



4570/4580 NORTH BAY ROAD

F I N A L S E T - D E S I G N R E V I E W B O A R D



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4570/4580 NORTH BAY ROAD
MIAMI BEACH, FL 33140

SITE KEY PLAN / ZONING DATA

COVER COVER SHEET + INDEX
SURVEY SURVEY

LANDSCAPE

LE-1.0 TREE DISPOSITION
LP-1.0 MAIN LEVEL PLANTING PLAN
LP-2.0 SECOND FLOOR PLANTING PLAN
LP-3.0 LS LEGEND / PLANTING PHOTOS
LP-4.0 RENDERINGS

IMAGE ANALYSIS

IM00 NEIGHBORHOOD IMAGE KEY
IM01 NEIGHBORHOOD PHOTOS
IM02 NEIGHBORHOOD PHOTOS

IM03 SITE IMAGES
IM04 SITE IMAGES
IM05 SITE IMAGES
IM06 SITE IMAGES

ARCHITECTURE

A100 SITE PLAN
A101 CITY OF MIAMI BEACH ZONING FORM
A102 SITE ANALYSIS DIAGRAM
A103a UNIT SIZE DIAGRAMS
A103b LOT COVERAGE DIAGRAM

A104 UNDERSTORY DETAIL
A104a UNDERSTORY TRANSPARENCY DIAGRAM
A104b UNDERSTORY TRANSPARENCY - SOUTH
A104c UNDERSTORY TRANSPARENCY - EAST
A104d UNDERSTORY TRANSPARENCY - NORTH

A106 ZONING SECTION
A108 GREENSPACE CALCULATIONS

A110 YARD SECTIONS
A111 YARD SECTIONS

A200 UNDERSTORY PLAN
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR PLAN
A203 ROOF PLAN

A500 ELEVATIONS (COLORED)
A501 ELEVATIONS (COLORED)
A502 ELEVATIONS
A503 ELEVATIONS

A505 AXONOMETRIC ELEVATIONS

A600 BUILDING SECTIONS

R100 RENDERINGS
R101 RENDERINGS
R102 RENDERINGS
R103 RENDERINGS

SCOPE OF WORK

1. CONSTRUCTION OF NEW 2-STORY CBS RESIDENCE, WITH UNDERSTORY (AND UNDERSTORY VESTIBULE + GARAGE).
2. POOL / SPAS UNDER SEPARATE PERMIT.
3. DEMOLITION OF ENTIRE EXISTING STRUCTURE(S) UNDER SEPARATE PERMIT.

WAIVER(S)

WAIVER FOR 60' 2-STORY LENGTH BREAK

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 (SEVENTH ED.)

TYPE OF WORK

NEW CONSTRUCTION TYPE V (AS PER FBC2020 sec 602.5)
OCCUPANCY R-3

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022



LANDSCAPE ARCHITECT

jungles +

VFD

STRUCTURE

OPTIMUS

MEP ENGINEER

JWL

ENGINEERING

CIVIL ENGINEER

GGB Engineering, Inc.

DESIGNER

SAOTA

STEFAN ANTONI OLMESDAHL TRUSH

ARCHITECT OF RECORD

D\VICE

DESIGN STUDIO

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4570/4580 NORTH BAY RD, MIAMI BEACH, FL 33140

CLIENT

ARCHITECT OF RECORD

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

LOW VOLTAGE DESIGN

DAVIDE MATTHEOLI

DVICE INC.

VINCENT FILERAZZO DES.

OPTIMUS ENGINEERING

JWL ENGINEERING

GGB ENGINEERING

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305-766-5606

305-512-5860

561-237-5223

754-765-9895

000-000-0000

SEALING ARCHITECT DANIEL RITCHE AR95253

SEAL

REVISED

ISSUED 2022.01.03

SCALE

NO SCALE

DESIGNATION

PHOTO KEY PLAN

IM00



1 4520 NORTH BAY ROAD 2021-11-19



2 4540 NORTH BAY ROAD 2021-11-19



3 4550 NORTH BAY ROAD 2021-11-19



4 4570 NORTH BAY ROAD (SUBJECT PROPERTY) 2021-11-19



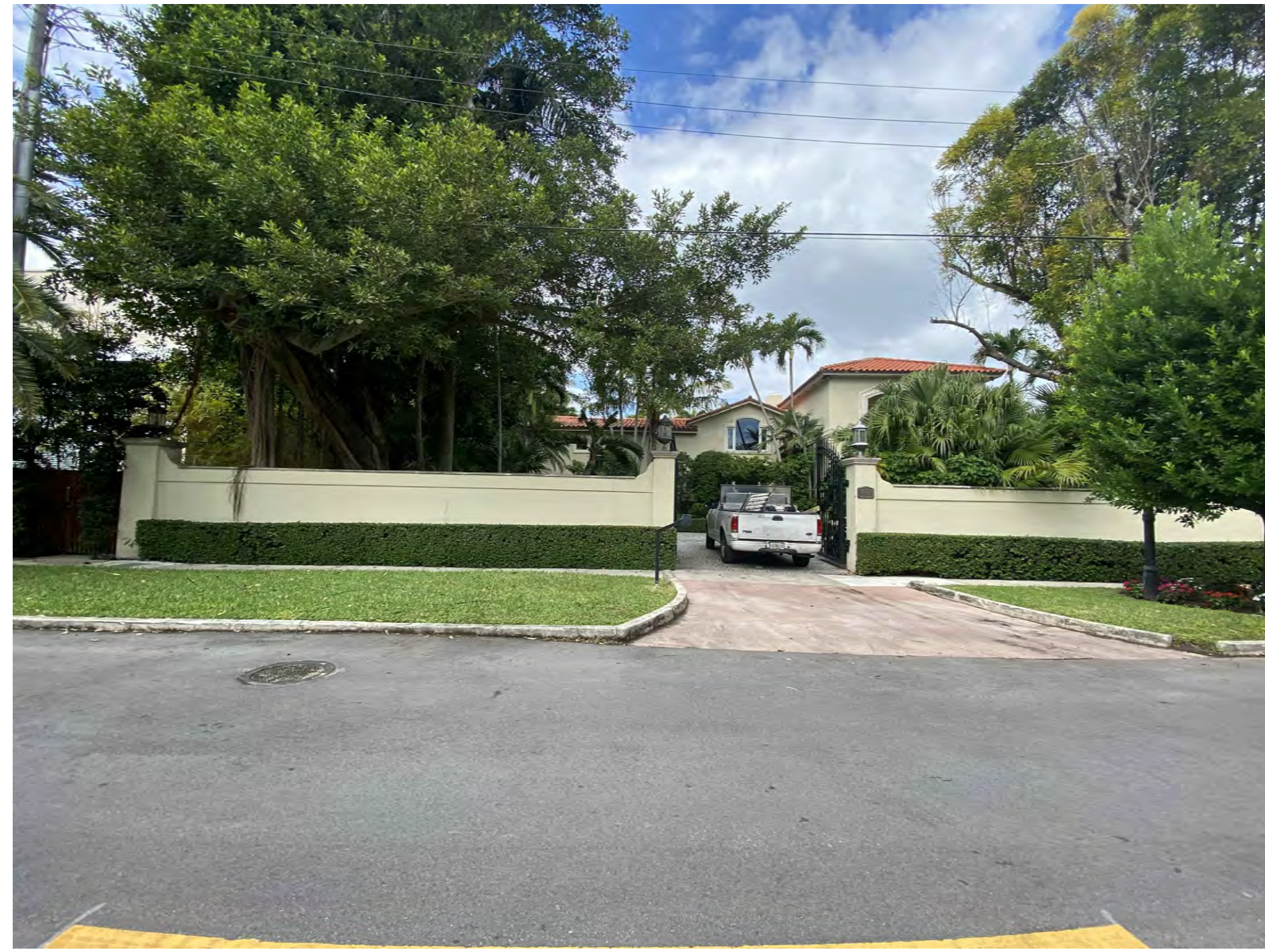
5 4570 NORTH BAY ROAD (SUBJECT PROPERTY) 2021-11-19



6 4580 NORTH BAY ROAD (SUBJECT PROPERTY) 2021-11-19



7 4600 NORTH BAY ROAD 2021-11-19



8 4622 NORTH BAY ROAD 2021-11-19



9 4622 NORTH BAY ROAD 2021-11-19



10 4640 NORTH BAY ROAD 2021-11-19



11 4646 NORTH BAY ROAD 2021-11-19



12 4666 NORTH BAY ROAD 2021-11-19

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

LANDSCAPE ARCHITECT

jungles + VFD

STRUCTURE

OPTIMUS

MEP ENGINEER

JWL
ENGINEERING

CIVIL ENGINEER

GGB Engineering, Inc.

DESIGNER

SAOTA
STEFAN ANTONI OLMESDAHL TRUEN

ARCHITECT OF RECORD

D\VICE

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4570/4580 NORTH BAY RD, MIAMI BEACH, FL 33149

CLIENT: JANE WITHELDI
ARCHITECT OF RECORD: DVICE INC.
LANDSCAPE ARCHITECT: JUNGLES + VFD
MEP ENGINEER: JWL ENGINEERING
CIVIL ENGINEER: GGB ENGINEERING
LOW VOLTAGE DESIGN: DANIEL RITCHIE

DESIGNER: SAOTA
ARCHITECT OF RECORD: DVICE INC.
LANDSCAPE ARCHITECT: JUNGLES + VFD
MEP ENGINEER: JWL ENGINEERING
CIVIL ENGINEER: GGB ENGINEERING
LOW VOLTAGE DESIGN: DANIEL RITCHIE

SEAL

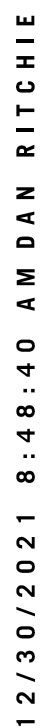
REVISED

ISSUED 2022 01 03

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM01





LANDSCAPE ARCHITECT

jungles + **VFD**

STRUCTURE

OPTIMUS

MEP ENGINEER

JWL
ENGINEERING

CIVIL ENGINEER

GGB Engineering, Inc.

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STRUCTURAL ENGINEER	STC 505.5068
M/E/PLUMBING	561.927.5231
COV. ENGINEER	954.986.9899
LOW VOLTAGE DESIGN	...

SEALING ARCHITECT DANIEL RITCHE AR9523

SEAL

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