



- LANDSCAPING REDUCED FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATE PROPOSED LANDSCAPE

Neighbor Outreach Summary and Support

★ = Support

AS = Additional Support



- | | | | |
|----|--|----|---|
| 1 | Erwin Sredni
– 5848 N BAY RD
– Support | AS | Jamie LeFrak
– 4567 Pine Tree Dr.
– Support |
| 2 | Lowell Kraff
– 5840 N BAY RD
– Support | AS | Michael Stern
– 6070 N BAY RD
– Support |
| 3 | Barry & W Linda Gibb
– 5820 N BAY RD
– [Could Not Reach] | AS | Kobi Karp
– 4750 N BAY RD
– Support |
| 4 | Kristopher Hinson
– 5790 N BAY RD
– Support | AS | Kobi Karp
– 5328 N BAY RD
– Support |
| 5 | Michael Murr
– 5760 N BAY RD
– Support | AS | Kobi Karp
– 4565 N BAY RD
– Support |
| 6 | Christian De Berdouare & W Jennifer V Valoppi
– 5750 N BAY RD
– Support | AS | Kobi Karp
– 4645 N BAY RD
– Support |
| 7 | Florence Weiner
– 5775 N BAY RD
– [Could Not Reach] | AS | Kobi Karp
– 4715 N BAY RD
– Support |
| 8 | Kris Hinson
– 5787 N BAY RD
– Support | AS | Niklas de la Motte
– 4736 N BAY RD
– Support |
| 9 | Jeremy J. & Amanda B. Barouh
– 5801 N BAY RD
– Support | AS | Wayne Boich
– 4700 N BAY RD
– Support |
| 10 | David Emmanuel Cohen
– 5815 N BAY RD
– Support | AS | Sean Posner
– 4815 N BAY RD
– Support |
| 11 | Barry & W Linda Gibb
– 5817 N BAY RD
– [Could Not Reach] | AS | Roman Hinson-Rodriguez
– 6675 Windsor Ln
– Support |
| 12 | Barry & W Linda Gibb
– 5819 N BAY RD
– [Could Not Reach] | AS | Charles W. Burkett
– N/A
– Support |
| 13 | Jarett Posner
– 5860 N BAY RD
– Support | | |

August 28, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5848 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Erwin Sredni

Print name

September 2, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5840 N. Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Lowell Kraff

Print name

July 26, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139


Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5790 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Kristopher Hinson

Print name

July 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5760 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature

Michael Murr
Print name

July 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

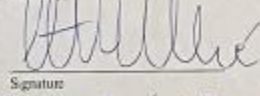
Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5750 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature

CHRISTIAN MANÉ de BERJOUARÉ
Print name

September 2, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5787 N. Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature

Kris Hinson
Print name

September 2, 2021

Design Review Board Members
Planning Dept
City of Miami Beach
1700 Convention Center Drive 2nd Floor
Miami Beach, FL 33139

Re: Single Family Home at 5800 N Bay Rd, Miami Beach, FL 33140

Dear Board Members,

I am the owner of 5801 N Bay Rd, Miami Beach, FL which is directly across the street from the property mentioned above.

The owner of 5800 N Bay Rd. graciously contacted me to discuss his plans for the property as well as address my concerns regarding the demolition and subsequent construction of a new home. As a result of our conversation, I believe the new home will be a welcome addition to the neighborhood and am pleased that the following concerns will be addressed:

- The seawall will be raised providing all residents with additional protection against storm surge.
- Work requiring heavy machinery or loud noises will not be performed on the weekends.
- All building materials will be secured in the event of a hurricane.
- Water will be used during the demolition process to minimize dust and other airborne particles.

Based on the foregoing I fully support the property owner's new home.

Sincerely,



Jeremy Barouh

September 2nd, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach DRB21-0697
Letter of Support

Dear Board Members:

I am the owner of 5815 North Bary Road, Miami, Miami Beach, Florida, which is close proximity or abutting the above-referenced property. I had a conversation with the applic regarding the proposed single-family residence for his family. The home is beautifully-design and will be a welcome addition to the neighborhood. Regarding the additional open space waiv the 2-story portions of the home are substantially setback from the street and sides, there extensive green spaces in between the buildings and the architecture has significant movement i interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Des Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

COHEN DAVID-EMMANUEL

Print name

July 26, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach DRB21-0697
Letter of Support

Dear Board Members:

I am the owner of 5860 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Janet Beaver
Print name

September 1, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

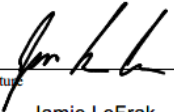
Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4567 Pine Tree Drive, Miami Beach, Florida, which is in close proximity to the above-referenced property. I had a conversation with the applicant and a chance to review the plans for the proposed single-family residence for his family. The new home is beautiful and will be a welcome addition to the neighborhood. The existing home is dilapidated and ought to be replaced. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature
Jamie LeFrak

Print name

September 3, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139


Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 6070 North Bay Road, Miami Beach, Florida, which is in close proximity to the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature
Michael Stern

Print name

September 3, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4750 North Bay Road, Miami Beach, Florida, which is in close proximity to the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature
Kobi Karp

Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 5328 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by


Signature

Kobi Karp

Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139


Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4565 North Bay Road, Miami Beach, Florida, which is in proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by


Signature

Kobi Karp

Print name

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139


Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4645 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by


Signature

Kobi Karp

Print name

September 3, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4715 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Digitized by


Signature

Kobi Karp

Print name

September 3, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4736 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding proposed single-family residence for his family. The home is beautifully-designed and will welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Niklas de la Motte

Print name

September 3, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4700 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Wayne Doich

Signature

September 3, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 4815 North Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,



Signature

Sean Posner

Print name

September 4, 2021

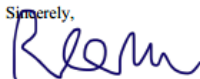
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach **DRB21-0697**
Letter of Support

Dear Board Members:

I am the owner of 6675 Windsor Ln, Miami Beach, Florida 33141, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant regarding the proposed single-family residence for his family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space waivers, the 2-story portions of the home are substantially setback from the street and sides, there are extensive green spaces in between the buildings and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature

Roman Hinson-Rodriguez

Print name



September 4, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 5800 North Bay Road, Miami Beach
DRB21-0697, Letter of Support

Dear Board Members:

I am very familiar with the aforementioned home, as my family had lived there since 1959. I have very fond memories of that house, which I lived in from the age of 12, through the time we sold it to Don Aronow of Cigarette Boats in 1986.

I have come to know Mr. Bravo recently, when we met during a press conference where he was generously donating a substantial sum of money to the families who had suffered an unimaginable catastrophe related to the building collapse in Surfside – where I happen to be the mayor. Just recently, Mr. Bravo asked me if I would be willing to share my feelings regarding his desire to build a new home at that address. And so, I will.

Clearly, it will be difficult for me to see that home disappear, taking with it decades of memories for my family and me.

It's a magnificent home, on a magnificent lot, which was magnificently designed and constructed, and is a magnificent representation of the best of its architectural brethren. As a guy who lovingly restored lots of beautiful Art-Deco buildings in South Beach, I consider myself a Barbara Capitman educated, junior preservationist, as I was very proud to have contributed, in the very early years, to the Renaissance of the Art Deco District.

Having said all that, I'm also a realist and a strong believer in property rights. I know that the tides are rising – as Mayor, I've initiated a pilot program to raise homes, but I also know there are limitations to how much can be done – especially for larger properties. I know that preserving everything meaningful, including my former home, would be wonderful, but doing so is not always economically feasible or practical in some cases. I know that it would be easy for me and for others to say don't touch it, but I didn't pay to buy the home. I also don't currently pay the hundreds of thousands of dollars in property

taxes on the home, every year, to Miami Beach and Dade County, which are used to support a massive level of public services and public schools.

All in all, I know, because I've spoken with Mr. Bravo recently and because he's shared with me that there are serious issues to contend with related to the property, not least of which is the elevation of the home – that he believes the house must be replaced.

I respect Mr. Bravo's decision, as is his right, to propose a new single-family residence. I expect that the new home will be beautifully-designed and will be a welcome addition to the neighborhood. Notably he has told me it will be at a much higher elevation than the existing home making it much more resilient for years to come.

In the end, and given he is now the property's current owner, I respect that he believes that this is the right decision for him and for the neighborhood.

Given all the above, I do not object to Mr. Bravo's effort to build a new home for himself and his family, and would not object to the Design Review Board permitting him to build a new home on the property.

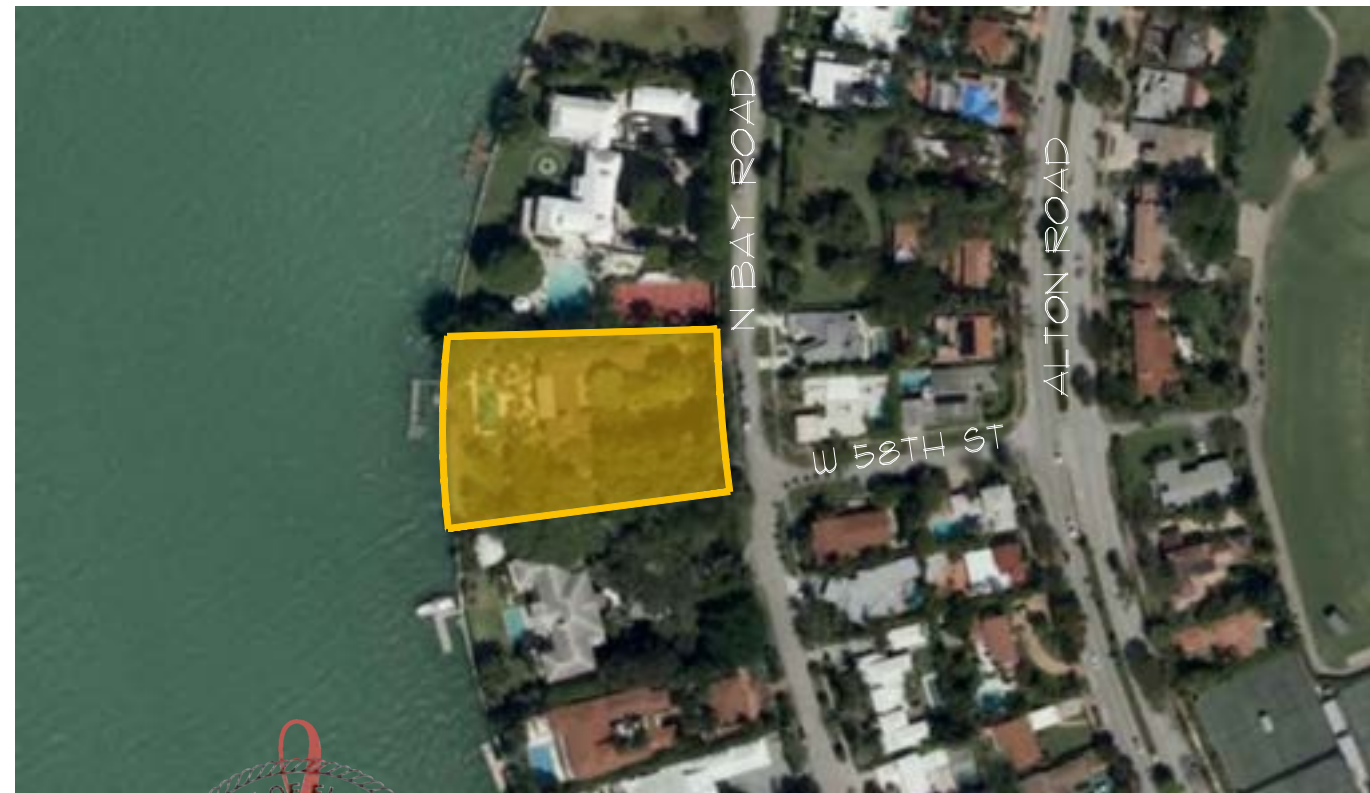
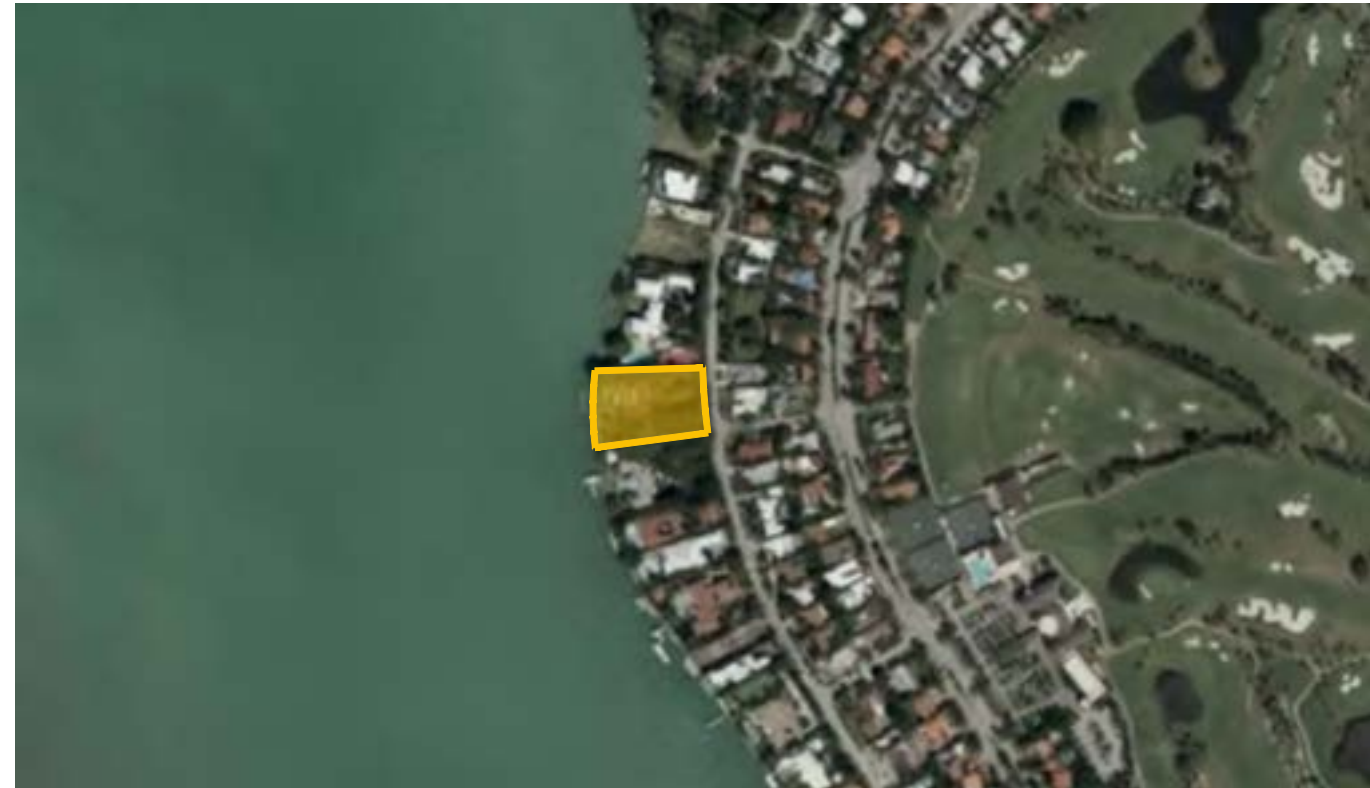
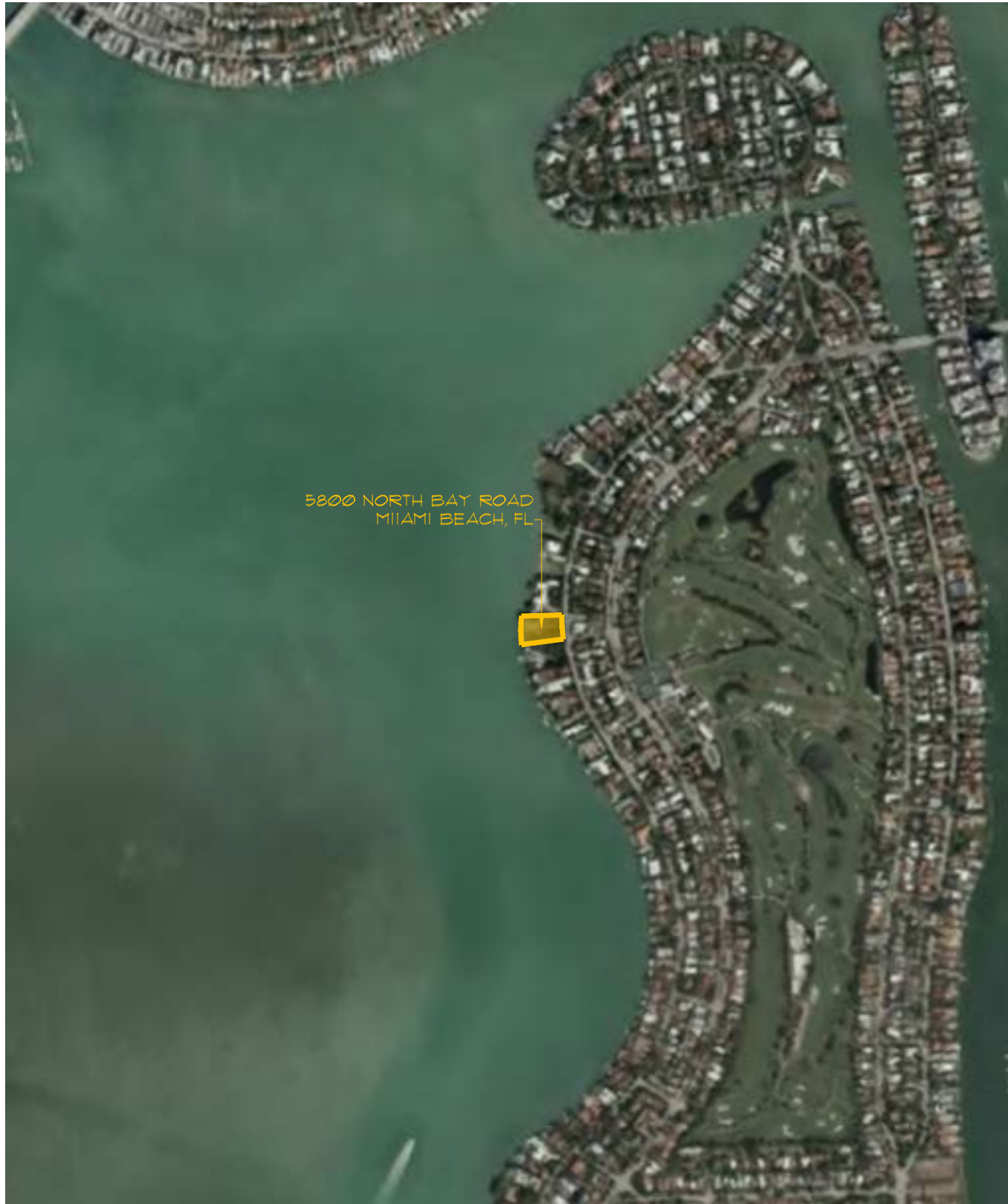
Sincerely,

THE BURKETT COMPANIES

Charles W. Burkett

|mem|
|ar|chitecture|





ARCHITECT OF RECORD
AT
FRANCO & ASSOCIATES
 800 SE 19th Court
 Fort Lauderdale, Florida 33316
 Tel: (954) 823-9629
 Fax: (954) 778-7207
 Leonardo Schubert
 Florida License No. AR94642

DESIGN ARCHITECT
 MEM Architecture
 801 MONTGOMERY ST.
 SUITE 1206
 SAN FRANCISCO, CA 94111
 T:415.421.9000
 F:415.421.9002
 www.memarch.com

SHEET TITLE:
SITE LOCATION

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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 THE ENGINEER.

DATE:
 07-05-2021

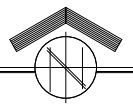
PROJECT No:

SHEET NO.
A003

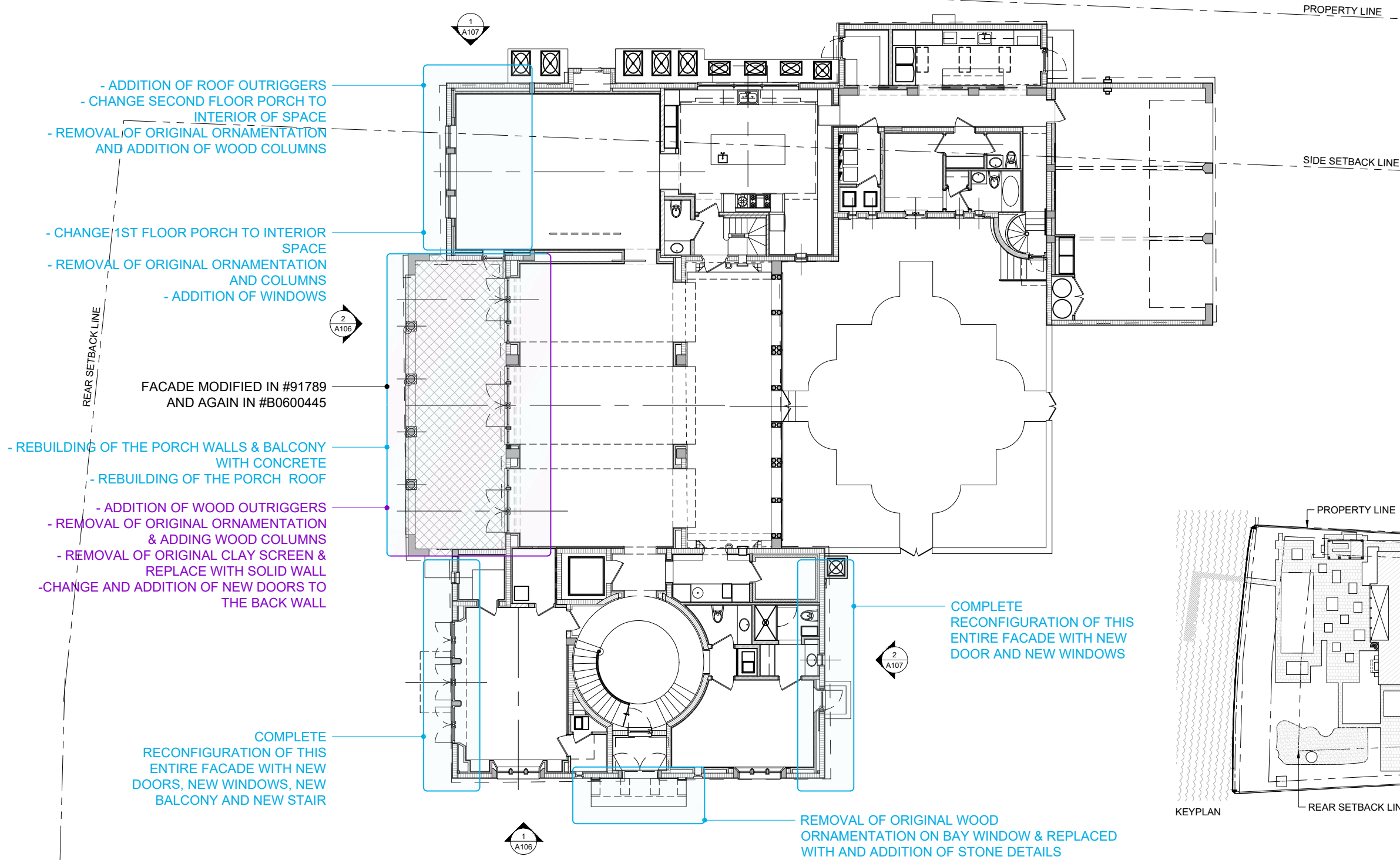


Date: 2021.07.02 11:07 am

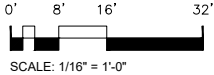
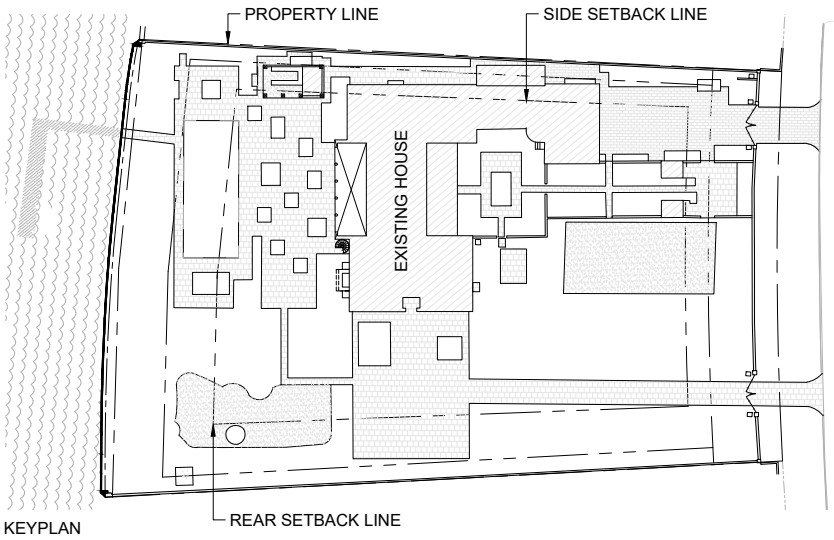
SITE LOCATION



FINAL SUBMITTAL
JULY 5, 2021



Date: 2021.07.02 11:06 am



1 HISTORY OF MODIFICATION PLAN
 1" = 1/16"

KEYNOTES

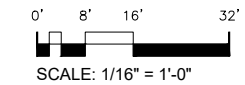
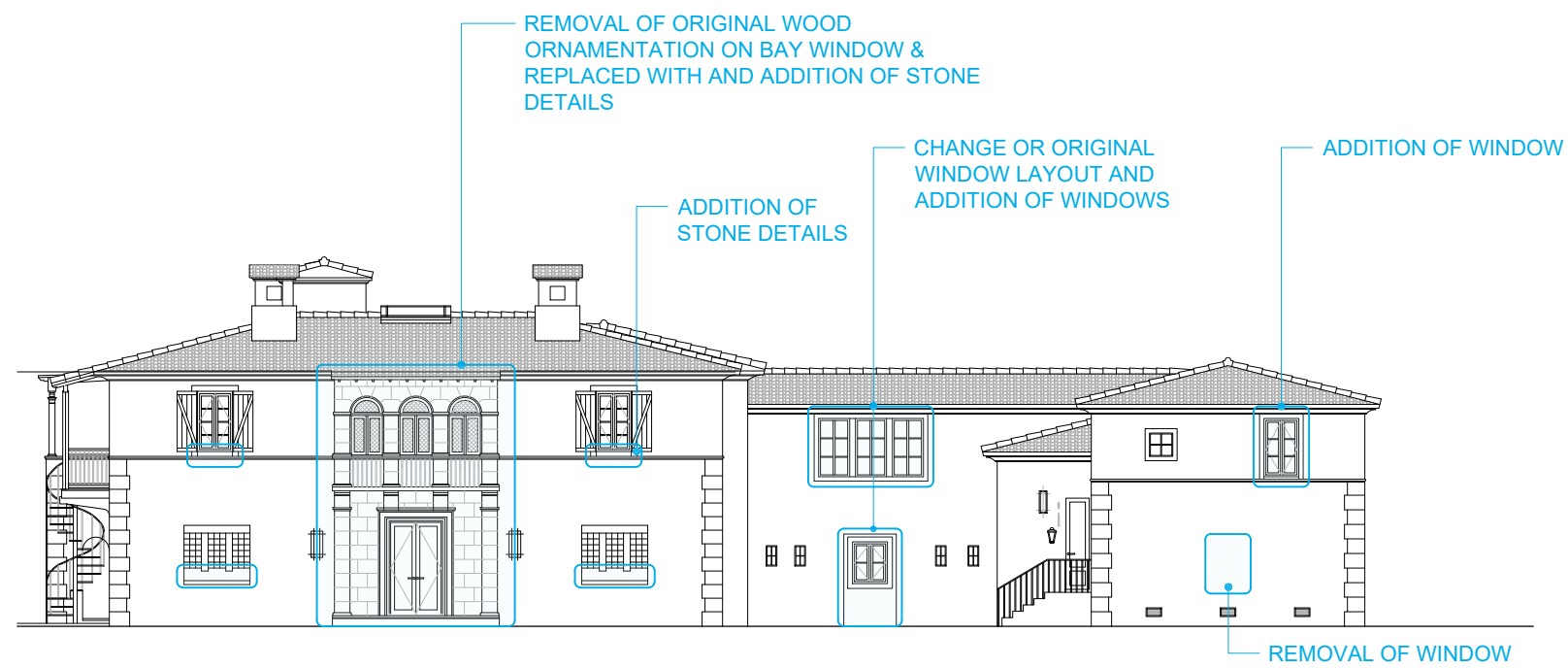
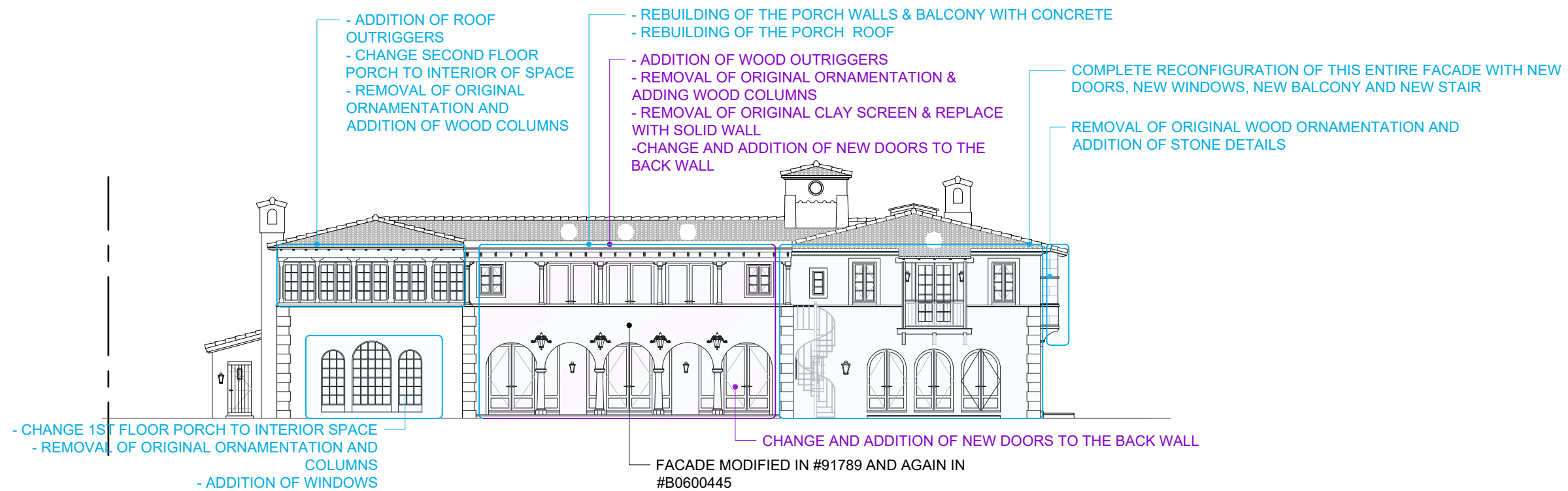
SHEET NOTES

LEGEND

- MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES
- PER PERMIT #91789, 1991
 REBUILDING PORTIONS OF WEST ELEVATION INCLUDING BALCONY AND NEW ROOF, SEE GRAPHIC FOR DETAILS
 - PER PERMIT #B0600445, 2006
 EXTERIOR & INTERIOR RENOVATIONS INCLUDING CONVERTING PORCHES TO INTERIOR SPACES, CHANGES TO ALL ELEVATIONS, SEE GRAPHICS FOR DETAILS
 - PER PERMIT #B0606547
 NEW ROOF TILES
 - PER PERMIT #B0701360
 REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

- MODIFIED AREA PER #91789
 IN 1991 SHOWN IN BLUE:
- MODIFIED AREA PER #B0600445
 IN 2006 SHOWN IN MAGENTA:

**FINAL SUBMITTAL
 JULY 5, 2021**



Date: 2021.07.02 11:06 am

KEYNOTES

SHEET NOTES

LEGEND

MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES

- PER PERMIT #91789, 1991
 REBUILDING PORTIONS OF WEST ELEVATION INCLUDING BALCONY AND NEW ROOF, SEE GRAPHIC FOR DETAILS
- PER PERMIT #B0600445, 2006
 EXTERIOR & INTERIOR RENOVATIONS INCLUDING CONVERTING PORCHES TO INTERIOR SPACES, CHANGES TO ALL ELEVATIONS, SEE GRAPHICS FOR DETAILS
- PER PERMIT #B0606547
 NEW ROOF TILES
- PER PERMIT #B0701360
 REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

MODIFIED AREA PER #91789 IN 1991 SHOWN IN BLUE

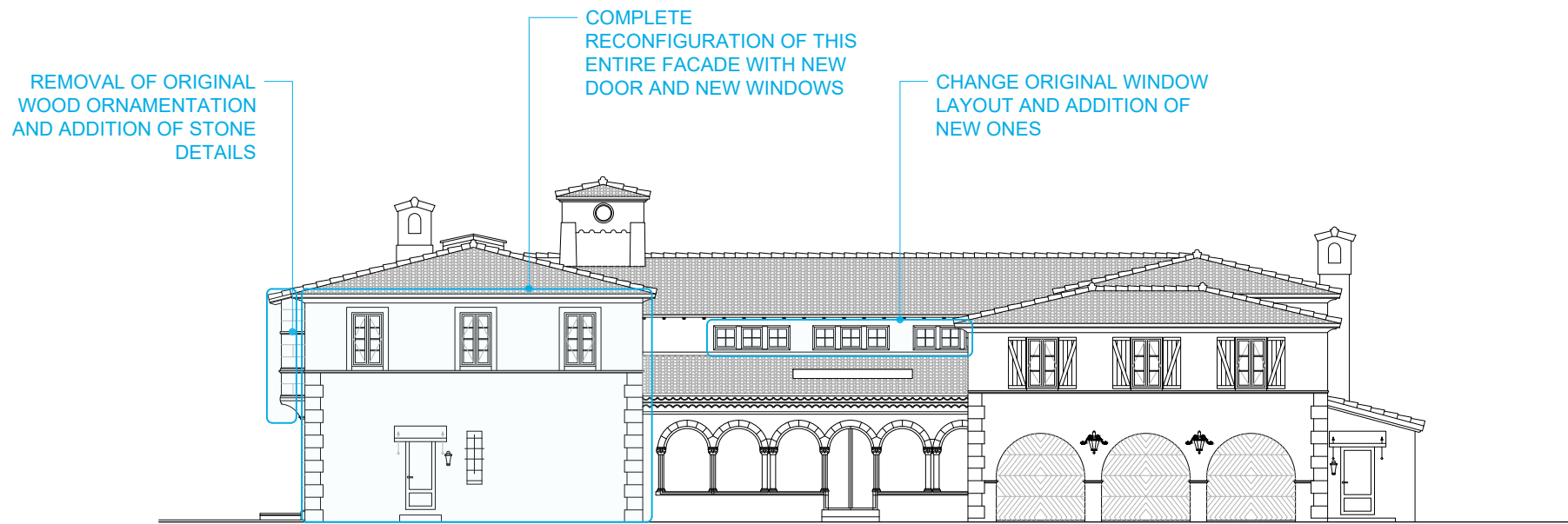
MODIFIED AREA PER #B0600445 IN 2006 SHOWN IN MAGENTA

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 JULY 5, 2021

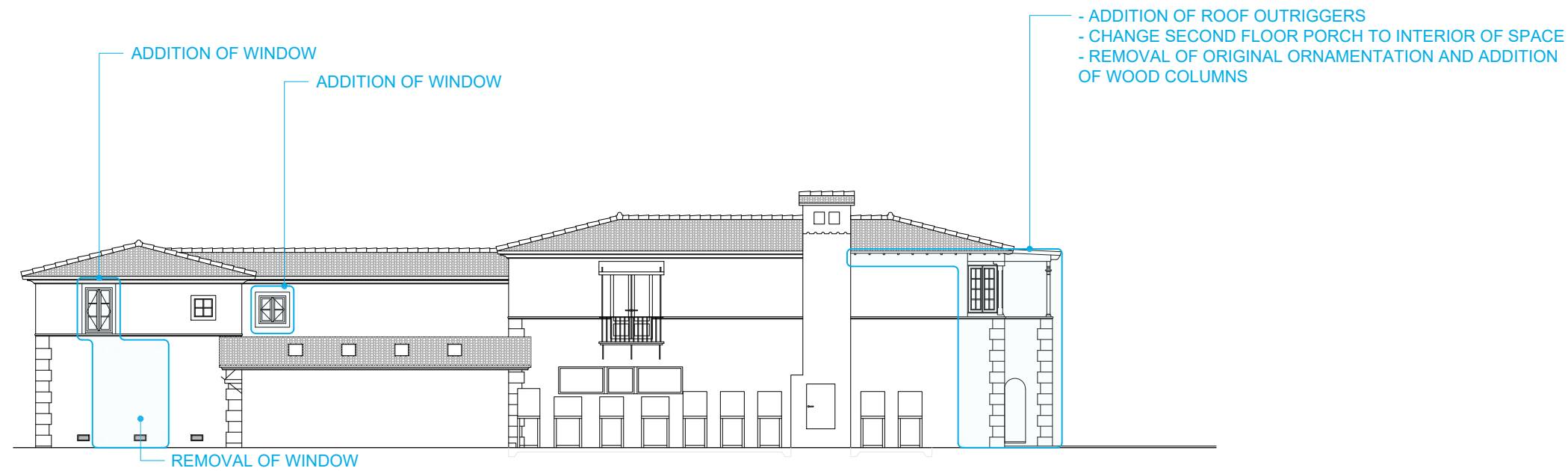
DATE:
 07-05-2021

PROJECT No:

SHEET NO.
A106



2 HISTORY OF MODIFICATION EAST ELEVATION
1" = 1/16"



1 HISTORY OF MODIFICATION NORTH ELEVATION
1" = 1/16"

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



Date: 2021.07.02 11:06 am

KEYNOTES

SHEET NOTES

MAJOR MODIFICATIONS PER PERMIT RECORDS AVAILABLE FROM PUBLIC RECORD SOURCES

- PER PERMIT #91789, 1991
REBUILDING PORTIONS OF WEST ELEVATION INCLUDING BALCONY AND NEW ROOF, SEE GRAPHIC FOR DETAILS
- PER PERMIT #B0600445, 2006
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REPLACEMENT OF 68 NEW IMPACT WINDOWS AND 23 IMPACT DOORS

LEGEND

- MODIFIED AREA PER #91789
IN 1991 SHOWN IN BLUE:
- MODIFIED AREA PER #B0600445
IN 2006 SHOWN IN MAGENTA:

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JULY 5, 2021

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www.memarch.com

SHEET TITLE:
**EXISTING HOUSE MODIFICATION
HISTORY DIAGRAMS**

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

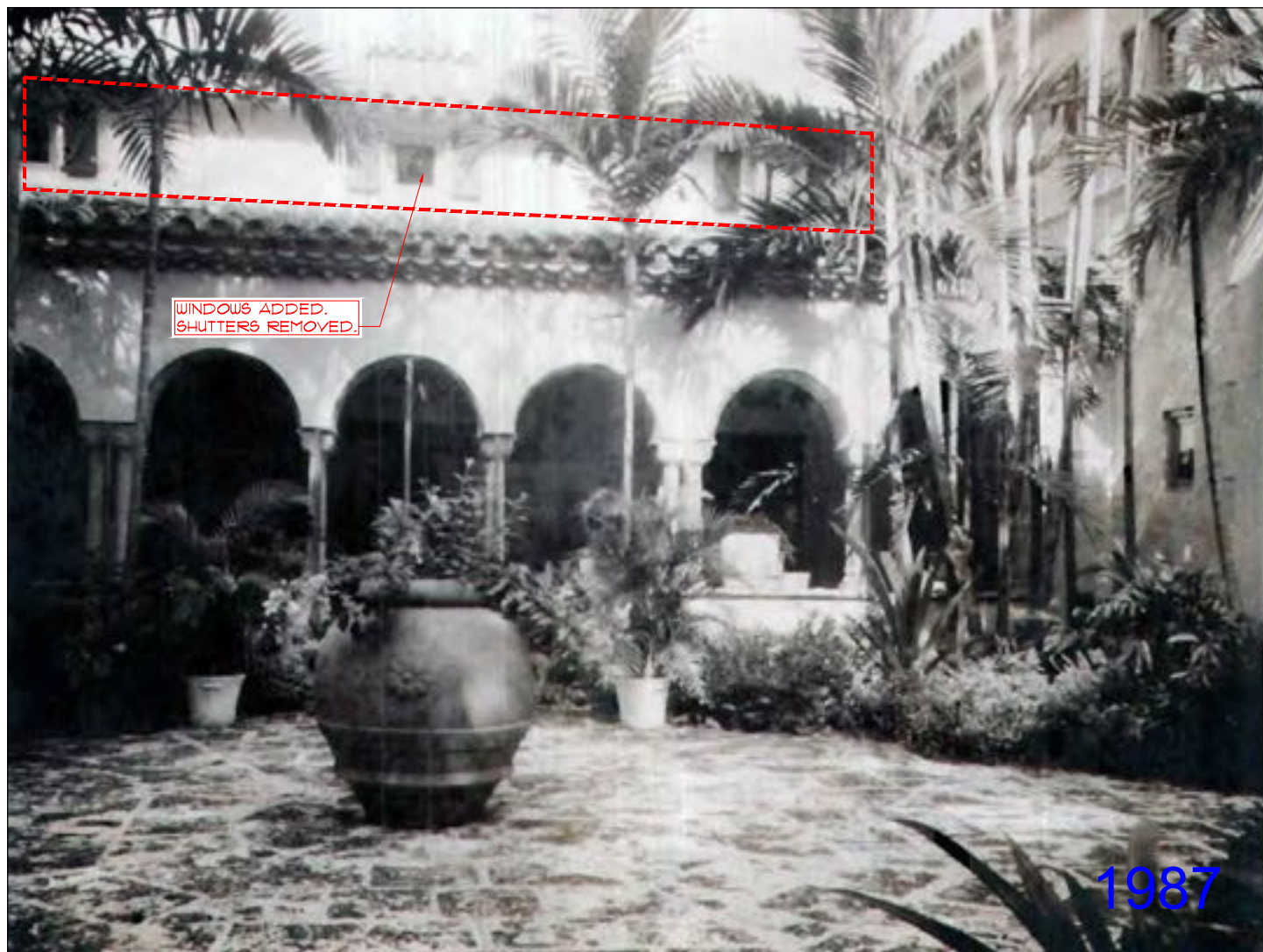
PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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SHEET NO.
A107



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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:
5800 NORTH BAY LLC
9100 SOUTH DADELAND BLVD
SUITE 1602B
MIAMI, FL 33156

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

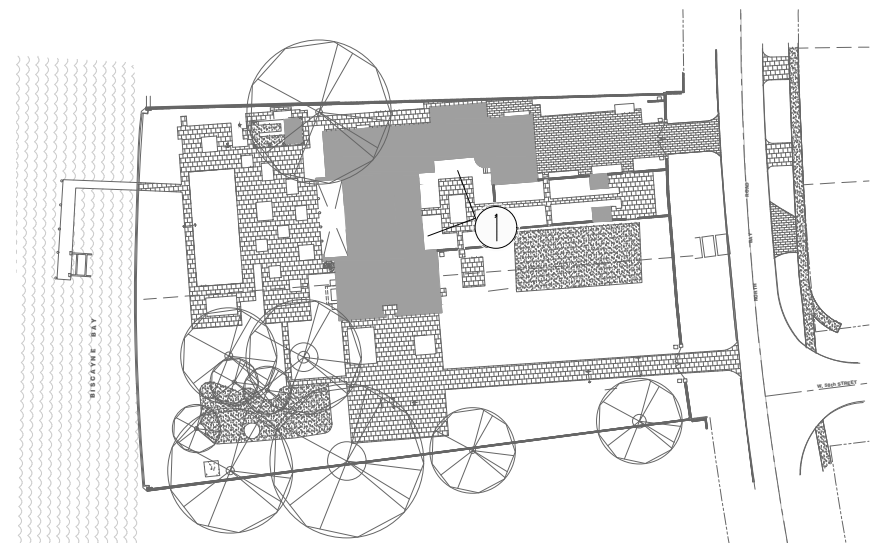
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DATE:
07-05-2021

PROJECT No:

SHEET NO.
A108

① EAST ELEVATION

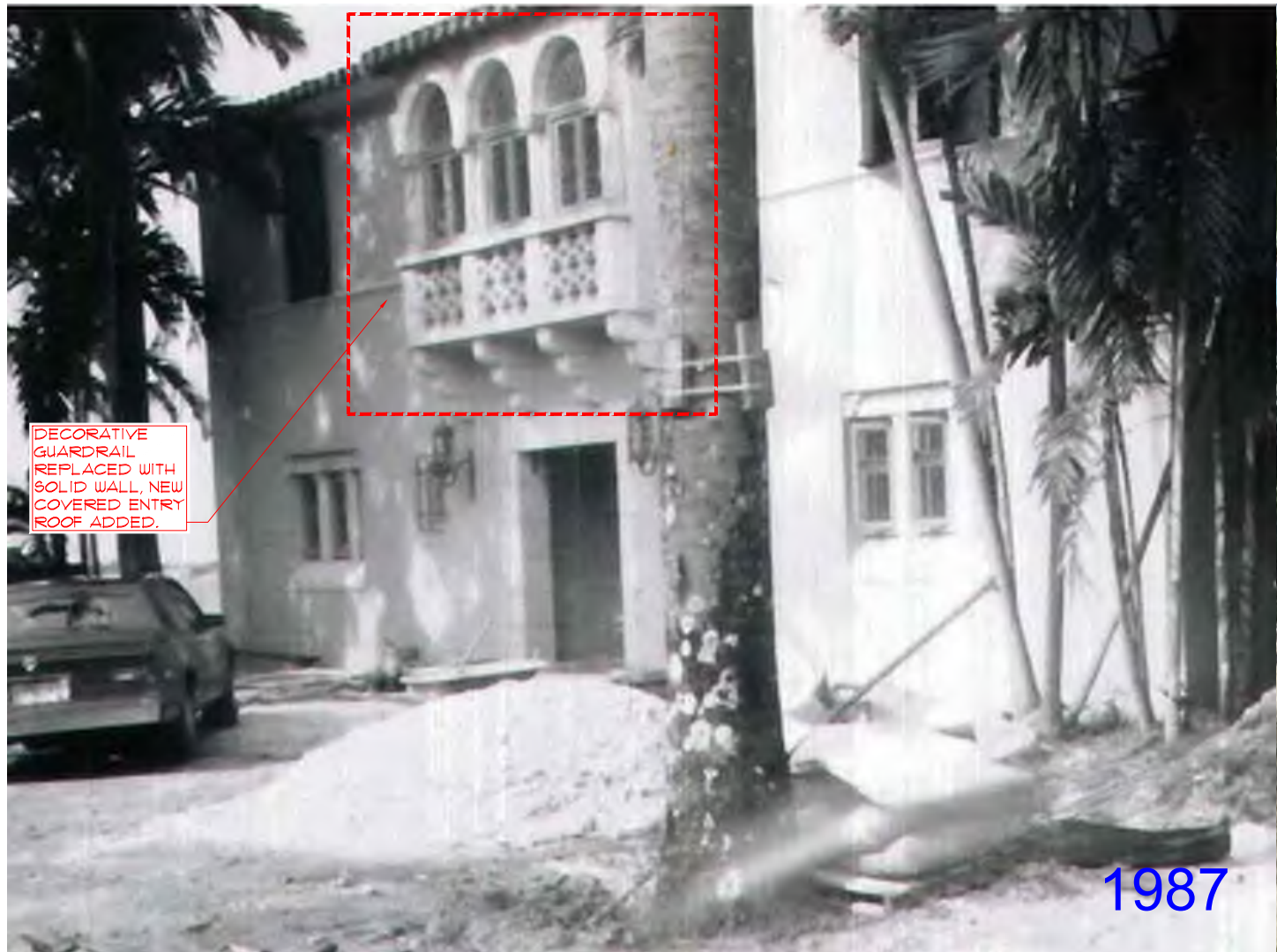


HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

**FINAL SUBMITTAL
JULY 5, 2021**

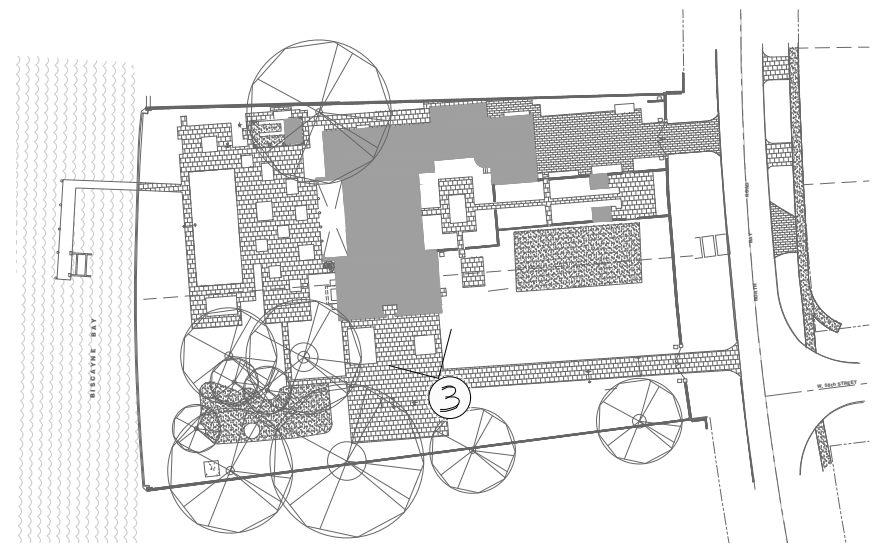


1987



2021

3 SOUTH ELEVATION



HISTORICAL RECORD/
KEY MAP



Date: 2021.07.02 11:10 am

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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

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

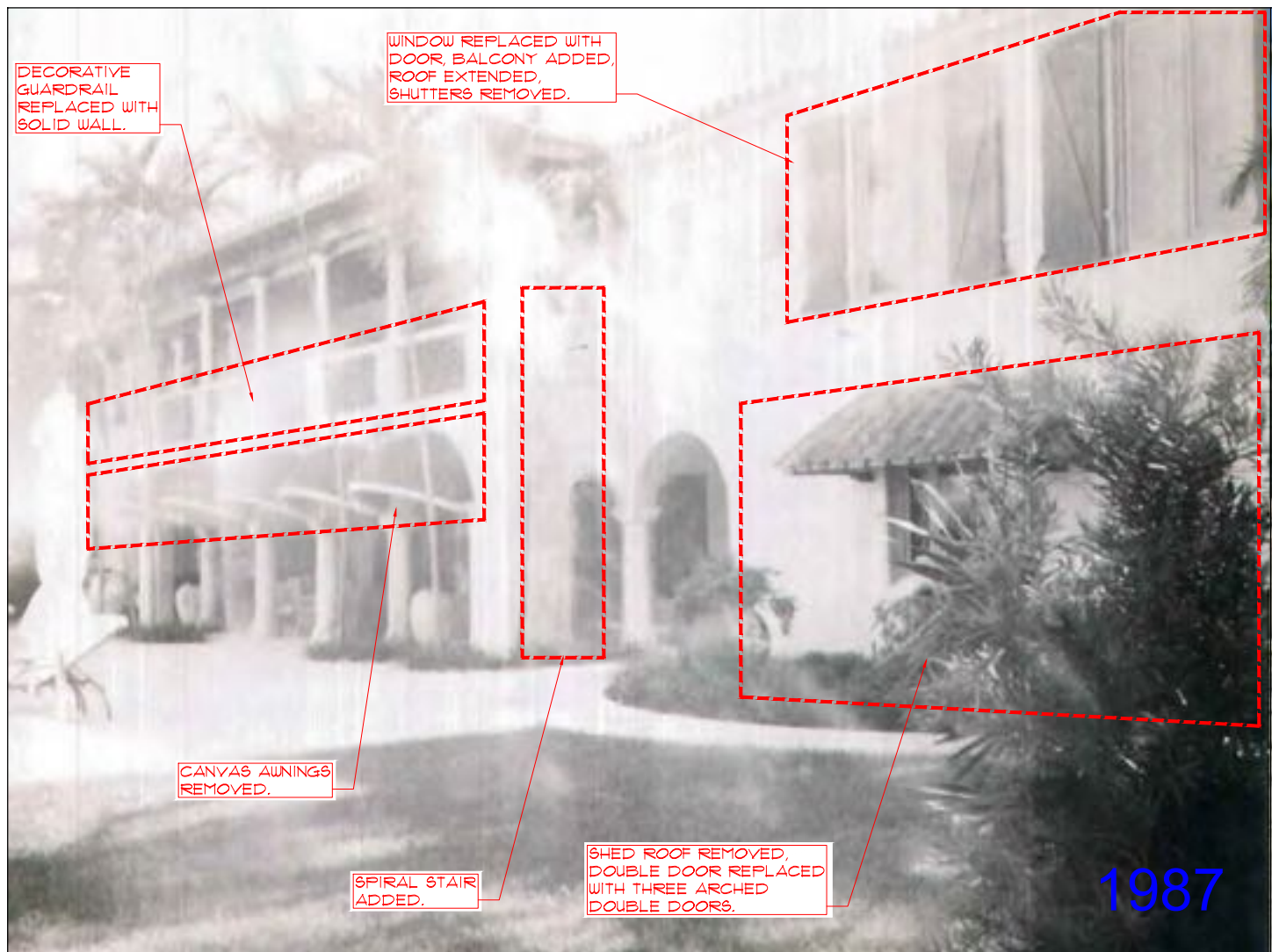
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PROJECT No:

SHEET NO.
A110

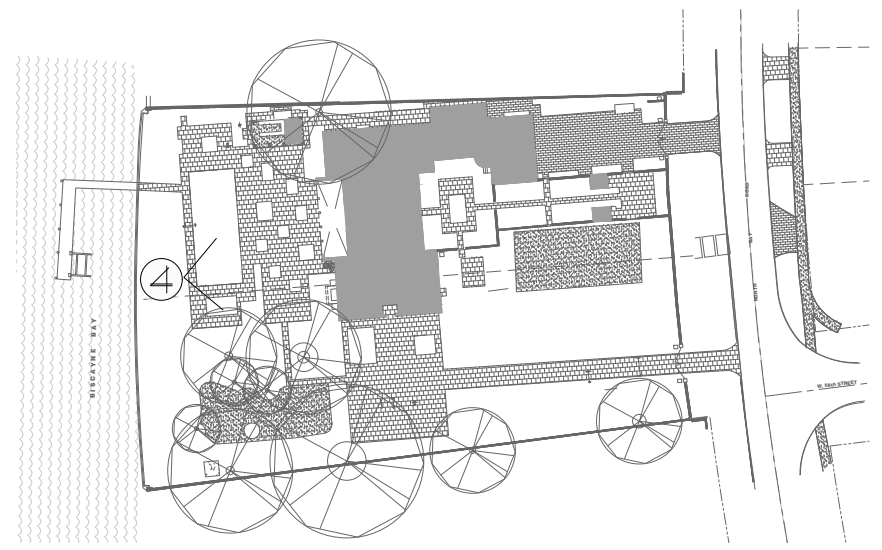
**FINAL SUBMITTAL
JULY 5, 2021**



1987

2021

4 WEST ELEVATION



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HISTORICAL RECORD/
KEY MAP

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JULY 5, 2021

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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:
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910 SOUTH DADELAND BLVD
SUITE 1600
MIAMI, FL 33156

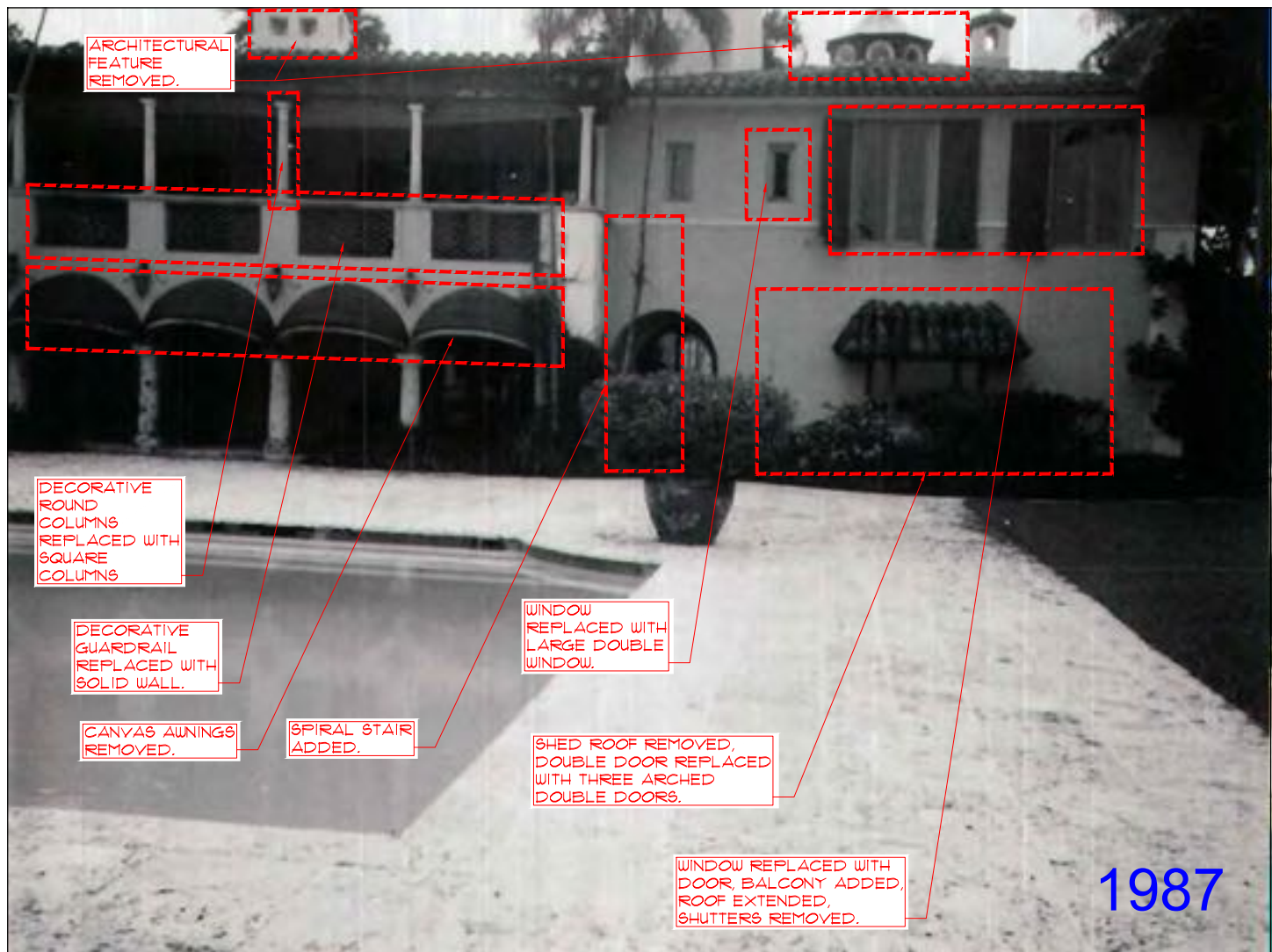
PROJECT TITLE:
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5800 NORTH BAY ROAD
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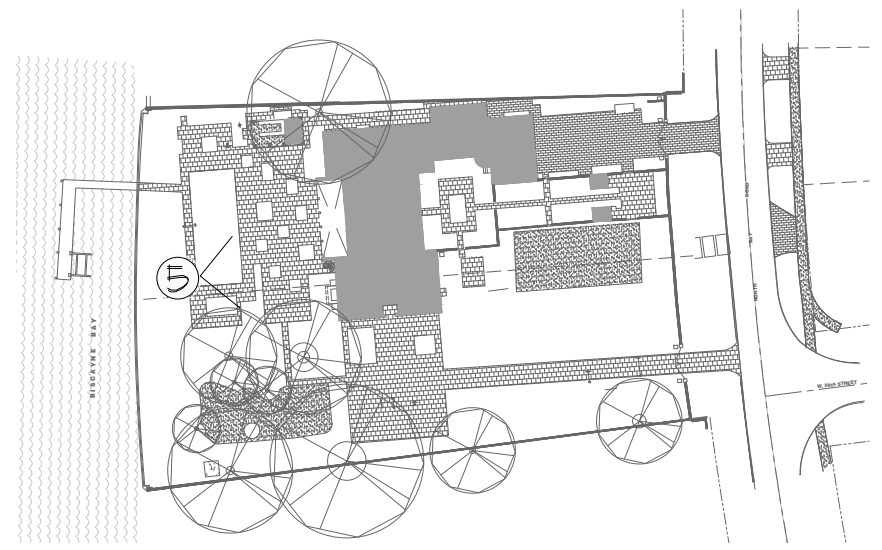
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A111



5 WEST ELEVATION



Date: 2021.07.02 11:10 am

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JULY 5, 2021

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SHEET TITLE:
**HISTORICAL RECORD
PHOTO COMPARISON**

PREPARED FOR:
5800 NORTH BAY LLC

910 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33136

PROJECT TITLE:
**5800 NORTH BAY
RESIDENCE**

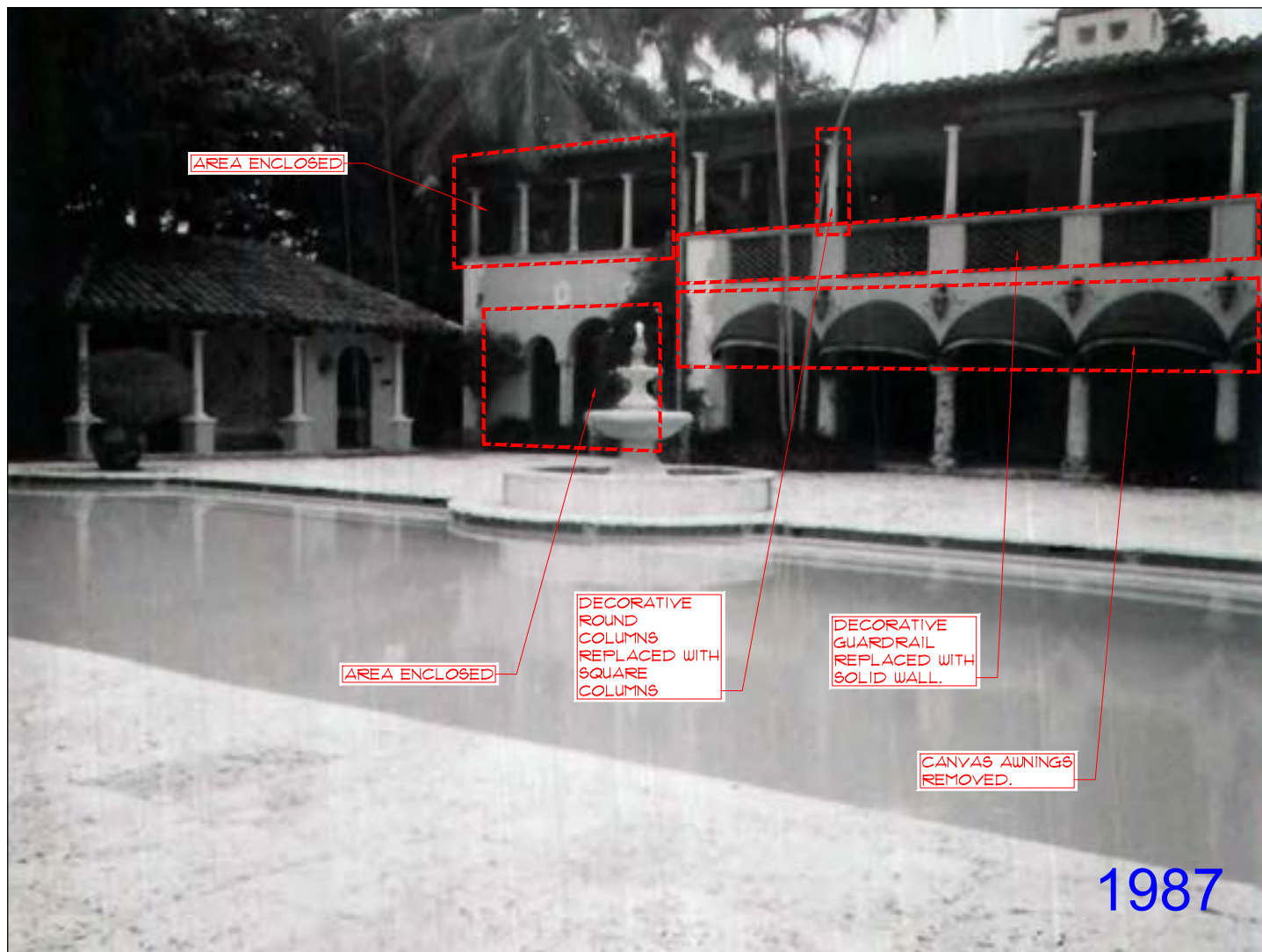
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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PROJECT No:

SHEET NO.
A112



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 www.memarch.com

SHEET TITLE:
**HISTORICAL RECORD
 PHOTO COMPARISON**

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

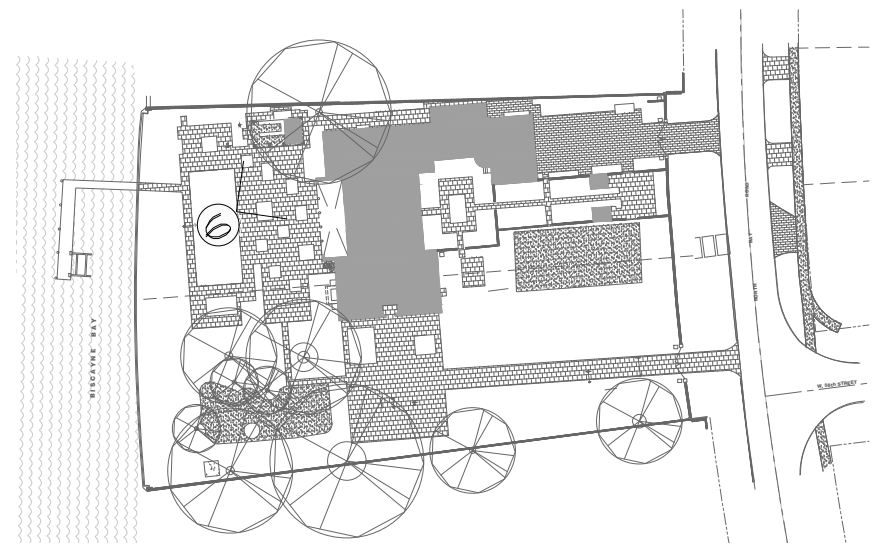
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 07-05-2021

PROJECT No:

SHEET NO.
 A113

6 WEST ELEVATION

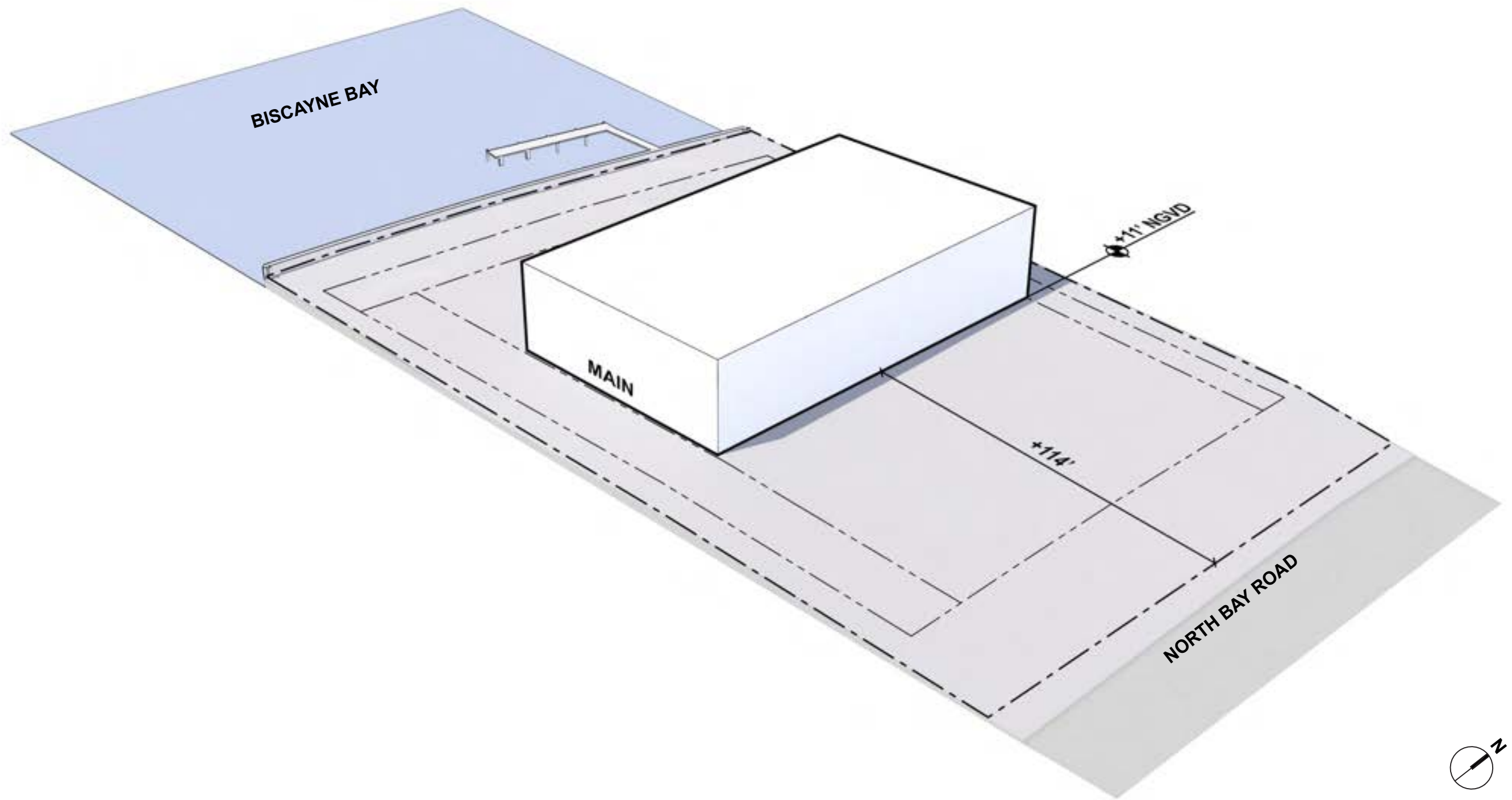


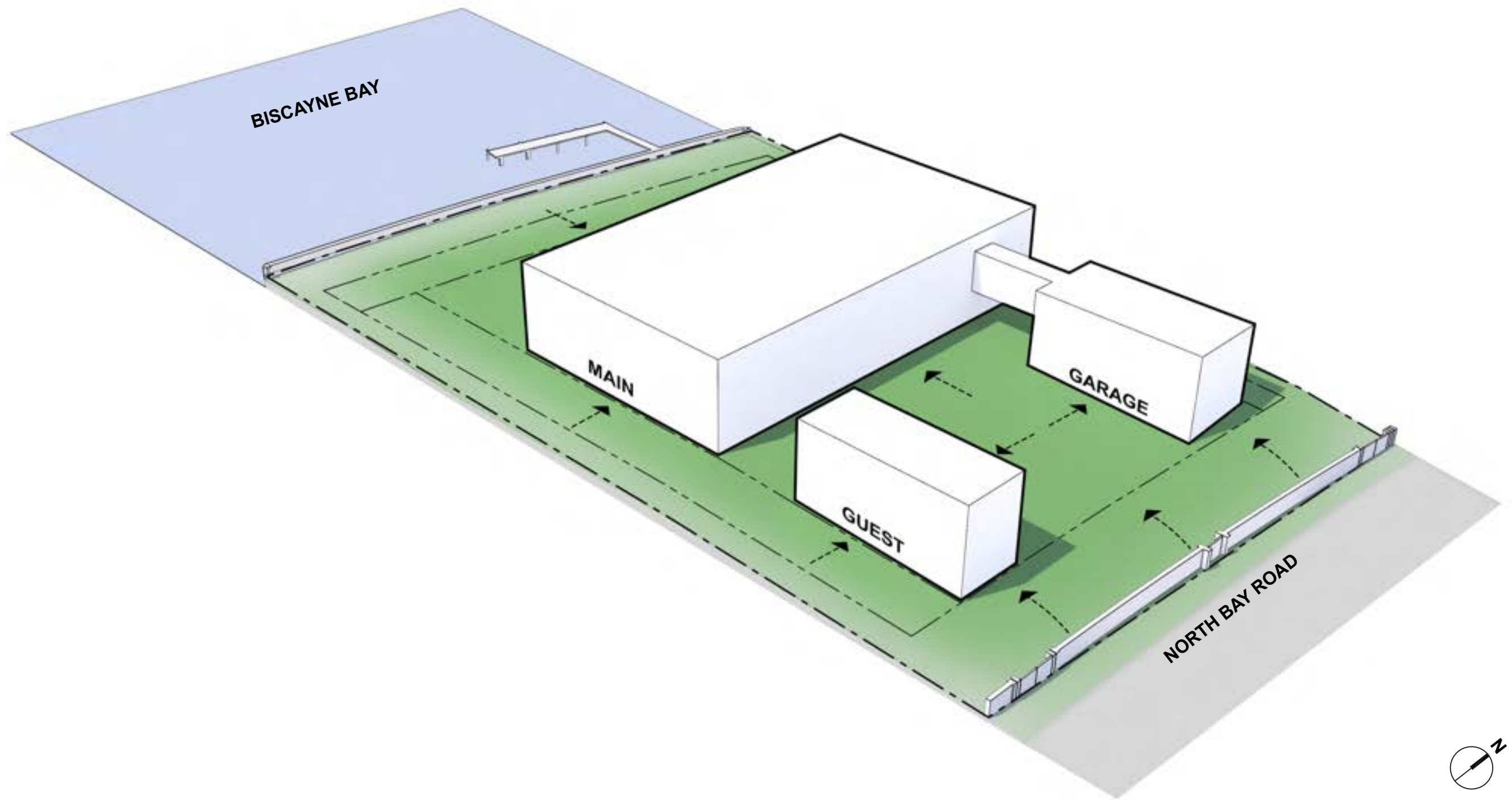
HISTORICAL RECORD/
 KEY MAP

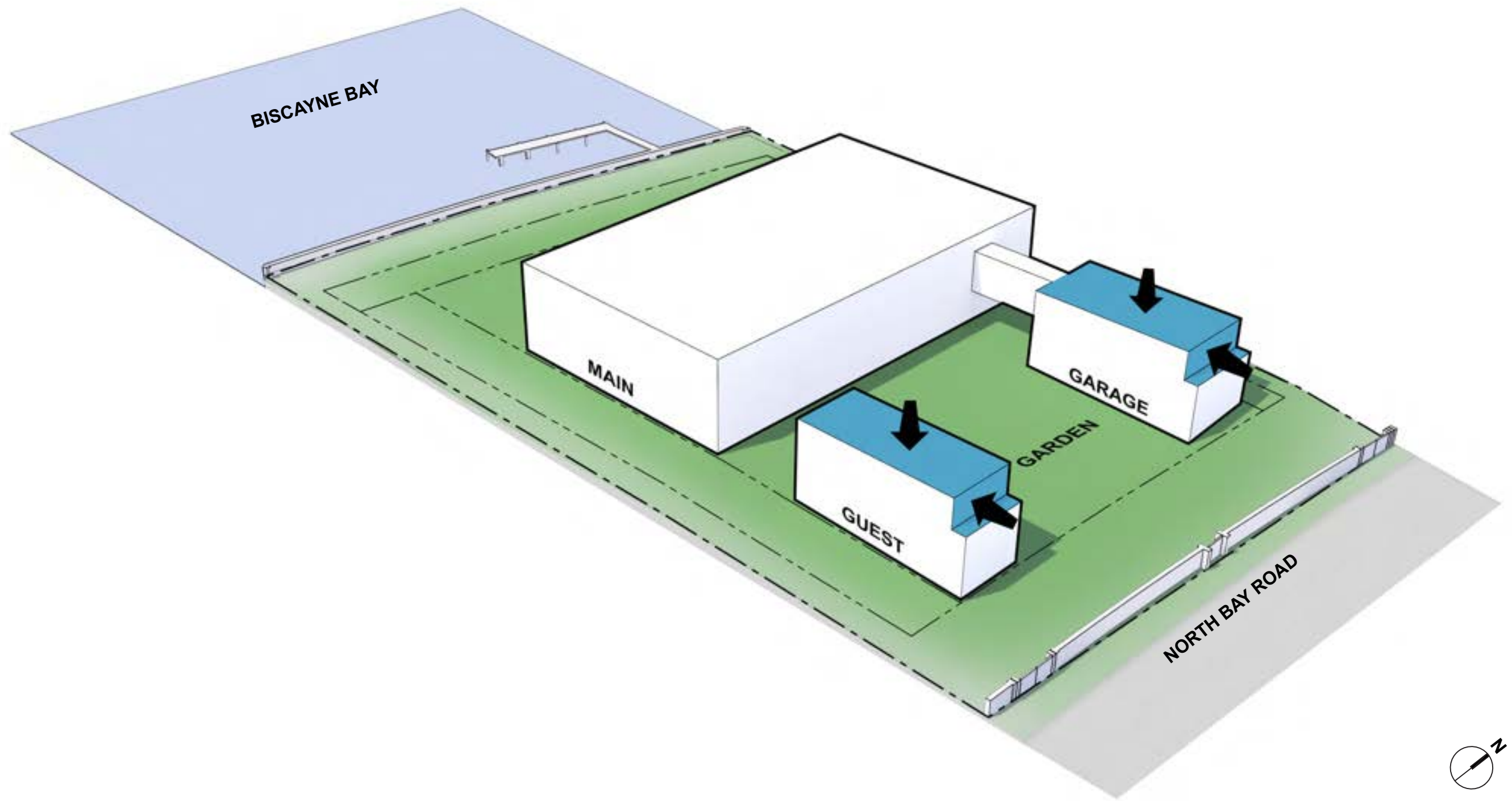


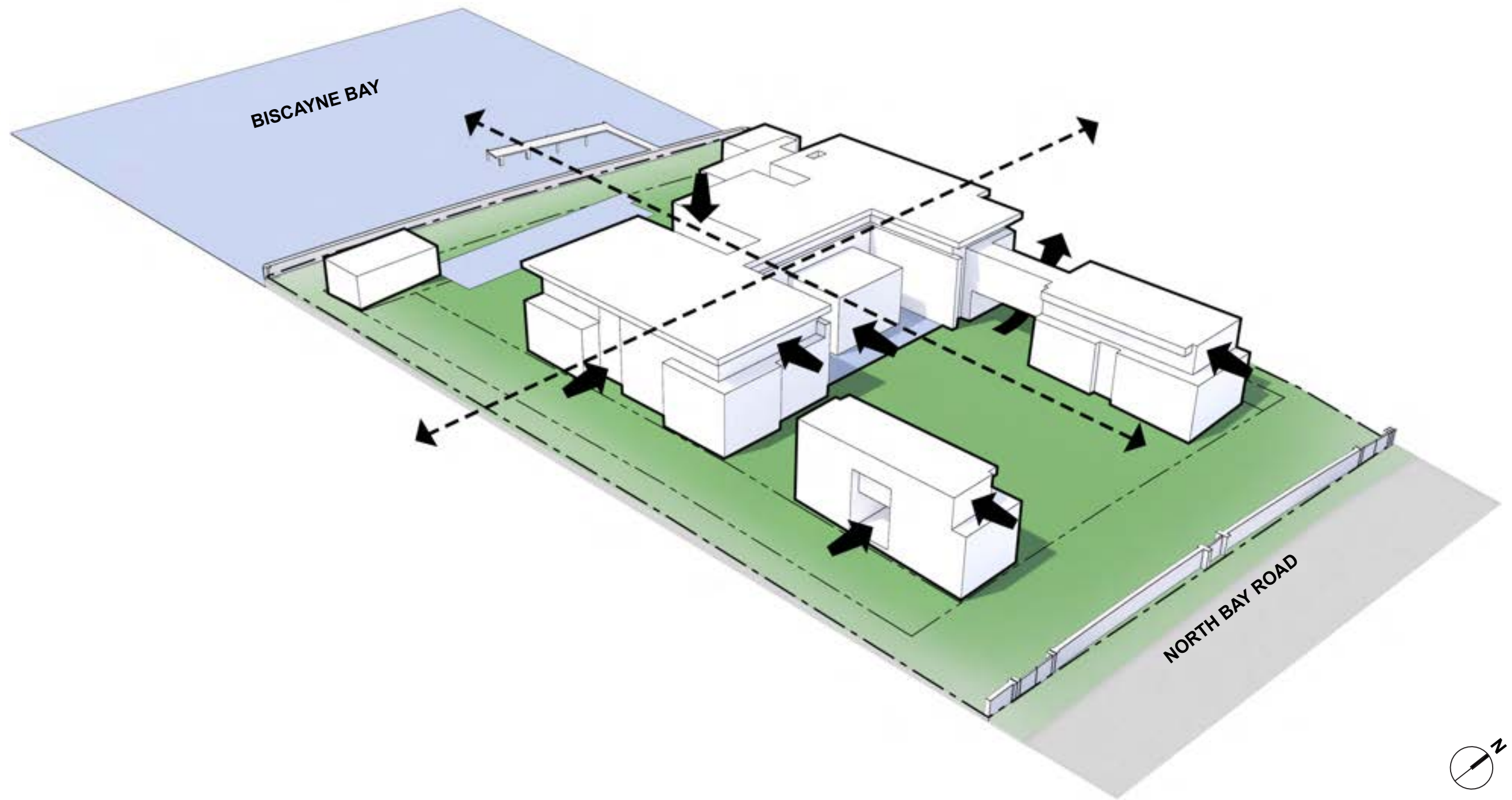
Date: 2021.07.02 11:10 am

**FINAL SUBMITTAL
 JULY 5, 2021**











- LARGE TREES ALONG SOUTH PROPERTY LINE NOT SHOWN FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATELY PROPOSED LANDSCAPE



- LANDSCAPING REDUCED FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATE PROPOSED LANDSCAPE

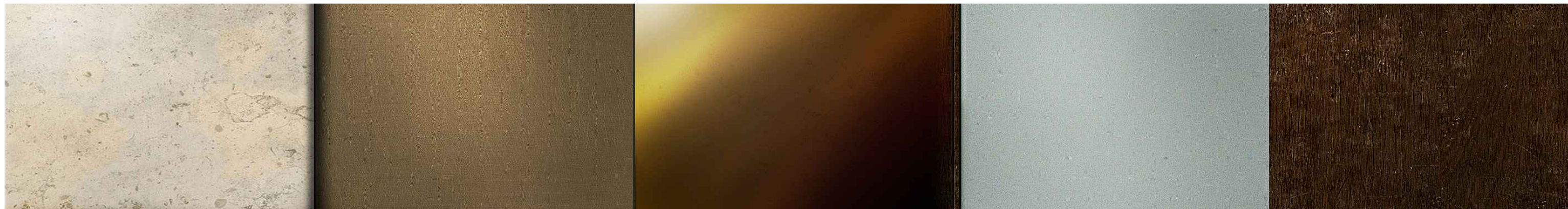












STN-1 Travertine

*MTL-1 Metal
Medium Bronze Finish*

*MTL-2 Mirror Polished
Metal, Medium Bronze Finish*

GL-1 Clear Glass

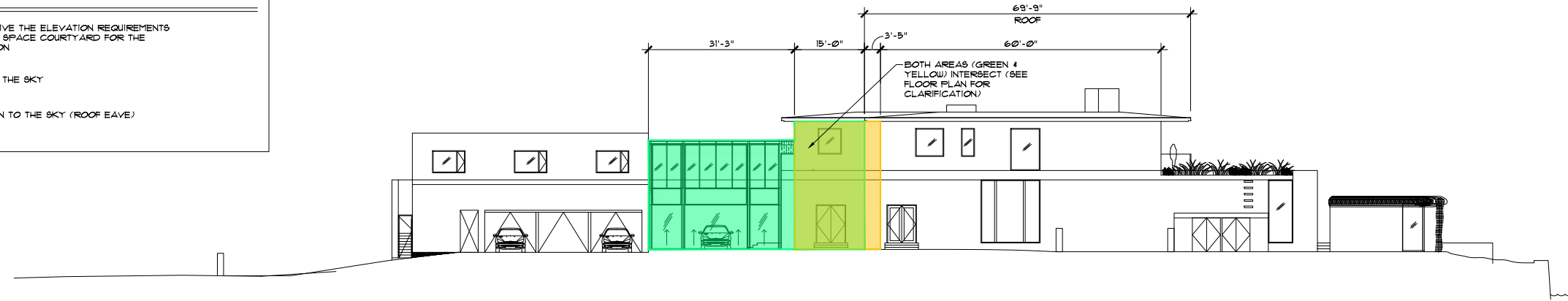
*WD-1 Exterior Wood
Stained*



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)



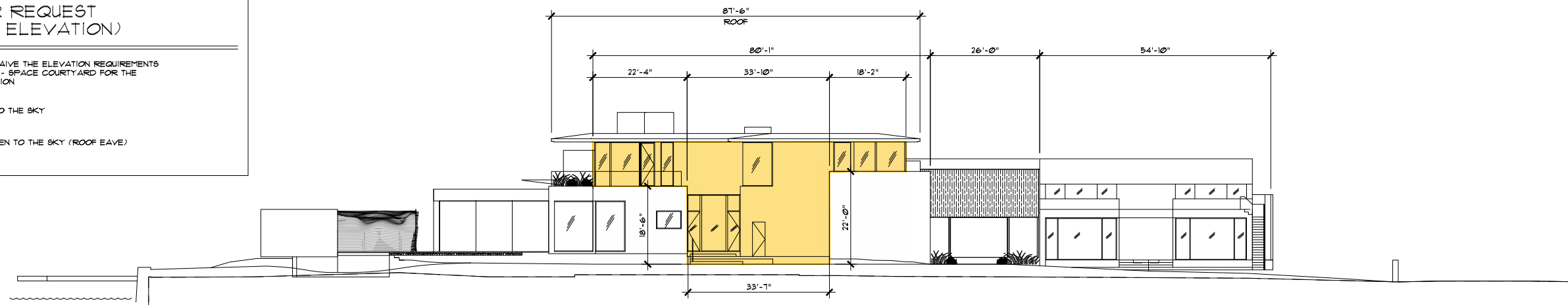
OPEN SPACE WAIVER - NORTH ELEVATION

SCALE: 1" = 30'-0"

WAIVER REQUEST
(SOUTH ELEVATION)

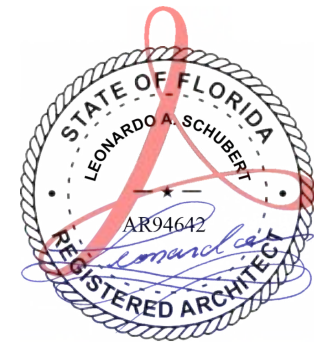
REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD FOR THE SOUTH ELEVATION

- 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



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SAN FRANCISCO, CA 94111
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SHEET TITLE:
**WAIVER ELEVATIONS
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.
A118.1

**FINAL SUBMITTAL
JULY 5, 2021**



- LARGE TREES ALONG SOUTH PROPERTY LINE NOT SHOWN FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATELY PROPOSED LANDSCAPE



- LARGE TREES ALONG SOUTH PROPERTY LINE NOT SHOWN FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATELY PROPOSED LANDSCAPE



- LARGE TREES ALONG SOUTH PROPERTY LINE NOT SHOWN FOR CLARITY; REFER TO LANDSCAPE PLANS FOR ACCURATELY PROPOSED LANDSCAPE



- Durability
- Native Flora and Fauna

- High Performance Building Envelope
- High Performance Window System

- Rainwater Harvesting
- Energy Production

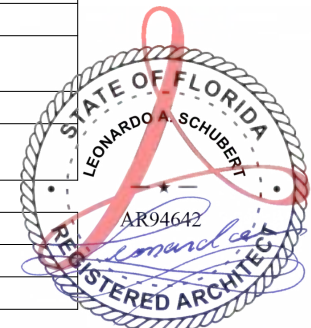
- Stormwater Management

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	Height:	28'-0"	N/A	28'-0"	
18	Setbacks:		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



(A) STREET FRONT ELEVATION MAIN GATE



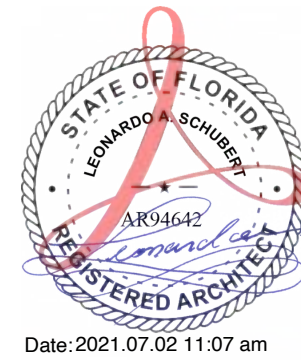
(B) STREET FRONT ELEVATION



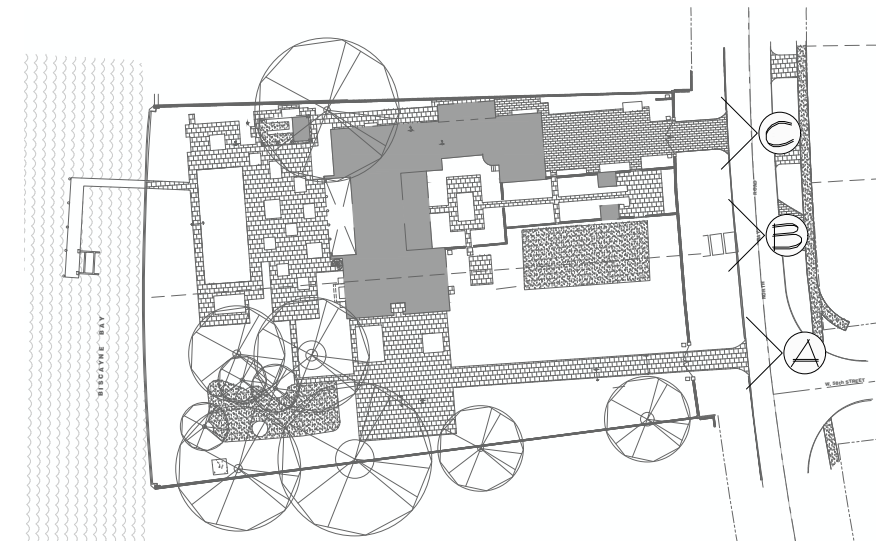
(C) STREET FRONT ELEVATION GARAGE GATE



(A) MAIN GATE



Date: 2021.07.02 11:07 am



STREET VIEW

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
PHOTOS - STREET VIEW

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.
A005



(A) ELEVATION WEST



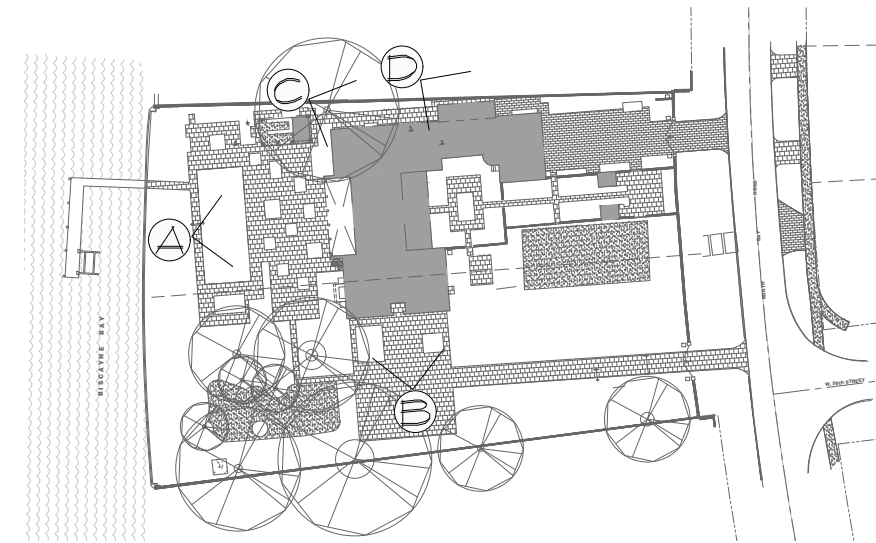
(B) ELEVATION SOUTH



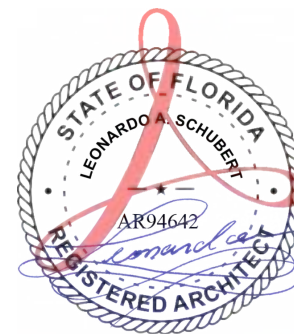
(C) ELEVATION NORTH



(D) ELEVATION NORTH



EXISTING BUILDING



Date: 2021.07.02 11:07 am

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 Leonardo Schubert
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 F: 415.421.9002
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SHEET TITLE:
PHOTOS - EXISTING BUILDING

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

PROJECT TITLE:
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 07-05-2021

PROJECT No:

SHEET NO.
A006

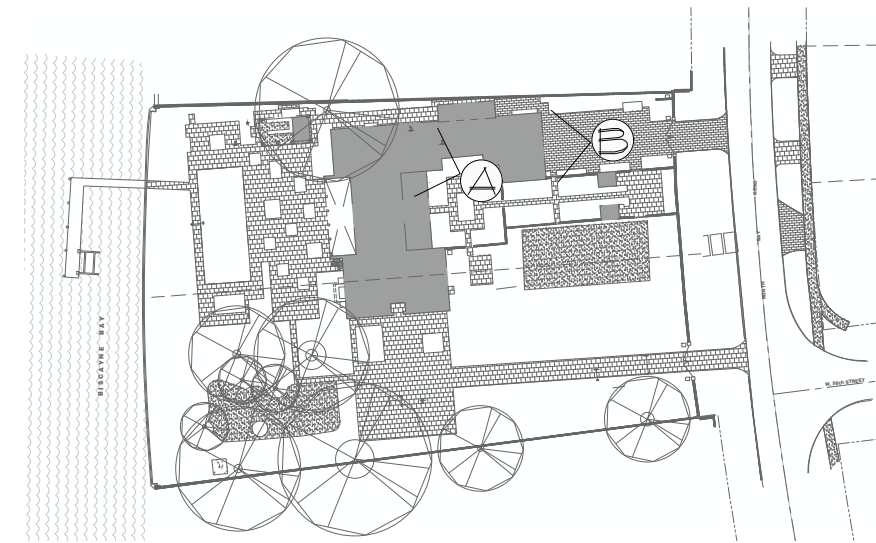
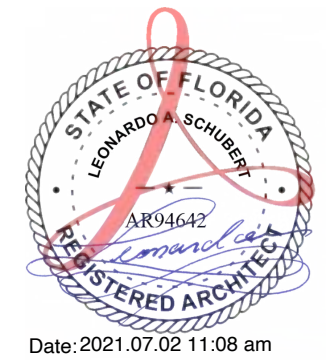
FINAL SUBMITTAL
JULY 5, 2021



(A) ELEVATION SOUTH



(B) ELEVATION EAST



EXISTING BUILDING

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
**PHOTOS - EXISTING
BUILDING**

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

PROJECT TITLE:
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5800 NORTH BAY ROAD
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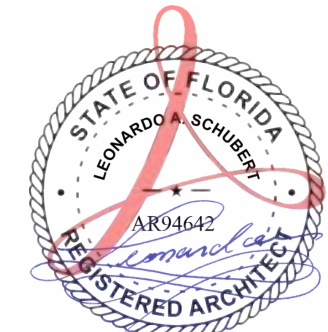
SHEET NO.
A001



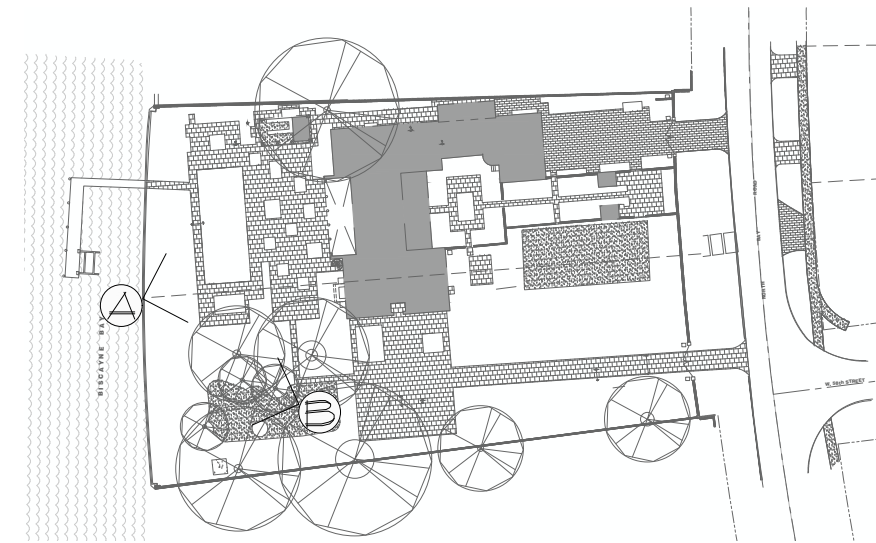
(A) BIRD'S EYE VIEW



(B) COAST VIEW



Date: 2021.07.02 11:10 am



EXISTING LANDSCAPE

FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
**PHOTOS - EXISTING
LANDSCAPE**

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

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

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07-05-2021

PROJECT No:

SHEET NO.
A008



① NEIGHBORING RESIDENCE



② NEIGHBORING RESIDENCE



③ NEIGHBORING RESIDENCE



④ NEIGHBORING RESIDENCE



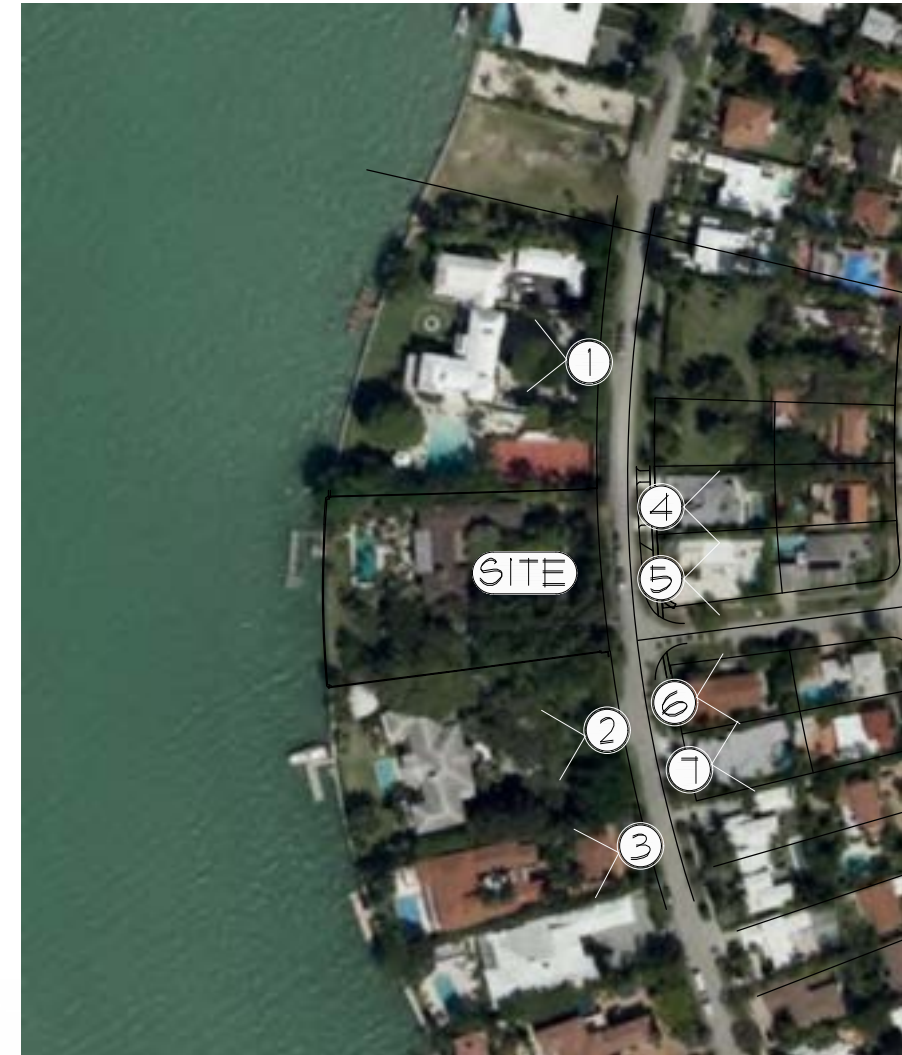
⑤ NEIGHBORING RESIDENCE



⑥ NEIGHBORING RESIDENCE



⑦ NEIGHBORING RESIDENCE



AERIAL OF SITE AND SURROUNDING PROPERTIES

ARCHITECT OF RECORD
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SHEET TITLE:
PHOTOS - NEIGHBORING CONTEXT

PREPARED FOR:
5800 NORTH BAY LLC
 9100 SOUTH DADELAND BLVD
 SUITE 16009
 MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
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 07-05-2021

PROJECT No:

SHEET NO.
A009



Date: 2021.07.02 11:08 am

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JULY 5, 2021

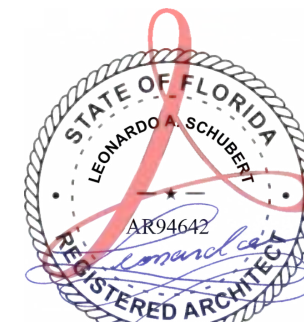
Jul 05, 2021 - 4:43pm



5 CONTEXT ELEVATION, EXISTING



5 CONTEXT ELEVATION, PROPOSED



Date: 2021.07.02 11:08 am

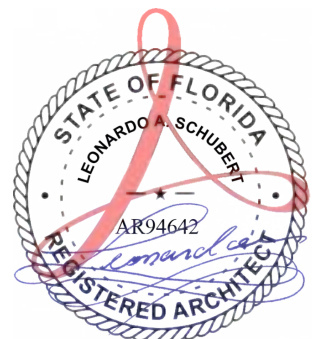
**FINAL SUBMITTAL
 JULY 5, 2021**



⑤ CONTEXT ELEVATION, EXISTING



⑤ CONTEXT ELEVATION, PROPOSED



Date: 2021.07.02 11:10 am

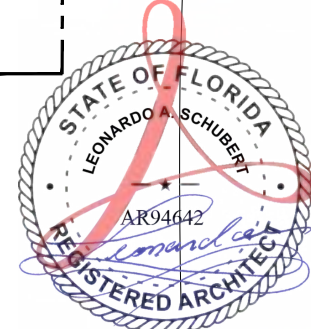
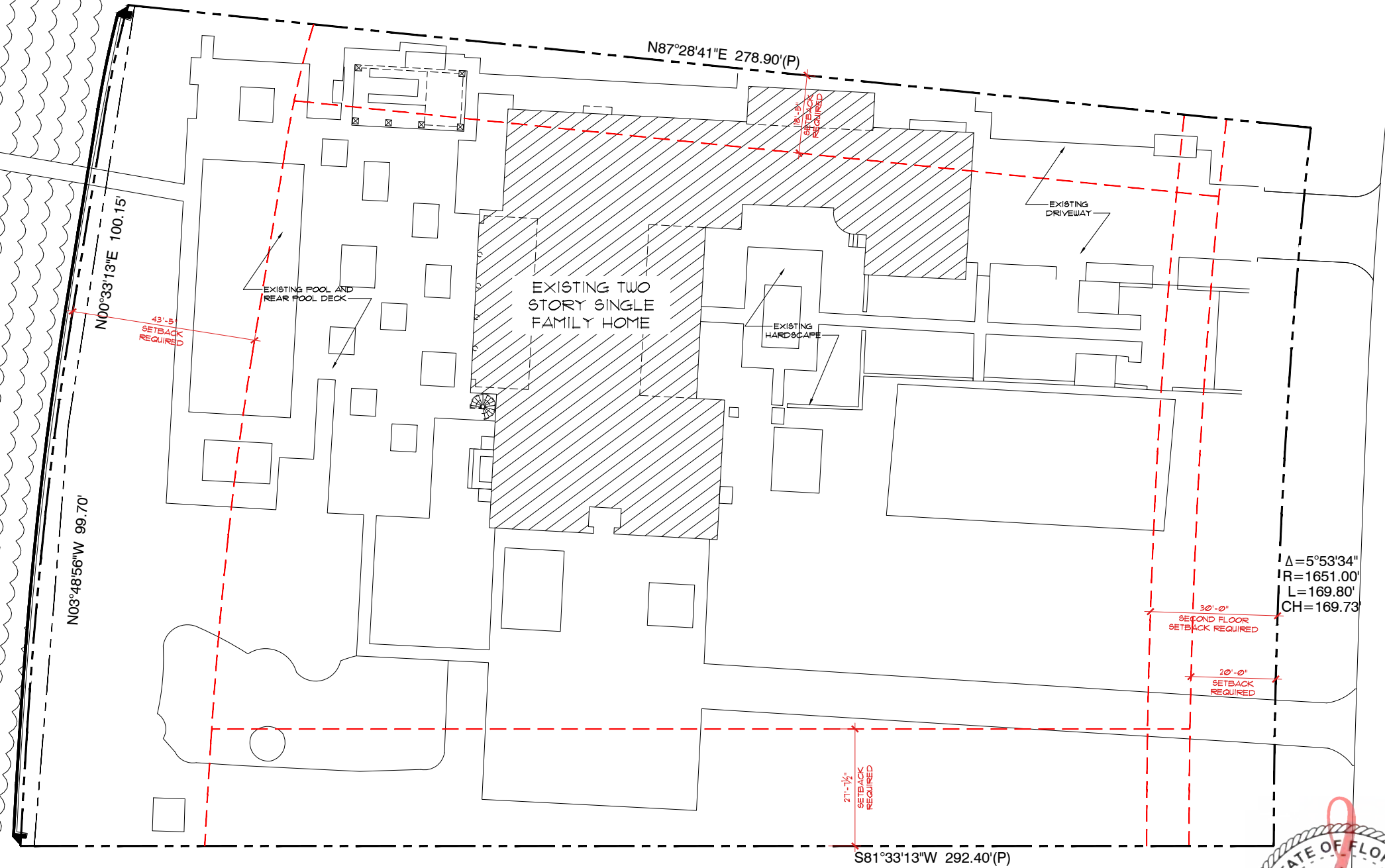
**FINAL SUBMITTAL
 JULY 5, 2021**

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"
 10% 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)

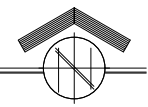


Date: 2021.07.02 11:09 am



EXISTING CONDITIONS PLAN

SCALE: 1" = 30'-0"



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SHEET TITLE:
EXISTING CONDITIONS PLAN

PREPARED FOR:
5800 NORTH BAY LLC
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 SUITE 1609
 MIAMI, FL 33136

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

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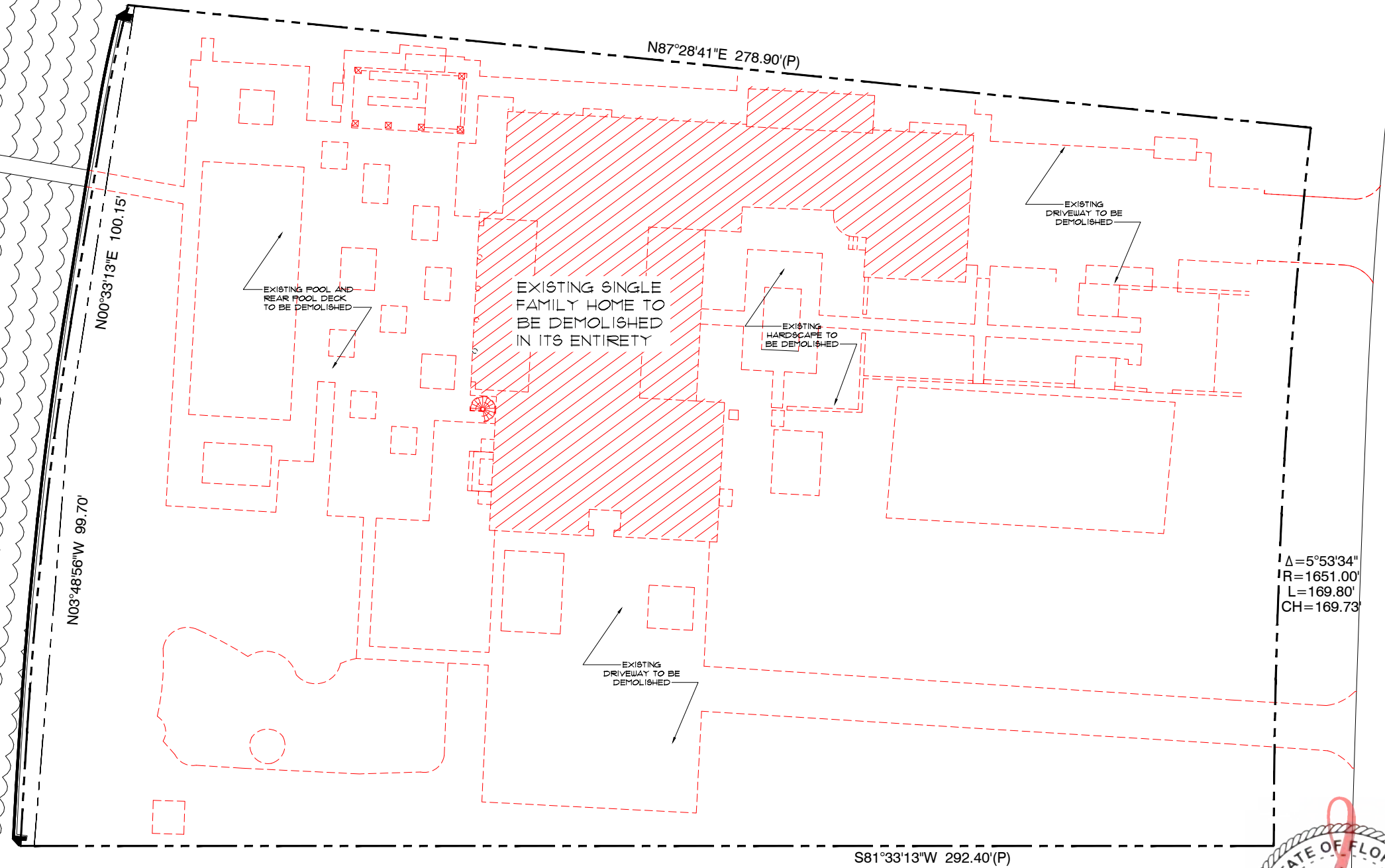
PROJECT No:

SHEET NO.
 A101

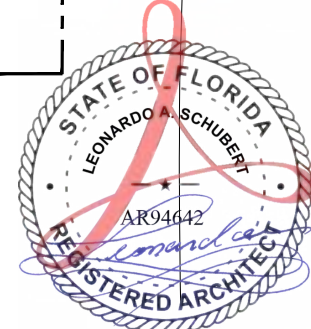
FINAL SUBMITTAL
 JULY 5, 2021

DEMOLITION NOTES:

- EXISTING TWO STORY RESIDENTIAL BUILDING TO BE DEMOLISHED IN THEIR ENTIRETY
- EXISTING POOL AND POOL DECK TO BE REMOVED
- EXISTING DRIVEWAYS TO BE REMOVED
- ALL EXISTING HARDSCAPE AND SITE ELEMENTS TO BE REMOVED (TYPICAL)
- EXISTING DOCK TO REMAIN



$\Delta = 5^{\circ}53'34''$
 $R = 1651.00'$
 $L = 169.80'$
 $CH = 169.73'$

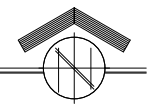


Date: 2021.07.02 11:09 am



DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"



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 JULY 5, 2021

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SHEET TITLE:
DEMOLITION SITE PLAN

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

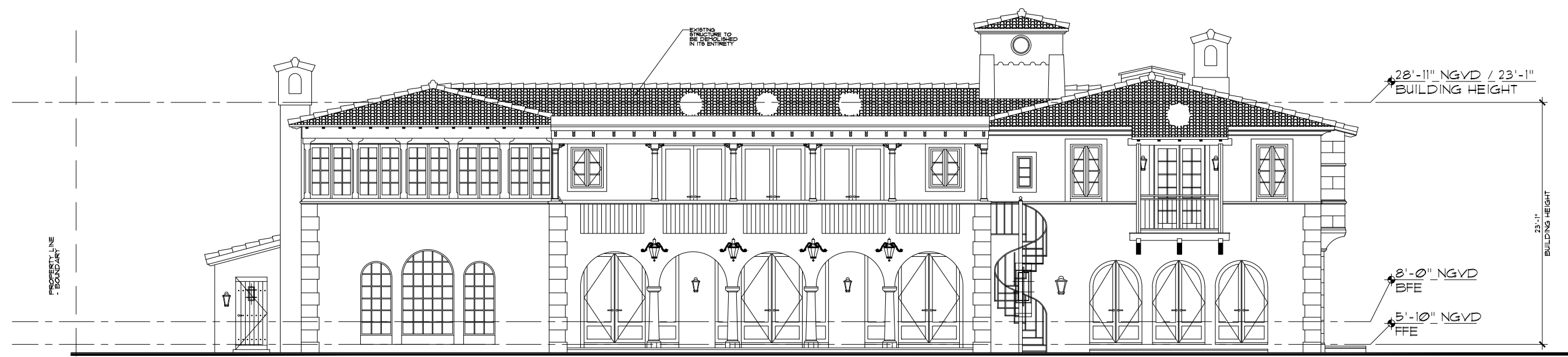
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 5800 NORTH BAY ROAD
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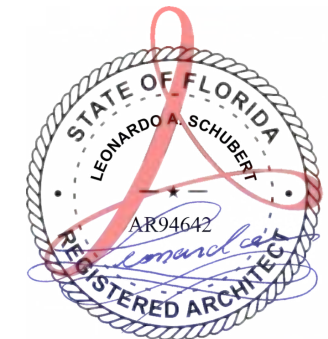
PROJECT No:

SHEET NO.
 A102

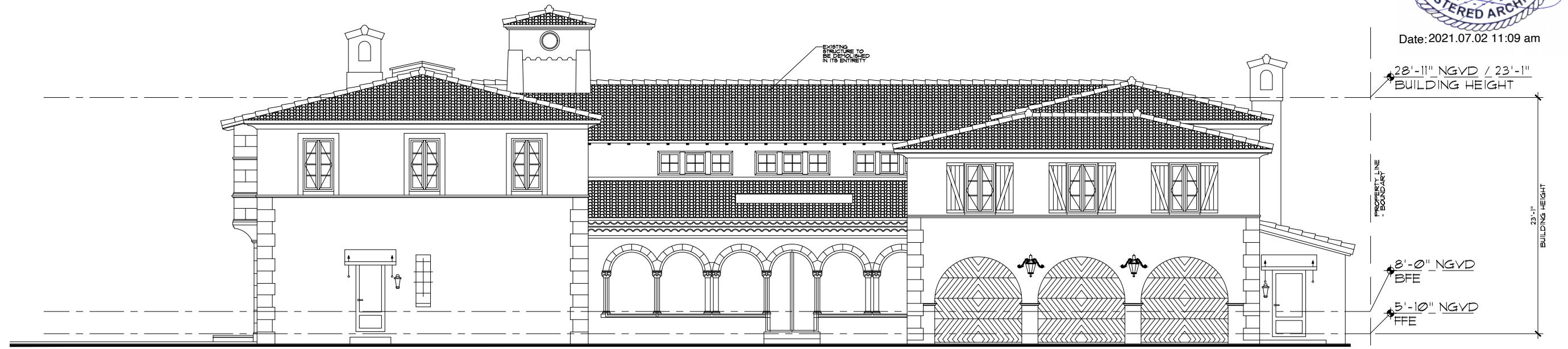


EXISTING/DEMO REAR ELEVATION (WEST)

SCALE: 3/32" = 1'-0"



Date: 2021.07.02 11:09 am



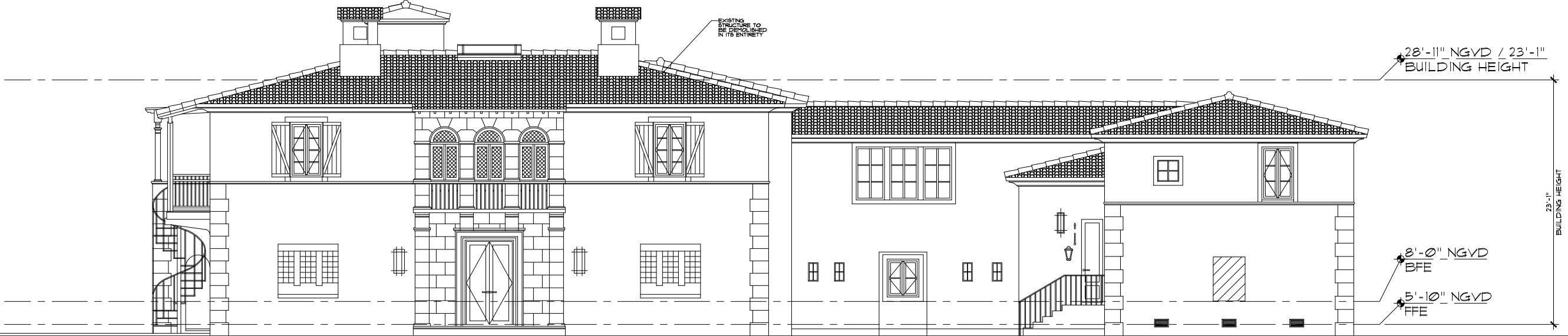
EXISTING/DEMO FRONT ELEVATION (EAST)

SCALE: 3/32" = 1'-0"



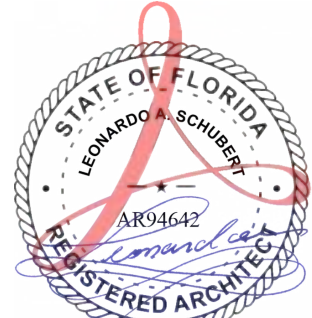
SCALE: 3/32" = 1'-0"

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 JULY 5, 2021**

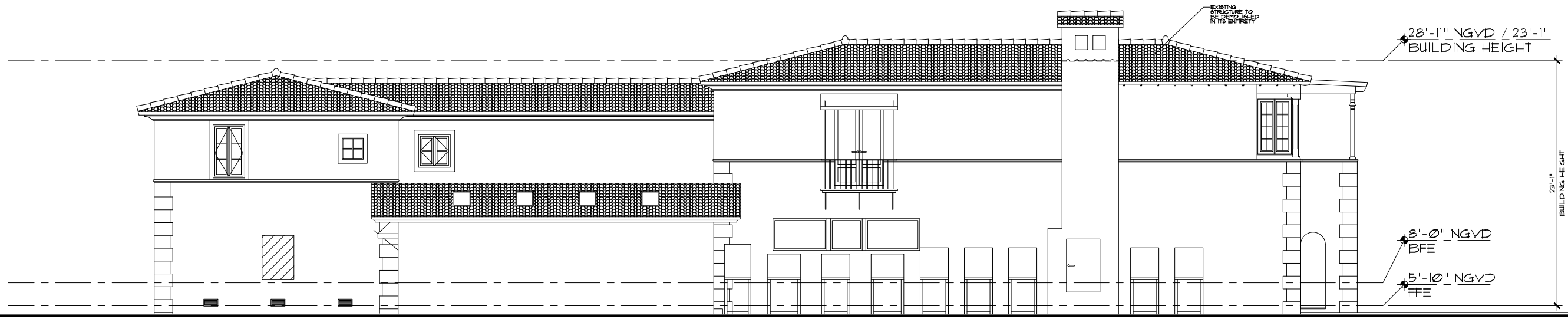


EXISTING/DEMO LEFT ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"



Date: 2021.07.02 11:09 am



EXISTING/DEMO RIGHT ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

**FINAL SUBMITTAL
 JULY 5, 2021**

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"
 10% 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"

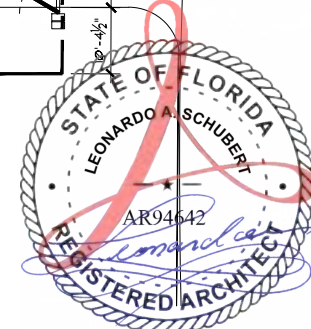
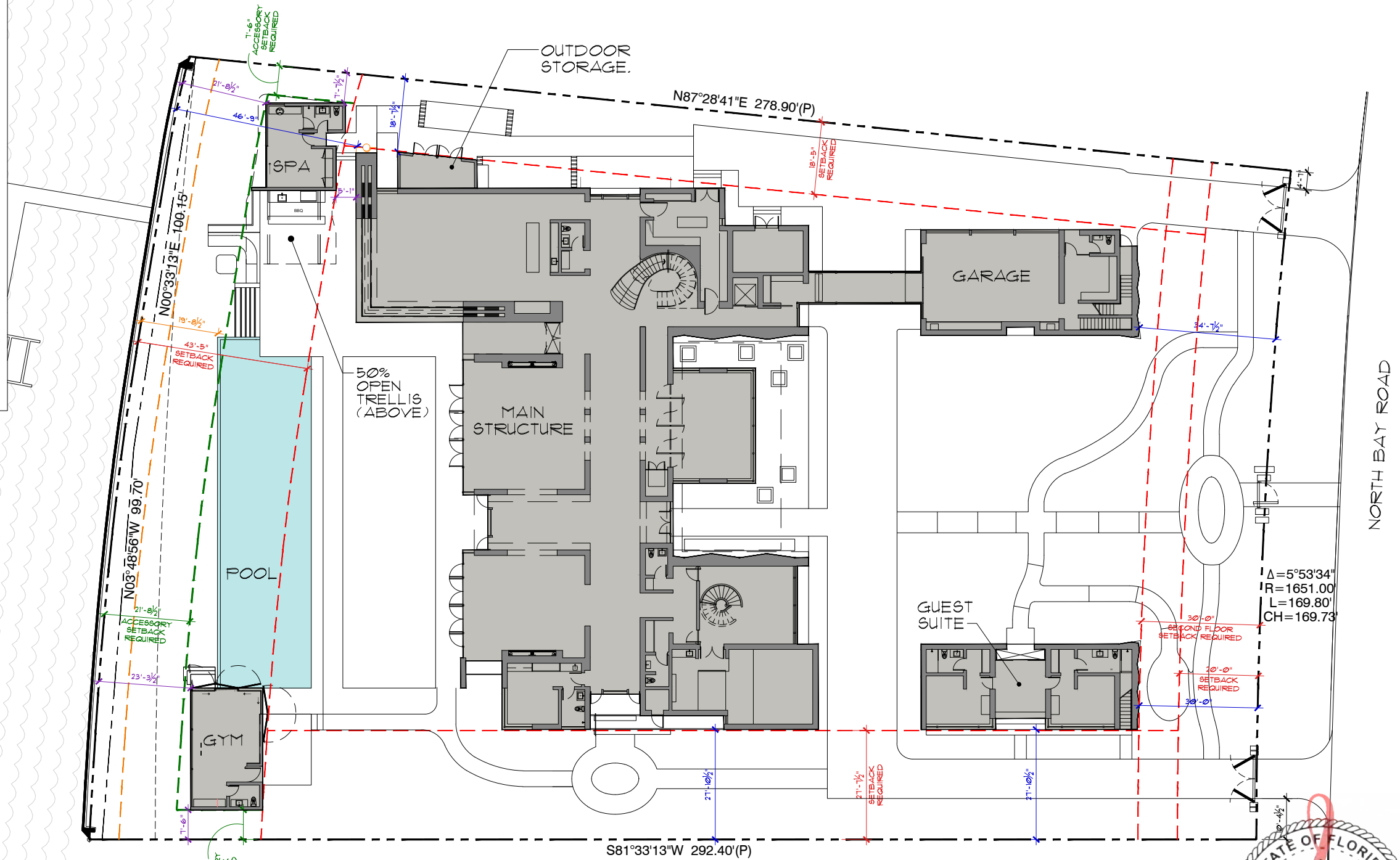
SEPARATION FROM MAIN STRUCTURE = 5'-0" MINIMUM

PROPOSED SETBACKS

GYM = 23'-3-1/2" SPA = 21'-9-1/2"
 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"

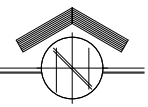


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SETBACK DIAGRAMS

SCALE: 1" = 30'-0"



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SHEET TITLE:
SETBACK DIAGRAMS

PREPARED FOR:
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 SUITE 1609
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PROJECT TITLE:
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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.

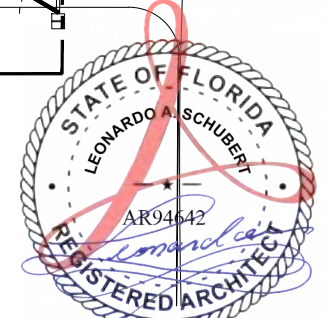
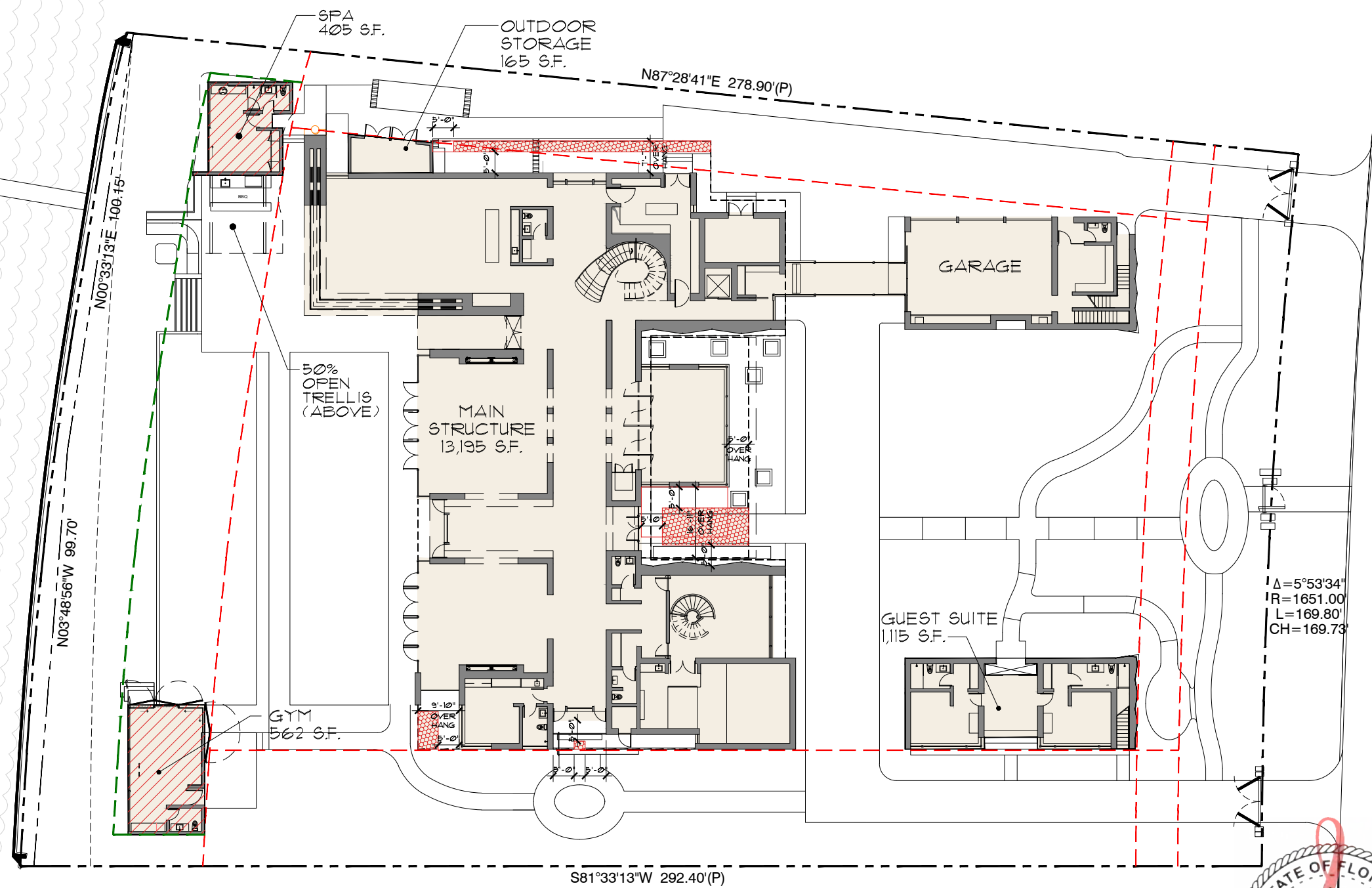
TOTAL LOT COVERAGE: 15,411 S.F.
 (28.85%)

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%)

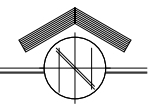


Date: 2021.07.02 11:10 am



LOT COVERAGE DIAGRAM

SCALE: 1" = 30'-0"



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SHEET TITLE:
**LOT COVERAGE
 DIAGRAM**

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

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 07-05-2021

PROJECT No:

SHEET NO.
 A116

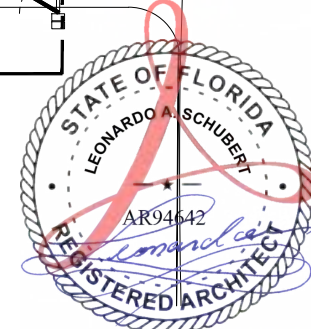
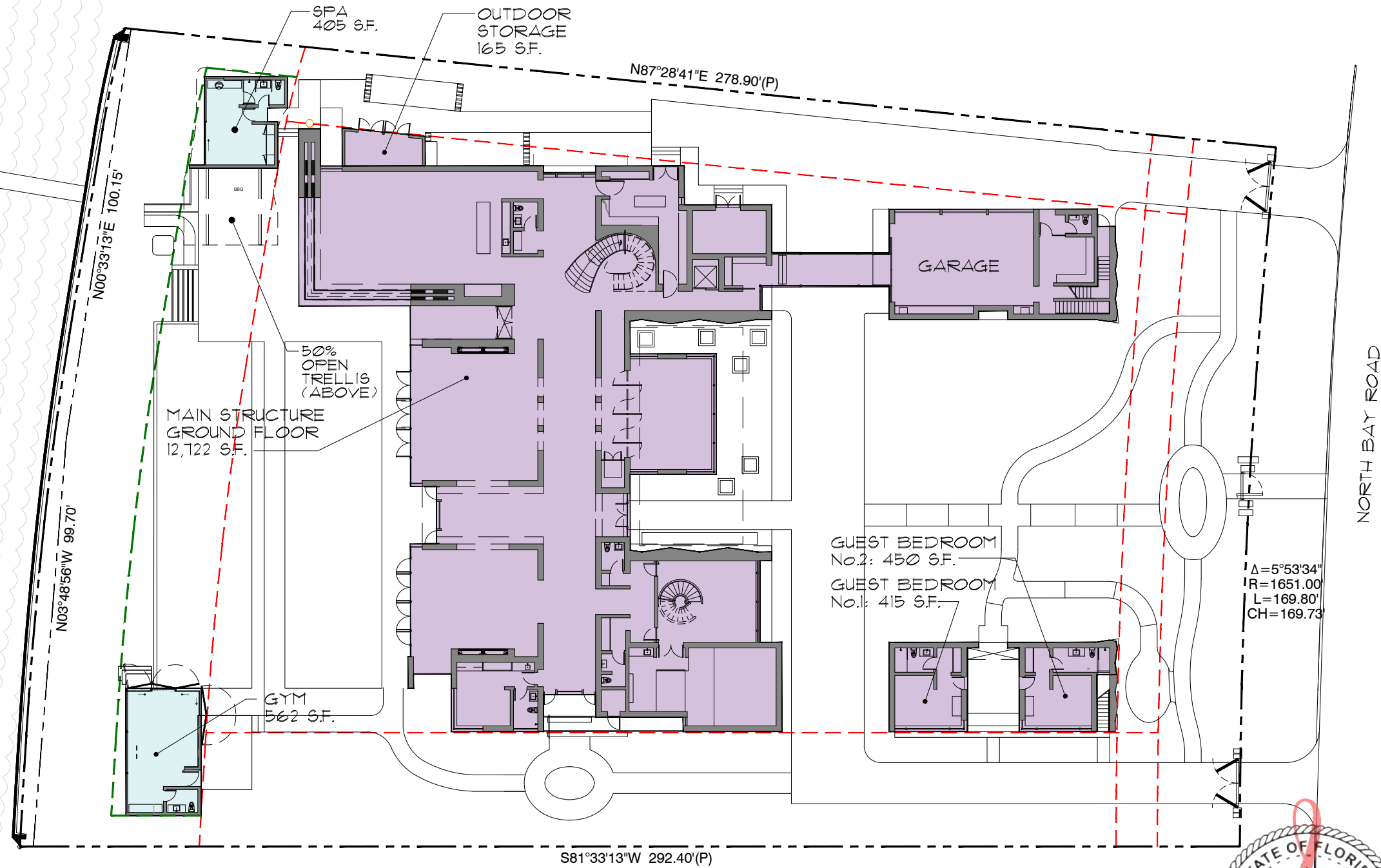
**FINAL SUBMITTAL
 JULY 5, 2021**

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: ----- 967 S.F.

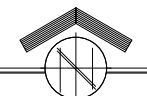
TOTAL UNIT SIZE: 24,254 S.F.
 (45.40% OF LOT)



Date: 2021.07.02 11:10 am



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



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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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DATE:
 07-05-2021

PROJECT No:

SHEET NO.
 A117.1

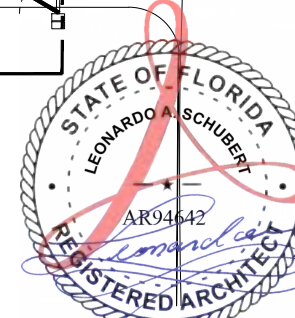
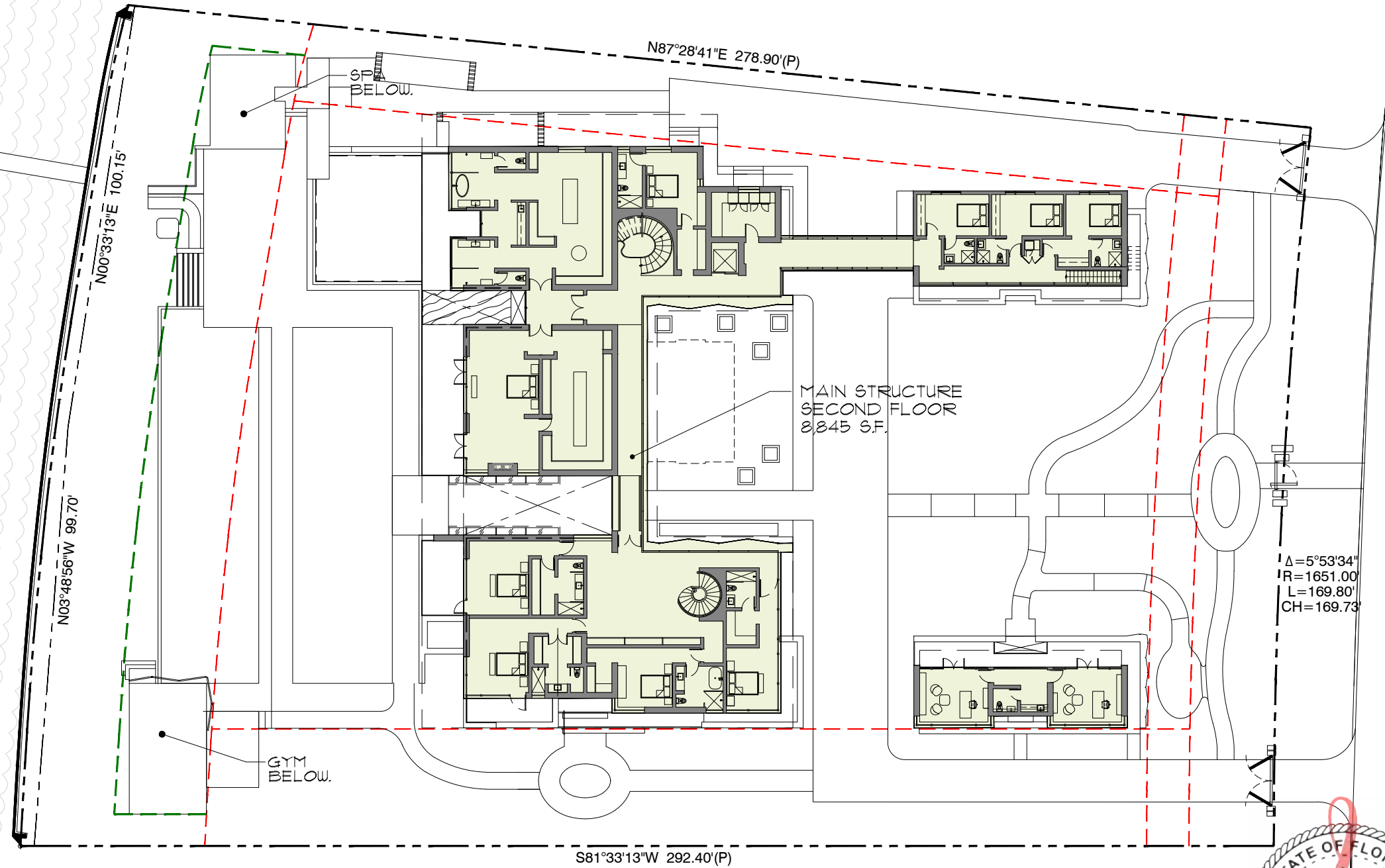
FINAL SUBMITTAL
JULY 5, 2021

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.

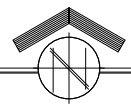
TOTAL UNIT SIZE: 24,254 S.F.
 (45.40% OF LOT)



Date: 2021.07.02 11:10 am



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



ARCHITECT OF RECORD

FRANCO & ASSOCIATES

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 Fax: (954) 719-7201
 Leonardo Schubert
 Florida License No. AR94642

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 www.memarch.com

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**
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

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 07-05-2021

PROJECT No:

SHEET NO.
A117.2

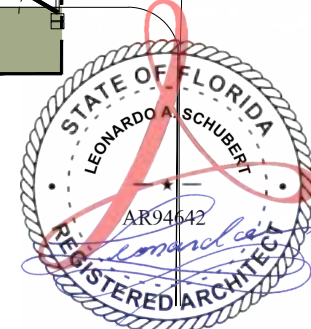
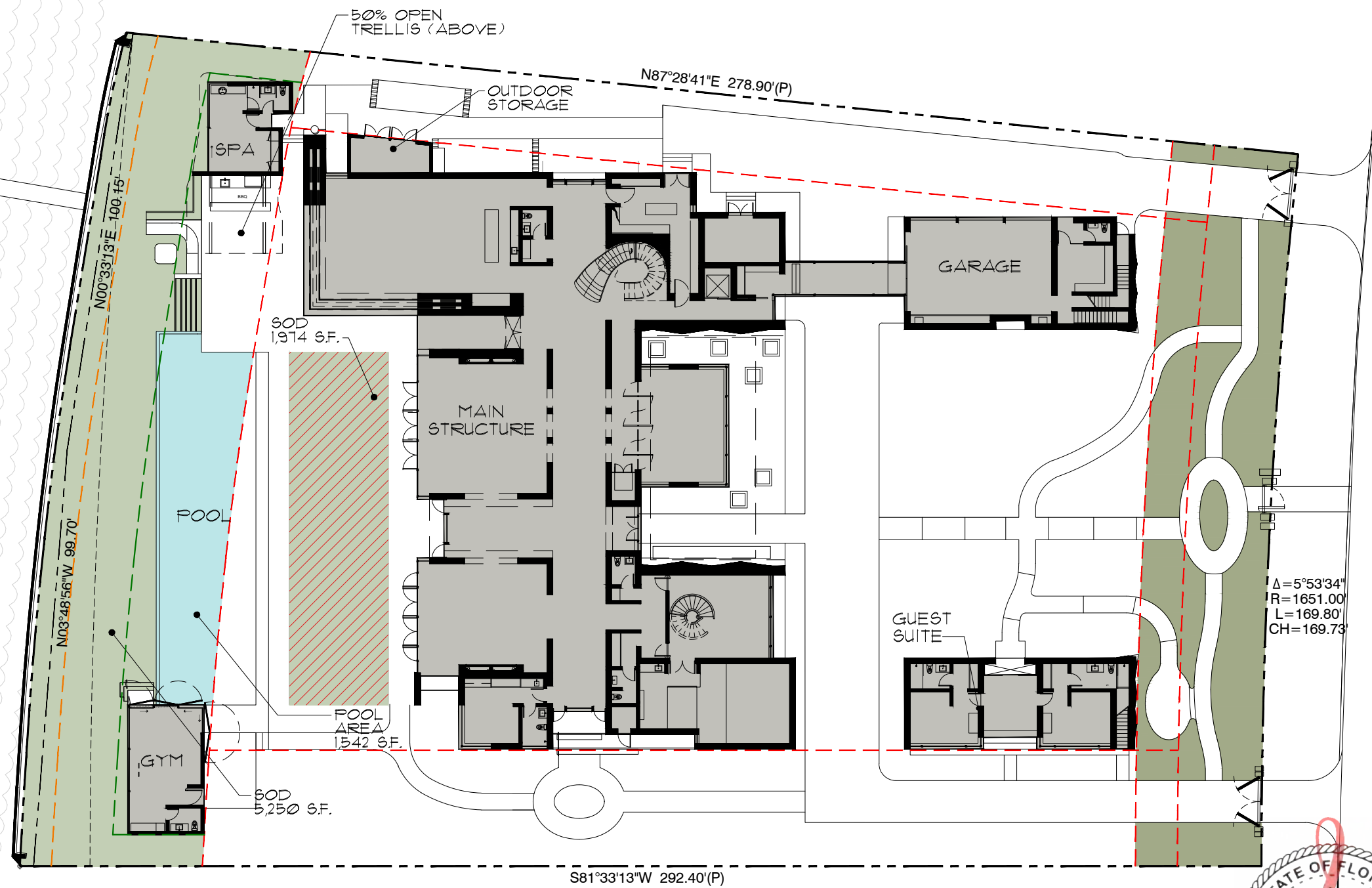
**FINAL SUBMITTAL
 JULY 5, 2021**

PERVIOUS OPEN SPACE

FRONT YARD:
 OPEN SPACE REQUIRED: 5,140 S.F.
 PROPOSED PERVIOUS OPEN SPACE: 3,351 S.F. (65.31%)

REAR YARD:
 PERVIOUS OPEN SPACE REQUIRED: 8,601 S.F.
 SOD AREA: 5,250 S.F.
 POOL (WATER PORTION): 711 S.F. (COUNTED AT 50%)
 PROPOSED PERVIOUS OPEN SPACE: 6,021 S.F. (70%)

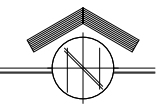
OPEN SPACE: 1,914 S.F.
 (NOT INCLUDED
 IN CALCULATIONS)



Date: 2021.07.02 11:10 am

OPEN SPACE DIAGRAM

SCALE: 1" = 30'-0"



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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:
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 5800 NORTH BAY ROAD
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DATE:
 07-05-2021

PROJECT No:

SHEET NO.
 A119

**FINAL SUBMITTAL
 JULY 5, 2021**

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

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 Fort Lauderdale, Florida 33316
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 Florida License No. AR94642

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SHEET TITLE:
PROPOSED SITE - ROOF PLAN

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

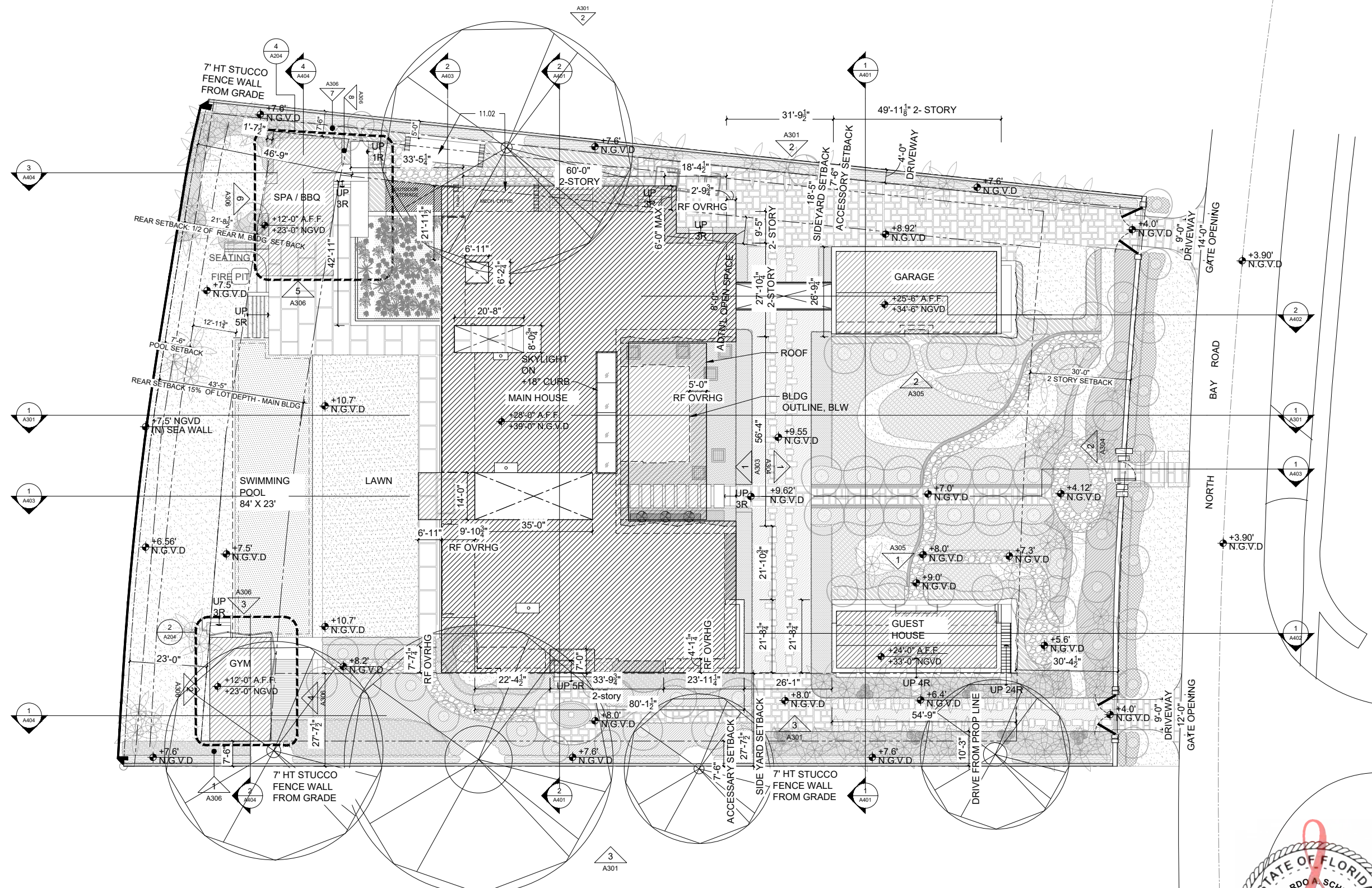
PROJECT TITLE:
5800 NORTH BAY RESIDENCE
 5800 NORTH BAY ROAD
 MIAMI BEACH, FL 33140

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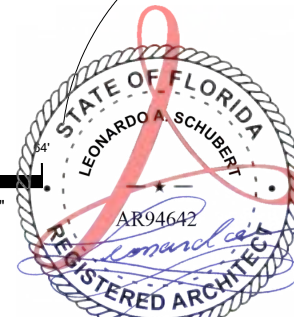
DATE:
 07-05-2021

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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DESIGN ARCHITECT



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SHEET TITLE:

PROPOSED SITE FLOOR PLAN, LVL 1

PREPARED FOR:

5800 NORTH BAY LLC

9130 SOUTH DAELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

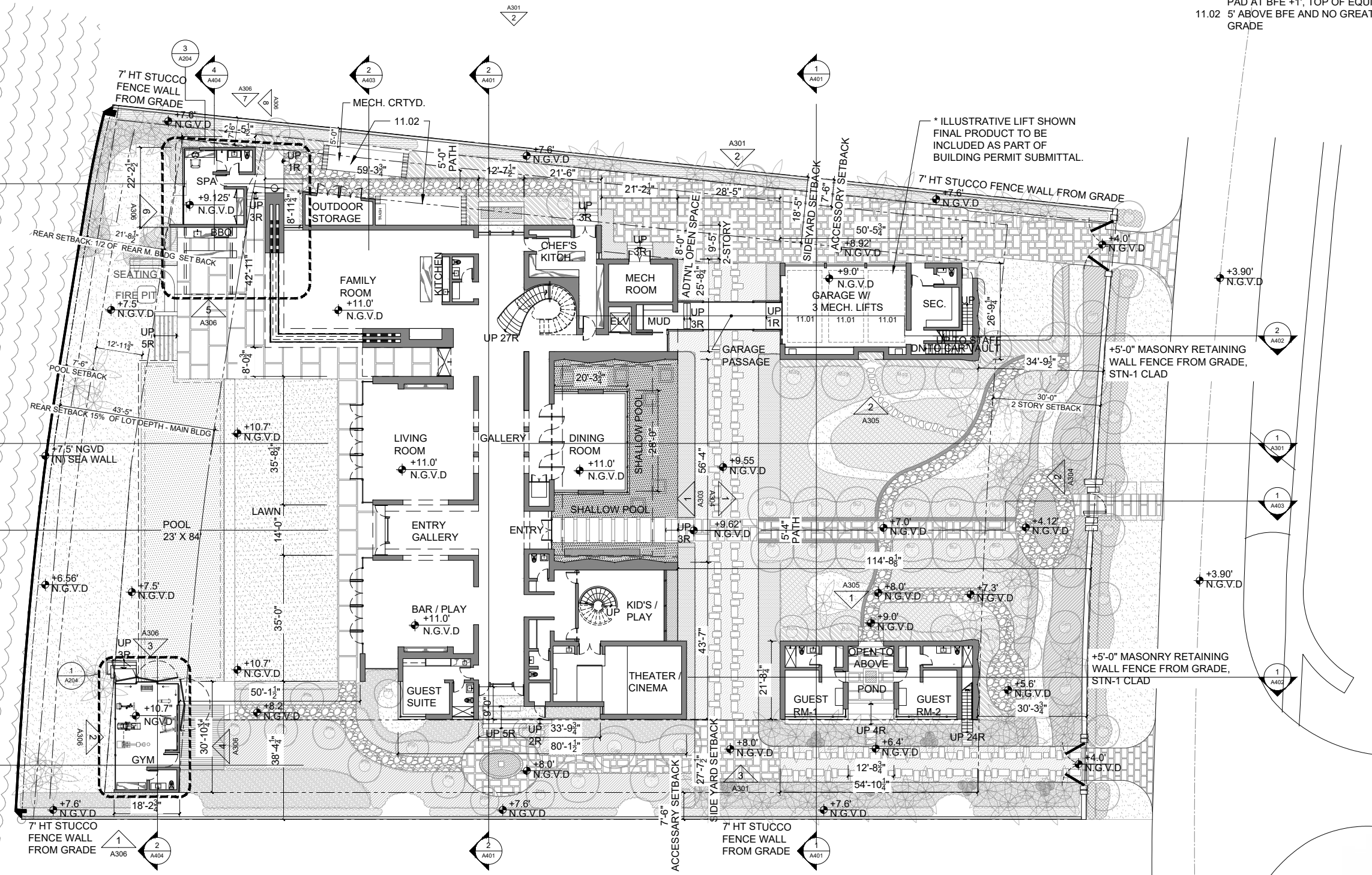
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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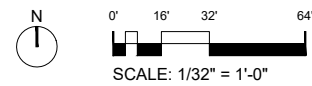
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07-05-2021

PROJECT No:

SHEET NO.
A121

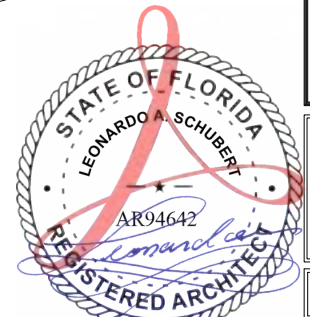


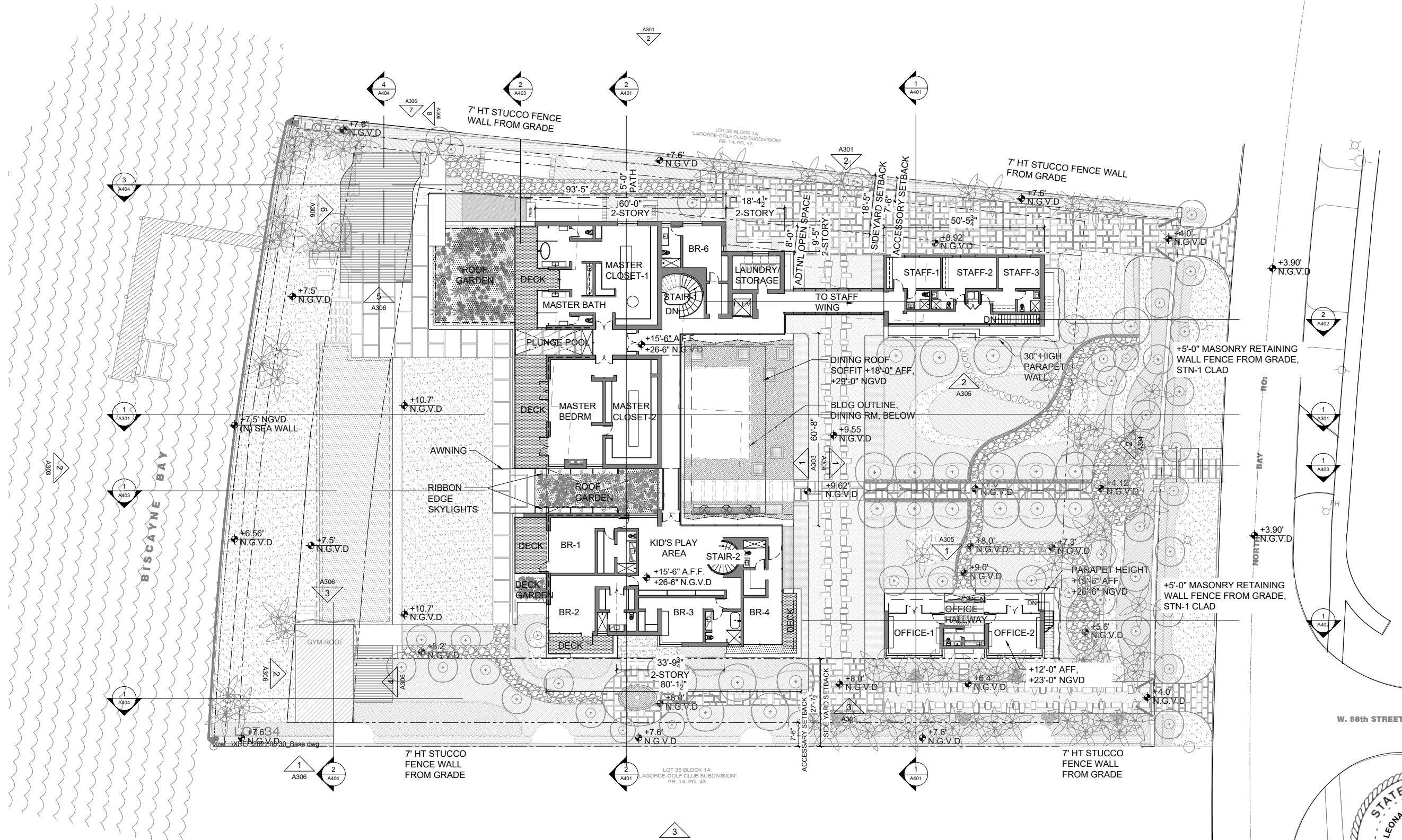
1 PROPOSED SITE FLOOR PLAN - LVL 1
SCALE: 1/32" = 1'-0"



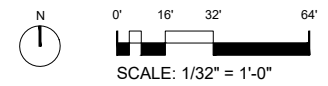
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JULY 5, 2021



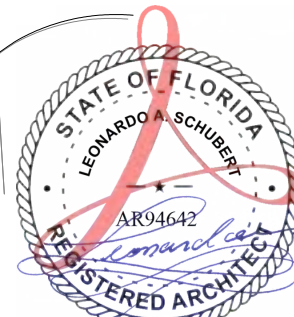


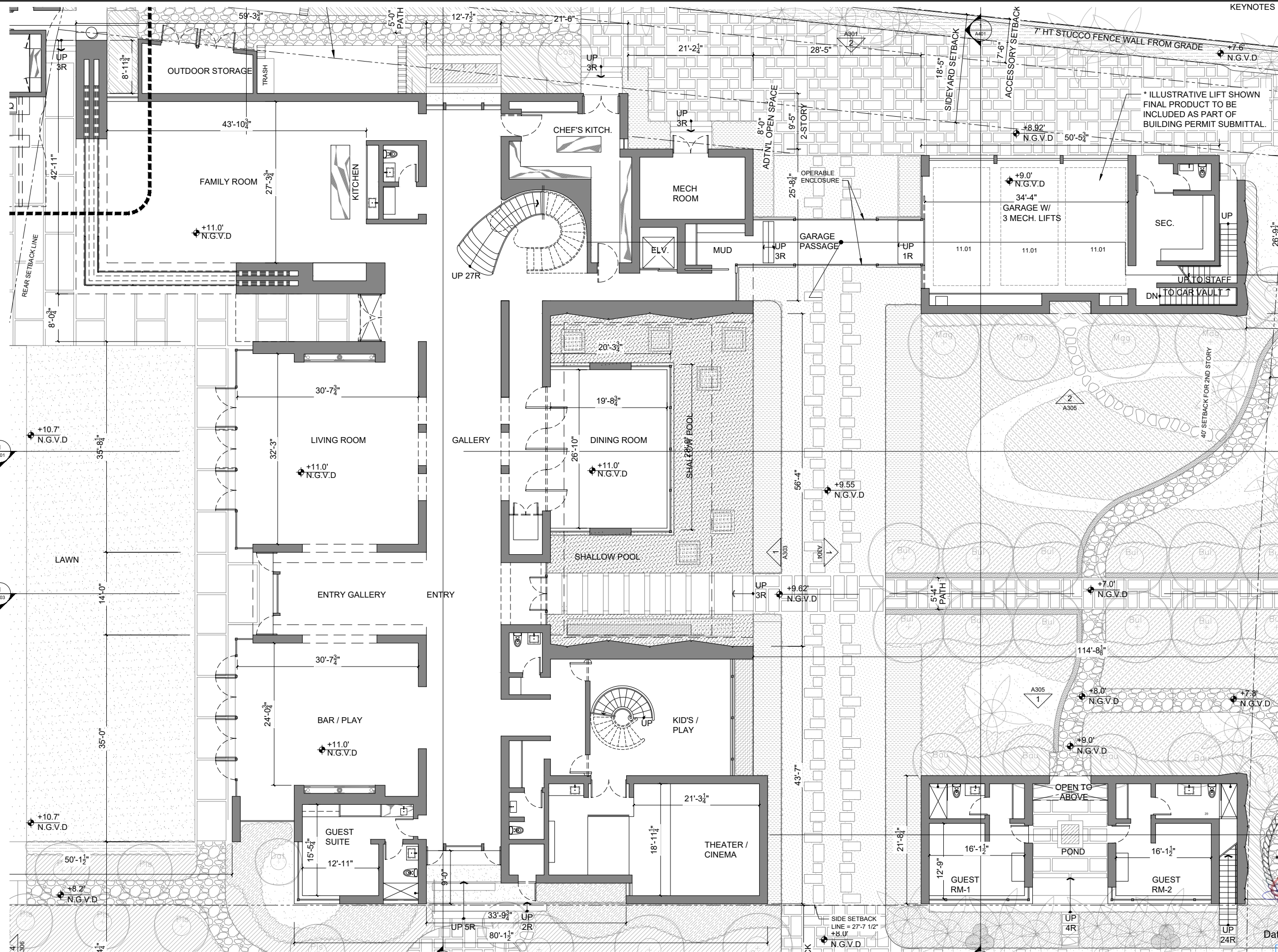
1 PROPOSED SITE FLOOR PLAN, LVL 2
 SCALE: 1/32" = 1'-0"



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

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SHEET TITLE:

PROPOSED FLOOR PLAN LVL 1

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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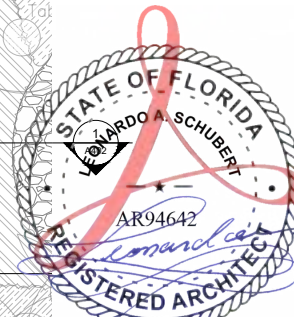
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PROJECT No:

SHEET NO.

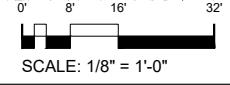
A201

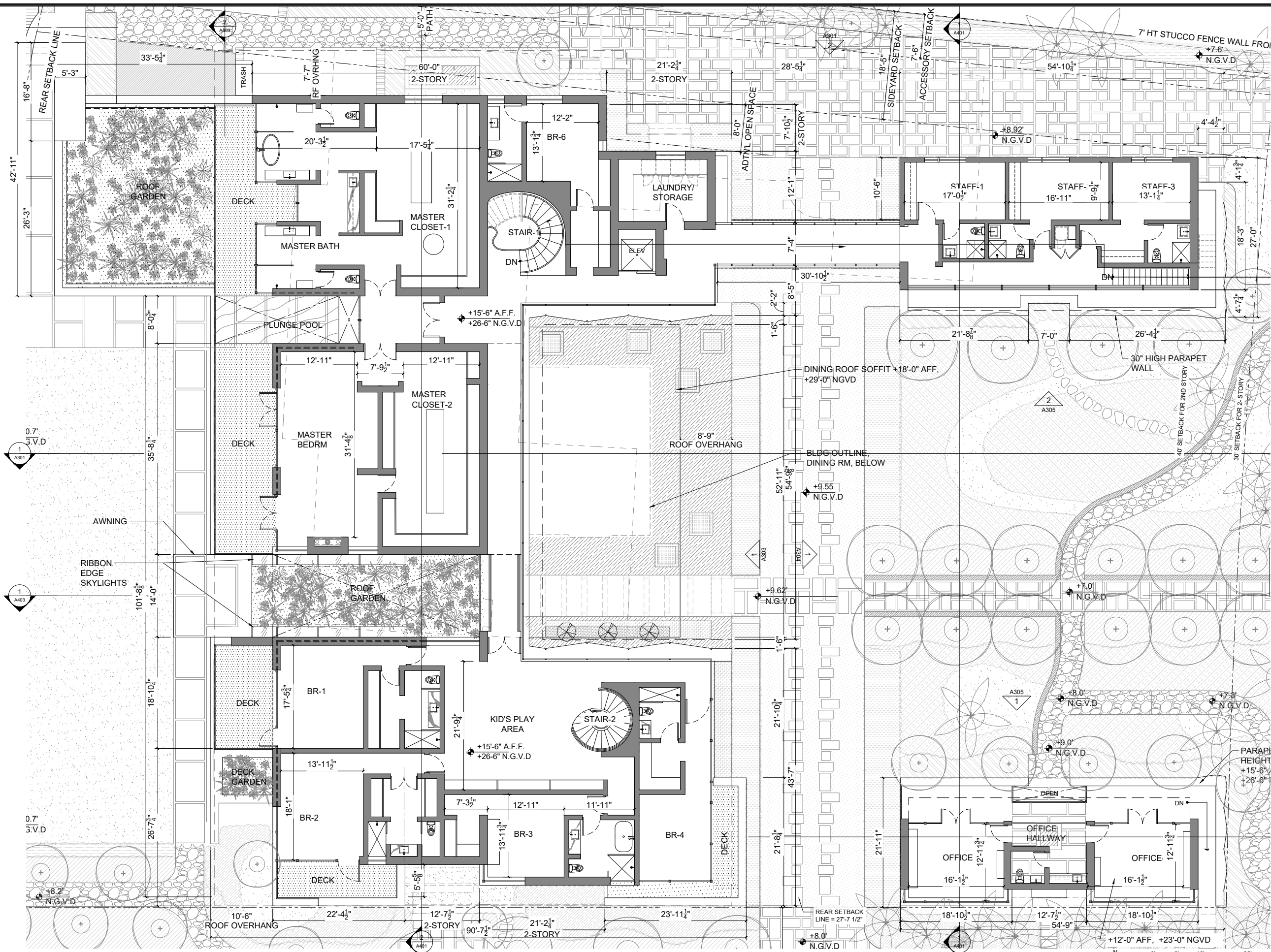


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JULY 5, 2021

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

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JULY 5, 2021

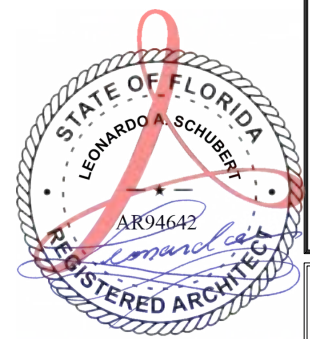
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SHEET TITLE:
PROPOSED FLOOR PLAN LVL2

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

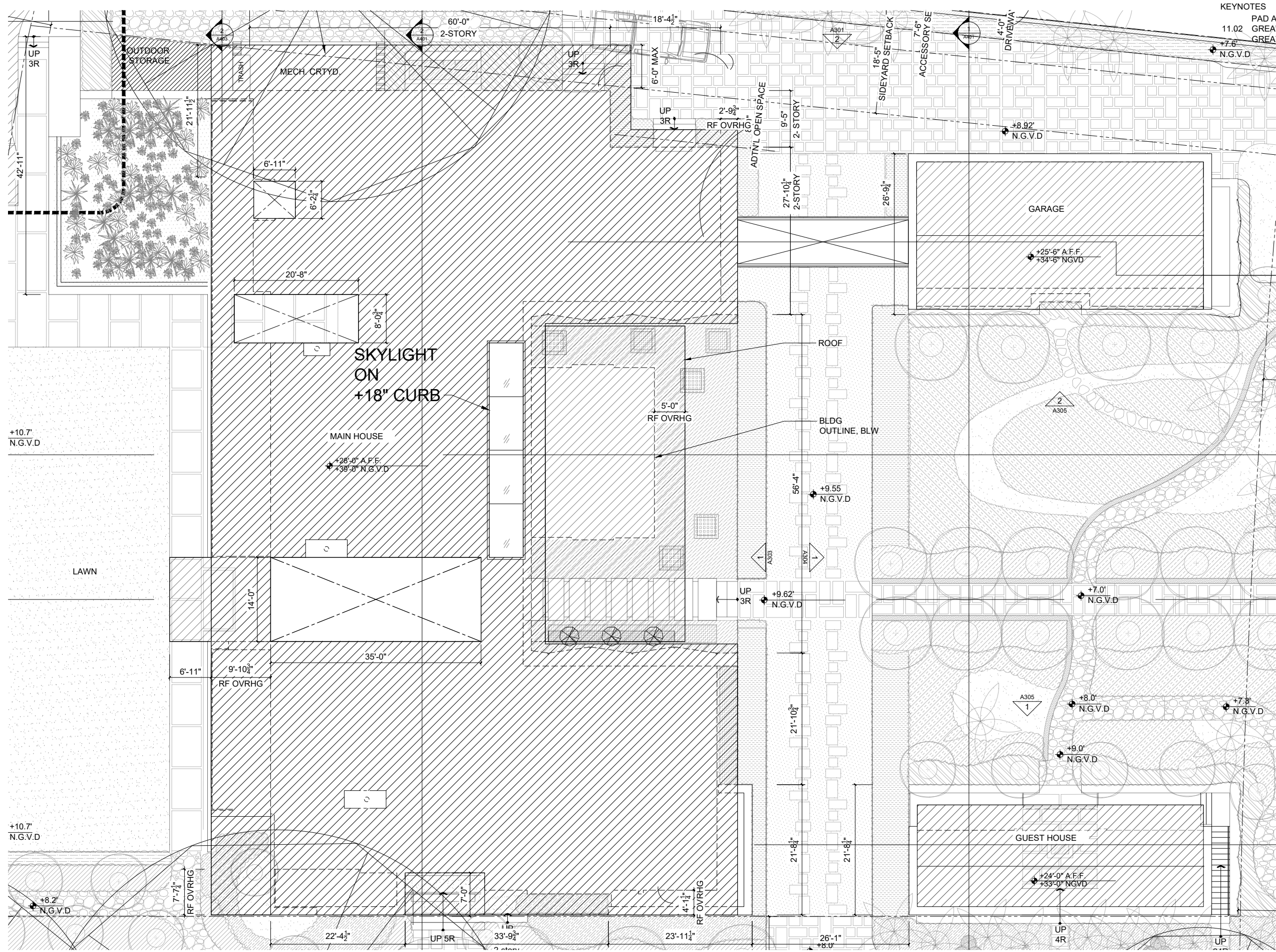


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PROJECT No:

SHEET NO.
A202



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

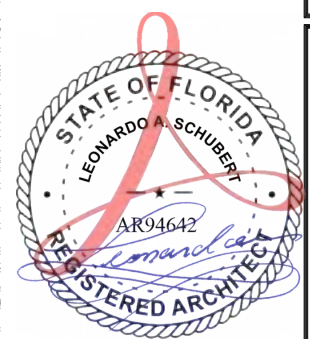
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SHEET TITLE:
PROPOSED ROOF PLAN

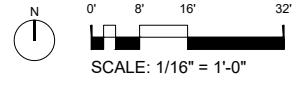
PREPARED FOR:
5800 NORTH BAY LLC
 9130 SOUTH DAELAND BLVD
 MIAMI, FL 33156

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



Date: 2021.07.02 11:06 am

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



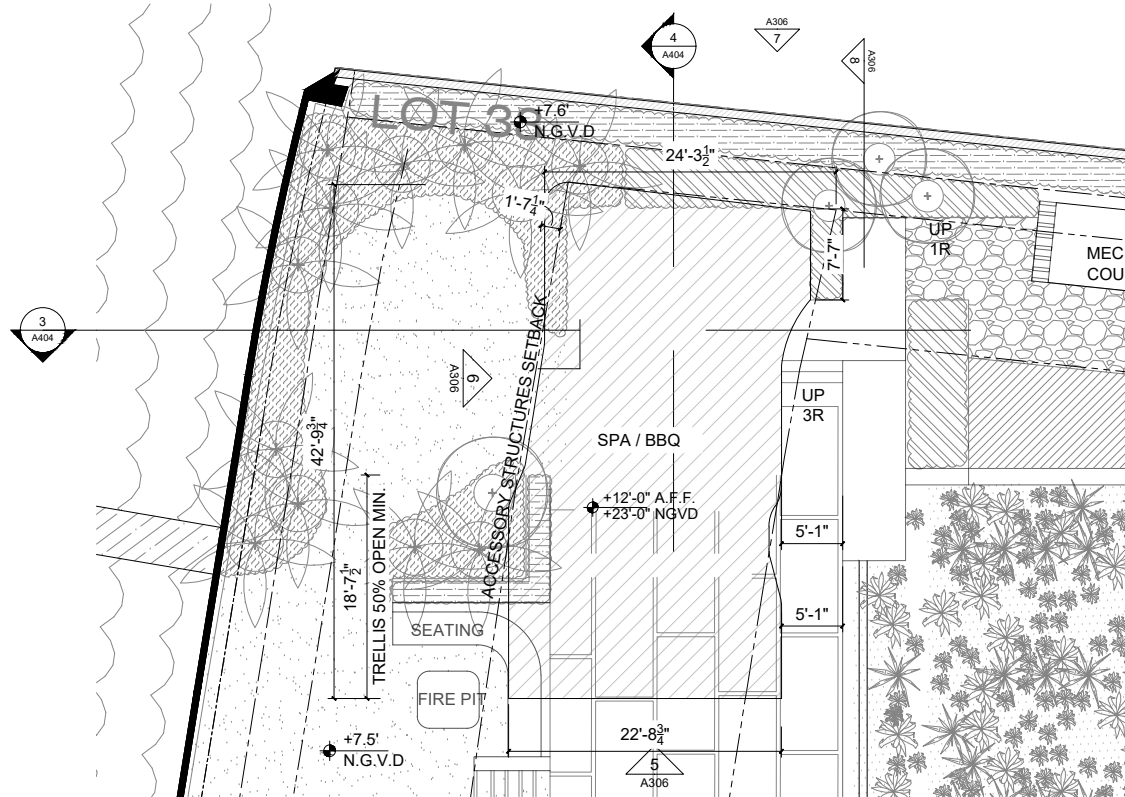
FINAL SUBMITAL
 JULY 5, 2021

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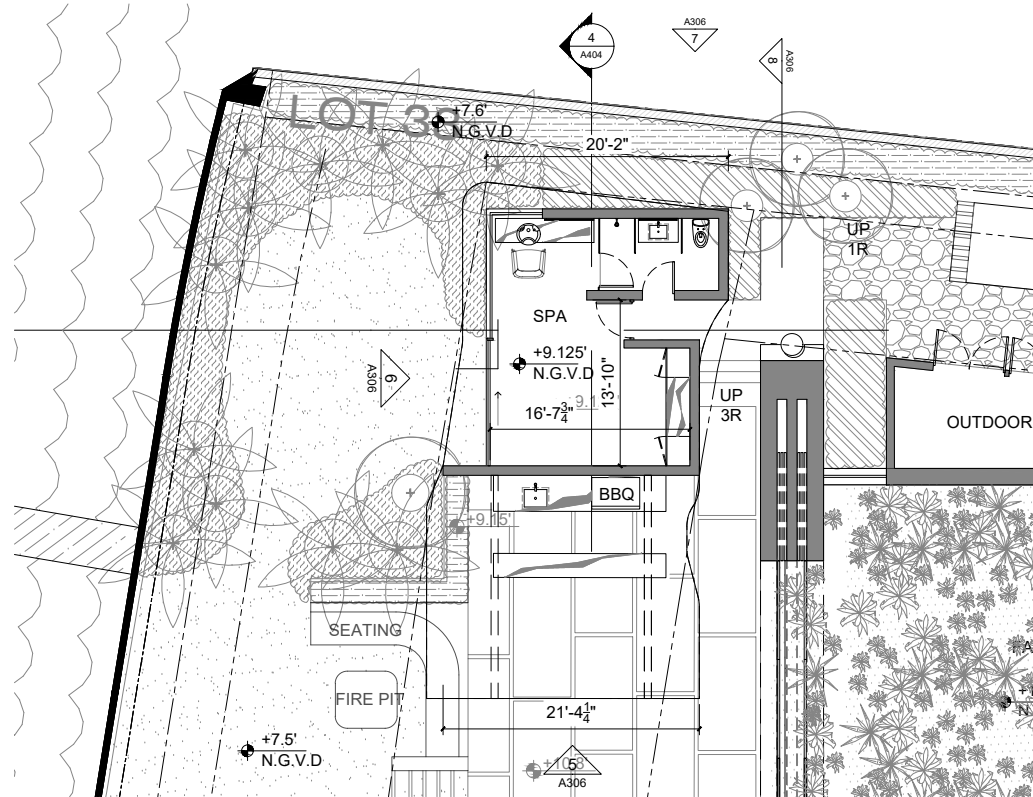
DATE:
 07-05-2021

PROJECT No:

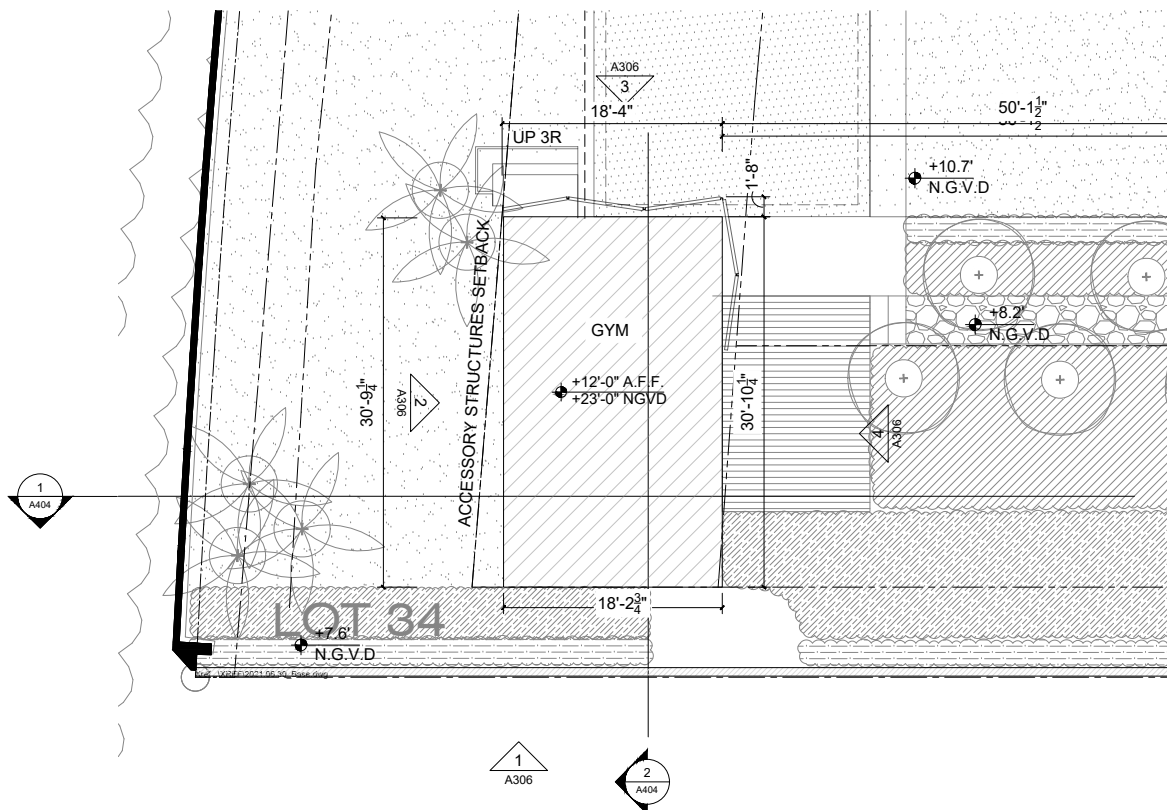
SHEET NO.
A203



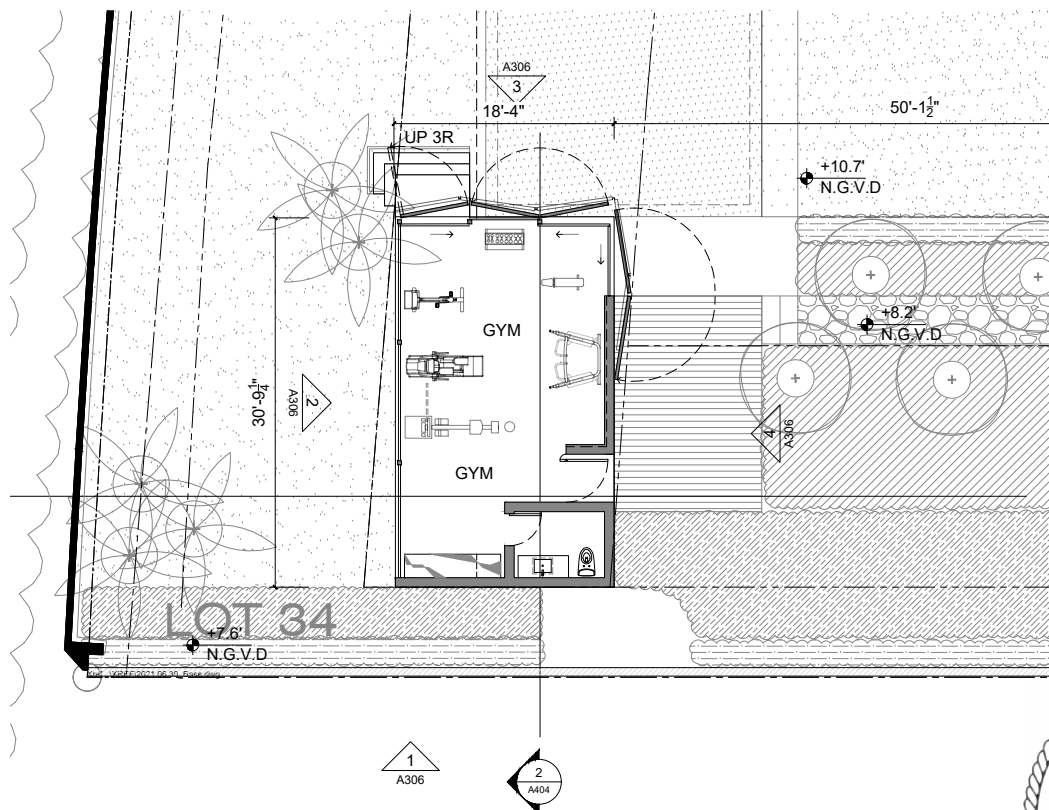
4 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



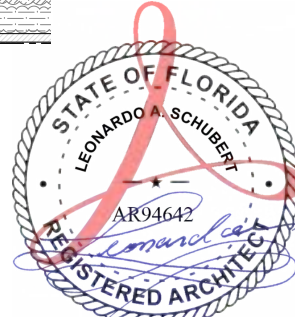
3 PROPOSED ACCESSORY BUILDING FLOOR PLAN -SPA
SCALE: 1/16"=1'-0"



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"



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FINAL SUBMITTAL
JULY 5, 2021

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SHEET TITLE:
**PROPOSED ACCESSORY
BUILDING FLOOR PLANS**

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.
A204

SHEET NOTE:
 KEY ELEVATIONS & SECTION. REFER
 TO A302 - A306 SHEETS FOR CLEAR
 NOTES AND DIMENSIONS.

- KEYNOTES**
- 04.01 STONE-CLAD WALL, STN-1
 - 04.02 STEPPING STONES, STN-1
 - 04.03 STONE-CLAD STAIR, STN-1
 - 04.04 STONE-CLAD "BLIND" DOOR, STN-1
 - 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
 - 05.01 METAL ROOF, MTL-1
 - 05.02 METAL FASCIA, MTL-1
 - 05.03 METAL SCREEN, MTL-1
 - 05.06 GARAGE DOORS, MTL-1
 - 05.07 MIRROR POLISHED METAL CEILING, MTL-2
 - 05.08 METAL AWNING, MIRROR POLISHED METAL CEILING, MTL-2
 - 06.01 ROOF SOFFIT WOOD SLATS, WD-1
 - 06.02 ROOF / SHADE STRUCTURE, WD-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
 - 08.02 GLASS GUARDRAIL, GL-1
 - 08.03 ROOF SKYLIGHT, GL-1

ARCHITECT OF RECORD

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SHEET TITLE:
**PROPOSED EXTERIOR BUILDING
 ELEVATIONS & BUILDING SECTION**

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

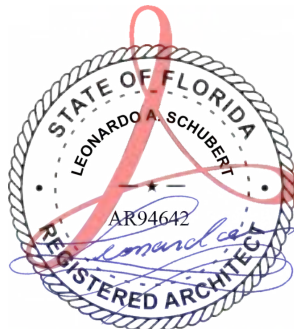
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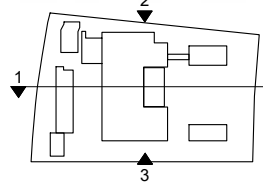
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 07-05-2021

PROJECT No:

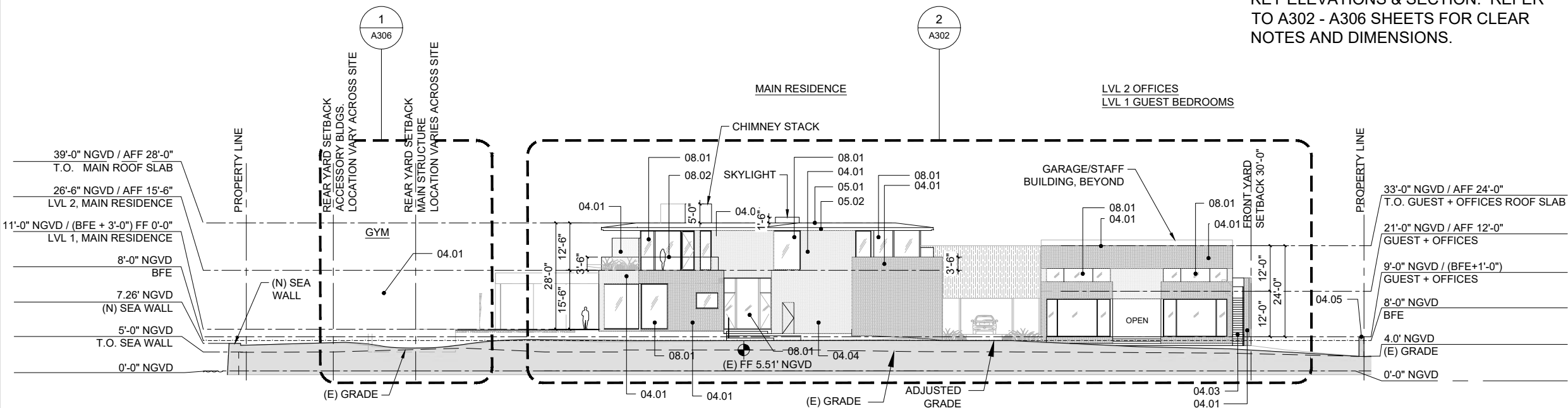
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A301



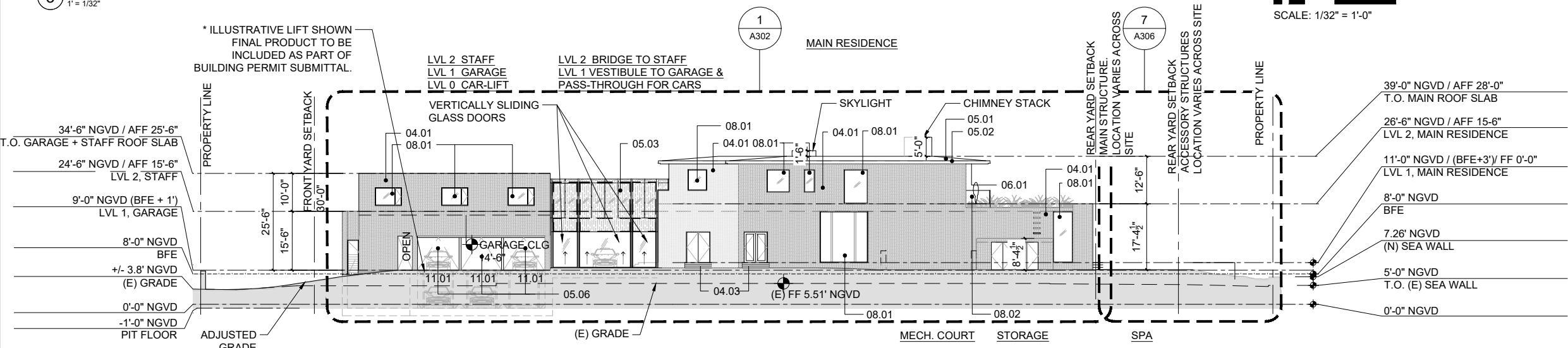
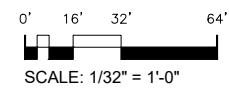
Date: 2021.07.02 11:06 am



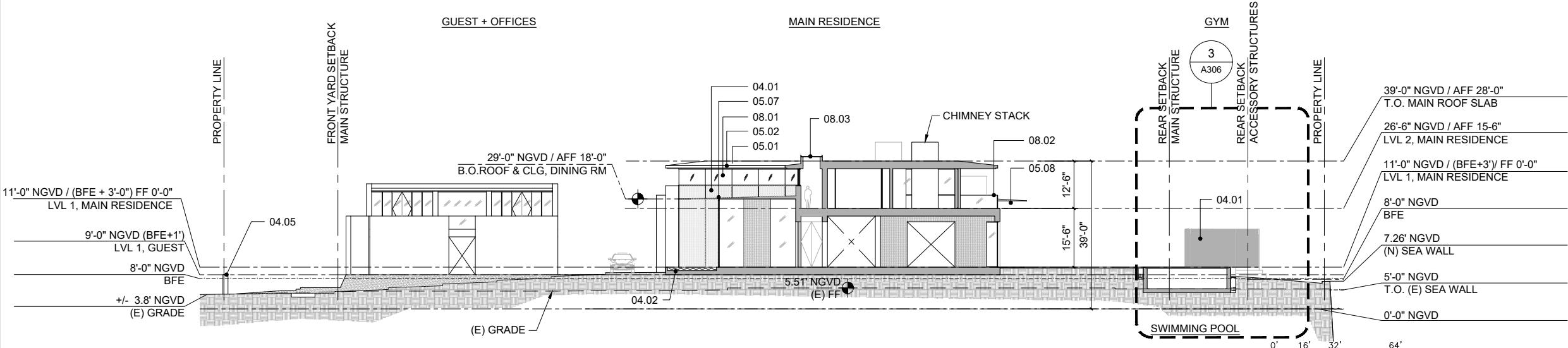
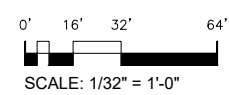
FINAL SUBMITTAL
 JULY 5, 2021



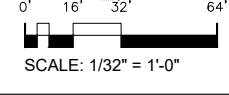
3 EXTERIOR BUILDING ELEVATION - SOUTH
 1" = 1/32"



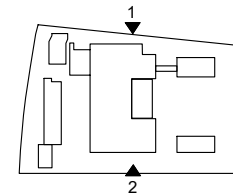
2 EXTERIOR BUILDING ELEVATION - NORTH
 1" = 1/32"



1 EAST - WEST SITE & BUILDING SECTION
 1" = 1/32"



KEYPLAN



KEYNOTES

- 04.01 STONE-CLAD WALL, STN-1
 - 04.03 STONE-CLAD STAIR, STN-1
 - 04.04 STONE-CLAD "BLIND" DOOR, STN-1
 - 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
 - 05.01 METAL ROOF, MTL-1
 - 05.02 METAL FASCIA, MTL-1
 - 05.03 METAL SCREEN, MTL-1
 - 05.06 GARAGE DOORS, MTL-1
 - 06.01 ROOF SOFFIT WOOD SLATS, WD-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
 - 08.02 GLASS GUARDRAIL, GL-1
- 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.

ARCHITECT OF RECORD

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Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
T:415.421.9000
F:415.421.9002
www.memarch.com

SHEET TITLE:

PROPOSED EXTERIOR BUILDING ELEVATIONS

PREPARED FOR:

5800 NORTH BAY LLC

9130 SOUTH DADELAND BLVD
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

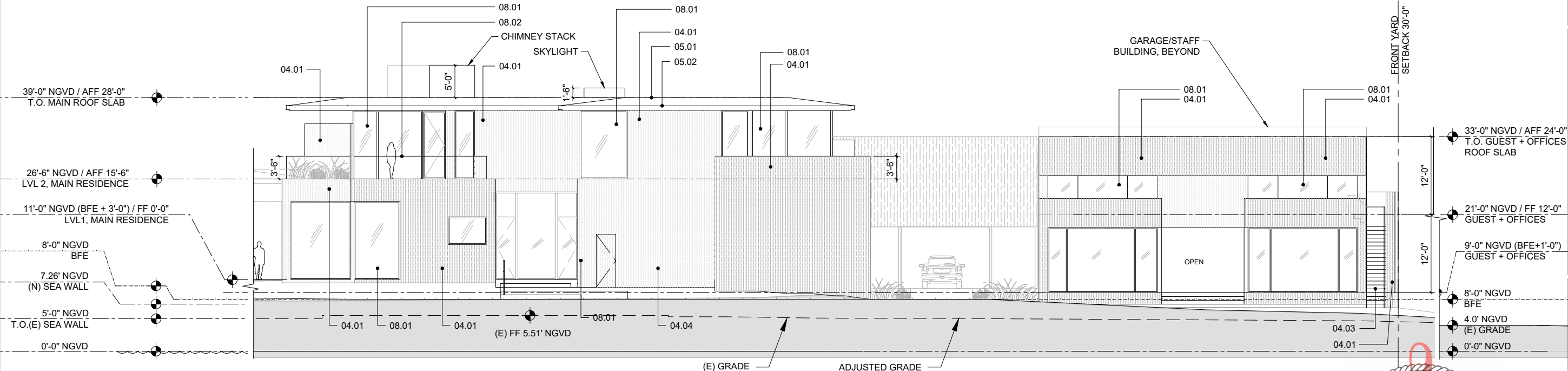
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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DATE:
07-05-2021

PROJECT No:

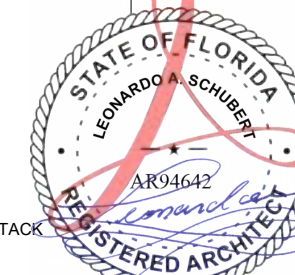
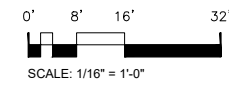
SHEET NO.
A302



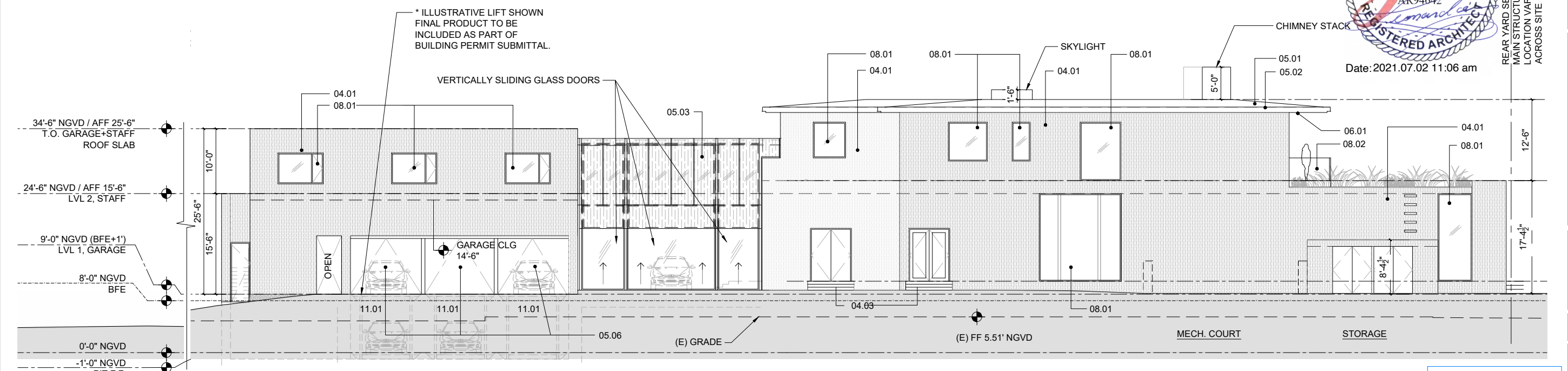
2 PARTIAL EXTERIOR BUILDING ELEVATION - SOUTH
1" = 1/16"

LVL 2 STAFF
LVL 1 GARAGE
LVL 0 CAR-LIFT

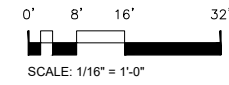
LVL 2 BRIDGE TO STAFF
LVL 1 VESTIBULE TO GARAGE & PASS-THROUGH FOR CARS



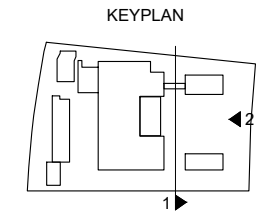
Date: 2021.07.02 11:06 am



1 PARTIAL EXTERIOR BUILDING ELEVATION - NORTH
1" = 1/16"



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JULY 5, 2021



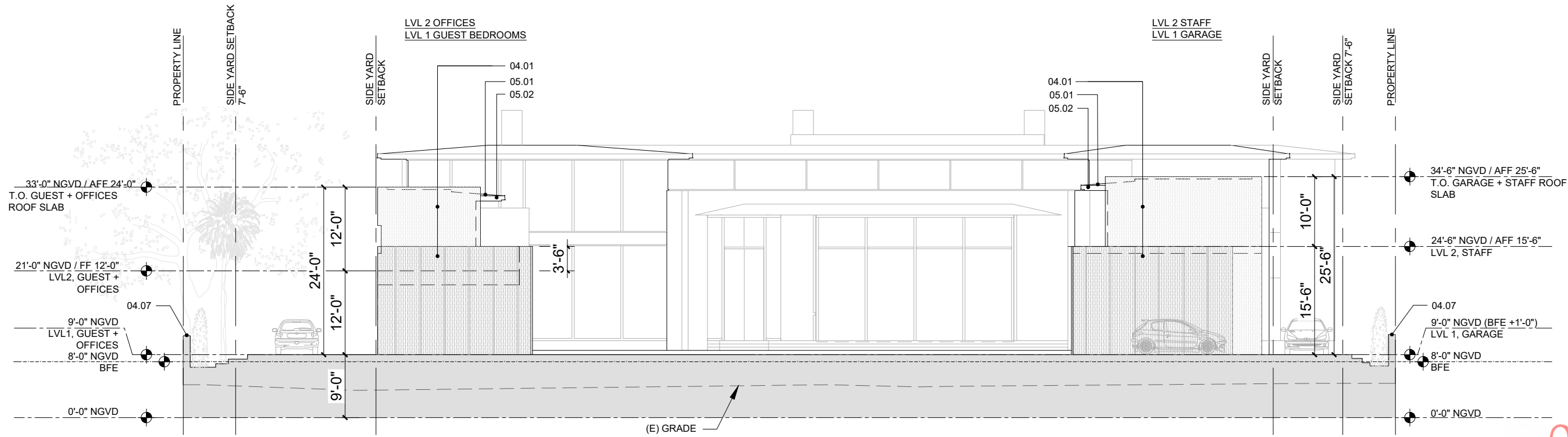
- KEYNOTES
- 04.01 STONE-CLAD WALL, STN-1
 - 04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
 - 05.01 METAL ROOF, MTL-1
 - 05.02 METAL FASCIA, MTL-1
 - 05.03 METAL SCREEN, MTL-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1

ARCHITECT OF RECORD

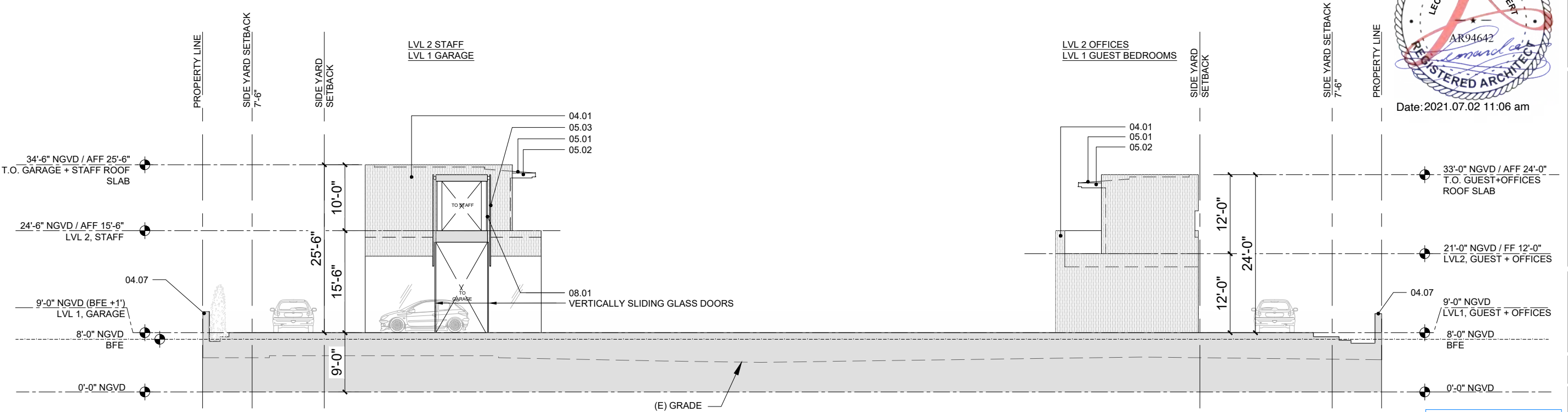
500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 778-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

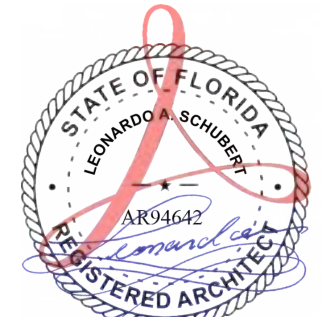
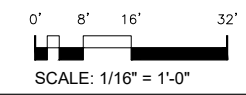
MEM Architecture
601 MONTGOMERY ST.
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SAN FRANCISCO, CA 94111
T: 415.421.9000
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2 EXTERIOR BUILDING ELEVATION - GARAGE-STAFF & GUEST-OFFICES, EAST
1" = 1/16"



1 EXTERIOR BUILDING ELEVATION - GARAGE-STAFF & GUEST-OFFICES, WEST
1" = 1/16"



Date: 2021.07.02 11:06 am

PROPOSED EXTERIOR
BUILDING ELEVATIONS

PREPARED FOR:
5800 NORTH BAY LLC

PROJECT TITLE:
5800 NORTH BAY
RESIDENCE

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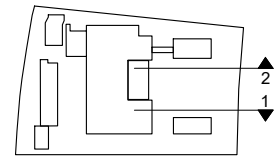
DATE:
07-05-2021

PROJECT No:

SHEET NO.
A304

FINAL SUBMITTAL
JULY 5, 2021

KEYPLAN



KEYNOTES

- 04.01 STONE-CLAD WALL, STN-1
- 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
- 05.01 METAL ROOF, MTL-1
- 05.02 METAL FASCIA, MTL-1
- 05.03 METAL SCREEN, MTL-1
- 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1

ARCHITECT OF RECORD

500 SE 11th Court
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Leonardo Schubert
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DESIGN ARCHITECT

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PROPOSED EXTERIOR BUILDING ELEVATIONS

SHEET TITLE:

PREPARED FOR:
5800 NORTH BAY LLC

9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:
5800 NORTH BAY RESIDENCE

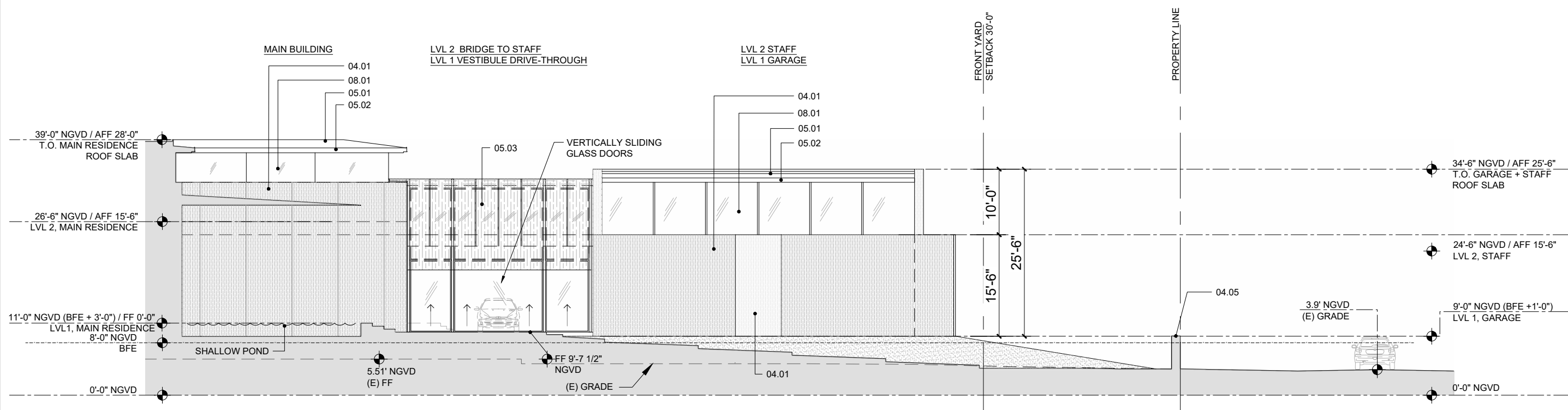
5800 NORTH BAY ROAD
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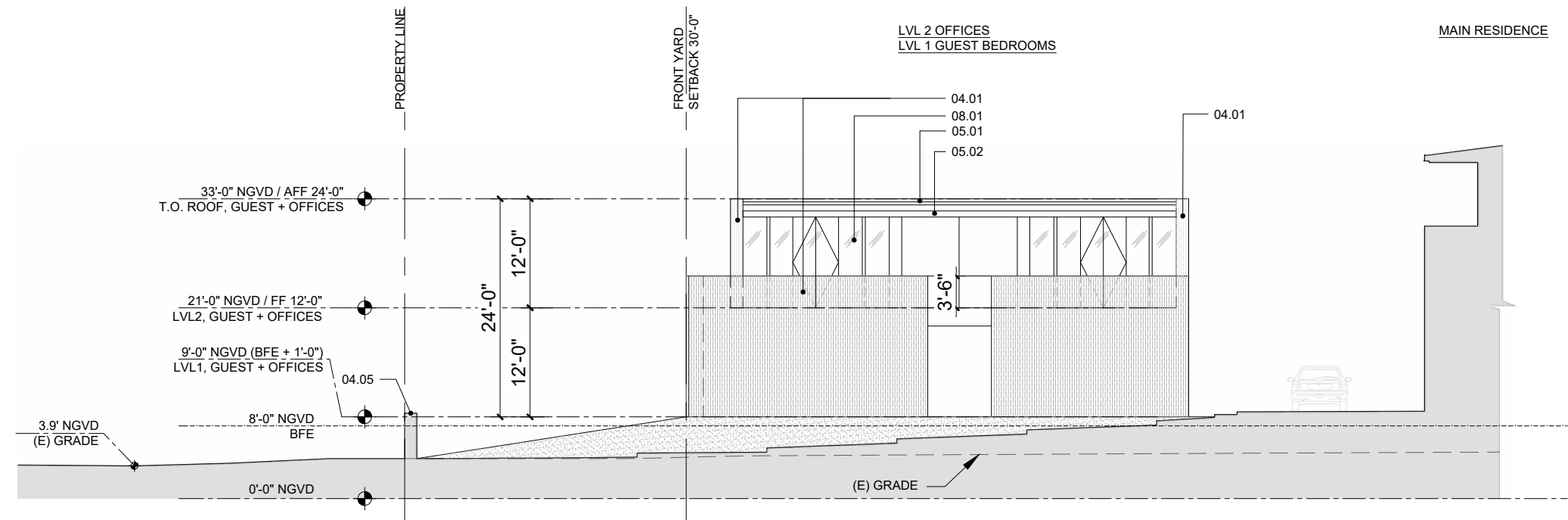
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PROJECT No:

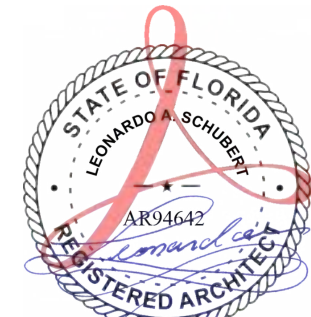
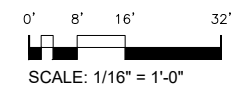
SHEET No.
A305



2 EXTERIOR BUILDING ELEVATION - SOUTH GARAGE / STAFF
1" = 1/16"



1 EXTERIOR BUILDING ELEVATION - NORTH GUEST / OFFICES
1" = 1/16"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
JULY 5, 2021

- KEYNOTES
- 04.01 STONE-CLAD WALL, STN-1
 - 04.08 STONE-CLAD KITCHEN COUNTER
 - 06.02 ROOF / SHADE STRUCTURE, WD-1
 - 06.03 MOVEABLE SCREEN, WD-1
 - 06.04 DOOR, WD-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1

ARCHITECT OF RECORD

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PROPOSED EXTERIOR BUILDING ELEVATIONS

Date: 2021.07.02 11:06 am

PREPARED FOR:

5800 NORTH BAY LLC

9130 SOUTH DAELAND BLVD
SUITE 1609
MIAMI, FL 33156

PROJECT TITLE:

5800 NORTH BAY RESIDENCE

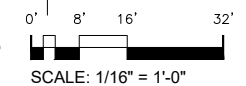
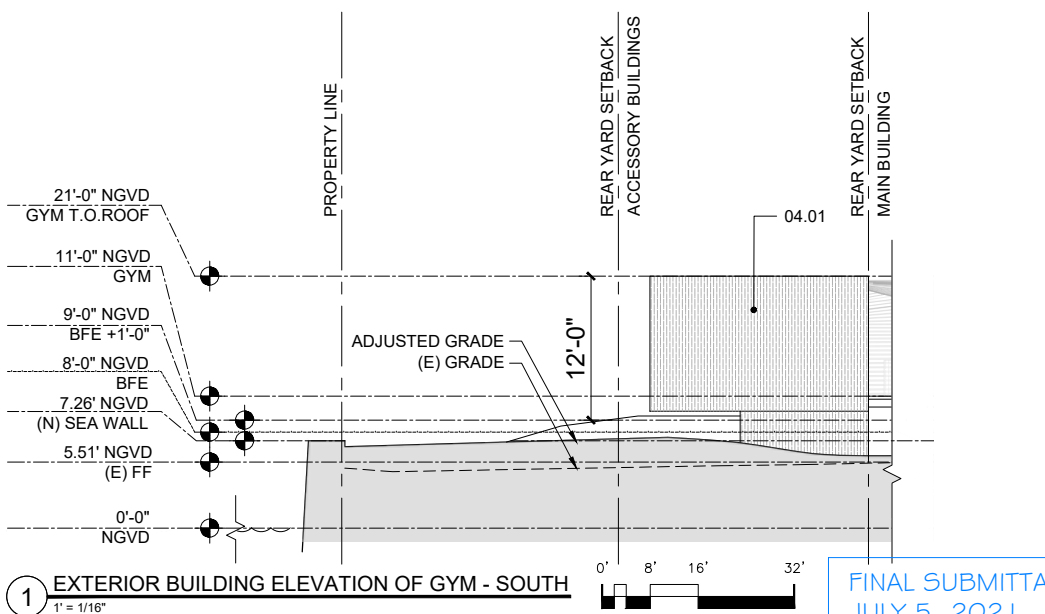
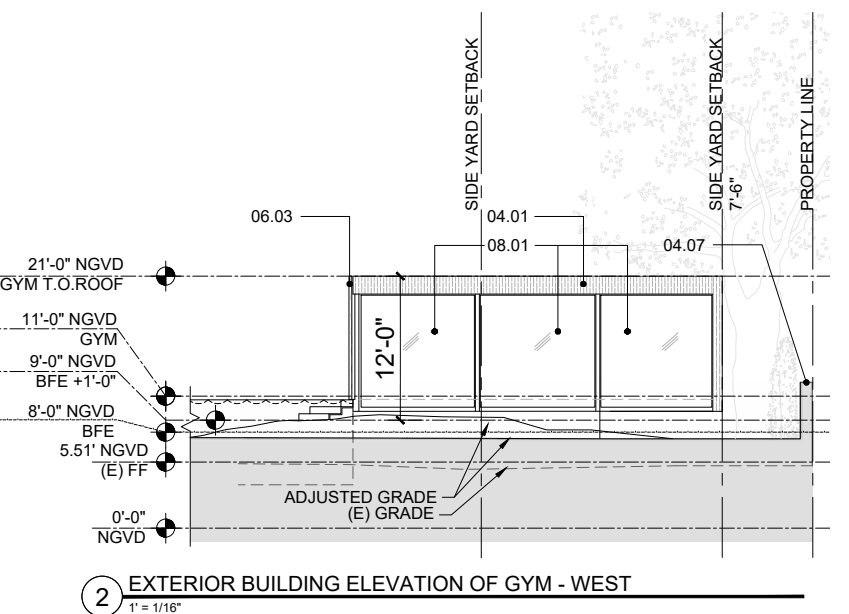
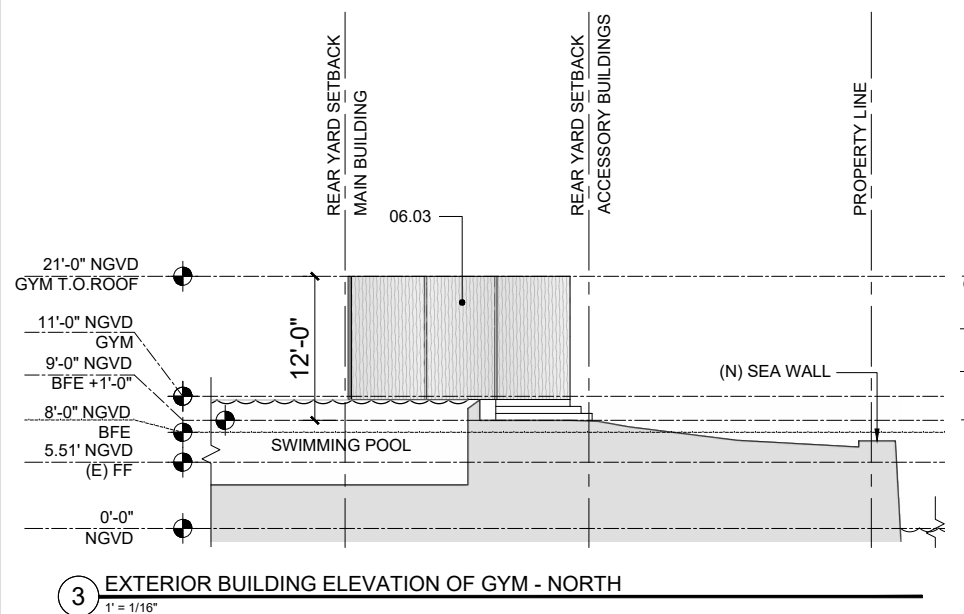
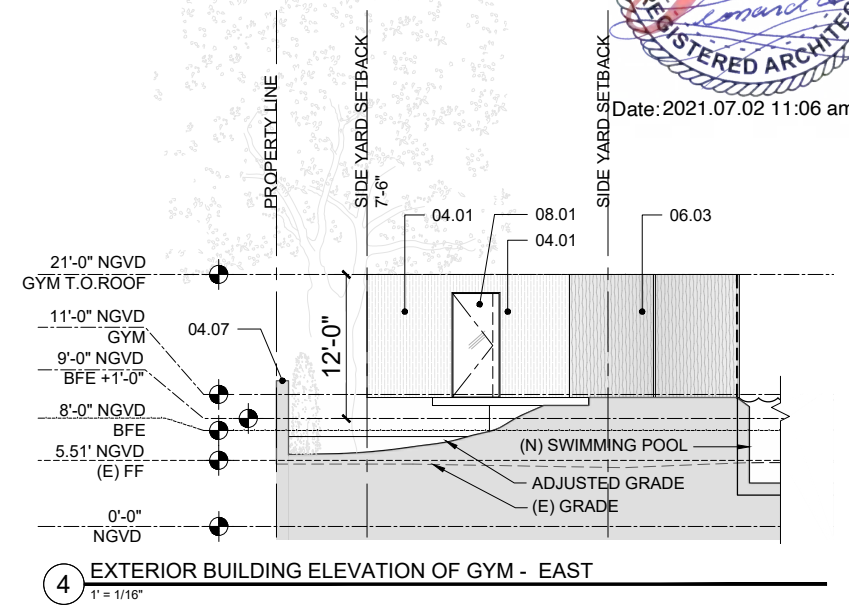
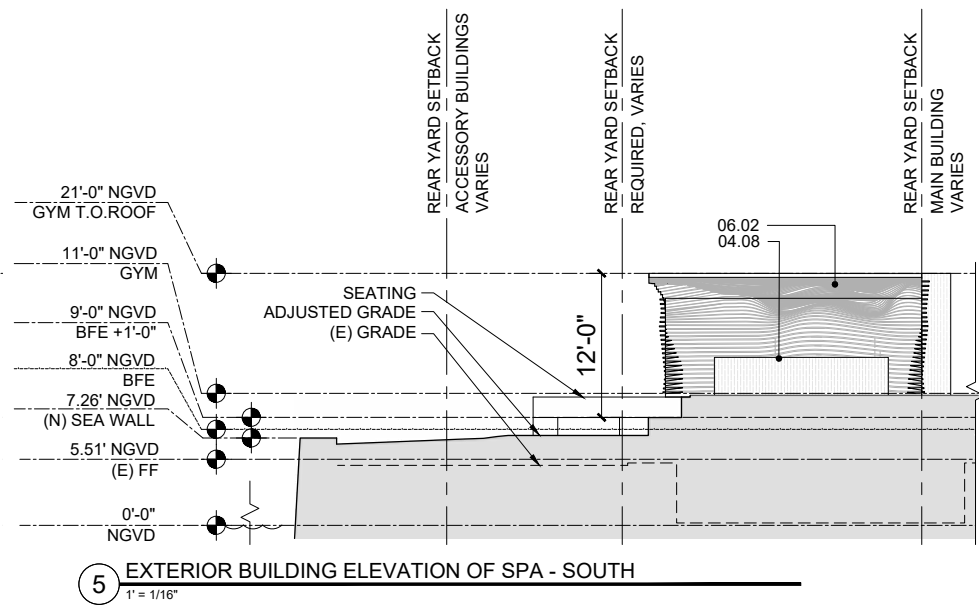
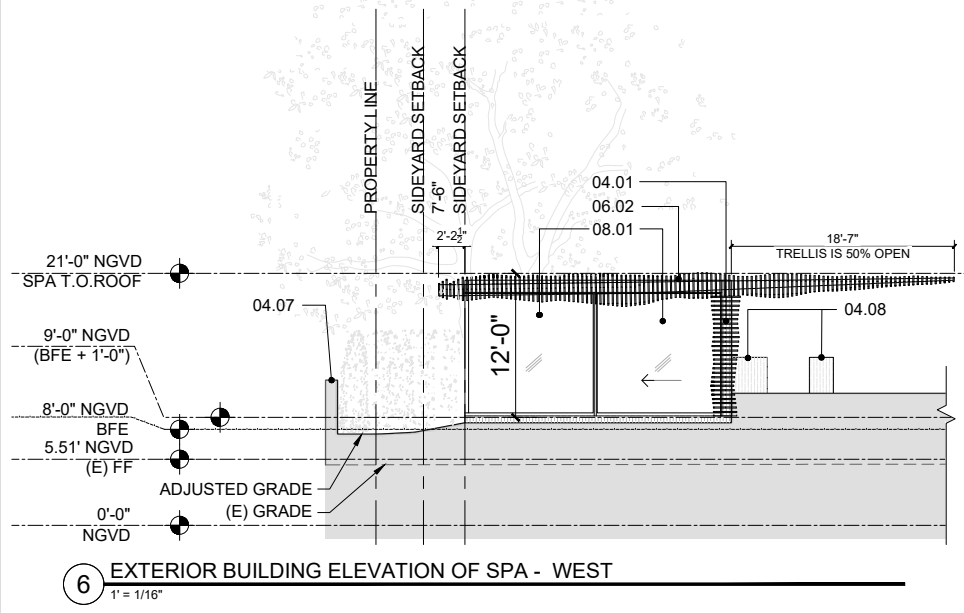
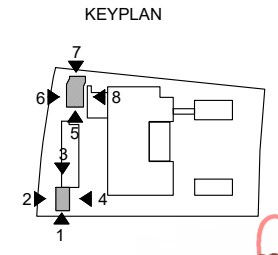
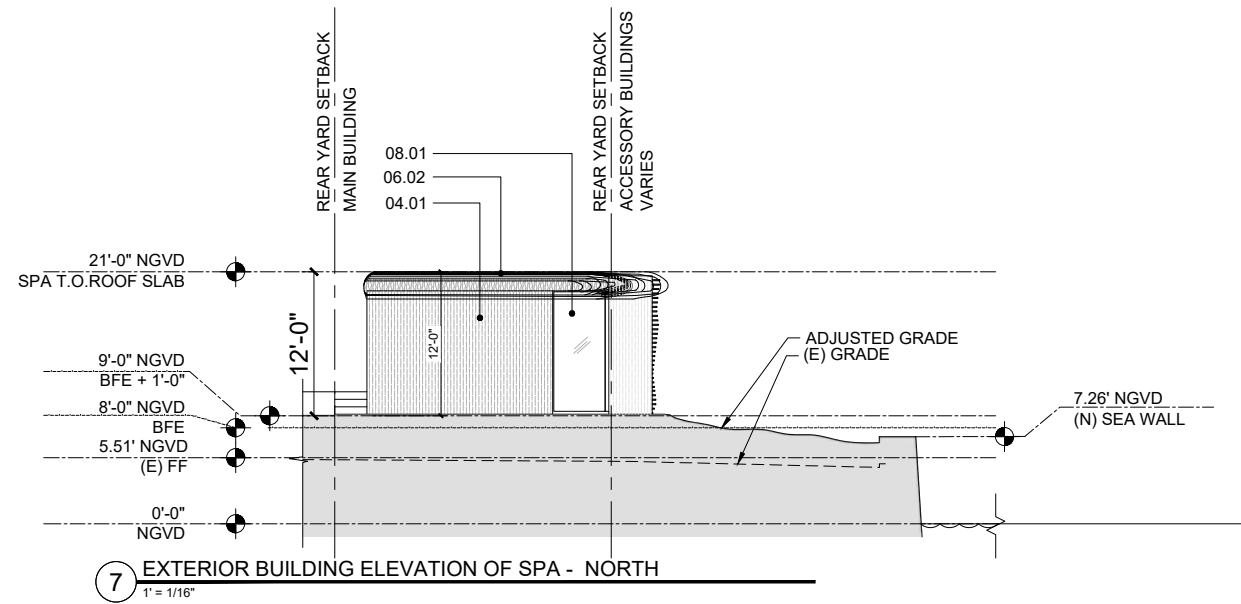
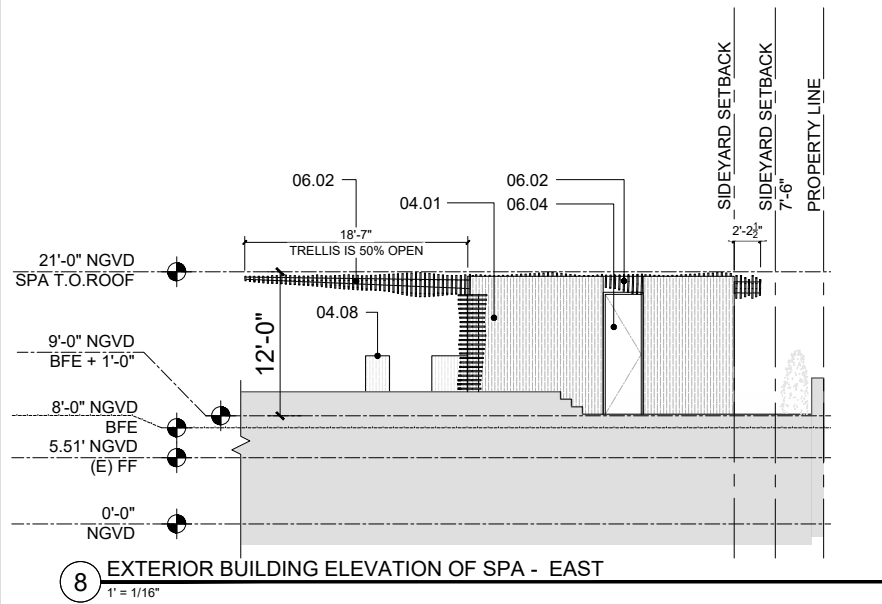
5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140

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DATE:
07-05-2021

PROJECT No:

SHEET NO.
A306

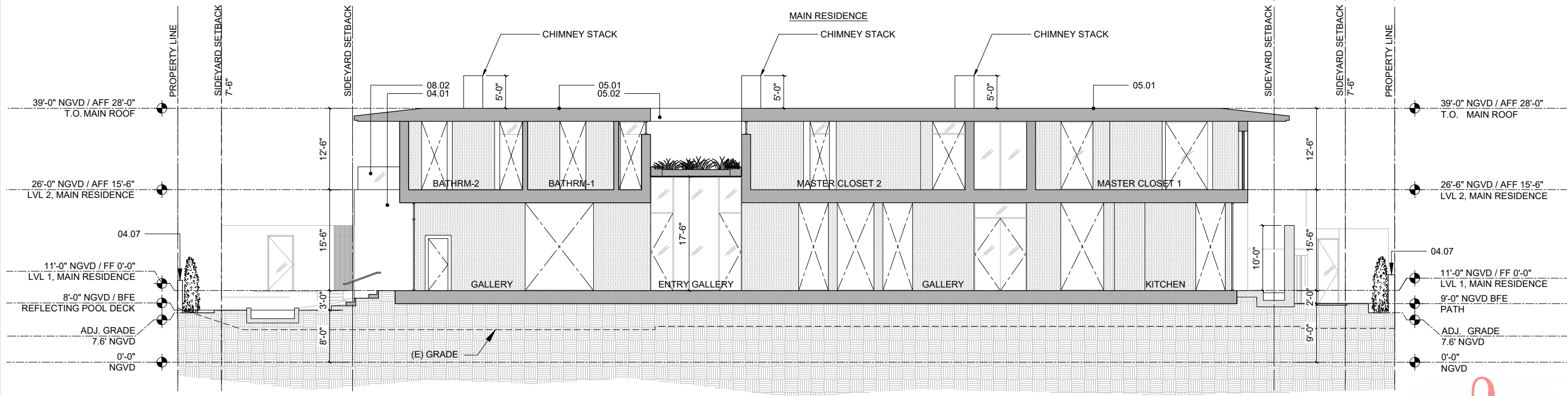
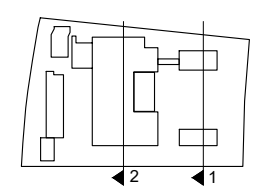


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JULY 5, 2021

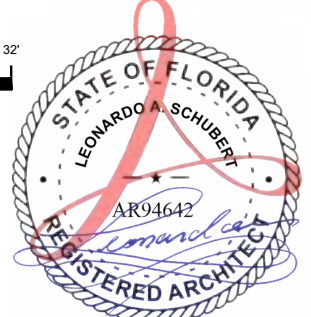
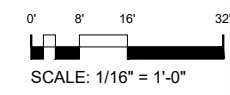
KEYNOTES

- 04.01 STONE-CLAD WALL, STN-1
- 04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
- 05.01 METAL ROOF, MTL-1
- 05.02 METAL FASCIA, MTL-1
- 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
- 08.02 GLASS GUARDRAIL, GL-1
- 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.

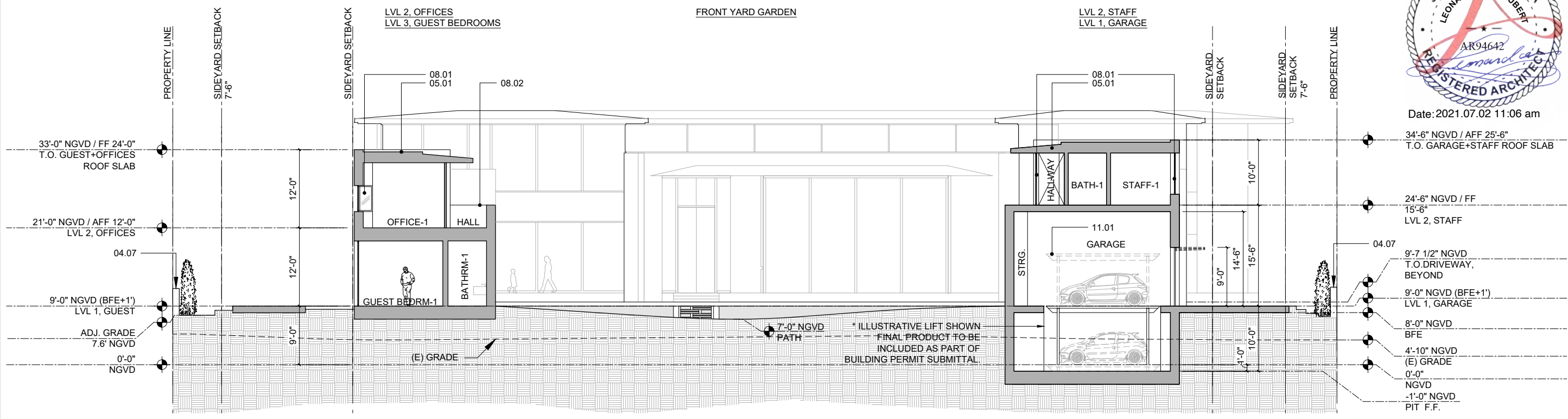
KEYPLAN



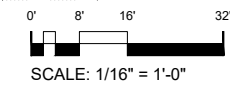
2 NORTH - SOUTH SITE & BUILDING SECTION
 1" = 1/16"



Date: 2021.07.02 11:06 am

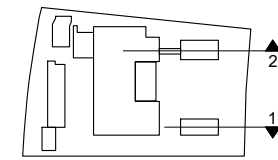


1 NORTH - SOUTH SITE & BUILDING SECTION
 1" = 1/16"



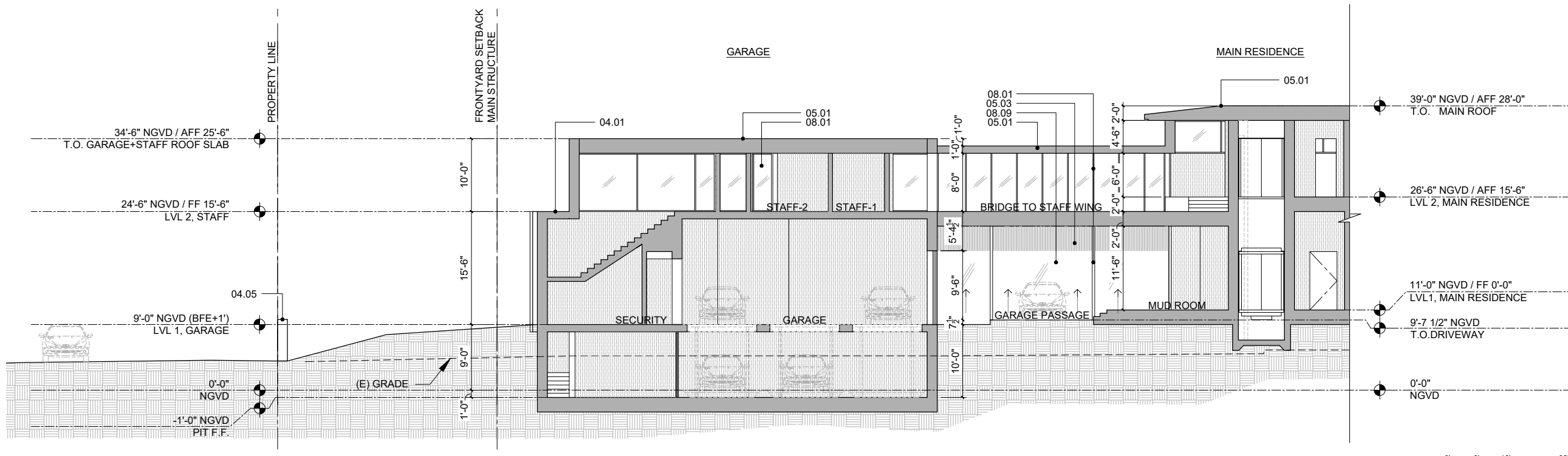
FINAL SUBMITTAL
 JULY 5, 2021

KEYPLAN

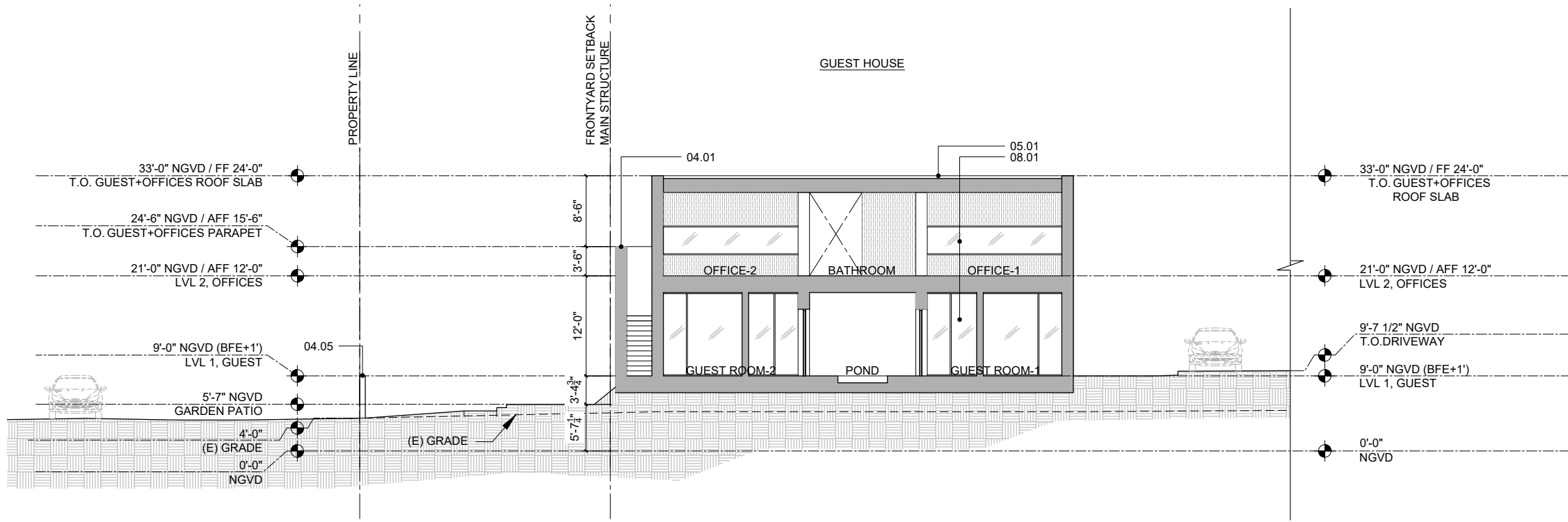
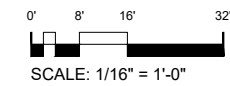


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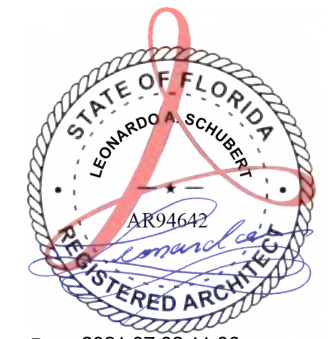
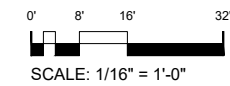
- 04.01 STONE-CLAD WALL, STN-1
- 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
- 05.01 METAL ROOF, MTL-1
- 05.03 METAL SCREEN, MTL-1
- 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
- 08.09 GUILLOTINE VERTICALLY SLIDING GLASS DOORS, GL-1



2 EAST - WEST SITE & BUILDING SECTION
 1" = 1/16"

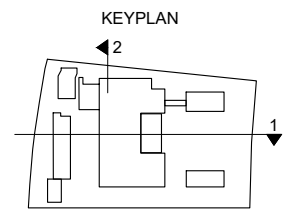


1 EAST - WEST SITE & BUILDING SECTION
 1" = 1/16"

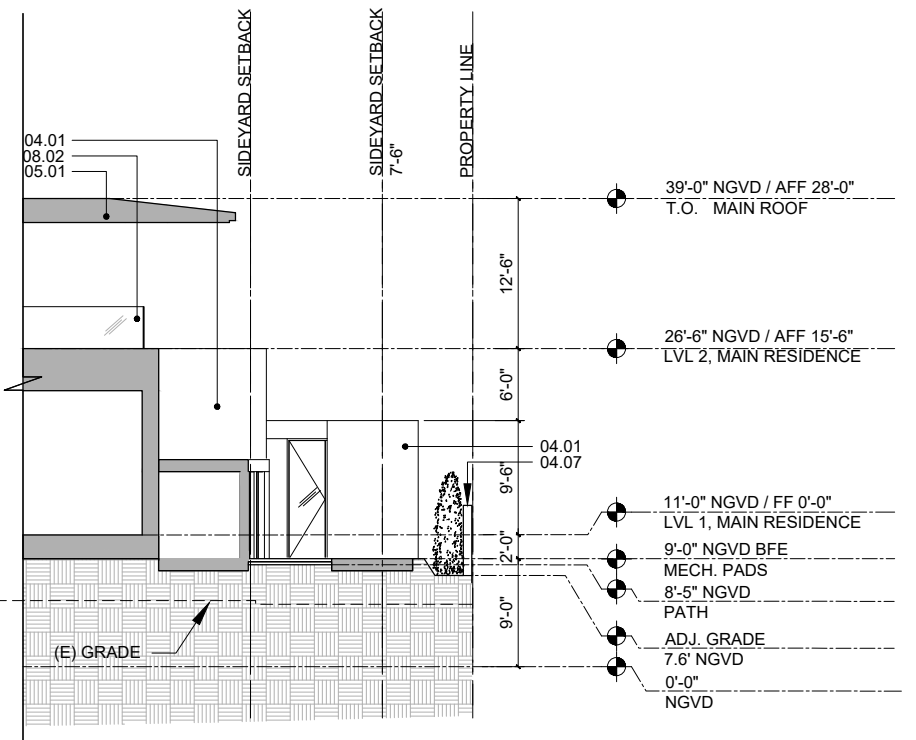


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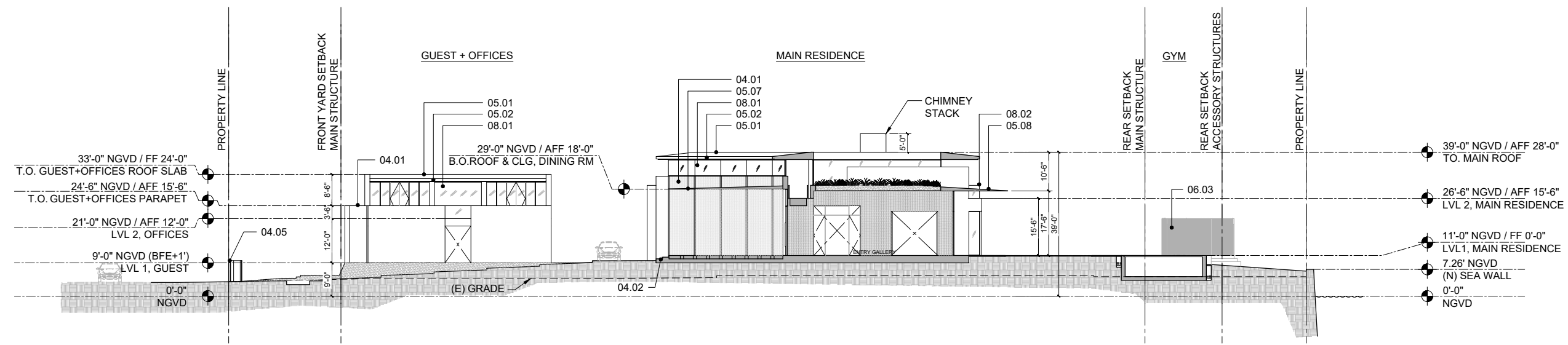
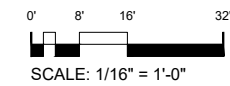
FINAL SUBMITTAL
 JULY 5, 2021



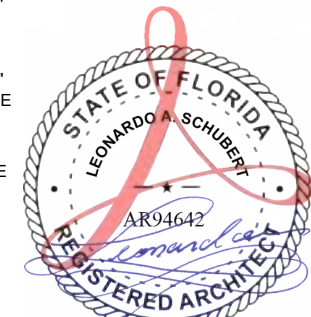
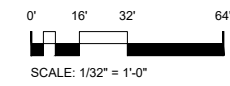
- KEYNOTES
- 04.01 STONE-CLAD WALL, STN-1
 - 04.02 STEPPING STONES, STN-1
 - 04.05 5' HEIGHT FENCE FROM GRADE, STONE-CLAD, STN-1
 - 04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
 - 05.01 METAL ROOF, MTL-1
 - 05.02 METAL FASCIA, MTL-1
 - 05.07 MIRROR POLISHED METAL CEILING, MTL-2
 - 05.08 METAL AWNING, MIRROR POLISHED METAL CEILING, MTL-2
 - 06.03 MOVEABLE SCREEN, WD-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1
 - 08.02 GLASS GUARDRAIL, GL-1



2 NORTH - SOUTH SITE & BUILDING SECTION
 1" = 1/16"

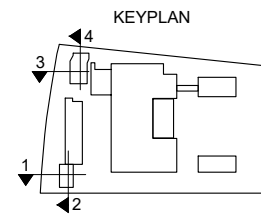


1 EAST - WEST SITE & BUILDING SECTION
 1" = 1/32"



Date: 2021.07.02 11:06 am

FINAL SUBMITTAL
 JULY 5, 2021



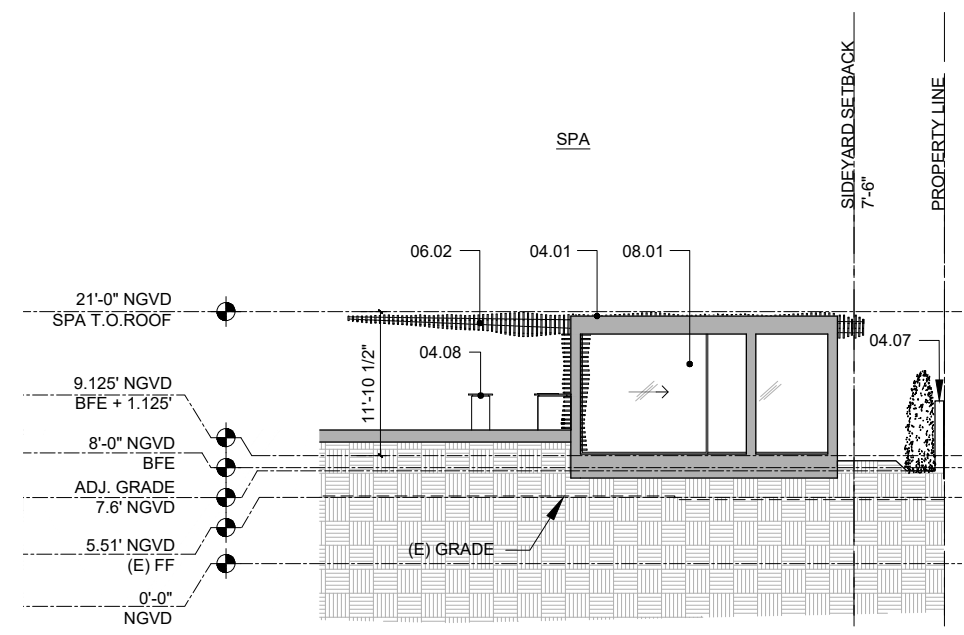
- KEYNOTES**
- 04.01 STONE-CLAD WALL, STN-1
 - 04.07 7' HEIGHT FENCE WALL FROM GRADE, STUCCO-1
 - 04.08 STONE-CLAD KITCHEN COUNTER
 - 06.02 ROOF / SHADE STRUCTURE, WD-1
 - 06.03 MOVEABLE SCREEN, WD-1
 - 08.01 METAL WINDOW/DOOR SYSTEM, WDS-1, GL-1

ARCHITECT OF RECORD

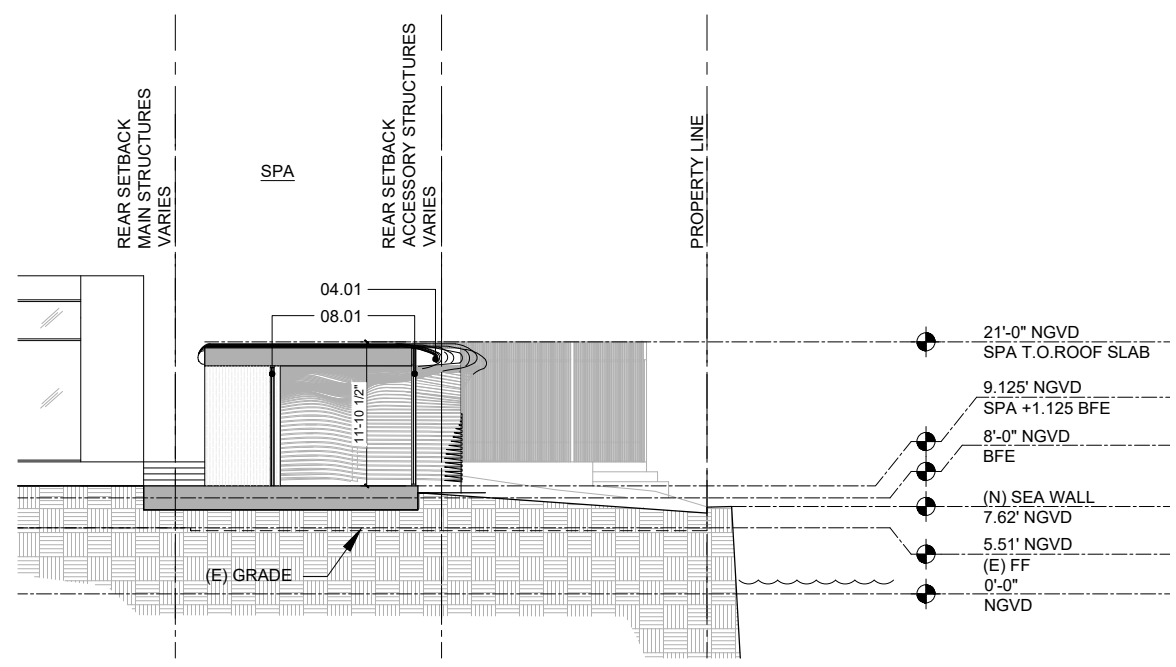
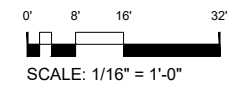
500 SE 11th Court
Fort Lauderdale, Florida 33316
Tel: (954) 523-9609
Fax: (954) 779-7207
Leonardo Schubert
Florida License No. AR94642

DESIGN ARCHITECT

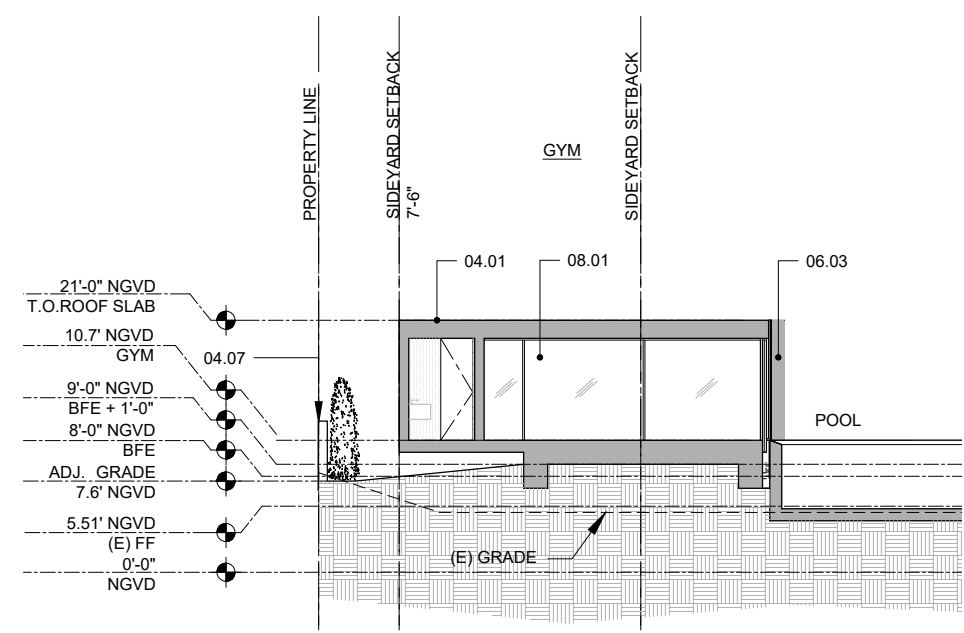
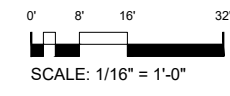
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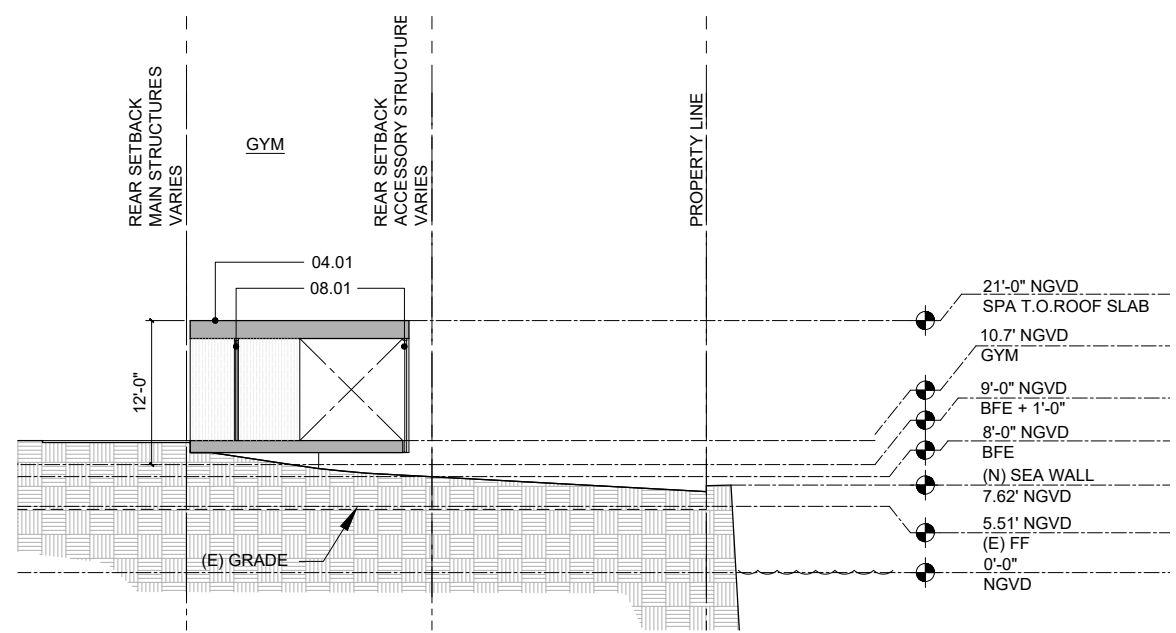
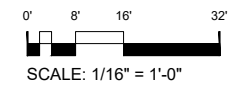
4 NORTH - SOUTH SITE & BUILDING SECTION AT SPA
1" = 1/16"



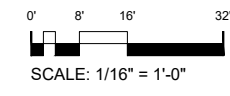
3 EAST - WEST SITE & BUILDING SECTION AT SPA
1" = 1/16"



2 NORTH - SOUTH SITE & BUILDING SECTION AT GYM
1" = 1/16"



1 EAST - WEST SITE & BUILDING SECTION AT GYM
1" = 1/16"



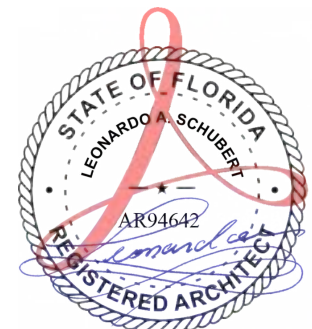
PROPOSED BUILDING SECTIONS

PREPARED FOR:
5800 NORTH BAY LLC

PROJECT TITLE:
5800 NORTH BAY RESIDENCE

9130 SOUTH DADELAND BLVD
SUITE 1609
MIAMI, FL 33156

5800 NORTH BAY ROAD
MIAMI BEACH, FL 33140



Date: 2021.07.02 11:06 am

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DATE:
07-05-2021

PROJECT No:

SHEET NO.
A404

FINAL SUBMITTAL
JULY 5, 2021

