

Design Review Board (DRB23-0990)

Sunset Isles

1649 22nd St Miami, FL 33140

PROGRESS SET 2/2/2024

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PROGRESS SET 2/2/2024



3. REAR VIEW



1. FRONT VIEW



3. REAR VIEW



2. FRONT VIEW



KEY PLAN



New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-003



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PROGRESS SET 2/2/2024



FRONT AERIAL VIEW



REAR AERIAL VIEW

Date: 2/2/2024

New 2 story residence at:
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Miami Beach, FL 33140

D-004



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PROCESS SET 1/7/2024



6: 1645 W 22ND ST



7: 1635 W 22ND ST



8: 1617 W 22ND ST



9: 2131 BAY AVE



10: 1630 W 22ND ST



1: 2122 BAY AVE



2: 2130 BAY AVE



3: 2138 BAY AVE



4: 2142 BAY AVE



5: 1649 W 22ND ST (SITE)

DESIGN ARCHITECT:



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NEW SINGLE FAMILY - RESIDENCE AT:

1649 W 22nd St
Miami Beach, FL 33140

Date: 01/14/2024

D-005

PROCESS SET 1/7/2024



PROPOSED



EXISTING

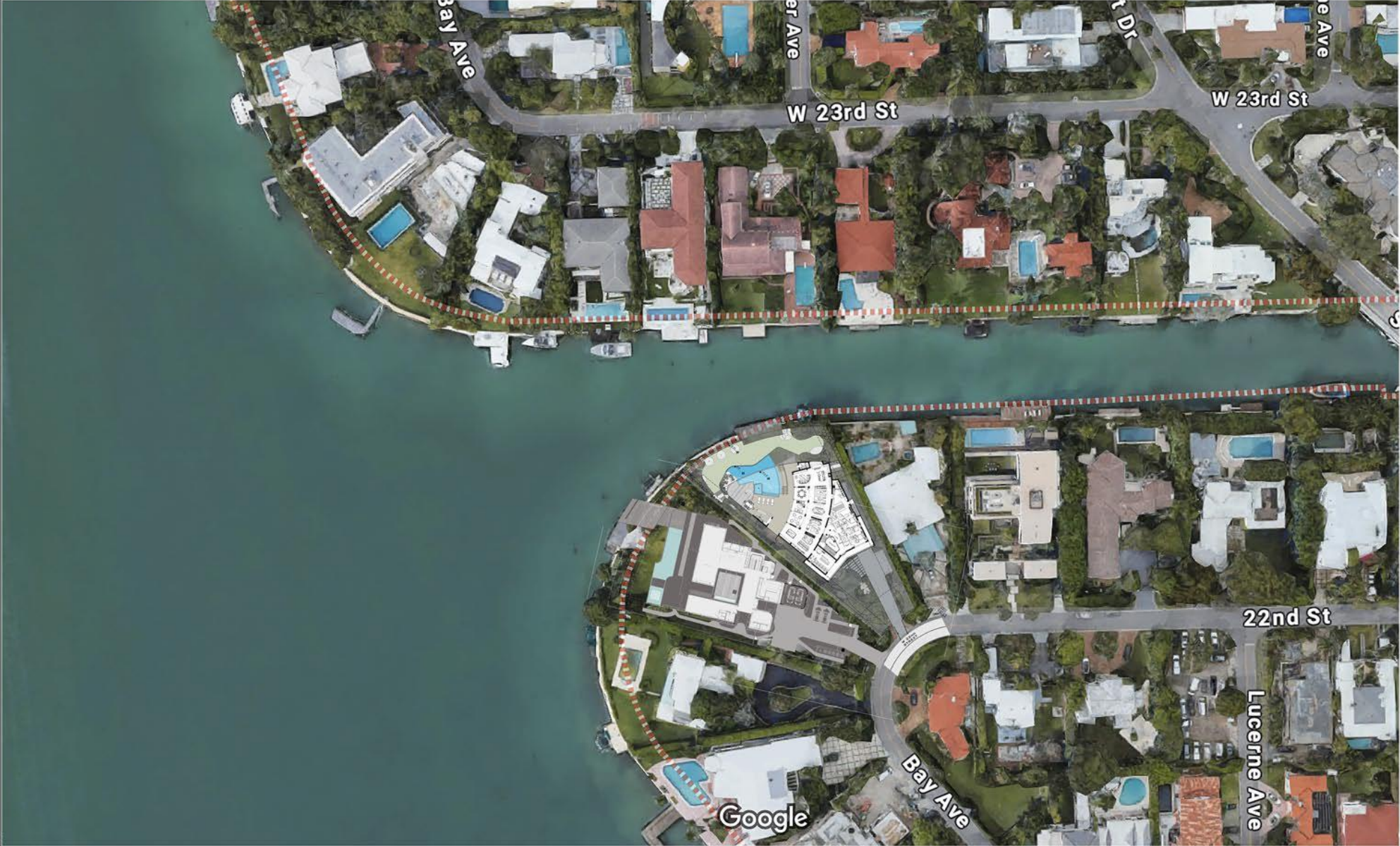
Date: 01/14/2024

D-006

NEW SINGLE FAMILY - RESIDENCE AT:
1649 W 22nd St
Miami Beach, FL 33140

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PROCESS SET 2/2/2024



AERIAL SITE CONTEXT



D-007

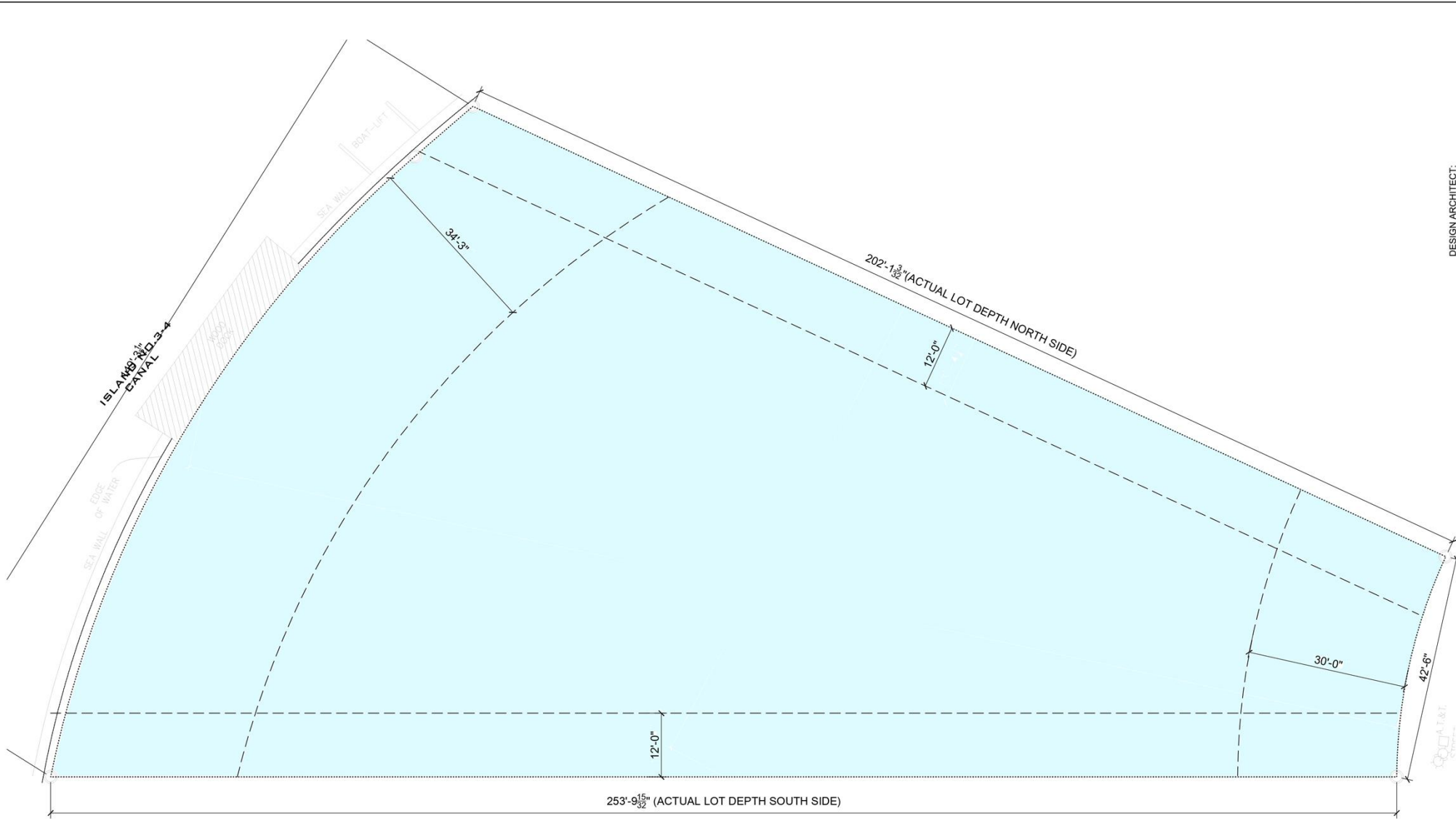
Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140



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PROGRESS SET 2/2/2024



TOTAL AREA 21,539 SF (0.494 ACRES)

1 LOT SIZE DIAGRAM
SCALE: NTS



New 2 story residence at:

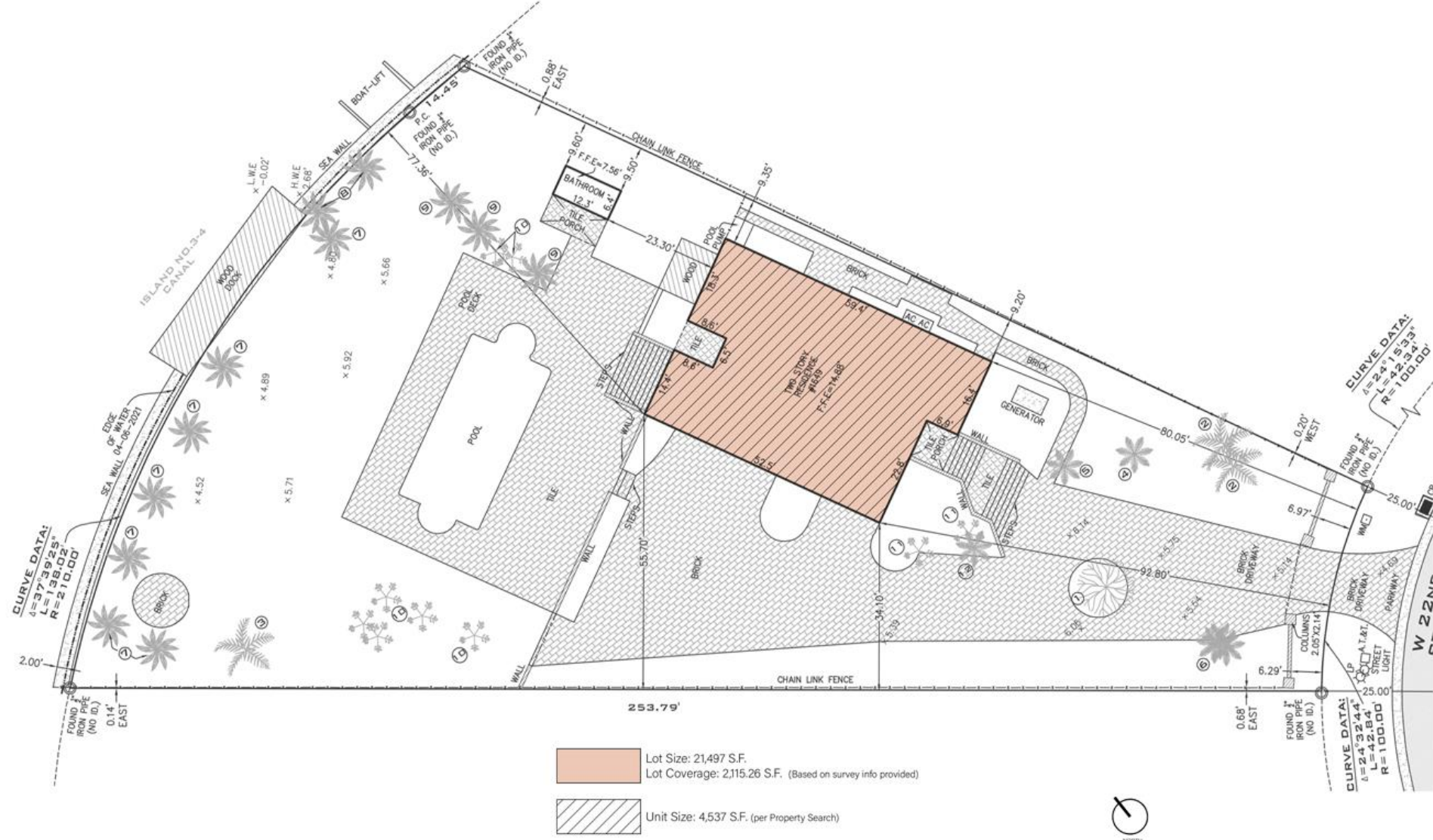
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-102



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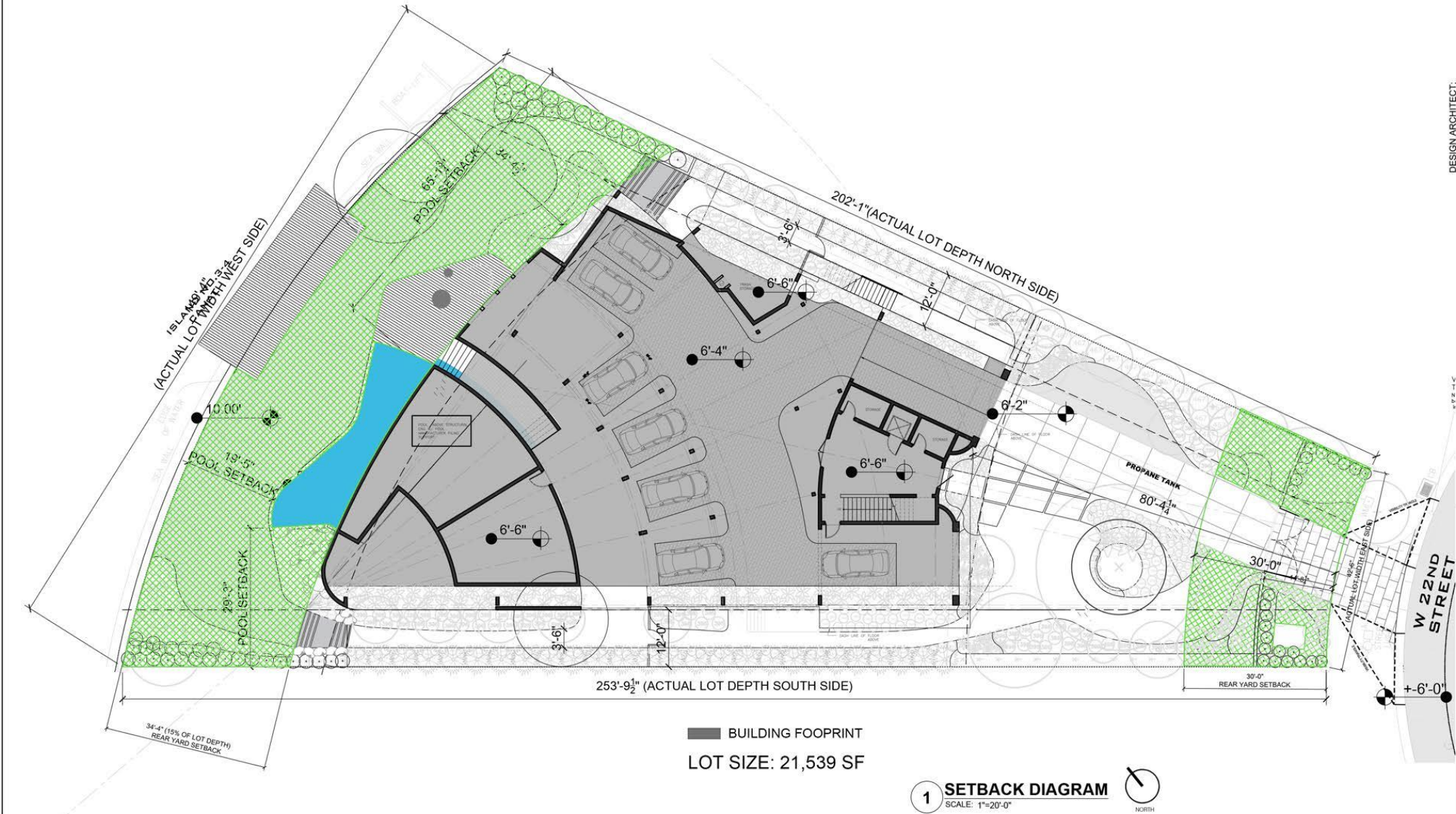
Date: 2/2/2024

D-008

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DESIGN ARCHITECT:

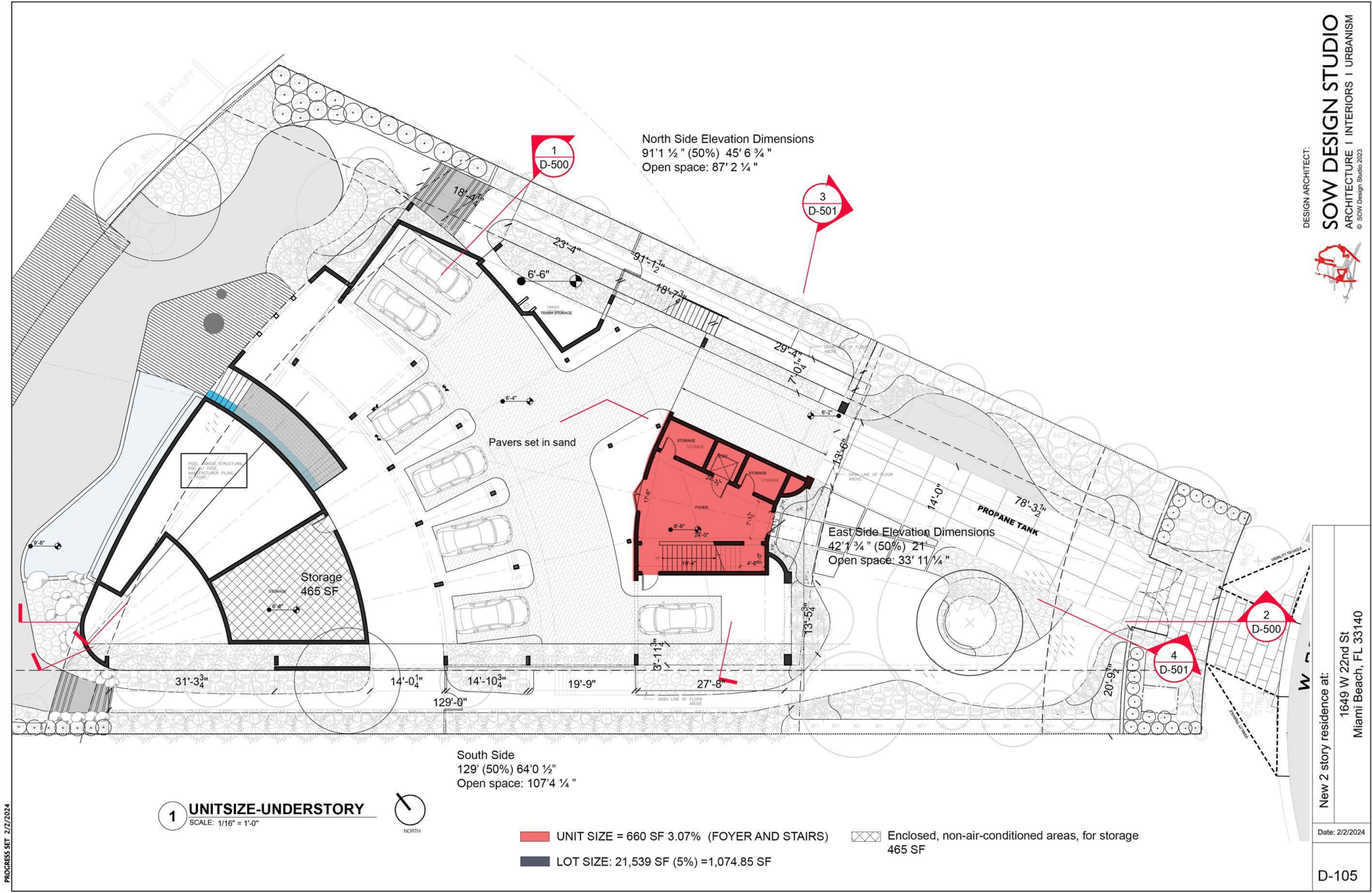
SOW DESIGN STUDIO

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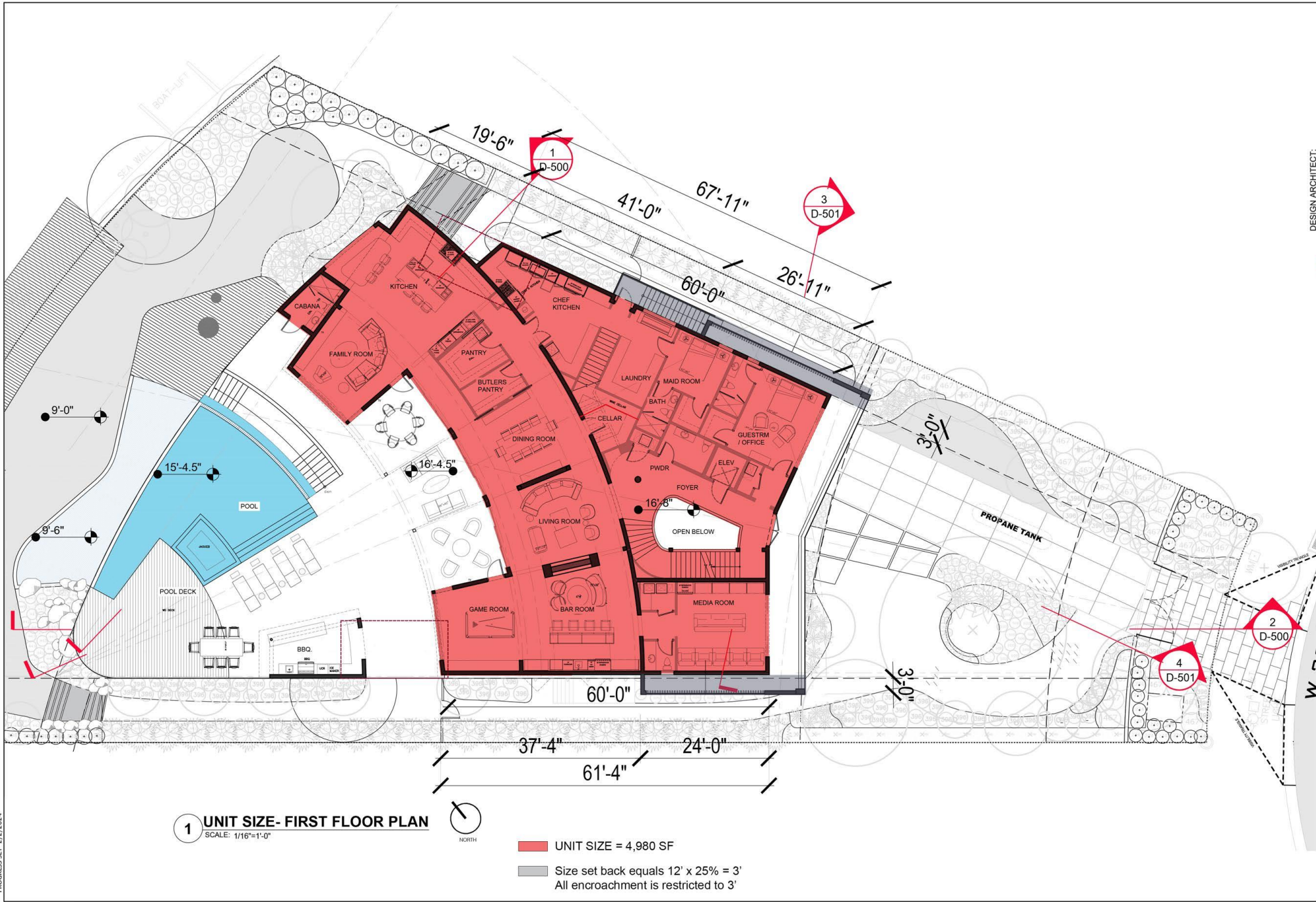
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D-7101

New 2 story residence at:	1649 W 22nd St Miami Beach, FL 33140
Date: 2/2/2024	



PROGRESS SET 2/2/2024



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

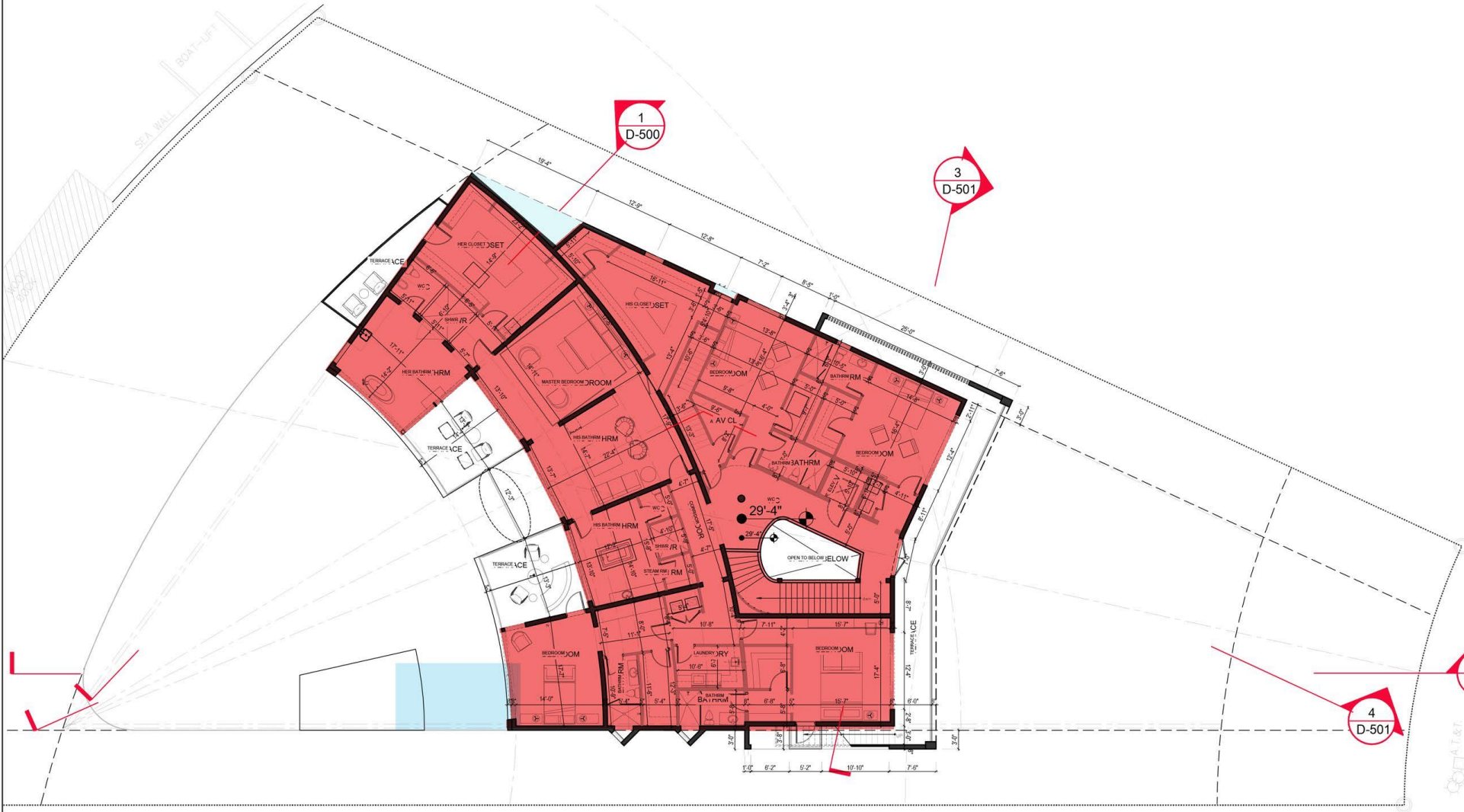
UNIT SIZE = 4,980 SF
Size set back equals 12' x 25% = 3'
All encroachment is restricted to 3'

PROGRESS SET 2/2/2024

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



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



Date: 2/2/2024

D-107

New 2 story residence at:
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Miami Beach, FL 33140



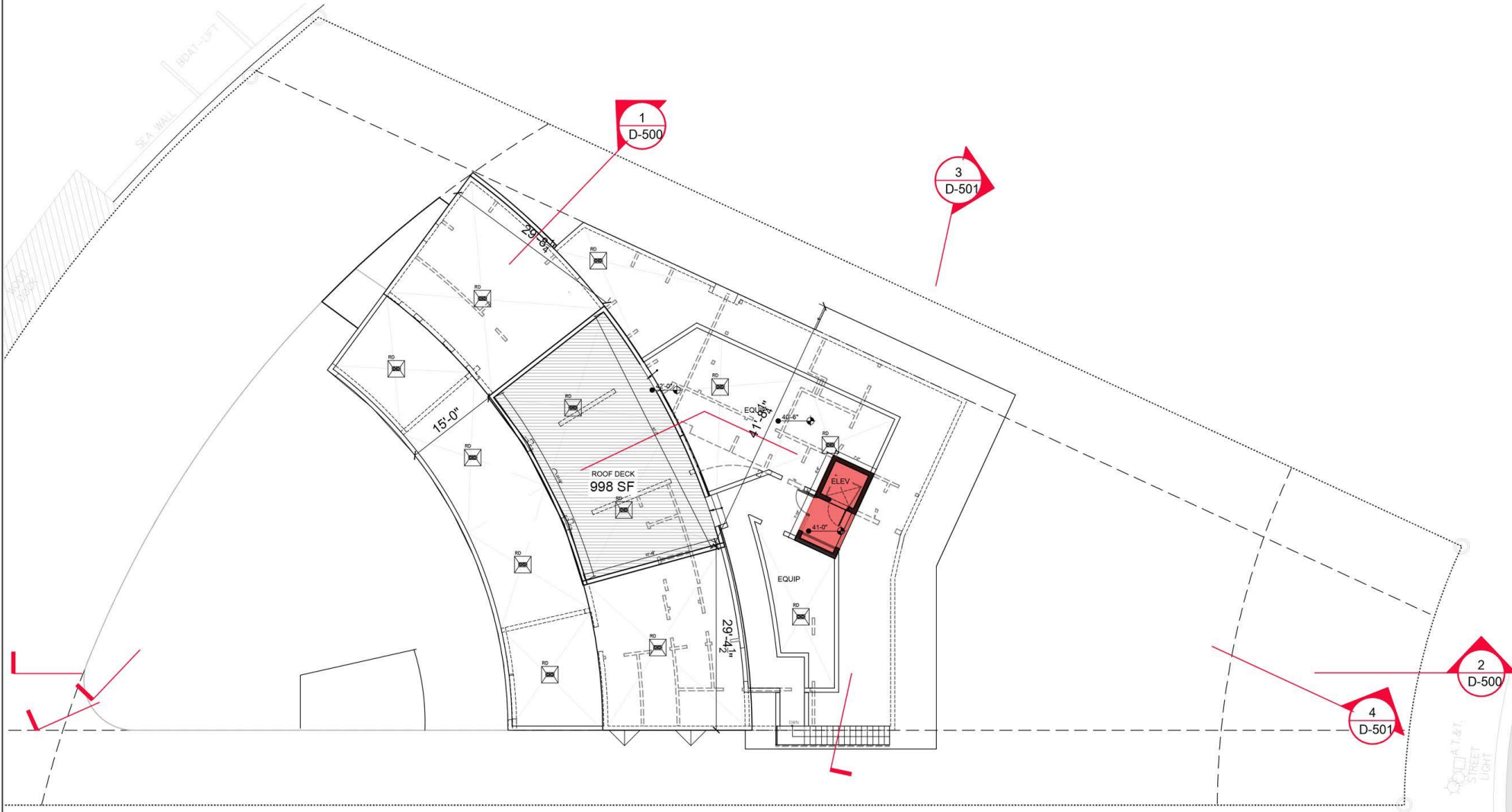
DESIGN ARCHITECT:
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PROGRESS SET 2/2/2024

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



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



Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-108



DESIGN ARCHITECT:

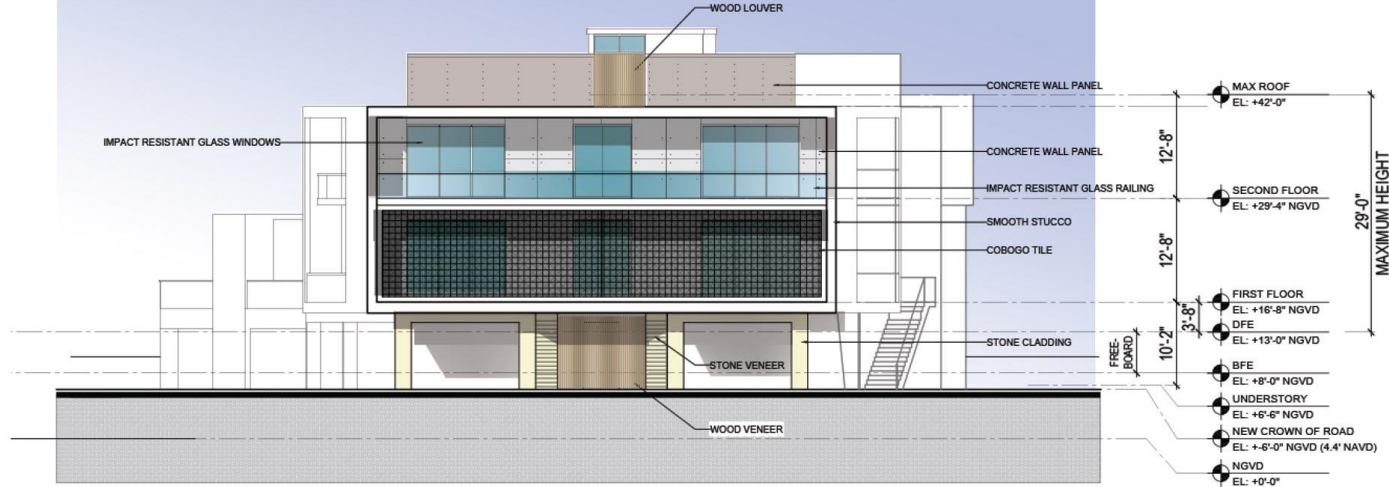
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D-500

PROGRESS SET 2/2/2024



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



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

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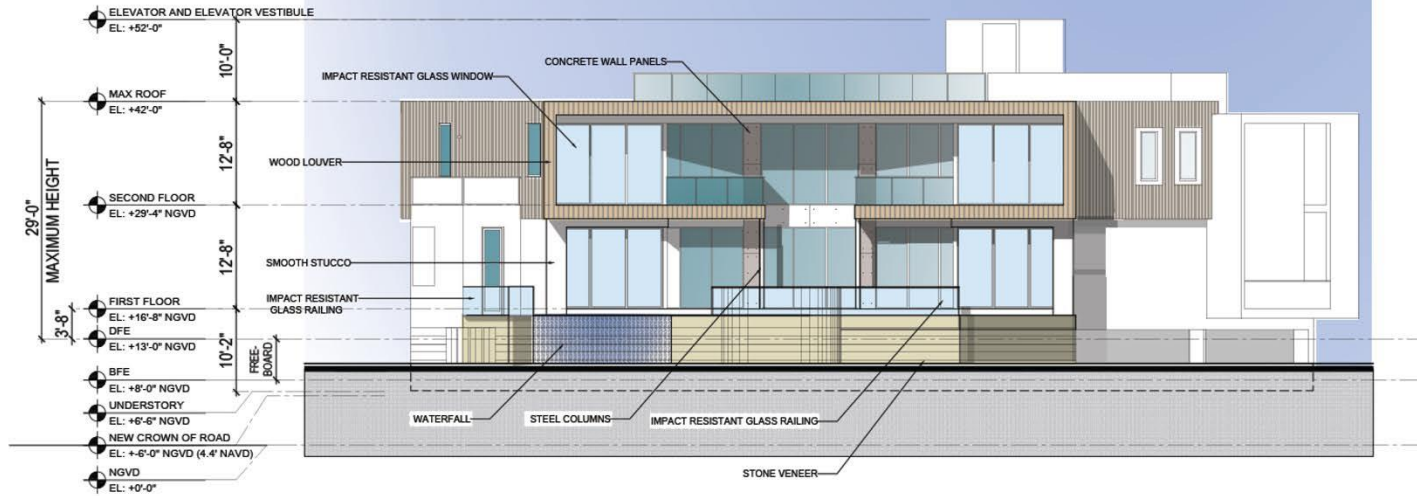
New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-400

PROGRESS SET 2/2/2024



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



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

DESIGN ARCHITECT:



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New 2 story residence at:

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Date: 2/2/2024

D-401

PROGRESS SET 2/2/2024

WAIVER REQUEST #1-A
REQUEST TO WAIVE 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"



D-111

Date: 2/2/2024

New 2 story residence at:
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Miami Beach, FL 33140

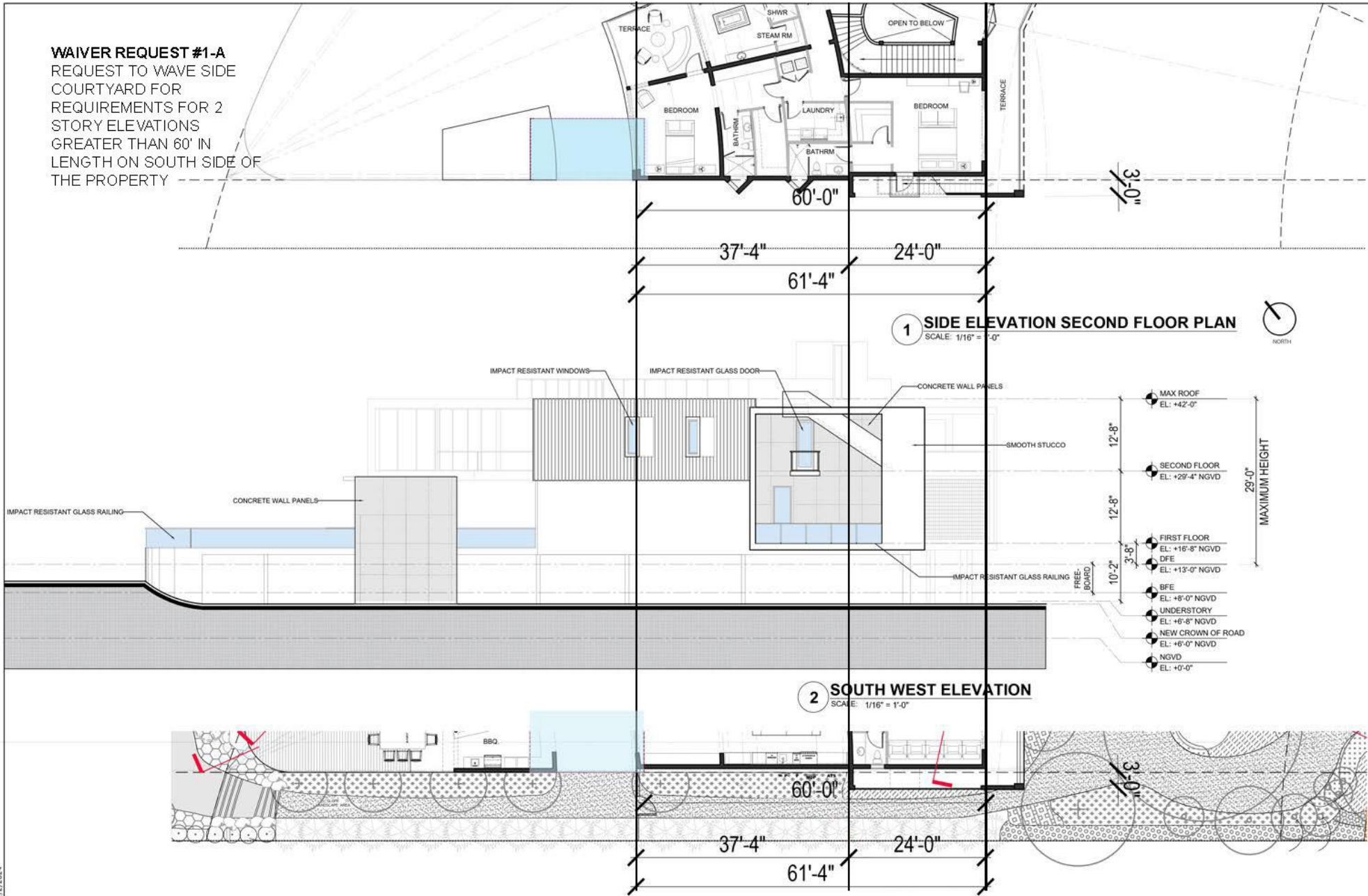
DESIGN ARCHITECT:



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PROCESS SET 2/2/2024

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



DESIGN ARCHITECT:



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New 2 story residence at:

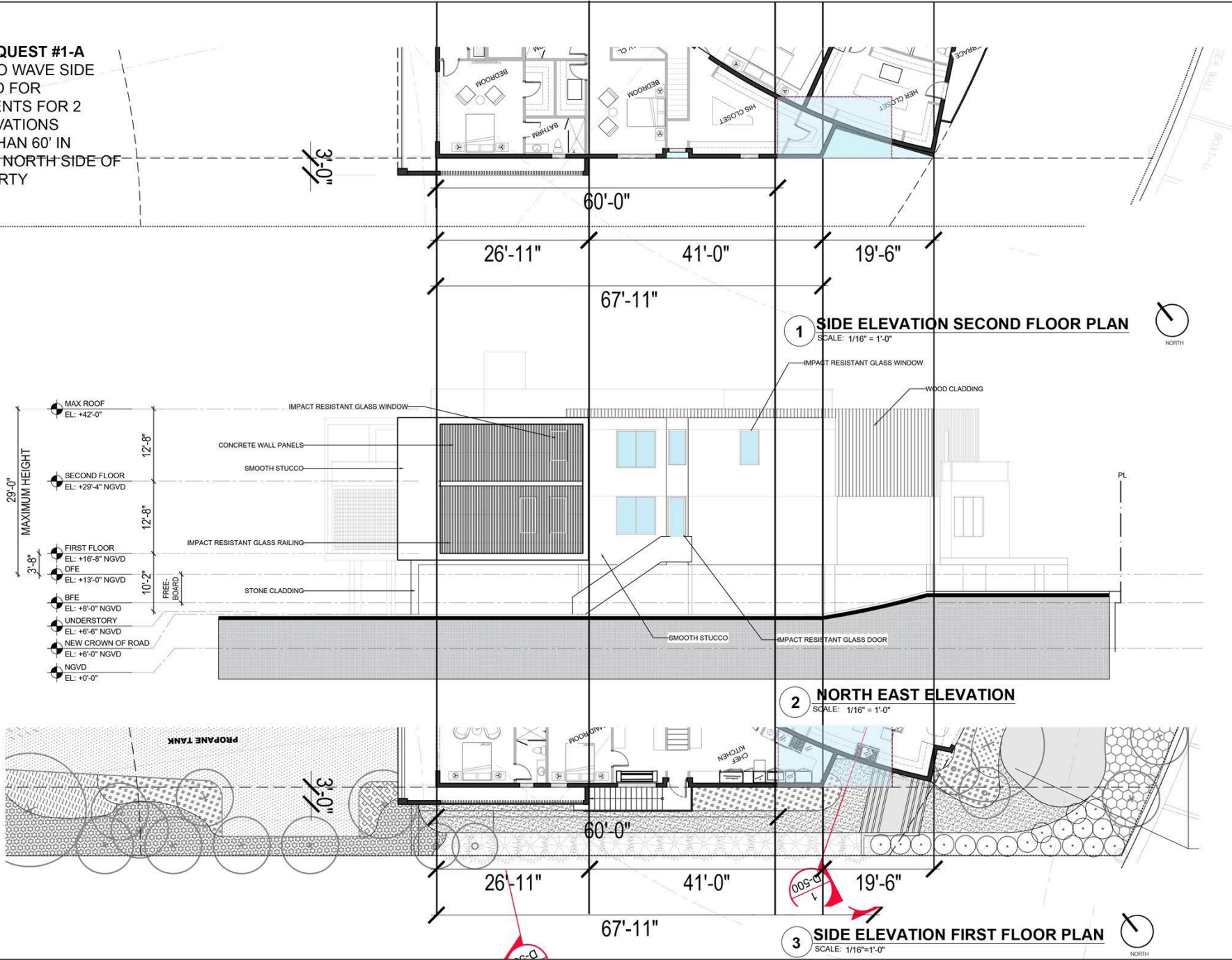
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-112

PROGRESS SET 2/2/2024

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



DESIGN ARCHITECT:



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New 2 story residence at:

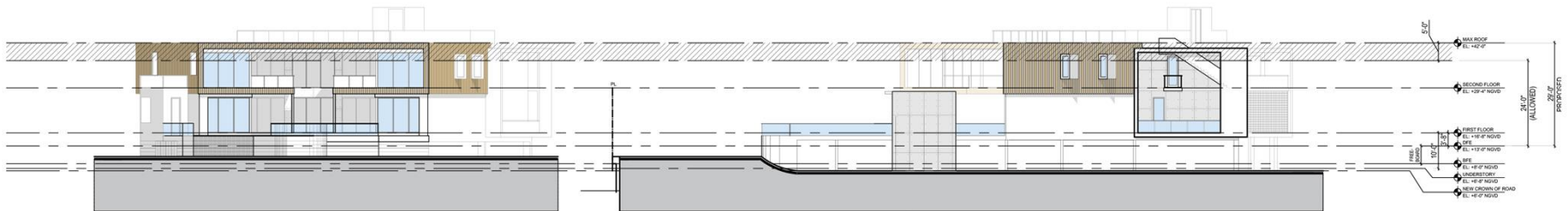
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-113

PROGRESS SET 2/2/2024

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



1 WEST ELEVATION
SCALE: 3/8"

2 SOUTH WEST ELEVATION
SCALE: 3/8"

3 SOUTH EAST ELEVATION
SCALE: 3/8"

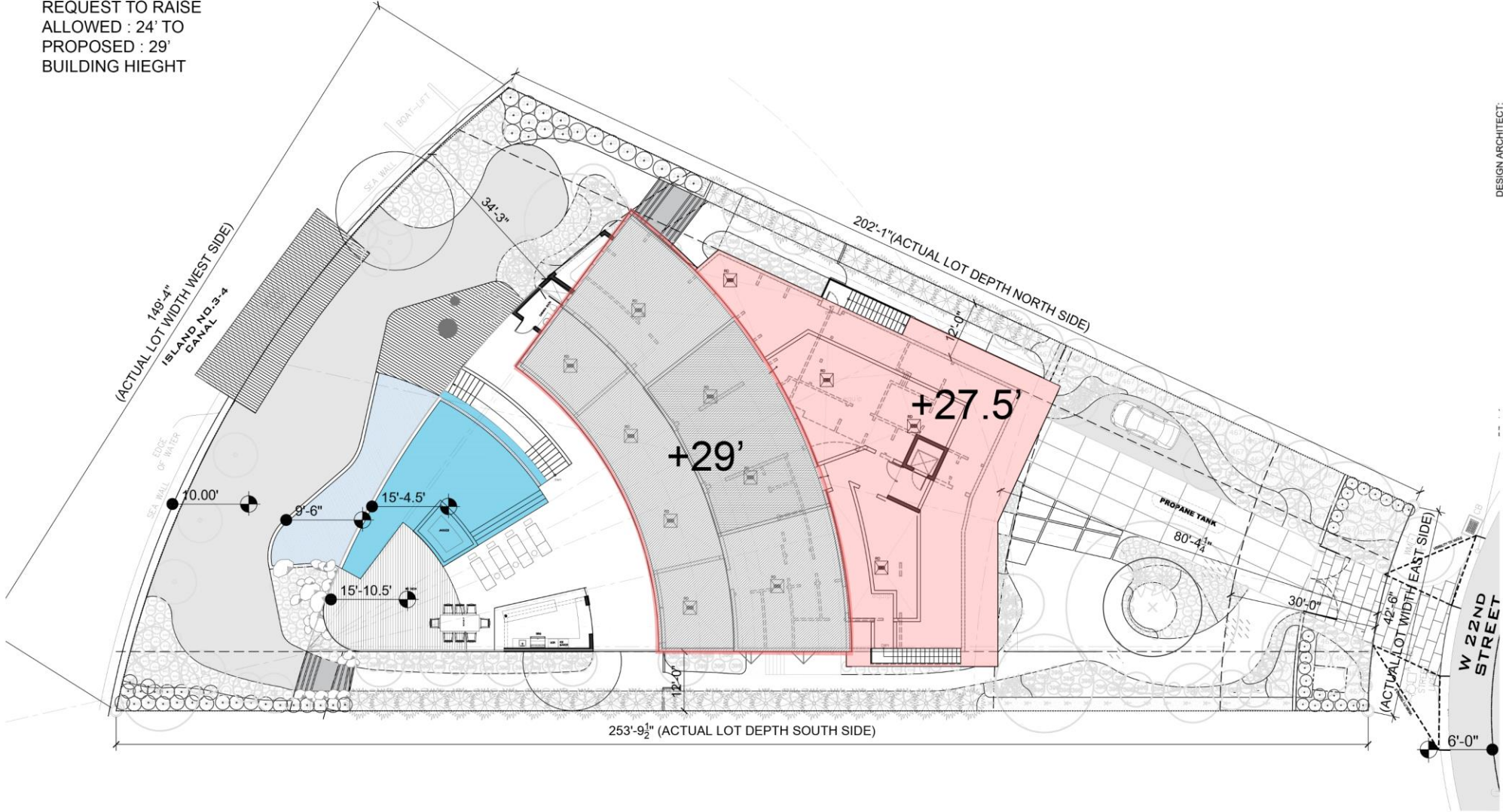
4 NORTH EAST ELEVATION
SCALE: 3/8"

1 ELEVATIONS
SCALE: NTS



PROGRESS SET 2/2/2024

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



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



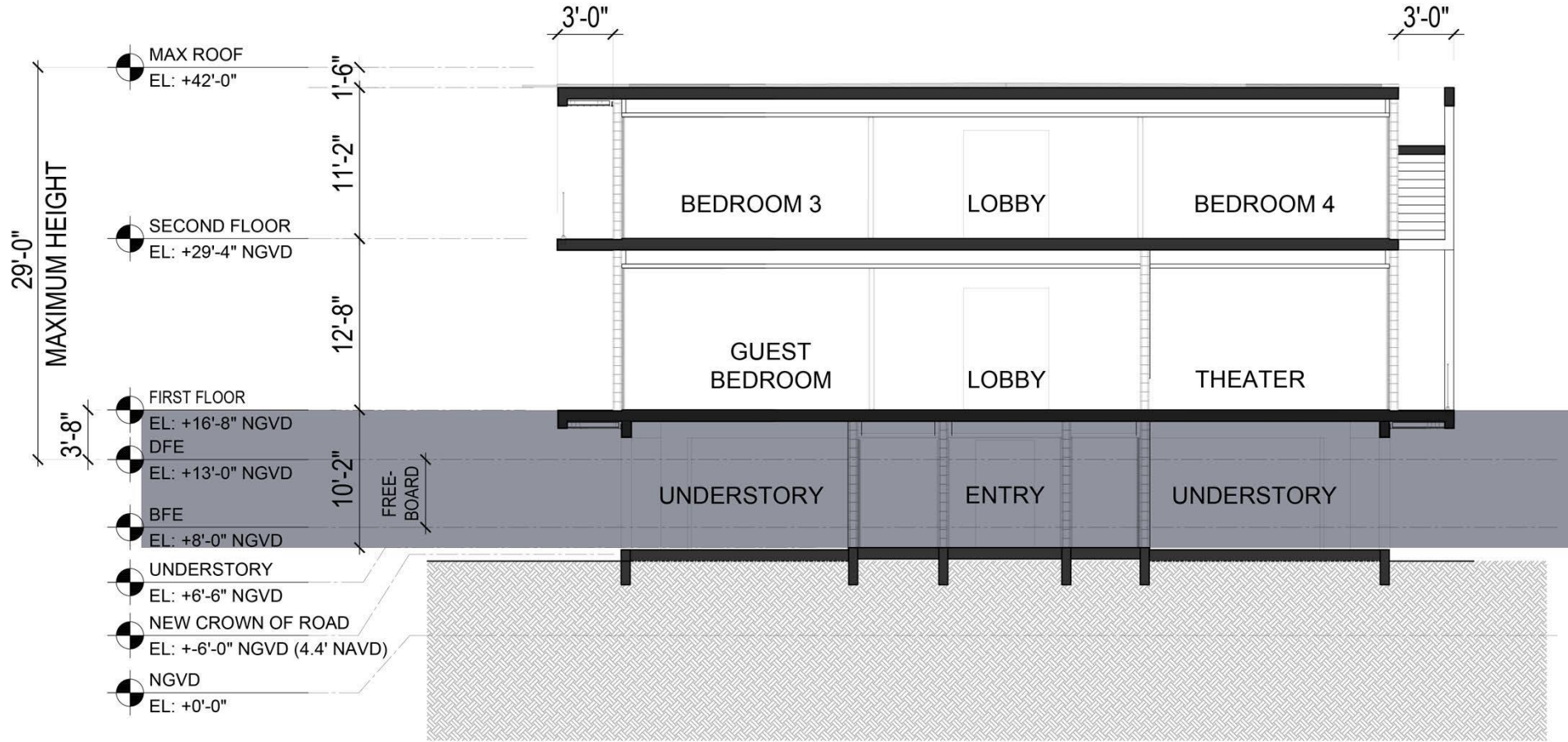
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Date:	2/2/2024
D-115	

PROGRESS SET 2/2/2024

WAIVER REQUEST #3
REQUEST FOR
UNDERSTORY



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

DESIGN ARCHITECT:



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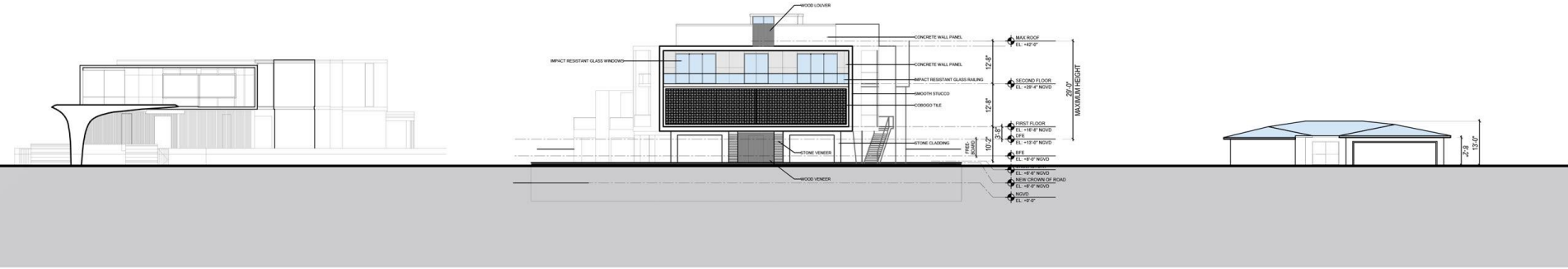
New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-116

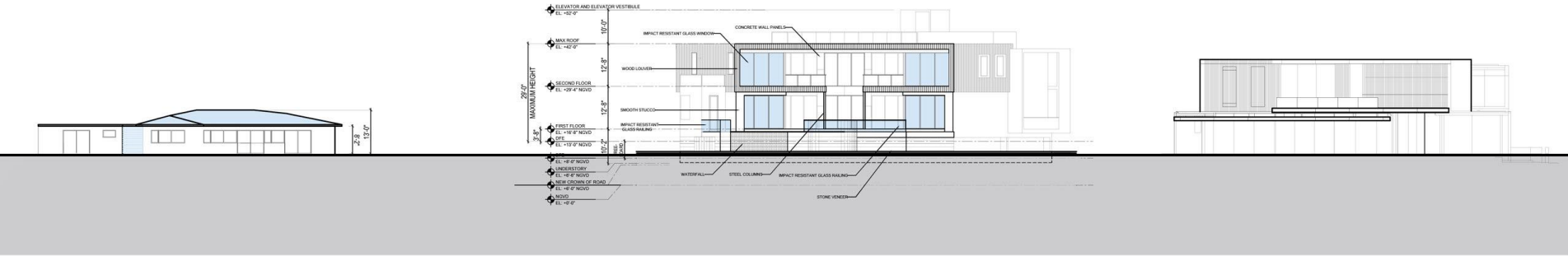
PROGRESS SET 2/2/2024



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

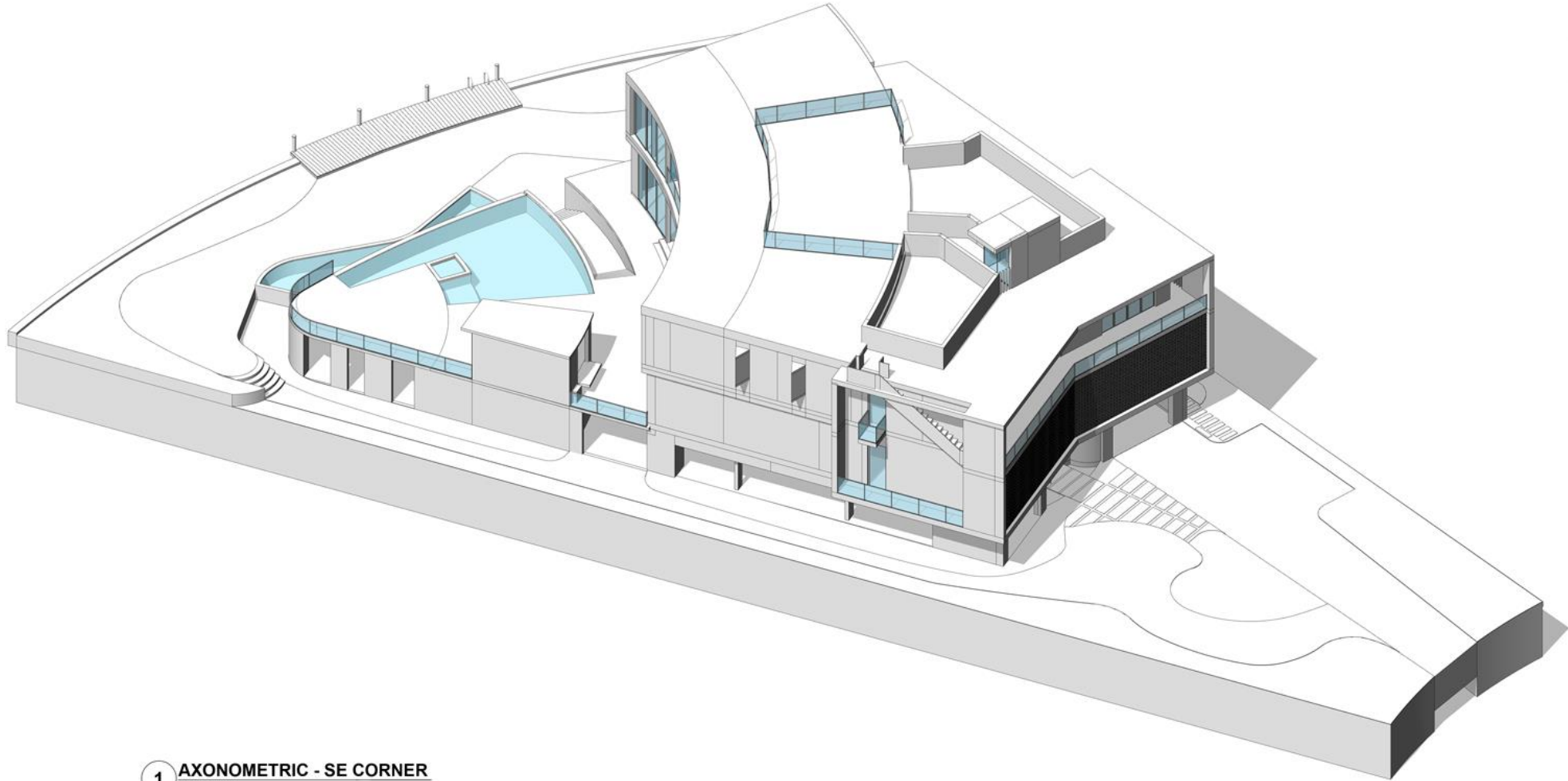
1 CONTEXTUAL ELEVATION LINE
SCALE: 1/32" = 1'-0"

DESIGN ARCHITECT:
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New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140
Date: 2/2/2024
D-117

PROGRESS SET 2/2/2024



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

D-600

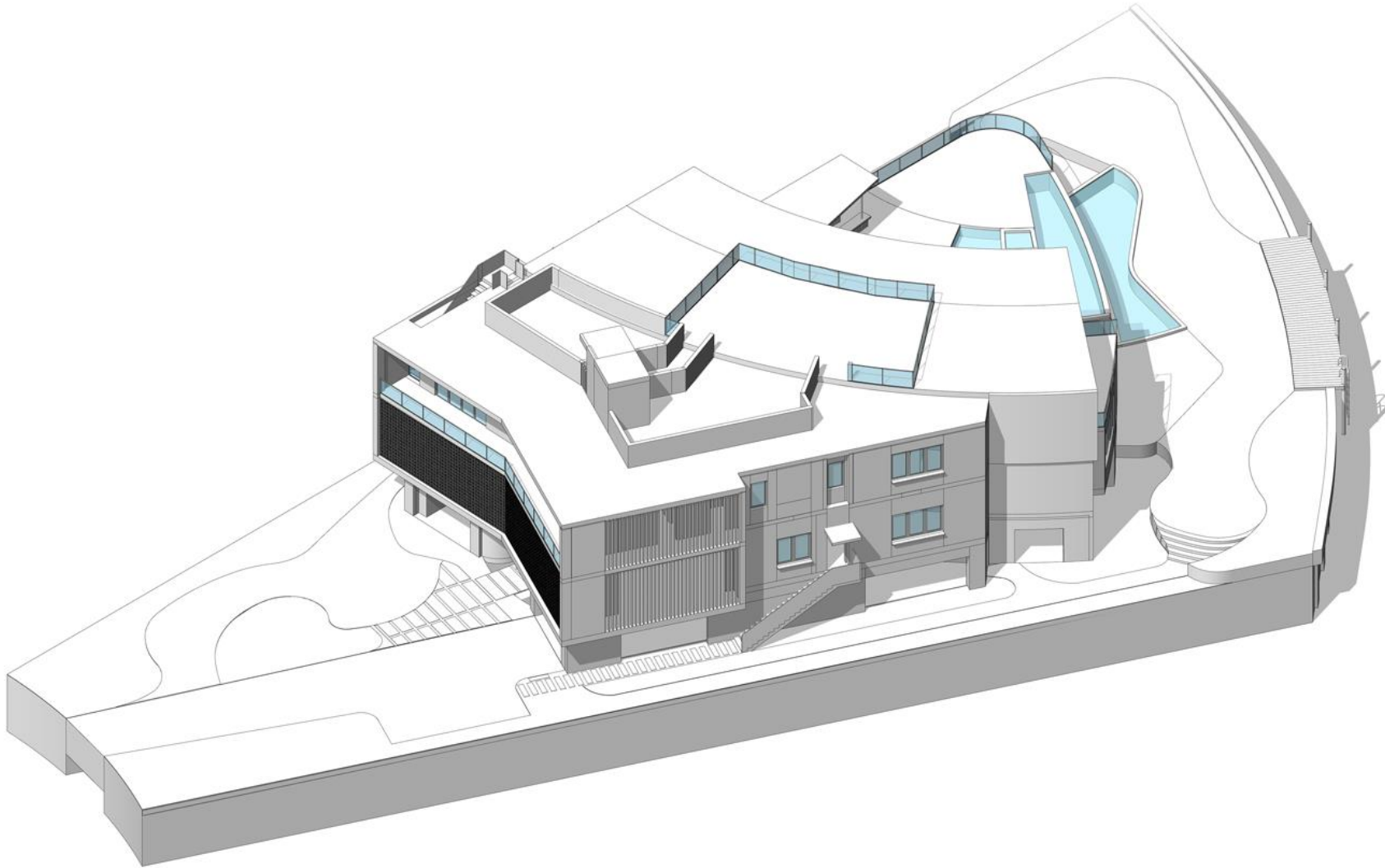
Date: 2/2/2024

New 2 story residence at:
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PROCESS SET 2/2/2024



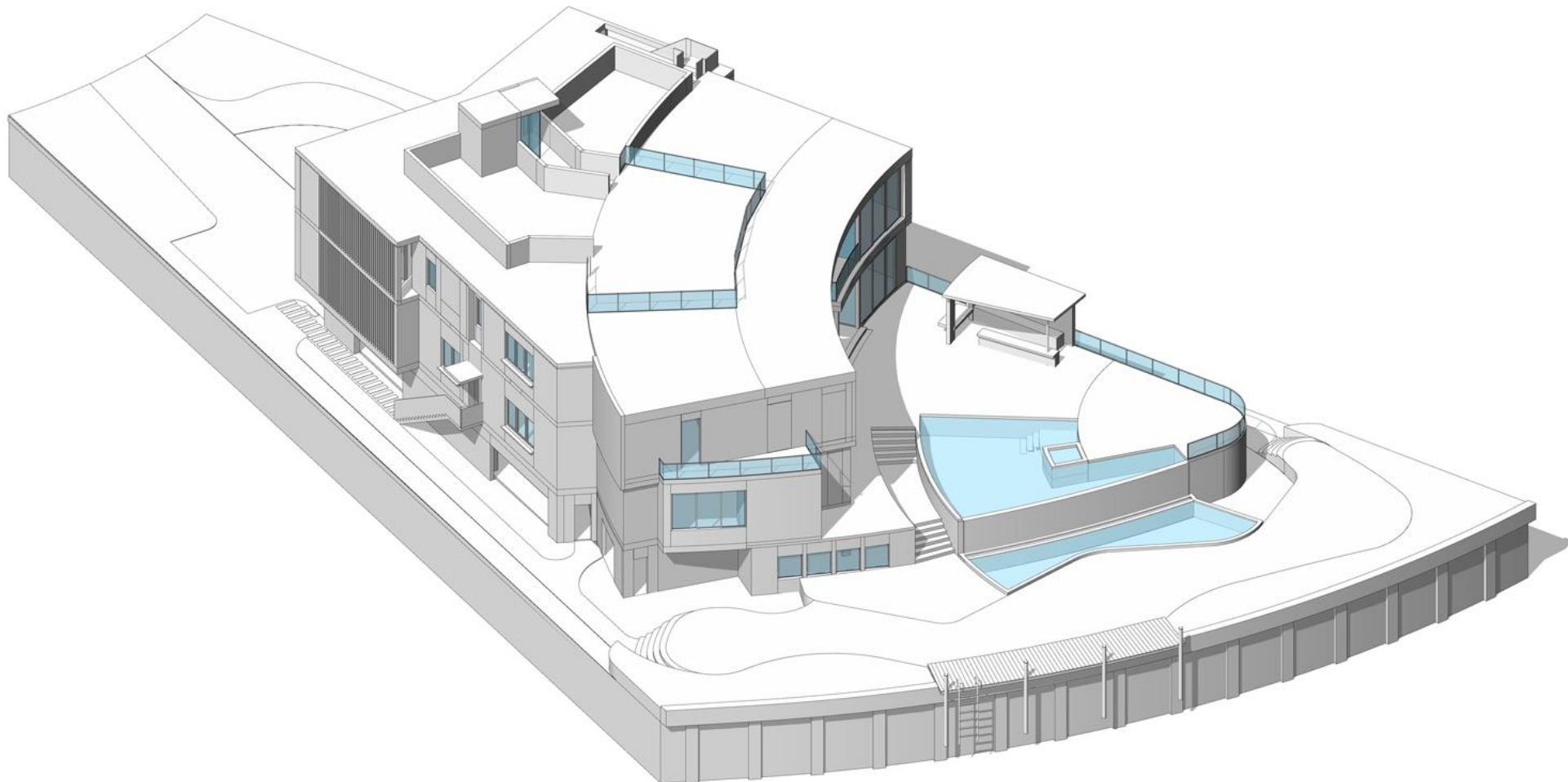
1 AXONOMETRIC - NE CORNER
SCALE: NTS

Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-601

PROCESS SET 2/2/2024



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

Date: 2/2/2024

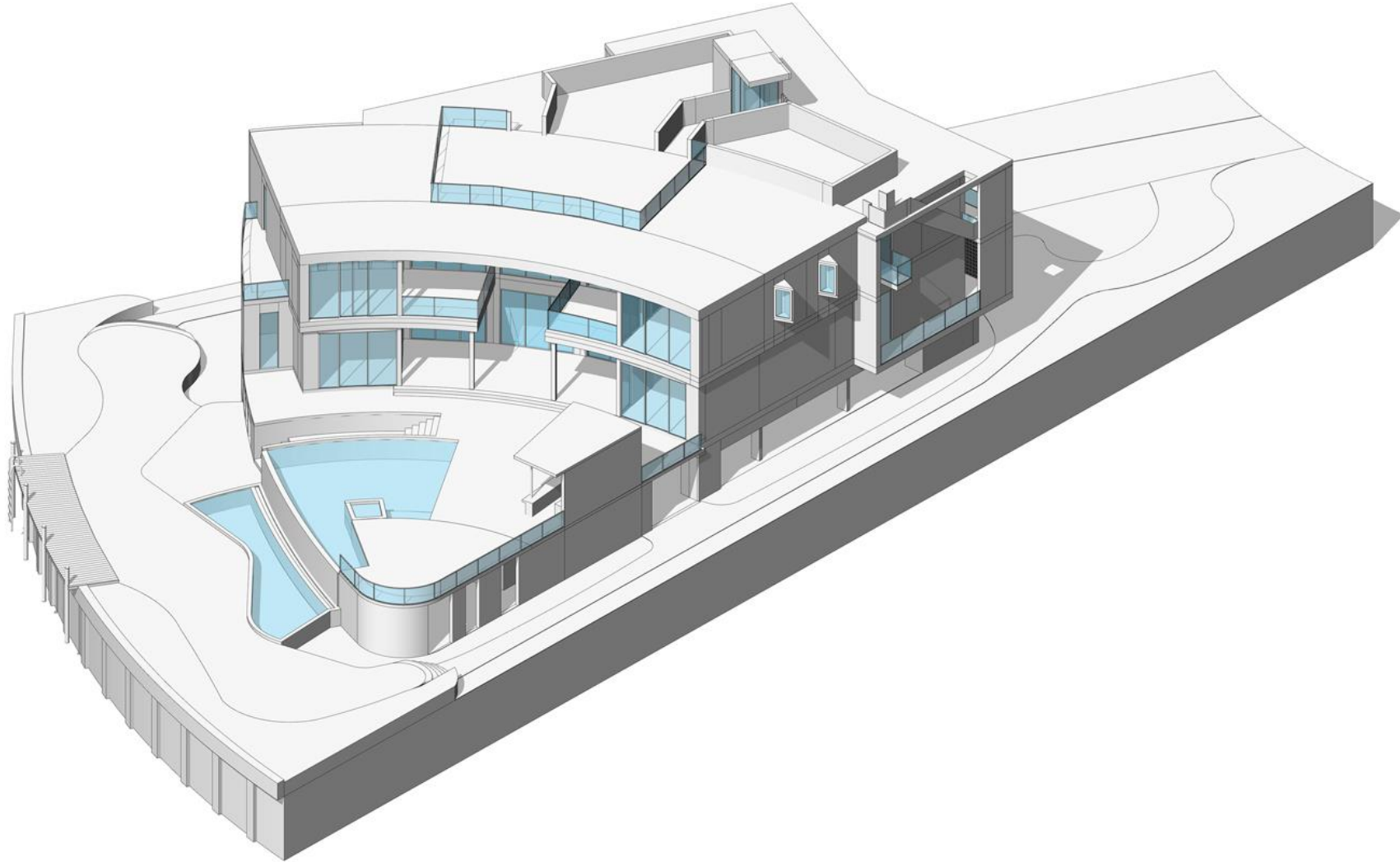
D-602

New 2 story residence at:
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PROCESS SET 2/2/2024



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

Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-603



PROGRESS SET 2/1/2024

1 LANDSCAPE COLOR PLAN GROUND FLOOR
A/E



Date: 02/01/2024

L1-1

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Diego
Vanderbiest
rbiest

Digitally signed by
Diego
Vanderbiest
Date:
2024.02.02
15:21:37
-05'00'

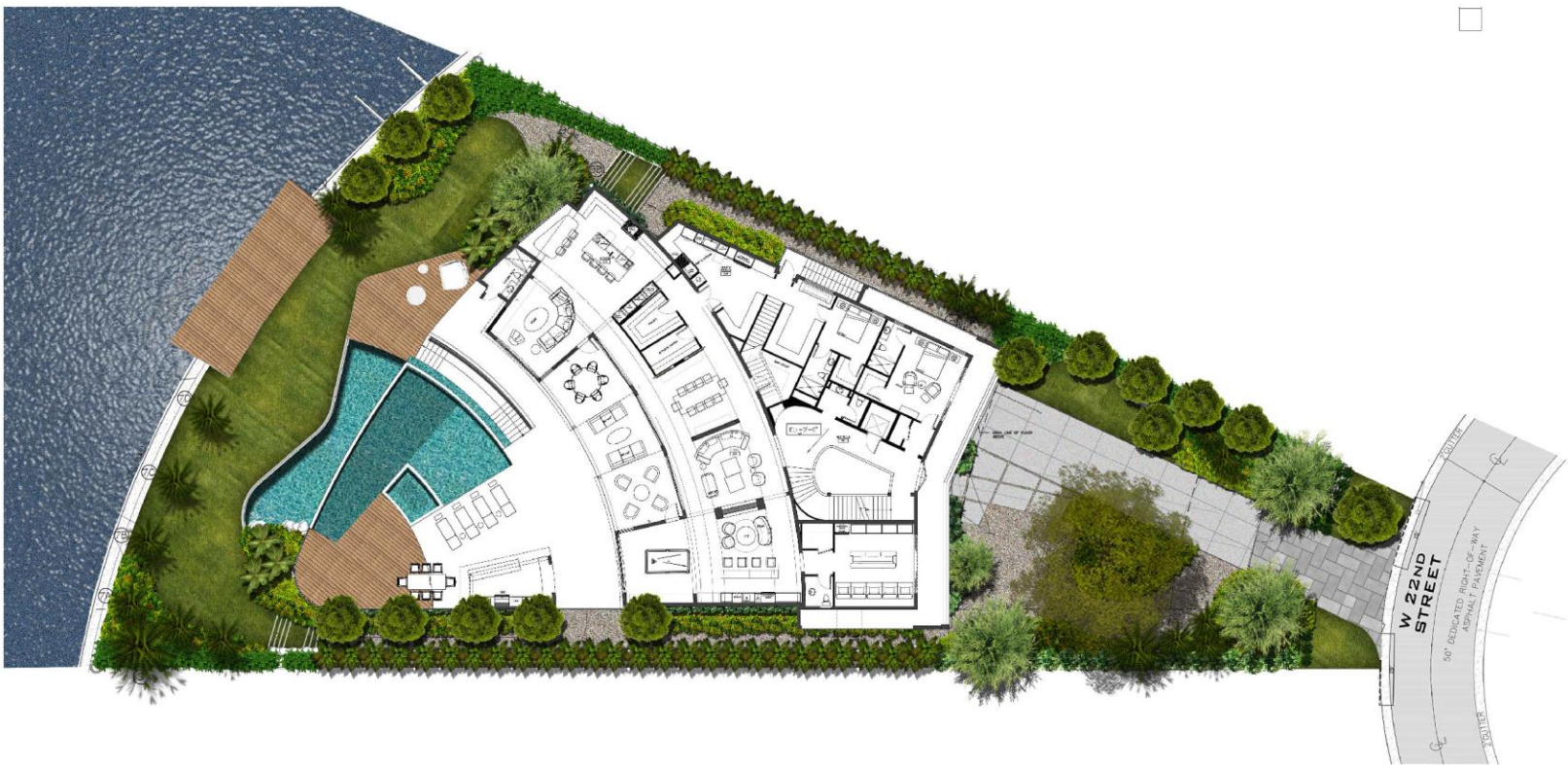
LANDSCAPE ARCHITECT
RLA
#00105
DIEGO VANDERBIEST
6000 S.W. 80 STREET
MIAMI, FL ORIDA 33143
PHONE: 305-528-4001



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PROCESS SET 2/1/2024

1 LANDSCAPE COLOR PLAN FIRST FLOOR



Date: 02/01/2024

L1-2

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Diego
Vande
rbiest

Digitally signed by
Diego
Vande
rbiest
DN: cn=Diego Vande
rbiest, o=SOW Design Studio, c=US

LANDSCAPE ARCHITECT
FLA
#001795
DIEGO VANDERBIEST
6200 S W 88 STREET
MIAMI, FL OR DA 33143
PHONE: 305-528-4011



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PROCESS SET 2/2/2024



1 FRONT
SCALE: NTS

Date: 2/2/2024

D-803

New 2 story residence at:

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PROCESS SET 2/2/2024



1 NORTH EAST
SCALE: NTS

Date: 2/2/2024

New 2 story residence at:
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D-801



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PROCESS SET 2/2/2024



1 SOUTH WEST
SCALE: NTS

Date: 2/2/2024

New 2 story residence at:
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D-802



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PROCESS SET 2/2/2024



1 REAR VIEW
SCALE: NTS

Date: 2/2/2024

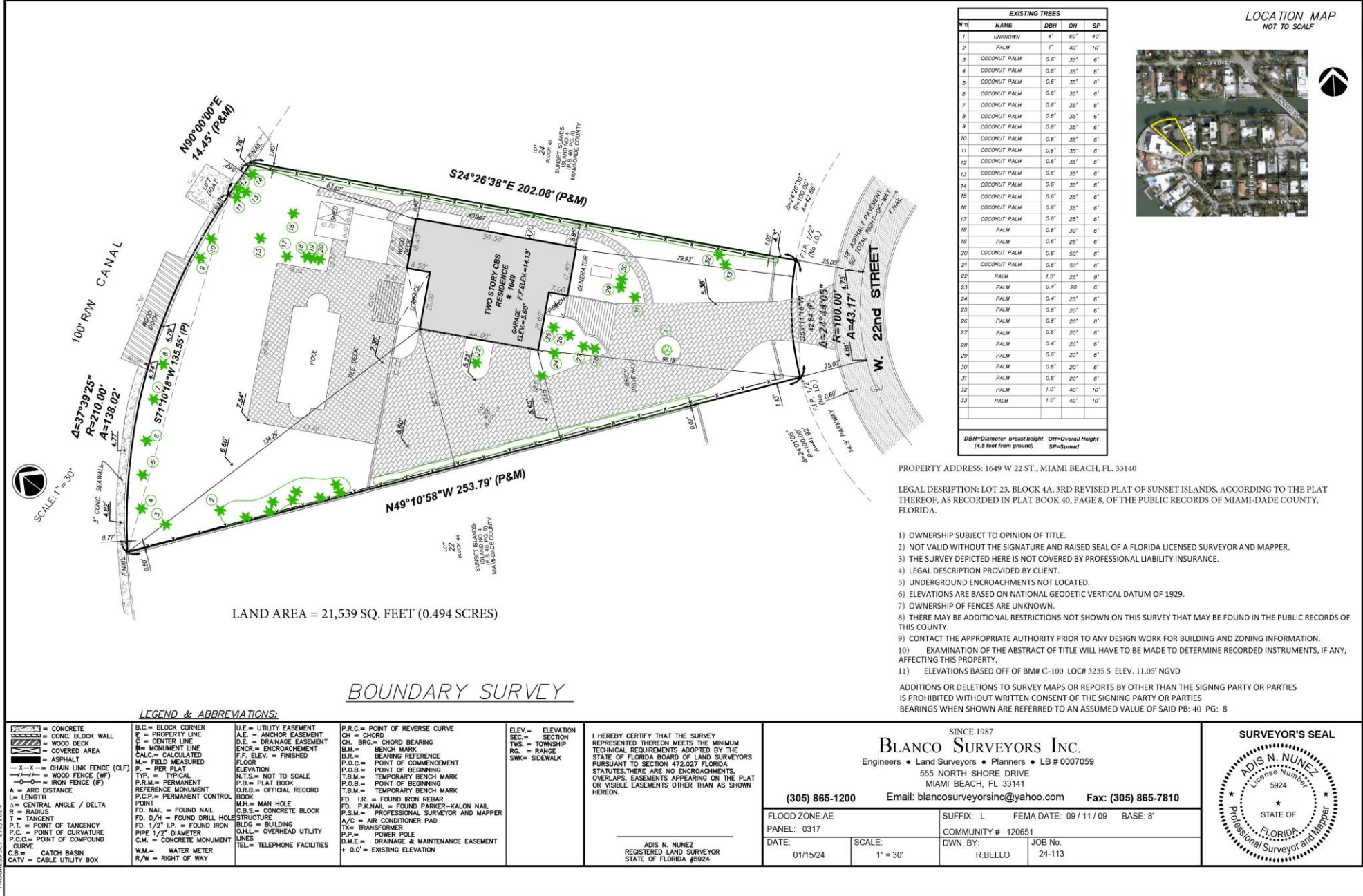
D-800

New 2 story residence at:
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Miami Beach, FL 33140

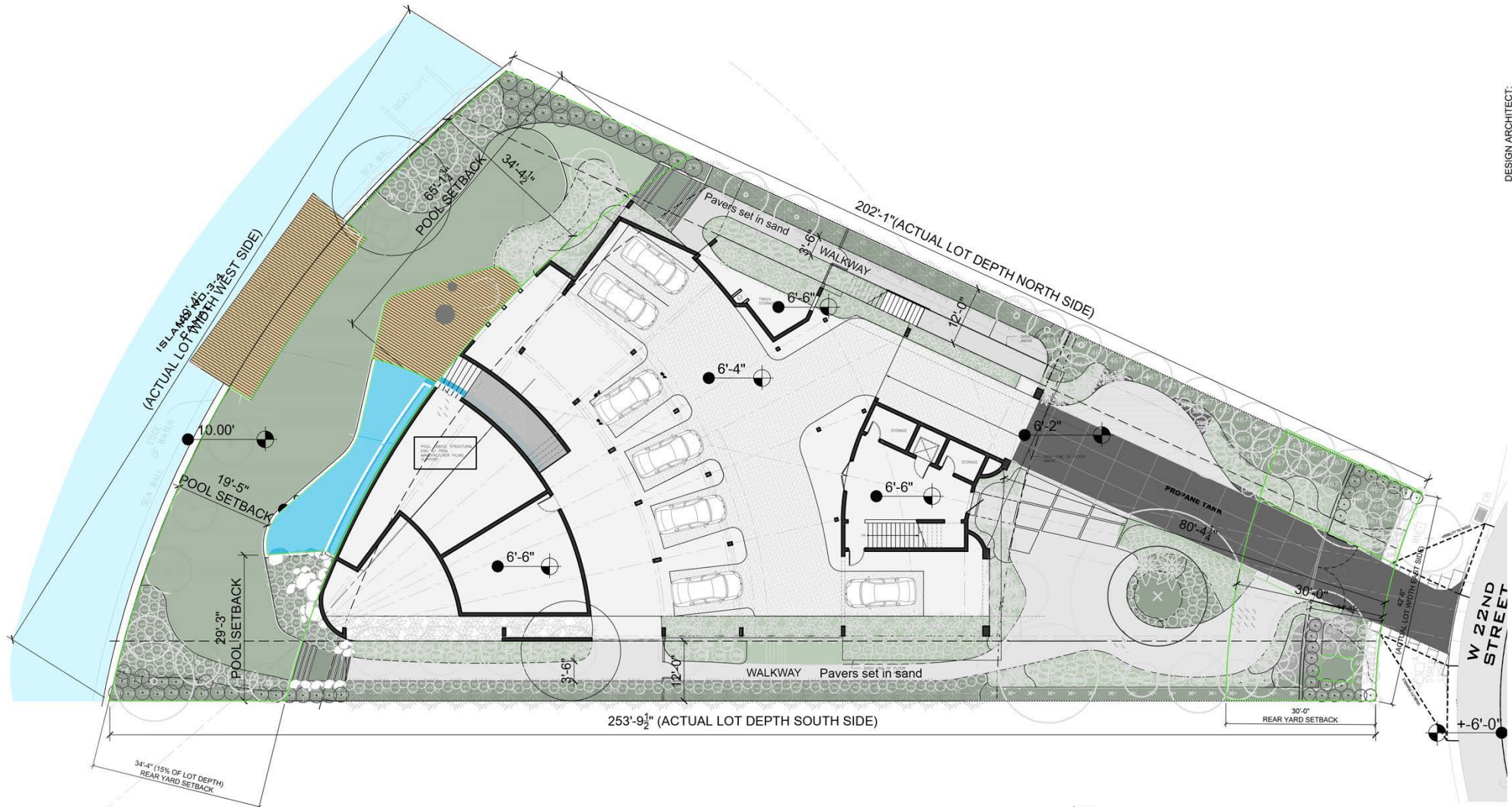


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THANK YOU



PROGRESS SET 2/2/2024

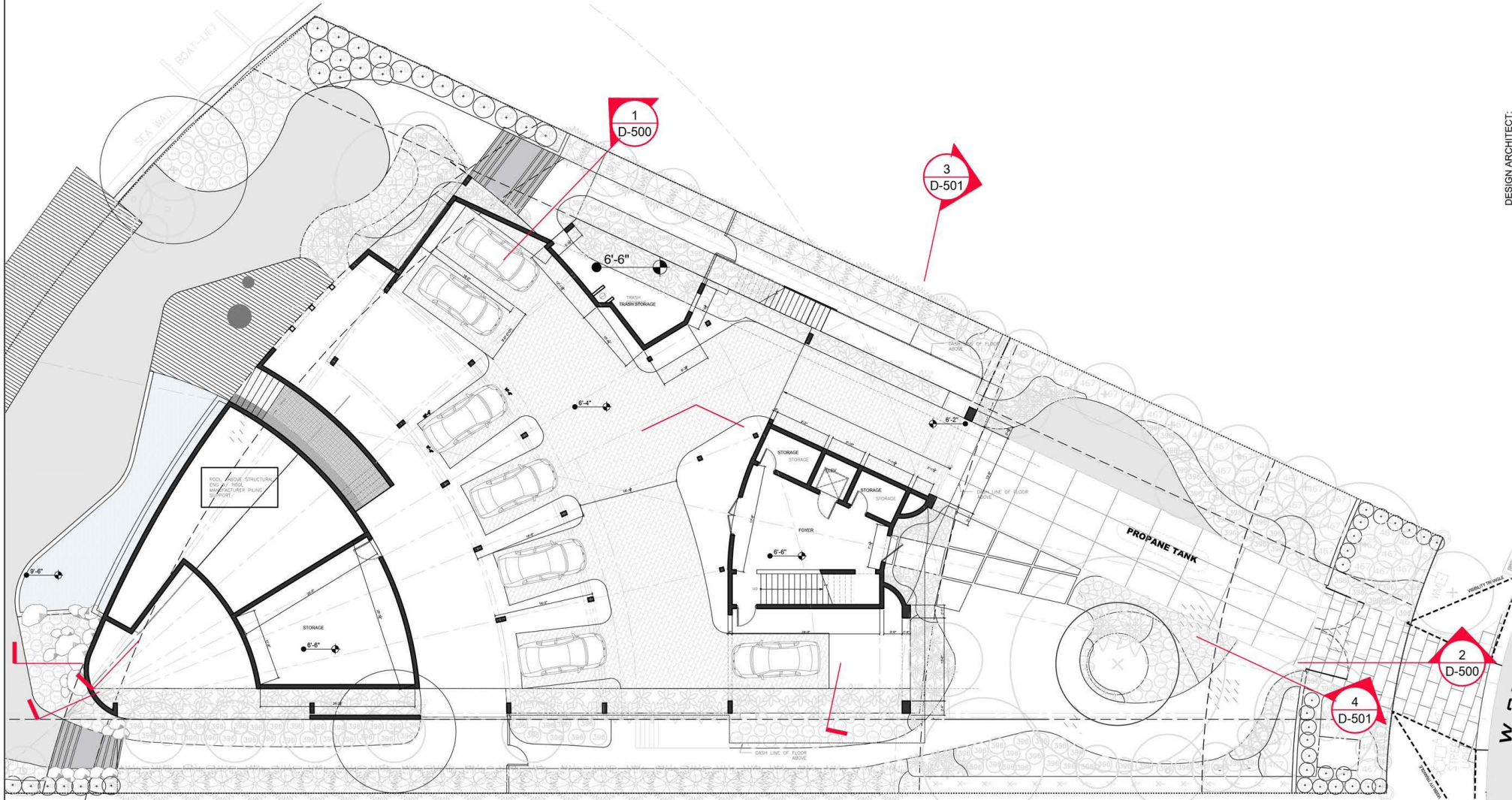


1 SITE PLAN
SCALE: 1"=20'-0"

D-200	New 2 story residence at: 1649 W 22nd St Miami Beach, FL 33140	
	Date: 2/2/2024	

PROGRESS SET 2/2/2024

1 PROPOSED UNDERSTORY
SCALE: 1/16" = 1'-0"



Date: 2/2/2024

D-300

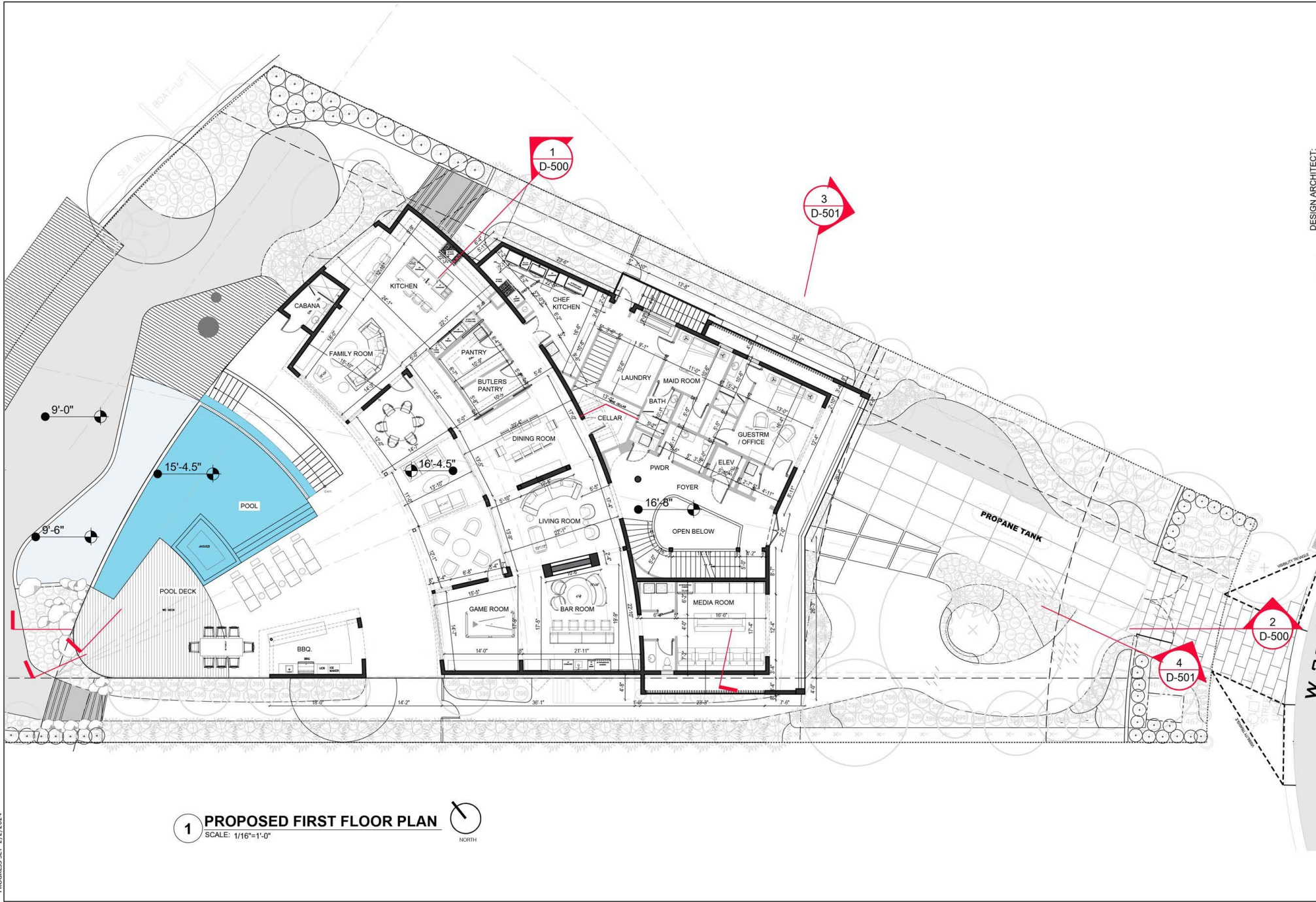
New 2 story residence at:
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PROGRESS SET 2/2/2024



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



Date: 2/2/2024

D-301

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

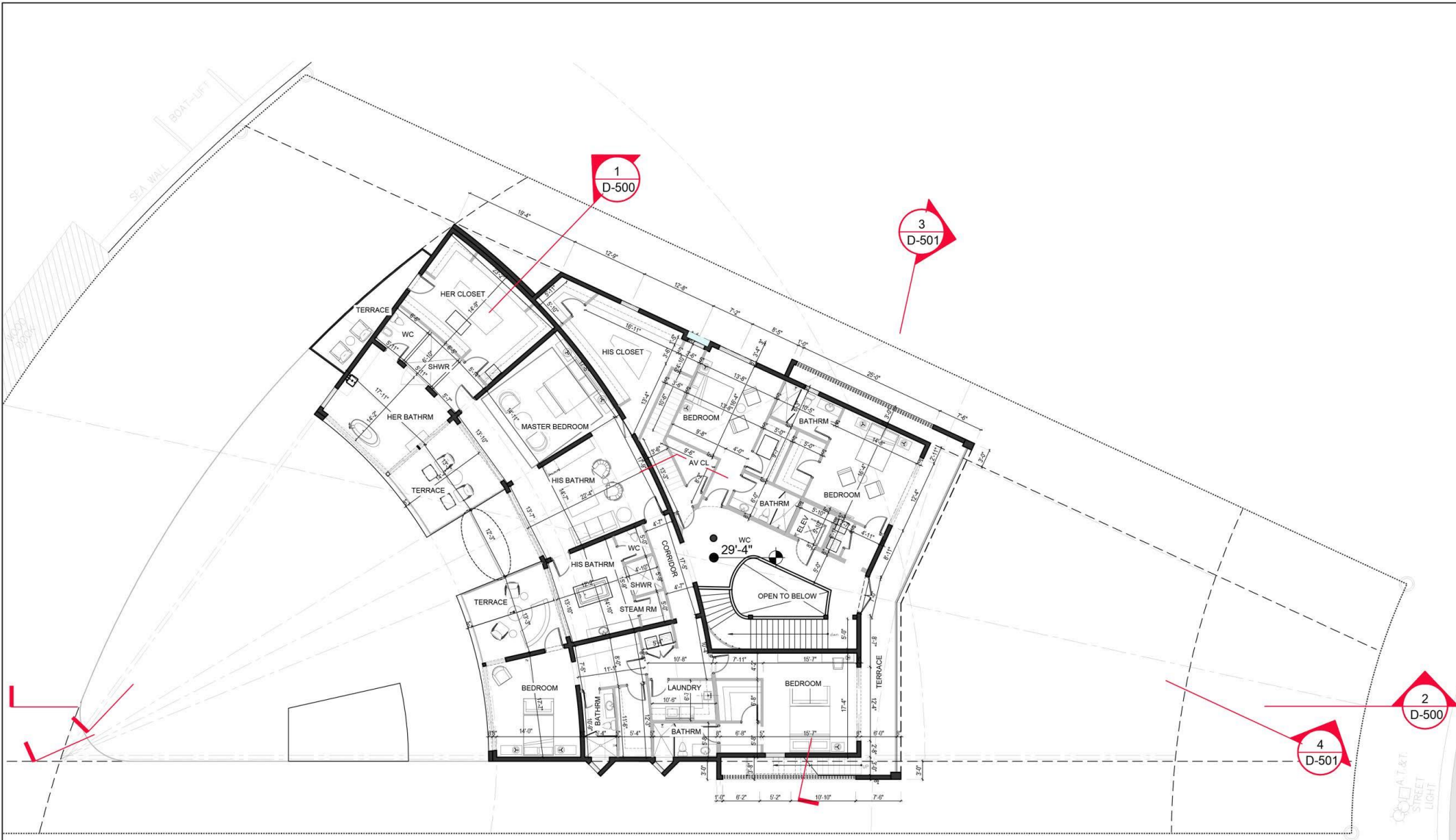


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PROGRESS SET 2/2/2024

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



Date: 2/2/2024

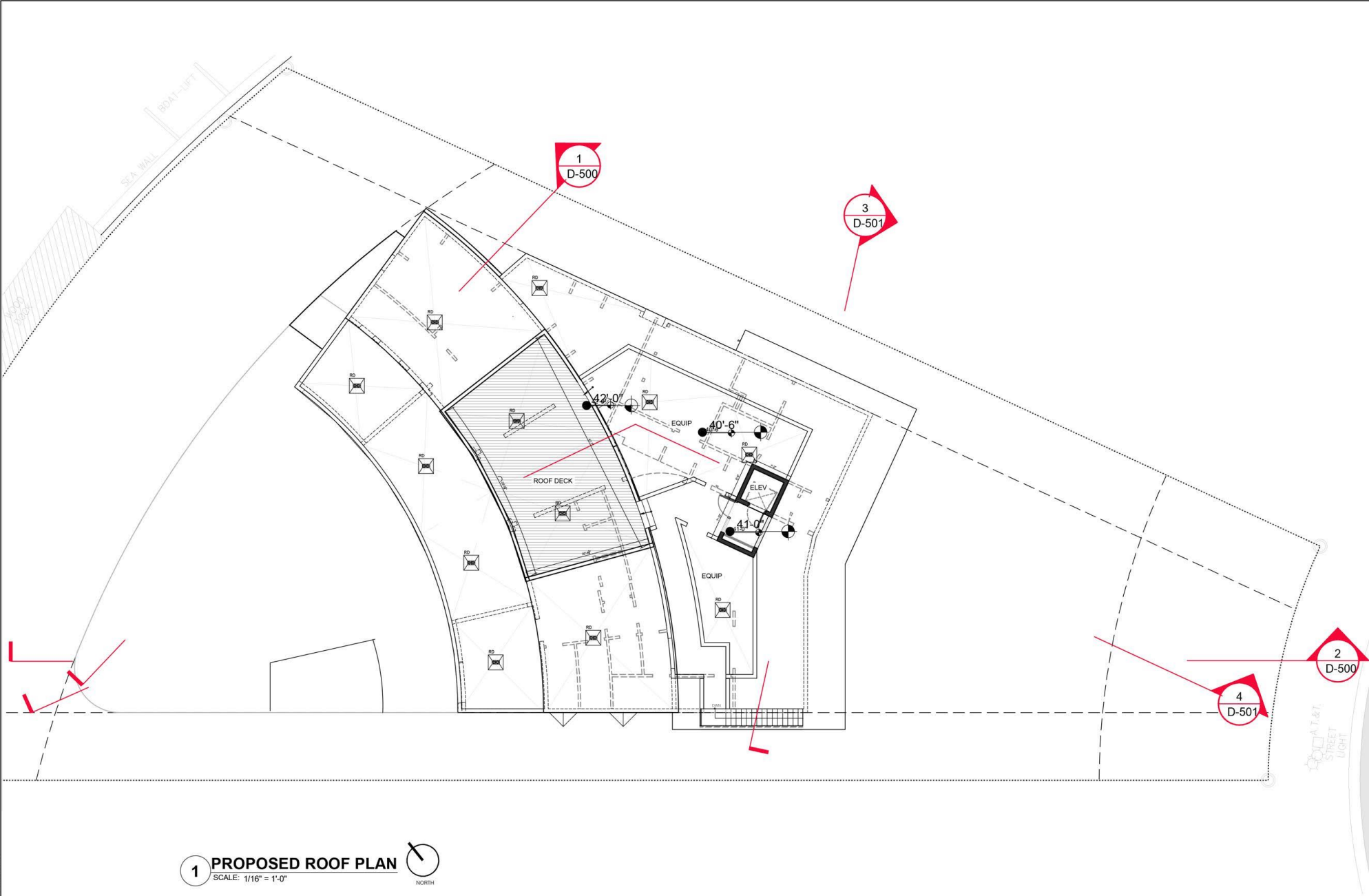
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-302



PROGRESS SET 2/2/2024

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



Date: 2/2/2024

New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

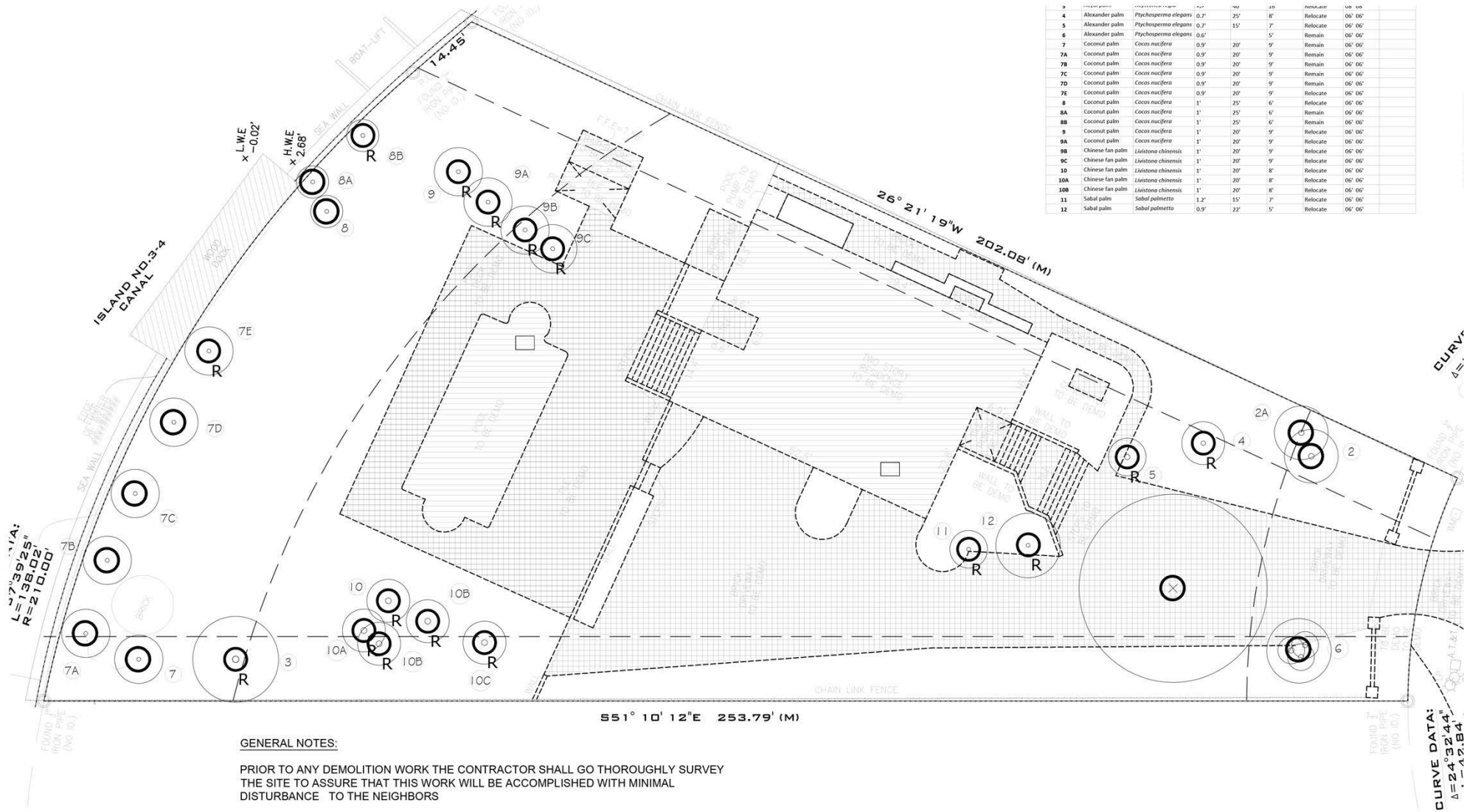
D-303



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PROCESS SET 2/2/2024



NO.	PLANT SPECIES	COMMON NAME	HEIGHT	WIDTH	DEPTH	REMARKS	NO.	PLANT SPECIES	COMMON NAME	HEIGHT	WIDTH	DEPTH	REMARKS
4	Alexander palm	<i>Psychopogon elegans</i>	0.7'	25'	8'	Relocate	06'	06'					
5	Alexander palm	<i>Psychopogon elegans</i>	0.7'	15'	7'	Relocate	06'	06'					
6	Alexander palm	<i>Psychopogon elegans</i>	0.6'	15'	5'	Relocate	06'	06'					
7	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
7A	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
7B	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
7C	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
7D	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
7E	Coconut palm	<i>Cocos nucifera</i>	0.9'	20'	9'	Relocate	06'	06'					
8	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Relocate	06'	06'					
8A	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Relocate	06'	06'					
8B	Coconut palm	<i>Cocos nucifera</i>	1'	25'	6'	Relocate	06'	06'					
9	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06'	06'					
9A	Coconut palm	<i>Cocos nucifera</i>	1'	20'	9'	Relocate	06'	06'					
9B	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	9'	Relocate	06'	06'					
9C	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	9'	Relocate	06'	06'					
10	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06'	06'					
10A	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06'	06'					
10B	Chinese fan palm	<i>Livistona chinensis</i>	1'	20'	8'	Relocate	06'	06'					
11	Sabal palm	<i>Sabal palmetto</i>	1.2'	15'	7'	Relocate	06'	06'					
12	Sabal palm	<i>Sabal palmetto</i>	0.9'	22'	5'	Relocate	06'	06'					

GENERAL NOTES:

- PRIOR TO ANY DEMOLITION WORK THE CONTRACTOR SHALL GO THOROUGHLY SURVEY THE SITE TO ASSURE THAT THIS WORK WILL BE ACCOMPLISHED WITH MINIMAL DISTURBANCE TO THE NEIGHBORS
- DISCONNECT AND CAP OFF THE EXISTING SEWER, AND WATER LINES
- DISCONNECT THE EXISTING ELECTRICAL SYSTEM
- CONTRACTOR SHALL CONTROL DUST AND DEBRIS THROUGHT THE DEMOLITION PROCESS
- CONTRACTOR TO BE CAREFUL NOT TO DEMOLISH OR DAMAGE EXISTING STRUCTURE TO REMAIN

1 DEMOLITION PLAN
SCALE: Custom



New 2 story residence at:

1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-009



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PROGRESS SET 2/2/2024

MIAMI BEACH

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

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					

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New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

Date: 2/2/2024

D-100

PROGRESS SET 1/7/2024

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

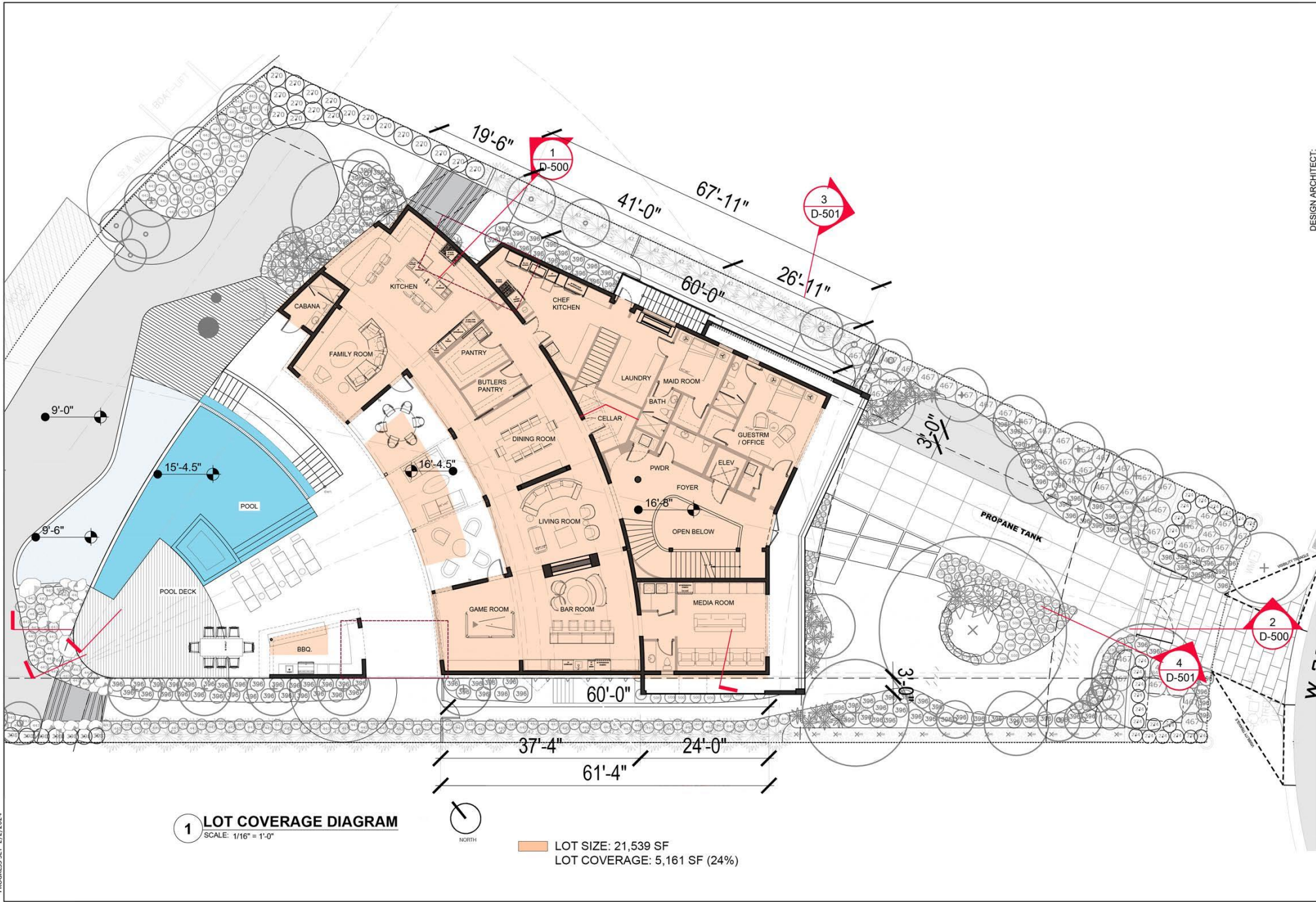
ZONING DISTRICT RS-3

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

PROCESS SET 2/2/2024



1 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

LOT SIZE: 21,539 SF
LOT COVERAGE: 5,161 SF (24%)

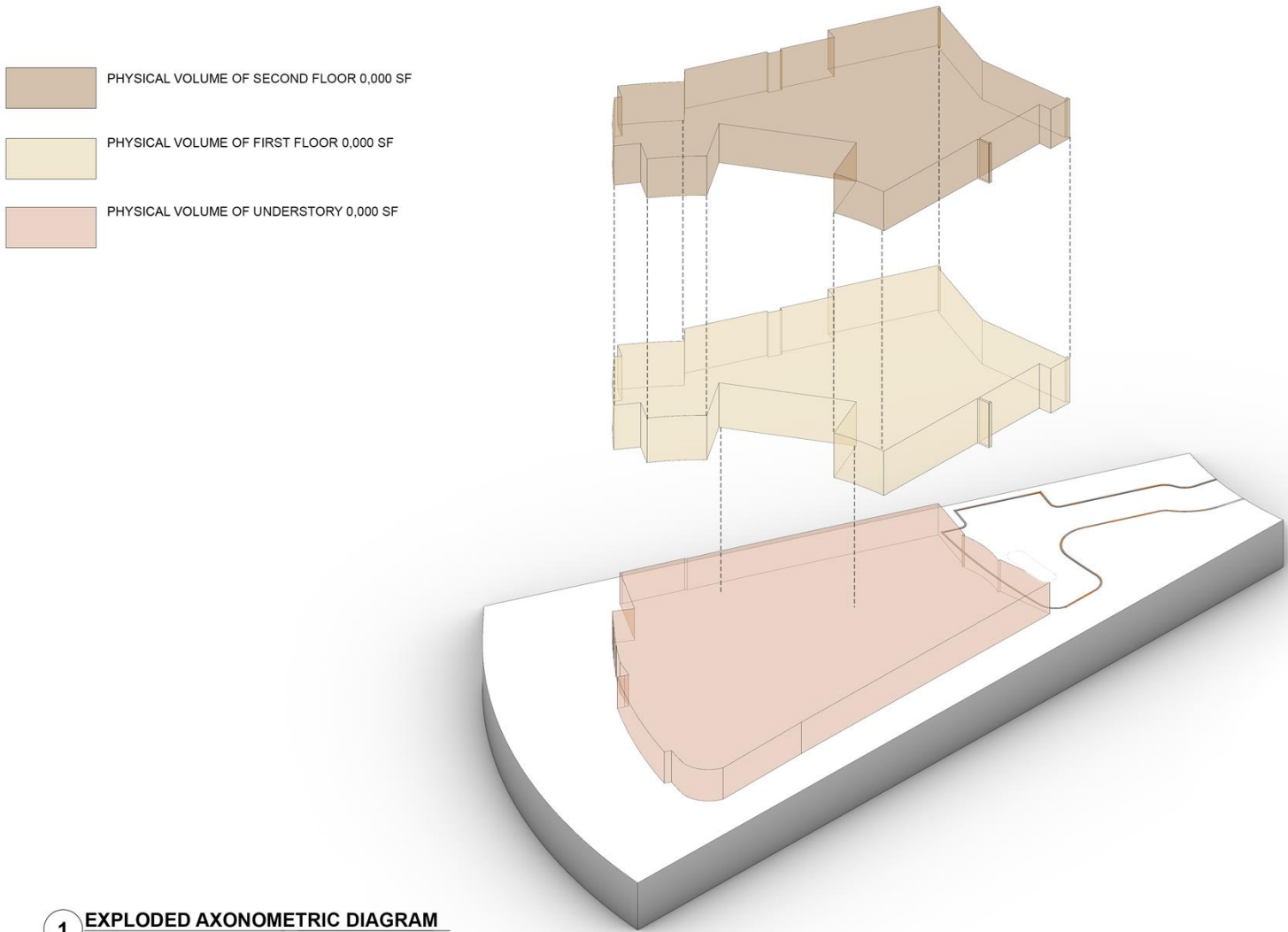
PROCESS SET 2/2/2024



- FRONT YARD AREA=1,476 SF.
PROVIDED IMPERVIOUS AREA= 388 SF (26%)
PROVIDED PERVIOUS ARE A= 1,088 SF (74%)
- REAR YARD AREA= 5,024.63 SF.
MINIMUM OPEN ARE A,ALLOWED= 3,508 SF (70%)
PROVIDED PERVIOUS ARE A= 3,979 + 218 (50% OF P OOL AREA)= 4,197 (83.7%)

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

PROGRESS SET 2/2/2024



1 EXPLODED AXONOMETRIC DIAGRAM
SCALE: NTS

Date: 2/2/2024

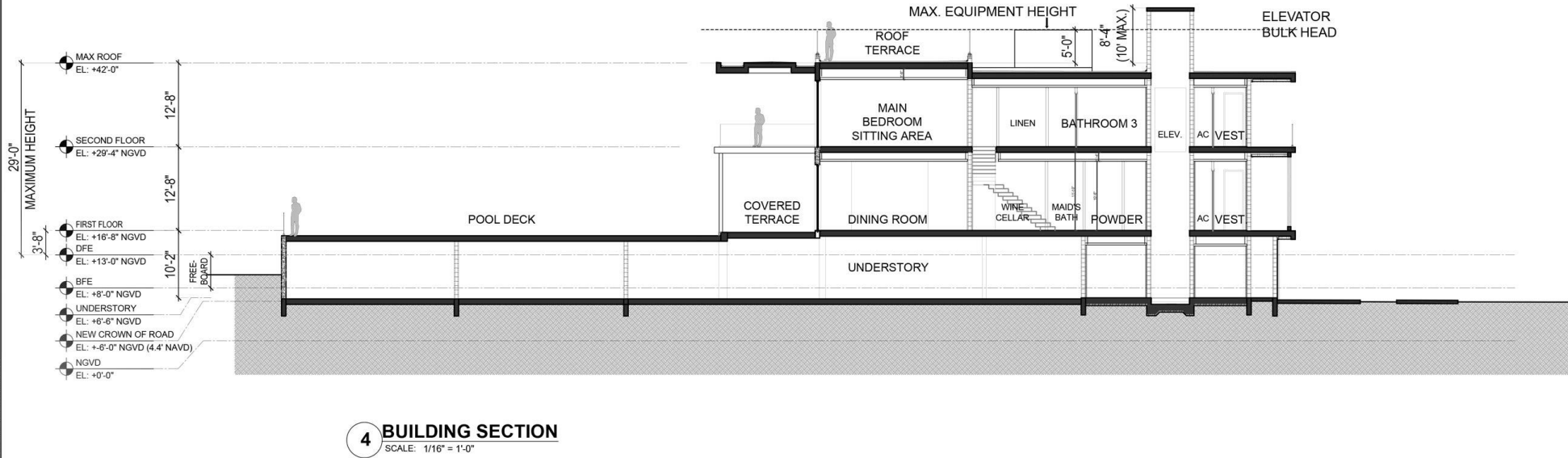
New 2 story residence at:
1649 W 22nd St
Miami Beach, FL 33140

D-110

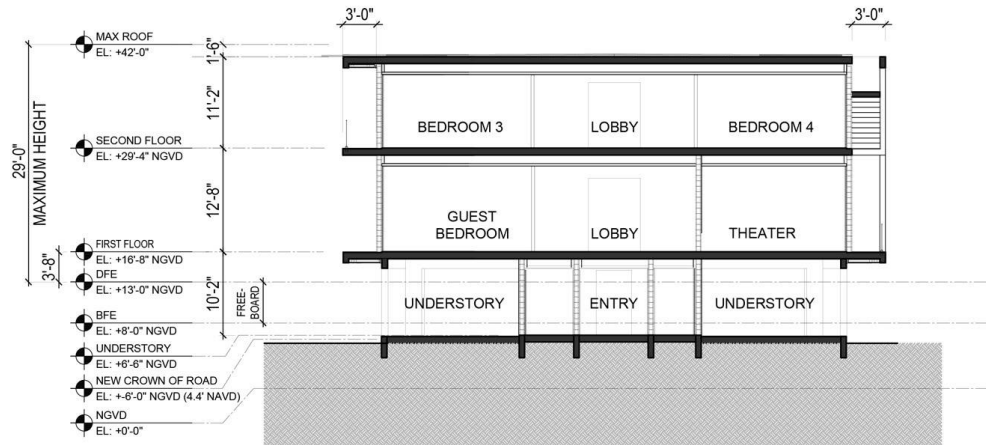


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PROGRESS SET 2/2/2024



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



D-501

Date: 2/2/2024

New 2 story residence at:
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Miami Beach, FL 33140



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