



# 3026 NORTH BAY ROAD RESIDENCE

MIAMI BEACH, FLORIDA

DRB22-0821

DESIGN REVIEW BOARD FINAL SUBMITTAL 08.08.2022

OCTOBER 4TH 2022 DESIGN REVIEW BOARD



# NEW SINGLE FAMILY RESIDENCE

## DESIGN REVIEW BOARD

### 3026 NORTH BAY ROAD

### MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	CONSULTANTS	SCOPE OF WORK
3026 NBR LLC 90 ALMERIA AVENUE CORAL GABLES, FLORIDA 33134 T. 305.805.7248	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  780 NE 69TH STREET SUITE 1106 MIAMI, FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM		- NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING



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**TOTAL NET AREA OF SUBJECT PROPERTY IS:  
19,506 SQUARE FEET = 0.45 ACRES.**

# BOUNDARY SURVEY

PREPARED BY:

PREPARED BY:  
 **GUNTER GROUP, INC.**  
 LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

**NOTES:**

The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**PROPERTY ADDRESS: 3026 N. Bay Road, Miami Beach, Florida 33140.**

**LEGAL DESCRIPTION:**

Lot 8, in Block 10, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION;  
according to the Plat thereof, as recorded in Plat Book 8, at Page  
52, of the Public Records of Miami-Dade County, Florida.

**FOR:**

**ILYA KARPOV.**

**SURVEYOR'S NOTES:**

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 53-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N30°49'42"E along the front of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: D-131, elevation: 8.73 feet.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120851, Panel No.: 0317, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Base Flood Elevation: 8 feet.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) Commonwealth Land Title Insurance Company; 2) Ilya Karpov; 3) 3026 NBR LLC, its successors and/or assigns; 4) Union Title Services, Inc.; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

22 Rolando Ortiz

Digitally signed by Rolando Ortiz  
Date: 2022.08.04 16:08:37 -04'00'

By: Rolando Ortiz LS 4312  
Professional Land Surveyor  
& Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2

(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

REVISIONS:  
RE-CERTIFIED: 06-08-2022

SCALE: 1"=30'	SHEET: 1 OF 2
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3026 North Bay Road  
Miami Beach, Florida 33140.

DATE:  
10-21-2021

JOB No.:  
21-32559

SKETCH No.:  
30118

**DOMO ARCHITECTURE + DESIGN**  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
A26002383

3026 NORTH BAY ROAD MIAMI BEACH, FLORIDA  
AUGUST 08, 2022

EX-1.2









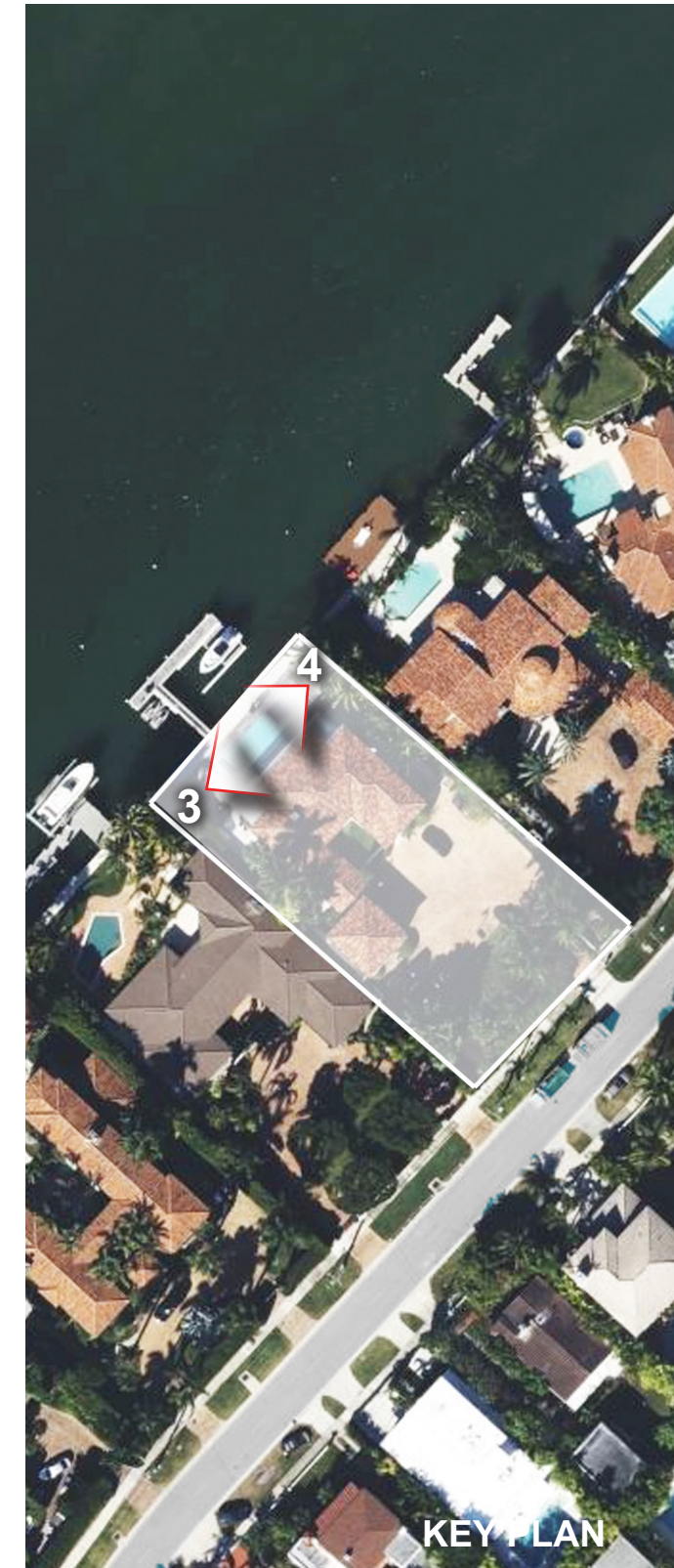


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

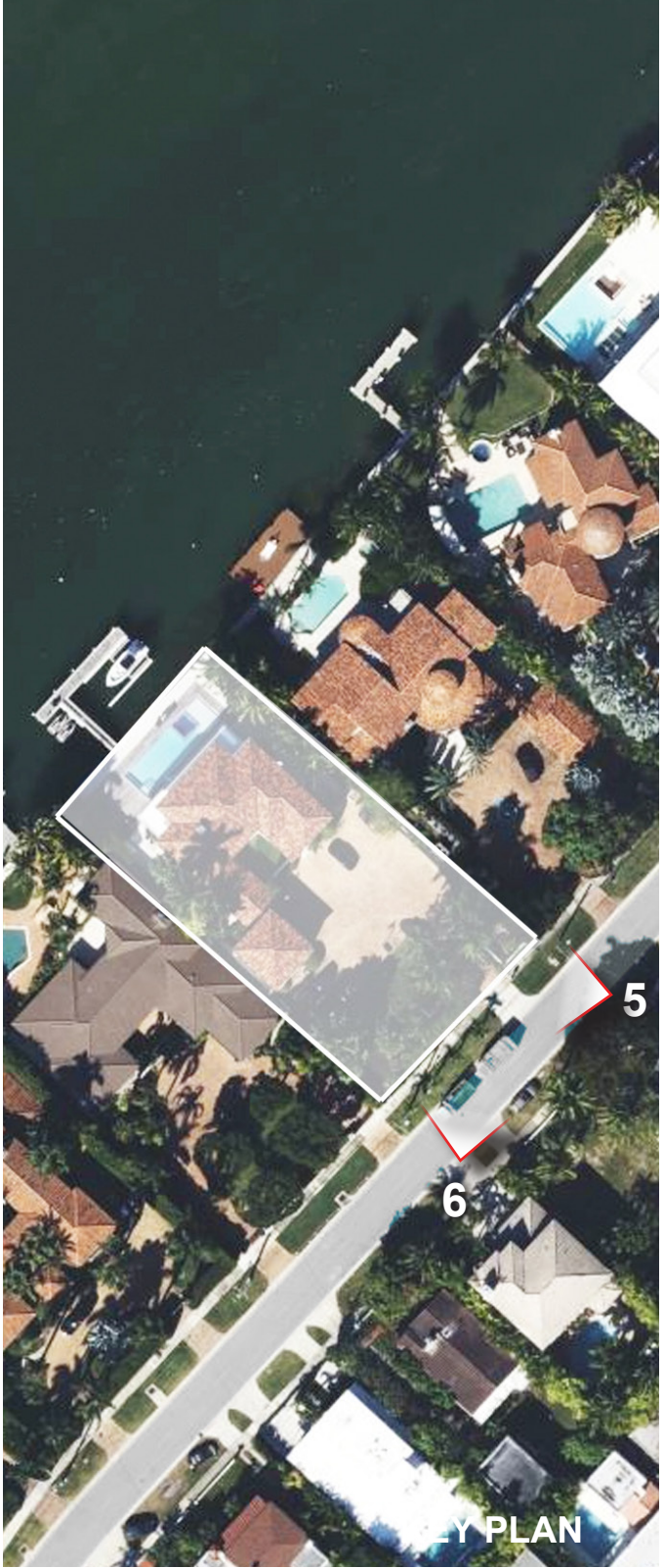




## NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY









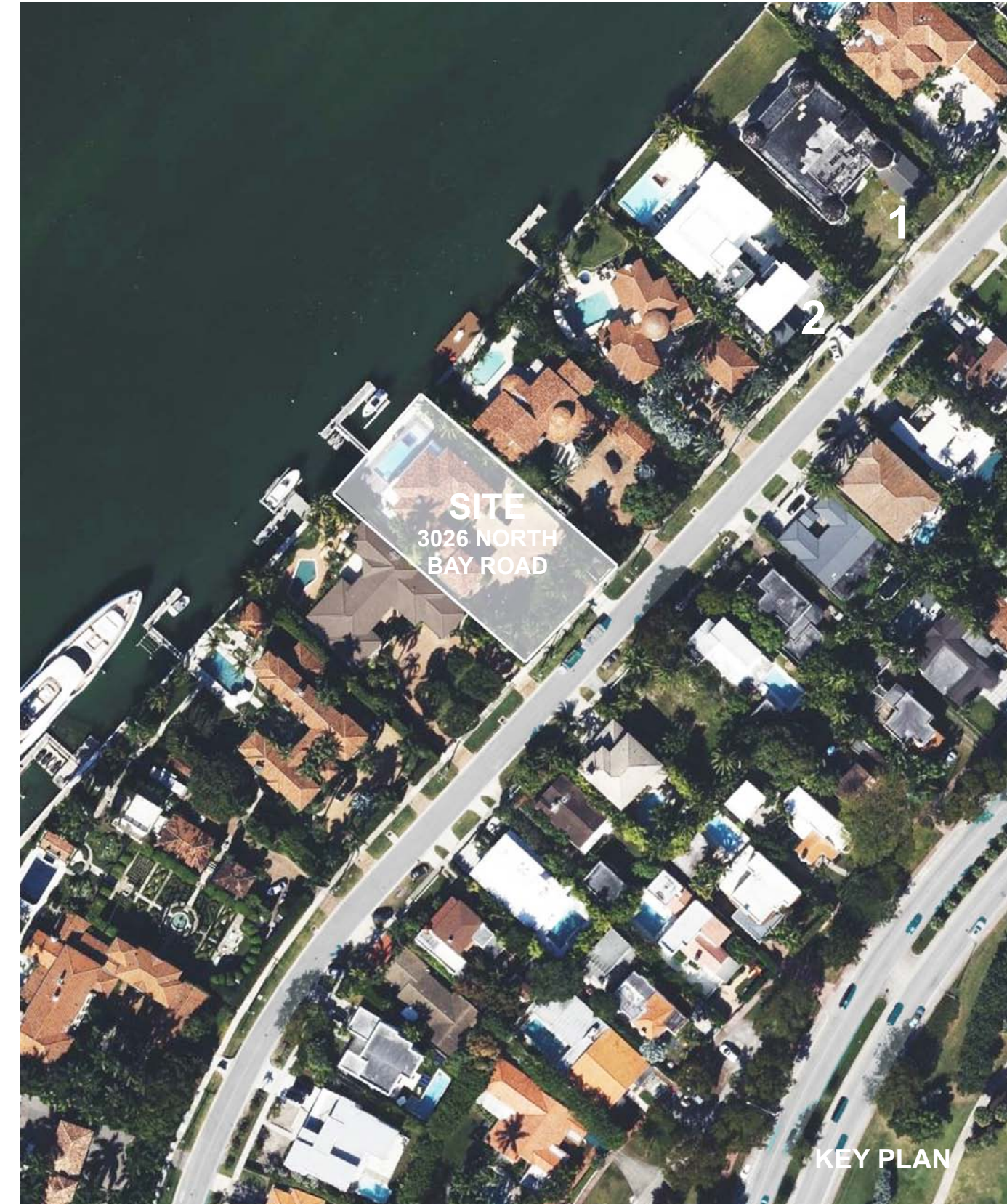
# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



3100 NORTH BAY ROAD



3080 NORTH BAY ROAD





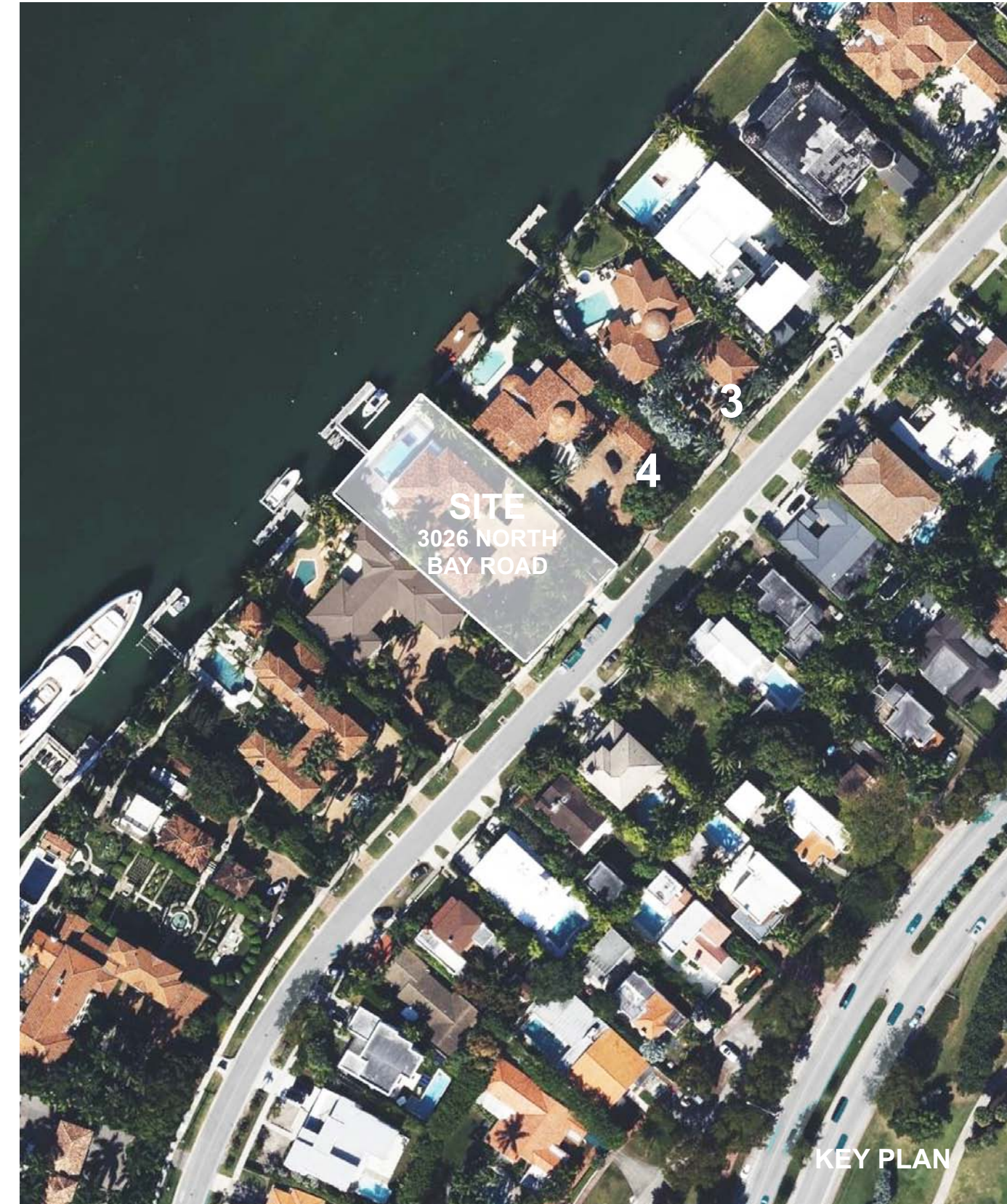
## NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



3054 NORTH BAY ROAD



3040 NORTH BAY ROAD





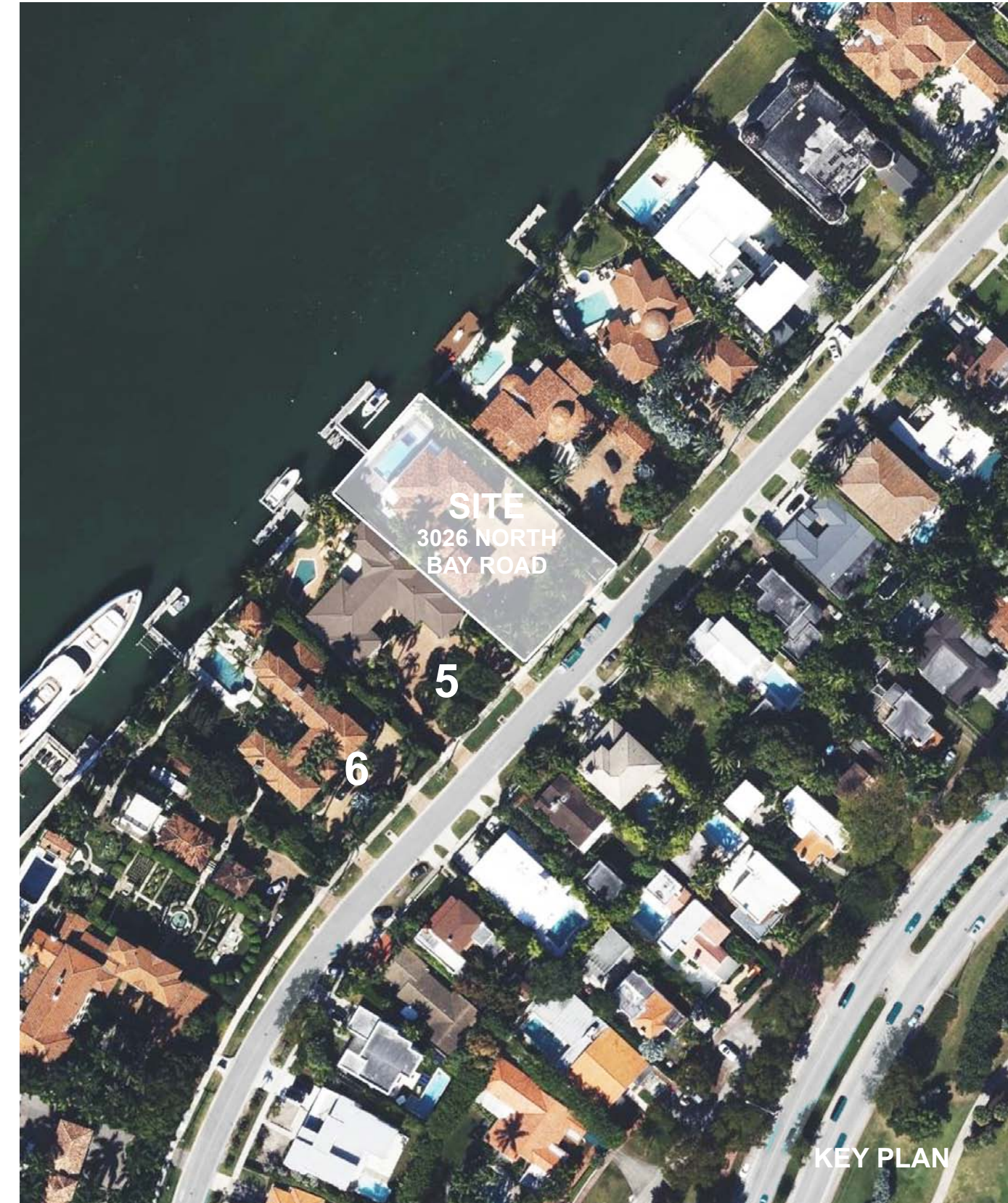
# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



3010 NORTH BAY ROAD



3000 NORTH BAY ROAD





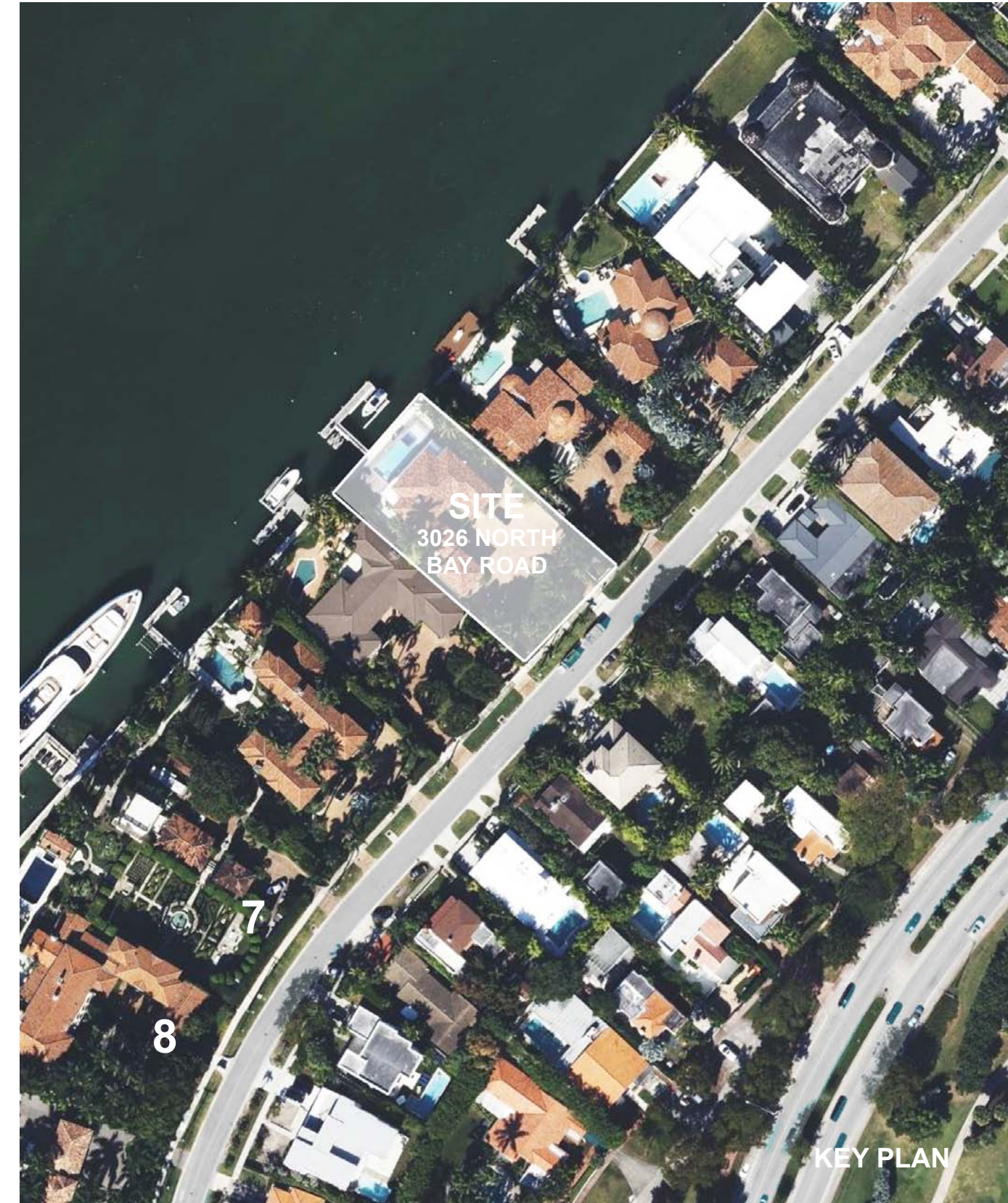
# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



2966 NORTH BAY ROAD



2954 NORTH BAY ROAD



KEY PLAN





2965 NORTH BAY ROAD



2981 NORTH BAY ROAD





# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



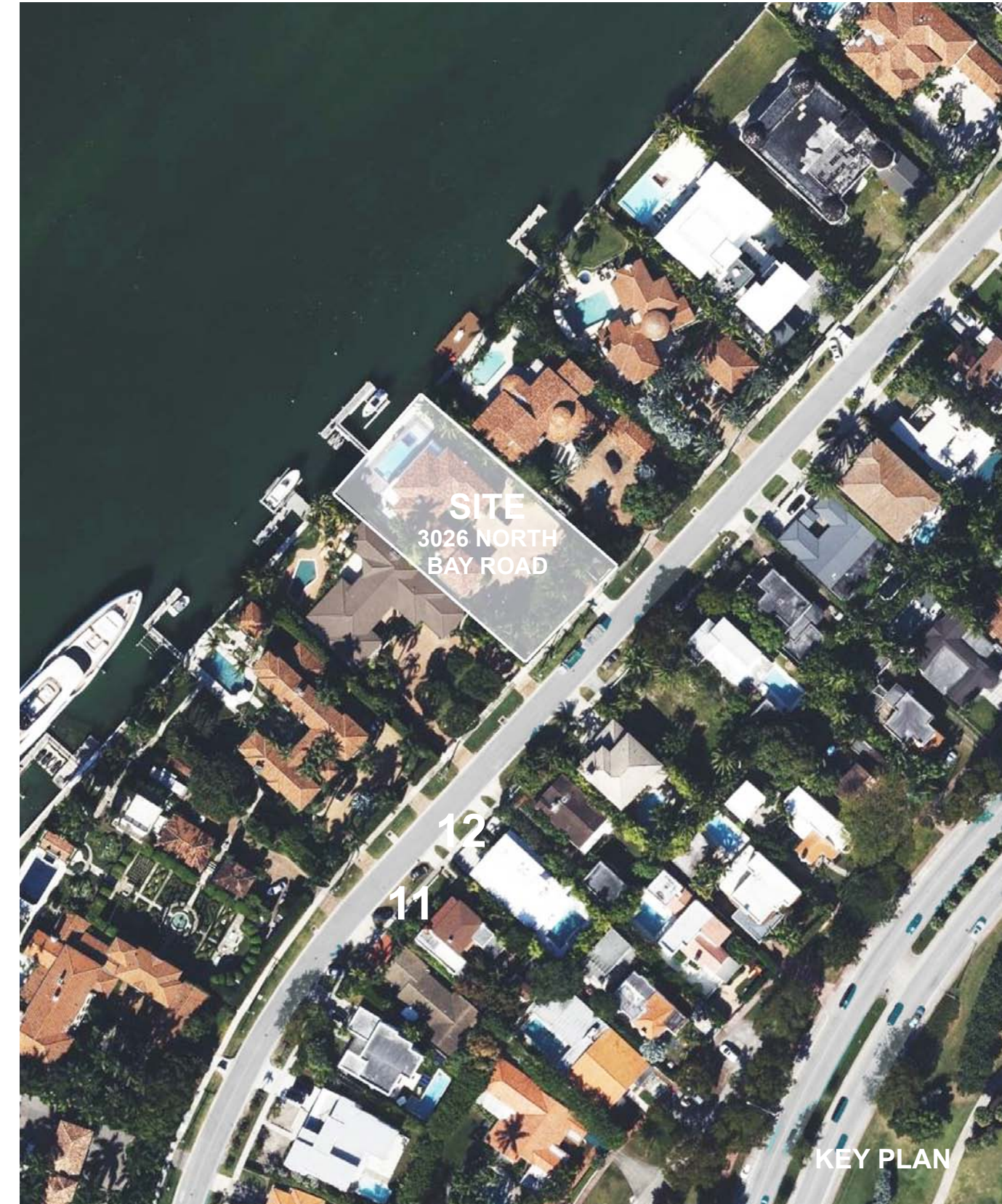
11

2983 NORTH BAY ROAD



12

3001 NORTH BAY ROAD



KEY PLAN



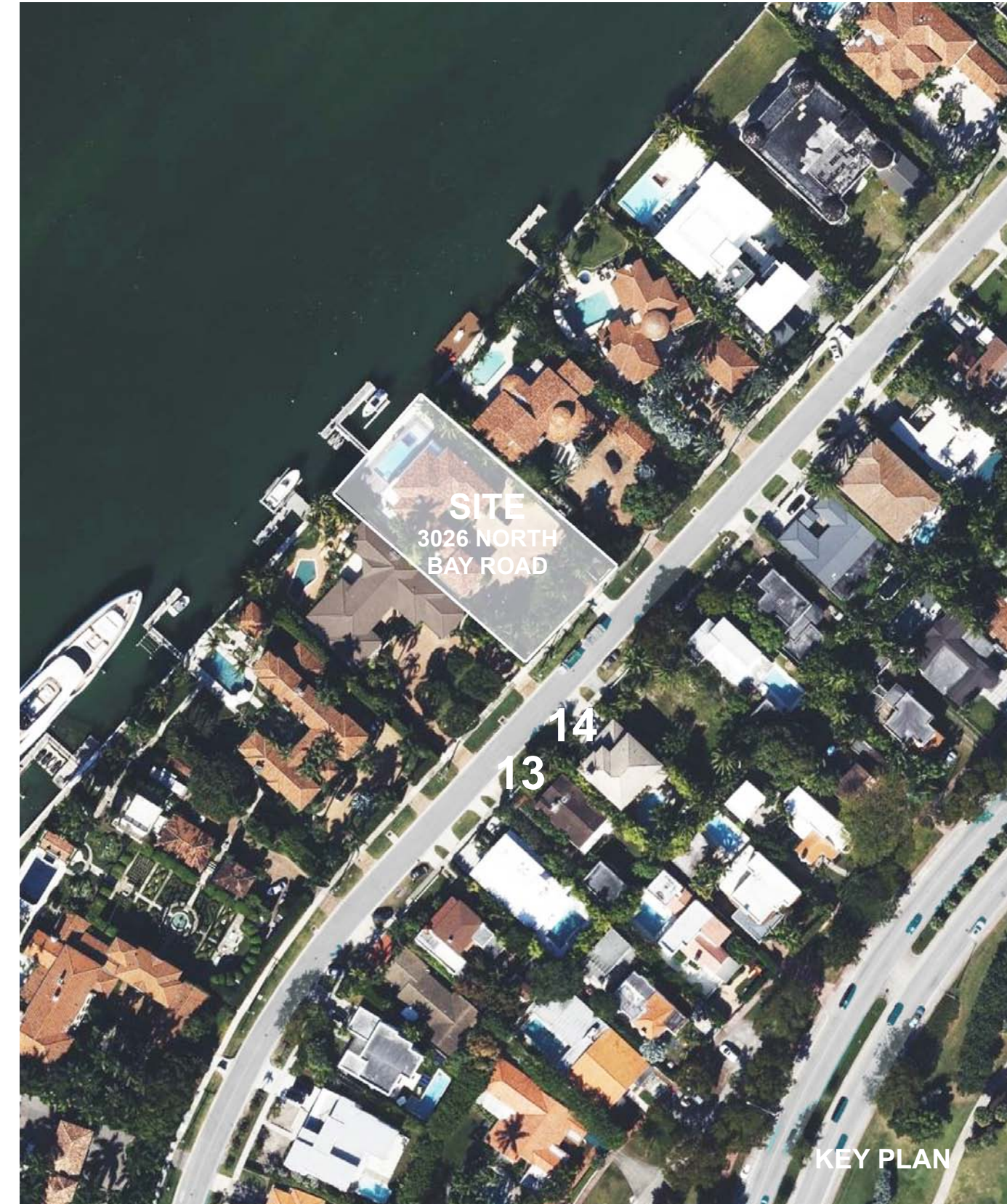
## NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



3005 NORTH BAY ROAD



3015 NORTH BAY ROAD





## NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



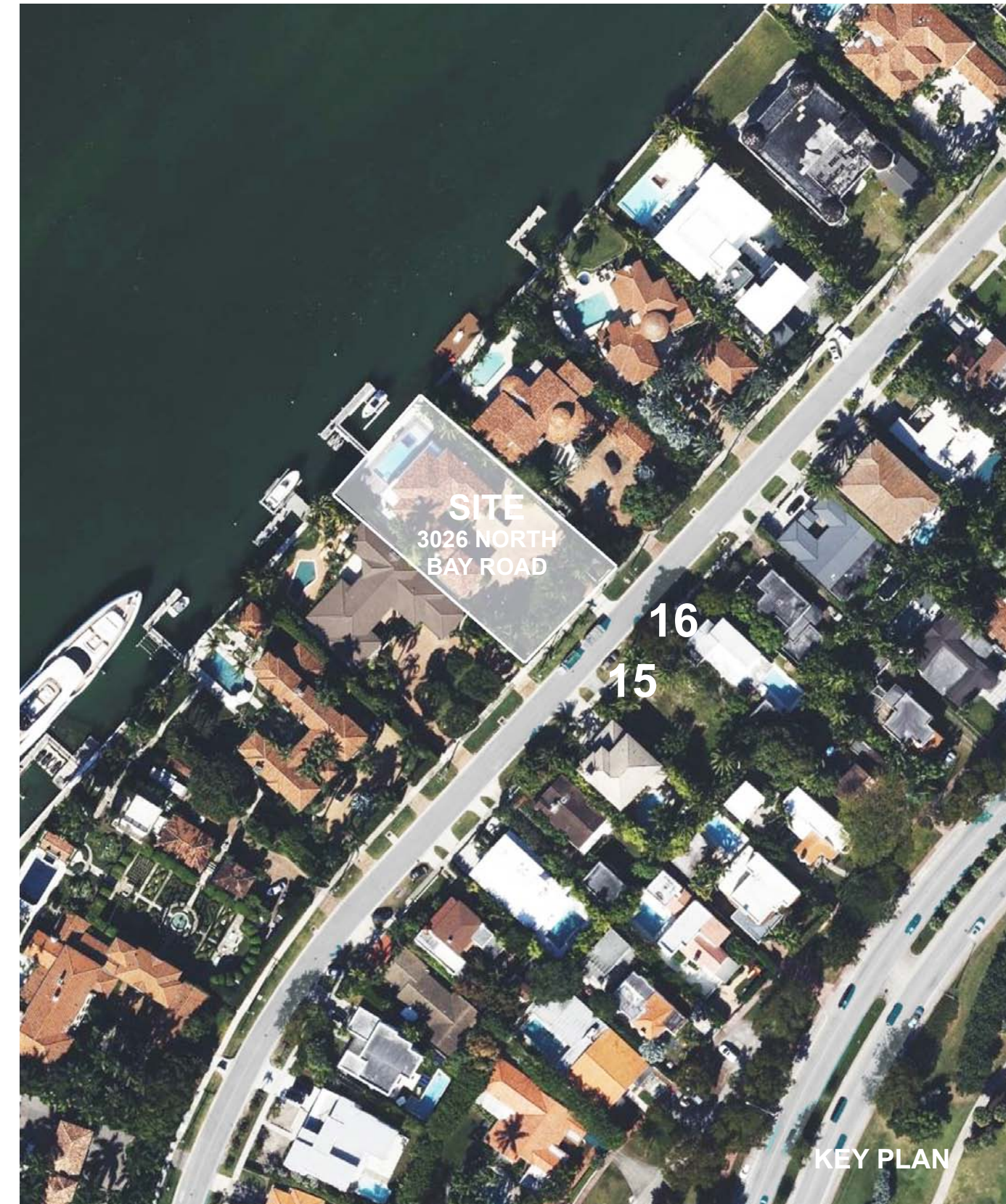
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3025 NORTH BAY ROAD



16

3035 NORTH BAY ROAD



KEY PLAN



# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



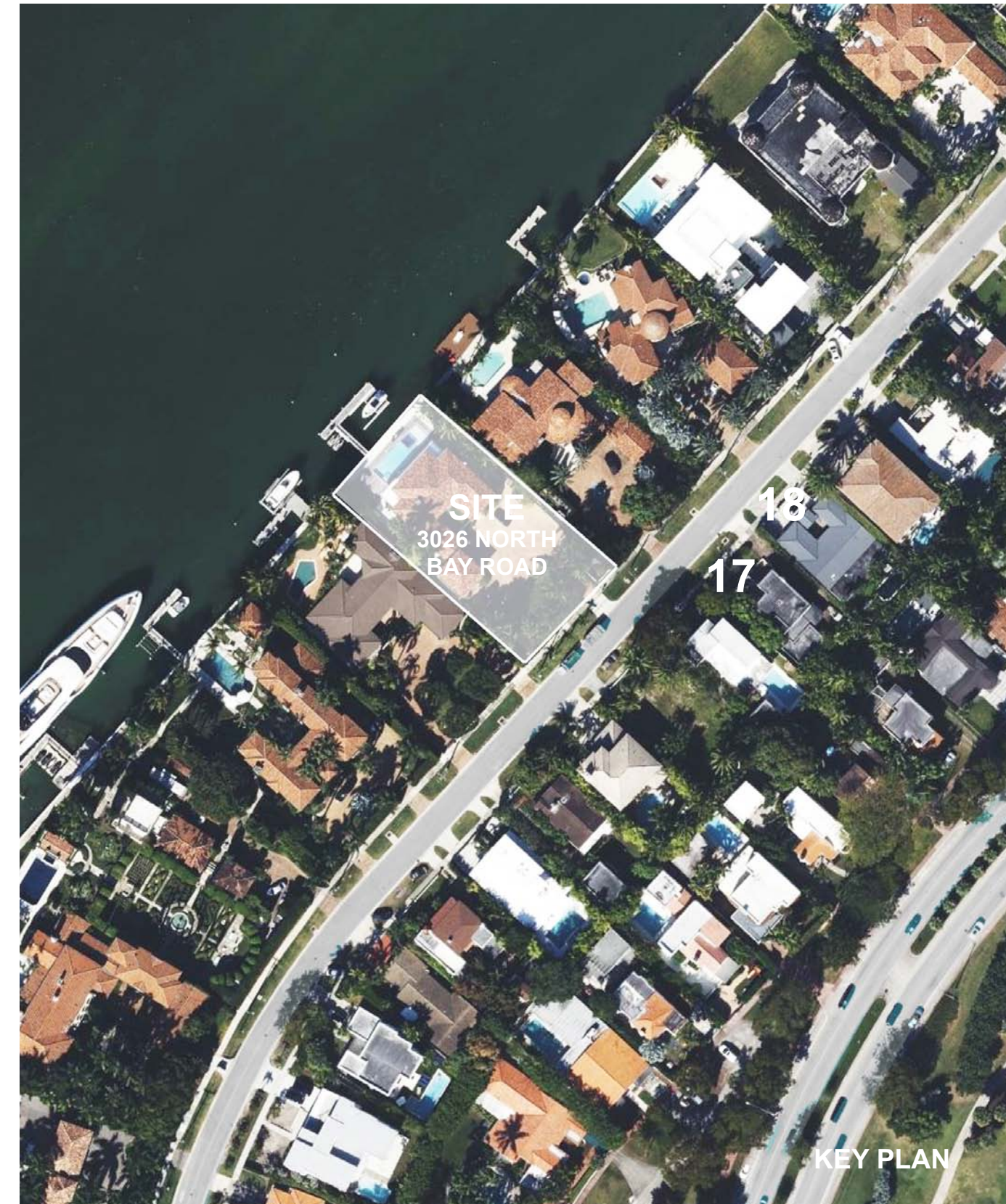
3045 NORTH BAY ROAD

17



3055 NORTH BAY ROAD

18



KEY PLAN

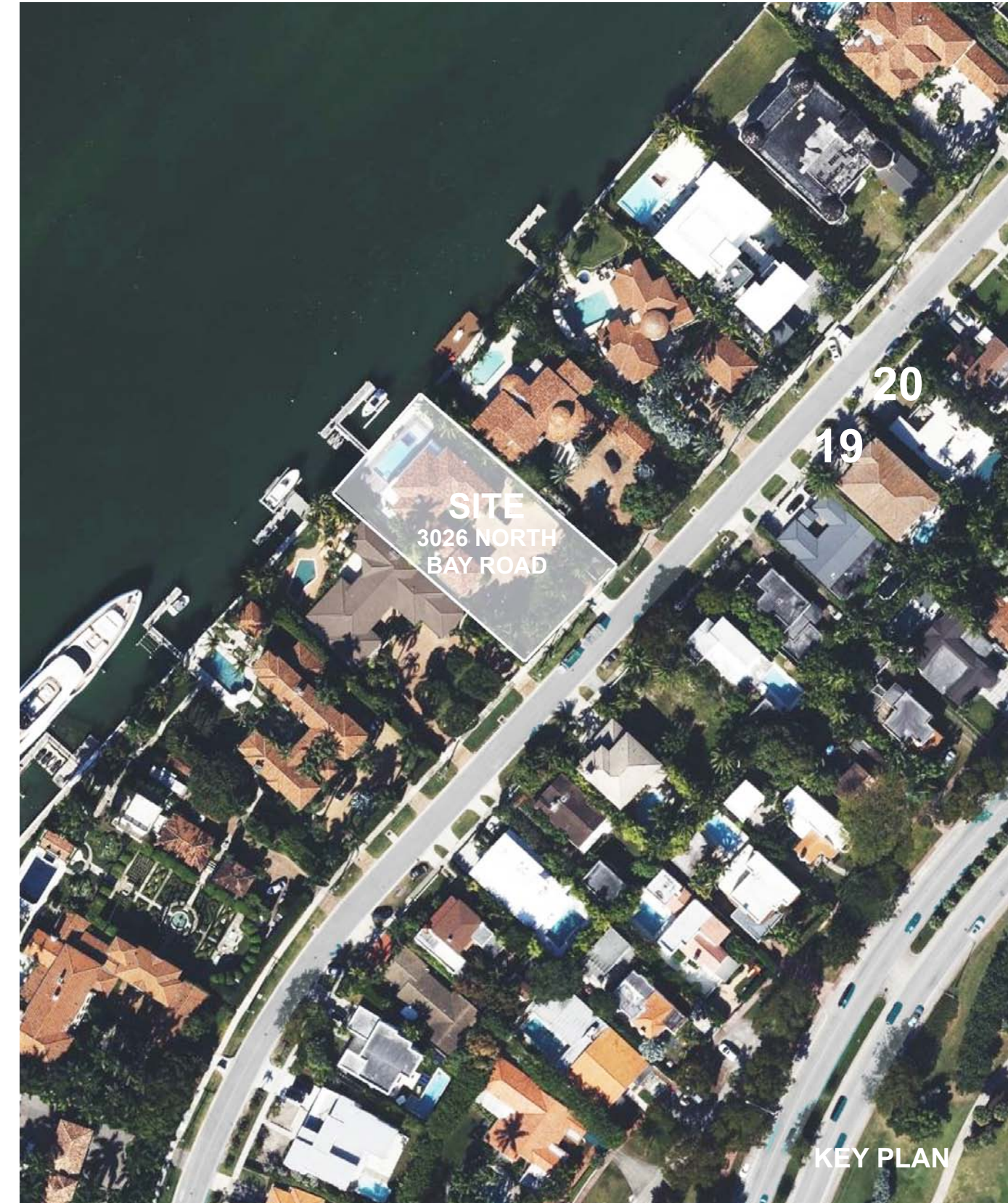




3061 NORTH BAY ROAD



3075 NORTH BAY ROAD





# CONTEXTUAL STREETSCAPES

