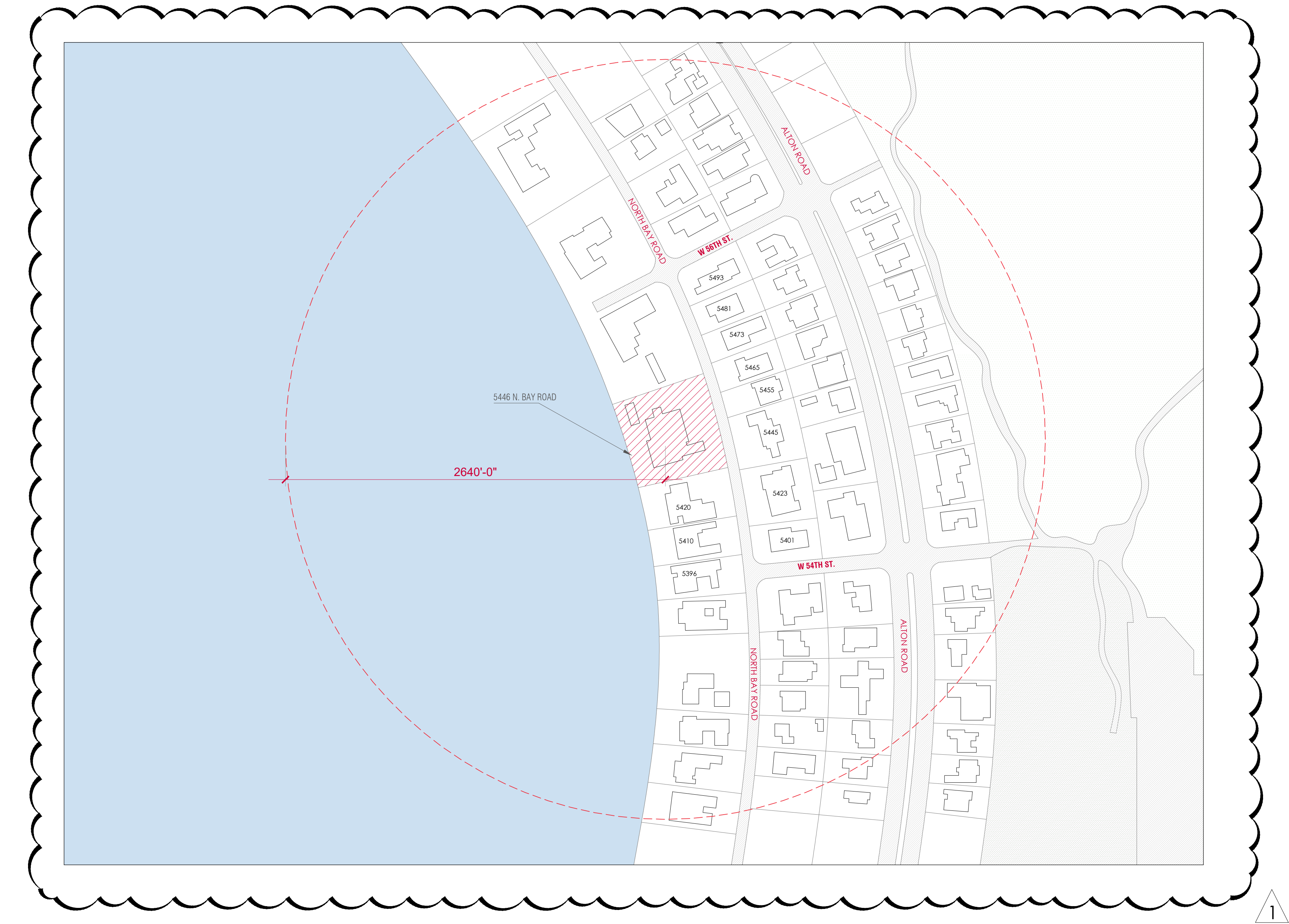


DRB FINAL SUBMITTAL
OCTOBER 15, 2022





VARIANCE REQUEST FOR:
5446 NORTH BAY ROAD

LEGAL DESCRIPTION:
LA GORCE SUB PB 14-43
LOT 3 & LOT 4 LESS BEG AT NE COR
LOT 5 W PAR TO S/L LOT 5 FOR
163.6 FT M/L TO W/L LOT 4 S TO SW
COR LOT 4 E163.8FT M/L TO POB
BLK 14
LOT SIZE 186.300 X 165
OR 10517-1405 0979 1

ZONING DATA:
ZONING DESIGNATION: RS-3
TYPE OF OCCUPANCY: SINGLE FAMILY RESIDENTIAL

THIRLWALL

BUILDING DESIGN

1828 BAY RD, UNIT # 301
MIAMI BEACH, FL
33139 USA

PHONE 305/763-8376
FAX 866/211-9510

info@thirlwalldesign.com

5446 NORTH BAY ROAD
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

SHEET TITLE

SCALE

SHEET

VR-1

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF, THE DESIGNER & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ONLY, & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER, SHALL BE CONSIDERED A VIOLATION OF THE DESIGNER'S RIGHTS AND SHALL BE SUBJECT TO THE DESIGNER'S FULL AND COMPLETE REMEDY. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER, SHALL BE CONSIDERED A VIOLATION OF THE DESIGNER'S RIGHTS AND SHALL BE SUBJECT TO THE DESIGNER'S FULL AND COMPLETE REMEDY.

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

SHEET TITLE

SCALE

SHEET

VR-2

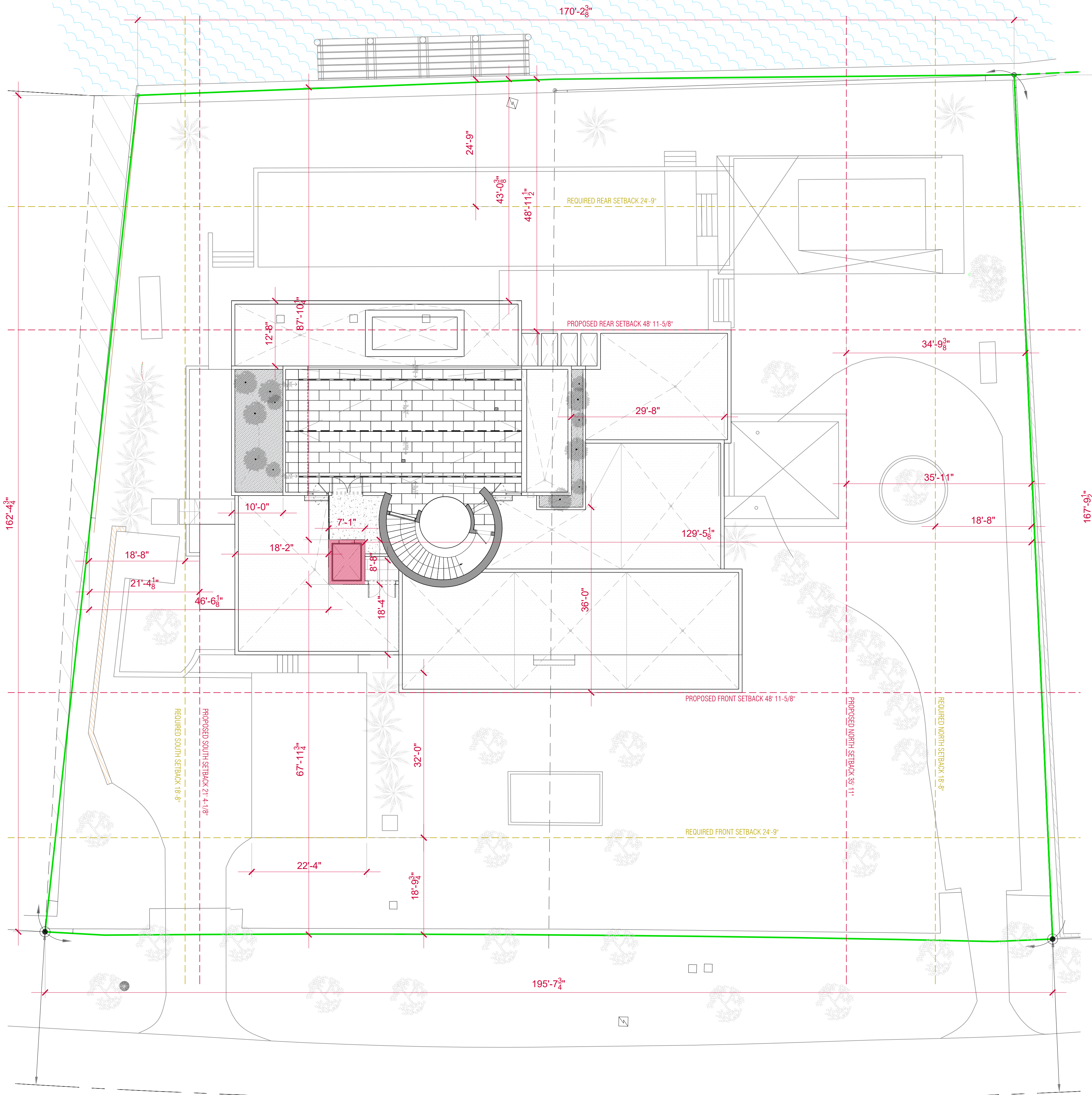
ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF, THE DESIGNER & WERE CREATED, DEVELOPED, & DESIGNED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER, SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR ENSURING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES ARE FULLY COMPLIED WITH. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR ENSURING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES ARE FULLY COMPLIED WITH.

- REQUIRED SETBACKS
EXISTING SETBACKS
PROPERTY LINE

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ZONING INFORMATION			
ADDRESS :	5446 N BAY RD		
FOLIO NUMBER(S) :	02-3215-003-1800		
BOARD AND FILE NUMBERS :	N/A		
YEAR BUILT :	2014	ZONING DISTRICT :	RS - 3
BASE FLOOD ELEVATION :	9' - 0"	GRADE VALUE IN NGVD :	4.31 NGVD
ADJUSTED GRADE (FLOOD + GRADE / 2) :	5.49	FREE BOARD :	
LOT AREA :	30,892 SQ FT		
LOT WIDTH :	186' - 3 3/8"	LOT DEPTH :	165' - 0"
MAX. LOT COVERAGE SF AND % :	9,267.63 SQ FT (30%)	PROPOSED LOT COVERAGE SF AND % :	8,283 SQ FT (26.95%)
MAX. UNIT SIZE SF AND % :	15,446.06 SQ FT (50%)	PROPOSED UNIT SIZE SF AND % :	11,984 SQ FT (38.98%)
PROPOSED FIRST FLOOR UNIT SIZE :	6,349 SQ FT		
PROPOSED SECOND FLOOR UNIT SIZE SF	5,182 SQ FT		

	REQUIRED	PROPOSED
BUILDING HEIGHT :	24' (FLAT ROOF)	24' (FLAT ROOF)
BUILDING SETBACKS :		
FRONT:	20' - 0"	18' - 9 3/4"
NORTH SIDE :	MIN. 18' - 8" (SUM REQUIRED SIDE YARDS MIN. 25%=46.5')	35' - 11"
SOUTH SIDE :	MIN. 18' - 8" (SUM REQUIRED SIDE YARDS MIN. 25%=46.5')	21' - 4 1/8"
REAR :	MIN 24' - 9" (15% DEPTH LOT)	48' - 11 5/8"



SITE PLAN - 5446
SCALE : 3/32" = 1'

nfo@thirlwalldesign.com

5446 NORTH BAY ROAD
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

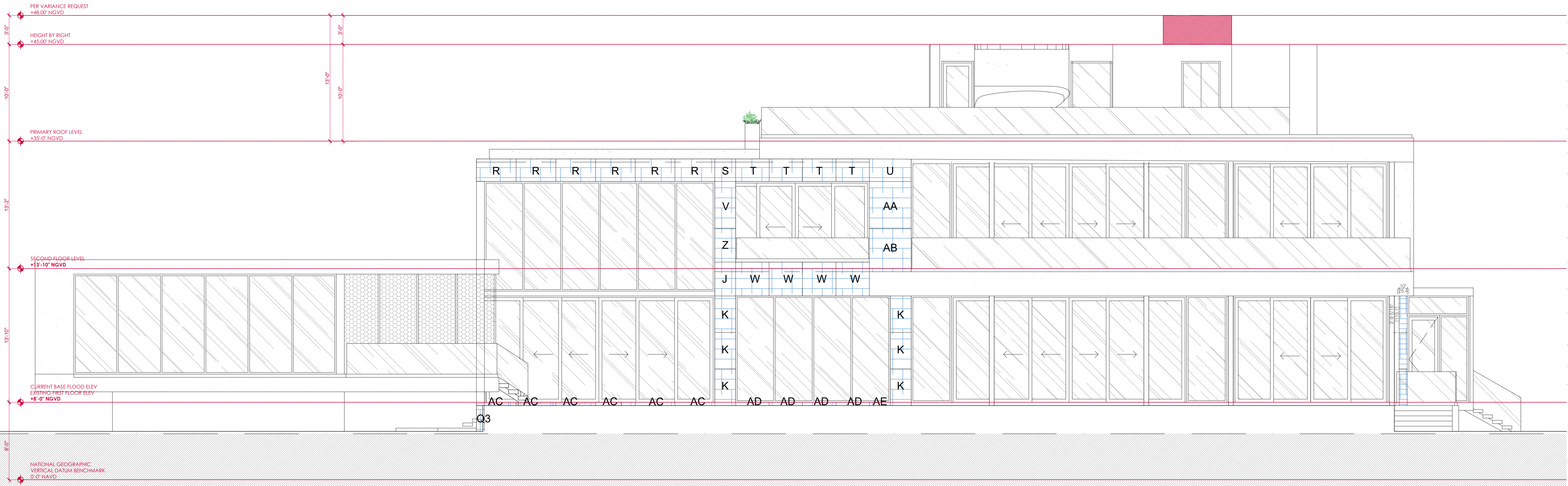
REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

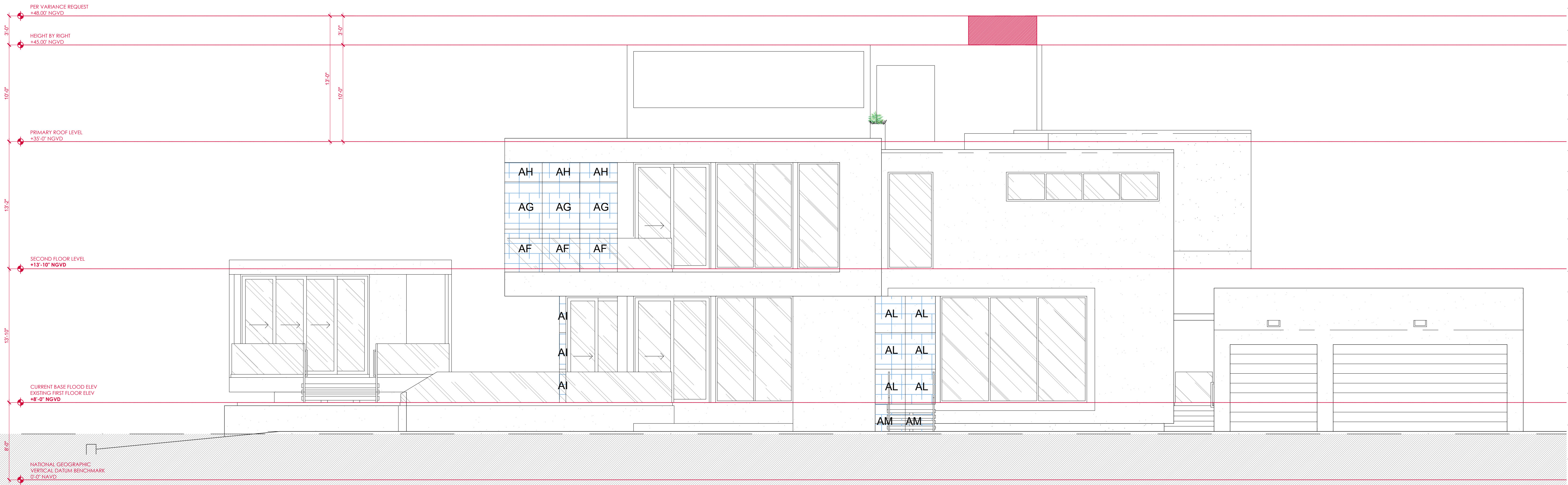
SHEET TITLE
SCALE
SHEET

VR-3

[illegible]



WEST ELEVATION - 5446
SCALE : 3/16" = 1'



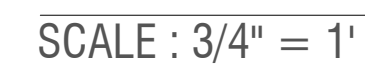
SOUTH ELEVATION - 5446
SCALE : 3/16" = 1'

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

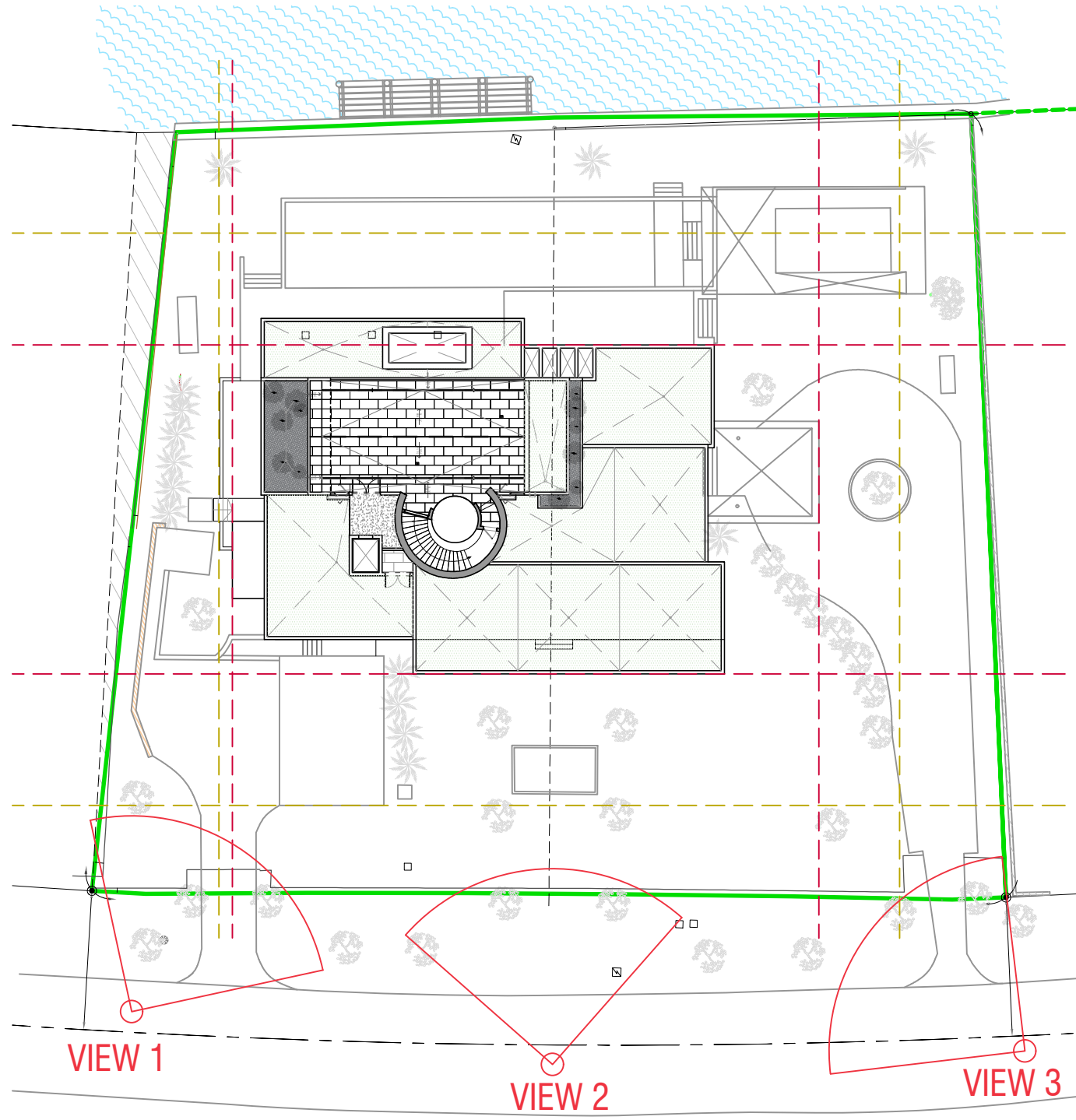
SHEET TITLE
SCALE
SHEET
VR-4

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THE DRAWINGS ARE OWNED BY, & THE PROPERTY OF, THE DESIGNER & WERE CREATED, DEVELOPED, & EVOLVED FOR USE ONLY, & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER. PERMISSION OF JAMES J. WALL, DESIGNER, IS REQUIRED FOR ANY REUSE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS. ANY REUSE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER, SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES OF ANY REUSE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS WITHOUT THE WRITTEN PERMISSION OF JAMES J. WALL, DESIGNER.





STREET VIEW 3



1828 BAY RD, UNIT # 301
MIAMI BEACH, FL
33139 USA

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FAX 866|211-9510

info@thirlwalldesign.com

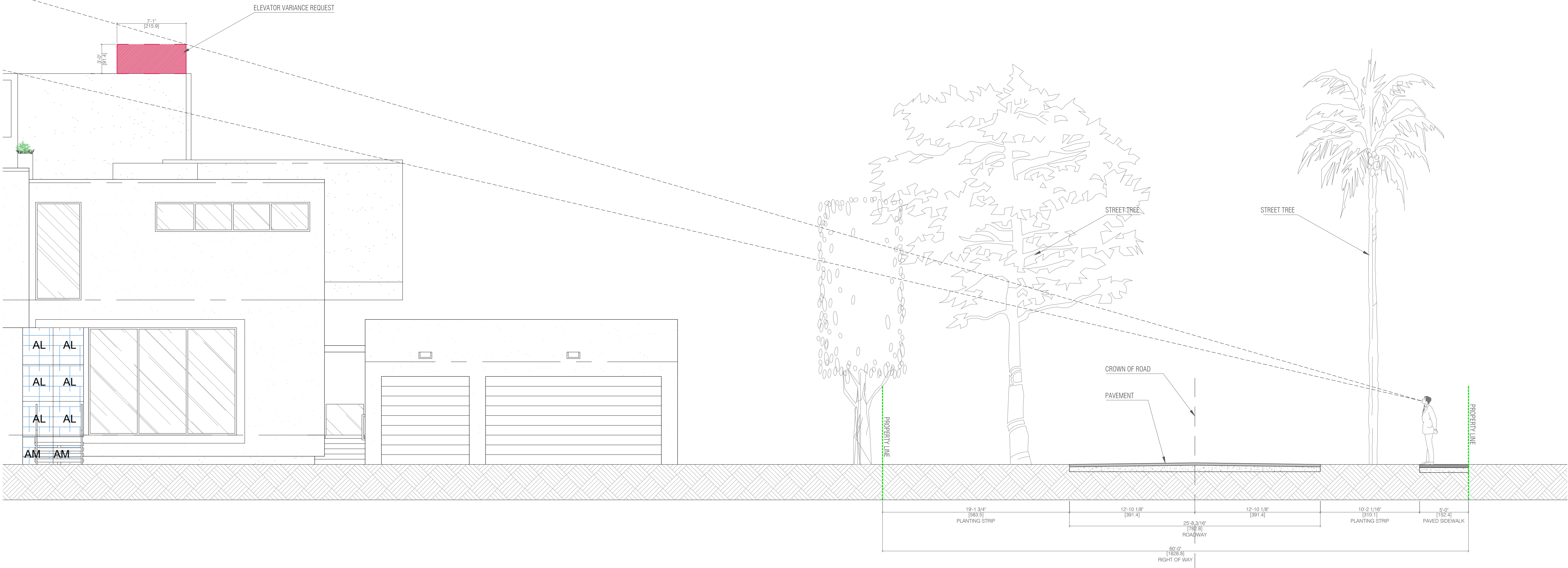
5446 NORTH BAY ROAD
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

SHEET TITLE
SCALE
SHEET
VR-6

LINE OF SIGHT STUDY



5446 NORTH BAY ROAD
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

NOTES :

SHEET TITLE
SCALE
SHEET
VR-7

IEWS FROM N. BAY RD.



09.01.2022



09.01.2022

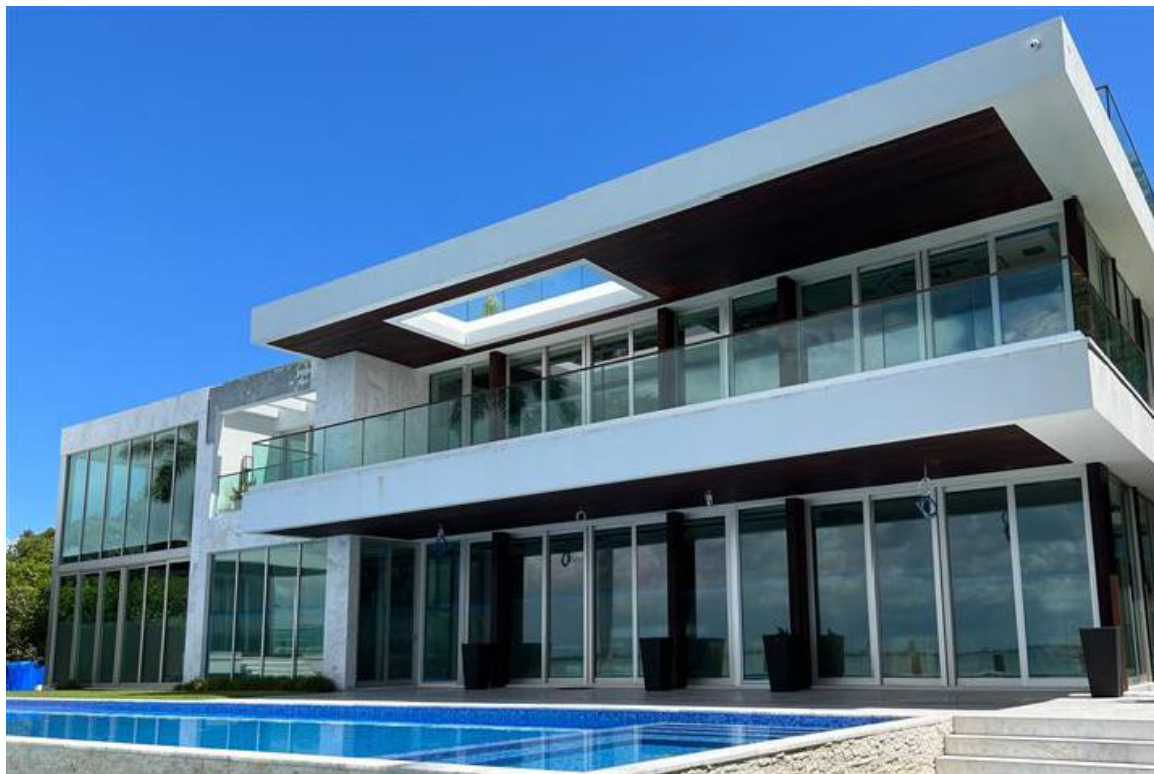


09.01.2022

IEWS FROM PROPERTY



09.01.2022



09.01.2022



09.01.2022



09.01.2022



09.01.2022

IEWS FROM ROOFTOP



09.01.2022



09.01.2022



09.01.2022



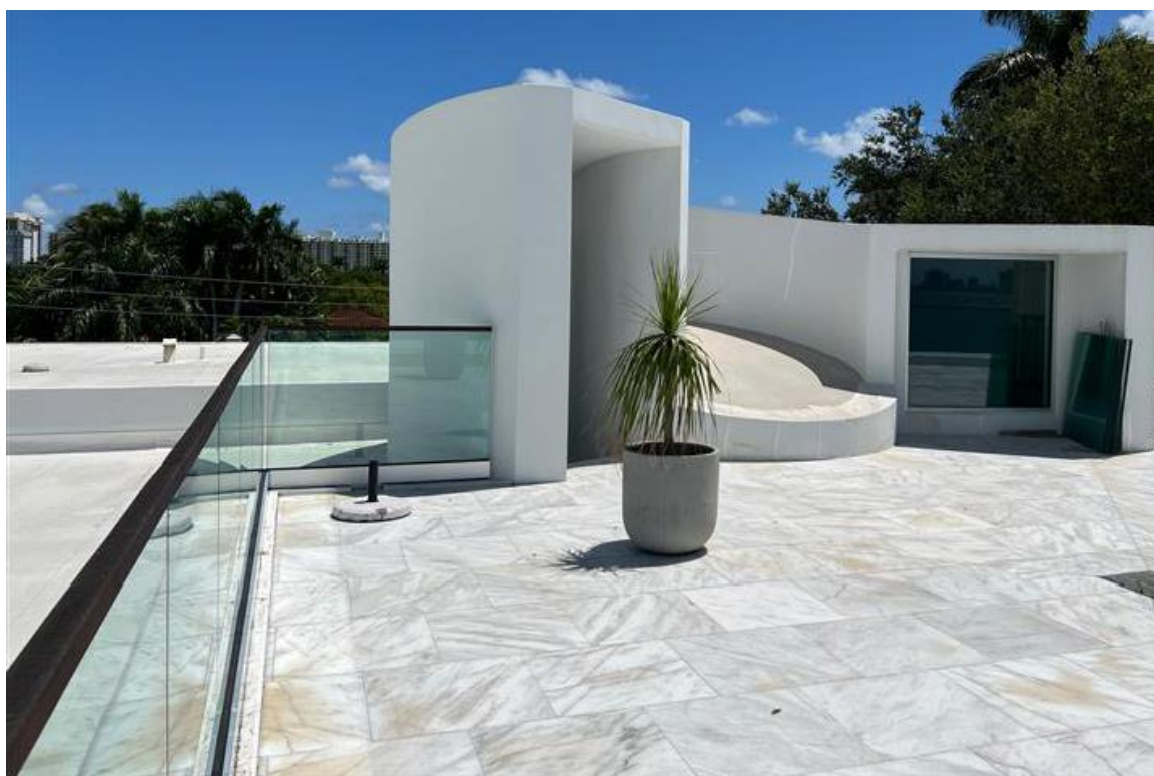
09.01.2022



09.01.2022



09.01.2022



09.01.2022

REVISIONS	BY	DATE
START DATE	TP	08/10/22
REVISION 1	TP	09/06/22

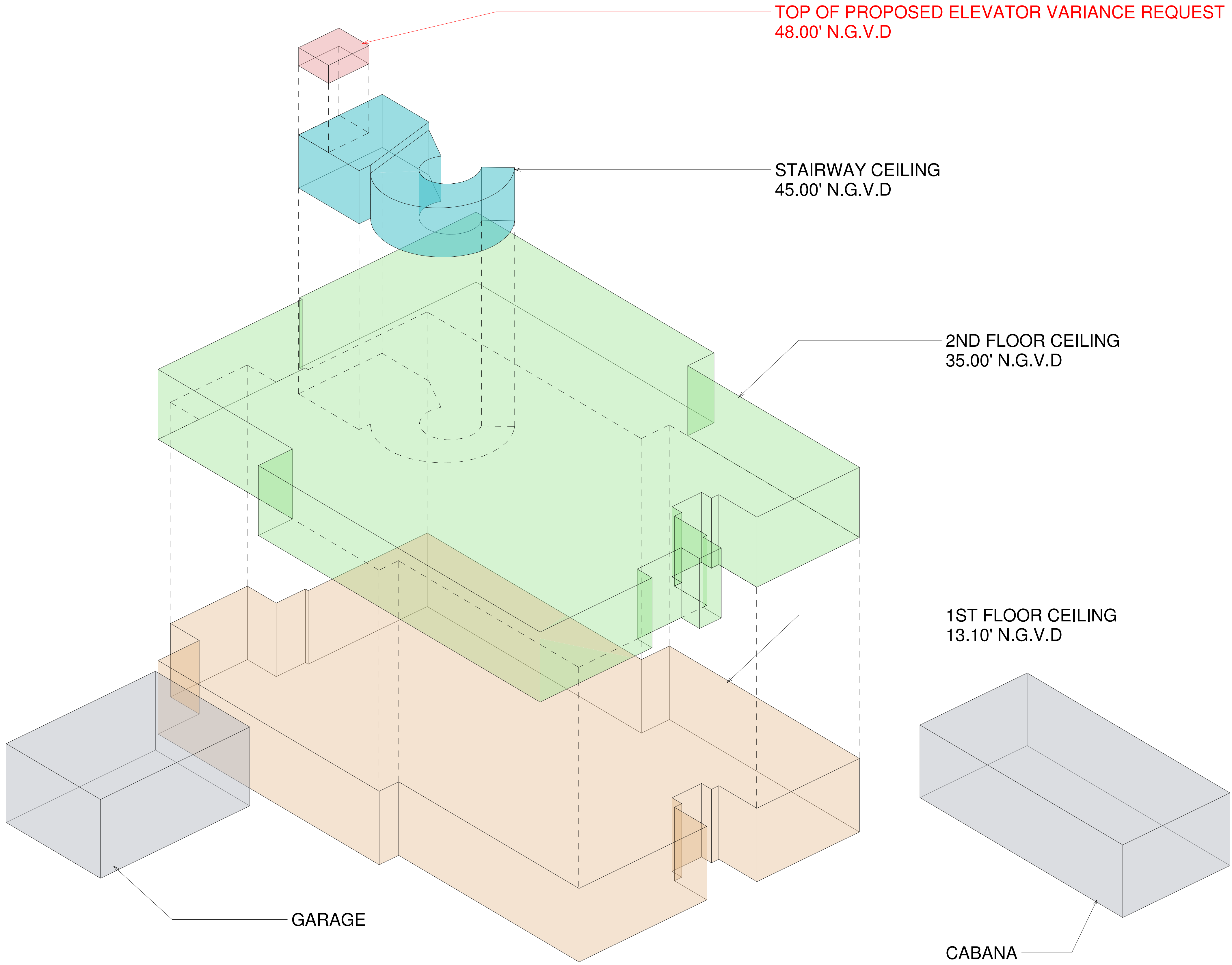
NOTES :

SHEET TITLE

SCALE

SHEET

VR-8



1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 305/763-8376
FAX 866/211-9510

info@thirlwalldesign.com

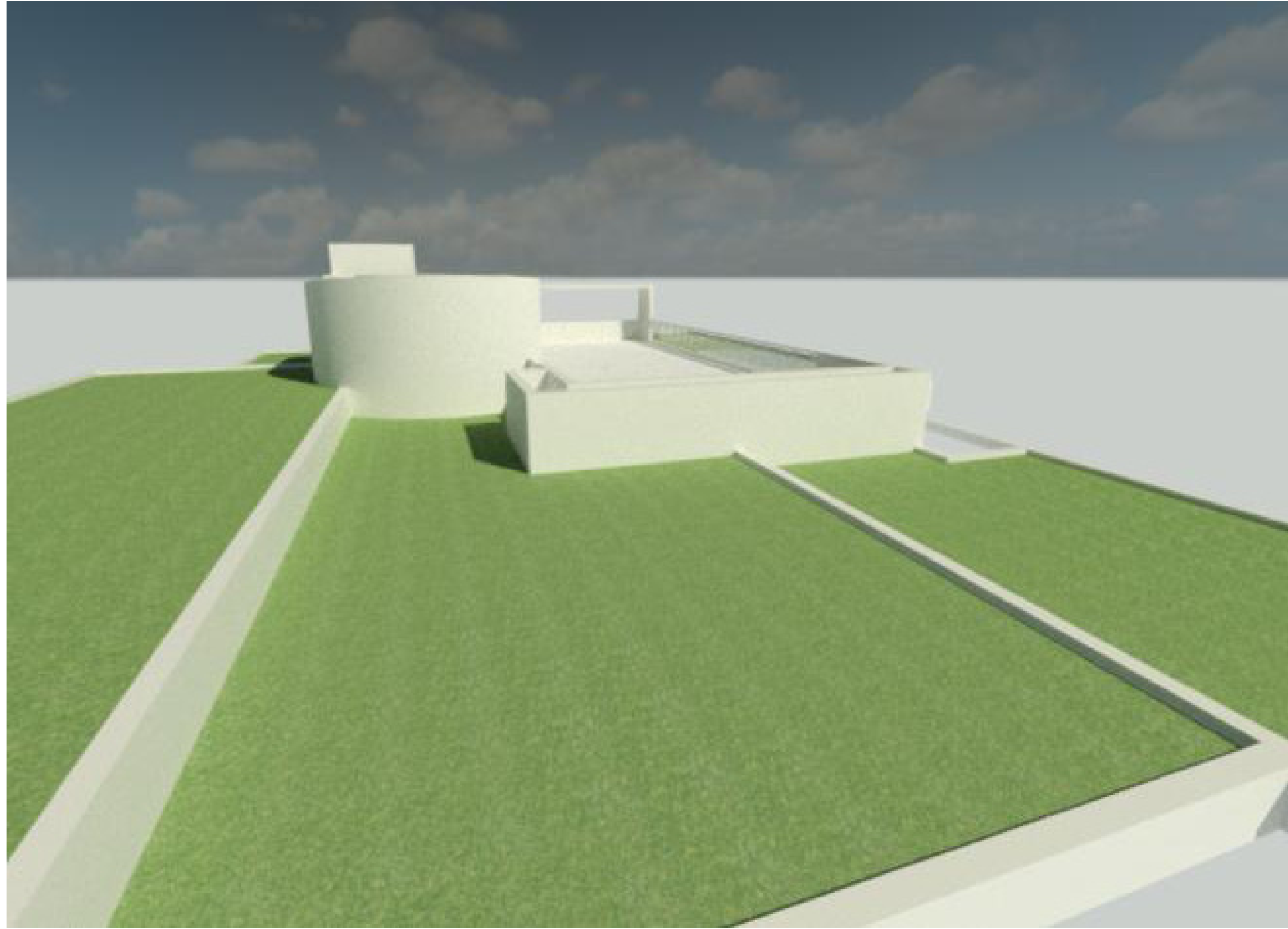
5446 North Bay Road
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

REVISIONS	BY	DATE
START DATE		08/10/22
REVISION 1		09/06/22

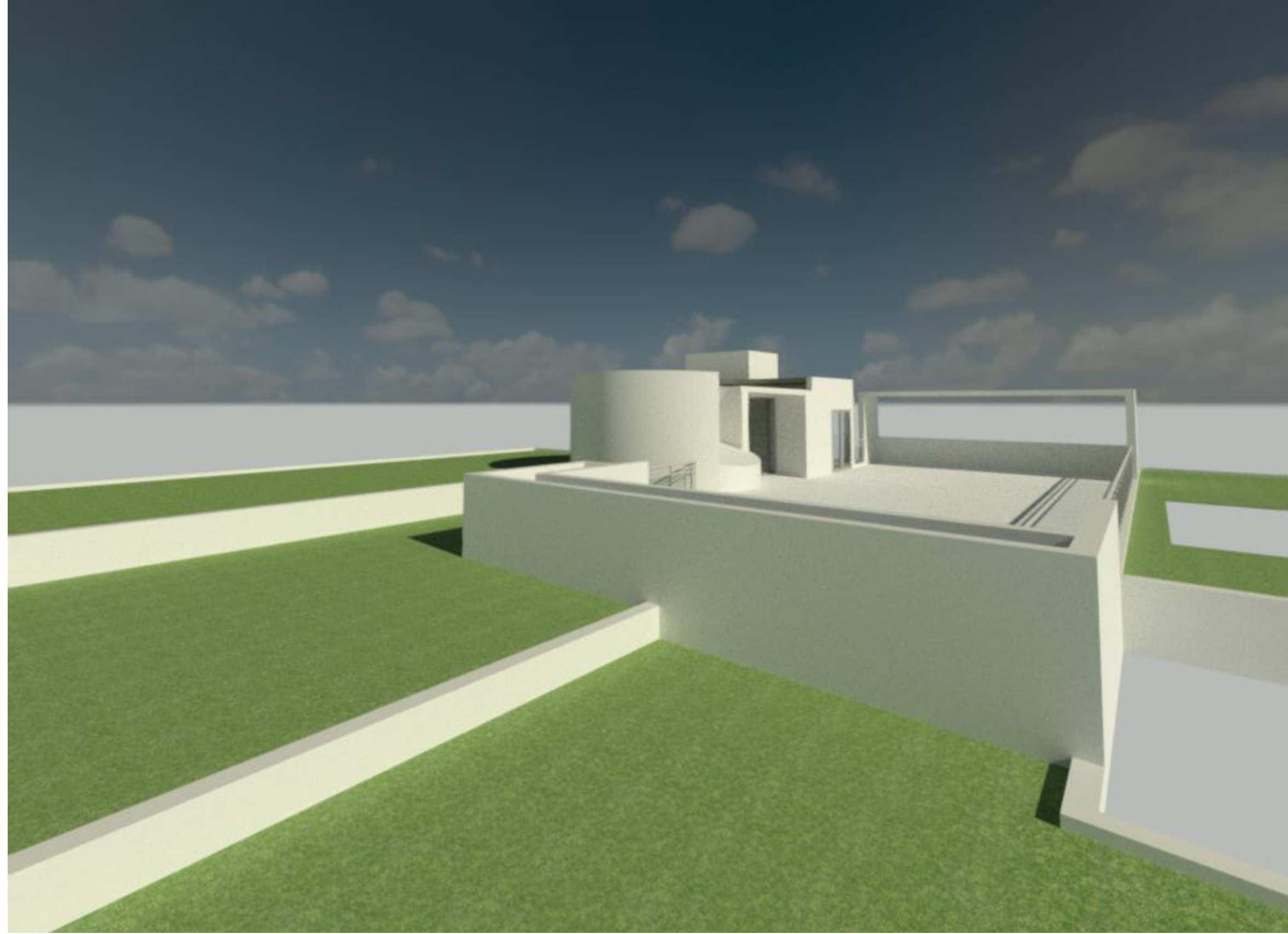
NOTES:

SHEET TITLE:
EXPLODED
SCALE: AXONOMETRIC

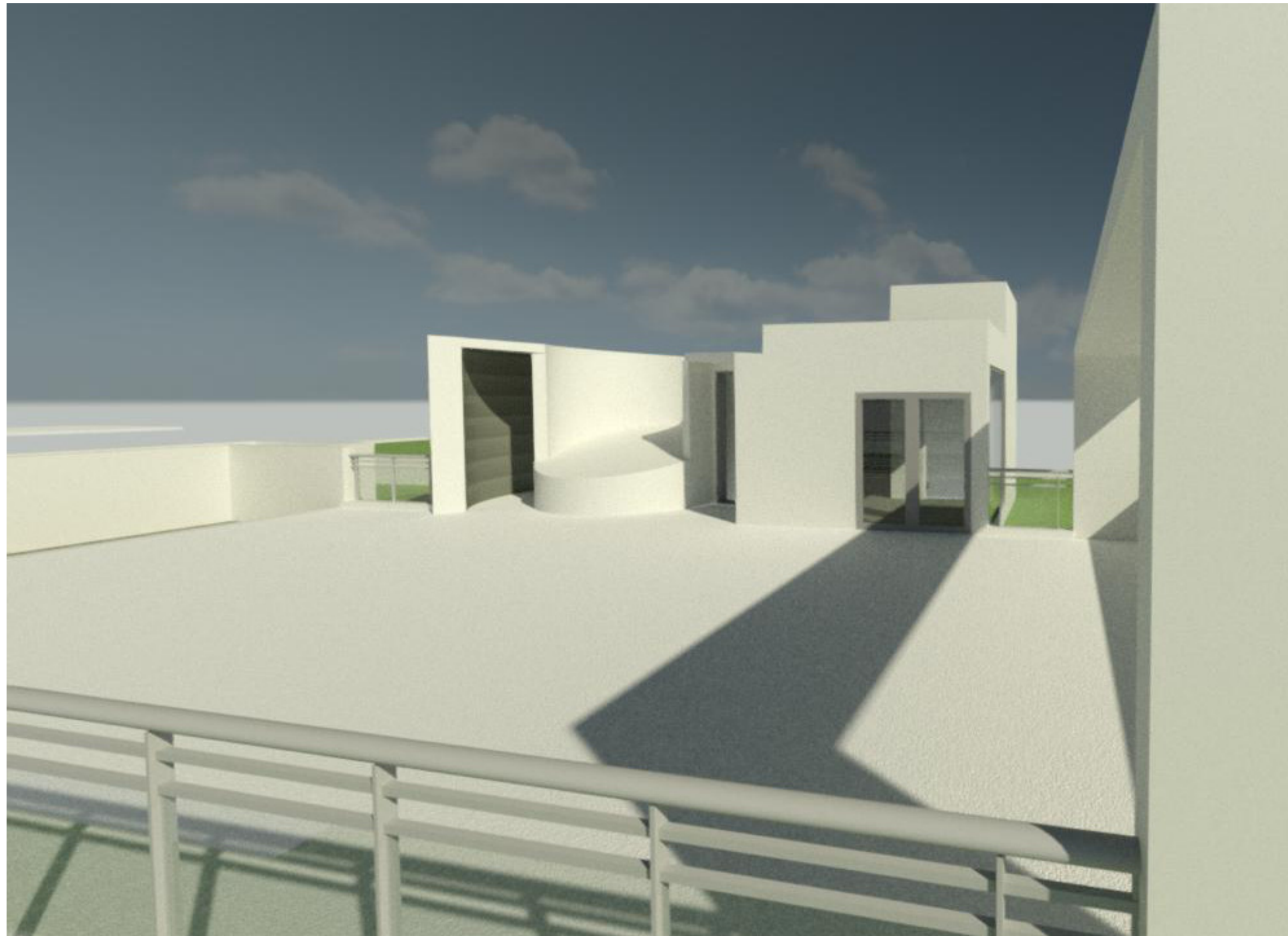
SHEET
VR-10



① VIEW FROM NORTHEAST_2
12" = 1'-0"



② VIEW FROM NORTHWEST_2
12" = 1'-0"



③ VIEW FROM SOUTHWEST_2
12" = 1'-0"



④ VIEW FROM SOUTHEAST_2
12" = 1'-0"

THIRLWALL
BUILDING DESIGN

1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 305|763-8376
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5446 North Bay Road
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

REVISIONS	BY	DATE
START DATE		08/10/22
REVISION 1		09/06/22

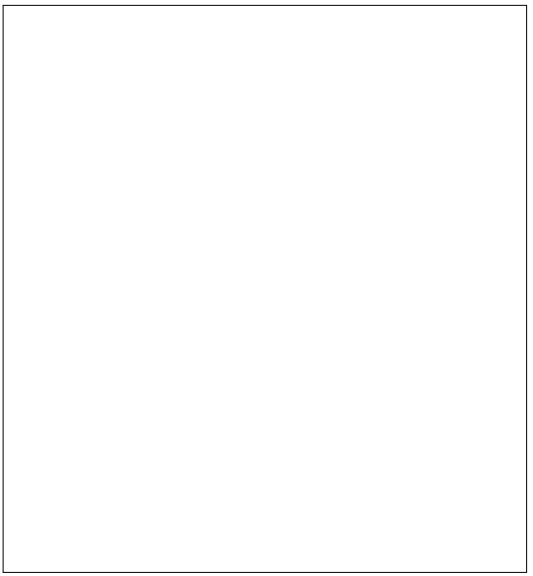
NOTES:

SHEET TITLE
3D VIEWS
SCALE
12" = 1'-0"
SHEET
VR-11



1 VIEW FROM SOUTH-WEST_2
12" = 1'-0"

MATERIAL BOARD



WHITE STUCCO
(TO MATCH EXISTING)



1828 BAY ROAD #301
MIAMI BEACH, FL
33139 USA

PHONE 305|763-8376
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info@thirlwalldesign.com

5446 North Bay Road
MIAMI BEACH, FL 33139
Miami-Dade County, Florida

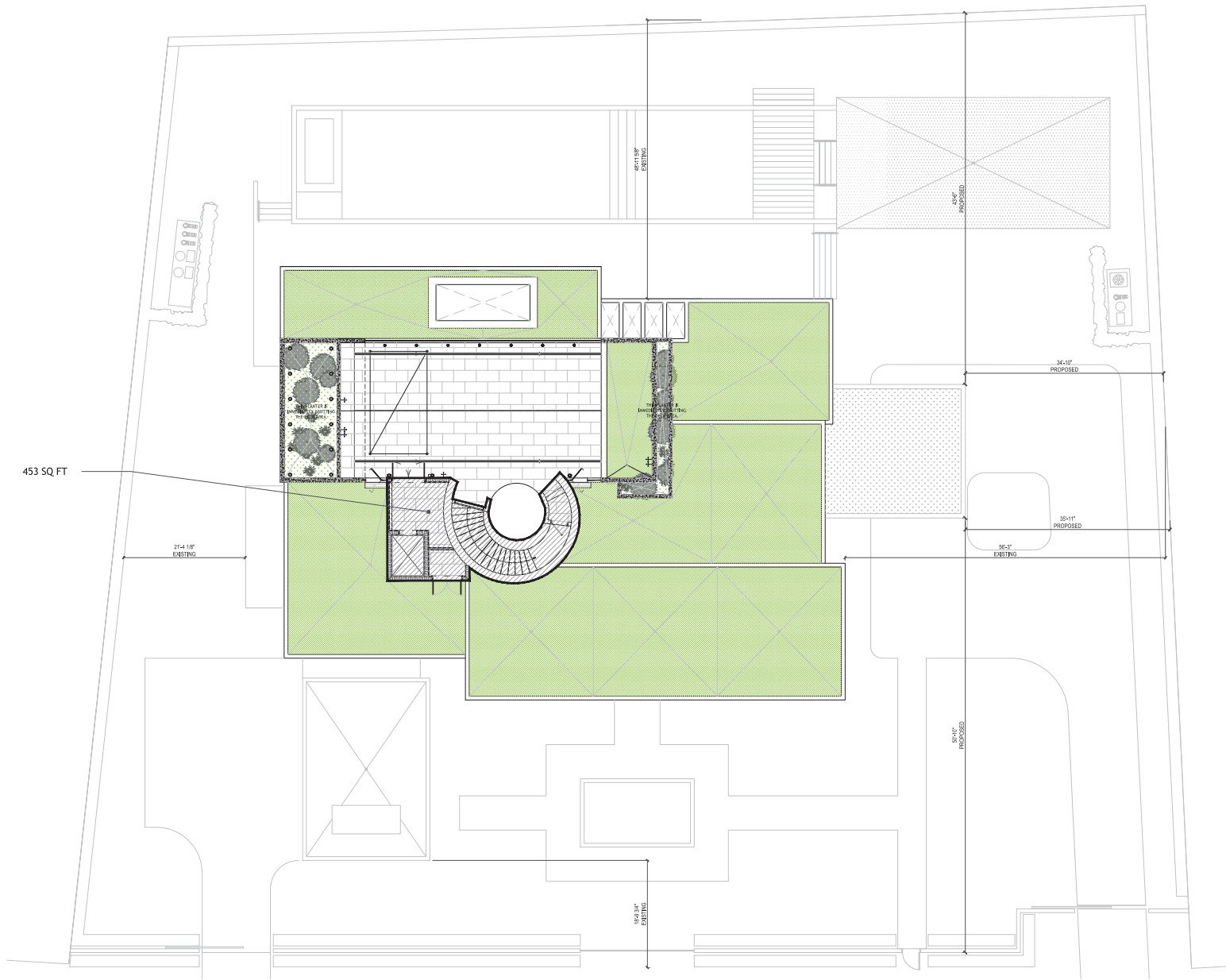
REVISIONS	BY	DATE
START DATE		08/10/22
REVISION 1		09/06/22

NOTES:

SHEET TITLE
Unnamed
SCALE
12" = 1'-0"
SHEET
VR-12

RV2116152

08/05/2022 10:50:47 AM



ROOF UNIT SIZE DIAGRAM
SCALE: 1/8" = 1'-0"

ADDRESS
ANthonY LEON
001252

3
DESIGN
AND ARCHITECTURE

Anthony
Leon

Digitally signed
by Anthony Leon
Date: 2022.03.25
11:10:51 -0400

PROPOSED REMODELING/ADDITIONS
AS
5446 N. BAY RD
MIAMI BEACH, FLORIDA 33140

ISSUE DATE:

REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSIDERED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-0.4
UNIT SIZE ROOF

RV2116152

08/05/2022 10:50:48 AM

08/05/2022

ANTHONY
ARCHITECTURE

5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140
P: 305.426.8777 | F: 305.426.8778

3
DESIGN
AND ARCHITECTURE

Anthony

Leon

Digitally signed
by Anthony Leon
Date: 2022.03.25
14:15:16 -0400

PROPOSED REMODELING/ADDITIONS
AS
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

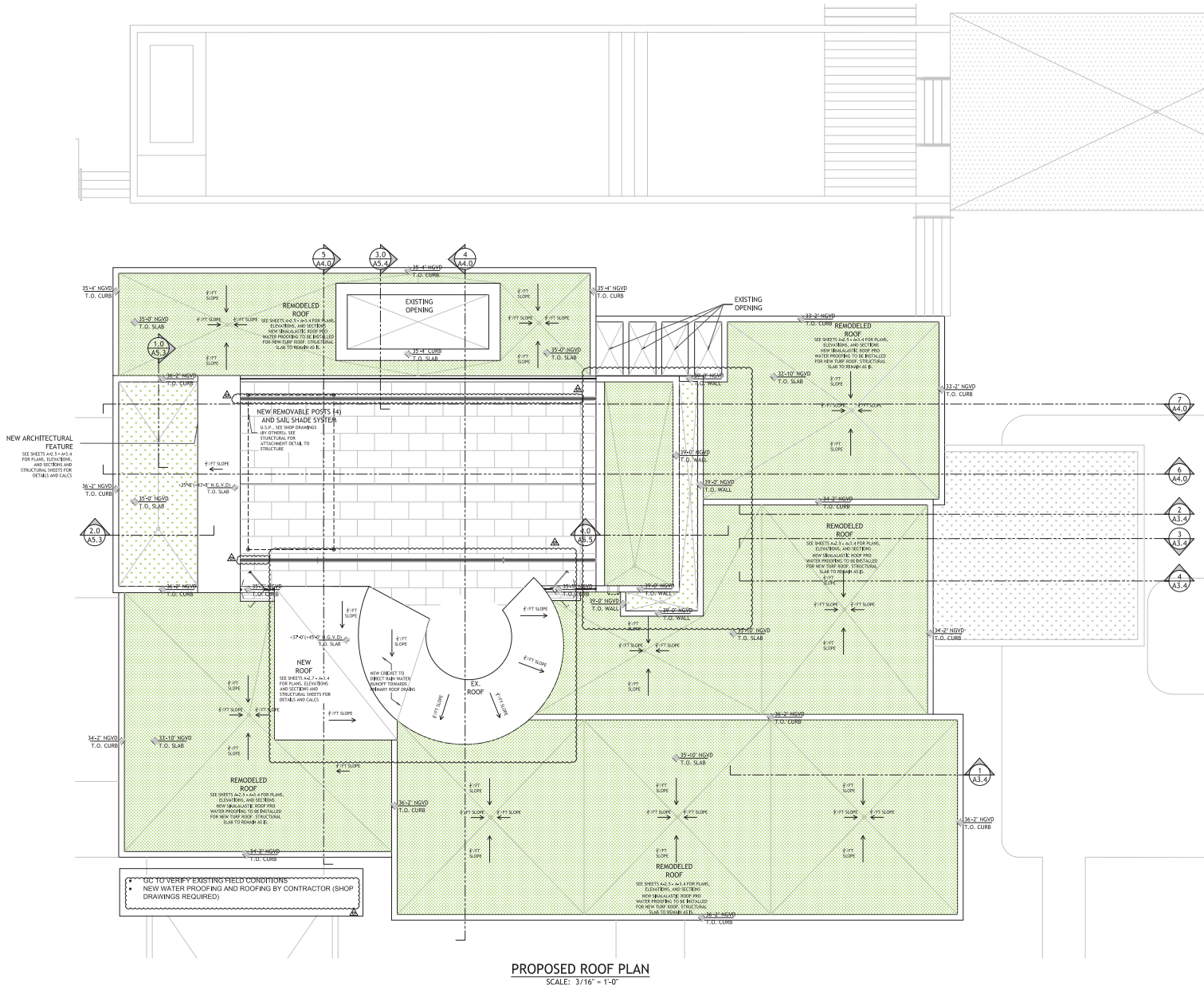
ISSUE DATE:

REVISIONS:

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DEPARTMENT REVIEW ONLY. IT IS NOT
TO BE CONSTRUED AS A CONSTRUCTION
DOCUMENT WITH ALL BUILDING
DEPARTMENT APPROVALS AND CONDITIONS.

A-2.7

PROPOSED ROOF PLAN



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

SECTION NOTES:
SEE STRUCTURAL DWGS FOR ALL STRUCTURAL ELEMENTS.
REFER TO FLOOR PLAN AND DOORS & WINDOWS SCHEDULE.
DOORS & WINDOWS UNDER SEPARATE PERMIT.
PAINT BY OTHERS.
5/8" STUCCO FINISH TYP.
ALL GUARD/HANDRAILS BY OTHERS UNDER SEPARATE PERMIT.
FLOOR & WALL FINISHES BY OWNER OR I.D.
REFER TO FLOOR PLANS FOR WALL TYPES
REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

ROOFING AND WATERPROOFING NOTE:
ROOFING MATERIAL SHALL BE LIGHT COLORED HIGH ALBEDO 5-LAY ROOFING UNDER SEPARATE PERMIT.
WATERPROOFING UNDER SEPARATE PERMIT.
REFER TO WATER PROOFING CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR WATER PROOFING.
ALL WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S COMPLETE SPECIFICATIONS.
CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MANUFACTURER FOR ALL SYSTEMS INSTALLED.
CONTRACTOR SHALL BE FAMILIAR WITH THE SPECIFIC INSTALLATION REQUIREMENTS OF THE WATERPROOFING SYSTEM.
THE SYSTEM TO BE USED SHALL HAVE A CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL MANUFACTURER TO PROVIDE WARRANTY OF A MINIMUM OF 10 YEARS.
PRODUCT TO BE USED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CLADDING NOTE:
NATURAL STONE CLADDING - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ACR AND FOR REVIEW.
CLADDING SHALL MEET HIGH VELOCITY HURRICANE ZONE REQUIREMENTS AND SHALL BE APPLIED IN ACCORDANCE WITH THE SHOP DRAWINGS / EXTERIOR WALL CLADDING REQUIREMENTS FOR ROCK AND MASONRY.
VEINING OR FACING ON MASONRY BACKING SHALL NOT BE CONSIDERED AS ADDING ANY STRENGTH TO ROCK WALLS AND SHALL BE LIMITED TO HEIGHT ABOVE FOUNDATIONS OR BETWEEN PROPER AND ADEQUATE SUPPORTS TO JOINTS.
VEINING SHALL BE SECURELY ANCHORED TO MASONRY BACKING BY MEANS OF SUBSTANTIAL, NON-CORRODIBLE METAL TIES.
WATERPROOFING AND EXISTING STUCCO AT VERTICAL SURFACES TO BE REMOVED AND NEW WATERPROOFING TO BE APPLIED ACCORDING TO WATER PROOFING CONSULTANTS DRAWINGS.

FINISH MATERIAL LEGEND:

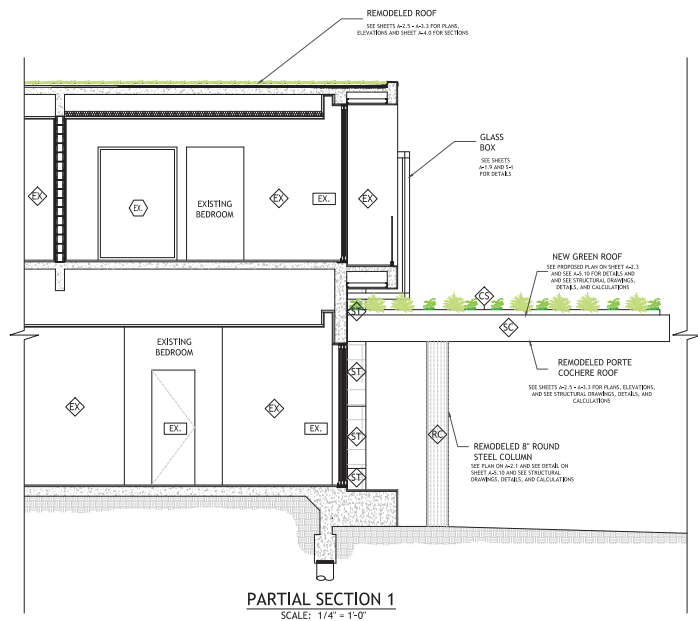
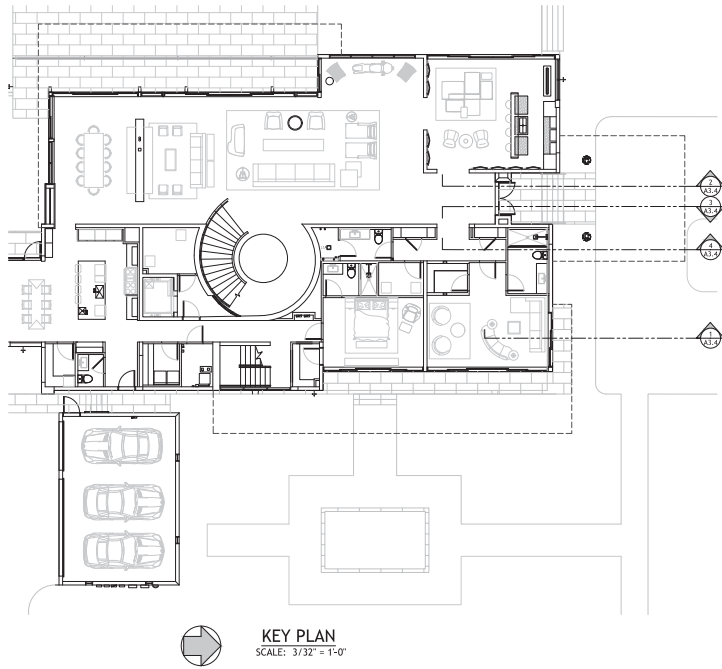
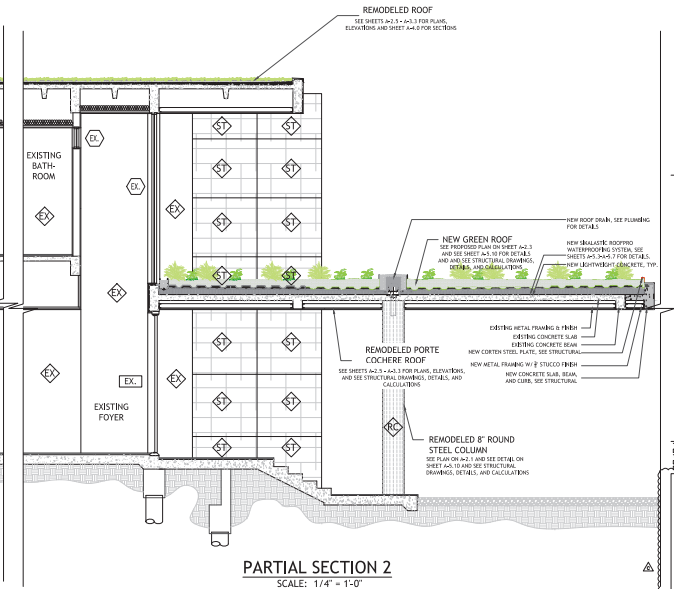
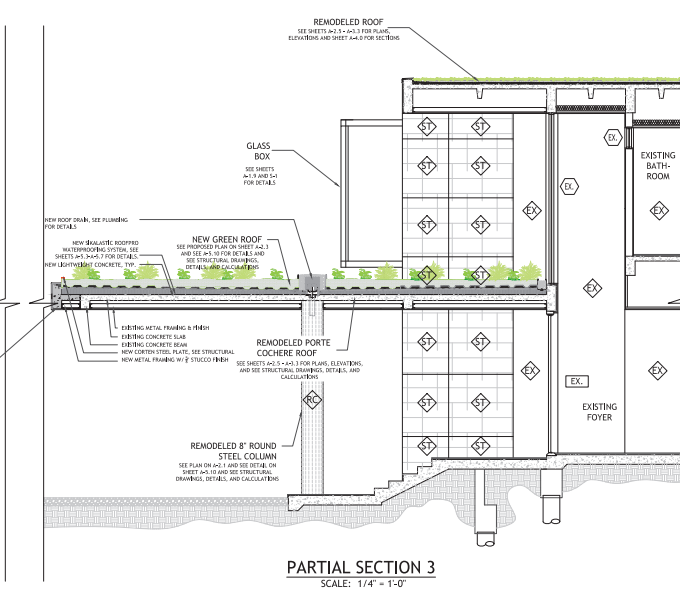
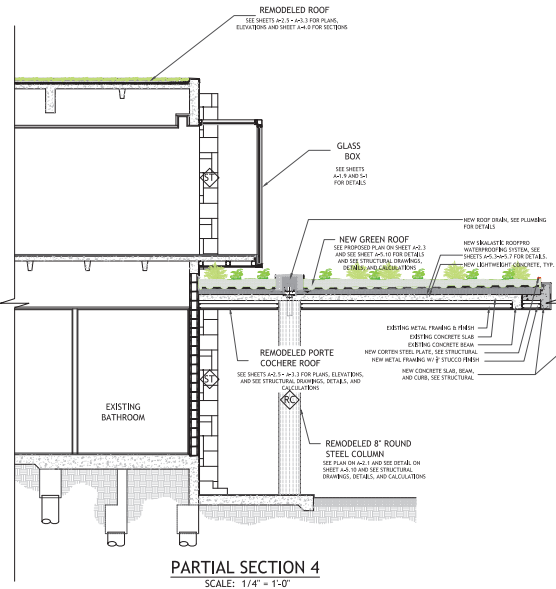
EX.	EXISTING
SC	STUCCO
QL	RELOCATED GLASS RAILING
ST	NATURAL STONE CLADDING
RC	GLASS FIBER REINFORCED CONCRETE

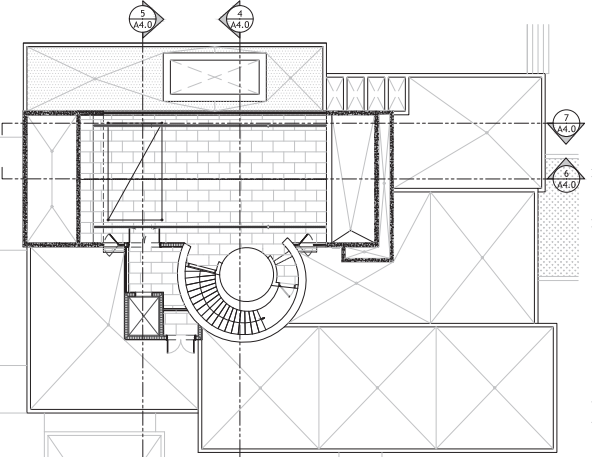
NOTE:

- REFER TO STRUCTURAL SHEET S-2 FOR CLADDING ANCHOR ATTACHMENT DETAILS.
- REFER TO I.D. DRAWINGS FOR CLADDING TYPE AND DIMENSIONS.

MARK LEGEND:

---	DOOR TYPE (SEE DOOR SCHEDULE A-7-D)
LL	WINDOW TYPE (SEE WINDOW SCHEDULE A-8-B)
◇	FINISH MATERIAL





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

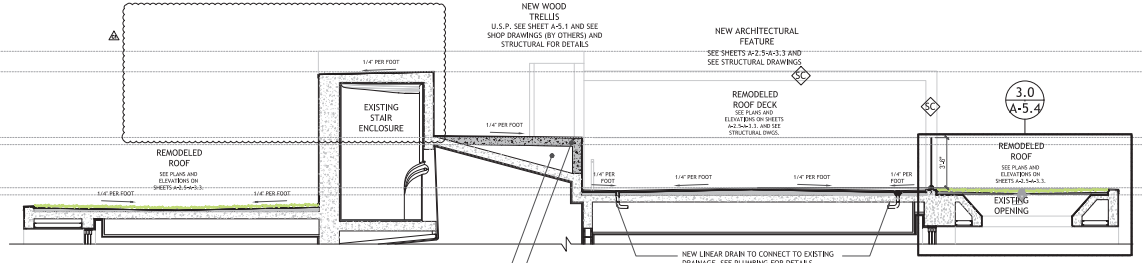
LEGEND	
	NEW MASONRY WALL
	NEW POURED CONCRETE
	EXISTING POURED CONCRETE

FINISH MATERIAL LEGEND:	
EX	EXISTING
SC	STUCCO
IW	IPE WOOD CLADDING

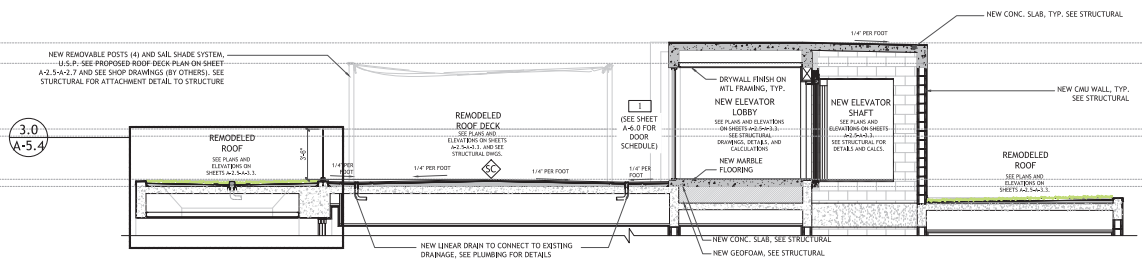
MARK LEGEND:	
	DOOR TYPE (SEE DOOR SCHEDULE A-7.0)
	WINDOW TYPE (SEE WINDOW SCHEDULE A-8.0)
	FINISH MATERIAL

SECTION NOTES:
SEE STRUCTURAL DWGS FOR ALL STRUCTURAL ELEMENTS.
REFER TO FLOOR PLAN AND DOORS & WINDOWS SCHEDULE.
DOORS & WINDOWS UNDER SEPARATE PERMIT.
PAINT BY OTHERS.
5/8" STUCCO FINISH TYP.
ALL GUARD/HANDRAILS BY OTHERS UNDER SEPARATE PERMIT
FLOOR & WALL FINISHES BY OWNER OR I.D.
REFER TO FLOOR PLANS FOR WALL TYPES
REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS

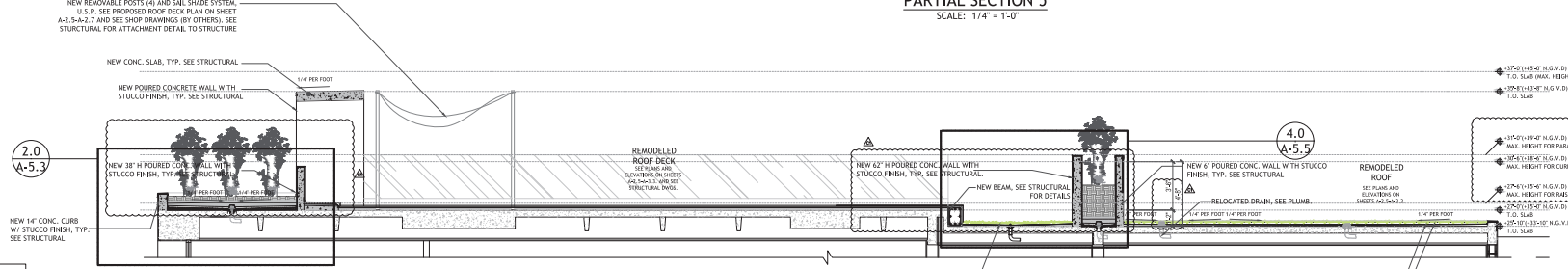
ROOFING AND WATERPROOFING NOTE:
1. ROOFING MATERIAL SHALL BE LIGHT COLORED HIGH ALBEDO
2. ALL R.F. ROOFING UNDER SEPARATE PERMIT
3. WATERPROOFING UNDER SEPARATE PERMIT
4. WATERPROOFING SHALL BE INSTALLED PER MANUFACTURER'S COMPLETE SPECIFICATIONS
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MANUFACTURER FOR ALL SYSTEMS INSTALLED
6. CONTRACTOR SHALL BE FAMILIAR WITH THE SPECIFIC INSTALLATION REQUIREMENTS OF THE WATERPROOFING SYSTEM
7. THE SYSTEM TO BE USED SHALL HAVE A CURRENT ANNUAL COUNTY PRODUCT APPROVAL
8. MANUFACTURER TO PROVIDE WARRANTY OF A MINIMUM OF 10 YEARS
9. PRODUCT TO BE USED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION



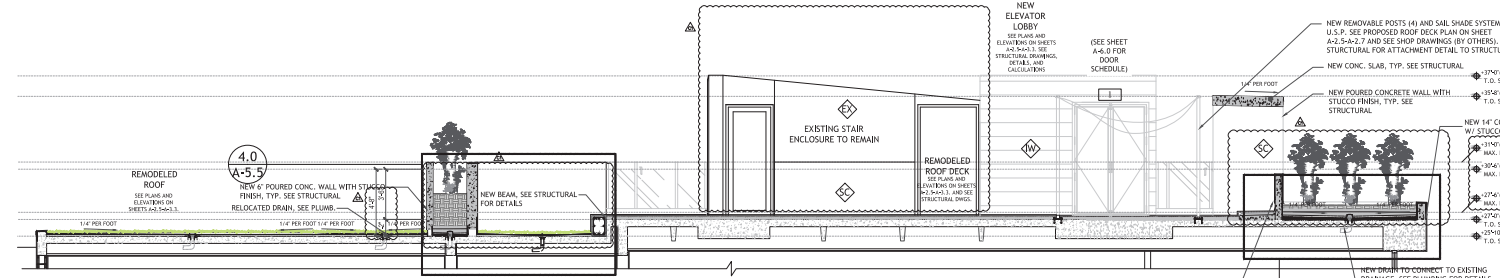
PARTIAL SECTION 4
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 5
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 6
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 7
SCALE: 1/4" = 1'-0"

THIS PLAN AND ALL BUILDING INFORMATION HEREON ARE NOT TO BE CONTINUED AS CONSTRUCTION DOCUMENTS AND ALL BUILDING INFORMATION APPROVED AND NOTED

