

DRB 21-0762

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



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

Project: 2107-21



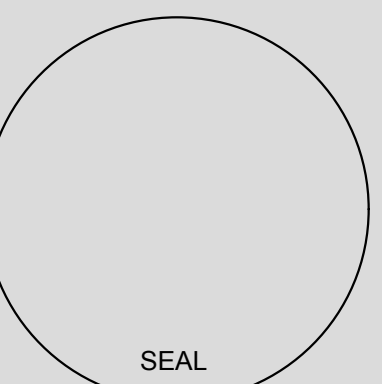
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Scale:

COVER

Plot Date: 2022-02-28

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Project: 2107-21



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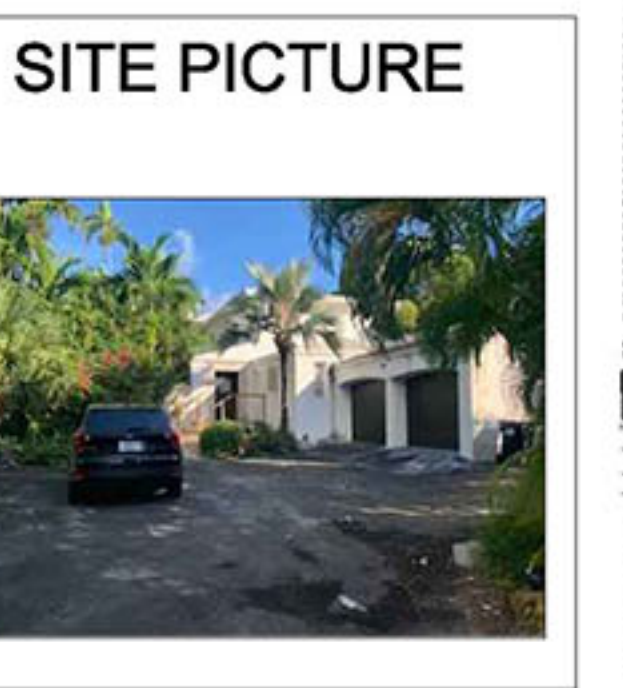
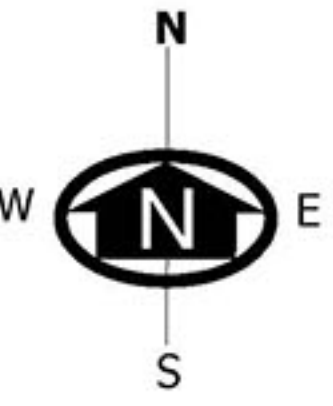
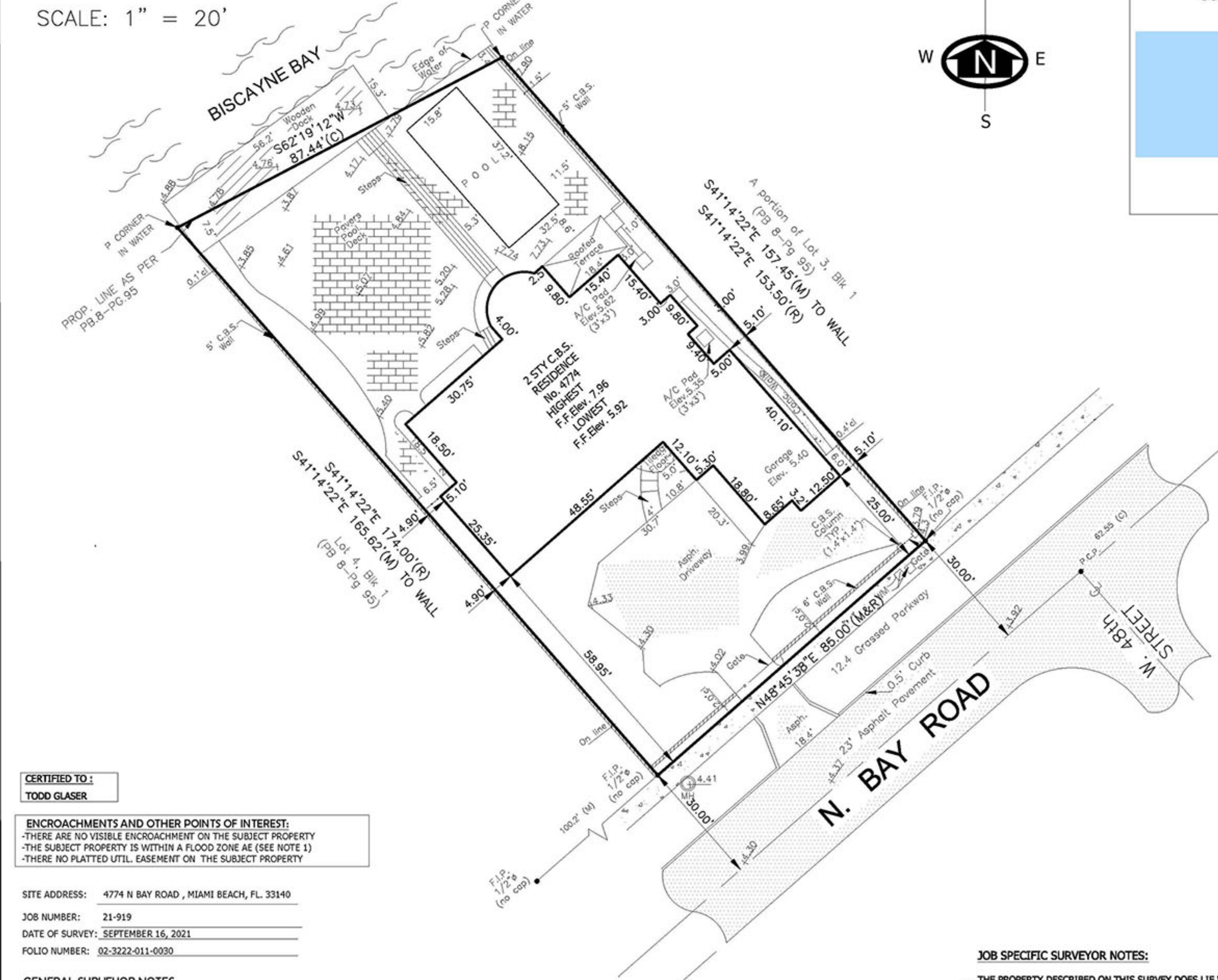
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Scale:

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



ABBREVIATION OF ANY APPLIED

SURVEYORS LEGEND OF ANY APPLIED

- BOUNDARY LINE
- METAL FENCE
- WOOD FENCE
- WOOD SHED
- WOOD DOCKHOUSE
- APPROVED ASPHALT DRIVEWAY
- CONCRETE
- ROOFED AREA
- WATER (SOURCE OF MEASUREMENT)
- AIR CONDITIONER
- OPEN BENCH
- IRON/BRASS BULL
- POWER POLE
- UTILITY POLE
- WATER SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER METER
- TY-CABLE BOX
- CONC. LIGHT POLE
- POOL PUMP
- WATER HEATER

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.5'	15'	8'
2-4	ROYAL PALM	ROYSTONIA ELATA	1.5'	15'	6'
5	ROYAL PALM	ROYSTONIA ELATA	1.5'	8'	8'
6	ROYAL PALM	ROYSTONIA ELATA	1.0'	40'	8'
7-8	ROYAL PALM	ROYSTONIA ELATA	2.5'	25'	20'
9-10	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	6'	2'
11	STRANGLER FIG	FICUS AUREA	1.0'	30'	12'
12-13	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	50'
14	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.3'	15'	6'
15	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.3'	15'	6'
16	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.3'	15'	6'
17-21	ROYAL PALM	ROYSTONIA ELATA	1.8'	50'	50'
22	COCONUT	COCOS NUCIFERA	1.5'	35'	30'
23	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
24	SEA GRAPE TREE	COCCOLOBA UVIFERA	0.8'	25'	30'
25	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	60'
26	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
27-28	UNKNOWN	UNKNOWN	0.5'	20'	20'
29	BIRD OF PARADISE	STRELITZIA	1.0'	25'	15'
30	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	8'
31	COCONUT	COCOS NUCIFERA	0.8'	20'	20'
32	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
33	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.8'	30'	12'
34	UNKNOWN	UNKNOWN	0.8'	25'	20'
35	STRANGLER FIG	FICUS AUREA	2.0'	50'	30'
36	UNKNOWN	UNKNOWN	0.4'	20'	12'
37-38	BIRD OF PARADISE	STRELITZIA	1.2'	18'	12'
39-41	COCONUT	COCOS NUCIFERA	0.8'	25'	25'
42	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	50'
43	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
44	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
45	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
46	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
47-57	COCONUT	COCOS NUCIFERA	0.8'	30'	30'
58	SEA GRAPE TREE	COCCOLOBA UVIFERA	1.0'	15'	30'
59	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
60	COCONUT	COCOS NUCIFERA	1.8'	30'	35'
61	COCONUT	COCOS NUCIFERA	1.5'	15'	20'
62	UNKNOWN	UNKNOWN	1.5'	35'	30'
63-66	COCONUT	COCOS NUCIFERA	1.2'	40'	40'
67	COCONUT	COCOS NUCIFERA	0.8'	35'	30'
68	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.5'	40'	10'

JOB SPECIFIC SURVEYOR NOTES:

- 1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)**
- 2. **LAND AREA OF SUBJECT PROPERTY: 14,365 SF (+/-)**
- 3. **ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK NO. D-132-B, WITH AN ELEVATION OF 8.23 FEET.**
- 4. **BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.44°12'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 48th ST., AS SHOWN ON PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.**

LEGAL DESCRIPTION:
 THE SOUTHWESTERLY 85 FEET OF LOT 3, BLOCK 1, OF NAUTILUS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER 02-3222-011-0030

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
 Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
 CORAL GABLES, FL 33134
 PHONE: (305)598-5101 FAX: (305)598-8627
 ASOMIAMI.COM

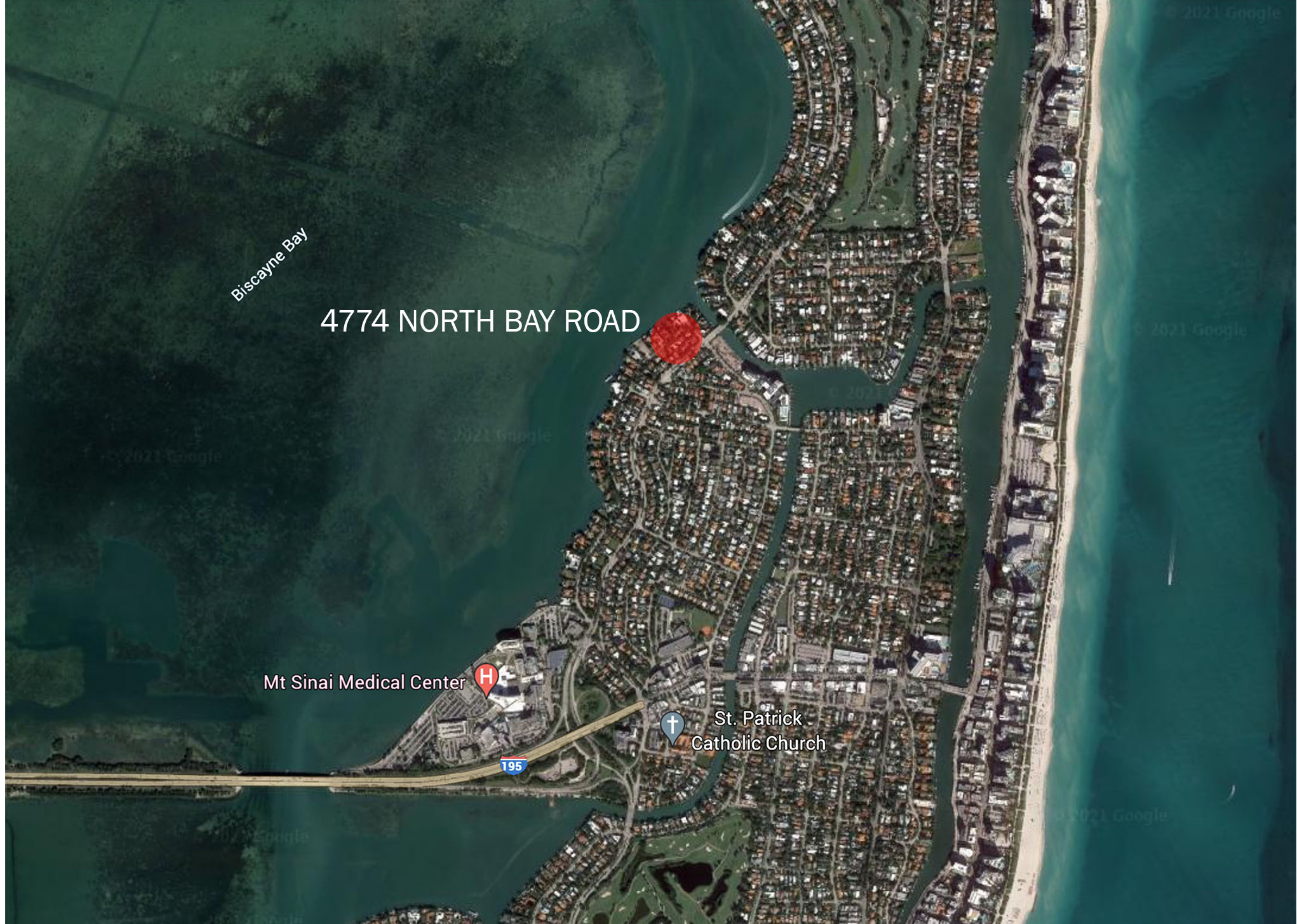


LB 6683

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEY

EX-0.00



Biscayne Bay

4774 NORTH BAY ROAD

Mt Sinai Medical Center

St. Patrick Catholic Church

195

LOCATION PLAN

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4774 NORTH BAY ROAD, MIAMI BEACH FLORIDA 33140

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1 LOCATION PLAN

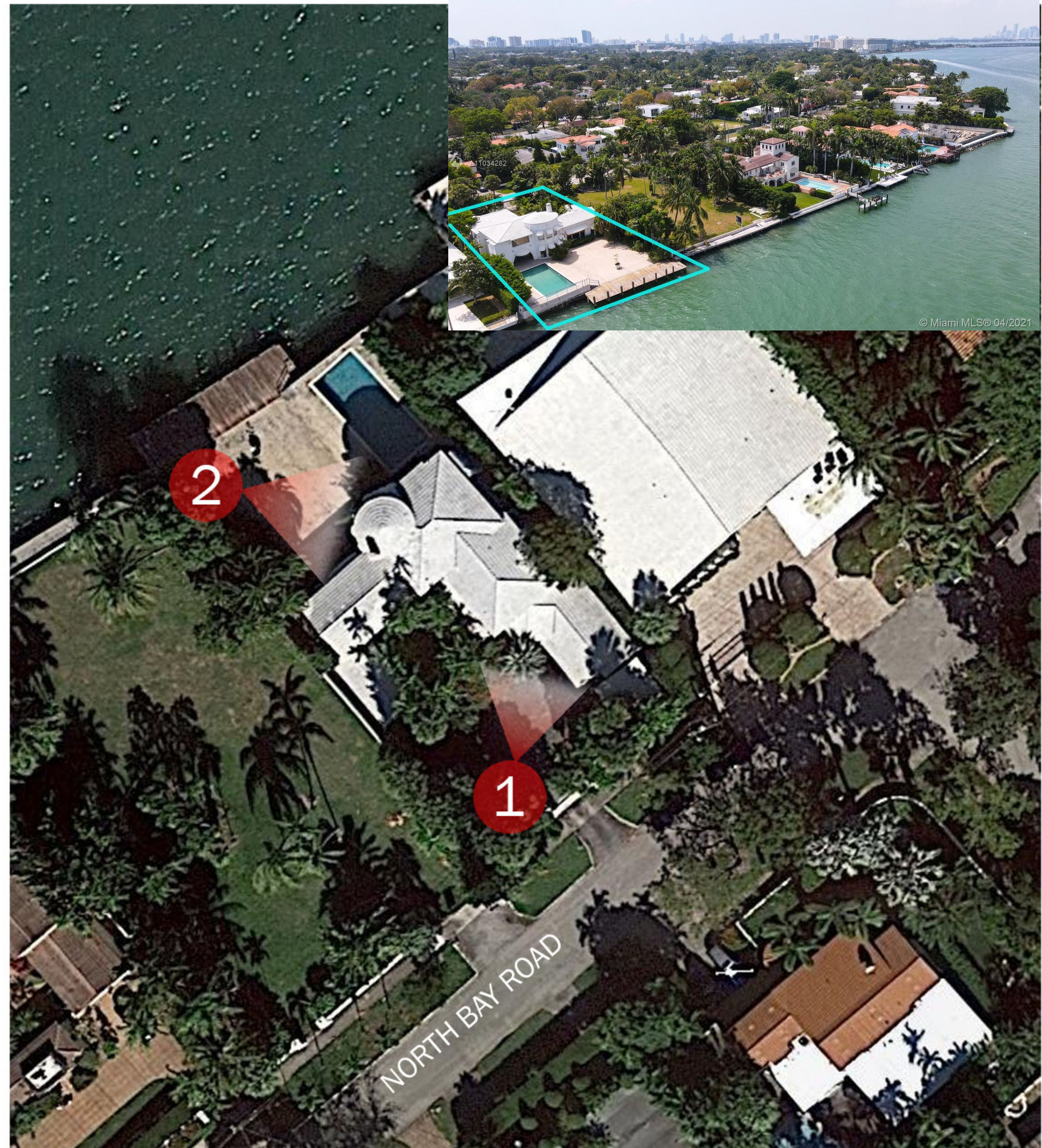
EX-1.02



01 FRONT VIEW



02 REAR VIEW



NEIGHBORHOOD ANALYSIS - EXISTING SITE

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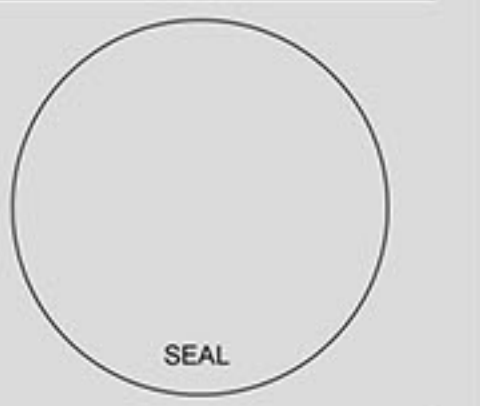
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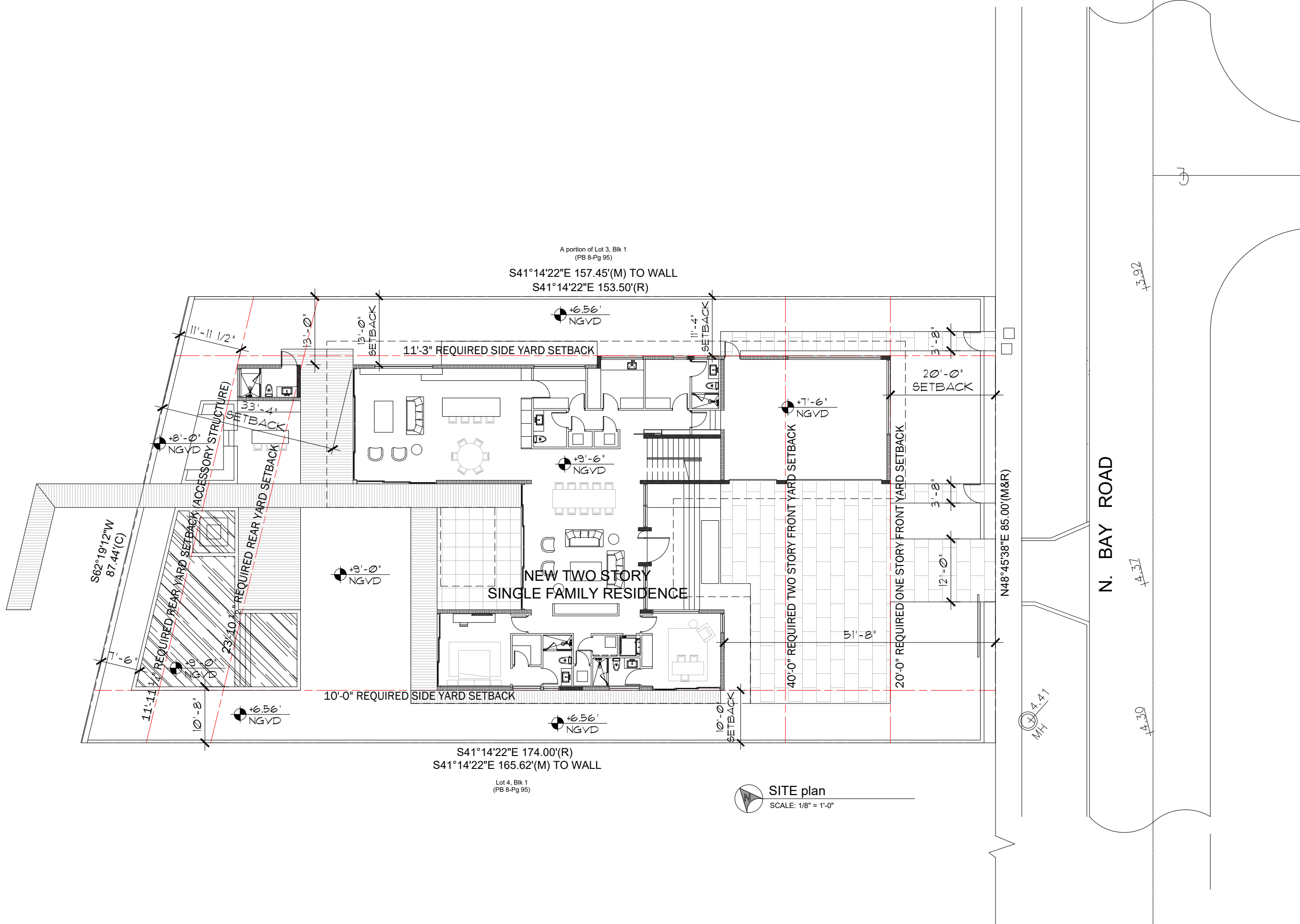
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Scale:



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

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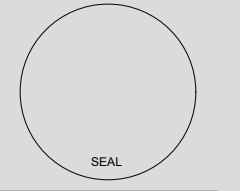
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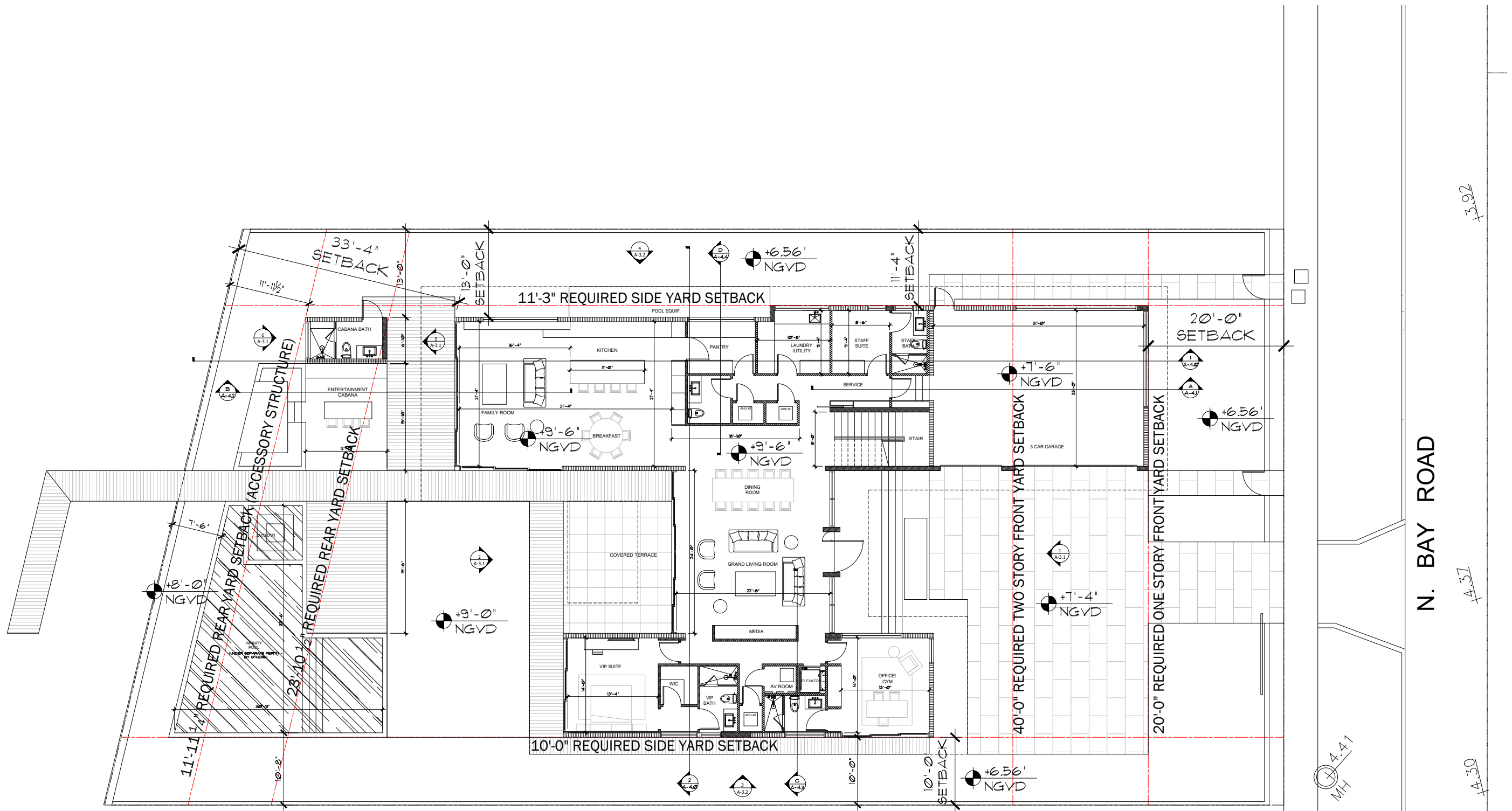


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Scale:

A-1.0
 Plot Date: 2021-12-31



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

N. BAY ROAD

13.92

4.31

4.30

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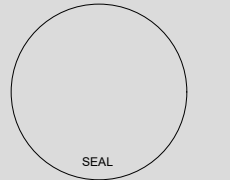
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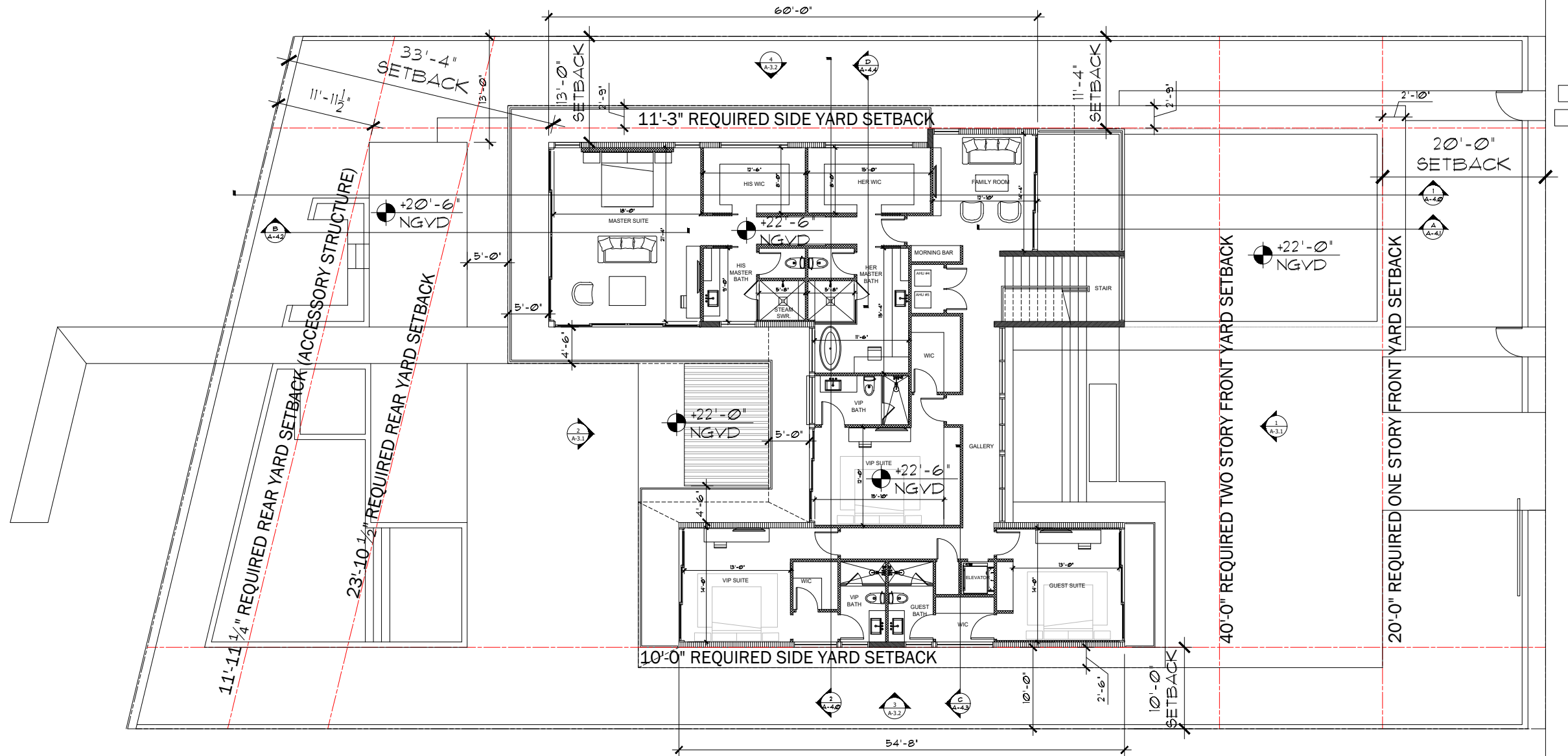
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Scale:




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

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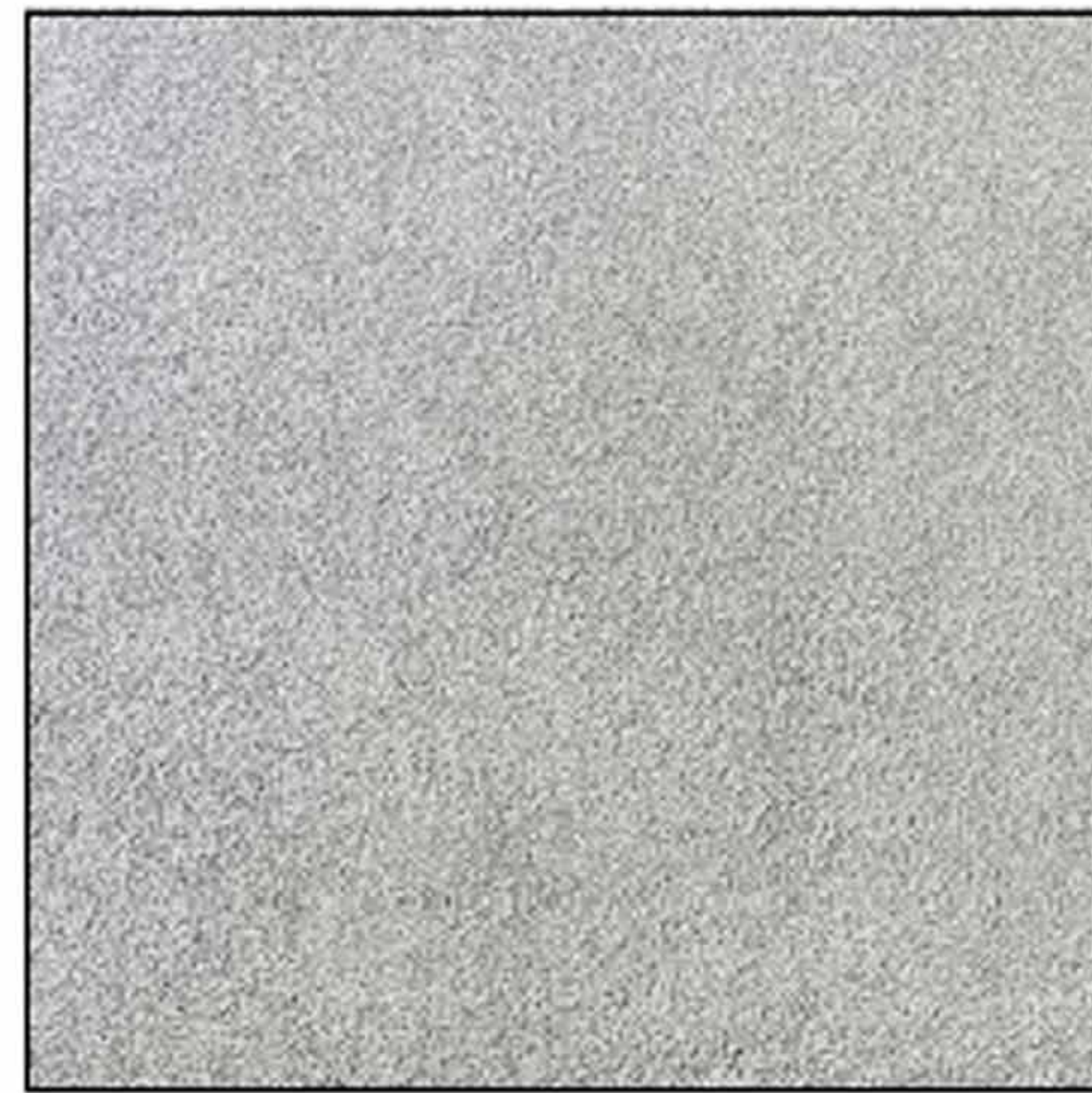


SEAL

Scale:

A-2.2

Plot Date: 2021-12-31



SF SMOOTH GREY STUCCO



ST STONE



MT BRONZE METAL FINISH



SF SMOOTH WHITE STUCCO

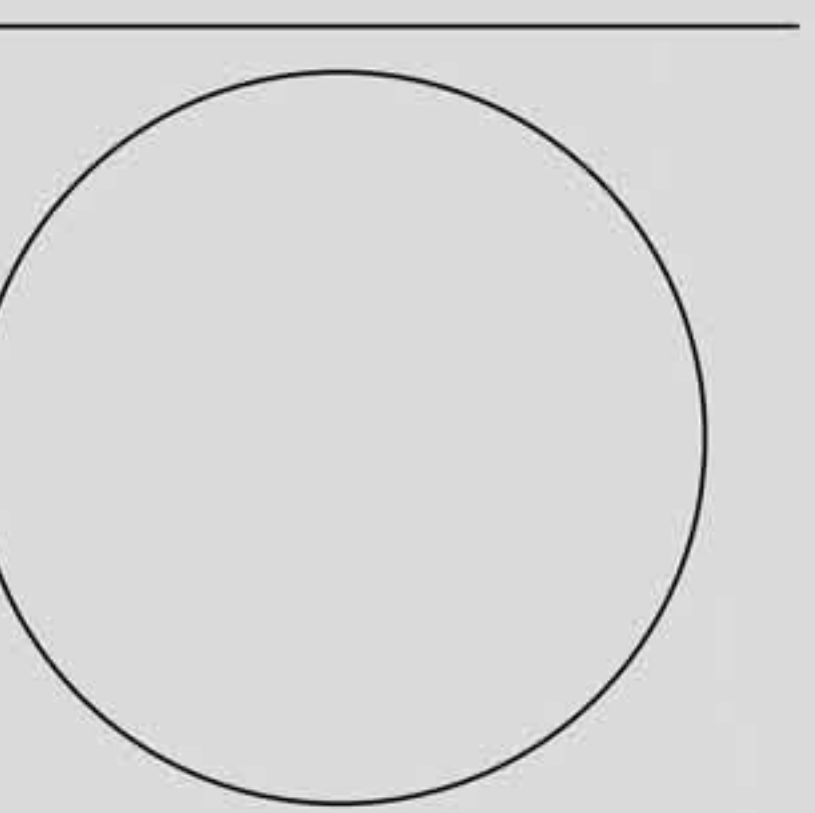


WD WOOD

MATERIAL PALETTE



NO.	DESCRIPTION	DATE



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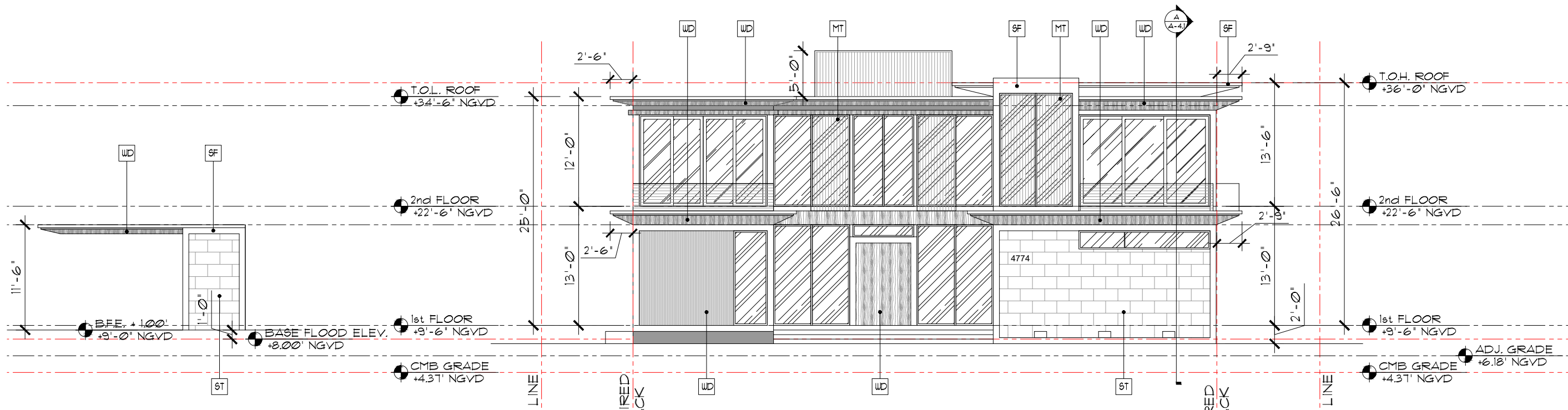
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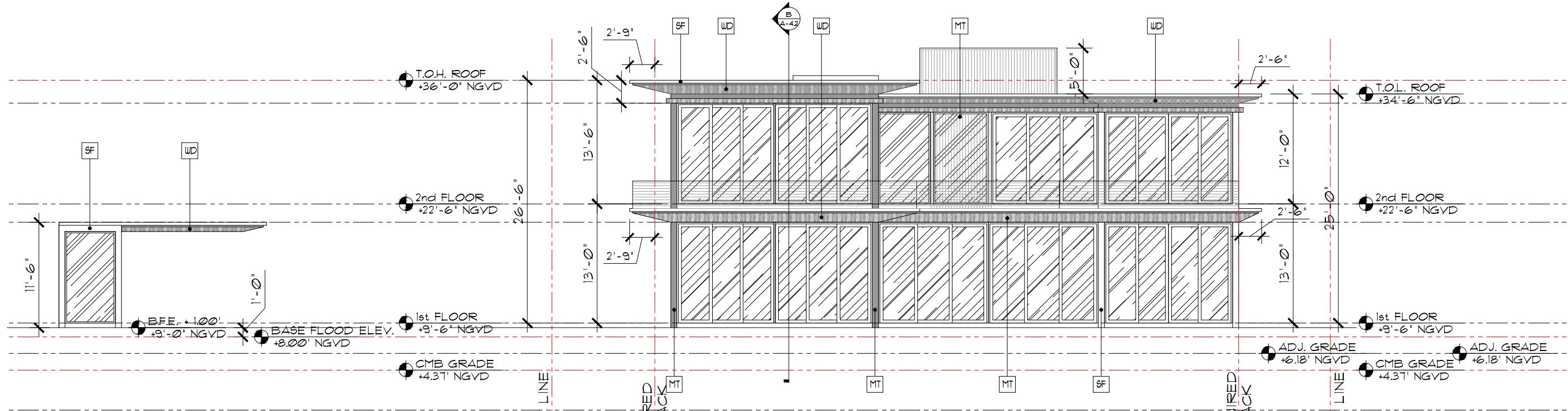
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Plot Date: 2021-12-31



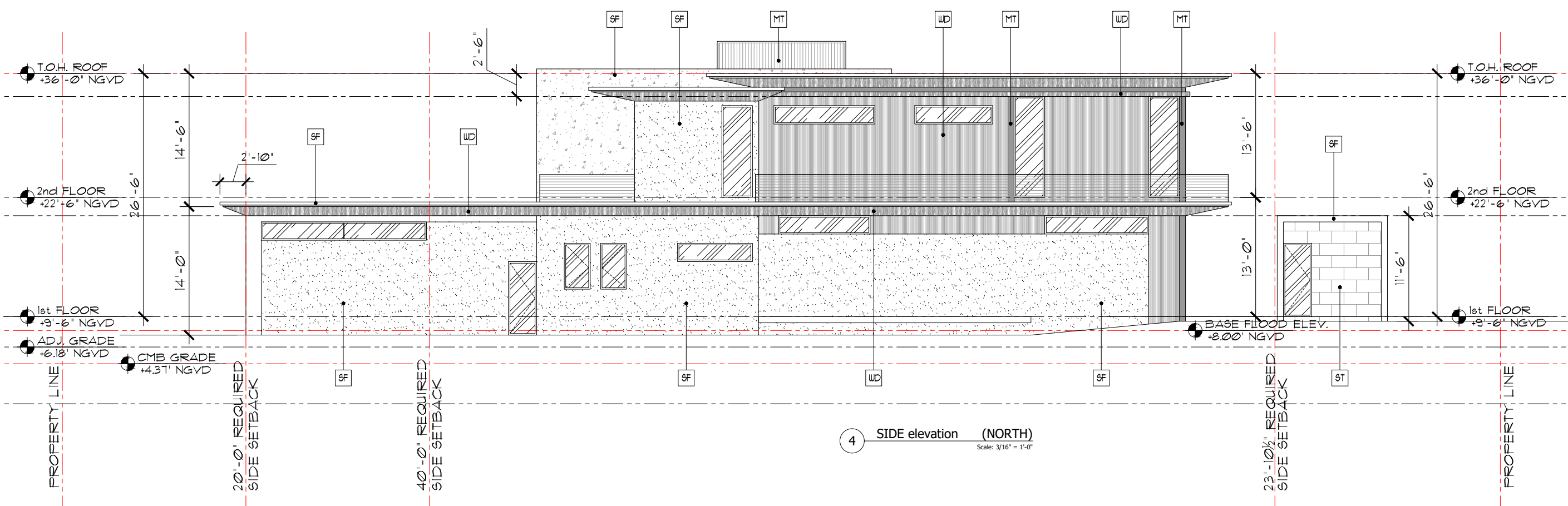
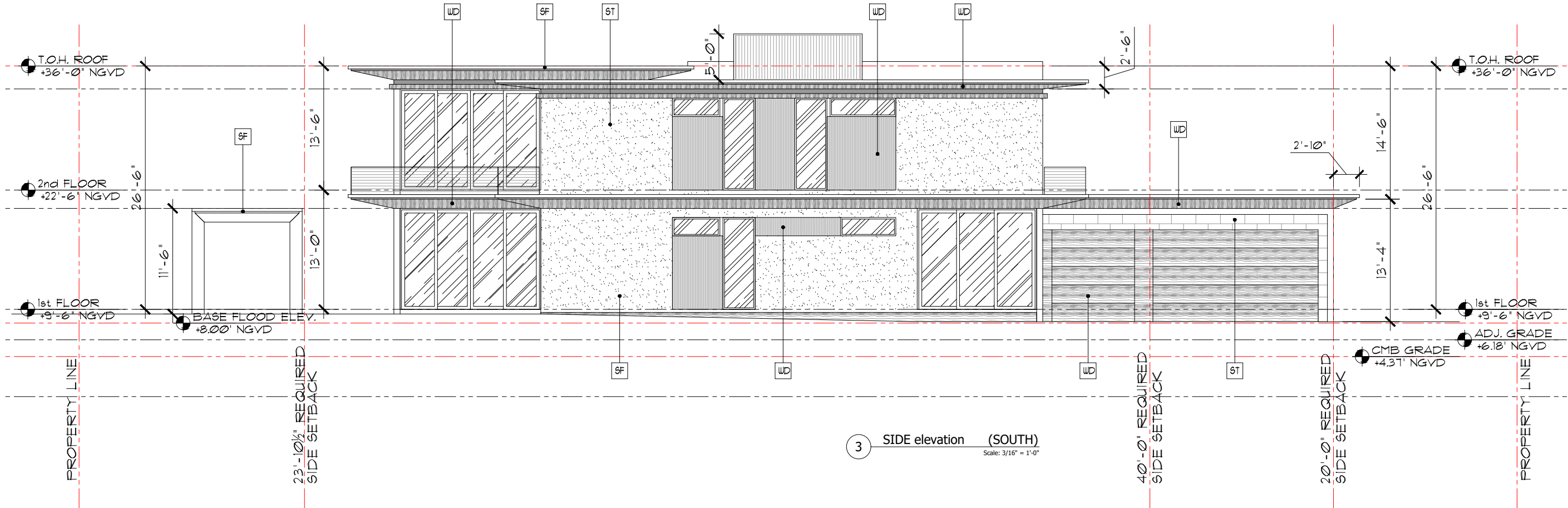
5 FRONT elevation "Cabana" (EAST)
Scale: 1/8"=1'-0"

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



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

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



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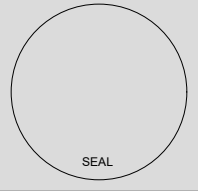
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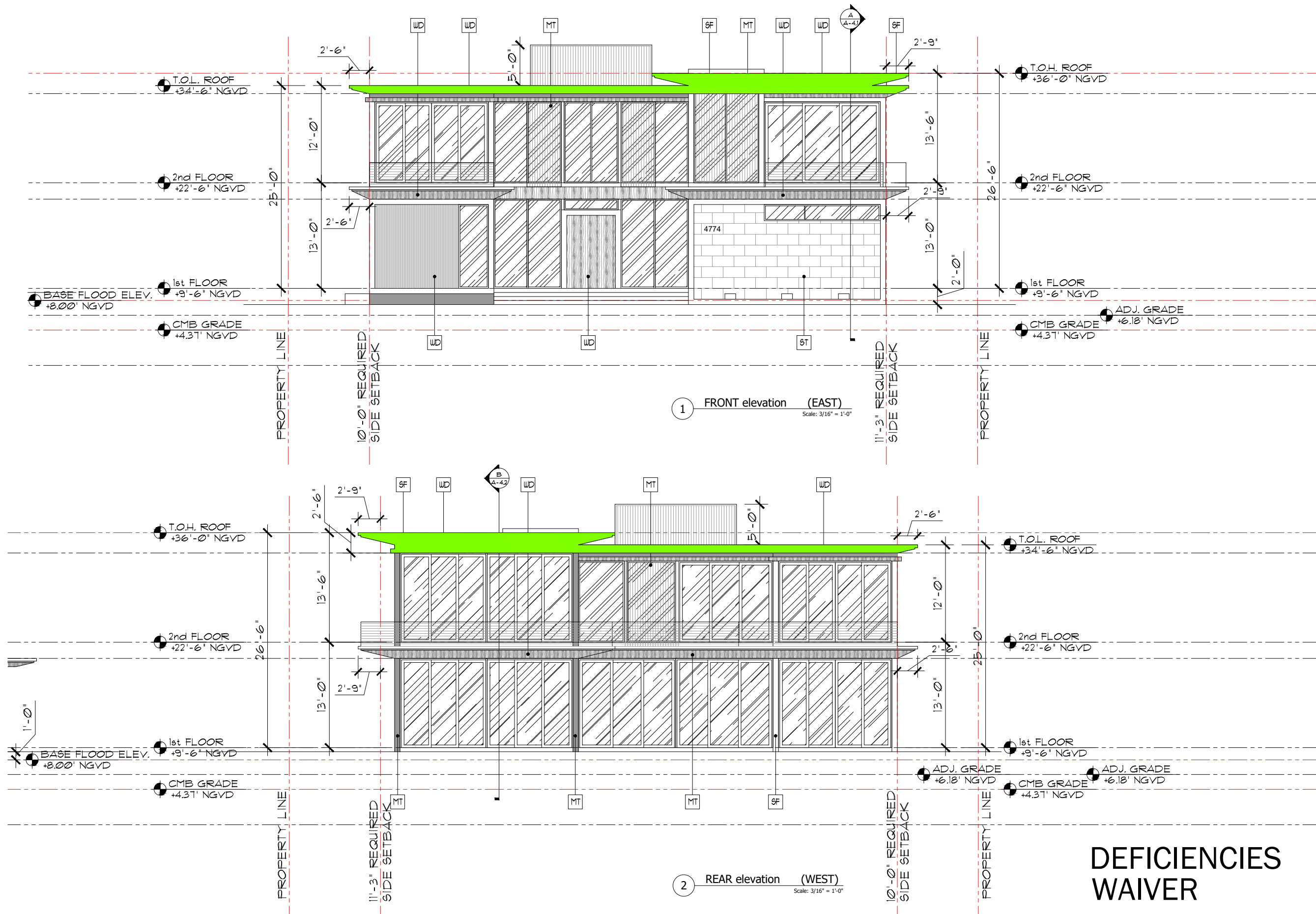
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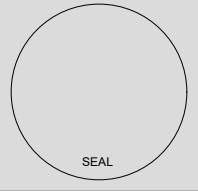
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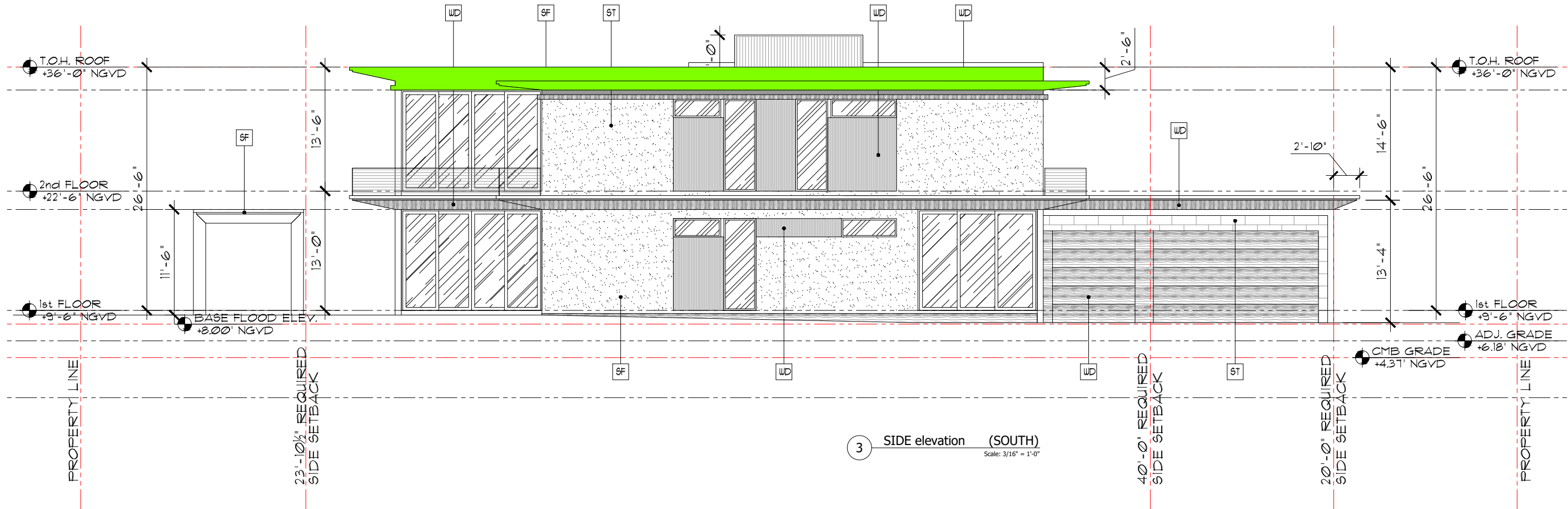
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Plot Date: 2021-12-31

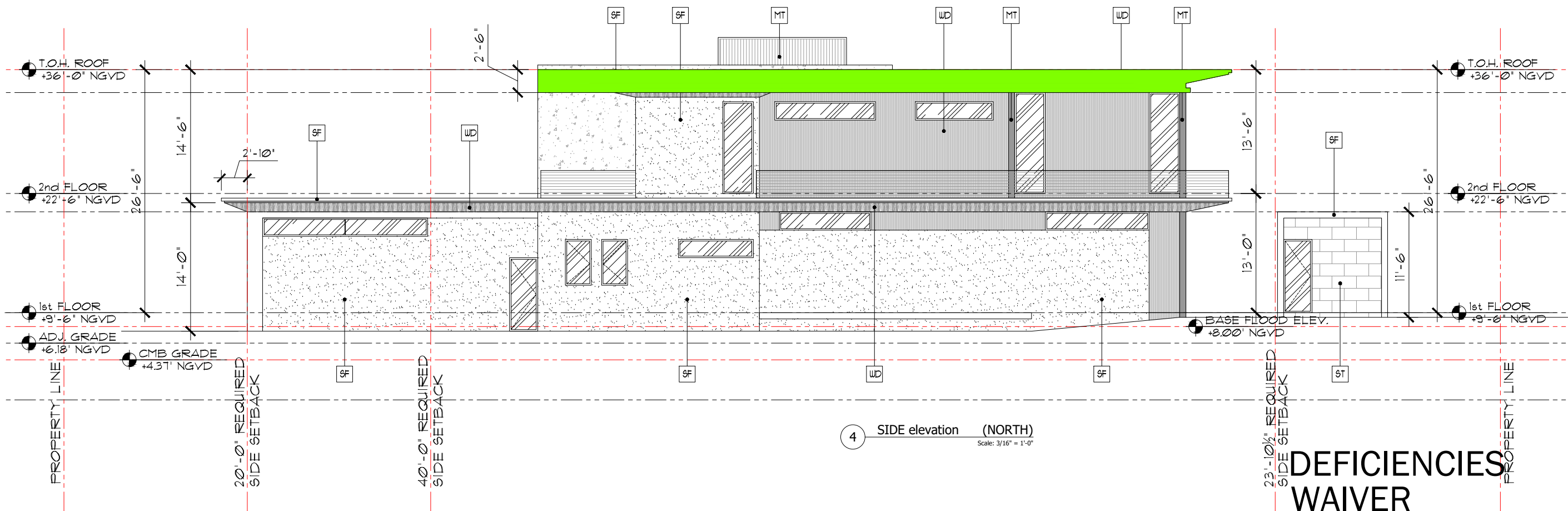


DEFICIENCIES
WAIVER





3 SIDE elevation (SOUTH)
Scale: 3/16" = 1'-0"



4 SIDE elevation (NORTH)
Scale: 3/16" = 1'-0"

**DEFICIENCIES
WAIVER**

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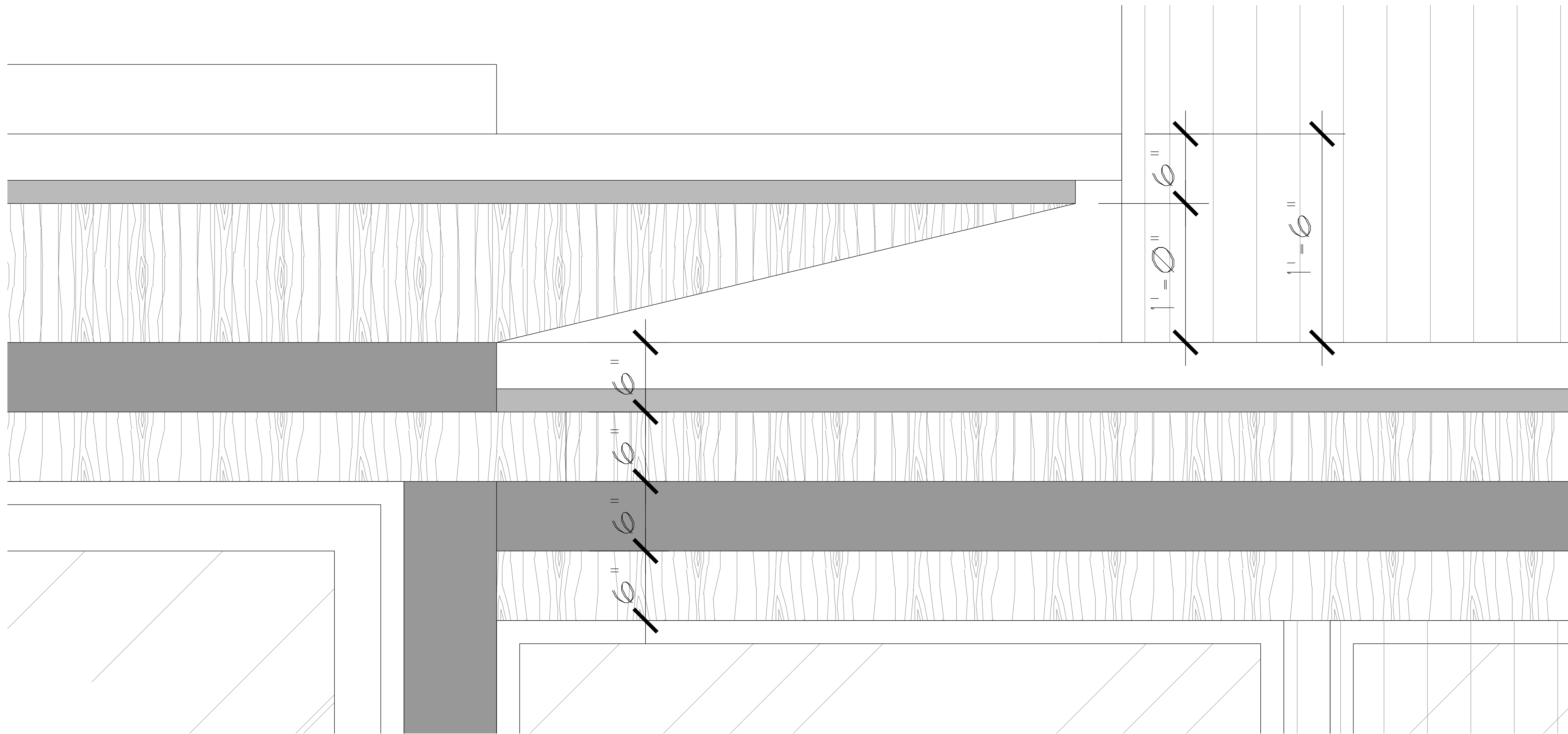
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A-3.4

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1

Roof Eaves Detail

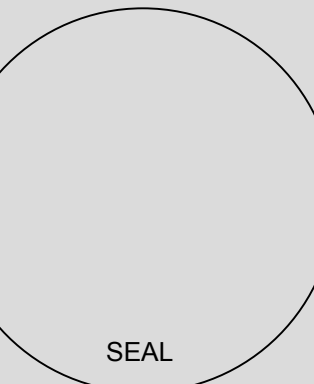


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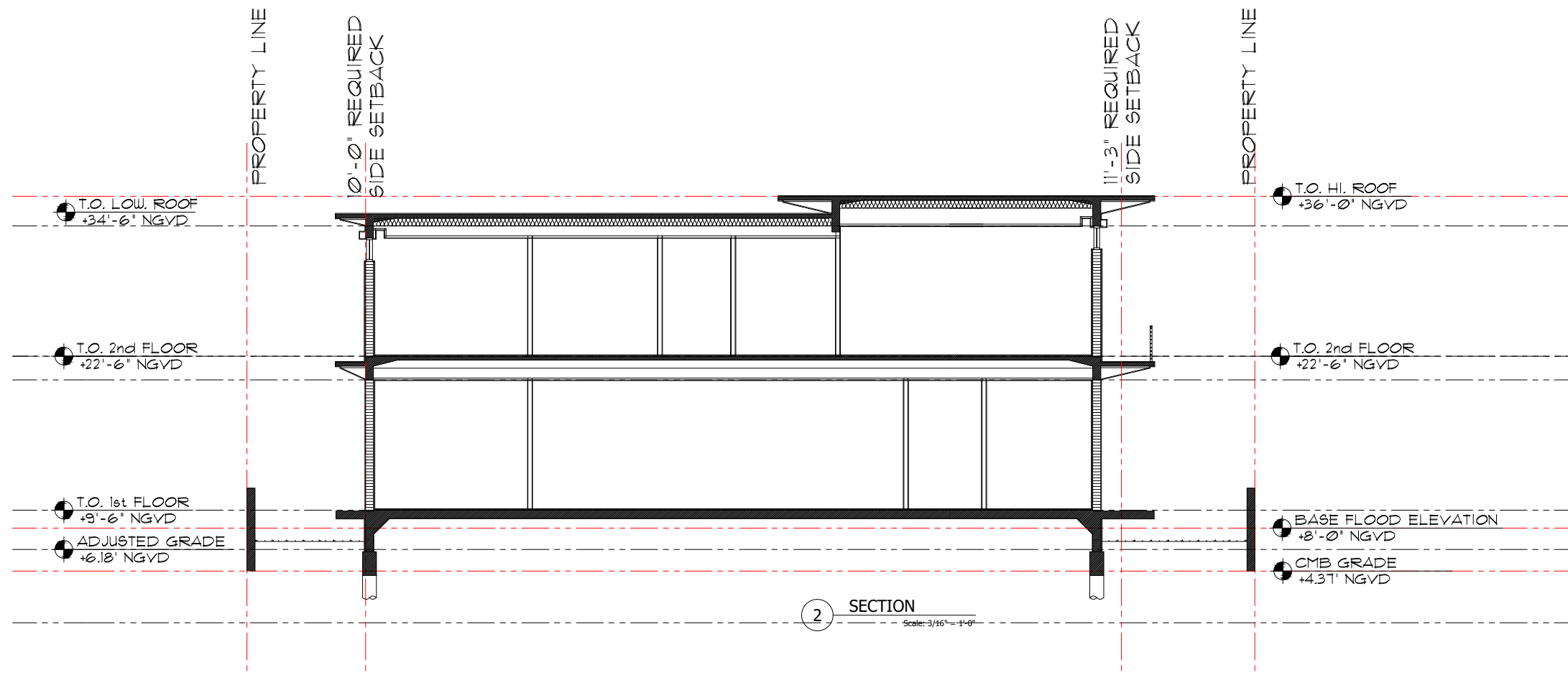
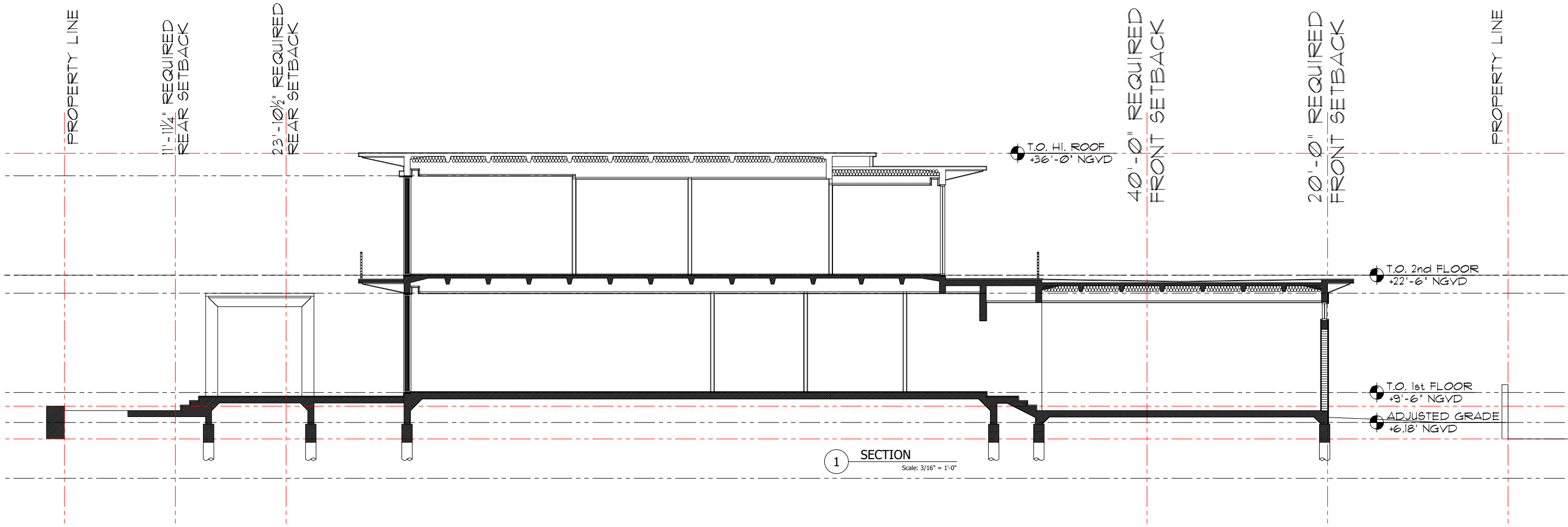
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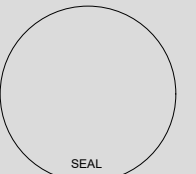
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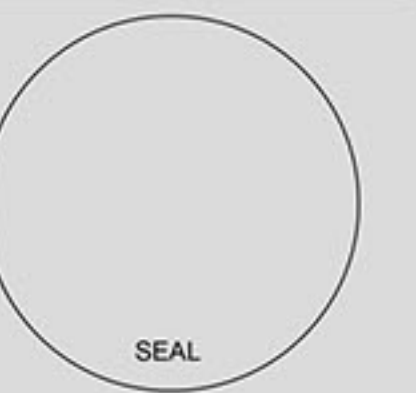
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FRONT VIEW RENDERING

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REAR VIEW RENDERING

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CONTEXTUAL VIEW FROM NORTH



CONTEXTUAL VIEW FROM SOUTH

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Aerial View

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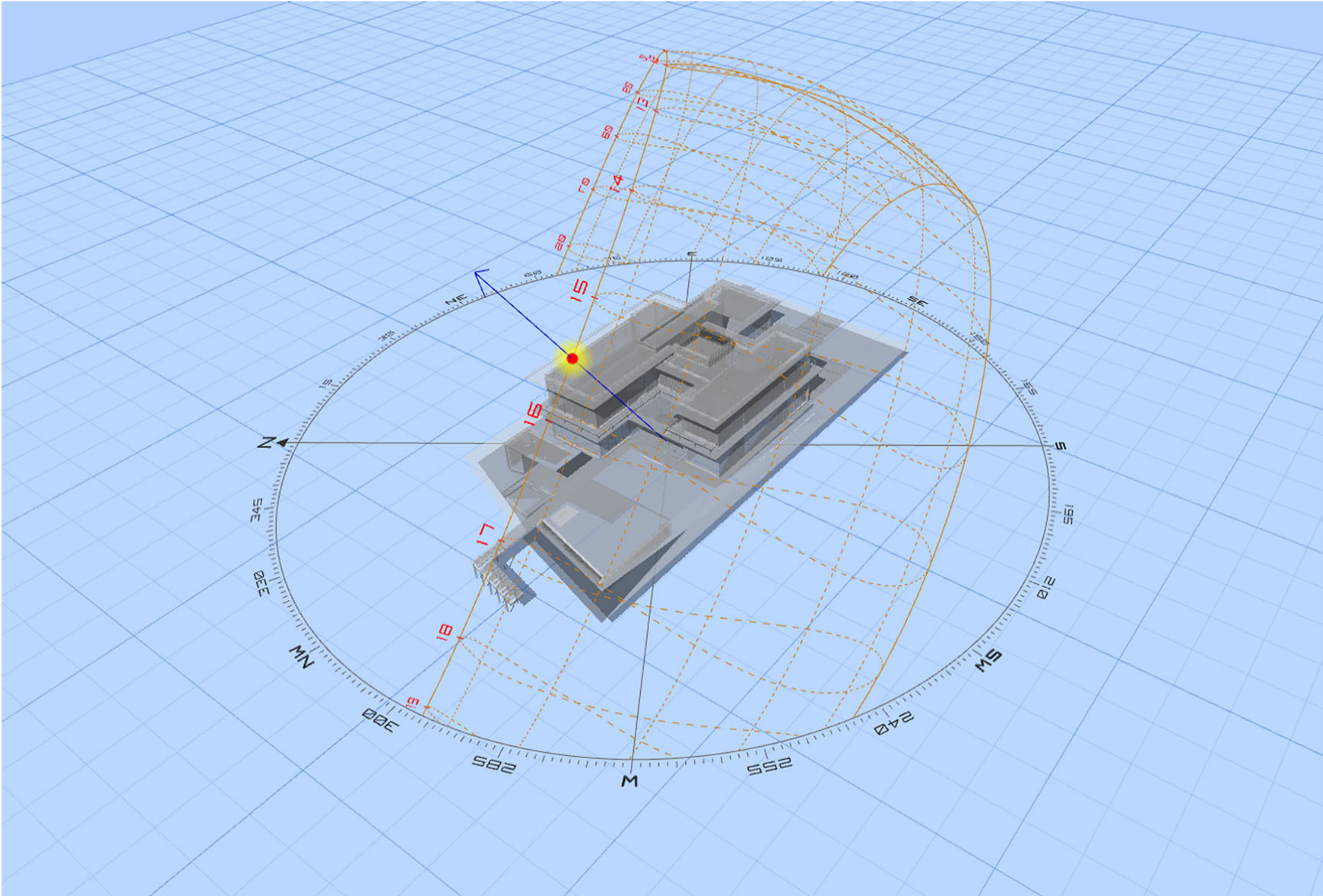
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Scale:

A View

SUN PATH DIAGRAMS



SUMMER SOLSTICE

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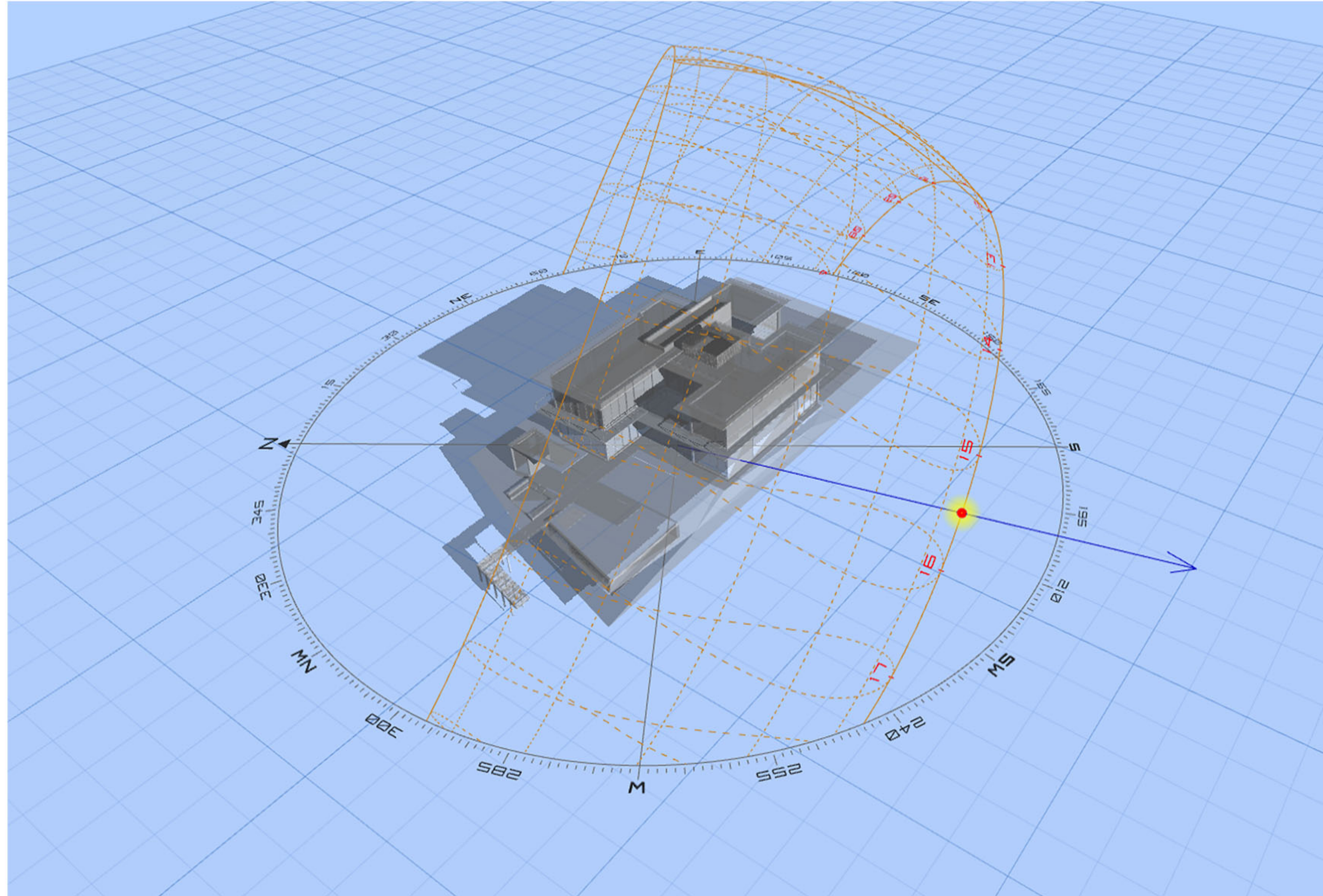


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SUN PATH DIAGRAMS



WINTER SOLSTICE

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Scale:



sunset

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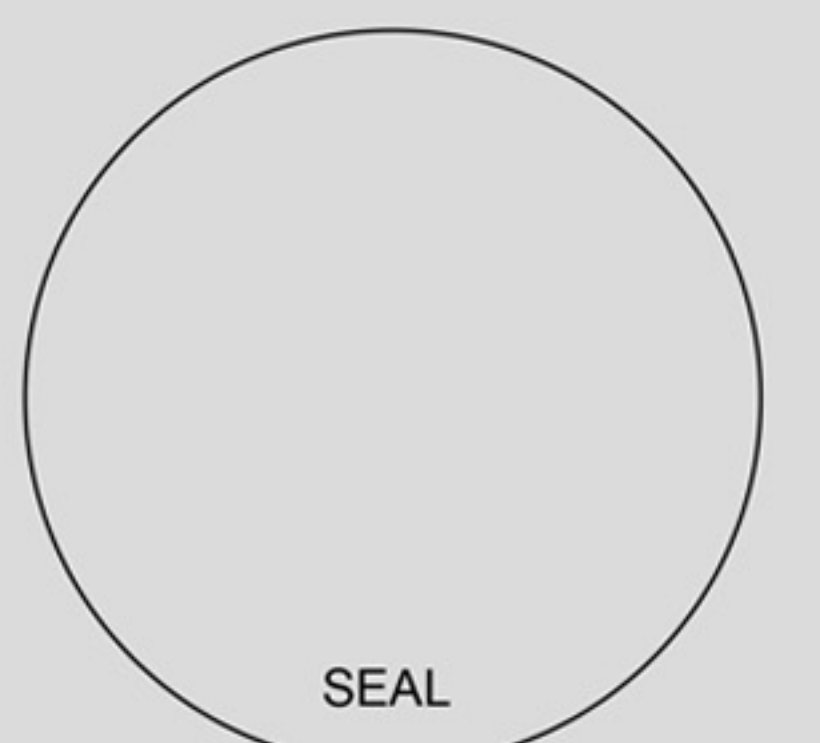
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Scale:

Sunset