



4747 RESIDENCE

4747 NORTH BAY ROAD, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD
FINAL SUBMITTAL:NOV DRB

NEW RESIDENCE

DESIGN REVIEW BOARD

4747 NORTH BAY ROAD

PRE-APPLICATION MEETING: AUGUST 13, 2018
FIRST CAP SUBMISSION: AUGUST 20, 2018
FINAL CAP SUBMITTAL: SEPTEMBER 07, 2018
DRB BOARD MEETING: NOVEMBER 06, 2018

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	CONSULTANTS	SCOPE OF WORK
GREG DAVIS GAGA HOLDINGS 4747 JOINT TRUST 8600 NW 36TH AVENUE MIAMI FLORIDA 33147	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH STREET SUITE 1106 MIAMI, FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM		- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY, AND LANDSCAPING



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BUILDING CARD

ON (11-20-'35)

S.C. STAMPLEMAN

Owner

11-20-'35

Mailing Address

Permit No. 2925

Lot 1-8 Block 3

Subdivision Neustilus

No. 4747 Street N. Bay Road

Date April 8, 1929

General Contractor Gano

Address 3222-11-056

Architect Same

Address

Front Depth Height

Stories Use Residence

Type of construction Frame

Cost \$20,000.00

Foundation Reinforced Concrete

Roof Tile

Plumbing Contractor Dulbs

3999

Address

Date 4-10-29

No. fixtures 14

Rough approved by

Date

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection 1

Septic tank

Make

Date

Electrical Contractor Lyon Elec. Co

#386

Address

Date 4-30-29

No. outlets 4g Heaters

Stoves Motors 1 Fans

Temporary service

Rough approved by

Date

Electrical Contractor Abbott

#836

Address

Date 10-25-29

No. fixtures set 29

Final approved by

Date

Date of service

Alterations or repairs 7608: Addition: Contractor, owner (McCarthy, supt)

\$1,500.00

Date Nov. 20-1935

BUILDING PERMIT # 15512- New sash (owner)

\$ 75.-

April 8-1941

ELECTRICAL PERMIT # 17067 - F.C. Ast Electric-

4 switch, 3 light outlets; 8 receptacles, 3 fixtures,

1 center of distribution - April 28, 1941

BUILDING PERMIT # 17825... Repair sidewalk... day labor...

\$ 75: ..Nov. 26, 1943

PLUMBING PERMIT #19250....Gibson-15 sprinkler heads-----

2-4-46

BUILDING PERMIT #40945 "FOR SALE" sign, per ord. #1024: owner: \$ 1:

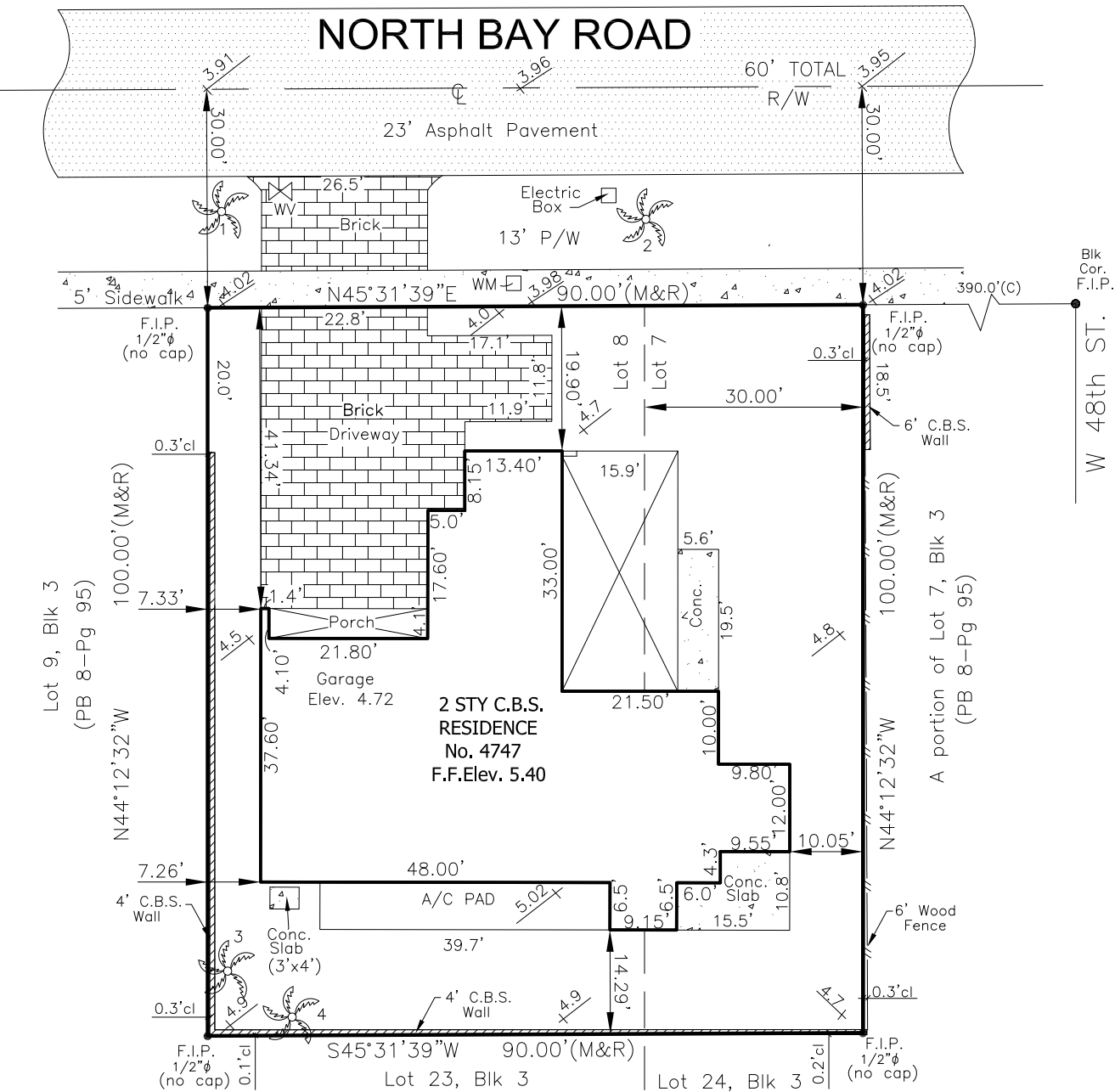
Mar 17, 1953

Building Permits: #50468 by owner "For Sale" sign as per new Ord. 1216
#84979 - Florida State Construction - Marble-Glaze - \$3,382.00 9/8/70
176905 Youngblood Co.: Cement tile on roof - \$1950 - 8/23/66 Tin Cap OK McLaughlin 9/13/66
85737 - Florida State Constructors - clean and marbieglaze roof. \$800.00 12/4/70

RICAL PERMIT #40637 Hatcher Electric: 3 Appliance Outlets, 1 Service Equipment: Oct 15, 1953
5 Astor Electrical Serv.Inc.: 1 water heater outlet - 12/11/61
-Mack Electric-1 150 amps service-4-26-73

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	25'
2	ROYAL PALM	ROYSTONIA ELATA	0.8'	18'	8'
3	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	20'	8'
4	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	20'	8'

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LOCATION MAP

SCALE: NTS



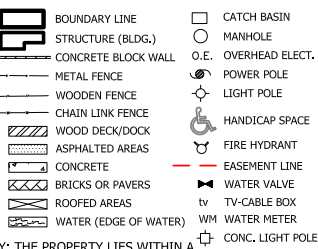
SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk./Cor. = BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D./H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D./H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
Σ = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)



CERTIFIED TO:
TODD GLASER

SITE ADDRESS: 4747 N BAY ROAD MIAMI BEACH, FL. 33140

JOB NUMBER: 18-510

DATE OF SURVEY: MAY 8, 2018

FOLIO NUMBER: 02-3222-011-0560

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **9,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-132-R**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.44°12'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 48th ST., AS SHOWN ON PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 8, IN BLOCK 3, OF NAUTILUS SUBDIVISION OF THE MIAMI BEACH BAY SHORE CO., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO THAT PART OF LOT 7, IN BLOCK 3, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF BAY ROAD AT THE POINT OF INTERSECTION WITH THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3, OF NAUTILUS SUBDIVISION;THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTHEASTERLY AT A RIGHT ANGLE TO THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 100 FEET TO THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION A DISTANCE OF 30 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3 OF NAUTILUS SUBDIVISION A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

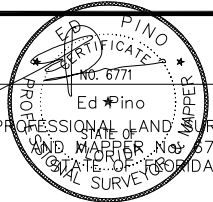
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors



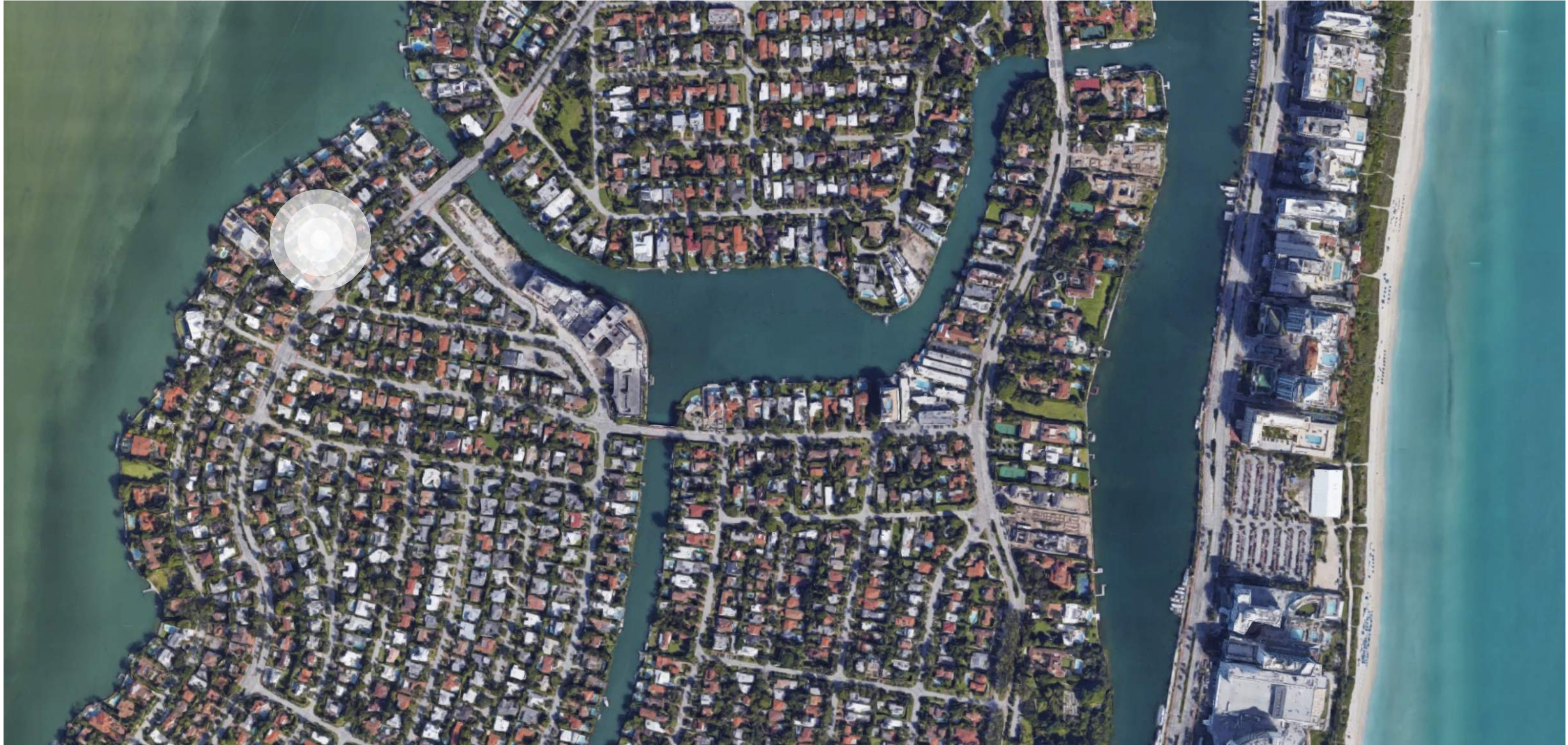
LB 6683

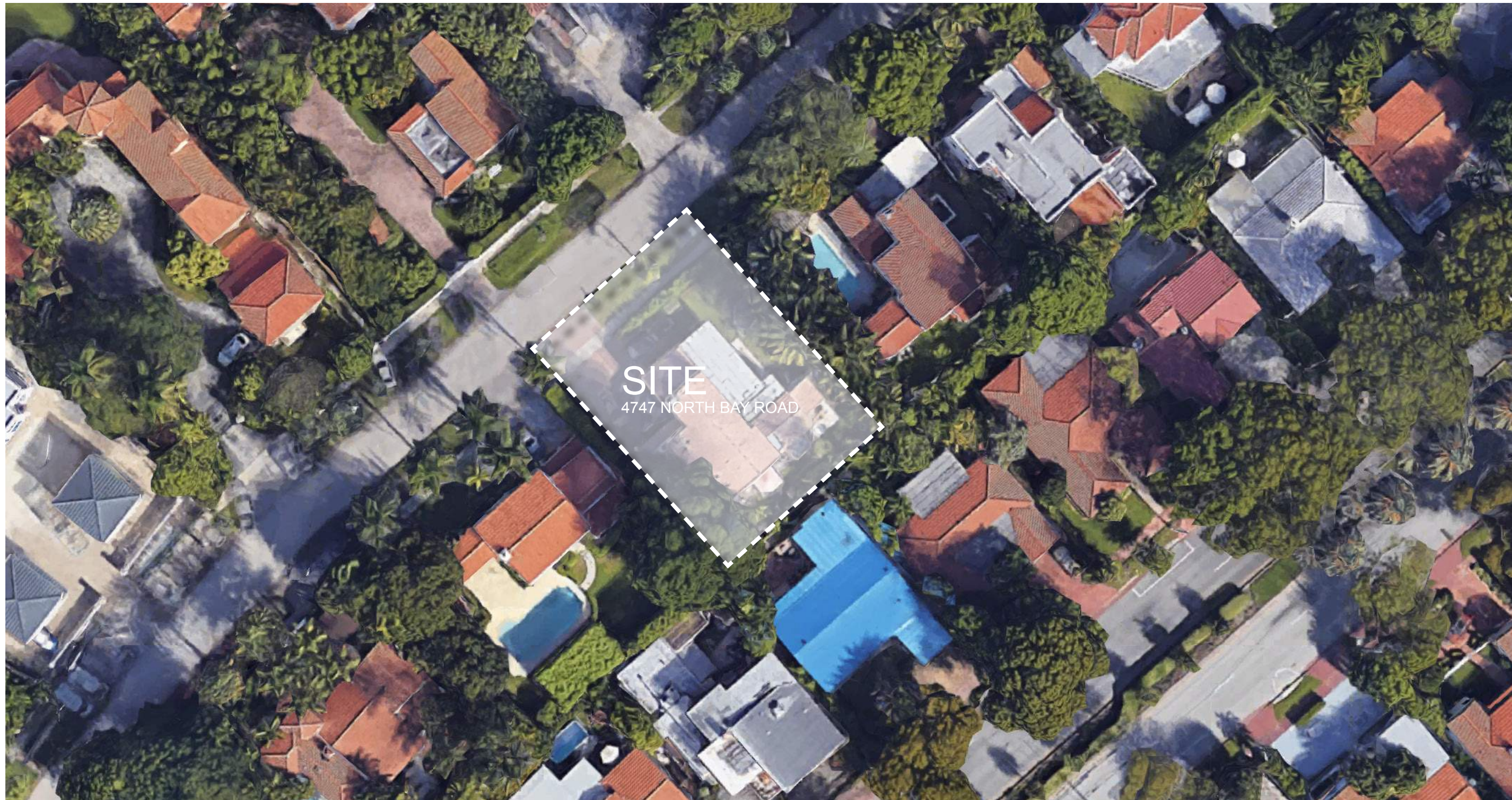
9370 S.W. 72nd Street, Suite A-102
Miami, Florida, 33173
PH: (305) 598-5101 FAX: (305) 598-8627
ASOMIAM.COM



DATE : MAY 10 , 2018

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

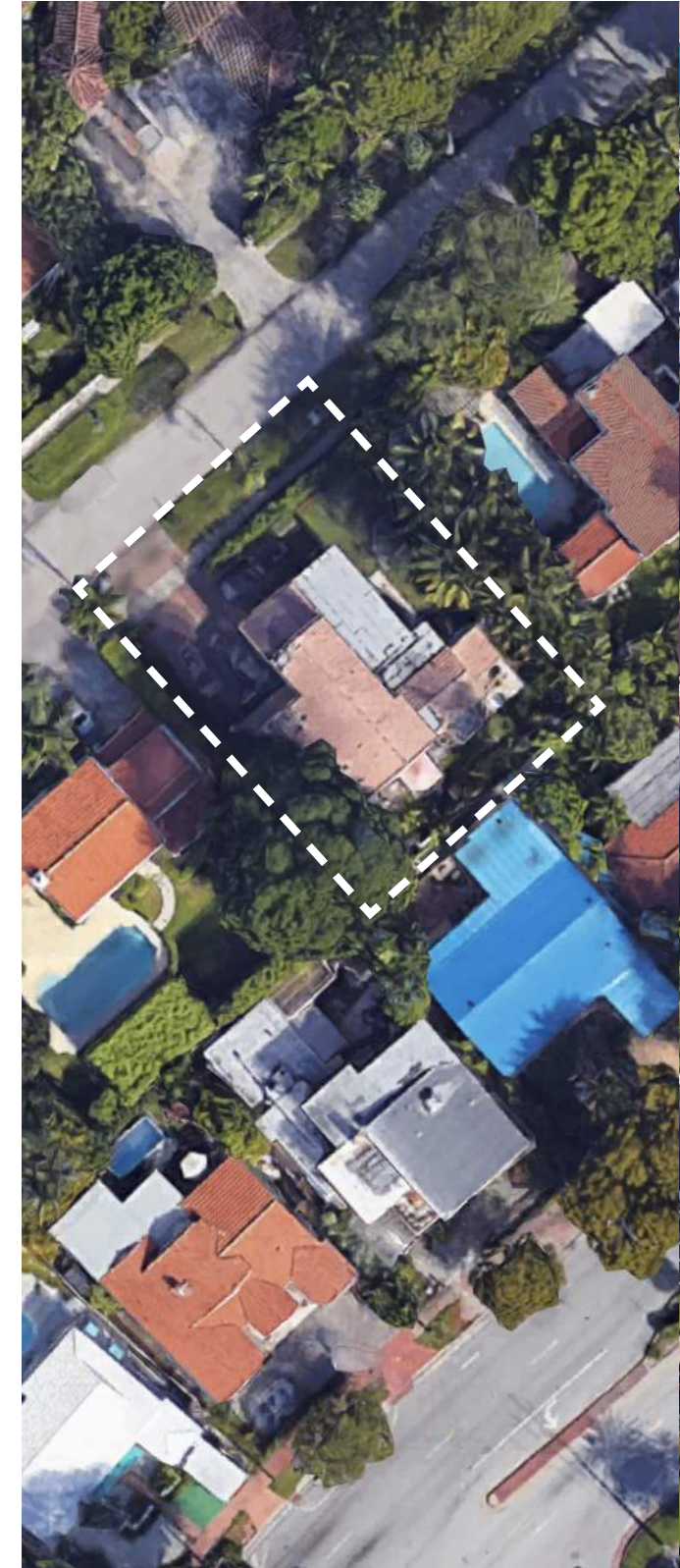




NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR



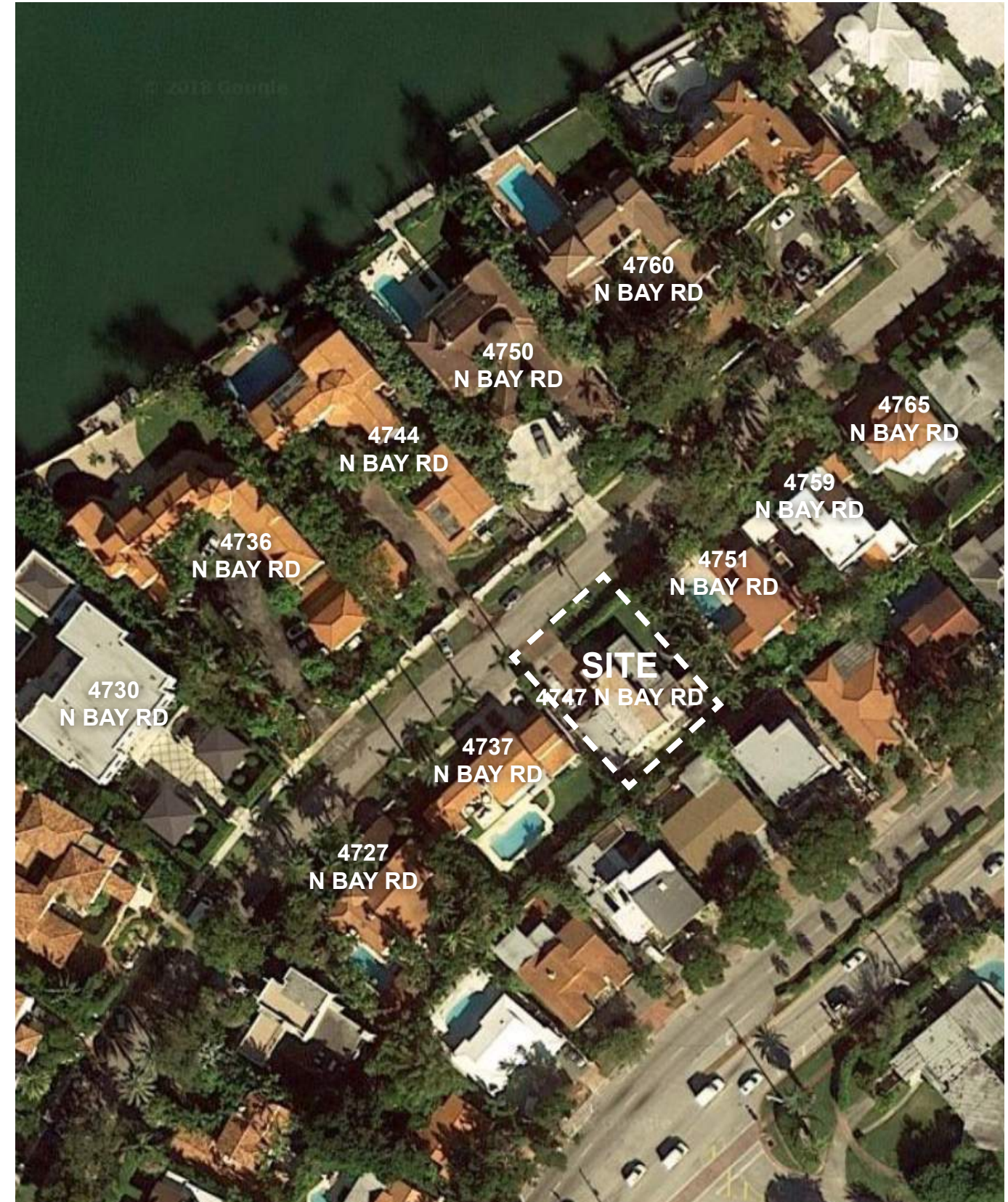
NEIGHBORHOOD ANALYSIS - CONTEXT



4759 NORTH BAY ROAD



4751 NORTH BAY ROAD



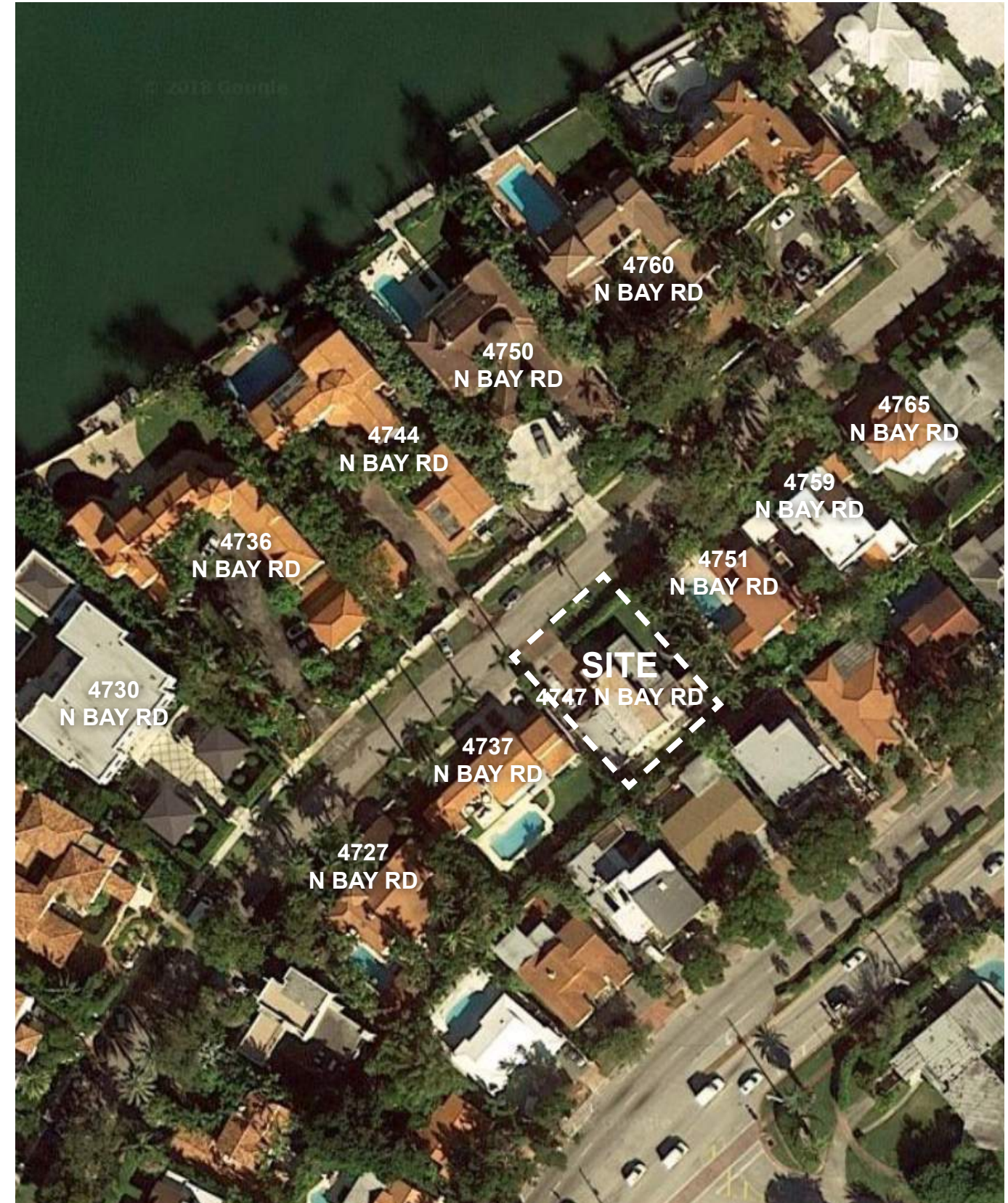
NEIGHBORHOOD ANALYSIS - CONTEXT



4737 NORTH BAY ROAD



4727 NORTH BAY ROAD



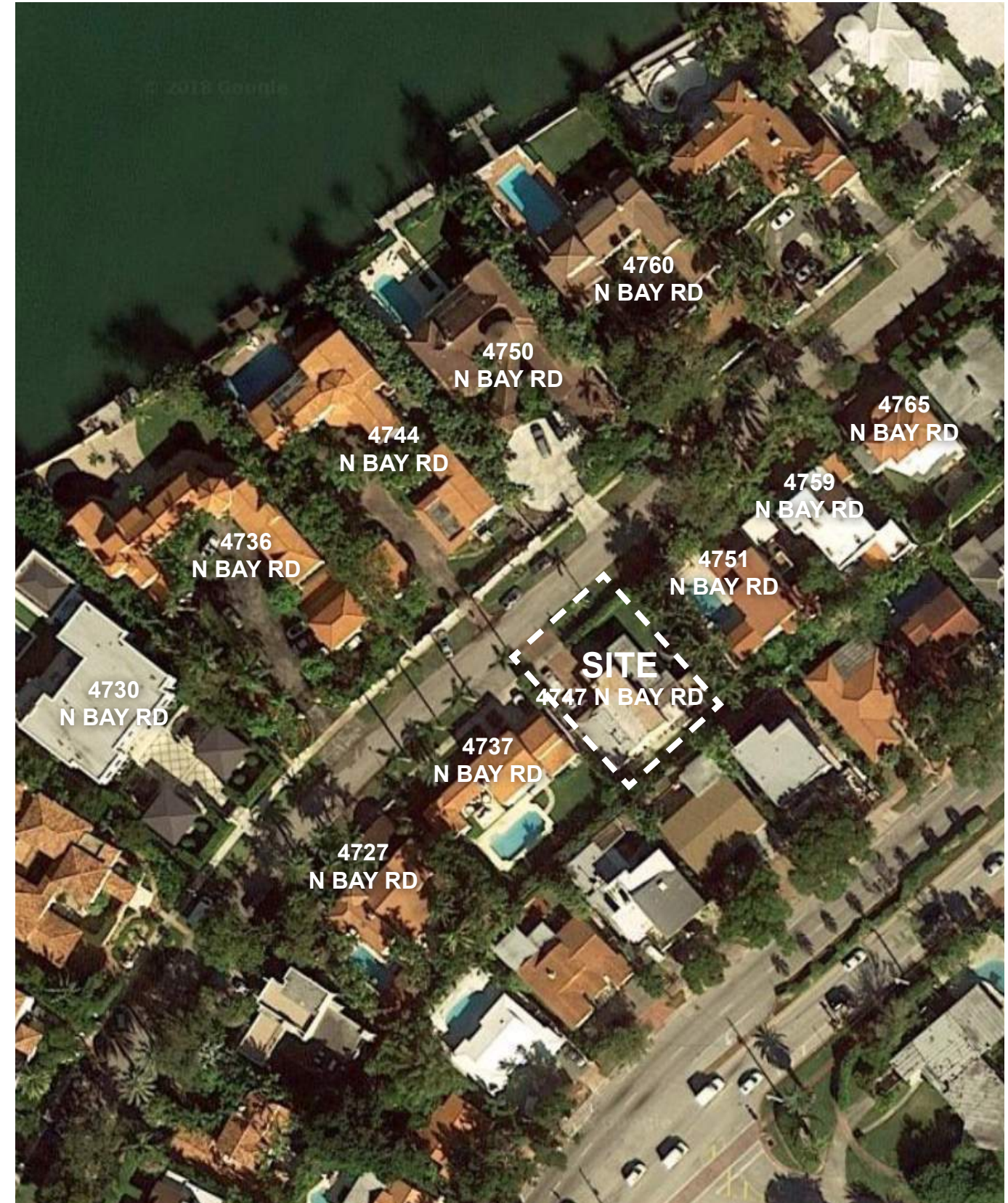
NEIGHBORHOOD ANALYSIS - CONTEXT



4730 NORTH BAY ROAD



4736 NORTH BAY ROAD



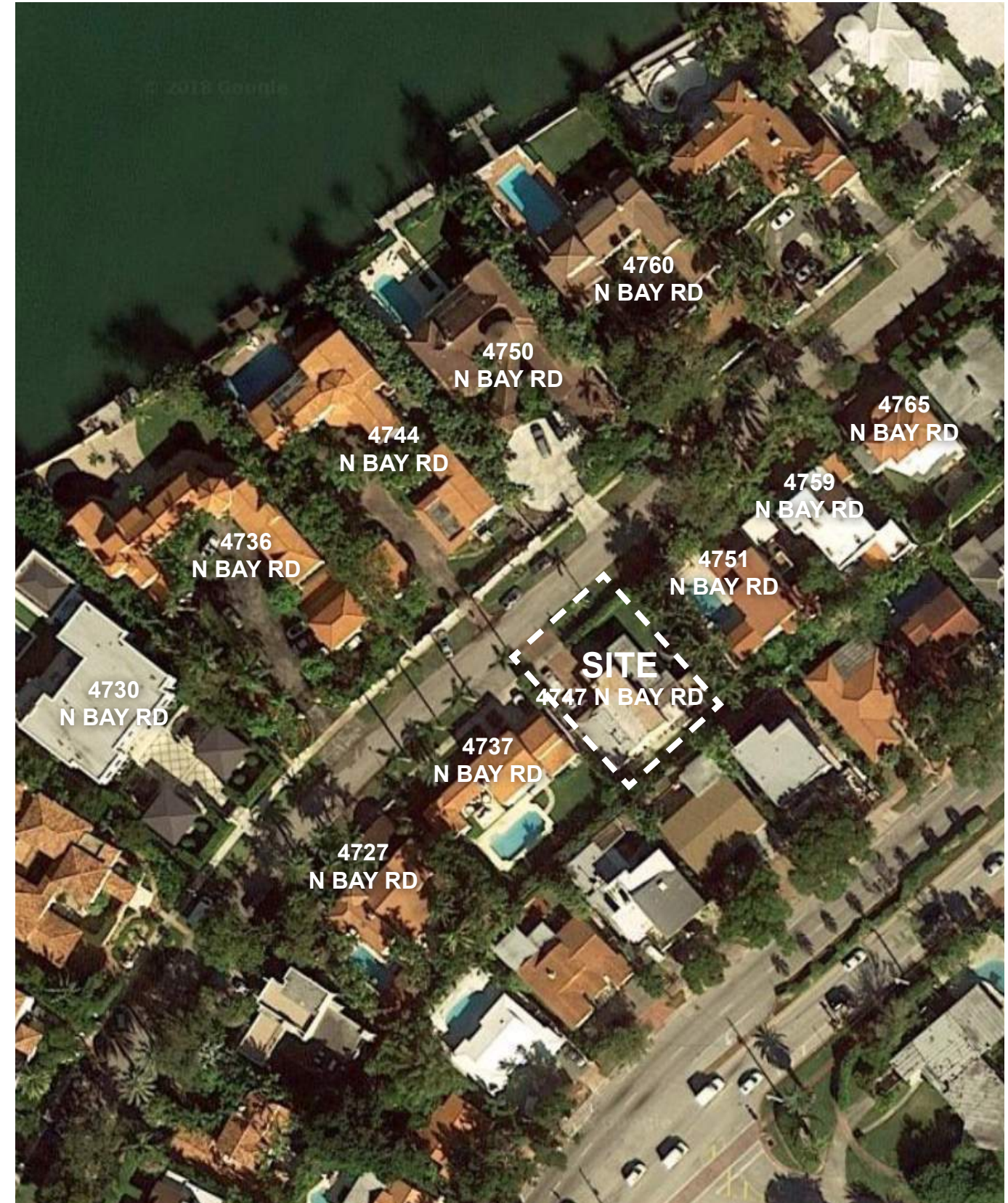
NEIGHBORHOOD ANALYSIS - CONTEXT



4744 NORTH BAY ROAD



4750 NORTH BAY ROAD



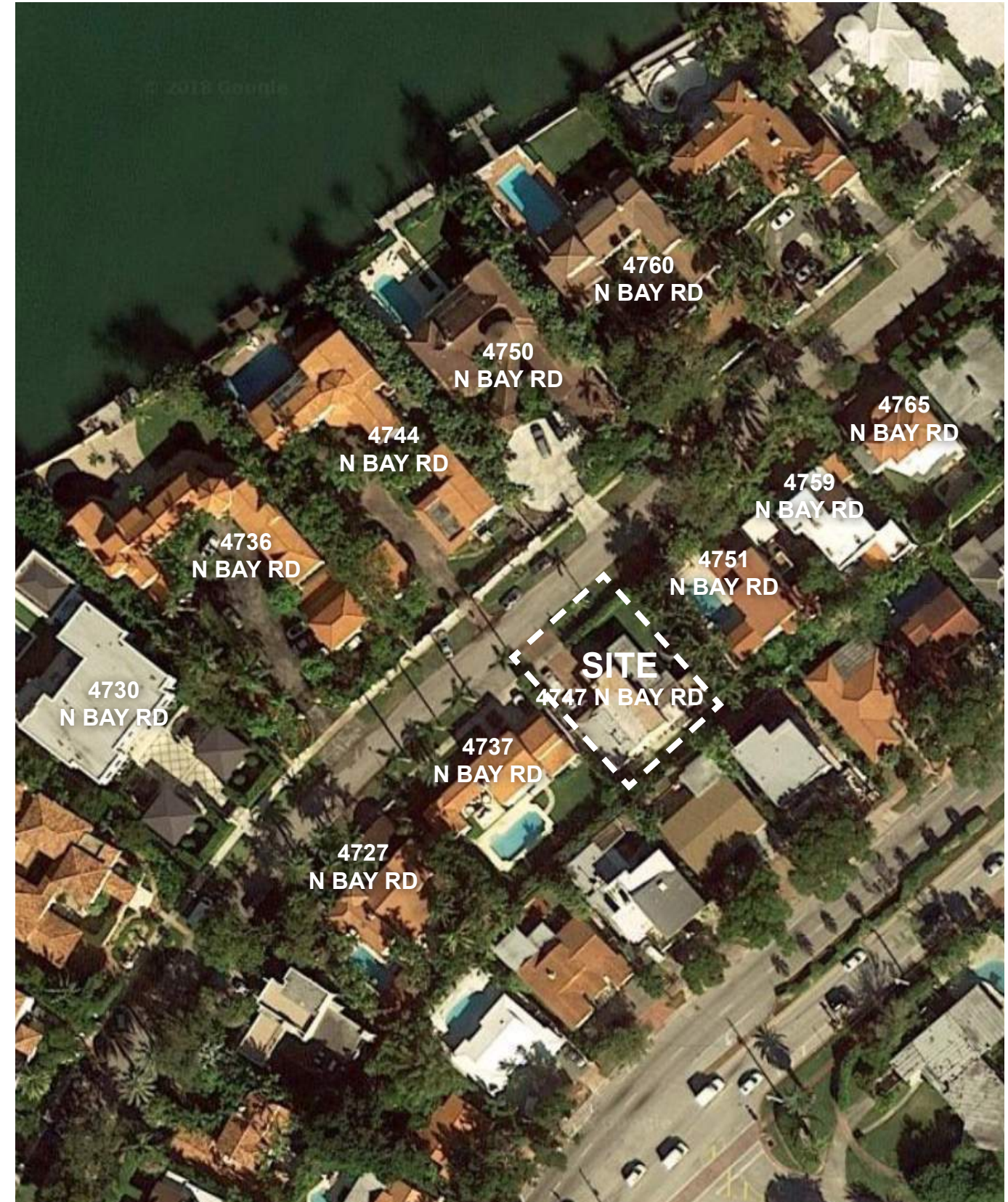
NEIGHBORHOOD ANALYSIS - CONTEXT



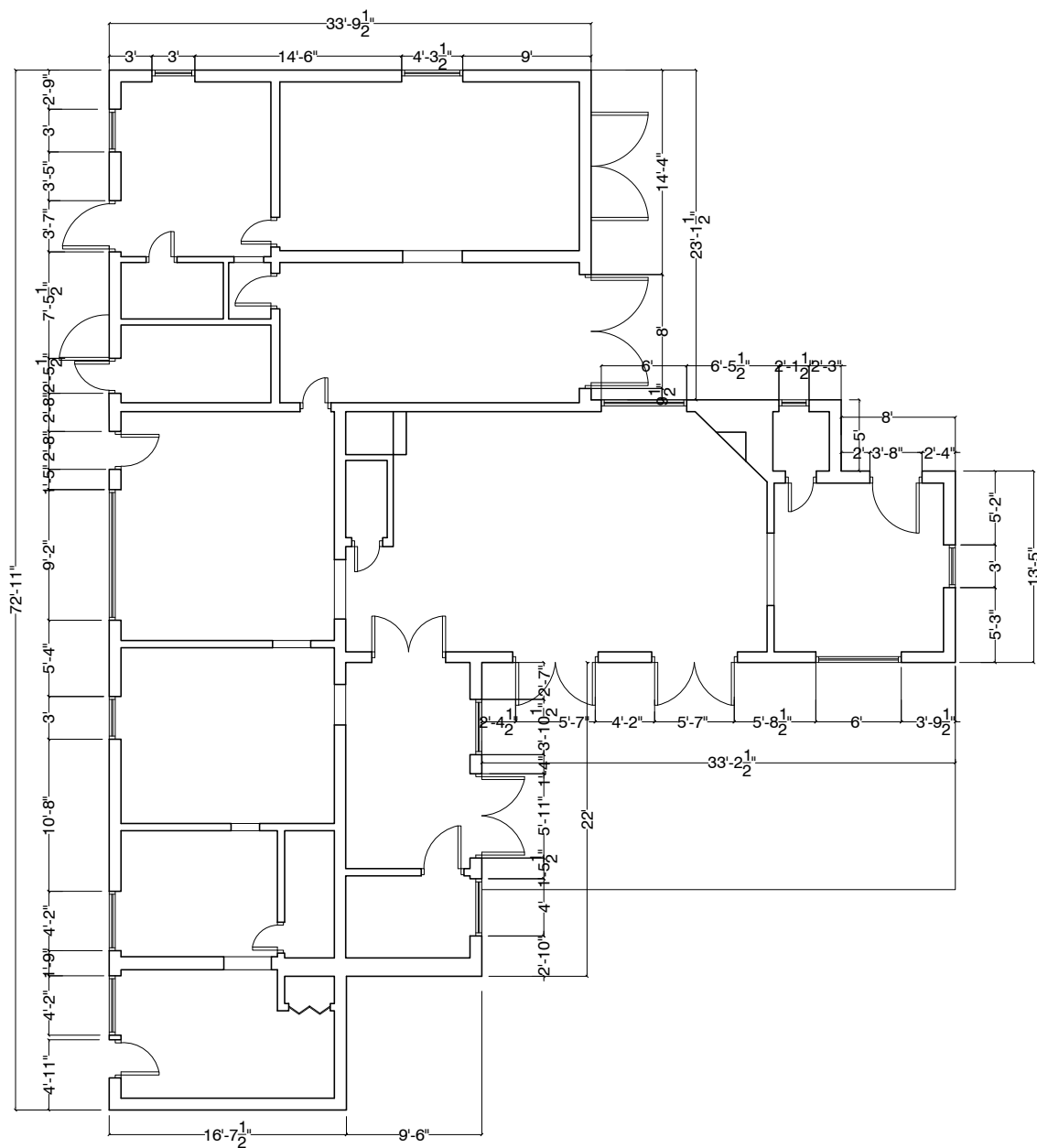
4760 NORTH BAY ROAD



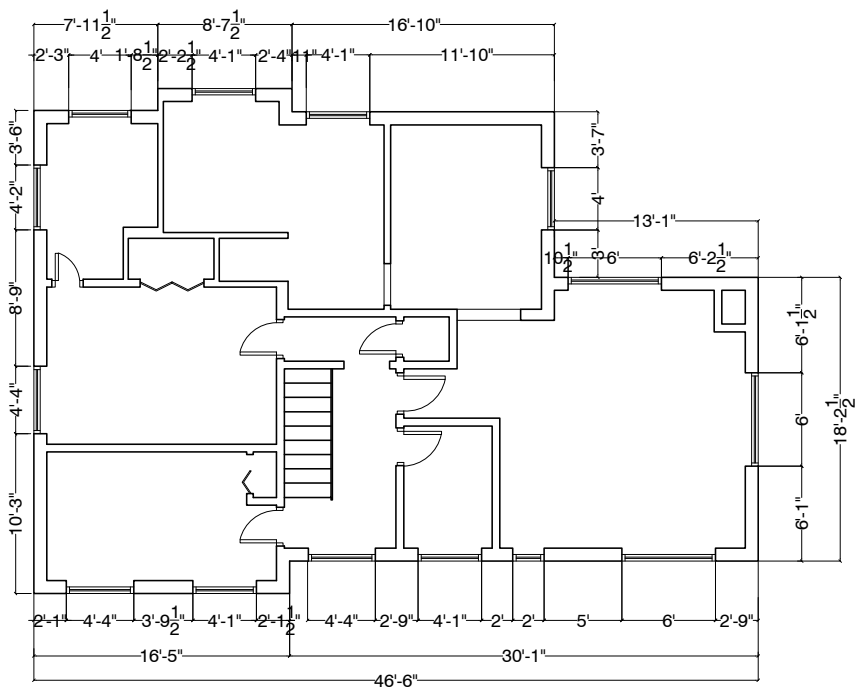
4765 NORTH BAY ROAD



EXISTING FLOOR PLAN



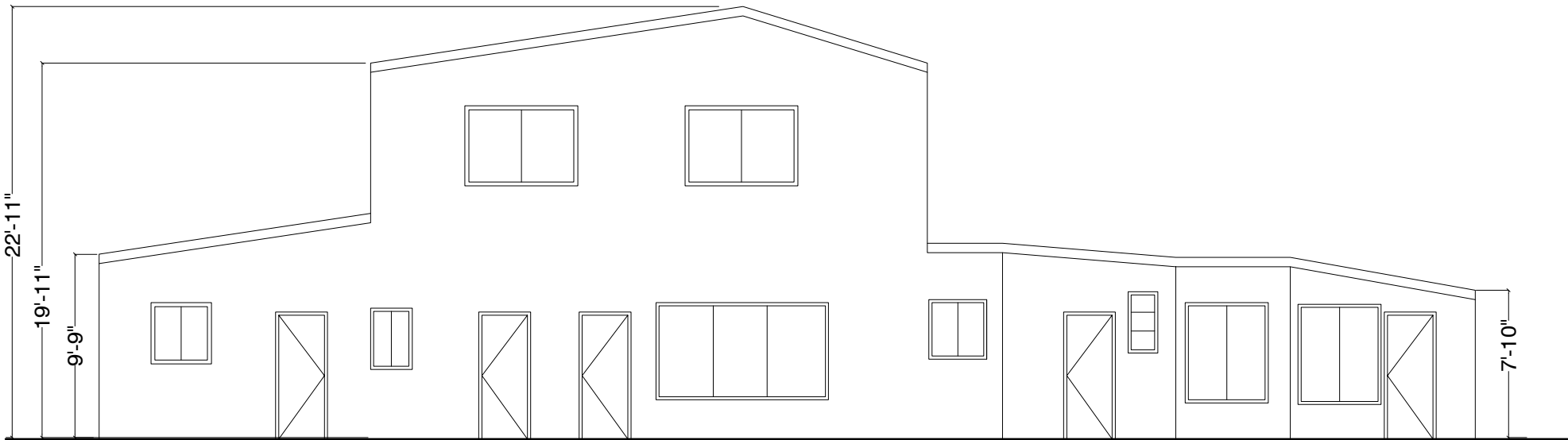
EXISTING GROUND FLOOR PLAN



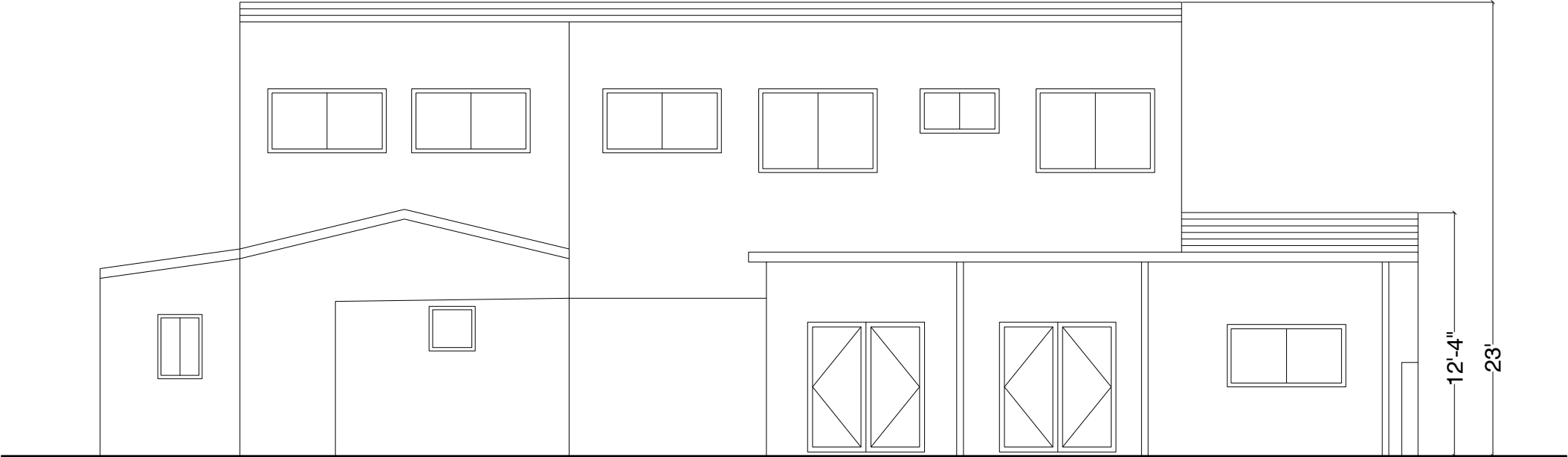
EXISTING SECOND FLOOR PLAN



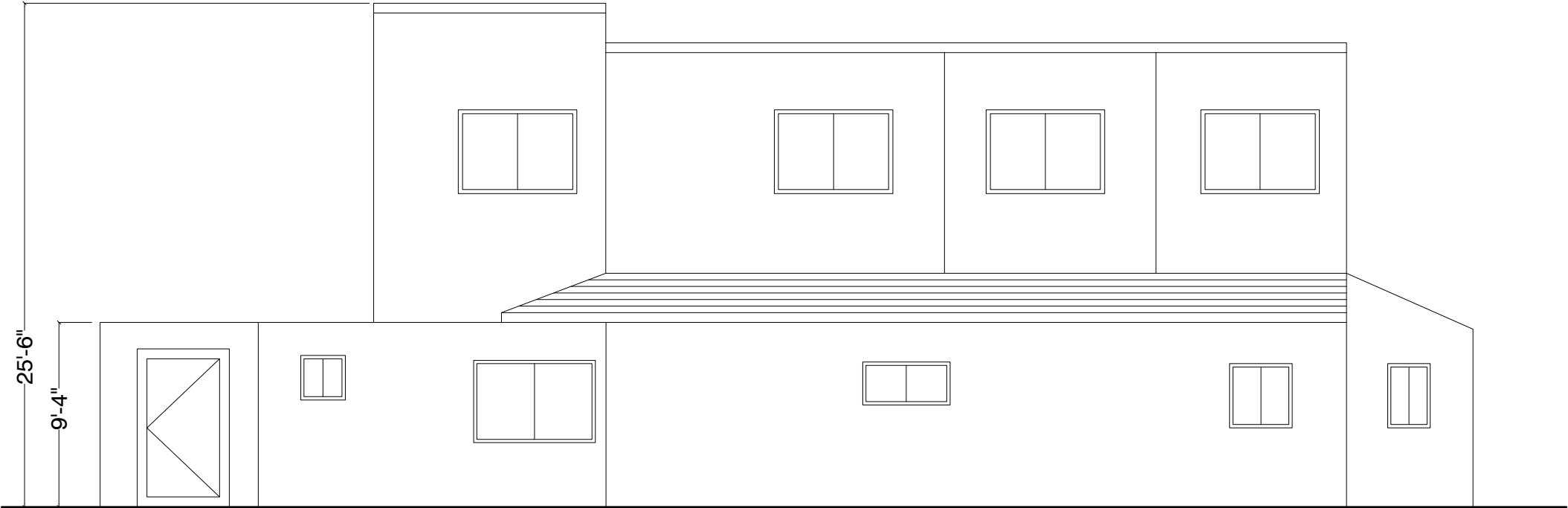
FRONT FACADE



BACK FACADE

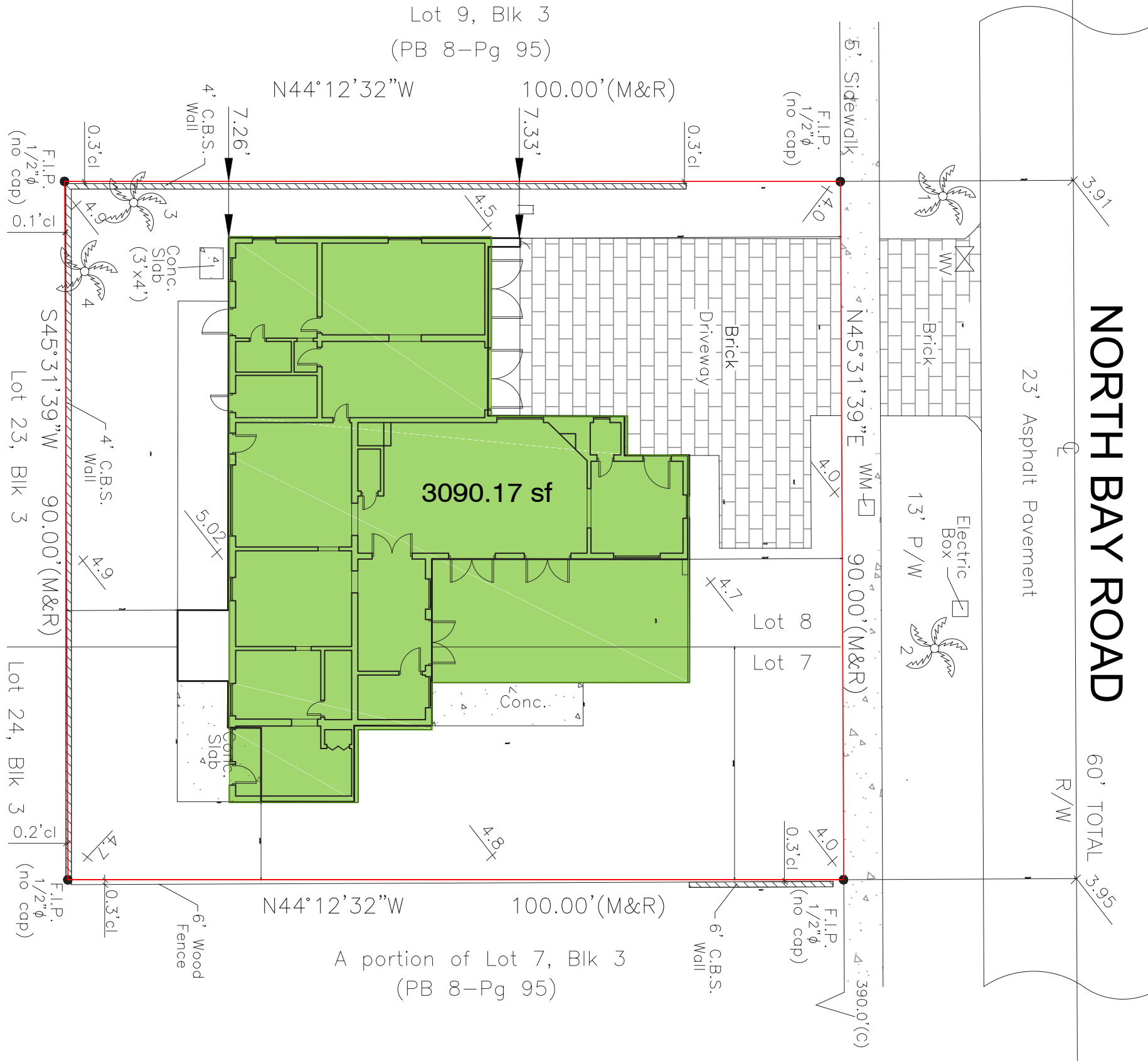


SIDE FACADE



SIDE FACADE

EXISTING LOT COVERAGE

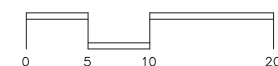


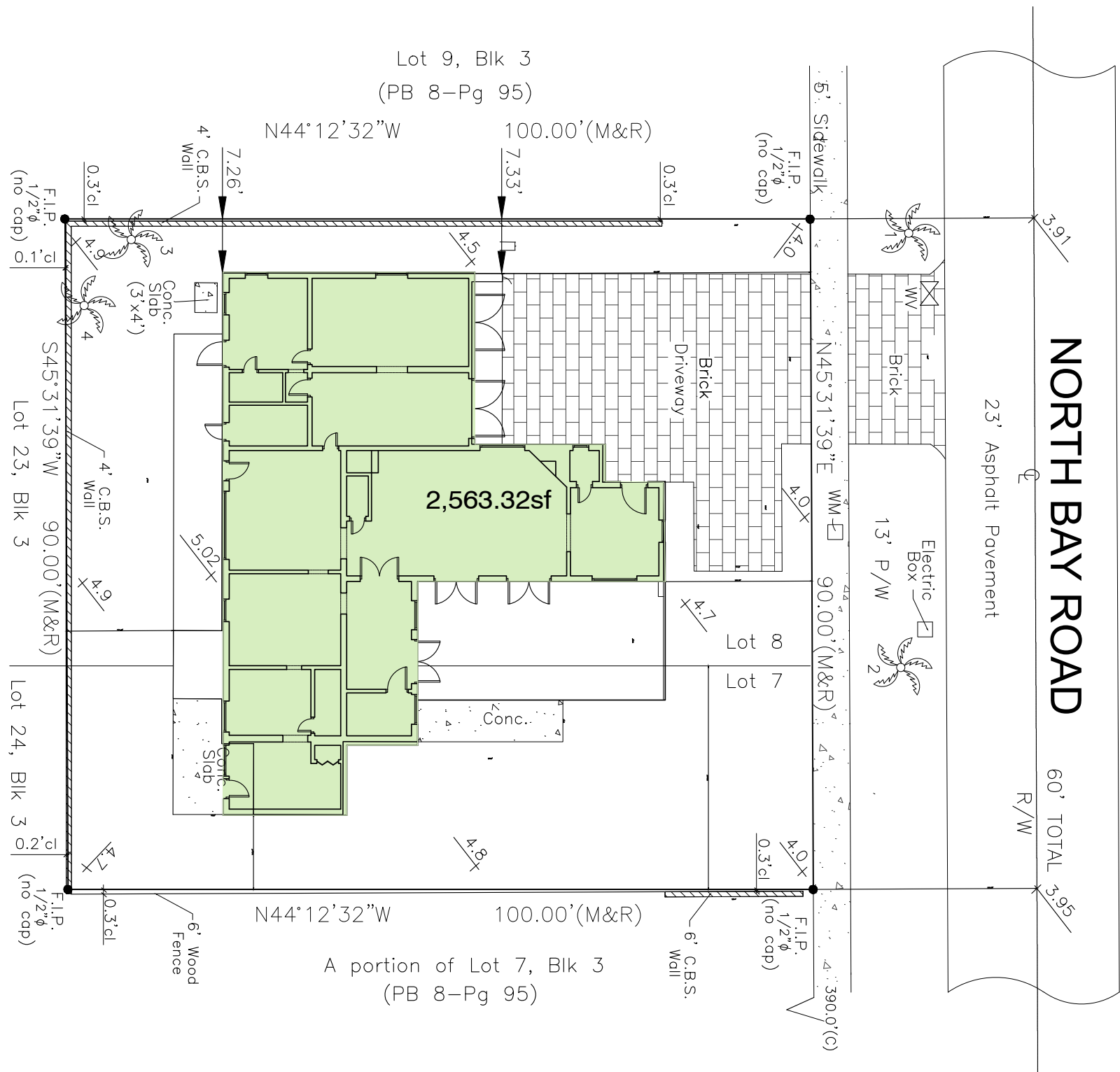
LOT COVERAGE

LOT SIZE: 9,000sf

ALLOWED LOT COVERAGE: 2,700sf (30%)

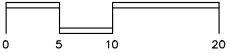
EXISTING LOT COVERAGE: 3090.17sf (33.35%)

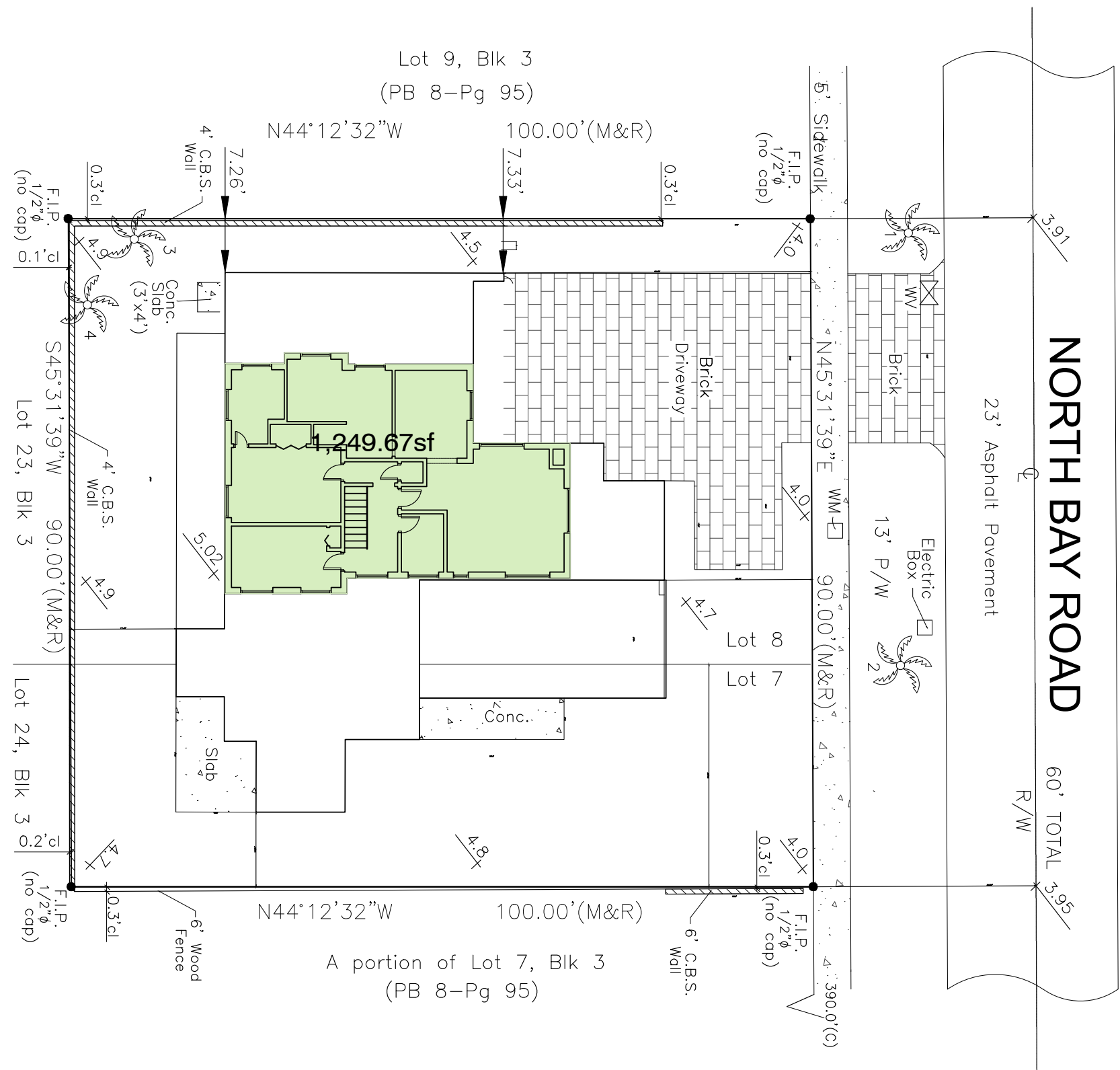




GROUND FLOOR PLAN
EXISTING UNIT SIZE DIAGRAM

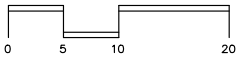
LOT SIZE: 9,000sf
ALLOWED UNIT SIZE: 4,500sf (50%)
EXISTING UNIT SIZE:
2,563.32sf FIRST FLOOR
1,249.67sf SECOND FLOOR
TOTAL UNIT SIZE: 3,812.99 (42.37%)

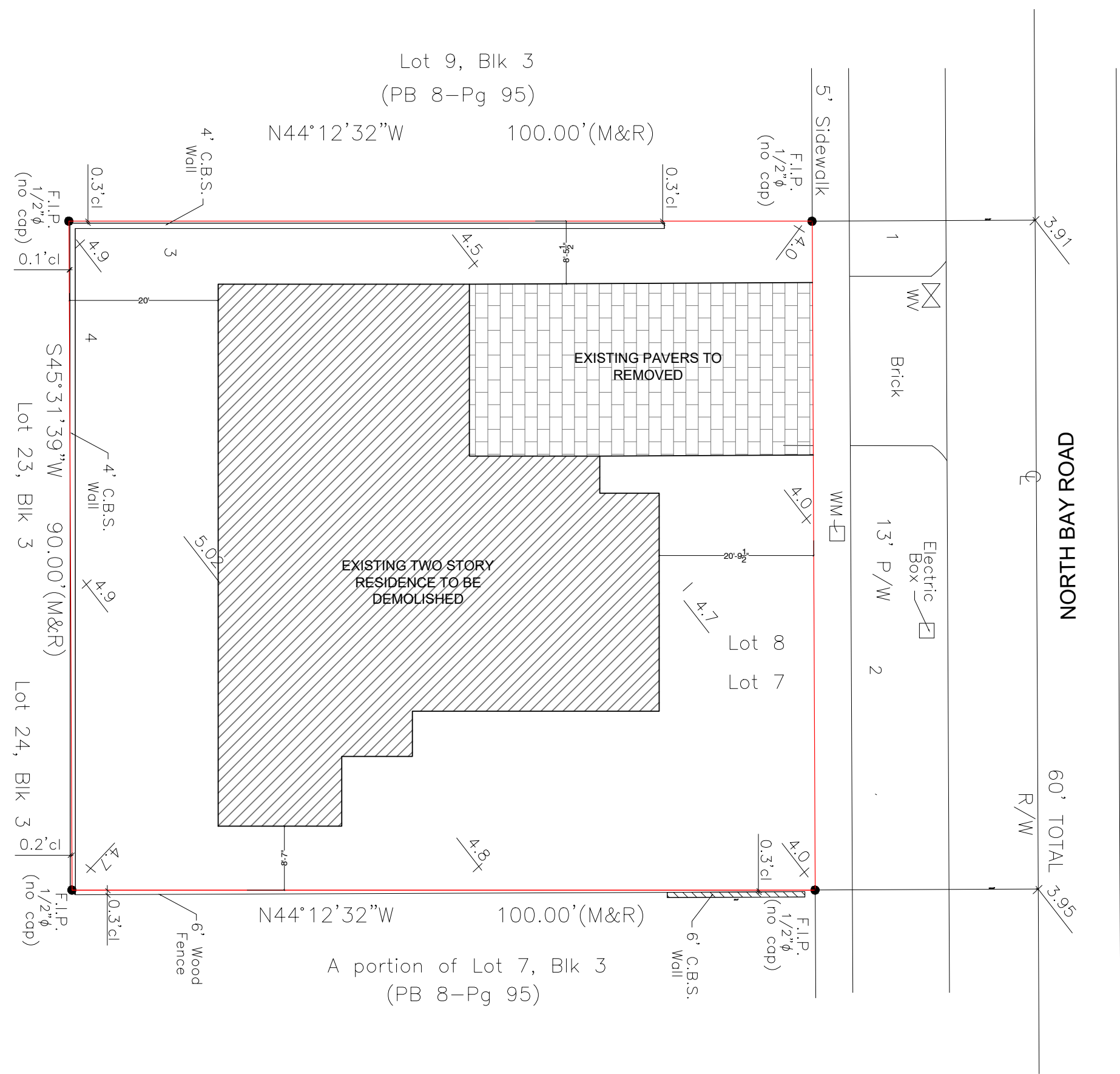




SECOND FLOOR PLAN
EXISTING UNIT SIZE DIAGRAM

LOT SIZE: 9,000sf
ALLOWED UNIT SIZE: 4,500sf (50%)
EXISTING UNIT SIZE:
2,563.32sf FIRST FLOOR
1,249.67sf SECOND FLOOR
TOTAL UNIT SIZE: 3,812.99 (42.37%)





EXISTING DEMOLITION PLAN



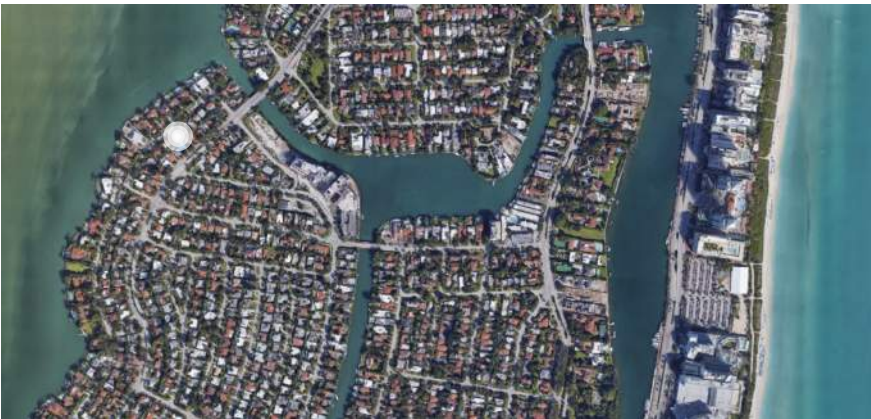
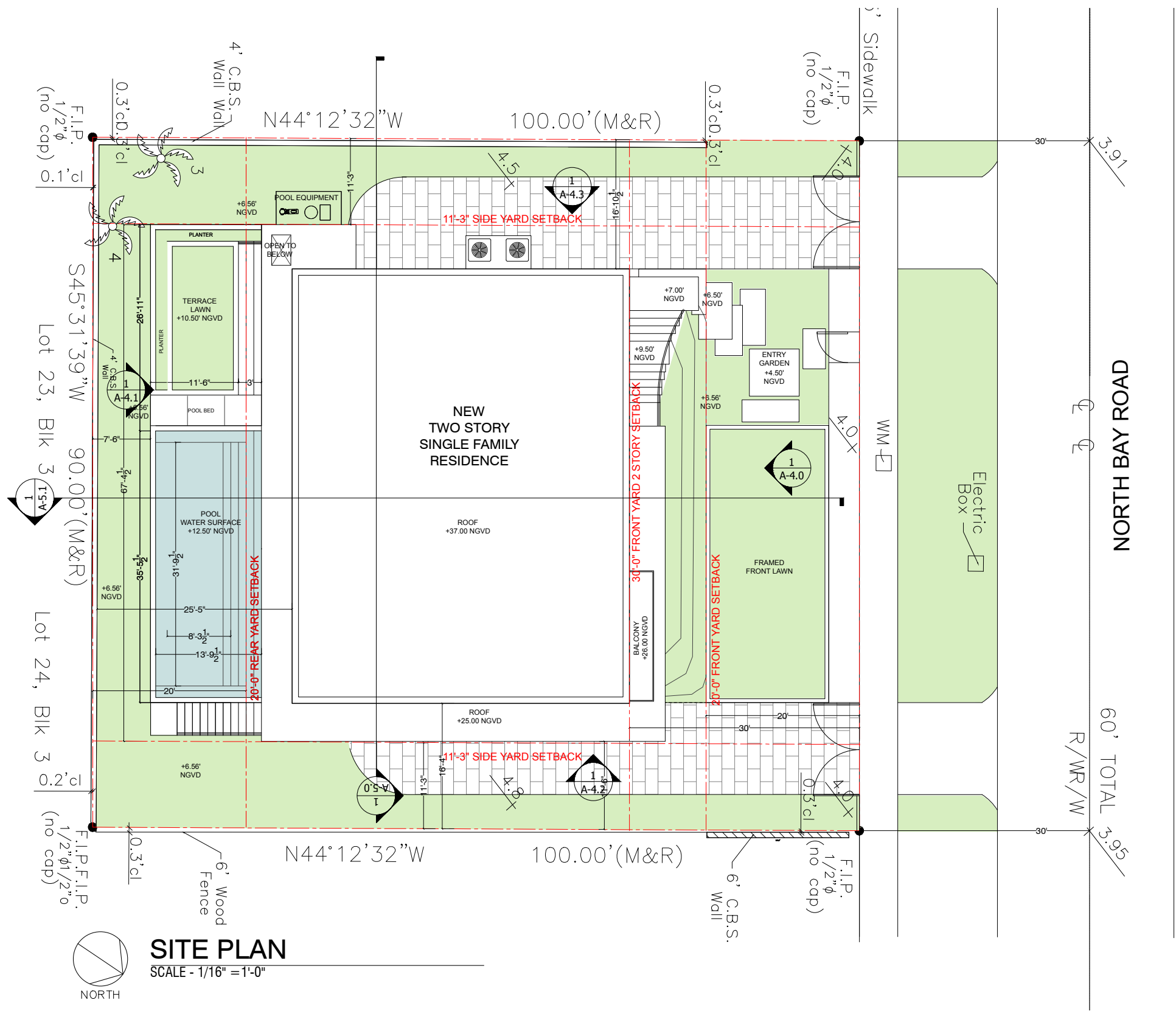
DENOTES EXISTING RESIDENCE

ZONING DATA SHEET

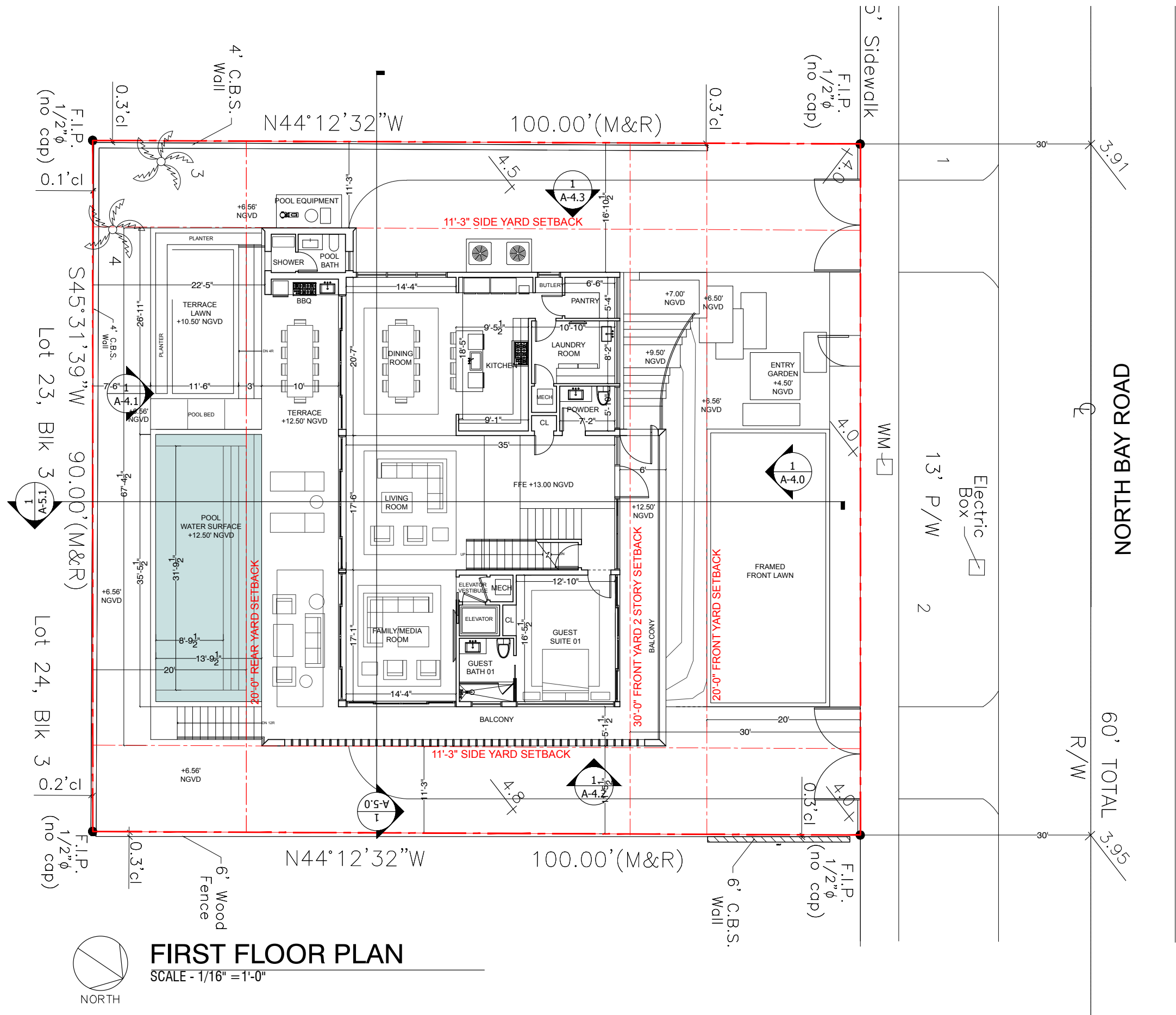
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4747 NORTH BAY ROAD MIAMI BEACH FL33140			
2	Folio number(s):	02-3222-011-0560			
3	Board and file numbers :				
4	Year built:	1926	Zoning District:	RS-4	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.00' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.00' NGVD	Free board:	+5.00'	
7	Lot Area:	9,000 SF			
8	Lot width:	90'-0"	Lot Depth:	100'-0"	
9	Max Lot Coverage SF and %:	2,700 SF	Proposed Lot Coverage SF and %:	2,155.51 SF (23.95%)	
10	Existing Lot Coverage SF and %:	2,997.32 SF (29.90%)	Lot coverage deducted (garage-storage) SF:	600 SF (NOT INCL)	
11	Front Yard Open Space SF and %:	1,063.10 SF SF (59.06%)	Rear Yard Open Space SF and %:	1,398.35 SF (77.69%)	
12	Max Unit Size SF and %:	4,500 SF (50%)	Proposed Unit Size SF and %:	3,983.52 SF(44.26%)	
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	2,155.51 SF	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		TBD	Proposed Second Floor Unit Size SF and % :	1,655.90 SF	
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"	TBD	24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	19'-10.8'"	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	11'-3"	7'-4"	11'-3"	N/A
22	Side 2 or (facing street):	11'-3"	10'-0"	11'-3"	N/A
23	Rear:	20'-0"	14'-3.5"	22'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A		N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	22'-6"	17'-4"	22'-6"	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					

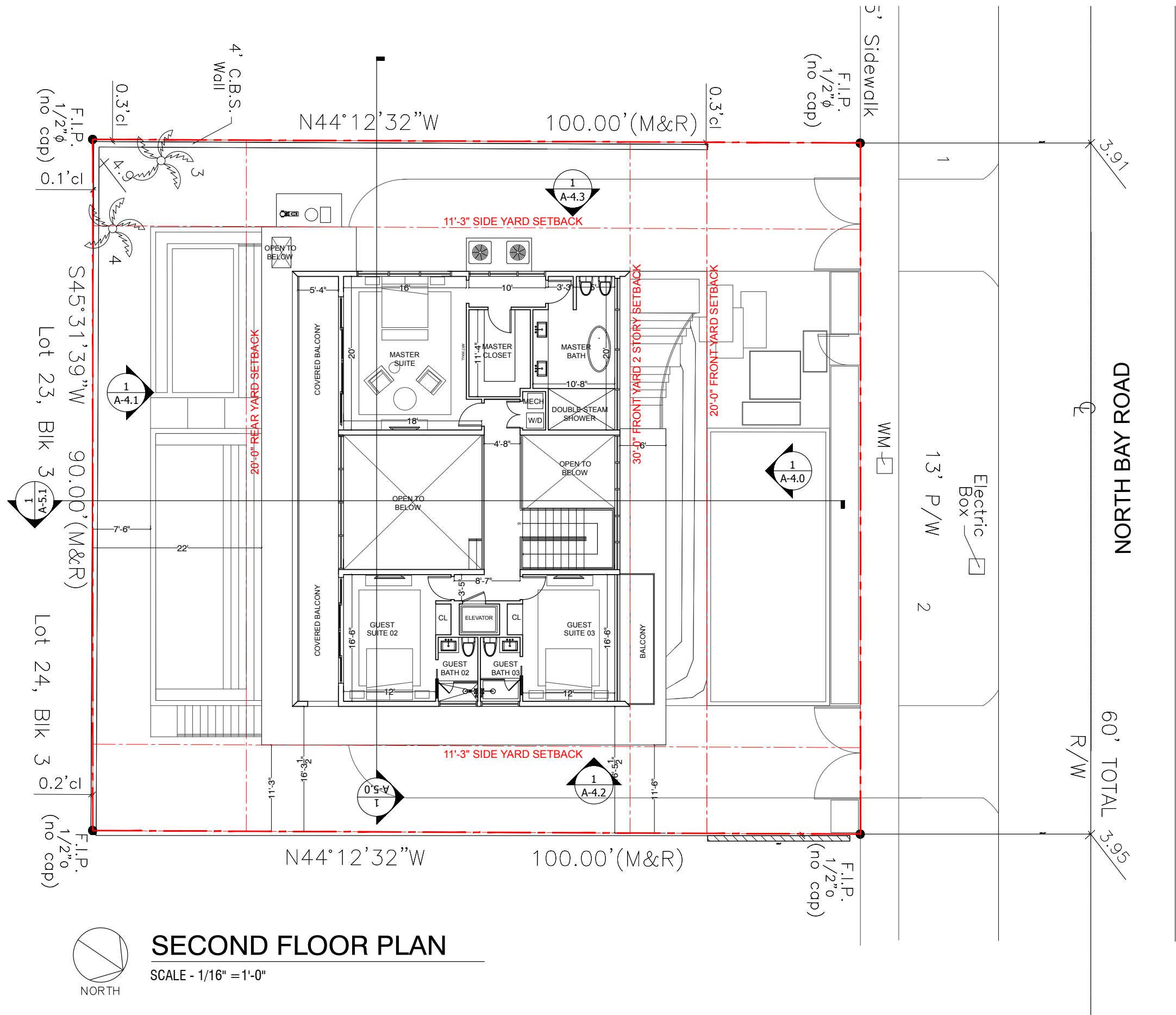
PROPOSED BUILDING - SITE PLAN



PROPOSED BUILDING - FIRST FLOOR PLAN



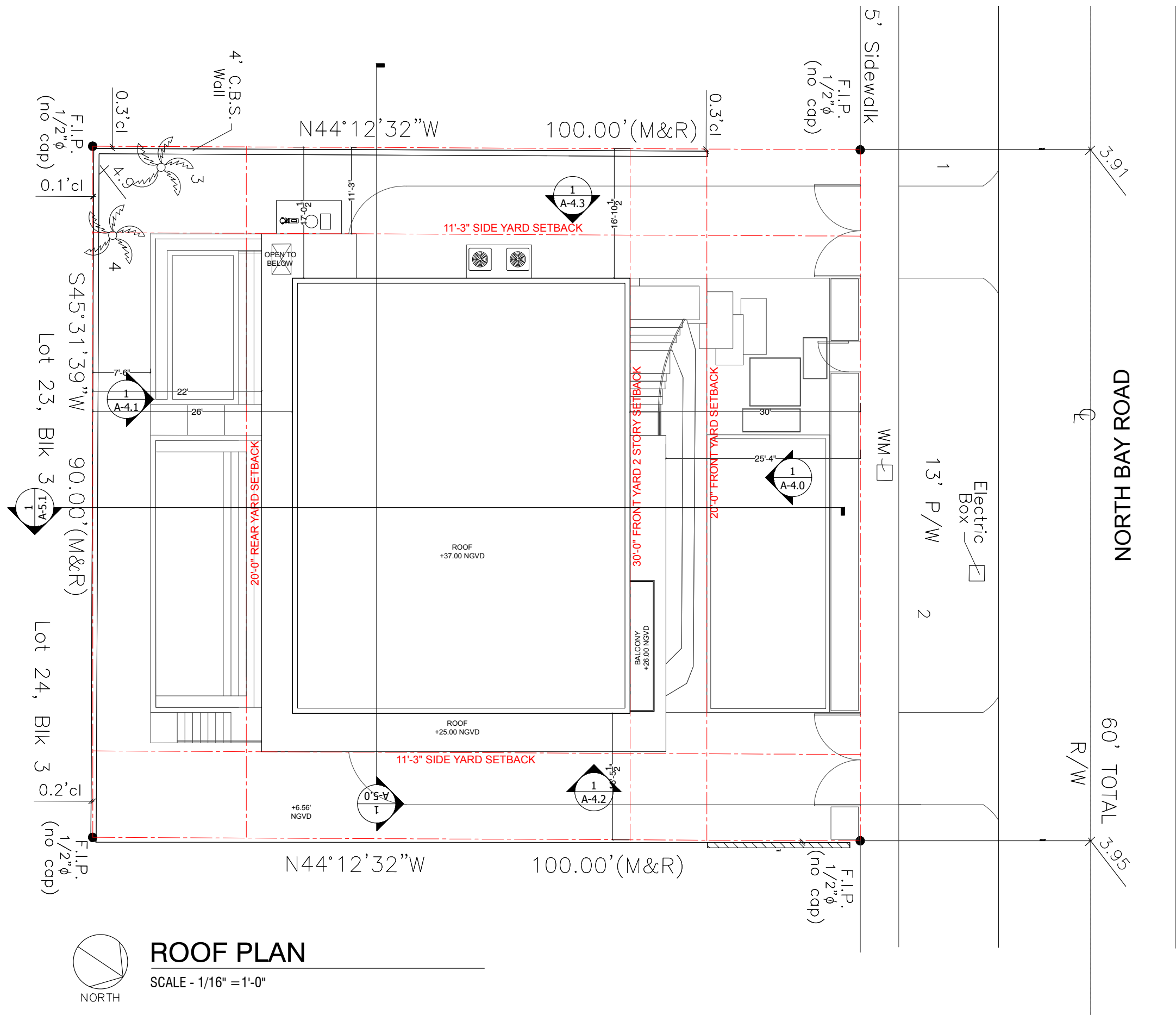
PROPOSED BUILDING - SECOND FLOOR PLAN



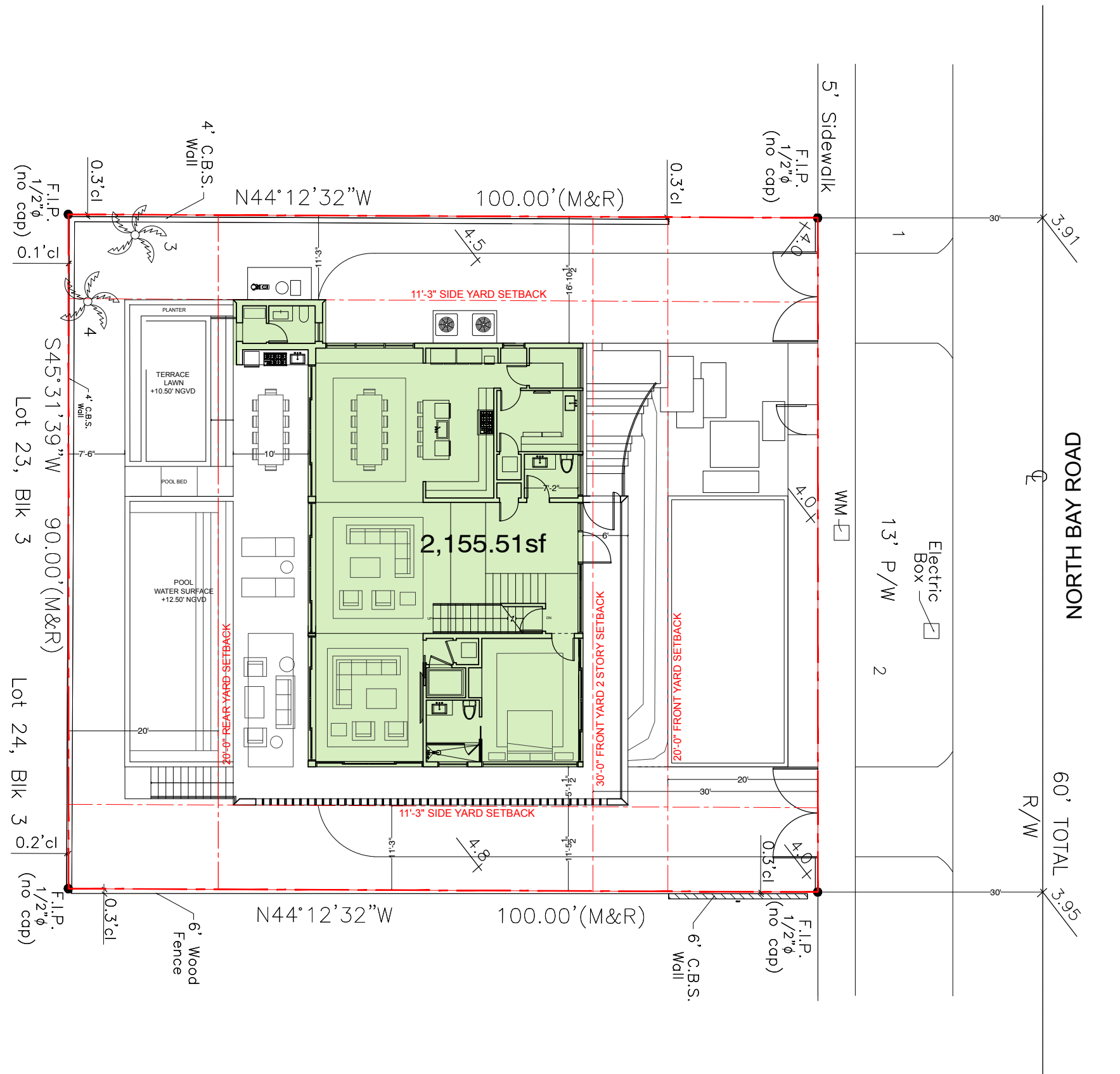
SECOND FLOOR PLAN

SCALE - 1/16" = 1'-0"

PROPOSED BUILDING - ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE

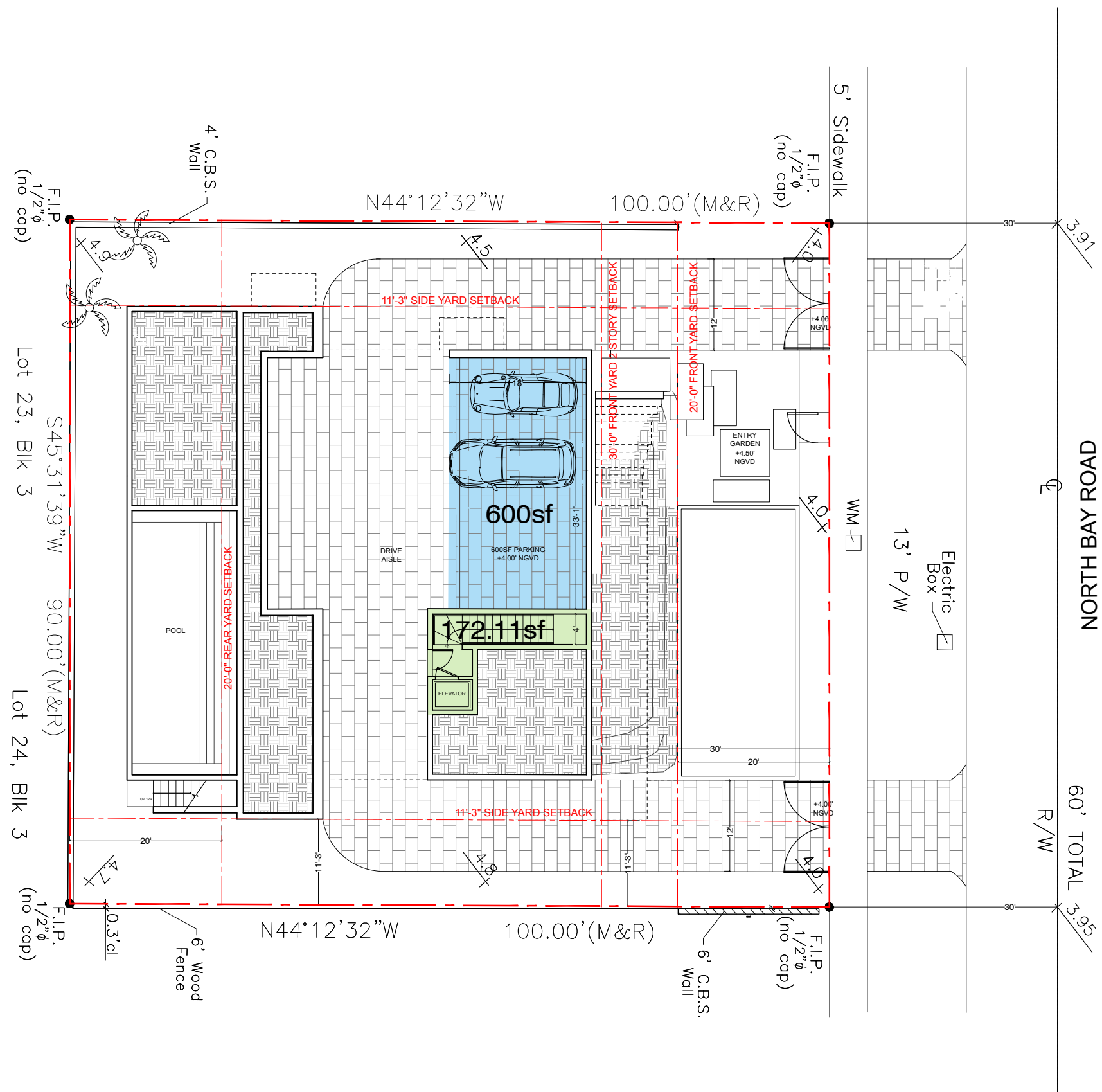


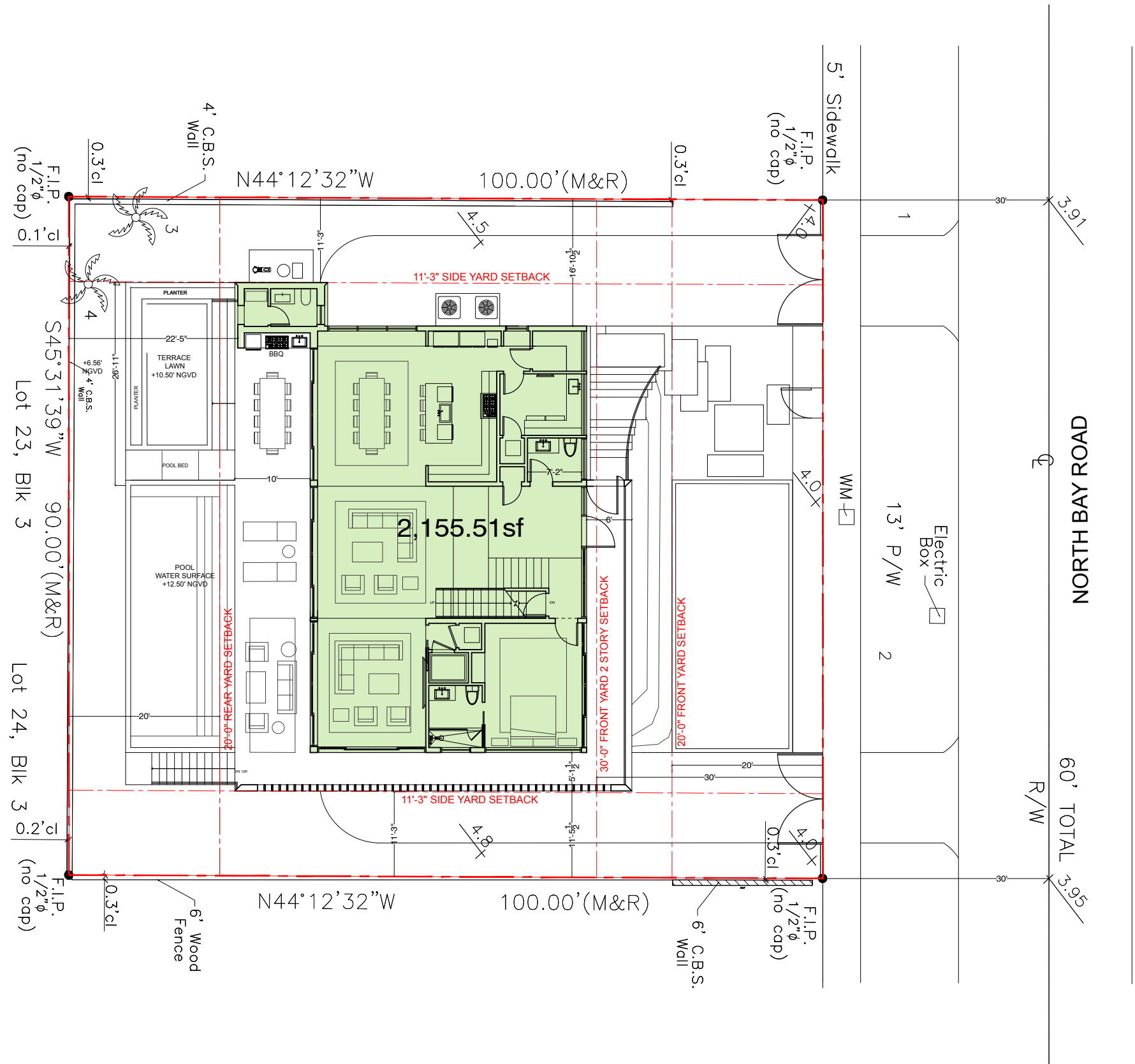
LOT COVERAGE

LOT SIZE: 9,000sf

ALLOWED LOT COVERAGE: 2,700sf (30%)

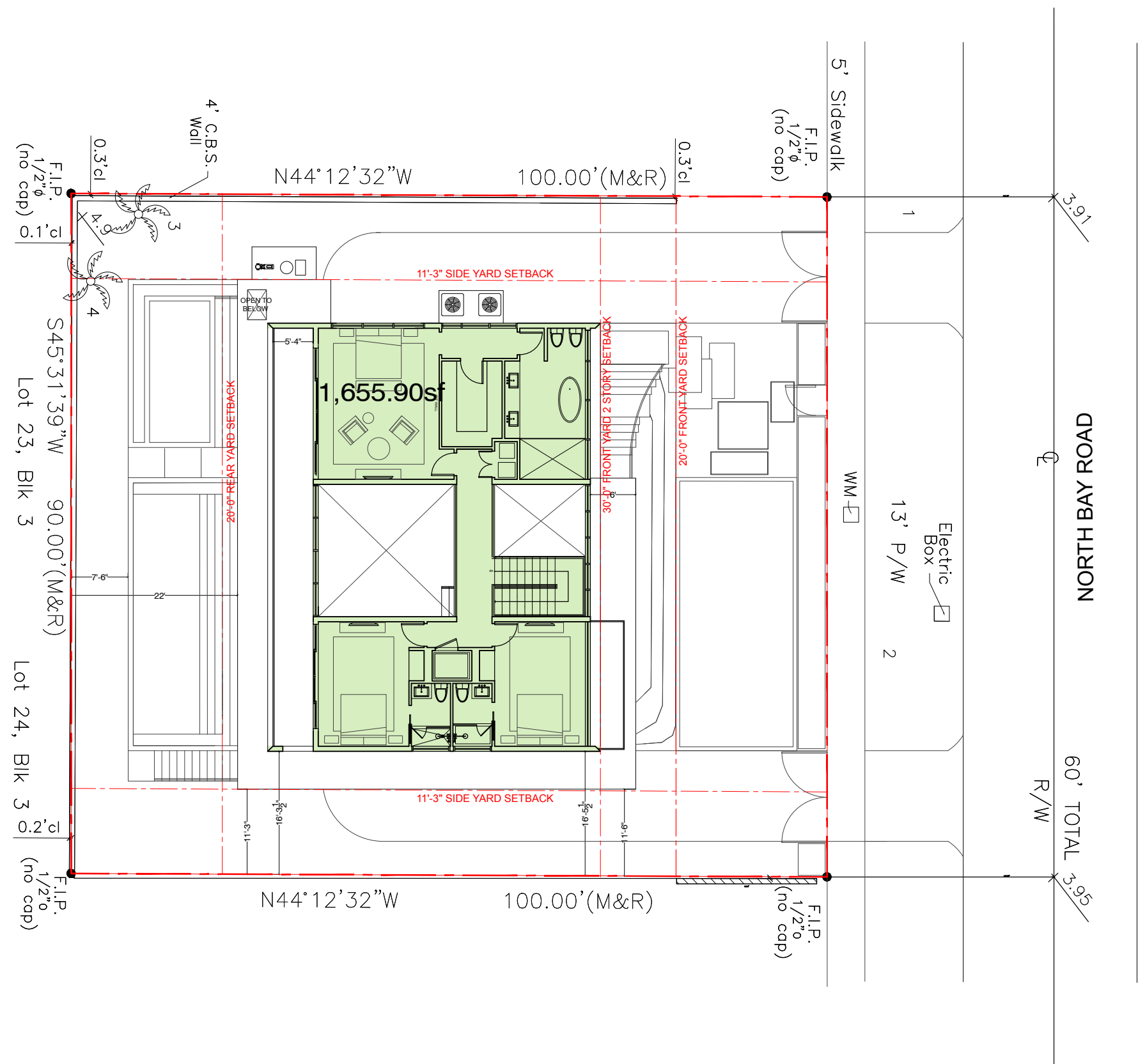
PROPOSED LOT COVERAGE: 2,155.51sf (23.95%)





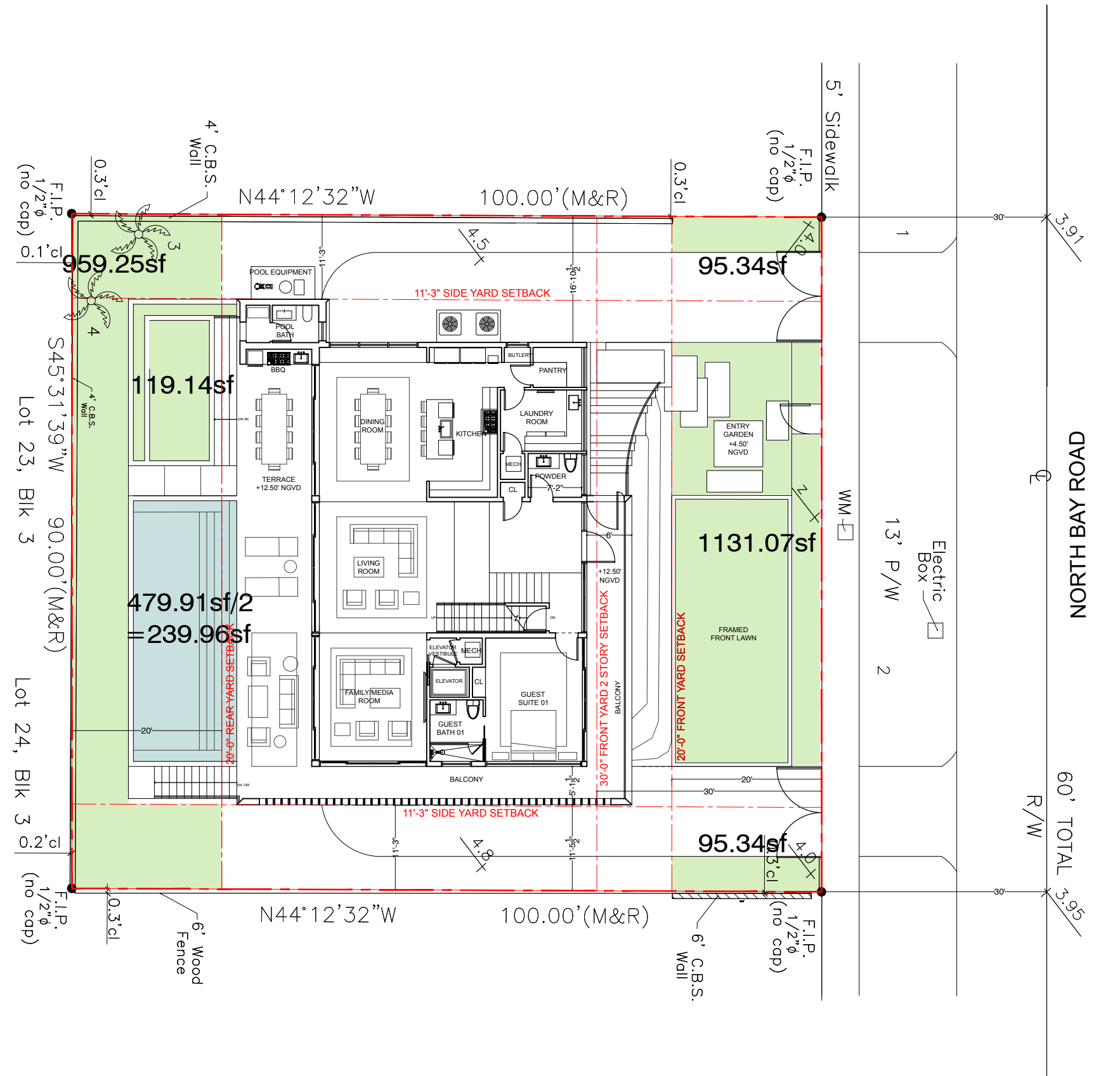
FIRST FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 9,000sf
ALLOWED UNIT SIZE: 4,500sf (50%)
PROPOSED UNIT SIZE:
172.11sf GROUND FLOOR
2,155.51sf FIRST FLOOR
1,655.90sf SECOND FLOOR
TOTAL UNIT SIZE: 3,983.52 (44.26%)



SECOND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 9,000sf
ALLOWED UNIT SIZE: 4,500sf (50%)
PROPOSED UNIT SIZE:
172.11sf GROUND FLOOR
2,155.51sf FIRST FLOOR
1,655.90sf SECOND FLOOR
TOTAL UNIT SIZE: 3,983.52 (44.26%)

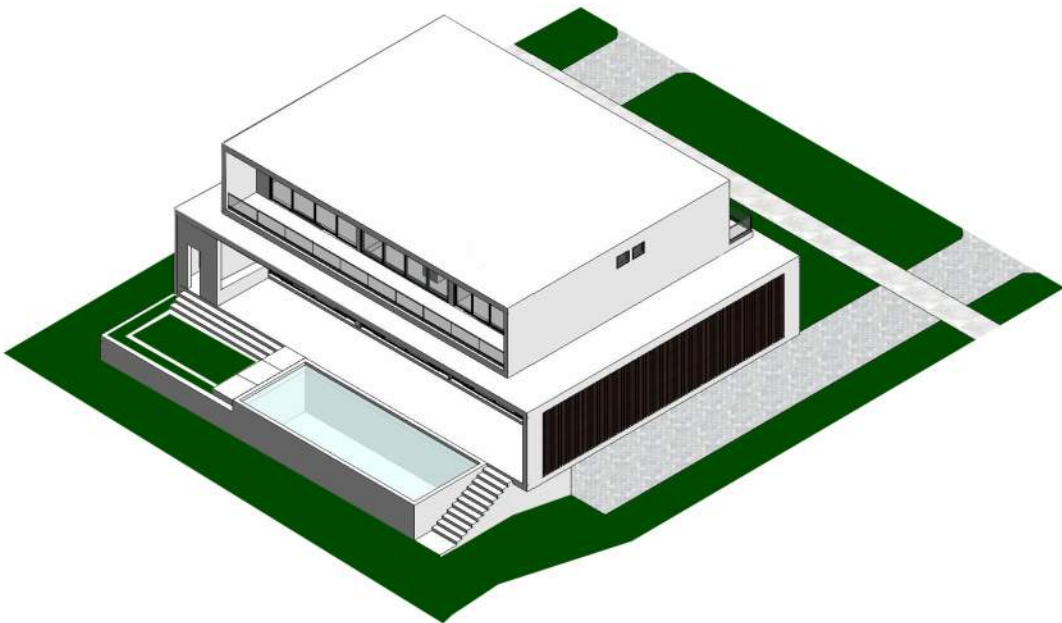
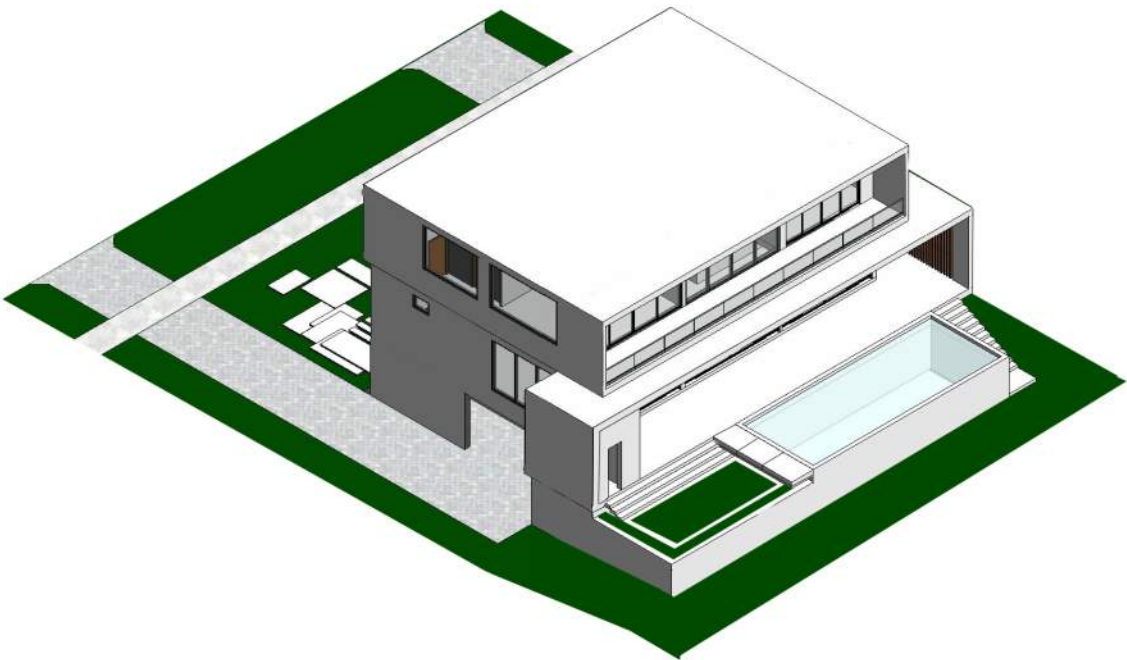
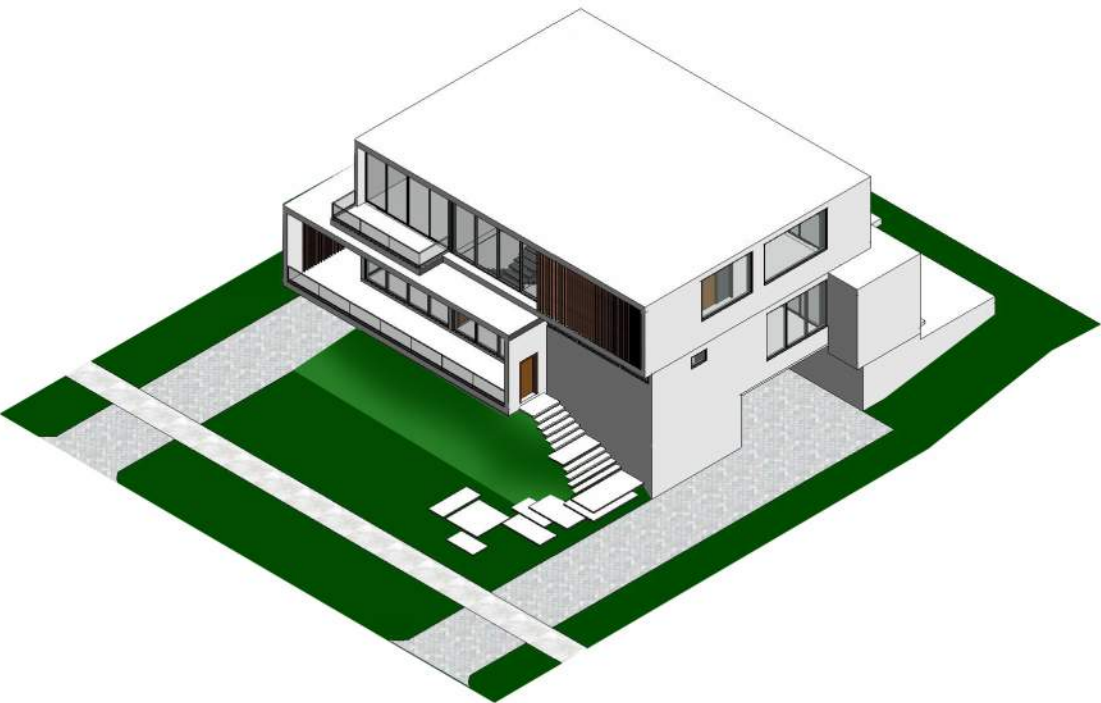


FIRST FLOOR PLAN

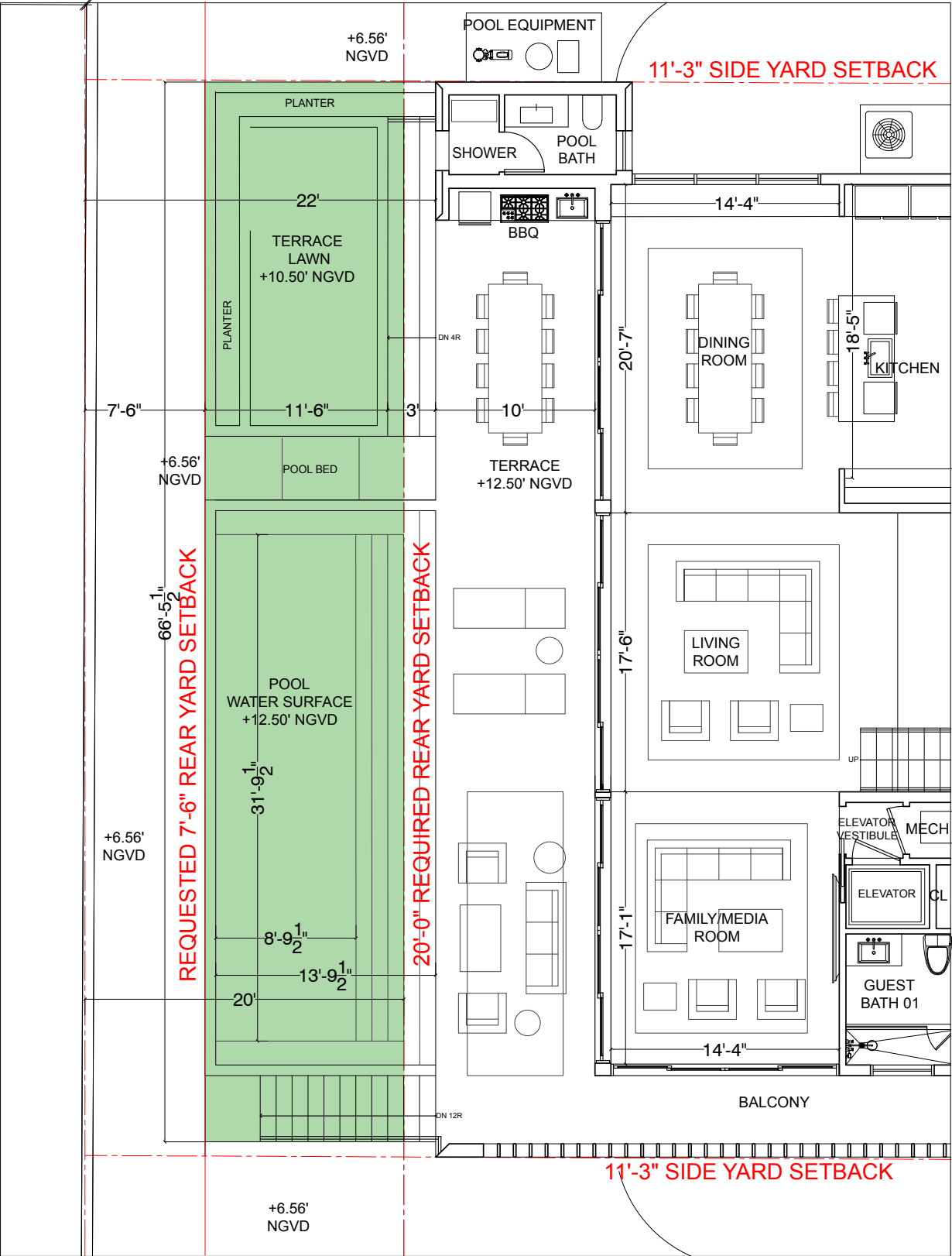
OPEN SPACE DIAGRAM

FRONT YARD AREA: 1,800sf
REQUIRED OPEN SPACE: 900sf (50%)
PROPOSED OPEN SPACE: 1,063.10sf (59.06%)

REAR YARD AREA: 1,800sf
REQUIRED OPEN SPACE: 1,260sf (70%)
PROPOSED OPEN SPACE: 1,398.35sf (77.69%)



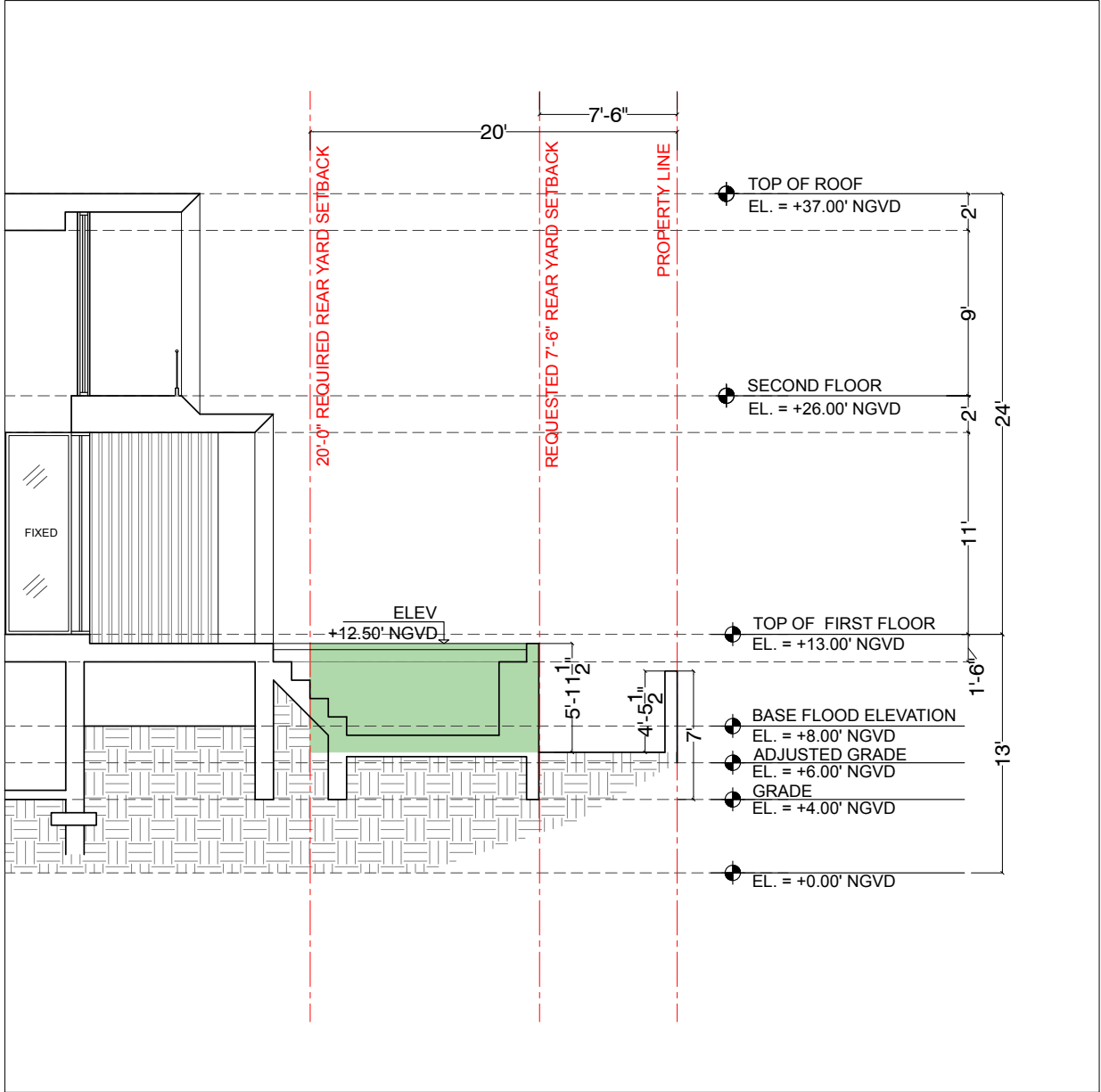
ZONING DIAGRAM - VARIANCE DIAGRAMS



1

VARIANCE DIAGRAM - REAR YARD PLAN

SCALE - 1/8" = 1'-0"



2

VARIANCE DIAGRAM - REAR YARD SECTION

SCALE - 1/8" = 1'-0"



PS1 CALCEM LIME
STUCCO FINISH -
SAND



PS2 CALCEM LIME
STUCCO FINISH -
IVORY



ST1 CORAL STONE
CLADDING



MT1 BRONZE METAL
FINISH



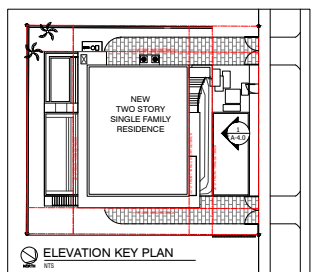
GL1 CLEAR GLAZING



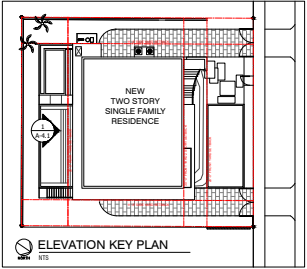
WD1 WOOD FINISH
ALUMINUM CLADDING

PTF-COATINGS
DECORAL WOOD GRAIN
WALNUT BROWN

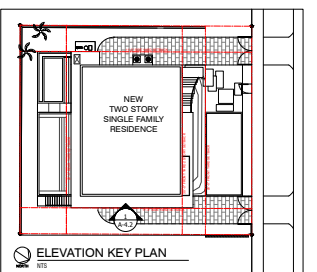
RENDERED ELEVATIONS - NORTH



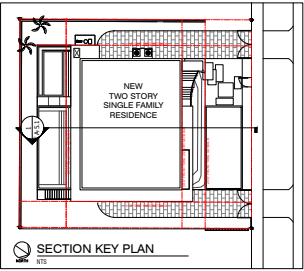
RENDERED ELEVATIONS - SOUTH



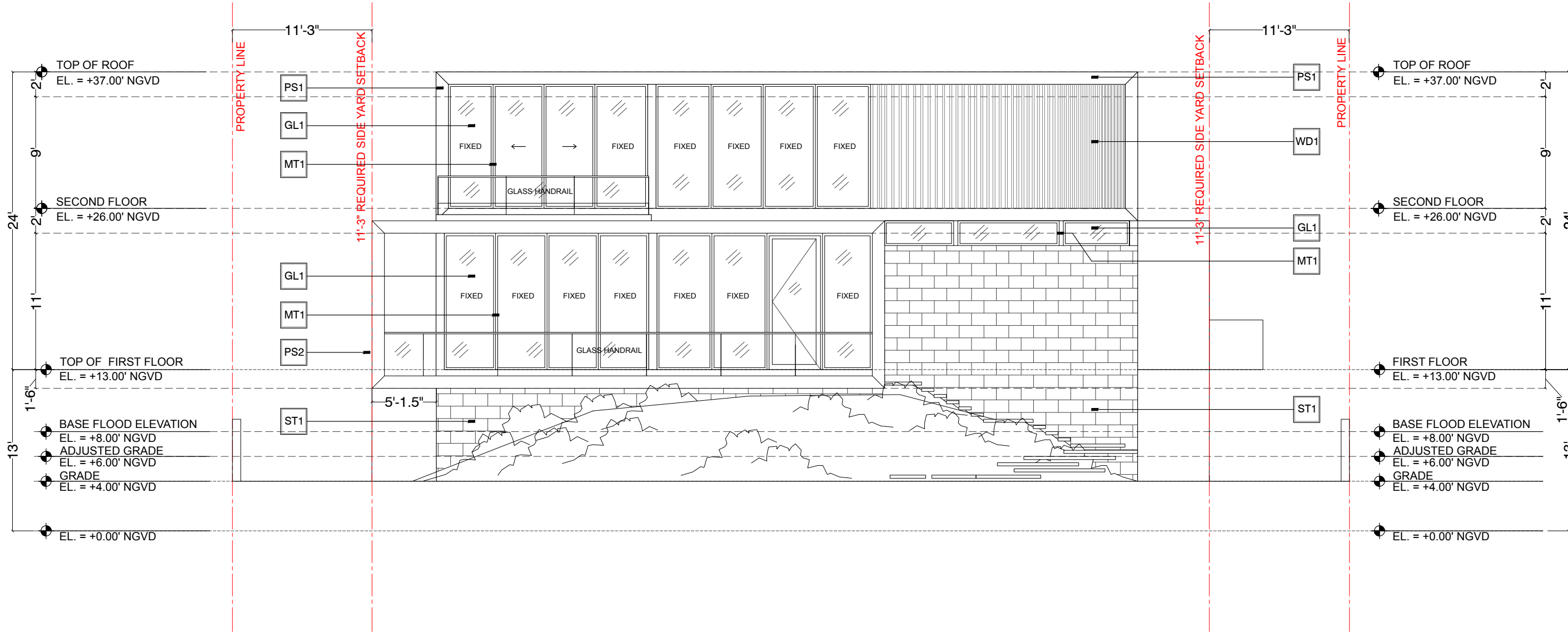
RENDERED ELEVATIONS - EAST



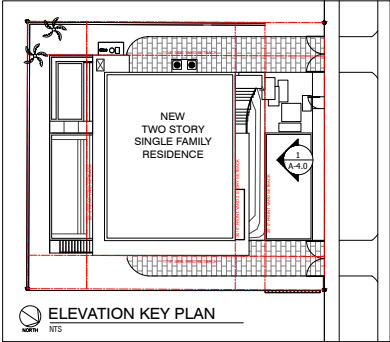
RENDERED ELEVATIONS - WEST



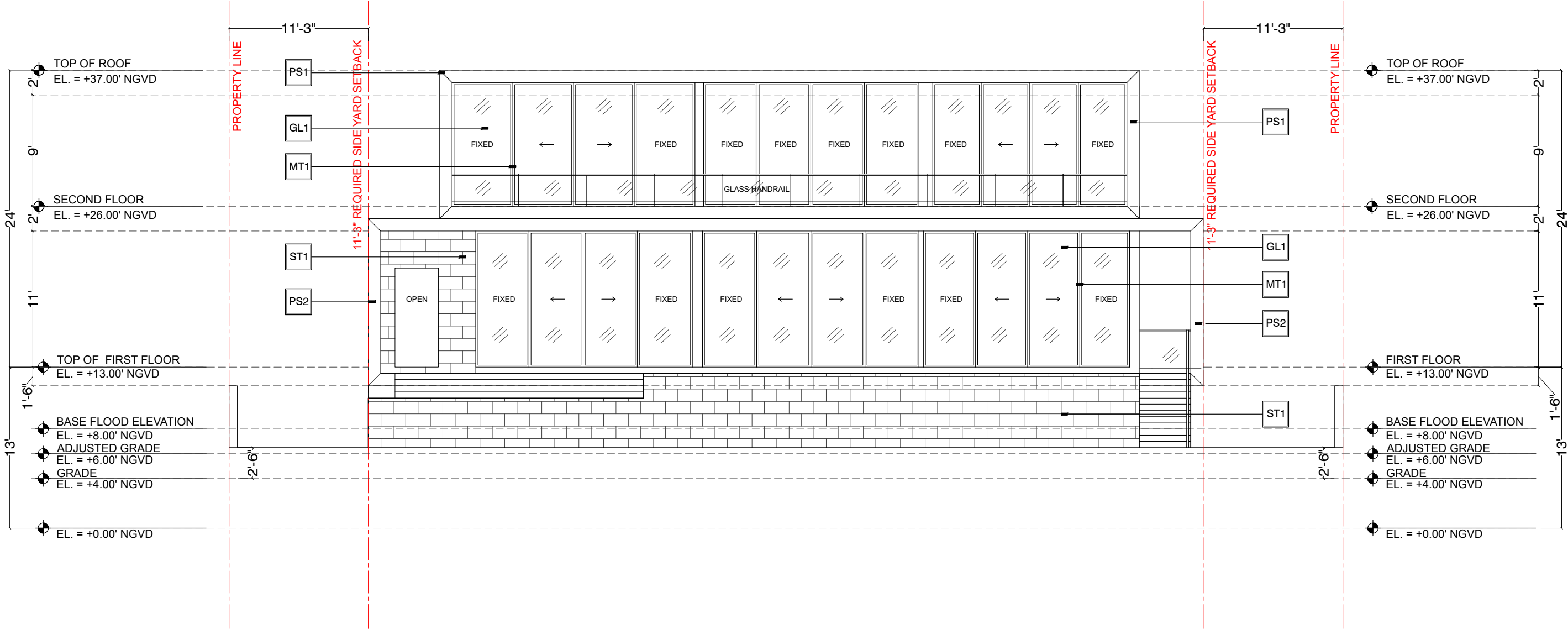
ELEVATIONS - NORTH



1 NORTH ELEVATION
SCALE - 1/8" = 1'-0"



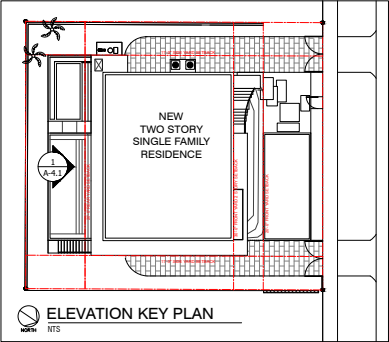
ELEVATIONS - SOUTH

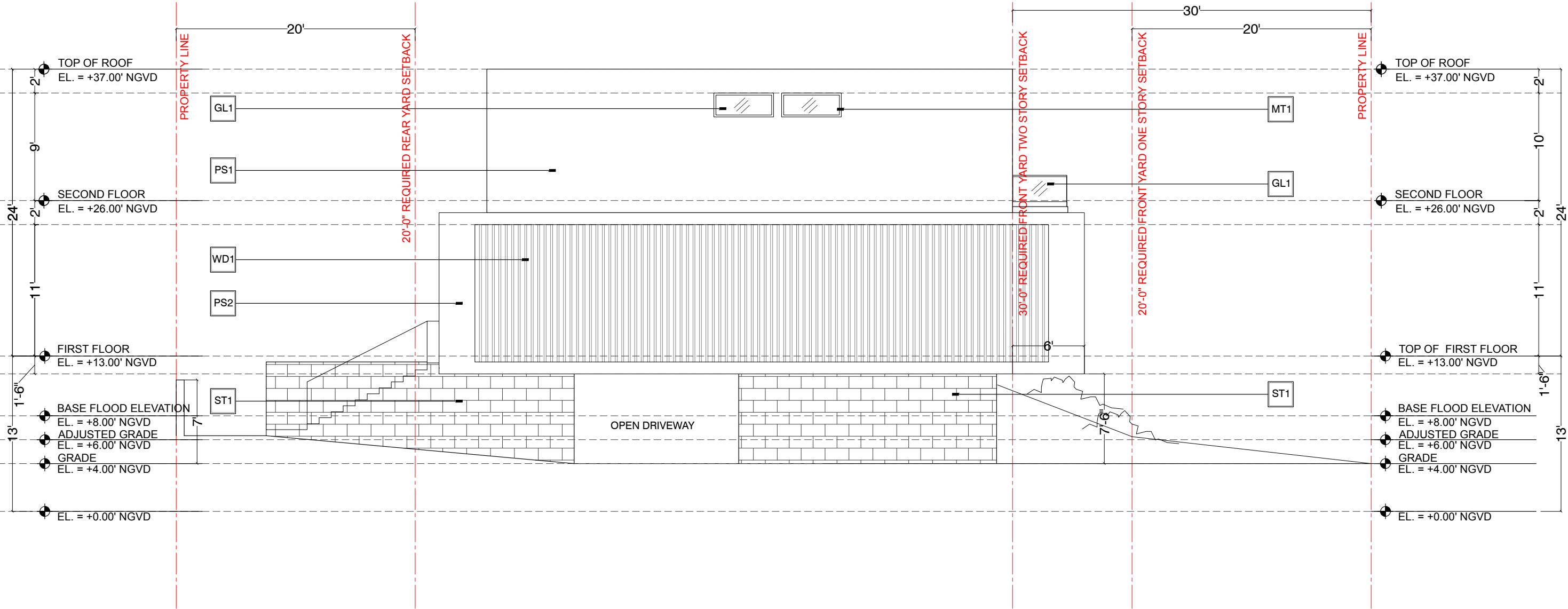


2

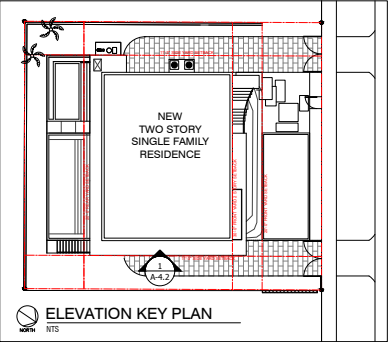
SOUTH ELEVATION

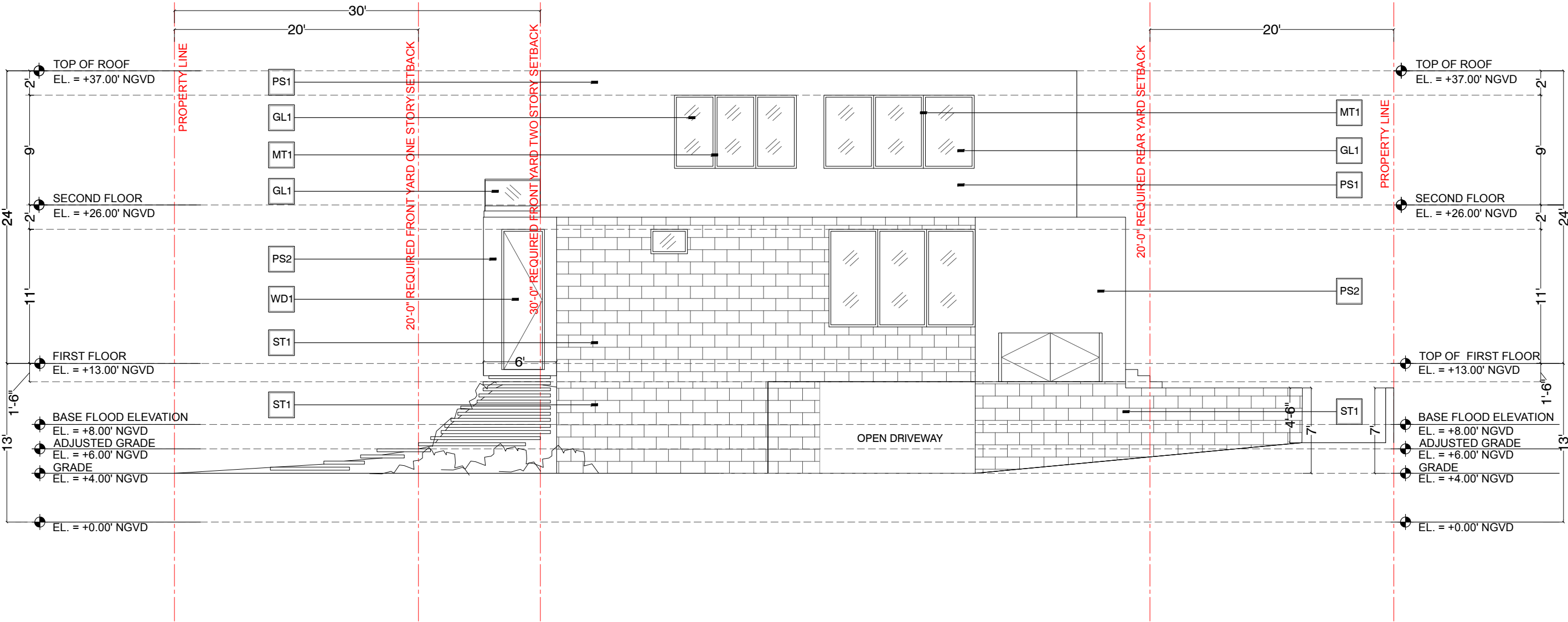
SCALE - 1/8" = 1'-0"



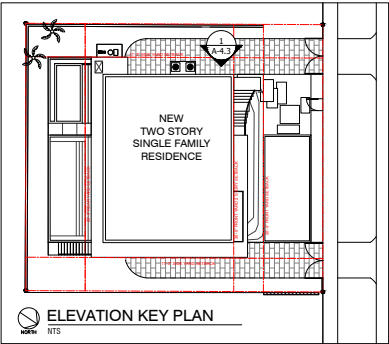


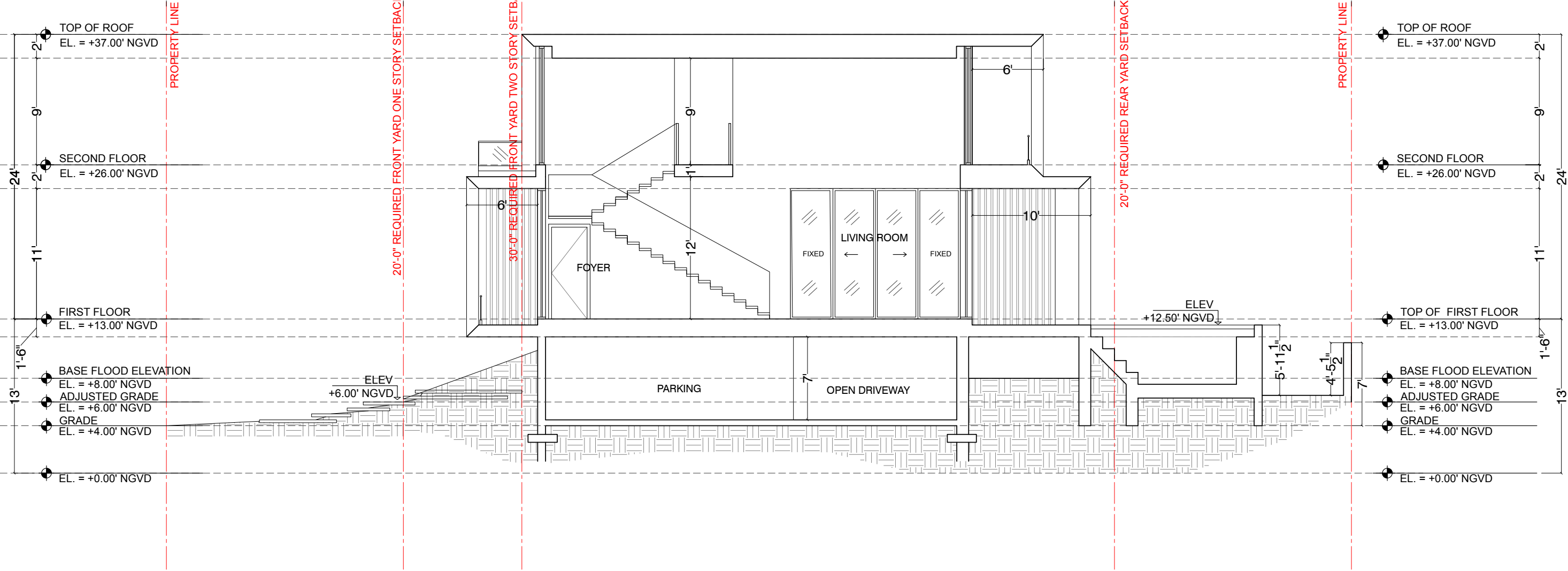
3 EAST ELEVATION
SCALE - 1/8" = 1'-0"



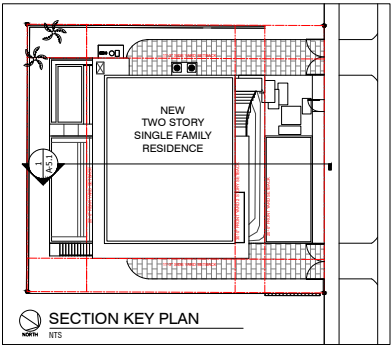


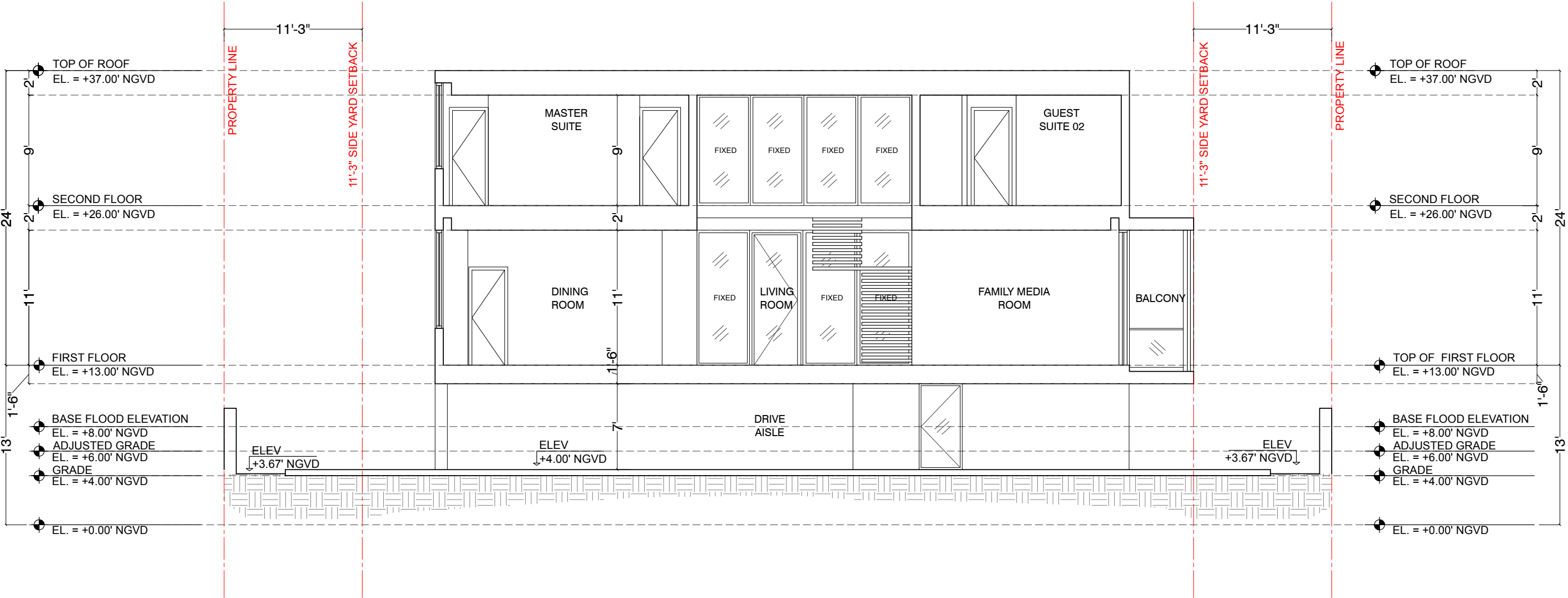
4 WEST ELEVATION
SCALE - 1/8" = 1'-0"



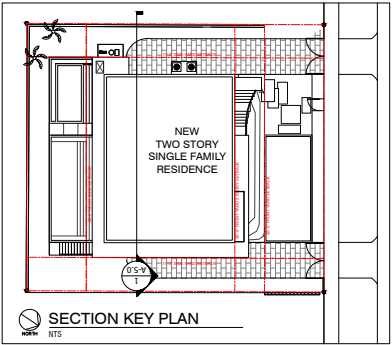


1 TRANSVERSE SECTION
SCALE - 1/8" = 1'-0"





1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"



Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	4.000
Crown of road at center of property (if no sidewalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	5.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

	Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation 6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade? 8.500
	Is the abutting property vacant? 8.500
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation? 8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

	Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation 6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade? 8.500
	Is the abutting property vacant? 8.500
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation? 8.000

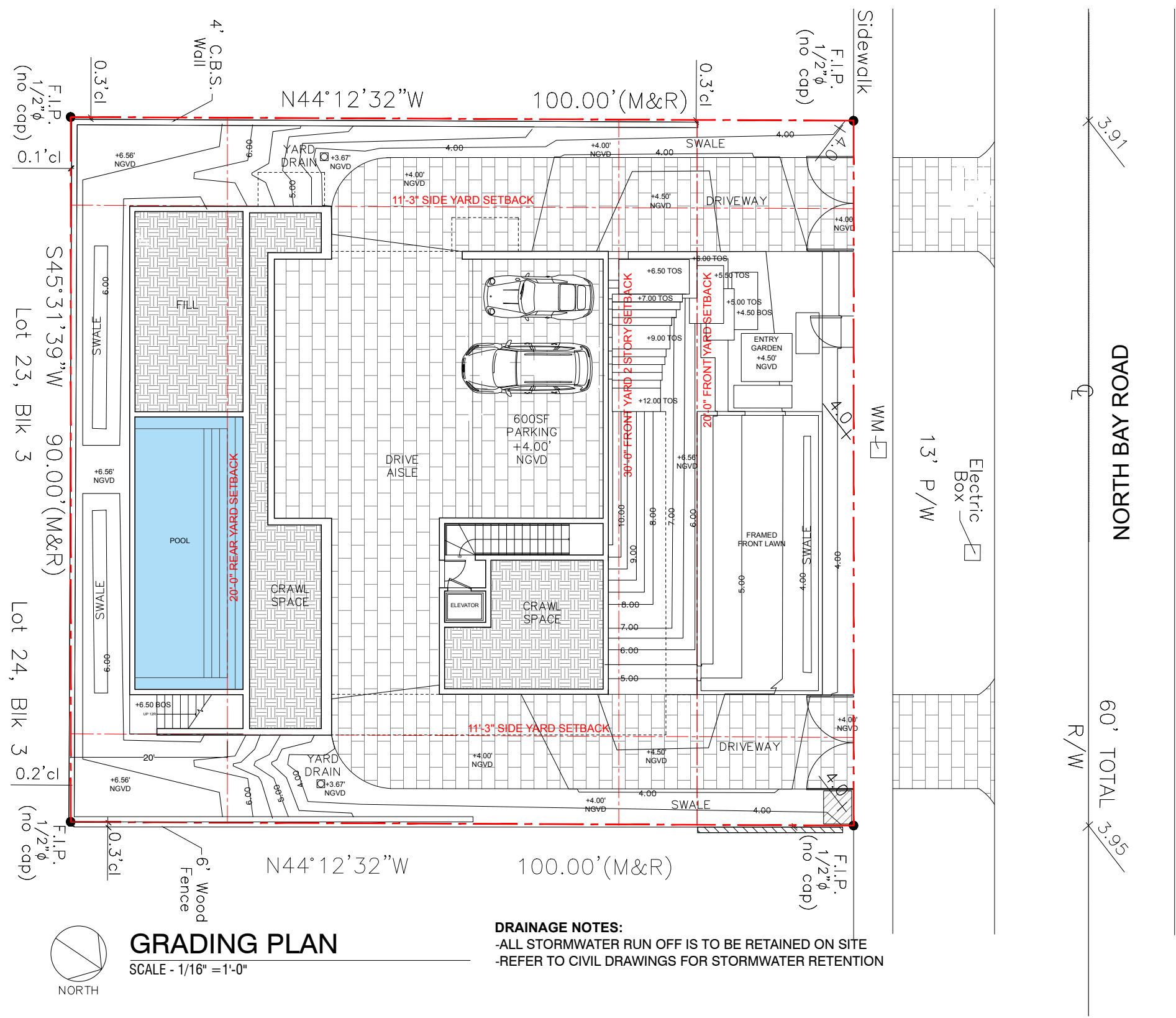
RESULTS

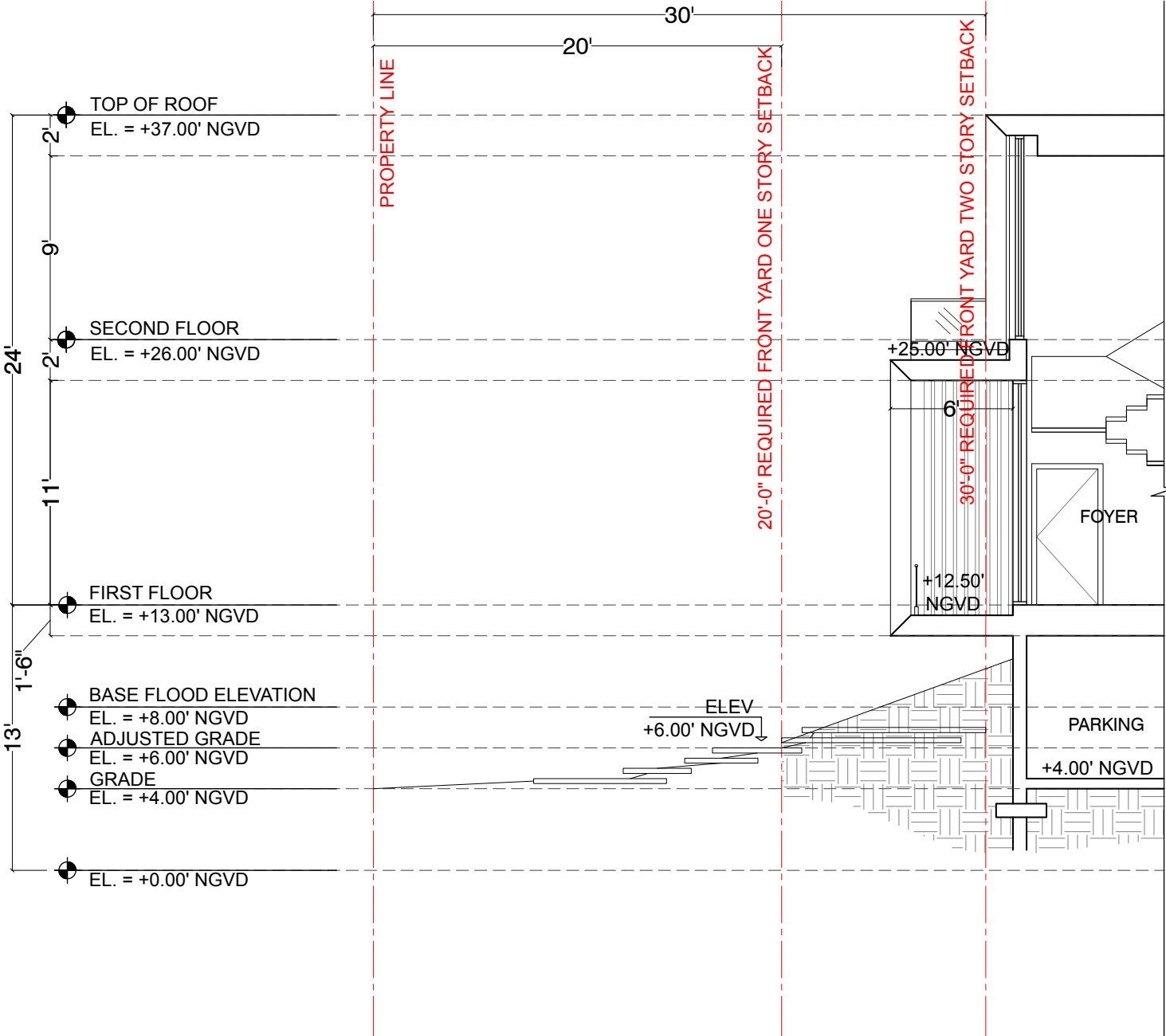
Grade	4
Adjusted Grade	6
30" above Grade	6.5
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house)	6
Minimum garage ceiling elevation	17.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.560
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.560
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.560

Interior Side Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation:6.560	<div>Non-Waterfront</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 6.560</div>	Interior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation:6.560
	<div>Front Yard</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 7.125</div>	

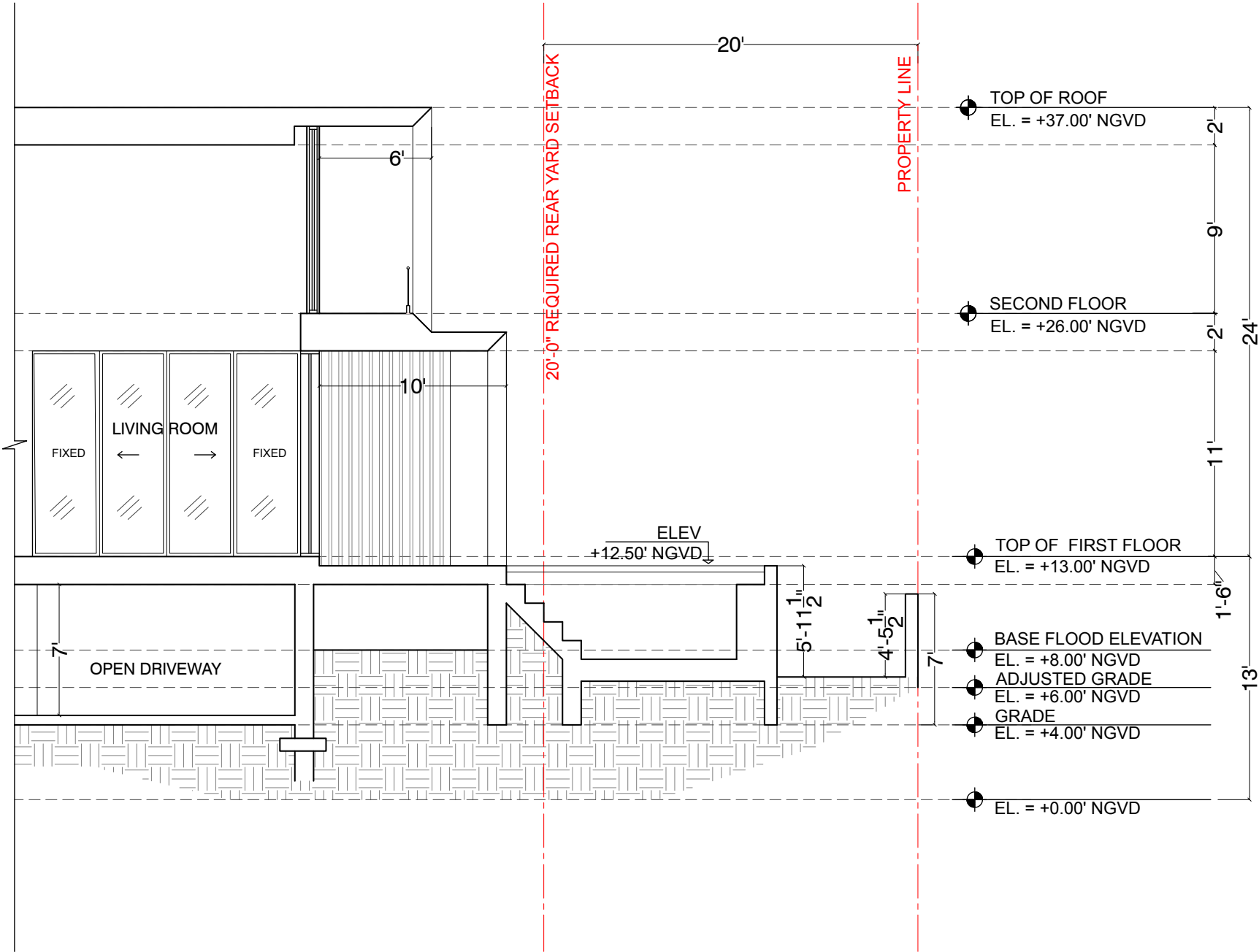
PROPOSED BUILDING - GRADING



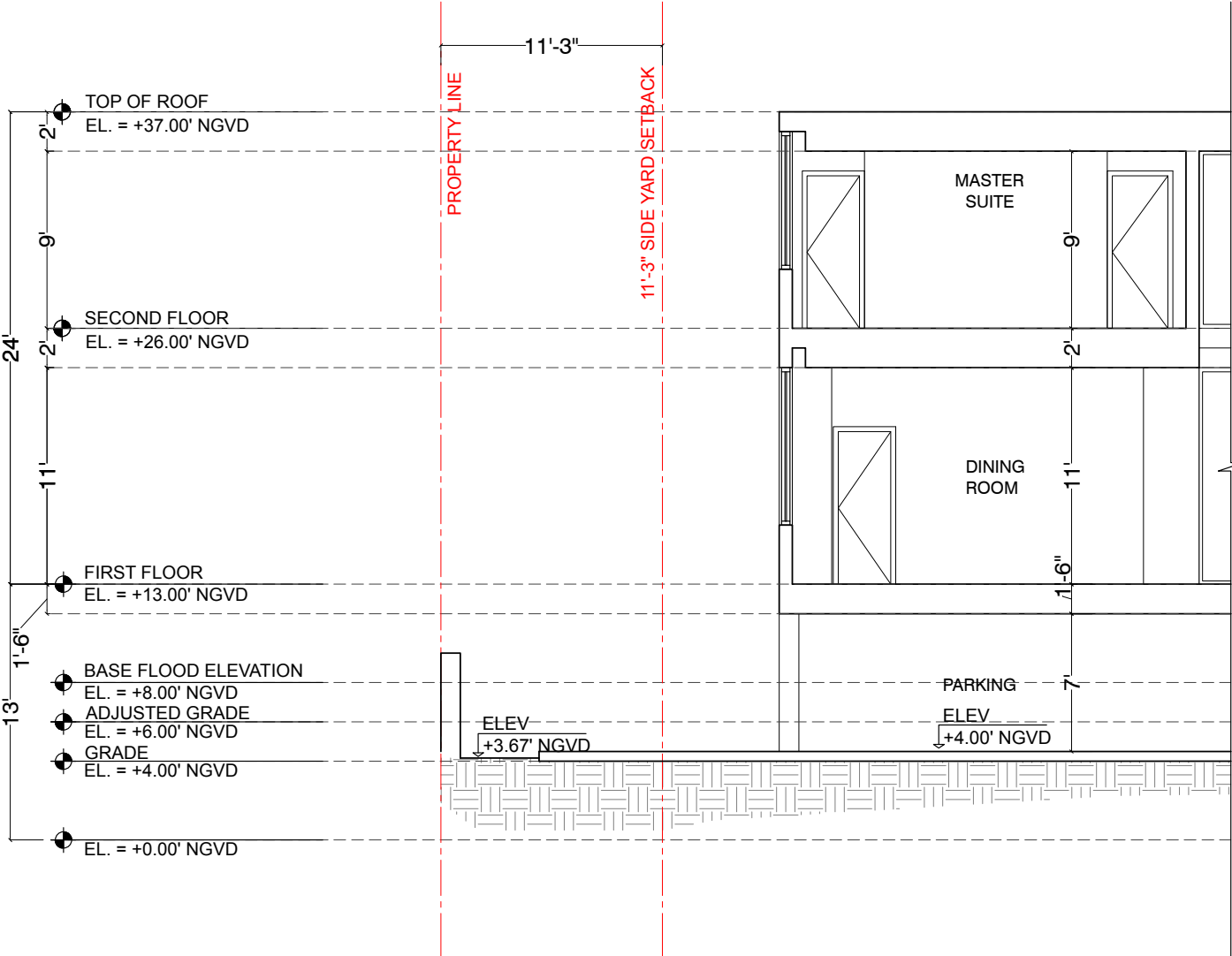


1

FRONT YARD SECTION
SCALE - 1/8" = 1'-0"



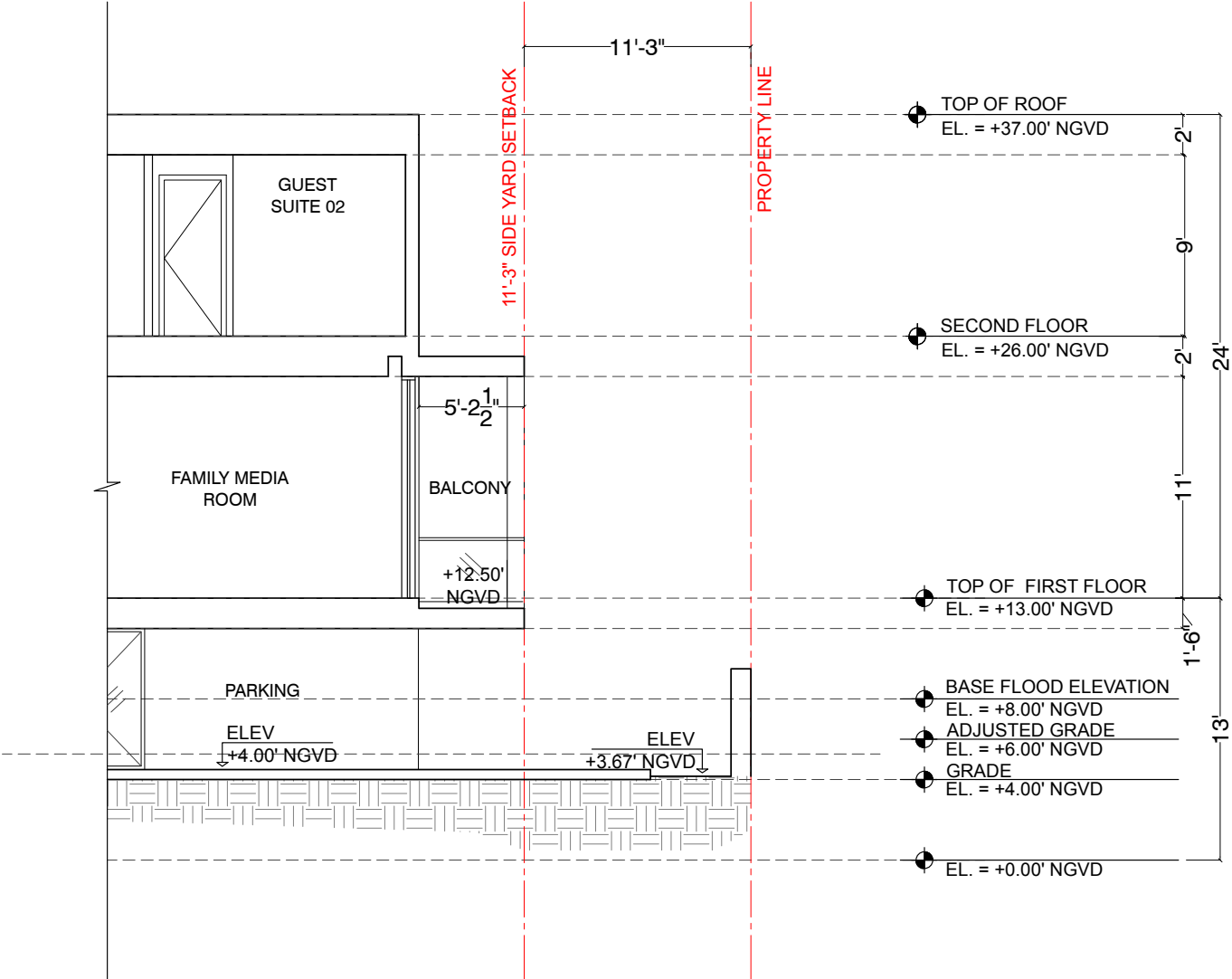
1 REAR YARD SECTION
SCALE - 1/8" = 1'-0"



1

WEST SIDE YARD SECTION

SCALE - 1/8" = 1'-0"



2

EAST SIDE YARD SECTION

SCALE - 1/8" = 1'-0"



RENDERING- FRONT FACADE - BEHIND THE HEDGE



4747 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-7.1

