

Normandy Island Residence

865 North Shore Drive
Miami Beach, Florida 33141

DRB SET
Final Submittal
May 4th 2018

SCOPE OF WORK - REPLACE EXISTING HOME (POST-1942) WITH A NEW 2-STORY HOME
REQUESTS - WAIVERS FOR ADDITIONAL OPEN SPACE ON EAST SIDE YARD AND SIZE OF SECOND
FLOOR TO FIRST FLOOR, AND VARIANCES FOR FRONT, WEST SIDE, EAST SIDE AND REAR
SETBACKS, FOR SUM OF SIDE YARDS AND FOR ROOF PROJECTIONS IN EAST AND WEST SIDE YARDS.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

232 Andlusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200

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1 DRIVEWAY
R1.0 | R1.0 N.T.S.

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TITLE: RENDERING

SEAL

05-03-18
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FL Architect
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SHEET NO.:

R1.0



1 ENTRY WAY
R2.0 | R2.0 N.T.S.

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SHEET NO.:

R2.0



1 REAR YARD
R3.0/R3.0 N.T.S.

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SHEET NO.:

R3.0



1 WATER WAY
R4.0 | R4.0 N.T.S.

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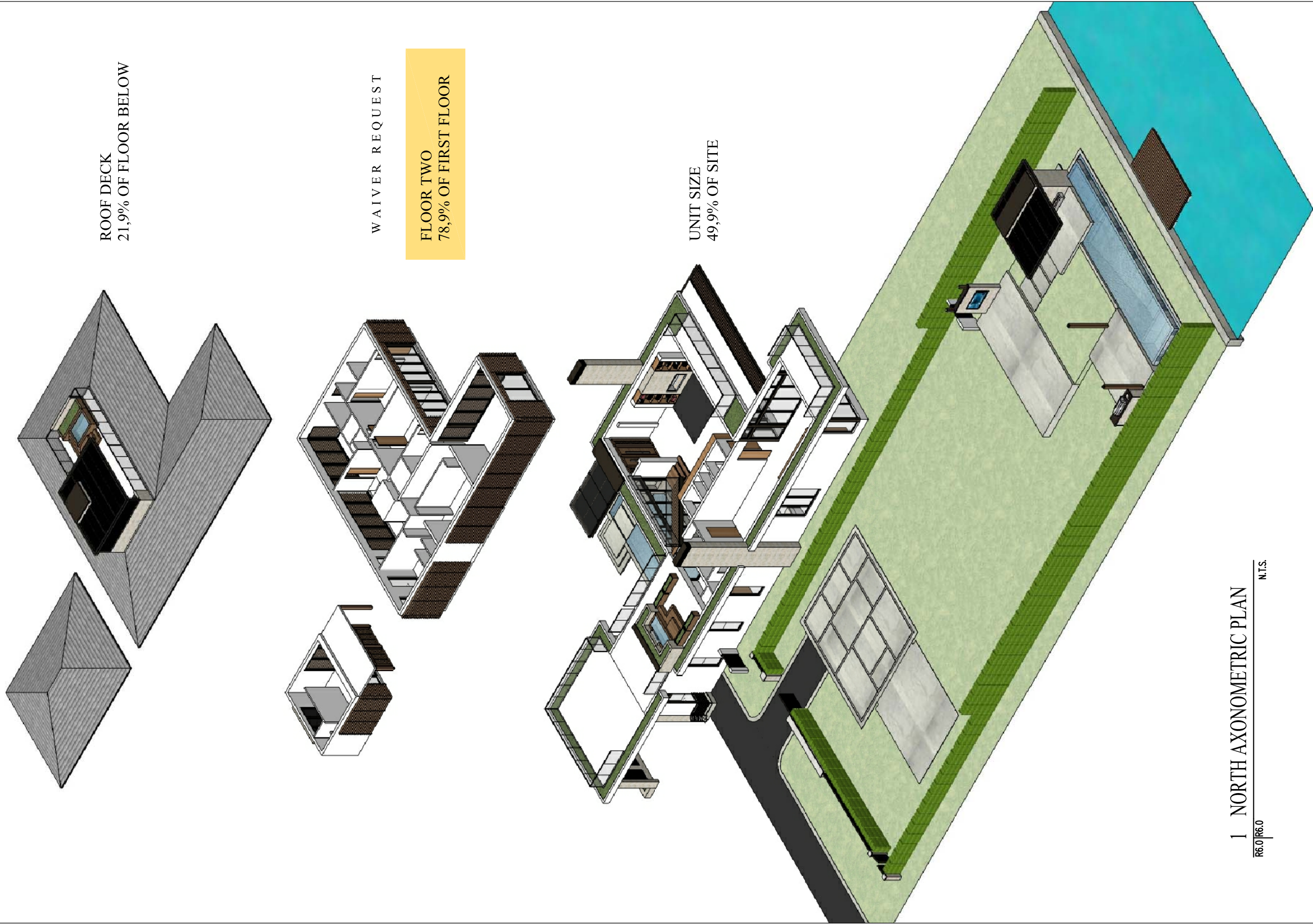
TITLE: RENDERING

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SHEET NO.:

R4.0



ROOF DECK
21,9% OF FLOOR BELOW

WAIVER REQUEST

FLOOR TWO
78,9% OF FIRST FLOOR

UNIT SIZE
49,9% OF SITE

1 NORTH AXONOMETRIC PLAN
R6.0 R6.0 N.T.S.

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R6.0

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TITLE: AXONOMETRIC PLAN

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ROOF DECK
21,9% OF FLOOR BELOW

WAIVER REQUEST

FLOOR TWO
78,9% OF FIRST FLOOR

UNIT SIZE
49,9% OF SITE

1 SOUTH AXONOMETRIC PLAN

NTS

R7.0

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TITLE: AXONOMETRIC PLAN

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1 865 NORTH SHORE DR.
G1.2G G1.2G N.T.S.

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TITLE: PROPOSED SITE VIEW

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1 SUPERIMPOSED PLAN
62.0' 62.0' N.T.S.

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TITLE: SUPERIMPOSED PLAN

SEAL

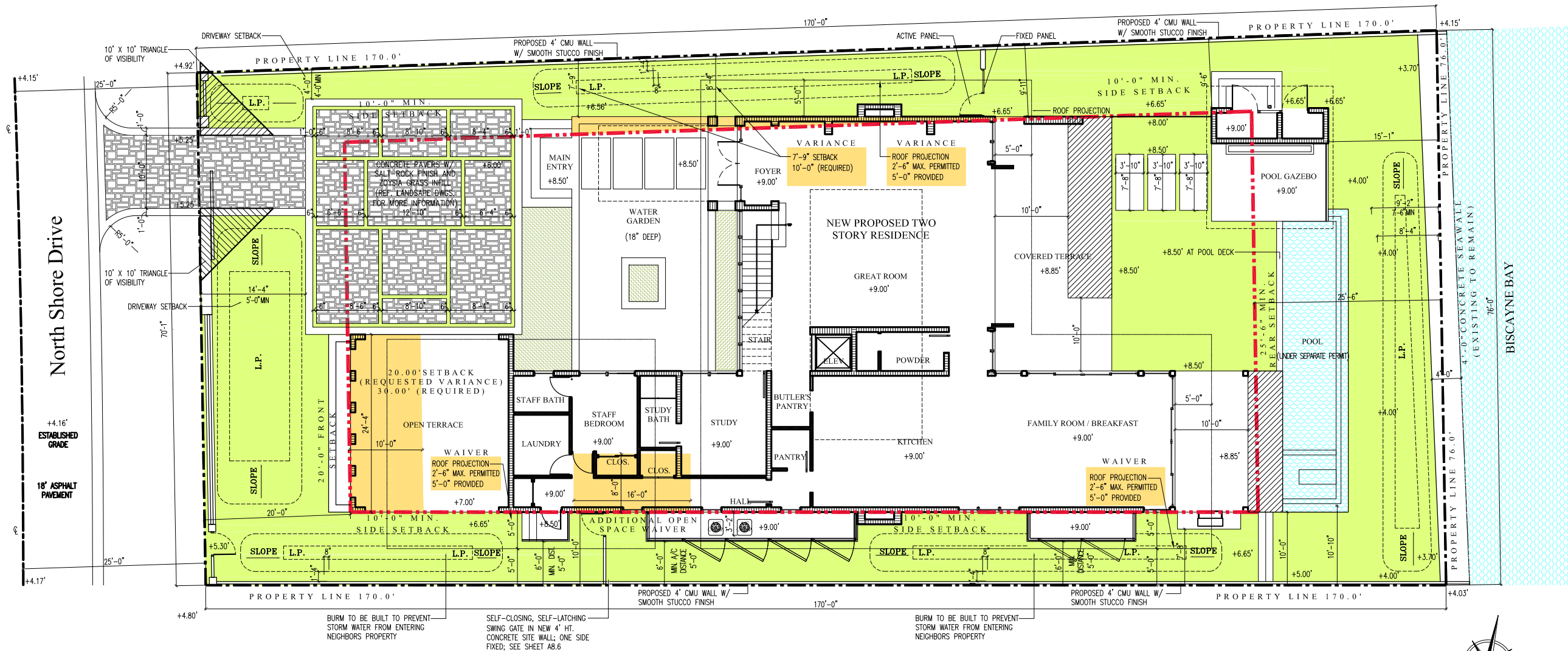
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G2.0

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NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA		
ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0307L
3.	BASE FLOOD ELEVATION (BFE);	+8.00' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.00' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+4.16' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE & CABANA
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.G.V.D.
9.	LOWEST ADJACENT GRADE	
10.	HIGHEST ADJACENT GRADE	

1 SITE PLAN
A1.0/A1.0 1/16"=1'-0"

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TITLE: SITE PLAN

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SHEET NO.:

A1.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1.	ADDRESS:	865 NORTH SHORE DRIVE MIAMI BEACH, FL 33141			
		LOT 7 BLK 62, OF "NORMANDY GOLF COURSE SUB." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PB 44, PAGE 62			
2.	FOLIO NUMBER:	02-3203-007-2870			
3.	BOARD AND FILE NUMBERS:	DRB***			
4.	YEAR BUILT:	N/A	ZONING DISTRICT:		RS-3
5.	BASED FLOOD ELEVATION:	AE 8.00'	GRADE VALUE IN N.G.V.D:		4.16' N.G.V.D.
6.	ADJUSTED GRADE (FLOOD+GRADE/2)	6.08 N.G.V.D.	FREE BOARD:		9.00' N.G.V.D.
7.	LOT AREA:	12,425 SF			
8.	LOT WIDTH:	76'-0" NORTH / 70'-1" SOUTH	LOT DEPTH:		170'-0"
9.	MAX LOT COVERAGE SF. AND %:	3,727.5 (30%)	PROPOSED LOT COVERAGE SF. AND %:		3,356 S.F. (25.9%)
10.	EXISTING LOT COVERAGE:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		N/A
11.	FRONT YARD OPEN SPACE SF. AND %:	1,054 S.F. (74.7%)	REAR YARD OPEN SPACE SF. AND %:		1,365 S.F. (70.5%)
12.	MAX. UNIT SIZE SF. AND %:	6,212.5 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %:		6,210 S.F. (49.9%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:		3,471 S.F.
			PROPOSED FIRST FLOOR UNIT SIZE VOLUMETRIC:		3,471 S.F.
14.			PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF. AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)		2,739 S.F. (78.9%)
15.			PROPOSED SECOND FLOOR UNIT SIZE SF:		2,739 S.F.
16.			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		524 S.F. (21.9%)
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	BUILDING HEIGHT (PITCHED ROOF):	27'-0"	-	25'-8"	-
	ACCESSORY STRUCTURE HEIGHT:	12'-0"	-	12'-0"	-
18.	SETBACKS:				
19.	FRONT FIRST LEVEL:	30'-0"	-	20'-0" (17'-6" PLANTER)	-
20.	FRONT SECOND LEVEL:	30'-0"	-	30'-0"	-
21.	SIDE 1:	10'-0"	-	10'-0" (7'-6" PLANTER)	-
22.	SIDE 2:	10'-0"	-	7'-9" (6'-1" PLANTER)	-
23.	REAR (MIN. 15% LOT DEPTH):	25'-6"	-	25'-7" (24'-3" PLANTER)	-
24.	ACCESSORY STRUCTURE SIDE 1:	7'-6"	-	9'-6"	-
	ACCESSORY STRUCTURE SIDE 2:	7'-6"	-	N/A	-
25.	ACCESSORY STRUCTURE REAR:	15'-0"	-	15'-1"	-
26.	SUM OF SIDE YARDS:	20'-0"	-	17'-9" (13'-7" PLANTER)	-
27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NO		
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC S.F.R. SITE?		NO		
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		
NOTES					

ROOF OVERHANGS INTO REQUIRED YARD

FRONT ALLOWED 5'-0" (25% OF 20')
FRONT PROVIDED 5'-0"

REAR ALLOWED 5'-0" (25% OF 20')
REAR PROVIDED 5'-0"

SIDE ALLOWED 2'-6" (25% OF 10'-0")
SIDE PROVIDED 5'-0"

SWIMMING POOL SETBACKS

REAR (EXTERIOR FACE OF CATCH BASIN) 6'-0"
REAR (WATER LINE OF CATCH BASIN) 7'-0"

SIDES (EXTERIOR FACE OF CATCH BASIN)

REQUIRED

6'-0"
7'-0"

7'-6"

PROVIDED

8'-4"
9'-2"

8'-10"

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TITLE: ZONING DATA SHEET

SEAL

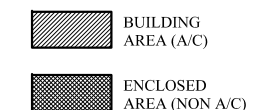
05-03-18
Lynsie Christine Conn
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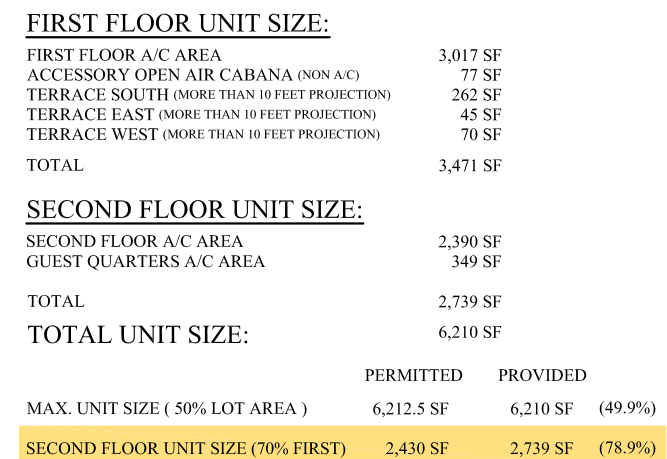
A1.0A

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A1.0	A1.1	1/16"=1'-0"
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A1.0	A1.1	1/16"=1'-0"
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865 North Shore Drive
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TITLE: KEY AREAS PLAN

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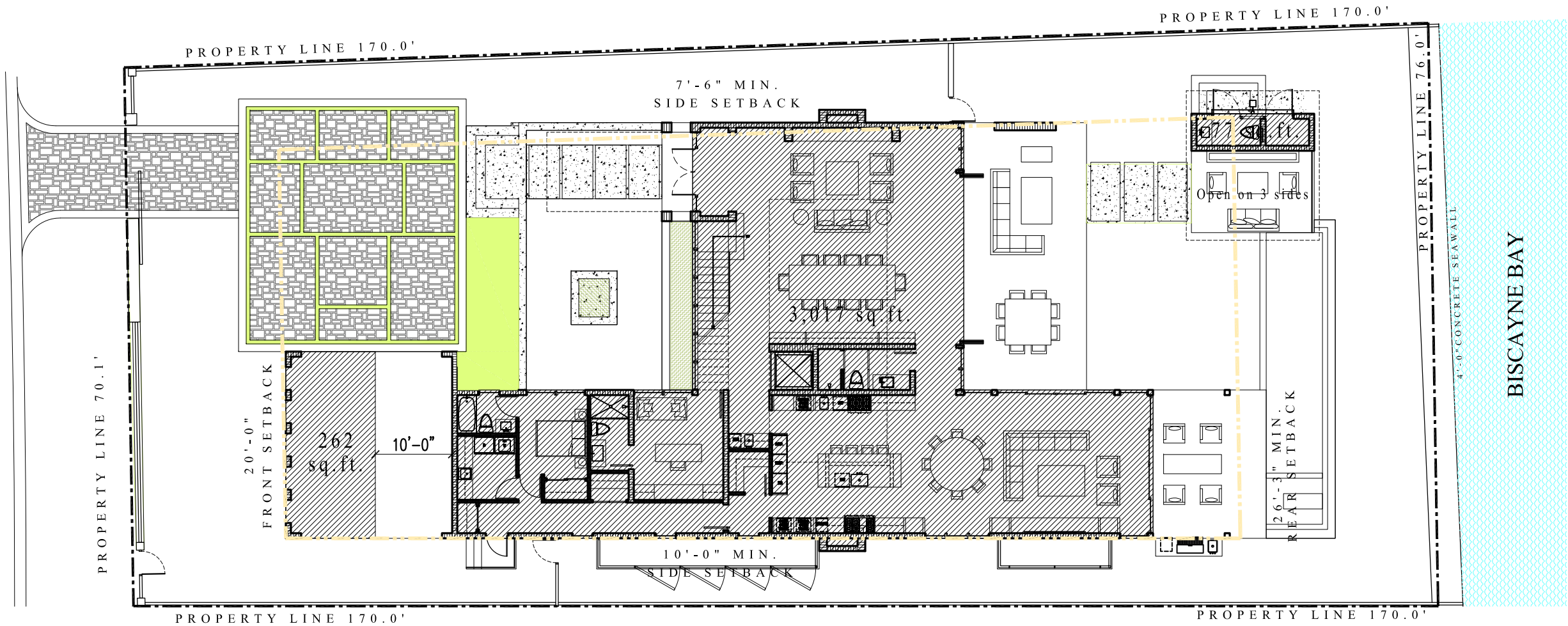
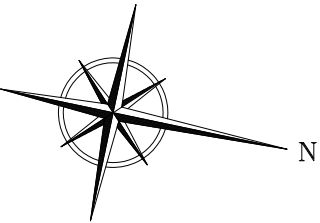
A1.1

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LOT COVERAGE:

TOTAL LOT AREA	12,425 SF		
2% OF LOT AREA =	248 SF		
FIRST FLOOR A/C AREA	3,017 SF		
TERRACE SOUTH (MORE THAN 10 FEET PROJECTION)	262 SF		
REAR CABANA:	77 SF		
TOTAL	3,356 SF		
LOT COVERAGE PERMITTED (30%):	PERMITTED 3,727.5 SF	PROVIDED 3,356 SF	(27.0%)



1 LOT COVERAGE
A1.0 | A1.1A 1/16"=1'-0"

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TITLE: KEY AREAS PLAN

SEAL

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A1.1A

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FRONT SETBACK AREA	1,410 SF	100%	
LANDSCAPING / GRASS OPEN SPACE	1,054 SF	74.7% PROVIDED	50% REQUIRED
IMPERVIOUS	356 SF	25.3%	



REAR SETBACK AREA	1,935 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	1,355 SF	70%
LANDSCAPE	1,210 SF	
WATER OF THE POOL ABOVE ADJUSTED GRADE	310 SF	
(POOL AREA 50% TOWARDS THE REQUIREMENT)	155 SF	
TOTAL PROVIDED (PERVIOUS OPEN SPACE)	1,365 SF	70.5%



A1.1C

ROOF DECK AREA

FLOOR BELOW ROOF DECK
ROOF DECK

PROVIDED

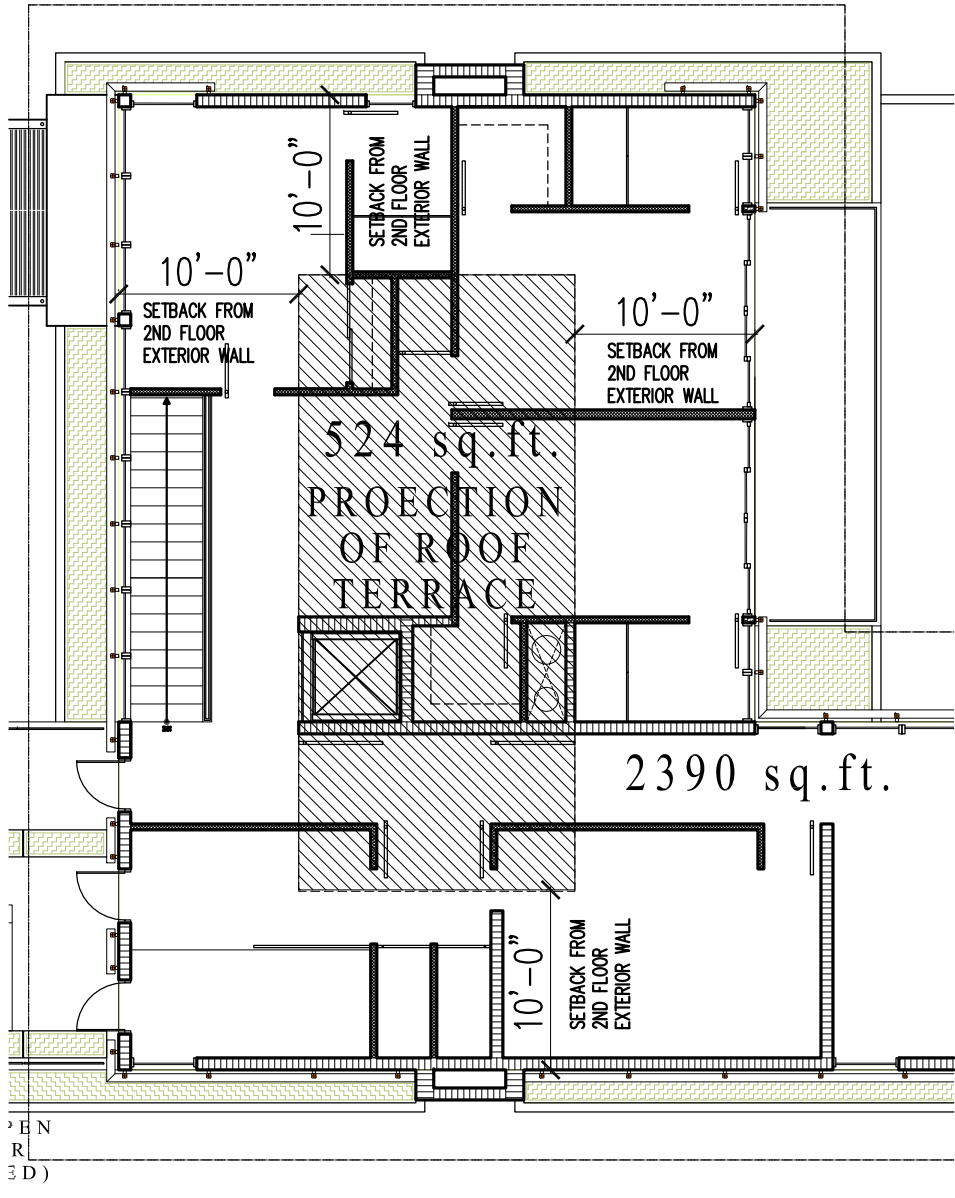
2,390 SF

PERMITTED

524 SF (21.9%)

597 SF (25%)

PROJECTION OF ROOF TERRACE ON
FLOOR BELOW



1 ROOF DECK AREA

A1.0 | A1.1D

3/32"=1'-0"

ROOF TRELLIS AREA

FLOOR BELOW ROOF DECK
ROOF TRELLIS

PROVIDED

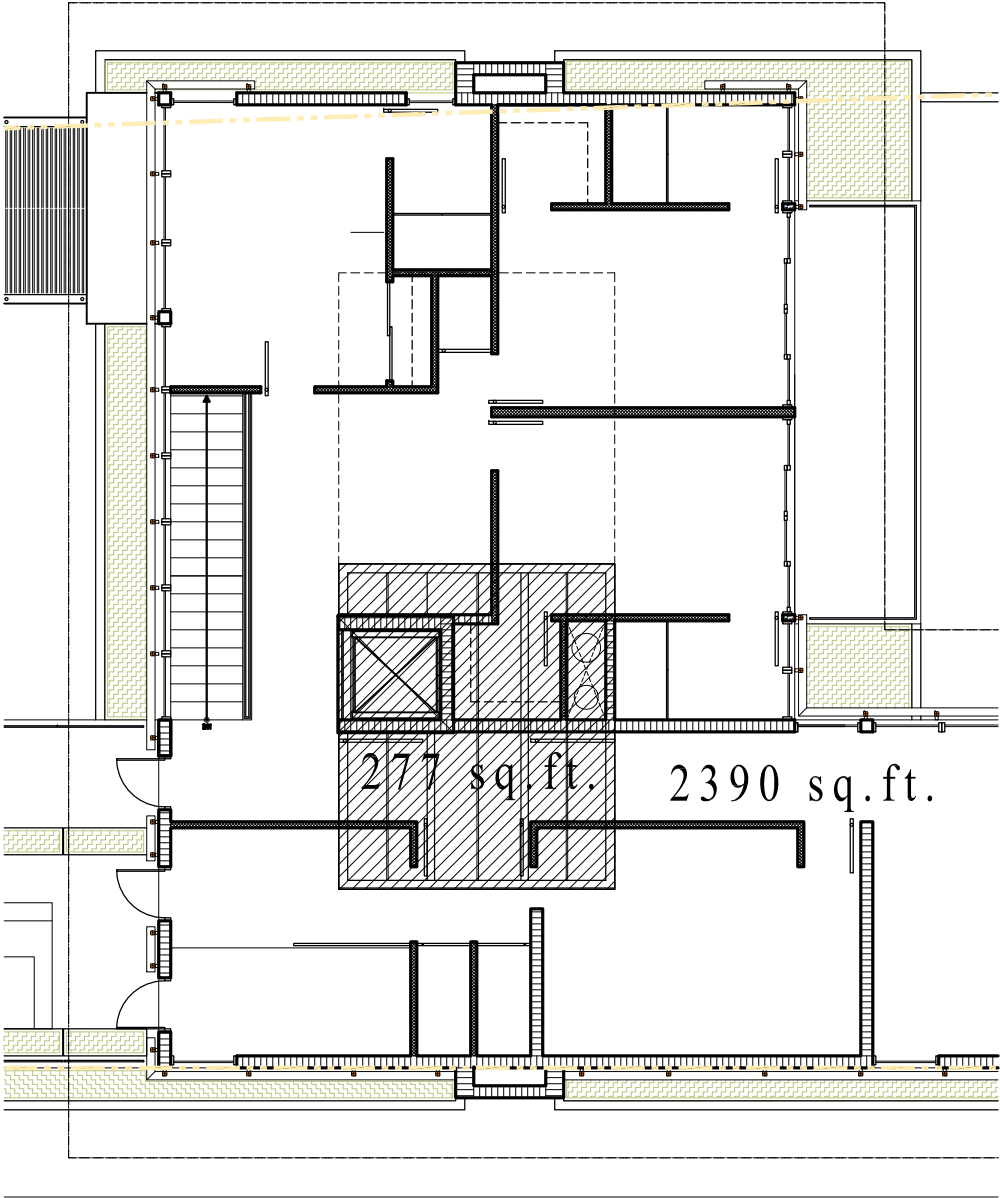
2,390 SF

PERMITTED

277 SF (11.6%)

478 SF (20%)

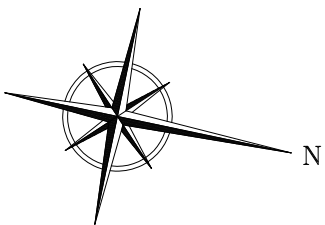
PROJECTION OF ROOF TRELLIS ON
FLOOR BELOW



2 ROOF TRELLIS AREA

A1.0 | A1.1D

3/32"=1'-0"



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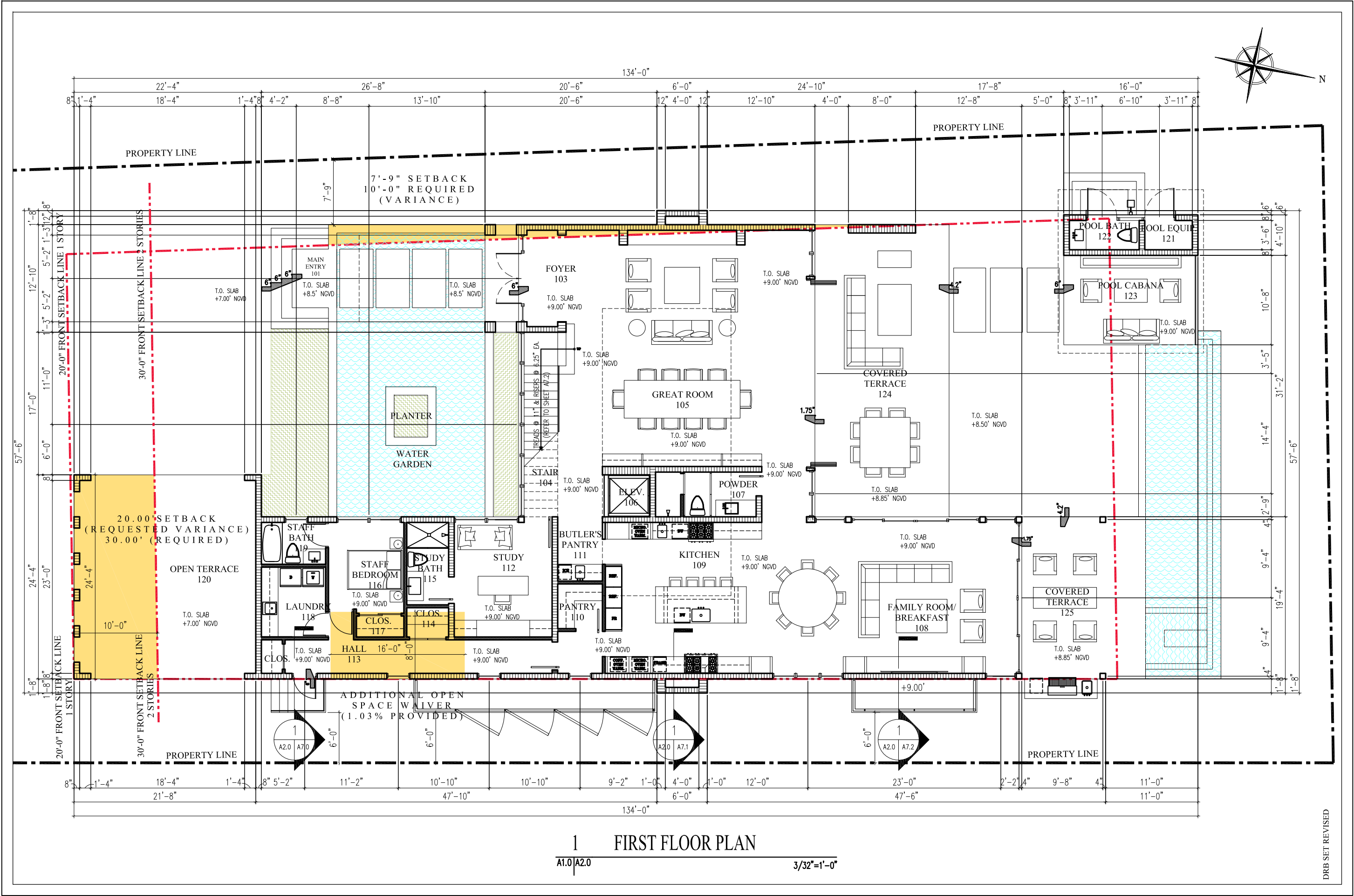
TITLE: KEY AREAS PLAN

SEAL

05-03-18
Lynsie Christine Conn
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SHEET NO.:

A1.1D

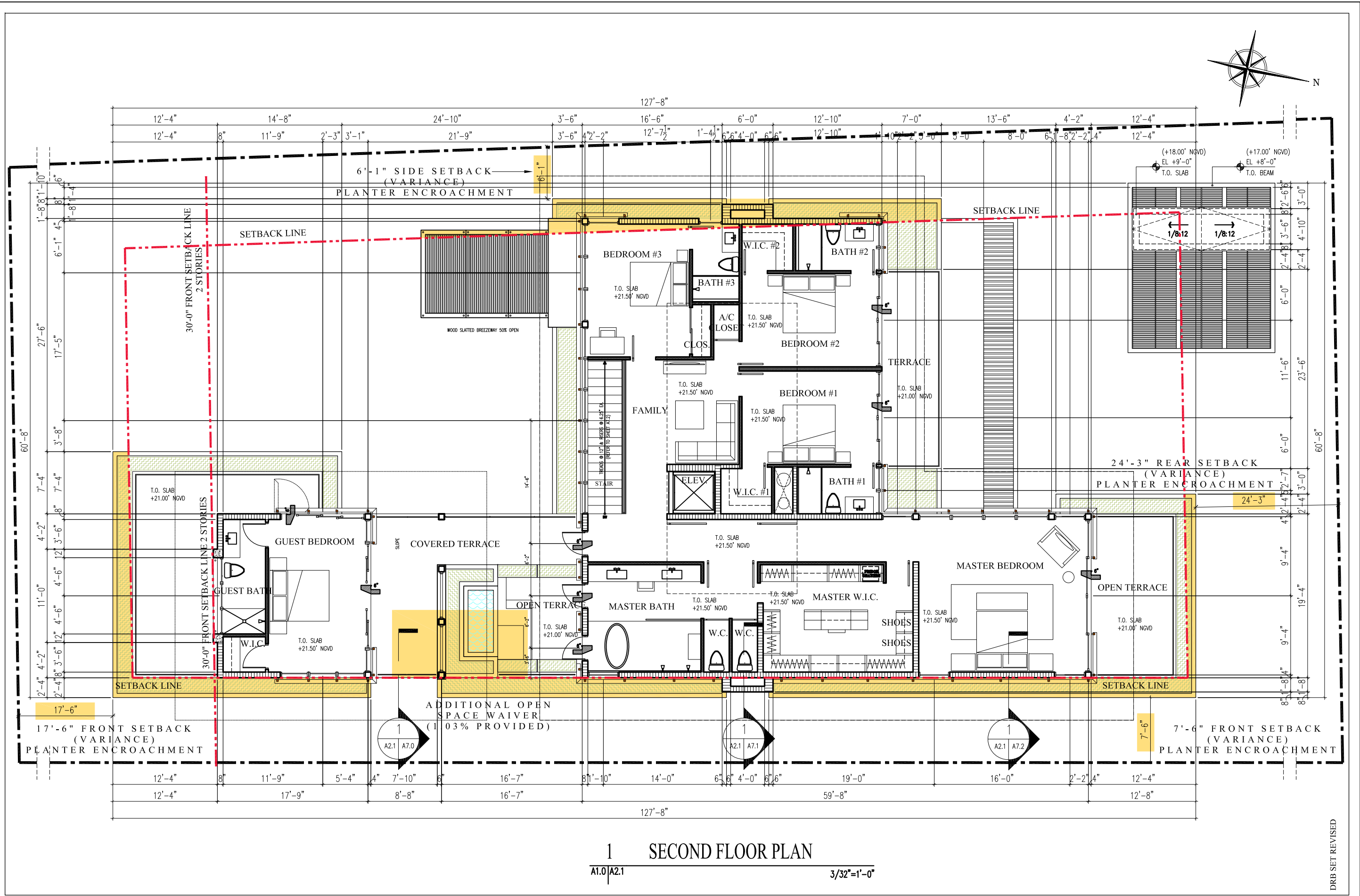


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TITLE: FIRST FLOOR PLAN

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SHEET NO.:
A2.0

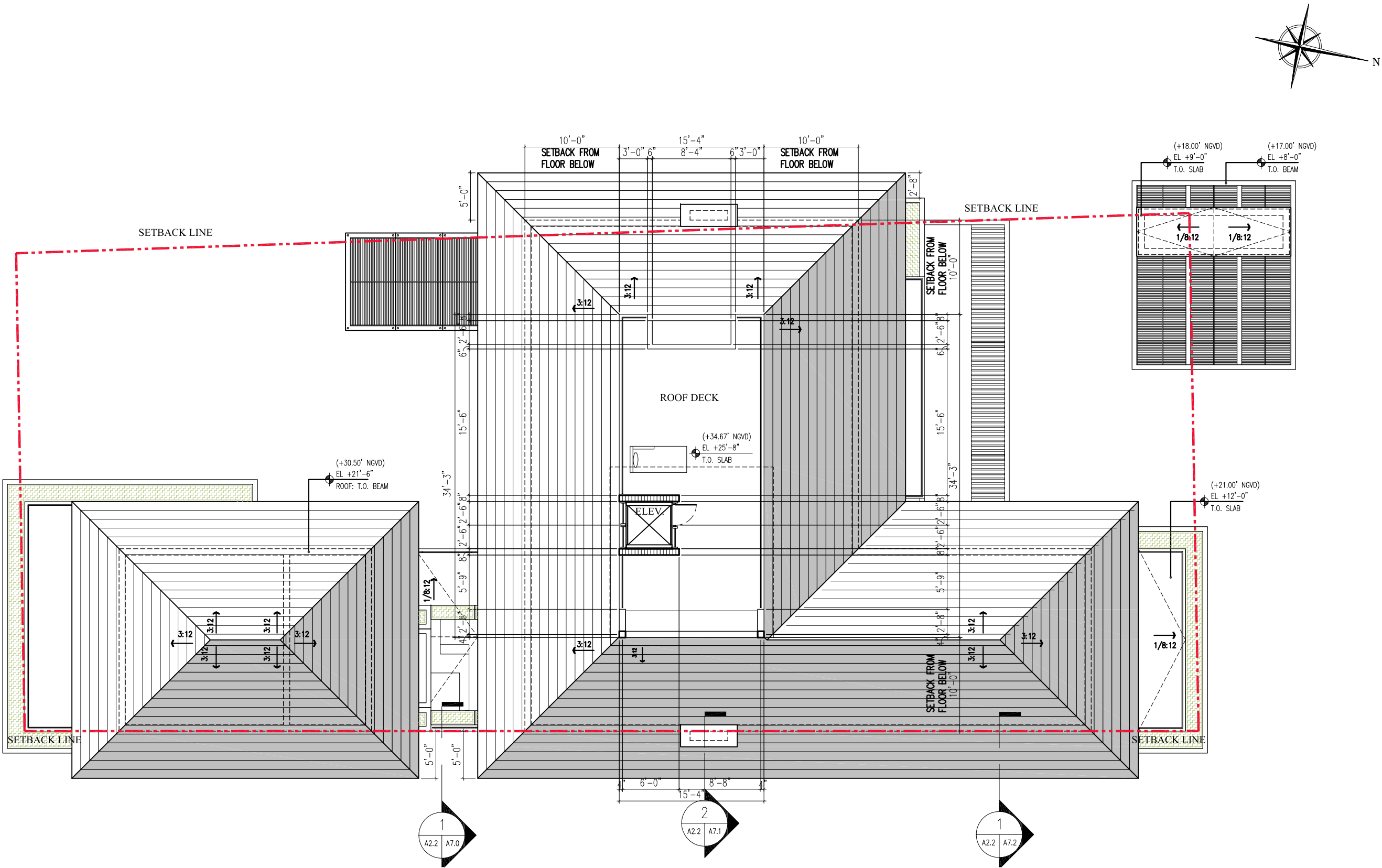


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TITLE: SECOND FLOOR PLAN

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SHEET NO.:
A2.1



1 ROOF TERRACE FLOOR PLAN
A1.0 | A2.2 3/32"=1'-0"

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TITLE: ROOF TERRACE FLOOR PLAN

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SHEET NO.:

A2.2

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TITLE:

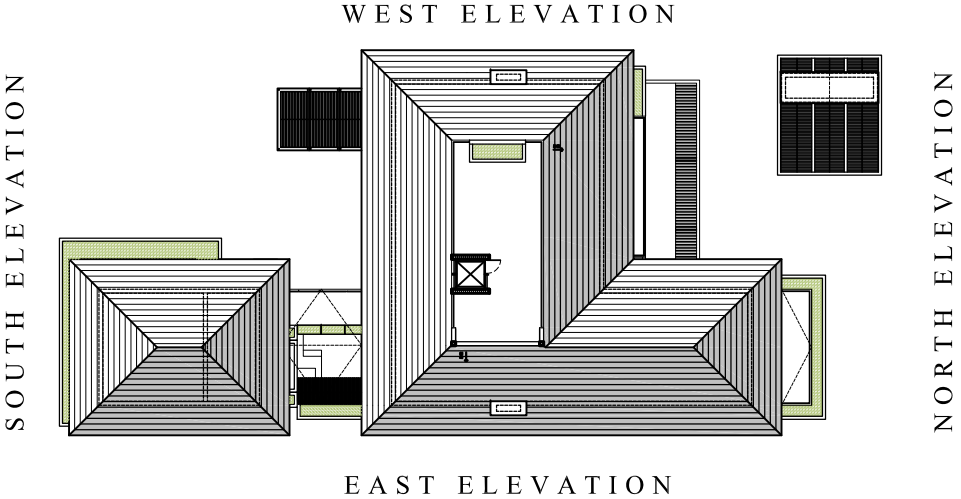
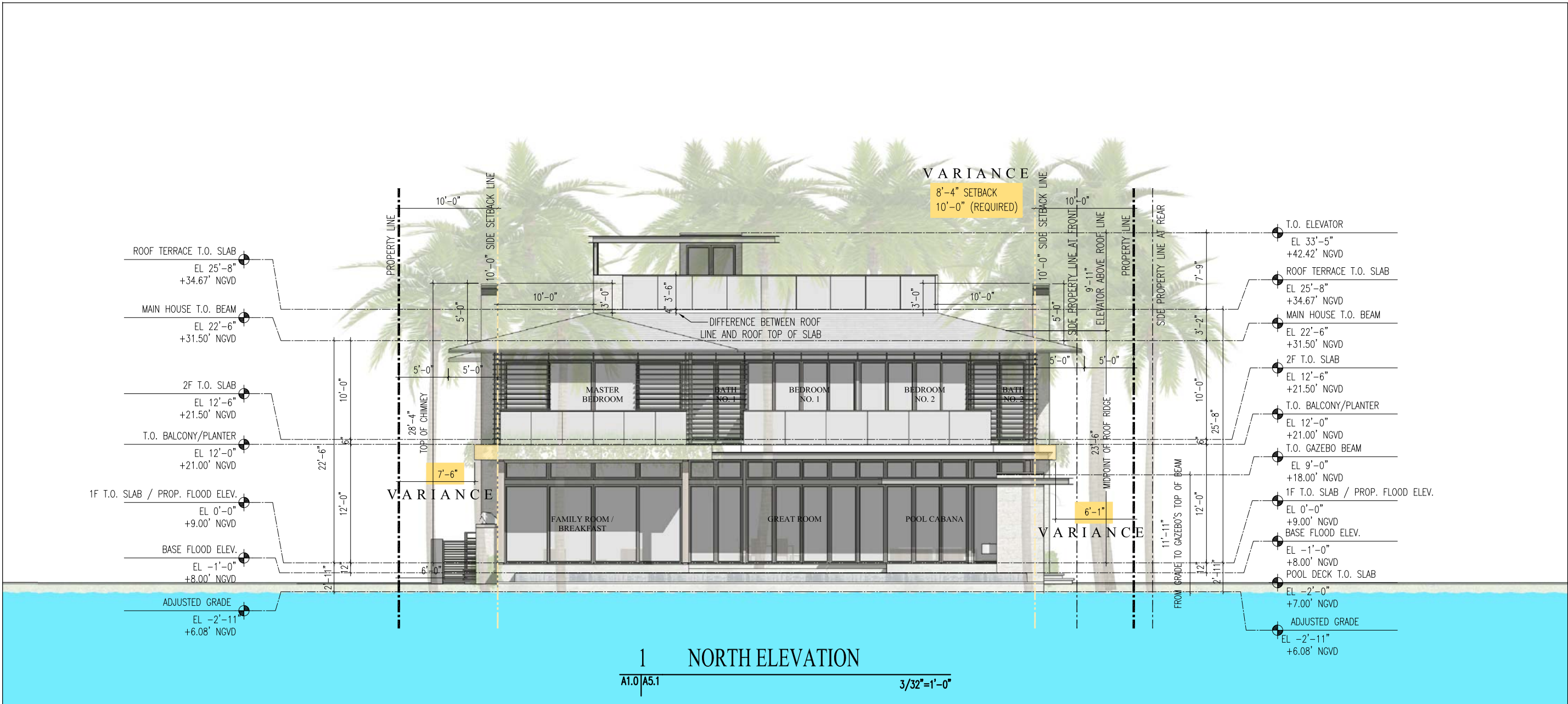
SOUTH ELEVATION

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A5.0



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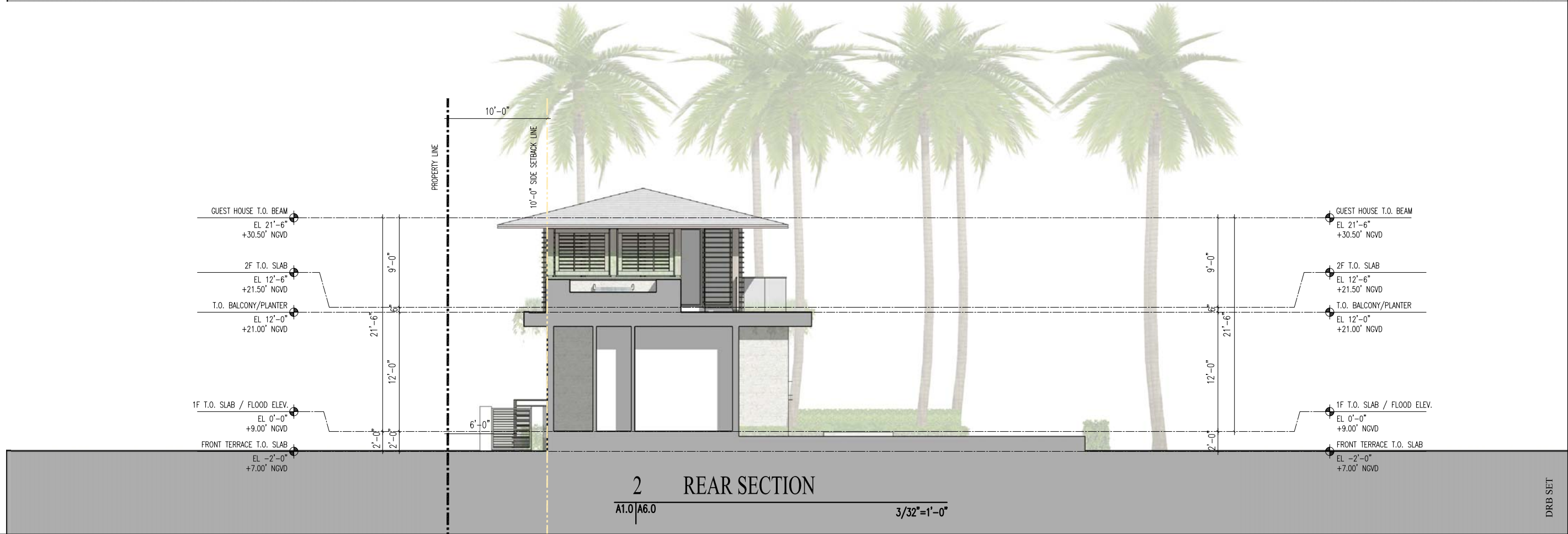
TITLE: WEST ELEVATION

SEAL

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SHEET NO.:

A5.2



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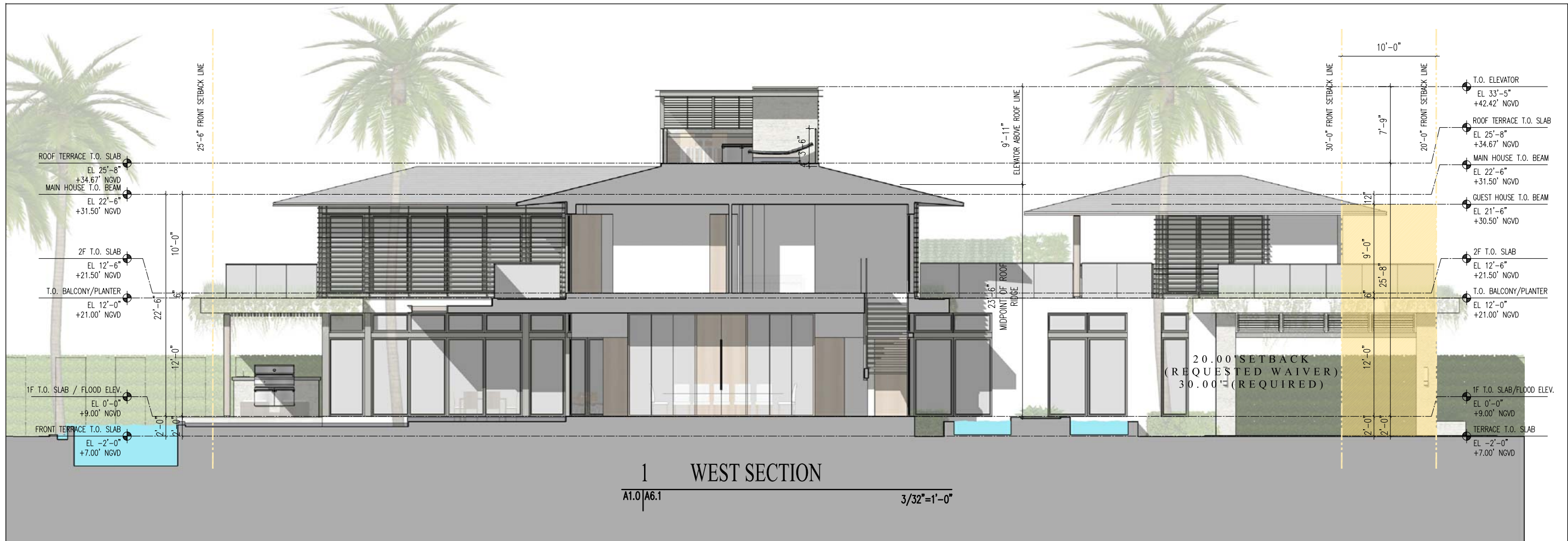
TITLE: BUILDING SECTIONS

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TITLE: BUILDING SECTIONS

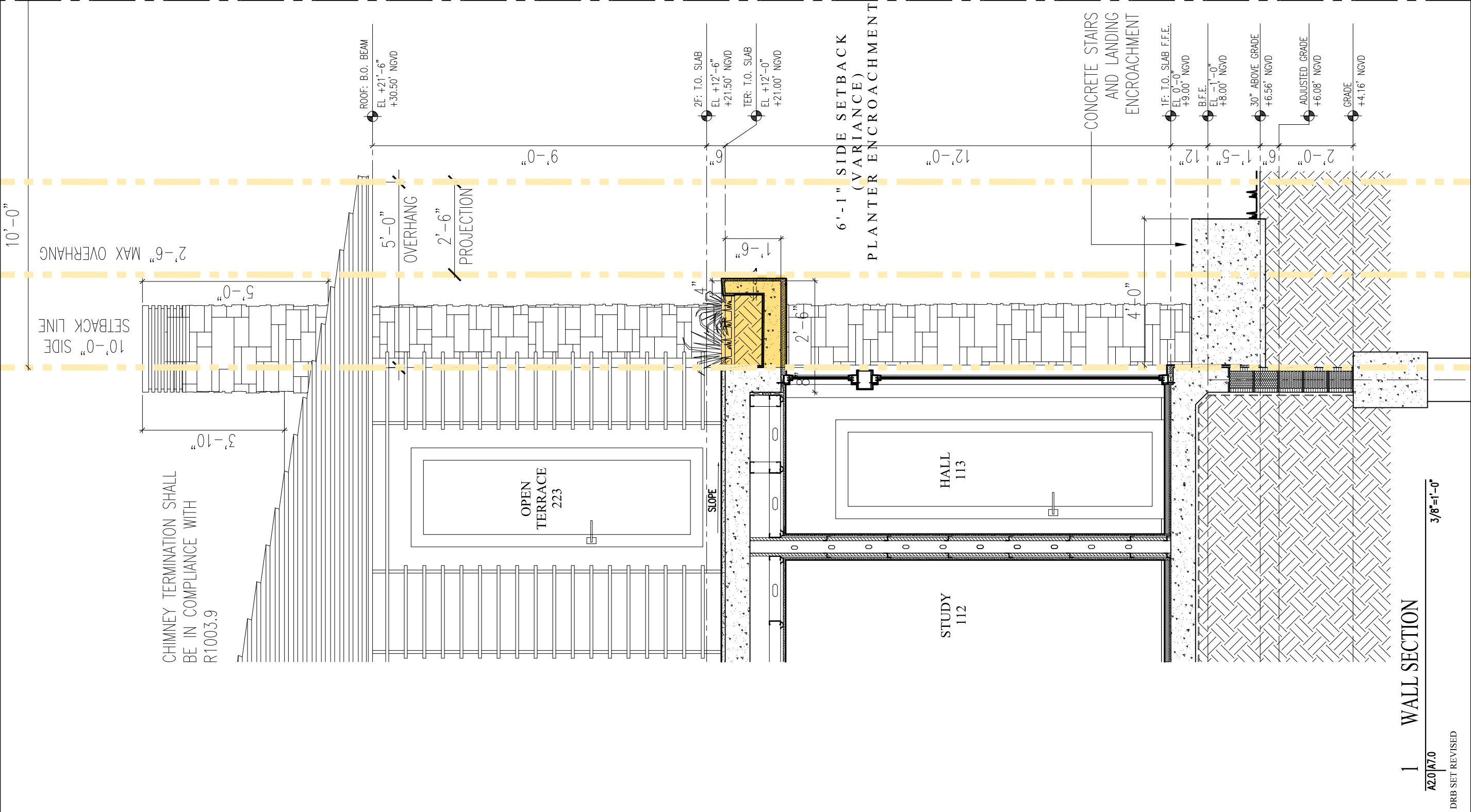
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PROPERTY LINE



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TITLE: RENDERING

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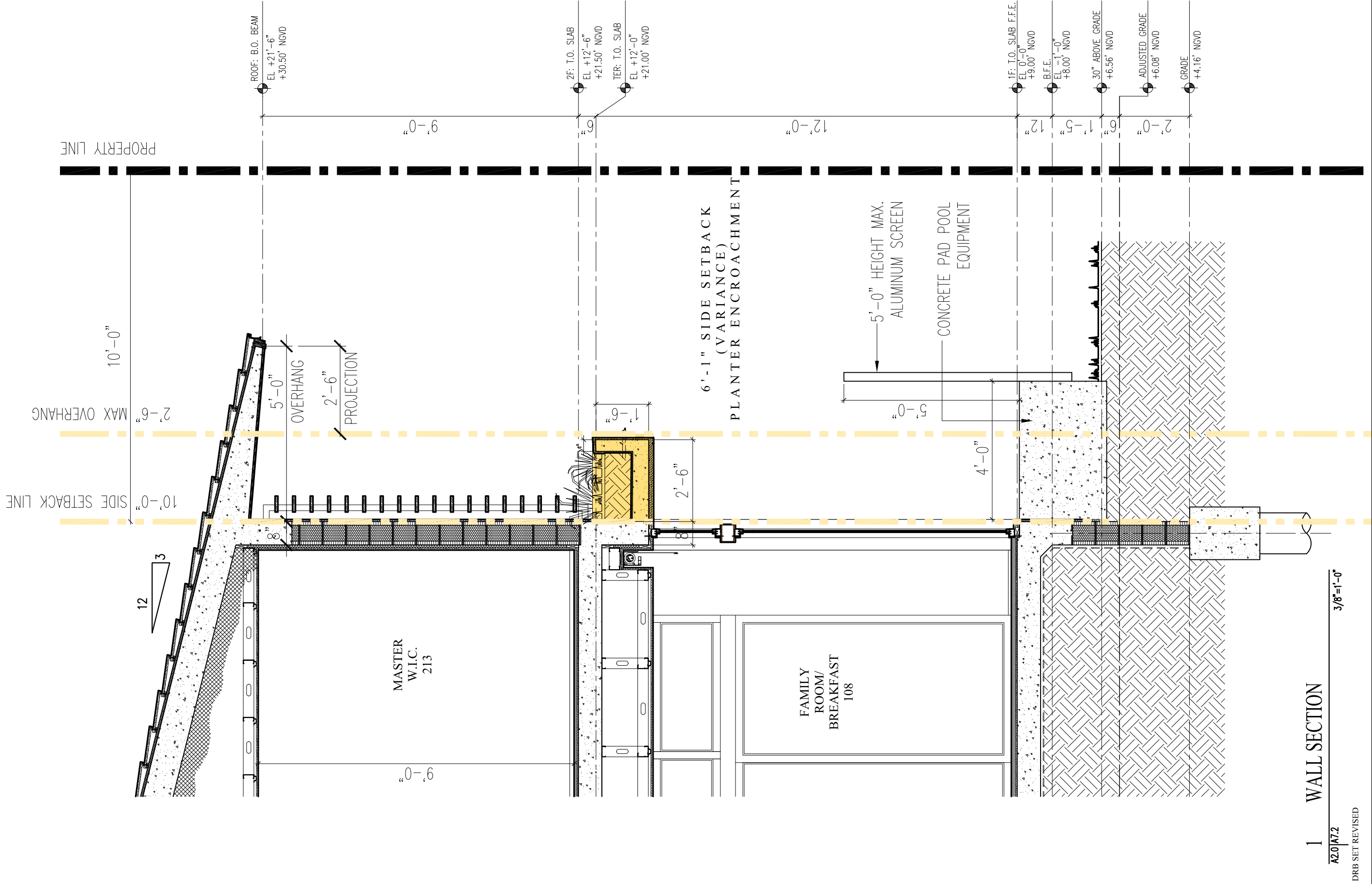
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