

SCOPE OF WORK

- 1. DESCRIPTION OF WORK : New construction 2 story single family residence.
- 2. SCOPE OF WORK INCLUDES :
 - 2.1 Demolition of existing structure
 - 2.2 New construction 2 story single family residence

1649 W 22nd Street Residence, Miami Beach, Florida
Design Review Board (DRB23-0990) First Submittal
Date 02/02/2024



DESIGN ARCHITECT:



SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
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New 2 story residence at:	1649 W 22nd St Miami Beach, FL 33140
Date: 2/2/2024	
D-100	

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SITE

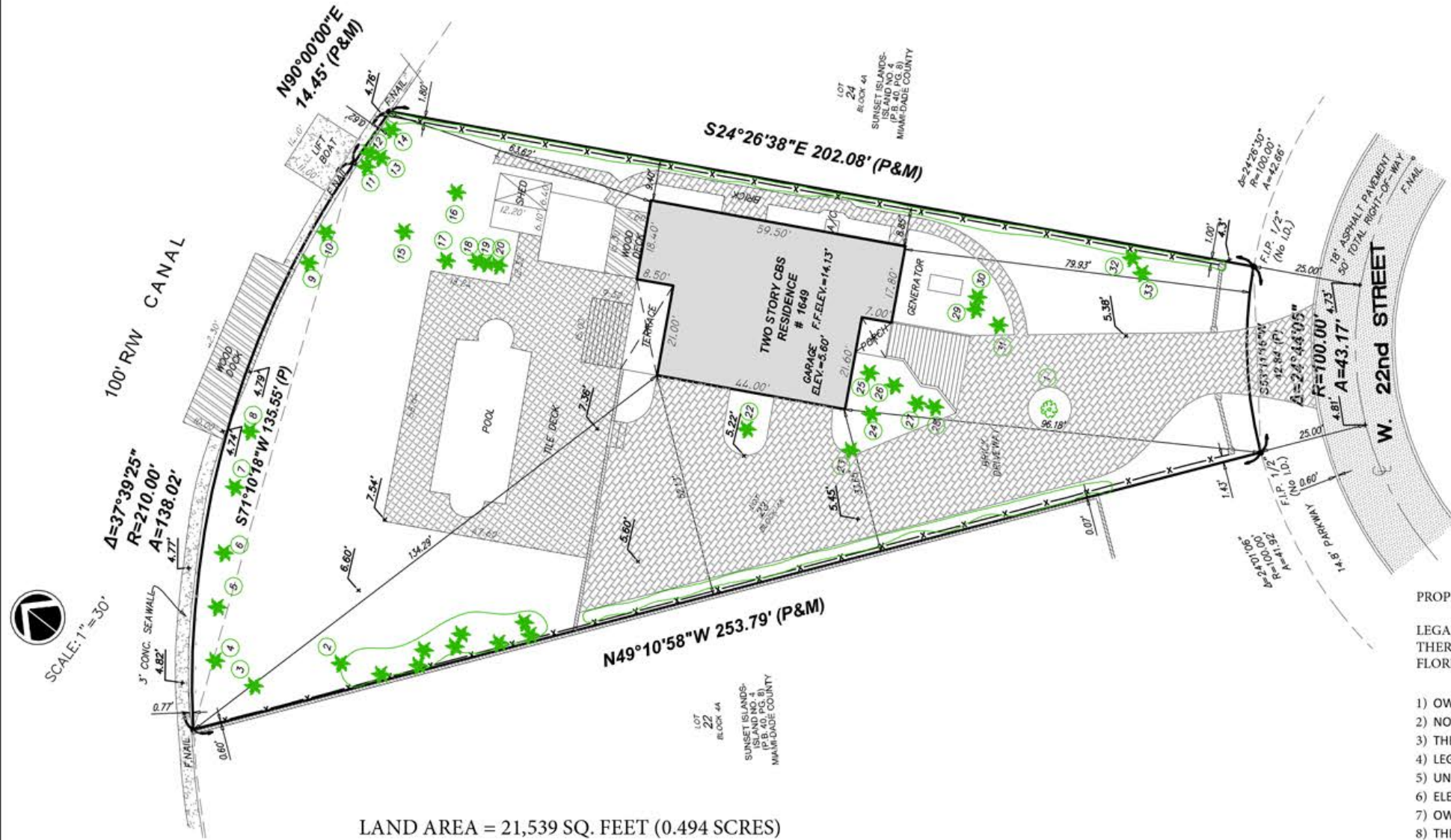
1649 W 22nd St., Miami, Beach, FL



SITE

1649 W 22nd St., Miami, Beach, FL





LAND AREA = 21,539 SQ. FEET (0.494 SCRES)

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
ASPHALT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON FENCE (IF)
A = ARC DISTANCE
L = LENGTH
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVE
C.B. = CATCH BASIN
CATY = CABLE UTILITY BOX

B.C. = BLOCK CORNER
P = PROPERTY LINE
C = CENTER LINE
M = MONUMENT LINE
CALC. = CALCULATED
M. = FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. O/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M. = WATER METER
R/W = RIGHT OF WAY

U.E. = UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR. = ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
M.H. = MAN HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE
BLDG. = BUILDING
O.H.L. = OVERHEAD UTILITY LINES
TEL. = TELEPHONE FACILITIES

P.R.C. = POINT OF REVERSE CURVE
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB #0007059
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MIAMI BEACH, FL 33141

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Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0317

DATE: 01/15/24

SUFFIX: L FEMA DATE: 09/11/09 BASE: 8'

COMMUNITY # 120651

DWN. BY: R.BELLO

JOB No. 24-113

SCALE: 1" = 30'

SURVEYOR'S SEAL



EXISTING TREES				
No	NAME	DBH	OH	SP
1	UNKNOWN	4"	60'	40'
2	PALM	1"	40'	10'
3	COCONUT PALM	0.6"	35'	6'
4	COCONUT PALM	0.6"	35'	6'
5	COCONUT PALM	0.6"	35'	6'
6	COCONUT PALM	0.6"	35'	6'
7	COCONUT PALM	0.6"	35'	6'
8	COCONUT PALM	0.6"	35'	6'
9	COCONUT PALM	0.6"	35'	6'
10	COCONUT PALM	0.6"	35'	6'
11	COCONUT PALM	0.6"	35'	6'
12	COCONUT PALM	0.6"	35'	6'
13	COCONUT PALM	0.6"	35'	6'
14	COCONUT PALM	0.6"	35'	6'
15	COCONUT PALM	0.6"	35'	6'
16	COCONUT PALM	0.6"	35'	6'
17	COCONUT PALM	0.6"	25'	6'
18	PALM	0.6"	30'	6'
19	PALM	0.6"	25'	6'
20	COCONUT PALM	0.6"	50'	6'
21	COCONUT PALM	0.6"	50'	6'
22	PALM	1.0"	25'	8'
23	PALM	0.4"	20'	6'
24	PALM	0.4"	25'	6'
25	PALM	0.6"	20'	6'
26	PALM	0.6"	20'	6'
27	PALM	0.6"	20'	6'
28	PALM	0.4"	20'	6'
29	PALM	0.6"	20'	6'
30	PALM	0.6"	20'	6'
31	PALM	0.6"	20'	6'
32	PALM	1.0"	40'	10'
33	PALM	1.0"	40'	10'

DBH=Diameter breast height (4.5 feet from ground)
OH=Overall Height
SP=Spread

PROPERTY ADDRESS: 1649 W 22 ST., MIAMI BEACH, FL. 33140

LEGAL DESCRIPTION: LOT 23, BLOCK 4A, 3RD 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.

- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- UNDERGROUND ENCROACHMENTS NOT LOCATED.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- OWNERSHIP OF FENCES ARE UNKNOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- ELEVATIONS BASED OFF OF BM# C-100 LOC# 3235 S ELEV. 11.05' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 40 PG: 8

LOCATION MAP NOT TO SCALE



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New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-002



1. FRONT VIEW



2. FRONT VIEW



3. REAR VIEW



3. REAR VIEW



KEY PLAN



FRONT AERIAL VIEW



REAR AERIAL VIEW



1: 2122 BAY AVE



2: 2130 BAY AVE



3: 2138 BAY AVE



4: 2142 BAY AVE



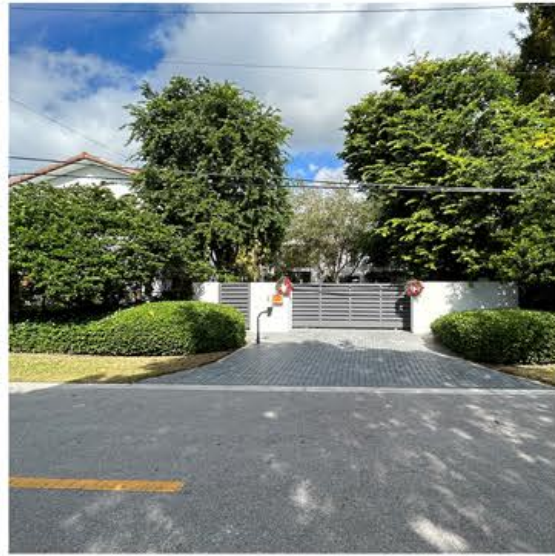
5: 1649 W 22ND ST (SITE)



6: 1645 W 22ND ST



7: 1635 W 22ND ST



8: 1617 W 22ND ST



9: 2131 BAY AVE



10: 1630 W 22ND ST



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NEW SINGLE FAMILY - RESIDENCE AT:

1649 W 22nd St
Miami Beach, FL 33140

Date: 01/14/2024

D-005



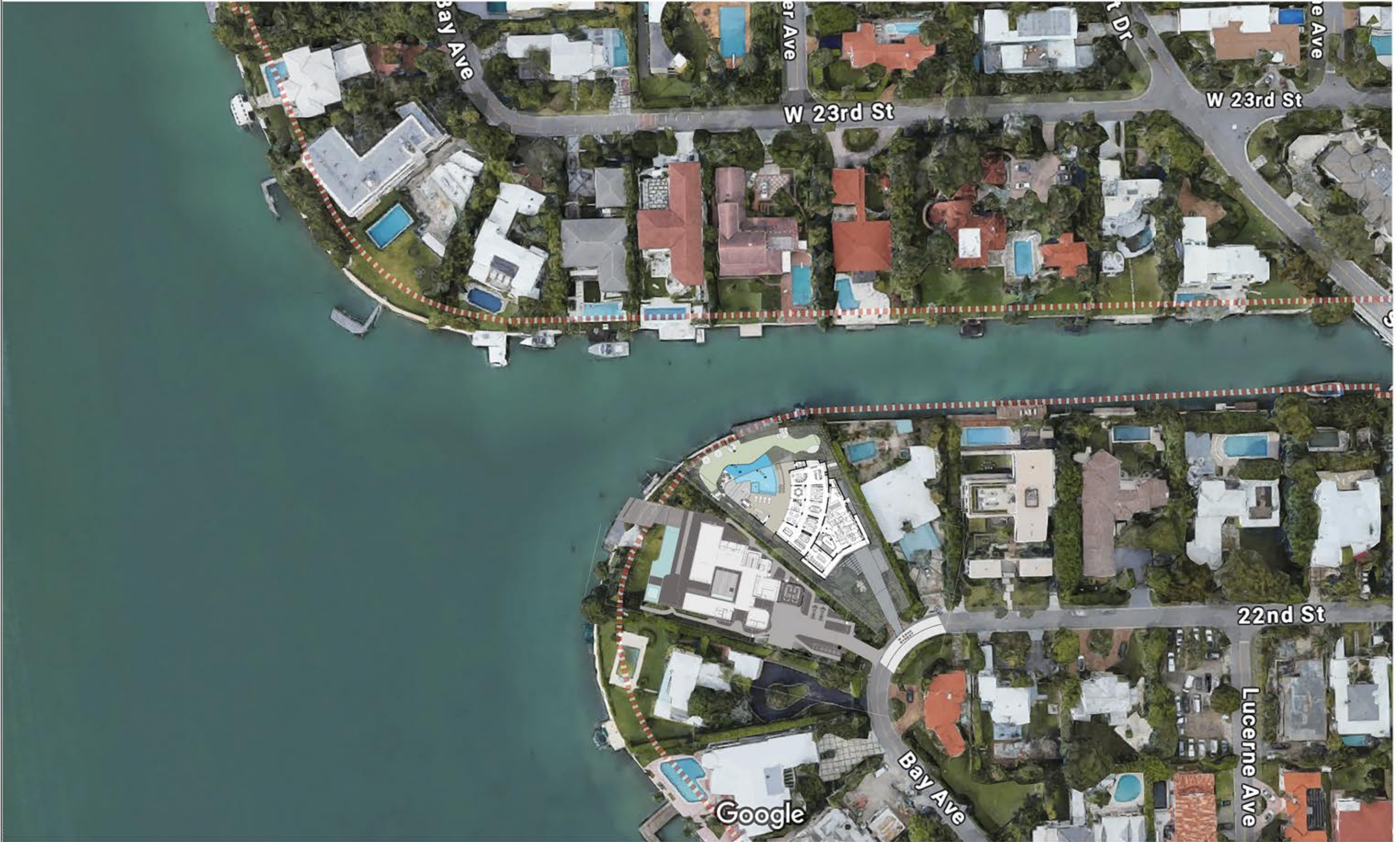
1649 W 22ND ST (SITE)

EXISTING



1649 W 22ND ST (SITE)

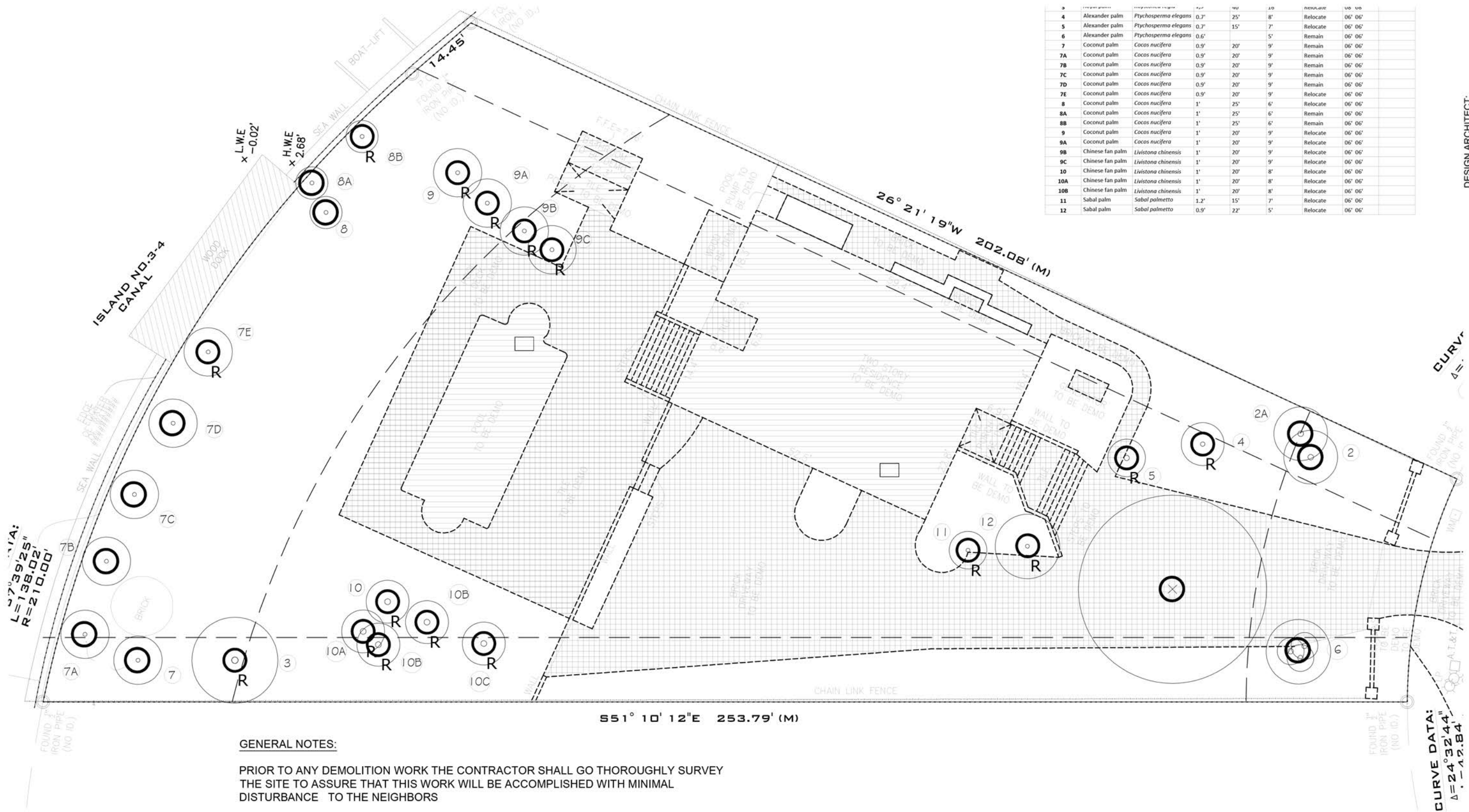
PROPOSED



AERIAL SITE CONTEXT







NO.	Tree Name	Tree Species	Height	DBH	Location	Notes
4	Alexander palm	Ptychosperma elegans	0.7'	25'	8'	Relocate 06' 06'
5	Alexander palm	Ptychosperma elegans	0.7'	15'	7'	Relocate 06' 06'
6	Alexander palm	Ptychosperma elegans	0.6'	5'	5'	Relocate 06' 06'
7	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
7A	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
7B	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
7C	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
7D	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
7E	Coconut palm	Cocos nucifera	0.9'	20'	9'	Relocate 06' 06'
8	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate 06' 06'
8A	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate 06' 06'
8B	Coconut palm	Cocos nucifera	1'	25'	6'	Relocate 06' 06'
9	Coconut palm	Cocos nucifera	1'	20'	9'	Relocate 06' 06'
9A	Coconut palm	Cocos nucifera	1'	20'	9'	Relocate 06' 06'
9B	Chinese fan palm	Livistona chinensis	1'	20'	9'	Relocate 06' 06'
9C	Chinese fan palm	Livistona chinensis	1'	20'	9'	Relocate 06' 06'
10	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate 06' 06'
10A	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate 06' 06'
10B	Chinese fan palm	Livistona chinensis	1'	20'	8'	Relocate 06' 06'
11	Sabal palm	Sabal palmetto	1.2'	15'	7'	Relocate 06' 06'
12	Sabal palm	Sabal palmetto	0.9'	22'	5'	Relocate 06' 06'

1 DEMOLITION PLAN
SCALE: Custom



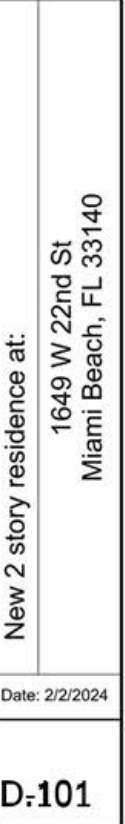
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

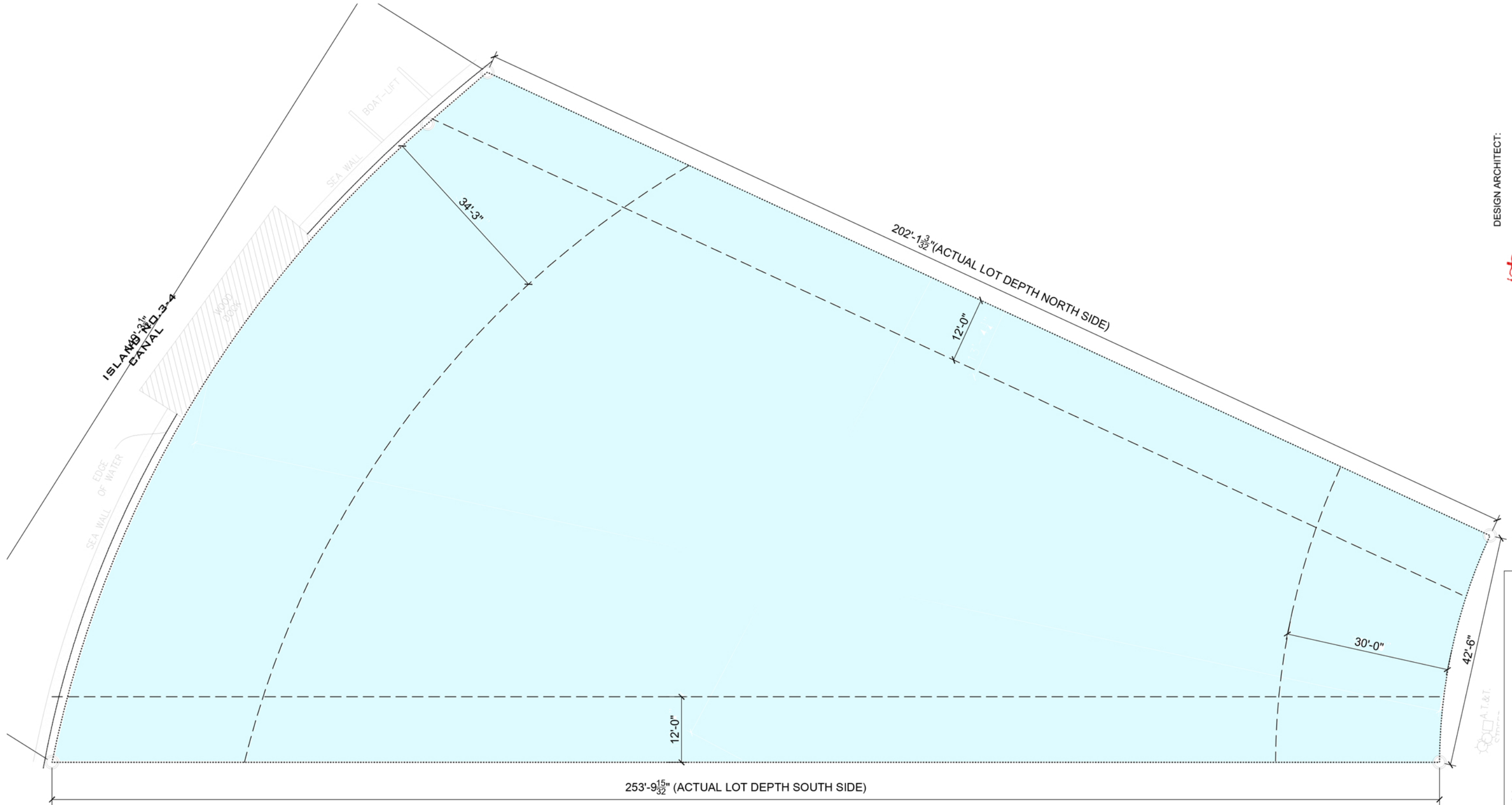
ITEM #	ZONING DESCRIPTION			
1	Address:	1649 W 22 STREET, MIAMI BEACH, FL 33139		
2	Folio Number(s):	02-3228-001-1920		
3	Board and File Numbers:			
4	Year Built:	1988	Zoning District:	RS-3
5	Base Flood Elevation (BFE):	8.00 NGVD	Grade Value in NGVD:	4.97
6	Adjusted Grade (Flood+Grade/2):	6.50 NGVD	Free Board:	60" 13.00' NGVD
7	Lot Area:	21,539 SF,		
8	Lot Width:	97.6' AVERAGE	Lot Depth:	227.92' AVERAGE
9	Max Lot Coverage SF and %:	6,449 SF (30%)	Proposed Lot Coverage SF and %:	
10	Existing Lot Coverage SF and %:		Lot Coverage Deducted (Garage-Storage) SF:	
11	Front Yard Open Space SF and %:		Front Yard Open Space: (70% Required)	1088 SF (74%)
			Rear Yard Open Space: (70% Required)	4165.15 SF (83%)
12	Max Unit Size SF and %:		Proposed Unit Size SF and %:	10,493 SF (48.8%)
13	Existing Understory Unit Size:		Proposed Understory Unit Size and %:	660 SF (0.3%)
14	Existing First Floor Unit Size:		Proposed First Floor Unit Size and %:	4,980 SF (23%)
15	Existing Second Floor Unit Size:		Proposed Second Floor Unit Size and %:	4,751 SF (22%)
16			Proposed Roof Floor Unit Size and %	102 SF (0.04%)
17			Proposed Roof Deck Area SF and % (Note: Maximium is 25% of the enclosed floor area immedaitely below):	1187.75 SF

		Required	Existing	Proposed	Deficiencies
18	Height:	24 FT		29 FT	WAIVER
19	Setbacks:				
20	Front First Level:	30 FT		75.5'	no
21	Front Secont Level:	30 FT		75.5'	no
22	Side 1:	12.2'		12.3'	no
23	Side 2 or (facing Street):	12.2'		12.3'	no
24	Rear:	34'		34.3'	no
25	Accessory Structure Rear:				
27	Sum of Side Yard:	24.4'		24.6'	no
28	Local within a Local Historic District?				no
29	Designated as an individual Historic Single Family Residence Site?				no
30	Determined to be Architecturally Significant?				no

Legal Description:
LOT 23, BLOCK 4A, OF "3RD REVISED PLAT OF SUNSET ISLANDS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA







TOTAL AREA 21,539 SF (0.494 SCRES)

1 LOT SIZE DIAGRAM
SCALE: NTS



AREA CALCULATIONS		
	ALLOWED	PROVIDED
LOT SIZE	10.000 SF. MIN.	21.497 SF. (0.494 ACRE)
LOT COVERAGE	6449.1 SF 30% MAX (21,497 SF X 0.30)	4,980 SF. (23.2%)
UNIT SIZE	21,497 SF 50% MAX (10 748,5 MAX)	10,493 SF (48,8%)
GROUND FLOOR (UNDERSTORY)		660 SF (FOYER AND STAIRS)
1ST FLOOR		4,980 SF
2ND FLOOR		4,751 SF
ROOF		102 SF
ROOF TERRACE	1000 SF	998 SF

ZONING DATA

ZONING DISTRICT : RS3

PROJECT DESCRIPTION: NEW CONSTRUCTION—SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH

STREET ADDRESS: 1649 W 22ND, MIAMI BEACH, FL 33140—4512

FOLIO NUMBER: 02—3228—001—1920

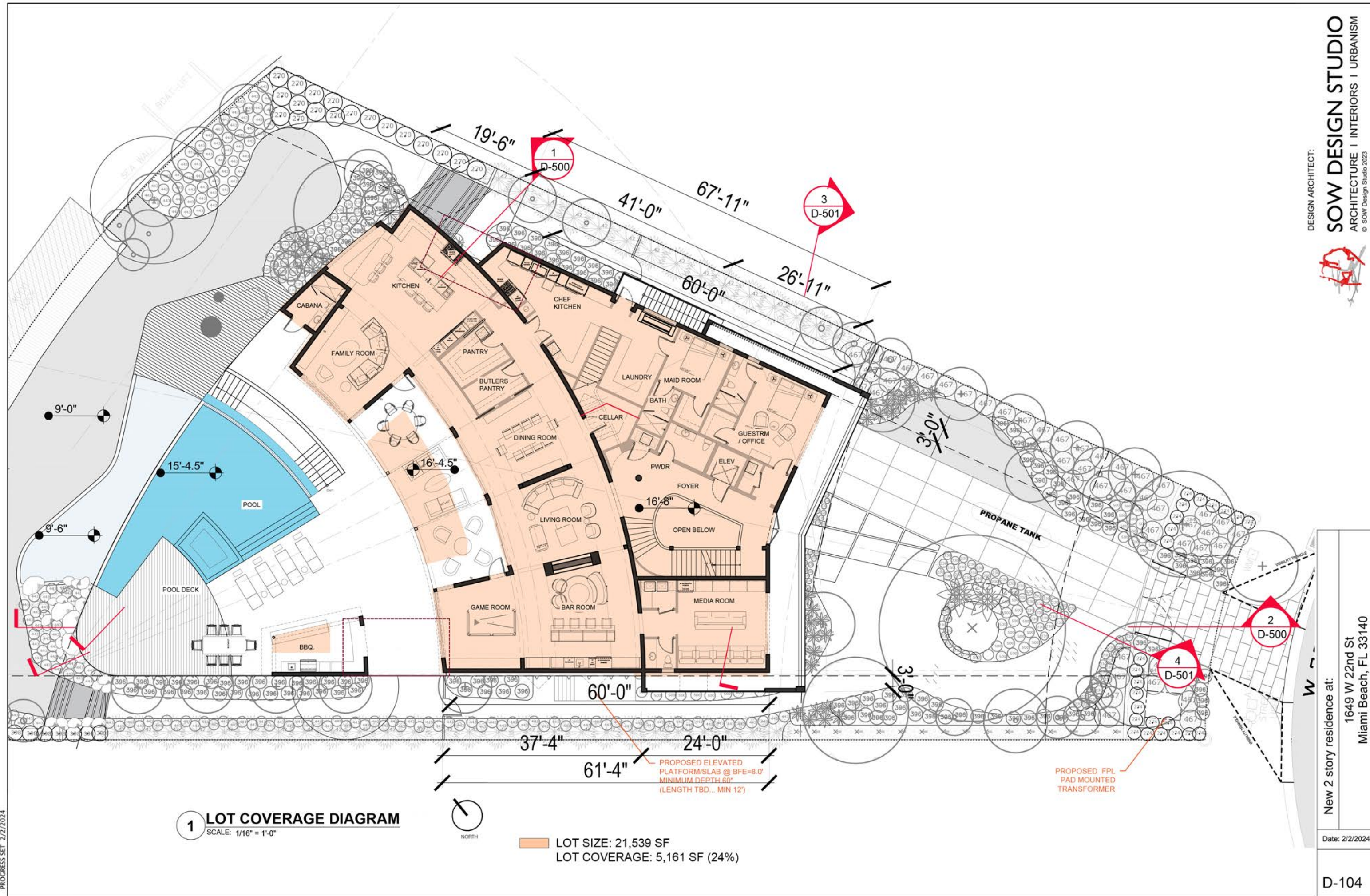
ZONING DISTRICT RS—3

FEMA ZONE: AE
BFE: 8 NGVD

CODE OF ORDINANCES' REFERENCES:

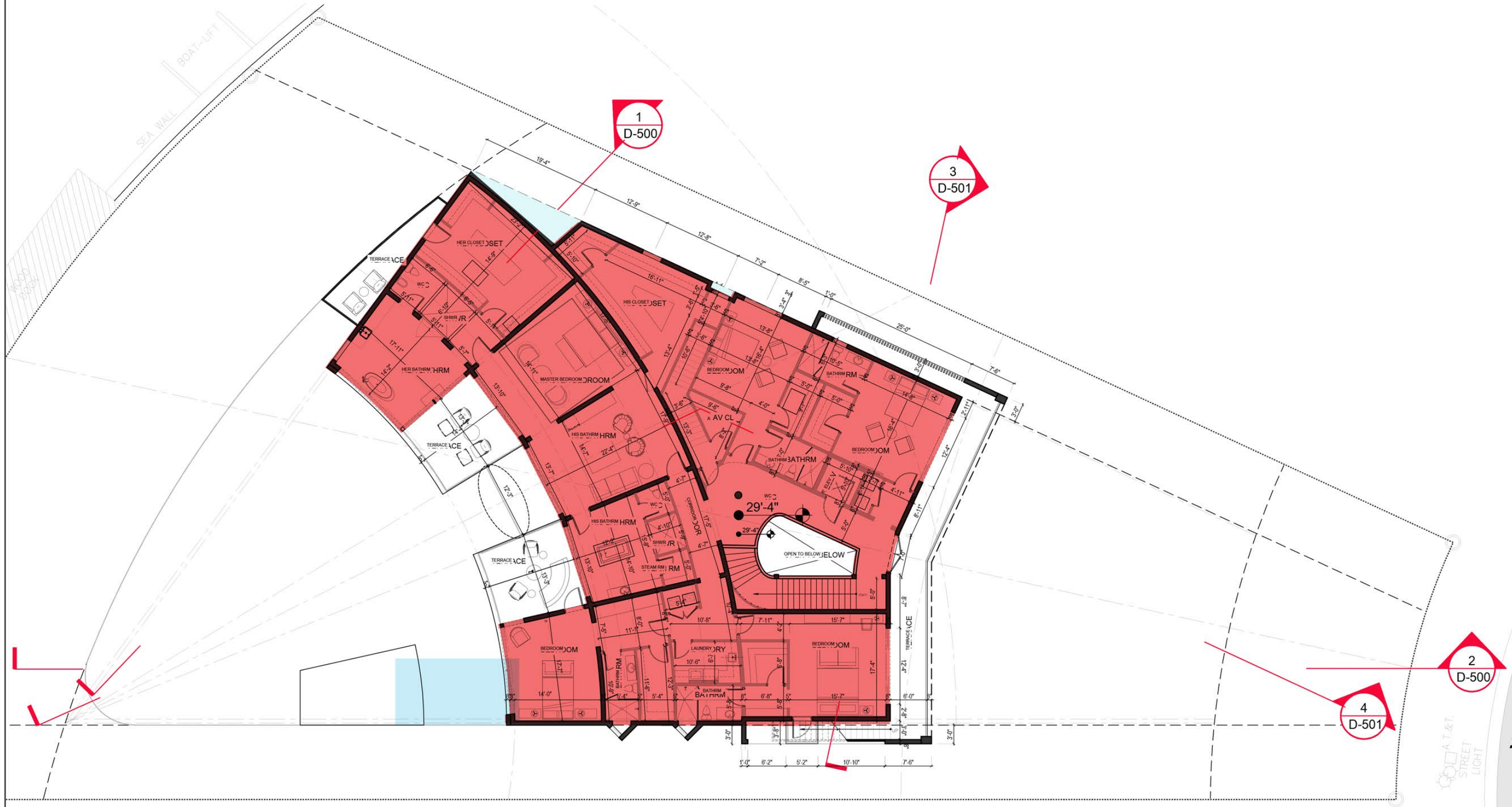
LOT AREA: 142—105
MINIMUM LOT WIDTH: 142—105
GROSS BUILDING AREA: 142—105
LOT COVERAGE: 142—105
BUILDING HEIGHT: 54—35
BUILDING SETBACKS: 142—106
FENCE HEIGHT: 142—1132
DRIVEWAYS: 142—1132
POOL SETBACK: 142—1133
PROJECTIONS: 142—1132, 142—105
OTHER DIMENSIONAL REQUIREMENTS: 142—105







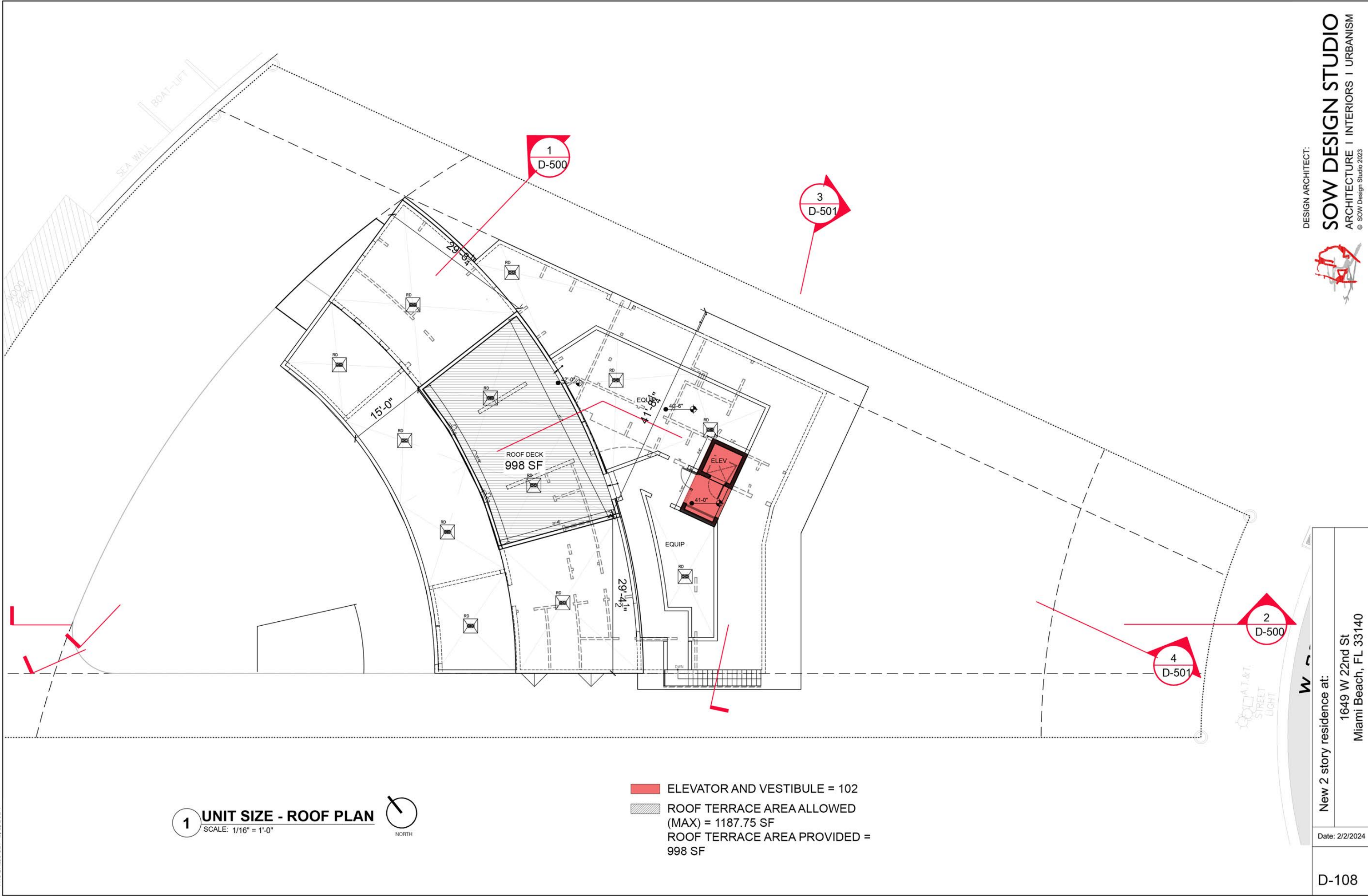




1 UNIT SIZE- SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



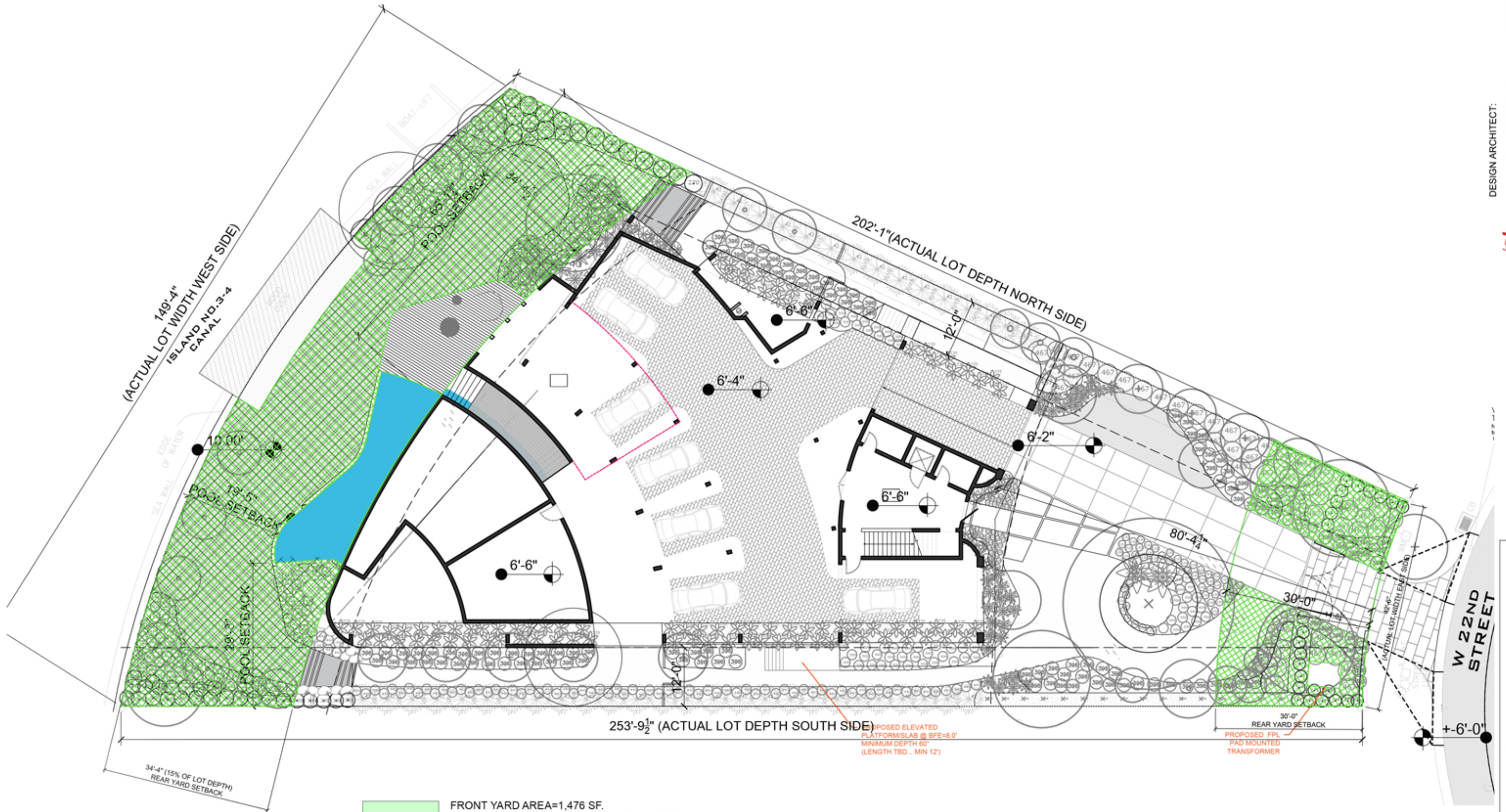
UNIT SIZE = 4,751 SF (ELEVATOR AND LOBBY)



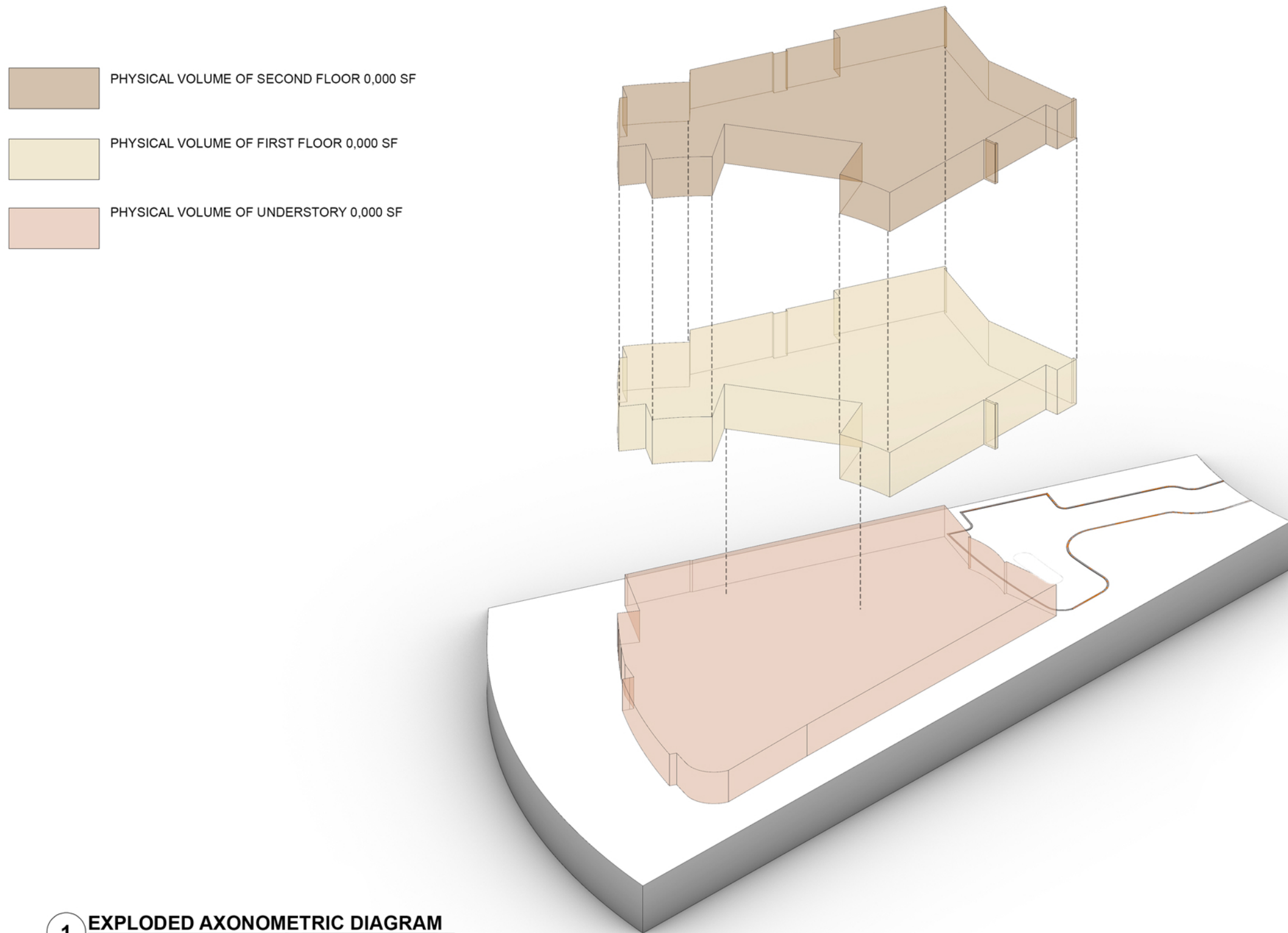
1 UNIT SIZE - ROOF PLAN
SCALE: 1/16" = 1'-0"
NORTH

ELEVATOR AND VESTIBULE = 102
 ROOF TERRACE AREA ALLOWED (MAX) = 1187.75 SF
ROOF TERRACE AREA PROVIDED = 998 SF





1 OPEN SPACE DIAGRAM
SCALE: 1"=20'-0"

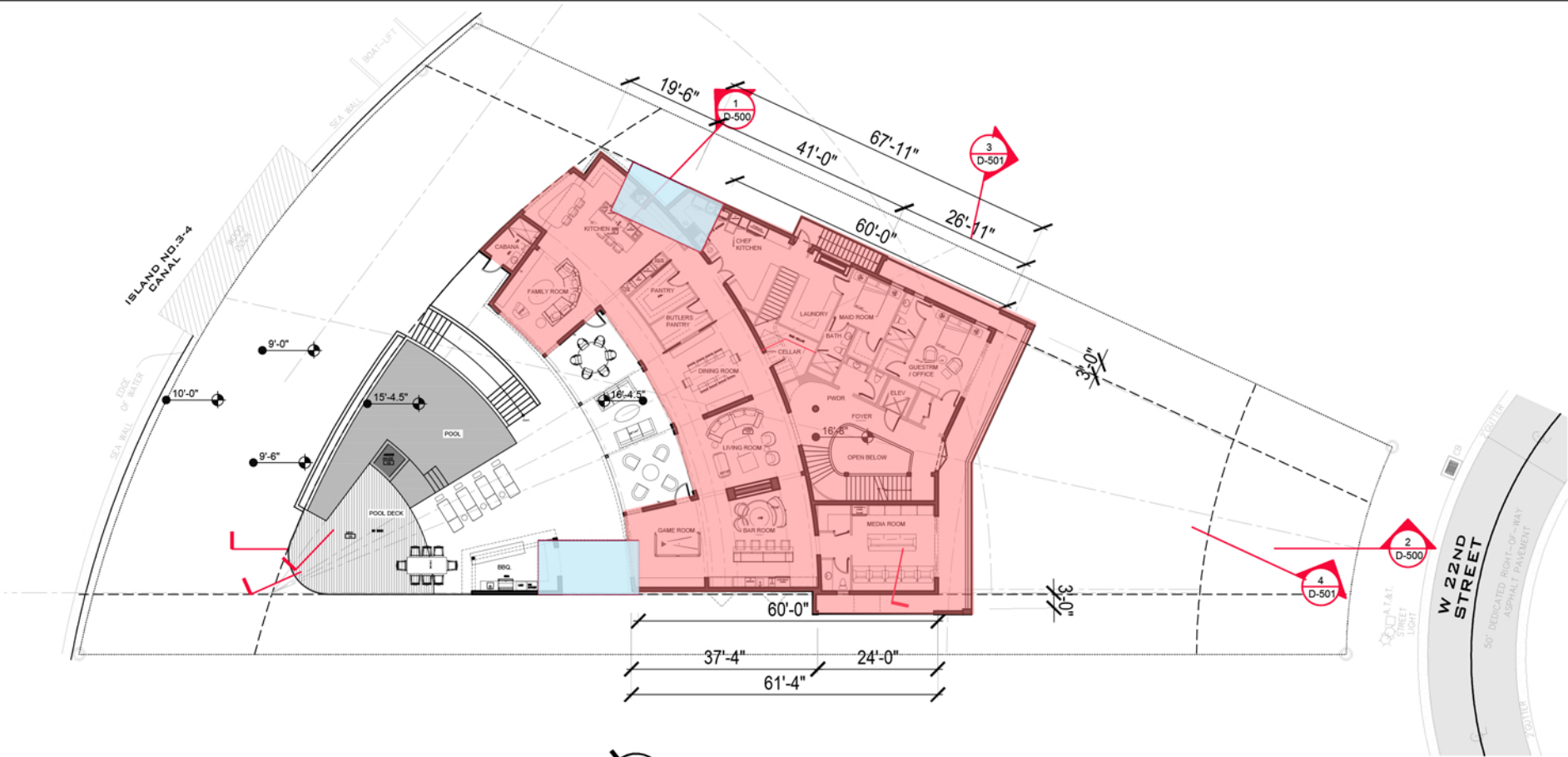
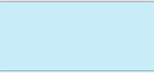


1 EXPLODED AXONOMETRIC DIAGRAM
SCALE: NTS

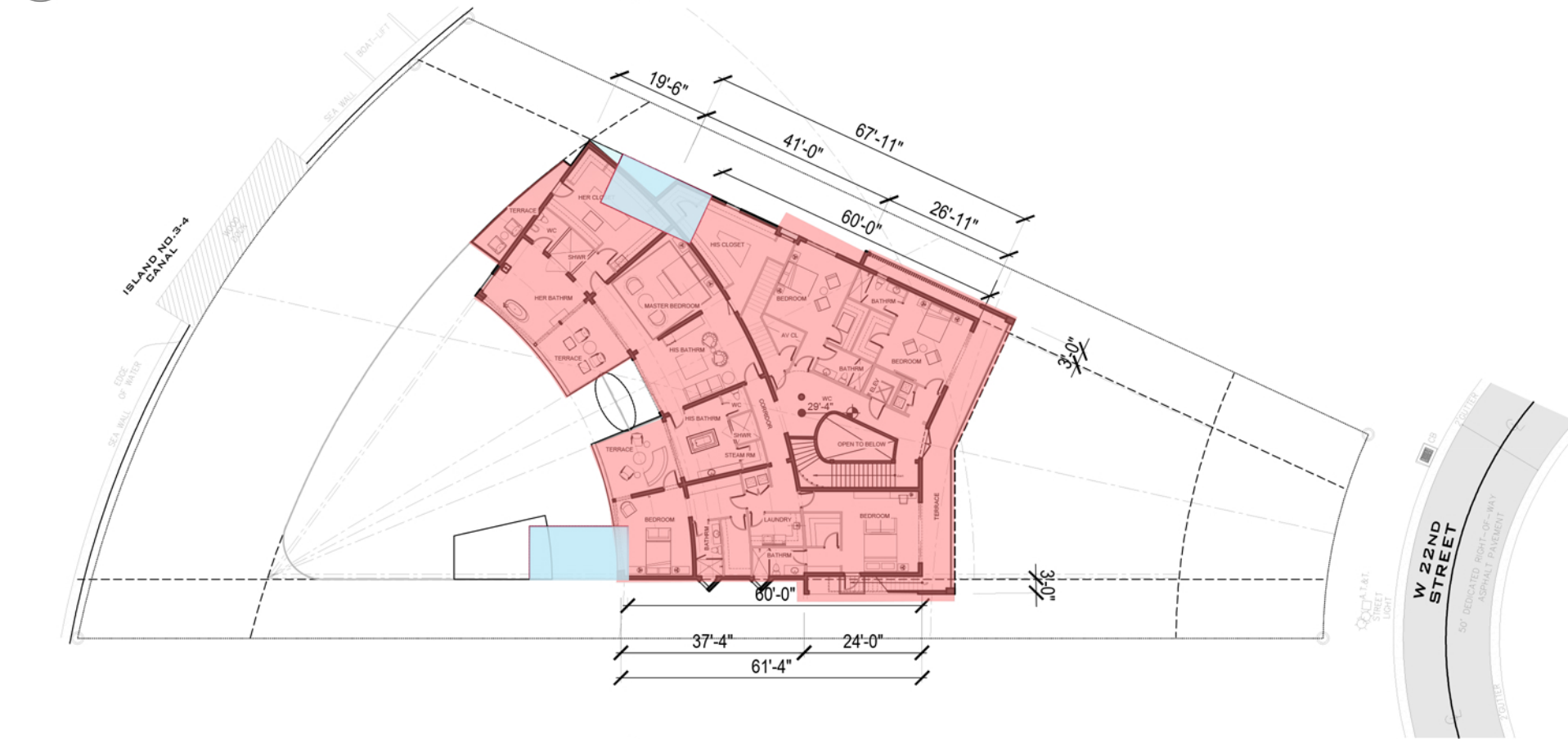


WAIVER REQUEST #1-A
REQUEST TO WAVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH

LOT SIZE: 21,539 SQFT
COURTYARD AREA MIN: 214 SQFT. (1%)

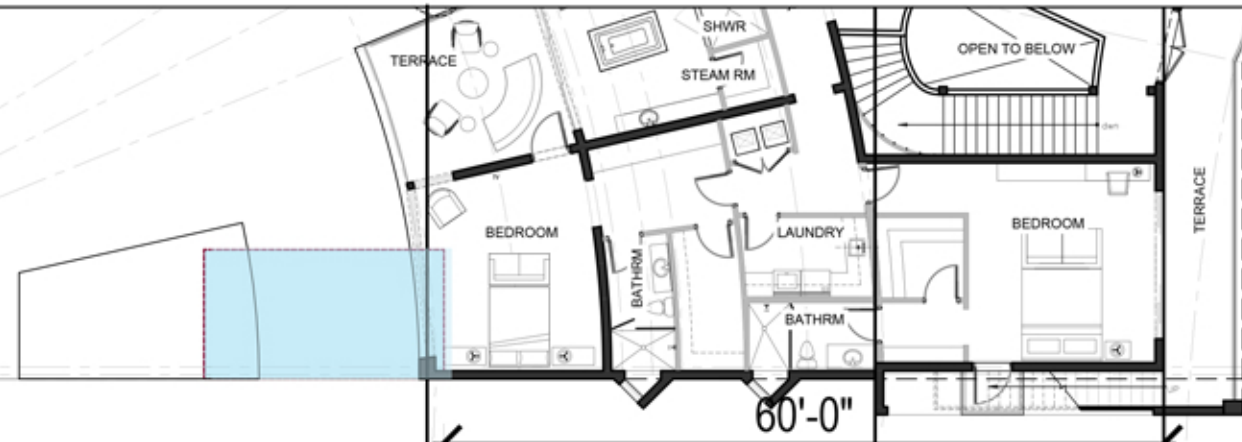


1 SIDE ELEVATION FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

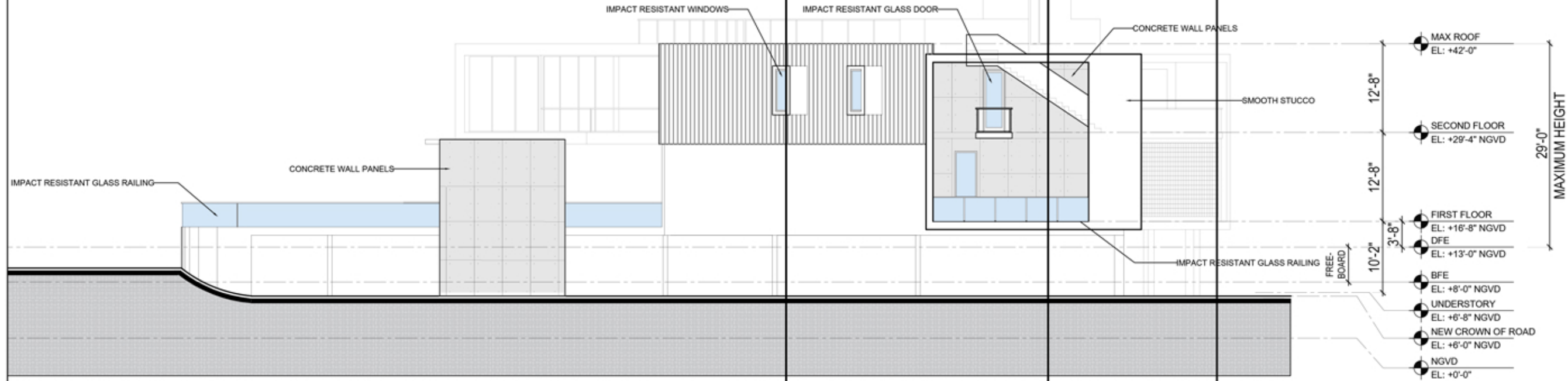


2 SIDE ELEVATION SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

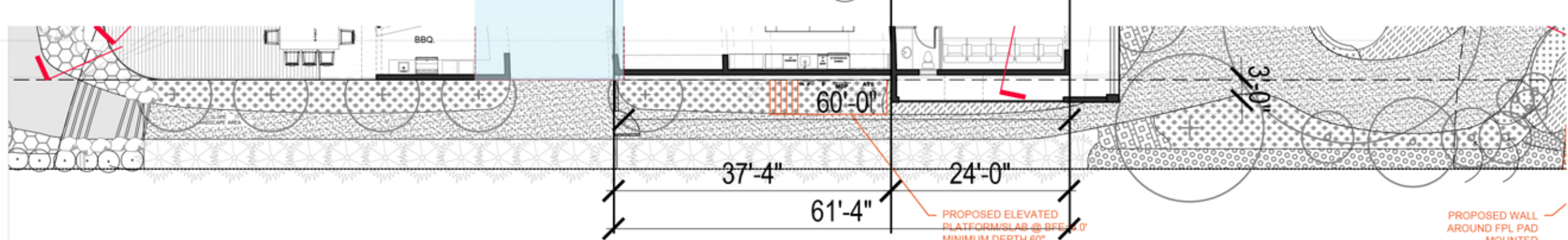
WAIVER REQUEST #1-A
REQUEST TO WAVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH ON SOUTH SIDE OF
THE PROPERTY



1 SIDE ELEVATION SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 SOUTH WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SIDE ELEVATION FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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Miami Beach, FL 33140

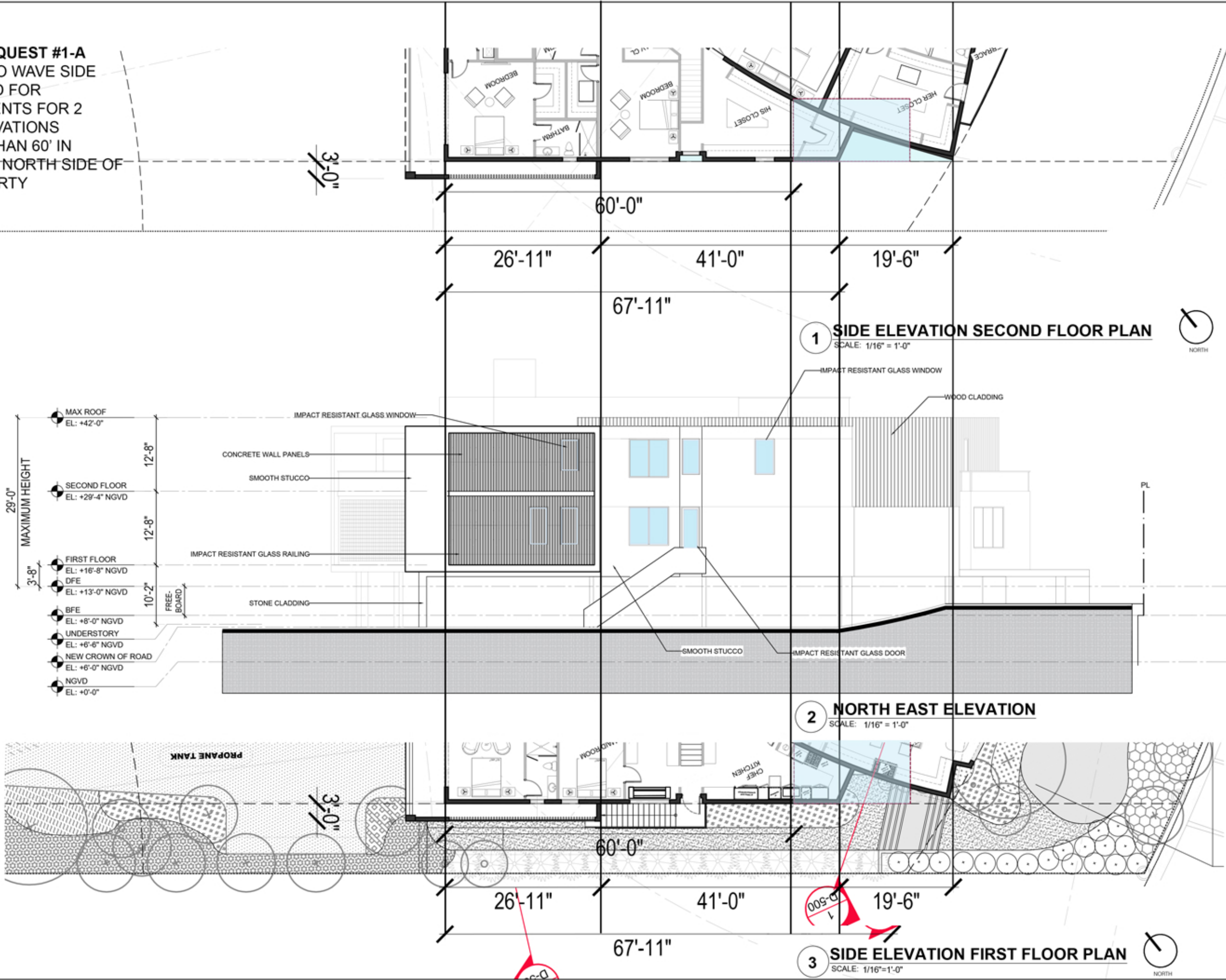
Date: 2/2/2024

D-112

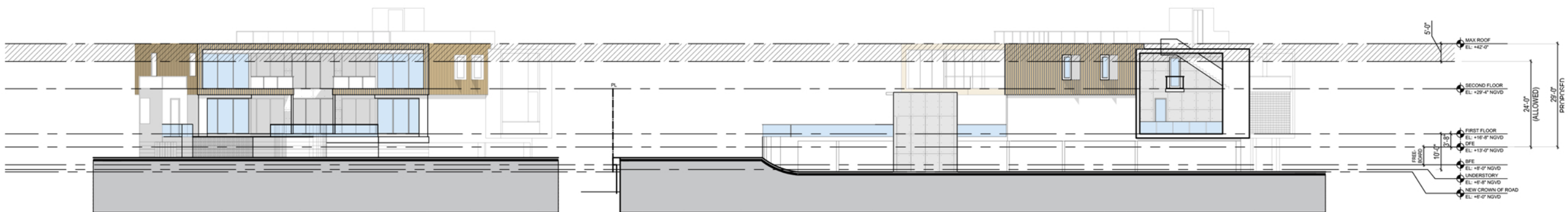
PROGRESS SET: 2/2/2024

ESS SET: 1/31/2024

WAIVER REQUEST #1-A
REQUEST TO WAVE SIDE
COURTYARD FOR
REQUIREMENTS FOR 2
STORY ELEVATIONS
GREATER THAN 60' IN
LENGTH ON NORTH SIDE OF
THE PROPERTY

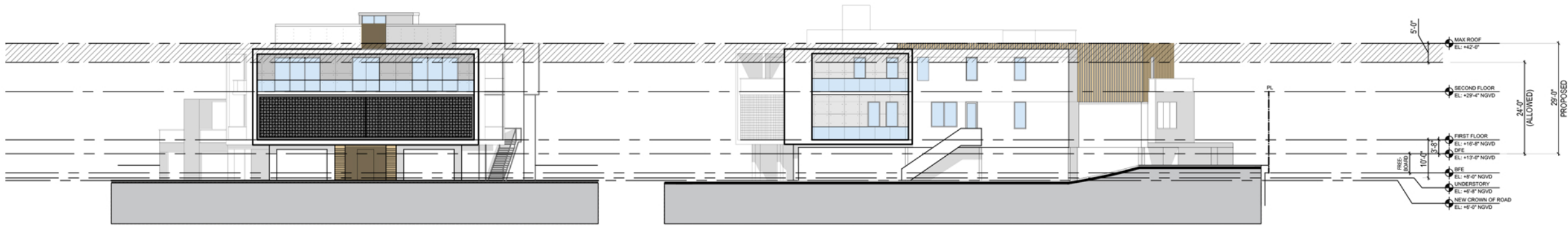


WAIVER REQUEST #2-A
REQUEST TO RAISE
ALLOWED : 24' TO
PROPOSED : 29'
BUILDING HIEGHT



1 WEST ELEVATION
SCALE: 1/32"

2 SOUTH WEST ELEVATION
SCALE: 1/32"

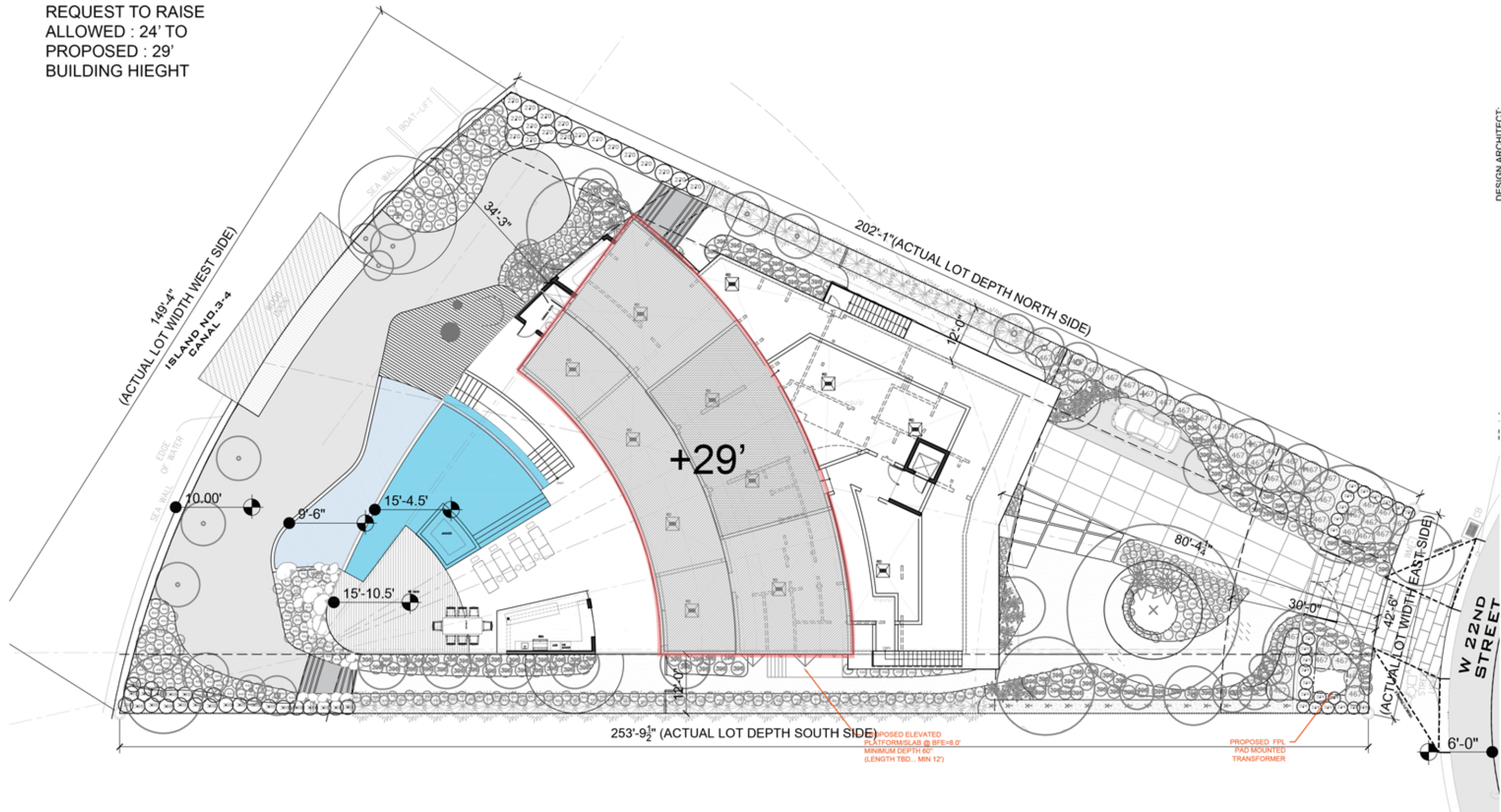


3 SOUTH EAST ELEVATION
SCALE: 1/32"

4 NORTH EAST ELEVATION
SCALE: 1/32"

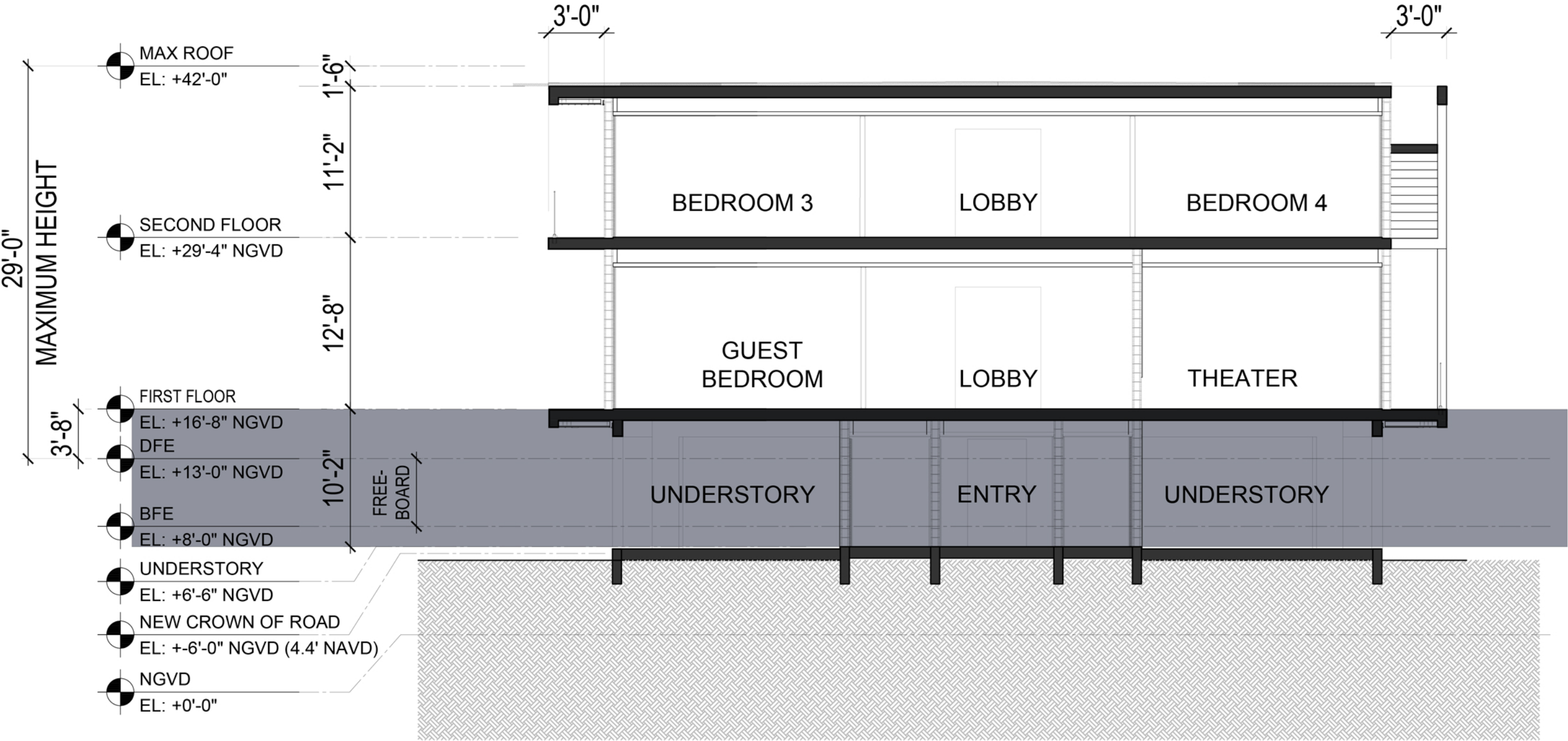
1 ELEVATIONS
SCALE: NTS

WAIVER REQUEST #2-B
REQUEST TO RAISE
ALLOWED : 24' TO
PROPOSED : 29'
BUILDING HIEGHT



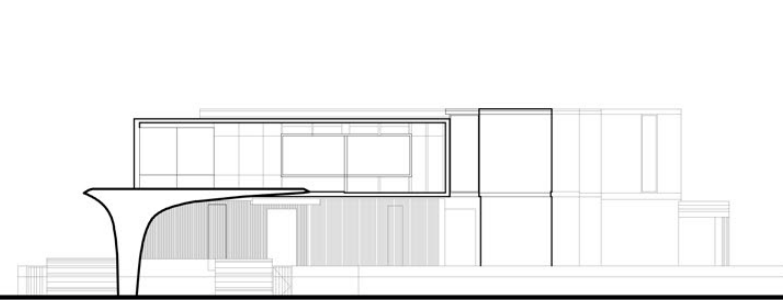
1 ROOF HEIGHTS
SCALE: 1"=20'-0"

WAIVER REQUEST #3
REQUEST FOR
UNDERSTORY

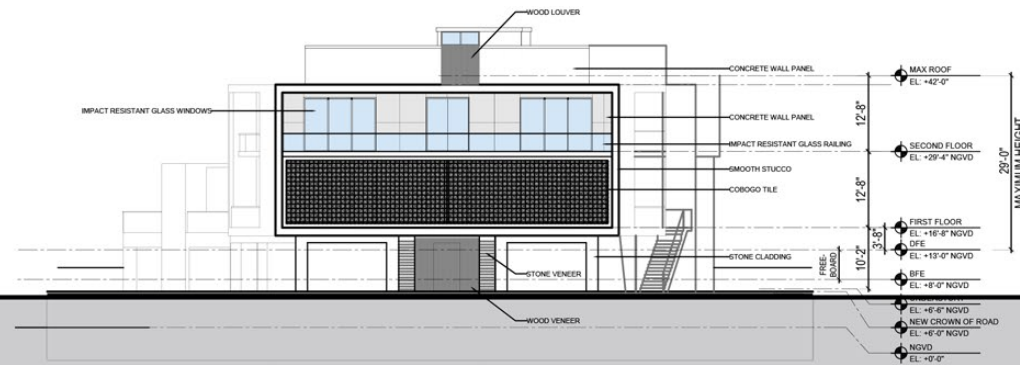


3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

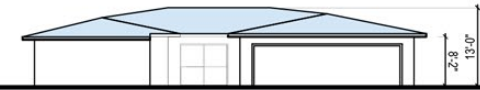
PROGRESS SET 2/2/2024



2142 Bay Ave (Rear) Elevation



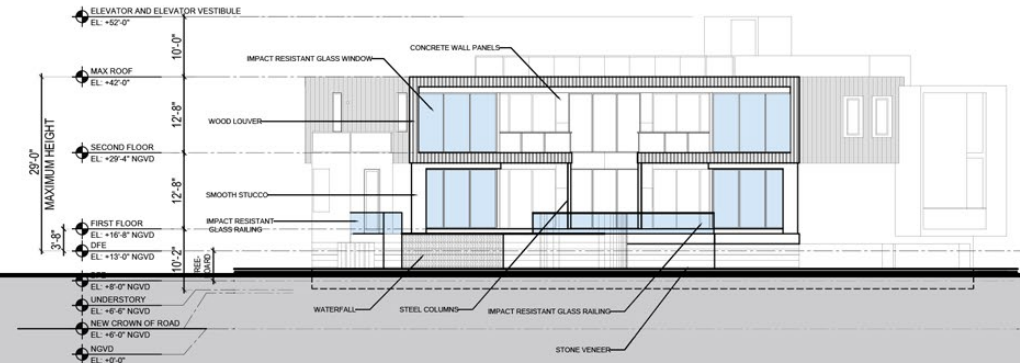
1649 W 2ND Street (Rear) Elevation



1645 W 2ND Street (Rear) Elevation



1645 W 2ND Street (Rear)



1649 W 2ND Street (Rear)



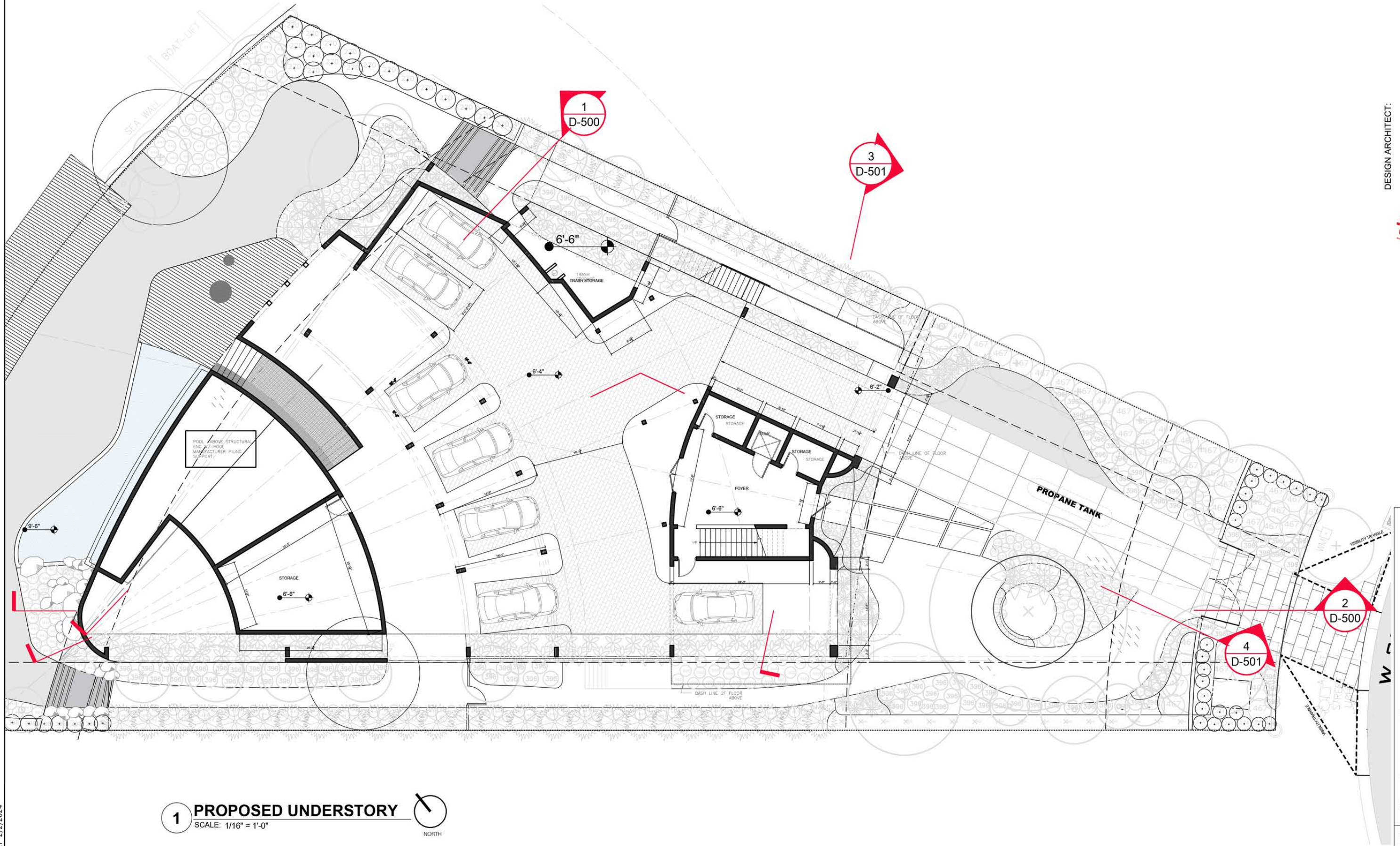
2142 Bay Ave (Rear) Elevation

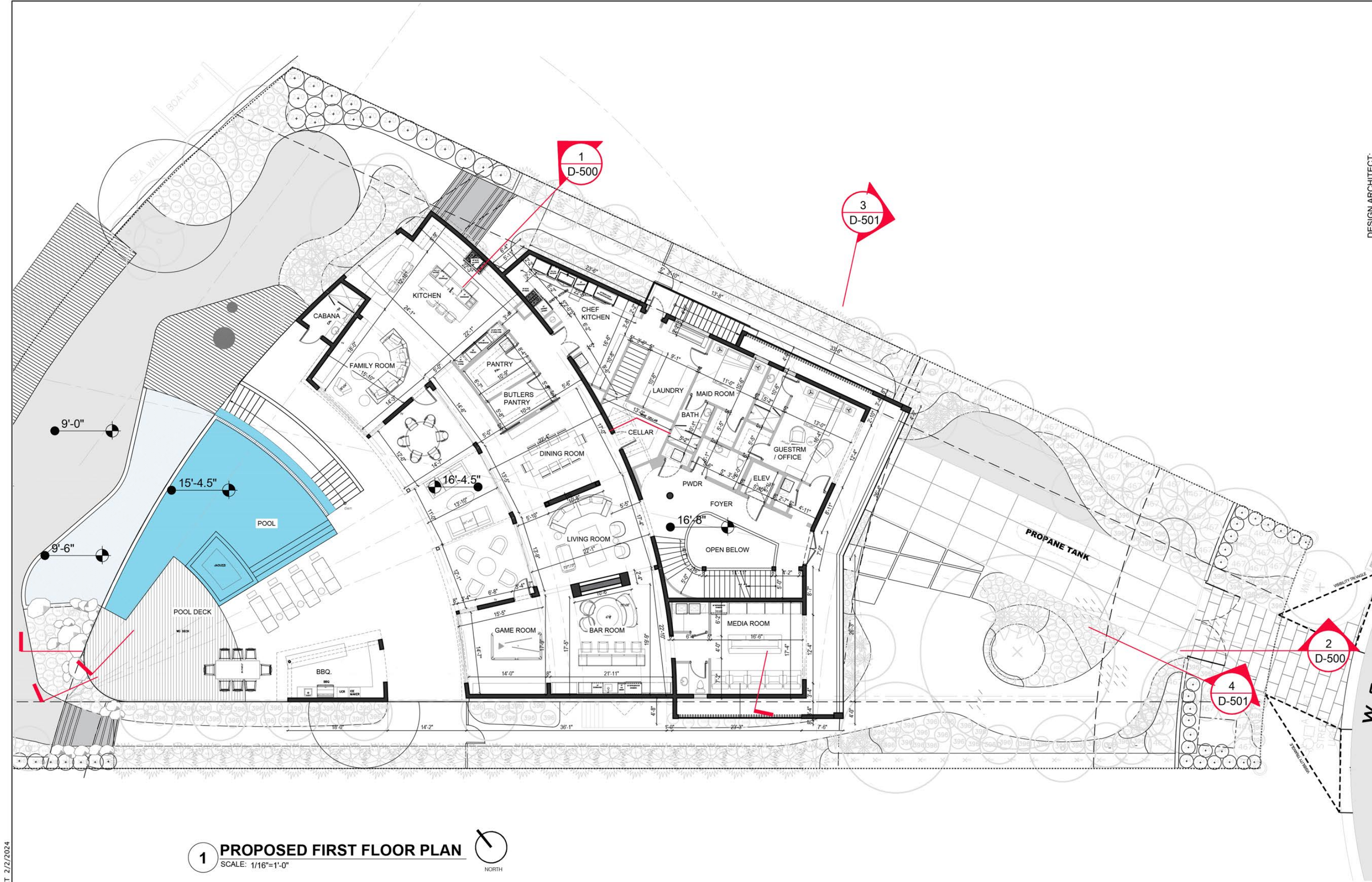




1649 W 22nd St
Miami Beach, FL 33140

D-200

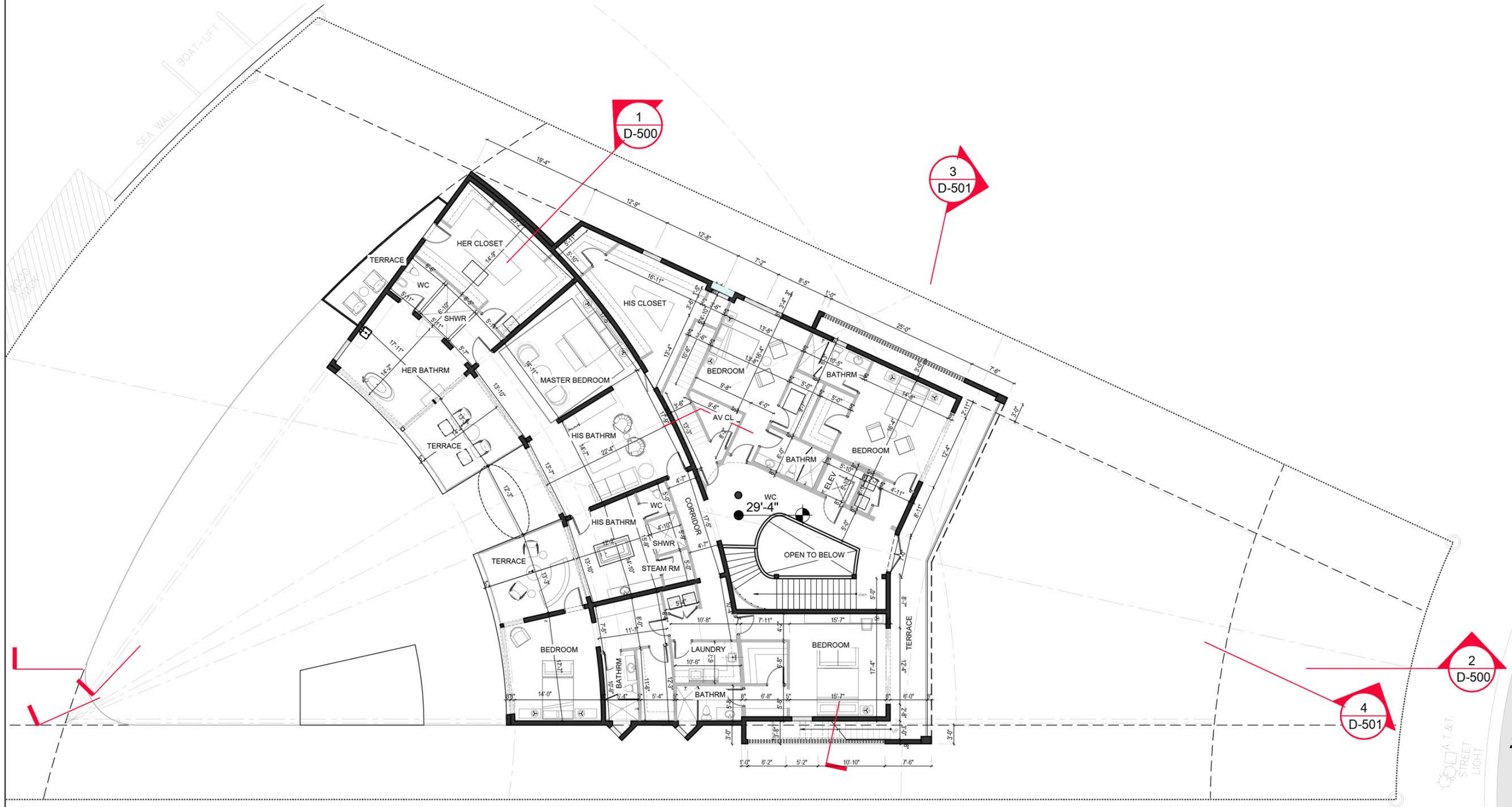


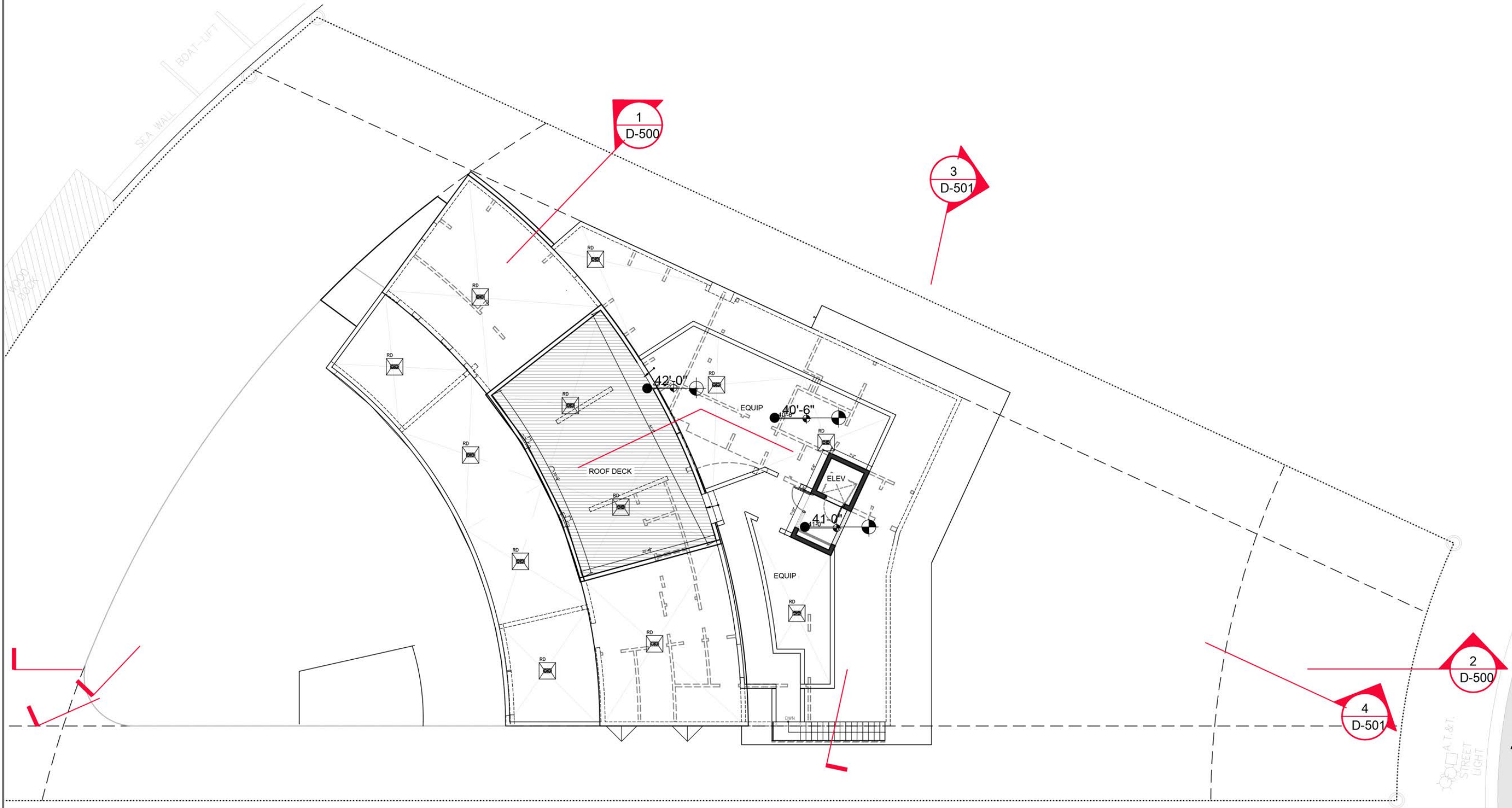


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

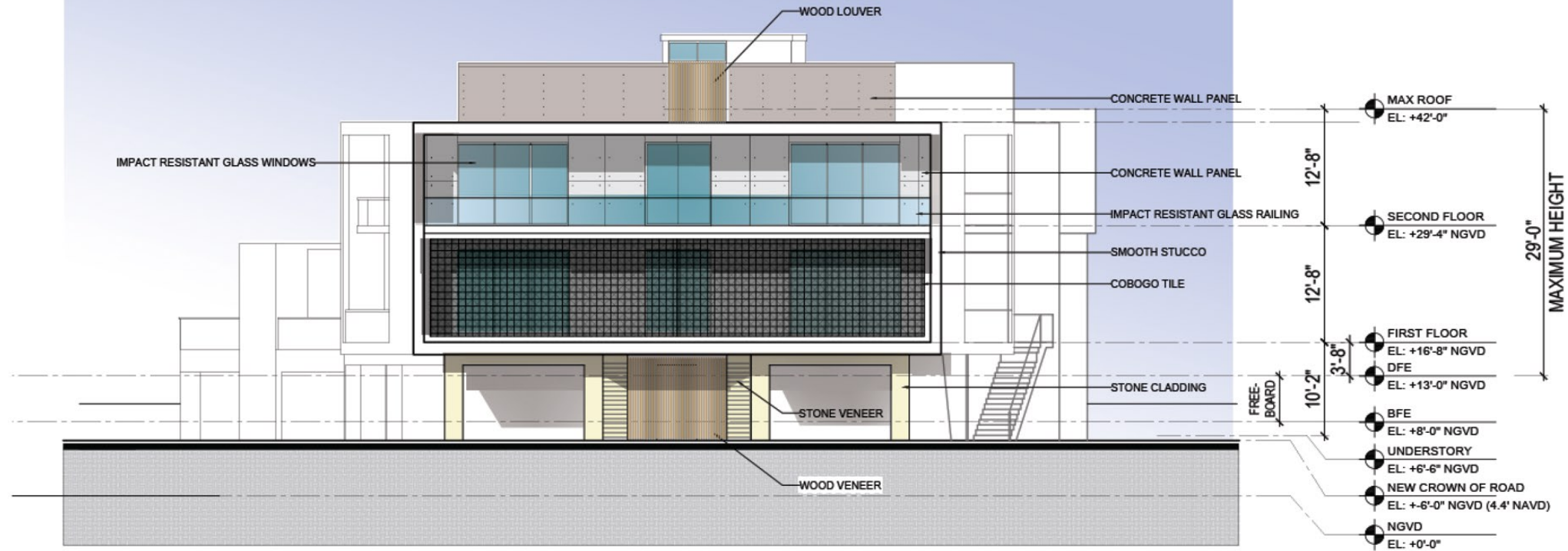


1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

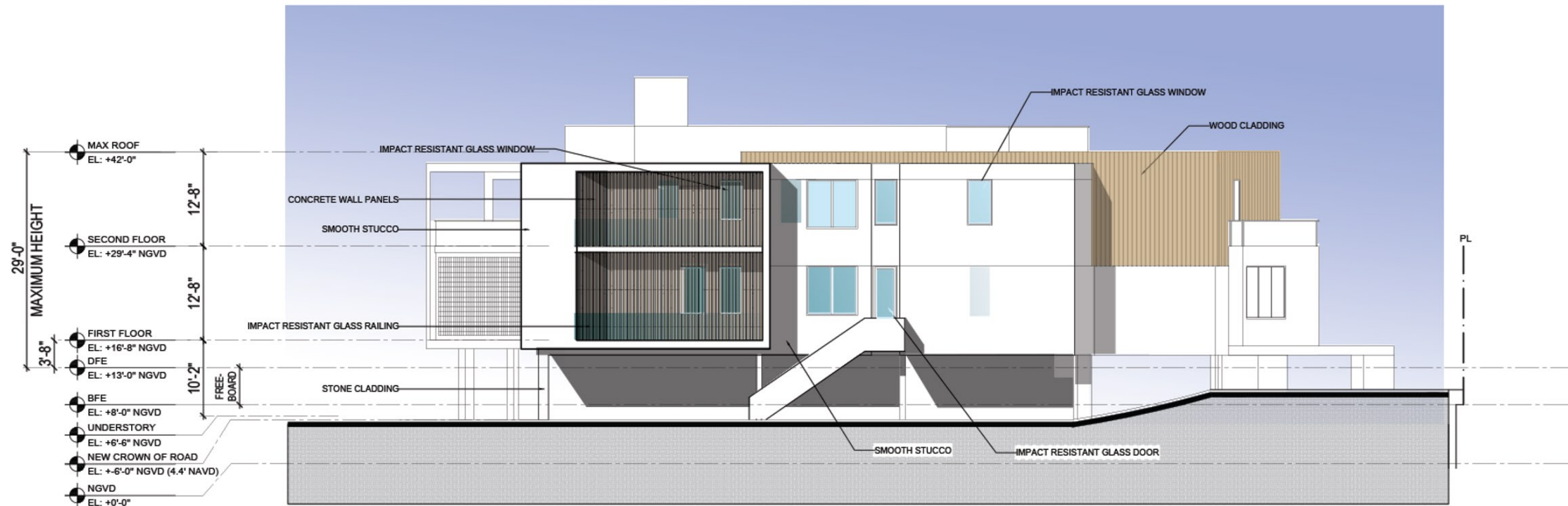




1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"
NORTH

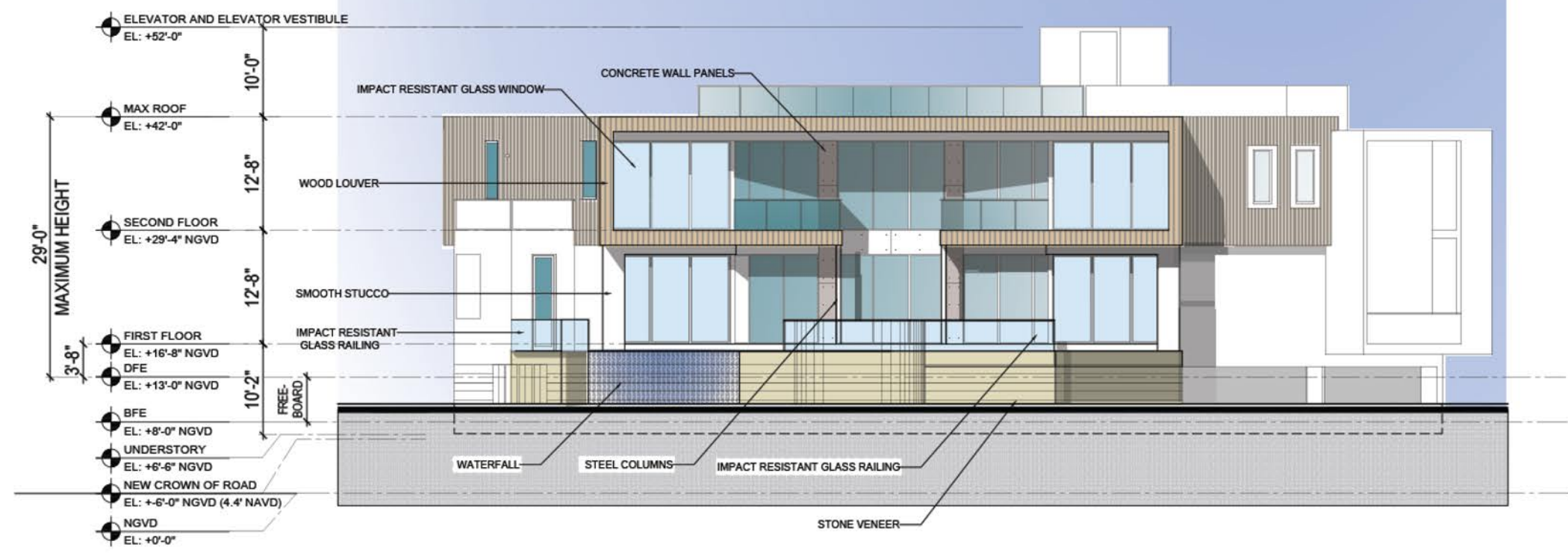


1 SOUTH EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH EAST ELEVATION
SCALE: 1/16" = 1'-0"

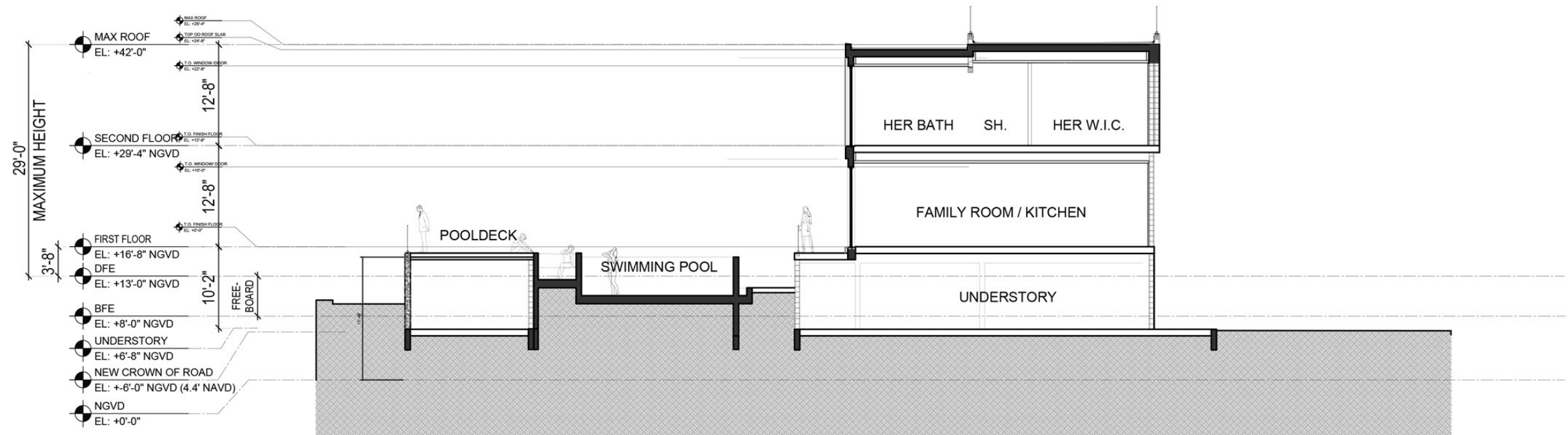




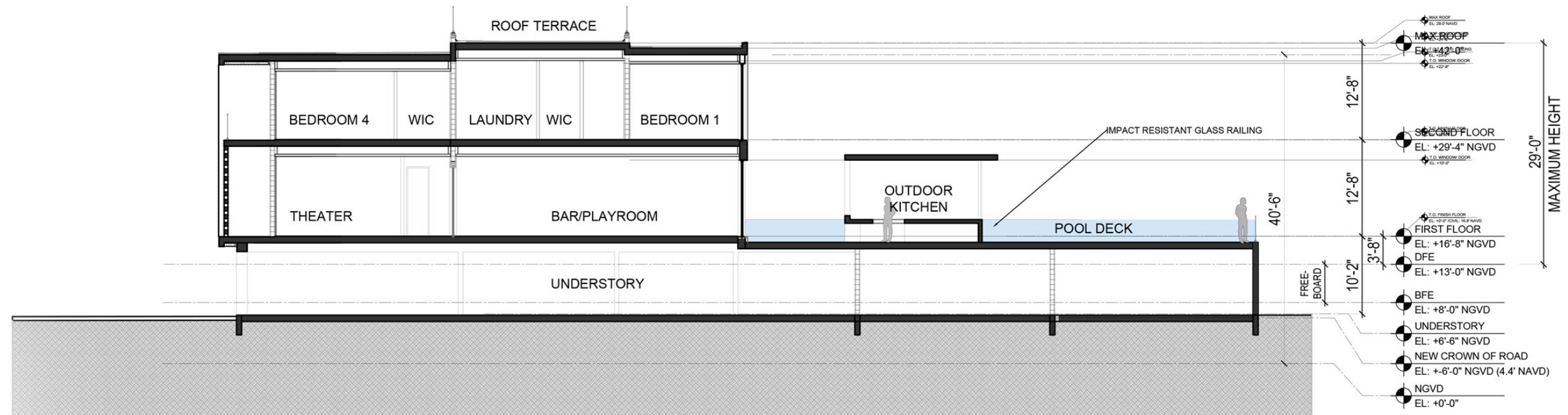
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



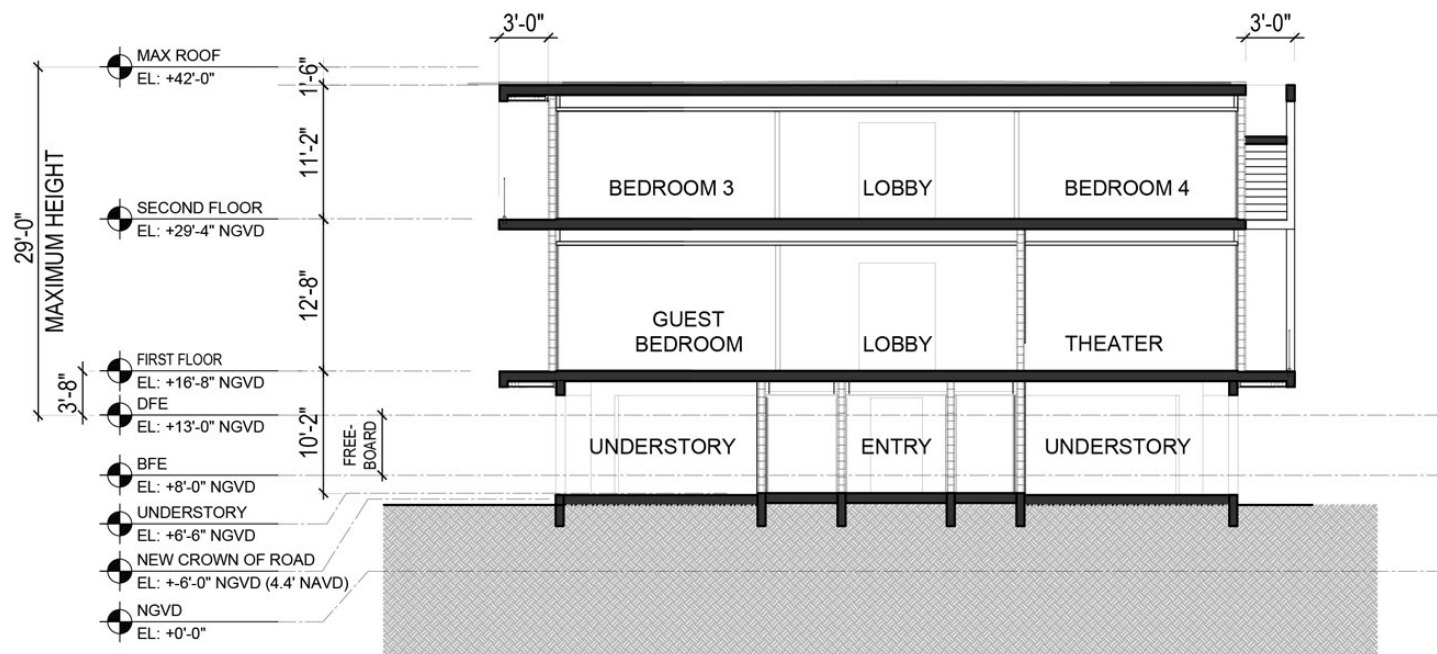
2 SOUTH WEST ELEVATION
SCALE: 1/16" = 1'-0"



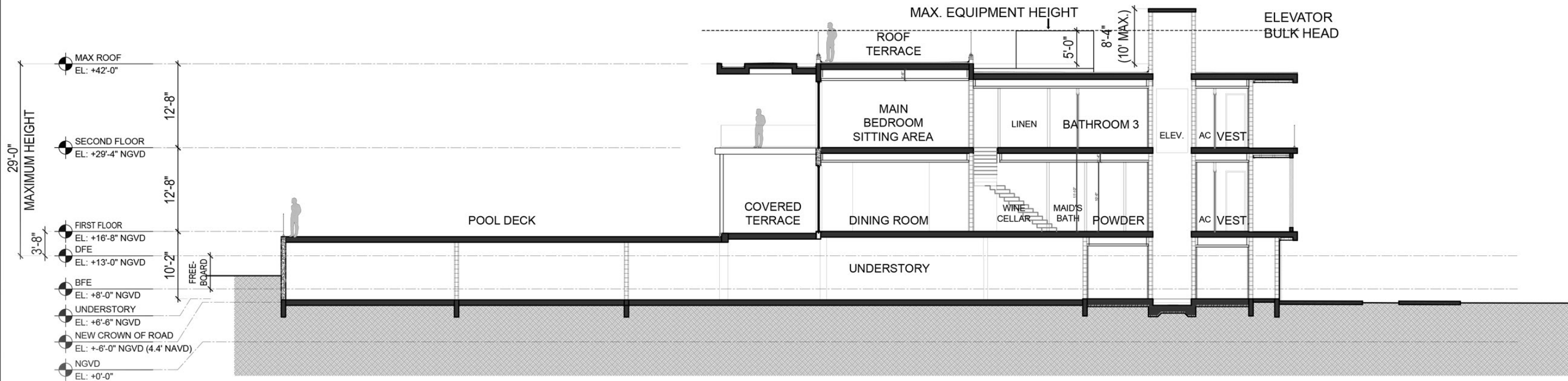
1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



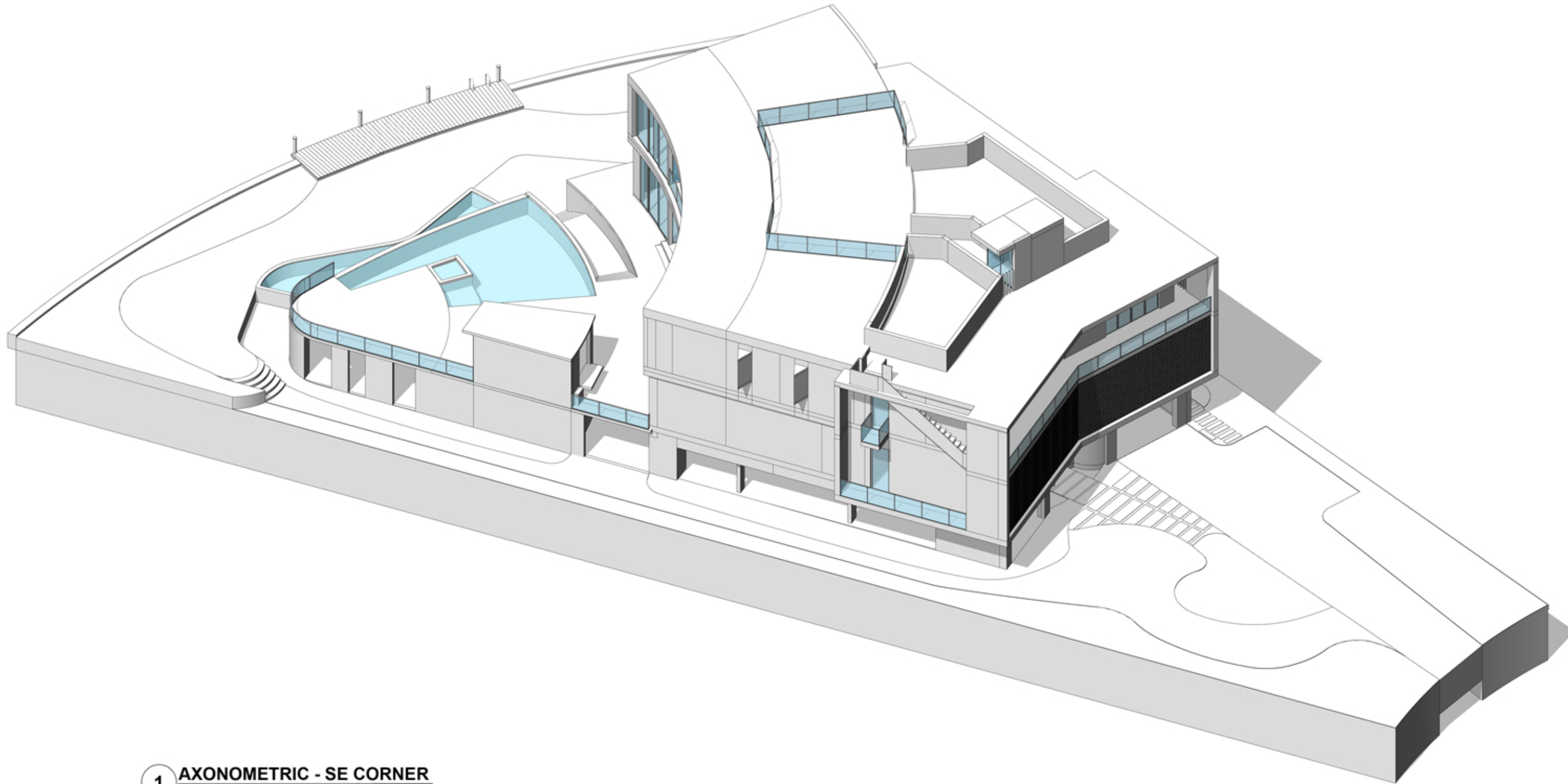
2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



3 BUILDING SECTION
SCALE: 1/16" = 1'-0"

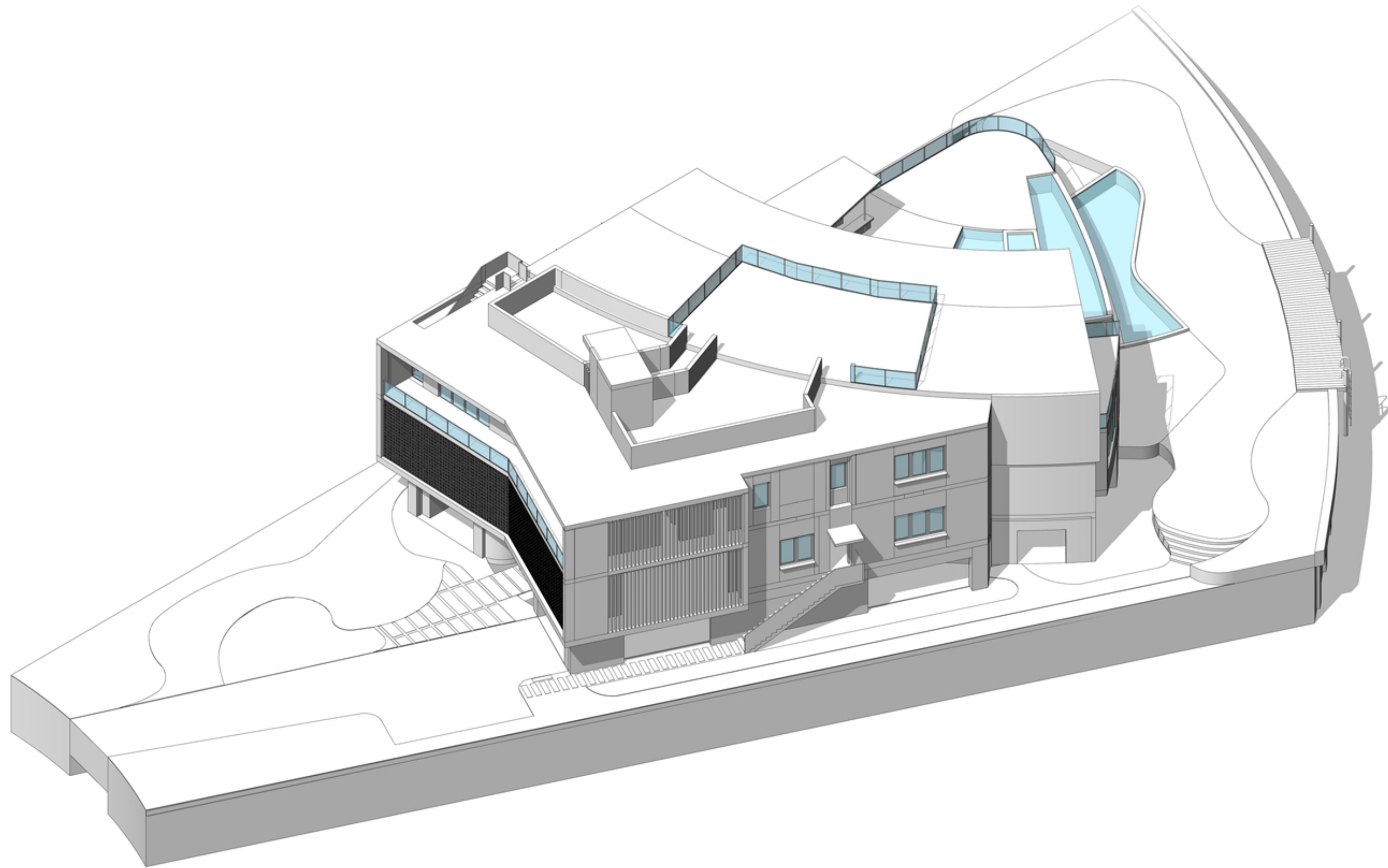


4 BUILDING SECTION
SCALE: 1/16" = 1'-0"



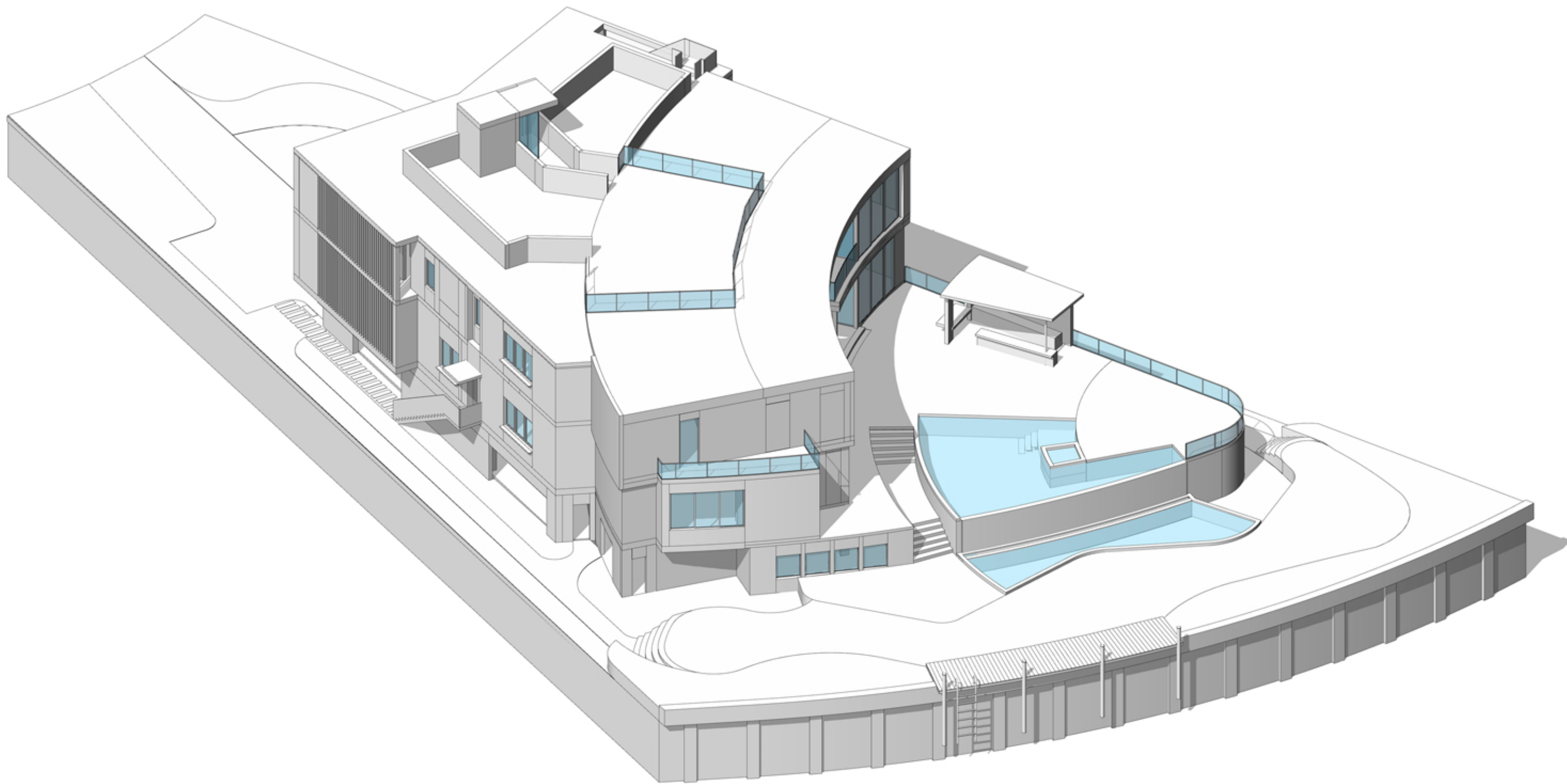
1 **AXONOMETRIC - SE CORNER**
SCALE: NTS





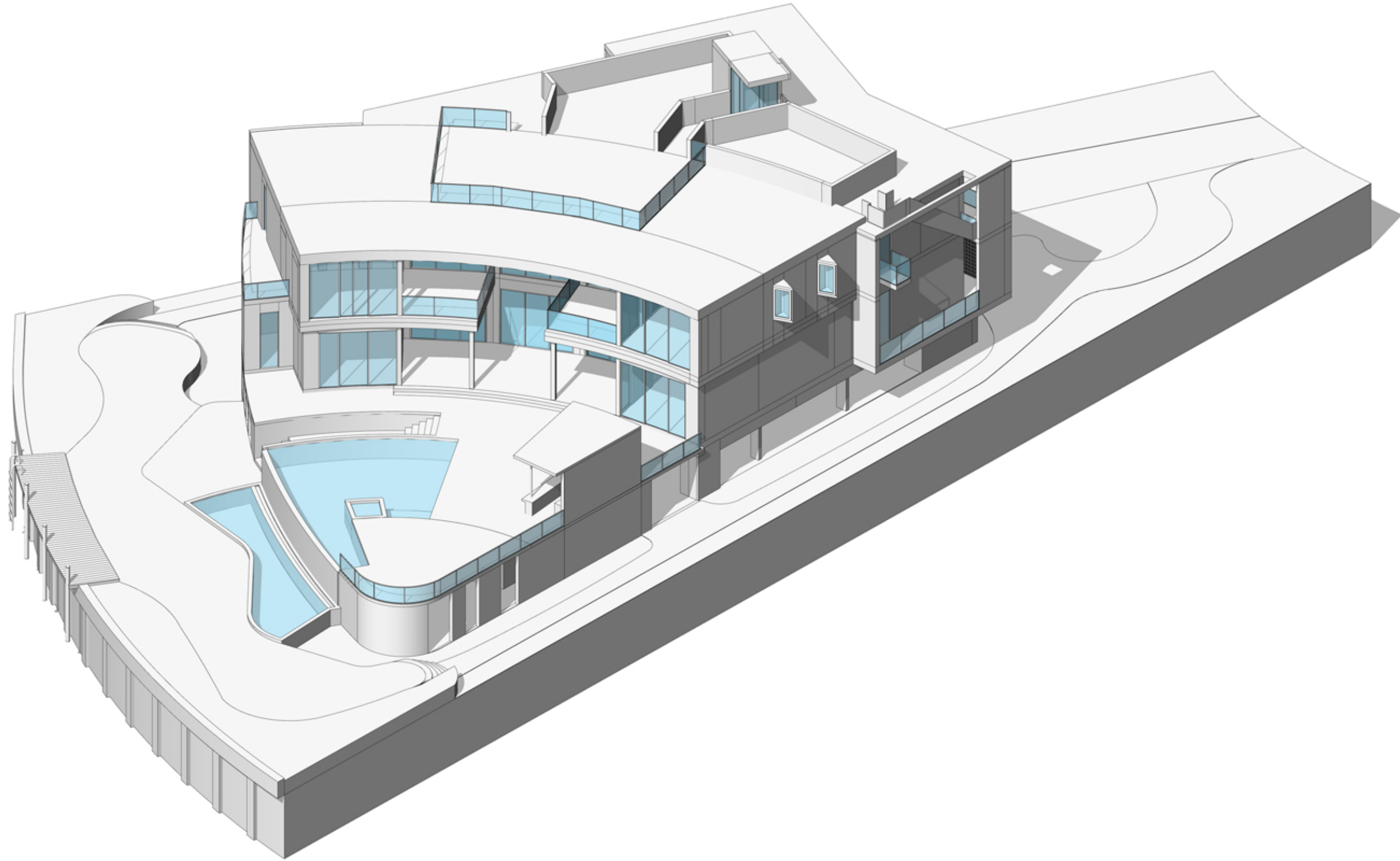
1 **AXONOMETRIC - NE CORNER**
SCALE: NTS





1 **AXONOMETRIC - NE CORNER**
SCALE: NTS





1

AXONOMETRIC - SW CORNER

SCALE: NTS

DESIGN ARCHITECT:



SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
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New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-603



1 REAR VIEW
SCALE: NTS





1 NORTH EAST
SCALE: NTS





1 SOUTH WEST
SCALE: NTS





1 FRONT
SCALE: NTS

