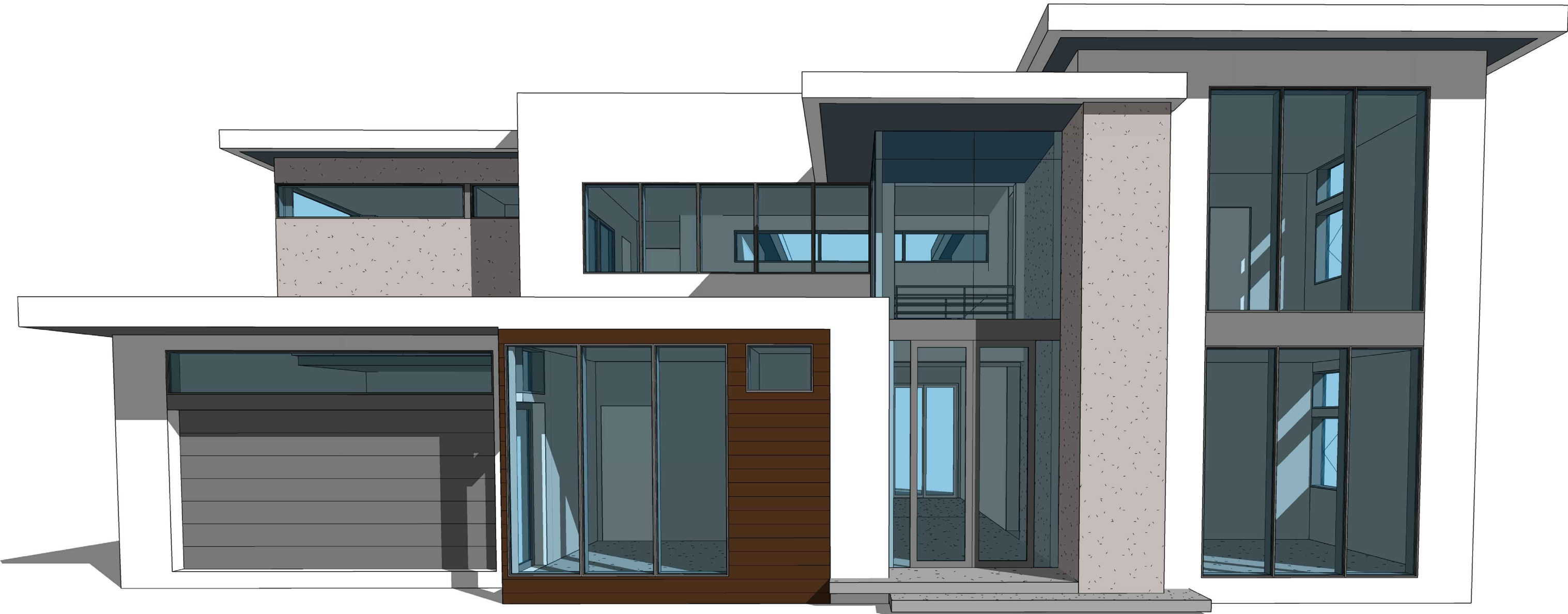


DRB FINAL SUBMITTAL 06/17/16
NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY ROAD
Miami Beach, Fl.



Architect of Record :

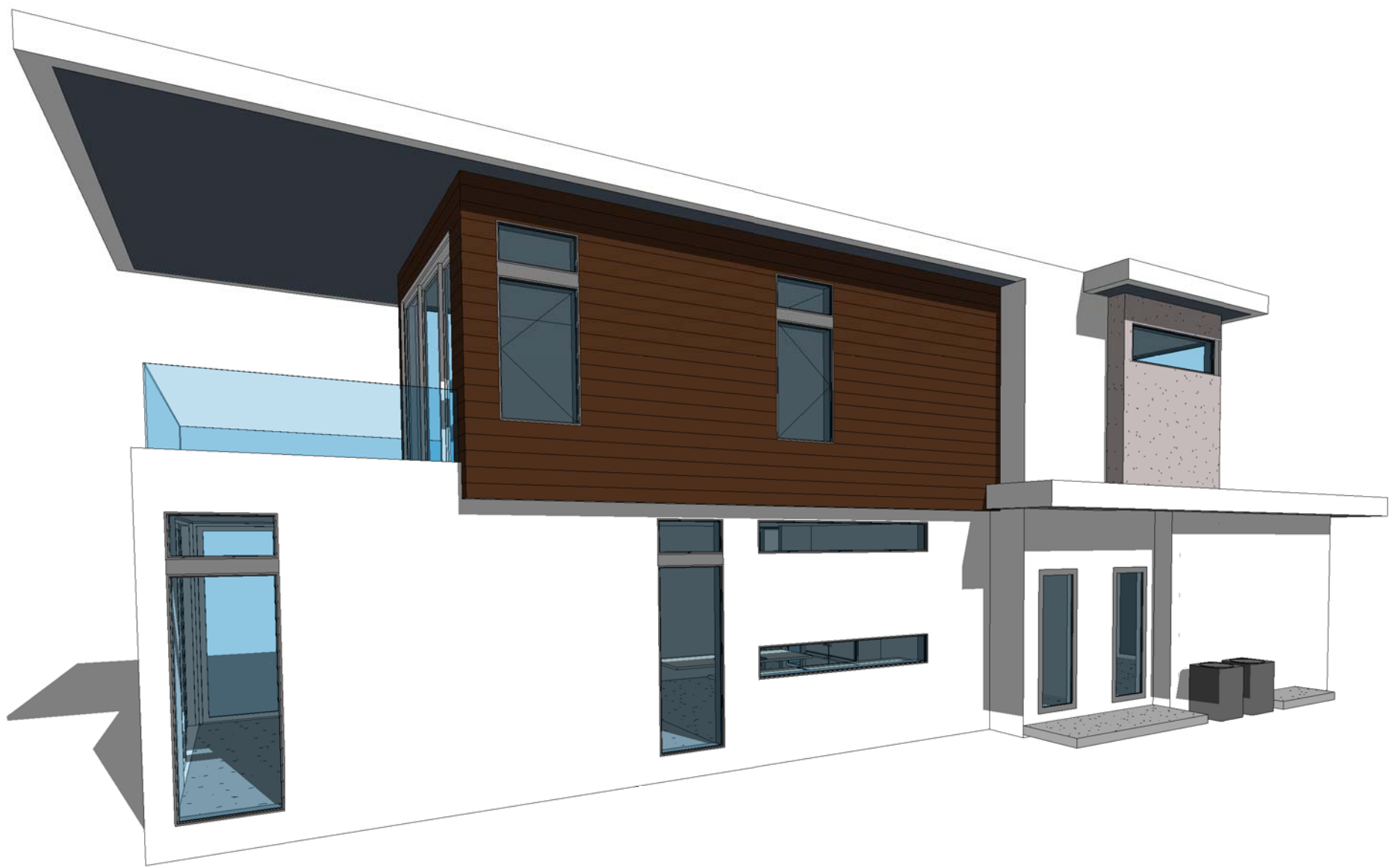
Landscape Architect :

rmethod
r-method, inc. # AA26002053
residential + retail
a r c h i t e c t u r e
300 Oakwood Lane Suite 100
Hollywood, Florida 33020
e l info@r-method.net p l 305 . 914 . 5355

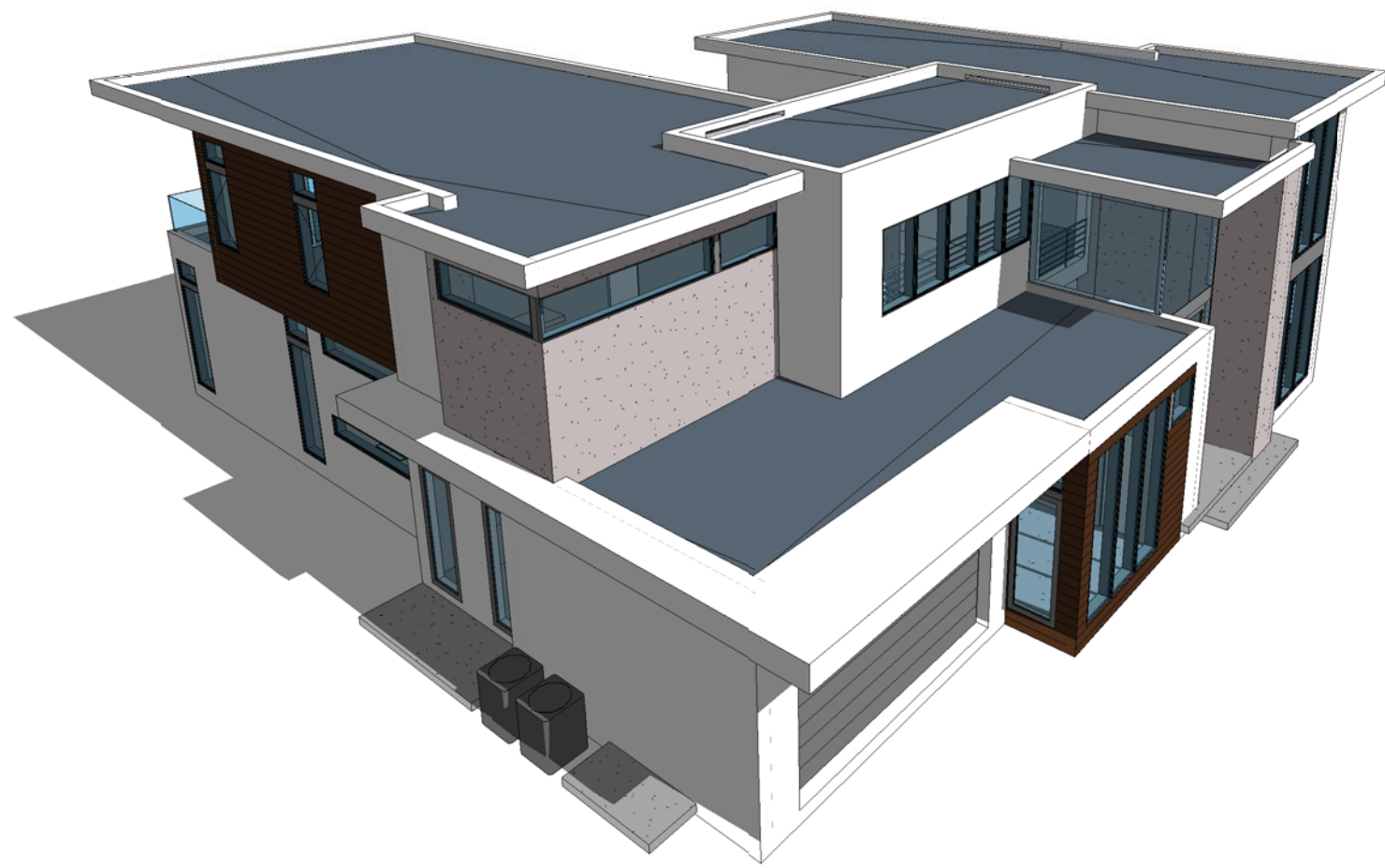
JUNCAL DESIGN STUDIO
Contact: Casto Miguel Juncal
786-877-2034
20449 SW 93rd Ave
Cutler Bay, Florida 33189

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FLORIDA ARCHITECT
No. AR 94903



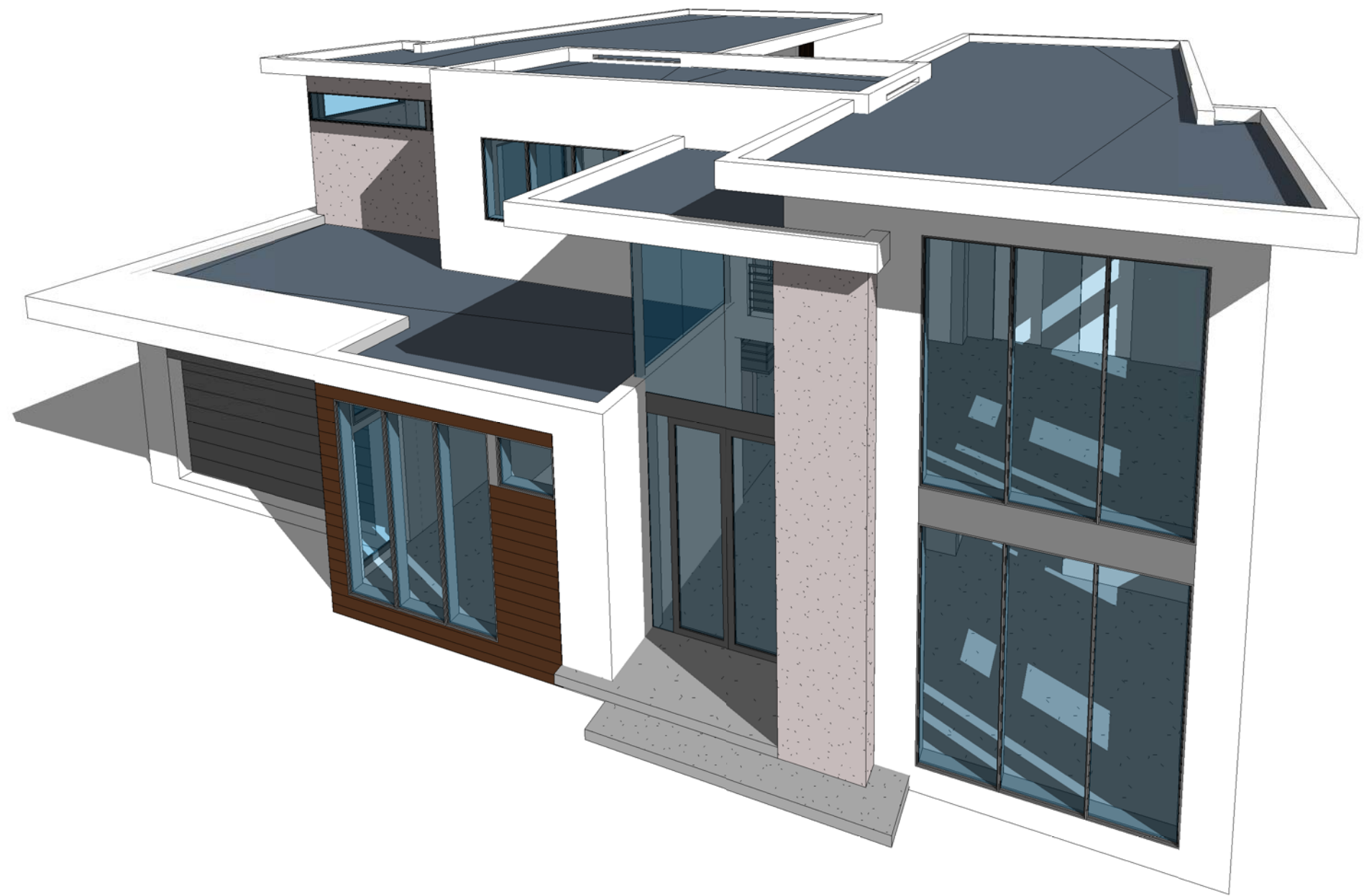
5 Rear NE



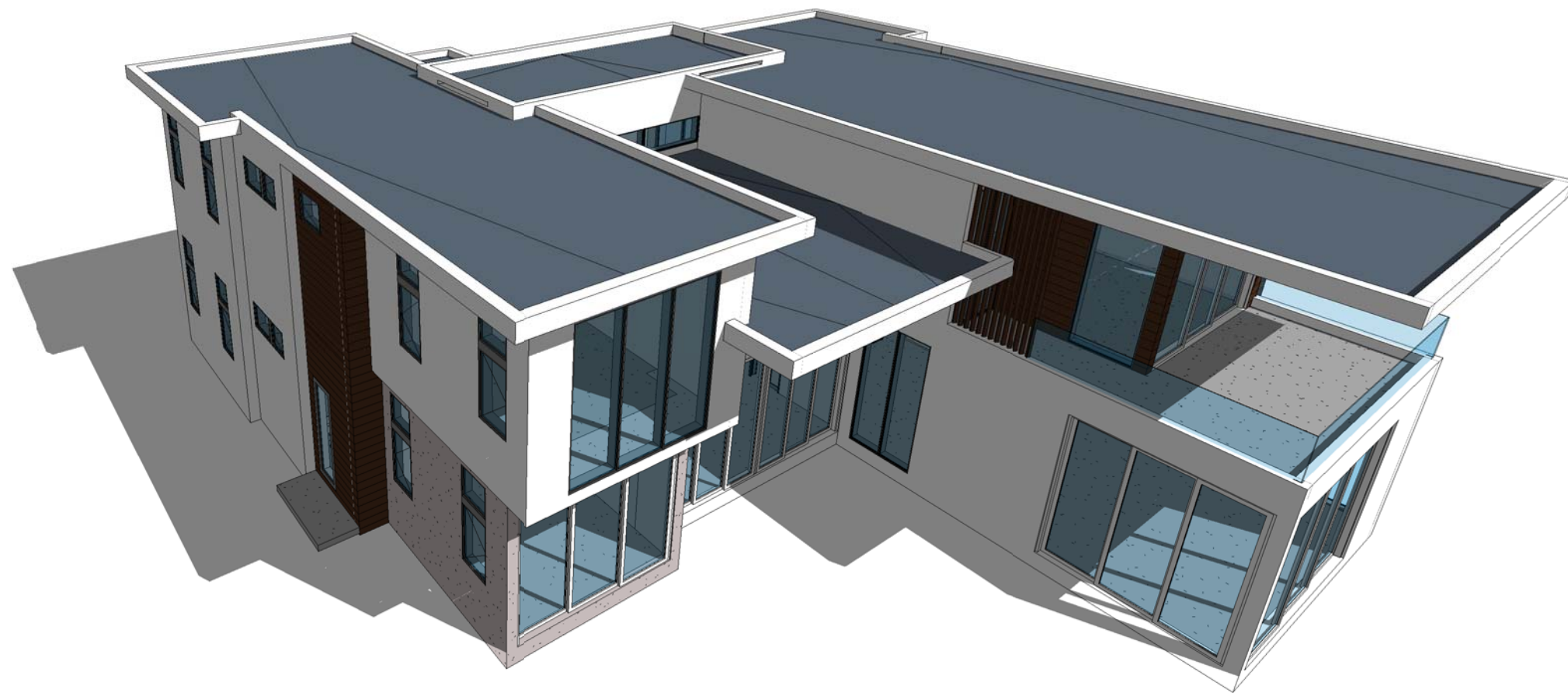
6 3D View 5



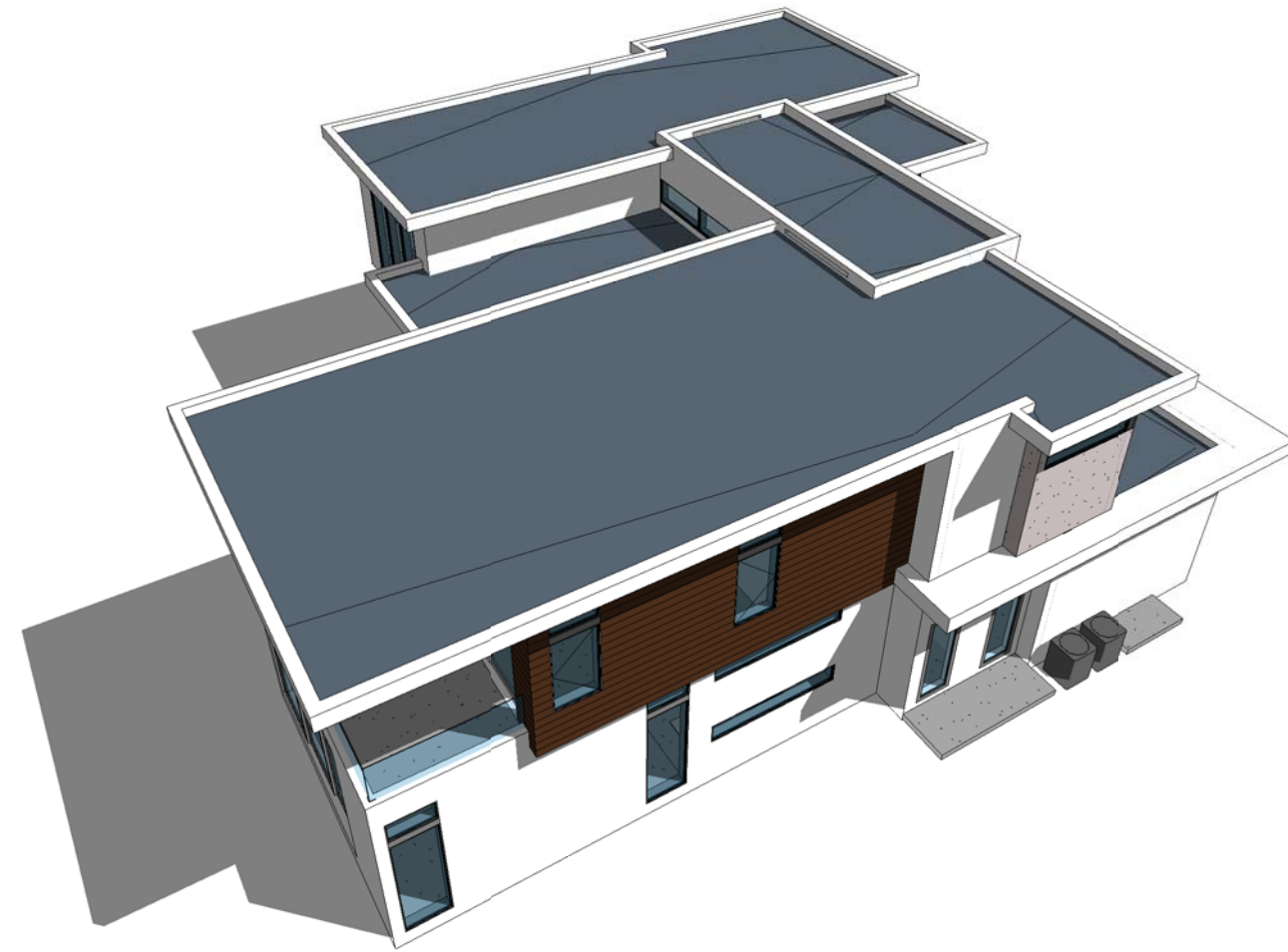
3 Front NW



9 3D View 8



8 3D View 7



7 3D View 6

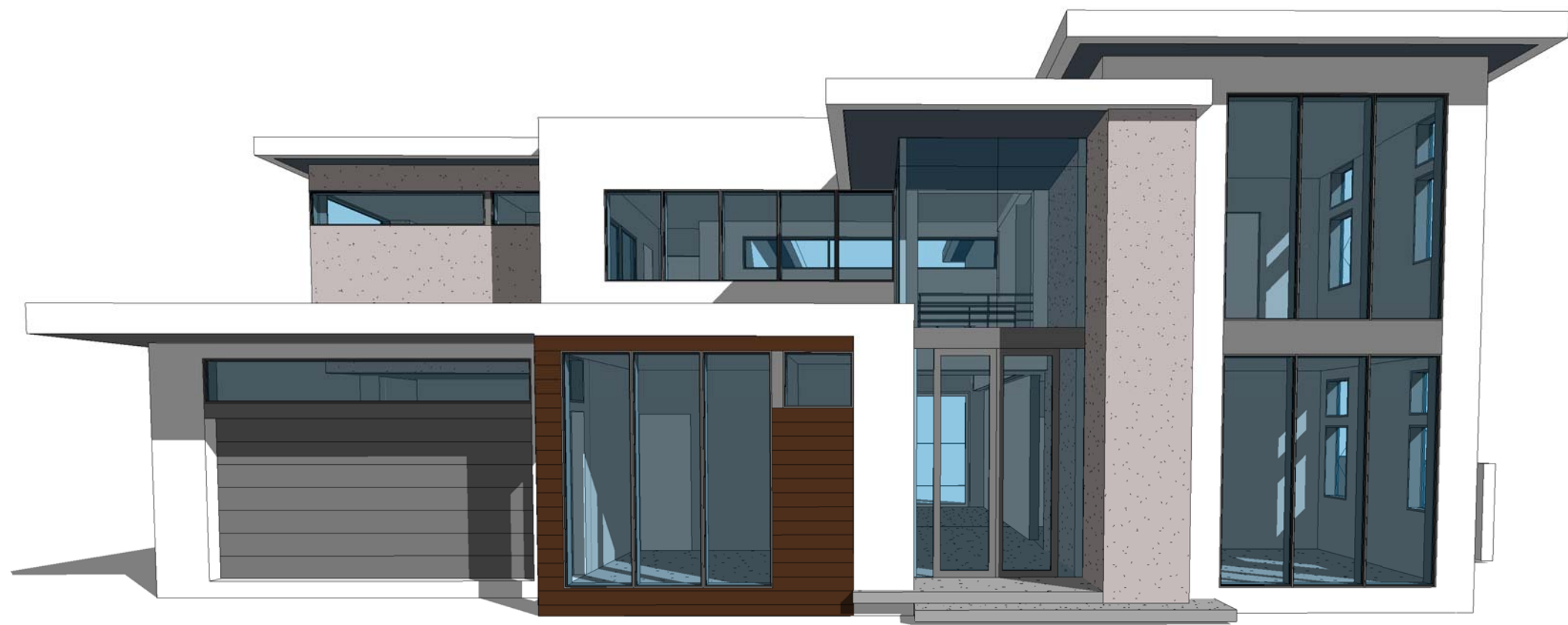


1 Rear SE

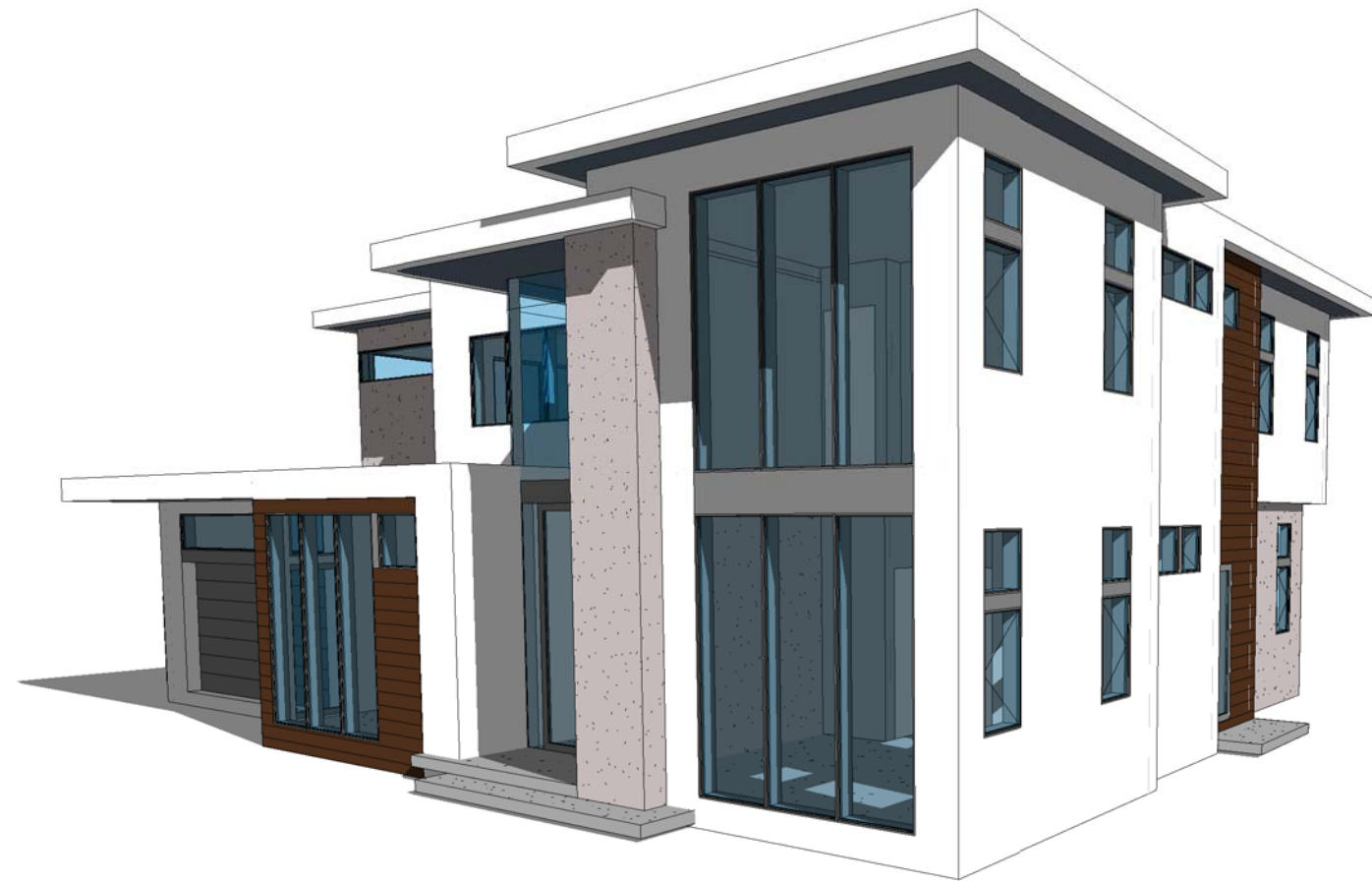
Submittal / Revision No.	date
DD 1	04 / 07 / 16
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DD 2	05 / 02 / 16
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DRB FIRST SUBMITTAL	06 / 03 / 16
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DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

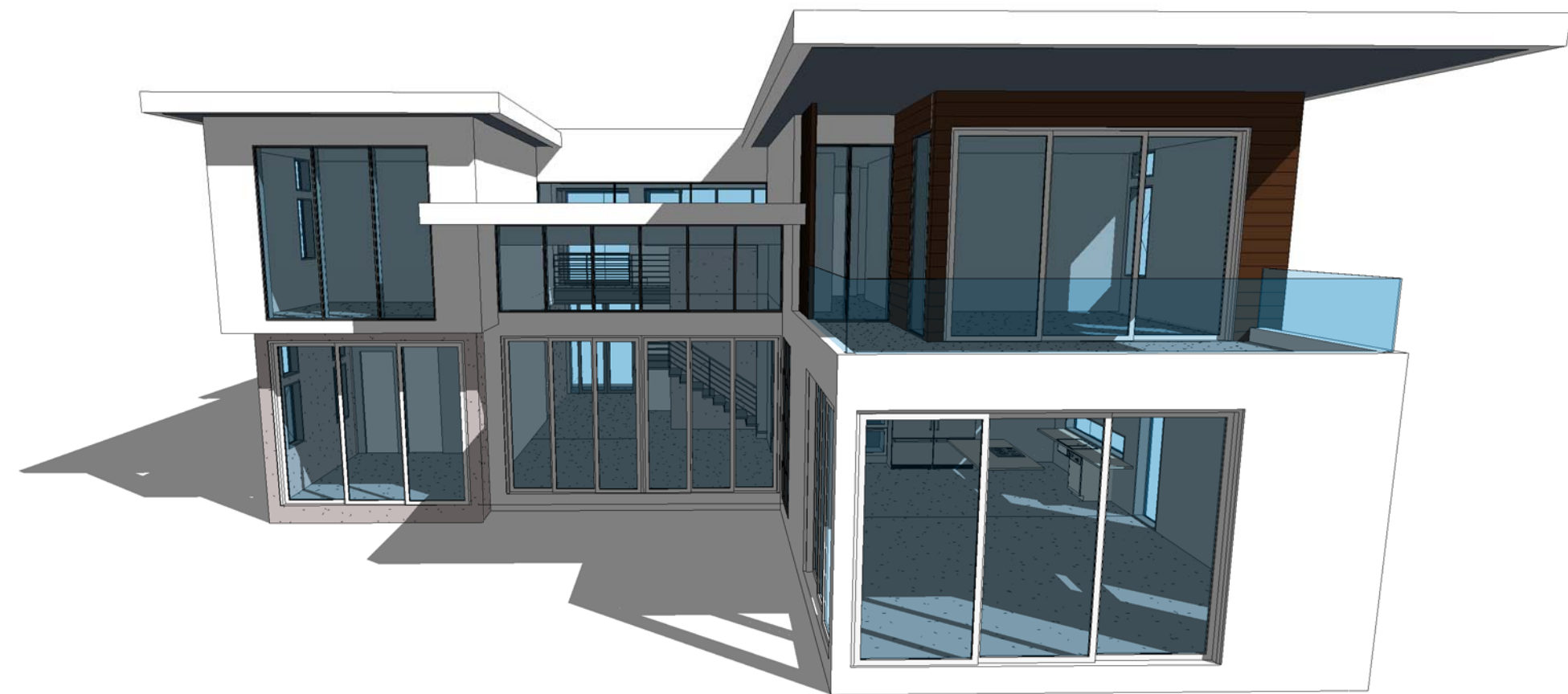
Project Number	15-0801
Date	06-17-16
Drawing Name	Views



2 Front



1 Front SW



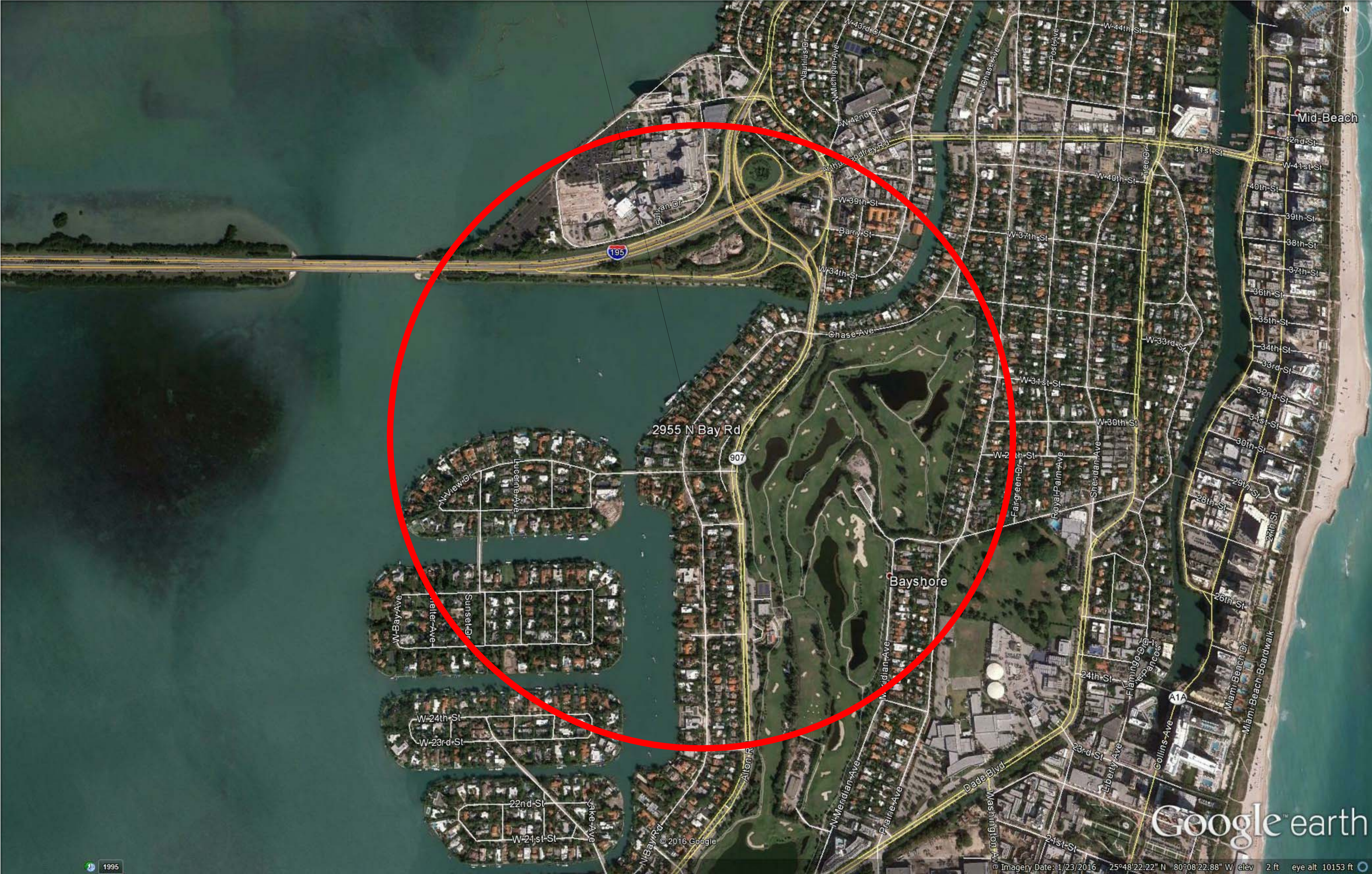
3 Rear

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DD 1	04 / 07 / 16
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2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number	15-0801
Date	06-17-16
Drawing Name	Views

SITE LOCATION



① SITE LOCATION 1/2 MILE RADIUS
N.T.S

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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801

Date
06-17-16

Drawing Name
Site Location

Sheet Number

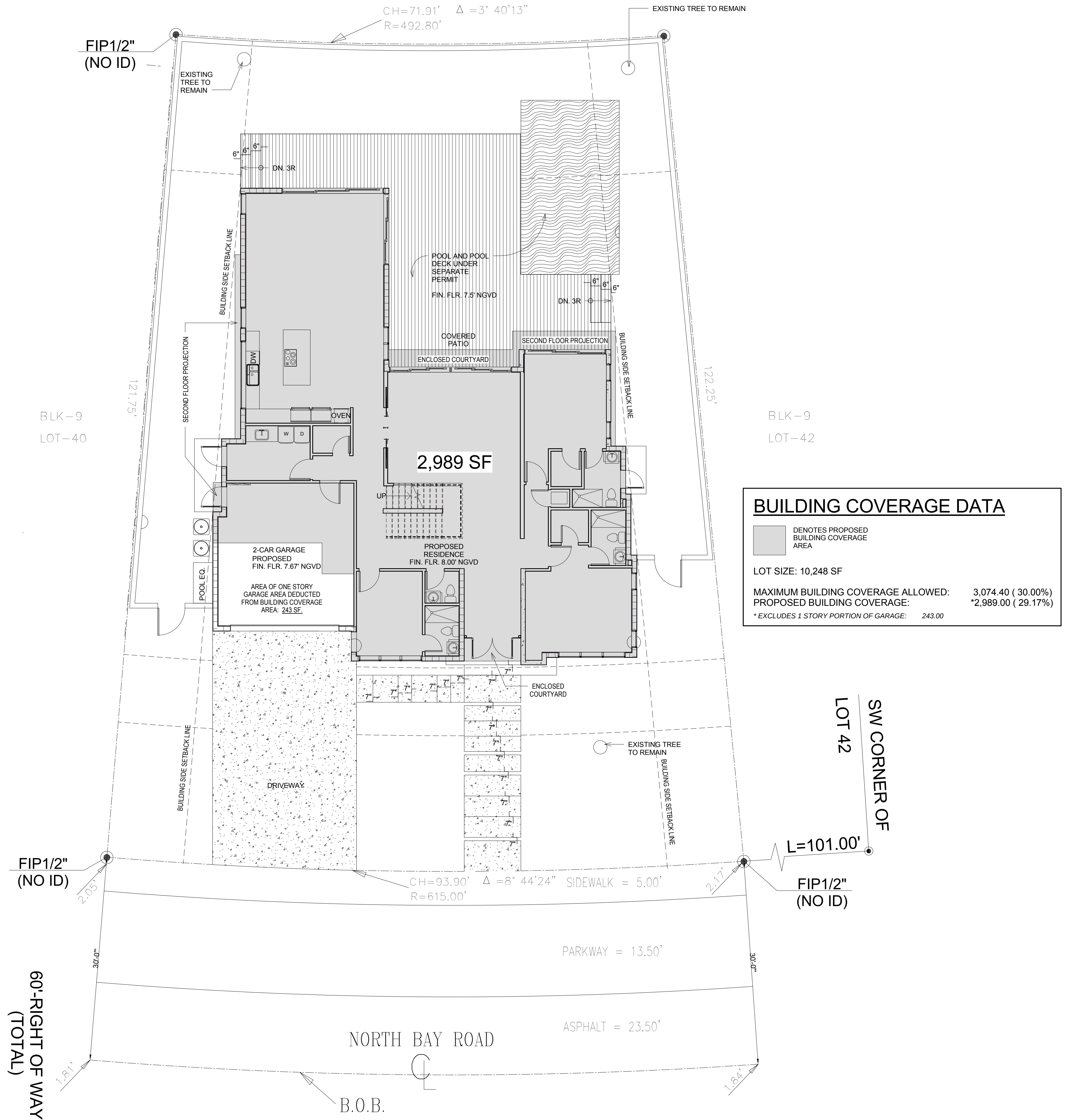
AERIAL

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rmethod
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JOSE RUBEN JIMENEZ
FLORIDA ARCHITECT
No. AR 94903



1 BUILDING COVERAGE DIAGRAM
1/8" = 1'-0"



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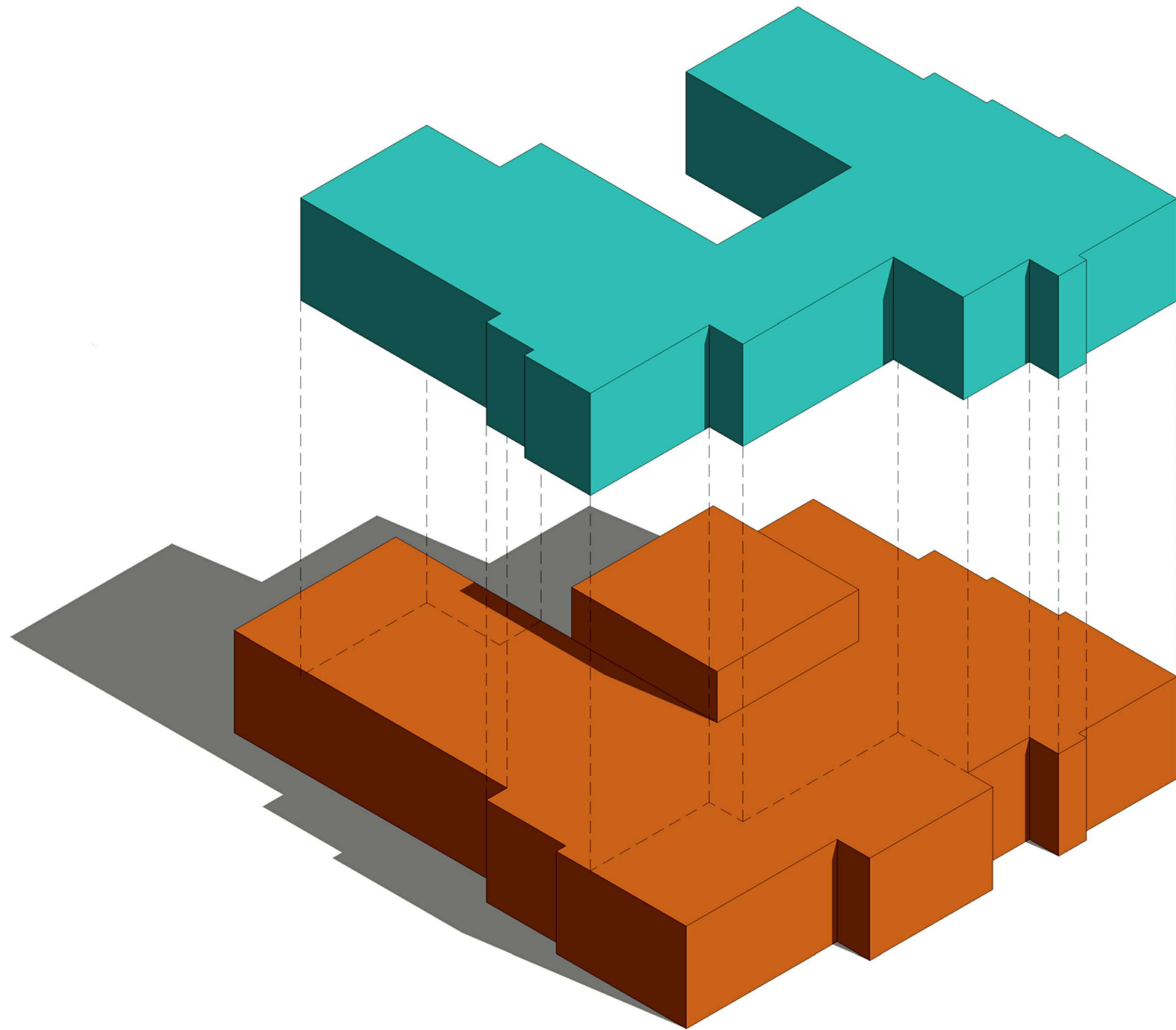
JOSE RUBEN JIMENEZ
FLORIDA ARCHITECT
No. AR 94903

Submittal / Revision No.	date
DD 1	04 / 07 / 16
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DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

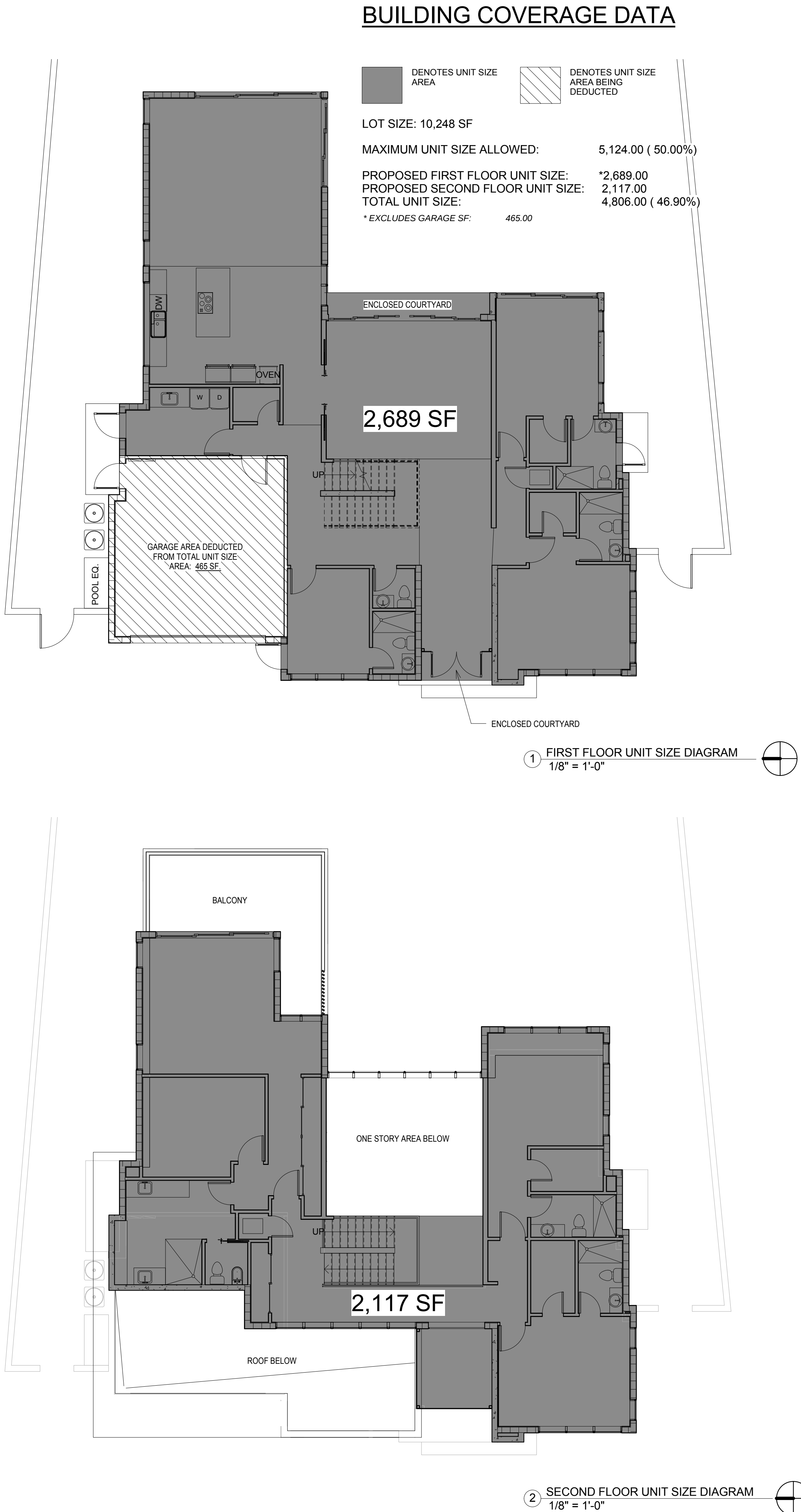
Project Number	15-0801
Date	06-17-16
Drawing Name	Building Coverage Diagram

Sheet Number
A 100.a



FLOOR RATIO PERCENTAGE	
ALLOWED:	
TOTAL SECOND FLOOR AREA NOT TO EXCEED 70.0% OF FIRST FLOOR TOTAL AREA	
PROVIDED:	
TOTAL FIRST FLOOR.....	3,154.00 S.F.
TOTAL SECOND FLOOR....	2,117.00 S.F. (67.1% OF FIRST FLOOR)

3 AXONOMETRIC VOLUME STUDY
N.T.S.



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2955 N. BAY RD.
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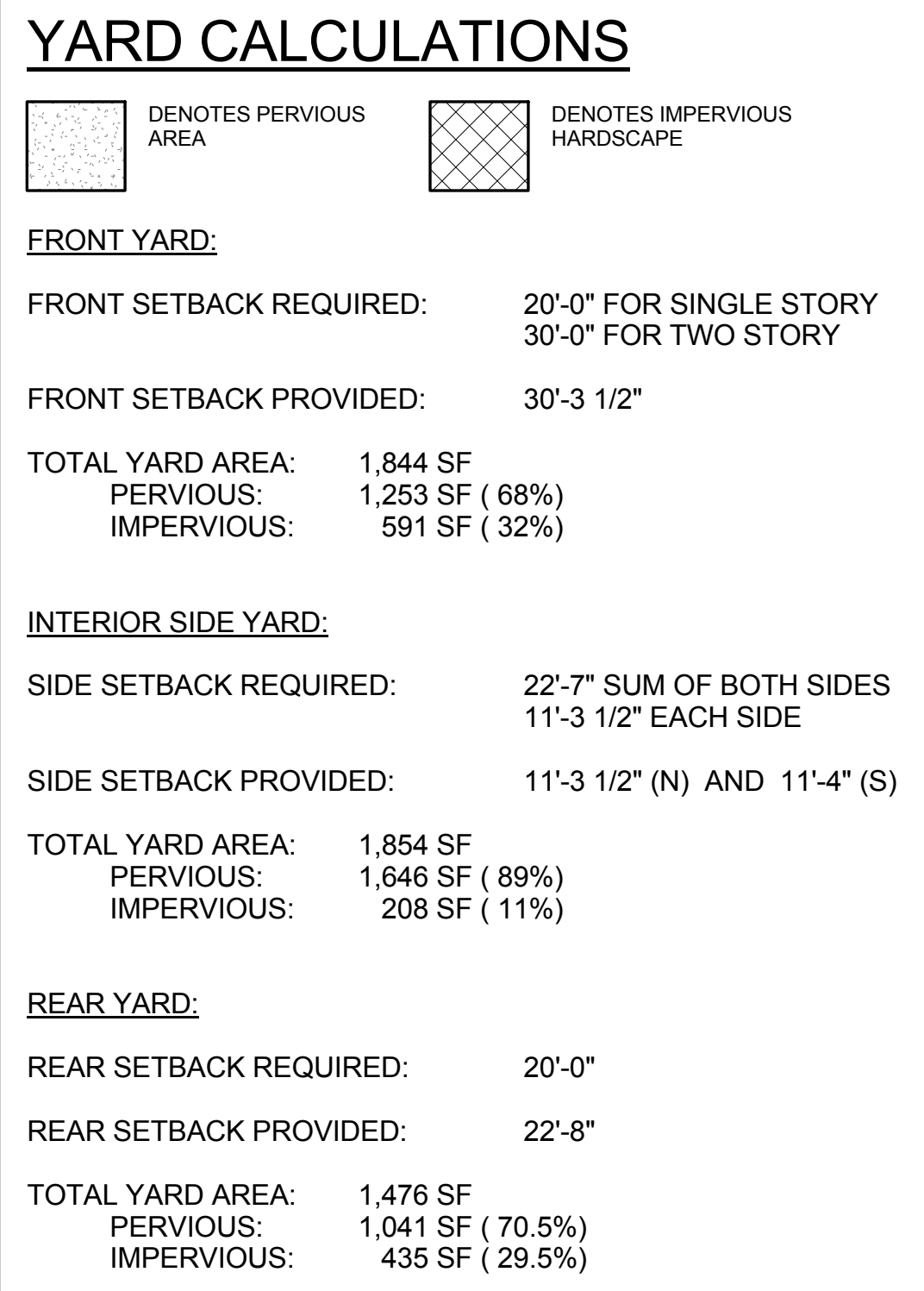
Project Number	15-0801
Date	06-17-16
Drawing Name	Unit Size Diagrams & Axonometric Volume Study
Sheet Number	

A 100.b

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DD 2	05 / 02 / 16
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DRB FINAL SUBMITTAL	06 / 17 / 16



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Tel info@r-method.net pl 305.914.5355

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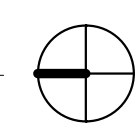
DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
**2955 N. BAY RD.
MIAMI BEACH, FL. 33140**

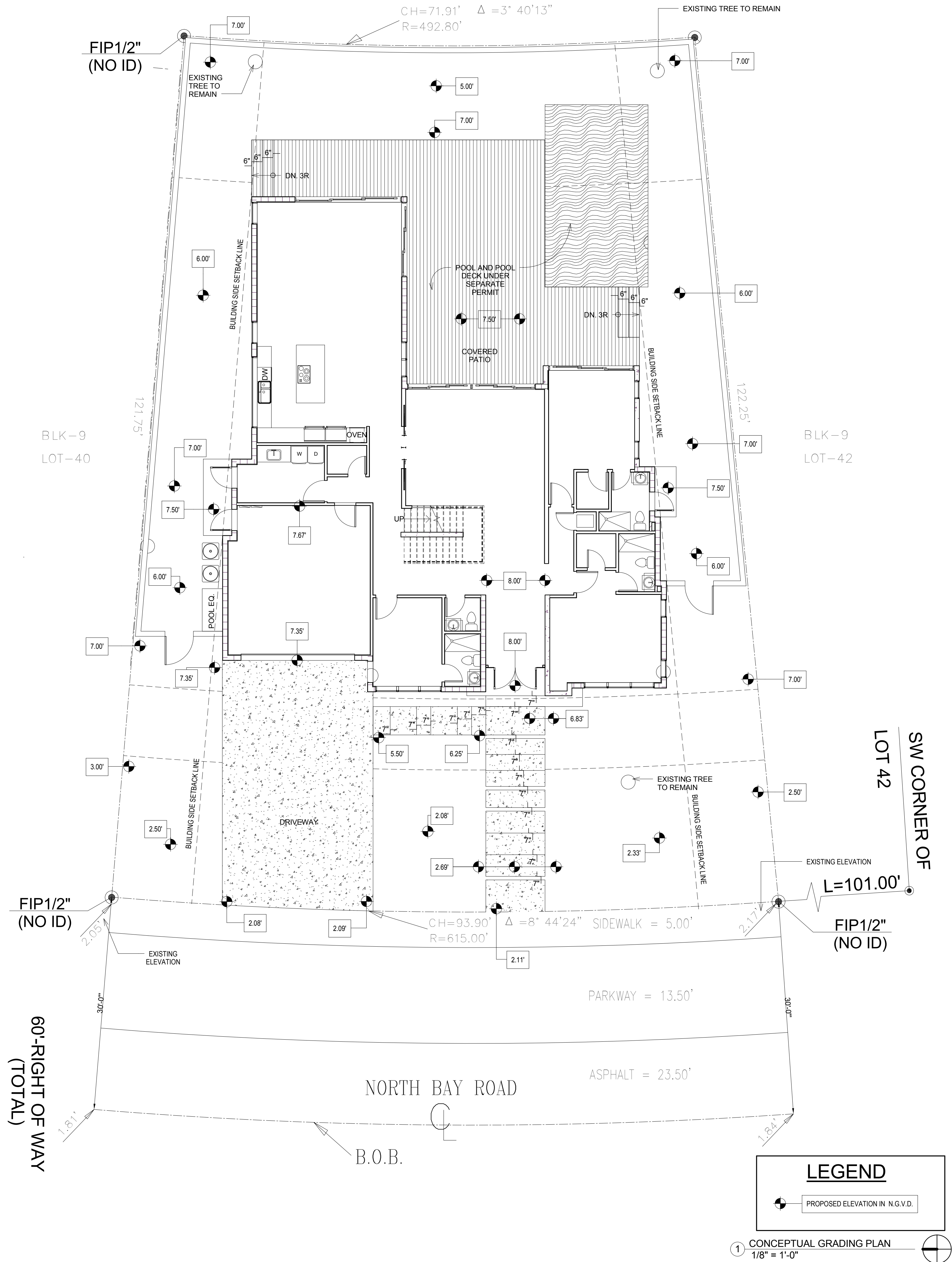
Project Number	15-0801
Date	06-17-16
Drawing Name	Required Yards Diagram

Sheet Number

A 100.c

1 REQUIRED YARDS DIAGRAM
1/8" = 1'-0"





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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801

Date
06-17-16

Drawing Name
**Conceptual
Grading Plan**

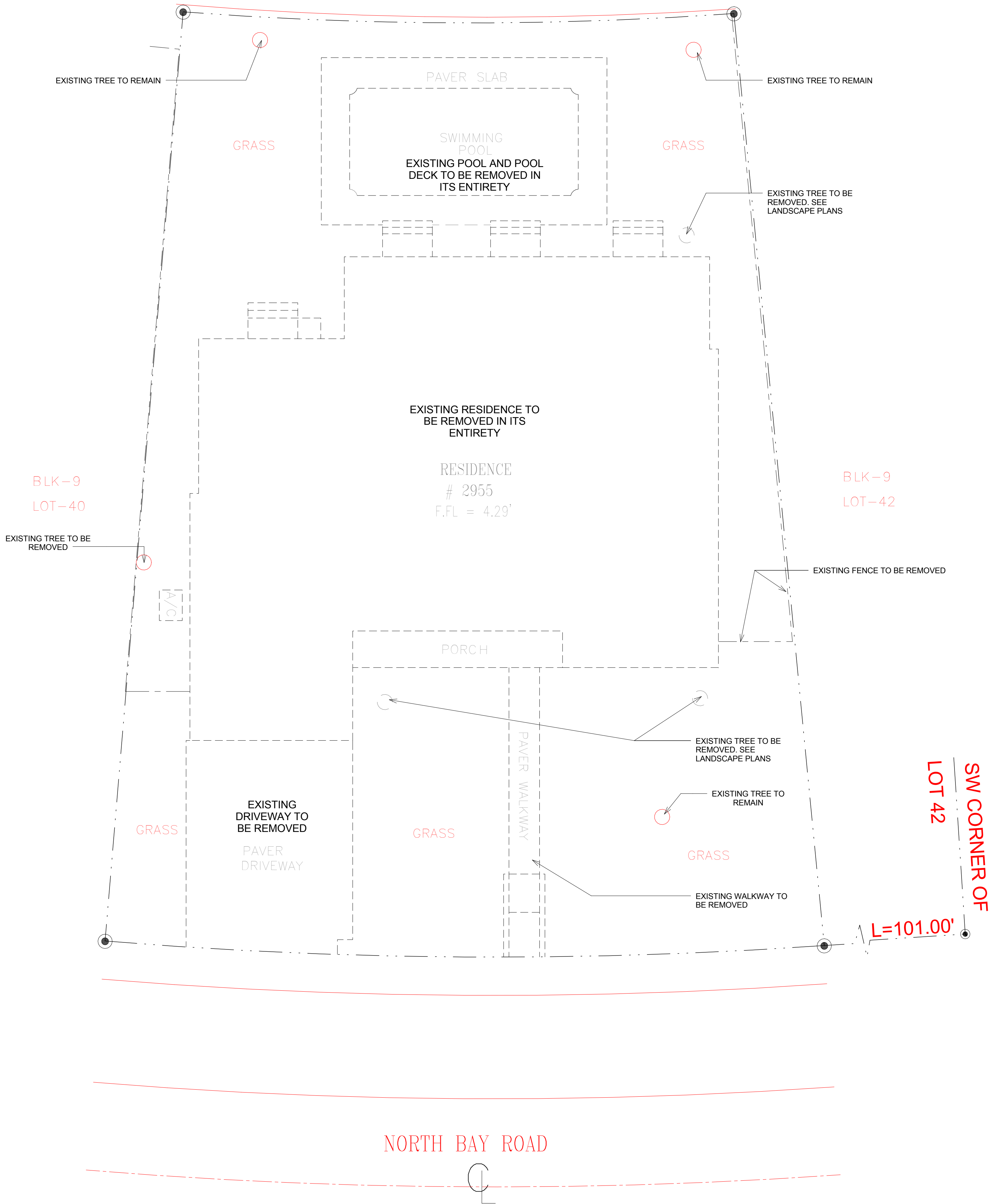
Sheet Number

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DRB FINAL SUBMITTAL	06 / 17 / 16



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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801

Date
06-17-16

Drawing Name
Demolition Plan

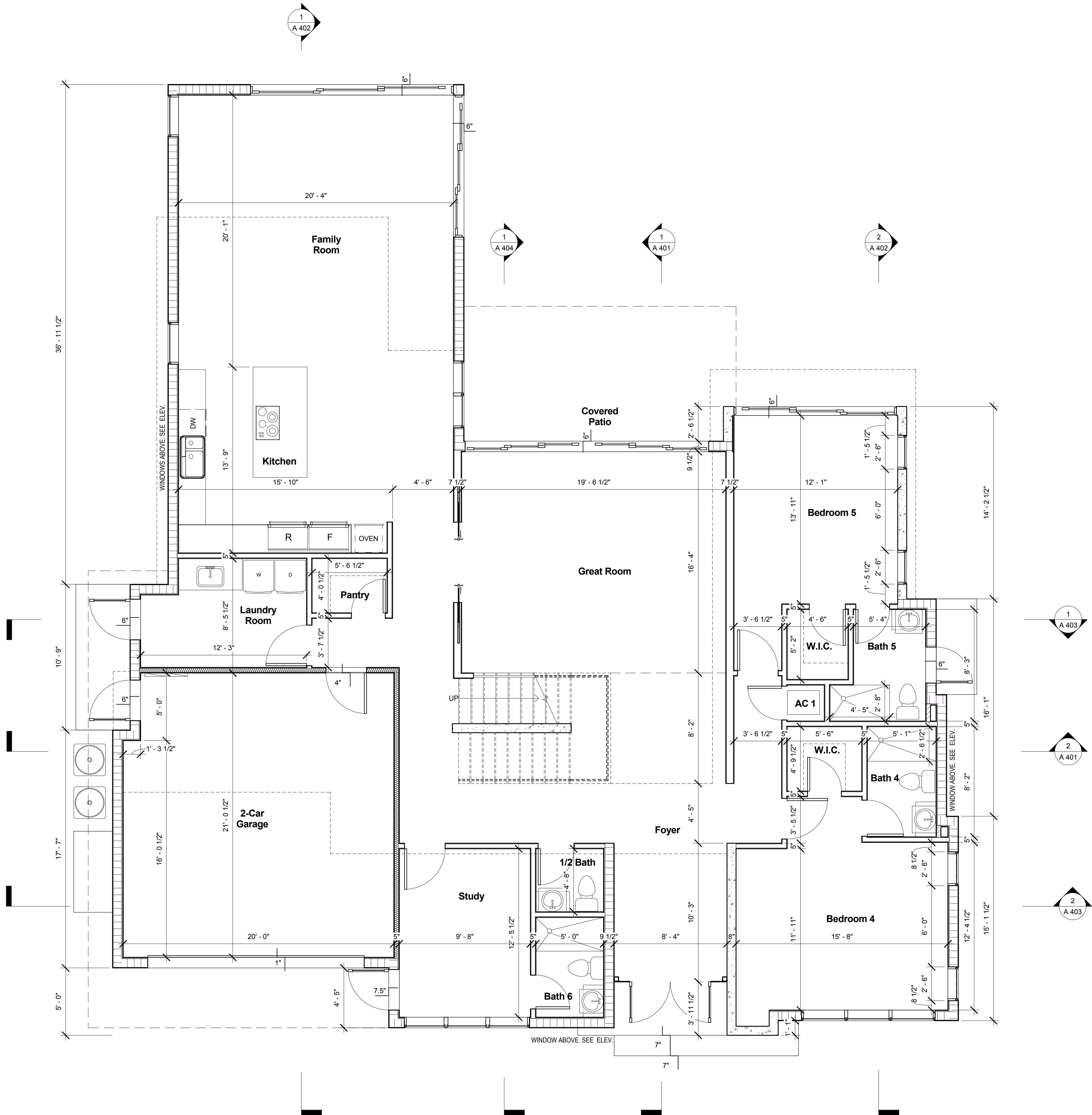
Sheet Number
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architecture
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Hollywood, Florida 33020
e info@r-method.net p 305 . 914 . 5355



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number	15-0801
Date	06-17-16
Drawing Name	Proposed First Floor Plan
Sheet Number	

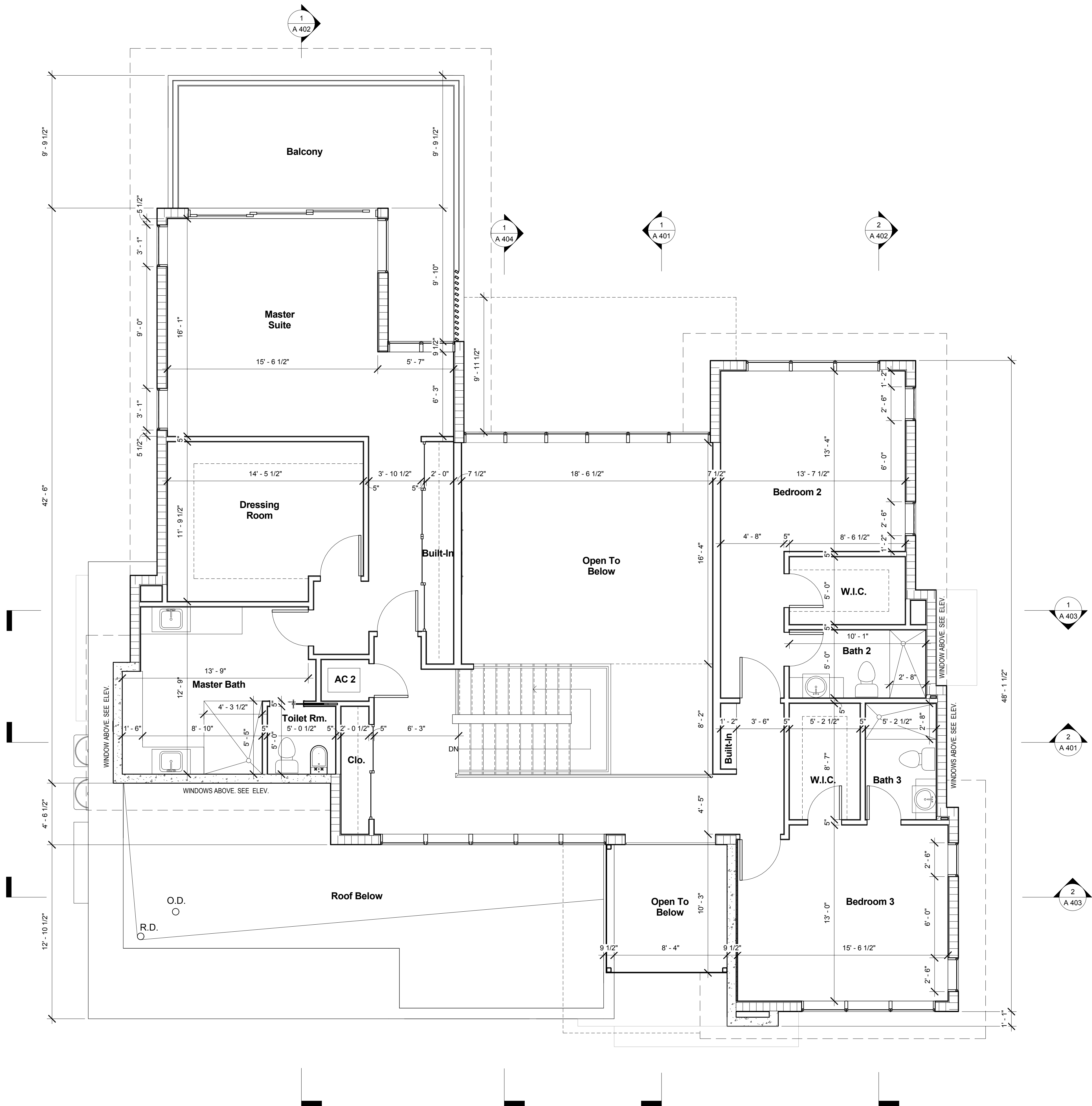
A 101

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EMBOSSED SEAL

Submittal / Revision No.	date
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DD 2	05 / 02 / 16
DD 4	05 / 09 / 16
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DRB FINAL SUBMITTAL	06 / 17 / 16

JOSE RUBEN JIMENEZ
HOLLYWOOD, FLORIDA 33020
FLORIDA ARCHITECT
No. AR 94903

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r-method, inc. #AA26002053
residential + retail
architecture
300 Oakwood Lane Suite 100
Hollywood, Florida 33020
e | info@r-method.net | p | 305 . 914 . 5355



1 LEVEL 2 FIN. FLOOR
1/4" = 1'-0"

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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801

Date
06-17-16

Drawing Name
**Proposed
Second Floor
Plan**

Sheet Number

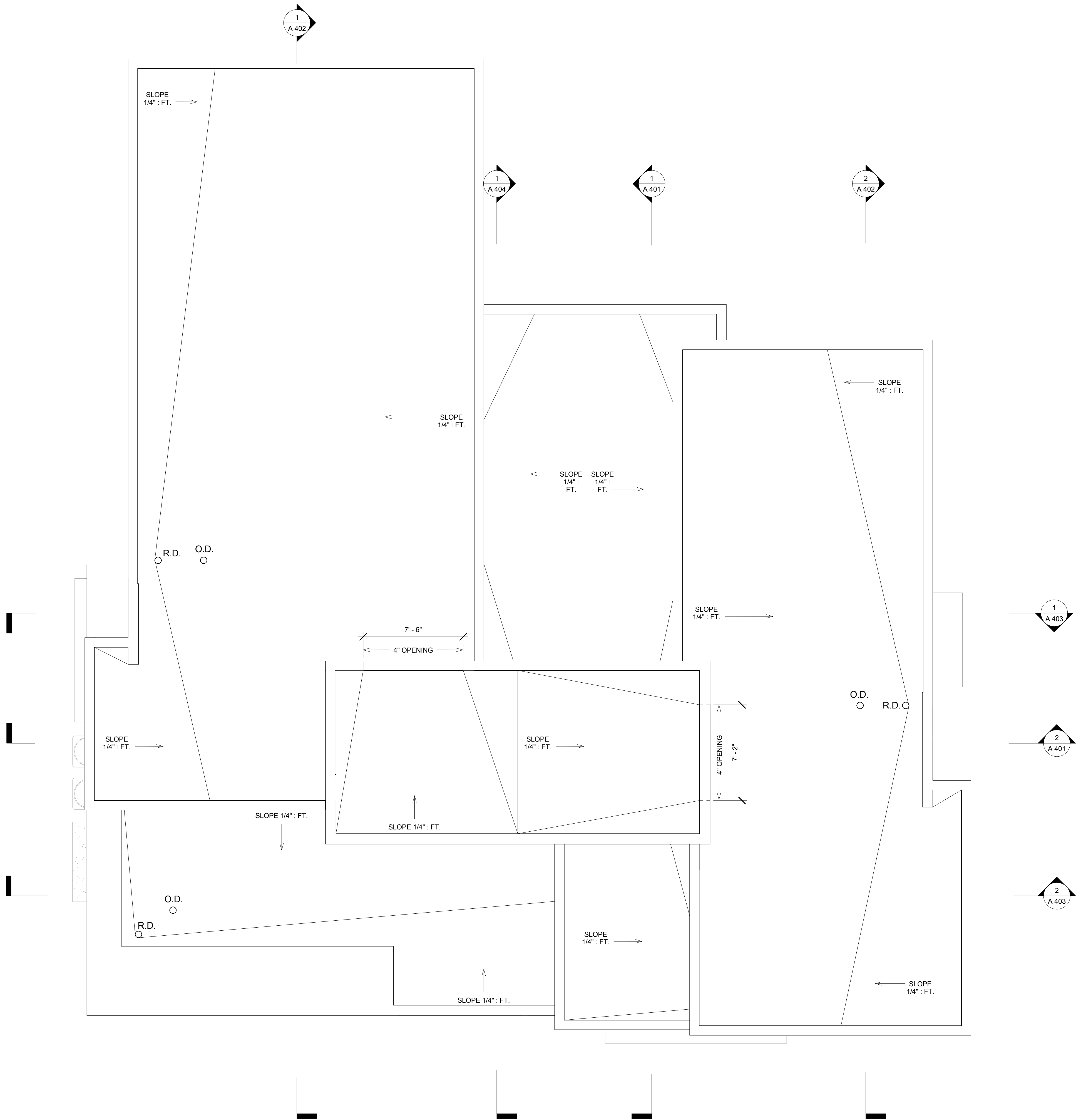
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Architect Seal
NOT VALID UNLESS IT BEARS AN
ORIGINAL SIGNATURE AND A
DATE OF EXPIRATION
EMBOSSED SEAL

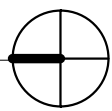
JOSE RUBEN JIMENEZ
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Hollywood, Florida 33020
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Submittal / Revision No.	date
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r-method, inc. #AA26002053
**residential + retail
architecture**
300 Oakwood Lane Suite 100
Hollywood, Florida 33020
e l info@r-method.net p l 305 . 914 . 5355



1 ROOF PLAN
1/4" = 1'-0"



DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801

Date
06-17-16

Drawing Name
Proposed Roof Plan

Sheet Number
A 104

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FLORIDA ARCHITECT
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DD 1	04 / 07 / 16
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DD 2	05 / 02 / 16
DD 4	05 / 09 / 16
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DRB FINAL SUBMITTAL	06 / 17 / 16



1 CONTEXTUAL ELEVATION
1/8" = 1'-0"



EAST SIDE OF N. BAY ROAD
04-25-2016

SUBJECT PROPERTY 2955 N. BAY RD.



WEST SIDE OF N. BAY ROAD
04-25-2016

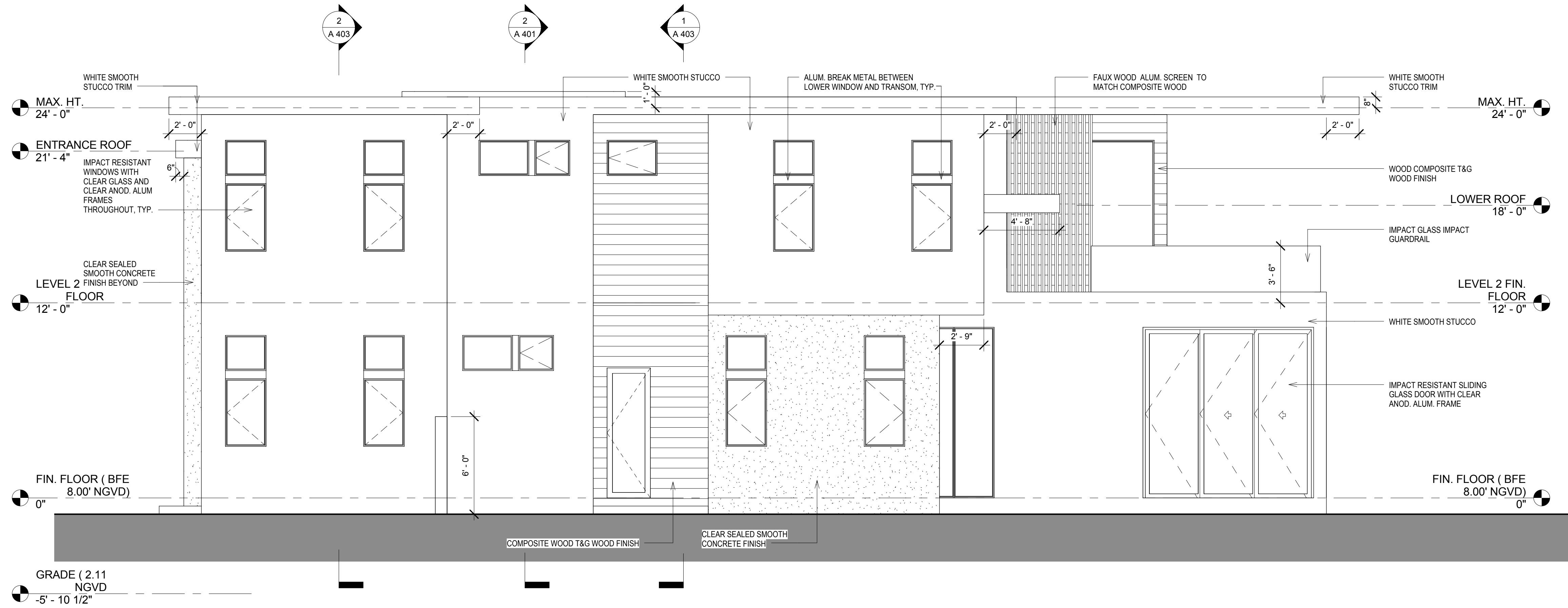
Submittal / Revision No.	date
DD 1	04 / 07 / 16
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DD 2	05 / 02 / 16
DD 4	05 / 09 / 16
DRB FIRST SUBMITTAL	06 / 03 / 16
DRB FINAL SUBMITTAL	06 / 17 / 16

DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

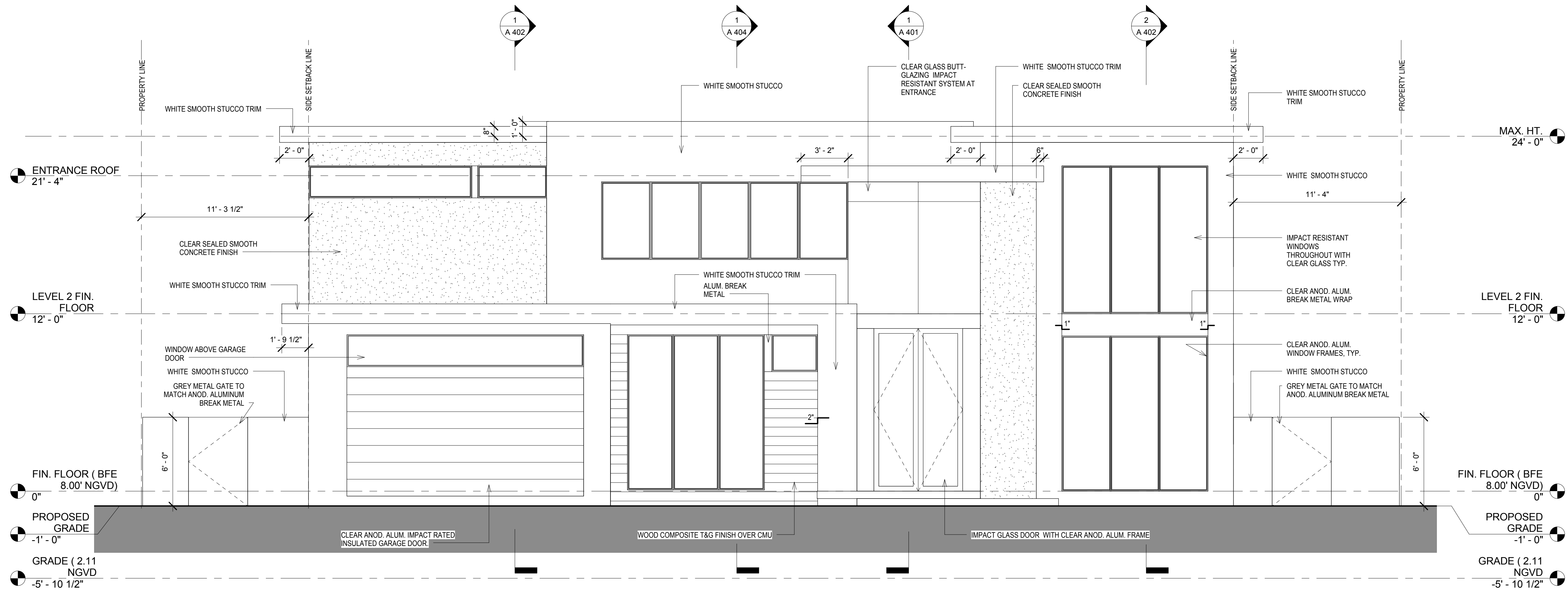
Project Number	15-0801
Date	06-17-16
Drawing Name	Neighborhood Context

Sheet Number

A 300



1 SOUTH
1/4" = 1'-0"



2 WEST (FRONT)
1/4" = 1'-0"

Submittal / Revision No.	date
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DD 2	05 / 02 / 16
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DRB FIRST SUBMITTAL	06 / 03 / 16
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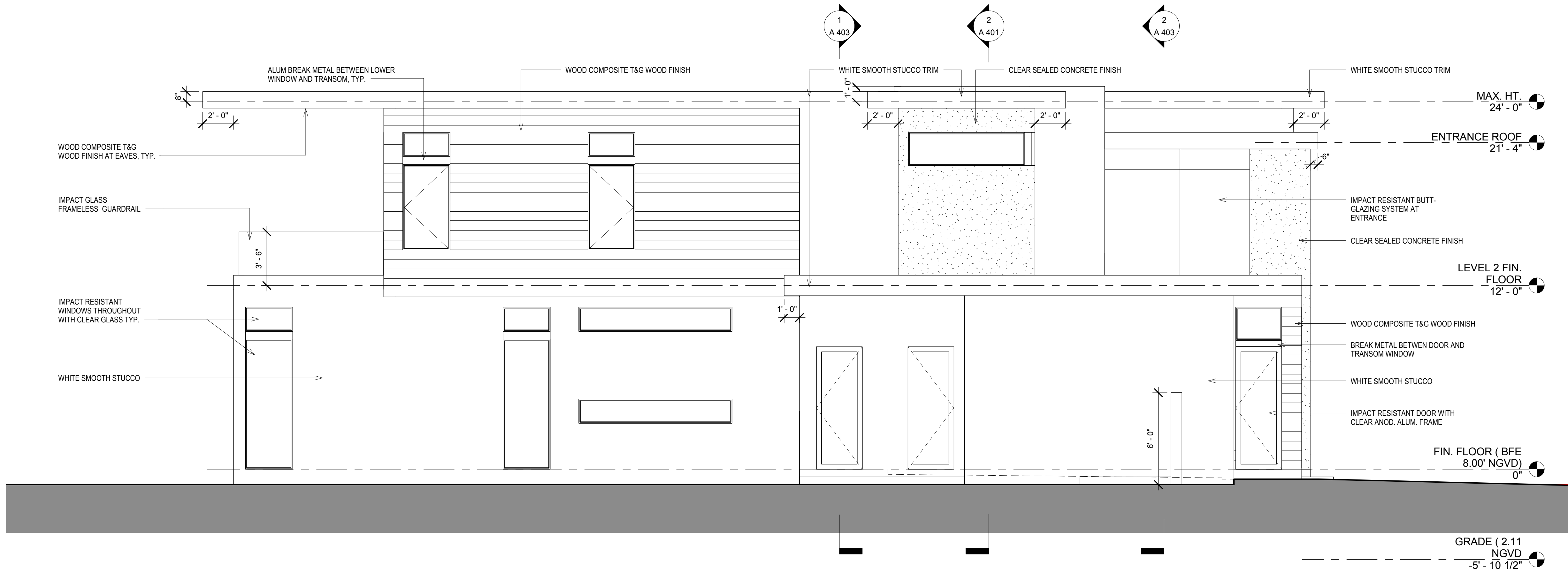
DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number
15-0801
Date
06-17-16
Drawing Name

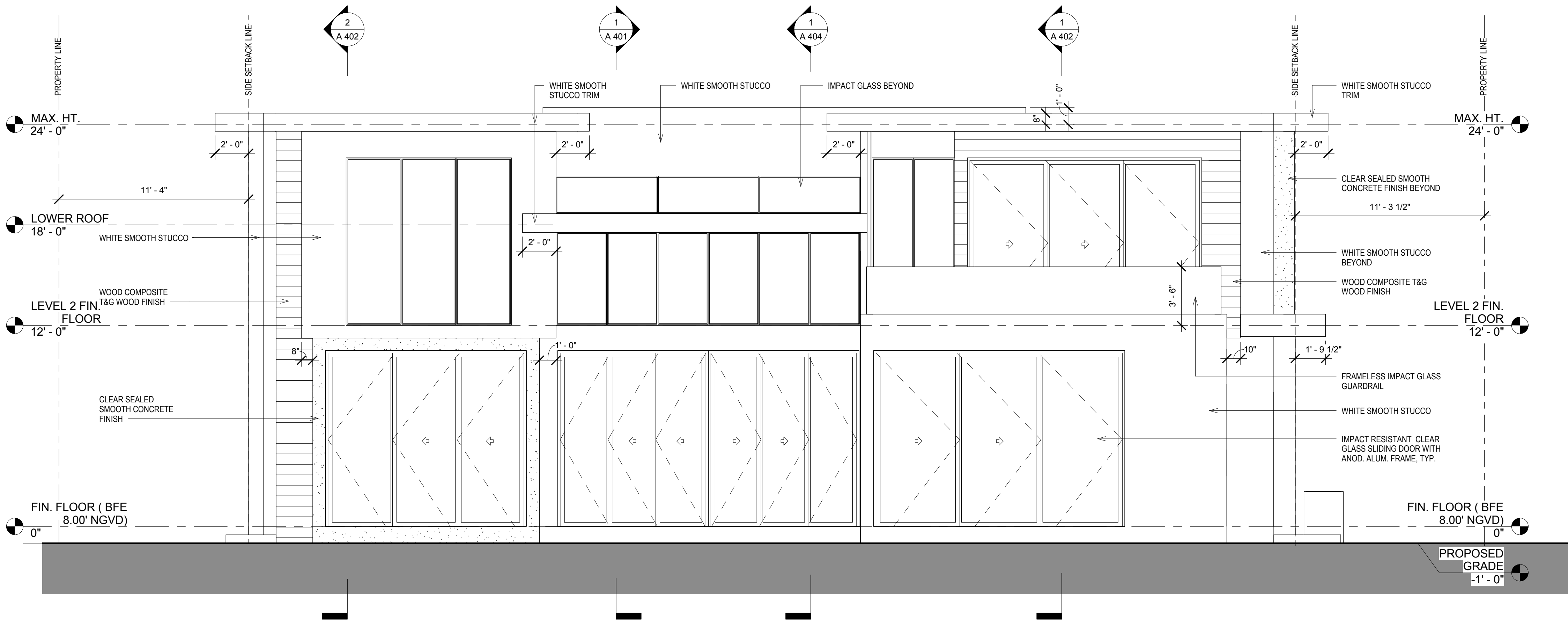
**Building
Elevations**

Sheet Number

A 301



① NORTH
1/4" = 1'-0"



② EAST SIDE (REAR)
1/4" = 1'-0"

Submittal / Revision No.	date
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DD 2	05 / 02 / 16
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DRB FIRST SUBMITTAL	06 / 03 / 16
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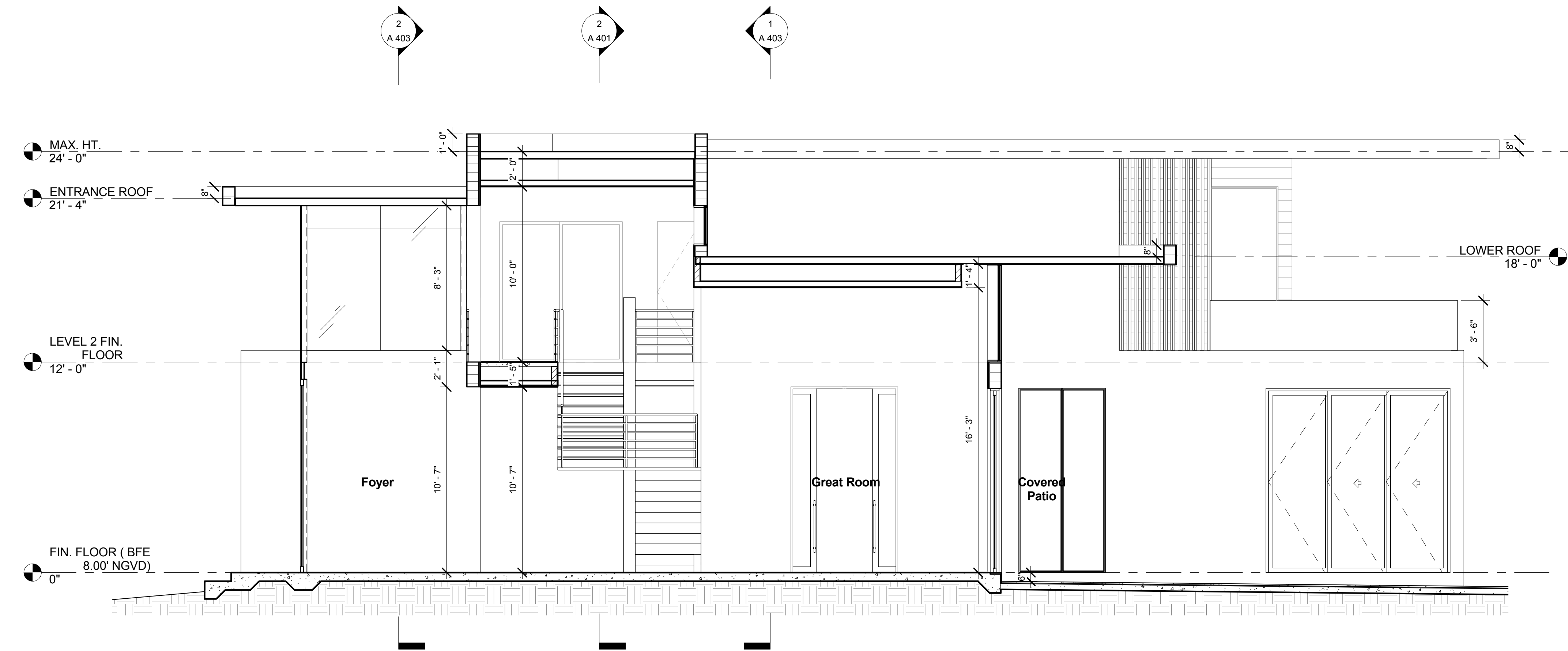
DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number	15-0801
Date	06-17-16
Drawing Name	

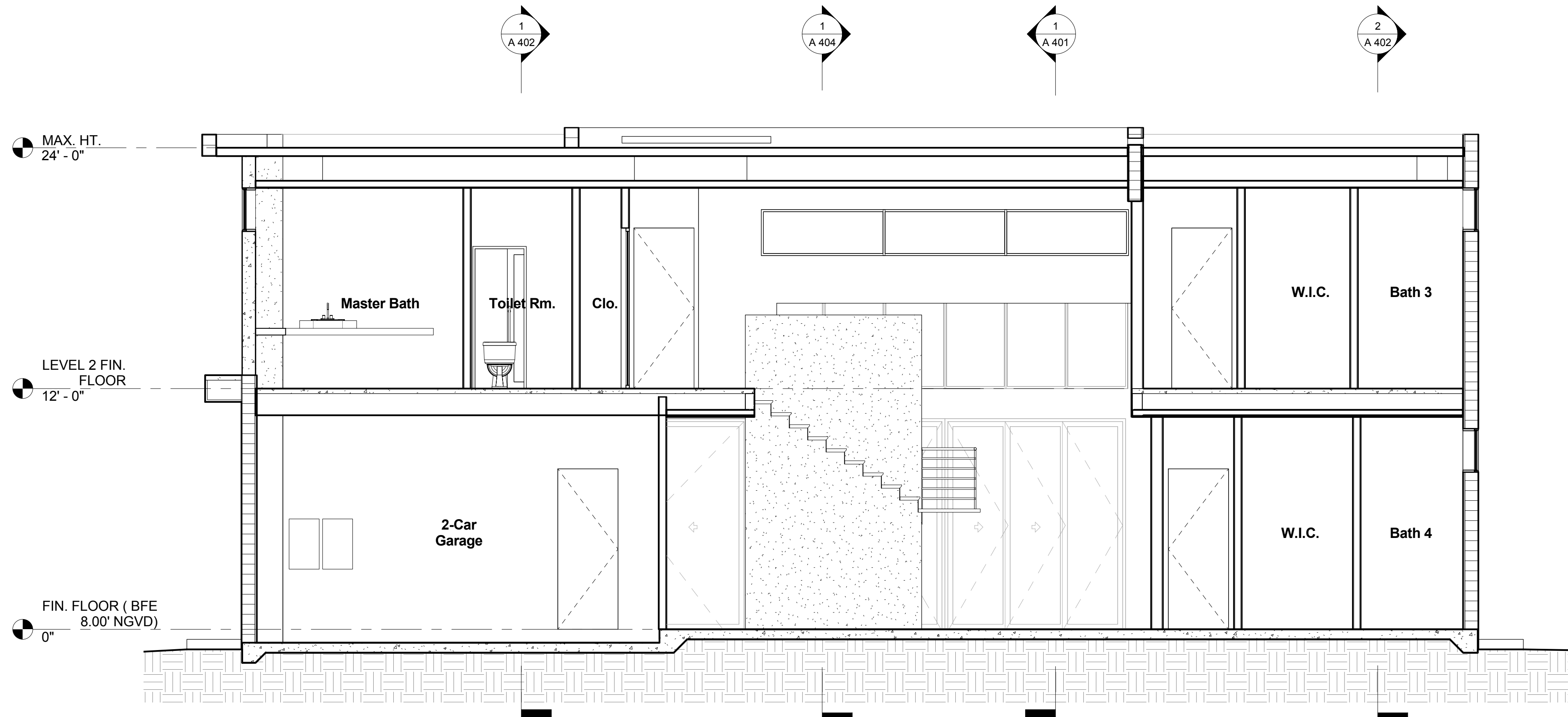
Building
Elevations

Sheet Number

A 302



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

Submittal / Revision No.	date
DD 1	04 / 07 / 16
DD 2	04 / 18 / 16
DD 2	05 / 02 / 16
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DRB FIRST SUBMITTAL	06 / 03 / 16
DRB FINAL SUBMITTAL	06 / 17 / 16

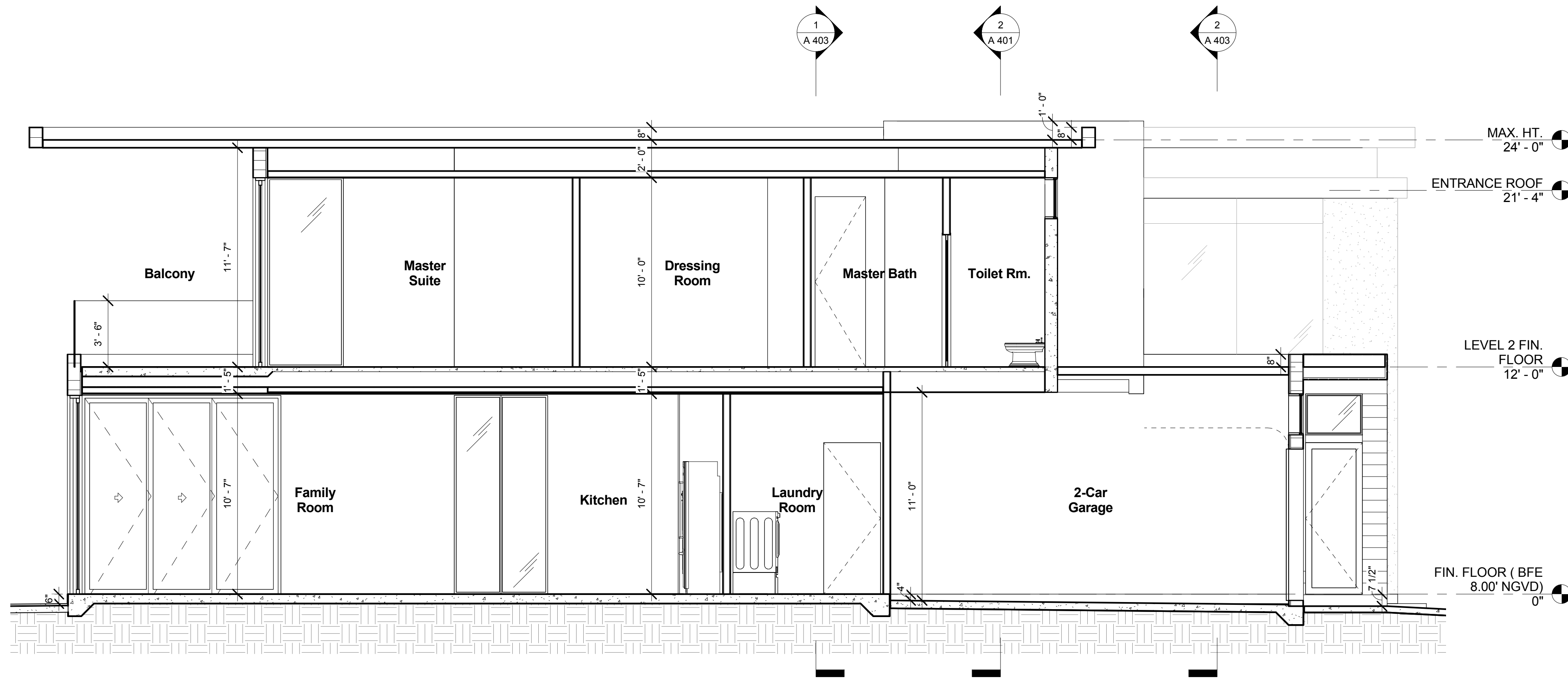
DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number	15-0801
Date	06-17-16
Drawing Name	

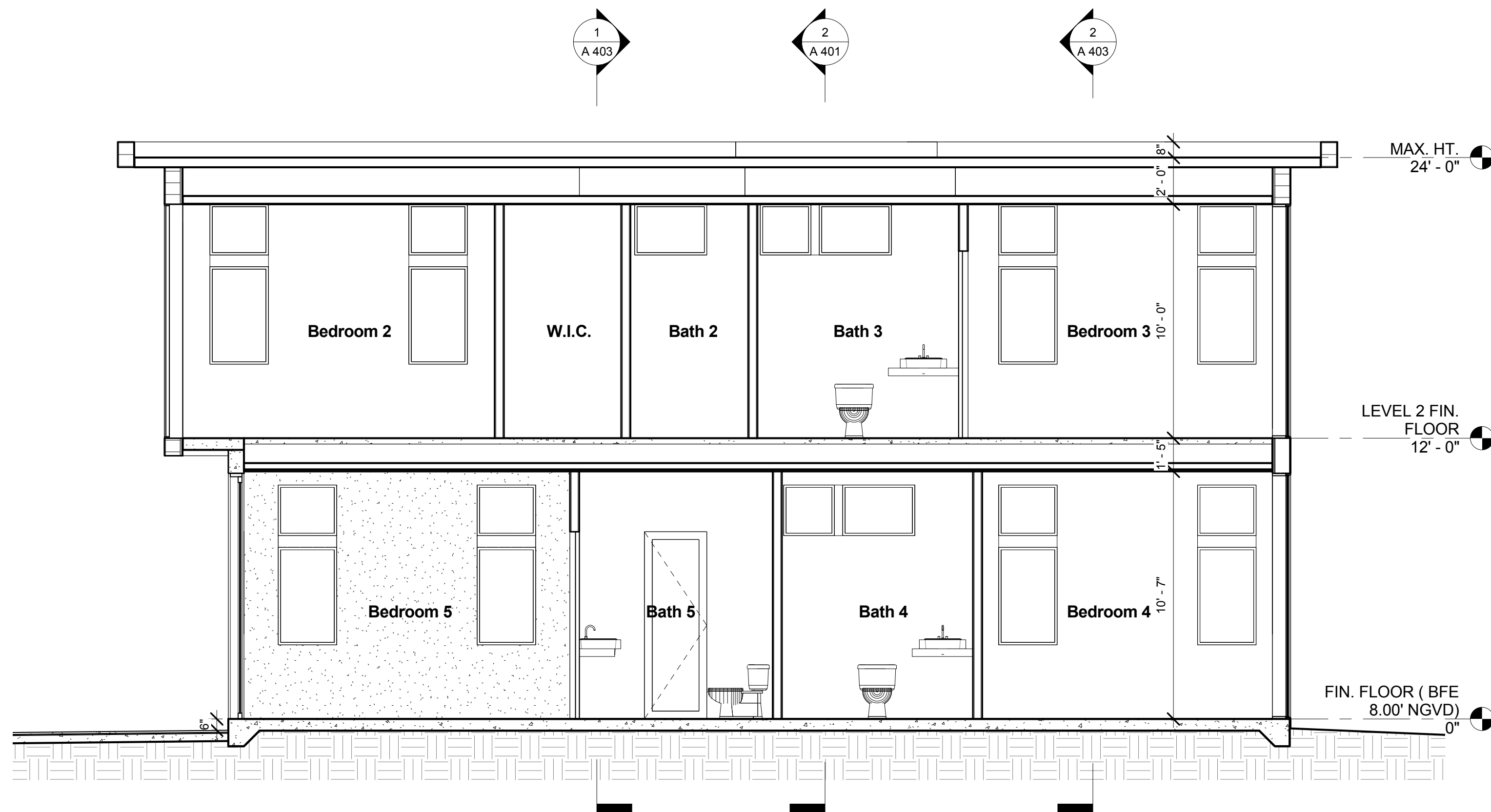
Building
Sections

Sheet Number

A 401



① Section 3
1/4" = 1'-0"



② Section 4
1/4" = 1'-0"

Submittal / Revision No.	date
DD 1	04 / 07 / 16
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DD 2	05 / 02 / 16
DD 4	05 / 09 / 16
DRB FIRST SUBMITTAL	06 / 03 / 16
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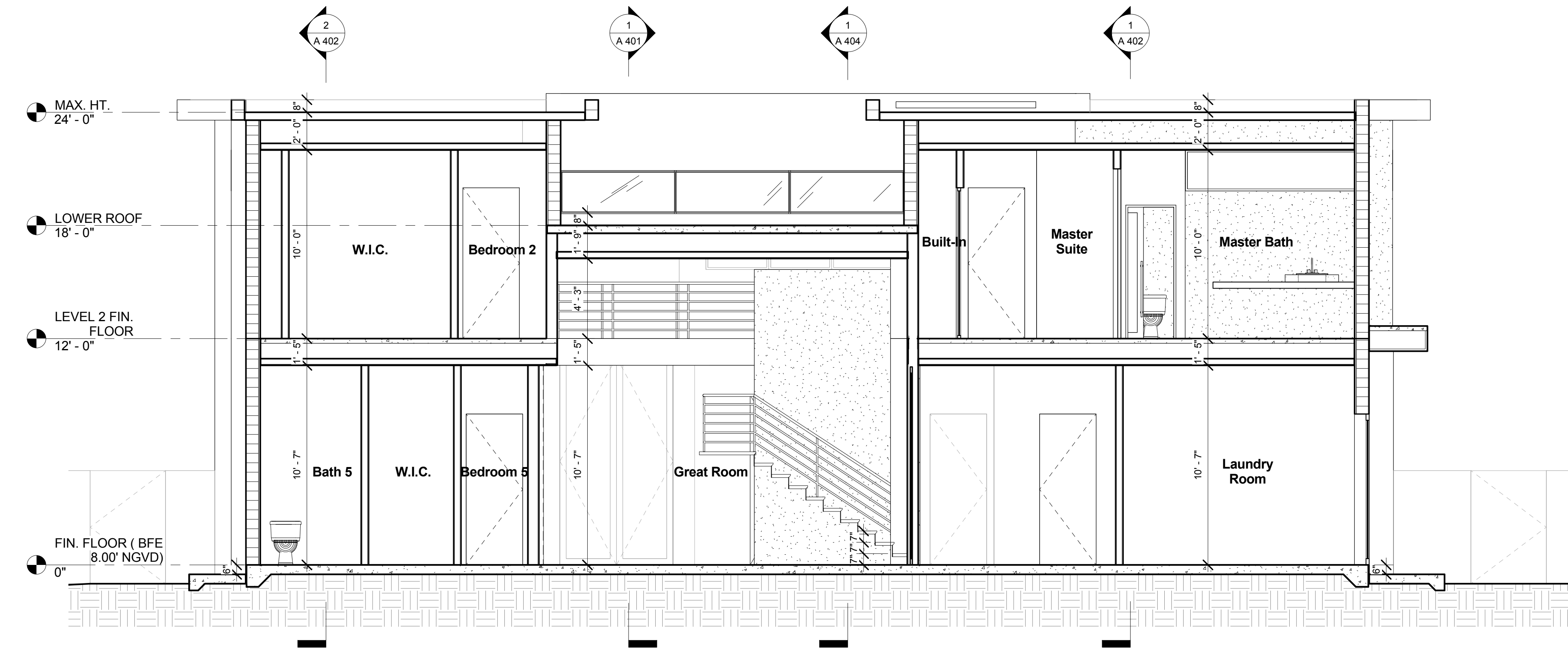
DRB FINAL SUBMITTAL 06/17/16
FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
MIAMI BEACH, FL. 33140

Project Number	15-0801
Date	06-17-16
Drawing Name	

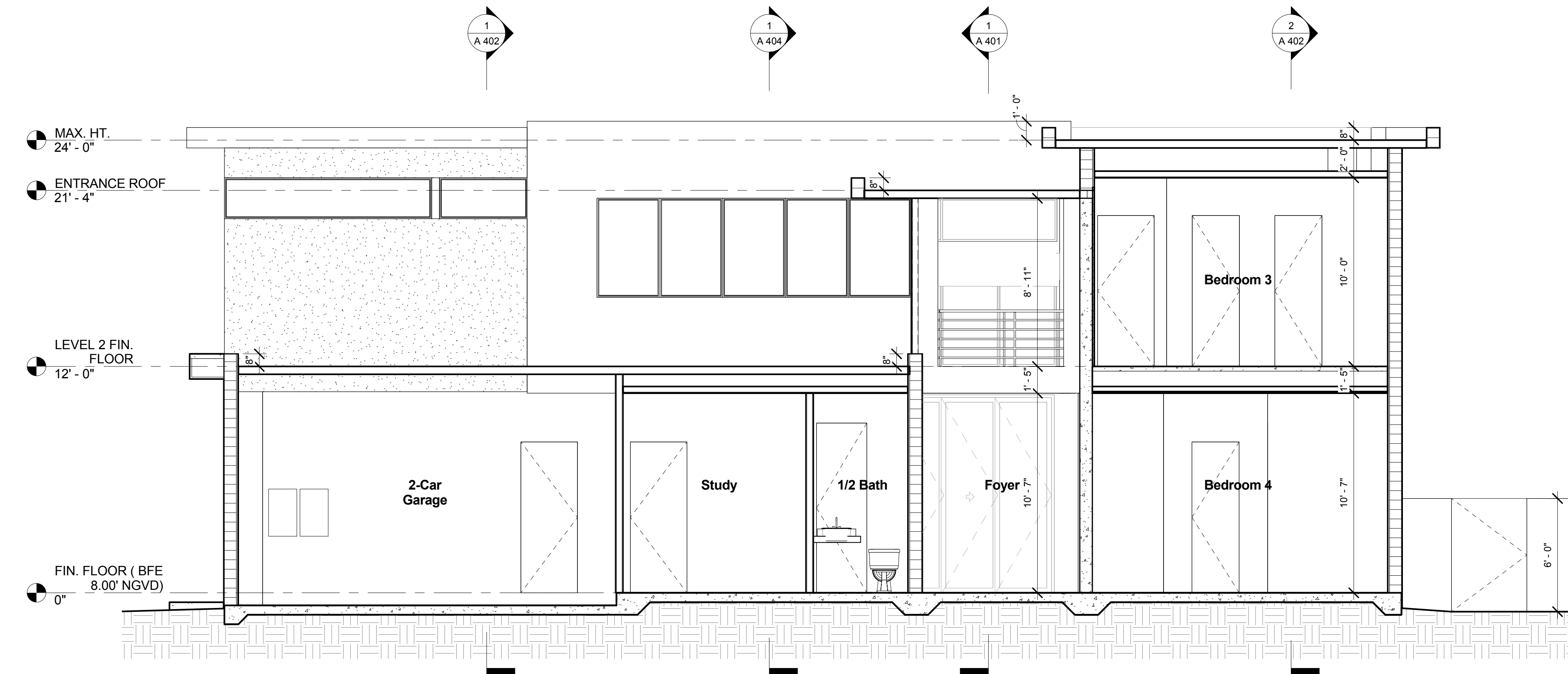
Building
Sections

Sheet Number

A 402



① Section 5
1/4" = 1'-0"



② Section 6
1/4" = 1'-0"

Submittal / Revision No.	date
DD 1	04 / 07 / 16
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DD 2	05 / 02 / 16
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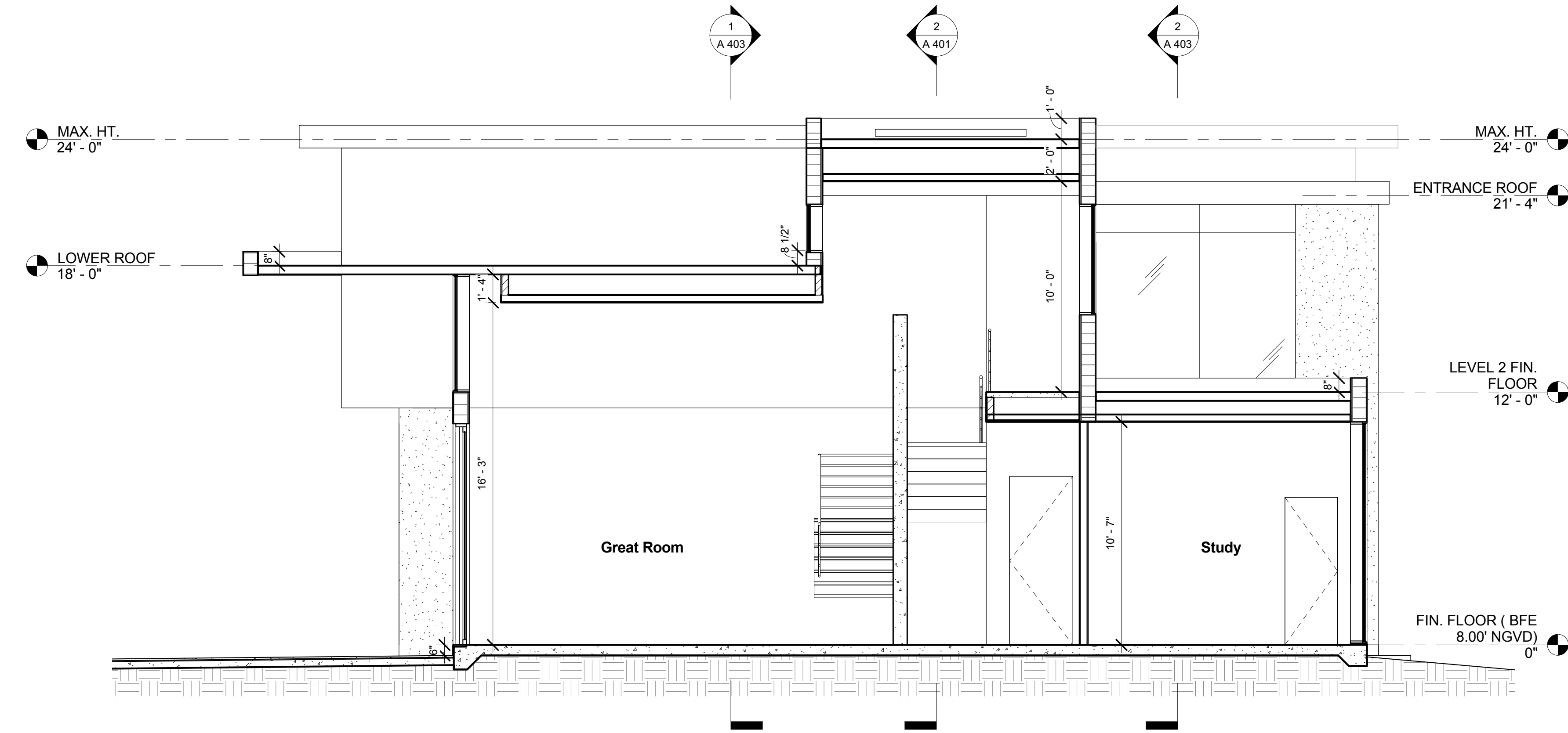
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FOR A NEW SINGLE FAMILY RESIDENCE AT:
2955 N. BAY RD.
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Project Number	15-0801
Date	06-17-16
Drawing Name	

Building
Sections

Sheet Number

A 403



① Section 7
1/4" = 1'-0"

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FLORIDA ARCHITECT
No. AR 94903

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DD 2	05 / 02 / 16
DD 4	05 / 09 / 16
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DRB FINAL SUBMITTAL	06 / 17 / 16

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Project Number	15-0801
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Drawing Name	

Sections

Sheet Number

A 404