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PROJECT DATA:

PROJECT ADDRESS: 5800 NORTH BAY ROAD MIAMI BEACH, FLORIDA 33140

LEGAL DESCRIPTION: LOT 33 AND 34, IN BLOCK IA, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA: ZONING CLASSIFICATION: PROPERTY USE:

FLOOD ZONE:

ELEVATIONS

10-SINGLE FAMILY AE - EL. 8 FT

SCOPE OF WORK: DESIGN REVIEW BOARD APPROVAL FOR NEW 2-STORY SINGLE FAMILY HOME TO REPLACE EXISTING 2-STORY PRE-1942 HOME. WAIVER FOR ADDITIONAL OPEN SPACE FOR NORTH AND SOUTH SIDE 2-STORY

DRB FILE No. DRB21-0697



Date: 2021.07.02 11:06 am

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PROJECT No:

SHEET NO.

A001

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

"ITEM #"	Zoning Information					
1	Address:	5800 North Bay Road, Miami Beach, FL 33140				
2	Folio number:	02-3215-003-0270				
3	Board and file numbers:	DRB21-0697				
4	Year built:	"Building 1: 1929 Building 2: 1986"	Zoning District:RS-2 Single-Family Residential			
5	Base Flood Elevation:	AE 8.00 N.G.V.D.	Grade Value in N.G.V.D.:	3.90'		
6	Adjusted grade (Flood+Grade/2):	5.95'	"Free Board: (+12"" Minimum)"	"Main House: +3.00' (El: 11.0') Garage: +1.00' (El. 9.00') "		
7	Lot Area:	53426 SF				
8	Lot width:	184'-2"	Lot Depth:	289'-8"		
9	Maximum Lot Coverage SF and %:	"16,027.5 SF (30%) Two Story Home"	Proposed Lot Coverage SF and %:	15,411 SF (28.85%)		
10	Existing Lot Coverage SF and %:	13,451 SF (25.44%)	Lot Coverage deducted (garage storage) SF:	N/A		
11	Front Yard Open Space SF and %:	3,357 SF (65.31%)	Rear Yard Open Space SF and %:	6,0421 SF (70%)		
12	Maximum Unit Size SF and %:	26,712.5 SF (50%)	Proposed Unit Size SF and %:	24,254 SF (45.40%)		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	13,752 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)	N/A		
15			Proposed Second Floor Unit Size SF and %:	9,535 SF (69.33%)		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A		

		Required / Allowed	Existing	Proposed	Deficiencies
17	Height:	28'-0"	N/A	28'-0"	
18	Setbacks:		N/A		
19	Front - One Story Structure:	20'-0"	N/A	N/A	
20	Front - Two Story Structure:	30'-0"	N/A	30'-0"	
21	Side - Facing Street:	N/A	N/A	N/A	
22	Side - Interior:	18'-5" (Minimum)	N/A	18'-7-1/2" & 27'-10-1/2"	
23	Rear:	43'-5"	N/A	46'-9"	
24	Accessory Structure Side (Interior):	7'-6"	N/A	7'-6"	
25	Accessory Structure Rear:	21'-8-1/2"	N/A	21'-8-1/2"	Λ
26	Sum of Side Yards:	46'-01/2" (25% of Lot)	N/A	46'-6"	ý

27	Located within a Local Historic District?	Yes or No	No
28	Designated as an individual Historic Single Family Residence Site?	Yes or No	No (
29	Determined to be Architectural Significant?	Yes or No	TBD

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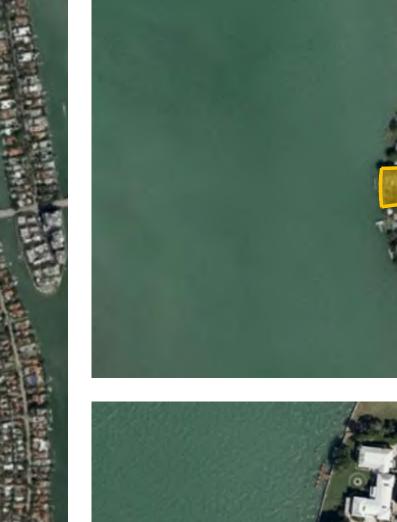
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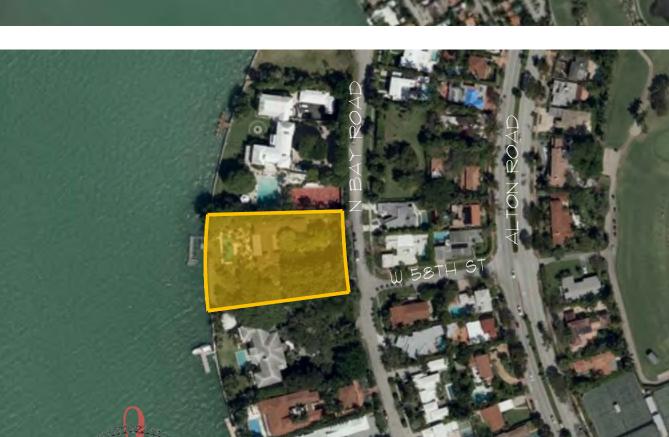
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SITE LOCATION



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LOCATION SHEET TITLE:

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Date: 2021.07.02 11:07 am

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CONTEXT LOCATION PLAN



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GONTEXT LOCATION PLAN

D NORTH BAY LLC

9130 SOUTH DADEL, SUITE 1609 MIAMI, FL 33156

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STREET FRONT ELEVATION MAIN GATE



(B)STREET FRONT ELEVATION

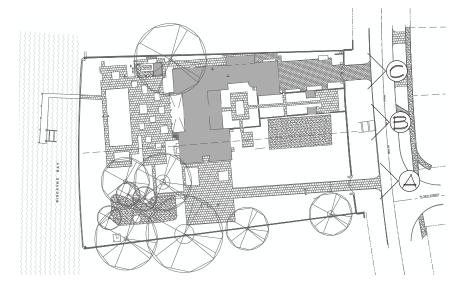


STREET FRONT ELEVATION GARAGE GATE



MAIN GATE





STREET VIEW

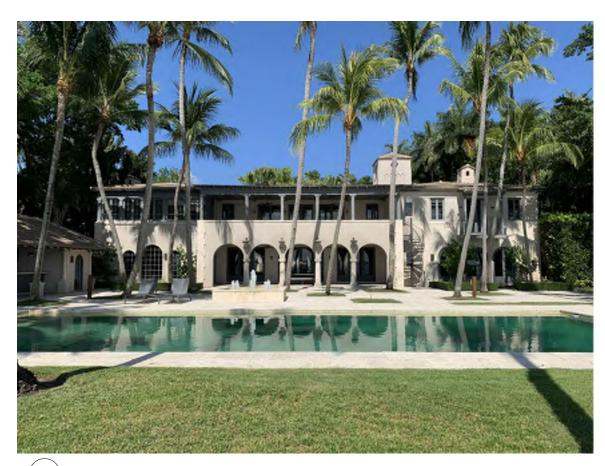
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(A) ELEVATION WEST

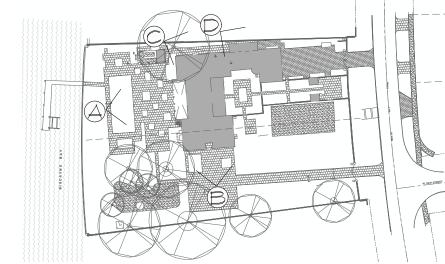




C ELEVATION NORTH



(D) ELEVATION NORTH



EXISTING BUILDING

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PHOTOS - EXISTING BUILDING

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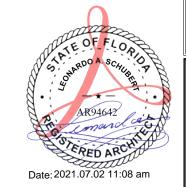
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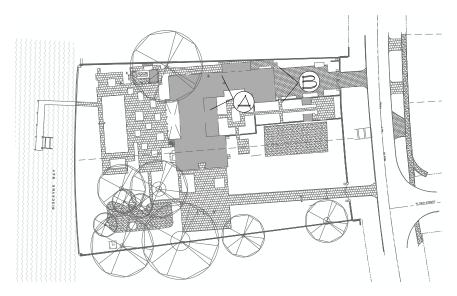
ELEVATION SOUTH



ELEVATION SOUTH







EXISTING BUILDING

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EXISTING

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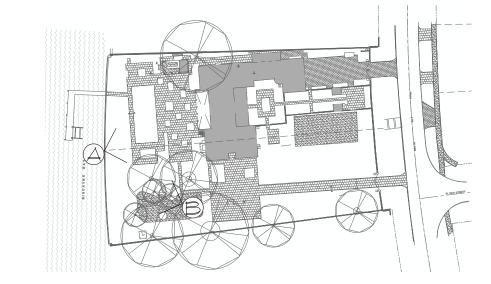
B

ELEVATION EAST



BIRD'S EYE VIEW





EXISTING LANDSCAPE

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PHOTOS - EXISTING LANDSCAPE

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B

COAST VIEW

NEIGHBORING RESIDENCE



NEIGHBORING RESIDENCE



NEIGHBORING RESIDENCE



NEIGHBORING RESIDENCE

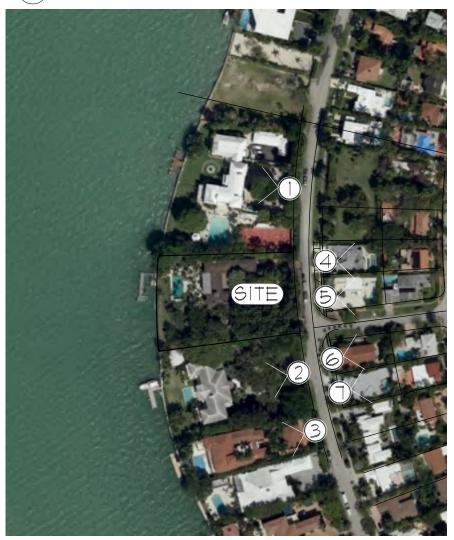


NEIGHBORING RESIDENCE



NEIGHBORING RESIDENCE





MERIAL OF SITE ND SURROUNDING PROPERTIES

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CONTEXT

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CONTEXT ELEVATION, EXISTING S



(၂) CONTEXT ELEVATION, PROPOSED



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PHOTOS - CONTEXT ELEVATIONS EXISTING AND PROPOSED

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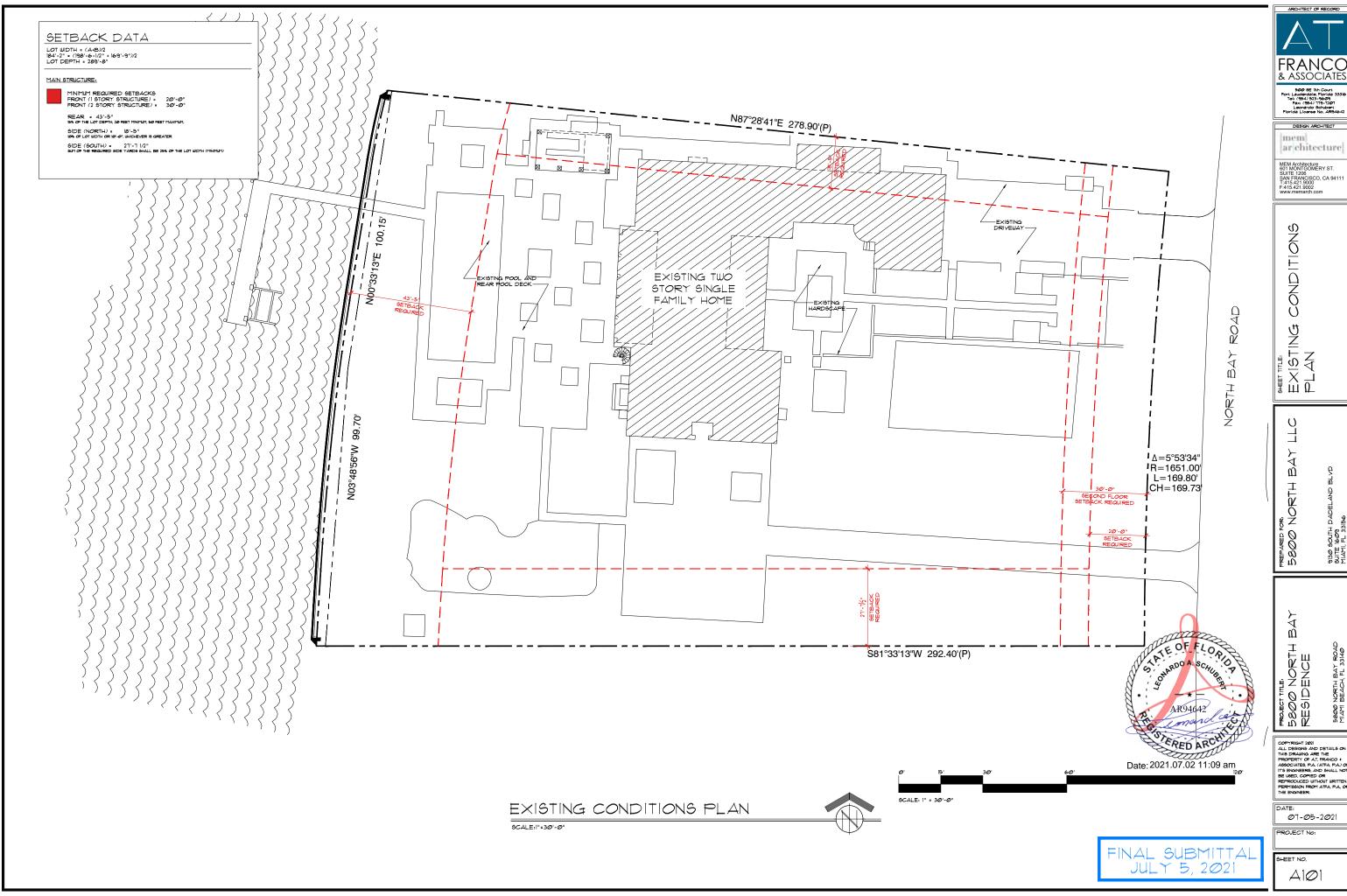
CONTEXT ELEVATION, EXISTING



CONTEXT ELEVATION, PROPOSED

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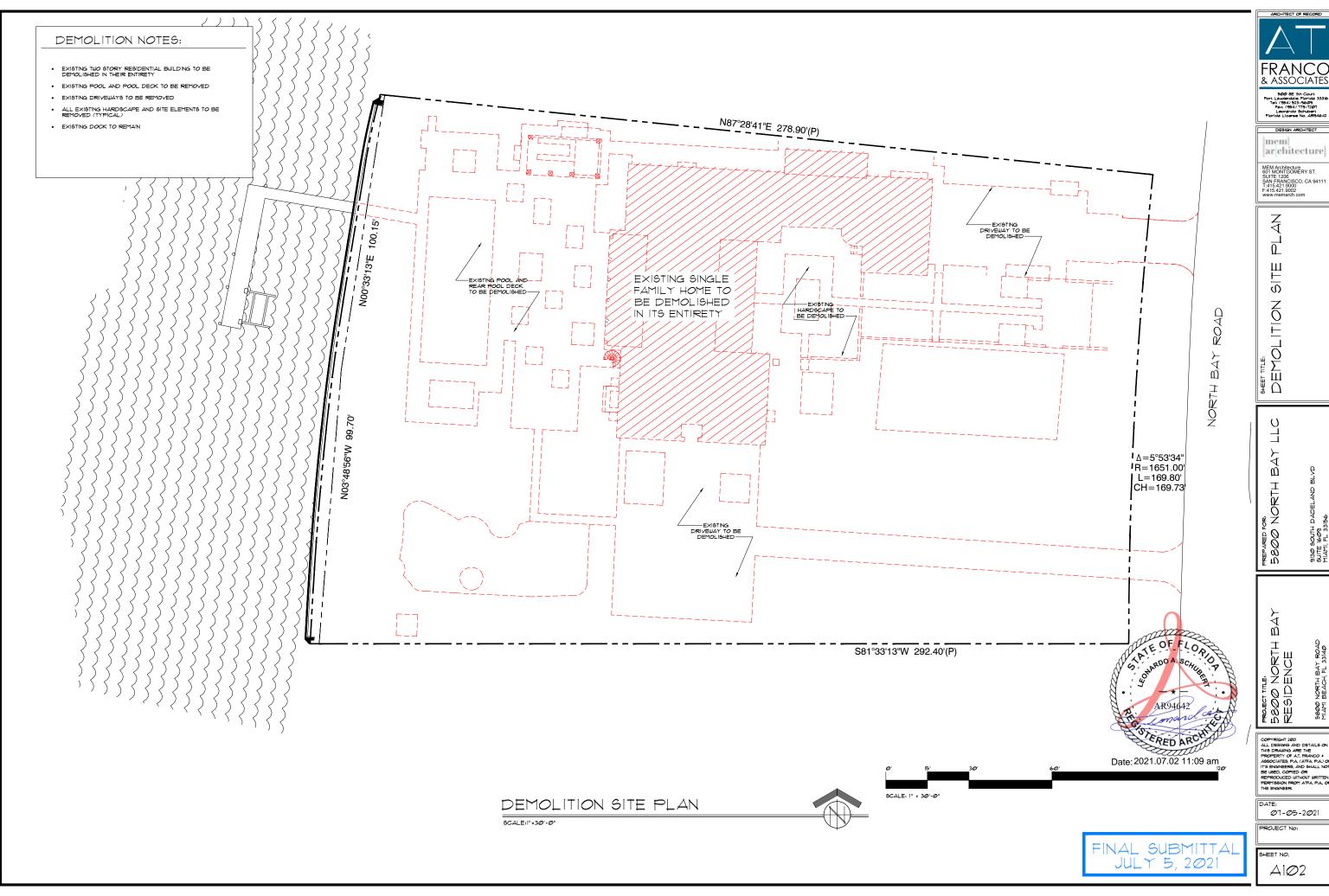


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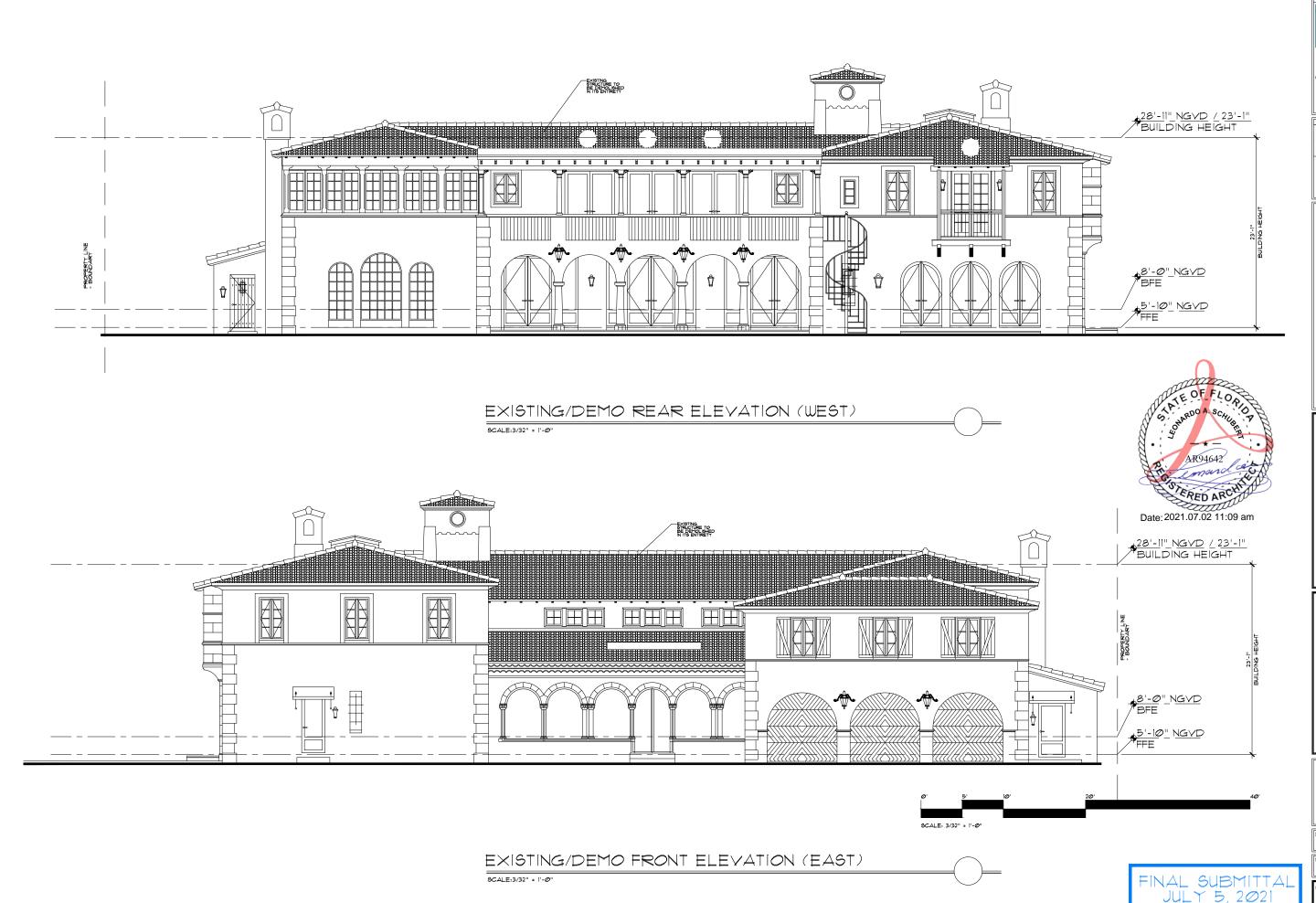


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BXISTING/DEMO
EXISTING/DEMO
ELEVATIONS (FRONT & REAR)

PREPARED FOR. 5800 NORTH BAY LLC

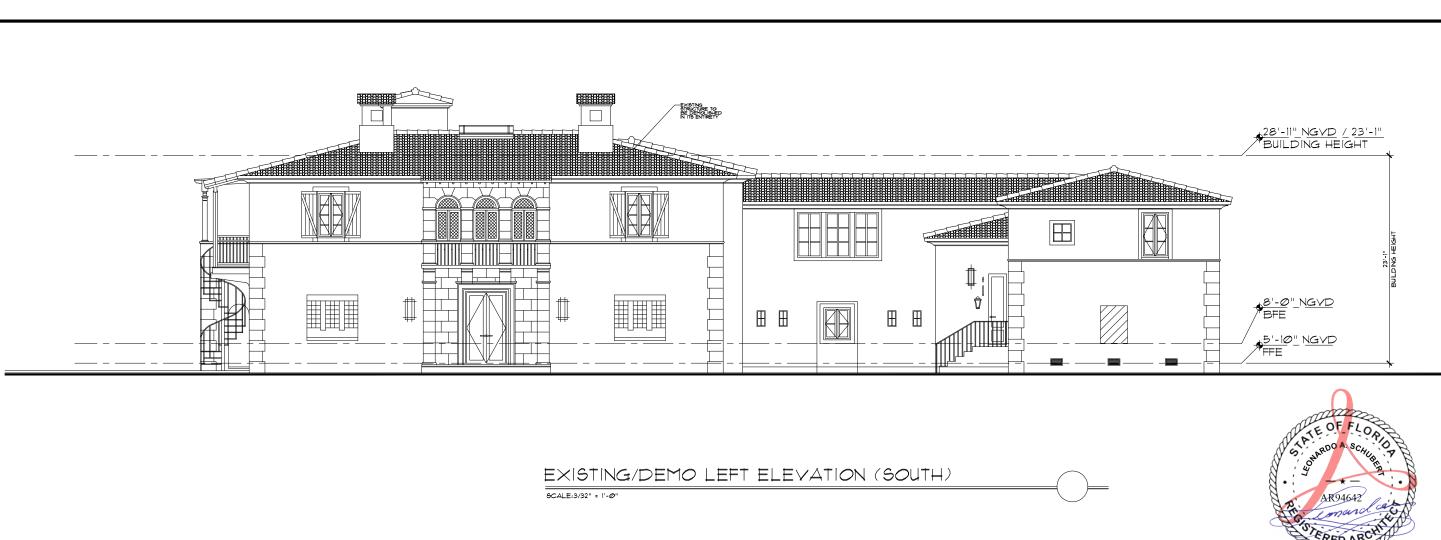
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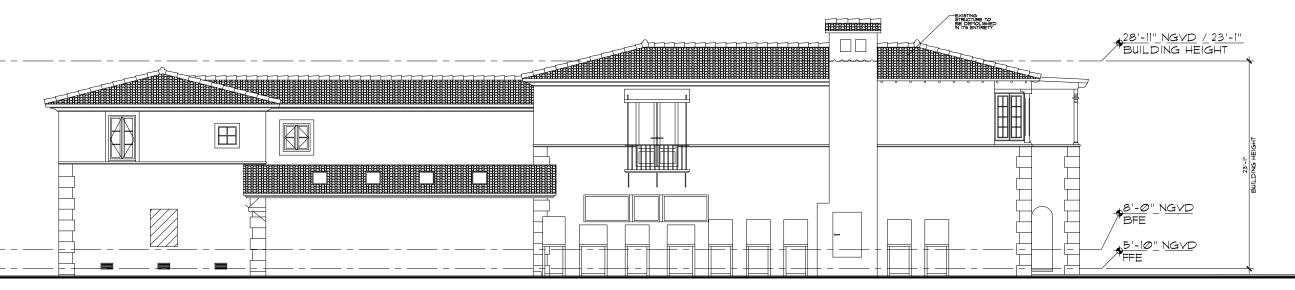
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SCALE: 3/32" = 1'-@"

EXISTING/DEMO RIGHT ELEVATION (NORTH)

SCALE:3/32" = 1'-@"

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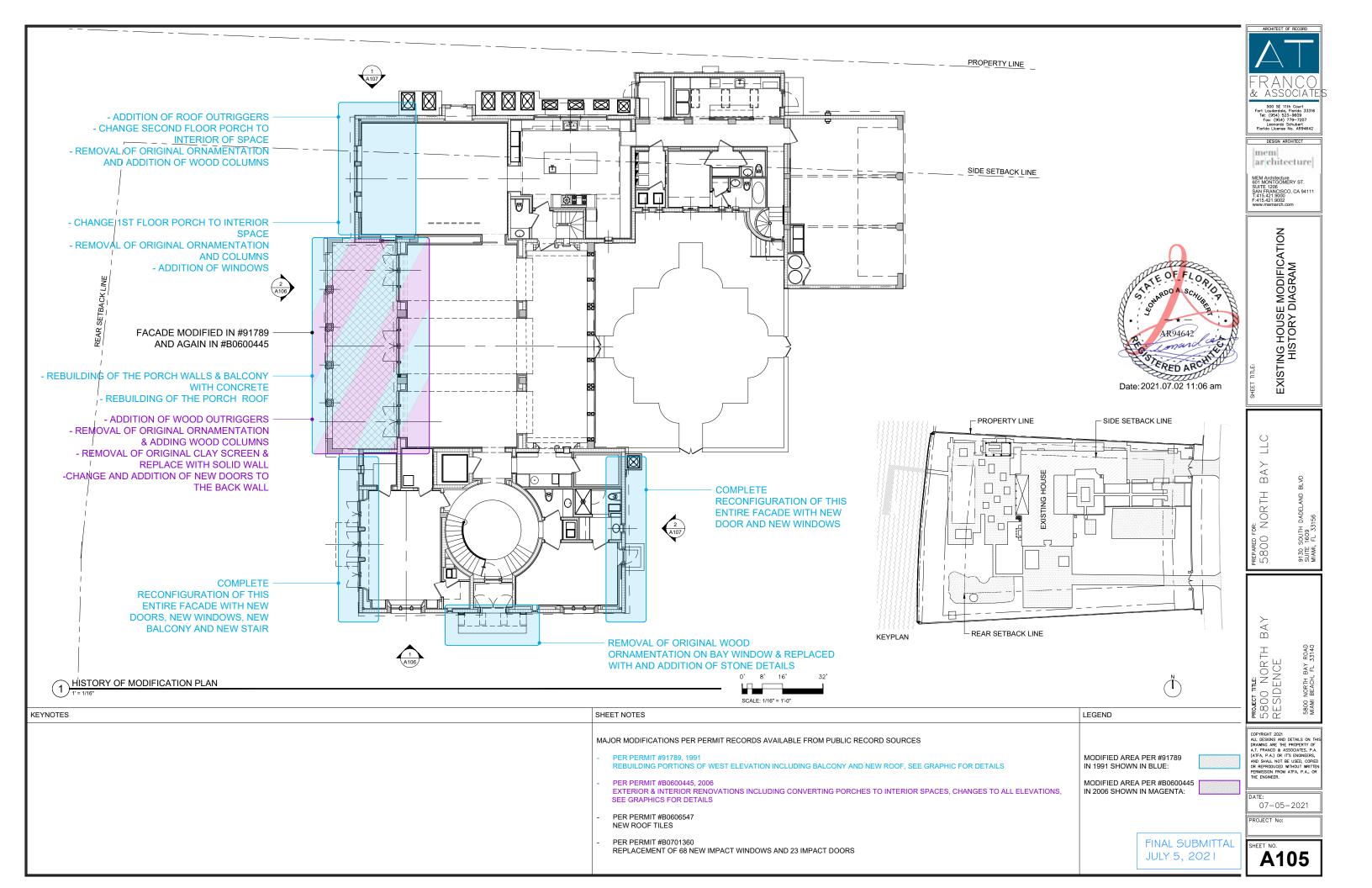
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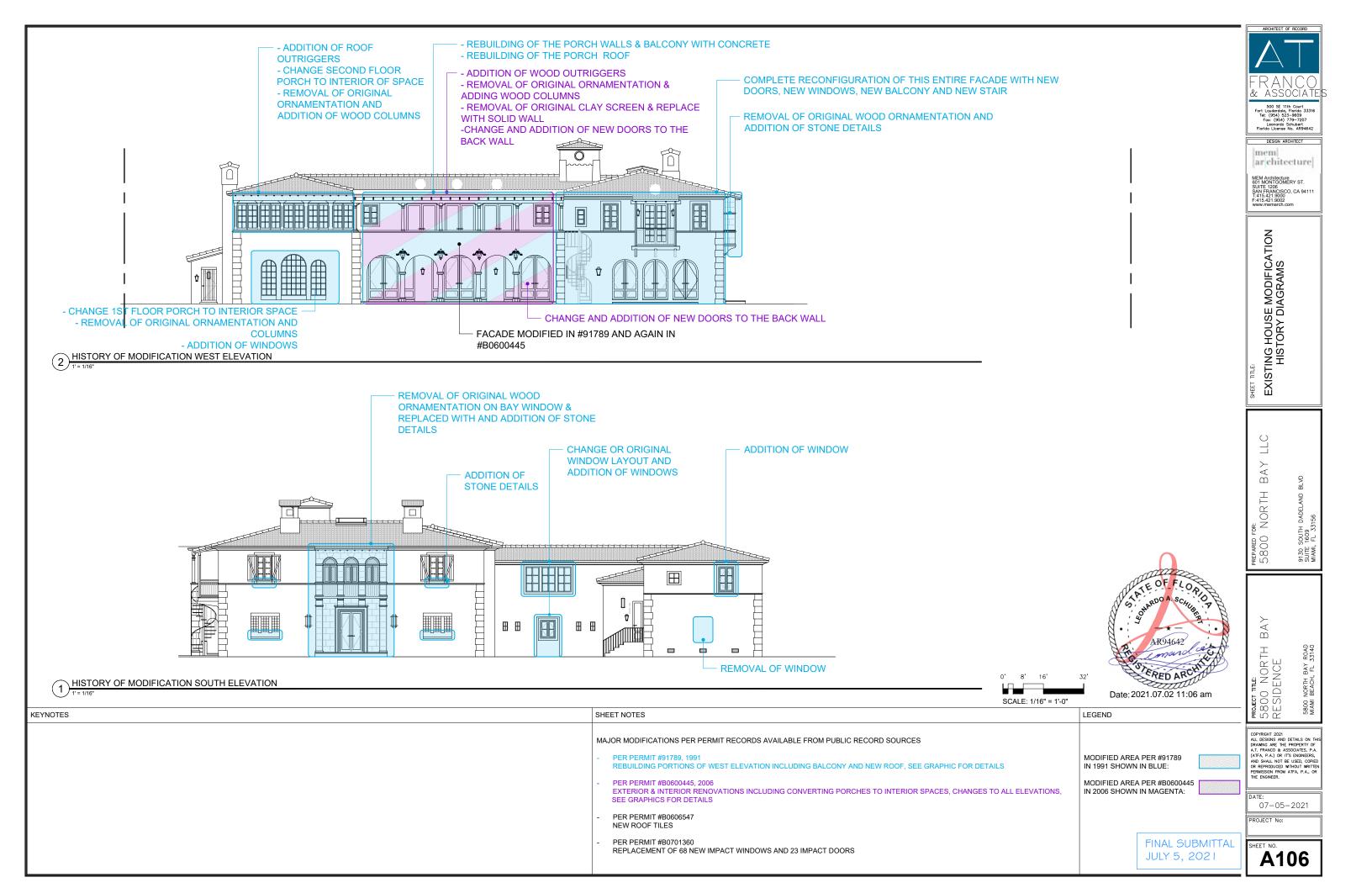
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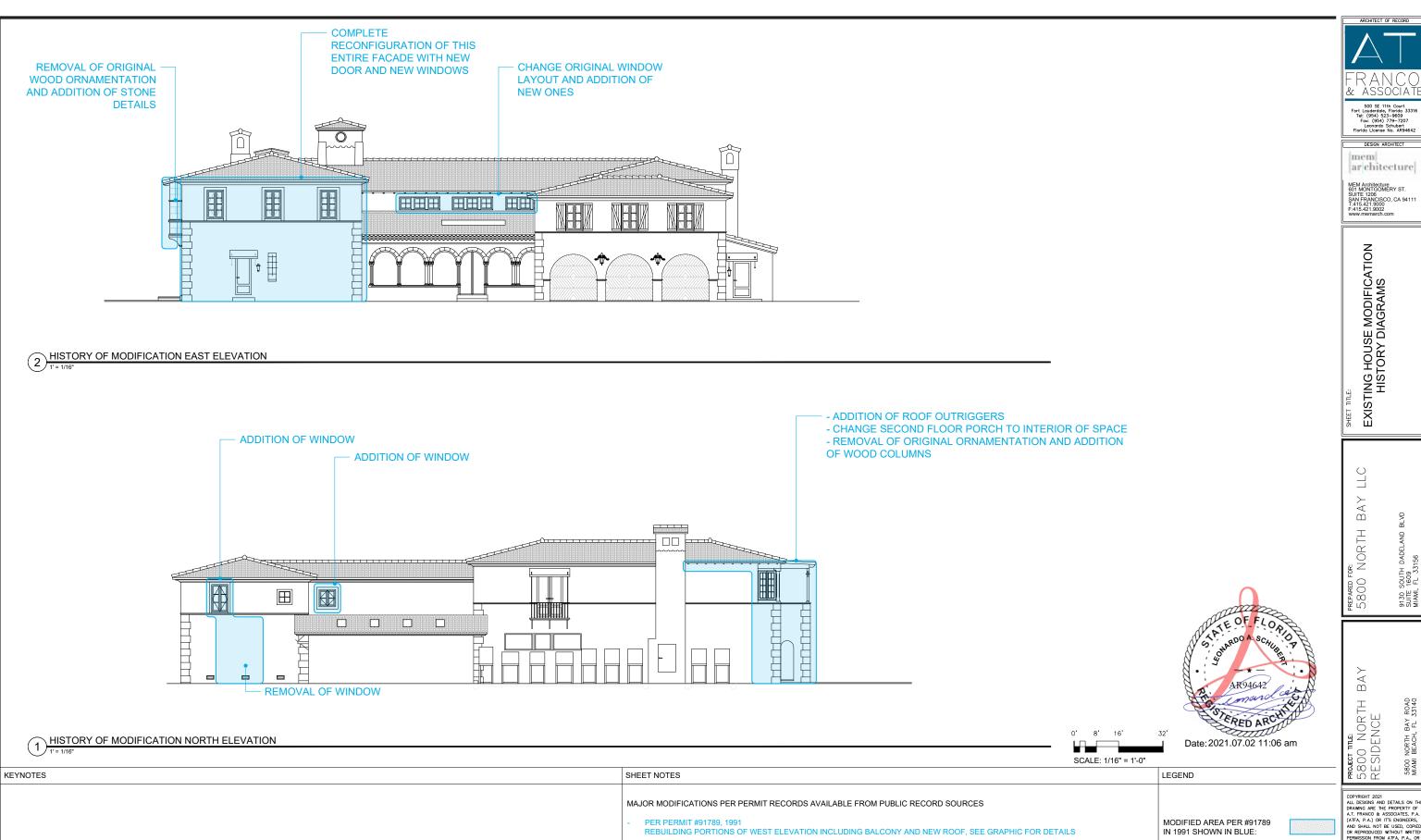
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PER PERMIT #B0600445, 2006

SEE GRAPHICS FOR DETAILS

REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

PER PERMIT #B0606547

NEW ROOF TILES PER PERMIT #B0701360

EXTERIOR & INTERIOR RENOVATIONS INCLUDING CONVERTING PORCHES TO INTERIOR SPACES, CHANGES TO ALL ELEVATIONS,

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JULY 5, 2021

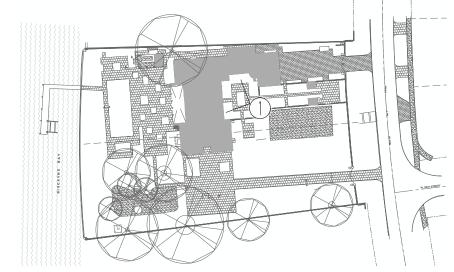
IN 2006 SHOWN IN MAGENTA:

07-05-2021

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EAST ELEVATION



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KEY MAP

HISTORICAL RECORD/

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HISTORICAL RECORD PHOTO COMPARISON

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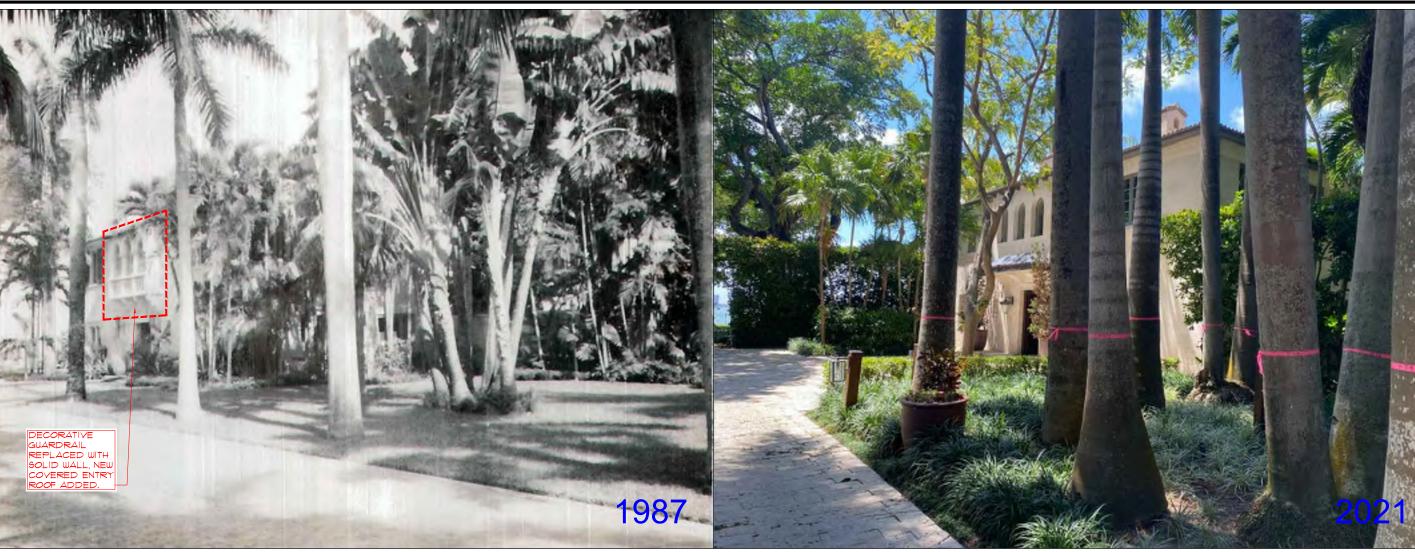
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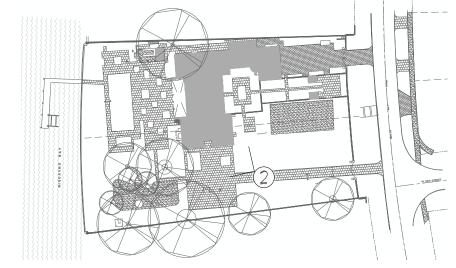
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SOUTH ELEVATION



HISTORICAL RECORD/ KEY MAP

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HISTORICAL RECORD PHOTO COMPARISON

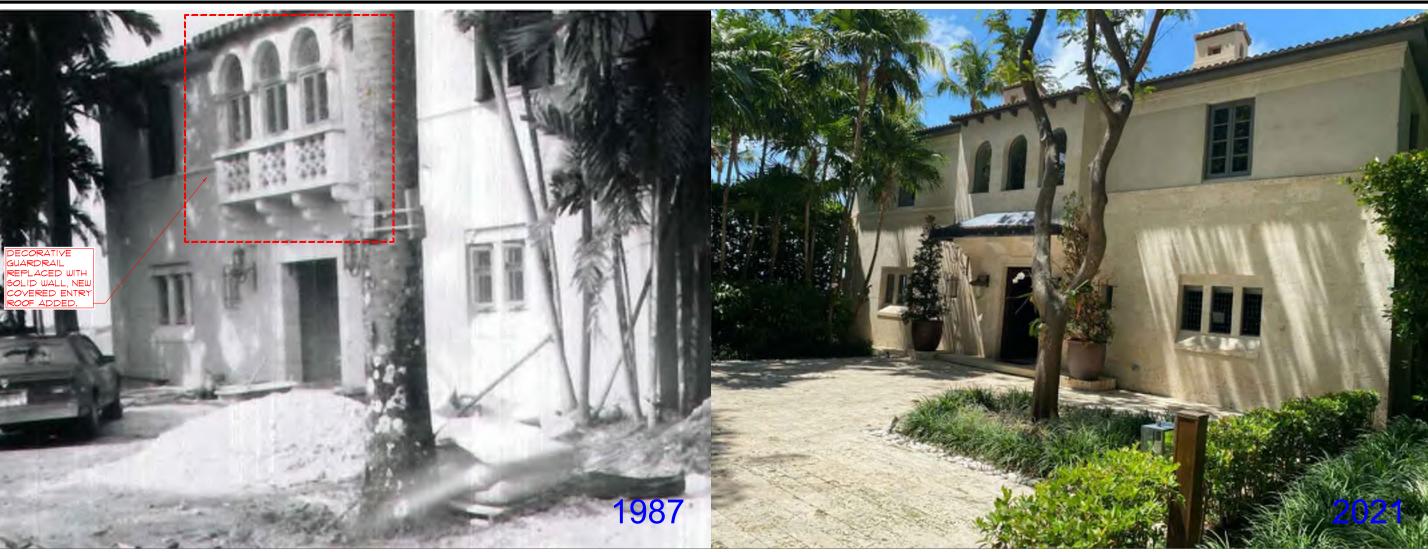
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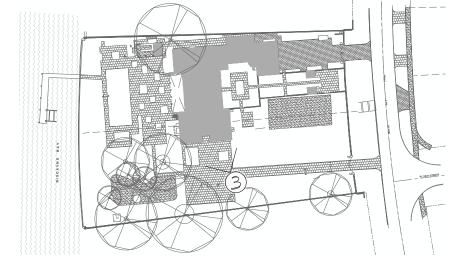
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(3) SOUTH ELEVATION



HISTORICAL RECORD/ KEY MAP

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HISTORICAL RECORD PHOTO COMPARISON

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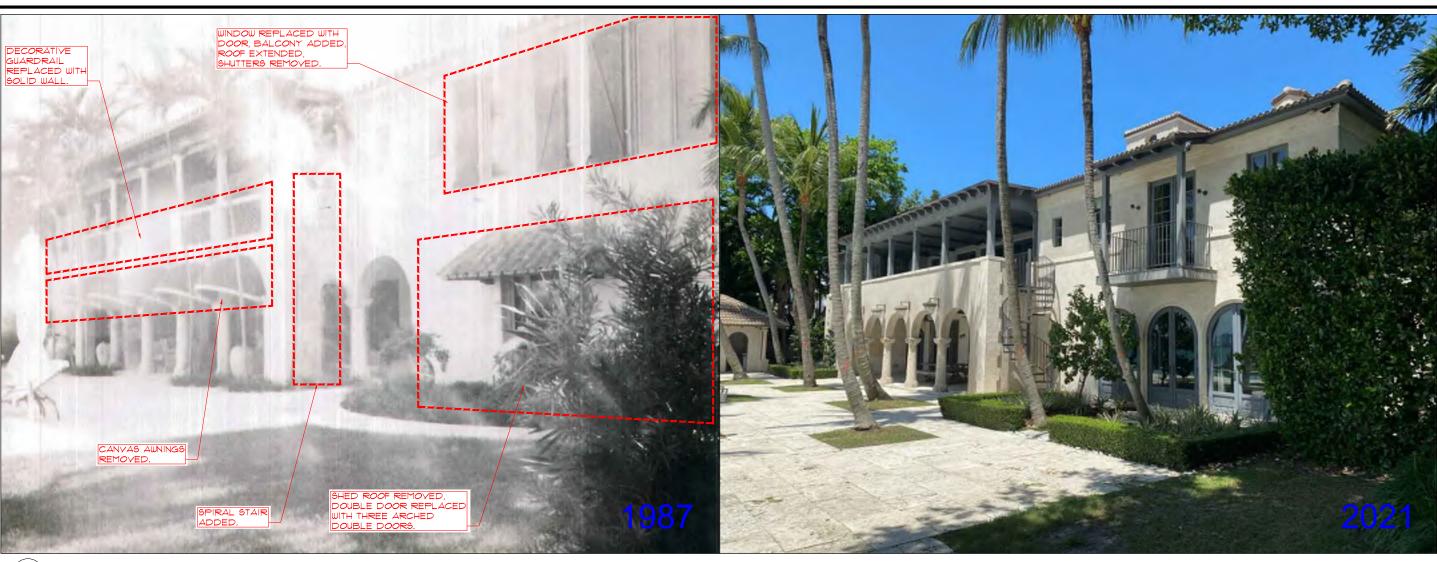
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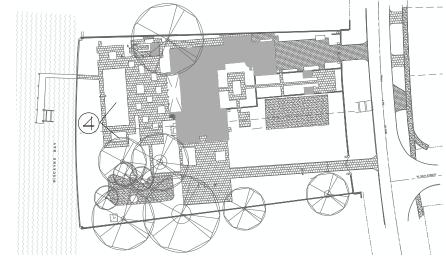
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PROJECT No:

SHEET NO. A11Ø



4 WEST ELEVATION



HISTORICAL RECORD/ KEY MAP

Date: 2021.07.02 11:10 am

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HISTORICAL RECORD PHOTO COMPARISON

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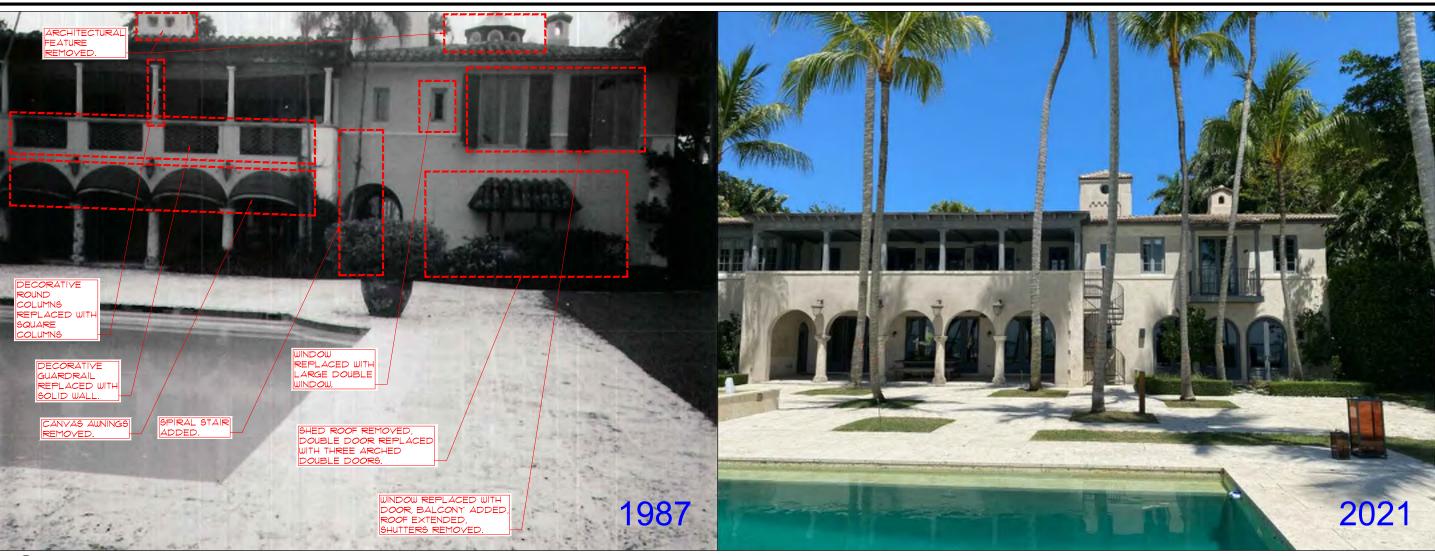
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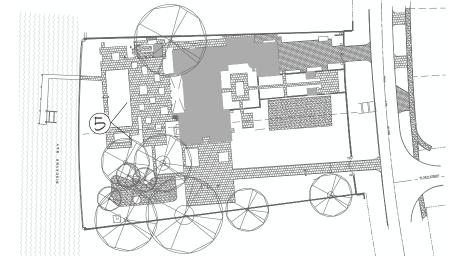
PROJECT No:

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5 WEST ELEVATION



HISTORICAL RECORD/ KEY MAP

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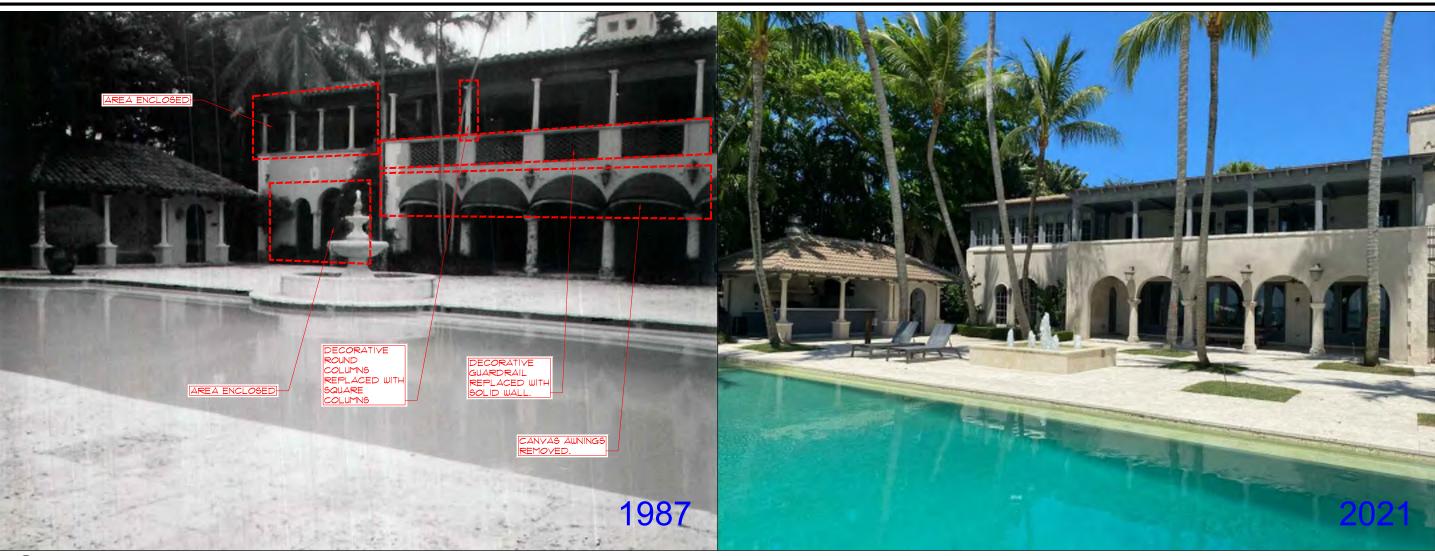
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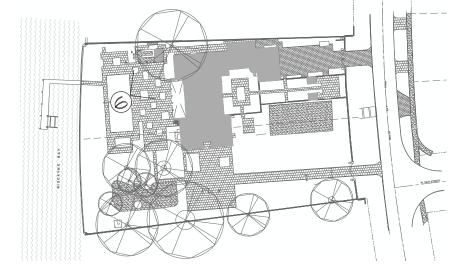
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WEST ELEVATION (6)



HISTORICAL RECORD/ $\mathsf{KEY}\ \mathsf{MAP}$

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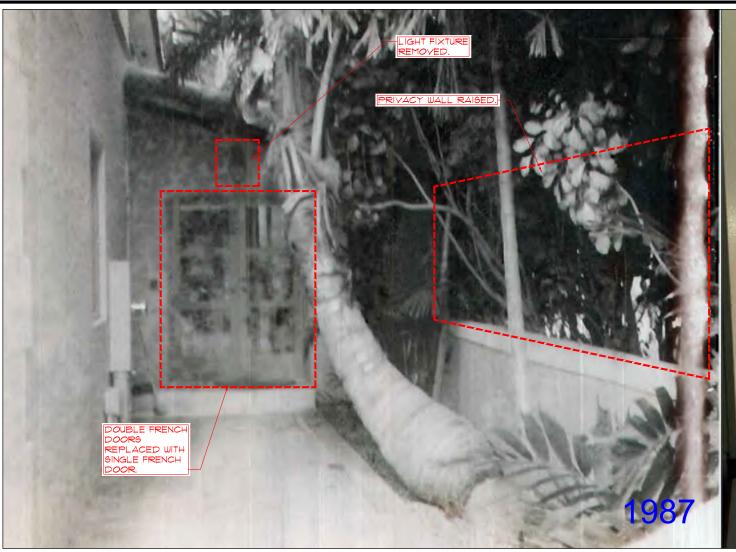
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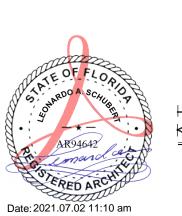
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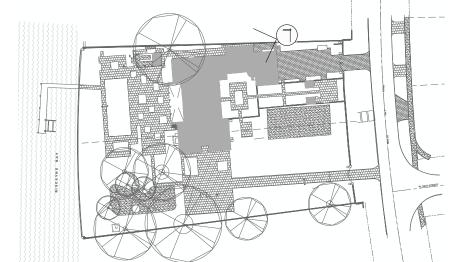
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NORTH ELEVATION





HISTORICAL RECORD/ KEY MAP

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HISTORICAL RECORD PHOTO COMPARISON

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