



5245 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

DRB 19-0397 FINAL SUBMITTAL
05-06-19 - PLANS

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

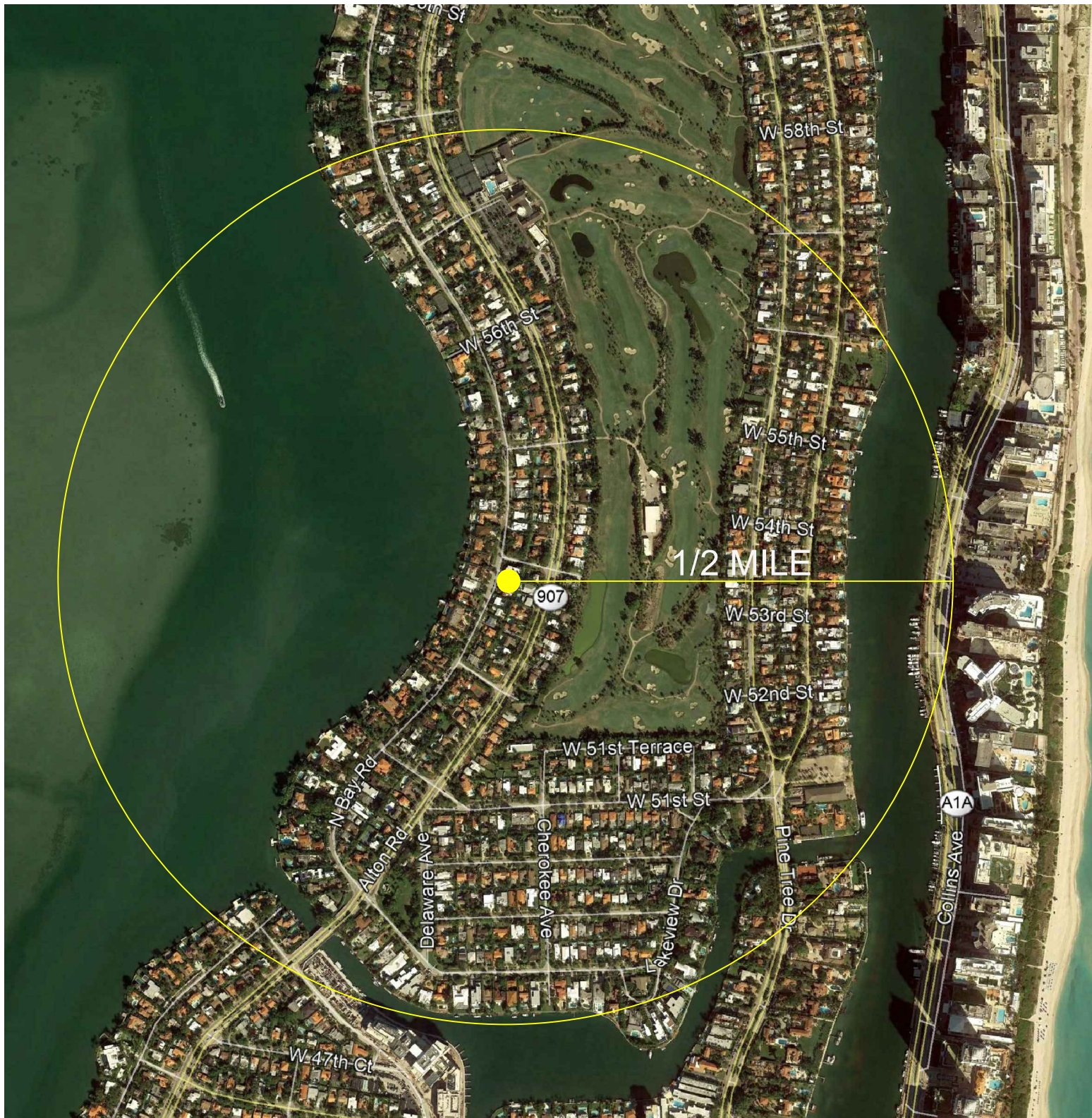
DATE	REVISION		
PROJECT TITLE		COVER	
SCALE		N.T.S.	
PROJECT NO.		2018-08	
SITE		05-06-2019	
SHEET NUMBER		A-000	

ZONING SUMMARY

NEW SINGLE FAMILY RESIDENCE - TWO STORIES

LOT 2, IN BLOCK 17, OF "LAGORCE-GOLF
SUBDIVISION", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE
43, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

LOCATION



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	5245 North Bay Road, Miami Beach, FL 33140			
2	Folio number(s):	02-3215-003-2390			
3	Board and file numbers:				
4	Year built:	1951	Zoning District:	RS-4	
5	Base Flood Elevation:	+8.00 N.G.V.D	Grade value in NGVD:	+4.23 N.G.V.D	
6	Adjusted grade (Flood+Grade/2):	+6.11 N.G.V.D	Free board:	5'	
7	Lot Area (SF):	7,737 SF			
8	Lot width (FT):	60'-7"	Lot Depth (FT):	125'-0"	
9	Maximum Lot Coverage	2,321 SF	Proposed Lot Coverage:	2,200 SF 28.4%	
10	Existing Lot Coverage	N/A	Lot Coverage Deducted:		
11	Front Yard Open Space SF and %	810 SF, 66%	Rear Yard Open Space SF and %	1,021 SF, 80%	
12	Maximum Unit Size SF and %	3,868.5 SF, 50%	Proposed Unit Size Sf and %	3,866 SF 49.96%	
13	Existing First Floor Unit Size	N/A	Proposed First Floor Unit Size	1,996 SF	
14	Existing Second Floor Unit Size	N/A	Proposed First Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,027 SF	
15			Proposed Second Floor Unit Size SF and %	1,643 SF 81%	
16			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'-0"	N/A	24'-0"	None
18	Setbacks				
19	Front First Level	20'-0"	N/A	30'-0"	None
20	Front Second Level	30'-0"	N/A	30'-0"	None
21	Side 1:	10'-0"	N/A	7'-6"	2'-6"
22	Side 2:	10'-0"	N/A	7'-6"	2'-6"
23	Rear:	20'-0"	N/A	20'-0"	None
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard:	20'-0"	N/A	15'-0"	5'-0"
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
28	Determined to be Architecturally Significant?		No		

OWNER

RON SCHREIBER
3101 SOUTH OCEAN DR
HOLLYWOOD FL 33019
(954) 391.9124

PROJECT ARCHITECT

BEILINSON GOMEZ ARCHITECTS PA
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD., SUITE 309-310
MIAMI, FL 33138-4664
TEL. (305) 559.1250
FAX. (305) 551.1740

DESIGN/PROJECT ARCHITECT:

BRYAN NATHANIEL YOUNG ARCHITECTURE PLLC
BRYAN YOUNG 036918
68 JAY ST #302
BROOKLYN, NY 11201
TEL. (718) 330.9101

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
LC 26000460
780 NE 69TH STREET SUITE 1106
MIAMI, FL 33138
TEL. 305-979-1585

APPLICABLE CODES

GOVERNING ZONING CODE: MIAMI BEACH, FLORIDA CODE OF ORDINANCE, 201

RESIDENTIAL CODE: FLORIDA RESIDENTIAL CODE 2017

STRUCTURAL: FLORIDA BUILDING CODE 2017

PLUMBING: FLORIDA BUILDING CODE 2017 - 6th Edition

MECHANICAL: FLORIDA BUILDING CODE 2017

ELECTRICAL - FLORIDA BUILDING CODE - 2017

DRAWING INDEX

ARCHITECTURAL

A-000	COVER
A-001	GENERAL NOTES, ZONING INFORMATION AND INDEX
	SURVEY
A-002a	RENDERINGS
A-002b	RENDERINGS
A-002c	RENDERINGS
A-002d	RENDERINGS
A-003	SITE CONTEXT STUDY
A-004	SITE PHOTOS
A-005	LOT COVERAGE CALCULATIONS
A-006a	OPEN SPACE AND YARDS SECTIONS
A-006b	PERVIOUS CALCULATION YARDS
A-006c	ADDITIONAL OPEN SPACE
A-007a	UNIT SIZE CALCULATIONS
A-007b	UNIT SIZE CALCULATIONS
A-007c	UNIT SIZE CALCULATIONS
A-008	VOLUMETRIC DIAGRAM
A-009	MATERIALS
A-010	VARIANCE DIAGRAM
D-100	DEMOLITION PLAN
A-100	PROPOSED SITE PLAN AND CONTEXTUAL ELEVATIONS
A-101	PROPOSED GROUND FLOOR PLAN
A-102	PROPOSED FIRST FLOOR PLAN
A-103	PROPOSED SECOND FLOOR PLAN
A-104	PROPOSED ROOF PLAN
A-201	PROPOSED WEST ELEVATIONS AND SCREEN DETAILS
A-202	PROPOSED SOUTH ELEVATIONS
A-203	PROPOSED EAST ELEVATIONS
A-204	PROPOSED NORTH ELEVATIONS
A-301	PROPOSED WEST EAST SECTION
A-302	PROPOSED EAST-WEST SECTION

LANDSCAPE

L-0	LANDSCAPE COVER PAGE AND SHEET INDEX
L-1	EXISTING TREE INVENTORY AND DISPOSITION PLAN SURVEY OVERLAY
L-2	LANDSCAPE PLANTING AND SITE ELEMENT PLAN
L-3	SECOND LEVEL LANDSCAPE PLAN
L-4	LANDSCAPE PLANT LIST, NOTES, DETAILS AND LANDSCAPE LEGEND

**BEILINSON
GOMEZ**
ARCHITECTS *pa*

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beilinsonarchitectspa.com

5245 N. BAY ROAD RESIDENCE
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MIAMI BEACH, FL 33140

△ DATE
REVISION

DWG. TITLE

GENERAL NOTES
ZONING INFORMATION
AND INDEX

SCALE

N.T.S

PROJECT NO. _____

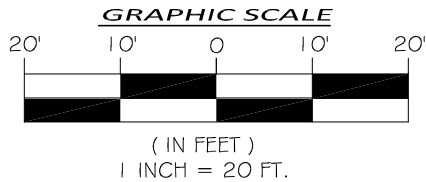
2018-G

DATE _____

05-06-2015

SHEET NUMBER

A-001



LEGAL DESCRIPTION:

LOT 2, IN BLOCK 17, OF "LAGORCE-GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3215-003-2390

5245 NORTH BAY ROAD
MIAMI-BEACH, FLORIDA 33140-2010

AREA OF PROPERTY: 7,737 SQUARE FEET AND/OR
0.178 ACRES MORE OR LESS.

CERTIFIED TO:

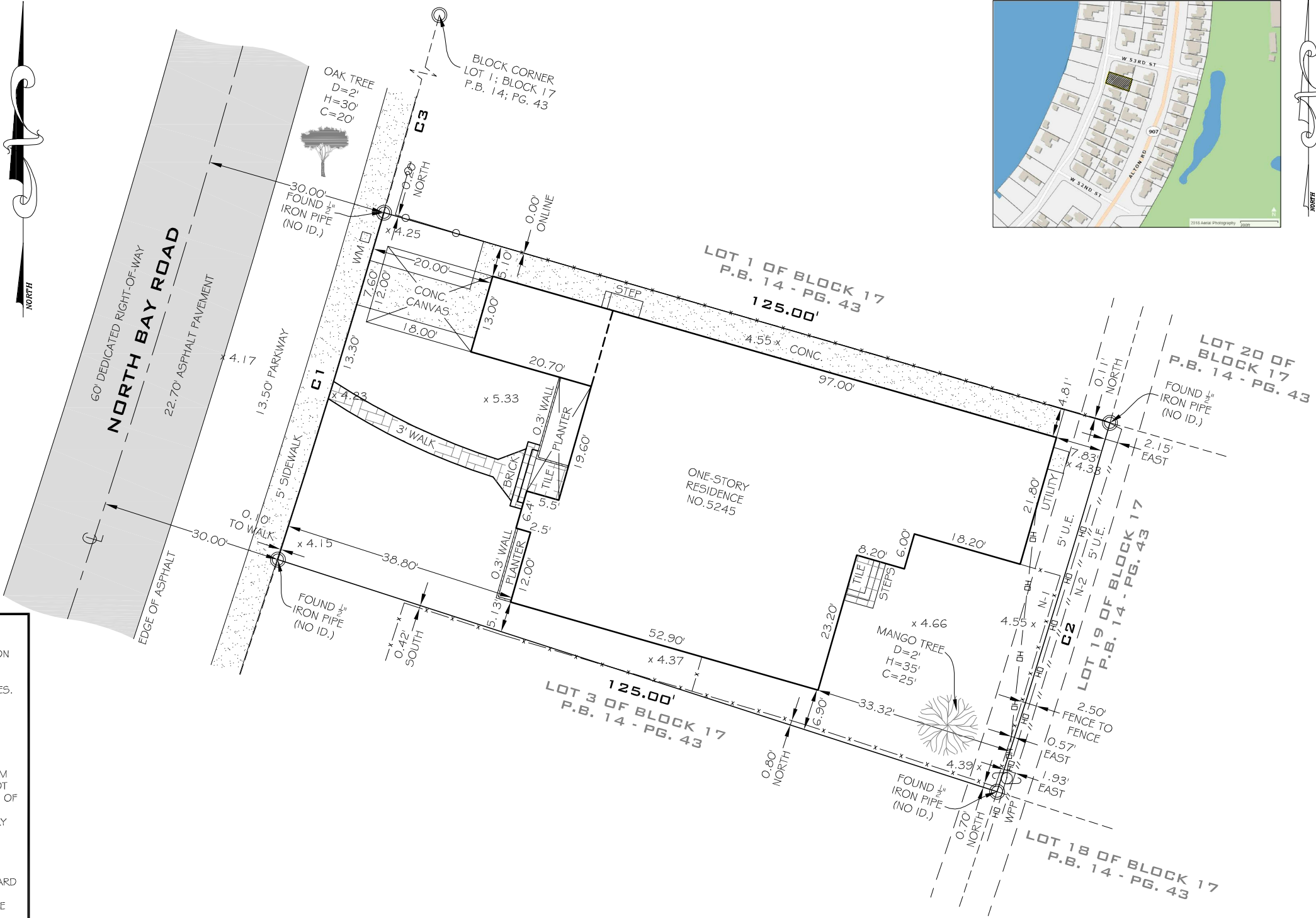
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- RON SCHREIBER

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51 FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "LAGORCE-GOLF SUBDIVISION" RECORDED IN PLAT BOOK 14, AT PAGE 43.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

MAP OF BOUNDARY SURVEY



C1
CURVE DATE
R=1968.60'
Δ= 01°44'47"
L=60.00'

C2
CURVE DATE
R=2093.60'
Δ= 01°44'47"
L=63.80'

C3
CURVE DATE
R=1968.60'
Δ= 02°07'50"
L=73.20'

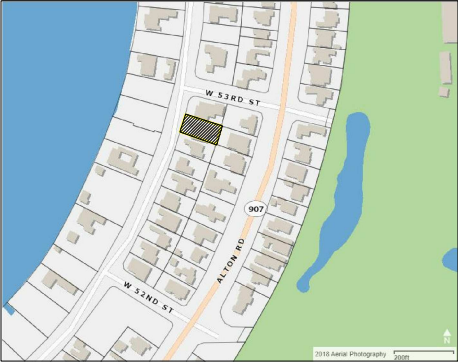
NOTES:

N-1 = A PORTION OF THE CHAIN LINK FENCE ALONG THE EASTERLY PROPERTY LINE FALLS INSIDE THE 5' UTILITY EASEMENT.

N-2 = A PORTION OF THE WOOD FENCE ALONG THE EASTERLY PROPERTY LINE FALLS INSIDE THE 5' UTILITY EASEMENT.

LOCATION MAP

SECTION 11, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND:

A/C	= DENOTES AIR CONDITIONING UNIT
APPR.	= DENOTES APPROXIMATE
ASPH.	= DENOTES ASPHALT
B.M.	= DENOTES BENCH MARK
C.B.S.	= DENOTES CONCRETE BLOCK STUCCO
CONC.	= DENOTES CONCRETE
L.P.	= DENOTES LIGHT POLE
CB	= DENOTES CATCH BASIN
C	= DENOTES CENTERLINE
M	= DENOTES MONUMENT LINE
L.M.E.	= DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	= DENOTES DRAINAGE EASEMENT
D.H.	= DENOTES DRILL HOLE
(M)	= DENOTES MEASURE
(R)	= DENOTES RECORD
WFP	= DENOTES WOOD POWER POLE
U.E.	= DENOTES UTILITY EASEMENT
P.B.	= DENOTES PLAT BOOK
PG.	= DENOTES PAGE
P.C.P.	= DENOTES PERMANENT CONTROL POINT
P.O.B.	= DENOTES POINT OF BEGINNING
TYP.	= DENOTES TYPICAL
M.H.W.	= DENOTES MEAN HIGH WATER LINE
--	= DENOTES WOOD FENCE
-x-	= DENOTES CHAIN LINK FENCE
o	= DENOTES FOUND IRON PIPE (NO ID.)
Δ	= DENOTES FOUND NAIL AND DISC
[Asphalt Symbol]	= DENOTES ASPHALT PAVEMENT
[Brick Symbol]	= DENOTES BRICK
[Concrete Symbol]	= DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED .

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUETA, P.E.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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 IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE
ELEVATION:		8'
COMMUNITY:		120651
PANEL:		12086C0309L
DATE OF FIRM:		09-11-2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		12-07-2018
BENCH MARK:		N/A
ELEVATION:		N/A
DATE	DRAWN BY	SCALE
12-11-2018	J.FEE	1"=20'
01-17-2019	EG	
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
01-17-2019	ADD TREES	
02-15-2019	ADD ELEVATIONS	
JOB No.		
1901-039		



1 VIEW LOOKING NORTH WEST

△ DATE
REVISION

DWG. TITLE

RENDERINGS

SCALE

N.T.S.

PROJECT NO.

2018-08

DATE

05-06-2019

SHEET NUMBER

A-002a



1 VIEW LOOKING NORTH EAST FROM NORTH BAY ROAD



1 VIEW LOOKING SOUTH EAST FROM NORTH BAY ROAD

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION		
PROJECT TITLE			
DRAWINGS			
SCALE			
N.T.S.			
PROJECT NO.			
2018-08			
DATE			
05-06-2019			
SHEET NUMBER			
A-002c			



1 VIEW LOOKING SOUTH WEST

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION		
PROJECT TITLE			
DRAWINGS			
SCALE	N.T.S.		
PROJECT NO.	2018-08		
DATE	05-06-2019		
SHEET NUMBER			
A-002d			



1 LOOKING SOUTH EAST FROM N. BAY ROAD



2 LOOKING EAST FROM SIDEWALK



3 LOOKING SOUTH EAST FROM N. BAY ROAD



4 LOOKING EAST FROM N. BAY ROAD

DATE	REVISION

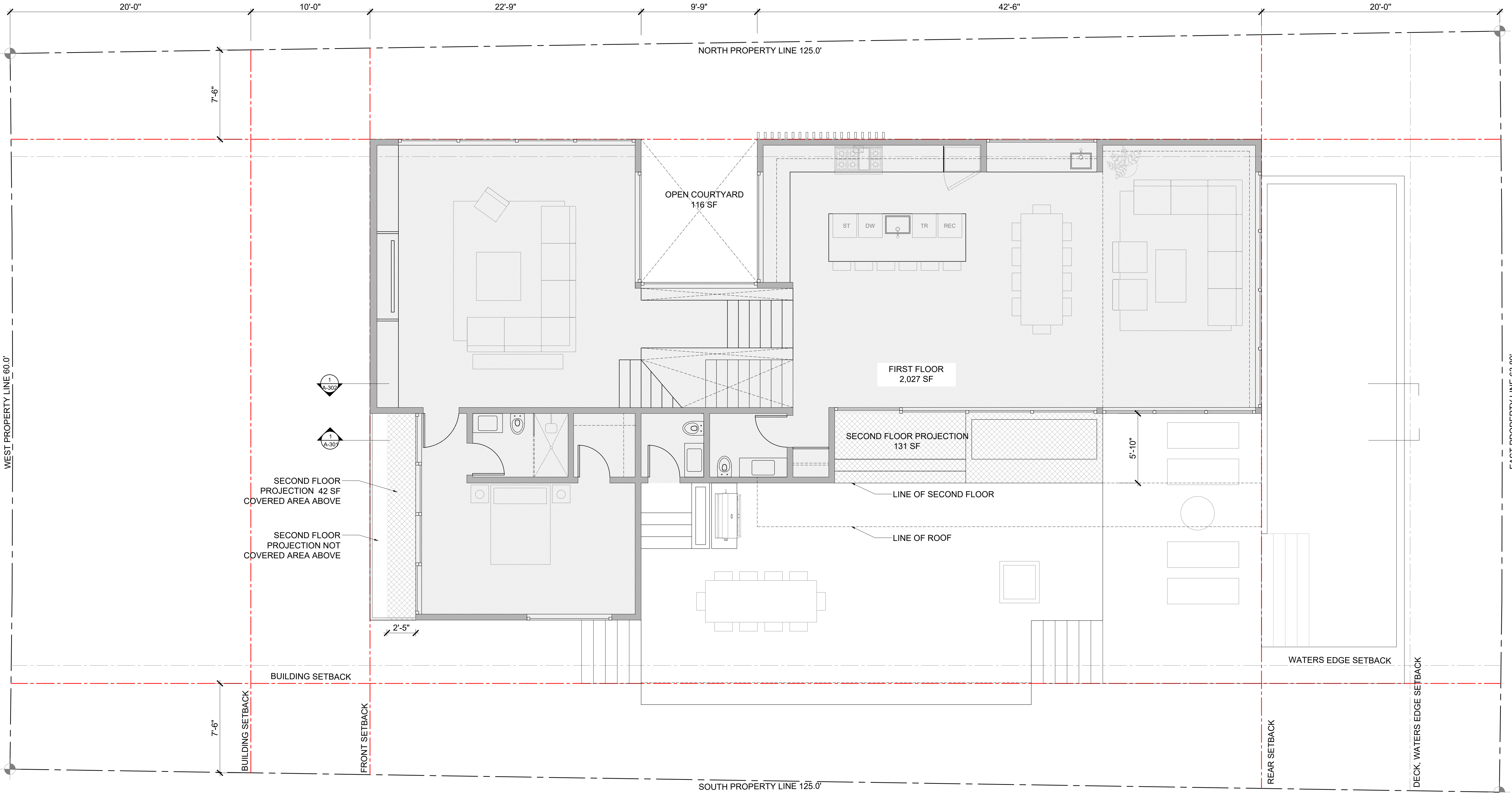
DWG. TITLE	SITE PHOTOS
SCALE	N.T.S.
PROJECT NO.	2018-08
DATE	05-06-2019
SHEET NUMBER	A-004

LOT AREA	7,737 SF
MAX COVERAGE (30%)	2,321 SF
FIRST FLOOR	2,027 SF
SECOND FLOOR PROJECTION	173 SF
TOTAL UNIT SIZE	2,200 SF
PROPOSED PERCENTAGE	28.4 %

AREA COUNTED IN FIRST FLOOR COVERAGE

AREA COUNTED IN SECOND FLOOR COVERAGE

2 LOT COVERAGE CALCULATIONS



5245 N. BAY ROAD RESIDENCE

5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION
------	----------

DWG. TITLE

LOT COVERAGE

SCALE

1/4"=1'-0"

PROJECT NO.

2018-08

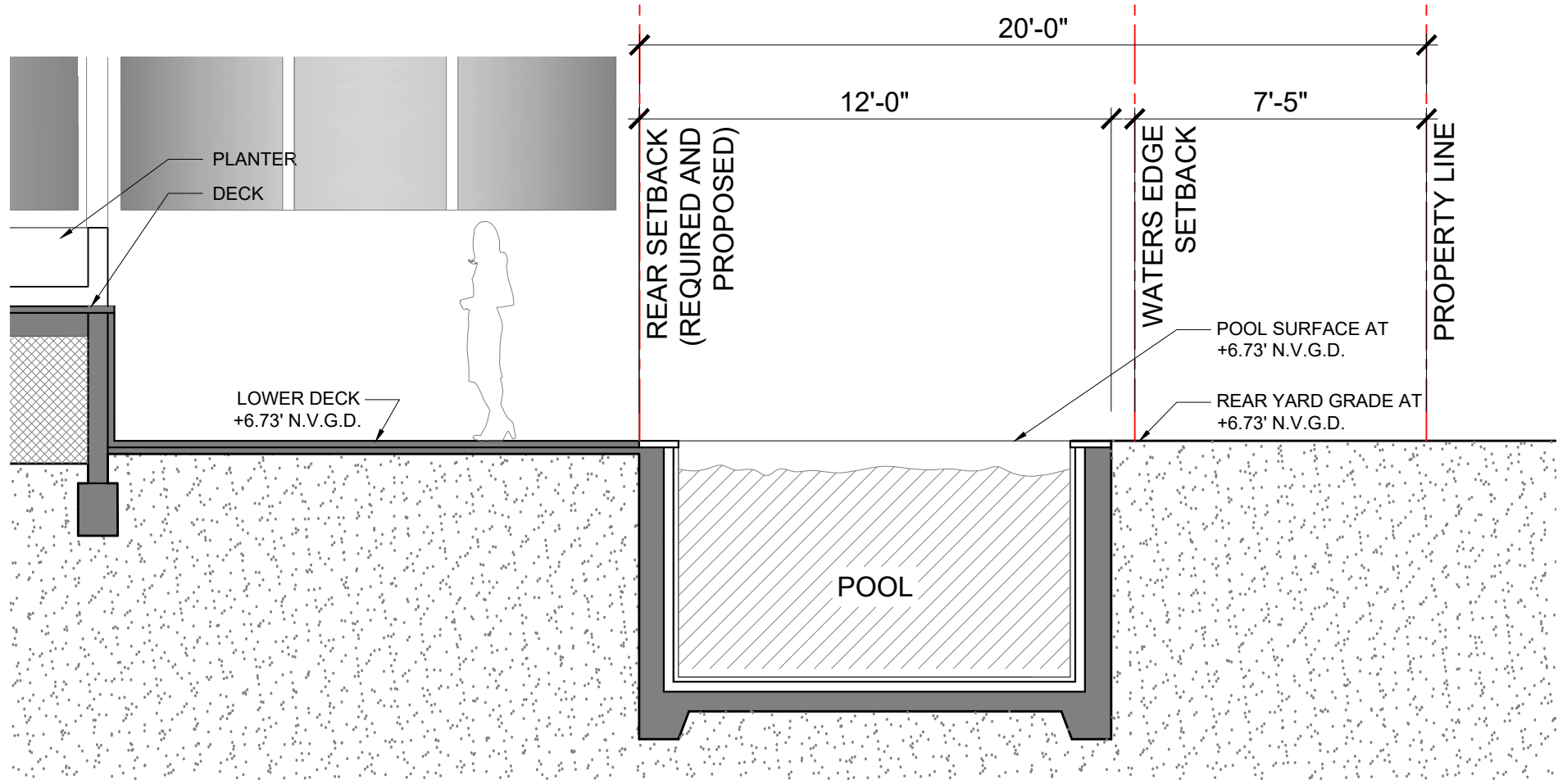
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05-06-2019

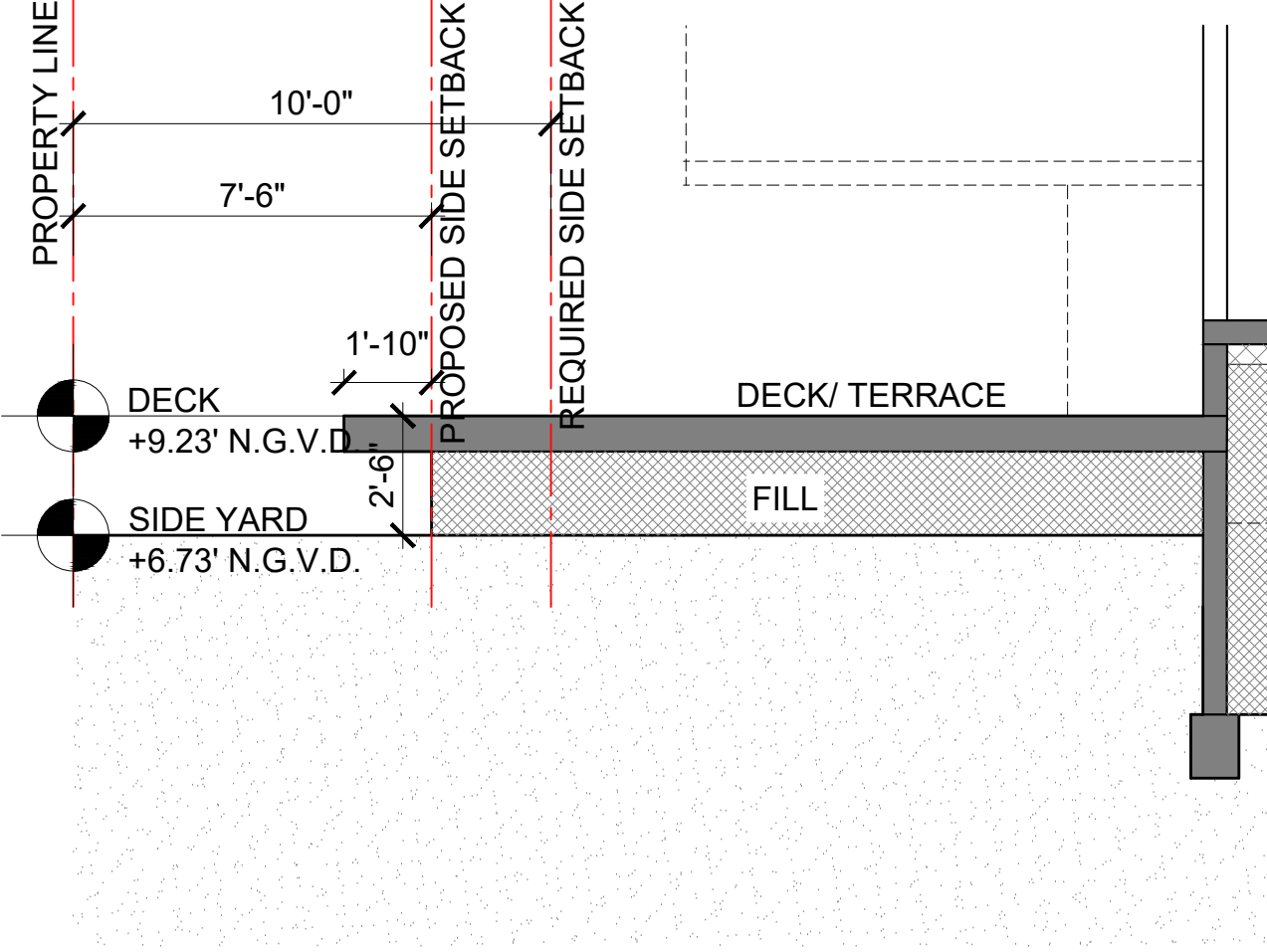
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A-005

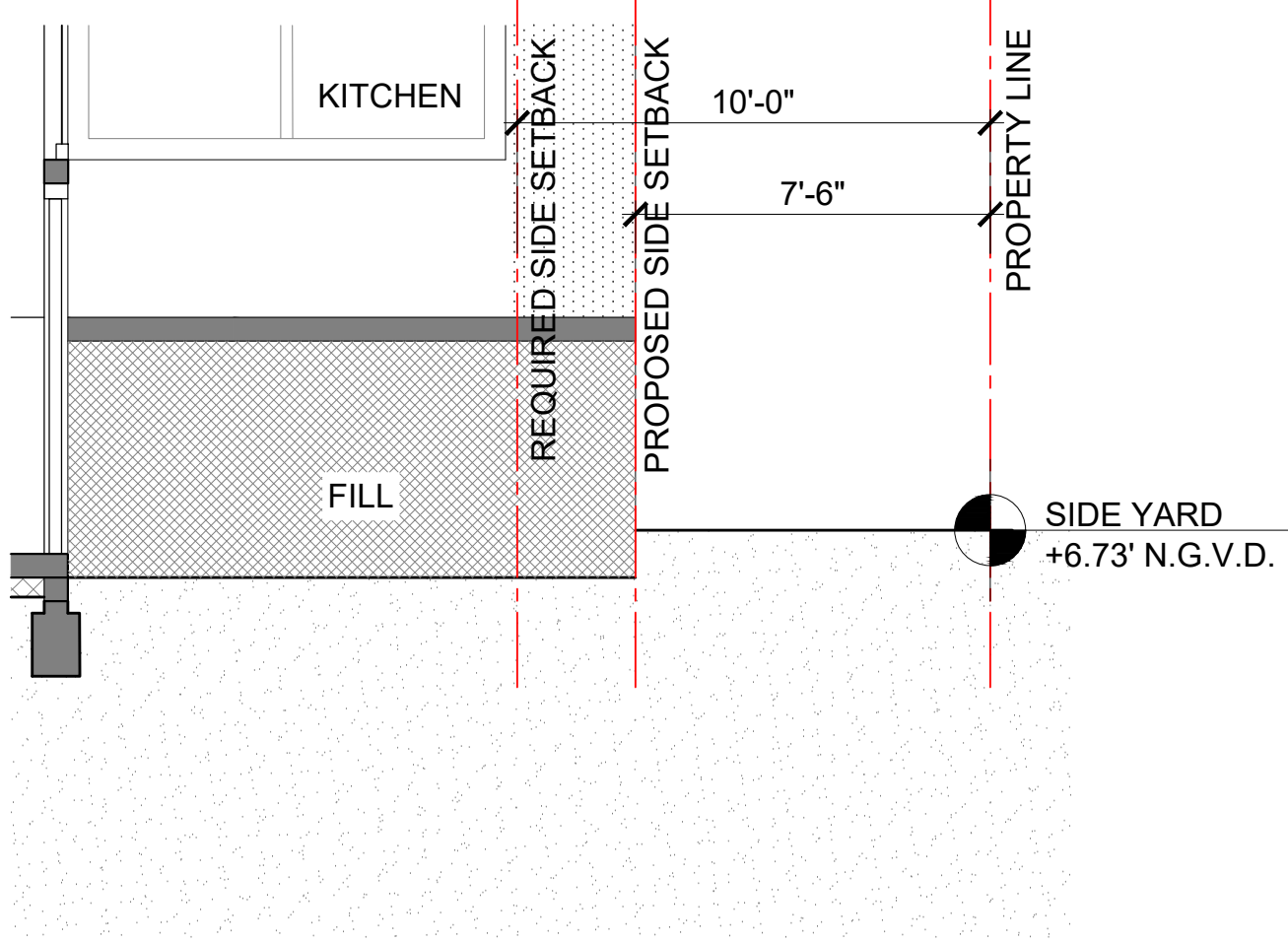
1 LOT COVERAGE DIAGRAM



1 REAR YARD SECTION



2 SOUTH SIDE YARD SECTION

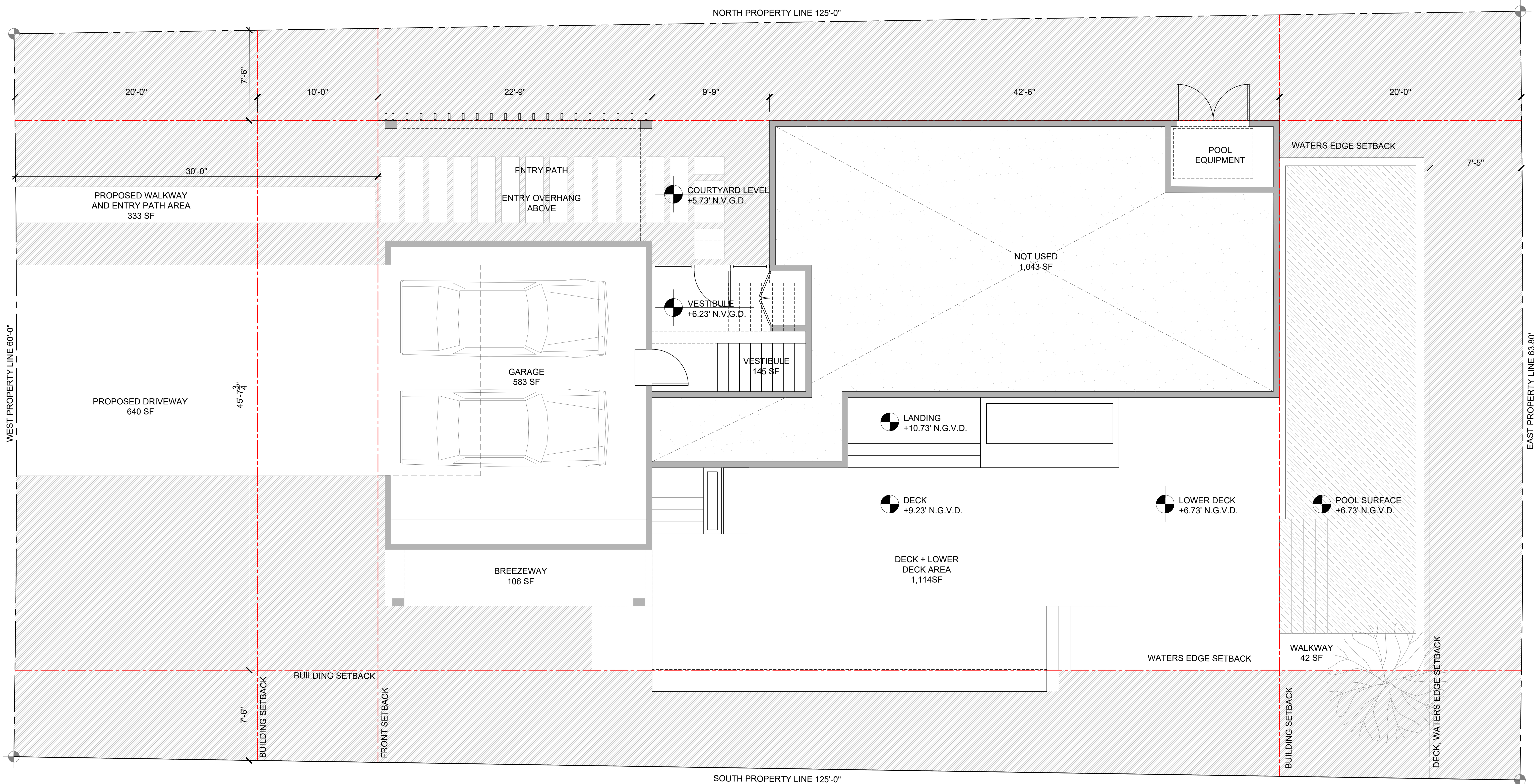


3 NORTH SIDE YARD SECTION

TOTAL LOT AREA	7,737 SF
PROPOSED DRIVEWAY	640 SF
PROPOSED WALKWAY	333 SF
GARAGE	583 SF
BREEZEWAY	106 SF
VESTIBULE	145 SF
DECK	1,114 SF
NOT USED BUILDING STRUCTURE	1,043 SF
WALKWAY	42 SF
TOTAL IMPERVIOUS AREA	4,006 SF
TOTAL PERVIOUS AREA	3,731 SF
PROPOSED PERCENTAGE PERVIOUS OPEN SPACE	48 %

- AREA COUNTED AS IMPERVIOUS: 4,006 SF
- AREA COUNTED AS PERVIOUS: 3,731 SF
- POOL AREA COUNTED AS 50% PERVIOUS

4 PERVIOUS OPEN SPACE CALCULATIONS



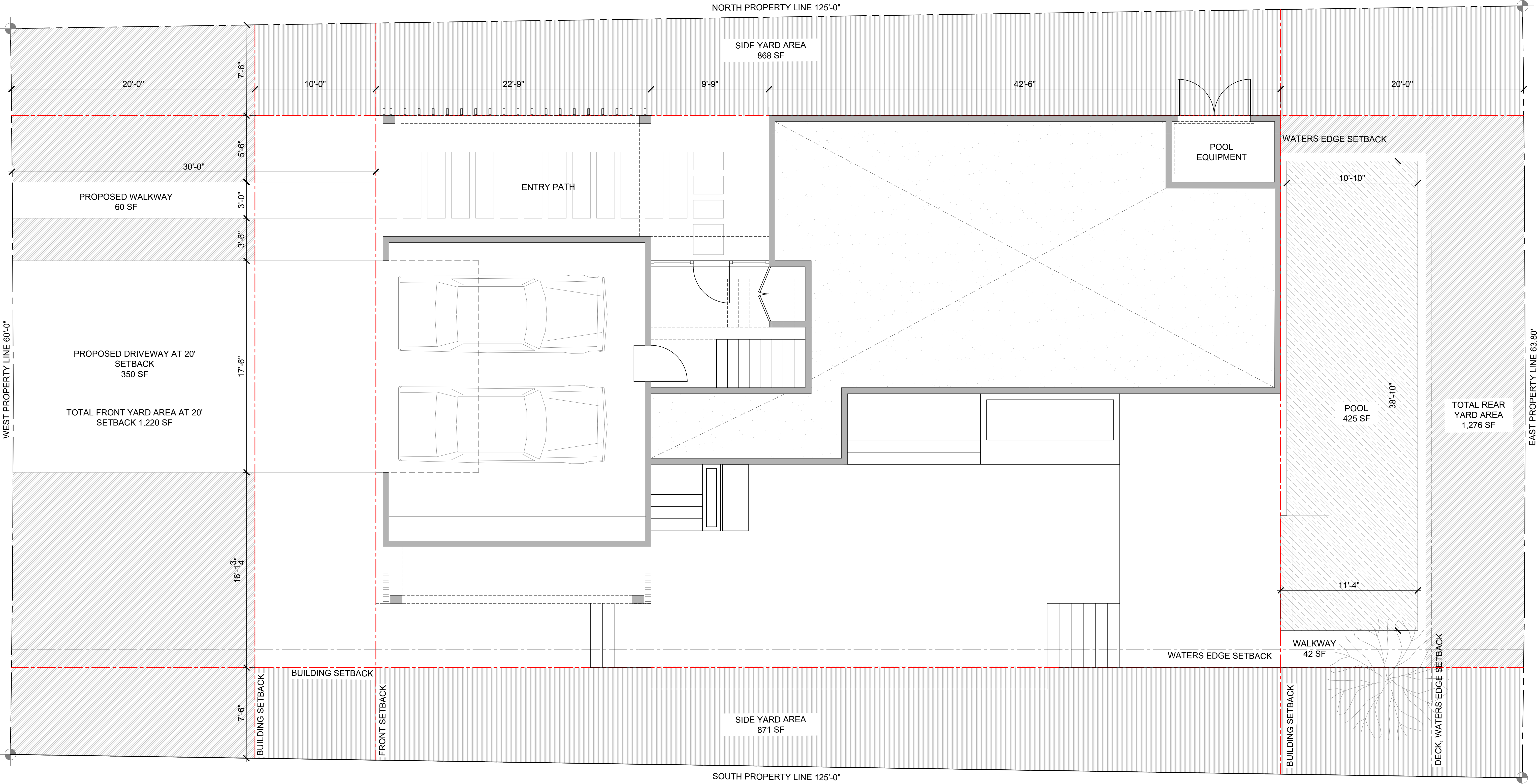
5 TOTAL PERVIOUS OPEN SPACE DIAGRAM

REAR YARD AREA	1,276 SF
MINIMUM PERVIOUS OPEN SPACE (70%)	893.2 SF
POOL (TOTAL AREA)	425 SF
POOL (50% PERVIOUS)	212.5 SF
WALKWAY	42 SF
TOTAL IMPERVIOUS AREA	254.5 SF
TOTAL PERVIOUS AREA	1,021.5 SF
PROPOSED PERCENTAGE PERVIOUS OPEN SPACE	80 %

FRONT YARD AREA (AT 20' SETBACK)	1,220 SF
MINIMUM PERVIOUS OPEN SPACE (50%)	610 SF
PROPOSED DRIVEWAY	350 SF
PROPOSED WALKWAY	60 SF
TOTAL IMPERVIOUS AREA	410 SF
TOTAL PERVIOUS AREA	810 SF
PROPOSED PERCENTAGE PERVIOUS OPEN SPACE	66%

- AREA COUNTED AS PERVIOUS
- POOL AREA COUNTED AS 50% PERVIOUS
- SIDE YARDS

2 PERVIOUS OPEN SPACE CALCULATIONS



1 PERVIOUS OPEN SPACE DIAGRAM
FRONT, REAR AND SIDE YARDS

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

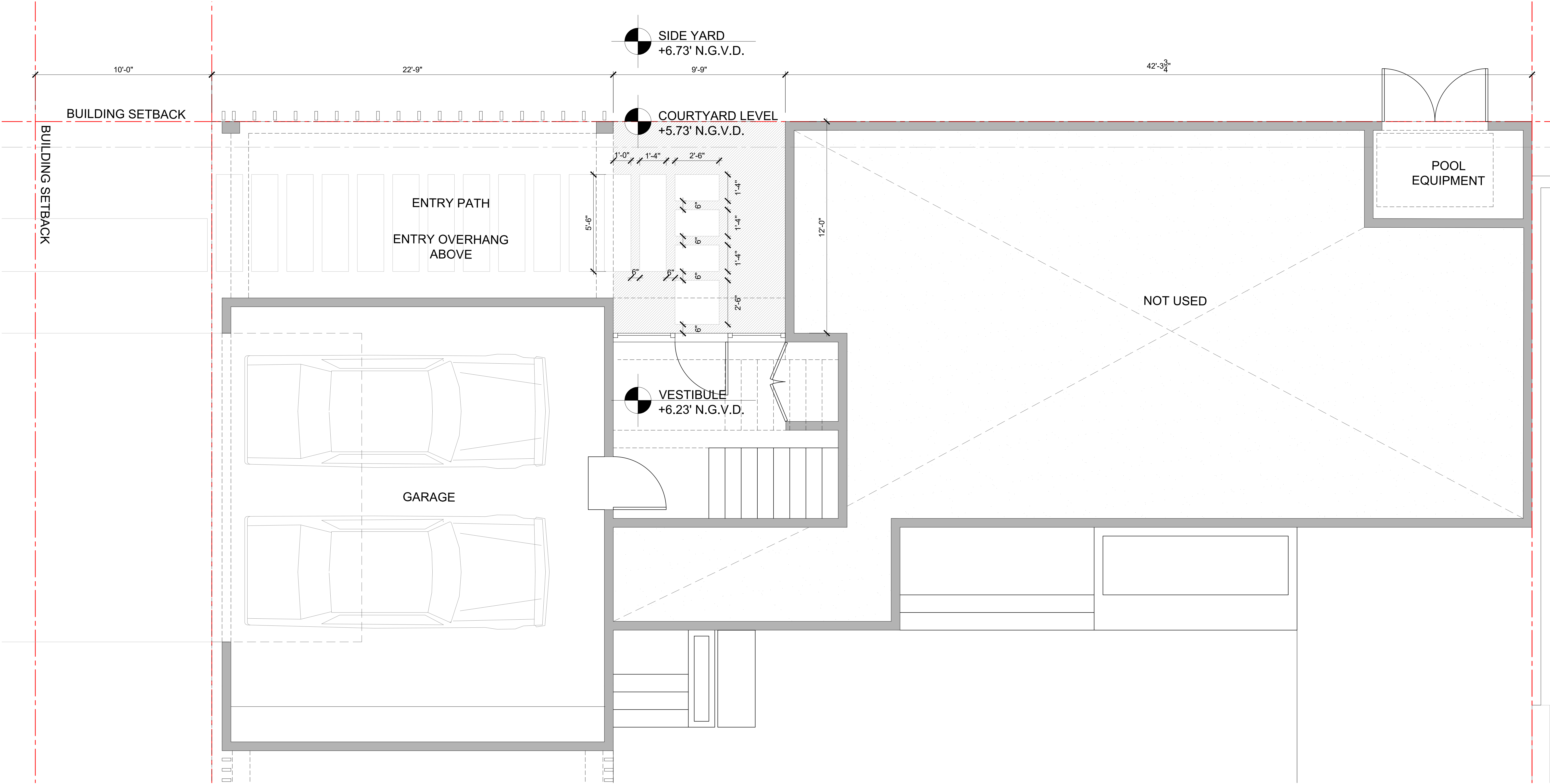
DATE	REVISION
DWG. TITLE	
OPEN SPACE PERVIOUS CALCULATIONS FRONT, REAR AND SIDE YARDS	
SCALE	1/4"=1'-0"
PROJECT NO.	
DATE	2018-08
SHEET NUMBER	05-06-2019
	A-006b

TOTAL LOT AREA	7,737 SF
ADDITIONAL OPEN SPACE AREA	117 SF
REQUIRED PERVIOUS AREA	75%= 87.75 SF
PROPOSED PERVIOUS AREA	75%= 88.00 SF
1% OF LOT AREA	77.37 SF
5% OF LOT AREA	386.85 SF
MAXIMUM DEVELOPABLE BUILDING WIDTH OF THE PROPERTY	30%= 12'-6"
OPEN SPACE DEPTH	12'-0"
MAXIMUM SIDE YARD ELEVATION	6.73 NGVD
MINIMUM SIDE YARD ELEVATION	6.56 NGVD
ELEVATION (HEIGHT) OF THE OPEN SPACE	5.73 NGVD

AREA COUNTED AS PERVIOUS

AREA COUNTED AS IMPERVIOUS

2 ADDITIONAL OPEN SPACE CALCULATIONS



1 ADDITIONAL OPEN SPACE DIAGRAM

 AREA COUNTED IN UNIT SIZE CALCULATION

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140



 AREA COUNTED IN UNIT SIZE CALCULATION

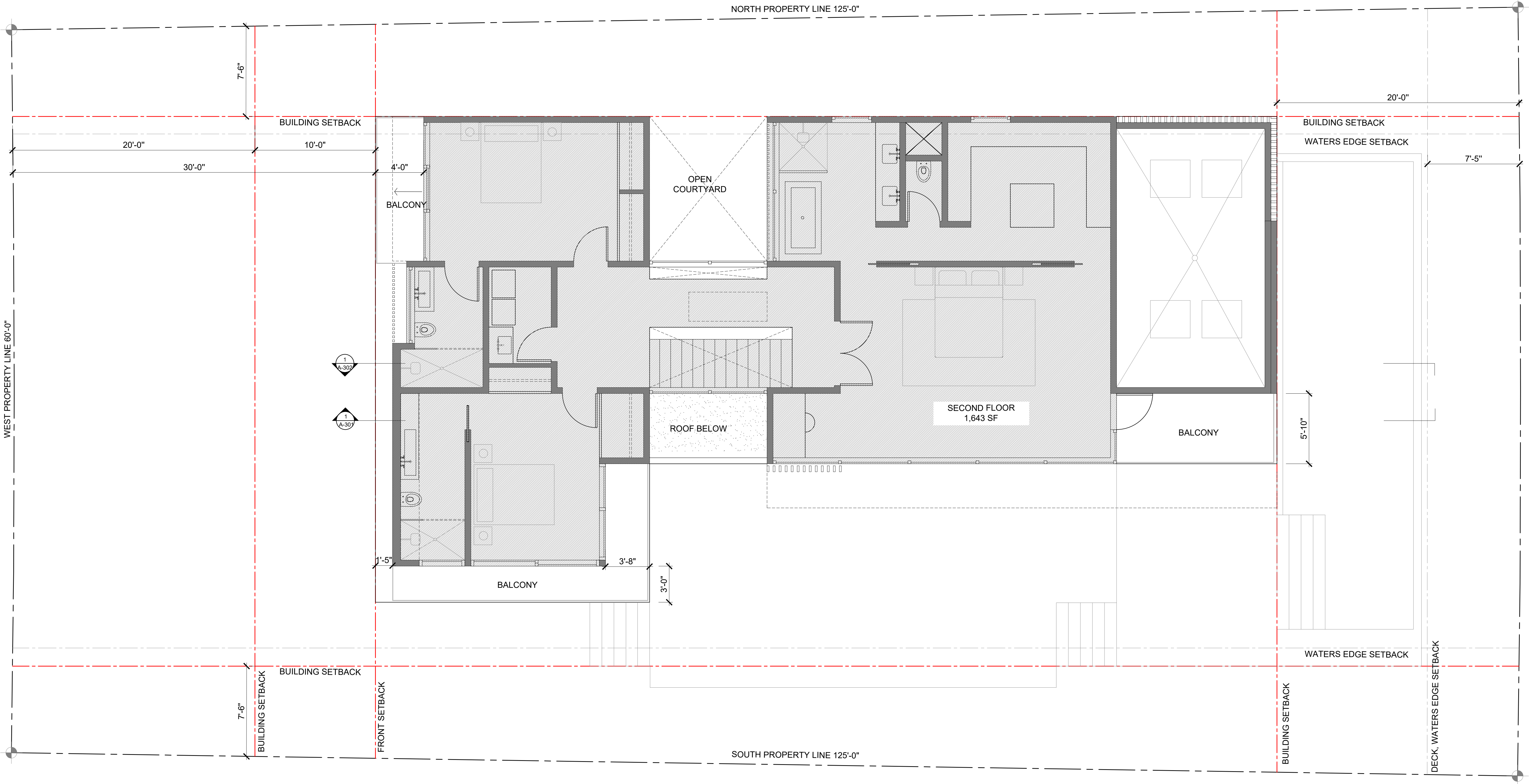
5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140



LOT AREA	7,737 SF
MAX UNIT SIZE (50%)	3,868.5 SF
GROUND FLOOR	82 SF
-GARAGE (excluding 500 SF)	145 SF
-VESTIBULE	
FIRST FLOOR	1,996 SF
SECOND FLOOR	1,643 SF
TOTAL UNIT SIZE	3,866 SF
PROPOSED PERCENTAGE	49.96 %

AREA COUNTED IN UNIT SIZE CALCULATION

2 UNIT SIZE CALCULATIONS



1 SECOND FLOOR UNIT SIZE DIAGRAM

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION
DWG. TITLE	UNIT SIZE CALCULATIONS
SCALE	1/4"=1'-0"
PROJECT NO.	
DATE	2018-08
SHEET NUMBER	05-06-2019
	A-007c

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION

G. TITLE	
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VOLUMETRIC DIAGRAM

SALE

PROJECT NO.	
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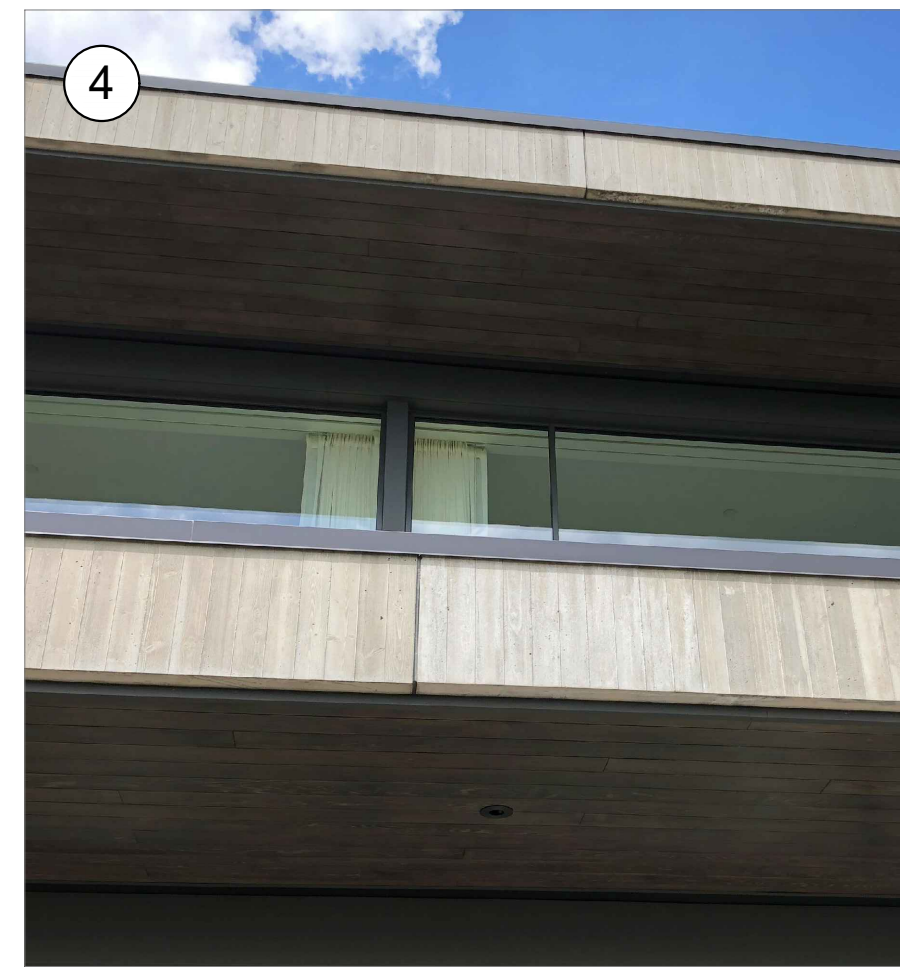
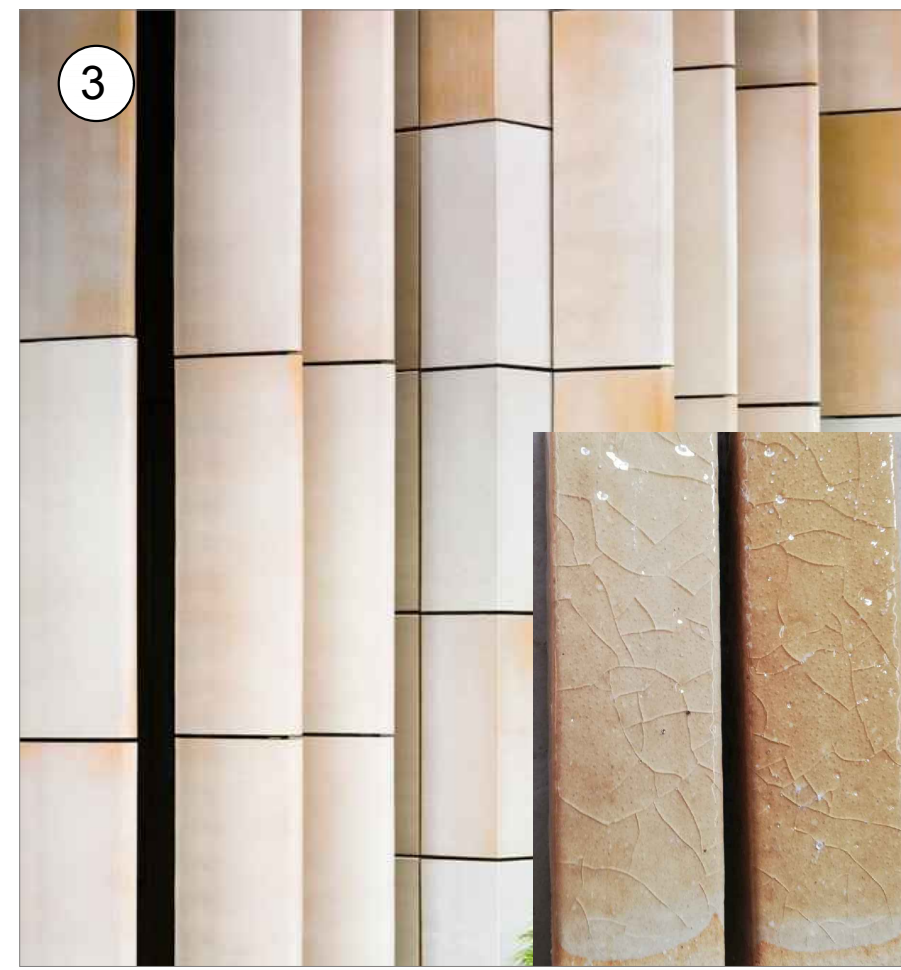
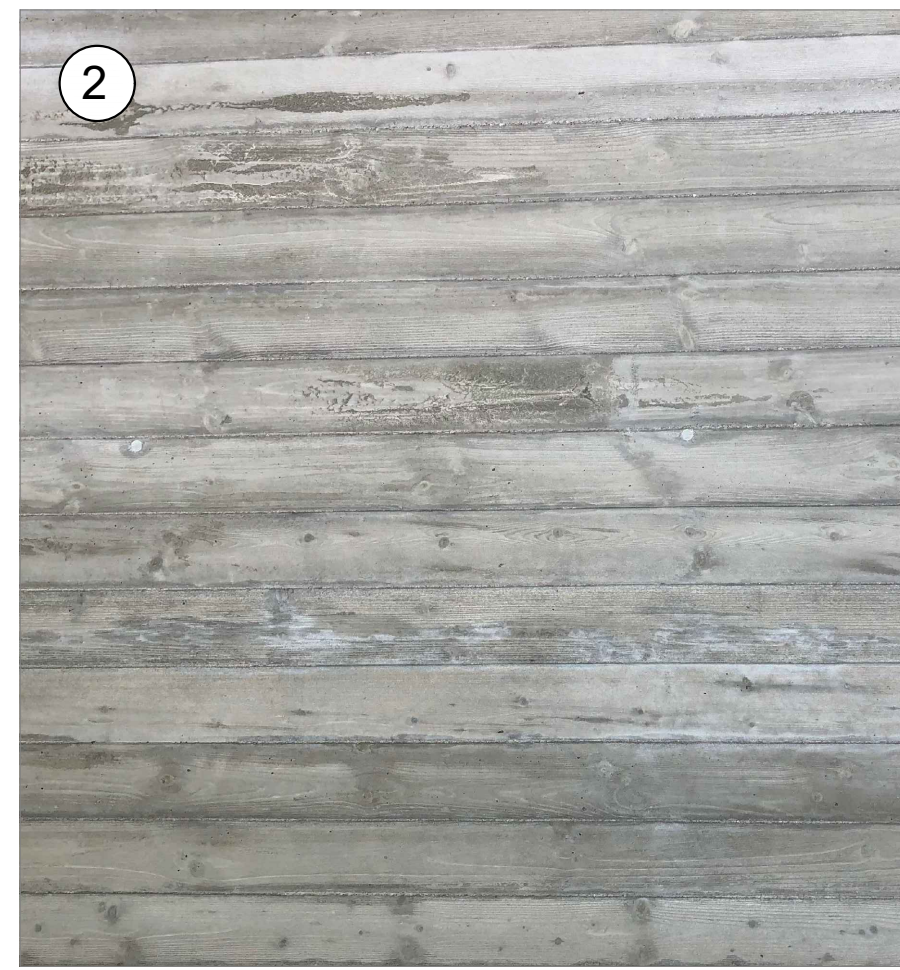
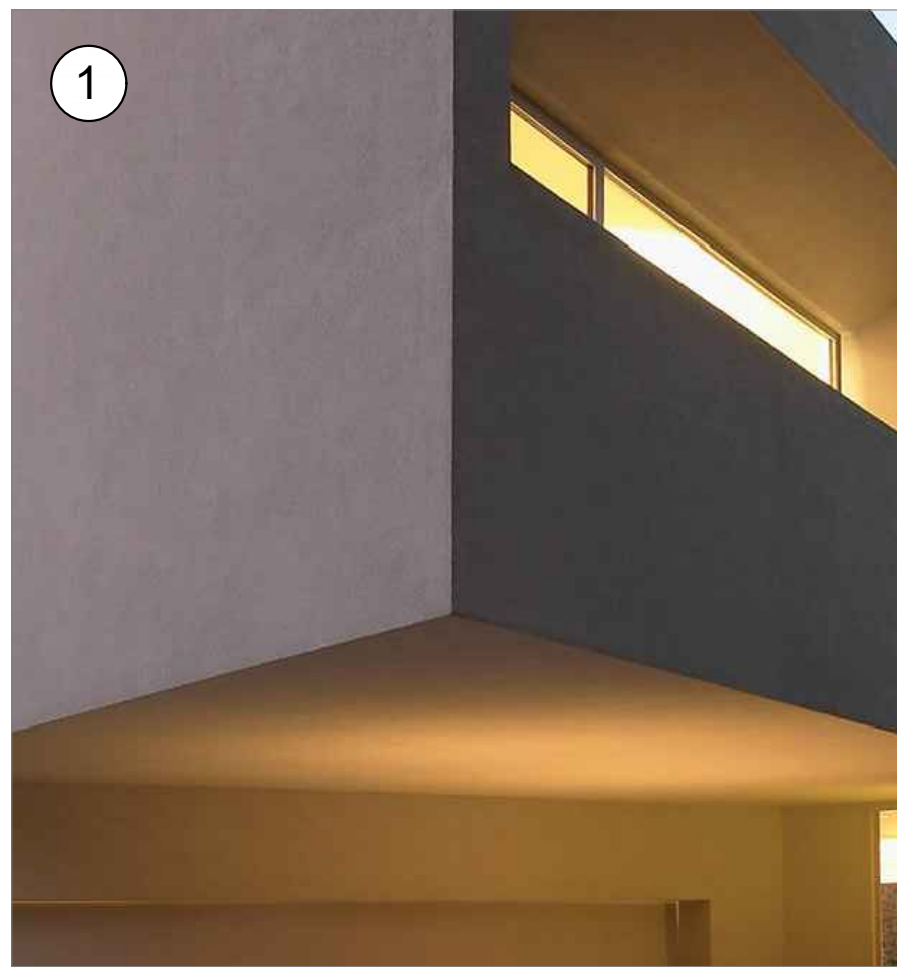
2018-08

1000

SHEET NUMBER 1000

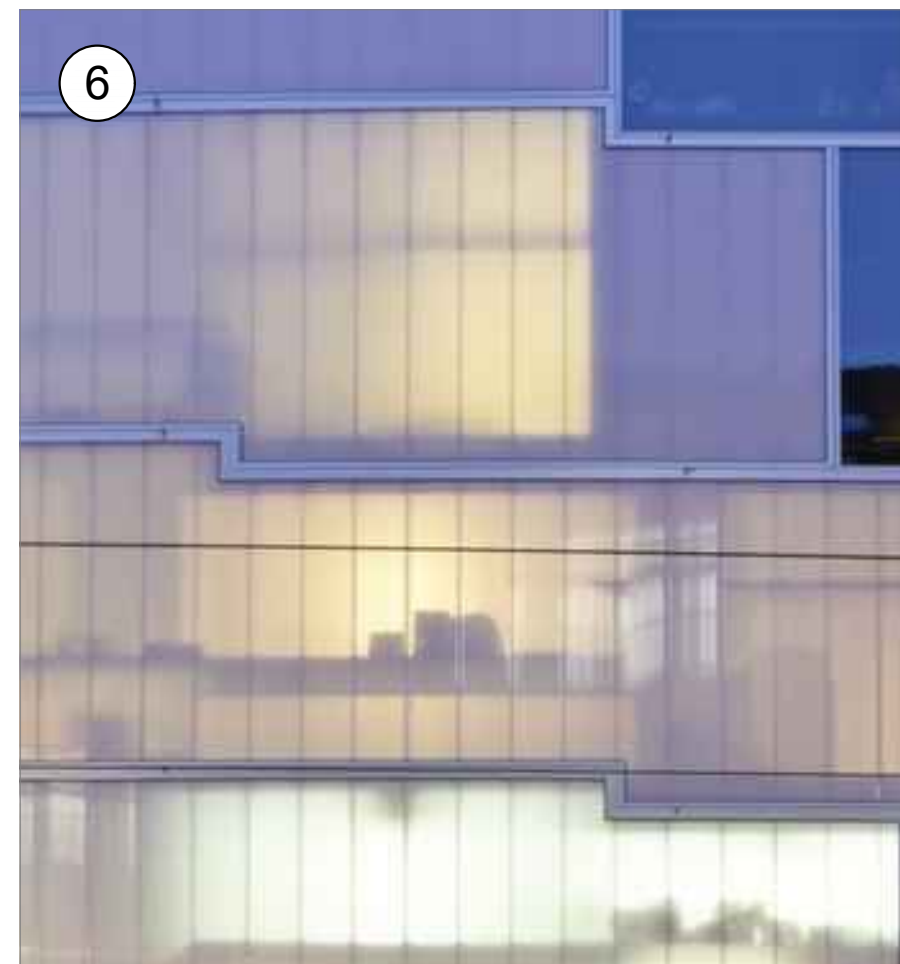
A-008

FIRST FLOOR	2,027 SF
SECOND FLOOR	1,643 SF
SECOND FLOOR TO FIRST FLOOR VOLUME RATIO	81 %



PROPOSED MATERIALS

1. STUCCO BUFF
2. WHITE BOARD FORM CONCRETE
3. TERRACOTTA LOUVERS T.B.D.
4. WOOD PANELS
5. ALUMINUM WINDOW FRAMES
6. CLEAR GLASS
7. CORAL STONE
8. GLASS GUARDRAIL
9. WOOD LOUVERS T.B.D.



1 SOUTH EAST MATERIAL VIEW



2 NORTH WEST MATERIAL VIEW

VARIANCE #1 TO REDUCE THE NORTH SIDE SETBACK FROM 10' TO 7'-6"

VARIANCE #2 TO REDUCE THE SOUTH SIDE SETBACK FROM 10' TO 7'-6"

VARIANCE #3 TO REDUCE THE SUM OF THE SIDE SETBACK FROM 20' TO 15'-0"

VARIANCE #4 TO KEEP THE CANTILEVERED DECK ENCROACHING INTO THE SIDE YARD AT 9.23' NGVD.



MIAMI BEACH, FL 33140

FIG. TITLE	VARIANCE DIAGRAM
SCALE	1/4"=1'-0"
PROJECT NO.	2018-08
DATE	05-06-2019
SHEET NUMBER	

A-010

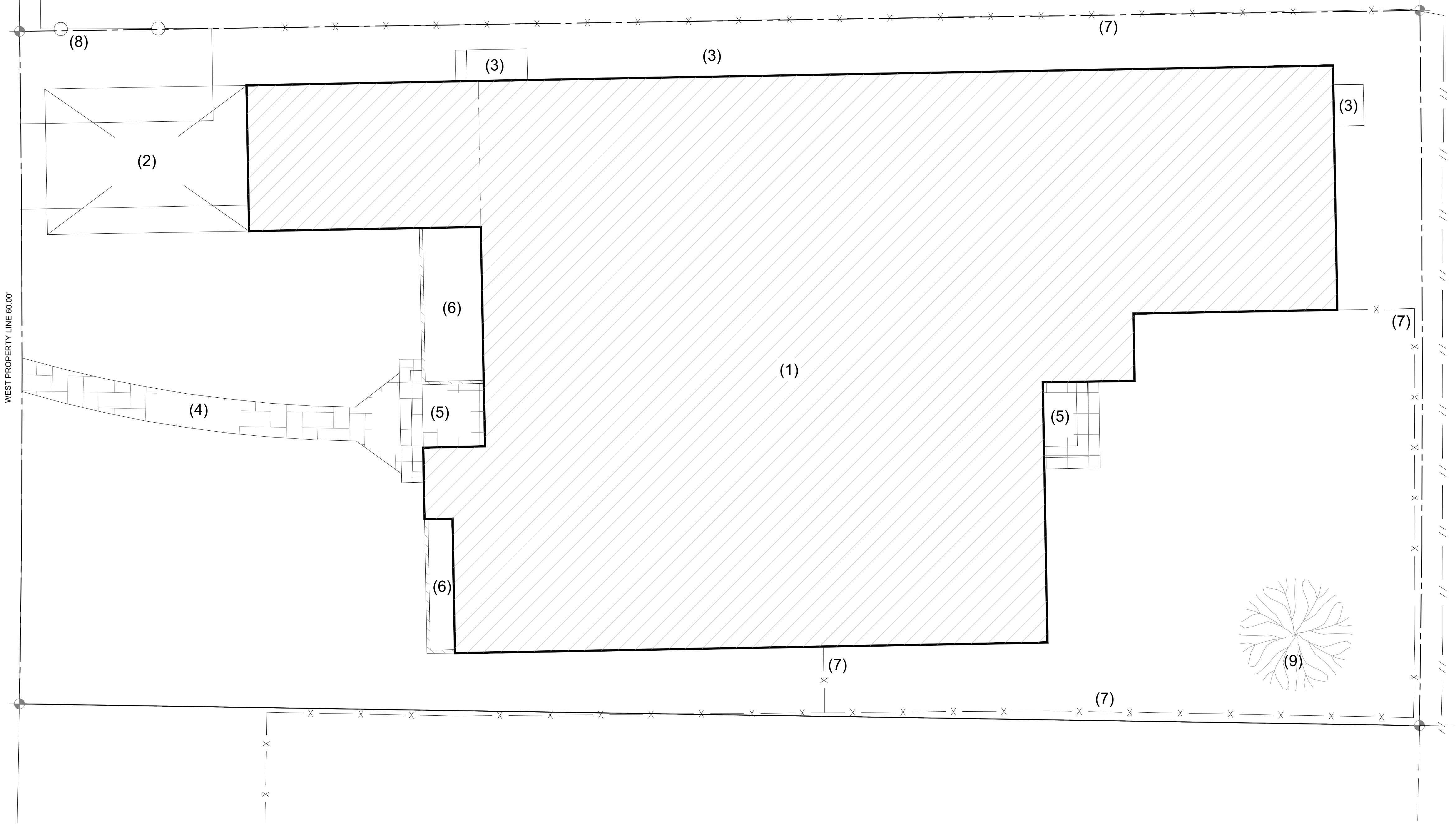
N. BAY ROAD DRIVE

Asphalt Pavement



EXISTING OAK TREE

WEST PROPERTY LINE 60.00'



- LEGEND
- (1) EXISTING ONE-STORY RESIDENCE TO BE DEMOLISHED
 - (2) CANVAS TO BE REMOVED
 - (3) CONCRETE WALKWAY AND STEPS TO BE REMOVED
 - (4) BRICK WALKWAY TO BE REMOVED
 - (5) STAIR TO BE REMOVED
 - (6) PLANTER TO BE REMOVED
 - (7) CHAIN LINK FENCE TO BE REMOVED
 - (8) IRON FENCE TO BE REMOVED
 - (9) MANGO TREE TO BE REMOVED

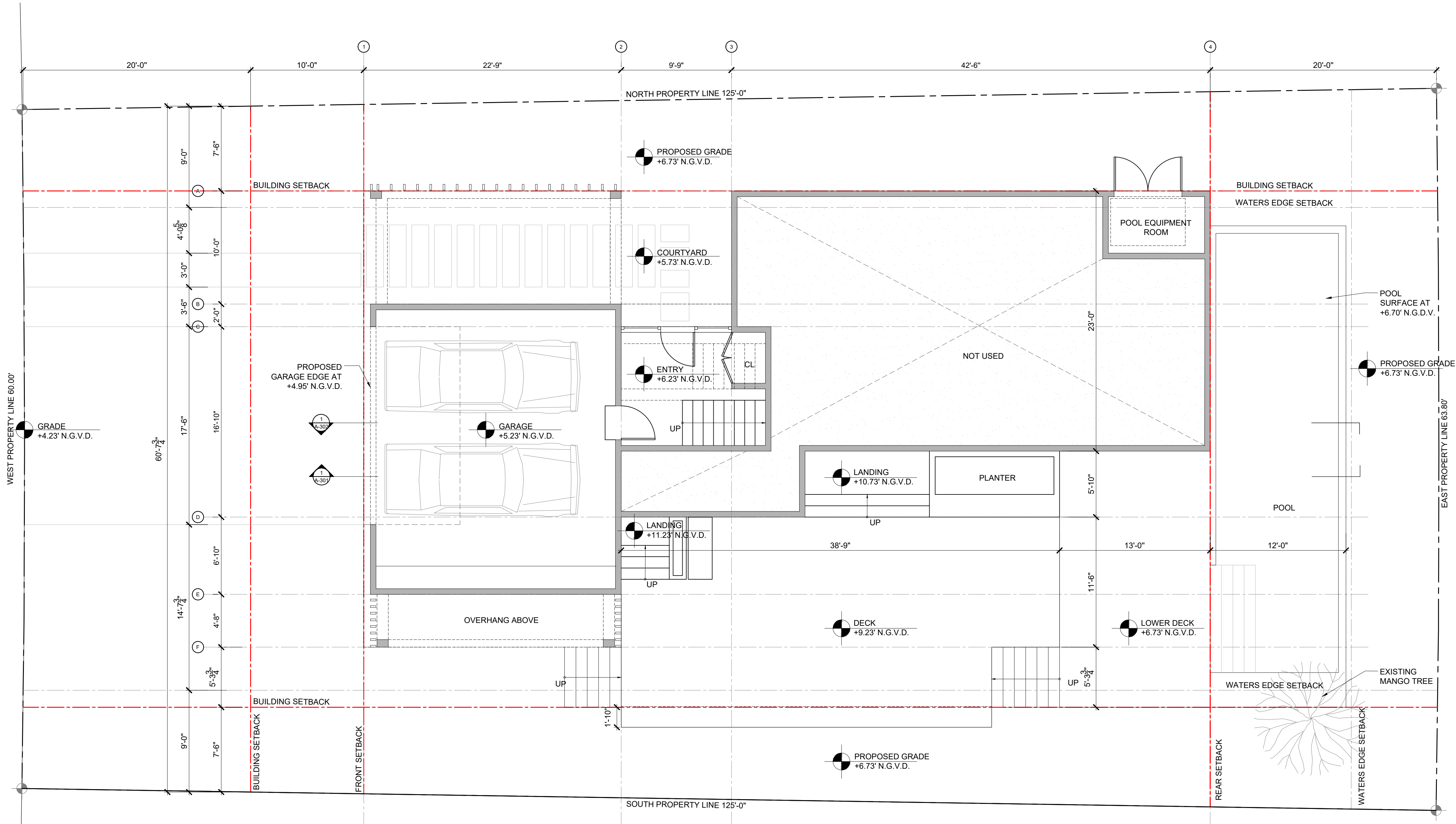
DATE	REVISION
DWG. TITLE	
DEMOLITION PLAN	
SCALE	
3/16"=1'-0"	
PROJECT NO.	
2018-08	
DATE	
05-06-2019	
SHEET NUMBER	
D-100	

N. BAY ROAD DRIVE

Asphalt Pavement



EXISTING OAK TREE



W. 53rd STREET

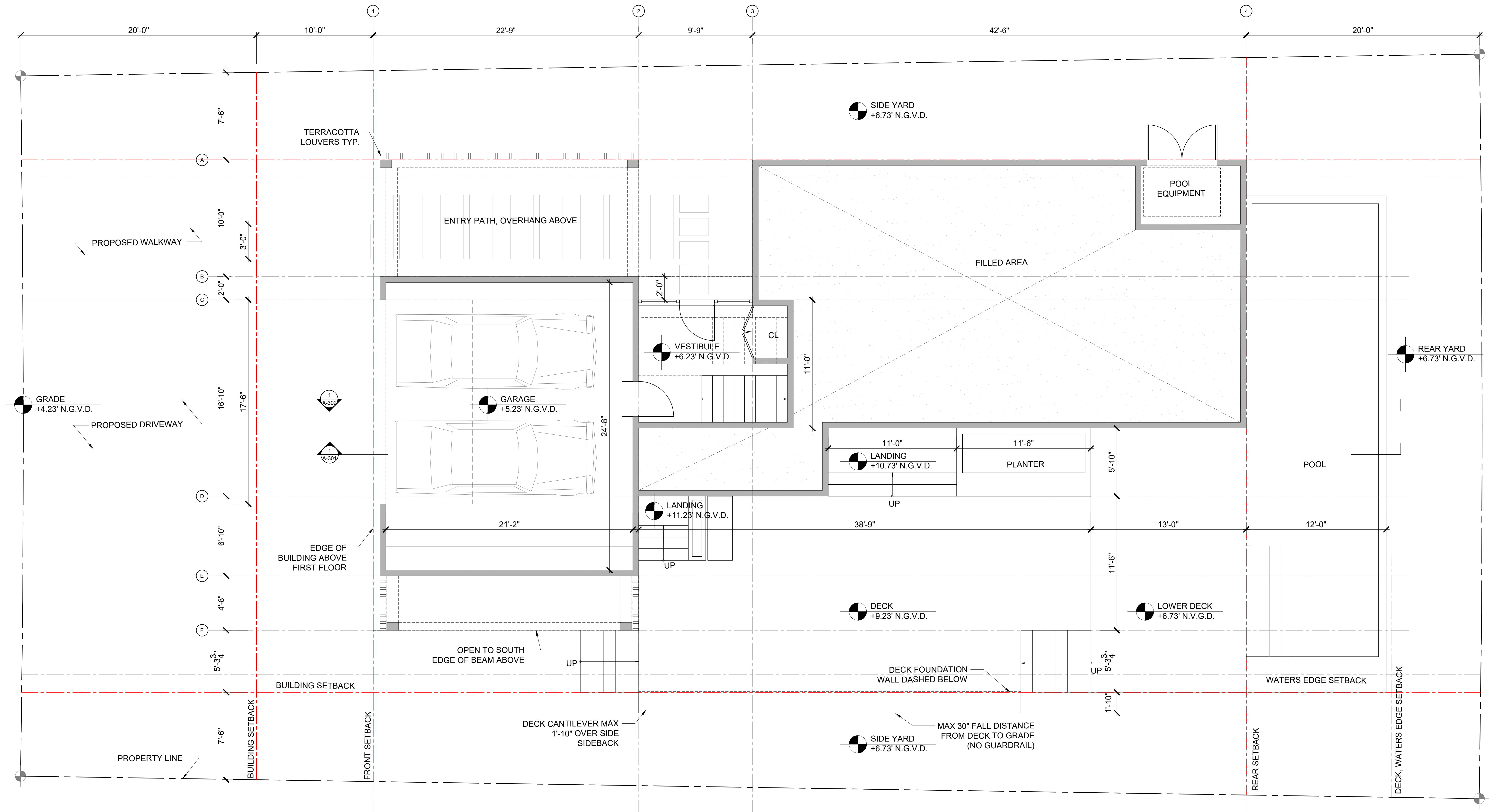
5244 NORTH BAY ROAD

5245 NORTH BAY ROAD

5241 NORTH BAY ROAD

1 CONTEXTUAL ELEVATION
SCALE: 3/32"=1'-0"

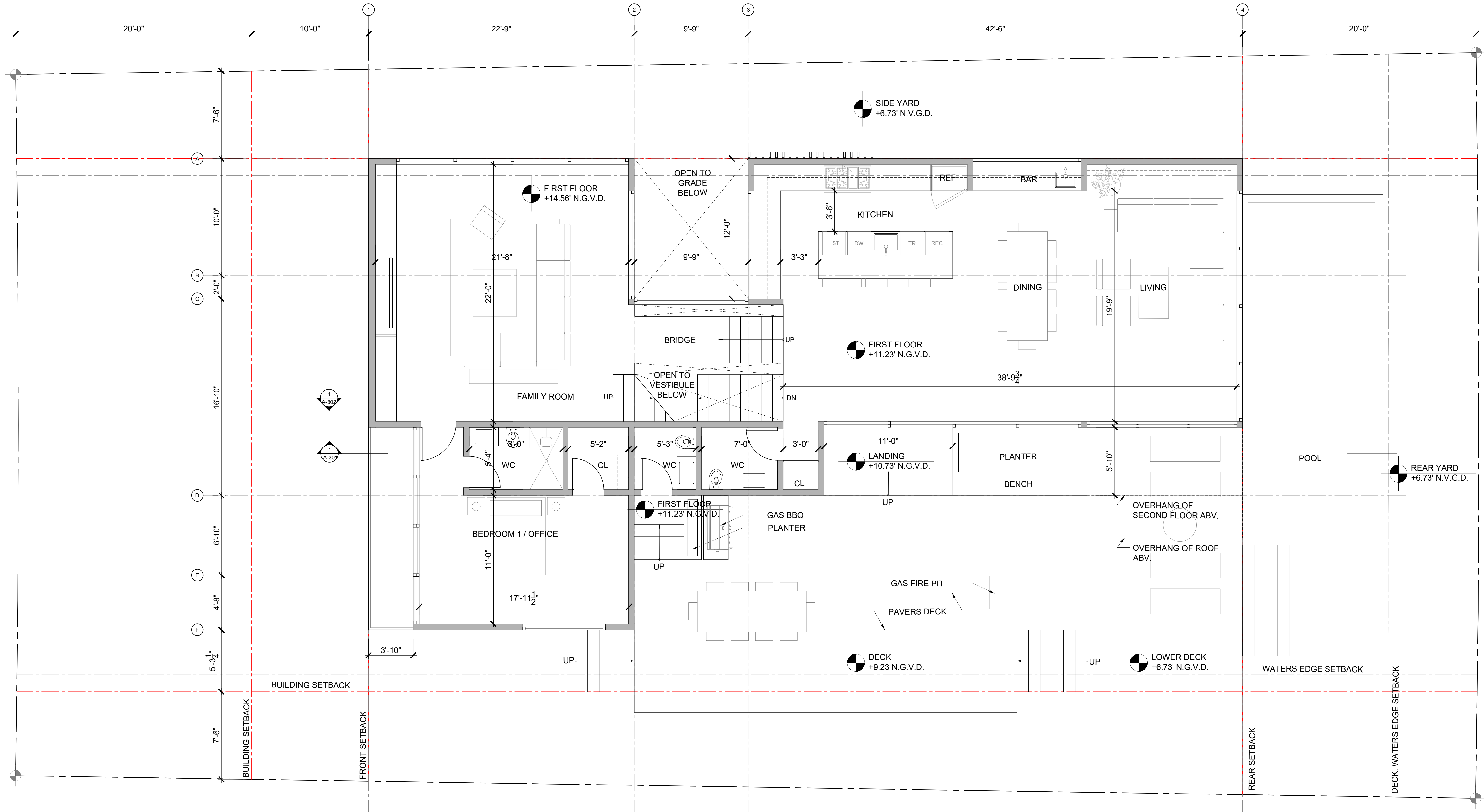
2 SITE PLAN
SCALE: 3/16"=1'-0"

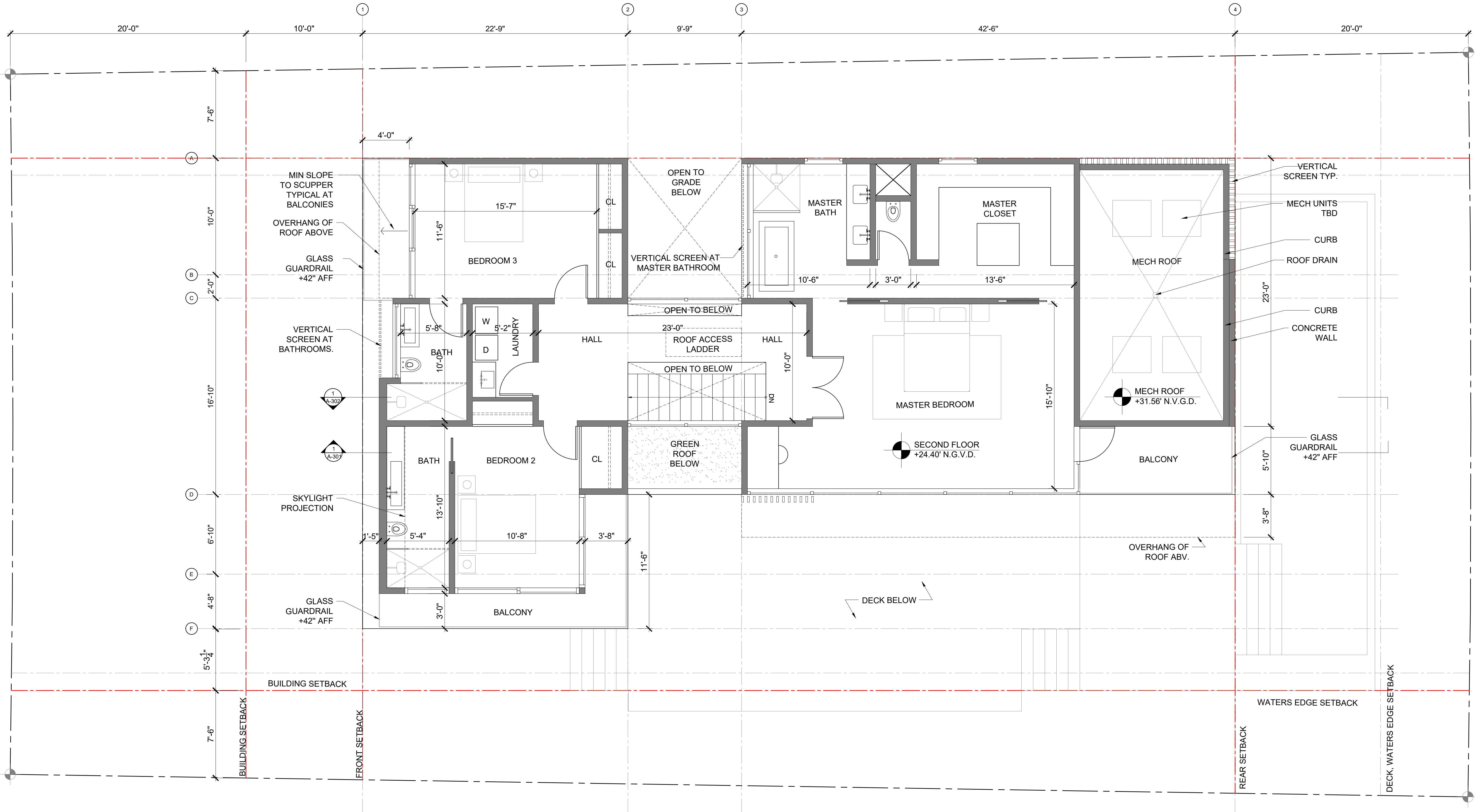


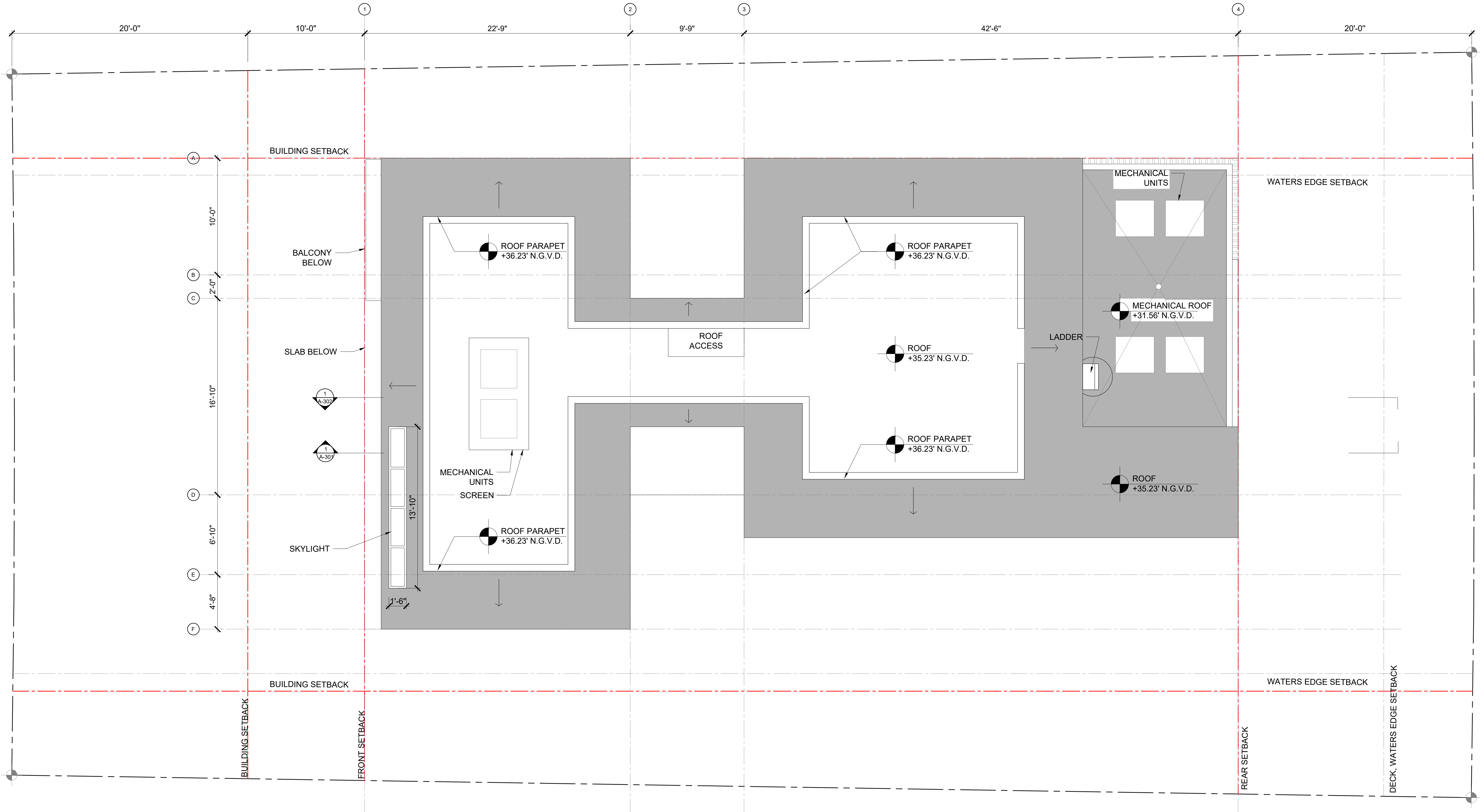
5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION

DWG. TITLE	PROPOSED FIRST FLOOR PLAN
SCALE	1/4"=1'-0"
PROJECT NO.	2018-08
DATE	05-06-2019
SHEET NUMBER	A-102







5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION

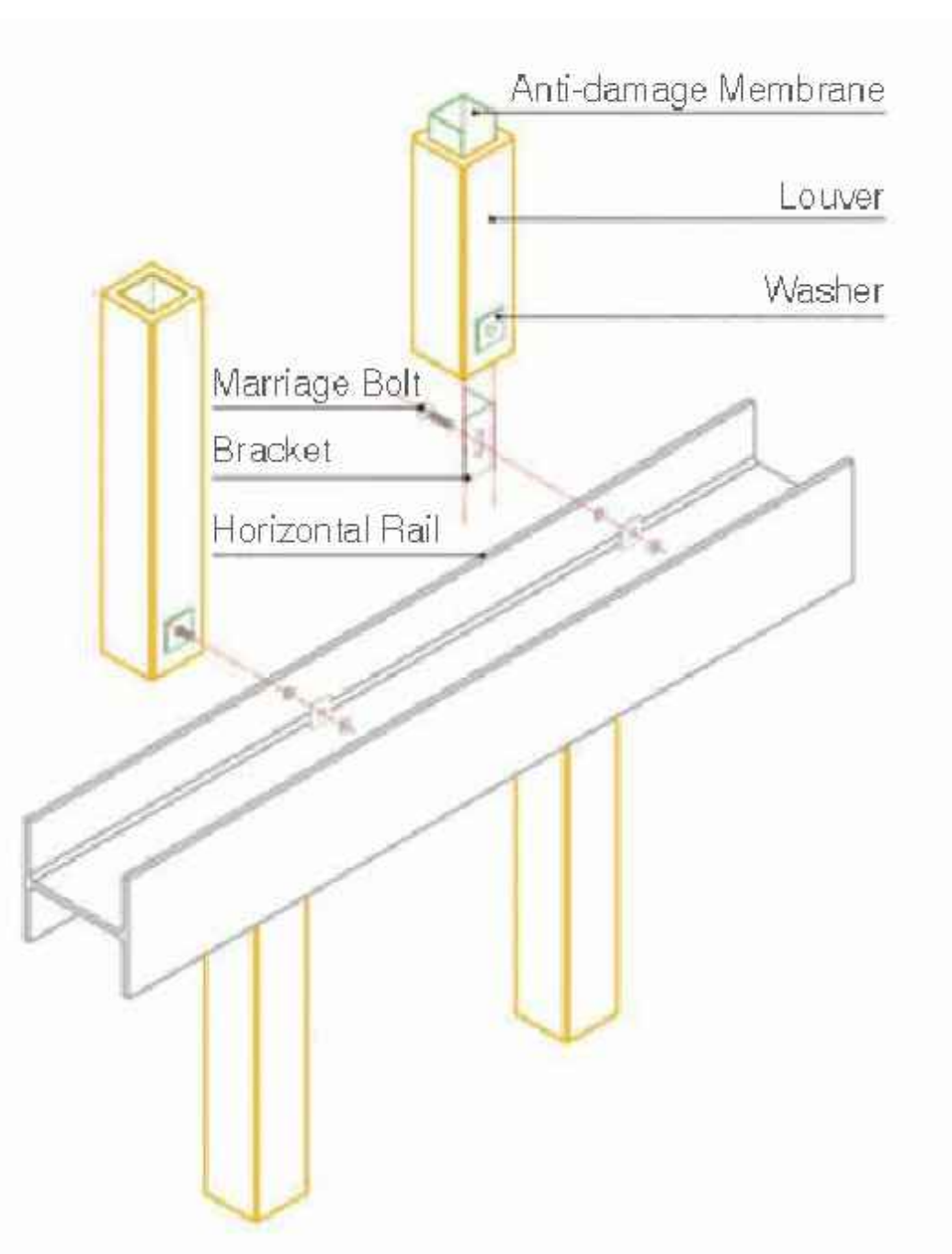
DWG. TITLE
PROPOSED ROOF PLAN
SCALE
1/4"=1'-0"
PROJECT NO.
2018-08
DATE
05-06-2019
SHEET NUMBER



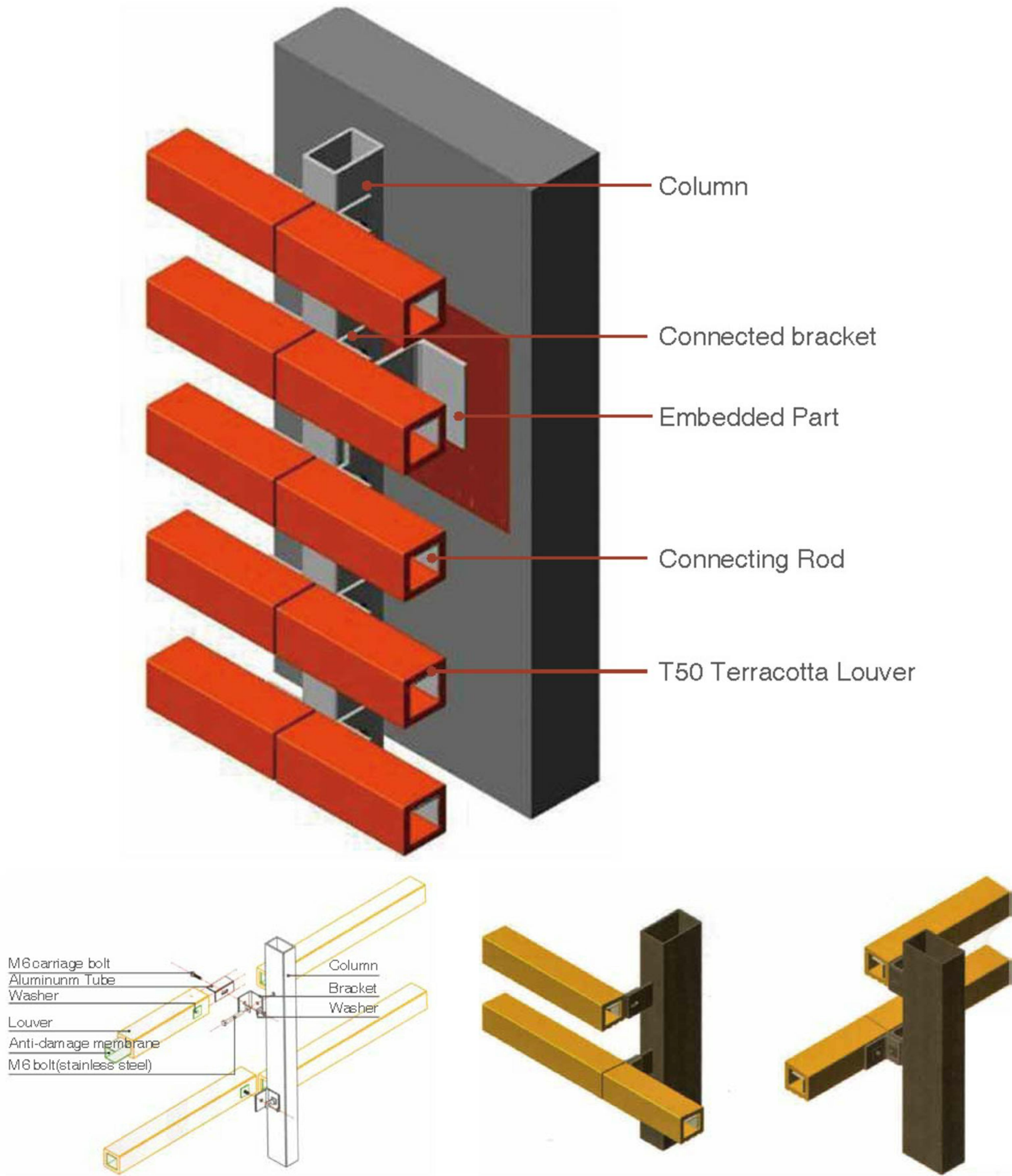
TERRACOTTA LOUVER DETAIL
BY TOGEN ARCHITECTURAL TERRACOTTA



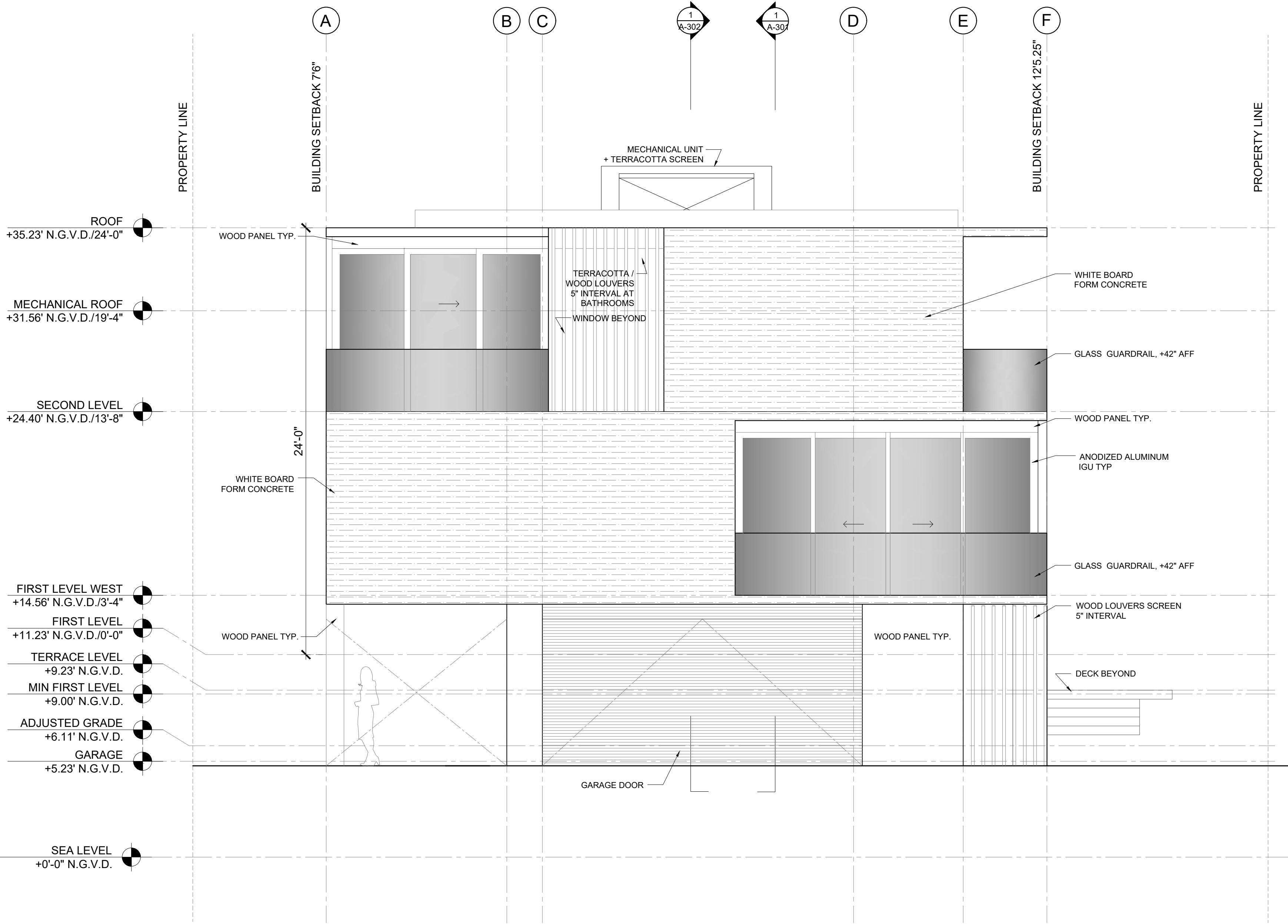
MECHANICAL SCREENING DETAIL
BY TOGEN ARCHITECTURAL TERRACOTTA



Assembly Diagram



TERRACOTTA LOUVER ASSEMBLY DIAGRAM BY TOGEN ARCHITECTURAL TERRACOTTA
MECHANICAL SCREENING DETAIL



1 WEST ELEVATION

DATE REVISION

DWG. TITLE

PROPOSED
WEST ELEVATION
AND SCREENING DETAILS

SCALE

1/4"=1'-0"

PROJECT NO.

2018-08

DATE

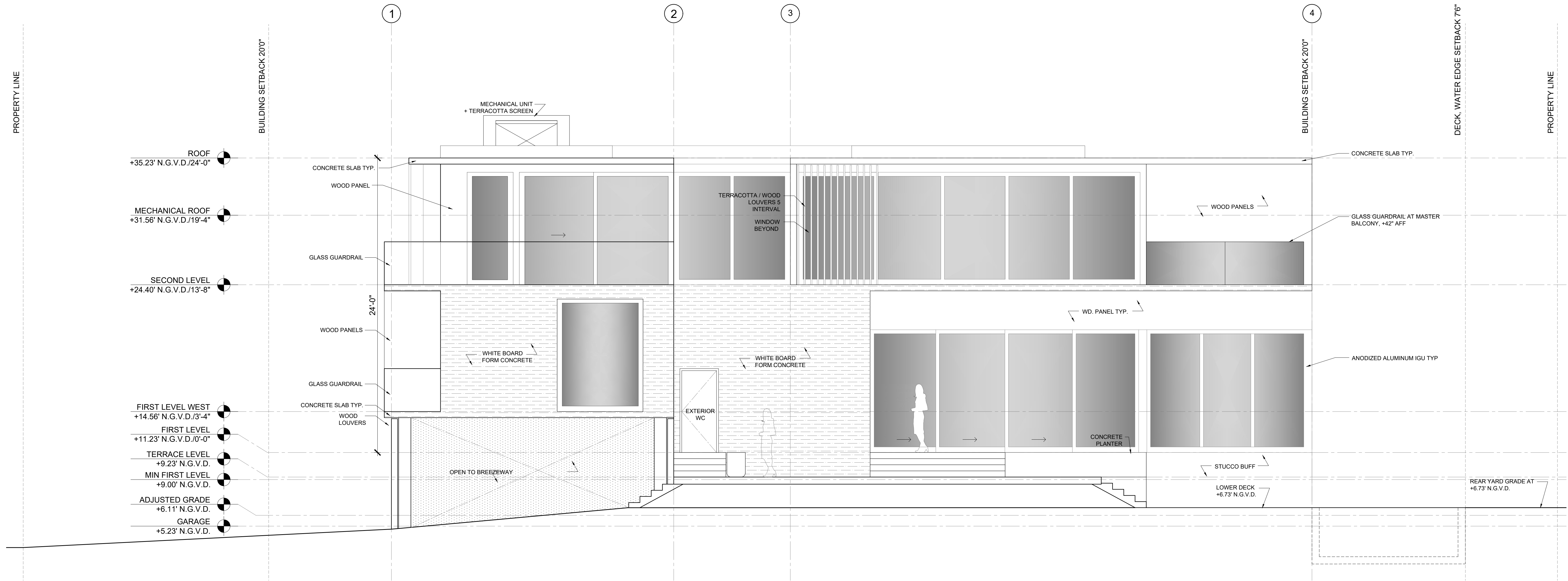
05-06-2019

SHEET NUMBER

A-201

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION
DWG. TITLE	
PROPOSED SOUTH ELEVATION	
SCALE	
1/4"=1'-0"	
PROJECT NO.	
2018-08	
DATE	
05-06-2019	
SHEET NUMBER	
A-202	



1 SOUTH ELEVATION

DATE REVISION

DWG. TITLE
PROPOSED
EAST ELEVATION

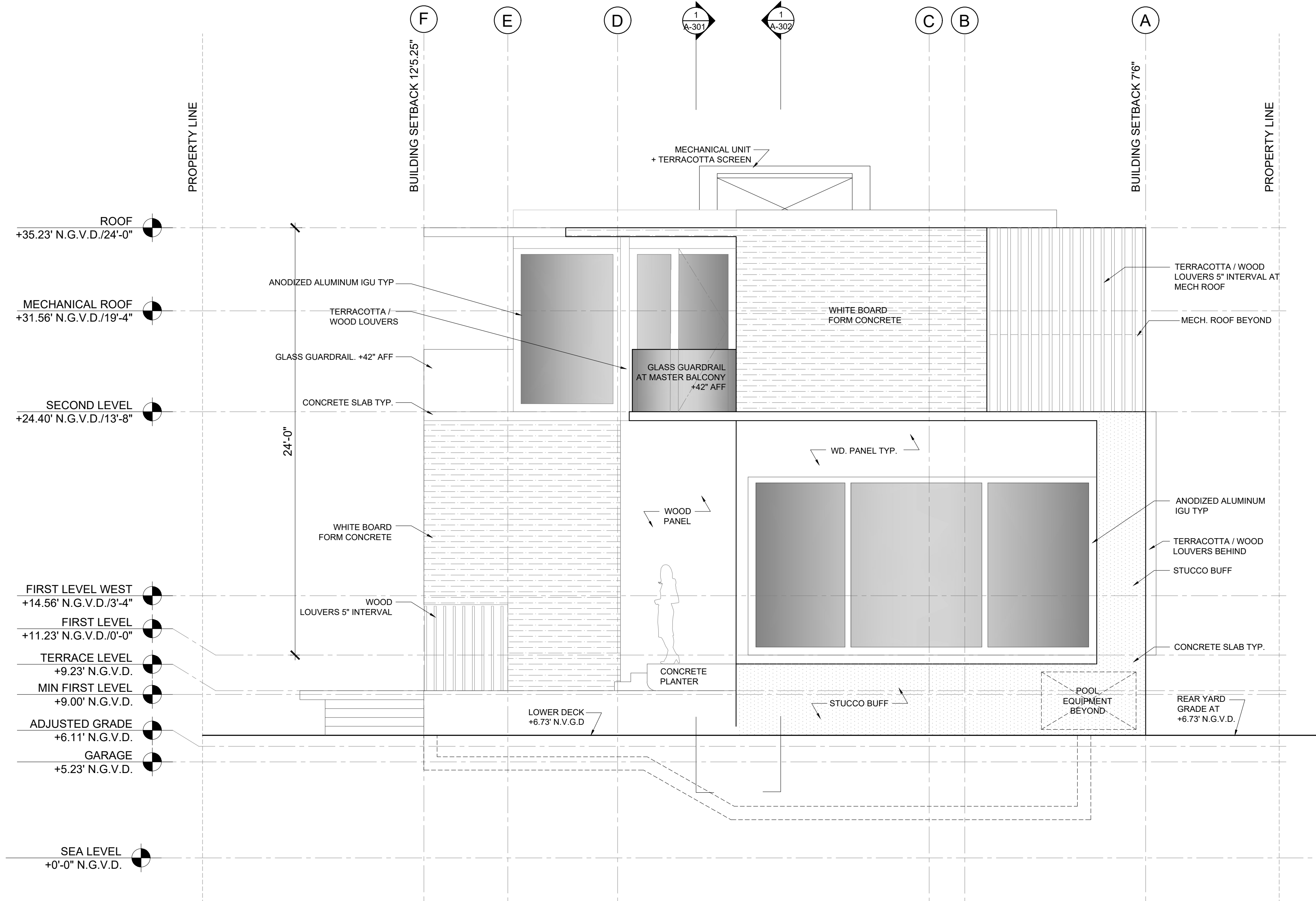
SCALE
1/4"=1'-0"

PROJECT NO.

DATE
2018-08

SHEET NUMBER
05-06-2019

A-203

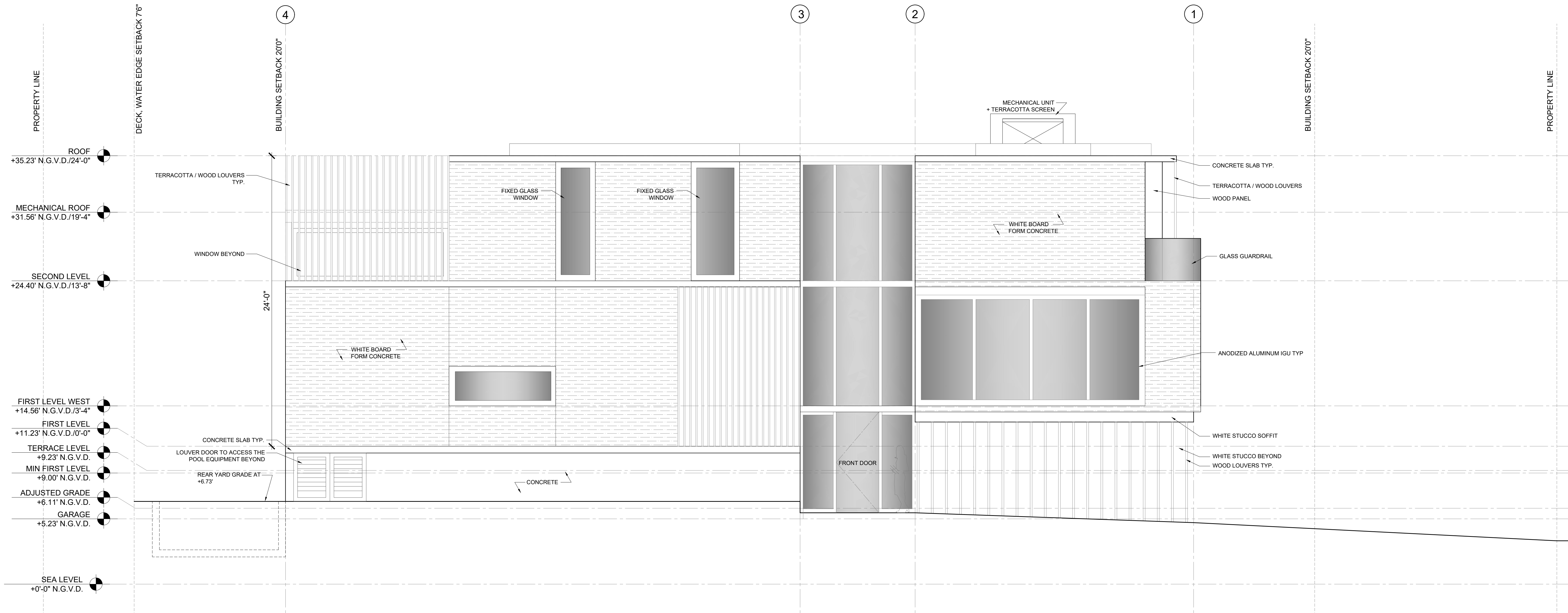


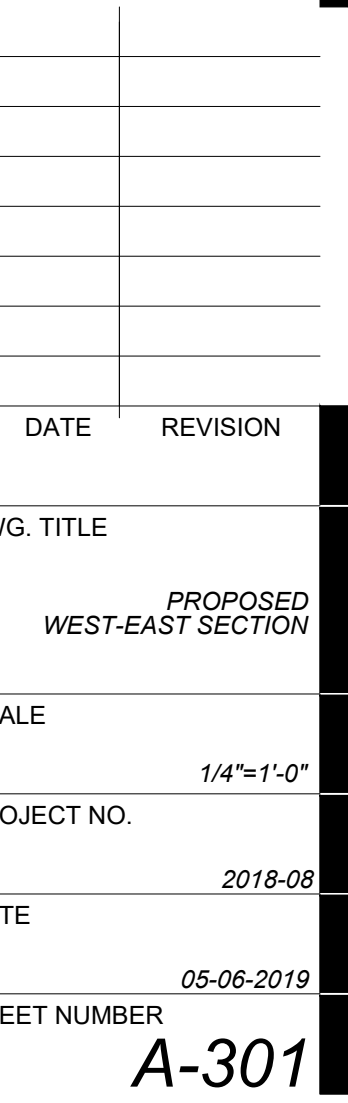
1 EAST ELEVATION

5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE	REVISION
DWG. TITLE	
PROPOSED NORTH ELEVATION	
SCALE	
1/4"=1'-0"	
PROJECT NO.	
2018-08	
DATE	
05-06-2019	
SHEET NUMBER	
A-204	

1 NORTH ELEVATION





5245 N. BAY ROAD RESIDENCE
5245 N. BAY ROAD
MIAMI BEACH, FL 33140

DATE REVISION

DWG. TITLE

PROPOSED
EAST-WEST SECTION

SCALE

1/4"=1'-0"

PROJECT NO.

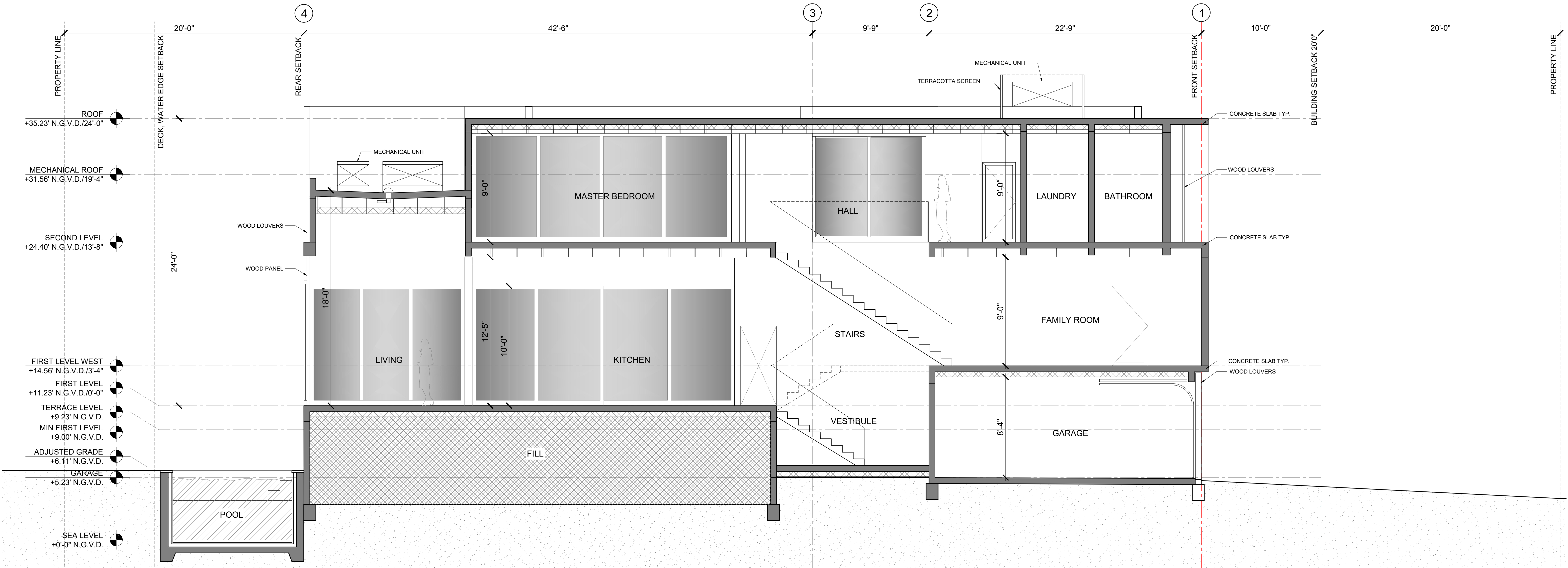
2018-08

DATE

05-06-2019

SHEET NUMBER

A-302



1 SECTION EAST-WEST