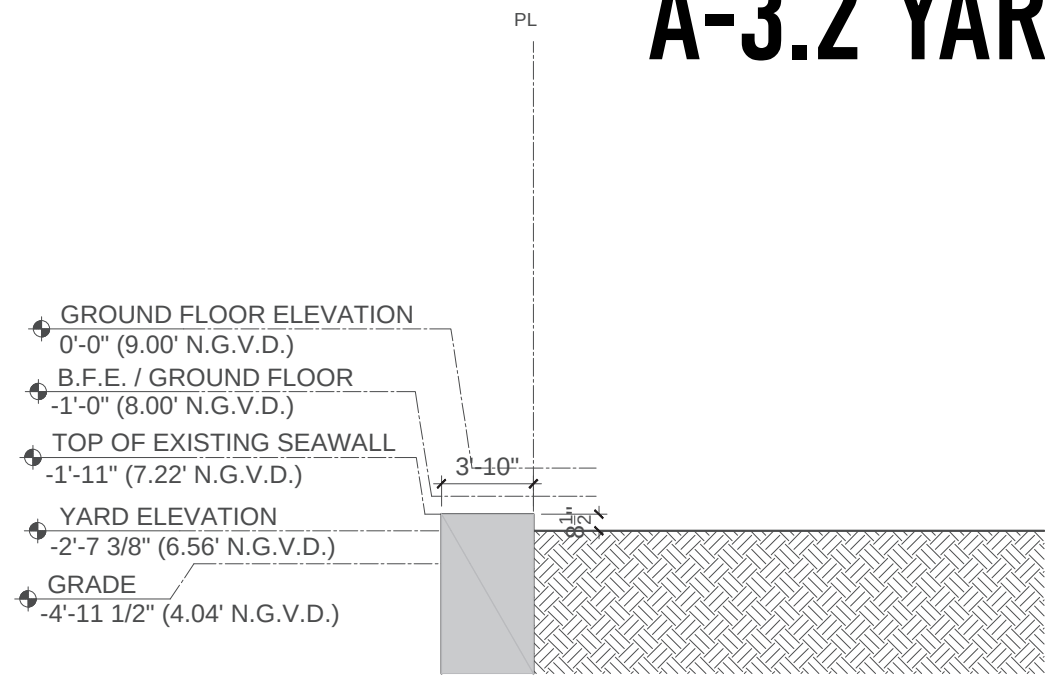


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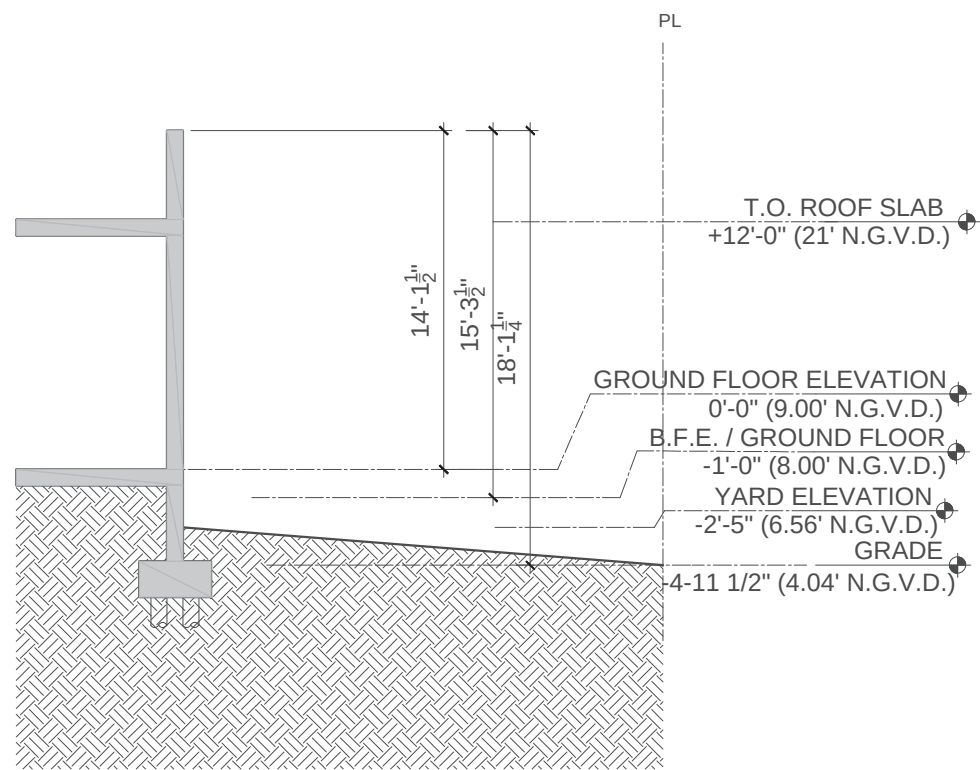
A-3.2 YARD SECTIONS



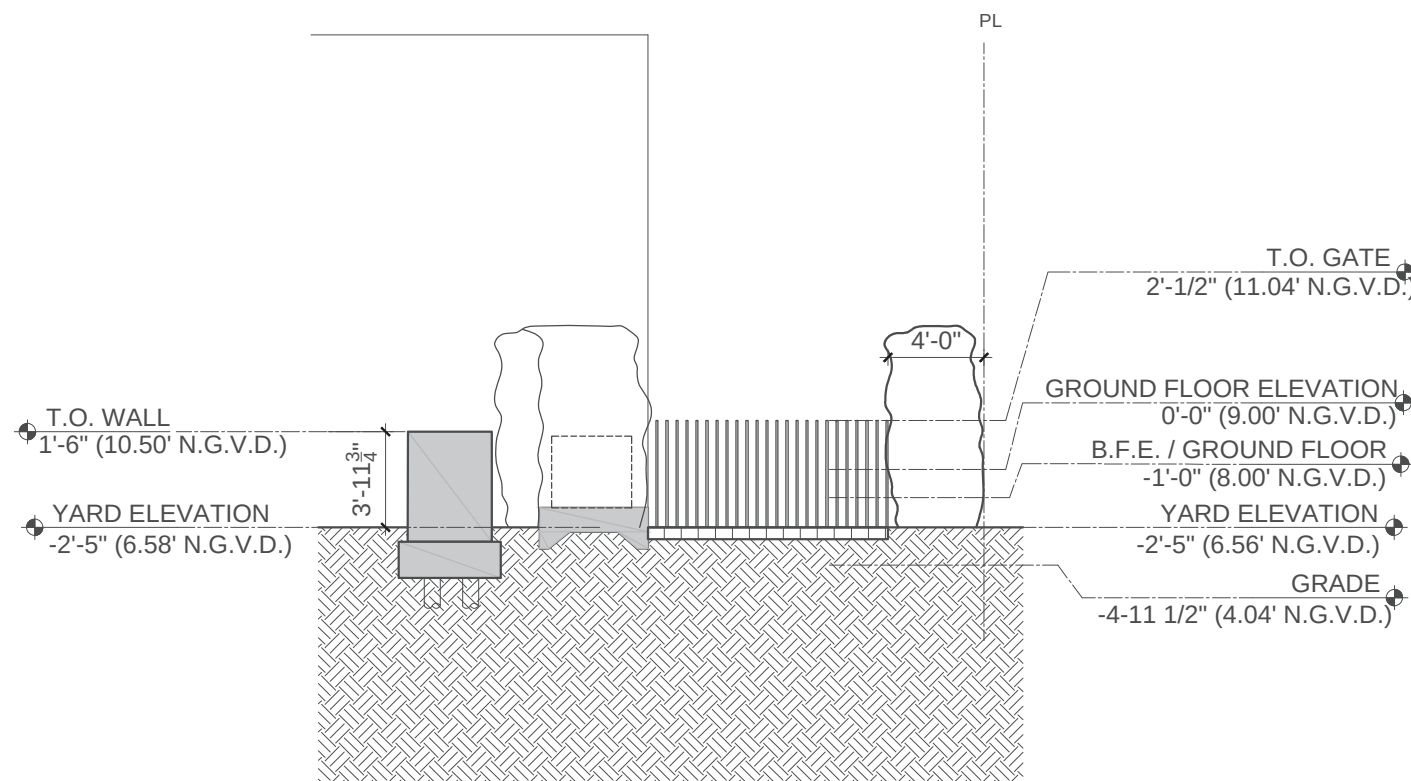
YARD SECTION 1
SCALE 1/8" = 1'-0"



YARD SECTION 2
SCALE 1/8" = 1'-0"



YARD SECTION 3
SCALE 1/8" = 1'-0"



YARD SECTION 4
SCALE 1/8" = 1'-0"

A-.4.0 RENDERING



A-4.1 RENDERING



A-.4.2 RENDERING



A-.4.3 RENDERING



Shulman + Associates