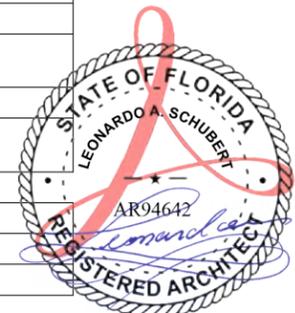


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

"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"	
26	Sum of Side Yards:	46'-01/2" (25% of Lot)	N/A	46'-6"	

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



Date: 2021.07.02 11:07 am

**FINAL SUBMITTAL
JULY 5, 2021**

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

8600 SE 19th Court
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Leonardo Schubert
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SHEET TITLE:
ZONING DATA SHEET

PREPARED FOR:
5800 NORTH BAY LLC

910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33136

PROJECT TITLE:
5800 NORTH BAY RESIDENCE

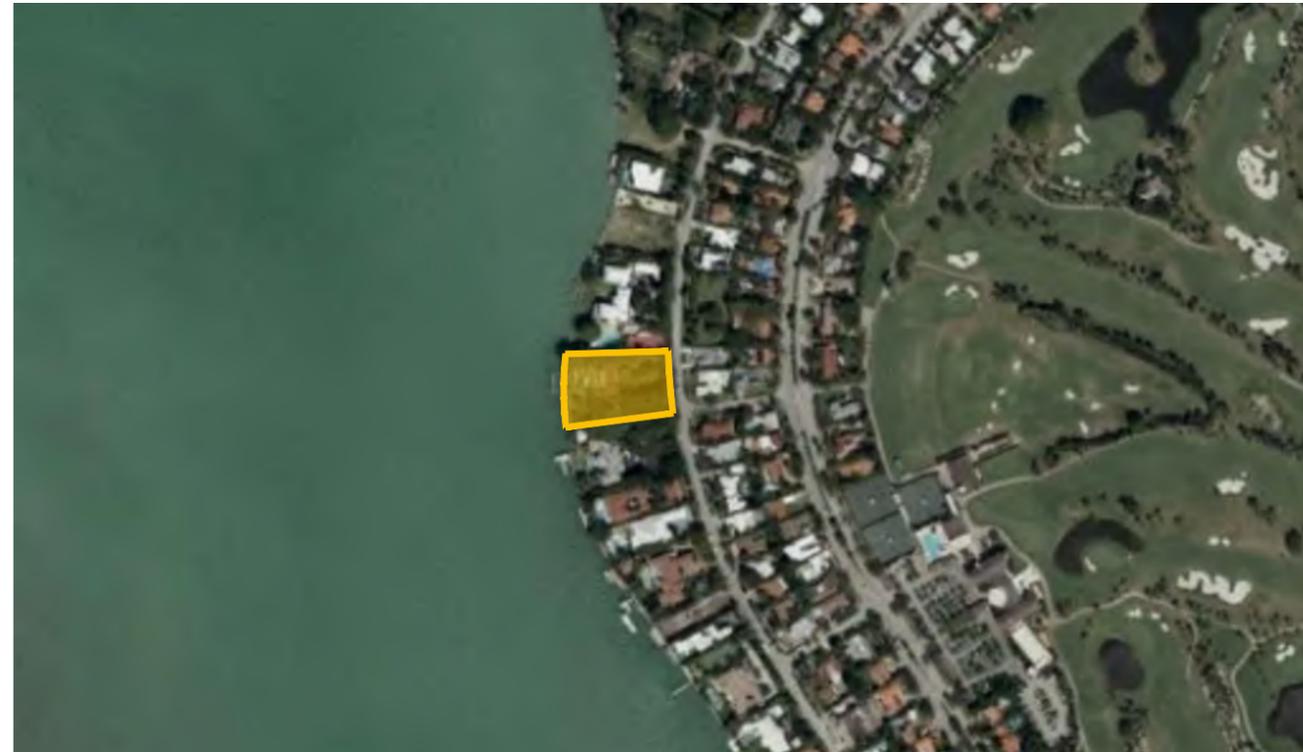
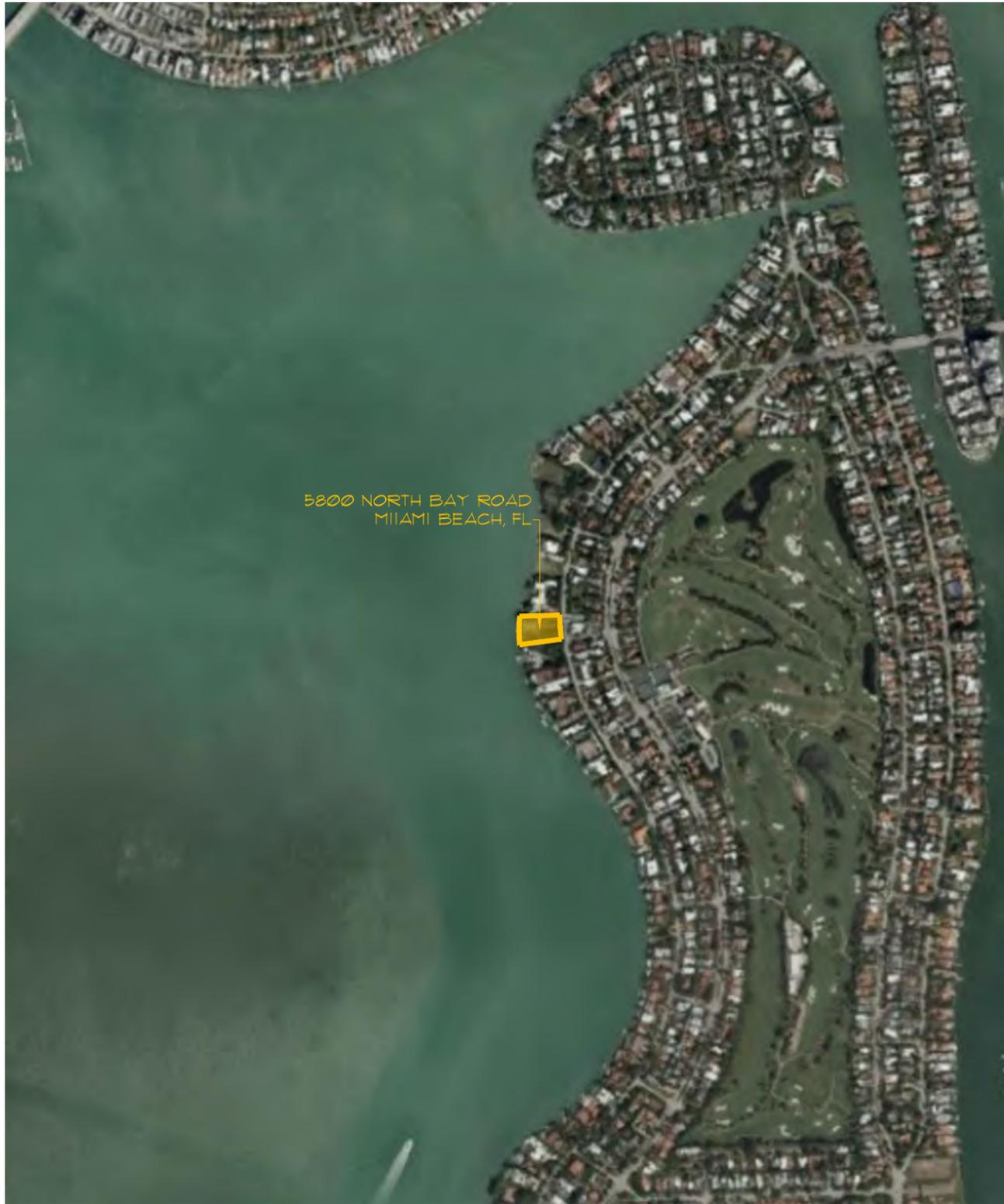
5800 NORTH BAY ROAD
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A002



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SHEET TITLE:
SITE LOCATION

PREPARED FOR:
5800 NORTH BAY LLC
 910 SOUTH DADELAND BLVD
 SUITE 1600
 MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

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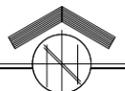
PROJECT No:

SHEET NO.
A003



Date: 2021.07.02 11:07 am

SITE LOCATION



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JULY 5, 2021



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SHEET TITLE:
CONTEXT LOCATION PLAN

PREPARED FOR:
5800 NORTH BAY LLC
 910 SOUTH DADELAND BLVD
 SUITE 1609
 MIAMI, FL 33156

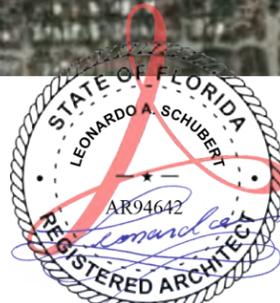
PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

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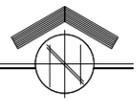
PROJECT No:

SHEET NO.
A004



Date: 2021.07.02 11:07 am

CONTEXT LOCATION PLAN



FINAL SUBMITTAL
JULY 5, 2021



(A) STREET FRONT ELEVATION MAIN GATE



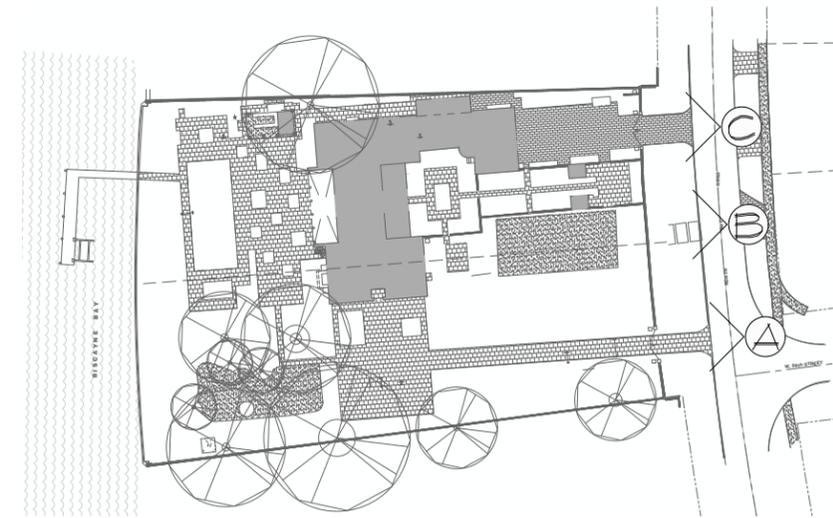
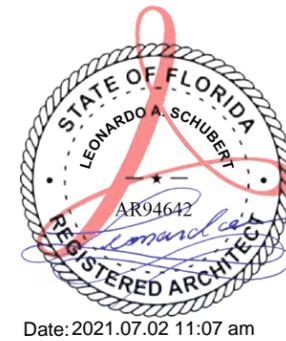
(B) STREET FRONT ELEVATION



(C) STREET FRONT ELEVATION GARAGE GATE



(A) MAIN GATE



STREET VIEW

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PHOTOS - STREET VIEW

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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PROJECT No:

SHEET NO.
A005



(A) ELEVATION WEST



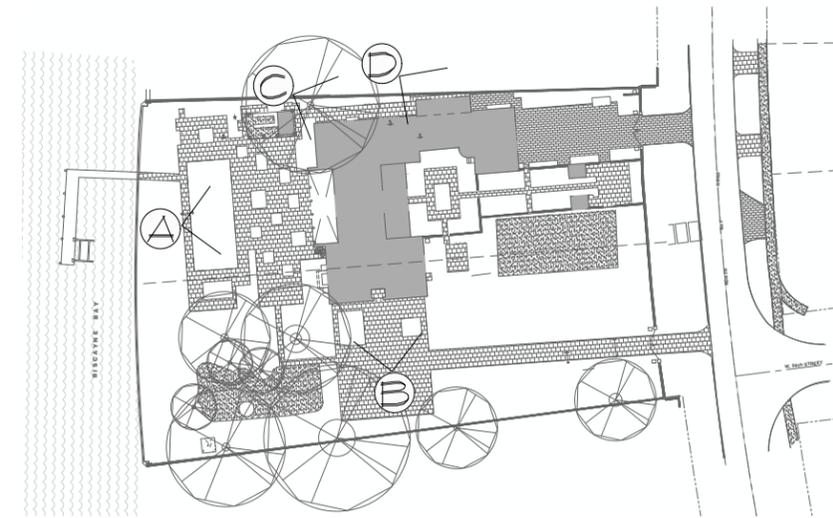
(B) ELEVATION SOUTH



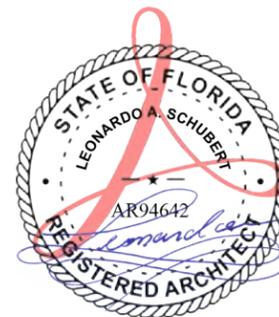
(C) ELEVATION NORTH



(D) ELEVATION NORTH



EXISTING BUILDING



Date: 2021.07.02 11:07 am

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SHEET TITLE:
PHOTOS - EXISTING BUILDING

PREPARED FOR:
5800 NORTH BAY LLC
 9100 SOUTH DADELAND BLVD
 SUITE 1609
 MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
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A006

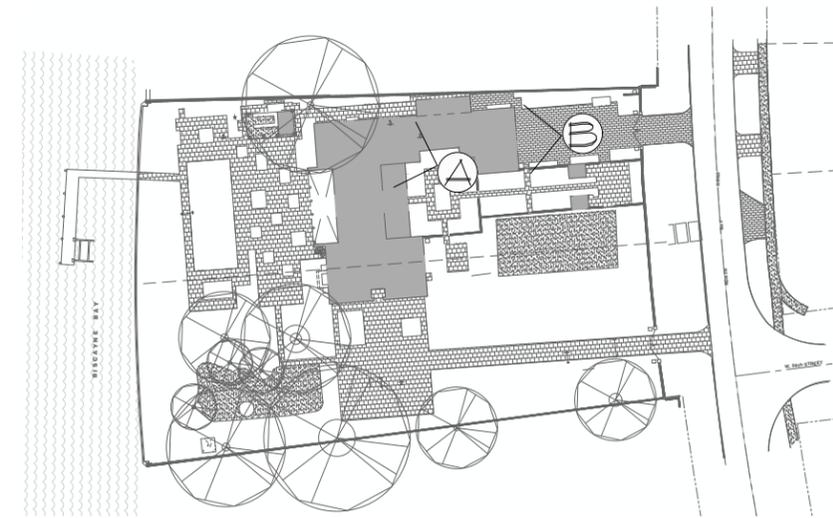
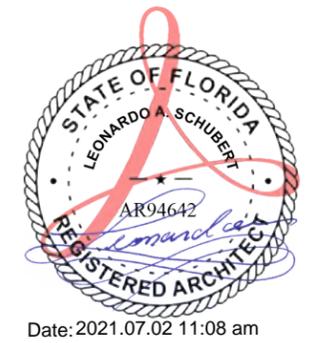
FINAL SUBMITTAL
JULY 5, 2021



(A) ELEVATION SOUTH



(B) ELEVATION EAST



EXISTING BUILDING

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
**PHOTOS - EXISTING
BUILDING**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 16029
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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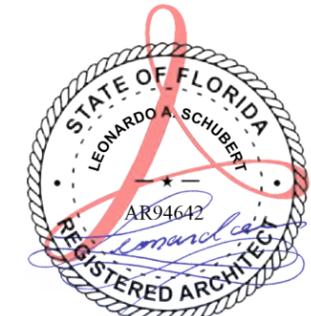
SHEET NO.
A001



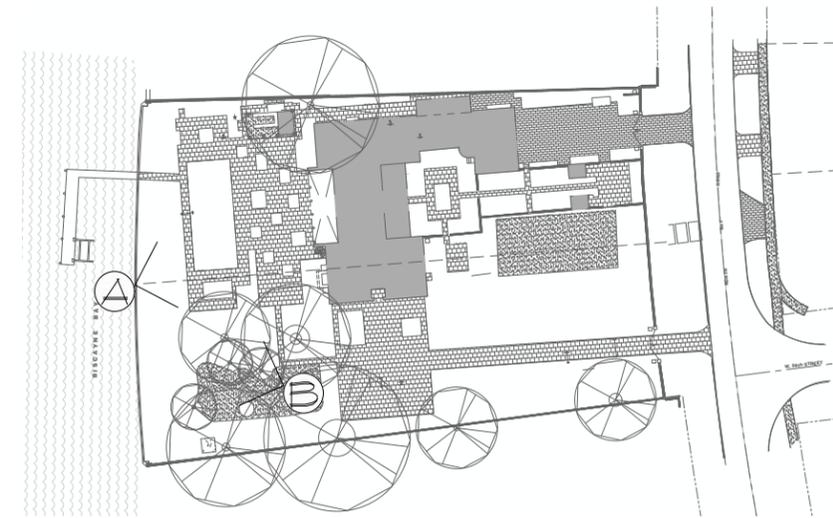
(A) BIRD'S EYE VIEW



(B) COAST VIEW



Date: 2021.07.02 11:10 am



EXISTING LANDSCAPE

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
**PHOTOS - EXISTING
LANDSCAPE**

PREPARED FOR:
5800 NORTH BAY LLC
910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
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5800 NORTH BAY ROAD
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A008



① NEIGHBORING RESIDENCE



② NEIGHBORING RESIDENCE



③ NEIGHBORING RESIDENCE



④ NEIGHBORING RESIDENCE



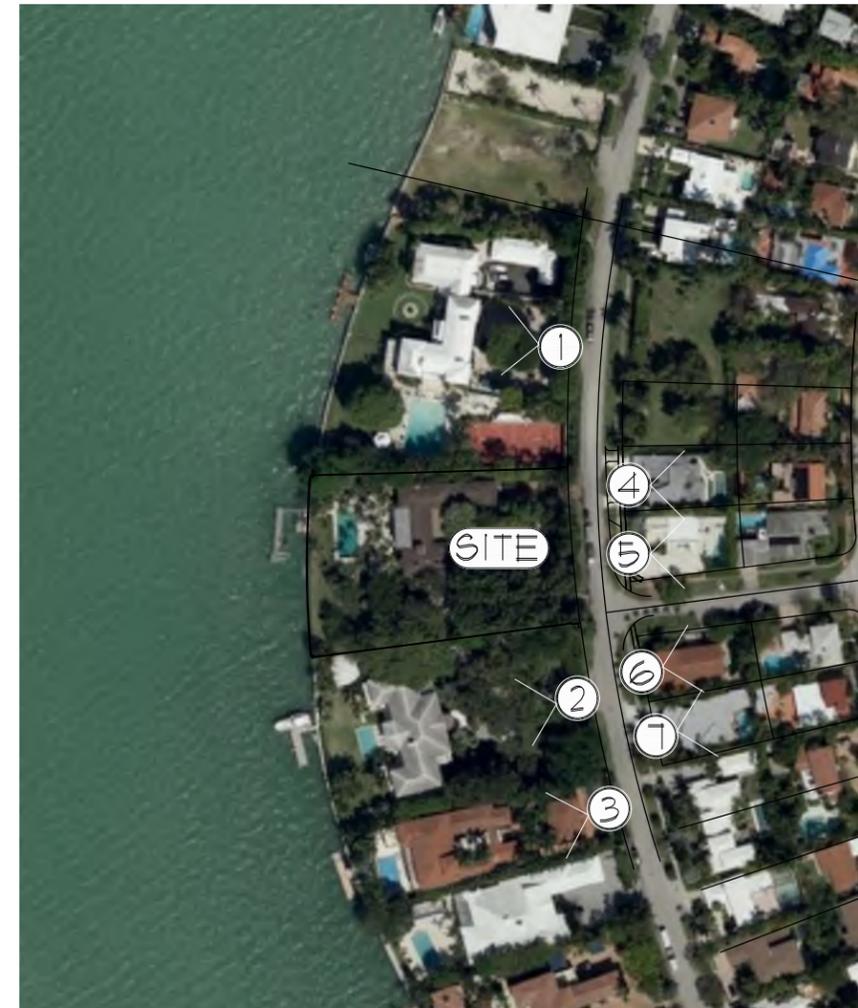
⑤ NEIGHBORING RESIDENCE



⑥ NEIGHBORING RESIDENCE



⑦ NEIGHBORING RESIDENCE



AERIAL OF SITE AND SURROUNDING PROPERTIES

ARCHITECT OF RECORD

AT

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SHEET TITLE:

PHOTOS - NEIGHBORING CONTEXT

PREPARED FOR:

5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1609B
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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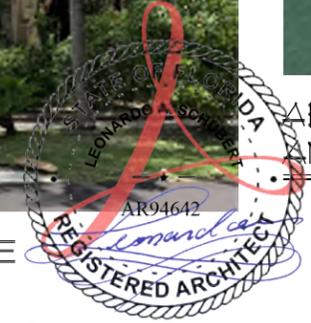
DATE:

07-05-2021

PROJECT No:

SHEET NO.

A009



Date: 2021.07.02 11:08 am

**FINAL SUBMITTAL
JULY 5, 2021**

July 8, 2021 - 4:43pm



⑤ CONTEXT ELEVATION, EXISTING



⑤ CONTEXT ELEVATION, PROPOSED

PREPARED FOR:
5800 NORTH BAY LLC
 9100 SOUTH DADELAND BLVD
 SUITE 1609
 MIAMI, FL 33156

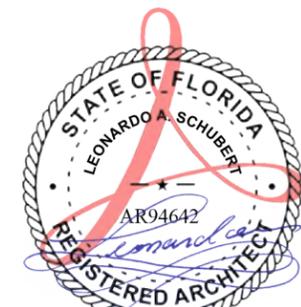
PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
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PROJECT No:

SHEET NO.
A010



Date: 2021.07.02 11:08 am

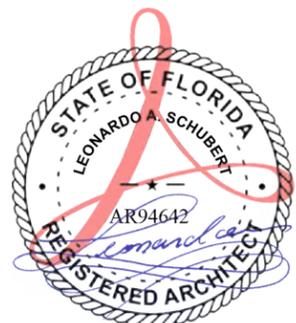
FINAL SUBMITTAL
JULY 5, 2021



⑤ CONTEXT ELEVATION, EXISTING



⑤ CONTEXT ELEVATION, PROPOSED



Date: 2021.07.02 11:10 am

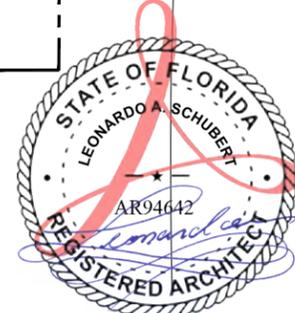
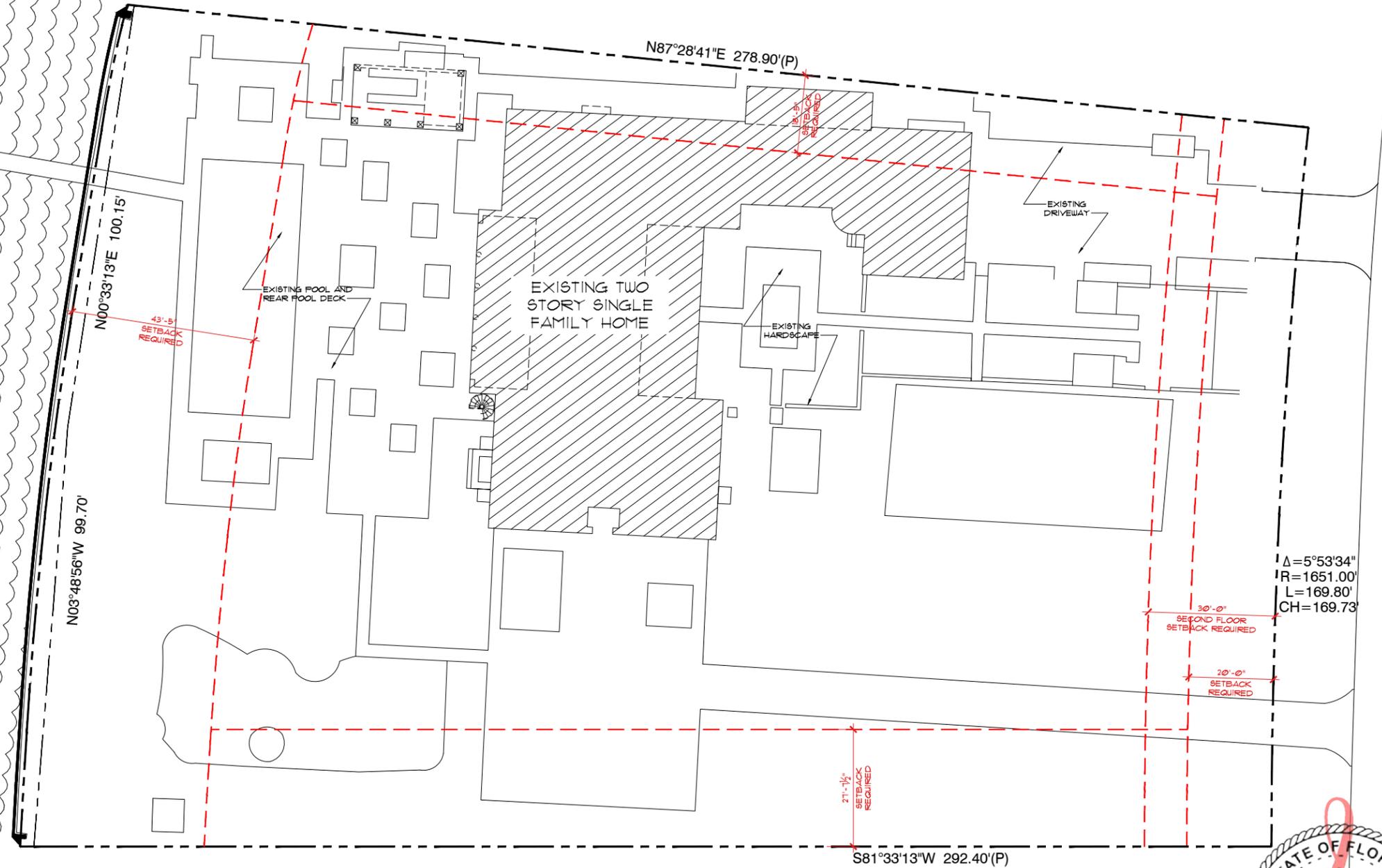
**FINAL SUBMITTAL
 JULY 5, 2021**

SETBACK DATA

LOT WIDTH = (A+B)/2
 104'-2" = (198'-6-1/2" + 169'-9-1/2")/2
 LOT DEPTH = 289'-8"

MAIN STRUCTURE:

MINIMUM REQUIRED SETBACKS
 FRONT (1 STORY STRUCTURE) = 20'-0"
 FRONT (2 STORY STRUCTURE) = 30'-0"
 REAR = 43'-5"
 5% OF THE LOT DEPTH, 30 FEET MINIMUM, 50 FEET MAXIMUM
 SIDE (NORTH) = 18'-5"
 10% OF LOT WIDTH OR 10'-0", WHICHEVER IS GREATER
 SIDE (SOUTH) = 21'-1 1/2"
 50% OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)

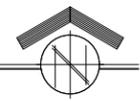


Date: 2021.07.02 11:09 am



EXISTING CONDITIONS PLAN

SCALE: 1" = 30'-0"



ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
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SHEET TITLE:
**EXISTING CONDITIONS
 PLAN**

PREPARED FOR:
5800 NORTH BAY LLC
 910 SOUTH DADELAND BLVD
 SUITE 1609
 MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
 RESIDENCE**
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

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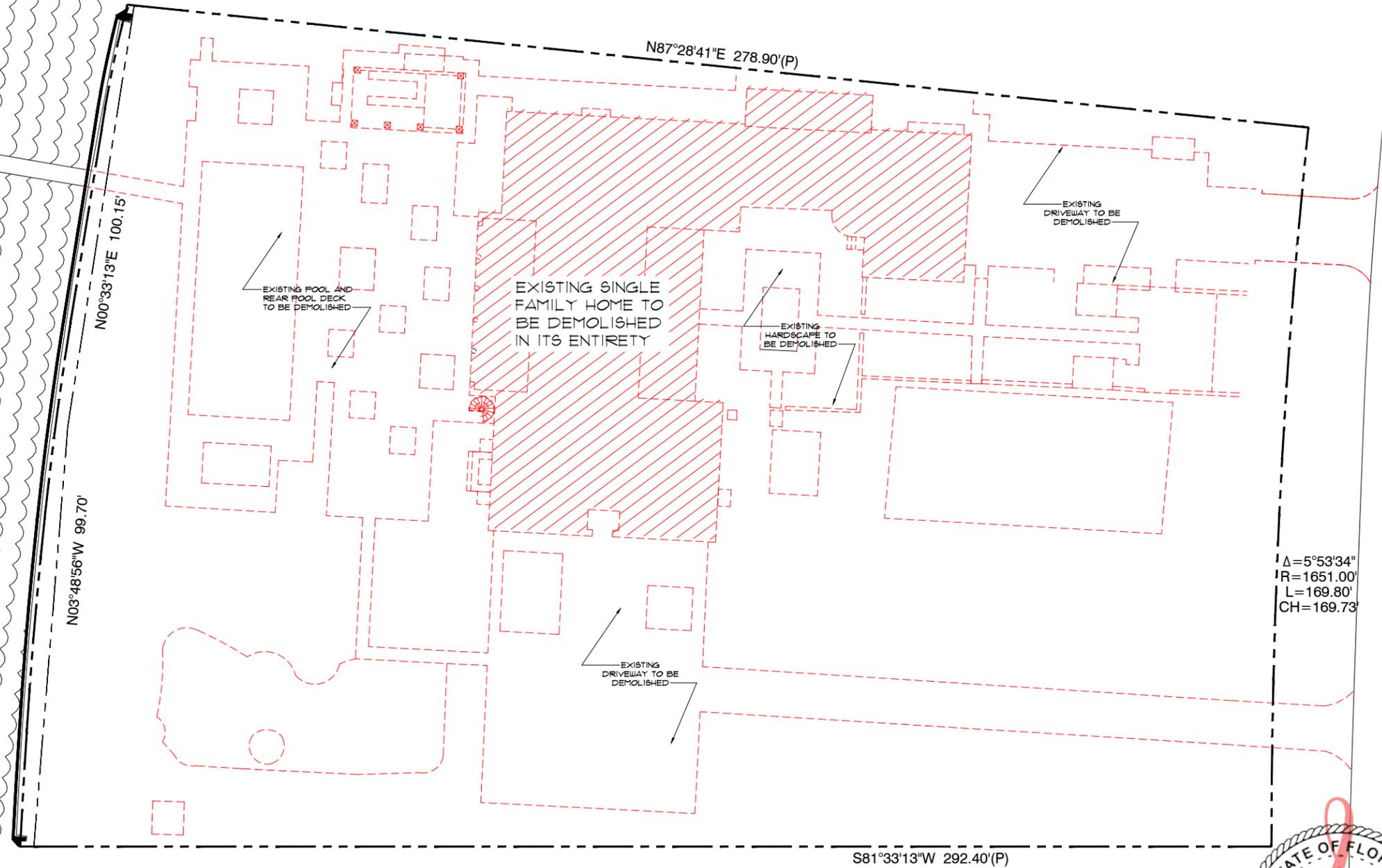
PROJECT No:

SHEET NO.
A101

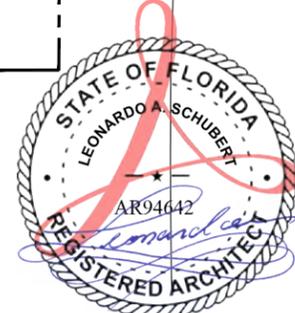
**FINAL SUBMITTAL
 JULY 5, 2021**

DEMOLITION NOTES:

- EXISTING TWO STORY RESIDENTIAL BUILDING TO BE DEMOLISHED IN THEIR ENTIRETY
- EXISTING POOL AND POOL DECK TO BE REMOVED
- EXISTING DRIVEWAYS TO BE REMOVED
- ALL EXISTING HARDSCAPE AND SITE ELEMENTS TO BE REMOVED (TYPICAL)
- EXISTING DOCK TO REMAIN



$\Delta=5^{\circ}53'34''$
 $R=1651.00'$
 $L=169.80'$
 $CH=169.73'$

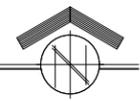


Date: 2021.07.02 11:09 am



DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"



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SHEET TITLE:
DEMOLITION SITE PLAN

PREPARED FOR:
5800 NORTH BAY LLC
 9100 SOUTH DADELAND BLVD
 SUITE 1609
 MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

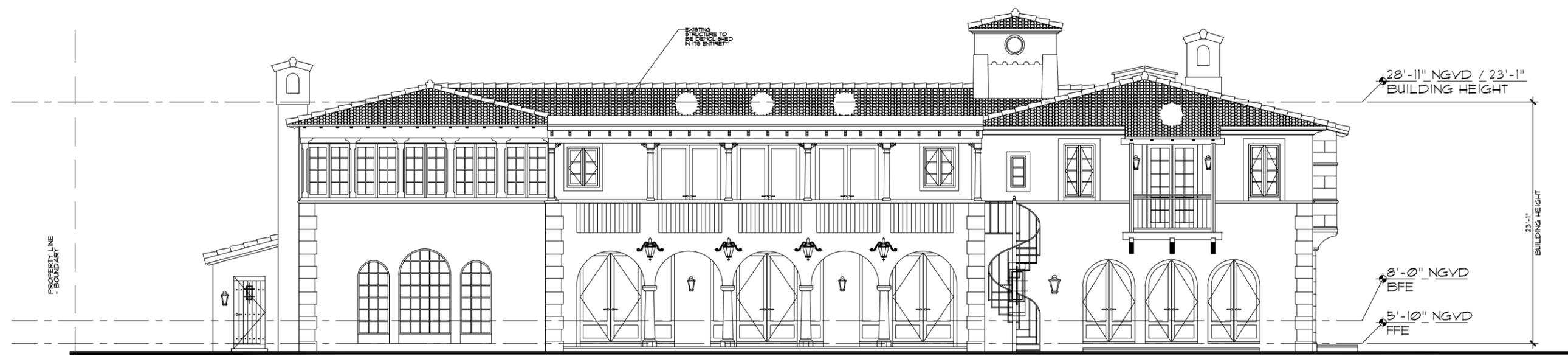
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DATE:
07-05-2021

PROJECT No:

SHEET NO.
A102

FINAL SUBMITTAL
JULY 5, 2021

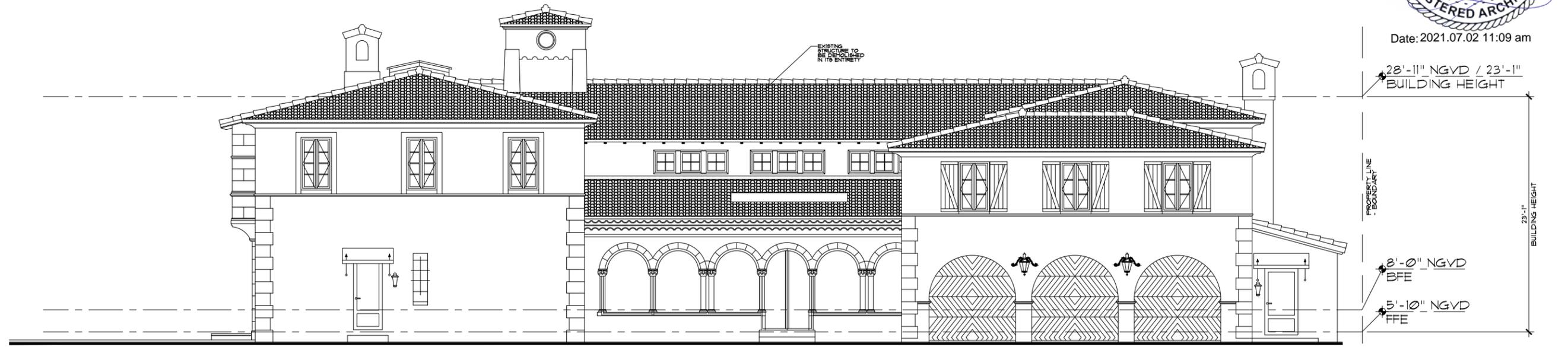


EXISTING/DEMO REAR ELEVATION (WEST)

SCALE: 3/32" = 1'-0"



Date: 2021.07.02 11:09 am



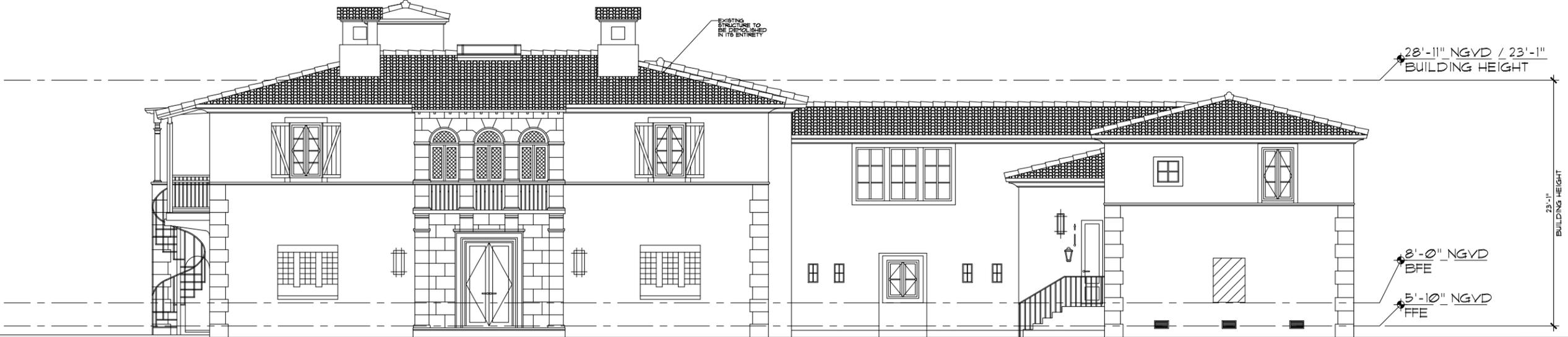
EXISTING/DEMO FRONT ELEVATION (EAST)

SCALE: 3/32" = 1'-0"



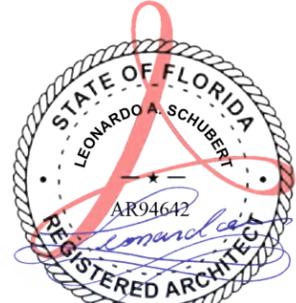
SCALE: 3/32" = 1'-0"

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JULY 5, 2021

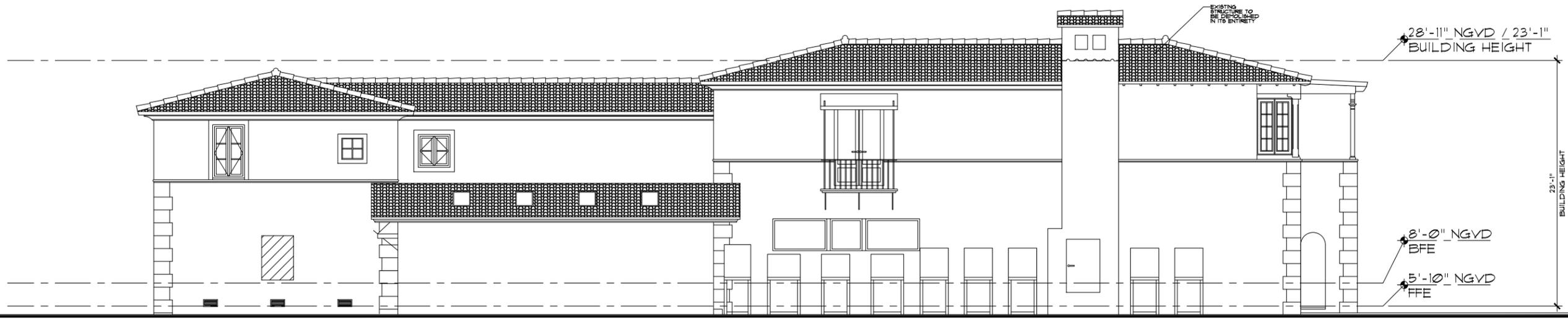


EXISTING/DEMO LEFT ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"



Date: 2021.07.02 11:09 am



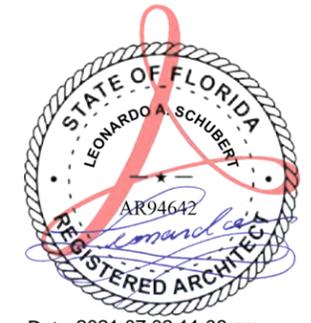
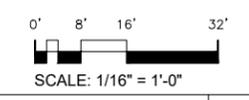
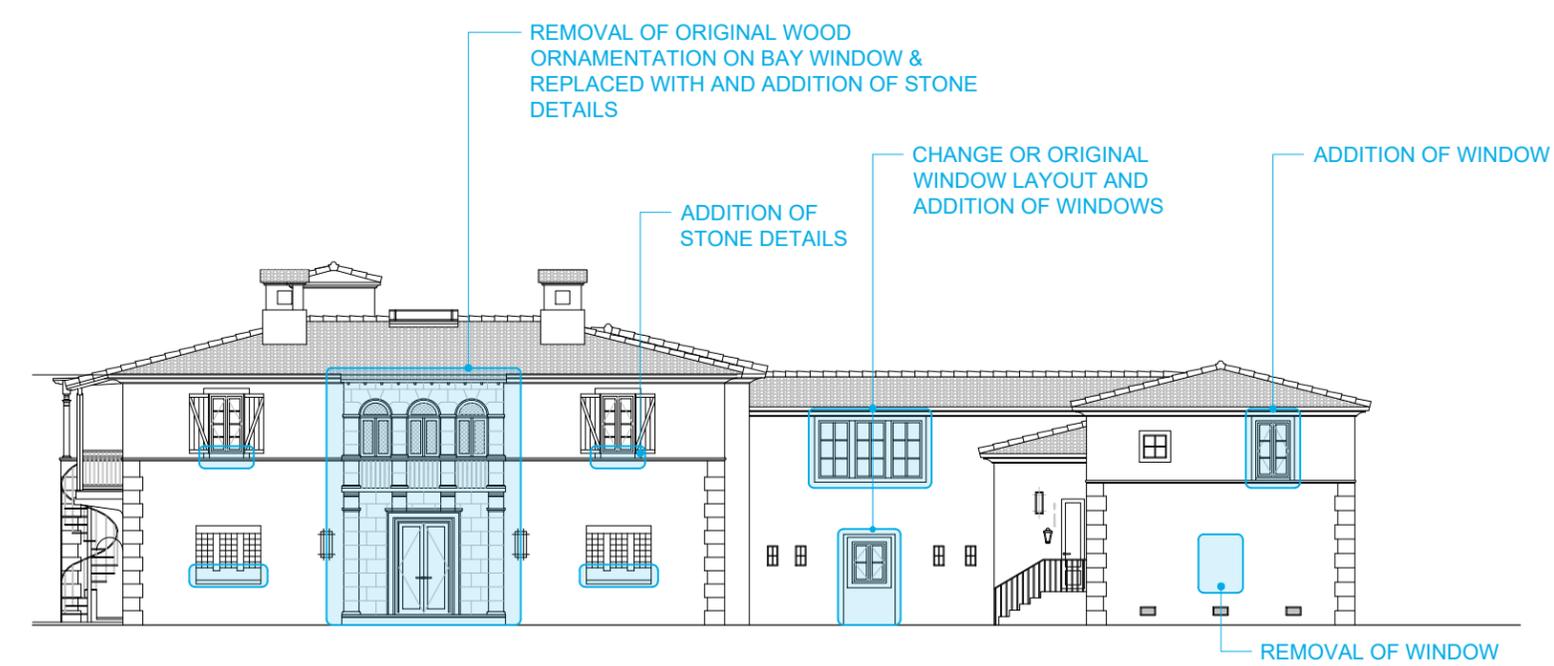
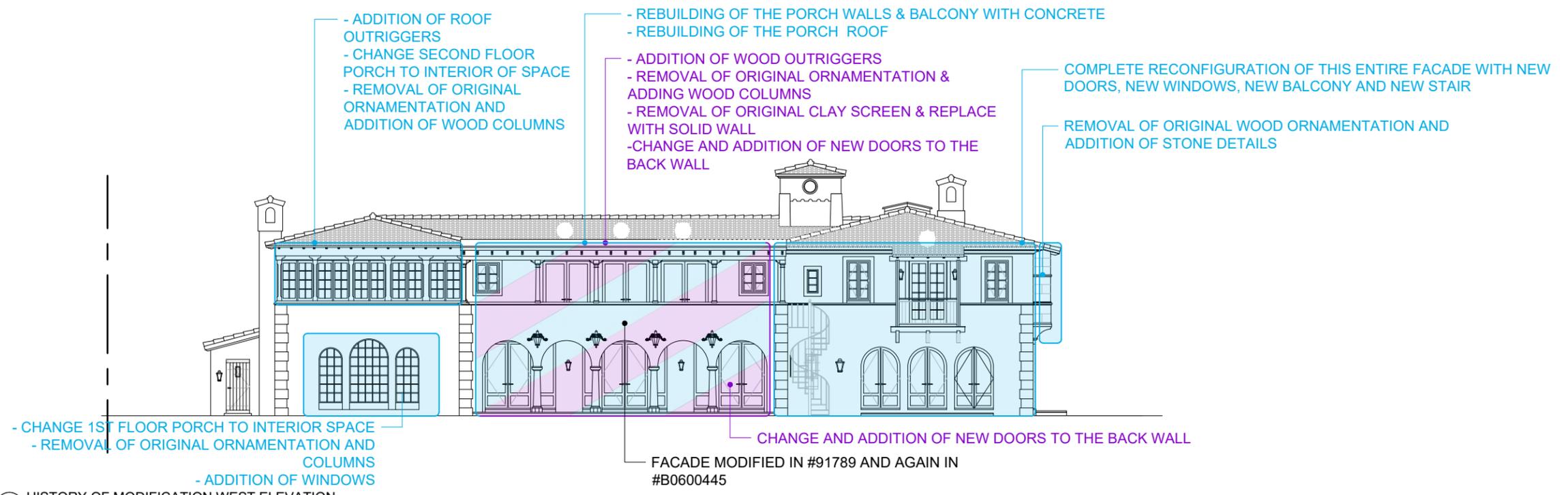
EXISTING/DEMO RIGHT ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

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 JULY 5, 2021**



Date: 2021.07.02 11:06 am

KEYNOTES

SHEET NOTES

LEGEND

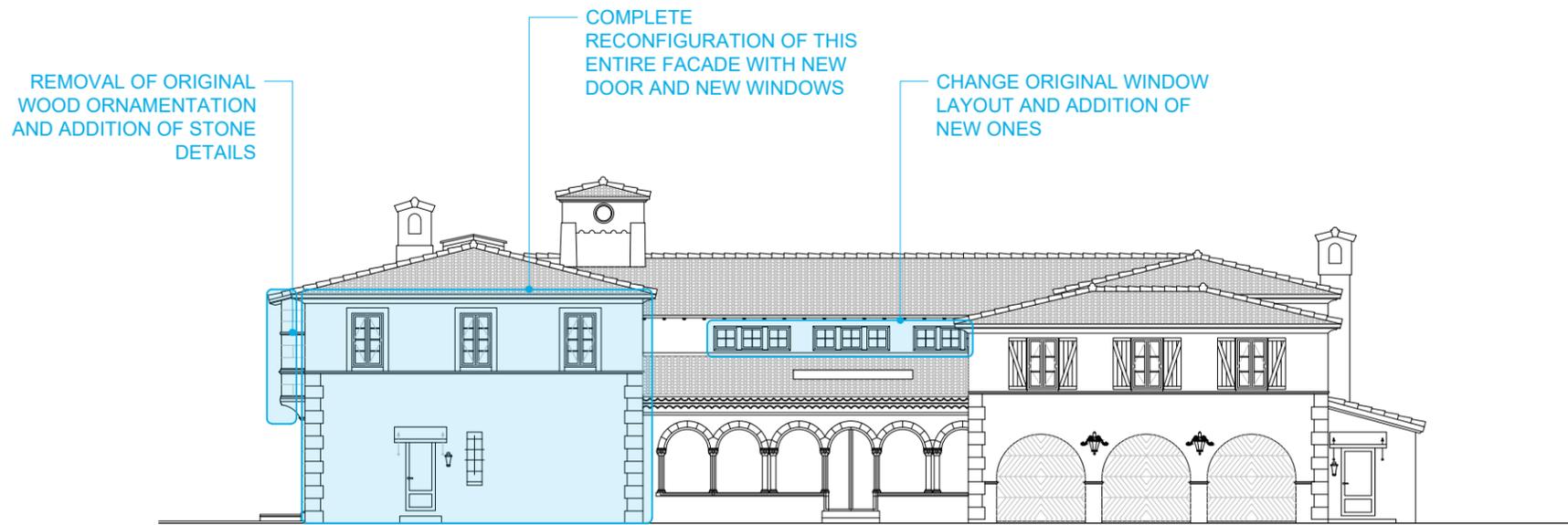
MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES

- PER PERMIT #91789, 1991
 REBUILDING PORTIONS OF WEST ELEVATION INCLUDING BALCONY AND NEW ROOF, SEE GRAPHIC FOR DETAILS
- PER PERMIT #B0600445, 2006
 EXTERIOR & INTERIOR RENOVATIONS INCLUDING CONVERTING PORCHES TO INTERIOR SPACES, CHANGES TO ALL ELEVATIONS, SEE GRAPHICS FOR DETAILS
- PER PERMIT #B0606547
 NEW ROOF TILES
- PER PERMIT #B0701360
 REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

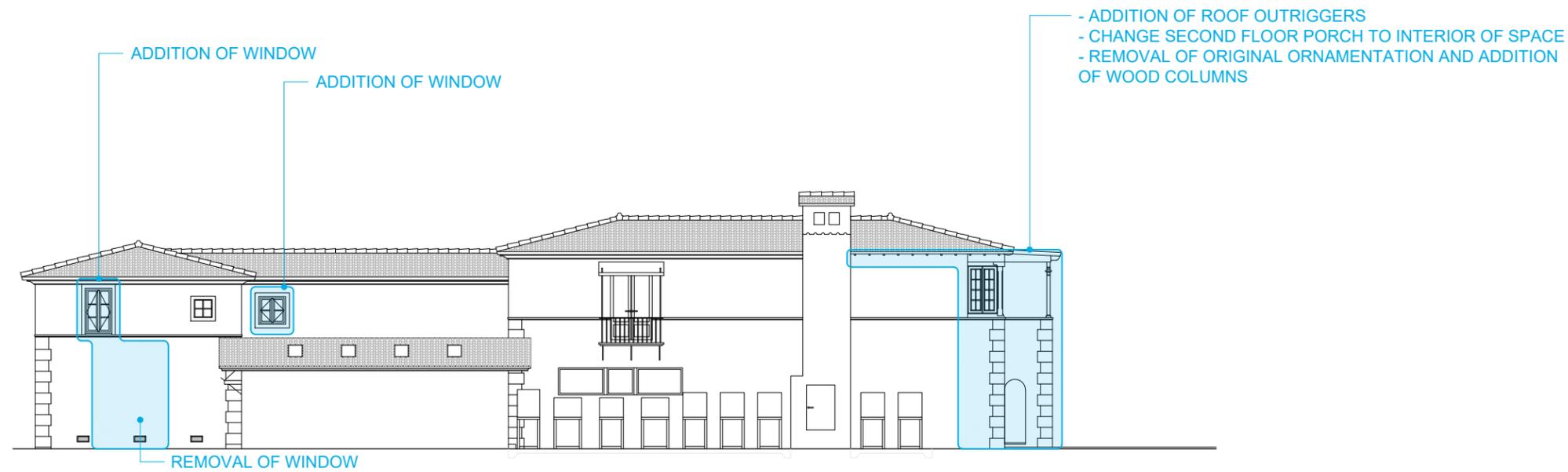
MODIFIED AREA PER #91789 IN 1991 SHOWN IN BLUE:

MODIFIED AREA PER #B0600445 IN 2006 SHOWN IN MAGENTA:

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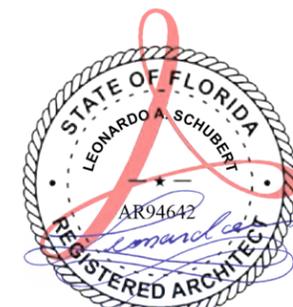


2 HISTORY OF MODIFICATION EAST ELEVATION
1" = 1/16"



1 HISTORY OF MODIFICATION NORTH ELEVATION
1" = 1/16"

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



Date: 2021.07.02 11:06 am

KEYNOTES

SHEET NOTES

MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES

- PER PERMIT #91789, 1991
REBUILDING PORTIONS OF WEST ELEVATION INCLUDING BALCONY AND NEW ROOF, SEE GRAPHIC FOR DETAILS
- PER PERMIT #B0600445, 2006
EXTERIOR & INTERIOR RENOVATIONS INCLUDING CONVERTING PORCHES TO INTERIOR SPACES, CHANGES TO ALL ELEVATIONS, SEE GRAPHICS FOR DETAILS
- PER PERMIT #B0606547
NEW ROOF TILES
- PER PERMIT #B0701360
REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

LEGEND

- MODIFIED AREA PER #91789 IN 1991 SHOWN IN BLUE:
- MODIFIED AREA PER #B0600445 IN 2006 SHOWN IN MAGENTA:

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JULY 5, 2021

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SHEET TITLE:
EXISTING HOUSE MODIFICATION
HISTORY DIAGRAMS

PREPARED FOR:
5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

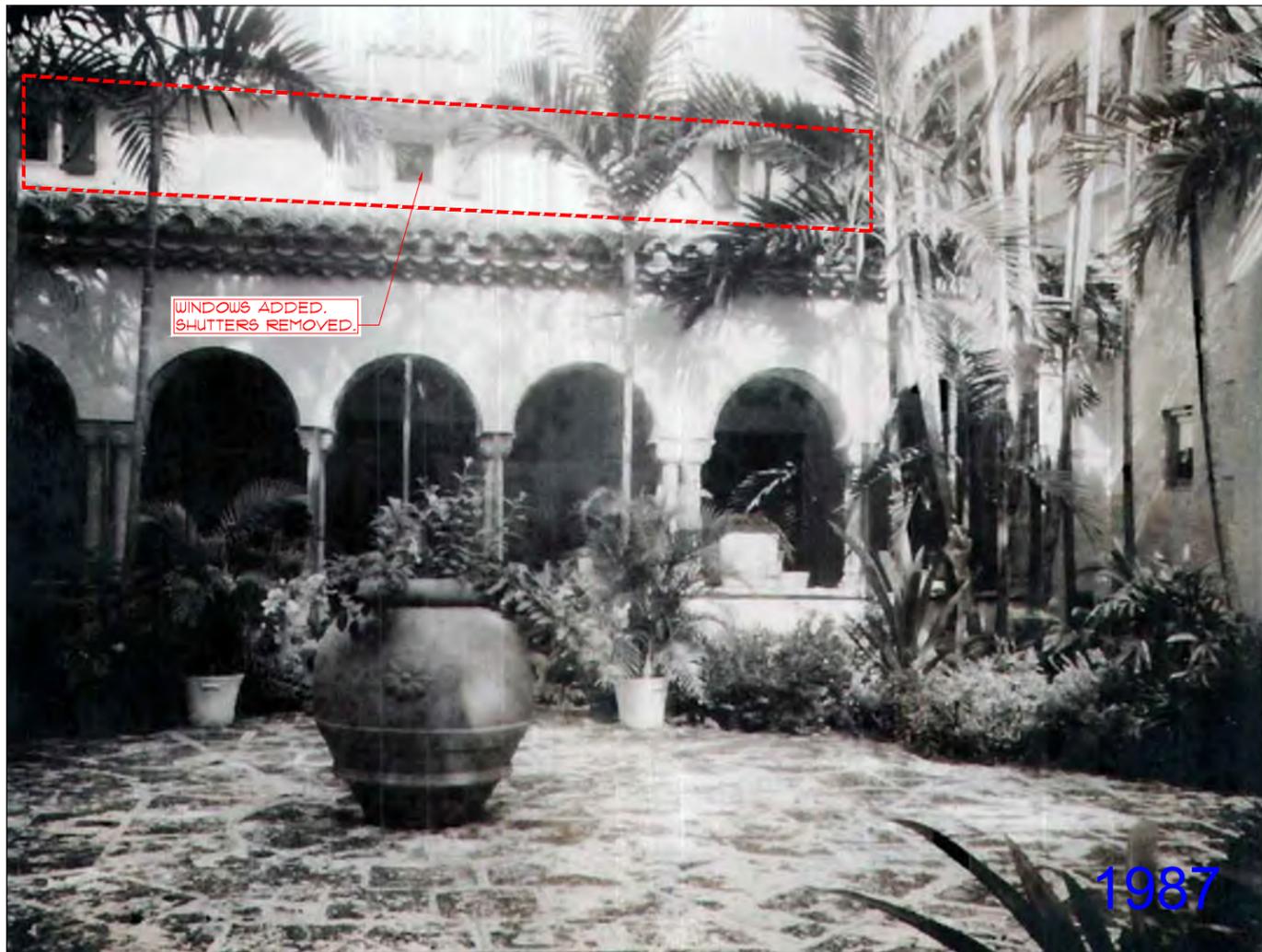
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5800 NORTH BAY ROAD
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A107



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SHEET TITLE:
**HISTORICAL RECORD
 PHOTO COMPARISON**

PREPARED FOR:
5800 NORTH BAY LLC
 9100 SOUTH DADELAND BLVD
 SUITE 1602B
 MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
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 5800 NORTH BAY ROAD
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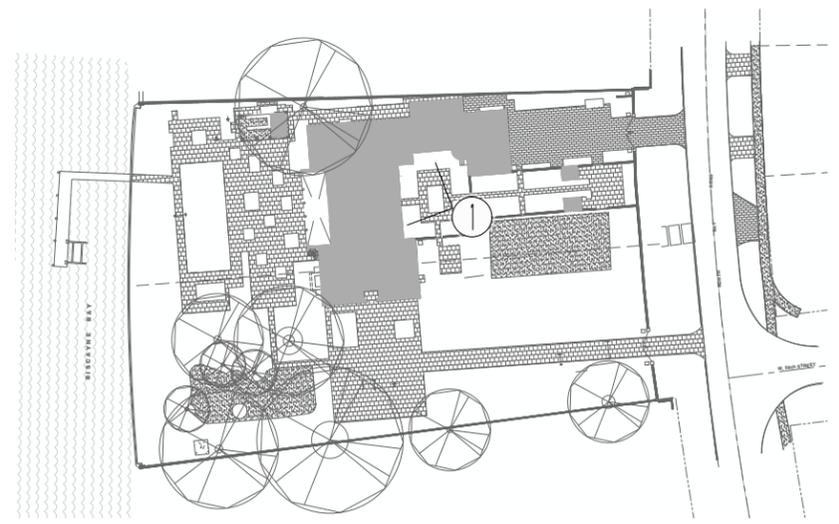
PROJECT No:

SHEET NO.
A108

1987

2021

① EAST ELEVATION

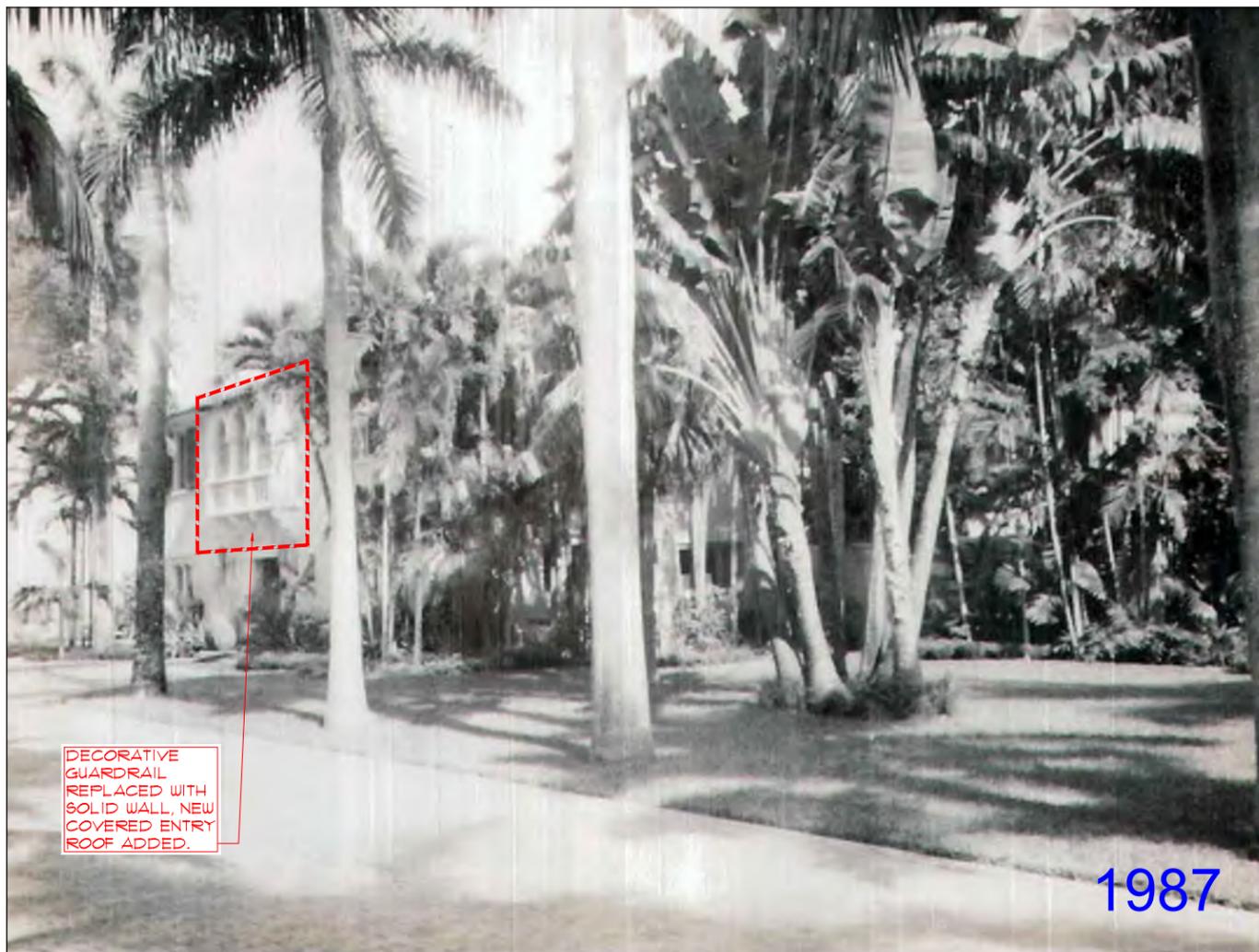


HISTORICAL RECORD/
 KEY MAP



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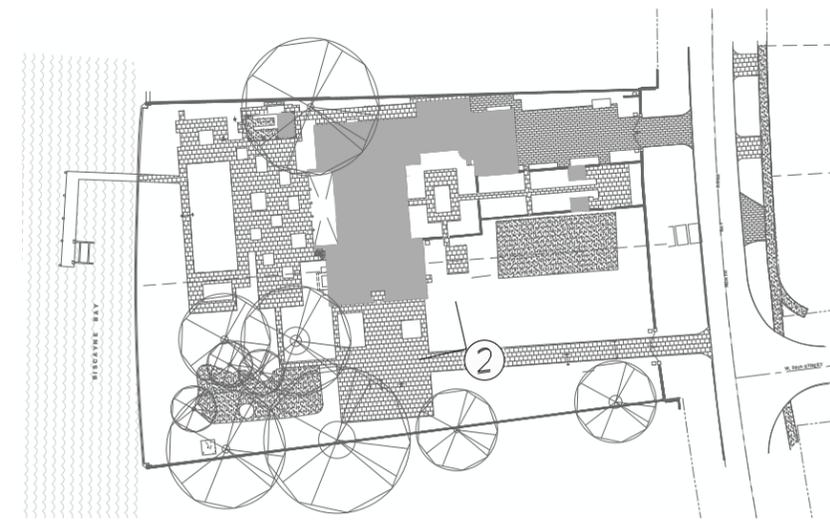
DECORATIVE
GUARDRAIL
REPLACED WITH
SOLID WALL, NEW
COVERED ENTRY
ROOF ADDED.

1987

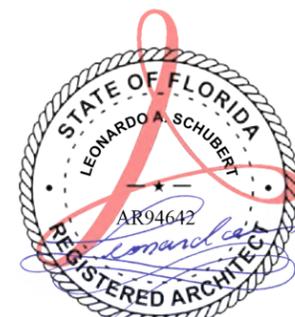


2021

2 SOUTH ELEVATION



HISTORICAL RECORD/
KEY MAP



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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

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5800 NORTH BAY LLC
910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

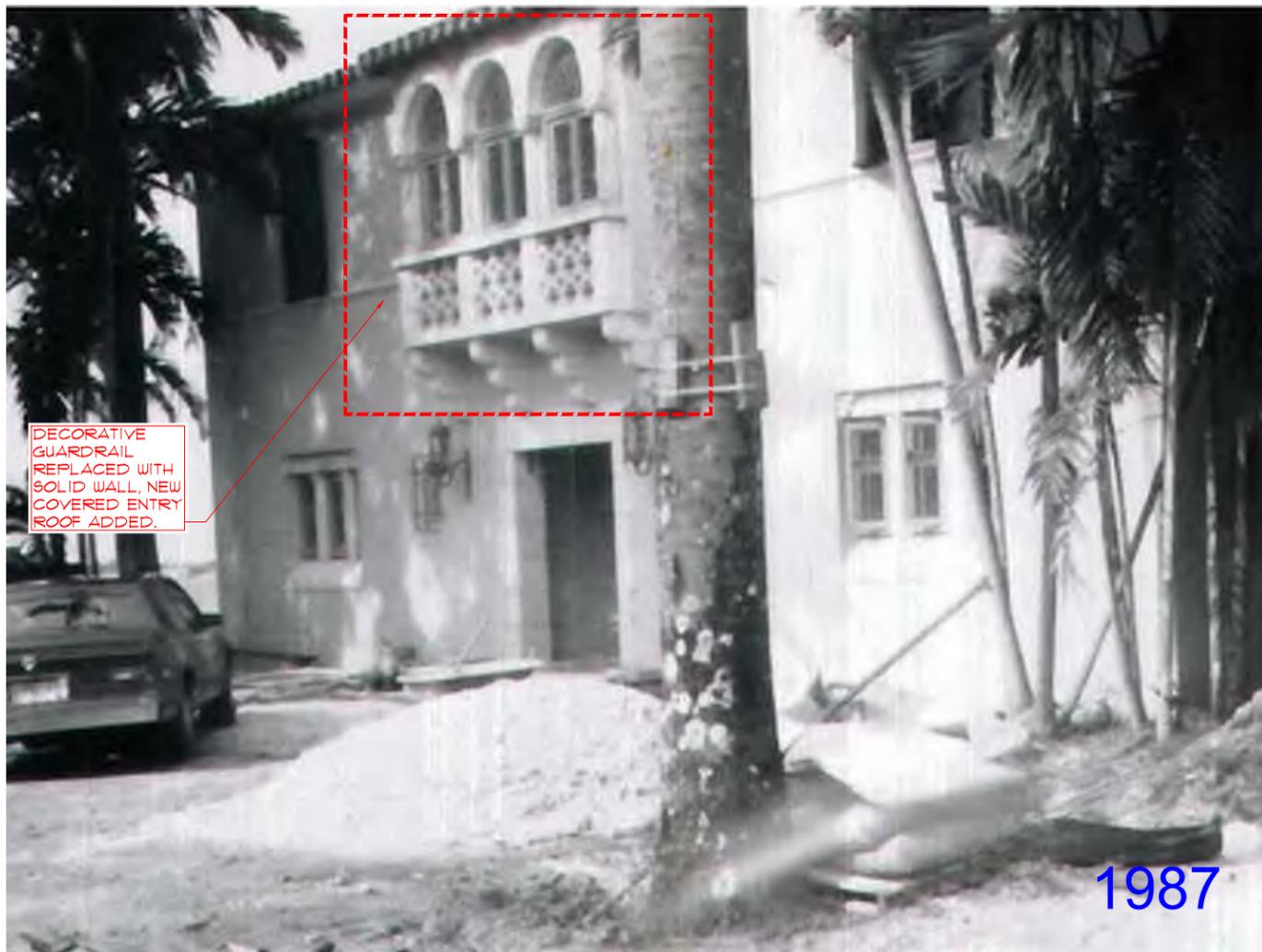
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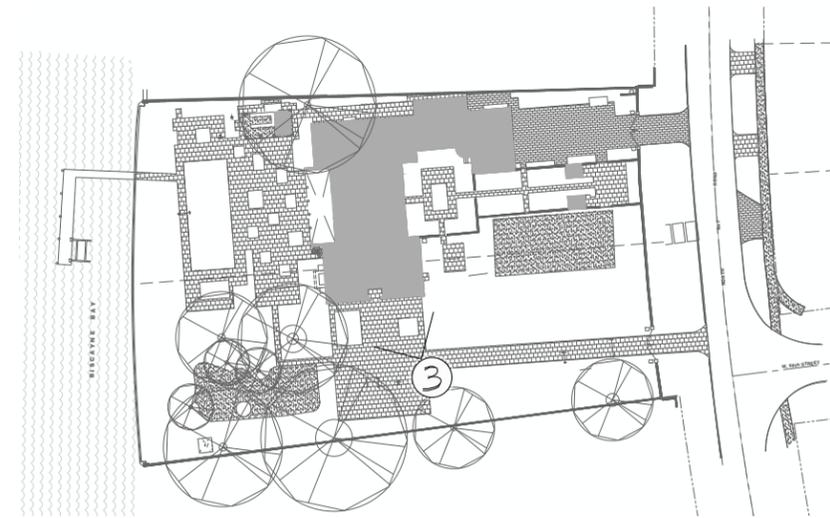
PROJECT No:

SHEET NO.
A109

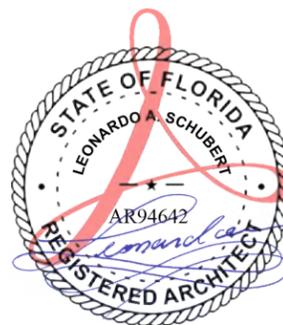
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JULY 5, 2021**



3 SOUTH ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

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JULY 5, 2021

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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:
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9100 SOUTH DADELAND BLVD
SUITE 1602B
MIAMI, FL 33156

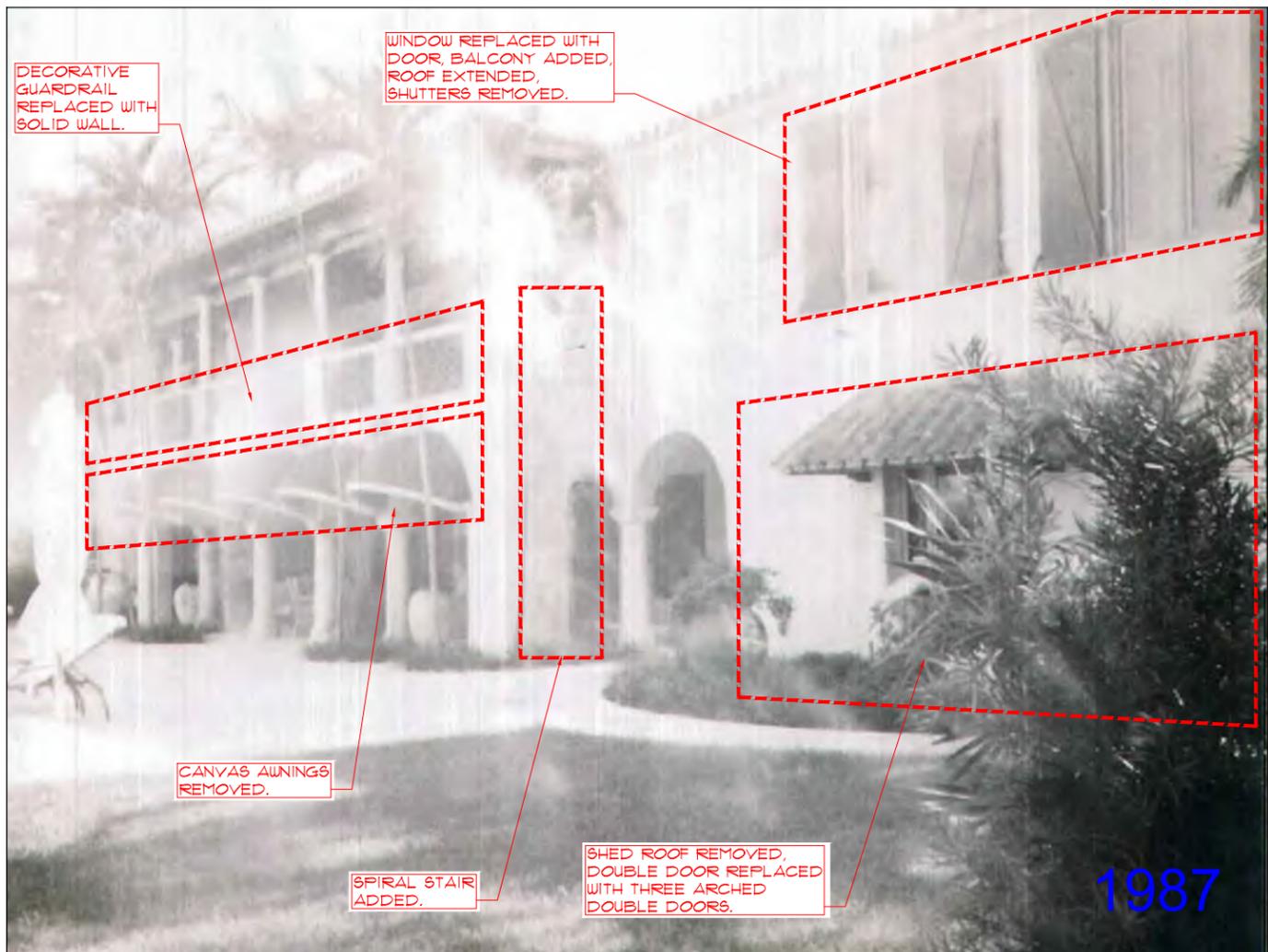
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5800 NORTH BAY ROAD
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SHEET NO.
A110



DECORATIVE
GUARDRAIL
REPLACED WITH
SOLID WALL.

WINDOW REPLACED WITH
DOOR, BALCONY ADDED,
ROOF EXTENDED,
SHUTTERS REMOVED.

CANVAS AWNINGS
REMOVED.

SPIRAL STAIR
ADDED.

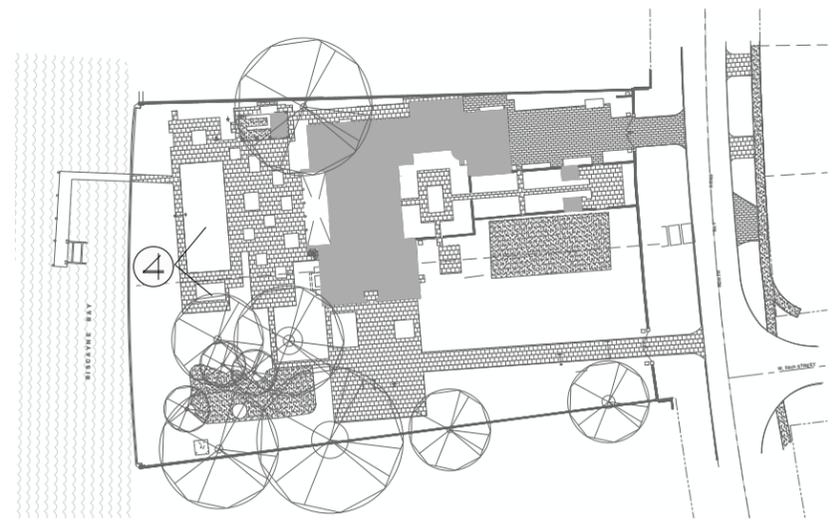
SHED ROOF REMOVED,
DOUBLE DOOR REPLACED
WITH THREE ARCHED
DOUBLE DOORS.

1987

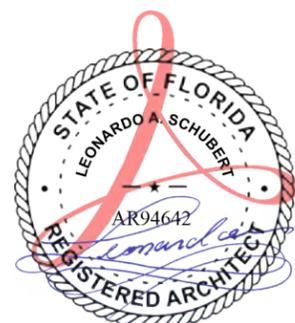


2021

4 WEST ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

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JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC

910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY
RESIDENCE

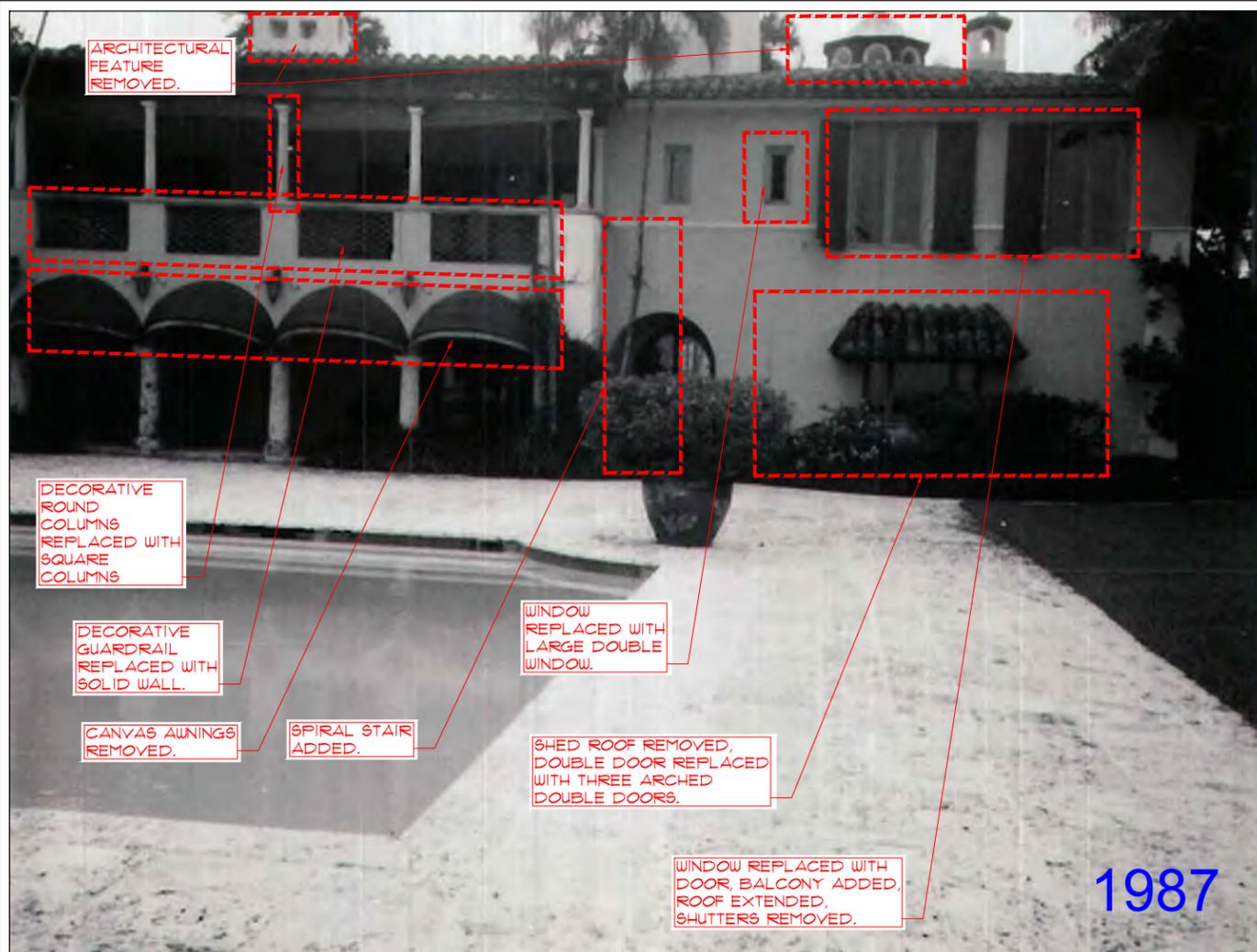
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A111



ARCHITECTURAL FEATURE REMOVED.

DECORATIVE ROUND COLUMNS REPLACED WITH SQUARE COLUMNS.

DECORATIVE GUARDRAIL REPLACED WITH SOLID WALL.

CANVAS AWNINGS REMOVED.

SPIRAL STAIR ADDED.

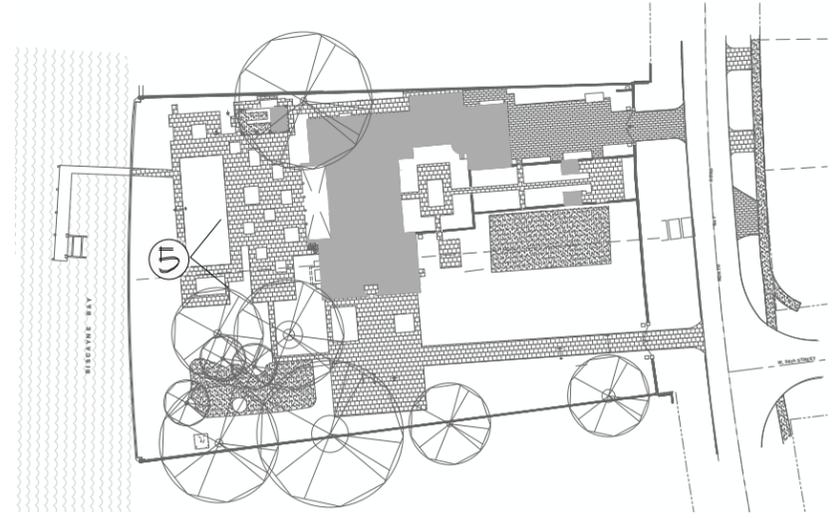
WINDOW REPLACED WITH LARGE DOUBLE WINDOW.

SHED ROOF REMOVED, DOUBLE DOOR REPLACED WITH THREE ARCHED DOUBLE DOORS.

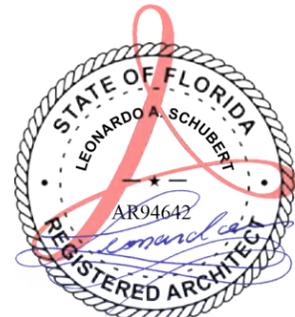
1987

2021

5 WEST ELEVATION



HISTORICAL RECORD / KEY MAP



Date: 2021.07.02 11:10 am

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JULY 5, 2021

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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

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910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

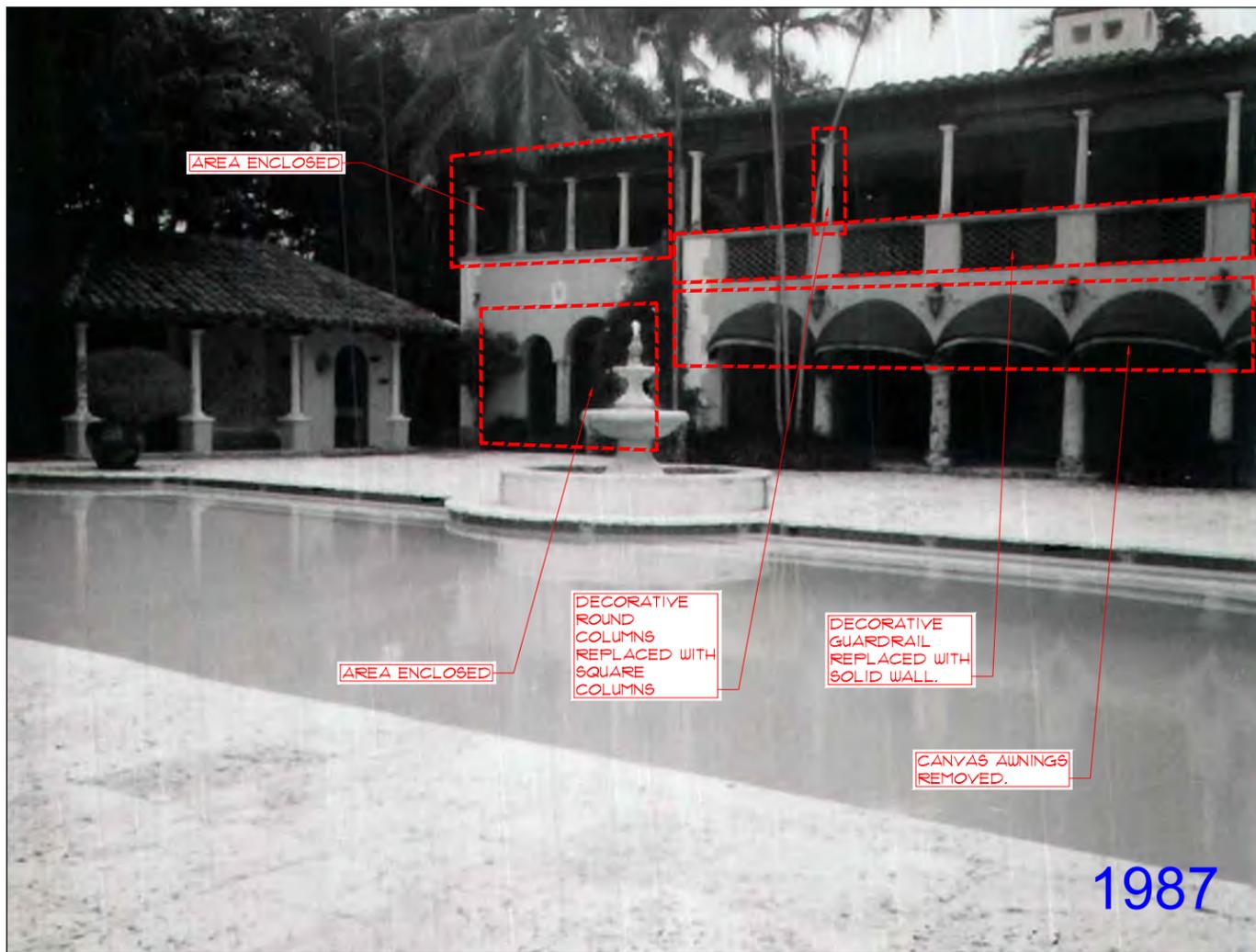
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5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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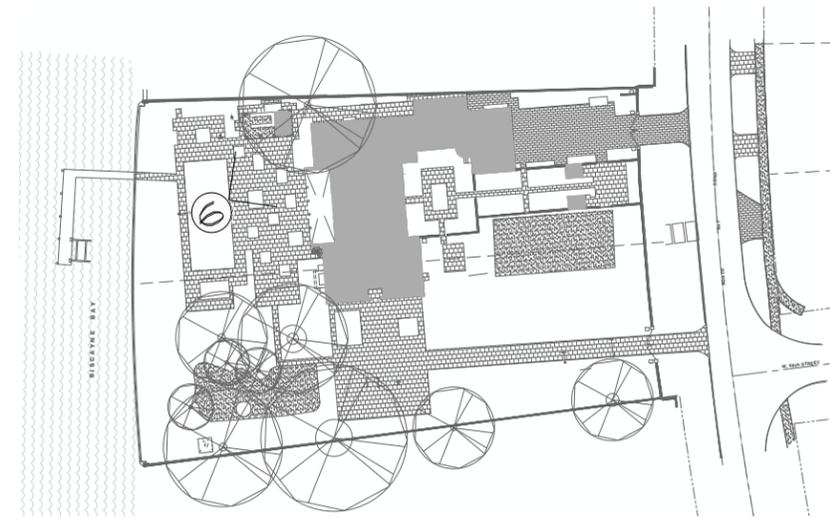
DATE:
07-05-2021

PROJECT No:

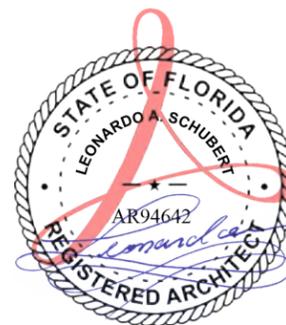
SHEET NO.
A112



6 WEST ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

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JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
910 SOUTH DADELAND BLVD
SUITE 1600
MIAMI, FL 33156

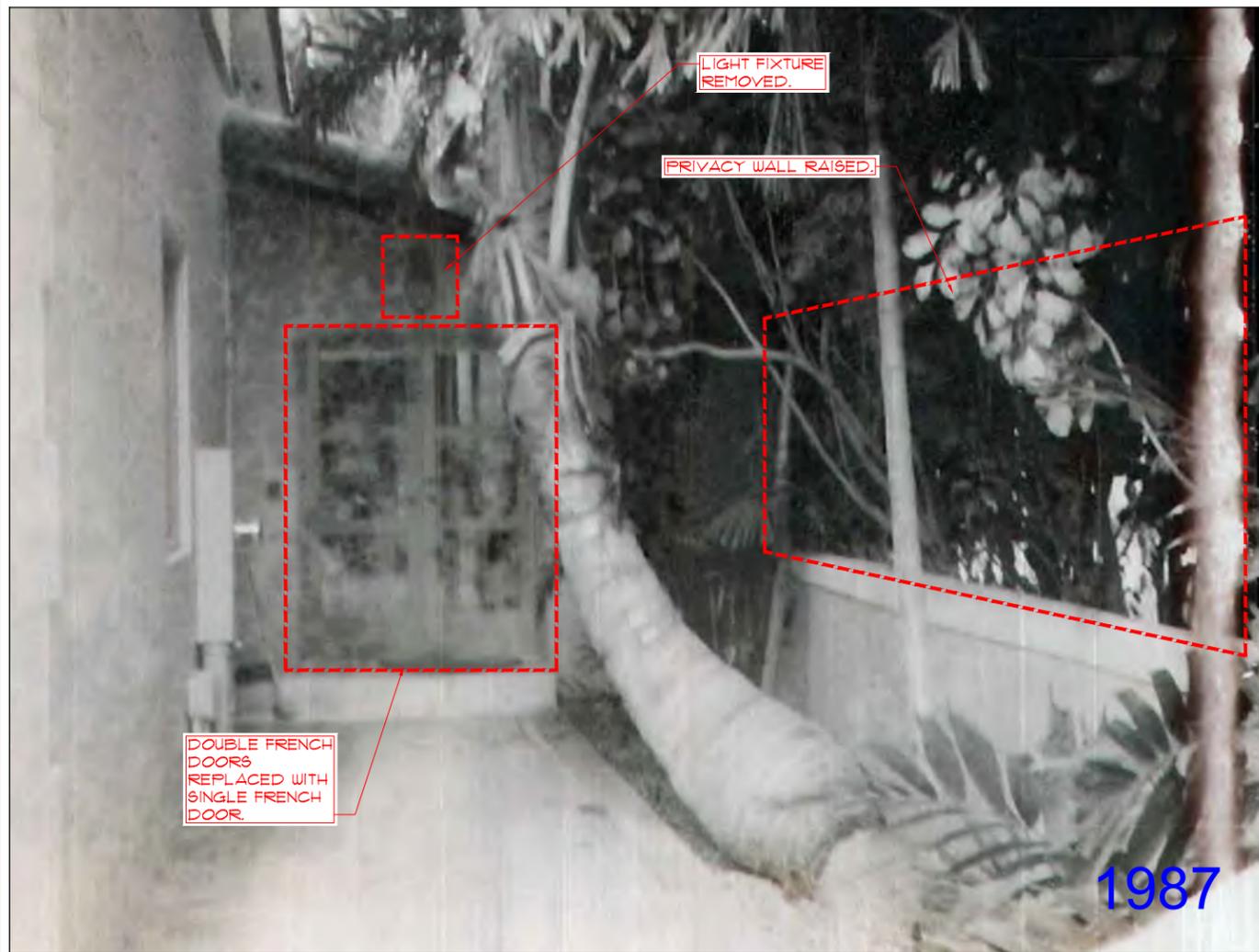
PROJECT TITLE:
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RESIDENCE**
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MIAMI BEACH, FL 33140

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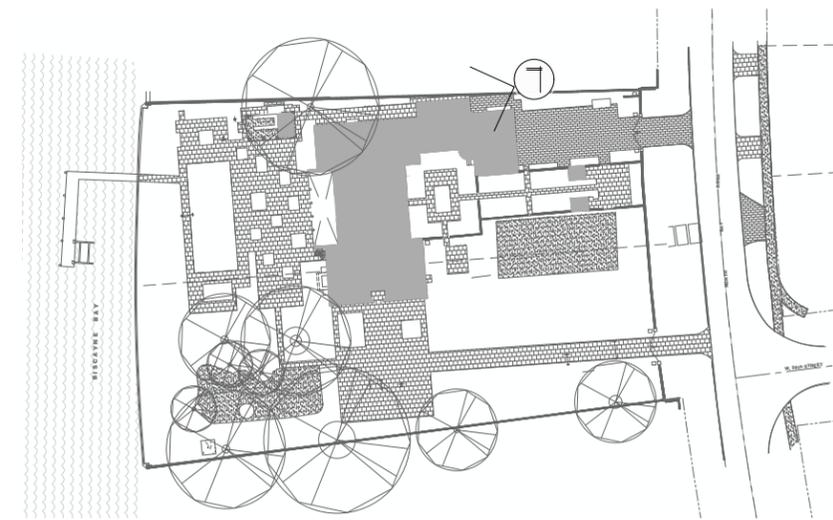
DATE:
07-05-2021

PROJECT No:

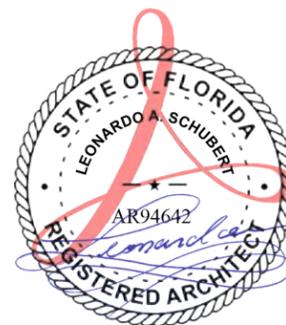
SHEET NO.
A113



① NORTH ELEVATION



HISTORICAL RECORD/
KEY MAP



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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:
5800 NORTH BAY LLC
910 SOUTH DADELAND BLVD
SUITE 1600
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A114

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JULY 5, 2021**