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

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	8,415 S.F. (29.33%)
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:						

SWIMMING POOL SETBACKS	REQUIRED	PROVIDED
REAR (EXTERIOR FACE OF CATCH BASIN)	16' 3-3/4"	23'-8"
REAR (WATER LINE OF CATCH BASIN)	17' 3-3/4"	24'-8"
SIDES (EXTERIOR FACE OF CATCH BASIN)	7'-6"	58'-0" NORTH 37'-8" SOUTH

OVERHANGS INTO REQUIRED YARD	ALLOWED	PROPOSED
FRONT (25% OF SETBACK)	7'-6"	5'-0"
REAR (25% OF SETBACK)	8'-2"	6'-0"
SIDE (25% OF SETBACK)	4'-10" SOUTH SIDE	3'-9" MAXIMUM

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

A NEW CUSTOM RESIDENCE FOR:
AMBASSA HOLDINGS, INC.
5860 NORTH BAY RD
MIAMI BEACH, FL
MIAMI-DADE COUNTY

DRB SUBMITTAL SET 11-02-18

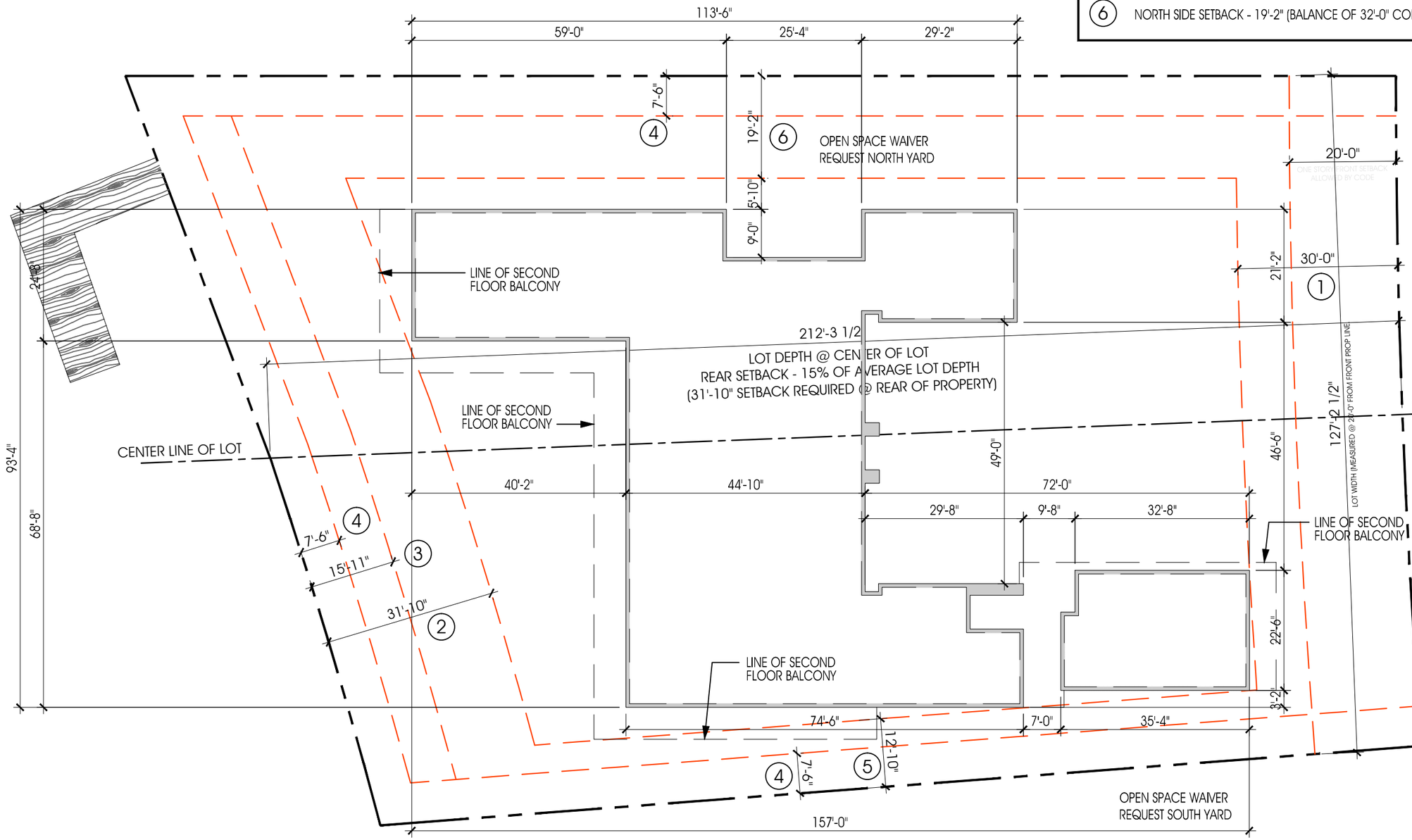
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AR13706
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KELLY D. YATES
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SHEET NO:
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SETBACK LEGEND

1. FRONT SETBACK - 30'-0" FOR TWO STORY RESIDENCES
2. REAR SETBACK - 15% OF AVERAGE LOT DEPTH - 31'-10"
3. POOL SETBACK - HALF OF REQUIRED REAR SETBACK - 15'-11"
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REQUIRED SETBACK DIAGRAM - GROUND FLOOR DIMENSIONS

SCALE : 1" = 20'-0"

NORTH

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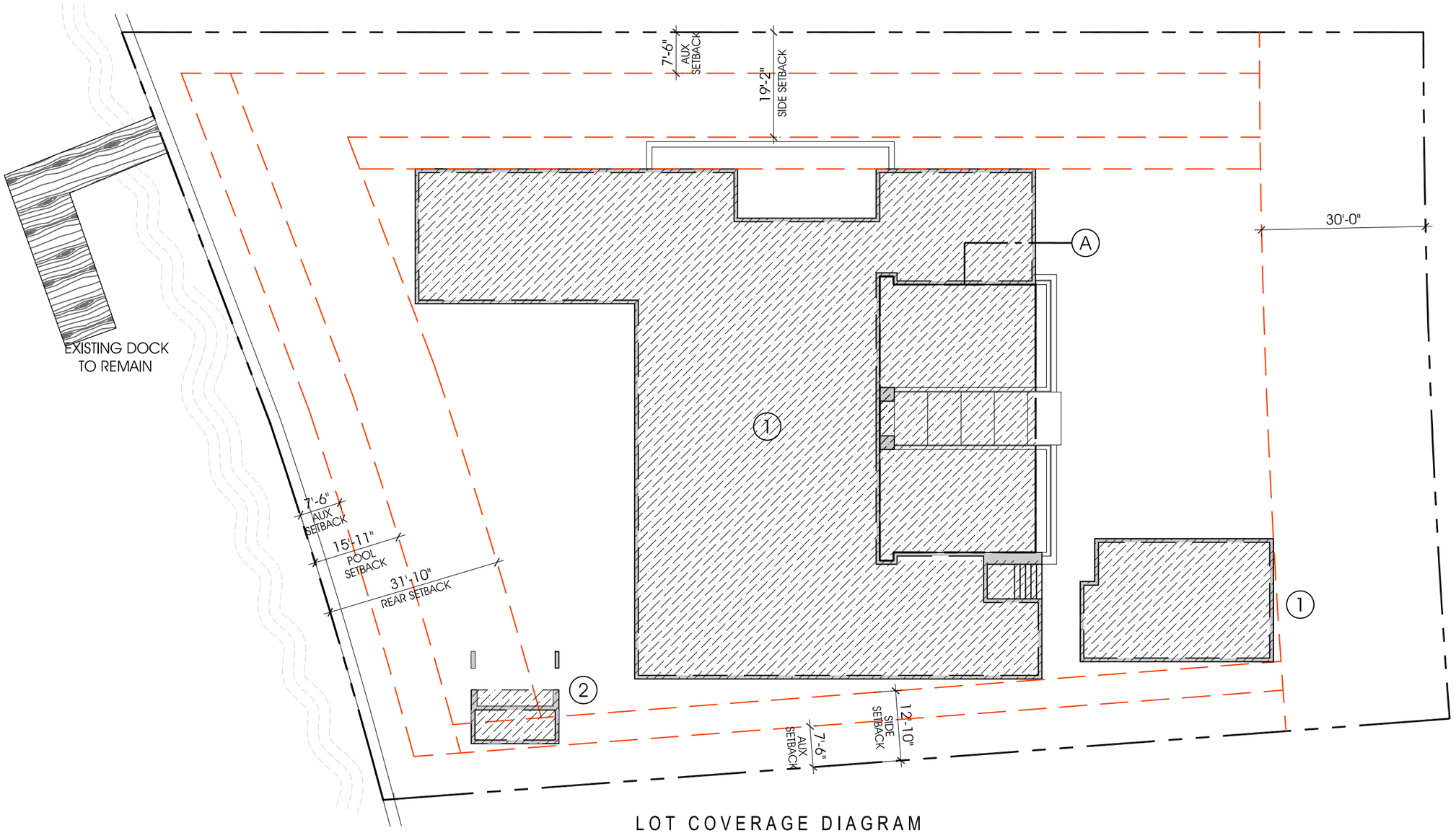
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LOT COVERAGE

(1)	GROUND FLOOR - MAIN RESIDENCE W/ ENTRY FEATURE 8,359 S.F.
(2)	BBQ/CABANA 156 S.F.
	8,415 S.F. TOTAL W/ ENTRY FEATURE (29.33% COVERAGE)
(A)	GROUND FLOOR - ENTRY FEATURE 1,405 S.F.
	8,415 - 1,405 = 7,010 S.F. = 24.44% COV. W/O ENTRY FEATURE



LOT COVERAGE DIAGRAM

SCALE : 1" = 20'-0"

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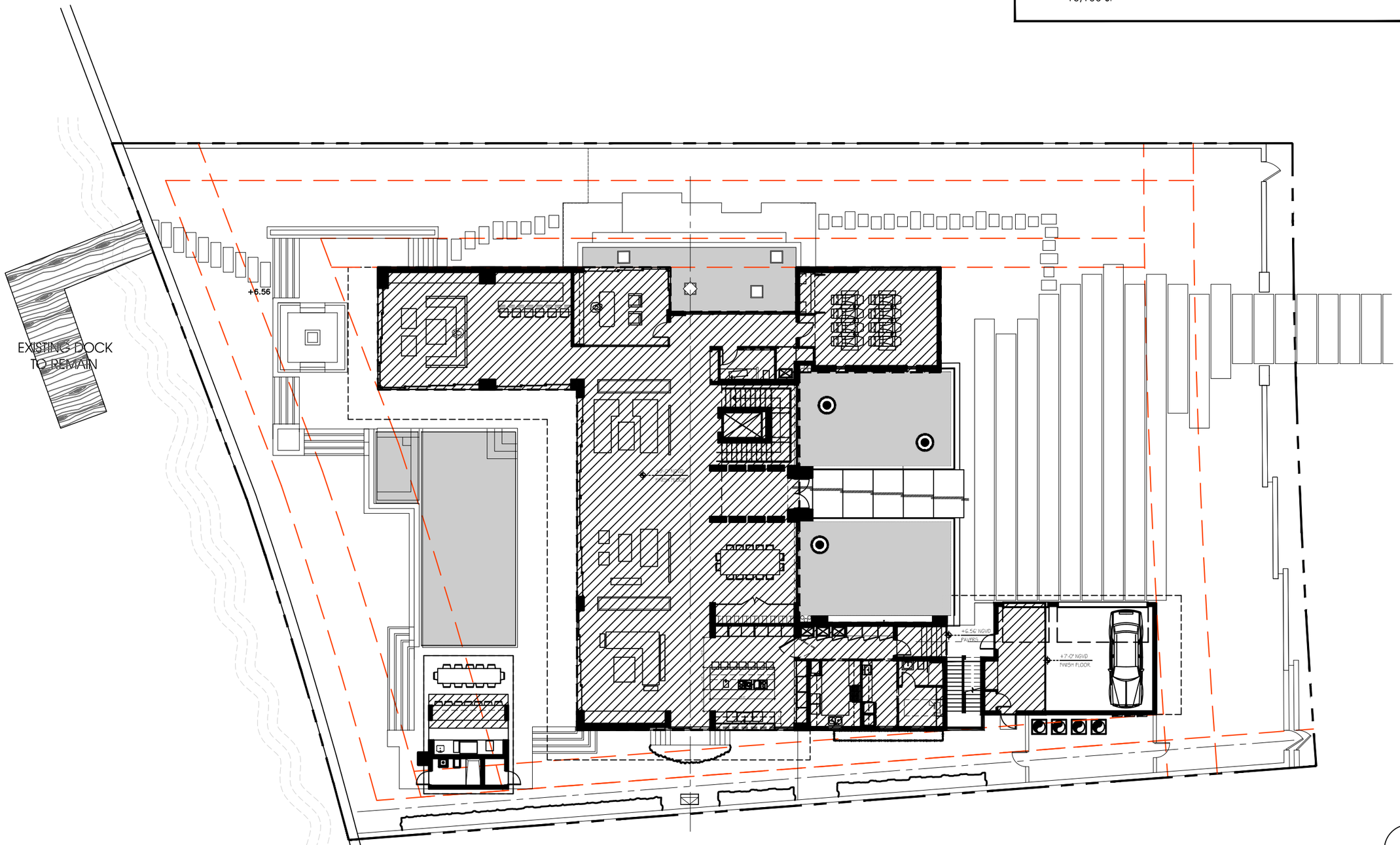
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UNIT SIZE DIAGRAM

1	GROUND FLOOR	6,418 SF
2	SECOND FLOOR	6,770 SF
		13,188 SF



GROUND FLOOR UNIT SIZE DIAGRAM

SCALE : 1" = 20'-0"

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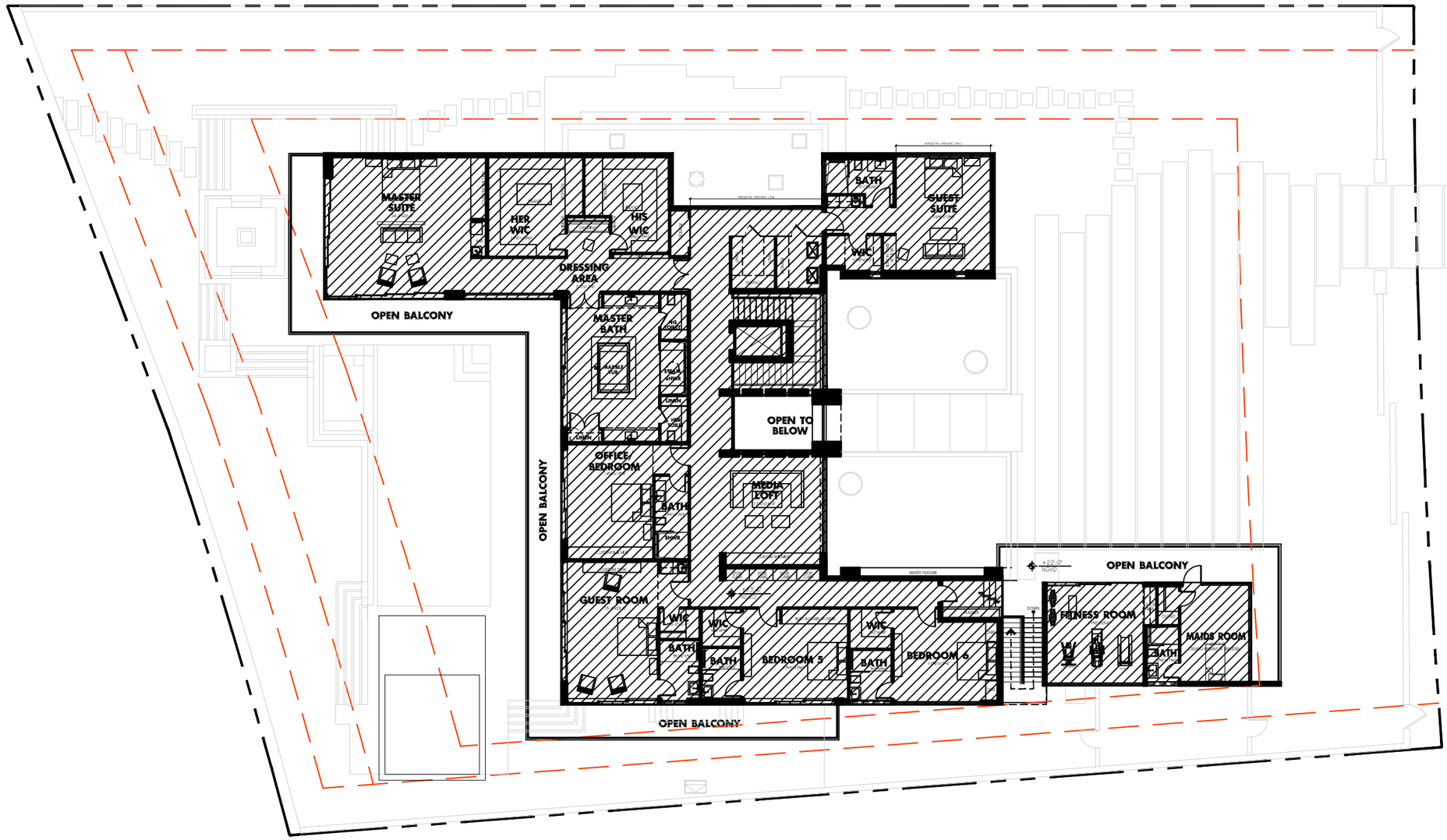
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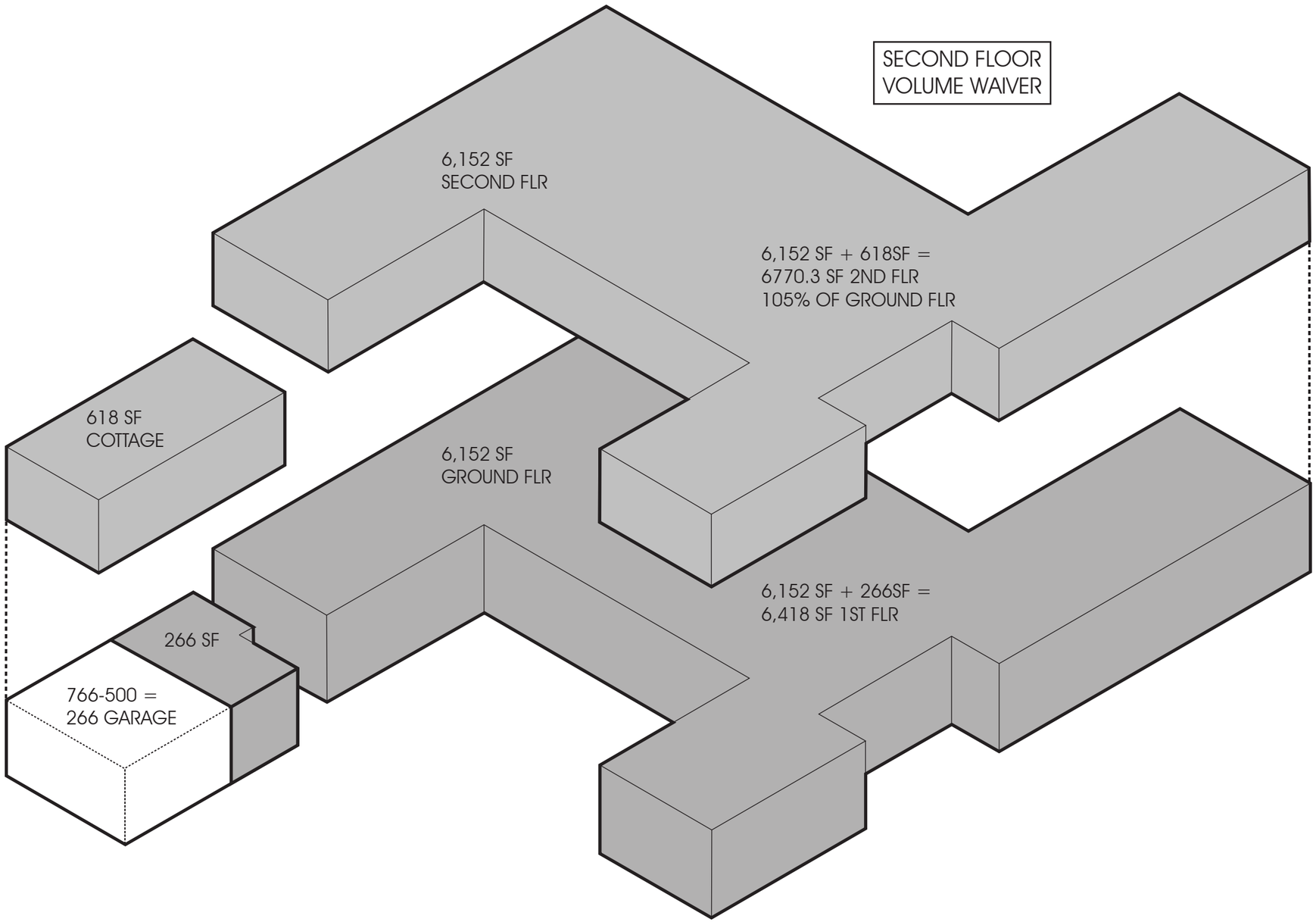
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SECOND FLOOR UNIT SIZE DIAGRAM

SCALE : 1" = 20'-0"

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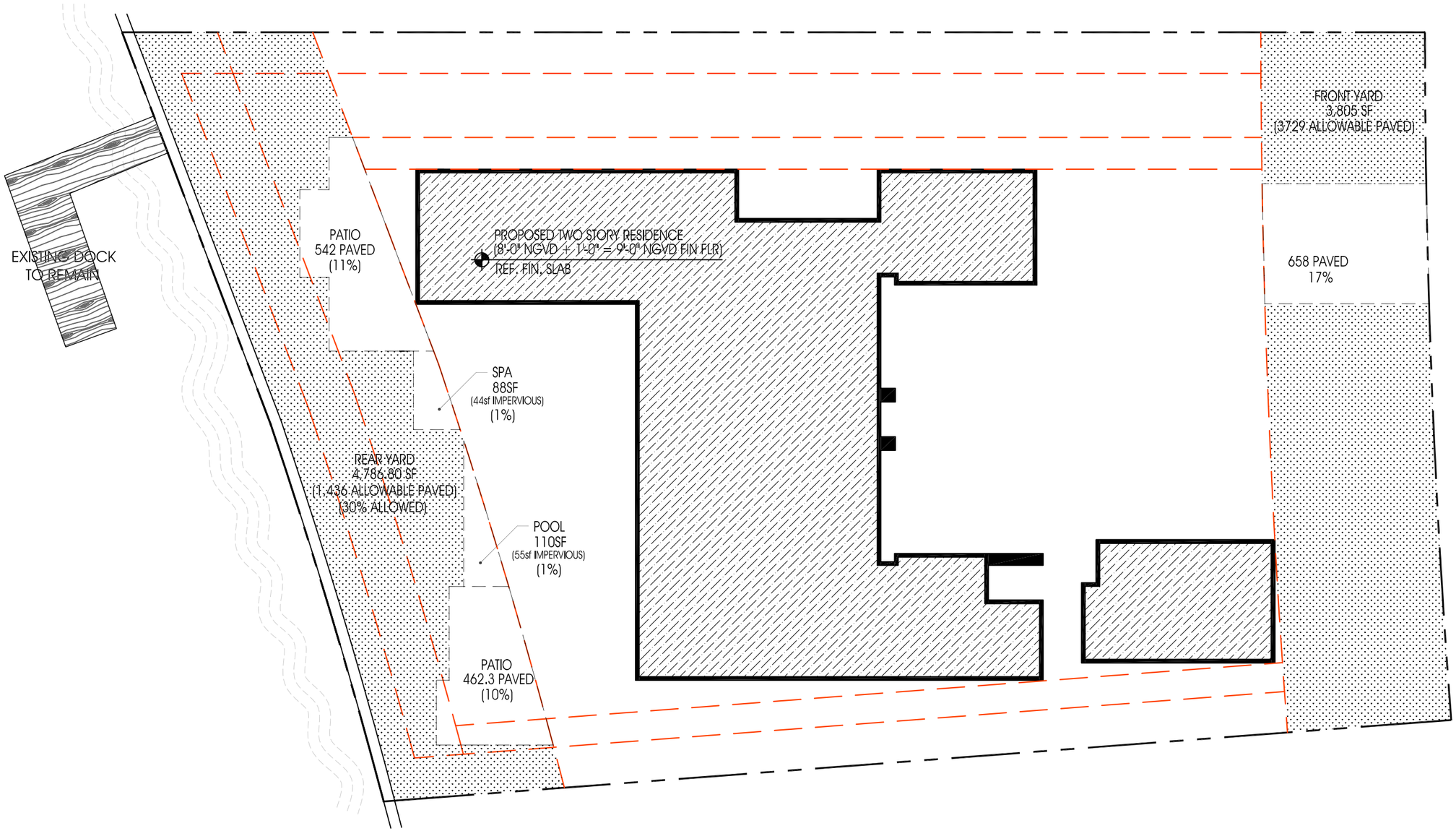
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FRONT AND REAR YARD GREEN SPACE DIAGRAM

SCALE : 1" = 20'-0"

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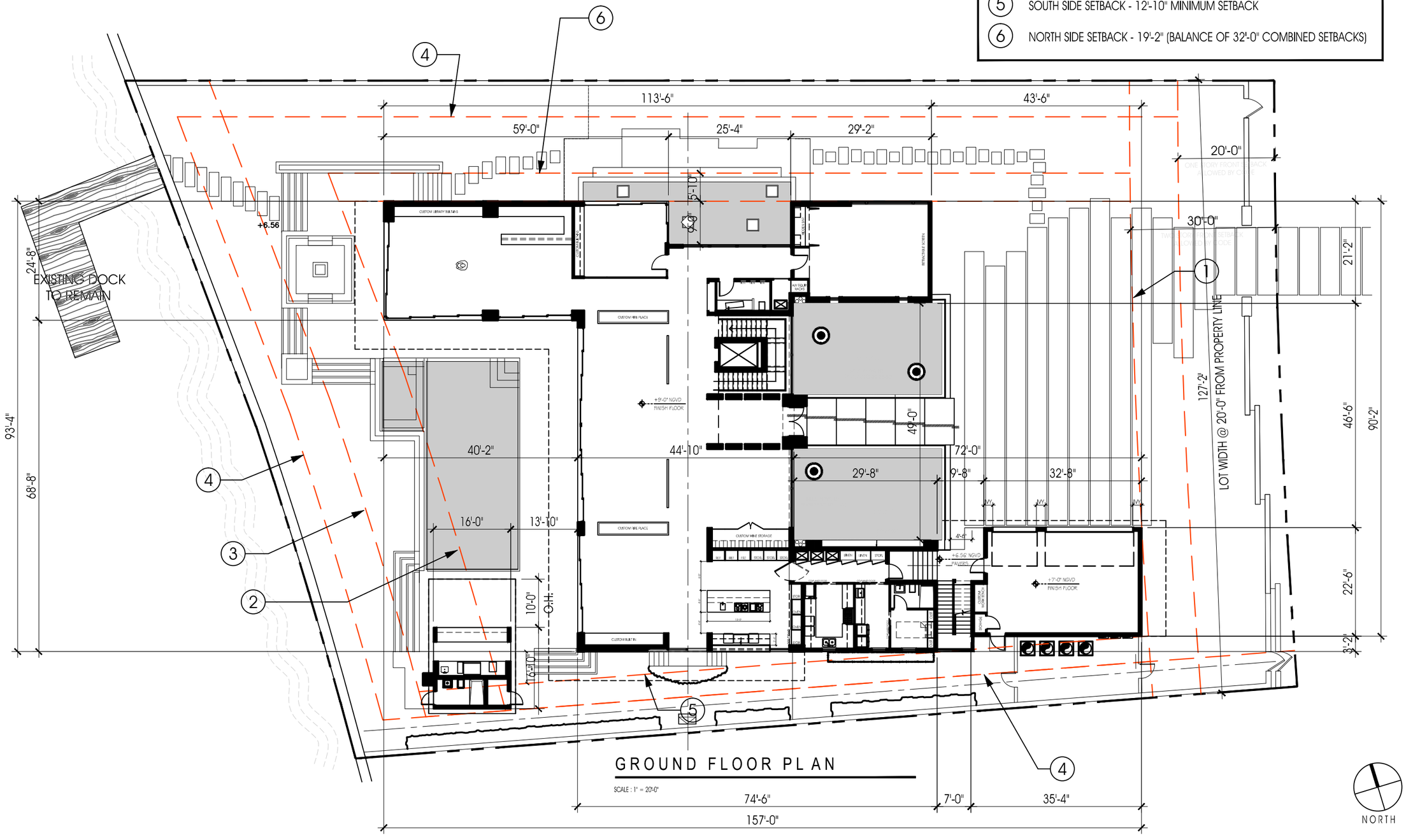
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GROUND FLOOR PLAN

SCALE : 1" = 20'-0"

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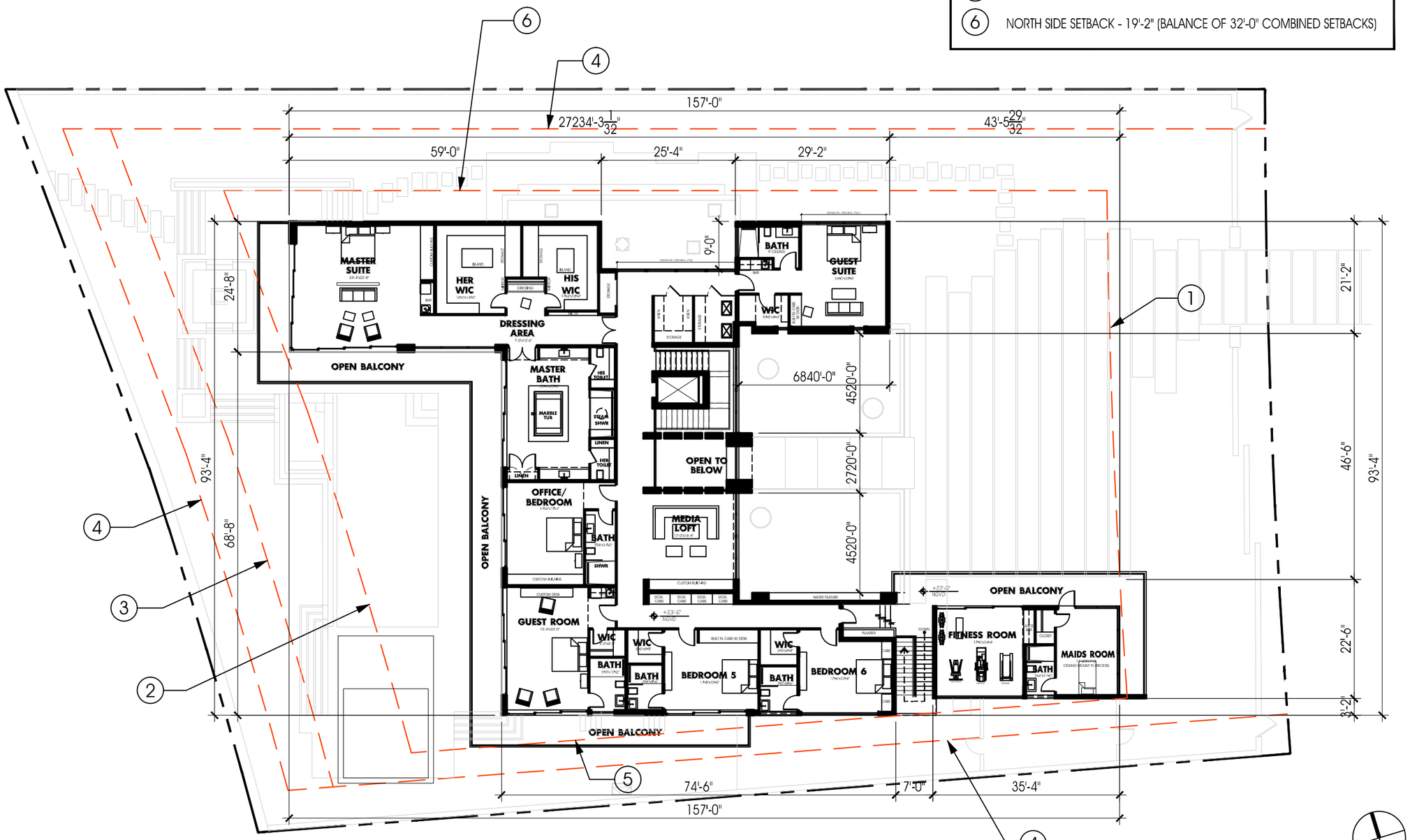
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NOTE:
SECOND FLOOR VOLUME
WAIVER REQUEST

SETBACK LEGEND

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PRELIMINARY SECOND FLOOR PLAN

SCALE : 1" = 20'-0"

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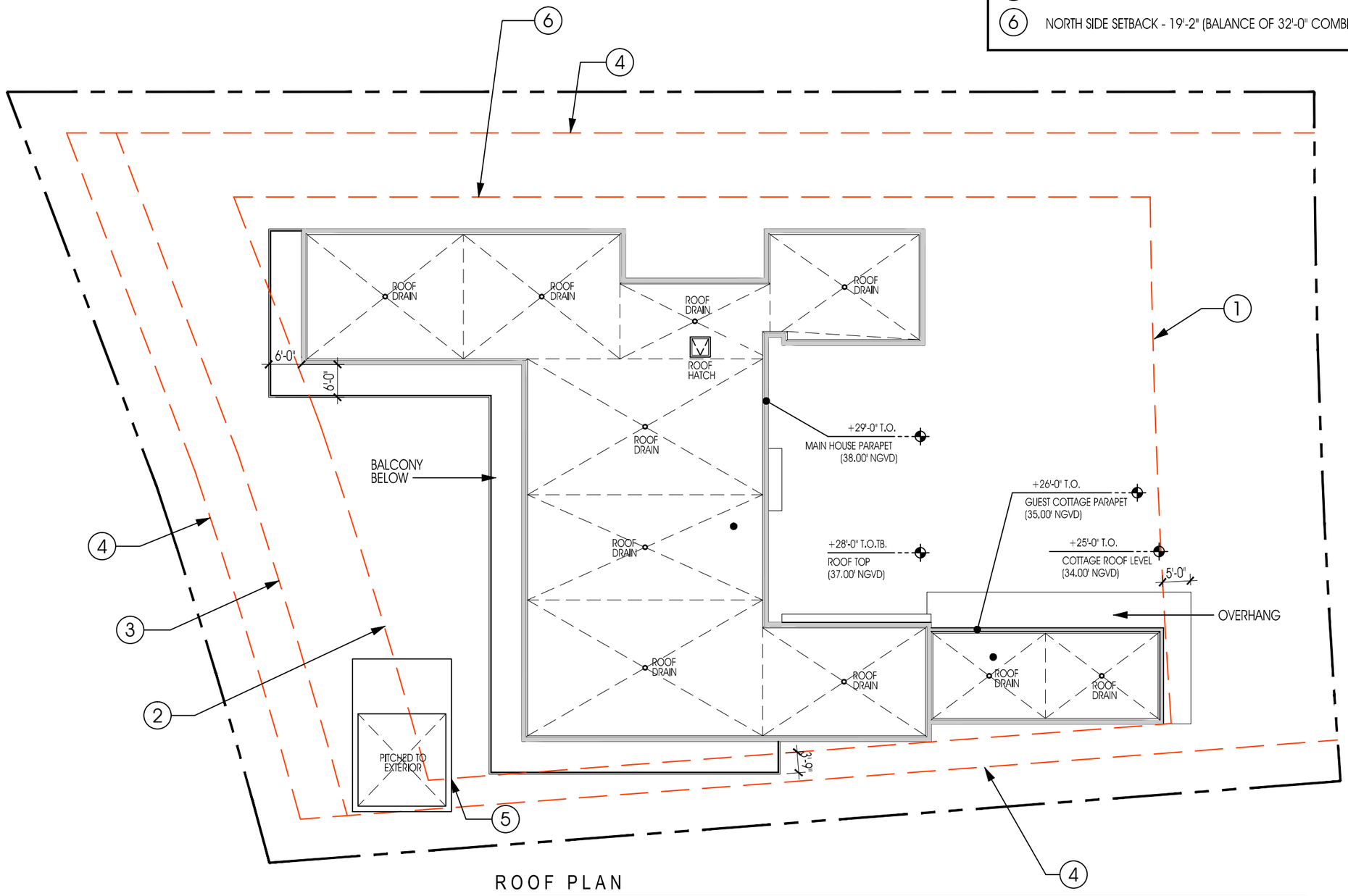
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ROOF PLAN

SCALE : 1" = 20'-0"

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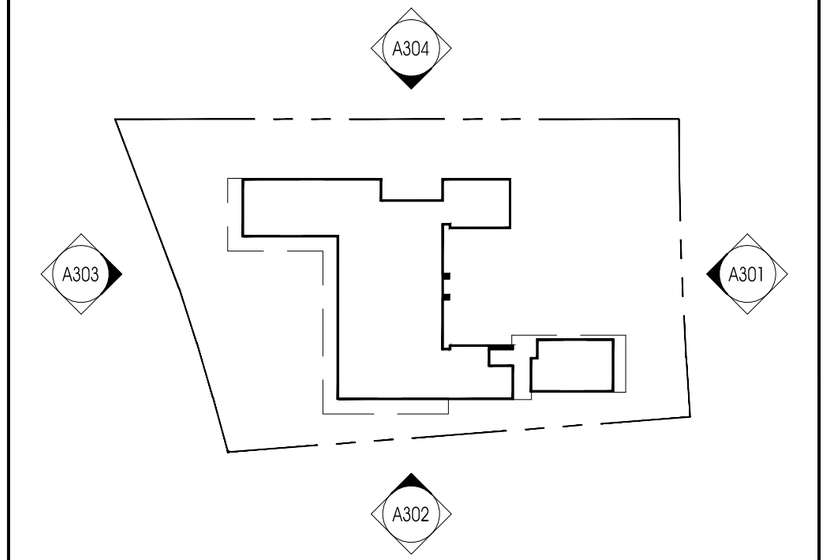
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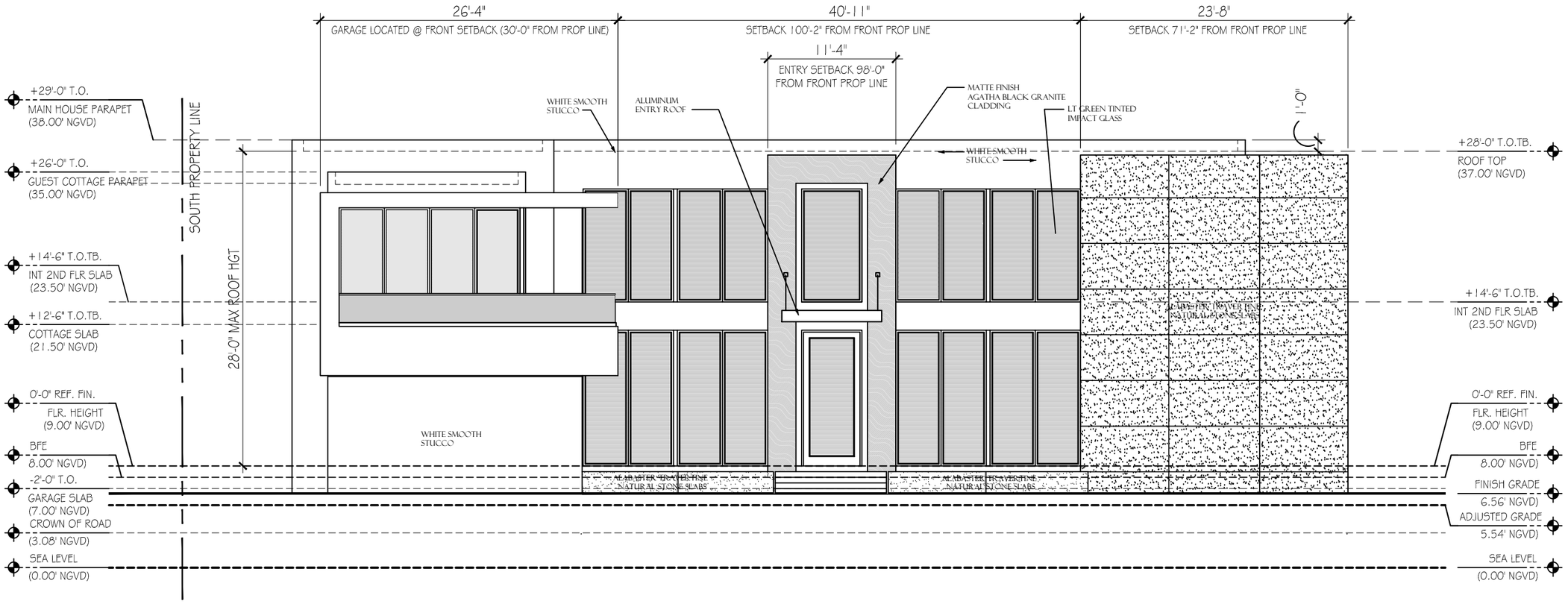
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MAIN RESIDENCE - ELEVATION KEY PLAN





PRELIMINARY FRONT ELEVATION - EASTERN EXPOSURE

SCALE : 1" = 10'-0"

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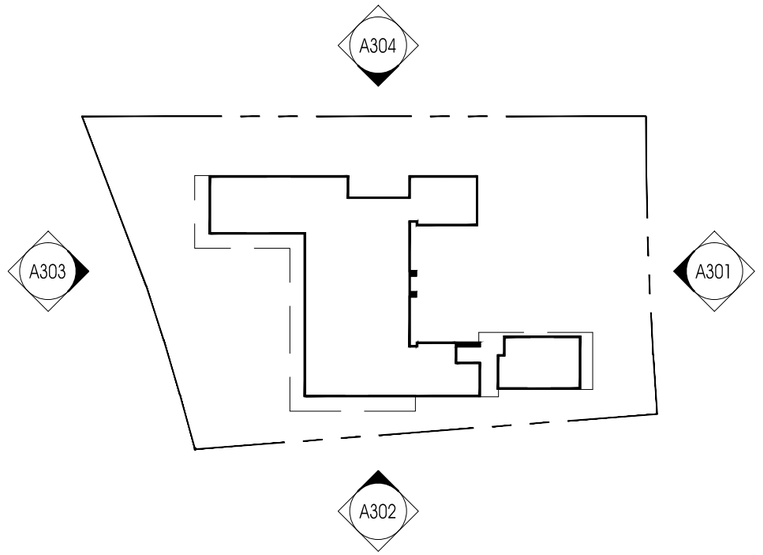
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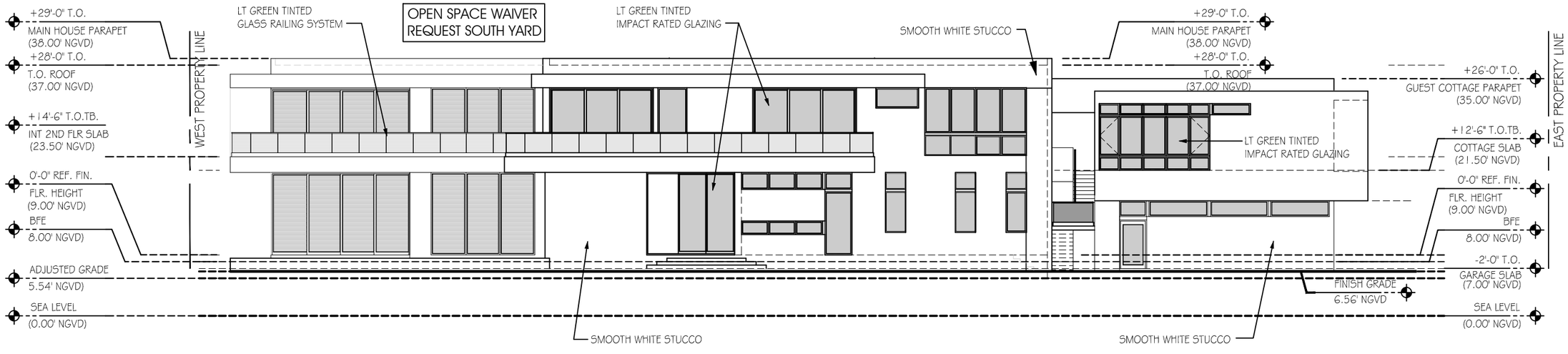
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MAIN RESIDENCE - ELEVATION KEY PLAN





LEFT SIDE ELEVATION @ MAIN HOUSE - SOUTHERN EXPOSURE

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

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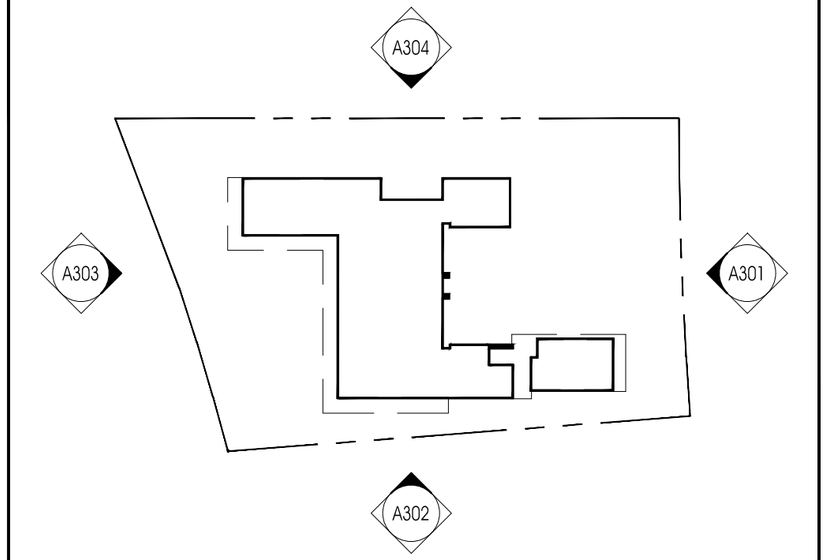
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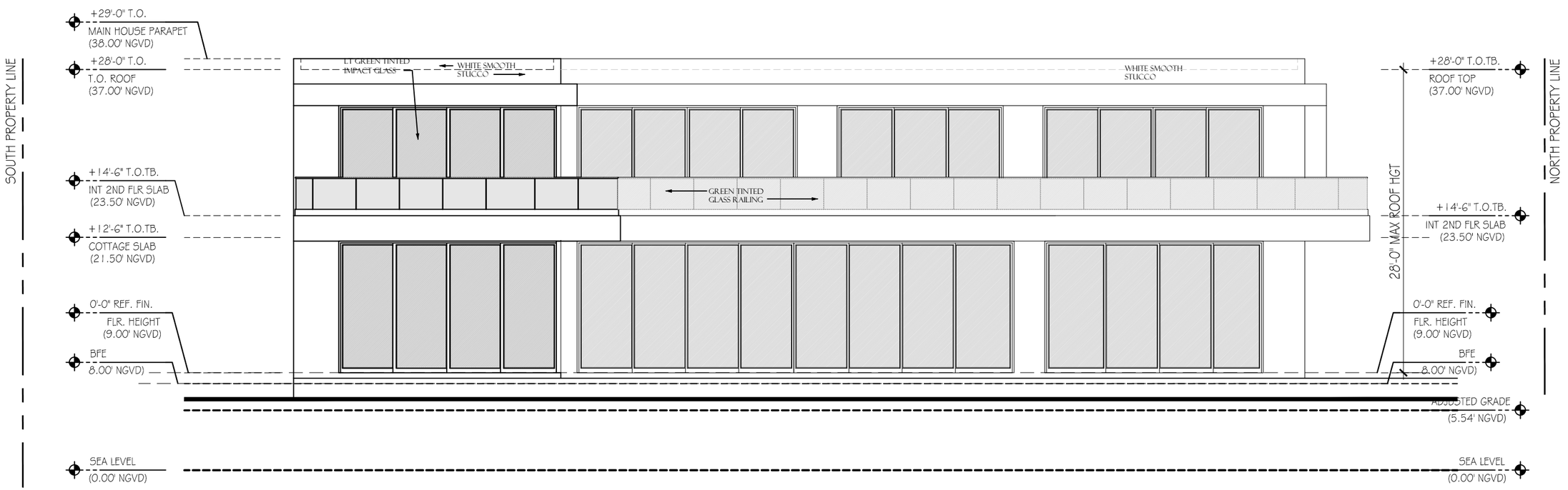
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AR13706
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KELLY D. YATES
FLORIDA AR 13706

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MAIN RESIDENCE - ELEVATION KEY PLAN





PRELIMINARY REAR ELEVATION - WESTERN EXPOSURE

SCALE : 1" = 10'-0"

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EMAIL: KELLY@YATESARCHITECTURE.COM

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

A NEW CUSTOM RESIDENCE FOR:
AMBASSA HOLDINGS, INC.
5860 NORTH BAY RD
MIAMI BEACH, FL
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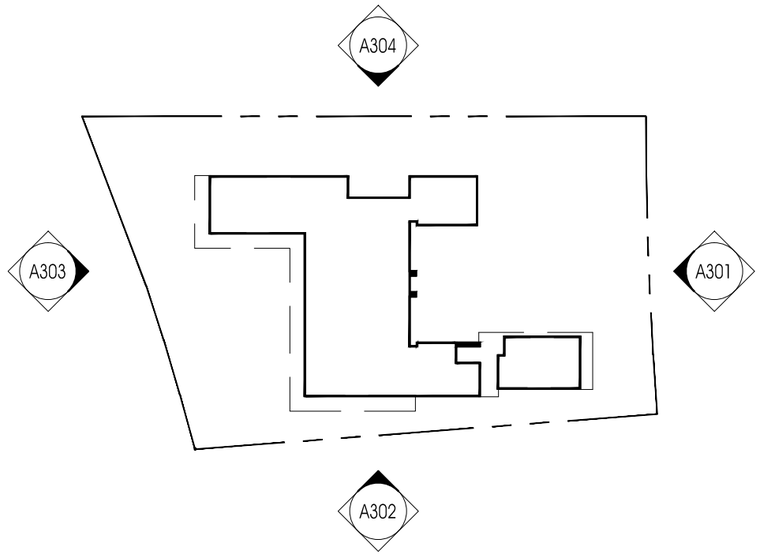
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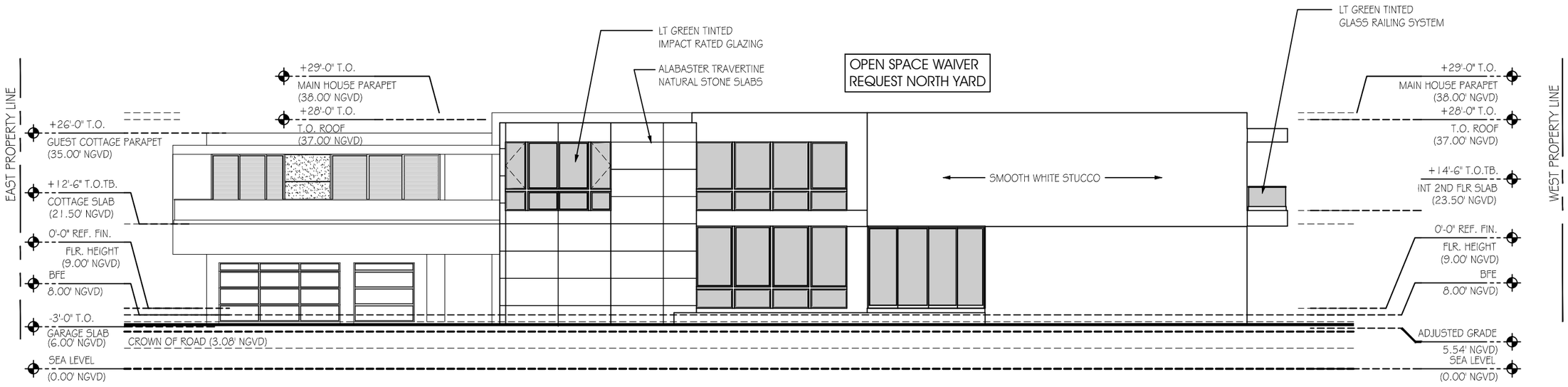
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MAIN RESIDENCE - ELEVATION KEY PLAN





RIGHT SIDE ELEVATION @ MAIN HOUSE - NORTHERN EXPOSURE

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

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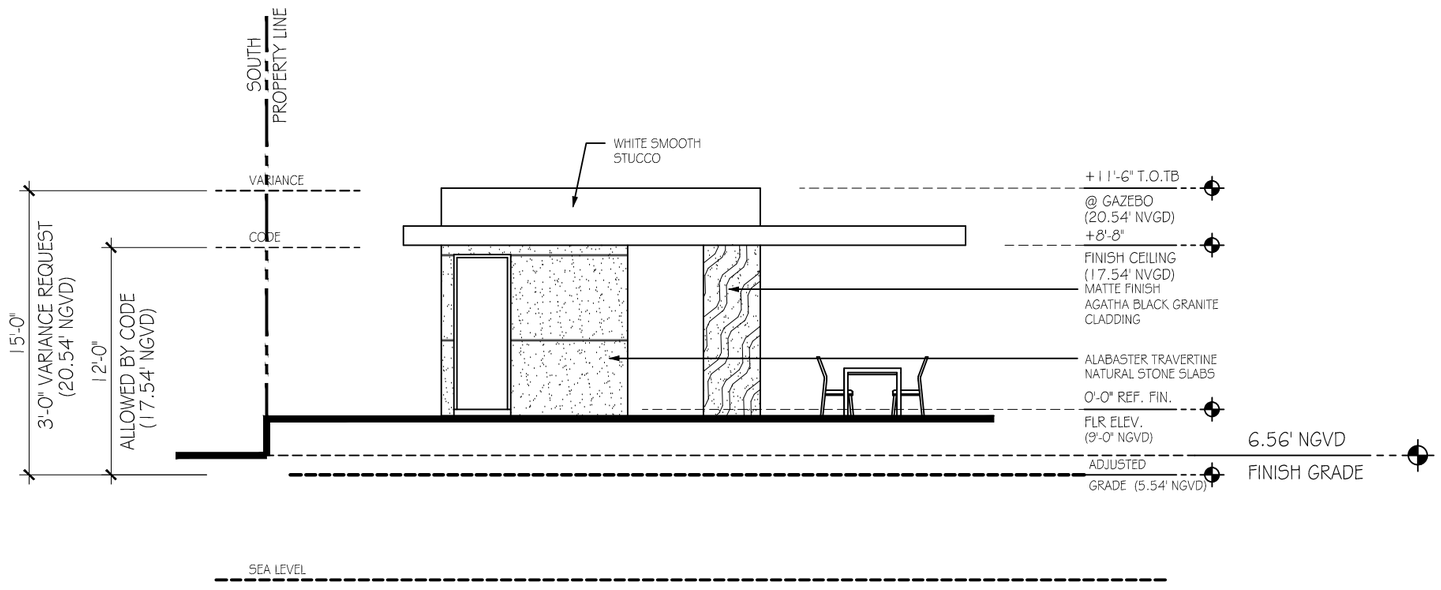
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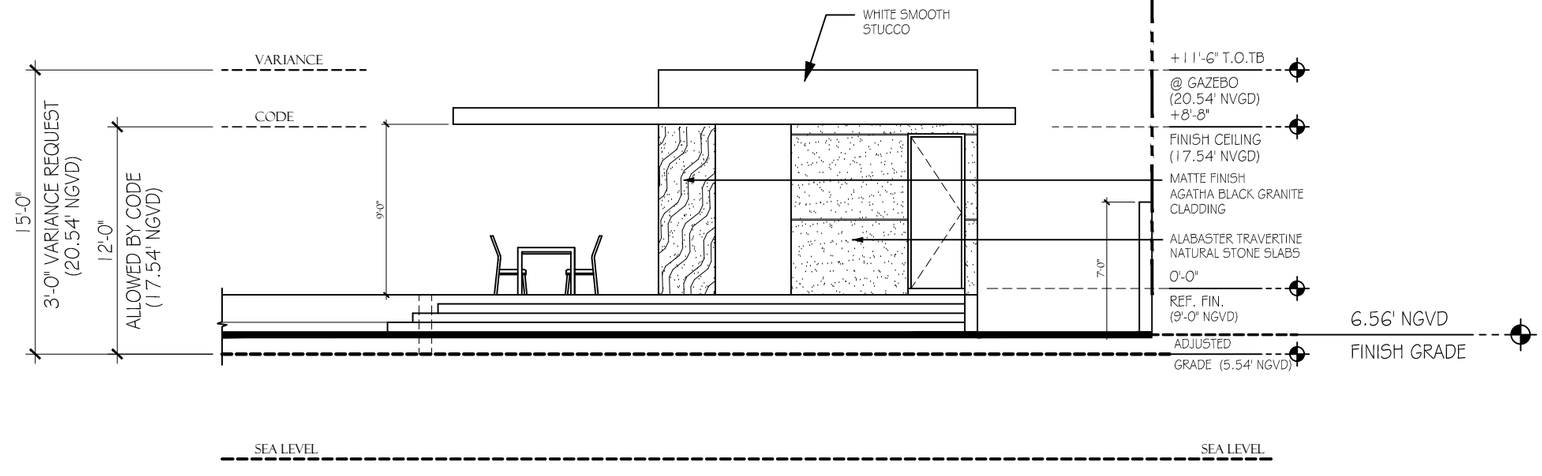
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1 GAZEBO ELEVATION - EASTERN EXPOSURE

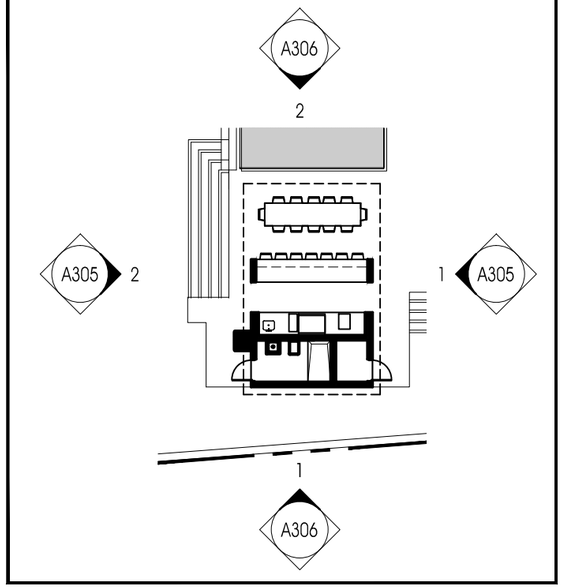
SCALE : 1/8" = 1'-0"



2 GAZEBO ELEVATION - WESTERN EXPOSURE

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

GAZEBO - ELEVATION KEY PLAN



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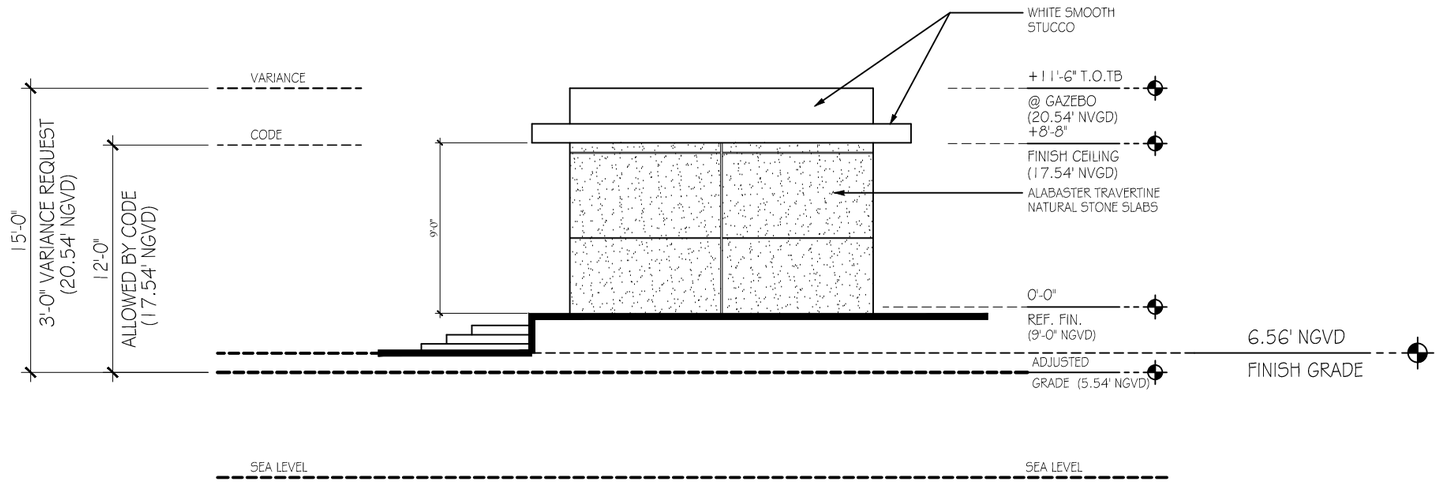
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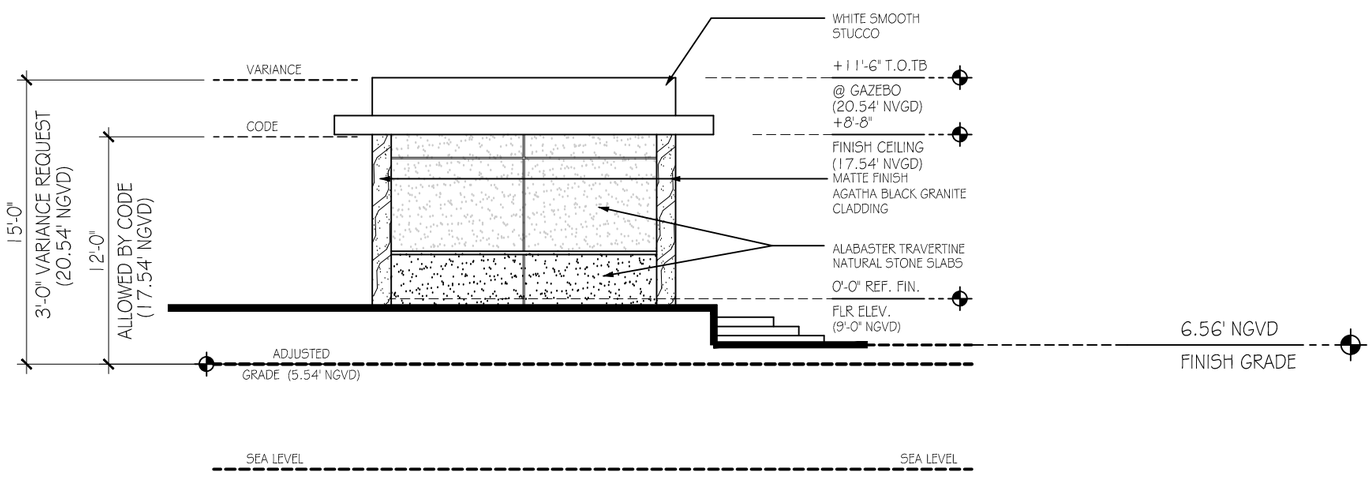
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1 GAZEBO ELEVATION - SOUTHERN EXPOSURE

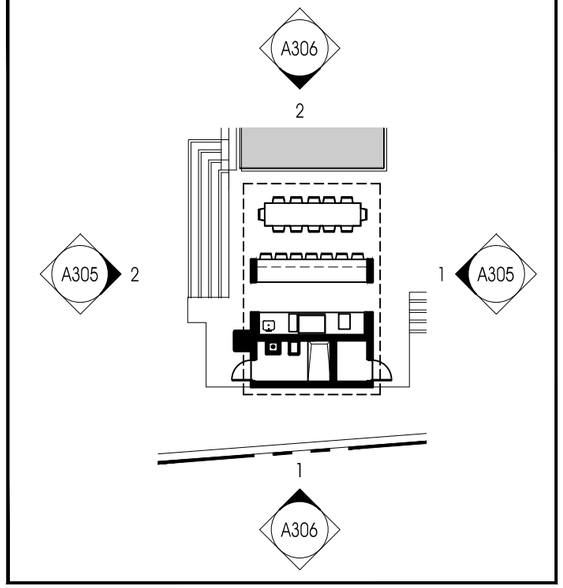
SCALE : 1/8" = 1'-0"



2 GAZEBO ELEVATION - NORTHERN EXPOSURE

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

GAZEBO - ELEVATION KEY PLAN



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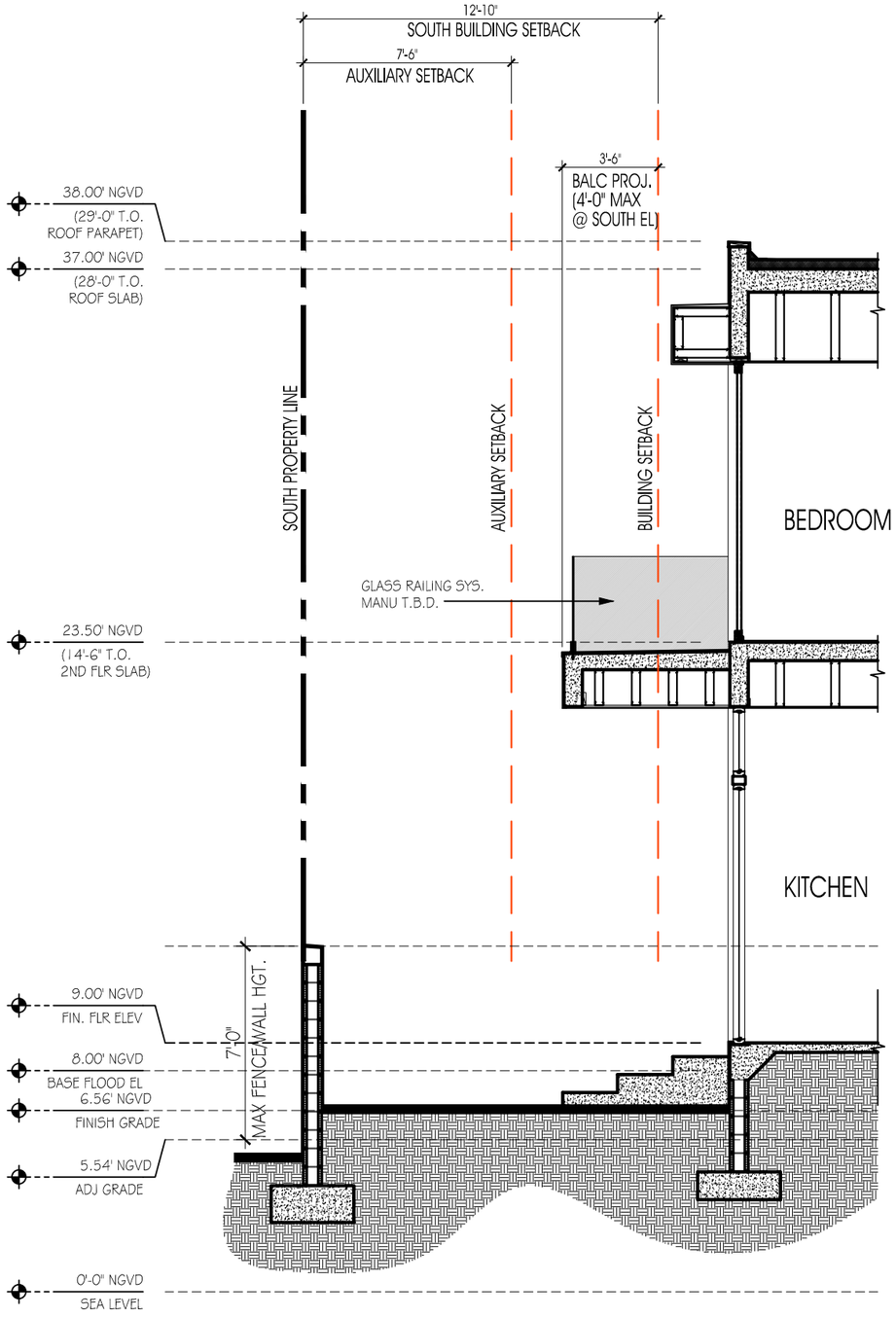
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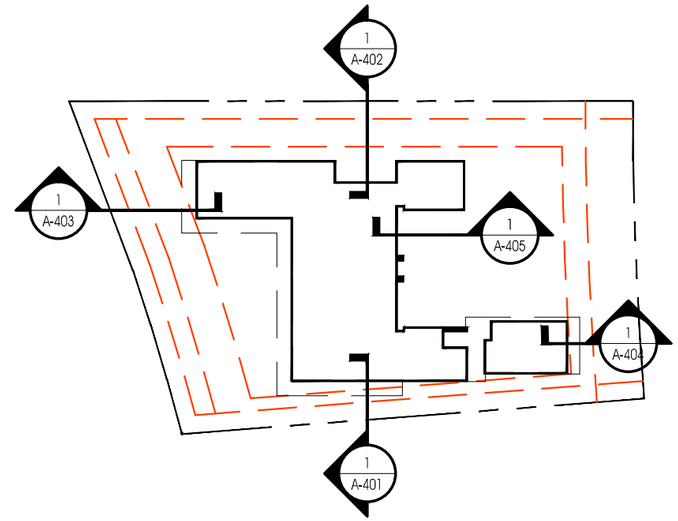
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1 SOUTH SIDE - YARD SECTION

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

SECTION - KEY PLAN



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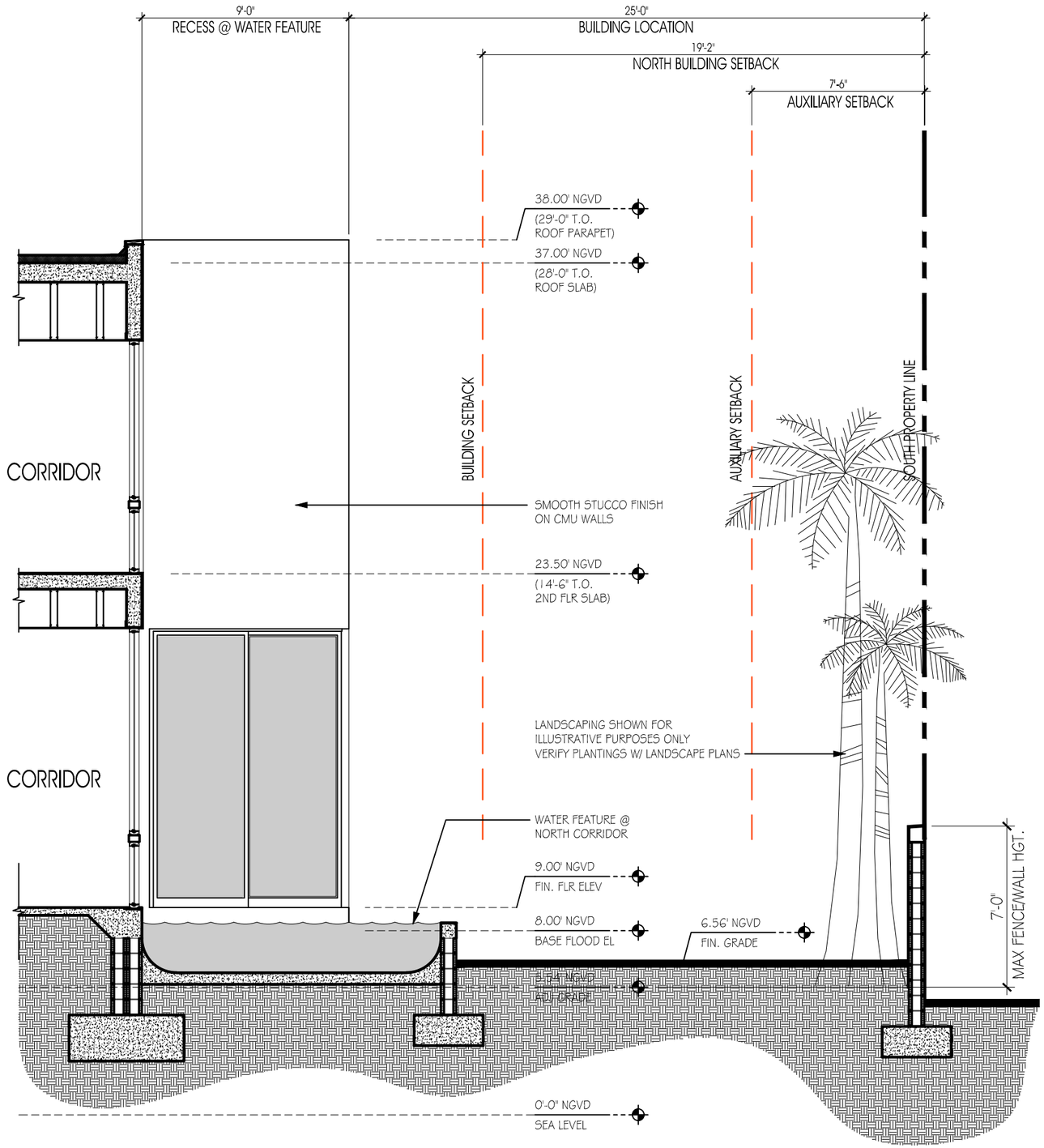
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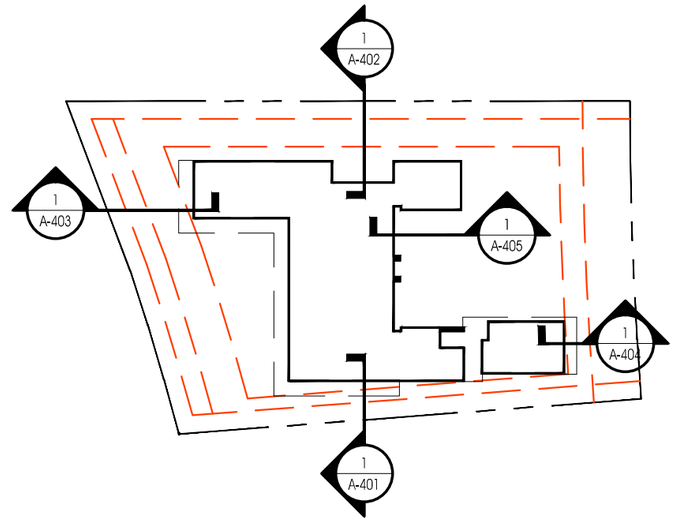
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1 NORTH SIDE - YARD SECTION

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

SECTION - KEY PLAN



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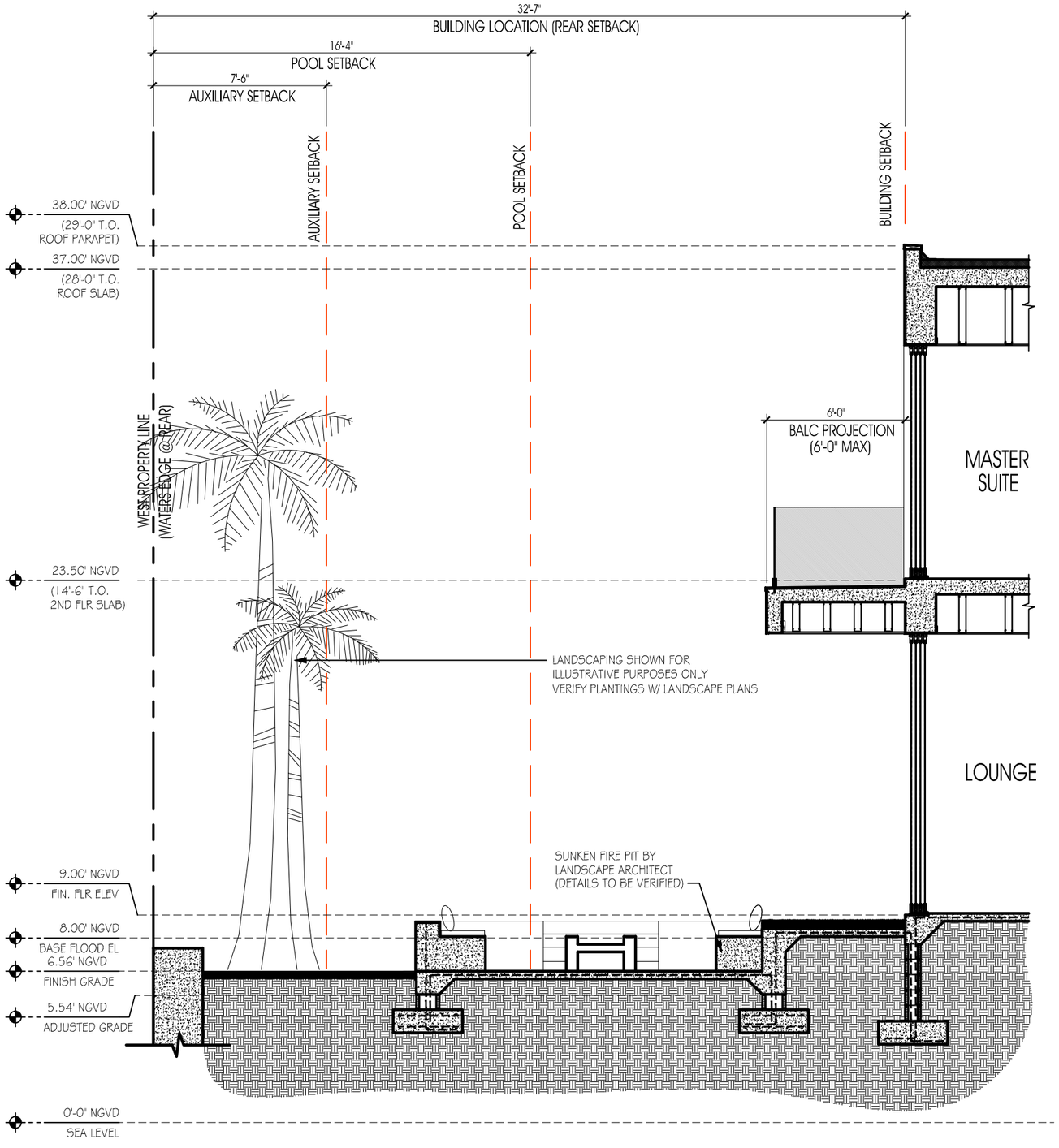
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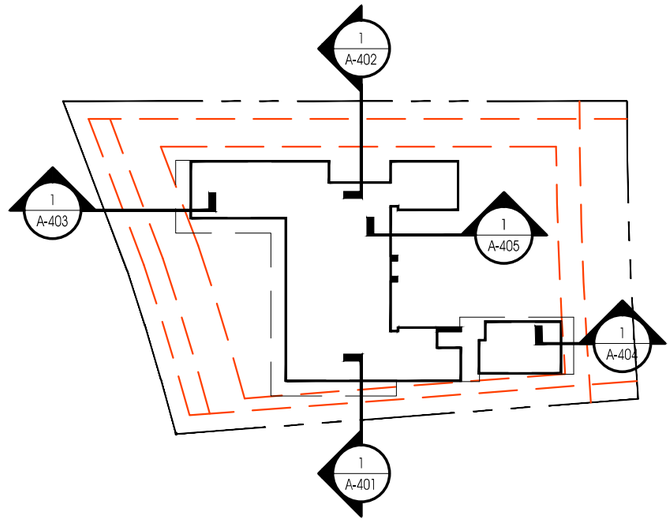
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1 WESTERN YARD SECTION

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

SECTION - KEY PLAN



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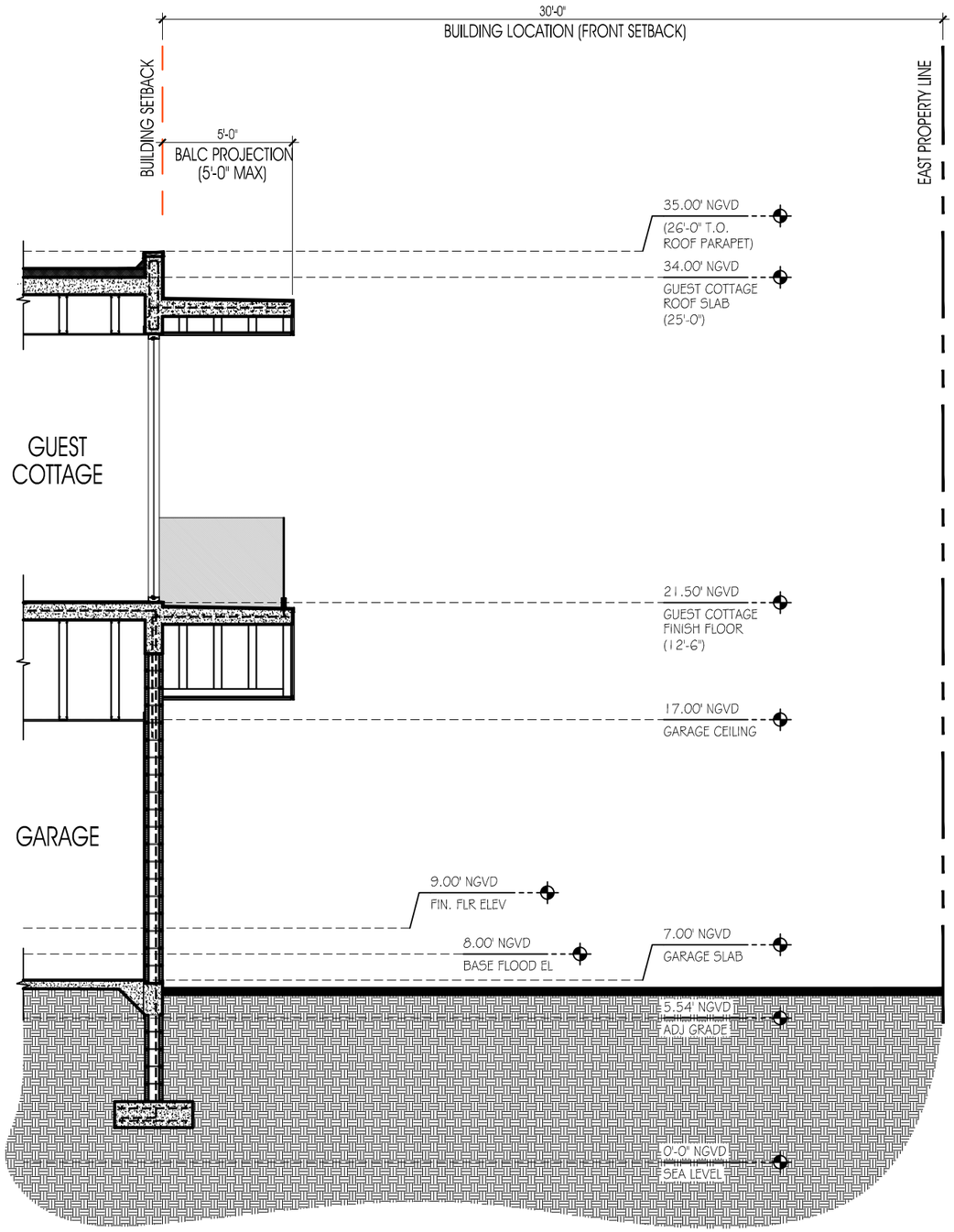
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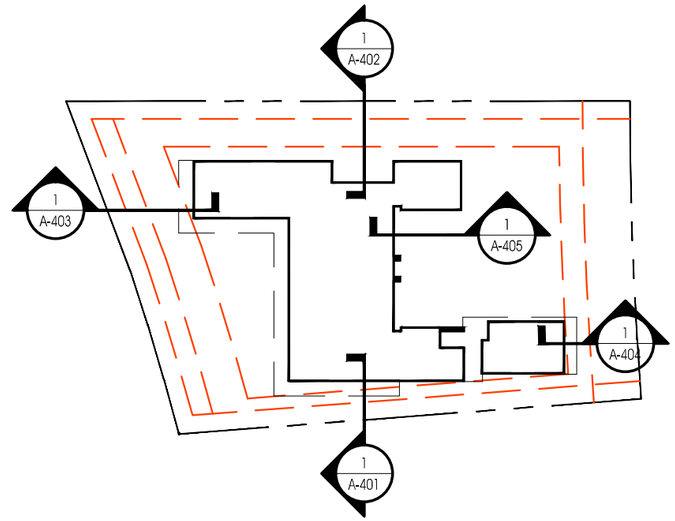
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1 EASTERN YARD SECTION

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

SECTION - KEY PLAN



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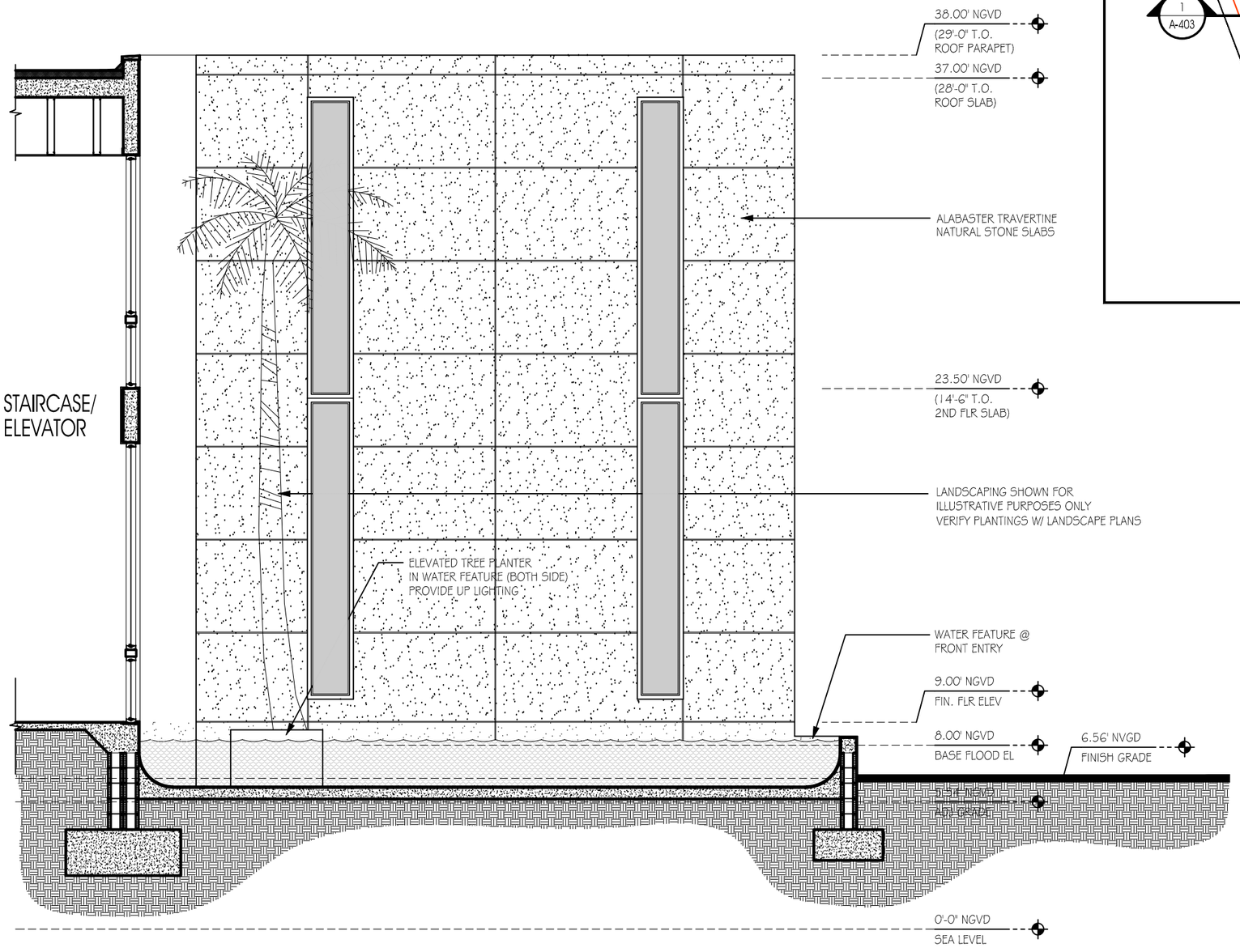
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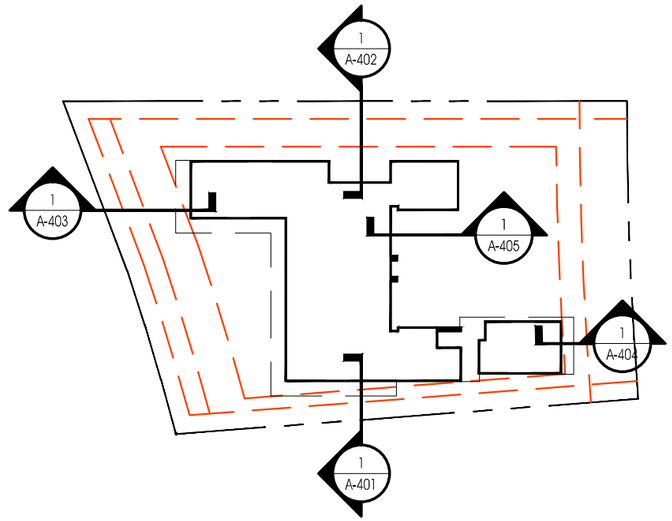
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1 FRONT ENTRY FEATURE

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

SECTION - KEY PLAN



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