

SCOPE OF WORK:

1. NEW GAZEBO ADDITION-PROPOSAL
2. NEW JACUZZI- PROPOSAL

PROPOSED SITE DATA - 4712NBR

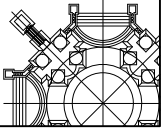
RS-3 SINGLE FAMILY DETACHED

GROSS LOT AREA:		17,067.00 SQ. FT.
PROPOSED LOT COVERAGE:		
ALLOWED	PROPOSED	
(17,067 x 30%) 5,120.10 SQ. FT.	MAIN RESIDENCE..... 6019.21 SQ. FT. PROPOSED GAZEBO..... 39.56 SQ. FT. TOTAL.....6058.77 SQ. FT. 35.50% SQ. FT.	
PROPOSED UNIT SIZE:		
ALLOWED	PROPOSED	
(17,067 x 50.0%) 8,533.50 SQ. FT.	MAIN HOUSE 1ST FLOOR..... 4,515.76 SQ. FT. INCLUDING PROJECTIONS MAIN HOUSE 2ND FLOOR3,538.27 SQ. FT. INCLUDING PROJECTIONS PROPOSED GAZEBO 39.56 SQ. FT. GARAGE DISCOUNT..... -500 SQ. FT. TOTAL..... 7,593.59 SQ. FT. 44.59%	
BUILDING SETBACKS:		
	ALLOWED	EXISTING
FRONT SETBACK:	20'- 0" (WEST)	20'-0" (WEST)
SIDE SETBACK: Property width measured @ 20' front setback 99'-8" x 0.25% = 24'-11")	10'-10" MIN. 16'-3" TOTAL	10'- 11" (NORTH) 21'- 10" (SOUTH)
REAR SETBACK: 15% of lot depth, 20' min., 50' max. Whichever is greater) (155.90'+159.20' / 2) x 15%	23'-7 1/2" (WEST)	29'-4" (WEST)

PROPOSED GAZEBO SETBACKS:		
WATERFRONT SETBACK: (ONE HALF OF REAR SETBACK)	ALLOWED	EXISTING
	11'- 7" MIN. (WEST)	11'- 7" (WEST)
SIDE SETBACK:	7'- 6" MIN.	7'- 8" (SOUTH)
POOL SETBACKS:		
	ALLOWED	EXISTING
REAR SETBACK:	7'- 6" MIN.	11'- 4" (EAST)
SIDE SETBACK:	9'- 0" MIN.	16'- 0" (NORTH)
BUILDING HEIGHT:		
	ALLOWED	EXISTING
HEIGHT	31'-0" from BFE	31'- 0" from BFE
FRONT YARD CALCULATION:		
	ALLOWED	EXISTING
PAVED AREA:	2,020.34 SQ.FT. x 65% = 1,313.22 SQ. FT.	597.27 SQ. FT. (45.48%)
REAR YARD CALCULATION:		
	ALLOWED	EXISTING
PAVED AREA:	2,726.93 SQ. FT. x 30% = 818.08 SQ. FT.	814.44 SQ. FT. (29.87%)
ELEVATION VALUES		
	GRADE ADJUSTED GRADE BASE FLOOR ELEVATION	4.29' NGVD 5.64' NGVD 7.00' NGVD

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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

PROPOSED AREA CALCULATIONS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

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1603-4712

DATE: NOV 07, 2013

DRAWN BY: RS

CHECKED BY: ZJ

SCALE: AS SHOWN

SHEET

A0.05

SCOPE OF WORK:

1. NEW GAZEBO ADDITION-PROPOSAL

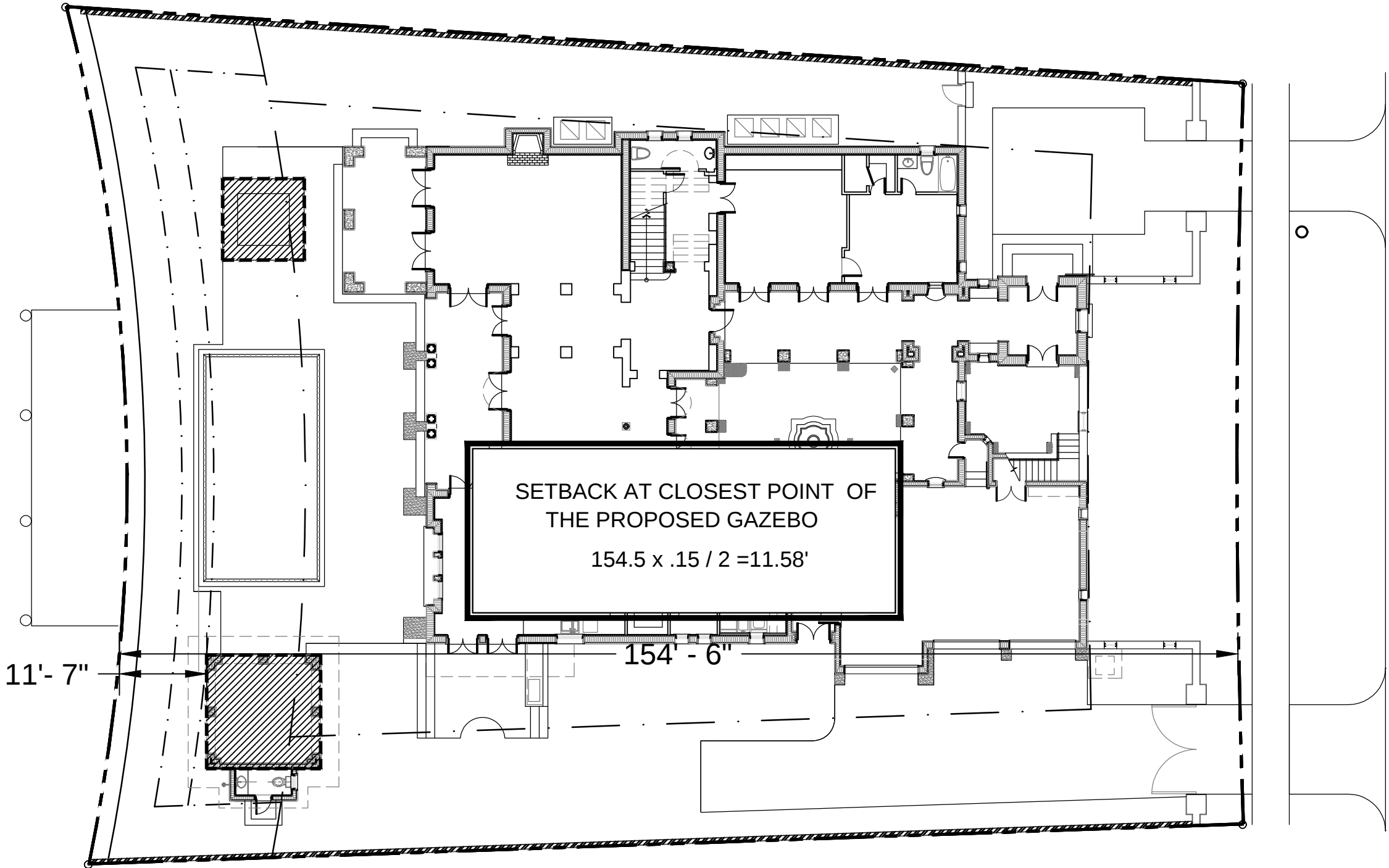
2. NEW JACUZZI- PROPOSAL

ALL STEP DOWNS AND FLOOR ELEVATIONS ARE TO TOP OF CONC. SLAB

ALL FLOOR PLANS DIMENSIONS ARE ROUGH TO ROUGH

SITE LEGEND:

AREA WITHIN THE SCOPE OF THIS PROPOSAL



SETBACK CLOSEST TO GAZEBO DIAGRAM

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



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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

SETBACK CLOSEST TO GAZEBO
DIAGRAM

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION
1	11.21.16	Final Submittal

1603-4712

DATE: NOV 07, 2013

DRAWN BY: RS

CHECKED BY: ZJ

SCALE: AS SHOWN

SHEET

A0.08

SCOPE OF WORK:

1. NEW GAZEBO ADDITION-PROPOSAL

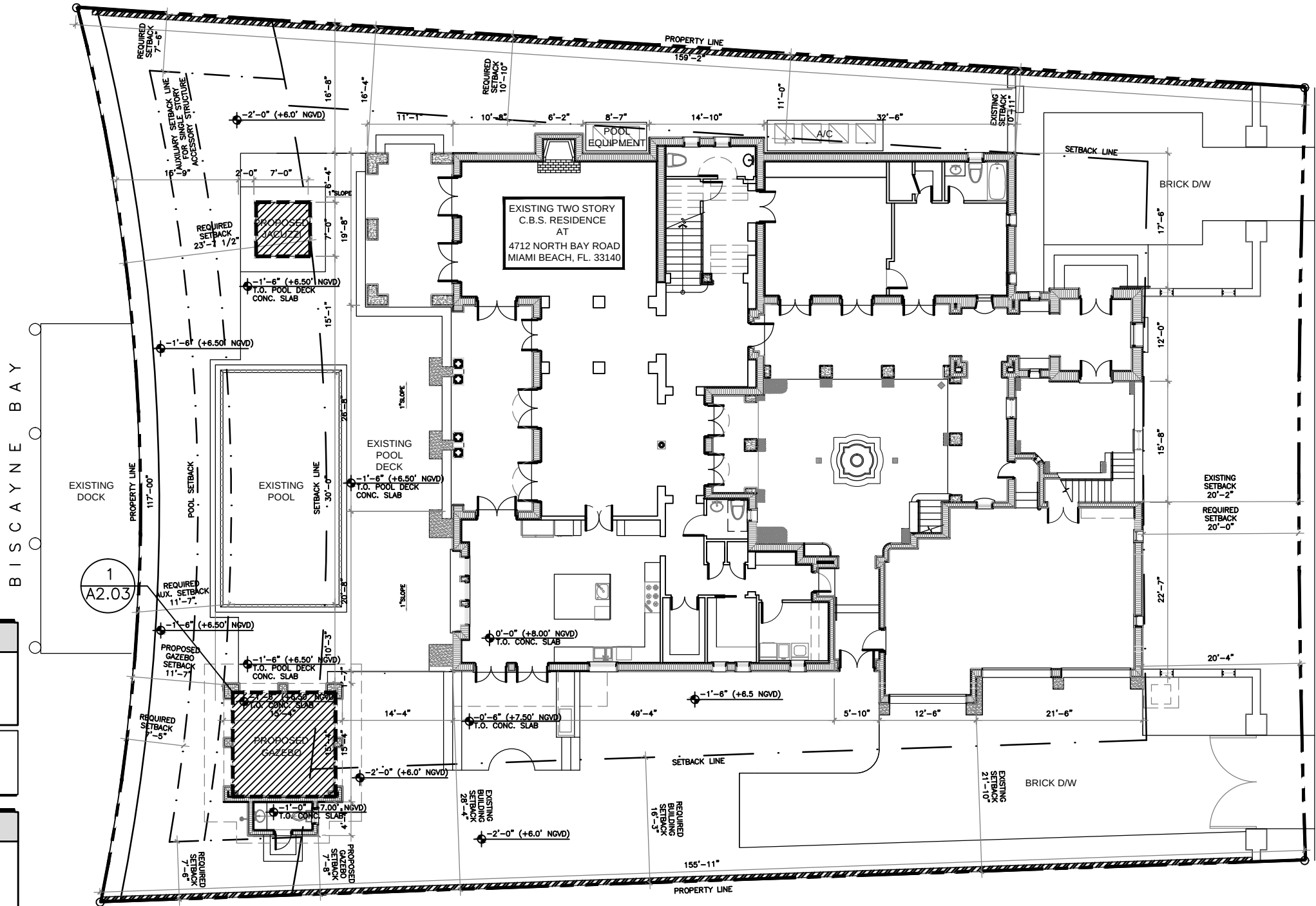
2. NEW JACUZZI- PROPOSAL

ALL STEP DOWNS AND FLOOR ELEVATIONS ARE TO TOP OF CONC. SLAB

ALL FLOOR PLANS DIMENSIONS ARE ROUGH TO ROUGH

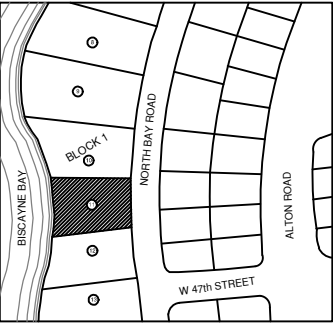
SITE LEGEND:

AREA WITHIN THE SCOPE OF THIS PROPOSAL



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

LEGAL DESCRIPTION:
LOT 11, BLOCK 1 OF NAUTILUS SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
SCALE: N.T.S.

PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
PROPOSED SITE PLAN

LIC. AR8223

REVISIONS

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1603-4712

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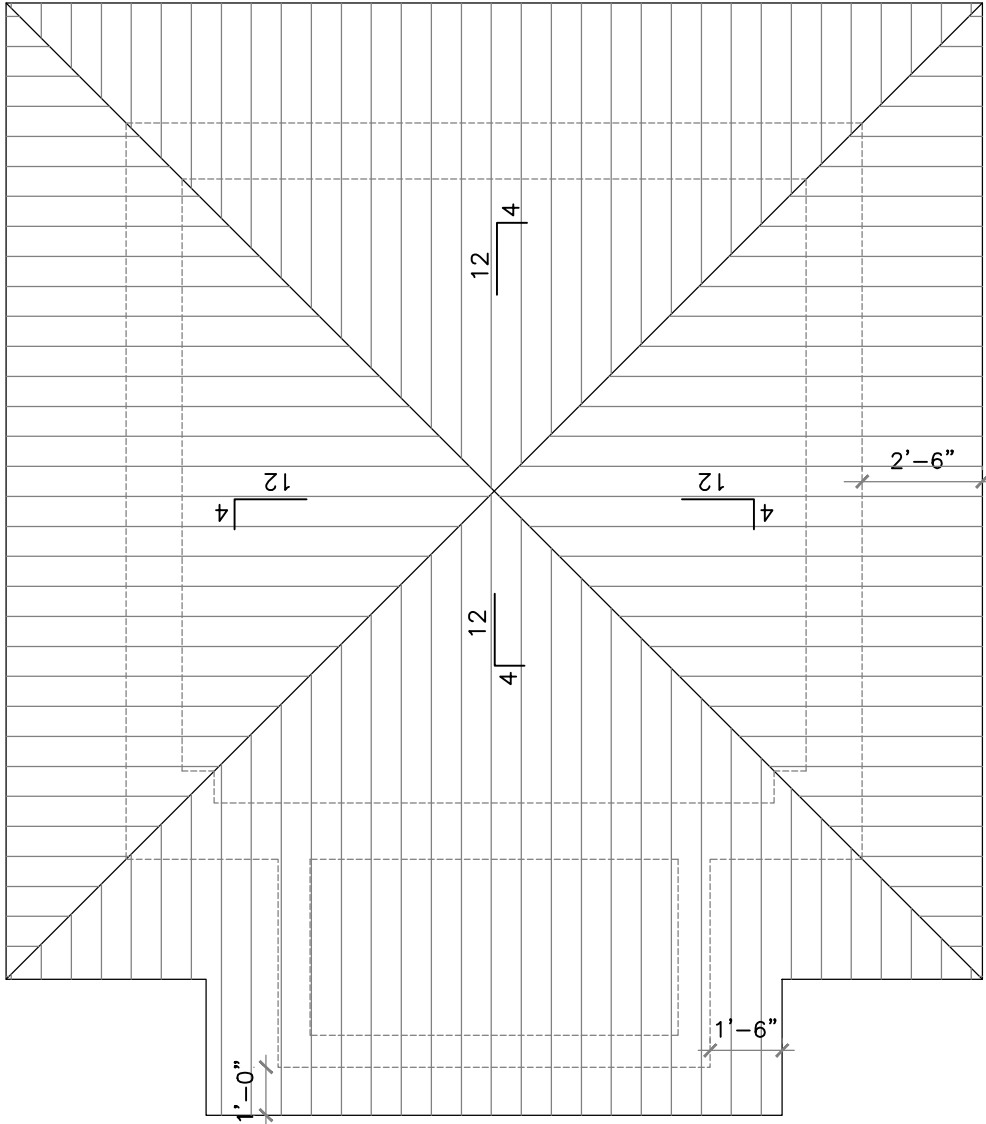
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SHEET

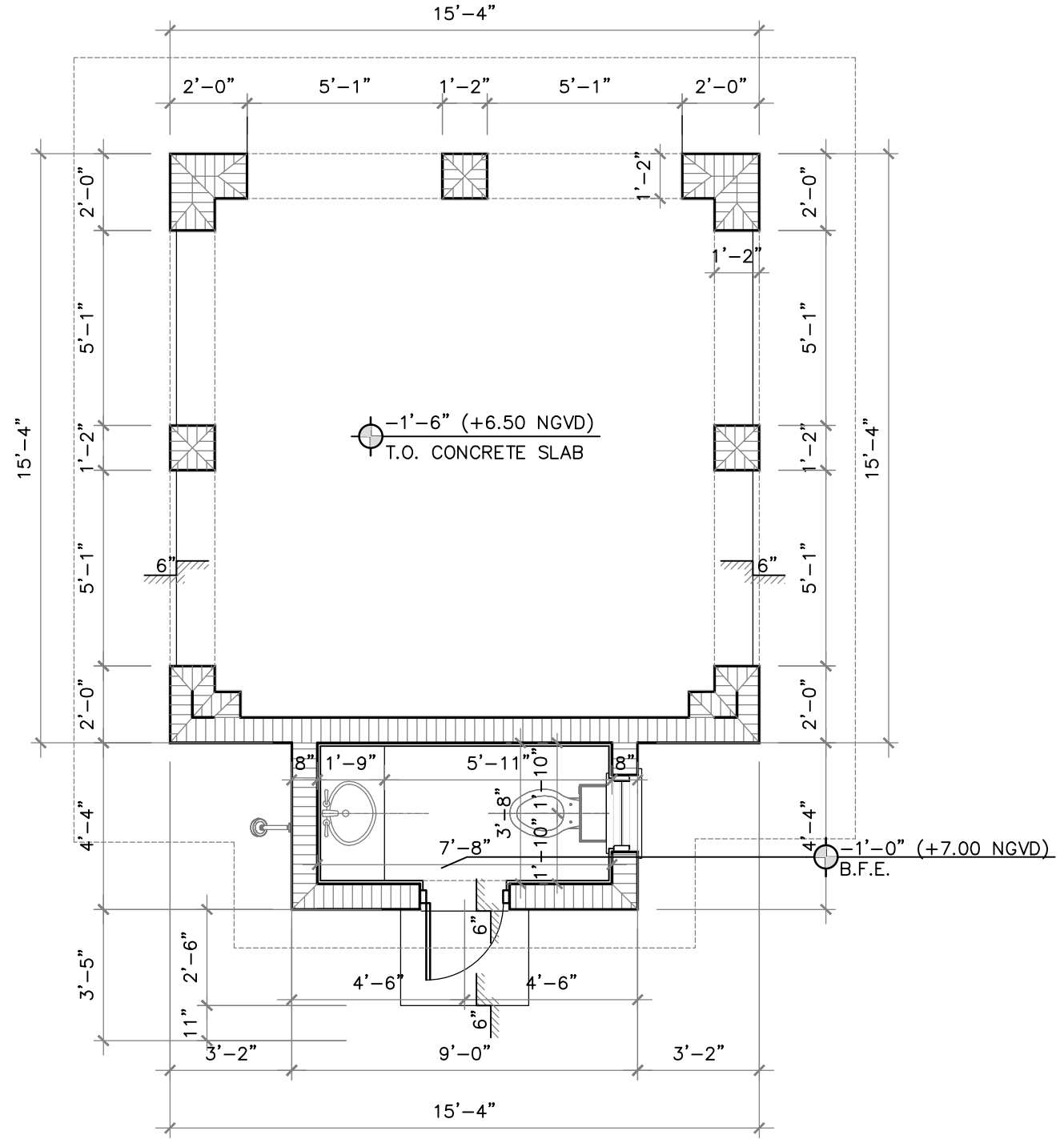
A1.02

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2
A2.03
PROPOSED GAZEBO ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A2.03
PROPOSED GAZEBO FLOOR PLAN
SCALE: 1/4" = 1'-0"

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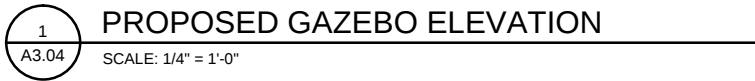
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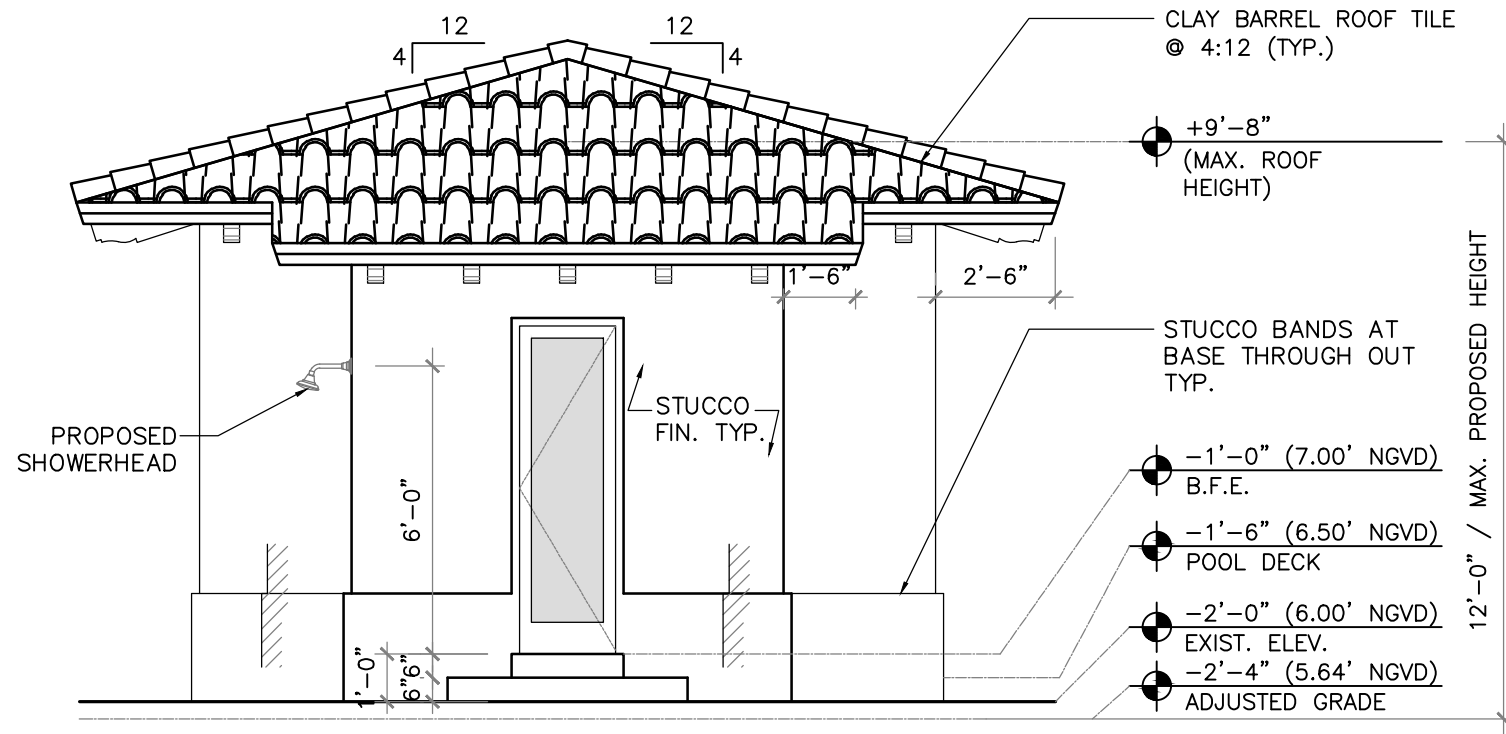
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SCALE:	AS SHOWN

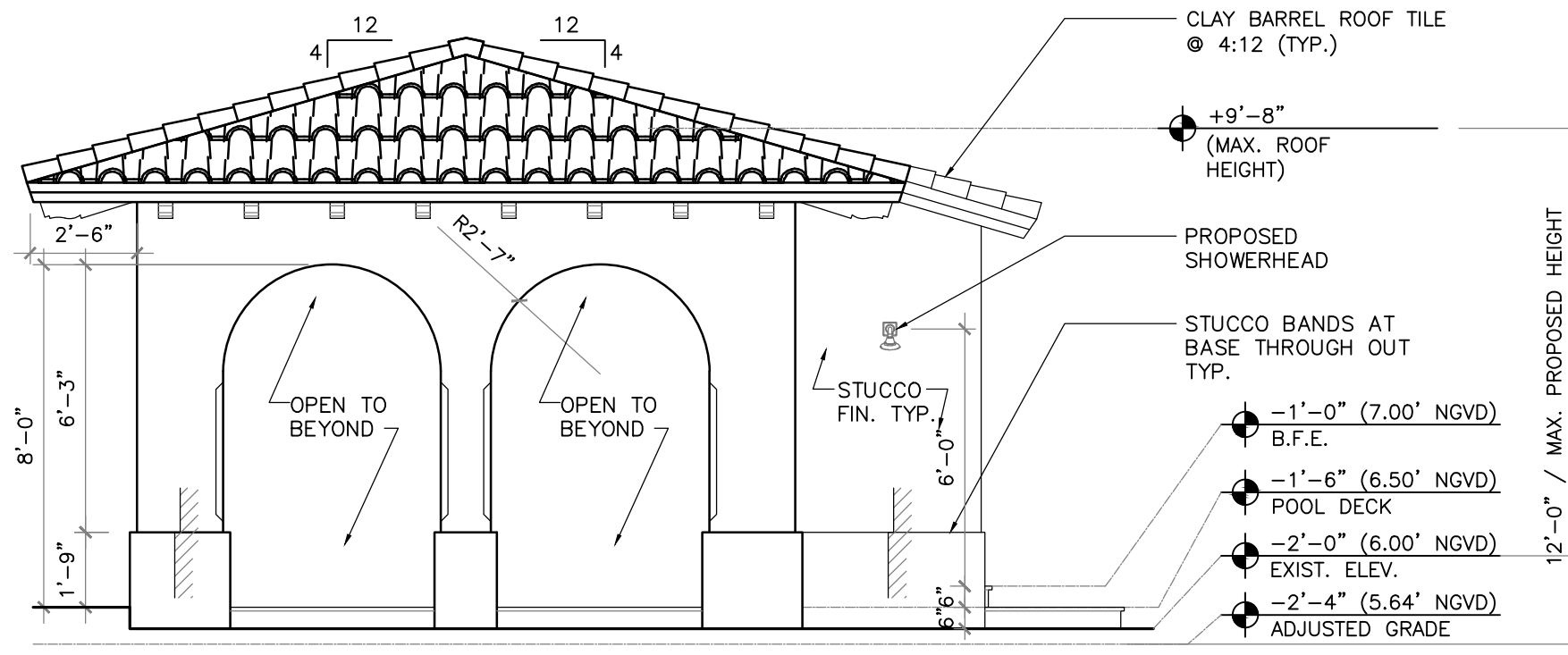
SHEET

A2.04





2
A3.05
PROPOSED GAZEBO ELEVATION
SCALE: 1/4" = 1'-0"



1
A3.05
PROPOSED GAZEBO ELEVATION
SCALE: 1/4" = 1'-0"



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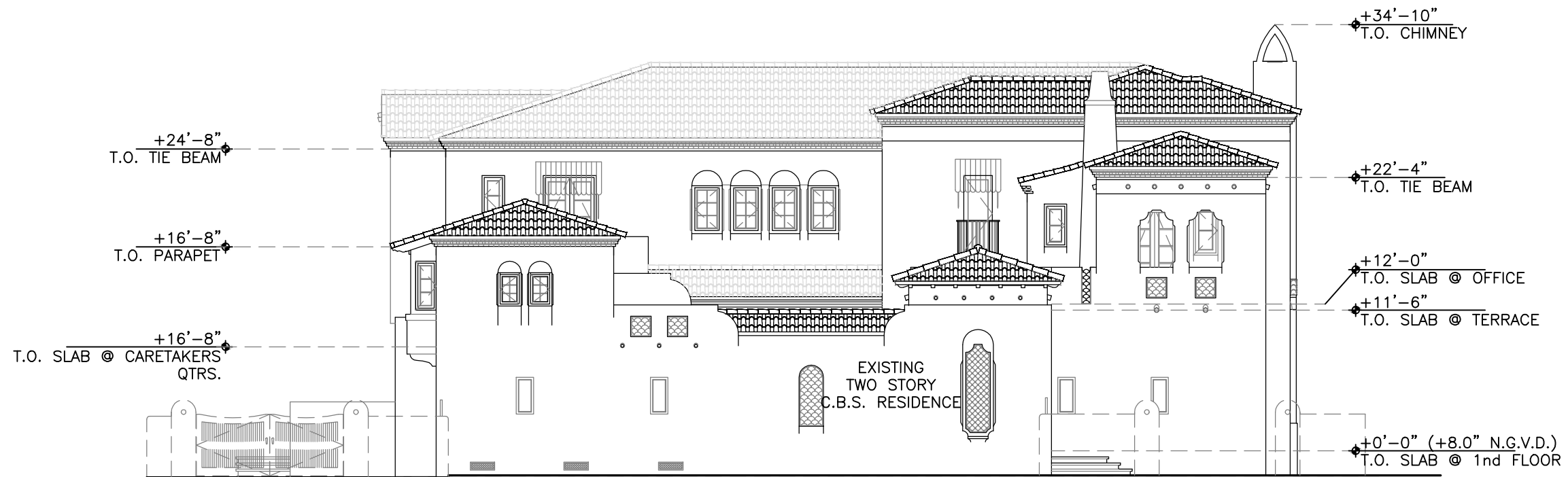
DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

A3.06



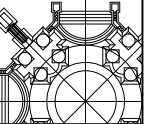
2 PROPOSED EAST ELEVATION
A3.07 SCALE: 3/32" = 1'-0"



1 EXISTING EAST ELEVATION
A3.07 SCALE: 3/32" = 1'-0"

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PROJECT /
SHEET TITLE

4712 NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
EAST EXISTING AND PROPOSED
ELEVATION

LIC. AR8223

REVISIONS

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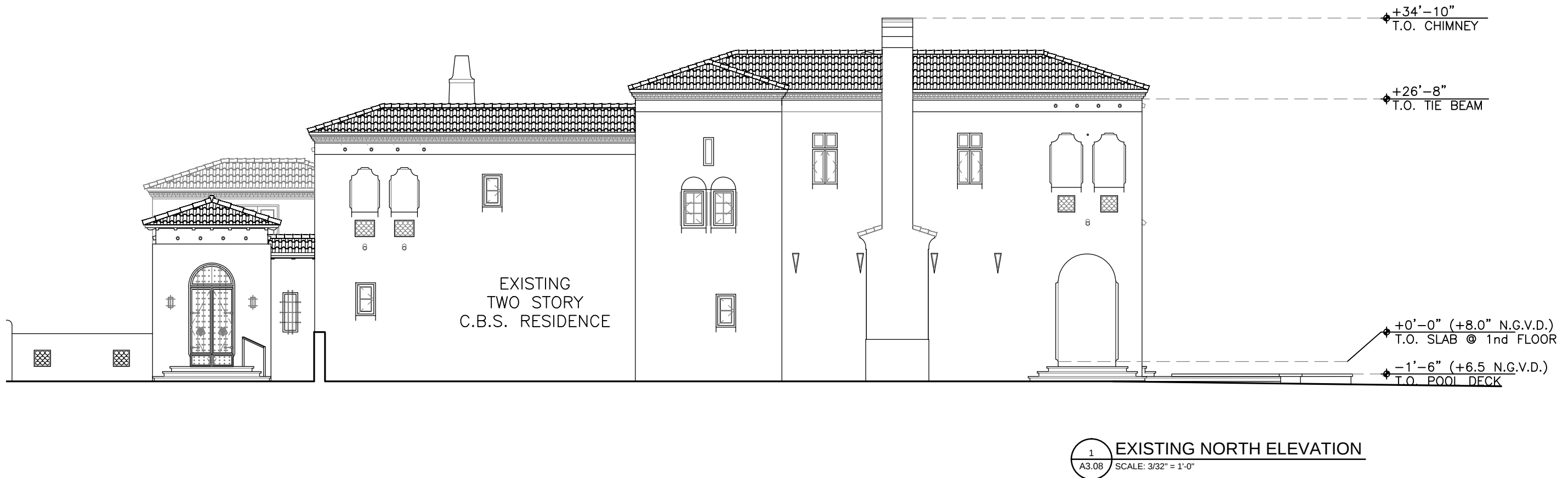
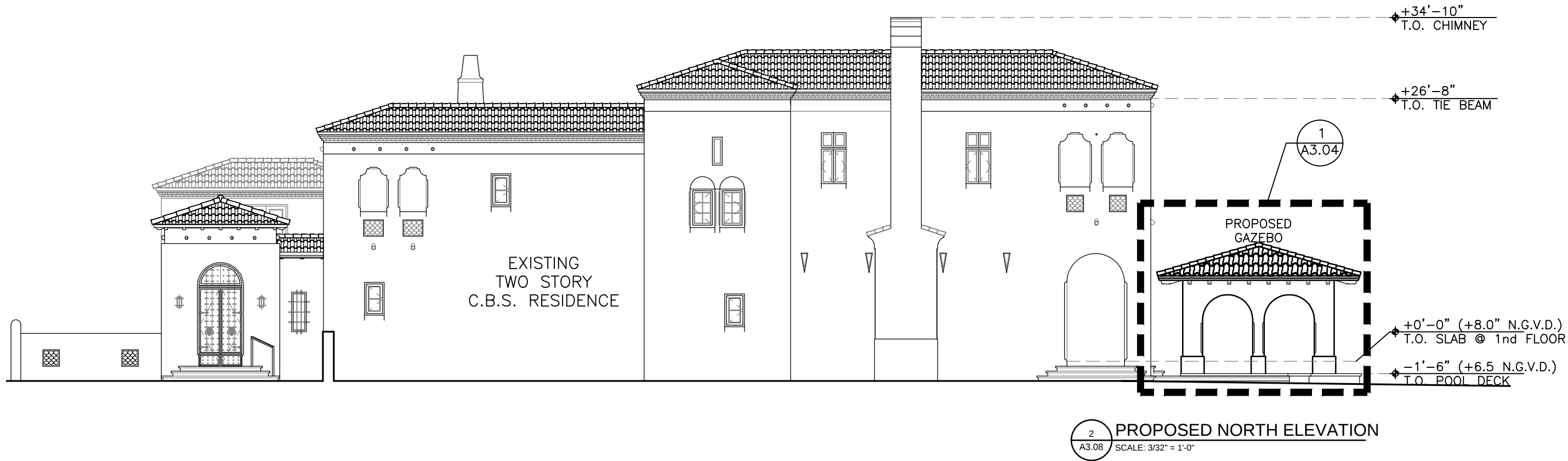
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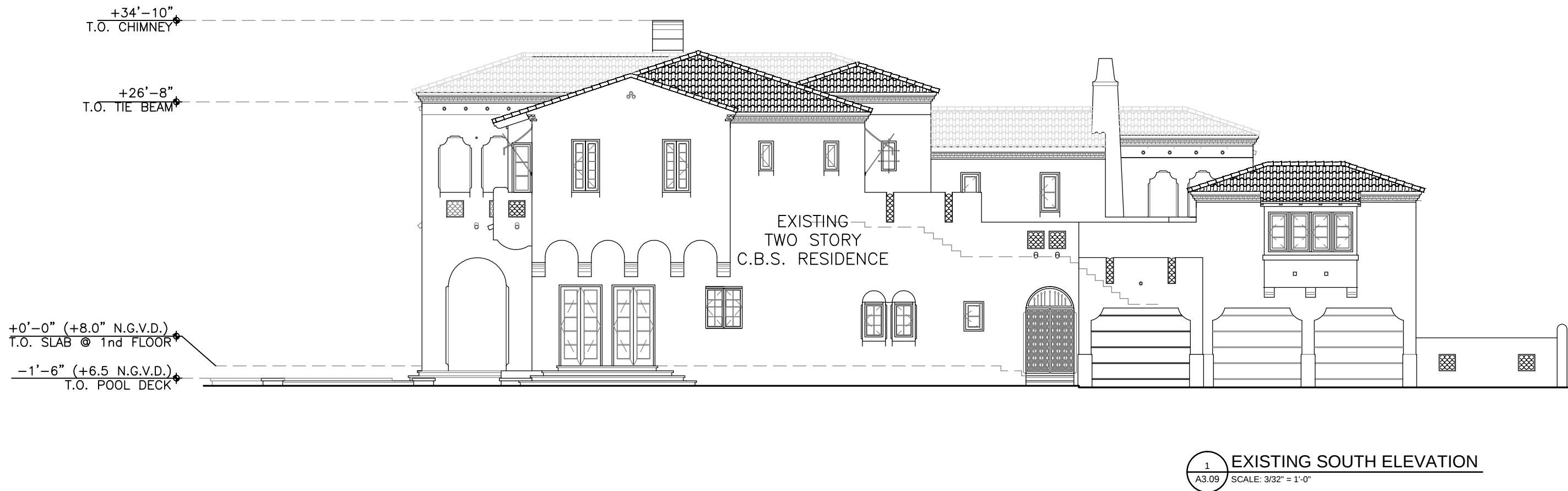
1603-4712

DATE:	NOV 07, 2013
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SCALE:	AS SHOWN

SHEET

A3.07





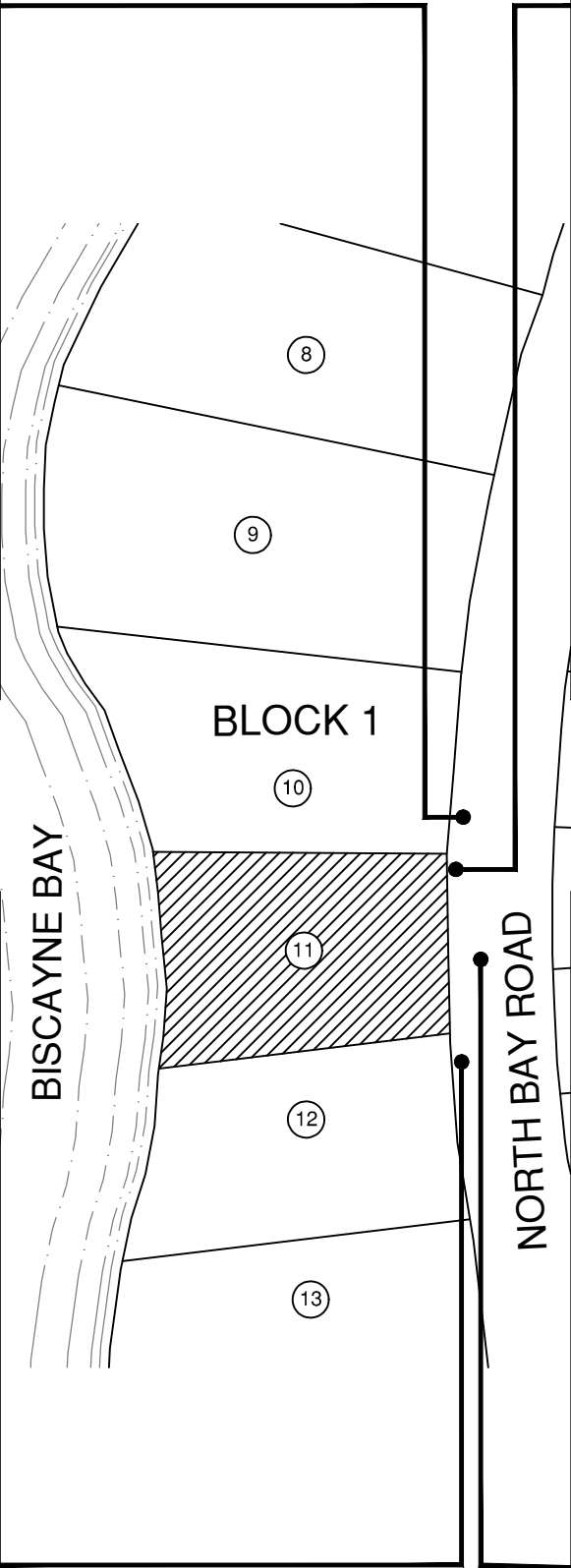
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SCALE:	AS SHOWN

SHEET
A3.09



LOCATION PLAN
SCALE: N.T.S.



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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

SITE IMAGES-EAST VIEW

LIC. AR8223

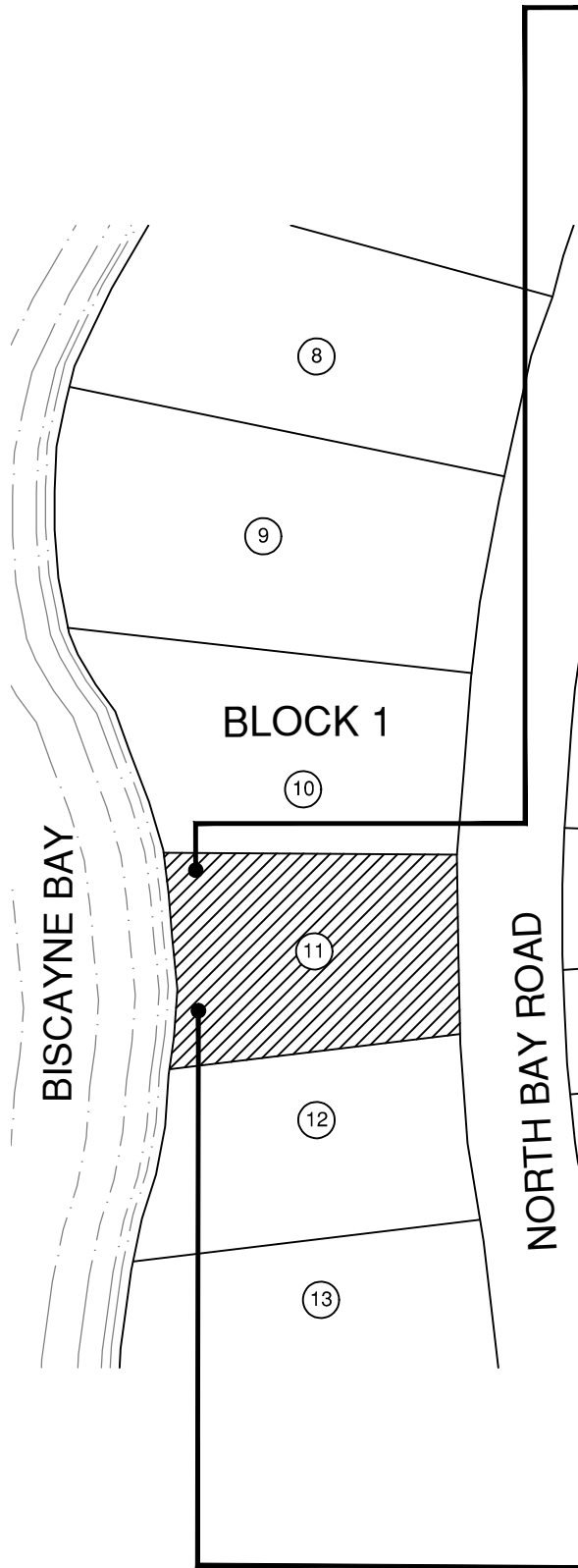
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1603-4712

DATE:	NOV 07, 2013
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SCALE:	AS SHOWN

SHEET

A4.01



LOCATION PLAN
SCALE: N.T.S.



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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
SITE IMAGES-WEST VIEW

LIC. AR8223

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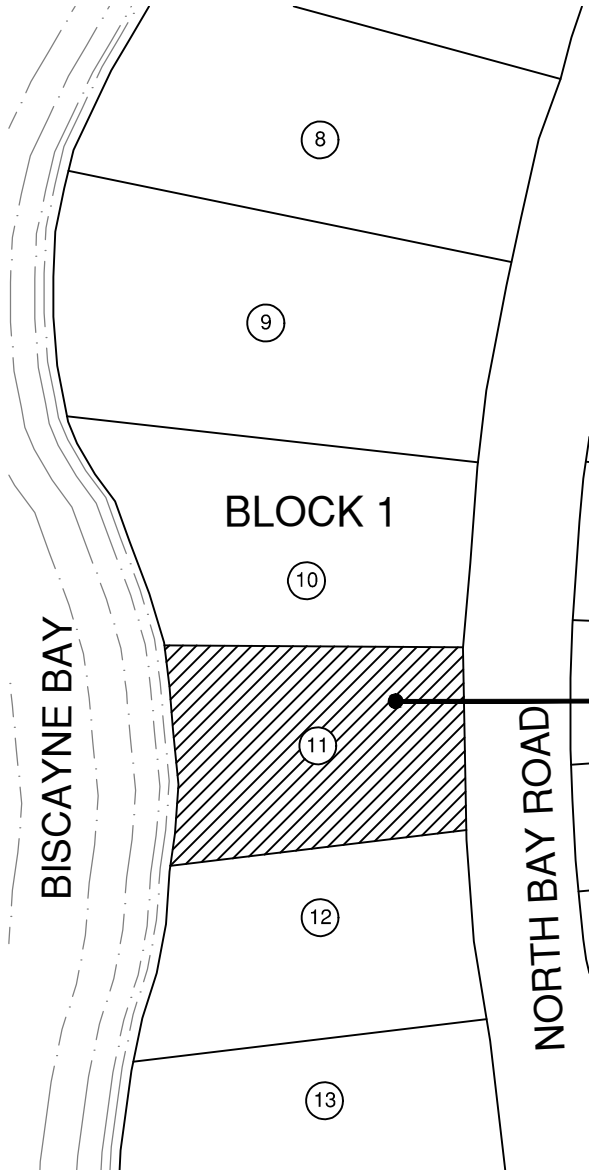
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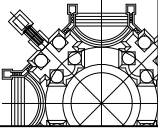
SHEET

A4.02



LOCATION PLAN
SCALE: N.T.S.





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PROJECT / SHEET TITLE

4712 NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
SITE IMAGES-PLAN VIEWS

LIC. AR8223

REVISIONS

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A4.03

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