ZONING DATA SHEET

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

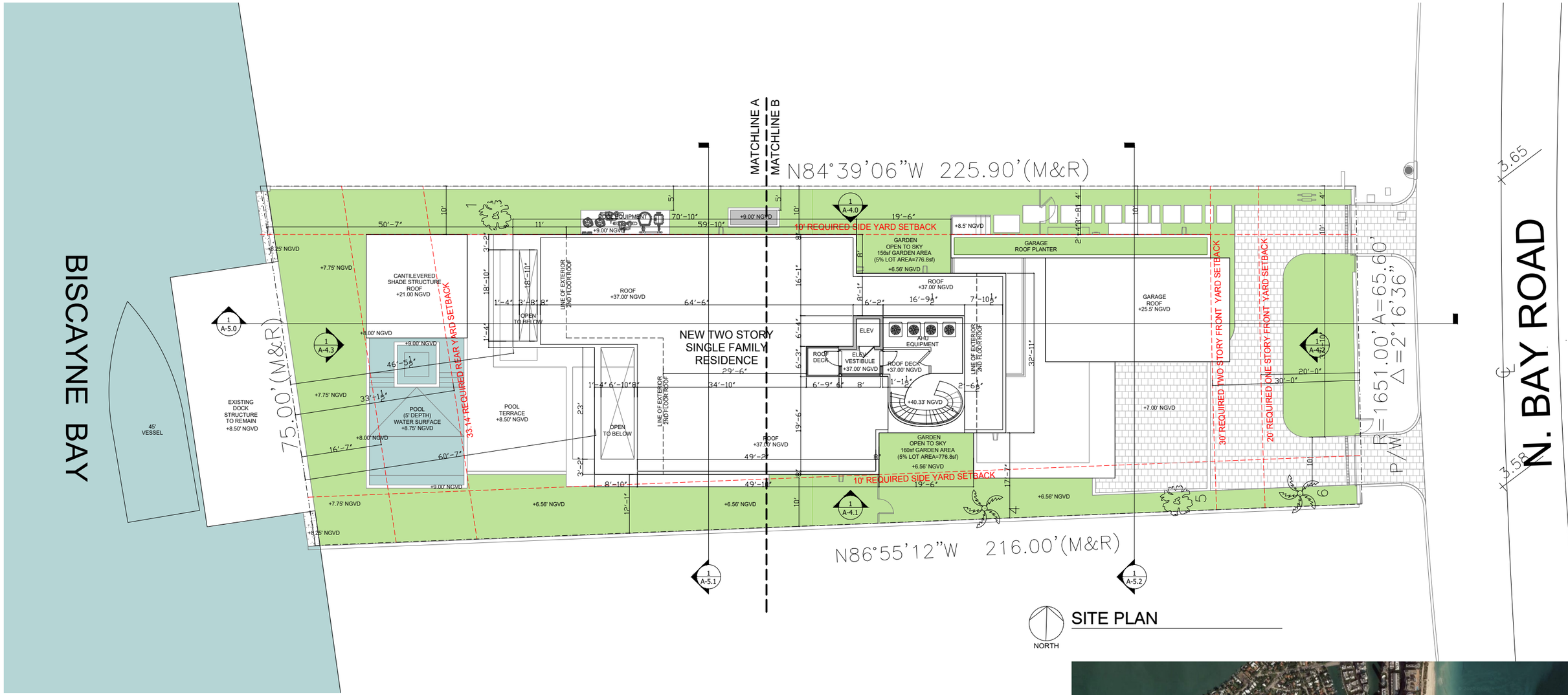
ITEM #	Zoning Information				
1	Address:	5718 NORTH BAY ROAD, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3215-003-0310			
3	Board and file numbers :				
4	Year built:	1928	Zoning District:		RS-3
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:		+3.62' NGVD
6	Adjusted grade (Flood+Grade/2):	+5'-9" NGVD	Free board:		+5.00'
7	Lot Area:	15,536 SQ.FT			
8	Lot width:	60'-9 1/2"	Lot Depth:		220'-11 1/2"
9	Max Lot Coverage SF and %:	4,660.8 SF (30%)	Proposed Lot Coverage SF and %:		4,600 SF (29.6%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		500 SF (NOT INCL)
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:		1764 SF (71.62%)
12	Max Unit Size SF and %:	7,768 SQ.FT (50%)	Proposed Unit Size SF and %:		8,245 SF (49.8%)
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:		5,011 SF
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		3,138 SF (65.0%)
15		TBD	Proposed Second Floor Unit Size SF and % :		3,138 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		167.0 SF (5.12%)
		Required	**Existing**	**Proposed**	**Deficiencies**
17	**Height:**	**24'-0"**		**28'-0"**	N/A
18	**Setbacks:**			**10'-0"**	
19	Front First level:	20'-0"		20'-0"	N/A
20	Front Second level:	30'-0"		30'-0"	N/A
21	Side 1:	10'-0"		10'-0"	N/A
22	Side 2 or (facing street):	10'-0"		10'-0"	
23	Rear:	33'-1 5/8"		41'-10 5/8"	N/A
	Accessory Structure Side 1:	7'-6"		10'-0"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	16'-6 7/8"		20'-1"	N/A
26	Sum of Side yard :	20'-0"		20'-0"	
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		

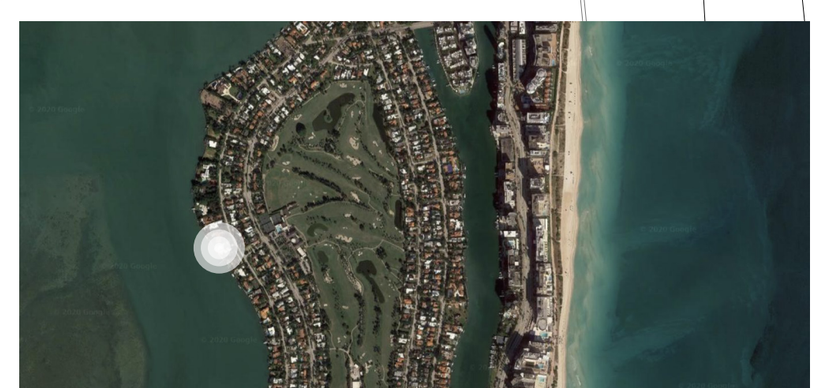
Notes:

If not applicable write N/A

All other data information should be presented like the above format

PROPOSED BUILDING - SITE PLAN



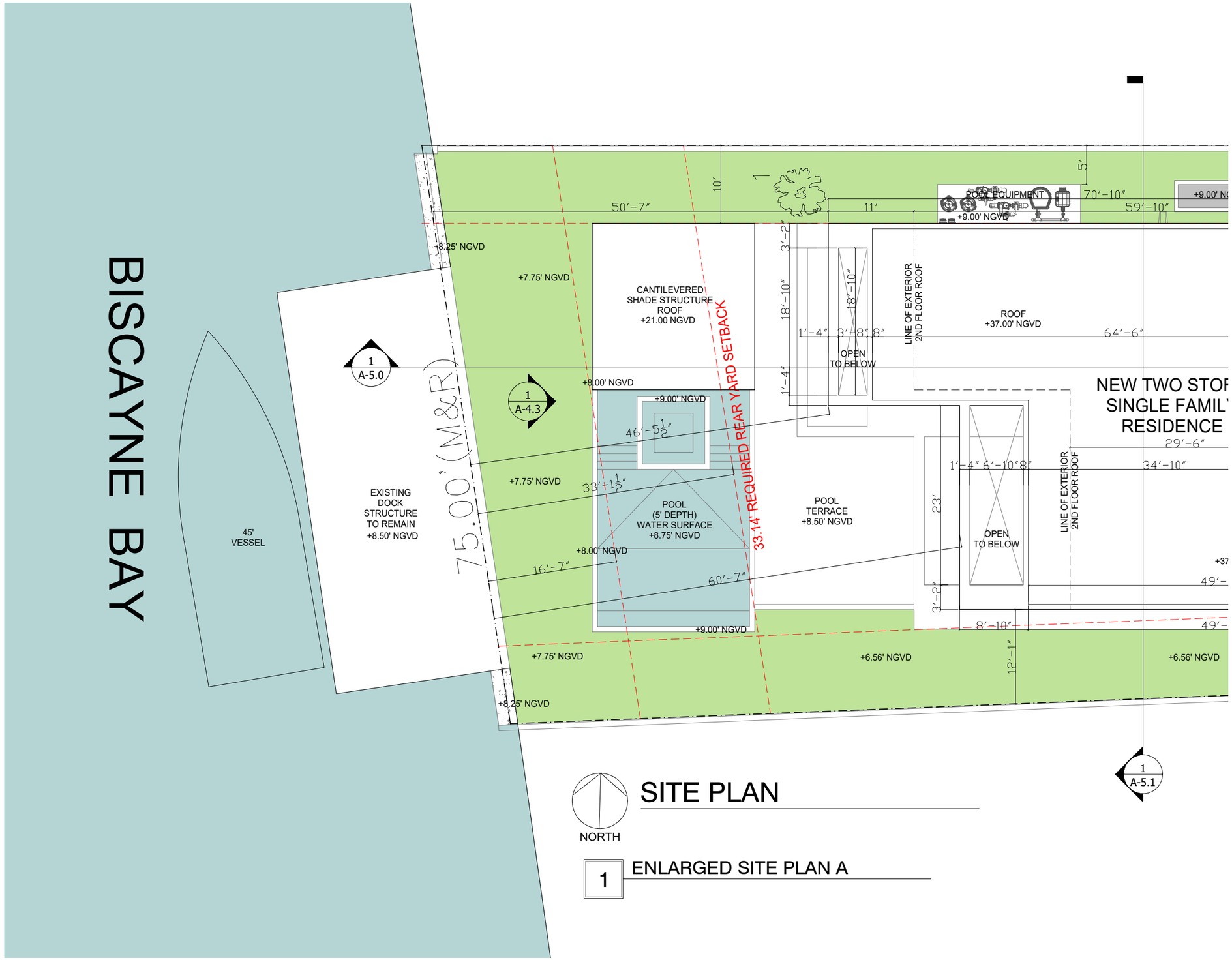


5718 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-1.0

PROPOSED BUILDING - SITE PLAN ENLARGED A



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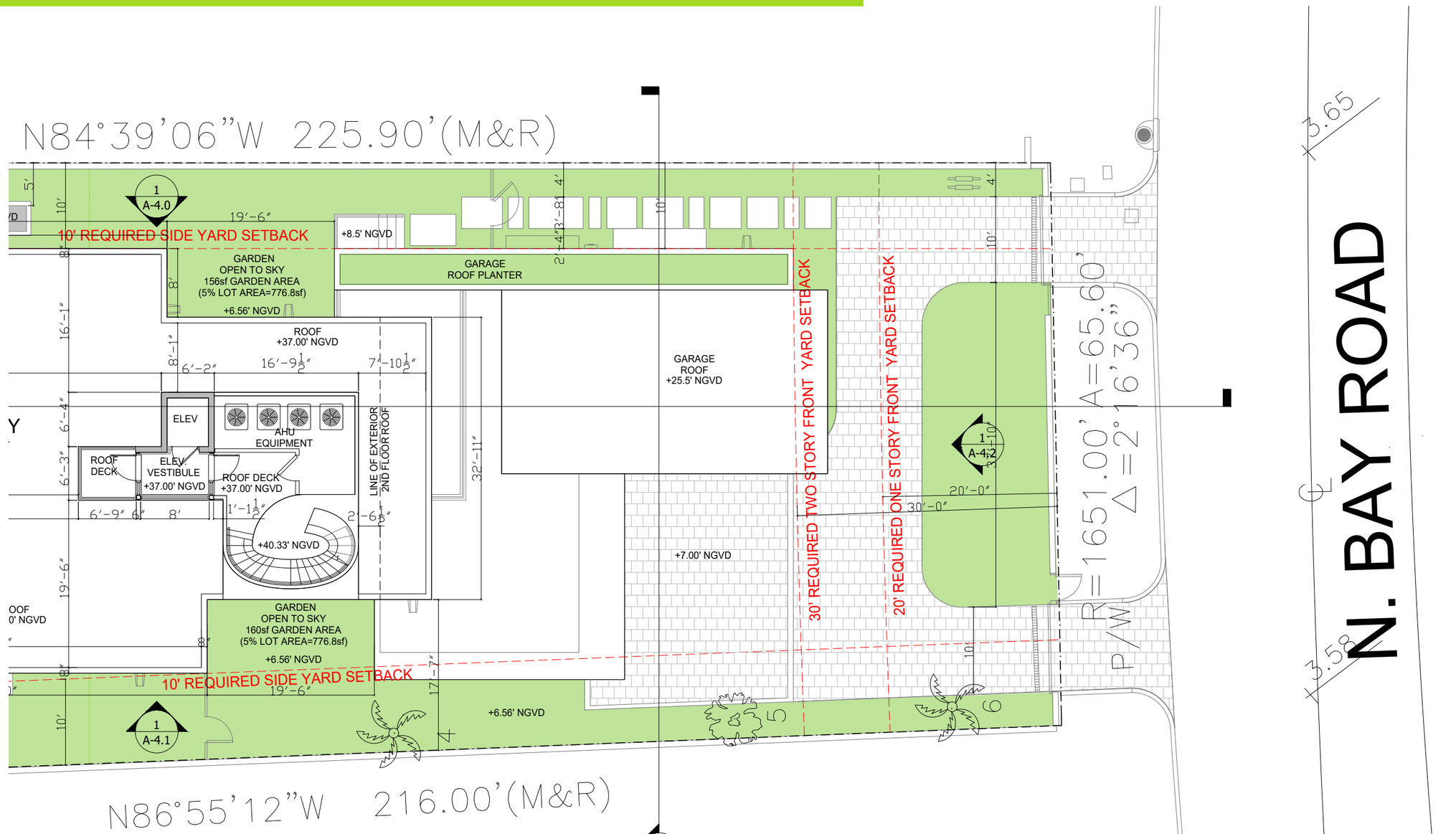
PROPOSED BUILDING - SITE PLAN ENLARGED B



SITE PLAN

NORTH

1 ENLARGED SITE PLAN B

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MIAMI BEACH, FLORIDA

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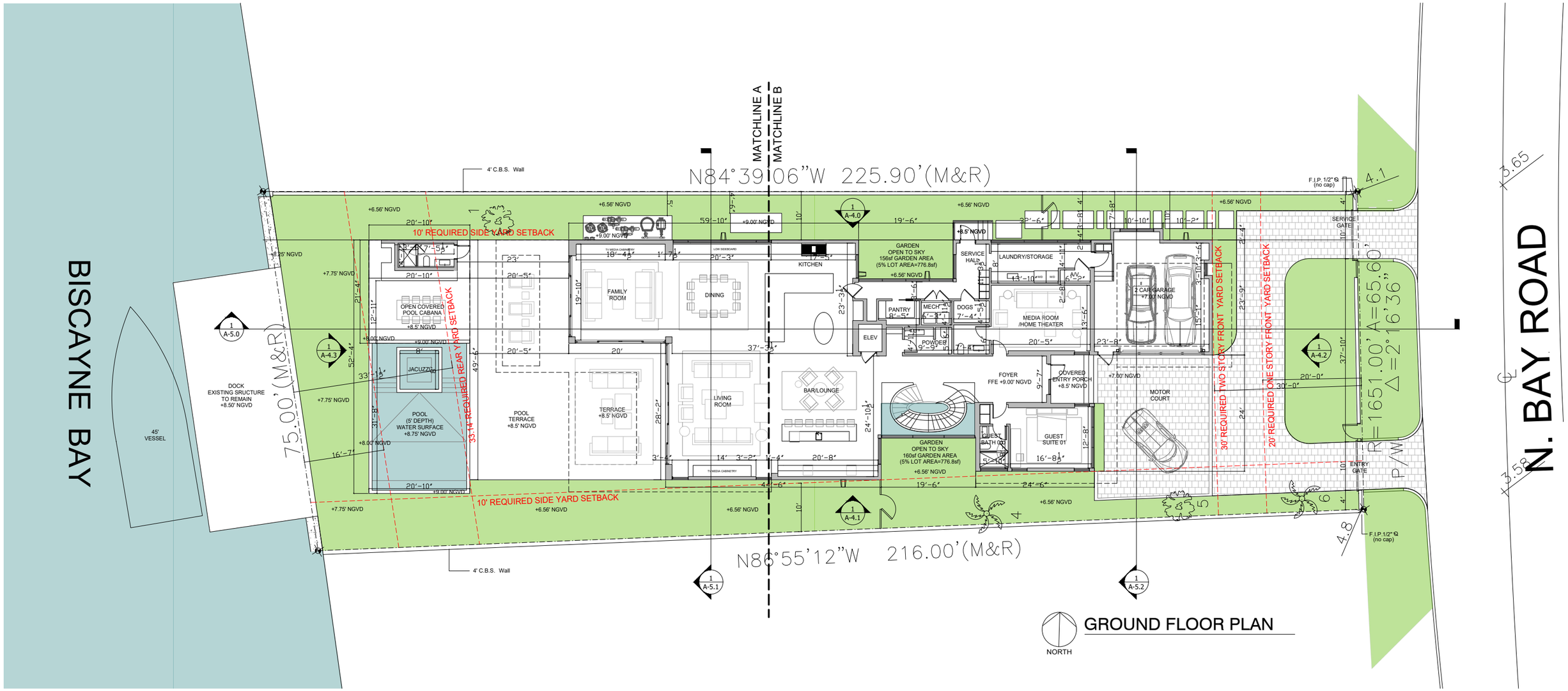
PROPOSED BUILDING - GROUND FLOOR PLAN



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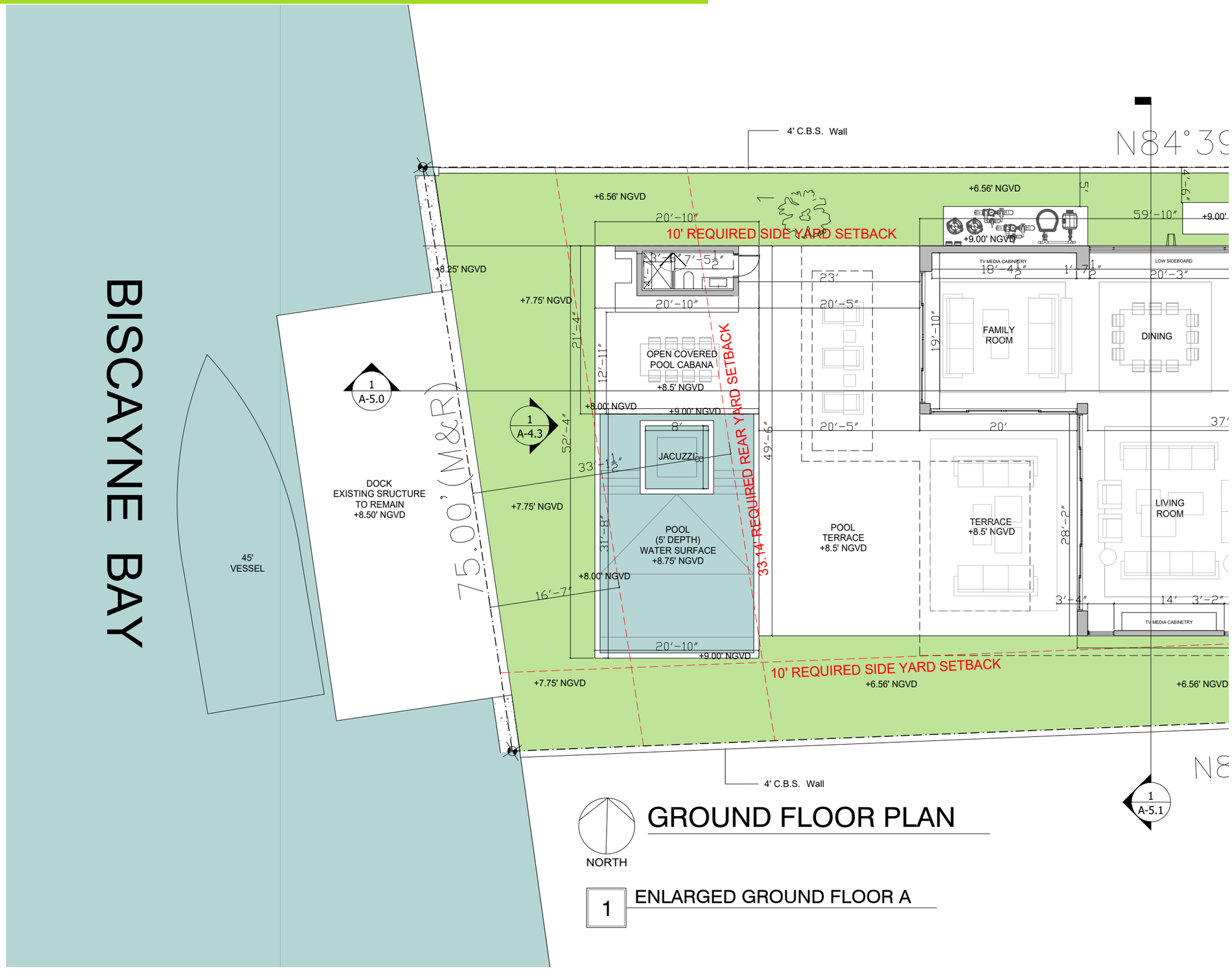
PROPOSED BUILDING - GROUND FLOOR PLAN ENLARGED A



GROUND FLOOR PLAN

1 ENLARGED GROUND FLOOR A

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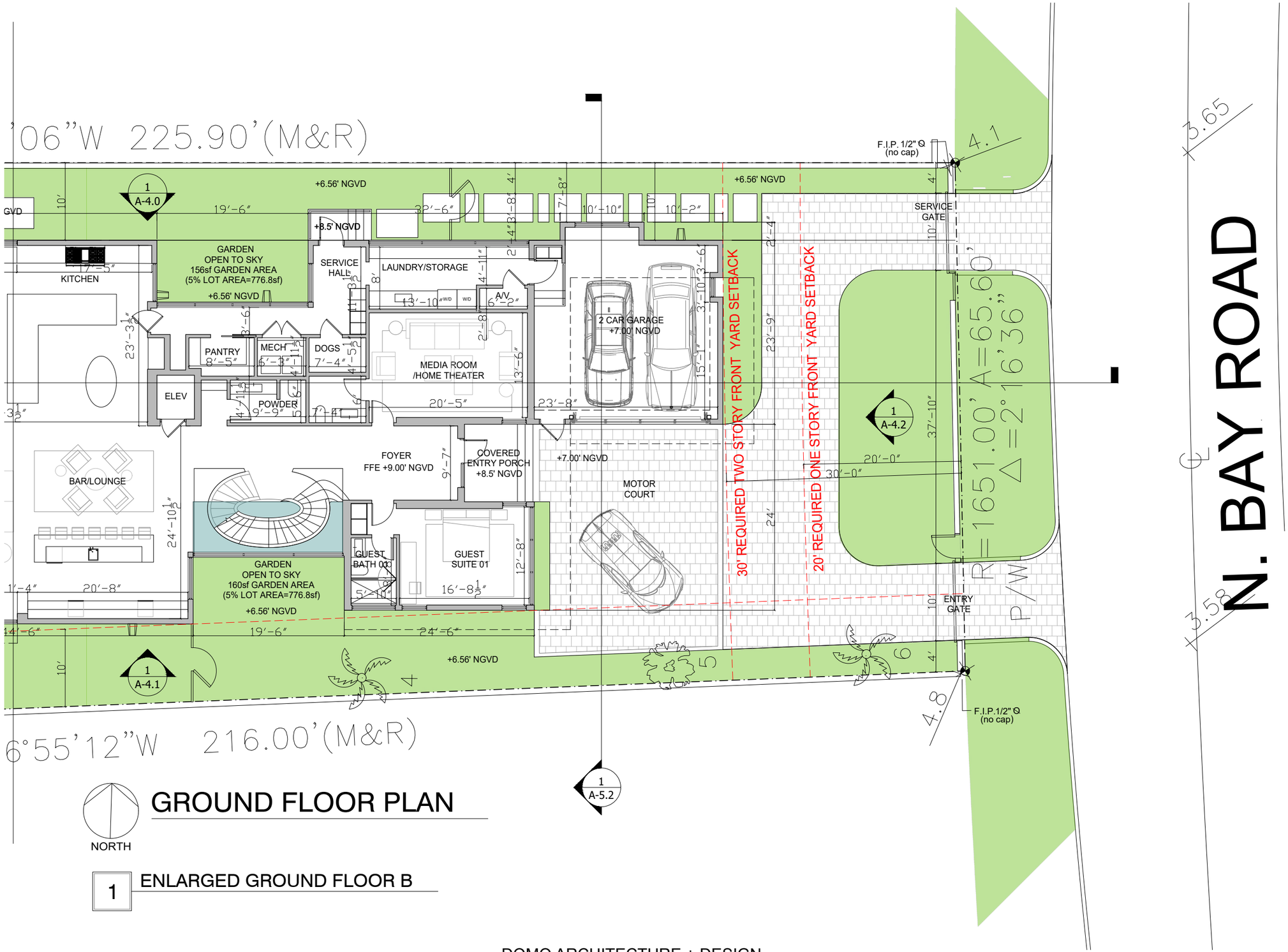
A-1.1A

PROPOSED BUILDING - GROUND FLOOR PLAN ENLARGED B



GROUND FLOOR PLAN

1 ENLARGED GROUND FLOOR B

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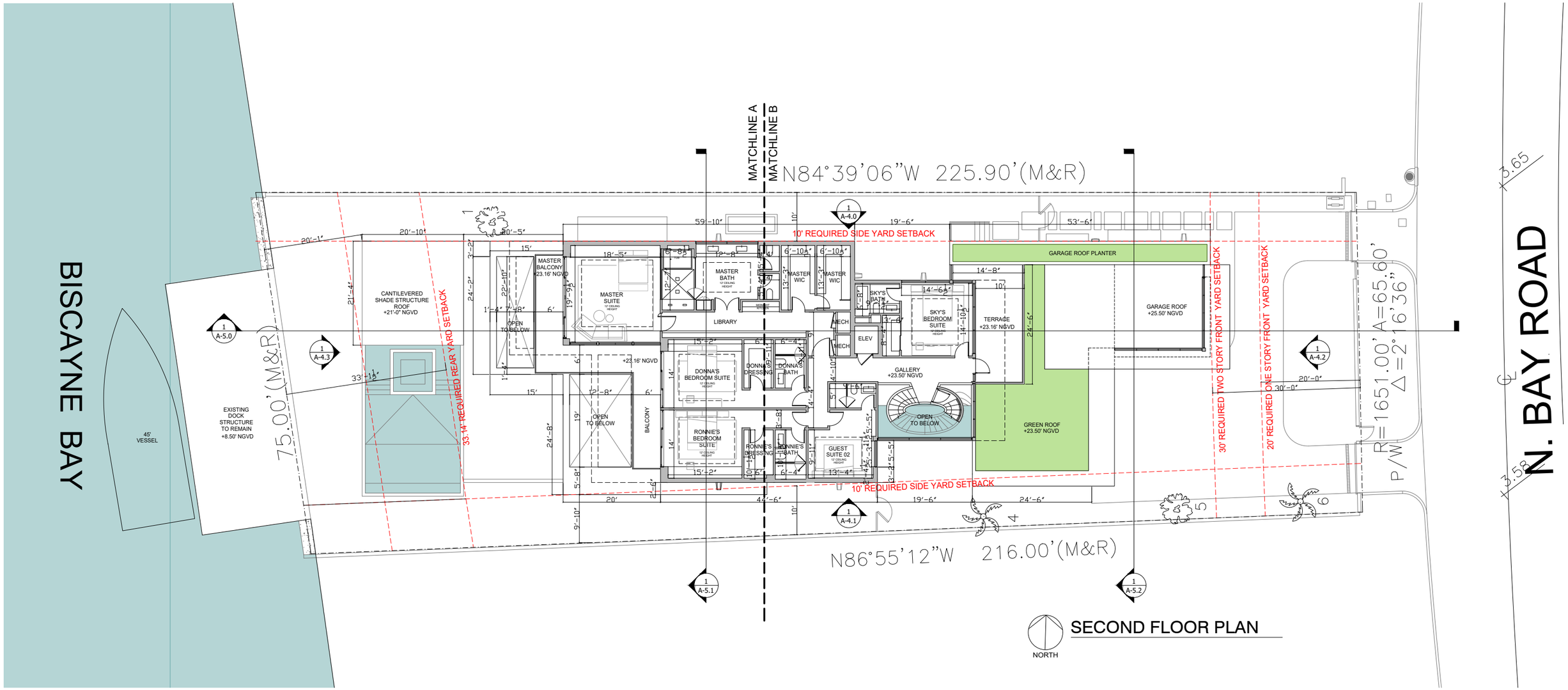
PROPOSED BUILDING - SECOND FLOOR PLAN



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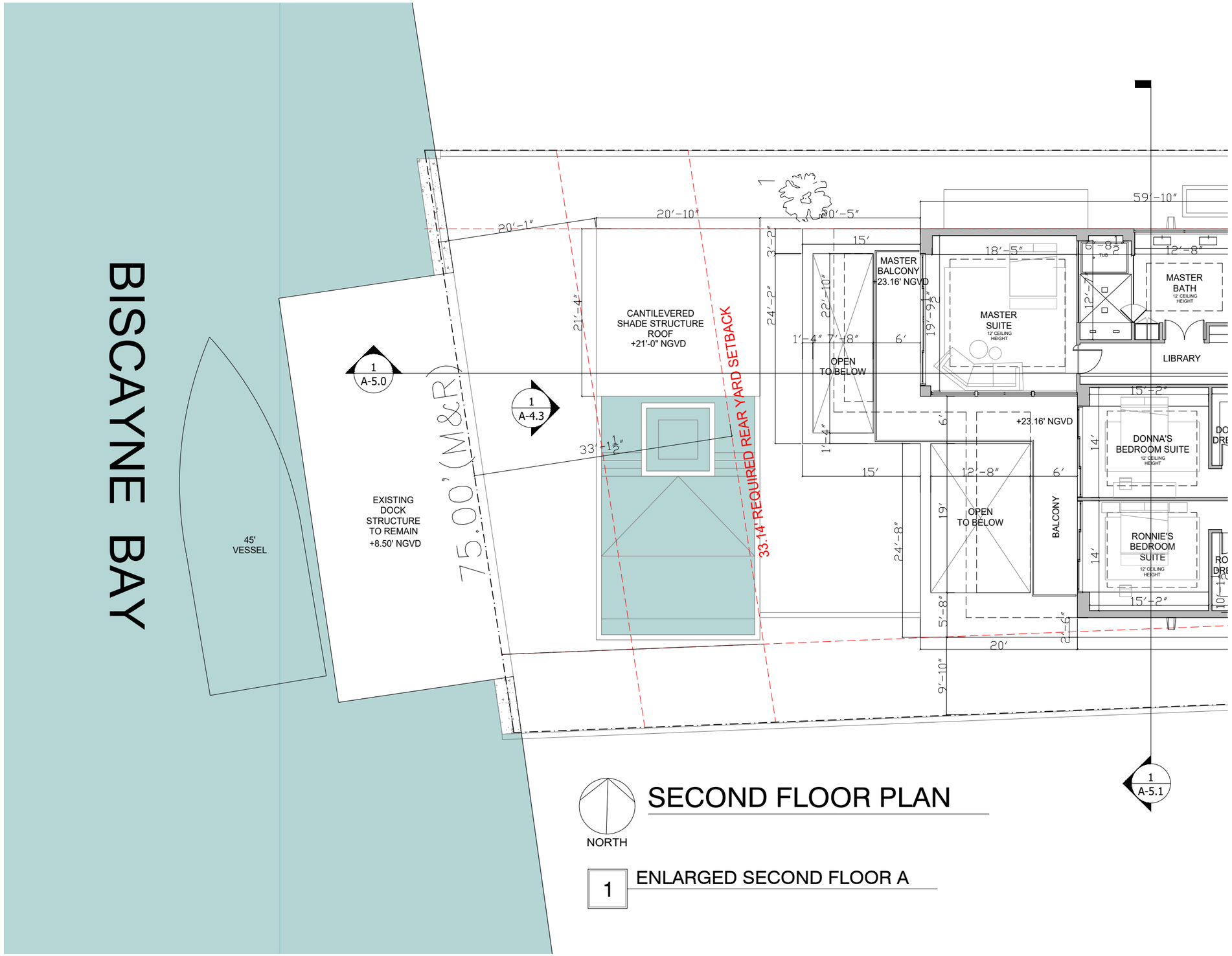
A-1.2

PROPOSED BUILDING - SECOND FLOOR PLAN ENLARGED A



SECOND FLOOR PLAN

1 ENLARGED SECOND FLOOR A

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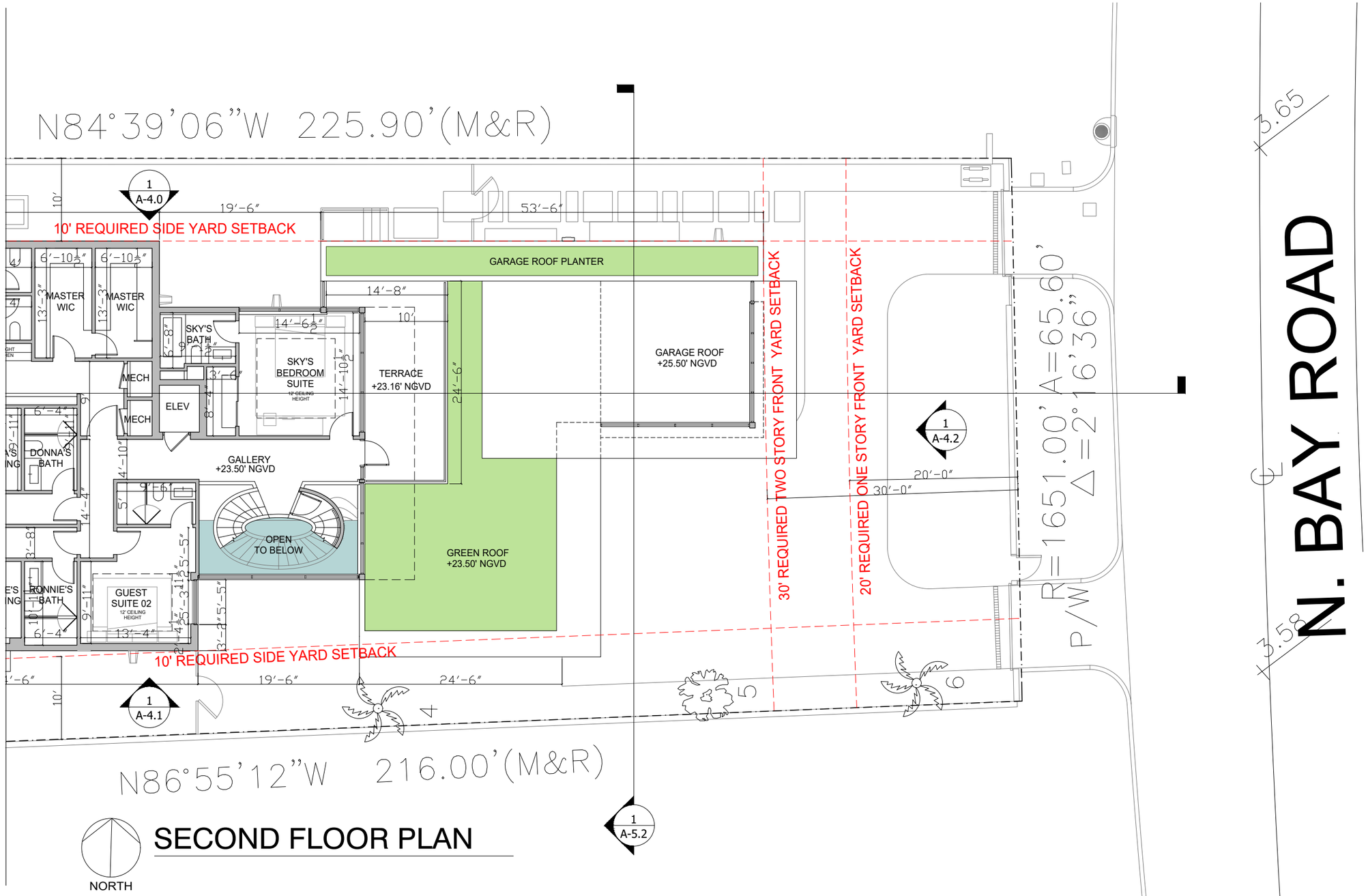
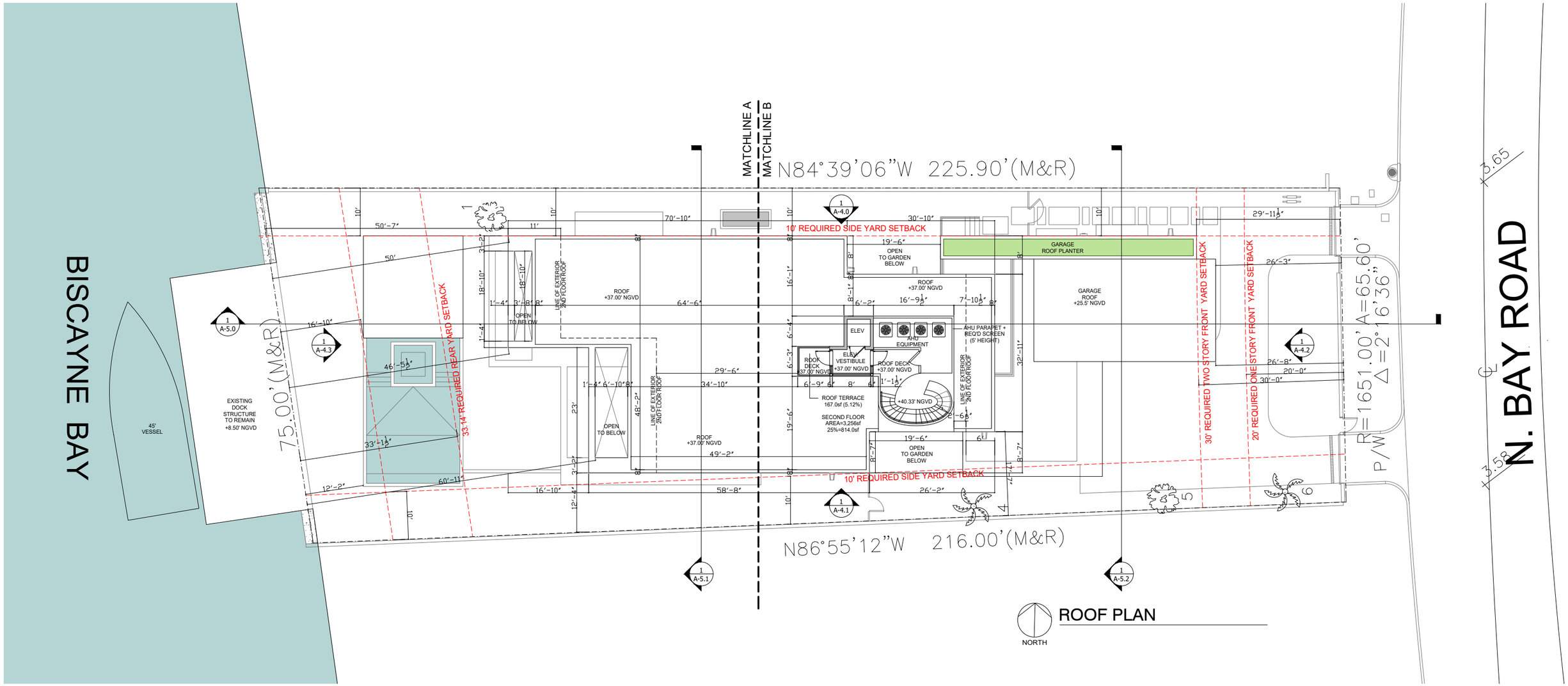
PROPOSED BUILDING - SECOND FLOOR PLAN ENLARGED B



SECOND FLOOR PLAN

1 ENLARGED SECOND FLOOR B

PROPOSED BUILDING - ROOF PLAN



ROOF PLAN

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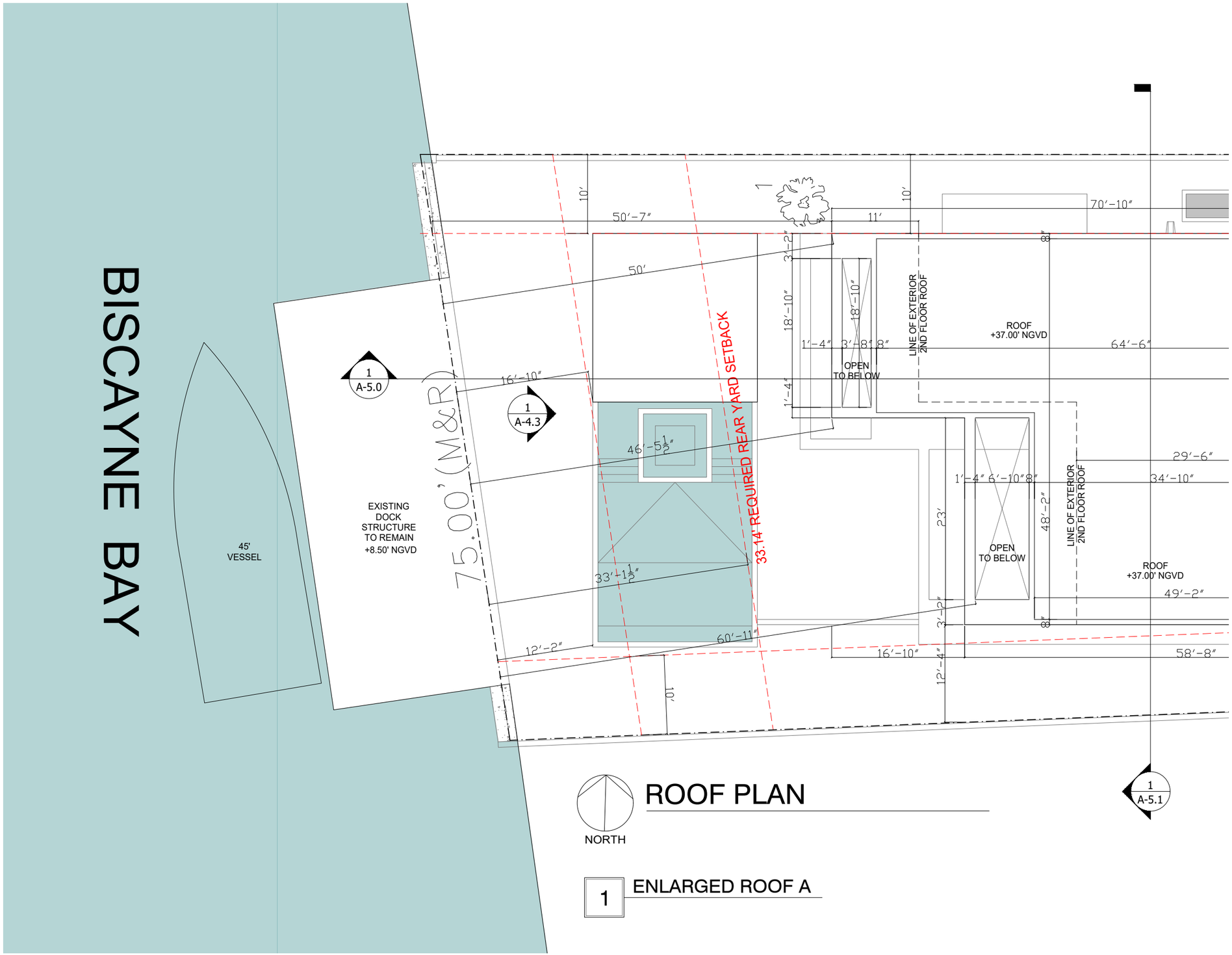
PROPOSED BUILDING - ROOF PLAN ENLARGED A



ROOF PLAN

1 ENLARGED ROOF A

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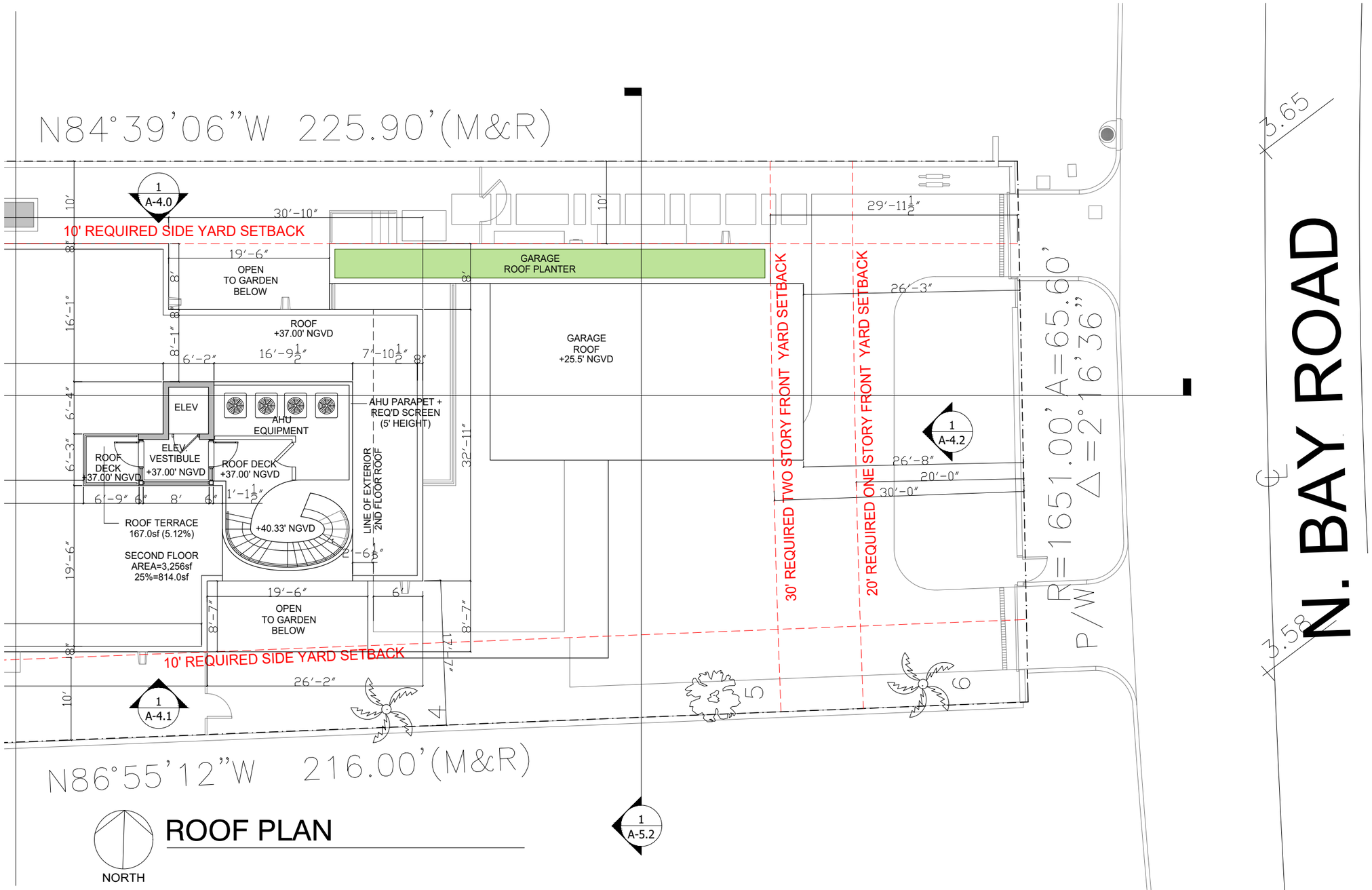
A-1.3A

PROPOSED BUILDING - ROOF PLAN ENLARGED B



ROOF PLAN

1 ENLARGED ROOF B

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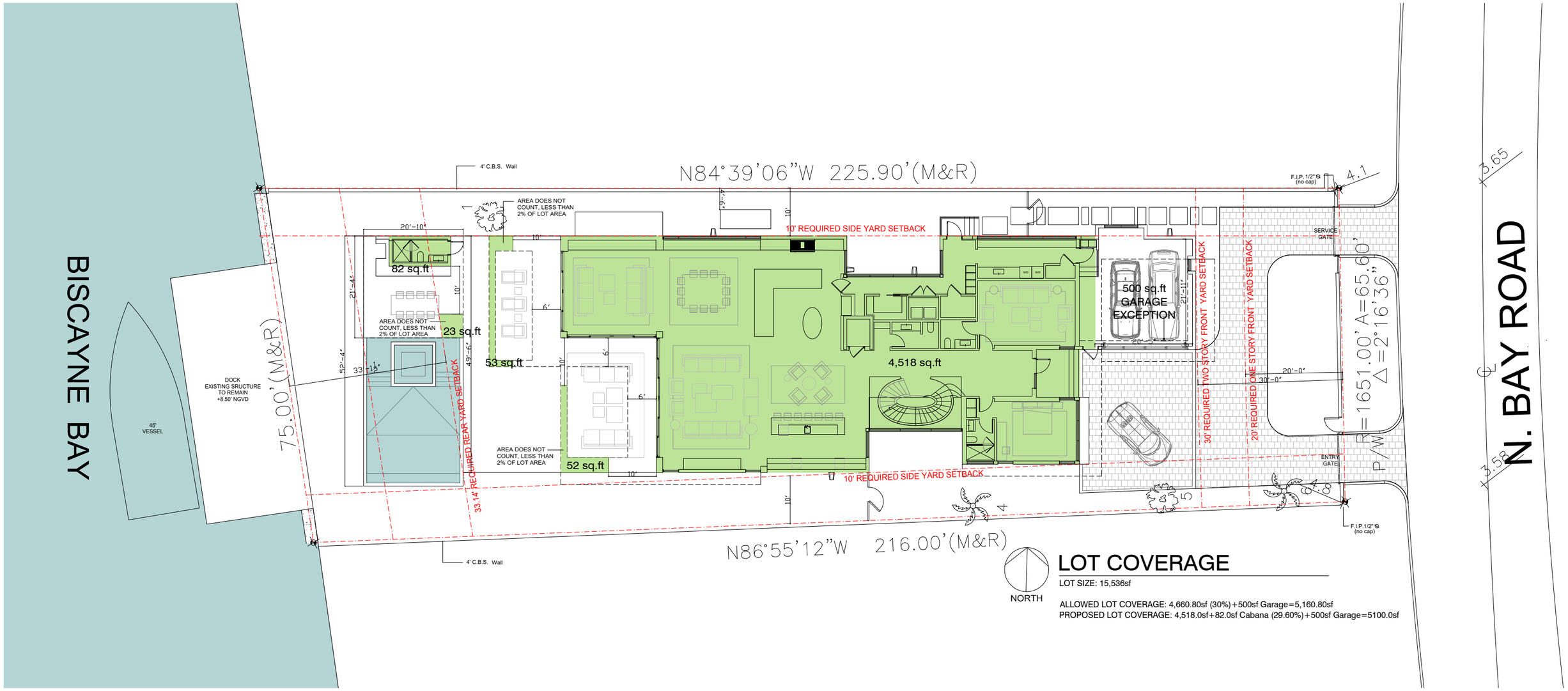
ZONING DIAGRAM - LOT COVERAGE



LOT COVERAGE

LOT SIZE: 15,536sf

ALLOWED LOT COVERAGE: 4,660.80sf (30%)+500sf Garage=5,160.80sf
PROPOSED LOT COVERAGE: 4,518.0sf+82.0sf Cabana (29.60%)+500sf Garage=5100.0sf

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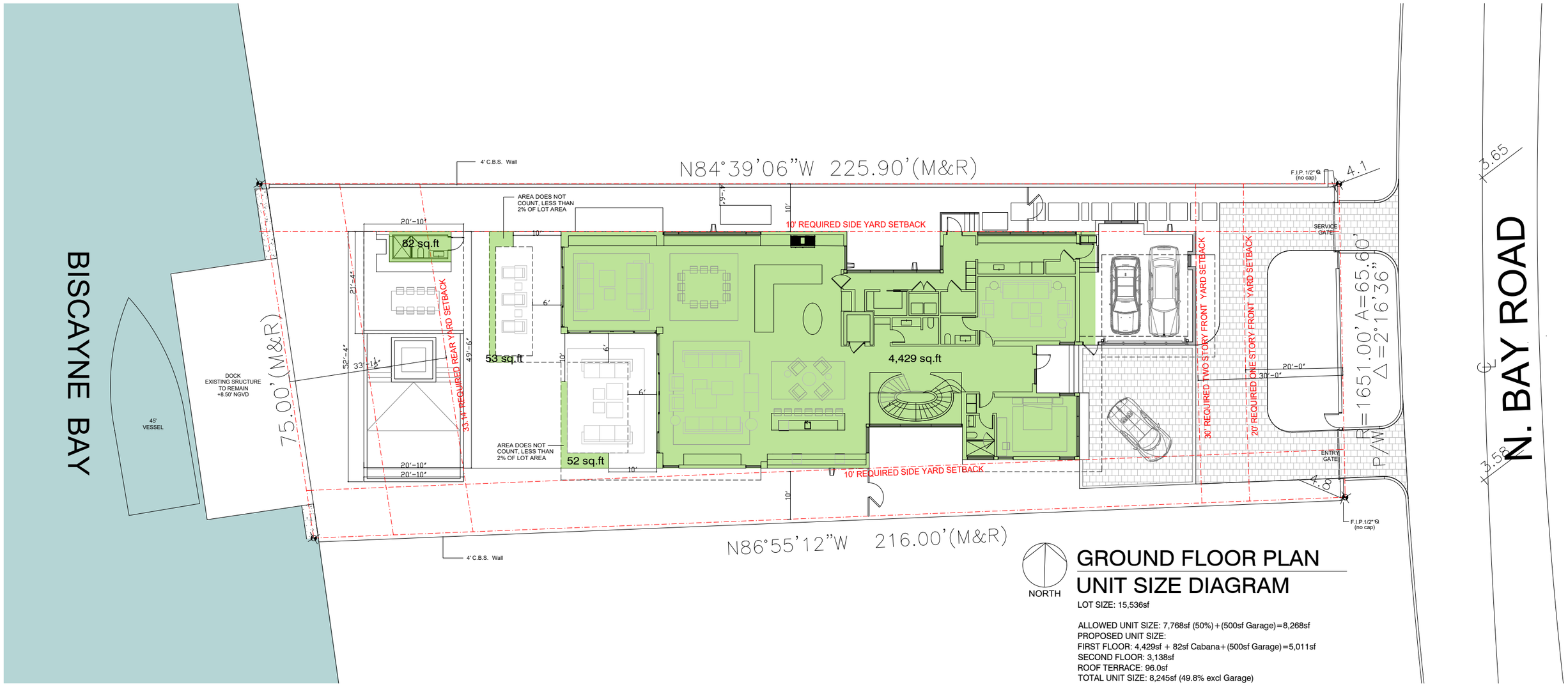
ZONING DIAGRAM - UNIT SIZE GROUND FLOOR



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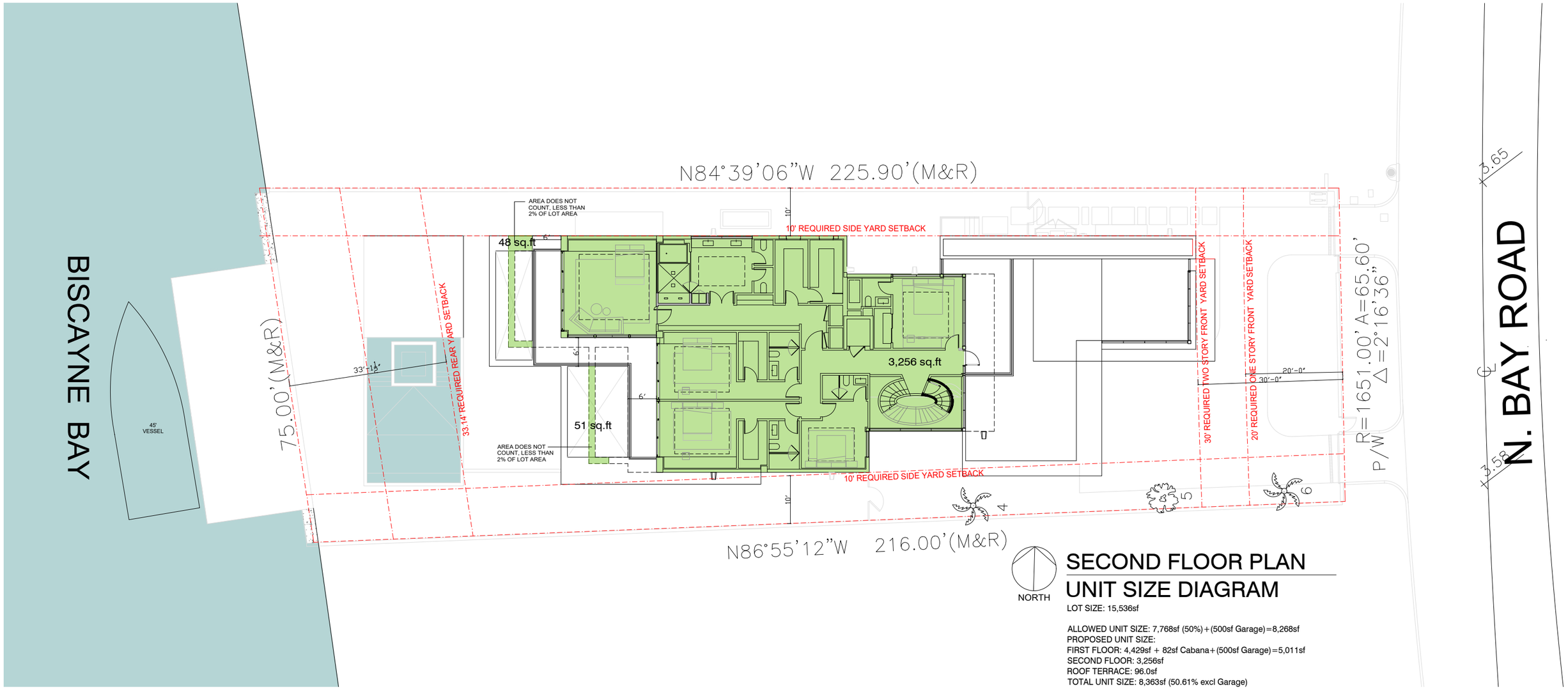
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

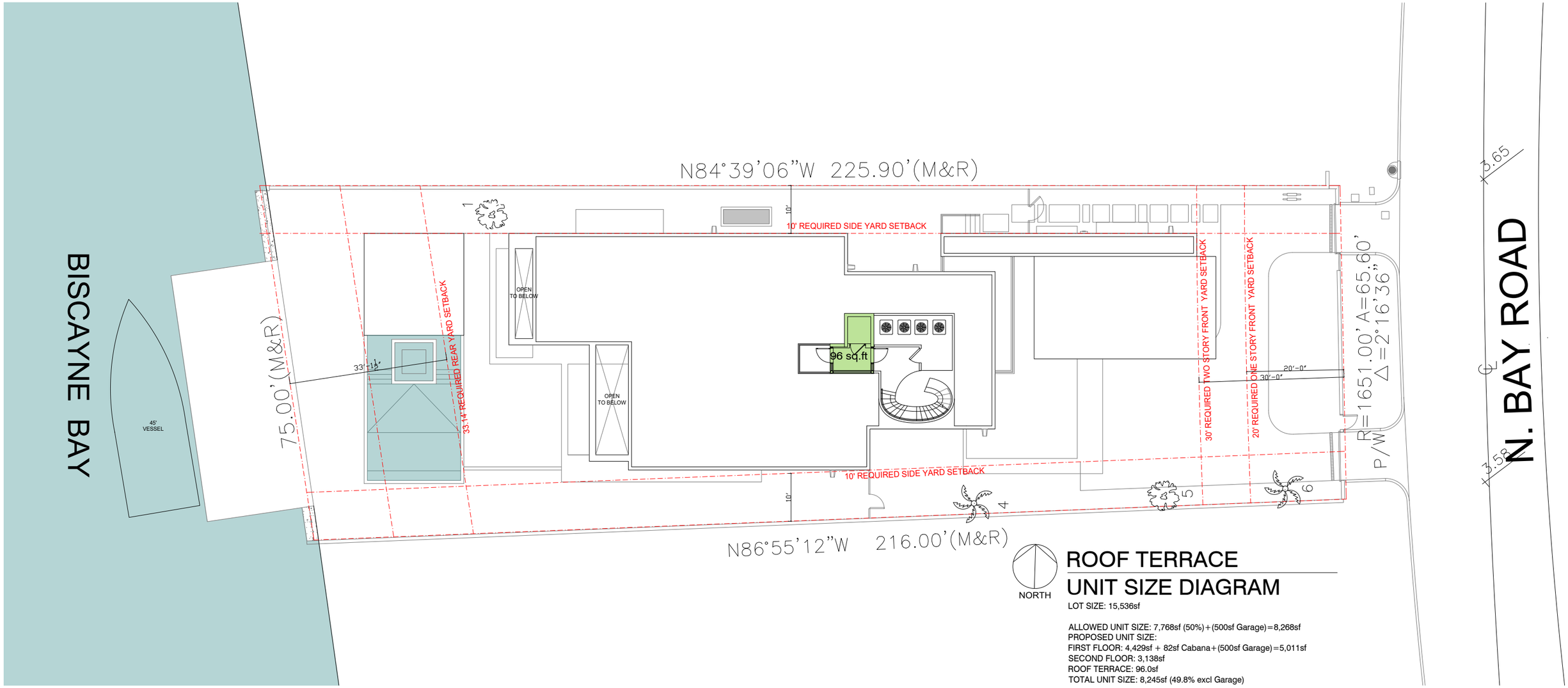


SECOND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 15,536sf

ALLOWED UNIT SIZE: 7,768sf (50%) + (500sf Garage) = 8,268sf
PROPOSED UNIT SIZE:
FIRST FLOOR: 4,429sf + 82sf Cabana + (500sf Garage) = 5,011sf
SECOND FLOOR: 3,256sf
ROOF TERRACE: 96.0sf
TOTAL UNIT SIZE: 8,363sf (50.61% excl Garage)

ZONING DIAGRAM - UNIT SIZE ROOF TERRACE

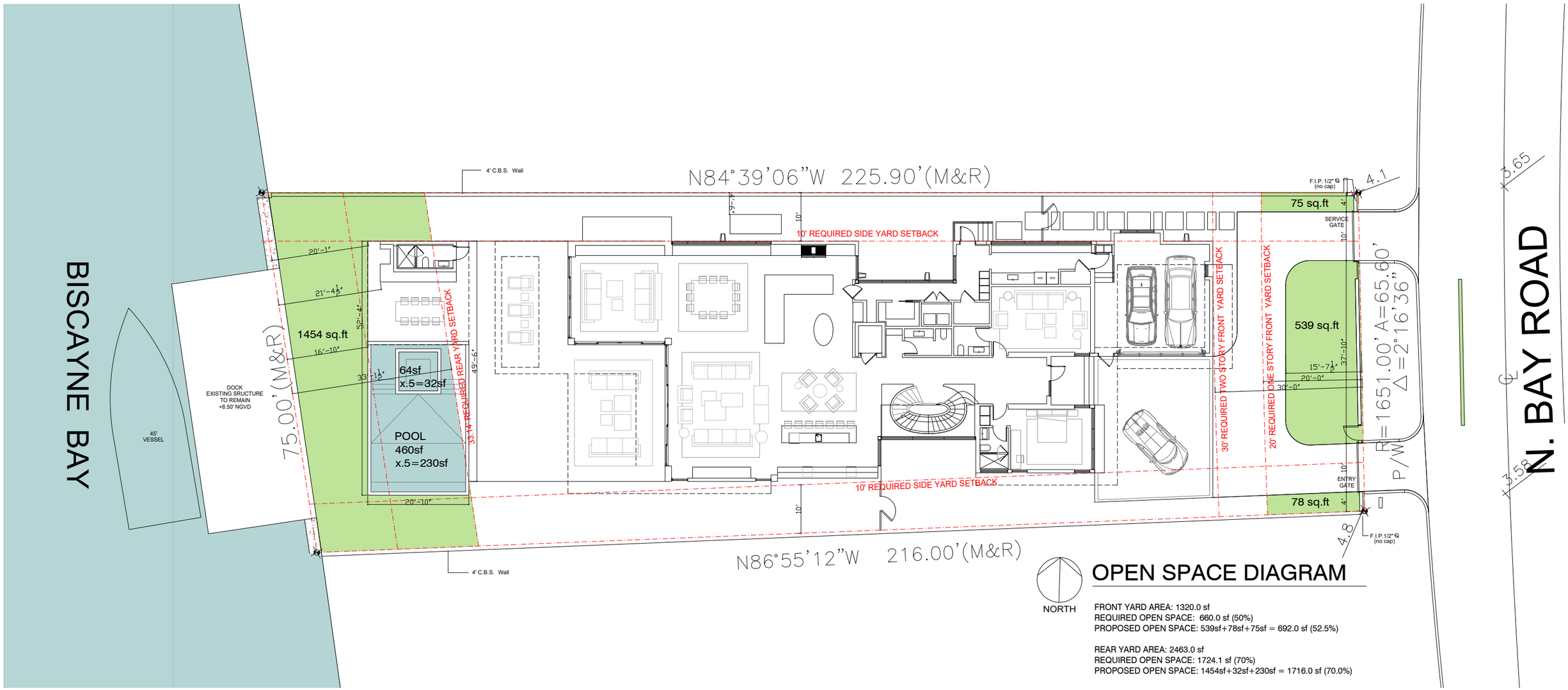


ROOF TERRACE UNIT SIZE DIAGRAM

LOT SIZE: 15,536sf

ALLOWED UNIT SIZE: 7,768sf (50%) + (500sf Garage) = 8,268sf
PROPOSED UNIT SIZE:
FIRST FLOOR: 4,429sf + 82sf Cabana + (500sf Garage) = 5,011sf
SECOND FLOOR: 3,138sf
ROOF TERRACE: 96.0sf
TOTAL UNIT SIZE: 8,245sf (49.8% excl Garage)

ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAM

FRONT YARD AREA: 1320.0 sf
REQUIRED OPEN SPACE: 660.0 sf (50%)
PROPOSED OPEN SPACE: 539sf+78sf+75sf = 692.0 sf (52.5%)

REAR YARD AREA: 2463.0 sf
REQUIRED OPEN SPACE: 1724.1 sf (70%)
PROPOSED OPEN SPACE: 1454sf+32sf+230sf = 1716.0 sf (70.0%)

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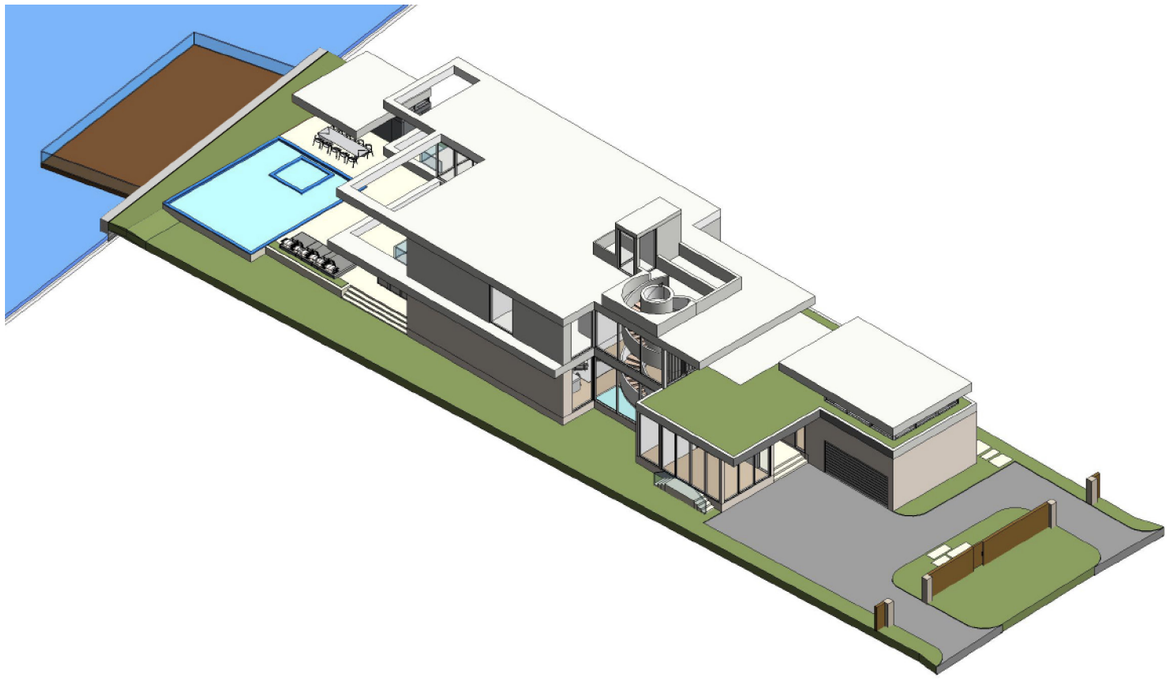
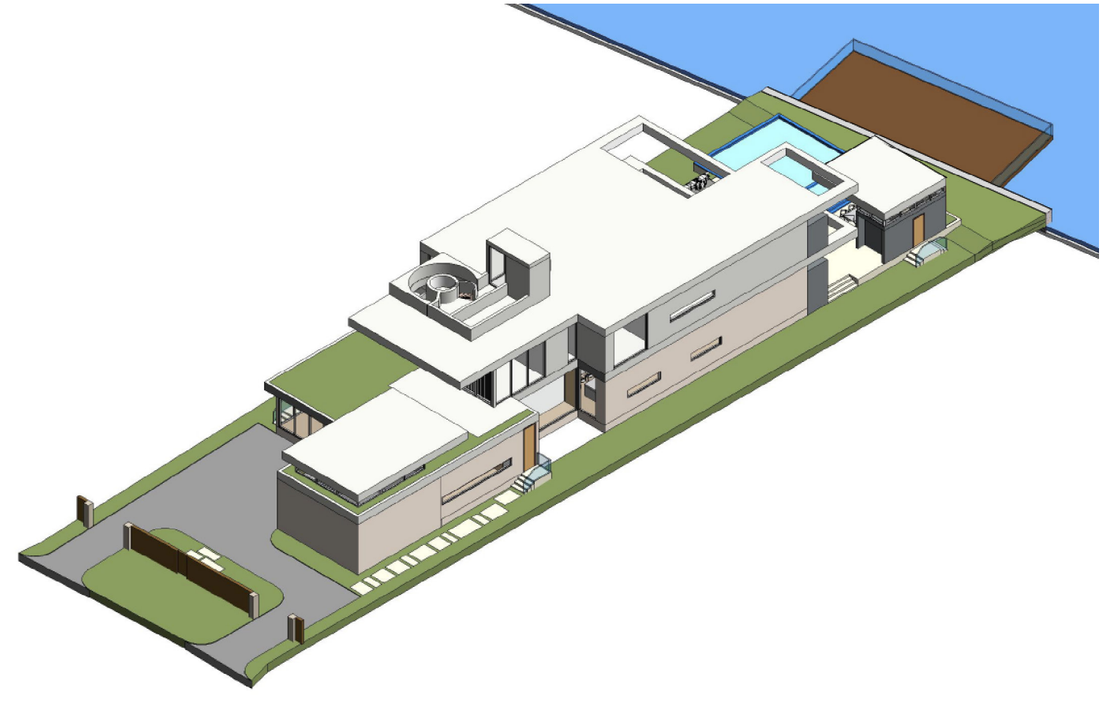
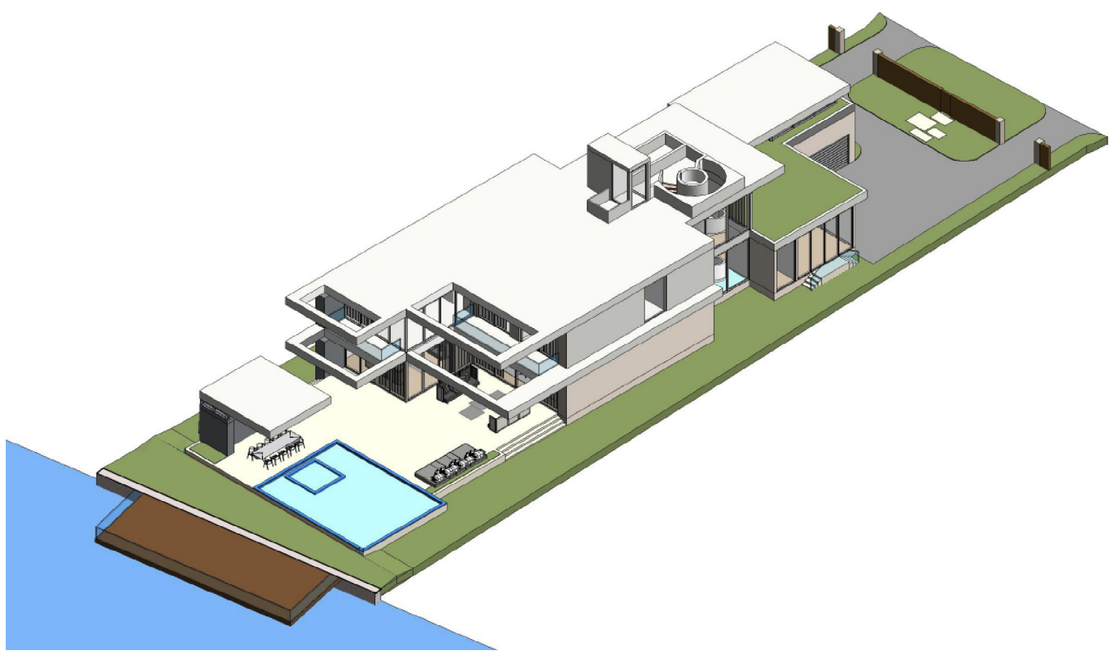
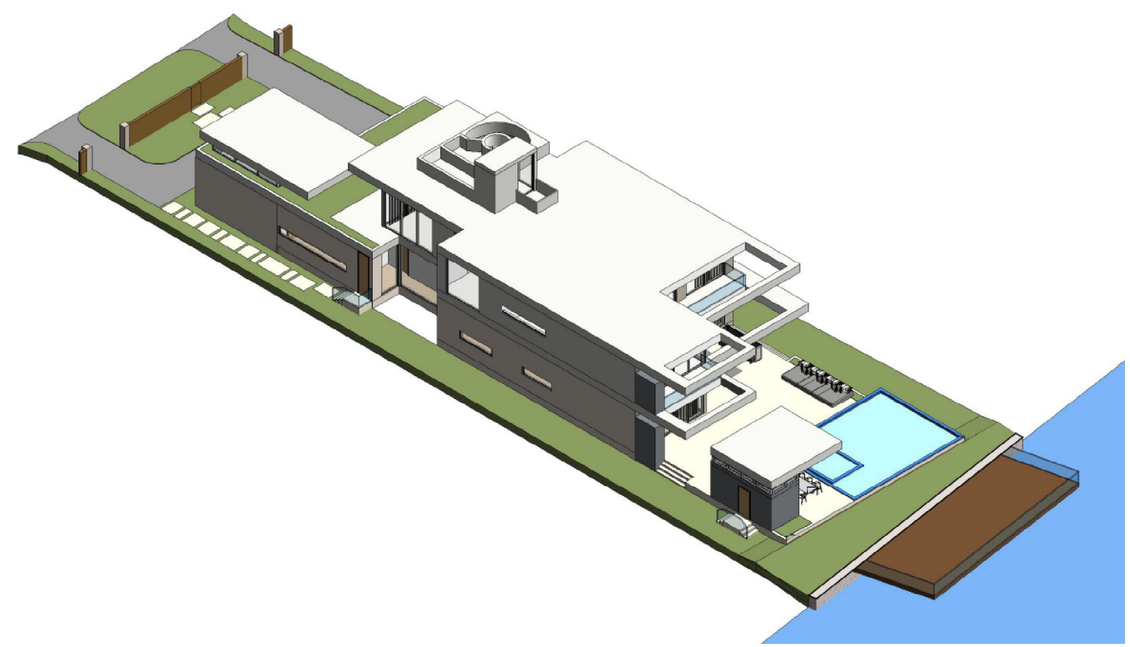
AXONOMETRIC VIEWS









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MIAMI BEACH, FLORIDA

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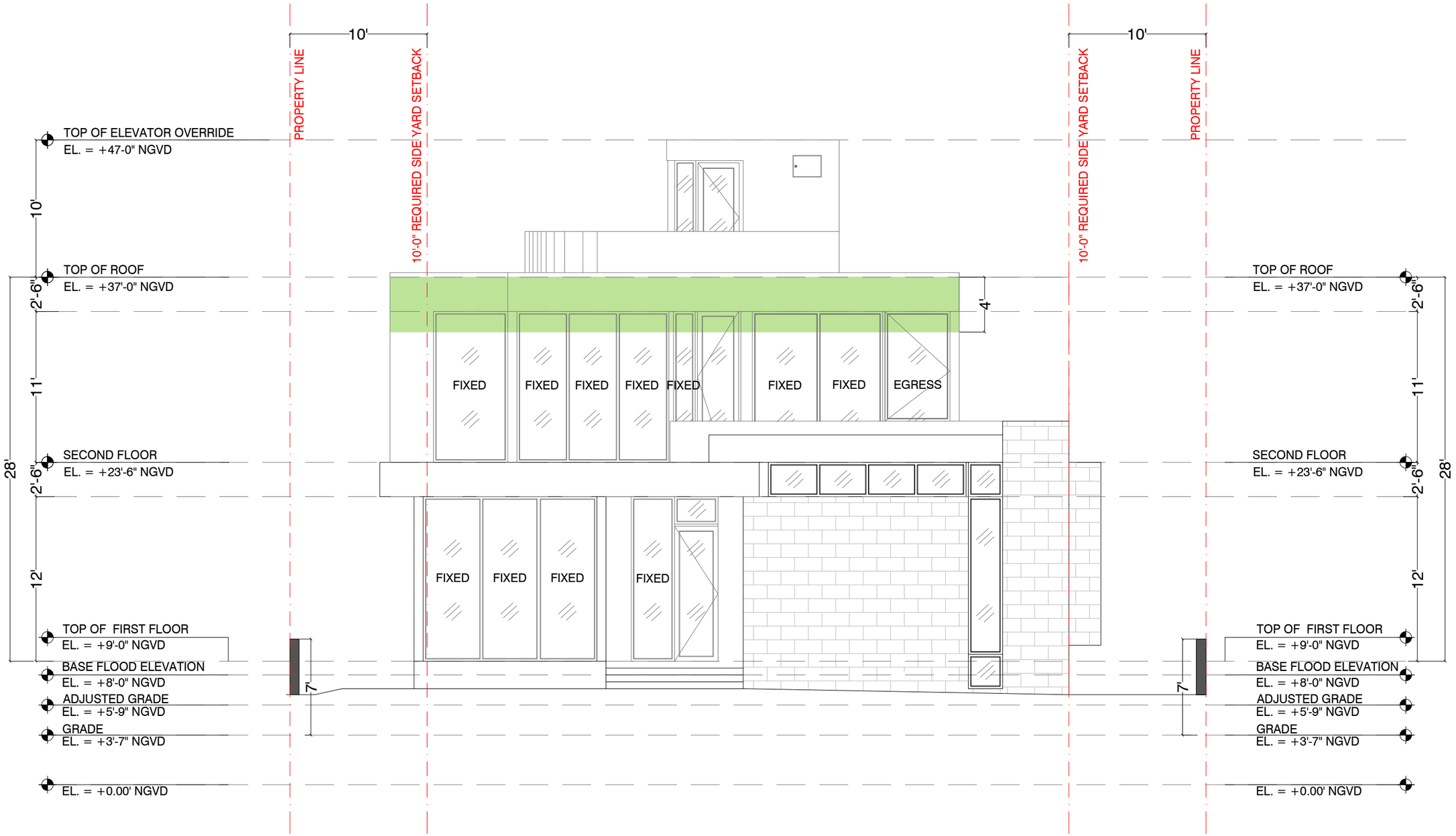
WAIVER DIAGRAM



1 WAIVER DIAGRAM

WAIVER DIAGRAM = 4' ADDITIONAL HEIGHT

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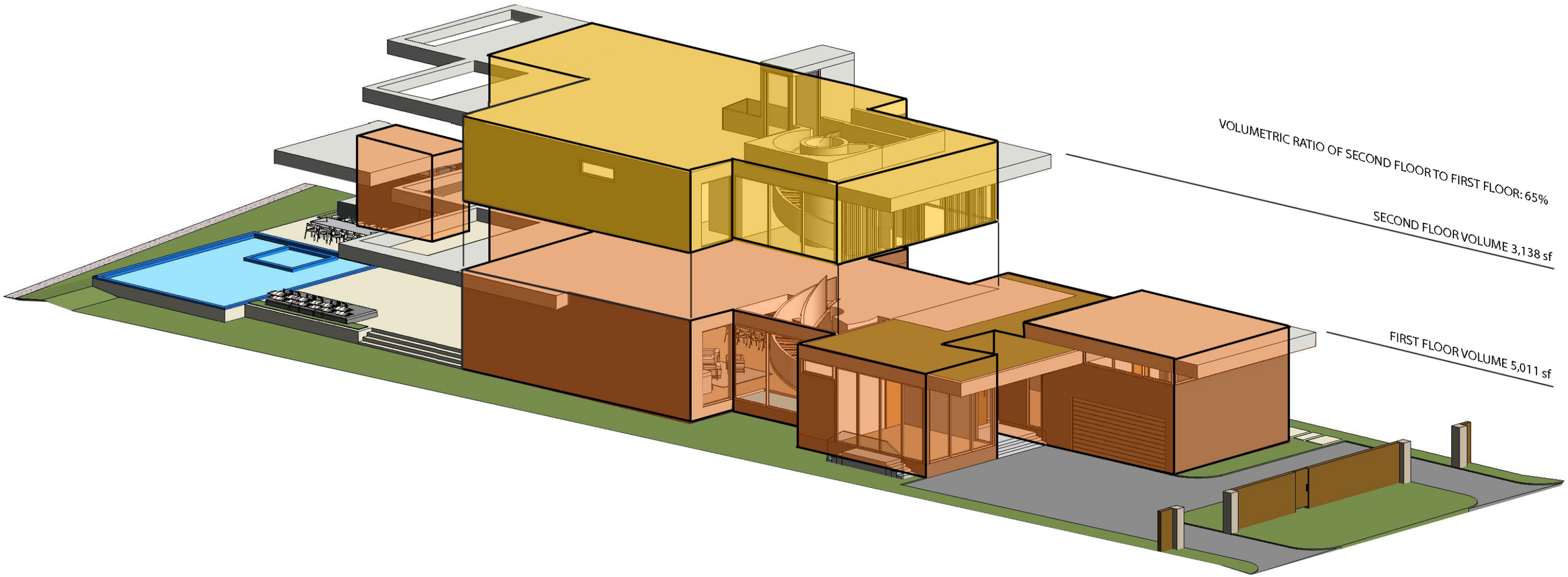
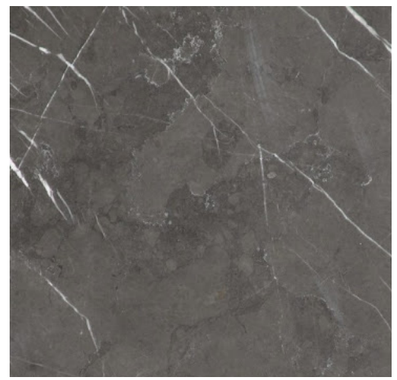
VOLUMETRIC RATIO DIAGRAM



MATERIAL BOARD

PS1 CALCEM LIME STUCCO FINISH - IVORY

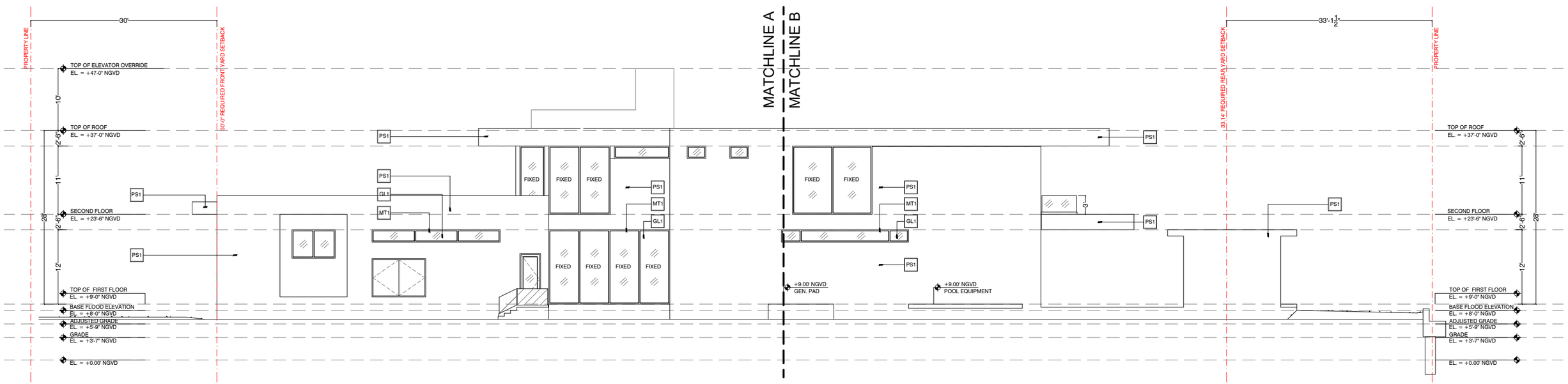


ST1 EXTONE EXTERIOR CLADDING

MT1 BRONZE METAL FINISH

GL1 CLEAR GLAZING

ELEVATIONS - NORTH



1 NORTH ELEVATION

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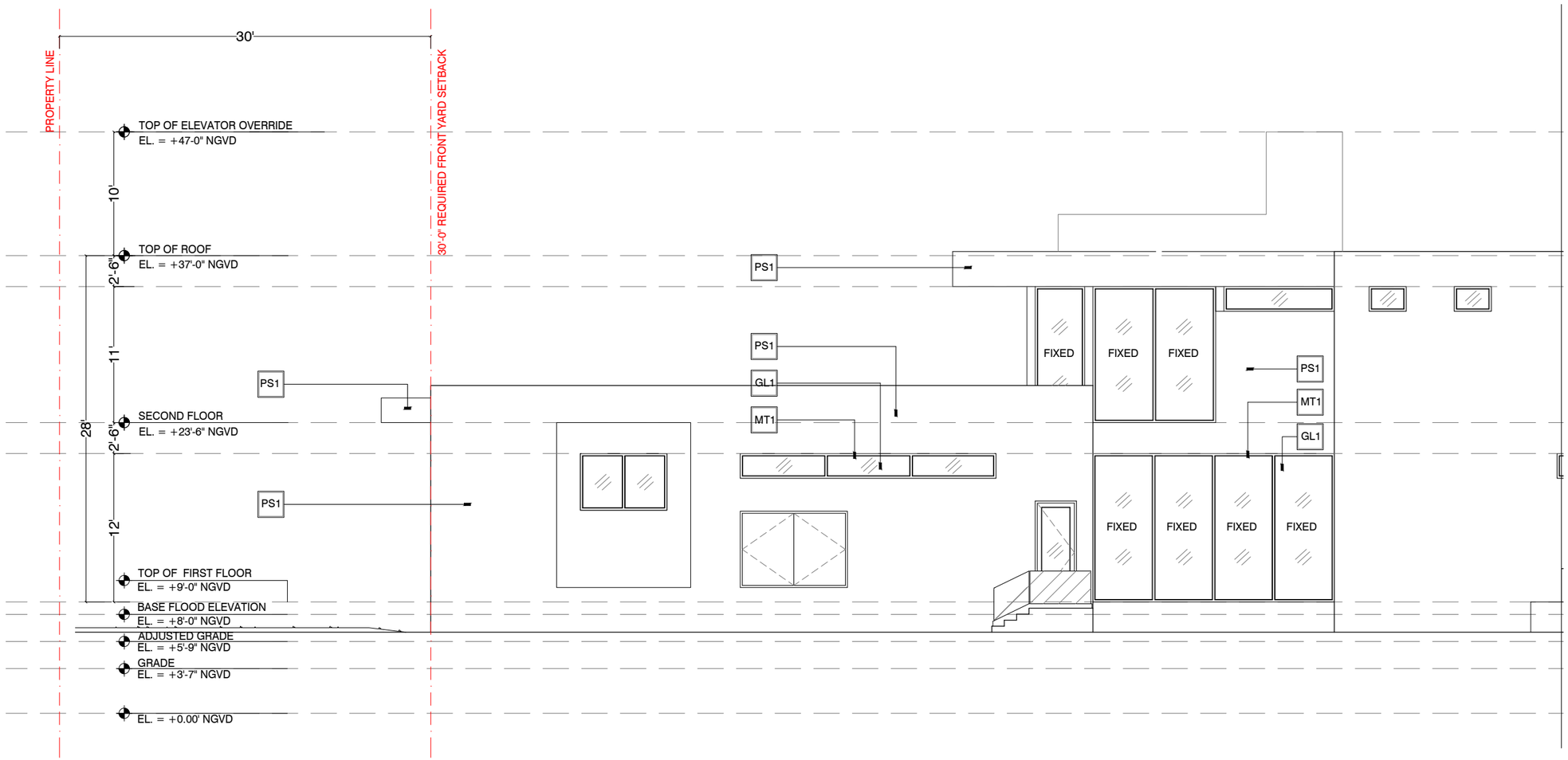
ELEVATIONS - NORTH ENLARGED A



1 ENLARGED NORTH A

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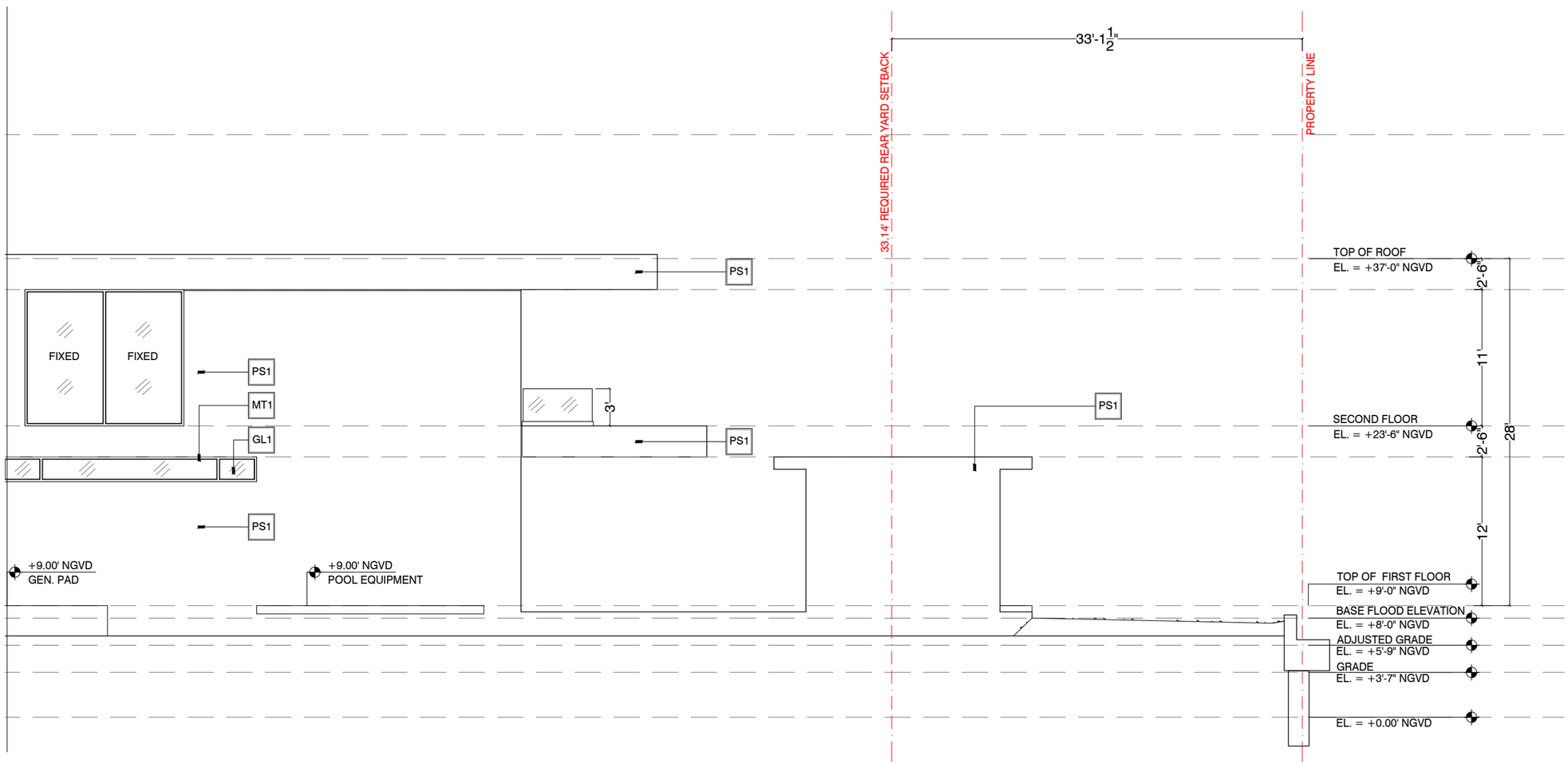
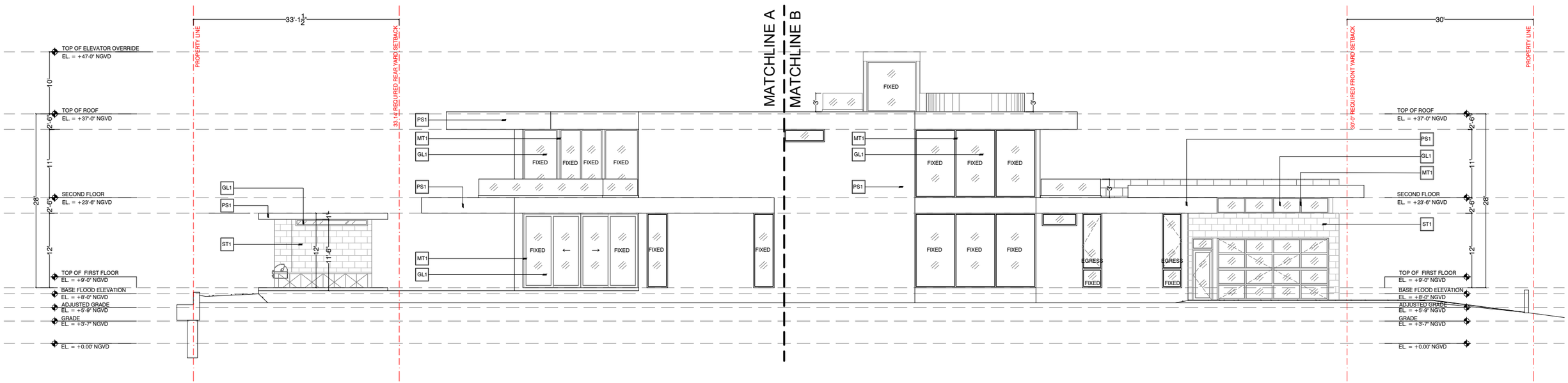
ELEVATIONS - NORTH ENLARGED B



1 ENLARGED NORTH B

ELEVATIONS - SOUTH



1 SOUTH ELEVATION

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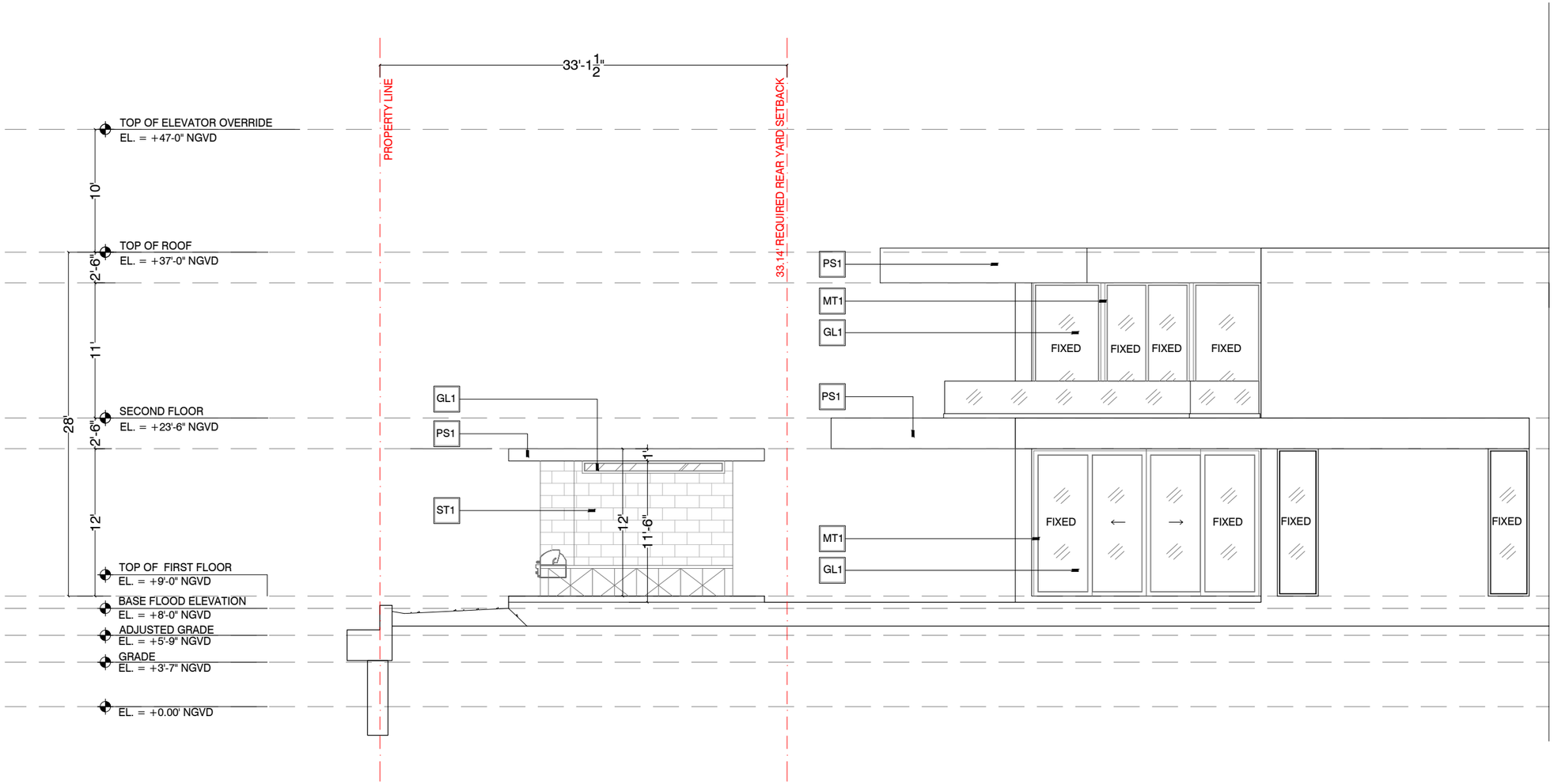
ELEVATIONS - SOUTH ENLARGED A



1 ENLARGED SOUTH A

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MIAMI BEACH, FLORIDA

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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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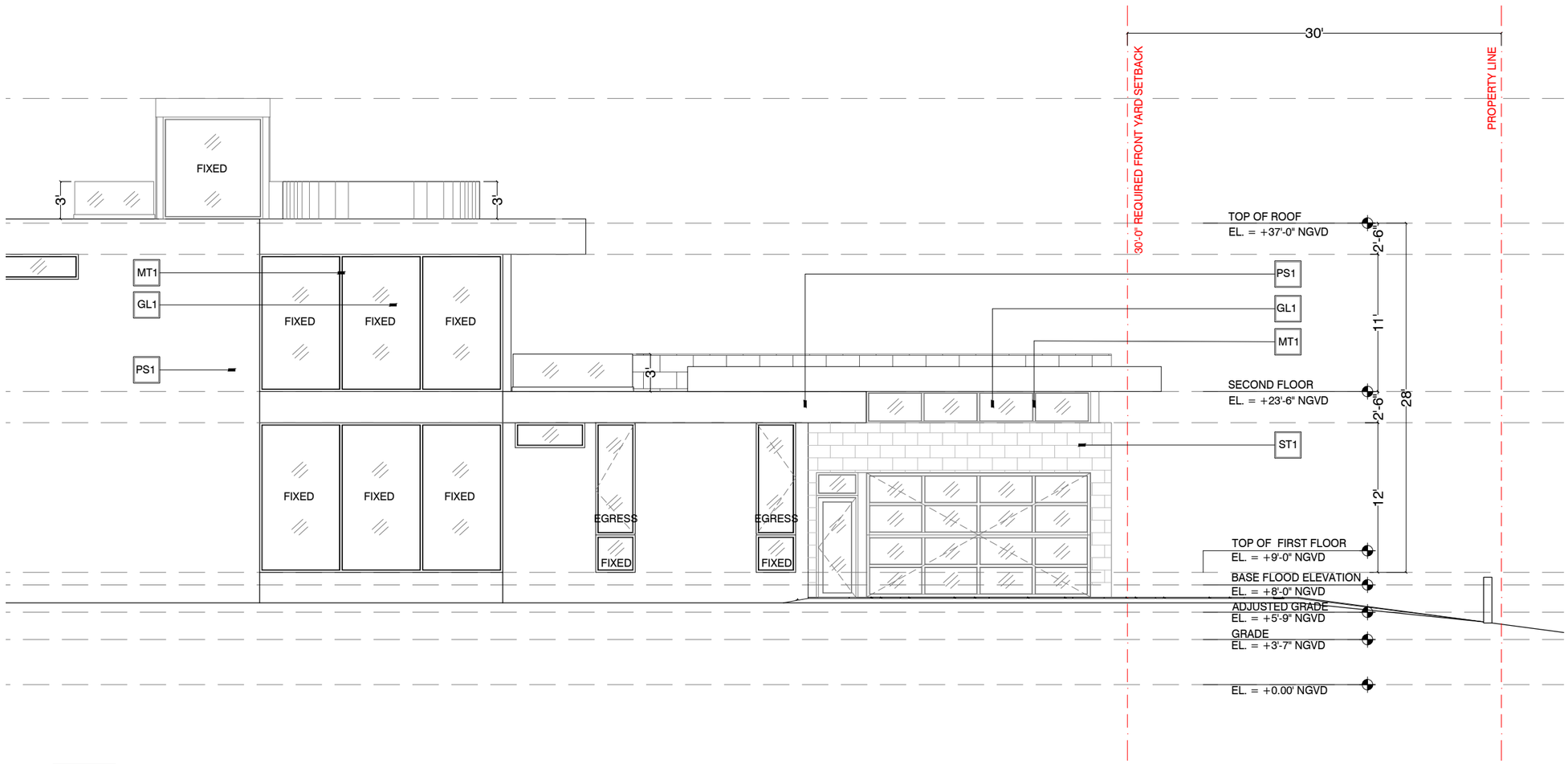
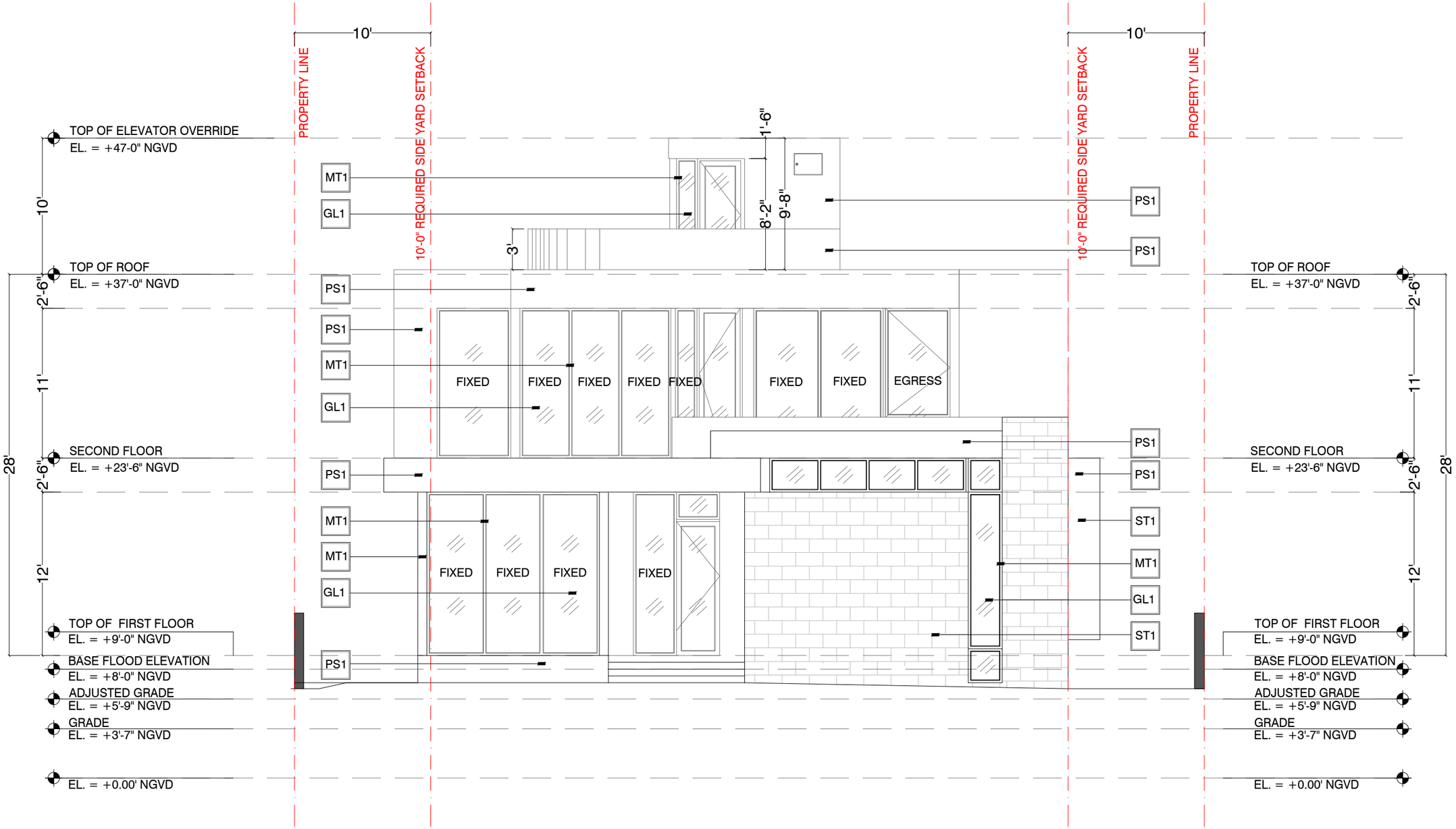
A-4.1A

ELEVATIONS - SOUTH ENLARGED B



1 ENLARGED SOUTH B

ELEVATIONS - EAST



1 EAST ELEVATION

5718 NORTH BAY ROAD
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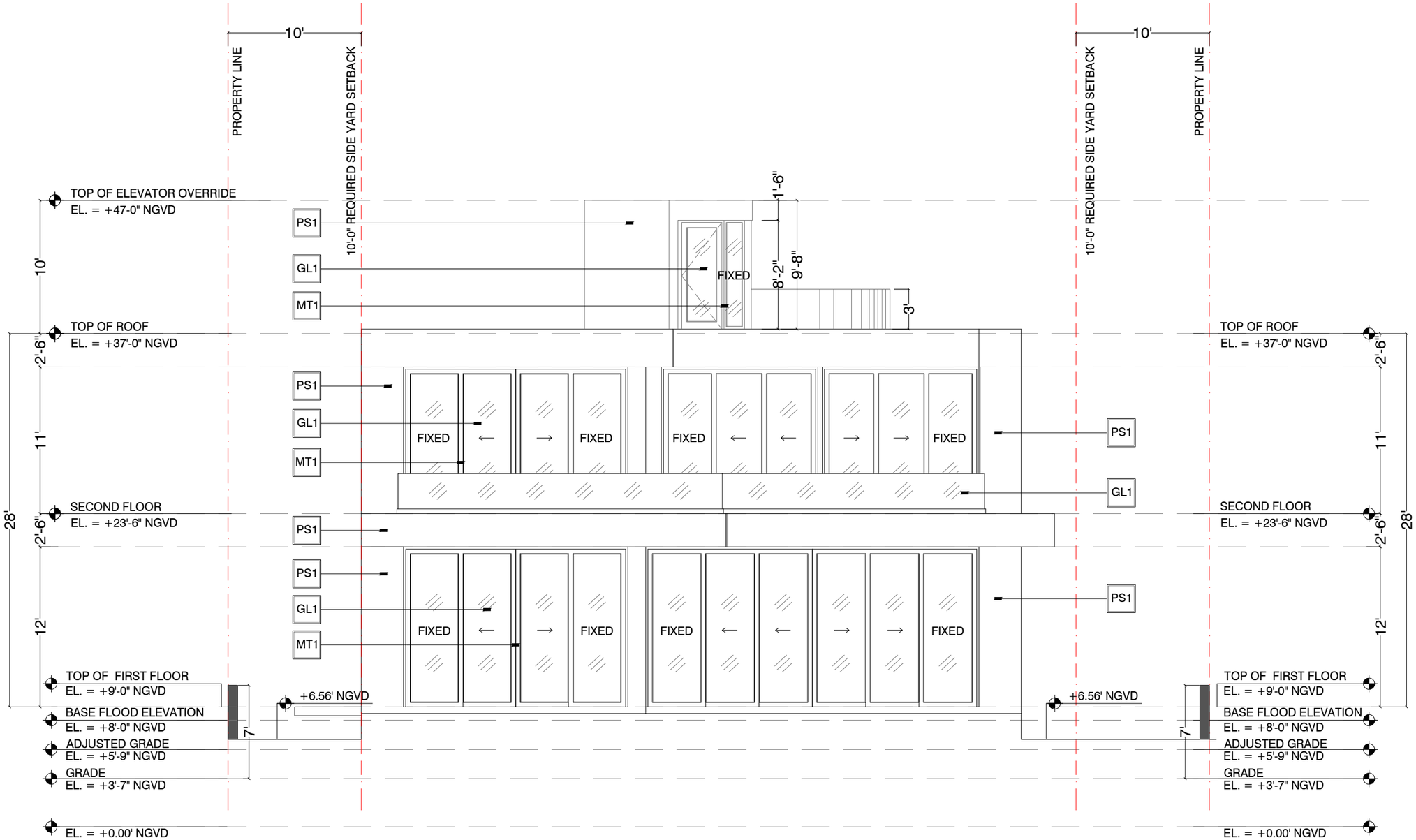
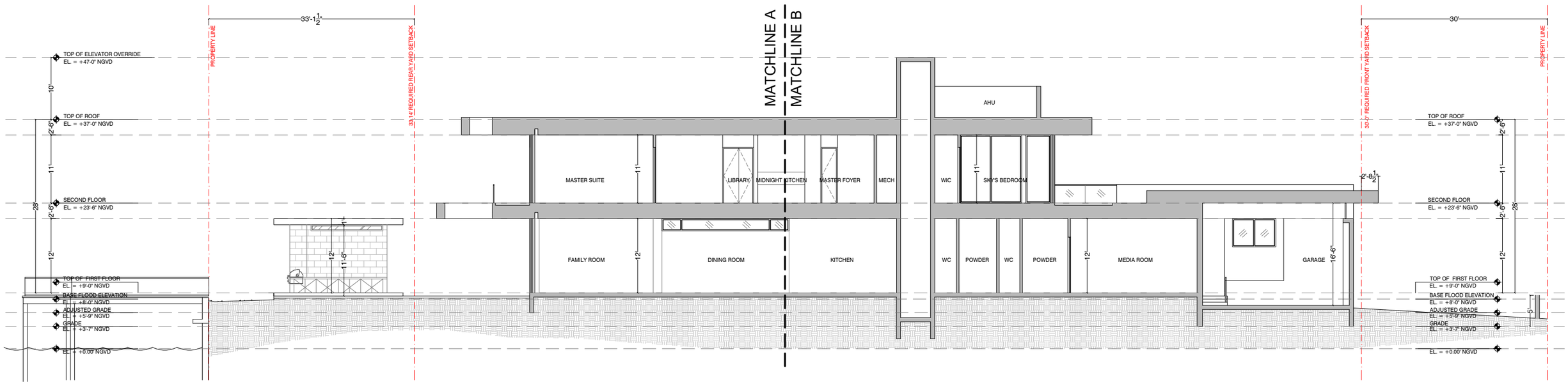
ELEVATIONS - WEST



1 WEST ELEVATION

POOL AND CABANA NOT SHOWN FOR CLARITY

SECTIONS



1 LONGITUDINAL SECTION

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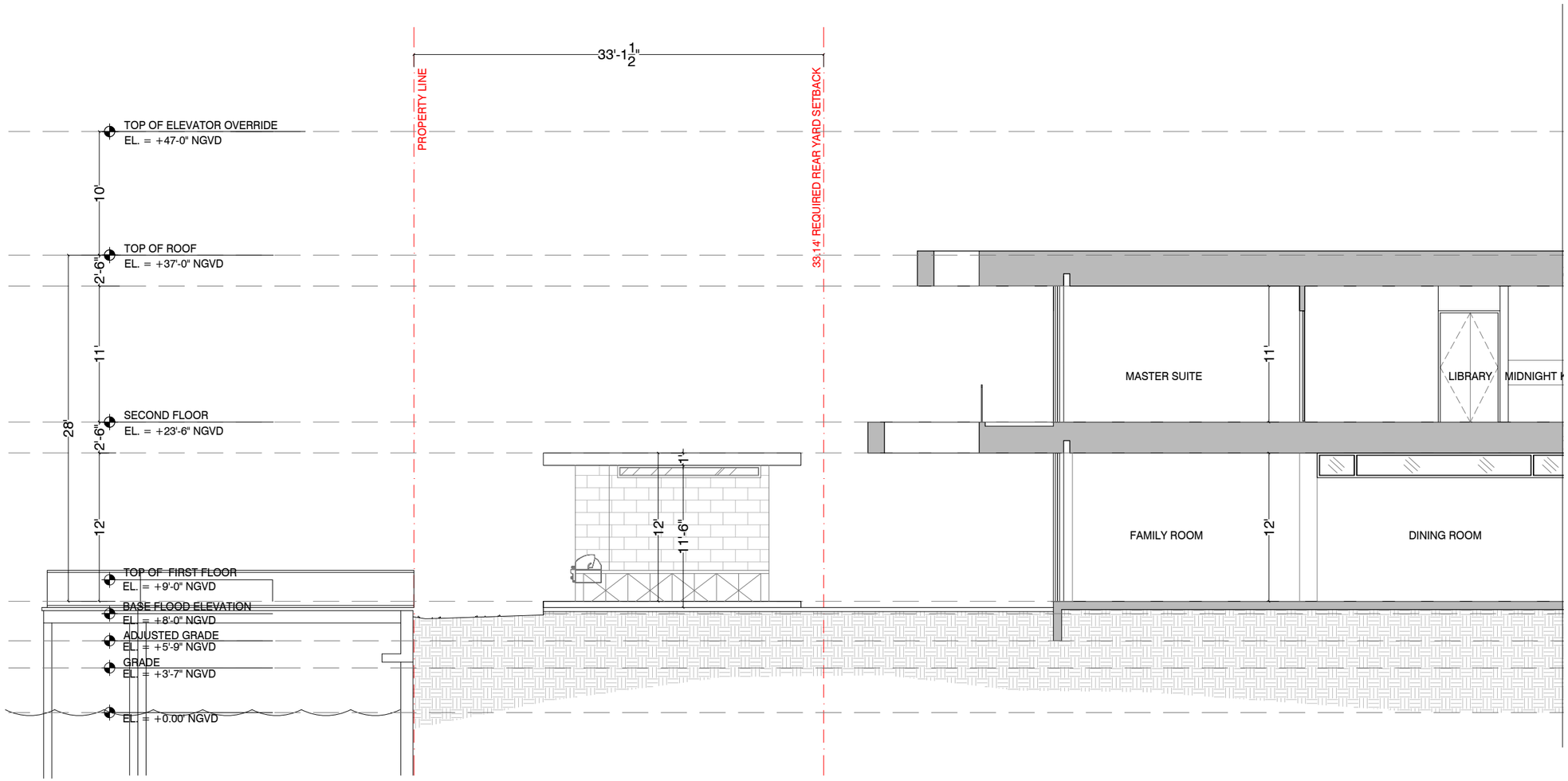
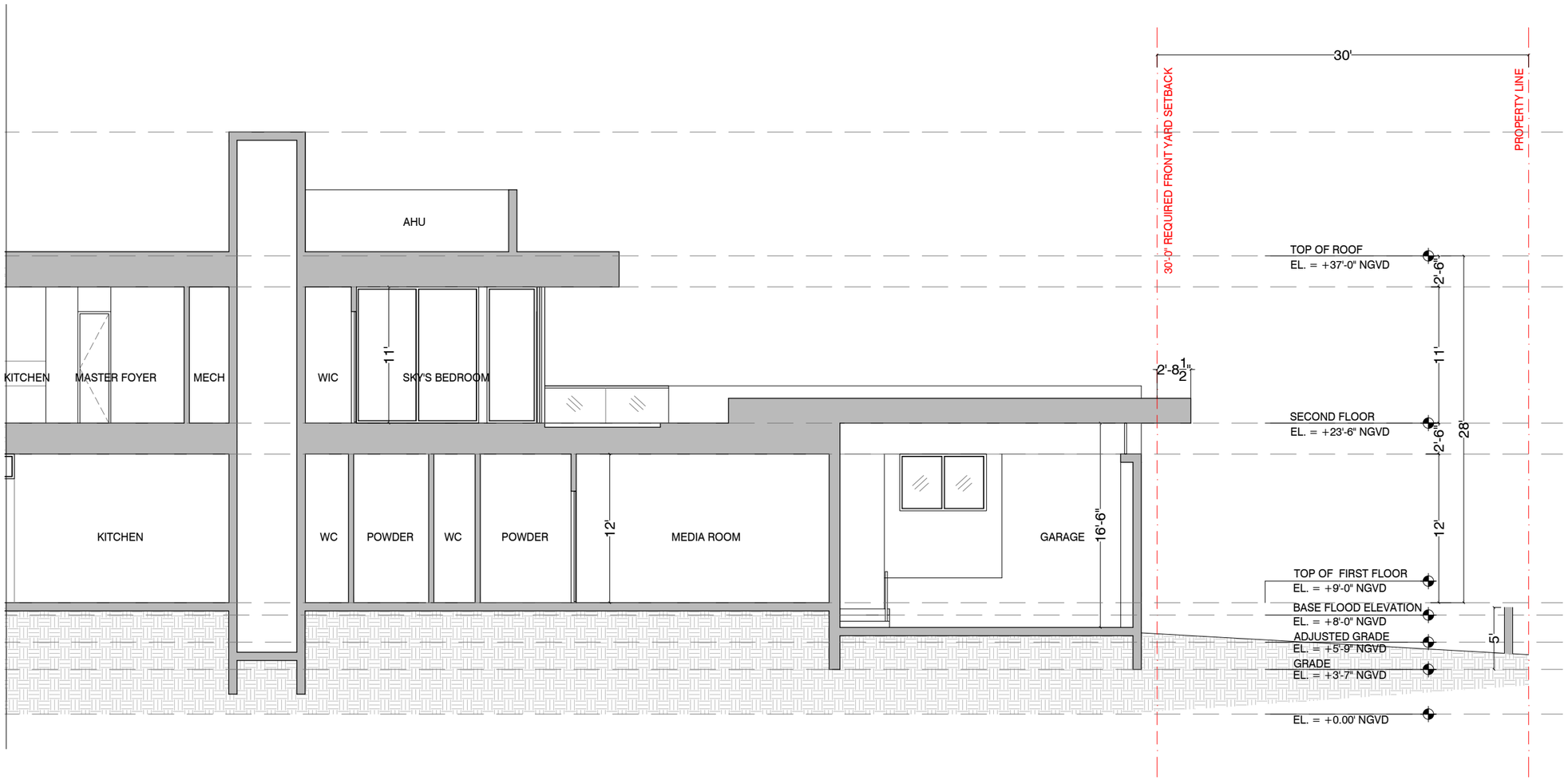
SECTIONS - ENLARGED A



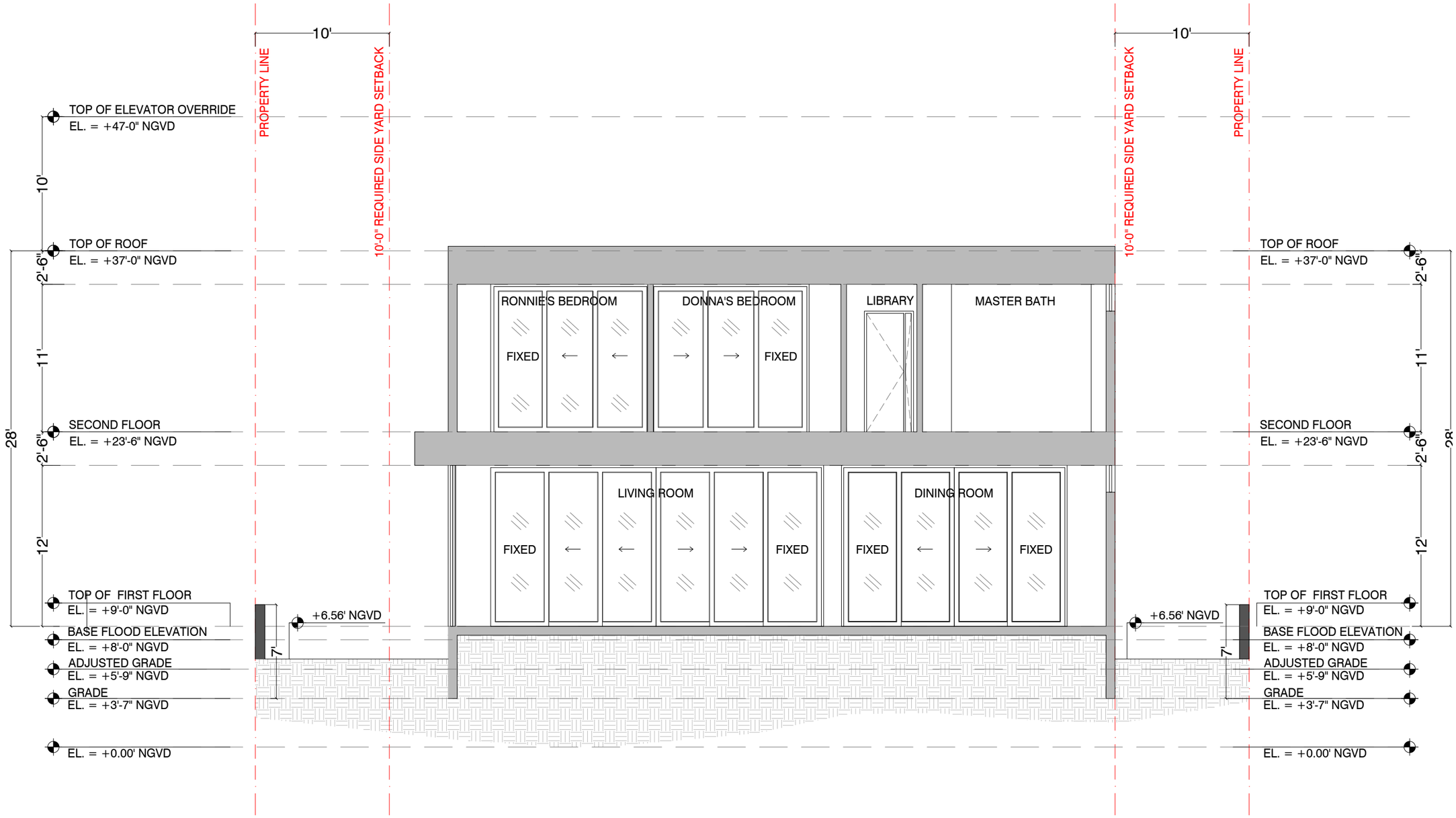
1 ENLARGED SECTION A

SECTIONS - ENLARGED B



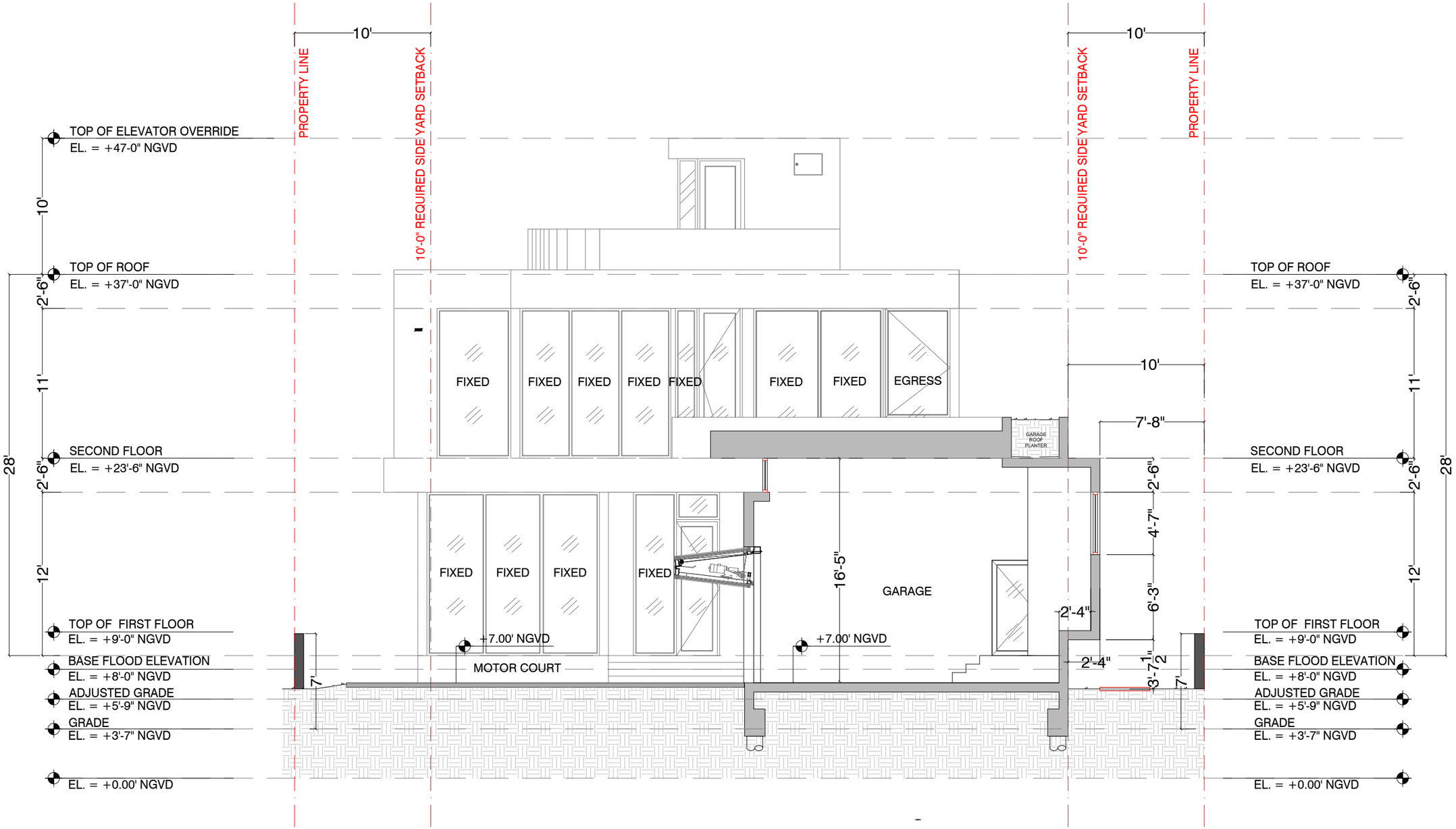
1 ENLARGED SOUTH B

SECTIONS



1 TRANSVERSE SECTION

SECTIONS



1 TRANSVERSE SECTION

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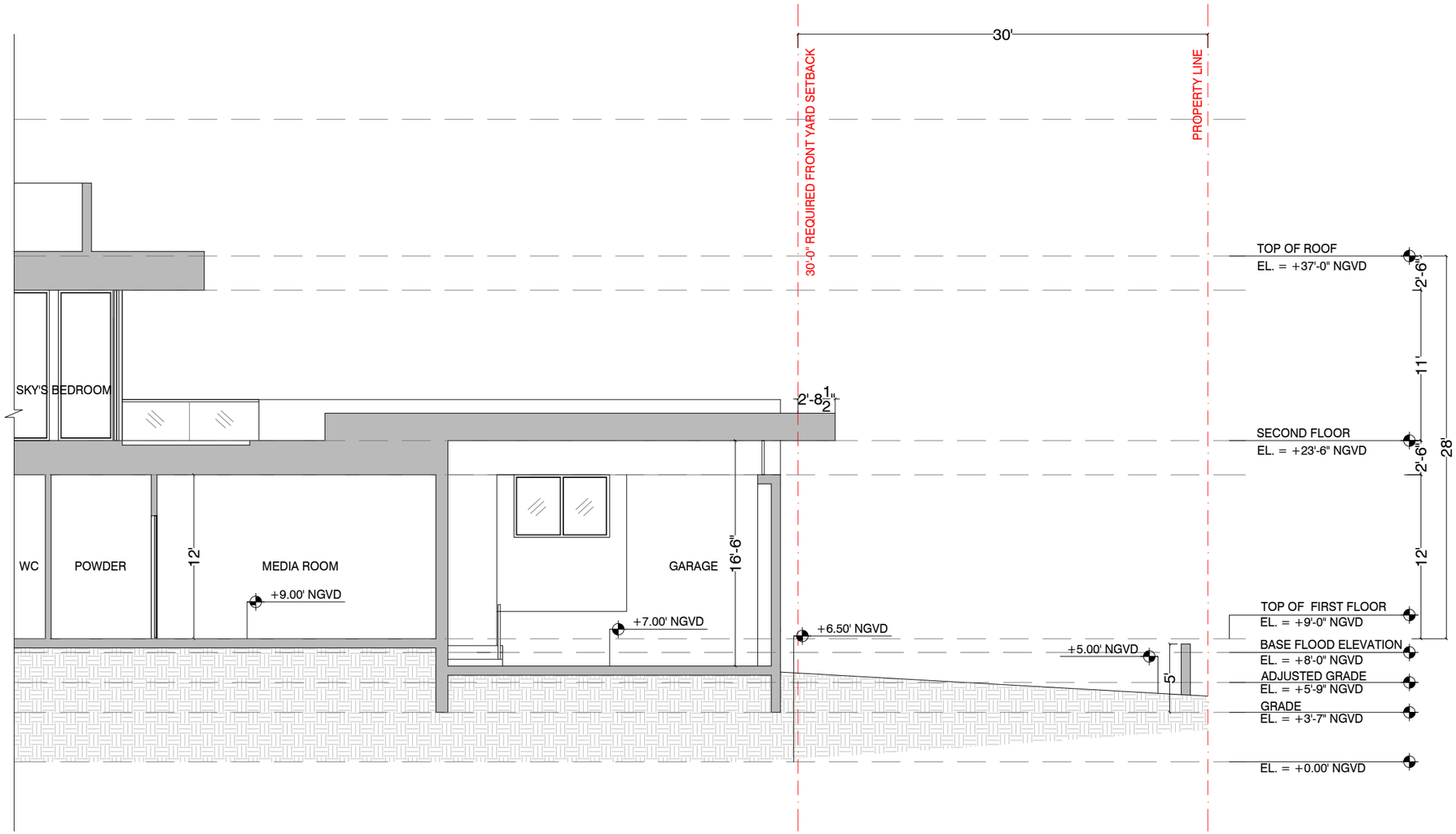
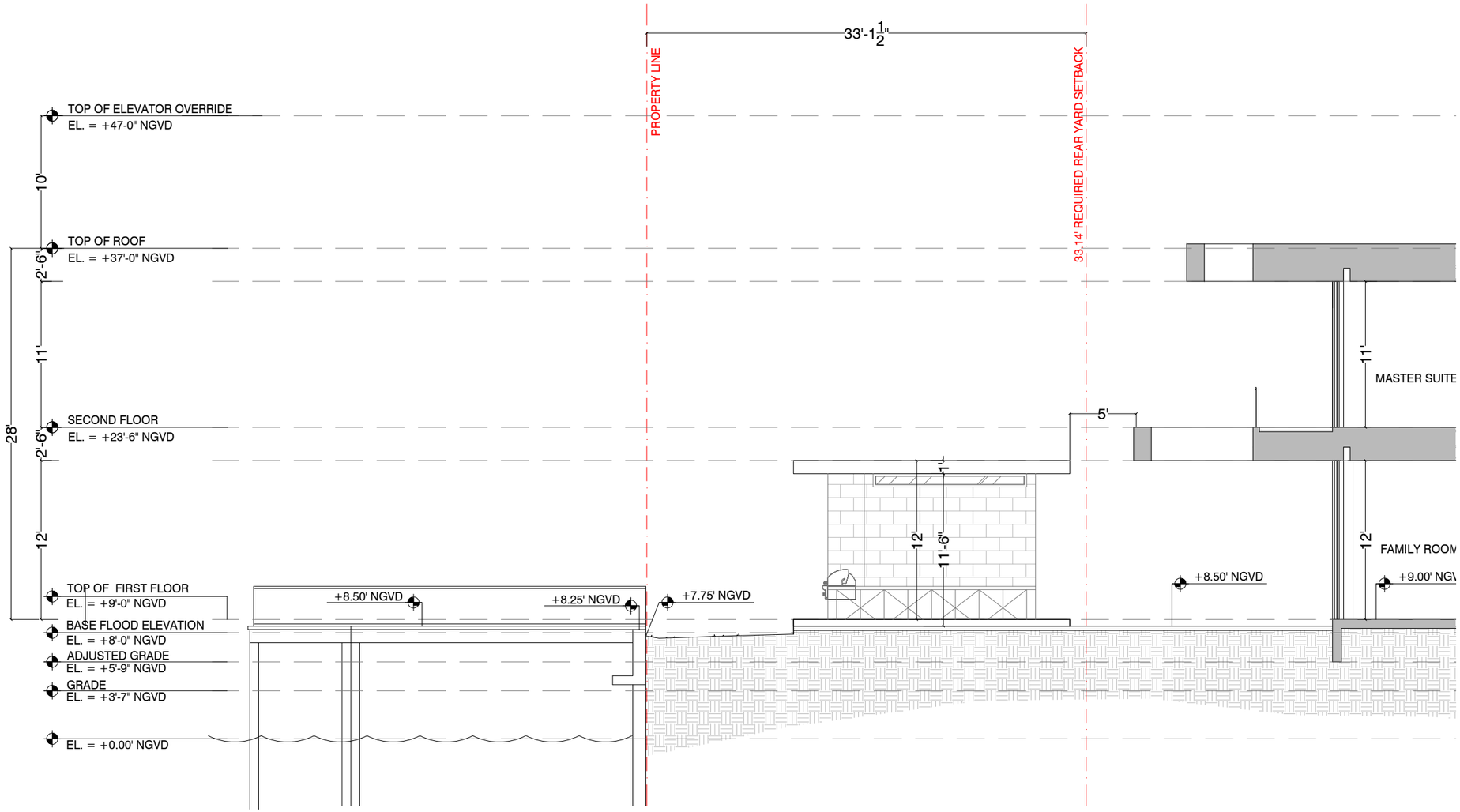
FRONT YARD SECTION



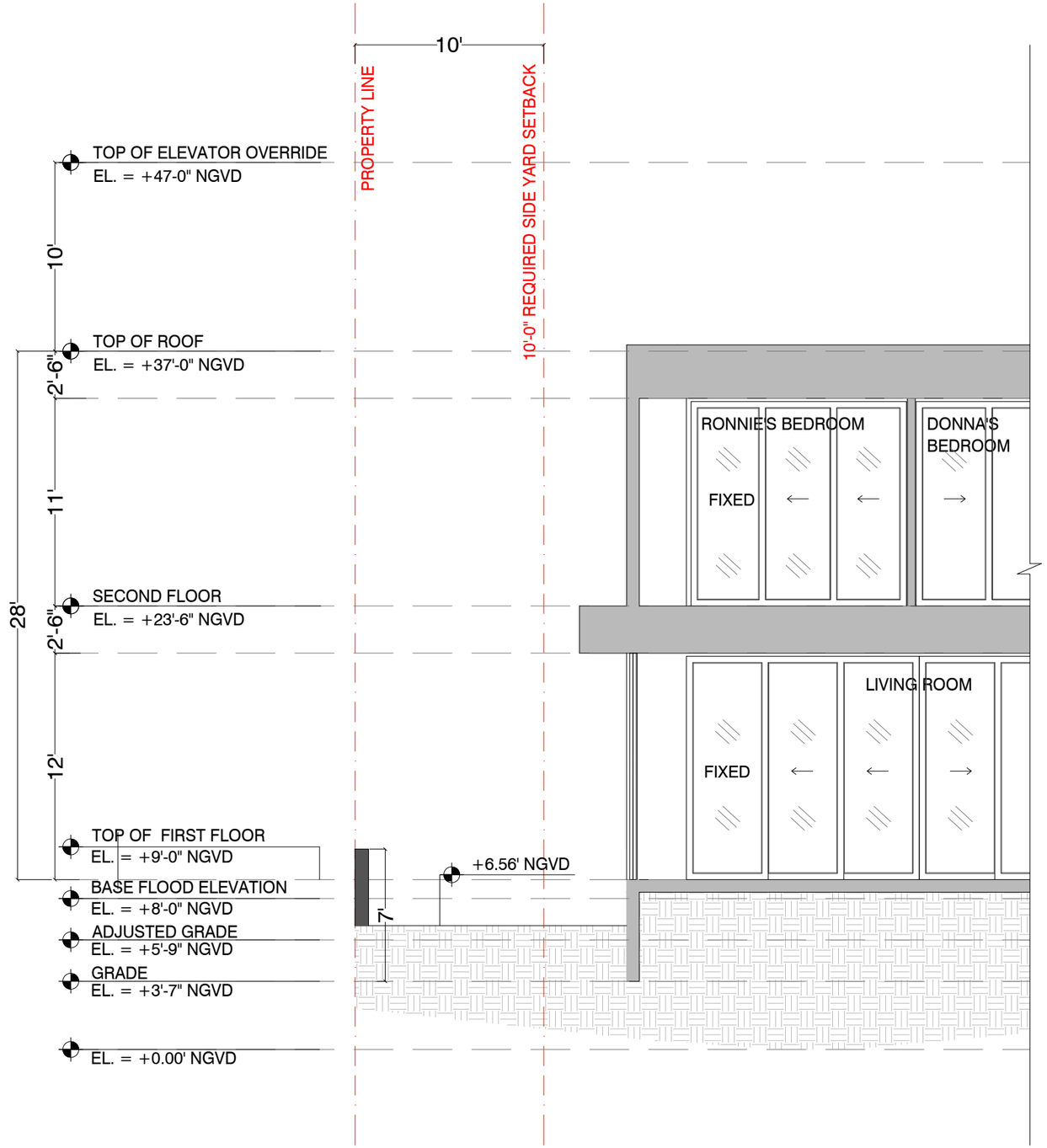
1 FRONT YARD SECTION

REAR YARD SECTION



1 REAR YARD SECTION

SIDE YARD SECTIONS



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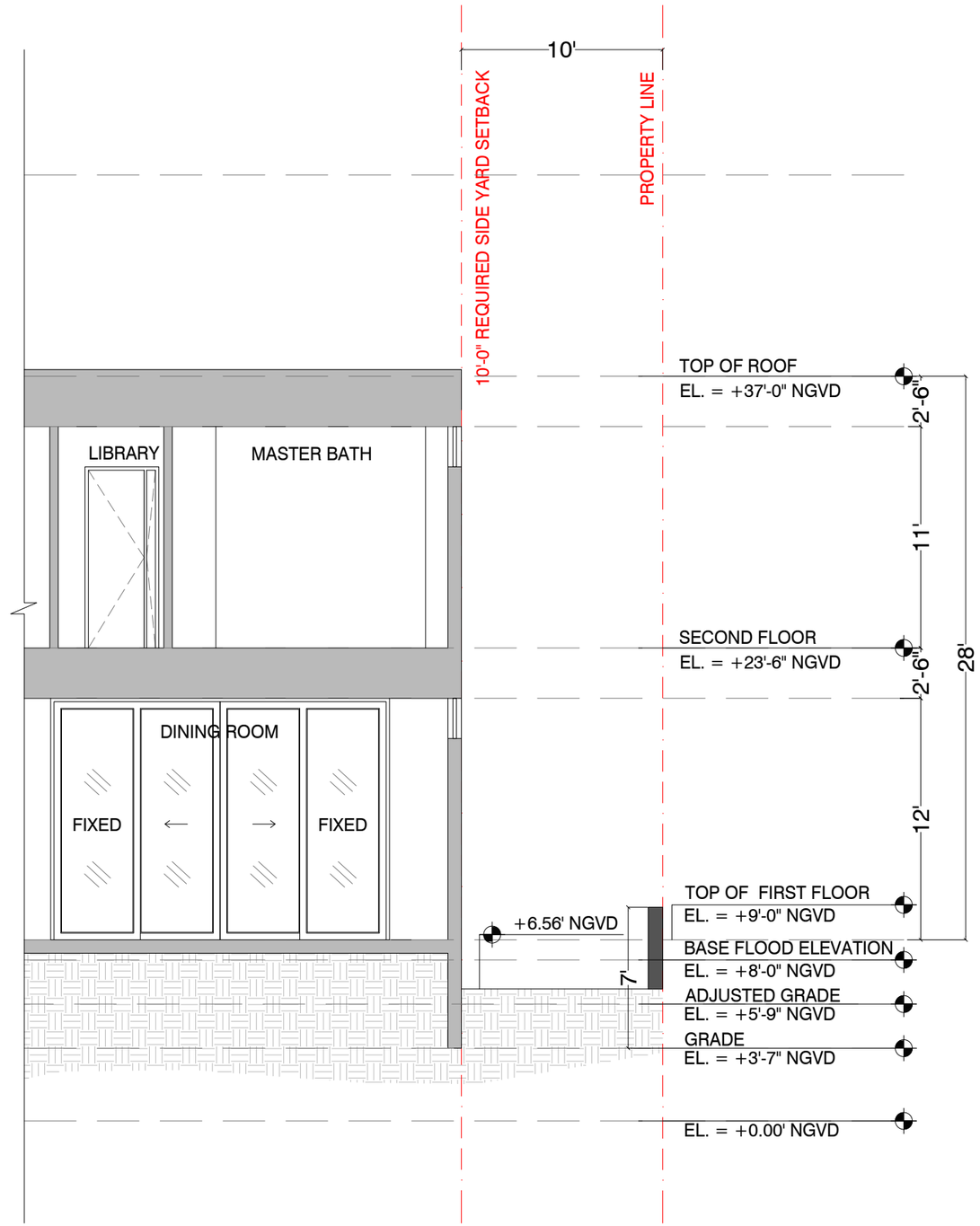
SIDE YARD SECTIONS



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RENDERINGS

MAIN ENTRY VIEW

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RENDERINGS

REAR VIEW

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