

A NEW TWO STORY RESIDENCE

4447 N BAY RD
MIAMI BEACH, FL 33140

DRB FILE NO: DRB23-0915
FINAL SUBMITTAL 04.10.2023
FOLIO #: 02-3222-011-1050

LEGAL DESCRIPTION

NAUTILUS SUB PB 8-95
LOT 4 BLK 5
LOT SIZE 67.500 X 100
OR 19394-3582 12 2000 1

SCOPE OF WORK

- NEW 2 STORY RESIDENCE

VARIANCE REQUEST:

REDUCE SECOND FLOOR SETBACK TO 30'

INDEX OF DRAWINGS

A 0.1	LOCATION MAP	N/A
A 0.2	SURVEY	N/A
A 0.3	CONTEXT PHOTOGRAPHS	N/A
A 0.4	SITE PHOTOGRAPHS	N/A
A 0.5	INTERIOR PHOTOGRAPHS	N/A
A 0.6	INTERIOR PHOTOGRAPHS	N/A
A 0.7	CONTEXT PHOTOGRAPHS	N/A
A 0.8	CONTEXT PHOTOGRAPHS	N/A
A 0.9	CONTEXT PHOTOGRAPHS	N/A
A 0.10	CONTEXT PHOTOGRAPHS	N/A
A 1.1	SETBACK DIAGRAM	N/A
A 1.2	LOT COVERAGE DIAGRAM	N/A
A 1.3	UNIT SIZE DIAGRAM	N/A
A 1.4	LANDSCAPE DIAGRAM	AS NOTED
A 1.5	ZONING DATA	AS NOTED
D 1.1	DEMOLITION FLOOR PLAN	AS NOTED
A 2.1	SITE PLAN	AS NOTED
A 2.2	VARIANCE REQUEST DIAGRAM	AS NOTED
A 3.1	PROPOSED FIRST FLOOR PLAN	AS NOTED
A 3.2	PROPOSED SECOND FLOOR PLAN	AS NOTED
A 3.3	PROPOSED ROOF PLAN	AS NOTED
A 4.1	PROPOSED ELEVATIONS	AS NOTED
A 4.2	PROPOSED ELEVATIONS	AS NOTED
A 5.1	SECTIONS	AS NOTED
A 5.2	SECTIONS	AS NOTED
A 5.3	SECTIONS	AS NOTED
R 1.1	RENDERINGS	N/A
R 1.2	RENDERINGS	N/A

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

NEW SINGLE FAMILY RESIDENCE
FOR:
4447 N BAY RD, MIAMI BEACH, FL 33140
FOLIO #02--3222-011-1050

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2023.04.10

FRONT
COVER
SHEET



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A0.1

REV.:

DATE:

DRAWN

TWSP

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VIEW A



VIEW B



VIEW C



KEY PLAN
NTS

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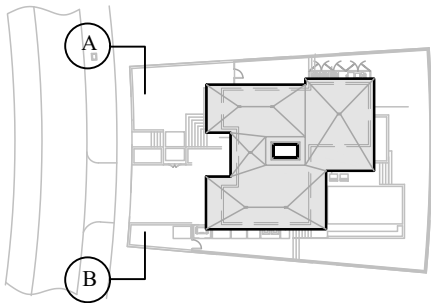
A0.2



VIEW A



VIEW B



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EXISTING LIVING ROOM



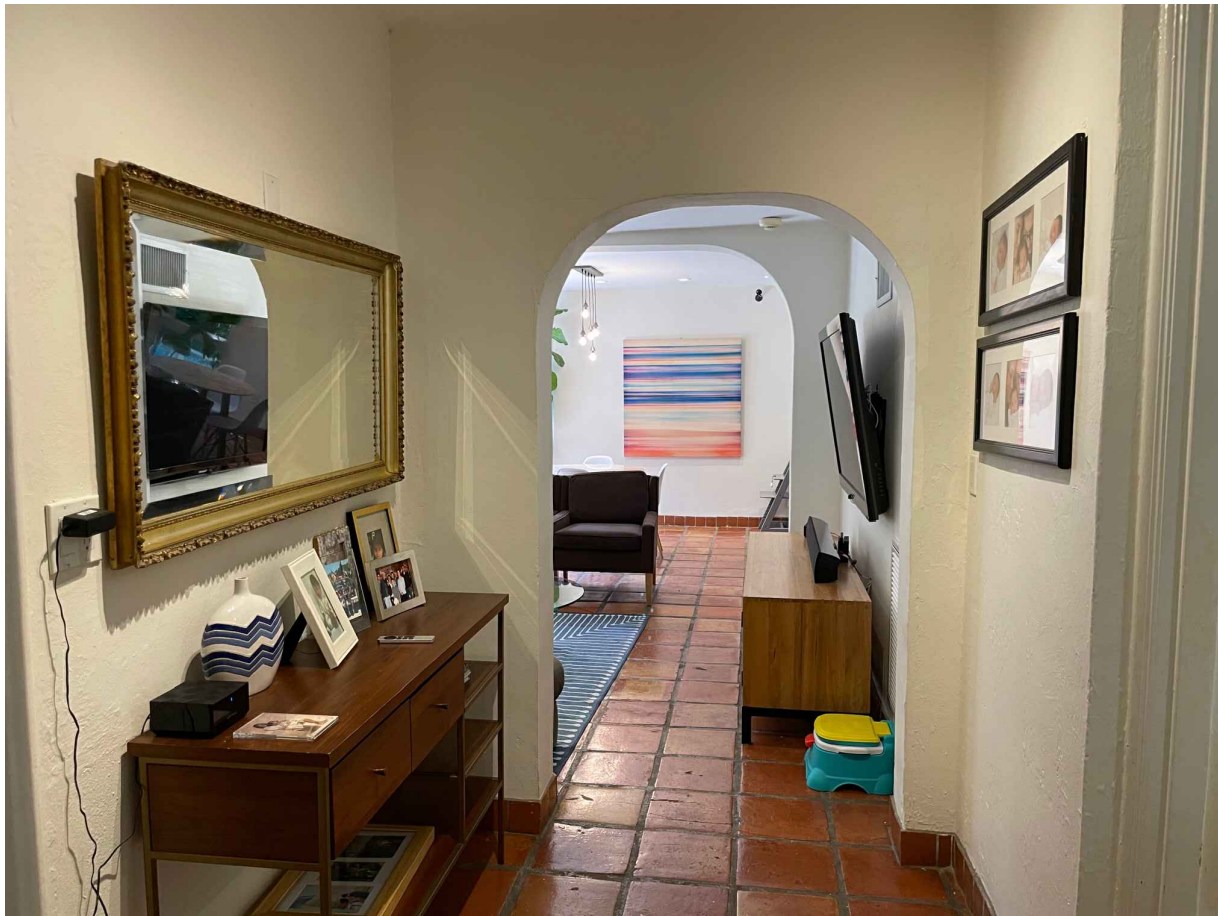
EXISTING BEDROOM

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EXISTING LIVING ROOM



EXISTING BEDROOM



EXISTING BEDROOM



EXISTING BEDROOM

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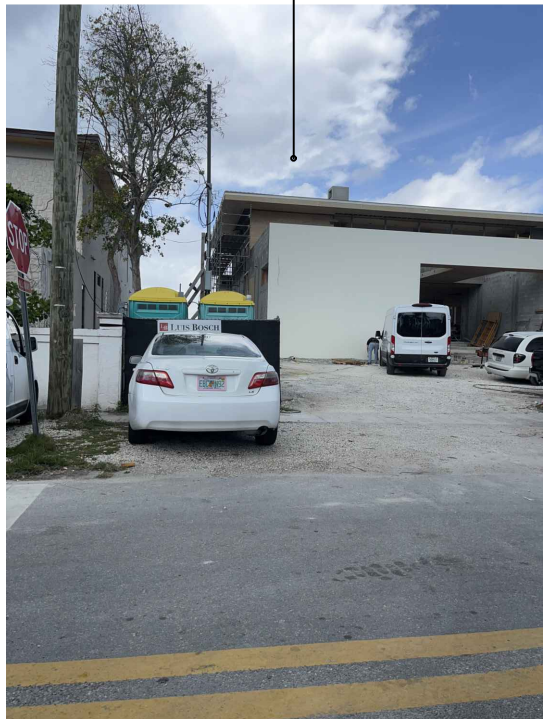
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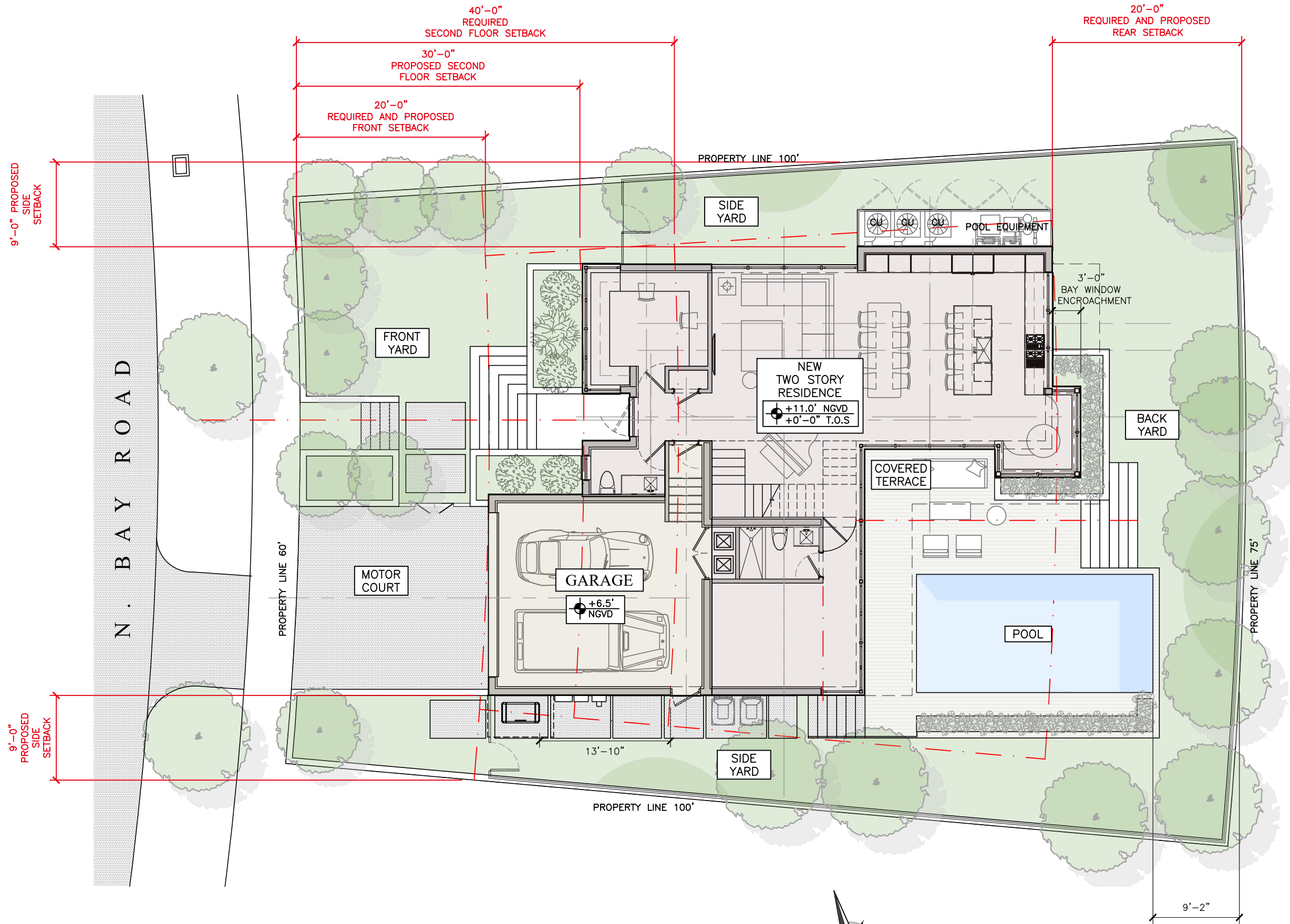
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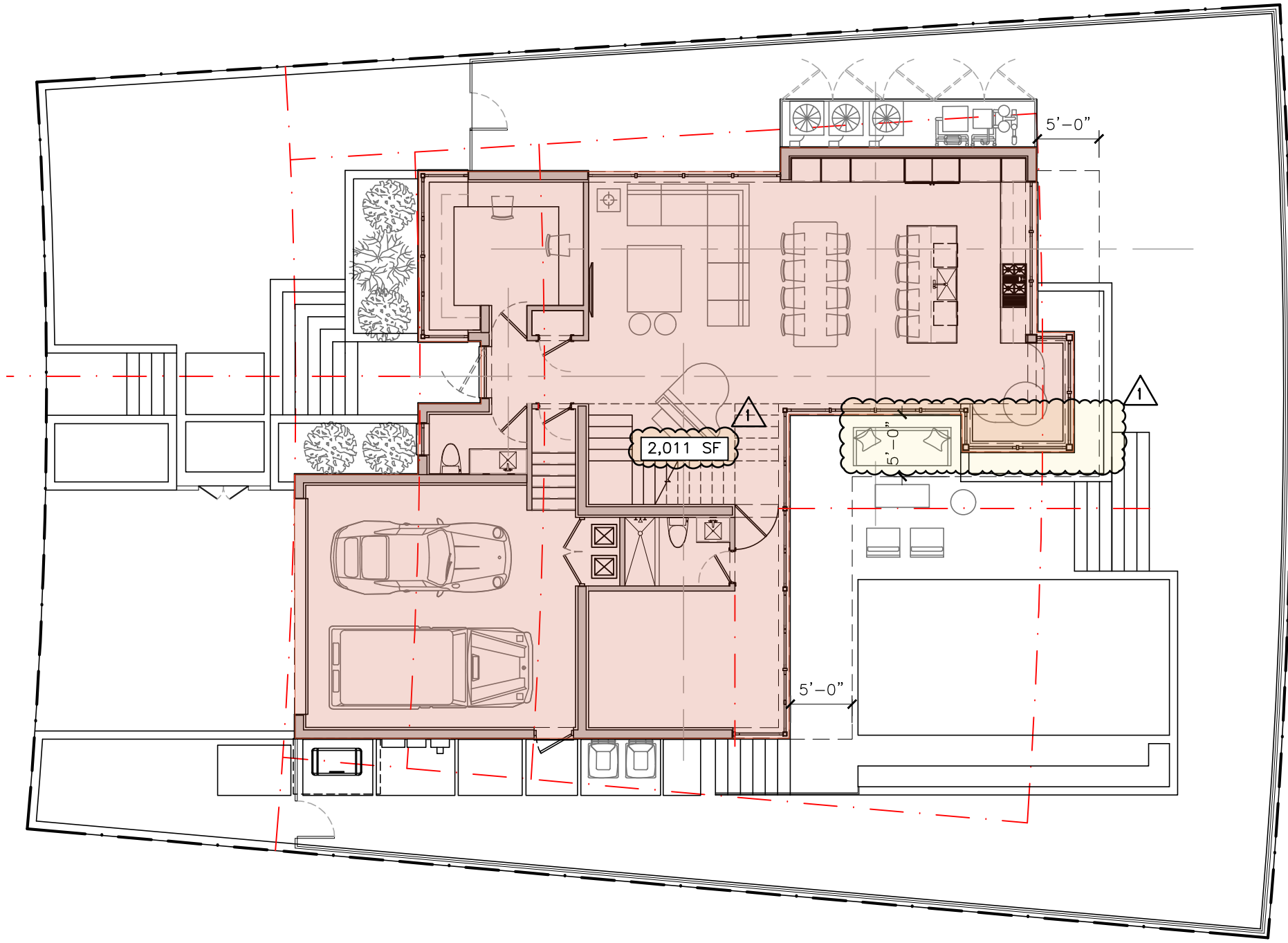


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A1.1



LOT COVERAGE DIAGRAM

3/32"= 1'-0"

LOT SIZE: 6,750 SF
MAXIMUM LOT COVERAGE ALLOWED:
 $6,750 \times 30\% = 2,025 \text{ SF}$
PROVIDED: 2,011 SF

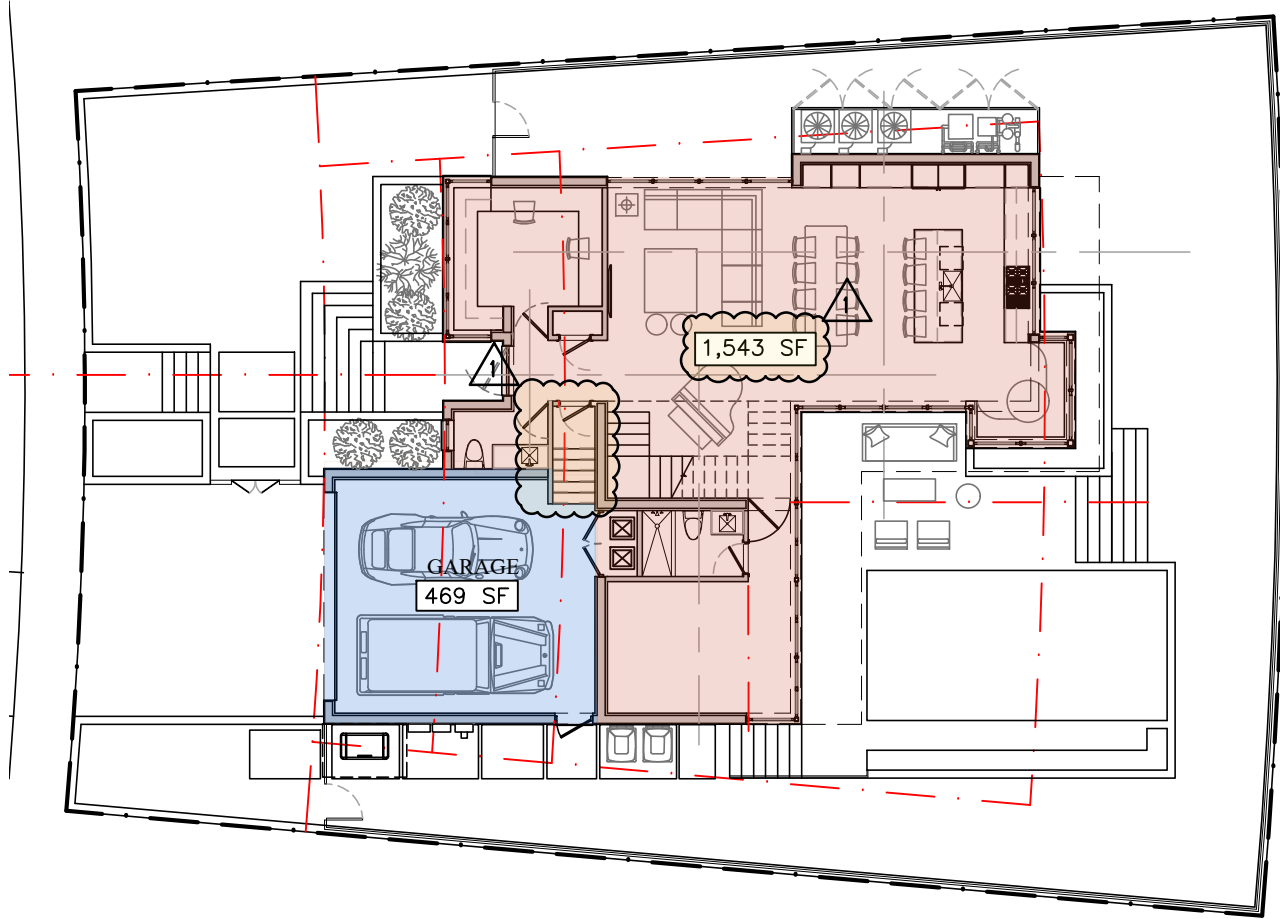
LOT COVERAGE= 2,011 SF

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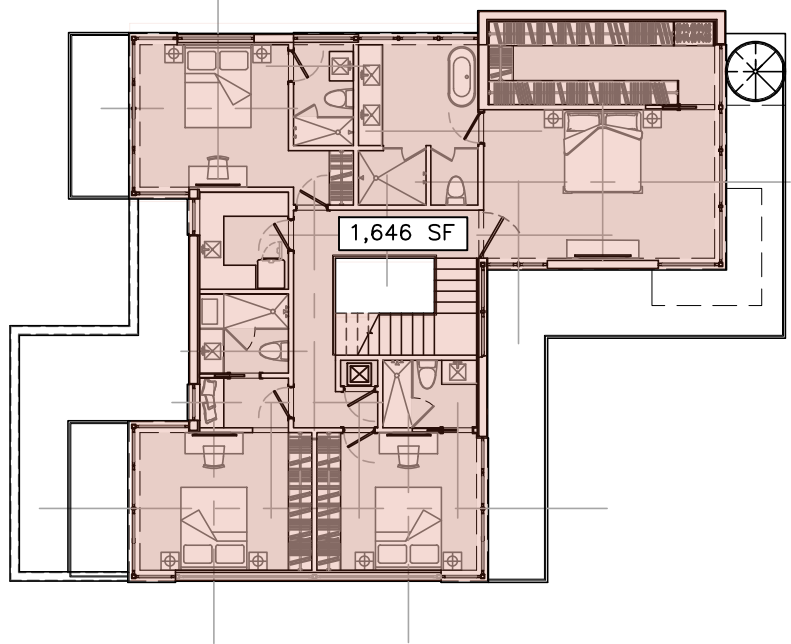
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A1.2



UNIT SIZE DIAGRAM FIRST FLOOR
1/16"= 1'-0"

UNIT SIZE	
MAXIMUM UNIT SIZE ALLOWED: 3,375 SF (COMPLIES)	
FIRST FLOOR:	1,543 SQ FT
SECOND FLOOR:	1,646 SQ FT
GARAGE:	469 SQ FT
TOTAL PROVIDED:	3,189 SQ FT



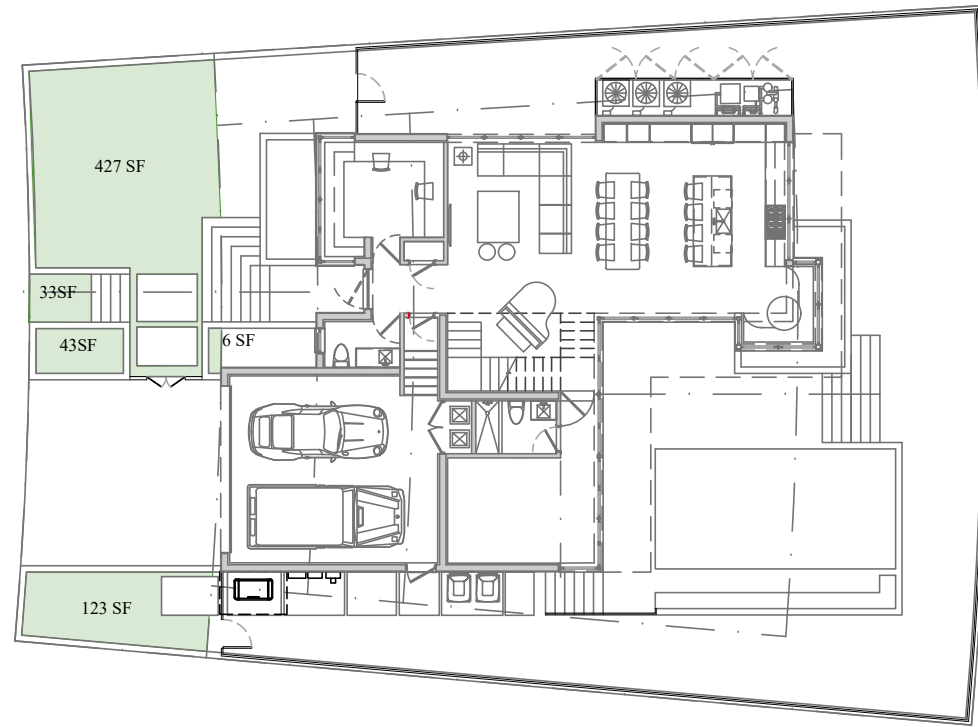
UNIT SIZE DIAGRAM SECOND FLOOR
1/16"= 1'-0"

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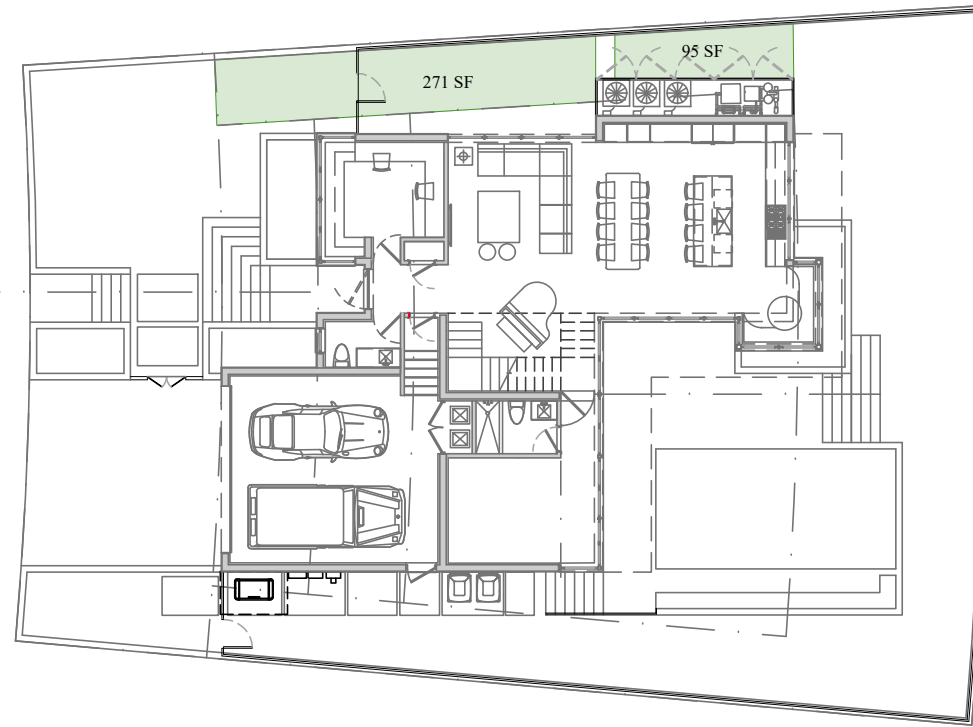
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A1.3



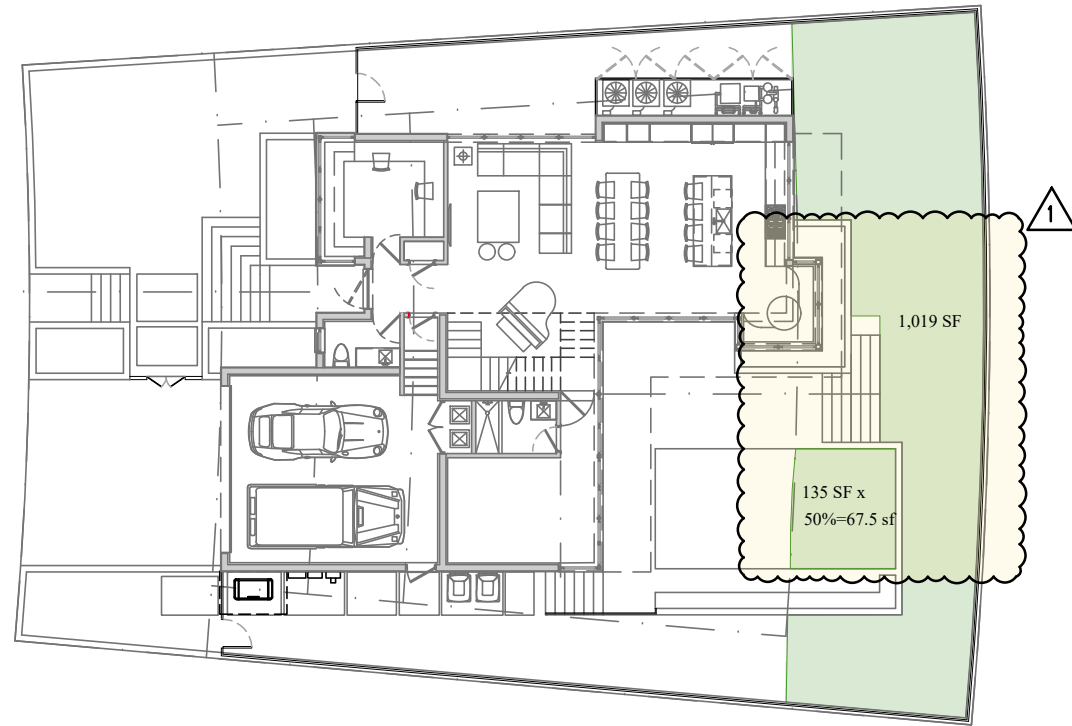
FRONT YARD LANDSCAPE

1/20"= 1'-0"



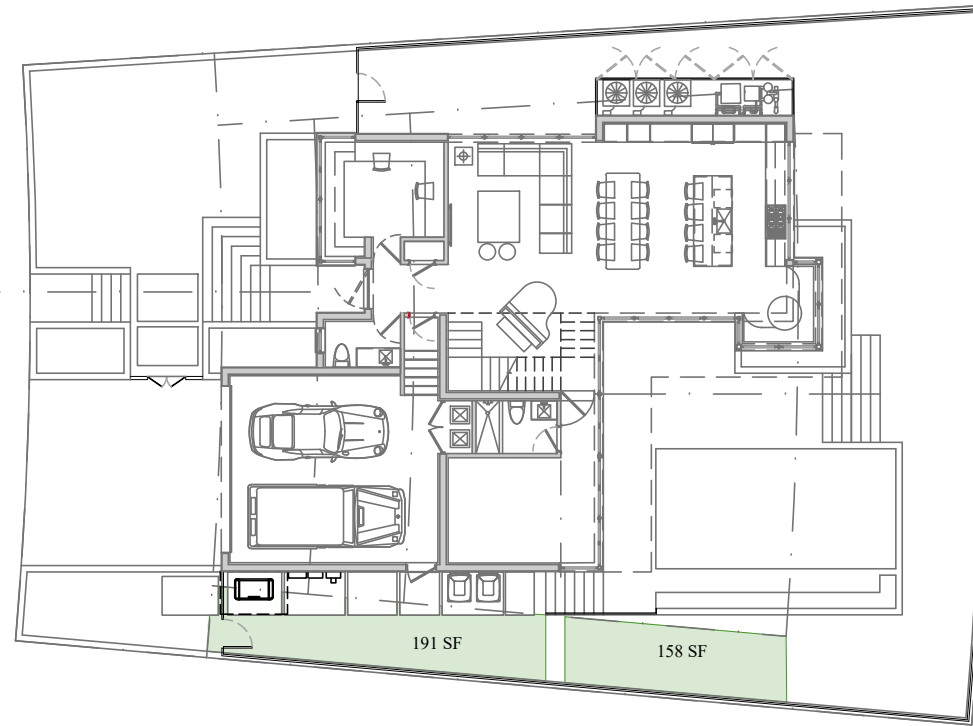
SIDE YARD #1 LANDSCAPE

1/20"= 1'-0"



REAR YARD LANDSCAPE

1/20"= 1'-0"



SIDE YARD #2 LANDSCAPE

1/20"= 1'-0"



FRONT YARD AREA: 1,230
SF x 50% = 615 SF MIN
REQUIRED
PROVIDED: 632 SF

REAR YARD AREA: 1,463
SF x 70% = 1,024 SF MIN
REQUIRED
PROVIDED: 1,086.5 SF

SIDE YARD #1: 411.72 SF x
50% = 205.86 SF MIN
REQUIRED
PROVIDED: 366 SF

SIDE YARD #2: 412.01 SF x
50% = 206 SF MIN
REQUIRED
PROVIDED: 349 SF

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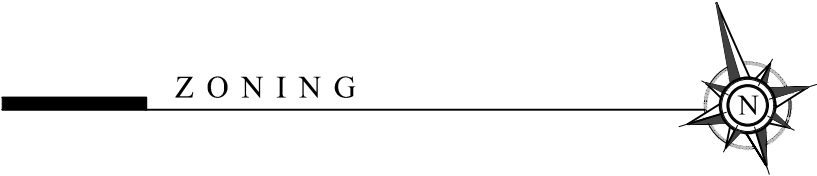
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:		4447 N BAY RD		
2	Folio number(s):		02-3222-011-1050		
3	Board and file numbers :				
4	Year built:	1936	Zoning District:	RS-4	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:		
6	Adjusted grade (Flood+Grade/2):		Free board:	1'-0"	
7	Lot Area:	6,750 SF			
8	Lot width:	62'-11"	Lot Depth:	100'-0"	
9	Max Lot Coverage SF and %:	2,025 (30%)	Proposed Lot Coverage SF and %:	2,025 (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	0	
11	Front Yard Open Space SF and %:	632 (51%)	Rear Yard Open Space SF and %:	1,202 (78%)	
12	Max Unit Size SF and %:	3,375 (50%)	Proposed Unit Size SF and %:	3,189 (46%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	1,543	
14	Existing Second Floor Unit Size				
15			Proposed Second Floor Unit Size SF and % :	1,646	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0'		24'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	40'-0"		30'-0"	
21	Side 1:	7'-6"		9'-0"	
22	Side 2 or (facing street):	7'-6"		9'-0"	
23	Rear:	20'-0"		20'-0"	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	15'-0"		18'-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?		NO		

Notes:

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

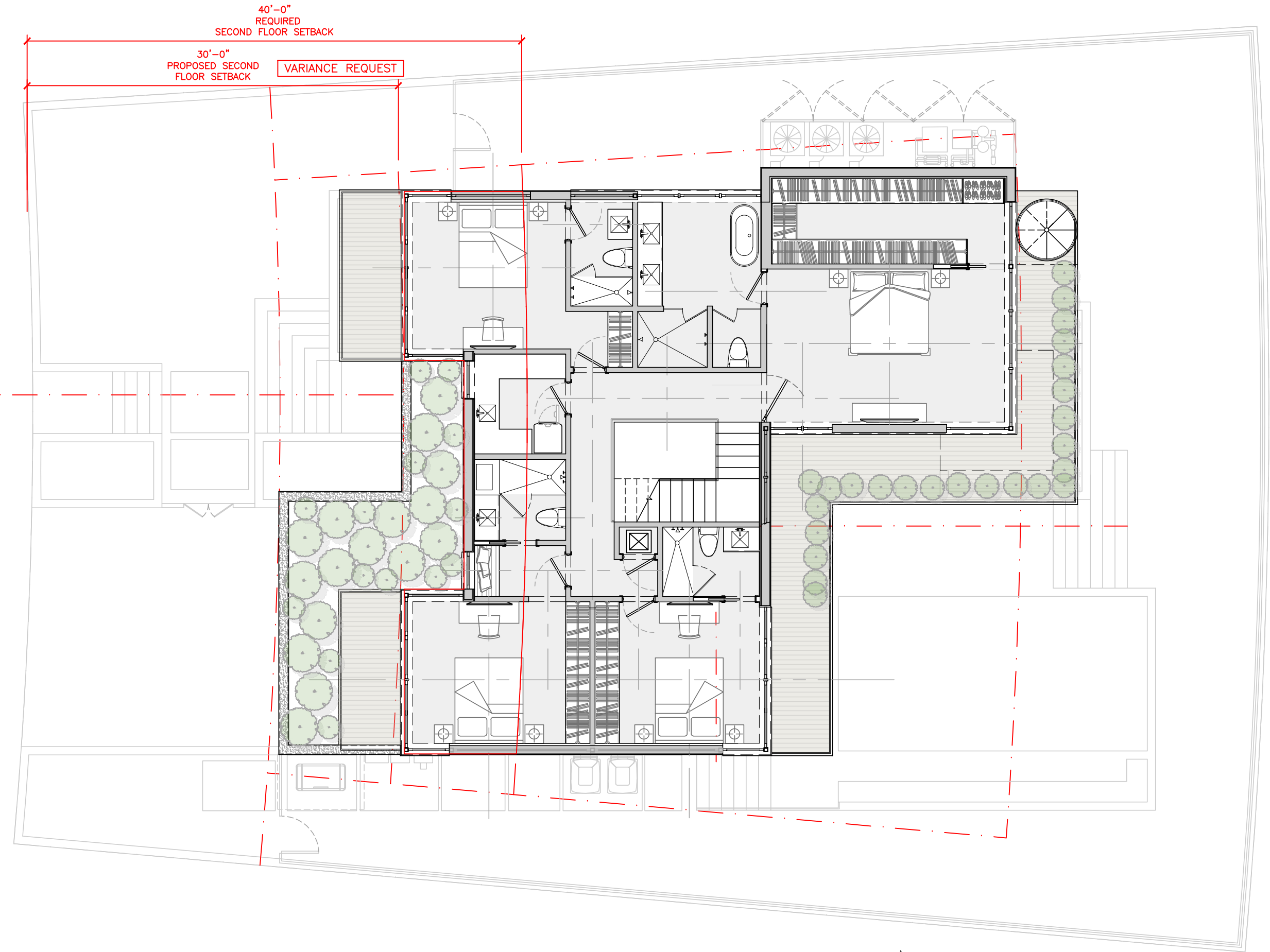


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A1.5



VARIANCE REQUEST DIAGRAM
1/8"= 1'-0"

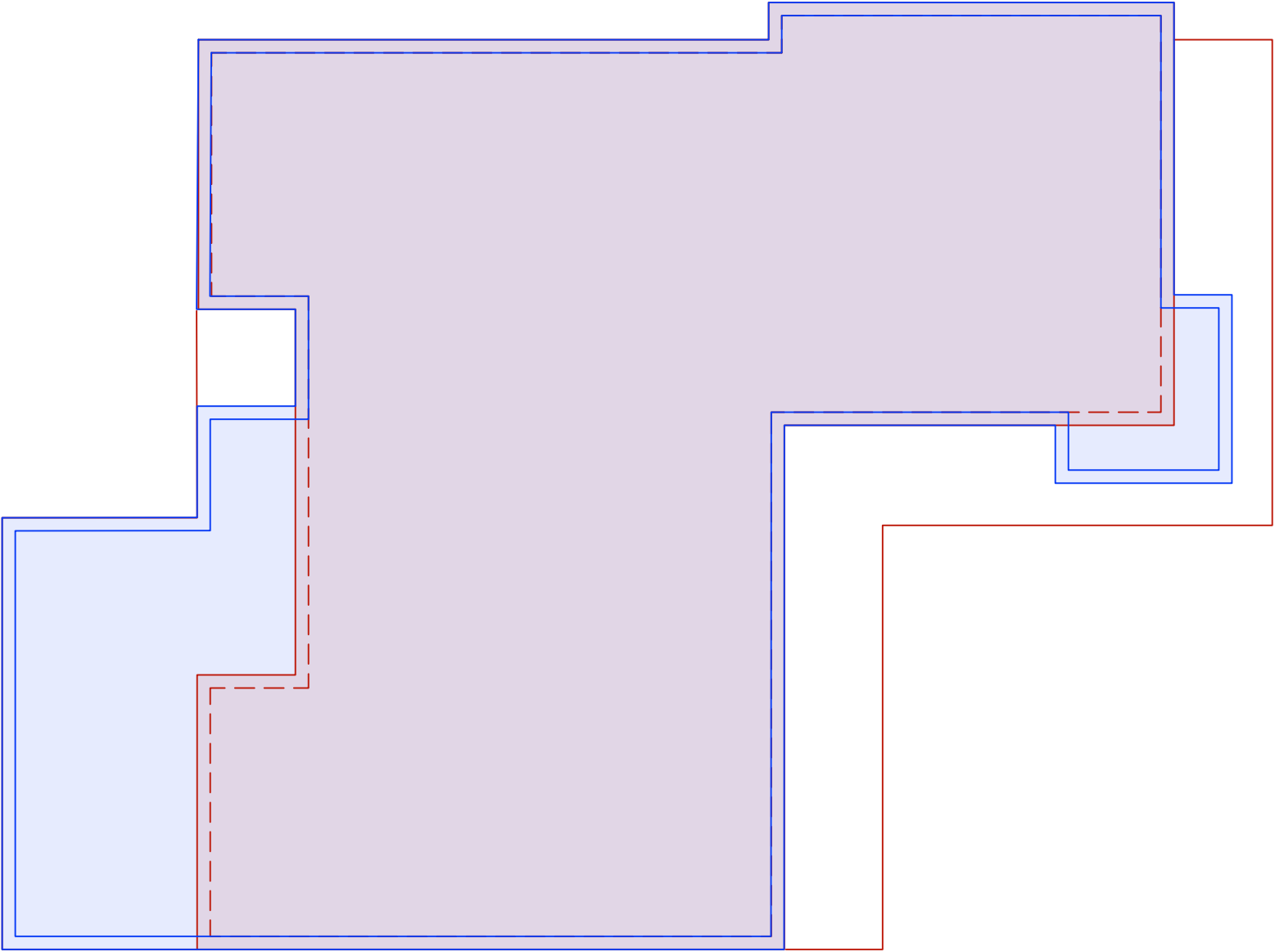


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A2.2



FIRST FLOOR



SECOND FLOOR

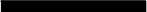
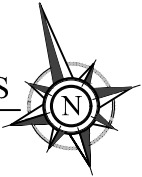


DIAGRAM - RELATIONSHIP BETWEEN FLOORS

1/8"= 1'-0"



A2.3

DRB
REVIEW

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NEW SINGLE FAMILY RESIDENCE

FOR:

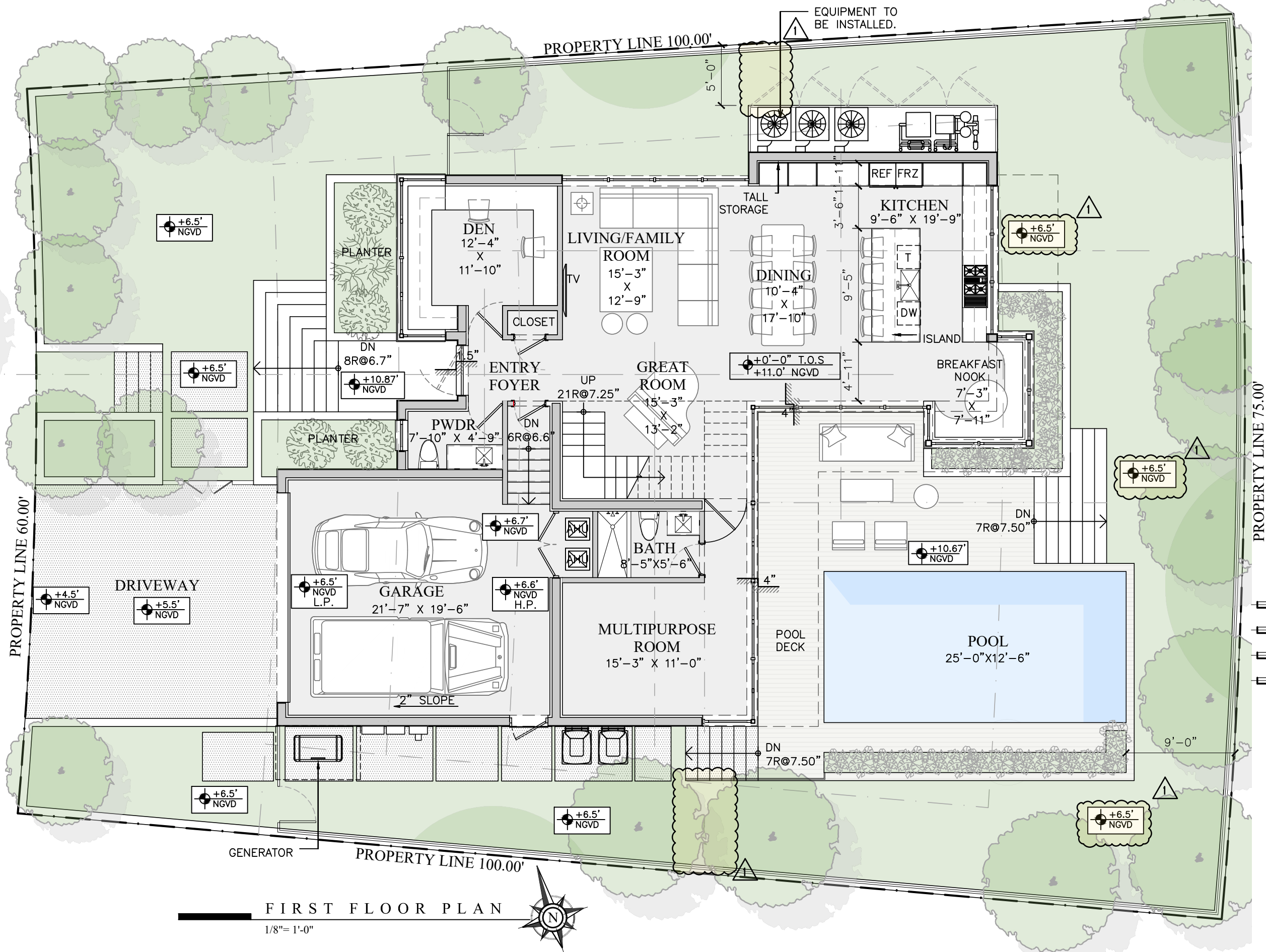
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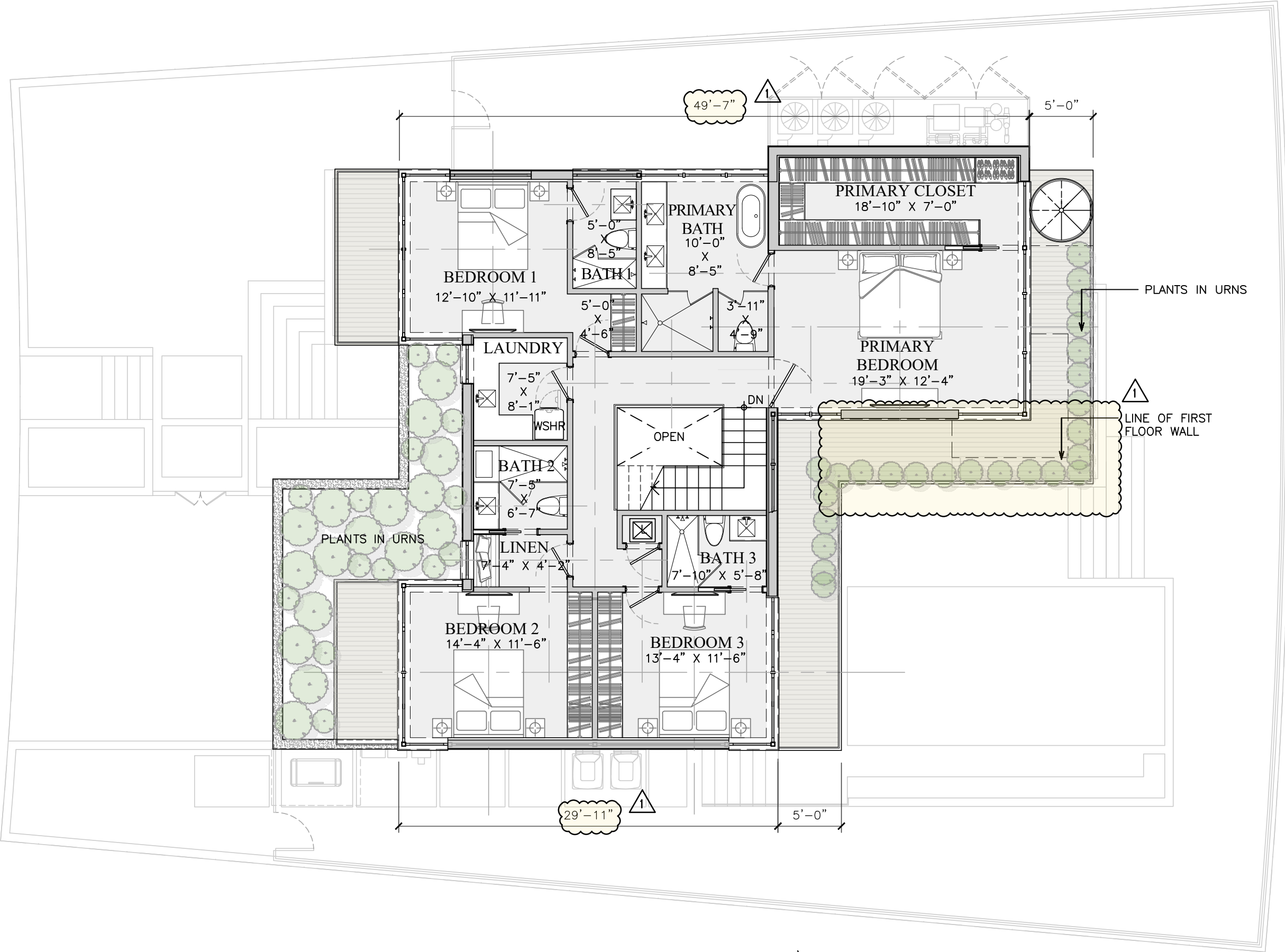
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SECOND FLOOR PLAN

1/8"= 1'-0"

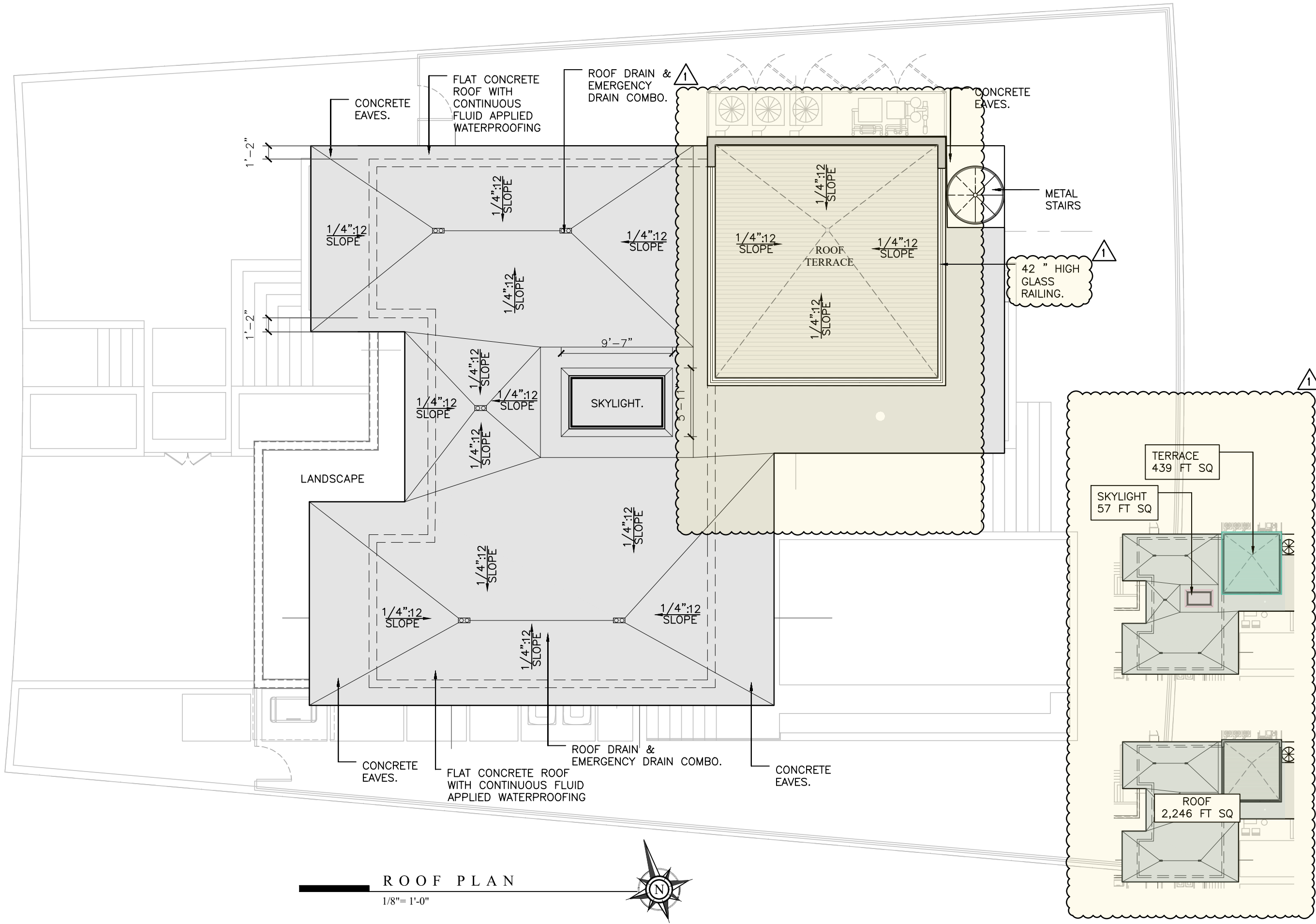


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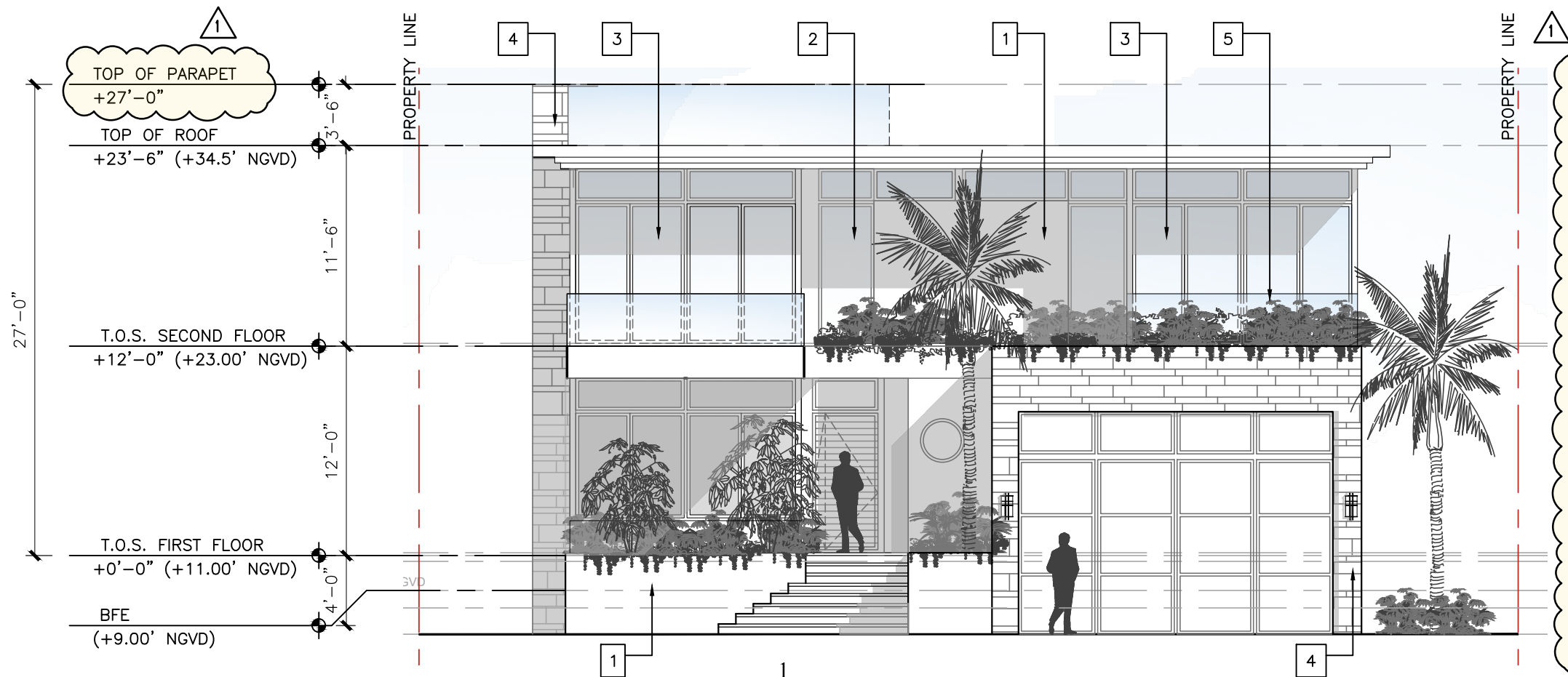
ROOF PLAN
1/8"= 1'-0"

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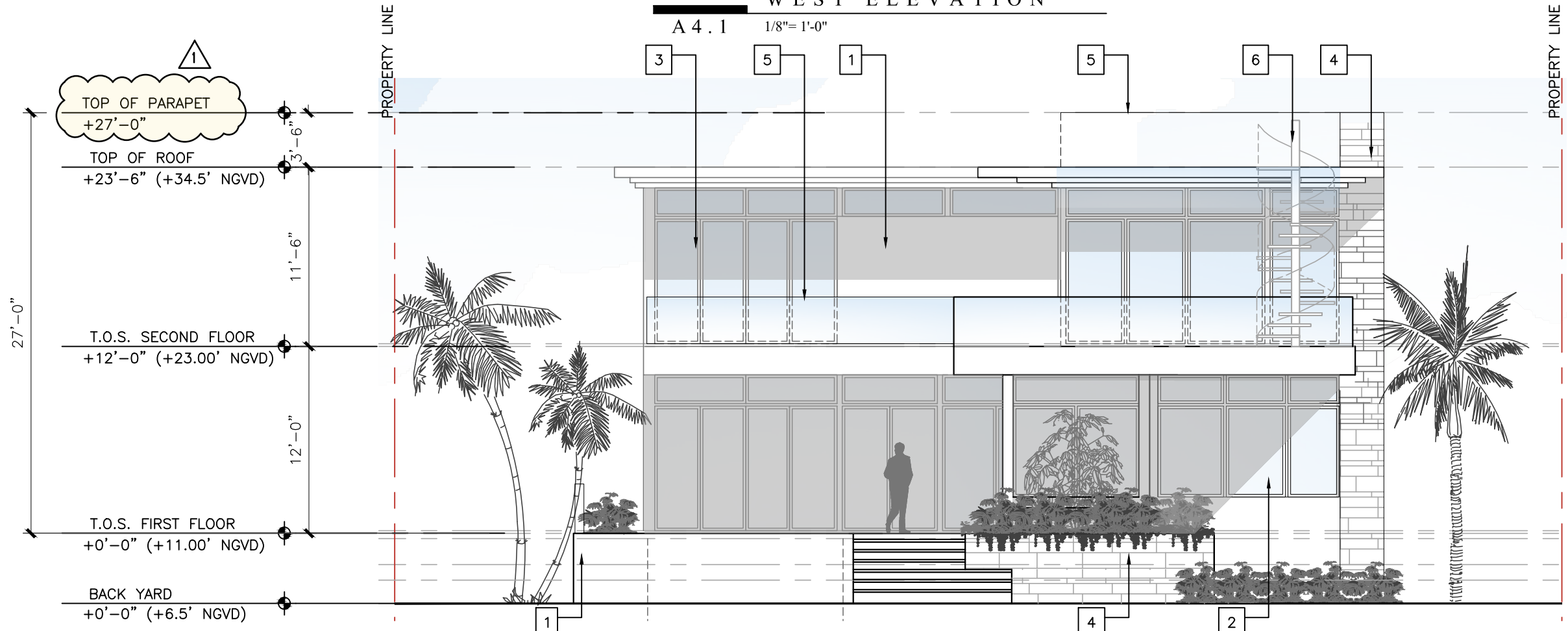
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A3.3



EXTERIOR FINISHES SCHEDULE	
1	SMOOTH STUCCO WITH PAINT FINISH. BENJAMIN MOORE DISTANT GRAY COLOR
2	ALUMINUM WINDOW W/DARK BRONZE FINISH. IMPACT RESISTANT WINDOWS UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS.
3	ALUMINUM SLIDING GLASS IMPACT RESISTANT DOOR W/DARK BRONZE ANODIZE FINISH & CLEAR GLASS. UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWINGS.
4	EXTERIOR STONE FINISH OWNER TO SELECT FINAL PRODUCT. GC TO PROVIDE SAMPLES FOR ARCHITECT REVIEW AND APPROVAL
5	36" HIGH GLASS RAILING UNDER SEPARATE PERMIT. GC TO SUBMIT SHOP DRAWING FOR ARCHITECT REVIEW AND APPROVAL.
6	SPIRAL STAIR UNDER SEPARATE PERMIT

1
WEST ELEVATION
A 4.1 1/8"= 1'-0"



2
EAST ELEVATION
A 4.1 1/8"= 1'-0"

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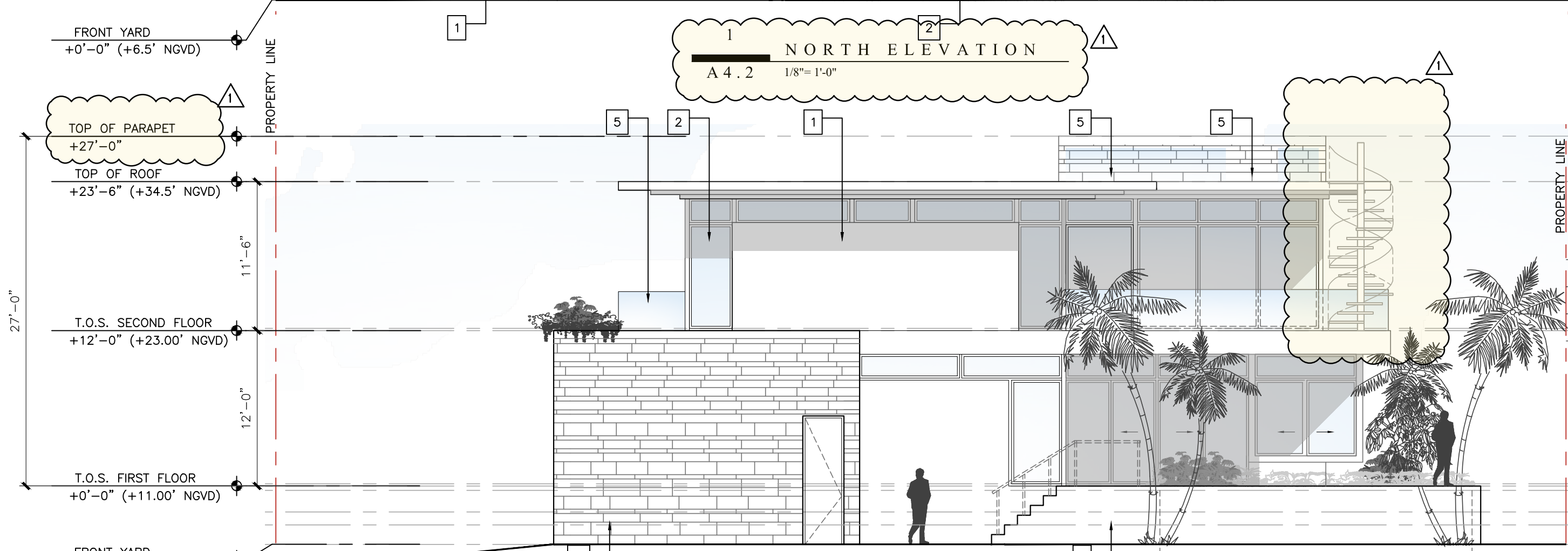
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1 NORTH ELEVATION
A 4 . 2 1/8"= 1'-0"



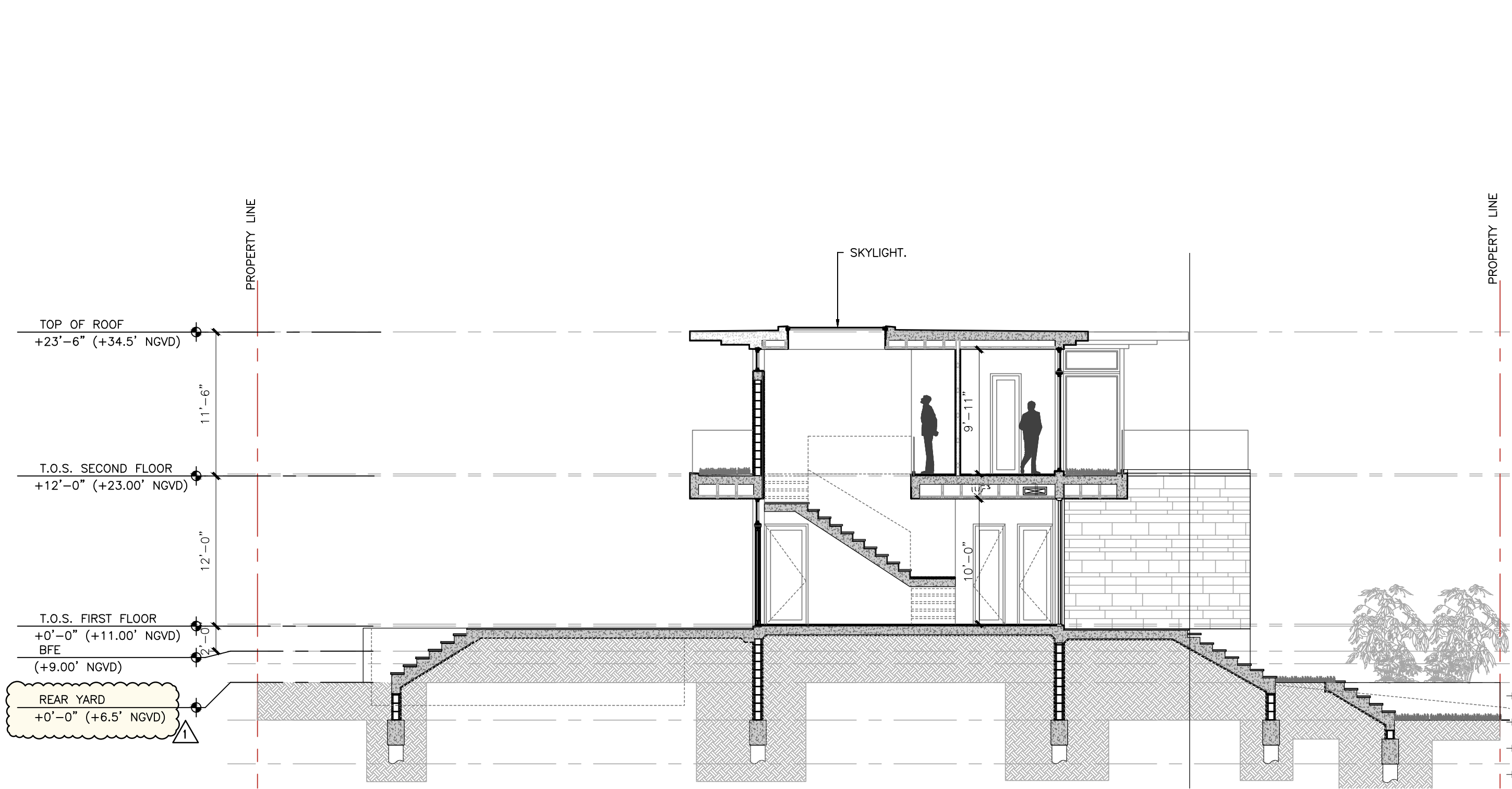
2 SOUTH ELEVATION
A 4 . 2 1/8"= 1'-0"

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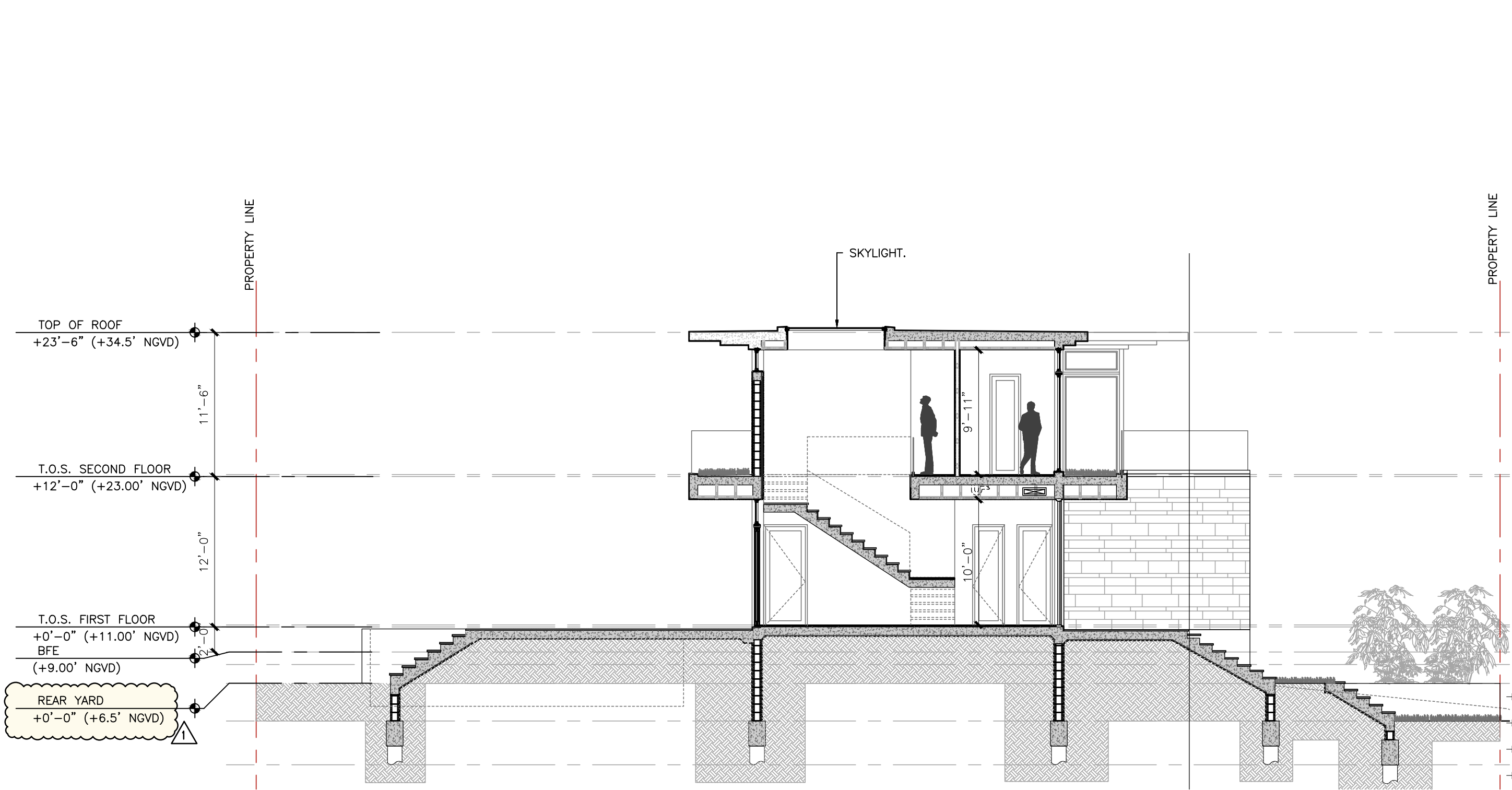


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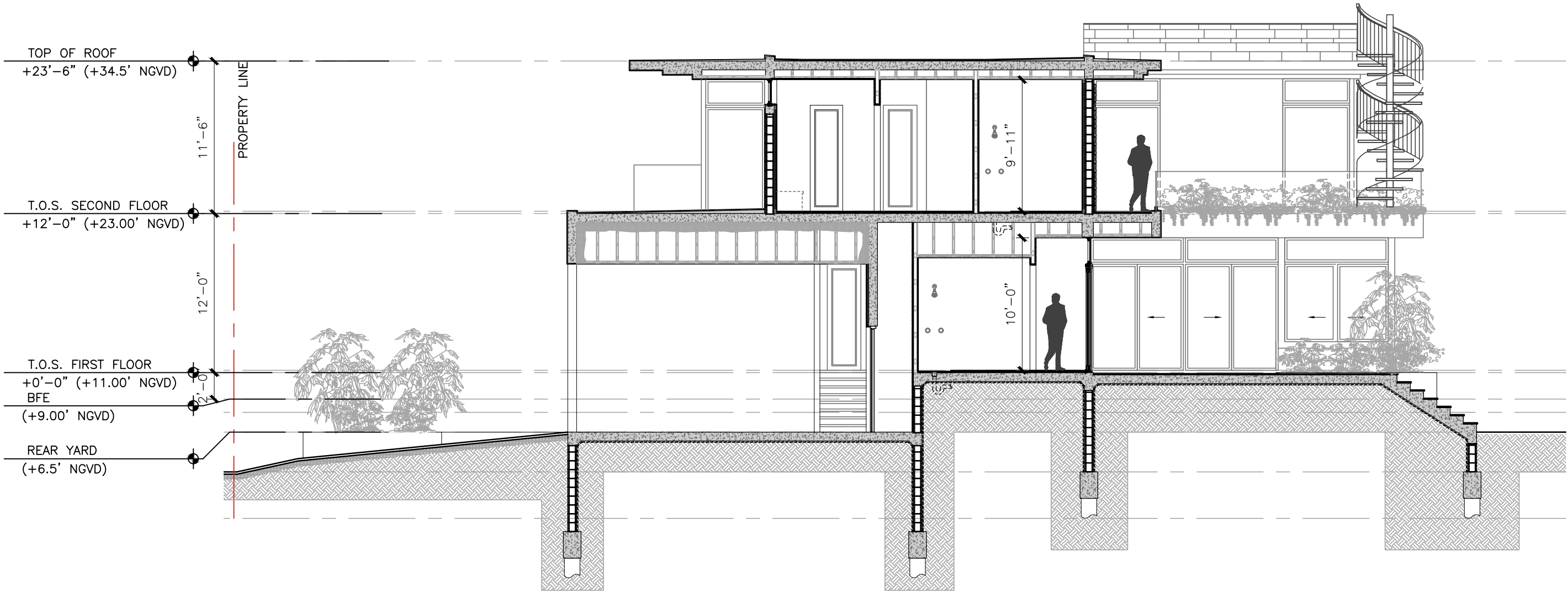
1
SECTION
A 5 . 1 1/8"= 1'-0"

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A5.1



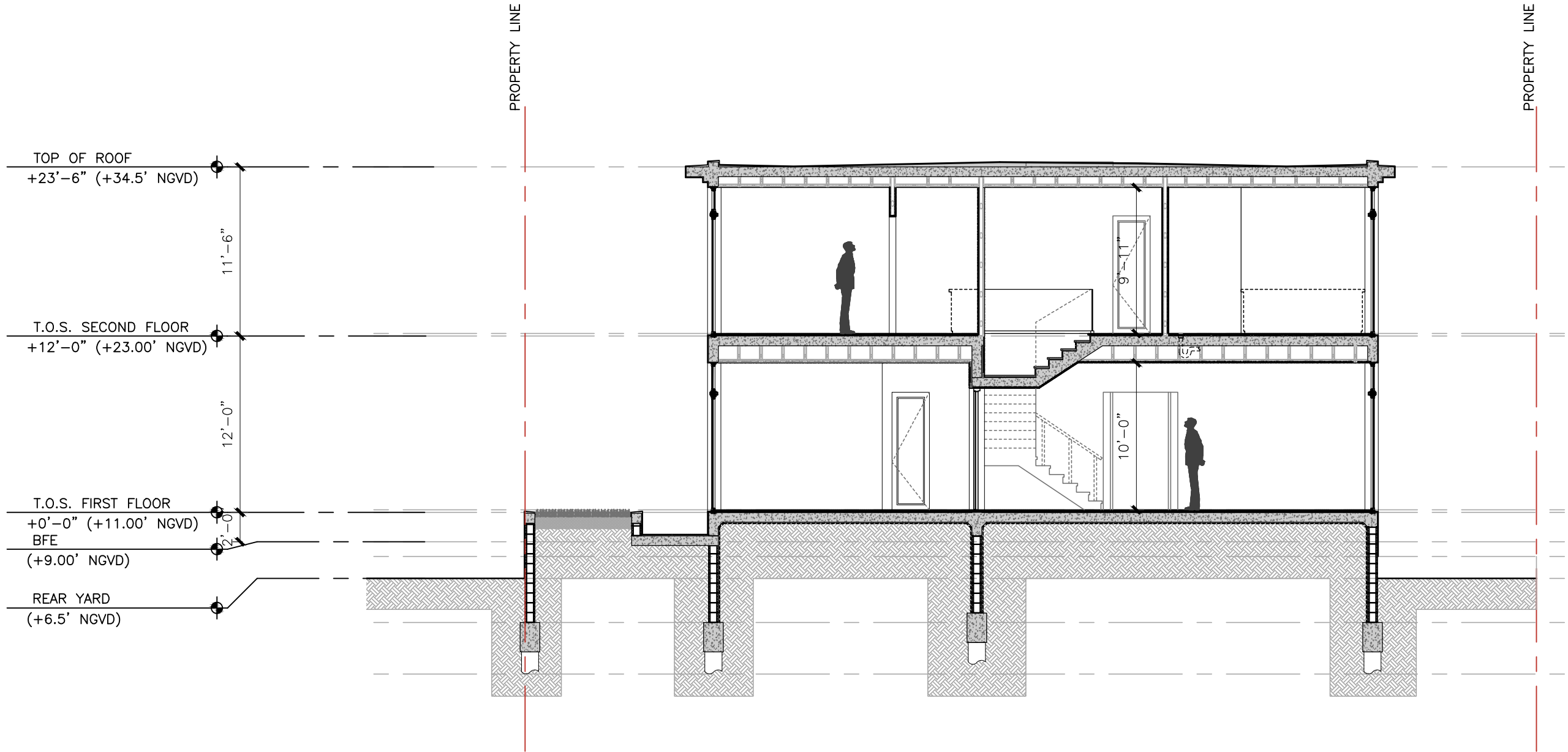
1
SECTION
A 5 . 2
1/8"= 1'-0"

NEW SHEET
A5.2

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

NEW SINGLE FAMILY RESIDENCE
FOR:
4447 N BAY RD , MIAMI BEACH, F1 33140
FOLIO #02--3222-011-1050

DATE:	2023-4-10
DRAWN:	TWSP
REV:	DATE:
DRB REVIEW	 2023.04.10



1
SECTION
A 5 . 3 1/8"= 1'-0"

NEW SHEET
A5.3

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

NEW SINGLE FAMILY RESIDENCE
FOR:
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FOLIO #02--3222-011-1050

DATE:	2023-4-10
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