

PROPOSED NEW RESIDENCE
4212 SHERIDAN AVENUE
MIAMI BEACH, FL. 33140



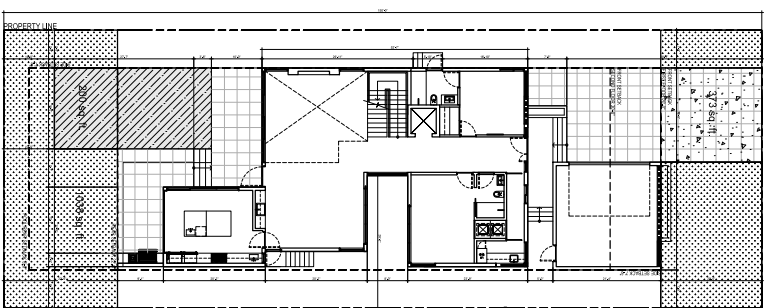
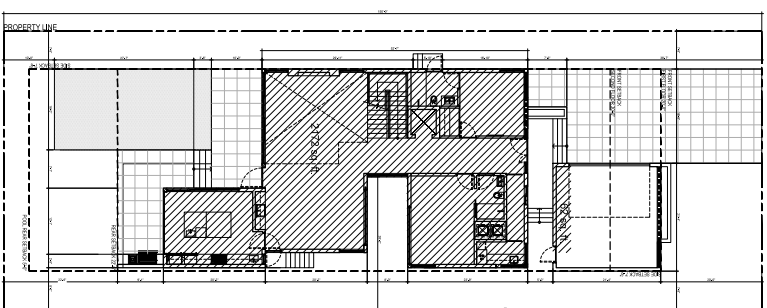
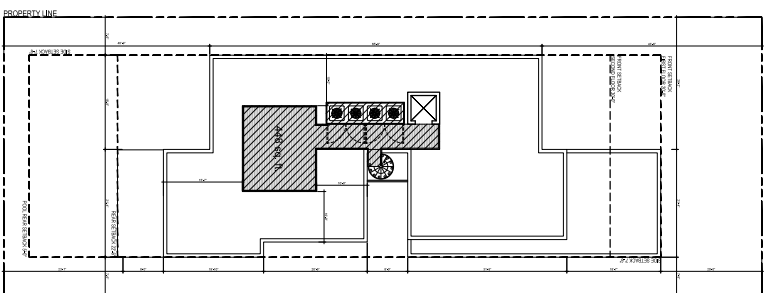
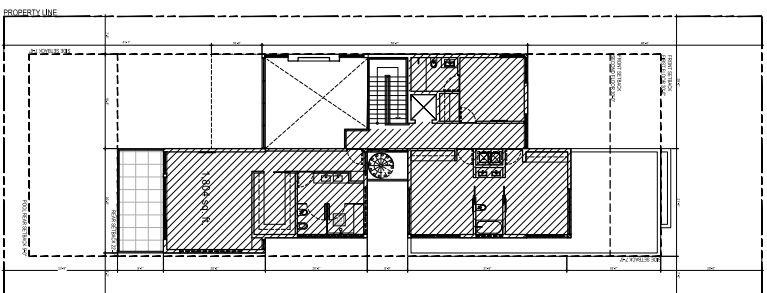
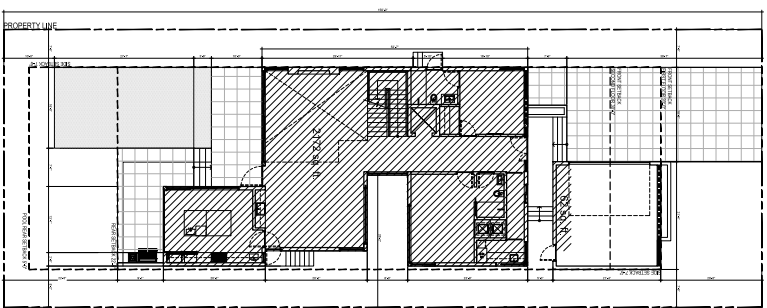
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DESIGN REVIEW BOARD
FIRST SUBMITTAL
AUGUST 4TH, 2016



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4212 Sheridan Avenue, Miami Beach, FL 33140		
2	Folio number(s):	02-3222-001-0730		
3	Board and file numbers :			
4	Year built:	1938	Zoning District:	RS4
5	Based Flood Elevation:	7'0"	Grade value in NGVD:	+5.20 NGVD
6	Adjusted grade (Flood+Grade/2):	6.1	Free board:	
7	Lot Area:	8,250 sf		
8	Lot width:	55' 0"	Lot Depth:	150' 0"
9	Max Lot Coverage SF and %:	2,475 sf = 30%	Proposed Lot Coverage SF and %:	2,025 sf = 24.5%
10	Existing Lot Coverage SF and %:	2,032 sf = 24.6%	Lot coverage deducted (garage-storage) SF:	497 sf
11	Front Yard Open Space SF and %:	1,110 sf = 35%	Rear Yard Open Space SF and %:	1,238 sf = 15%
12	Max Unit Size SF and %:	4,125 sf = 50%	Proposed Unit Size SF and %:	4,124 sf = 49.5%
13	Existing First Floor Unit Size:	1,598 sf = 19.3%	Proposed First Floor Unit Size:	2,025 sf = 24.5%
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)	2,060 sf = 101.7% of the 1st floor unit size
15			Proposed Second Floor Unit Size SF and % :	2,060 sf = 25%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	481 sf = 24.8%
		Required	Existing	Proposed
17	Height:	24'		24'-0"
18	Setbacks:			
19	Front First level:	20'		20'-0"
20	Front Second level:	30'		48'-4"
21	Side 1:	7'6"		7'-6"
22	Side 2 or (facing street):	7'6"		7'-6"
23	Rear:	22'6"		30'-8"
	Accessory Structure Side 1:	7'6"		7'-6"
24	Accessory Structure Side 2 or (facing street):	7'6"		N/A
25	Accessory Structure Rear:	7'6"		N/A
26	Sum of Side yard :	15'		15'-0"
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				



UNIT SIZE FIRST FLOOR

UNIT SIZE SECOND FLOOR

ROOF TERRACE

LOT COVERAGE

OPEN SPACE

NTS

JURISDICTION: CITY OF MIAMI BEACH
DESIGNATION: SINGLE FAMILY RESIDENTIAL RS-4
CATEGORY: FLOOD ZONE AE
BASE FLOOD ELEVATION: 7'-0"
LOT SIZE: 55'-0" WIDTH x 150'-0" LENGTH
LOT AREA: 8,250 SF

SETBACKS		MIN REQUIRED	PROPOSED
FRONT FRICTION		20'-0"	20'-0"
FRONT SECOND FLOOR		30'-0"	37'-9"
REAR FRICTION		22'-6"	22'-6"
REAR SECOND FLOOR		22'-6"	22'-6"
SIDE		7'-6"	7'-6"

POOL REQUIREMENTS	
	MIN REQUIRED
REAR	5' FROM PROP LINE
SIDE	7'-6"
AREA	441.33 SF

NUMBER OF STORIES	
MAX ALLOWED	PROPOSED
2	2
MAXIMUM HEIGHT	
MAX ALLOWED	PROPOSED
24'-0" FLAT ROOF	24'-0"

LOT COVERAGE	
MAX ALLOWED	PROPOSED
30 % OF LOT AREA = 2,475 SF	27.1% = 2,234 SF

ROOF TERRACE	
MAX ALLOWED	PROPOSED
25% OF SECOND FLOOR = 451 SF	24.8% = 448 SF

UNIT SIZE FIRST FLOOR PLAN	
MAX ALLOWED	PROPOSED
FIRST FLOOR TOTAL FLOOR COVERED	27% = 2,234 SF
FIRST FLOOR	2,234 + 393 = 2,627 SF
SECOND FLOOR	70% = 1,804 SF
	PROPOSED TOTAL FLOOR COVERED
TOTAL	50% OF TOTAL FLOOR COVERED 48.9% = 4,038 SF

OPEN SPACE CALCULATIONS		
	MAX ALLOWED	PROPOSED
FRONT	35% = 1,100 SF	100% = 1,100 SF
LANDSCAPE		66% = 726 SF
IMPERVIOUS		34% = 373 SF
REAR	70% = 1,238 SF	100% = 1,238 SF
LANDSCAPE		100% = 1,238 SF

SEAL:

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ONEDB
ARCHITECTURE

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ARCHITECT OF RECORD
One D + B Architects
5582 NE 4th Court, Suite 7A, Miami, Florida 33137
Tel 305-506-7386

CONCEPT DESIGN
HODD WAINES HOWARD AUSA LEED AP

Structural engineer

DECEMBER 2015	
drawn by	checked by
ONEIDB	HIM
	project no.

DRAWING TITLE:
 ZONING ANALYSIS
 SCALE:
 PAGE:
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