

1396 BAY DRIVE, LLC

1396 BAY DRIVE
MIAMI BEACH, FL 33141



SCOPE OF WORK

D.R.B.:

- FULL DEMOLITION OF 1937 RESIDENCE
- NEW TWO STORY 3,536 SF RESIDENCE W/ROOF DECK
- 2ND FLOOR WAIVER NOT REQUIRED PER SECTION 142-105(b)(4)(c) AS LOT COVERAGE IS BELOW 25%

FINAL SUBMITTAL: 03.09.2017

Revisions

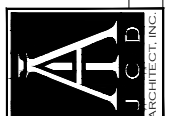
NEW RESIDENCE
1396 BAY DRIVE LLC
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MIAMI BEACH, FL 33141

J.C.D. ARCHITECT, Inc.

JUAN C. DAVID R. A. # 0015344

LEED ACCREDITED PROFESSIONAL

Design & Development



Architecture ■ Interiors ■ Planning ■ Construction

1385 Coral Way, Suite 207 Miami, FL 33145
Ph: (305) 285-4343 Fax: (305) 285-4330

Job No.

Date : 02.21.17

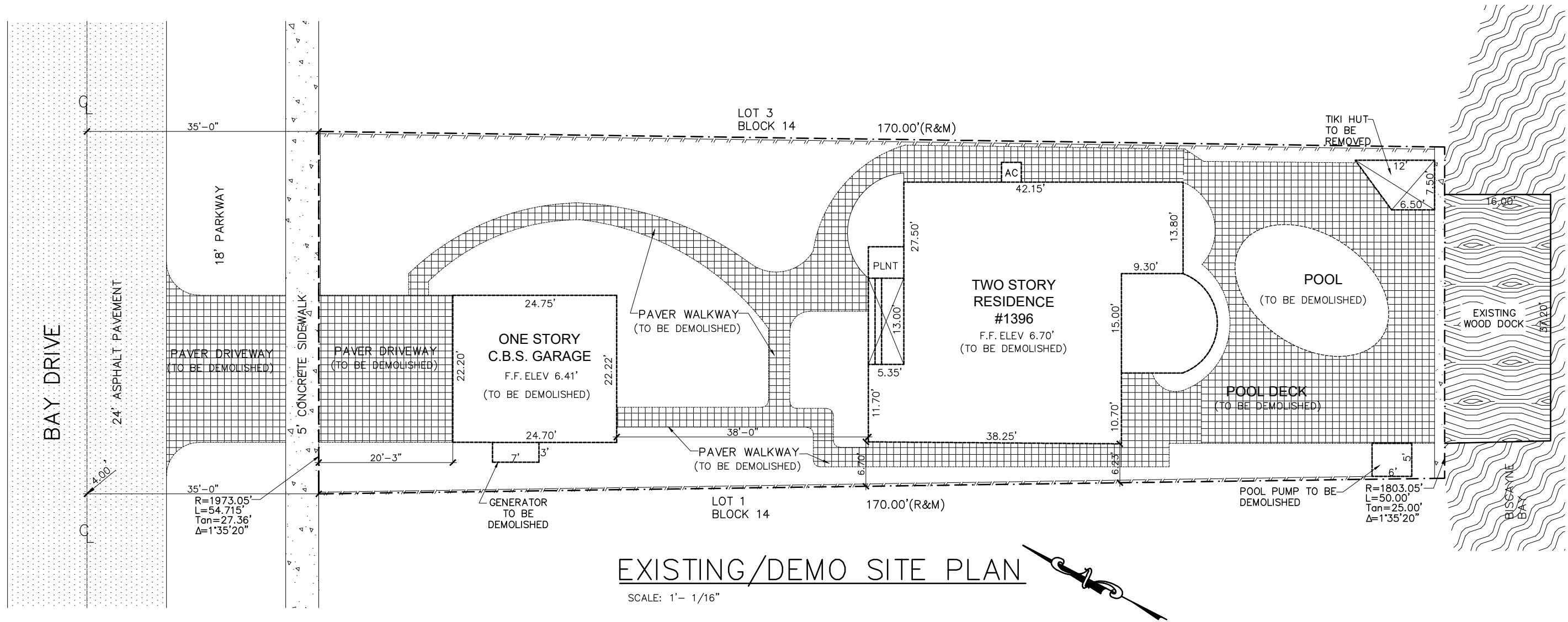
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COVER



NOTE:
ENTIRE TWO STORY RESIDENCE AND DETACHED GARAGE TO BE DEMOLISHED INCLUDING PAVERS, DRIVE WAY, POOL, CONCRETE, ETC.

EXISTING & DEMOLITION SITE PLAN

FINAL SUBMITTAL: 03.09.2017

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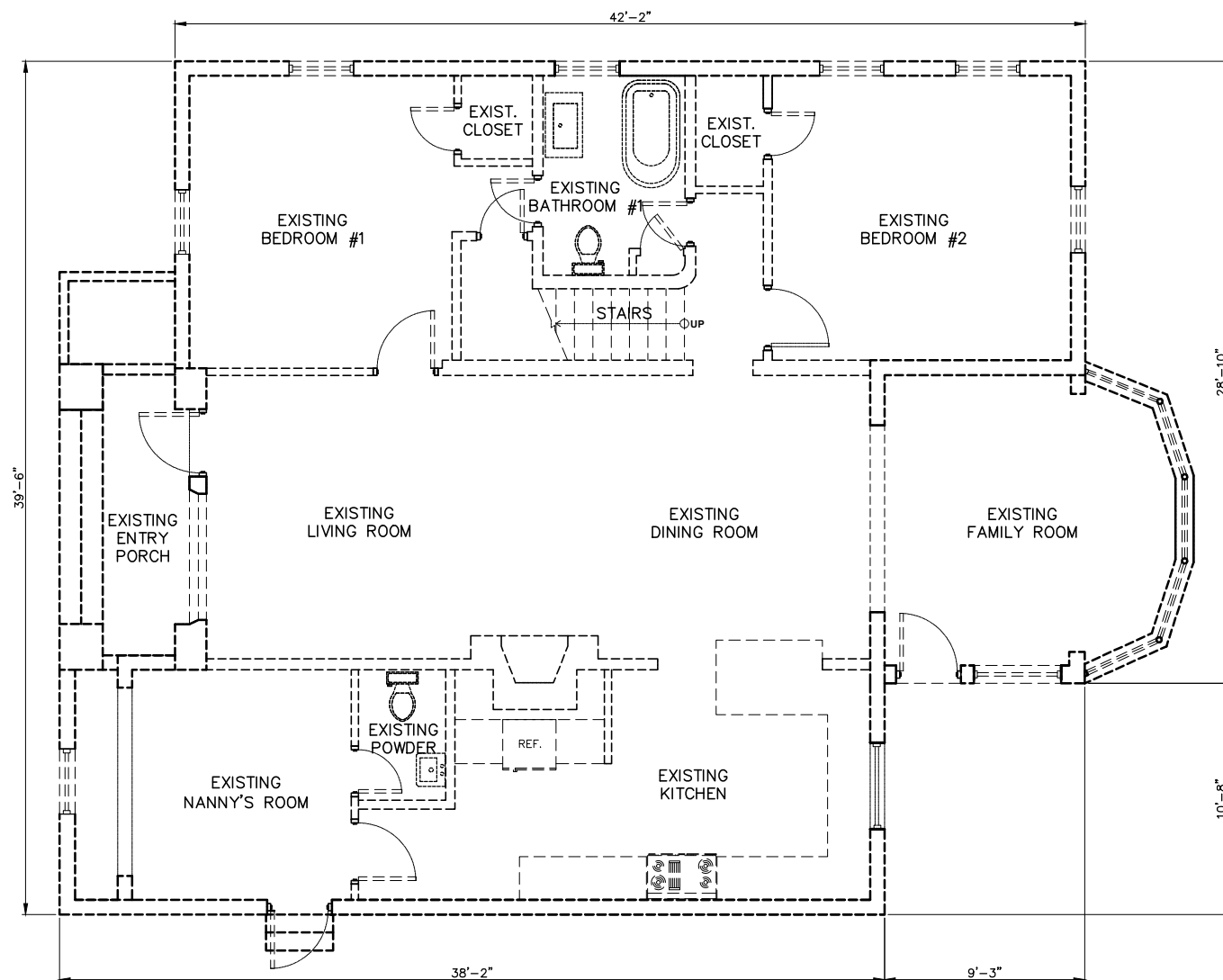
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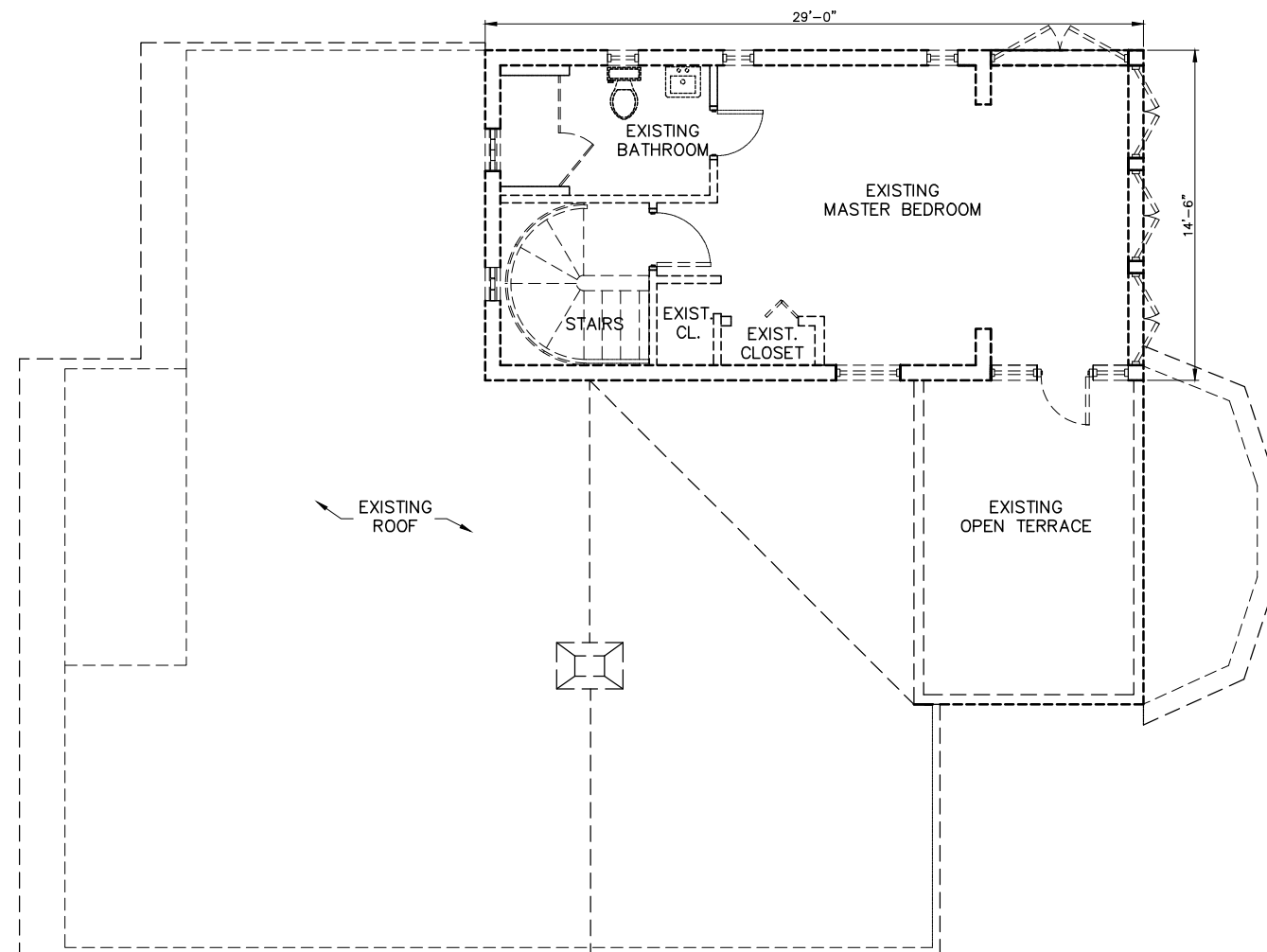


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EXISTING/DEMOLITON FIRST FLOOR PLAN
SCALE: 1/8" = 1'



EXISTING/DEMOLITON 2ND FLOOR PLAN
SCALE: 1/8" = 1'

NOTE:
ENTIRE 2 STORY RESIDENCE AND DETACHED GARAGE TO BE DEMOLISHED

EXISTING ZONING CALCULATION :		
	ALLOWED	EXISTING
UNIT SIZE	4,450.0 S.F.(50% LOT SIZE)	1,803.95(20.26%)
2nd F. RATIO	3,115.0 S.F.(70% OF 1ST FLOOR)	421.09(23.34%)

EXISTING & DEMO FLOOR PLANS

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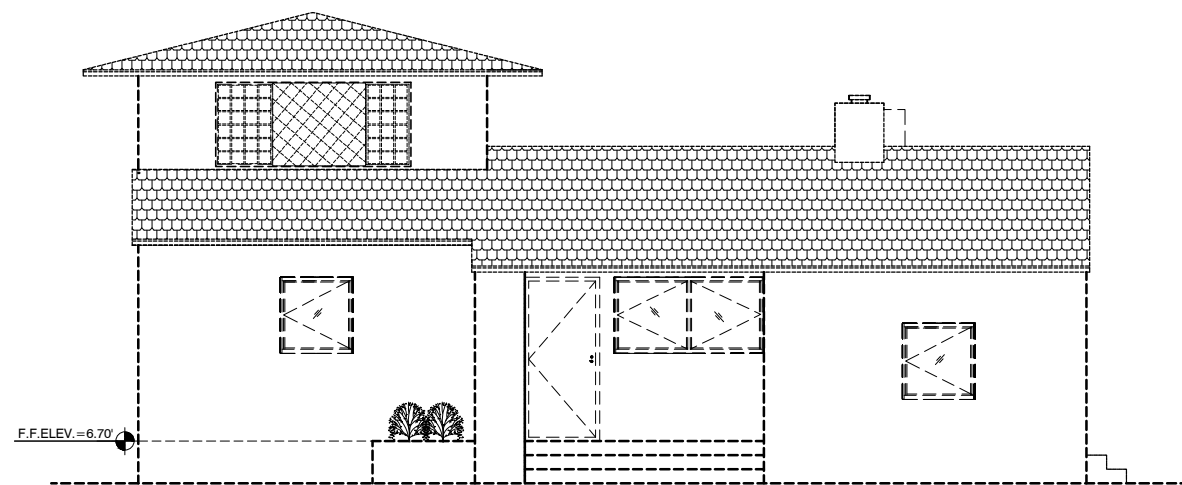
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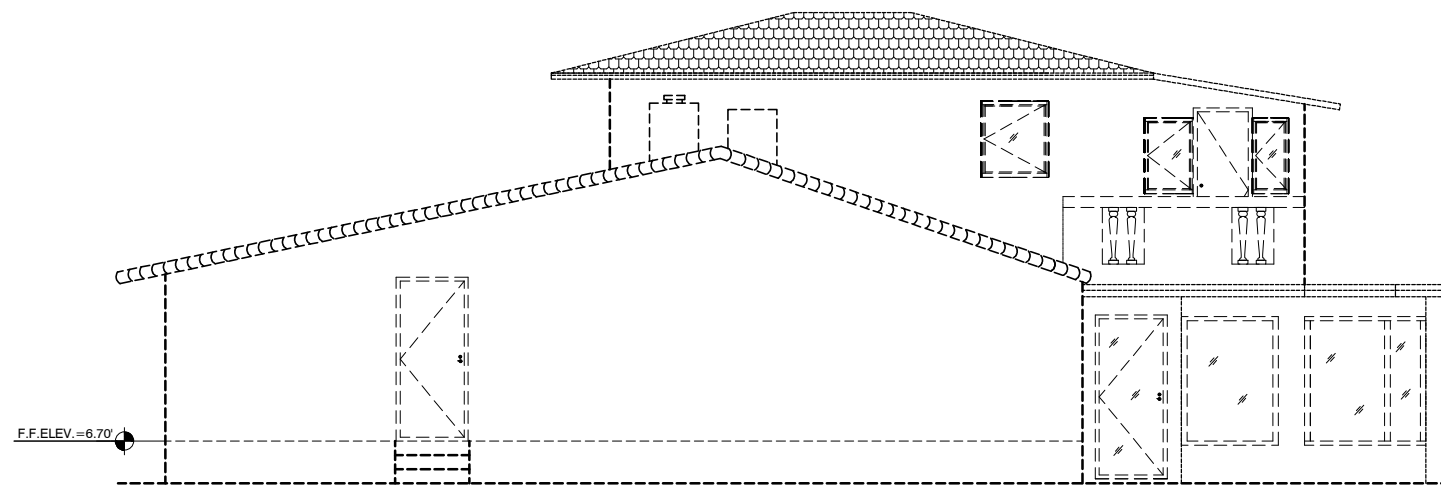
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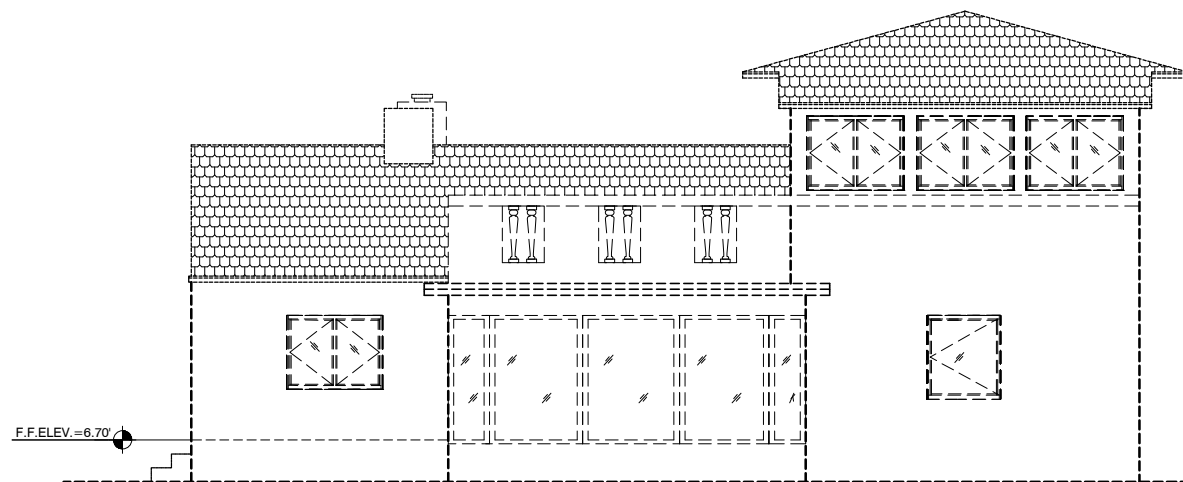
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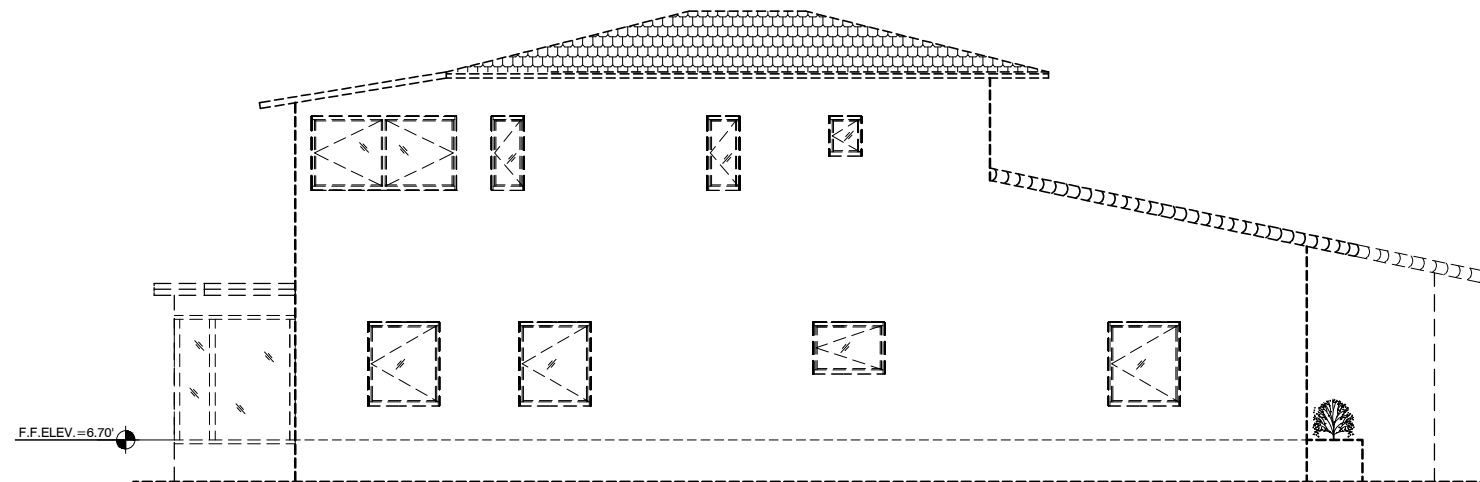
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'



EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'

NOTE:
ENTIRE 2 STORY RESIDENCE AND DETACHED
GARAGE TO BE DEMOLISHED

EXISTING & DEMOLITION ELEVATION

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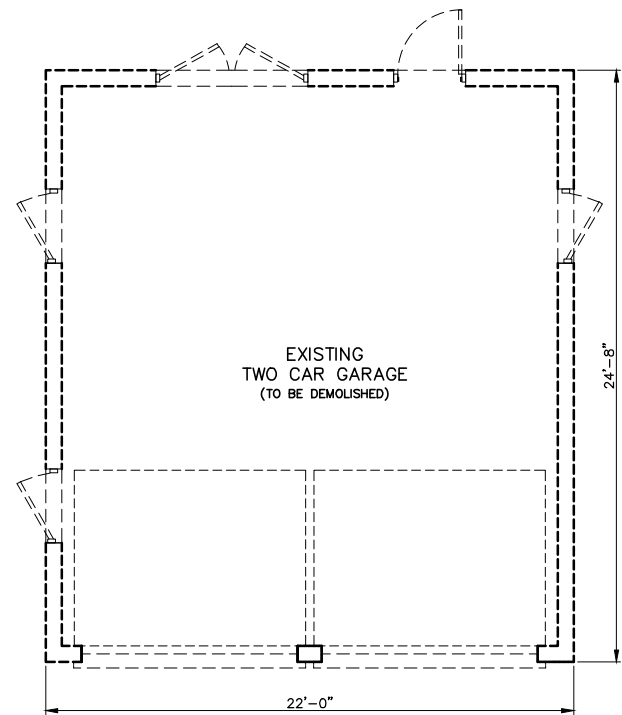
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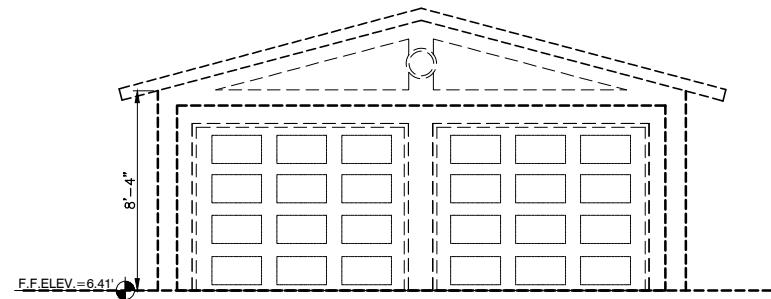
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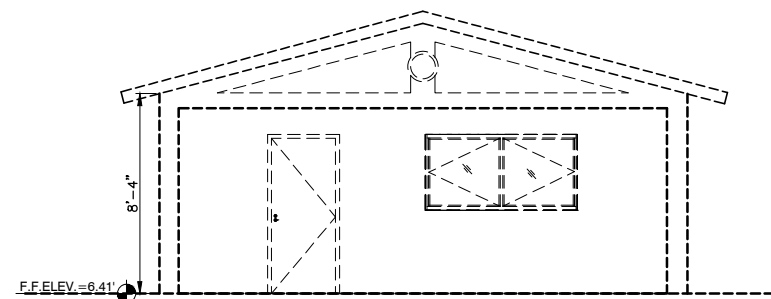
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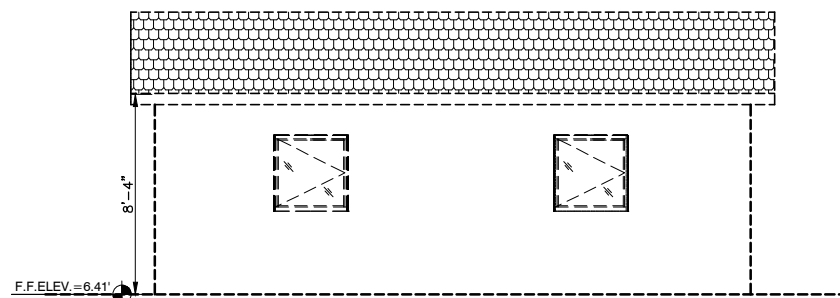
FLOOR PLAN
SCALE: 1/8" = 1'



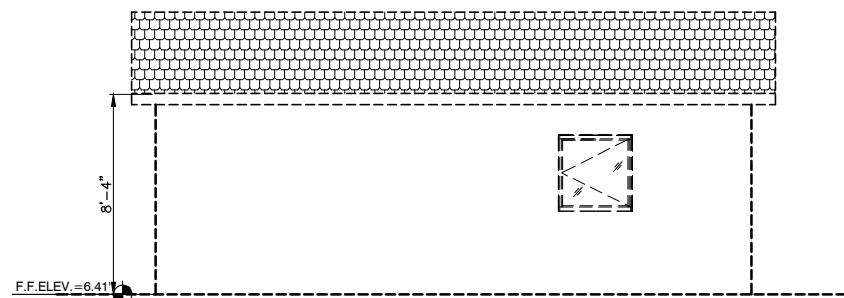
FRONT ELEVATION
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'

NOTE:
ENTIRE 2 STORY RESIDENCE AND DETACHED GARAGE TO BE DEMOLISHED

EXIST./DEMO GARAGE FLOOR PLAN & ELEV.

FINAL SUBMITTAL: 03.09.2017

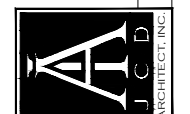
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DRB.1.3

AREA
OF WORK

SINGLE FAMILY RESIDENTIAL-ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	1396 Bay Drive, Miami Beach, Florida 33141		
2	FOLIO NUMBER(S):	02-3210-013-2210		
3	BOARD AND FILE NUMBERS:	DRB17-0122		
4	YEAR BUILT:	1937	ZONING DISTRICT:	RS-4
5	BASED FLOOD ELEVATION	8.0'	GRADE VALUE IN NGVD:	4.55'
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.275'	FREE BOARD:	1.00'
7	LOT AREA:	8,900.00 SF		
8	LOT WIDTH:	52.33'	LOT DEPTH:	170.00'
9	MAX LOT COVERAGE SF AND %	2,670 SF 30%	PROPOSED LOT COVERAGE SF AND %	2,208.32 SF 24.81%
10	EXISTING LOT COVERAGE SF AND %	2,034 SF 22.85%	LOT COVERAGE DEDUCTED (GARAGE-STORAGE)SF:	0 SF
11	FRONT YARD OPEN SPACE SF AND %	546.92 SF 50.23%	REAR YARD OPEN SPACE SF AND %	999.93' SF 77.87%
12	MAX UNIT SIZE SF AND %	4,450 SF 50%	PROPOSED UNIT SIZE SF AND %	3,036.22 SF 34.11%
13	EXISTING FIRST FLOOR UNIT SIZE	1,803.95 SF	PROPOSED FIRST FLOOR UNIT SIZE:	2,015.16 SF
14	EXISTING SECOND FLOOR UNIT SIZE	421.09 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	1,521.06 SF 75.48%
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	1,521.06 SF 75.48%
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	360.78 SF 23.71%
		REQUIRED	EXISTING	PROPOSED
17	HEIGHT:	24'/27'	18'-4"	24'-0"
18	SETBACKS:			
19	FRONT FIRST LEVEL:	20.00'	83.00'	30.00'
20	FRONT SECOND LEVEL:	30.00'	83.00'	34.00'
21	SIDE 1:	7.50'	6.70'	7.50'
22	SIDE 2 OR (FACING STREET):	5.50'	6.42'	7.50'
23	REAR:	25.50'	39.50'	79.00'
24	ACCESSORY STRUCTURE SIDE 1:	7.5'	N/A	N/A
	ACCESSORY STRUCTURE SIDE 2 OR(FACING STREET) :	15.00'	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	7.5'	N/A	N/A
26	SUM OF SIDE YARD:	22.5'	N/A	N/A
27	POOL SETBACKS:			
28	REAR YARD SETBACK :			
	-FROM REAR PROP. LINE TO SWIMMING POOL DECK:	6.0'	N/A	9.67'
	-FROM THE REAR PROP. LINE TO THE WATER'S EDGE OF THE SWIMMING POOL	7.5'	N/A	11.67'
29	SIDE YARD SETBACK :			
	-FROM REAR PROP. LINE TO SWIMMING POOL DECK:	7.5'	N/A	12.58'
	-FROM THE REAR PROP. LINE TO THE WATER'S EDGE OF THE SWIMMING POOL	9.0'	N/A	14.58'
30	SIDE YARD FACING A STREET :	N/A	N/A	N/A
31	LOCATED WITHIN A LOCAL HISTORIC DISTRICT			NO
32	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE			NO
33	LOCATED WITHIN A LOCAL HISTORIC DISTRICT			NO



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)
N.T.S

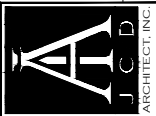
LOCATION PLAN & ZONING INFO

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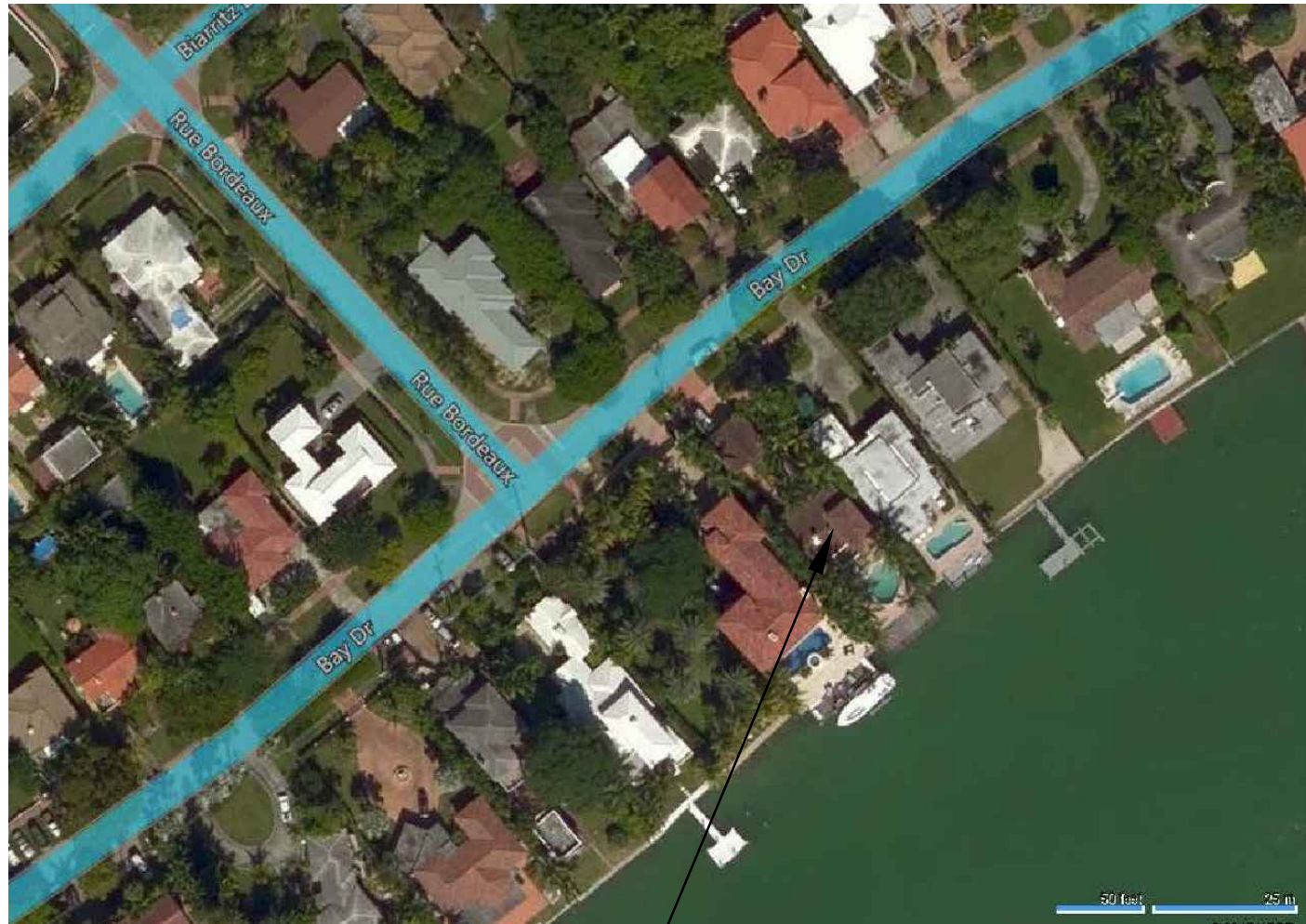
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DRB.2



SUBJECT
PROPERTY

ENLARGED LOCATION PLAN



SUBJECT
PROPERTY

ADJACENT PROPERTIES

ENLARGED LOCATION MAP

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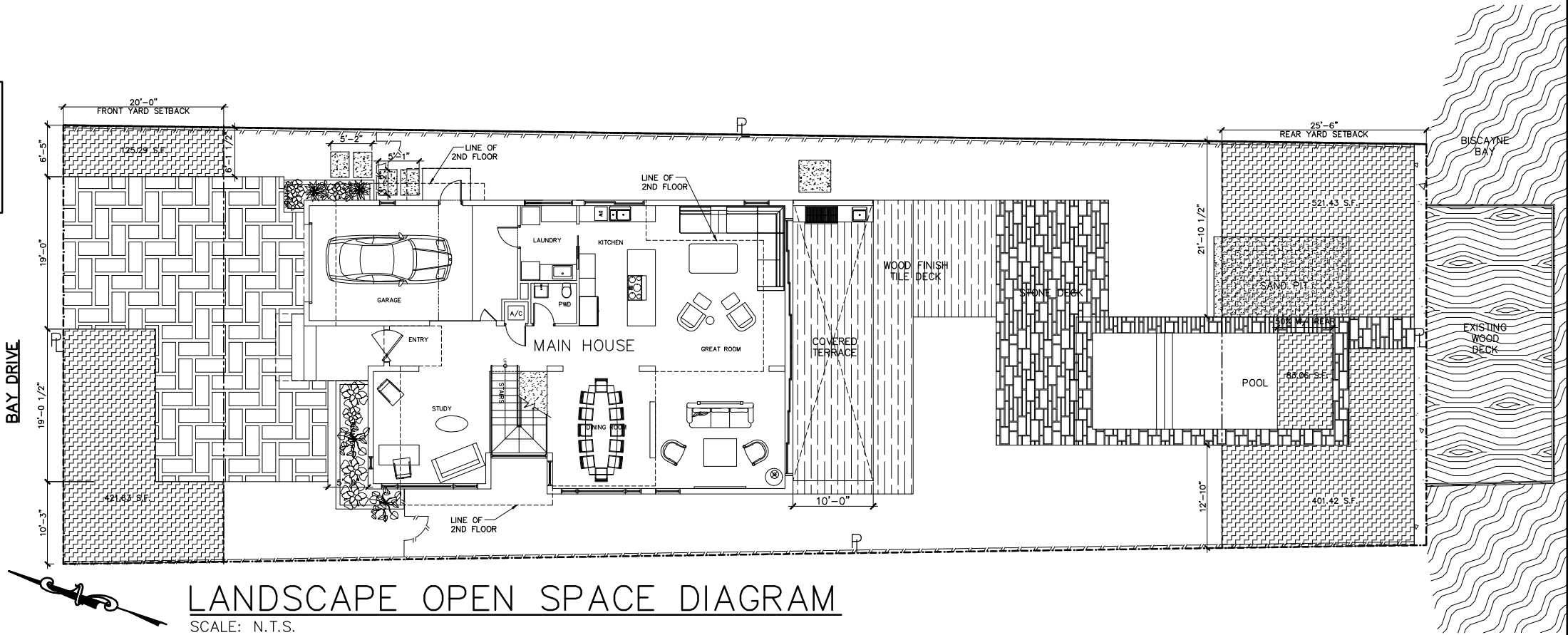
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OPEN SPACE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF OPEN SPACE	AREA(S.F.) AND %
FRONT YARD (20' SETBACK = 1,088.65 X 50% =)	544.32 S.F. 50% REQUIRED
FRONT YARD (125.29 + 421.63 =)	546.92 S.F. 50.23% PROVIDED
REAR YARD (25.50' SETBACK = 1,284.01 X 70% =)	898.80 S.F. 70% REQUIRED
REAR YARD (521.43 + 401.42 + 83.06 =)	1,005.91 S.F. 78.34% PROVIDED

LEGEND :

AREA INCLUDED IN THE CALCULATION OF OPEN SPACE

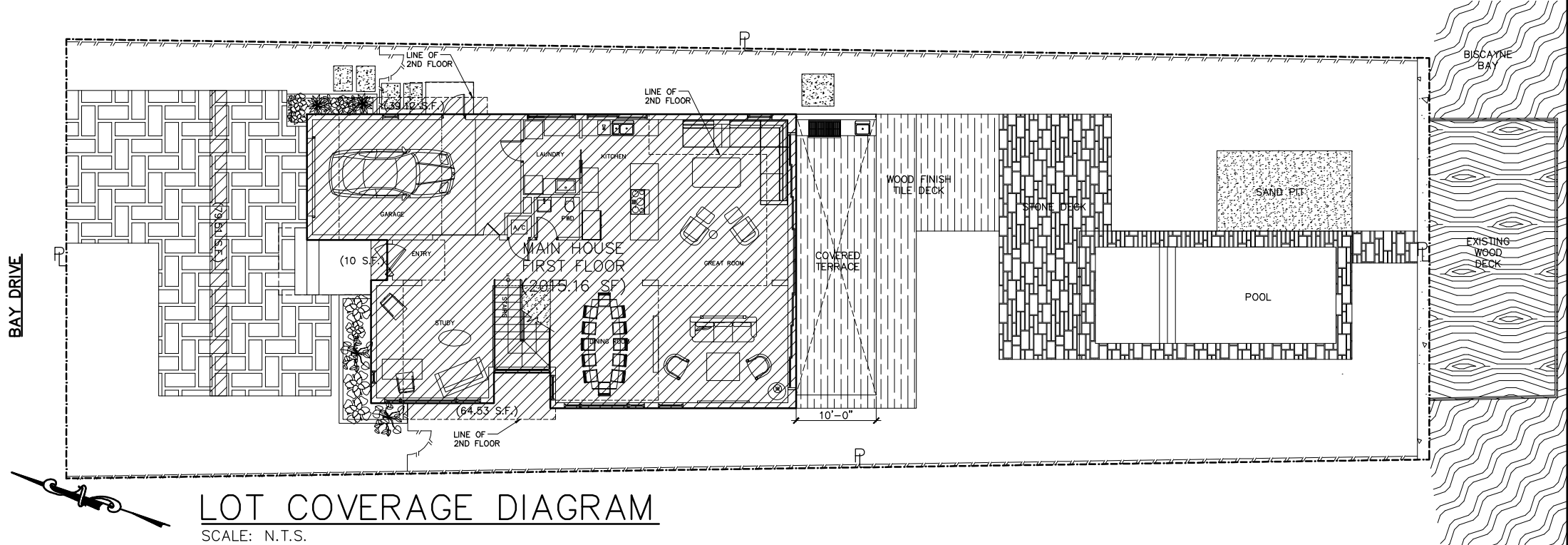


LOT COVERAGE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,015.16 S.F.
EAST 2ND FLOOR OVERHANG (BEYOND GARAGE)	39.12 S.F.
WEST 2ND FLOOR OVERHANG (BEYOND STUDY & STAIRS)	64.53 S.F.
ENTRANCE	10 S.F.
DRIVEWAY (PORTION OVER ADJUSTED GRADE W/ 20' SETBACK)	79.51 S.F.
TOTAL LOT COVERAGE PROPOSED	2,208.32 S.F.
MAX. LOT COVERAGE ALLOWED 30% OF LOT AREA (LOT AREA X 0.30) = 8,900 X 0.30)	2,670 S.F. (30%)
LOT COVERAGE PROVIDED	2,208.32 S.F.(24.81%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE

AREA NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE



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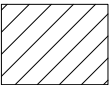
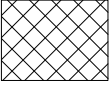
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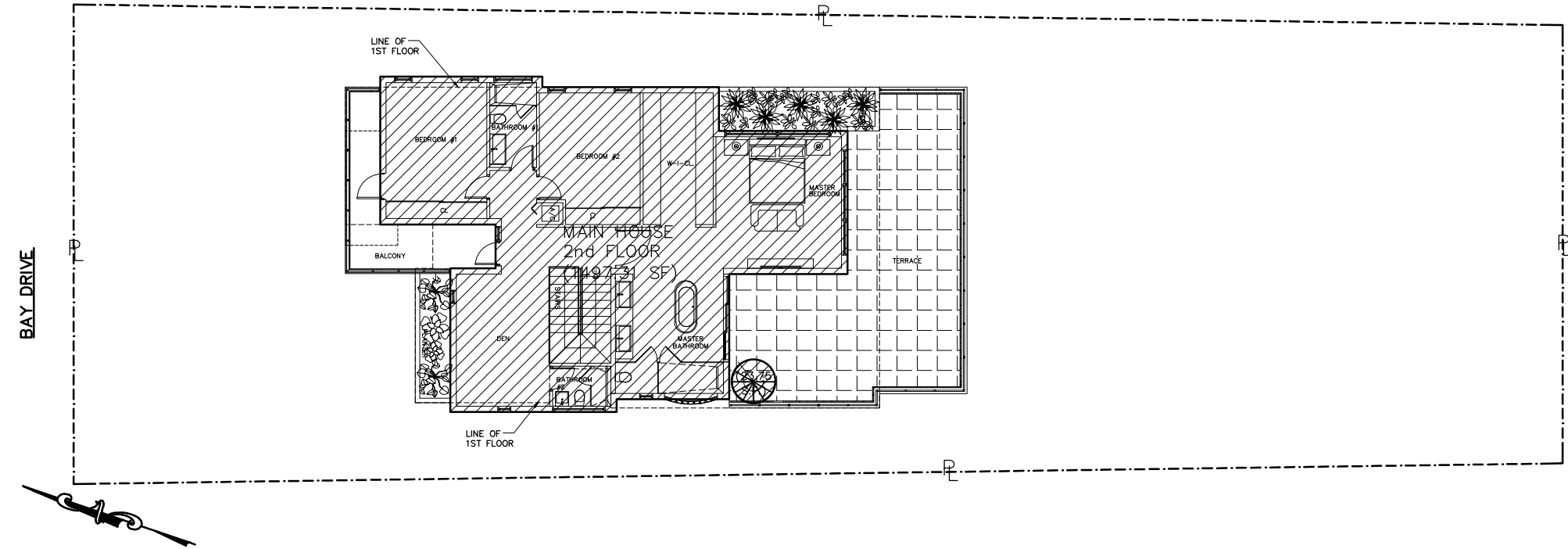
PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 03.09.2017

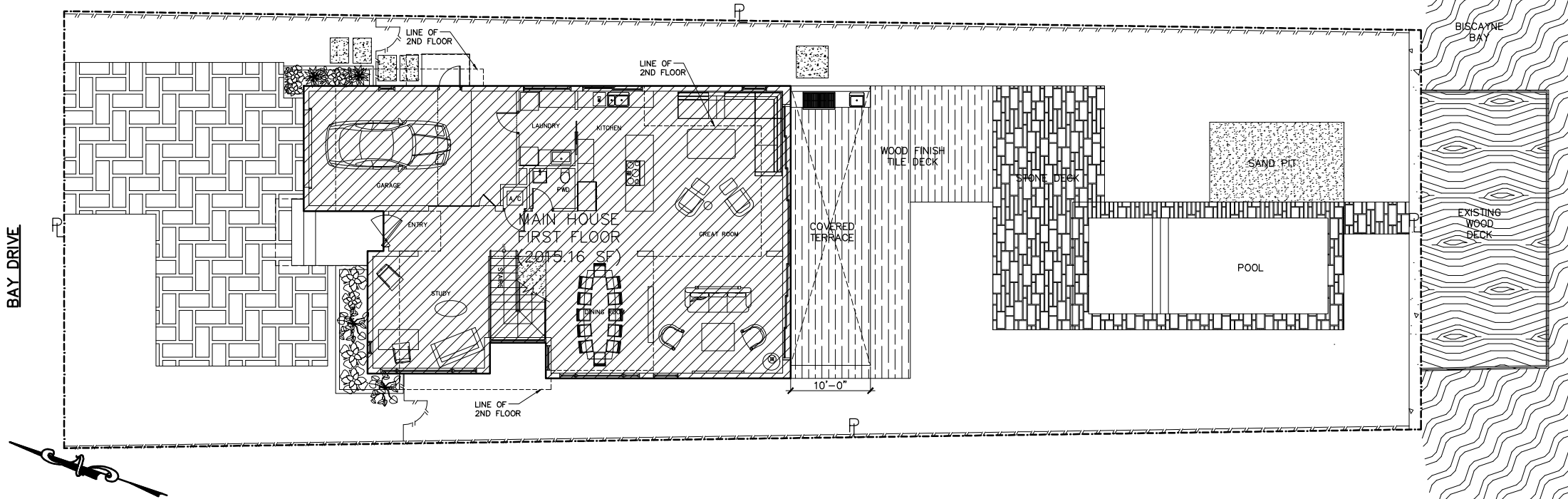
2nd FLOOR RATIO:	
AREA INCLUDED IN THE CALCULATION OF RATIO	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,015.16 S.F.
MAIN HOUSE (2nd FLOOR + Spiral Staircase)	1,521.06 S.F.
RATIO OF 2nd FLOOR COMPARED TO 1st FLOOR (2nd FLOOR / 1st FLOOR) = (1,521.06 / 2,015.16)	75.48%*
*WAIVER NOT REQUIRED PER SECTION 142-105(b)(4)(c) AS LOT COVERAGE IS BELOW 25%	

UNIT SIZE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,015.16 S.F.
MAIN HOUSE (2nd FLOOR)	1,497.31 S.F.
MAIN HOUSE (Spiral Staircase)	23.75 S.F.
MINUS 500SF GARAGE(142-105(b)(4)5)	500.00 S.F.
TOTAL UNIT SIZE PROPOSED	3,036.22 S.F.
MAX. UNIT SIZE REQUIRED 50% OF LOT AREA (LOT AREA X 0.50) = 8,900.00 X 0.50)	4,450.00 S.F. (50%)
UNIT SIZE PROVIDED	3,036.22 S.F. (34.11%)

LEGEND :	
AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	
AREA NOT INCLUDED IN THE CALCULATION OF UNIT SIZE	



UNIT SIZE DIAGRAM – 2nd FLOOR
SCALE: N.T.S.



UNIT SIZE DIAGRAM – 1st FLOOR
SCALE: N.T.S.

PROPOSED SHADED DIAGRAMS

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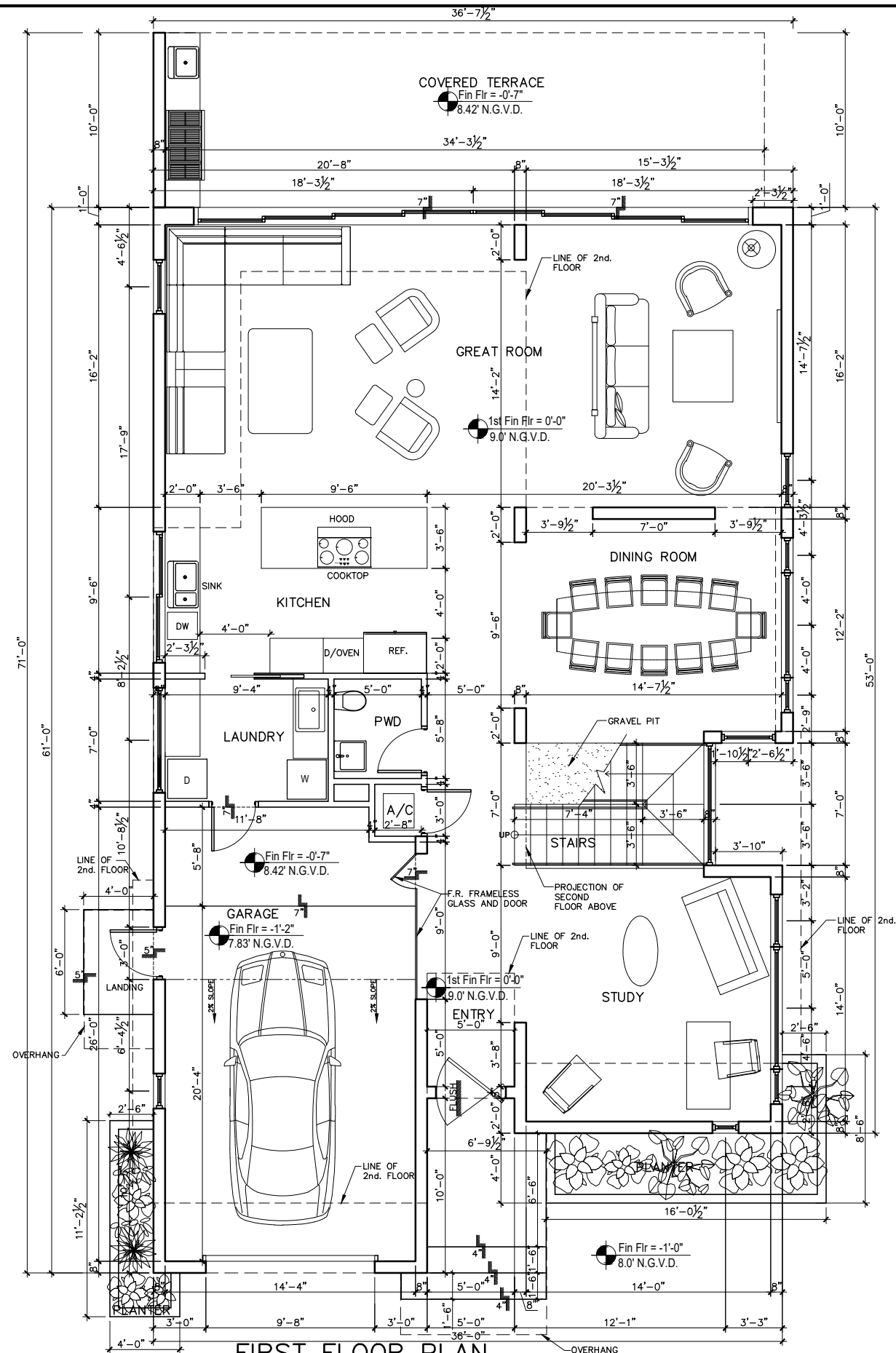
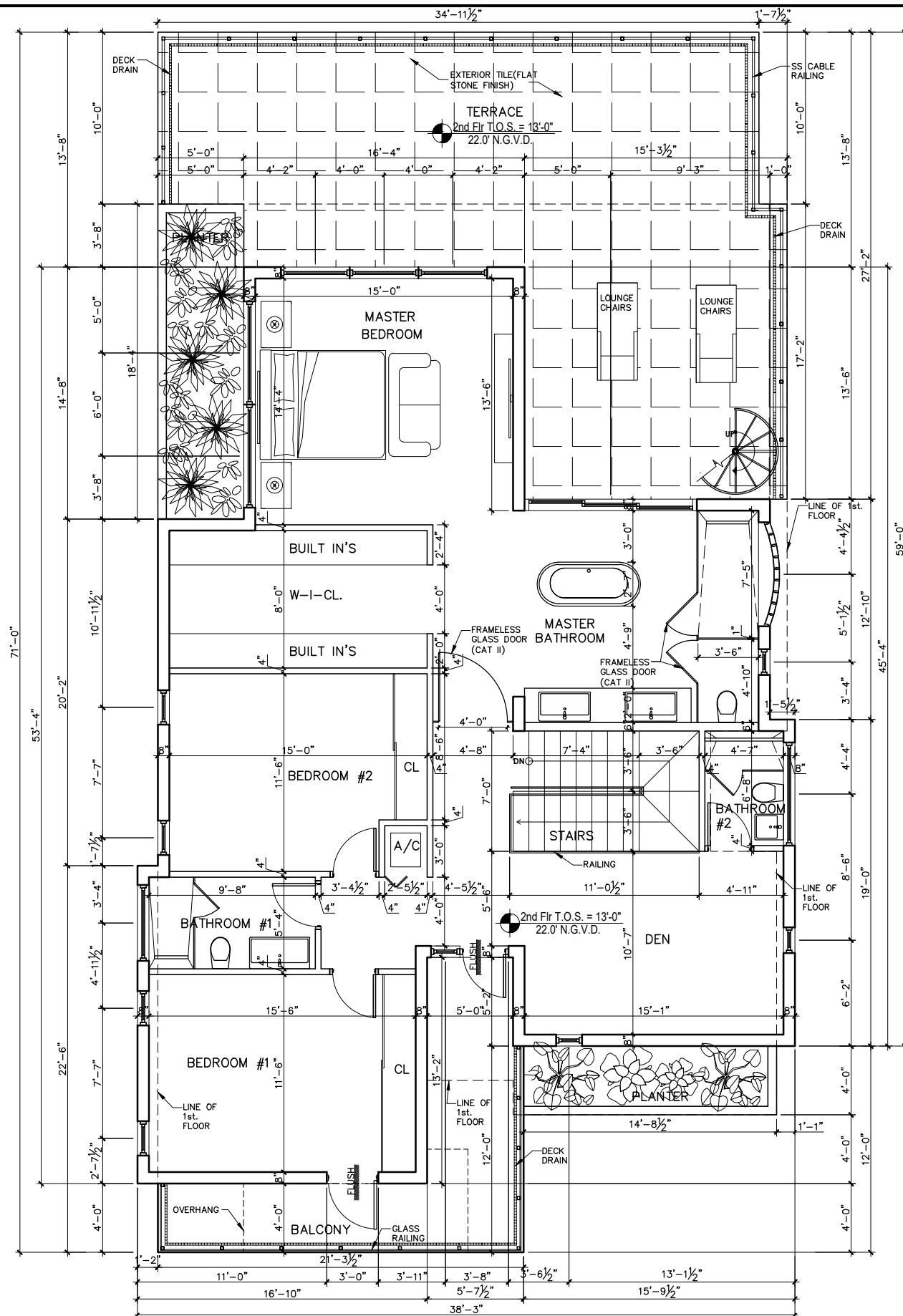
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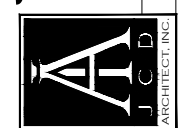
PROPOSED 1st AND 2nd FLOOR

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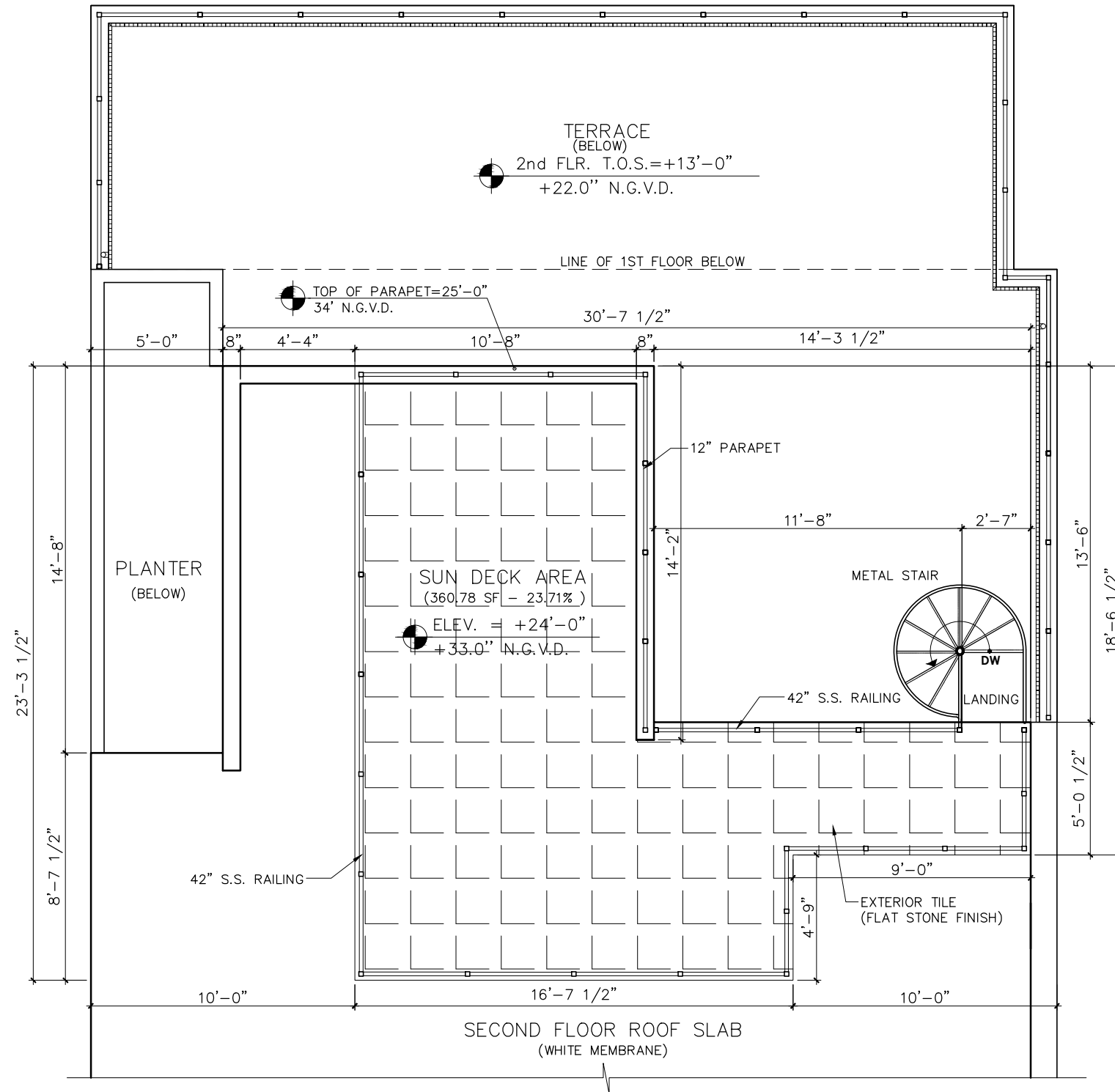
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ROOF DECK FLOOR PLAN

SCALE: 3/16" = 1'

ROOF DECK FLOOR PLAN

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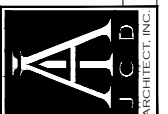
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AS PER F.B.C. 2014 PLUMBING
TABLE 1106.7 SCUPPER SIZING
RAINFALL RATE=4.5 (5) INCHES PER HOUR.
4"x6" HEAD = UP TO 2692 SQ.FT. ROOF
PROVIDE 8"x10" METAL PRE-FABRICATED SCUPPER HEAD

EMERGENCY OVERFLOW OPENING SHALL BE PROVIDED ON SCUPPER HEAD THE LARGEST AREA TYPE 2 IS UNDER 1000 SQ.FT. AND DRAIN BY 3"x3" PIPE (18 SQ IN) PROVIDED 4"x6" =24 SQ IN.

SIZE OF CIRCULAR VERTICAL LEADER @ 5" RAINFALL/HR

DIAMETER OF LEADER IN INCHES	HORIZONTALLY PROJECTED ROOF AREA(S.F.)
3	1,760 S.F. OF AREA PERMITTED
2	575 S.F. OF AREA PERMITTED

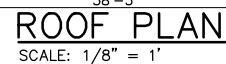
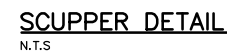
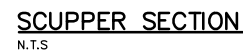
SIZE OF CIRCULAR VERTICAL LEADER @ 5" RAINFALL/HR

SIZE OF HORIZONTAL PIPING (INCHES)	HORIZONTAL STORM DRAINAGE
8"Ø = 4X8 SCUPPER	5" PER HOUR = 9,200 S.F. @ 1/8" SLOPE

—ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF NO MORE THAN FIVE (5) INCHES OF WATER ON ANY PORTION OF THE ROOF.
—R.W.L. TO TERMINATE UNDERGROUND TO DRAINAGE SYSTEM. SEE CIVIL PLANS.

OVERFLOW DRAINS AND SCUPPERS, WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED IN ACCORDANCE WITH FLORIDA BUILDING CODE, PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED SURFACE EXPOSED TO THE OUTSIDE. OVERFLOW DRAINS SHALL BE A MINIMUM 1 1/2 INCHES (38 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICABLE TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING AND SECTION 1617 OF THIS CODE.

1. CONTRACTOR SHALL PROVIDE CONTINUOUS CANT ALONG ENTIRE PARAPET PERIMETER.
2. CONTRACTOR SHALL PROPERLY FLASH & SEAL PERIMETER OF ALL OVERFLOW AND EMERGENCY OVERFLOW SCUPPERS.
3. LOCATIONS, SIZE AND QUANTITY OF SCUPPERS ARE AS SHOWN ON ARCHITECTURAL ROOF PLAN.



PROPOSED ROOF PLAN

FINAL SUBMITTAL: 03.09.2017

NEW RESIDENCE
1396 BAY DRIVE LLC
1 396 BAY DRIVE
MIAMI BEACH, FL 33141

J.C.D. ARCHITECT , Inc.
JUAN C. DAVID R. A. # 0015344
LEED ACCREDITED PROFESSIONAL
Design & Development



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Revisions

NEW RESIDENCE
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1396 BAY DRIVE
MIAMI BEACH, FL 33141

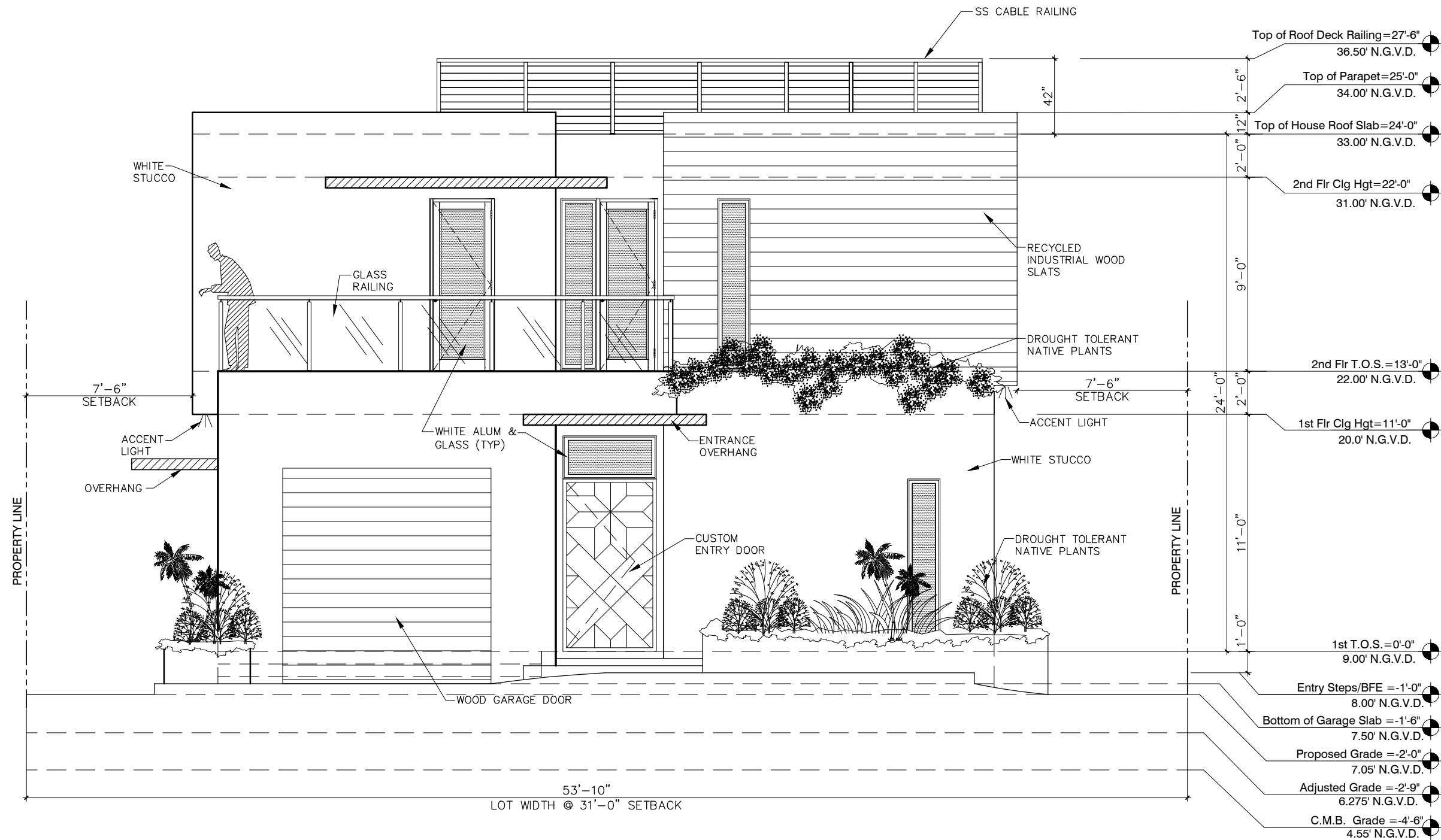
J.C.D. ARCHITECT, Inc.
JUAN C. DAVID R. A. # 0015344
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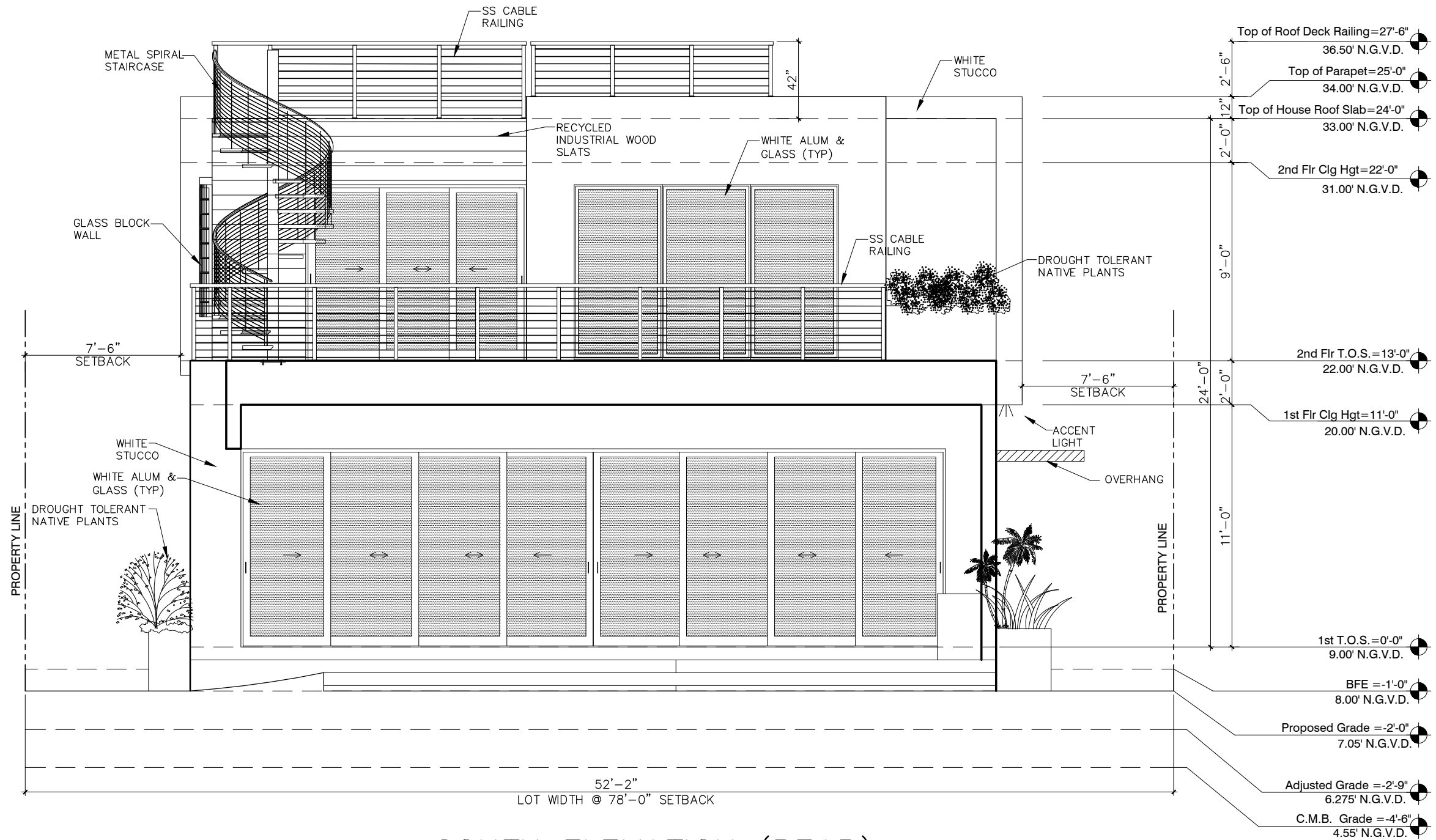
DRB.8



NORTH ELEVATION (FRONT)
SCALE: 3/16" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 03.09.17



SOUTH ELEVATION (REAR)
SCALE: 3/16" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 03.09.17

Revisions

NEW RESIDENCE
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Date : 02.21.17

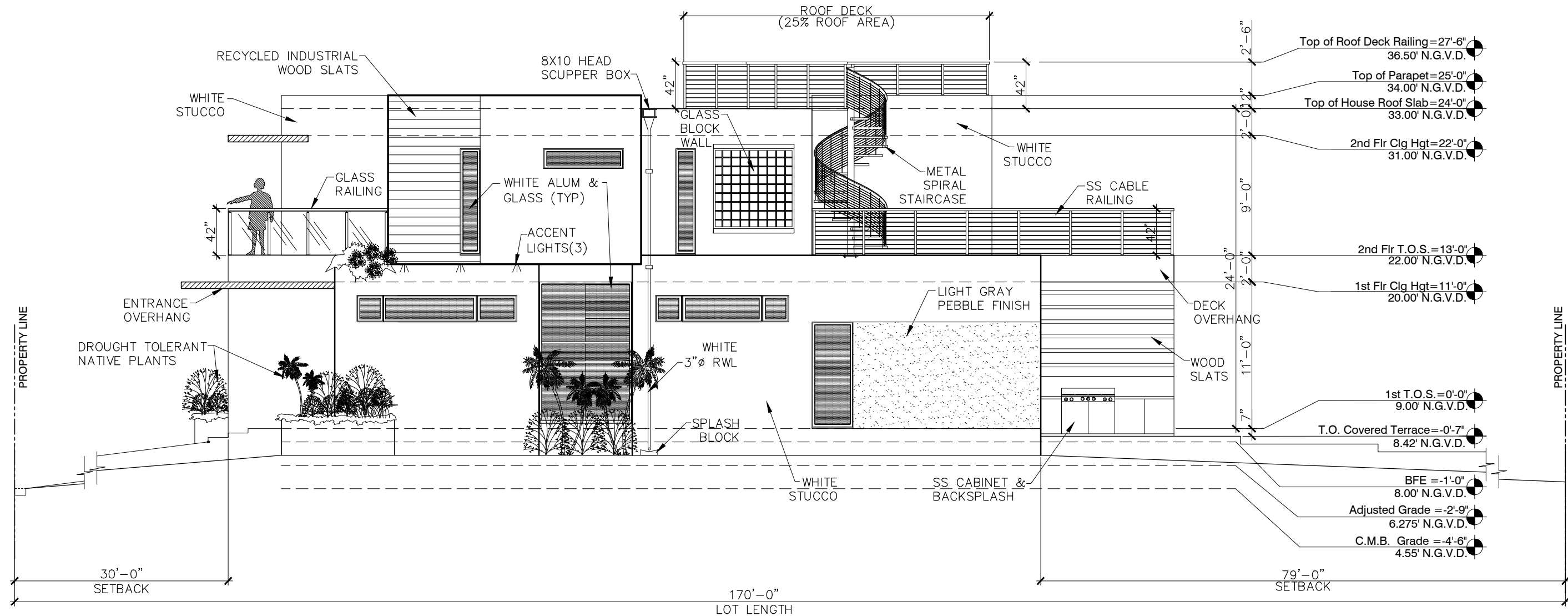
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Sheet No.

DRB.8.1



WEST ELEVATION(SIDE)
SCALE: 1/8" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE LLC
1396 BAY DRIVE
MIAMI BEACH, FL 33141

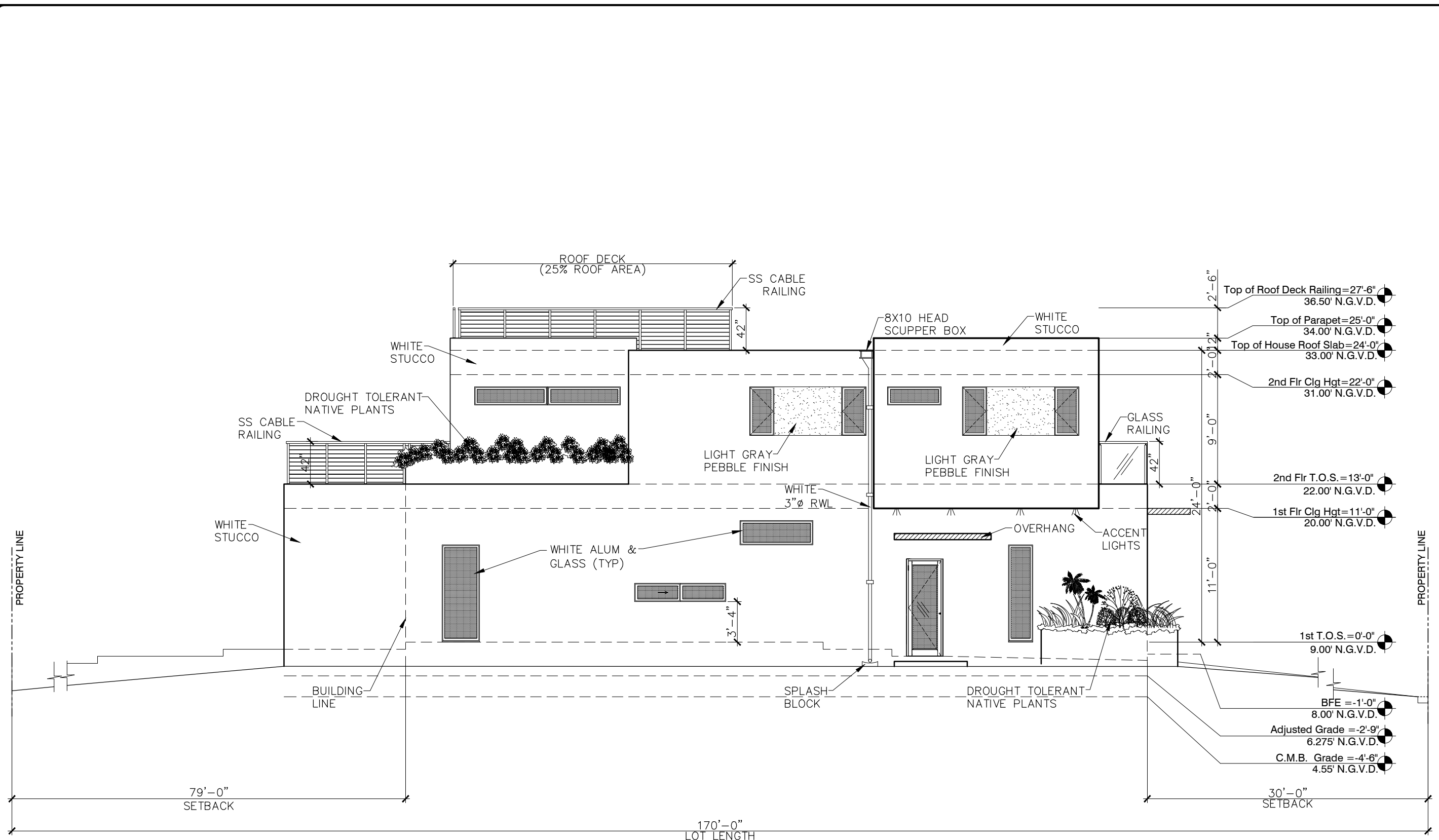
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Design & Development



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Date : 02.21.17
Scale : SHOWN

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EAST ELEVATION(SIDE)
SCALE: 1/8" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE LLC
1396 BAY DRIVE
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Date : 02.21.17

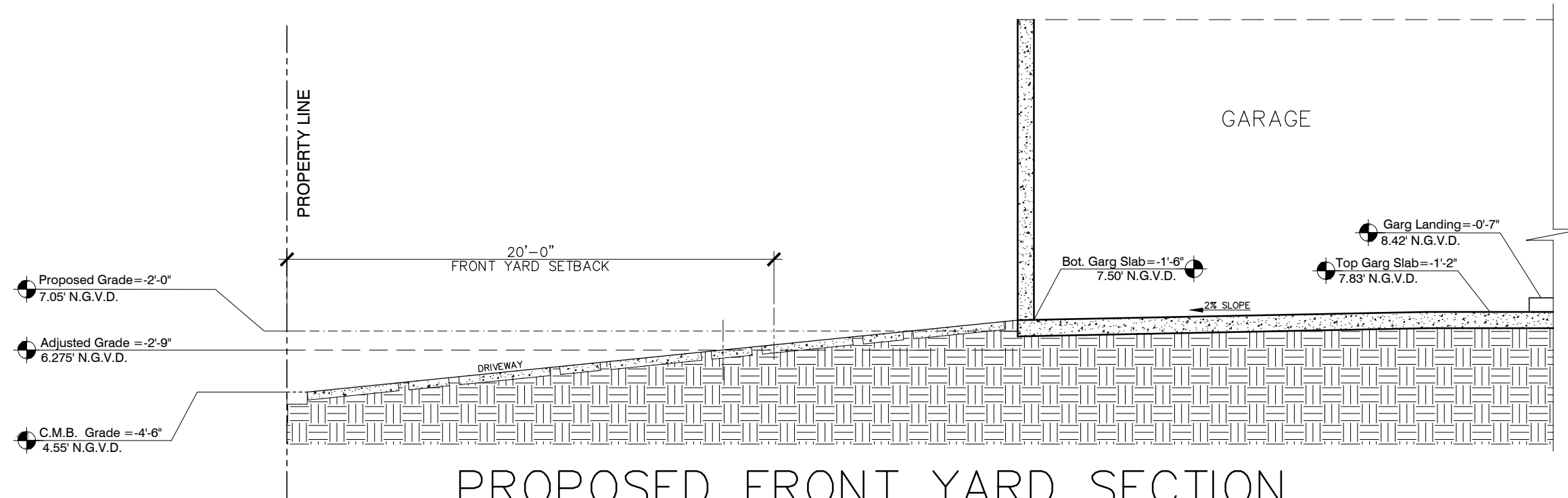
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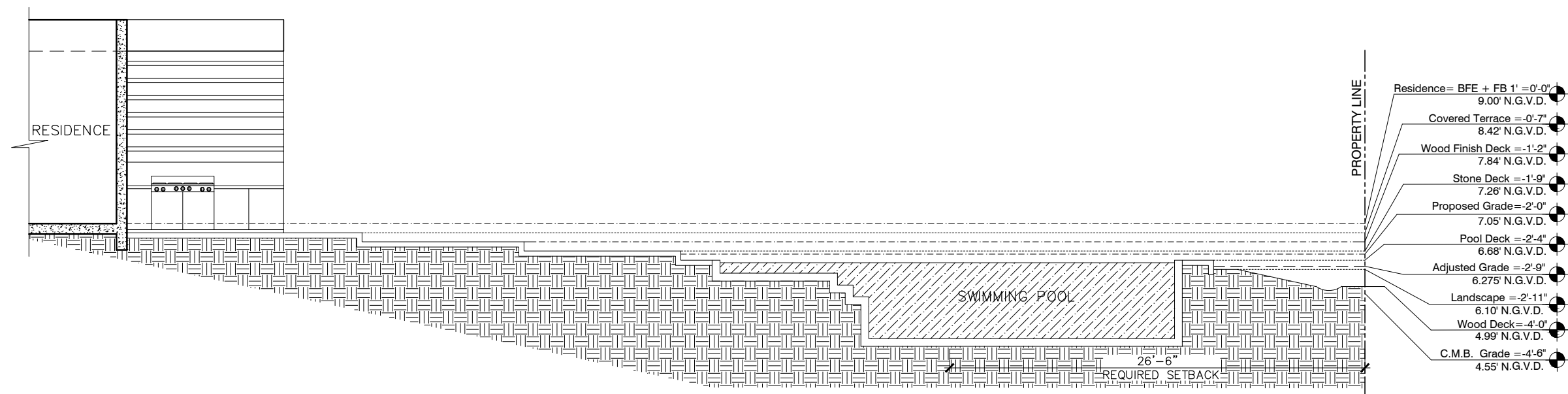
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PROPOSED FRONT YARD SECTION

SCALE: 3/16" = 1'



PROPOSED REAR YARD SECTION

SCALE: 1/8" = 1'

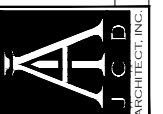
PROPOSED SECTIONS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE LLC
1396 BAY DRIVE
MIAMI BEACH, FL 33141

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Date : 02.21.17

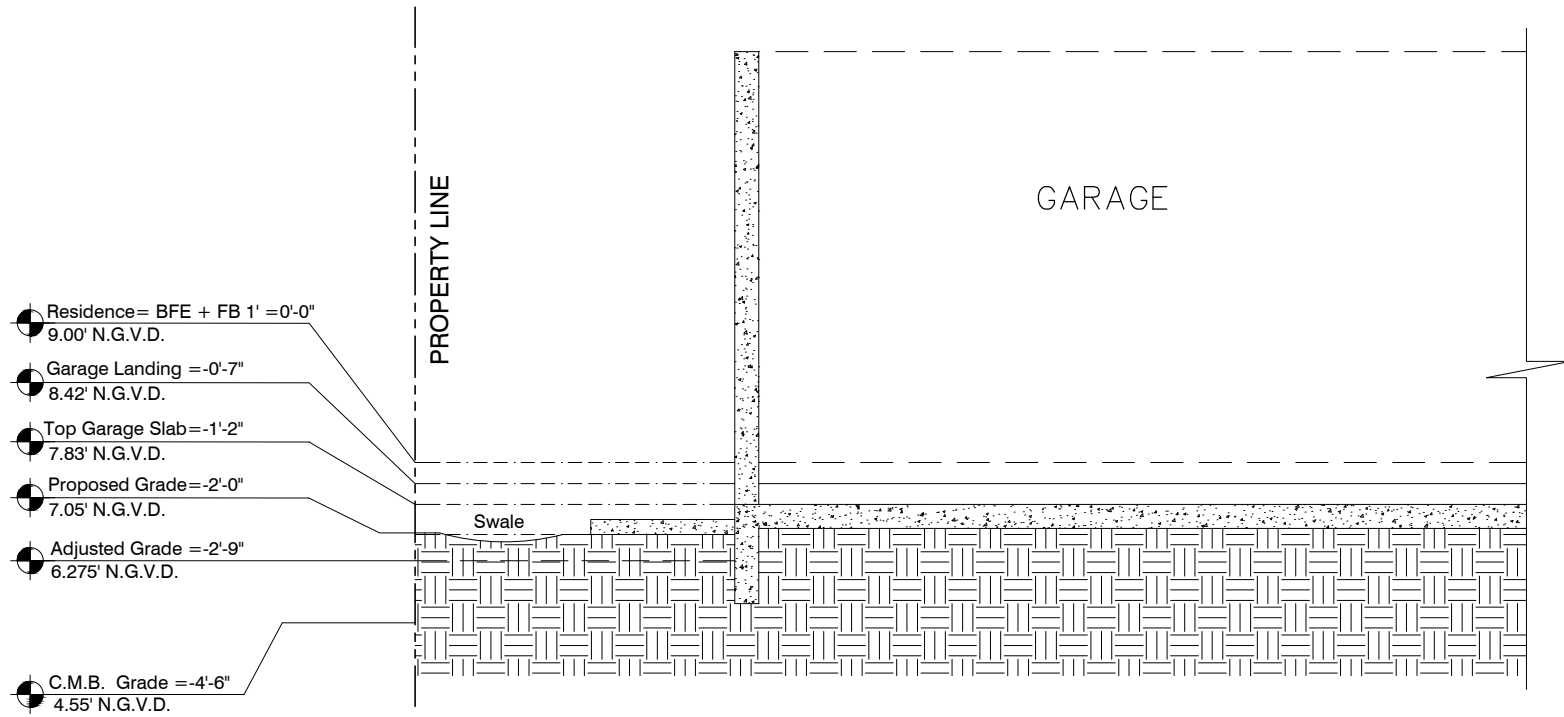
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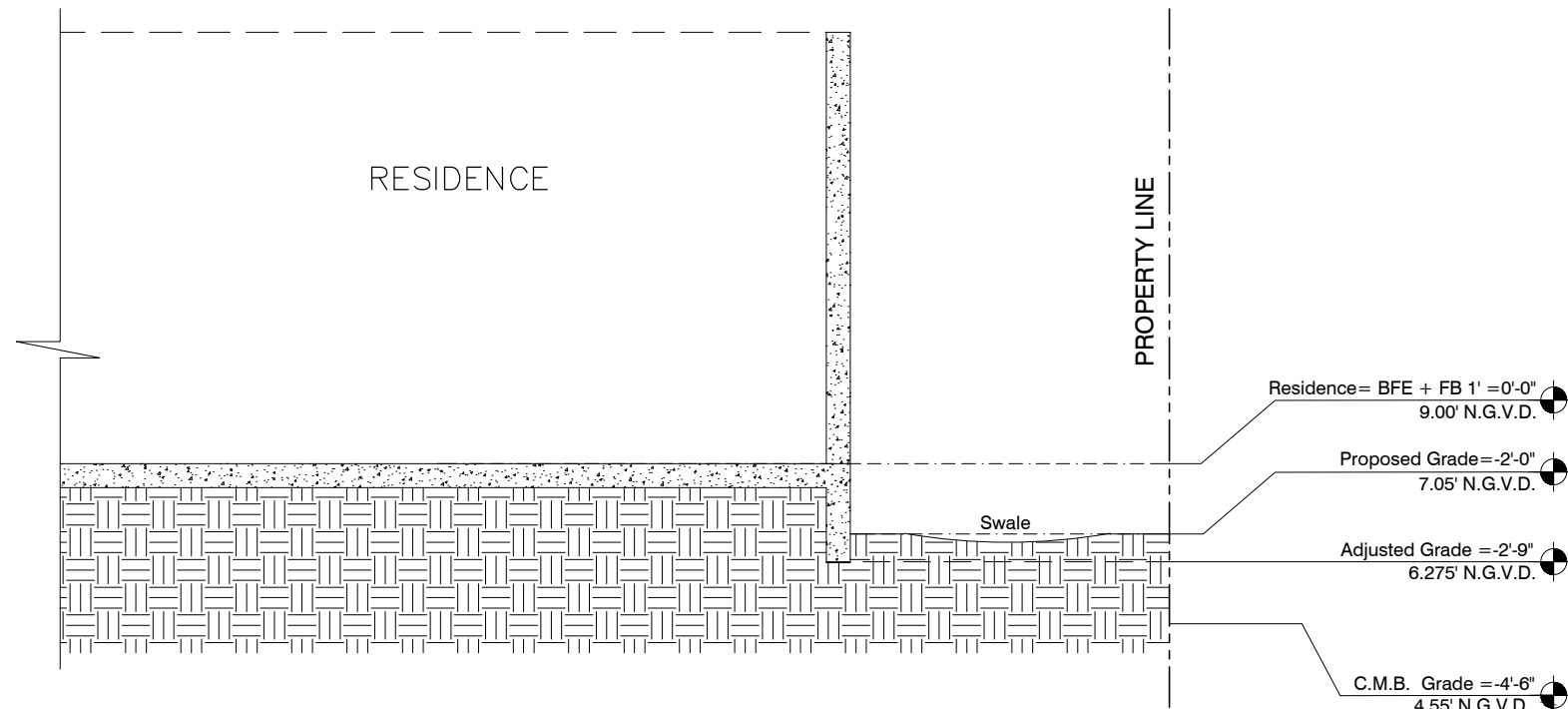
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DRB.10



PROPOSED SIDE YARD SECTION
SCALE: 3/16" = 1'



PROPOSED SIDE YARD SECTION
SCALE: 3/16" = 1'

PROPOSED SECTIONS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
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Date : 04.01.16
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DRB.11



NIGHT AERIAL VIEW OF FRONT FROM NORTHWEST



AERIAL VIEW OF FRONT FROM NORTHWEST



STREET VIEW OF FRONT FROM NORTHWEST



STREET VIEW OF FRONT FROM NORTHEAST

PERSPECTIVE VIEWS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE LLC
1396 BAY DRIVE
MIAMI BEACH, FL 33141

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Job No.
Date : 02.21.17
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DRB.13



VIEW OF THE REAR FROM SOUTHEAST



AERIAL VIEW OF 2ND FLR TERRACE & ROOF DECK



SIDE VIEW OF WEST ELEVATION



SIDE VIEW OF EAST ELEVATION

PERSPECTIVE VIEWS

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE LLC
1396 BAY DRIVE
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DRB.13.1



NIGHT STREET VIEW OF FRONT FROM NORTHWEST



NIGHT VIEW OF WEST ELEVATION FROM FRONT



NIGHT VIEW OF WEST ELEVATION FROM REAR



NIGHT VIEW OF EAST ELEVATION FROM REAR

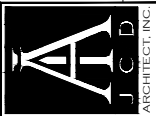
PERSPECTIVE VIEWS

FINAL SUBMITTAL: 03.09.2017

Revisions

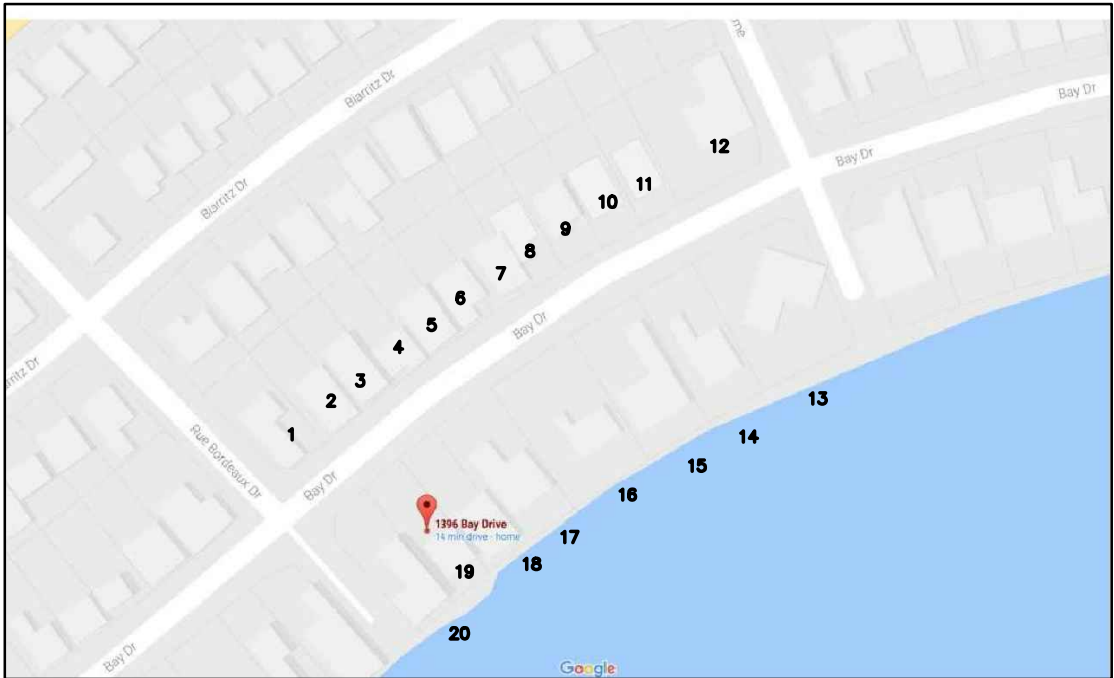
NEW RESIDENCE
 1396 BAY DRIVE LLC
 1396 BAY DRIVE
 MIAMI BEACH, FL 33141

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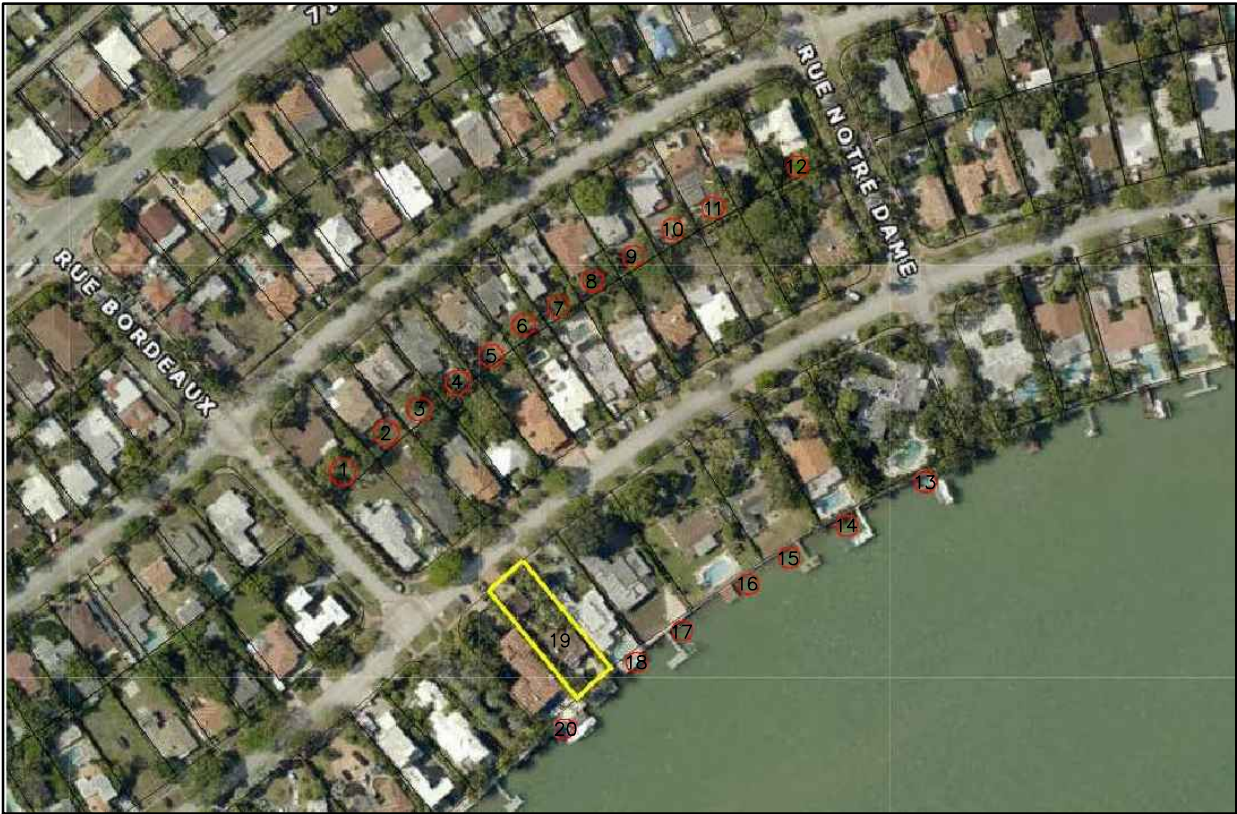


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DRB.13.2



GOOGLE MAP



GOOGLE EARTH
AREA MAP

PROPERTY KEY LIST:

- #1 = 1405 BAY DRIVE – ACROSS STREET
- #2 = 1395 BAY DRIVE – ACROSS STREET
- #3 = 1389 BAY DRIVE
- #4 = 1379 BAY DRIVE
- #5 = 1375 BAY DRIVE
- #6 = 1365 BAY DRIVE
- #7 = 1355 BAY DRIVE
- #8 = 1345 BAY DRIVE
- #9 = 1341 BAY DRIVE
- #10 = 1331 BAY DRIVE
- #11 = 1325 BAY DRIVE
- #12 = 1301 BAY DRIVE
- #13 = 1310 BAY DRIVE
- #14 = 1330 BAY DRIVE
- #15 = 1340 BAY DRIVE
- #16 = 1345 BAY DRIVE
- #17 = 1370 BAY DRIVE
- #18 = 1390 BAY DRIVE
- #19 = 1396 BAY DRIVE—SUBJECT PROP.
- #20 = 1398 BAY DRIVE

Revisions

NEW RESIDENCE
1396 BAY DRIVE, LLC
1396 BAY DRIVE
MIAMI BEACH, FL 33141

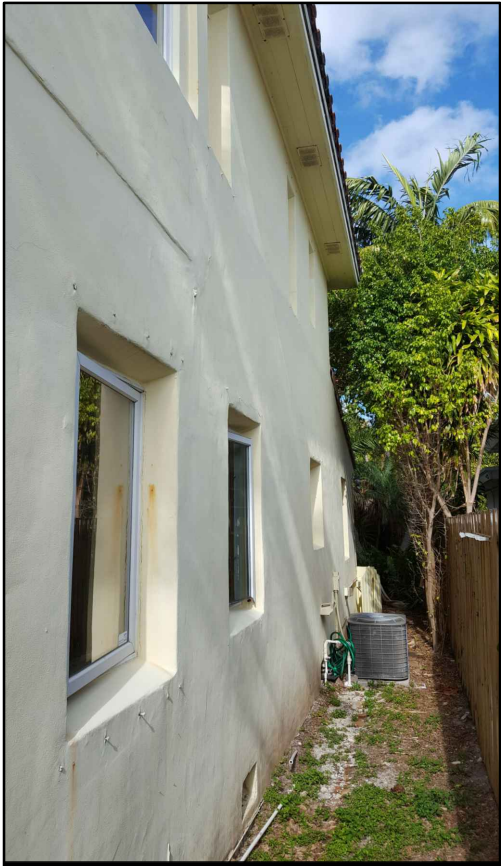
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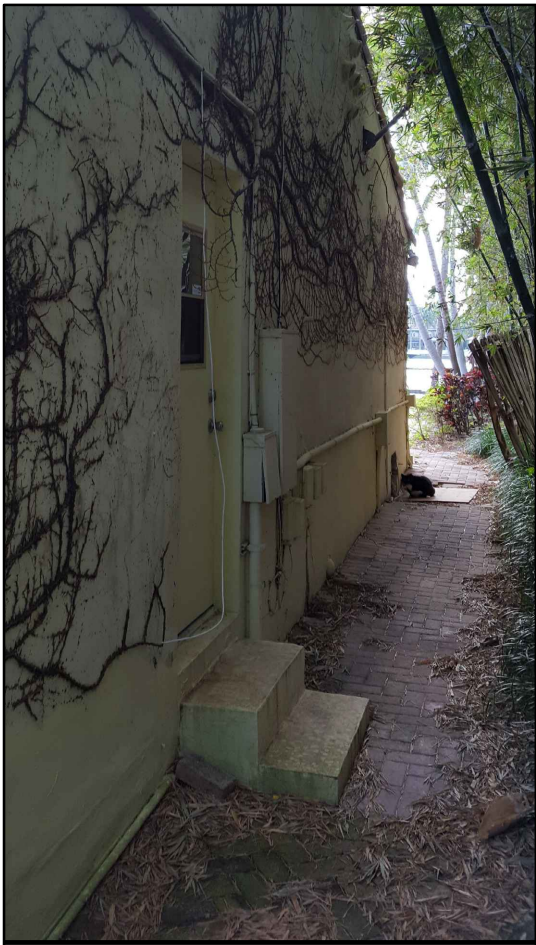
EAST VIEW (SIDE)



NORTH VIEW (FRONT)



SOUTH VIEW (REAR)



WEST VIEW (SIDE)

EXISTING RESIDENCE

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY DRIVE, LLC
1396 BAY DRIVE
MIAMI BEACH, FL 33141

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DRB.15



WEST VIEW (SIDE)



NORTH VIEW (FRONT)



EAST VIEW (SIDE)



SOUTH VIEW (REAR)

EXISTING GARAGE

FINAL SUBMITTAL: 03.09.2017

Revisions

NEW RESIDENCE
1396 BAY ROAD, LLC
1396 BAY ROAD
MIAMI BEACH, FL 33141

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