

5380 NORTH BAY ROAD
MIAMI BEACH, FL 33140



PLANNING BOARD - FINAL SUBMITTAL 04/06/2016

EXISTING
(LOTS 8 & 9 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")



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:	5380 & 5370 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1830 & 02-3215-003-1840		
3	Board and file numbers :	N/A		
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625' NGVD	Free board:	
7	Lot Area:	25,555 SF		
8	Lot width:	158'-6"	Lot Depth:	161'-2"
9	Max Lot Coverage SF and %:	7,666 SF (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	5,073 SF (19.85%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	12,777 S.F. (50%)	Proposed Unit Size SF and %:	N/A
13	Existing First Floor Unit Size:	3,622 SF	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size	2,867 SF	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			Proposed Second Floor Unit Size SF and % :	N/A
16	Existing Unit Size	6,092 S.F. (23.83%)	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' - Flat Roofs	N/A	N/A	None
		27' - Sloped Roofs	26'-0"	N/A	None
18	Setbacks:				
19	Front First level:	20'- 0"	25'-6"	N/A	None
20	Front Second level:	30'-0"	42'-2"	N/A	None
21	Side 1:	15'-10" (10%)	4'-2"	N/A	11'-8"
22	Side 2 or (facing street):	23'-9.5" (15%)	83'-10"	N/A	None
23	Rear:	24'- 2"	41'-11"	N/A	None
	Accessory Structure Side 1:	7'-6"	N/A	N/A	None
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	N/A	None
25	Accessory Structure Rear:	12'-1" (1/2 Required Rear)	N/A	N/A	None
26	Sum of Side yard :	39'-7 1/2" (25% of 158'-6")	88'-0"	N/A	None
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

* Existing to Remain

EXISTING
(LOT 10 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")



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:	5350 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1850		
3	Board and file numbers :	N/A		
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625' NGVD	Free board:	
7	Lot Area:	12,664 SF		
8	Lot width:	79'-3"	Lot Depth:	159'-11"
9	Max Lot Coverage SF and %:	3,799 SF (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	≈3,600 SF (28.4%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	6,332 S.F. (50%)	Proposed Unit Size SF and %:	N/A
13	Existing First Floor Unit Size:	≈3,415 SF	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size	≈1,016 SF	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			Proposed Second Floor Unit Size SF and % :	N/A
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	4,431 S.F. (34.99%)	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' - Flat Roofs	N/A	N/A	None
		27' - Sloped Roofs	24'-0"	N/A	None
18	Setbacks:				
19	Front First level:	20'- 0"	25'-0"	N/A	None
20	Front Second level:	30'-0"	57'-6"	N/A	None
21	Side 1:	10'-0" (12.6%)	4'-7"	N/A	3'-4"
22	Side 2 or (facing street):	10'-0" (12.6%)	5'-0"	N/A	6'-11"
23	Rear:	24'- 0"	37'-11"	N/A	None
	Accessory Structure Side 1:	7'-6"	N/A	N/A	None
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	N/A	None
25	Accessory Structure Rear:	12'-0" (1/2 Required Rear)	N/A	N/A	None
26	Sum of Side yard :	20'-0" (25.2% of 79'-3")	9'-7"	N/A	None
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

* Existing to Remain

REVISIONS / SUBMISSIONS

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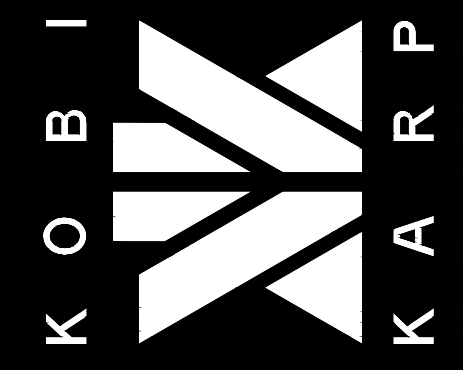
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5380/5370/5350 NORTH BAY RD
MIAMI, FL 33140

SFR ZONING DATA
EXISTING LOTS

KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
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WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.01

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016

PROPOSED
(LOT 8 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")



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:	5380 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1830		
3	Board and file numbers :	N/A		
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625' NGVD	Free board:	
7	Lot Area:	12,777 SF		
8	Lot width:	79'-3"	Lot Depth:	161'-4"
9	Max Lot Coverage SF and %:	3,833 SF (30%)	Proposed Lot Coverage SF and %:	*
10	Existing Lot Coverage SF and %:	5,073 (39.7%)	Lot coverage deducted (garage-storage) SF:	*
11	Front Yard Open Space SF and %:	496 SF (30%)	Rear Yard Open Space SF and %:	*
12	Max Unit Size SF and %:	6,388 S.F. (50%)	Proposed Unit Size SF and %:	*
13	Existing First Floor Unit Size:	3,622 SF	Proposed First Floor Unit Size:	*
14	Existing Second Floor Unit Size	2,867 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	*
15			Proposed Second Floor Unit Size SF and % :	*
16	Existing Unit Size	6,092 S.F. (47.67%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
17	Height:	Required 24' - Flat Roofs 27' - Sloped Roofs	Existing N/A 26'-0"	Proposed N/A * Deficiencies N/A N/A
18	Setbacks:			
19	Front First level:	20'- 0"	25'-6"	* N/A
20	Front Second level:	30'-0"	42'-2"	* N/A
21	Side 1:	10'-0" (12.6%)	4'-2"	* 5'-10"
22	Side 2 or (facing street):	10'-0" (12.6%)	5'-1"	* 4'-11"
23	Rear:	24'- 2"	41'-11"	* N/A
	Accessory Structure Side 1:	7'-6"	N/A	* N/A
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	N/A N/A
25	Accessory Structure Rear:	12'-1" (1/2 Required Rear)	N/A	N/A N/A
26	Sum of Side yard :	20'-0" (25.2% of 79'-3")	9'-3"	* 10'-9"
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

* Existing to Remain

PROPOSED
(LOTS 9 & 10 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")



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:	5370 & 5350 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1840 & 02-3215-003-1850		
3	Board and file numbers :	N/A		
4	Year built:	N/A & 1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.10' NGVD
6	Adjusted grade (Flood+Grade/2):	6.05' NGVD	Free board:	
7	Lot Area:	25,442 SF		
8	Lot width:	158'-6"	Lot Depth:	160'-11"
9	Max Lot Coverage SF and %:	7,632 SF (30%)	Proposed Lot Coverage SF and %:	*
10	Existing Lot Coverage SF and %:	Aprox. 3,415 SF (13.42%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	*
12	Max Unit Size SF and %:	12,721 S.F. (50%)	Proposed Unit Size SF and %:	*
13	Existing First Floor Unit Size:	≈3,415 SF	Proposed First Floor Unit Size:	*
14	Existing Second Floor Unit Size	≈1,016 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	*
15			Proposed Second Floor Unit Size SF and % :	*
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	4,431 SF (17.41%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
17	Height:	Required 24' - Flat Roofs** 27' - Sloped Roofs	Existing N/A 24'-0"	Proposed N/A * Deficiencies None None
18	Setbacks:			
19	Front First level:	20'- 0"	25'-0"	* None
20	Front Second level:	30'-0"	57'-6"	* None
21	Side 1:	15'-10" (10%)	82'-3"	* None
22	Side 2 or (facing street):	23'-9.5" (15%)	5'-0"	* 18'-9 1/2"
23	Rear:	24'- 2"	37'-11"	* None
	Accessory Structure Side 1:	7'-6"	N/A	N/A None
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	N/A None
25	Accessory Structure Rear:	12'-1" (1/2 Required Rear)	N/A	* None
26	Sum of Side yard :	39'-7 1/2" (25.2% of 158'-6")	87'-3"	* None
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

* Existing to Remain

** Miami Beach Muni Code Sec 142-105 (b)(1): May be increased up tp 28'-0" for flat roofs when approved by the DRB

REVISIONS / SUBMISSIONS

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5380/5370/5350 NORTH BAY RD
MIAMI, FL 33140

SFR ZONING DATA
PROPOSED LOTS



ARCHITECTURE
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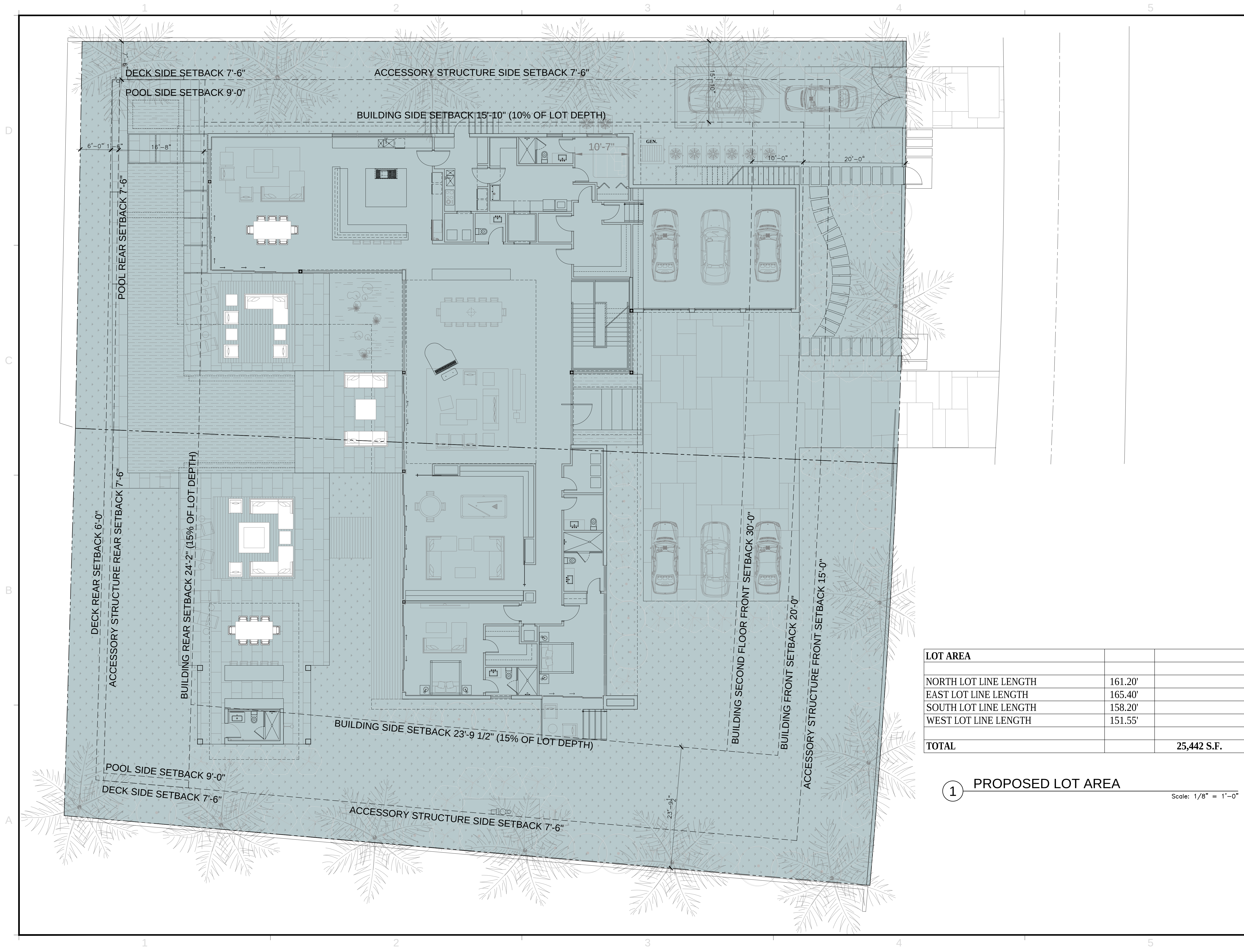
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DRAWN BY:	
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DATE:	12.11.2015

A0.02

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016



LOT AREA		
NORTH LOT LINE LENGTH	161.20'	
EAST LOT LINE LENGTH	165.40'	
SOUTH LOT LINE LENGTH	158.20'	
WEST LOT LINE LENGTH	151.55'	
TOTAL		25,442 S.F.

1 PROPOSED LOT AREA

Scale: 1/8" = 1'-0"

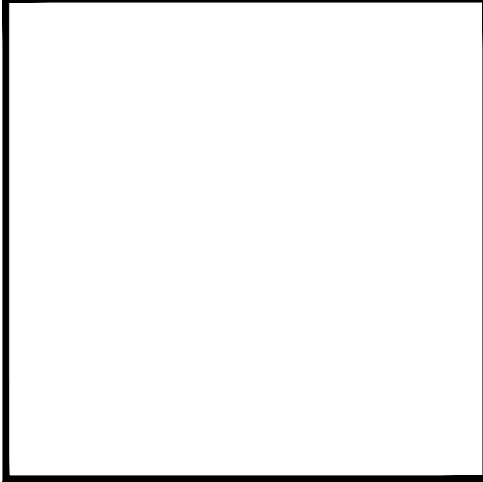
PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

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5370/5350 NORTH BAY RD
MIAMI, FL 33140

ZONING DIAGRAMS
PROPOSED LOT AREA



KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
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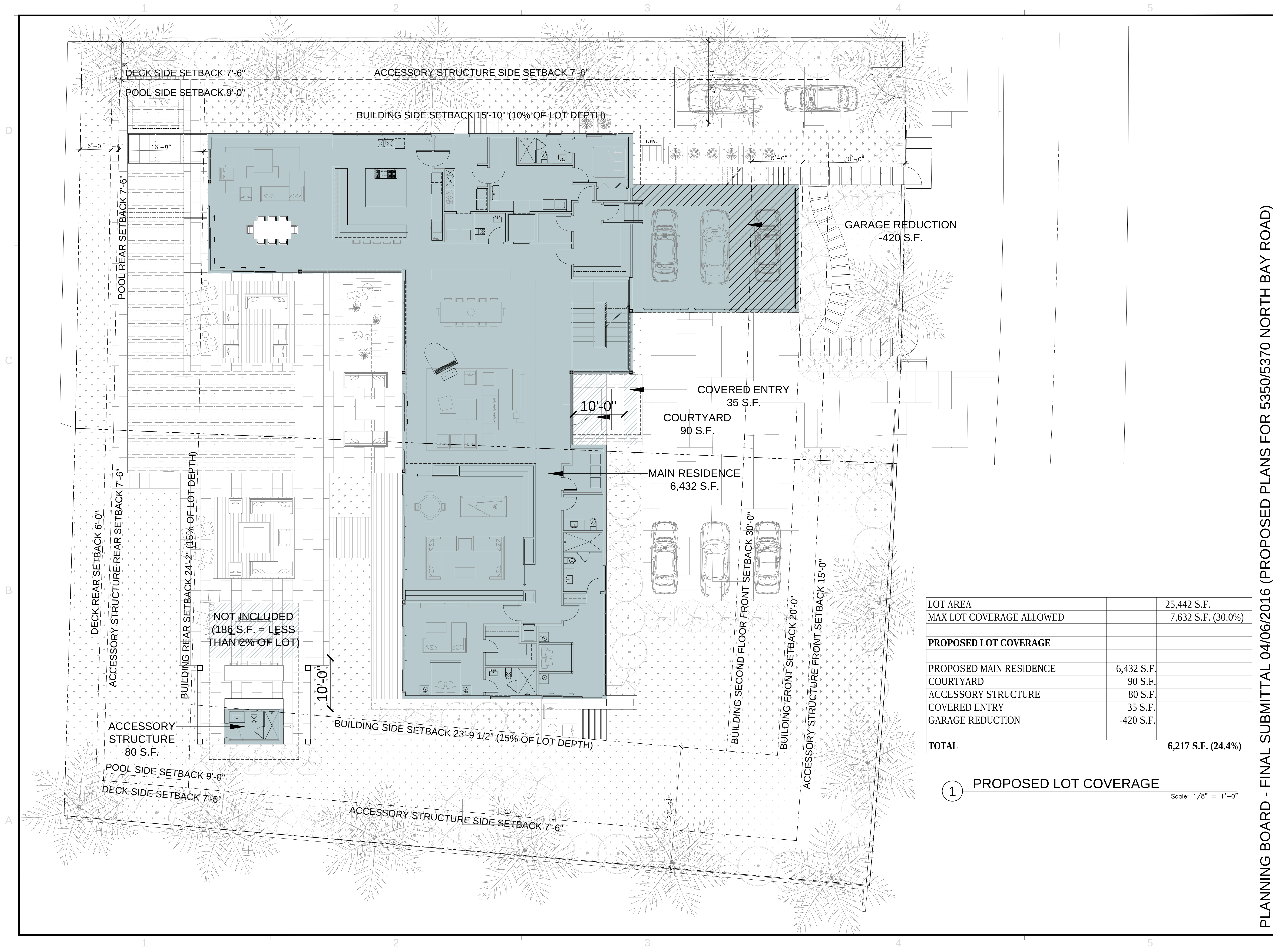
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DATE: 12.11.2015

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LOT AREA	25,442 S.F.
MAX LOT COVERAGE ALLOWED	7,632 S.F. (30.0%)
PROPOSED LOT COVERAGE	
PROPOSED MAIN RESIDENCE	6,432 S.F.
COURTYARD	90 S.F.
ACCESSORY STRUCTURE	80 S.F.
COVERED ENTRY	35 S.F.
GARAGE REDUCTION	-420 S.F.
TOTAL	6,217 S.F. (24.4%)

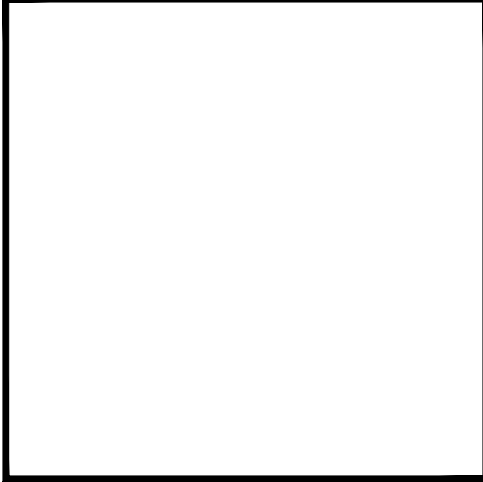
1 PROPOSED LOT COVERAGE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
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MIAMI, FL 33140

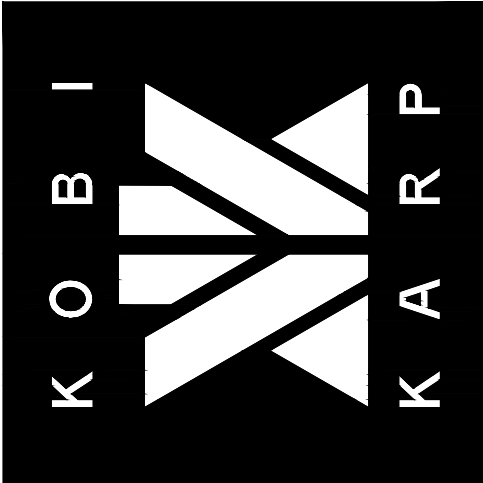
ZONING DIAGRAMS
PROPOSED LOT COVERAGE



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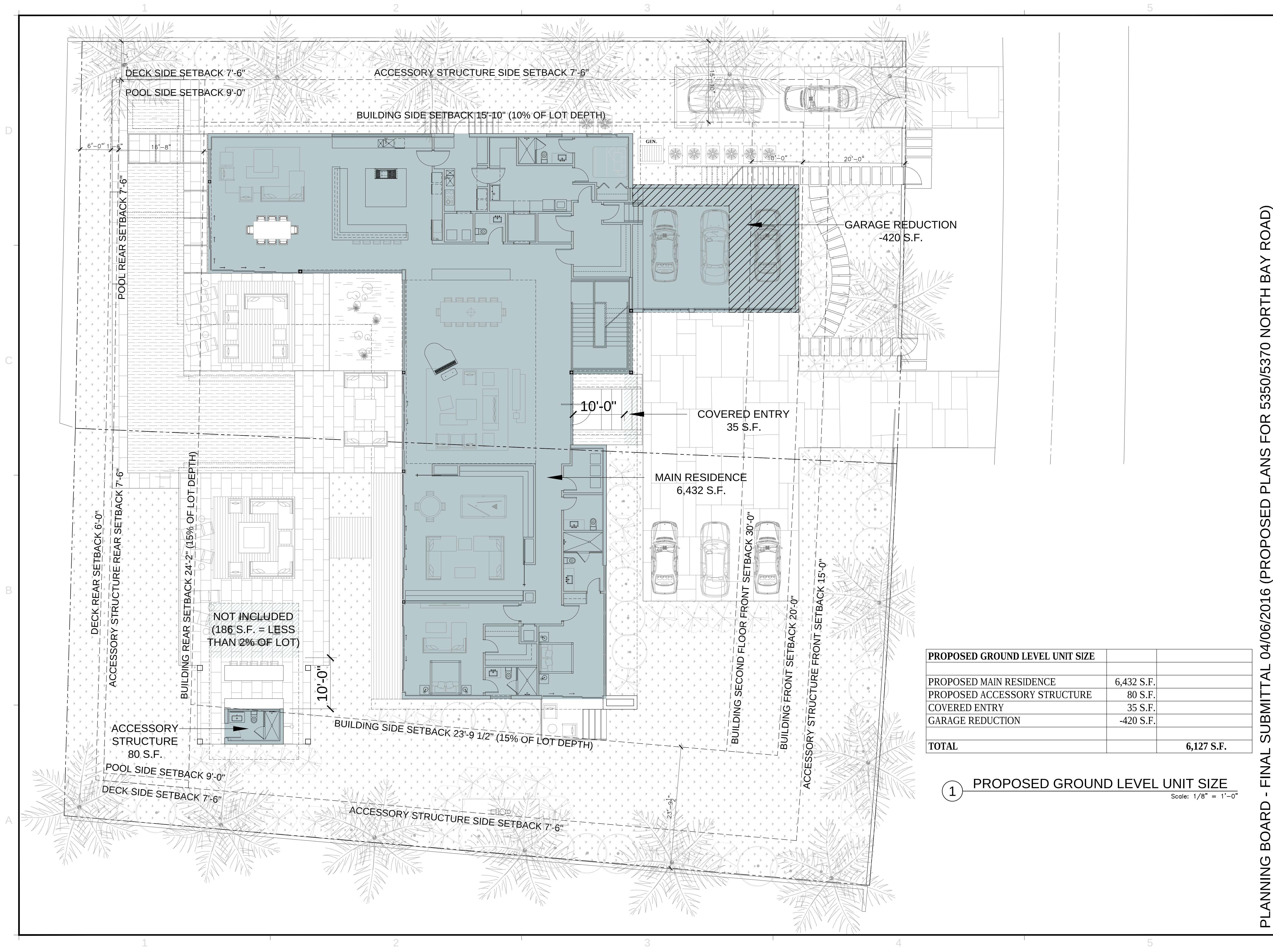


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DATE: 12.11.2015

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PROPOSED GROUND LEVEL UNIT SIZE		
PROPOSED MAIN RESIDENCE	6,432 S.F.	
PROPOSED ACCESSORY STRUCTURE	80 S.F.	
COVERED ENTRY	35 S.F.	
GARAGE REDUCTION	-420 S.F.	
TOTAL		6,127 S.F.

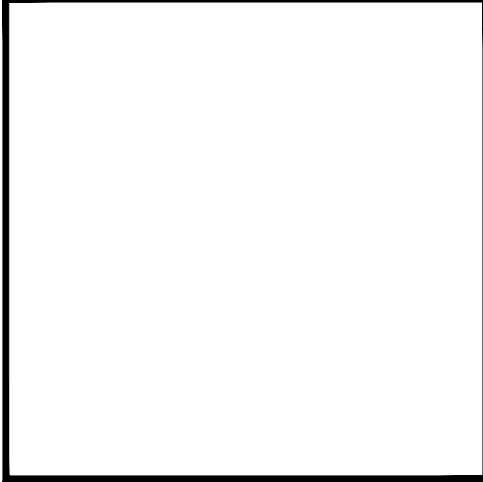
1 PROPOSED GROUND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
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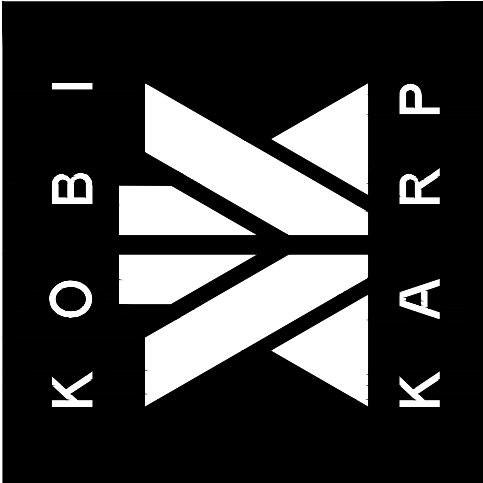
ZONING DIAGRAMS
PROPOSED GROUND LEVEL UNIT SIZE



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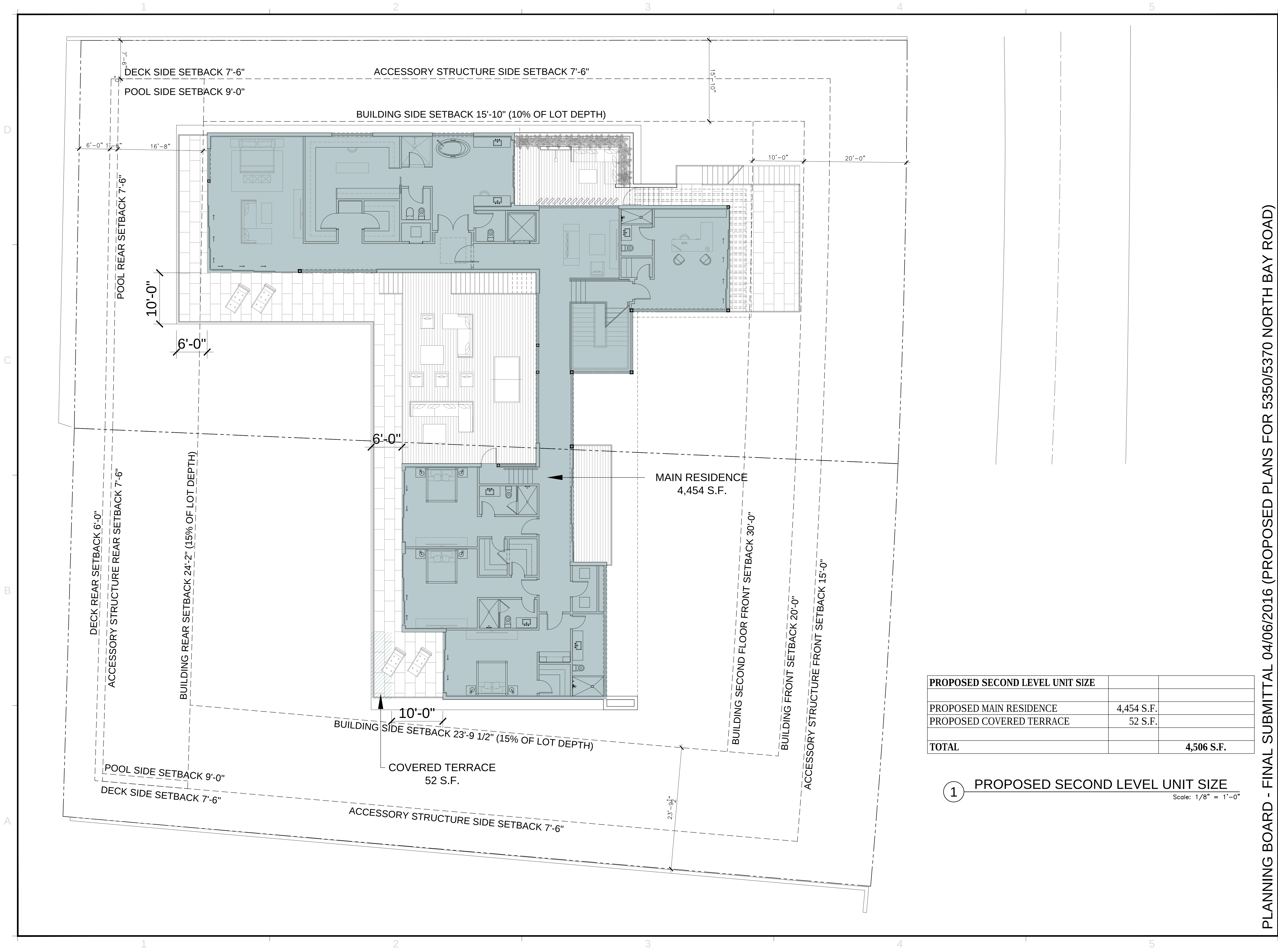


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DATE: 12.11.2015

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PROPOSED SECOND LEVEL UNIT SIZE		
PROPOSED MAIN RESIDENCE	4,454 S.F.	
PROPOSED COVERED TERRACE	52 S.F.	
TOTAL		4,506 S.F.

1 PROPOSED SECOND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

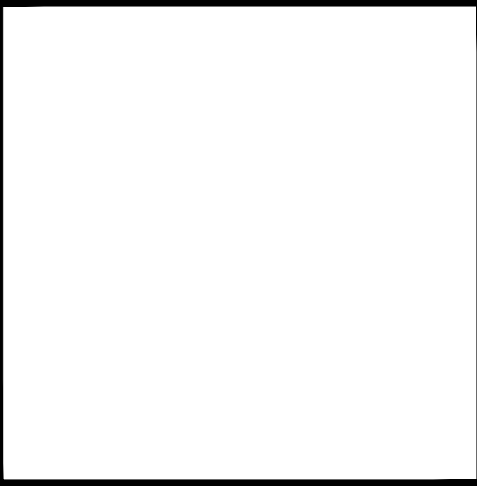
PLANNING BOARD 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

REVISIONS / SUBMISSIONS		
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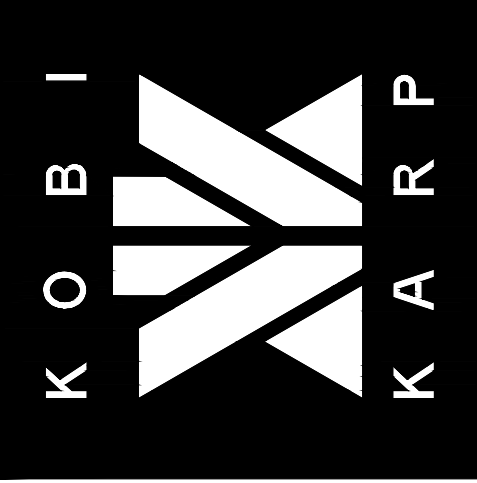
ZONING DIAGRAMS
PROPOSED SECOND LEVEL UNIT SIZE



KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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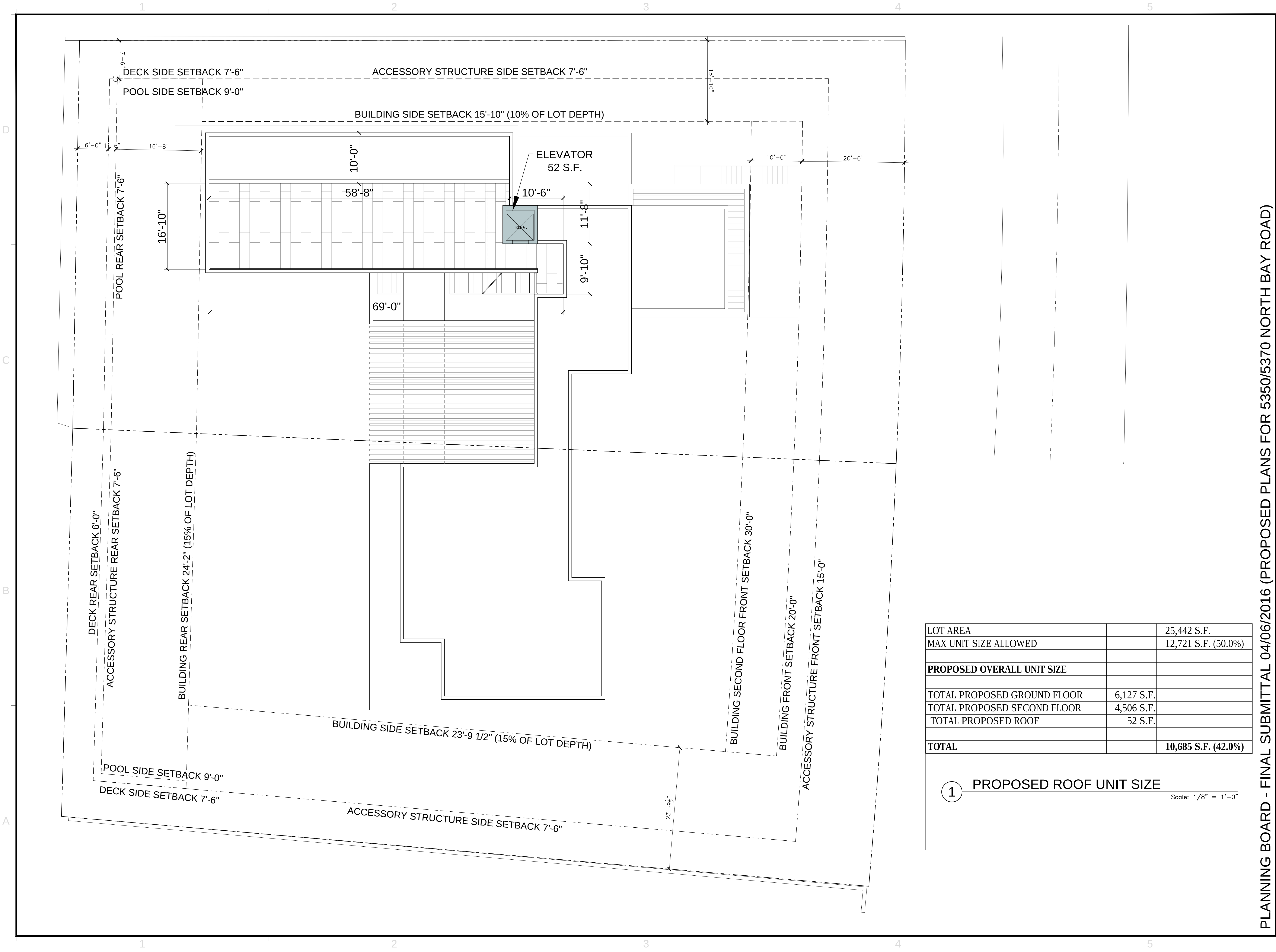


DRAWN BY:

CHECKED BY:

DATE: 12.11.2015

A1.03



LOT AREA		25,442 S.F.
MAX UNIT SIZE ALLOWED		12,721 S.F. (50.0%)
PROPOSED OVERALL UNIT SIZE		
TOTAL PROPOSED GROUND FLOOR	6,127 S.F.	
TOTAL PROPOSED SECOND FLOOR	4,506 S.F.	
TOTAL PROPOSED ROOF	52 S.F.	
TOTAL		10,685 S.F. (42.0%)

1 PROPOSED ROOF UNIT SIZE
Scale: 1/8" = 1'-0"

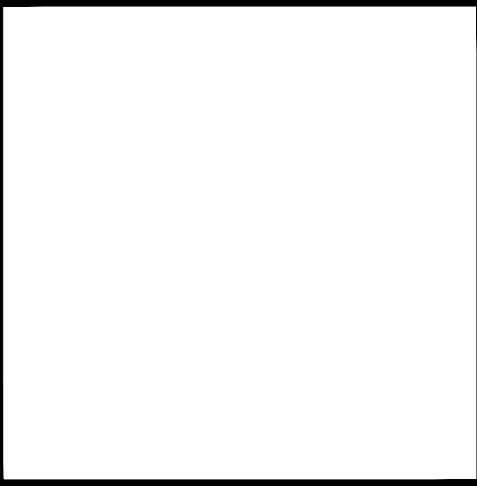
PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

REVISIONS / SUBMISSIONS		
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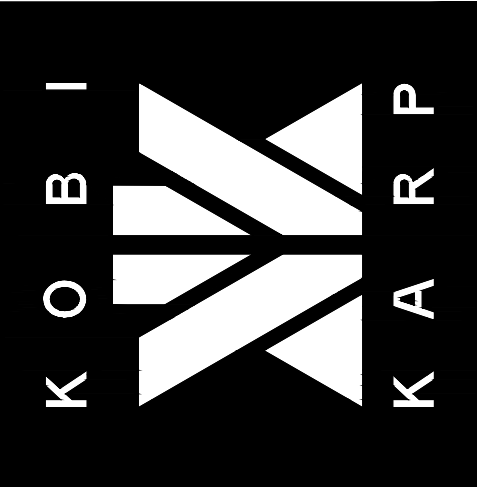
ZONING DIAGRAMS
PROPOSED ROOF UNIT SIZE



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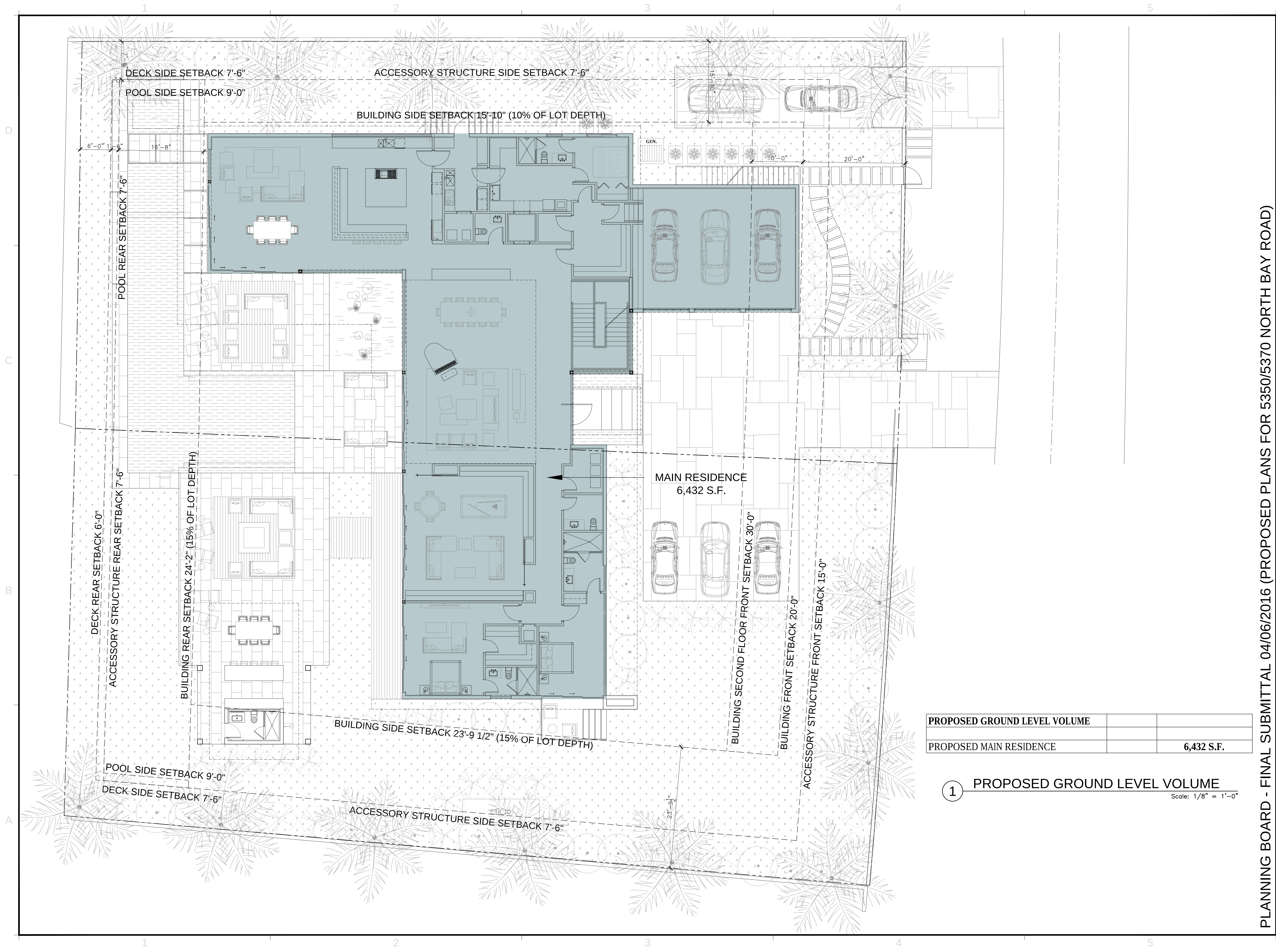


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DATE: 12.11.2015

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PROPOSED GROUND LEVEL VOLUME		
PROPOSED MAIN RESIDENCE		6,432 S.F.

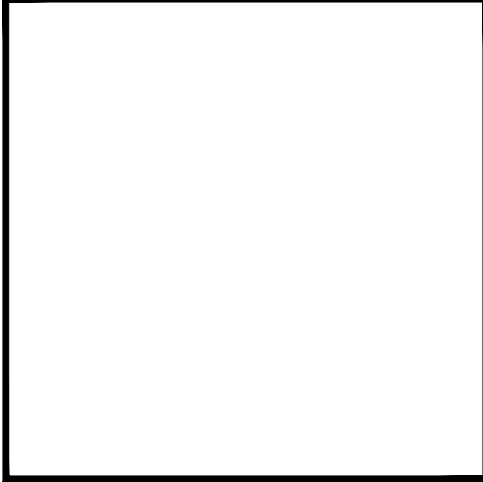
1 PROPOSED GROUND LEVEL VOLUME
Scale: 1/8" = 1'-0"

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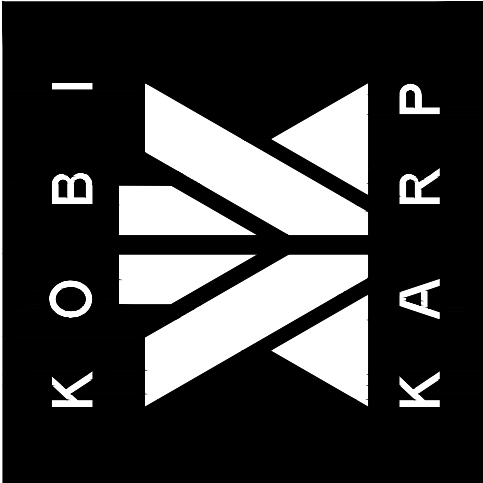
ZONING DIAGRAMS
PROPOSED GROUND LEVEL VOLUME



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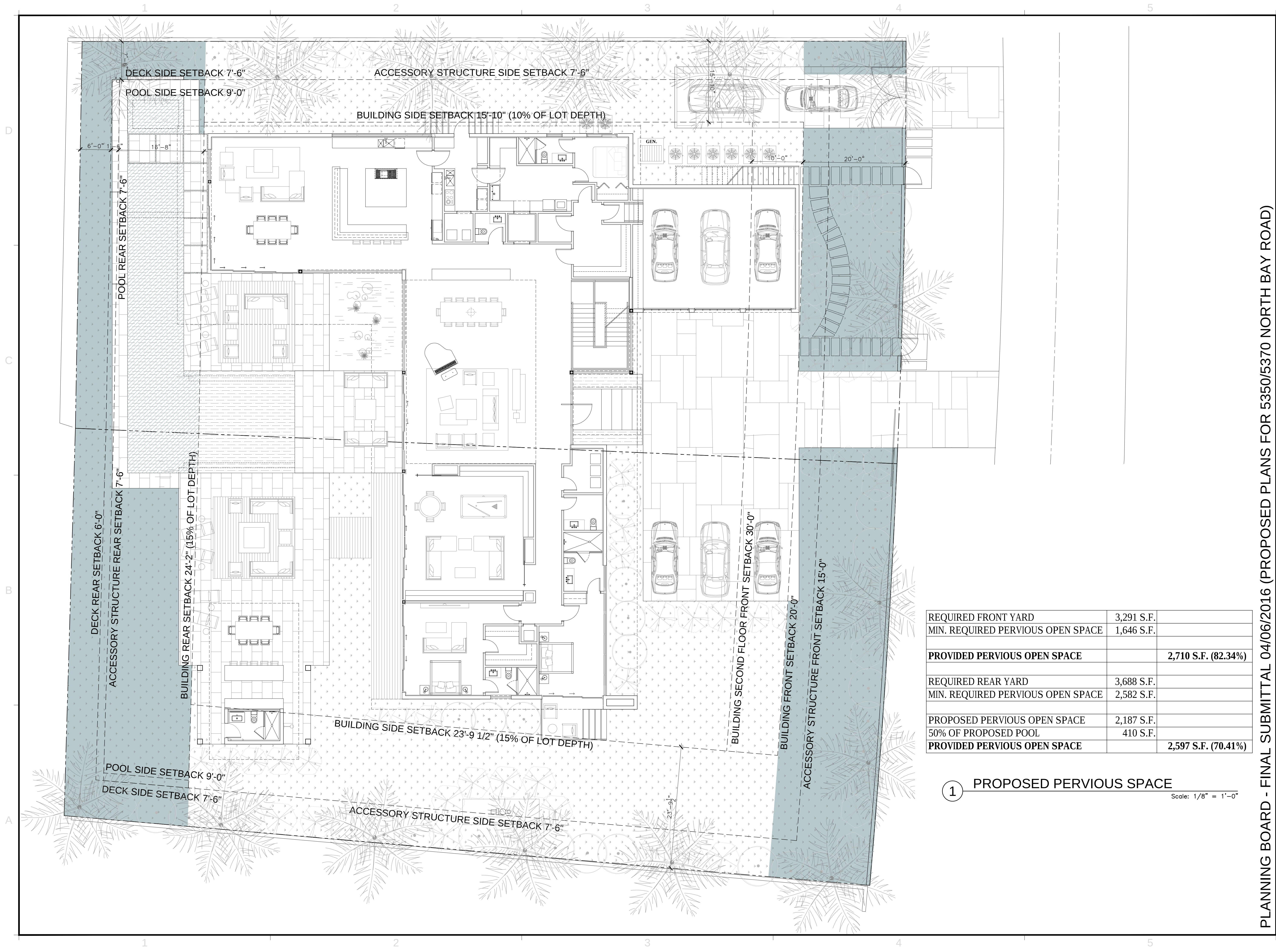
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PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)



REQUIRED FRONT YARD	3,291 S.F.	
MIN. REQUIRED PERVIOUS OPEN SPACE	1,646 S.F.	
PROVIDED PERVIOUS OPEN SPACE		2,710 S.F. (82.34%)
REQUIRED REAR YARD	3,688 S.F.	
MIN. REQUIRED PERVIOUS OPEN SPACE	2,582 S.F.	
PROPOSED PERVIOUS OPEN SPACE	2,187 S.F.	
50% OF PROPOSED POOL	410 S.F.	
PROVIDED PERVIOUS OPEN SPACE		2,597 S.F. (70.41%)

1 PROPOSED PERVIOUS SPACE
Scale: 1/8" = 1'-0"

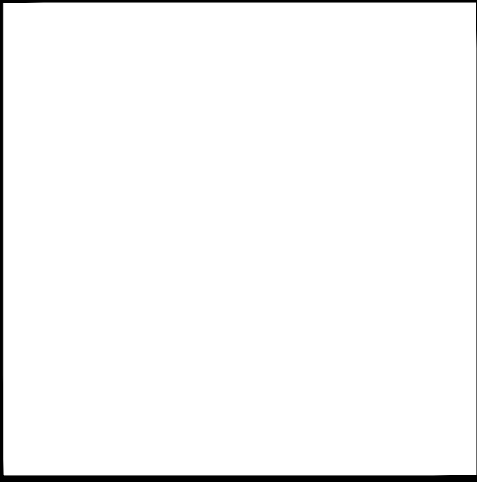
PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

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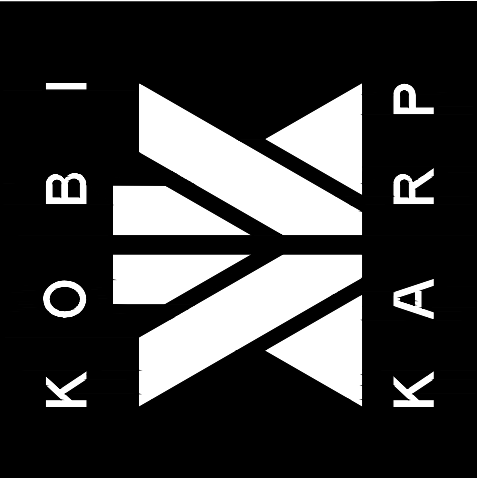
ZONING DIAGRAMS
PROPOSED PERVIOUS SPACE



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BISCANE BAY

N BAY RD

W 54TH ST

ALTON RD



AREA PLAN-PROPOSED

1/32" = 1'-0"

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

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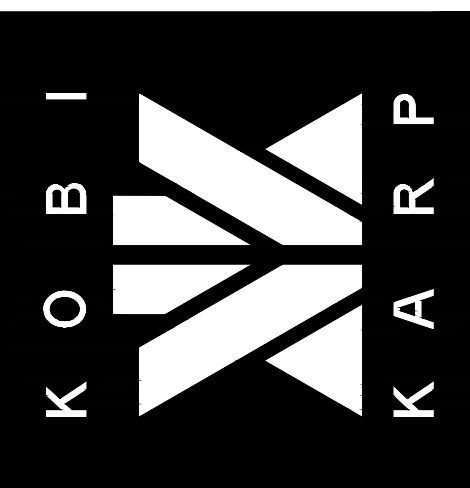
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AREA PLAN
PROPOSED

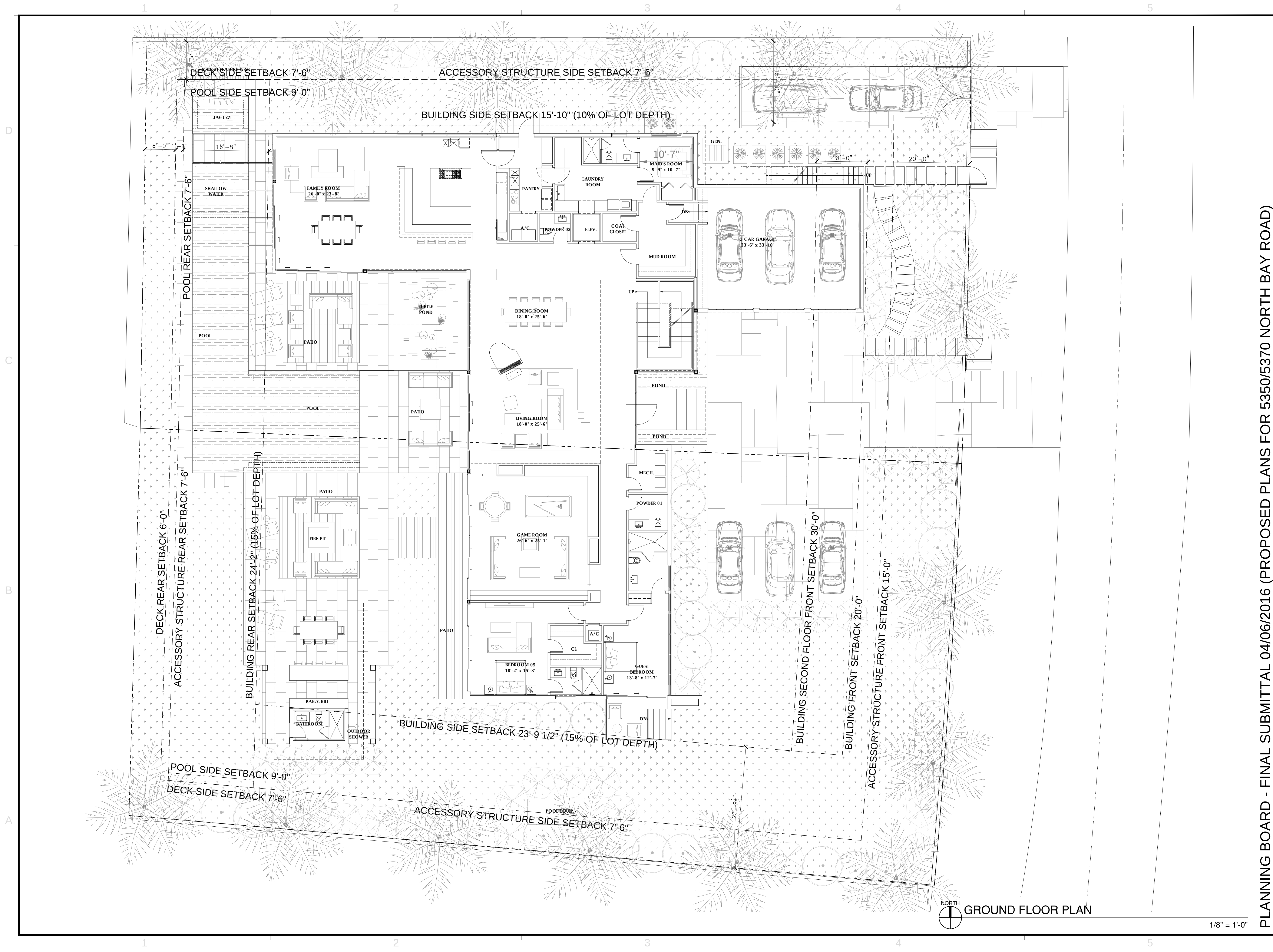
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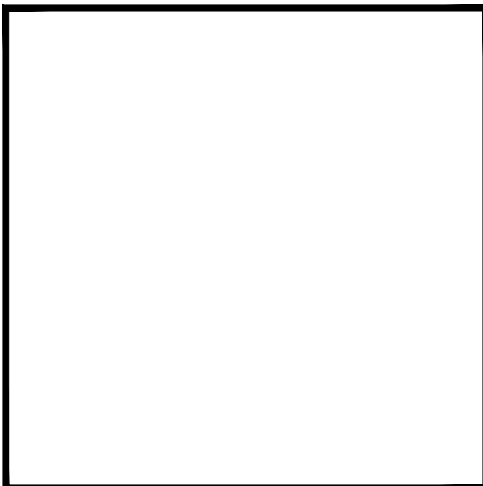


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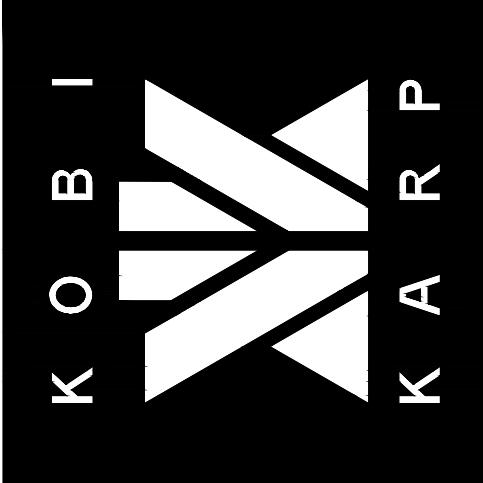
GROUND LEVEL
FLOOR PLAN



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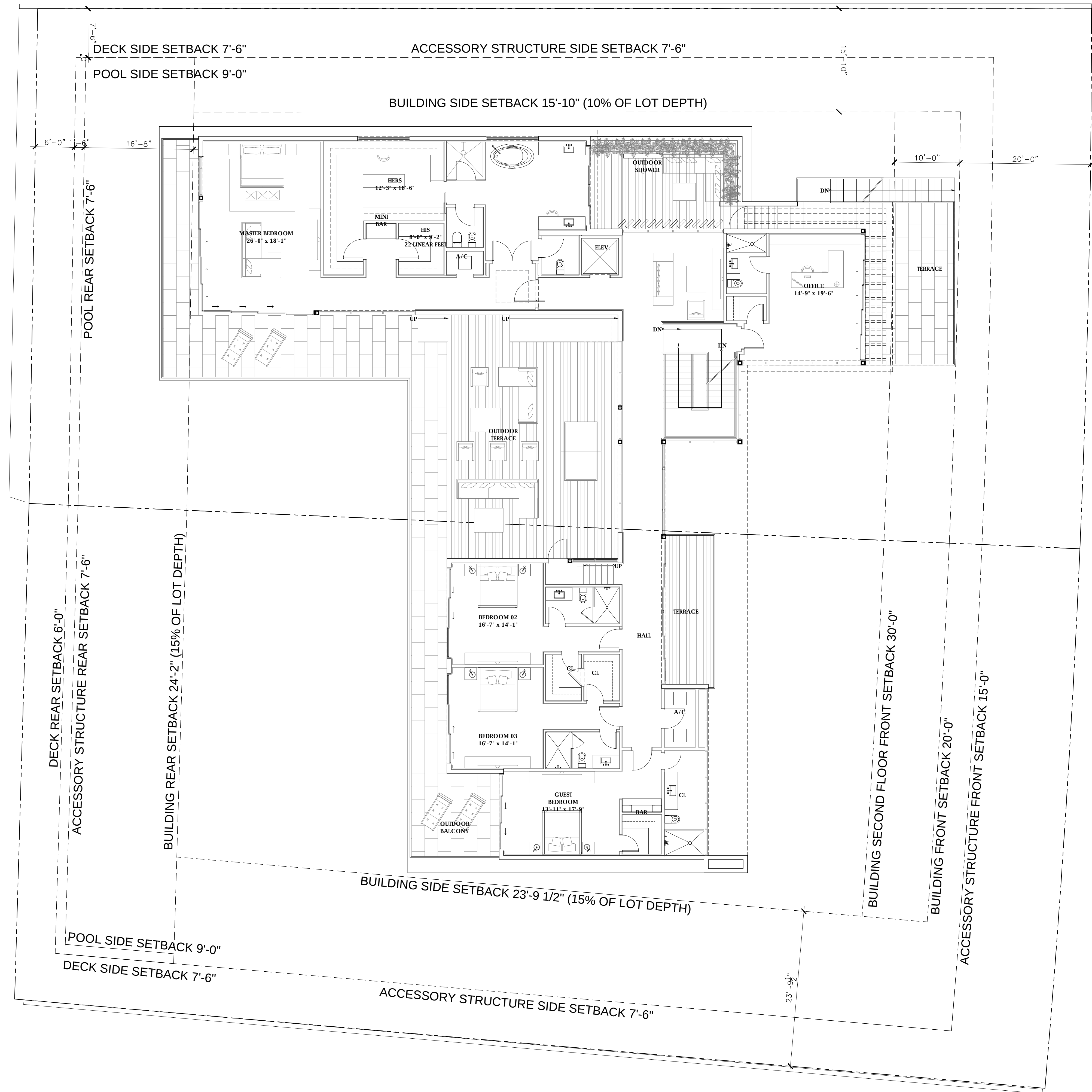
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NORTH
GROUND FLOOR PLAN

1/8" = 1'-0"

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)



NORTH
SECOND FLOOR PLAN

1/8" = 1'-0"

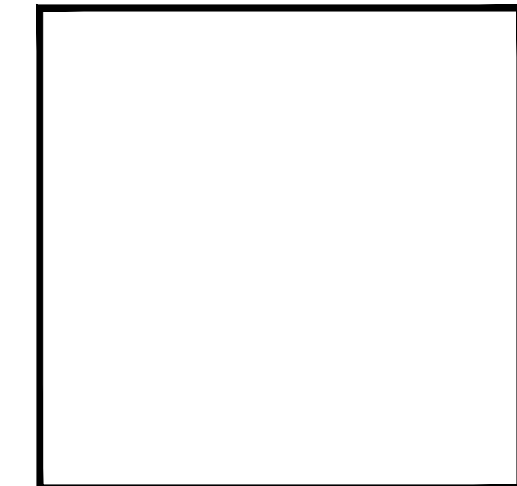
PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

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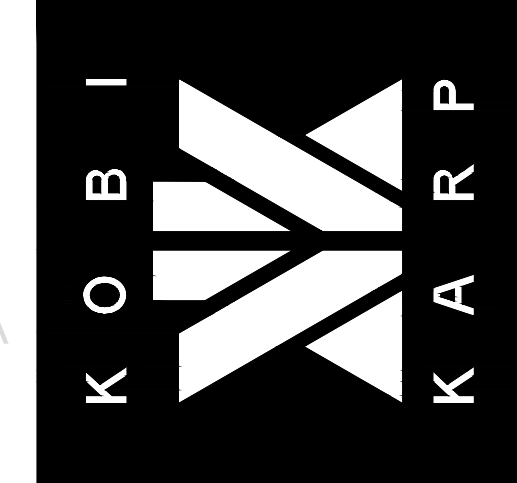
SECOND LEVEL
FLOOR PLAN



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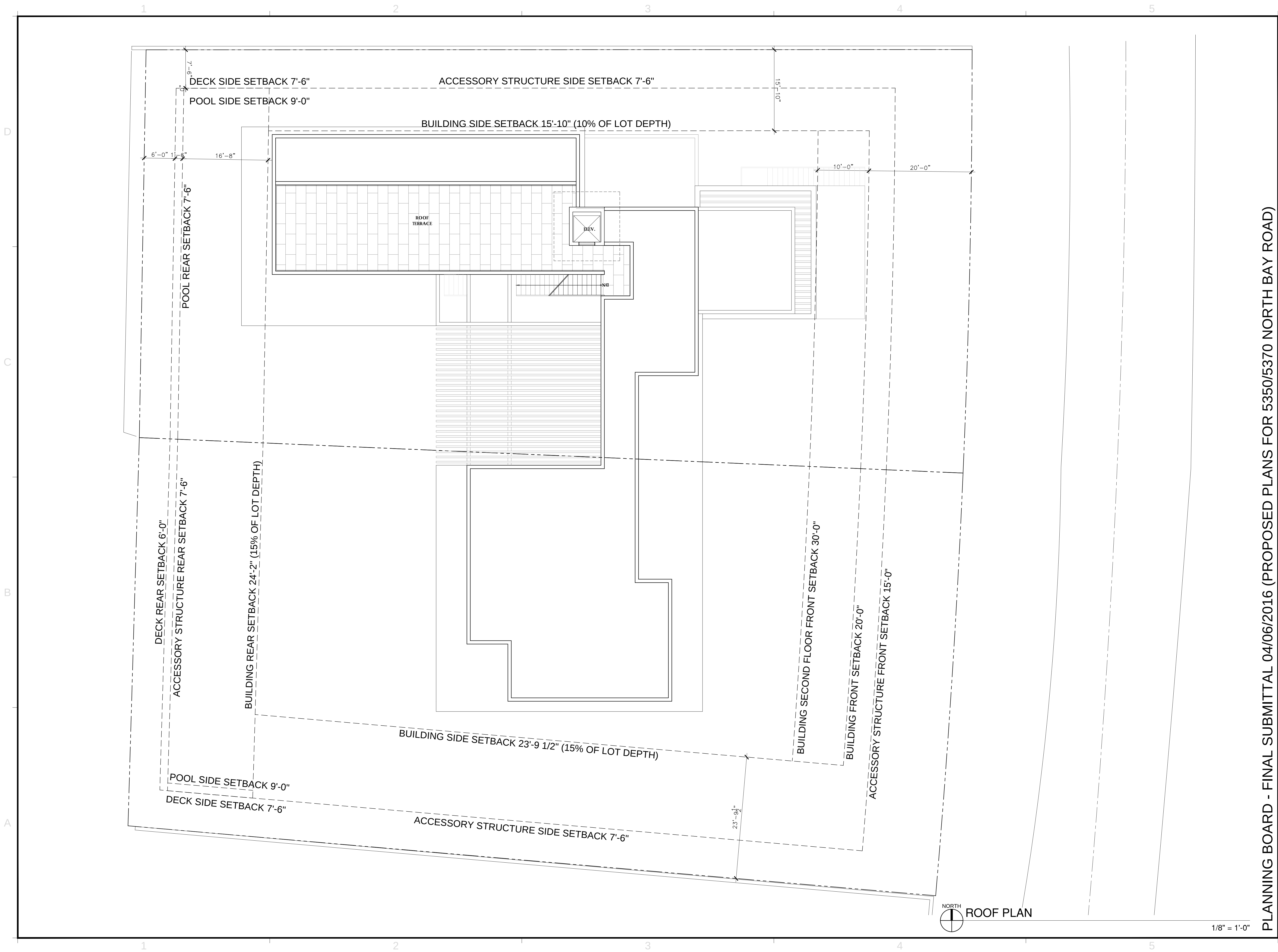
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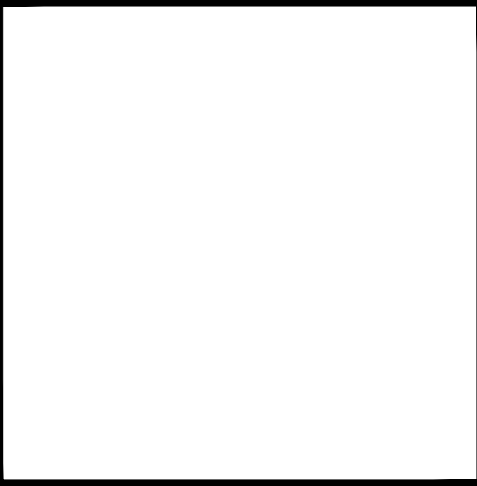
PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

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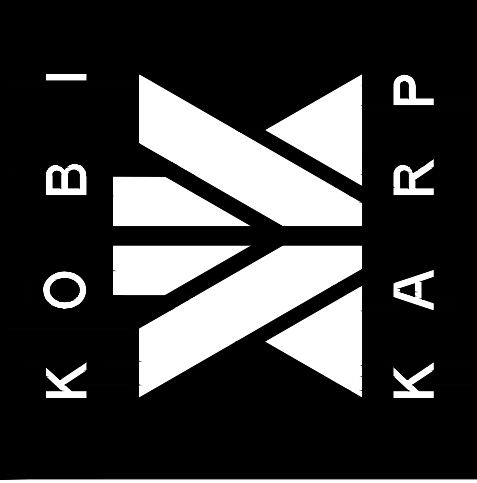
ROOF LEVEL
FLOOR PLAN



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SIDE SETBACK LINE

NORTH PROPERTY LINE

T.O. ELEVATOR
+46'-0" N.G.V.D.
10'-0"
ROOF
+36'-0" N.G.V.D.
14'-0"
2ND FLOOR
+22'-0" N.G.V.D.
14'-0"
GROUND FLOOR
+8'-0" N.G.V.D. (B.F.E.)
ADJUSTED GRADE
+6'-7 1/2" N.G.V.D.
GRADE
+5'-3" N.G.V.D.

SOUTH PROPERTY LINE

SIDE SETBACK LINE

1

4

3

2

5

1

TERRACE
+12'-0" N.G.V.D.

GARAGE
+5'-6" N.G.V.D.

14'-6"

1 WEST ELEVATION

Scale: 1/8" = 1'-0"

T.O. ELEVATOR
+46'-0" N.G.V.D.
10'-0"
ROOF
+36'-0" N.G.V.D.
14'-0"
2ND FLOOR
+22'-0" N.G.V.D.
14'-0"
GROUND FLOOR
+8'-0" N.G.V.D. (B.F.E.)
ADJUSTED GRADE
+6'-7 1/2" N.G.V.D.
GRADE
+5'-3" N.G.V.D.

NORTH PROPERTY LINE

SIDE SETBACK LINE

1

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SIDE SETBACK LINE

SOUTH PROPERTY LINE

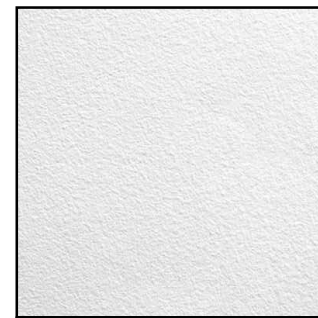
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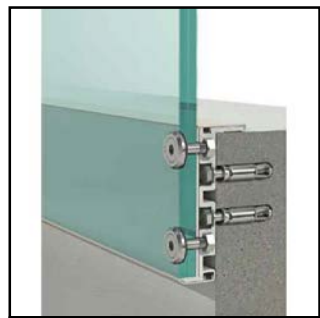
2 EAST ELEVATION

Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND:



1 SMOOTH STUCCO FINISH



3 FRAMELESS GLASS RAILING



5 ALUMINUM SLATS



2 ALUMINUM FRAME



4 WOOD PLANK SOFFIT



6 STONE FINISH

NOTE:

PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE:

REVISIONS / SUBMISSIONS

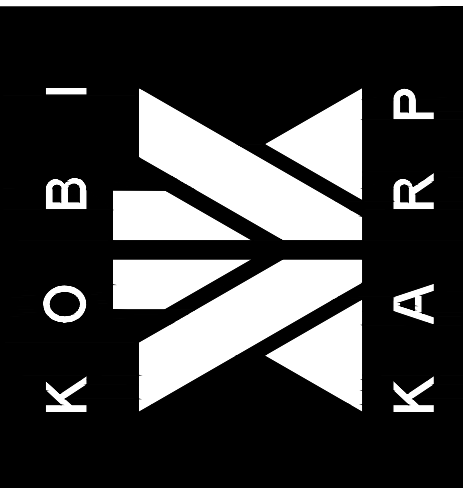
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ELEVATIONS

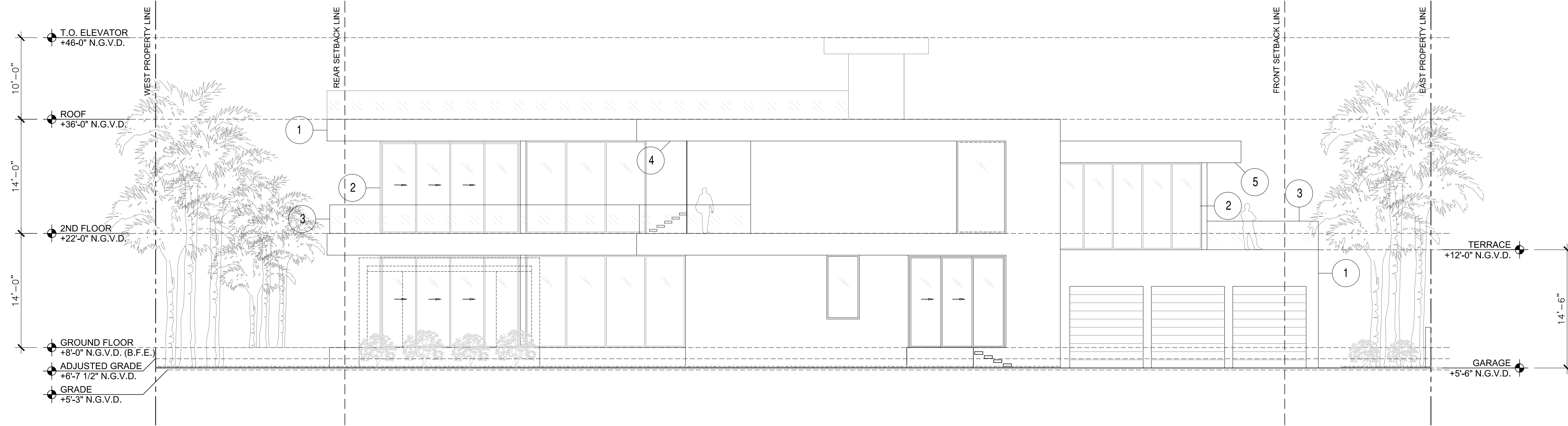
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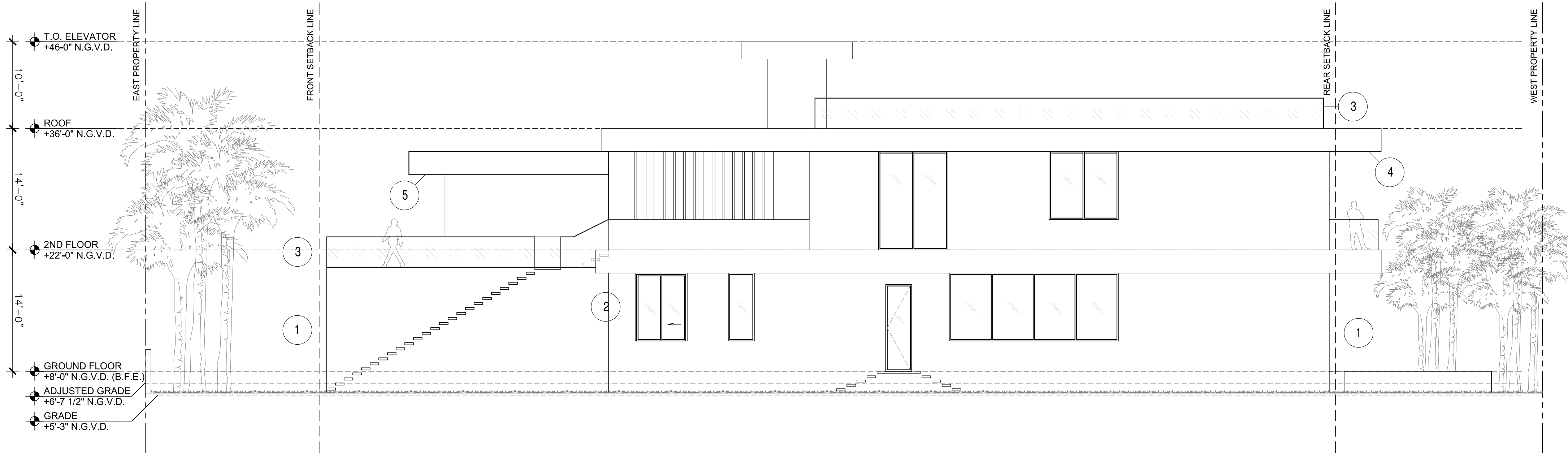
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PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)



1 SOUTH ELEVATION

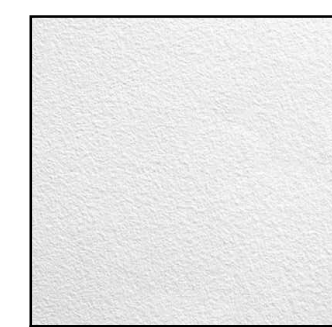
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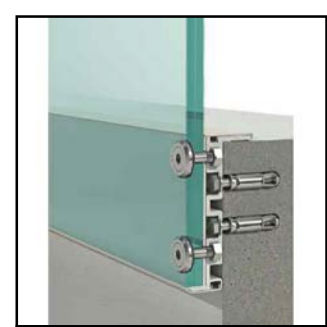
2 NORTH ELEVATION

Scale: 1/8" = 1'-0"

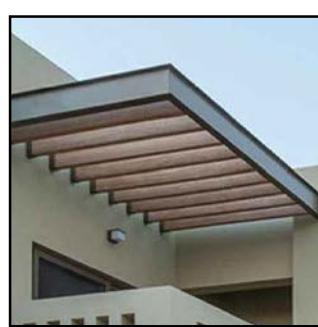
ELEVATION MATERIAL LEGEND:



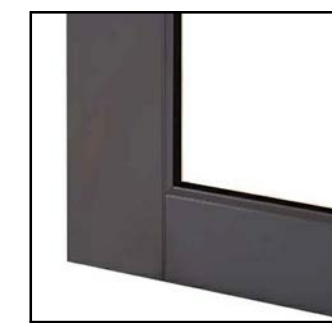
1 SMOOTH STUCCO FINISH



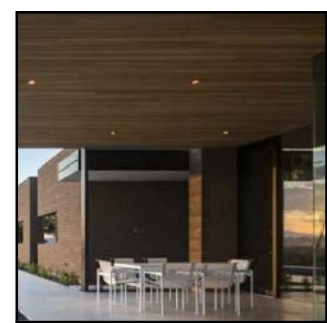
3 FRAMELESS GLASS RAILING



5 ALUMINUM SLATS



2 ALUMINUM FRAME



4 WOOD PLANK SOFFIT



6 STONE FINISH

NOTE:

PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE:

REVISIONS / SUBMISSIONS

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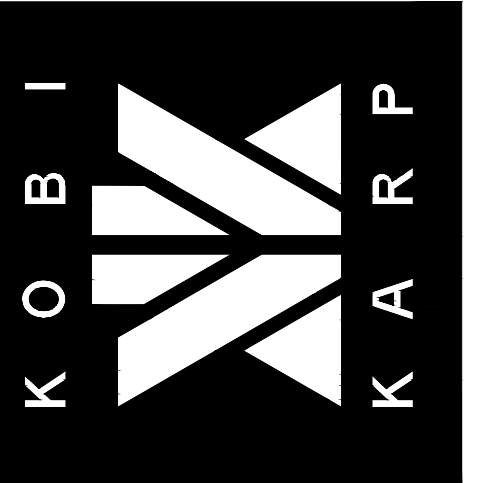
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ELEVATIONS

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1 FRONT RENDERING

Scale: N.T.S.

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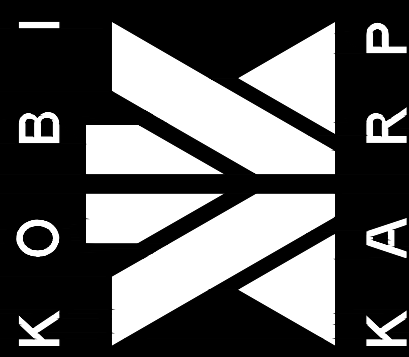
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1 REAR RENDERING

Scale: N.T.S.

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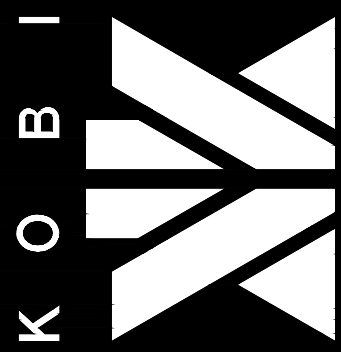
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2 REAR RENDERING

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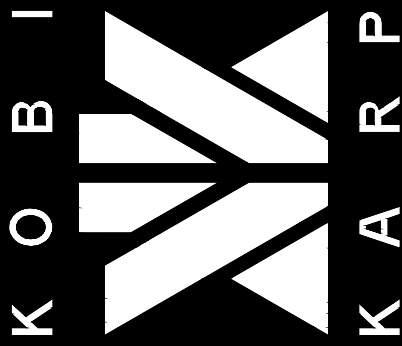
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RENDERING

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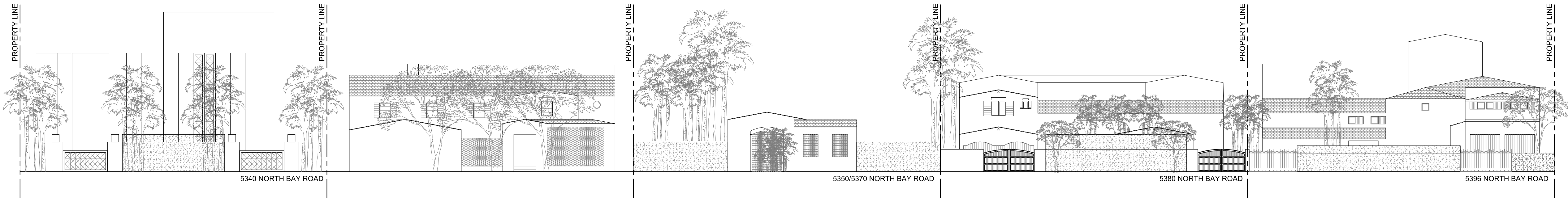
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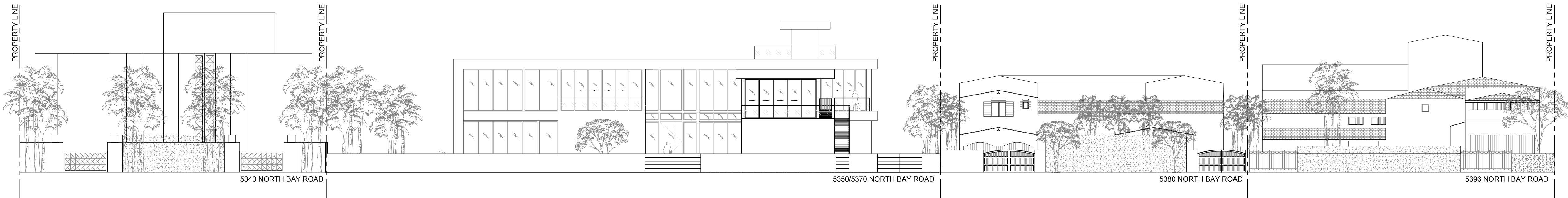
DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.04

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)



1 EXISTING CONTEXTUAL STREET ELEVATION
Scale: 1/16" = 1'-0"



1 PROPOSED CONTEXTUAL STREET ELEVATION
Scale: 1/16" = 1'-0"

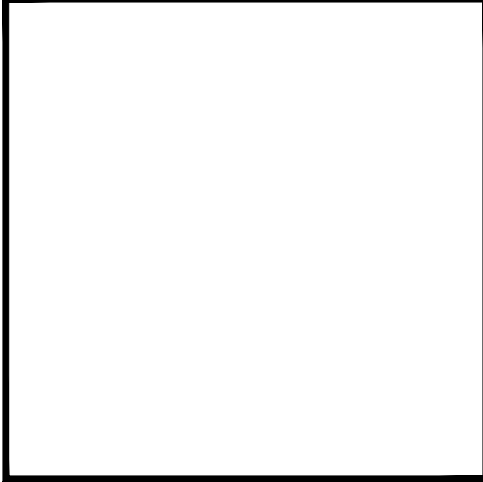
NOTE:
PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE:

REVISIONS / SUBMISSIONS		
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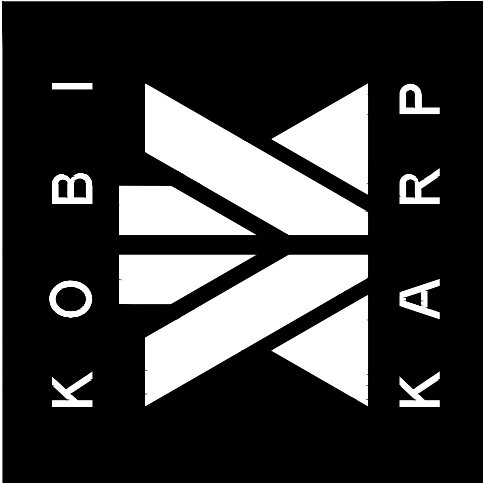
ELEVATIONS
CONTEXTUAL



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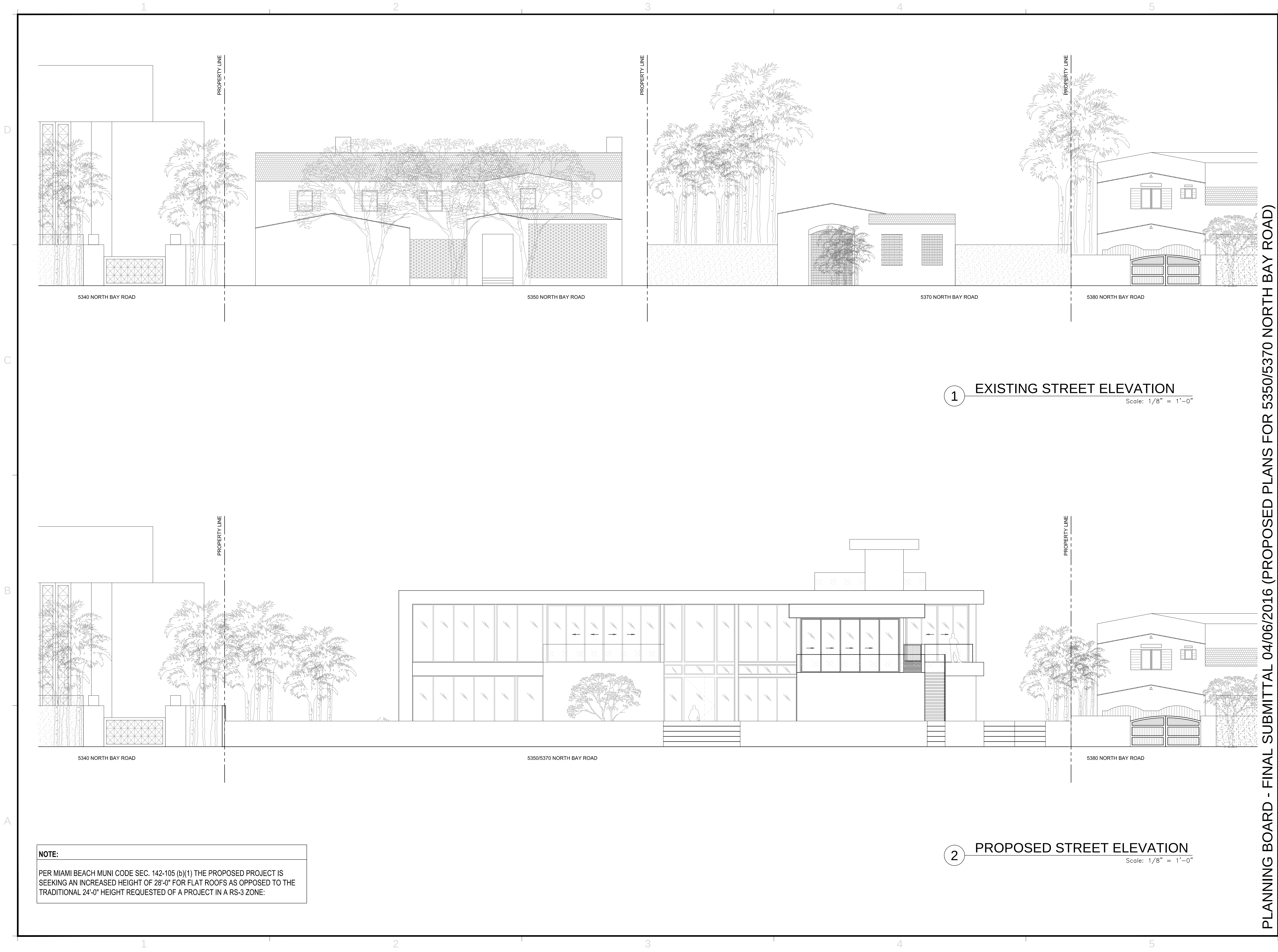
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CHECKED BY:	
DATE:	12.11.2015

A4.02

PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)

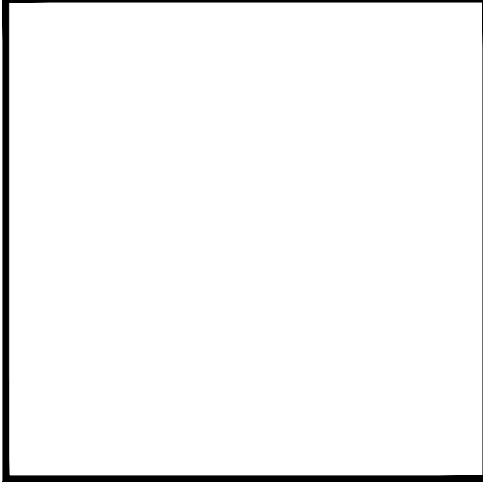


REVISIONS / SUBMISSIONS		
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ELEVATIONS
CONTEXTUAL



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CHECKED BY:

DATE: 12.11.2015

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