

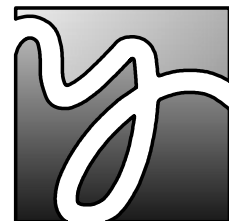
Custom Single Family Residence

5860 North Bay Rd
Miami Beach, FL 33141



DRB REVIEW SET

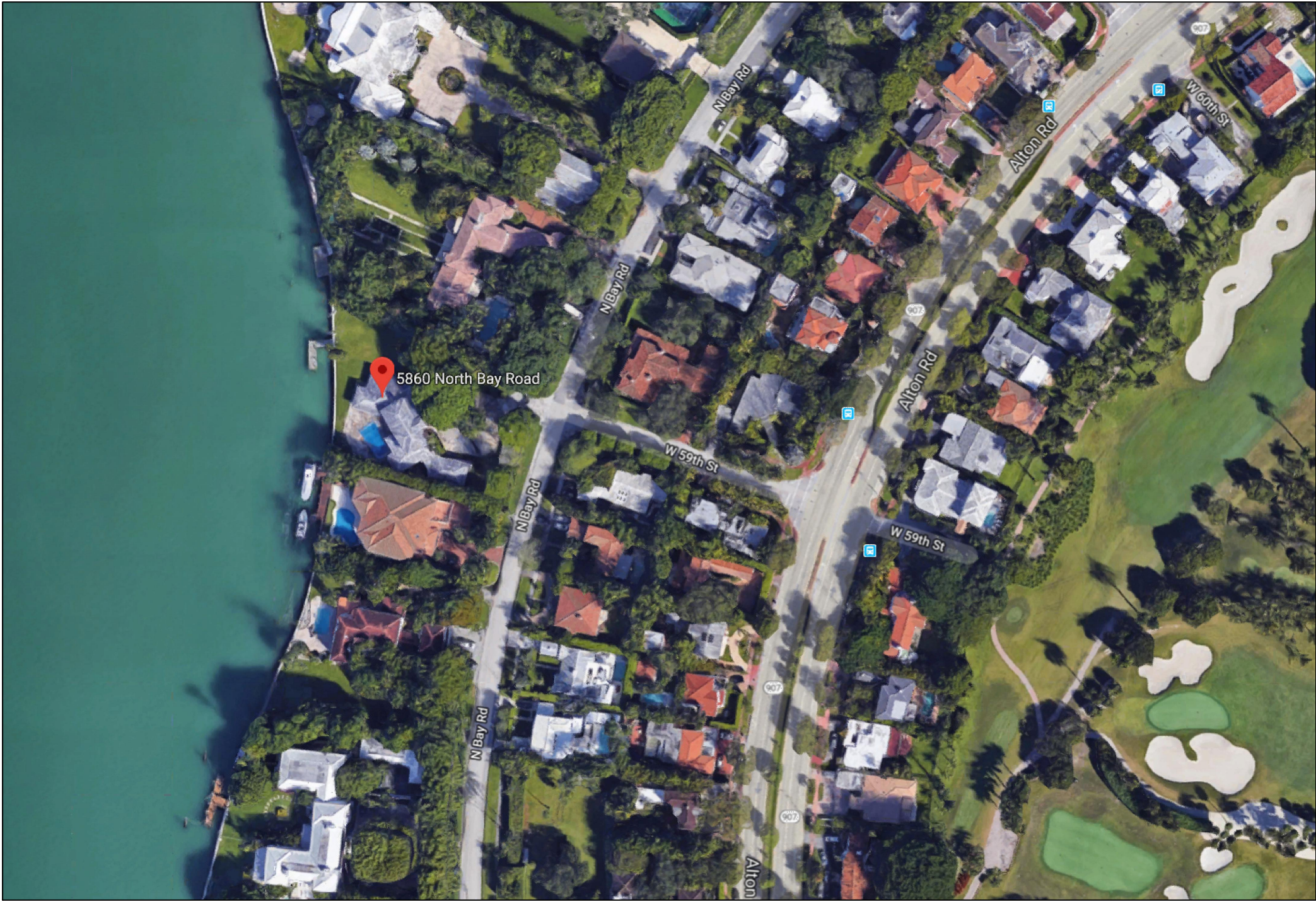
Final Submittal
November 2nd, 2018



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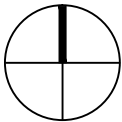
ARCHITECTURE • PLANNING • INTERIORS

319 CLEMATIS ST • SUITE 914 • WEST PALM BEACH, FL 33401 • T: 561-653-8280



AREA / VICINITY MAP

SCALE : N.T.S.



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SCOPE OF WORK

New custom residence on a currently vacant lot (existing residence previously demolished under separate permit)

The applicant, Ambassa Holdings, Inc., is requesting Design Review Approval for the construction of a new two-story single-family residence including one variance for lot coverage, one variance for accessory structure height, and three design waivers.

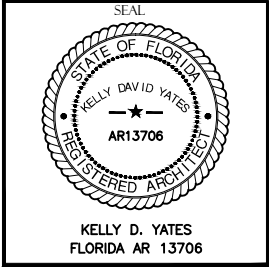


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EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: AUGUST 21, 2008
JOB NO: 08-0837
REVISIONS:

A NEW CUSTOM RESIDENCE FOR:
AMBASSA HOLDINGS, INC.
5860 NORTH BAY RD
MIAMI BEACH, FL
MIAMI-DADE COUNTY

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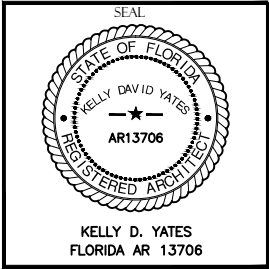
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MIAMI-DADE COUNTY

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| ZONING DATA | | | | | | |
|--------------|-----------------------------|--|------------------------------------|---|--------------|--------------------------------------|
| ITEM NUMBER: | | | | | | |
| 1 | ADDRESS | 5860 NORTH BAY RD MIAMI BEACH, FL 33141 | | | | |
| | | Lot 25, in Block 1A, "LAGORCE GOLF CLUB SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43 | | | | |
| 2 | FOLIO NUMBER | 02-3215-003-0290 | | | | |
| 3 | BOARD & FILE # | DRB# 18-0309 | | | | |
| 4 | YEAR BUILT | N/A | ZONING DISTRICT | RS-2 | | |
| 5 | BASE FLOOD ELEV | 8.00' NGVD | GRADE VALUE IN NGVD | 3.08' | | |
| 6 | ADJUSTED GRADE | 5.54' NGVD | FREE BOARD | 9.00' NGVD | | |
| 7 | LOT AREA | 28,687.80 SF | | | | |
| 8 | LOT WIDTH | 127'-2 1/2" (SEE SHEET A101) | LOT DEPTH | 212'-3 1/2" (SEE SHEET A101) | | |
| 9 | MAX LOT COVERAGE | 8,606.1 SF (30%) | PROPOSED LOT COVERAGE & PERCENTAGE | 8,973 S.F. (31.2%) W/ VARIANCE | | |
| 10 | EXIST LOT COVERAGE | N/A | UNIT SIZE REDUCTION @ GARAGE | 766-500 = 266 GARAGE SF | | |
| 11 | FRONT YARD OPEN SPACE | 2,501.3 (65.73% OPEN) | REAR YARD OPEN SPACE & PERCENTAGE | 3,350.80 S.F. (70%) | | |
| 12 | MAX UNIT SIZE & SF | 14,343.9 (50%) | PROPOSED UNIT SIZE & PERCENTAGE | 13,188 S.F. (45.39%) | | |
| 13 | EXIST GROUND FLR UNIT SIZE | N/A | PROPOSED GROUND FLR UNIT SIZE | 6,152.0 S.F. + 266 (GARAGE) = 6,418 SF | | |
| 14 | | | PROPOSED SECOND FLR UNIT SIZE | 6,152.0 S.F. MAIN HOUSE / 618.3 LIVING ABV GARAGE | | |
| 15 | | | | 6,770.3 (105%) | | |
| 16 | | | PROPOSED ROOF DECK | N/A | | |
| SITE DATA | | | | | | |
| | | REQUIRED | EXISTING | PROPOSED | DEFICIENCIES | NOTES: |
| 17 | BUILDING HGT (FLAT ROOF) | 28'-0" | -- | 28'-0" | -- | |
| | ACCESSORY STRUCTURE | 12'-0" | -- | 15'-0" | 3' | MAX 3' VARIANCE REQ. |
| 18 | SETBACKS | | | | | |
| 19 | FRONT FIRST LEVEL | 30'-0" | -- | 30'-0" | -- | |
| 20 | FRONT SECOND LEVEL | 30'-0" | -- | 30'-0" | -- | |
| 21 | SIDE ONE (NORTH) | 19'-2" | -- | 25'-0" | -- | 32'-0" AGGREGATE ALLOWED ON SIDES |
| 22 | SIDE TWO (SOUTH) | 12'-10" | -- | 12'-10" | -- | |
| 23 | REAR SETBACK (15%) | 32'-7" | -- | 32'-7" | -- | |
| 24 | ACCESS, STRUCTURE SIDE | 7'-6" | -- | 7'-6" | -- | |
| 25 | ACCESS, STRUCTURE REAR | 16'-3 3/4" | -- | 18'-3" | -- | |
| 26 | SUM OF SIDE YARDS | 32'-0" | -- | 37'-10" | -- | |
| 27 | HISTORIC DISTRICT | NO | | | | |
| 28 | HISTORIC SITE | NO | | | | |
| 29 | ARCHITECTURALLY SIGNIFICANT | NO | | | | |
| NOTES: | | | | | | |

SWIMMING POOL SETBACKS

REAR (EXTERIOR FACE OF CATCH BASIN)
REAR (WATER LINE OF CATCH BASIN)
SIDES (EXTERIOR FACE OF CATCH BASIN)

REQUIRED

16' 3-3/4"
17' 3-3/4"
7'-6"

PROVIDED

23'-8"
24'-8"
58'-0" NORTH
37'-8" SOUTH

OVERHANGS INTO REQUIRED YARD

FRONT (25% OF SETBACK)
REAR (25% OF SETBACK)
SIDE (25% OF SETBACK)

ALLOWED

7'-6"
8'-2"
4'-10" SOUTH SIDE

PROPOSED

5'-0"
6'-0"
3'-9" MAXIMUM

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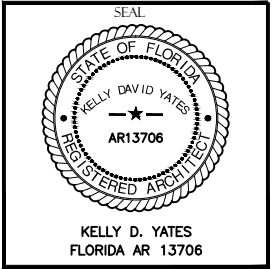
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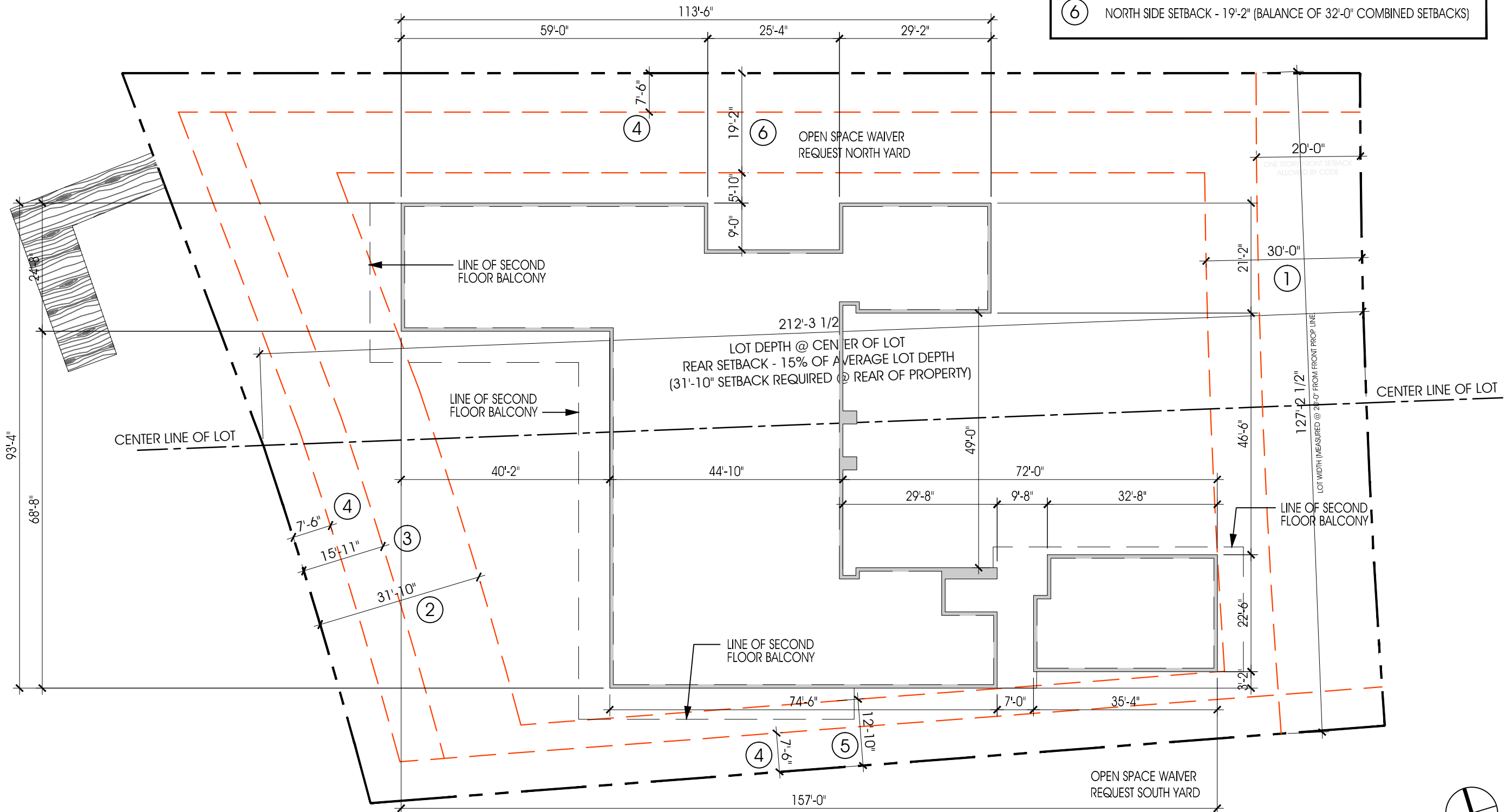
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| SETBACK LEGEND | |
|----------------|---|
| ① | FRONT SETBACK - 30'-0" FOR TWO STORY RESIDENCES |
| ② | REAR SETBACK - 15% OF AVERAGE LOT DEPTH - 31'-10" |
| ③ | POOL SETBACK - HALF OF REQUIRED REAR SETBACK - 15'-11" |
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| ⑥ | NORTH SIDE SETBACK - 19'-2" (BALANCE OF 32'-0" COMBINED SETBACKS) |

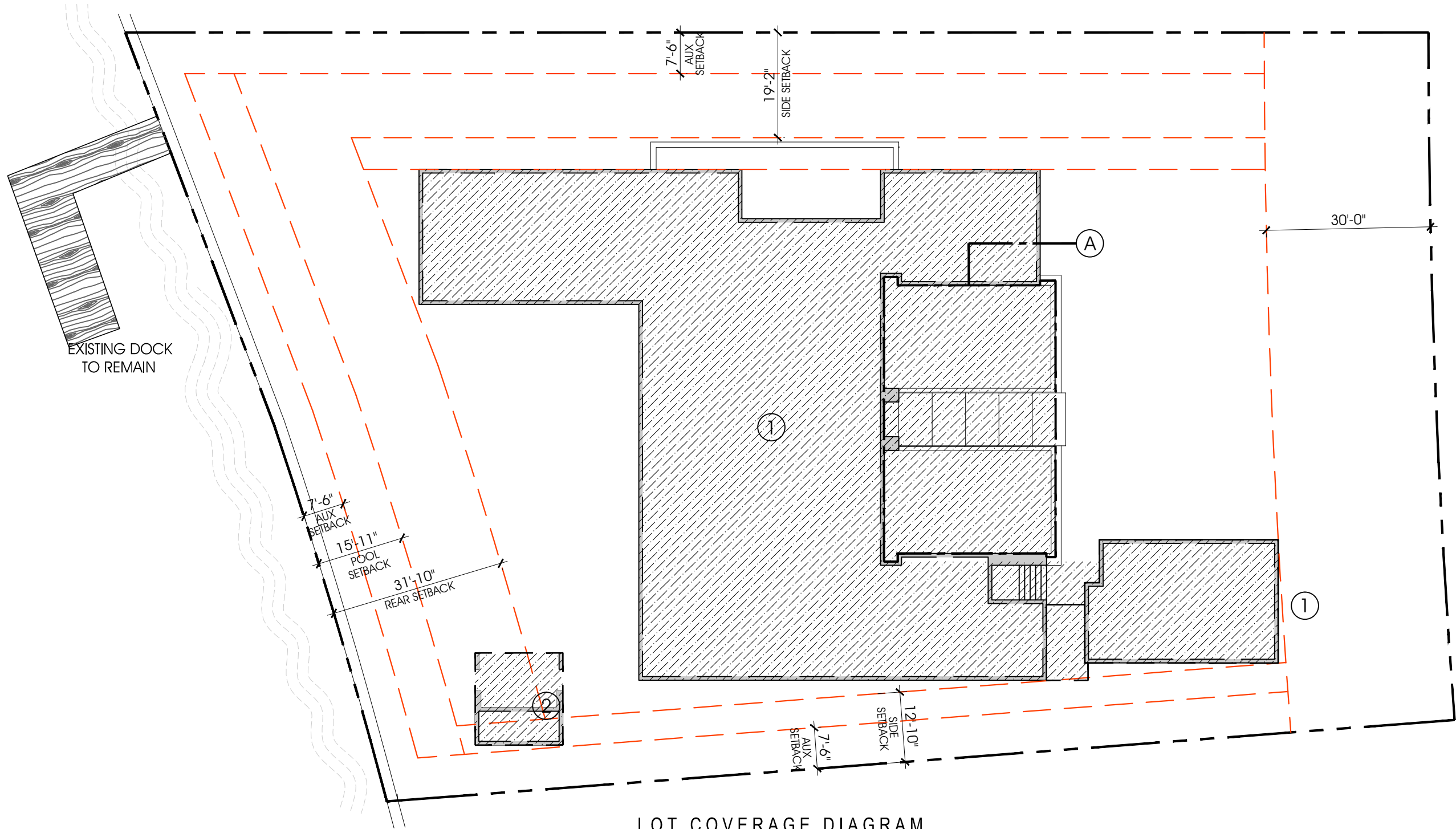


REQUIRED SETBACK DIAGRAM - GROUND FLOOR DIMENSIONS

SCALE: 1" = 20'-0"



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LOT COVERAGE DIAGRAM

SCALE : 1" = 20'-0"

LOT COVERAGE (VARIANCE REQUEST)

- ① GROUND FLOOR - MAIN RESIDENCE W/ ENTRY FEATURE
8,703 S.F.
- ② BBQ/CABANA
270 S.F.

8,973 S.F. TOTAL W/ ENTRY FEATURE (31.2% COVERAGE)

- Ⓐ GROUND FLOOR - ENTRY FEATURE
1,580 S.F.

8,973 - 1,580 = 7,393 S.F. = 25.77% COV. W/O ENTRY FEATURE



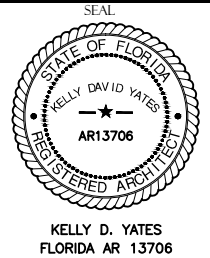
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UNIT SIZE DIAGRAM

- ① GROUND FLOOR
6,418 SF
- ② SECOND FLOOR
6,770 SF

13,188 SF



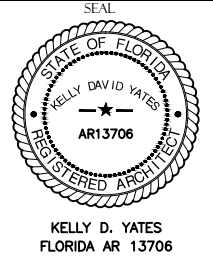
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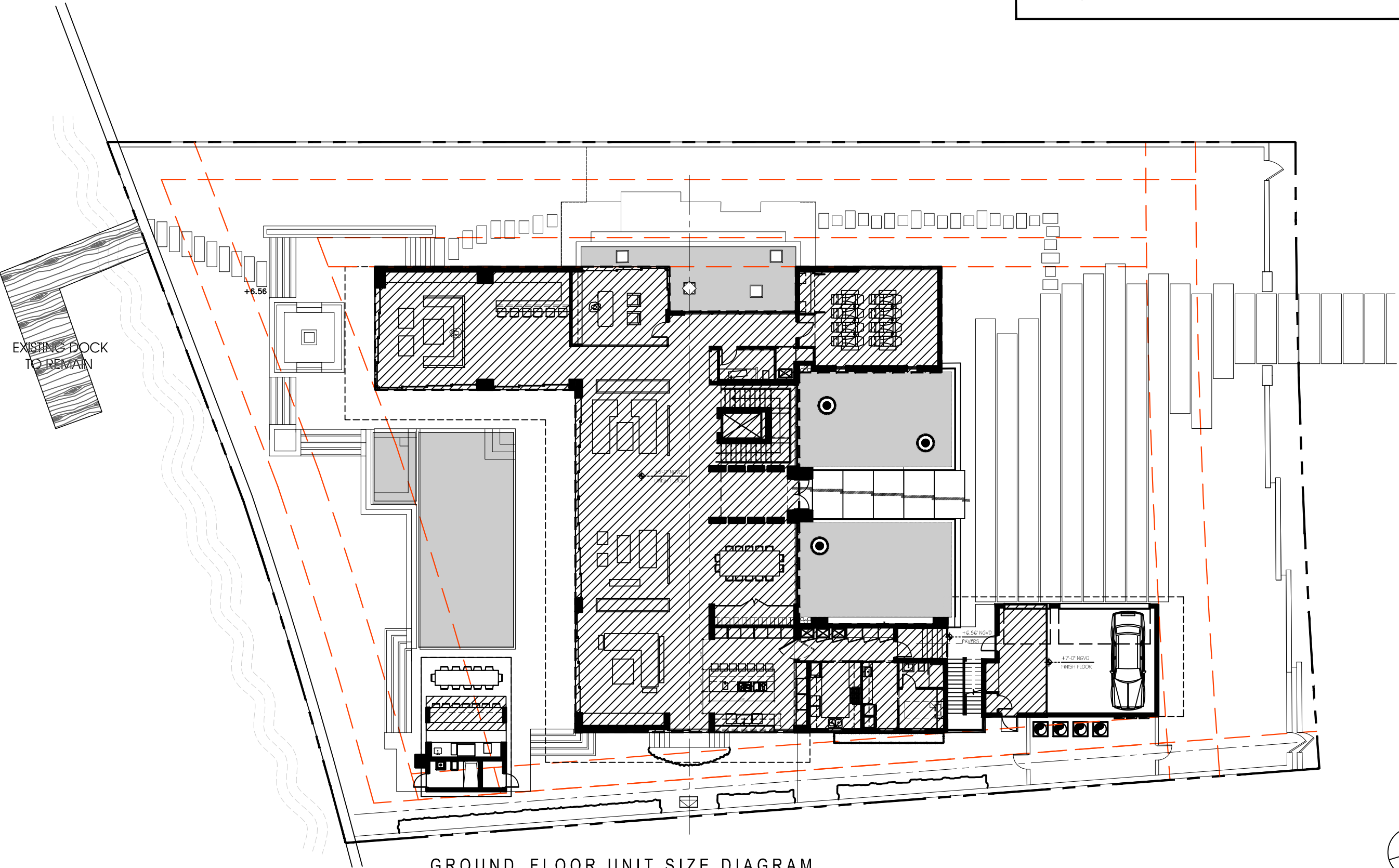
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GROUND FLOOR UNIT SIZE DIAGRAM

SCALE : 1" = 20'-0"



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| | |
|-------|--------------------------|
| 1 | GROUND FLOOR 6,418 SF |
| 2 | SECOND FLOOR 6,770 SF |
| <hr/> | |
| | 13,188 SF |

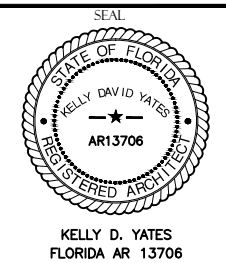


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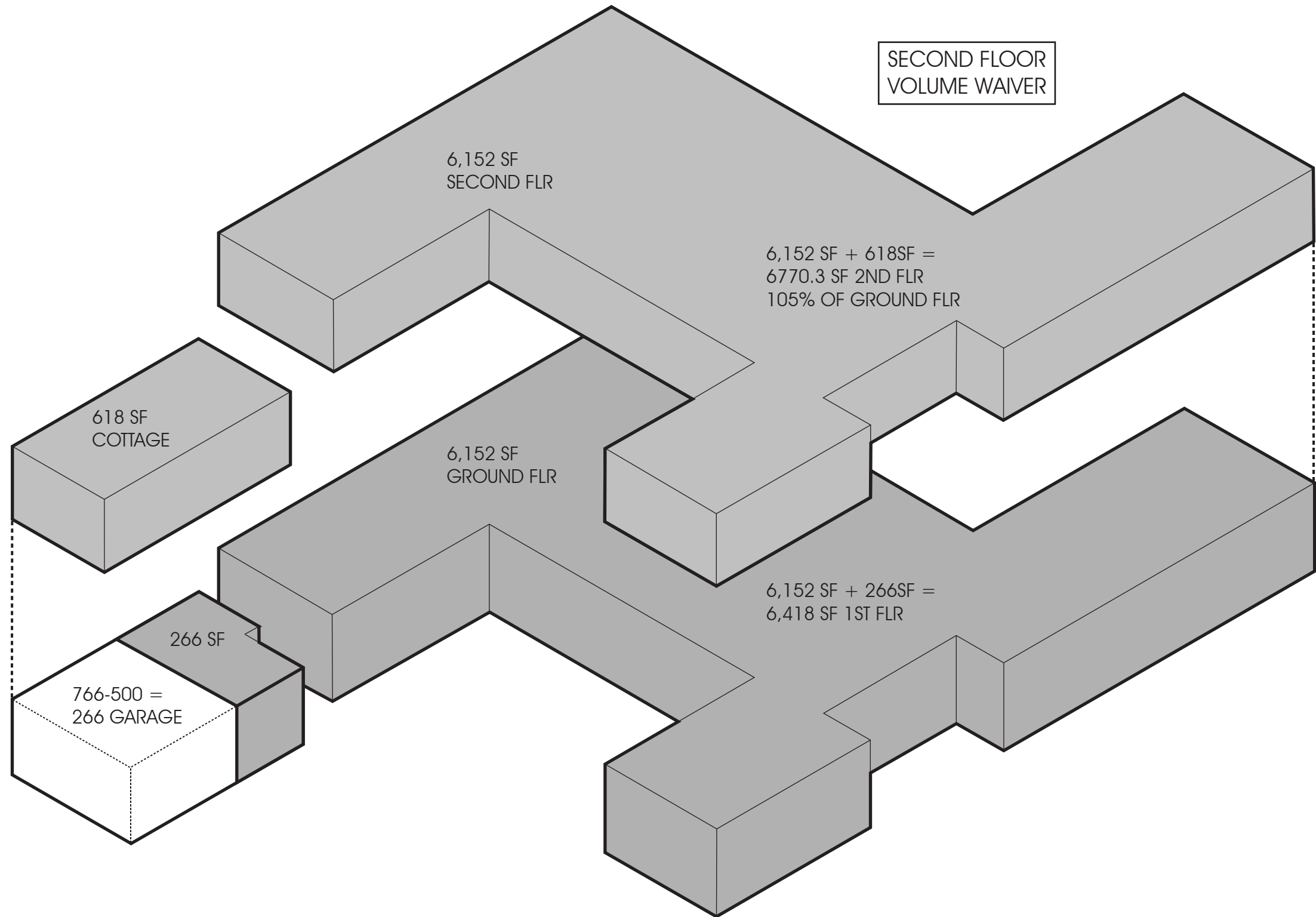


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A circular compass rose with a vertical line pointing upwards, labeled "NORTH" below it. The circle is divided into four quadrants by a horizontal and a vertical line. The top quadrant is shaded black.

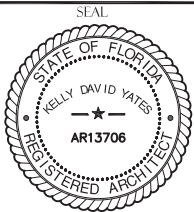


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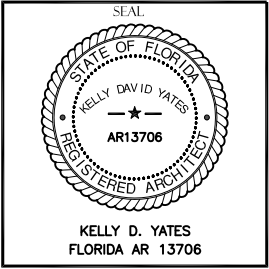
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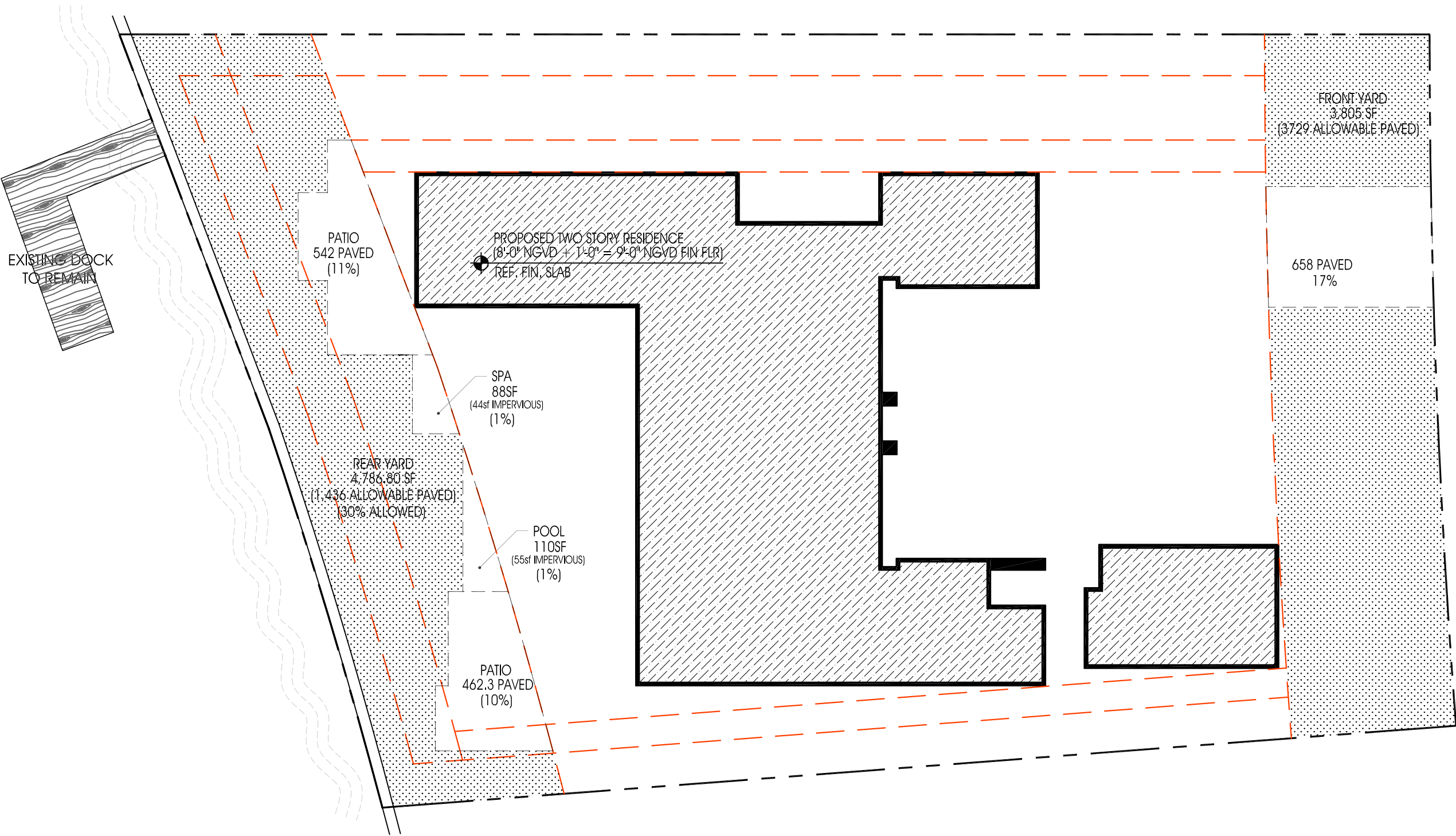
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FRONT AND REAR YARD GREEN SPACE DIAGRAM

SCALE: 1" = 20'-0"



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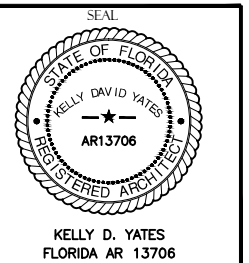
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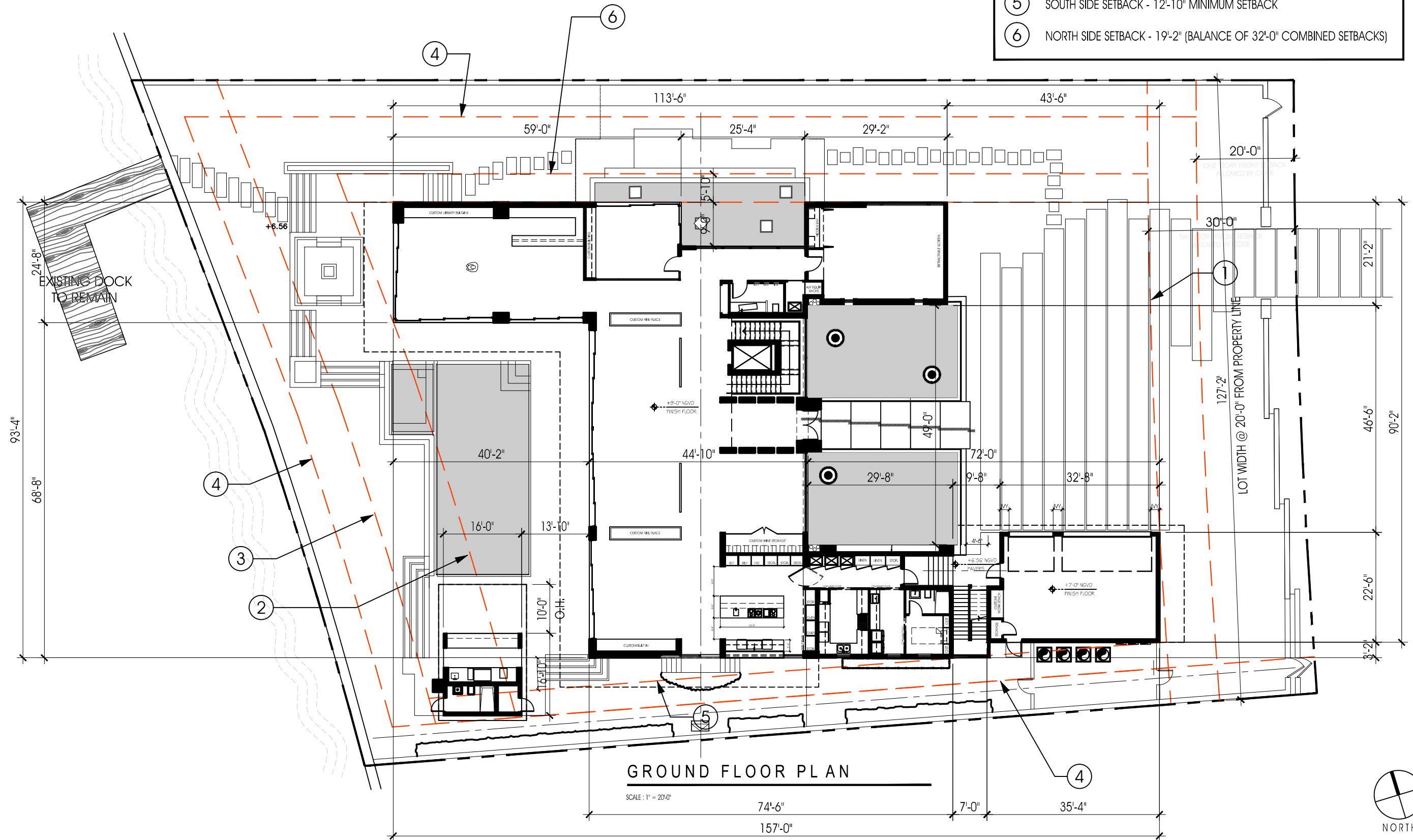
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NOTE:
SECOND FLOOR VOLUME
WAIVER REQUEST

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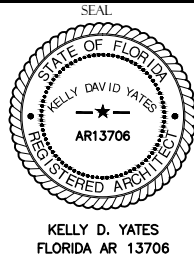
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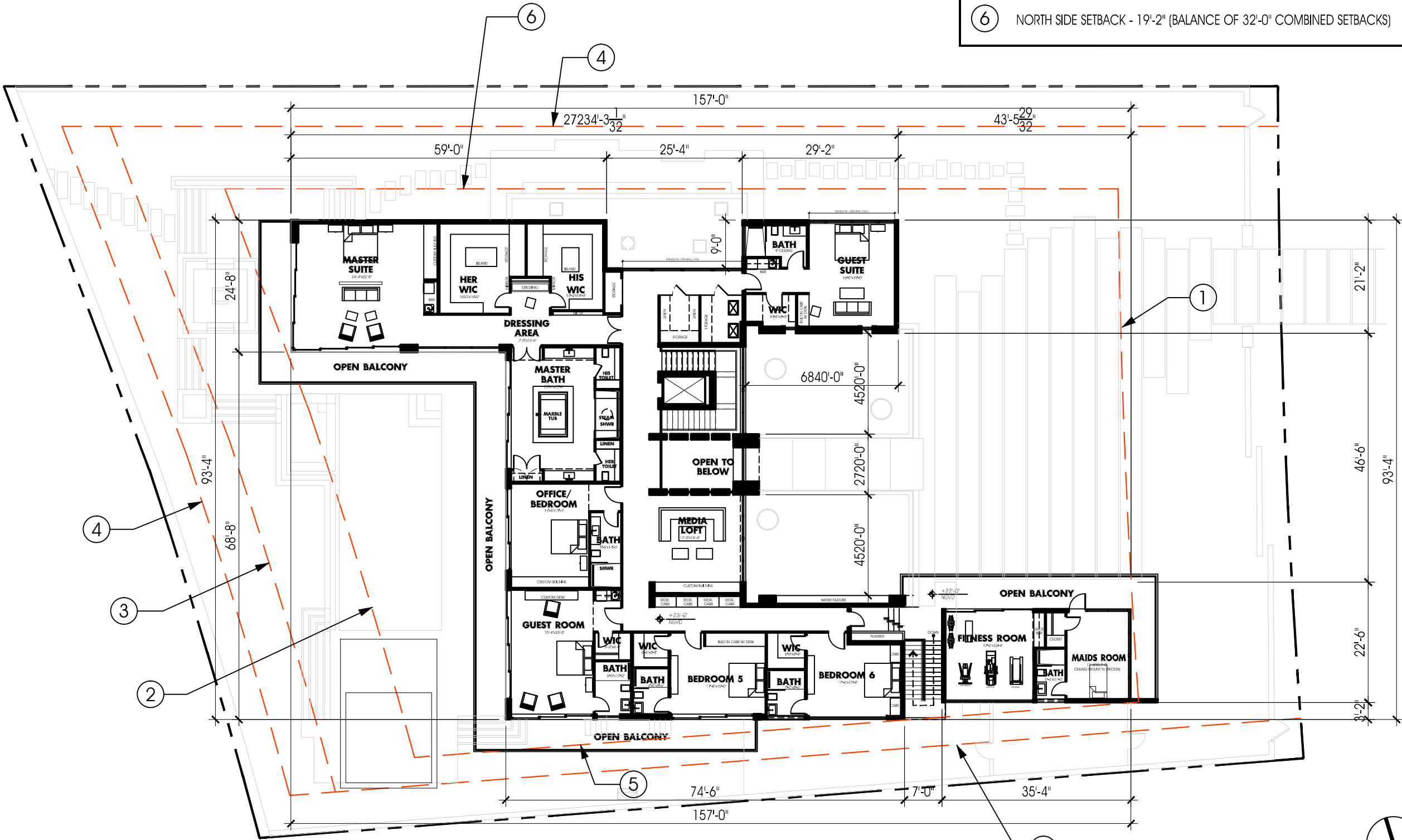


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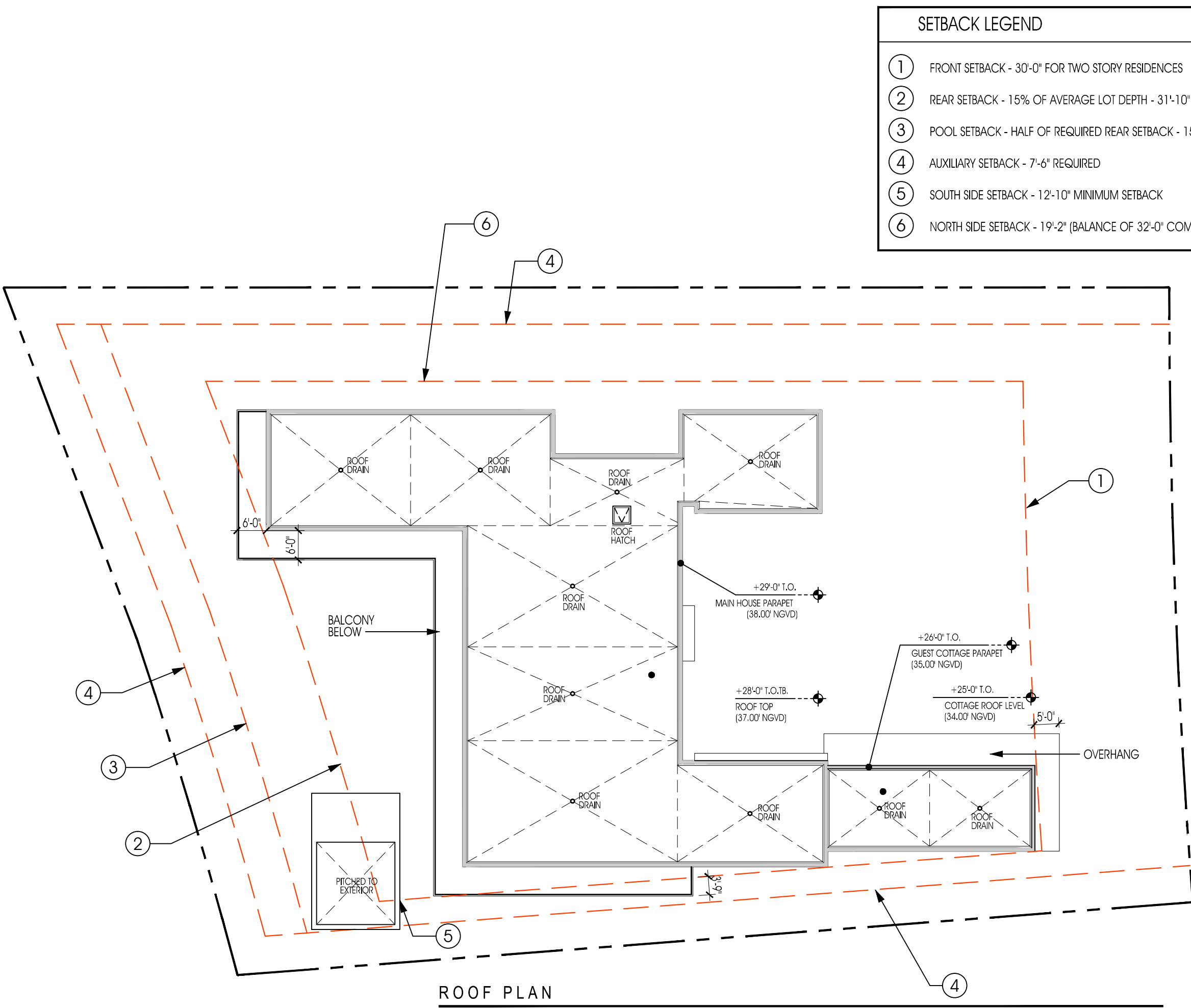
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PRELIMINARY SECOND FLOOR PLAN

SCALE : 1" = 20'-0"





ROOF PLAN

SCALE : 1" = 20'-0"

SETBACK LEGEND

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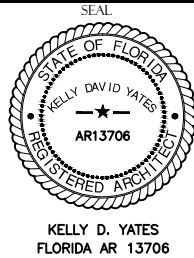
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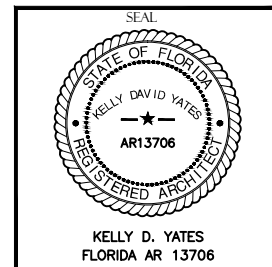
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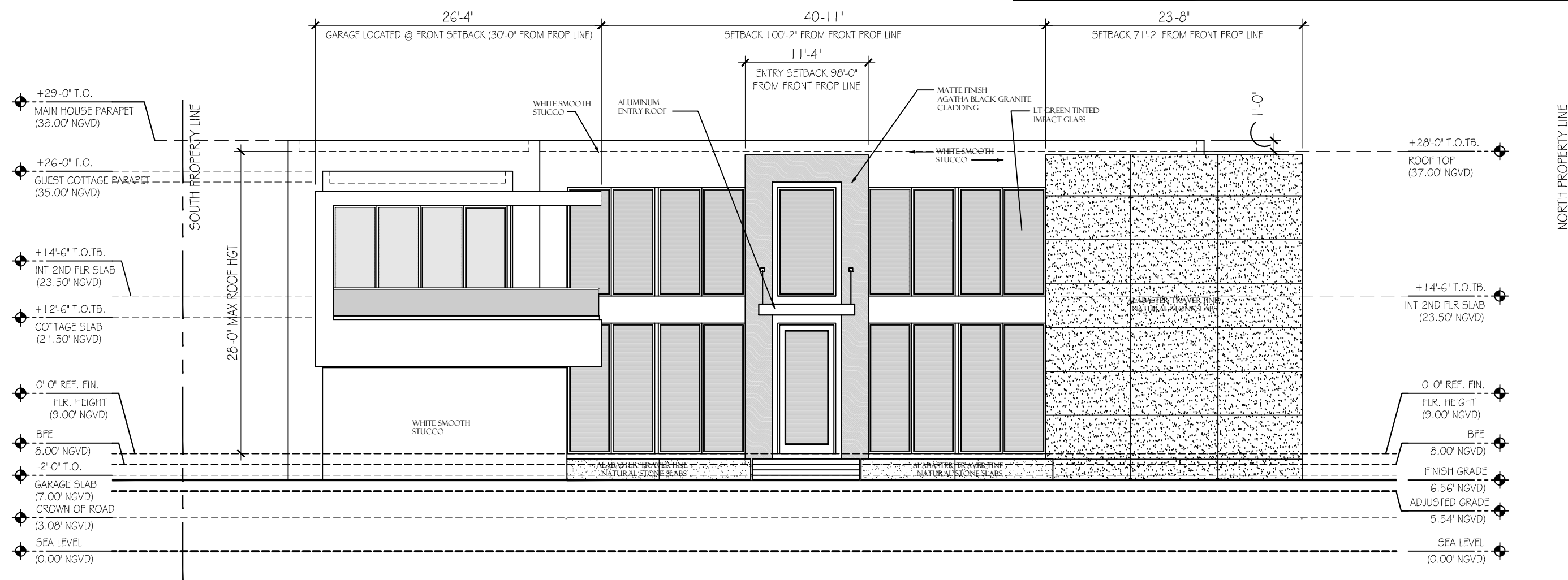
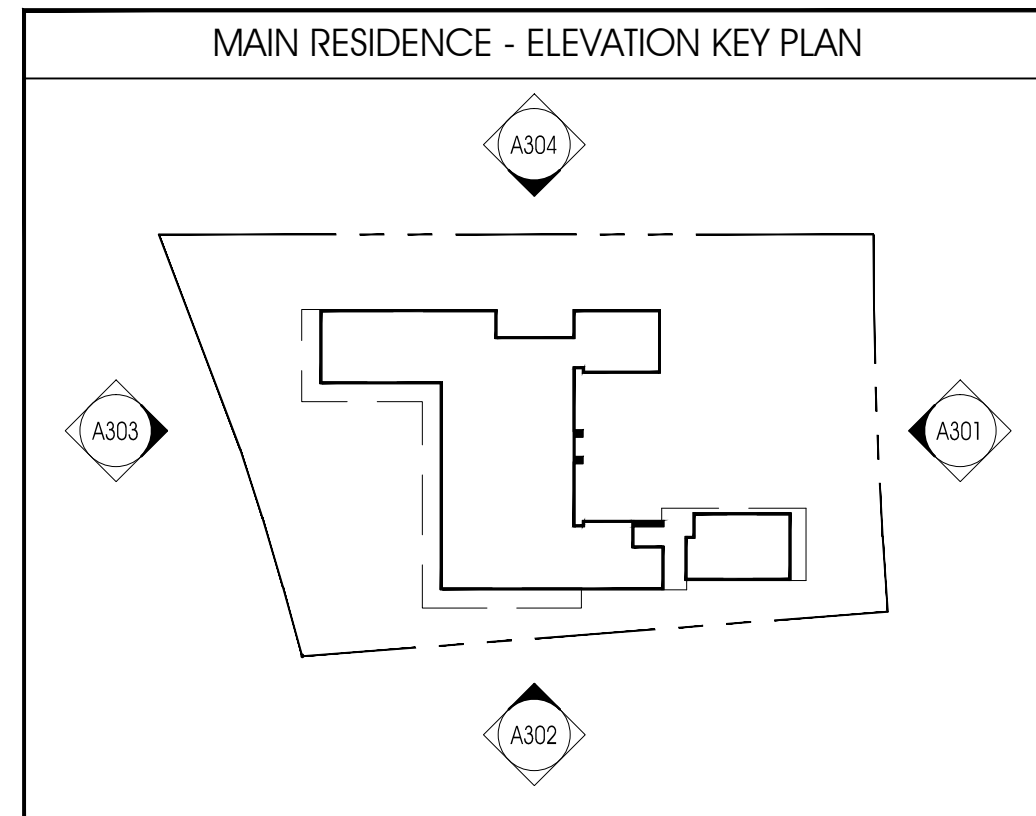


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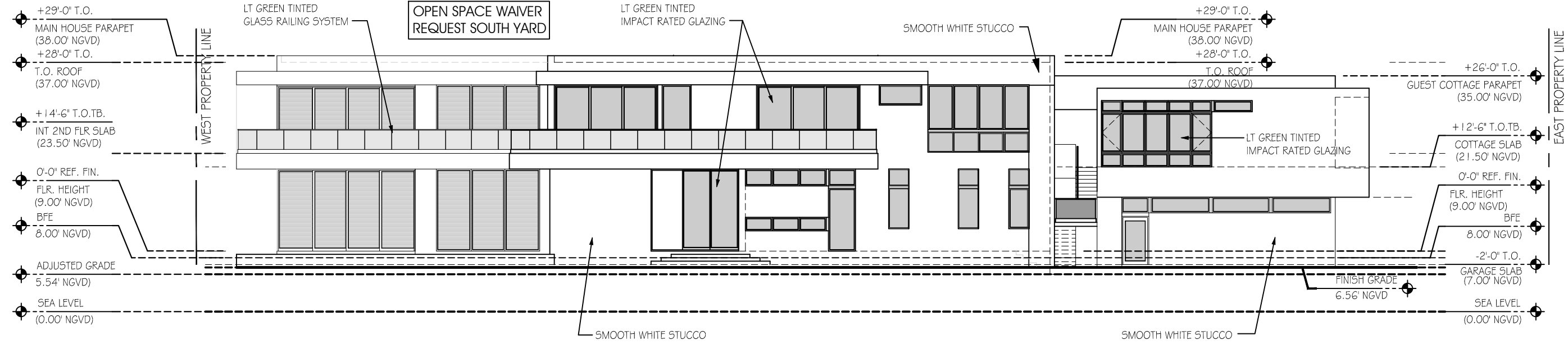
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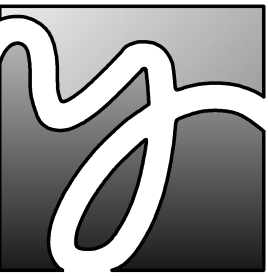
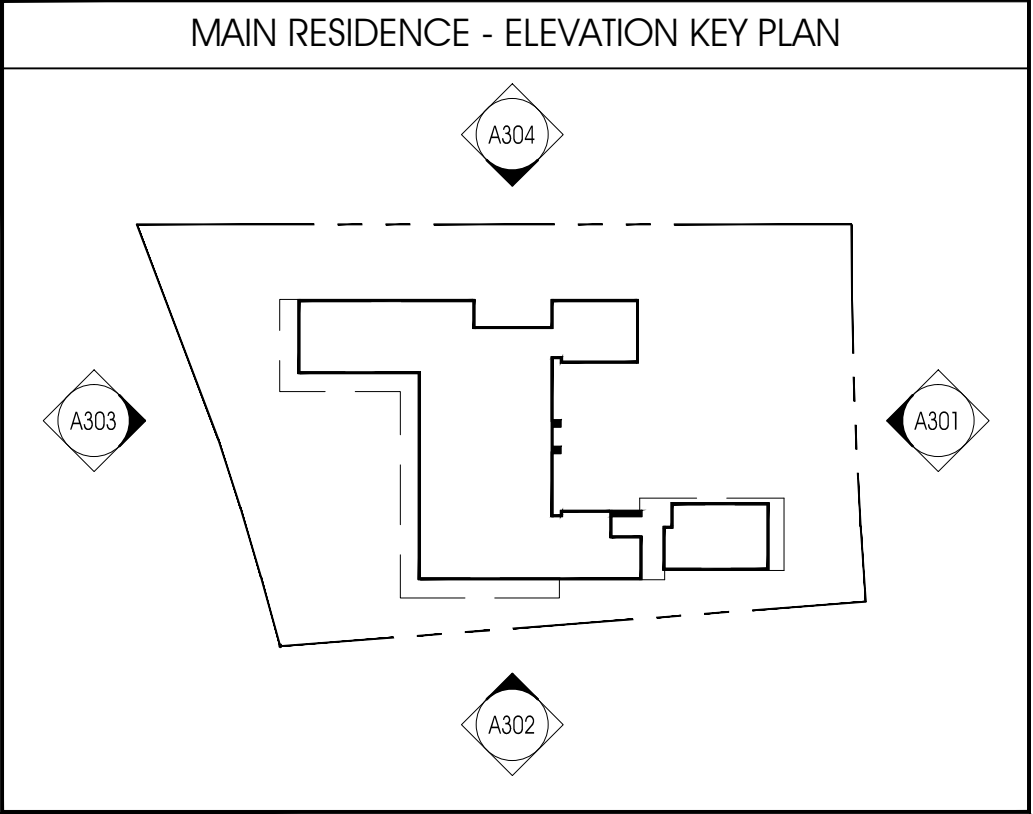
PRELIMINARY FRONT ELEVATION - EASTERN EXPOSURE

SCALE : 1" = 10'-0"



LEFT SIDE ELEVATION @ MAIN HOUSE - SOUTHERN EXPOSURE

SCALE : 1/4" = 1'-0"

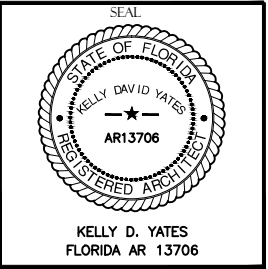


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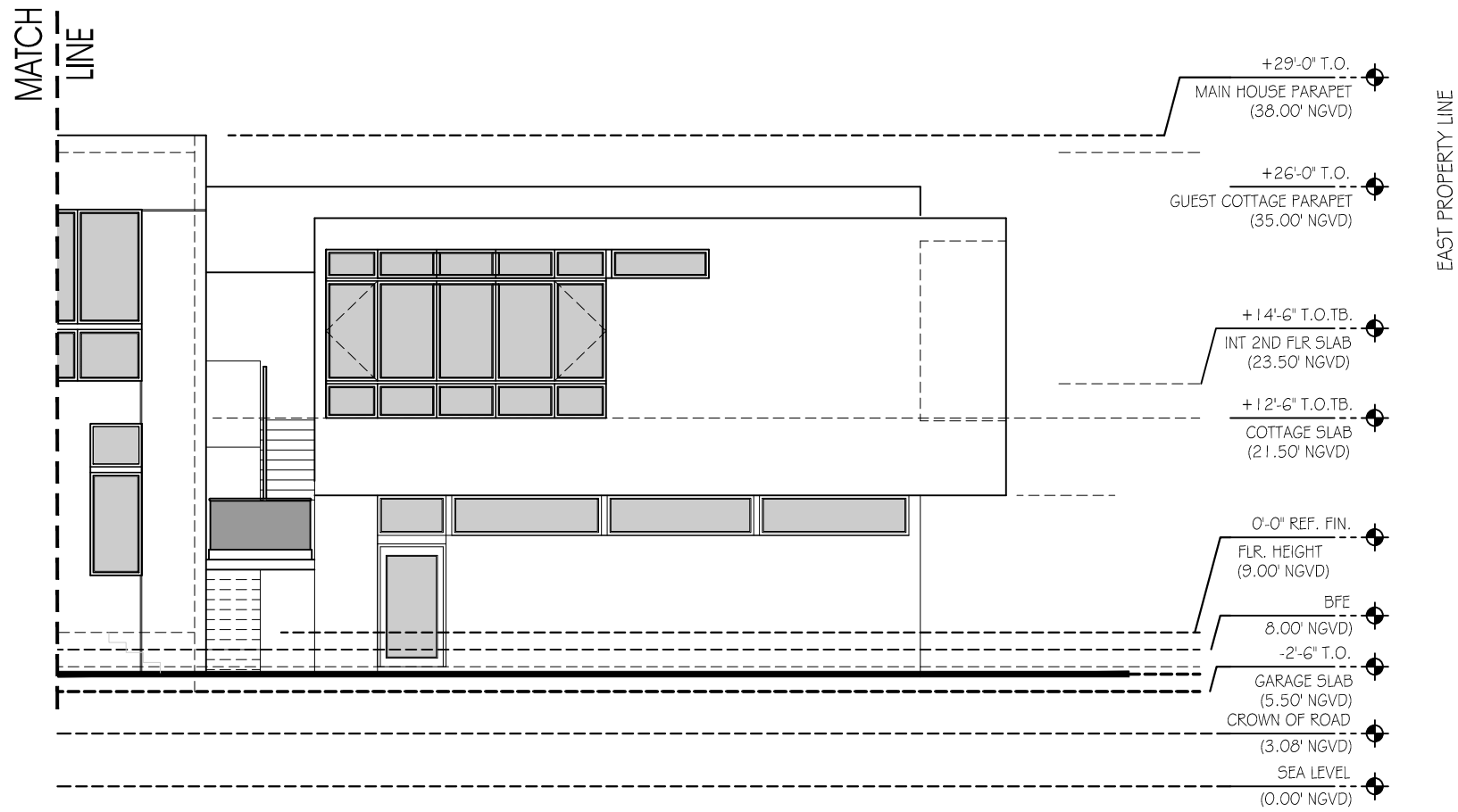
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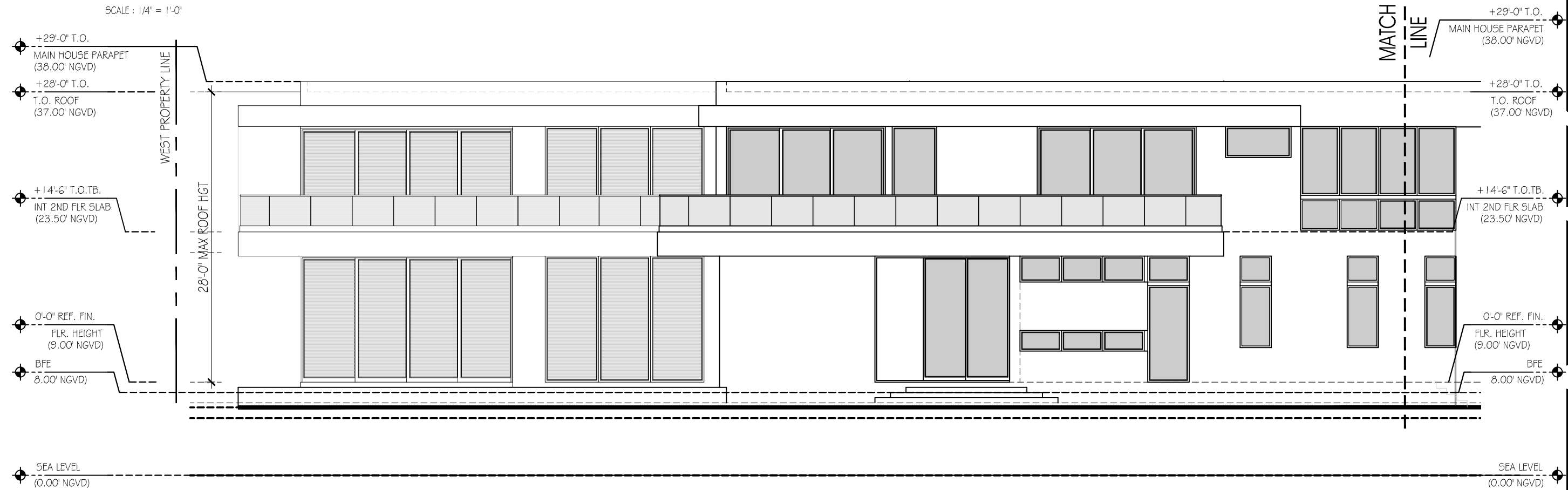
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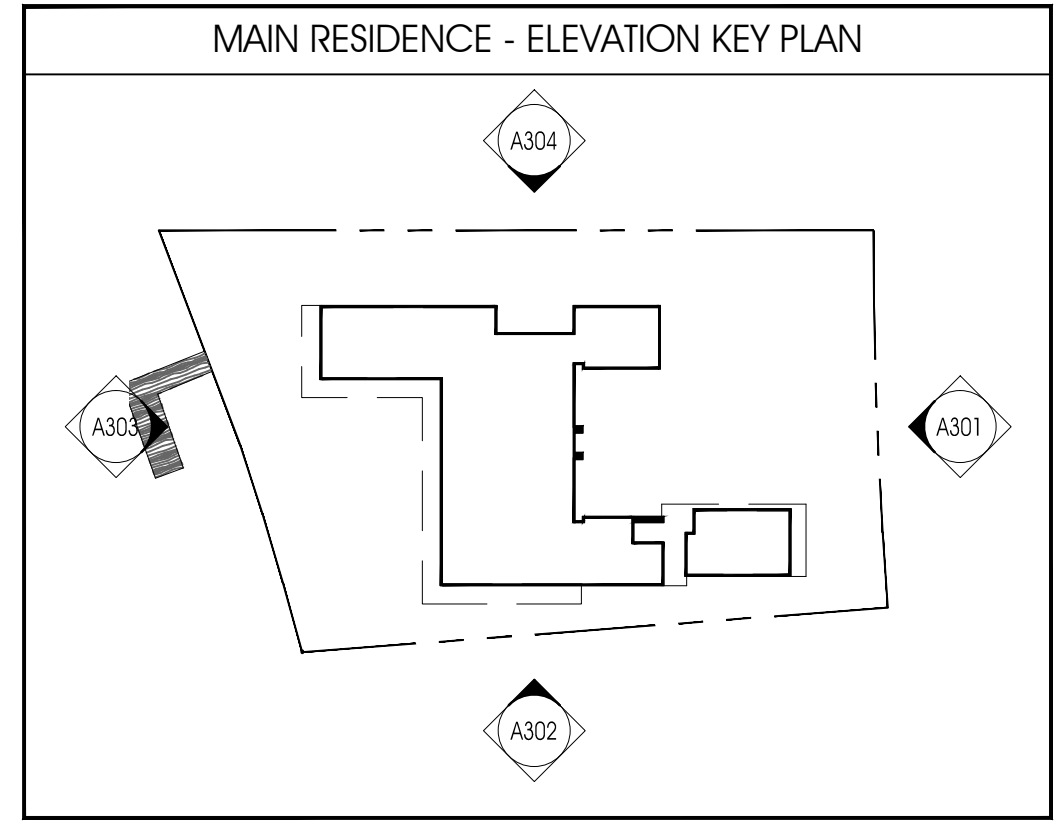
LEFT SIDE ELEVATION @ GARAGE


SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION @ MAIN HOUSE - SOUTHERN EXPOSURE

SCALE : 1/4" = 1'-0"





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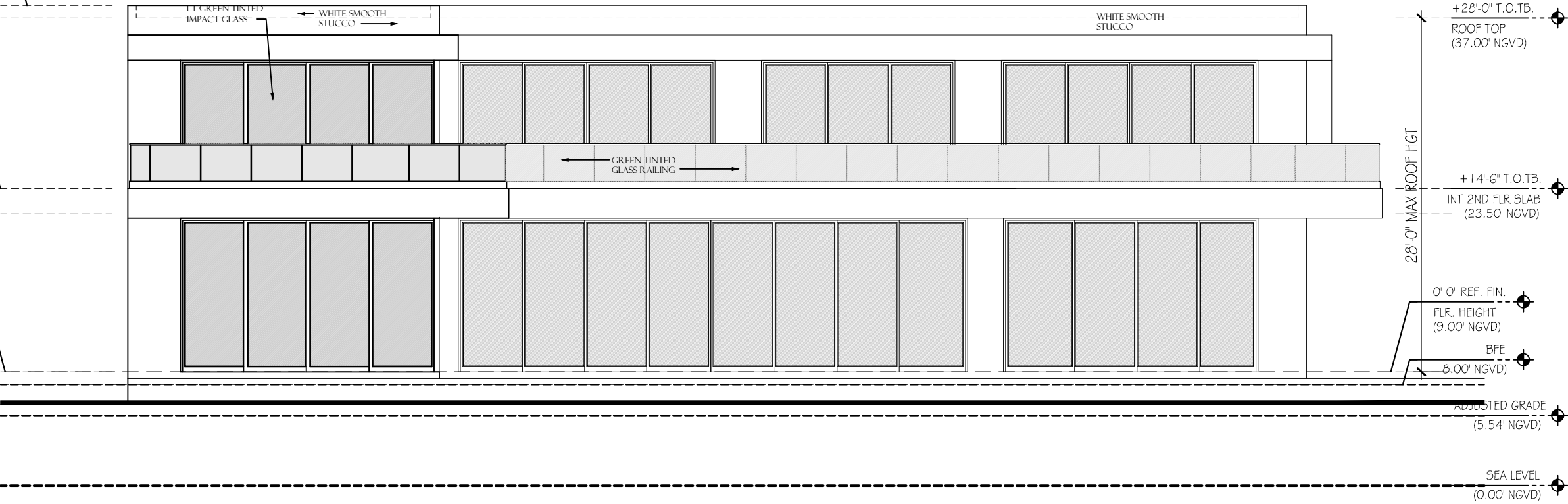
SEAL
STATE OF FLORIDA
KELLY DAVID YATES
REGISTERED ARCHITECT
AR13706
KELLY D. YATES
FLORIDA AR 13706

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SOUTH PROPERTY LINE

- +29'-0" T.O.
MAIN HOUSE PARAPET
(38.00' NGVD)
- +28'-0" T.O.
T.O. ROOF
(37.00' NGVD)
- +14'-6" T.O.TB.
INT 2ND FLR SLAB
(23.50' NGVD)
- +12'-6" T.O.TB.
COTTAGE SLAB
(21.50' NGVD)
- 0'-0" REF. FIN.
FLR. HEIGHT
(9.00' NGVD)
- BFE
8.00' NGVD
- SEA LEVEL
(0.00' NGVD)

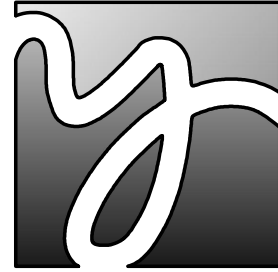
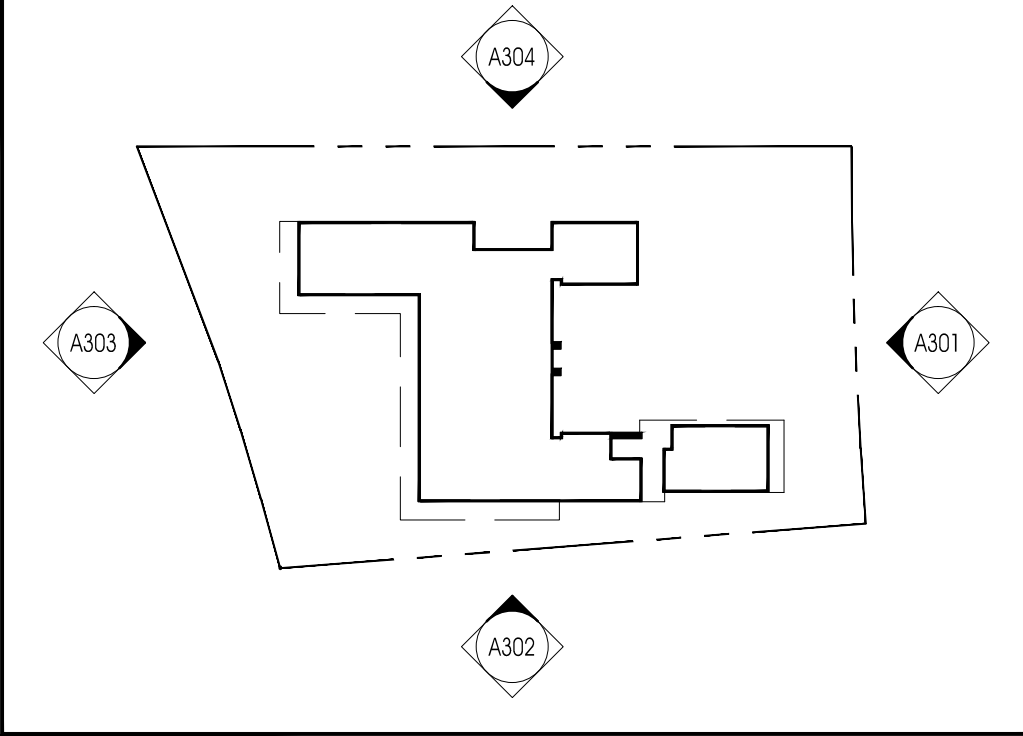


NORTH PROPERTY LINE

PRELIMINARY REAR ELEVATION - WESTERN EXPOSURE

SCALE : 1" = 10'-0"

MAIN RESIDENCE - ELEVATION KEY PLAN



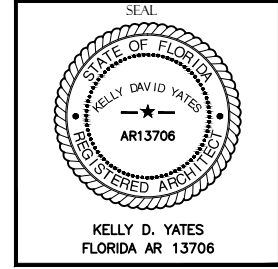
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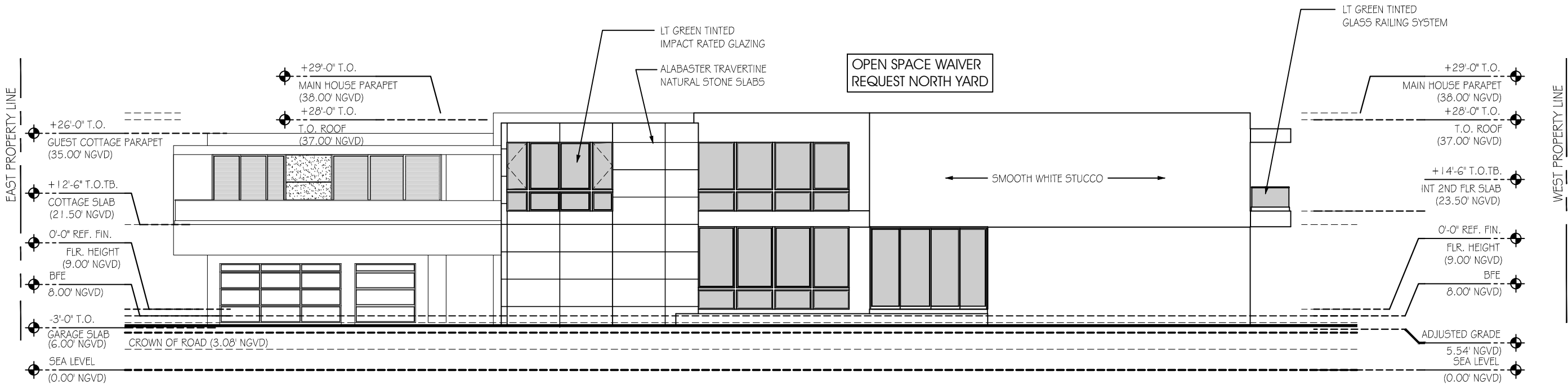
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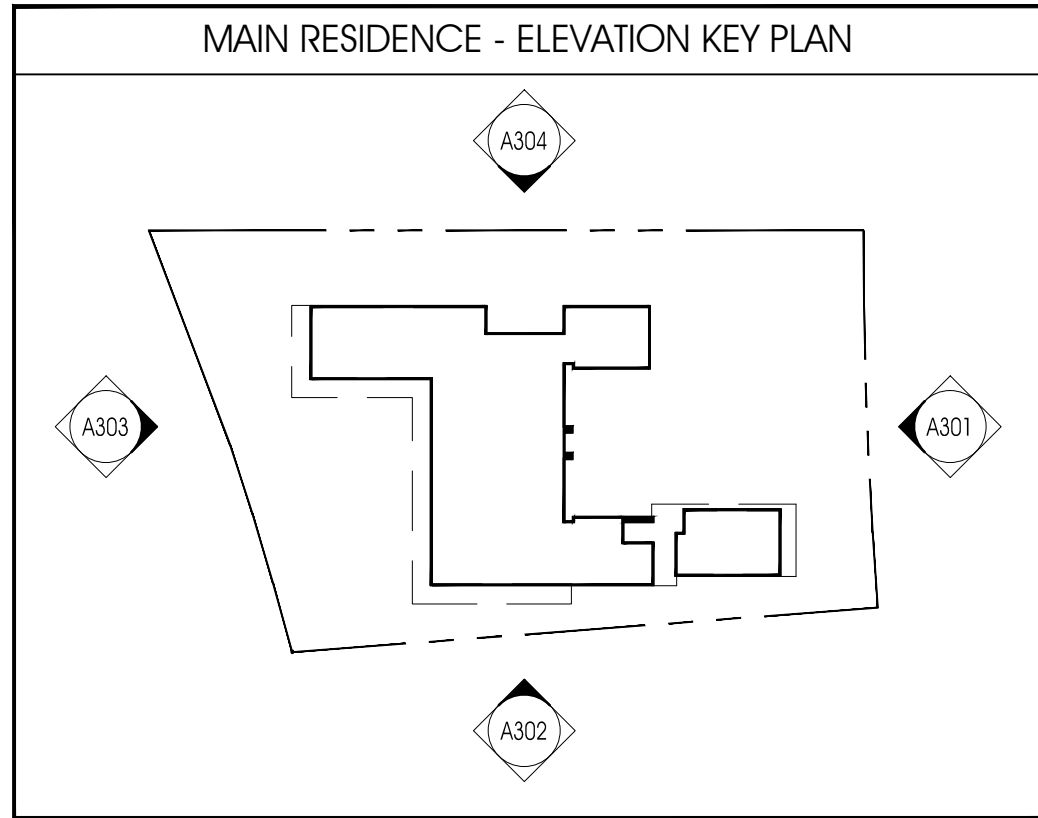
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RIGHT SIDE ELEVATION @ MAIN HOUSE - NORTHERN EXPOSURE

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



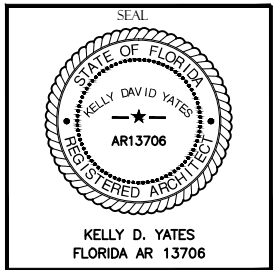
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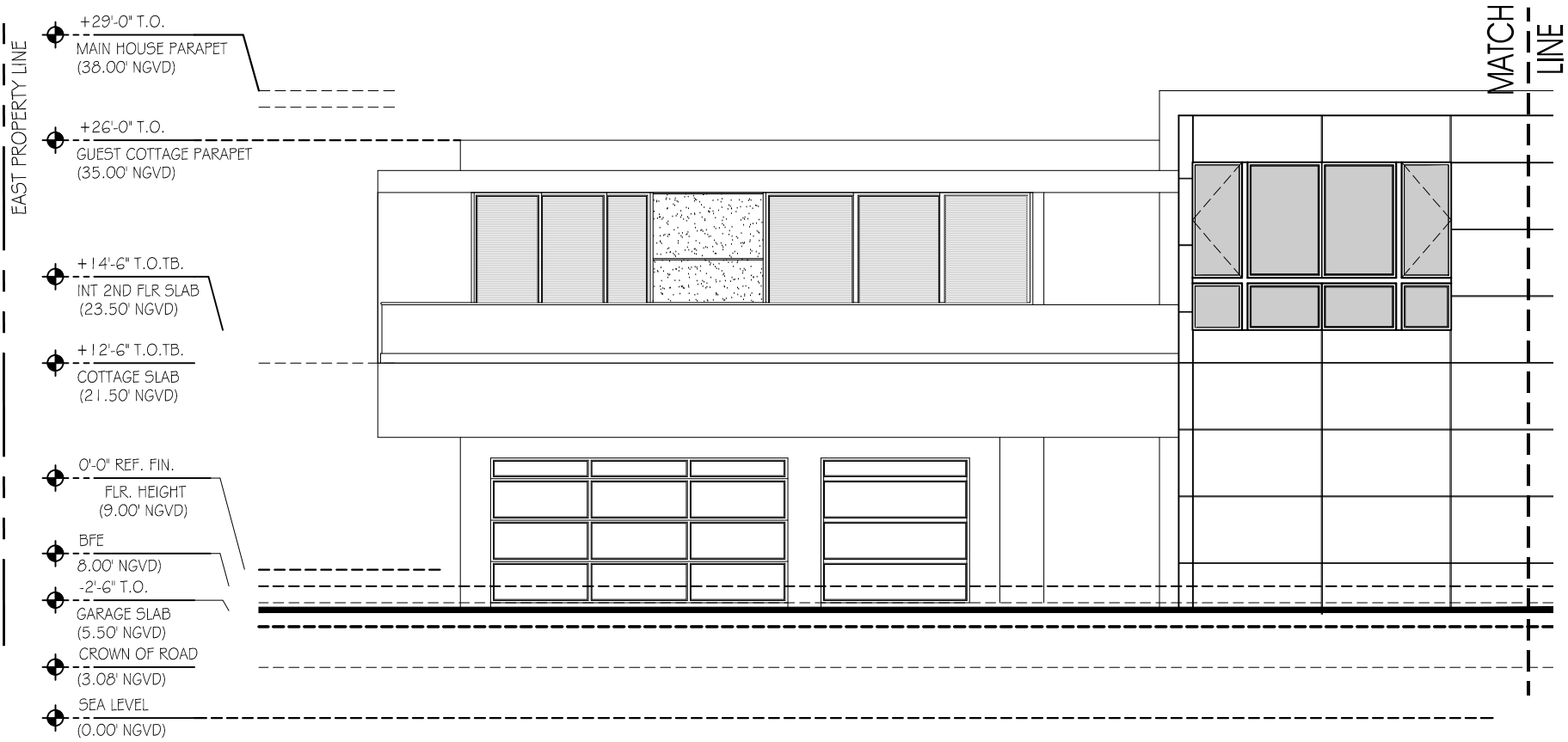
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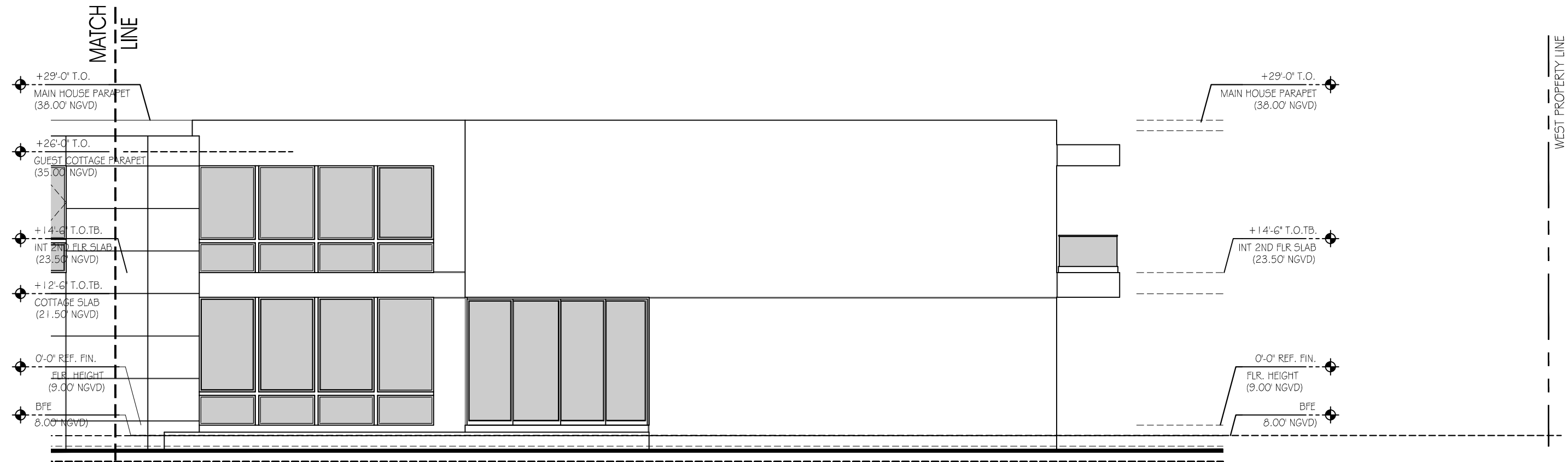
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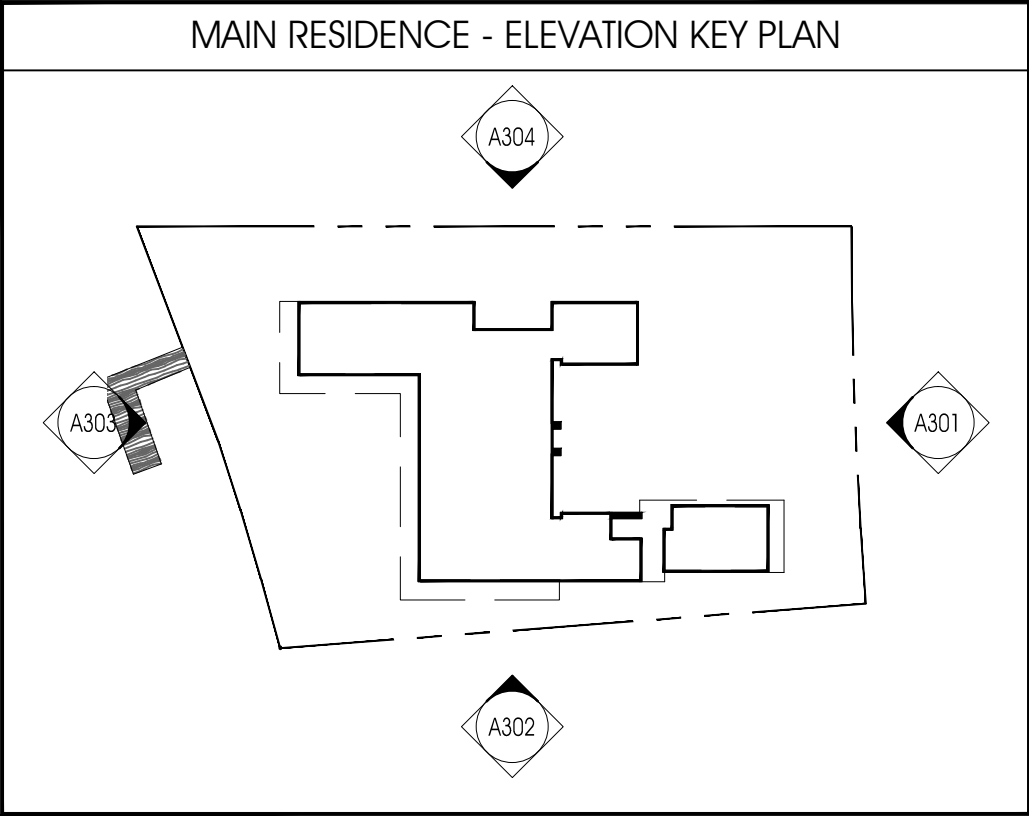
RIGHT SIDE ELEVATION @ GARAGE

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION @ MAIN HOUSE - NORTHERN EXPOSURE

SCALE : 1/4" = 1'-0"



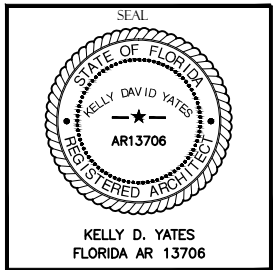
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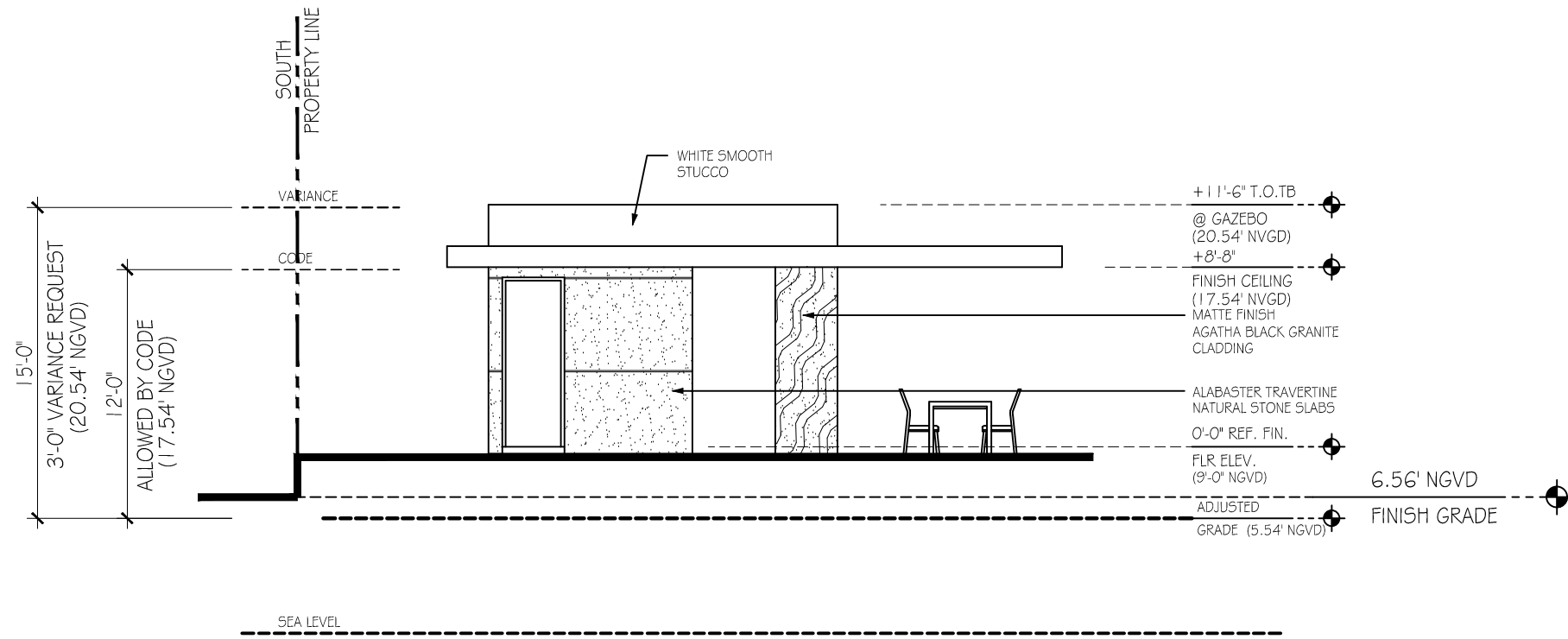
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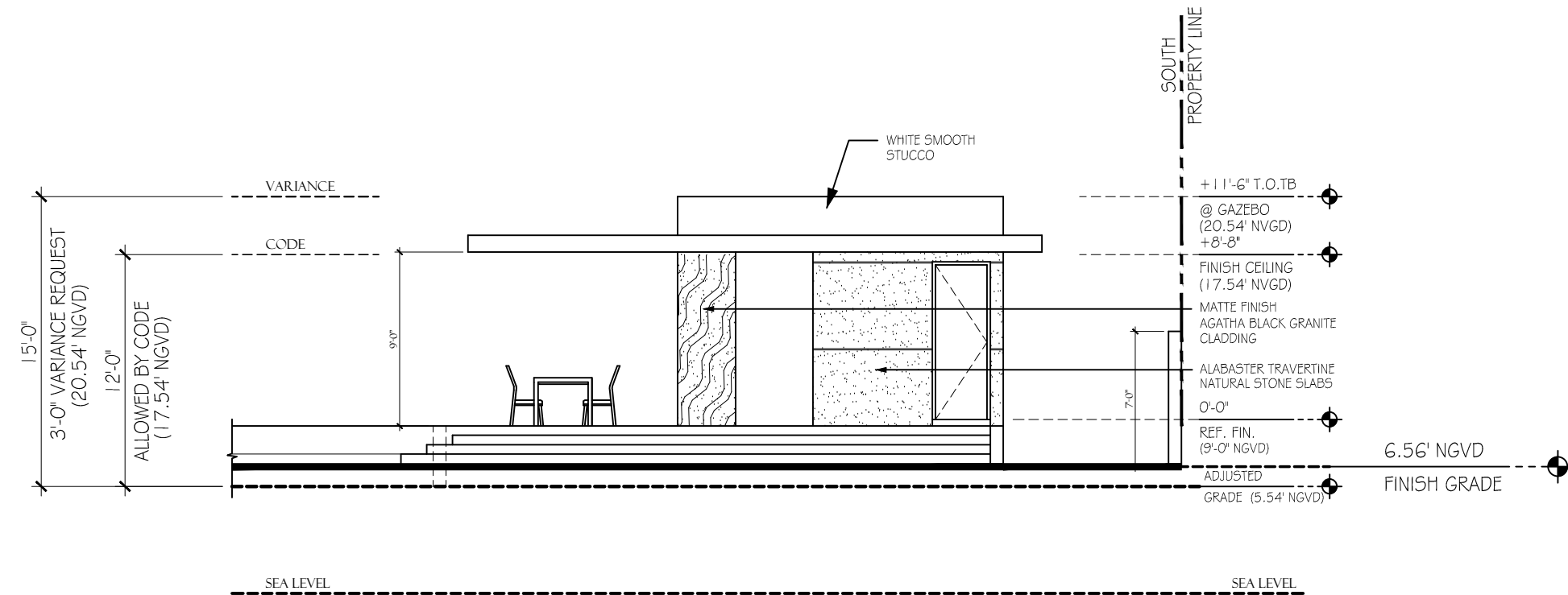


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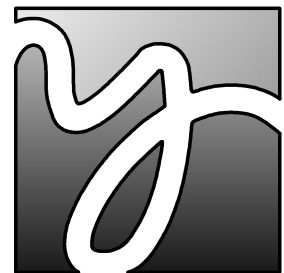
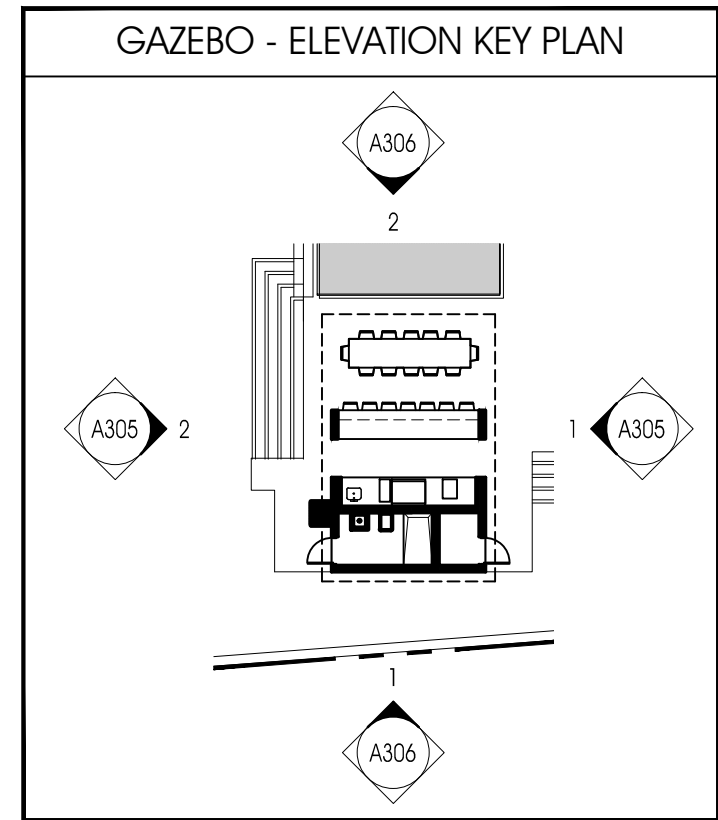
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1 GAZEBO ELEVATION - EASTERN EXPOSURE
SCALE : 1/8" = 1'-0"



2 GAZEBO ELEVATION - WESTERN EXPOSURE
SCALE : 1/8" = 1'-0"



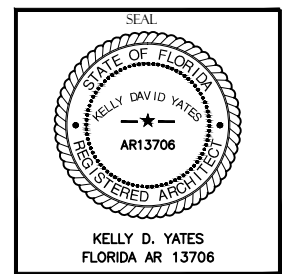
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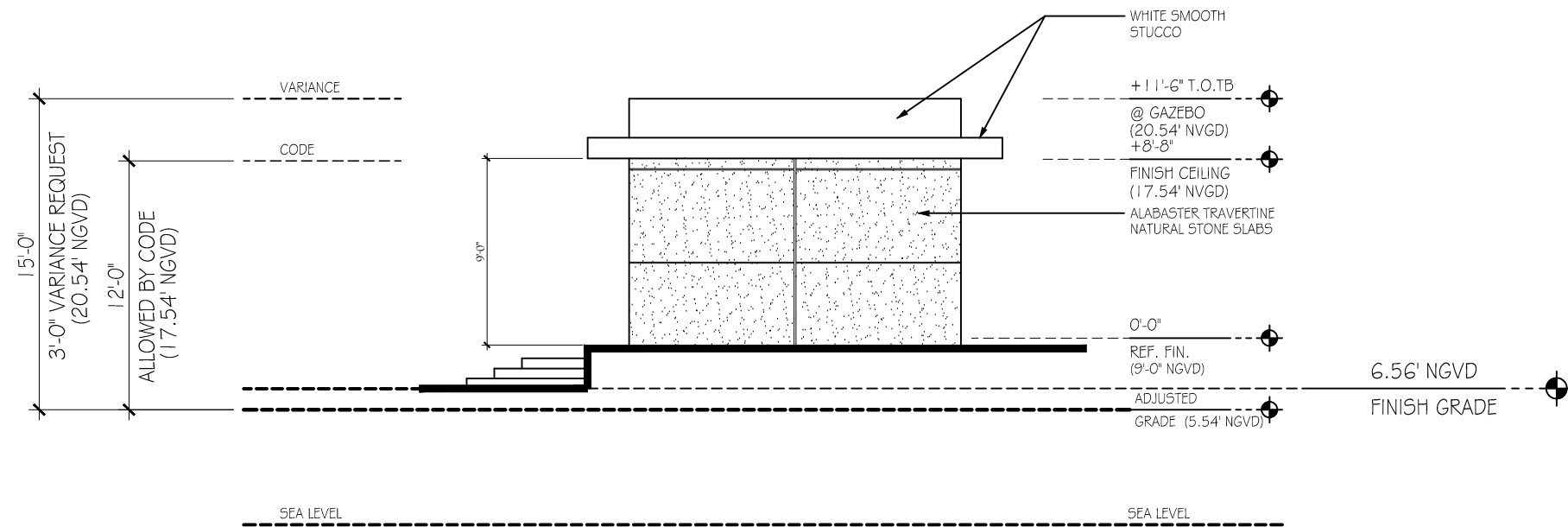
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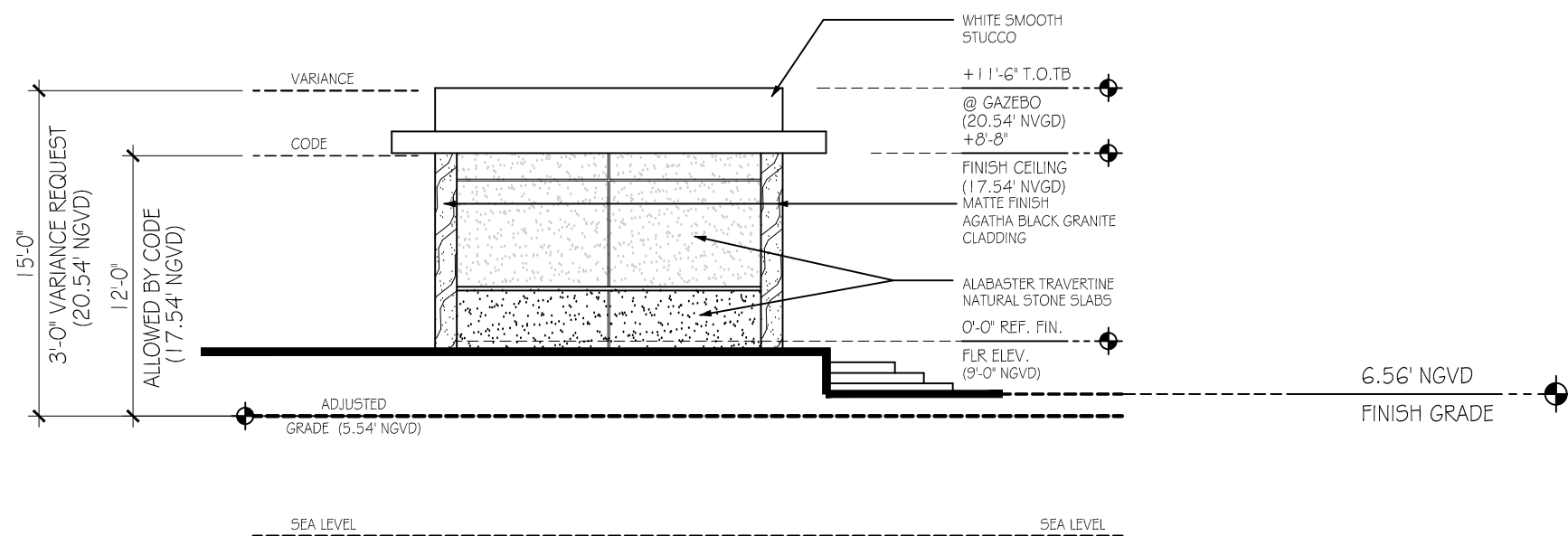
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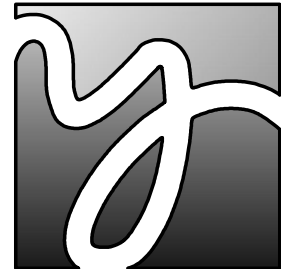
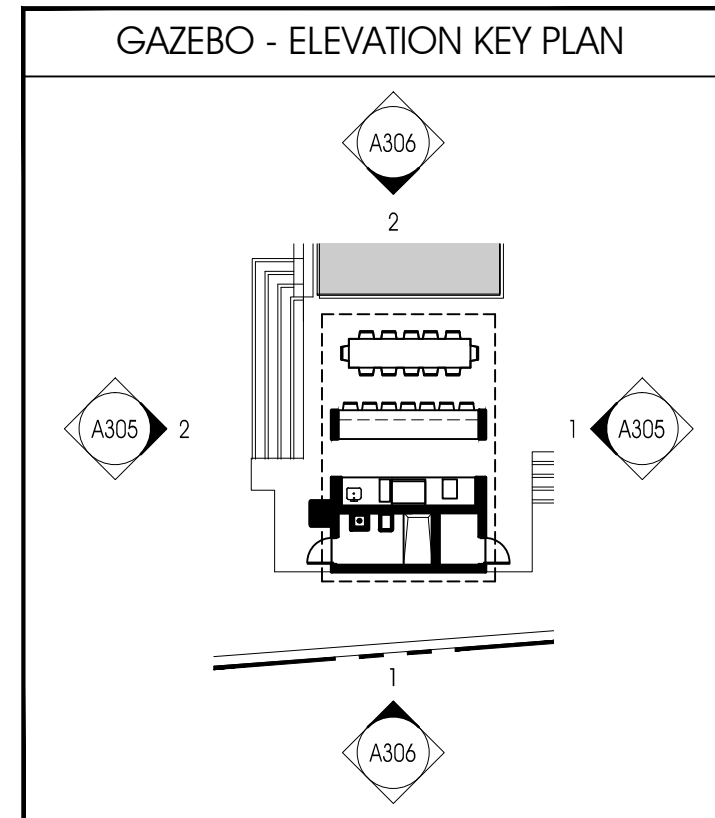
1 GAZEBO ELEVATION - SOUTHERN EXPOSURE

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



2 GAZEBO ELEVATION - NORTHERN EXPOSURE

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



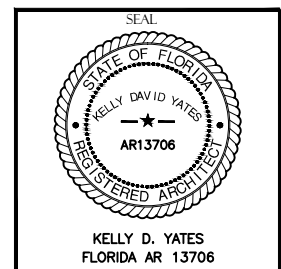
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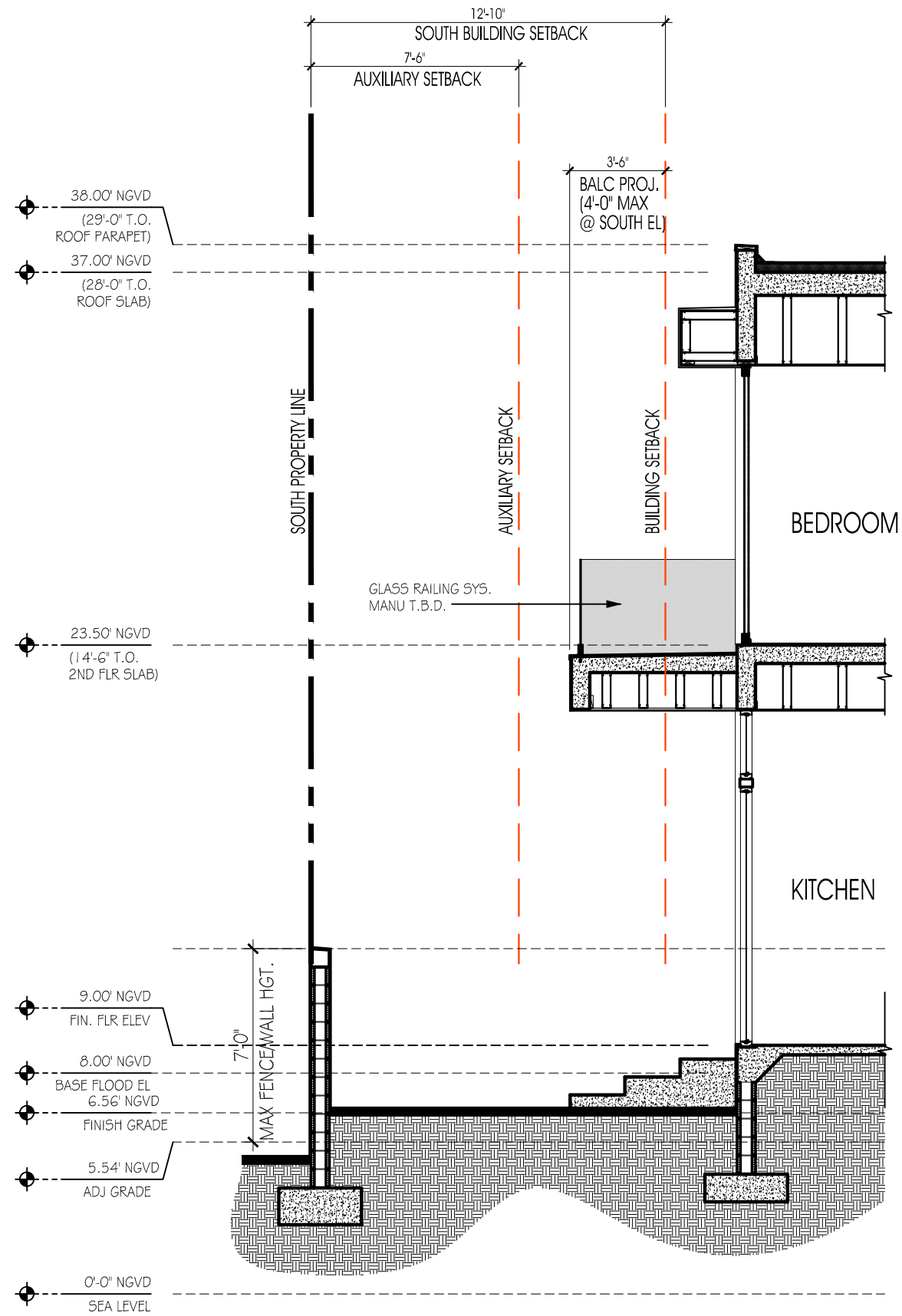
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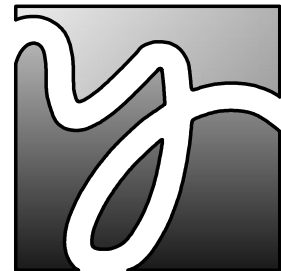
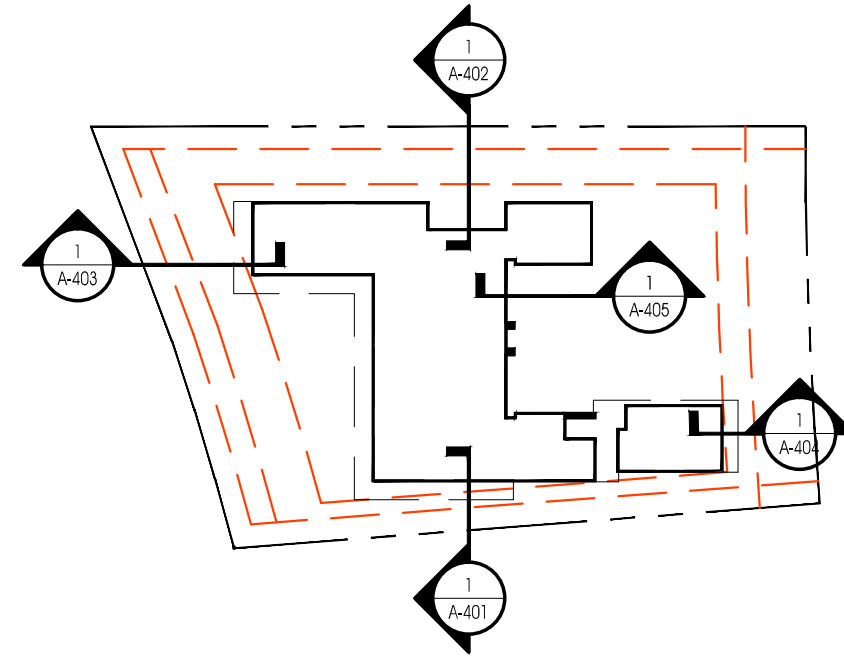
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1 SOUTH SIDE - YARD SECTION

SCALE : 3/16" = 1'-0"

SECTION - KEY PLAN



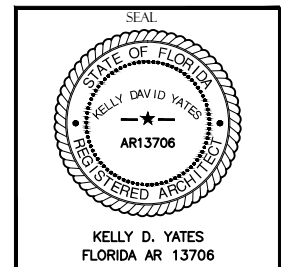
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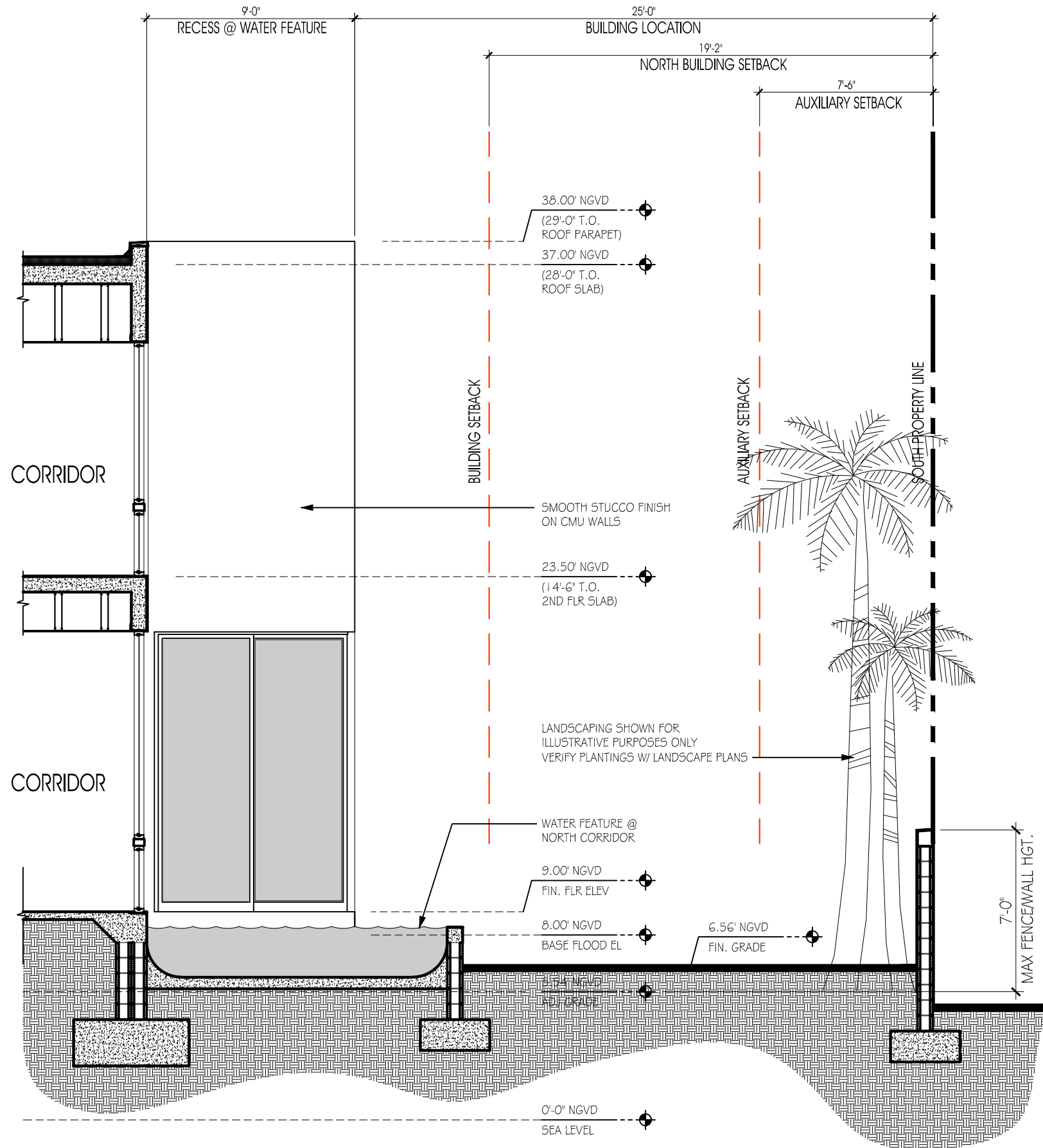
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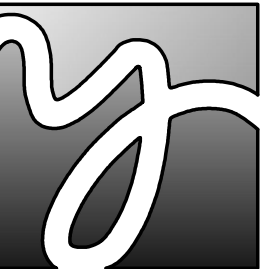
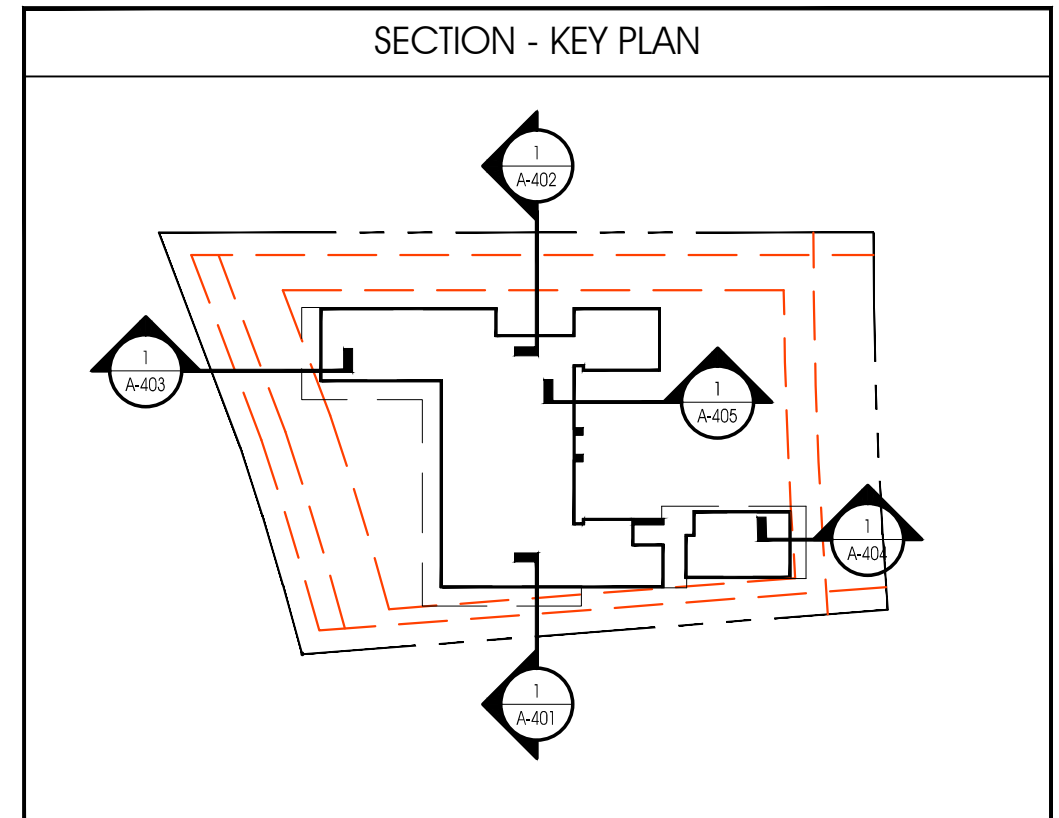
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1 NORTH SIDE - YARD SECTION

SCALE : 3/16" = 1'-0"



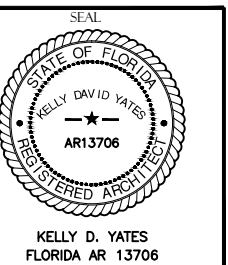
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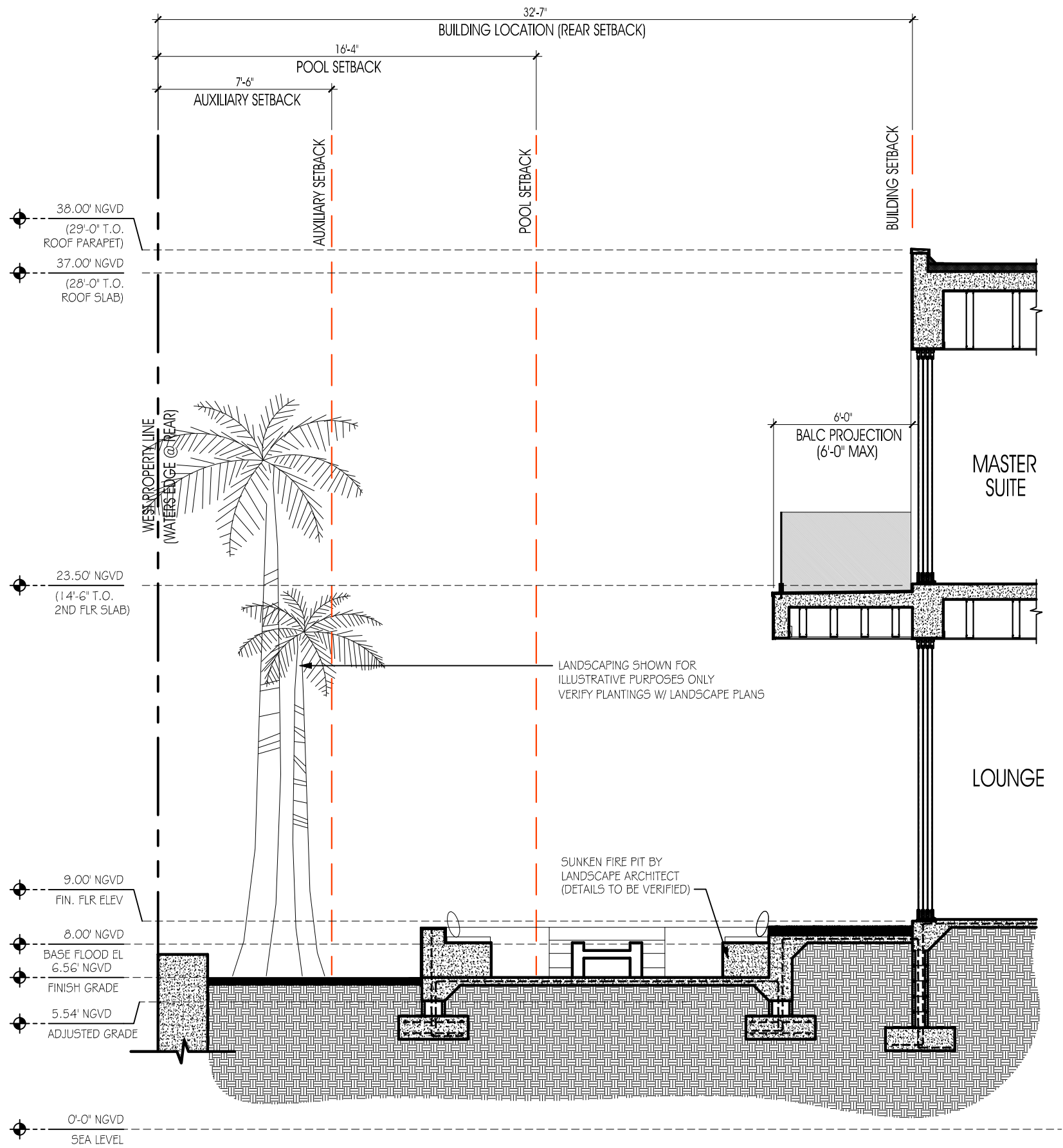
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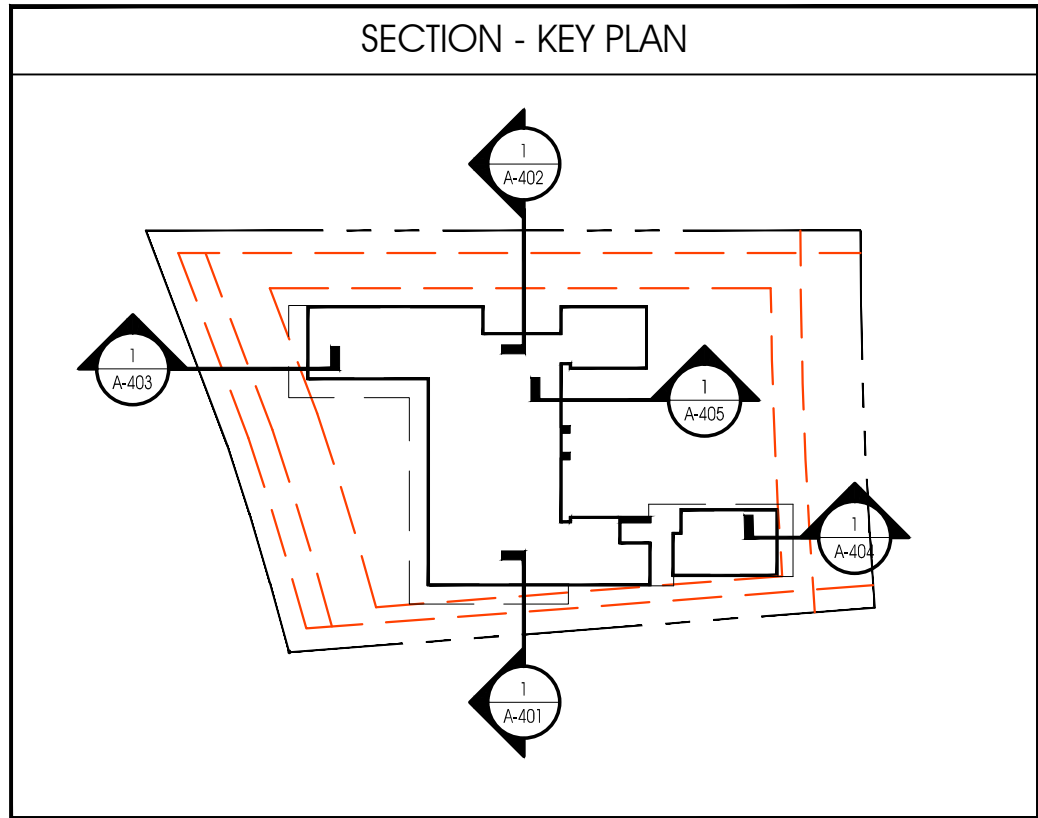
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1 WESTERN YARD SECTION

SCALE : 3/16" = 1'-0"



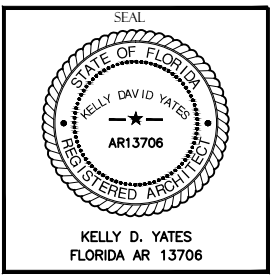
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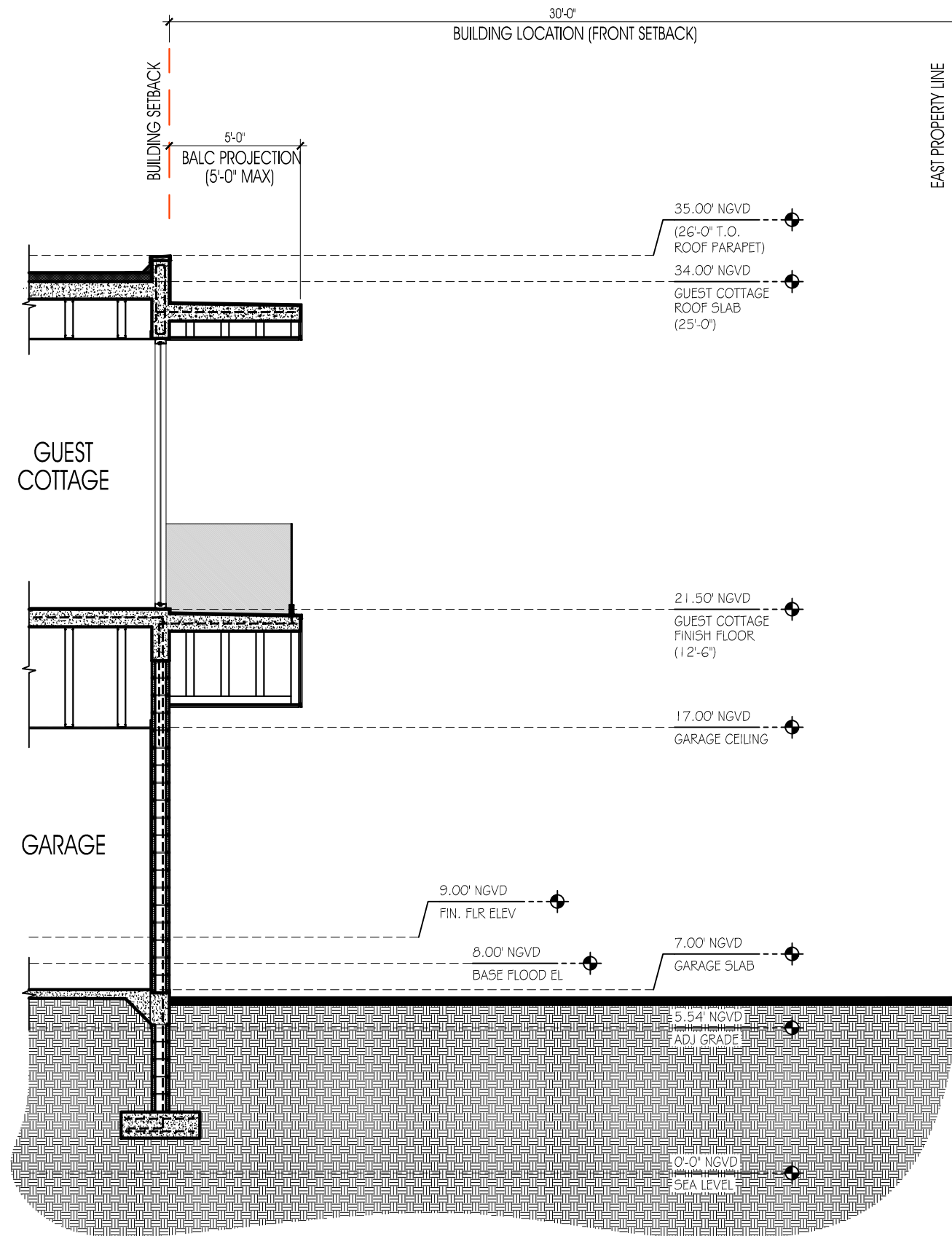
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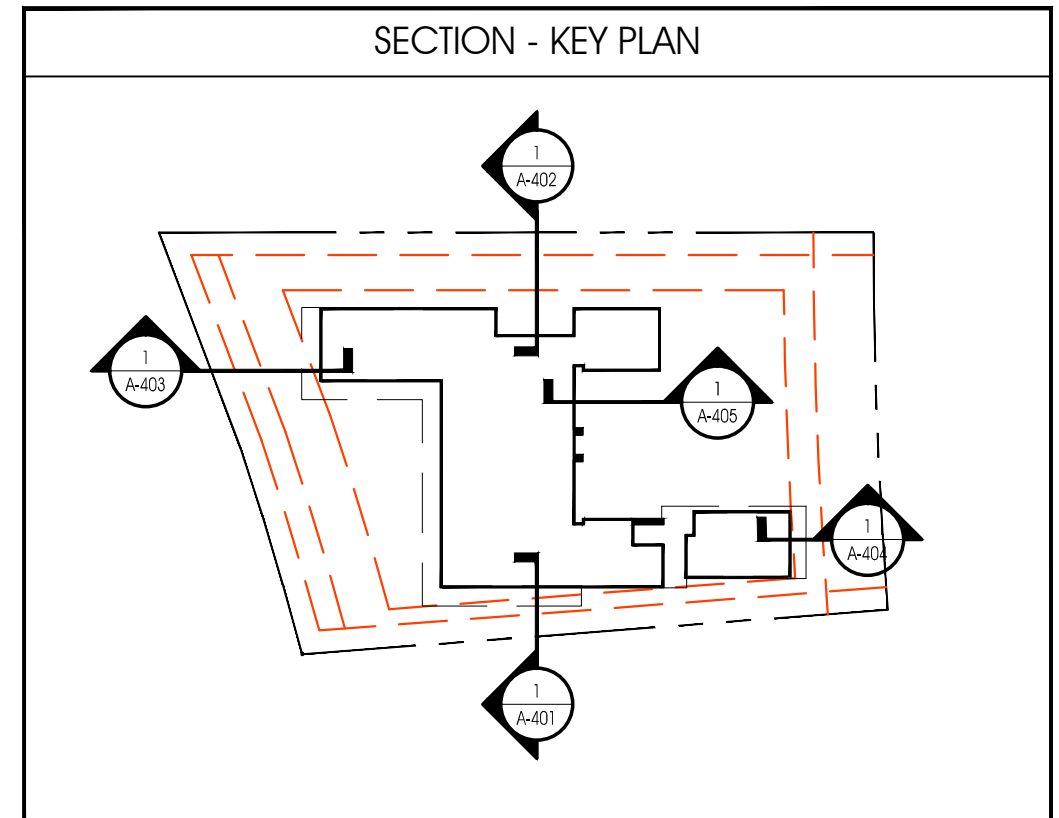


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1 EASTERN YARD SECTION
SCALE : 3/16" = 1'-0"

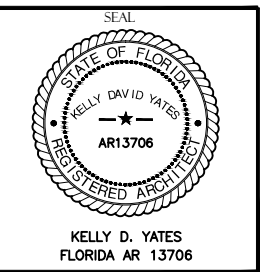


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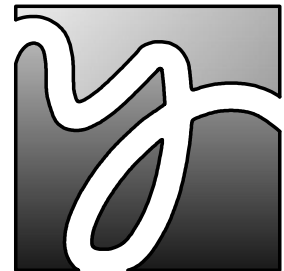
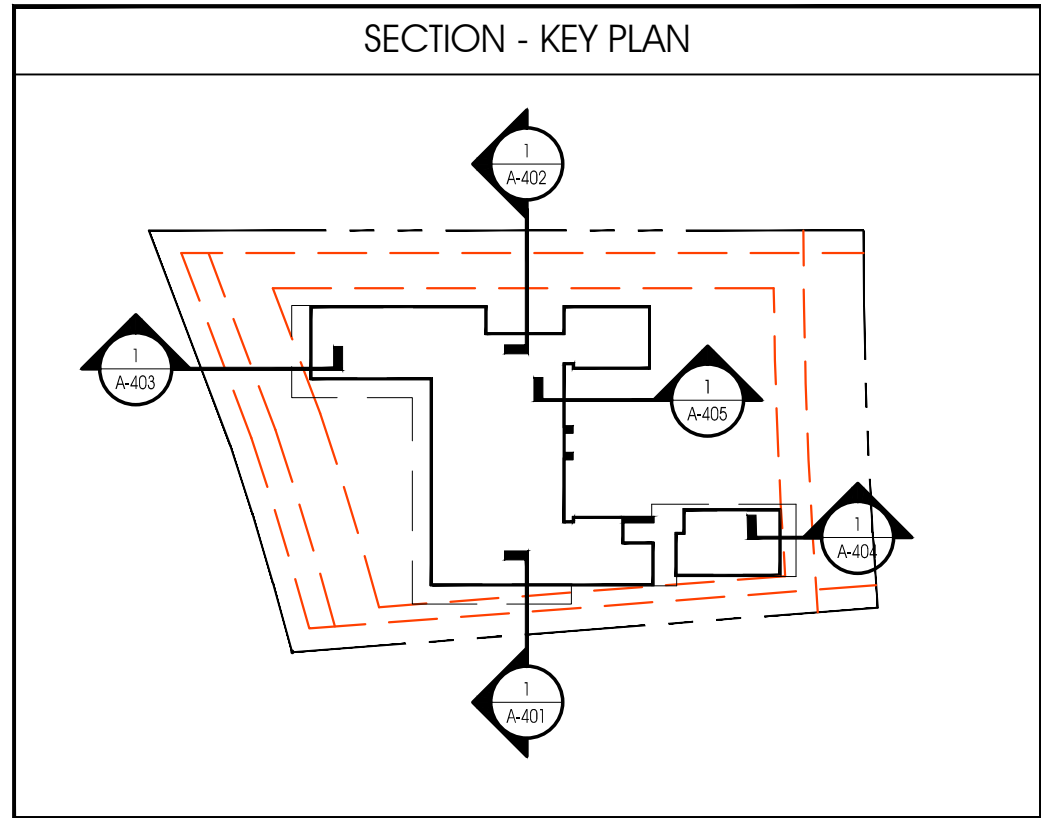
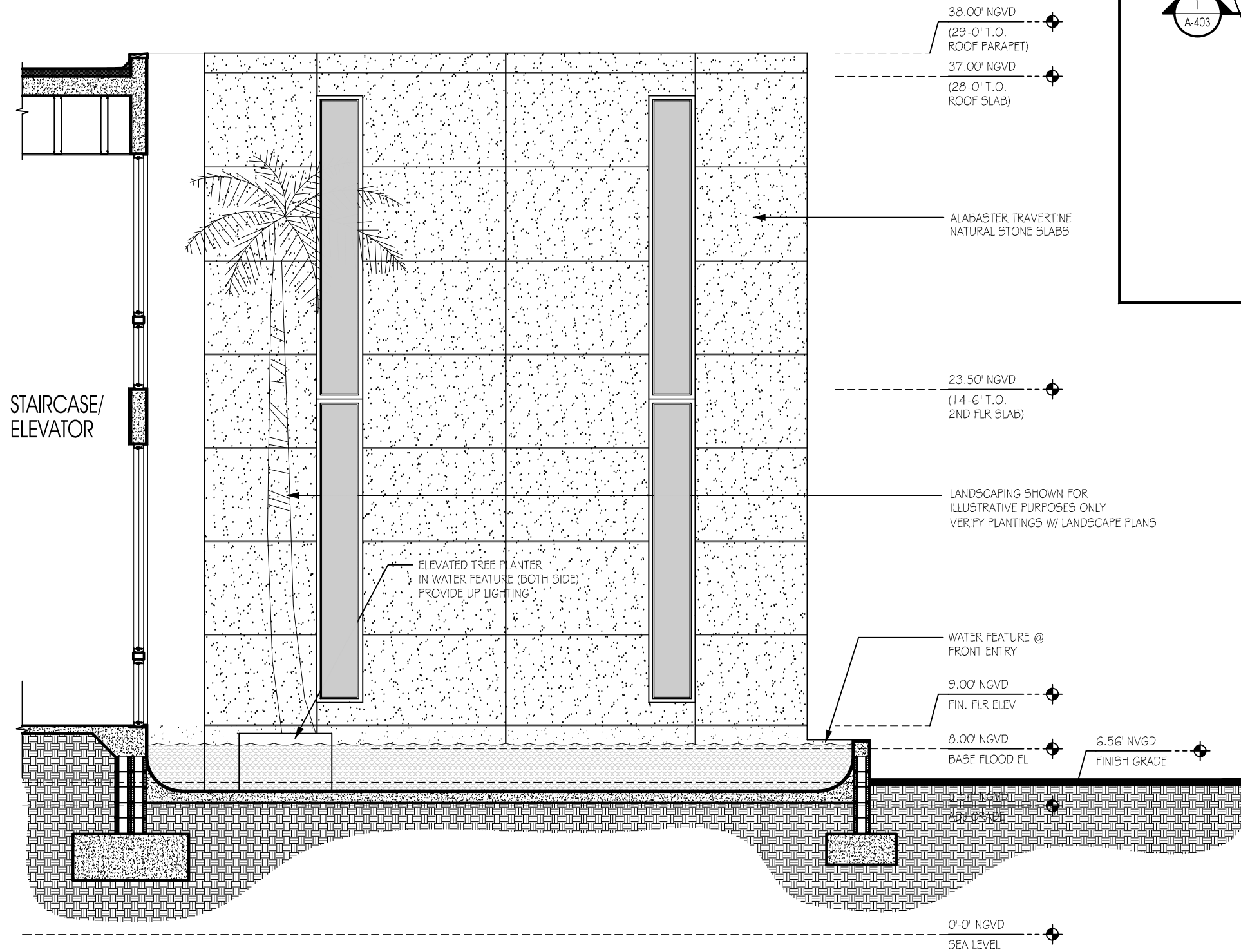
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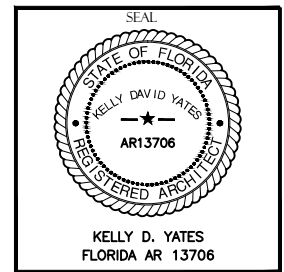
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1 FRONT ENTRY FEATURE
SCALE : 3/16" = 1'-0"

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PROPOSED FRONT RENDERING



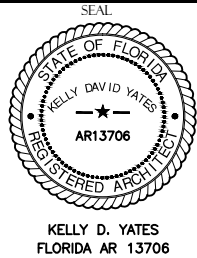
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DATE: AUGUST 21, 2008
JOB NO: 08-0837
REVISIONS:

A NEW CUSTOM RESIDENCE FOR:
AMBASSA HOLDINGS, INC.
5860 NORTH BAY RD
MIAMI BEACH, FL
MIAMI-DADE COUNTY

DRB
SUBMITTAL
SET
11-02-18



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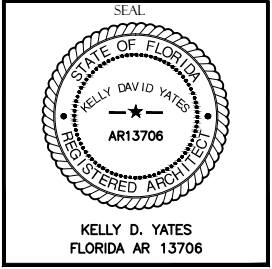
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PROPOSED REAR RENDERING

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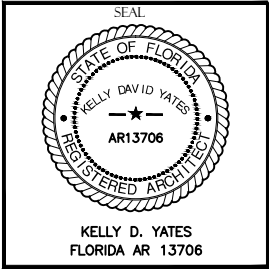


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