

SCOPE OF WORK

1. DESCRIPTION OF WORK : **New Additions at existing 2 story single family residence.**
2. SCOPE OF WORK UNCLUDES :

2.1

Minimal demolition to prepare for additions

2.2

Second floor addition (456 SF) at SE corner and 2-story addition (809 SF each floor) at center of front of existing home

2344 N Bay Rd, Miami Beach, Florida

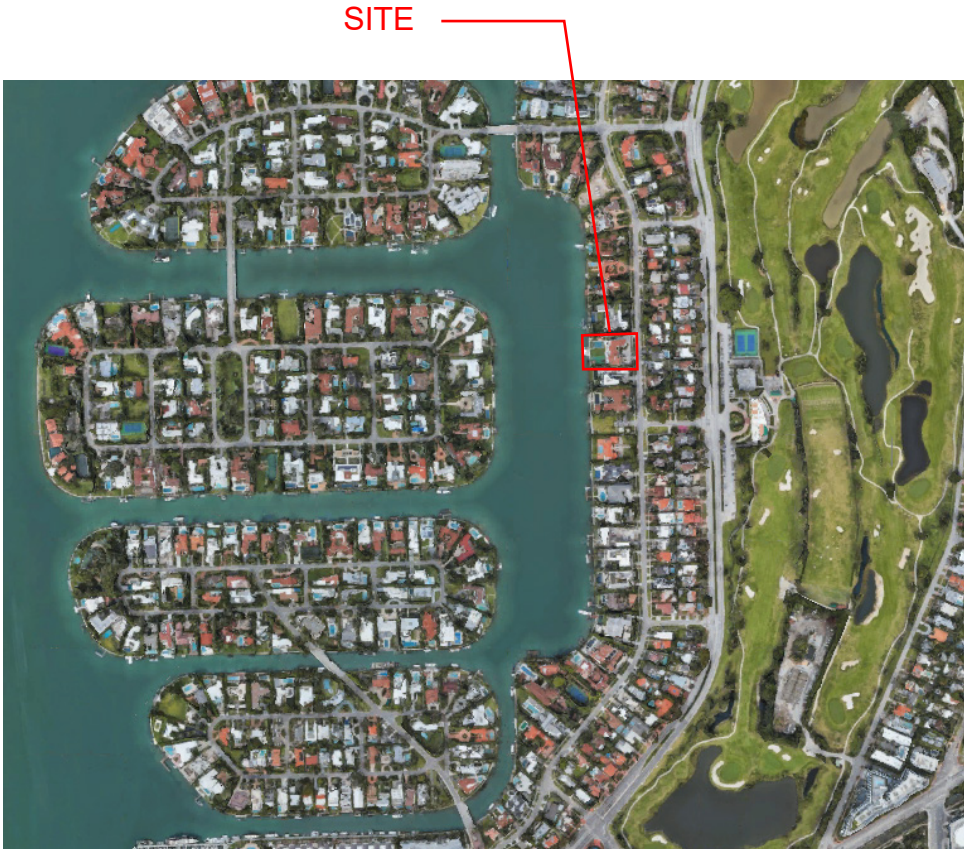
Design Review Board (DRB23-0975) FINAL Submittal

Date:10/13/2024

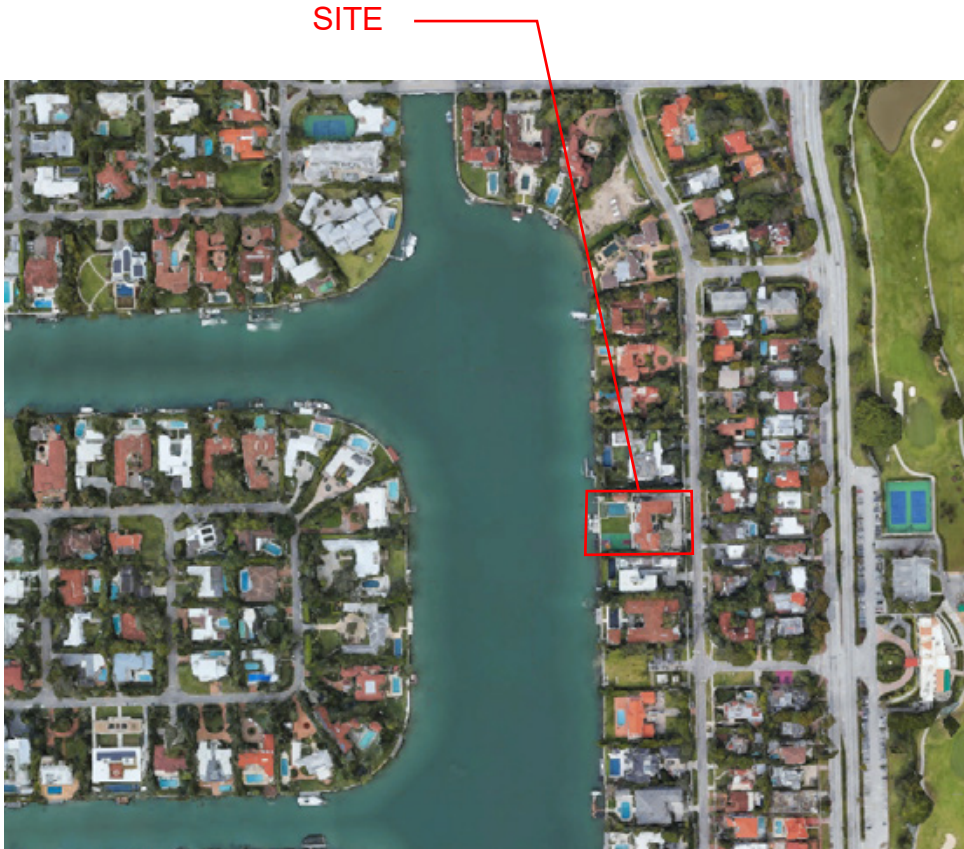




|              | DRAWING INDEX                   |
|--------------|---------------------------------|
| Sheet Number | Sheet Name                      |
| D-000        | COVER                           |
| D-001        | SITE LOCATION AND INDEX         |
| D-002        | SURVEY                          |
| D-003        | EXISTING SITE CONTEXT           |
| D-004        | EXISTING NEIGHBORHOOD CONTEXT   |
| D-005        | EXISTING NEIGHBORHOOD CONTEXT   |
| D-006        | NEIGHBORHOOD CONTEXT            |
| D-007        | EXISTING NEIGHBORHOOD CONTEXT   |
| D-008        | EXISTING NEIGHBORHOOD CONTEXT   |
| D-009        | CONTEXT PHOTOMONTAGE            |
| D-010        | AERIAL SITE CONTEXT             |
| D-011        | EXISTING LOT COVERAGE/UNIT SIZE |
| D-012        | DEMOLITION PLAN                 |
| D-100        | ZONING CHART                    |
| D-101        | SETBACKS DIAGRAM                |
| D-102        | LOT SIZE DIAGRAM                |
| D-103        | AREA CALCULATIONS               |
| D-104        | LOT COVERAGE                    |
| D-105        | UNIT SIZE-GROUND FLOOR          |
| D-106        | UNIT SIZE-2ND FLOOR             |
| D-107        | UNIT SIZE-ROOF PLAN             |
| D-108        | AXONOMETRIC DIAGRAM             |
| D-109        | VARIANCE DIAGRAM - SIDE SETBACK |
| D-110        | WAIVER DIAGRAM - SIDE ELEVATION |
| D-111        | WAIVER DIAGRAM - SIDE ELEVATION |
| D-112        | LANDSCAPE DIAGRAMS              |
| D-113        | RENDERED ELEVATIONS             |
| D-114        | RENDERED ELEVATIONS             |
| D-115        | CONTEXTUAL ELEVATION            |
| D-200        | SITE PLAN                       |
| D-300        | EXIST. GROUND FLOOR PLAN        |
| D-301        | EXIST. SECOND FLOOR PLAN        |
| D-302        | EXIST ROOF PLAN                 |
| D-303        | GROUND FLOOR PLAN               |
| D-304        | SECOND FLOOR PLAN               |
| D-305        | ROOF PLAN                       |
| D-400        | BUILDING ELEVATIONS             |
| D-500        | BUILDING SECTIONS               |
| D-600        | AXONOMETRIC VIEWS               |
| D-601        | AXONOMETRIC VIEWS               |
| D-700        | RENDERINGS                      |



2344 N Bay Rd, Miami Beach, FL 334140



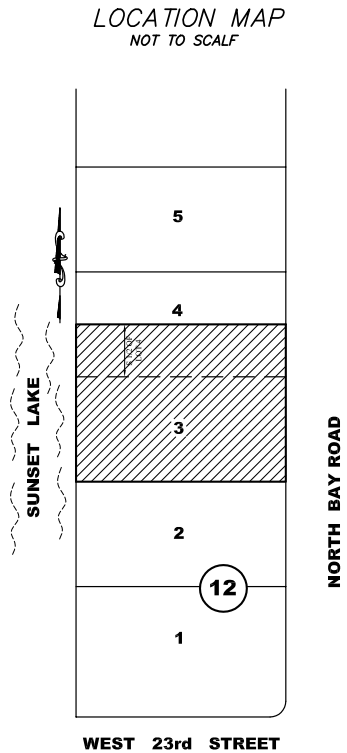
2344 N Bay Rd, Miami Beach, FL 334140

1

**LOCATION MAP**  
SCALE: NTS







LEGAL DESCRIPTION: LOT 3 AND THE SOUTH 1/2 OF LOT 4, IN BLOCK 12, OF AMENDED PLAT OF SUNSET LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# NO. UB-23 LOC# NE CORNER OF W 23 ST & N BAY RD ELEV. 3.42 NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES  
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES  
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 8 PG: 52

|  |  |  |  |   |  |
|--|--|--|--|---|--|
| LEGEND & ABBREVIATIONS:  |  |  |  | BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 8 PG: 52 |  |
| <div><div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div><div><div></div></div>&lt;</div></div> |  |  |  |   |  |





**1** EXISTING NEIGHBORHOOD CONTEXT

SCALE: NTS



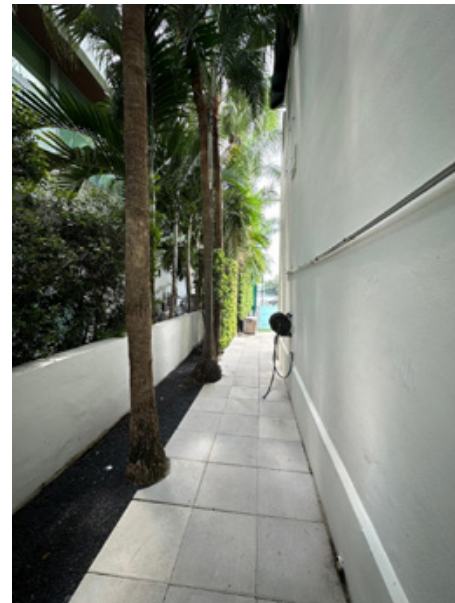




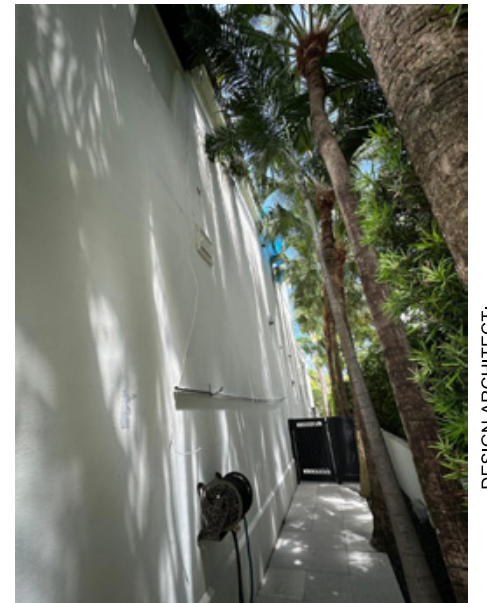
1. FRONT VIEW



2. FRONT VIEW



3. SIDE VIEW



4. SIDE VIEW



5. REAR VIEW



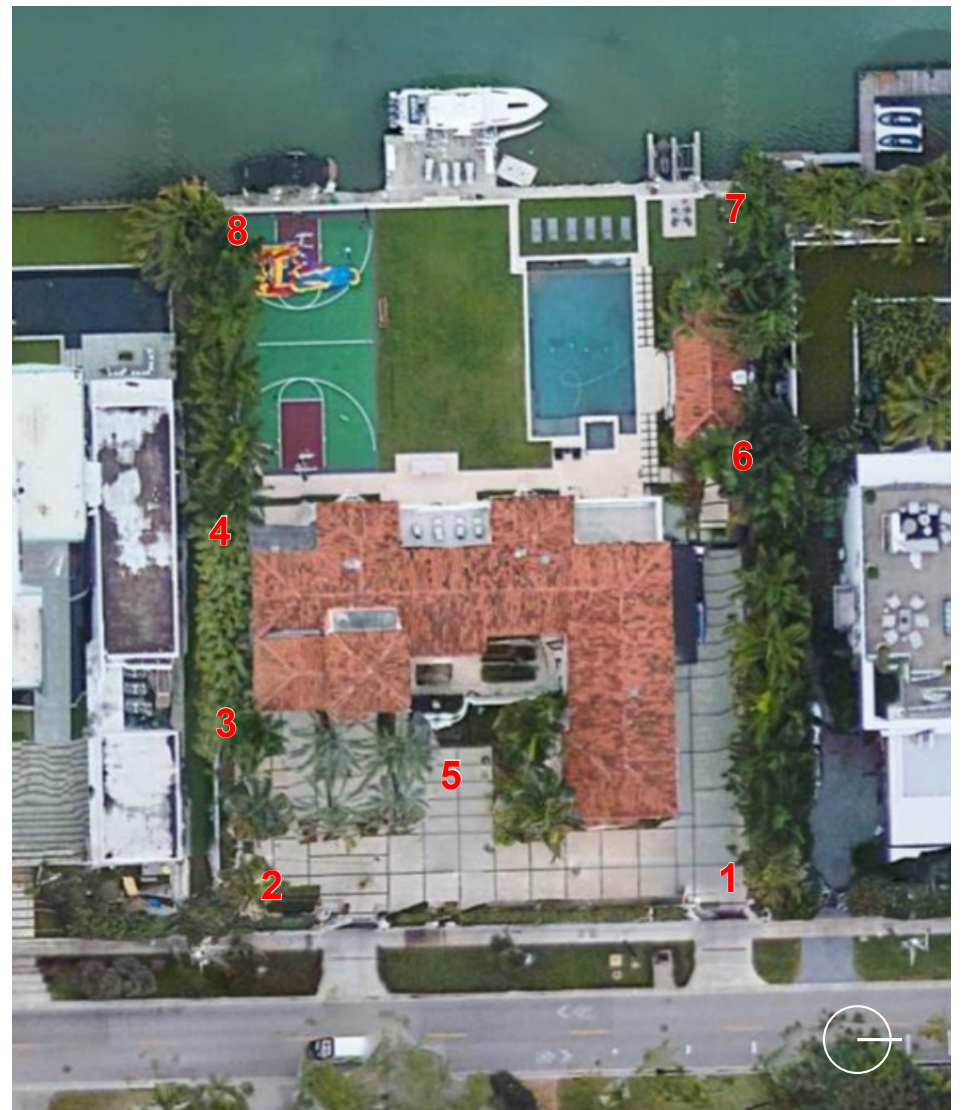
6. REAR VIEW



7. REAR VIEW



8. REAR VIEW



1 EXISTING NEIGHBORHOOD CONTEXT  
SCALE: NTS





FRONT AERIAL VIEW



REAR AERIAL VIEW

**1 EXISTING NEIGHBORHOOD CONTEXT**  
SCALE: NTS

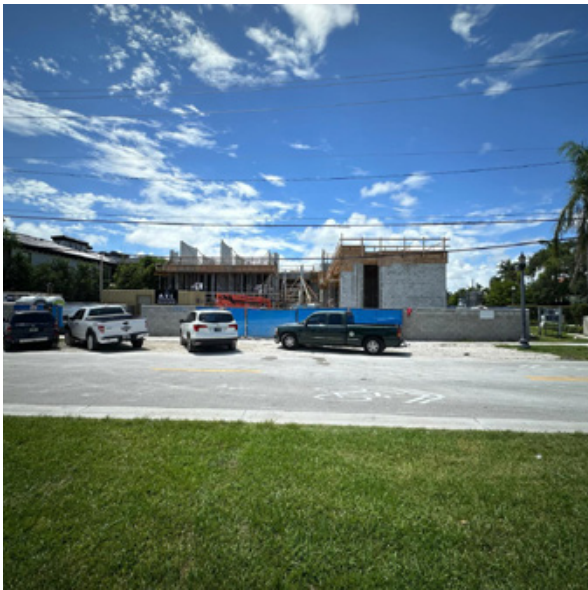




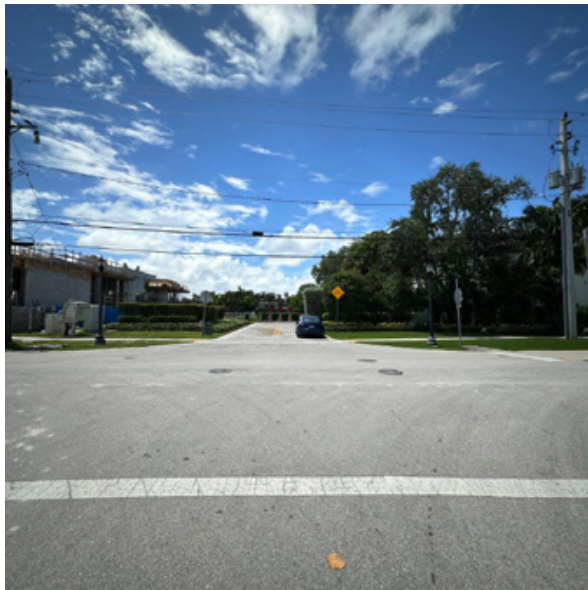


**1 EXISTING NEIGHBORHOOD CONTEXT**  
 SCALE: NTS

NORTH



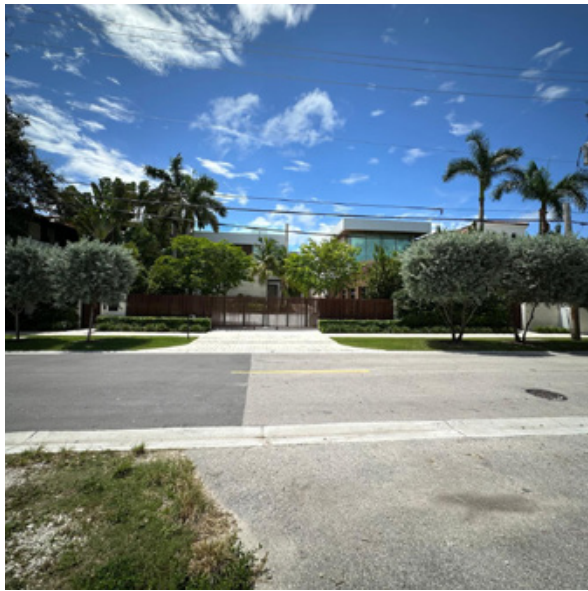
**1. 2220 N Bay Rd**



**2. W 23rd St**



**3. 2318 N Bay Rd**



**4. 2324 N Bay Rd**



**5. (SITE) 2344 N Bay Rd**



**6. 2374 N Bay Rd**



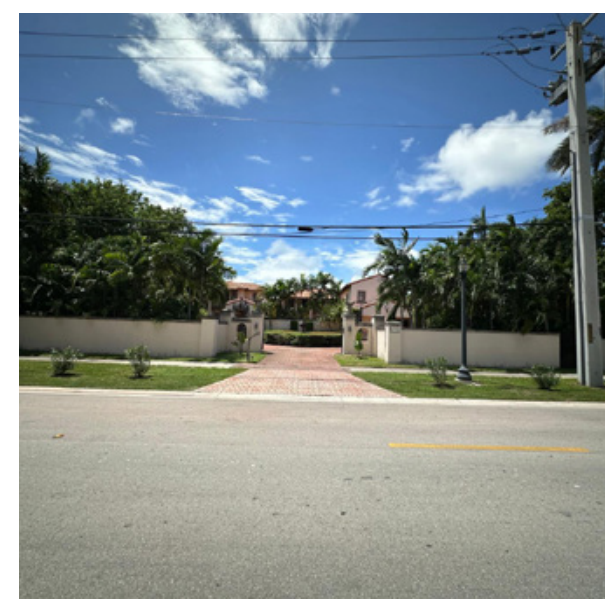


**1 EXISTING NEIGHBORHOOD CONTEXT**  
 SCALE: NTS

NORTH



7. 2384 N Bay Rd



8. 2410 N Bay Rd



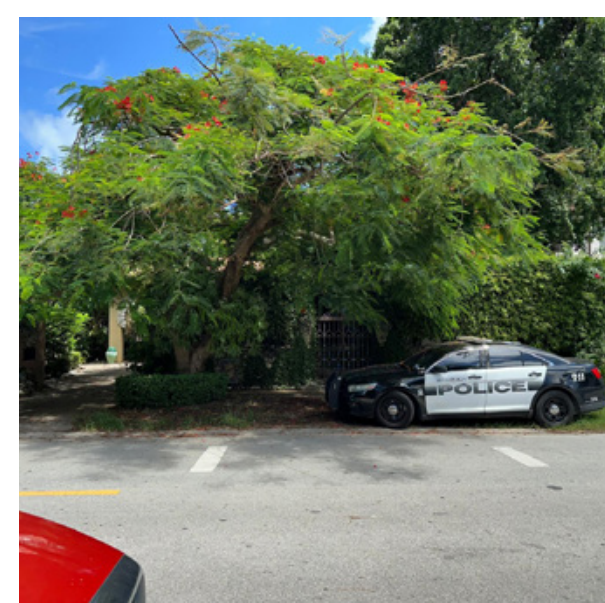
9. 2424 N Bay Rd



10. 2383 N Bay Rd



11. 2371 N Bay Rd



12. 2363 N Bay Rd





**1 EXISTING NEIGHBORHOOD CONTEXT**  
 SCALE: NTS



**13.** 2355 N Bay Rd



**14.** 2345 N Bay Rd



**15.** 2333 N Bay Rd



**16.** 2333 N Bay Rd



EXISTING



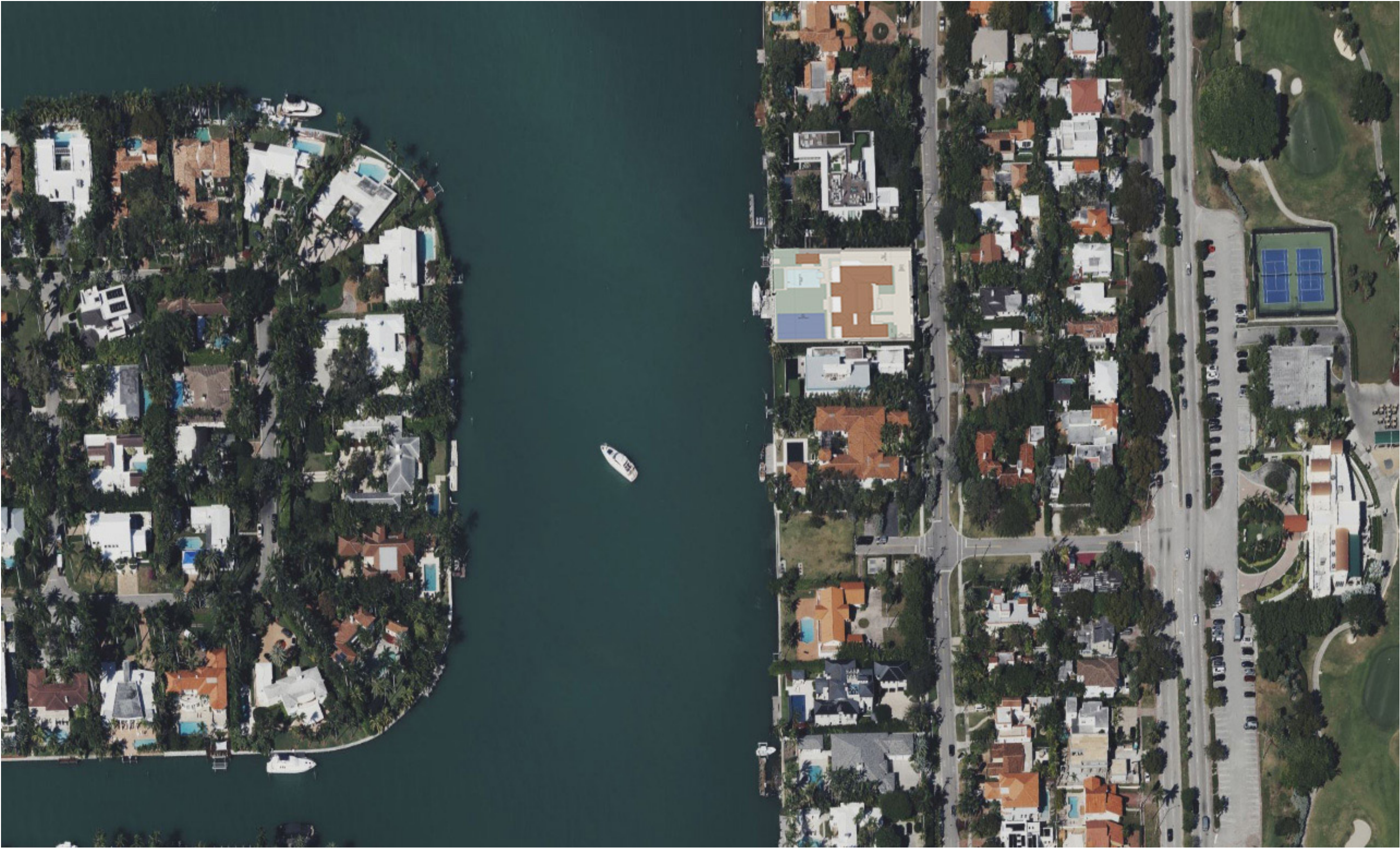
2344 N BAY RD (SITE)

PROPOSED



2344 N BAY RD (SITE)





1

**AERIAL SITE CONTEXT**

SCALE: NTS



NORTH

New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

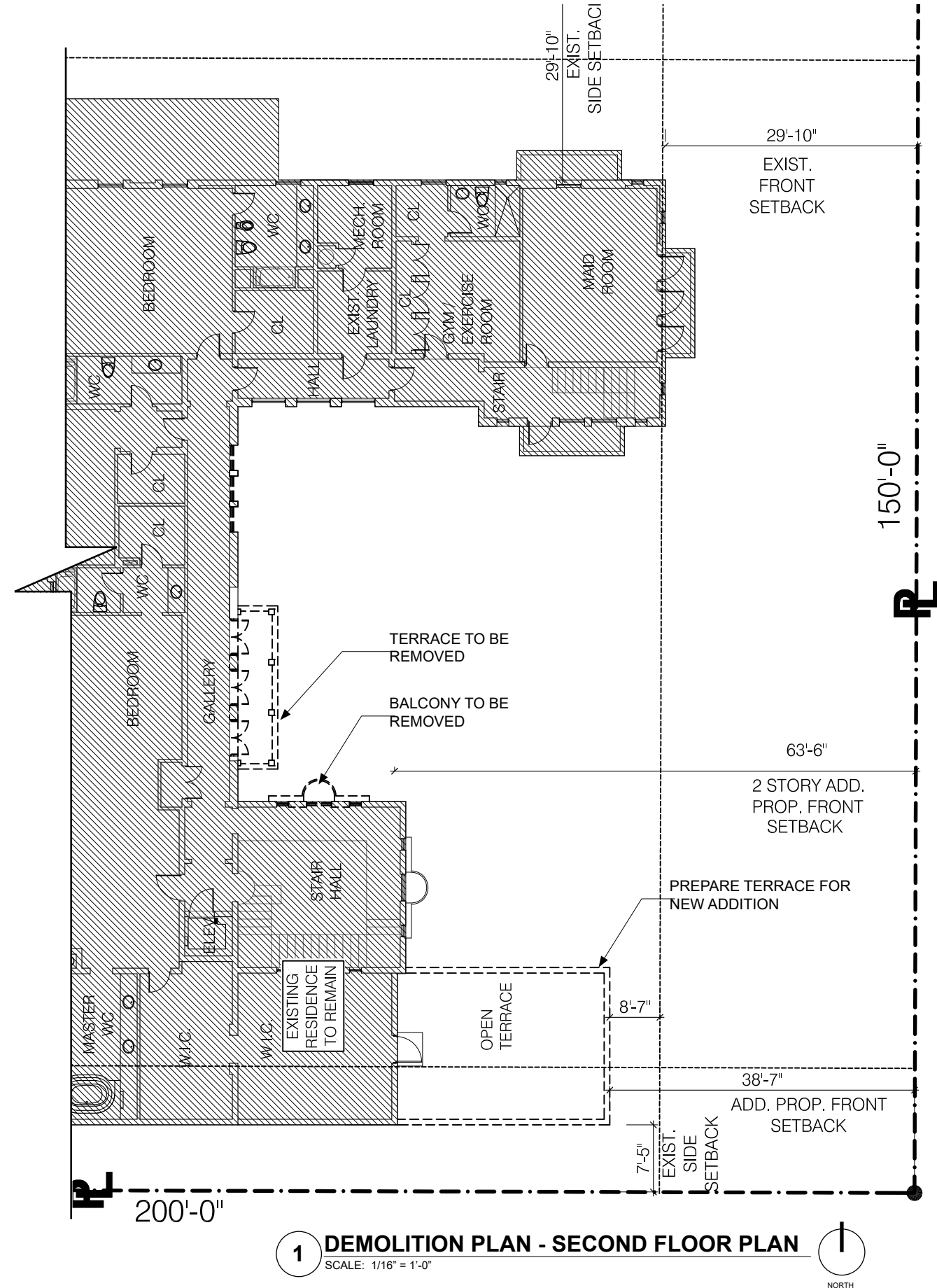
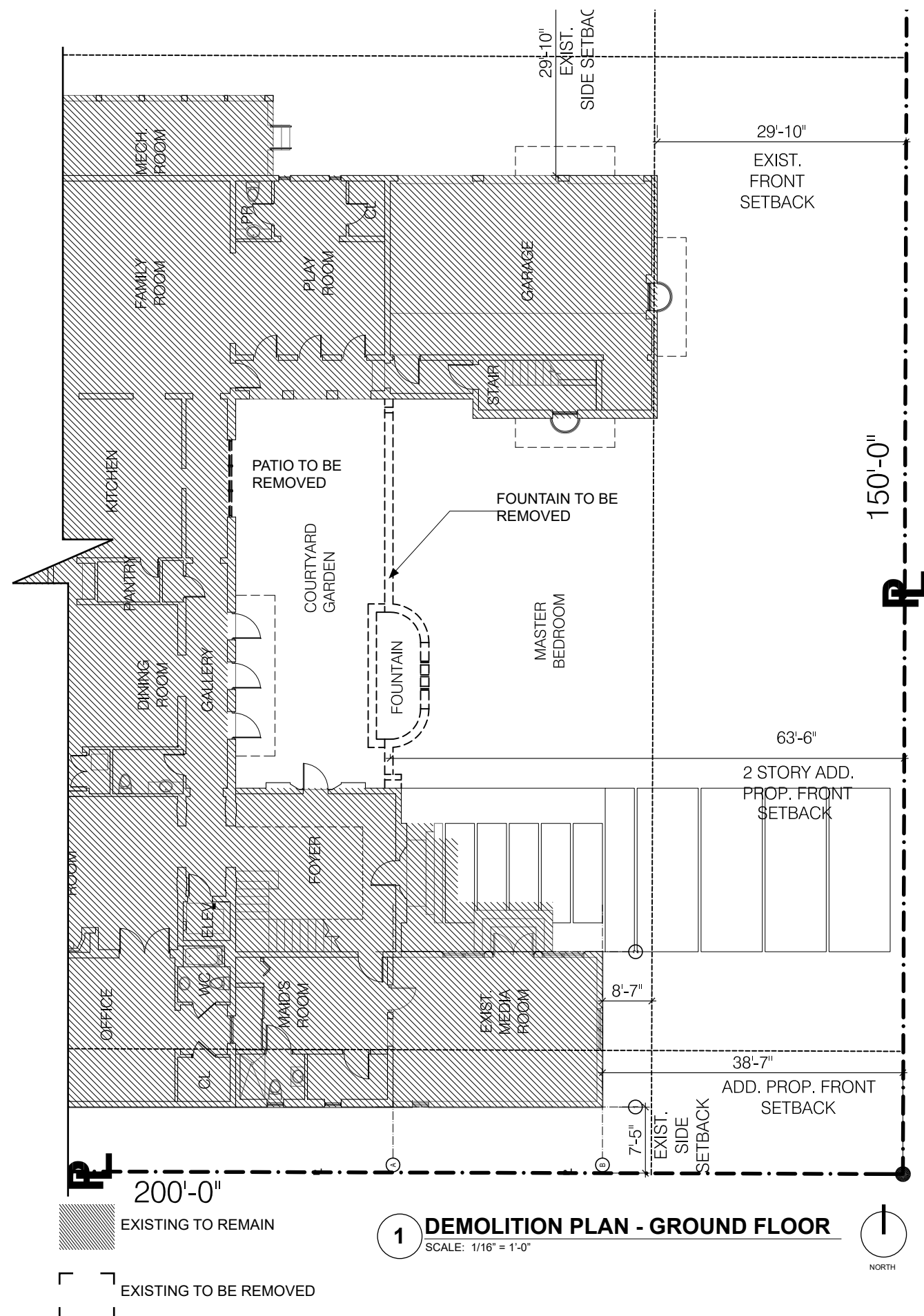
D-010

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024







MIAMI BEACH

Planing Department, 1700 Convention Center Drive  
Miami Beach Florida 33139, www.miamibeach.gov  
305 673 7550

CODE OF THE CITY OF MIAMI BEACH, FLORIDA.  
VERSION : AUGUST 30, 2024

| ZONING DATA                           |   |  |
|---------------------------------------|---|--|
| Project Description                   | Single-Family Residential Addition        |  |
| Municipality                          | MIAMI BEACH                               |  |
| Street Address                        | 2344 North Bay Road, Miami Beach, Florida |  |
| Folio Number                          | 02-3227-008-0690                          |  |
| Zoning District                       | RS-2                                      |  |
| Fema Zone                             | AE( EL. 8')                               |  |
| BFE                                   | EL. 8'                                    |  |
| Year Built                            | Multiple (See Building Info.)             |  |
| Type of Construction                  | TYPE III-A                                |  |
| Code of Ordinances Reference:         |   |  |
| Min. Lot Width                        | 7.2.2.3.b.1                               |  |
| Unit Size                             | 7.2.2.3.b.1                               |  |
| Lot Coverage                          | 7.2.2.3.b.1                               |  |
| Building Height                       | 54-35                                     |  |
| Building Setbacks                     | 7.2.2.3.b.1                               |  |
| Building Setbacks nonconforming yards | 7.2.2.3.b.3.B                             | If the sum of the side yards is less than 25 % of the lot width, any addition may retain the existing sum of the side yards. |
| Fence Height                          | 7.2.2.3.b.12.H                            |  |
| Driveways                             | 7.2.2.3.b.12.G                            |  |
| Pool Setbacks                         | 7.2.2.3.b.12.P                            |  |
| Projections                           | 7.2.2.3.b.12.N                            |  |

SINGLE FAMILY RESIDENTIAL DATA SHEET

| ZONING INFORMATION  |   |  |   |
|---|---|--|---|
| ITEM  |   | REQUIRED                                   | PROVIDED  |
| Lot Area (sq. ft.)  |   | Min. 18,000 sq. ft.                        | 30,000 sq. ft.  |
| Lot Width   |   | Min 75 ft.                                 | 150 ft.   |
| Max Lot Coverage for a 2 story home SF and %                              |   | Max 30% of the lot 9,000 sq. ft.           | Existing 6,605 sf<br>Proposed 809 sf<br>Total 7,414 sf(25%)                             |
| Ground Floor Unit Size  |   |  | Existing 6,632 sf<br>Proposed 809 sf<br>Total 7,441 sf                                  |
| Second Floor Unit Size  |   |  | Existing 5,801 sf<br>Proposed 1,288 sf<br>Total 7,089 sf                                |
| Tower Floor Unit Size   |   |  | Existing 451 sf   |
| Max Unit Size SF and %  |   | Max 50% of the lot 15,000 sq. ft.          | Existing and Proposed 14,981 sq. ft. (49.9%)  |
| Maximum building height( not to exceed two stories above BFE + freeboard) |   | 28 feet flat roofs<br>31 feet sloped roofs | 27'-6" (midpoint of roof @ main structure<br>33'-9" (midpoint of roof @ existing tower) |
|   |   | 28 feet flat roofs<br>31 feet sloped roofs | 27'-6"  |
| Setbacks for Addition   |   |  |   |
|   | principal front                                     |  | 30'-0"  |
|   | side sum  |  | 37'-6"  |
|   |   | south                                      | (Non Conforming interior side yard)   |
|   |   | north                                      | 29'-11"   |
|   | 2 Story elevation length (south) sec. 7.2.2.3.b.ii. |  | 60'-0" max.   |
|   | rear  |  | 30'-0"  |

NOTE: THE EXISTING HOME IS A NON- CONFORMING STRUCTURE, AND THE CODE HAS PROVISIONS FOR ADDITIONS. PLEASE REFER TO 142-106(2) E.2. "When an existing single-family structure is being renovated less than 50 percent of the value determination, as prescribed by the building official pursuant to the standards set forth in the Florida Building Code, and the sum of the side yards is less than 25 percent of the lot width, any new construction, whether attached or detached, including additions, may retain the existing sum of the side yards, provided that the sum of the side yards is not decreased."



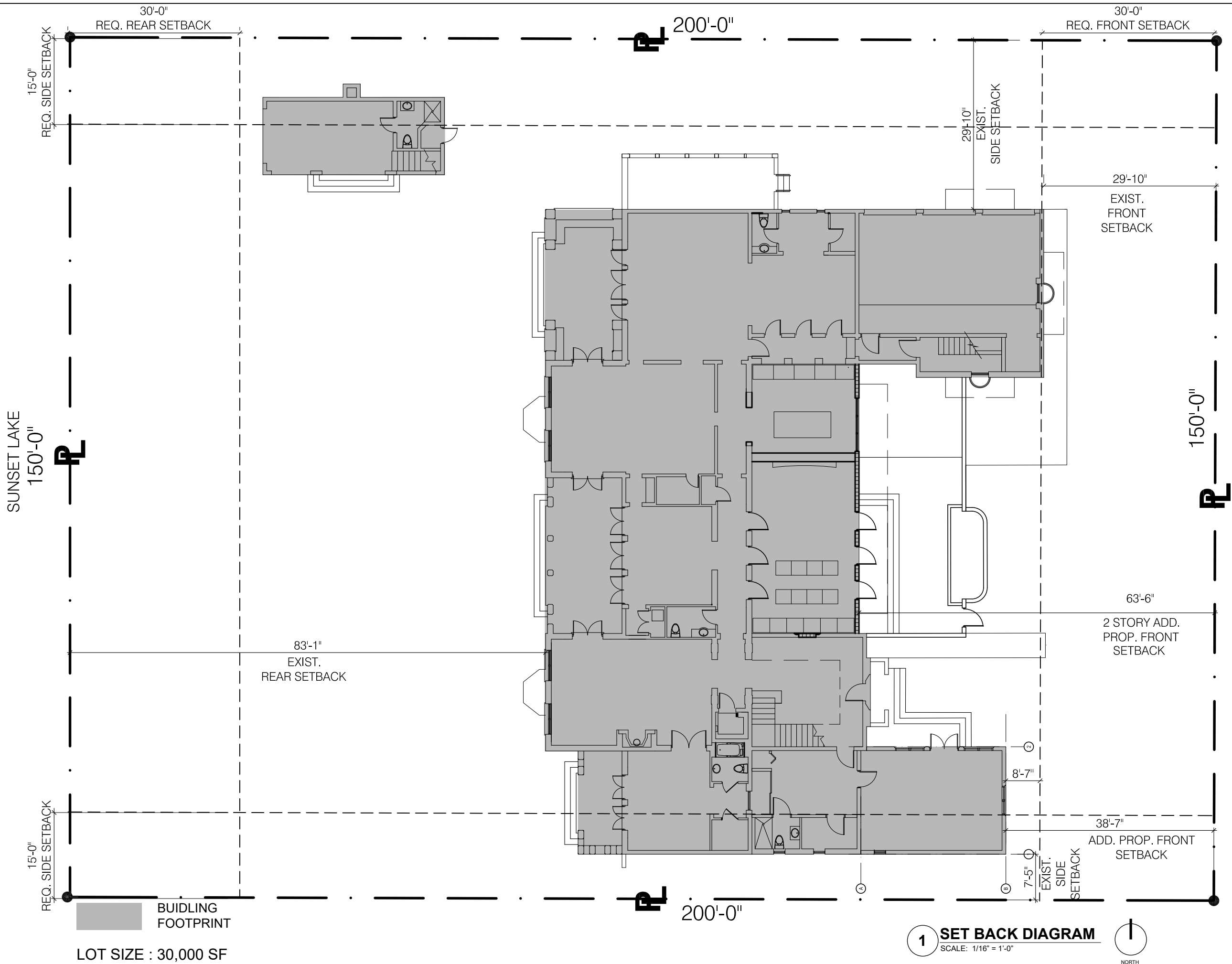
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

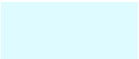
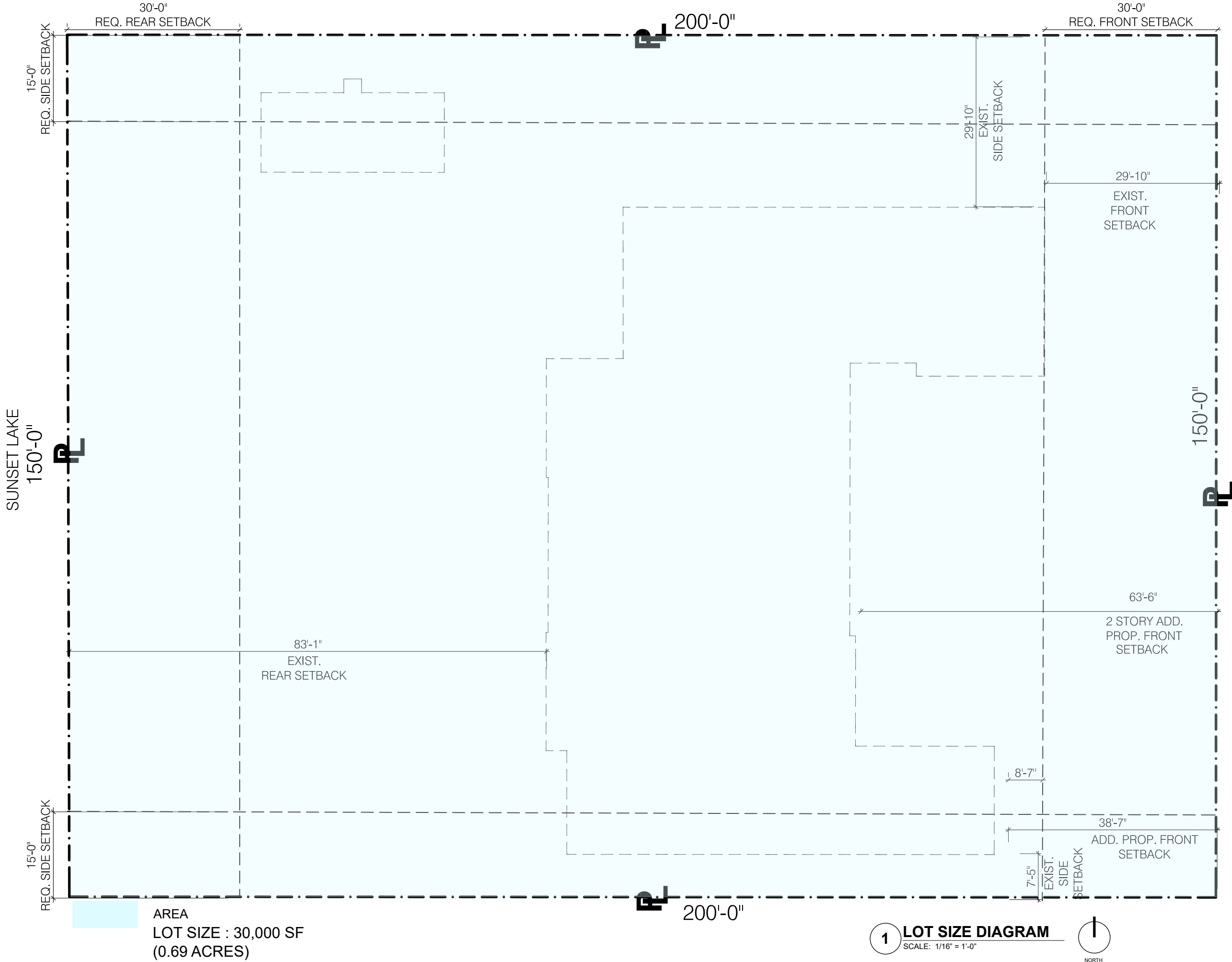
D-100





**1 SET BACK DIAGRAM**  
SCALE: 1/16" = 1'-0"





AREA  
LOT SIZE : 30,000 SF  
(0.69 ACRES)

1 LOT SIZE DIAGRAM  
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-102

DESIGN ARCHITECT:



SOW DESIGN STUDIO  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024



| AREA CALCULATIONS                            |                                      |   |
|--|--------------------------------------|---|
| ITEM   | ALLOWED                              | PROVIDED  |
| LOT SIZE                                     | Min. 18,000 sq. ft.                  | 30,000 sq. ft.  |
| Max Lot Coverage for a 2 story home SF and % | Max 30% of the lot<br>9,000 sq. ft.  | Existing 6,605 sf<br>Proposed 809 sf<br>Total 7,414 sf(25%) |
| Ground Floor Unit Size                       |                                      | Existing 6,632 sf<br>Proposed 809 sf<br>Total 7,441 sf      |
| Second Floor Unit Size                       |                                      | Existing 5,801 sf<br>Proposed 1,288 sf<br>Total 7,089 sf    |
| Tower Floor Unit Size                        |                                      | Existing 451 sf   |
| Max Unit Size SF and %                       | Max 50% of the lot<br>15,000 sq. ft. | Existing and Proposed<br>14,981 sq. ft. (49.9%)             |

ZONING DATA

ZONING DISTRICT : RS-2

PROJECT DESCRIPTION: SINGLE-FAMILY RESIDENTIAL ADDITION  
STREET ADDRESS: 2344 NORTH BAY ROAD, MIAMI BEACH, FLORIDA  
FOLIO NUMBER: 02-3227-008-0690

ZONING DISTRICT RS-3

FEMA ZONE: AE  
BFE: 8'

CODE OF ORDINANCES' REFERENCES:

LOT WIDTH 7.2.2.3.B.1  
UNIT SIZE 7.2.2.3.B.1  
LOT COVERAGE 7.2.2.3.B.1  
BUILDING HEIGHT 54-35  
BUILDING SETBACKS 7.2.2.3.B.1  
BUILDING SETBACKS NONCONFORMING YARDS 7.2.2.3.B.3.B  
FENCE HEIGHT 7.2.2.3.B.12.  
H DRIVEWAYS 7.2.2.3.B.12.G  
POOL SETBACKS 7.2.2.3.B.12.P  
PROJECTIONS 7.2.2.3.B.12.N

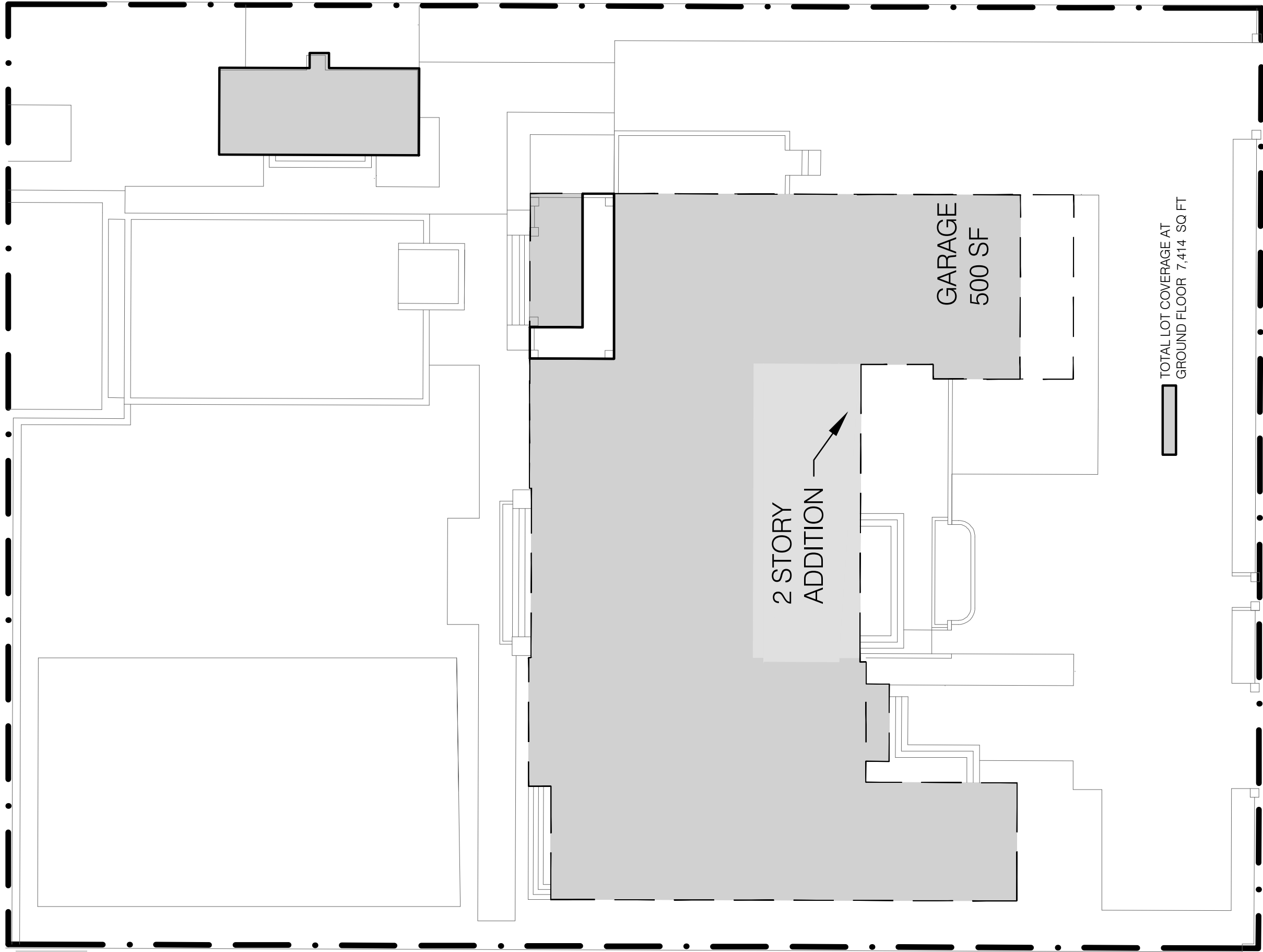
1

AREA CALCULATIONS

SCALE: NTS

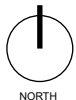






LOT COVERAGE : 7,414 SF

**1 SET BACK DIAGRAM**  
SCALE: 1/16" = 1'-0"

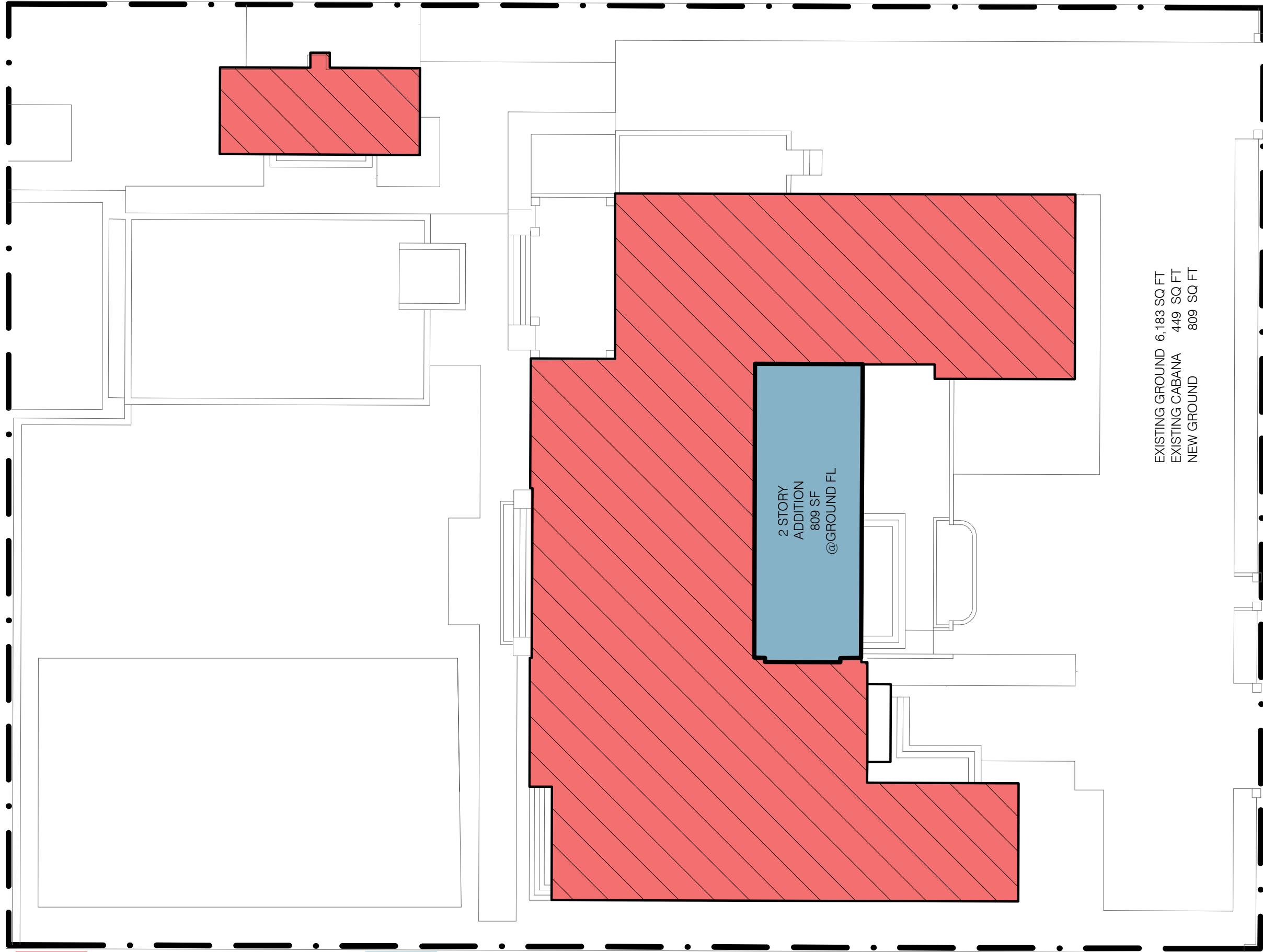


New additions at existing 2 story residence:  
2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-104

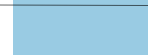




EXISTING GROUND 6,183 SQ FT  
EXISTING CABANA 449 SQ FT  
NEW GROUND 809 SQ FT



EXISTING UNIT SIZE : 6,632 SF



NEW ADDITION : 809 SF



LOT SIZE : 30,000 SF

1

UNIT SIZE - GROUND FLOOR PLAN

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



New additions at existing 2 story residence:  
2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

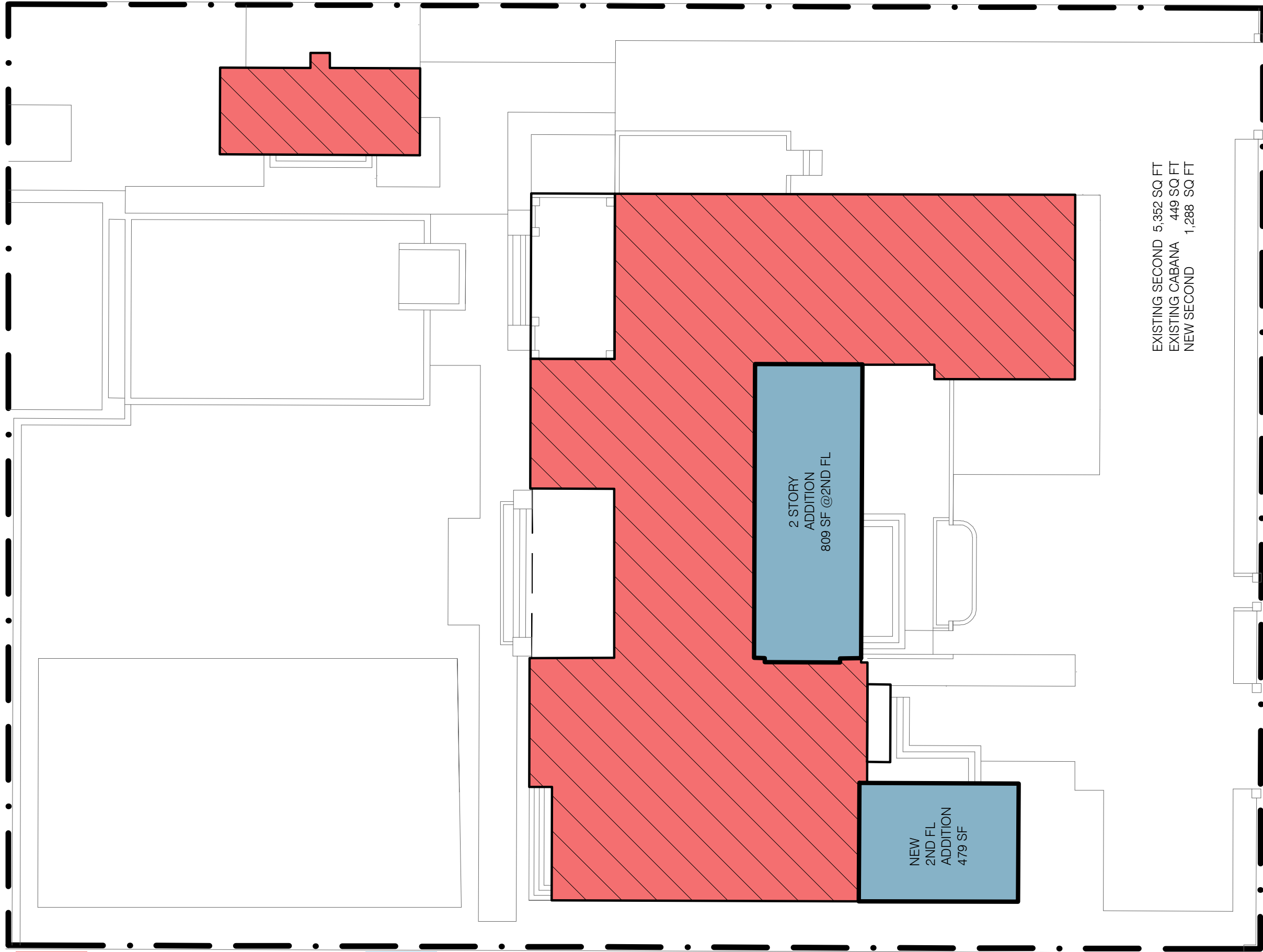
D-105

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

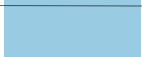




EXISTING SECOND 5,352 SQ FT  
 EXISTING CABANA 449 SQ FT  
 NEW SECOND 1,288 SQ FT



EXISTING UNIT SIZE : 5,801 SF



NEW ADDITION : 1,288 SF



LOT SIZE : 30,000 SF

1

UNIT SIZE - SECOND FLOOR PLAN

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



NORTH

New additions at existing 2 story residence:

2344 N Bay Rd,  
 Miami Beach, FL 33140

Date: 9/18/2024

D-106

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
 ARCHITECTURE | INTERIORS | URBANISM  
 © SOW Design Studio 2024





EXISTING UNIT SIZE : 451 SF



LOT SIZE : 30,000 SF

1

**UNIT SIZE - ROOF FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



EXISTING THIRD 451 SQ FT

New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-107

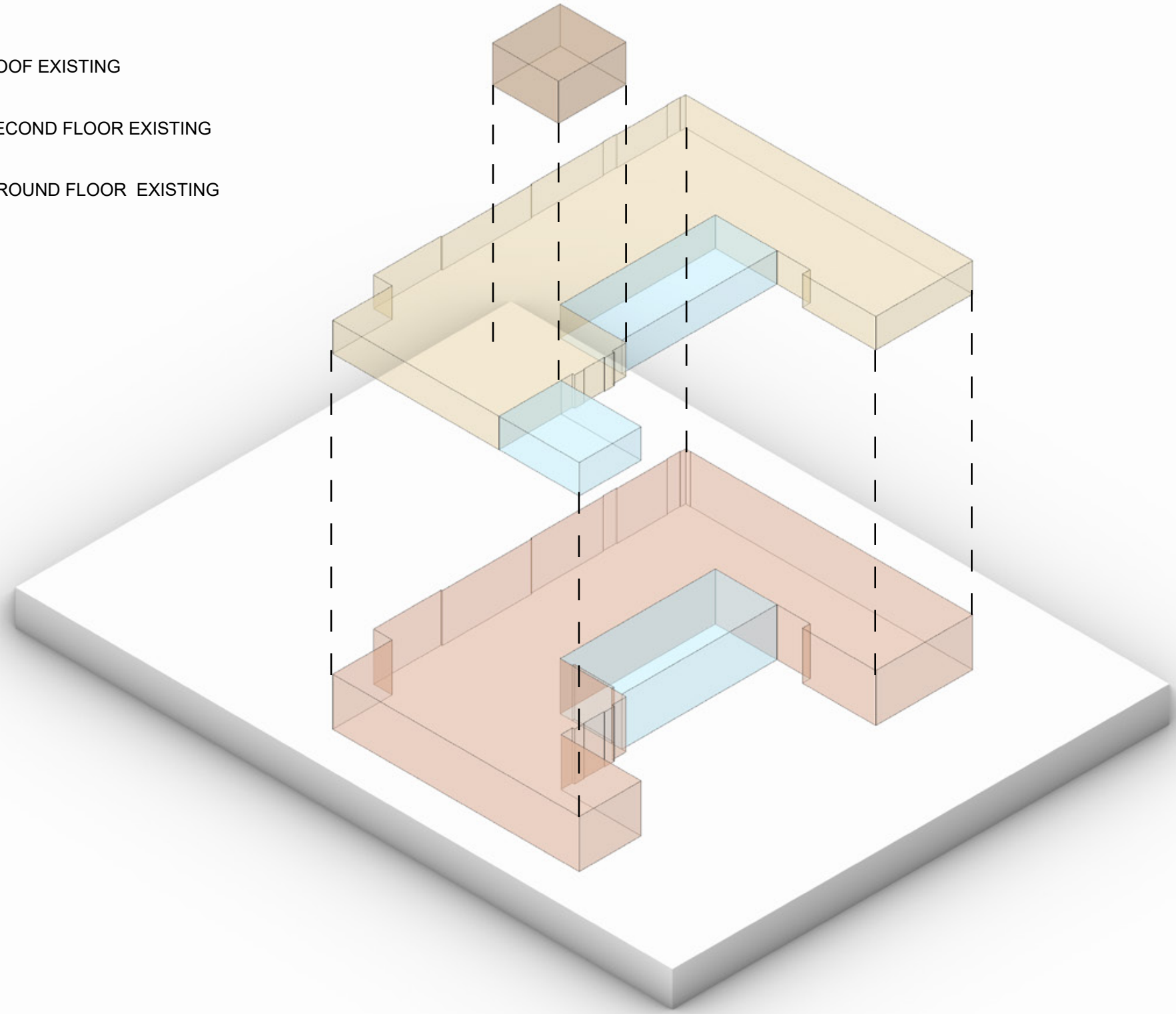
DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024



- PHYSICAL VOLUME OF ROOF EXISTING
- PHYSICAL VOLUME OF SECOND FLOOR EXISTING
- PHYSICAL VOLUME OF GROUND FLOOR EXISTING
- VOLUME OF ADDITIONS



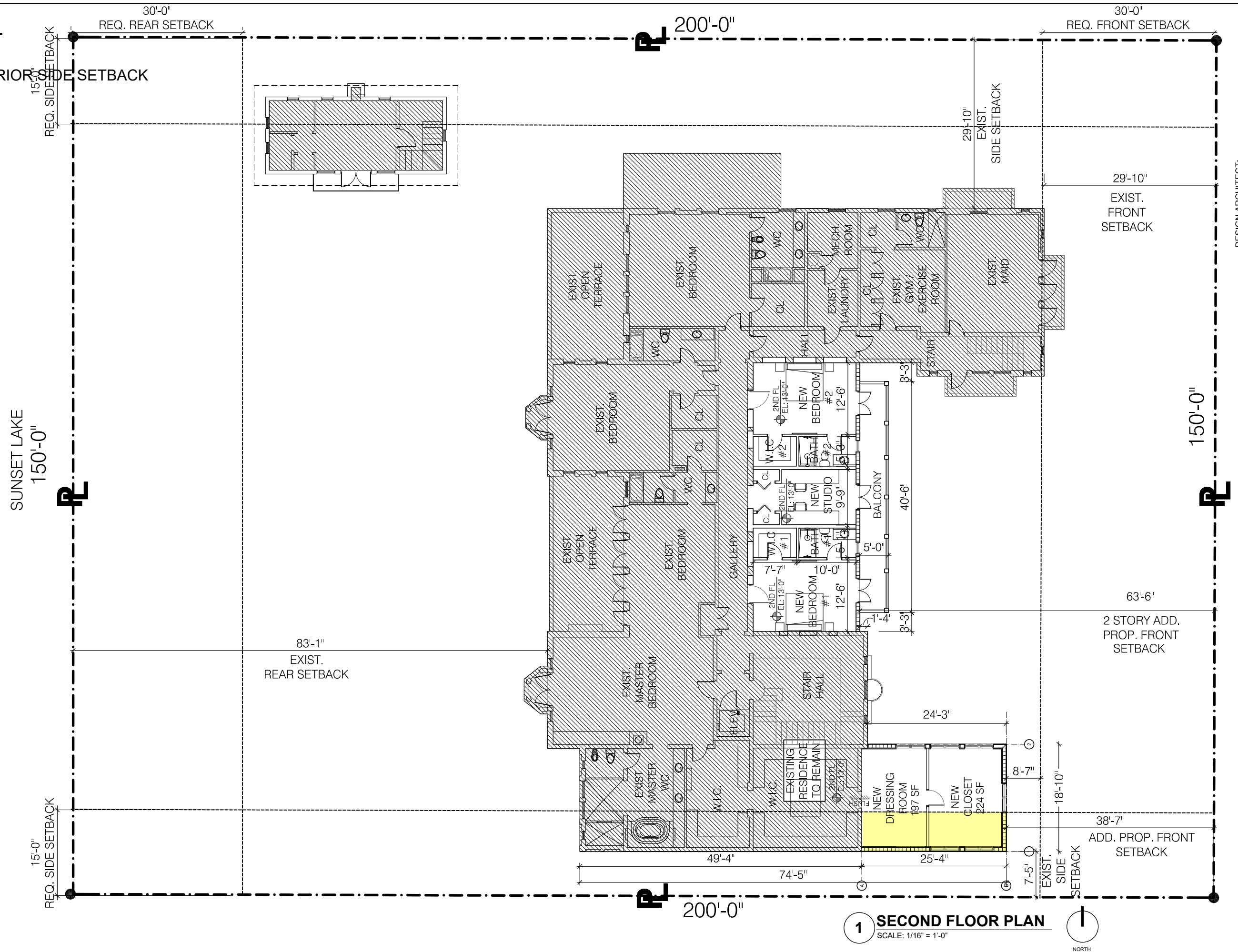
**1** EXPLODED AXONOMETRIC  
SCALE: NTS





# REQUEST FOR INTERIOR SIDE SETBACK

REQUIRED: 15'-0"



DESIGN ARCHITECT:

**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

New additions at existing z story residence:

---

2344 N Bay Rd

2044 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

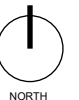
D-109



REQUEST TO WAIVE SIDE COURT-  
YARD FOR REQUIREMENTS FOR  
2 STORY ELEVATIONS GREATER  
THAN 60' IN LENGTH



## 1 SIDE ELEVATION - SECOND FLOOR PLAN



2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-110

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024



WAIVER REQUEST

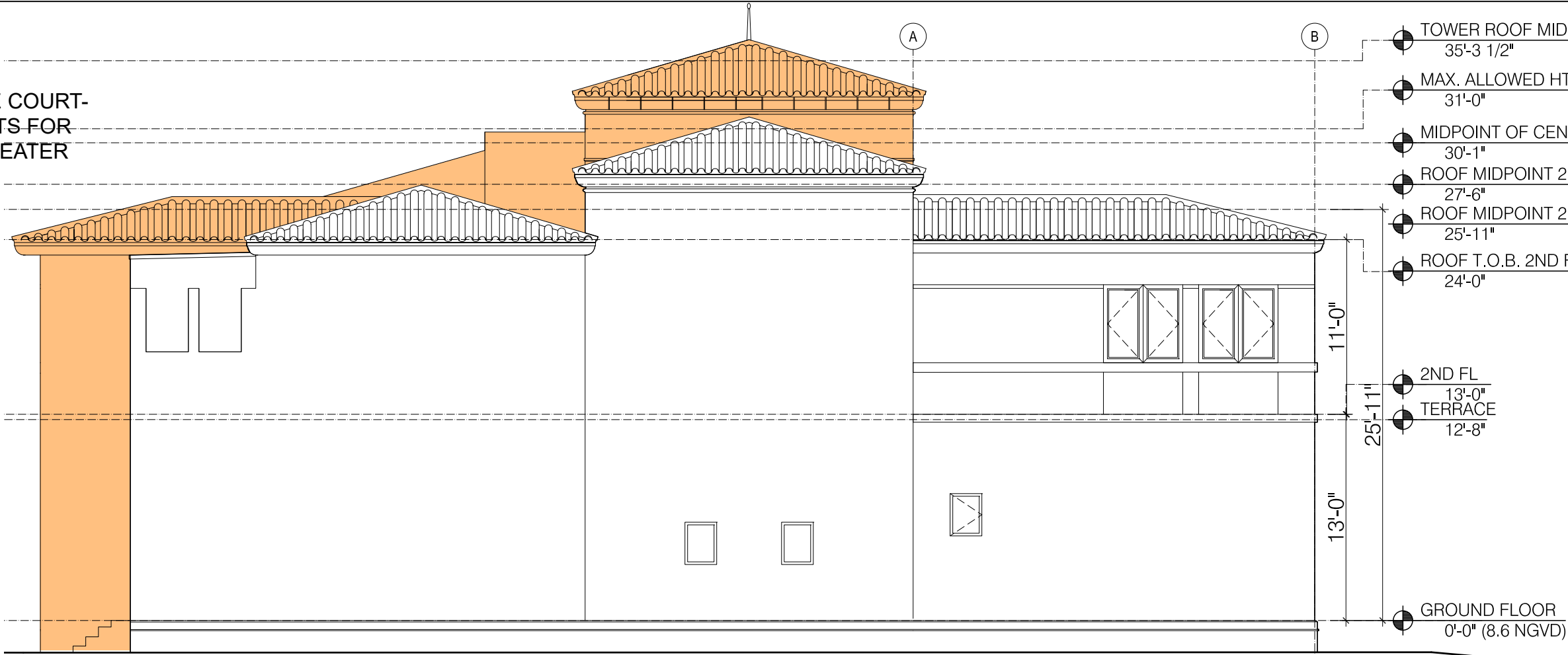
REQUEST TO WAIVE SIDE COURTYARD FOR REQUIREMENTS FOR 2 STORY ELEVATIONS GREATER THAN 60' IN LENGTH

LOT SIZE: 30,000  
COURTYARD AREA MIN:  
**300 SF (1%)**

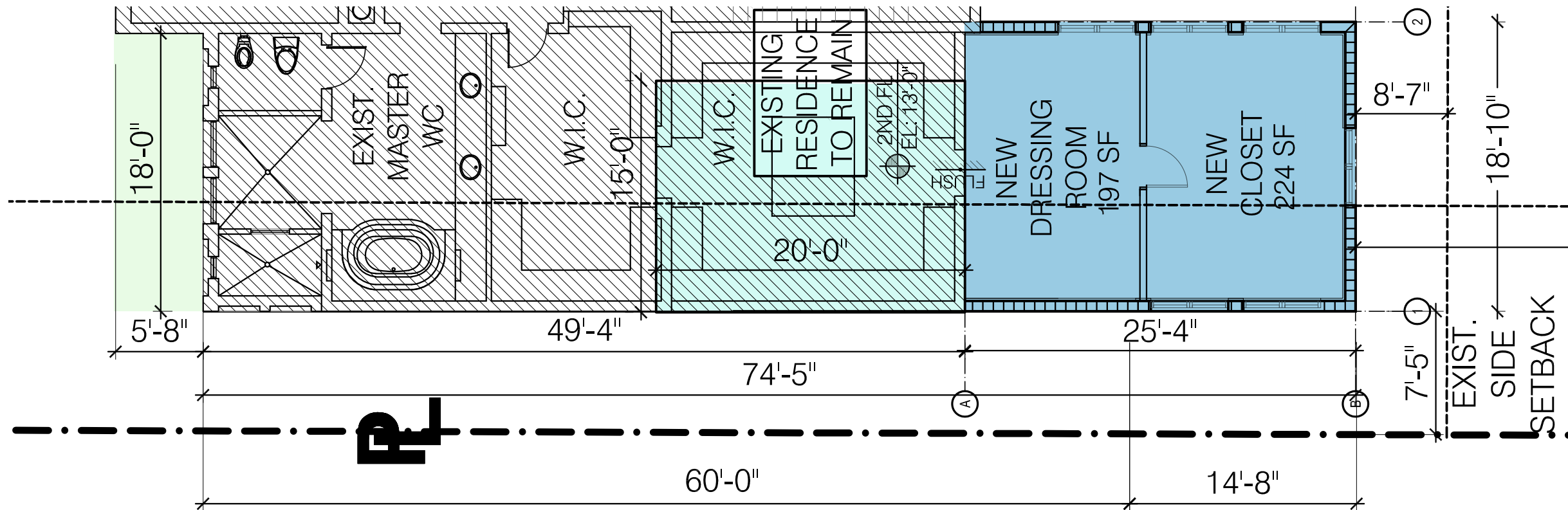
SETBACK 18'-10" ≥

MASS SETBACK

NEW ADDITION



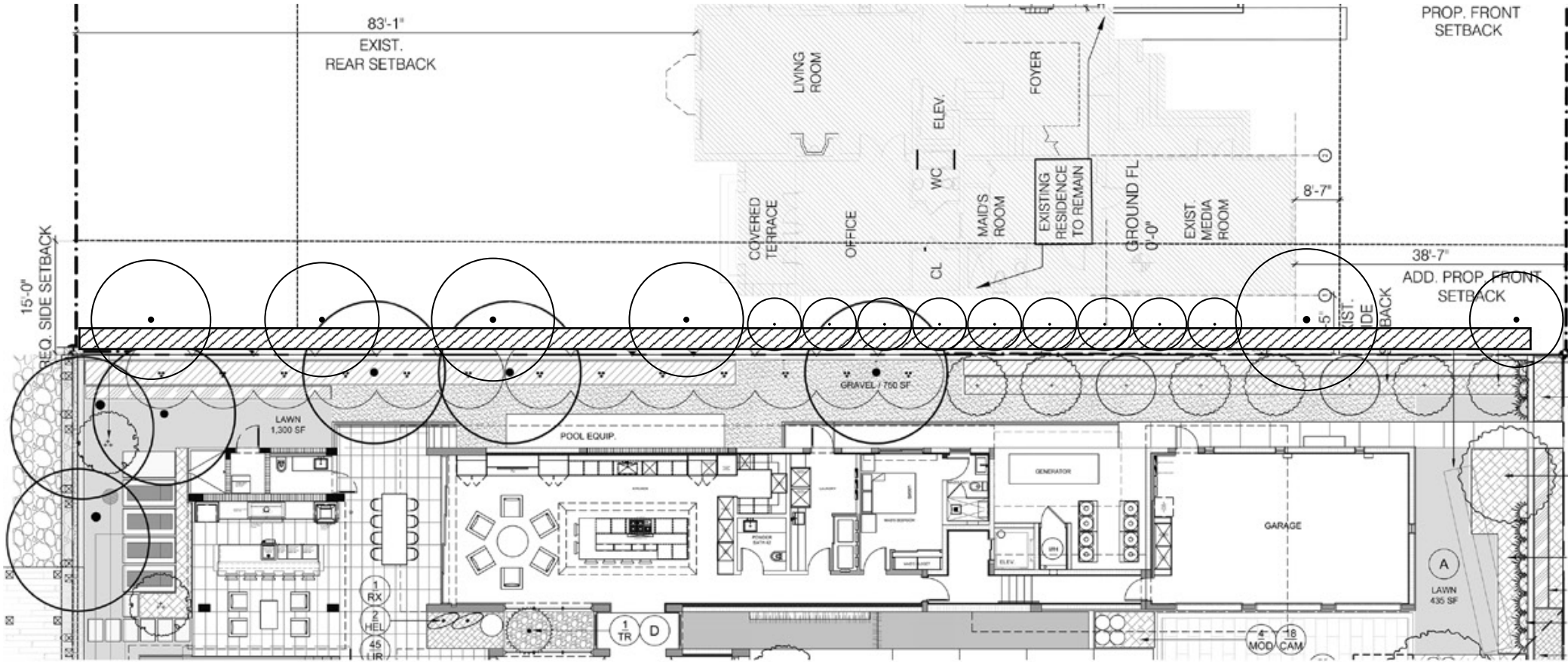
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



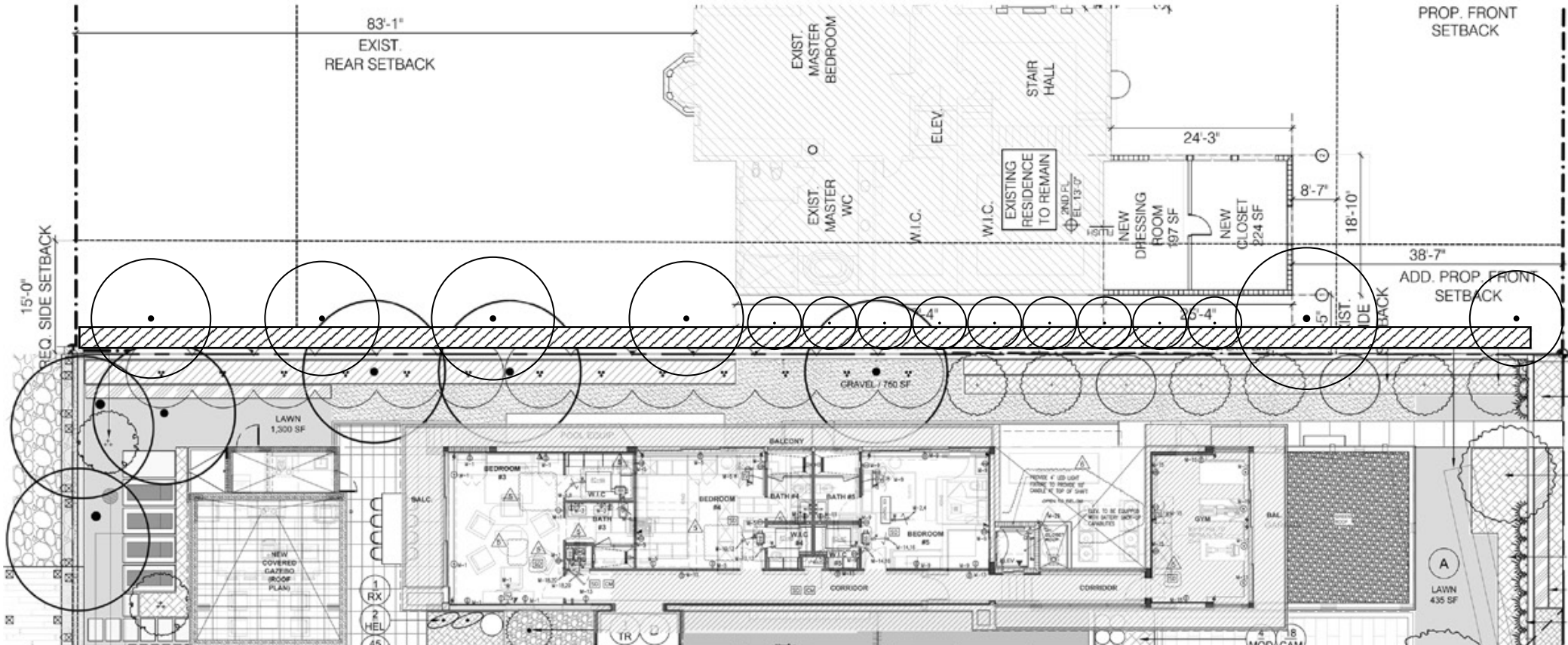
2 SIDE ELEVATION SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"







**1 GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH



**2 SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

DESIGN ARCHITECT:

**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-112





**1 SOUTH ELEVATION - EXISTING**  
SCALE: 1/16" = 1'-0"



**2 SOUTH ELEVATION - PROPOSED**  
SCALE: 1/16" = 1'-0"







**1 EAST ELEVATION - EXISTING**  
SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION - PROPOSED**  
SCALE: 1/16" = 1'-0"







2324 N BAY RD (FRONT) ELEVATION

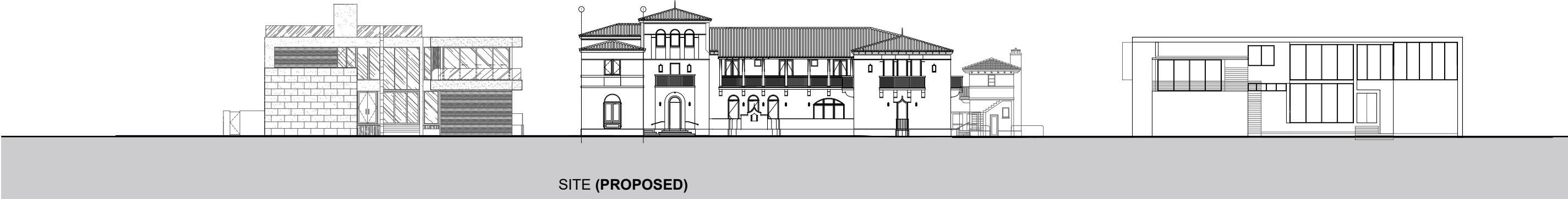
2344 N BAY RD (FRONT) ELEVATION

2374 N BAY RD (FRONT) ELEVATION



2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION



2324 N BAY RD (FRONT) ELEVATION

2344 N BAY RD (FRONT) ELEVATION

2374 N BAY RD (FRONT) ELEVATION

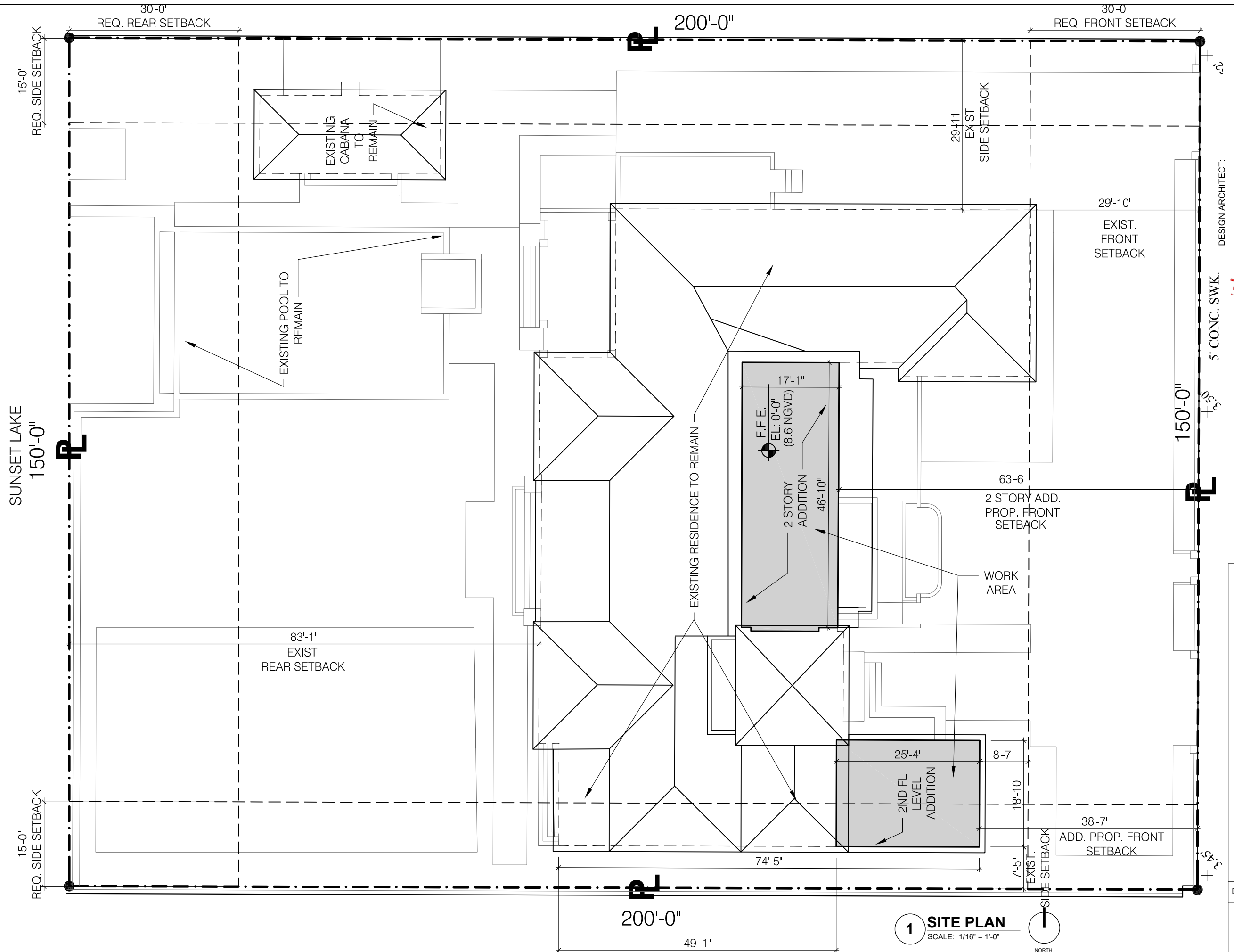


2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION







DESIGN ARCHITECT: **SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

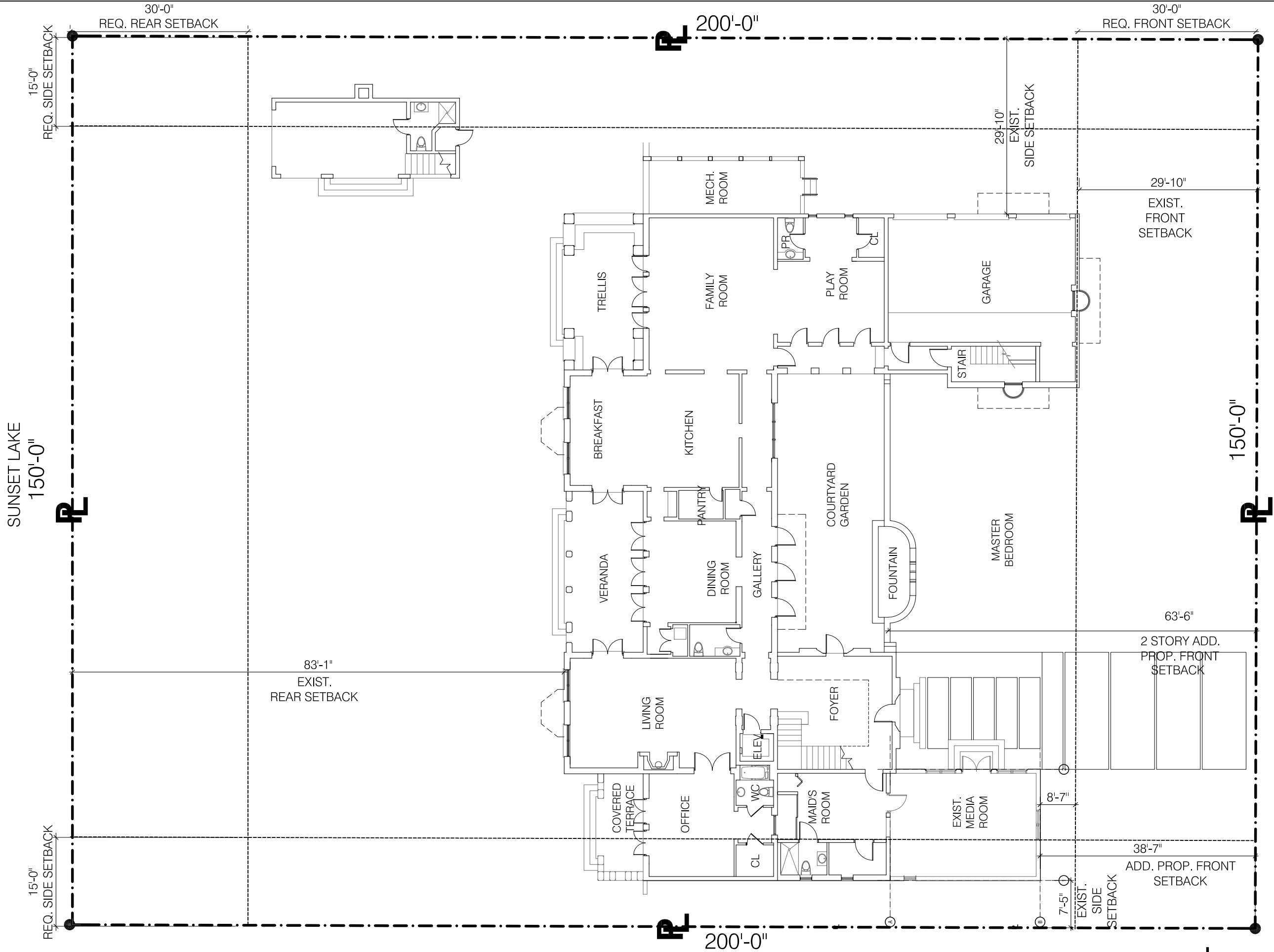
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-200





1 EXIST. - GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

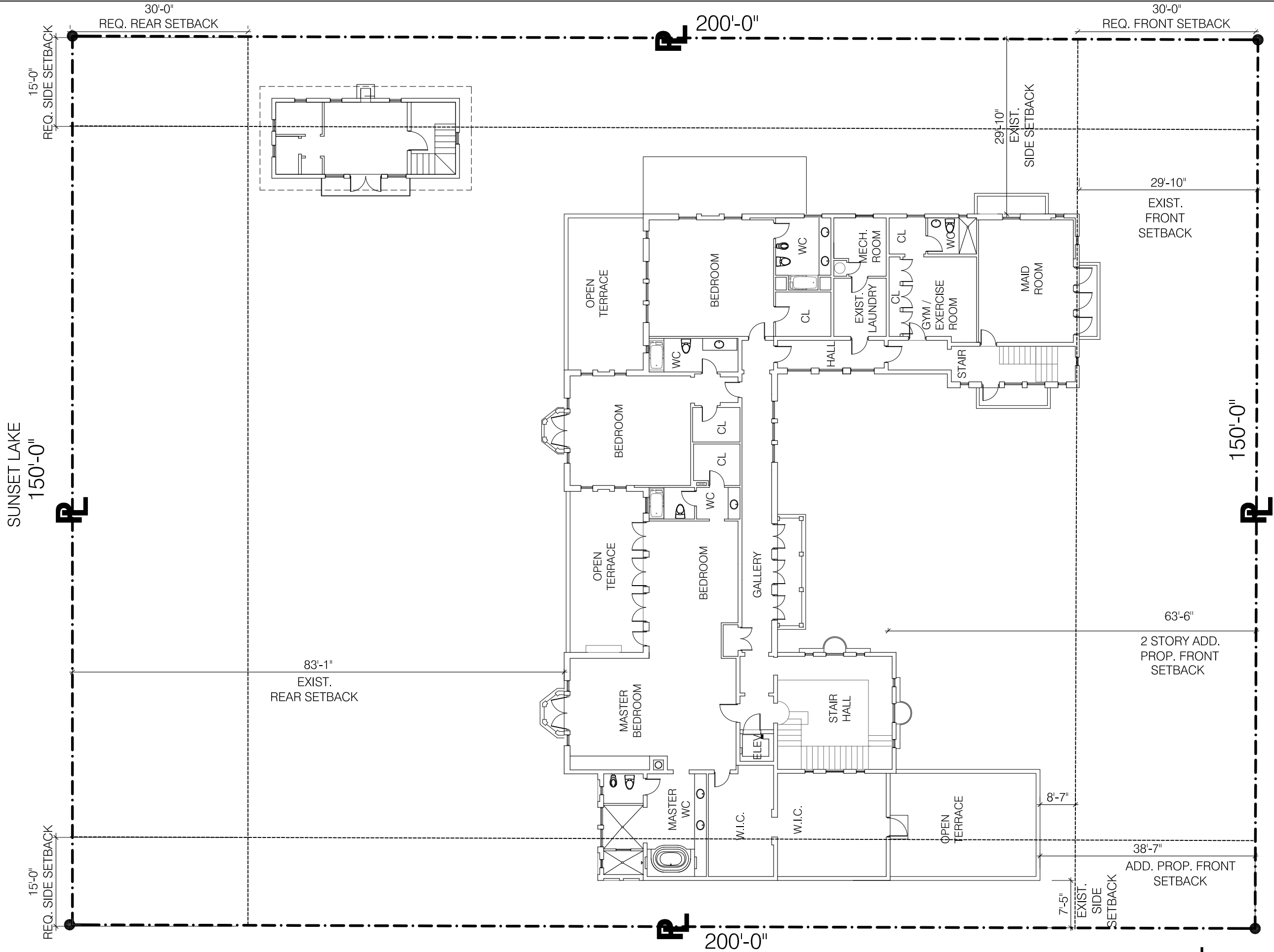
D-300

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024





1 EXIST. - SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

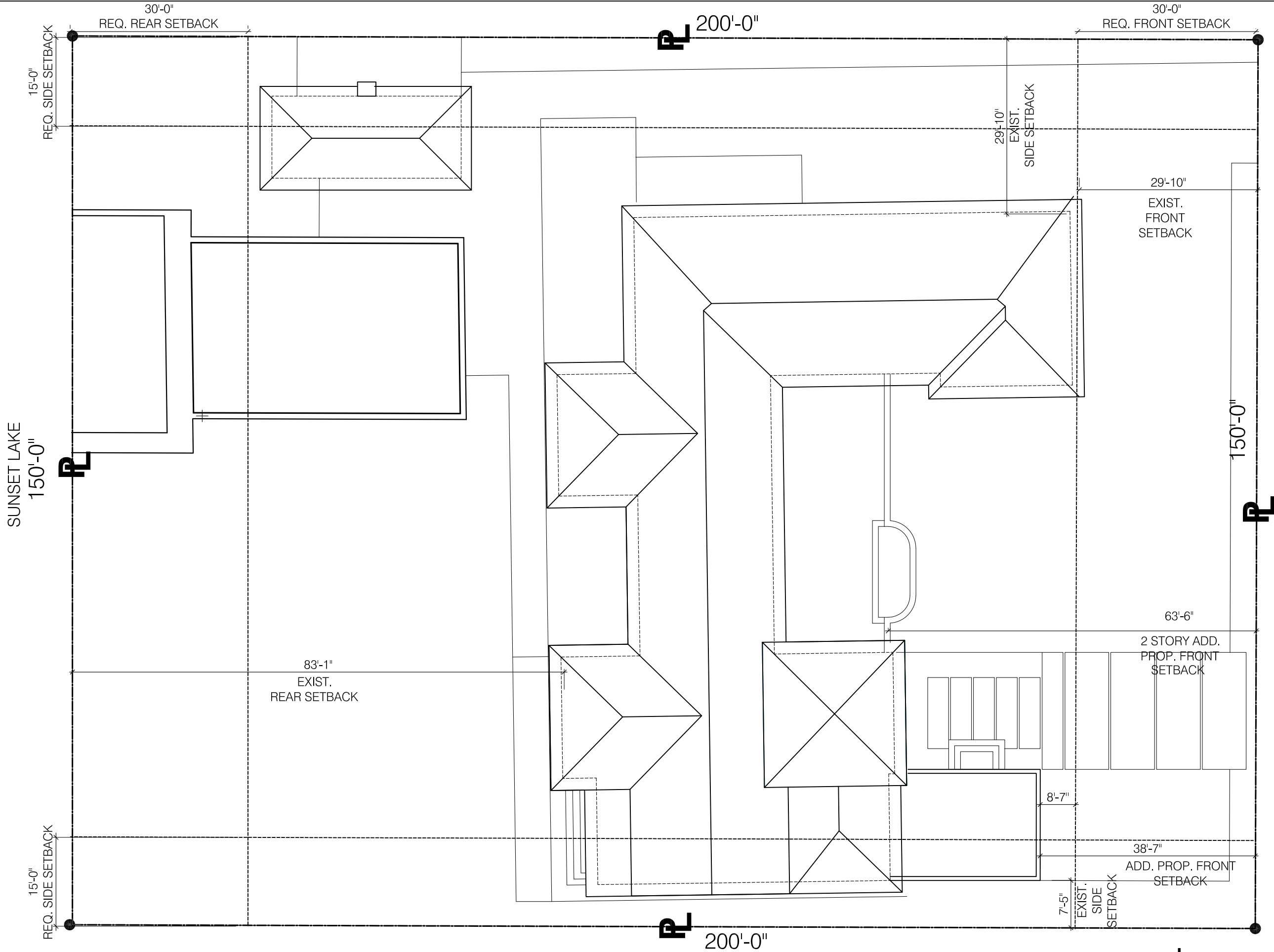
D-301

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024





SUNSET LAKE  
150'-0"

30'-0"  
REQ. REAR SETBACK

15'-0"  
REQ. SIDE SETBACK

15'-0"  
REQ. SIDE SETBACK

200'-0"

30'-0"  
REQ. FRONT SETBACK

29'-10"  
EXIST.  
SIDE SETBACK

29'-10"  
EXIST.  
FRONT  
SETBACK

150'-0"

83'-1"  
EXIST.  
REAR SETBACK

63'-6"  
2 STORY ADD.  
PROP. FRONT  
SETBACK

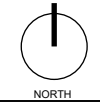
38'-7"  
ADD. PROP. FRONT  
SETBACK

8'-7"

7'-5"  
EXIST.  
SIDE  
SETBACK

200'-0"

**1 EXIST. - ROOF FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



DESIGN ARCHITECT:



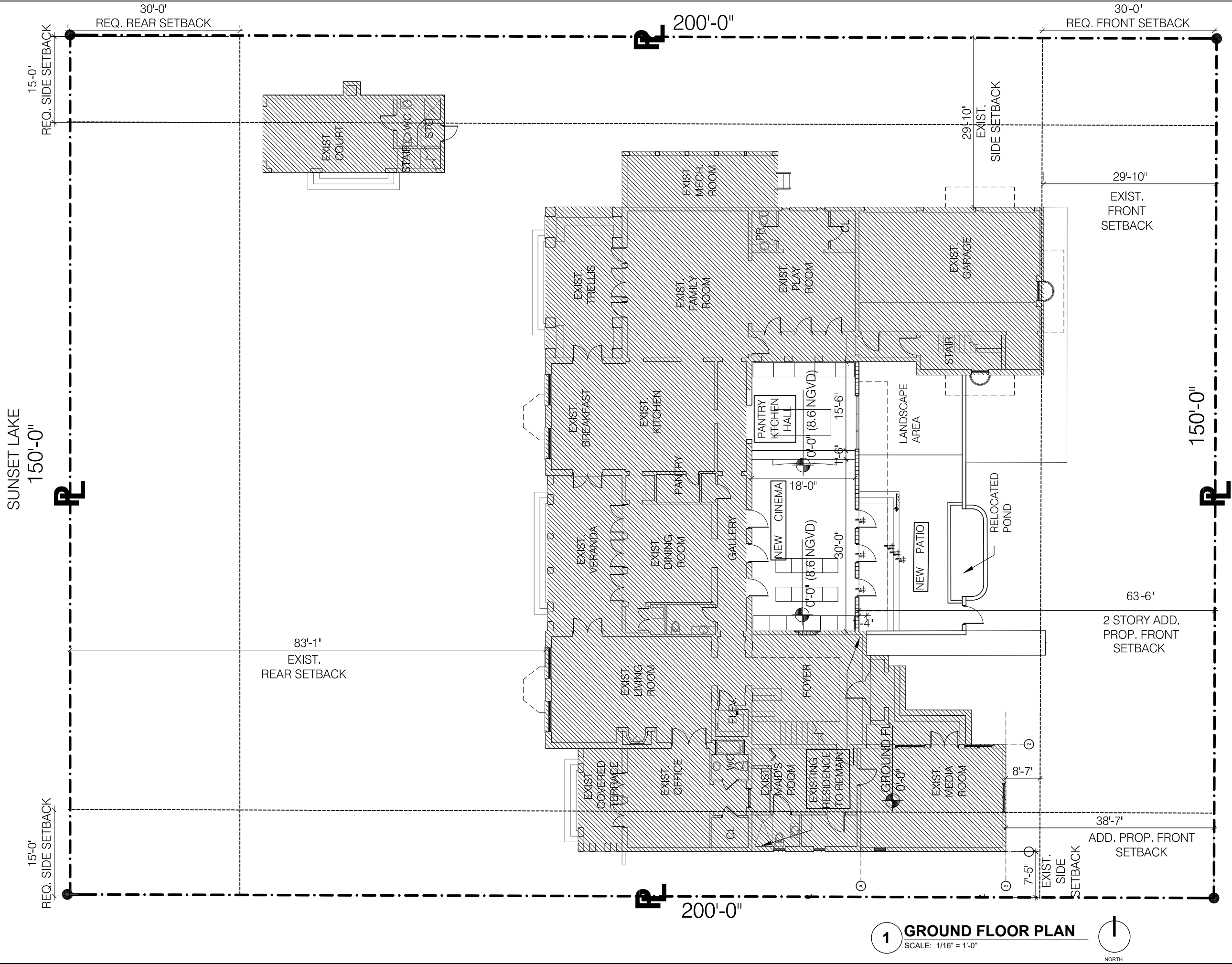
**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

New additions at existing 2 story residence:  
2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-302





**1 GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

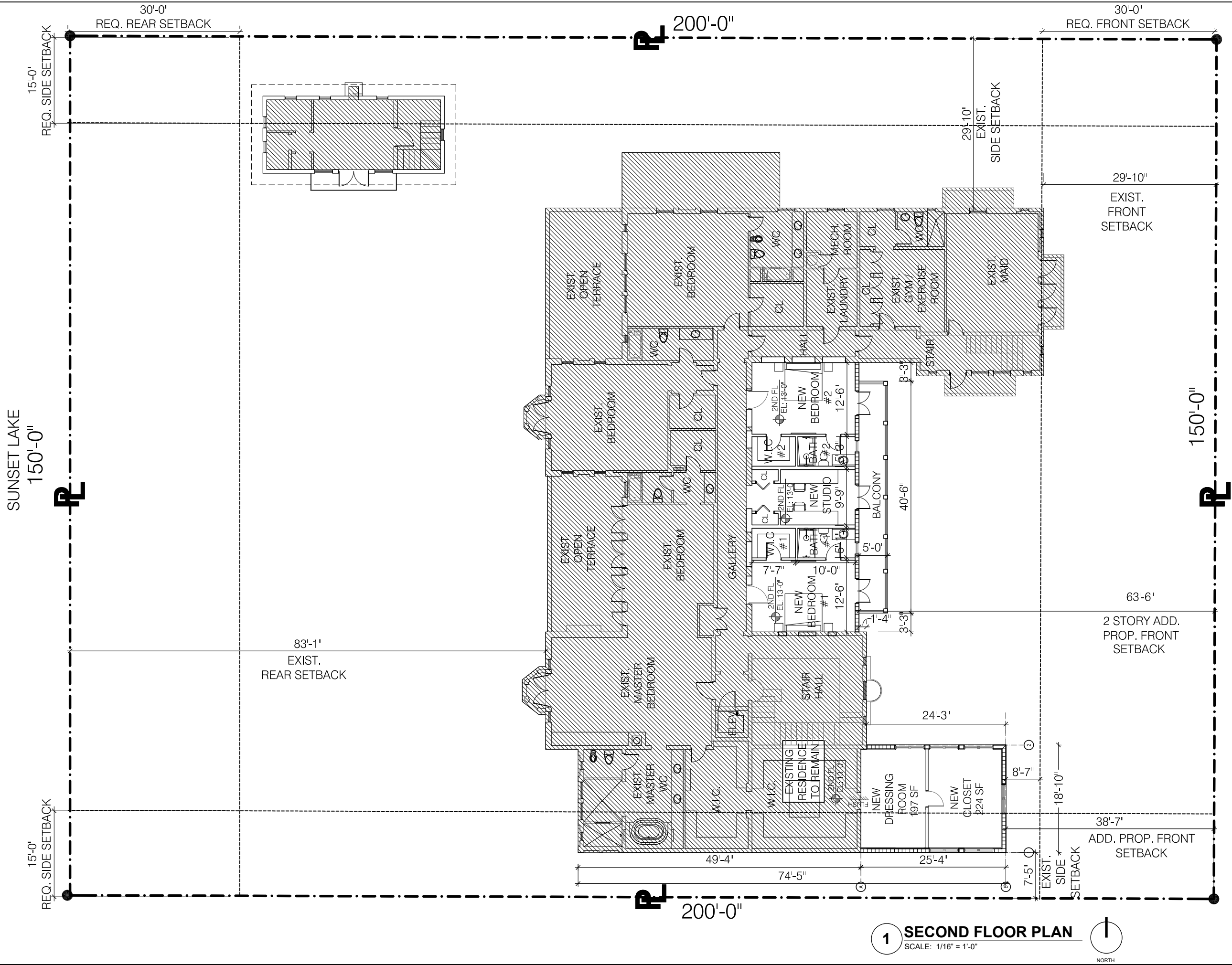
D-304

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024





1 SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

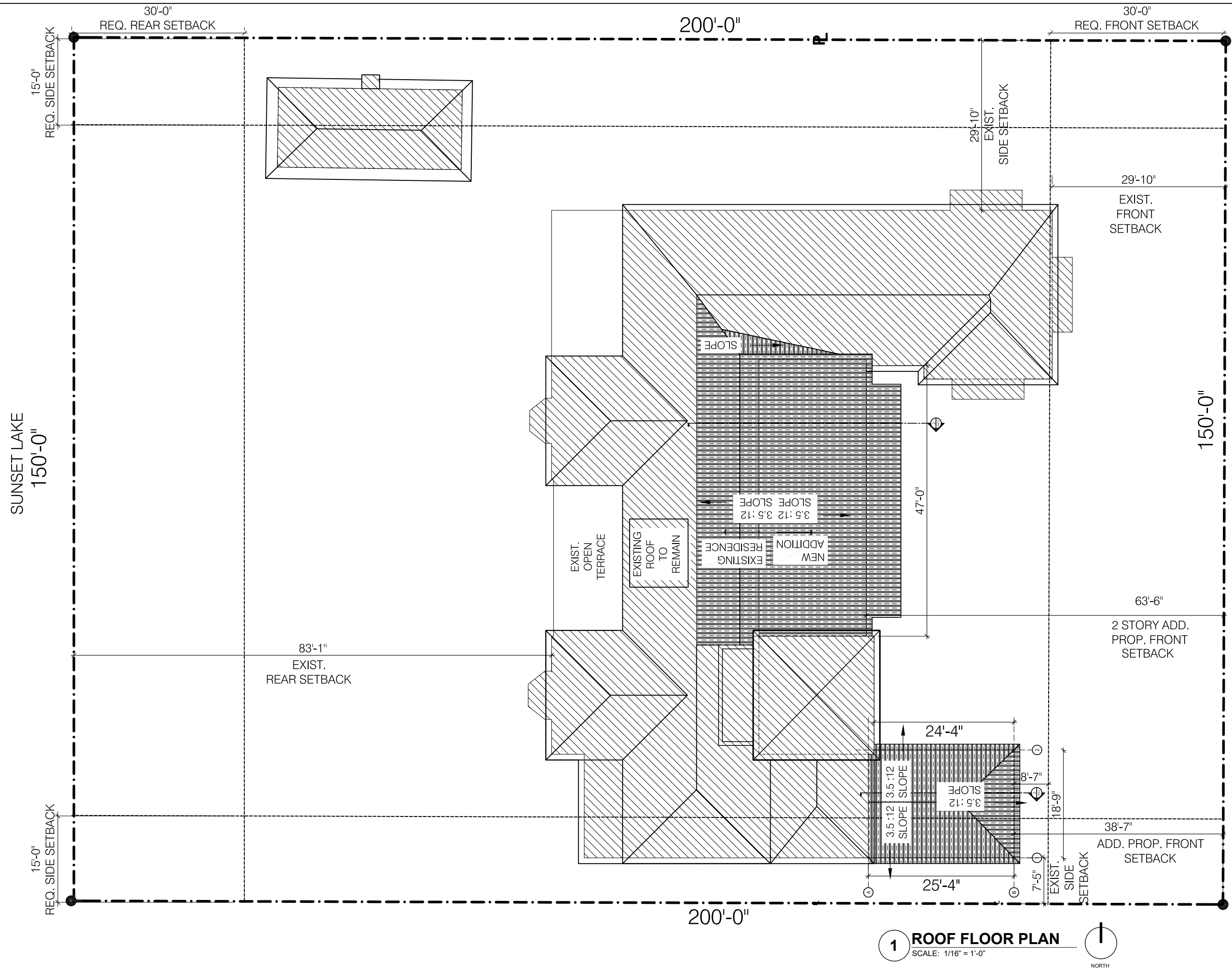
D-305

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024





DESIGN ARCHITECT:

**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

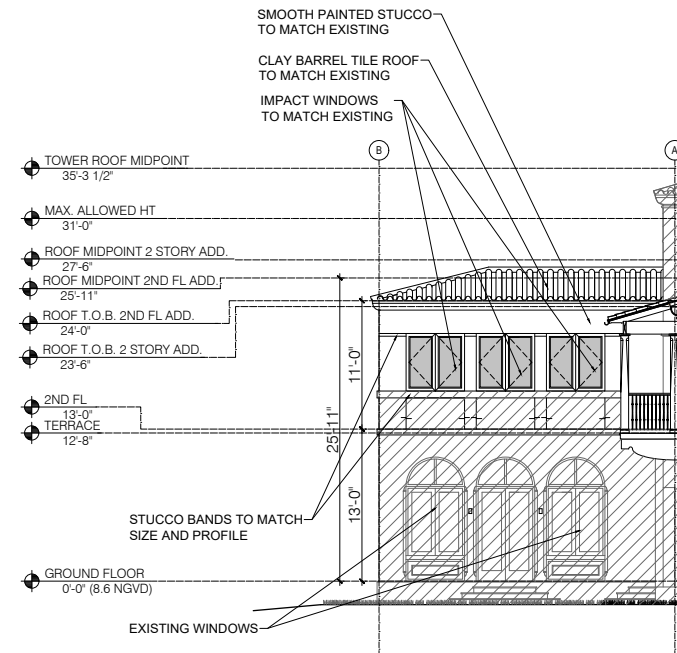
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

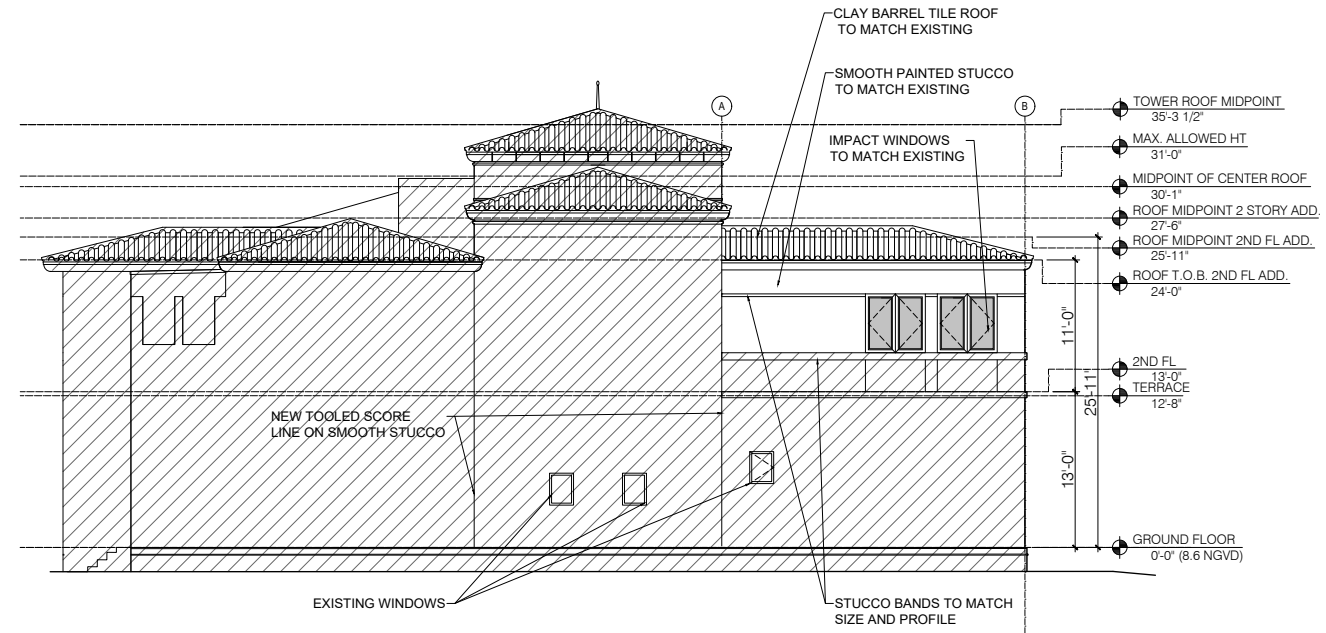
Date: 9/18/2024

D-306





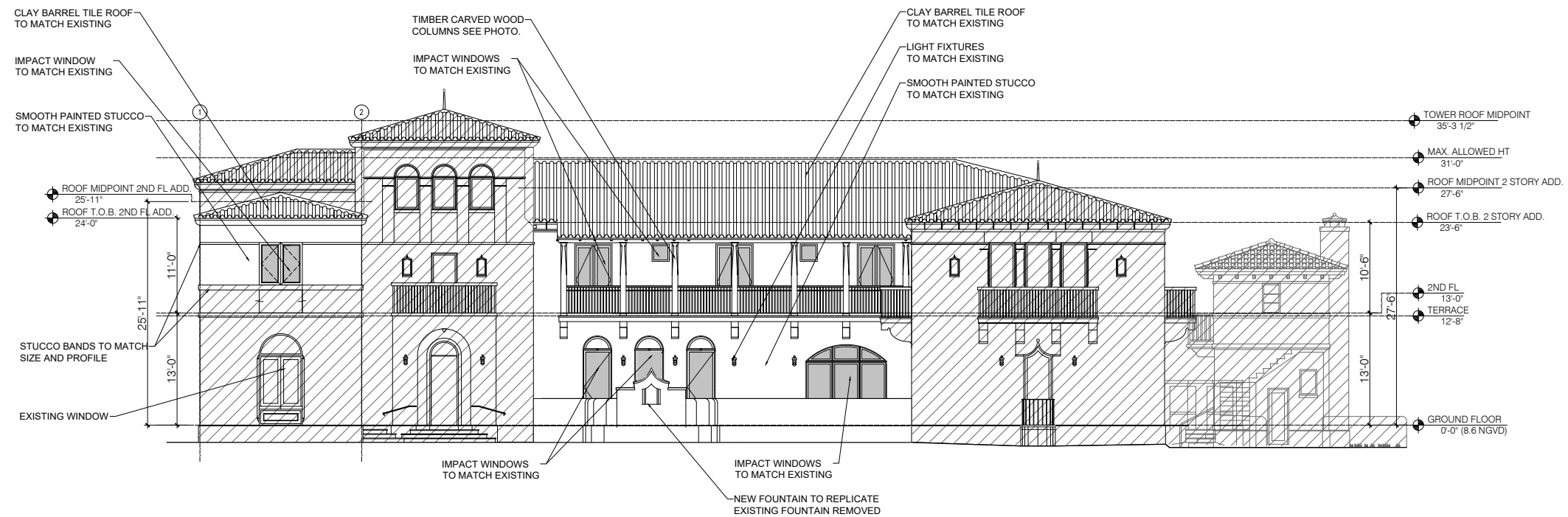
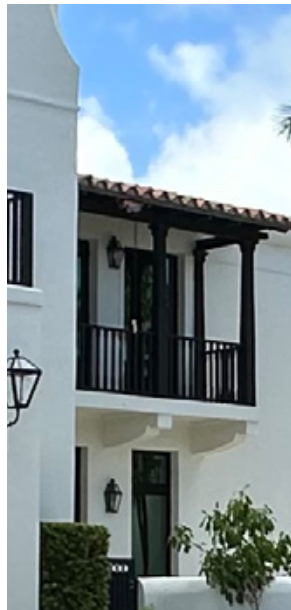
**1 PARTIAL NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



EXISTING TIMBER CARVED WOOD COLUMNS



**3 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

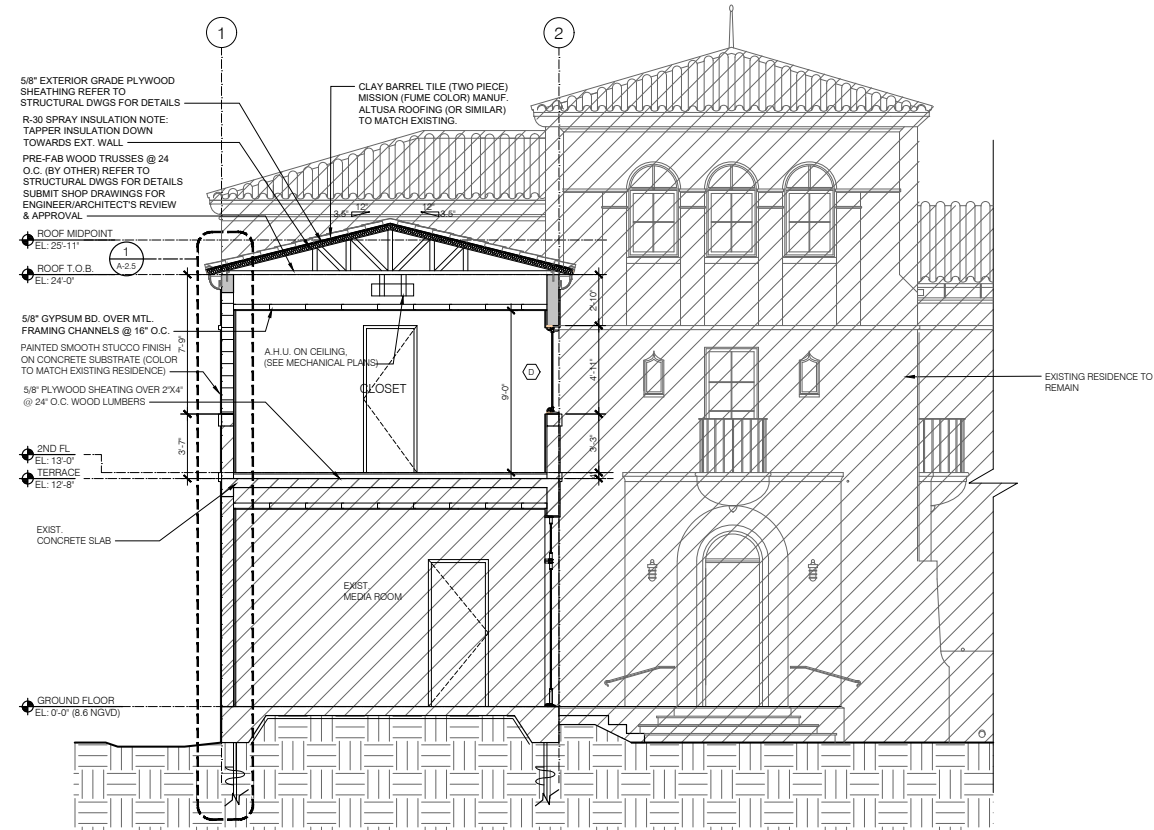
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

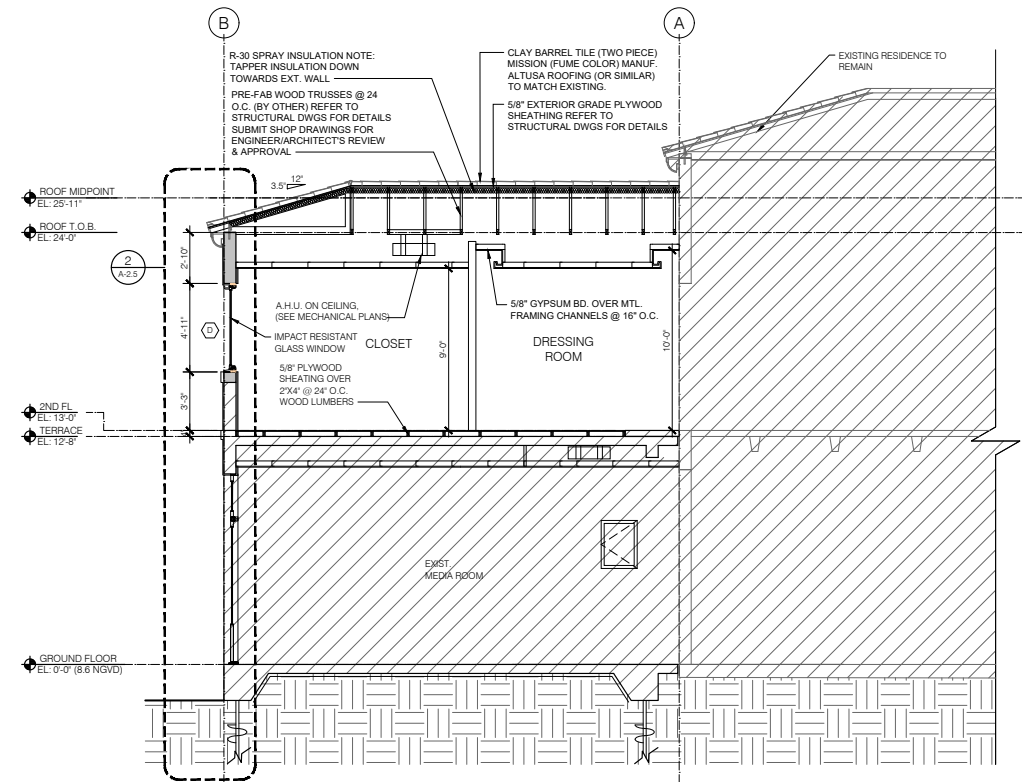
Date: 9/18/2024

D-400





**1 BUILDING SECTION**  
SCALE: 1/16" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT:



**SOW DESIGN STUDIO**  
ARCHITECTURE | INTERIORS | URBANISM  
© SOW Design Studio 2024

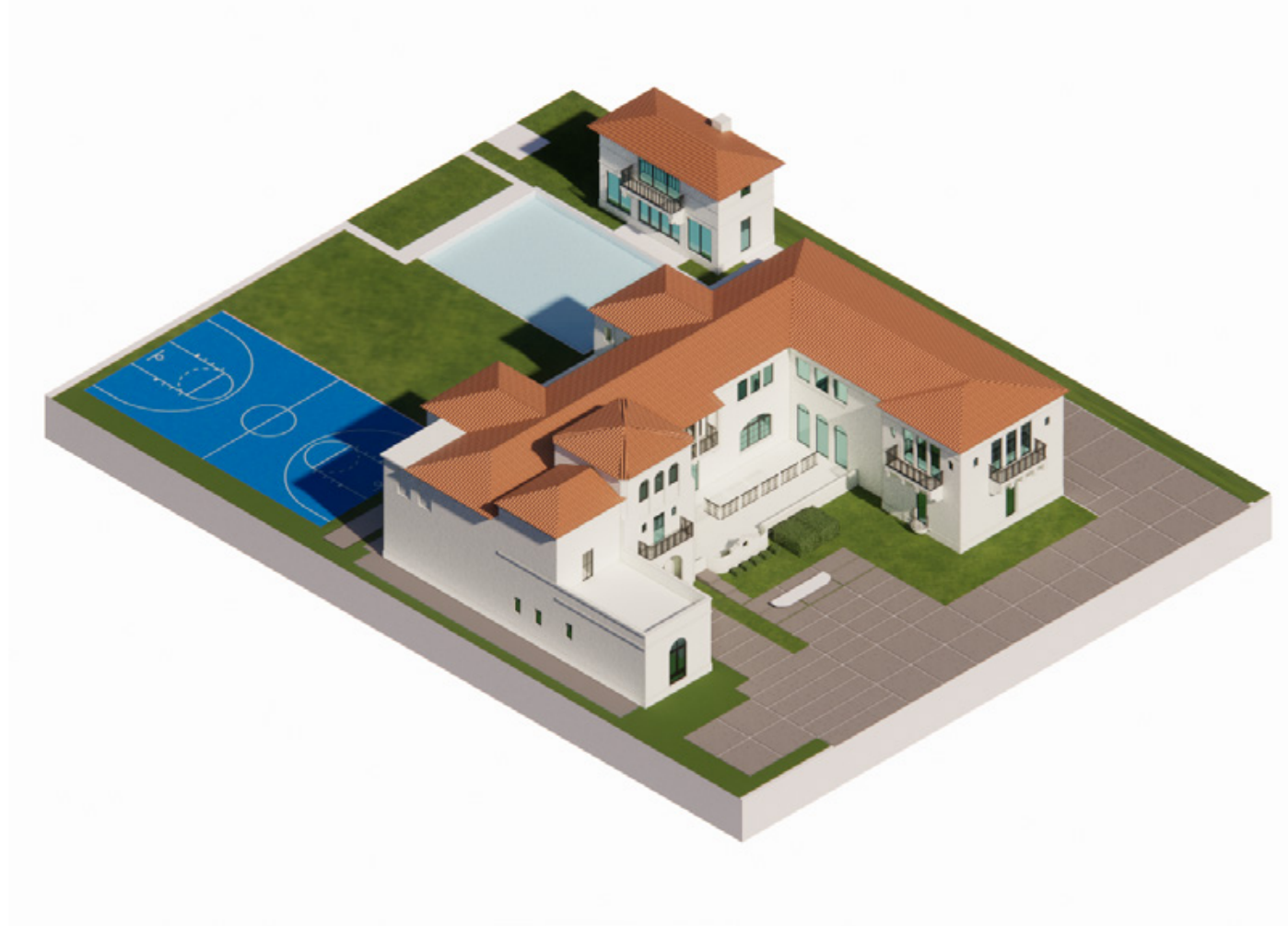
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

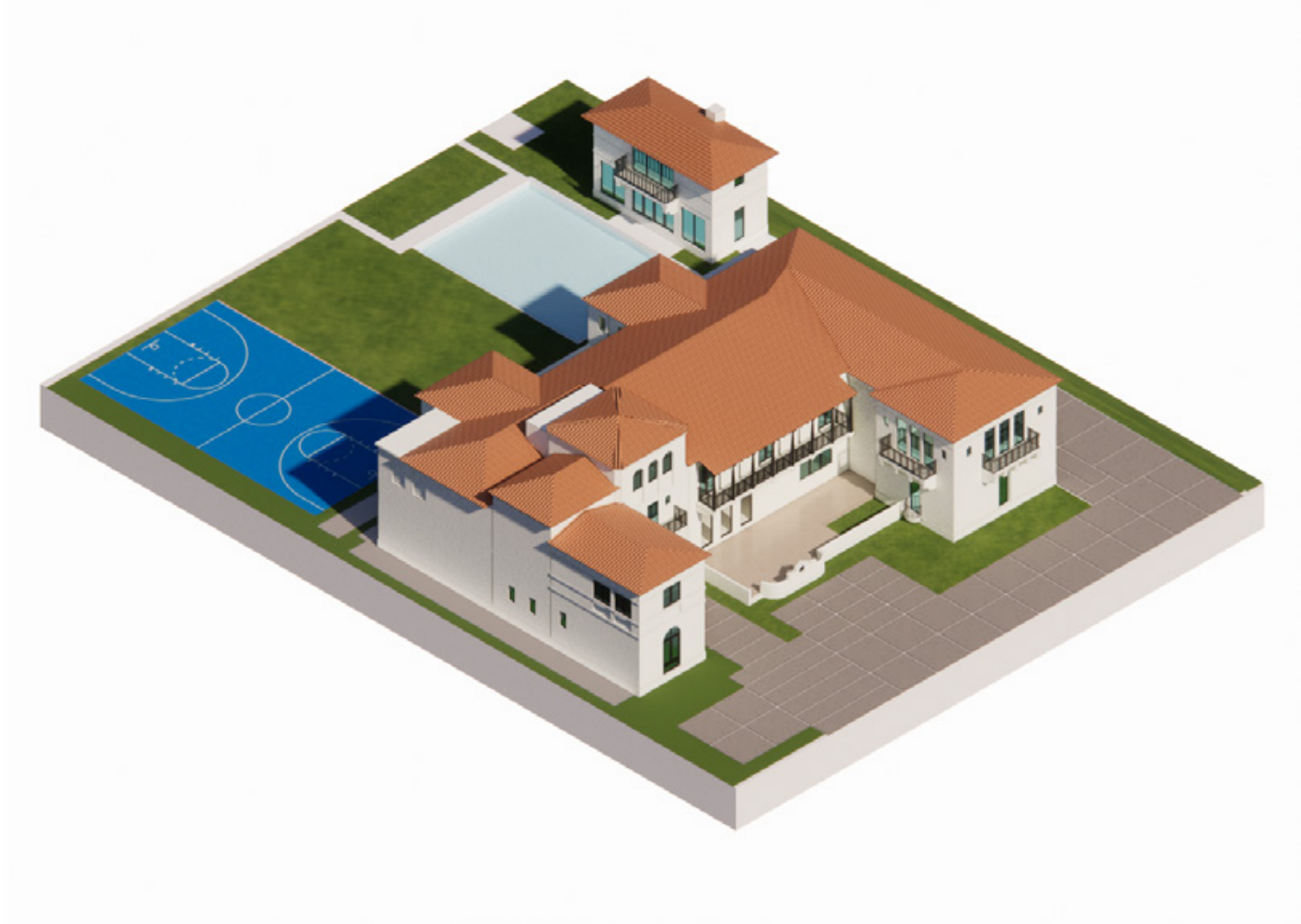
Date: 9/18/2024

D-500

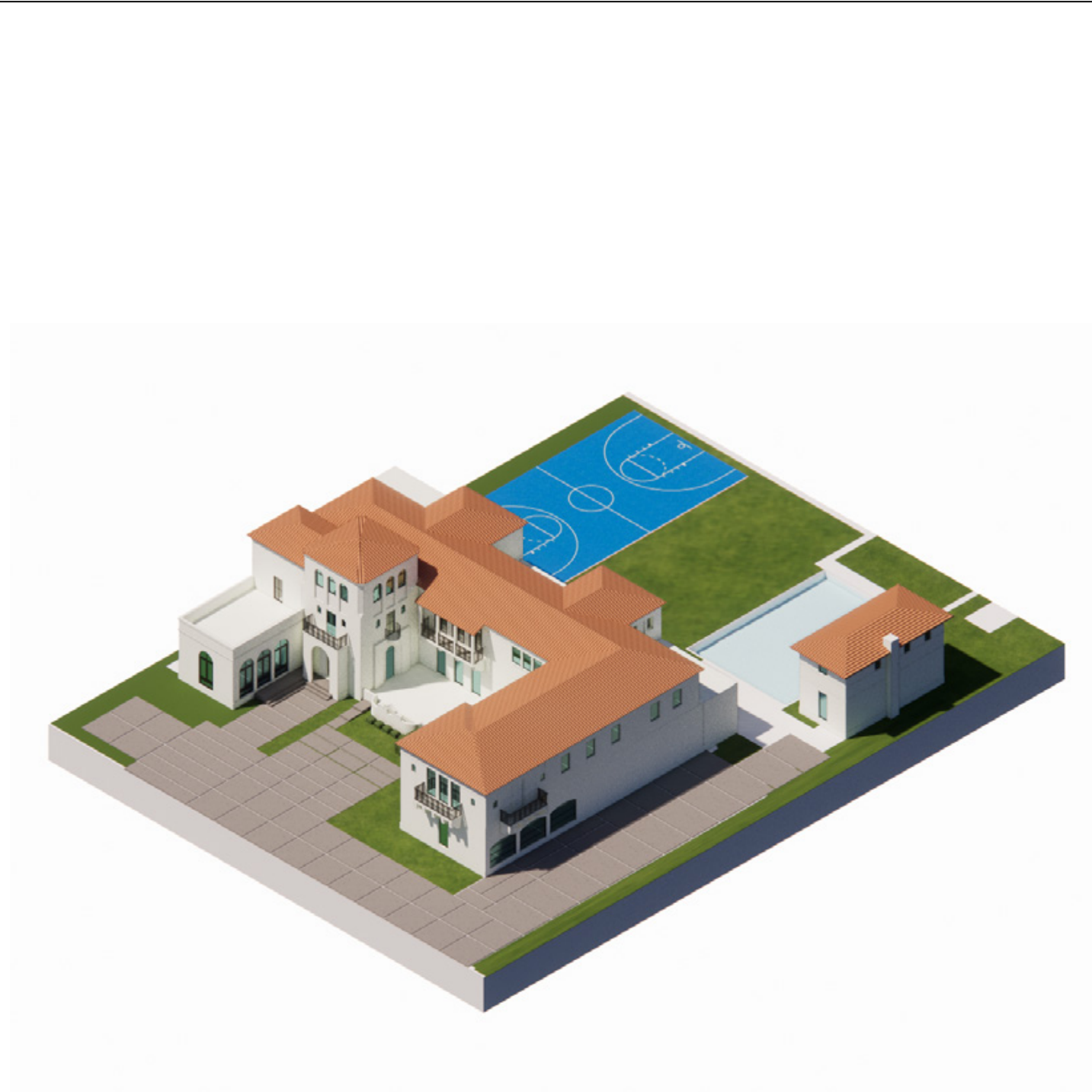




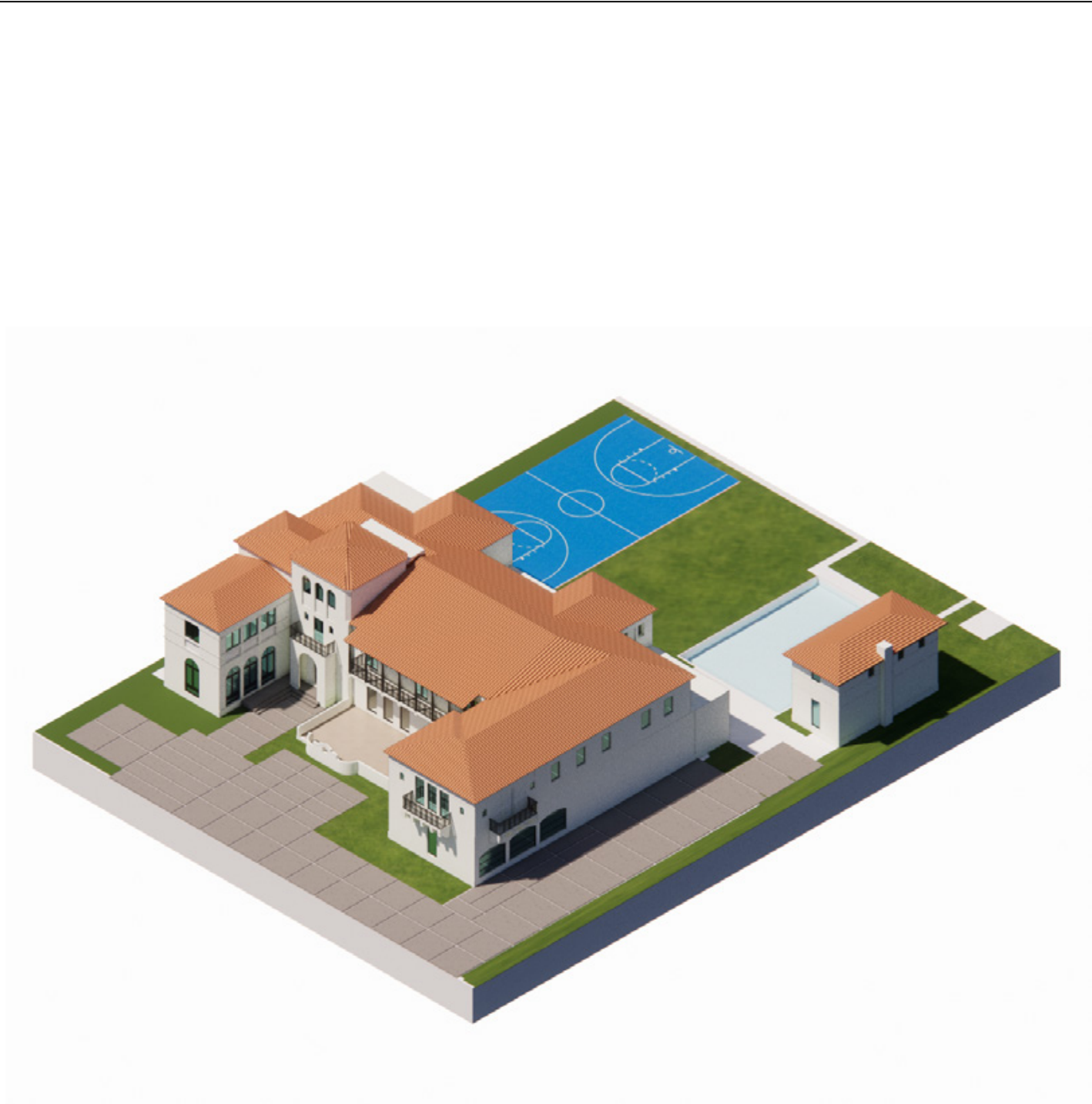
EXISTING



PROPOSED



EXISTING



PROPOSED





**1 EXISTING RENDER**  
SCALE: NTS



**2 PROPOSED RENDER**  
SCALE: NTS

