

GRUTMAN RESIDENCE

2050 N BAY ROAD

MIAMI BEACH, FLORIDA 33140

FINAL SUBMITTAL

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

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PLANTING NOTES

CMA Design Studio, Inc.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215



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

DRB SET 10.12.20

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TITLE: RENDERING PERSPECTIVE

SEAL

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SHEET NO.:

R1.0



1 RENDERING PERSPECTIVE
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1 RENDERING PERSPECTIVE

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1 RENDERING PERSPECTIVE
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1 RENDERING PERSPECTIVE
R11.0 N.T.S

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R11.0



1 RENDERING PERSPECTIVE
R12.0 N.T.S

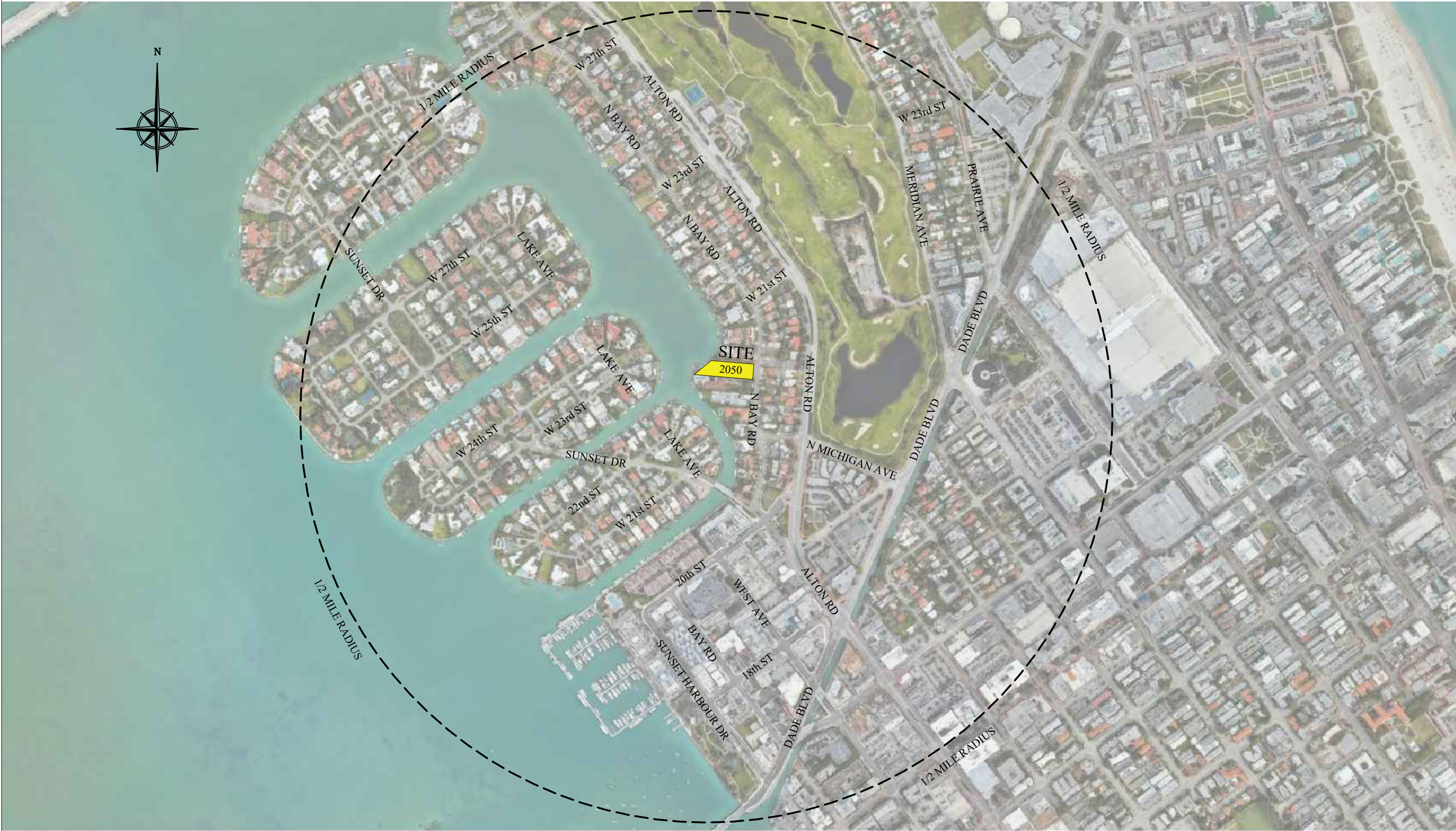
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1
G1.1 | G1.1
CONTEXT LOCATION MAP
N.T.S

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TITLE: CONTEXT LOCATION MAP

SEAL

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G1.1

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1 EXISTING STRUCTURE PHOTOGRAPHS

G1.2

N.T.S

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TITLE: EXISTING STRUCTURE

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G1.2



1 EXISTING STRUCTURE PHOTOGRAPHS

G1.2A

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TITLE: EXISTING STRUCTURE

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SHEET NO.:

G1.2A



1 AERIAL VIEW

G1.3

N.T.S



2 2050 N. BAY ROAD

G1.3

N.T.S



3 2046 N. BAY ROAD

G1.3

N.T.S



4 2054 N. BAY ROAD

G1.3

N.T.S

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TITLE: SITE PHOTOGRAPHS

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G1.3

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1 AERIAL VIEW

G1.3A

N.T.S



2 2051 N. BAY ROAD

G1.3A

N.T.S



3 2049 N. BAY ROAD

G1.3A

N.T.S



4 2045 N. BAY ROAD

G1.3A

N.T.S

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TITLE: SITE PHOTOGRAPHS

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SHEET NO.:

G1.3A

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1 2050 N BAY ROAD EXISTING

G1.4

N.T.S



2 2050 N. BAY ROAD PROPOSED

G1.4

N.T.S

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2050 N Bay Road
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TITLE: NEIGHBORHOOD CONTEXT STUDY

SEAL

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G1.4

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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.

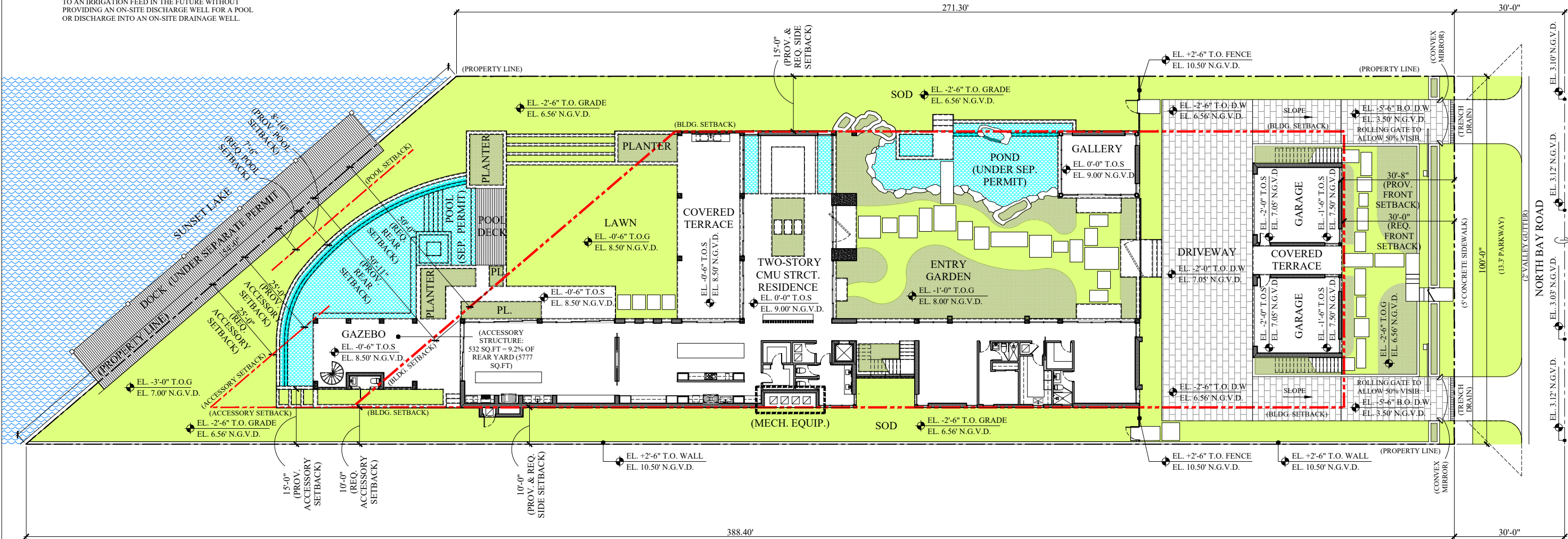
-RETAINING WALLS MUST BE WATERTIGHT. ALL RETAINING WALL PROPOSALS WILL ACCOMPANY LANGUAGE AND SPECIFICATIONS THAT SHOW HOW THEY WILL PREVENT STORMWATER RUNOFF FROM DISCHARGING INTO THE ADJACENT PROPERTIES.

-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.

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TITLE: SITE PLAN

SEAL

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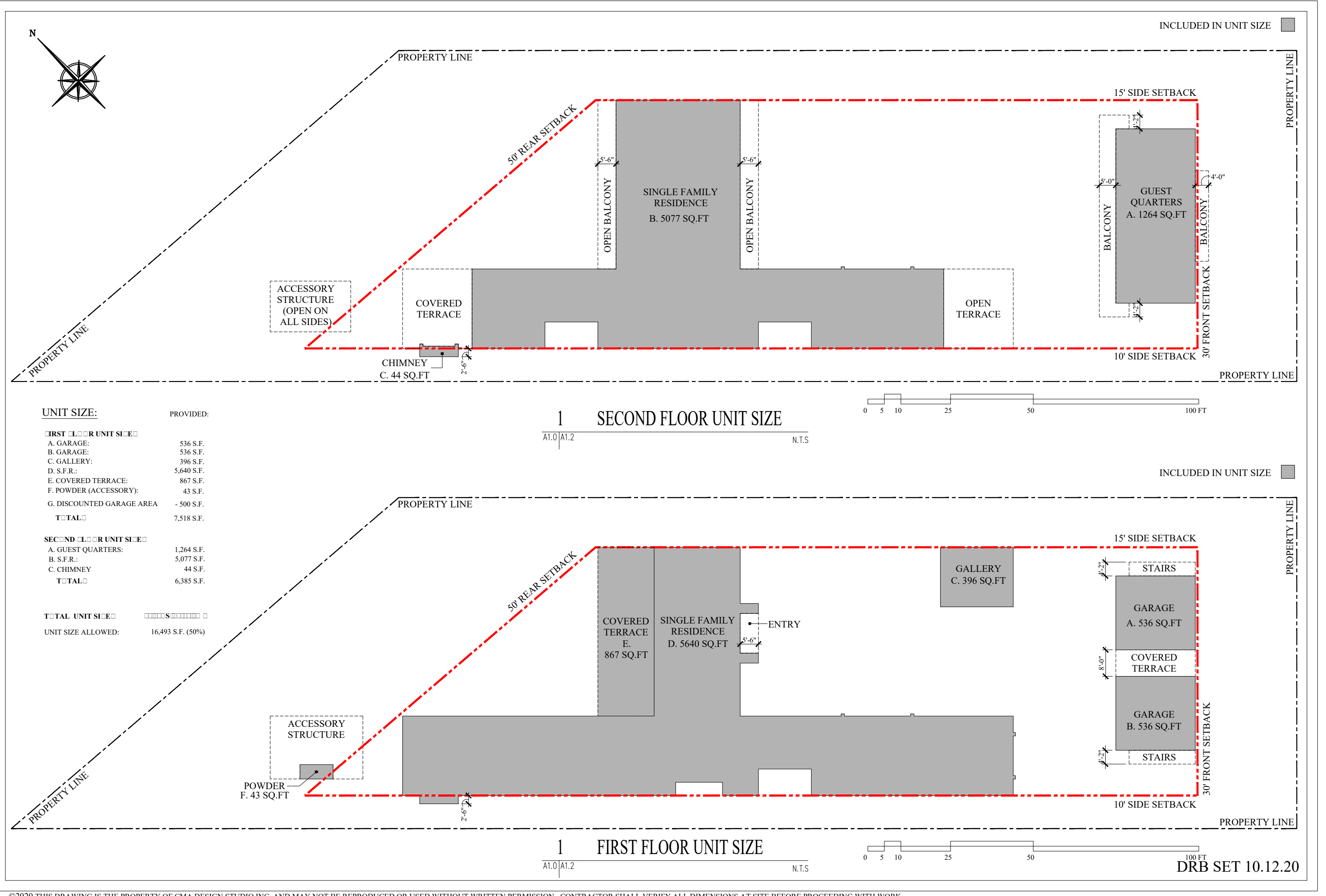
SHEET NO.:

A1.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1.	ADDRESS:	2050 N BAY ROAD, MIAMI BEACH, 33140		
2.	FOLIO NUMBER(S):	02-3227-008-1390		
3.	BOARD AND FILE NUMBERS:	DRB20-0591		
4.	YEAR BUILT:	1933	ZONING DISTRICT:	RS-2
5.	BASED FLOOD ELEVATION:	AE: 8.00' NGVD	GRADE VALUE IN NGVD:	3.50' NGVD
6.	ADJUSTED GRADE	5.75' NGVD	FREE BOARD:	+1'-0": 9.00' NGVD
7.	LOT AREA:	32,985 SF		
8.	LOT WIDTH:	100'	LOT DEPTH:	388.40'
9.	MAX LOT COVERAGE SF AND %:	9,896 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	7,980 SF (24.2%)
10.	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11.	FRONT YARD OPEN SPACE SF. AND %:	1,173 (58.7%)	REAR YARD OPEN SPACE SF AND %:	4,064 SF (70.4%)
12.	MAX. UNIT SIZE SF. AND %:	16,493 SF (50%)	PROPOSED UNIT SIZE SF AND %:	13,903 SF (42.1%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE	7,518 SF
14.	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	6,385 SF
15.			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	(LOT COVERAGE BELOW 25%, 70% VOLUMETRIC N/A)
16.			PROPOSED ROOF DECK AREA SF AND & (NOTE: MAX IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A

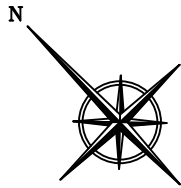
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	HEIGHT ☐ FLAT ROOF: SLOPED ROOF:	28'-0" 31'-0"	N/A N/A	27'-0" 28'-6"	N/A N/A
18.	SET ☐ AC ☐ S ☐				
19.	FRONT FIRST LEVEL:	20'-0 (MIN.) + 10'-0" = 30'-0"	N/A	30'-8"	N/A
20.	FRONT SECOND LEVEL:	20'-0 (MIN.) + 10'-0" = 30'-0"	N/A	30'-8"	N/A
21.	SIDE 1 (NORTH EAST):	25% WIDTH COMBINED	N/A	15'-0"	N/A
22.	SIDE 2 (SOUTH EAST) OR (FACING STREET):	25% WIDTH COMBINED	N/A	10'-0"	N/A
23.	REAR:	15% LOT DEPTH OR 50' MAX	N/A	50'-11"	N/A
	ACCESSORY STRUCTURE SIDE 1:	SOUTH WEST: 10'-0"	N/A	15'-0"	N/A
24.	ACCESSORY STRUCTURE SIDE 2 OR FACING STREET:	NORTH EAST: N/A	N/A	N/A	N/A
25.	ACCESSORY STRUCTURE REAR:	2-STORY: 25'-0"	N/A	25'-0"	N/A
26.	SUM OF SIDE YARD:	25'-0"	N/A	25'-0"	N/A

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?	YES



SHEET NO.:

A1.2



LOT COVERAGE:

PROVIDED:

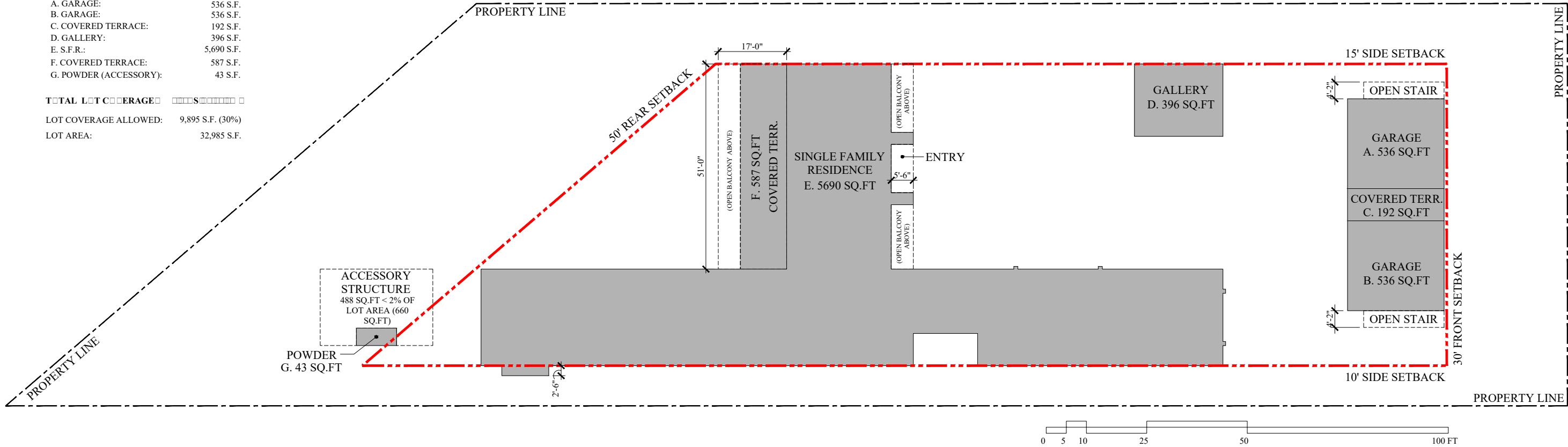
A. GARAGE:	536 S.F.
B. GARAGE:	536 S.F.
C. COVERED TERRACE:	192 S.F.
D. GALLERY:	396 S.F.
E. S.F.R.:	5,690 S.F.
F. COVERED TERRACE:	587 S.F.
G. POWDER (ACCESSORY):	43 S.F.

TOTAL LOT COVERAGE

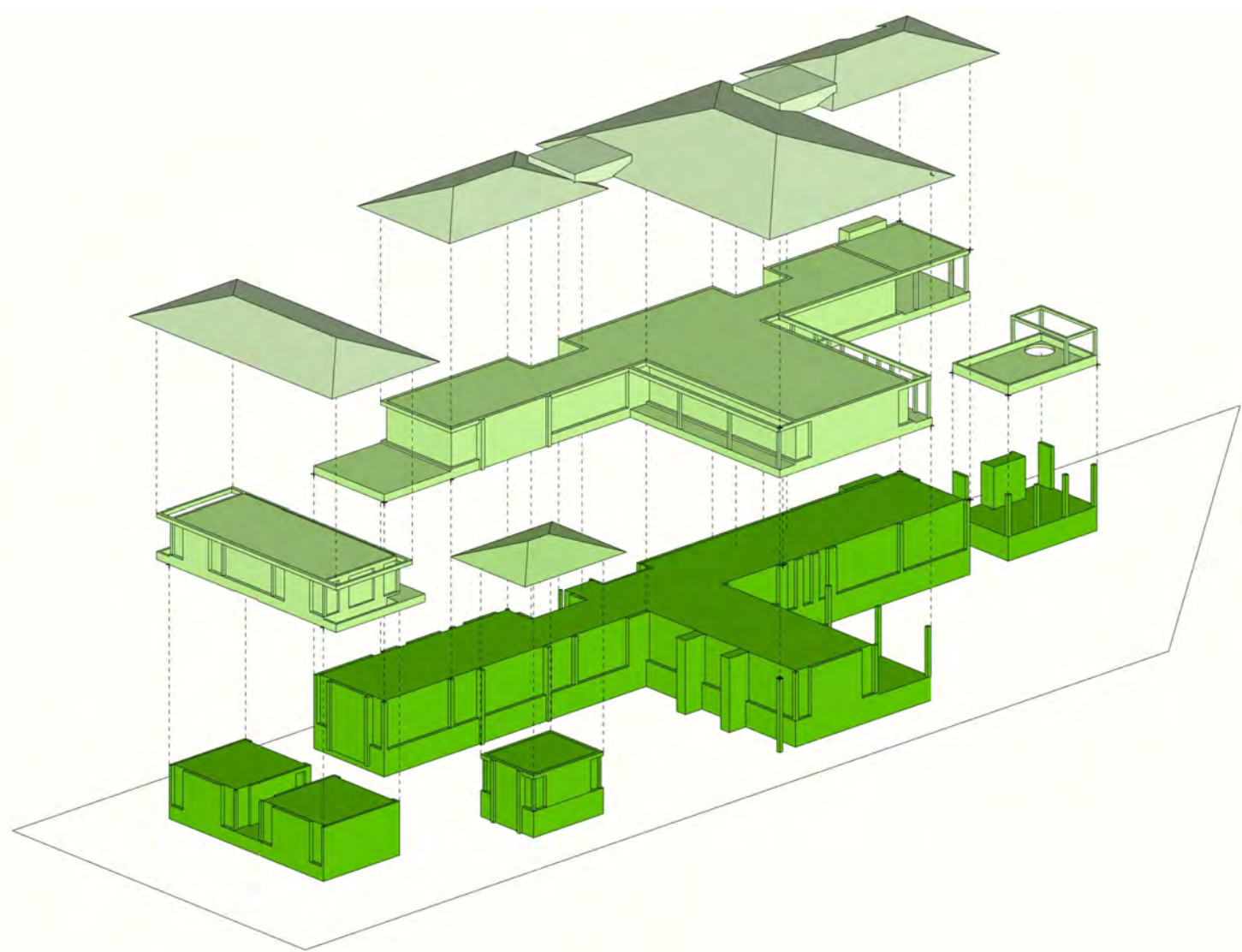
LOT COVERAGE ALLOWED: 9,895 S.F. (30%)

LOT AREA: 32,985 S.F.

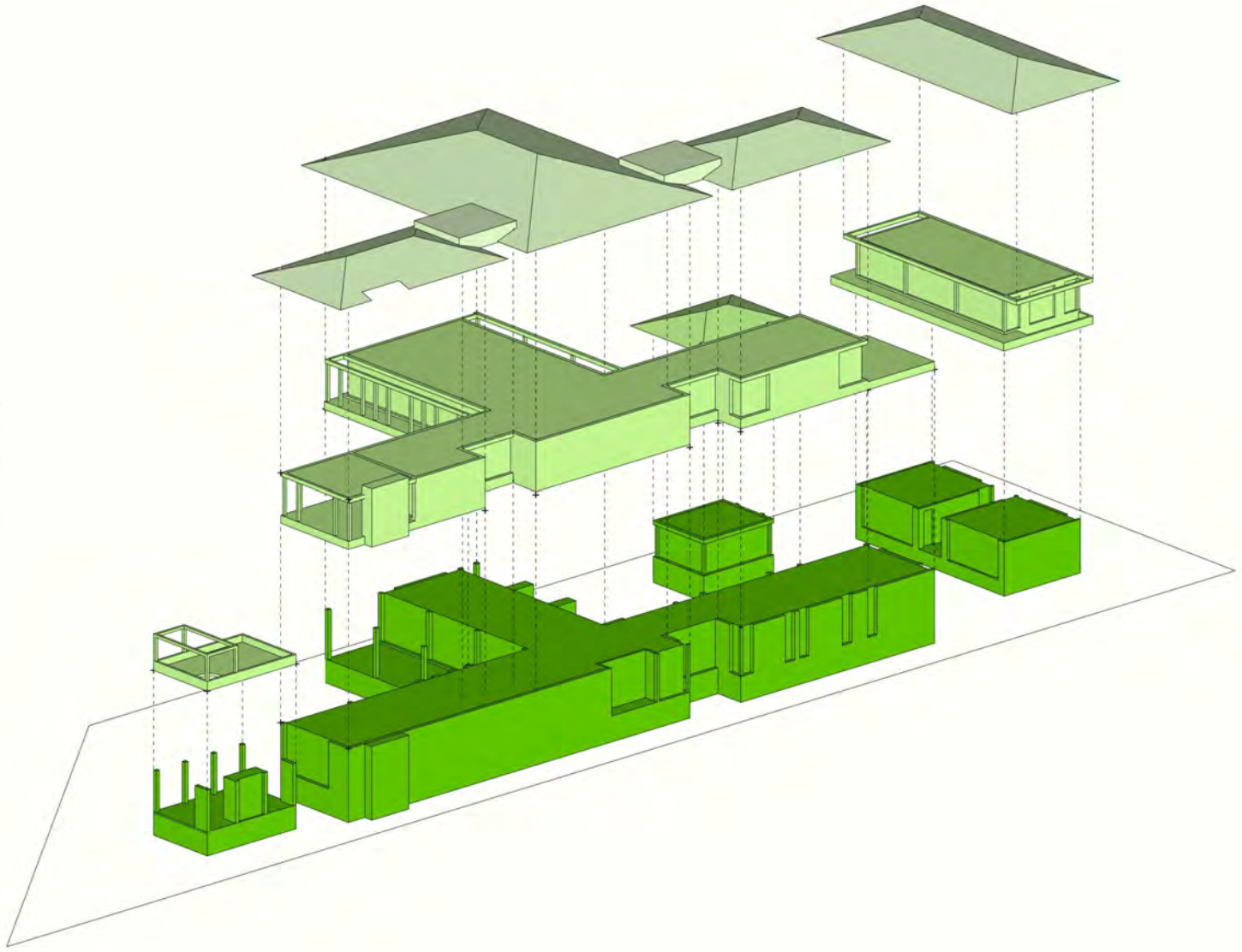
INCLUDED IN LOT COVERAGE



1 LOT COVERAGE
A1.0 | A1.3 N.T.S.



FRONT



REAR

1 AXONOMETRIC VOLUME STUDY

A1.0 | A1.4

N.T.S

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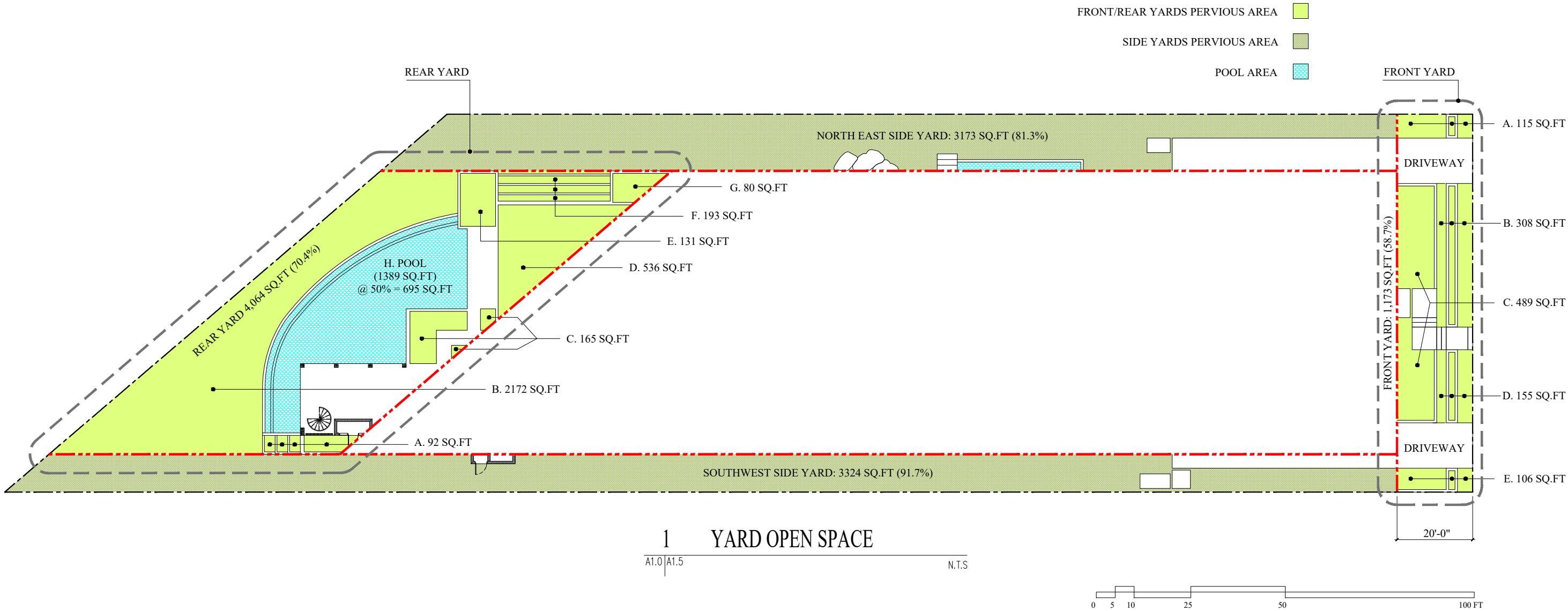
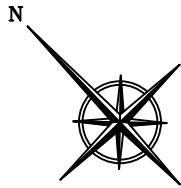
TITLE: AXONOMETRIC VOLUME STUDY

SEAL

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SHEET NO.:

A1.4



REAR YARD PERVIOUS AREAS:
(70% REQUIRED)

A.	92 S.F.
B.	2172 S.F.
C.	165 S.F.
D.	536 S.F.
E.	131 S.F.
F.	193 S.F.
G.	80 S.F.
H.	695 S.F.
TOTAL PERVIOUS AREA	
TOTAL REAR YARD AREA:	
5,774 S.F.	

FRONT YARD PERVIOUS AREAS:
(50% REQUIRED)

A.	115 S.F.
B.	308 S.F.
C.	489 S.F.
D.	155 S.F.
E.	106 S.F.
TOTAL PERVIOUS AREA	
TOTAL FRONT YARD AREA:	
2,000 S.F. (100%)	

SIDE YARD PERVIOUS AREAS:
(NORTH EAST):

TOTAL PERVIOUS AREA	3,901 S.F. (100%)
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SIDE YARD PERVIOUS AREAS:
(SOUTH WEST):

TOTAL PERVIOUS AREA	3,625 S.F. (100%)
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TITLE: YARD OPEN SPACE

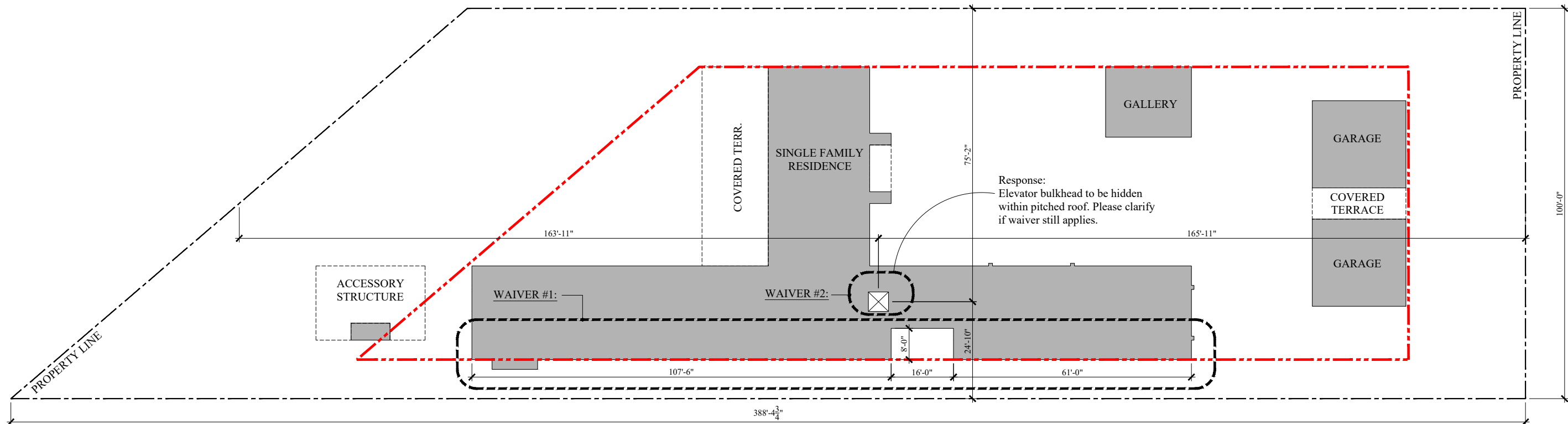
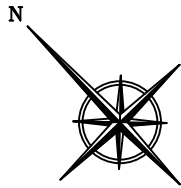
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A1.5

DRB SET 10.12.20



WAIVER #1:

Sec. 142-106. - (a) (2) (d)

Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.

WAIVER #2:

Sec. 142-105. - (b) (7) (f)

Elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.



1 WAIVER DIAGRAMS

A1.0 | A1.6

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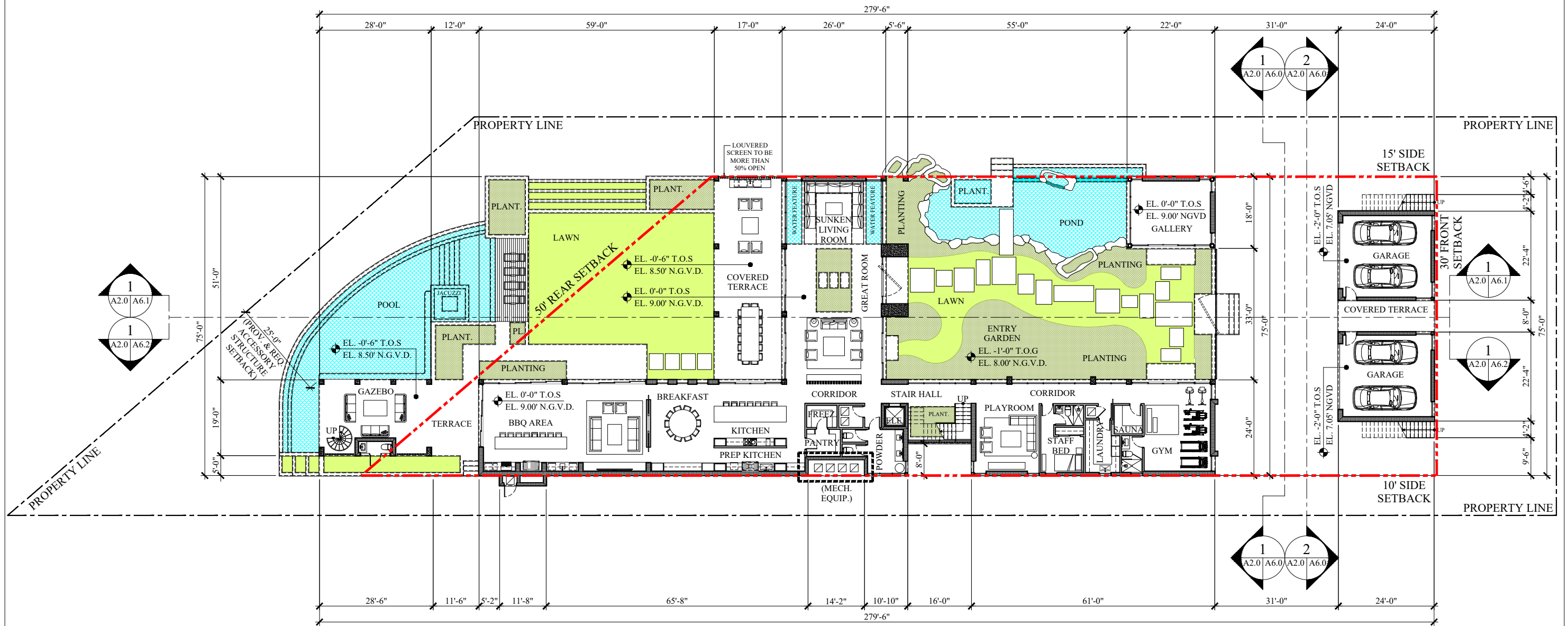
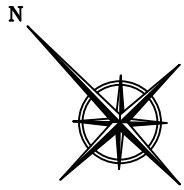
TITLE: WAIVER DIAGRAMS

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AA26000730

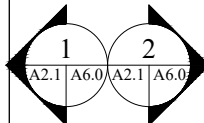
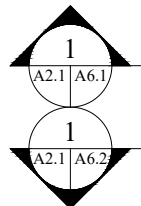
SHEET NO.:

A1.6



1 FIRST FLOOR PLAN
A1.0 | A2.0 N.T.S.

DRB SET 10.12.20



2050 N Bay Road
Miami Beach, FL 33140

TITLE: SECOND FLOOR PLAN

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

A2.1

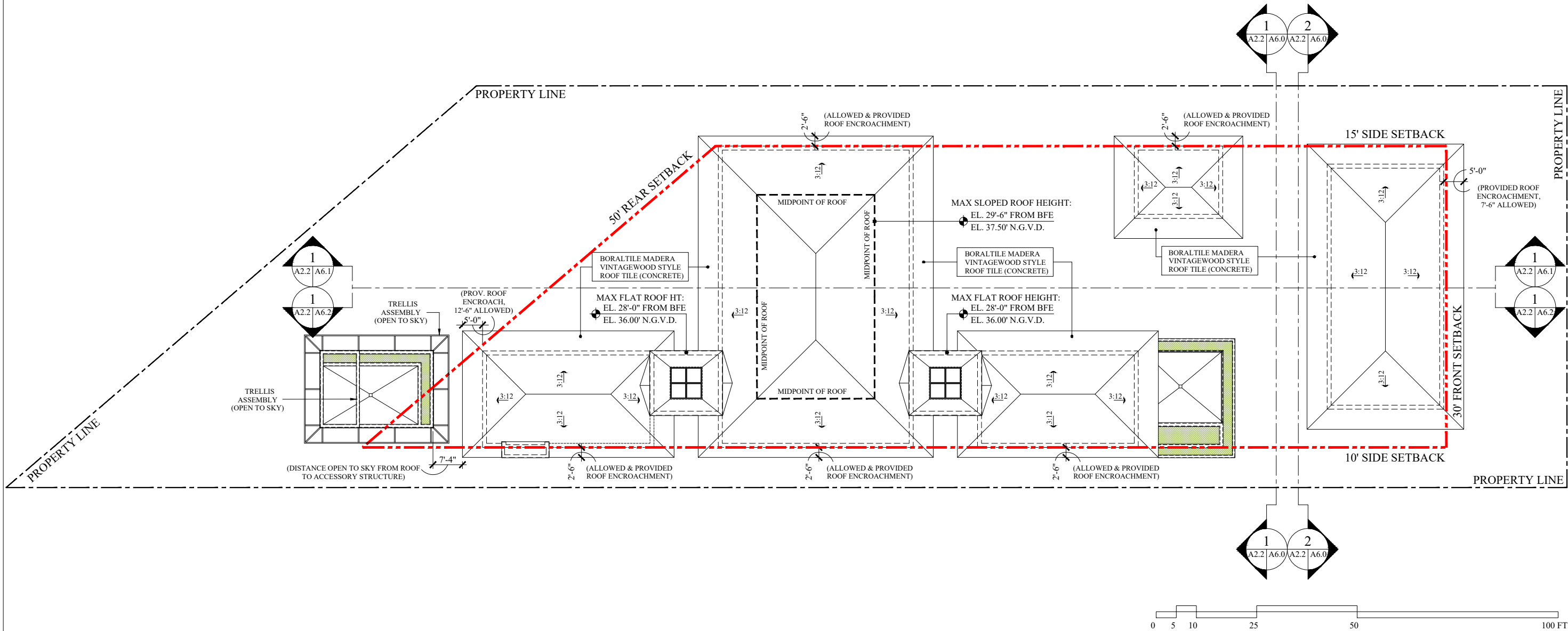
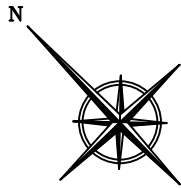
ARCHITECTURE PLANNING INTERIOR DESIGN

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

A1.0	A2.1
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N.T.S

DRB SET 10.12.20



1 ROOF PLAN

A1.0 | A2.2

N.T.S.

DRB SET 10.12.20

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Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: ROOF PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.2

- 1

BORAL TILE MADERA VINTAGEWOOD SHAKE
STYLE ROOF

2

SMOOTH STUCCO FINISH, CALCEM
LIME-BASED PAINT

3

CORAL STONE CLADDING FINISH

4

DARK BRONZE ANODIZED BREAK METAL
FINISH

5

CONCRETE PLANTER, SMOOTH STUCCO
FINISH

6

42" GLASS RAILING TO COMPLY W/ FBCR
4403.7.3

7

ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED
FINISH, IMPACT GLAZING

8

ALUMINUM WINDOW, DARK BRONZE FINISH,
IMPACT GLAZING

9

ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING

10

GARAGE DOOR W/ WOOD GRAIN FINISH

11

COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH

12

COLUMN W/ ALUMINUM WOOD GRAIN FINISH

13

CUMARU WOOD CLADDING

14

ALUMINUM FRAME TRELLIS W/ WOOD GRAIN
FINISH (OPEN TO SKY)

15

ALUMINUM TRELLIS W/ DARK BRONZE & WOOD GRAIN FINISH
(OPEN TO SKY)

16

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN
FINISH

17

(ELIMINATED)

18

WATER FEATURE/POOL

19

GREEN/LIVING WALL

20

WOOD FENCE & GATE



1 FRONT ELEVATION

A2.0 | A5.0
A2.1
A2.2

N.T.S.

DRB SET 10.12.20

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Grutman Residence

2050 N Bay Road
Miami Beach, FL 33140

TITLE: FRONT ELEVATION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.0

- 1

BORAL TILE MADERA VINTAGEWOOD SHAKE
STYLE ROOF

2

SMOOTH STUCCO FINISH, CALCEM
LIME-BASED PAINT

3

CORAL STONE CLADDING FINISH

4

DARK BRONZE ANODIZED BREAK METAL
FINISH

5

CONCRETE PLANTER, SMOOTH STUCCO
FINISH

6

42" GLASS RAILING TO COMPLY W/ FBCR
4403.7.3

7

ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED
FINISH, IMPACT GLAZING

8

ALUMINUM WINDOW, DARK BRONZE FINISH,
IMPACT GLAZING

9

ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING

10

GARAGE DOOR W/ WOOD GRAIN FINISH

11

COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH

12

COLUMN W/ ALUMINUM WOOD GRAIN FINISH

13

CUMARU WOOD CLADDING

14

ALUMINUM FRAME TRELLIS W/ WOOD GRAIN
FINISH (OPEN TO SKY)

15

ALUMINUM TRELLIS W/ DARK BRONZE & WOOD GRAIN FINISH
(OPEN TO SKY)

16

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN
FINISH

17

(ELIMINATED)

18

WATER FEATURE/POOL

19

GREEN/LIVING WALL

20

WOOD FENCE & GATE



1 REAR ELEVATION

A2.0 | A5.1
A2.1
A2.2 N.T.S.

DRB SET 10.12.20

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

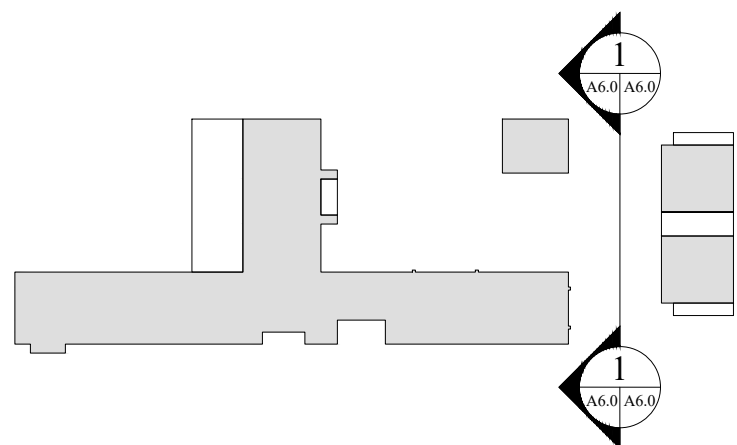
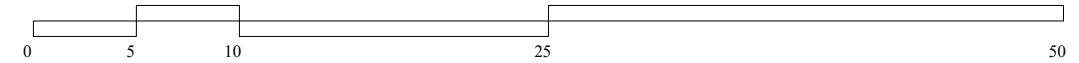
SHEET NO.:

A5.1





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|--|--|--|--|
| 1 BORAL TILE MADERA VINTAGEWOOD SHAKE STYLE ROOF | 6 42" GLASS RAILING TO COMPLY W/ FBCR 4403.7.3 | 11 COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH | 16 FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN FINISH |
| 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT | 7 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING | 12 COLUMN W/ ALUMINUM WOOD GRAIN FINISH | 17 (ELIMINATED) |
| 3 CORAL STONE CLADDING FINISH | 8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING | 13 CUMARU WOOD CLADDING | 18 WATER FEATURE/POOL |
| 4 DARK BRONZE ANODIZED BREAK METAL FINISH | 9 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING | 14 ALUMINUM FRAME TRELLIS W/ WOOD GRAIN FINISH (OPEN TO SKY) | 19 GREEN/LIVING WALL |
| 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH | 10 GARAGE DOOR W/ WOOD GRAIN FINISH | 15 ALUMINUM TRELLIS W/ DARK BRONZE & WOOD GRAIN FINISH (OPEN TO SKY) | 20 WOOD FENCE & GATE |



1 FRONT SECTION
A2.0 | A6.0
A2.1
A2.2 N.T.S.

DRB SET 10.12.20

- 1

BORAL TILE MADERA VINTAGEWOOD SHAKE
STYLE ROOF

2

SMOOTH STUCCO FINISH, CALCEM
LIME-BASED PAINT

3

CORAL STONE CLADDING FINISH

4

DARK BRONZE ANODIZED BREAK METAL
FINISH

5

CONCRETE PLANTER, SMOOTH STUCCO
FINISH

6

42" GLASS RAILING TO COMPLY W/ FBCR
4403.7.3

7

ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED
FINISH, IMPACT GLAZING

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IMPACT GLAZING

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ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING

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FINISH (OPEN TO SKY)

15

ALUMINUM TRELLIS W/ DARK BRONZE & WOOD GRAIN FINISH
(OPEN TO SKY)

16

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN
FINISH

17

(ELIMINATED)

18

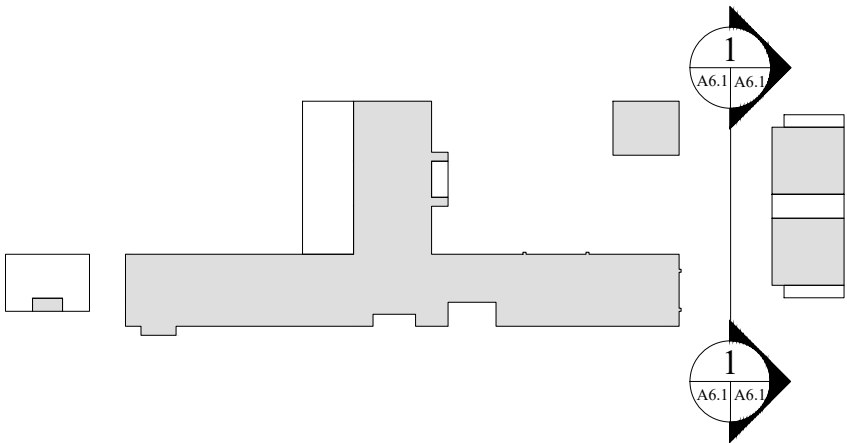
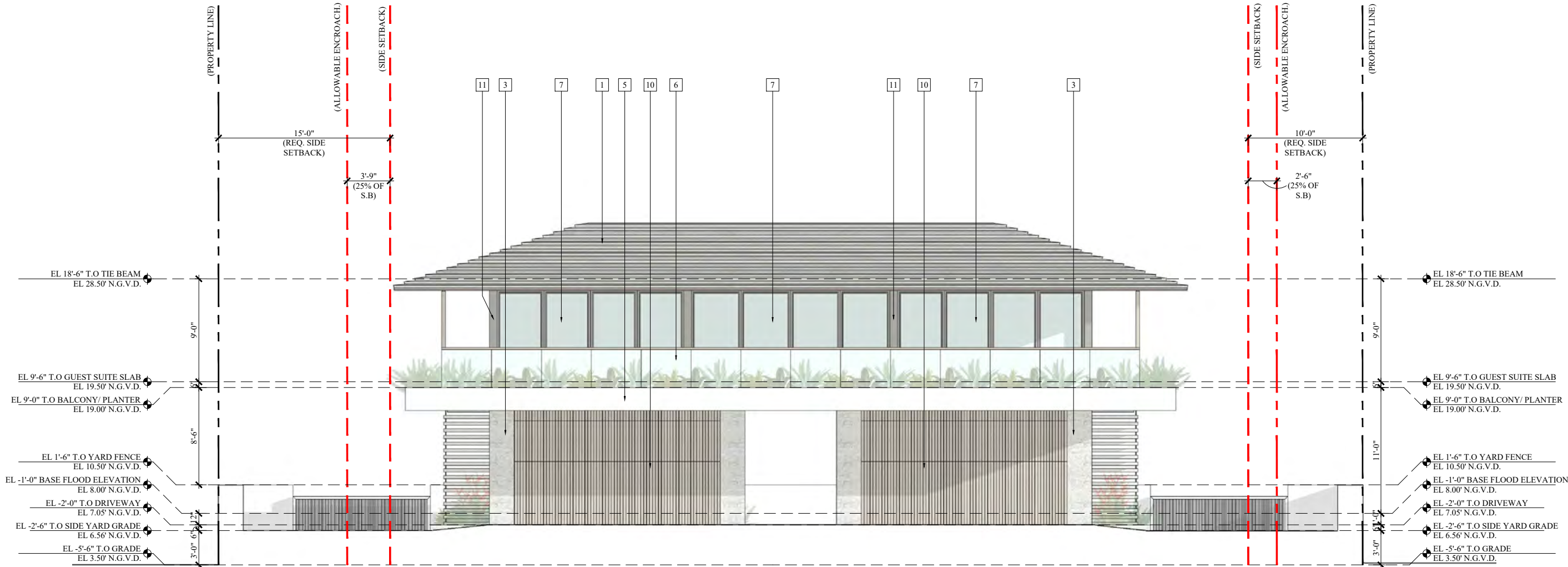
WATER FEATURE/POOL

19

GREEN/LIVING WALL

20

WOOD FENCE & GATE



1 REAR SECTION
A2.0 | A6.1
A2.1
A2.2
N.T.S.

DRB SET 10.12.20

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.1



1 SIDE SECTION

A2.0 | A6.2
A2.1
A2.2

N.T.S.

- | | | | |
|--|--|--|--|
| 1 BORAL TILE MADERA VINTAGEWOOD SHAKE STYLE ROOF | 6 42" GLASS RAILING TO COMPLY W/ FBCR 4403.7.3 | 11 COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH | 16 FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN FINISH |
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| 3 CORAL STONE CLADDING FINISH | 8 ALUMINUM WINDOW, DARK BRONZE FINISH, IMPACT GLAZING | 13 CUMARU WOOD CLADDING | 18 WATER FEATURE/POOL |
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- | | | | |
|--|--|--|--|
| 1 BORAL TILE MADERA VINTAGEWOOD SHAKE STYLE ROOF | 6 42" GLASS RAILING TO COMPLY W/ FBCR 4403.7.3 | 11 COLUMN W/ DARK BRONZE ANODIZED BREAK METAL FINISH | 16 FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN FINISH |
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1 SIDE SECTION

A2.0 | A6.3
A2.1
A2.2

N.T.S.

DRB SET 10.12.20

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Miami Beach, FL 33140

TITLE: SIDE SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.3