

Property Owner:

Peter Schatzberg

Legal description:

Lots 26 & North 1/2 of Lot 27, Sunset Lake Subdivision, Block 13, according to the Plat thereof, as recorded in Plat Book 8, Page 52 of the Public Records of Miami-Dade County, Florida

Project address:

2321 North Bay Road
Miami Beach, Florida 33140

Folio number:

02-3227-008-1030

Scope:

- 1. Demolition of existing two-story masonry wall house with pitched and flat roofs;
- 2. New two-story masonry wall and pitched roof house in a Spanish Revival style meeting current Building Code requirements including those for Flood Design;
- 3. House to contain a two-car Garage in the front of the house;
- 4. Pool and pool deck in the rear yard;
- 5. Preservation of large tree at the southeast corner;
- 6. Unit Size, Lot Coverage, and Front & Rear Yard Open Space meets Zoning requirements;
- 7. Waiver is needed for the Volumetric area where the 2nd floor has gone over by 1%;
- 8. All driveways, walkways, and pool deck to be concrete pavers, no asphaltic material to be used

List of Drawings:

I. Architecture

- 0. Cover Page
- 1. Context
 - 1A. Context
- 2. Site Plan
 - 2A. Site Plan with Elevations
- 3. First Floor Plan
- 4. Second Floor Plan
- 5. Roof Plan
- 6. Diagrams (Lot Cov. & Unit)
- 7. Diagrams (Volume & Open Area)

7A. Zoning Information

- 8. Elevations
- 9. Elevations
- 10. Sections

II. Landscape Architecture

- L1.0 Tree Disposition Plan
 - L1.1 Tree Preservation Plan
- L2.0 Landscape Plan
 - L3.0 Planting Plan
 - L3.1 Planting Details & Land. Notes

III. Survey

COVER - pg. 0

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DRB 19 - 0497
DATE: 01-06-20

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P.O. Box 530019
Miami Shores, Florida 33153
tel: 305-310-5030
email: vb@vjb2-ai.com



SEAL

photographs - west side of roadway

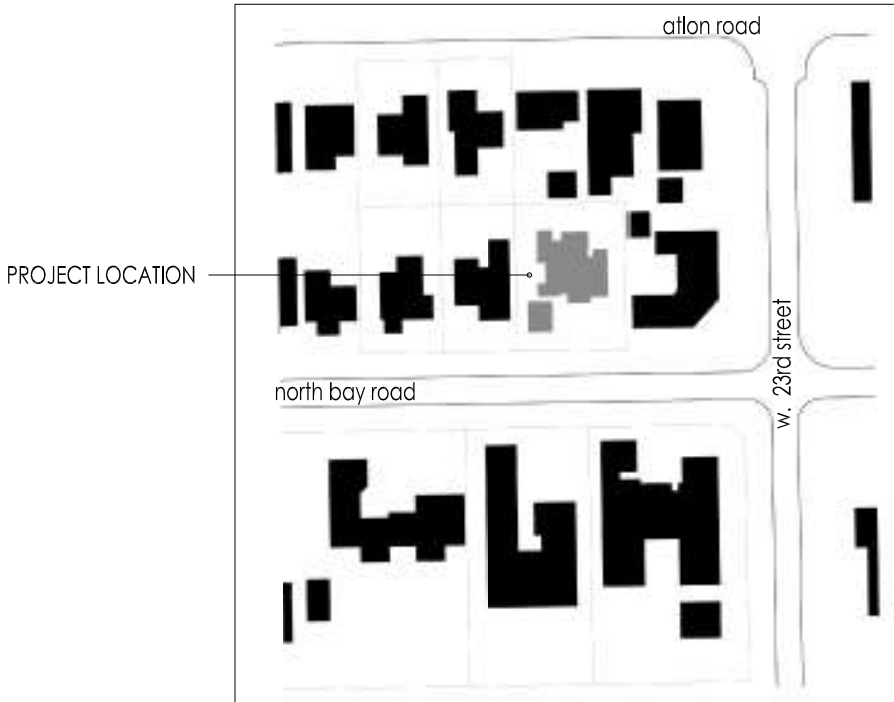


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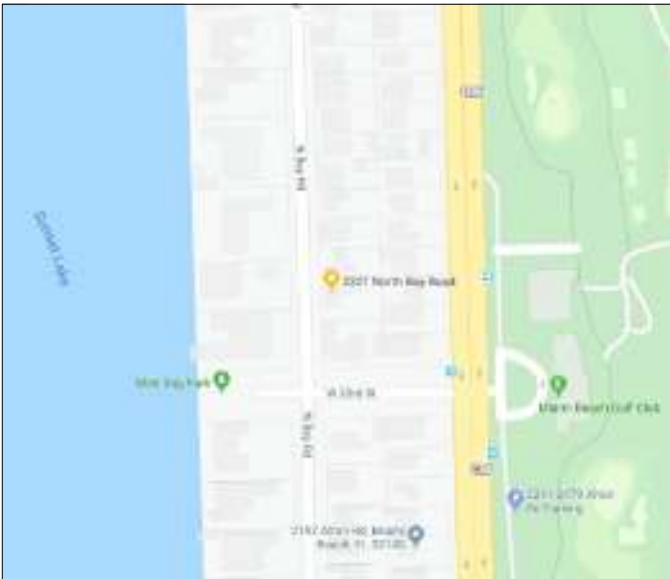
photographs - west side of roadway



15



nolli map



map



aerial

CONTEXT - pg. 1

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4



3



2



1

photographs - existing house



9



8



7

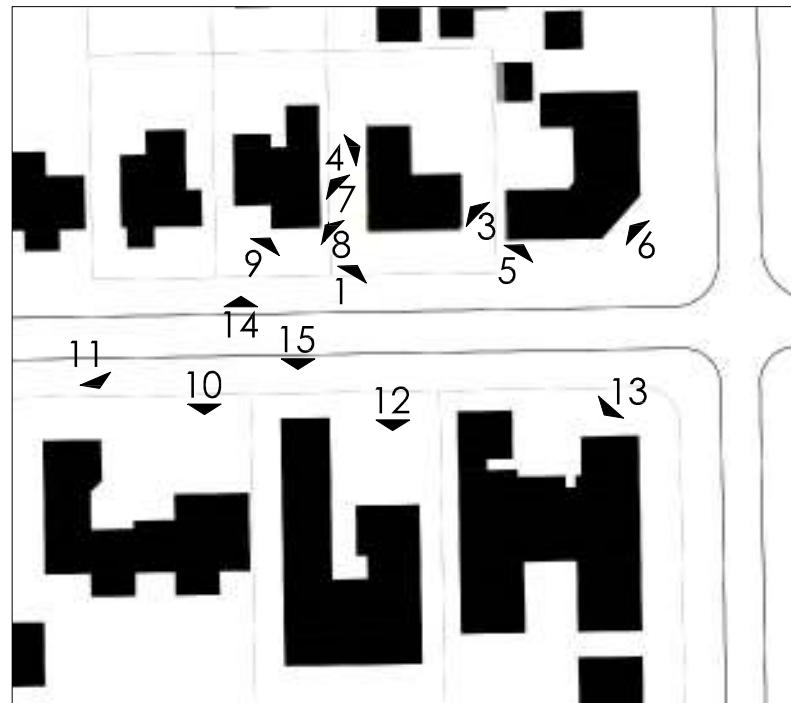


6



5

photographs - neighbors



photographs - key plan



13



12



10



11

photographs - neighbors across the street

CONTEXT - pg. 1A

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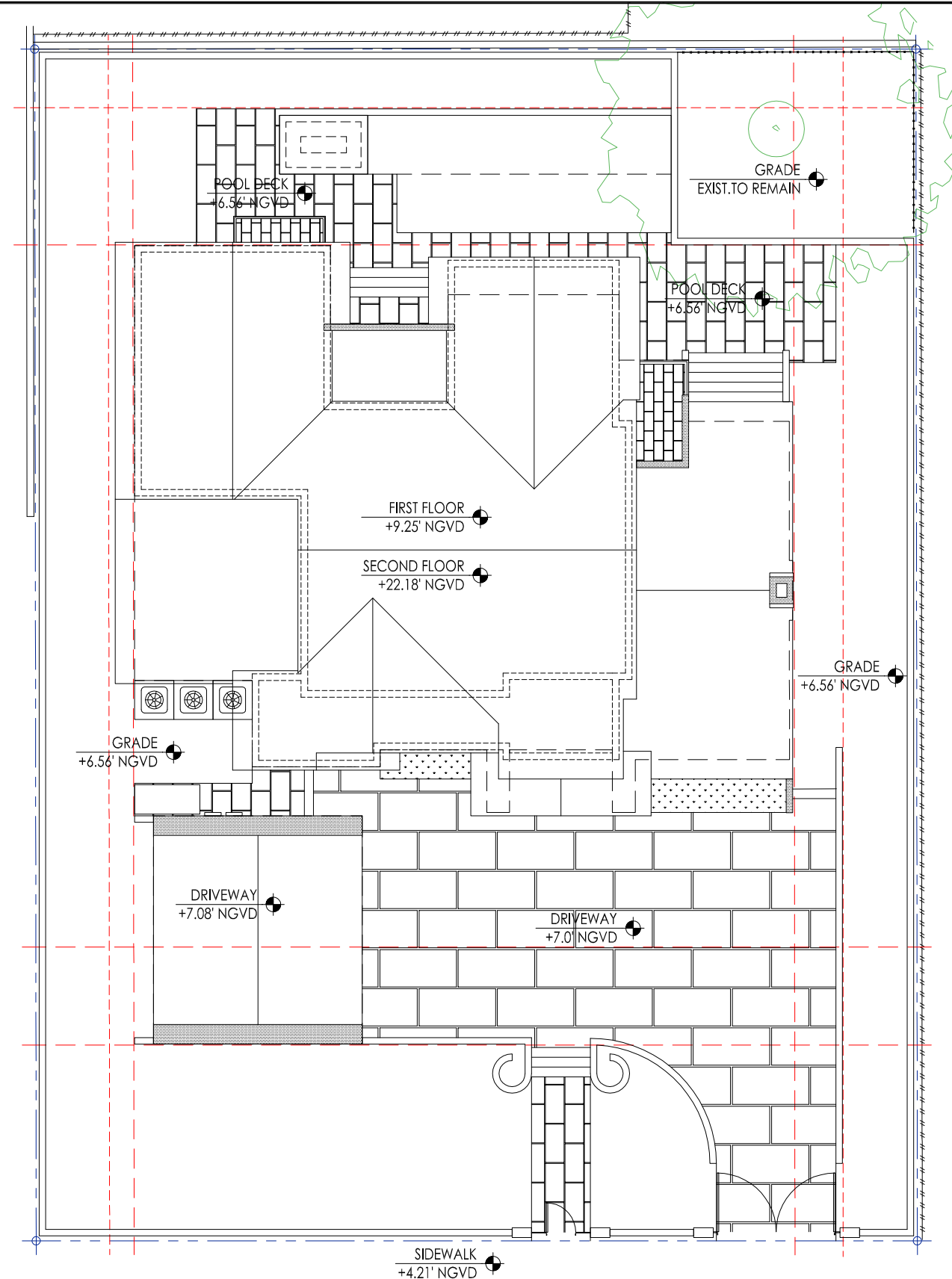
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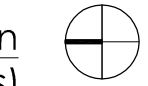
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bruce &
bruce

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site plan
(with elevations)



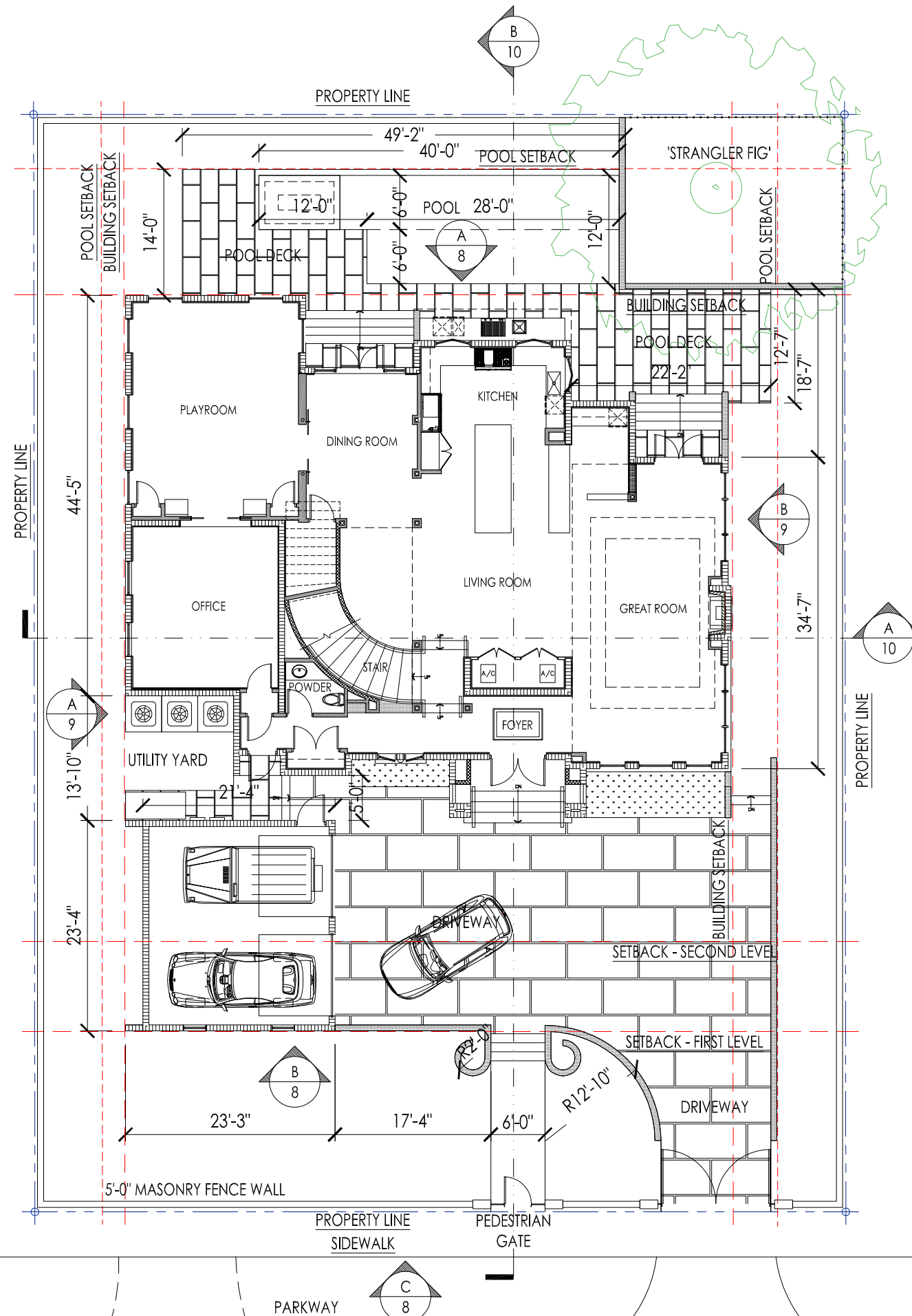
PLANS - pg. 2A

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first floor plan



PLANS - pg. 3

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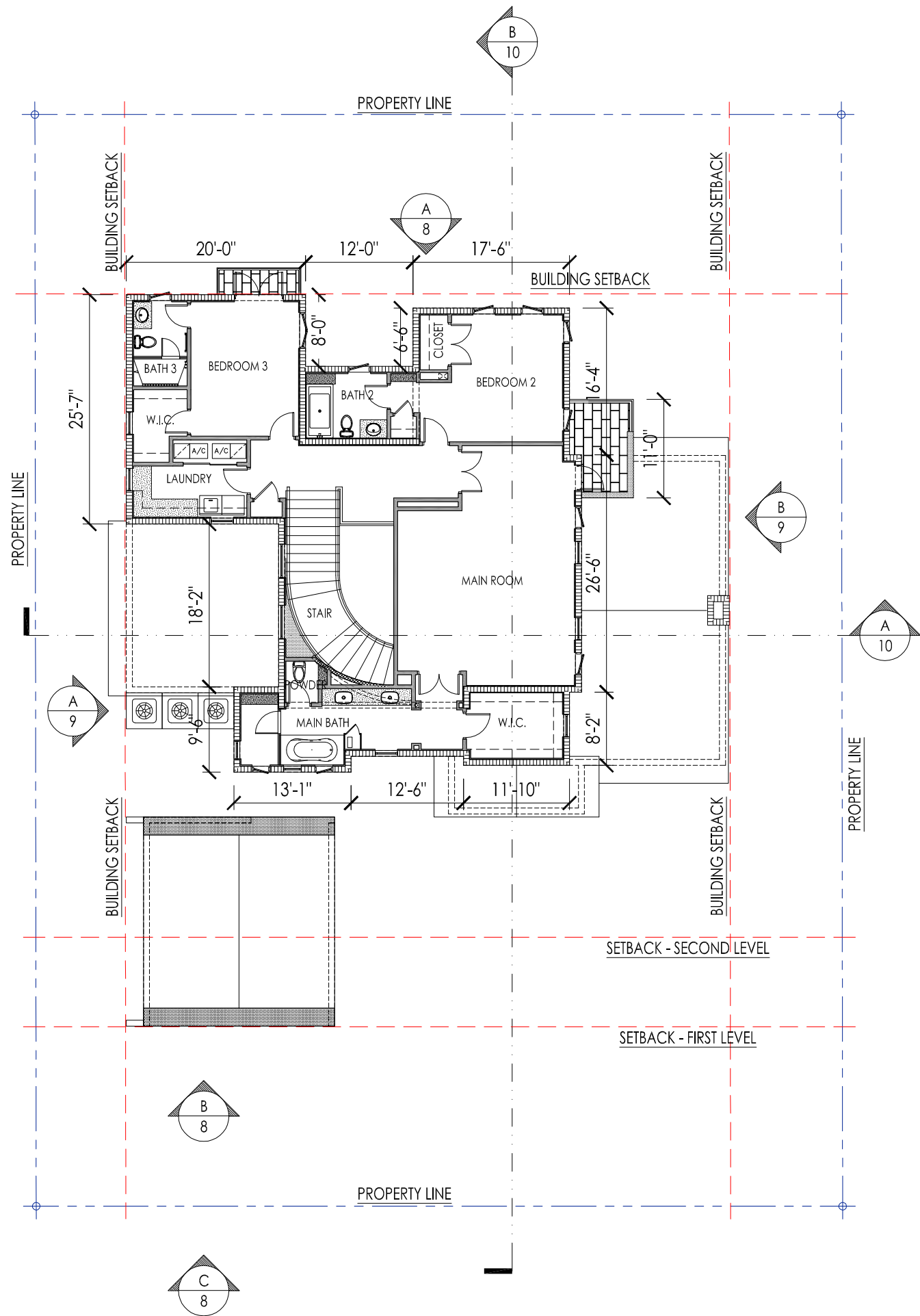
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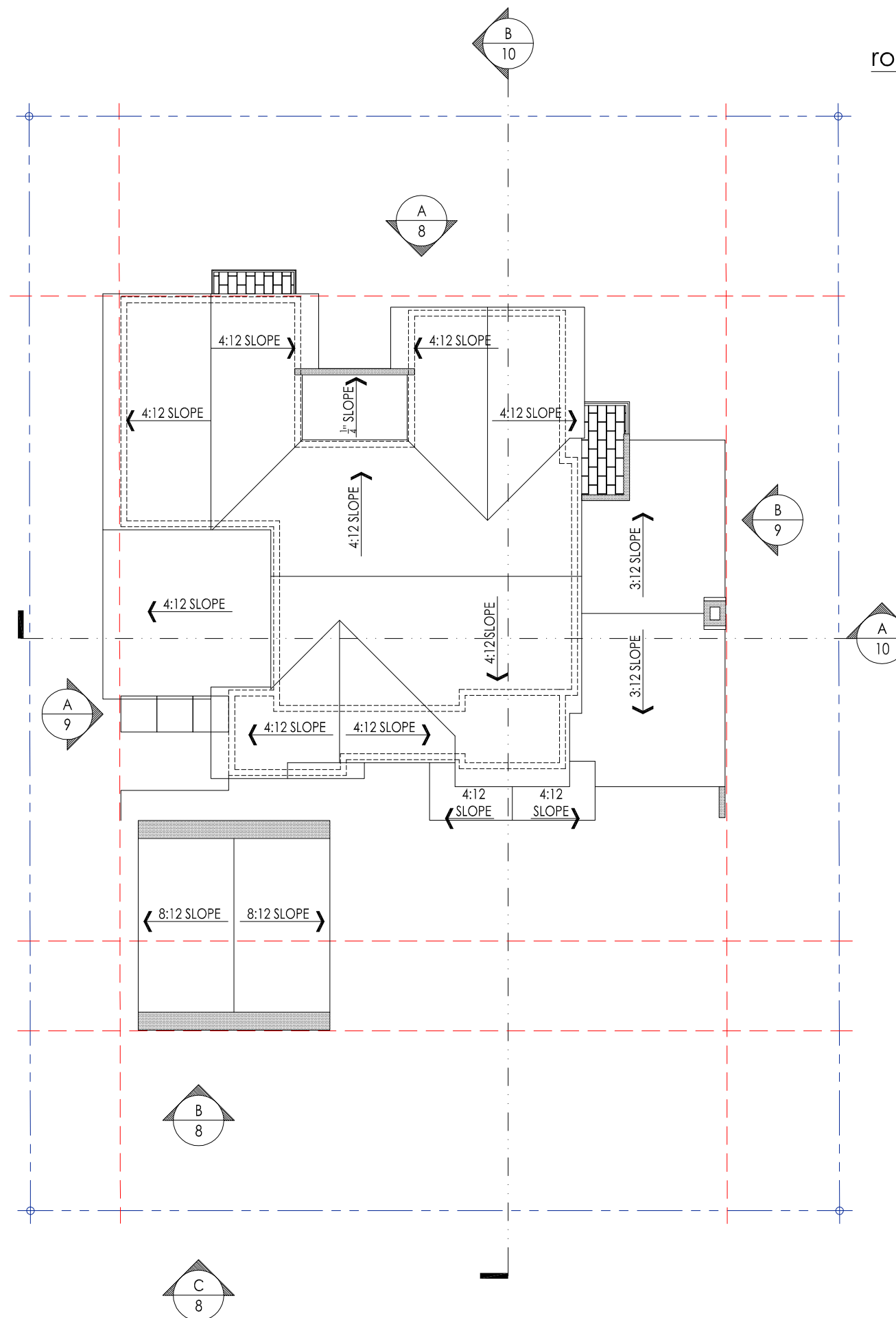


PLANS - pg. 4

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roof plan 

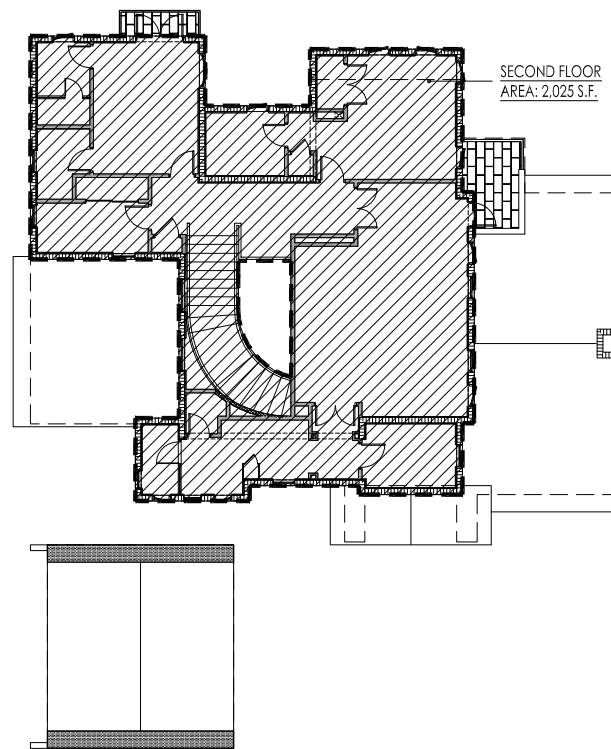


PLANS - pg. 5

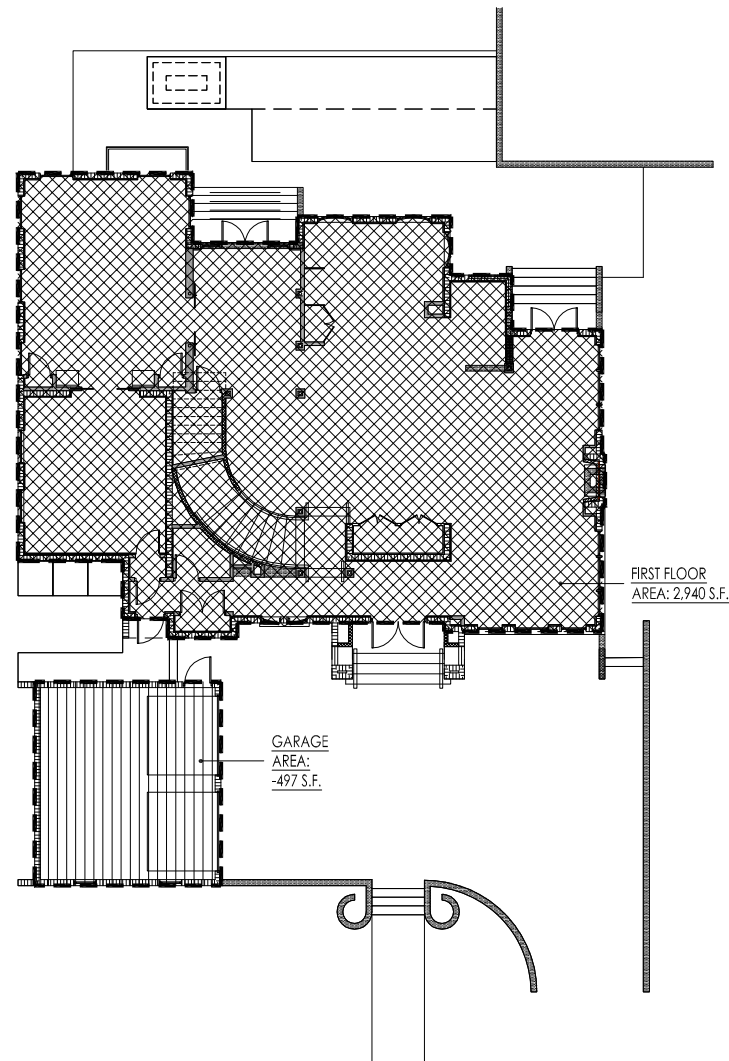
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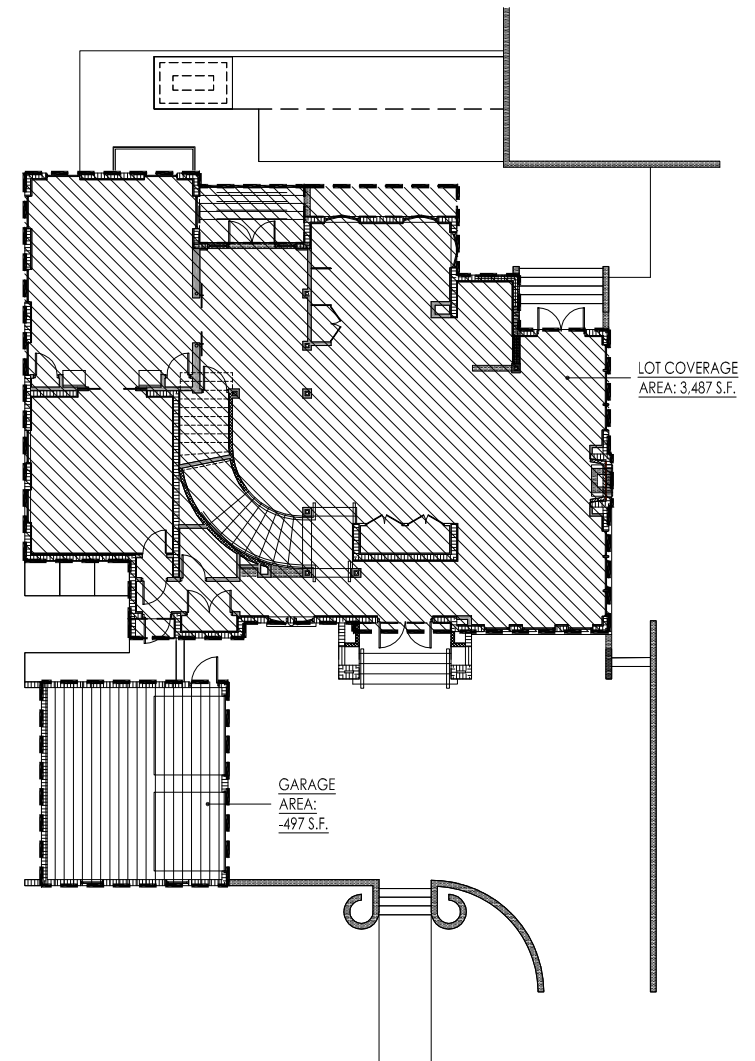
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unit area - second floor



unit area - first floor



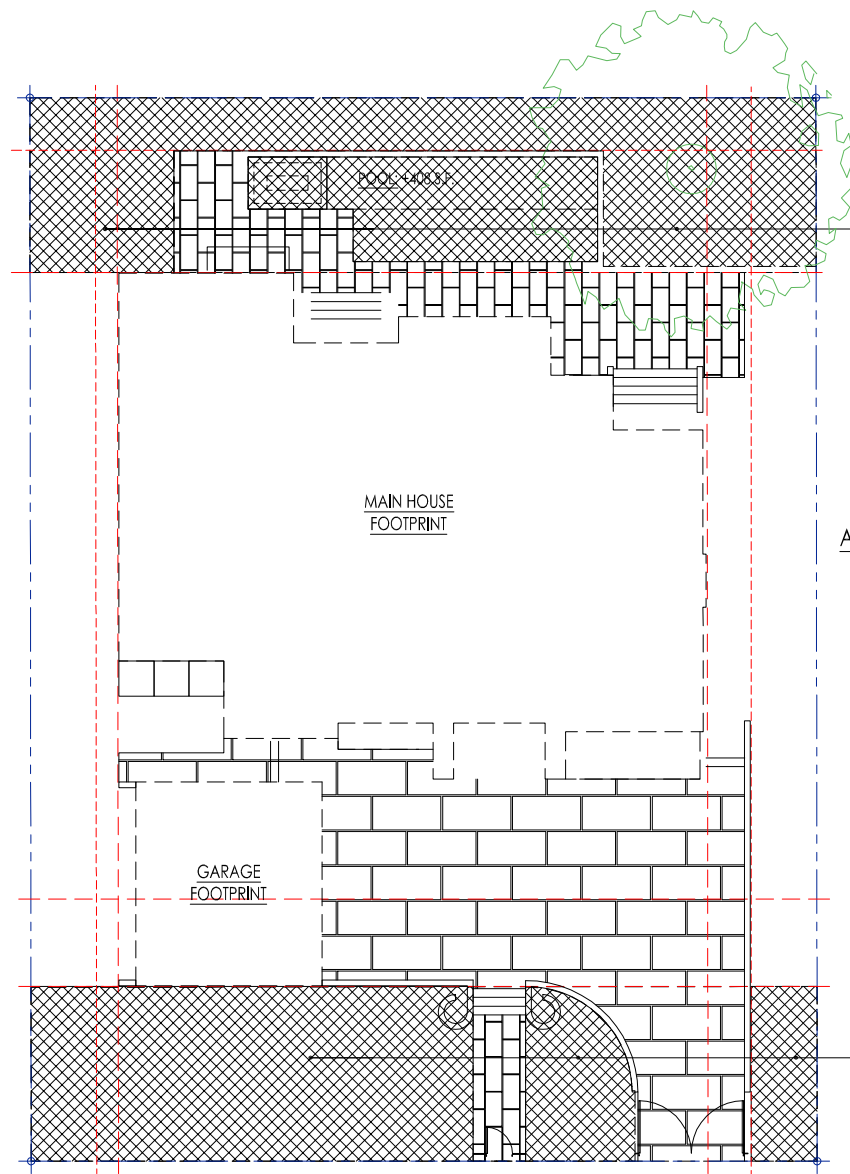
lot coverage

DIAGRAMS - pg. 6

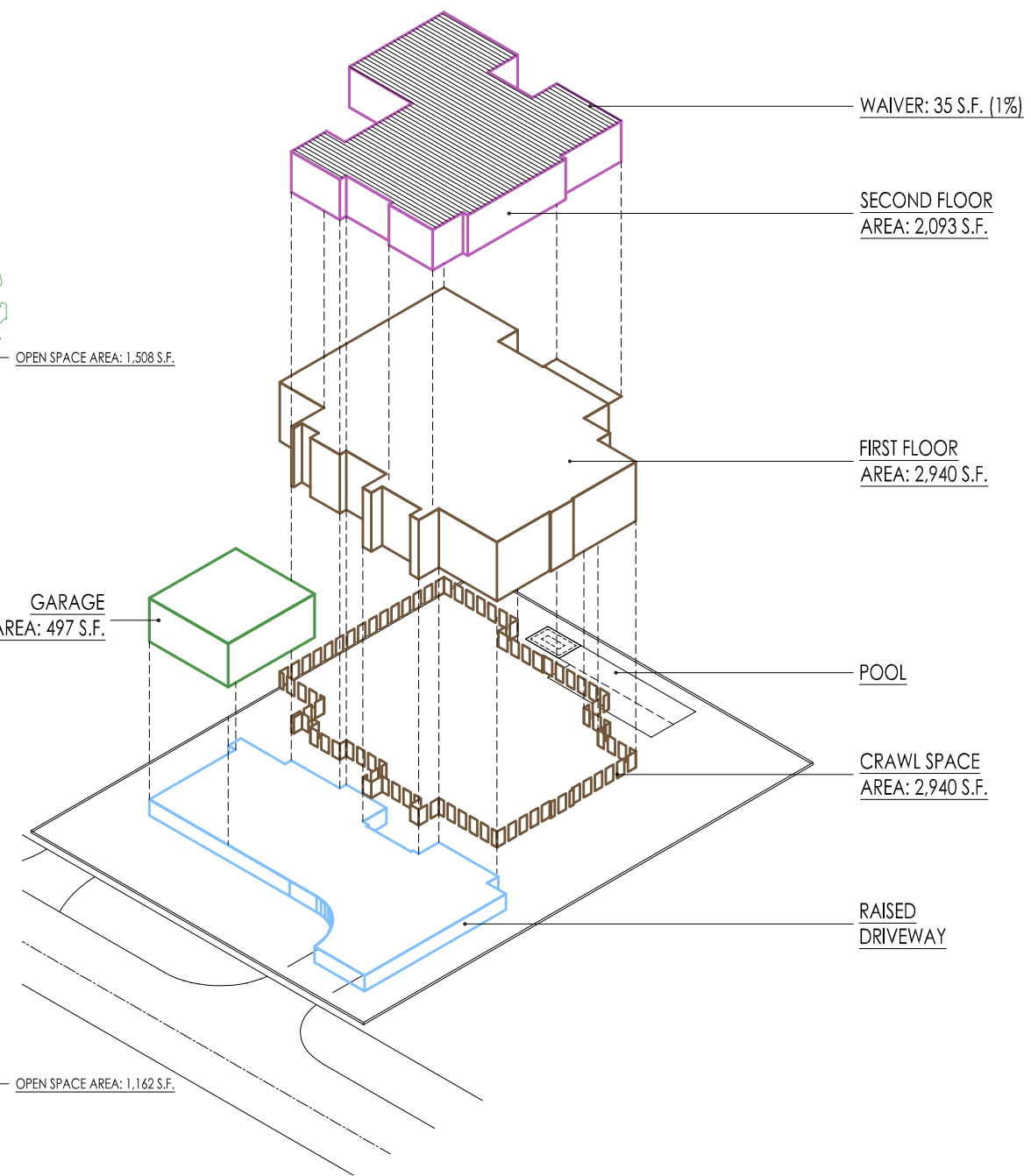
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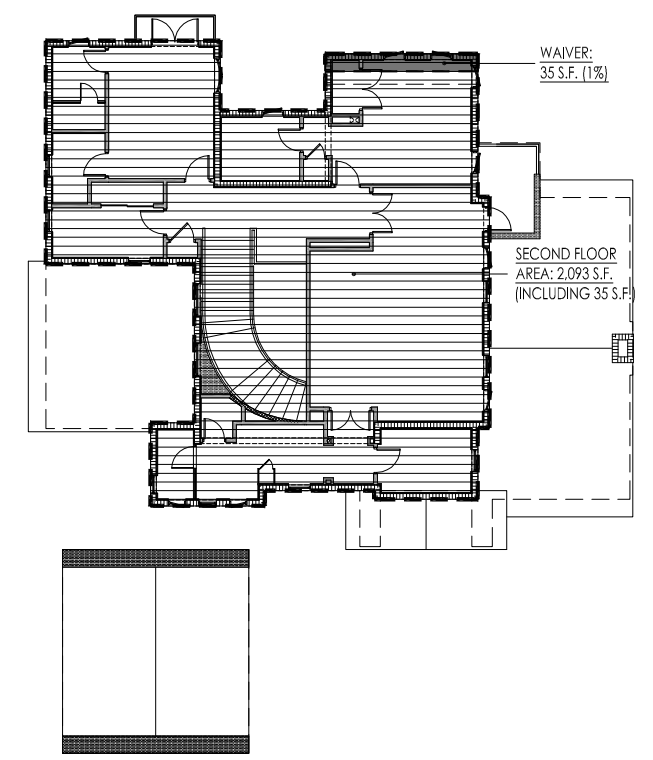
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open space - front & rear yards



massing - all levels



volumetric - second floor

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DIAGRAMS - pg. 7

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

		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat & 27' for sloped	N/A	26'-2 3/4"	
18	Setbacks:				
19	Front First level:	20'-0"	N/A	20'-1"	
20	Front Second level:	30'-0"	N/A	48'-5"	
21	Side 1 (north):	10'-0"	N/A	10'-1"	
22	Side 2 (south):	12'-6"	N/A	12'-7"	
23	Rear:	20' (121.75' X 15%)	N/A	20'-1"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	22'-6" (90' x 25%)	N/A	22'-8"	
27	Located within a Local Historic District?		Yes or <u>no</u>		
28	Designated as an individual Historic Single Family Residence Site?		Yes or <u>no</u>		
29	Determined to be Architecturally Significant?		Yes or <u>no</u>		

ZONING INFORMATION
- pg. 7A

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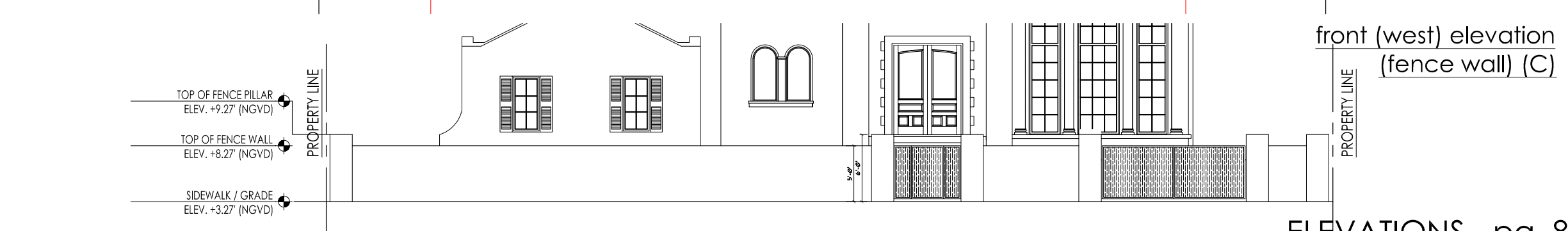
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rear (east) elevation (A)



front (west) elevation (B)



front (west) elevation
(fence wall) (C)

EXTERIOR MATERIALS:

- WALLS:
TEXTURED STUCCO
- SILLS & PILLAR:
SMOOTH STUCCO
- ROOF:
CERAMIC BARREL TILE
- DOOR & WINDOWS:
PAINTED ALUMINUM

ELEVATIONS - pg. 8

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side (north) elevation (A)



side (south) elevation (B)



ELEVATIONS - pg. 9

EXTERIOR MATERIALS:

- WALLS:
TEXTURED STUCCO
- SILLS & PILLAR:
SMOOTH STUCCO
- ROOF:
CERAMIC BARREL TILE
- DOOR & WINDOWS:
PAINTED ALUMINUM

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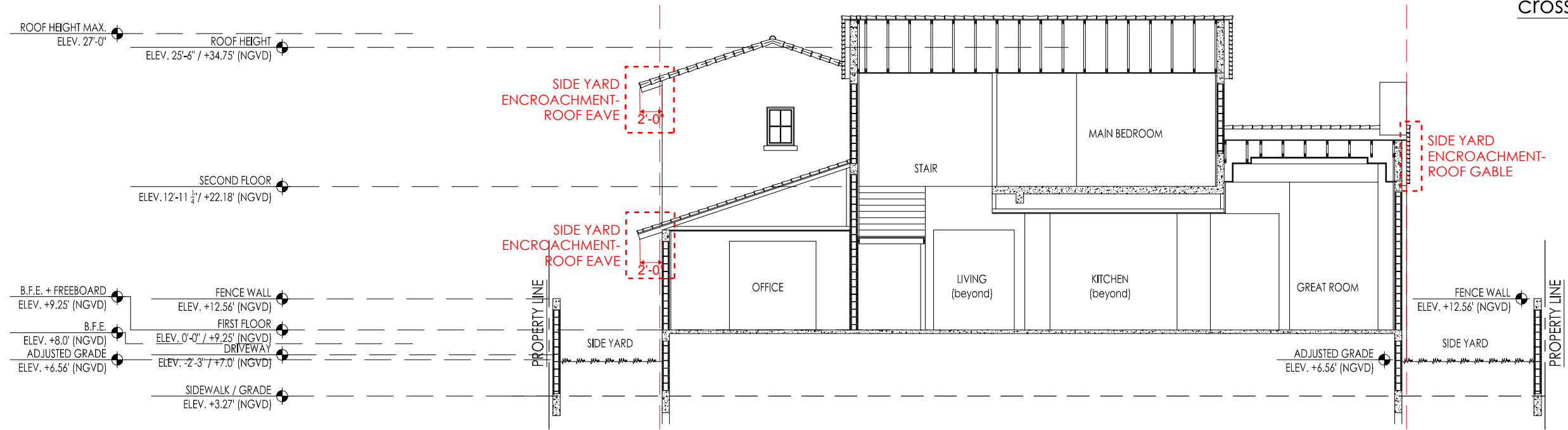
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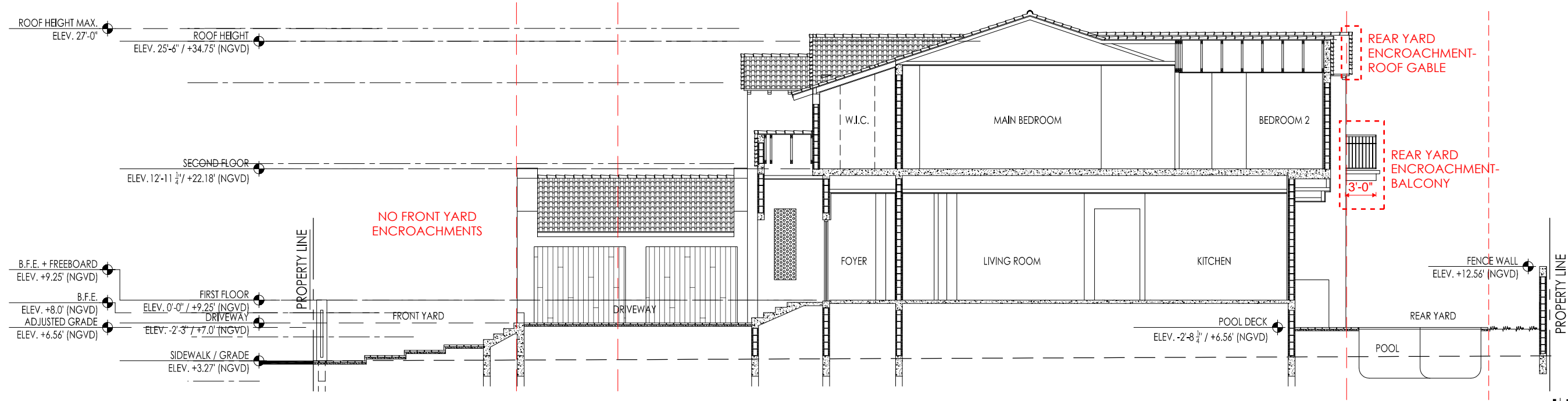
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cross section (A)



long section (B)



SECTIONS - pg. 10

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