

A full-page background image showing a sunset over the ocean. The sun is a bright yellow orb on the horizon, casting a long, shimmering reflection across the dark blue water. The sky is filled with large, billowing clouds in shades of orange, red, and yellow, with some blue visible at the top. In the distance, a faint silhouette of a city skyline is visible along the horizon line.

5718 NORTH BAY ROAD

5718 NORTH BAY ROAD, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD MAY 5TH, 2020

FINAL CSS SUBMISSION

MARCH 9TH, 2020

NEW RESIDENCE

DESIGN REVIEW BOARD

5718 NORTH BAY ROAD

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	CONSULTANTS	SCOPE OF WORK
AMI SHASHOUA 5718 NORTH BAY ROAD MIAMI BEACH, FLORIDA 33140	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, CABANA STRUCTURE, AND LANDSCAPING - DESIGN WAIVER REQUEST FOR AN ADDITIONAL 4'-0" IN HEIGHT



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BUILDING CARD

STUART RAYNOR

Stampelman SC

Owner

John H Brandon

Mailing Address

Permit No.

2632

Date

Aug. 31-1928

Lot

41

Block

1-A

Subdivision

La Gorce

Address

5718 Bay Road

General Contractor

J. C. Gaffney

Address

3215-03-031

Architect

Robert Taylor

Address

Front

93

Depth

49

Height

Stories

Use

Residence

Type of construction

c-b-s-

Cost

\$ 24,900.00

Foundation

concrete pile

Roof

Tile

Plumbing Contractor

Alexander Orr

Address

Date

Aug. 7-1928

Plumbing Fixtures

24

Rough approved by

Date

Gas Stoves

Address

Date

Gas Heaters

Address

Date

Sewer connection

Septic tank

1

Make

Kenyon

Date

Nov. 10-1928

Electrical Contractor

Address

Date

Switch

Range

Motors

Fans

Temporary service

OUTLETS

Light

HEATERS

Water

Receptacles

Space

Centers of Distribution

Electrical Contractor

Address

Date

No. fixtures set

Final approved by

Date

Date of service

Alterations or repairs

8219- Remodeling (R.W. Edholm, contractor)

\$ 4,000.00

Date

May 5-1936

12659- Painting and waterproofing - day labor-

\$ 150.00-

July 6-1939

BUILDING PERMIT # 19811...

Repair roof...

Berry & Son, Inc.

\$ 200.....

Mar. 13, 1945

Over

PLUMBING PERMITS: #64957 - Ringemann Plumbing - Water service repairs, sewer repairs - 1-7-88

ALTERATIONS & ADDITIONS

Building Permits#

31999

Re-roofing - Giffen Roofing Company, contr.

\$

1,646..

Feb. 10, 1950

S.C. Stampelman:

32312

Re-roofing - Giffen Industries, Inc., contr.

\$

2,271..

Apr. 13, 1950

Stampelman

38588

Five window air conditioning units-Airko Air Cond. Co.

\$

985..

June 1, 1952

48145

E. A. Monson:

Painting and wet sandblasting

\$

2 031.

July 28, 1955

48172

The Carr Company:

wet sandblasting

\$

600

July 28, 1955

OK, Plaag 1/24/56

49117

Eveready Sales & Service: Install one - 3/4 ton A.C. Unit

\$

200

Nov. 4, 1955

54004

All Window Service: 1-3/4 ton window air conditioner-

\$

200

July 26, 1957

58796

Universal Elevator: Elevette type residence elevator, cap. 450 lbs, 1/2 HP motor-

\$

2300-

April 14, 1959

72822

Little River Marine Const Co.: Repair dock -

\$

1292.

10/20/64

76550

Sears Roebuck: 1 - 1 hp wall unit air cond. -

\$

200

6/29/66

78056

Sears & Roebuck Co.: Install 1 - 2 hp a.c. unit -

\$

400

4/3/67

86256

- T & T Painting - exterior painting

\$

1,850.00

3/5/71

87347

- Inca Marine Const. - remove 2 mooring pile and repair dock

\$

845.00

8/11/71

87367

- Snodgrass Const. remove partitions interior alterations

\$

9,000.00

8/16/71

12793

- Patch Waller Painting outside-400-2-27-78

Plumbing Permits#

29243

Pitsch & Morgen: 1 sewer-

Jan. 6, 1950

48539

- McCornick Boyett - replace gasoline heater

7/13/71

48601

- Jack August - 1 pool piping

8/17/71

48727

- Alco Plumb - 1 set sink pot 3 comp - 1 gas range - 1 heater replace - 1 gas grille

11/1/71

BUILDING PERMITS CONTD:

87359

- Jack August - swimming pool 16,000 gals 16x28

\$

2,500.00

8/17/71

1709

- 4 air cond central 2-3 ton - 2-4 tons

8/26/71

87734

- Kitchen Decor - install new kitchen cabinets

\$

4,400

10/15/71

87804

- re #87734 additional fee

10/26/71

Electrical Permits#

36212

Miller Electric Co: 3 switch outlets, 14 receptacles, 2 light outlets,

2 fixtures- March 13, 1952

OK, Meginniss 7/8/54

41605...

Miller Electric Co.. 12 Light outlets, 12 Fixtures...

March 29, 1954

50633

Miller Elec: 3 receptacles, 1 fixture, 3 centers of distrib, 1 service equip, 1 meter change,

1 motor (LHP)- August 13, 1957

53594

Miller Elec: 1 switch outlet, 1 light outlet, 1 fixture, 1 motor (LHP)-

5/4/59

69872

- Vern Griffith Elec. Inc. - Partial Permit-\$10.00 -

7-22-71

PLUMBING PERMITS COND:

48750

- Peoples Gas - 1 rgh 1 set pool heater - 1 rgh 1 set grill

11/10/71

LOT

BLOCK

SUBDIVISION

ADDRESS

ALTERATIONS & ADDITIONS

Building Permits:

2-20-81/#19780

exterior remodeling & decking/R.A. Halpern Inc/\$40,000

3/26/81

#19981 - reroof 36 sqs. 13,500.

#M-05387--

Norca A/C & Ref. --1 5kw central heating, 1 2-Ton a/c (central), duct work --8/14/81

#21191

11/12/81 Miami Beach Awning Co - canvas awnings as per drawing \$17,000.

#21268

12/2/81 Bernardo Aluminum Products install storm shutters on 2 windows \$3,525.

#21522

1/19/82 Bernardo Aluminum Products - instal folding stom shutters sgd window and door \$4,000.

#26260

12/3/84 Apex Foundation replace 7 paint rotten area of wood siding all siding existing \$6,000.

Plumbing Permits:

#59643--

Ringemann Plumbing--1 Gas piping repair & 880 gas line--7/9/81

#59826

10/26/81 Brooks American Sprinkler - lawn sprinkler system

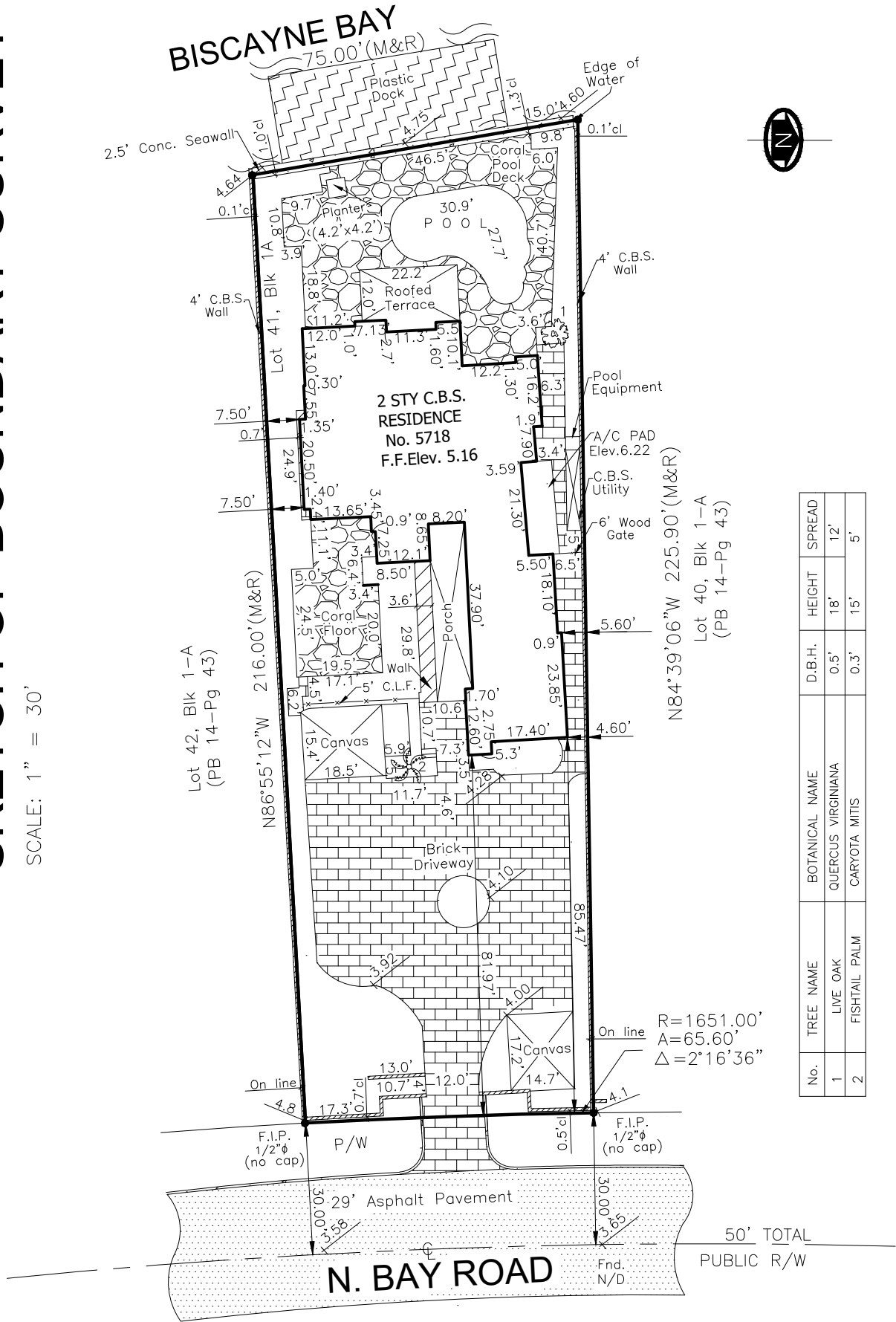
Electrical Permits:

#77291--

A & R Electric--10 Switch outlets, 40 light outlights, 30 receptacles--7/9/81

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	LIVE OAK	QUERCUS VIRGINIANA	0.5'	18'	12'
2	FISHTAIL PALM	CARYOTA MITIS	0.3'	15'	5'

LOCATION MAP



SITE PICTURE



CERTIFIED TO :
AMI SHASHOUA

SITE ADDRESS: 5718 N BAY ROAD, MIAMI BEACH, FL. 33140
JOB NUMBER: 19-736
DATE OF SURVEY: JULY 17, 2019/ SEPTEMBER 18, 2019 (UPDATE)
FOLIO NUMBER: 02-3215-003-0310

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: **15,536 SF (+/-)** (AS PER OFFICIAL RECORDS) **15,442 SF (+/-) (C)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-113**, WITH AN ELEVATION OF **3.71 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF 5.00°43'27"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALTON ROAD, AS SHOWN ON PLAT BOOK 14 AT PAGE 43 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 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.

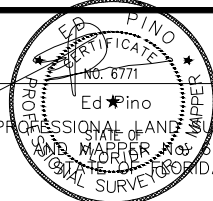
LEGAL DESCRIPTION:
LOT 41, BLOCK 1A, OF LAGORCE - GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

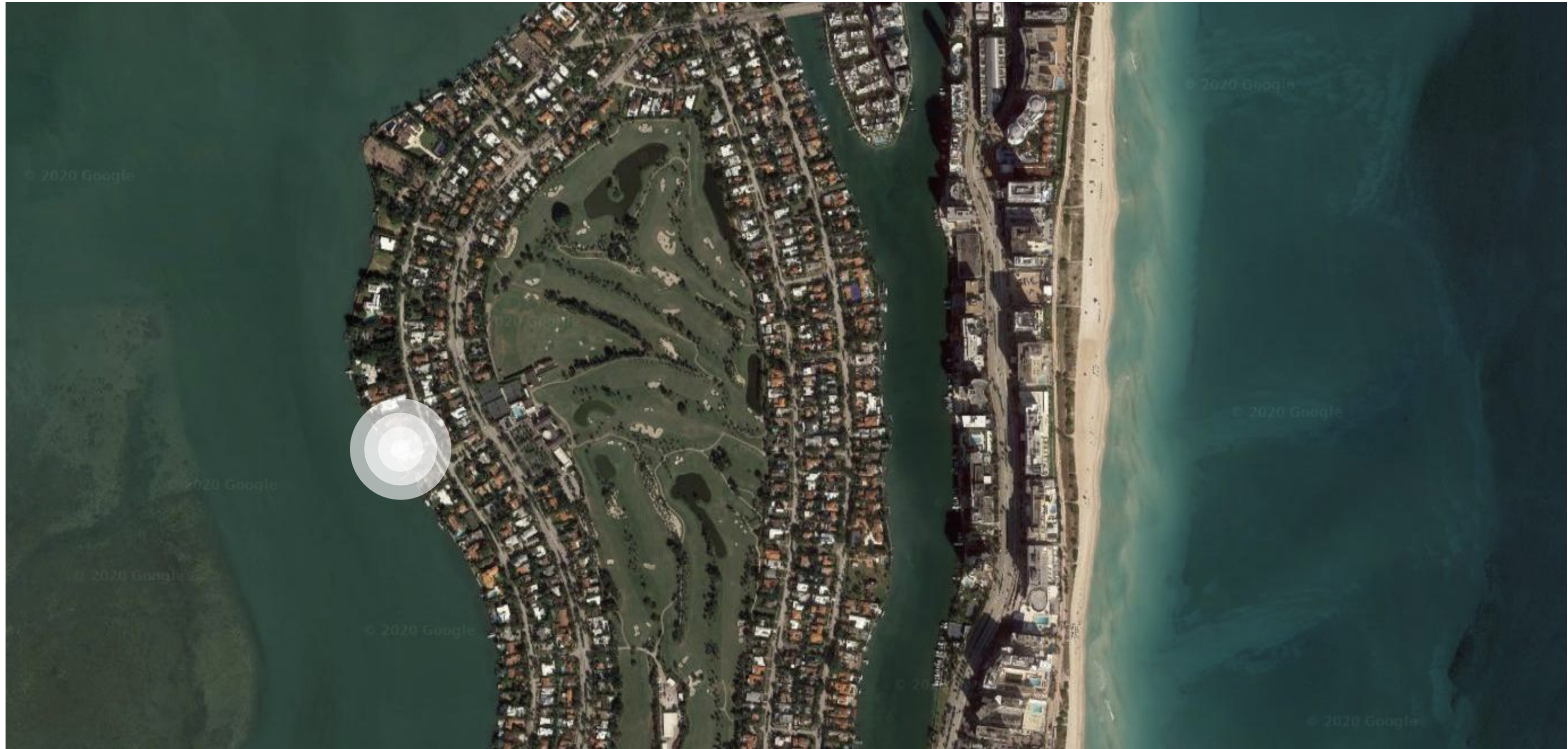
American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM



DATE : SEPTEMBER 19, 2019

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





NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR

