

GRUTMAN RESIDENCE

2050 N BAY ROAD

MIAMI BEACH, FLORIDA 33140

PRESENTATION

DESIGN REVIEW BOARD: DRB20-0591

CAP FIRST SUBMITTAL: 09/21/20

CAP FINAL SUBMITTAL: 10/12/20

HEARING: 12/07/20)

ARCHITECTURAL DRAWINGS

- COVER

• R1.0

EXTERIOR RENDERING

• R2.0

EXTERIOR RENDERING

• R3.0

EXTERIOR RENDERING

• R4.0

EXTERIOR RENDERING

• R5.0

EXTERIOR RENDERING

• R6.0

EXTERIOR RENDERING

• R7.0

EXTERIOR RENDERING

• R8.0

EXTERIOR RENDERING

• R9.0

EXTERIOR RENDERING

• R10.0

EXTERIOR RENDERING

• R11.0

EXTERIOR RENDERING

• R12.0

EXTERIOR RENDERING

• G1.0

SURVEY

• G1.1

CONTEXT LOCATION PLAN

• G1.2

PHOTOS OF EXISTING STRUCTURE

• G1.2A

PHOTOS OF EXISTING STRUCTURE

• G1.3

PHOTOS OF NEIGHBORHOOD
- G1.3A

PHOTOS OF NEIGHBORHOOD

• G1.4

NEIGHBORHOOD CONTEXT STUDY

• A1.0

SITE PLAN

• A1.1

ZONING DATA TABLE

• A1.2

UNIT SIZE - FIRST FL.

• A1.2A

UNIT SIZE - SECOND FL.

• A1.3

LOT COVERAGE

• A1.4

AXONOMETRIC VOLUME STUDY

• A1.5

YARD OPEN SPACE

• A1.6

WAIVER DIAGRAMS

• A2.0

OVERALL - FIRST FL. PLAN

• A2.1

OVERALL - SECOND FL. PLAN

• A2.2

ROOF PLAN

• A5.0

FRONT ELEVATIONS

• A5.1

REAR ELEVATIONS

• A5.2

SIDE ELEVATIONS

• A5.3

SIDE ELEVATIONS

• A6.0

FRONT SECTION

- A6.1

REAR SECTION
- A6.2

SIDE SECTION
- A6.3

SIDE SECTION

LANDSCAPE DRAWINGS

- DRB-000

COVER PAGE

• DRB-900

TREE DISPOSITION PLAN

• DRB-901

TREE DISPOSITION SCHEDULE

• DRB-902

TREE PROTECTION NOTES & DETAILS

• DRB-903

HARDSCAPE PLAN

• DRB-904

REQUIRED YARD SECTIONS

• DRB-905

REQUIRED YARD SECTIONS

• DRB-906

REQUIRED YARD SECTIONS

• DRB-907

REQUIRED YARD SECTIONS

• DRB-908

REQUIRED YARD SECTIONS

• DRB-909

GRADING PLAN

• DRB-910

CANOPY PLAN

• DRB-911

UNDERSTORY PLAN

• DRB-912

UNDERSTORY PLAN - SECOND LEVEL

• DRB-913

PLANT LIST & MITIGATION CHART

• DRB-914

LANDSCAPE LEGEND

• DRB-915

PLANTING DETAILS

• DRB-916

PLANTING NOTES
- DRB-917

EAST ELEVATION

• DRB-918

WEST ELEVATION

• DRB-919

NORTH ELEVATION

• DRB-920

SOUTH ELEVATION



1 RENDERING PERSPECTIVE
R1.0 | R1.0 N.T.S

Pg.2
DRB SET 12.07.20

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0



1 RENDERING PERSPECTIVE
R2.0 N.T.S

Pg.3
DRB SET 12.07.20

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
TITLE: RENDERING PERSPECTIVE

SEAL
Lynsie Christine Conn
FL Architect
AR909059
AA26000730

SHEET NO.:
R2.0



1 RENDERING PERSPECTIVE
R3.0 N.T.S

Pg.4

DRB SET 12.07.20

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R3.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE
R4.0 N.T.S

Pg.5
DRB SET 12.07.20

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR909059
AA26000730

SHEET NO.:

R4.0



1 RENDERING PERSPECTIVE
R5.0 N.T.S

Pg.6

DRB SET 12.07.20

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR909059
AA26000730

SHEET NO.:

R5.0



1 RENDERING PERSPECTIVE
R6.0 N.T.S

Pg.7

DRB SET 12.07.20

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R6.0



1 RENDERING PERSPECTIVE
R7.0 N.T.S

Pg.8

DRB SET 12.07.20

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R7.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE

R8.0

N.T.S

Pg.9

DRB SET 12.07.20

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR909059
AA26000730

SHEET NO.:

R8.0



1 RENDERING PERSPECTIVE
R9.0 N.T.S

Pg.10
DRB SET 12.07.20

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R9.0

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE
R10.0 N.T.S

Pg.11
DRB SET 12.07.20

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
TITLE: RENDERING PERSPECTIVE

SEAL
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
R10.0

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE
R11.0 N.T.S

Pg.12
DRB SET 12.07.20

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
TITLE: RENDERING PERSPECTIVE

SEAL
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
R11.0



PUBLIC WORKS NOTES:

-IN A NEW CONSTRUCTION PROJECT THE SEAWALL MUST HAVE A MINIMUM ELEVATION OF 5.70' NAVD (7.26' NGVD); THE ELEVATION WILL NEED TO BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA (PUBLIC WORKS MANUAL PART 1 / SECTION 1 / A.2 / 5

-ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN THE PRIVATE PROPERTY AND ANY PROPOSED ON-SITE SOTRMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75" OF RAINFALL.

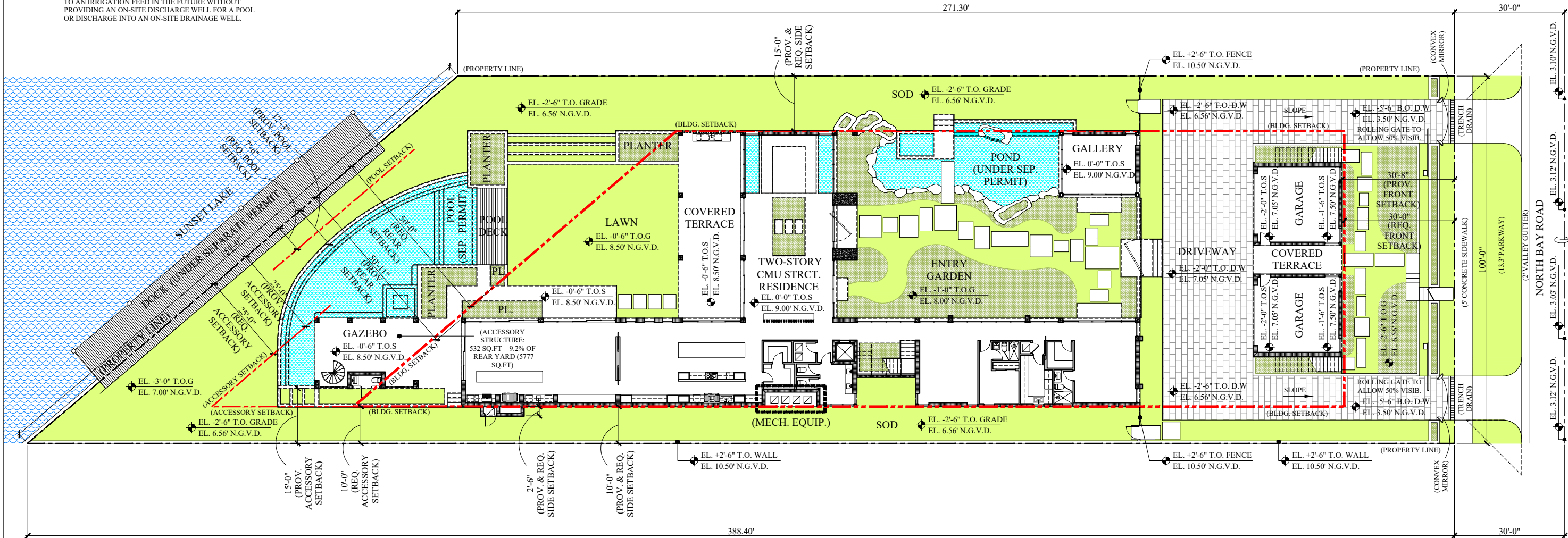
-RETAINING WALLS MUST BE WATERTIGHT. ALL RETAINING WALL PROPOSALS WILL ACCOMPANY LANGUAGE AND SPECIFICATIONS THAT SHOW HOW THEY WILL PREVENT STORMWATER RUNOFF FROM DISCHARGING INTO THE ADJACENT PROPERTIES.

-THE POOL WILL NEED TO HAVE (1) OF THE FOLLOWING:

- A. IF FED BY AN IRRIGATION LINE, IT MUST DISCHARGE WASTE INTO AN ON-SITE SMALL POOL WELL OR DRAINAGE WELL.
- B. IF FED BY A DOMESTIC LINE, THE POOL MSUT DISCHARGE INTO THE SANITARY SEWER SYSTEM AND AN AFFIDAVIT MUST BE SIGNED. AFFIDAVIT WILL INDICATE THAT THE POOL FEED WILL NOT BE ALTERED TO AN IRRIGATION FEED IN THE FUTURE WITHOUT PROVIDING AN ON-SITE DISCHARGE WELL FOR A POOL OR DISCHARGE INTO AN ON-SITE DRAINAGE WELL.

GENERAL NOTES:

-ANY NEW DOCK AND BOAT VESSEL SHALL COMPLY WITH THE MAXIMUM PROJECTION ALLOWED INTO CANAL. REFER TO SECTION 66-113.



1 SITE PLAN

A1.0 | A1.0

N.T.S.

Pg.15

DRB SET 12.07.20

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

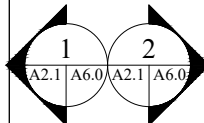
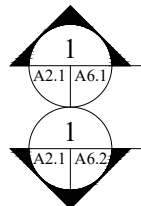
TITLE: SITE PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR90059
AA26000730

SHEET NO.:

A1.0



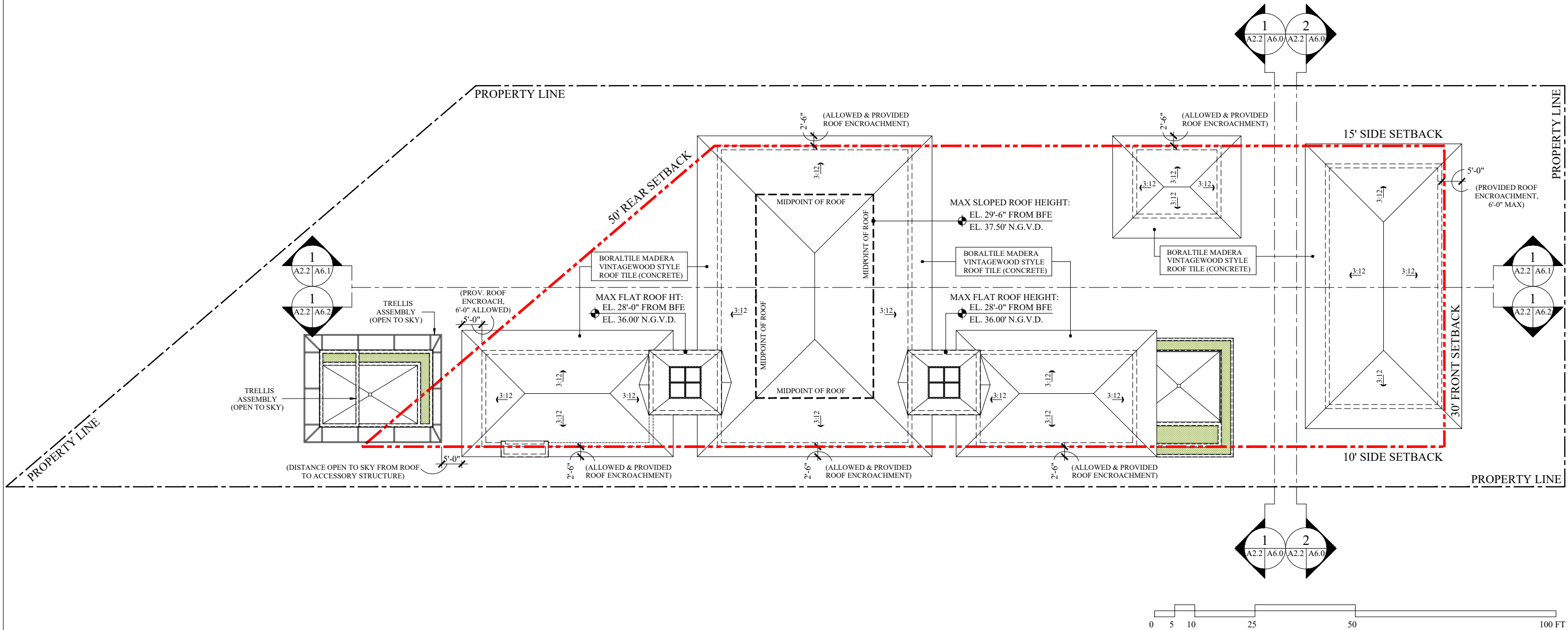
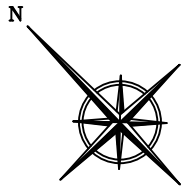
TITLE: SECOND FLOOR PLAN

A2.1

ARCHITECTURE PLANNING INTERIOR DESIGN

N.T.S

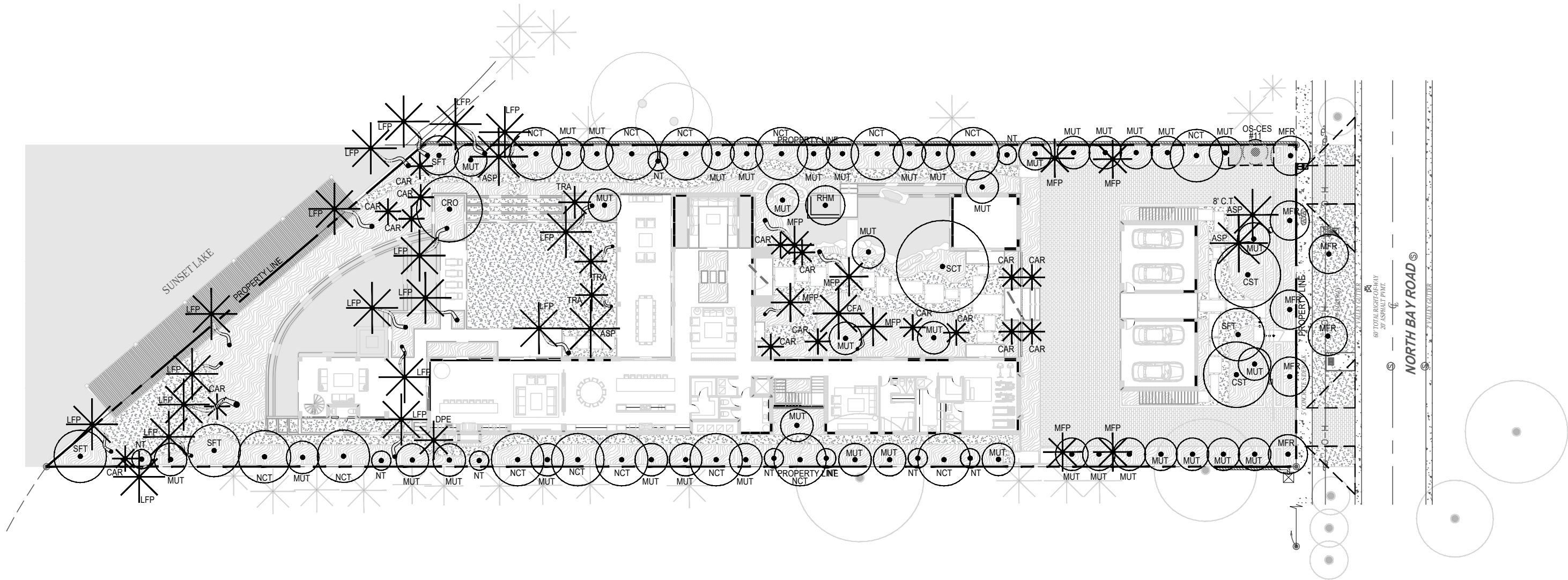
DRB SET 12.07.20



1 ROOF PLAN
A1.0 | A2.2 N.T.S.

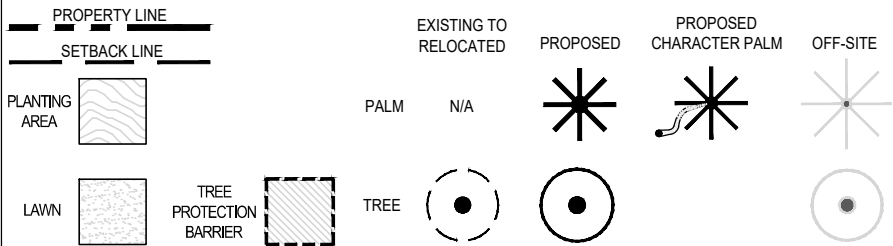
Pg.17

DRB SET 12.07.20



Pg.18

LEGEND



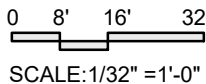
jungles

GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF ALL TREES AND PALMS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SHIPMENT OF PLANT MATERIAL
2. ALL QUANTITIES IN PLANT MATERIAL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT UPON DELIVERY. ANY QUANTITIES IN PLANT MATERIAL THAT IS NOT USED SHALL BE CREDITED BACK TO THE CLIENT OR PLACED ELSEWHERE ON SITE BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED LOCATIONS PER SITE PLAN AND CALL FOR INSPECTION BY THE LANDSCAPE ARCHITECT A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSTALLATION.
4. THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REDIRECT THE POSITIONS AND QUANTITIES OF EACH INDIVIDUAL SPECIMEN. SUBSTITUTIONS AND LANDSCAPING MATERIAL POSITION CHANGES MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
5. MATERIAL PLANTED WITHOUT SPECIFIC DIRECTION FROM THE LANDSCAPE ARCHITECT SHALL BE REPLANTED AS DIRECTED AT NO ADDITIONAL COST TO THE CLIENT.
6. SUBSTITUTIONS MAY ONLY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT, THE CITY URBAN FORESTER AND PLANNING STAFF.
7. CONTRACTORS SHALL ADHERE TO PLANT SPECIFICATIONS AND DETAILS.
8. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR MINIMUM FROM THE TIME OF SUBSTANTIAL COMPLETION.
9. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
9. ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

ONE YEAR MAINTENANCE PLAN:

1. WATERING: ALL NEW TREES AND PALMS SHALL BE WATERED DAILY FOR THE FIRST TWO WEEKS AT HIGH VOLUME. THEY SHALL BE WATERED EVERY-OTHER DAY FOR THE FOLLOWING TWO MONTHS. THEY SHALL BE WATERED TWICE PER WEEK FOR THE REMAINDER OF THE YEAR.
2. FERTILIZING: ALL NEW TREES AND PALMS SHALL BE FERTILIZED SIX WEEKS AFTER INSTALLATION USING GRANULAR 8-2-12 "PALM SPECIAL" PRODUCT AT STANDARD RATES.
3. FERTILIZER SHALL BE RE-APPLIED ONCE EACH THREE MONTHS.
4. PEST CONTROL: PEST CONTROL TREATMENTS SHALL BE PROVIDED AS NEEDED, FOLLOWING INTEGRATED PEST MANAGEMENT PRACTICES (IPM).
5. PRUNING: THERE SHALL BE NO PRUNING OF NEWLY PLANTED TREES OR PALMS DURING THE FIRST YEAR AFTER INSTALLATION EXCEPT TO REMOVE DEAD, DAMAGED, OR DISEASED BRANCHES.
6. ONE YEAR GUARANTEE: ALL PLANT MATERIAL TO HAVE ONE YEAR GUARANTEE. TO BEGIN THE DAY OF FINAL APPROVAL.



SCALE:1/32" =1'-0"



DRB SET 10.12.20

Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

CANOPY PLAN

SEAL

NOT FOR
CONSTRUCTION

Raymond Jungles, Inc
Florida License No:
LA0000856

SHEET NO.:

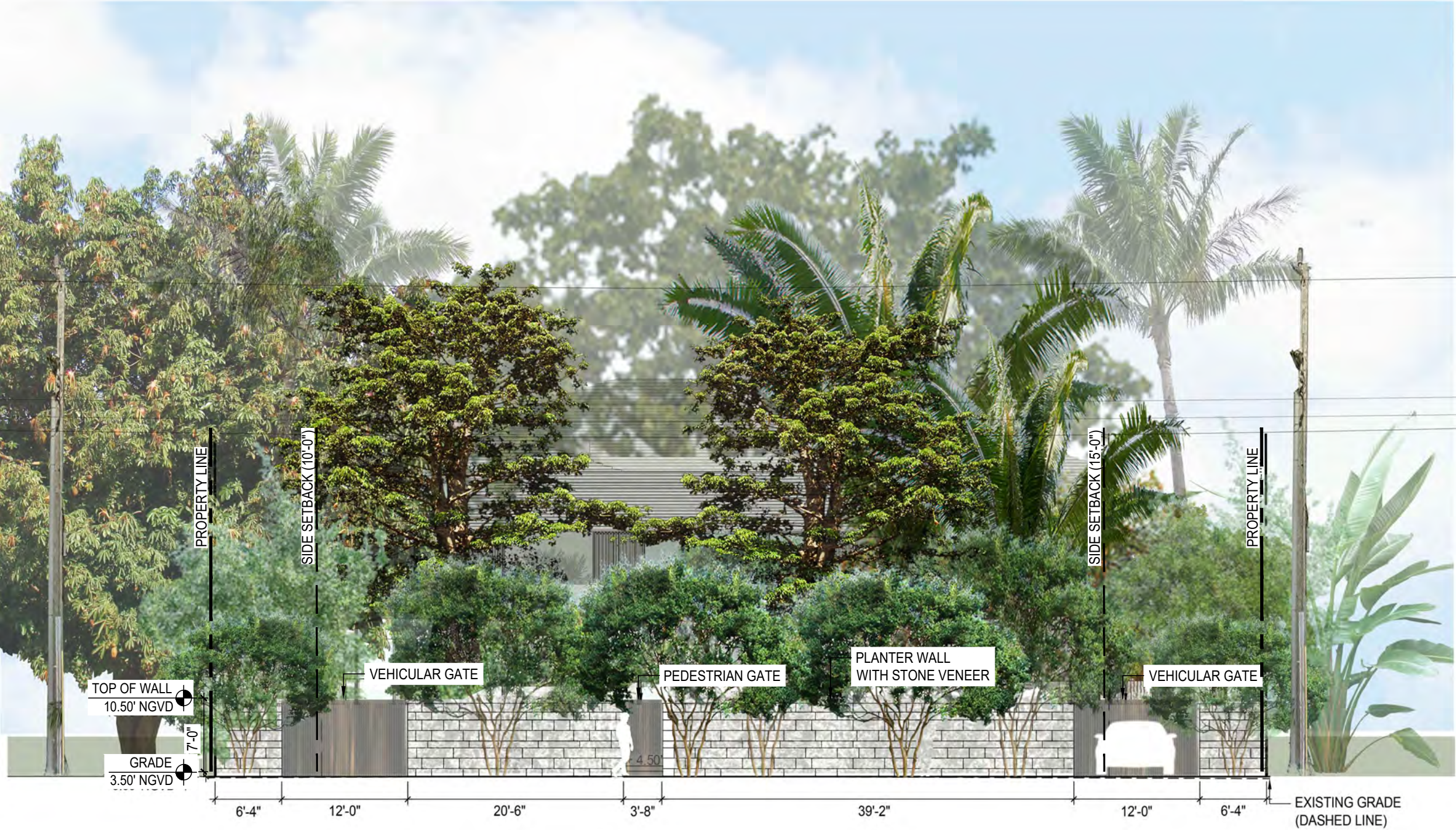
DRB-910

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

NOTE: VEHICULAR GATE TO ALLOW 50% VISIBILITY.



1 EAST ELEVATION
Scale: 3/32" = 1'- 0"

jungles

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
EAST ELEVATION

SEAL
NOT FOR
CONSTRUCTION
Raymond Jungles, Inc
Florida License No:
LA0000856

SHEET NO.:
DRB-917

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

1 WEST ELEVATION
Scale: 3/32" = 1'-0"

jungles



DRB SET 10.12.20

SEAL
NOT FOR
CONSTRUCTION
Raymond Jungles, Inc
Florida License No:
LA0000856

SHEET NO.:
DRB-918

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
WEST ELEVATION

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



NOTE: SHARED PROPERTY WALL IS EXISTING ON NEIGHBOR'S PROPERTY.

1 NORTH ELEVATION
Scale: 1/16" = 1'-0"

jungles

Pg.21

DRB SET 10.12.20

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
NORTH ELEVATION

SEAL
NOT FOR
CONSTRUCTION
Raymond Jungles, Inc
Florida License No:
LA0000856

SHEET NO.:
DRB-919



1 SOUTH ELEVATION
Scale: 1/16" = 1'- 0"

jungles

DRB SET 10.12.20

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Grutman Residence
2050 N Bay Road
Miami Beach, FL 33140
SOUTH ELEVATION

SEAL
NOT FOR
CONSTRUCTION
Raymond Jungles, Inc
Florida License No:
LA0000856

SHEET NO.:
DRB-920