



5350 NORTH BAY RD - MIAMI BEACH, FLORIDA

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1 FRONT RENDERING

Scale: N.T.S.

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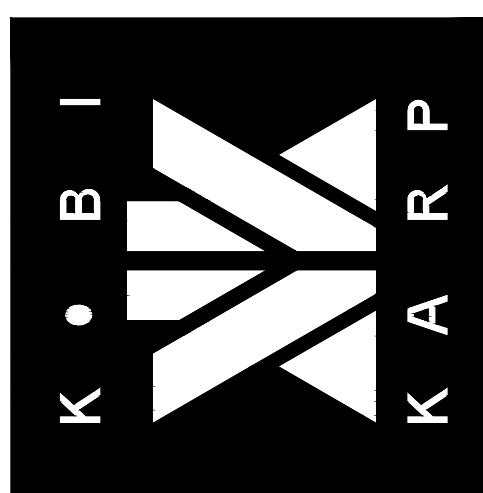
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5350/5370 NORTH BAY RD
MIAMI, FL 33140

RENDERING

Kobi KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
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DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.19

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



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1 REAR RENDERING

Scale: N.T.S.

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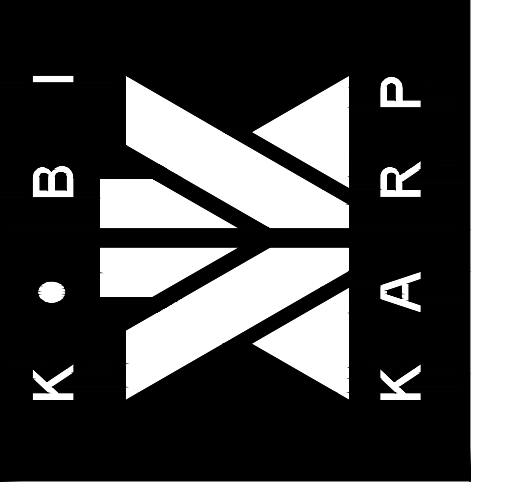
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2 REAR RENDERING

Scale: N.T.S.

REVISIONS / SUBMISSIONS

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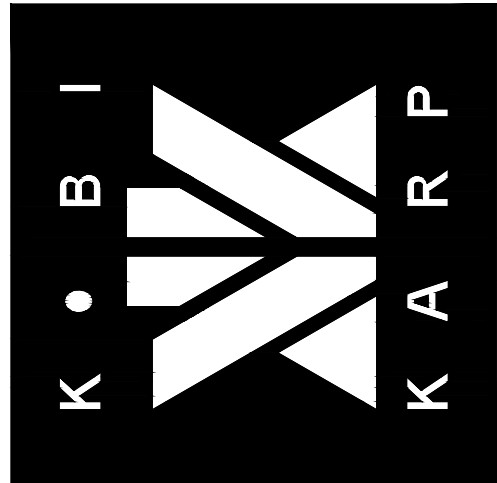
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1 2 3 4 5

T.O. ELEVATOR
+46'-0" N.G.V.D.

10'-0"

ROOF
+36'-0" N.G.V.D.

14'-0"

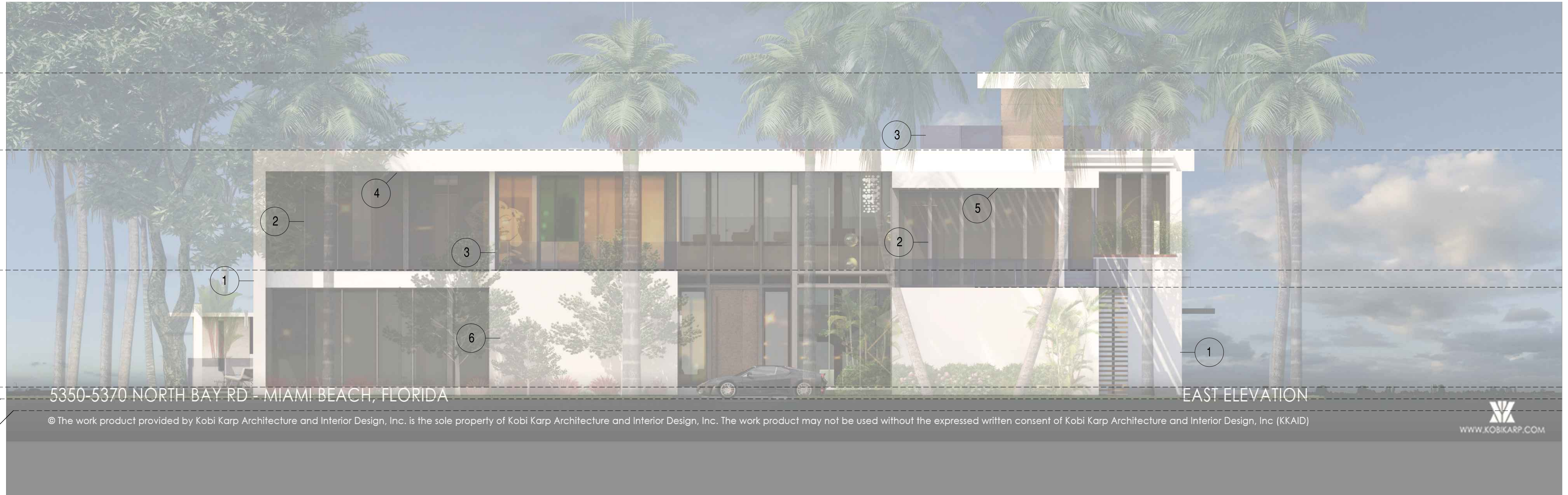
2ND FLOOR
+22'-0" N.G.V.D.

14'-0"

GROUND FLOOR
+8'-0" N.G.V.D. (B.F.E.)

ADJUSTED GRADE
+6'-7 1/2" N.G.V.D.

GRADE
+5'-3" N.G.V.D.



1 EAST ELEVATION Scale: 1/8" = 1'-0"

T.O. ELEVATOR
+46'-0" N.G.V.D.

10'-0"

ROOF
+36'-0" N.G.V.D.

14'-0"

2ND FLOOR
+22'-0" N.G.V.D.

14'-0"

GROUND FLOOR
+8'-0" N.G.V.D.

ADJUSTED GRADE
+6'-7 1/2" N.G.V.D.

GRADE
+5'-3" N.G.V.D.



2 WEST ELEVATION Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND:

	1	SMOOTH STUCCO FINISH		3	FRAMELESS GLASS RAILING		5	ALUMINUM SLATS
	2	ALUMINUM FRAME		4	WOOD PLANK SOFFIT		6	STONE FINISH

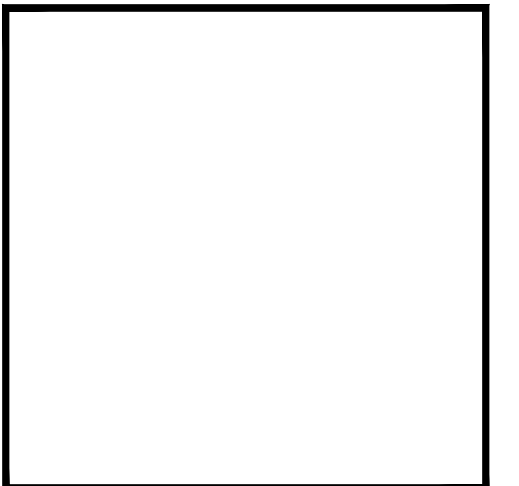
NOTE:
PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE.

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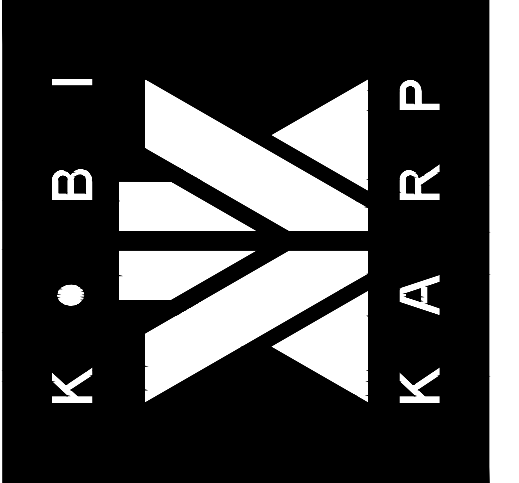
RENDERED ELEVATIONS



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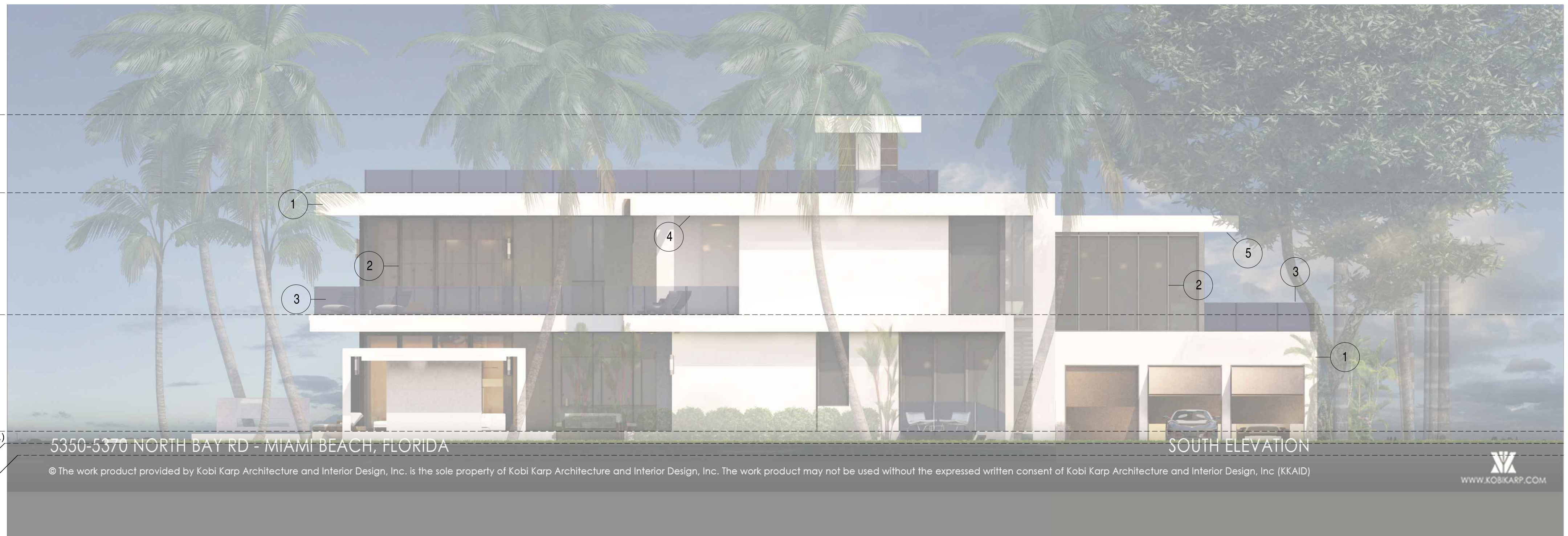
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DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

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T.O. ELEVATOR
 +46'-0" N.G.V.D.
 10'-0"
 ROOF
 +36'-0" N.G.V.D.
 14'-0"
 2ND FLOOR
 +22'-0" N.G.V.D.
 14'-0"
 GROUND FLOOR
 +8'-0" N.G.V.D. (B.F.E.)
 ADJUSTED GRADE
 +6'-7 1/2" N.G.V.D.
 GRADE
 +5'-3" N.G.V.D.



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SOUTH ELEVATION

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1 SOUTH ELEVATION Scale: 1/8" = 1'-0"

T.O. ELEVATOR
 +46'-0" N.G.V.D.
 10'-0"
 ROOF
 +36'-0" N.G.V.D.
 14'-0"
 2ND FLOOR
 +22'-0" N.G.V.D.
 14'-0"
 GROUND FLOOR
 +8'-0" N.G.V.D. (B.F.E.)
 ADJUSTED GRADE
 +6'-7 1/2" N.G.V.D.
 GRADE
 +5'-3" N.G.V.D.



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NORTH ELEVATION

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2 NORTH ELEVATION Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND:

	1 SMOOTH STUCCO FINISH		3 FRAMELESS GLASS RAILING		5 ALUMINUM SLATS
	2 ALUMINUM FRAME		4 WOOD PLANK SOFFIT		6 STONE FINISH

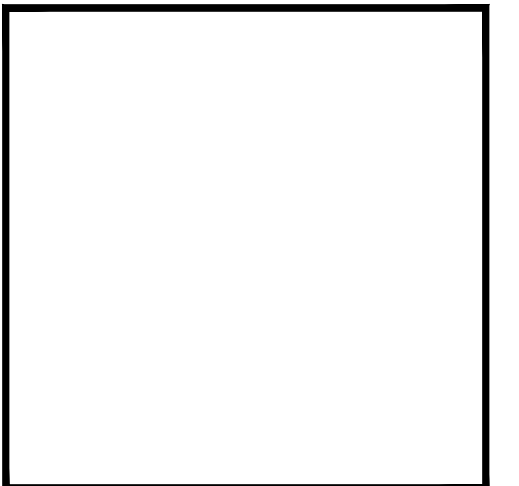
NOTE:
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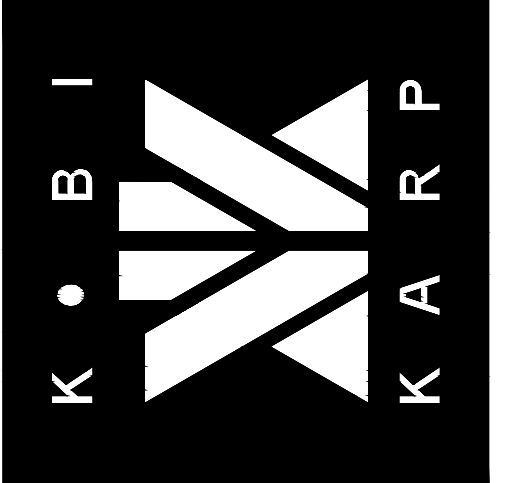
RENDERED ELEVATIONS



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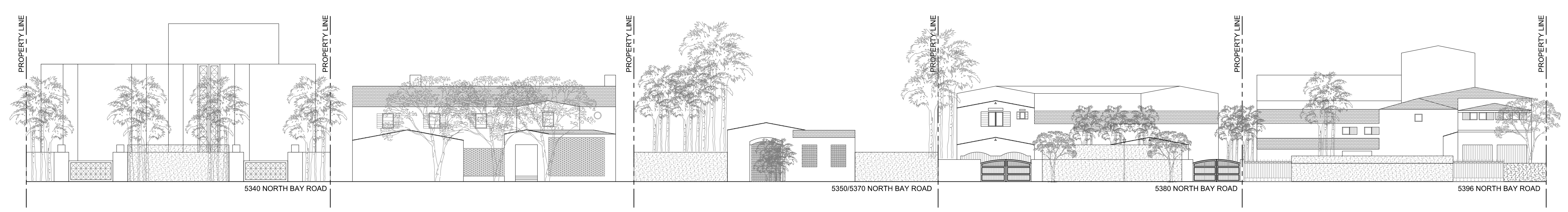
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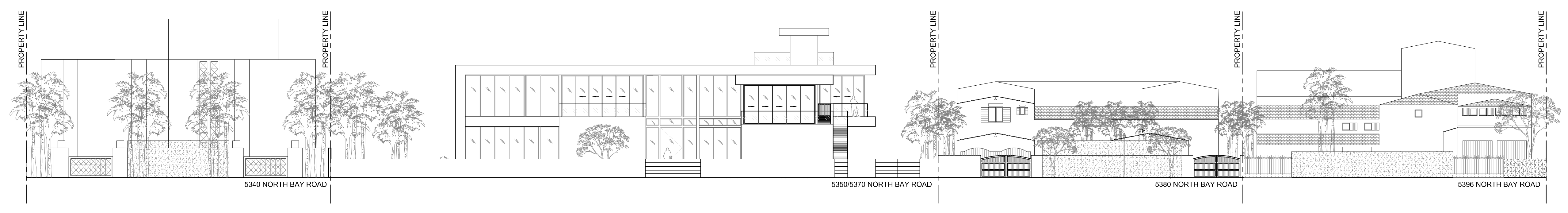
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A4.03

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1 EXISTING CONTEXTUAL STREET ELEVATION
Scale: 1/16" = 1'-0"



1 PROPOSED CONTEXTUAL STREET ELEVATION
Scale: 1/16" = 1'-0"

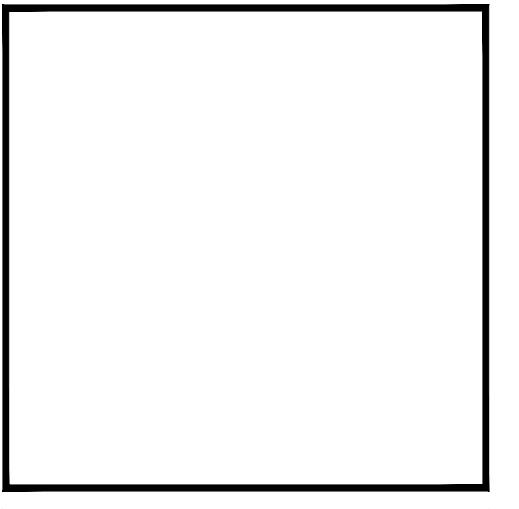
NOTE:
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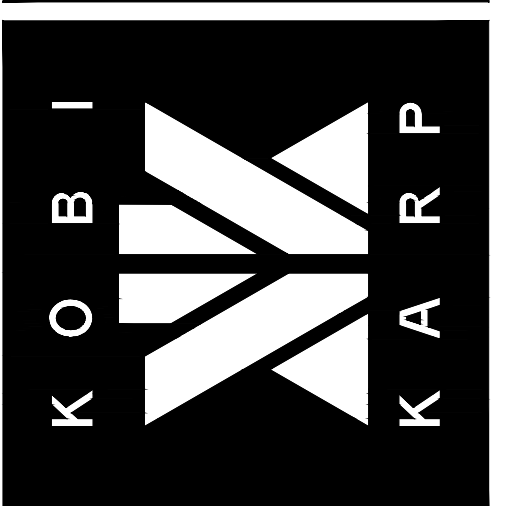
ELEVATIONS
CONTEXTUAL



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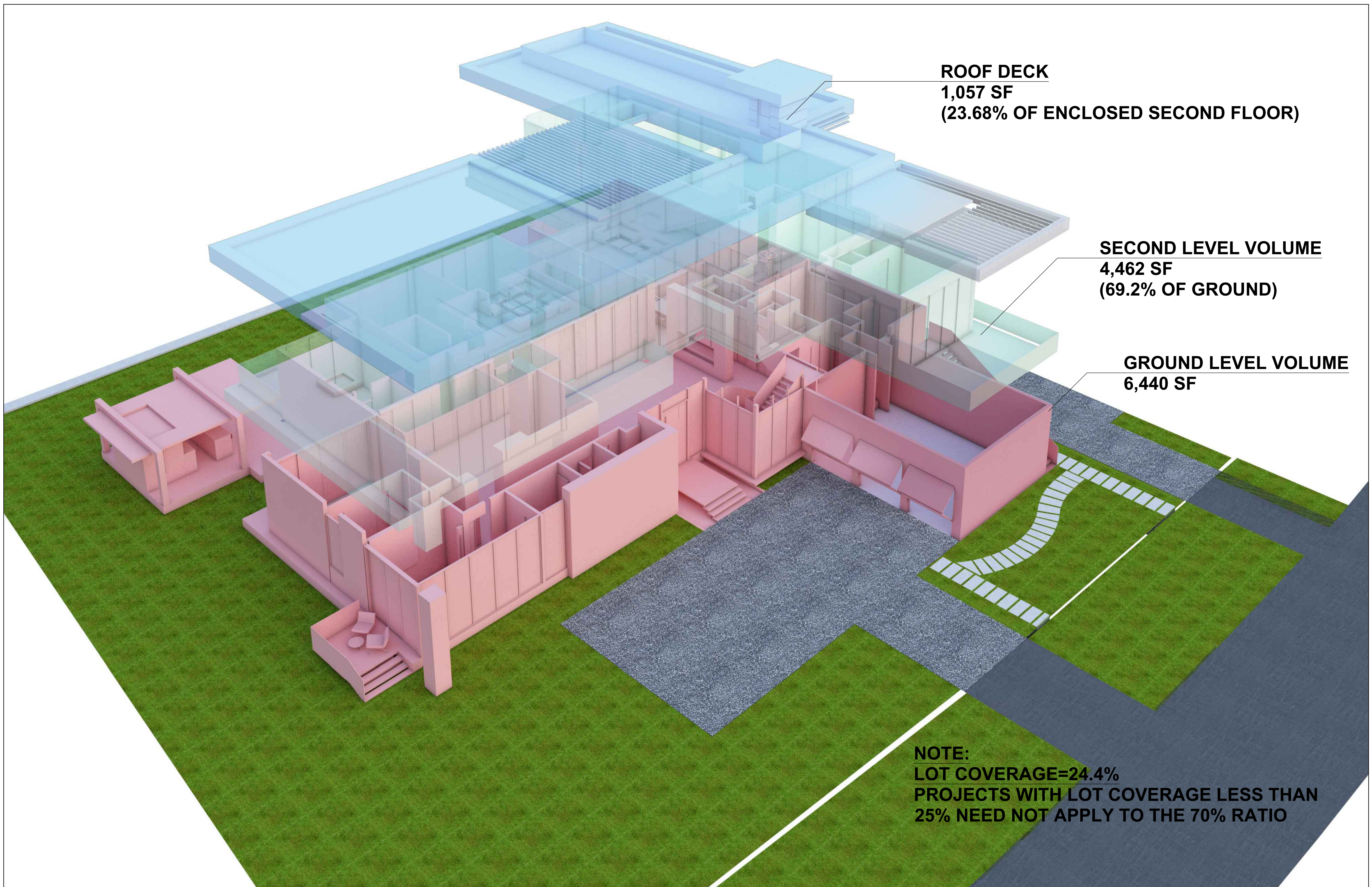
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PLANNING BOARD - FINAL SUBMITTAL 04/06/2016 (PROPOSED PLANS FOR 5350/5370 NORTH BAY ROAD)



ROOF DECK
1,057 SF
(23.68% OF ENCLOSED SECOND FLOOR)

SECOND LEVEL VOLUME
4,462 SF
(69.2% OF GROUND)

GROUND LEVEL VOLUME
6,440 SF

NOTE:
LOT COVERAGE=24.4%
PROJECTS WITH LOT COVERAGE LESS THAN
25% NEED NOT APPLY TO THE 70% RATIO

① EXPLODED AXONOMETRIC

Scale: N.T.S.

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AXONOMETRIC DIAGRAM

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1 CONTEXTUAL RENDERING

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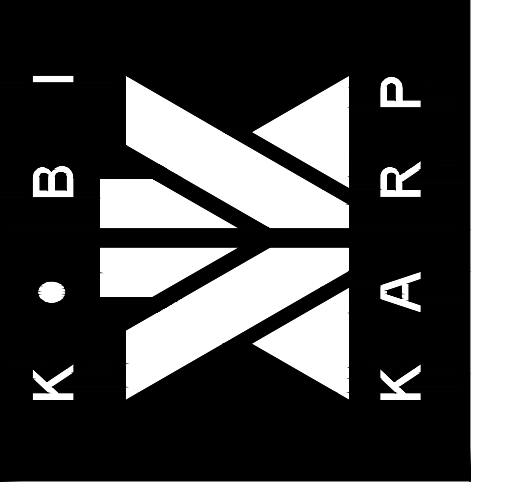
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