

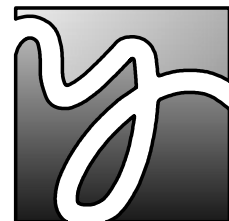
Custom Single Family Residence

5860 North Bay Rd
Miami Beach, FL 33141



DRB REVIEW SET

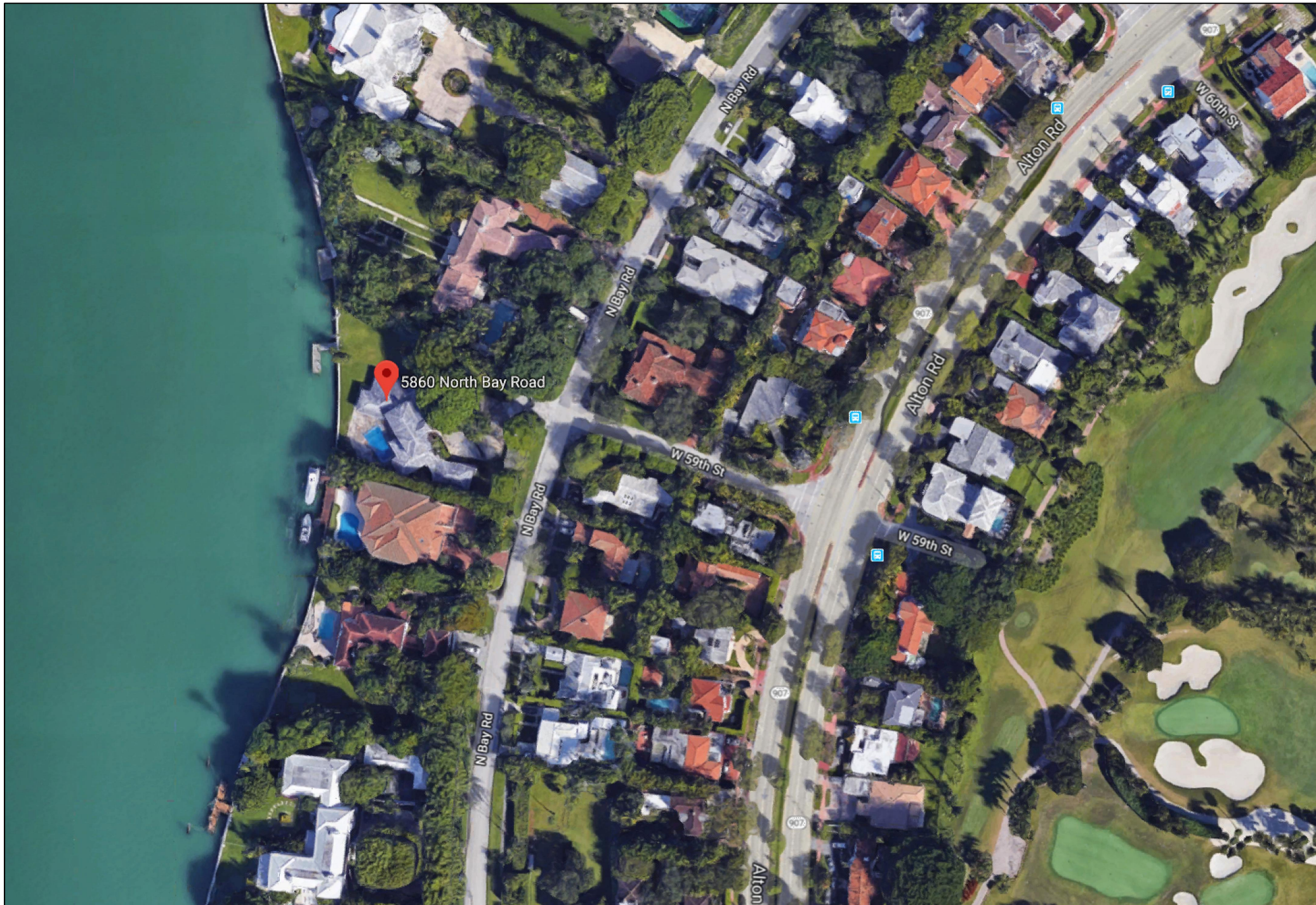
Final Submittal
November 2nd, 2018



YATES + ASSOCIATES ARCHITECTURE, INC.

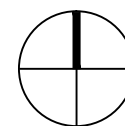
ARCHITECTURE • PLANNING • INTERIORS

319 CLEMATIS ST • SUITE 914 • WEST PALM BEACH, FL 33401 • T: 561-653-8280



AREA / VICINITY MAP

SCALE : N.T.S.



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ARCHITECTURAL

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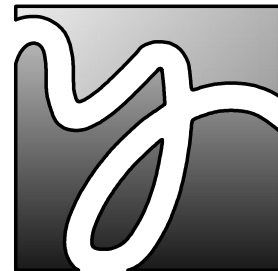
LANDSCAPE ARCHITECTURE

L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	LANDSCAPE DETAILS
IP1	IRRIGATION PLAN
IP2	IRRIGATION DETAILS
L1	RENDERED LANDSCAPE PLAN
E1	LANDSCAPE ELEVATIONS
E2	LANDSCAPE ELEVATIONS

SCOPE OF WORK

New custom residence on a currently vacant lot (existing residence previously demolished under separate permit)

The applicant, Ambassa Holdings, Inc., is requesting Design Review Approval for the construction of a new two-story single-family residence including one variance for lot coverage, one variance for accessory structure height, and three design waivers.



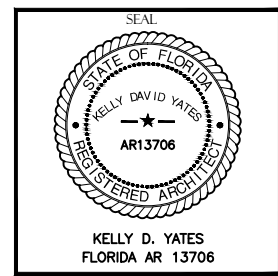
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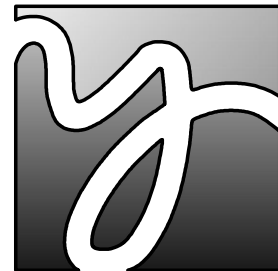
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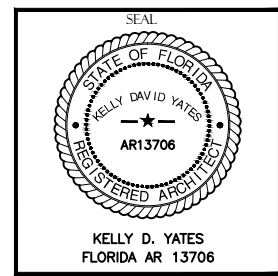
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ZONING DATA

ITEM NUMBER:				
1	ADDRESS	5860 NORTH BAY RD MIAMI BEACH, FL 33141		
		Lot 25, in Block 1A, "LAGORCE GOLF CLUB SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43		
2	FOLIO NUMBER	02-3215-003-0290		
3	BOARD & FILE #	DRB# 18-0309		
4	YEAR BUILT	N/A	ZONING DISTRICT	RS-2
5	BASE FLOOD ELEV	8.00' NGVD	GRADE VALUE IN NGVD	3.08'
6	ADJUSTED GRADE	5.54' NGVD	FREE BOARD	9.00' NGVD
7	LOT AREA	28,687.80 SF		
8	LOT WIDTH	127'-2 1/2" (SEE SHEET A101)	LOT DEPTH	212'-3 1/2" (SEE SHEET A101)
9	MAX LOT COVERAGE	8,606.1 SF (30%)	PROPOSED LOT COVERAGE & PERCENTAGE	8,973 S.F. (31.2%) W/ VARIANCE
10	EXIST LOT COVERAGE	N/A	UNIT SIZE REDUCTION @ GARAGE	766-500 = 266 GARAGE SF
11	FRONT YARD OPEN SPACE	2,501.3 (65.73% OPEN)	REAR YARD OPEN SPACE & PERCENTAGE	3,350.80 S.F. (70%)
12	MAX UNIT SIZE & SF	14,343.9 (50%)	PROPOSED UNIT SIZE & PERCENTAGE	13,188 S.F. (45.39%)
13	EXIST GROUND FLR UNIT SIZE	N/A	PROPOSED GROUND FLR UNIT SIZE	6,152.0 S.F. + 266 (GARAGE) = 6,418 SF
14			PROPOSED SECOND FLR UNIT SIZE	6,152.0 S.F. MAIN HOUSE / 618.3 LIVING ABV GARAGE
15				6,770.3 (105%)
16			PROPOSED ROOF DECK	N/A

SITE DATA

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	NOTES:
17	BUILDING HGT (FLAT ROOF)	28'-0"	--	28'-0"	--	
	ACCESSORY STRUCTURE	12'-0"	--	15'-0"	3'	MAX 3' VARIANCE REQ.
18	SETBACKS					
19	FRONT FIRST LEVEL	30'-0"	--	30'-0"	--	
20	FRONT SECOND LEVEL	30'-0"	--	30'-0"	--	
21	SIDE ONE (NORTH)	19'-2"	--	25'-0"	--	32'-0" AGGREGATE ALLOWED ON SIDES
22	SIDE TWO (SOUTH)	12'-10"	--	12'-10"	--	
23	REAR SETBACK (15%)	32'-7"	--	32'-7"	--	
24	ACCESS. STRUCTURE SIDE	7'-6"	--	7'-6"	--	
25	ACCESS. STRUCTURE REAR	16'-3 3/4"	--	18'-3"	--	
26	SUM OF SIDE YARDS	32'-0"	--	37'-10"	--	
27	HISTORIC DISTRICT	NO				
28	HISTORIC SITE	NO				
29	ARCHITECTURALLY SIGNIFICANT	NO				
NOTES:						

<u>SWIMMING POOL SETBACKS</u>	REQUIRED	PROVIDED	<u>OVERHANGS INTO REQUIRED YARD</u>	ALLOWED	PROPOSED
REAR (EXTERIOR FACE OF CATCH BASIN)	16' 3-3/4"	23'-8"	FRONT (25% OF SETBACK)	7'-6"	5'-0"
REAR (WATER LINE OF CATCH BASIN)	17' 3-3/4"	24'-8"	REAR (25% OF SETBACK)	8'-2"	6'-0"
SIDES (EXTERIOR FACE OF CATCH BASIN)	7'-6"	58'-0" NORTH 37'-8" SOUTH	SIDE (25% OF SETBACK)	4'-10" SOUTH SIDE	3'-9" MAXIMUM

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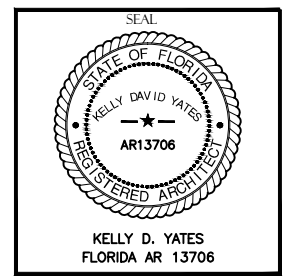
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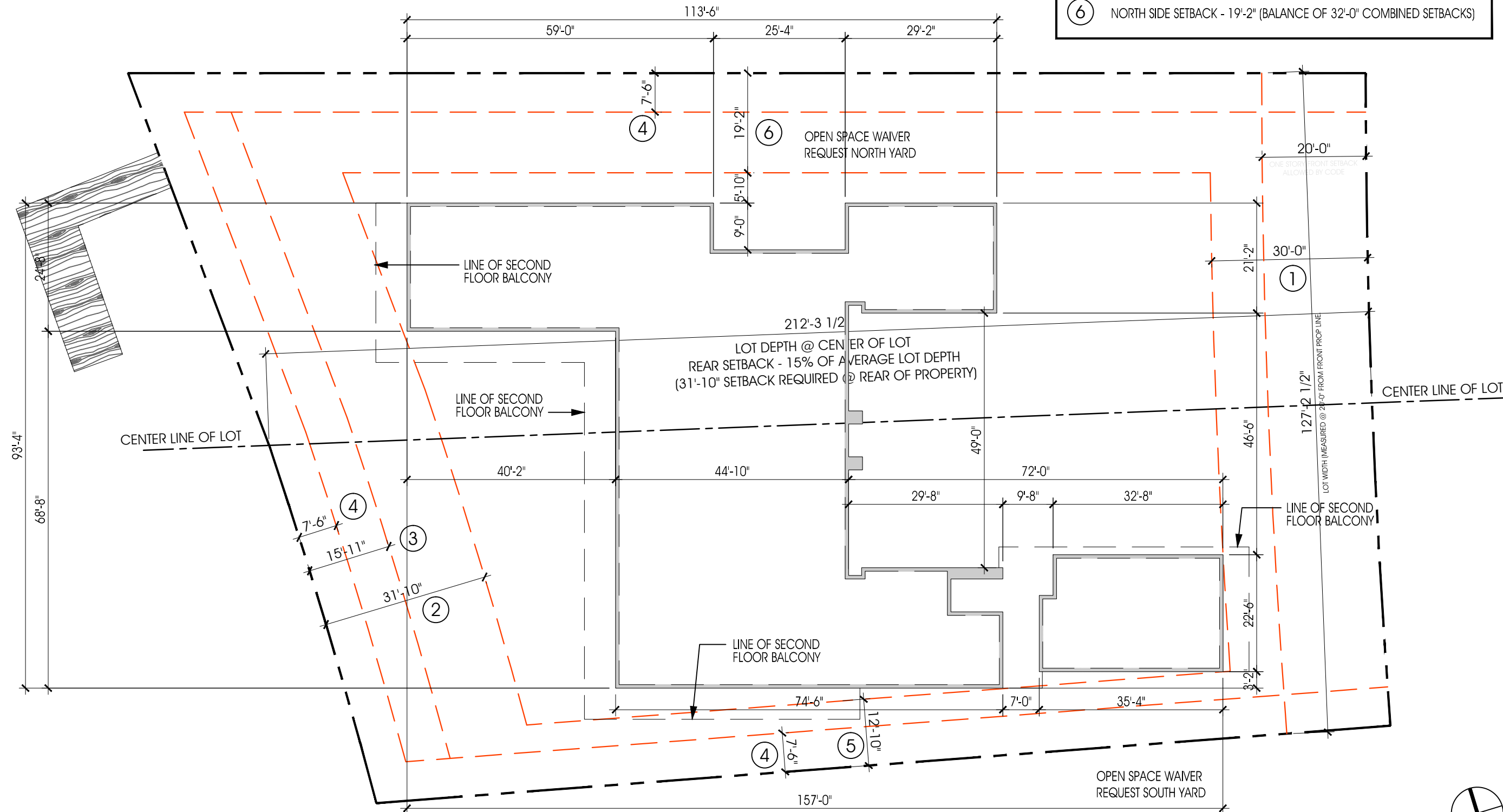
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SETBACK LEGEND	
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③	POOL SETBACK - HALF OF REQUIRED REAR SETBACK - 15'-11"
④	AUXILIARY SETBACK - 7'-6" REQUIRED
⑤	SOUTH SIDE SETBACK - 12'-10" MINIMUM SETBACK
⑥	NORTH SIDE SETBACK - 19'-2" (BALANCE OF 32'-0" COMBINED SETBACKS)



REQUIRED SETBACK DIAGRAM - GROUND FLOOR DIMENSIONS

SCALE: 1" = 20'-0"



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LOT COVERAGE (VARIANCE REQUEST)

- ① GROUND FLOOR - MAIN RESIDENCE W/ ENTRY FEATURE
8,703 S.F.
- ② BBQ/CABANA
270 S.F.

- 8,973 S.F. TOTAL W/ ENTRY FEATURE (31.2% COVERAGE)
- Ⓐ GROUND FLOOR - ENTRY FEATURE
1,580 S.F.
- 8,973 - 1,580 = 7,393 S.F. = 25.77% COV. W/O ENTRY FEATURE



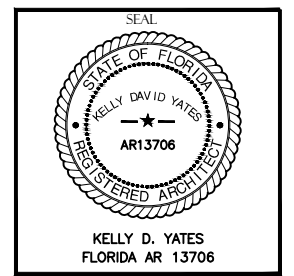
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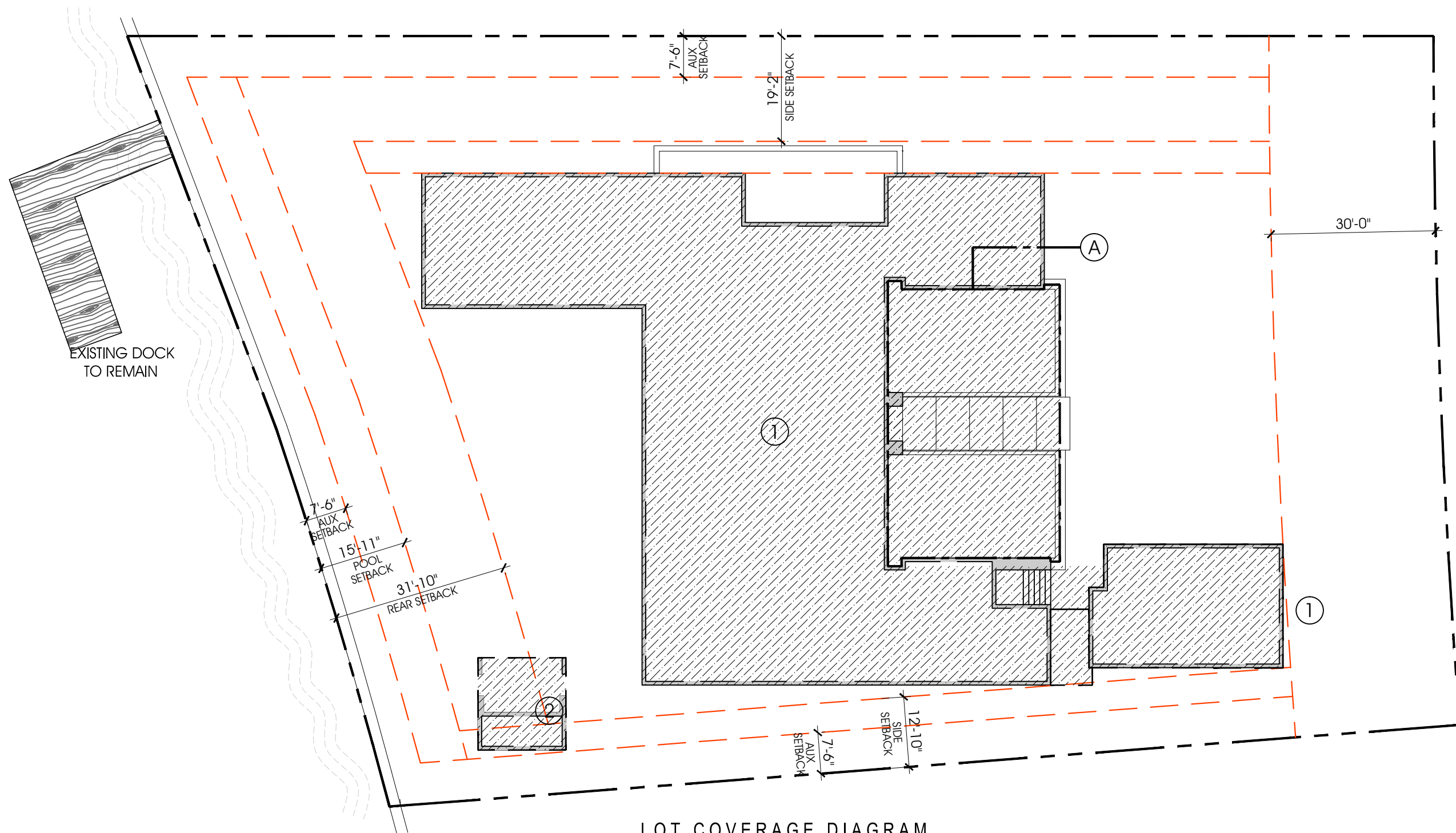
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LOT COVERAGE DIAGRAM

SCALE: 1" = 20'-0"



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UNIT SIZE DIAGRAM

- ① GROUND FLOOR
6,418 SF
- ② SECOND FLOOR
6,770 SF

- 13,188 SF



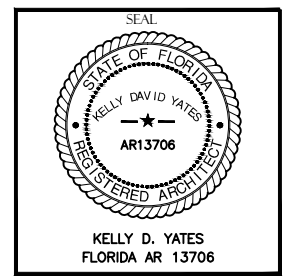
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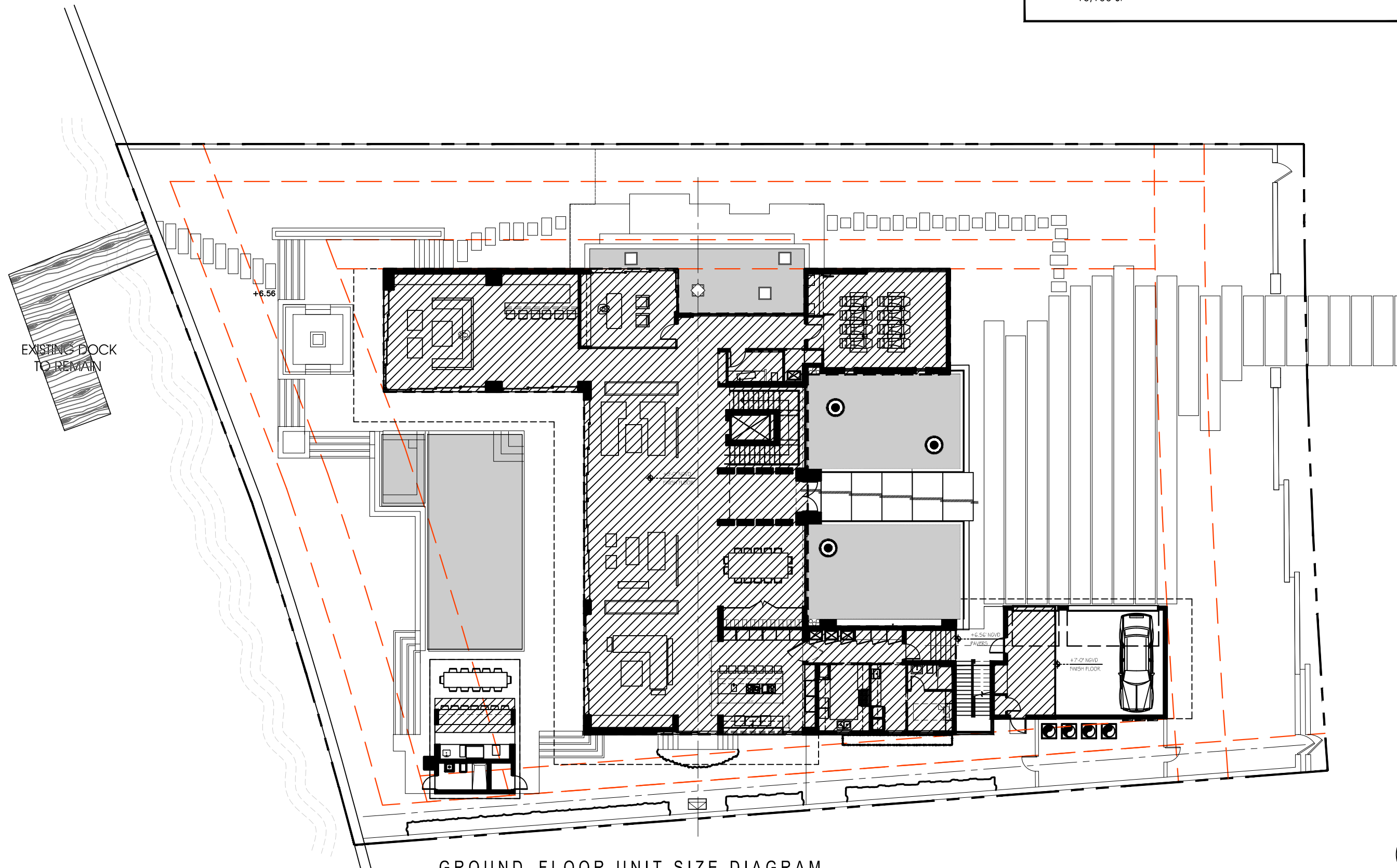
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GROUND FLOOR UNIT SIZE DIAGRAM

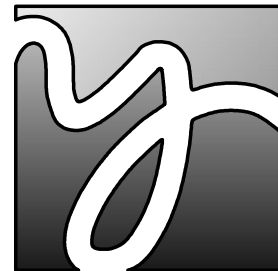
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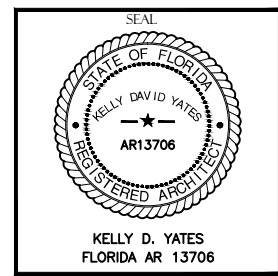
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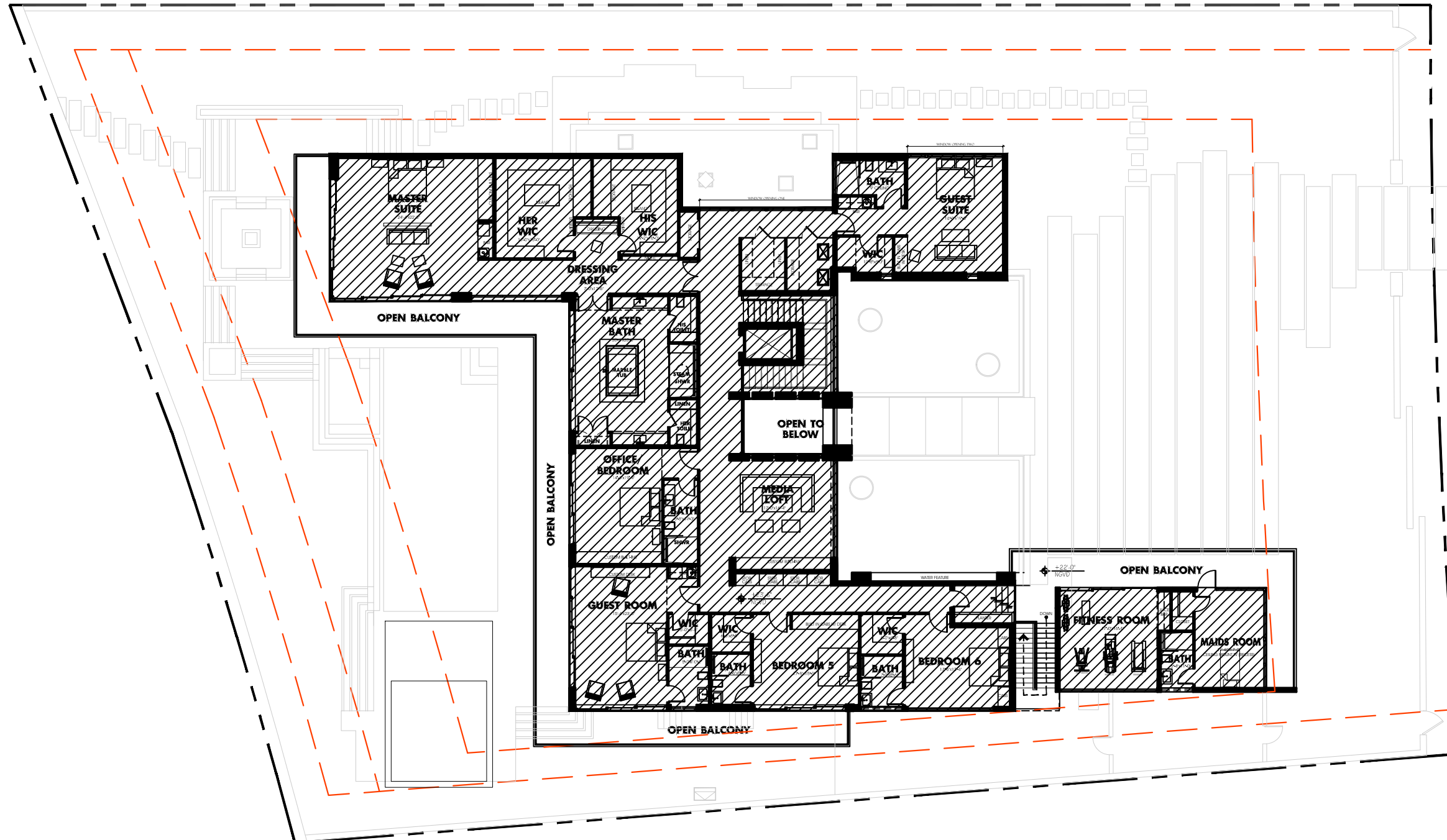
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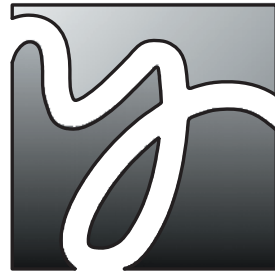
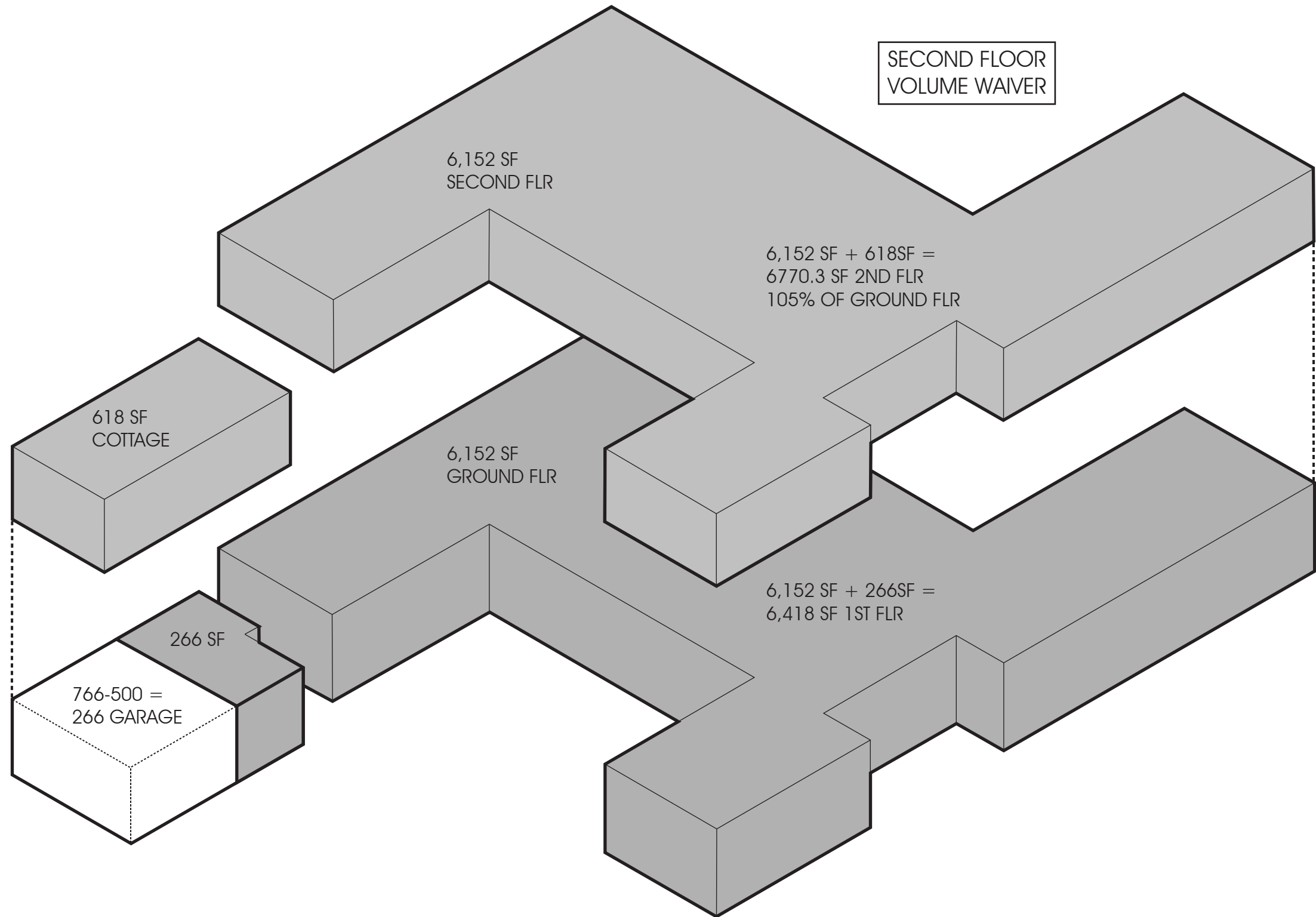


SECOND FLOOR UNIT SIZE DIAGRAM

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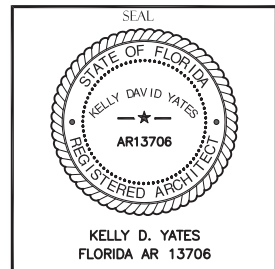
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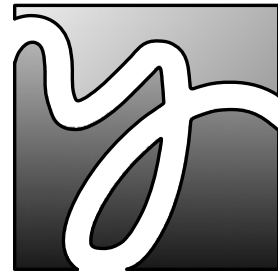
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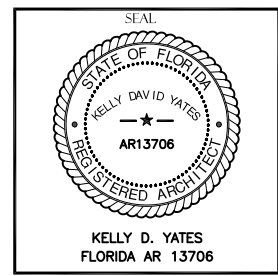
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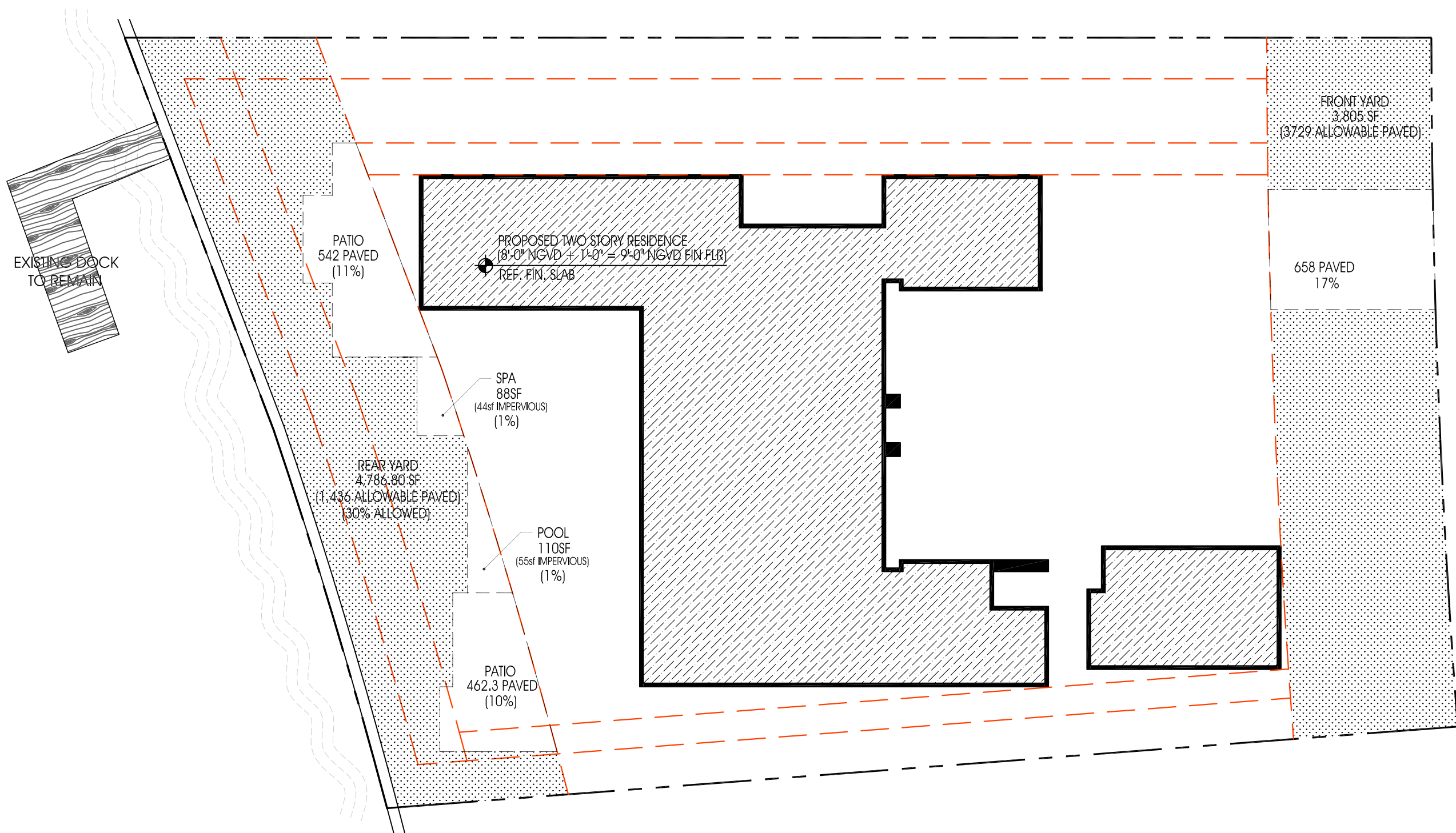
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FRONT AND REAR YARD GREEN SPACE DIAGRAM

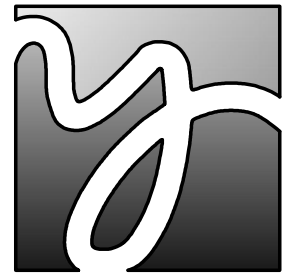
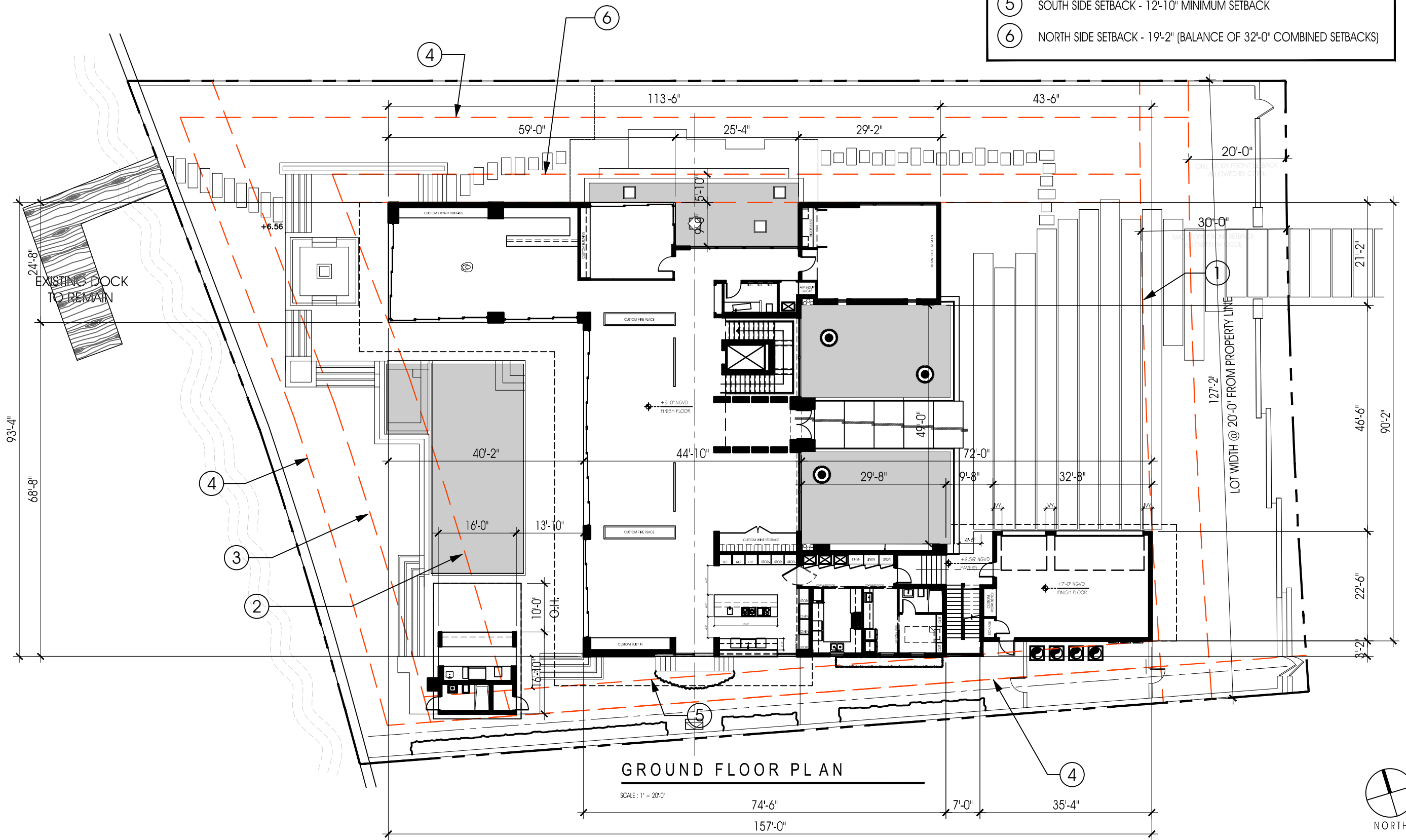
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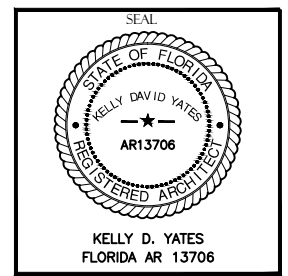


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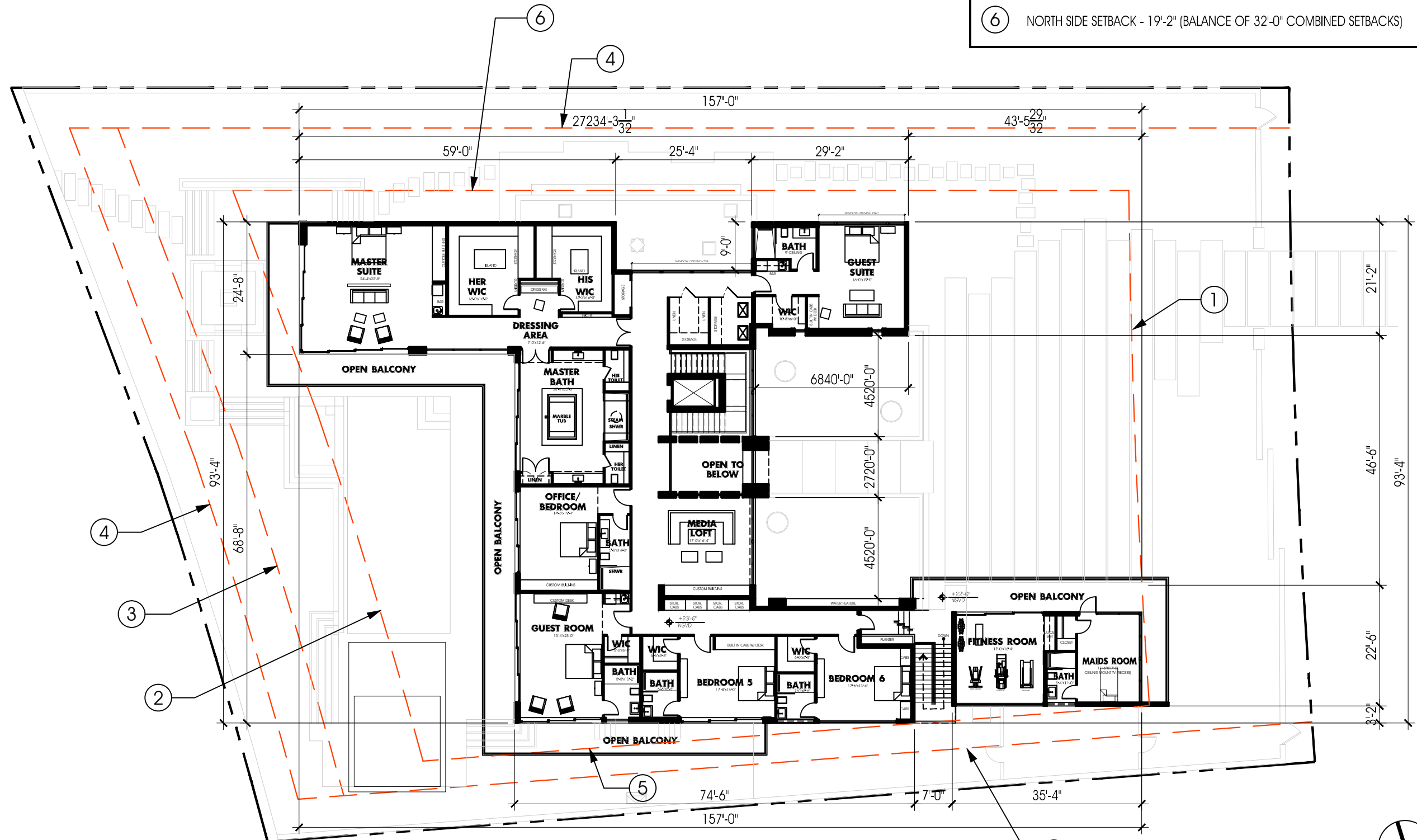
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NOTE:
SECOND FLOOR VOLUME
WAIVER REQUEST

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PRELIMINARY SECOND FLOOR PLAN

SCALE: 1" = 20'-0"



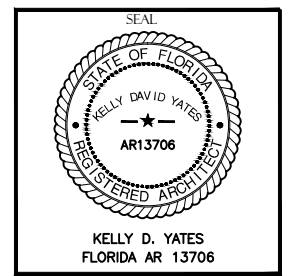
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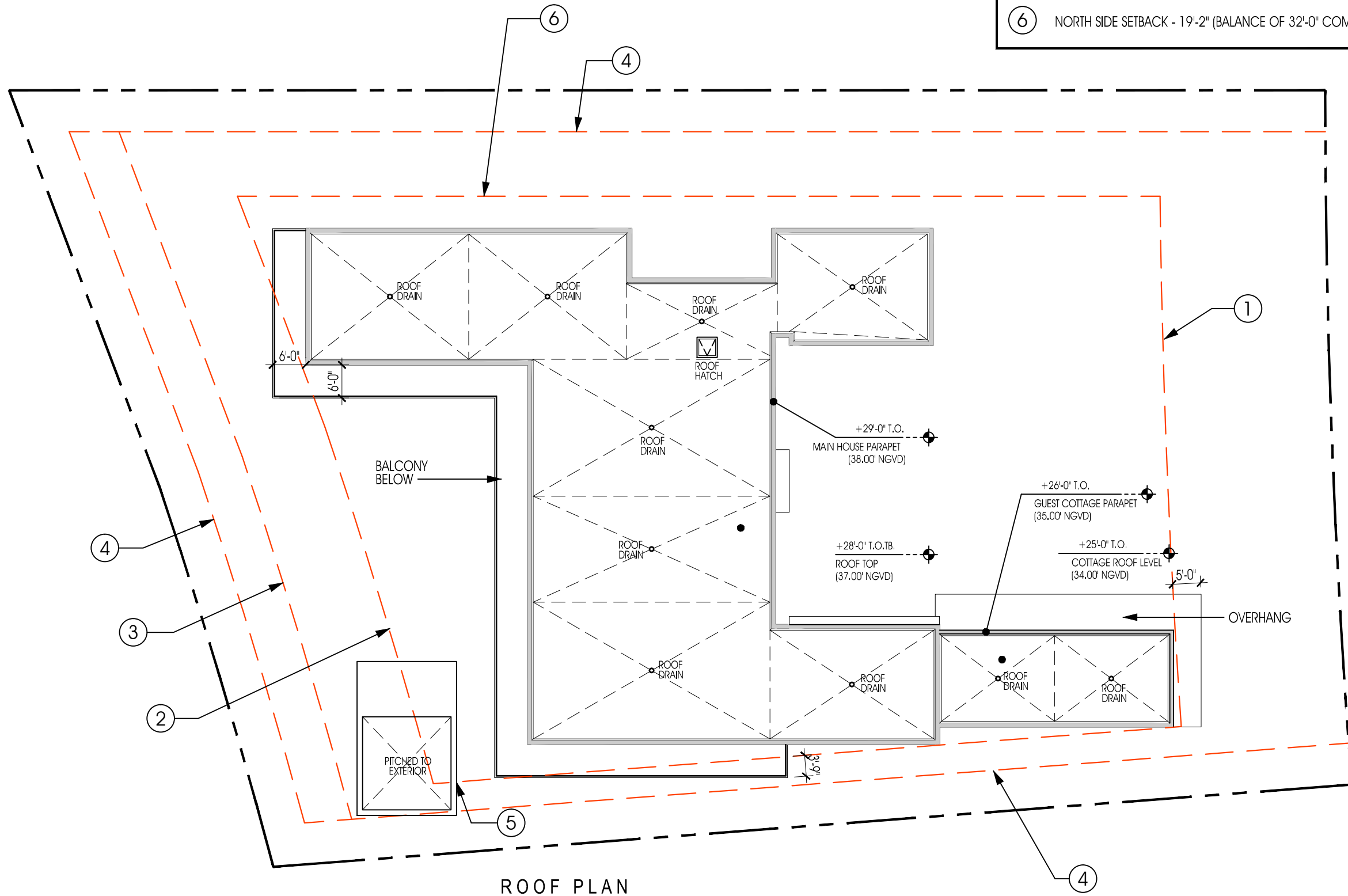


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- ④ AUXILIARY SETBACK - 7'-6" REQUIRED
- ⑤ SOUTH SIDE SETBACK - 12'-10" MINIMUM SETBACK
- ⑥ NORTH SIDE SETBACK - 19'-2" (BALANCE OF 32'-0" COMBINED SETBACKS)



ROOF PLAN

SCALE: 1" = 20'-0"



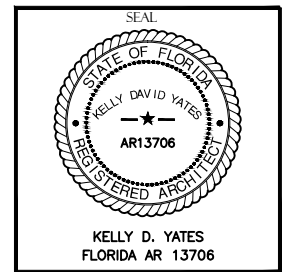
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WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: AUGUST 21, 2008
JOB NO: 08-0837
REVISIONS:

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5860 NORTH BAY RD
MIAMI BEACH, FL
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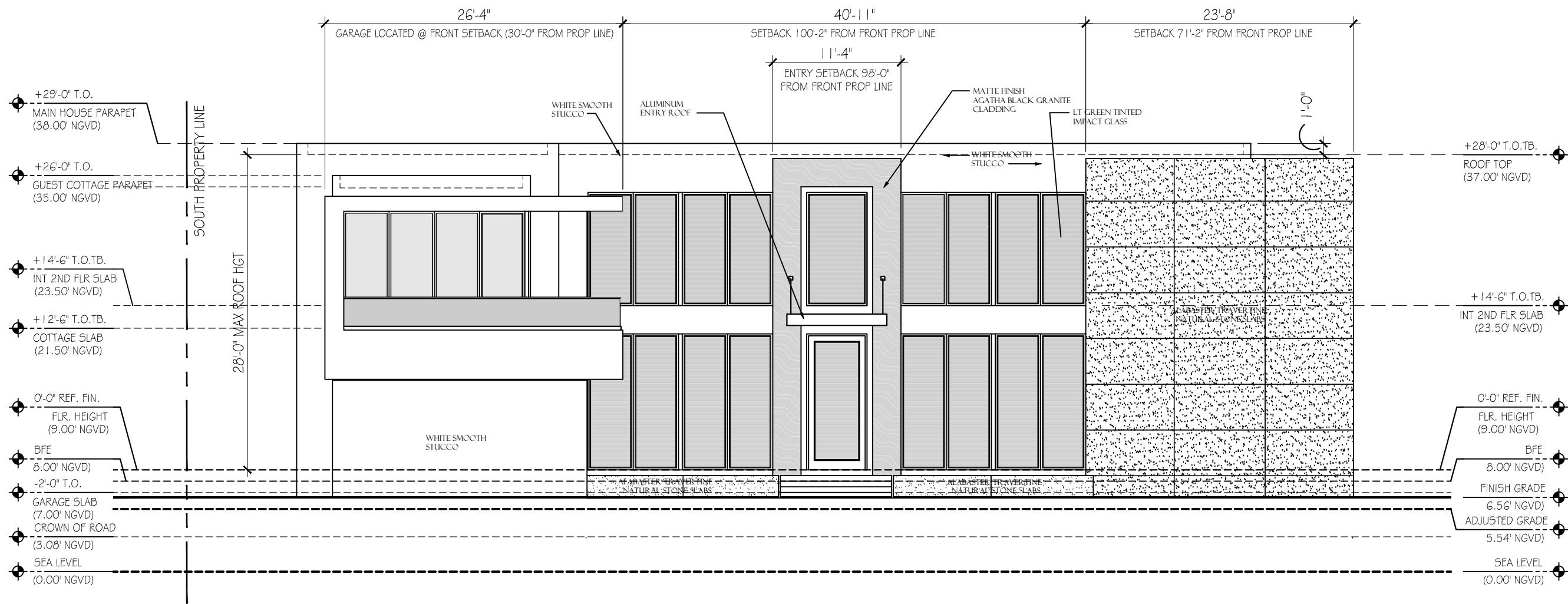
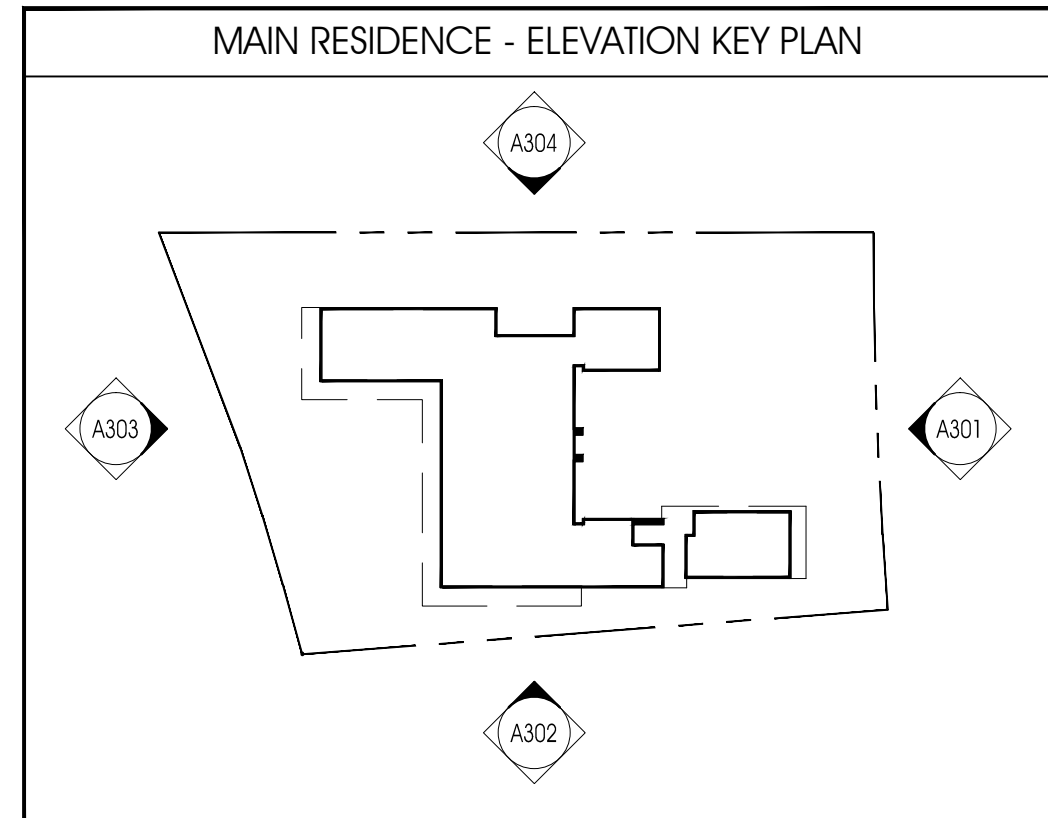


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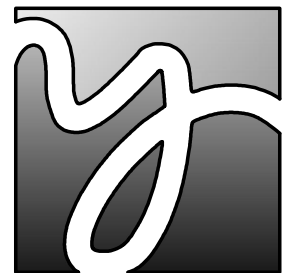
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MAIN RESIDENCE - ELEVATION KEY PLAN



PRELIMINARY FRONT ELEVATION - EASTERN EXPOSURE

SCALE: 1" = 10'-0"



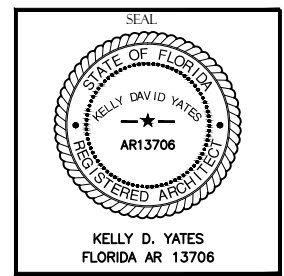
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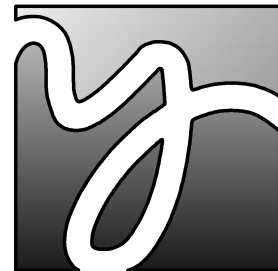
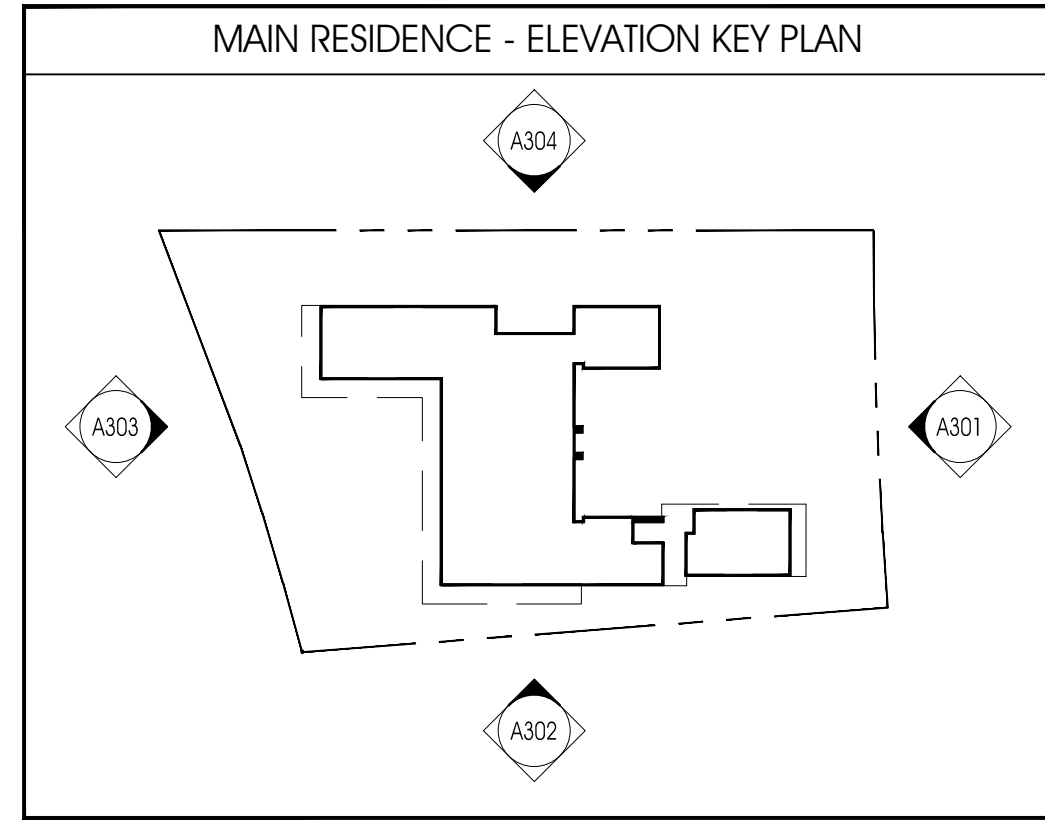
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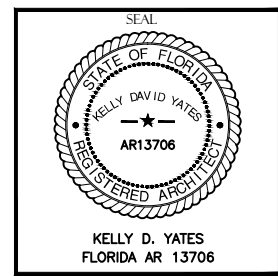
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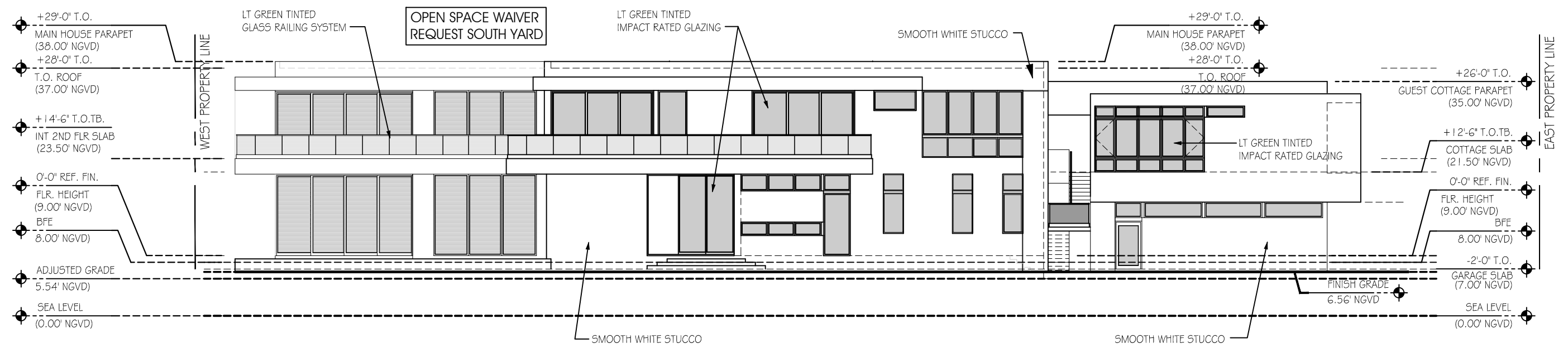
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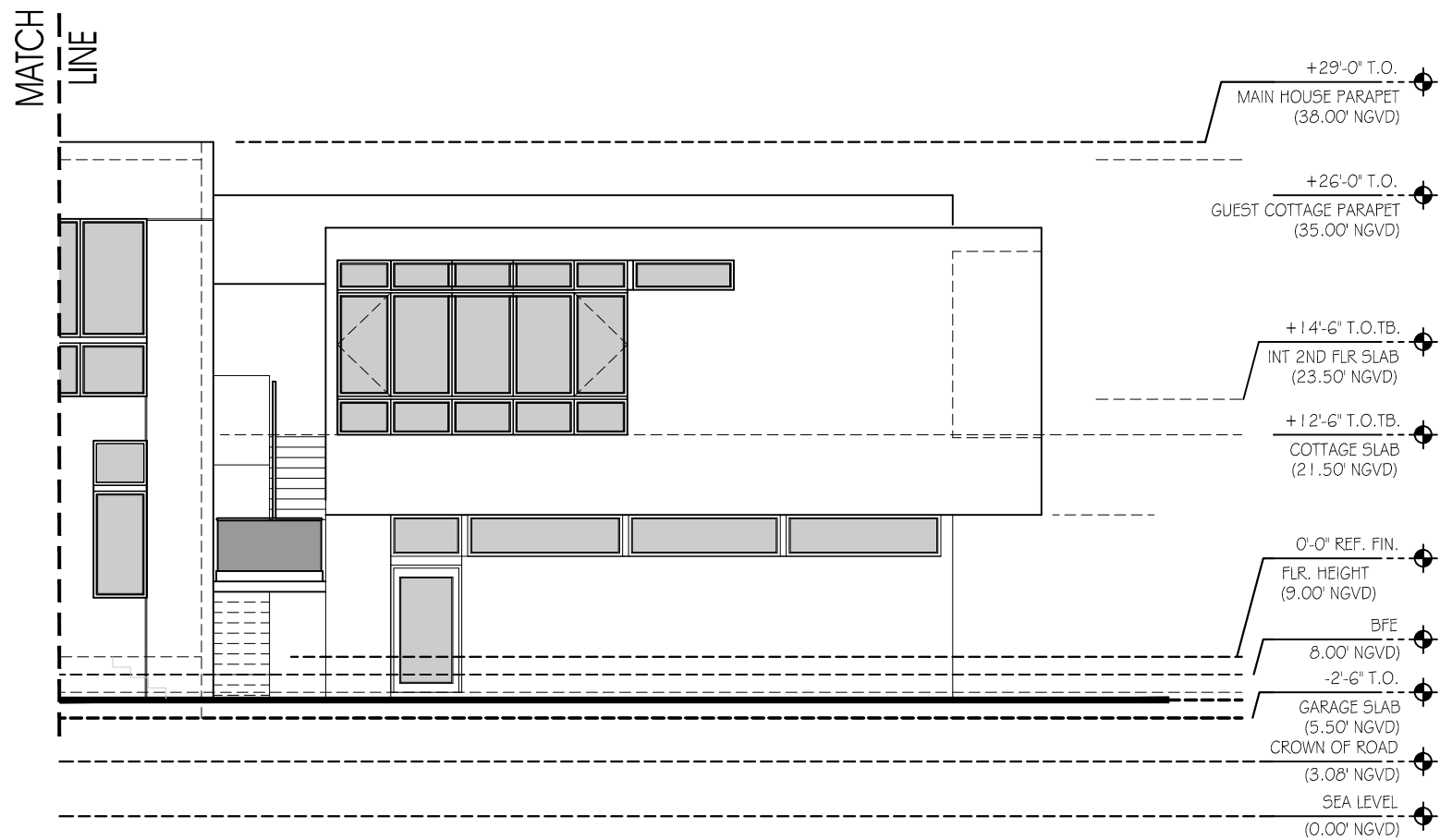
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LEFT SIDE ELEVATION @ MAIN HOUSE - SOUTHERN EXPOSURE

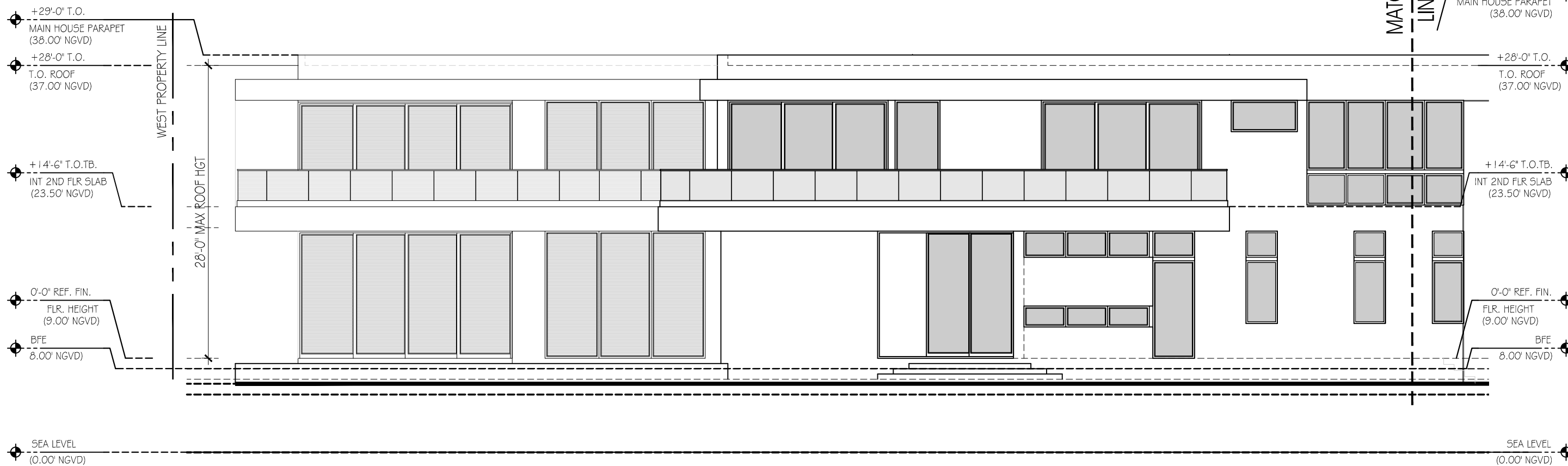
SCALE: 1/4" = 1'-0"

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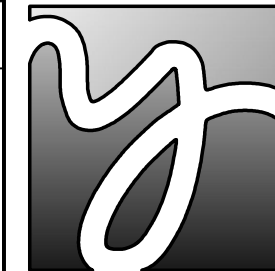
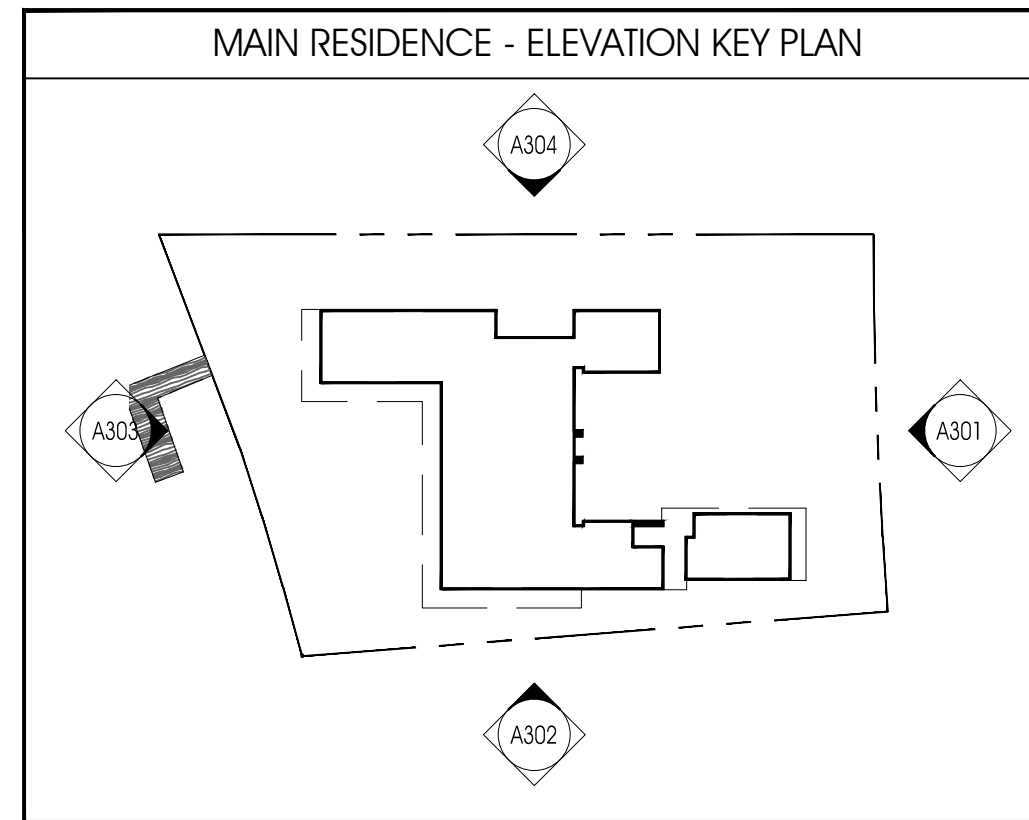
LEFT SIDE ELEVATION @ GARAGE

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION @ MAIN HOUSE - SOUTHERN EXPOSURE

SCALE : 1/4" = 1'-0"



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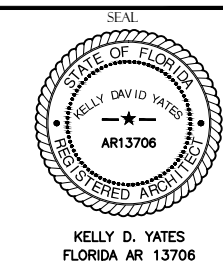
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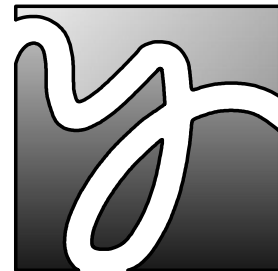
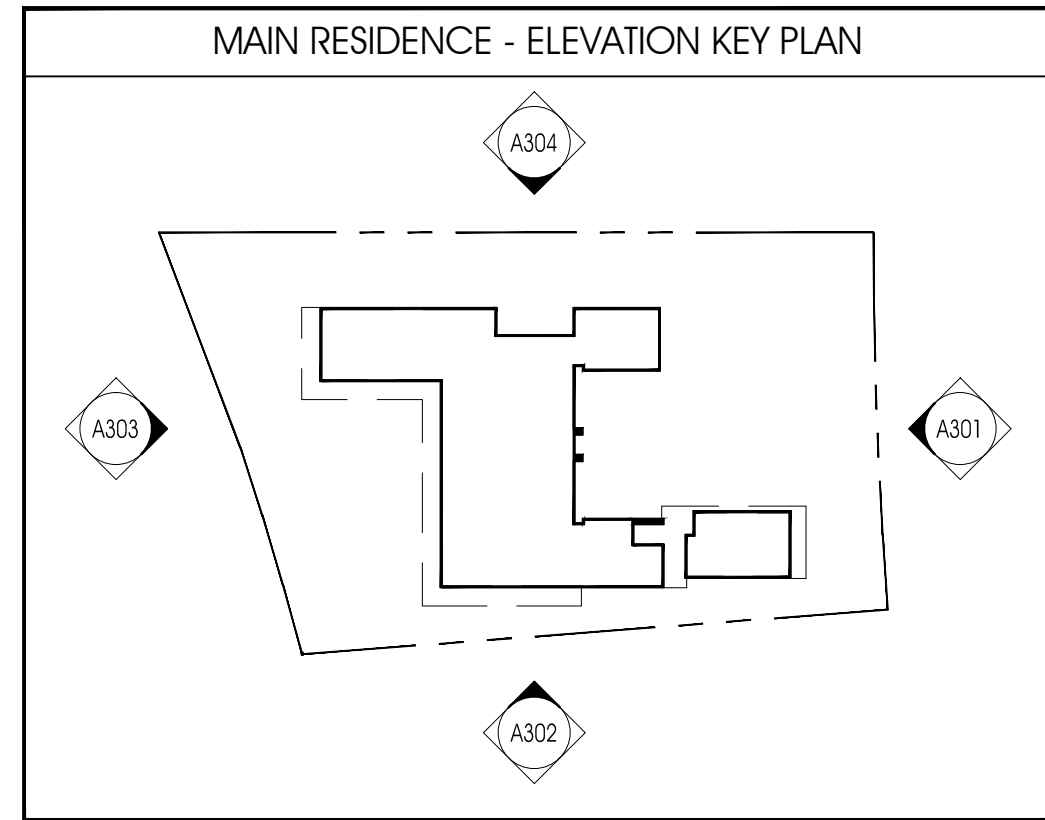
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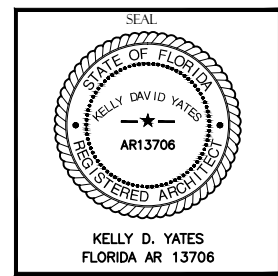
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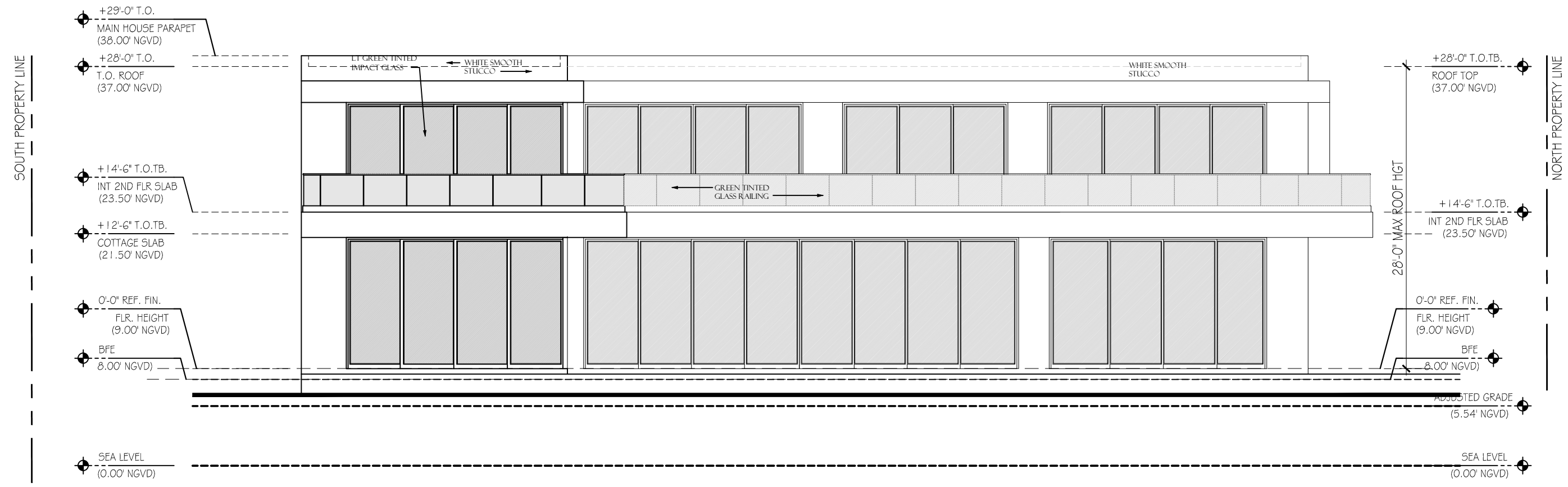
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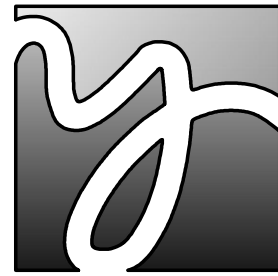
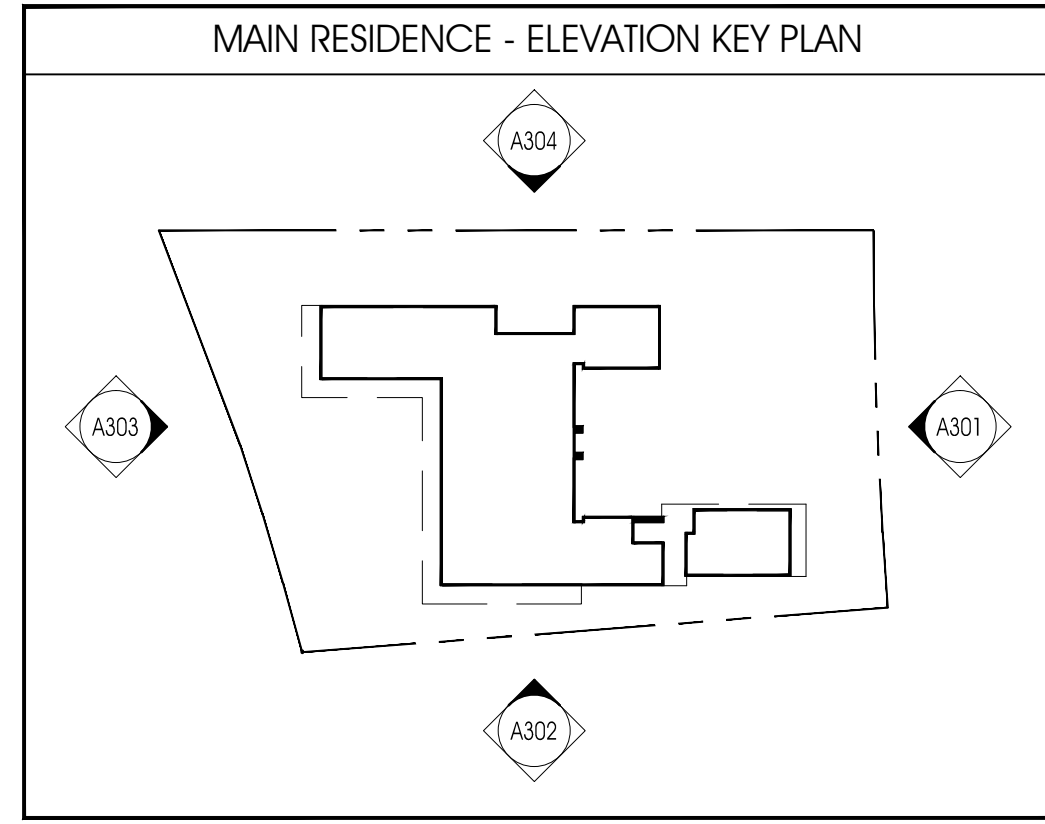


PRELIMINARY REAR ELEVATION - WESTERN EXPOSURE

SCALE: 1" = 10'-0"

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MAIN RESIDENCE - ELEVATION KEY PLAN



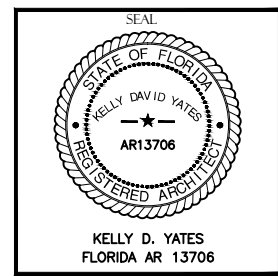
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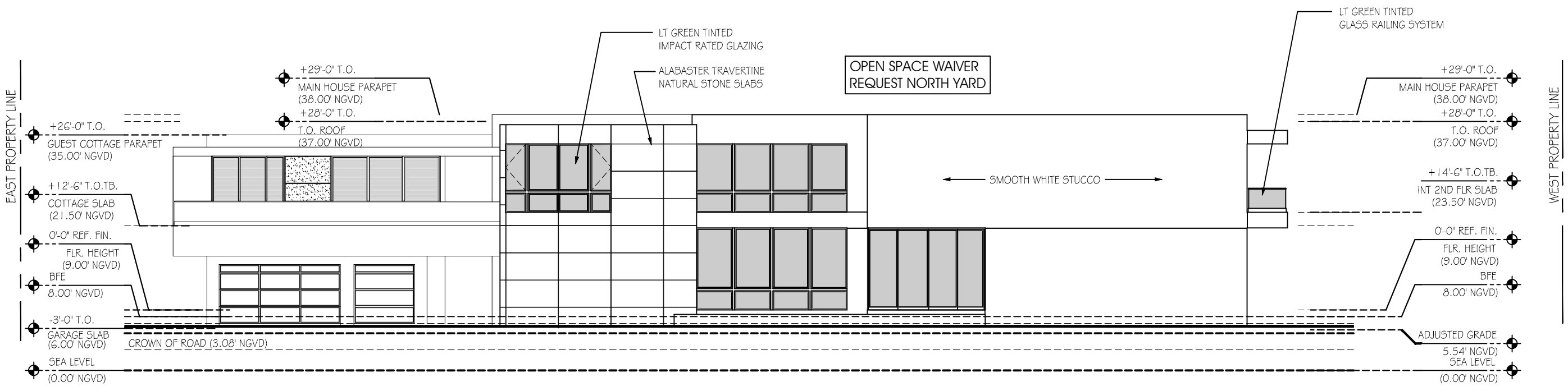
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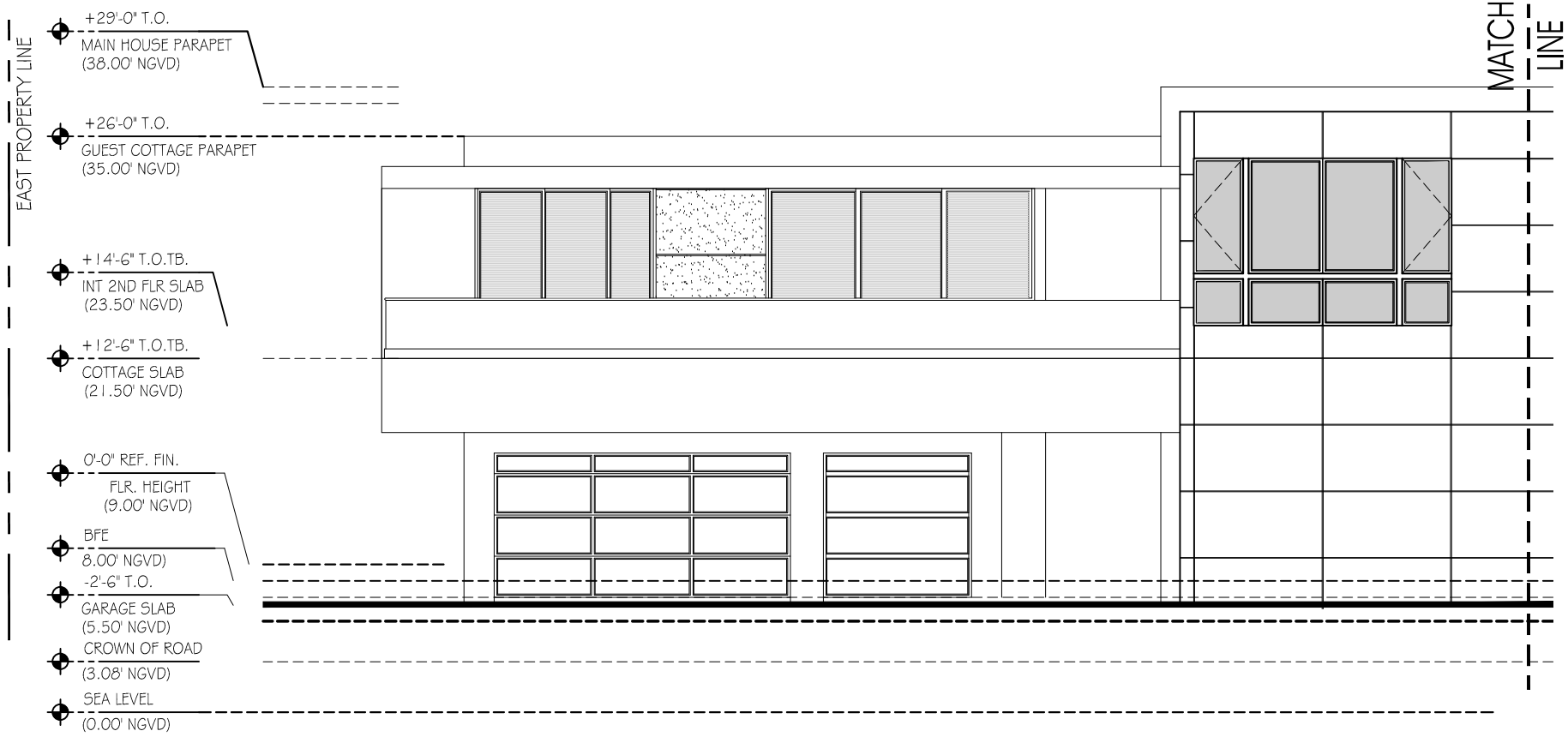
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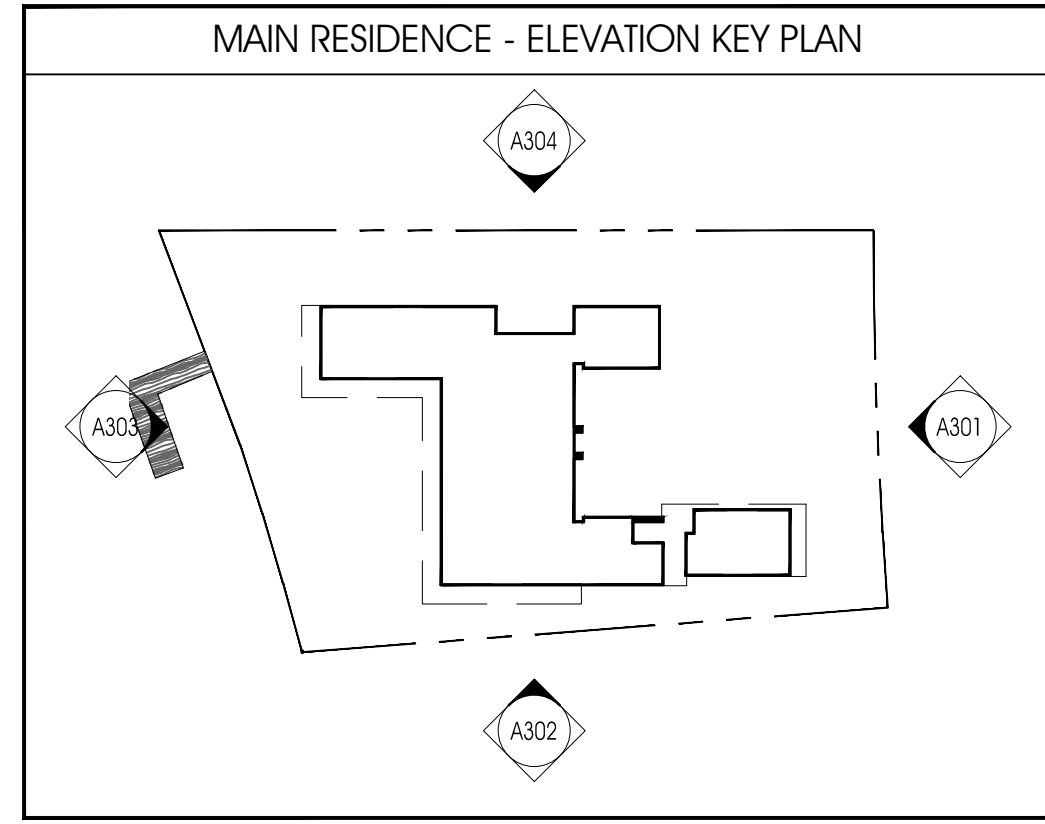
RIGHT SIDE ELEVATION @ MAIN HOUSE - NORTHERN EXPOSURE

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

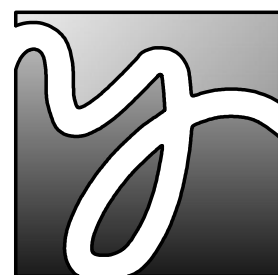
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RIGHT SIDE ELEVATION @ GARAGE



MAIN RESIDENCE - ELEVATION KEY PLAN



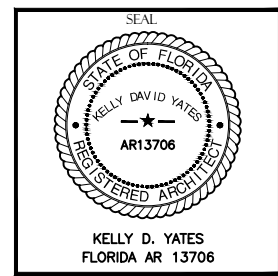
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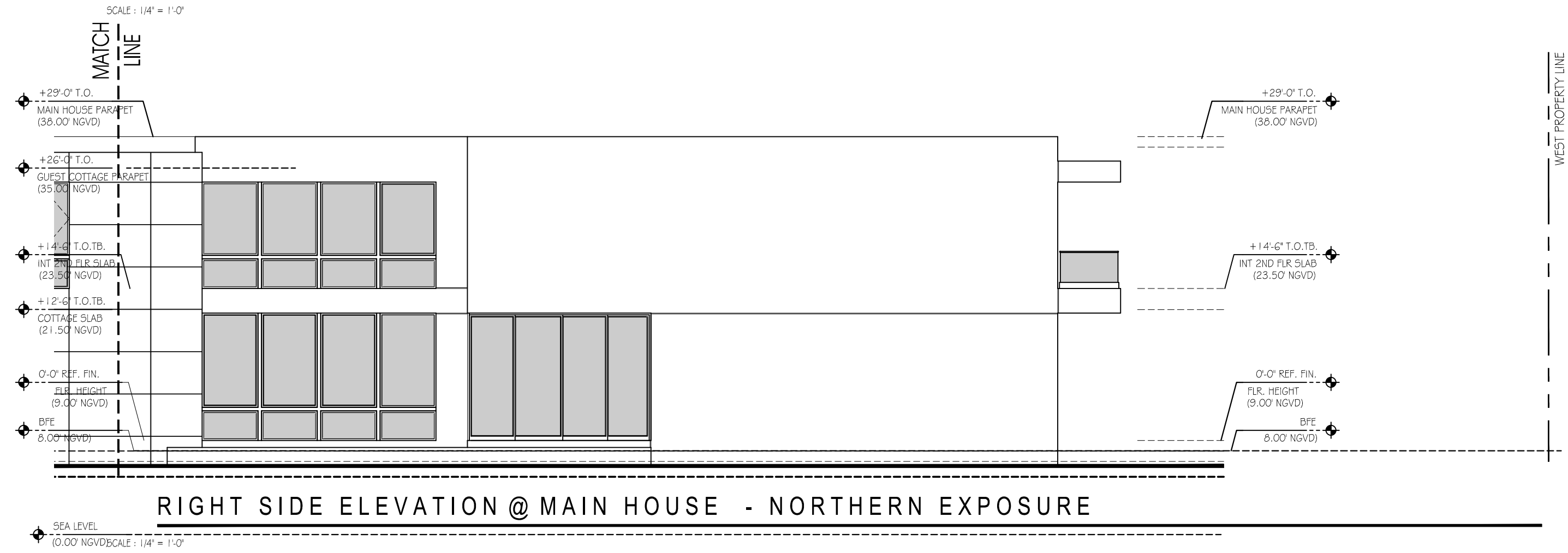
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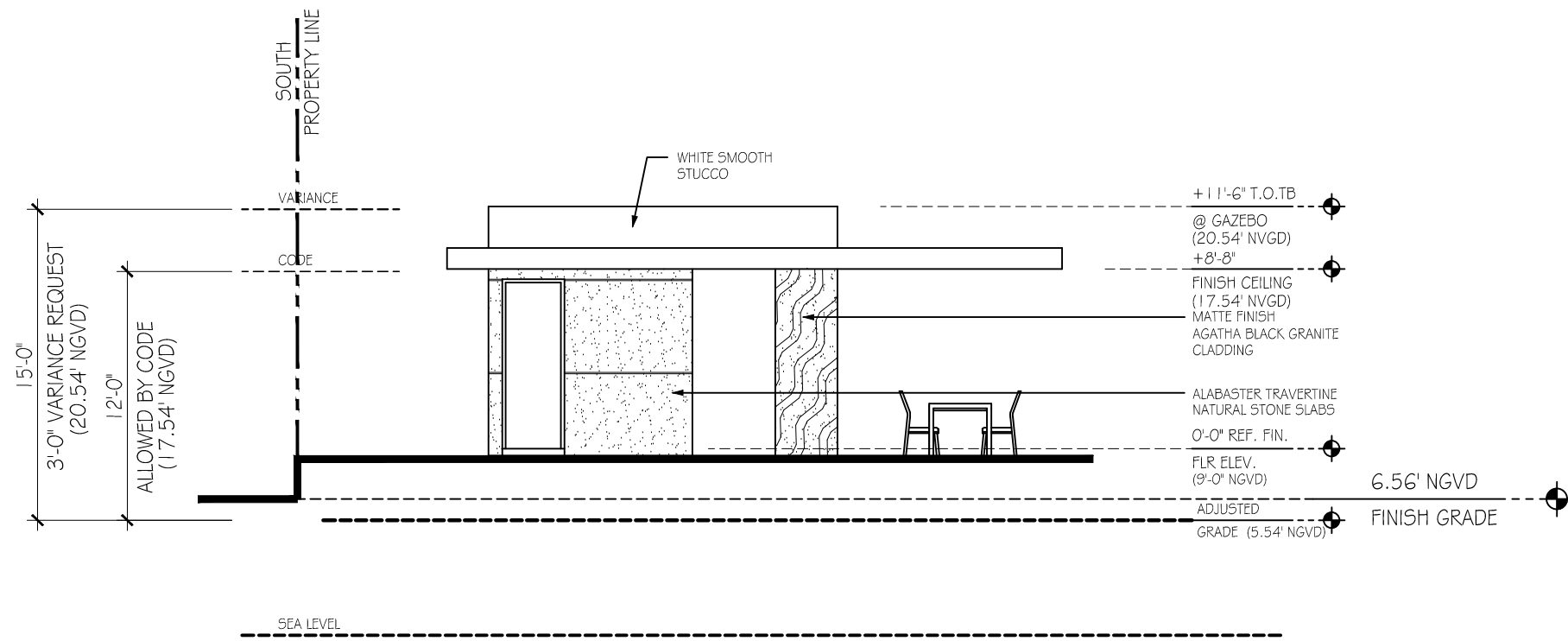


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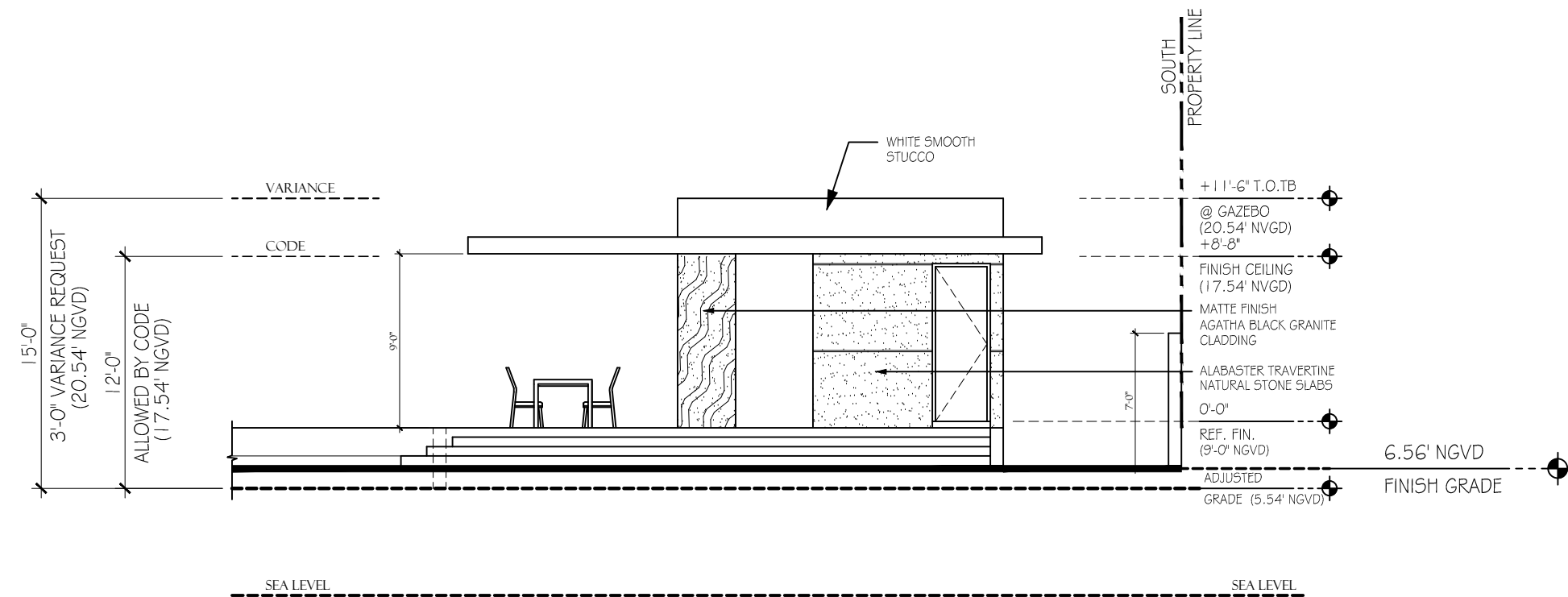


RIGHT SIDE ELEVATION @ MAIN HOUSE - NORTHERN EXPOSURE

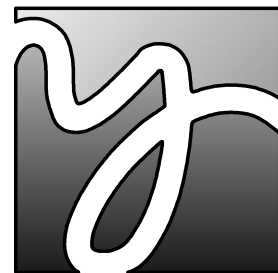
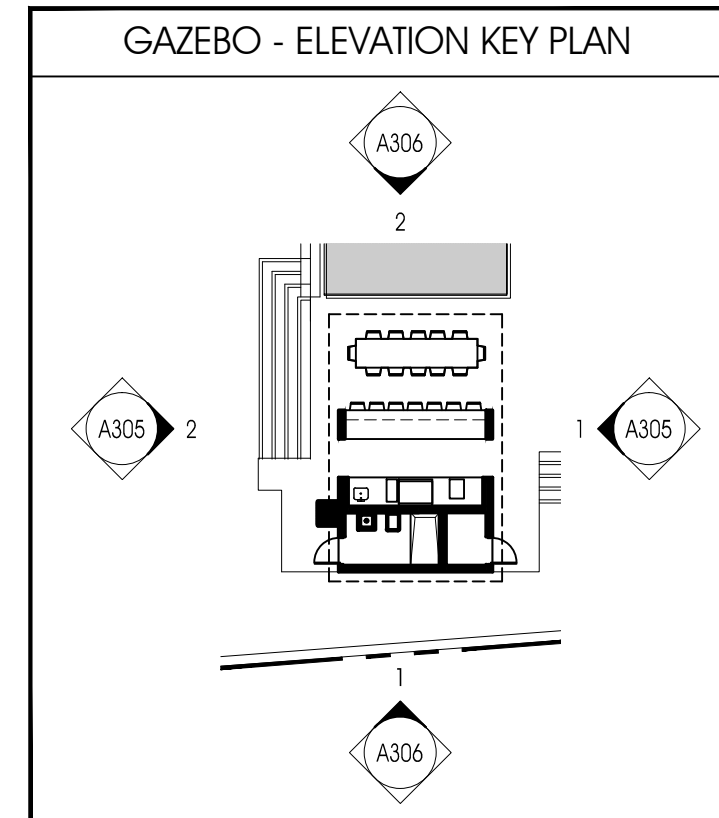
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1 GAZEBO ELEVATION - EASTERN EXPOSURE
SCALE : 1/8" = 1'-0"



2 GAZEBO ELEVATION - WESTERN EXPOSURE
SCALE : 1/8" = 1'-0"



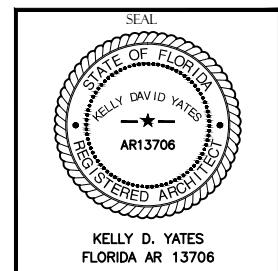
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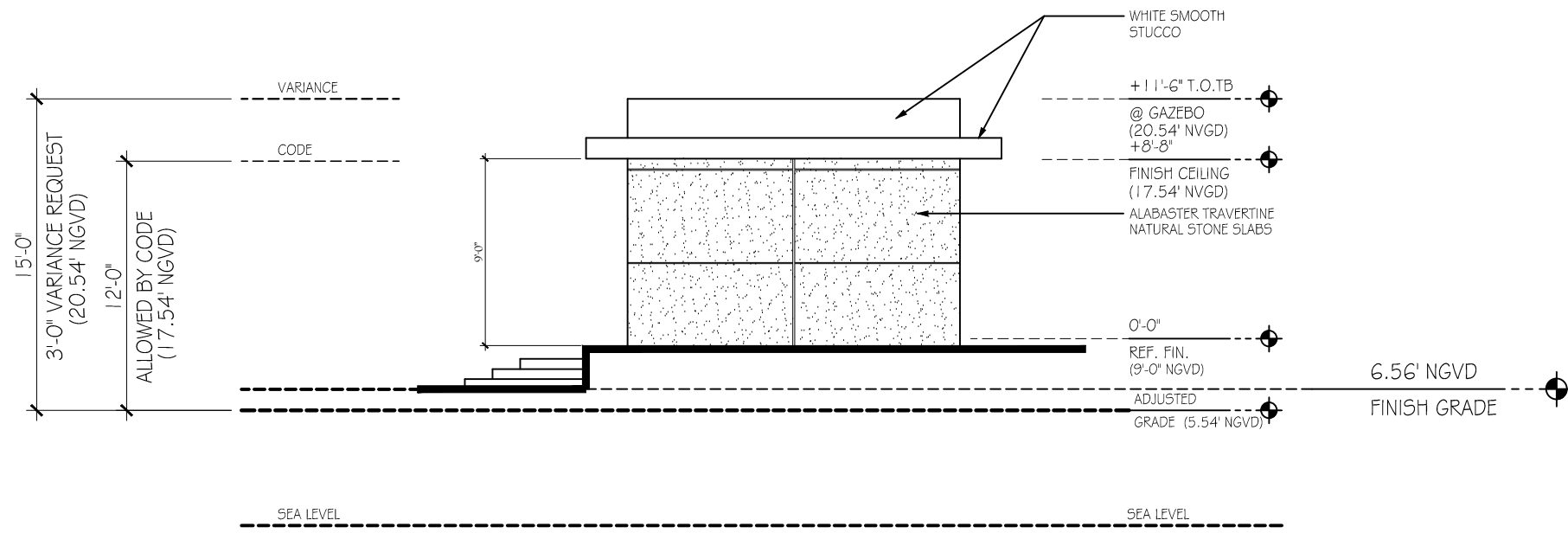
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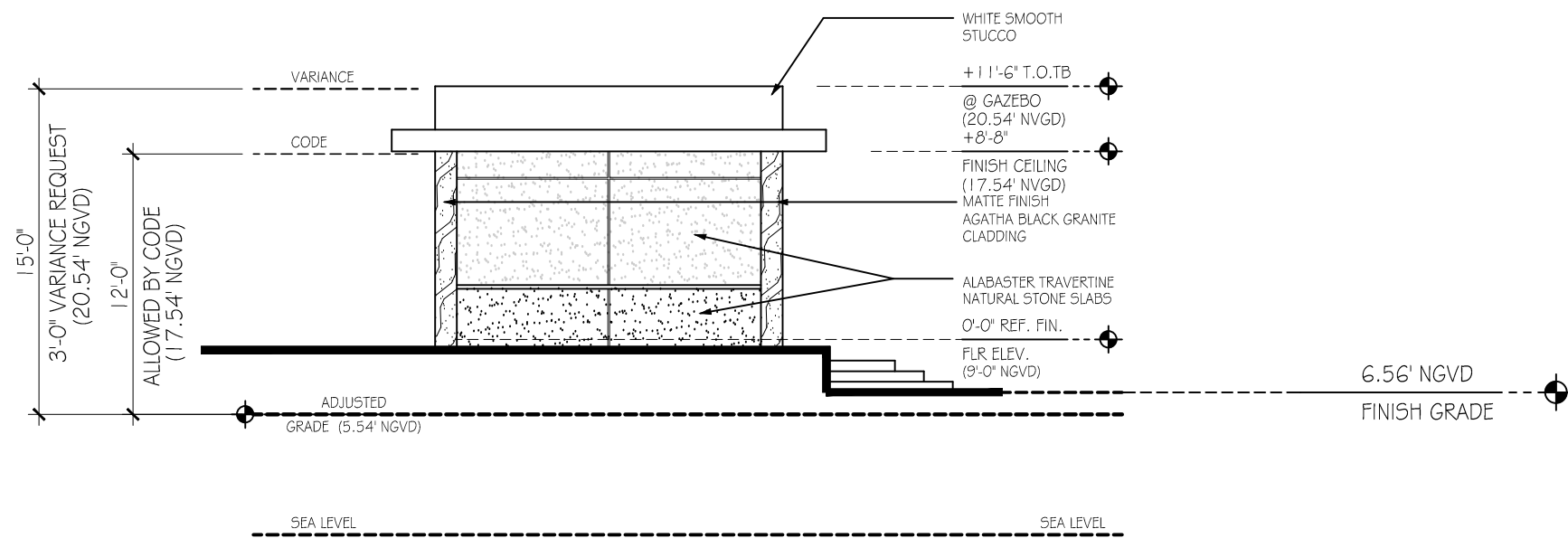


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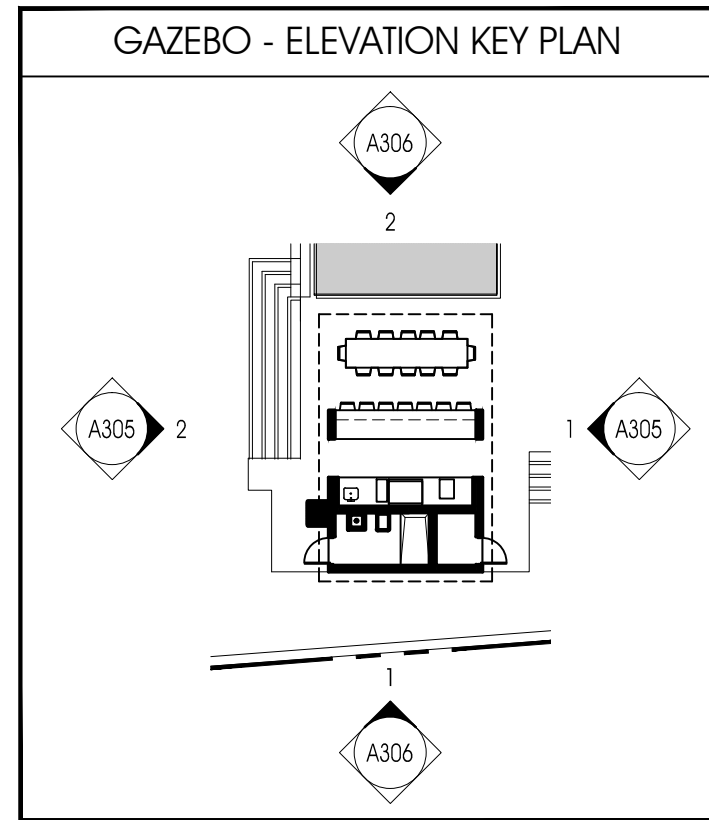
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1 GAZEBO ELEVATION - SOUTHERN EXPOSURE
SCALE: 1/8" = 1'-0"



2 GAZEBO ELEVATION - NORTHERN EXPOSURE
SCALE: 1/8" = 1'-0"



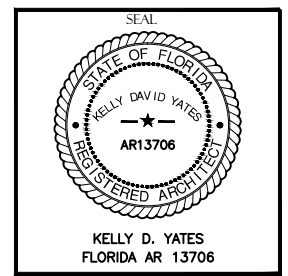
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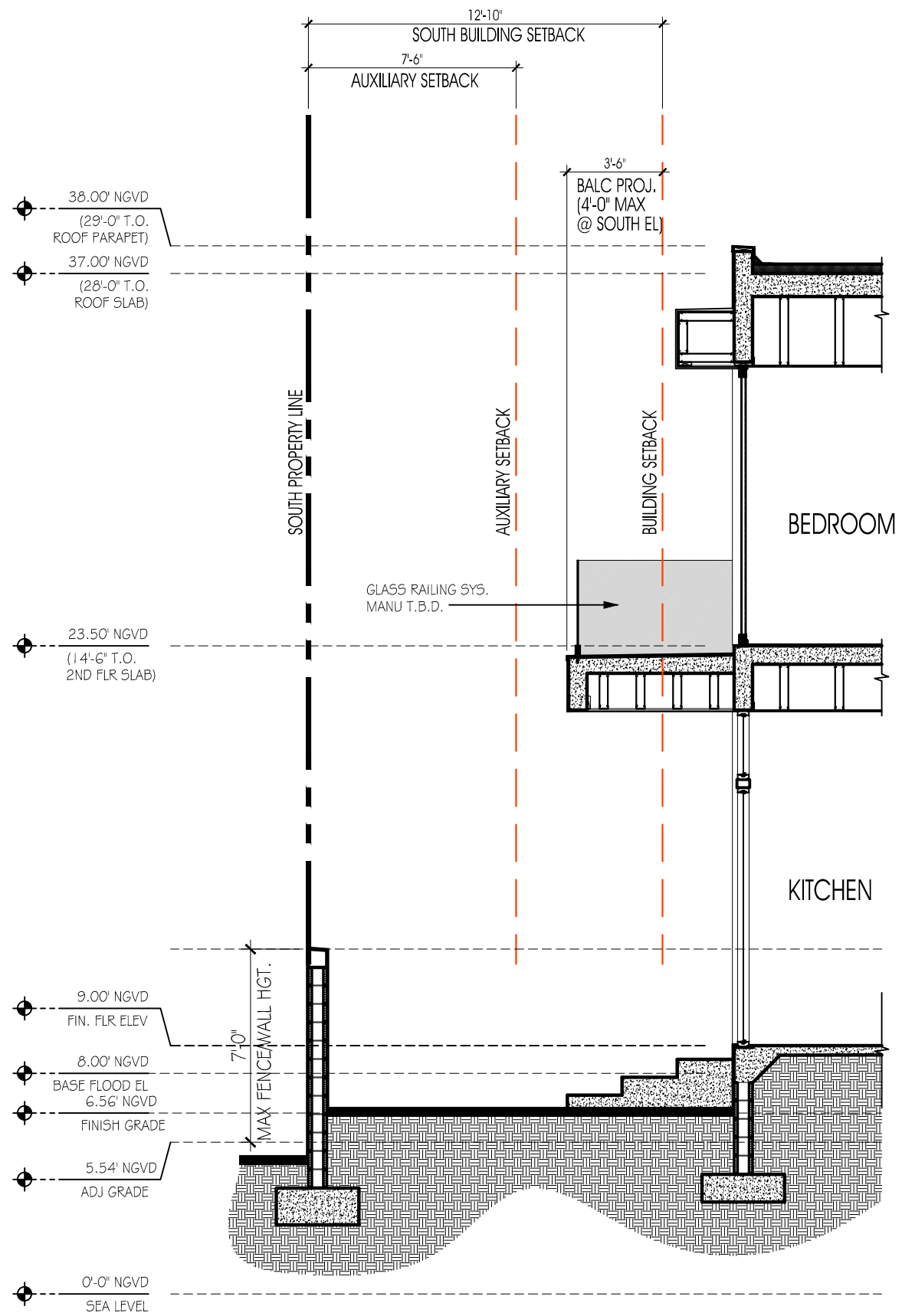
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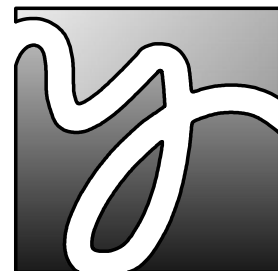
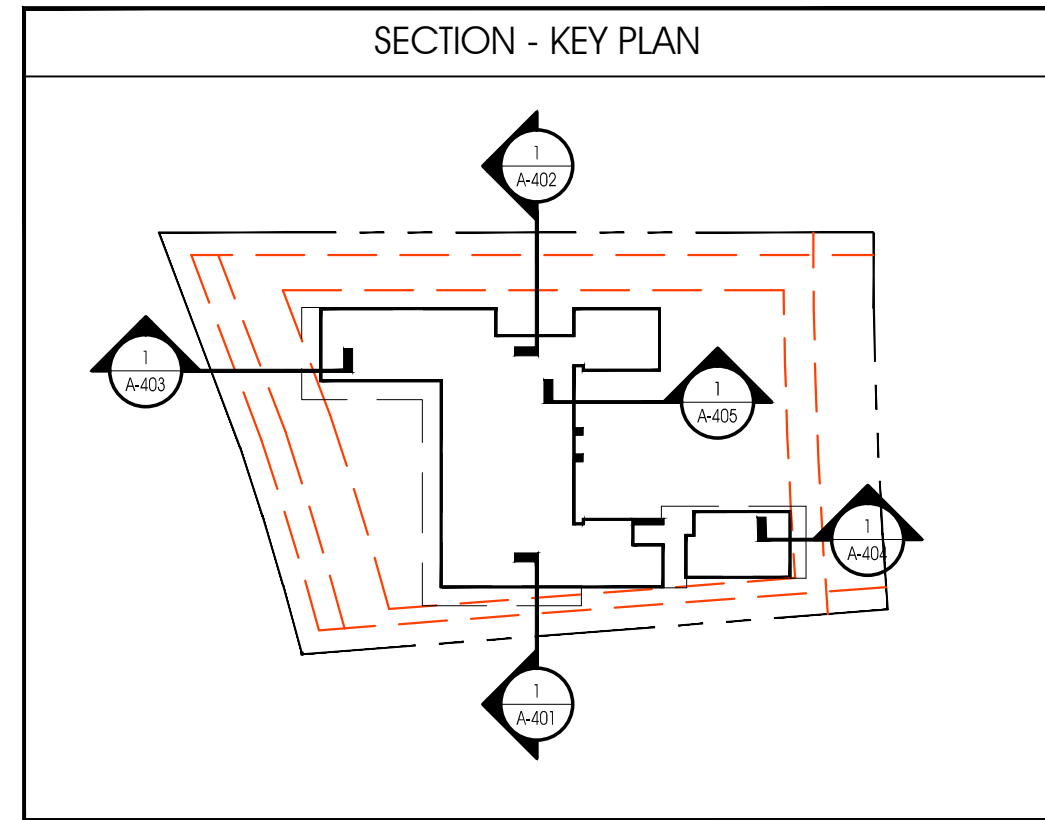
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1 SOUTH SIDE - YARD SECTION

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



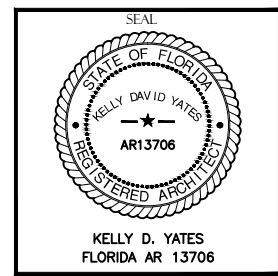
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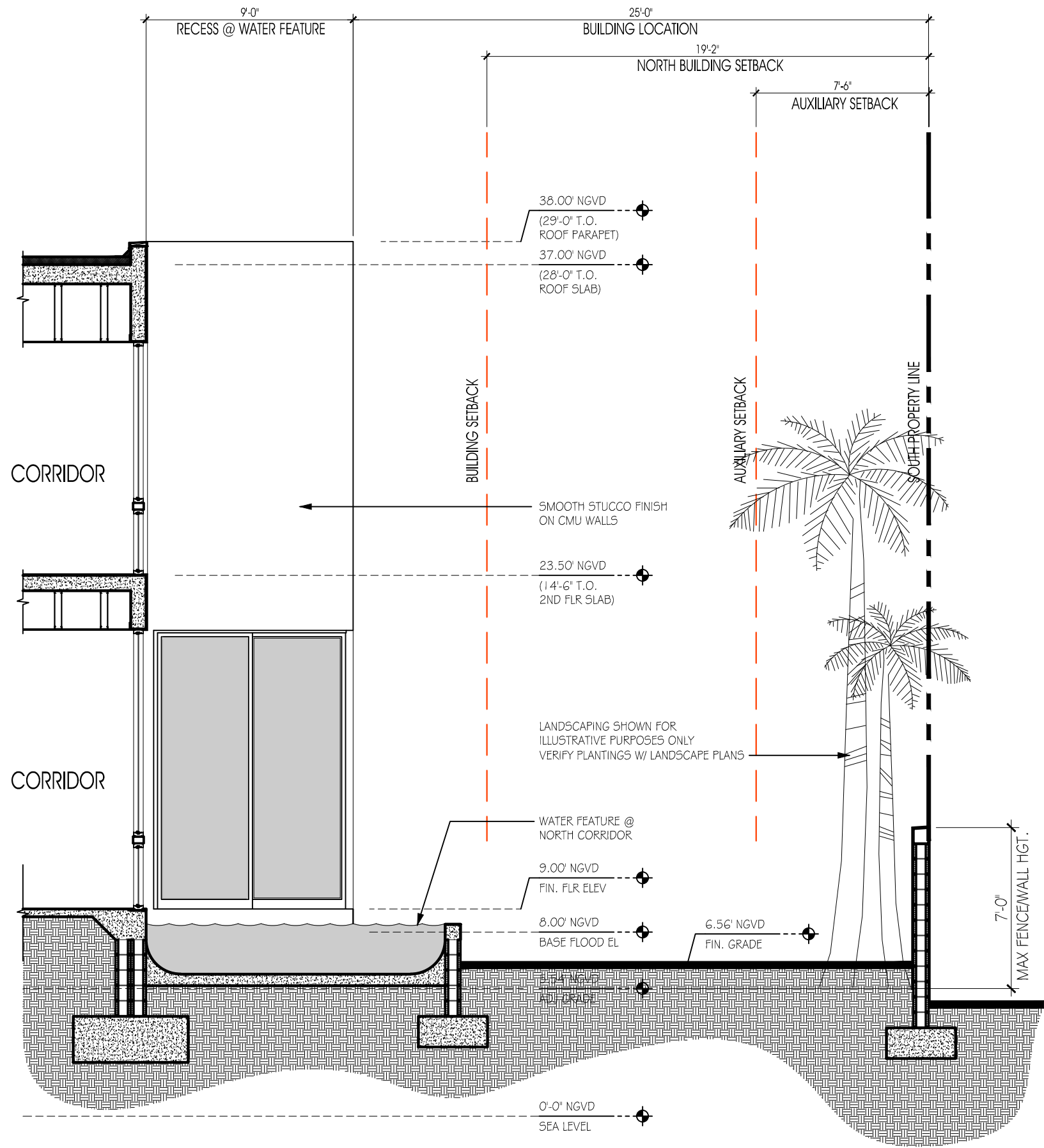
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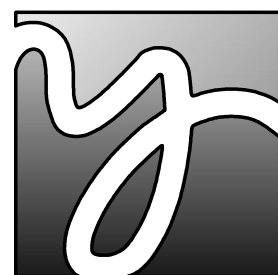
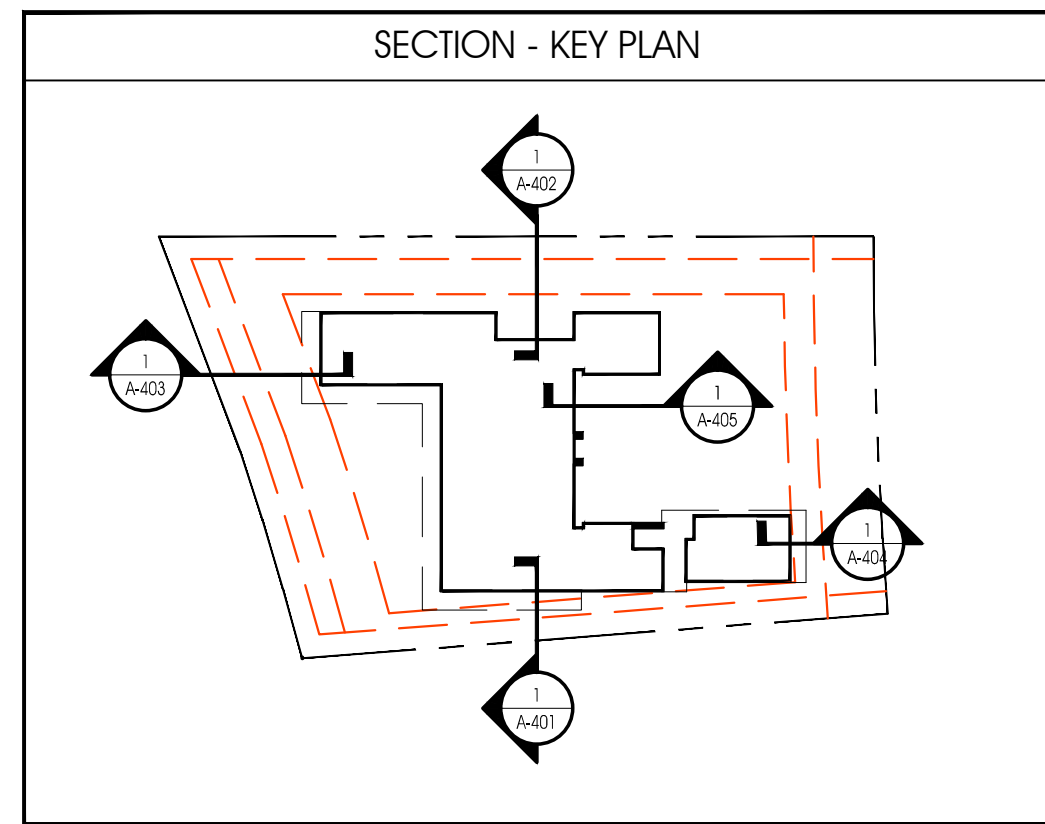


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1 NORTH SIDE - YARD SECTION
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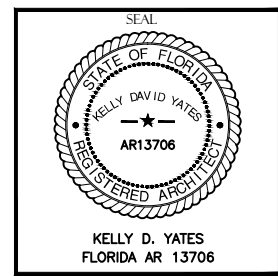


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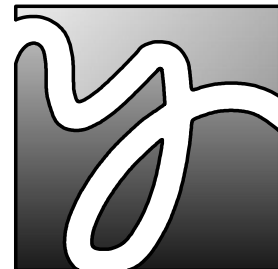
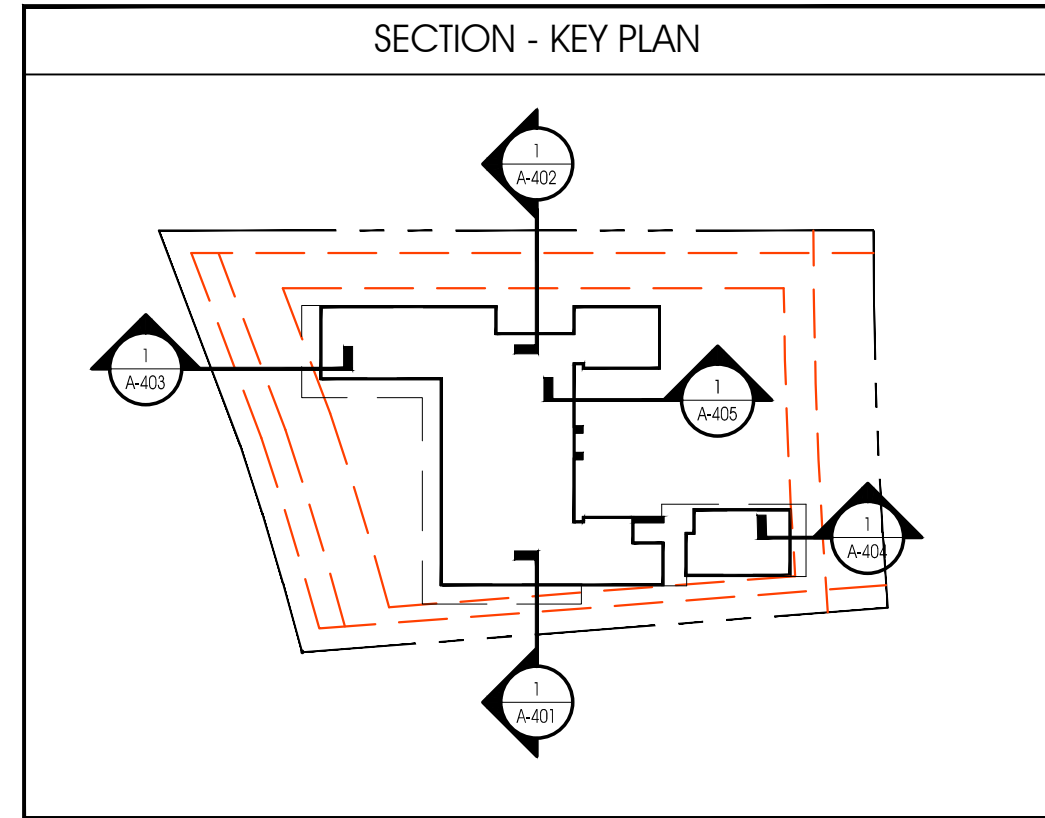
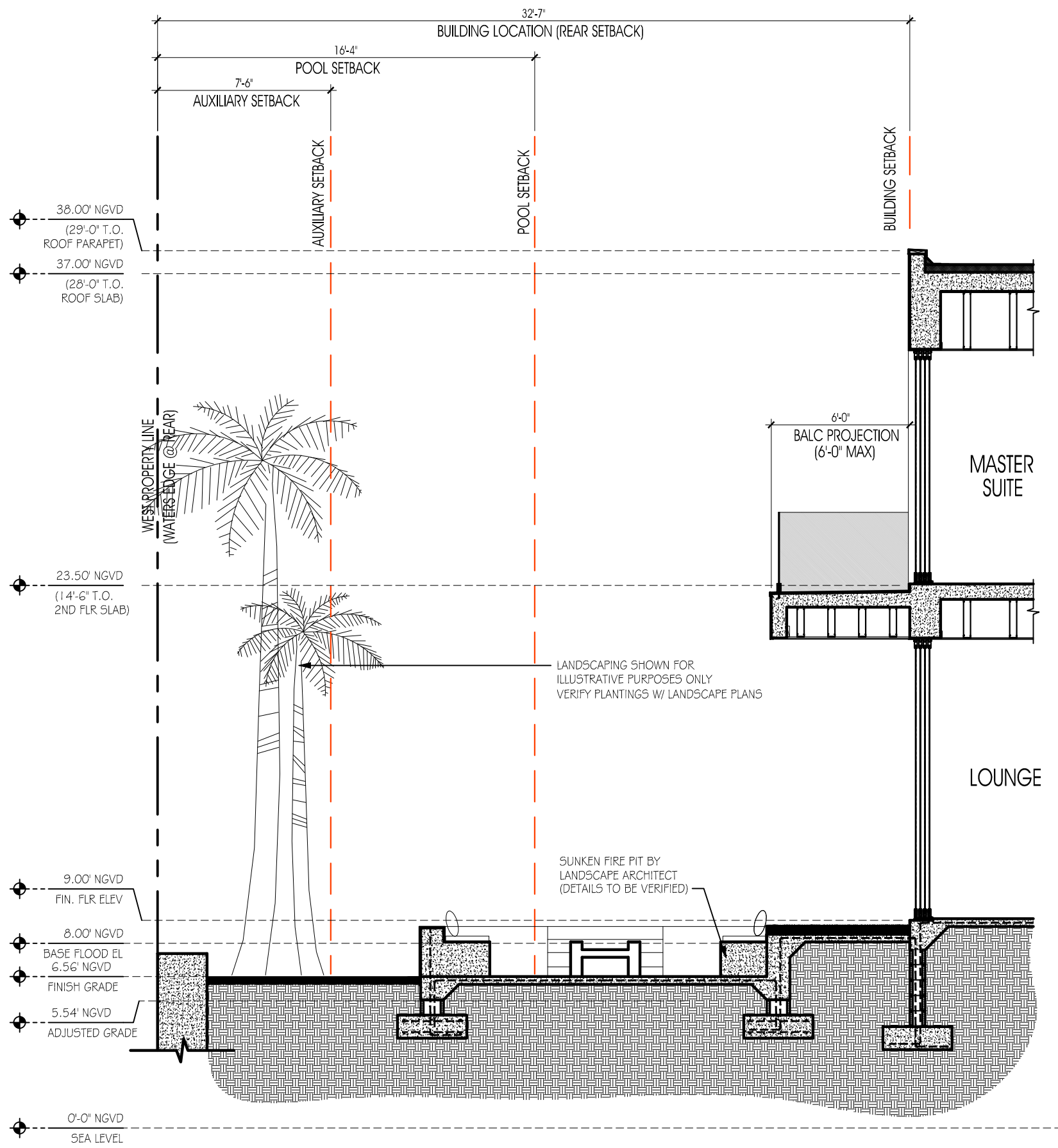
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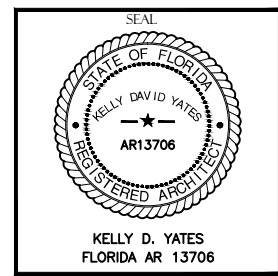
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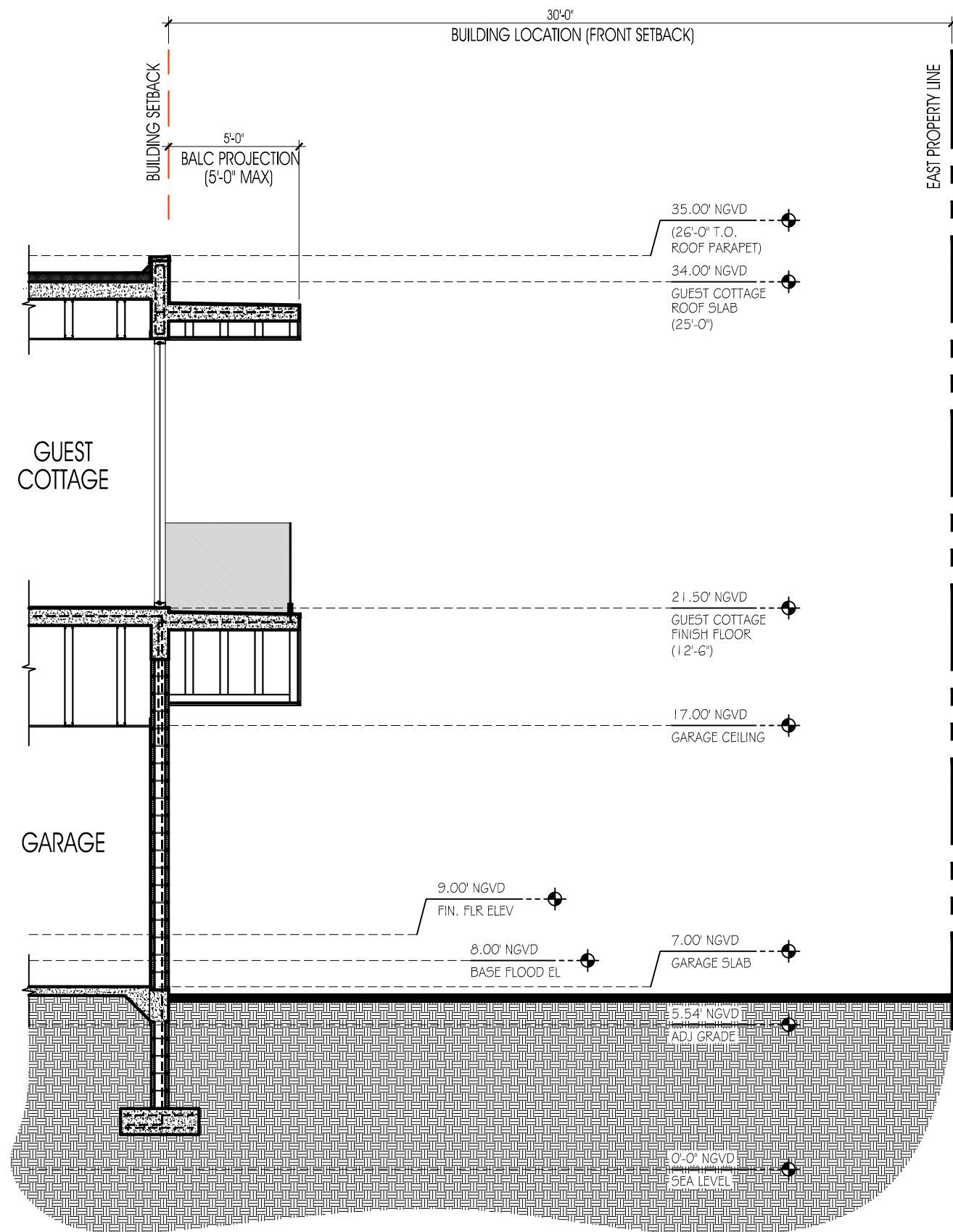
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1

WESTERN YARD SECTION

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

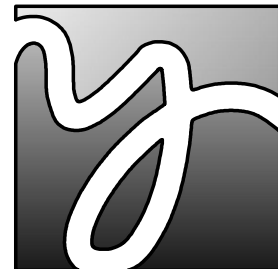
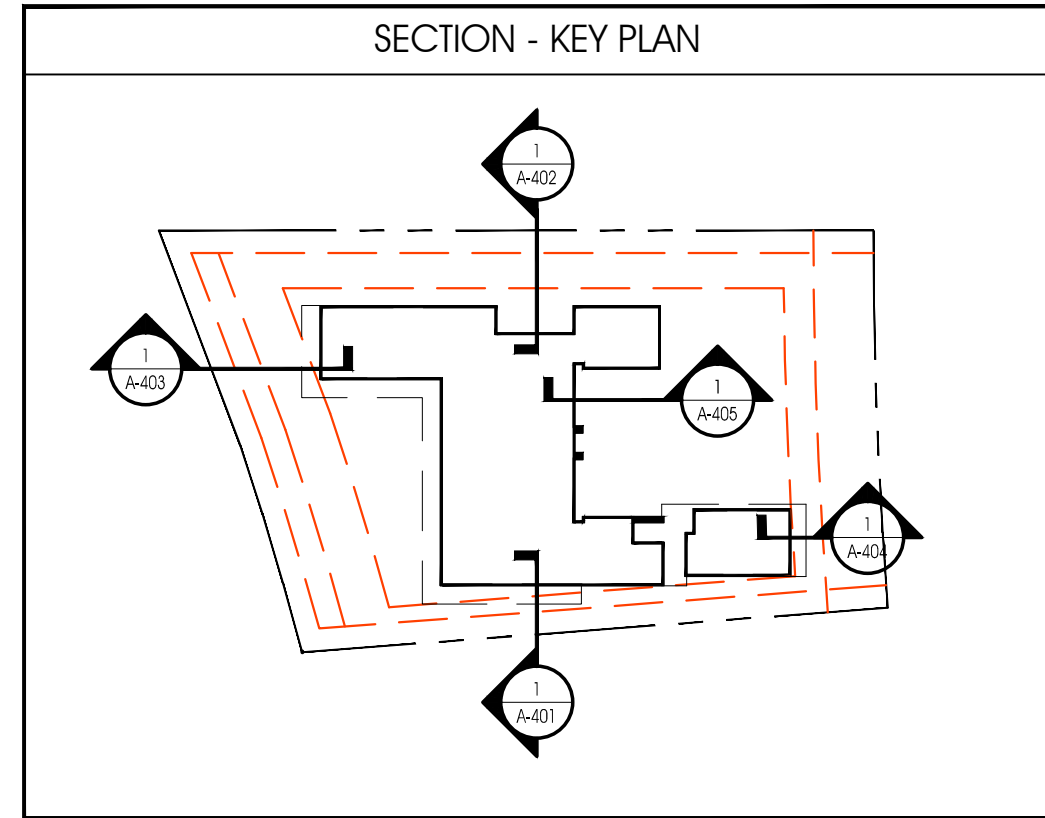
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1

EASTERN YARD SECTION

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



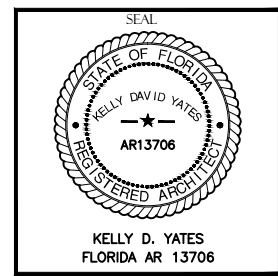
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DATE: AUGUST 21, 2008
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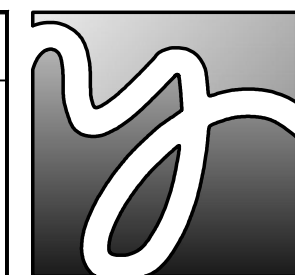
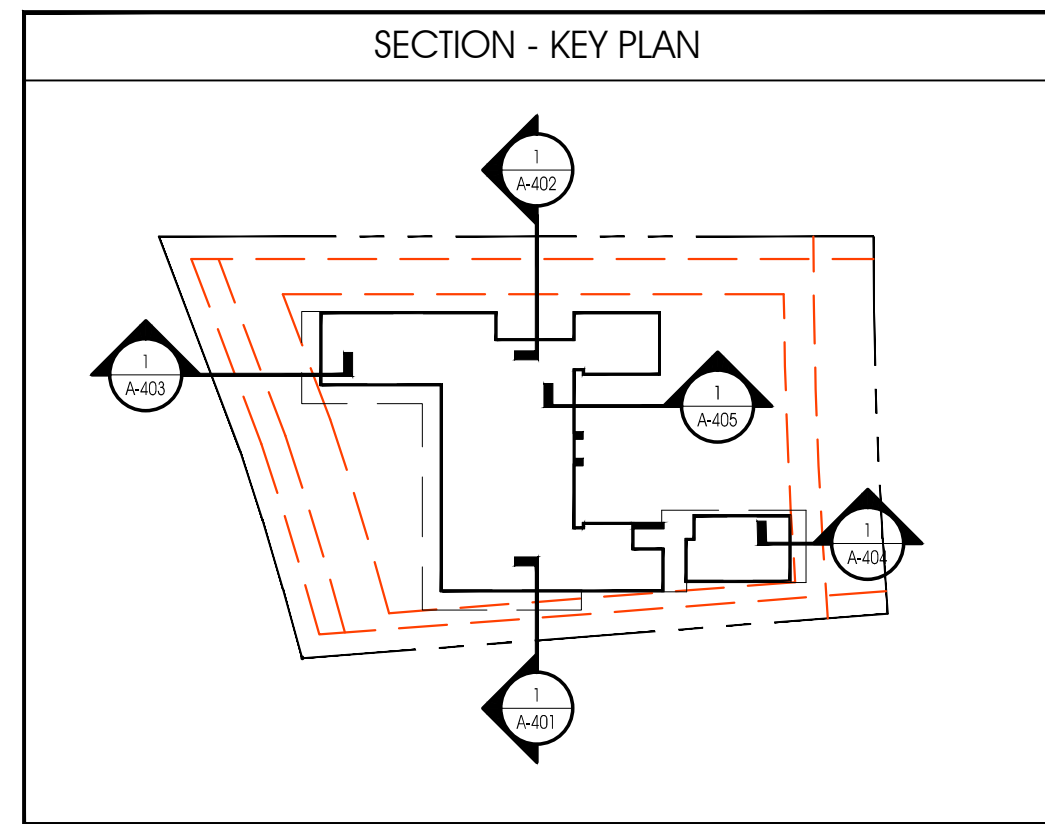
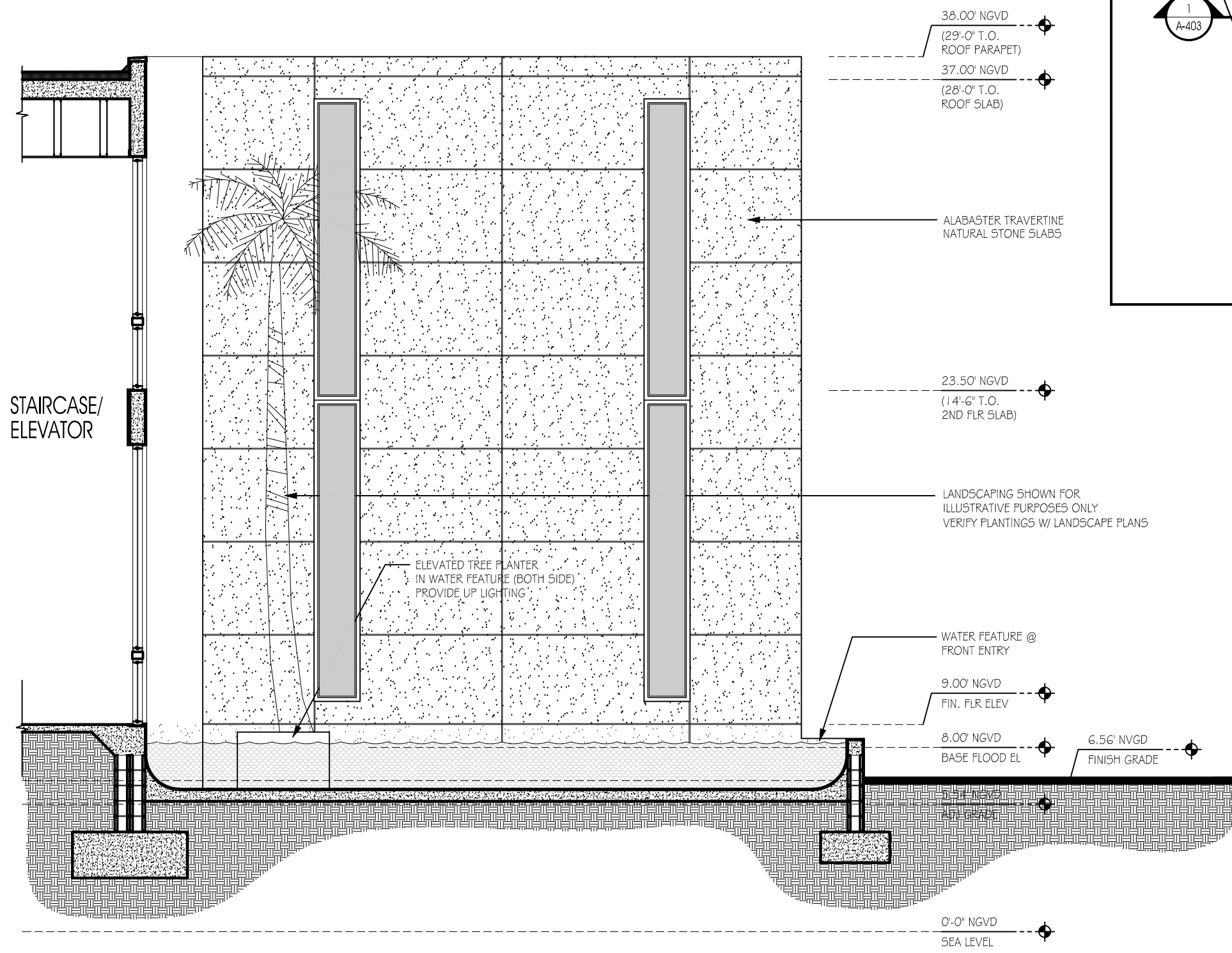
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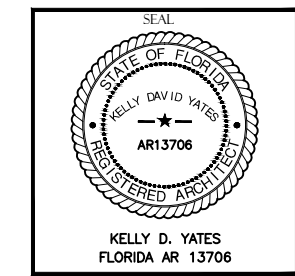


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1 FRONT ENTRY FEATURE
SCALE: 3/16" = 1'-0"

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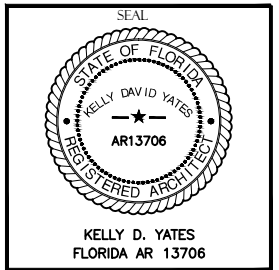
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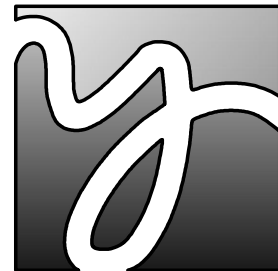
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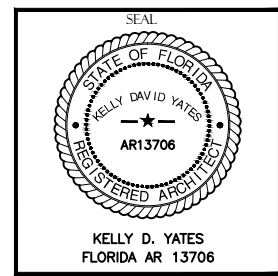
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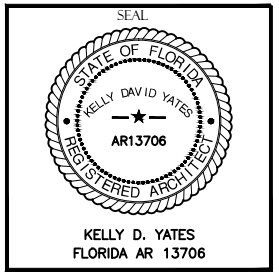
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