|mem|
ar|chitecture|

Neighbor Outreach & Support Summary

★ = Support ● = Additional Support

1. Erwin Sredni
   - 5848 N BAY RD
   - **Support**
2. Lowell Kraff
   - 5840 N BAY RD
   - **Support**
3. Barry & W Linda Gibb
   - 5820 N BAY RD
   - [Could Not Reach]
4. Kristopher Hinson
   - 5790 N BAY RD
   - **Support**
5. Michael Murr
   - 5760 N BAY RD
   - **Support**
6. Christian De Berdouare & Jennifer Valoppi
   - 5750 N BAY RD
   - **Support**
7. Florence Weiner
   - 5775 N BAY RD
   - [Could Not Reach]
8. Kris Hinson
   - 5787 N BAY RD
   - **Support**
9. Jeremy J. & Amanda B. Barouh
   - 5801 N BAY RD
   - **Support**
10. David Emmanuel Cohen
    - 5815 N BAY RD
    - **Support**
11. Barry & W Linda Gibb
    - 5817 N BAY RD
    - [Could Not Reach]
12. Barry & W Linda Gibb
    - 5819 N BAY RD
    - [Could Not Reach]
13. Jarett Posner
    - 5860 N BAY RD
    - **Support**

AS

- Jamie LeFrak
  - 4567 PINE TREE DR
- Michael Stern
  - 6070 N BAY RD
- Kobi Karp
  - 4750 N BAY RD
- Kobi Karp
  - 5328 N BAY RD
- Kobi Karp
  - 4565 N BAY RD
- Kobi Karp
  - 4645 N BAY RD
- Kobi Karp
  - 4715 N BAY RD
- Niklas de la Motte
  - 4736 N BAY RD
- Wayne Boich
  - 4700 N BAY RD
- Sean Posner
  - 4815 N BAY RD
- Roman Hinson-Rodriguez
  - 6675 Windsor Ln
- Charles W. Burkett
  - N/A
- Marcelo Claure
  - 5212 N BAY RD
- Patrick Markert
  - 6050 N BAY RD
- Francisco Perez
  - 5310 N BAY RD

August 28, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5848 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Erwin Sredni
Print name

September 2, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5840 N. Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Lowell Kraff
Print name

July 26, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5700 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kristopher Hinson
Print name

July 26, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5760 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Michael Murr
Print name

July 26, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5750 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Christian Mario de Borchgrave
Print name

September 2, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5787 N. Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kris Hinson
Print name

September 2, 2021

Design Review Board Members
Planning Dept
City of Miami Beach
1700 Convention Center Drive 2nd Floor
Miami Beach, FL 33139

Re: Single Family Home at 5800 N Bay Rd, Miami Beach, FL 33140

Dear Board Members,

I am the owner of 5801 N Bay Rd, Miami Beach, FL which is directly across the street from the property mentioned above.

The owner of 5800 N Bay Rd. graciously contacted me to discuss his plans for the property as well as address my concerns regarding the demolition and subsequent construction of a new home. As a result of our conversation, I believe the new home will be a welcome addition to the neighborhood and am pleased that the following concerns will be addressed:

- The seawall will be raised providing all residents with additional protection against storm surge.
- Work requiring heavy machinery or loud noises will not be performed on the weekends.
- All building materials will be secured in the event of a hurricane.
- Water will be used during the demolition process to minimize dust and other airborne particles.

Based on the foregoing I fully support the property owner's new home.

Sincerely,

Jeremy Barouh

September 2nd, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5815 North Bary Road, Miami, Miami Beach, Florida, which i close proximity or abutting the above-referenced property. I had a conversation with the applic regarding the proposed single-family residence for his family. The home is beautifully-desig and will be a welcome addition to the neighborhood. Regarding the additional open space waiv the 2-story portions of the home are substantially setback from the street and sides, there extensive green spaces in between the buildings and the architecture has significant movement interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Des Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

COHEN DAVID-EMMANUEL

Print name

July 26, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5860 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Print name

September 1, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4567 Pine Tree Drive, Miami Beach, Florida, which is in close proxi to the above-referenced property. I had a conversation with the applicant and a chance to re the plans for the proposed single-family residence for his family. The new home is beautif designed and will be a welcome addition to the neighborhood. The existing home is a dilapi blight and ought to be replaced. Regarding the additional open space waivers, the 2-story por of the home are substantially setback from the street and sides, there are extensive green spac between the buildings and the architecture has significant movement and interest that all e compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the D Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Jamie LeFrak
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 6070 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Michael Stern
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4750 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kobi Karp
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5328 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kobi Karp
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4565 North Bay Road, Miami Beach, Florida, which is in proximity or abutting the above-referenced property. I had a conversation with the appl regarding the proposed single-family residence for his family. The home is beautifully-desi and will be a welcome addition to the neighborhood. Regarding the additional open space wai the 2-story portions of the home are substantially setback from the street and sides, ther extensive green spaces in between the buildings and the architecture has significant movemen interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the D Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kobi Karp
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4645 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kobi Karp
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4715 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Kobi Karp
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4736 North Bay Road, Miami Beach, Florida, which is in close proxi
or abutting the above-referenced property. I had a conversation with the applicant regarding
proposed single-family residence for his family. The home is beautifully-designed and will
welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-s
portions of the home are substantially setback from the street and sides, there are extensive g
spaces in between the buildings and the architecture has significant movement and interest tha
ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the De
Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Niklas de la Motte
Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4700 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Wayne Boieh
Signature

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4815 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Sean Posner
Print name

September 4, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 6675 Windsor Ln, Miami Beach, Florida 33141, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Roman Hinson-Rodriguez
Print name

THE BURKETT COMPANIES

Development · Management · Sales

FOR RENTAL INFORMATION

305 • 534 • 0102

September 4, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach
DRB21-0697, Letter of Support

Dear Board Members:

I am very familiar with the aforementioned home, as my family had lived there since 1959. I have very fond memories of that house, which I lived in from the age of 12, through the time we sold it to Don Aronow of Cigarette Boats in 1986.

I have come to know Mr. Bravo recently, when we met during a press conference where he was generously donating a substantial sum of money to the families who had suffered an unimaginable catastrophe related to the building collapse in Surfside – where I happen to be the mayor. Just recently, Mr. Bravo asked me if I would be willing to share my feelings regarding his desire to build a new home at that address. And so, I will.

Clearly, it will be difficult for me to see that home disappear, taking with it decades of memories for my family and me.

It's a magnificent home, on a magnificent lot, which was magnificently designed and constructed, and is a magnificent representation of the best of its architectural brethren. As a guy who lovingly restored lots of beautiful Art-Deco buildings in South Beach, I consider myself a Barbara Capitman educated, junior preservationist, as I was very proud to have contributed, in the very early years, to the Renaissance of the Art Deco District.

Having said all that, I'm also a realist and a strong believer in property rights. I know that the tides are rising – as Mayor, I've initiated a pilot program to raise homes, but I also know there are limitations to how much can be done – especially for larger properties. I know that preserving everything meaningful, including my former home, would be wonderful, but doing so is not always economically feasible or practical in some cases. I know that it would be easy for me and for others to say don't touch it, but I didn't pay to buy the home. I also don't currently pay the hundreds of thousands of dollars in property taxes on the home, every year, to Miami Beach and Dade County, which are used to support a massive level of public services and public schools.

All in all, I know, because I've spoken with Mr. Bravo recently and because he's shared with me that there are serious issues to contend with related to the property, not least of which is the elevation of the home – that he believes the house must be replaced.

I respect Mr. Bravo's decision, as is his right, to propose a new single-family residence. I expect that the new home will be beautifully-designed and will be a welcome addition to the neighborhood. Notably he has told me it will be at a much higher elevation than the existing home making it much more resilient for years to come.

In the end, and given he is now the property's current owner, I respect that he believes that this is the right decision for him and for the neighborhood.

Given all the above, I do not object to Mr. Bravo's effort to build a new home for himself and his family, and would not object to the Design Review Board permitting him to build a new home on the property.

Sincerely,

THE BURKETT COMPANIES

Charles W. Burkett

www.Burkettcompanies.com 1332 Biscaya Drive, Surfside FL 33154 305-534-0102 Main 305-673-2075 fax

September 14, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5212 N Bay Rd, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Marcelo Claure
Print name

September 10, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 6050 North Bay Road, Miami Beach, Florida 33141, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Patrick Markert
Print name

September 30, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5310 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

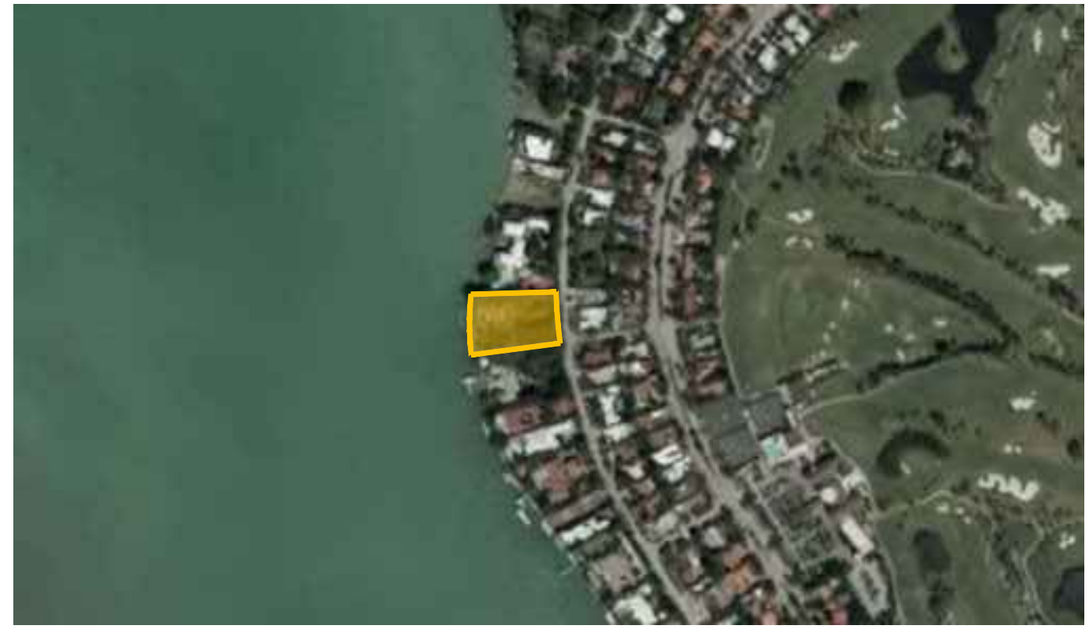
Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Francisco E Perez, Manager,
N Bay Rd Developments, LLC
Print name

mem|
ar|chitecture|



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT
Date: 2021.07.02 11:07 am

SITE LOCATION

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

FRANCO & ASSOCIATES

5500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-5609
Fax: (954) 779-7261
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T:415.421.9000
F:415.421.9002
www.memarch.com

SHEET TITLE: SITE LOCATION

PREPARED FOR: 5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
MIAMI, FL 33156

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

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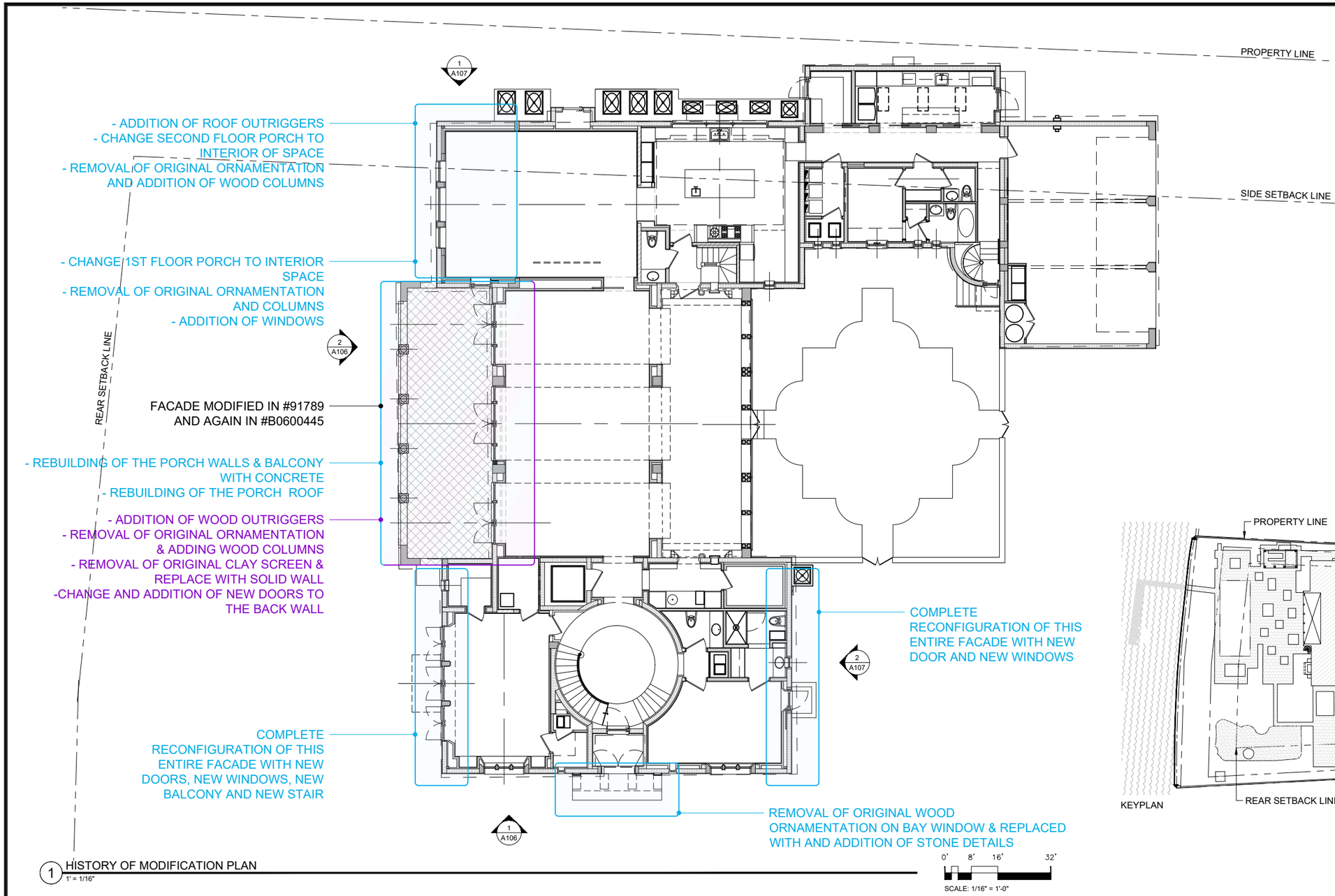
DATE: 07-05-2021

PROJECT No:

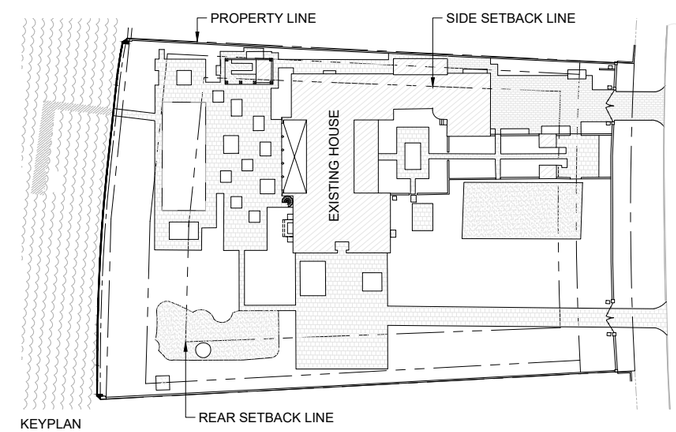
SHEET NO. A003

Jul 05, 2021 - 4:42pm



1 HISTORY OF MODIFICATION PLAN
1" = 1/16"

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



KEYPLAN

N

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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: FINAL SUBMITTAL JULY 5, 2021

ARCHITECT OF RECORD
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Leonardo Schubert
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www.memarch.com

SHEET TITLE: EXISTING HOUSE MODIFICATION HISTORY DIAGRAM

PREPARED FOR: 5800 NORTH BAY LLC
9130 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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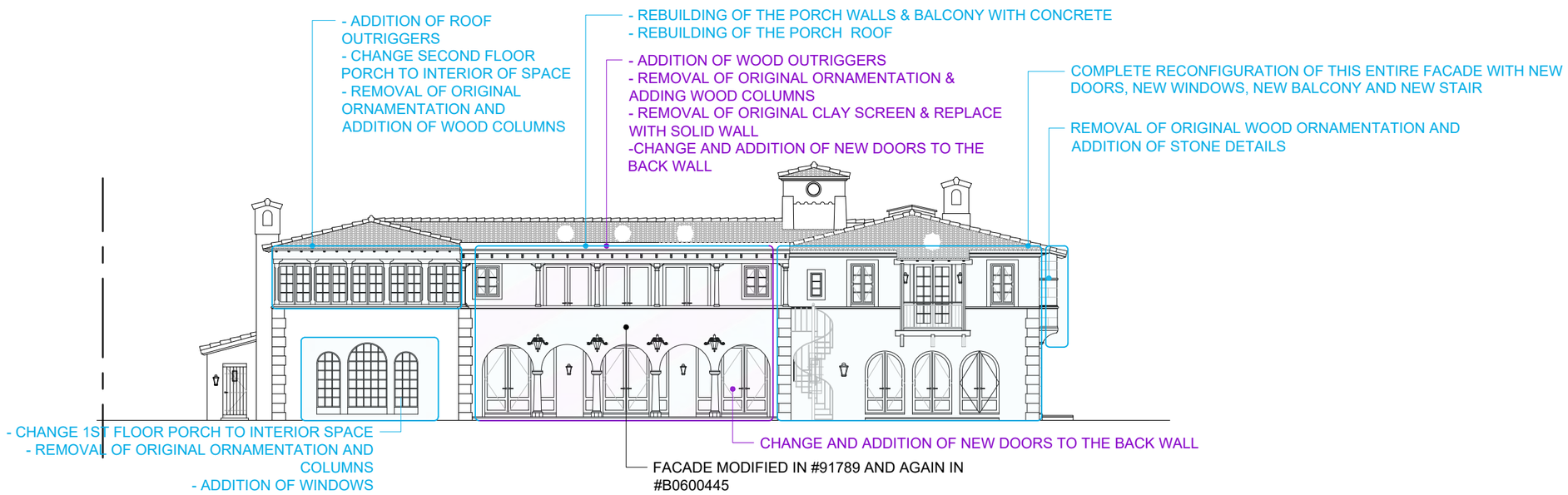
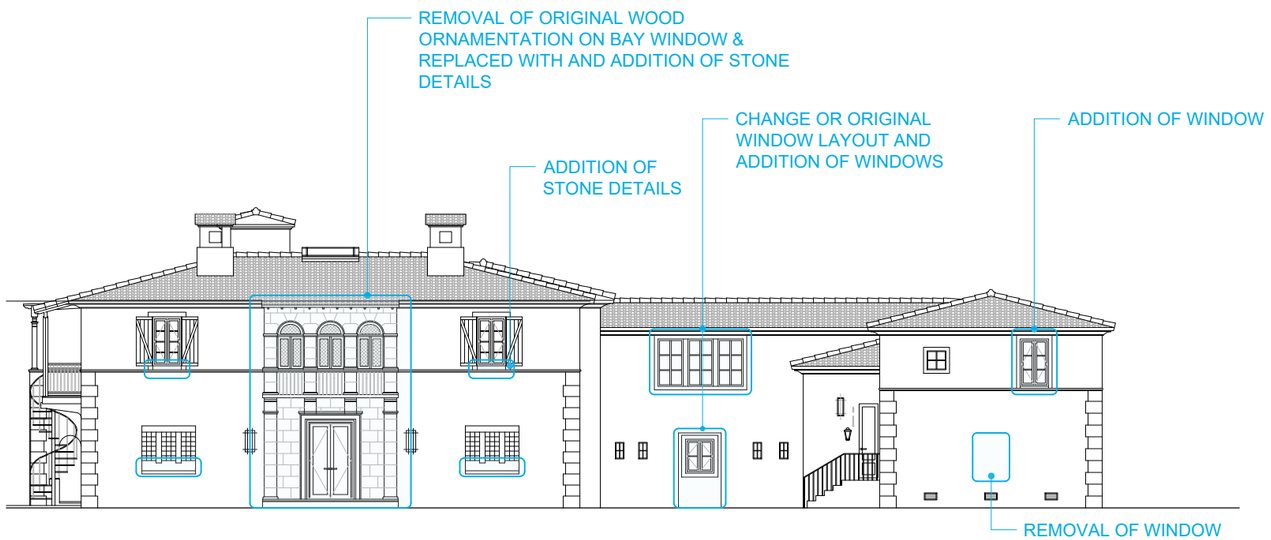
DATE: 07-05-2021

PROJECT No:

SHEET NO. A105



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



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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
ARCHITECT
REGISTERED ARCHITECT

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:

FINAL SUBMITTAL
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

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

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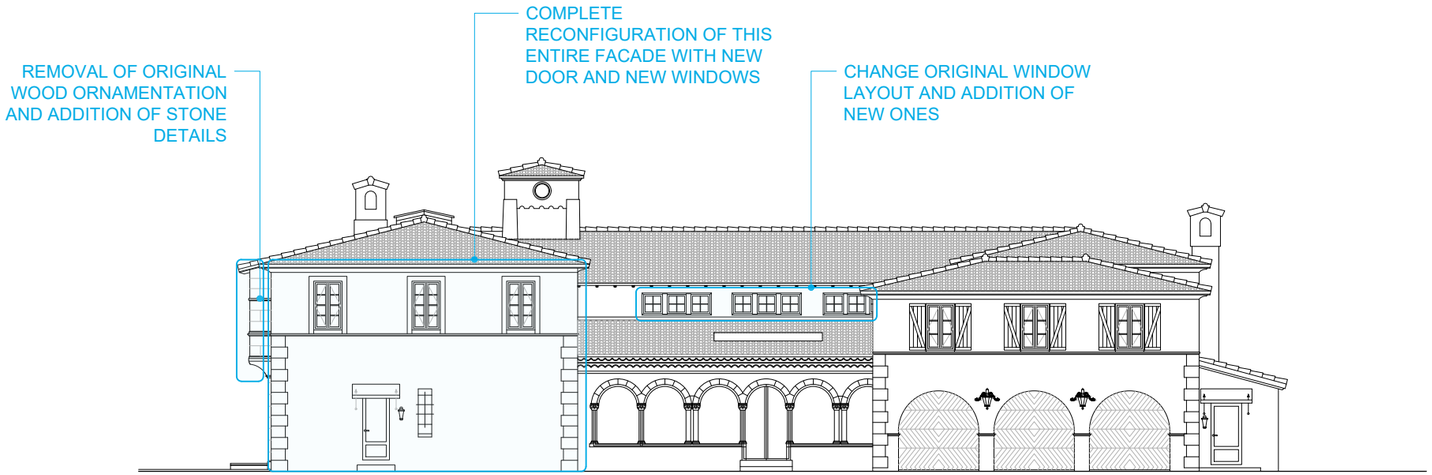
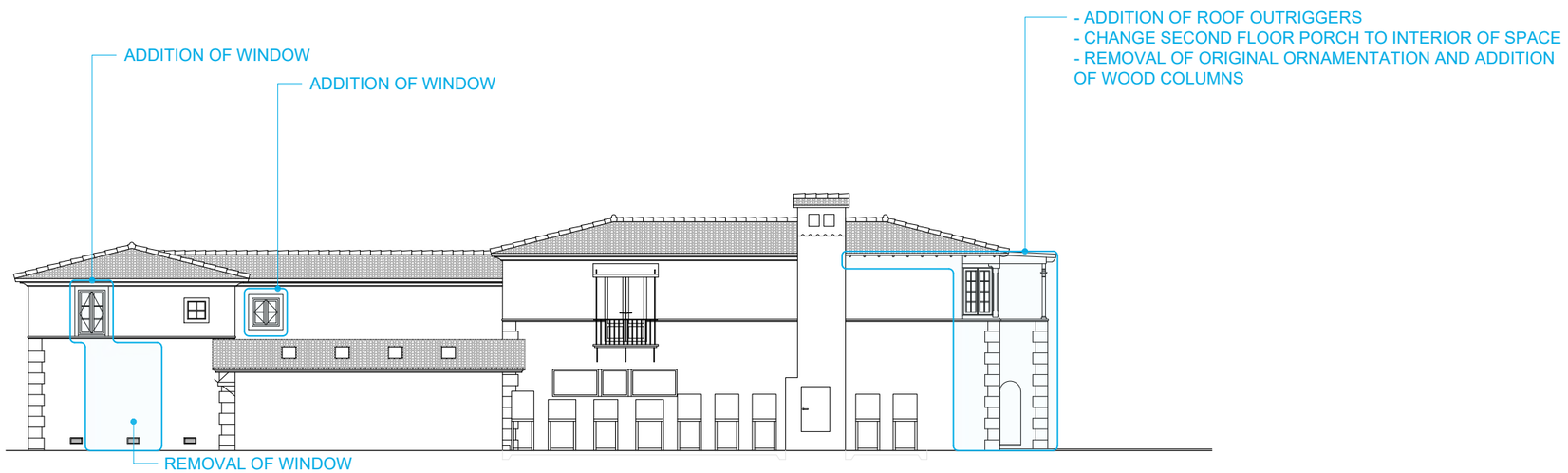
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A106



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	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: FINAL SUBMITTAL 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

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

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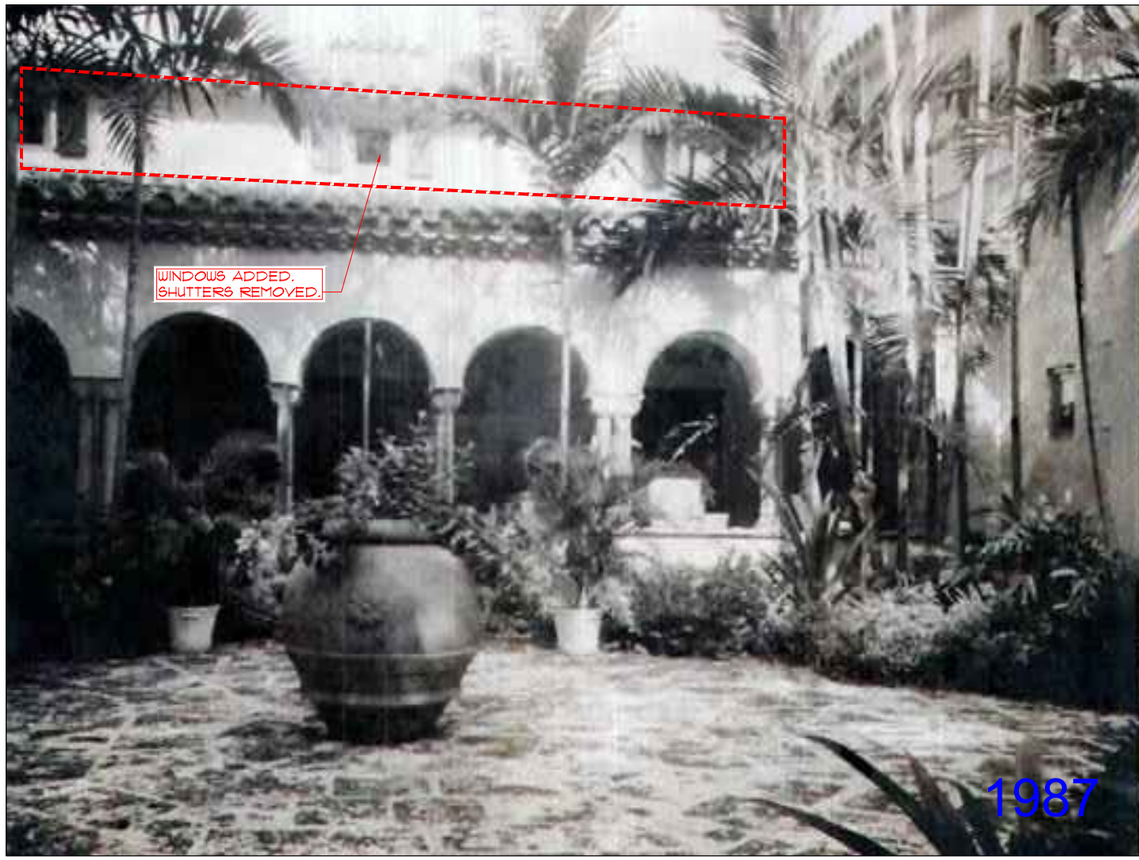
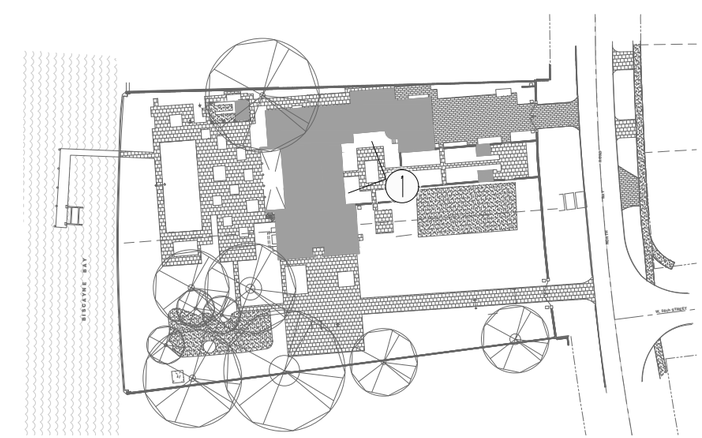
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A107



1 EAST ELEVATION



HISTORICAL RECORD/
KEY MAP

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94647
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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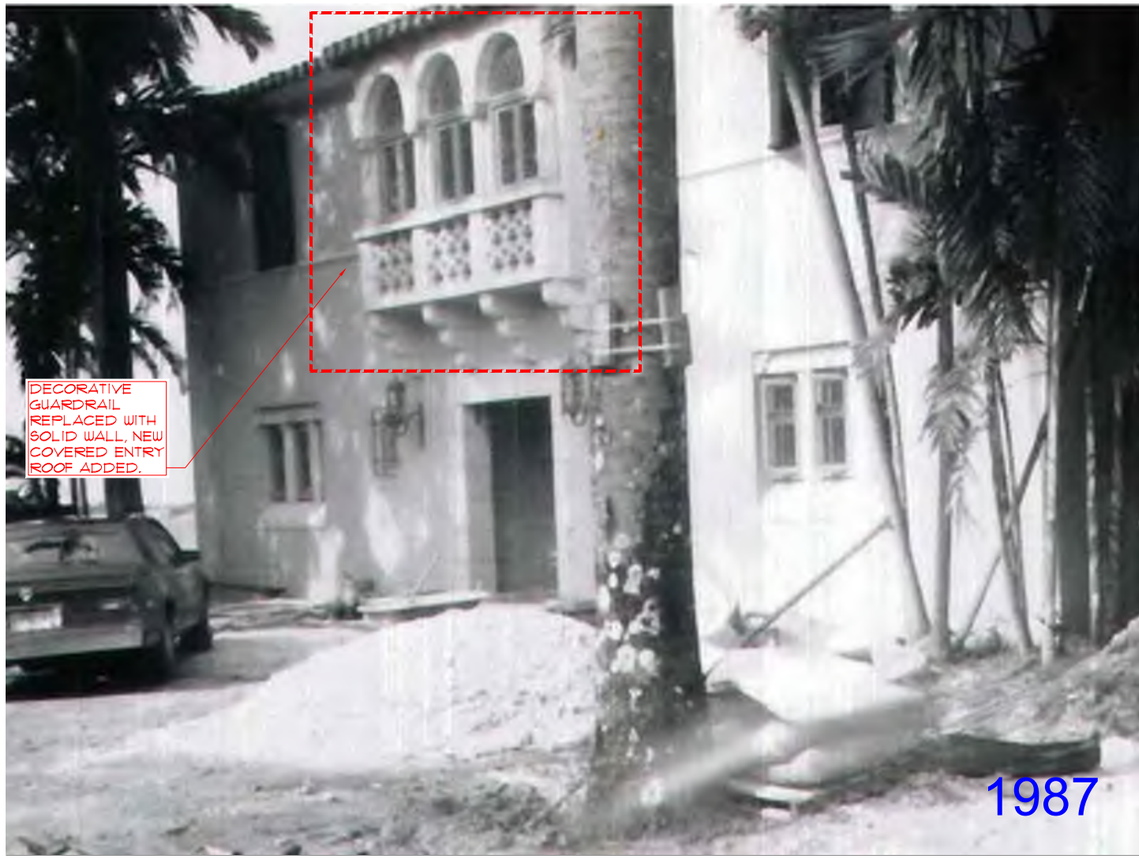
DATE:
07-05-2021

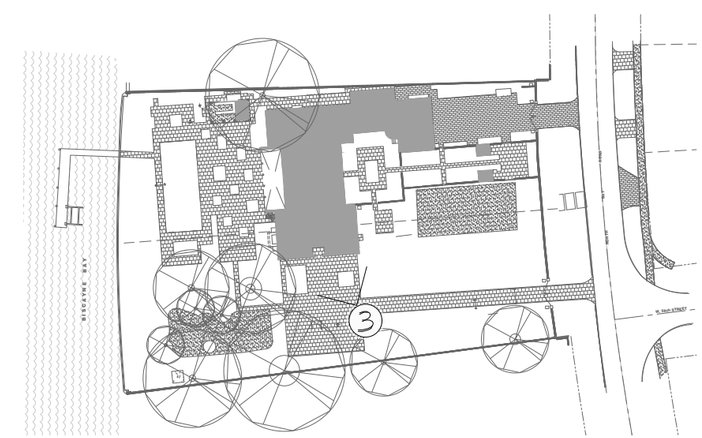
PROJECT No:

SHEET NO.
A108

Jul 05, 2021 - 4:43pm



3 SOUTH ELEVATION



HISTORICAL RECORD/
KEY MAP

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94647
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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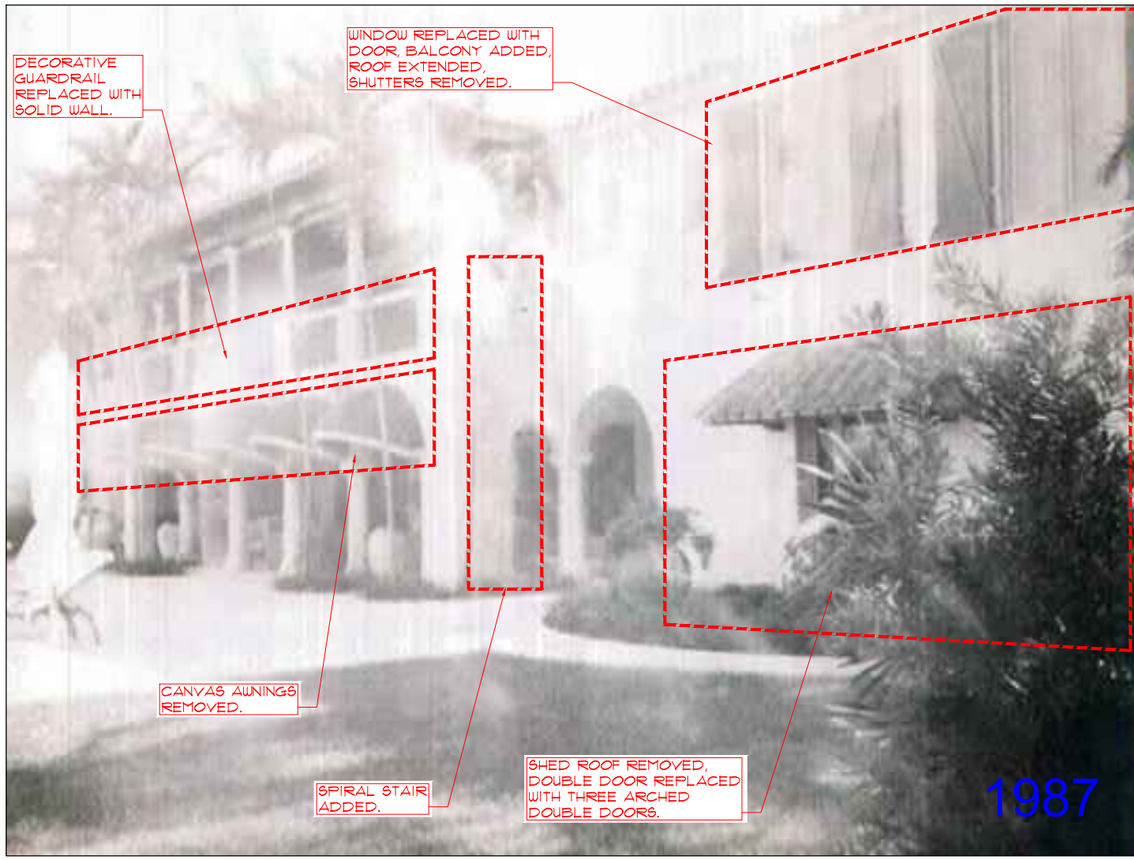
DATE:
07-05-2021

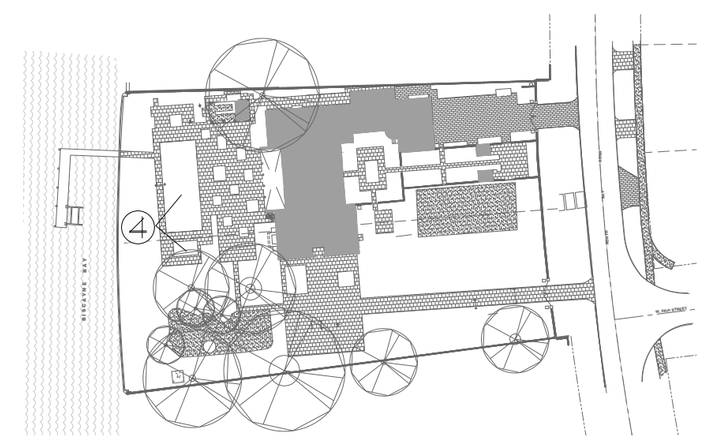
PROJECT No:

SHEET NO.
A110

Jul 05, 2021 - 4:44pm



4 WEST ELEVATION



HISTORICAL RECORD/
KEY MAP

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94647
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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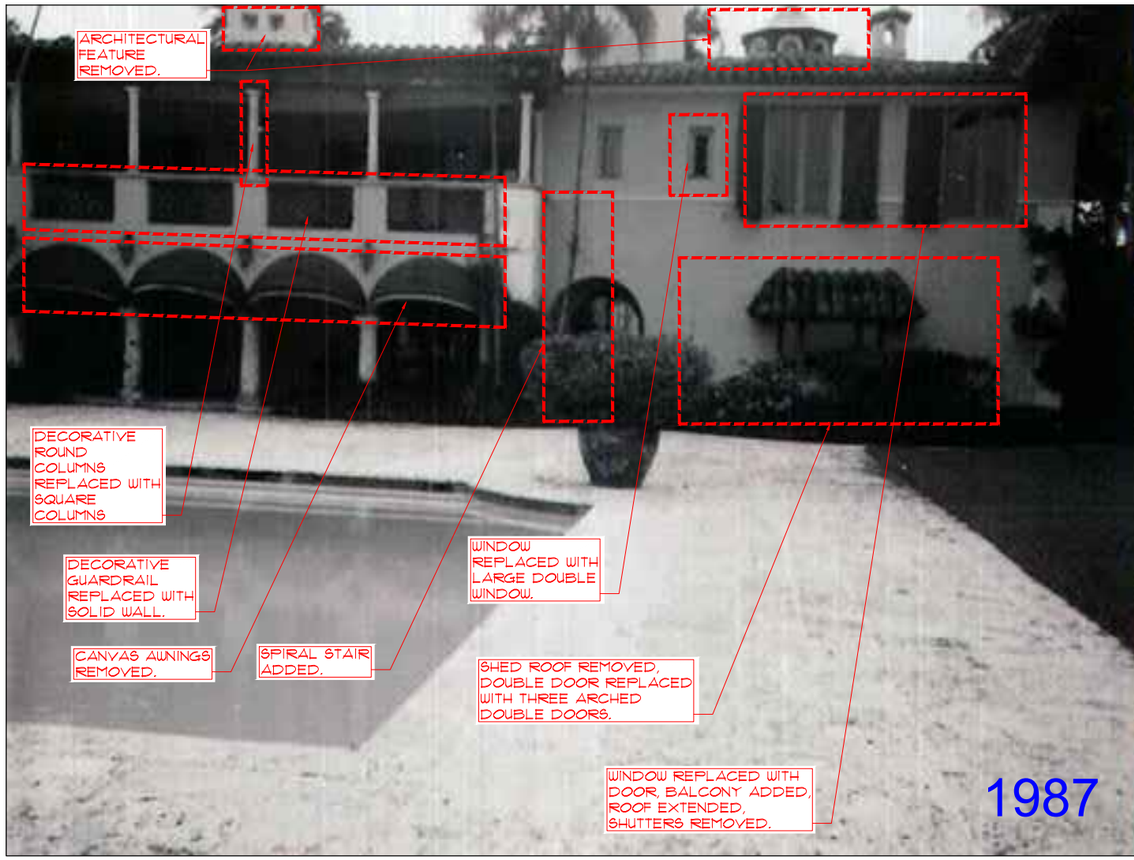
DATE:
07-05-2021

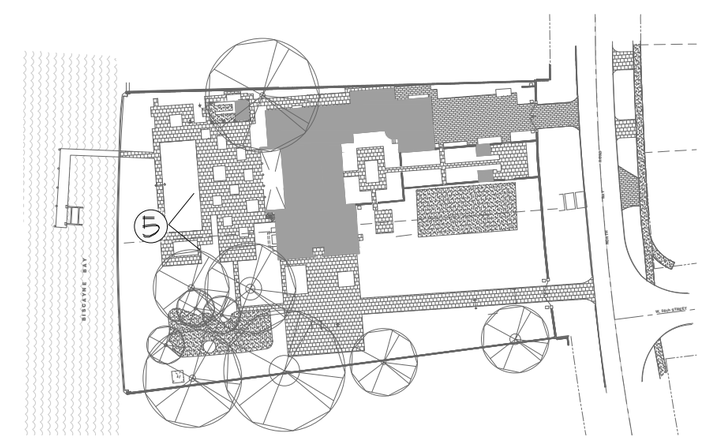
PROJECT No:

SHEET NO.
A111

Jul 05, 2021 - 4:44pm



5 WEST ELEVATION



HISTORICAL RECORD/
KEY MAP

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94647
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

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

PROJECT TITLE:
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RESIDENCE
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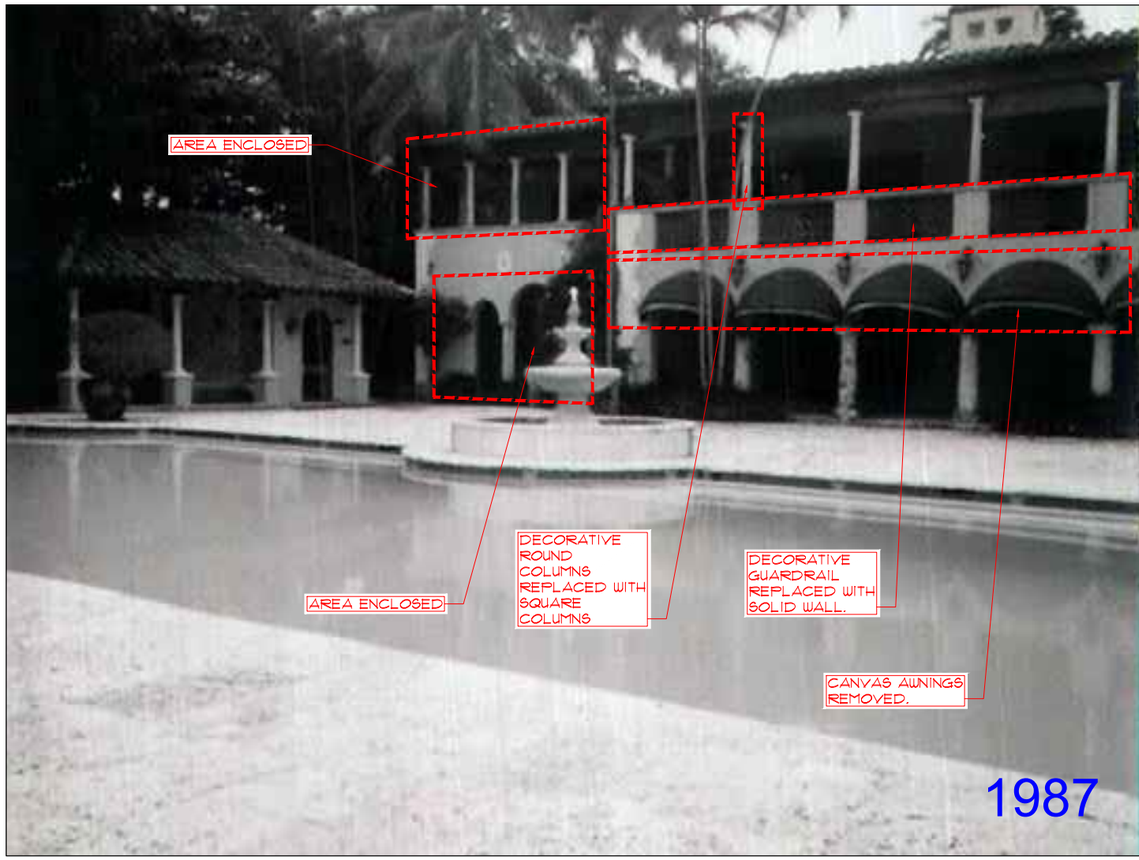
DATE:
07-05-2021

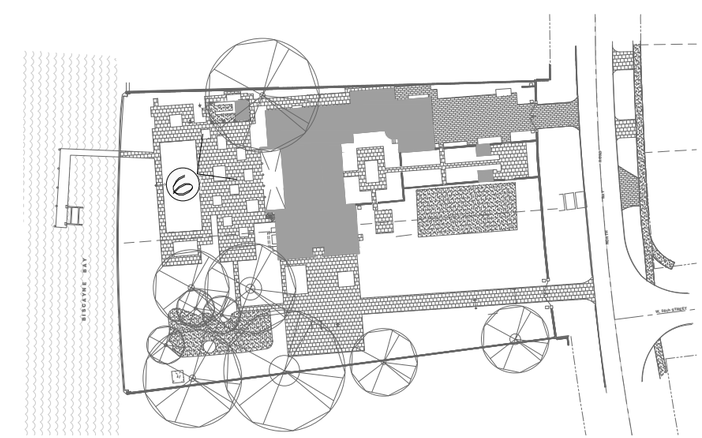
PROJECT No:

SHEET NO.
A112

Jul 05, 2021 - 4:44pm



6 WEST ELEVATION



HISTORICAL RECORD/
KEY MAP

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94647
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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F:415.421.9002
www.memarch.com

SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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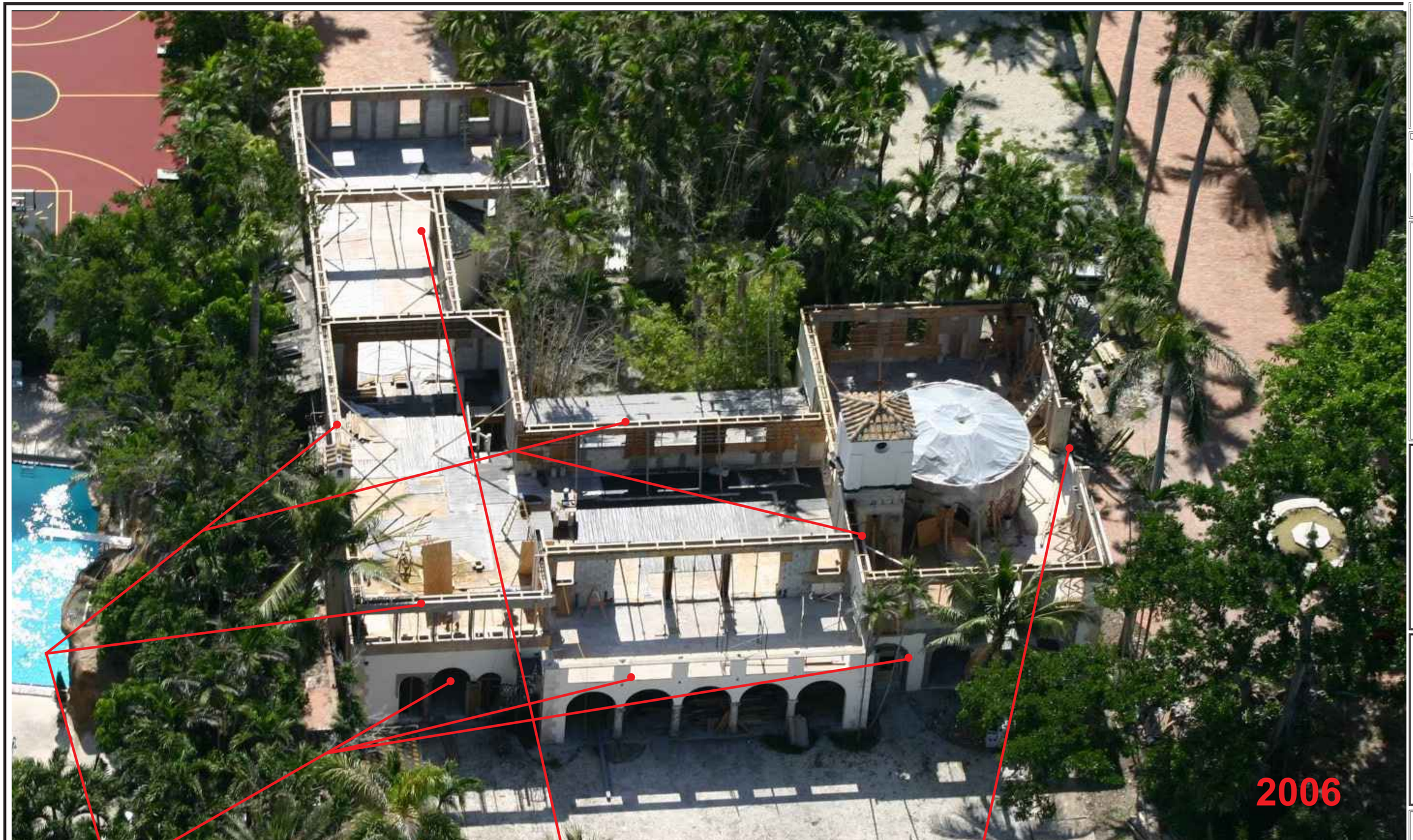
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A113

Jul 05, 2021 - 4:44pm



Modification to a modified facade
New fenestrations throughout

All new roof structure, finish, eave, and outrigger details

Removal of original architectural features such as the bay window

DESIGN ARCHITECT

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SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

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

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

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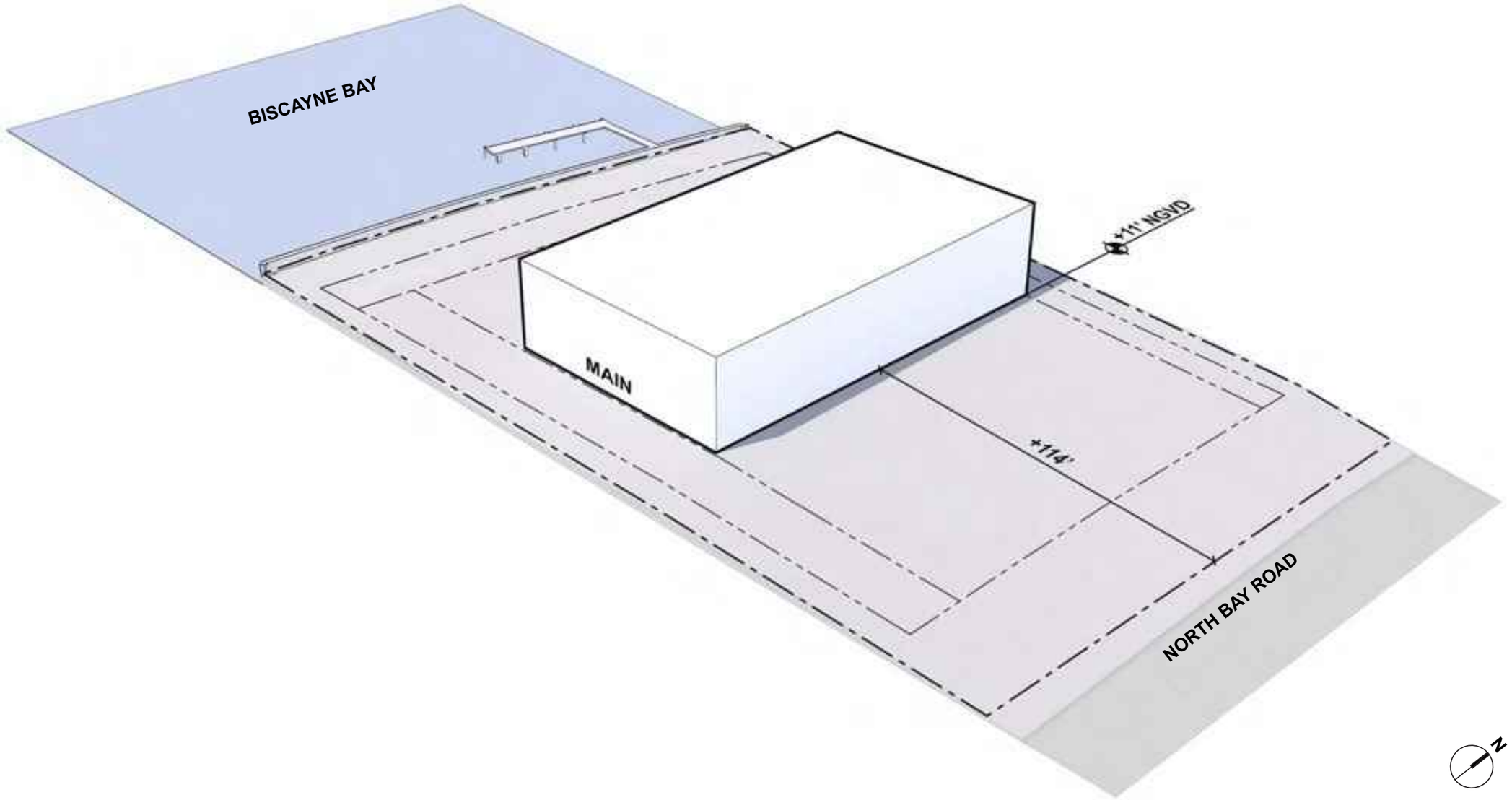
Jul 01, 2021 - 4:44pm



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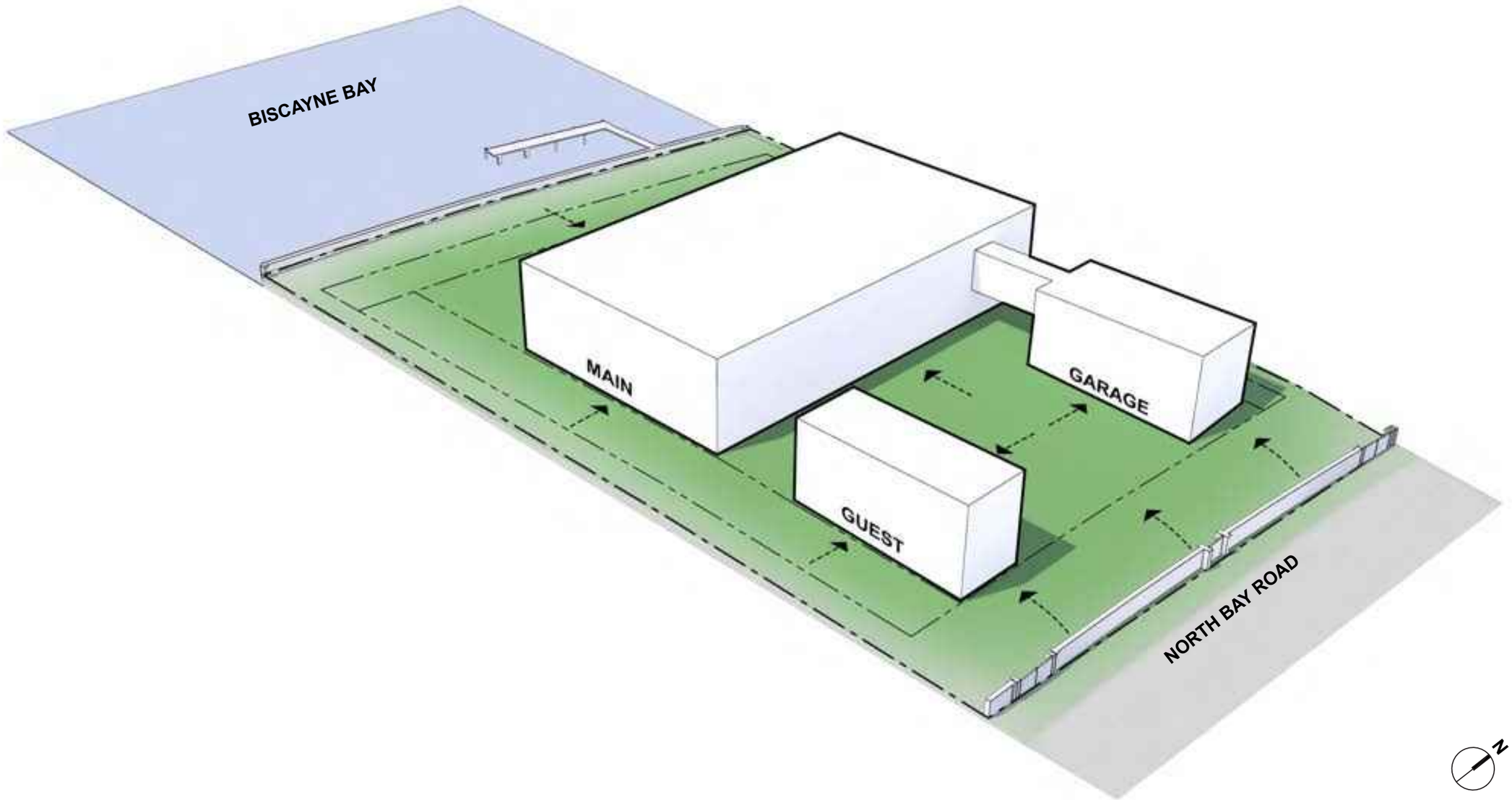

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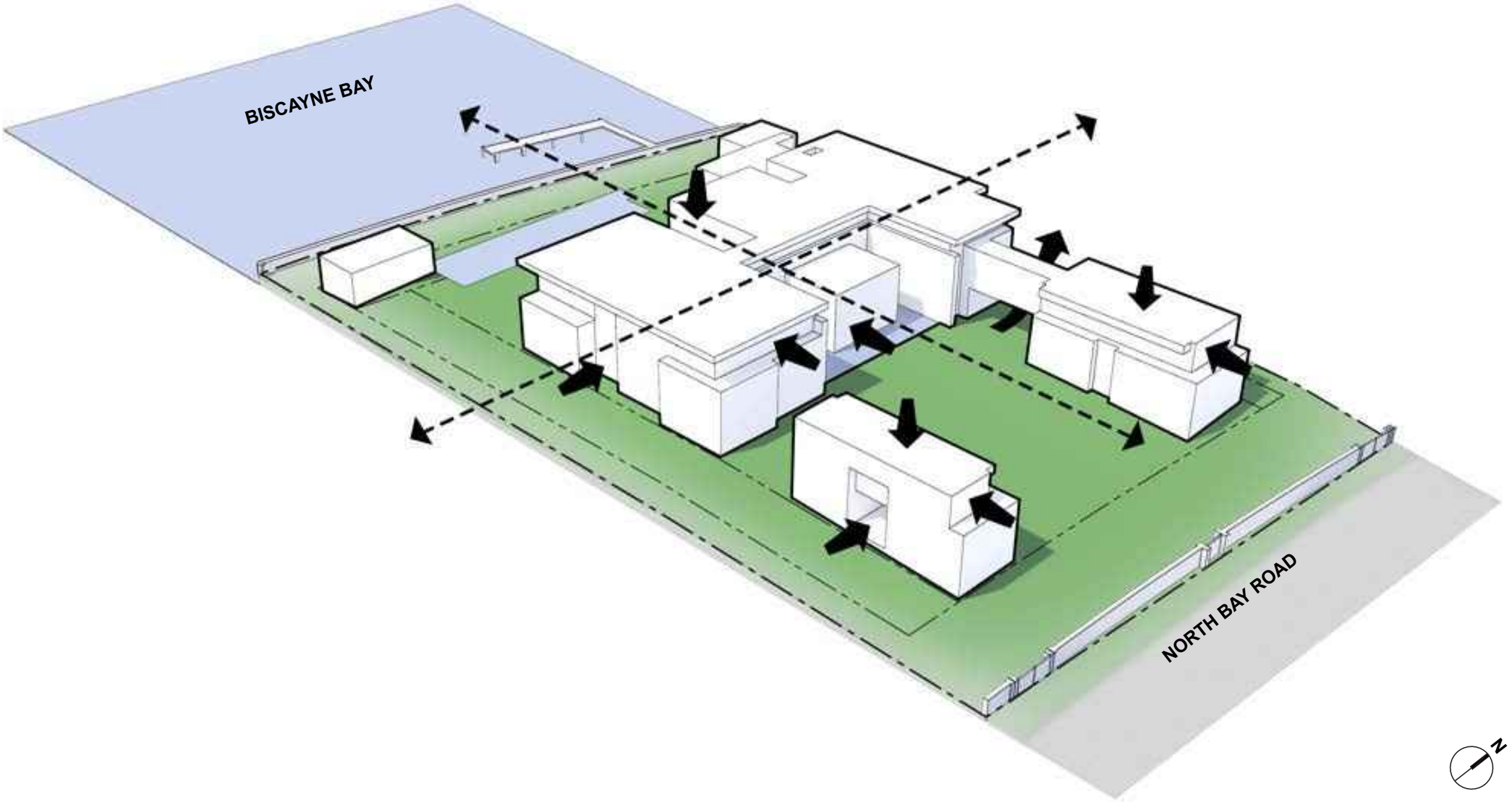

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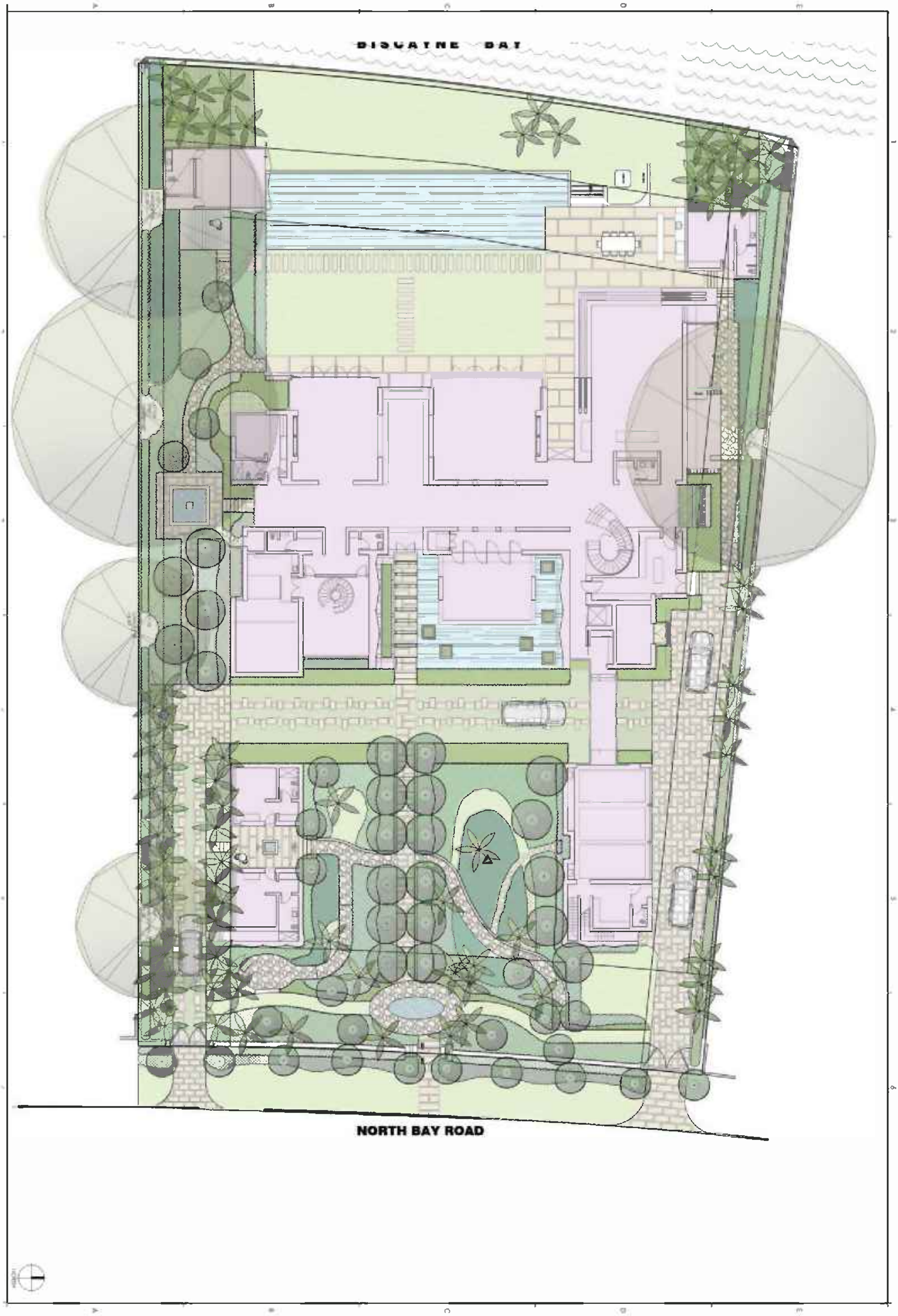

L-200

FERNANDO WONG

PRIVATE RESIDENCE

RENDERED PLAN

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|architecture|

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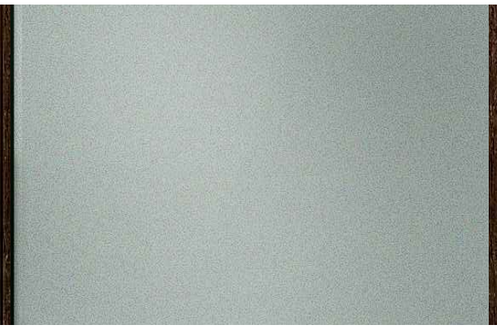
architecture

|mem|
ar|chitecture|

STN-1 Travertine

MTL-1 Metal
Medium Bronze Finish

MTL-2 Mirror Polished
Metal, Medium Bronze Finish



GL-1 Clear Glass

WD-1 Exterior Wood
Stained

- Durability
- Native Flora and Fauna
- High Performance Building Envelope
- High Performance Window System
- Rainwater Harvesting
- Energy Production
- Stormwater Management

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WAIVER REQUEST (NORTH ELEVATION)

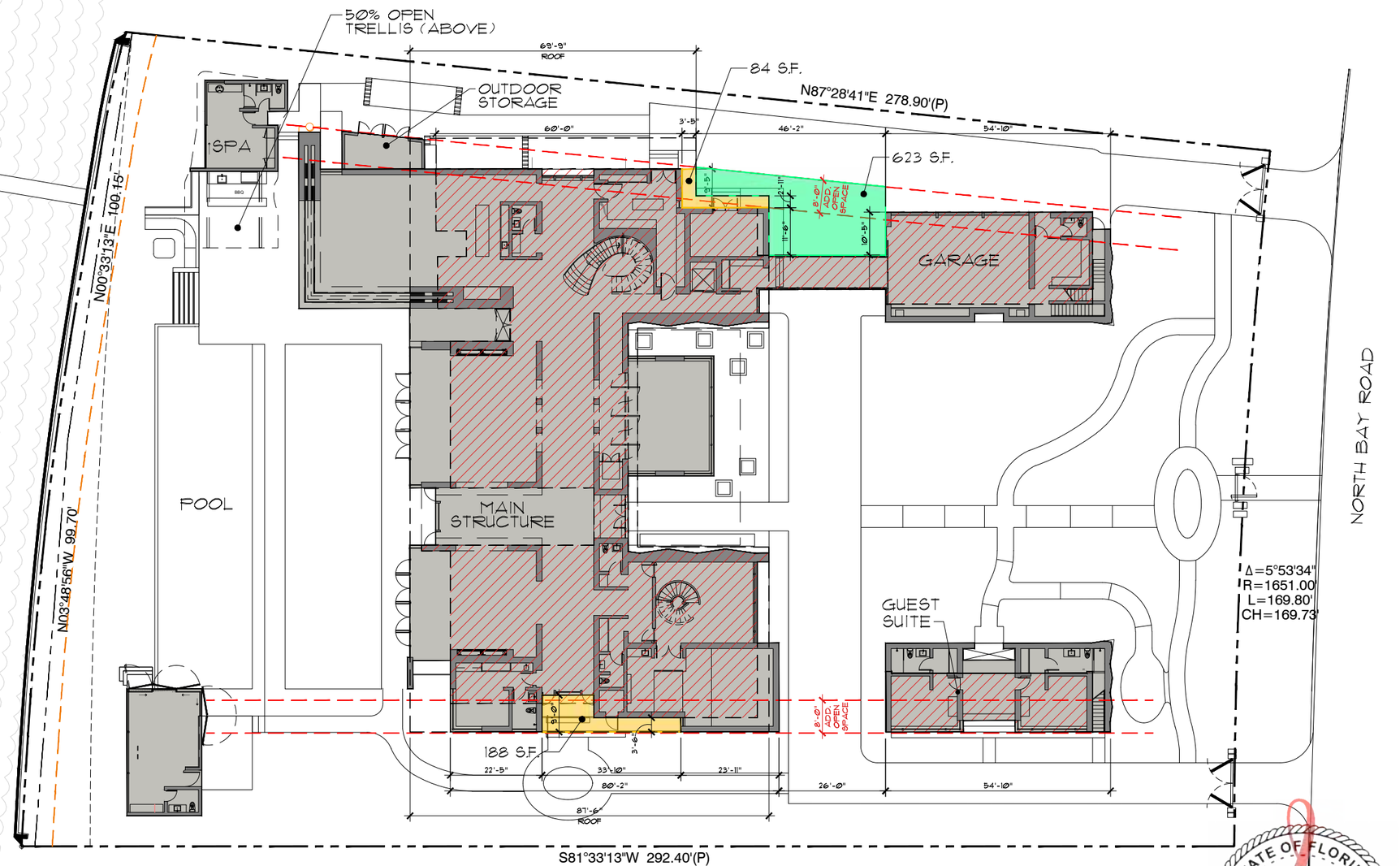
REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN- SPACE COURTYARD FOR THE SOUTH ELEVATION

- GROUND FLOOR AREA
- SECOND FLOOR AREA
- OPEN TO THE SKY: 623 S.F.
- NOT OPEN TO THE SKY (ROOF EAVE): 84 S.F.

WAIVER REQUEST (SOUTH ELEVATION)

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN- SPACE COURTYARD FOR THE SOUTH ELEVATION

- GROUND FLOOR AREA
- SECOND FLOOR AREA
- NOT OPEN TO THE SKY (ROOF EAVE): 188 S.F.



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

OPEN SPACE WAIVER - SITE PLAN

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT FRANCO & ASSOCIATES
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SHEET TITLE: WAIVER SITE PLAN DIAGRAM

PREPARED FOR: 5800 NORTH BAY LLC
9130 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:

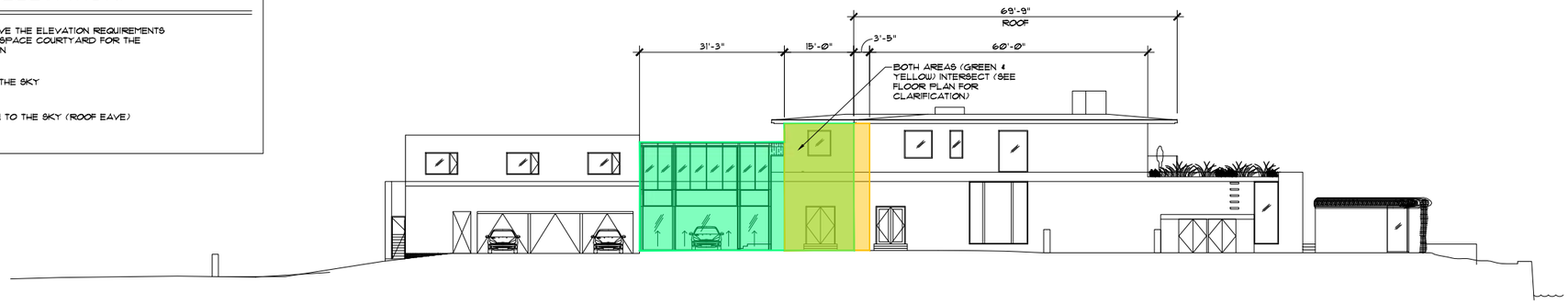
SHEET NO. A118

Jul 05, 2021 - 4:44pm

WAIVER REQUEST (NORTH ELEVATION)

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN- SPACE COURTYARD FOR THE SOUTH ELEVATION

- OPEN TO THE SKY
- NOT OPEN TO THE SKY (ROOF EAVE)



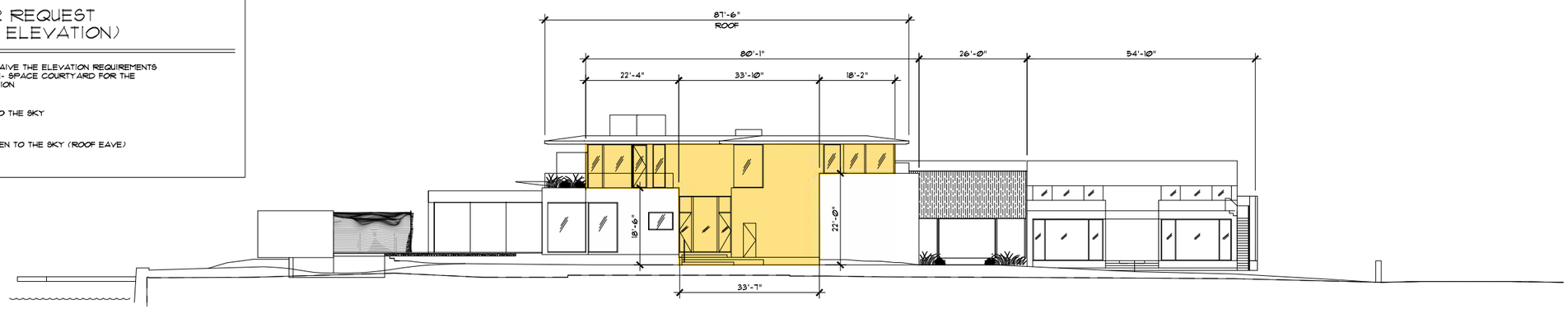
OPEN SPACE WAIVER - NORTH ELEVATION

SCALE: 1" = 30'-0"

WAIVER REQUEST (SOUTH ELEVATION)

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN- SPACE COURTYARD FOR THE SOUTH ELEVATION

- OPEN TO THE SKY
- NOT OPEN TO THE SKY (ROOF EAVE)



OPEN SPACE WAIVER - SOUTH ELEVATION

SCALE: 1" = 30'-0"

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: WAIVER ELEVATIONS DIAGRAM

PREPARED FOR: 5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
MIAMI, FL 33156

PROJECT TITLE: 5800 NORTH BAY RESIDENCE
5800 NORTH BAY ROAD
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DATE: 07-05-2021

PROJECT No:

SHEET NO. A118.1

Jul 01, 2021 - 4:44pm

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5800 NORTH BAY ROAD

FINAL SUBMITTAL

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TD-109 TREE DISPOSITION CHART

PROJECT DATA:

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

LEGAL DESCRIPTION:
LOT 33 AND 34, IN BLOCK 1A, 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:	RS-2
PROPERTY USE:	10-SINGLE FAMILY
FLOOD ZONE:	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 ELEVATIONS

DRB FILE No. DRB21-0697

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: COVER SHEET

PREPARED FOR:
5800 NORTH BAY LLC
9130 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. A001

Jul 02, 2021 - 12:15pm

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:07 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: ZONING DATA SHEET

PREPARED FOR: 5800 NORTH BAY LLC
9130 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. A002

Jul 05, 2021 - 4:42pm

(A) STREET FRONT ELEVATION MAIN GATE

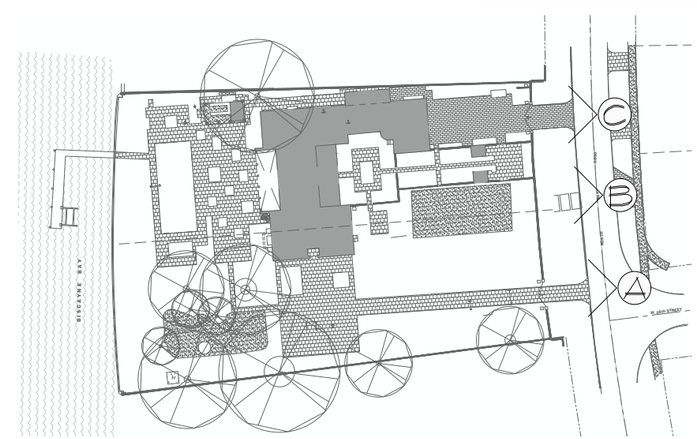
(B) STREET FRONT ELEVATION

(C) STREET FRONT ELEVATION GARAGE GATE

(A) MAIN GATE

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:07 am



STREET VIEW

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PHOTOS - STREET VIEW

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

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

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DATE:
07-05-2021

PROJECT No:

SHEET NO.
A005

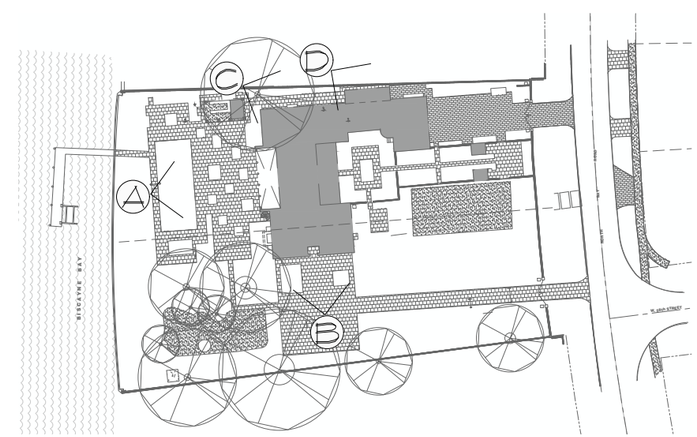
Jul 05, 2021 - 4:42pm

(A) ELEVATION WEST

(B) ELEVATION SOUTH

(C) ELEVATION NORTH

(D) ELEVATION NORTH



EXISTING BUILDING

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:07 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: PHOTOS - EXISTING BUILDING

PREPARED FOR: 5800 NORTH BAY LLC
9130 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. A006

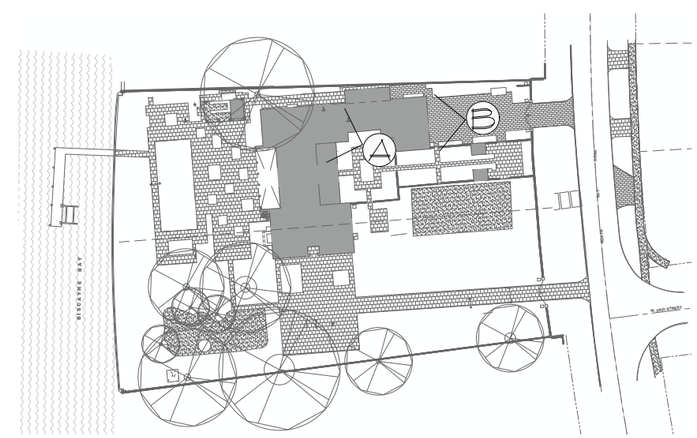
Jul 05, 2021 - 4:42pm

A ELEVATION SOUTH

B ELEVATION EAST

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:08 am



EXISTING BUILDING

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PHOTOS - EXISTING BUILDING

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

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
5800 NORTH BAY ROAD
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DATE:
07-05-2021

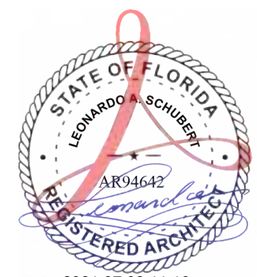
PROJECT No:

SHEET NO.
A007

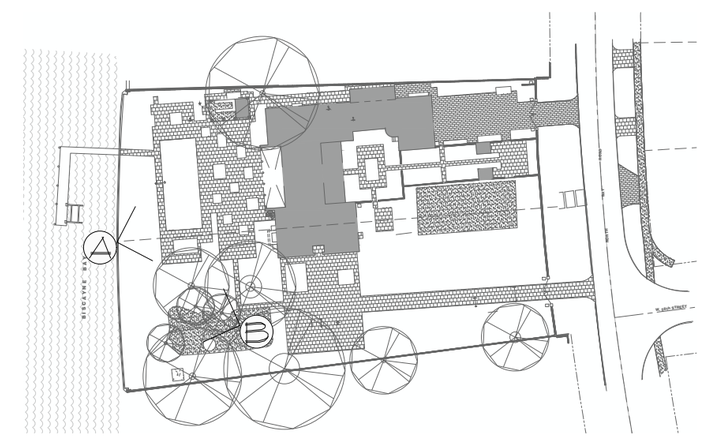
Jul 05, 2021 - 4:42pm

(A) BIRD'S EYE VIEW

(B) COAST VIEW



Date: 2021.07.02 11:10 am



EXISTING LANDSCAPE

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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SHEET TITLE:
PHOTOS - EXISTING LANDSCAPE

PREPARED FOR:
5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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.
A008

Jul 02, 2021 - 4:43pm

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

STATE OF FLORIDA
LEONARDO SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:08 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PHOTOS - NEIGHBORING CONTEXT

PREPARED FOR:
5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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

Jul 05, 2021 - 4:43pm

(S) CONTEXT ELEVATION, EXISTING

(S) CONTEXT ELEVATION, PROPOSED

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:08 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT FRANCO & ASSOCIATES

5400 SE 11th Court
Fort Lauderdale, Florida 33316
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Leonardo Schubert
Florida License No. AR94642

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SHEET TITLE: PHOTOS - CONTEXT ELEVATIONS EXISTING AND PROPOSED

PREPARED FOR: 5800 NORTH BAY LLC
9130 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. A010

Jul 05, 2021 - 5:13pm

(S) CONTEXT ELEVATION, EXISTING

(S) CONTEXT ELEVATION, PROPOSED

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

A.T. FRANCO & ASSOCIATES
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SHEET TITLE:
PHOTOS - CONTEXT
ELEVATIONS EXISTING
AND PROPOSED

PREPARED FOR:
5800 NORTH BAY LLC
9130 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.
A010.1

Jul 05, 2021 - 5:13pm

SETBACK DATA

LOT WIDTH = (A+B)/2
184'-2" = (198'-6-1/2" + 169'-9")/2
LOT DEPTH = 289'-8"

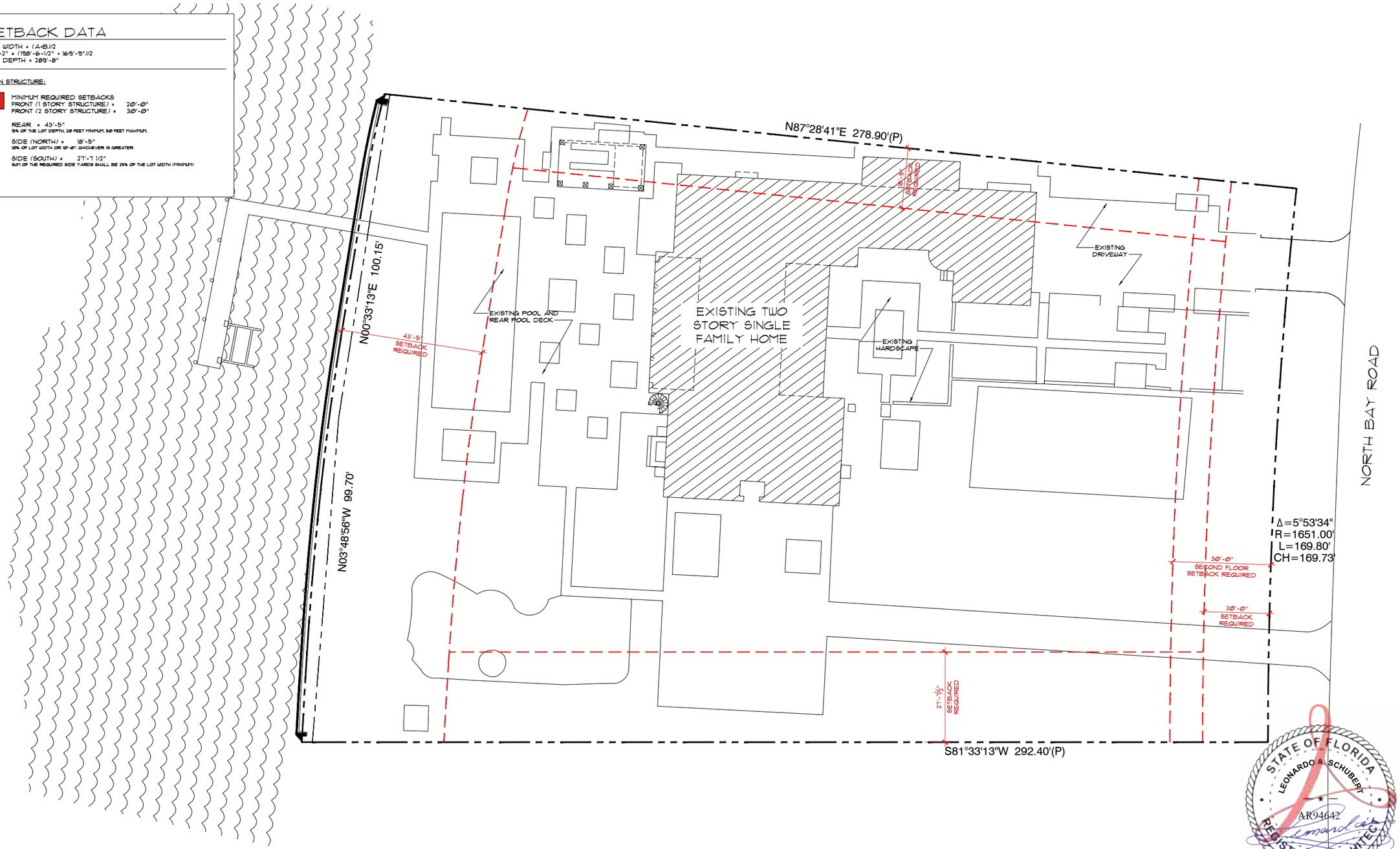
MAIN STRUCTURE:

MINIMUM REQUIRED SETBACKS
FRONT (1 STORY STRUCTURE) = 20'-0"
FRONT (2 STORY STRUCTURE) = 30'-0"

REAR = 43'-5"
15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.

SIDE (NORTH) = 18'-5"
10% OF LOT WIDTH OR 10'-0", WHICHEVER IS GREATER

SIDE (SOUTH) = 27'-7 1/2"
SUM OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:09 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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SHEET TITLE: EXISTING CONDITIONS PLAN

PREPARED FOR: 5800 NORTH BAY LLC
9130 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

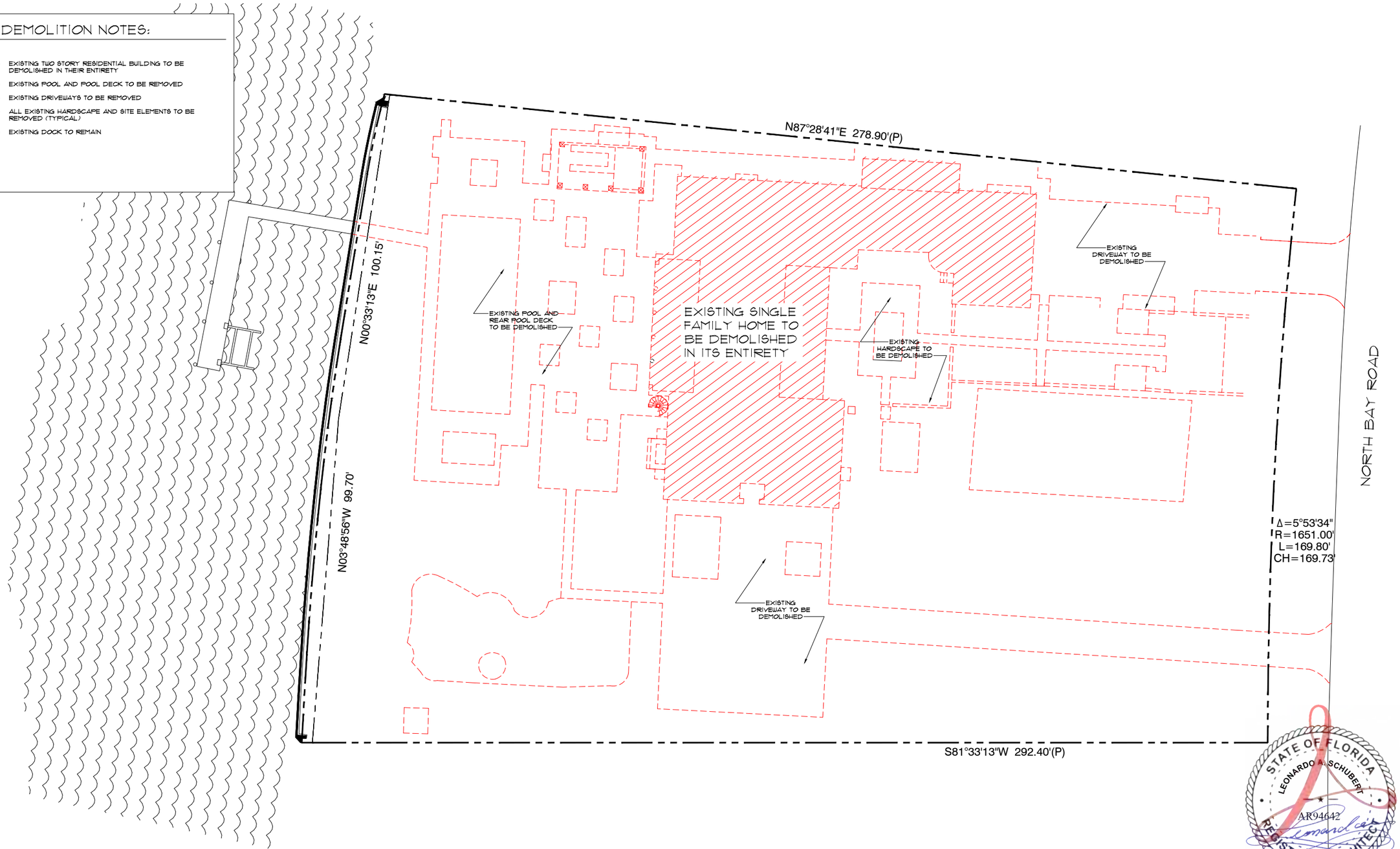
PROJECT No:

SHEET NO. A101

Jul 05, 2021 - 4:43pm

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



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:09 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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SHEET TITLE: DEMOLITION SITE PLAN

PREPARED FOR: 5800 NORTH BAY LLC
9130 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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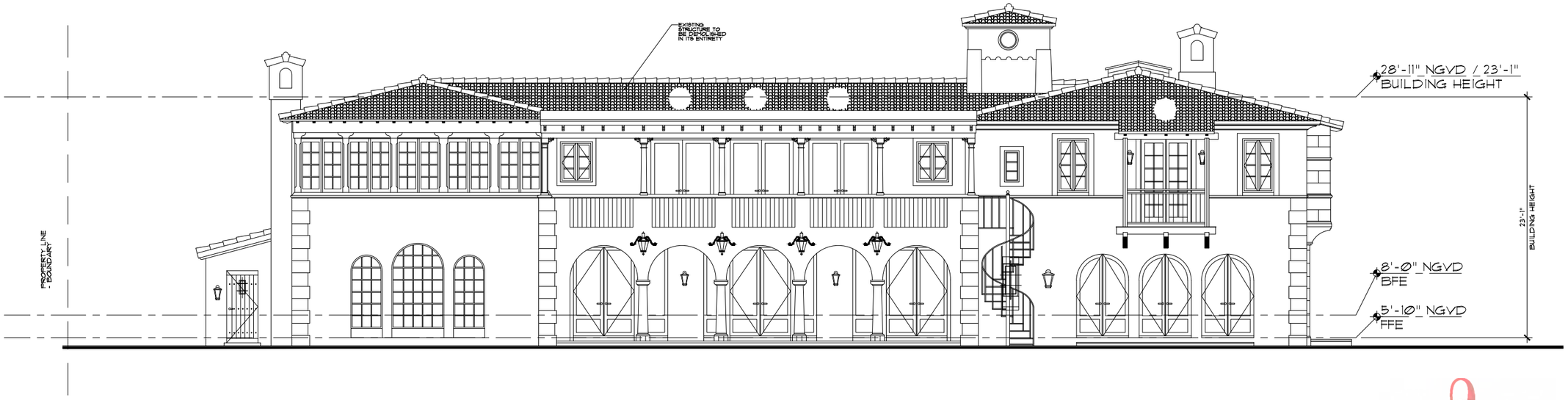
DATE: 07-05-2021

PROJECT No:

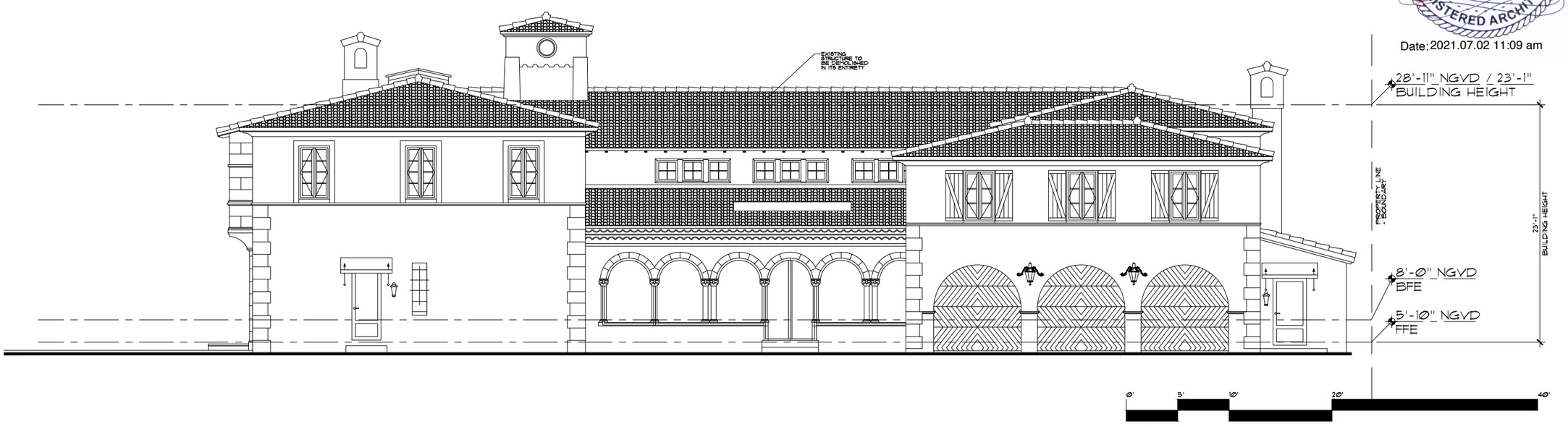
SHEET NO. A102

Jul 05, 2021 - 4:43pm



EXISTING/DEMO REAR ELEVATION (WEST)

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



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

EXISTING/DEMO FRONT ELEVATION (EAST)

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:09 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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SHEET TITLE: EXISTING/DEMO ELEVATIONS (FRONT & REAR)

PREPARED FOR: 5800 NORTH BAY LLC
9130 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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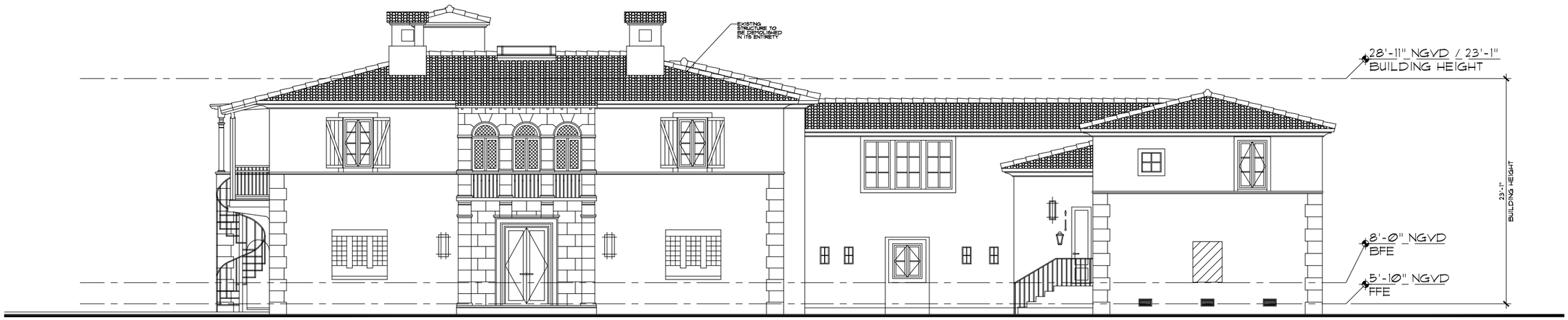
DATE: 07-05-2021

PROJECT No:

SHEET NO. A103

Jul 09, 2021 - 4:43pm

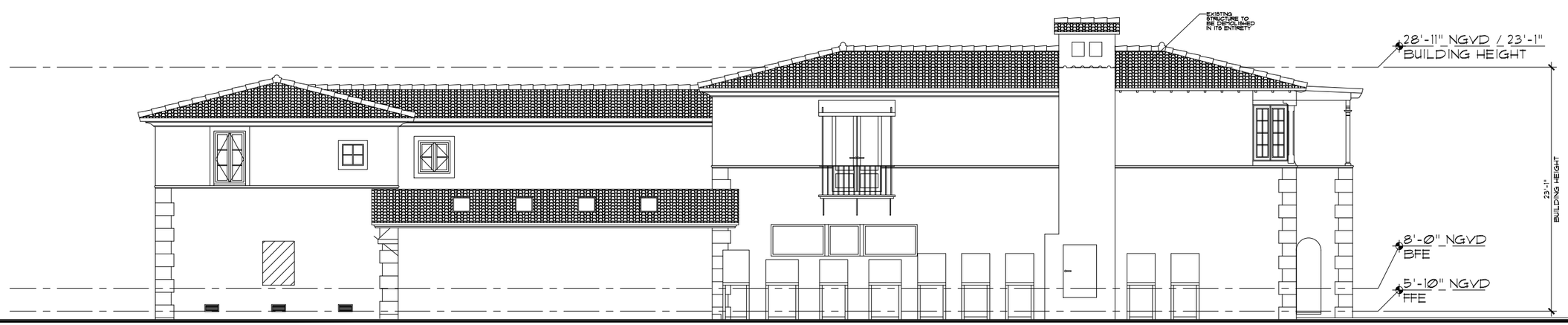


EXISTING/DEMO LEFT ELEVATION (SOUTH)

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:09 am



0' 5' 10' 20' 40'

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

EXISTING/DEMO RIGHT ELEVATION (NORTH)

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

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
EXISTING/DEMO ELEVATIONS (SIDES)

PREPARED FOR:
5800 NORTH BAY LLC
9130 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.
A104

Jul 05, 2021 - 4:43pm

SETBACK DATA

LOT WIDTH = (A+B)/2
(184'-2" + (198'-6-1/2" + 169'-9"))/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"
15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.

SIDE (NORTH) = 18'-5"
10% OF LOT WIDTH OR 10'-0", WHICHEVER IS GREATER

SIDE (SOUTH) = 27'-7 1/2"
SUM OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)

PROPOSED SETBACKS
FRONT = 30'-0"
REAR = 46'-9"
SIDE (NORTH) = 18'-7-1/2"
SIDE (SOUTH) = 27'-10-1/2"

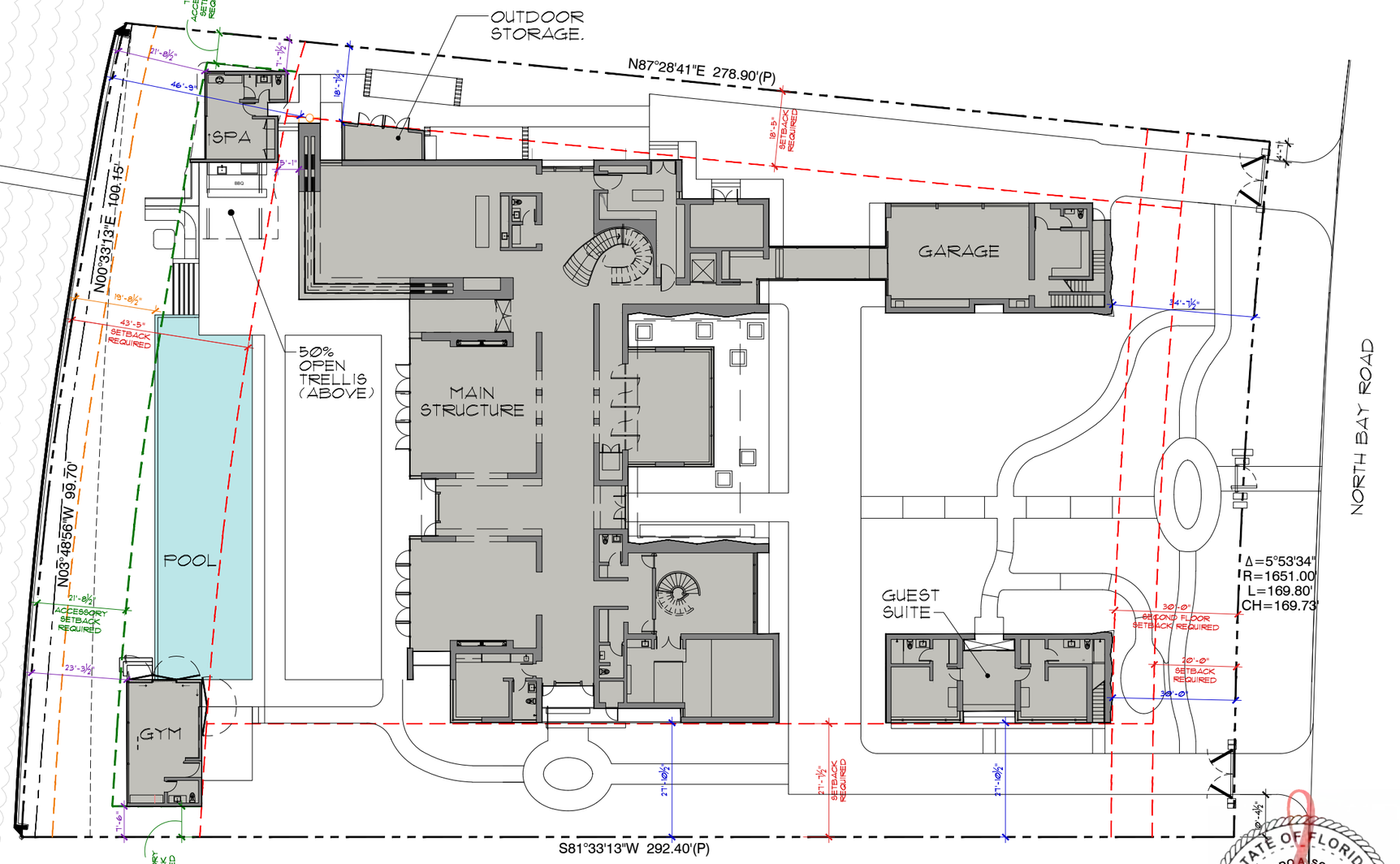
ACCESSORY STRUCTURES:

MINIMUM REQUIRED SETBACKS
SIDE (1 STORY STRUCTURE) = 7'-6"
REAR (1 STORY STRUCTURE) = 21'-8-1/2"

SEPARATION FROM MAIN STRUCTURE = 5'-0" MINIMUM

PROPOSED SETBACKS
GYM
REAR = 23'-3-1/2"
SIDE (SOUTH) = 7'-6"
SPA
REAR = 21'-8-1/2"
SIDE (NORTH) = 7'-7-1/2"

POOL SETBACKS
REAR REQUIRED = 7'-6" (EDGE OF WATER OR CATCH BASIN)
REAR PROPOSED = 19'-8-1/2"



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

SETBACK DIAGRAMS

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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Fort Lauderdale, Florida 33316
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Fax: (954) 779-7261
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SHEET TITLE: SETBACK DIAGRAMS

PREPARED FOR: 5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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. A115

Jul 05, 2021 - 4:44pm

LOT COVERAGE

LOT AREA: 53,426 S.F.

MAXIMUM LOT COVERAGE: 30% OF LOT AREA = 16,027.5 S.F.
(FOR TWO STORY HOME)

TWO STORY MAIN STRUCTURE:	13,195 S.F.
TWO STORY GUEST SUITE:	1,115 S.F.
ONE STORY GYM:	531 S.F.
ONE STORY SPA:	405 S.F.
ONE STORY OUTDOOR STORAGE:	165 S.F.
TOTAL LOT COVERAGE:	15,411 S.F. (28.85%)

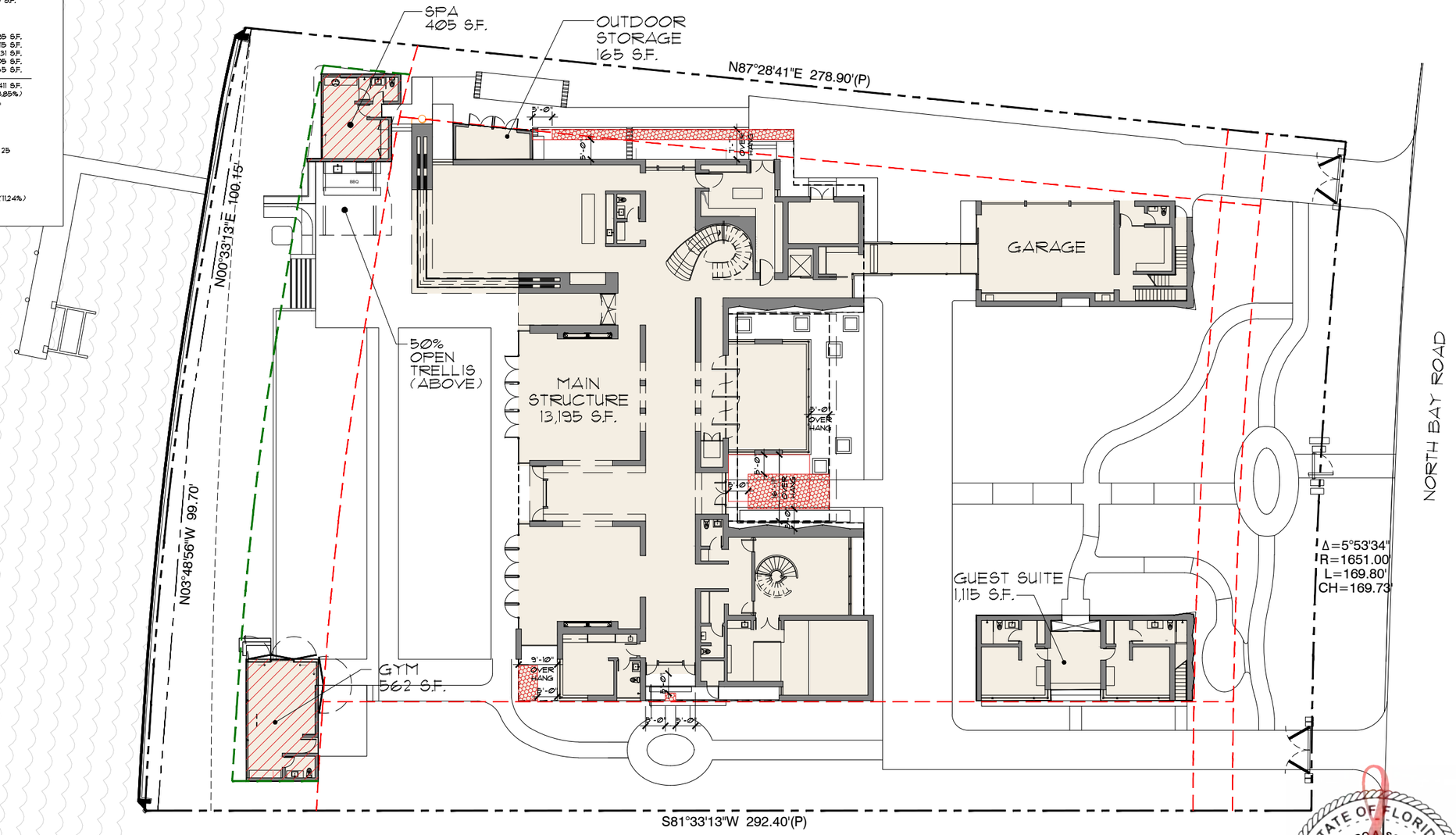
AREAS WITH ROOF OVERHANG EXCEEDING 5'-0"
(INCLUDED IN THE CALCULATIONS ABOVE)

ACCESSORY BUILDING:

ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 25 PERCENT OF THE AREA OF THE REQUIRED REAR YARD.

REQUIRED REAR YARD SETBACK: 8,601 S.F.

GYM/SPA AREA (INSIDE REAR YARD): 967 S.F. (112.4%)



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

LOT COVERAGE DIAGRAM

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
FRANCO & ASSOCIATES
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Fort Lauderdale, Florida 33316
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SHEET TITLE: LOT COVERAGE DIAGRAM

PREPARED FOR: 5800 NORTH BAY LLC
9130 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:

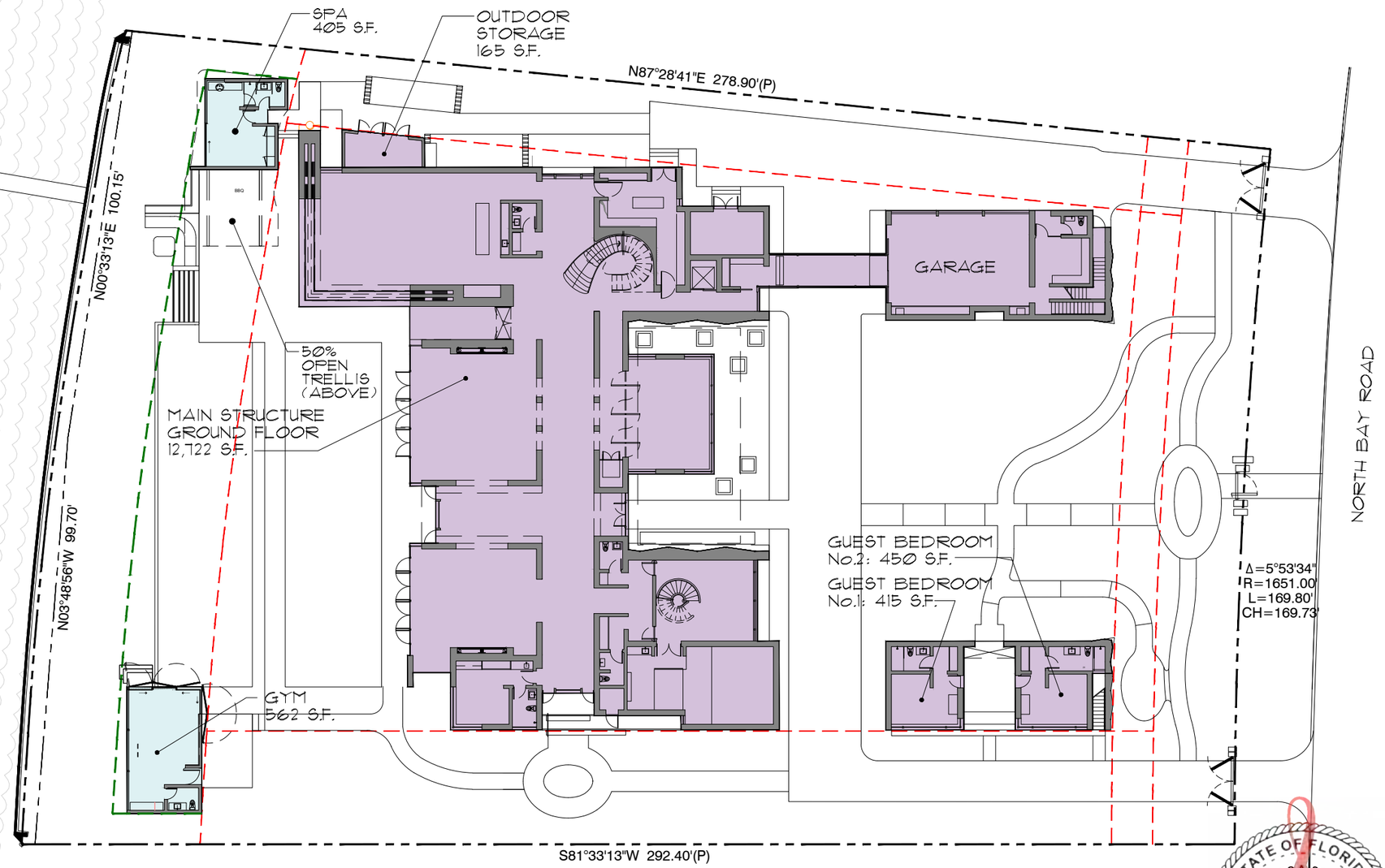
SHEET NO. A116

Jul 05, 2021 - 4:44pm

UNIT AREA

LOT AREA: 53,426 S.F.
MAXIMUM UNIT SIZE: 50% OF LOT AREA = 26,713 S.F.

GROUND FLOOR MAIN STRUCTURE:	12,122 S.F.
GUEST SUITE No. 1:	415 S.F.
GUEST SUITE No. 2:	450 S.F.
OUTDOOR STORAGE	165 S.F.
GROUND FLOOR UNIT SIZE:	13,152 S.F.
SECOND FLOOR MAIN STRUCTURE:	8,845 S.F.
OFFICES 1 AND 2:	690 S.F.
SECOND FLOOR UNIT SIZE:	9,535 S.F. (69.33% OF THE 1ST FL.)
GYM:	562 S.F.
SPA:	405 S.F.
ACCESSORY BUILDINGS UNIT SIZE:	967 S.F.
TOTAL UNIT SIZE:	24,254 S.F. (45.40% OF LOT)



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

GROUND FLOOR UNIT SIZE

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT FRANCO & ASSOCIATES
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SHEET TITLE:
UNIT SIZE DIAGRAMS
GROUND FLOOR

PREPARED FOR:
5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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:

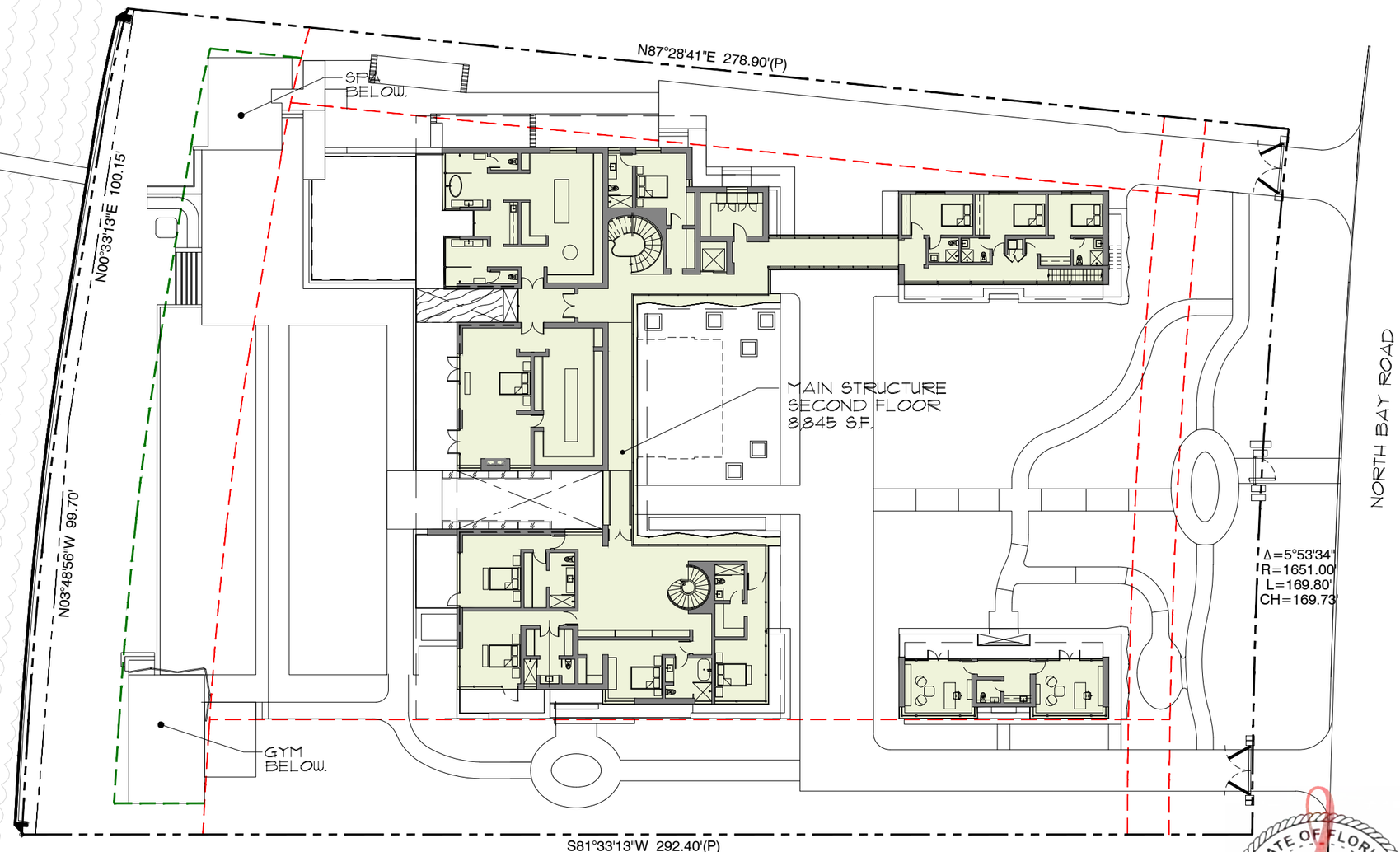
SHEET NO.
A117.1

Jul 07, 2021 - 4:44pm

UNIT AREA

LOT AREA: 53,426 S.F.
MAXIMUM UNIT SIZE: 50% OF LOT AREA = 26,713 S.F.

GROUND FLOOR MAIN STRUCTURE:	12,122 S.F.
GUEST SUITE No. 1:	415 S.F.
GUEST SUITE No. 2:	450 S.F.
OUTDOOR STORAGE	165 S.F.
GROUND FLOOR UNIT SIZE:	13,152 S.F.
SECOND FLOOR MAIN STRUCTURE:	8,845 S.F.
OFFICES 1 AND 2:	690 S.F.
SECOND FLOOR UNIT SIZE:	9,535 S.F. (69.33% OF THE 1ST FL.)
GYM:	562 S.F.
SPA:	405 S.F.
ACCESSORY BUILDINGS UNIT SIZE:	967 S.F.
TOTAL UNIT SIZE:	24,254 S.F. (45.40% OF LOT)



STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

SECOND FLOOR UNIT SIZE

SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT FRANCO & ASSOCIATES
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Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
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SHEET TITLE: UNIT SIZE DIAGRAMS SECOND FLOOR

PREPARED FOR: 5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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:

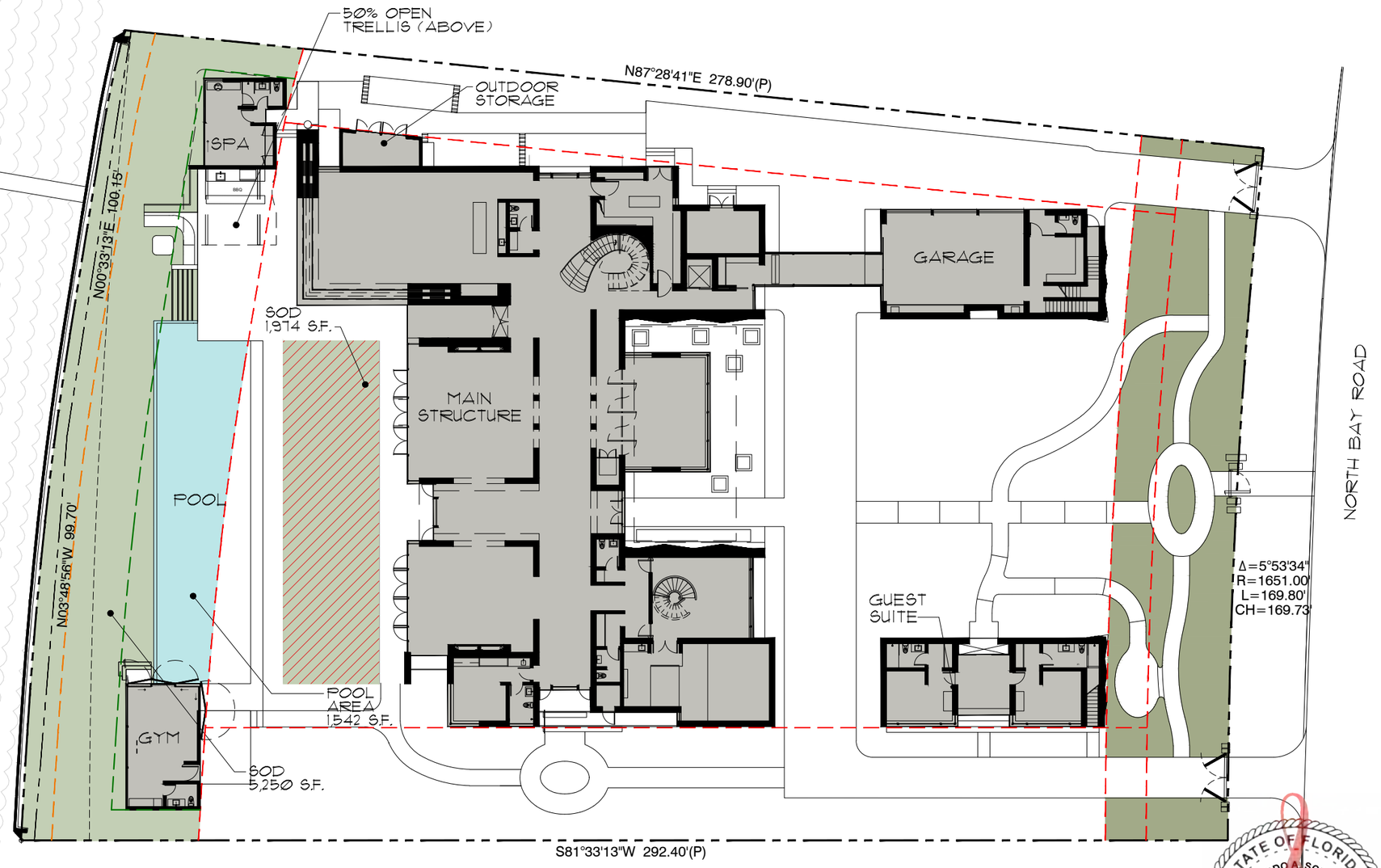
SHEET NO. A117.2

Jul 02, 2021 - 4:44pm

PERVIOUS OPEN SPACE

FRONT YARD:	5,140 S.F.	
OPEN SPACE REQUIRED:	2,570 S.F. (50%) MINIMUM.	
PROPOSED PERVIOUS OPEN SPACE:	3,351 S.F. (65.31%)	
REAR YARD:	8,601 S.F.	
PERVIOUS OPEN SPACE REQUIRED:	6,021 S.F. (70%) MINIMUM.	
SOD AREA:	5,250 S.F.	
POOL (WATER PORTION):	771 S.F. (COUNTED AT 50%)	
PROPOSED OPEN SPACE:	6,021 S.F. (70%)	

OPEN SPACE : 1,974 S.F.
(NOT INCLUDED
IN CALCULATIONS)



OPEN SPACE DIAGRAM

SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PERVIOUS OPEN SPACE DIAGRAM

PREPARED FOR:
5800 NORTH BAY LLC
9130 SOUTH DADELAND BLVD
SUITE 1603
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

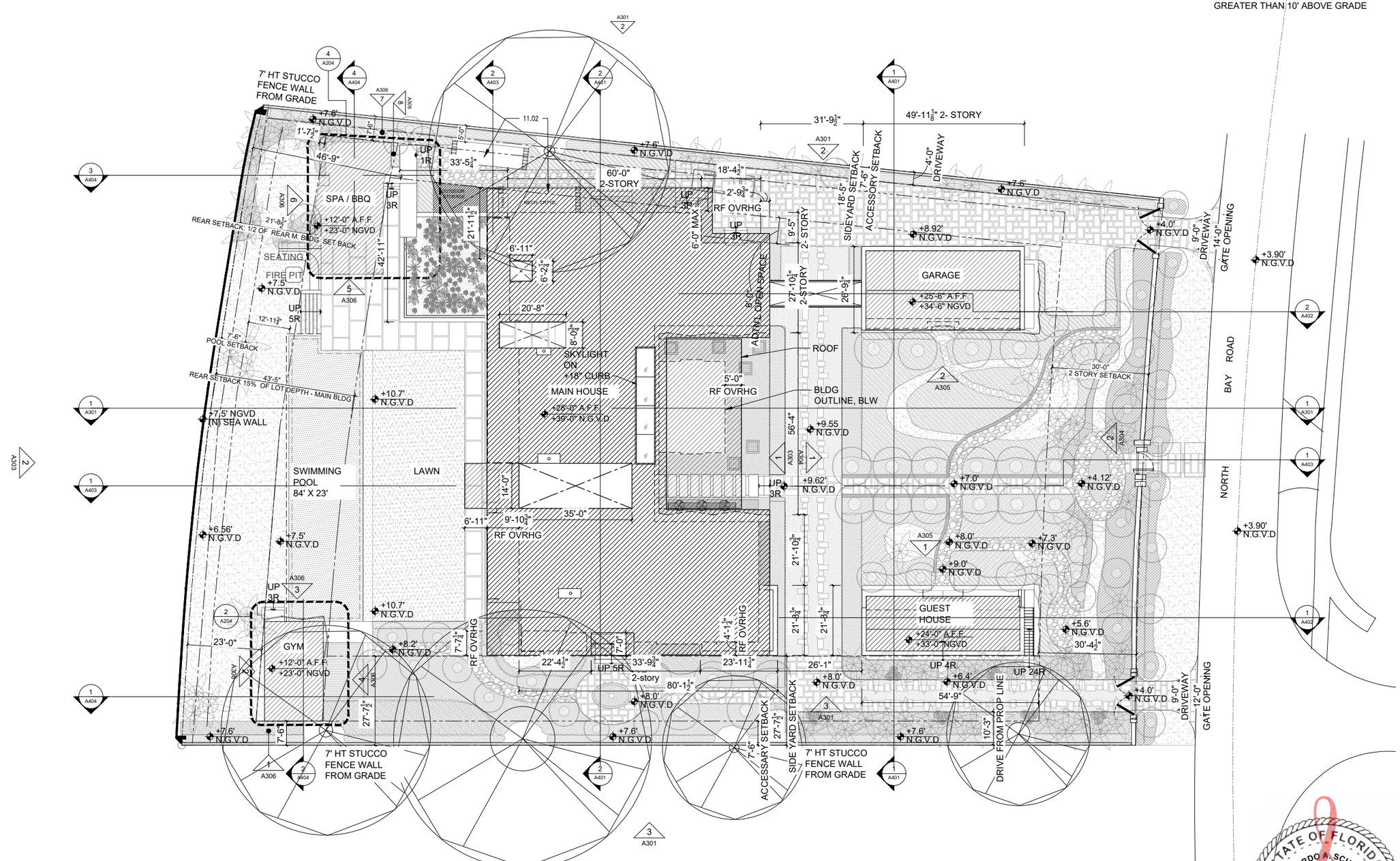
PROJECT No:

SHEET NO.
A119

Jul 05, 2021 - 4:44pm

KEYNOTES

11.02 PAD AT BFE +1', TOP OF EQUIPMENT NO GREATER THAN 5' ABOVE BFE AND NO GREATER THAN 10' ABOVE GRADE



1 PROPOSED SITE - ROOF PLAN
SCALE: 1/32" = 1'-0"

Date:2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

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SHEET TITLE: PROPOSED SITE - ROOF PLAN

PREPARED FOR: 5800 NORTH BAY LLC
9130 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

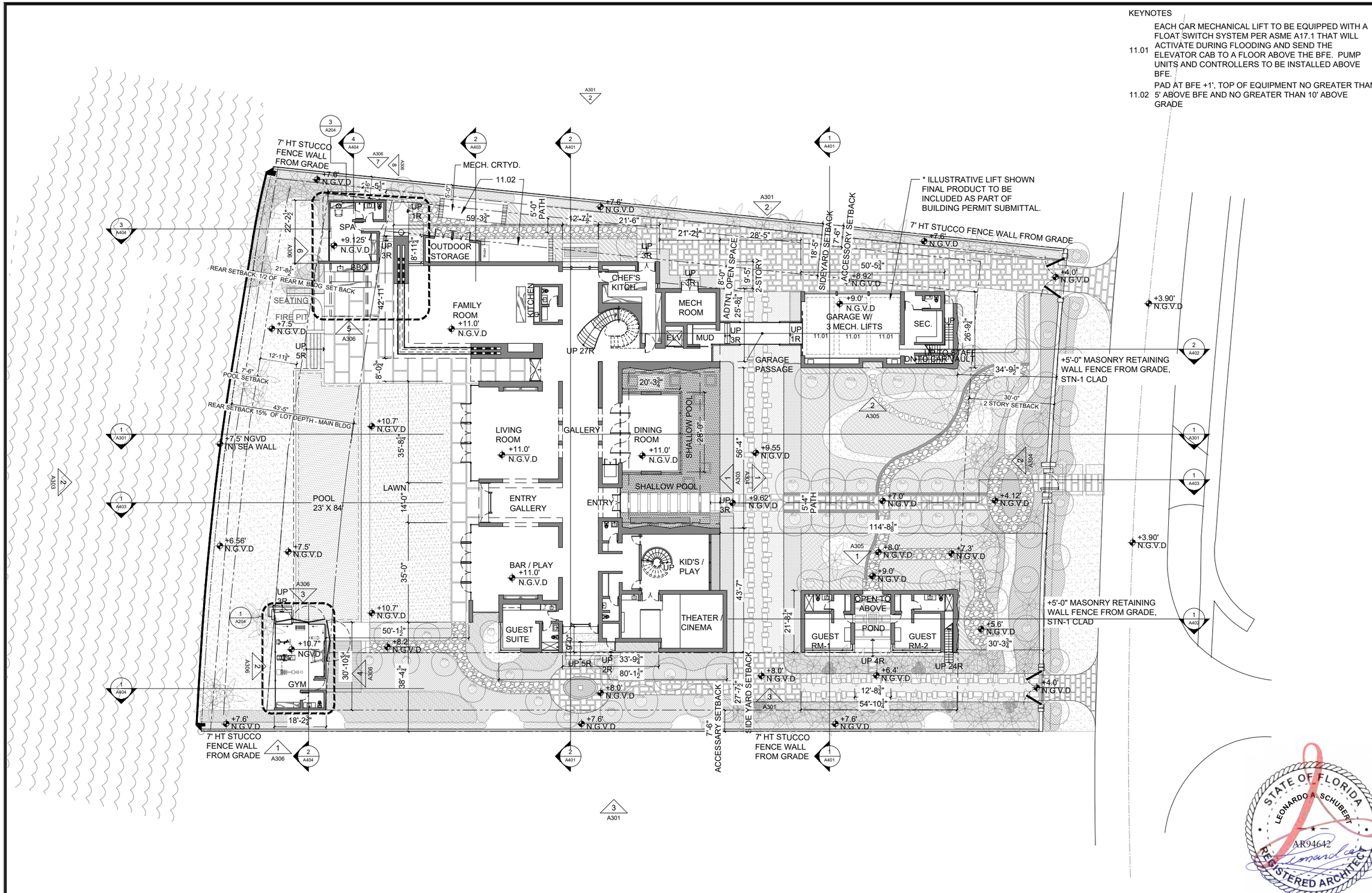
PROJECT No:

SHEET NO. A120

KEYNOTES

11.01 EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.

11.02 PAD AT BFE +1', TOP OF EQUIPMENT NO GREATER THAN 5' ABOVE BFE AND NO GREATER THAN 10' ABOVE GRADE



1 PROPOSED SITE FLOOR PLAN - LVL 1
SCALE: 1/32" = 1'-0"

N

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED SITE FLOOR PLAN, LVL 1

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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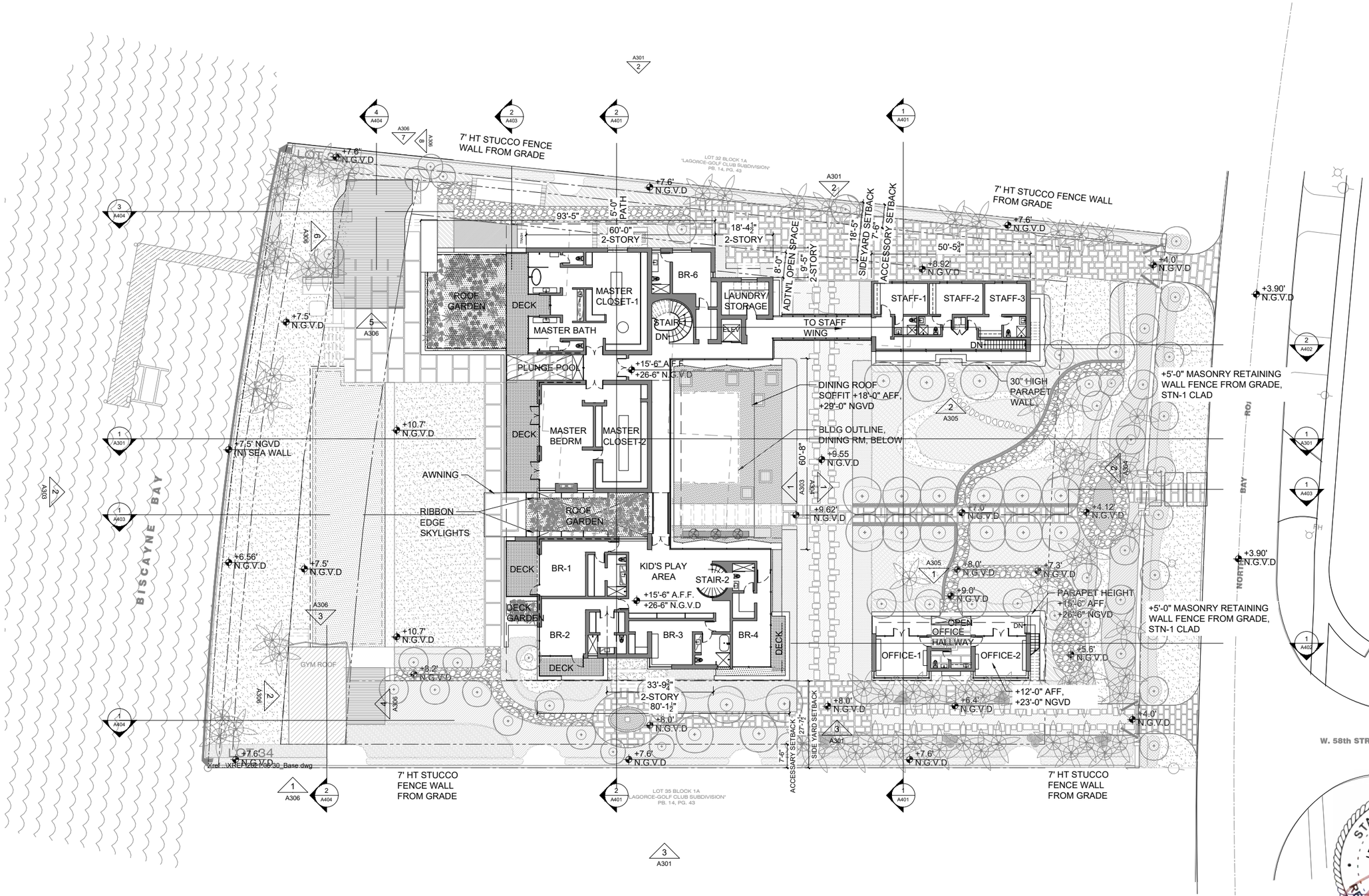
DATE: 07-05-2021

PROJECT No:

SHEET NO.
A121



1 PROPOSED SITE FLOOR PLAN, LVL 2
SCALE: 1/32" = 1'-0"

N

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED SITE FLOOR PLAN, LVL 2

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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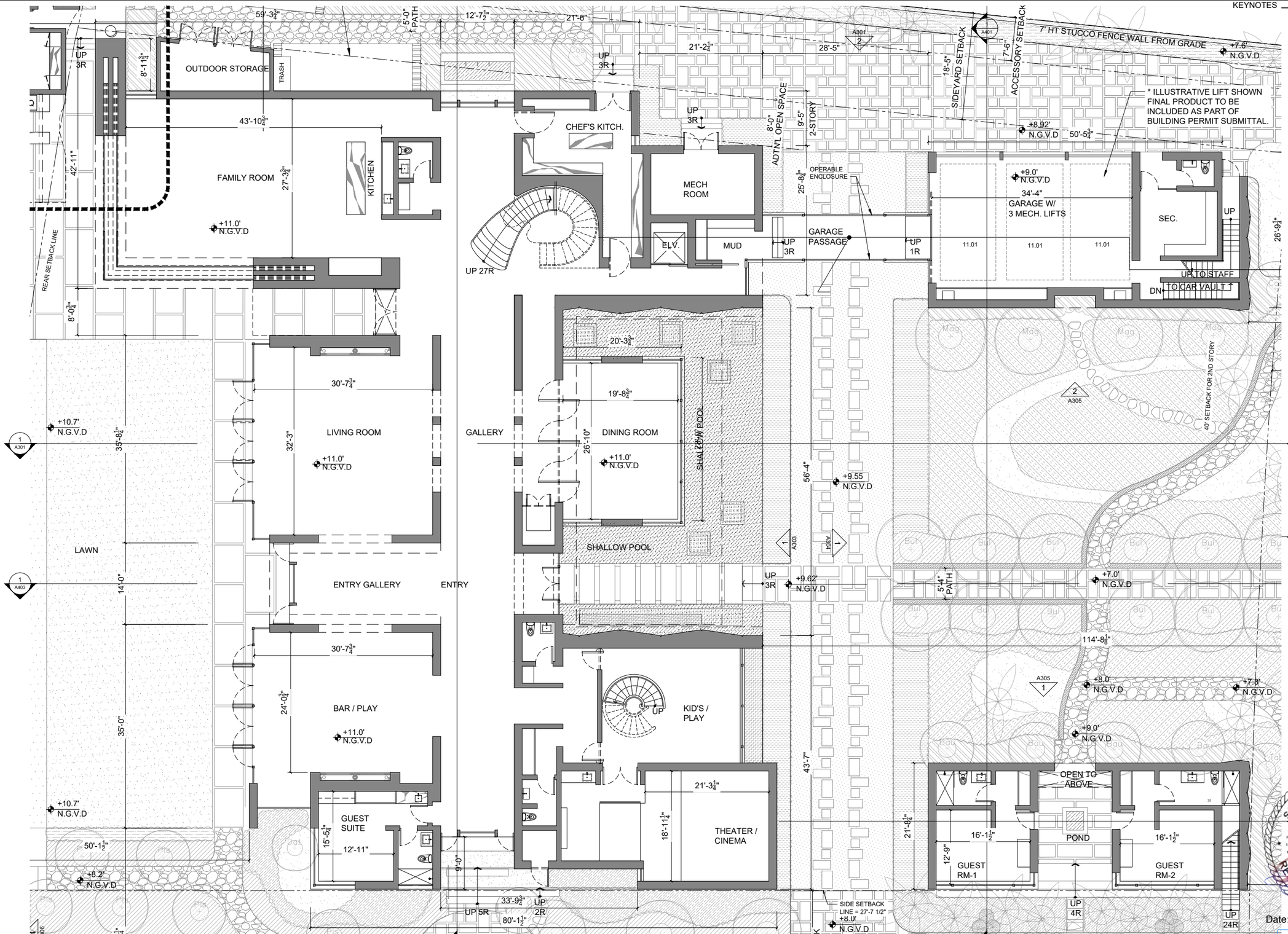
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A122



KEYNOTES

EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.

1 PROPOSED FLOOR PLAN - LVL 1
SCALE: 1/8" = 1' - 0"

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

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: PROPOSED FLOOR PLAN LVL1

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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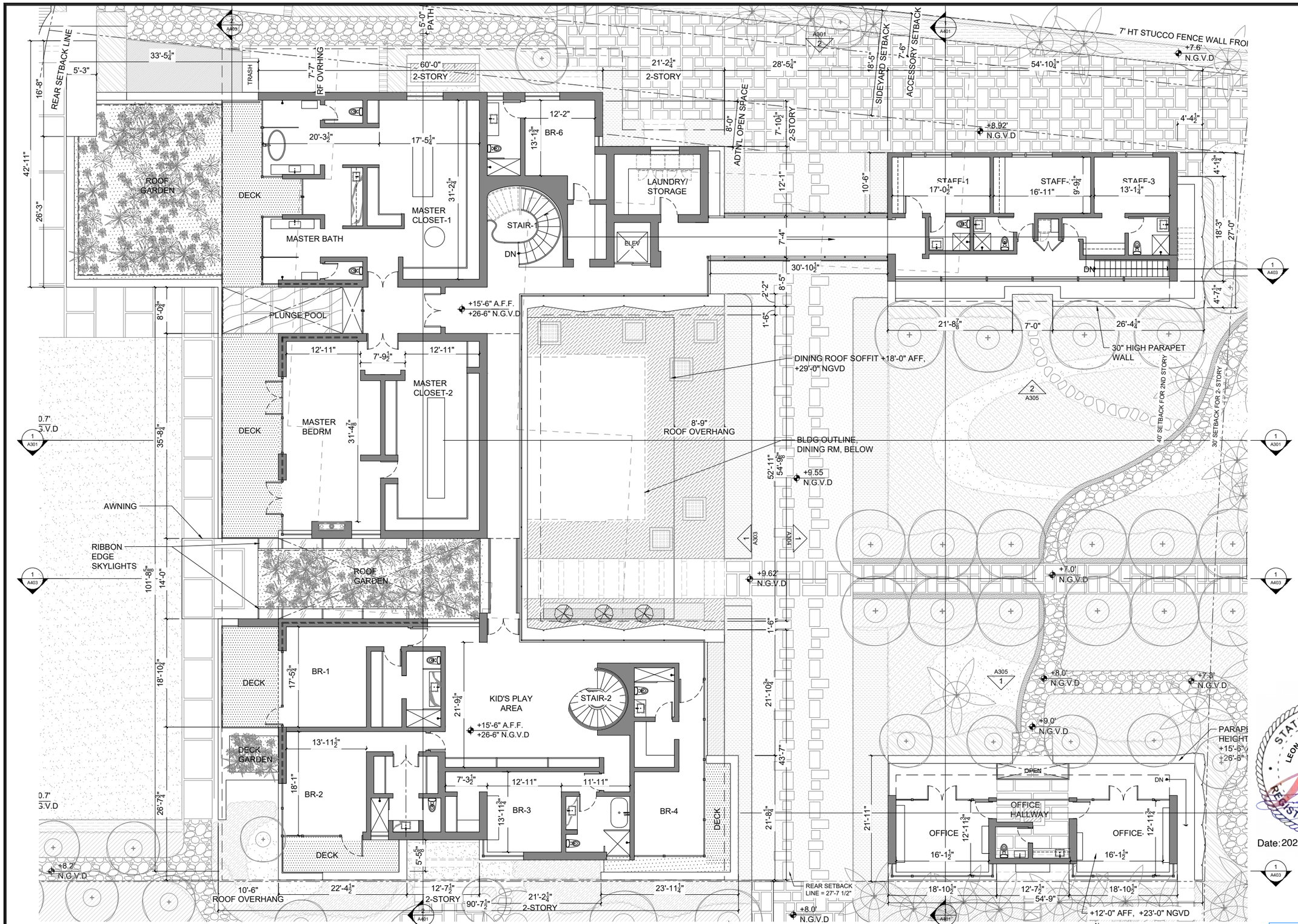
DATE: 07-05-2021

PROJECT No:

SHEET NO. A201



1 PROPOSED FLOOR PLAN LVL-2
SCALE: 1/16" = 1' - 0"

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SHEET TITLE: PROPOSED FLOOR PLAN LVL2

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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DATE: 07-05-2021

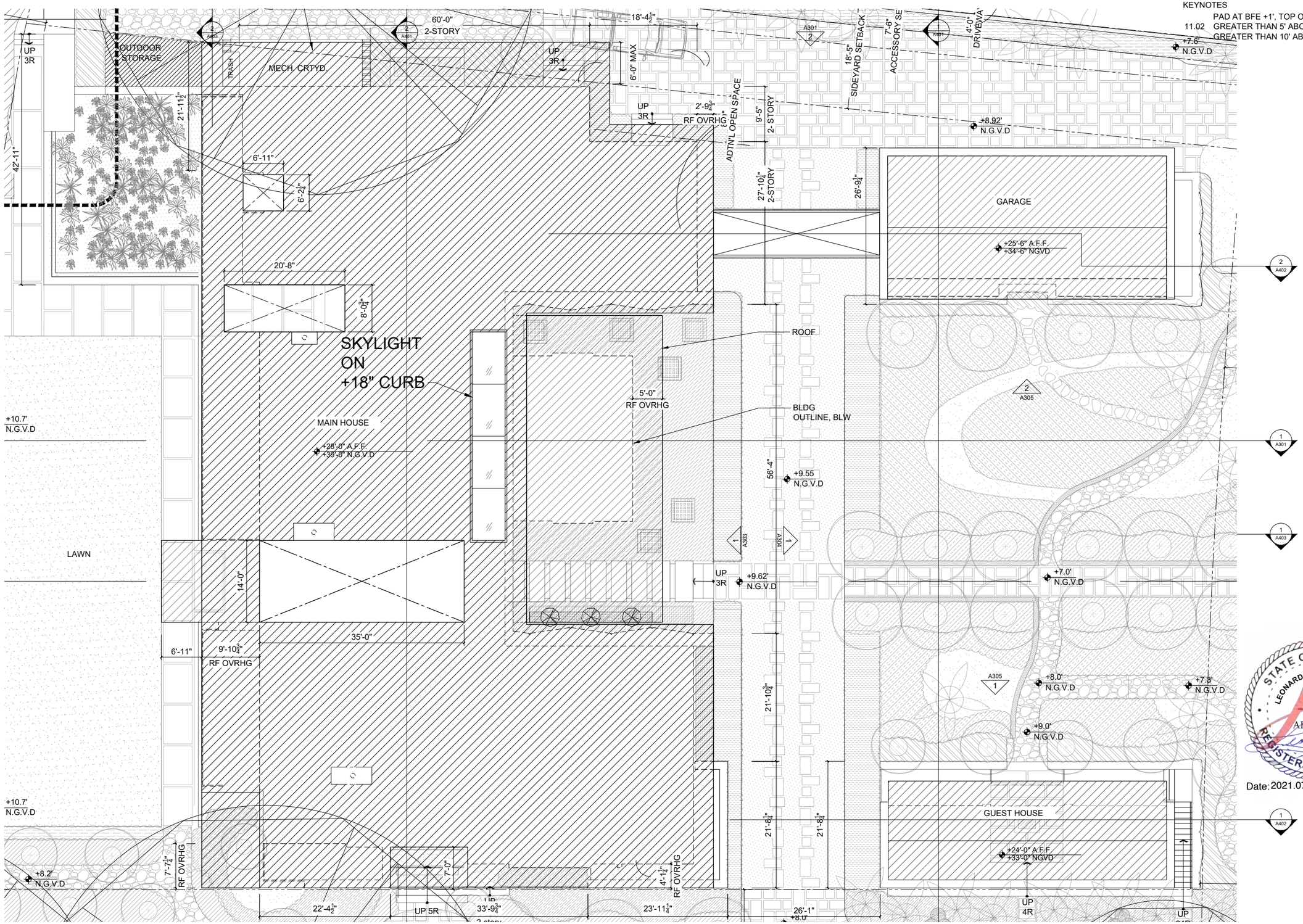
PROJECT No:

FINAL SUBMITTAL
JULY 5, 2021

SHEET NO. A202

KEYNOTES

11.02 PAD AT BFE +1', TOP OF EQUIPMENT NO GREATER THAN 5' ABOVE BFE AND NO GREATER THAN 10' ABOVE GRADE



1 PROPOSED SITE - ROOF PLAN
SCALE: 1/16" = 1'-0"

N

0' 8' 16' 32'

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

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

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SHEET TITLE: PROPOSED ROOF PLAN

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

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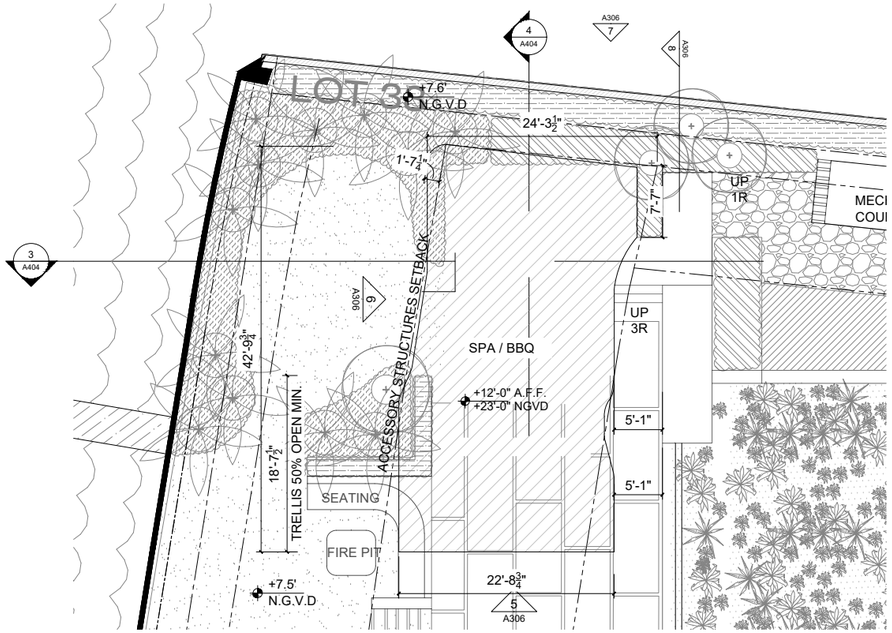
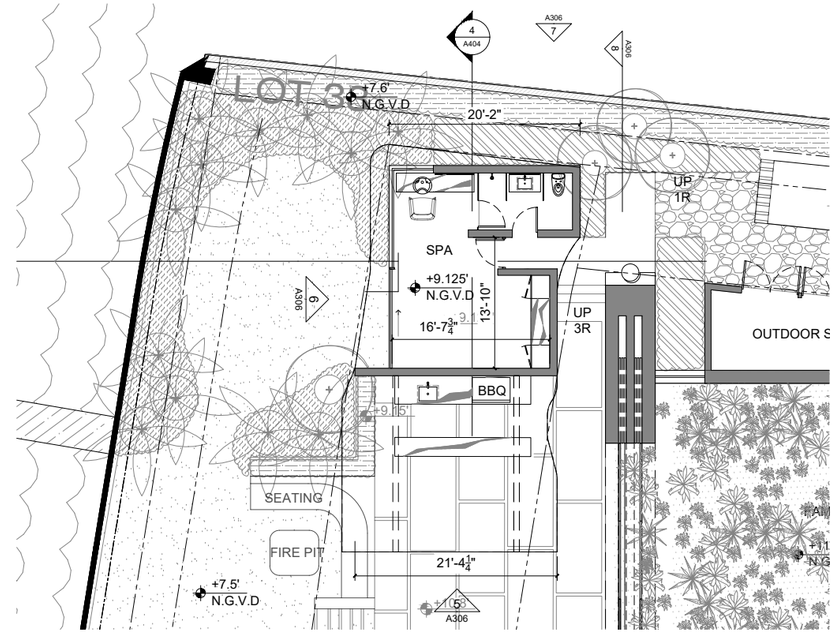
DATE: 07-05-2021

PROJECT No:

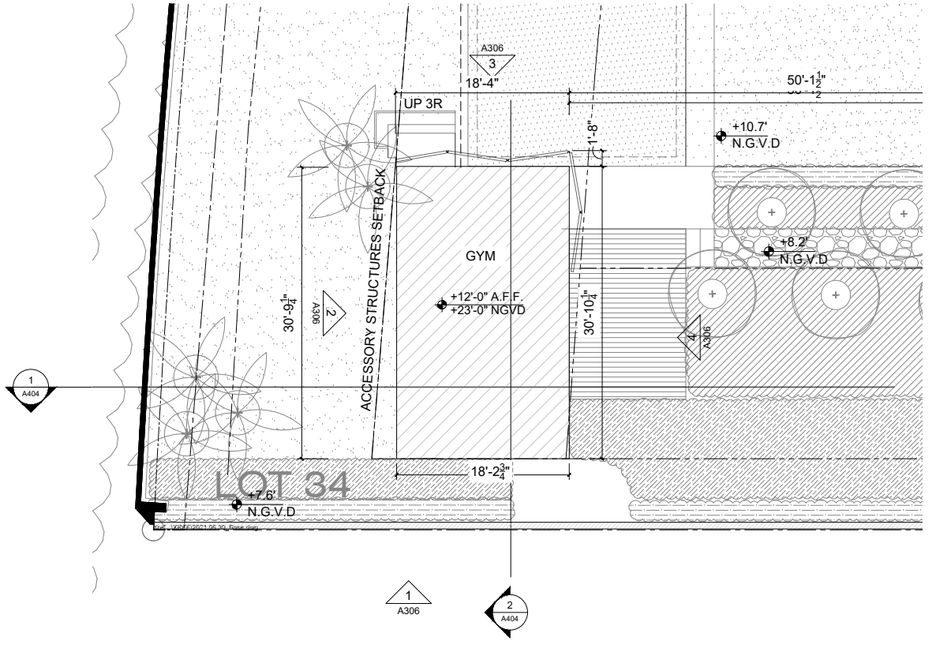
SHEET NO. A203



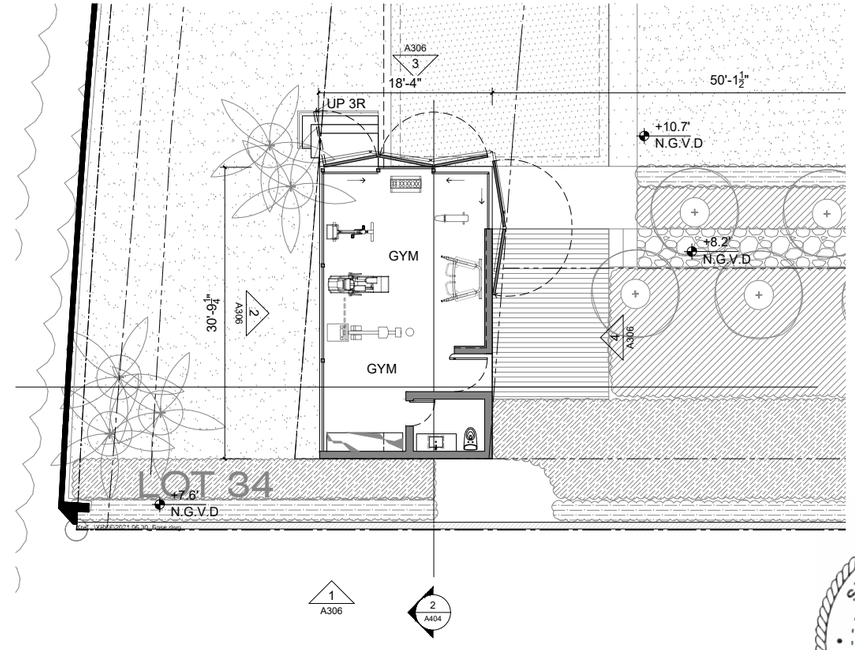
4 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



3 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



2 PROPOSED ACCESSORY BUILDING FLOOR PLAN - GYM/SPA
SCALE: 1/16"= 1'-0"



1 PROPOSED ACCESSORY BUILDING FLOOR PLAN - GYM/SPA
SCALE: 1/16"= 1'-0"

N

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

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JULY 5, 2021

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SHEET TITLE:
PROPOSED ACCESSORY BUILDING FLOOR PLANS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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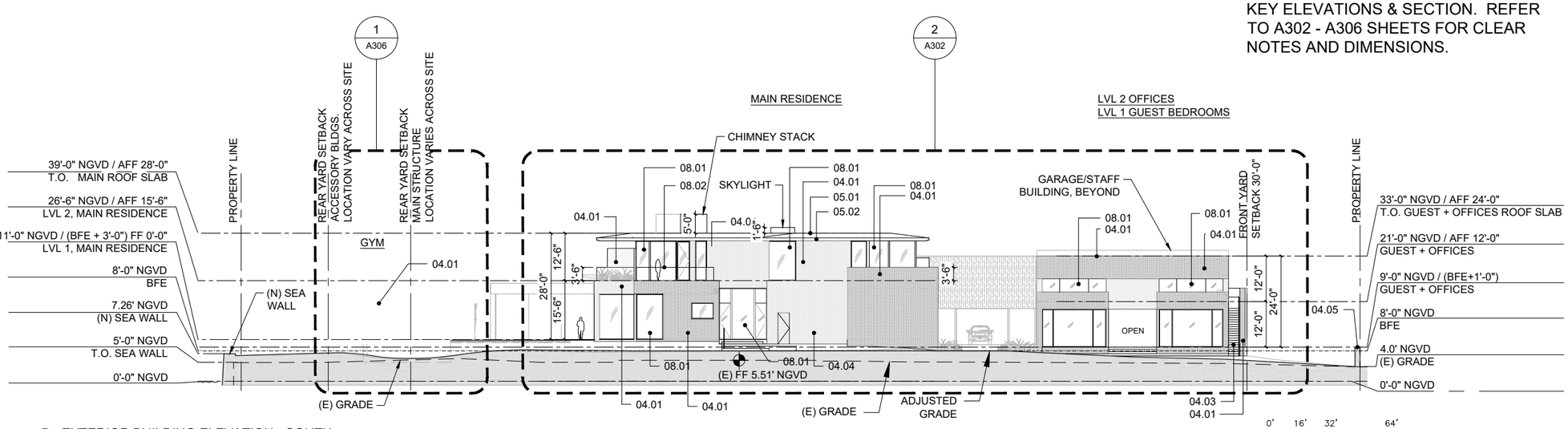
DATE:
07-05-2021

PROJECT No:

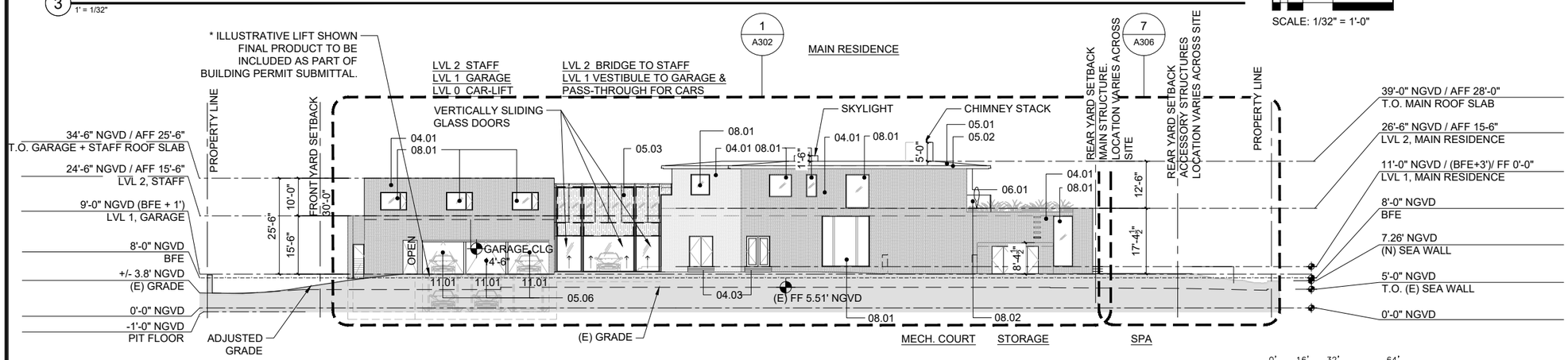
SHEET NO.
A204

SHEET NOTE:
KEY ELEVATIONS & SECTION. REFER TO A302 - A306 SHEETS FOR CLEAR NOTES AND DIMENSIONS.



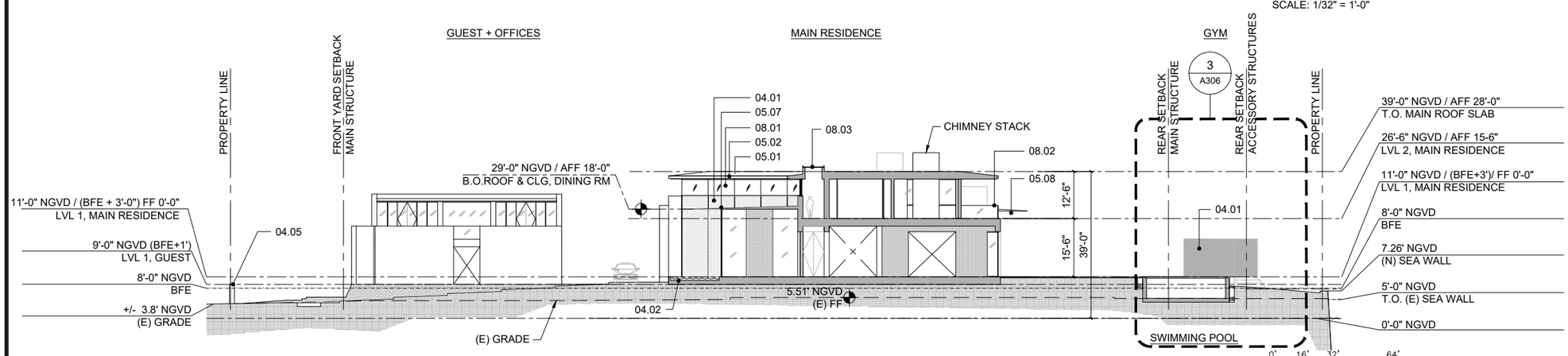
3 EXTERIOR BUILDING ELEVATION - SOUTH
1" = 1/32"

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



2 EXTERIOR BUILDING ELEVATION - NORTH
1" = 1/32"

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



1 EAST - WEST SITE & BUILDING SECTION
1" = 1/32"

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

KEYNOTES

04.01	STONE-CLAD WALL, STN-1
04.02	STEPPING STONES, STN-1
04.03	STONE-CLAD STAIR, STN-1
04.04	STONE-CLAD "BLIND" DOOR, STN-1
04.05	5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
05.01	METAL ROOF, MTL-1
05.02	METAL FASCIA, MTL-1
05.03	METAL SCREEN, MTL-1
05.06	GARAGE DOORS, MTL-1
05.07	MIRROR POLISHED METAL CEILING, MTL-2
05.08	METAL AWNNG, MIRROR POLISHED METAL CEILING, MTL-2
06.01	ROOF SOFFIT WOOD SLATS, WD-1
06.02	ROOF / SHADE STRUCTURE, WD-1
08.01	METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.02	GLASS GUARDRAIL, GL-1
08.03	ROOF SKYLIGHT, GL-1

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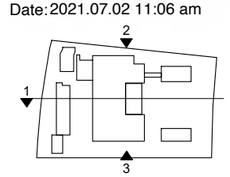
SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS & BUILDING SECTION

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

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am



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JULY 5, 2021

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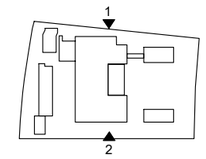
DATE:
07-05-2021

PROJECT No:

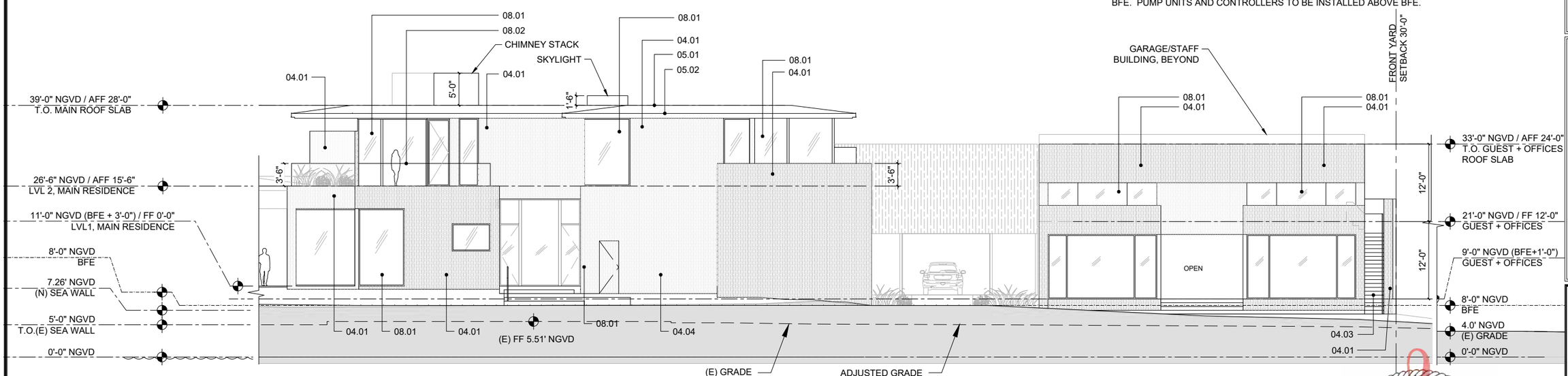
SHEET NO.
A301

KEYPLAN



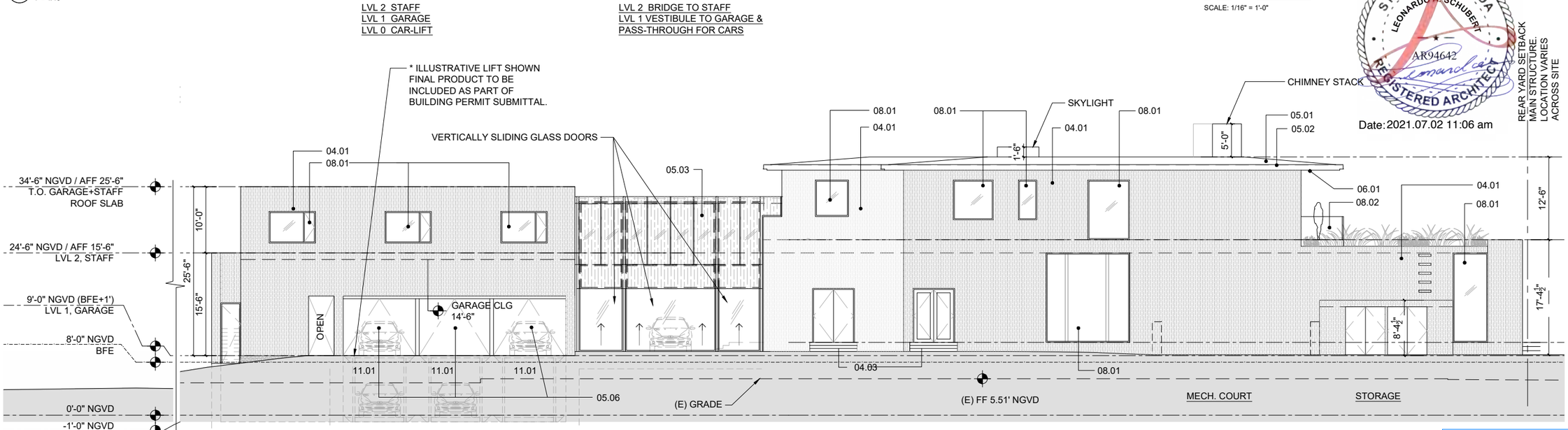
KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.03 STONE-CLAD STAIR, STN-1
04.04 STONE-CLAD "BLIND" DOOR, STN-1
04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
05.01 METAL ROOF, MTL-1
05.02 METAL FASCIA, MTL-1
05.03 METAL SCREEN, MTL-1
05.06 GARAGE DOORS, MTL-1
06.01 ROOF SOFFIT WOOD SLATS, WD-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.02 GLASS GUARDRAIL, GL-1
11.01 EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.



2 PARTIAL EXTERIOR BUILDING ELEVATION - SOUTH
1" = 1/16"

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



1 PARTIAL EXTERIOR BUILDING ELEVATION - NORTH
1" = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT
Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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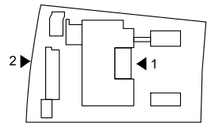
DATE:
07-05-2021

PROJECT No:

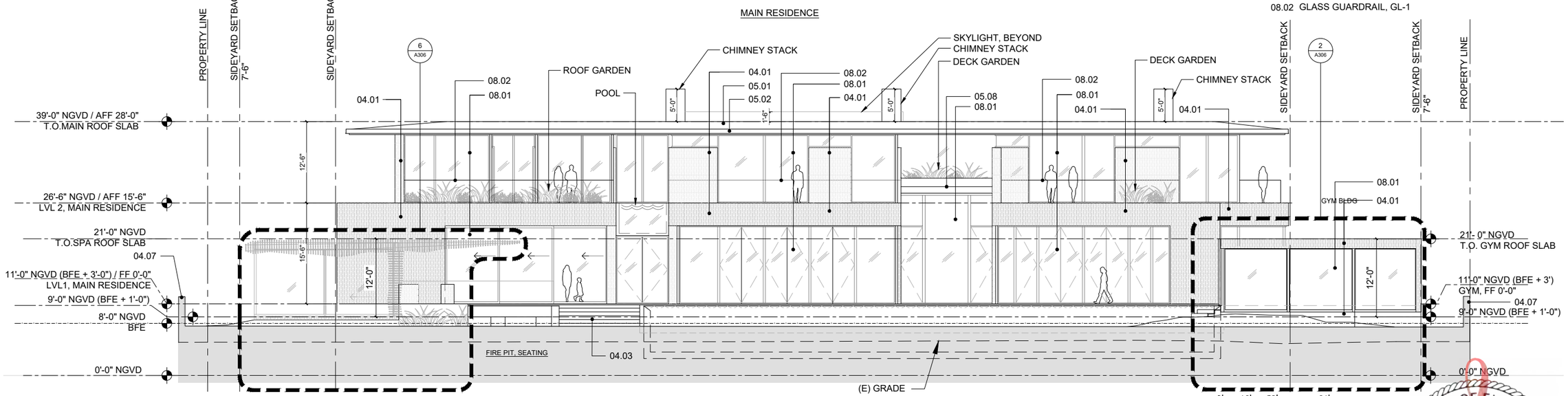
SHEET NO.
A302

KEYPLAN



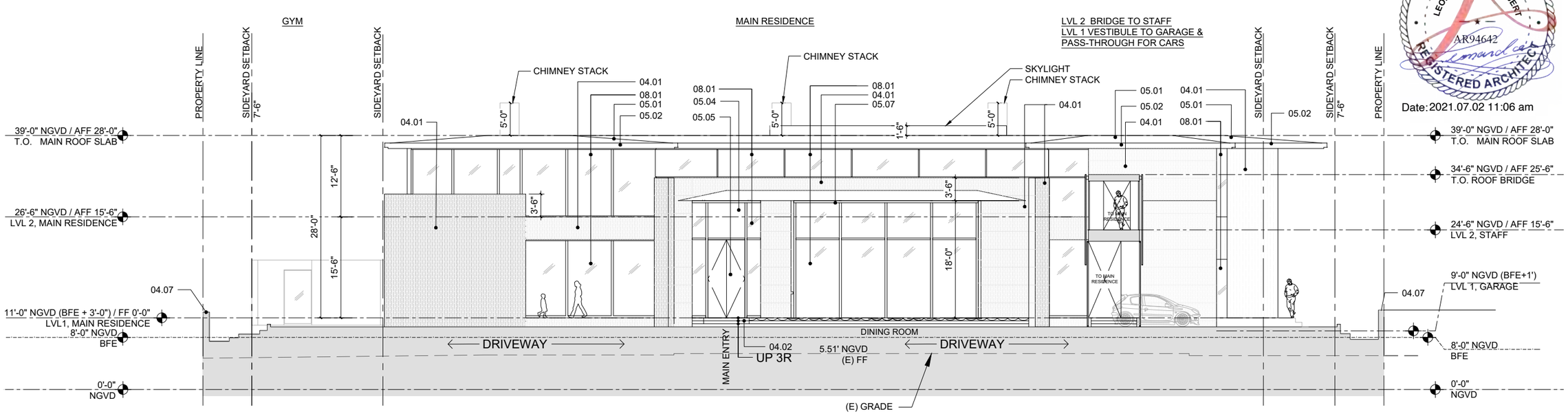
KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.02 STEPPING STONES, STN-1
04.03 STONE-CLAD STAIR, STN-1
04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
05.01 METAL ROOF, MTL-1
05.02 METAL FASCIA, MTL-1
05.04 TRANSOME, MTL-1
05.05 ENTRY DOOR, MTL-1
05.07 MIRROR POLISHED METAL CEILING, MTL-2
05.08 METAL AWNNG, MIRROR POLISHED METAL CEILING, MTL-2
06.02 ROOF / SHADE STRUCTURE, WD-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.02 GLASS GUARDRAIL, GL-1



2 EXTERIOR BUILDING ELEVATION - WEST
1" = 1/16"

0' 16' 32' 64'
SCALE: 1/16" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST ELEVATION OF MAIN RESIDENCE
1" = 1/16"

0' 16' 32' 64'
SCALE: 1/16" = 1'-0"

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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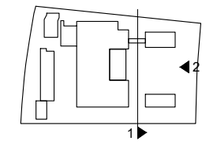
DATE:
07-05-2021

PROJECT No:

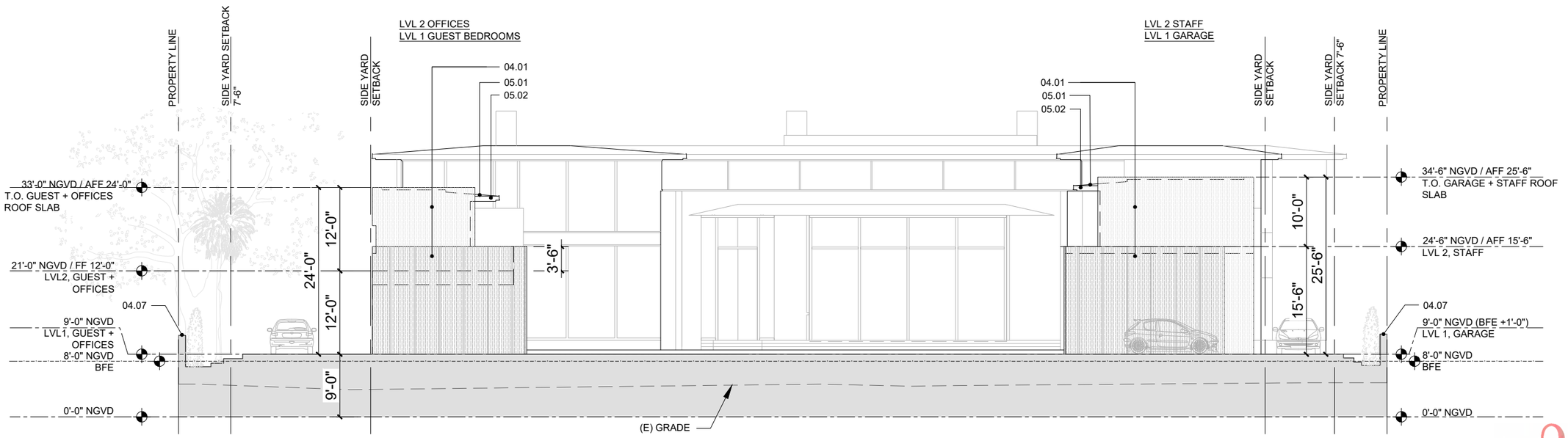
SHEET NO.
A303

KEYPLAN

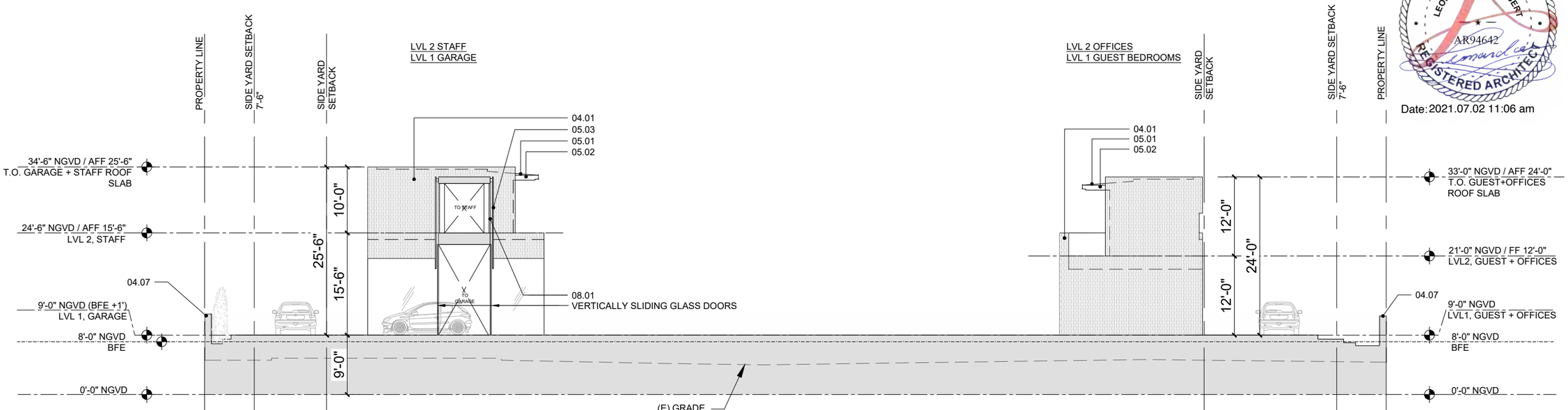


KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
05.01 METAL ROOF, MTL-1
05.02 METAL FASCIA, MTL-1
05.03 METAL SCREEN, MTL-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1



2 EXTERIOR BUILDING ELEVATION - GARAGE-STAFF & GUEST-OFFICES, EAST
1" = 1/16"



1 EXTERIOR BUILDING ELEVATION - GARAGE-STAFF & GUEST-OFFICES, WEST
1" = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT
Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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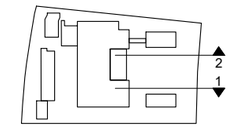
DATE:
07-05-2021

PROJECT No:

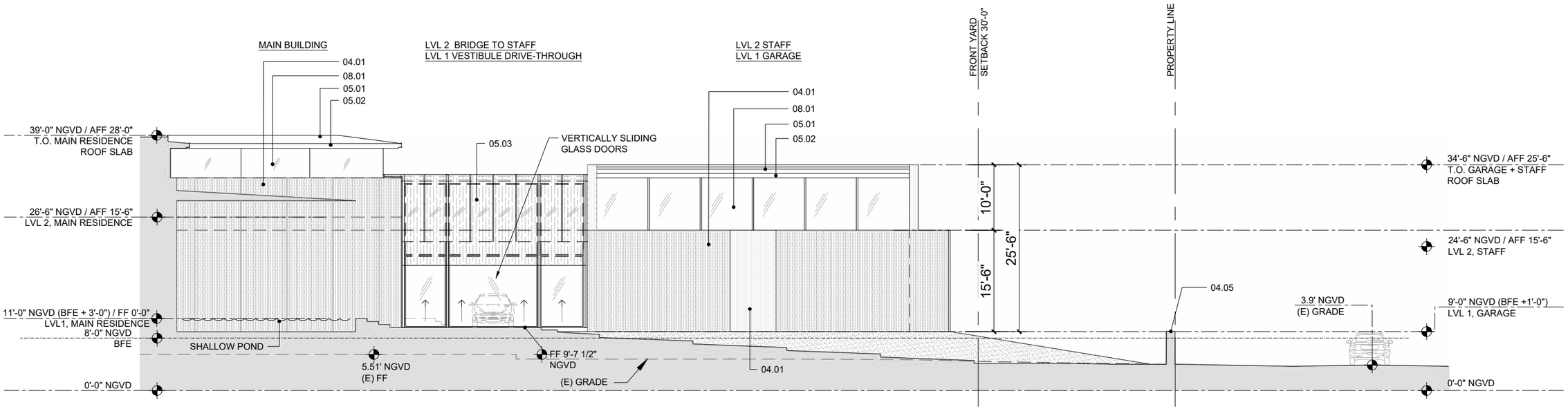
SHEET NO.
A304

KEYPLAN

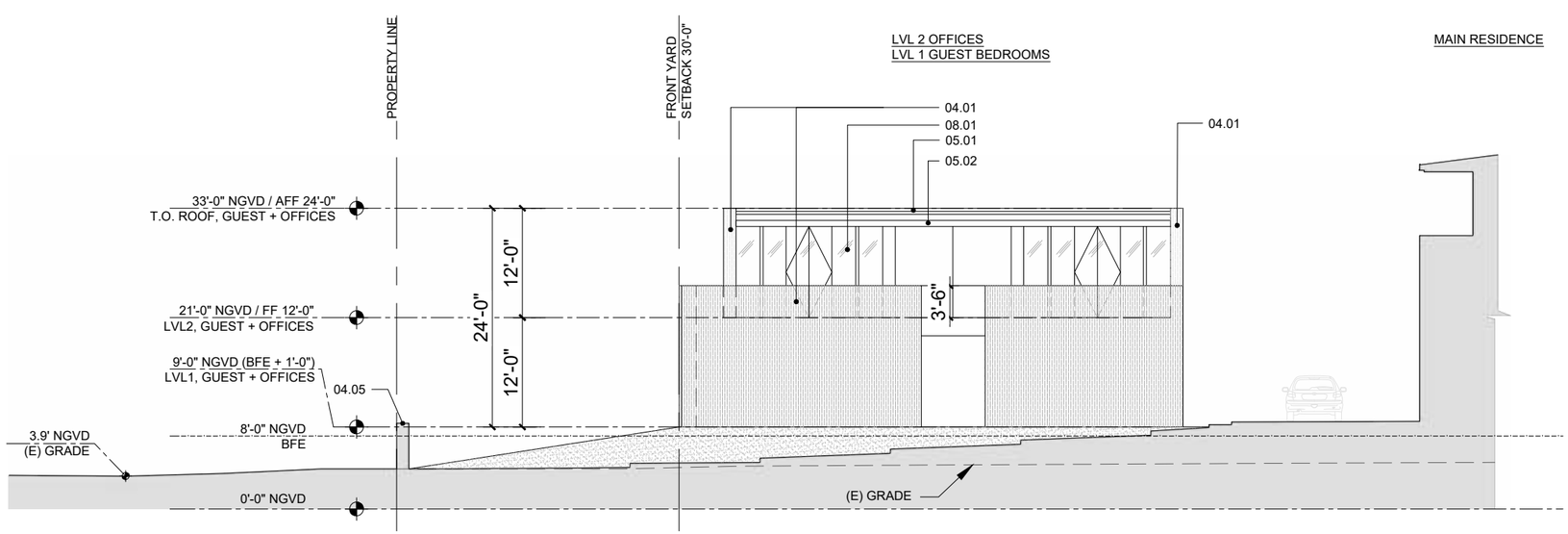


KEYNOTES

04.01	STONE-CLAD WALL, STN-1
04.05	5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
05.01	METAL ROOF, MTL-1
05.02	METAL FASCIA, MTL-1
05.03	METAL SCREEN, MTL-1
08.01	METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1



2 EXTERIOR BUILDING ELEVATION - SOUTH GARAGE / STAFF
1" = 1/16"



1 EXTERIOR BUILDING ELEVATION - NORTH GUEST / OFFICES
1" = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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

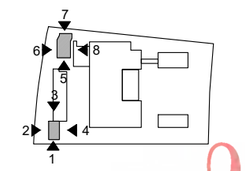
PROJECT No:

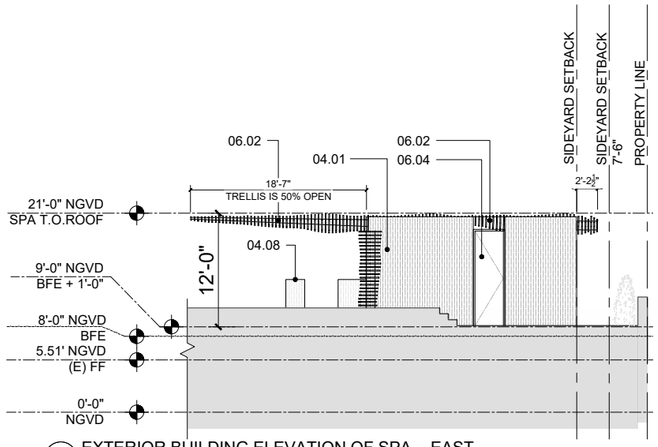
SHEET NO.
A305

KEYNOTES

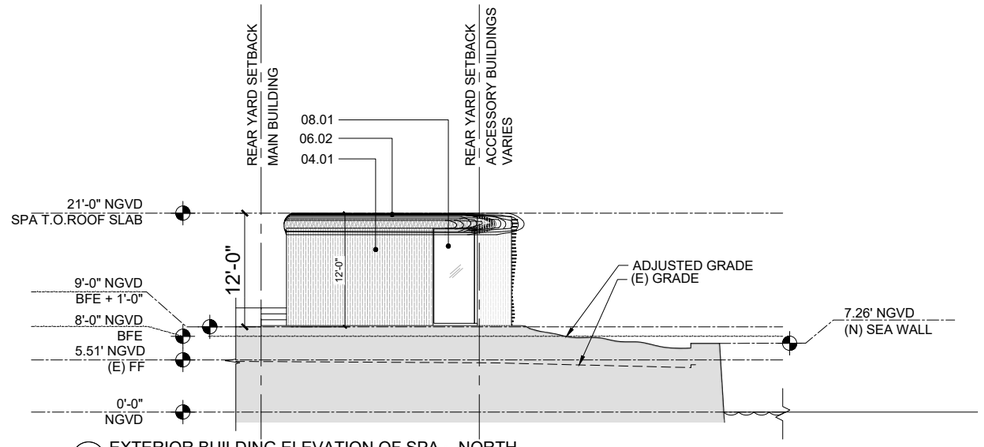
04.01	STONE-CLAD WALL, STN-1
04.08	STONE-CLAD KITCHEN COUNTER
06.02	ROOF / SHADE STRUCTURE, WD-1
06.03	MOVEABLE SCREEN, WD-1
06.04	DOOR, WD-1
08.01	METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1

KEYPLAN

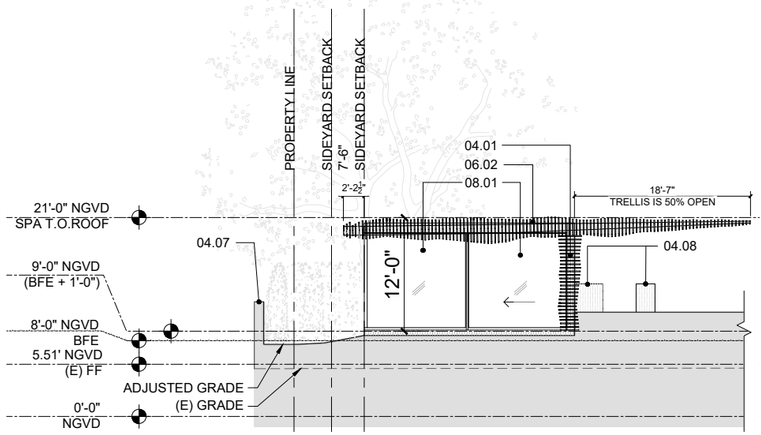




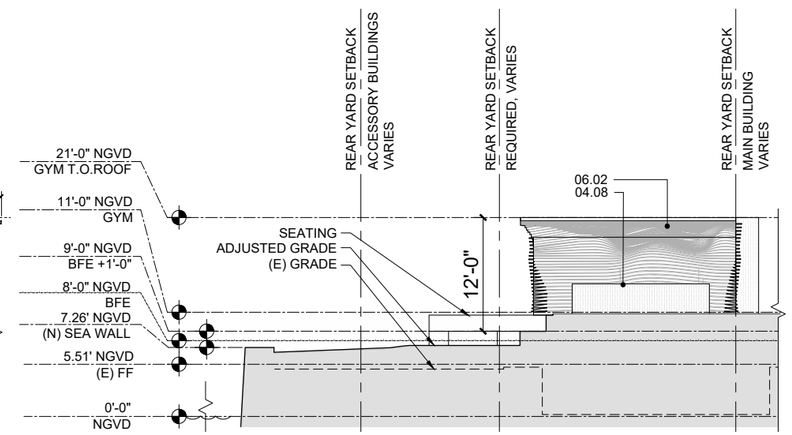
8 EXTERIOR BUILDING ELEVATION OF SPA - EAST
1" = 1/16"



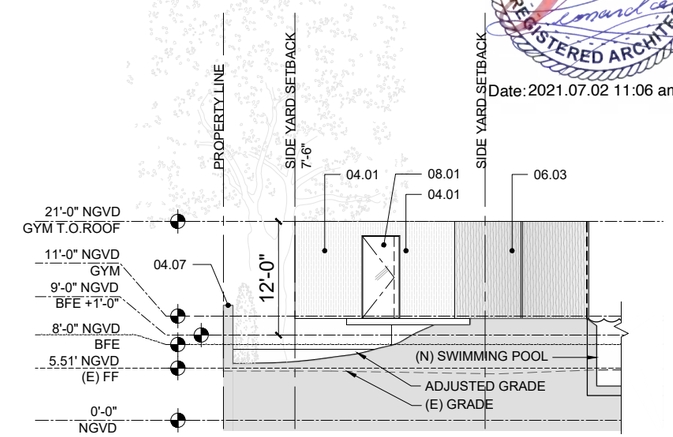
7 EXTERIOR BUILDING ELEVATION OF SPA - NORTH
1" = 1/16"



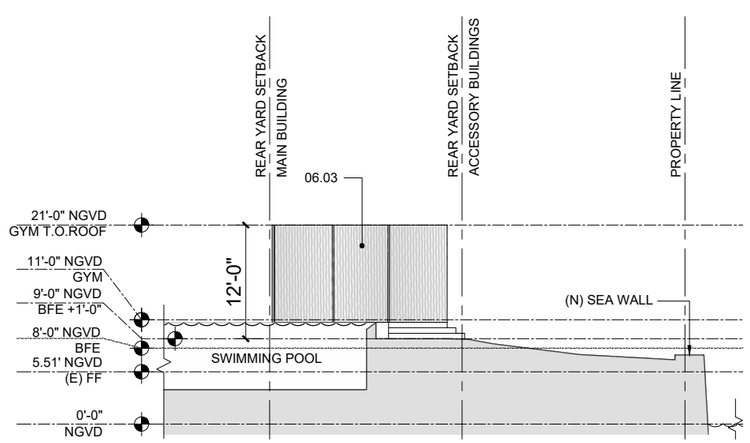
6 EXTERIOR BUILDING ELEVATION OF SPA - WEST
1" = 1/16"



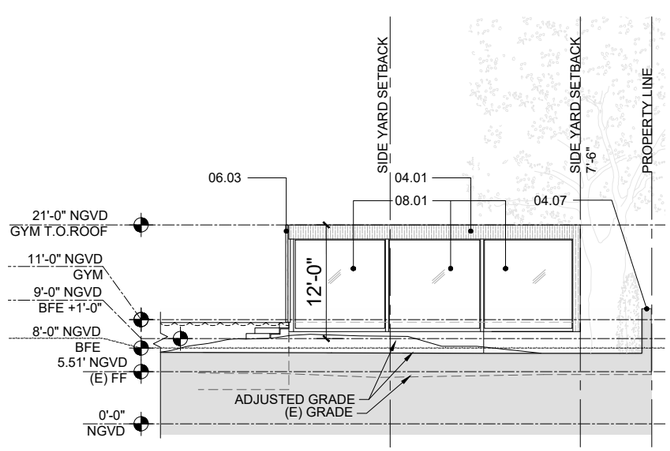
5 EXTERIOR BUILDING ELEVATION OF SPA - SOUTH
1" = 1/16"



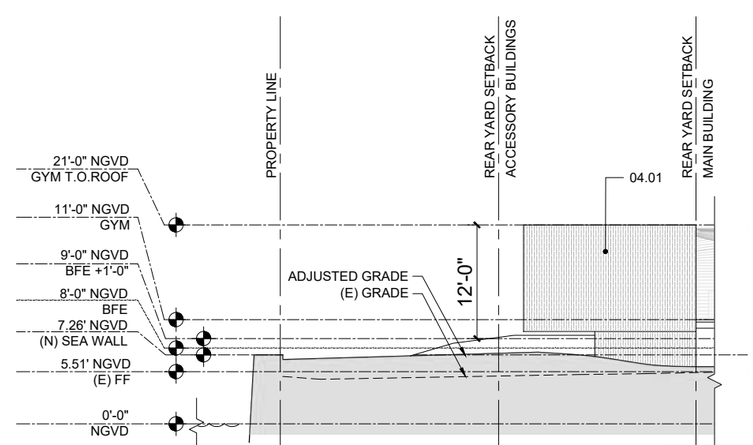
4 EXTERIOR BUILDING ELEVATION OF GYM - EAST
1" = 1/16"



3 EXTERIOR BUILDING ELEVATION OF GYM - NORTH
1" = 1/16"



2 EXTERIOR BUILDING ELEVATION OF GYM - WEST
1" = 1/16"



1 EXTERIOR BUILDING ELEVATION OF GYM - SOUTH
1" = 1/16"

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

FINAL SUBMITTAL
JULY 5, 2021

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STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date:2021.07.02 11:06 am

SHEET TITLE:
PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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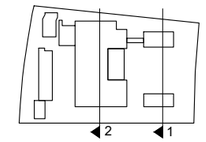
DATE:
07-05-2021

PROJECT No:

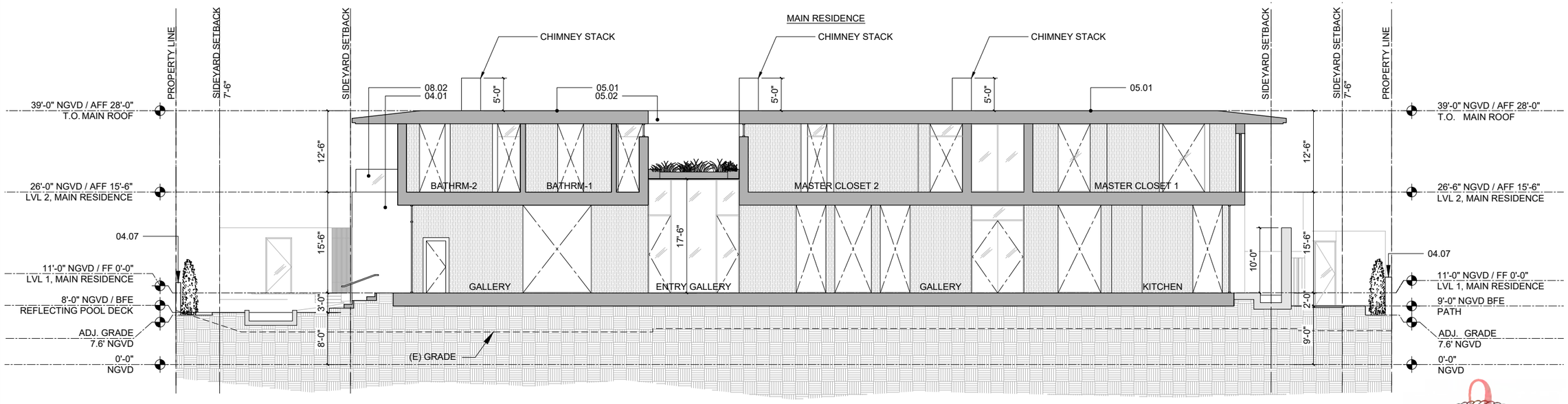
SHEET NO.
A306

KEYPLAN



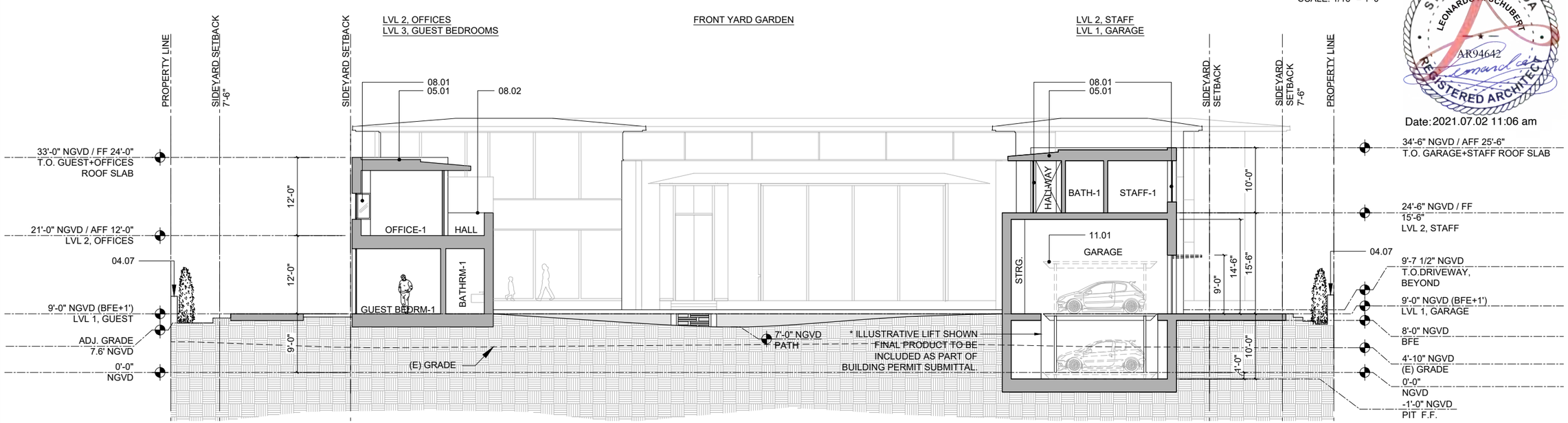
KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
05.01 METAL ROOF, MTL-1
05.02 METAL FASCIA, MTL-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.02 GLASS GUARDRAIL, GL-1
11.01 EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.



2 NORTH - SOUTH SITE & BUILDING SECTION
1' = 1/16"

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



1 NORTH - SOUTH SITE & BUILDING SECTION
1' = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: PROPOSED BUILDING SECTIONS

PREPARED FOR: 5800 NORTH BAY LLC
9130 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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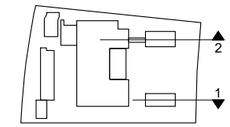
DATE: 07-05-2021

PROJECT No:

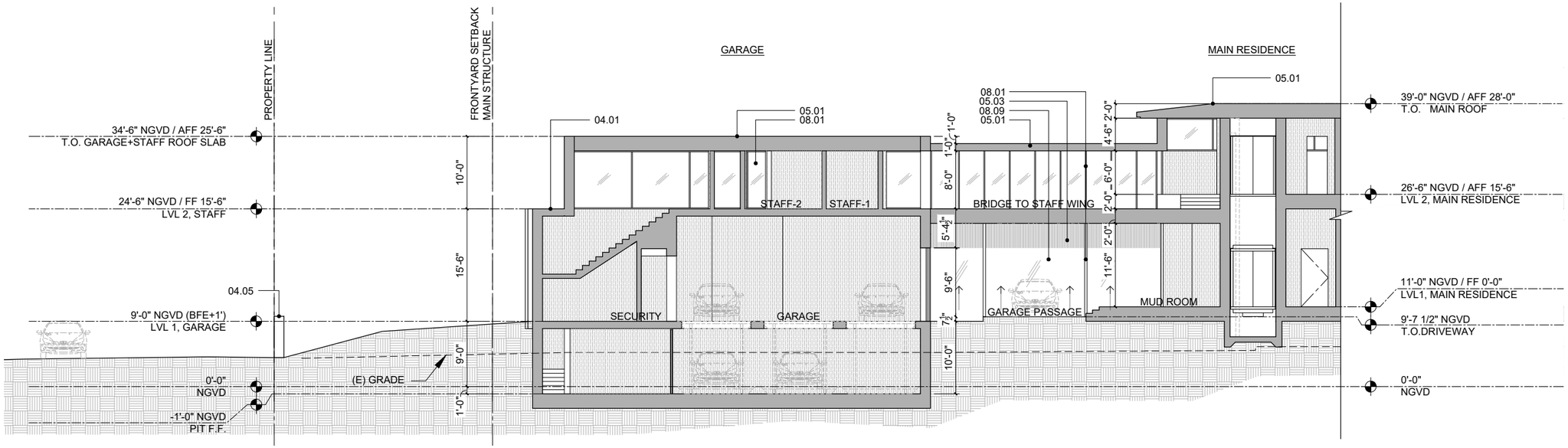
SHEET NO. A401

KEYPLAN



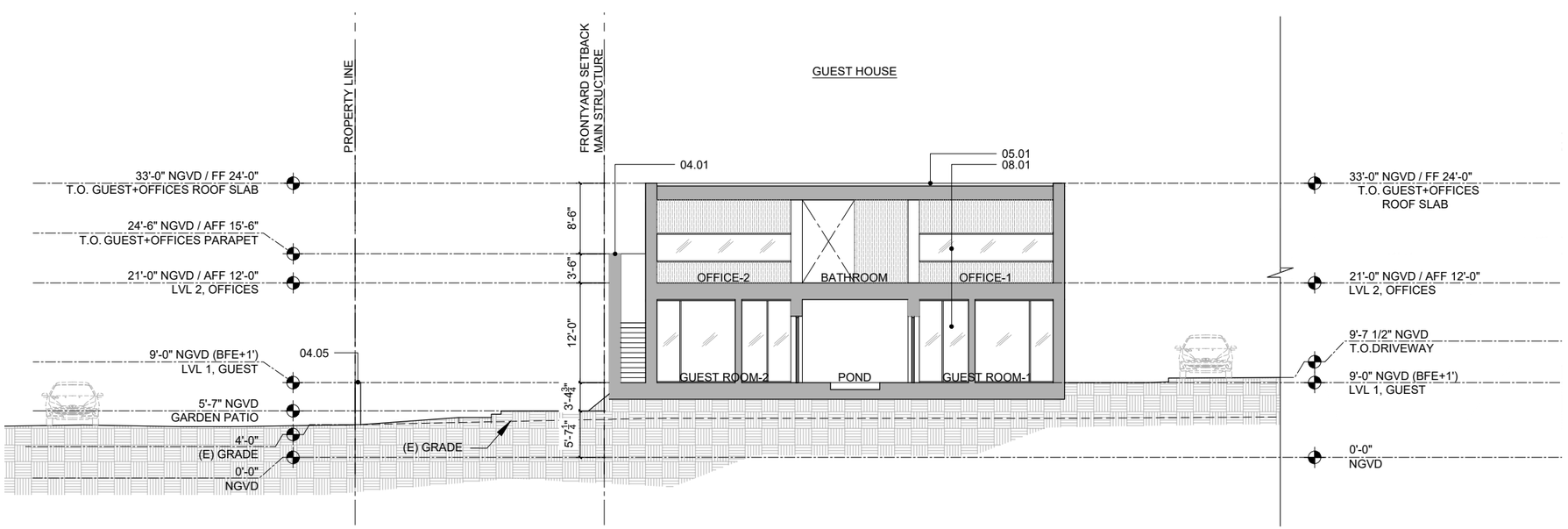
KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
05.01 METAL ROOF, MTL-1
05.03 METAL SCREEN, MTL-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.09 GUILLOTINE VERTICALLY SLIDING GLASS DOORS, GL-1



2 EAST - WEST SITE & BUILDING SECTION
1' = 1/16"

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



1 EAST - WEST SITE & BUILDING SECTION
1' = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT
Date:2021.07.02 11:06 am

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JULY 5, 2021

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SHEET TITLE:
PROPOSED BUILDING SECTIONS

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

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

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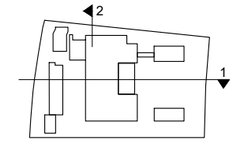
DATE:
07-05-2021

PROJECT No:

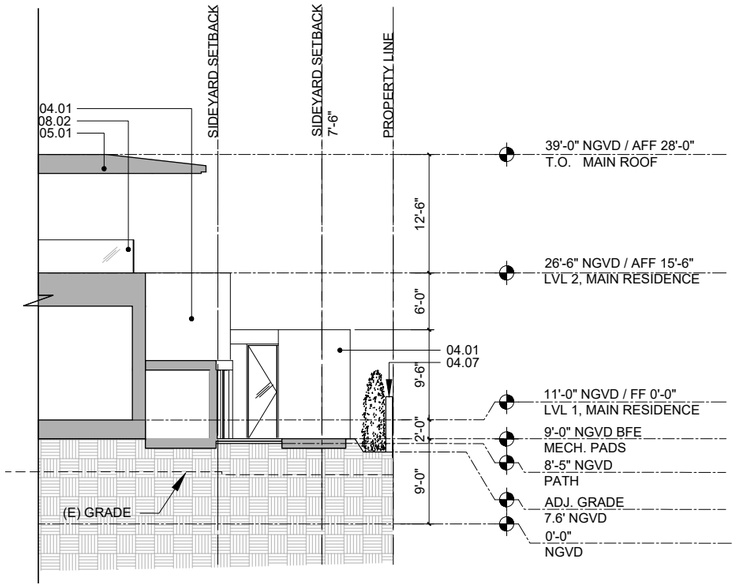
SHEET NO.
A402

KEYPLAN



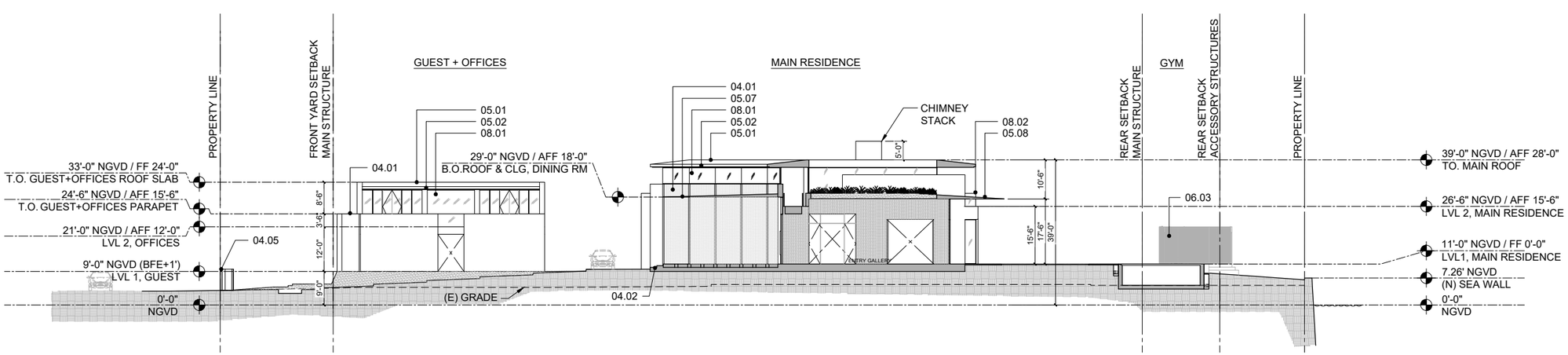
KEYNOTES

04.01 STONE-CLAD WALL, STN-1
04.02 STEPPING STONES, STN-1
04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
05.01 METAL ROOF, MTL-1
05.02 METAL FASCIA, MTL-1
05.07 MIRROR POLISHED METAL CEILING, MTL-2
05.08 METAL AWNNG, MIRROR POLISHED METAL CEILING, MTL-2
06.03 MOVEABLE SCREEN, WD-1
08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
08.02 GLASS GUARDRAIL, GL-1



2 NORTH - SOUTH SITE & BUILDING SECTION
1' = 1/16"

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



1 EAST - WEST SITE & BUILDING SECTION
1' = 1/32"

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
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500 SE 11th Court
Fort Lauderdale, Florida 33316
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Leonardo Schubert
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DESIGN ARCHITECT
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601 MONTGOMERY ST.
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SAN FRANCISCO, CA 94111
T:415.421.9000
F:415.421.9002
www.memarch.com

SHEET TITLE:
PROPOSED BUILDING SECTIONS

PREPARED FOR:
5800 NORTH BAY LLC
9130 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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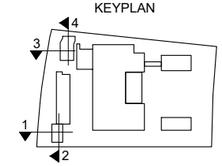
DATE:
07-05-2021

PROJECT No:

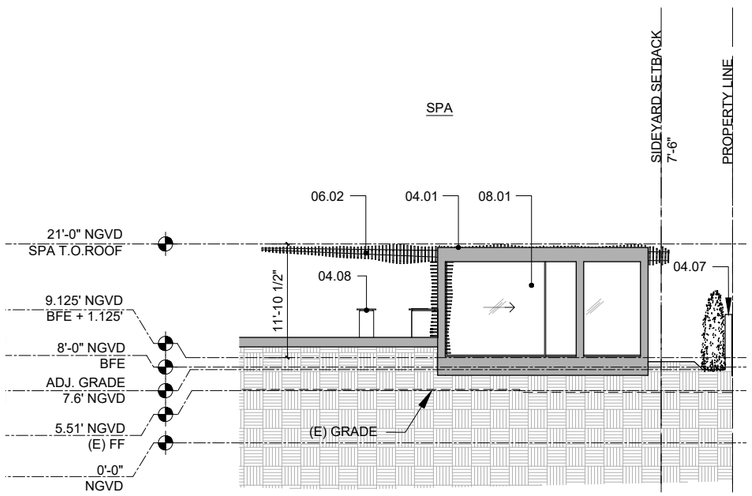
SHEET NO.
A403

KEYPLAN



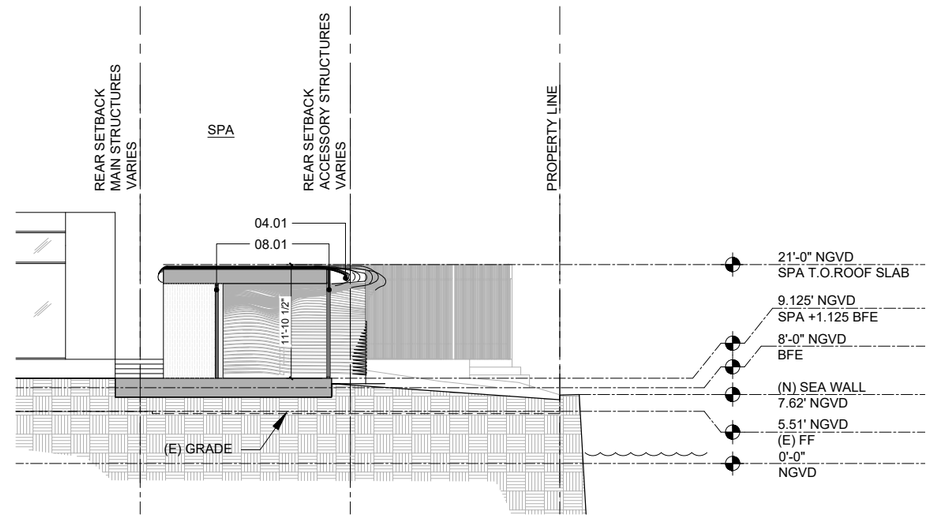
KEYNOTES

04.01	STONE-CLAD WALL, STN-1
04.07	7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
04.08	STONE-CLAD KITCHEN COUNTER
06.02	ROOF / SHADE STRUCTURE, WD-1
06.03	MOVEABLE SCREEN, WD-1
08.01	METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1



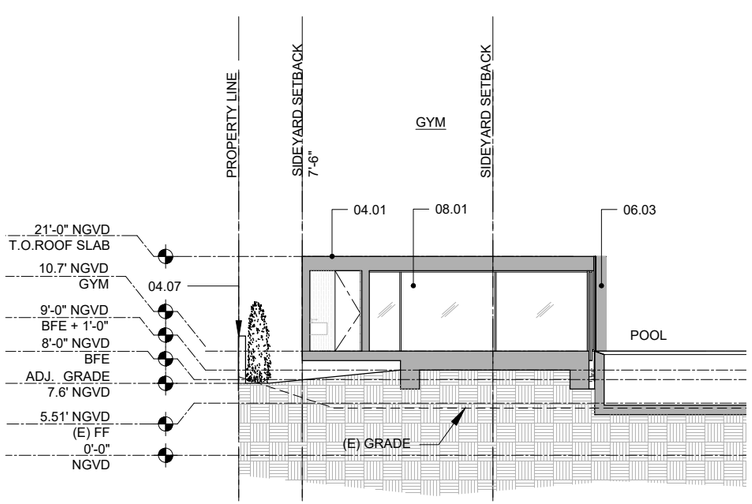
4 NORTH - SOUTH SITE & BUILDING SECTION AT SPA
1' = 1/16"

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



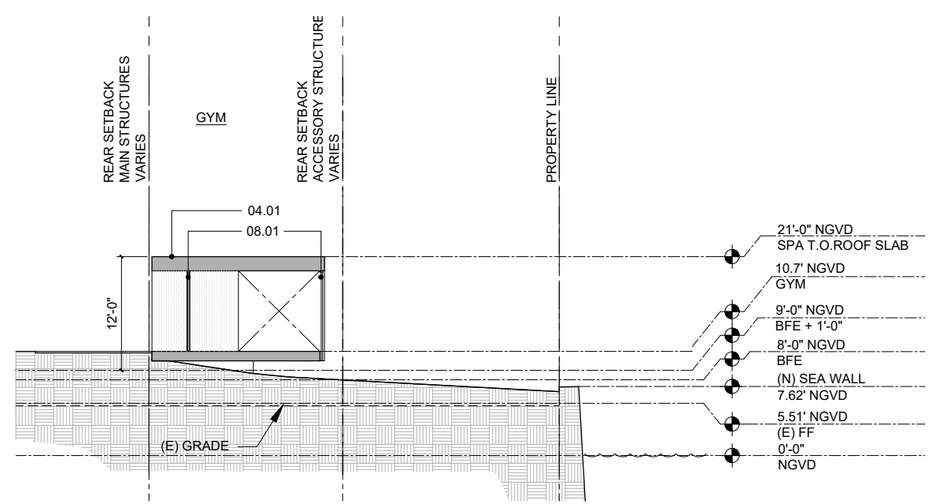
3 EAST - WEST SITE & BUILDING SECTION AT SPA
1' = 1/16"

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



2 NORTH - SOUTH SITE & BUILDING SECTION AT GYM
1' = 1/16"

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



1 EAST - WEST SITE & BUILDING SECTION AT GYM
1' = 1/16"

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

STATE OF FLORIDA
LEONARDO A. SCHUBERT
AR94642
REGISTERED ARCHITECT

Date:2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE: PROPOSED BUILDING SECTIONS

PREPARED FOR:
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9130 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.
A404

REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE

5800 North Bay Road
Miami Beach, FL 33140

LANDSCAPE PLAN

GARDEN 26 DESIGN & LANDSCAPE ARCHITECTURE

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/32" = 1'-0"

L-100

REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

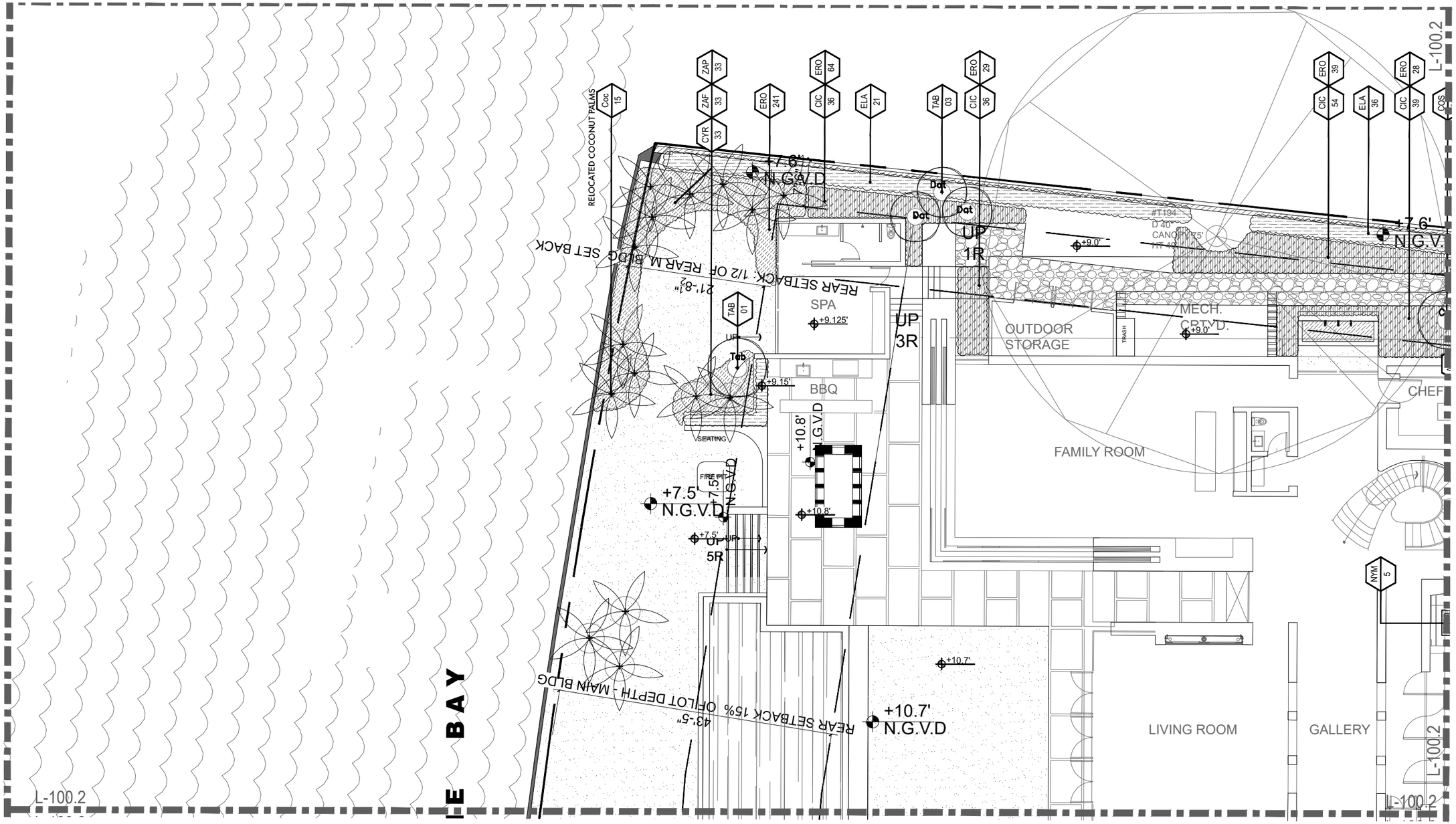
LANDSCAPE PLAN
ZOOM IN

GARDEN 26 · NORMALION BY LAMBRAKIS DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-100.1



REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

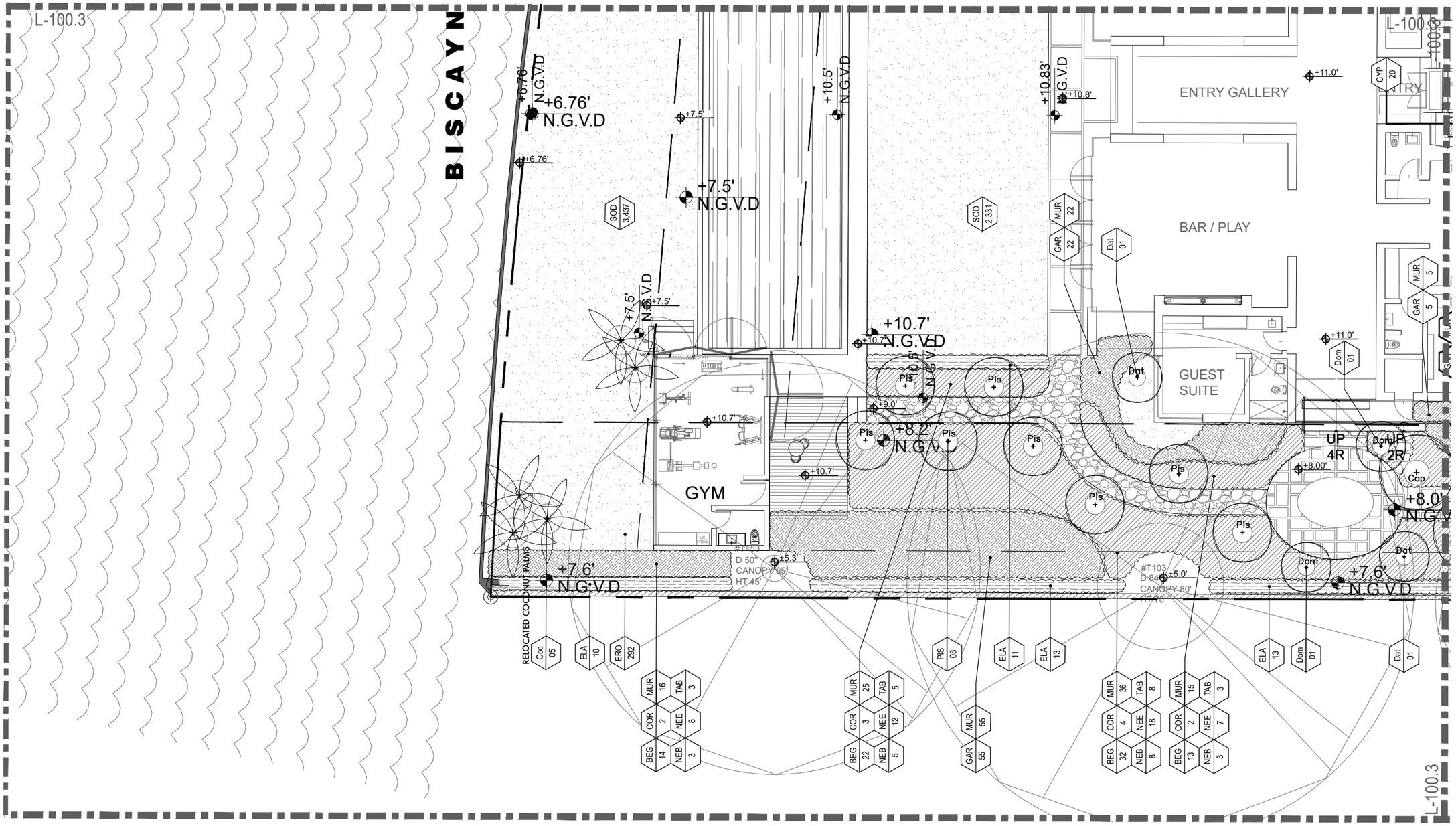
LANDSCAPE PLAN
ZOOM IN

GARDEN 26 · DESIGN · CONSTRUCTION & LANDSCAPES

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-100.2



REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

LANDSCAPE PLAN
ZOOM IN

GARDEN 26 · MORALION & LANDSCAPES DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-100.3

REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

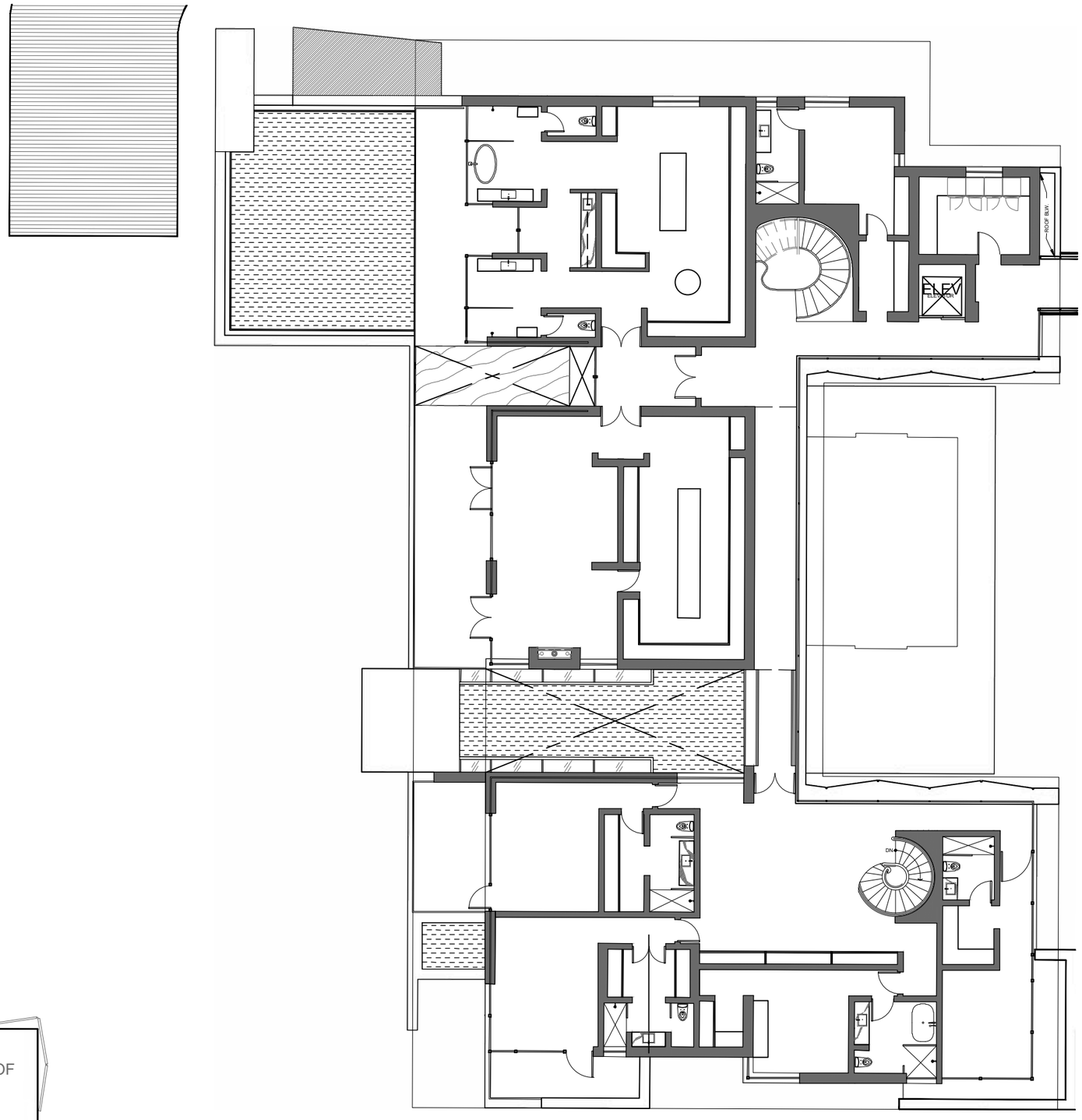
LANDSCAPE PLAN
ZOOM IN

GARDEN 26 · HORTICULTURE & LANDSCAPE DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-100.4



GREEN ROOF - SEDUM MIX				
SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
		1,100	Sedum spurium 'John Creech'	6" O.C
			JOHN CREECH STONECROP	
		554	Sedum kamtschaticum	6" O.C
			RUSSIAN STONECROP	
		554	Sedum takesimense 'Gold Carpet'	6" O.C
			GOLD CARPET SEDUM	
		831	Sedum x Immergrunchen	6" O.C
			LITTLE EVERGREEN STONECROP	
		554	Sedum subsp. rupestre 'Blue Spruce'	6" O.C
			BLUE SPRUCE SEDUM	
		277	Sedum 'Autumn Joy'	12" O.C
			AUTUMN JOY STONECROP	
		208	Sedum spectabile	12" O.C
			SHOWY STONECROP	

NORTH

REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

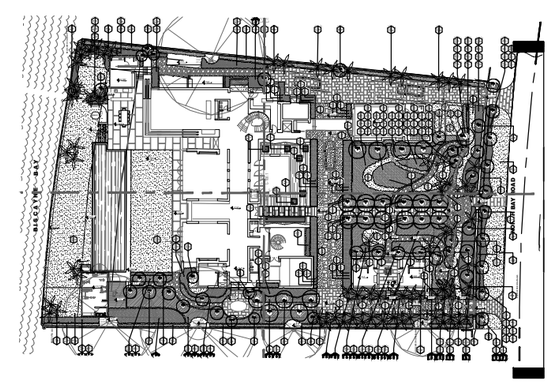
LANDSCAPE PLAN
GREEN ROOF

GARDEN 26 • WORLDWIDE LANDSCAPE DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: JN
CHECKED BY: FW
DATE: JULY 2, 2021
SCALE: 1/16" = 1'-0"

L-100.5



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PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

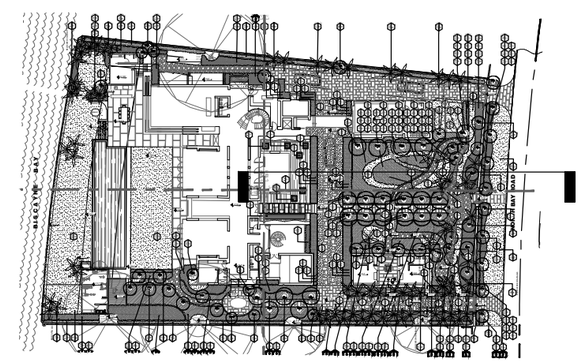
FRONT ELEVATION

GARDEN 26 • MARTHA ROSE & LAMBRANES • DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-201



REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

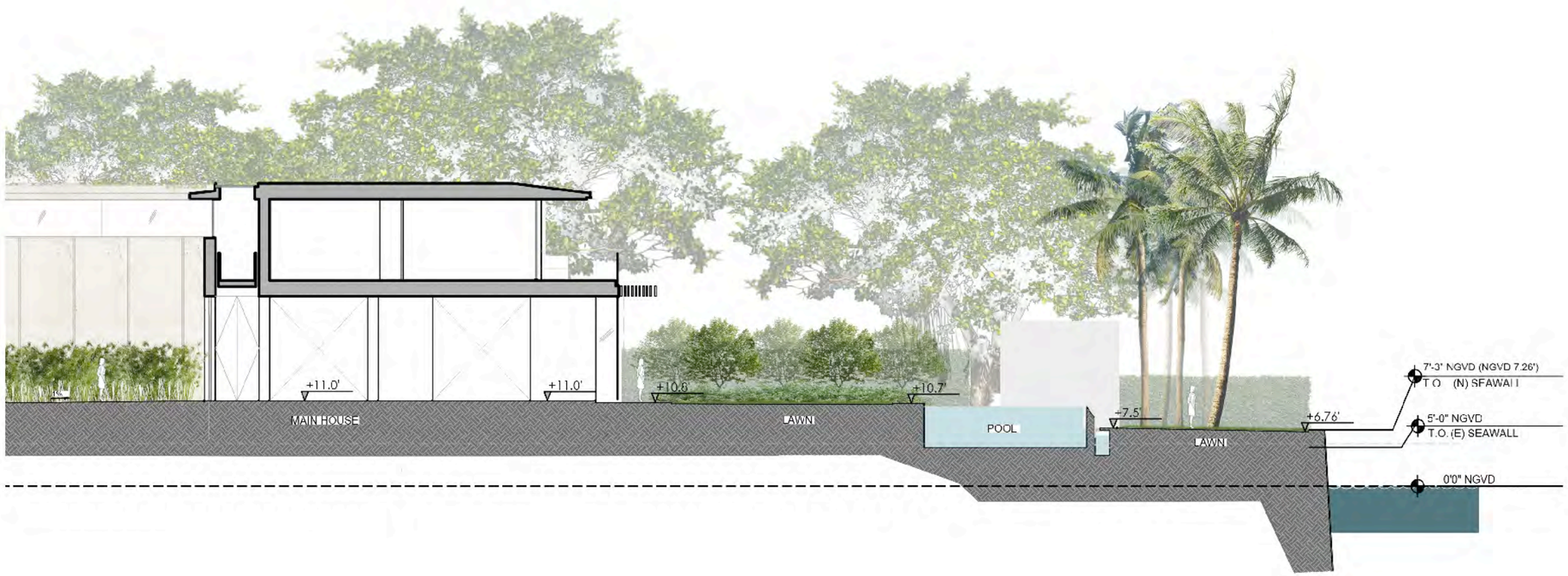
EAST SECTION

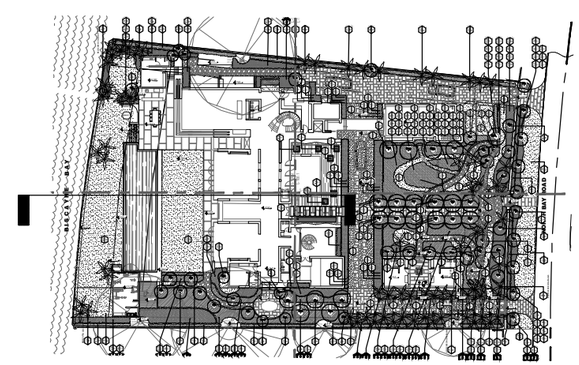
GARDEN 26 · NOVOGRADOVAC & LAMBRAKIS · DESIGN

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-202





REVISIONS / SUBMISSIONS

PRIVATE RESIDENCE
5800 North Bay Road
Miami Beach, FL 33140

WEST SECTION

GARDEN 26 • DESIGN • CONSTRUCTION & LANDSCAPES

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY:	JN
CHECKED BY:	FW
DATE:	JULY 2, 2021
SCALE:	1/16" = 1'-0"

L-203

- LARGE TREES ALONG SOUTH PROPERTY LINE NOT SHOWN FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATELY PROPOSED LANDSCAPE

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