



4540 NORTH BAY ROAD  
MIAMI BEACH, FLORIDA 33140

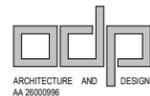
**CLIENT**

4540 NBR LLC  
ADDRESS: 655 MADISON AVE 11 FL  
NEW YORK, NY 10065

**SAOTA**

**DESIGN ARCHITECT**

SAOTA  
ADDRESS: 109 HATFIELD STREET, GARDENS, CAPETOWN, 8001 SOUTH AFRICA  
PHONE: +27(0)21.468.4400



**ARCHITECT OF RECORD**

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC  
ADDRESS: 2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020  
PHONE: 954.518.0833

**jungles**

**LANDSCAPE ARCHITECT**

RAYMOND JUNGLES, INC.  
ADDRESS: 2964 AVIATON AVENUE, COCONUT GROVE, FL 33133  
PHONE: 305.858.6777

**DESIGN REVIEW BOARD APPLICATION: DRB21-0711**  
**FINAL SUBMITTAL 08-02-21**

|  |  |                            |                              |
|--|--|----------------------------|------------------------------|
|  |  | DRB 1st Submittal 07-12-21 | DRB Final Submittal 08-02-21 |
|--|--|----------------------------|------------------------------|

LANDSCAPE

|       |   |   |   |
|-------|---|---|---|
| L-000 | COVER                                   | • | • |
| L-100 | TREE DISPOSITION PLAN                   | • | • |
| L-101 | TREE DISPOSITION SCHEDULE               | • | • |
| L-102 | TREE DISPOSITION NOTES & DETAILS        | • | • |
| L-103 | HARDSCAPE PLAN - GROUND FLOOR           | • | • |
| L-104 | HARDSCAPE PLAN - FIRST FLOOR            | • | • |
| L-106 | CANOPY PLANTING PLAN - GROUND LEVEL     | • | • |
| L-107 | CANOPY PLANTING PLAN - FIRST FLOOR      | • | • |
| L-108 | UNDERSTORY PLANTING PLAN - GROUND LEVEL | • | • |
| L-109 | UNDERSTORY PLANTING PLAN - FIRST FLOOR  | • | • |
| L-110 | UNDERSTORY PLANTING PLAN - SECOND FLOOR | • | • |
| L-111 | PLANT LIST & MITIGATION CHART           | • | • |
| L-112 | LANDSCAPE LEGEND                        | • | • |
| L-113 | PANTING DETAILS                         | • | • |
| L-114 | PLANTING NOTES & SPECIFICATIONS         | • | • |
| L-115 | LANDSCAPE LIGHTING SPECIFICATIONS       | • | • |

|  |  |                            |                              |
|--|--|----------------------------|------------------------------|
|  |  | DRB 1st Submittal 07-12-21 | DRB Final Submittal 08-02-21 |
|--|--|----------------------------|------------------------------|

ARCHITECTURE

|       |                                    |   |   |
|-------|------------------------------------|---|---|
| A-000 | COVER                              | • | • |
| A-001 | DRAWING INDEX                      | • | • |
|       | BOUNDARY SURVEY                    | • | • |
| A-002 | PROJECT INFO & CITY ZONING DATA    | • | • |
| A-003 | ZONING ANALYSIS                    | • | • |
| A-010 | EXISTING SOUTH NEIGHBOR PHOTOS     | • | • |
| A-011 | EXISTING NORTH NEIGHBOR PHOTOS     | • | • |
| A-012 | EXISTING SOUTHEAST NEIGHBOR PHOTOS | • | • |
| A-013 | EXISTING NORTHEAST NEIGHBOR PHOTOS | • | • |
| A-014 | EXISTING NORTH BAY ROAD PHOTOS     | • | • |
| A-020 | EXISTING SITE PHOTOS               |   | • |
| A-021 | EXISTING HOUSE PHOTOS              |   | • |
| A-030 | EXISTING & PROPOSED STREET VIEWS   | • | • |
| A-031 | 3D CONTEXT VIEWS                   | • | • |

DESIGN ARCHITECTURE

|        |                        |   |   |
|--------|------------------------|---|---|
| A_6101 | MATERIAL PALLETE       | • | • |
| A_6102 | AXOS                   | • | • |
| A_6103 | UNIT SIZE              | • | • |
| A_6104 | COVERAGE               | • | • |
| A_6105 | PERVIOUS YARDS         | • | • |
| A_6106 | NORTH ELEVATION WAIVER |   | • |
| A_6107 | OPEN SPACE WAIVER      |   | • |
| A_6108 | SITE PLAN              | • | • |
| A_6109 | UNDERSTORY PLAN        | • | • |
| A_6110 | FIRST FLOOR PLAN       | • | • |
| A_6111 | SECOND FLOOR PLAN      | • | • |
| A_6112 | ROOF PLAN              | • | • |
| A_6113 | B1 DIM PLAN            | • | • |
| A_6114 | L1 DIM PLAN            | • | • |
| A_6115 | L2 DIM PLAN            | • | • |
| A_6116 | EAST ELEVATION         | • | • |
| A_6117 | 35% FRONT SETBACK      |   | • |
| A_6118 | WEST ELEVATION         | • | • |
| A_6119 | NORTH ELEVATION        | • | • |
| A_6120 | SOUTH ELEVATION        | • | • |
| A_6121 | 50% OPEN EAST          | • | • |
| A_6122 | 50% OPEN NORTH         | • | • |
| A_6123 | 50% OPEN SOUTH         | • | • |
| A_6124 | SECTION AA             | • | • |
| A_6125 | SECTION BB             | • | • |
| A_6126 | SECTION CC             | • | • |
| A_6127 | SECTION DD             | • | • |
| A_6128 | SECTION EE             | • | • |
| A_6129 | SECTION FF             | • | • |
| A_6130 | SECTION GG             | • | • |
| A_6131 | FRONT VIEW             | • | • |
| A_6132 | COURTYARD VIEW         | • | • |
| A_6133 | REAR VIEW              | • | • |

**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
AA 2600996  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
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T 954.518.0833

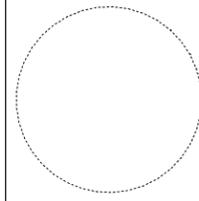
**LEAD DESIGNER**  
SAOTA PTY LTD  
109 HATFIELD STREET, GARDENS  
CAPE TOWN, 8001 SOUTH AFRICA  
077051 488 4000

**LANDSCAPE ARCHITECT**  
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**CIVIL ENGINEER**  
TERRA CIVIL ENGINEERING  
4011 W. FLAGLER ST. SUITE 404 MIAMI, FL 33134  
T 305.498.9210

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

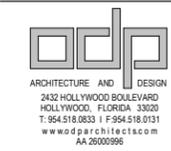
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR52042

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**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

|          |                     |
|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
|          |                     |
|          |                     |
|          |                     |
|          |                     |

**KEY PLAN**

**SCALE**  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**DRAWING INDEX**

**SHEET NO.**  
A-001

# MIAMI BEACH

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

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

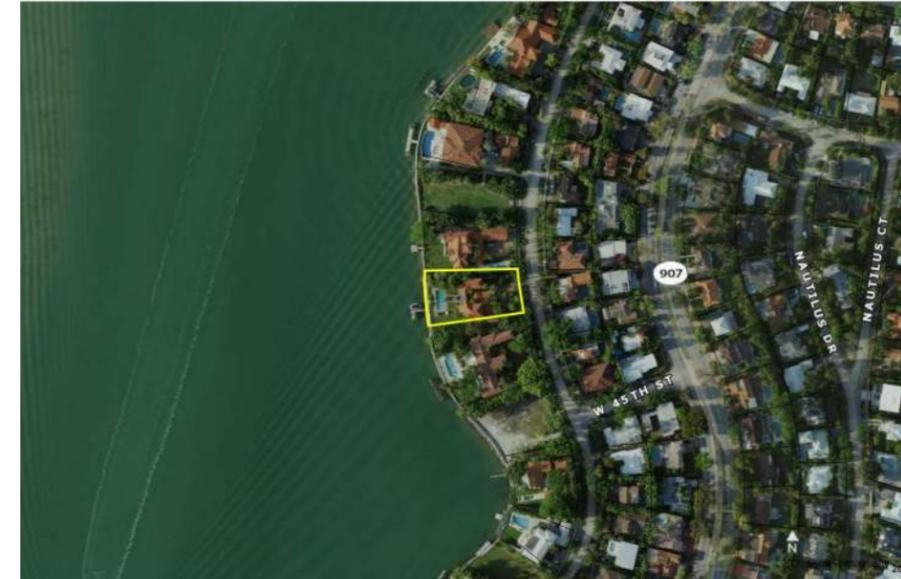
| ITEM # | Zoning Information              |  |   |                      |
|--------|---------------------------------|--|---|----------------------|
| 1      | Address:                        | 4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140   |   |                      |
| 2      | Folio number(s):                | 02-3222-011-0190   |   |                      |
| 3      | Board and file numbers :        | DESIGN REVIEW BOARD - DRB21-0711   |   |                      |
| 4      | Year built:                     | 1990   | Zoning District:  | R-2                  |
| 5      | Base Flood Elevation:           | +8' NGVD (per 54-35)   | Grade value in NGVD:  | +4.00' NGVD          |
| 6      | Adjusted grade (Flood+Grade/2): | +6.00' NGVD  | Free board:   | 5'-0"                |
| 7      | Lot Area:                       | 22,885.40 SF   |   |                      |
| 8      | Lot width:                      | 111.05 FT (average)  | Lot Depth:  | 207.35' (average)    |
| 9      | Max Lot Coverage SF and %:      | 6,865 SF / 30%   | Proposed Lot Coverage SF and %:   | 6,862.30 SF / 29.98% |
| 10     | Existing Lot Coverage SF and %: | 6,378 SF / 27.87%  | Lot coverage deducted (garage-storage) SF:  | 1,644.69 SF          |
| 11     | Front Yard Open Space SF and %: | 2,142.36 SF / 70.26%   | Rear Yard Open Space SF and %:  | 2,645.12 SF / 70.81% |
| 12     | Max Unit Size SF and %:         | 11,442.70 SF / 50%   | Proposed Unit Size SF and %:  | 11,369 SF / 49.68%   |
| 13     | Existing First Floor Unit Size: | 2,811 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) |   | 62,425 CF / 47.36%   |
| 15     |                                 | 2,085 SF   | Proposed Second Floor Unit Size SF and % :  | 4,994 SF / 43.65%    |
| 16     |                                 |  | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): | N/A                  |

|    |  | Required | Existing | Proposed    | Deficiencies |
|----|--|----------|----------|-------------|--------------|
| 17 | Height:  | 28 FT    | 28 FT    | 28'-0"      |              |
| 18 | Setbacks:  |          |          |             |              |
| 19 | Front First level:   | 30 FT    | 69.25'   | 30'-0"      |              |
| 20 | Front Second level:  | 30 FT    | 69.25'   | 30'-0"      |              |
| 21 | Side 1:  | 11.11 FT | 8.14'    | 13'-10 1/2" |              |
| 22 | Side 2 or (facing street):   | 11.11 FT | 22.45'   | 13'-10 1/2" |              |
| 23 | Rear:  | 31.10 FT | 62.39'   | 31'-1 1/4"  |              |
|    | 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 :   | 27.775'  | 30.59'   | 27'-9"      |              |
| 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



**PROPERTY INFORMATION AND DATA**

PROPERTY ADDRESS: 4540 NORTH BAY ROAD  
MIAMI BEACH, FLORIDA 33140

FOLIO NUMBER: 02-3222-011-0190

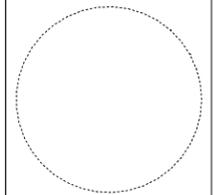
SUB-DIVISION: NAUTILUS

LEGAL DESCRIPTION: LOT 22, OF BLOCK 1, OF NAUTILUS SUBDIVISION, PLATBOOK 8, PAGE 95.

LOT DISTRICT: R-2

FLOOD ZONE: ZONE AE-7

|                            |   |
|----------------------------|---|
| <b>OWNER</b>               | 4540 NBR LLC<br>4540 NORTH BAY ROAD<br>MIAMI BEACH, FL 33140  |
| <b>ARCHITECT</b>           | AA 26000996<br>O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.<br>2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020<br>T: 954.518.0831 F: 954.518.0131<br>www.odpa.com |
| <b>LEAD DESIGNER</b>       | SAOTA PTV LTD<br>109 HATFIELD STREET, GARDENS<br>CAPE TOWN, 8001 SOUTH AFRICA<br>071051 488 4000  |
| <b>LANDSCAPE ARCHITECT</b> | RAYMOND JANGLES, INC.<br>2664 AVIATION AVENUE, COCONUT GROVE, FL 33133<br>T: 305.858.6777   |
| <b>CIVIL ENGINEER</b>      | TERRA CIVIL ENGINEERING<br>4011 W. FLAGLER ST. SUITE 404 MIAMI, FL 33134<br>T: 305.498.9010   |
| <b>STRUCTURAL ENGINEER</b> | NAME<br>ADDRESS<br>TELEPHONE  |
| <b>MEP/FP ENGINEER</b>     | NAME<br>ADDRESS<br>TELEPHONE  |



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR20242

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T: +27(0)21 468 4400 | info@saota.com  
www.saota.com

**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

|                  |          |                     |
|------------------|----------|---------------------|
| <b>REVISIONS</b> | 08-02-21 | DRB Final Submittal |
|                  |          |                     |
|                  |          |                     |
|                  |          |                     |

**KEY PLAN**

SCALE: 1/2" = 1'-0"  
DATE: 08/2021  
STARTED BY:  
DRAWING TITLE:

**PROJECT INFO & CITY ZONING DATA**

SHEET NO.  
**A-002**

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| ZONING ANALYSIS   |   |   |                            |                   |                  |
|---|---|---|----------------------------|-------------------|------------------|
| CITY OF MIAMI BEACH CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 142 - ZONING DISTRICT REGULATIONS, DIVISION 2 RS-1 THRU 4 SINGLE-FAMILY RESIDENTIAL DISTRICTS |   |   |                            |                   |                  |
|   |   | ALLOWED / REQUIRED  | PROPOSED / PROVIDED        | SHEET REFERENCE   | WAIVER REQUESTED |
| PROPERTY ADDRESS  | 4540 NORTH BAY ROAD<br>MIAMI BEACH, FLORIDA 33140   |   |                            |                   |                  |
| FOLIO NUMBER  | 02-3222-011-0190  |   |                            |                   |                  |
| LEGAL DESCRIPTION   | LOT 22, OF BLOCK 1, OF NAUTILUS SUBDIVISION, PLATBOOK 8, PAGE 95  |   |                            |                   |                  |
| ZONING DISTRICT   | RS-2  |   |                            |                   |                  |
| LOT AREA  |   | 18,000 SF min   | 22,885.40 SF               |                   |                  |
| LOT WIDTH   | 111.05 FT (average) x 207.35 FT (average)   | 75 FT min   | 111.05 FT (average)        |                   |                  |
| UNIT SIZE   | Minimum   | 1,800 SF min  | N/A                        | A_6103            |                  |
| Additional Requirements Understory Areas  | Maximum 50% of lot area   | 11,442.7 SF max   | 11,369 SF = 49.68%         | A_6103            |                  |
|   | For 2-story w/lot coverage 25% or greater, at least 35% of 2nd floor along front elevation set back 5' min        | 5 FT min additional   | 5' Provided for 50.17%     | A_6117            |                  |
|   | Open min 50% on each side   | 50%   | 50.17%; 60.70%; 61.37%     | A_6121-23         |                  |
|   | Enclosed parking & storage areas not counted provided do not exceed 600 SF  | 600 SF max not counted  | 600 SF not counted         | A_6103            |                  |
|   | Driveway width not to exceed 30% of lot width, width less than 9' & greater than 18'                              | .30 x 111.1 = 33.33 FT  | (2) @ 9'-0" / 18'-0" total | A_6108            |                  |
|   | 70% of required front & side yards shall be sodded or landscaped pervious open space                              | 70%   | 70.26%                     | A_6105            |                  |
| LOT COVERAGE  | 30% maximum for a 2-story Home (% of lot area)  | 6,899 SF max  | 6,862 SF = 29.98%          | A_6104            |                  |
| Yard Elevation Requirements Front & Interior Side Rear (Waterfront)   | Eyebrows, roof overhangs, covered porches & terraces projecting max 5' from exterior wall not included            | 5' max from exterior wall   | Provided                   | A_6104            |                  |
|   | Except driveways, walkways, transition areas, green infrastructure, existing landscape to be preserved            | 6.56' NGVD min  | Provided                   | A_6108            |                  |
|   | Maximum of 30" above adjusted grade (not to exceed min flood elevation plus freeboard)                            | 6' NGVD+30"=8'-6" NGVD  | +6' NGVD                   | L-103             |                  |
|   | Not to exceed the base flood elevation + freeboard  | 6' NGVD+30"=8'-6" NGVD  | +6' NGVD                   | L-103             |                  |
| BUILDING HEIGHT   | Measured from the required base flood elevation for the lot, plus freeboard, to top of structural slab            | 28 FT max   | 28'-0"                     | A_6116-20         |                  |
|   | 1' min freeboard per Sec. 54-35   | +41'-0" NGVD  | 41'-0" NGVD                | A_6106;6121-22    |                  |
|   | 5' max freeboard per Sec. 54-35   | (+8' BFE + 5' freeboard + 28' )   |                            |                   |                  |
| NUMBER OF STORIES   | above the base flood elevation, plus freeboard  | 2   | 2                          | A_6114-17;6121-22 |                  |
| SETBACKS  |   |   |                            |                   |                  |
| Front Yard  | For two-story structures  | 30 FT   | 30'-0"                     | A_6105            |                  |
|   | At least 50% of required front yard area shall be sodded or landscaped pervious open space                        | 50% min = 1,524.55 SF   | 1,802.08 SF = 59.10%       | A_6105            |                  |
| Side Yard   | Sum of required side yards shall be at least 25% of lot width   | .25 x 111.1 FT = 27.775 FT  | 13'-10 1/2" x 2 = 27'-9"   | A_6105            |                  |
|   | Each interior side yard shall have a min of 10% of lot width or 10', whichever is greater                         | .10 x 111.1 FT = 11.11 FT   | 13'-10 1/2"                | A_6105            |                  |
| Interior  | 2-story side elevations parallel to side property line shall not exceed 50% of lot depth or 60' whichever is less | 60 FT max   | 64'-4 1/2"                 | A_6106-07         | X                |
|   | -open to the sky from grade   |   | 50% open w/pergola         | A_6106-07         | X                |
|   | -at least 8' in depth measured perpendicular from min req'd side setback line                                     | 8 FT  | 8 FT                       | A_6106-07         | X                |
|   | -5F not less than 2% of lot area  | 229.98 SF   | 108 SF                     | A_6106-07         | X                |
|   | -elevation of open space shall not exceed elevation of first habitable floor                                      |   | Provided                   | A_6106-07         | X                |
|   | 15% of lot depth, 20' min, 50' max  | .15 x 207.35 FT = 31.10 FT  | 31'-1 1/4"                 | A_6108            |                  |
| Rear Yard   | 70% shall be sodded or landscaped pervious open space. Water portion of swimming pool counted                     | 70%   | 70.81%                     | A_6105            |                  |
| ALLOWABLE ENCROACHMENTS   |   |   |                            |                   |                  |
| Accessory Building  | Lot Coverage  | shall be included in overall lot coverage calcs; may be constructed in rear yard (25% max)          | N/A                        |                   |                  |
|   | Size  | shall be included in overall unit size calcs  | N/A                        |                   |                  |
|   | Separation  |   | 5 FT min                   | N/A               |                  |
|   | Setbacks (2-story)  | 10' min to interior lot or to required side setback, whichever is greater; 15' when facing a street | 11.1 FT                    | N/A               |                  |
|   | Height  | 15' from rear of property   | 15'                        | N/A               |                  |
|   | Uses  | 2 stories. Measured from the required base flood elevation for the lot, plus 1' freeboard           | 20 FT max                  | N/A               |                  |
| Pool & mechanical equipment   | To rear or interior lot line  | 5 FT  | 5'-0 3/4"                  | A_6108;6127       |                  |
|   | Max height, including attached screening elements   | 5 FT max above BFE  | 5'-0"                      | A_6127            |                  |
| Driveways   | 10 FT max above grade   | 10 FT max above grade   | 9'-0 1/4"                  | A_6127            |                  |
|   | From each side property line  | 4 FT  | 4'-0"                      | A_6108            |                  |
| Fences,Walls,Gates  |   |   |                            |                   |                  |
|   |   |   |                            |                   |                  |
| Front yard Rear or Side yard  | Shall not exceed 5' height measured from grade*. Increase 1' per 2' setback up to 7' max total height from grade* | 5 FT + 2FT add'l = 7 FT max   | 7 FT (w/4' setback)        | A_6108;6129       |                  |
|   |   | 7 FT max  | 7 FT                       | A_6108;6127-30    |                  |
| Hot Tubs, Showers,Whirlpools,Tollets,Decks  | Setback to rear or interior lot line  | 7.5 FT min  | 7.5 FT                     | A_6108            |                  |
|   | 30% max of required rear yard   | .30 x 3702.18 SF = 1,110.65 SF  | 129 SF = 3.48%             | A_6108;6110       |                  |
| Projections   | Distance of 25% max of required yard, up to maximum of 6'   |   |                            |                   |                  |
|   |   |   |                            |                   |                  |
| Roof overhangs Ornamental feature (Pergola)   |   | 3'-5 1/2"(side);6'-0"(rear)   | 3'-1; 3'-5 1/2"            | A_6126;6130       |                  |
|   |   | 6'-0"   | 6'-0"                      | A_6126;6129       |                  |
| Planters  |   | 3'-5 1/2"   | 2'-7 1/2"                  | A_6128            |                  |
|   | Not to exceed 4' in height measured from finish floor of primary structure  | 4 FT max  | 3'-1 1/2"                  | A_6128            |                  |
| Porches, platforms, terraces  |   | .25 x 31.05' = 7'-9 1/8"  | 3'-0 1/2"; 7'-8 1/2"       | A_6108;6126       |                  |
|   | Up to 30" above adjusted grade, up to 1st habitable floor elevation   |   | Provided                   | A_6108;6126       |                  |
| Walkways  |   | 44" max   | 44"                        | A_6127;6130       |                  |
|   |   |   |                            |                   |                  |
| Swimming Pools  |   |   |                            |                   |                  |
|   |   |   |                            |                   |                  |
| Rear setback  | To pool deck or platform, exterior face of infinity edge pool catch basin, screen enclosure                       | 6 FT min  | 6 FT                       | A_6108;6110;6126  |                  |
|   | To waters edge of pool or to waterline of catch basin of infinity edge pool                                       | 7.5 FT min  | 7.5 FT                     | A_6108;6110;6126  |                  |
| Side Interior setback   | To pool deck or platform, exterior face of infinity edge pool catch basin, screen enclosure                       | 7.5 FT min  | Provided                   | A_6108;6110       |                  |
|   | To waters edge of pool or to waterline of catch basin of infinity edge pool                                       | 9 FT min  | Provided                   | A_6108;6110       |                  |
| Walk Space  | Between pool walls/fences/screen enclosure  | 18" wide min  | Provided                   | A_6108;6110       |                  |
|   | Non-climbable, self-closing/locking gate, 4' tall   |   | Provided                   | A_6108;6110       |                  |
| Safety barrier and gate   |   |   |                            |                   |                  |

\*grade - city sidewalk elevation at centerline of property

OWNER  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

ARCHITECT  
O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020  
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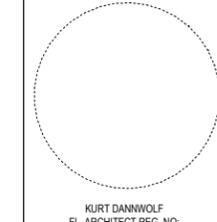
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109 HATFIELD STREET GARDENS  
CAPE TOWN, 8001 SOUTH AFRICA  
T: 021 468 4400

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STRUCTURAL ENGINEER  
NAME  
ADDRESS  
TELEPHONE

MEP/FP ENGINEER  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
ARS2042

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PROJECT  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS

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KEY PLAN

SCALE: 1/2" = 1'-0"  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

ZONING ANALYSIS

SHEET NO.  
A-003

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4540 NORTH BAY ROAD 3



4520 NORTH BAY ROAD 2



4462 NORTH BAY ROAD 1



**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
AA 26000996  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
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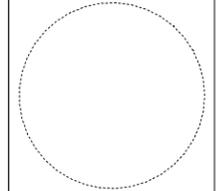
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TELEPHONE:

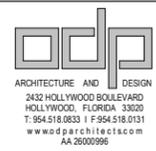
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NAME:  
ADDRESS:  
TELEPHONE:



**KURT DANNWOLF**  
FL ARCHITECT REG. NO.  
AR92042

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**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
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**KEY PLAN**

SCALE: 1/2" = 1'-0"  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**EXISTING SOUTH NEIGHBOR PHOTOS**

SHEET NO.  
**A-010**



4580 NORTH BAY ROAD 6



VACANT LOT 5



4550 NORTH BAY ROAD 4



4540 NORTH BAY ROAD 3



**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
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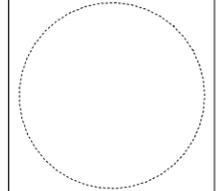
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**STRUCTURAL ENGINEER**  
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ADDRESS  
TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR2042

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**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

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| 08-02-21 | DRB Final Submittal |             |
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**KEY PLAN**

SCALE: 12" = 1'-0"  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**EXISTING NORTH NEIGHBOR PHOTOS**

SHEET NO.  
**A-011**

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4541 NORTH BAY ROAD 4



4531 NORTH BAY ROAD 3



4515 NORTH BAY ROAD 2



4501 NORTH BAY ROAD 1



**OWNER**  
 4541 NBR LLC  
 4541 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

**ARCHITECT**  
 AA 2600996  
 O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
 2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020  
 T 954.518.0833

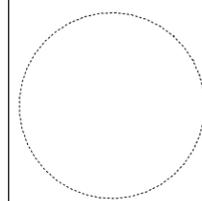
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 109 HATFIELD STREET, GARDENS  
 CAPE TOWN, 8001 SOUTH AFRICA  
 077051 488 4000

**LANDSCAPE ARCHITECT**  
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**CIVIL ENGINEER**  
 TERRA CIVIL ENGINEERING  
 4011 W. FLAGLER ST. SUITE 404 MIAMI, FL 33134  
 T 305.498.9010

**STRUCTURAL ENGINEER**  
 NAME  
 ADDRESS  
 TELEPHONE

**MEP/FP ENGINEER**  
 NAME  
 ADDRESS  
 TELEPHONE



KURT DANNWOLF  
 FL ARCHITECT REG. NO.  
 ARS2042

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**PROJECT**  
 4540 NORTH BAY RD.  
 4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

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|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
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|          |                     |

**KEY PLAN**

SCALE: 1/2" = 1'-0"

DATE: 08/20/21  
 STARTED BY:  
 DRAWING TITLE:

**EXISTING  
 SOUTHEAST  
 NEIGHBOR PHOTOS**  
 SHEET NO.  
 A-012

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4591 NORTH BAY ROAD 8



4575 NORTH BAY ROAD 7



4565 NORTH BAY ROAD 6



4555 NORTH BAY ROAD 5



**OWNER**  
 4540 NBR LLC  
 4540 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

**ARCHITECT**  
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 O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
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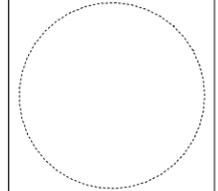
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**CIVIL ENGINEER**  
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**STRUCTURAL ENGINEER**  
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 TELEPHONE:

**MEP/FP ENGINEER**  
 NAME:  
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KURT DANNWOLF  
 FL ARCHITECT REG. NO.  
 ARS2042

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**PROJECT**  
 4540 NORTH BAY RD.  
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**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
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| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
|          |                     |             |
|          |                     |             |

**KEY PLAN**

SCALE: 1/2" = 1'-0"  
 DATE: 08/20/21  
 STARTED BY:  
 DRAWING TITLE:  
**EXISTING  
 NORTHEAST  
 NEIGHBOR PHOTOS**  
 SHEET NO.  
**A-013**



LOOKING NORTHERLY 4



LOOKING NORTHWESTERLY 3



LOOKING SOUTHERLY 2



LOOKING SOUTHWESTERLY 1



**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
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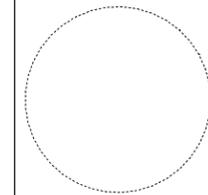
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ADDRESS:  
TELEPHONE:

**MEP/FP ENGINEER**  
NAME:  
ADDRESS:  
TELEPHONE:



**KURT DANNWOLF**  
FL ARCHITECT REG. NO.  
AR52042

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**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
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|          |                     |             |

**KEY PLAN**

SCALE: 1/2" = 1'-0"  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**EXISTING NORTH BAY ROAD PHOTOS**

SHEET NO.  
**A-014**



LOOKING EASTERLY FROM BOAT DOCK 4



LOOKING NORTHEASTERLY FROM SW CORNER OF PROPERTY 3



LOOKING NORTHWESTERLY FROM SE CORNER OF PROPERTY 2



LOOKING WESTERLY FROM DRIVEWAY ENTRANCE GATE 1

OWNER  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

ARCHITECT  
AA 26000996  
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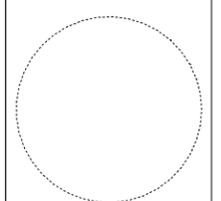
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STRUCTURAL ENGINEER  
NAME  
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MEP/FP ENGINEER  
NAME  
ADDRESS  
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KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR32042

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PROJECT  
**4540 NORTH BAY RD.**  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS

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|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
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|          |                     |

KEY PLAN

SCALE

DATE: 08/2021  
STARTED BY:  
DRAWING TITLE:

EXISTING SITE PHOTOS

SHEET NO.  
**A-020**

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**NORTHWEST ELEVATION 6**



**WEST ELEVATION 5**



**SOUTHWEST ELEVATION 4**



**SOUTHEAST / SOUTH ELEVATION 2**



**EAST ELEVATION 2**



**NORTHEAST ELEVATION 1**

**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
AA 26000966  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
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T: 954.518.0833

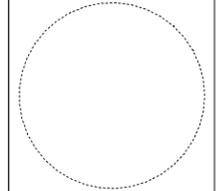
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CAPE TOWN, 8001 SOUTH AFRICA  
071071 488 4000

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**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



**KURT DANNWOLF**  
FL ARCHITECT REG. NO.  
AR52042

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AA 26000966

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**SAOTA**  
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www.saota.com

**PROJECT**  
**4540 NORTH BAY RD.**  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

|          |                     |
|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
|          |                     |
|          |                     |
|          |                     |

**KEY PLAN**

**SCALE**  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**EXISTING HOUSE PHOTOS**

**SHEET NO.**  
**A-021**

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PROPOSED STREET MONTAGE VIEW



EXISTING STREET VIEW

**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
AA 2600996  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD HOLLYWOOD, FL 33020  
T 954.518.0833

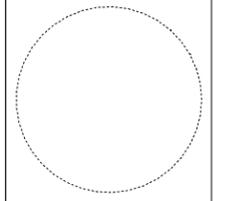
**LEAD DESIGNER**  
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109 HATFIELD STREET, GADENS,  
CAPE TOWN, 8001 SOUTH AFRICA  
07101 468 4400

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TERRA CIVIL ENGINEERING  
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T 305.498.9010

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR52042

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**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
|          |                     |             |
|          |                     |             |

**KEY PLAN**

SCALE:  
DATE: 08/2021  
STARTED BY:  
DRAWING TITLE:  
**EXISTING & PROPOSED STREET VIEWS**  
SHEET NO.  
**A-030**



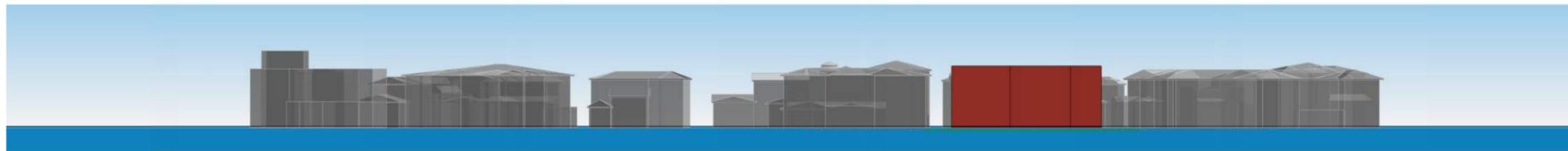
2 PROPOSED 3D CONTEXT AERIAL LOOKING NE



1 PROPOSED 3D CONTEXT AERIAL LOOKING SW



3 PROPOSED 3D CONTEXT EAST ELEVATION



4 PROPOSED 3D CONTEXT WEST ELEVATION

**OWNER**  
4540 NBR LLC  
4540 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**ARCHITECT**  
AA 2600996  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.  
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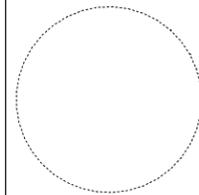
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109 HATFIELD STREET, GARDENS  
CAPE TOWN, 8001 SOUTH AFRICA  
071051 488 4000

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TERRA CIVIL ENGINEERING  
4011 W. FLAGLER ST. SUITE 404 MIAMI, FL 33134  
T 305.498.9010

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

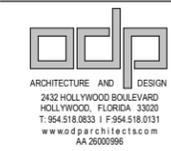
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR52042

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**PROJECT**  
4540 NORTH BAY RD.  
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**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
|          |                     |             |
|          |                     |             |

**KEY PLAN**

**SCALE**  
DATE: 08/20/21  
STARTED BY:  
DRAWING TITLE:

**3D CONTEXT VIEWS**  
SHEET NO.  
A-031

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**INTERNAL TIMBER FLOORS + CEILINGS**  
European Oak - brushed + gray wash

**TIMBER SLATS**  
IPE Hardwood

**FEATURE ACCENT METAL**  
Blackened steel/ patina steel

**EXTERNAL TIMBER DECKING**  
IPE Hardwood - weathered to gray

**STONE FLOORS + FEATURE WALLS**  
Limestone

**FEATURE STONE WALLS**  
Lava Stone

**FEATURE STONE WALLS**  
Basalt Stone

**INTERNAL FEATURE WALLS**  
Light Grey Venetian Plaster

**WINDOW FRAMES**  
Black matte finish

**INTERNAL TIMBER**  
South American Peruvian Walnut

**MATERIAL PALLETE**

**OWNER**  
4540 NBR, LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

**ARCHITECT**  
#A 20003999  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.,  
2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020  
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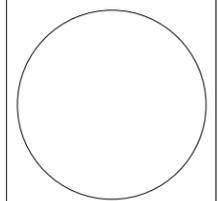
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TERESA CABRIL ENGINEERING  
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**STRUCTURAL ENGINEER**  
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ADDRESS  
TELEPHONE

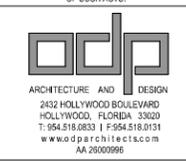
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



**KURT DANNWOLF**  
FL ARCHITECT REG. NO.  
AR92042

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**PROJECT**  
**4540 NORTH BAY RD.**  
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**REVISIONS**

| NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 01  | 08-02-21 | DRB Final Submittal |
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|     |          |                     |

**KEY PLAN**

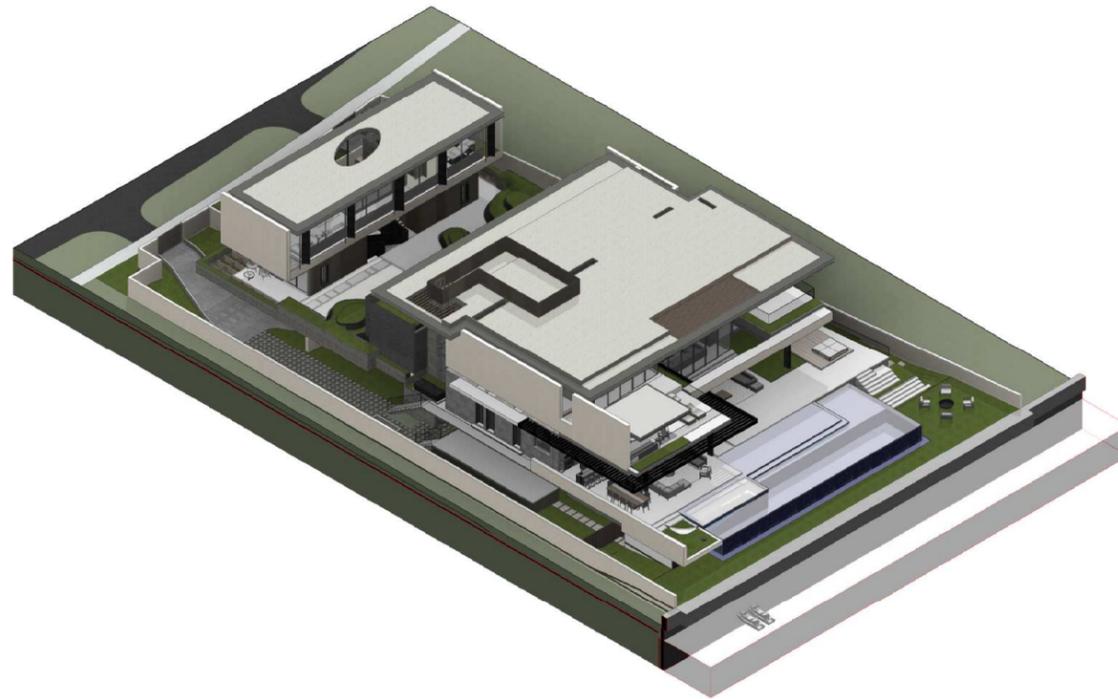
SCALE:  
DATE: 08/02/21  
STARTED BY:  
DRAWING TITLE:

**MATERIAL PALLETE**  
SHEET NO.  
**A\_6101**

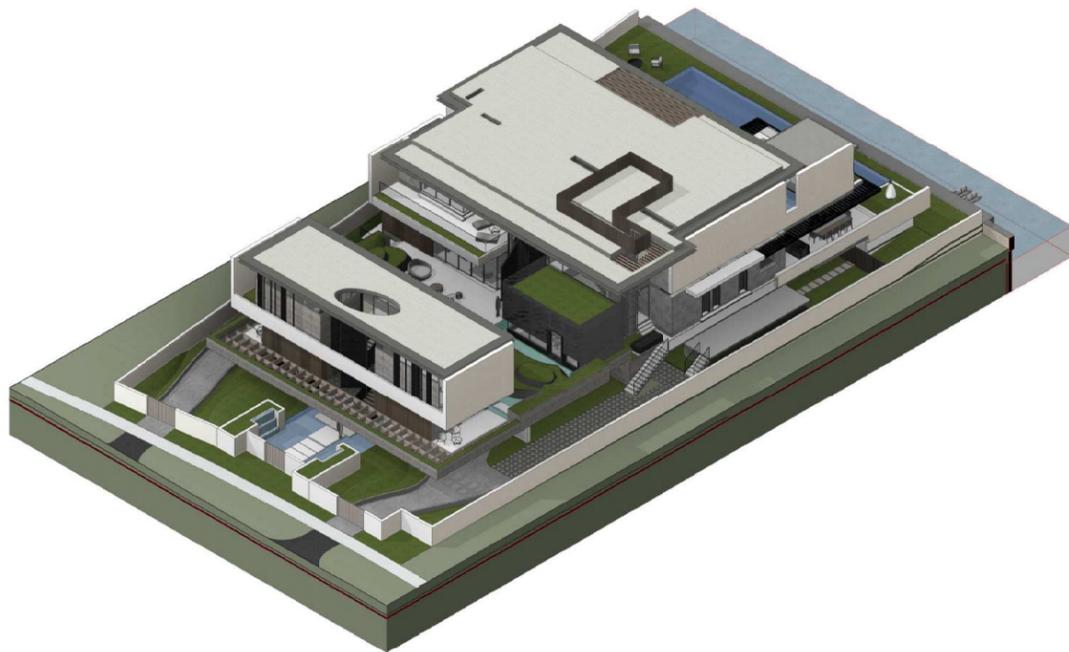
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1 AXO 01



2 AXO 02



4 AXO 03



3 AXO 04

**OWNER**  
4540 NBR, LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

**ARCHITECT**  
#A 20030990  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.,  
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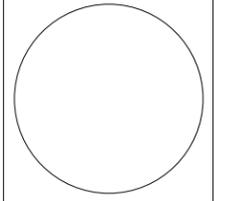
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TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR82042

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**PROJECT**  
4540 NORTH BAY RD.  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

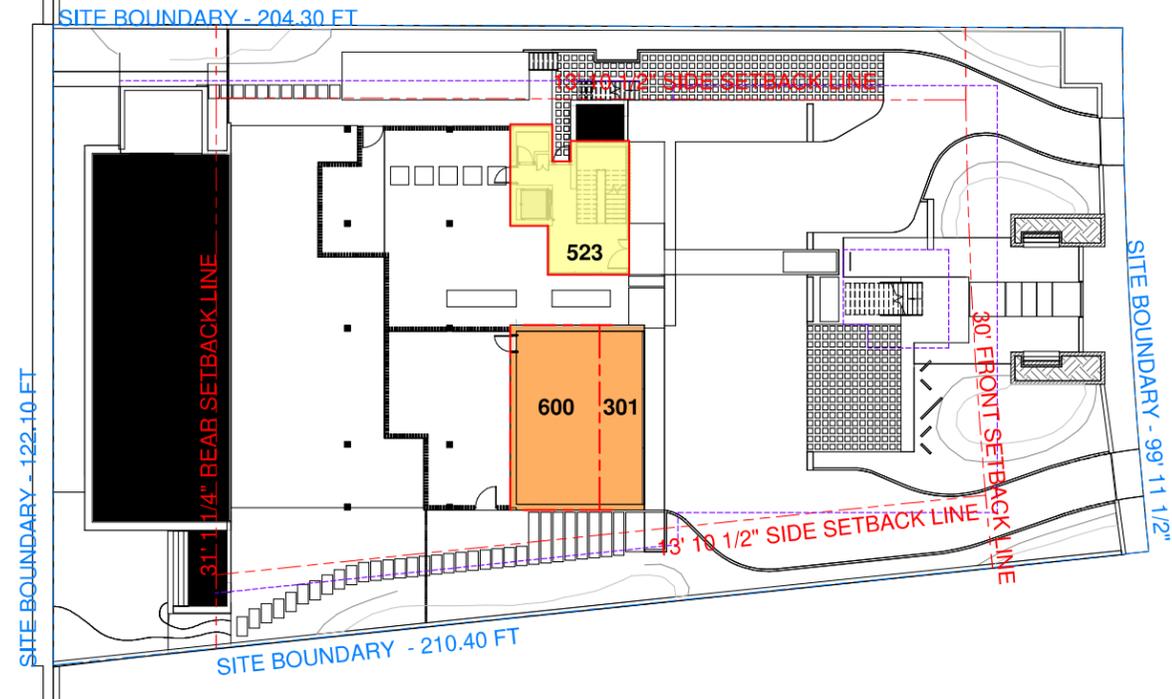
**REVISIONS**

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
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**KEY PLAN**

**SCALE:**  
DATE: 08/02/21  
STARTED BY:  
DRAWING TITLE:

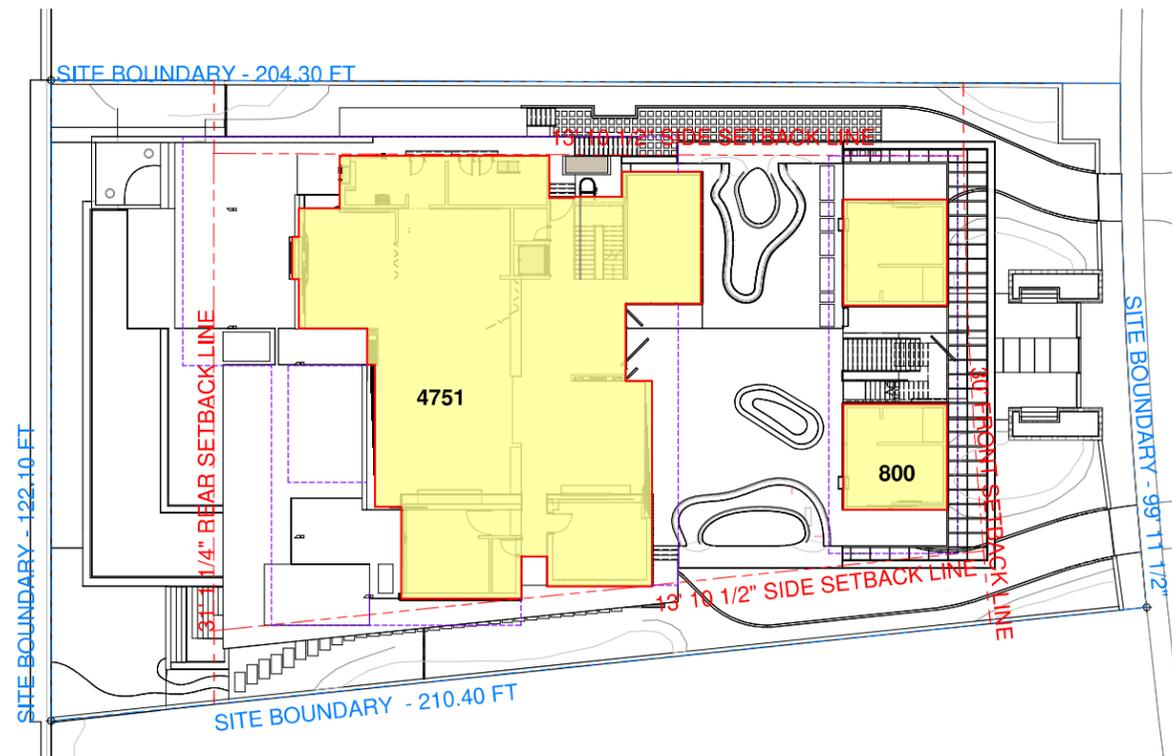
**AXOS**  
SHEET NO.  
A\_6102



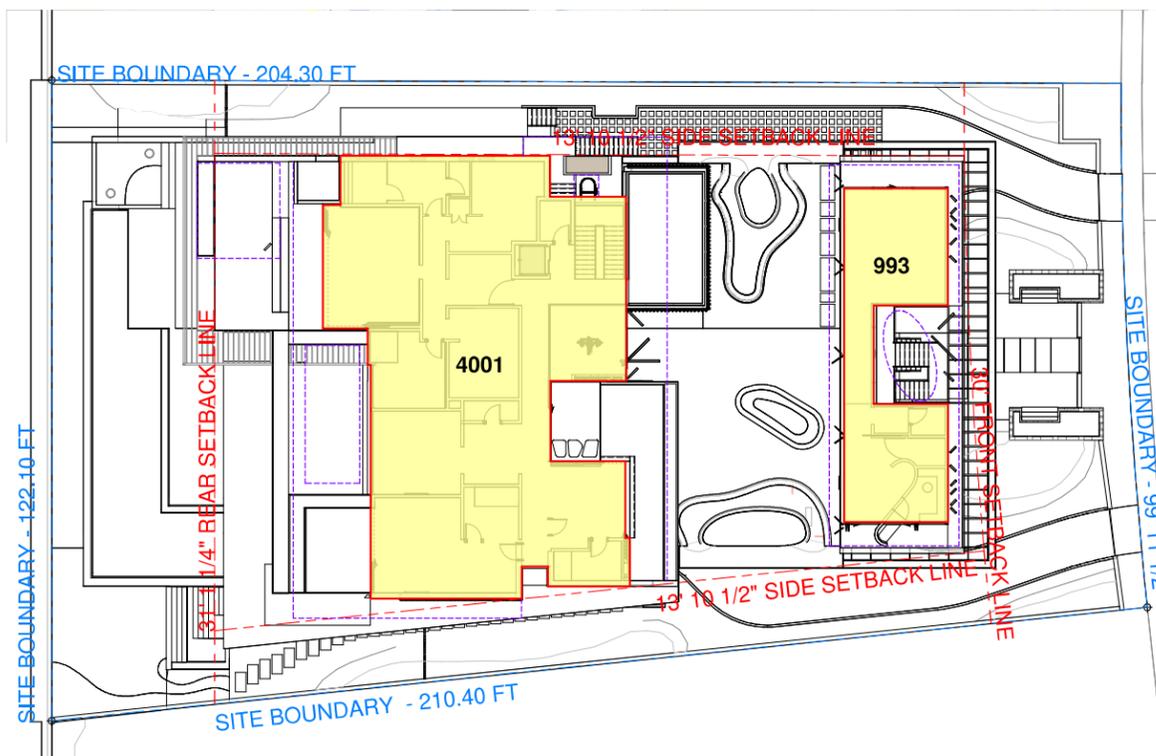
|  |                        |   |               |
|--|------------------------|---|---------------|
| UNIT SIZE ALLOWANCE<br>(For CITY Compliance)   |                        | ALLOWABLE UNIT SIZE = LOT AREA X 50%<br>22 885 SF X 50% |               |
| <b>ALLOWABLE UNIT SIZE</b>   |                        | <b>11 442 SF</b>  |               |
| <div style="background-color: yellow; width: 15px; height: 15px; display: inline-block;"></div> GROSS INTERNAL AREA<br>(Air Conditioned) | <b>B1</b> UNDERSTORY   | <b>523 SF</b>   |               |
|  | <b>L1</b> FIRST FLOOR  | <b>5 551 SF</b>   |               |
|  | <b>L2</b> SECOND FLOOR | <b>4 994 SF</b>   |               |
| <div style="background-color: orange; width: 15px; height: 15px; display: inline-block;"></div> GARAGE<br>(Not Air Conditioned)          | 600 SF EXEMPT          | (901 - 600)   | <b>301 SF</b> |
| <b>TOTAL UNIT SIZE</b>   |                        | <b>11 369 SF</b>  |               |

\* UNDERSTORY INT AC ALLOWANCE:  
5% OF 22 885 SF (LOT AREA) = 1 144 SF

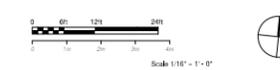
**1 UNIT SIZE: UNDERSTORY**  
1/16" = 1'-0"



**2 UNIT SIZE: FIRST FLOOR**  
1/16" = 1'-0"



**3 UNIT SIZE: SECOND FLOOR**  
1/16" = 1'-0"



**OWNER**  
4540 NBR. LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

**ARCHITECT**  
#A 20020990  
ODONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.,  
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T: 954.518.0833

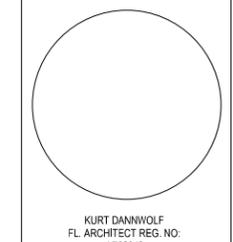
**LEAD DESIGNER**  
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**STRUCTURAL ENGINEER**  
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ADDRESS  
TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL ARCHITECT REG. NO.  
AR82042

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PROJECT  
**4540 NORTH BAY RD.**  
4540 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS

|          |                     |
|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
|          |                     |
|          |                     |
|          |                     |

KEY PLAN

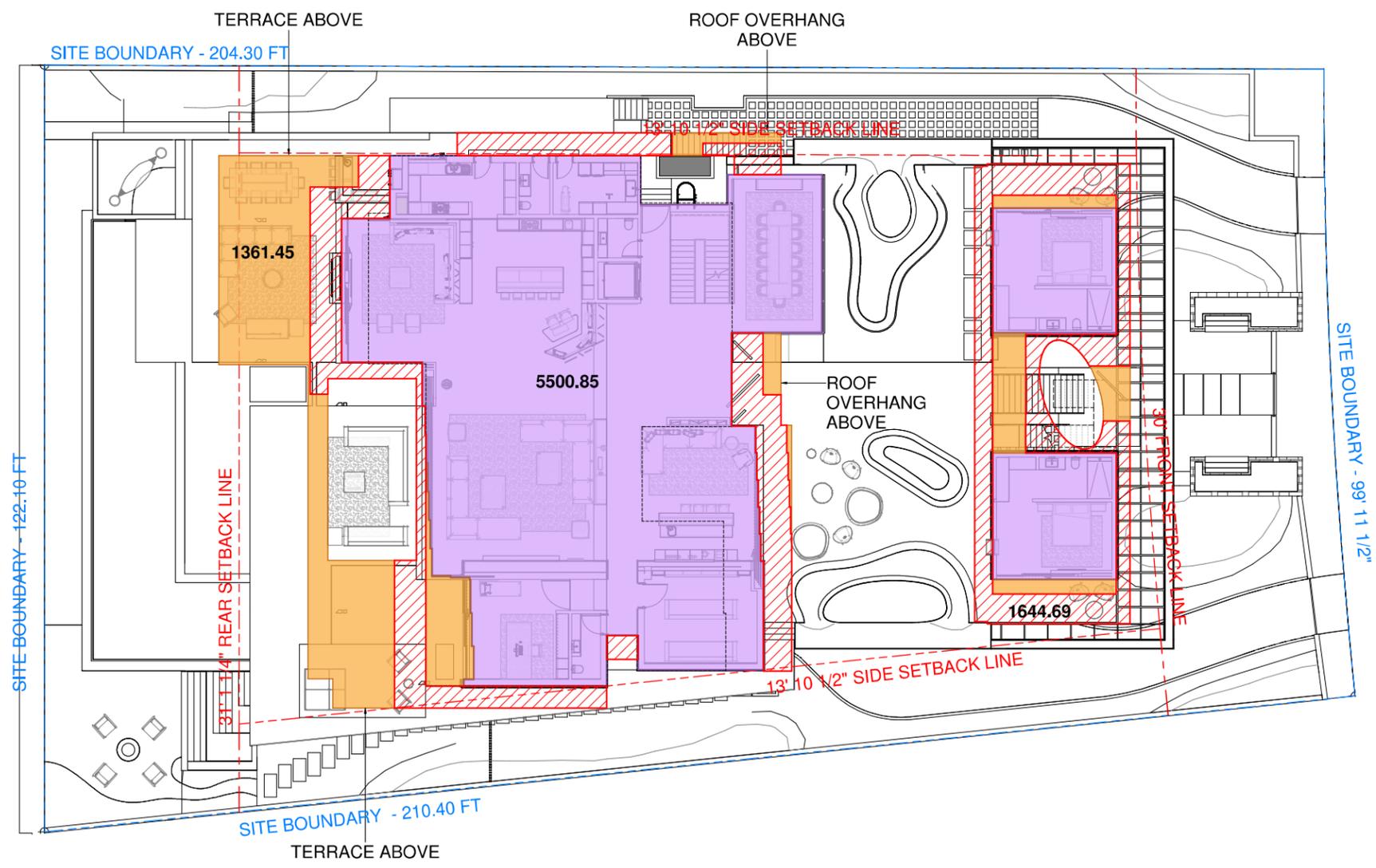
SCALE

DATE: 08/02/21  
STARTED BY:  
DRAWING TITLE:

**UNIT SIZE**  
SHEET NO.  
**A\_6103**

|   |  |
|---|--|
| COVERAGE ALLOWANCE<br>(For CITY Compliance) | ALLOWABLE COVERAGE = LOT AREA X 30%<br>22 885 SF X 30% |
| <b>ALLOWABLE COVERAGE</b>                   | <b>6 865 SF</b>  |
| FIRST FLOOR                                 | <b>5 500.85 SF</b>                                     |
| SECOND FLOOR                                | <b>1 361.45 SF</b>                                     |
| <b>TOTAL COVERAGE</b>                       | <b>6 862.30 SF</b>                                     |
| <b>COVERAGE EXEMPTION</b>                   |  |
| 5FT PROJECTIONS                             | <b>1 644.69 SF</b>                                     |

\* UNDERSTORY NOT INCLUDED IN COVERAGE



**1 COVERAGE**  
3/32" = 1'-0"



**OWNER**  
4540 NBR. LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

**ARCHITECT**  
#A 20020999  
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.,  
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T: 954.518.0833

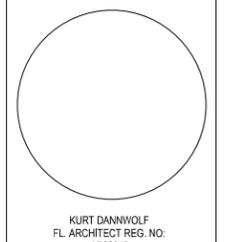
**LEAD DESIGNER**  
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**STRUCTURAL ENGINEER**  
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**MEP/FP ENGINEER**  
NAME  
ADDRESS  
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KURT DANNWOLF  
FL ARCHITECT REG. NO.  
ARS2042

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**PROJECT**  
**4540 NORTH BAY RD.**  
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**REVISIONS**

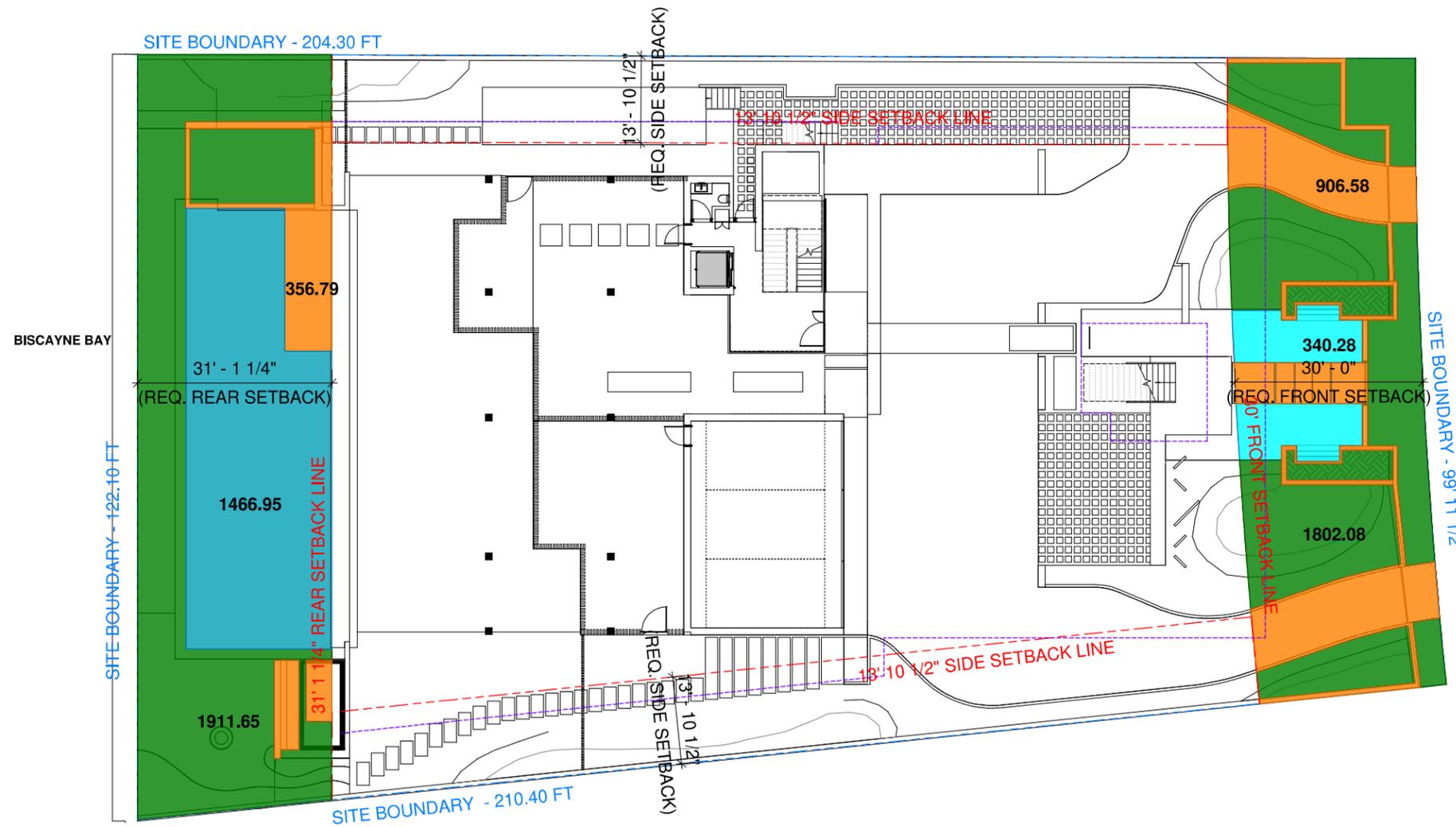
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| 08-02-21 | DRB Final Submittal |
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**KEY PLAN**

SCALE:  
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**COVERAGE**  
SHEET NO.  
**A\_6104**

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**1 PERVIOUS YARDS**  
3/32" = 1'-0"

| REAR YARD PERVIOUS ALLOWANCE<br>(For CITY Compliance)         |                   |
|---|-------------------|
| <b>MINIMUM PERVIOUS REAR YARD 70%</b>                         |                   |
| <span style="color: green;">■</span> PERVIOUS                 | <b>1911.65 SF</b> |
| <span style="color: cyan;">■</span> POOL ABOVE ADJUSTED GRADE | <b>1466.95 SF</b> |
| <span style="color: orange;">■</span> HARDSCAPE               | <b>356.79 SF</b>  |
| <b>TOTAL REAR YARD</b>  | <b>3735.39 SF</b> |

|                        |                    |
|------------------------|--------------------|
| PERVIOUS               | <b>1911.65 SF</b>  |
| 50% POOL               | <b>733.47 SF</b>   |
| <b>TOTAL PERMEABLE</b> | <b>2 645.12 SF</b> |

**PERCENTAGE ACHIEVED 70.81 %**

| FRONT YARD PERVIOUS ALLOWANCE<br>(For CITY Compliance) |                   |
|--|-------------------|
| <b>MINIMUM PERVIOUS FRONT YARD 70%</b>                 |                   |
| <span style="color: green;">■</span> PERVIOUS          | <b>1802.08 SF</b> |
| <span style="color: cyan;">■</span> POND               | <b>340.28 SF</b>  |
| <span style="color: orange;">■</span> HARDSCAPE        | <b>906.58 SF</b>  |
| <b>TOTAL FRONT YARD</b>                                | <b>3048.94 SF</b> |

|                        |                   |
|------------------------|-------------------|
| PERVIOUS               | <b>1802.08 SF</b> |
| 100% POND              | <b>340.28 SF</b>  |
| <b>TOTAL PERMEABLE</b> | <b>2142.36 SF</b> |

**PERCENTAGE ACHIEVED 70.26 %**



**OWNER**  
4540 NBR. LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

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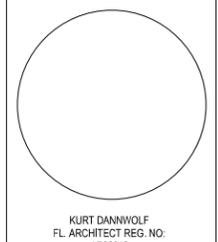
**LEAD DESIGNER**  
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T: 27(0)21.468.4400

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TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



KURT DANNWOLF  
FL. ARCHITECT REG. NO.  
ARS2042

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**PROJECT**  
4540 NORTH BAY RD.

REVISIONS

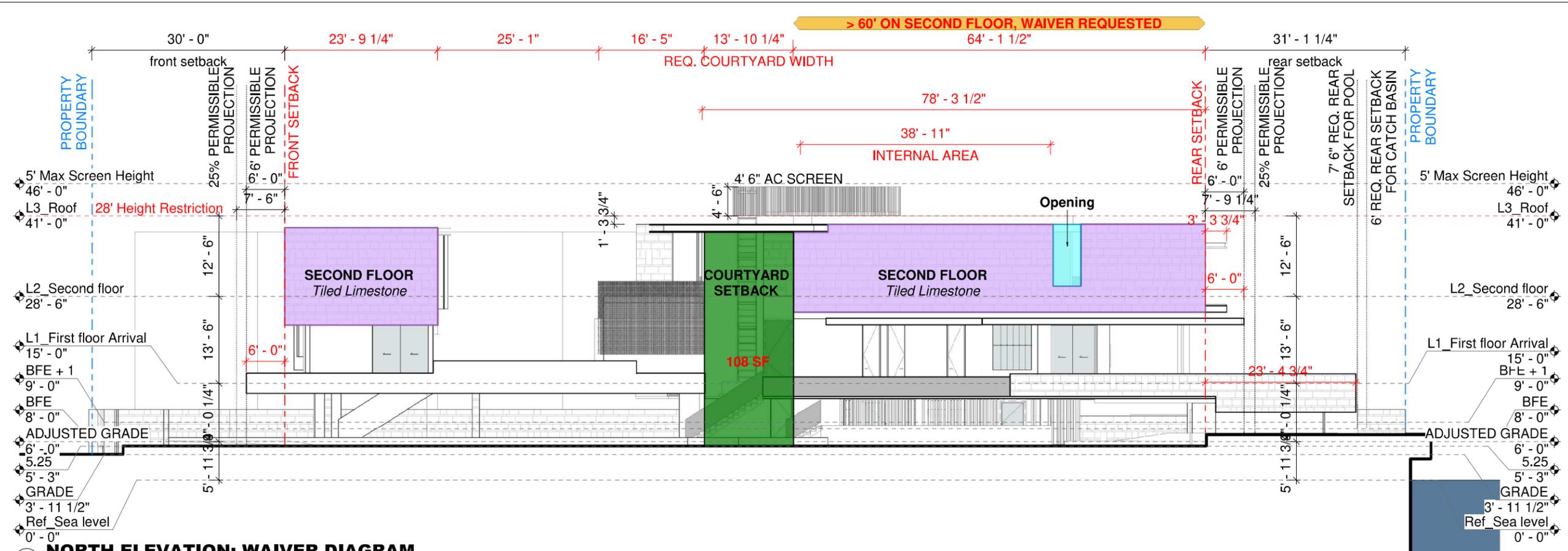
| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |
|          |                     |             |
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KEY PLAN

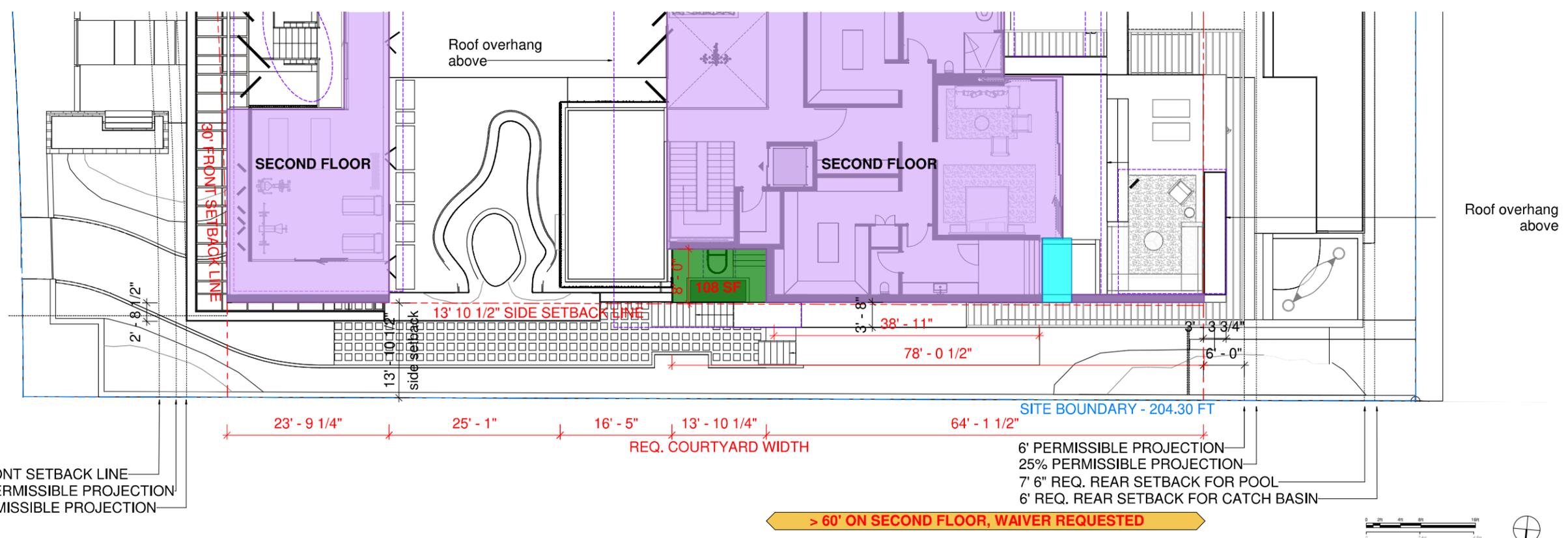
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DATE: 08/02/21  
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**PERVIOUS YARDS**  
SHEET NO.  
**A\_6105**

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**1 NORTH ELEVATION: WAIVER DIAGRAM**  
1/8" = 1'-0"



**2 SECOND FLOOR PLAN: WAIVER DIAGRAM**  
1/8" = 1'-0"

**OWNER**  
4540 NBP LLC  
4540 NORTH BAY ROAD,  
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**KURT DANNWOLF**  
FL ARCHITECT REG. NO.  
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**REVISIONS**

|          |                     |
|----------|---------------------|
| 08-02-21 | DRB Final Submittal |
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|          |                     |

**KEY PLAN**

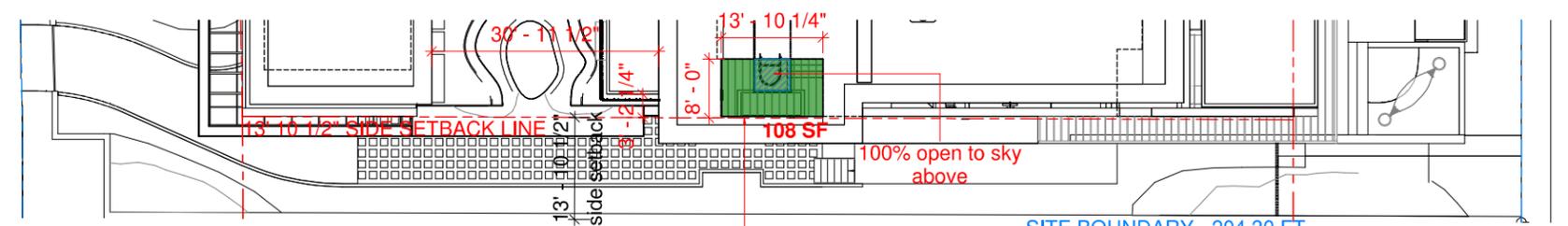
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DATE: 08/02/21  
STARTED BY:  
DRAWING TITLE:

**NORTH ELEV. WAIVER**  
SHEET NO.  
**A\_6106**

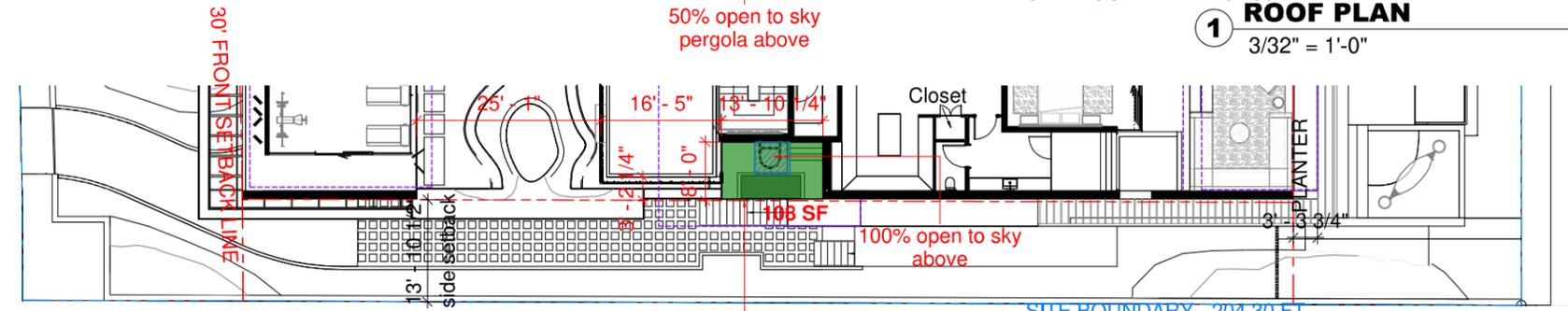
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| OPEN SPACE WAIVER REQUEST                       |                                 |
|---|---------------------------------|
| OPEN SPACE REQUIREMENT<br>(For CITY Compliance) | = LOT AREA X 1%<br>= 22885 X 1% |
| <b>REQUIRED OPEN SPACE</b>                      | <b>228 SF</b>                   |
| PROVIDED OPEN SPACE                             | <b>108 SF</b>                   |
| % (of lot size)                                 | <b>0.4 %</b>                    |

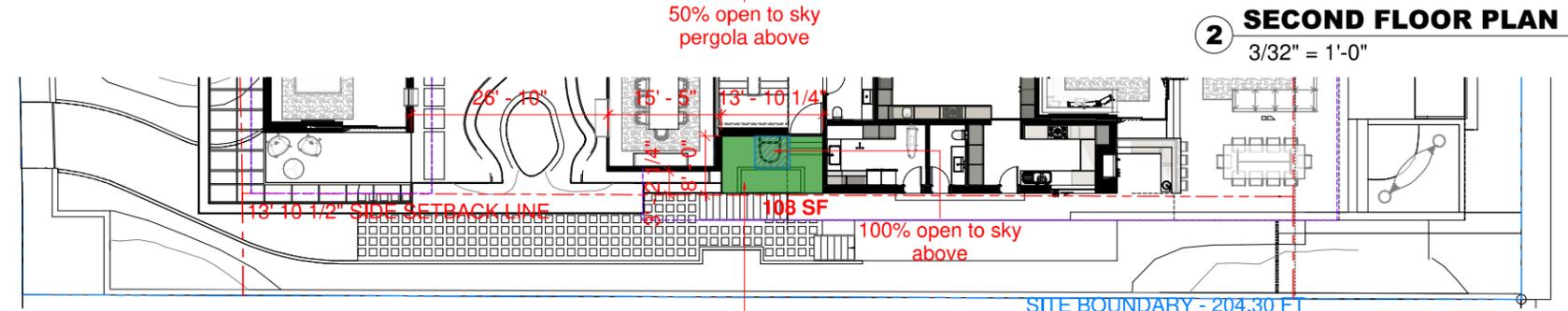
\* OPEN SPACE DOES NOT MEET THE REQUIREMENT OF OPEN TO SKY FROM GRADE



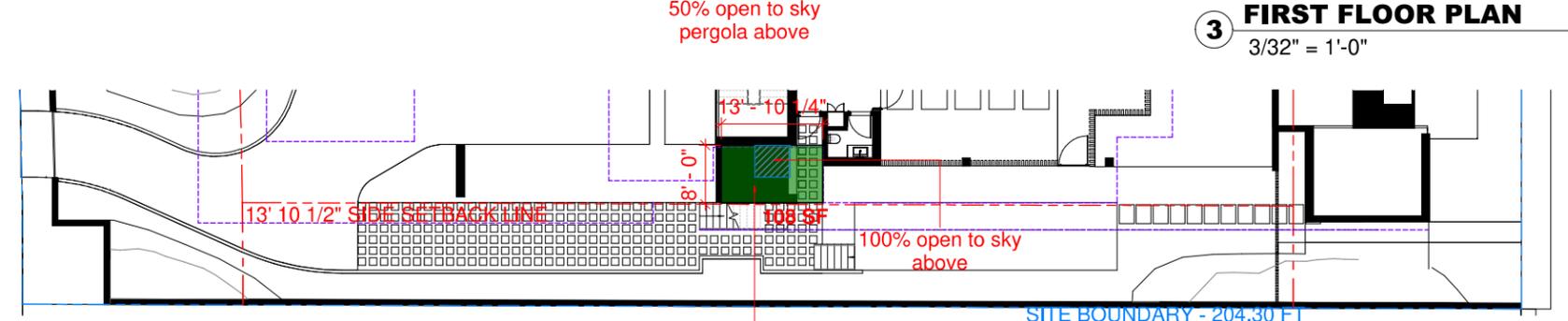
1 **ROOF PLAN**  
3/32" = 1'-0"



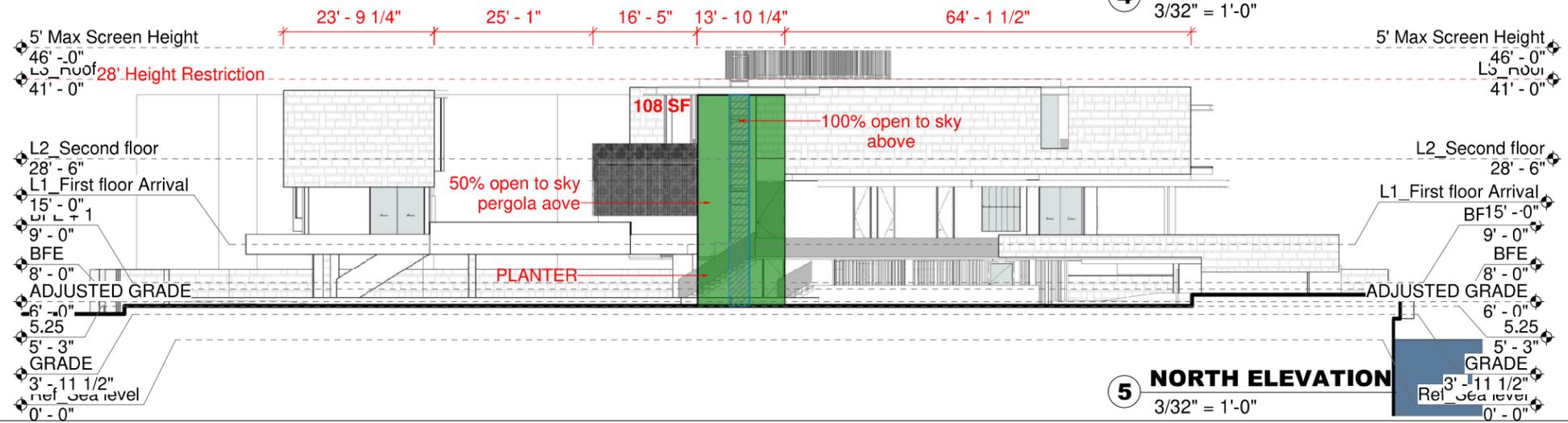
2 **SECOND FLOOR PLAN**  
3/32" = 1'-0"



3 **FIRST FLOOR PLAN**  
3/32" = 1'-0"



4 **UNDERSTORY PLAN**  
3/32" = 1'-0"



5 **NORTH ELEVATION**  
3/32" = 1'-0"



OWNER  
4540 NBR. LLC  
4540 NORTH BAY ROAD,  
MIAMI BEACH, FL 33140

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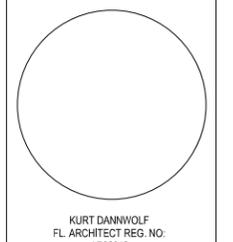
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KURT DANNWOLF  
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AR92042

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PROJECT  
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REVISIONS

| NO.      | DATE                | DESCRIPTION |
|----------|---------------------|-------------|
| 08-02-21 | DRB Final Submittal |             |

KEY PLAN

SCALE

DATE: 08/02/21  
DRAWING TITLE:  
DRAWING TITLE:

OPEN SPACE WAIVER

SHEET NO.  
**A\_6107**

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