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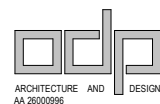
4541 NBR LLC
ADDRESS: 655 MADISON AVE 11 FL
NEW YORK, NY 10065

4541 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

SAOTA

DESIGN CONSULTANT

SAOTA
ADDRESS: 109 HATFIELD STREET, GARDENS, CAPETOWN, 8001 SOUTH AFRICA
PHONE: +27(0)21.468.4400



ARCHITECT OF RECORD

O'DONNELL DANNWOLF AND PARTNERS ARCHITECTS INC
ADDRESS: 2432 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020
PHONE: 954.518.0833

jungles

LANDSCAPE ARCHITECT

RAYMOND JUNGLES, INC.
ADDRESS: 2964 AVIATON AVENUE, COCONUT GROVE, FL 33133
PHONE: 305.858.6777

DESIGN REVIEW BOARD APPLICATION: DRB22-0795

FINAL SUBMITTAL: 04-11-2022

		DRB 1st Submittal 03-21-22	DRB Final Submittal 04-11-22
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LANDSCAPE

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SURVEY

.	BOUNDARY SURVEY	•	•
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		DRB 1st Submittal 03-21-22	DRB Final Submittal 04-11-22
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DESIGN ARCHITECTURE

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OWNER

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STATE OF FLORIDA
KURT DANNWOLF
REGISTERED ARCHITECT
AR 92042

04/09/2022

KURT DANNWOLF
FL ARCHITECT REG. NO:
AR92042

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PROJECT

4541 NORTH BAY RD
4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS

04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

SCALE:

DATE: 08/02/21
STARTED BY:
DRAWING TITLE:

DRAWING INDEX

SHEET NO.

A-01

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MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140	
2	Folio number(s):	02-3222-011-0840	
3	Board and file numbers :	DESIGN REVIEW BOARD - DRB22-0795	
4	Year built:	1928	Zoning District: RS-4
5	Base Flood Elevation:	+8' NGVD (per 54-35)	Grade value in NGVD: +3.62' NGVD
6	Adjusted grade (Flood+Grade/2):	+5.81' NGVD	Free board: 1'-6"
7	Lot Area:	7,314 SF	
8	Lot width:	75.79 FT (@20' front setback)	Lot Depth: 100.00 FT
9	Max Lot Coverage SF and %:	2,194.2 SF / 30%	Proposed Lot Coverage SF and %: 2,163 SF / 29.57%
10	Existing Lot Coverage SF and %:	4,548 SF / 62.18%	Lot coverage deducted (garage-storage) SF: N/A
11	Front Yard Open Space SF and %:	2,286 SF / 50%	Rear Yard Open Space SF and %: 1,391 SF / 72%
12	Max Unit Size SF and %:	3,657 SF / 50%	Proposed Unit Size SF and %: 3,597 SF / 49%
15	Min Additional 5' Setback for 35% of Front 2nd Story:	35% of 57.71 FT = 20.20 FT	Proposed Additional 5' Setback of Front 2nd Story: 23.46' + 3.24' = 26.70 FT / 46.27%
16	Max Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	Proposed Roof Deck Area SF and %: N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT	24.0'	24'-0"	
18	Setbacks:				
19	Front First level:	30 FT	20.5'	30'-0"	
20	Front Second level:	30 FT	20.5'	30'-0"	
21	Side 1:	10 FT	5.2'	10'-0"	
22	Side 2 or (facing street):	10 FT	8.8'	10'-0"	
23	Rear:	20 FT	9.45'	20'-0"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	18.88' (25% lot width)	14.0'	20'-0"	

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence Site?	NO
29	Determined to be Architecturally Significant?	YES - BASED ON AGE (1928)

Notes:

If not applicable write N/A

All other data information should be presented like the above format



PROPERTY INFORMATION AND DATA

PROPERTY ADDRESS: 4541 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

FOLIO NUMBER: 02-3222-011-0840

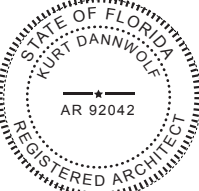
SUB-DIVISION: NAUTILUS SUB

LEGAL DESCRIPTION: LOT 13, OF BLOCK 4, OF NAUTILUS SUBDIVISION, PLATBOOK 8, PAGE 95.

ZONING LOT DISTRICT: RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT

FLOOD ZONE: ZONE AE-8

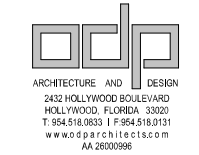
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4541 NBR LLC 4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140
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LANDSCAPE ARCHITECT
RAYMOND JUNGLES INC., 2864 AVANTON AVENUE, COCONUT GROVE, FL 33133 T: 305.958.8777



04/09/2022
KURT DANNWOLF
FL ARCHITECT REG. NO:
AR92042

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PROJECT
4541 NORTH BAY RD
4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

SCALE: 1/2" = 1'-0"

DATE: 08/02/21
STARTED BY:
DRAWING TITLE:

PROJECT INFO & CITY
ZONING DATA

SHEET NO.

A-02

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4541 NORTH BAY ROAD 4



4540 NORTH BAY ROAD 3



4520 NORTH BAY ROAD 2



4462 NORTH BAY ROAD 1



OWNER
4541 NBR LLC
4541 NORTH BAY ROAD,
MIAMI BEACH, FL 33140

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PROJECT
4541 NORTH BAY RD
4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

SCALE: 12" = 1'-0"

DATE: 08/02/21
STARTED BY:
DRAWING TITLE:
**EXISTING
SOUTH-WEST
NEIGHBOR PHOTOS**
SHEET NO.
A-10



4580 NORTH BAY ROAD 5



4570 VACANT LOT 3



4550 NORTH BAY ROAD 2



4540 NORTH BAY ROAD 1



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4541 NBR LLC
4541 NORTH BAY ROAD,
MIAMI BEACH, FL 33140

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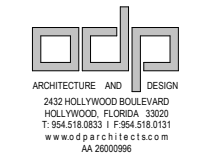
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4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

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DATE: 08/02/21
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DRAWING TITLE:
**EXISTING
NORTH-WEST
NEIGHBOR PHOTOS**

SHEET NO.
A-11



4541 NORTH BAY ROAD 4



4531 NORTH BAY ROAD 3



4515 NORTH BAY ROAD 2



4501 NORTH BAY ROAD 1



OWNER
4541 NBR LLC
4541 NORTH BAY ROAD,
MIAMI BEACH, FL 33140

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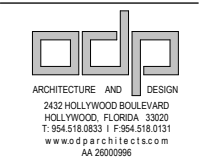
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REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

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EXISTING SOUTH
NEIGHBOR PHOTOS

SHEET NO.
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4591 NORTH BAY ROAD 8



4575 NORTH BAY ROAD 7



4565 NORTH BAY ROAD 6



4555 NORTH BAY ROAD 5

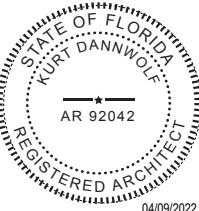


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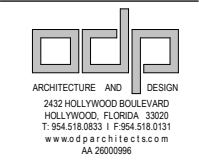
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PROJECT
4541 NORTH BAY RD
4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

SCALE: 1/2" = 1'-0"
DATE: 08/02/21
STARTED BY:
DRAWING TITLE:

EXISTING NORTH
NEIGHBOR PHOTOS

SHEET NO.
A-13

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LOOKING NORTH 1



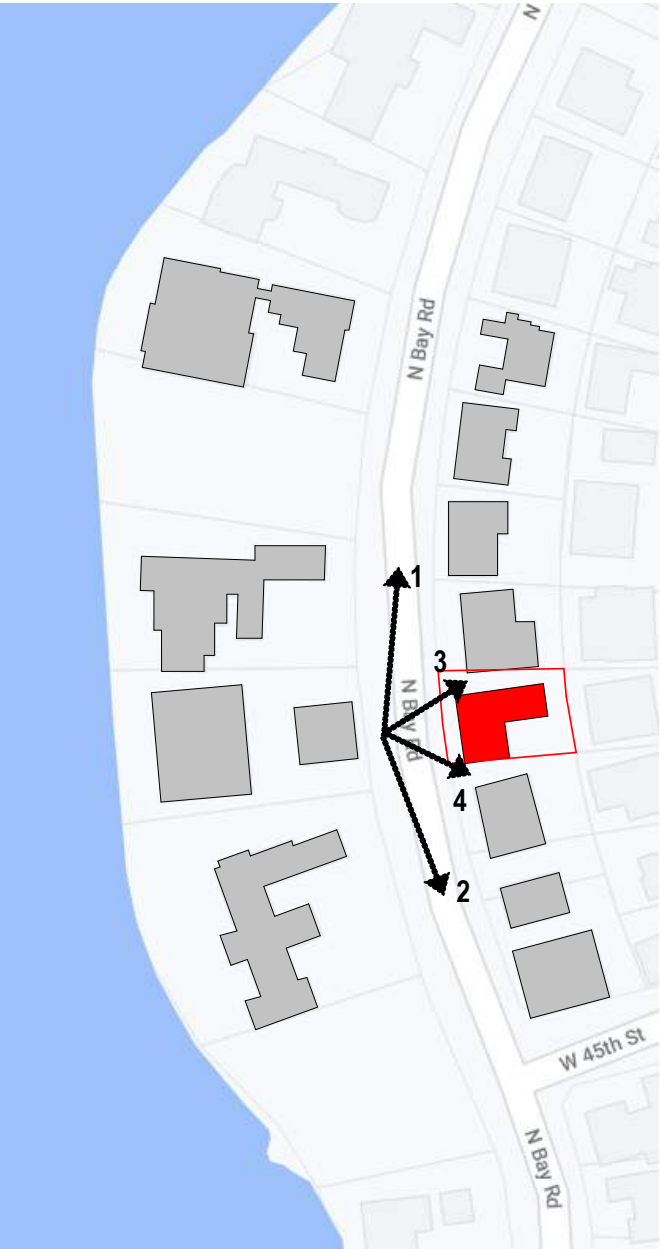
LOOKING NORTHWEST 3



LOOKING SOUTH 2



LOOKING WEST 4



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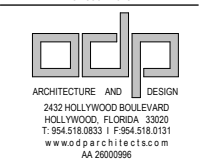
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PROJECT
4541 NORTH BAY RD
4541 NORTH BAY ROAD, MIAMI BEACH, FL 33140

REVISIONS	
04-11-2022	DRB FINAL SUBMITTAL

KEY PLAN

SCALE: 12" = 1'-0"
DATE: 08/02/21
STARTED BY:
DRAWING TITLE:

EXISTING NORTH BAY
ROAD PHOTOS

SHEET NO.
A-14

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LOOKING EASTERLY TO THE BACKYARD 6



LOOKING TOWARDS NW CORNER OF PROPERTY 5



LOOKING NORTHERLY FROM FRONT YARD 4



LOOKING SOUTH FROM FRONT YARD 3



LOOKING SOUTH FROM THE BACKYARD 2



LOOKING SOUTH TO SW CORNER OF PROPERTY 1

OWNER
4541 NBR LLC
4541 NORTH BAY ROAD,
MIAMI BEACH, FL 33140

ARCHITECT
AA 2000096
O'DONNELL, DANNWOLF AND PARTNERS ARCHITECTS INC.
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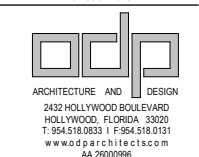
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PHOTOS

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NORTHWEST ELEVATION 1



WEST ELEVATION 2



SOUTHWEST ELEVATION 3

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EXISTING HOUSE
PHOTOS

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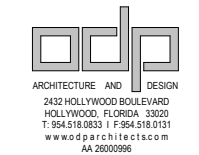
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**EXISTING STREET
VIEW**

SHEET NO.

A-30

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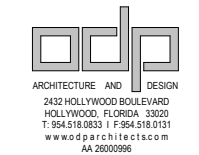
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**PROPOSED STREET
MONTAGE VIEW**

SHEET NO.

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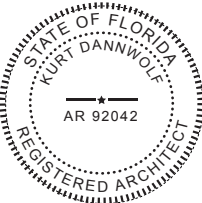
MATERIAL PALETTE

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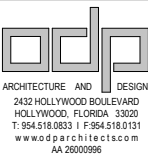
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PROJECT

US_MIA_NBAY4541
MIAMI, UNITED STATES

REVISIONS

KEY PLAN

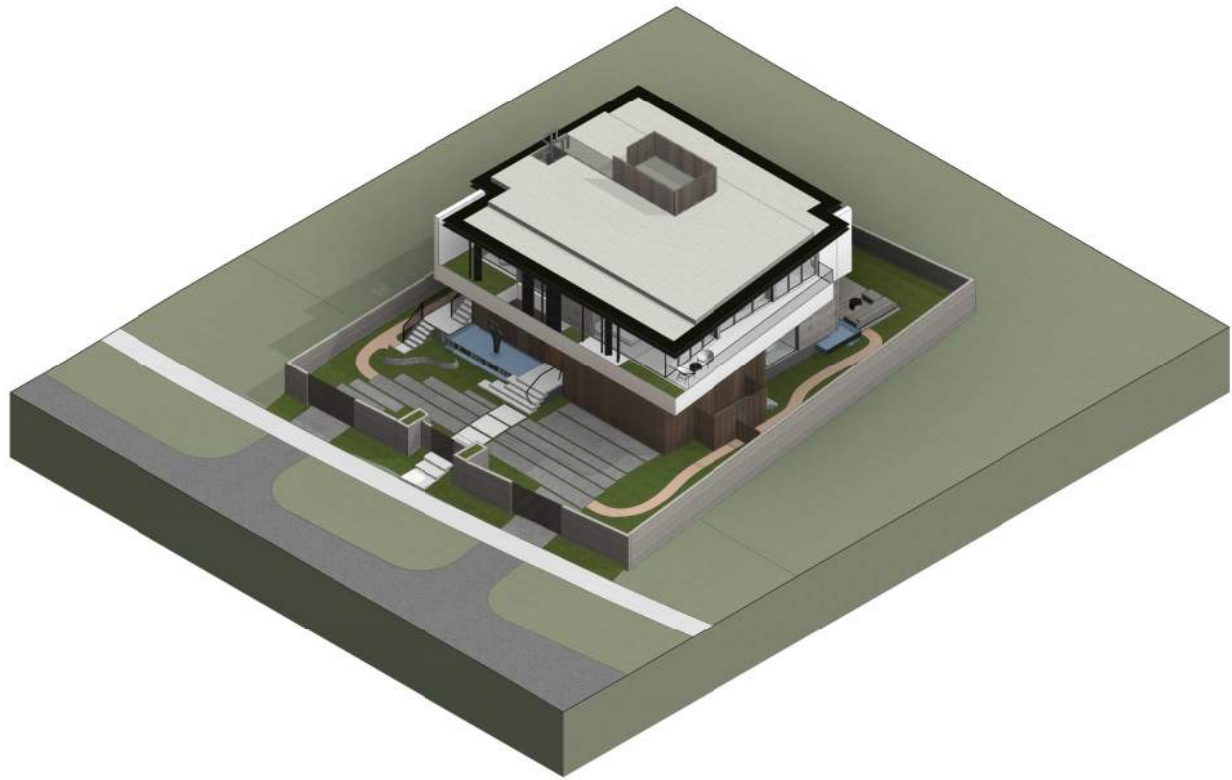
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DATE: 01/12/22
STARTED BY:
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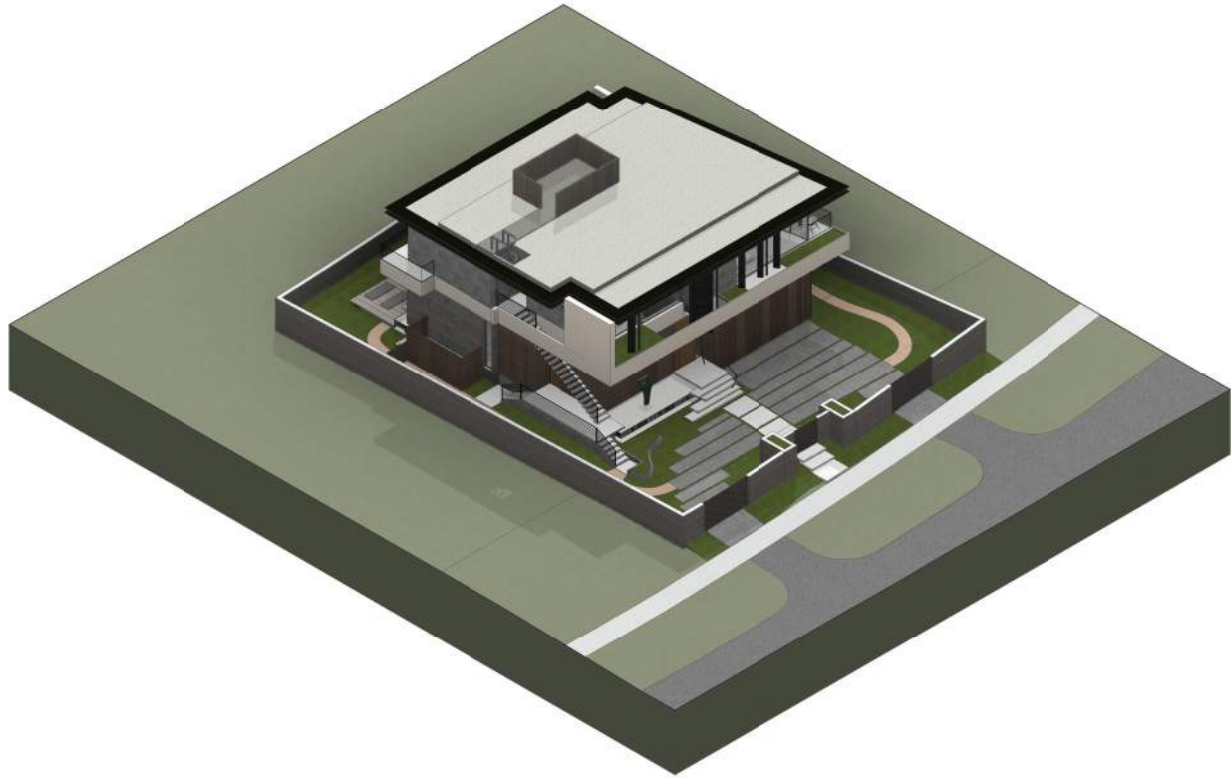
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SHEET NO.

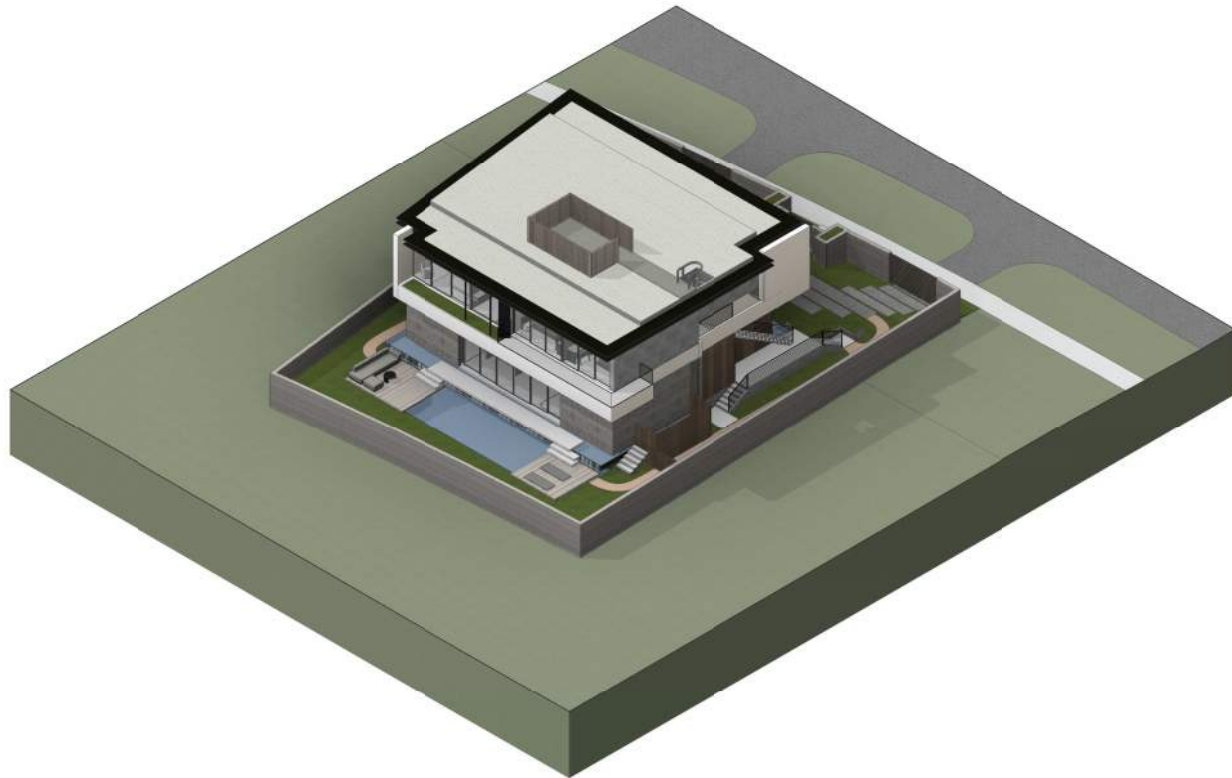
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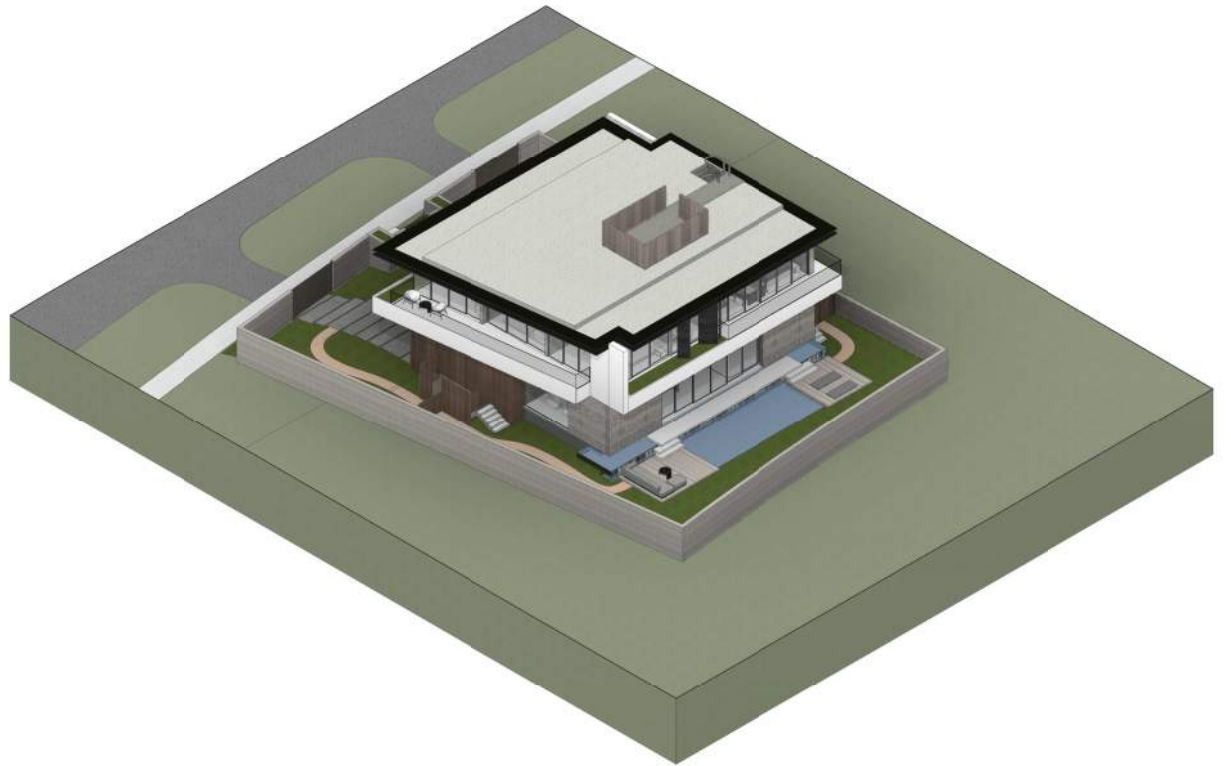
1 **AXO 01**



2 **AXO 02**



3 **AXO 03**



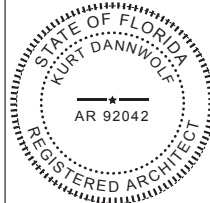
4 **AXO 04**

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REVISIONS	

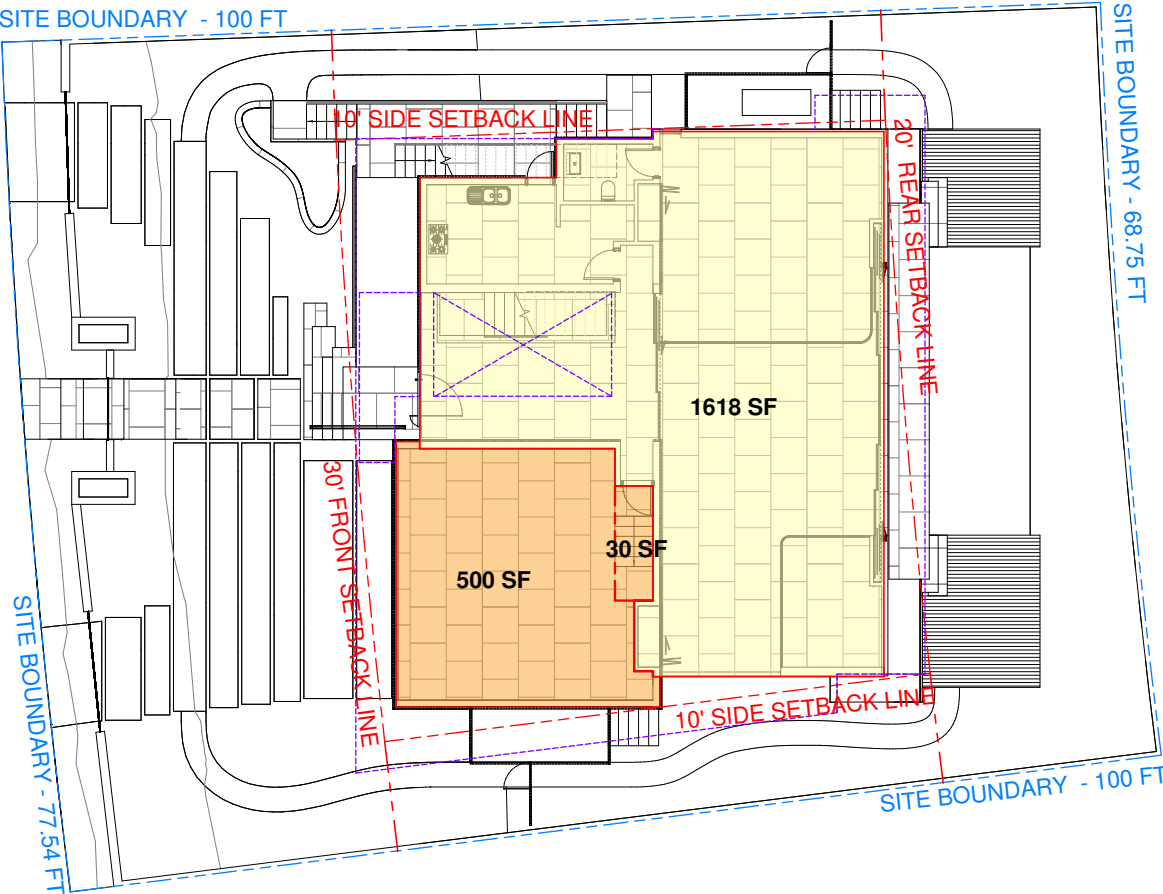
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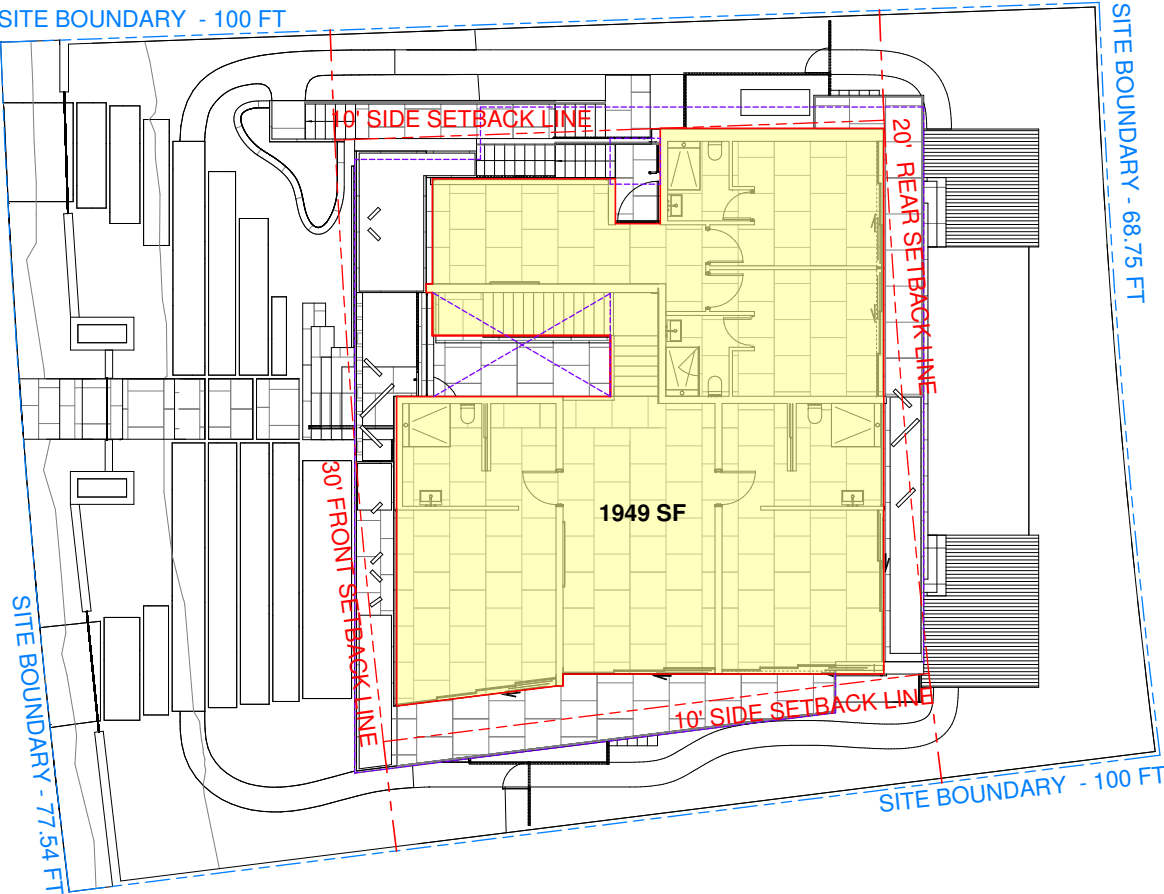
AXOS

SHEET NO.
A_6102

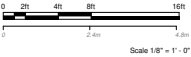
UNIT SIZE ALLOWANCE (For CITY Compliance)		ALLOWABLE UNIT SIZE = LOT AREA X 50% 7 314 SF X 50%	
ALLOWABLE UNIT SIZE		3 657 SF	
<div></div> GROSS INTERNAL AREA (Air Conditioned)	L1	FIRST FLOOR	1618 SF
	L2	SECOND FLOOR	1 949 SF
<div></div> GARAGE (Not Air Conditioned)	500 SF EXEMPT (530 - 500)		30 SF
TOTAL UNIT SIZE		3 597 SF	
PERCENTAGE ACHIEVED		49 %	



1 UNIT SIZE: FIRST FLOOR
1/8" = 1'-0"



2 UNIT SIZE: SECOND FLOOR
1/8" = 1'-0"



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MIAMI, UNITED STATES

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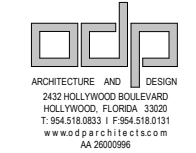
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REVISIONS	

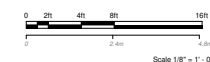
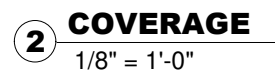
KEY PLAN

SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

UNIT SIZE

SHEET NO.
A_6103

COVERAGE EXEMPTION	
 < 5FT PROJECTIONS	762 SF



STATE OF FLORIDA
KURT DANNWOLF
AR 92042
REGISTERED ARCHITECT

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[illegible]

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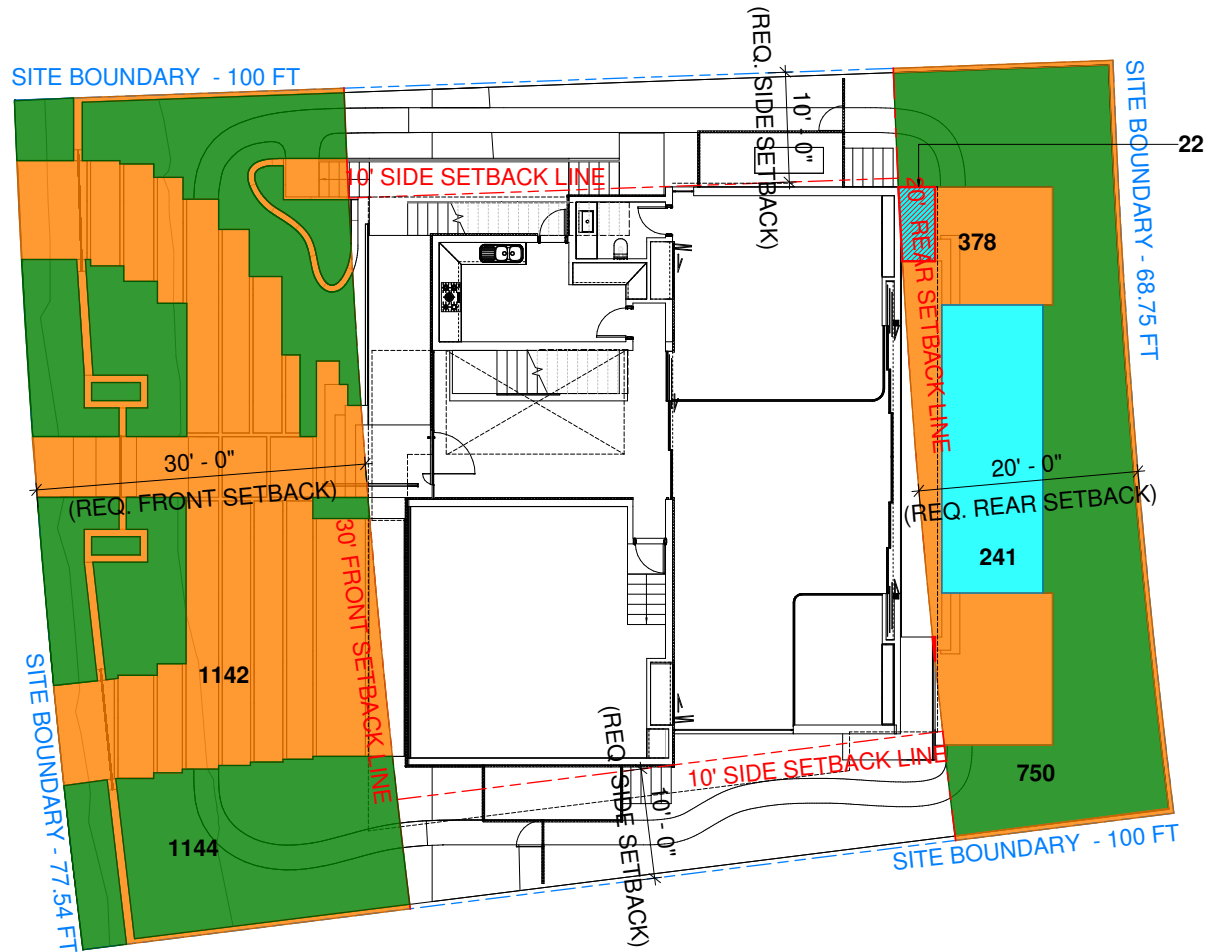
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COVERAGE

SHEET NO.
A 6104



1 PERVIOUS YARDS
1/8" = 1'-0"

FRONT YARD PERVIOUS ALLOWANCE (For CITY Compliance)	
MINIMUM PERVIOUS FRONT YARD 50%	
PERVIOUS	1144 SF
HARDSCAPE	1142 SF
TOTAL FRONT YARD	2 286 SF

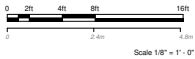
PERVIOUS	1144 SF
TOTAL PERMEABLE	1144 SF

PERCENTAGE ACHIEVED	50 %
---------------------	------

REAR YARD PERVIOUS ALLOWANCE (For CITY Compliance)	
MINIMUM PERVIOUS REAR YARD 70%	
PERVIOUS	750 SF
POOL BELOW ADJUSTED GRADE	241 SF
POOL ABOVE ADJUSTED GRADE	22 SF
HARDSCAPE	378 SF
TOTAL REAR YARD	1 391 SF

PERVIOUS	750 SF
100% POOL BELOW ADJ. GRADE	241 SF
50% POOL ABOVE ADJ GRADE	11 SF
TOTAL PERMEABLE	1 002 SF

PERCENTAGE ACHIEVED	72 %
---------------------	------



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MIAMI, UNITED STATES

REVISIONS	

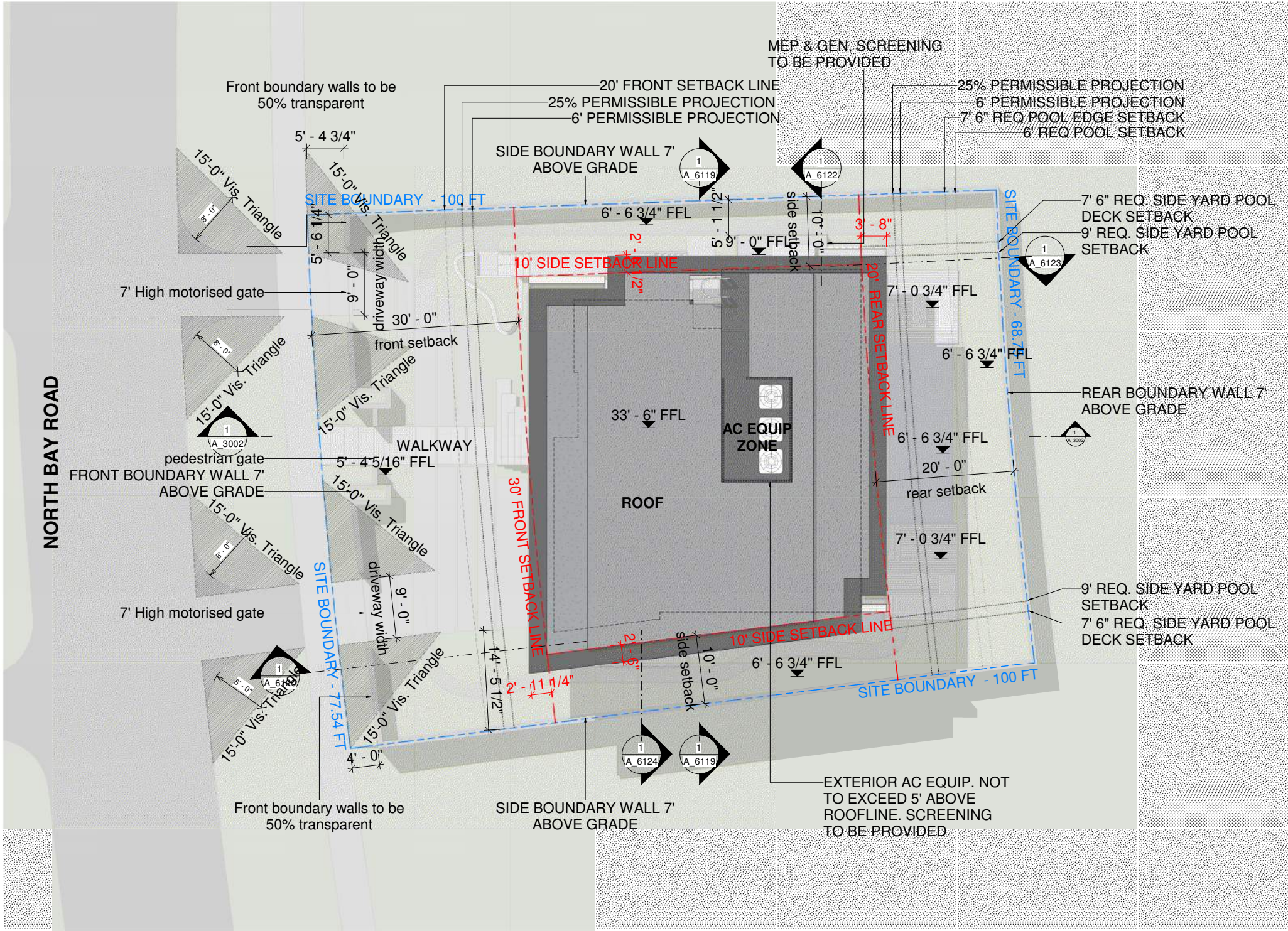
KEY PLAN

SCALE: As indicated

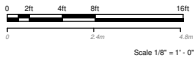
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

PERVIOUS YARDS

SHEET NO.
A_6105



1 SITE PLAN
1/8" = 1'-0"



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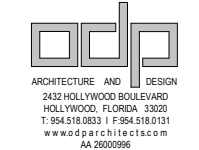
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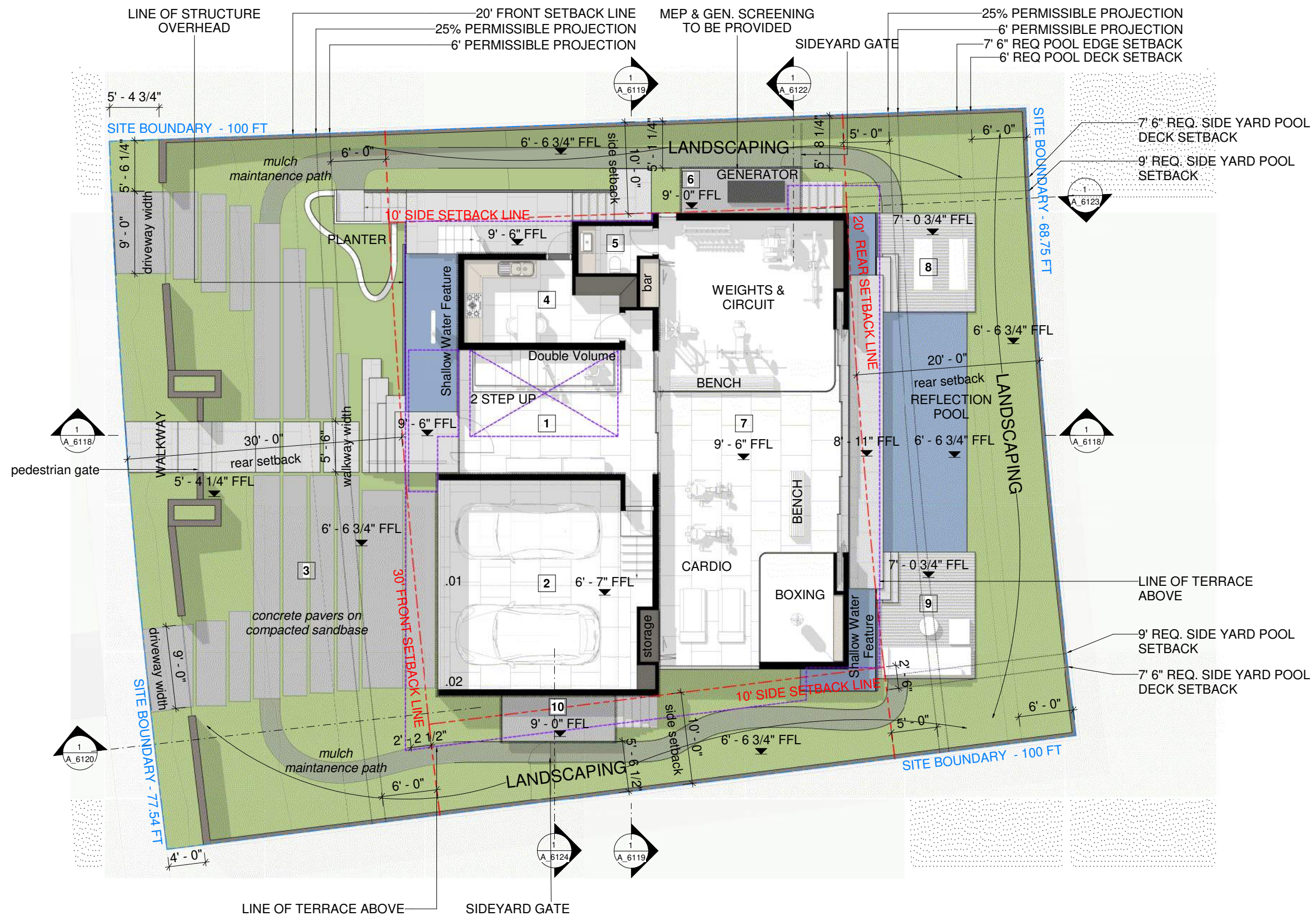
REVISIONS	

KEY PLAN

SCALE: 1/8" = 1'-0"
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

SITE PLAN

SHEET NO.
A_6106



KEY

1	Lobby	6	MEP Pad	11		16	
2	Garage	7	Gym	12		17	
3	Motor Court	8	Yoga Deck	13		18	
4	Kitchen	9	Outdoor Lounge	14		19	
5	Powder Room	10	MEP Pad	15		20	

STATE OF FLORIDA
KURT DANNWOLF
— ★ —
AR 92042
REGISTERED ARCHITECT

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[illegible]

KEY PLAN

SCALE: As indicated

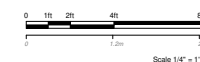
DATE: 01/12/22

STARTED BY:

DRAWING TITLE:

FIRST FLOOR PLAN

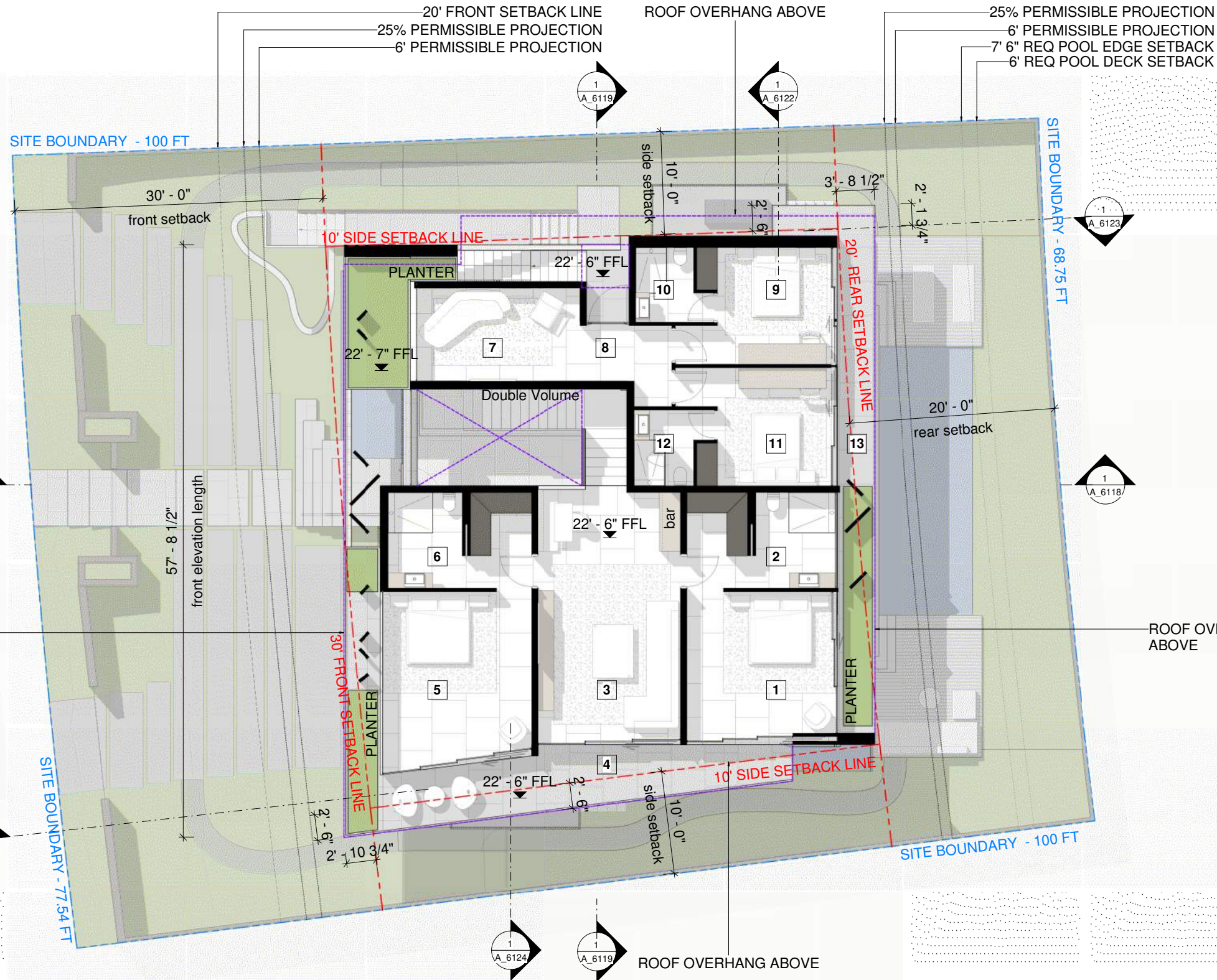
SHEET NO.
A 6107



NORTH BAY ROAD

ROOF OVERHANG ABOVE

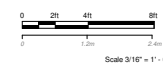
ROOF OVERHANG ABOVE



KEY

1	Guest Suite 01	6	ES 02	11	Bedroom 04	16	
2	ES 01	7	Lounge	12	ES 04	17	
3	Guest Lounge	8	Entry	13	Outdoor Terrace	18	
4	Outdoor Terrace	9	Bedroom 03	14		19	
5	Guest Suite 02	10	ES 03	15		20	

1 SECOND FLOOR PLAN
3/16" = 1'-0"

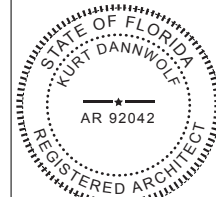


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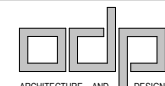
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KEY PLAN

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DATE: 01/12/22

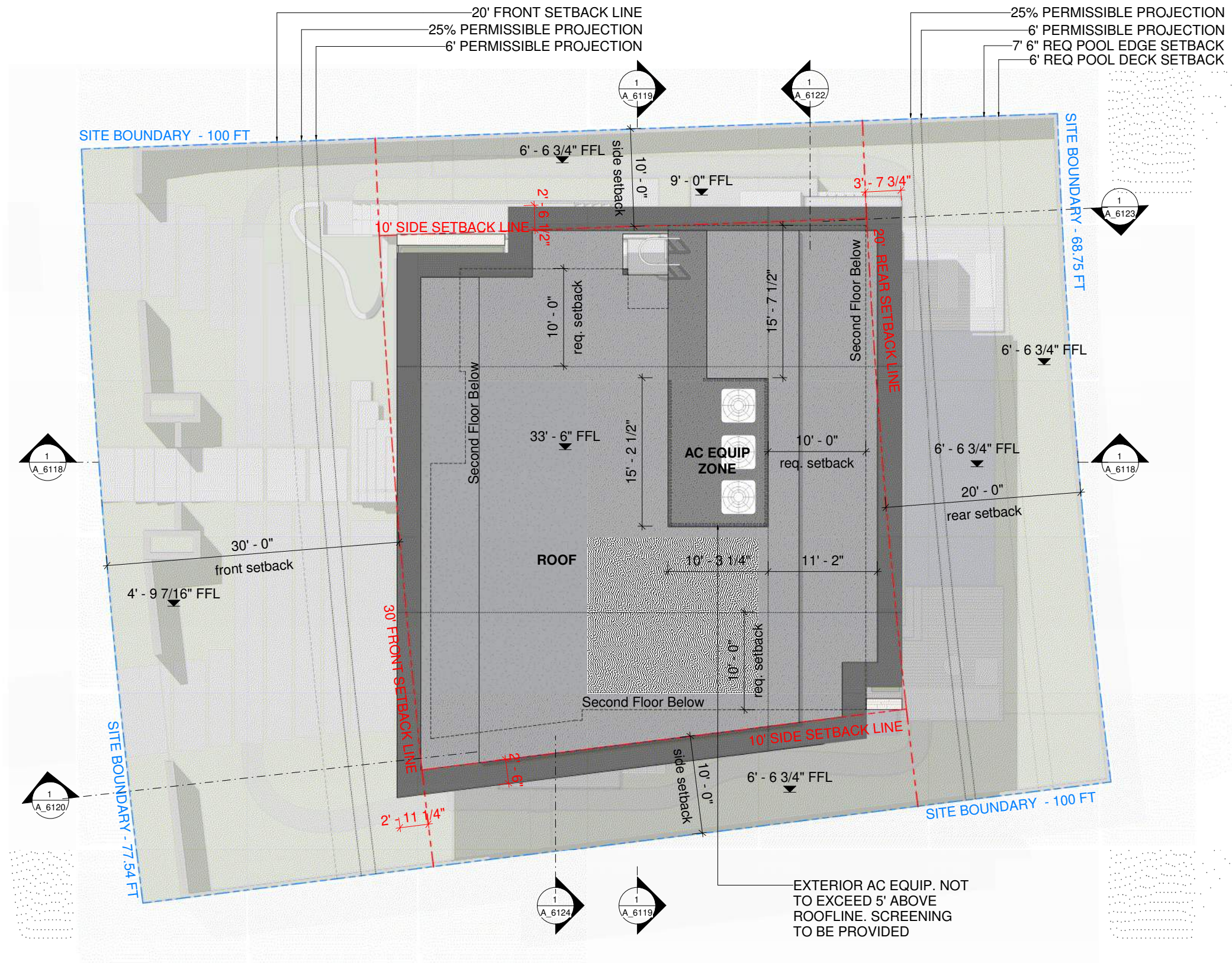
STARTED BY:

DRAWING TITLE:

SECOND FLOOR PLAN

SHEET NO.

A_6108



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KURT DANNWOLF
AR 92042
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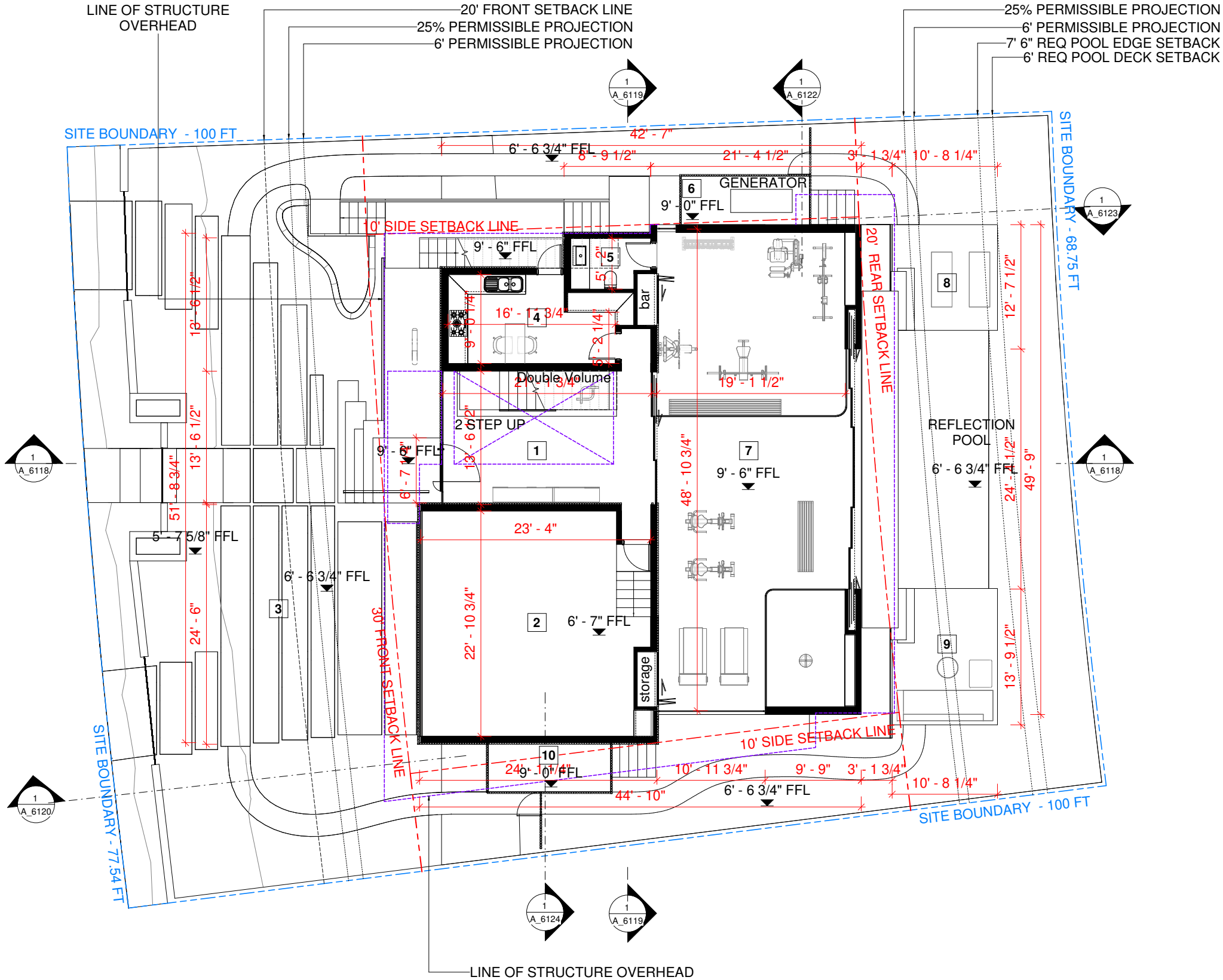
SCALE: $3/16" = 1'-0"$

ROOF PLAN

SHEET NO. _____

A 6109

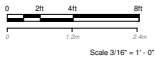
NORTH BAY ROAD



KEY

1	Lobby	6	MEP Pad	11		16	
2	Garage	7	Gym	12		17	
3	Motor Court	8	Yoga Deck	13		18	
4	Kitchen	9	Outdoor Lounge	14		19	
5	Powder Room	10	MEP Pad	15		20	

1 FIRST FLOOR DIM PLAN
3/16" = 1'-0"



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MIAMI, UNITED STATES

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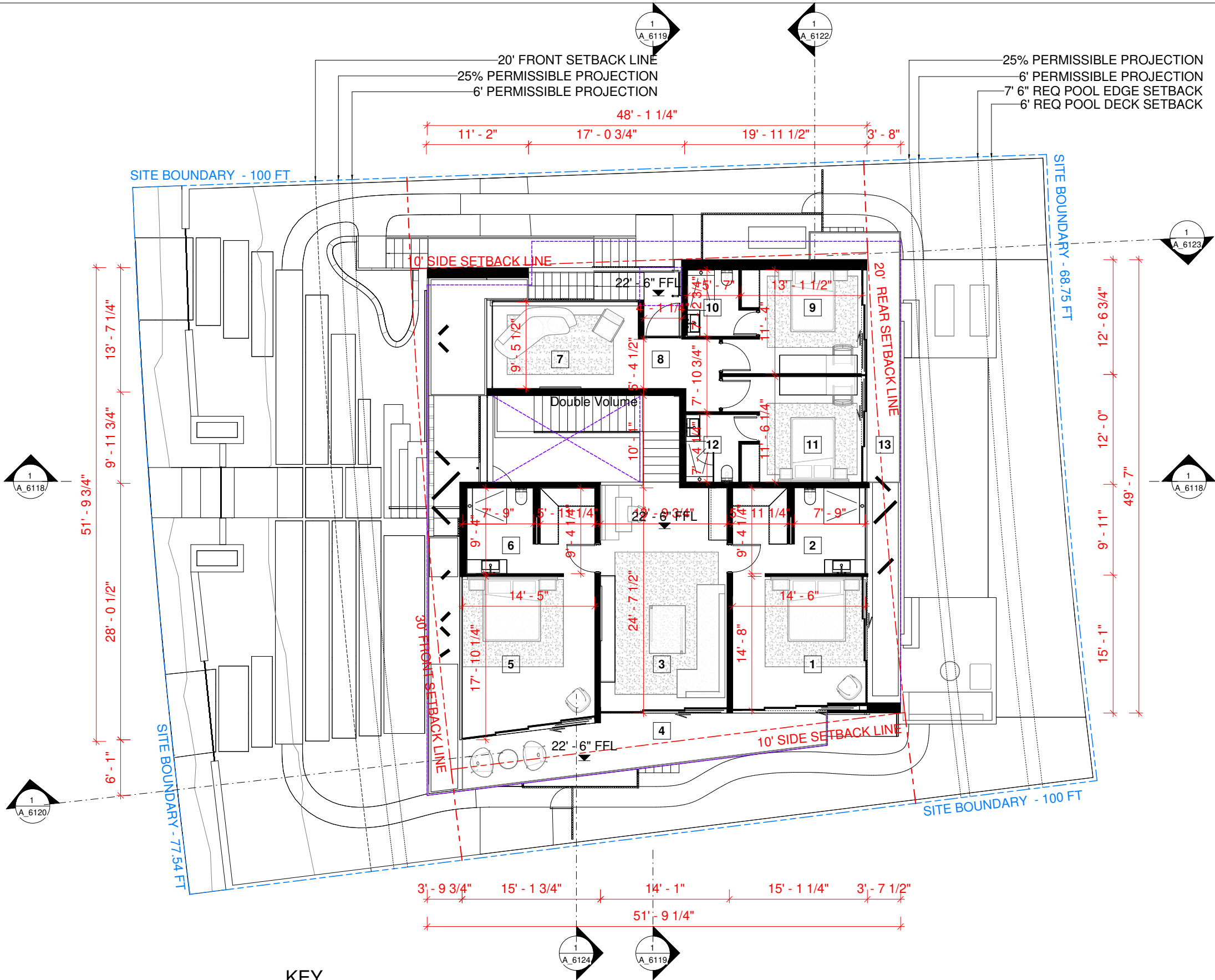
KEY PLAN

SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

**L1 DIMENSIONED
PLAN**

SHEET NO.
A_6110

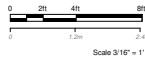
NORTH BAY ROAD



1 SECOND FLOOR DIM PLAN
3/16" = 1'-0"

KEY

1	Guest Suite 01	6	ES 02	11	Bedroom 04	16	
2	ES 01	7	Lounge	12	ES 04	17	
3	Guest Lounge	8	Entry	13	Outdoor Terrace	18	
4	Outdoor Terrace	9	Bedroom 03	14		19	
5	Guest Suite 02	10	ES 03	15		20	



OWNER
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MIAMI, UNITED STATES

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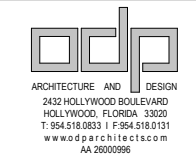
LANDSCAPE ARCHITECT
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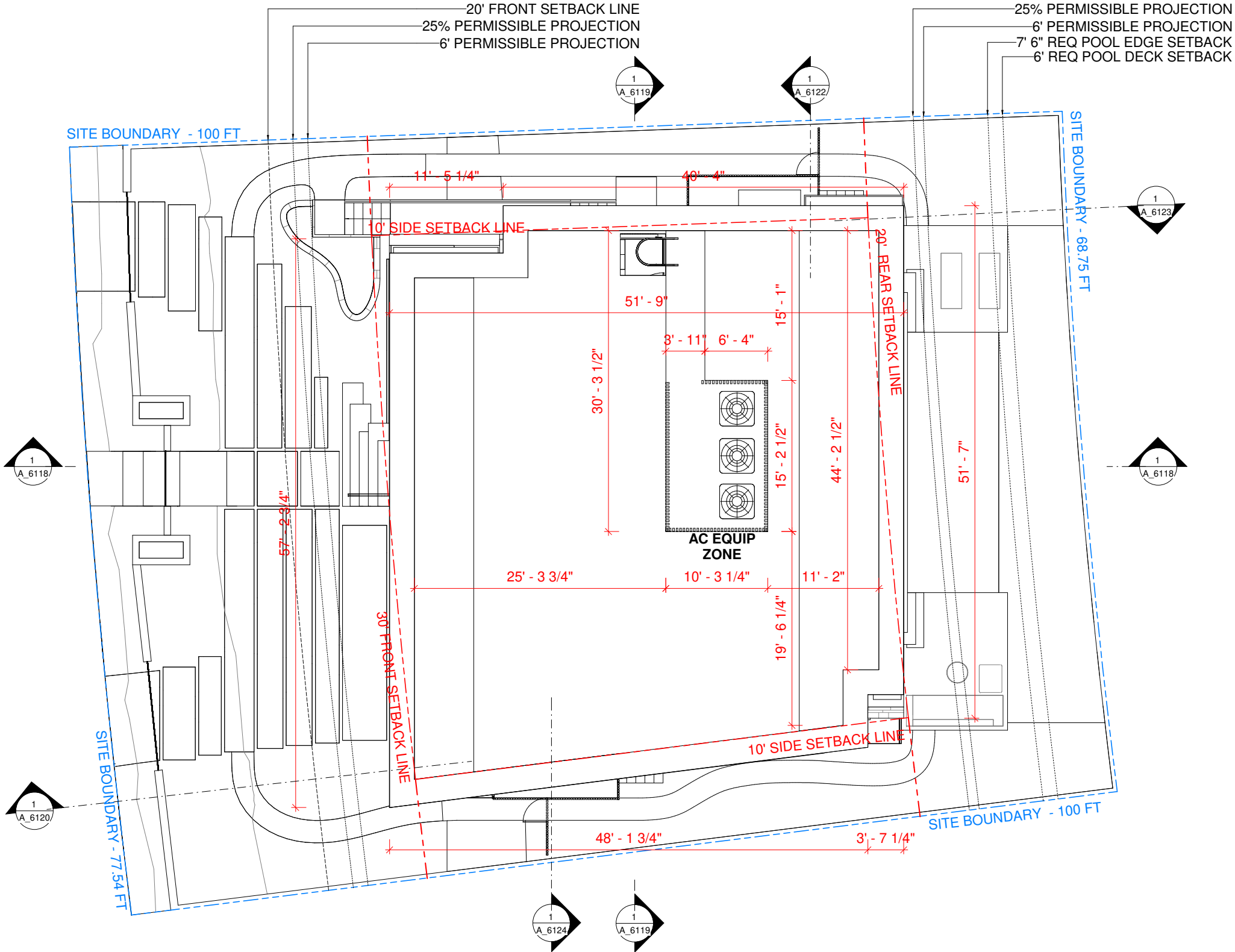
KEY PLAN

SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

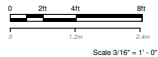
**L2 DIMENSIONED
PLAN**

SHEET NO.
A_6111

NORTH BAY ROAD



1 ROOF DIM PLAN
3/16" = 1'-0"



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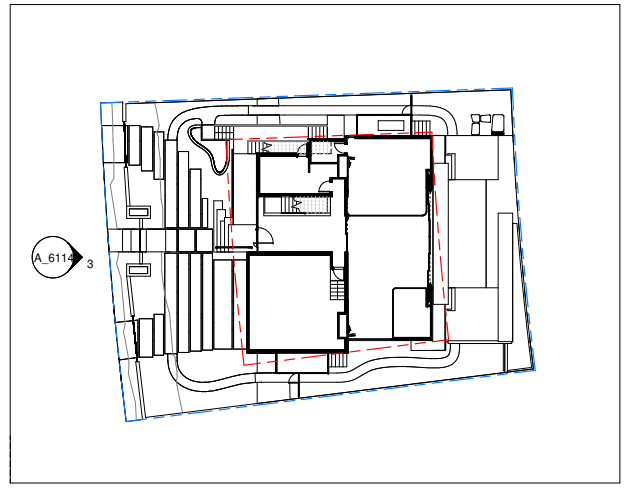
KEY PLAN

SCALE: 3/16" = 1'-0"
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

L3 DIMENSIONED PLAN

SHEET NO.
A_6112

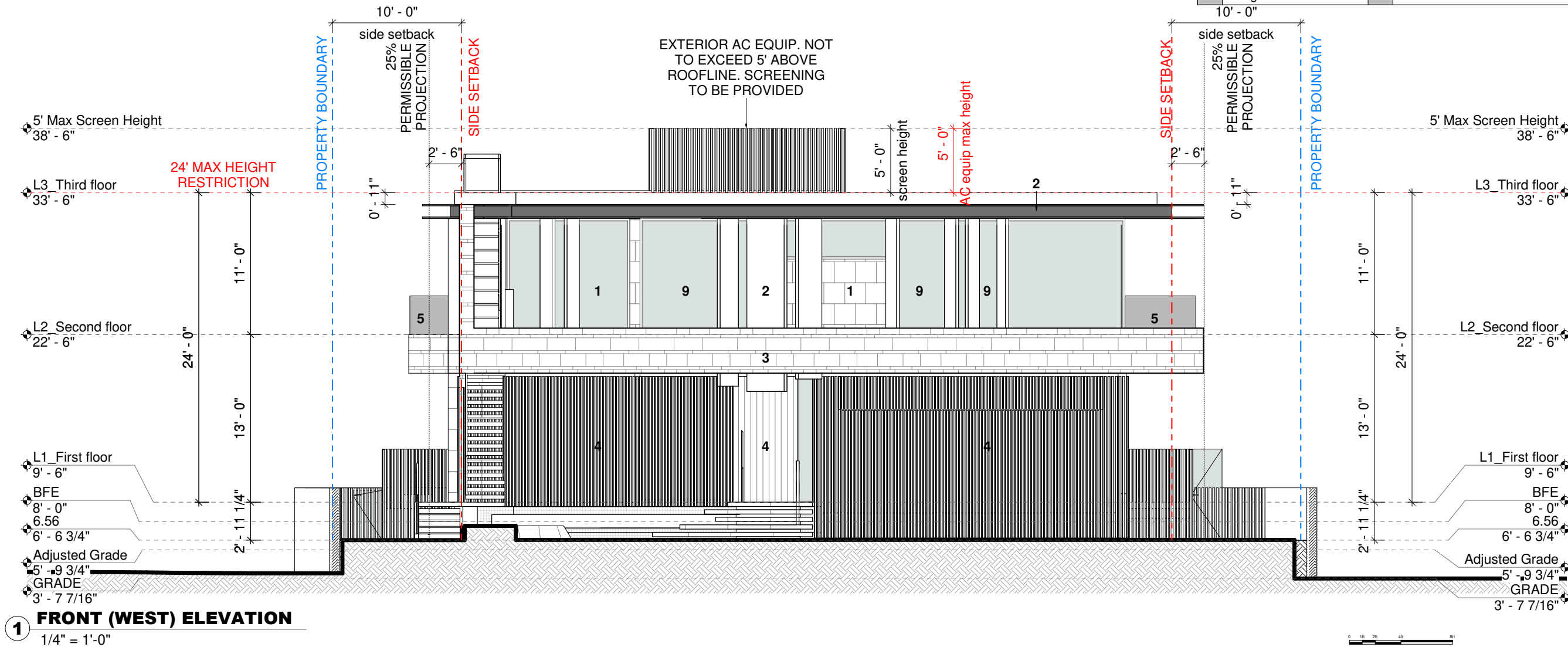
KEY PLAN



MATERIAL PALLETE



KEY		
1	Basalt Stone	6 Concrete
2	Blackened Steel	7 Light Grey Venetian Plaster
3	Tiled Limestone	8 Dark Grey Venetian Plaster
4	Timber Slats	9 Matt Black Alu. Frame & Clear Glazing
5	Toughened Clear Glass	



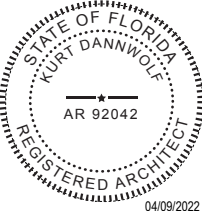
1 FRONT (WEST) ELEVATION
1/4" = 1'-0"

OWNER
ALAN TROST
MIAMI, UNITED STATES

ARCHITECT
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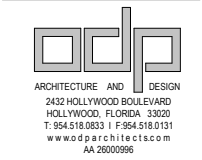
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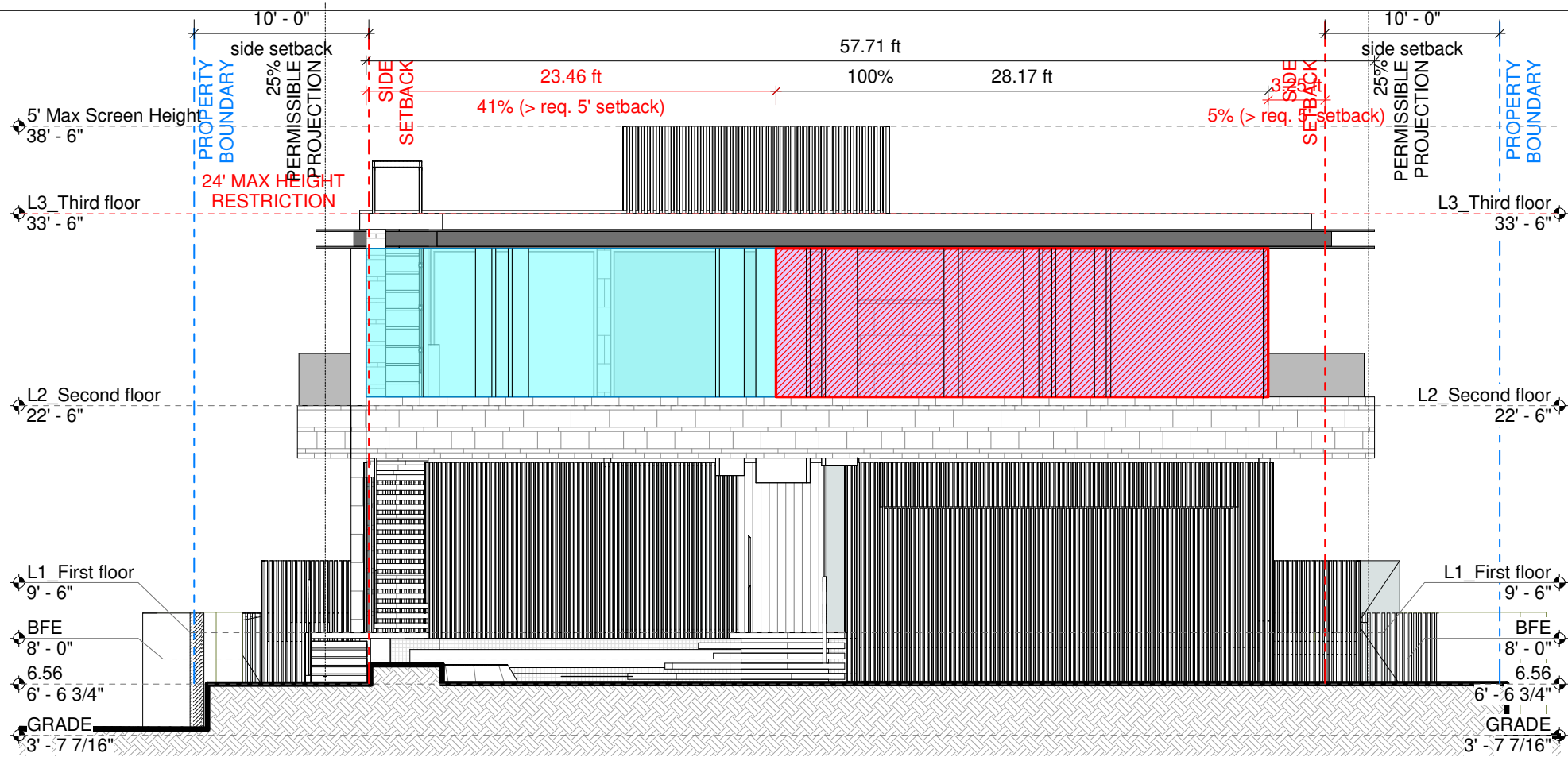
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MIAMI, UNITED STATES

REVISIONS	

KEY PLAN

SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:
**FRONT (WEST)
ELEVATION**
SHEET NO.
A_6113

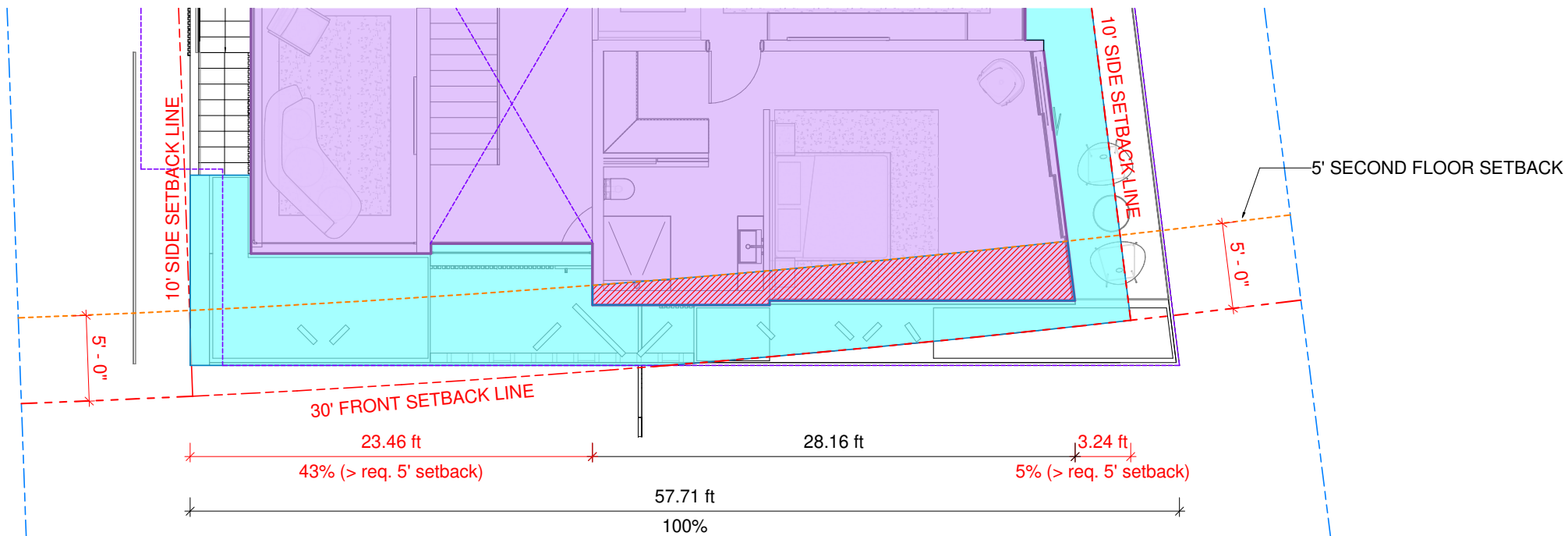


35% SECOND FLOOR SETBACK (For CITY Compliance)		(5' Setback from required front setback line)
MIN REQUIRED SETBACK		35%
EXTERNAL AREA	(23.46 + 3.24)	26.7 ft
INTERNAL AREA (< req. 5' setback)		28.16 ft
TOTAL LENGTH		57.71 ft
> 5' REQUIRED SETBACK		46.27 %

INTERNAL AREA (> req. 5' setback)

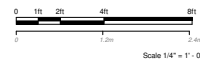
3 FRONT ELEVATION: 35% SETBACK

1/4" = 1'-0"



2 SECOND FLOOR: 35% SETBACK PLAN

1/4" = 1'-0"

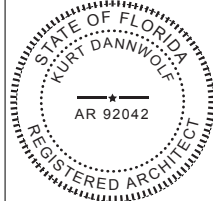


OWNER
ALAN TISCH
MIAMI, UNITED STATES

ARCHITECT
AA 20000996
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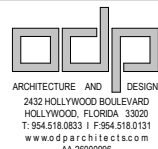
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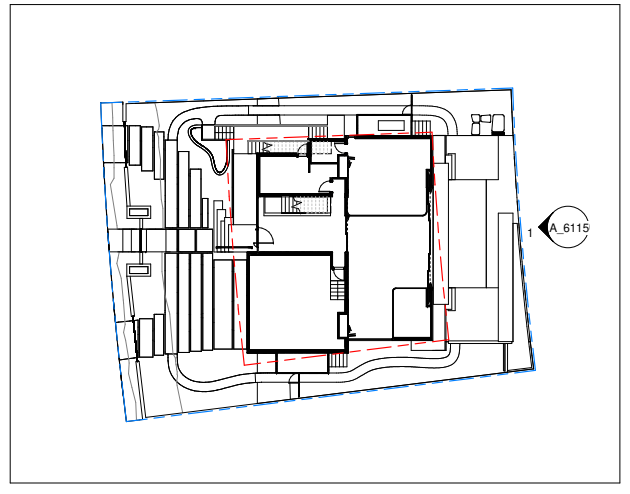
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DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

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SHEET NO.
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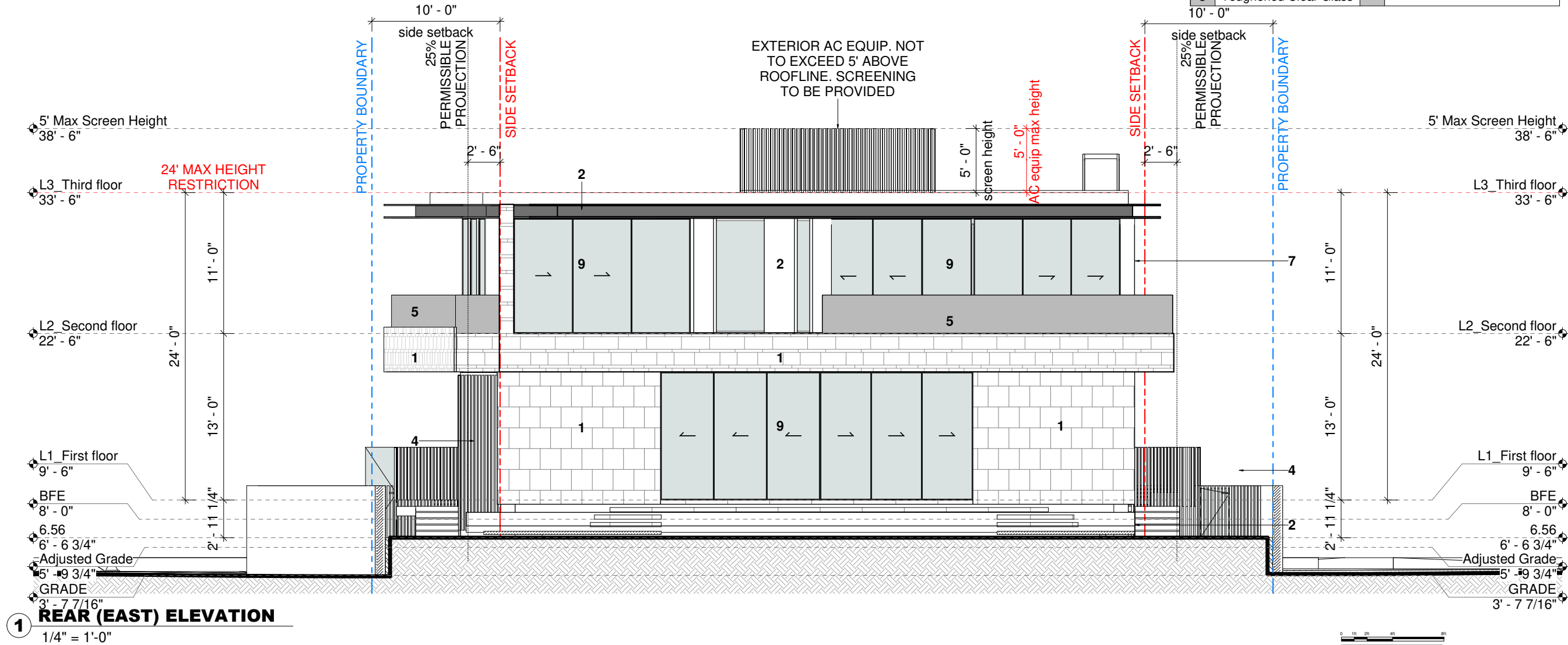
KEY PLAN



MATERIAL PALLETE



KEY			
1	Basalt Stone	6	Concrete
2	Blackened Steel	7	Light Grey Venetian Plaster
3	Tiled Limestone	8	Dark Grey Venetian Plaster
4	Timber Slats	9	Matt Black Alu. Frame & Clear Glazing
5	Toughened Clear Glass		

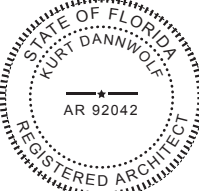


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KEY PLAN

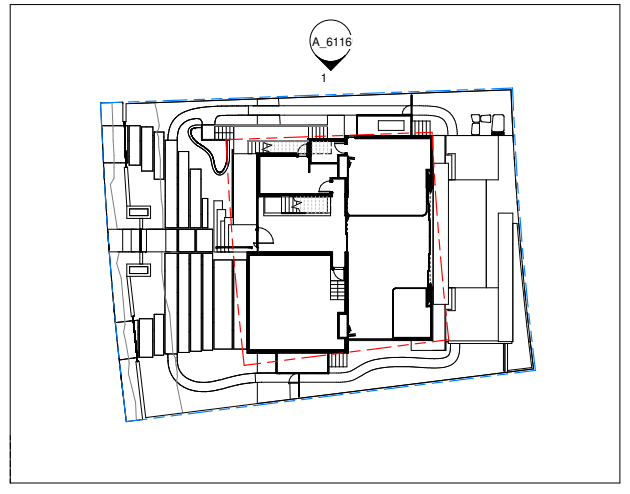
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DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

**REAR (EAST)
ELEVATION**

SHEET NO.
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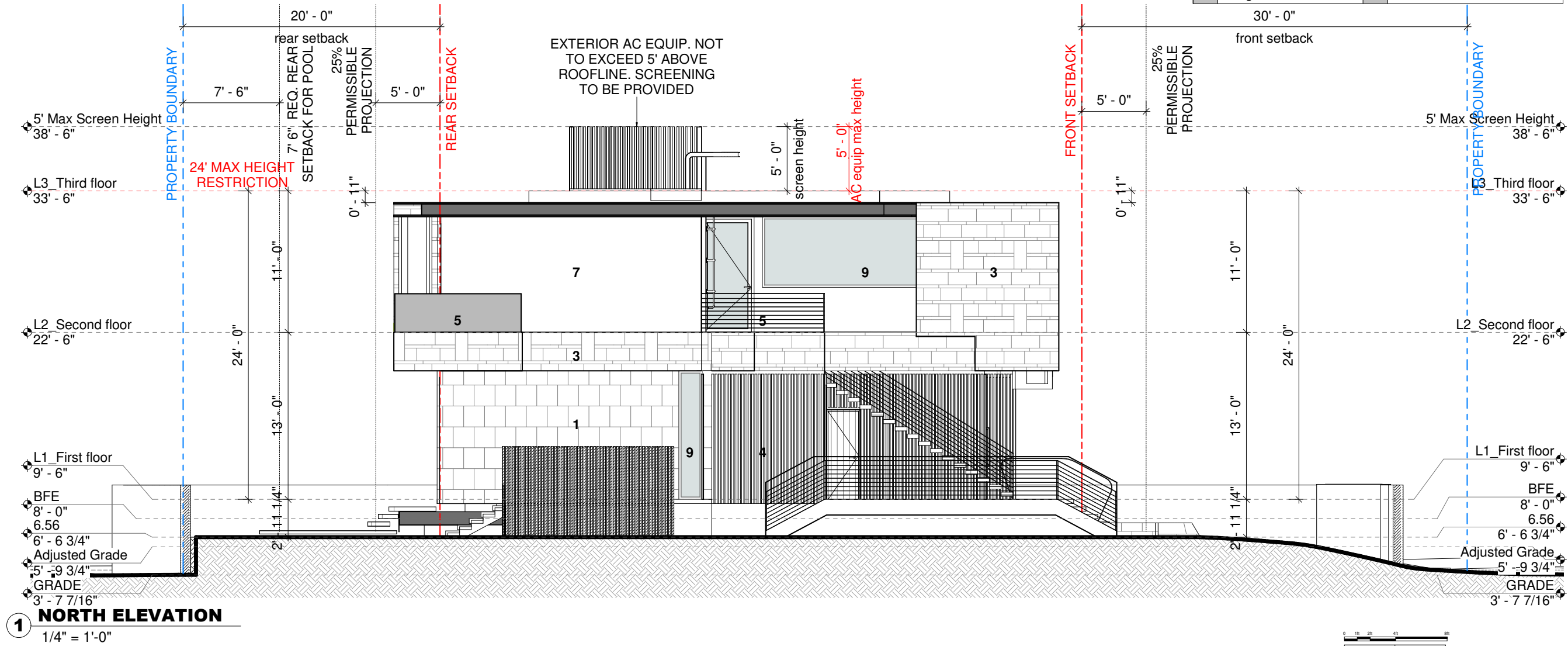
KEY PLAN



MATERIAL PALLETE



KEY			
1	Basalt Stone	6	Concrete
2	Blackened Steel	7	Light Grey Venetian Plaster
3	Tiled Limestone	8	Dark Grey Venetian Plaster
4	Timber Slats	9	Matt Black Alu. Frame & Clear Glazing
5	Toughened Clear Glass		

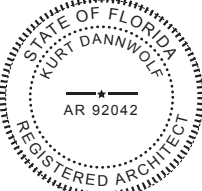


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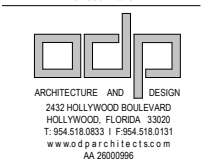
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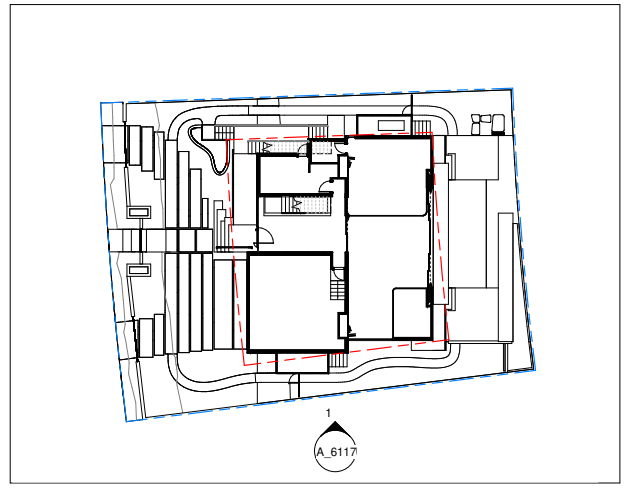
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SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

NORTH ELEVATION

SHEET NO.
A_6116

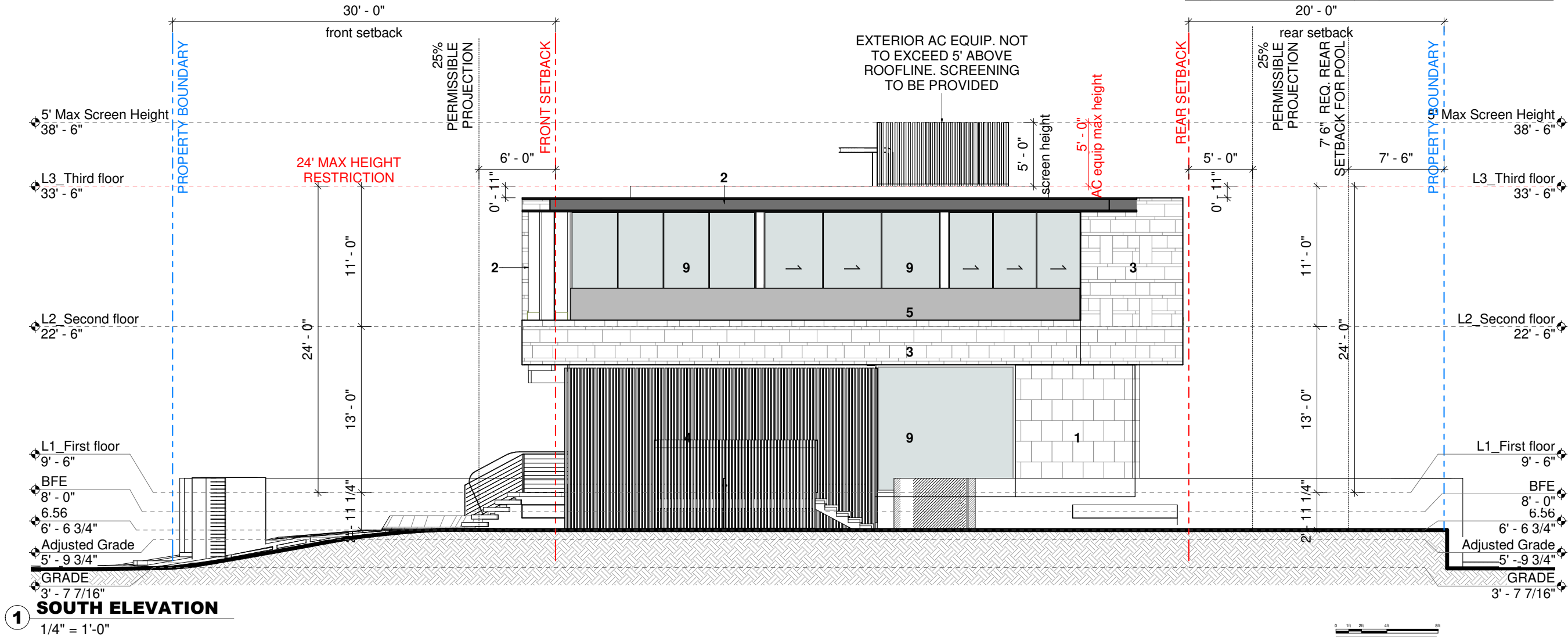
KEY PLAN



MATERIAL PALLETE



KEY			
1	Basalt Stone	6	Concrete
2	Blackened Steel	7	Light Grey Venetian Plaster
3	Tiled Limestone	8	Dark Grey Venetian Plaster
4	Timber Slats	9	Matt Black Alu. Frame & Clear Glazing
5	Toughened Clear Glass		



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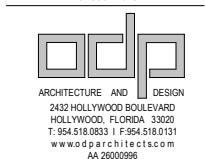
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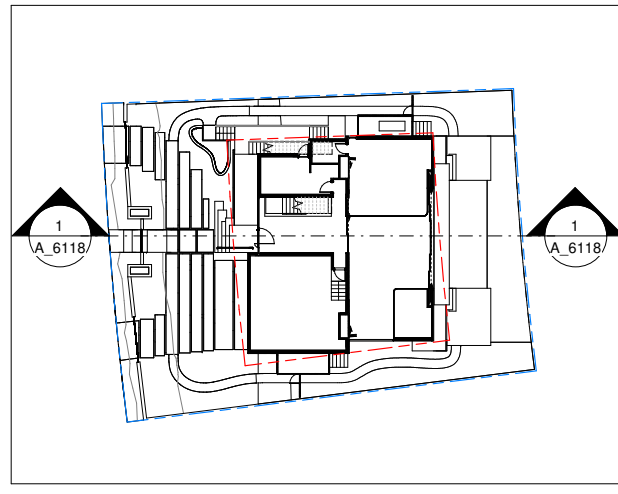
KEY PLAN

SCALE: As indicated
DATE: 01/12/22
STARTED BY:
DRAWING TITLE:

SOUTH ELEVATION

SHEET NO.
A_6117

KEY PLAN



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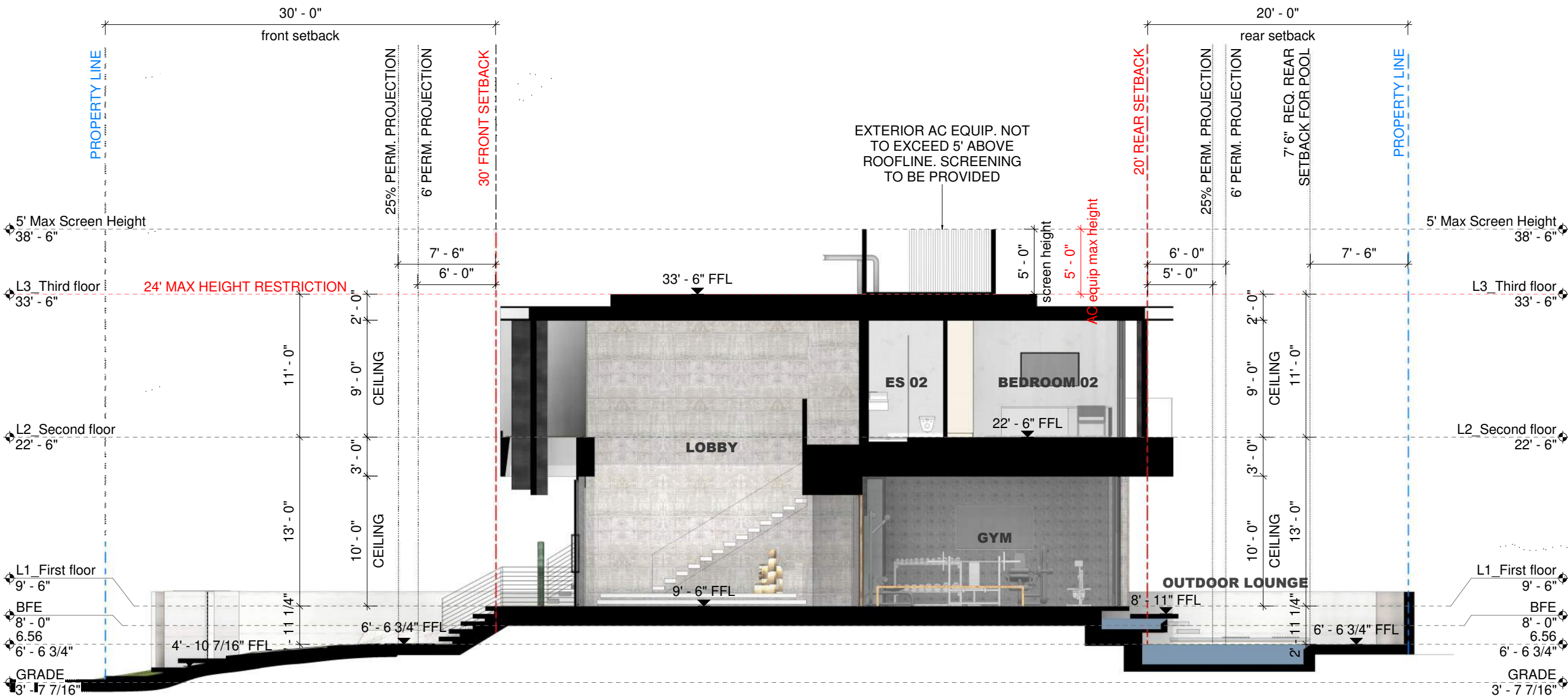
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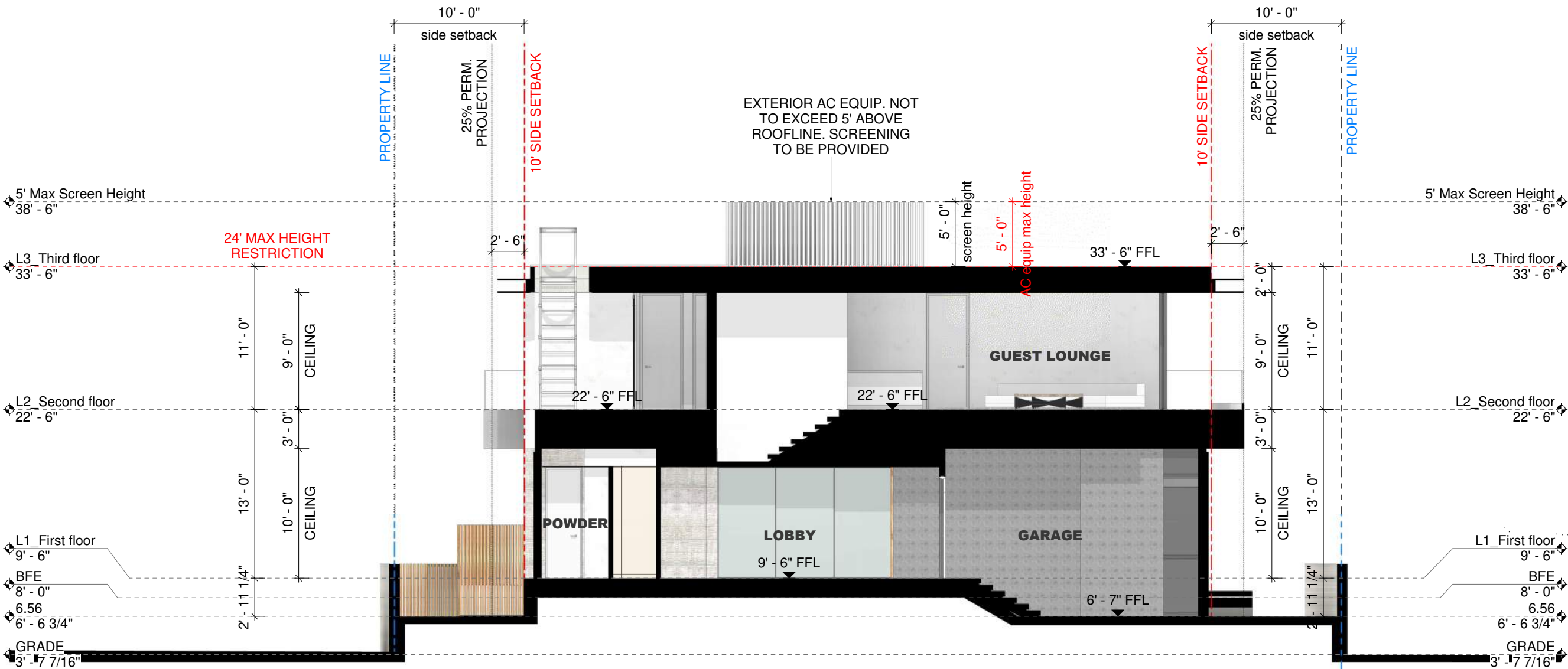
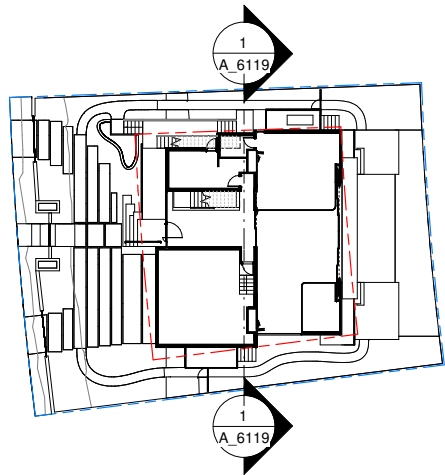
SHEET NO.

A_6118



1 SECTION AA
1/4" = 1'-0"

KEY PLAN



1 SECTION BB
1/4" = 1'-0"

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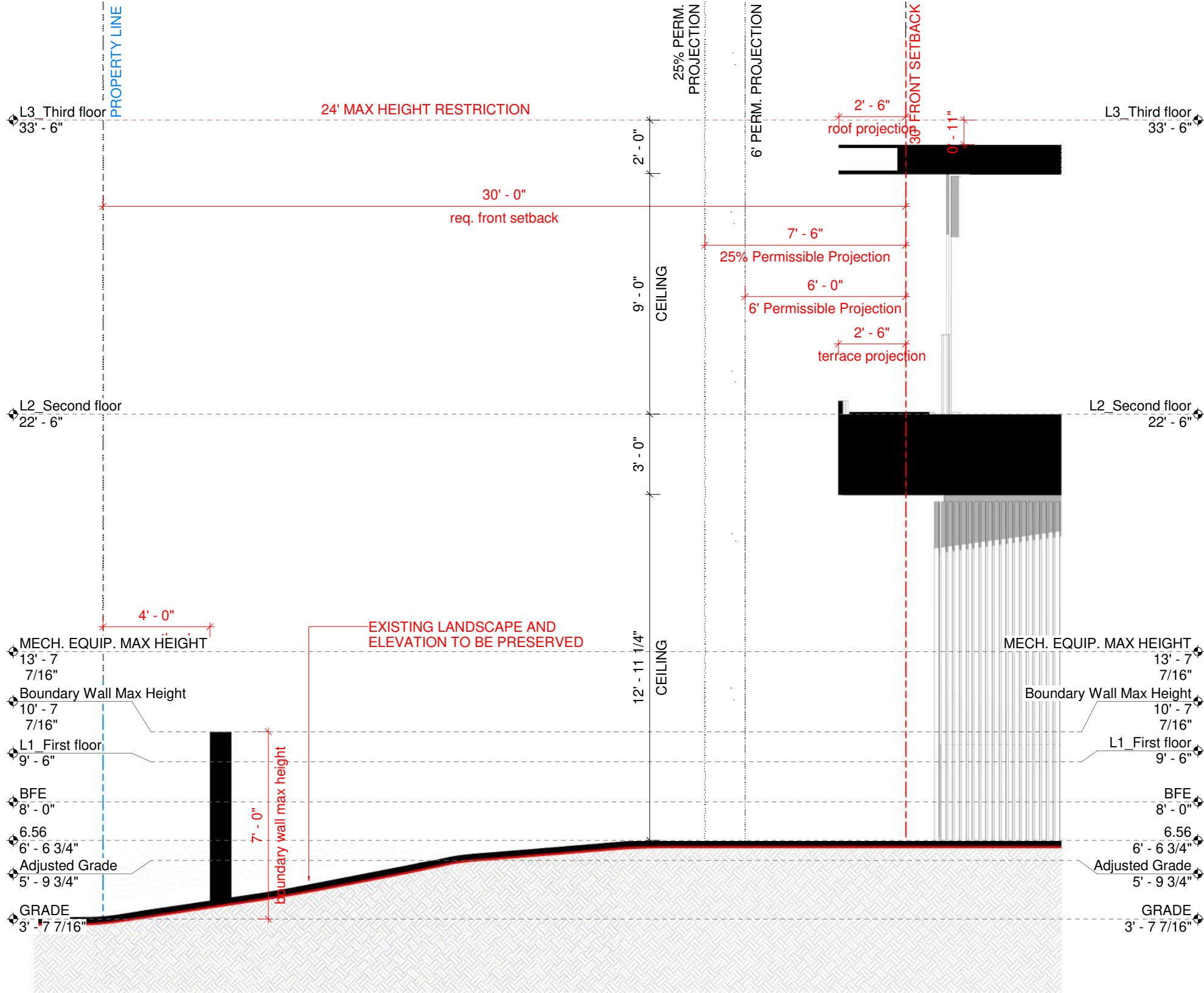
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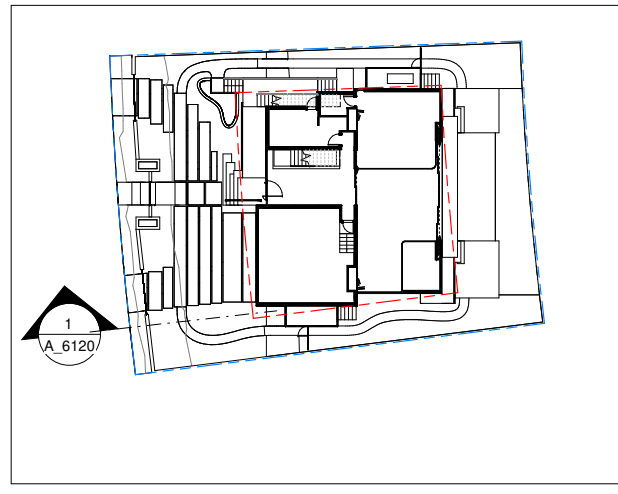
SECTION BB

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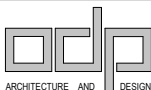


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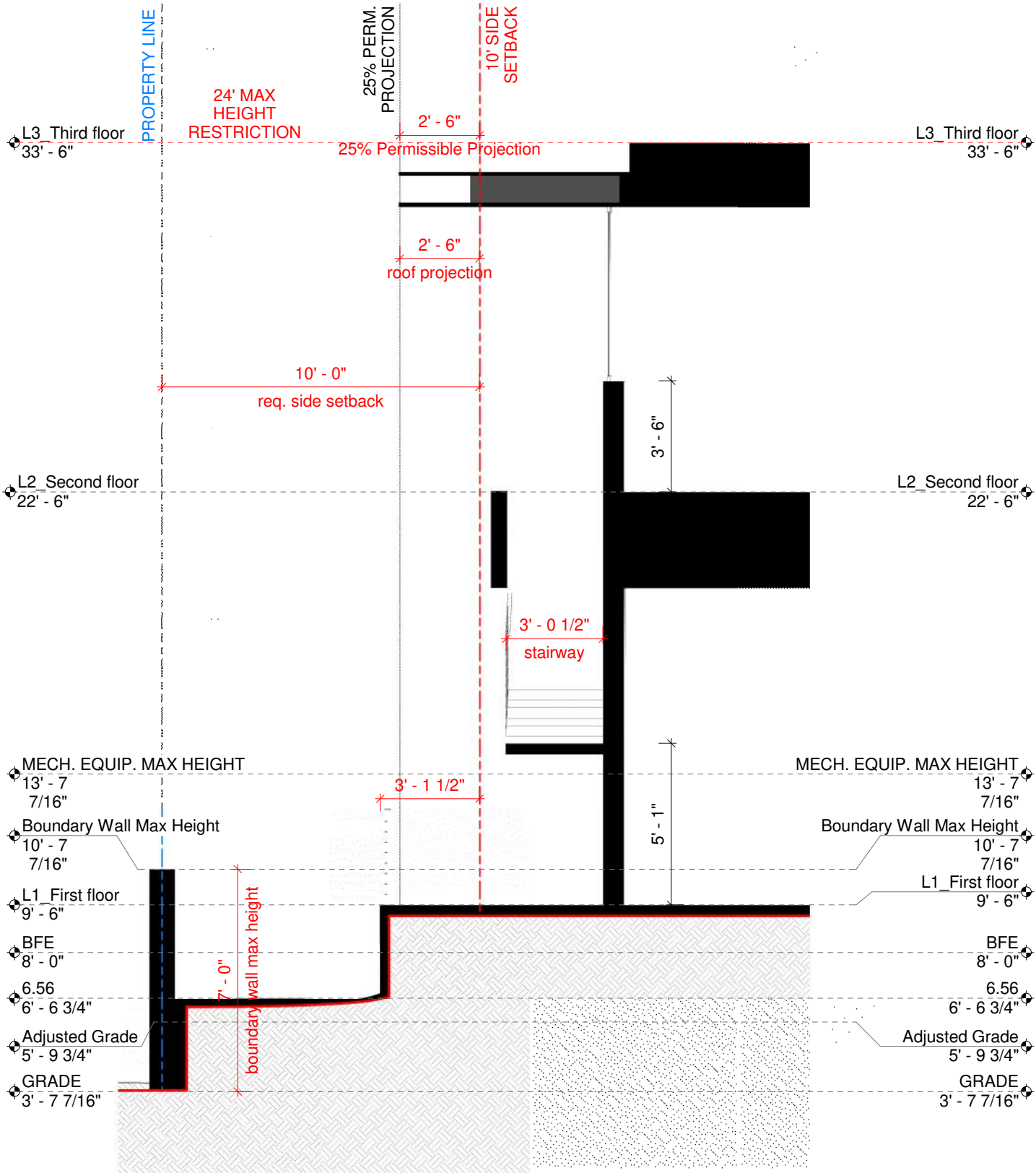
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SECTION CC

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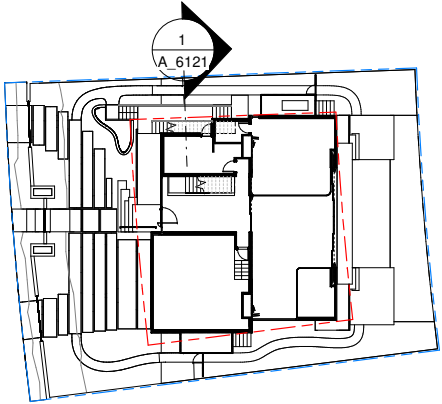
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1 SECTION CC
1/2" = 1'-0"



1 SECTION DD
1/2" = 1'-0"

KEY PLAN

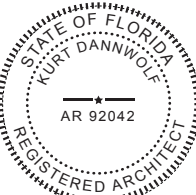


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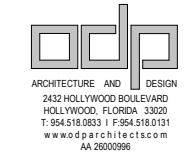
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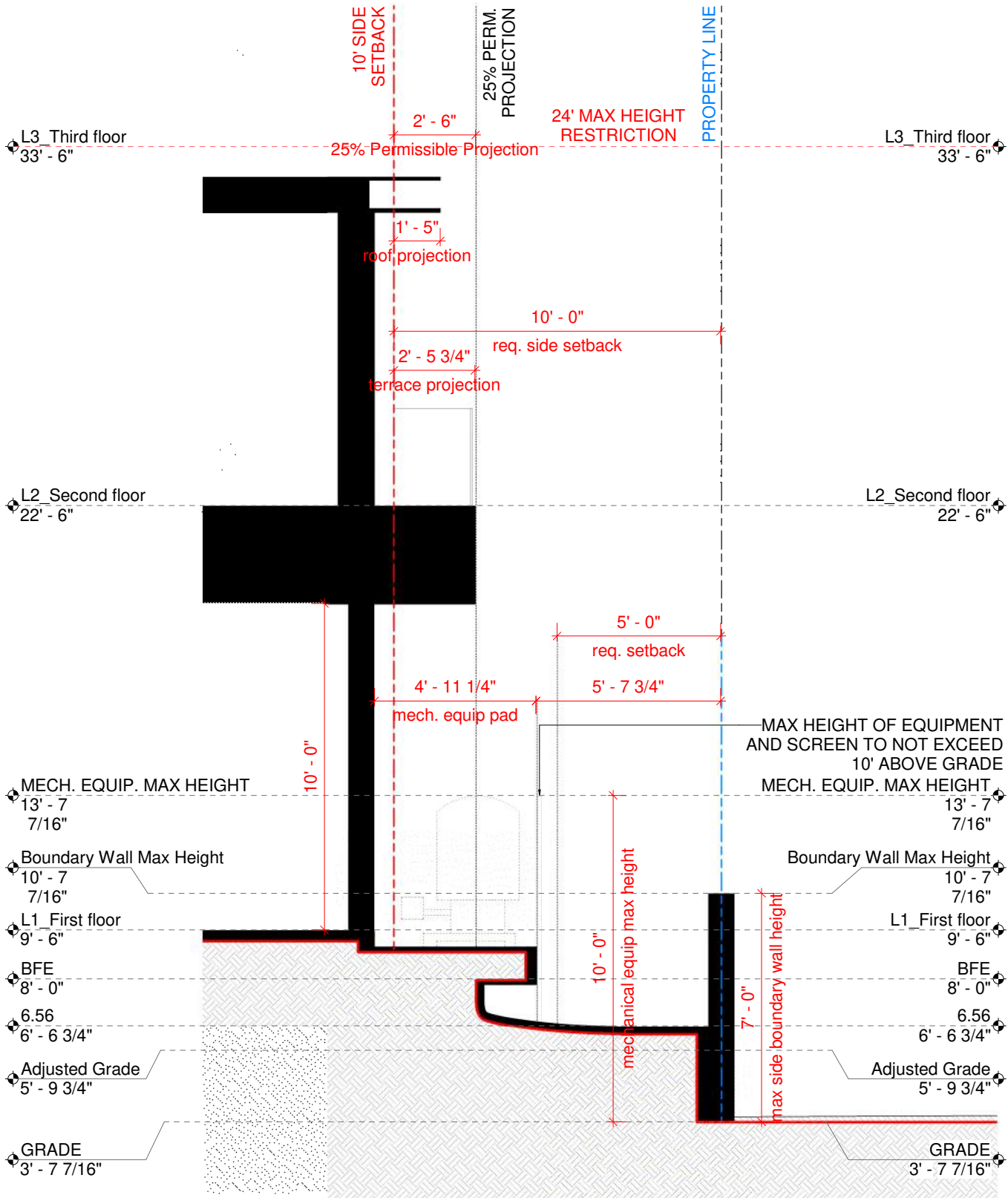
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SCALE: As indicated
DATE: 01/12/22
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DRAWING TITLE:

SECTION DD

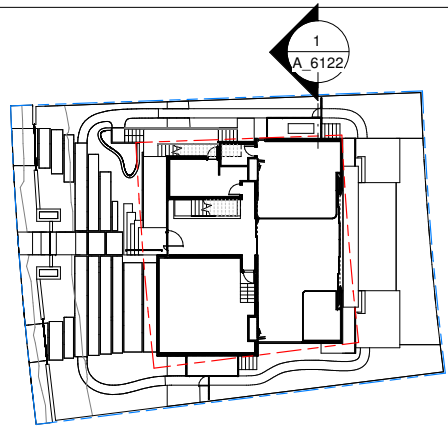
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1 SECTION EE
1/2" = 1'-0"

KEY PLAN

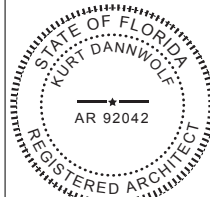


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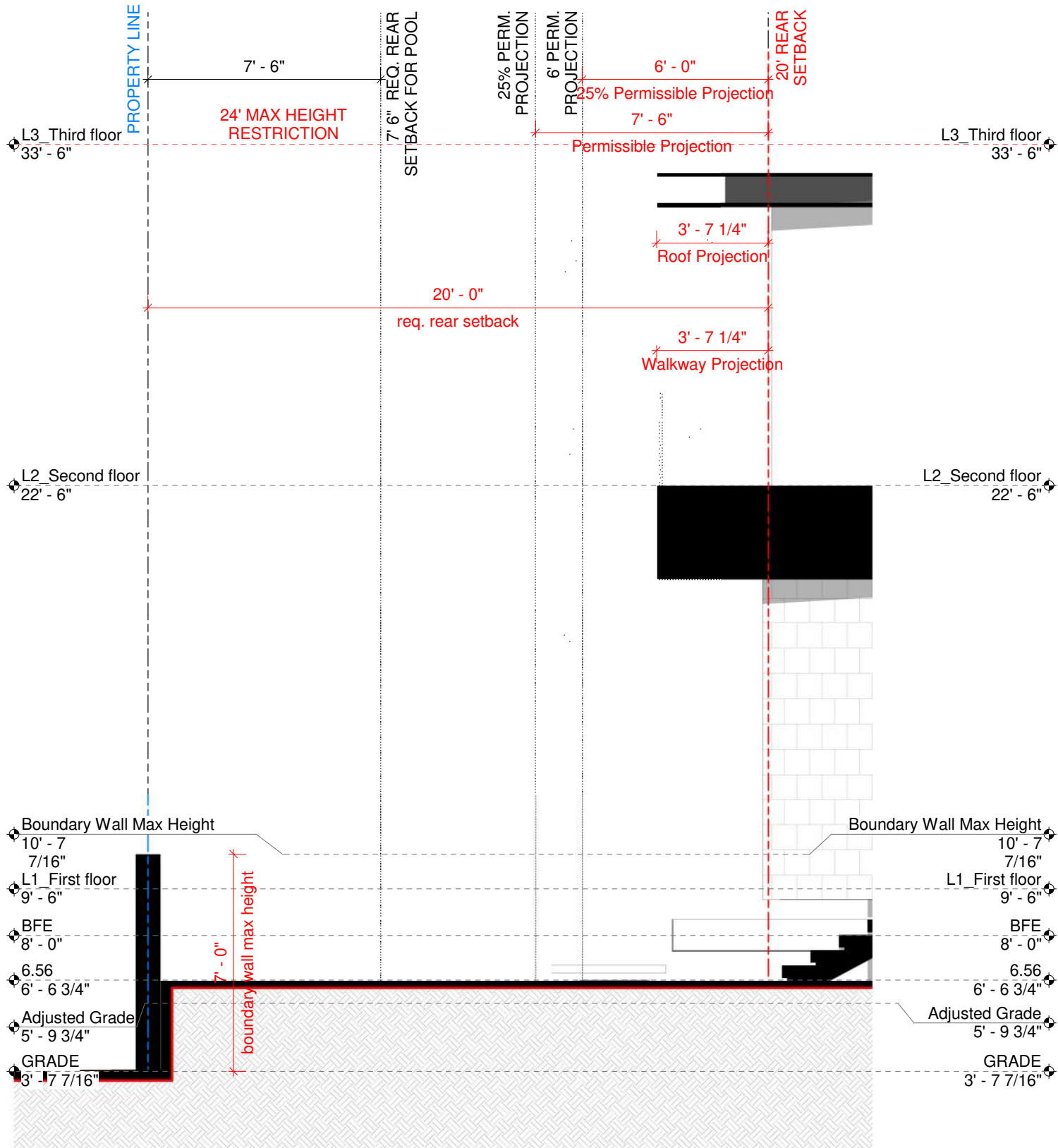
KEY PLAN

SCALE: As indicated
DATE: 01/12/22
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DRAWING TITLE:

SECTION EE

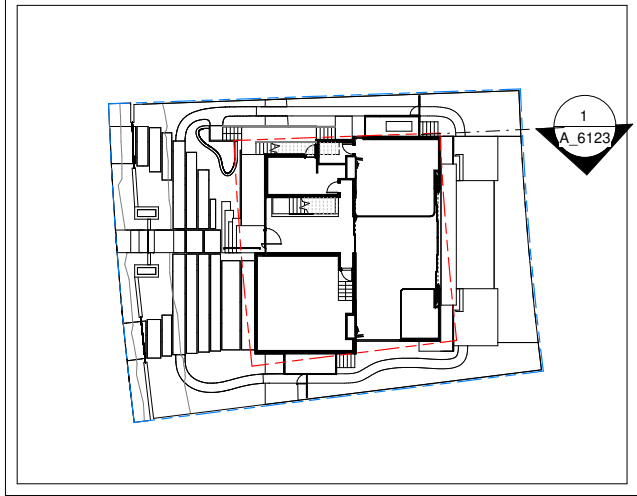
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1 SECTION FF
1/2" = 1'-0"

KEY PLAN



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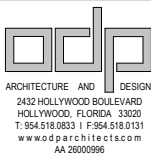
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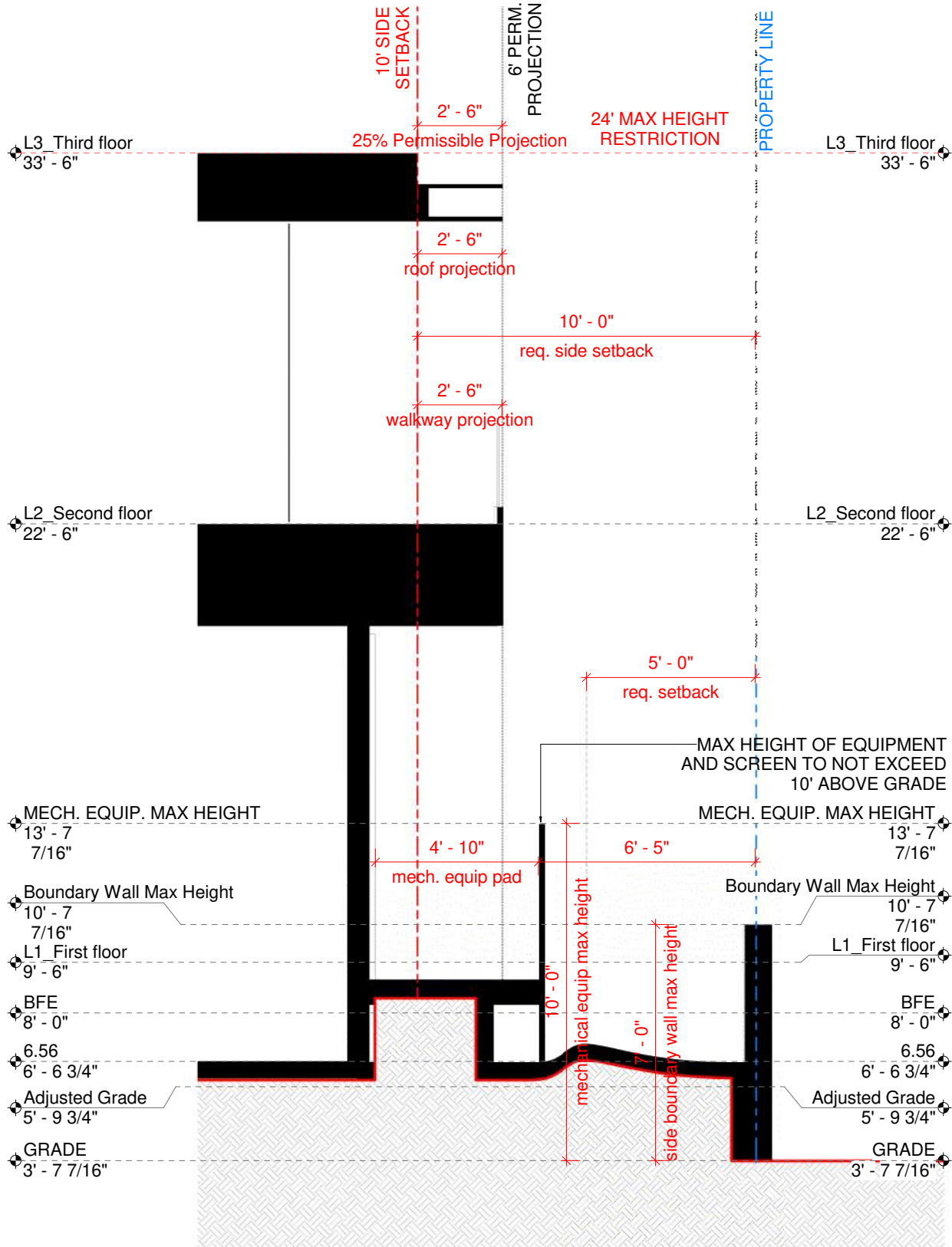
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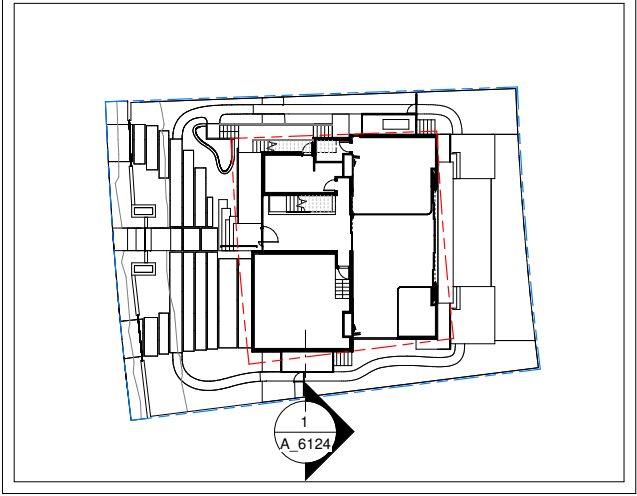
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1 SECTION GG
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KEY PLAN

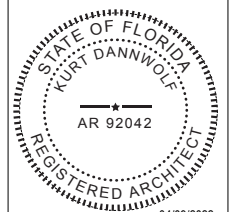


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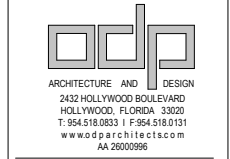
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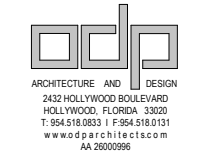
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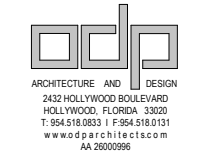
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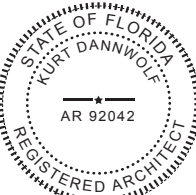
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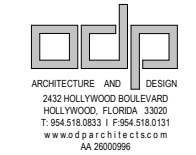
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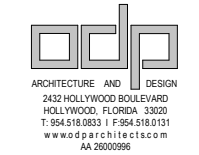
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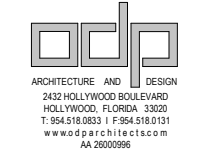
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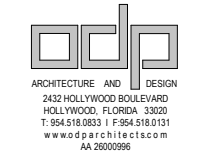
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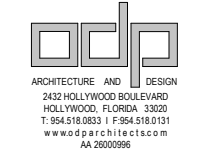
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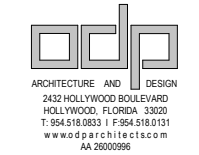
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