



Neighbor Outreach & Support Summary



= Support



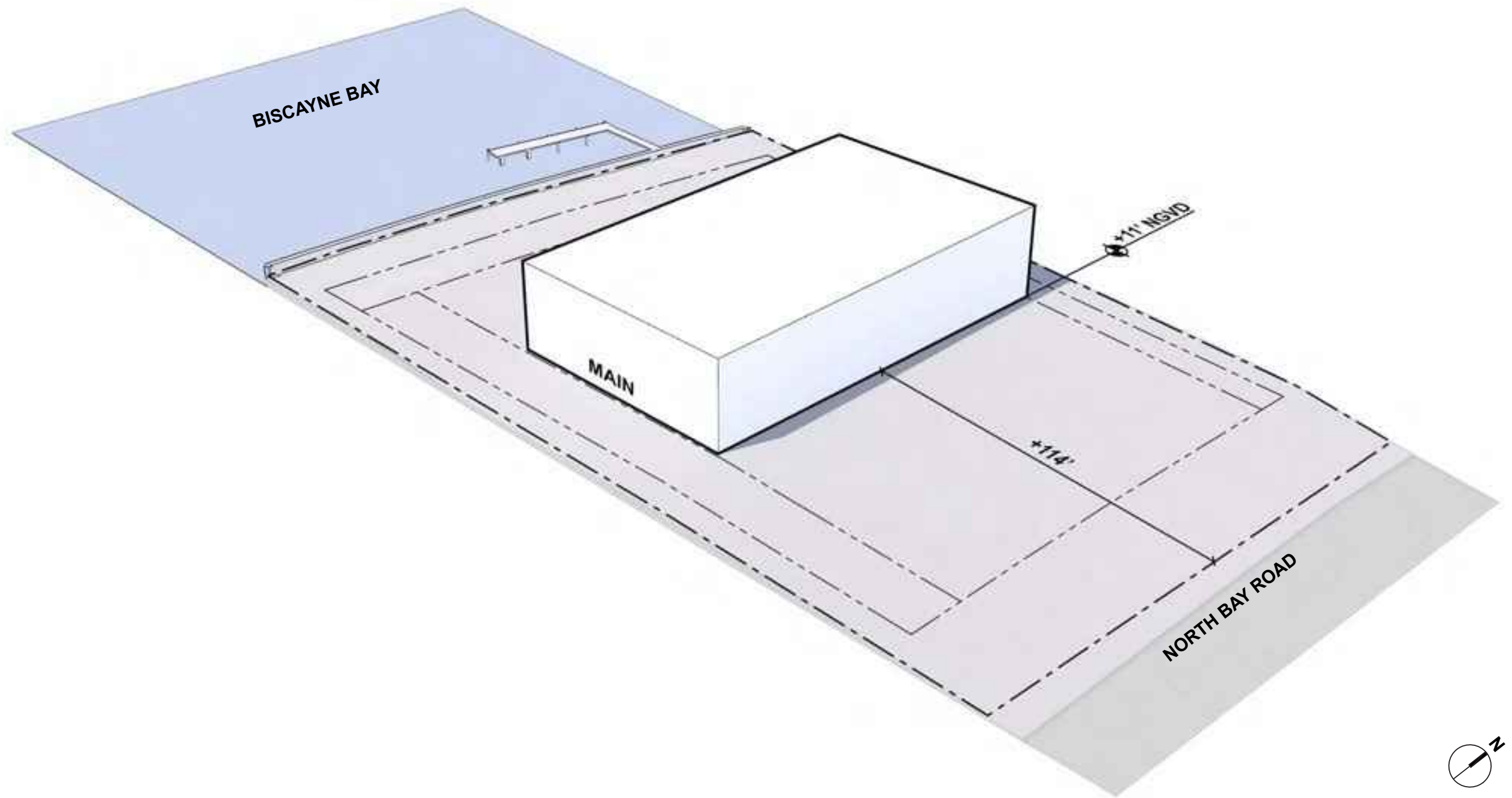
= Additional Support

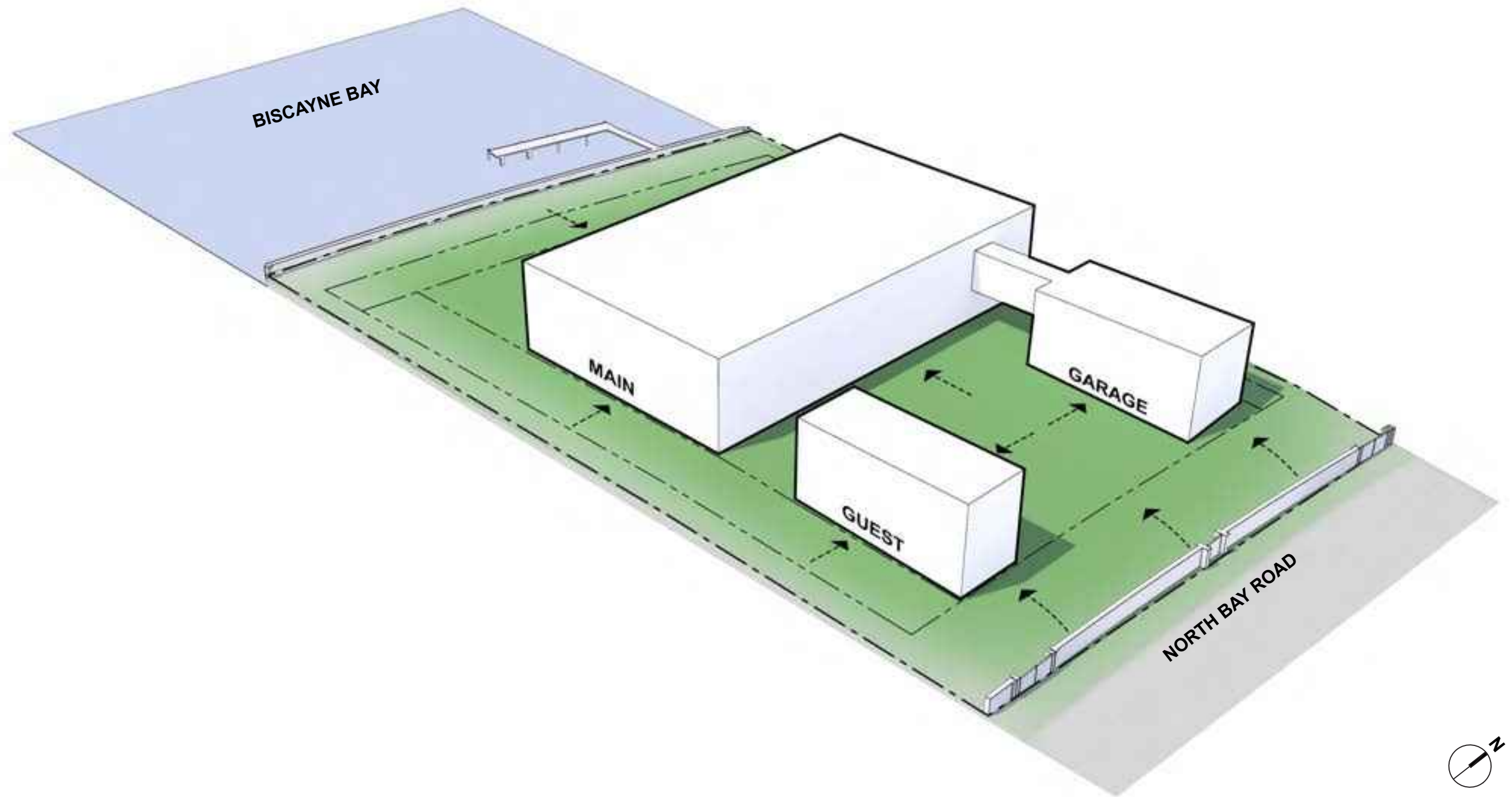


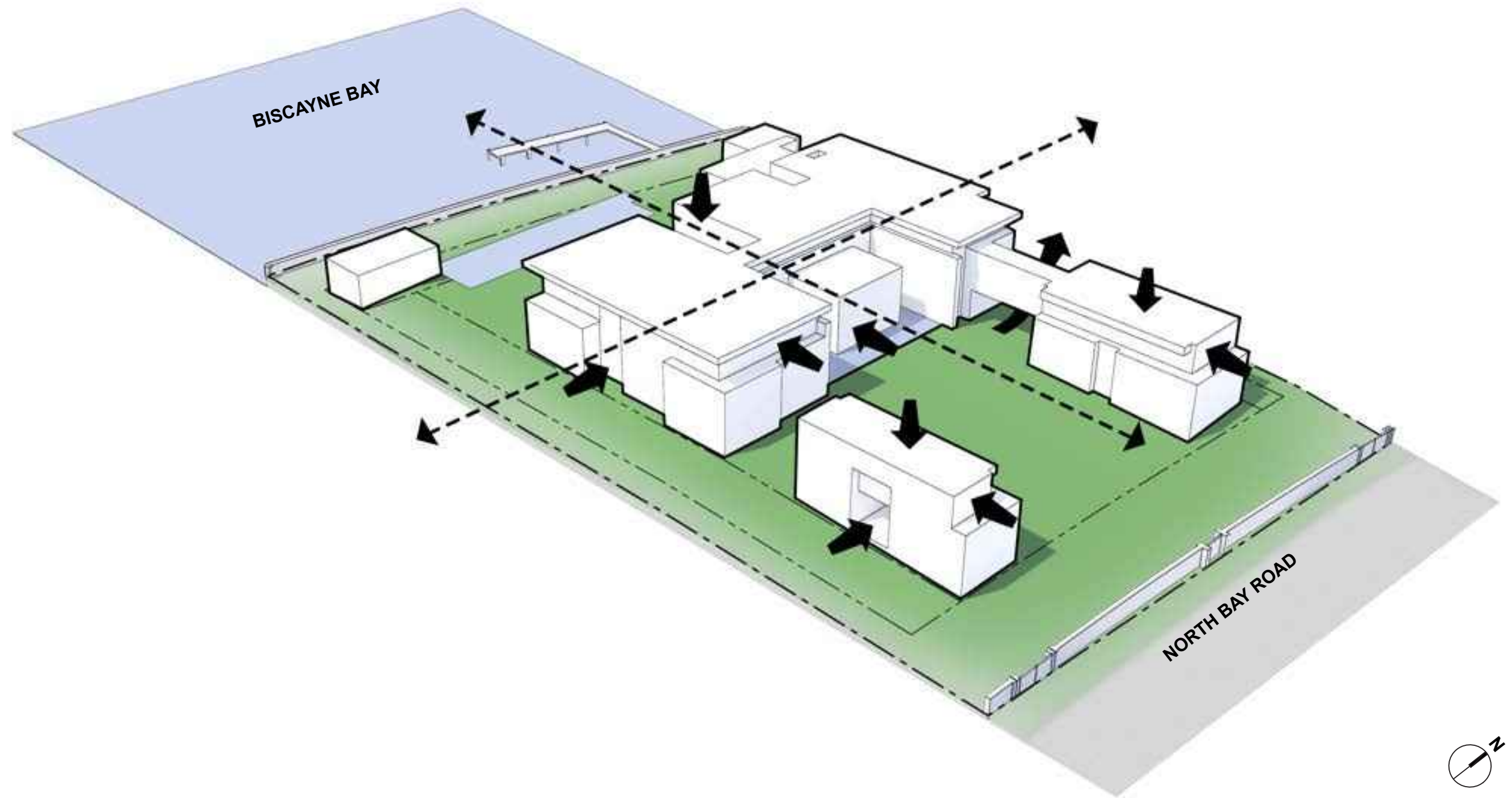
- 1 Erwin Sredni
 - 5848 N BAY RD
 - **Support**
- 2 Lowell Kraff
 - 5840 N BAY RD
 - **Support**
- 3 Barry & W Linda Gibb
 - 5820 N BAY RD
 - [Could Not Reach]
- 4 Kristopher Hinson
 - 5790 N BAY RD
 - **Support**
- 5 Michael Murr
 - 5760 N BAY RD
 - **Support**
- 6 Christian De Berdouare & Jennifer 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**



- 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 Claude
 - 5212 N BAY RD
 - Patrick Markert
 - 6050 N BAY RD
 - Francisco Perez
 - 5310 N BAY RD





















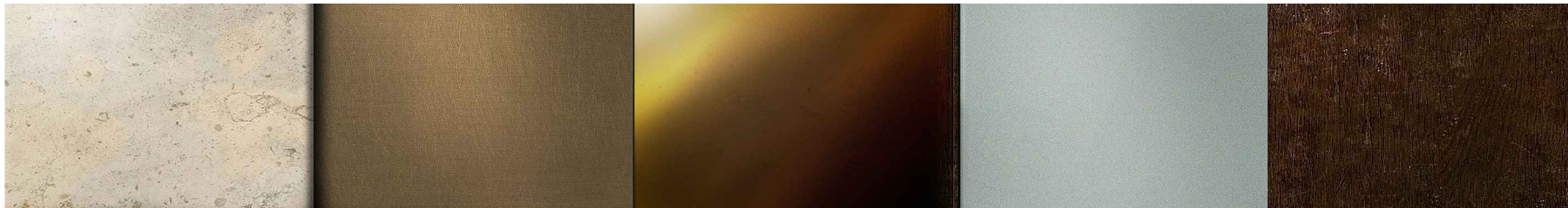












STN-1 Travertine

*MTL-1 Metal
Medium Bronze Finish*

*MTL-2 Mirror Polished
Metal, Medium Bronze Finish*

GL-1 Clear Glass

*WD-1 Exterior Wood
Stained*











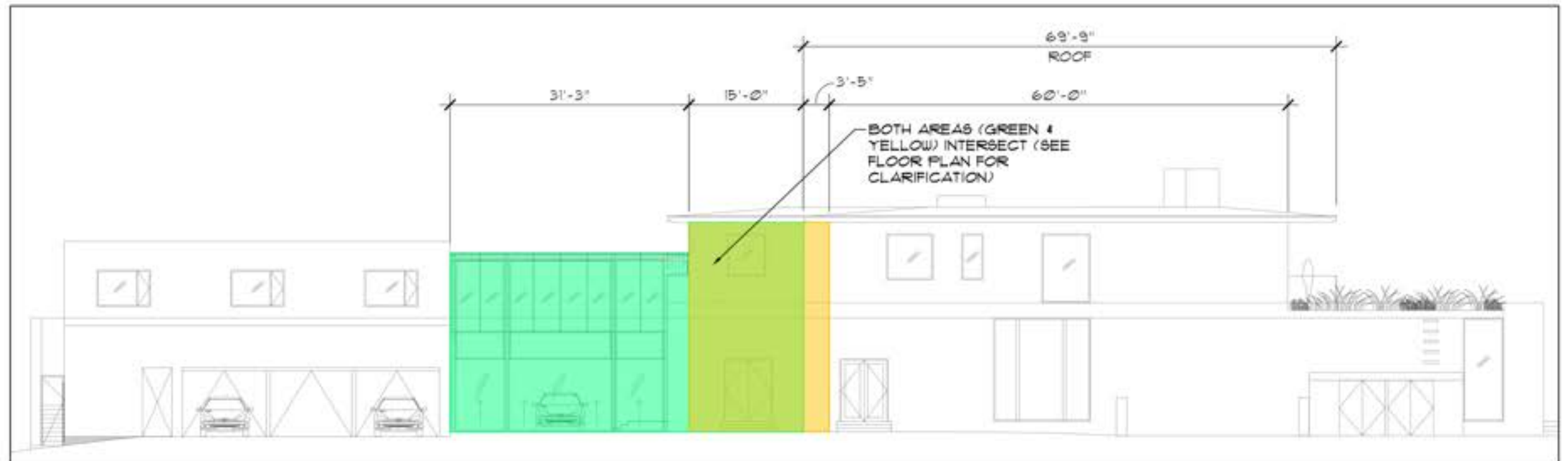
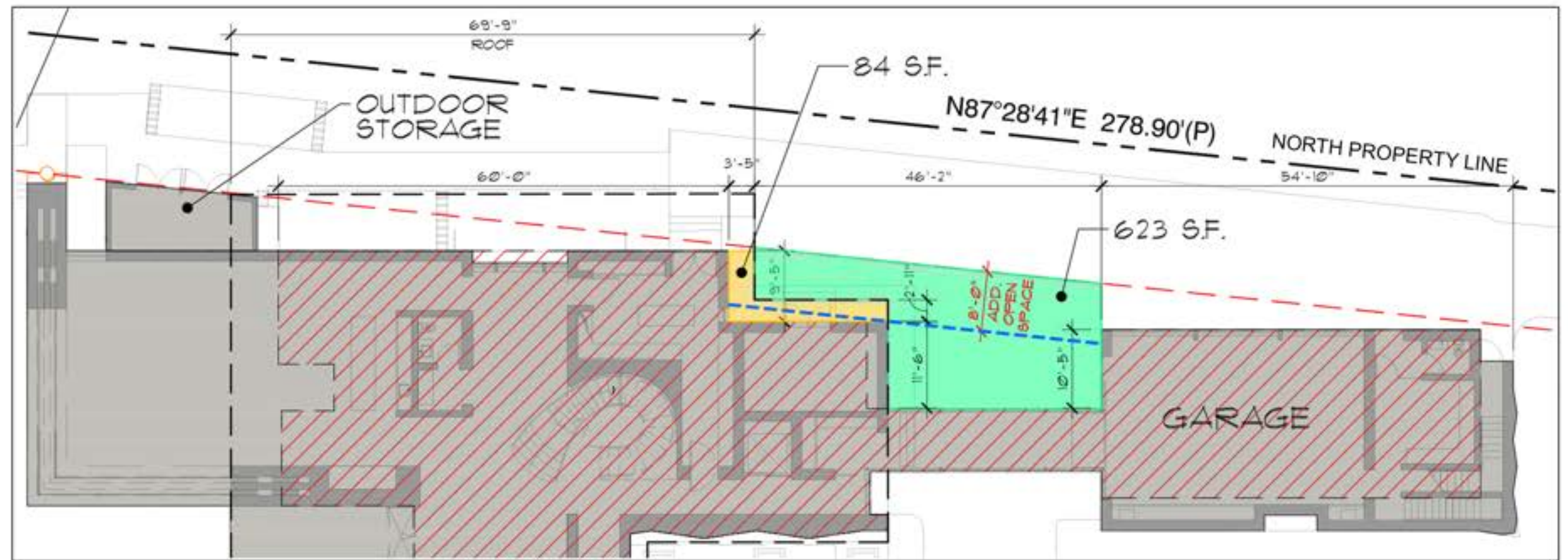








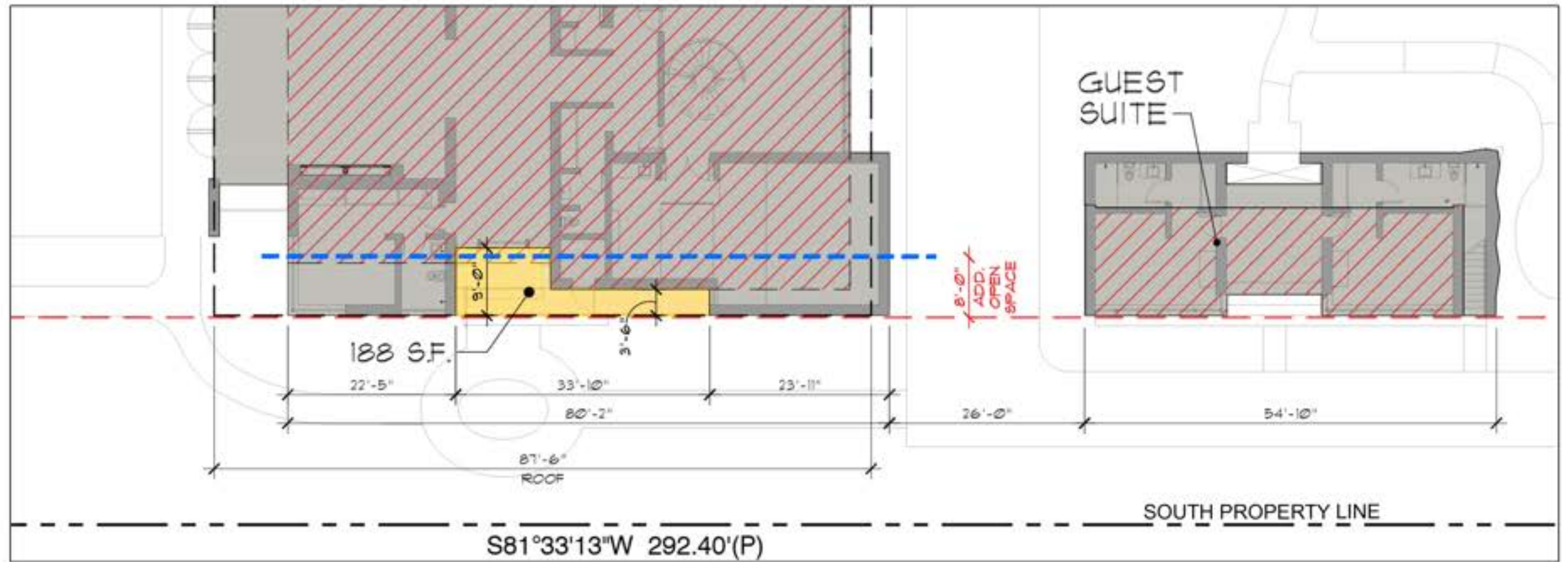




WAIVER REQUEST (SOUTH ELEVATION)

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

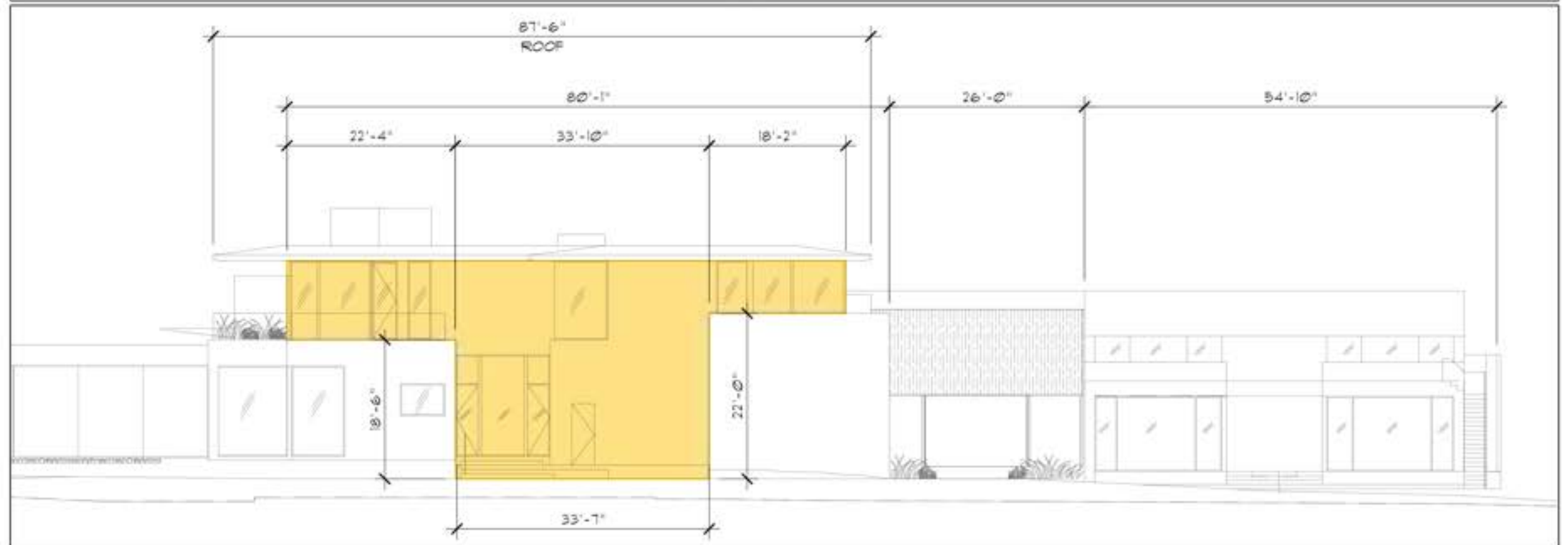
- GROUND FLOOR AREA
- SECOND FLOOR AREA
- NOT OPEN TO THE SKY (ROOF EAVE) 188 SF.



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)





NORTH ELEVATION



SOUTH ELEVATION



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

FINAL SUBMITTAL



A001	COVER SHEET	A115	SETBACK DIAGRAM	A805	PROPOSED RENDERING - FRONT ENTRANCE
A002	ZONING DATA SHEET	A116	LOT COVERAGE DIAGRAM	A806	PROPOSED RENDERING - WEST ELEVATION
A003	SITE LOCATION	A117.1	UNIT SIZE DIAGRAM 1ST FLOOR	A807	PROPOSED RENDERING - WEST ELEVATION
A004	CONTEXT LOCATION PLAN	A117.2	UNIT SIZE DIAGRAM 2ND FLOOR	A808	PROPOSED RENDERING - WEST ELEVATION
A005	PHOTOS - STREET VIEW	A118	WAIVER SITE PLAN DIAGRAM	A901	PROPOSED MATERIALS
A006	PHOTOS - EXISTING BUILDING	A118.1	WAIVER ELEVATION DIAGRAM		
A007	PHOTOS - EXISTING BUILDING	A119	PERVIOUS OPEN SPACE DIAGRAM		
A008	PHOTOS - EXISTING LANDSCAPE	A120	PROPOSED SITE PLAN - ROOF PLAN		
A009	PHOTOS - NEIGHBORING CONTEXT	A121	PROPOSED SITE FLOOR PLAN LVL 1		
A010	PHOTOS - CONTEXT ELEVATIONS	A122	PROPOSED SITE FLOOR PLAN LVL 2		
A010.1	EXISTING AND PROPOSED PHOTOS - CONTEXT ELEVATIONS	A201	PROPOSED FLOOR PLAN, LVL 1		
A011	EXISTING AND PROPOSED SURVEY (BY HADONNE LAND SURVEYOR AND MAPPERS)	A202	PROPOSED FLOOR PLAN, LVL 2	C-100	LANDSCAPING DRAWINGS COVER SHEET
		A203	PROPOSED ACCESSORY BUILDING FLOOR PLANS	L-100	OVERALL LANDSCAPE PLAN
A101	EXISTING CONDITIONS PLAN	A301	PROPOSED EXTERIOR BUILDING ELEVATIONS & BUILDING SECTION	L-100.1	LANDSCAPE PLAN - ZOOM IN
A102	DEMOLITION SITE PLAN	A302	PROPOSED EXTERIOR BUILDING ELEVATIONS	L-100.2	LANDSCAPE PLAN - ZOOM IN
A103	EXISTING/DEMO ELEVATIONS (FRONT & REAR)	A303	PROPOSED EXTERIOR BUILDING ELEVATIONS	L-100.3	LANDSCAPE PLAN - ZOOM IN
A104	EXISTING/DEMO ELEVATIONS (LEFT & RIGHT)	A304	PROPOSED EXTERIOR BUILDING ELEVATIONS	L-100.4	LANDSCAPE PLAN - ZOOM IN
A105	EXISTING HOUSE MODIFICATION HISTORY DIAGRAM	A305	PROPOSED EXTERIOR BUILDING ELEVATIONS	L-100.5	LANDSCAPE PLAN - ROOF
A106	EXISTING HOUSE MODIFICATION HISTORY DIAGRAM	A306	PROPOSED EXTERIOR BUILDING ELEVATIONS	L-101	PLANT LIST & LEGEND
A107	EXISTING HOUSE MODIFICATION HISTORY DIAGRAM			L-102	PLANTING DETAILS
A108	HISTORICAL RECORD PHOTO COMPARISON	A401	PROPOSED BUILDING SECTION	L-200	RENDERED PLAN
A109	HISTORICAL RECORD PHOTO COMPARISON	A402	PROPOSED BUILDING SECTION	L-201	SITE SECTION - FRONT ELEVATION
A110	HISTORICAL RECORD PHOTO COMPARISON	A403	PROPOSED BUILDING SECTION	L-202	SITE SECTION - EAST ELEVATION
A111	HISTORICAL RECORD PHOTO COMPARISON	A404	PROPOSED BUILDING SECTION	L-203	SITE SECTION - WEST ELEVATION
A112	HISTORICAL RECORD PHOTO COMPARISON	A801	PROPOSED AXONOMETRIC RENDERING 1	TD-100	TREE DISPOSITION PLAN
A113	HISTORICAL RECORD PHOTO COMPARISON	A802	PROPOSED AXONOMETRIC RENDERING 2	TD-100.1	TREE DISPOSITION PLAN - ZOOM IN
A114	HISTORICAL RECORD PHOTO COMPARISON	A803	PROPOSED AXONOMETRIC RENDERING 3	TD-100.2	TREE DISPOSITION PLAN - ZOOM IN
		A804	PROPOSED RENDERING - EAST ELEVATION	TD-100.3	TREE DISPOSITION PLAN - ZOOM IN
				TD-100.4	TREE DISPOSITION PLAN - ZOOM IN
				TD-101	TREE DISPOSITION CHART
				TD-102	TREE DISPOSITION CHART
				TD-103	TREE DISPOSITION CHART
				TD-104	TREE DISPOSITION CHART
				TD-105	TREE DISPOSITION CHART
				TD-106	TREE DISPOSITION CHART
				TD-107	TREE DISPOSITION CHART
				TD-108	TREE DISPOSITION CHART
				TD-109	TREE DISPOSITION CHART

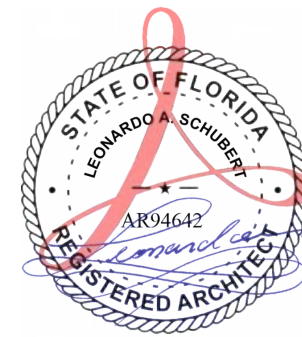
PROJECT ADDRESS:
5800 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

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: I0-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



Date: 2021.07.02 11:06 am

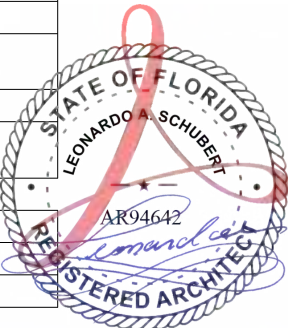
FINAL SUBMITTAL
JULY 5, 2021

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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

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

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



Date:2021.07.02 11:07 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 778-7207
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:

ZONING DATA SHEET

PREPARED FOR:

5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY
RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF A.T. FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A002



(A) STREET FRONT ELEVATION MAIN GATE



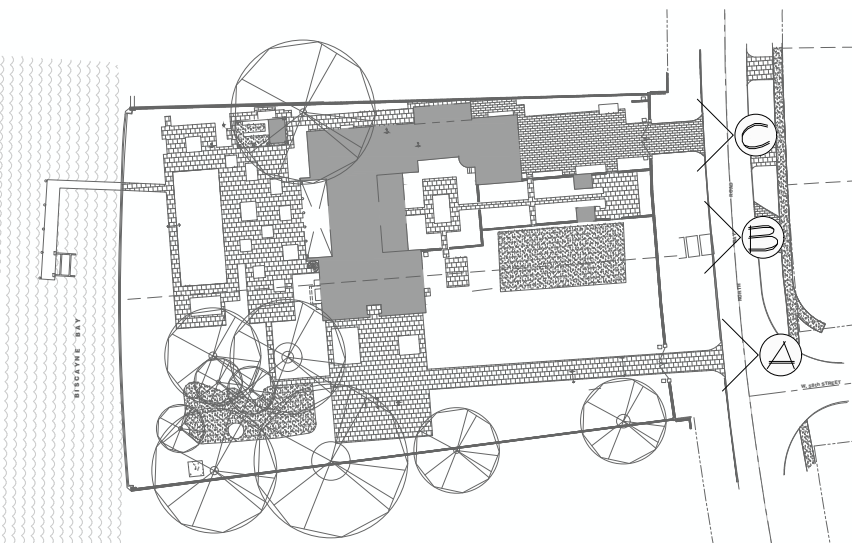
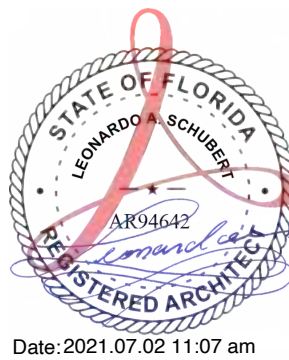
(B) STREET FRONT ELEVATION



(C) STREET FRONT ELEVATION GARAGE GATE



(A) MAIN GATE



STREET VIEW

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR04642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
PHOTOS - STREET VIEW

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

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

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A005



(A) ELEVATION WEST



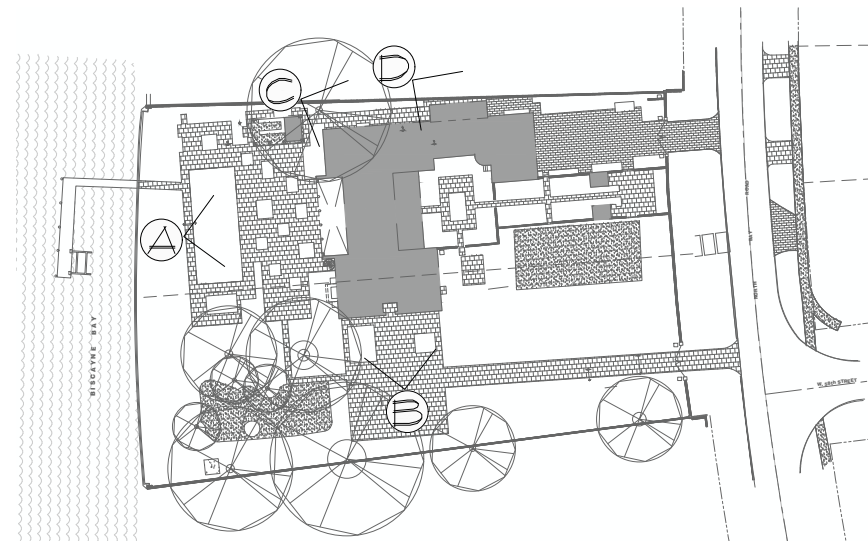
(B) ELEVATION SOUTH



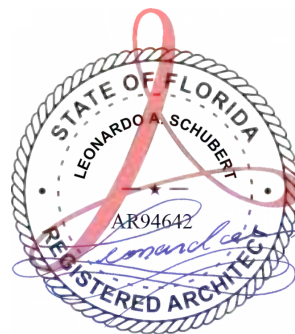
(C) ELEVATION NORTH



(D) ELEVATION NORTH



EXISTING BUILDING



Date: 2021.07.02 11:07 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
560 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**PHOTOS - EXISTING
BUILDING**

PREPARED FOR:
5800 NORTH BAY LLC

910 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.

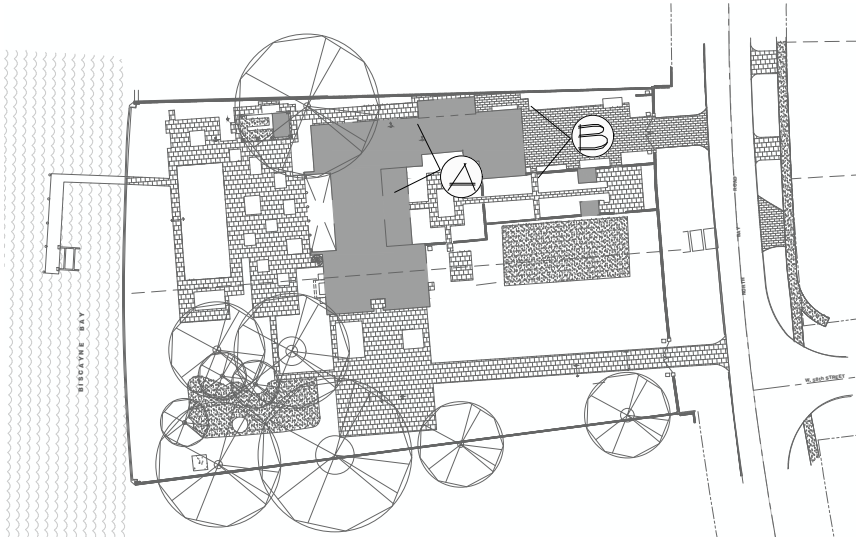
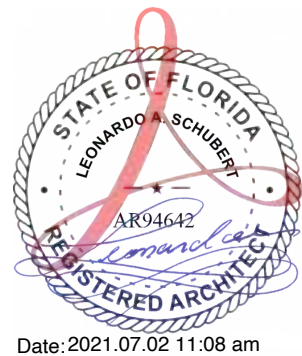
A006



(A) ELEVATION SOUTH



(B) ELEVATION EAST



EXISTING BUILDING

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**PHOTOS - EXISTING
BUILDING**

PREPARED FOR:
5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

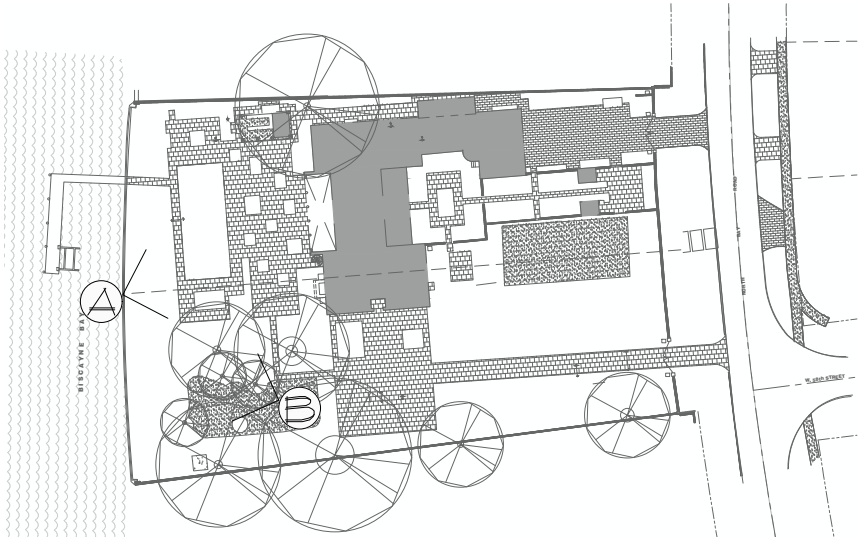
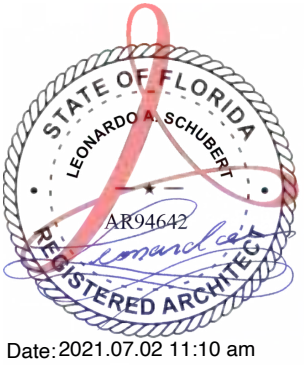
SHEET NO.
A001



(A) BIRD'S EYE VIEW



(B) COAST VIEW



EXISTING LANDSCAPE

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5600 SE 17th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-9609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**PHOTOS - EXISTING
LANDSCAPE**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

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

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A008



① NEIGHBORING RESIDENCE



② NEIGHBORING RESIDENCE



③ NEIGHBORING RESIDENCE



④ NEIGHBORING RESIDENCE



⑤ NEIGHBORING RESIDENCE



⑥ NEIGHBORING RESIDENCE



⑦ NEIGHBORING RESIDENCE



AERIAL OF SITE
AND SURROUNDING PROPERTIES



Date: 2021.07.02 11:08 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-9609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**PHOTOS -
NEIGHBORING CONTEXT**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

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

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A009



⑤ CONTEXT ELEVATION, EXISTING



⑤ CONTEXT ELEVATION, PROPOSED

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 10th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 719-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:

**PHOTOS - CONTEXT
ELEVATIONS EXISTING
AND PROPOSED**

PREPARED FOR:

5800 NORTH BAY LLC

5800 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

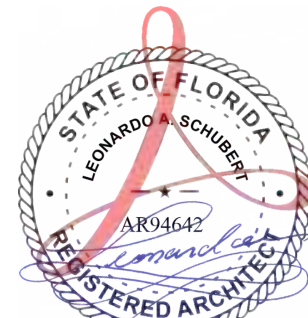
DATE:

07-05-2021

PROJECT No:

SHEET NO.

A010



Date: 2021.07.02 11:08 am

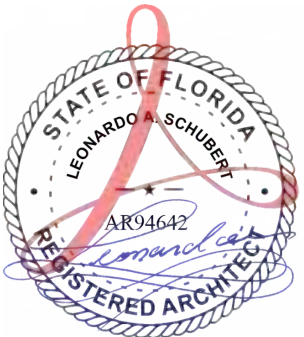
**FINAL SUBMITTAL
JULY 5, 2021**



5 CONTEXT ELEVATION, EXISTING



5 CONTEXT ELEVATION, PROPOSED



Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 775-7207
Leonardo Schubert
Florida License No. AR04642

DESIGN ARCHITECT

MEM Architecture

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

SHEET TITLE:

**PHOTOS - CONTEXT
ELEVATIONS EXISTING
AND PROPOSED**

PREPARED FOR:

5800 NORTH BAY LLC

5800 SOUTH DADELAND BLVD
SUITE 8000
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

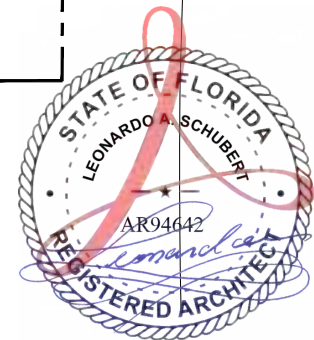
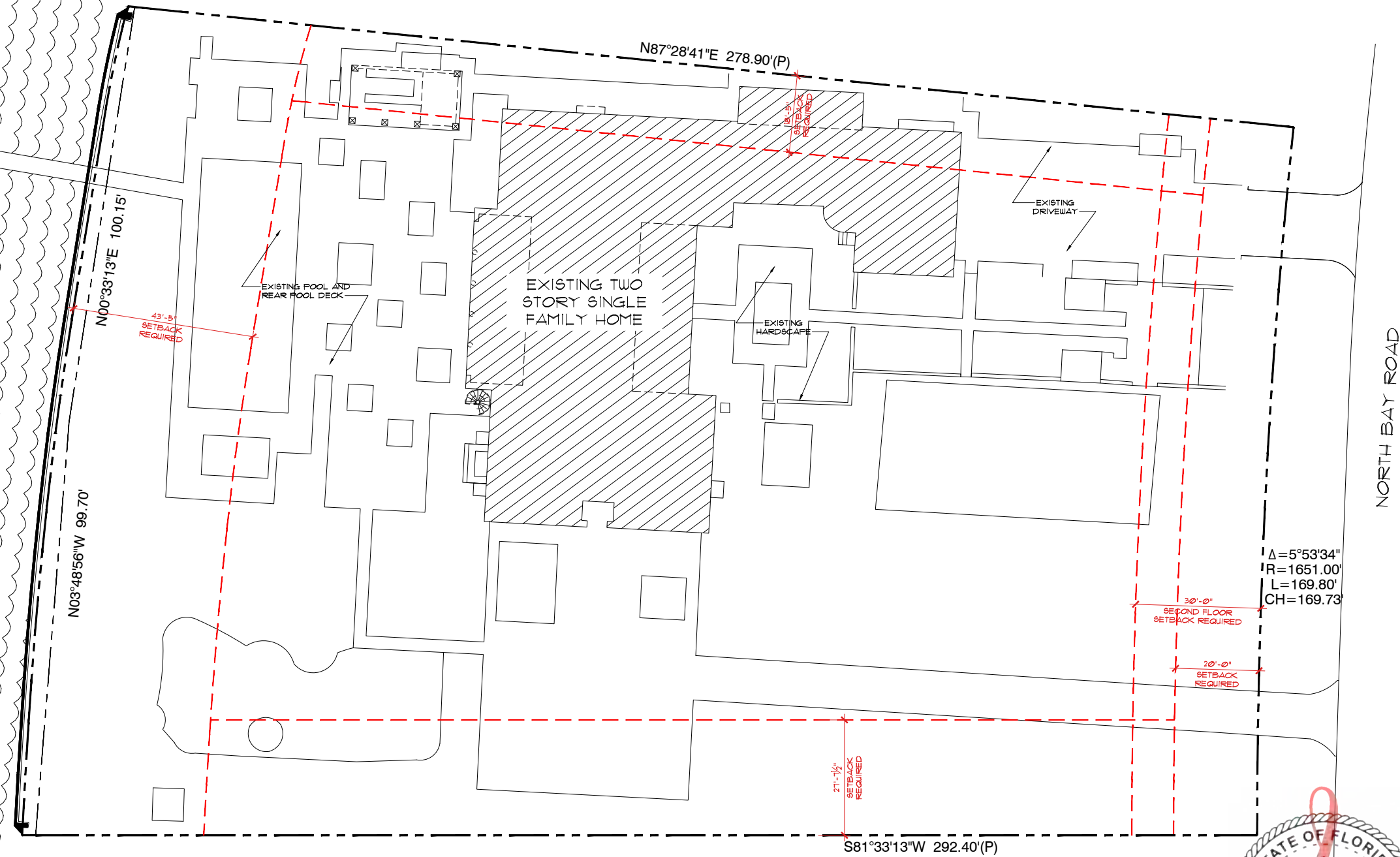
SHEET NO.
A010.1

SETBACK DATA

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

MAIN STRUCTURE:

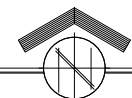
MINIMUM REQUIRED SETBACKS
FRONT (1 STORY STRUCTURE) = 20'-0"
FRONT (2 STORY STRUCTURE) = 30'-0"
REAR = 43'-5"
5% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM.
SIDE (NORTH) = 18'-5"
10% OF LOT WIDTH OR 10'-0", WHICHEVER IS GREATER
SIDE (SOUTH) = 27'-1 1/2"
SUM OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)



Date: 2021.07.02 11:09 am

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**EXISTING CONDITIONS
PLAN**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

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

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

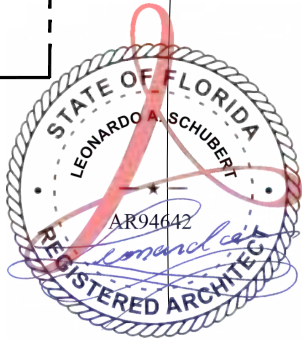
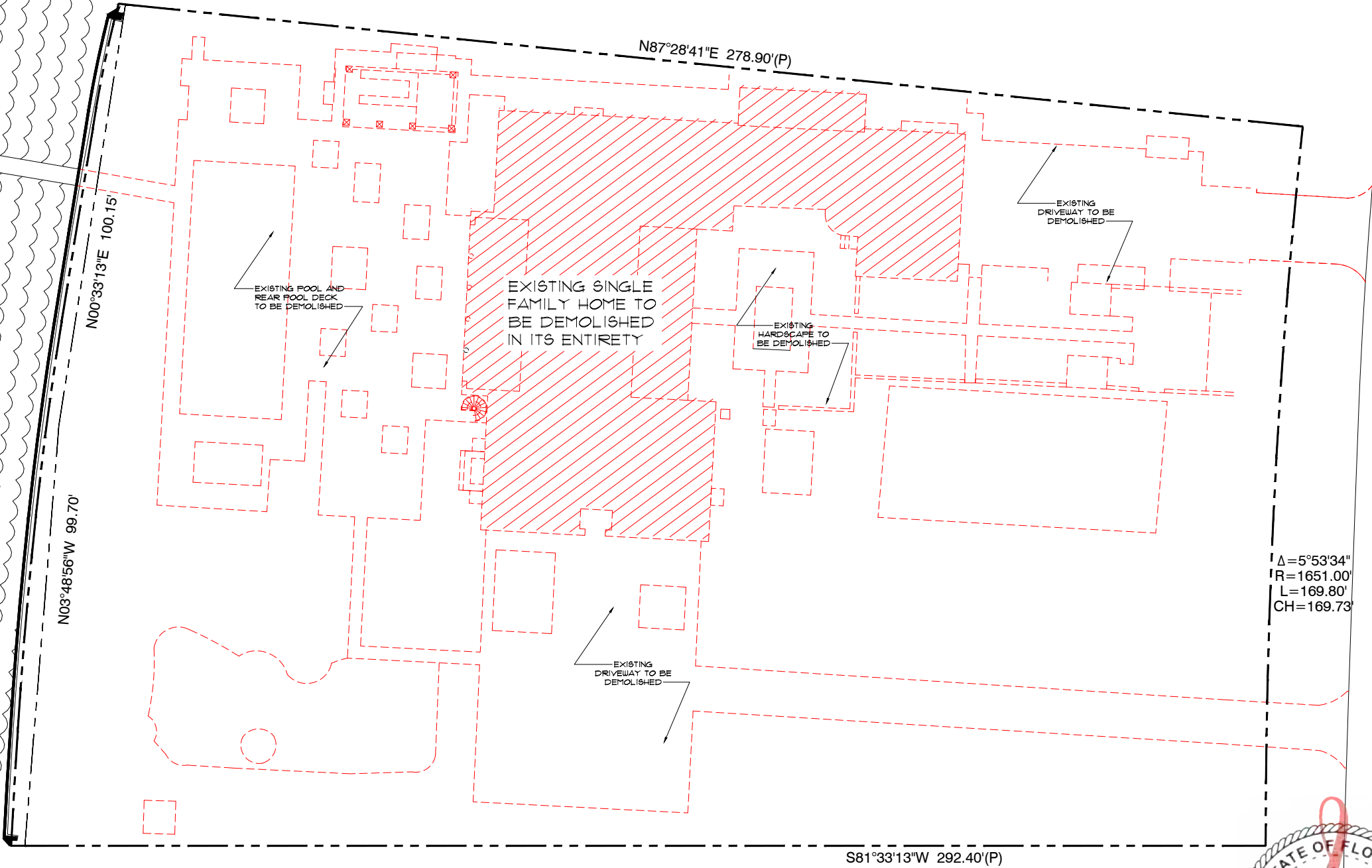
DATE:
07-05-2021

PROJECT No:

SHEET No.
A101

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

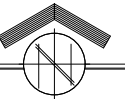


Date: 2021.07.02 11:09 am



DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"



FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 719-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:

DEMOLITION SITE PLAN

PREPARED FOR:

5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

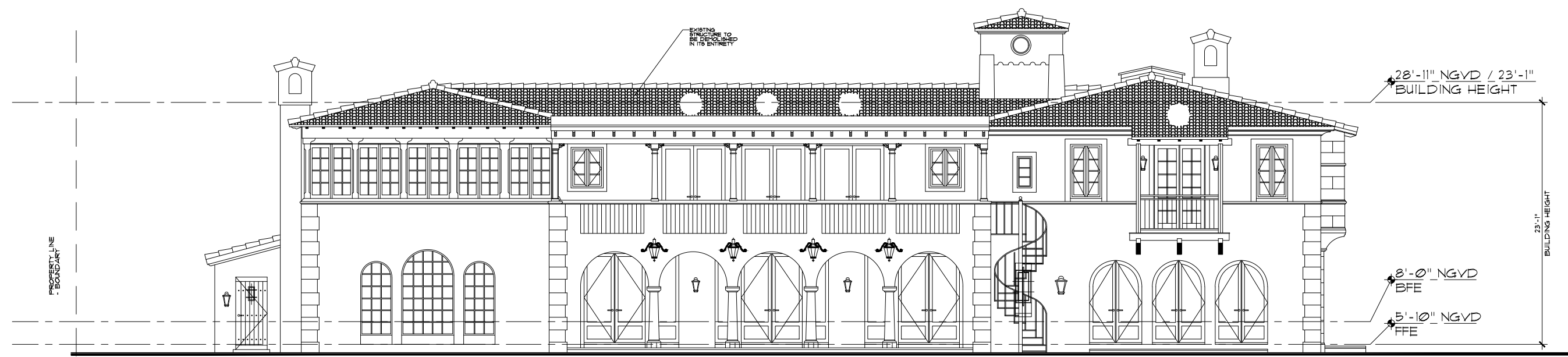
DATE:

07-05-2021

PROJECT No:

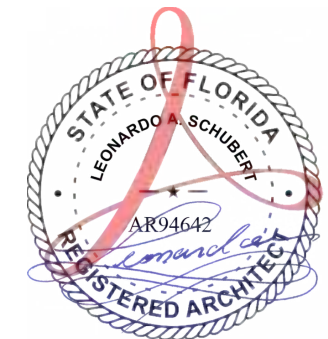
SHEET NO.

A102

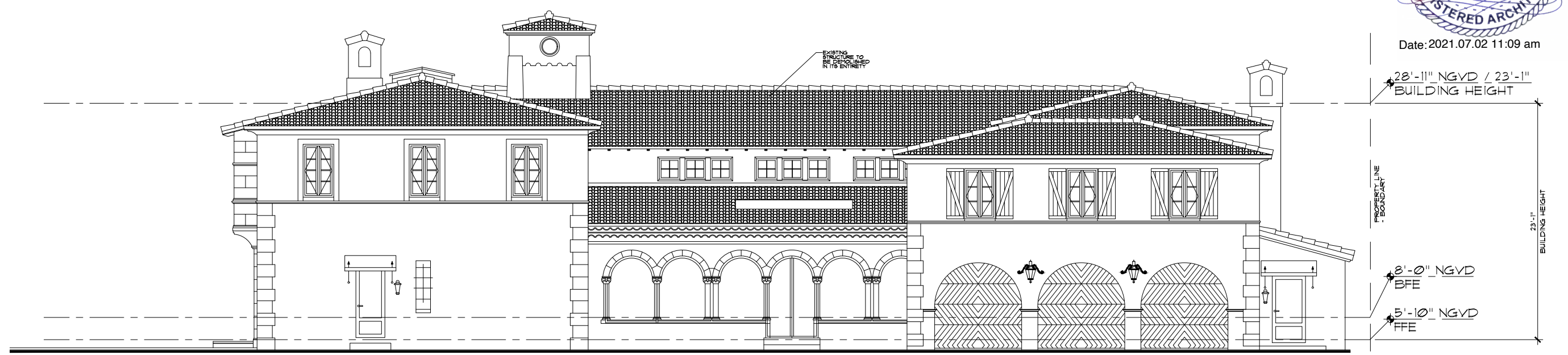


EXISTING/DEMO REAR ELEVATION (WEST)

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



Date: 2021.07.02 11:09 am



EXISTING/DEMO FRONT ELEVATION (EAST)

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

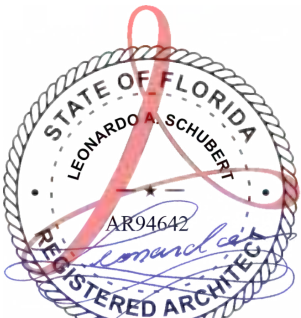


SCALE: 3/32" = 1'-0"

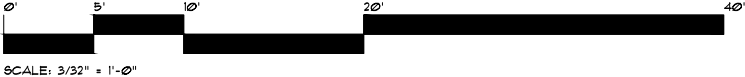
**FINAL SUBMITTAL
JULY 5, 2021**



EXISTING/DEMO LEFT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0"



Date: 2021.07.02 11:09 am



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

EXISTING/DEMO RIGHT ELEVATION (NORTH)
SCALE: 3/32" = 1'-0"

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 775-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**EXISTING/DEMO
ELEVATIONS (SIDES)**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

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

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF A.T. FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A104

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: 562 S.F.
ONE STORY SPA: 405 S.F.
ONE STORY OUTDOOR STORAGE: 165 S.F.

TOTAL LOT COVERAGE: 15,441 S.F.
(28.85%)

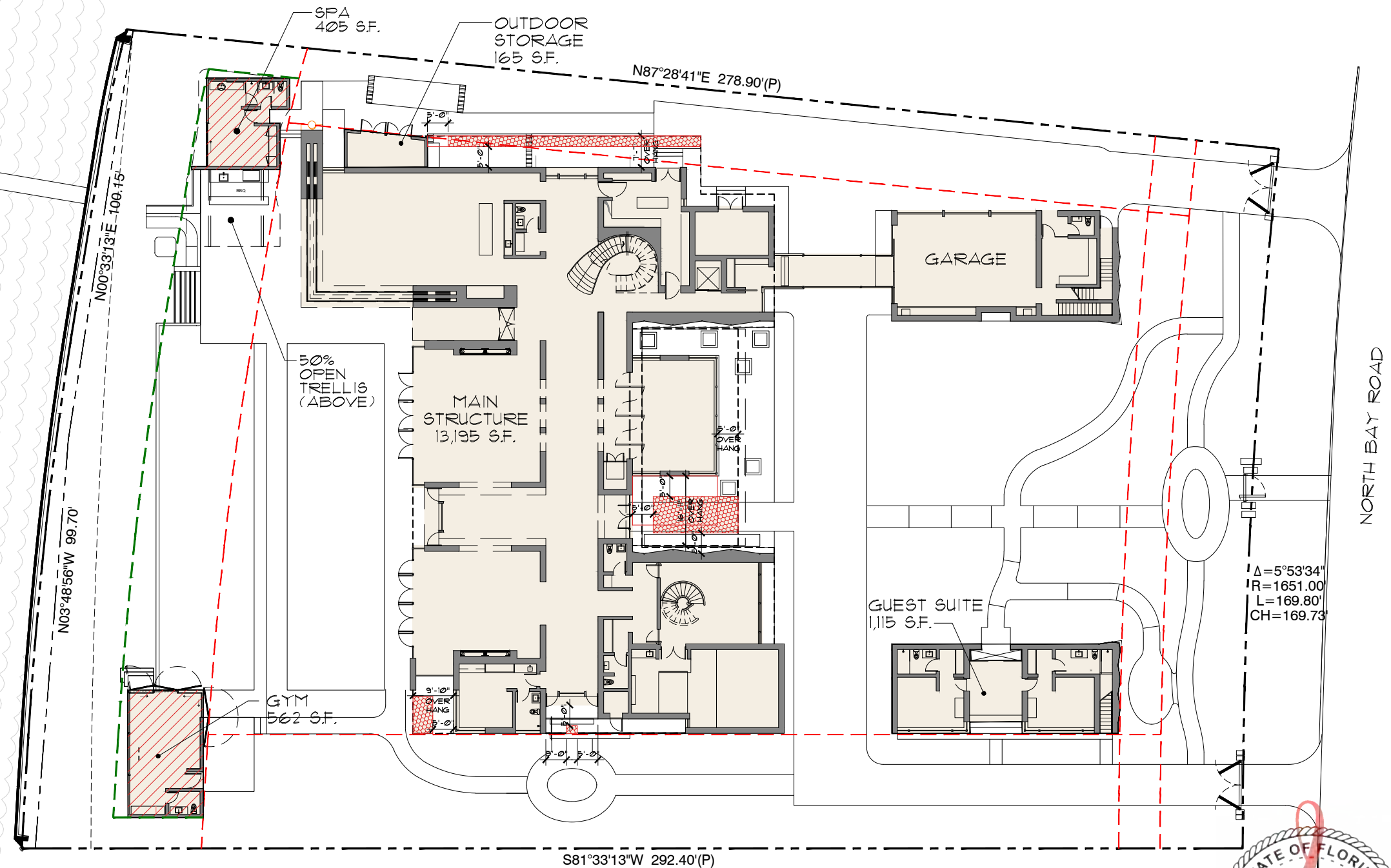
AREAS WITH ROOF OVERHANG EXCEEDING 5'-0"
(INCLUDED IN THE CALCULATIONS ABOVE)

ACCESSORY BUILDING:

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

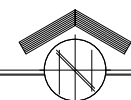
REQUIRED REAR YARD SETBACK: 8,601 S.F.

GYM/SPA AREA (INSIDE REAR YARD): 967 S.F. (11.24%)



LOT COVERAGE DIAGRAM

SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
560 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3629
Fax: (954) 773-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**LOT COVERAGE
DIAGRAM**

PREPARED FOR:
5800 NORTH BAY LLC

930 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF A.T. FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET No.

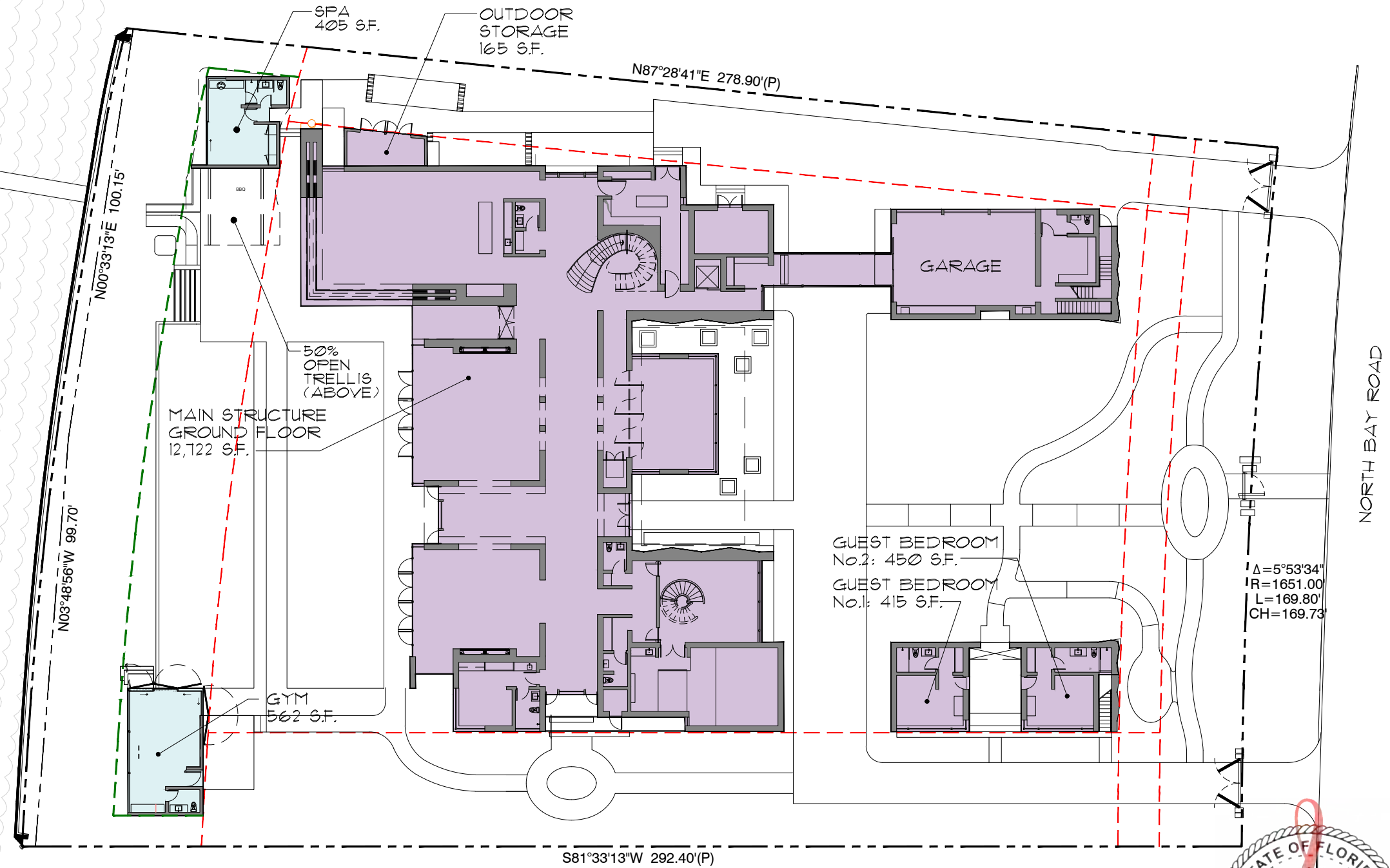
A116

UNIT AREA

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

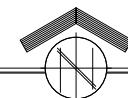
GROUND FLOOR MAIN STRUCTURE:	12,722 S.F.
GUEST SUITE No. 1:	415 S.F.
GUEST SUITE No. 2:	450 S.F.
OUTDOOR STORAGE:	165 S.F.
GROUND FLOOR UNIT SIZE:	13,752 S.F.
SECOND FLOOR MAIN STRUCTURE:	8,845 S.F.
OFFICES 1 AND 2:	690 S.F.
SECOND FLOOR UNIT SIZE:	9,535 S.F.
	(69.33% OF THE 1ST FL.)
GYM:	562 S.F.
SPA:	405 S.F.
ACCESSORY BUILDING UNIT SIZE:	967 S.F.

TOTAL UNIT SIZE: 24,254 S.F.
(45.40% OF LOT)

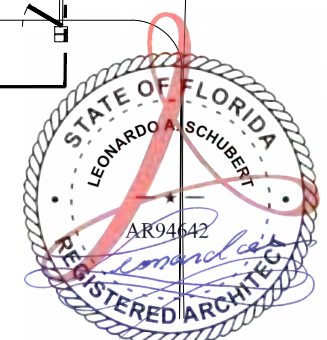


GROUND FLOOR UNIT SIZE

SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am



ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

560 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 773-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**UNIT SIZE DIAGRAMS
GROUND FLOOR**

PREPARED FOR:
5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A117.1

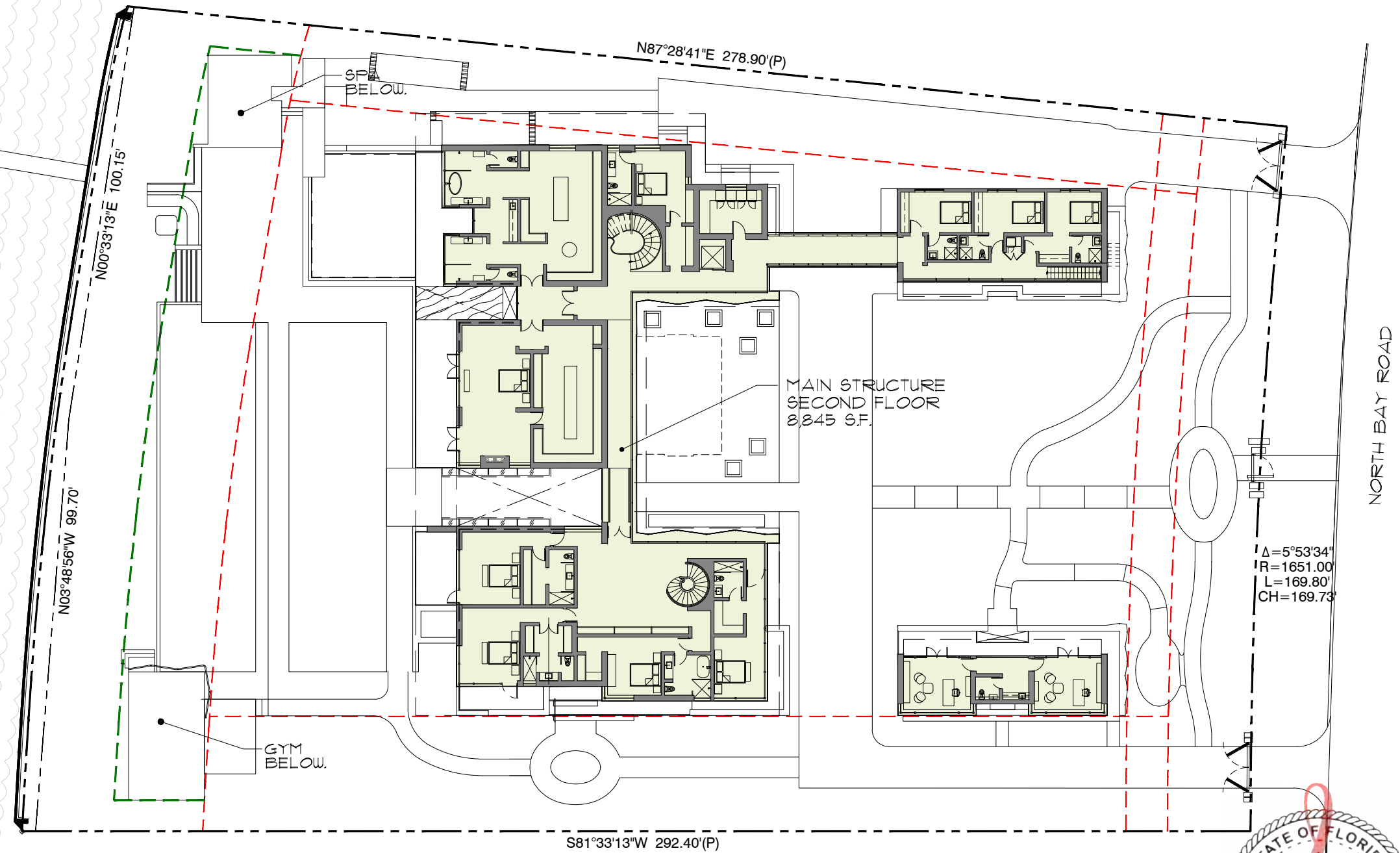
**FINAL SUBMITTAL
JULY 5, 2021**

UNIT AREA

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

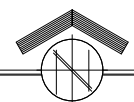
GROUND FLOOR MAIN STRUCTURE:	12,122 S.F.
GUEST SUITE No. 1:	415 S.F.
GUEST SUITE No. 2:	450 S.F.
OUTDOOR STORAGE:	165 S.F.
GROUND FLOOR UNIT SIZE:	13,152 S.F.
SECOND FLOOR MAIN STRUCTURE:	8,845 S.F.
OFFICES 1 AND 2:	690 S.F.
SECOND FLOOR UNIT SIZE:	9,535 S.F.
	(69.33% OF THE 1ST FL.)
GYM:	562 S.F.
SPA: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

TOTAL UNIT SIZE: 24,254 S.F.
(45.40% OF LOT)

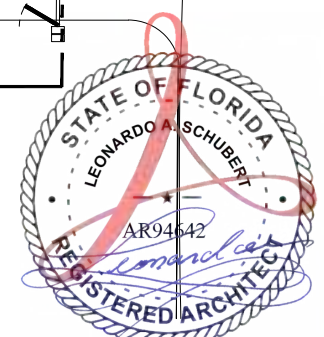


SECOND FLOOR UNIT SIZE

SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am



ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-9609
Fax: (954) 775-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
**UNIT SIZE DIAGRAMS
SECOND FLOOR**

PREPARED FOR:
5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A117.2

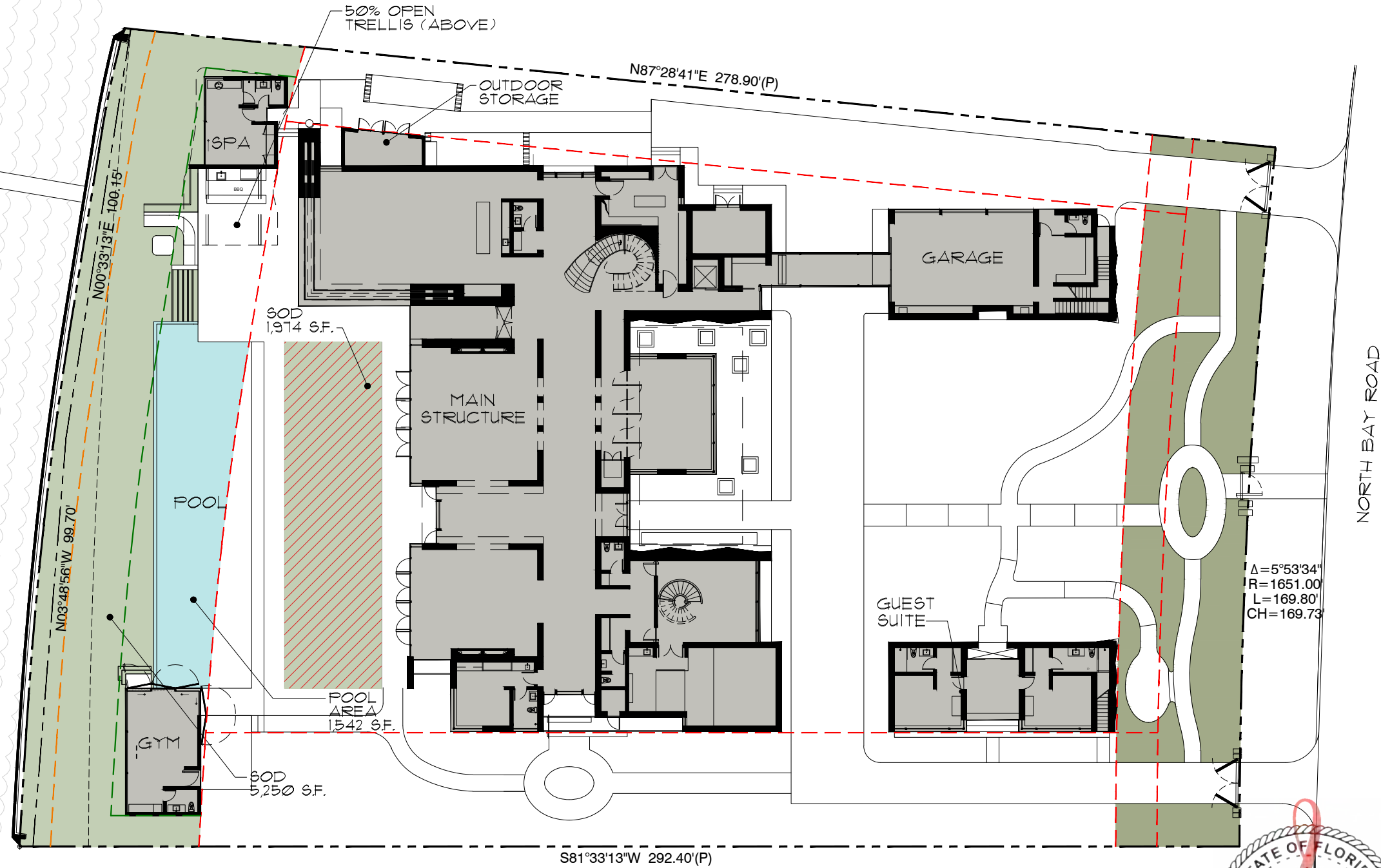
**FINAL SUBMITTAL
JULY 5, 2021**

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%)

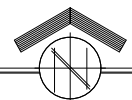
REAR YARD:	8,601 S.F.
PERVIOUS OPEN SPACE REQUIRED:	6,021 S.F. (70%) MINIMUM.
SOD AREA:	5,250 S.F.
POOL (WATER PORTION):	171 S.F. (COUNTED AT 50%)
PROPOSED OPEN SPACE:	6,021 S.F. (70%)

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

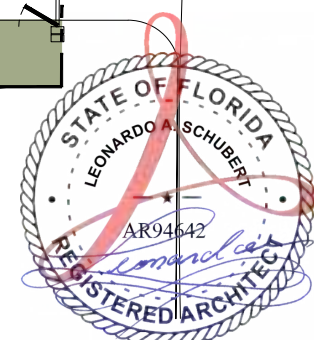


OPEN SPACE DIAGRAM

SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am



ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

560 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 775-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T 415.421.8000
F 415.421.9002
www.memarch.com

SHEET TITLE:

PERVIOUS OPEN SPACE DIAGRAM

PREPARED FOR:

5800 NORTH BAY LLC

930 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:

07-05-2021

PROJECT No:

SHEET No.

A119

**FINAL SUBMITTAL
JULY 5, 2021**

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

ARCHITECT OF RECORD
AT
FRANCO
& ASSOCIATES
900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
Leonardo Schubert
Florida License No. AR94642

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

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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

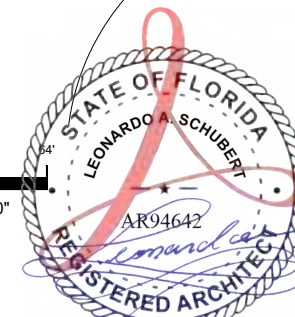
PROJECT No:

SHEET No.
A120

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



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



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

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

KEYNOTES

- EACH GAR 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.
- 11.01 PAD AT BFE +1', TOP OF EQUIPMENT NO GREATER THAN 5' ABOVE BFE AND NO GREATER THAN 10' ABOVE GRADE
- 11.02

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:
**PROPOSED SITE FLOOR
PLAN, LVL 1**

PREPARED FOR:
5800 NORTH BAY LLC

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

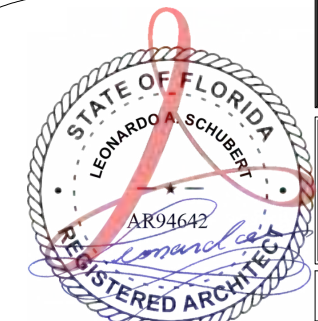
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

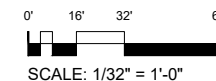
SHEET No.

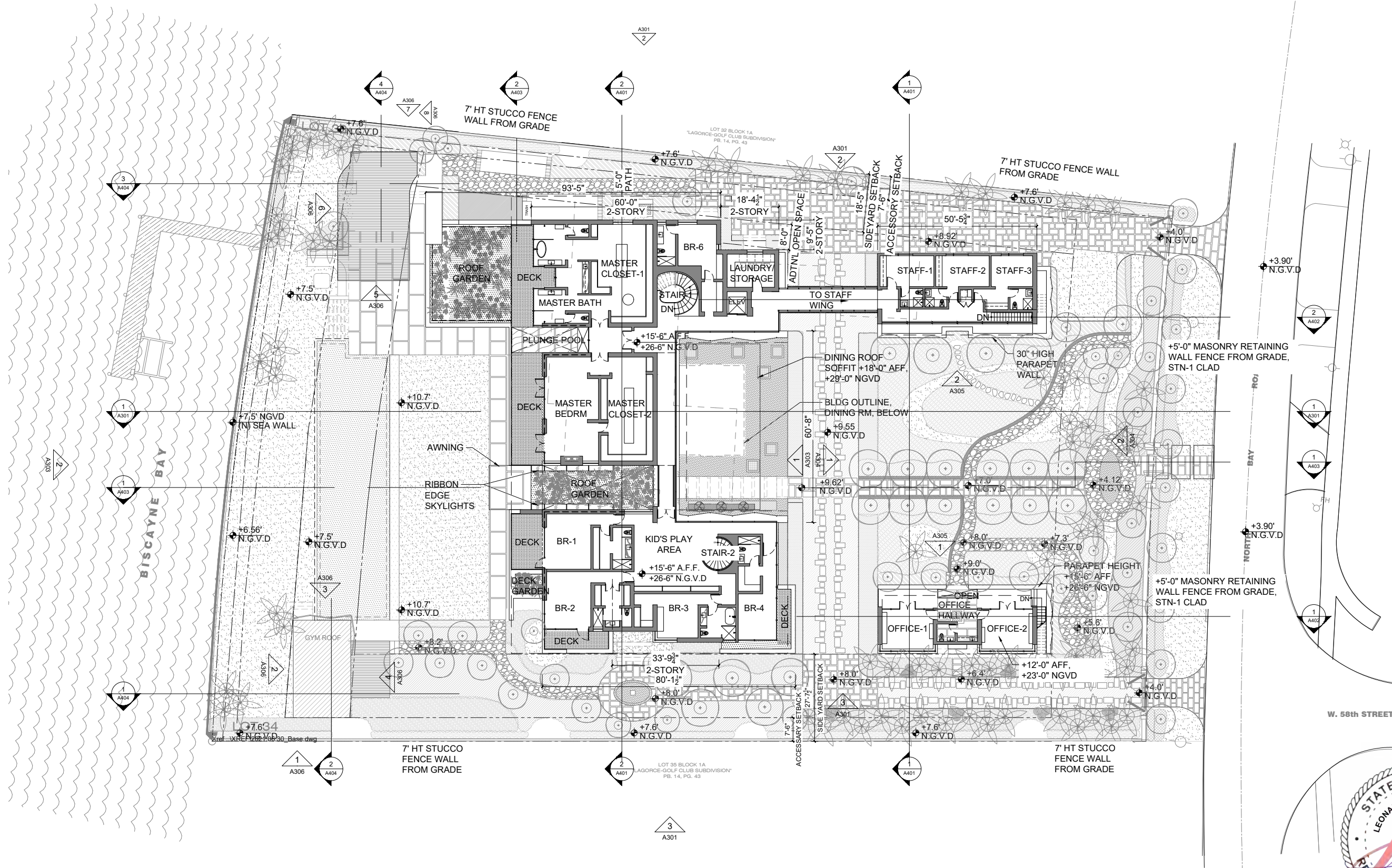
A121



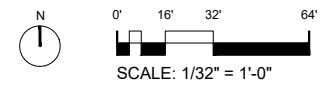
Date: 2021.07.02 11:06 am

**FINAL SUBMITTAL
JULY 5, 2021**



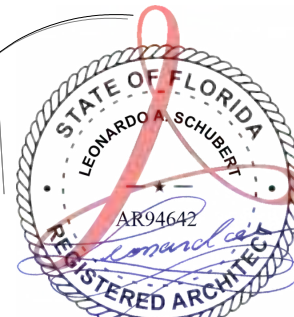


1 PROPOSED SITE FLOOR PLAN, LVL 2
SCALE: 1/32" = 1'-0"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021



ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:
**PROPOSED SITE
FLOOR PLAN, LVL 2**

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

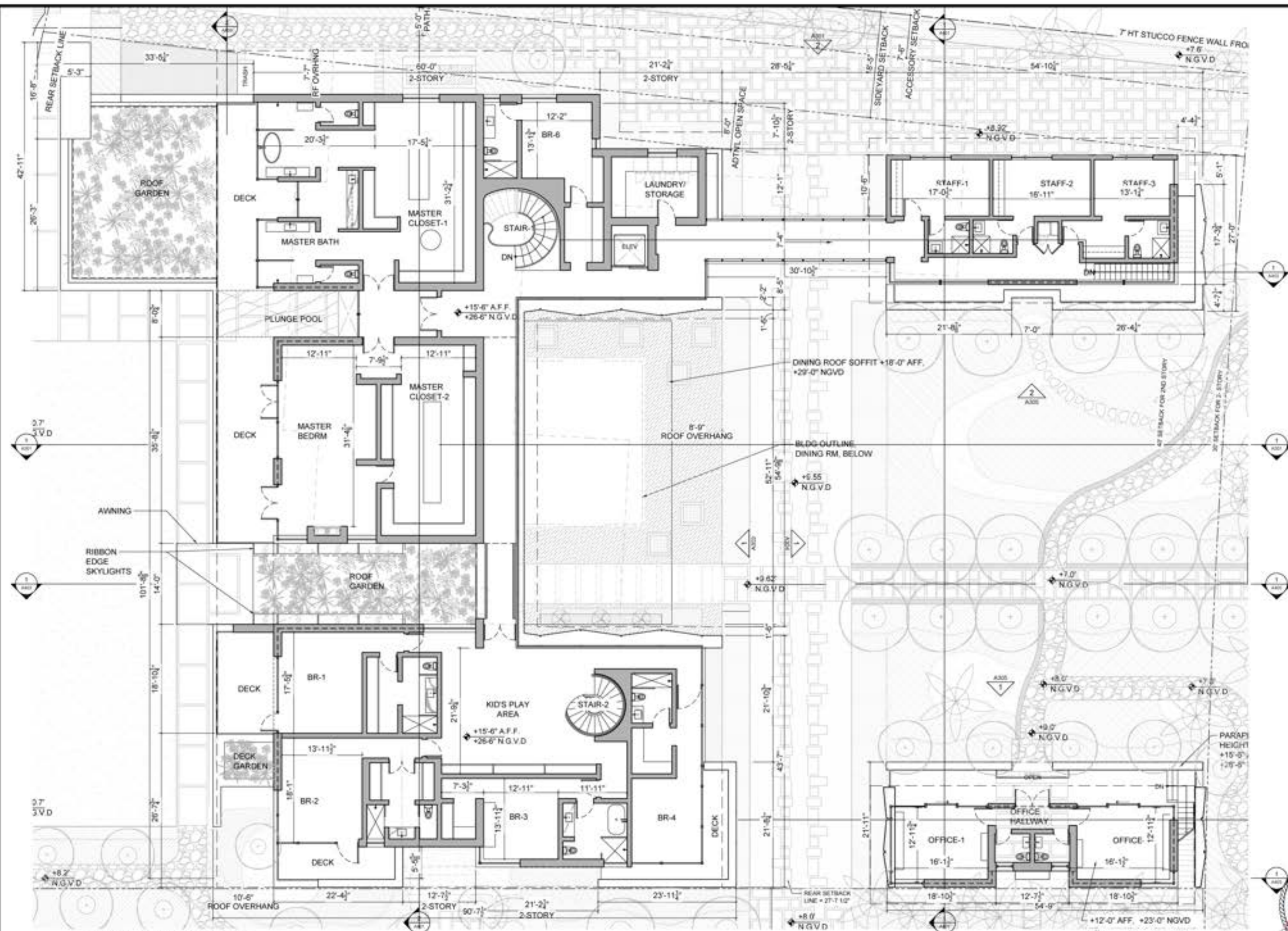
PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET No.
A122



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

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



Date: 2021.10.15 9:22 am

800 W. 17th Street
Fort Lauderdale, Florida 33304
Tel: (954) 420-9600
Fax: (954) 420-1200
www.atfranco.com
Florida License No. 0000442

MEMO
architectural

MEMO Architecture
601 BOWDOYNE ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T 415 471 8000
F 415 471 8002
www.memoarch.com

PROPOSED FLOOR
PLAN LVL2

SHEET TITLE

PREPARED FOR
5800 NORTH BAY LLC

9130 SOUTH DAKOTA BLVD
SUITE 1009
MIAMI, FL 33156

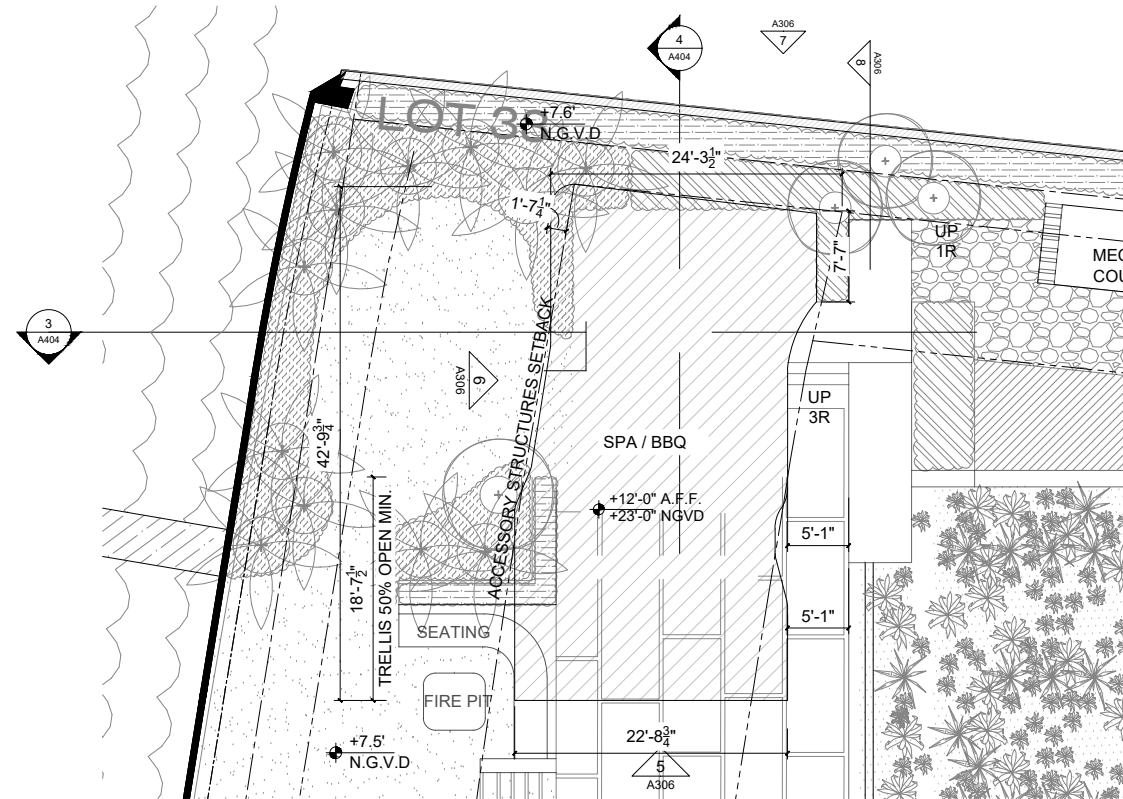
PROJECT TITLE
**5800 NORTH BAY
RESIDENCE**

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

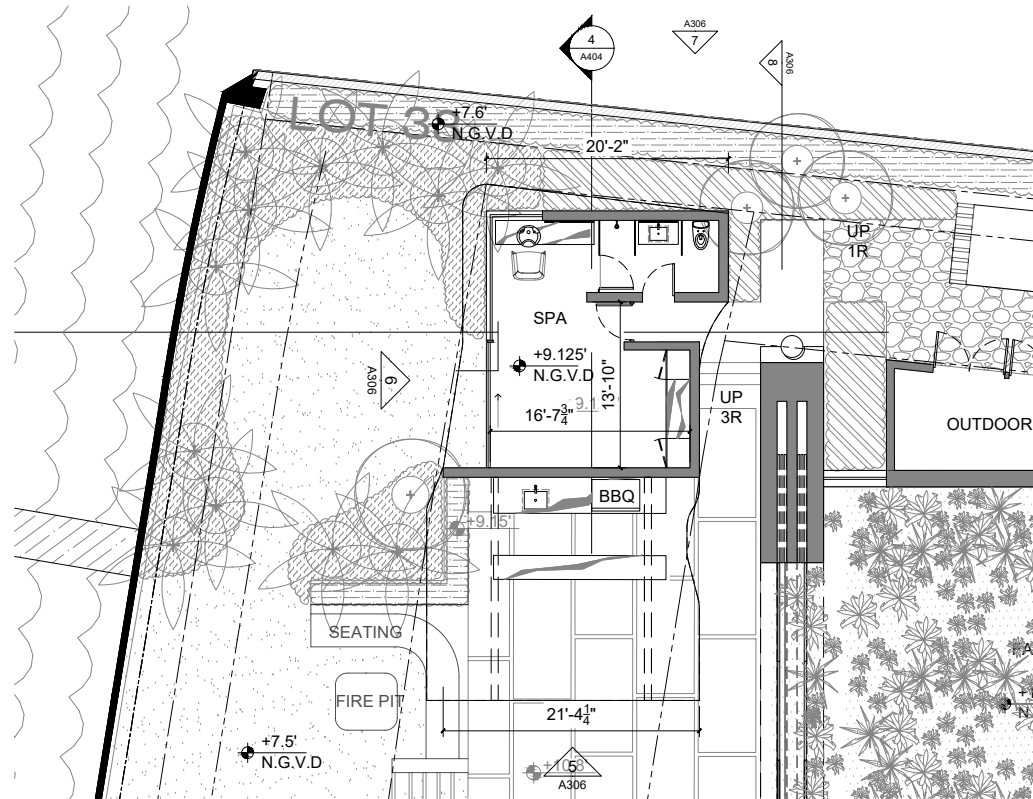
COPYRIGHT 2021
ALL DESIGN AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
AT FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE REPRODUCED,
COPIED, OR OTHERWISE USED
WITHOUT WRITTEN PERMISSION
FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021
REVISION:
10-12-2021

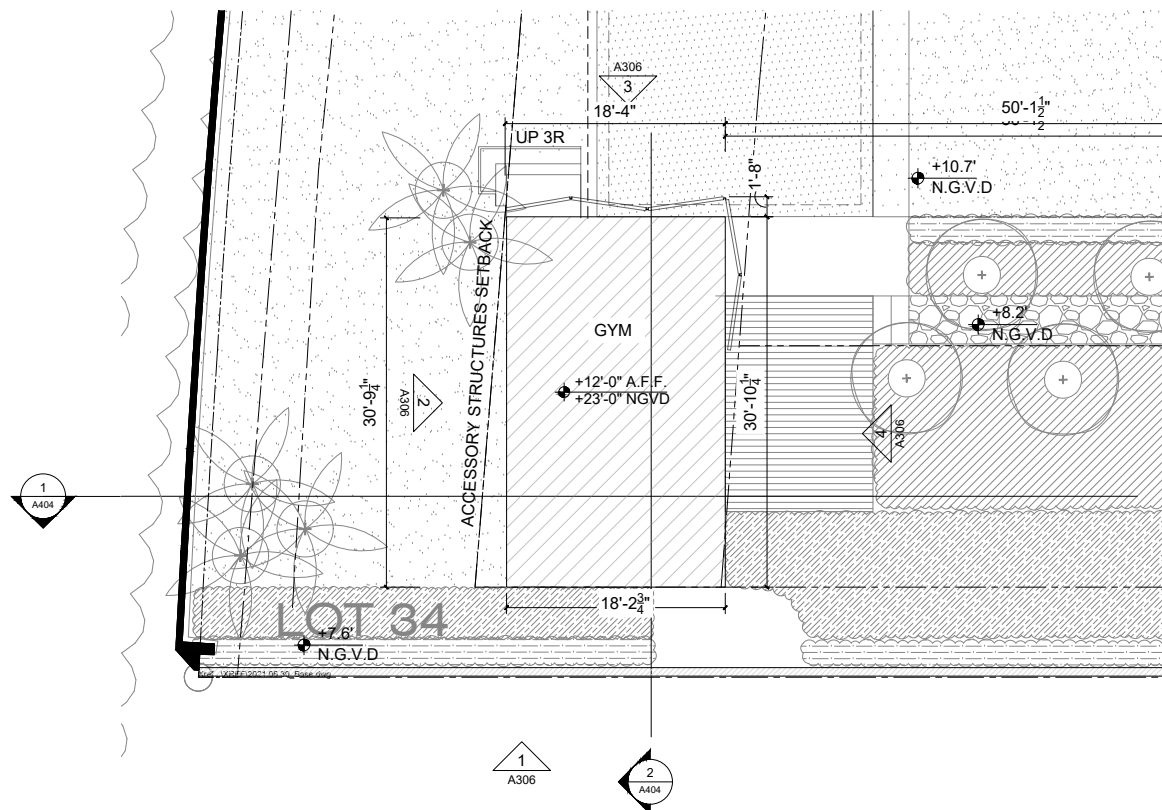
SHEET NO.
A202



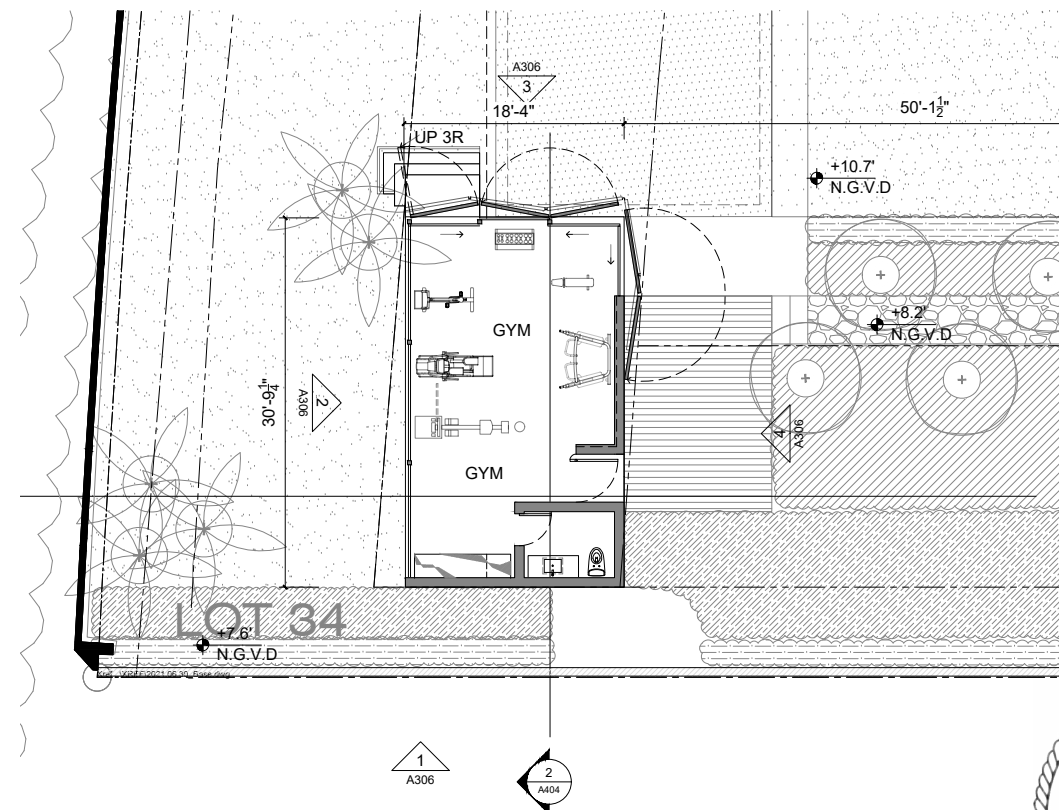
4 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



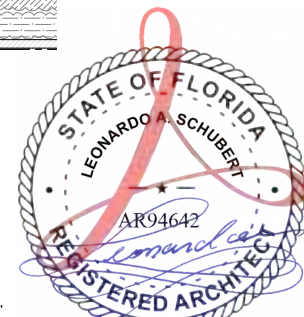
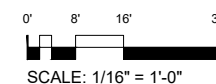
3 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



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"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:
**PROPOSED ACCESSORY
BUILDING FLOOR PLANS**

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

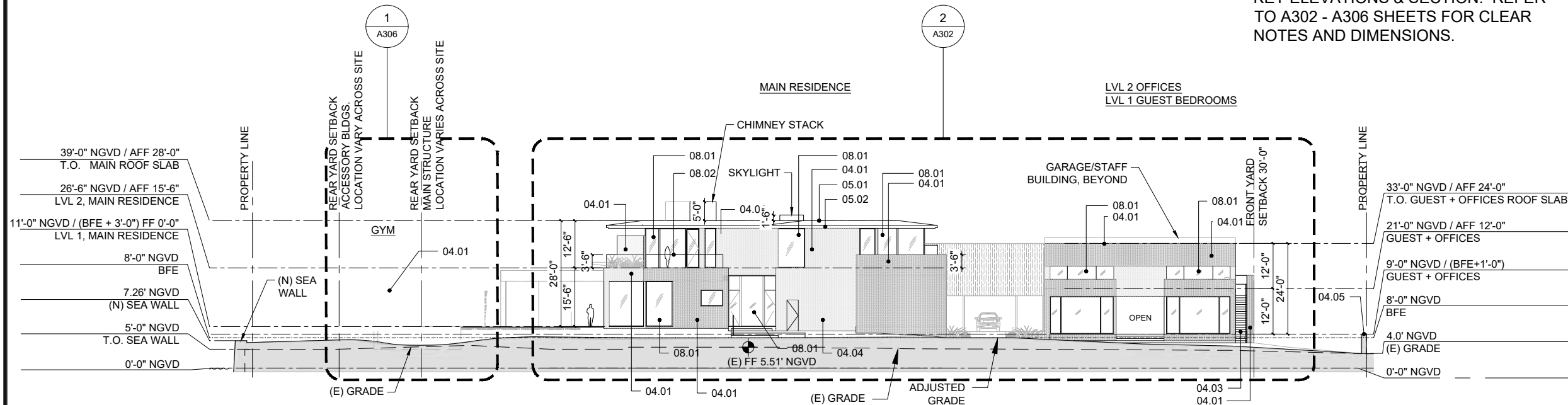
PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

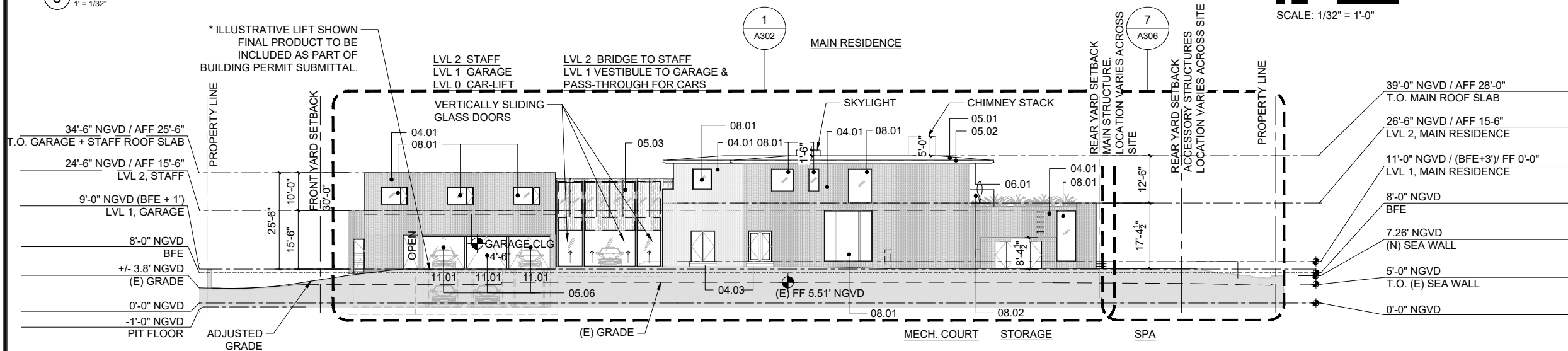
DATE:
07-05-2021

PROJECT No:

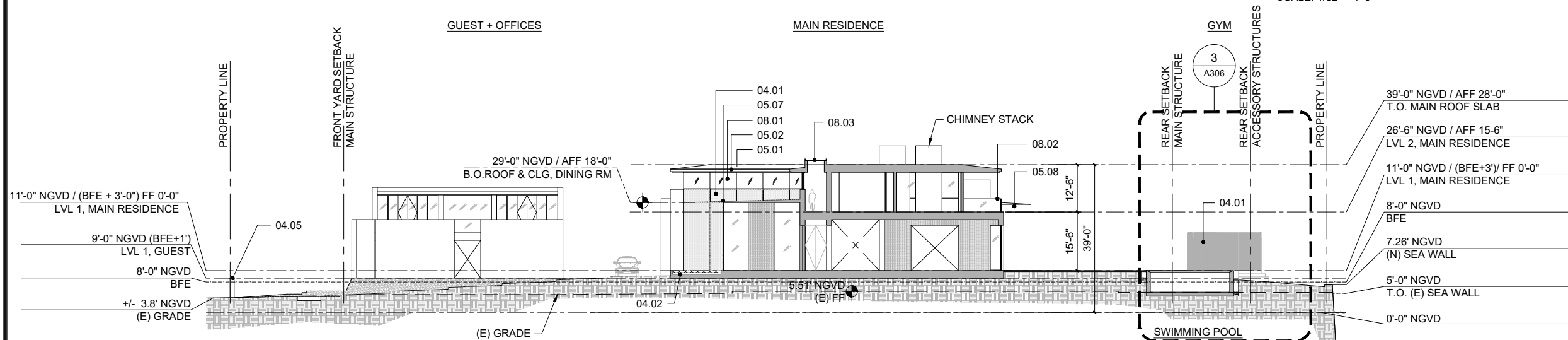
SHEET NO.
A204



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



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



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

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

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 AWNING, 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



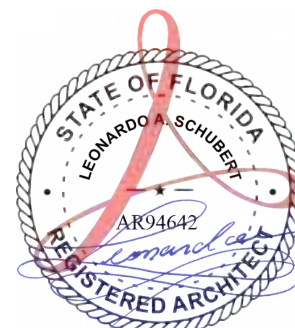
SHEET TITLE:
PROPOSED EXTERIOR BUILDING
ELEVATIONS & BUILDING SECTION

PREPARED FOR:
5800 NORTH BAY LLC

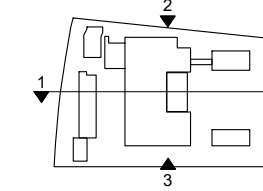
9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY
RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140



Date: 2021.07.02 11:06 am



FINAL SUBMITTAL
JULY 5, 2021

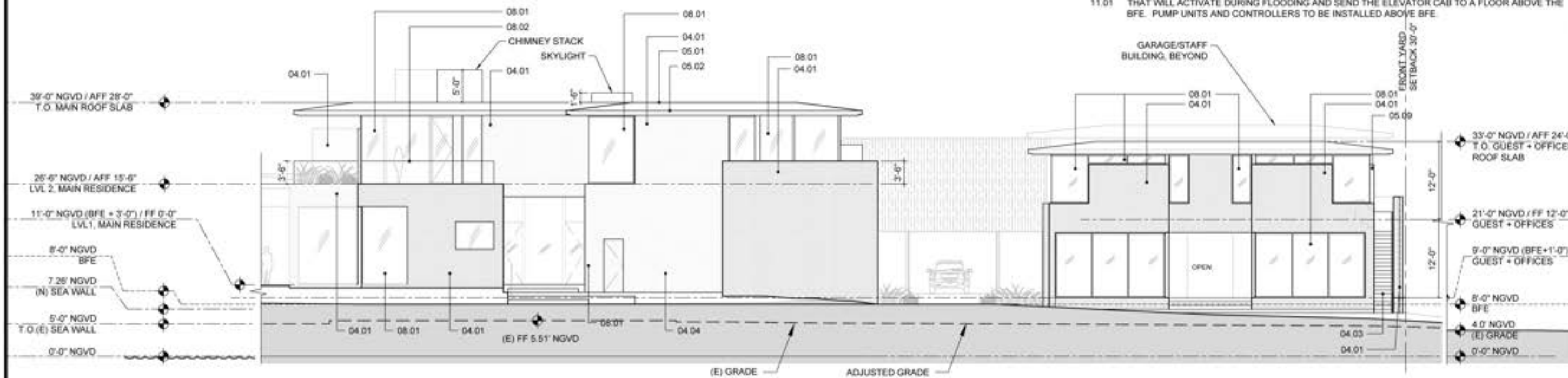
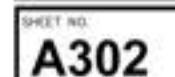
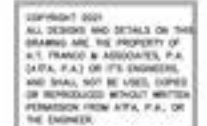
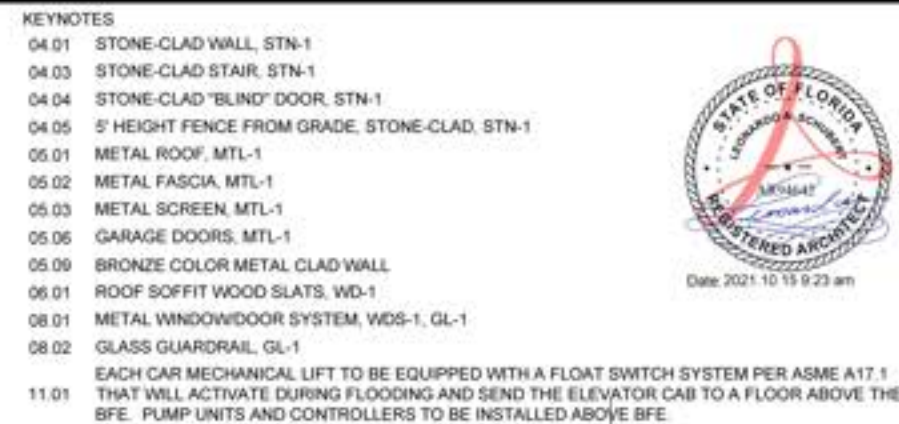
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

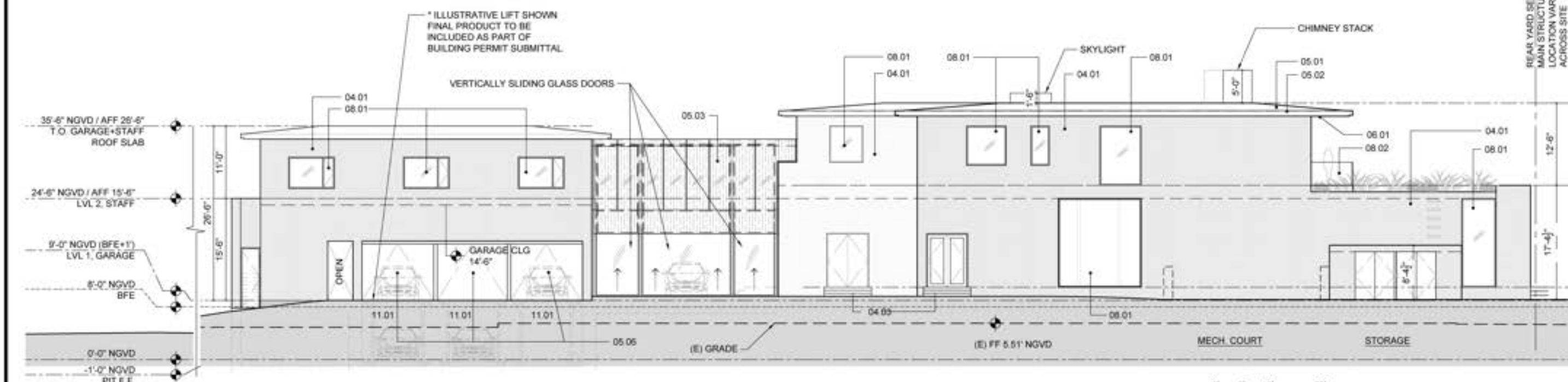
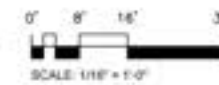
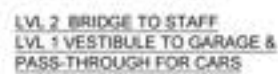
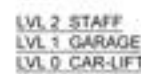
PROJECT No:

SHEET NO.

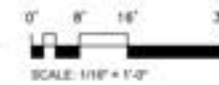
A301

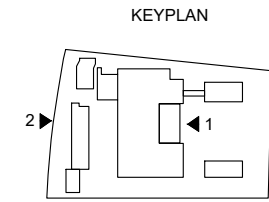


2 PARTIAL EXTERIOR BUILDING ELEVATION - SOUTH
1" = 1/16"



1 PARTIAL EXTERIOR BUILDING ELEVATION - NORTH
1" = 1/8"





- 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 AWNING, 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



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

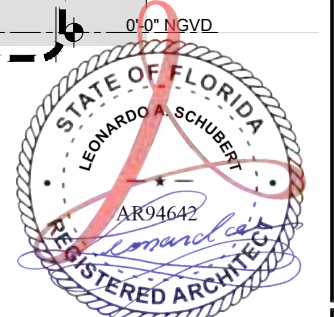
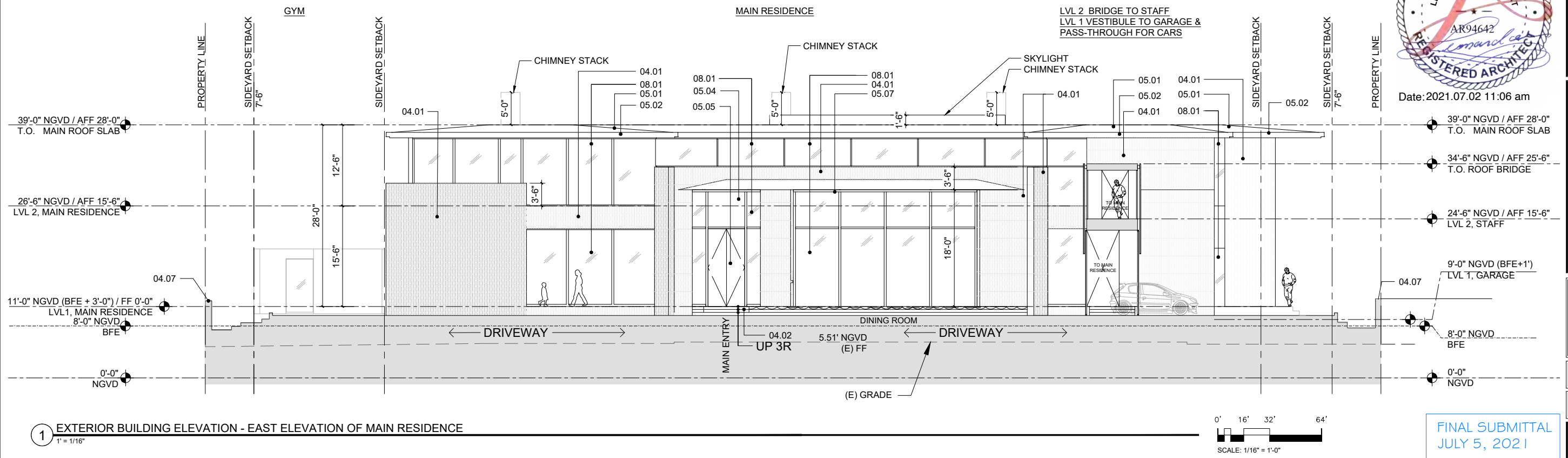
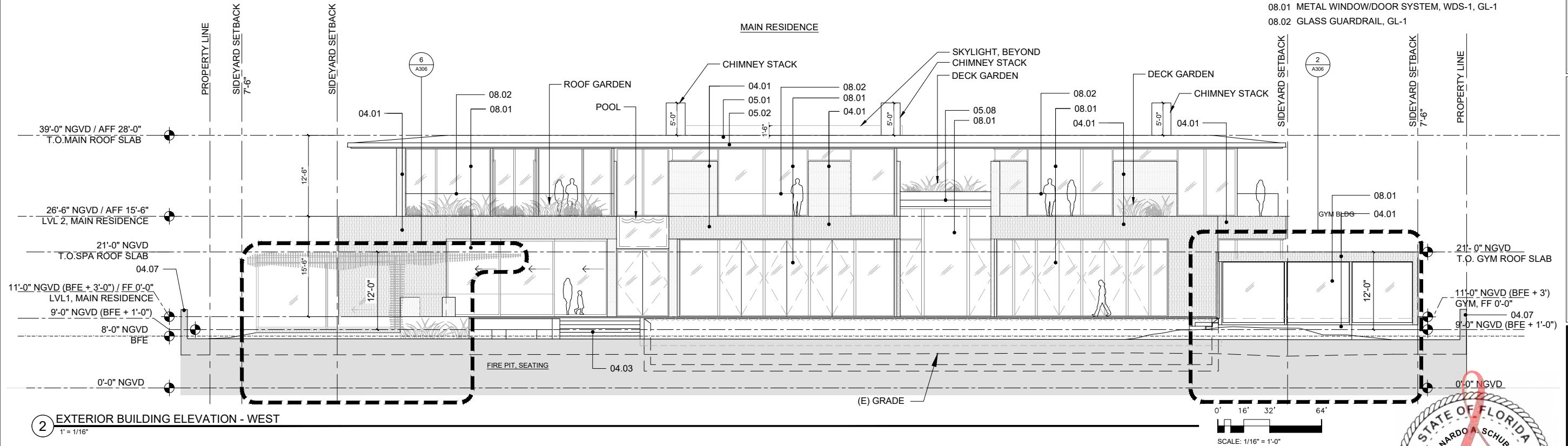
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

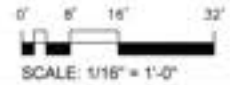
PROJECT No:

SHEET NO.
A303

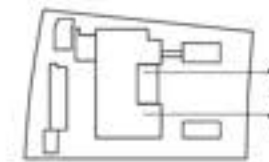


Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021



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
- 05.09 BRONZE COLOR METAL CLAD WALL
- 08.01 METAL WINDOW/DOOR SYSTEM, WD-1, GL-1

PROPOSED EXTERIOR
BUILDING ELEVATIONS

SHEET TITLE

PREPARED FOR:
5800 NORTH BAY LLC9120 SOUTH DASELAND BLVD
SUITE 1000
MIAMI, FL 33156PROJECT TITLE:
5800 NORTH BAY
RESIDENCE5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

© COPYRIGHT 2021
ALL RIGHTS RESERVED. THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF A.T. FRANCO & ASSOCIATES, P.A. (ATFA, P.A.) OR ITS ENGINEER, AND SHALL NOT BE USED, COPIED, OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ATFA, P.A. OR THE ENGINEER.

DATE:
07-05-2021
REVISION:
10-12-2021

SHEET NO.

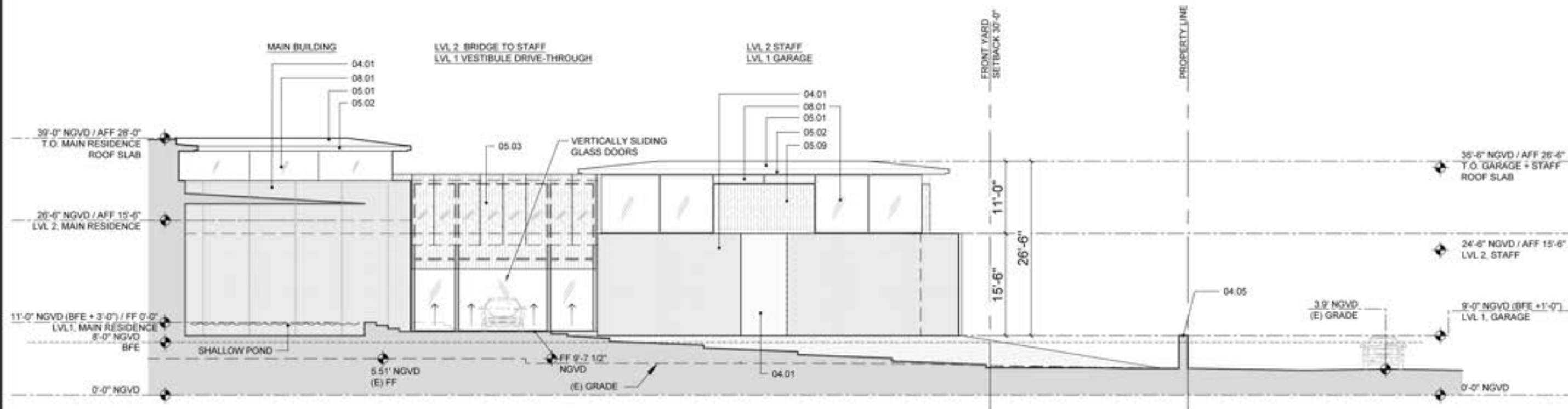
A305



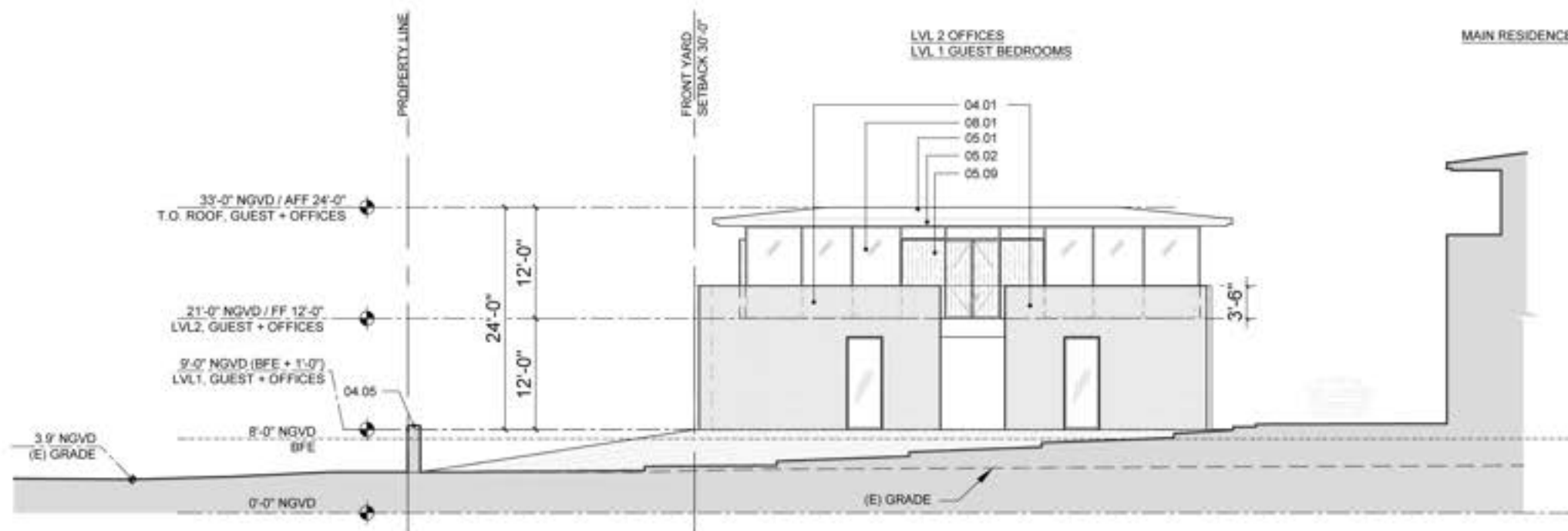
Date: 2021.10.15 9:23 am

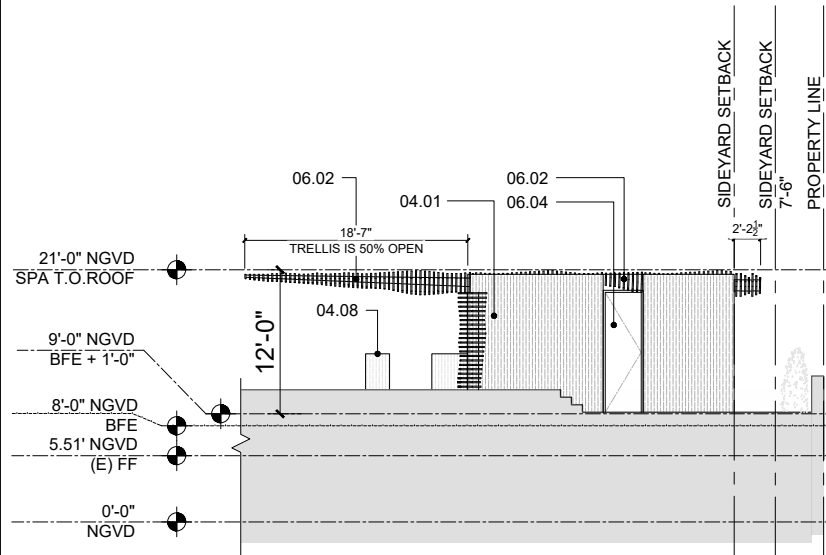
0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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

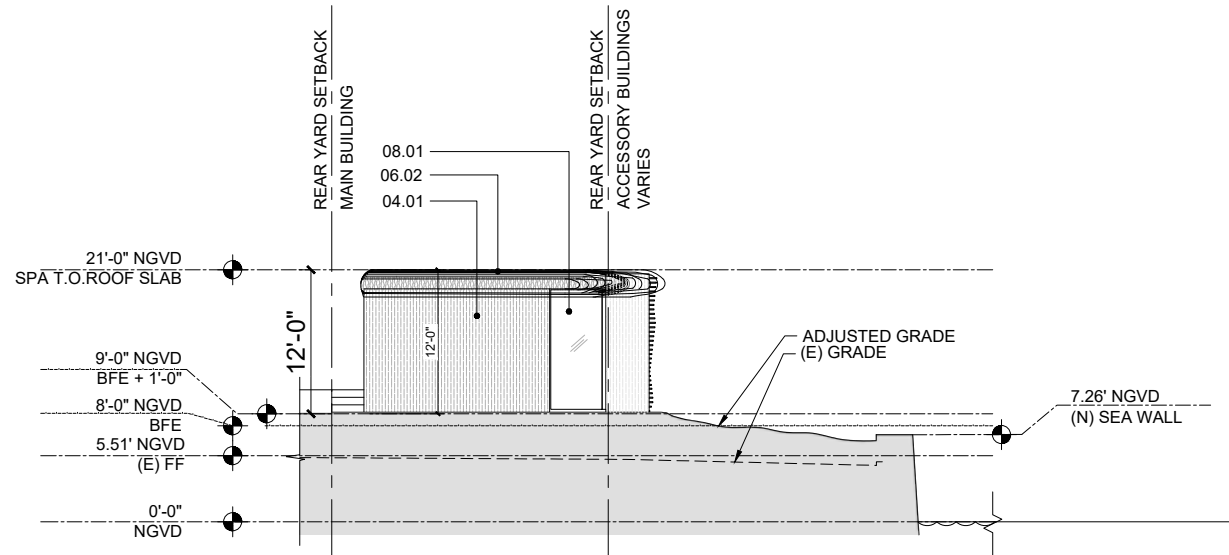


1 EXTERIOR BUILDING ELEVATION - NORTH GUEST / OFFICES
1" = 1/16"

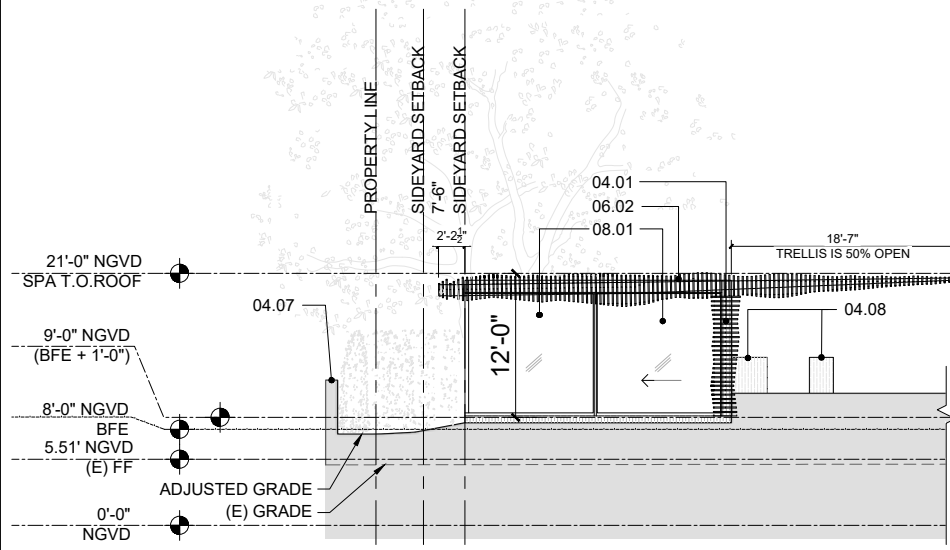




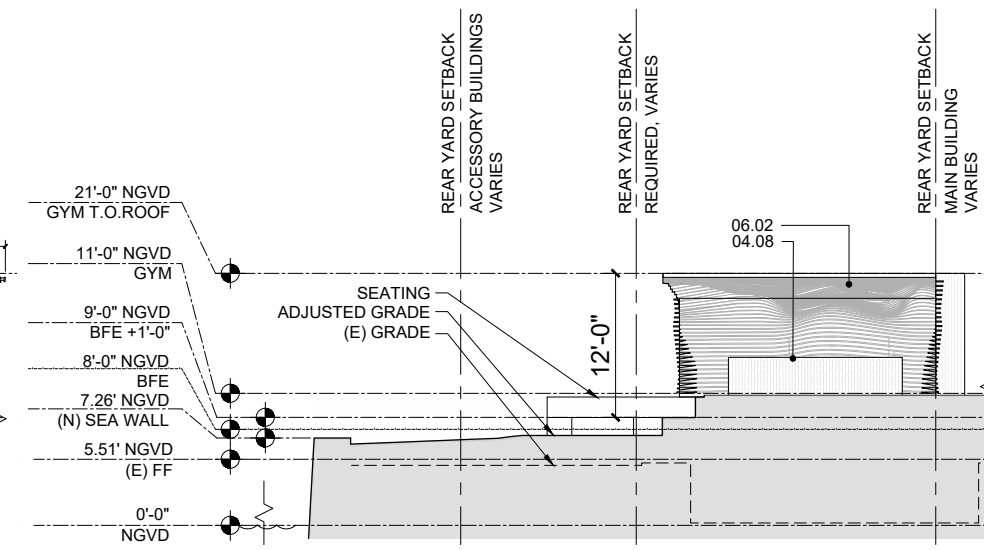
8 EXTERIOR BUILDING ELEVATION OF SPA - EAST
1" = 1/16"



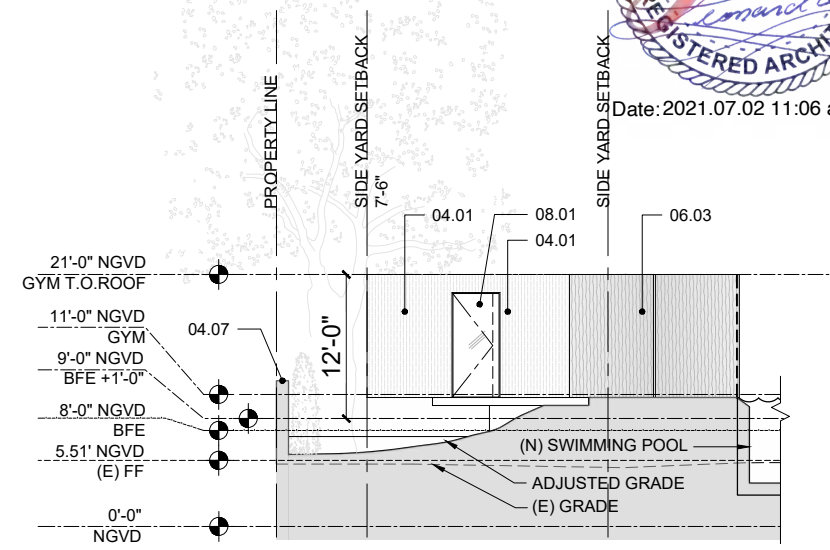
7 EXTERIOR BUILDING ELEVATION OF SPA - NORTH
1" = 1/16"



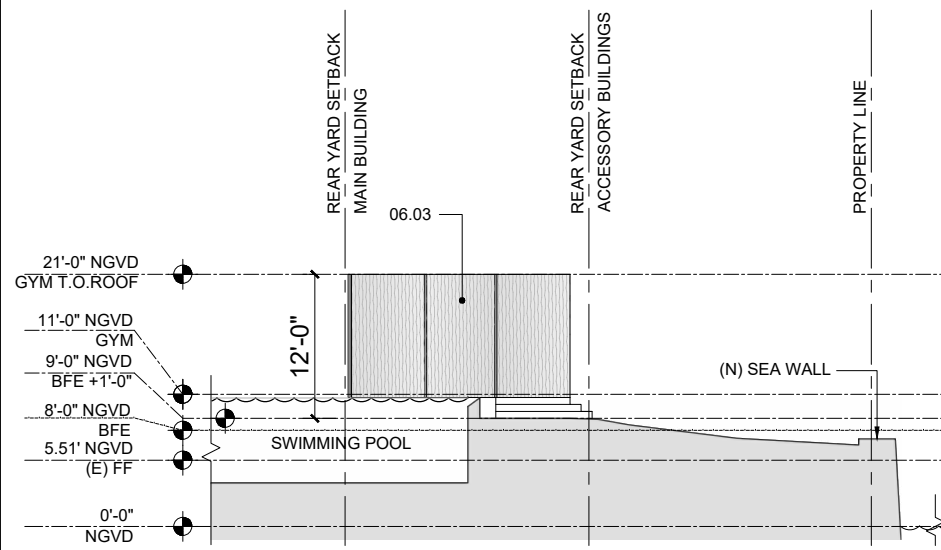
6 EXTERIOR BUILDING ELEVATION OF SPA - WEST
1" = 1/16"



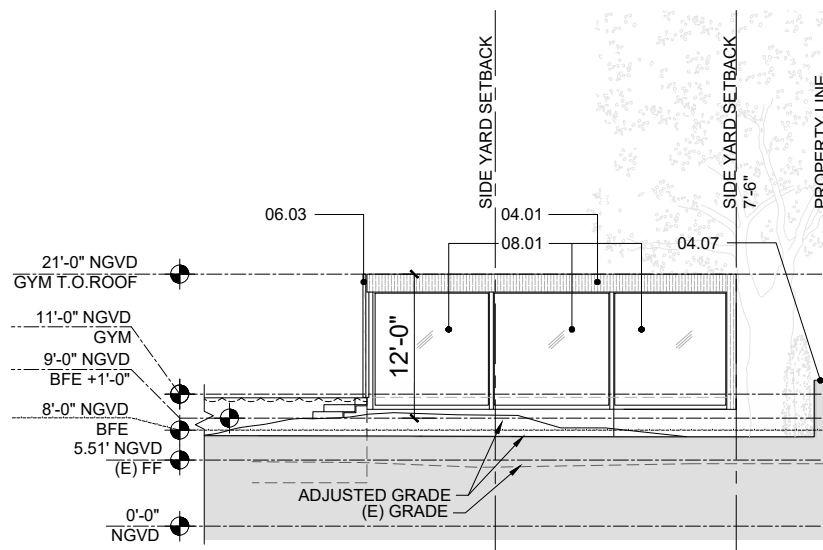
5 EXTERIOR BUILDING ELEVATION OF SPA - SOUTH
1" = 1/16"



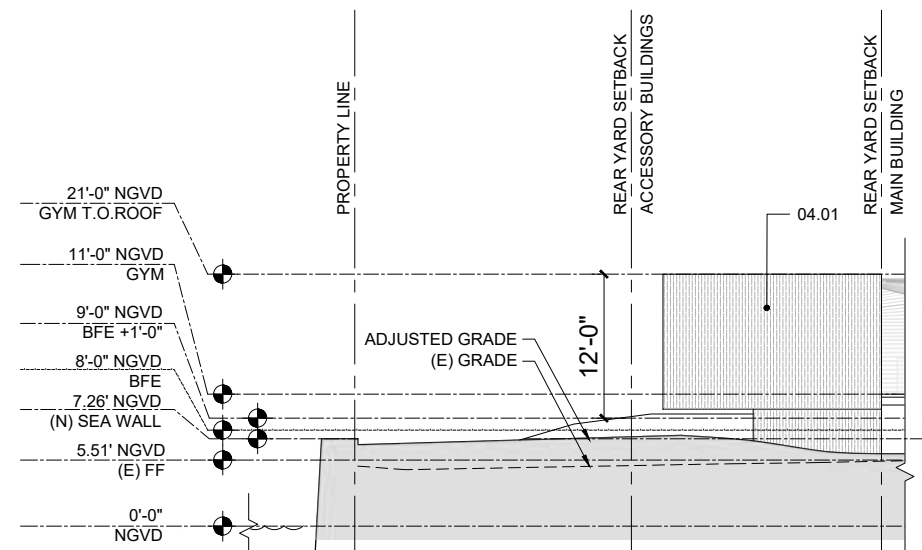
4 EXTERIOR BUILDING ELEVATION OF GYM - EAST
1" = 1/16"



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

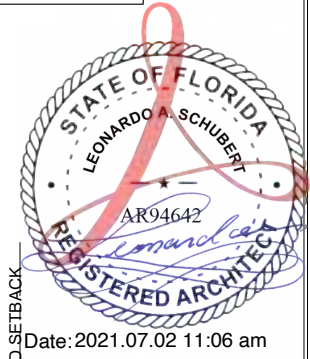
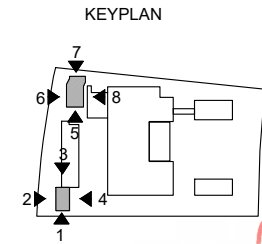


2 EXTERIOR BUILDING ELEVATION OF GYM - WEST
1" = 1/16"



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

- 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



Date: 2021.07.02 11:06 am

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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

PROPOSED EXTERIOR
BUILDING ELEVATIONS

SHEET TITLE:

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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

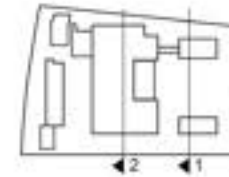
PROJECT No:

SHEET NO.
A306

FINAL SUBMITTAL
JULY 5, 2021

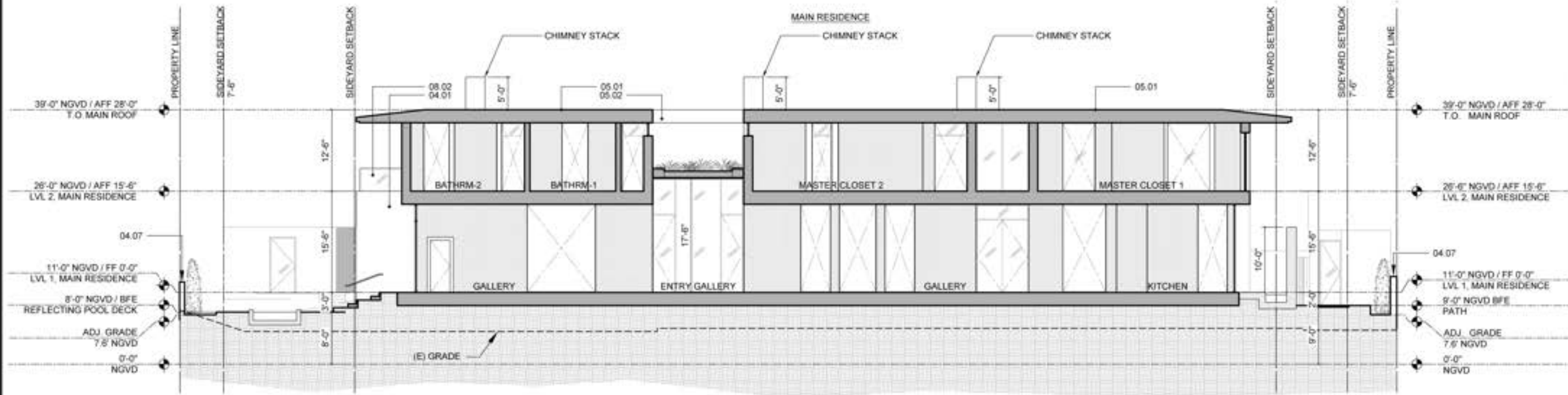
0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

KEYPLAN



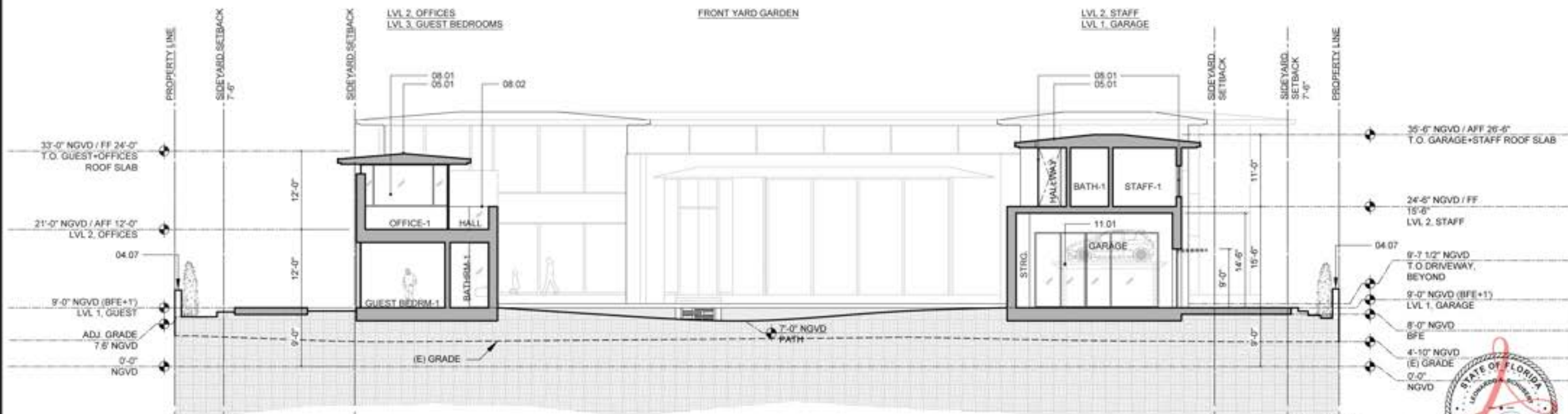
KEYNOTES

- 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



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

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



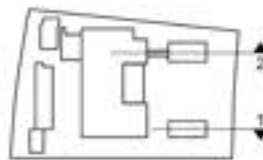
1 NORTH - SOUTH SITE & BUILDING SECTION
1" = 1/16"

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



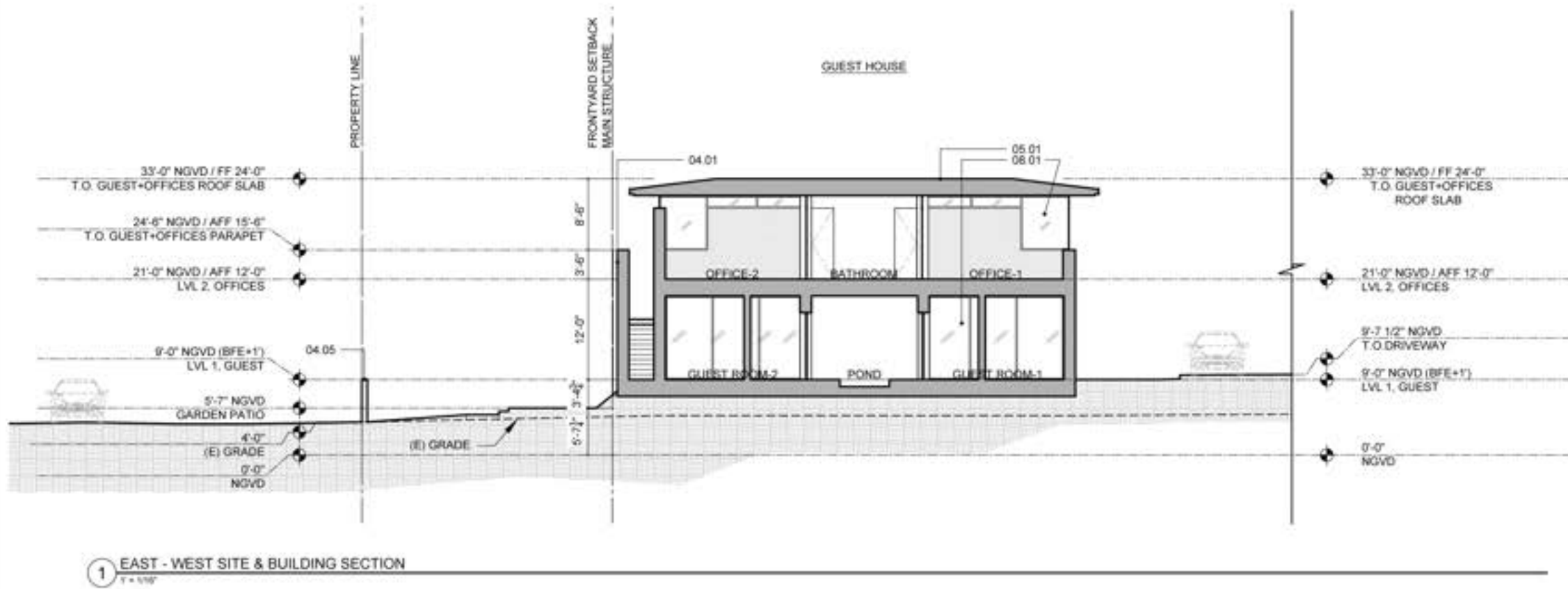
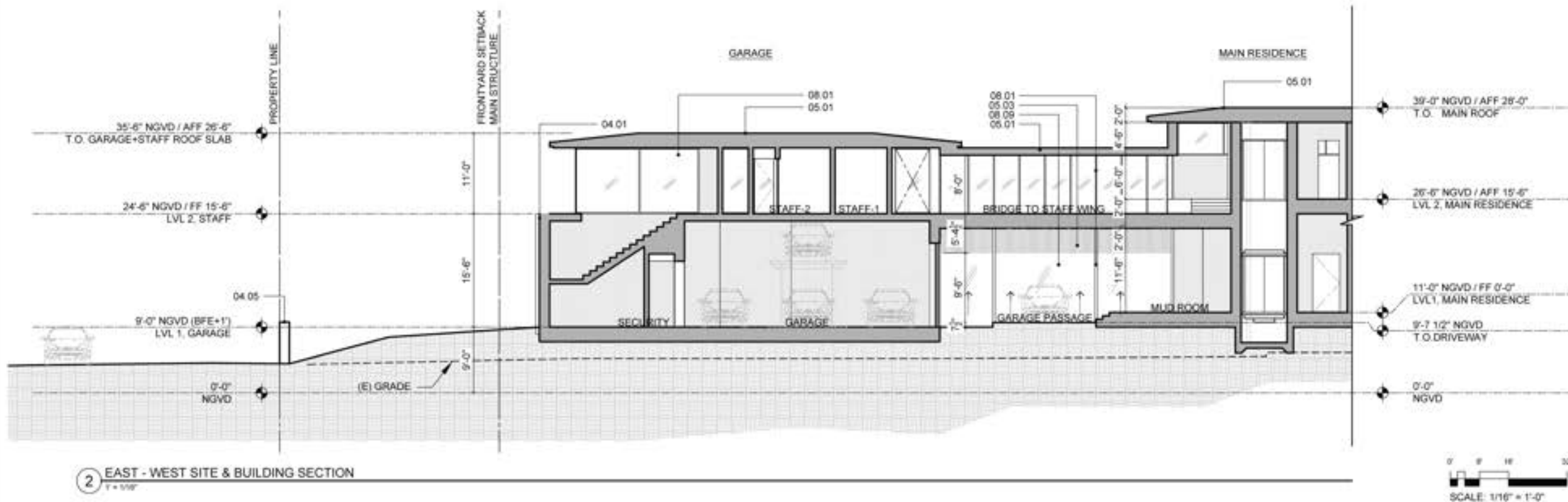
Date: 2021.10.15 9:23 am

KEYPLAN

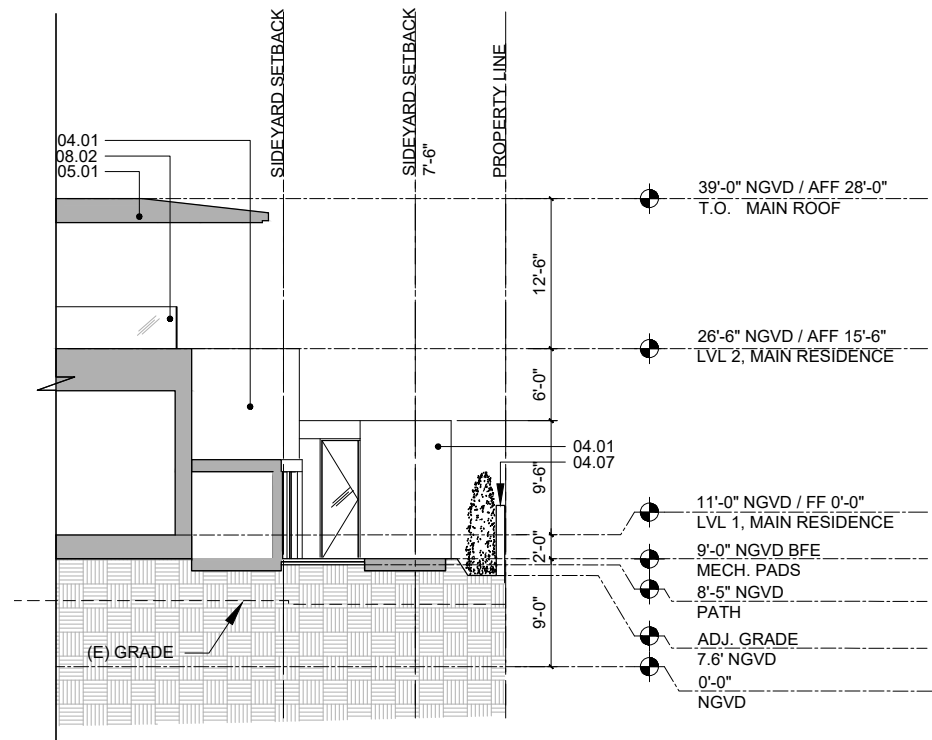


KEYNOTES

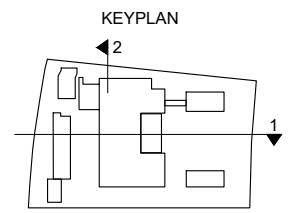
- 04.01 STONE-CLAD WALL, STN-1
- 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
- 05.01 METAL ROOF, MTL-1
- 05.03 METAL SCREEN, MTL-1
- 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
- 08.09 GUILLotine VERTICALLY SLIDING GLASS DOORS, GL-1



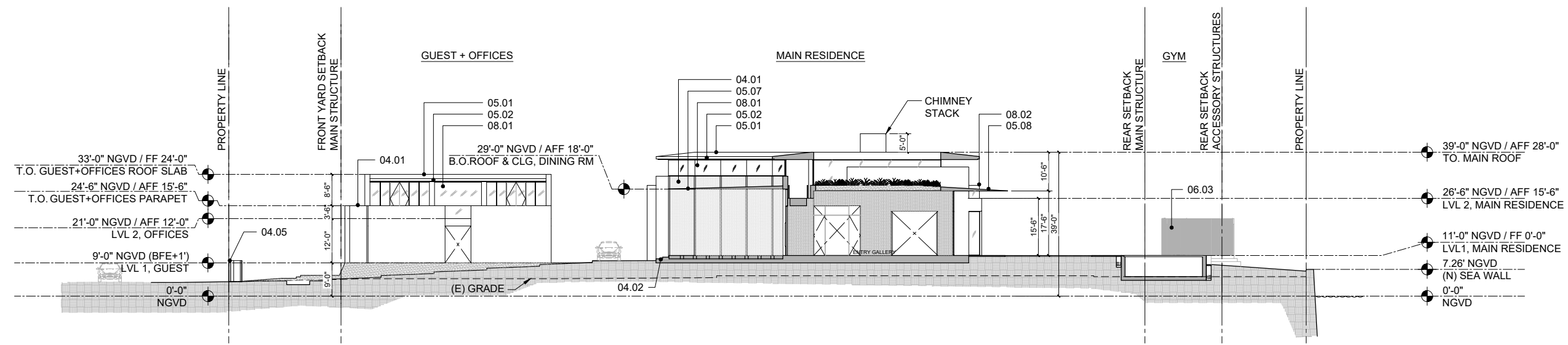
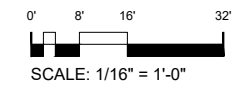
Date: 2021.10.15 9:23 am



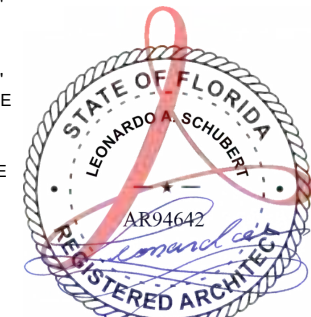
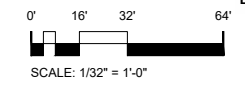
2 NORTH - SOUTH SITE & BUILDING SECTION
1" = 1/16"



- 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 AWNING, 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



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



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

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

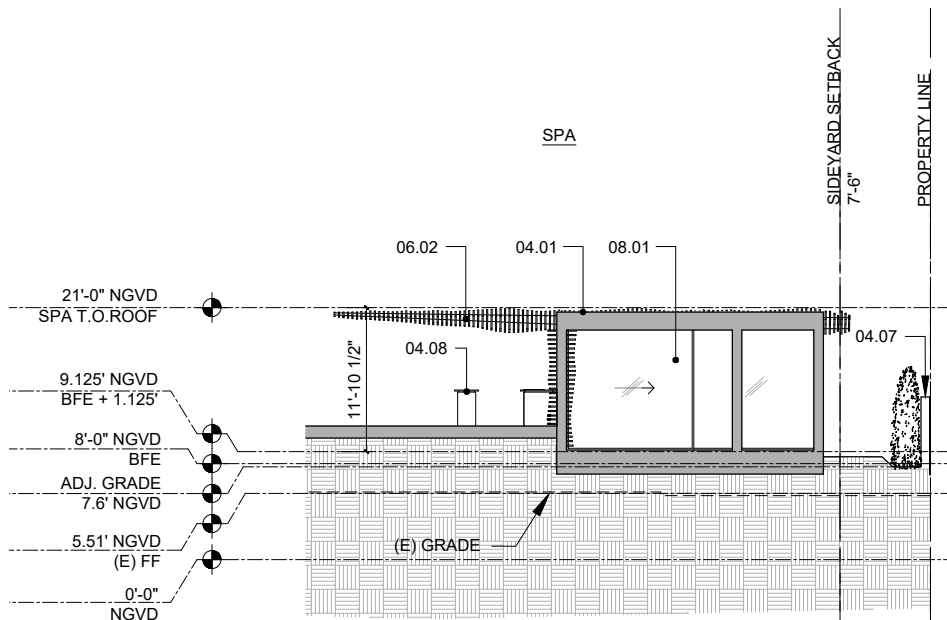
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

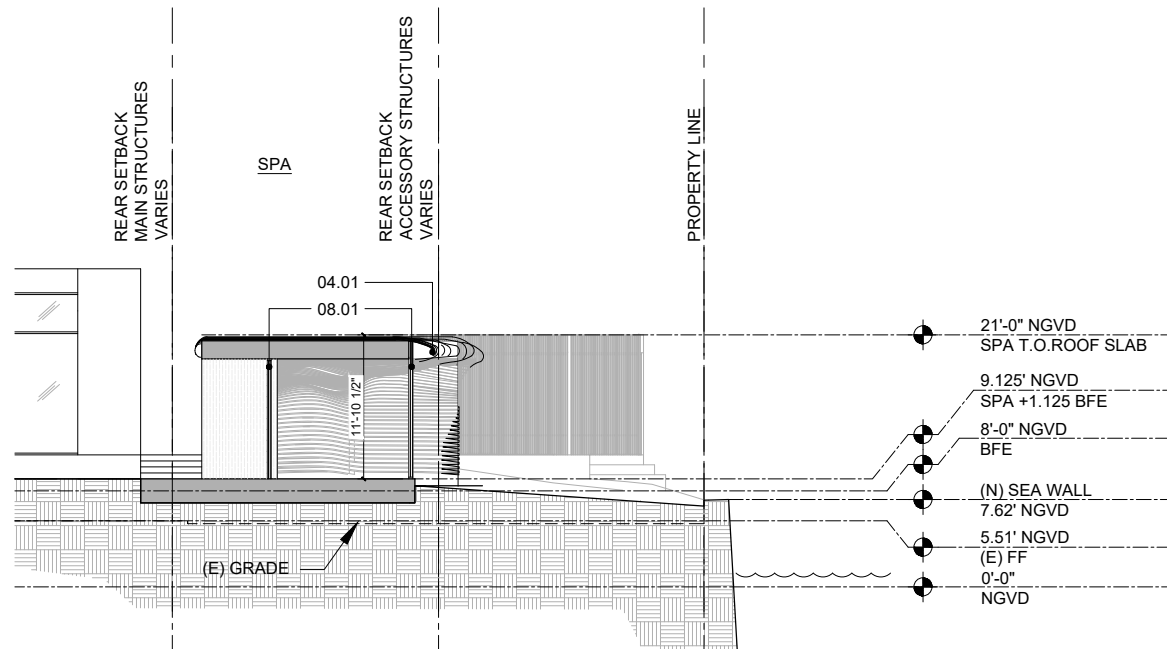
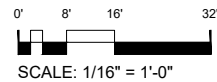
PROJECT No:

SHEET No.

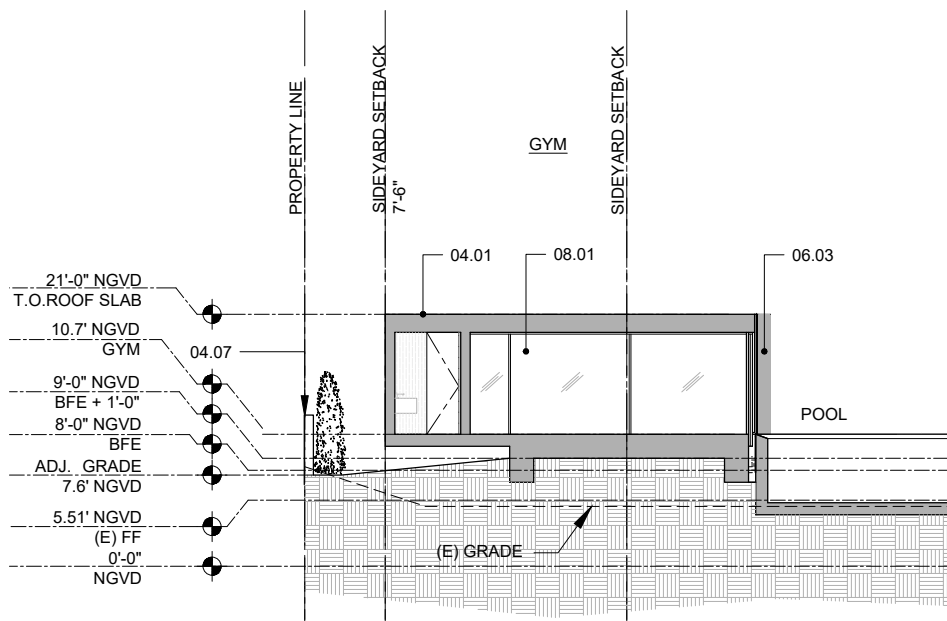
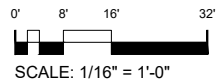
A403



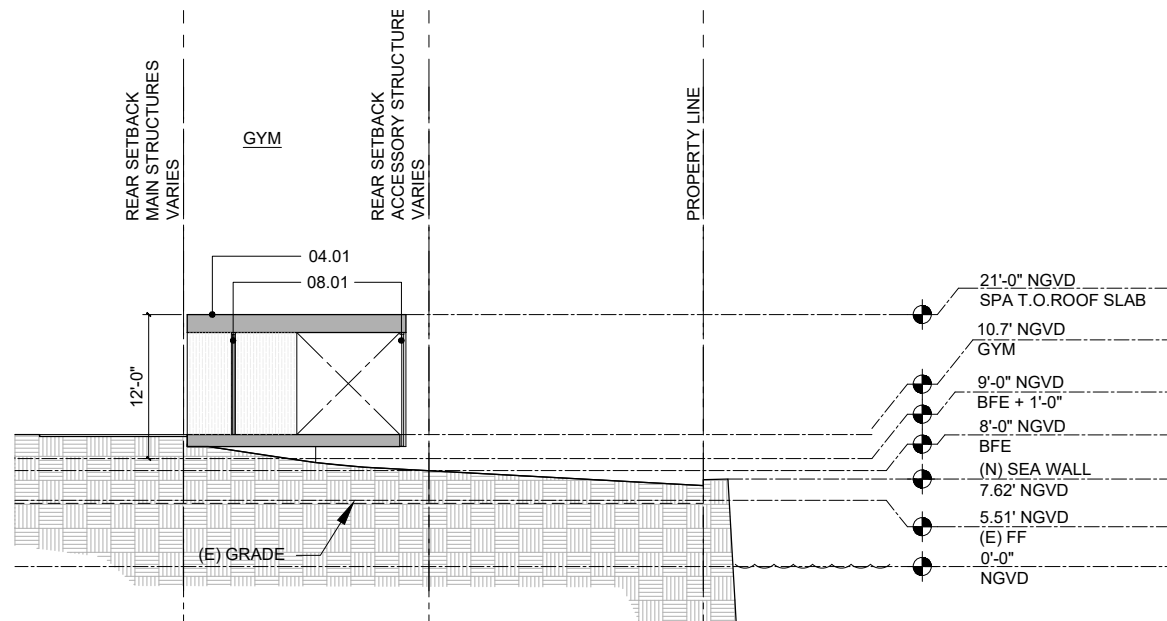
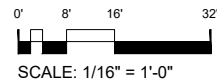
4 NORTH - SOUTH SITE & BUILDING SECTION AT SPA
1" = 1/16"



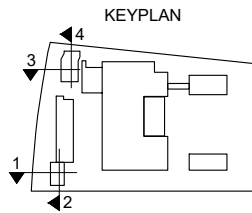
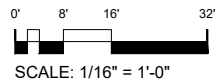
3 EAST - WEST SITE & BUILDING SECTION AT SPA
1" = 1/16"



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



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



- 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

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

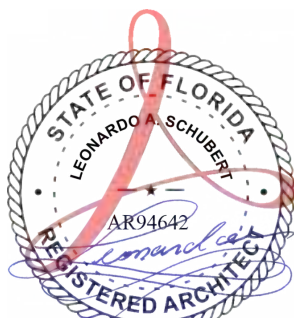
DATE:

07-05-2021

PROJECT No:

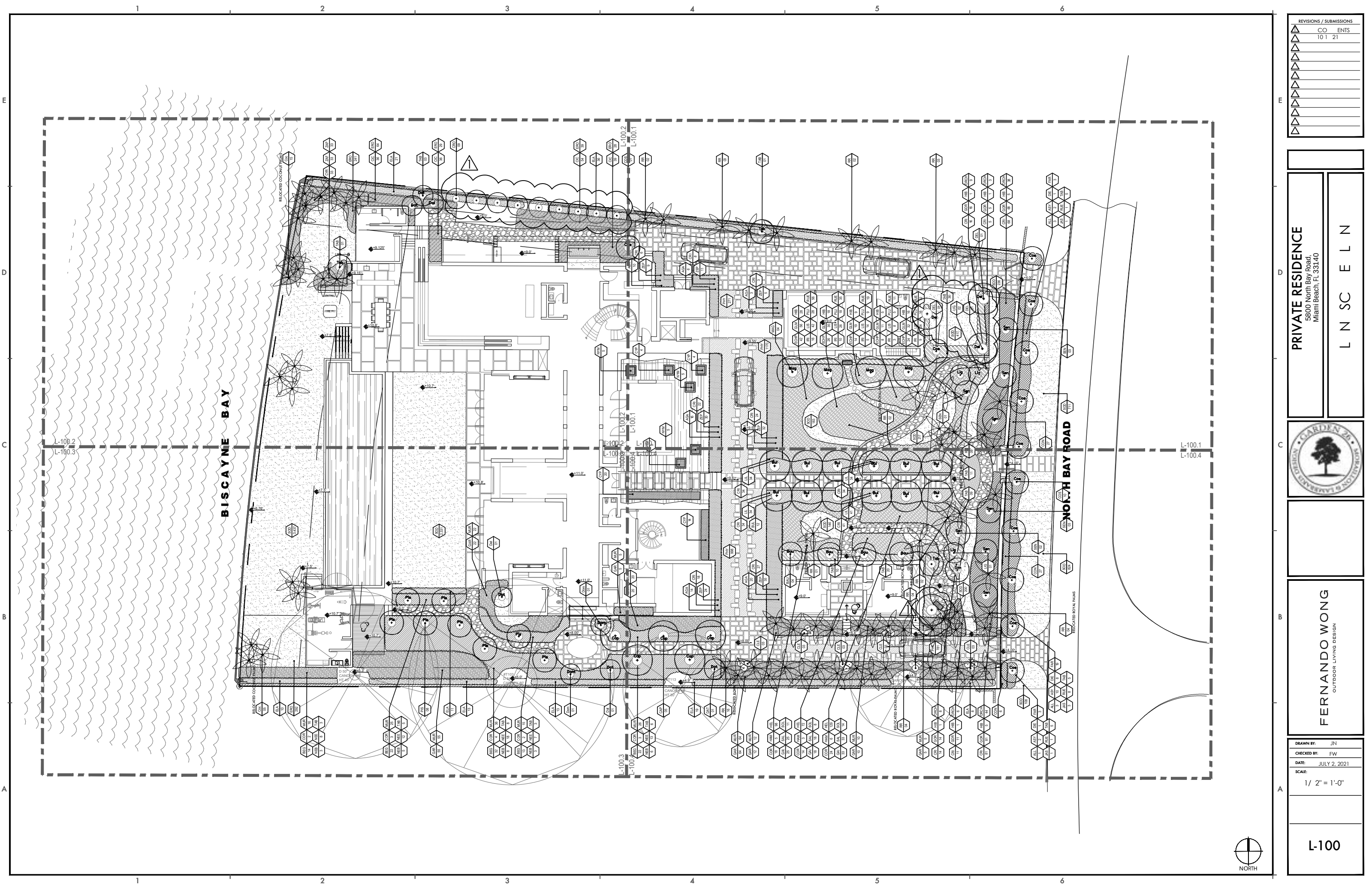
SHEET No.

A404



Date: 2021.07.02 11:06 am

**FINAL SUBMITTAL
JULY 5, 2021**



REVISIONS / SUBMISSIONS		
NO	CO	ENTS
1	1	21
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140

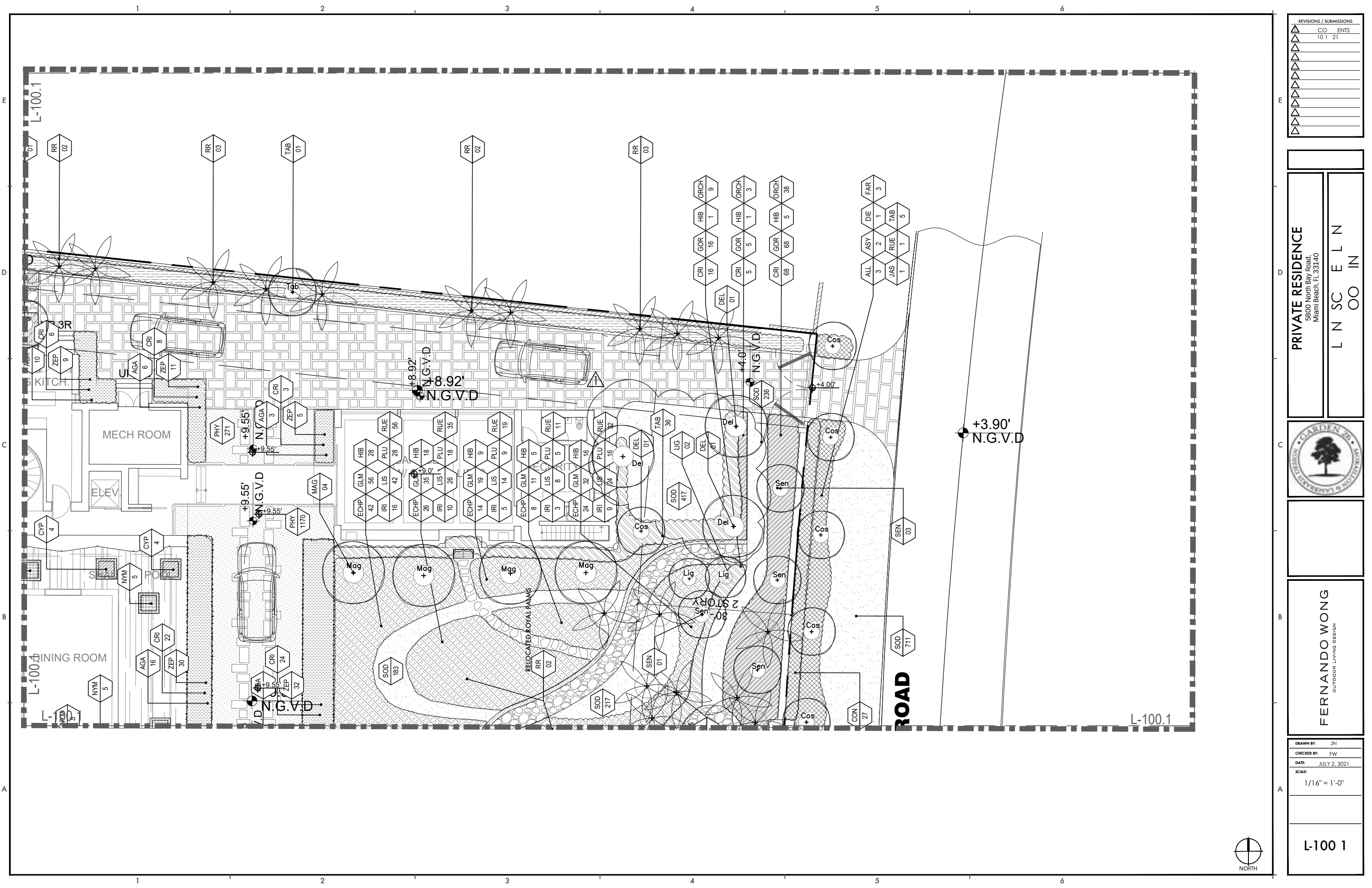
L N S C E L N



FERNANDO WONG
OUTDOOR LIVING DESIGN

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

L-100



REVISIONS / SUBMISSIONS		
Δ	CO	ENTS
Δ	10	1 21
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

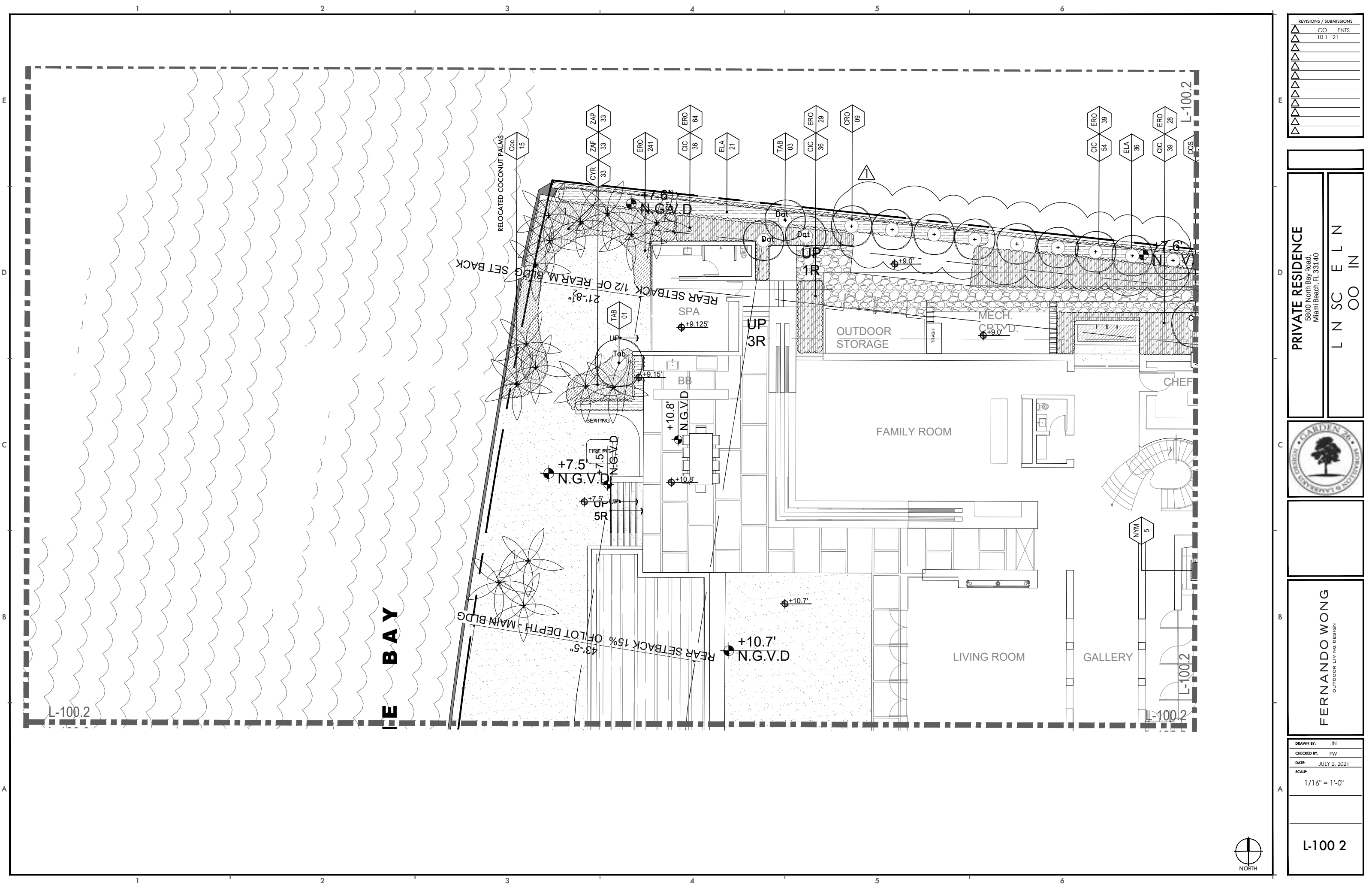
PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140



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		
Δ	CO	ENTS
Δ	10	1 21
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

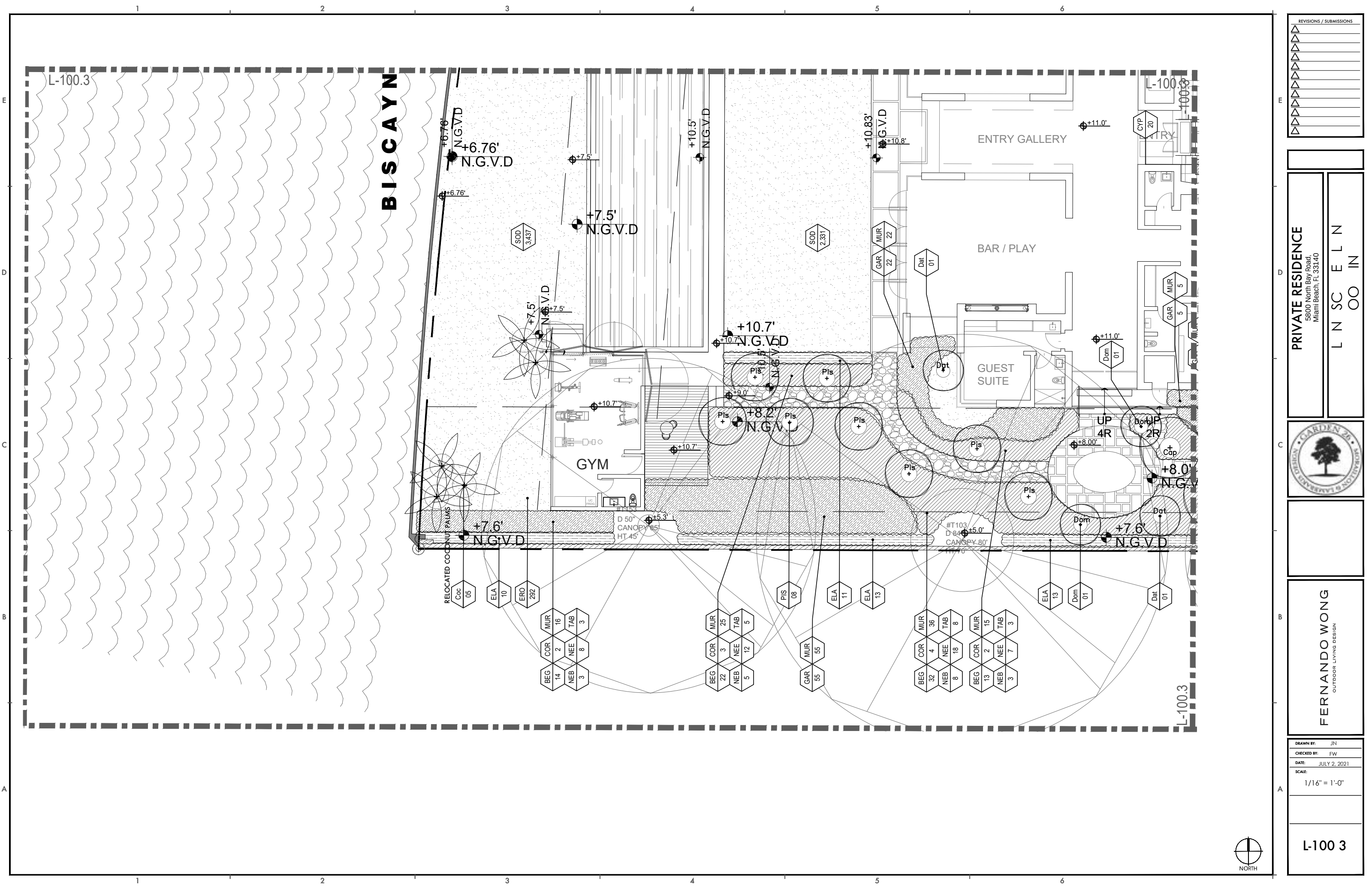
PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140



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	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

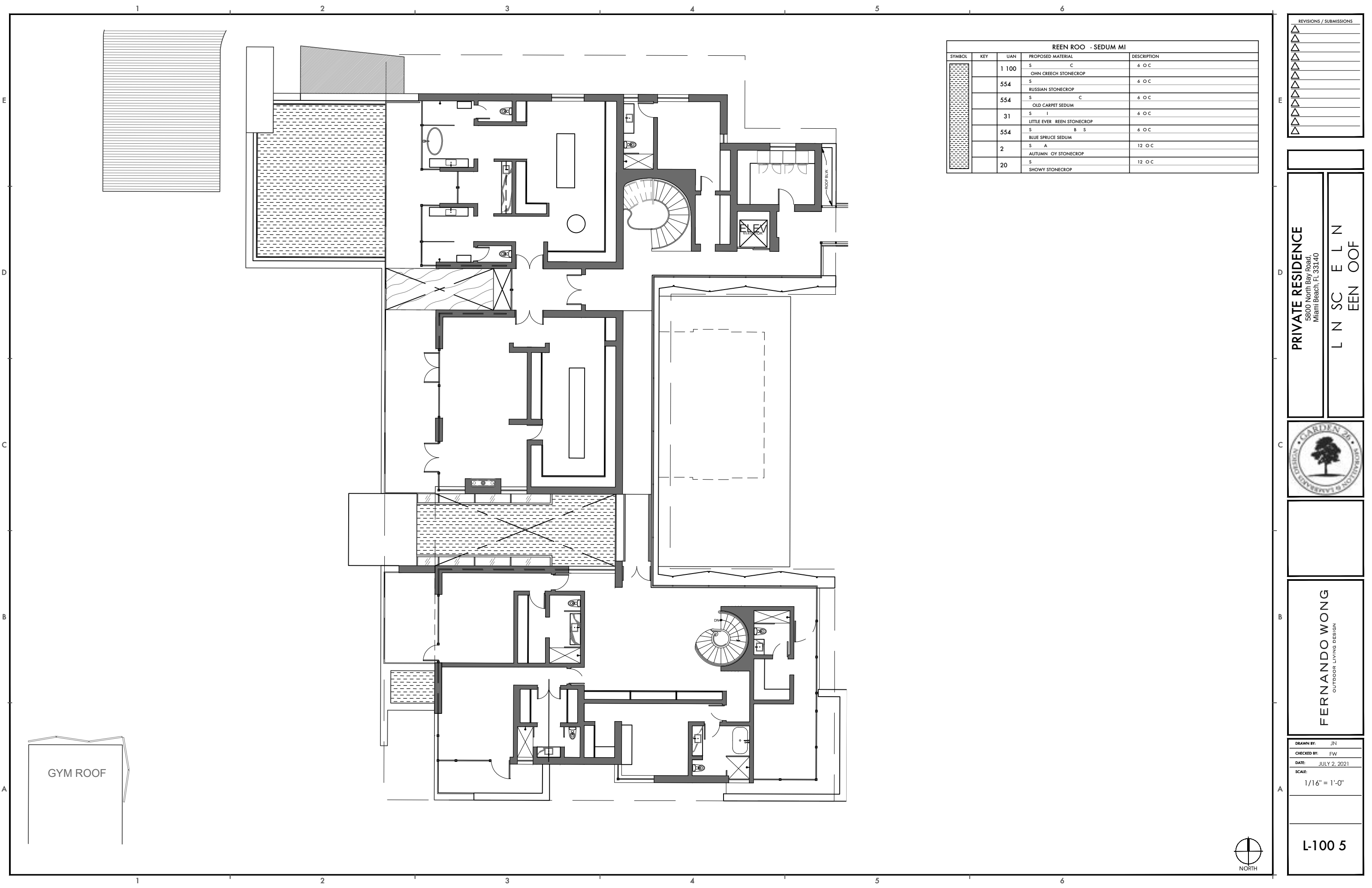
PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140



FERNANDO WONG
OUTDOOR LIVING DESIGN

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

L-100 3

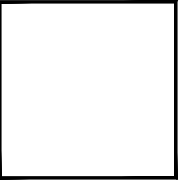


REEN ROO - SEDUM MI				
SYMBOL	KEY	UAN	PROPOSED MATERIAL	DESCRIPTION
		1 100	S C	6 O C
			OHN CREECH STONECROP	
		554	S	6 O C
			RUSSIAN STONECROP	
		554	S C	6 O C
			OLD CARPET SEDUM	
		31	S I	6 O C
			LITTLE EVER REEN STONECROP	
		554	S B S	6 O C
			BLUE SPRUCE SEDUM	
		2	S A	12 O C
			AUTUMN OY STONECROP	
		20	S	12 O C
			SHOWY STONECROP	

REVISIONS / SUBMISSIONS	
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140

L N SC E L N
EEN OOF



FERNANDO WONG
OUTDOOR LIVING DESIGN

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

L-100 5



REVISIONS / SUBMISSIONS		
△	CO	ENTS
△	10	1 21
△		
△		
△		
△		
△		
△		
△		
△		

PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140

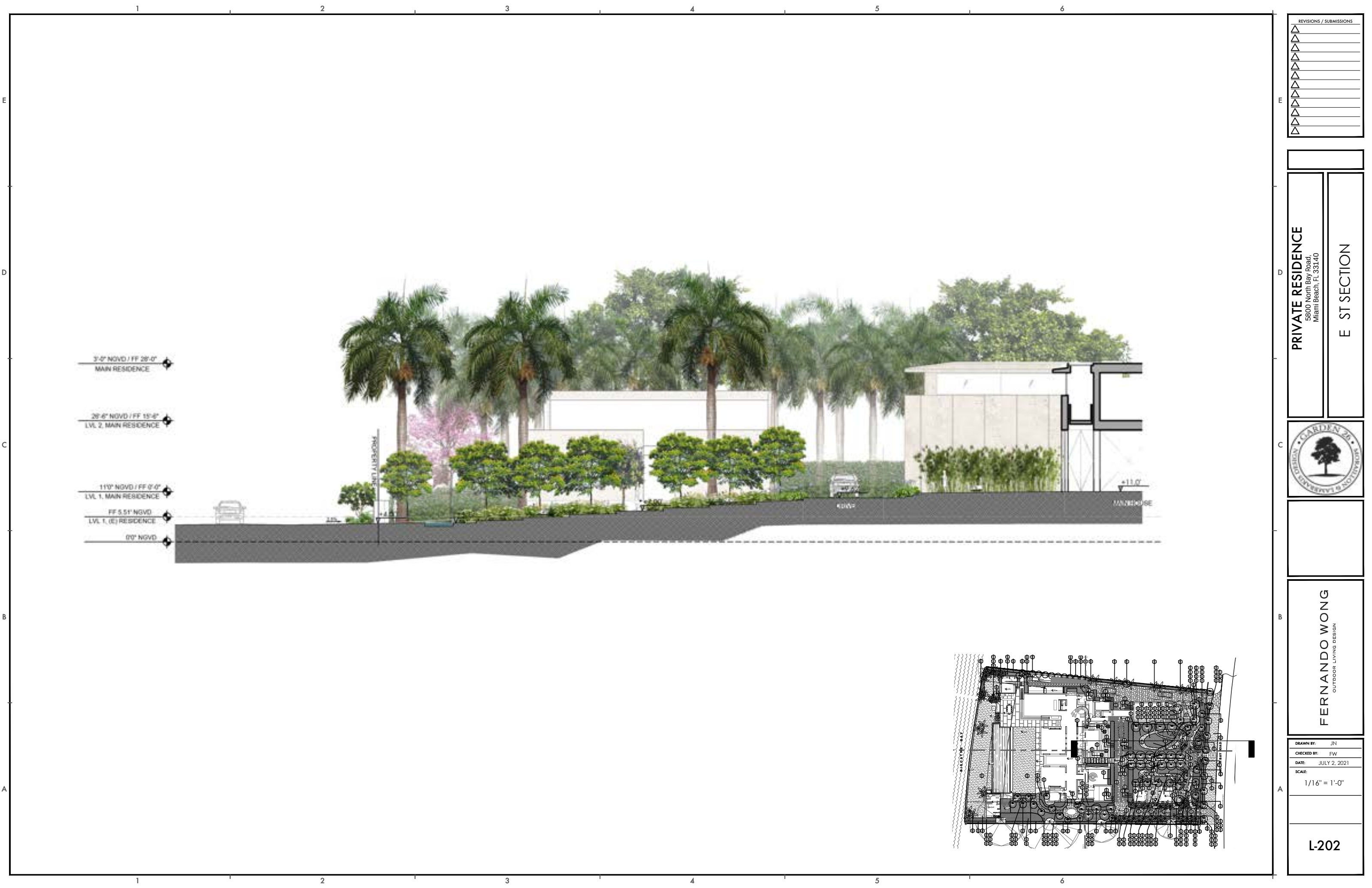
F ONT ELE TION
O TION 1



FERNANDO WONG
OUTDOOR LIVING DESIGN

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

L-201 1



REVISIONS / SUBMISSIONS	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

PRIVATE RESIDENCE
5800 North Bay Road,
Miami Beach, FL 33140

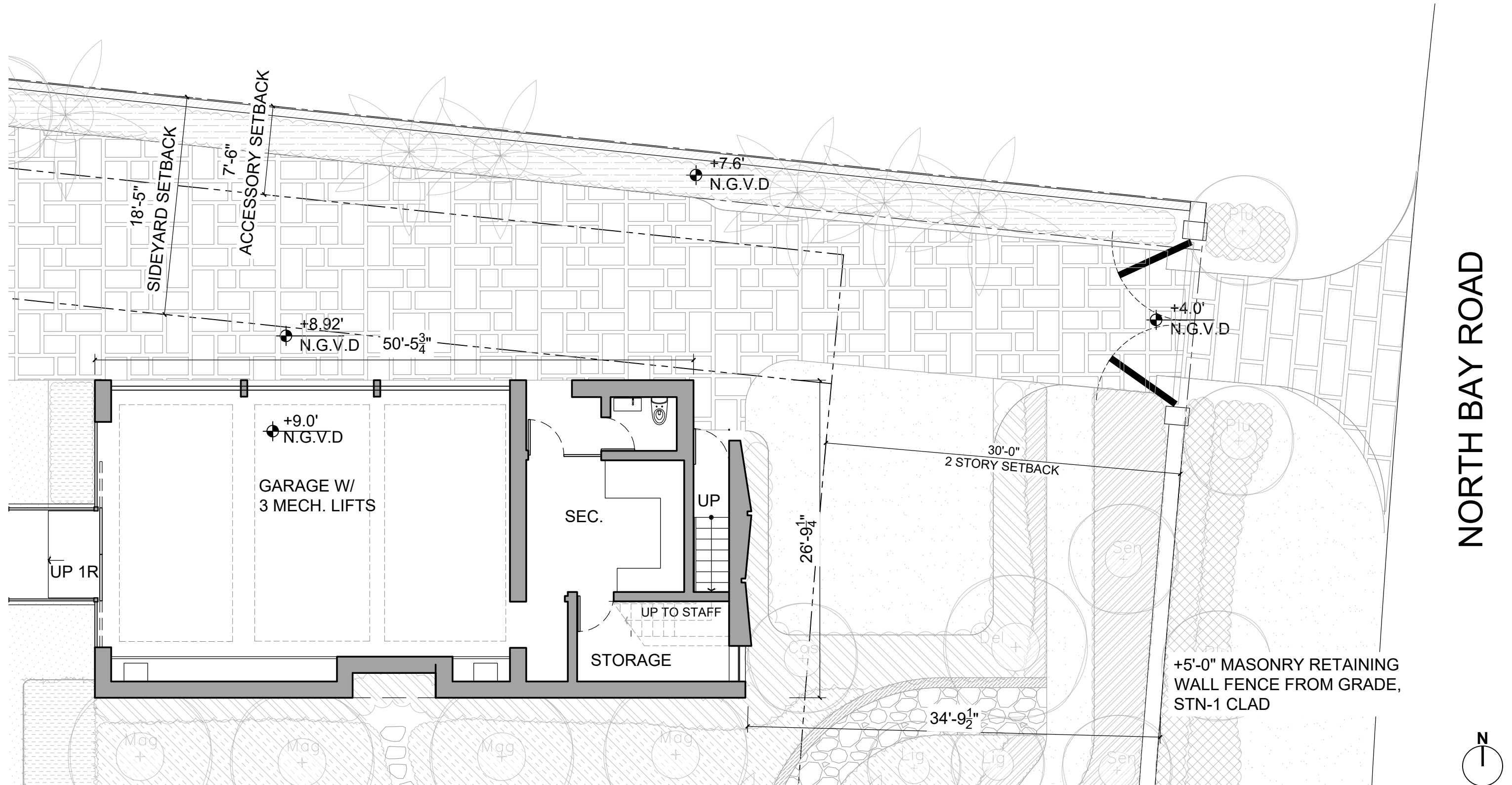
E ST SECTION



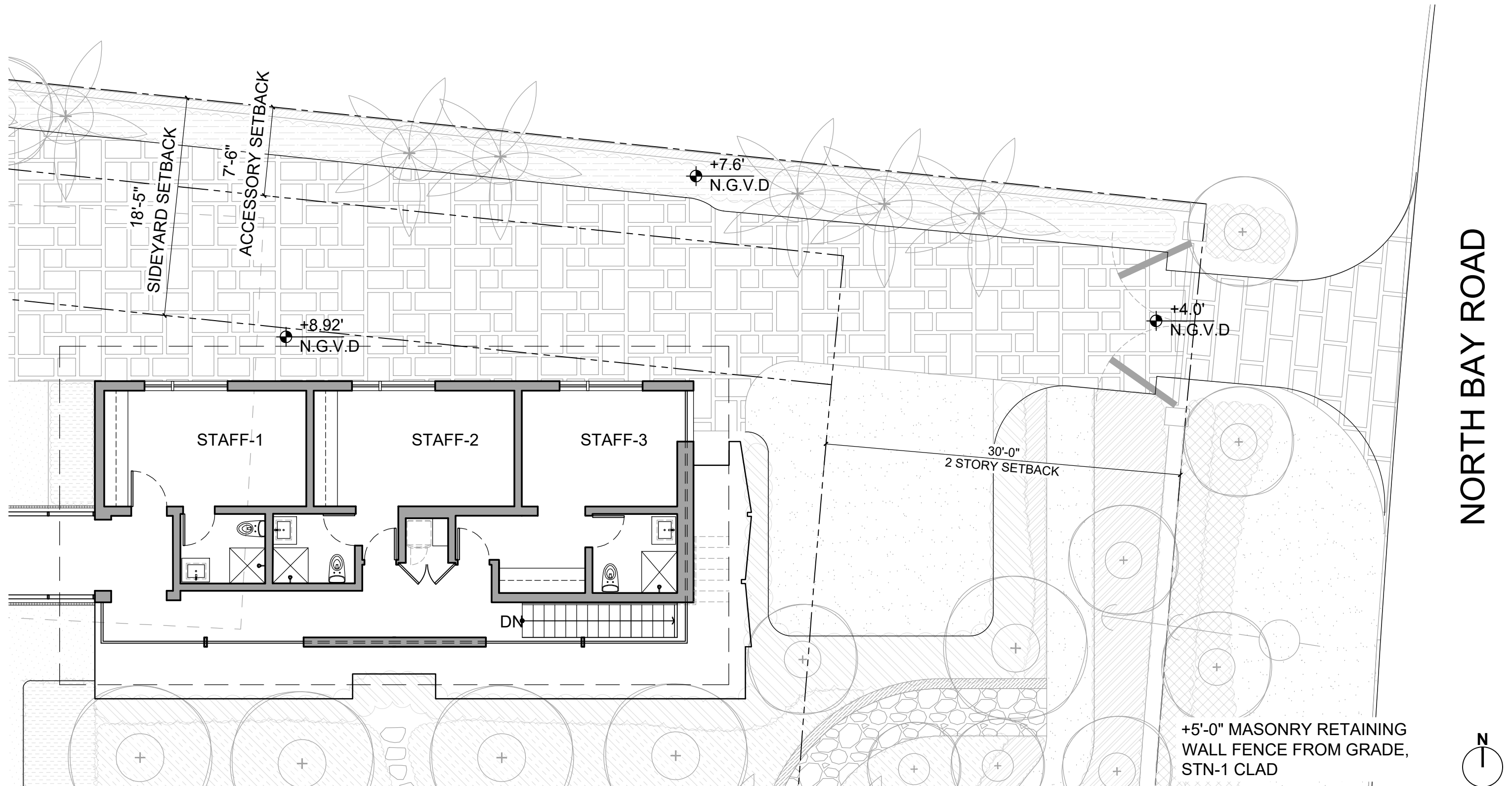
FERNANDO WONG
OUTDOOR LIVING DESIGN

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

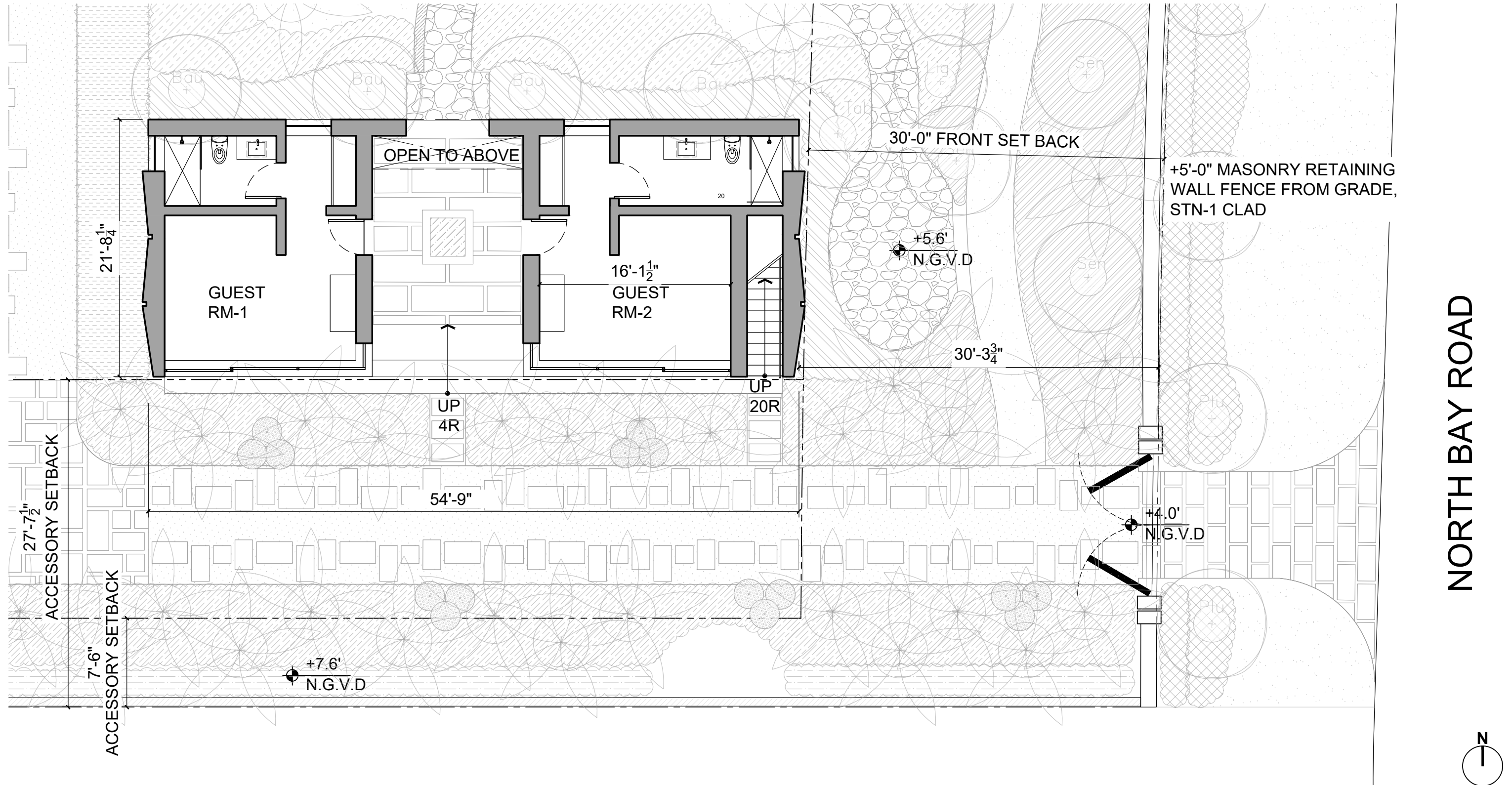
L-202



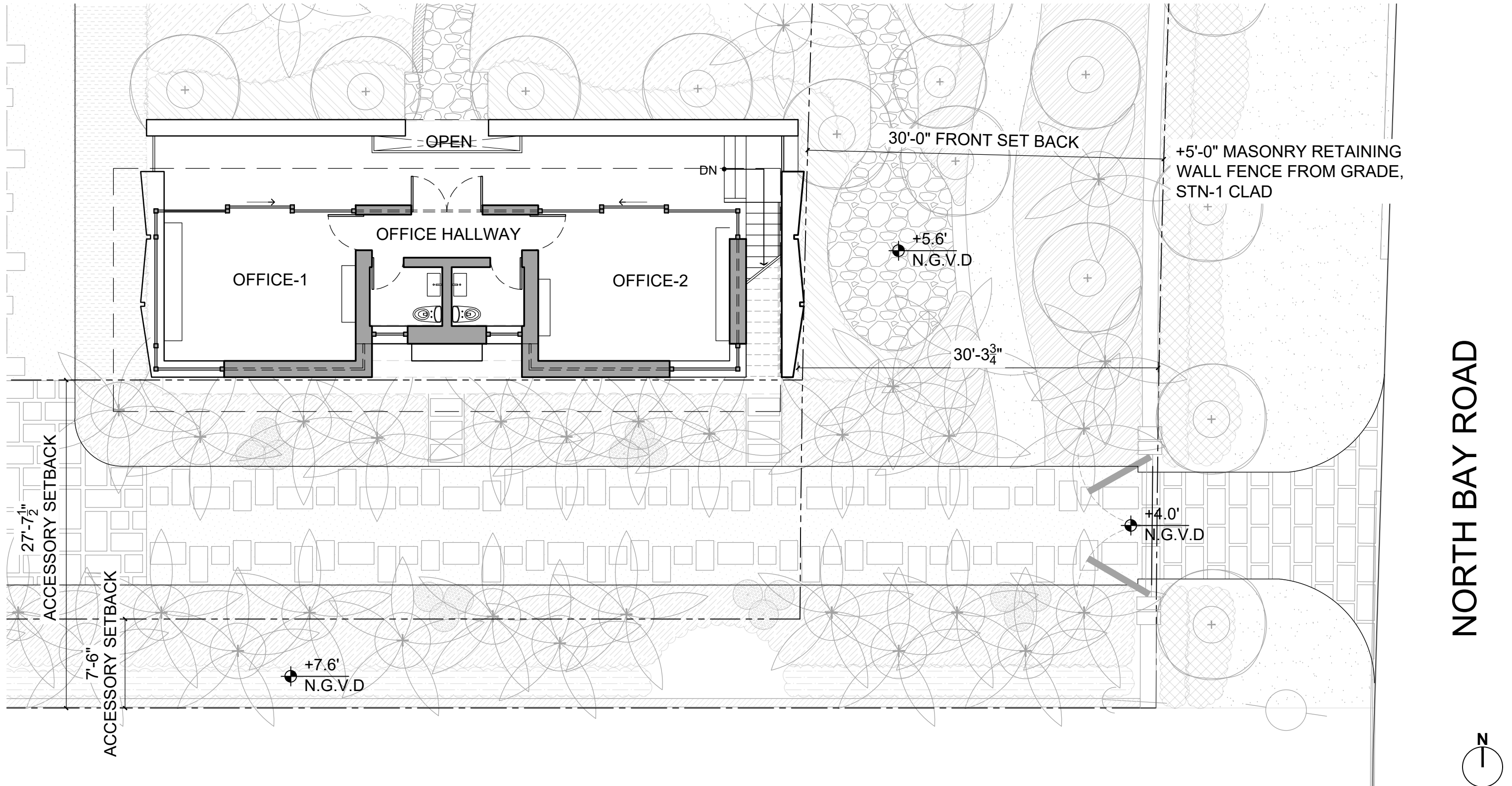
GARAGE
1ST FLOOR



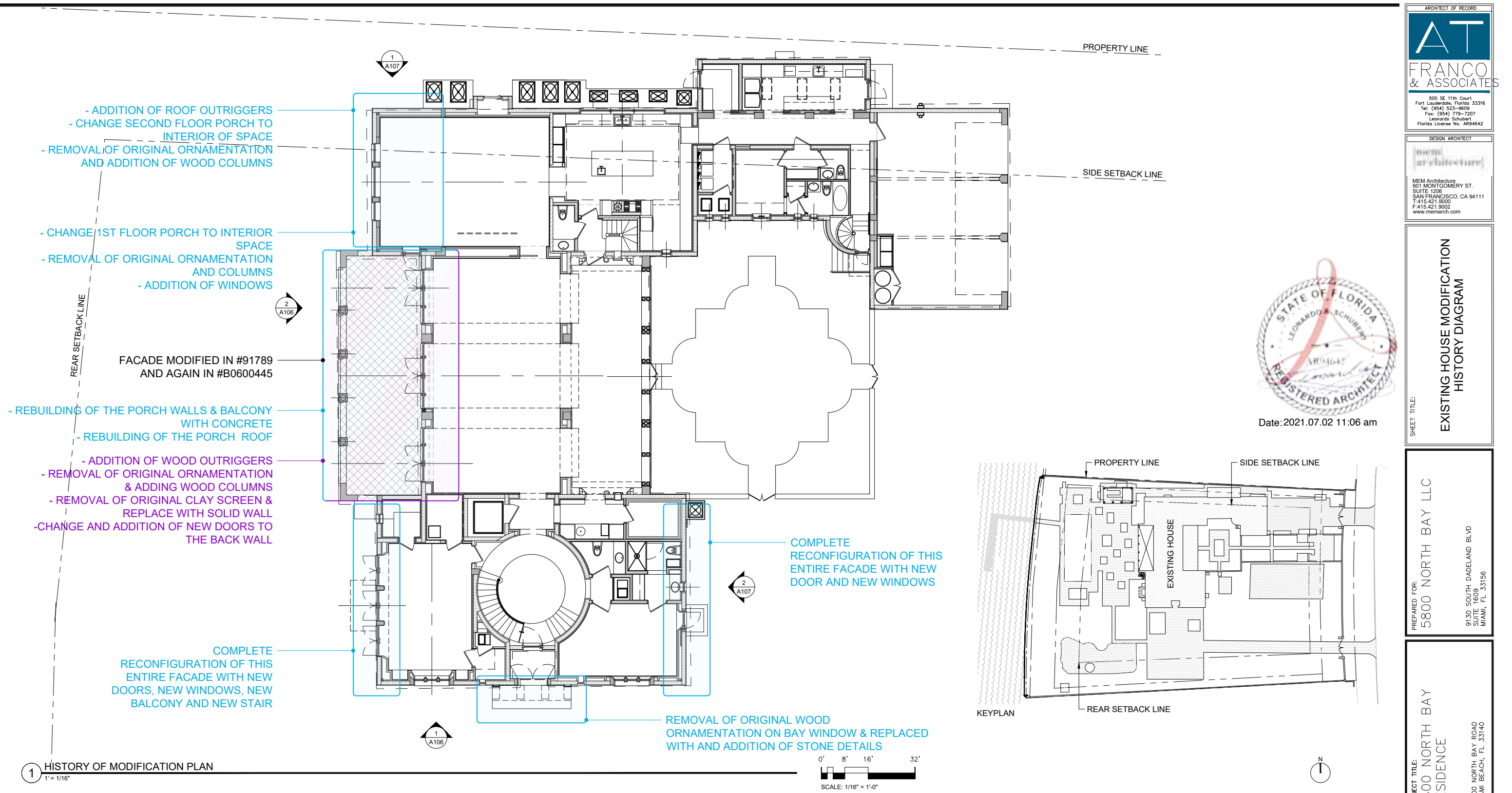
GARAGE
2ND FLOOR



GUEST SUITE
1ST FLOOR



GUEST SUITE
2ND FLOOR



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

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

AT

FRANCO & ASSOCIATES

800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

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

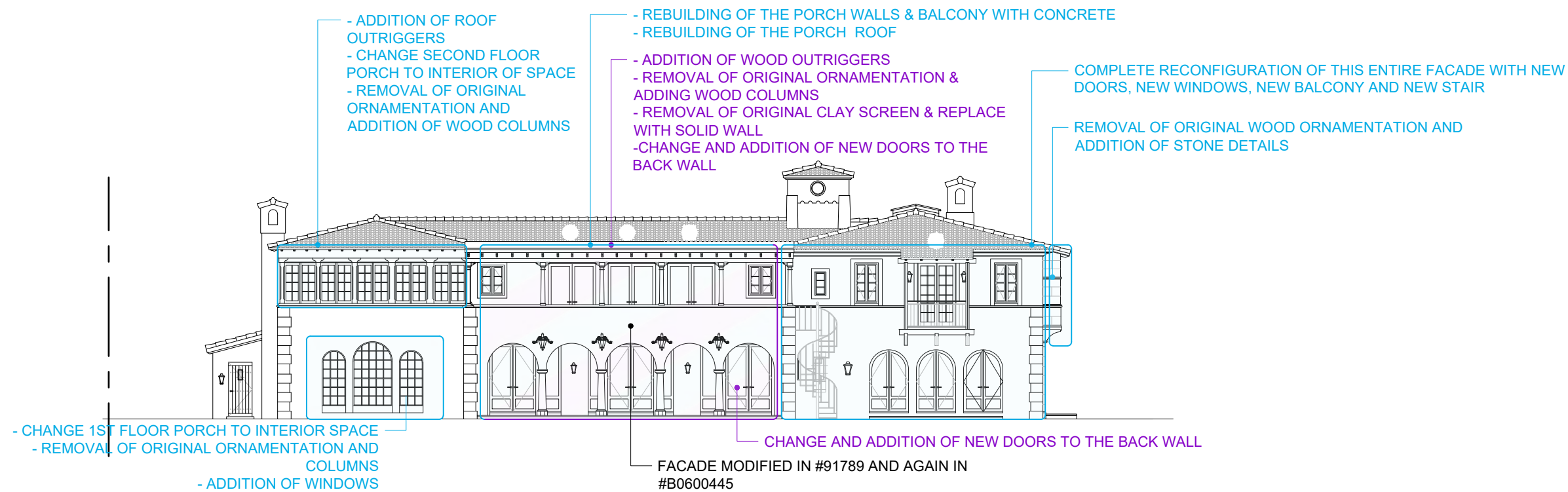
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

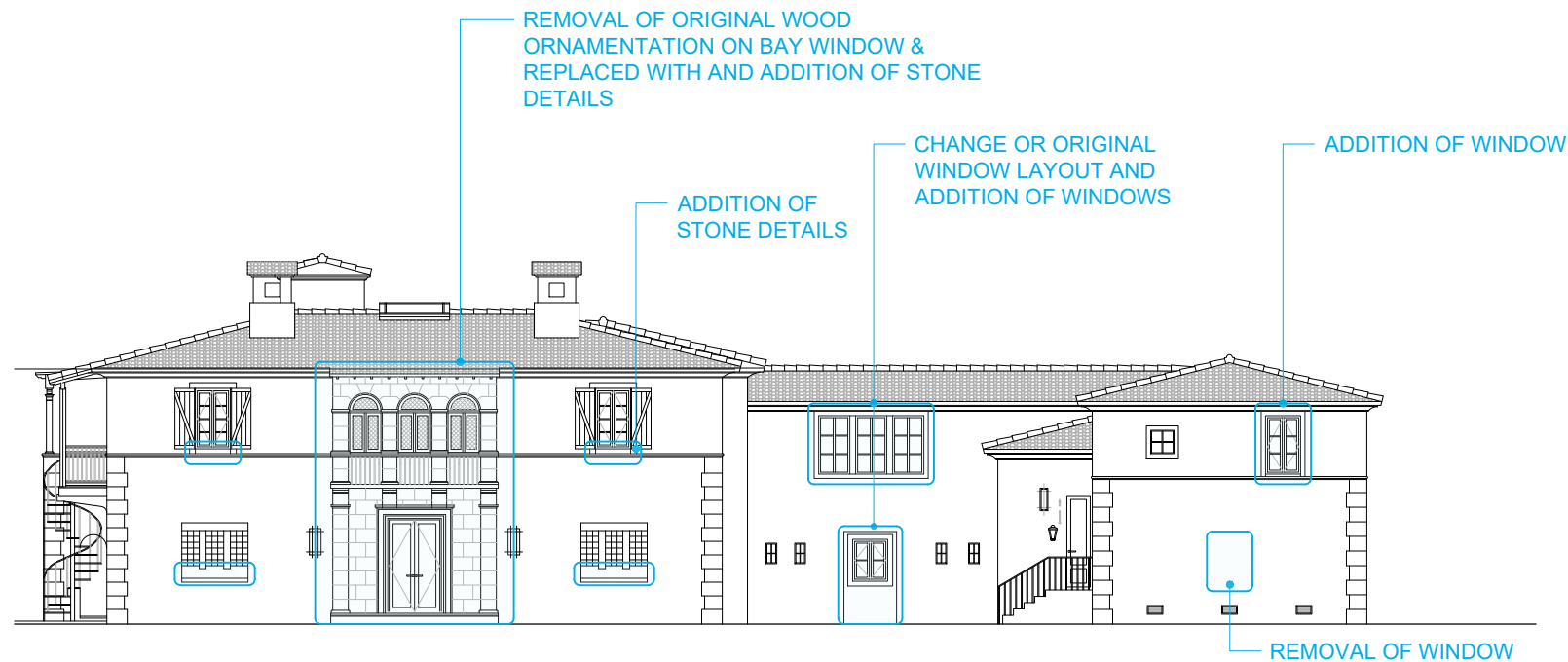
PROJECT No:

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"



Date: 2021.07.02 11:06 am

KEYNOTES

SHEET NOTES

MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES

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

LEGEND

MODIFIED AREA PER #91789
IN 1991 SHOWN IN BLUE:

MODIFIED AREA PER #B0600445
IN 2006 SHOWN IN MAGENTA:

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM

Architecture

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

SHEET TITLE:
**EXISTING HOUSE MODIFICATION
HISTORY DIAGRAMS**

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

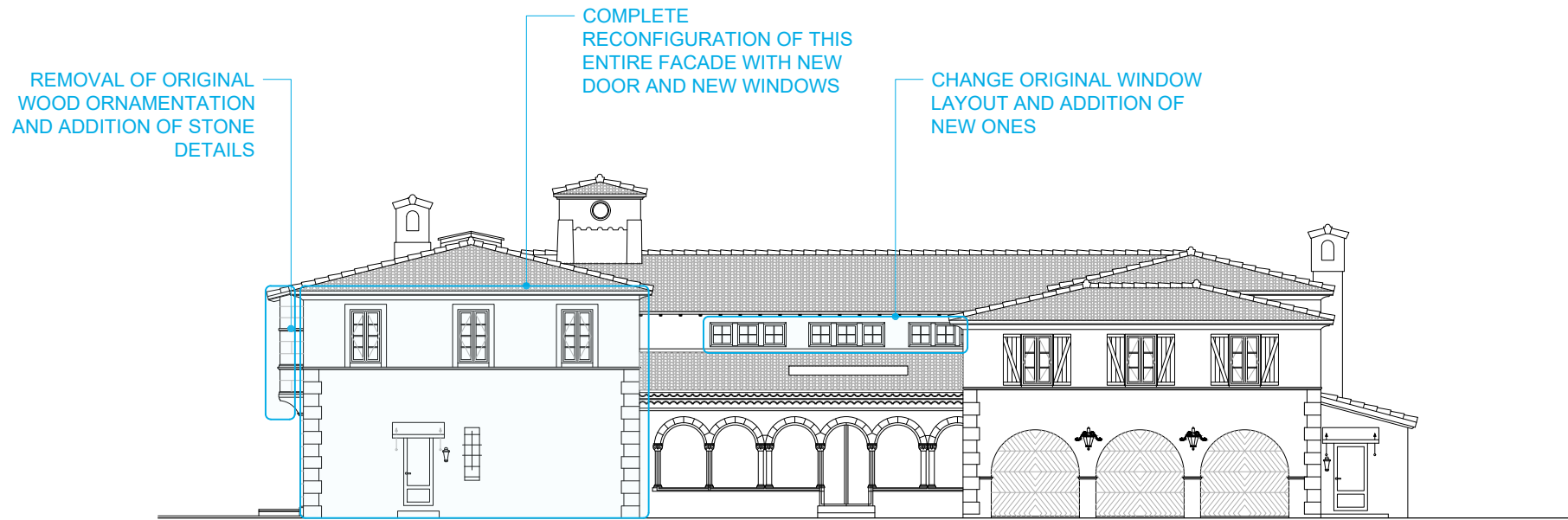
PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

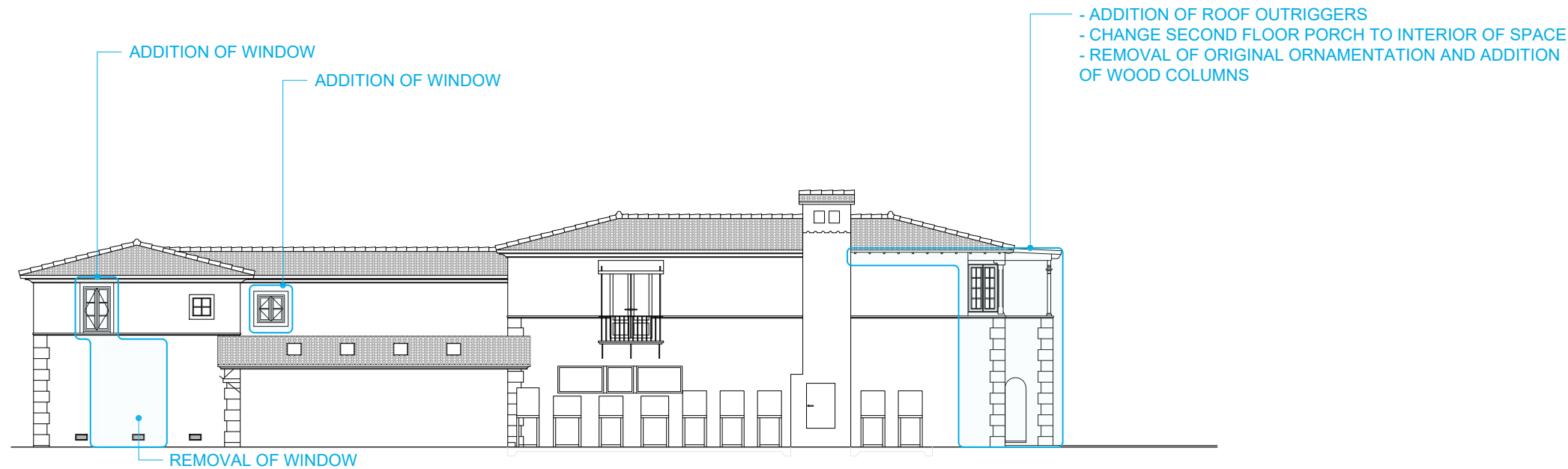
DATE:
07-05-2021

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

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture

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

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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

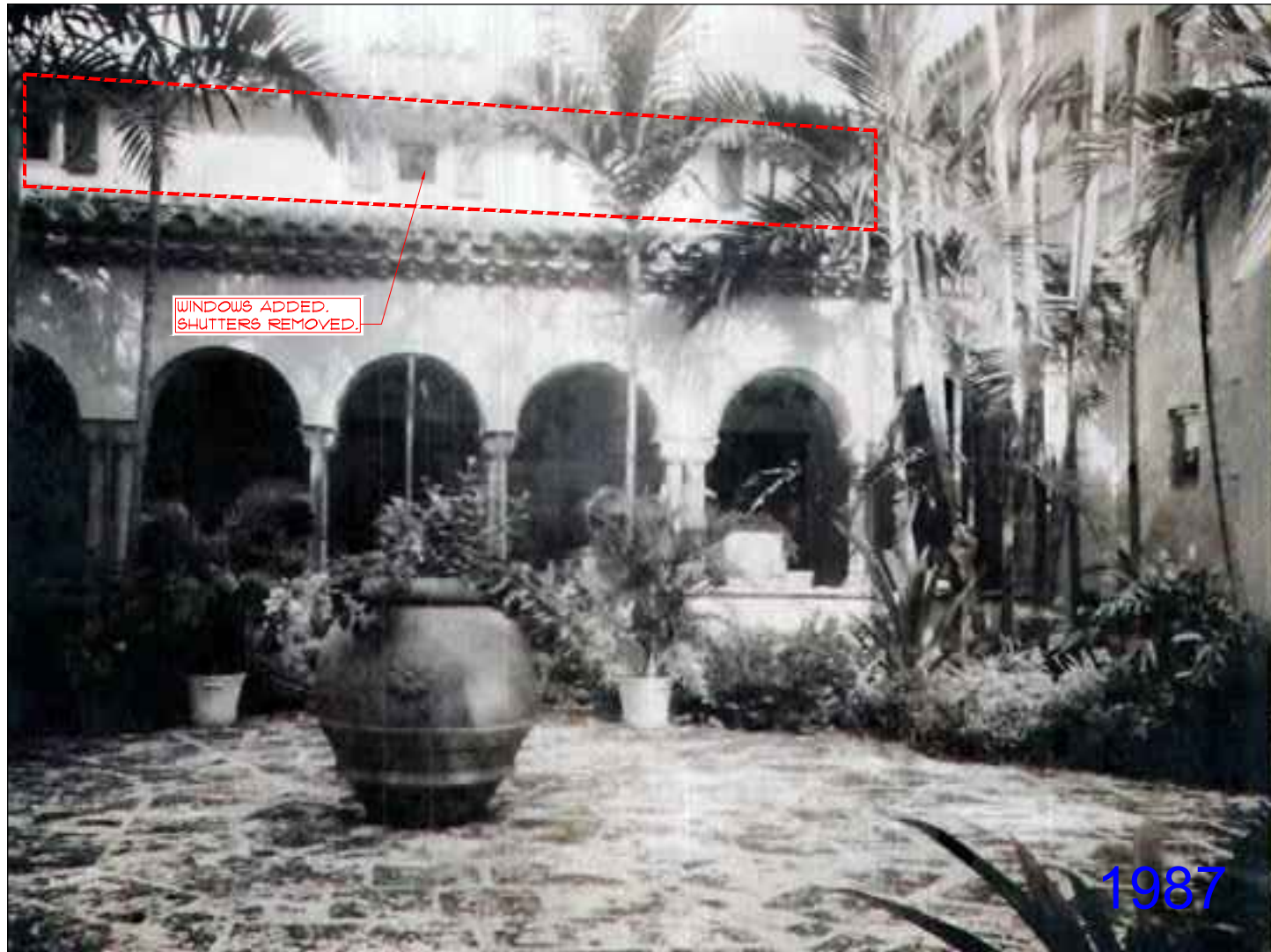
DATE:

07-05-2021

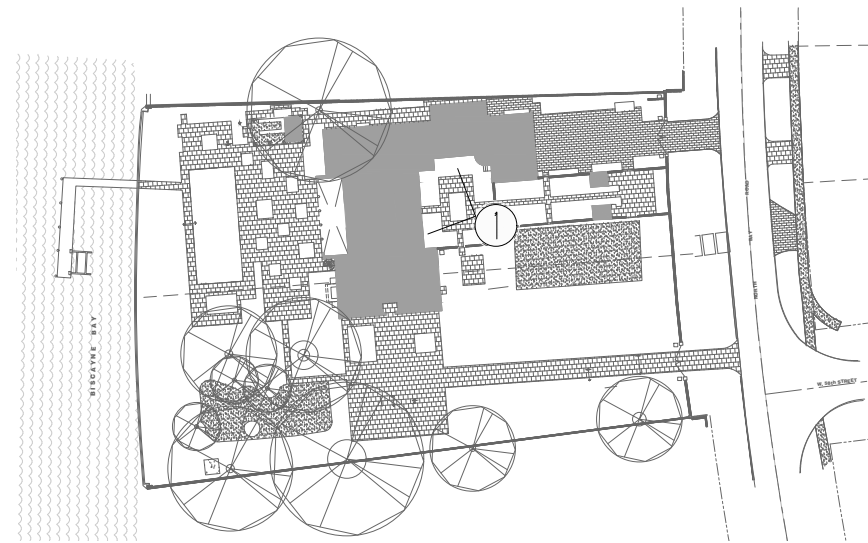
PROJECT No:

SHEET NO.

A107



① EAST ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-9609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94647

DESIGN ARCHITECT

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

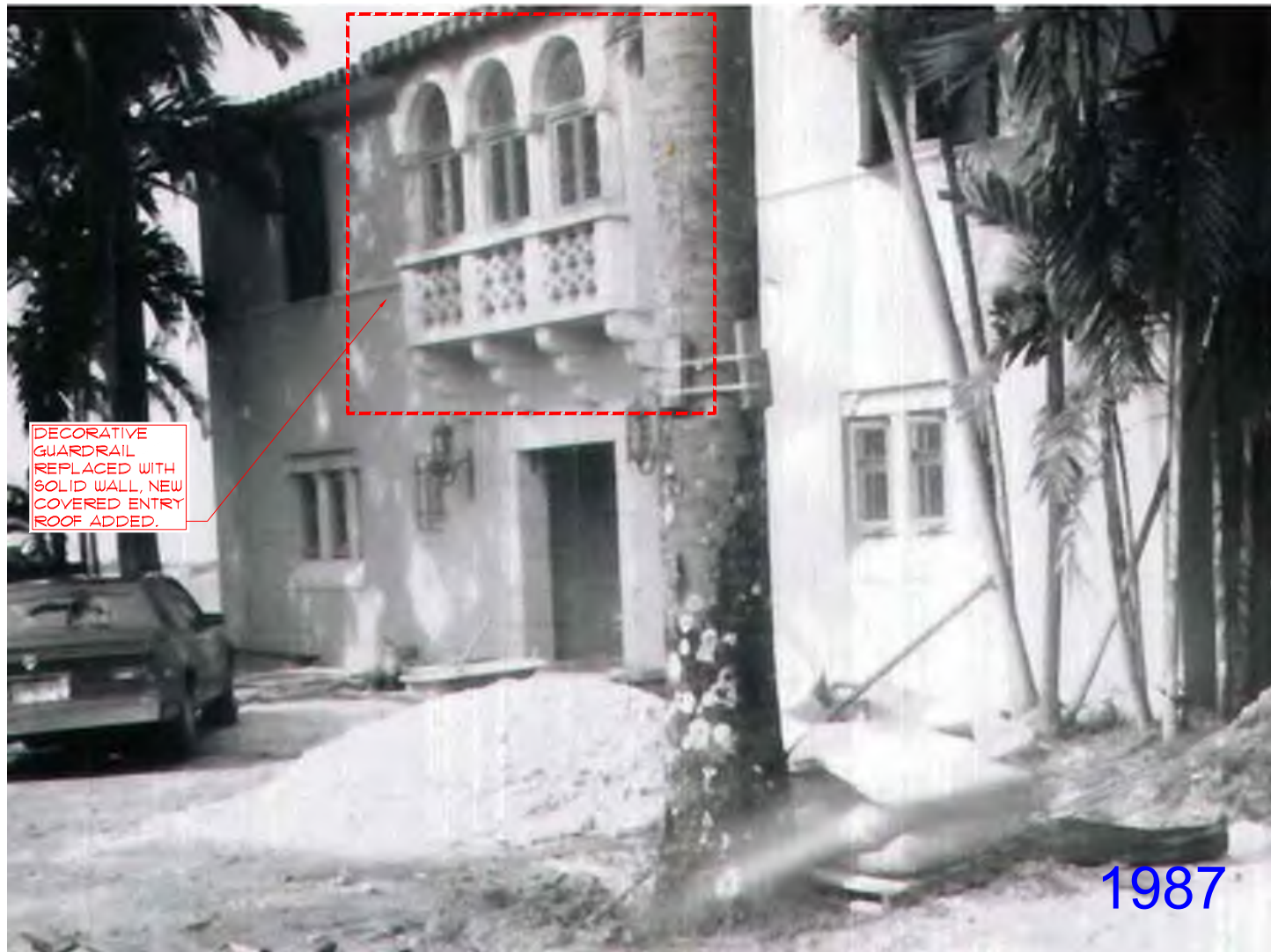
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A108

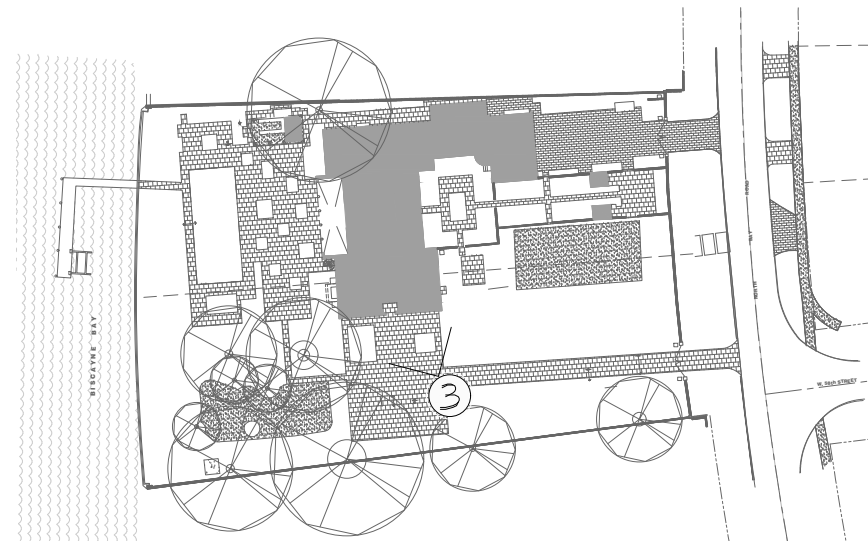


1987



2021

3 SOUTH ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

5600 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-3609
Fax: (954) 773-7207
Leonardo Schubert
Florida License No. AR04647

DESIGN ARCHITECT

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:

**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:

5800 NORTH BAY LLC

9100 SOUTH DADELAND BLVD
SUITE 9000
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY
RESIDENCE**

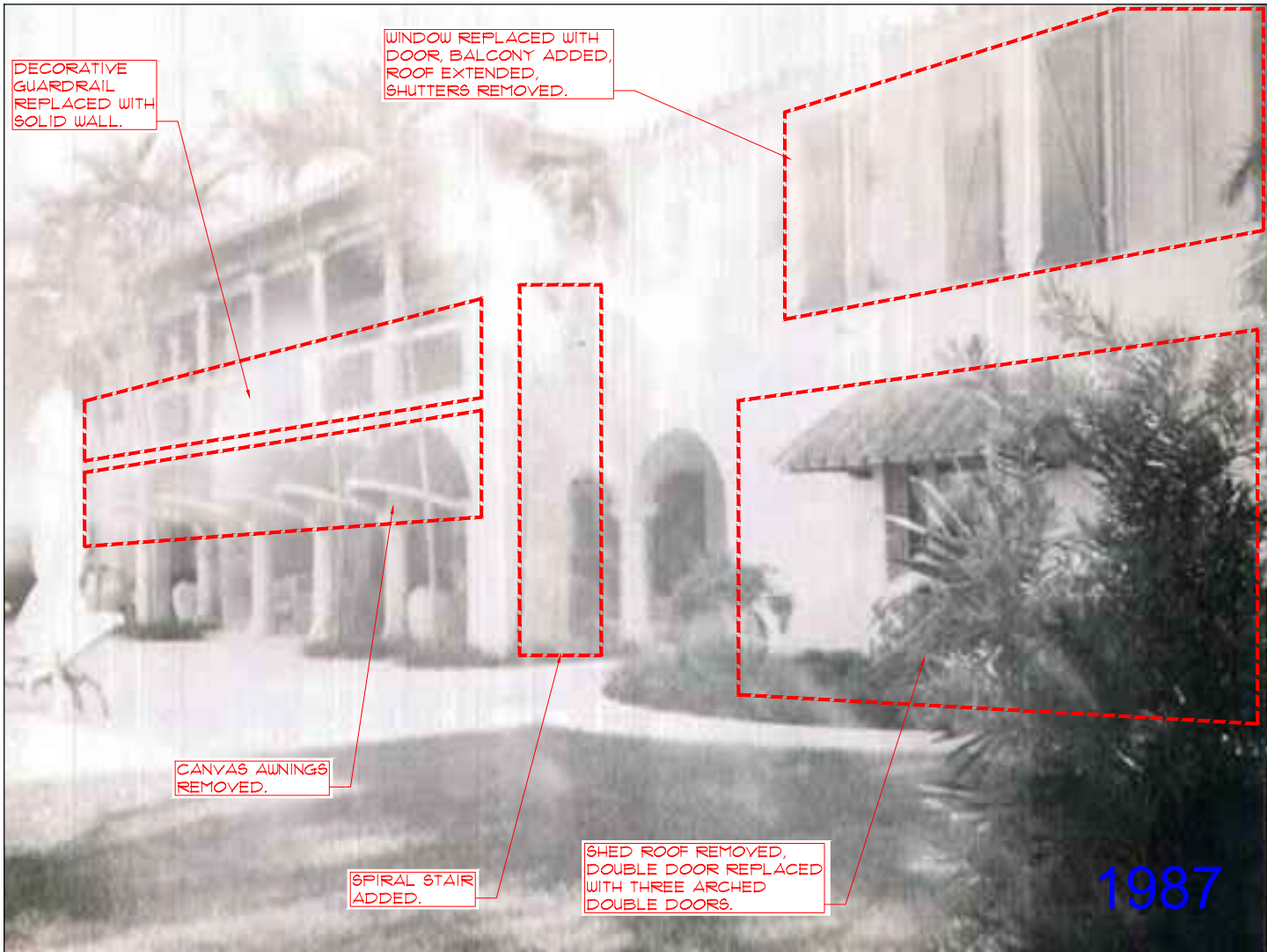
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT, FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

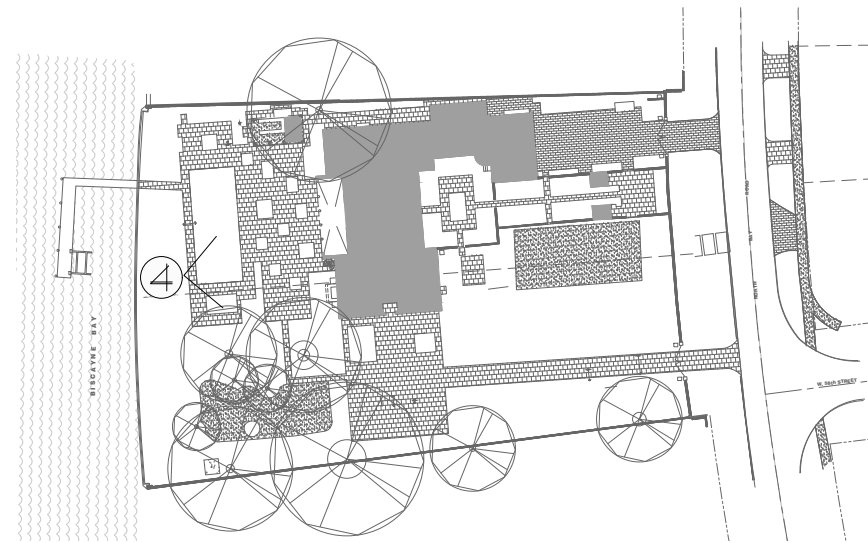
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A110



4 WEST ELEVATION



Date: 2021.07.02 11:10 am

HISTORICAL RECORD/
KEY MAP

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
5800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 923-9629
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR04647

DESIGN ARCHITECT
MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T: 415.421.8000
F: 415.421.9002
www.memarch.com

SHEET TITLE:
HISTORICAL RECORD
PHOTO COMPARISON

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1000
MIAMI, FL 33156

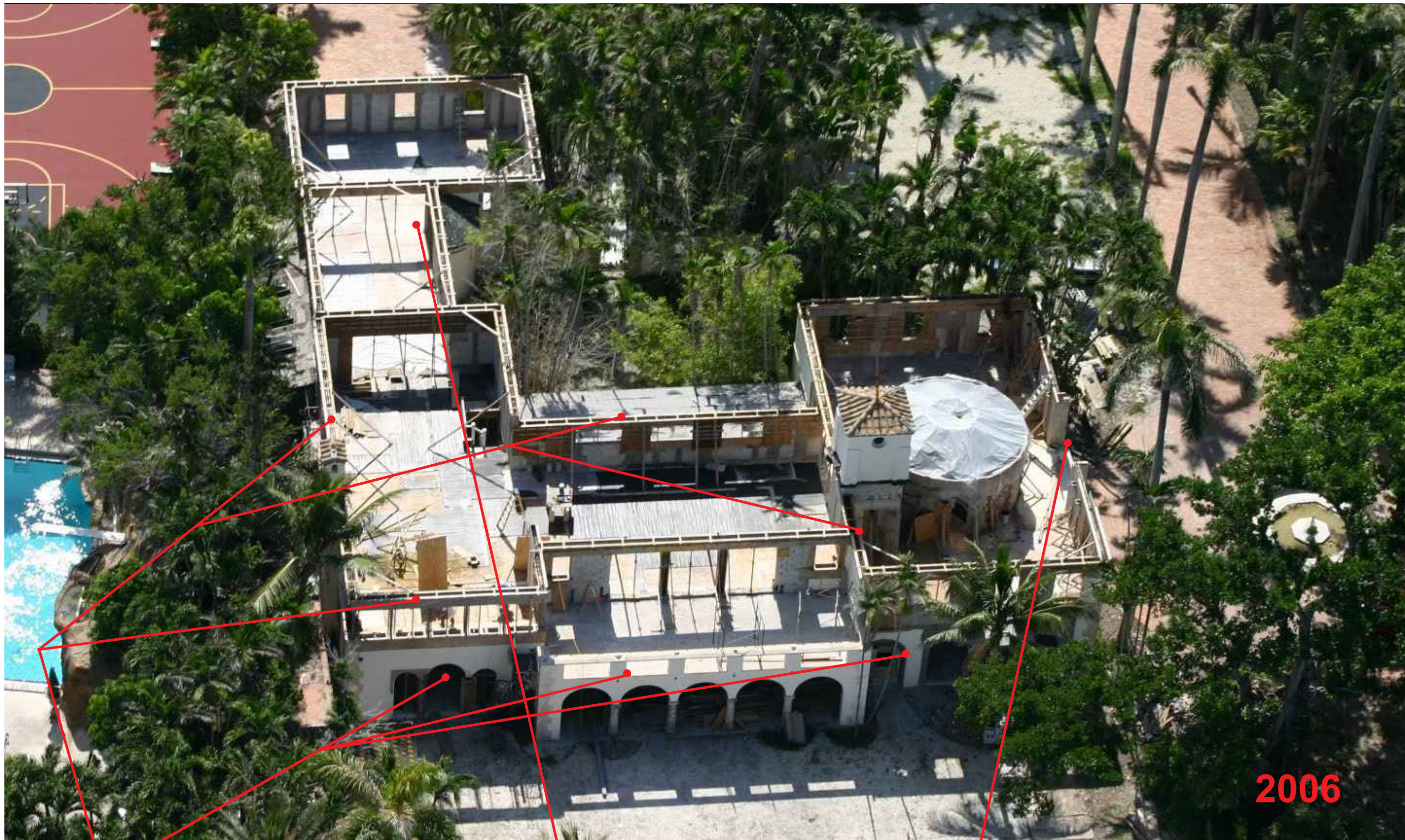
PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGN AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF AT FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A111



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

2006

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:
HISTORICAL RECORD
PHOTO COMPARISON

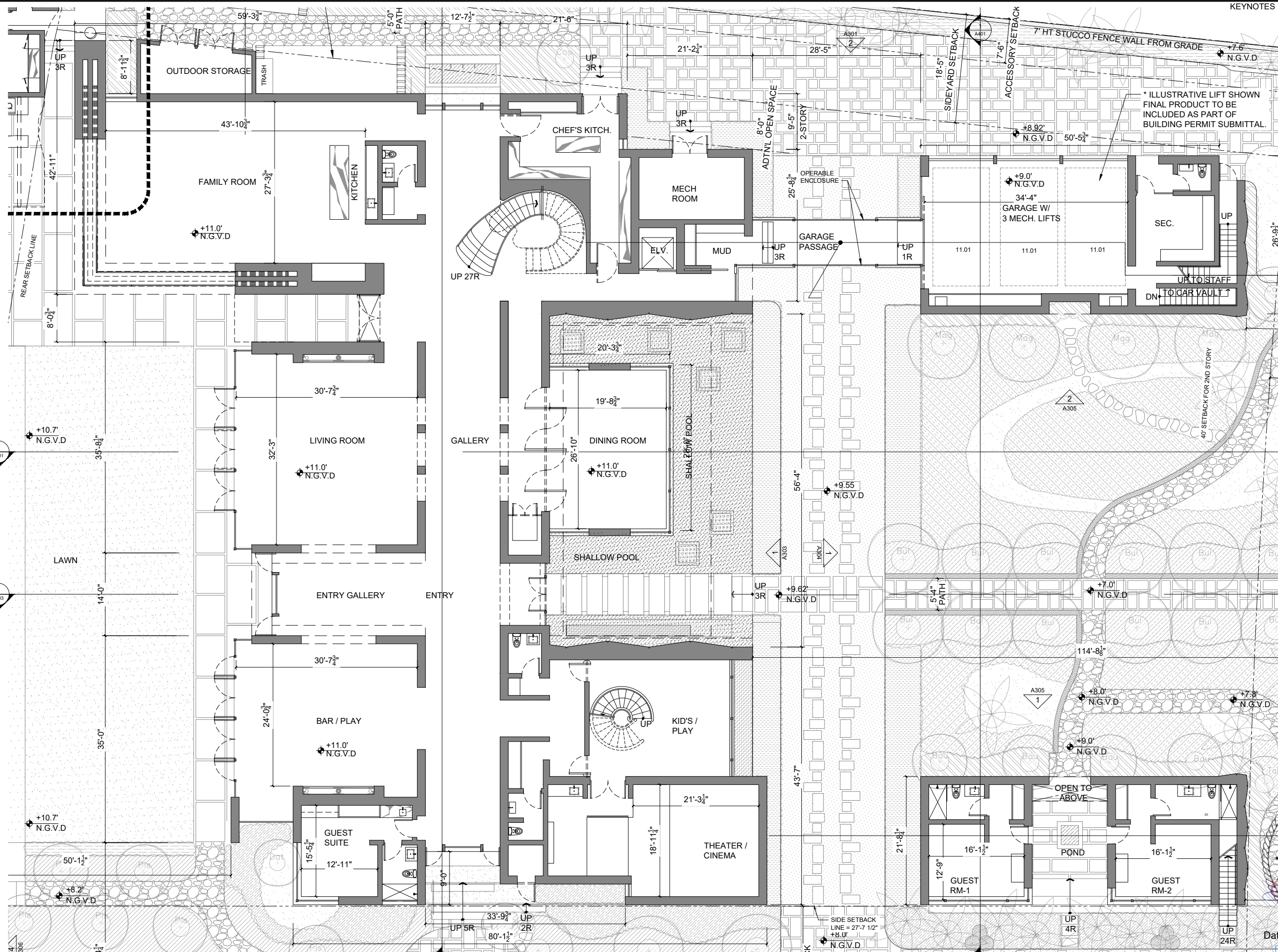
PREPARED FOR:
5800 NORTH BAY LLC

9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY
RESIDENCE

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

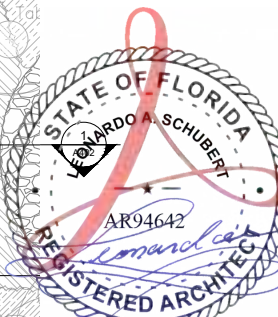
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON
THIS DRAWING ARE THE
PROPERTY OF A.T. FRANCO &
ASSOCIATES, P.A. (ATFA, P.A.) OR
ITS ENGINEERS, AND SHALL NOT
BE USED, COPIED OR
REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A. OR
THE ENGINEER.



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.

SUPERCEDED



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

800 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

**PROPOSED 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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

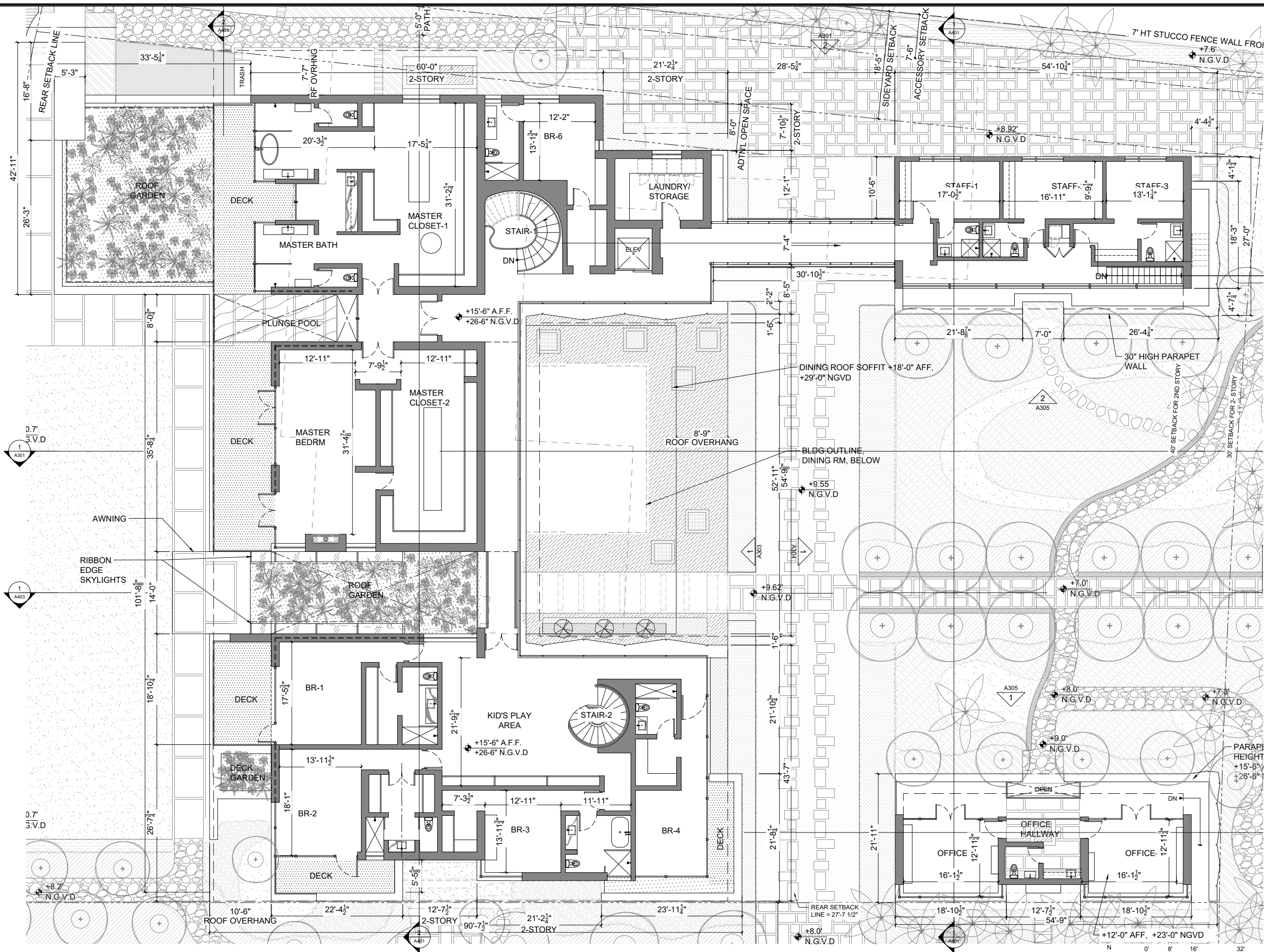
DATE:
07-05-2021

PROJECT No:

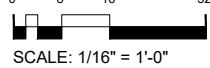
SHEET NO.
A201

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

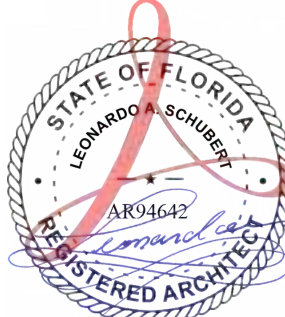
0' 8' 16' 32'
SCALE: 1/8" = 1'-0"



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



Date: 2021.07.02 11:06 am



FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

**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**

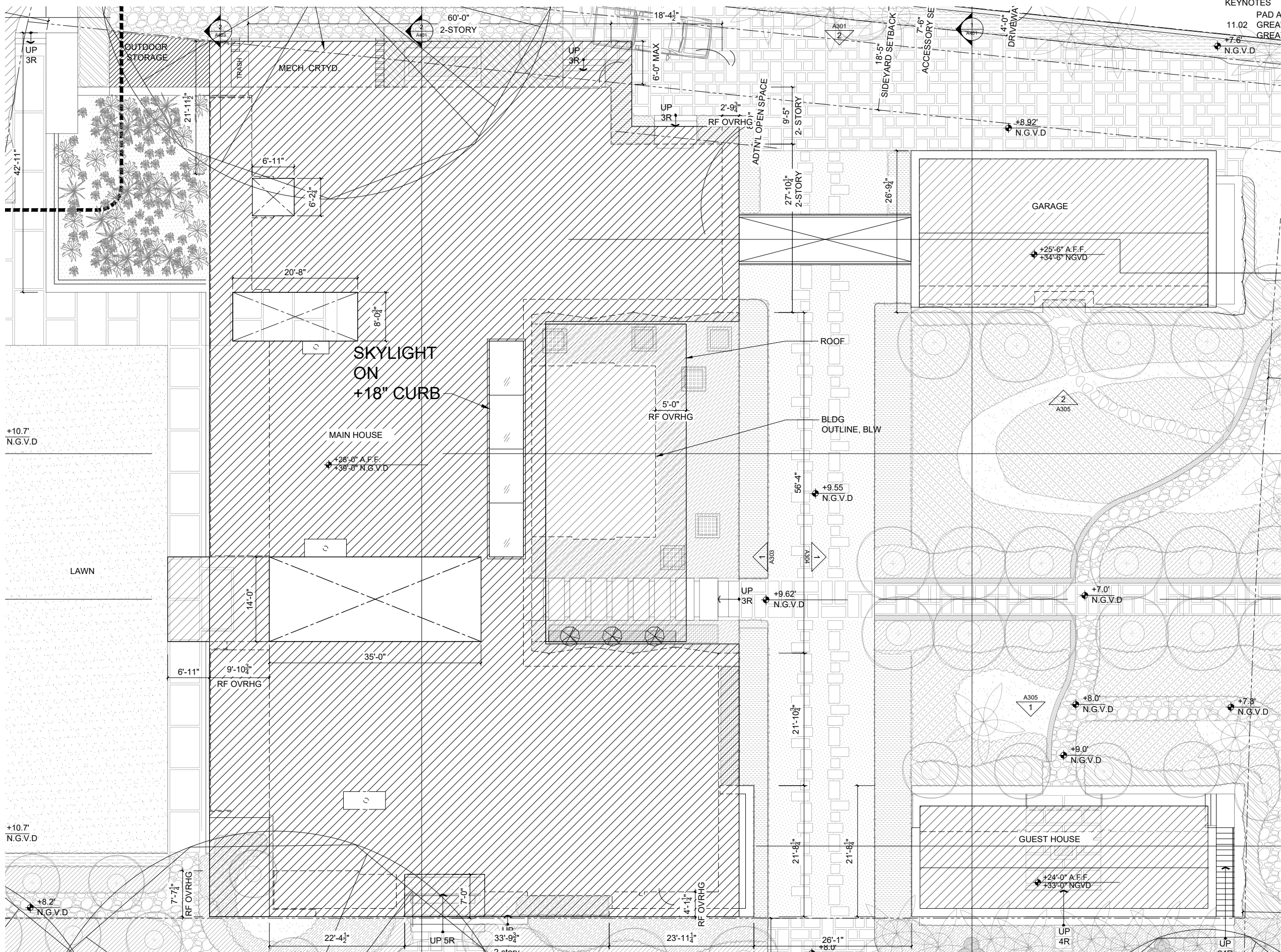
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

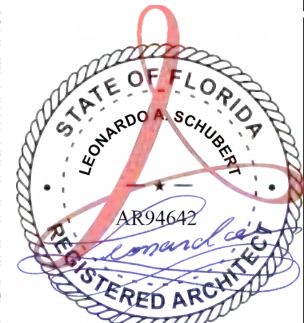
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A202

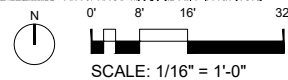


SUPERCEDED



Date: 2021.07.02 11:06 am

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



FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:
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

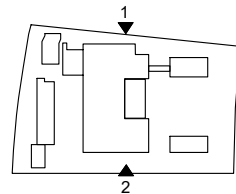
COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A203

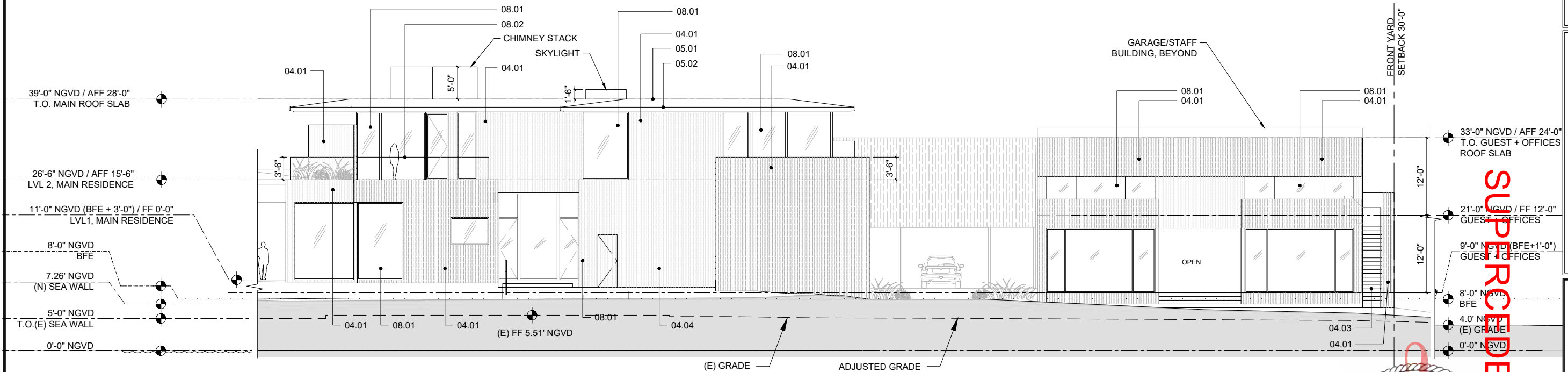
KEYPLAN



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

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.



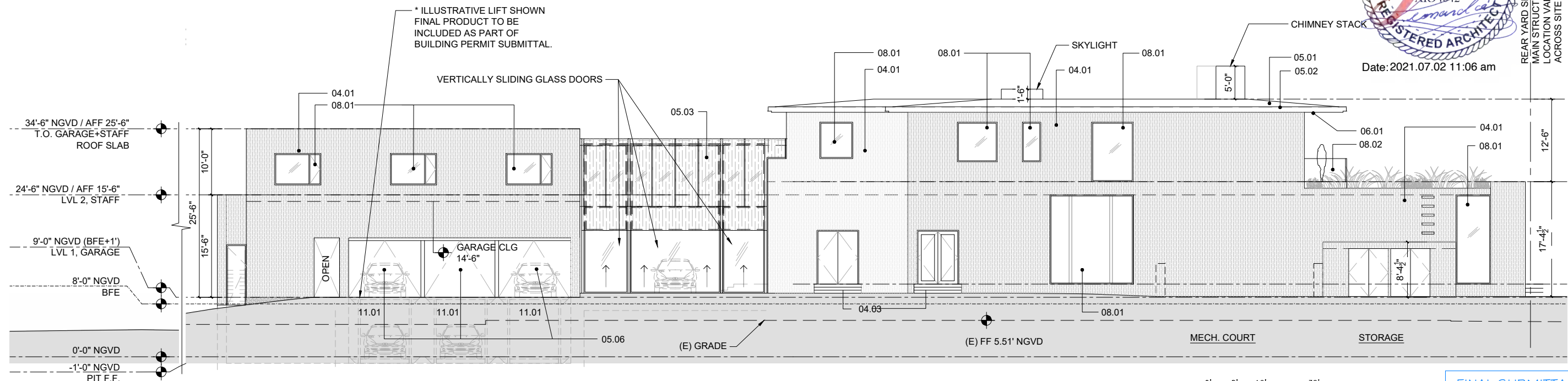
2 PARTIAL EXTERIOR BUILDING ELEVATION - SOUTH
1" = 1/16"

LVL 2 STAFF
LVL 1 GARAGE
LVL 0 CAR-LIFT

LVL 2 BRIDGE TO STAFF
LVL 1 VESTIBULE TO GARAGE &
PASS-THROUGH FOR CARS

* ILLUSTRATIVE LIFT SHOWN
FINAL PRODUCT TO BE
INCLUDED AS PART OF
BUILDING PERMIT SUBMITTAL.

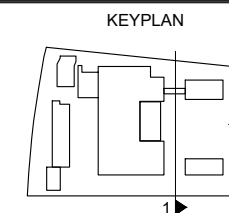
VERTICALLY SLIDING GLASS DOORS



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

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

FINAL SUBMITTAL
JULY 5, 2021



- 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

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

**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**

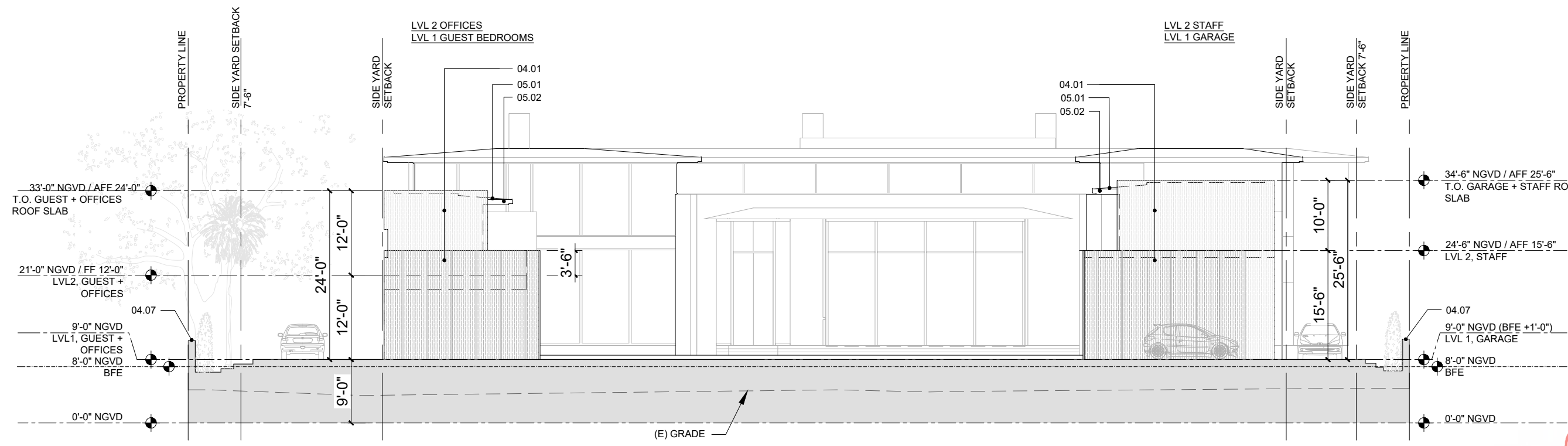
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

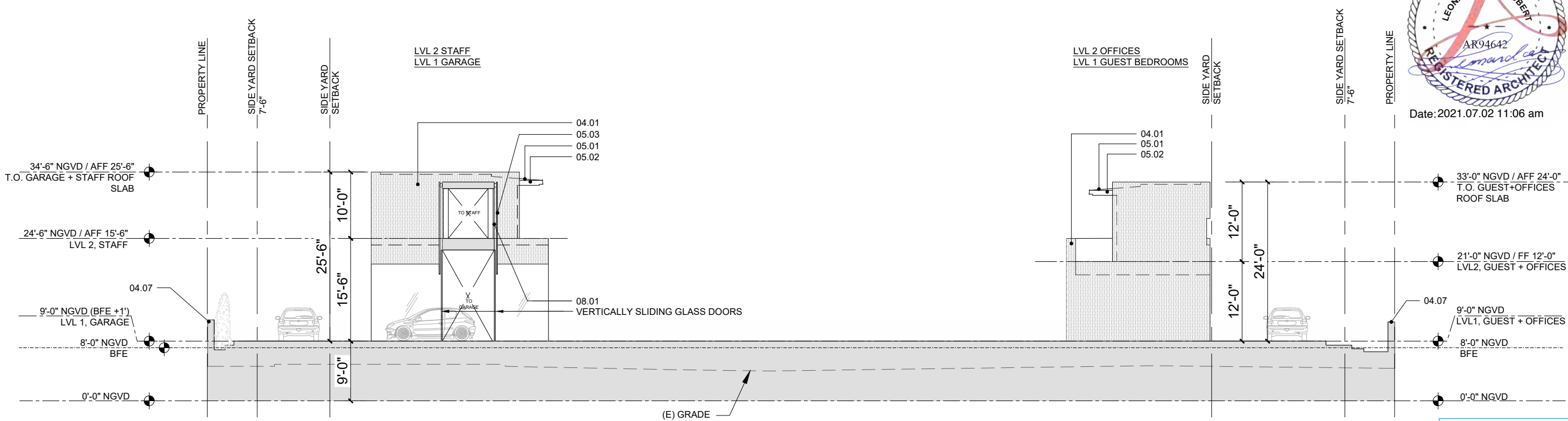
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A304



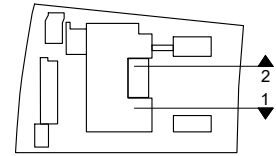
2 EXTERIOR BUILDING ELEVATION - GARAGE-STAFF & GUEST-OFFICES, EAST
1" = 1/16"



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

FINAL SUBMITTAL
JULY 5, 2021

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

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

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

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

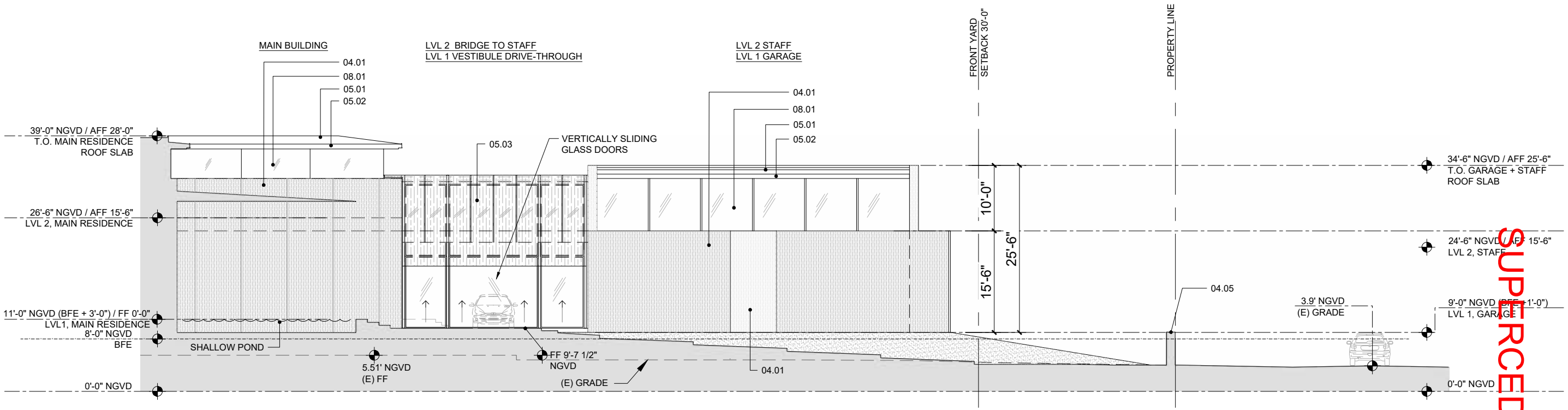
DATE:

07-05-2021

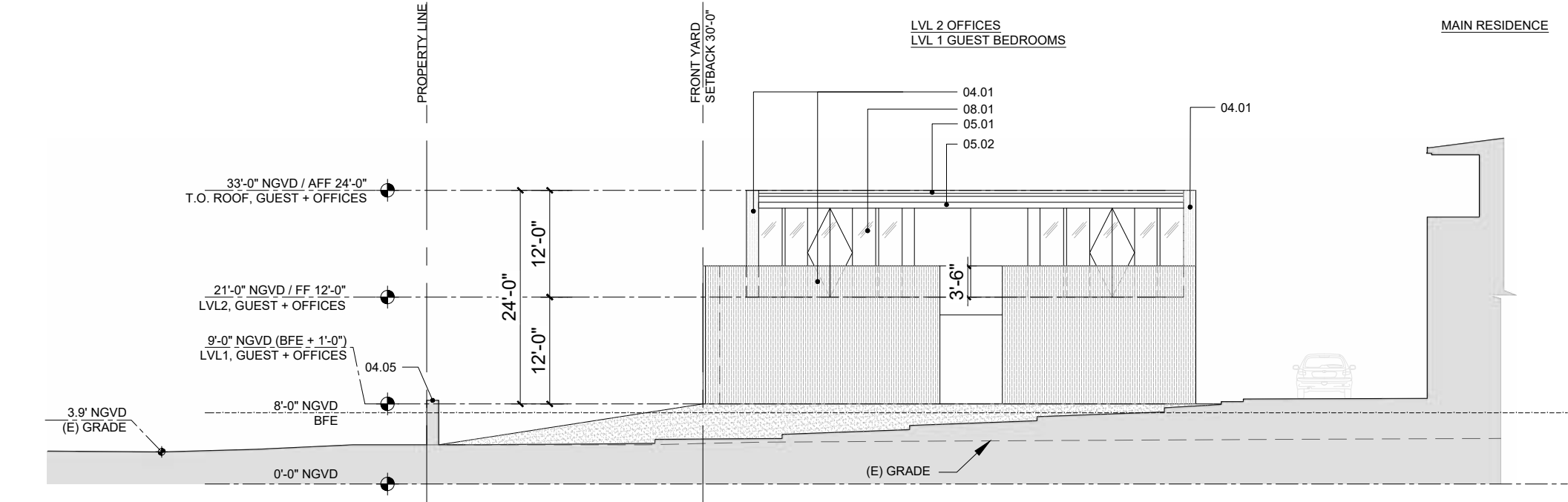
PROJECT No:

SHEET NO.

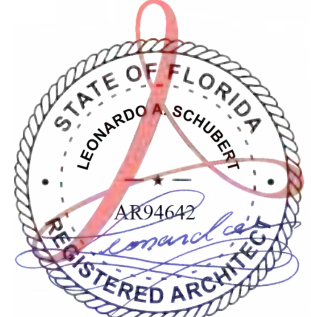
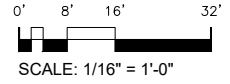
A305



2 EXTERIOR BUILDING ELEVATION - SOUTH GARAGE / STAFF

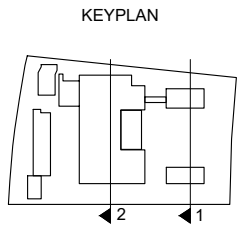


1 EXTERIOR BUILDING ELEVATION - NORTH GUEST / OFFICES

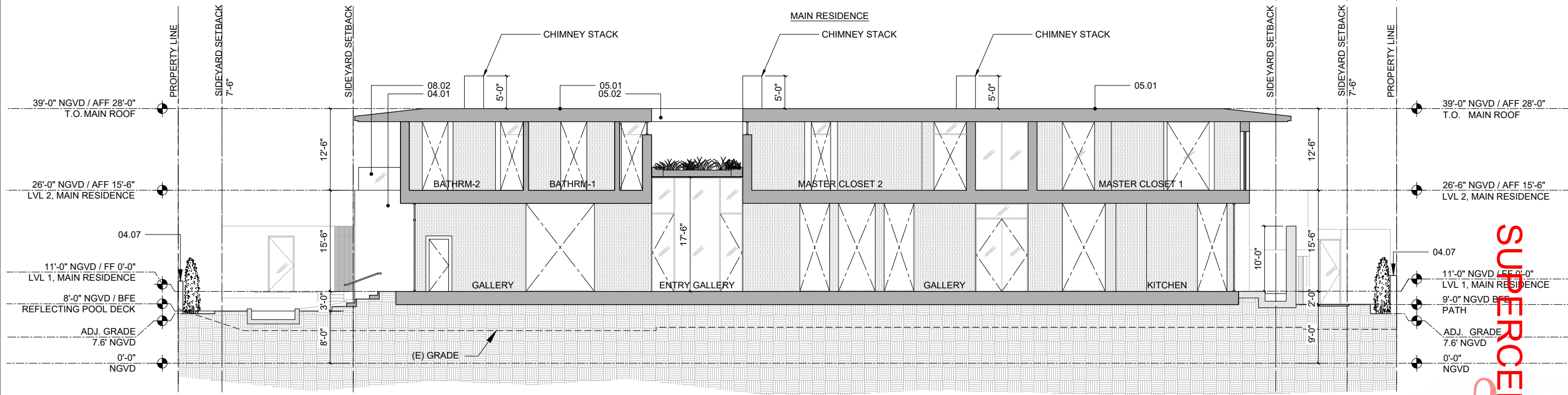


Date: 2021.07.02 11:06 am

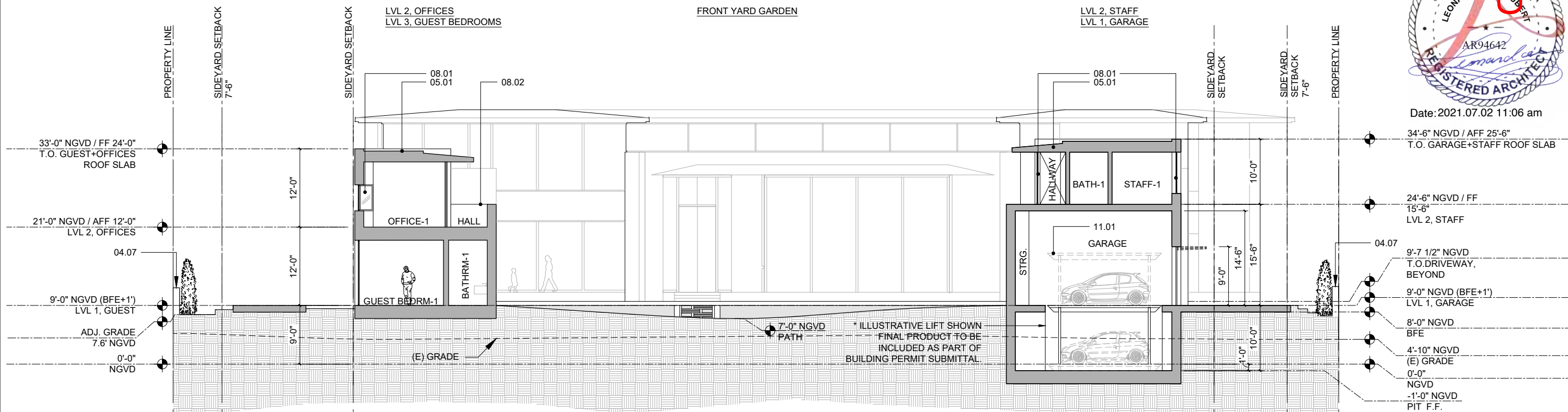
FINAL SUBMITTAL
JULY 5, 2021



- 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"



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



Date: 2021.07.02 11:06 am

- 34'-6" NGVD / AFF 25'-6" T.O. GARAGE+STAFF ROOF SLAB
- 24'-6" NGVD / FF 15'-6" LVL 2, STAFF
- 9'-7 1/2" NGVD T.O. DRIVEWAY, BEYOND
- 9'-0" NGVD (BFE+1') LVL 1, GARAGE
- 8'-0" NGVD BFE
- 4'-10" NGVD (E) GRADE
- 0'-0" NGVD
- 1'-0" NGVD PIT F.F.

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

900 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

PROPOSED BUILDING SECTIONS

PREPARED FOR:

5800 NORTH BAY LLC

9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

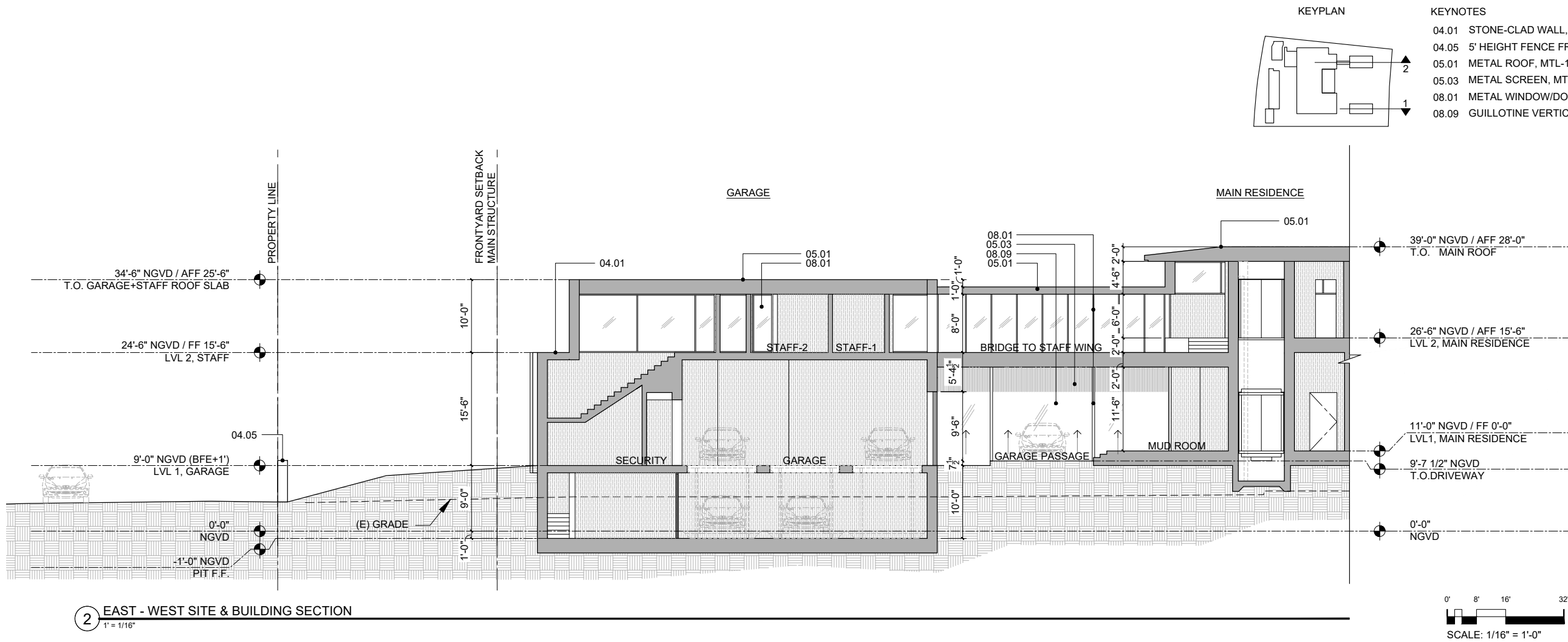
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

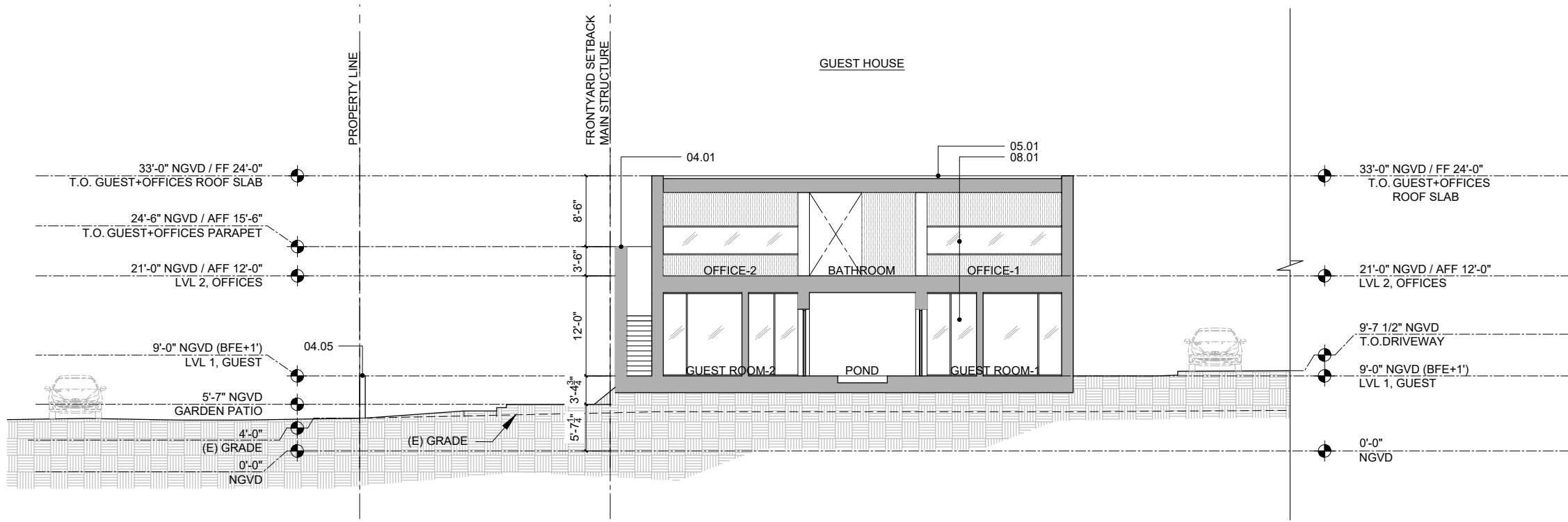
DATE:
07-05-2021

PROJECT No:

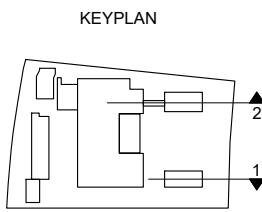
SHEET NO.
A401



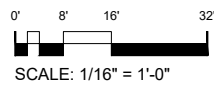
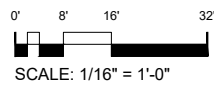
2 EAST - WEST SITE & BUILDING SECTION
1" = 1/16"



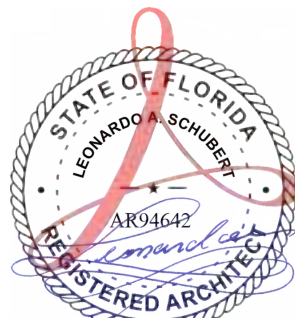
1 EAST - WEST SITE & BUILDING SECTION
1" = 1/16"



- 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



SUPERCEDED



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

ARCHITECT OF RECORD

AT

FRANCO & ASSOCIATES

500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
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:

PROPOSED BUILDING SECTIONS

PREPARED FOR:

5800 NORTH BAY LLC

9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

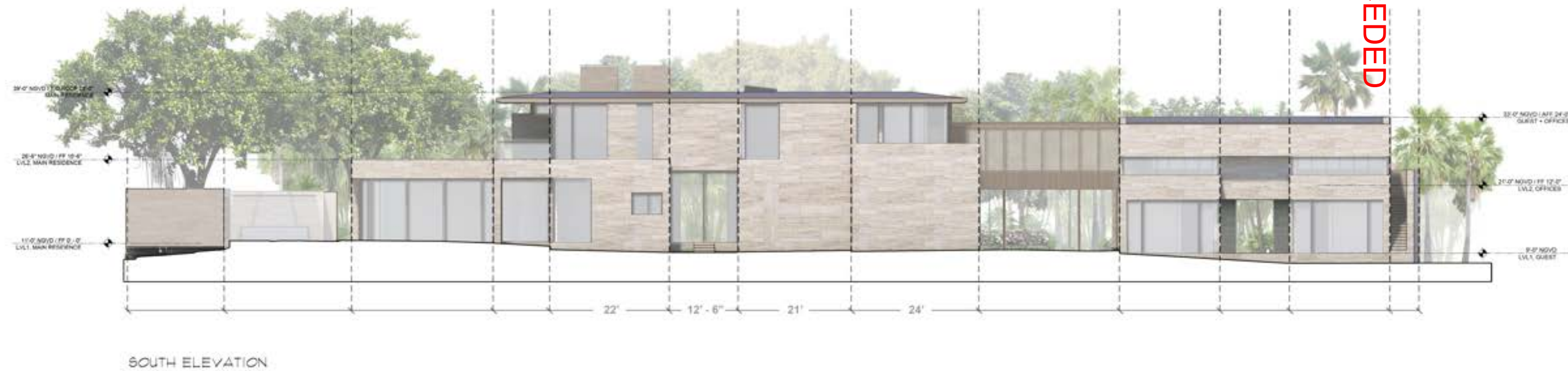
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

COPYRIGHT 2021
ALL DESIGNS AND DETAILS ON THIS
DRAWING ARE THE PROPERTY OF
A.T. FRANCO & ASSOCIATES, P.A.
(ATFA, P.A.) OR ITS ENGINEERS,
AND SHALL NOT BE USED, COPIED
OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM ATFA, P.A., OR
THE ENGINEER.

DATE:
07-05-2021

PROJECT No:

SHEET NO.
A402



SUPERCEDED