

NORTH BAY ROAD RESIDENCE

5712 NORTH BAY ROAD
MIAMI BEACH, FL 33140



SCOPE OF WORK:
NEW TWO-STORY SINGLE-FAMILY HOME TO REPLACE AN EXISTING PRE-1942 ARCHITECTURALLY SIGNIFICANT TWO-STORY SINGLE FAMILY HOME, INCLUDING WAIVERS OF BUILDING HEIGHT AND ELEVATION OF ADDITIONAL OPEN SPACE, AND VARIANCES TO REDUCE THE MINIMUM REQUIRED SIDE (SOUTH) AND SUM OF THE SIDE SETBACKS.

1672

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5712 North Bay Road
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LANDSCAPE ARCHITECT

URBAN ROBOT LLC

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01-17-2017

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A 0.01

CALCULATION OF MINIMUM AND MAXIMUM YARDS

PROPERTY CONDITIONS

WATERFRONT LOT	YES
CORNER PROPERTY	NO
SIDEWALK	NO
SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY	N/A
CROWN OF ROAD AT CENTER OF PROPERTY	3.43' N.G.V.D.
FLOOD ELEVATION	8.00' N.G.V.D.
FREEBOARD (PROVIDED)	1.00' N.G.V.D.
DESIGN FLOOD ELEVATION	9.00' N.G.V.D.

INTERIOR SIDE YARD CONDITIONS

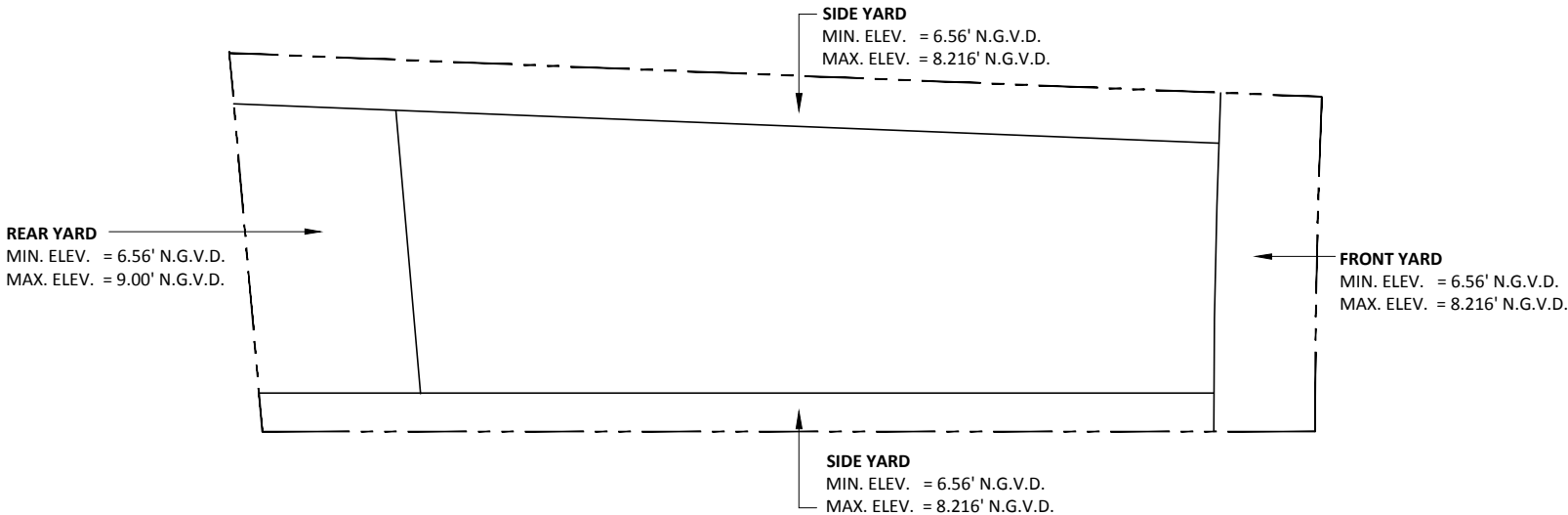
DEFAULT MAX. INTERIOR SIDE YARD YARD ELEVATION	8.216' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	NO
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO

REAR YARD CONDITIONS

DEFAULT MAX. REAR YARD ELEVATION	9.00' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	NO
IS THE ABUTTING PROPERTY VACANT?	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO

RESULTS

GRADE	3.43' N.G.V.D.
ADJUSTED GRADE	5.715' N.G.V.D.
30" ABOVE GRADE	8.216' N.G.V.D.
FUTURE CROWN OF ROAD	5.25' N.G.V.D.
FUTURE ADJUSTED GRADE	7.125' N.G.V.D.
MINIMUM FREEBOARD ELEVATION	9.00' N.G.V.D.
MAXIMUM FREEBOARD ELEVATION	13.00' N.G.V.D.
MINIMUM YARD ELEVATION	6.56' N.G.V.D.
MIN. GARAGE ELEVATION	5.715' N.G.V.D.
MIN. GARAGE CEILING ELEVATION	17.00' N.G.V.D.



CALCULATION OF YARD ELEVATIONS

Scale: N.T.S.



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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5712 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-0320		
3	Board and file numbers :	N/A		
4	Year built:	1926	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8'-0" NGVD	Future Grade value in NGVD:	5.25' N.G.V.D.
6	Future Adjusted grade:	7.125' N.G.V.D.	Free board:	1'-0" NGVD
7	Lot Area:	14,895 SF		
8	Lot width:	70'-6 1/2"	Lot Depth:	212'-0"
9	Max Lot Coverage SF and %:	4,469 SF (30%)	Proposed Lot Coverage SF and %:	3,722 SF (24.9%)
10	Existing Lot Coverage SF and %:	+/-2,869 SF (19.3%)	Lot coverage deducted (garage-storage) SF:	-500 SF Factored In Calc.
11	Front Yard Open Space SF and %:	844 SF (67%)	Rear Yard Open Space SF and %:	1,660 SF (70%)
12	Max Unit Size SF and %:	7,447 SF (50%)	Proposed Unit Size SF and %:	7,329 SF (49.2%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,722 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 % :	3,553 SF
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	5,032 S.F. (33.8%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	886 SF (25%)

		Required	Existing	Proposed	Deficiencies
17	Height:	24' - Flat Roofs	N/A	28'-0"	4'-0"*
		27' - Sloped Roofs	N/A	N/A	None
18	Setbacks:				
19	Front First level:	20'- 0"	74'-6"	30'-0"	None
20	Front Second level:	30'-0"	74'-6"	30'-0"	None
21	Side 1: North	10'-0" (14.2%)	9'-7 1/2"	10'-0" (14.2%)	None
22	Side 2: South	10'-0" (14.2%)	4'-8 1/2"	7'-7 1/2" (10.8%)	2'-4 1/2"***
23	Rear:	31'- 10"	39'-5"	42'-5"	None
	Accessory Structure Side 1:	7'-6"	N/A	7'-6"	None
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	None
25	Accessory Structure Rear:	15'-11"	N/A	15'-11"	None
26	Sum of Side yard :	20'-0" (28.35%)	14'-4" (20.31%)	17'-7 1/2" (25%)	2'-4 1/2" (3.35%)**
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		

Notes: If not applicable write N/A

- * Applicant seeking +4'-0" additional height in place of +4'-0" additional allowable Freeboard 0" B.F.E. + 1'-0" Freeboard + 28'-0" Height = 8'-0" B.F.E. + 5'-0" Freeboard + 24'-0" Height) (8'-
- ** Applicant seeking relief from additional 3.35% side yard setback hardship

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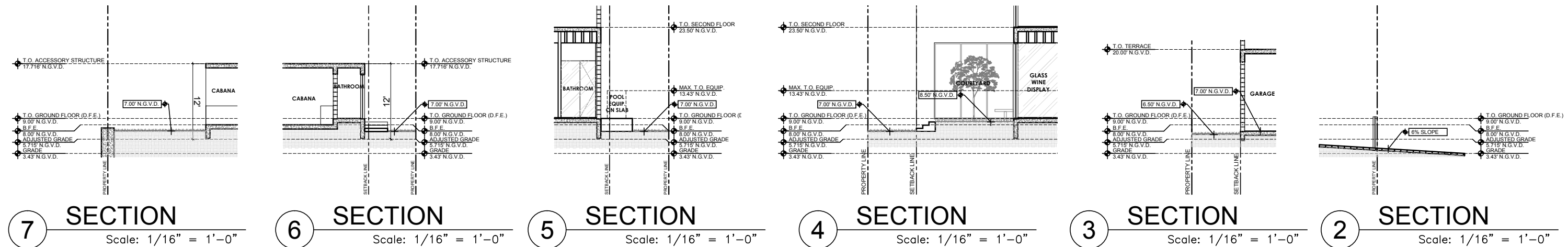
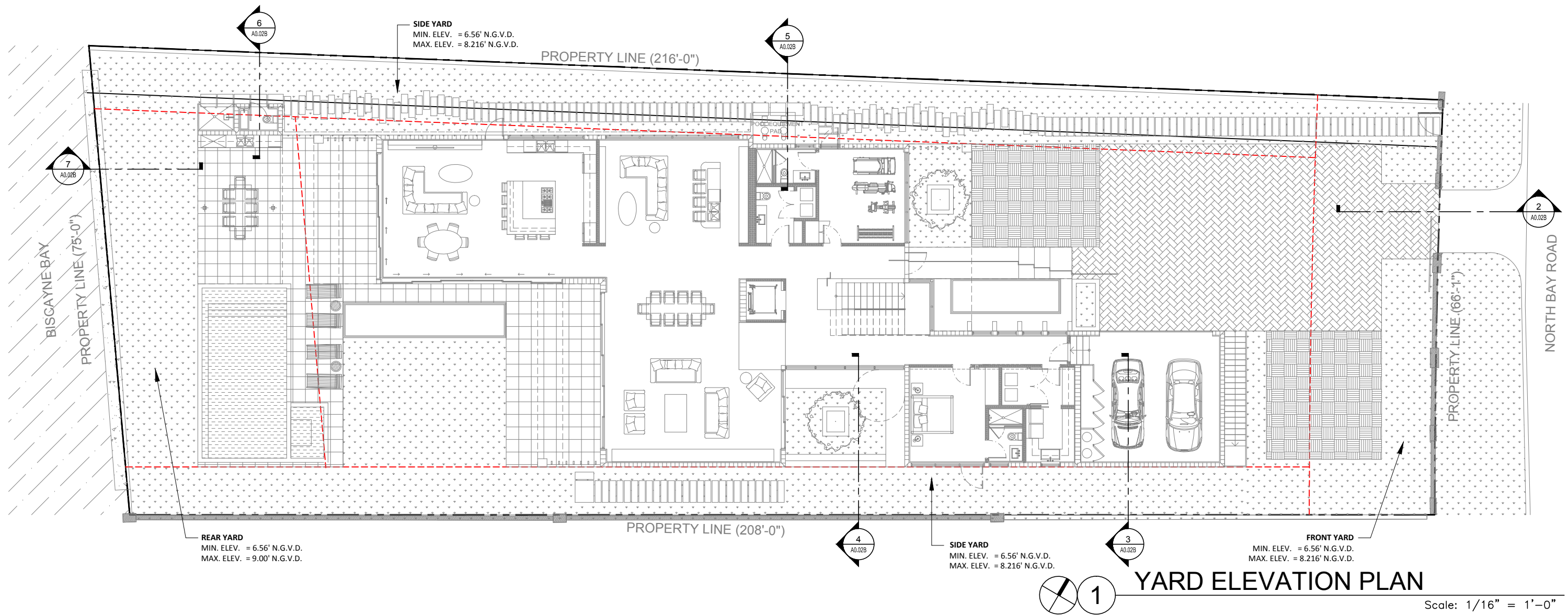
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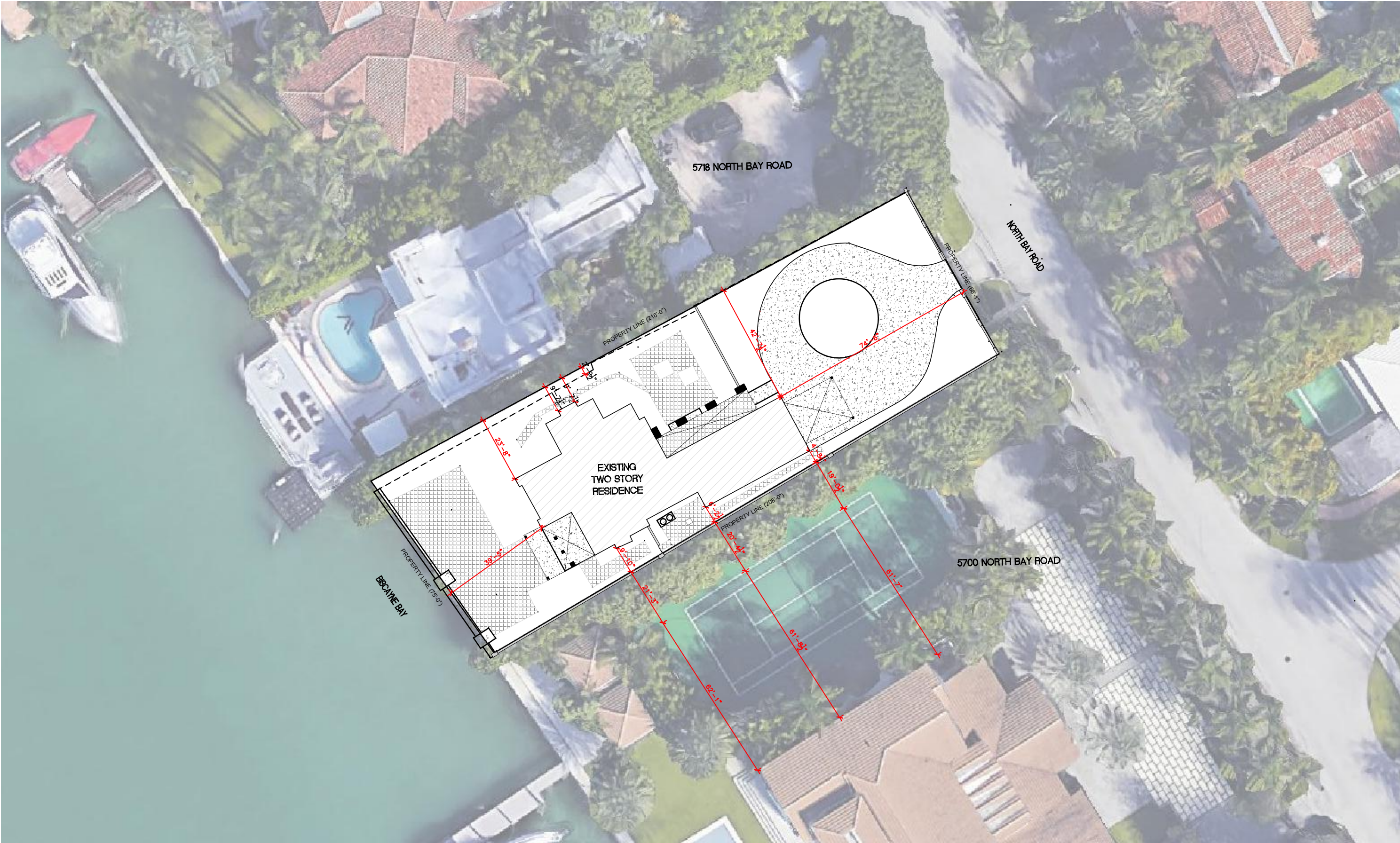
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SFR ZONING DATA TABLE
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EXISTING SETBACK CONDITIONS

1/16"=1'-0"



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PROPOSED RENDERING
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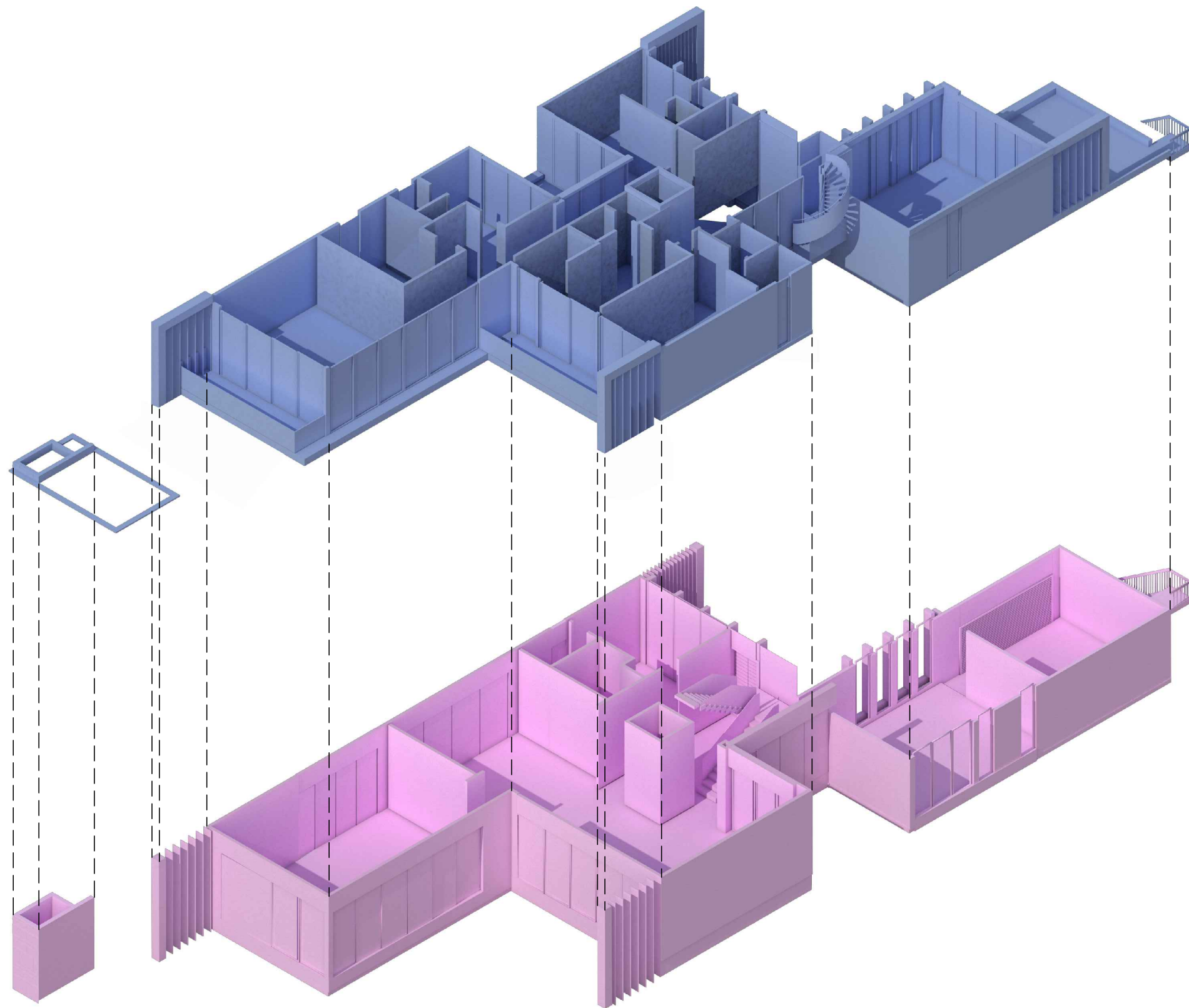
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LEVEL 2 AXONOMETRIC

LEVEL 1 AXONOMETRIC

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AXONOMETRIC DIAGRAM
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