

DRB PRE-APPLICATION MEETING: NOVEMBER 30th, 2021
 DRB FIRST CSS SUBMITTAL: DECEMBER 13th, 2021
FINAL DRB CSS SUBMITTAL: JANUARY 3rd, 2022
 DESIGN REVIEW BOARD MEETING: MARCH 1st, 2022

NEW RESIDENCE

4774 NORTH BAY ROAD

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECTURAL DESIGN	ARCHITECT OF RECORD	LANDSCAPING
4774 NORTH BAY ROAD LLC 4774 NORTH BAY ROAD MIAMI BEACH, FL. 33140	AI2 DESIGN CORP 3631 TORREMOLINOS AVE MIAMI, FL 33178 (305) 520-9242	THE HALL GROUP LLC. 44 NW. 88TH TERR. MIAMI, FL 33150 (305)576-7101 AR 13563	CHRISTOPHER CAWLEY 780 NE 69th STREET #1106 MIAMI, FL 33138 (305) 979-1585 LC 26000460

SCOPE OF WORK
CONSTRUCTION OF A NEW 2 STORY STRUCTURE WITH POOL, POOL DECK, MOTOR COURT, GARAGE & LANDSCAPING.
<ul style="list-style-type: none"> OCCUPANCY TYPE: RESIDENTIAL R3

INDEX OF DRAWINGS

COVER	INDEX OF DRAWINGS / CONTACT INFO
EX-000	SURVEY
EX-101	LOCATION PLAN
EX-102	LOCATION PLAN
EX-103	NEIGHBORHOOD ANALYSIS - EXISTING SITE
EX-104	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-105	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-106	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-107	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-108	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-109	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-110	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-111	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-112	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
A-01	EXISTING 1st FLOOR PLAN
A-02	EXISTING 2nd FLOOR PLAN
A-03	EXISTING CONDITION
A-10	SITE PLAN
A-11	ZONING DATA SHEET
A-12	LOT COVERAGE
A-13	FIRST FLOOR UNIT SIZE
A-14	SECOND FLOOR UNIT SIZE
A-15	OPEN SPACE (FRONT + REAR)
A-21	FIRST FLOOR PLAN
A-22	SECOND FLOOR PLAN
A-23	ROOF PLAN
A-30	MATERIAL PALETTE
A-31	FRONT & REAR ELEVATION
A-32	SIDES ELEVATION
A-33	DEFICIENCIES WAIVER ELEVATION
A-34	DEFICIENCIES WAIVER ELEVATION
A-35	CONTEXT ELEVATIONS
A-40	GENERAL SECTIONS
A-41	YARD SECTIONS
A-42	YARD SECTIONS
A-43	YARD SECTIONS
A-44	YARD SECTIONS
A-51	ISOMETRIC VIEWS
A-52	FRONT RENDER
A-53	REAR RENDER
A-54	CONTEXTUAL RENDER
A-55	SUN PATH DIAGRAM - SUMMER SOLSTICE
A-56	SUN PATH DIAGRAM - WINTER SOLSTICE



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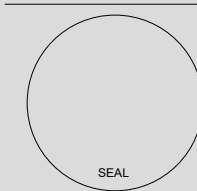
Revisions:

NO.	DESCRIPTION	DATE

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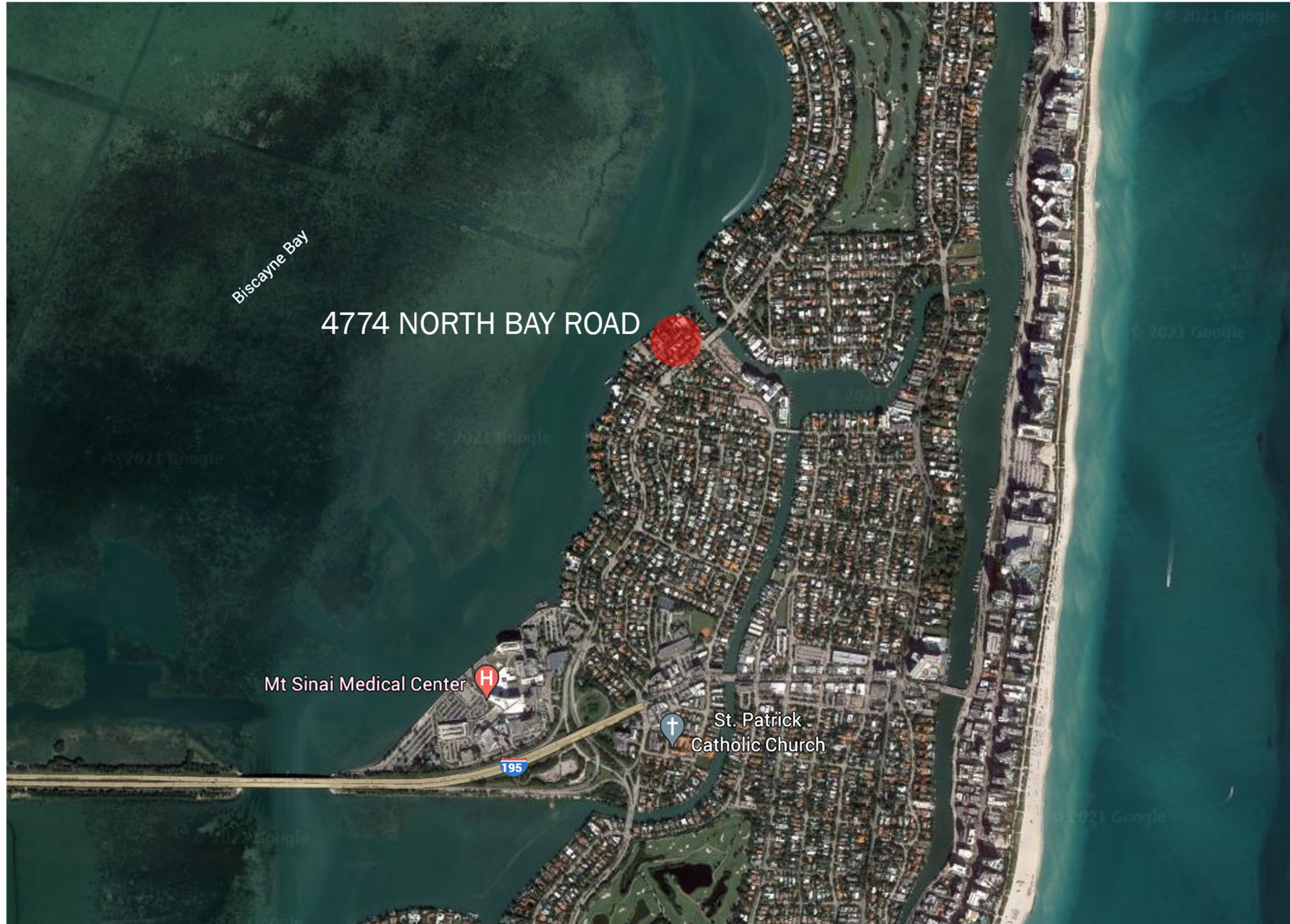
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AR. 0013563



Scale:

COVER

Plot Date: 2021-12-31



1 LOCATION PLAN

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1 | LOCATION PLAN

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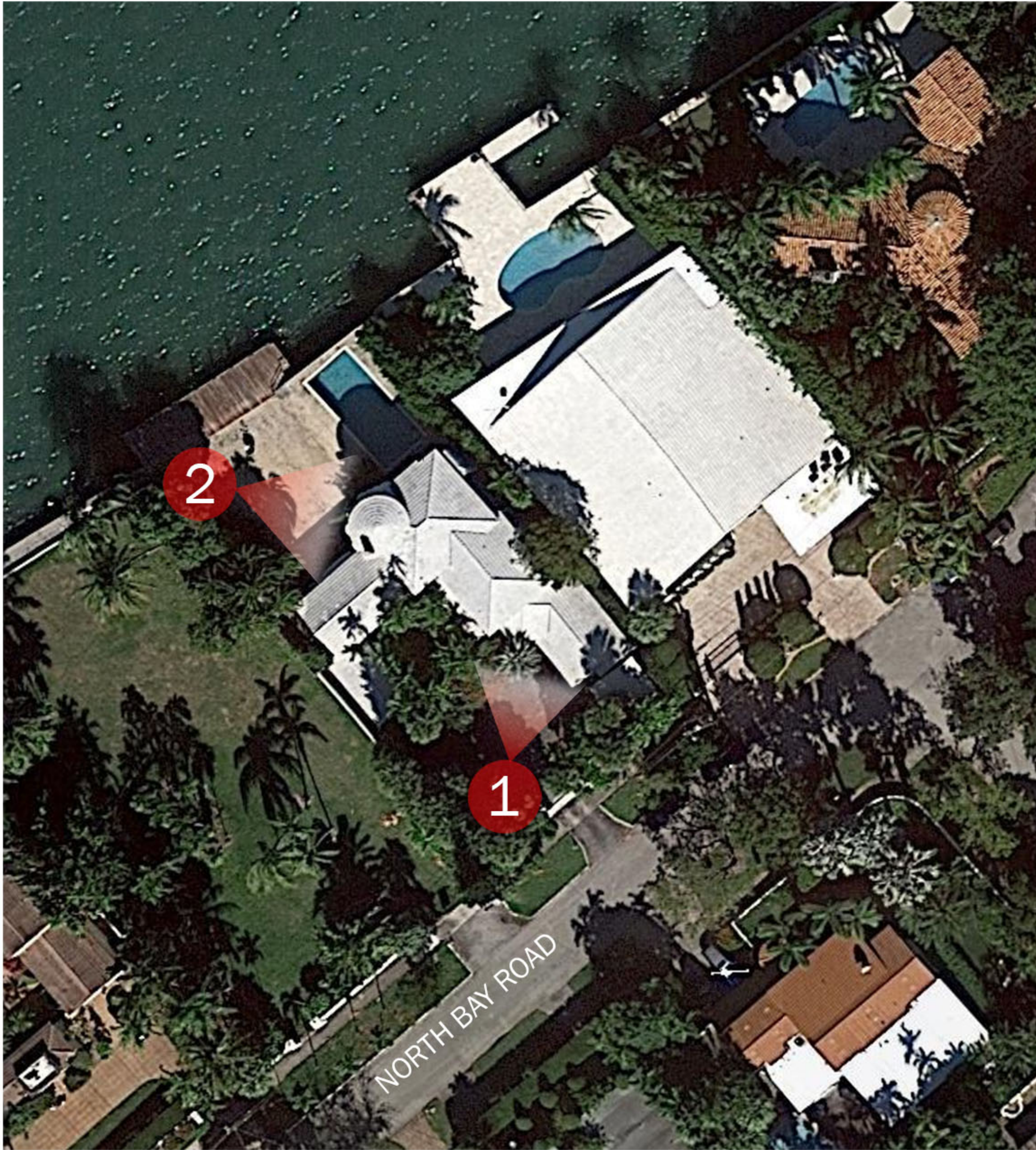
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01 FRONT VIEW



02 REAR VIEW



NEIGHBORHOOD ANALYSIS - EXISTING SITE

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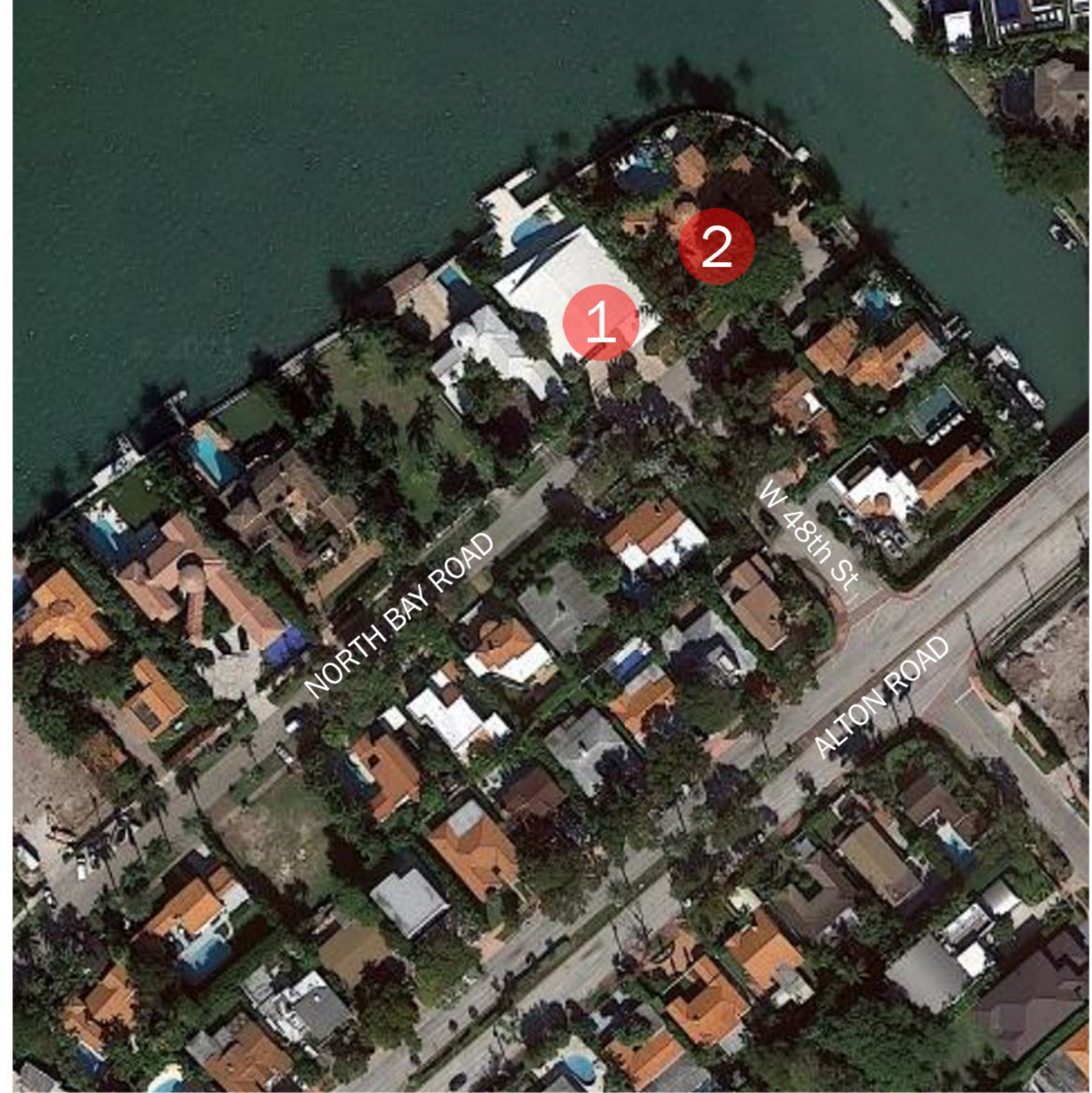
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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



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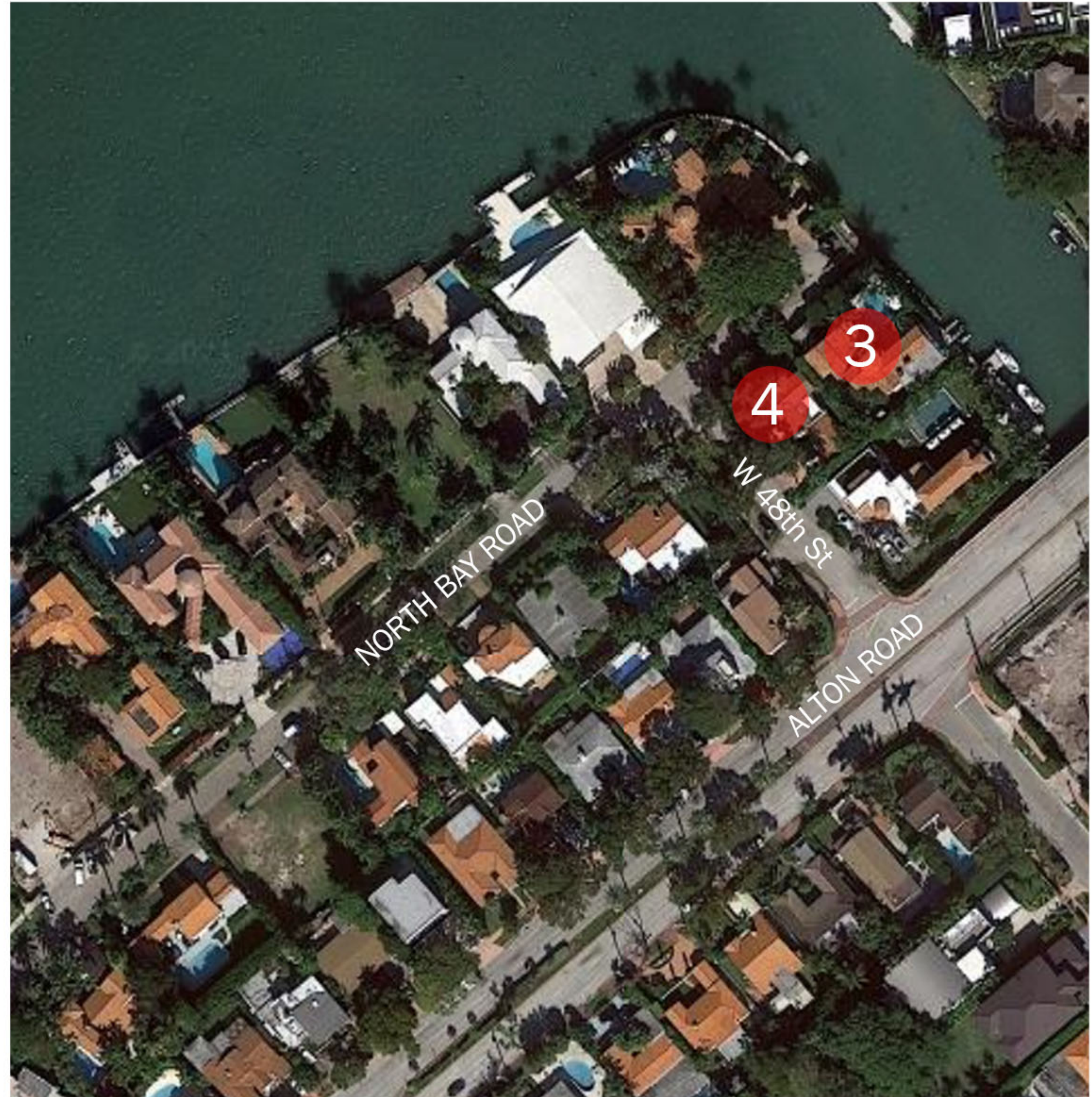




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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

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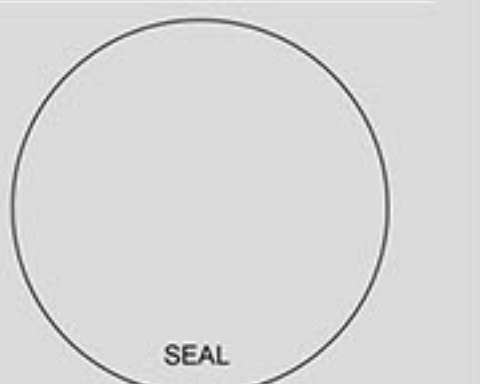
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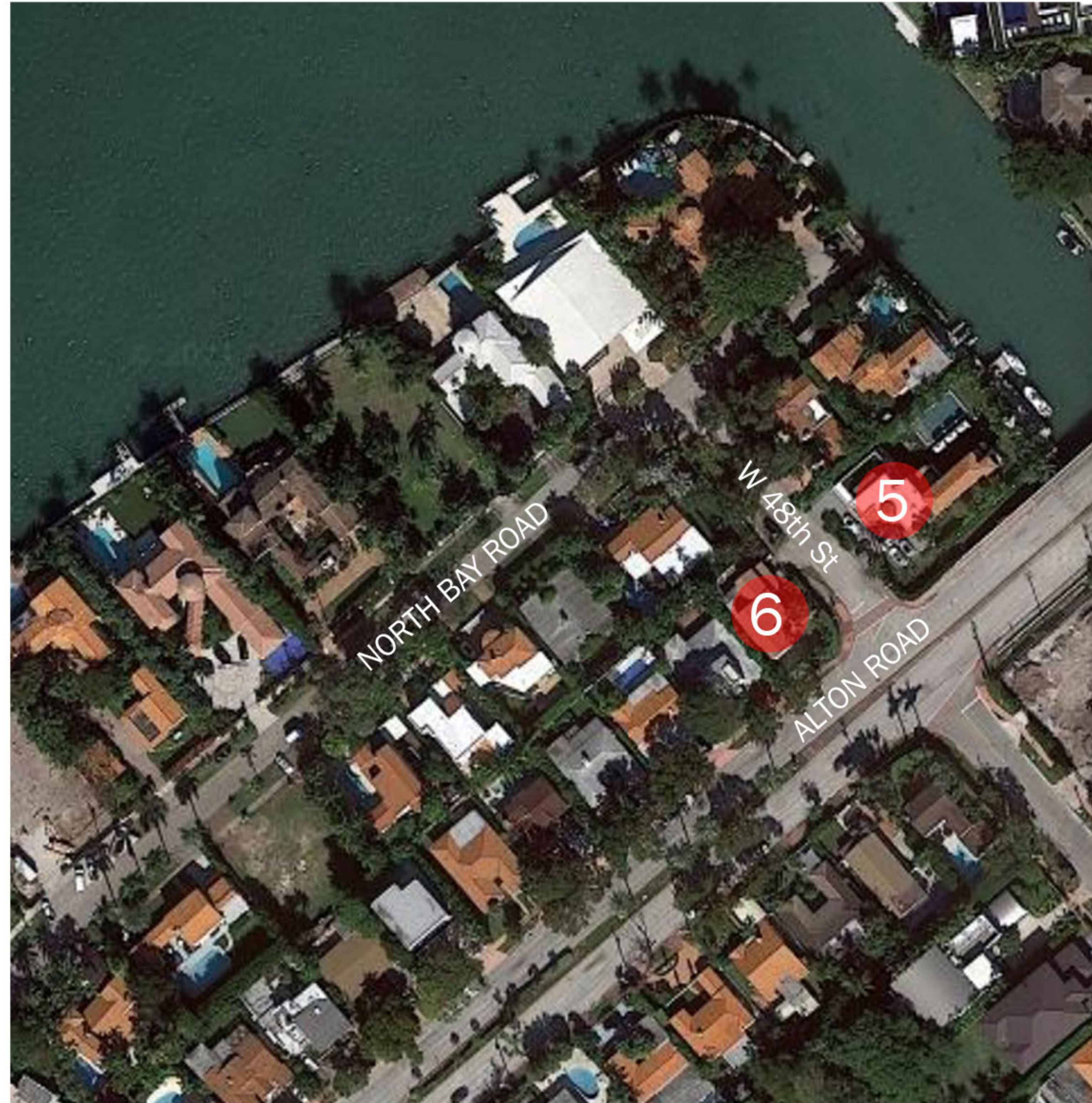
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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

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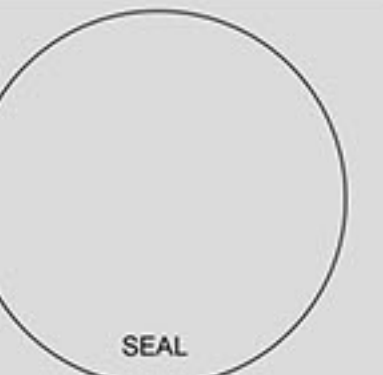
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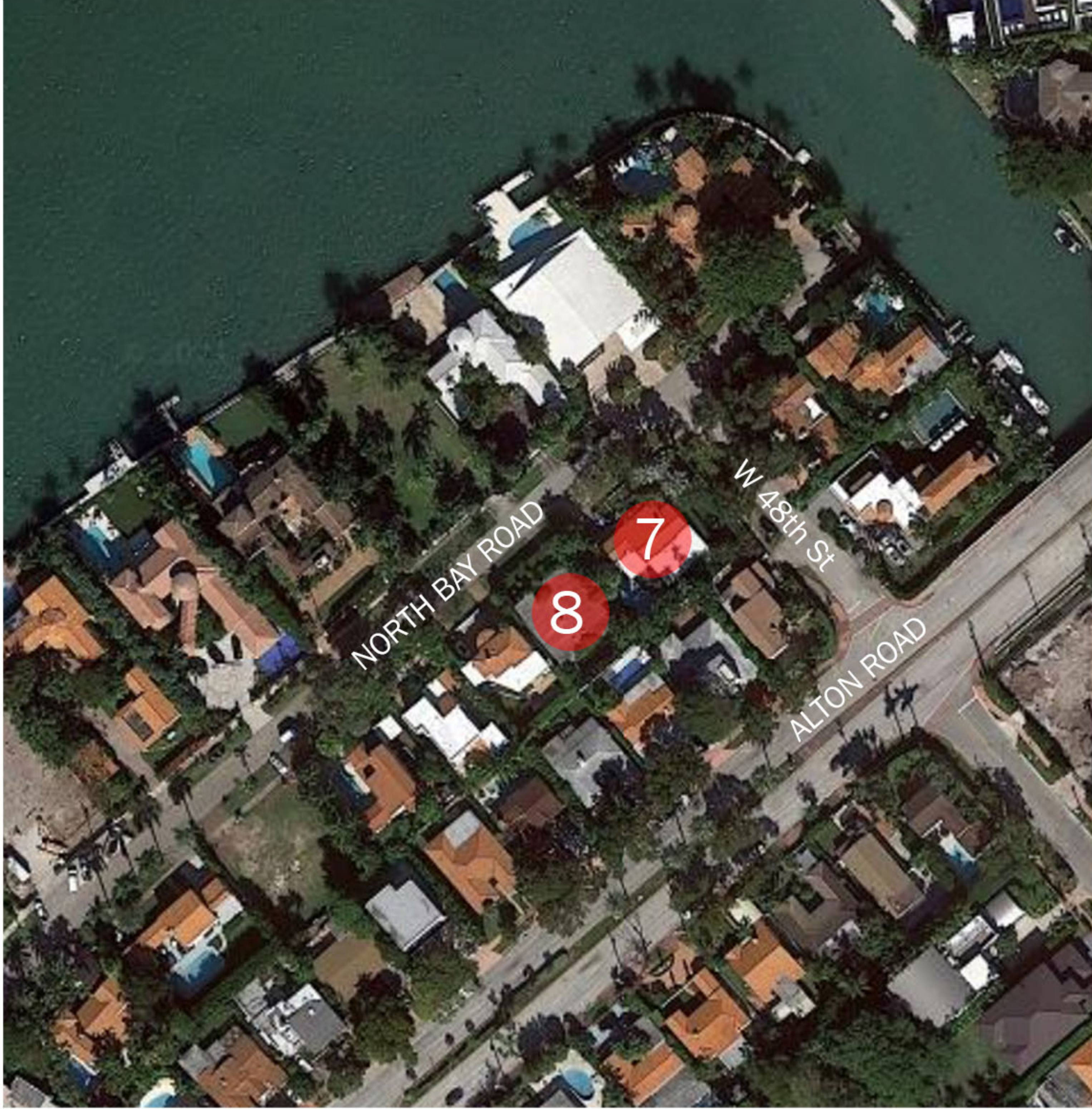
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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



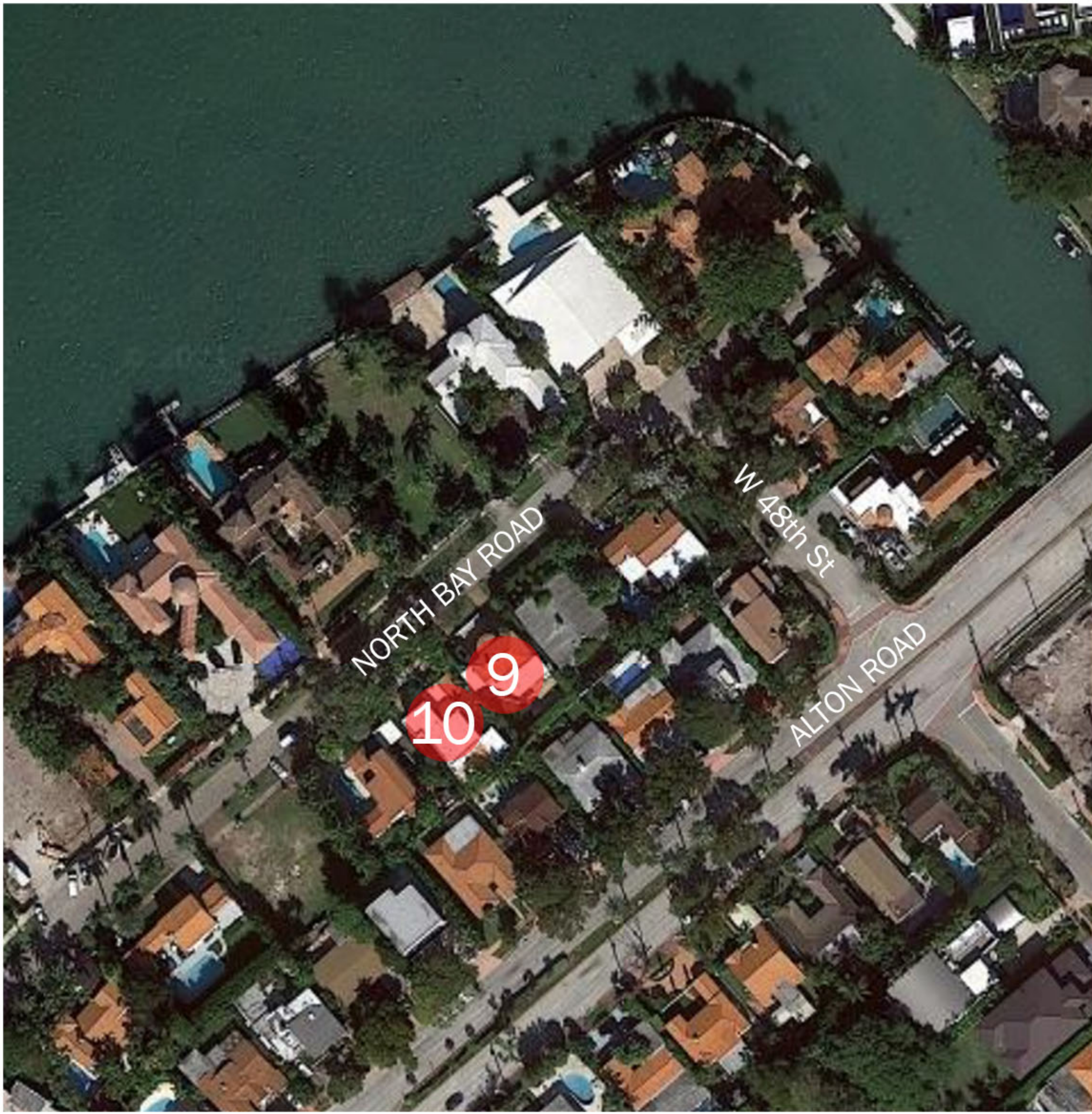




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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

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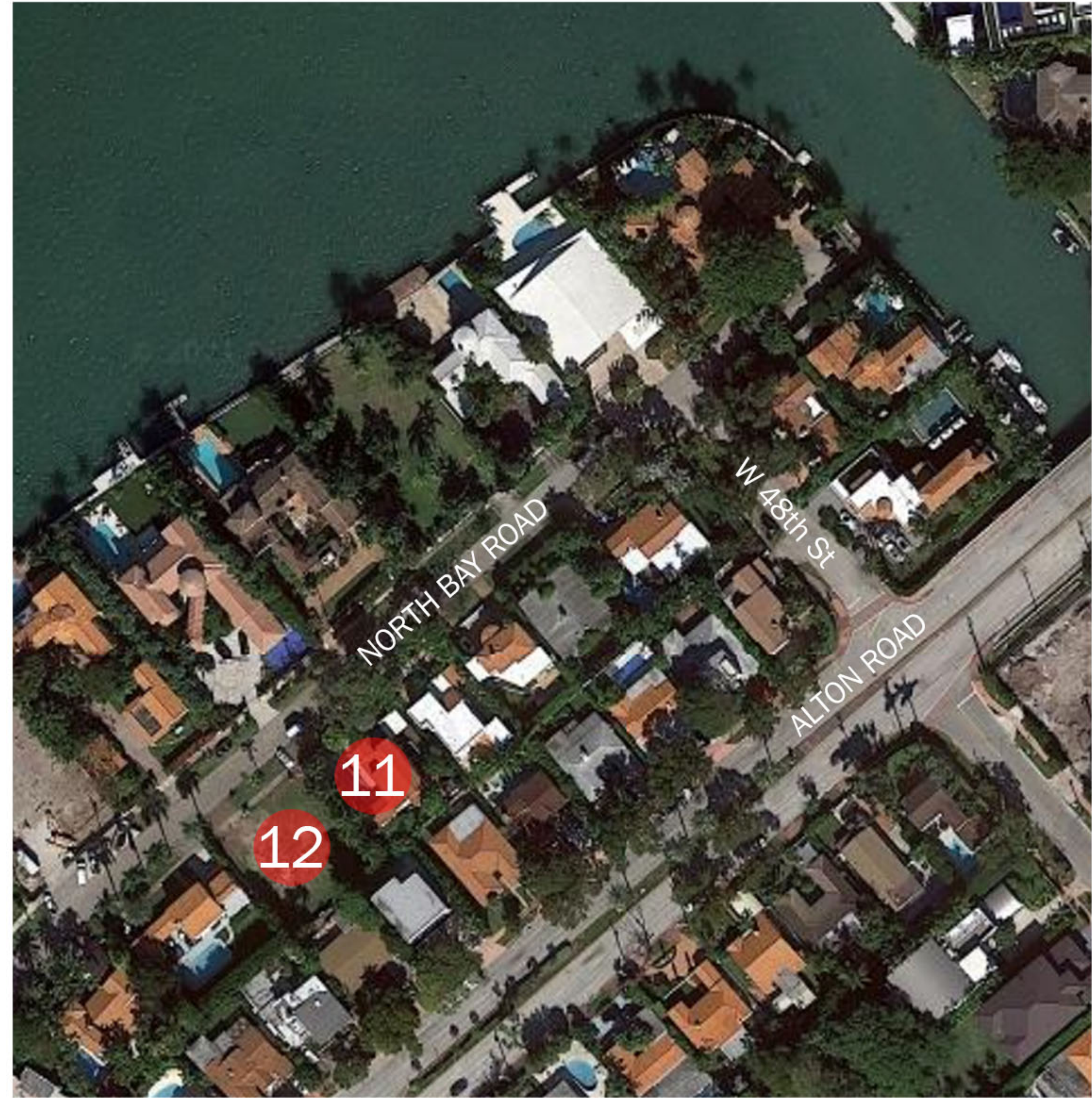
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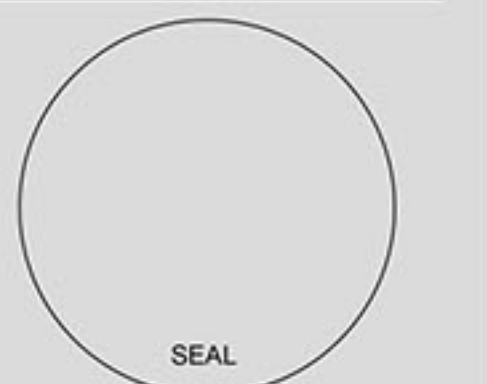
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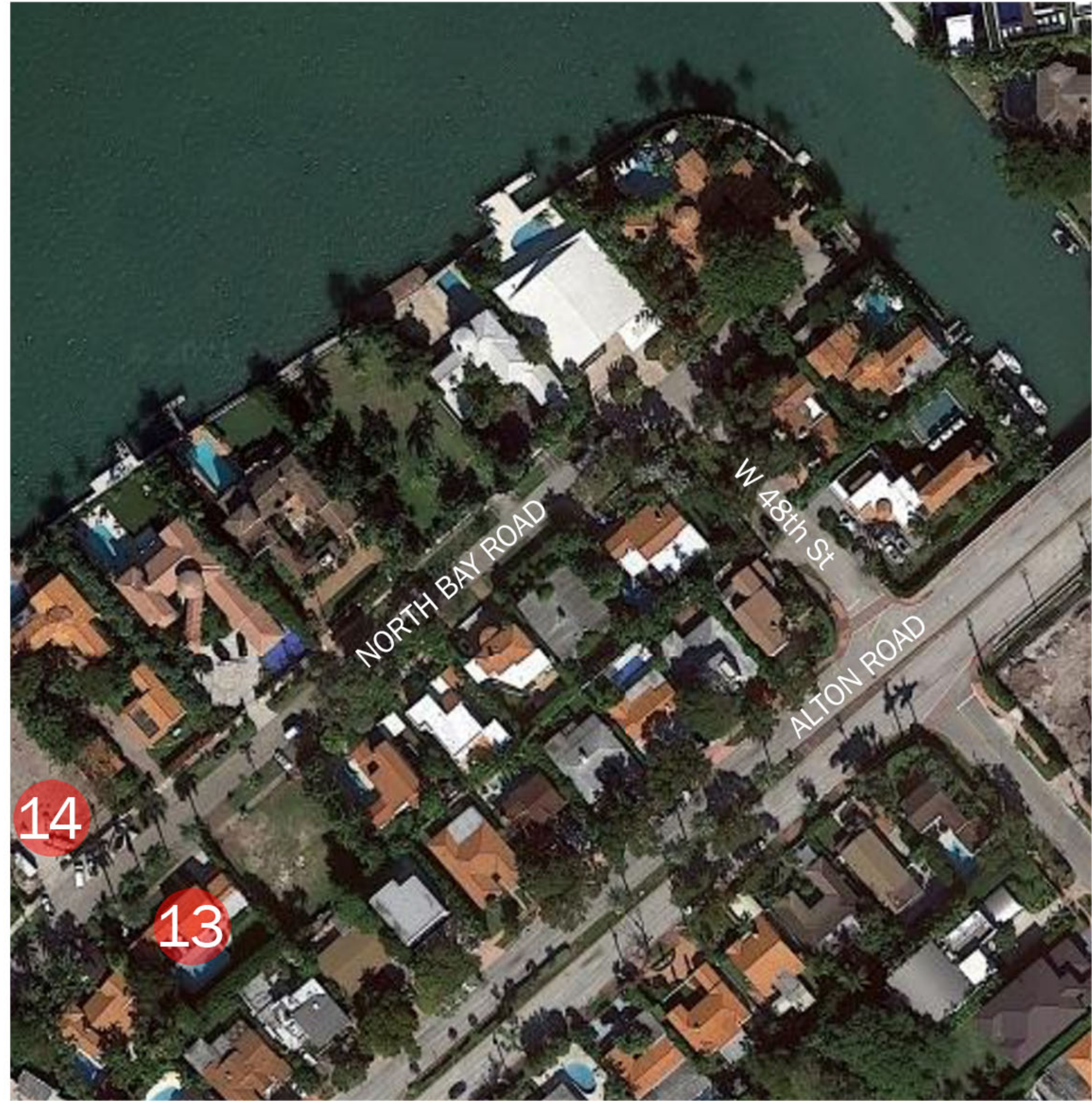
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NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



NO.	DATE	DESCRIPTION





15



16



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

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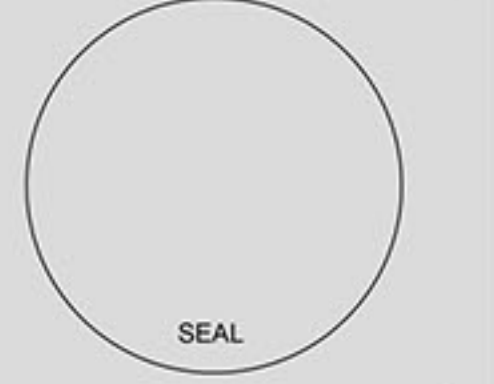
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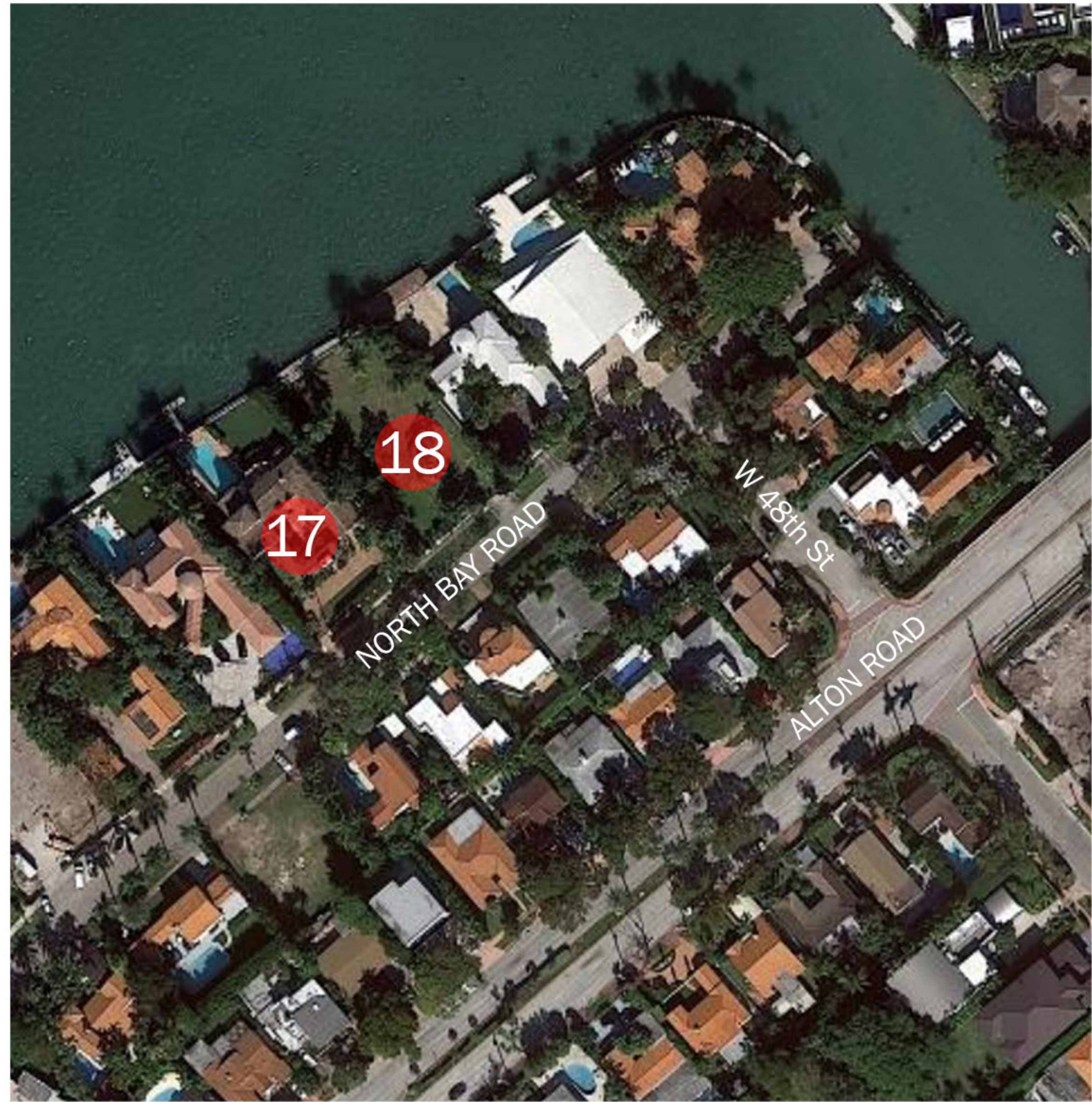
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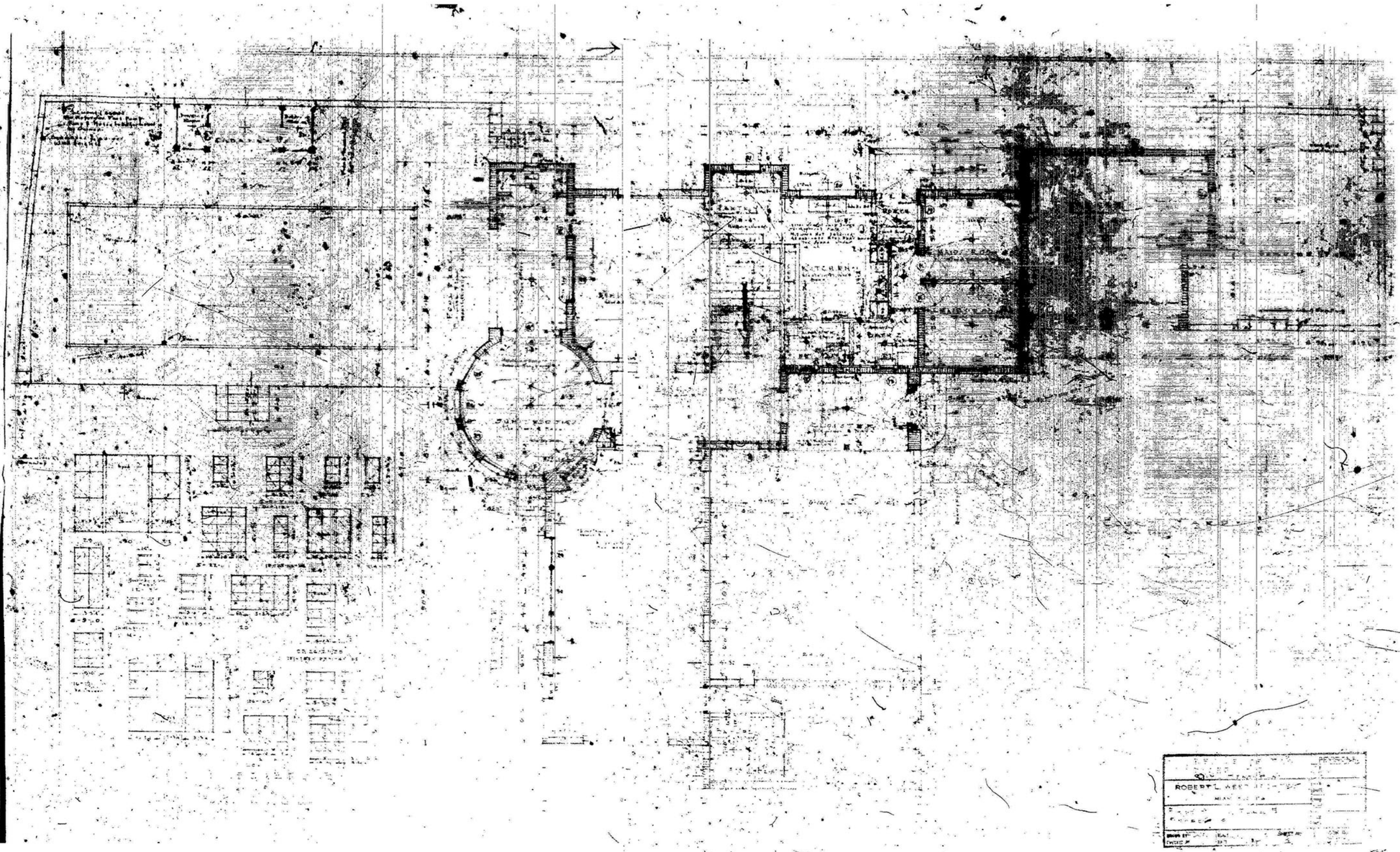
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PROJECT	4774 NBR RESIDENCE
DATE	2022.01.03
DRAWN BY	ROBERT L. WEST
CHECKED BY	
SCALE	AS SHOWN
SHEET NO.	A-0.1

EXISTING 1ST FLOOR PLAN

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Project: 2107-21



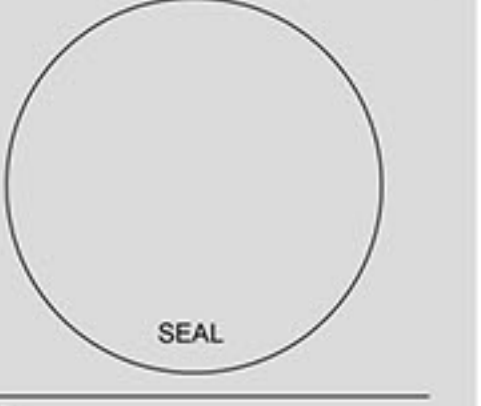
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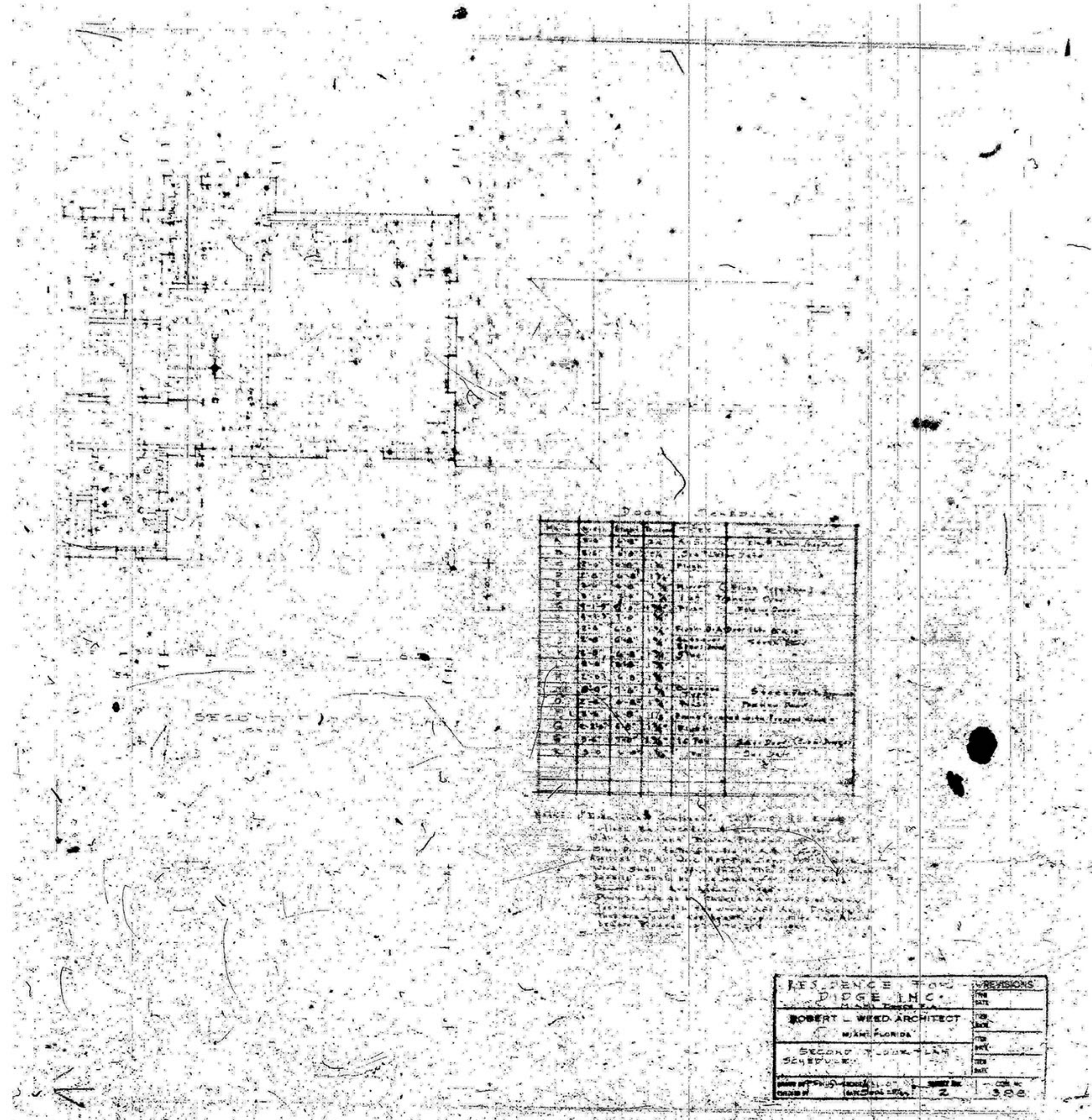
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EXISTING 2ND FLOOR PLAN

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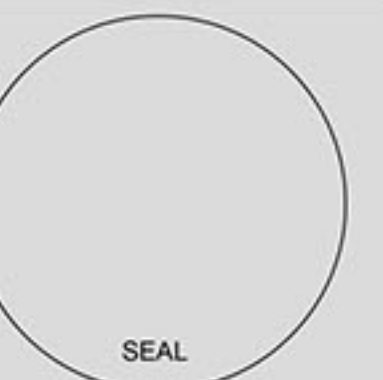
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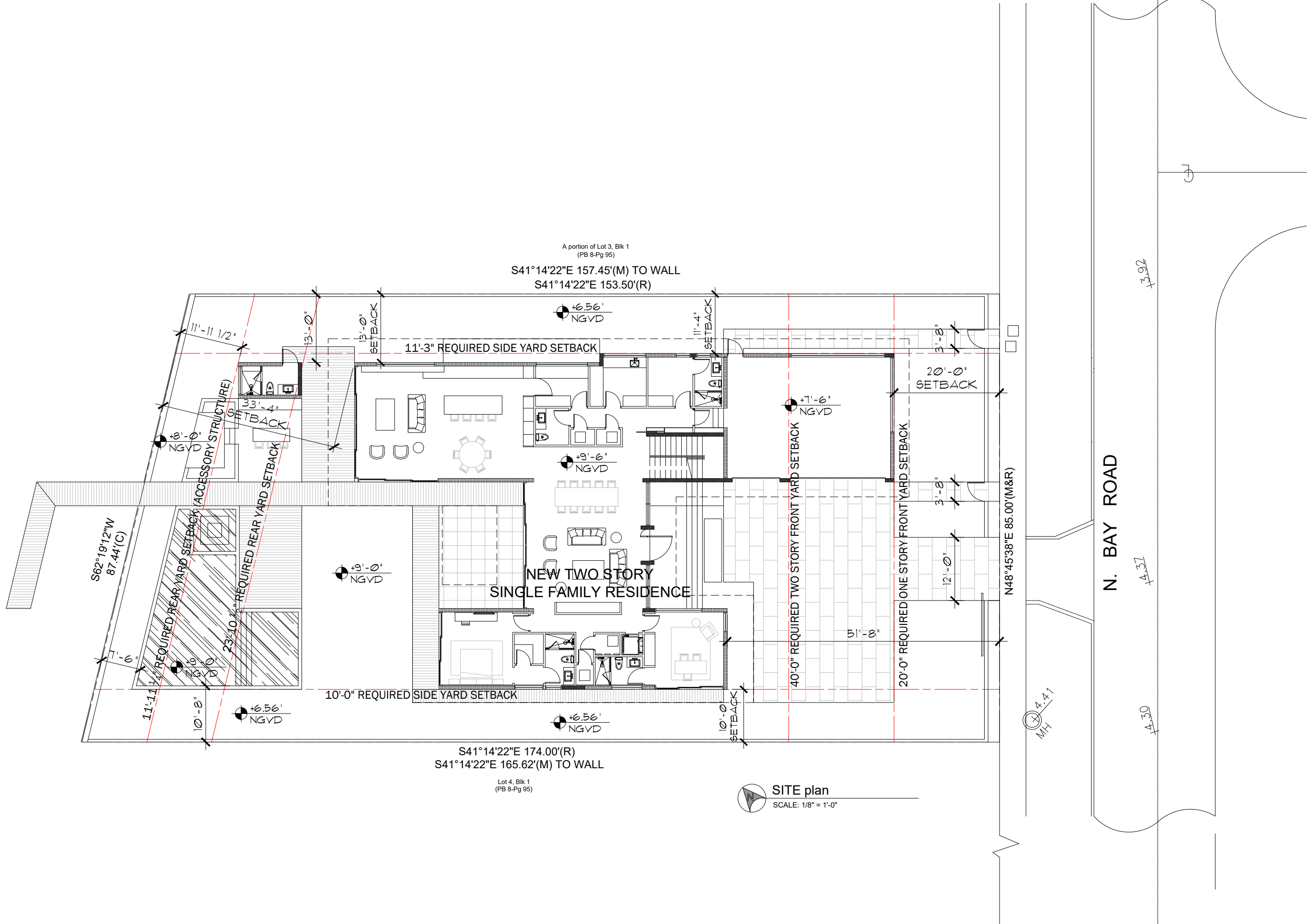
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EXISTING CONDITION







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

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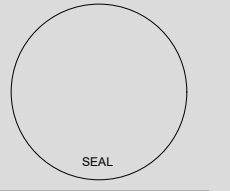
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Scale:

A-1.0

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

Table with 4 columns: ITEM #, Zoning Information, and two unlabeled columns for comparison. Rows 1-16 contain zoning details such as address, folio number, year built, and various coverage and unit size metrics.

Table with 5 columns: ITEM #, Zoning Information, Required, Existing, Proposed, and Deficiencies. Rows 17-26 compare zoning requirements against existing and proposed conditions for setbacks and heights.

Notes:
If not applicable write N/A
All other data information should be presented like the above format

ZONING DATA

4774 NBR RESIDENCE
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Project: 2107-21



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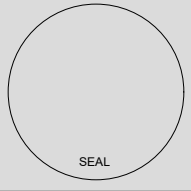
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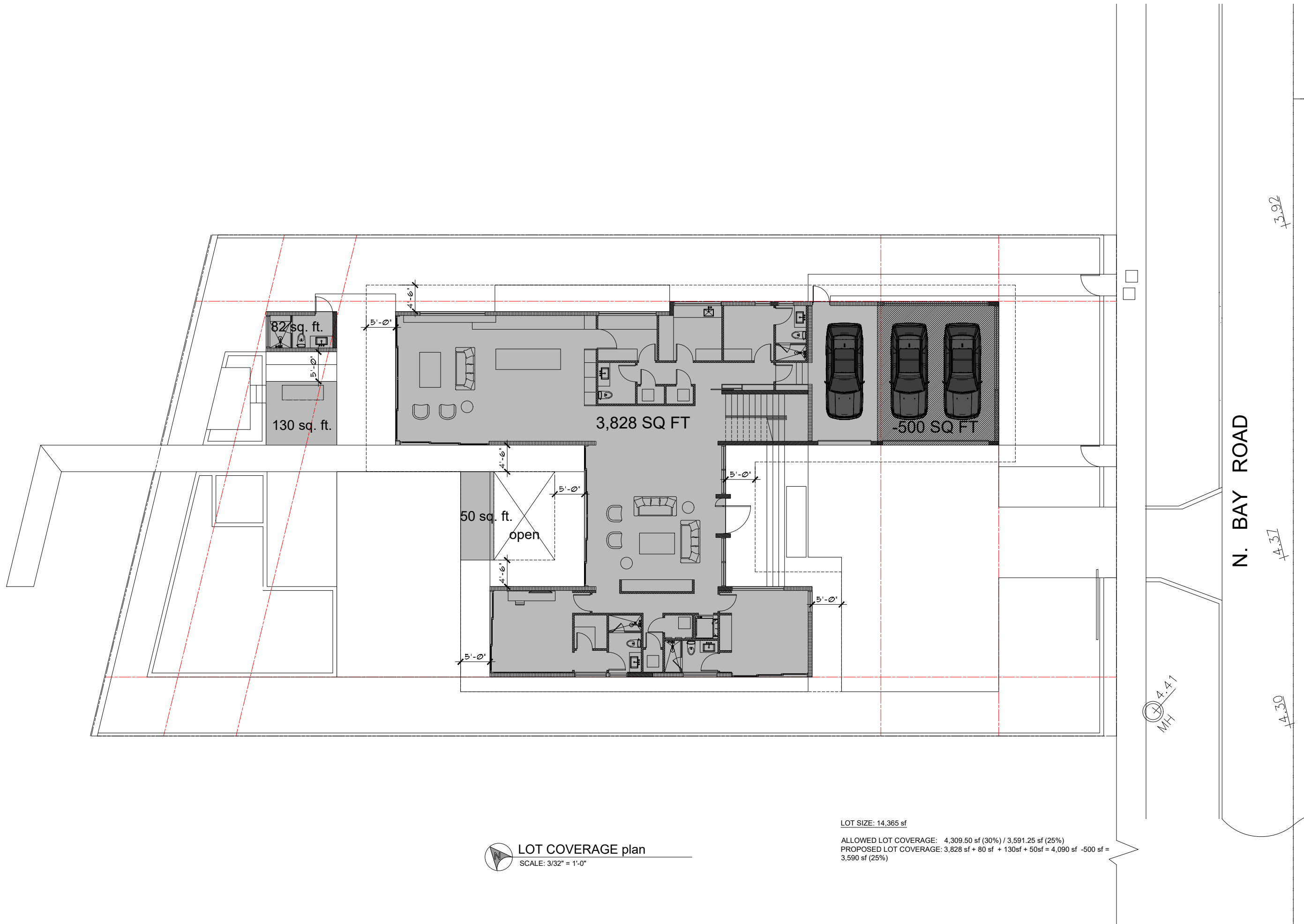
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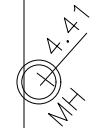
A-1.1

Plot Date: 2021-12-31



LOT COVERAGE plan
 SCALE: 3/32" = 1'-0"

LOT SIZE: 14,365 sf
 ALLOWED LOT COVERAGE: 4,309.50 sf (30%) / 3,591.25 sf (25%)
 PROPOSED LOT COVERAGE: 3,828 sf + 80 sf + 130sf + 50sf = 4,090 sf -500 sf = 3,590 sf (25%)



N. BAY ROAD

13.92
 14.37
 14.30

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Project: 2107-21



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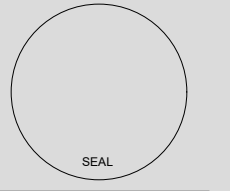
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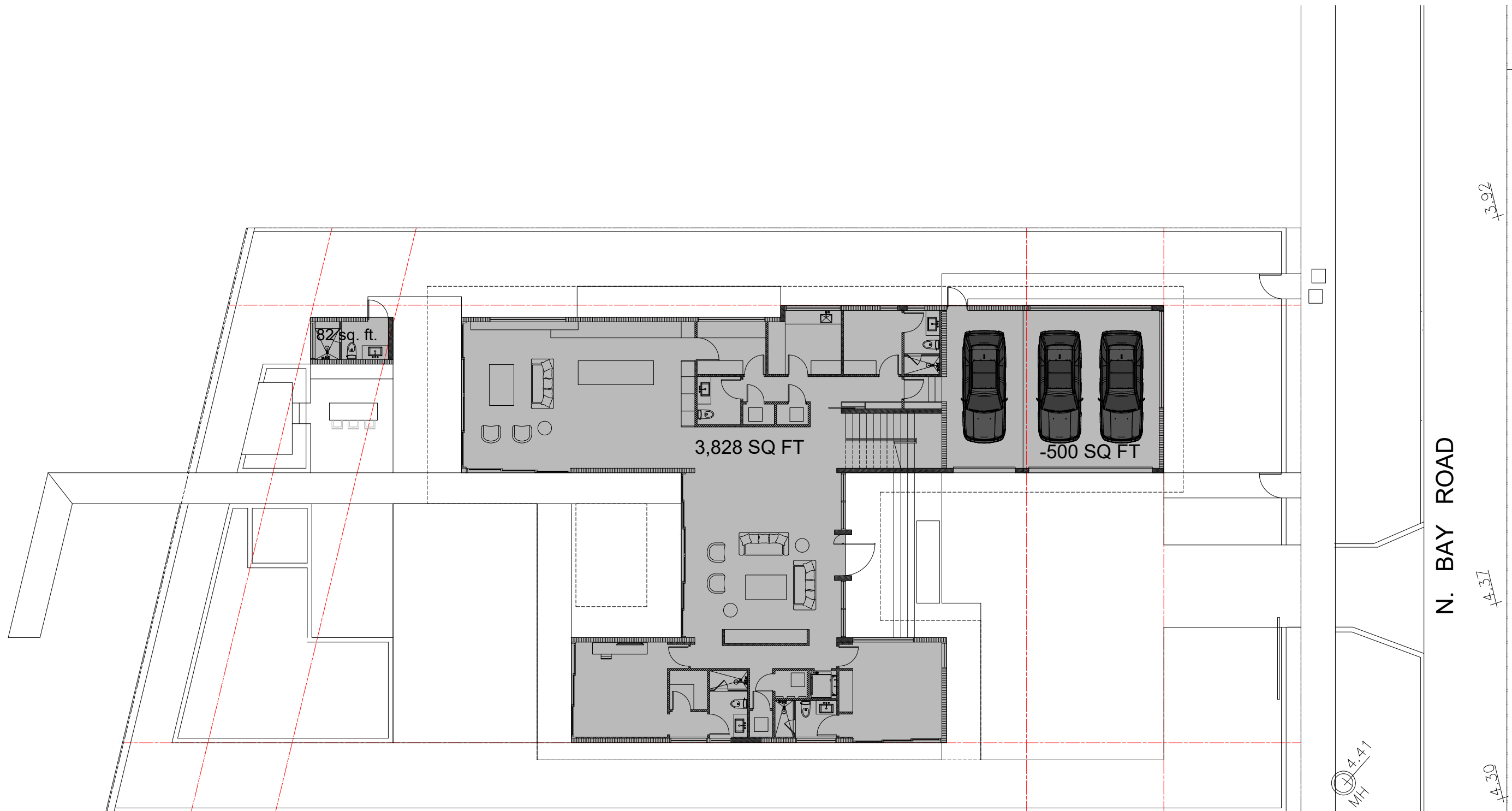


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Scale:

A-1.2



UNIT SIZE first floor plan
SCALE: 3/32" = 1'-0"

LOT SIZE: 14,365 sf
 ALLOWED UNIT SIZE: 7,182.50 sf (50%)
 PROPOSED UNIT SIZE:
 1st FLOOR = 3,828 sf + 80 sf = 3,908 sf
 2nd FLOOR = 2,896 sf
 TOTAL PROPOSED UNIT SIZE: 6,804 sf (47.36%)

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4774 NORTH BAY ROAD, MIAMI BEACH FLORIDA 33140

Project: 2107-21



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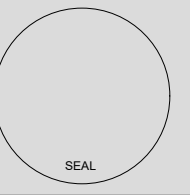
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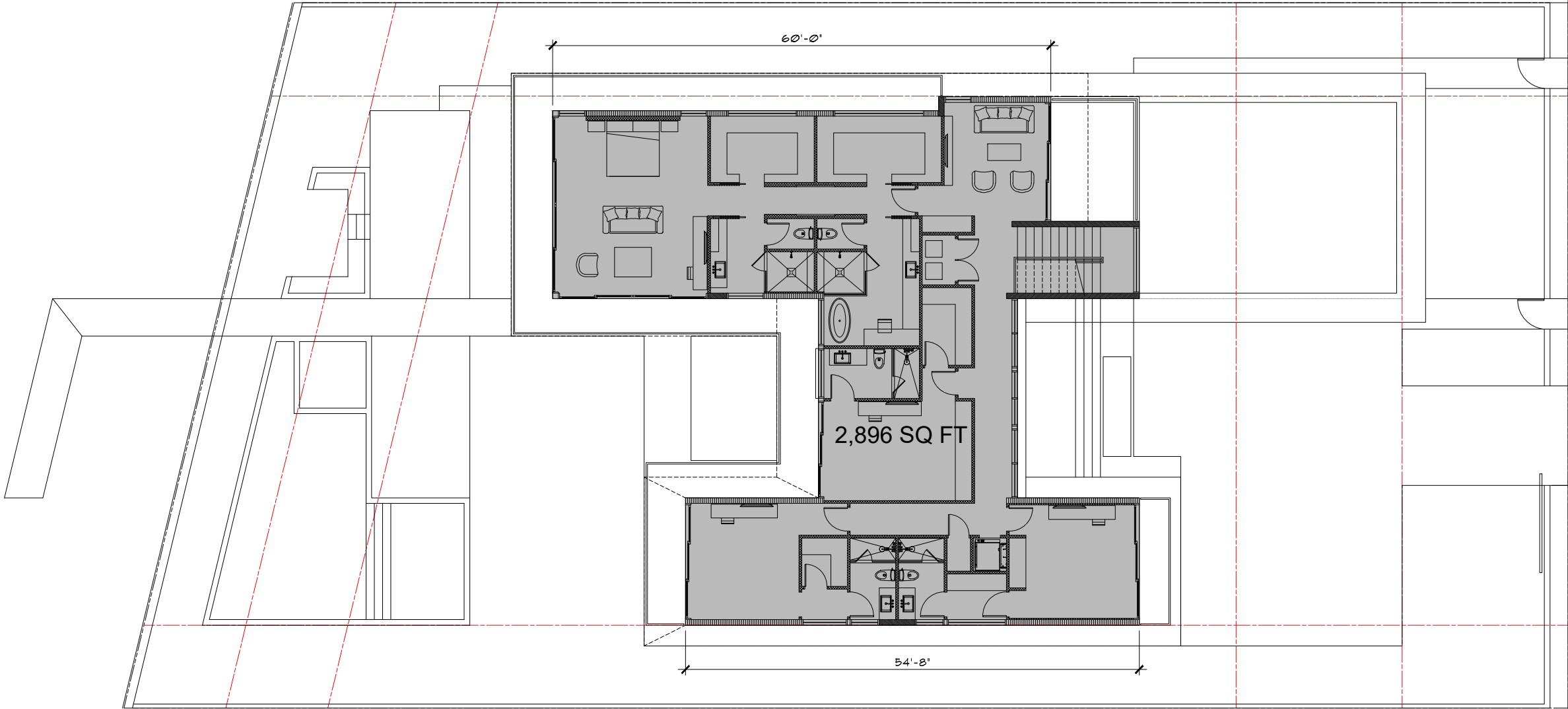
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Scale:



UNIT SIZE second floor plan
SCALE: 3/32" = 1'-0"

LOT SIZE: 14,365 sf

ALLOWED UNIT SIZE: 7,182.50 sf (50%)

PROPOSED UNIT SIZE:
1st FLOOR = 3,828 sf + 80 sf = 3,908 sf
2nd FLOOR = 2,896 sf

TOTAL PROPOSED UNIT SIZE: 6,804 sf (47.36%)

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4774 NORTH BAY ROAD, MIAMI BEACH FLORIDA 33140

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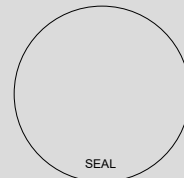
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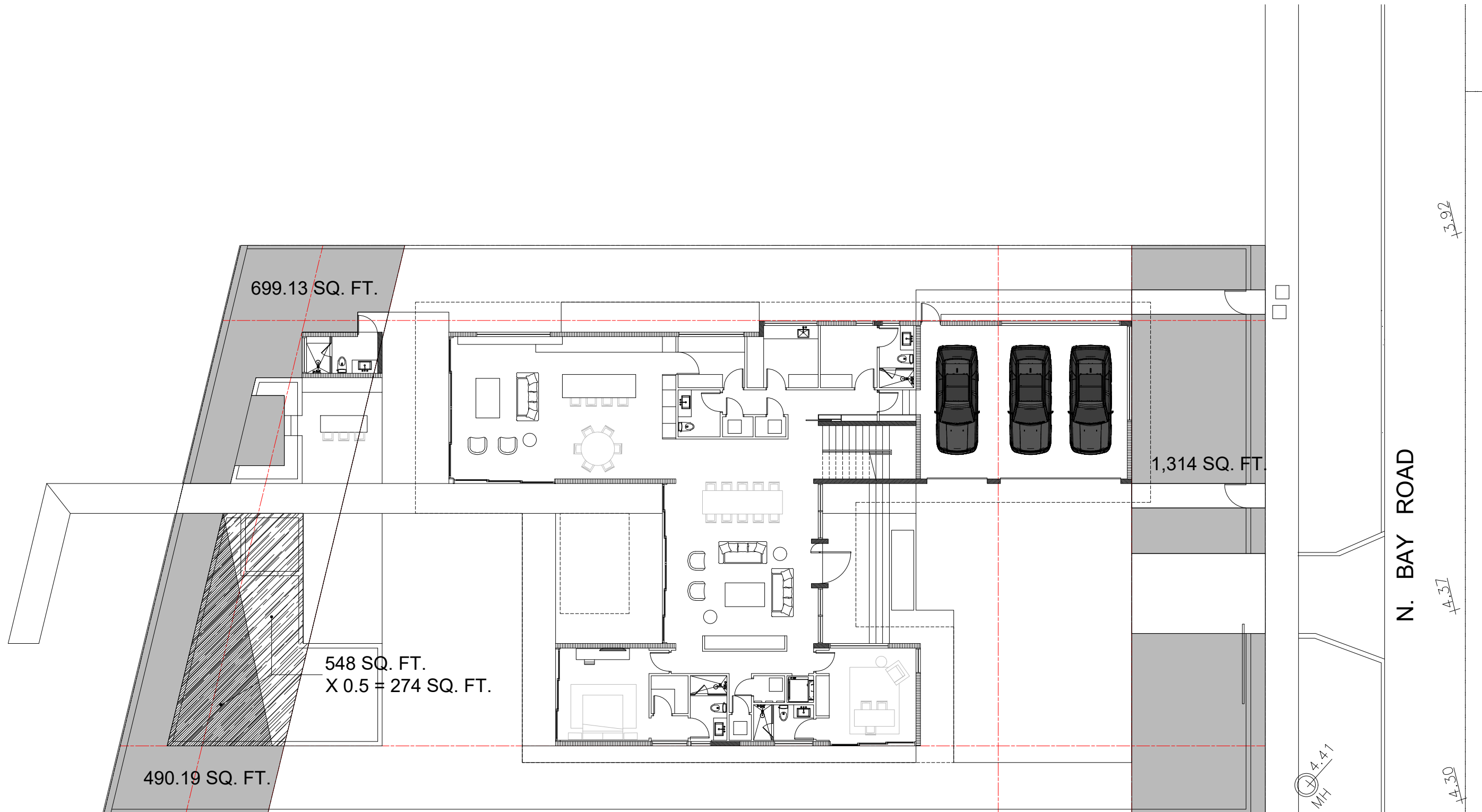
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Scale:

A-1.4

Plot Date: 2021-12-31



OPEN SPACE DIAGRAM

REAR YARD AREA: 2,087.81 sf
 REQUIRED OPEN SPACE: 1,461.46 sf (70%)
 PROPOSED OPEN SPACE: 1,463.32 sf (70.08%)

OPEN SPACE diagram
 SCALE: 1/18" = 1'-0"

OPEN SPACE DIAGRAM

FRONT YARD AREA: 1,700 sf
 REQUIRED OPEN SPACE: 850 sf (50%)
 PROPOSED OPEN SPACE: 1,314 sf (77.29%)

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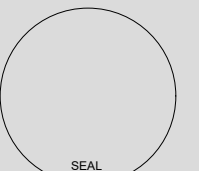
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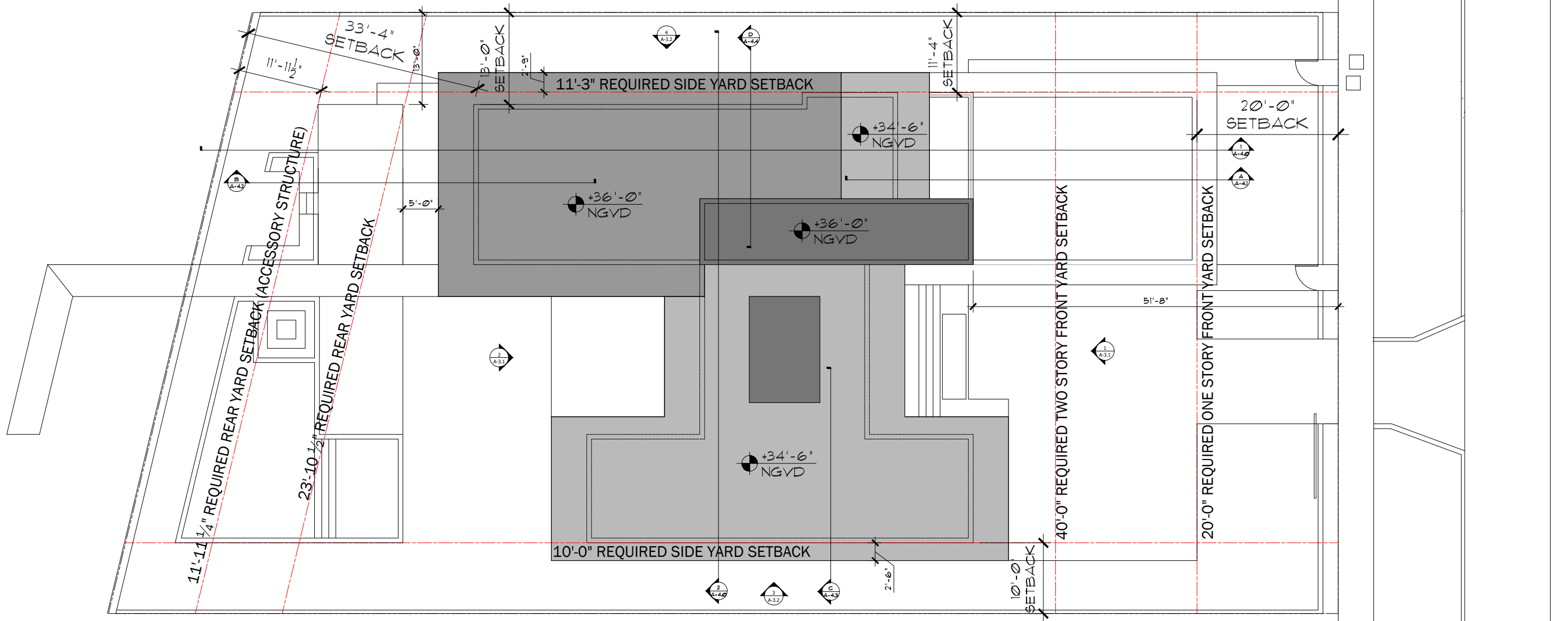
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Scale:



ROOF floor plan
 SCALE: 1/8"=1'-0"

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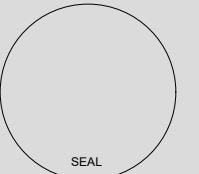
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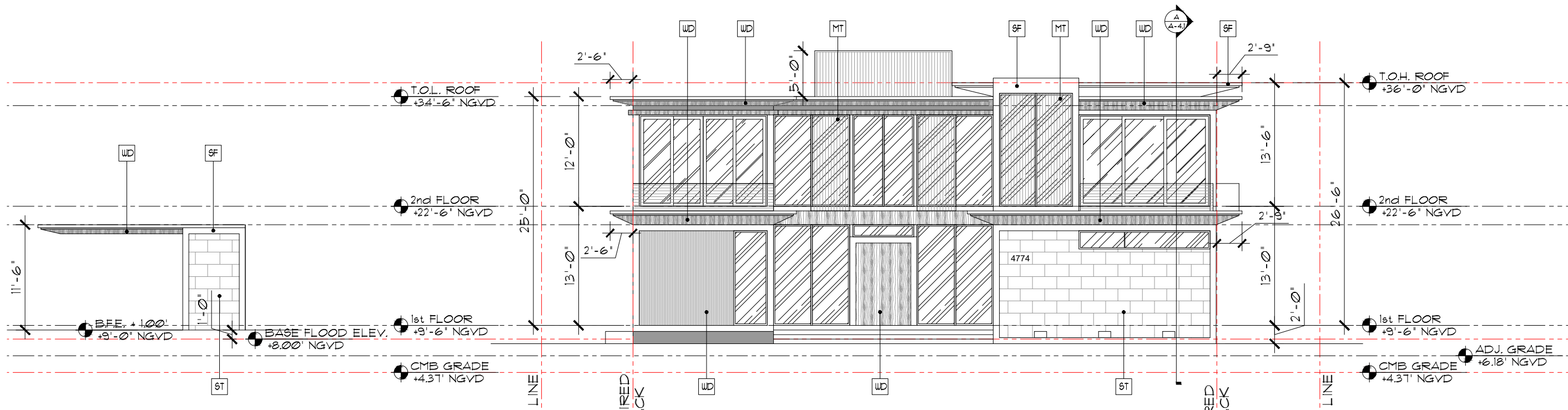
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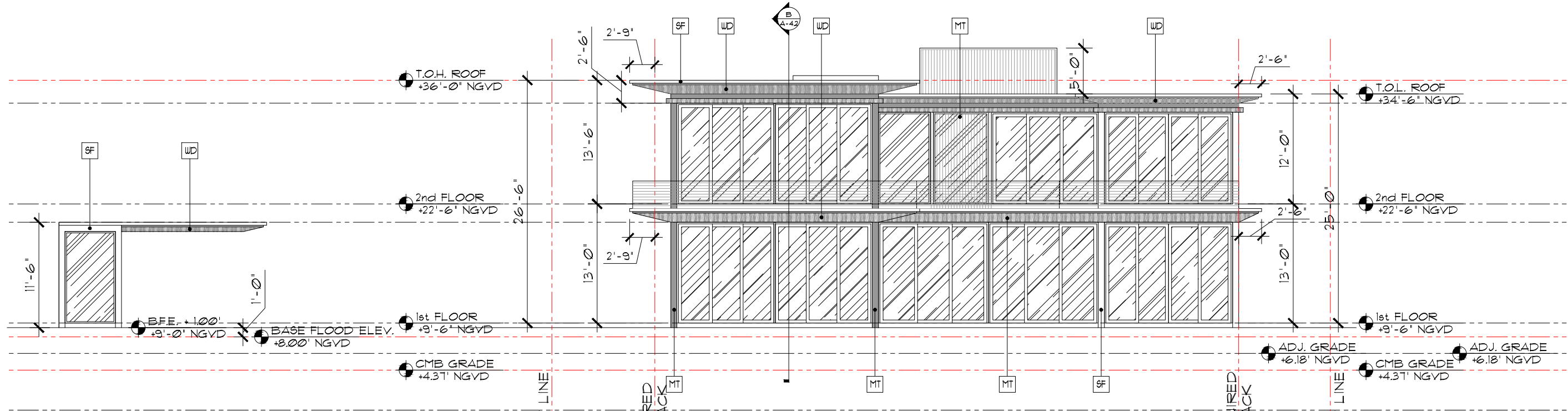
A-3.1

Plot Date: 2021-12-31



5 FRONT elevation "Cabana" (EAST)
Scale: 1/8"=1'-0"

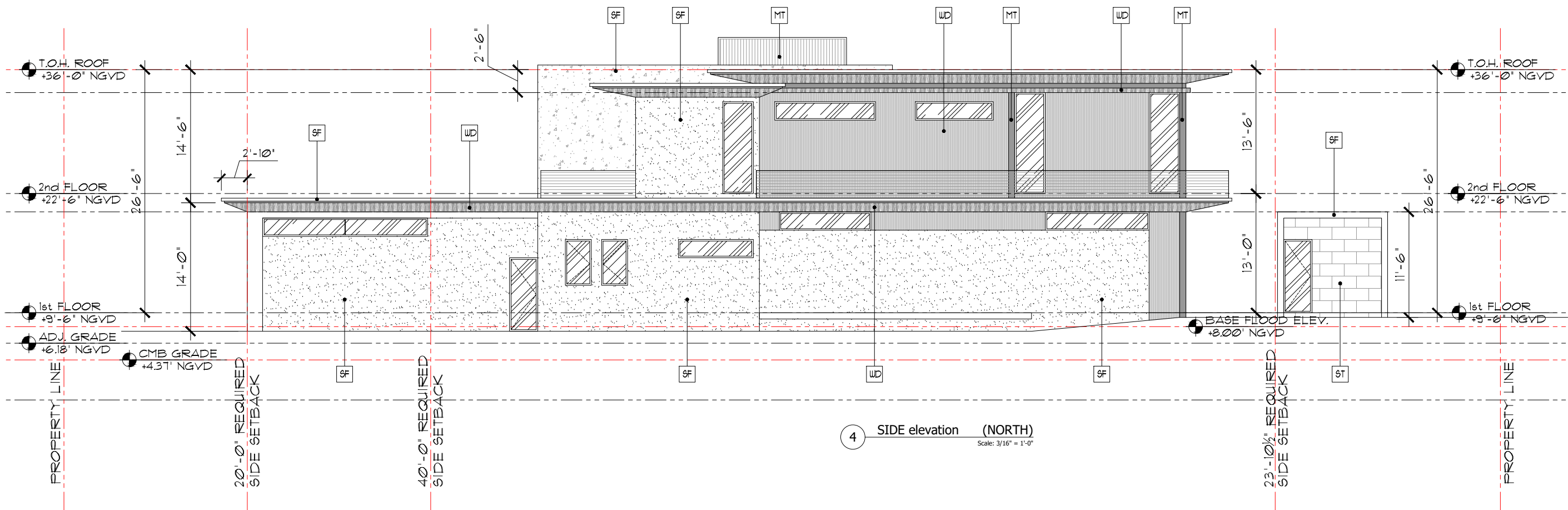
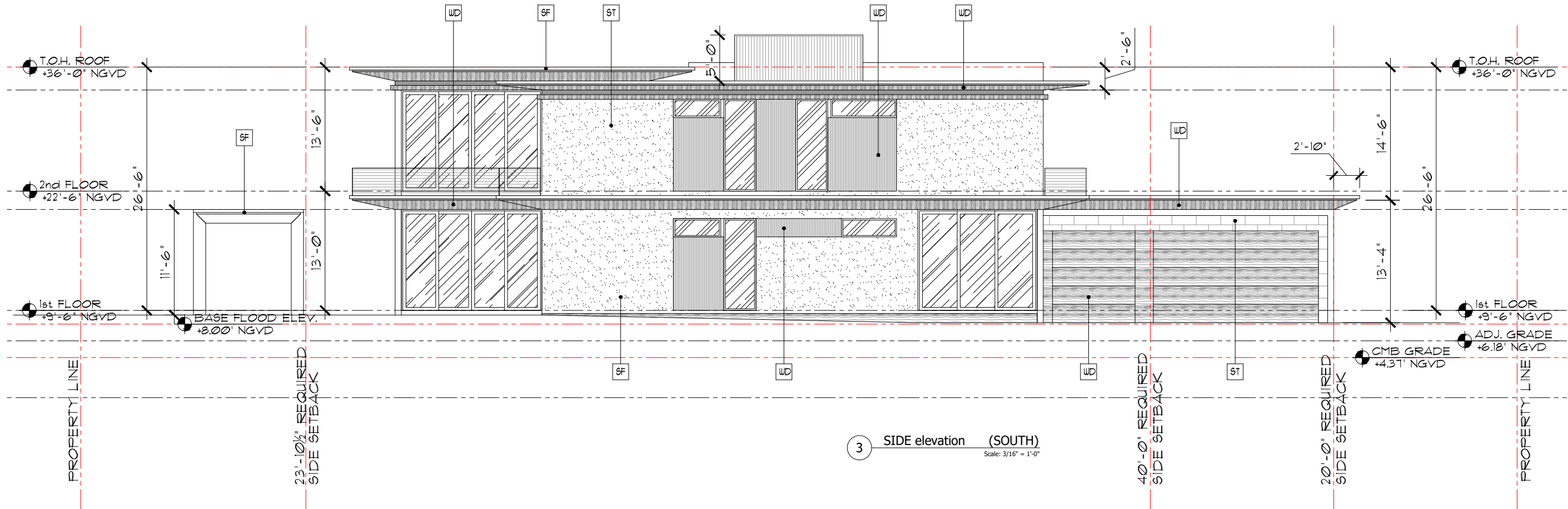
1 FRONT elevation (EAST)
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6 REAR elevation "Cabana" (WEST)
Scale: 1/8"=1'-0"

2 REAR elevation (WEST)
Scale: 1/8"=1'-0"

SEAL



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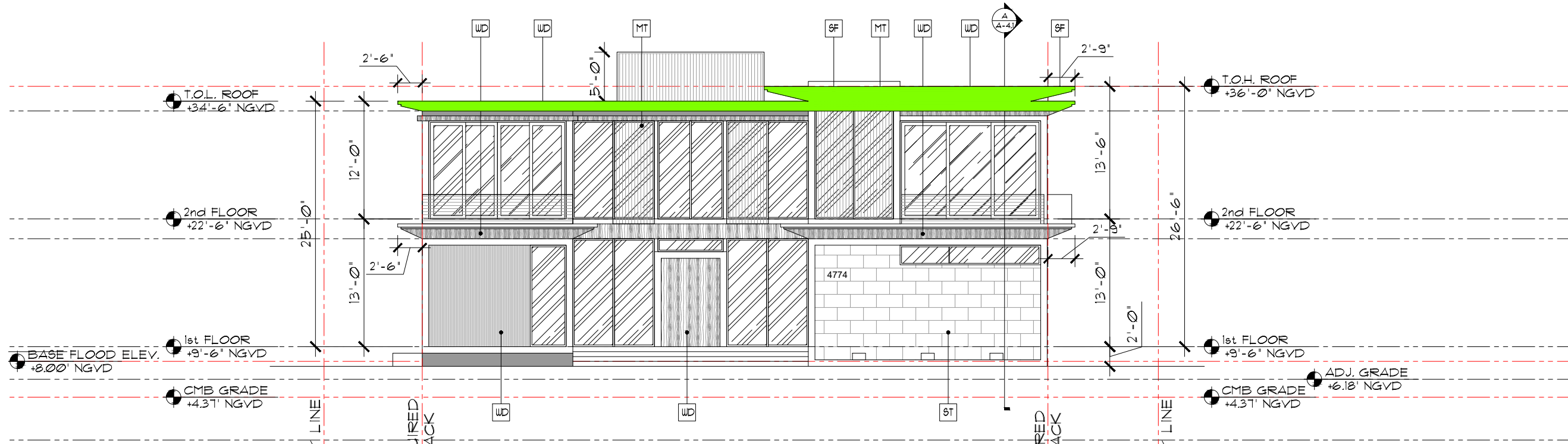
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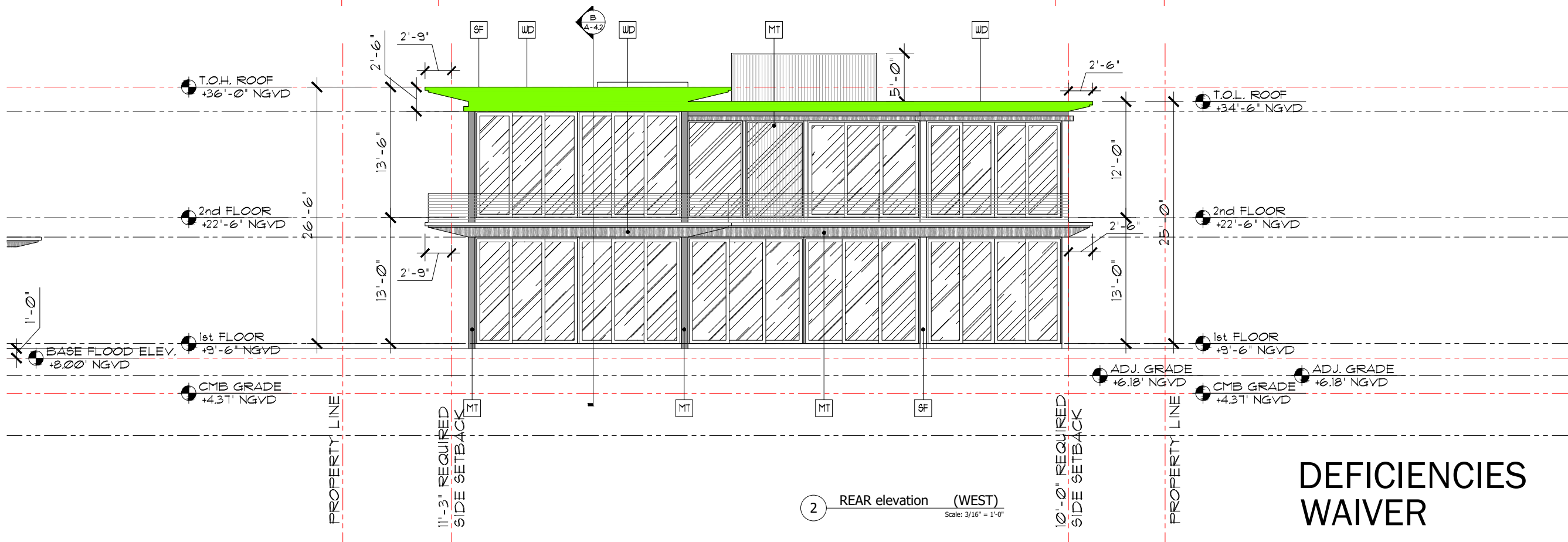
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A-3.2

Plot Date: 2021-12-31



1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



2 REAR elevation (WEST)
Scale: 3/16" = 1'-0"

DEFICIENCIES WAIVER

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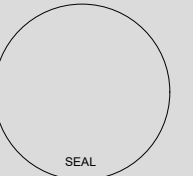
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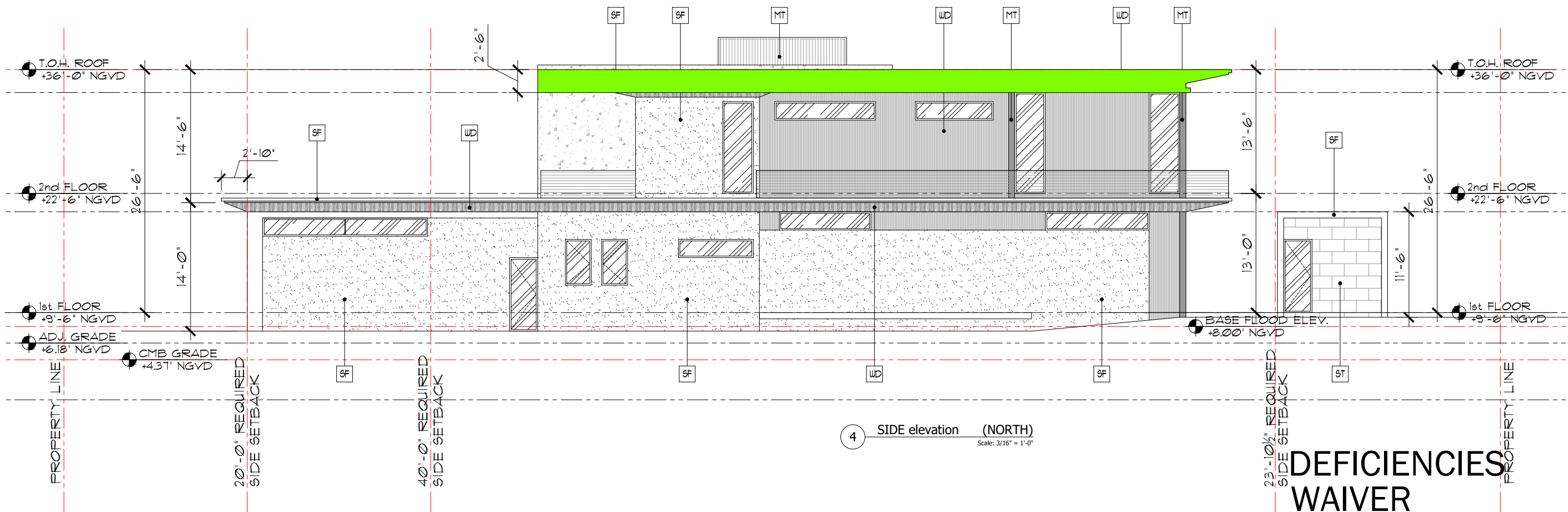
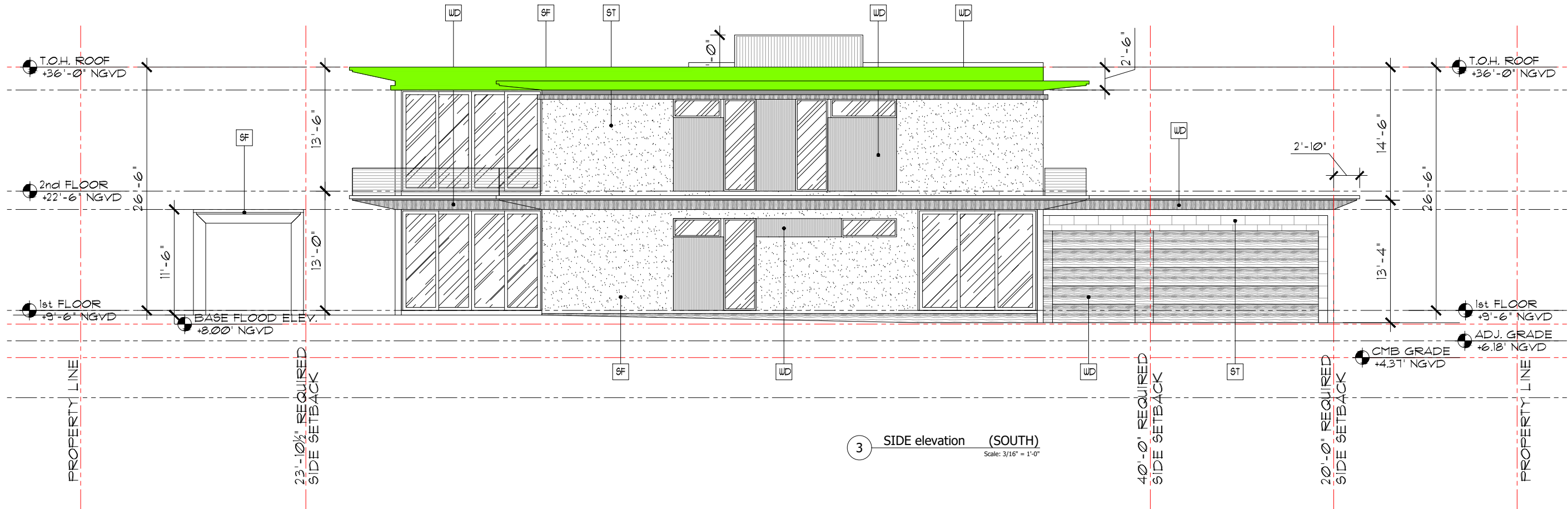
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AR. 0013563

Scale:

A-3.4

Plot Date: 2021-12-31



DEFICIENCIES
WAIVER

Project: 2107-21



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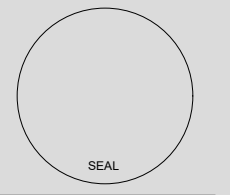
Revisions:

NO.	DATE	DESCRIPTION

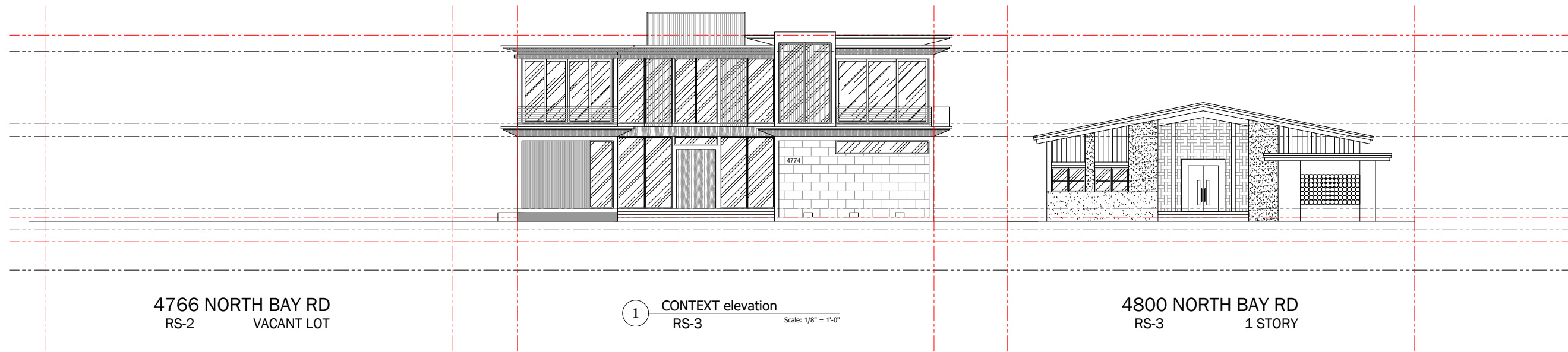
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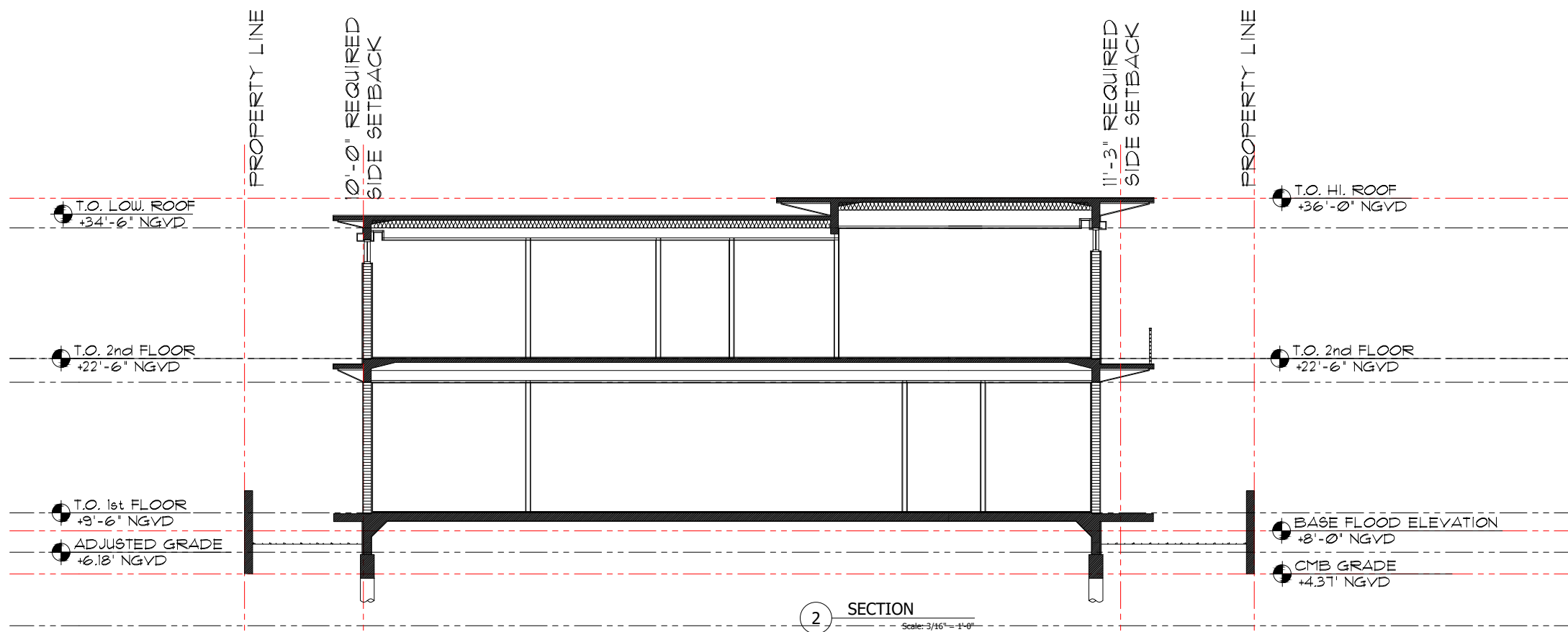
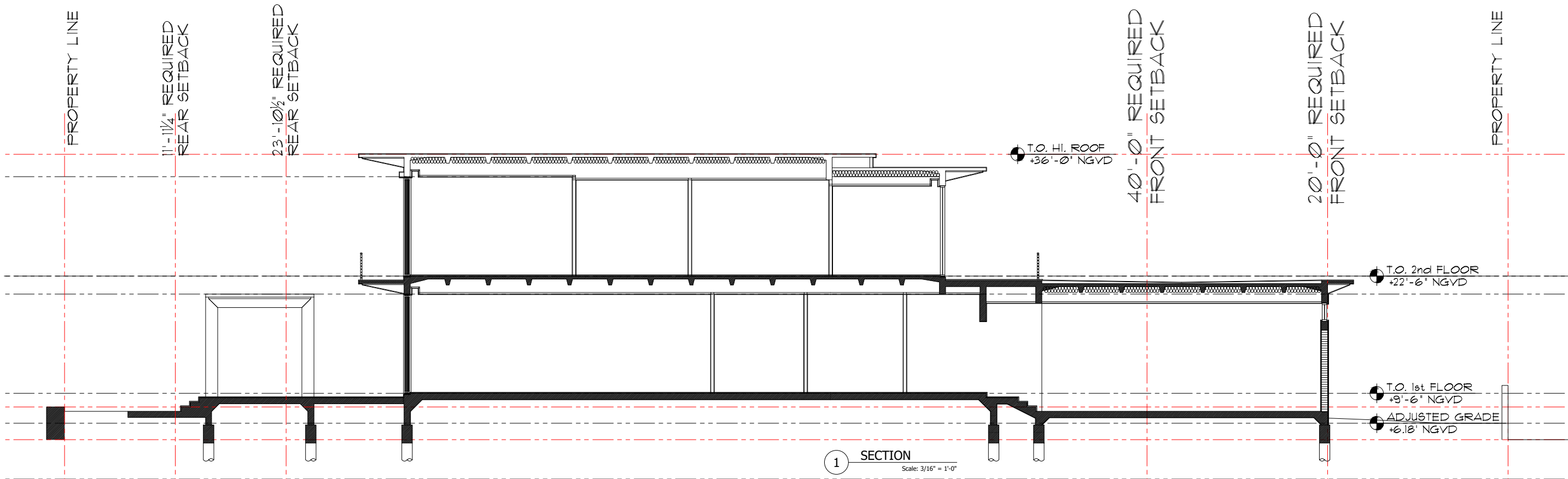


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AR. 0013563



Scale:





4774 NBR RESIDENCE
4774 NORTH BAY ROAD, MIAMI BEACH FLORIDA 33140

Project: 2107-21



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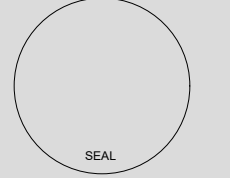
Revisions:

NO.	REVISION	DATE

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AR. 0013563



Scale:

A-4.0

Plot Date: 2021-12-31

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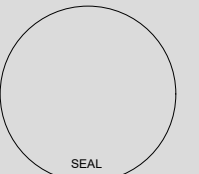
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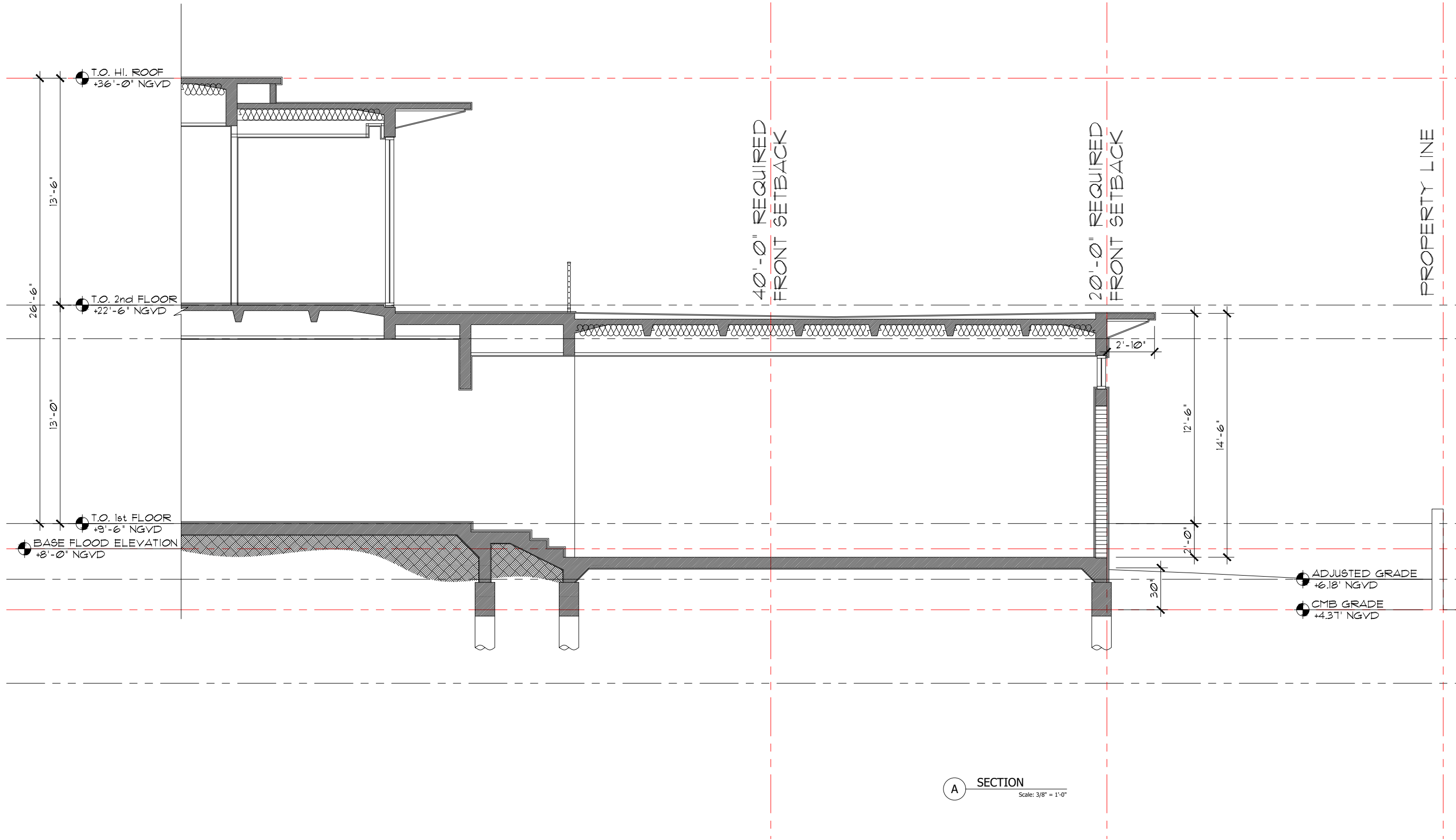
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 DANIEL C. HALL, AIA, NOMA
 AR. 0013563



Scale:

A-4.1

Plot Date: 2021-12-31



A SECTION
 Scale: 3/8" = 1'-0"

Project: 2107-21



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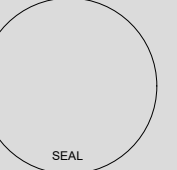
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No.	Description

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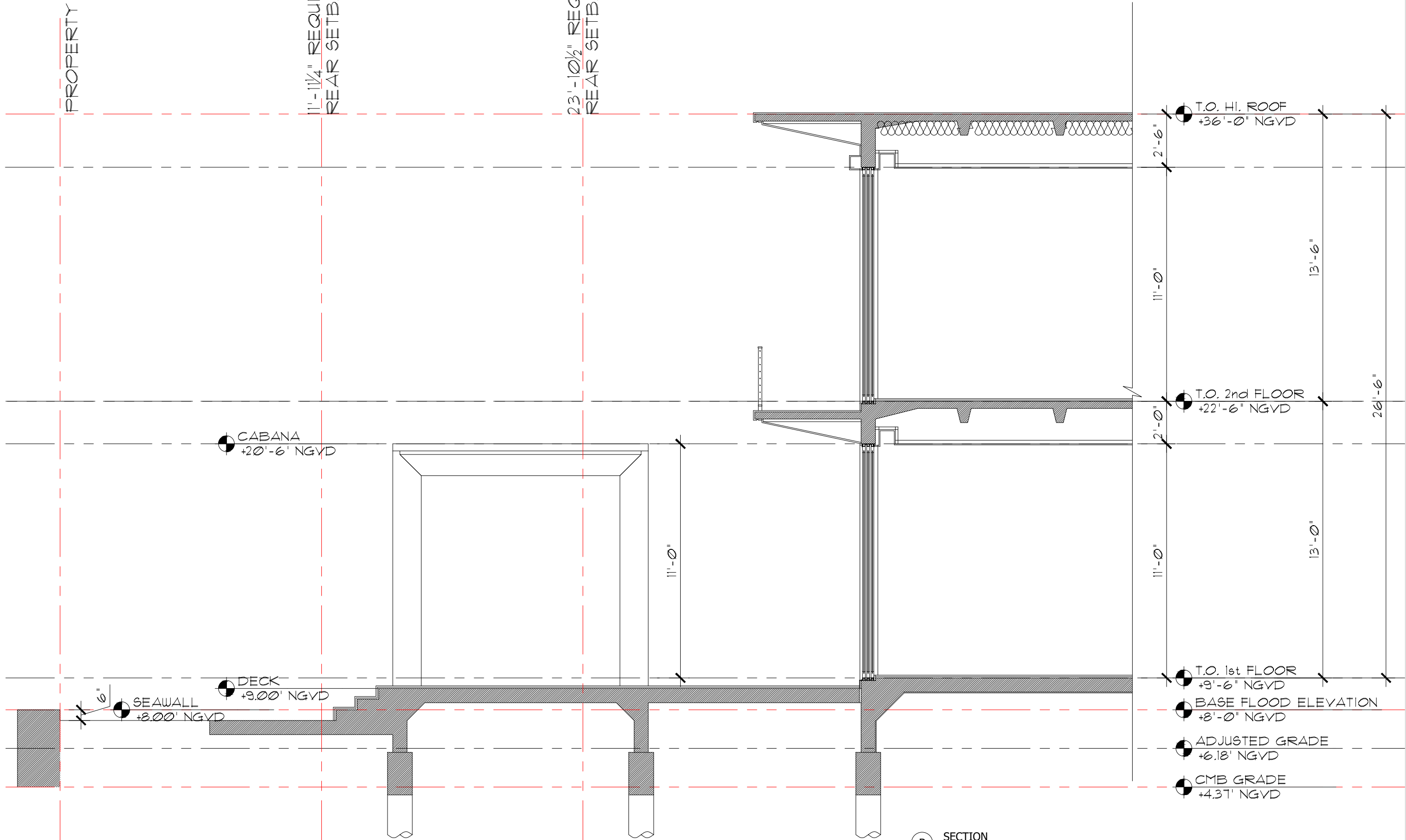
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Plot Date: 2021-12-31

PROPERTY LINE

11'-11/4" REQUIRED REAR SETBACK

23'-10 1/2" REQUIRED REAR SETBACK



- T.O. HI. ROOF +36'-0" NGVD
- T.O. 2nd FLOOR +22'-6" NGVD
- T.O. 1st FLOOR +9'-6" NGVD
- BASE FLOOD ELEVATION +8'-0" NGVD
- ADJUSTED GRADE +6.18' NGVD
- CMB GRADE +4.3T' NGVD

B SECTION
Scale: 1/2" = 1'-0"

Project: 2107-21



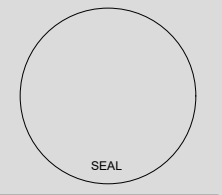
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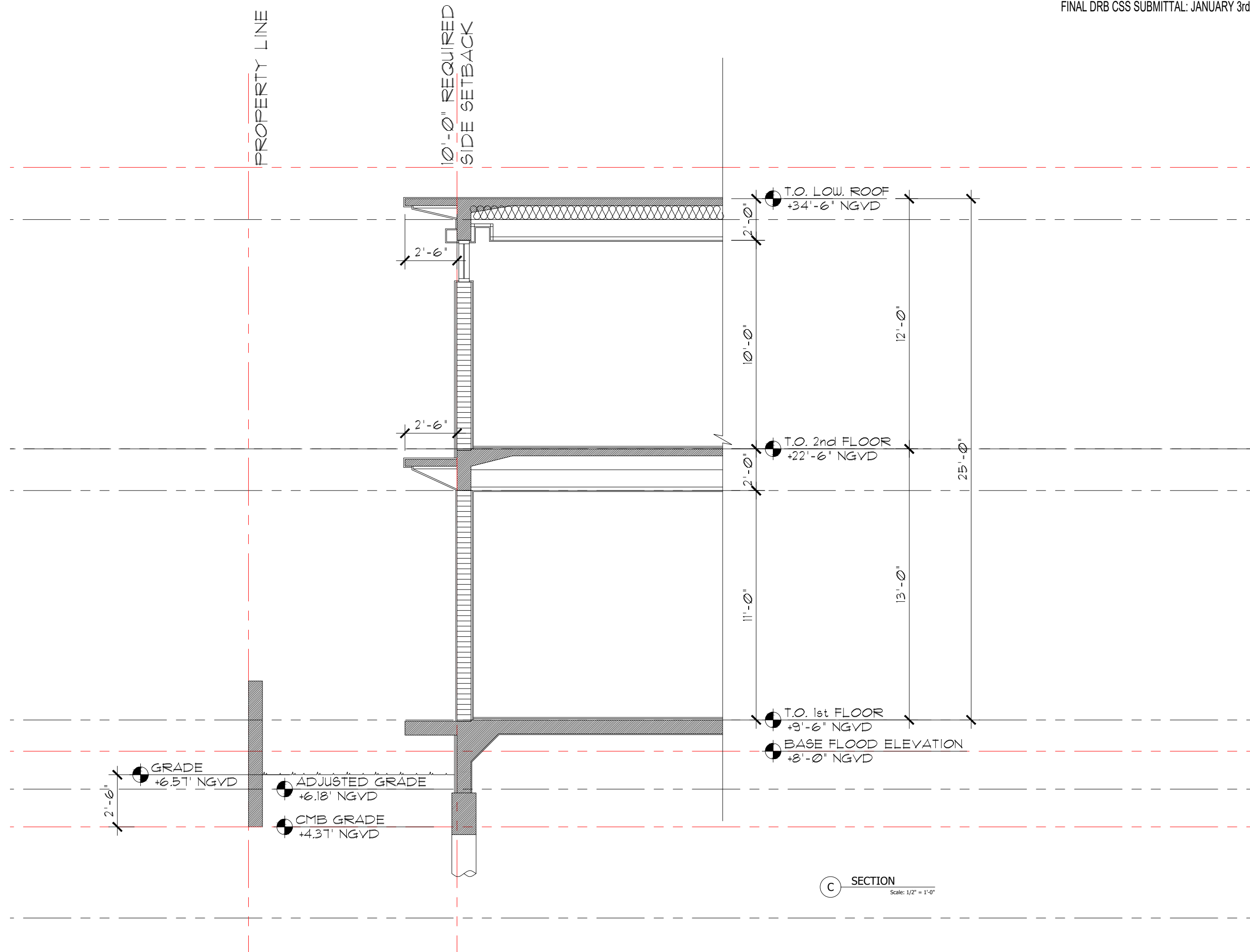
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DANIEL C. HALL, AIA, NOMA
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Scale:

A-4.3

Plot Date: 2021-12-31



C SECTION
Scale: 1/2" = 1'-0"

Project: 2107-21



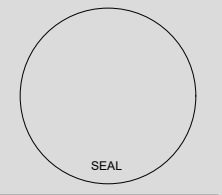
AI2 DESIGN CORP
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Revisions:

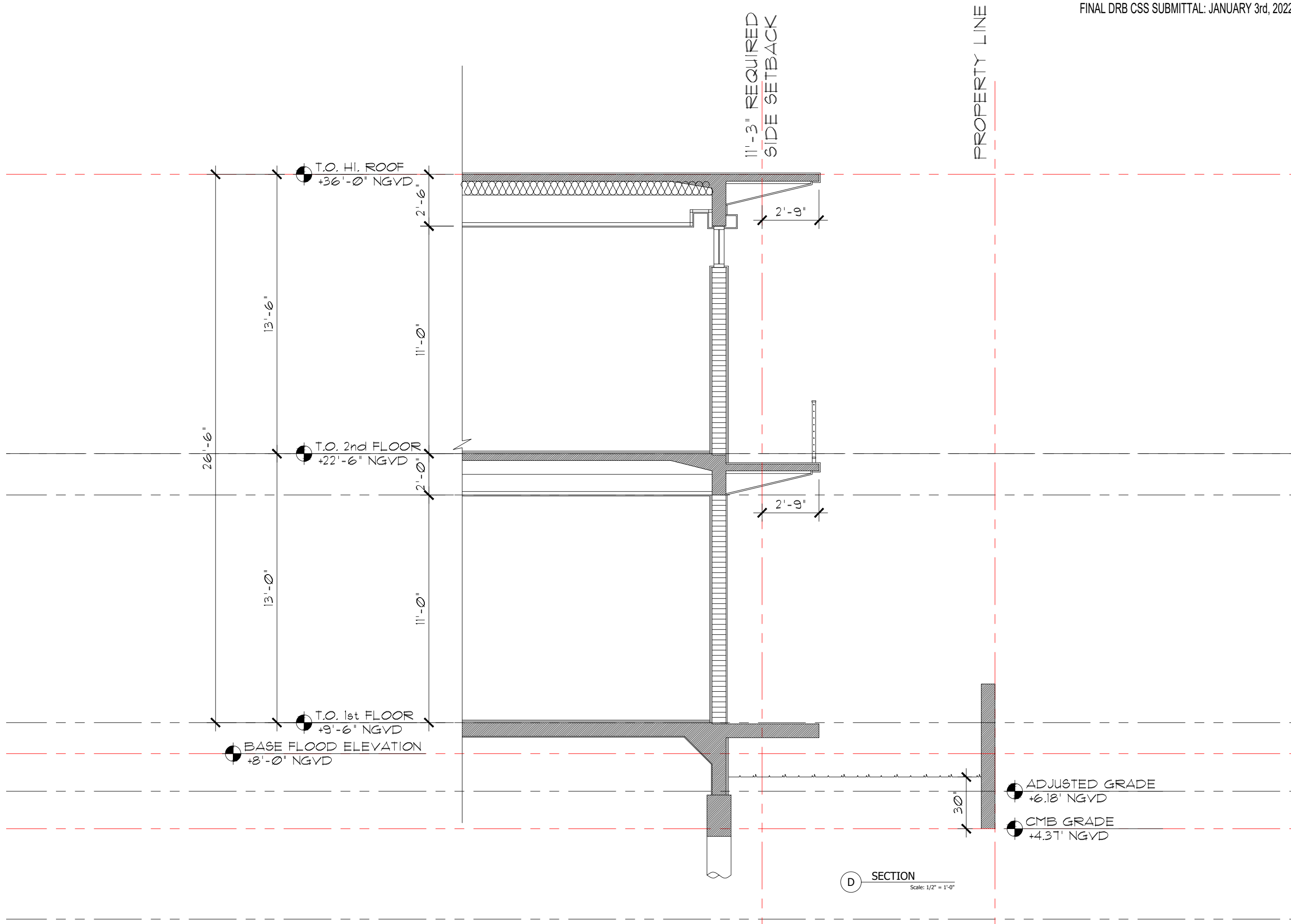
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Scale:





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Scale:



FRONT VIEW RENDERING

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REAR VIEW RENDERING

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Scale:



CONTEXTUAL VIEW FROM NORTH



CONTEXTUAL VIEW FROM SOUTH

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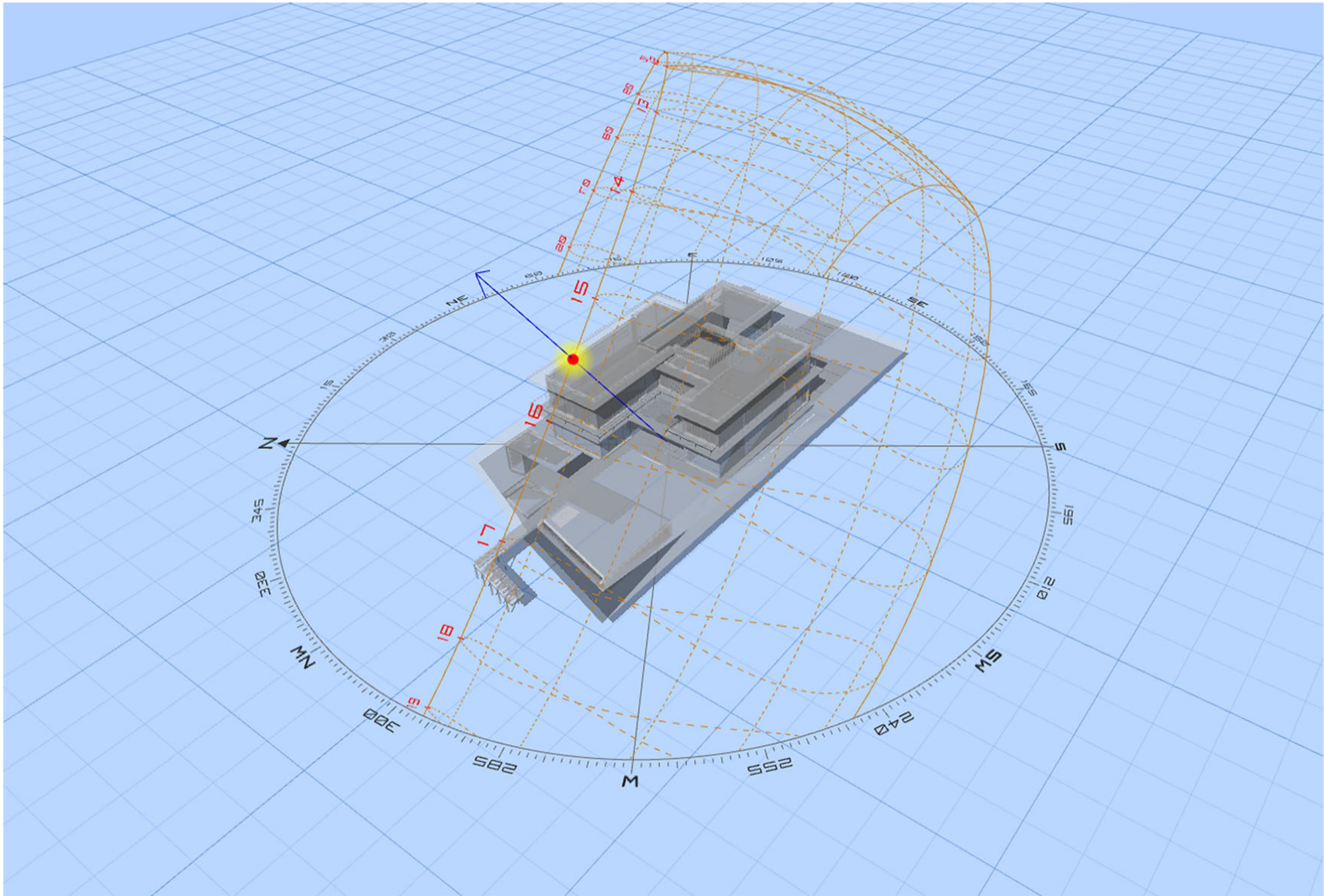


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Scale:

SUN PATH DIAGRAMS



SUMMER SOLSTICE

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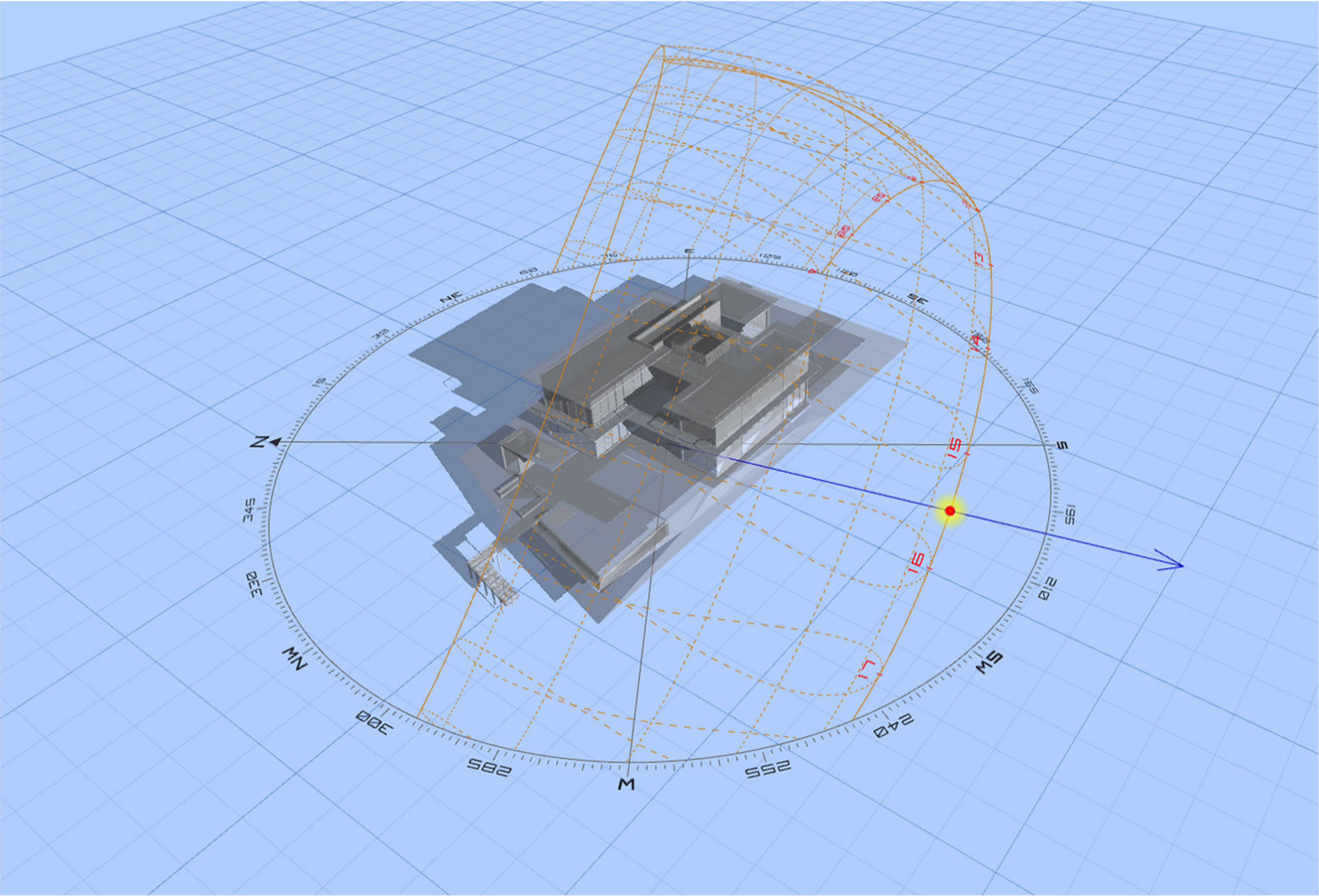


ARCHITECT OF RECORD
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Scale:

SUN PATH DIAGRAMS



WINTER SOLSTICE

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Scale: