



# 5800 NORTH BAY ROAD

FINAL SUBMITTAL

ARCHITECT OF RECORD  
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SHEET TITLE:  
**COVER SHEET**

PROJECT FOR:  
**5800 NORTH BAY LLC**  
 9100 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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DATE:  
**07-05-2021**

PROJECT No:

SHEET No:  
**A001**

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### PROJECT DATA:

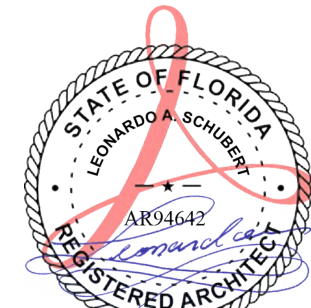
**PROJECT ADDRESS:**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FLORIDA 33140

**LEGAL DESCRIPTION:**  
 LOT 33 AND 34, IN BLOCK 1A, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ZONING DATA:**  
 ZONING CLASSIFICATION: **RS-2**  
 PROPERTY USE: **10-SINGLE FAMILY**  
 FLOOD ZONE: **AE - EL. 8 FT**

**SCOPE OF WORK:**  
 DESIGN REVIEW BOARD APPROVAL FOR NEW 2-STORY SINGLE FAMILY HOME TO REPLACE EXISTING 2-STORY PRE-1942 HOME. WAIVER FOR ADDITIONAL OPEN SPACE FOR NORTH AND SOUTH SIDE 2-STORY ELEVATIONS

DRB FILE No. DRB21-0697



Date: 2021.07.02 11:06 am

**FINAL SUBMITTAL**  
**JULY 5, 2021**

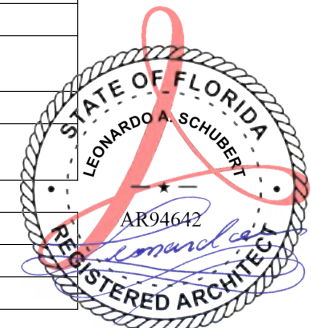
Jul 05, 2021 - 10:06am

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

"ITEM #"	Zoning Information			
1	Address:	5800 North Bay Road, Miami Beach, FL 33140		
2	Folio number:	02-3215-003-0270		
3	Board and file numbers:	DRB21-0697		
4	Year built:	"Building 1: 1929 Building 2: 1986"	Zoning District:RS-2 Single-Family Residential	
5	Base Flood Elevation:	AE 8.00 N.G.V.D.	Grade Value in N.G.V.D.:	3.90'
6	Adjusted grade (Flood+Grade/2):	5.95'	"Free Board: (+12" Minimum)"	"Main House: +3.00' (El: 11.0') Garage: +1.00' (El. 9.00)' "
7	Lot Area:	53426 SF		
8	Lot width:	184'-2"	Lot Depth:	289'-8"
9	Maximum Lot Coverage SF and %:	"16,027.5 SF (30%) Two Story Home"	Proposed Lot Coverage SF and %:	15,411 SF (28.85%)
10	Existing Lot Coverage SF and %:	13,451 SF (25.44%)	Lot Coverage deducted (garage storage) SF:	N/A
11	Front Yard Open Space SF and %:	3,357 SF (65.31%)	Rear Yard Open Space SF and %:	6,0421 SF (70%)
12	Maximum Unit Size SF and %:	26,712.5 SF (50%)	Proposed Unit Size SF and %:	24,254 SF (45.40%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	13,752 SF
14	Existing Second Floor Unit Size:	N/A	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			Proposed Second Floor Unit Size SF and %:	9,535 SF (69.33%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required / Allowed	Existing	Proposed	Deficiencies
17	<b>Height:</b>	28'-0"	N/A	28'-0"	
18	<b>Setbacks:</b>		N/A		
19	Front - One Story Structure:	20'-0"	N/A	N/A	
20	Front - Two Story Structure:	30'-0"	N/A	30'-0"	
21	Side - Facing Street:	N/A	N/A	N/A	
22	Side - Interior:	18'-5" (Minimum)	N/A	18'-7-1/2" & 27'-10-1/2"	
23	Rear:	43'-5"	N/A	46'-9"	
24	Accessory Structure Side (Interior):	7'-6"	N/A	7'-6"	
25	Accessory Structure Rear:	21'-8-1/2"	N/A	21'-8-1/2"	
26	Sum of Side Yards:	46'-01/2" (25% of Lot)	N/A	46'-6"	

27	Located within a Local Historic District?	Yes or No	No
28	Designated as an individual Historic Single Family Residence Site?	Yes or No	No
29	Determined to be Architectural Significant?	Yes or No	TBD



Date: 2021.07.02 11:07 am

**FINAL SUBMITTAL  
JULY 5, 2021**

**ARCHITECT OF RECORD**

**AT**

**FRANCO & ASSOCIATES**

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SHEET TITLE:  
**ZONING DATA SHEET**

PREPARED FOR:  
**5800 NORTH BAY LLC**

910 SOUTH DADELAND BLVD  
SUITE 1609  
MIAMI, FL 33136

PROJECT TITLE:  
**5800 NORTH BAY  
RESIDENCE**

5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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DATE:  
07-05-2021

PROJECT No:

SHEET NO.  
A002

**SETBACK DATA**

LOT WIDTH = (A-B)/2  
 104'-2" = (198'-6-1/2" + 169'-9-1/2")/2  
 LOT DEPTH = 289'-8"

**MAIN STRUCTURE:**

**MINIMUM REQUIRED SETBACKS**  
 FRONT (1 STORY STRUCTURE) = 20'-0"  
 FRONT (2 STORY STRUCTURE) = 30'-0"  
 REAR = 43'-5"  
 5% OF THE LOT DEPTH, 30 FEET MINIMUM, 50 FEET MAXIMUM  
 SIDE (NORTH) = 18'-5"  
 5% OF LOT WIDTH OR 10'-0", WHICHEVER IS GREATER  
 SIDE (SOUTH) = 21'-1 1/2"  
 50% OF THE REQUIRED SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MINIMUM)

**PROPOSED SETBACKS**  
 FRONT = 30'-0"  
 REAR = 46'-3"  
 SIDE (NORTH) = 18'-1-1/2"  
 SIDE (SOUTH) = 21'-10-1/2"

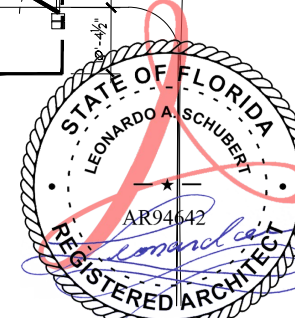
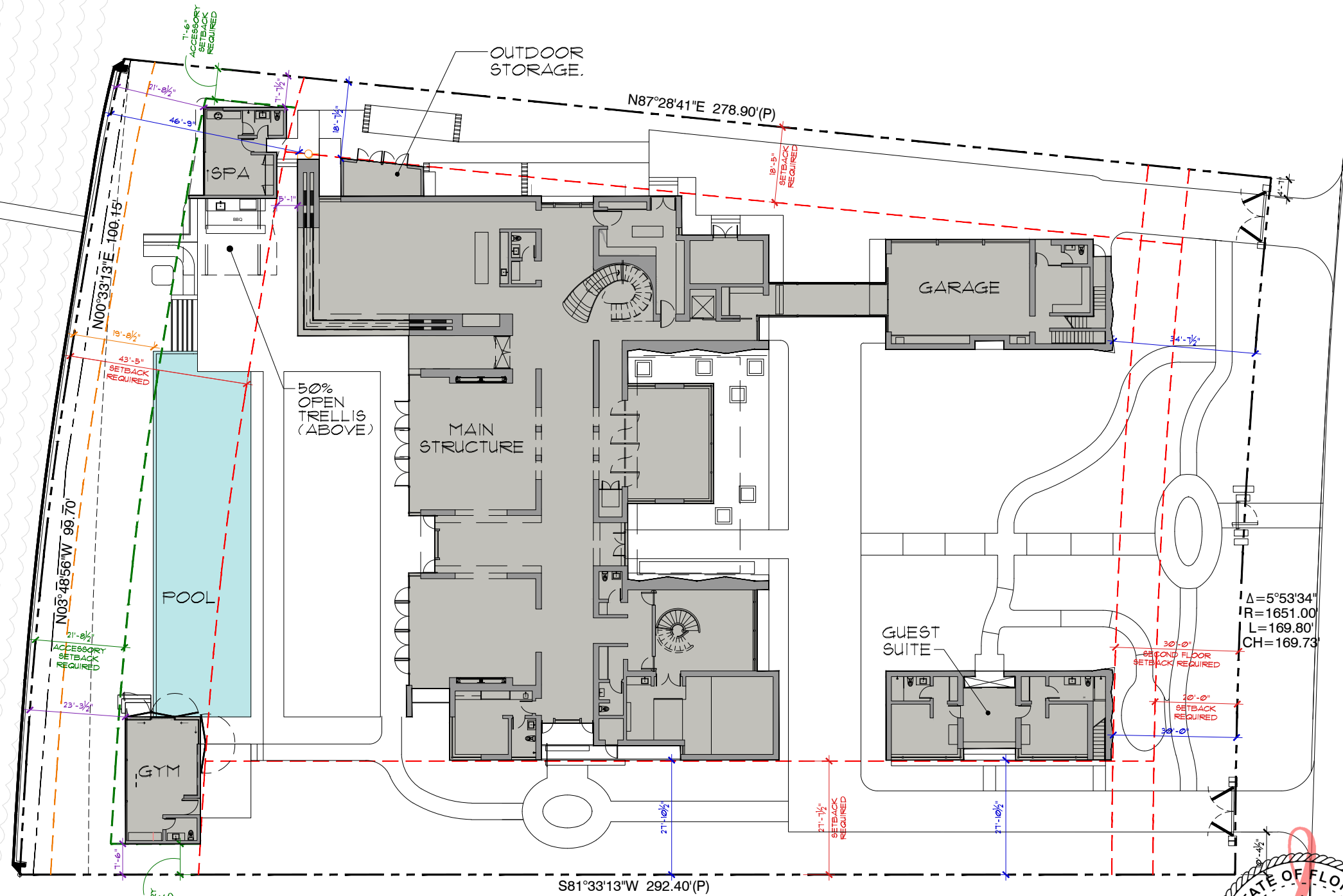
**ACCESSORY STRUCTURES:**

**MINIMUM REQUIRED SETBACKS**  
 SIDE (1 STORY STRUCTURE) = 1'-6"  
 REAR (1 STORY STRUCTURE) = 21'-8-1/2"

SEPARATION FROM MAIN STRUCTURE = 5'-0" MINIMUM

**PROPOSED SETBACKS**  
 GYM = 23'-3-1/2" SPA = 21'-8-1/2"  
 SIDE (SOUTH) = 1'-6" SIDE (NORTH) = 1'-1-1/2"

**POOL SETBACKS**  
 REAR REQUIRED = 1'-6" (EDGE OF WATER OR CATCH BASIN)  
 REAR PROPOSED = 19'-8-1/2"

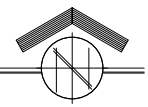


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**SETBACK DIAGRAMS**

SCALE: 1" = 30'-0"



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SHEET TITLE:  
**SETBACK DIAGRAMS**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
 9100 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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DATE:  
 07-05-2021

PROJECT No:

SHEET NO.  
 A115

**FINAL SUBMITTAL**  
**JULY 5, 2021**

**LOT COVERAGE**

LOT AREA: 53,426 S.F.  
 MAXIMUM LOT COVERAGE: 30% OF LOT AREA = 16,027.8 S.F.  
 (FOR TWO STORY HOME)

TWO STORY MAIN STRUCTURE: 13,195 S.F.  
 TWO STORY GUEST SUITE: 1,115 S.F.  
 ONE STORY GYM: 562 S.F.  
 ONE STORY SPA: 405 S.F.  
 ONE STORY OUTDOOR STORAGE: 165 S.F.

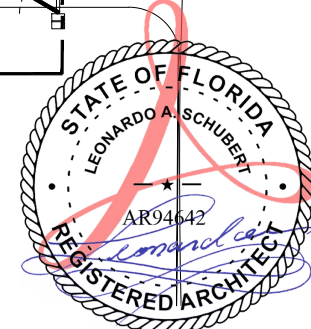
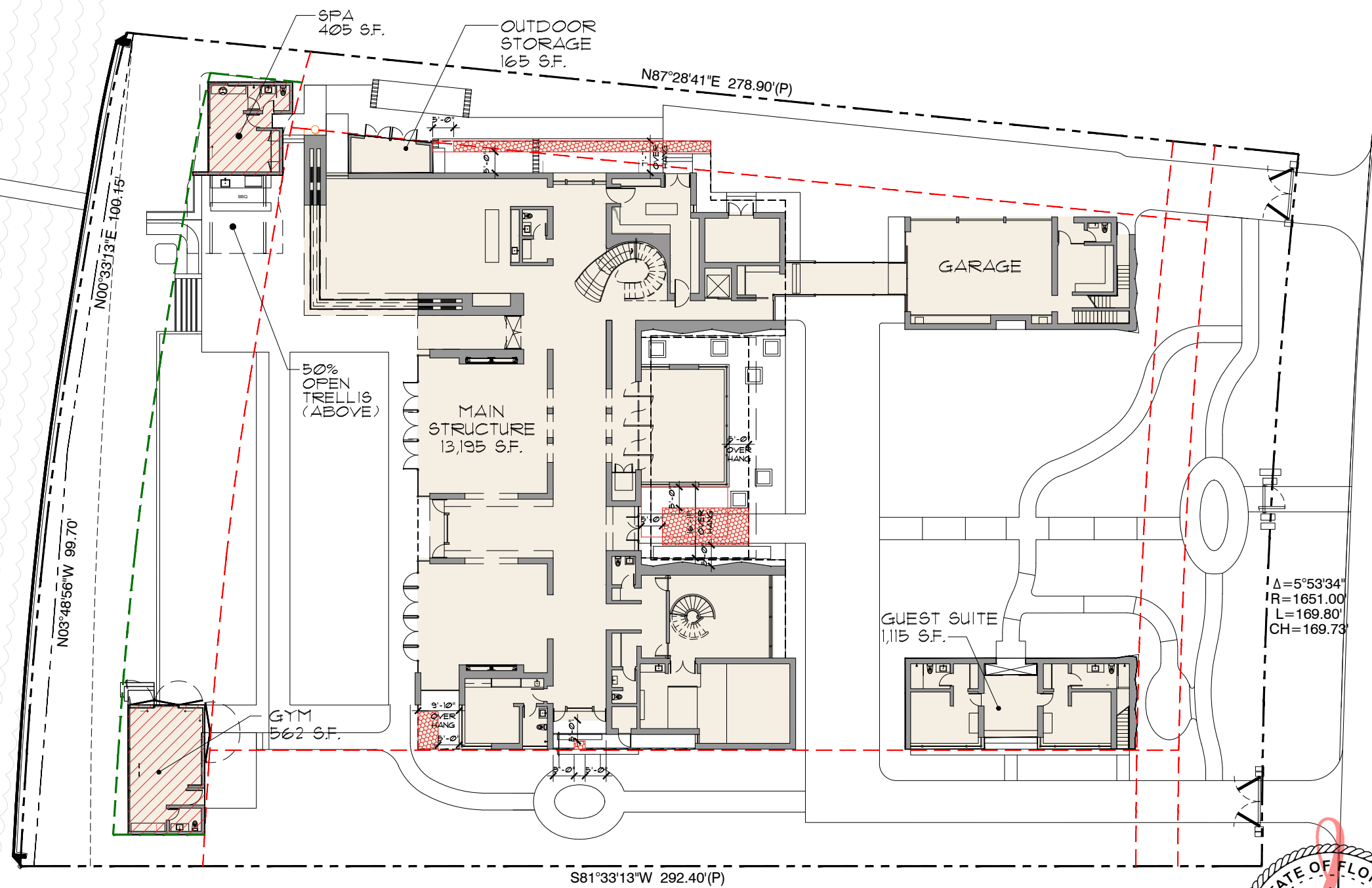
TOTAL LOT COVERAGE: 15,441 S.F.  
 (28.85%)

AREAS WITH ROOF OVERHANG EXCEEDING 5'-0"  
 (INCLUDED IN THE CALCULATIONS ABOVE)

ACCESSORY BUILDING:  
 ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 25  
 PERCENT OF THE AREA OF THE REQUIRED REAR YARD.

REQUIRED REAR YARD SETBACK: 8,601 S.F.

GYM/SPA AREA (INSIDE REAR YARD): 967 S.F. (11.24%)



Date: 2021.07.02 11:10 am



**LOT COVERAGE DIAGRAM**  
 SCALE: 1" = 30'-0"

ARCHITECT OF RECORD  
**AT**  
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SHEET TITLE:  
**LOT COVERAGE  
 DIAGRAM**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
 9100 SOUTH DADELAND BLVD  
 SUITE 1600  
 MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY  
 RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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DATE:  
 07-05-2021

PROJECT No:

SHEET NO.  
 A116

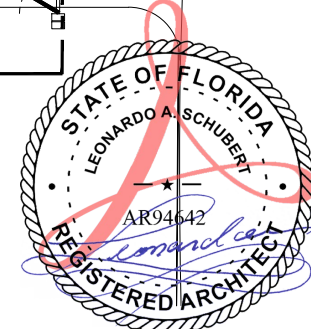
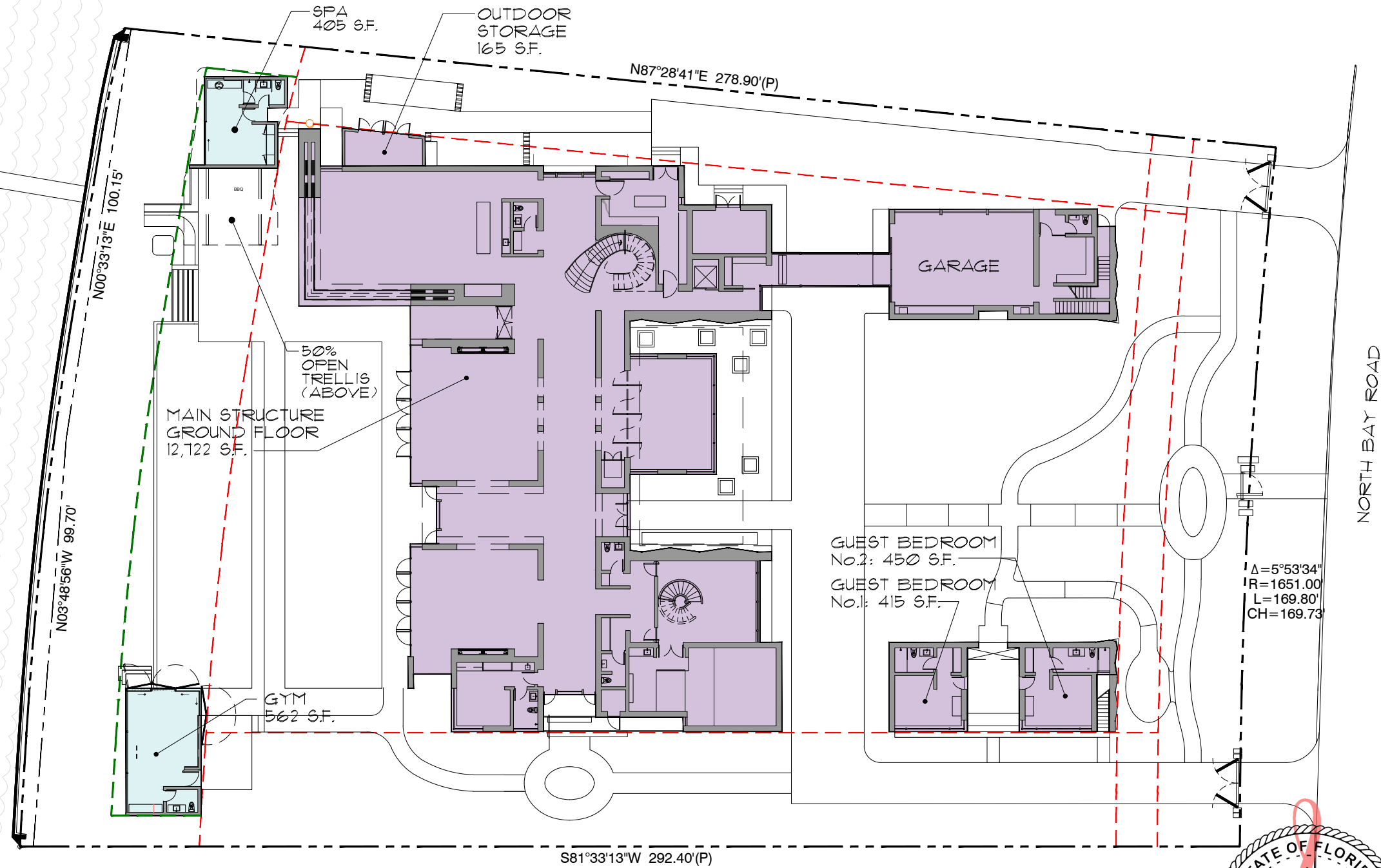
**FINAL SUBMITTAL  
 JULY 5, 2021**

**UNIT AREA**

LOT AREA: 53,426 S.F.  
 MAXIMUM UNIT SIZE: 50% OF LOT AREA = 26,713 S.F.

GROUND FLOOR MAIN STRUCTURE:	12,722 S.F.
GUEST SUITE No. 1:	415 S.F.
GUEST SUITE No. 2:	450 S.F.
OUTDOOR STORAGE:	165 S.F.
GROUND FLOOR UNIT SIZE:	13,752 S.F.
SECOND FLOOR MAIN STRUCTURE:	8,845 S.F.
OFFICES 1 AND 2:	690 S.F.
SECOND FLOOR UNIT SIZE:	9,535 S.F.
(69.33% OF THE 1ST FL.)	
GYM:	562 S.F.
SPA:	405 S.F.
ACCESSORY BUILDING UNIT SIZE:	961 S.F.

TOTAL UNIT SIZE: 24,254 S.F.  
 (45.40% OF LOT)



Date: 2021.07.02 11:10 am



**GROUND FLOOR UNIT SIZE**  
 SCALE: 1" = 30'-0"

ARCHITECT OF RECORD  
**AT**  
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SHEET TITLE:  
**UNIT SIZE DIAGRAMS**  
**GROUND FLOOR**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
 9100 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY**  
**RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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SHEET NO.  
 A117.1

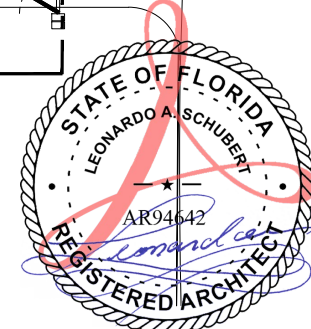
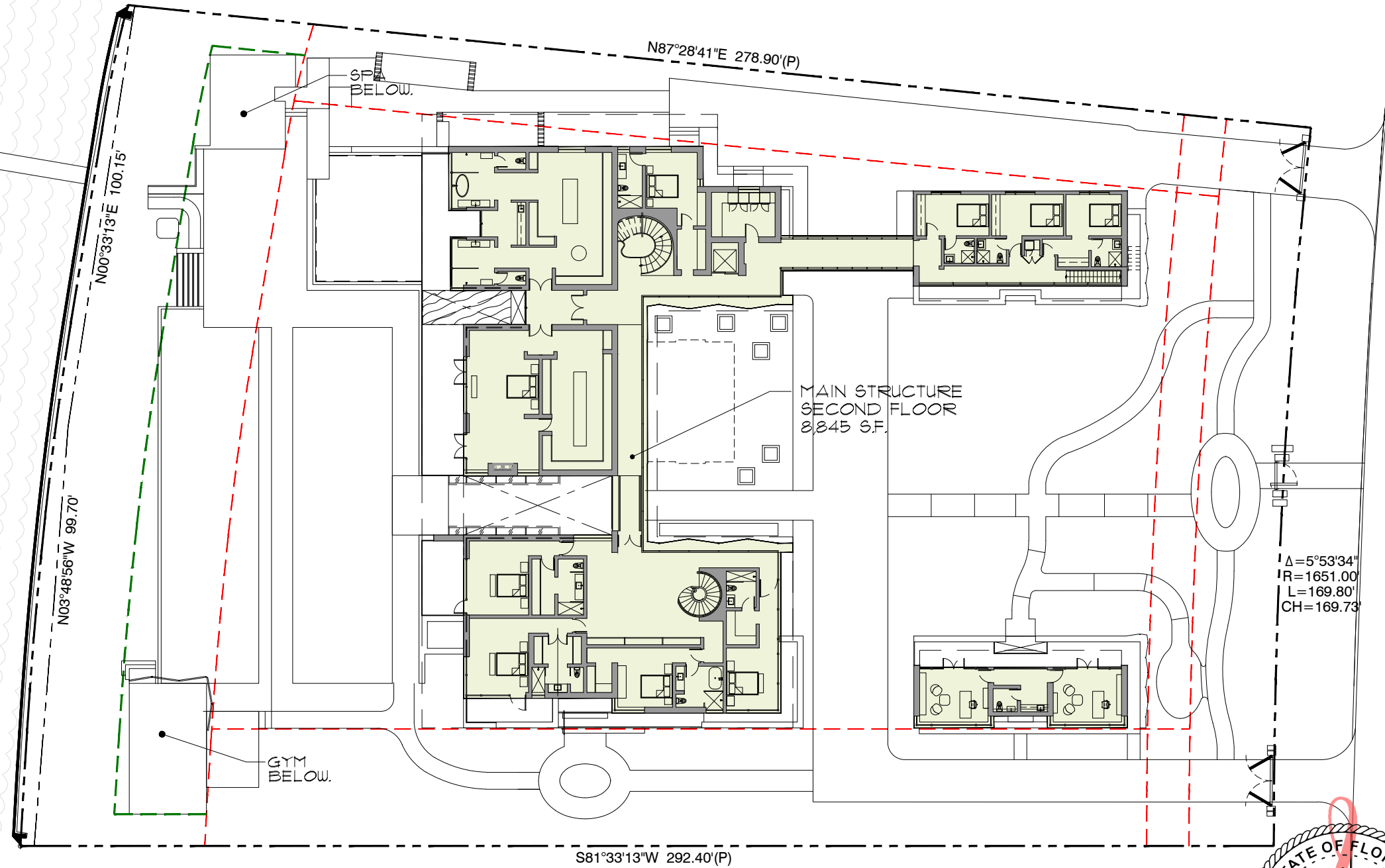
**FINAL SUBMITTAL**  
**JULY 5, 2021**

**UNIT AREA**

LOT AREA: 53,426 S.F.  
 MAXIMUM UNIT SIZE: 50% OF LOT AREA = 26,713 S.F.

- GROUND FLOOR MAIN STRUCTURE: ----- 12,122 S.F.
- GUEST SUITE No. 1: ----- 415 S.F.
- GUEST SUITE No. 2: ----- 450 S.F.
- OUTDOOR STORAGE: ----- 165 S.F.
- GROUND FLOOR UNIT SIZE: ----- 13,152 S.F.
- 
- SECOND FLOOR MAIN STRUCTURE: ----- 8,845 S.F.
- OFFICES 1 AND 2: ----- 690 S.F.
- SECOND FLOOR UNIT SIZE: ----- 9,535 S.F.
- (69.33% OF THE 1ST FL.)
- 
- GYM: ----- 562 S.F.
- SPA: ----- 405 S.F.
- ACCESSORY BUILDING UNIT SIZE: ----- 961 S.F.

TOTAL UNIT SIZE: 24,254 S.F.  
 (45.40% OF LOT)

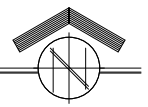


Date: 2021.07.02 11:10 am



**SECOND FLOOR UNIT SIZE**

SCALE: 1" = 30'-0"



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SHEET TITLE:

**UNIT SIZE DIAGRAMS  
 SECOND FLOOR**

PREPARED FOR:

**5800 NORTH BAY LLC**

910 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY  
 RESIDENCE**

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PROJECT No:





SHEET NO.

A117.2

**FINAL SUBMITTAL  
 JULY 5, 2021**




**WAIVER REQUEST  
(NORTH ELEVATION)**

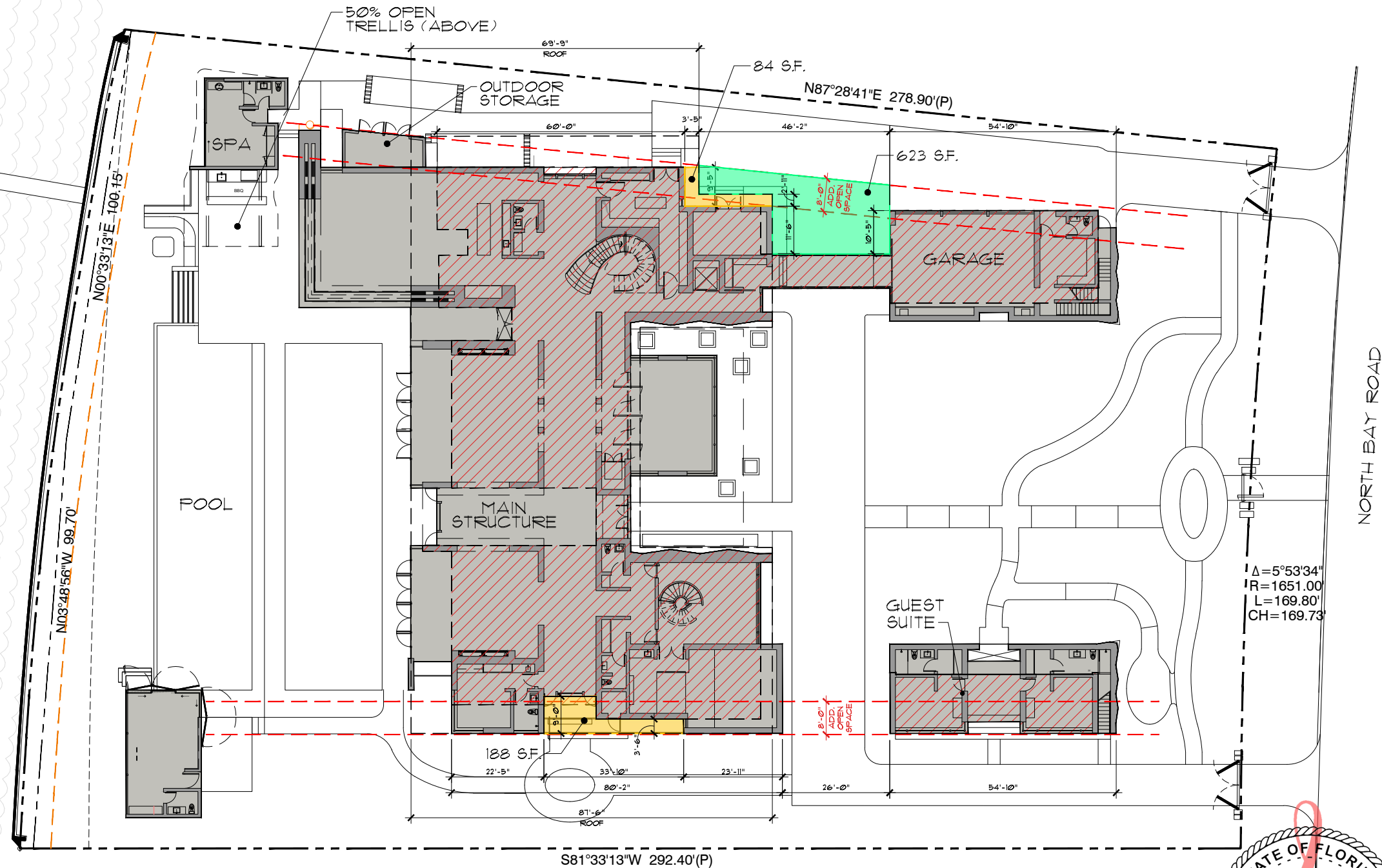
REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION

-  GROUND FLOOR AREA
-  SECOND FLOOR AREA
-  OPEN TO THE SKY: 623 S.F.
-  NOT OPEN TO THE SKY (ROOF EAVE): 84 S.F.

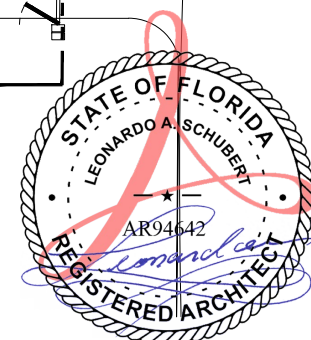
**WAIVER REQUEST  
(SOUTH ELEVATION)**

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION

-  GROUND FLOOR AREA
-  SECOND FLOOR AREA
-  NOT OPEN TO THE SKY (ROOF EAVE): 188 S.F.



S81°33'13"W 292.40'(P)

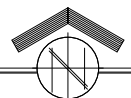


Date: 2021.07.02 11:10 am



**OPEN SPACE WAIVER - SITE PLAN**

SCALE: 1" = 30'-0"



ARCHITECT OF RECORD

**AT**

**FRANCO & ASSOCIATES**

8600 SE 14th Court  
Fort Lauderdale, Florida 33316  
Tel: (954) 923-9609  
Fax: (954) 718-7207  
Leonardo Schubert  
Florida License No. AR94642

DESIGN ARCHITECT

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SUITE 1206  
SAN FRANCISCO, CA 94111  
T: 415.421.9000  
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www.memarch.com

SHEET TITLE:

**WAIVER SITE PLAN  
DIAGRAM**

PREPARED FOR:

**5800 NORTH BAY LLC**

9100 SOUTH DADELAND BLVD  
SUITE 1609  
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY  
RESIDENCE**

5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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DATE:

07-05-2021

PROJECT No:

SHEET NO.

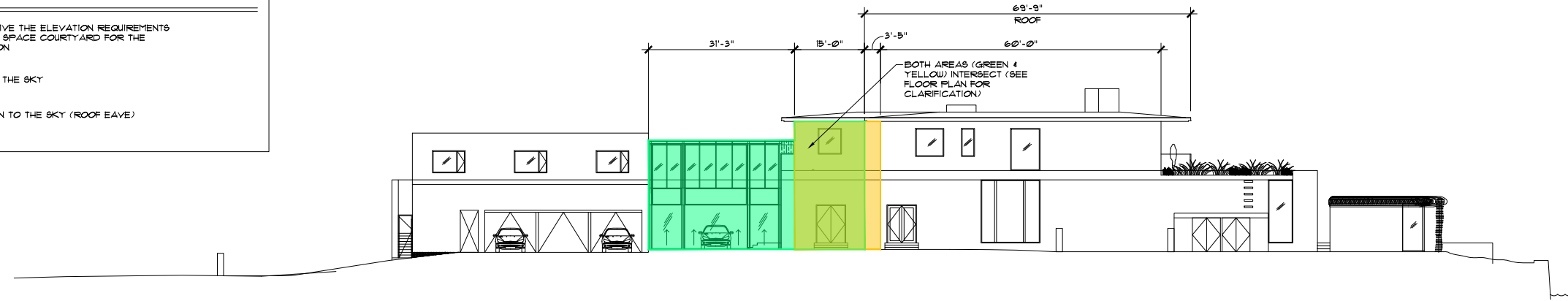
A118

**FINAL SUBMITTAL  
JULY 5, 2021**

WAIVER REQUEST  
(NORTH ELEVATION)

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION

- OPEN TO THE SKY
- NOT OPEN TO THE SKY (ROOF EAVE)



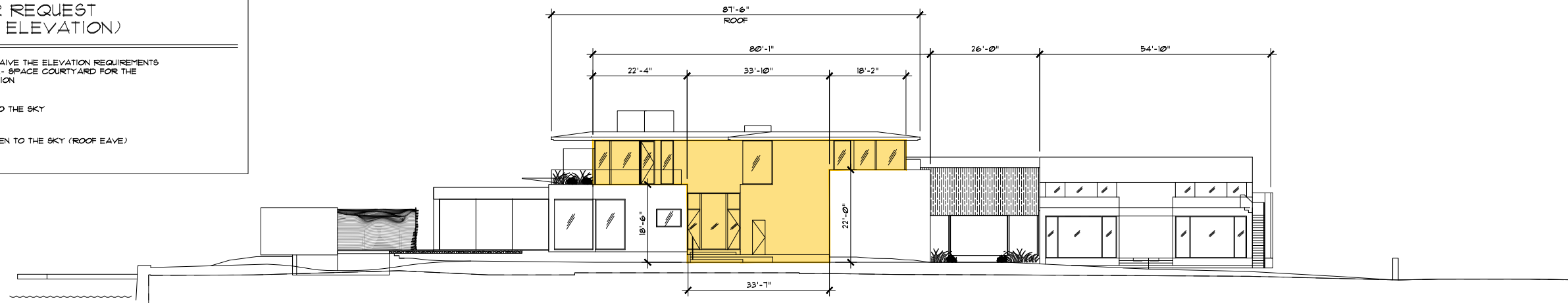
OPEN SPACE WAIVER - NORTH ELEVATION

SCALE: 1" = 30'-0"

WAIVER REQUEST  
(SOUTH ELEVATION)

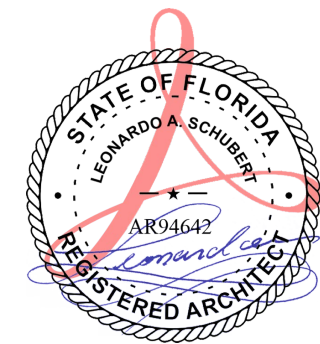
REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION

- OPEN TO THE SKY
- NOT OPEN TO THE SKY (ROOF EAVE)



OPEN SPACE WAIVER - SOUTH ELEVATION

SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am



ARCHITECT OF RECORD  
**AT**  
**FRANCO & ASSOCIATES**  
800 SE 19th Court  
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Leonardo Schubert  
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DESIGN ARCHITECT  
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F: 415.421.9002  
www.memarch.com

SHEET TITLE:  
**WAIVER ELEVATIONS  
DIAGRAM**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
910 SOUTH DADELAND BLVD  
SUITE 1609  
MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY  
RESIDENCE**  
5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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DATE:  
07-05-2021

PROJECT No:

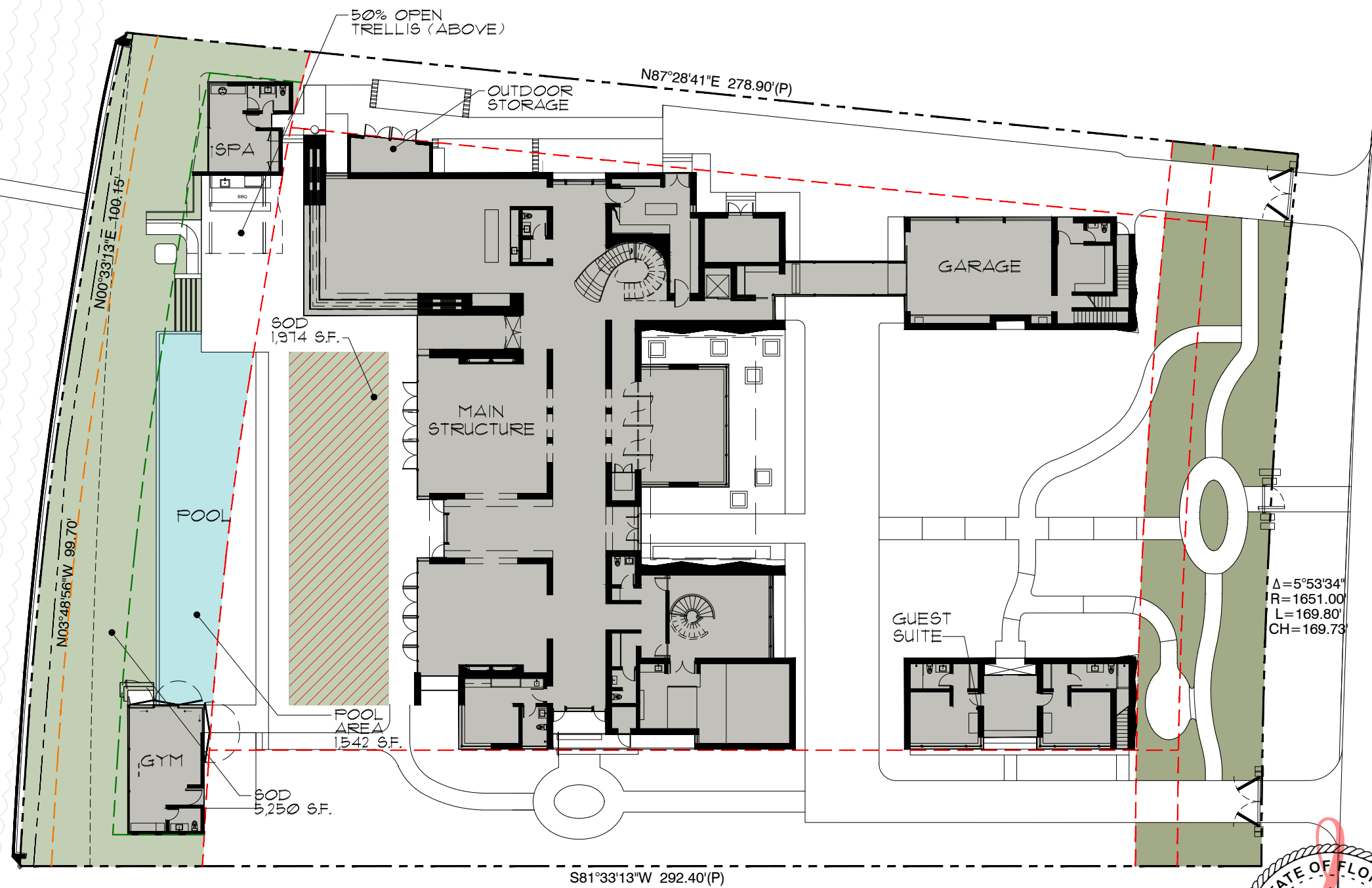
SHEET NO.  
A118.1

**FINAL SUBMITTAL  
JULY 5, 2021**



**PERVIOUS OPEN SPACE**

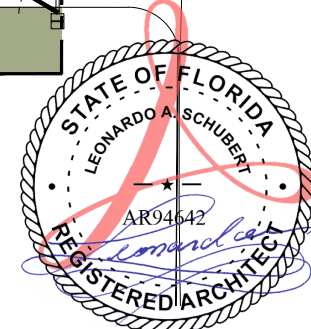
FRONT YARD:	5,140 S.F.
OPEN SPACE REQUIRED:	2,570 S.F. (50%) MINIMUM
PROPOSED PERVIOUS OPEN SPACE:	3,351 S.F. (65.31%)
REAR YARD:	8,601 S.F.
PERVIOUS OPEN SPACE REQUIRED:	6,021 S.F. (70%) MINIMUM
SOD AREA:	5,250 S.F.
POOL (WATER PORTION):	111 S.F. (COUNTED AT 50%)
PROPOSED PERVIOUS OPEN SPACE:	6,021 S.F. (70%)
OPEN SPACE: 1,914 S.F.	(NOT INCLUDED IN CALCULATIONS)



**OPEN SPACE DIAGRAM**  
 SCALE: 1" = 30'-0"



Date: 2021.07.02 11:10 am



ARCHITECT OF RECORD

**AT**

**FRANCO & ASSOCIATES**

800 SE 19th Court  
 Fort Lauderdale, Florida 33316  
 Tel: (954) 923-9609  
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DESIGN ARCHITECT

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SHEET TITLE:

**PERVIOUS OPEN SPACE DIAGRAM**

PREPARED FOR:

**5800 NORTH BAY LLC**

910 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY RESIDENCE**

5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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DATE:  
 07-05-2021

PROJECT No:

SHEET NO.  
 A119

**FINAL SUBMITTAL**  
 JULY 5, 2021

KEYNOTES  
 PAD AT BFE +1', TOP OF EQUIPMENT NO  
 GREATER THAN 5' ABOVE BFE AND NO  
 GREATER THAN 10' ABOVE GRADE

ARCHITECT OF RECORD  
**AT**  
**FRANCO & ASSOCIATES**  
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 Tel: (954) 523-9609  
 Fax: (954) 778-7207  
 Leonardo Schubert  
 Florida License No. AR94642

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 MEM Architecture  
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 T: 415.421.9000  
 F: 415.421.9002  
 www.memarch.com

SHEET TITLE:  
**PROPOSED SITE - ROOF PLAN**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
 9130 SOUTH DADELAND BLVD  
 SUITE 1609  
 MIAMI, FL 33156

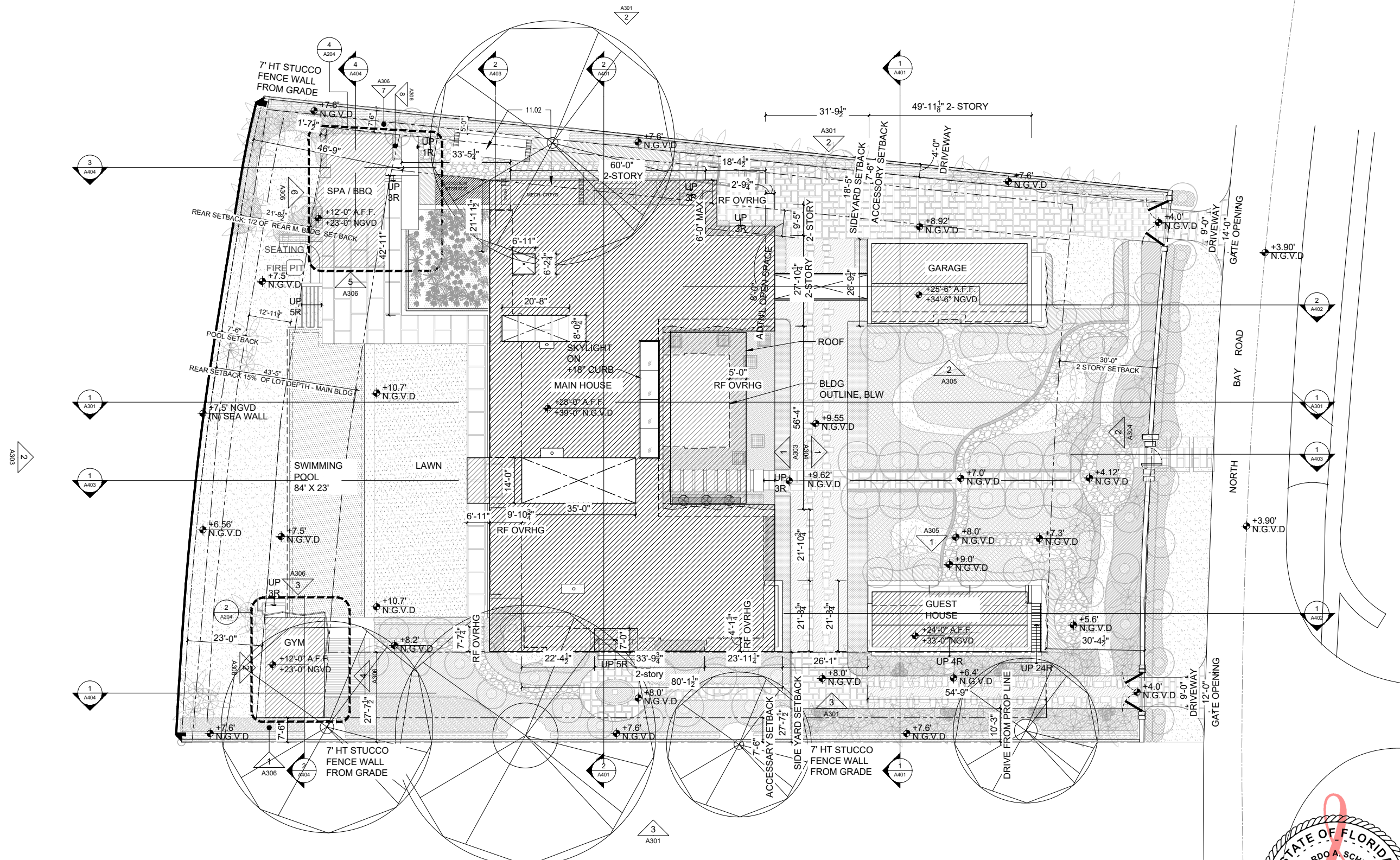
PROJECT TITLE:  
**5800 NORTH BAY RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140

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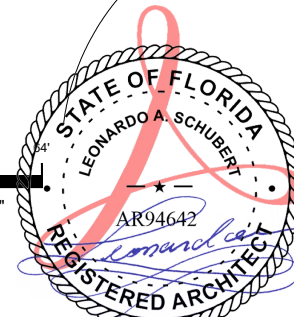
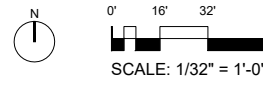
DATE:  
 07-05-2021

PROJECT No:

SHEET No.  
**A120**



1 PROPOSED SITE - ROOF PLAN  
 SCALE: 1/32" = 1'-0"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL  
 JULY 5, 2021

KEYNOTES

- EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.
- 11.01 PAD AT BFE +1', TOP OF EQUIPMENT NO GREATER THAN 5' ABOVE BFE AND NO GREATER THAN 10' ABOVE GRADE
- 11.02

ARCHITECT OF RECORD



**FRANCO & ASSOCIATES**

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Leonardo Schubert  
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DESIGN ARCHITECT

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SHEET TITLE:

**PROPOSED SITE FLOOR PLAN, LVL 1**

PREPARED FOR:

**5800 NORTH BAY LLC**

9130 SOUTH DADELAND BLVD  
SUITE 1609  
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY RESIDENCE**

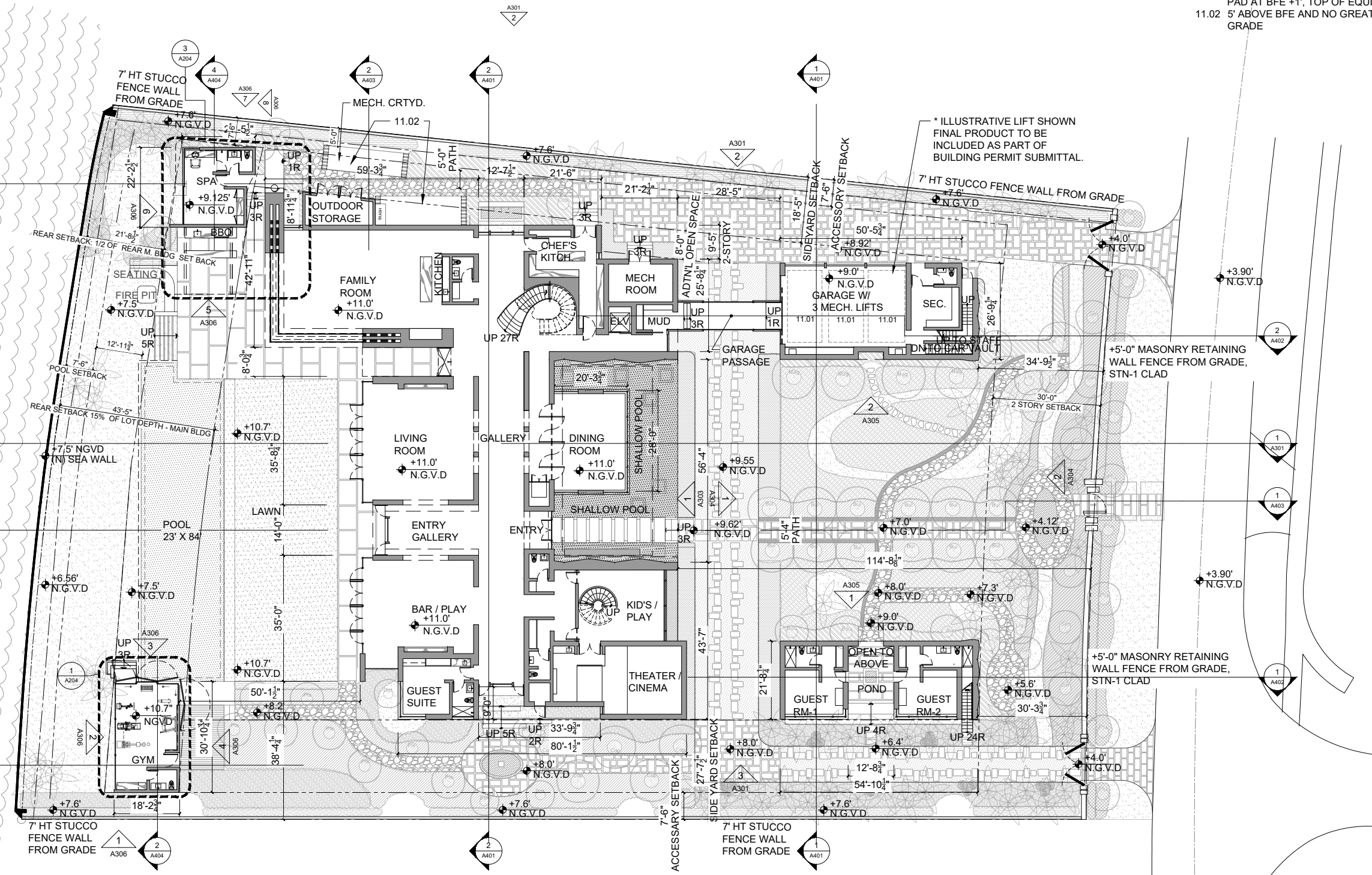
5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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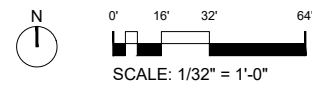
DATE:  
07-05-2021

PROJECT No:

SHEET NO.  
**A121**

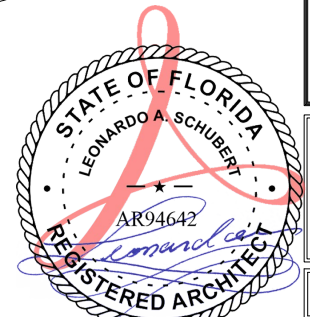


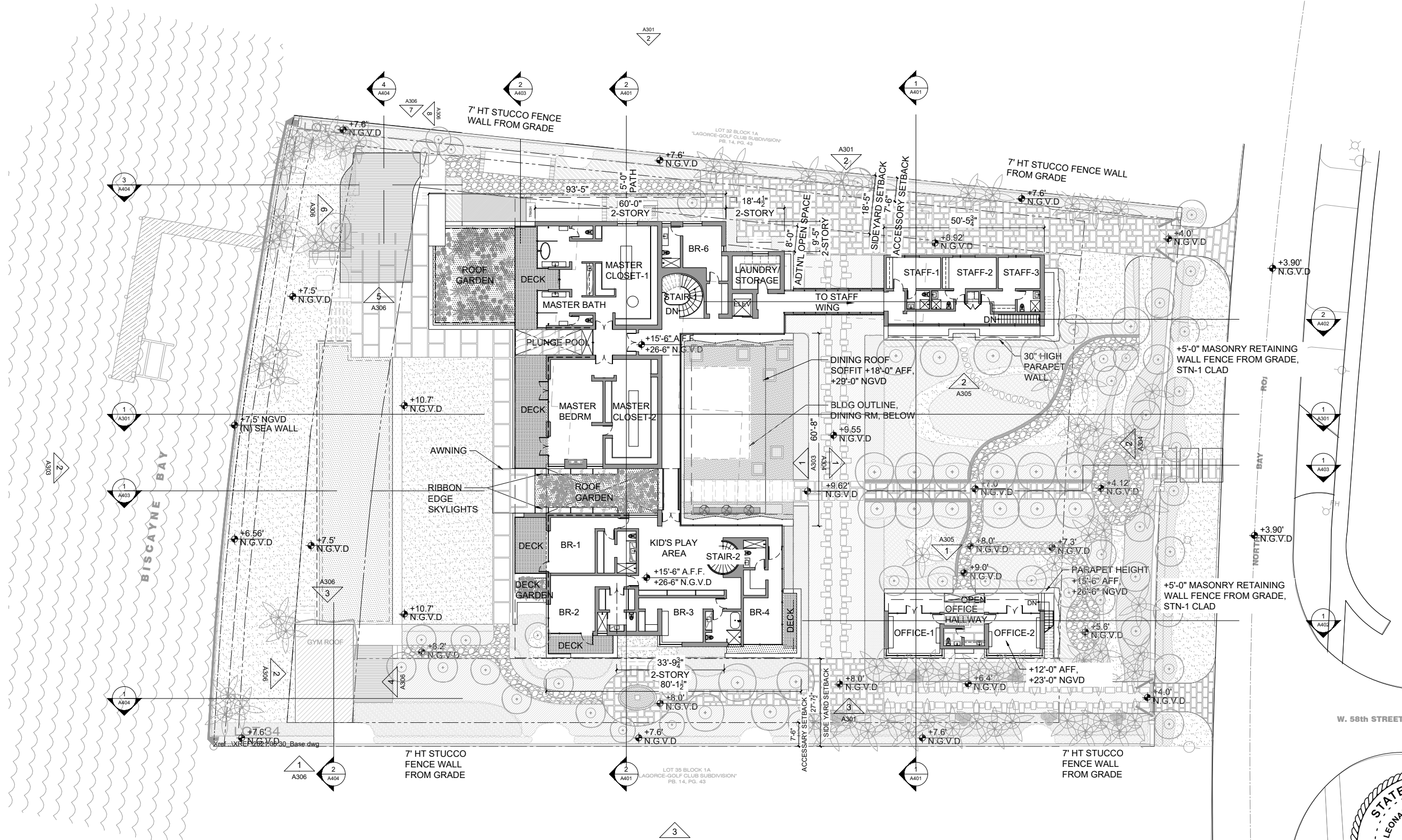
1 PROPOSED SITE FLOOR PLAN - LVL 1  
SCALE: 1/32" = 1'-0"



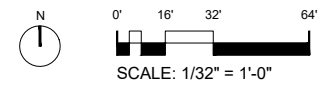
Date: 2021.07.02 11:06 am

FINAL SUBMITTAL  
JULY 5, 2021



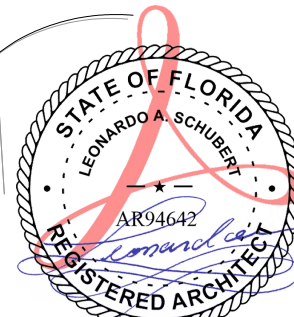


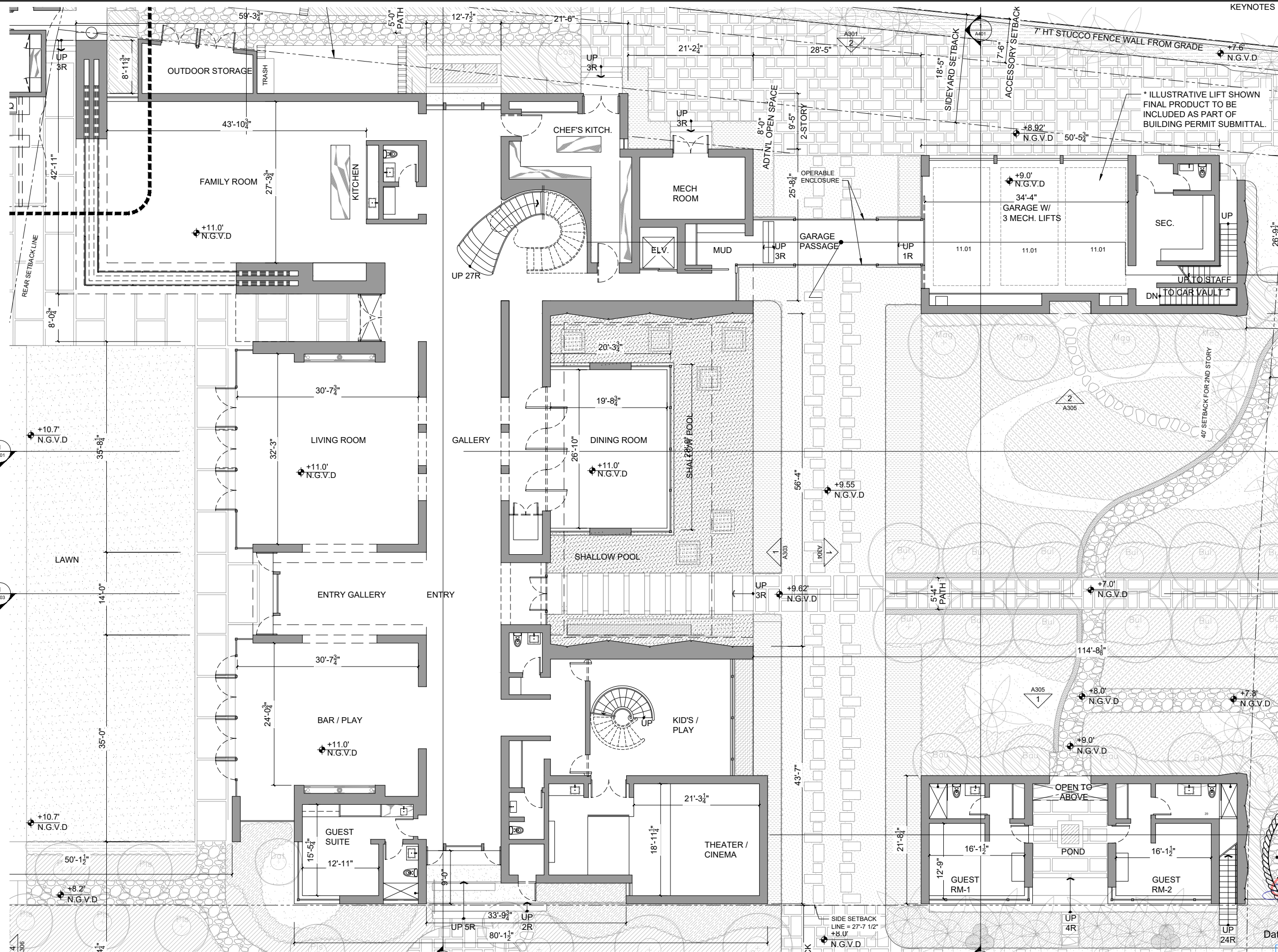
**1** PROPOSED SITE FLOOR PLAN, LVL 2  
 SCALE: 1/32" = 1'-0"



Date: 2021.07.02 11:06 am

**FINAL SUBMITTAL**  
 JULY 5, 2021





KEYNOTES

11.01 EACH CAR MECHANICAL LIFT TO BE EQUIPPED WITH A FLOAT SWITCH SYSTEM PER ASME A17.1 THAT WILL ACTIVATE DURING FLOODING AND SEND THE ELEVATOR CAB TO A FLOOR ABOVE THE BFE. PUMP UNITS AND CONTROLLERS TO BE INSTALLED ABOVE BFE.

\* ILLUSTRATIVE LIFT SHOWN FINAL PRODUCT TO BE INCLUDED AS PART OF BUILDING PERMIT SUBMITTAL.

ARCHITECT OF RECORD

**AT**

**FRANCO & ASSOCIATES**

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Leonardo Schubert  
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PROPOSED FLOOR PLAN LVL 1

SHEET TITLE:

PREPARED FOR:

**5800 NORTH BAY LLC**

9130 SOUTH DAELAND BLVD  
SUITE 1609  
MIAMI, FL 33156

PROJECT TITLE:

**5800 NORTH BAY RESIDENCE**

5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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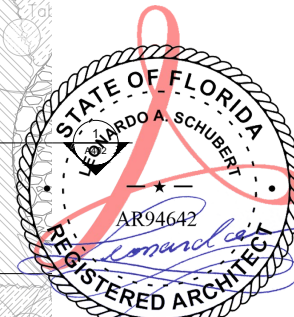
DATE:

07-05-2021

PROJECT No:

SHEET NO.

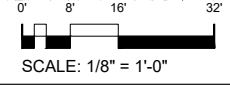
**A201**

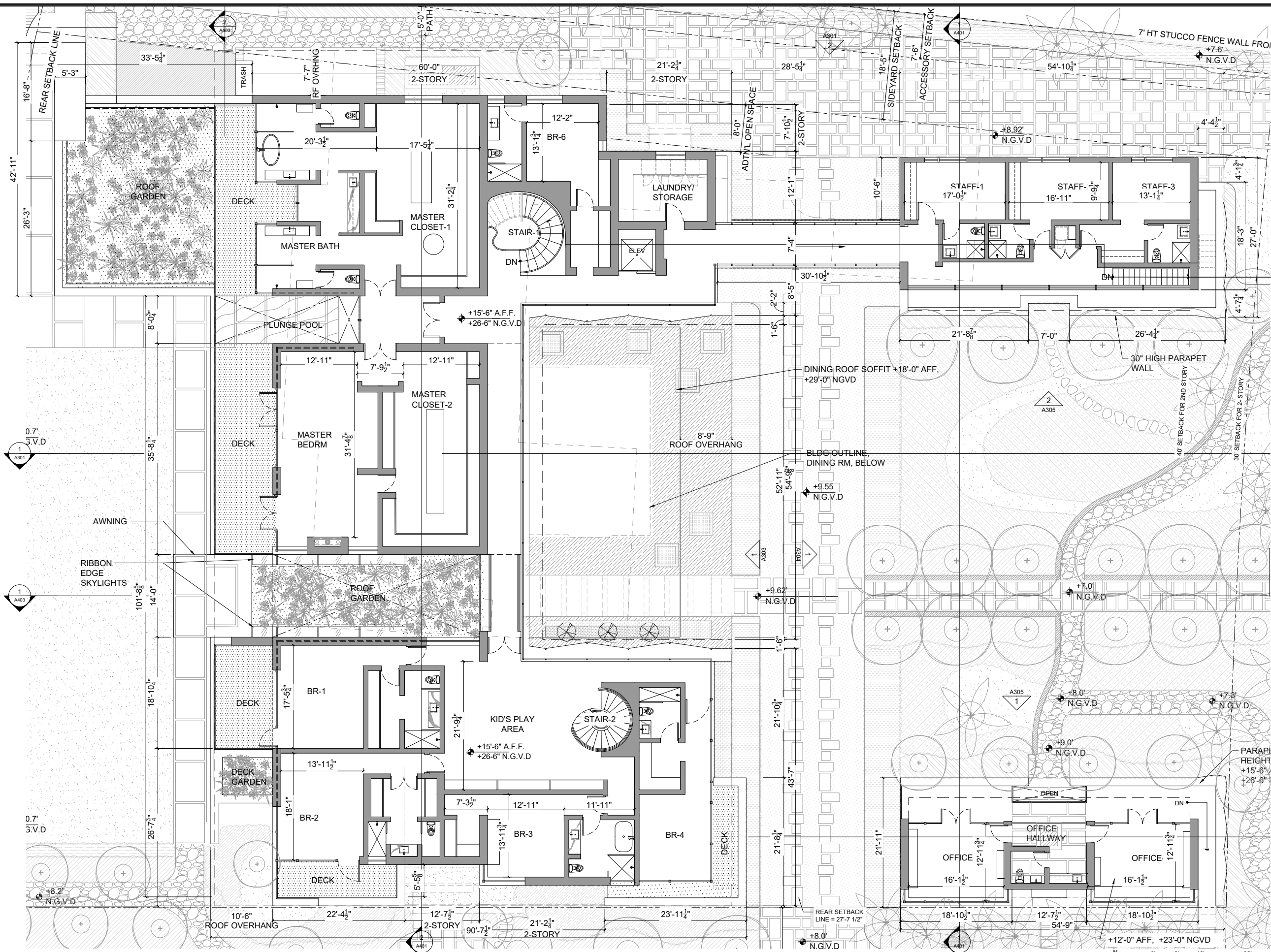


Date: 2021.07.02 11:06 am

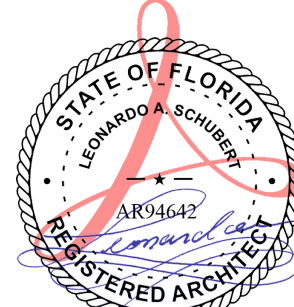
FINAL SUBMITTAL  
JULY 5, 2021

1 PROPOSED FLOOR PLAN - LVL 1  
SCALE: 1/8" = 1'-0"





1 PROPOSED FLOOR PLAN LVL-2  
SCALE: 1/16" = 1'-0"



Date: 2021.07.02 11:06 am

ARCHITECT OF RECORD  
**AT**  
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Fort Lauderdale, Florida 33316  
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SAN FRANCISCO, CA 94111  
T: 415.421.9000  
F: 415.421.9002  
www.memarch.com

SHEET TITLE:  
**PROPOSED FLOOR PLAN LVL2**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
9130 SOUTH DAELAND BLVD  
MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY RESIDENCE**  
5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

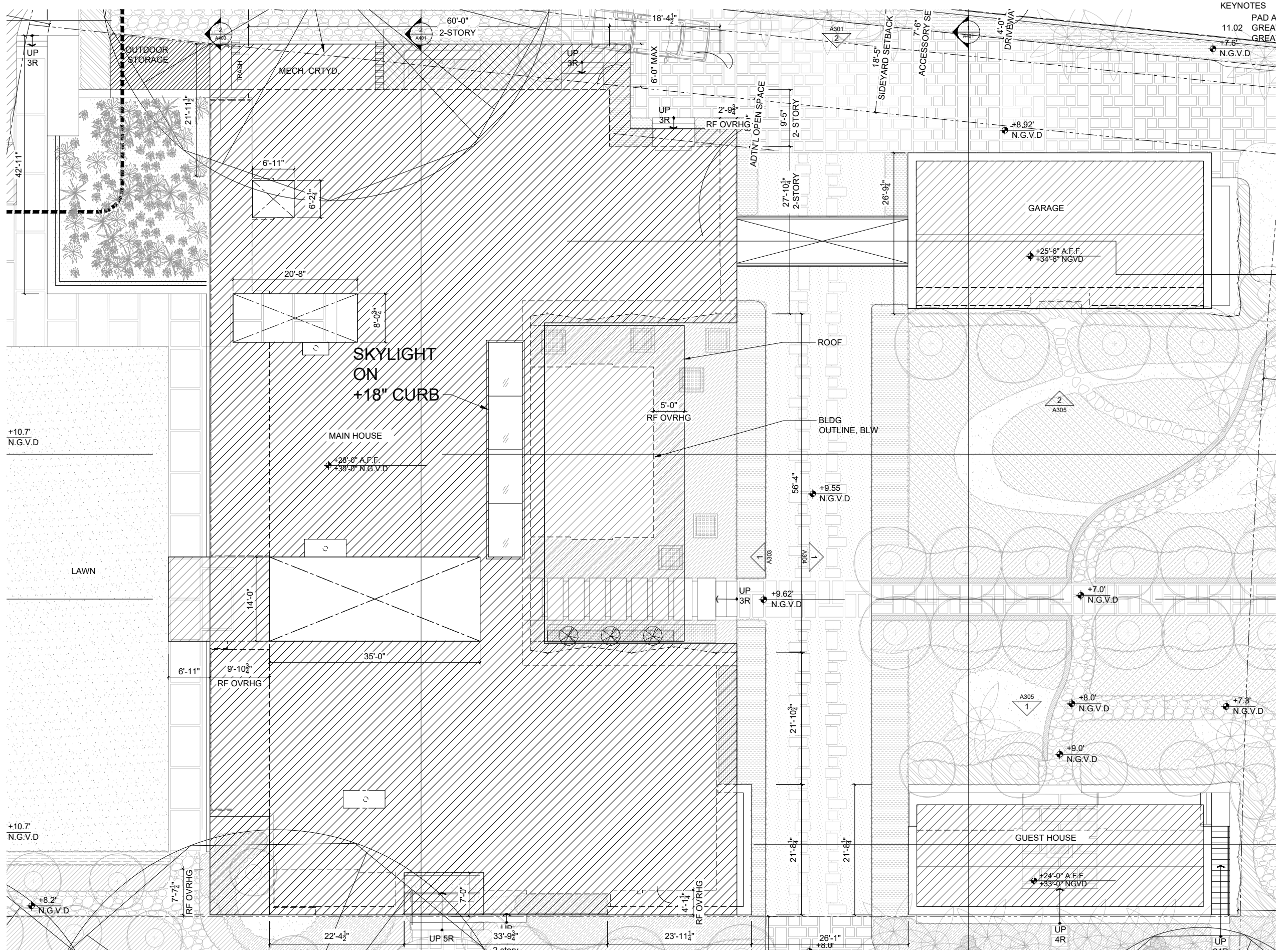
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DATE:  
07-05-2021

PROJECT No:

SHEET NO.  
**A202**

FINAL SUBMITTAL  
JULY 5, 2021



**KEYNOTES**  
 PAD AT BFE +1', TOP OF EQUIPMENT NO  
 GREATER THAN 5' ABOVE BFE AND NO  
 GREATER THAN 10' ABOVE GRADE

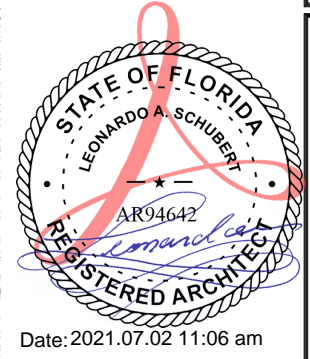
ARCHITECT OF RECORD  
**AT**  
**FRANCO & ASSOCIATES**  
 900 SE 11th Court  
 Fort Lauderdale, Florida 33316  
 Tel: (954) 523-9609  
 Fax: (954) 779-7207  
 Leonardo Schubert  
 Florida License No. AR94642

DESIGN ARCHITECT  
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SHEET TITLE:  
**PROPOSED ROOF PLAN**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
 9130 SOUTH DADELAND BLVD  
 MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY RESIDENCE**  
 5800 NORTH BAY ROAD  
 MIAMI BEACH, FL 33140



Date: 2021.07.02 11:06 am

**1 PROPOSED SITE - ROOF PLAN**  
 SCALE: 1/16" = 1'-0"

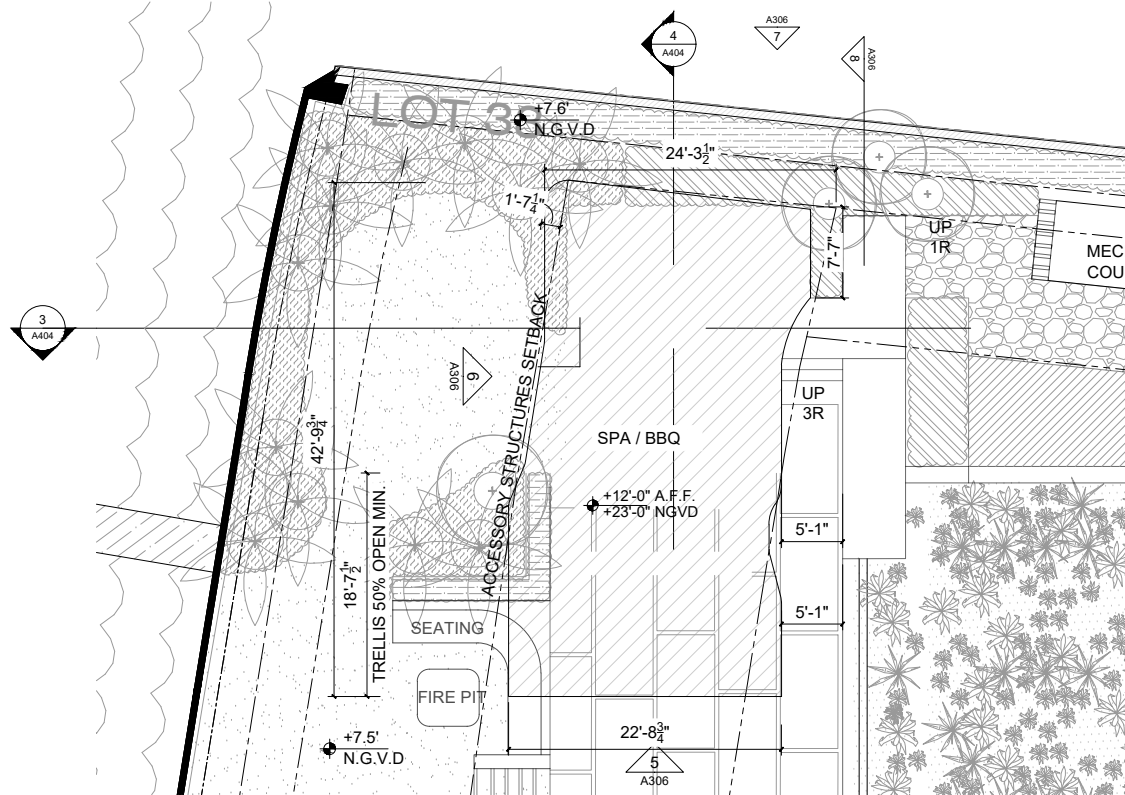
**FINAL SUBMITAL**  
**JULY 5, 2021**

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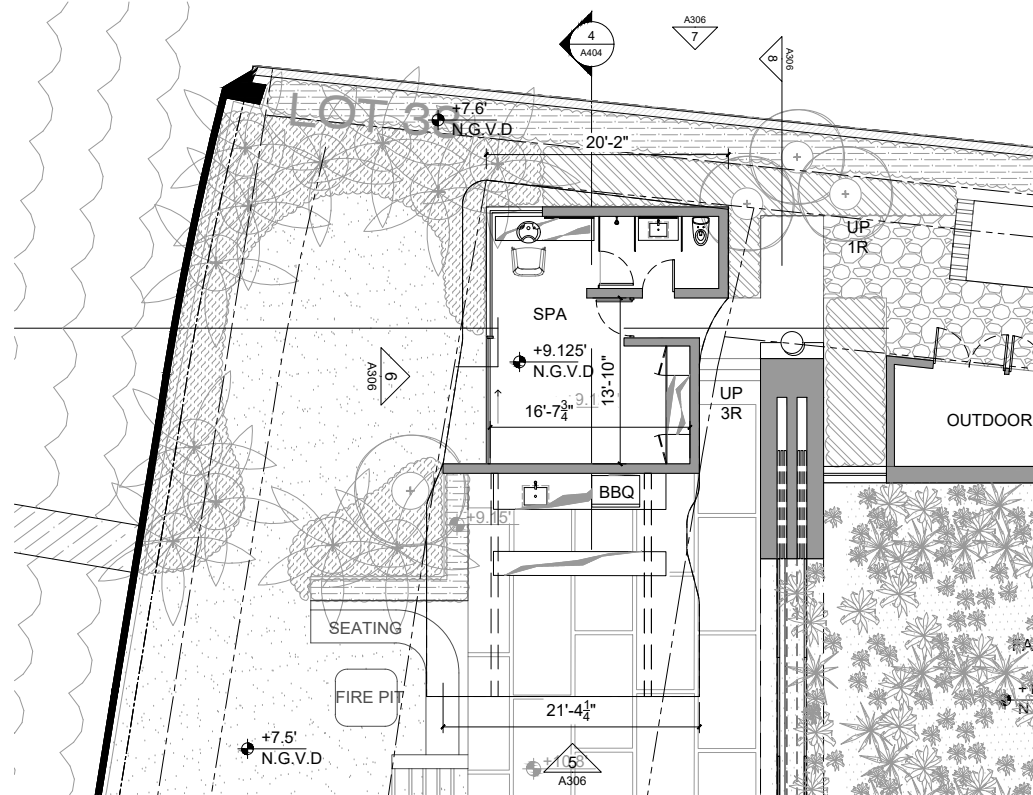
DATE:  
 07-05-2021

PROJECT No:

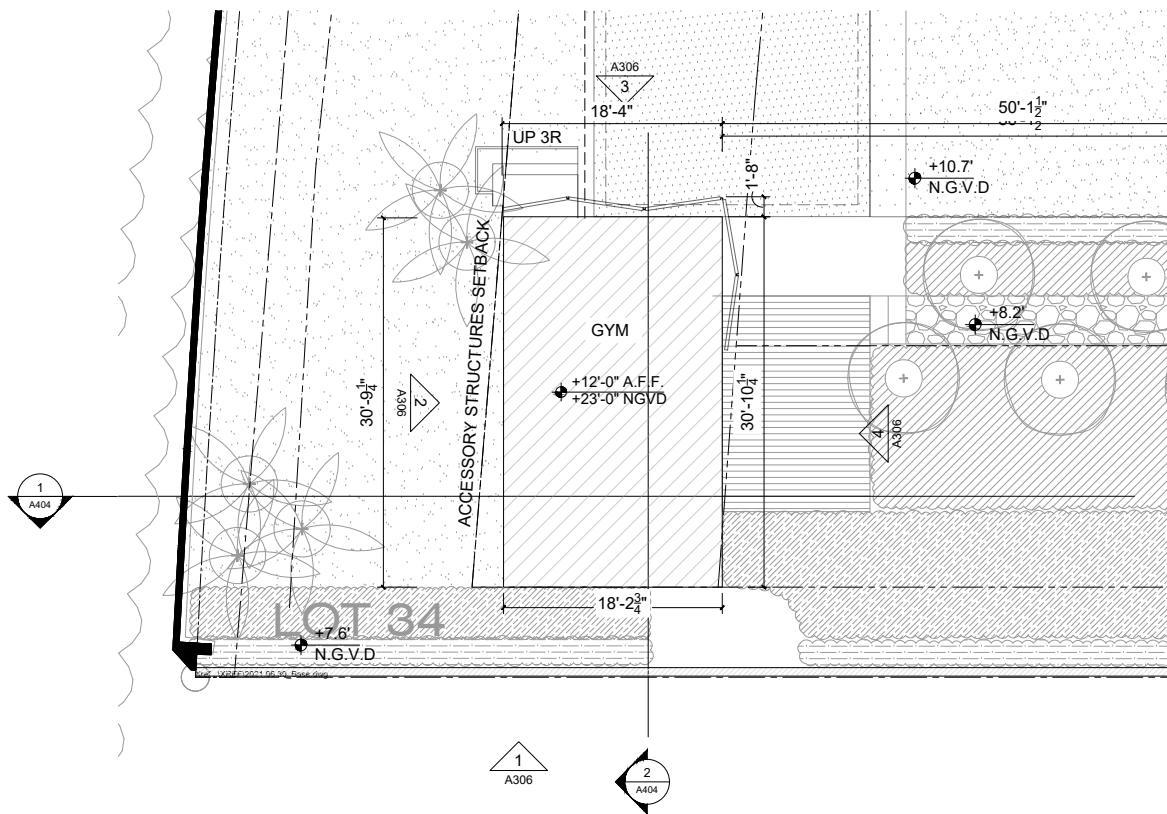
SHEET NO.  
**A203**



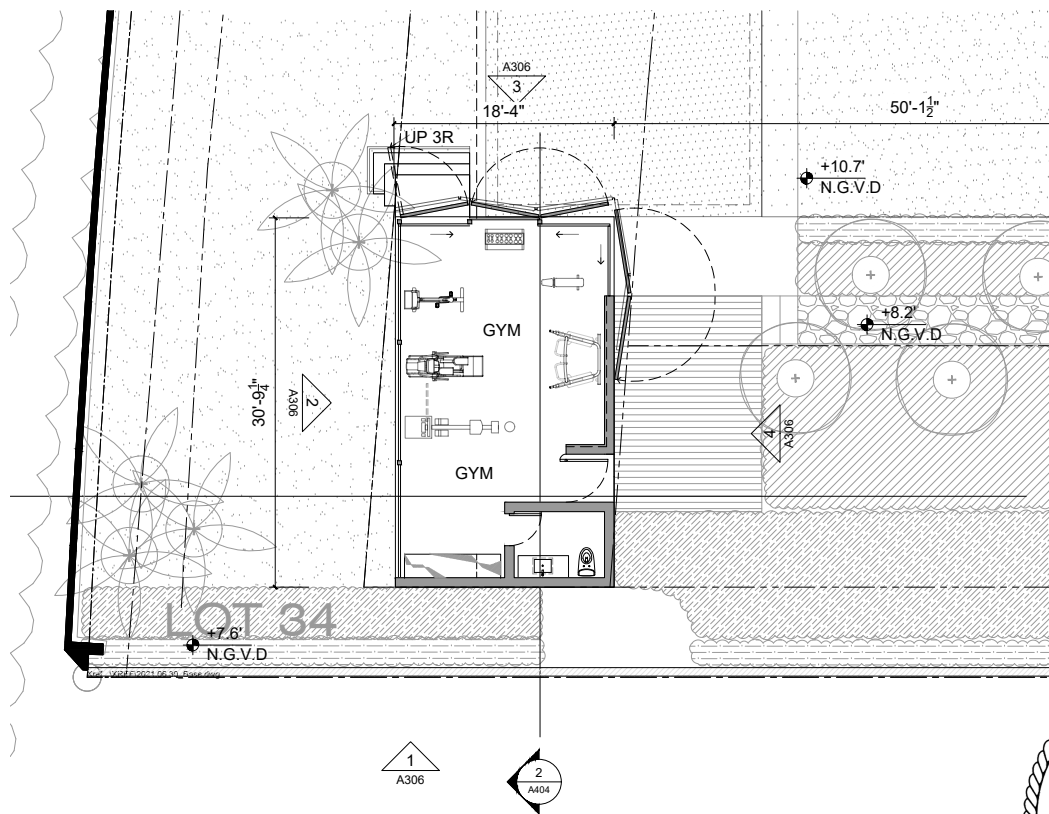
4 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA  
SCALE: 1/16"=1'-0"



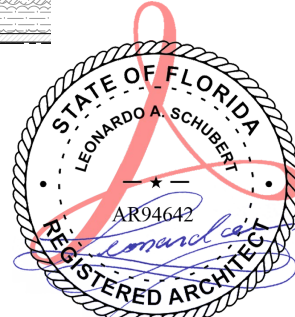
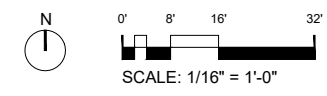
3 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA  
SCALE: 1/16"=1'-0"



2 PROPOSED ACCESSORY BUILDING FLOOR PLAN - GYM/SPA  
SCALE: 1/16"= 1'-0"



1 PROPOSED ACCESSORY BUILDING FLOOR PLAN - GYM/SPA  
SCALE: 1/16"= 1'-0"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL  
JULY 5, 2021

ARCHITECT OF RECORD  
**AT**  
**FRANCO & ASSOCIATES**  
500 SE 11th Court  
Fort Lauderdale, Florida 33316  
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Leonardo Schubert  
Florida License No. AR94642

DESIGN ARCHITECT  
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SAN FRANCISCO, CA 94111  
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SHEET TITLE:  
**PROPOSED ACCESSORY  
BUILDING FLOOR PLANS**

PREPARED FOR:  
**5800 NORTH BAY LLC**  
9130 SOUTH DAELAND BLVD  
SUITE 1609  
MIAMI, FL 33156

PROJECT TITLE:  
**5800 NORTH BAY  
RESIDENCE**  
5800 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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DATE:  
07-05-2021

PROJECT No:

SHEET NO.  
**A204**