

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

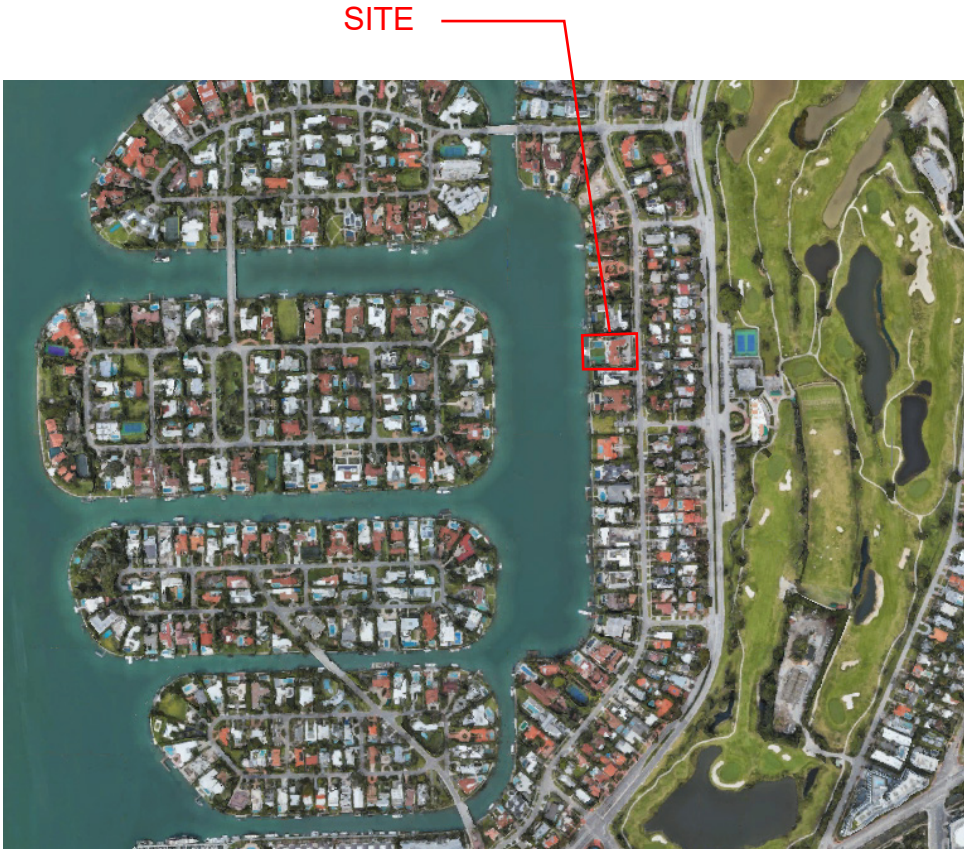
Design Review Board (DRB23-0975) FINAL Submittal

Date:10/13/2024

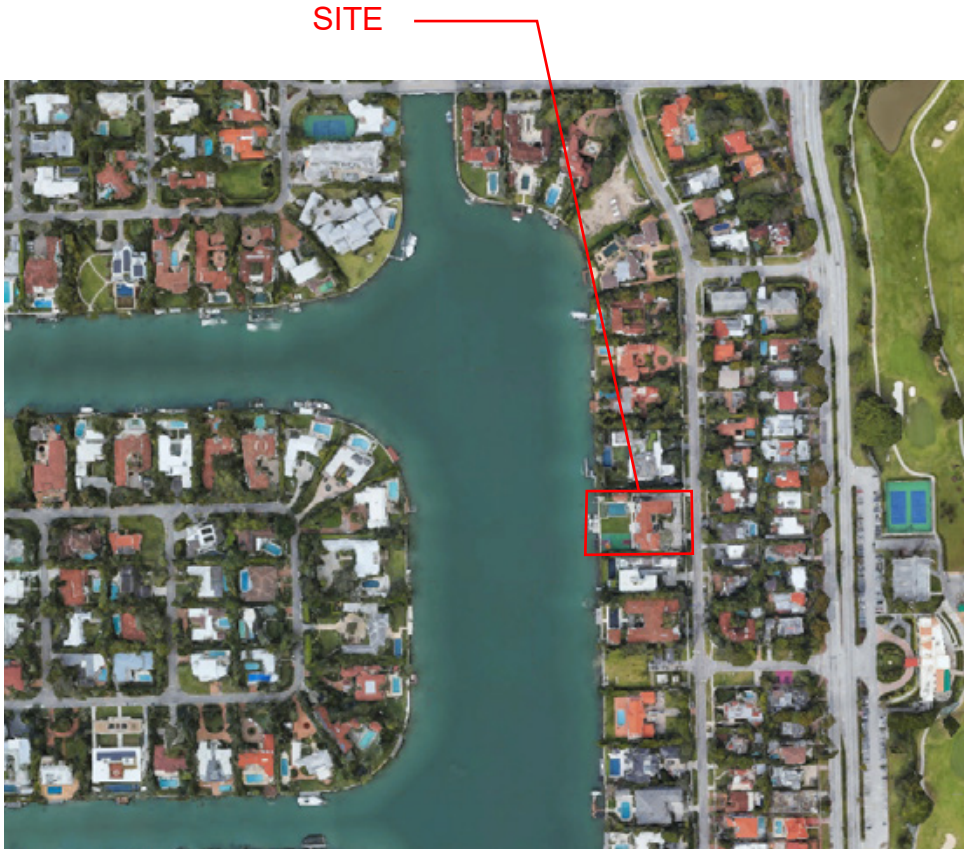


New additions at existing 2 story residence:	2344 N Bay Rd, Miami Beach, FL 33140
Date: 9/18/2024	
D-000	

	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



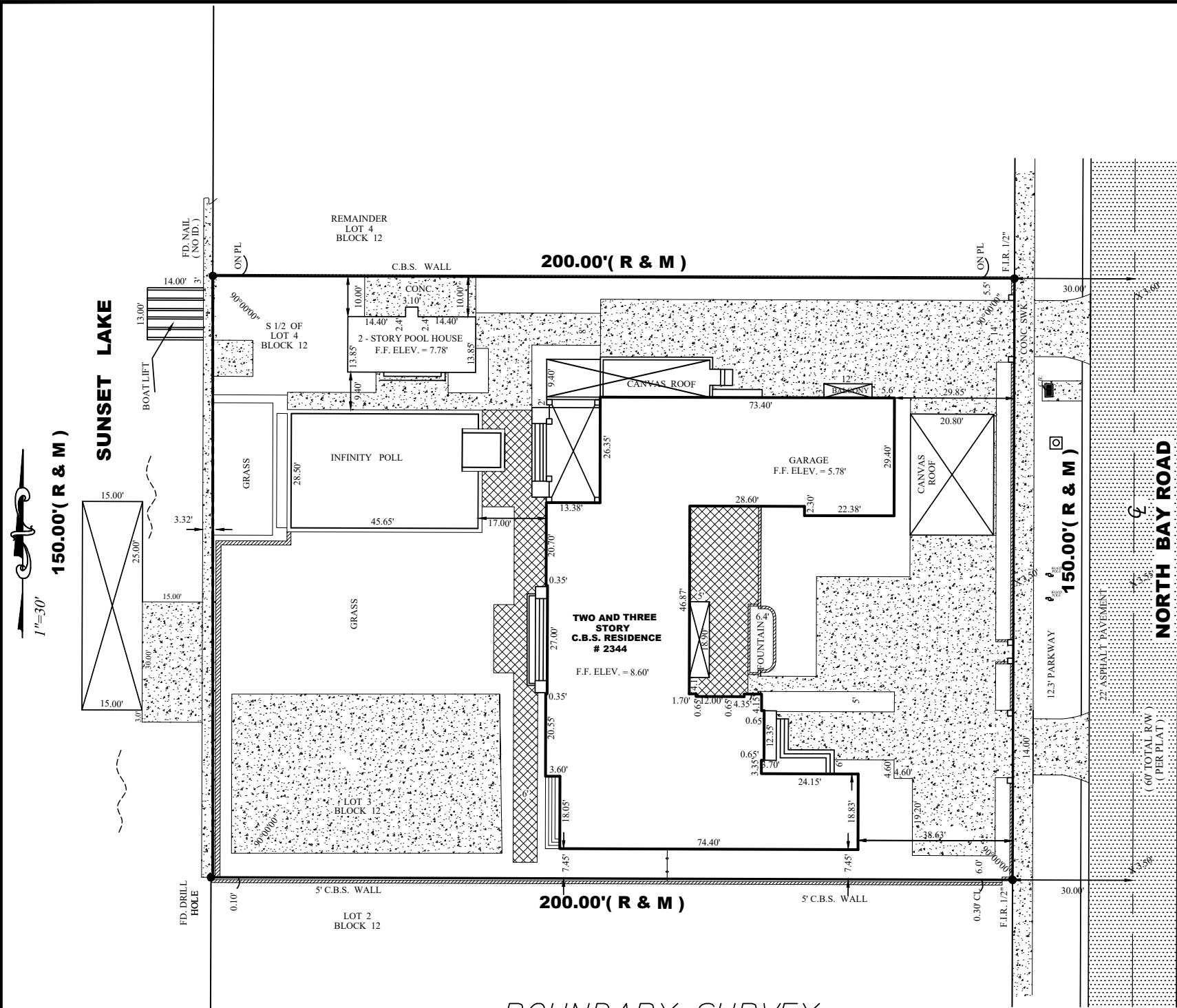
2344 N Bay Rd, Miami Beach, FL 334140

1

LOCATION MAP

SCALE: NTS

NORTH



BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE
CONC. BLOCK WALL
WOOD DECK
COVERED AREA
ASPHALT
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON FENCE (IF)
ARC DISTANCE
LENGTH
CENTRAL ANGLE / DELTA
RADIUS
TANGENT
POINT OF TANGENCY
POINT OF CURVATURE
POINT OF COMPOUND CURVE
CATCH BASIN
CABLE UTILITY BOX

B.C. = BLOCK CORNER
P. = PROPERTY LINE
C. = CENTER LINE
M. = MONUMENT LINE
CALC. = CALCULATED
M. = FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M. = WATER METER
R/W = RIGHT OF WAY

U.E. = UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR. = ENCROACHMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
M.H. = MAN HOLE
C.B.S. = CONCRETE BLOCK STRUCTURE
BLDG. = BUILDING
O.H.L. = OVERHEAD UTILITY LINES
TEL. = TELEPHONE FACILITIES

P.R.C. = POINT OF REVERSE CURVE
CH. = CHORD
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

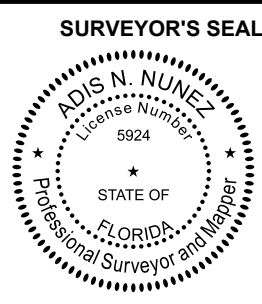
ELEV. = ELEVATION
SEC. = SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK = SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

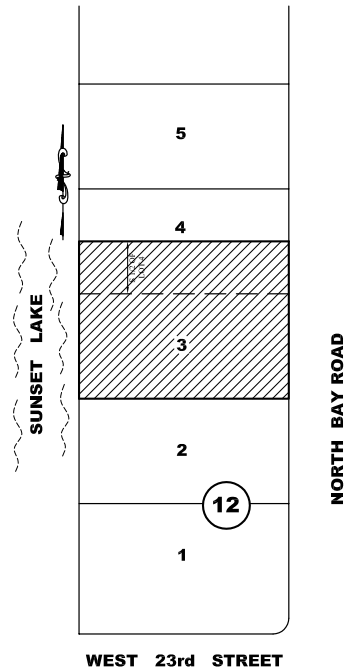
ADIS NUNEZ
2023.09.27 17:05:58 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987 BLANCO SURVEYORS INC. Engineers • Land Surveyors • Planners • LB # 0007059 555 NORTH SHORE DRIVE MIAMI BEACH, FL 33141 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810			
FLOOD ZONE: AE PANEL: 0317		SUFFIX: L FEMA DATE: 09/11/09 BASE: 8'	
DATE: 9/22/23	SCALE: 1" = 30'	COMMUNITY # 120651	DWN. BY: R.BELLO
		JOB No. 23-342	



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 2344 N BAY RD., MIAMI BEACH, FL. 33140

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.

SURVEYOR'S NOTES:

- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- UNDERGROUND ENCROACHMENTS NOT LOCATED.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- OWNERSHIP OF FENCES ARE UNKNOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 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

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-002

DESIGN ARCHITECT:



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



1 EXISTING NEIGHBORHOOD CONTEXT

SCALE: NTS





1. FRONT VIEW



2. FRONT VIEW



3. SIDE VIEW



4. SIDE VIEW



5. REAR VIEW



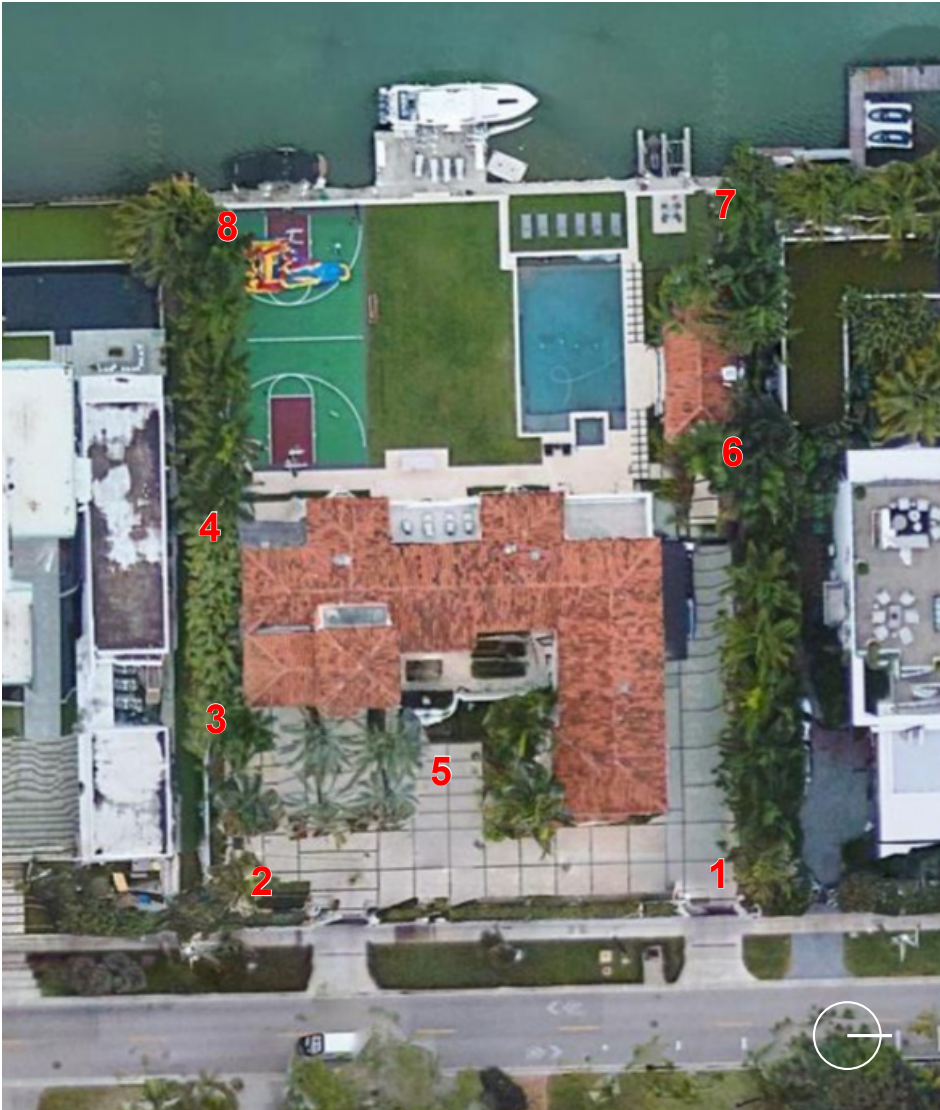
6. REAR VIEW



7. REAR VIEW



8. REAR VIEW



1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS



FRONT AERIAL VIEW



REAR AERIAL VIEW

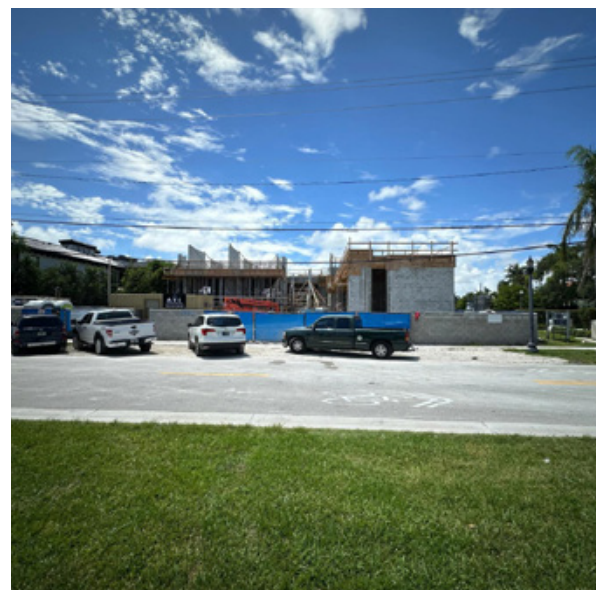
1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS



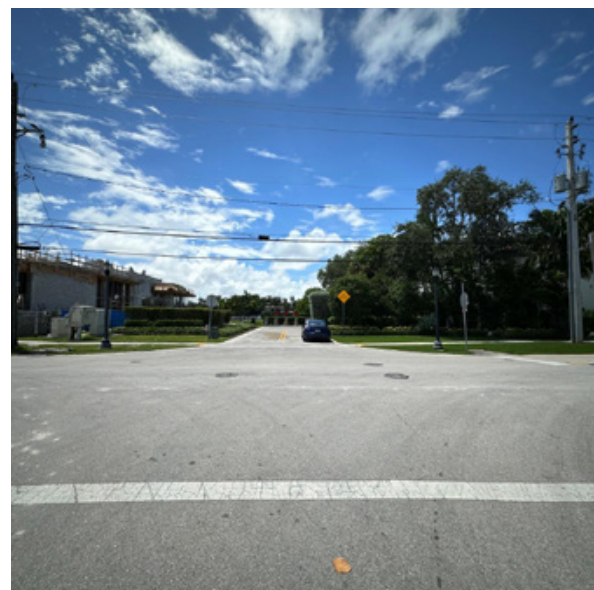


1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS

NORTH



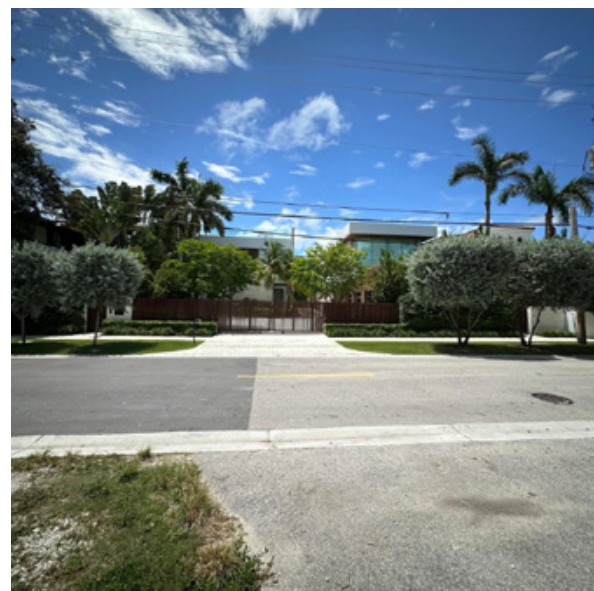
1. 2220 N Bay Rd



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

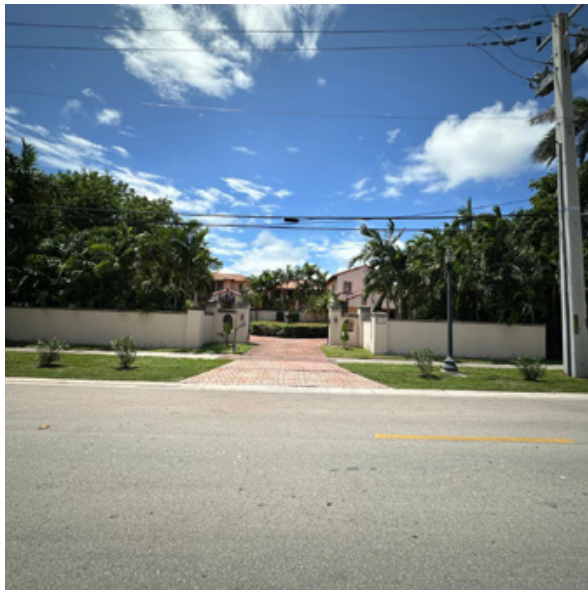


1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS

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

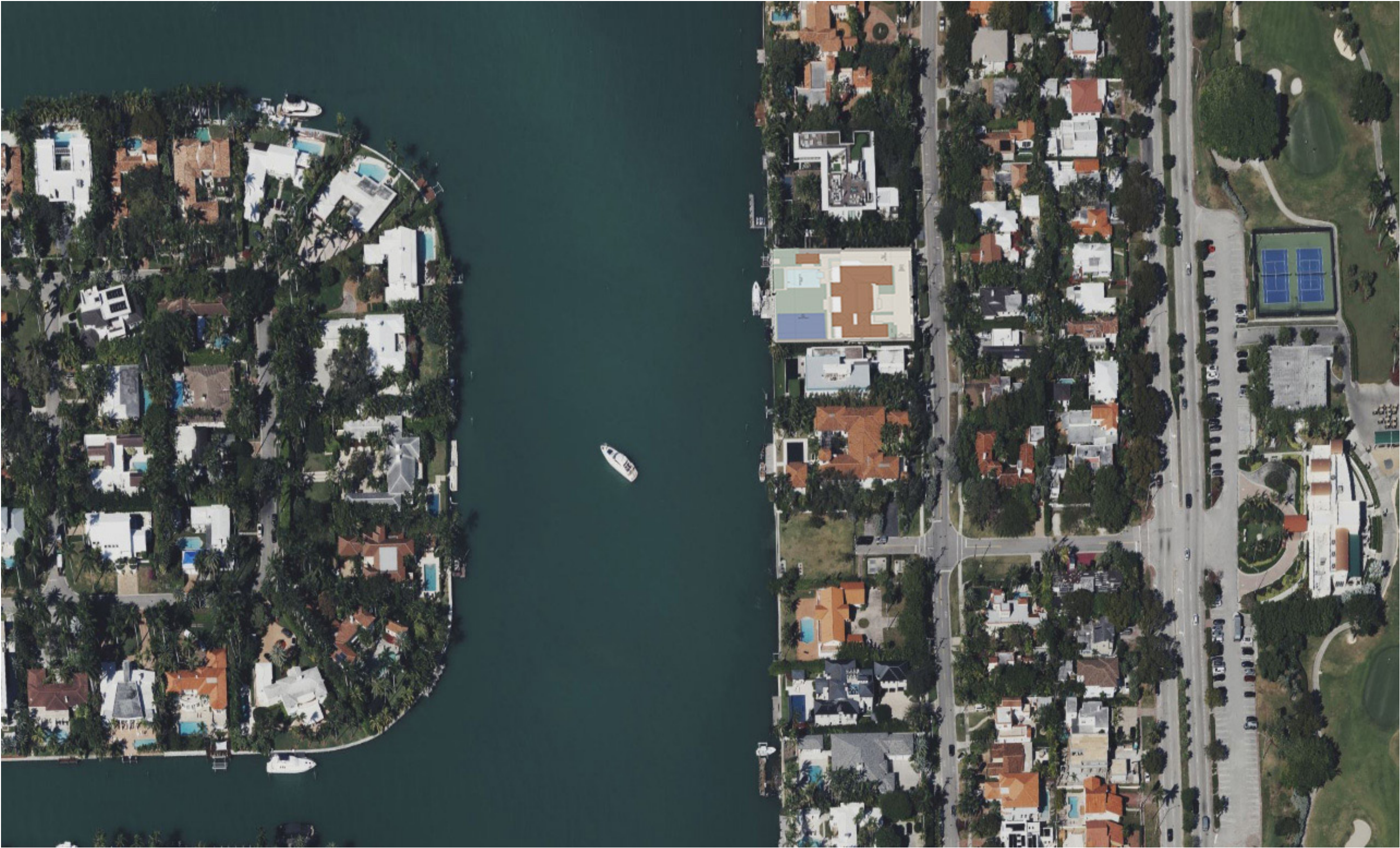


2344 N BAY RD (SITE)

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

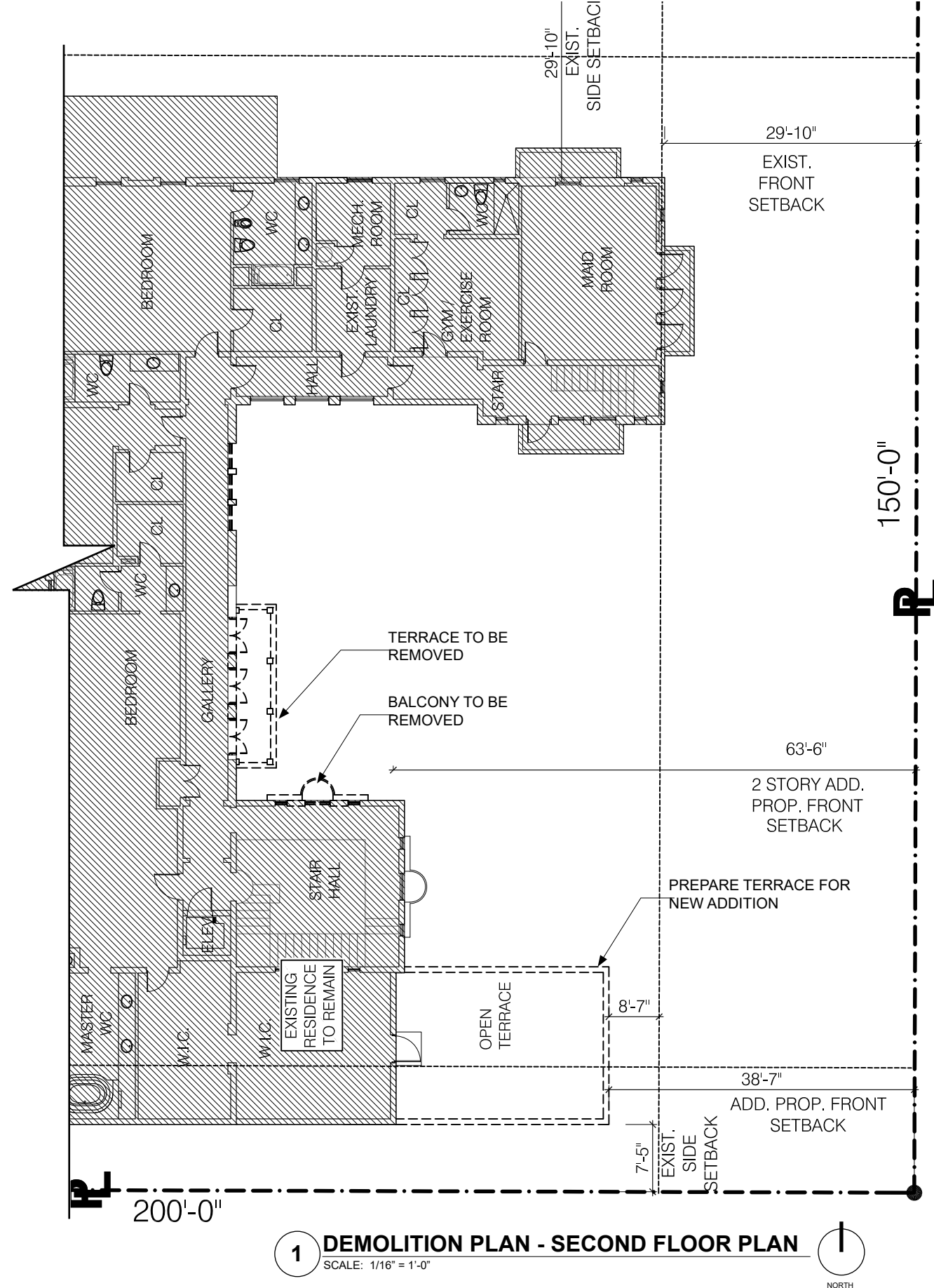
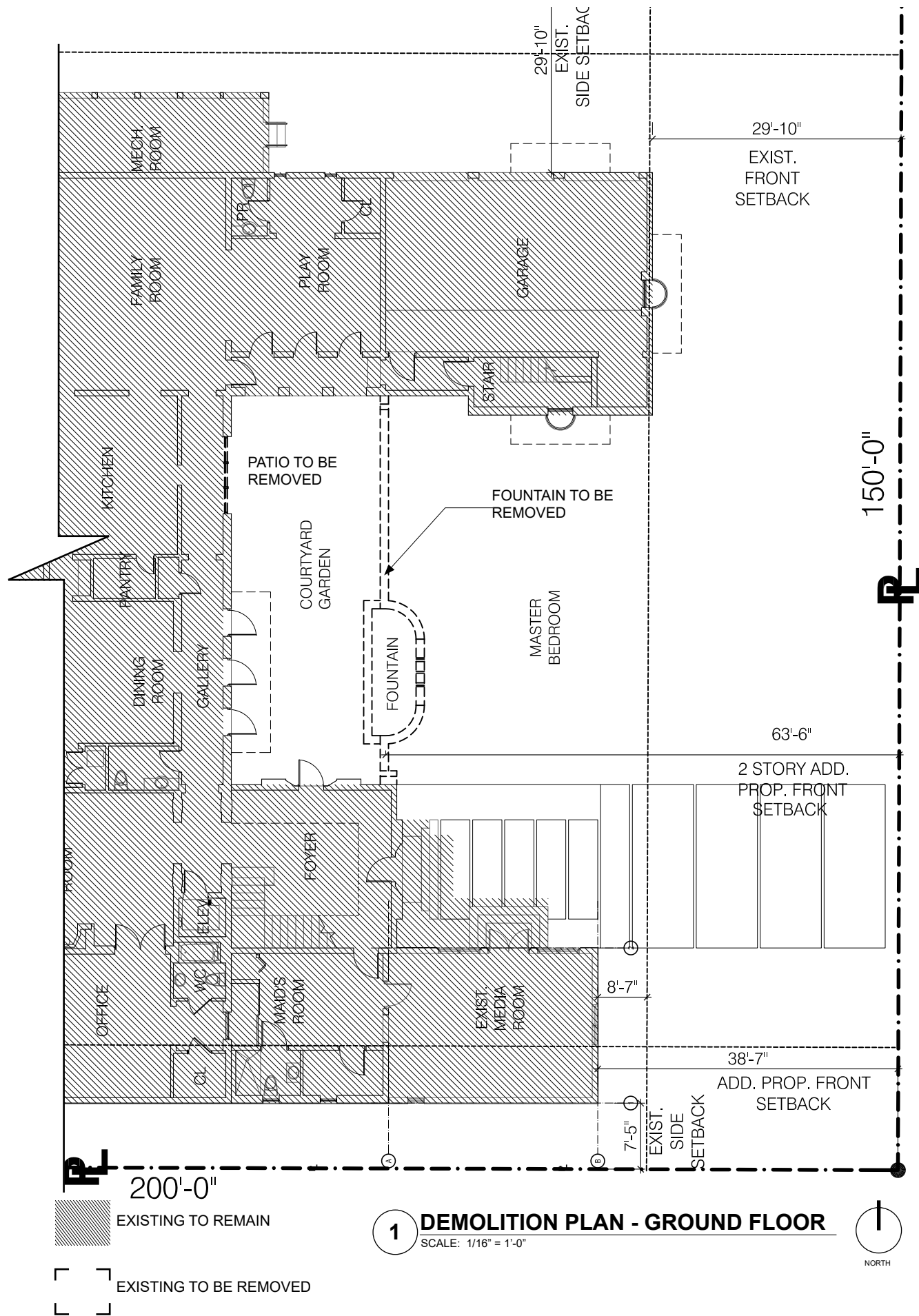
Date: 9/18/2024

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 Proposed 809 sf Total 7,414 sf(25%)
Ground Floor Unit Size			Existing 6,632 sf Proposed 809 sf Total 7,441 sf
Second Floor Unit Size			Existing 5,801 sf Proposed 1,288 sf 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 31 feet sloped roofs	27'-6" (midpoint of roof @ main structure 33-9" (midpoint of roof @ existing tower)
		28 feet flat roofs 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."

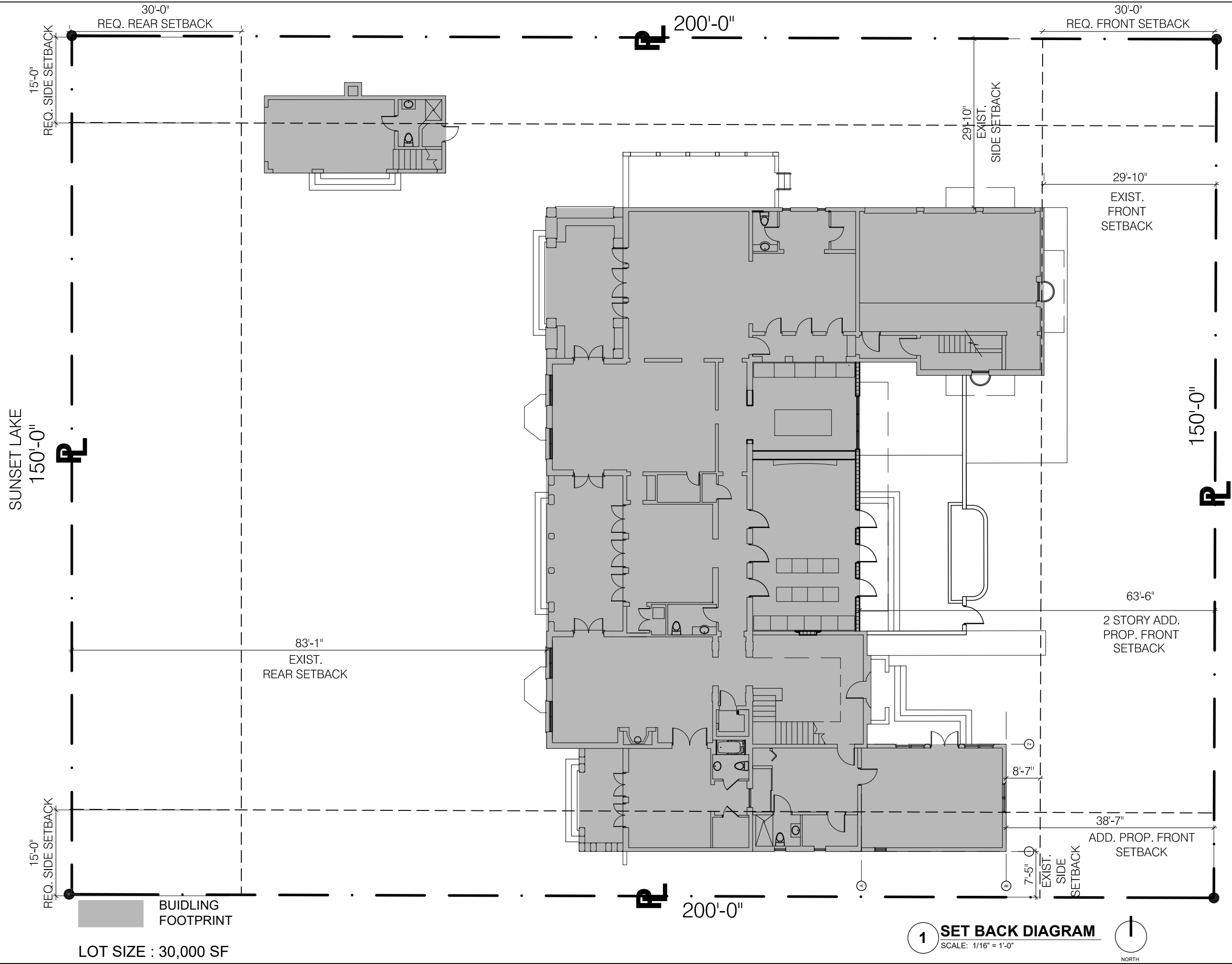


New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-100



DESIGN ARCHITECT:

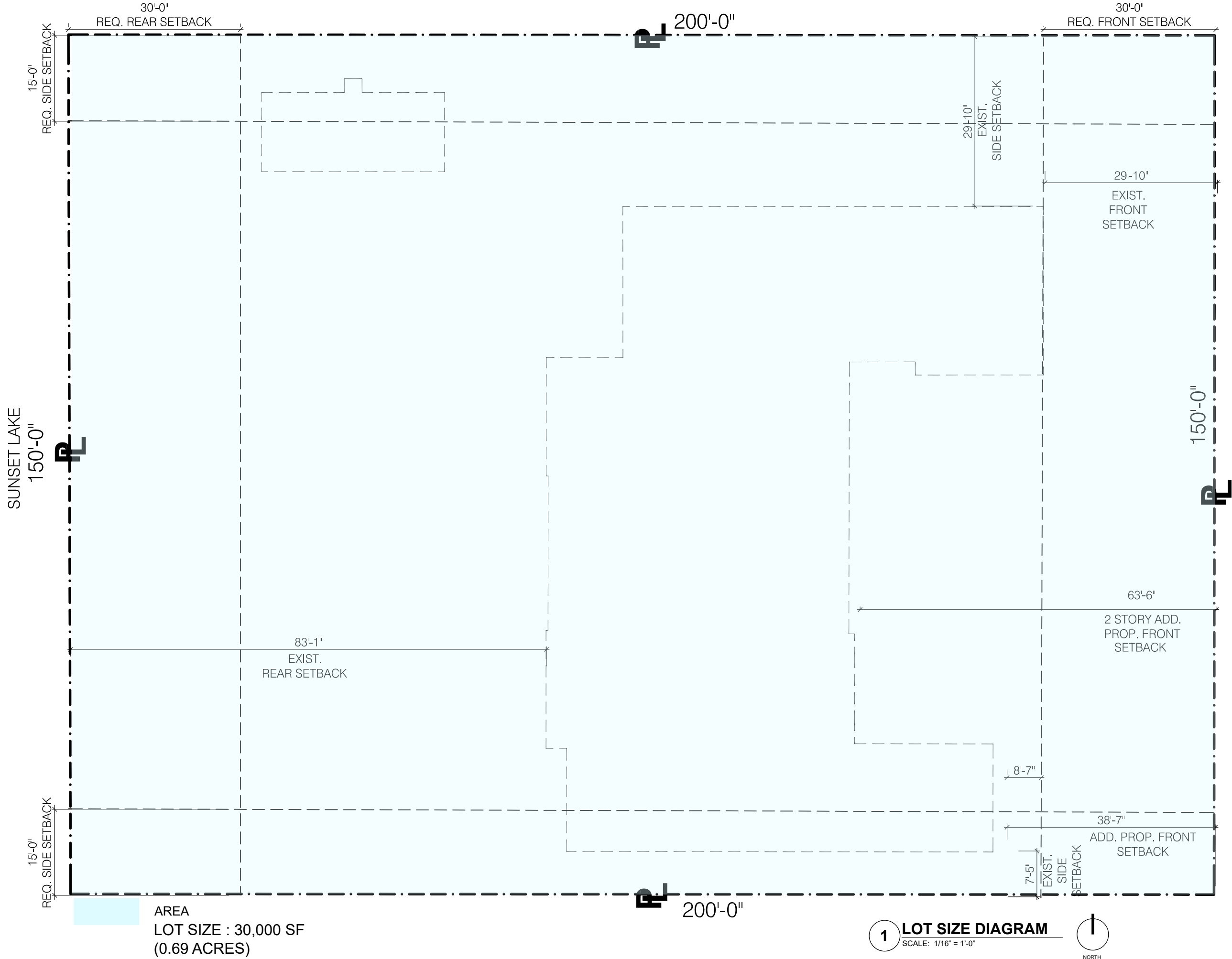
SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
© SOW Design Studio 2024

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-101



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 9,000 sq. ft.	Existing 6,605 sf Proposed 809 sf Total 7,414 sf(25%)
Ground Floor Unit Size		Existing 6,632 sf Proposed 809 sf Total 7,441 sf
Second Floor Unit Size		Existing 5,801 sf Proposed 1,288 sf 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%)

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:

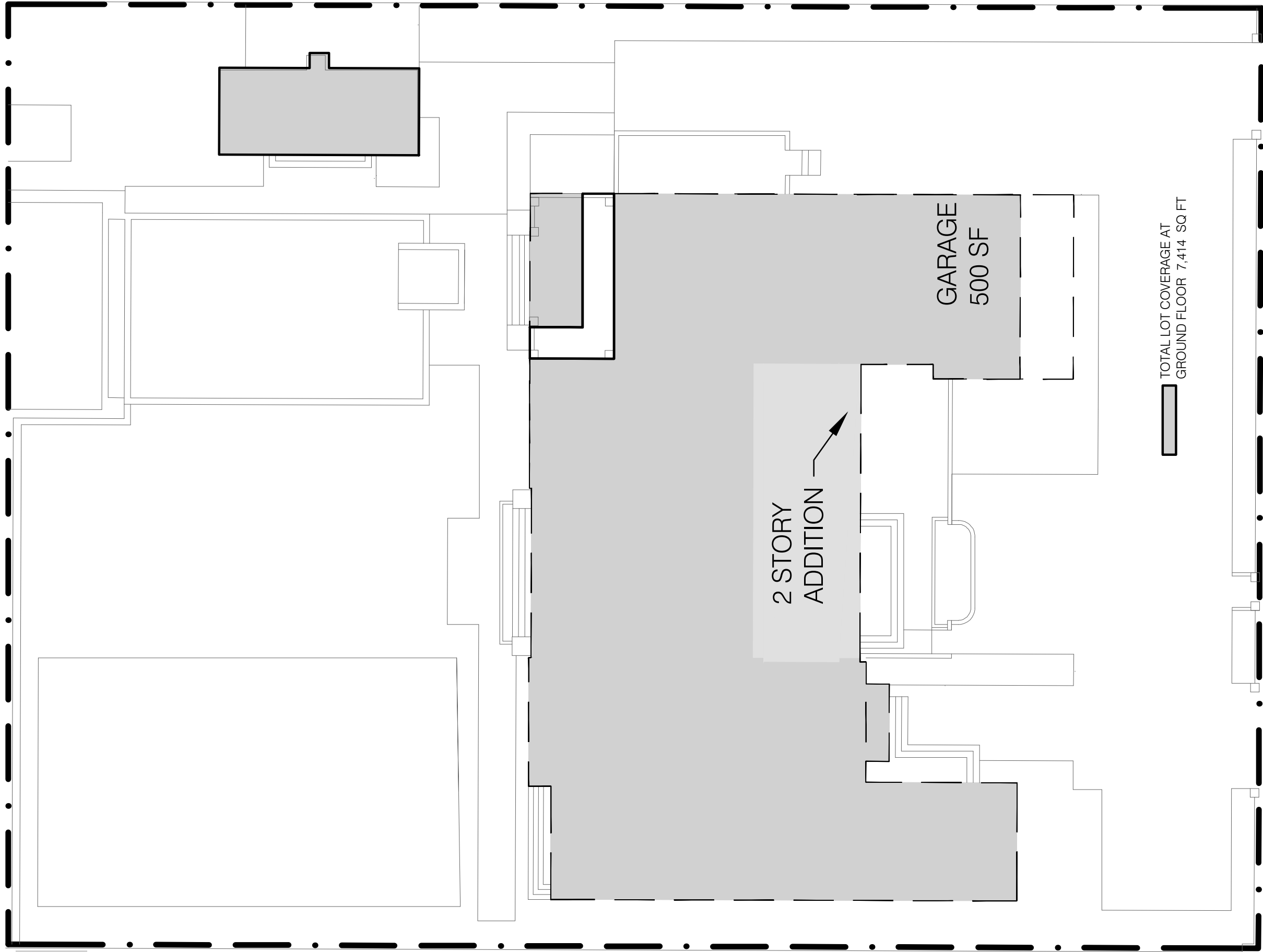
LOT WIDTH 7.2.2.3.B.1
UNIT SIZE 7.2.2.3.B.1
LOT COVERAGE 7.2.2.3.B.1
BUILDING HEIGHT 54-35
BUILDING SETBACKS 7.2.2.3.B.1
BUILDING SETBACKS NONCONFORMING YARDS 7.2.2.3.B.3.B
FENCE HEIGHT 7.2.2.3.B.12.
H DRIVEWAYS 7.2.2.3.B.12.G
POOL SETBACKS 7.2.2.3.B.12.P
PROJECTIONS 7.2.2.3.B.12.N

1

AREA CALCULATIONS

SCALE: NTS

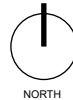




LOT COVERAGE : 7,414 SF

TOTAL LOT COVERAGE AT
GROUND FLOOR 7,414 SQ FT

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

DESIGN ARCHITECT:



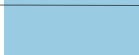
SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
© SOW Design Studio 2024



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

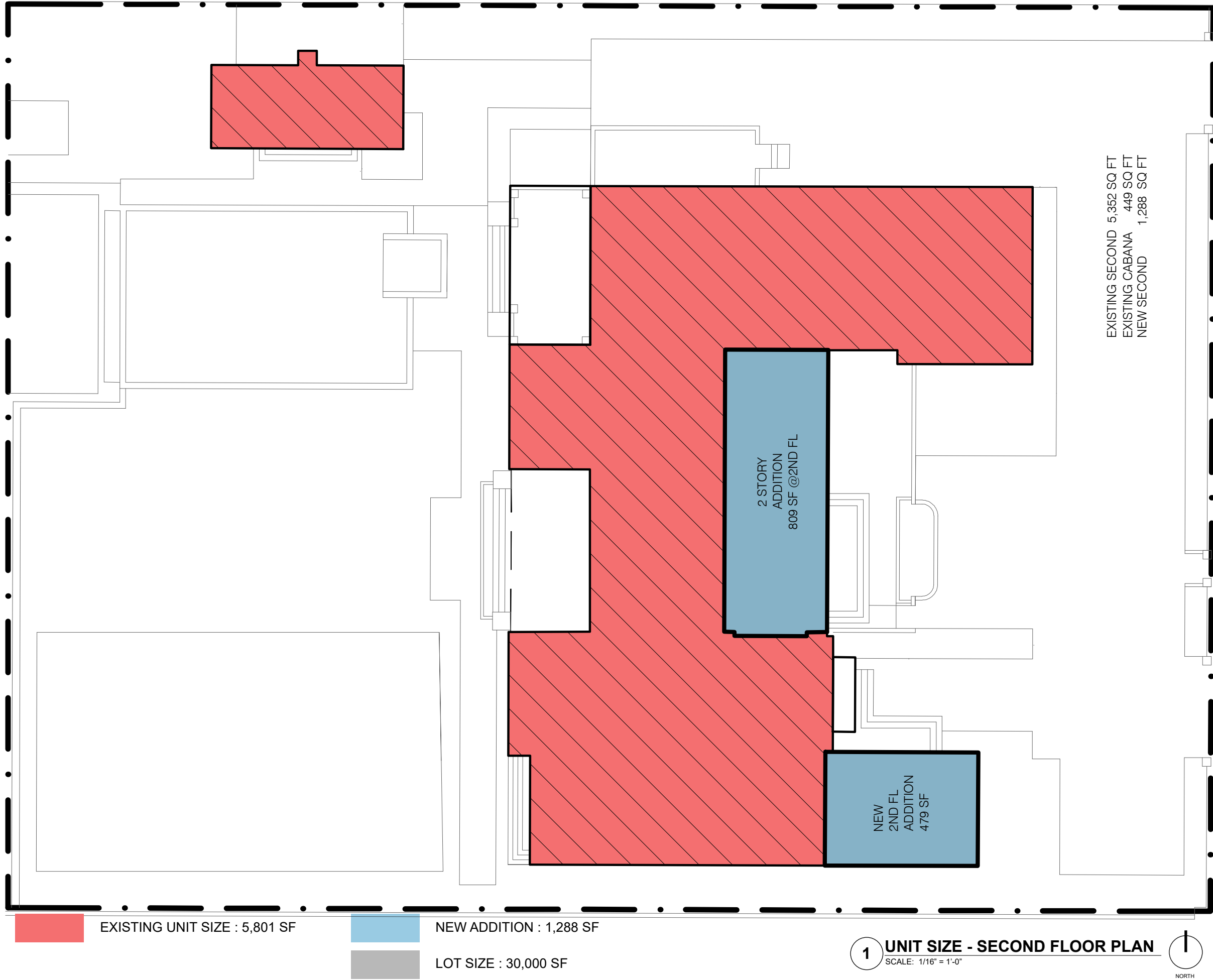
Date: 9/18/2024

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 : 451 SF



LOT SIZE : 30,000 SF

1

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

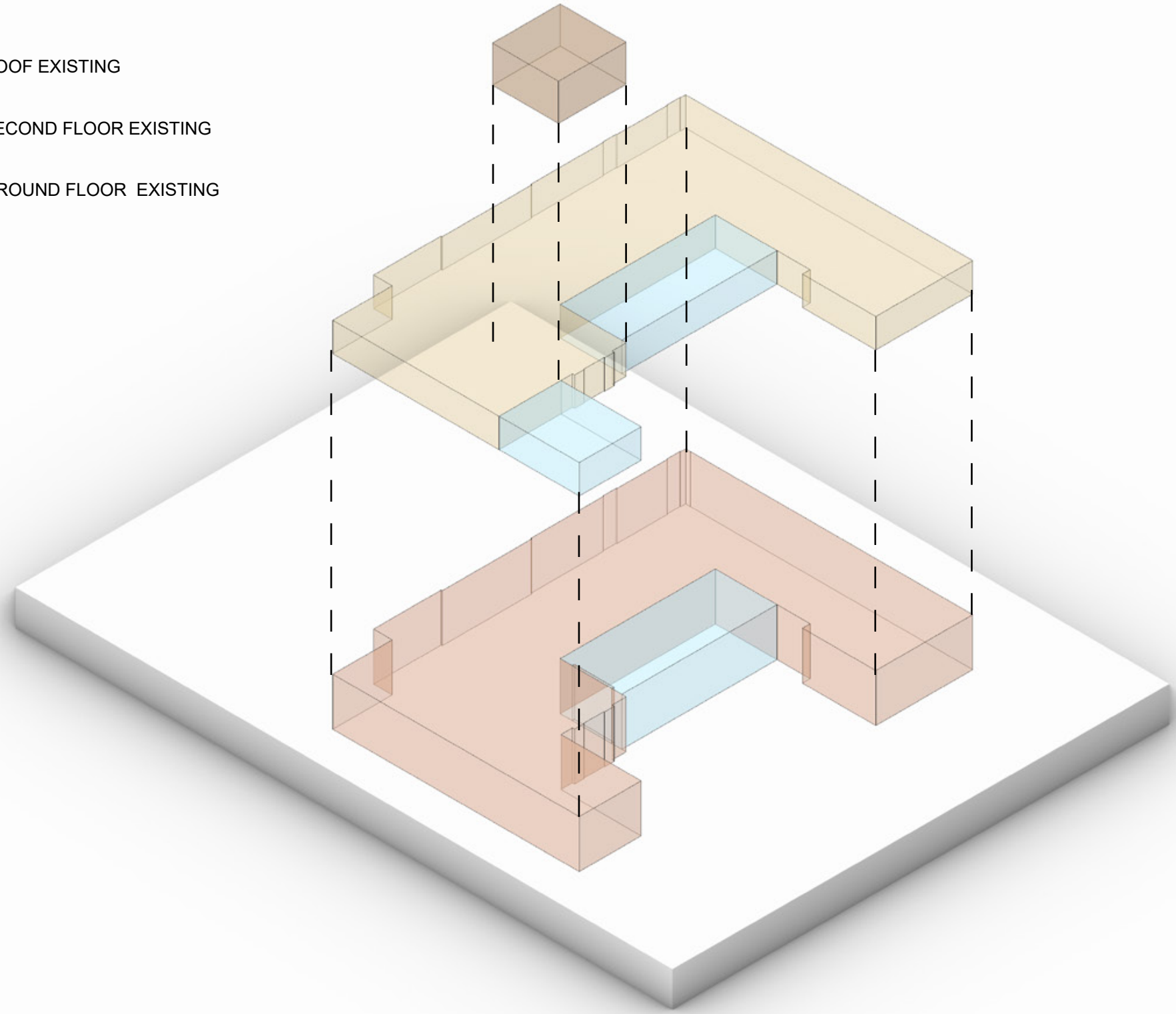


NORTH

EXISTING THIRD 451 SQ FT



- 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

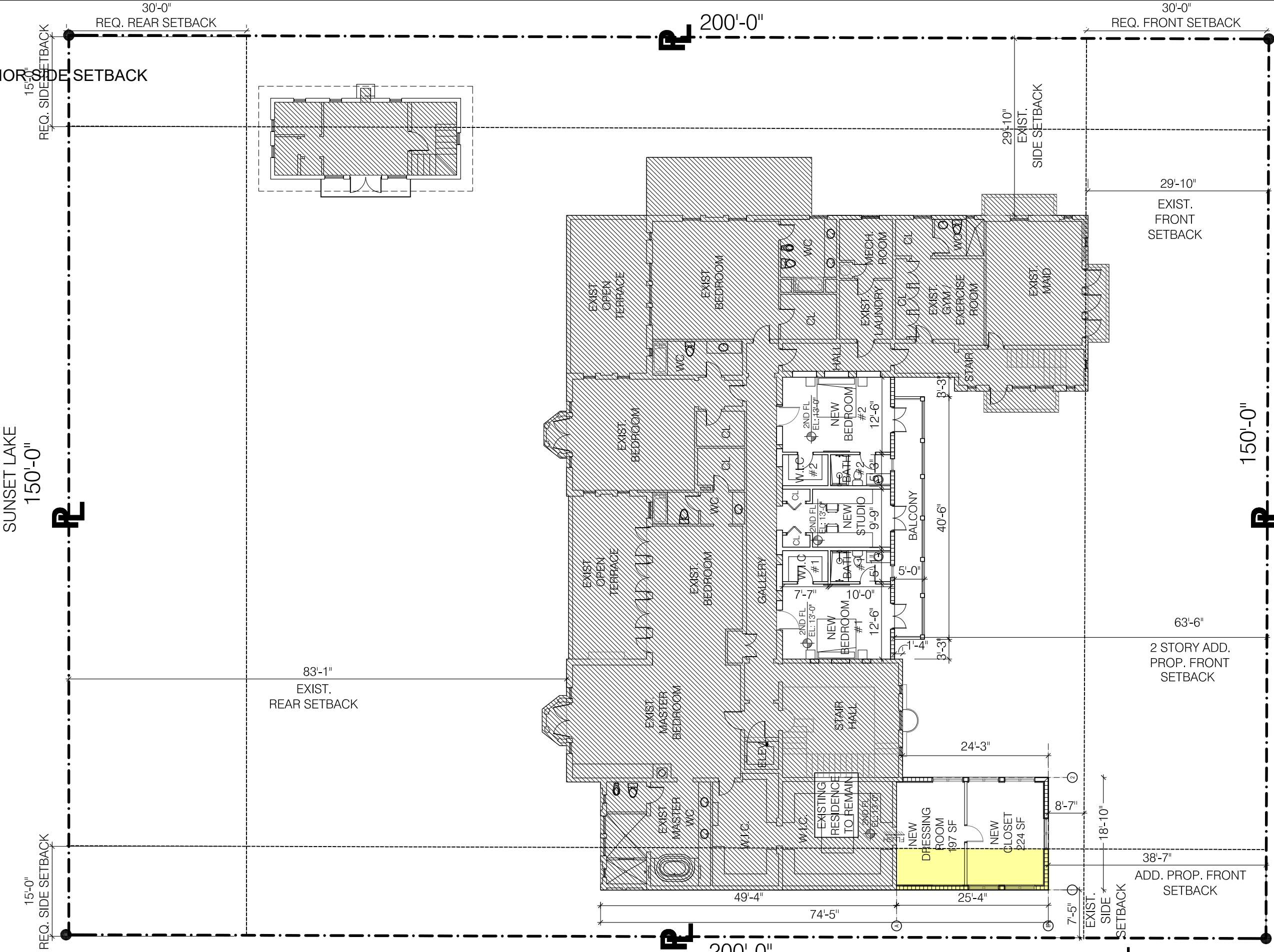


VARIANCE REQUEST

REQUEST FOR INTERIOR SIDE SETBACK

PROVIDED: 7'-5"

REQUIRED: 15'-0"



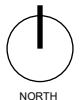
1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

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



1 SIDE ELEVATION - SECOND FLOOR PLAN



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

ate: 9/18/2024

D-110

WAIVER REQUEST

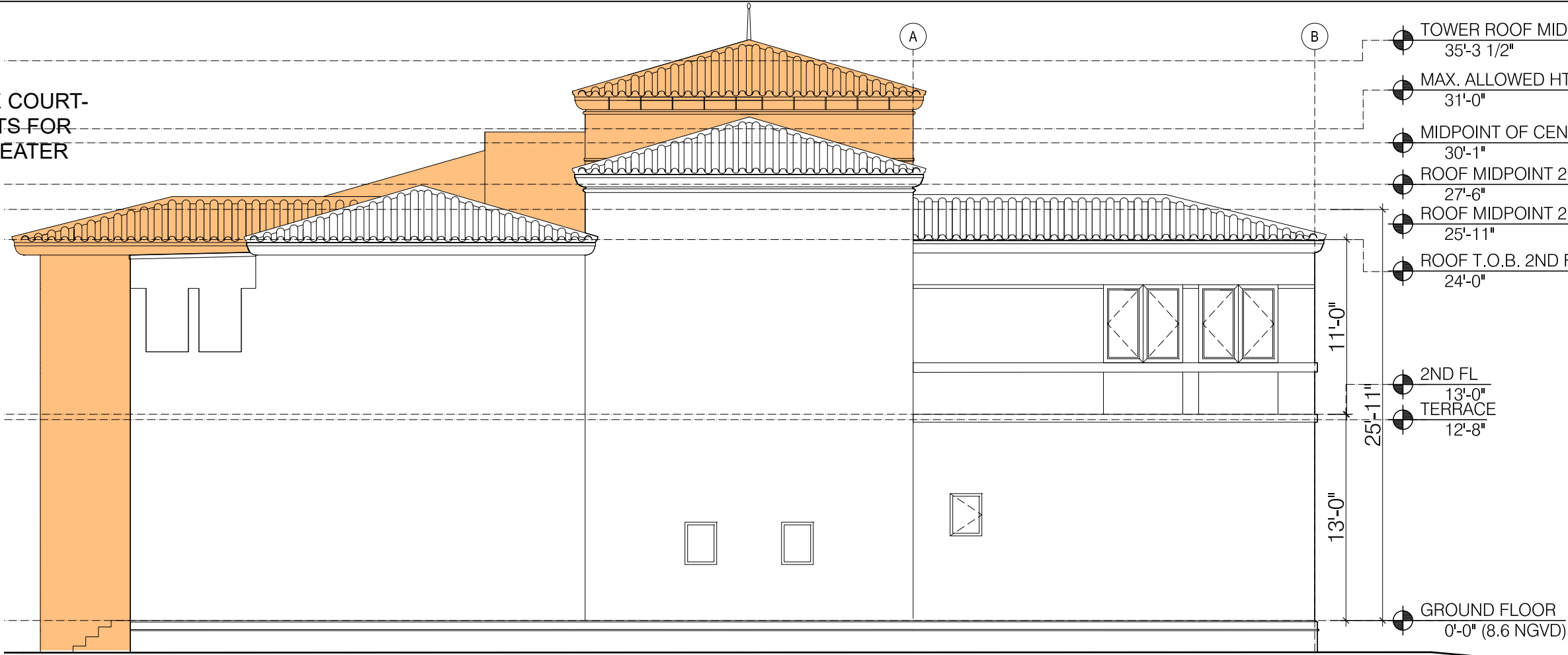
REQUEST TO WAIVE SIDE COURTYARD FOR REQUIREMENTS FOR 2 STORY ELEVATIONS GREATER THAN 60' IN LENGTH

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

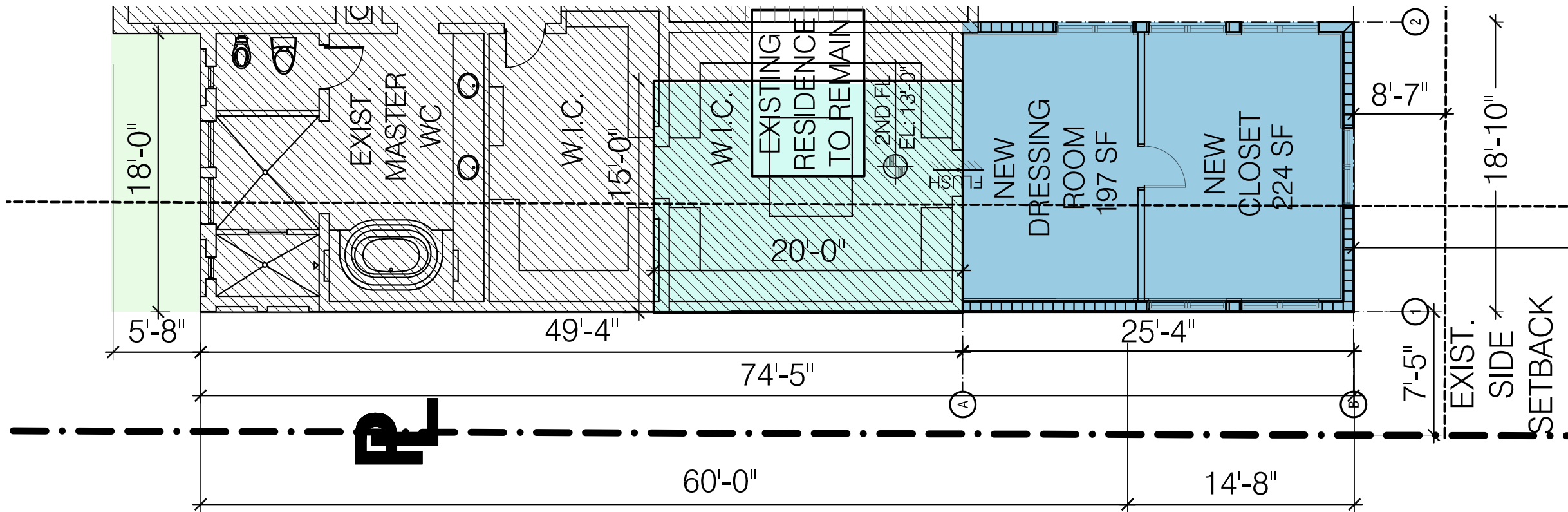
SETBACK 18'-10" ≥

MASS SETBACK

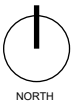
NEW ADDITION

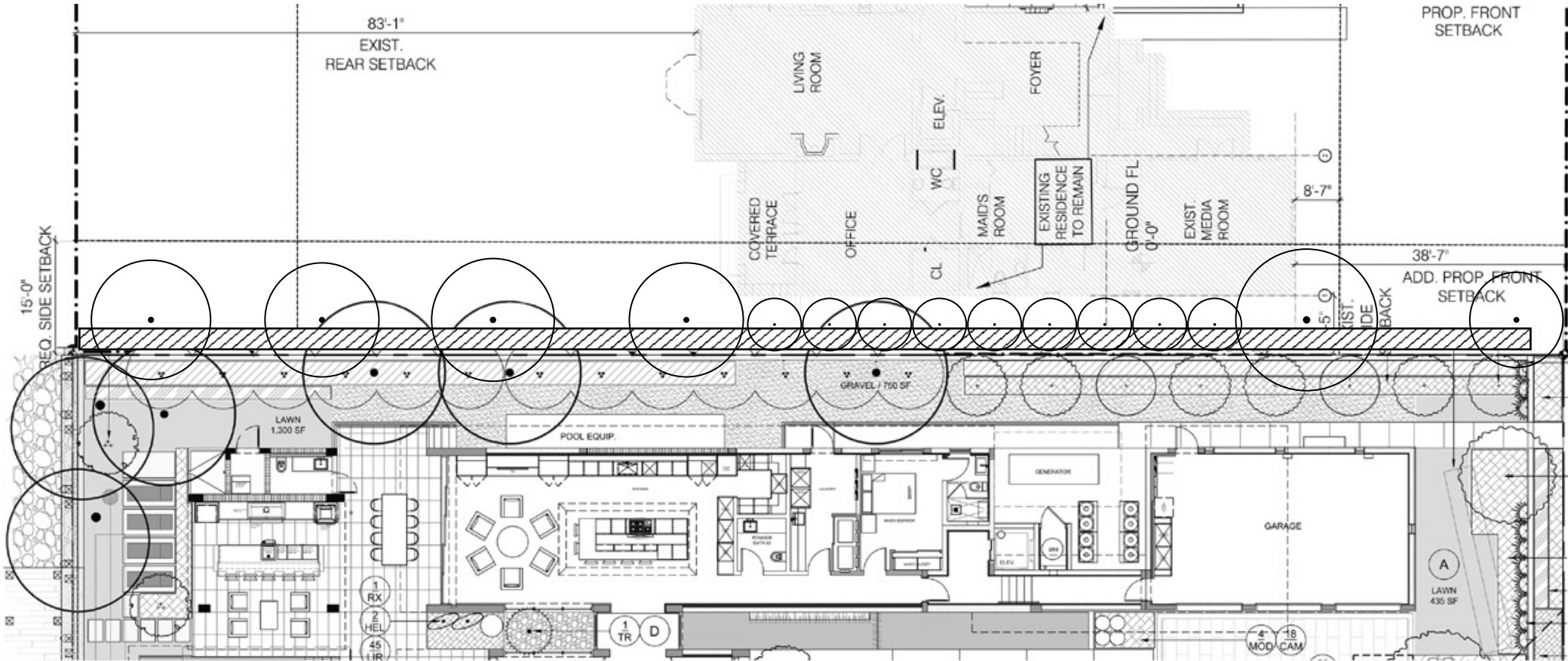


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

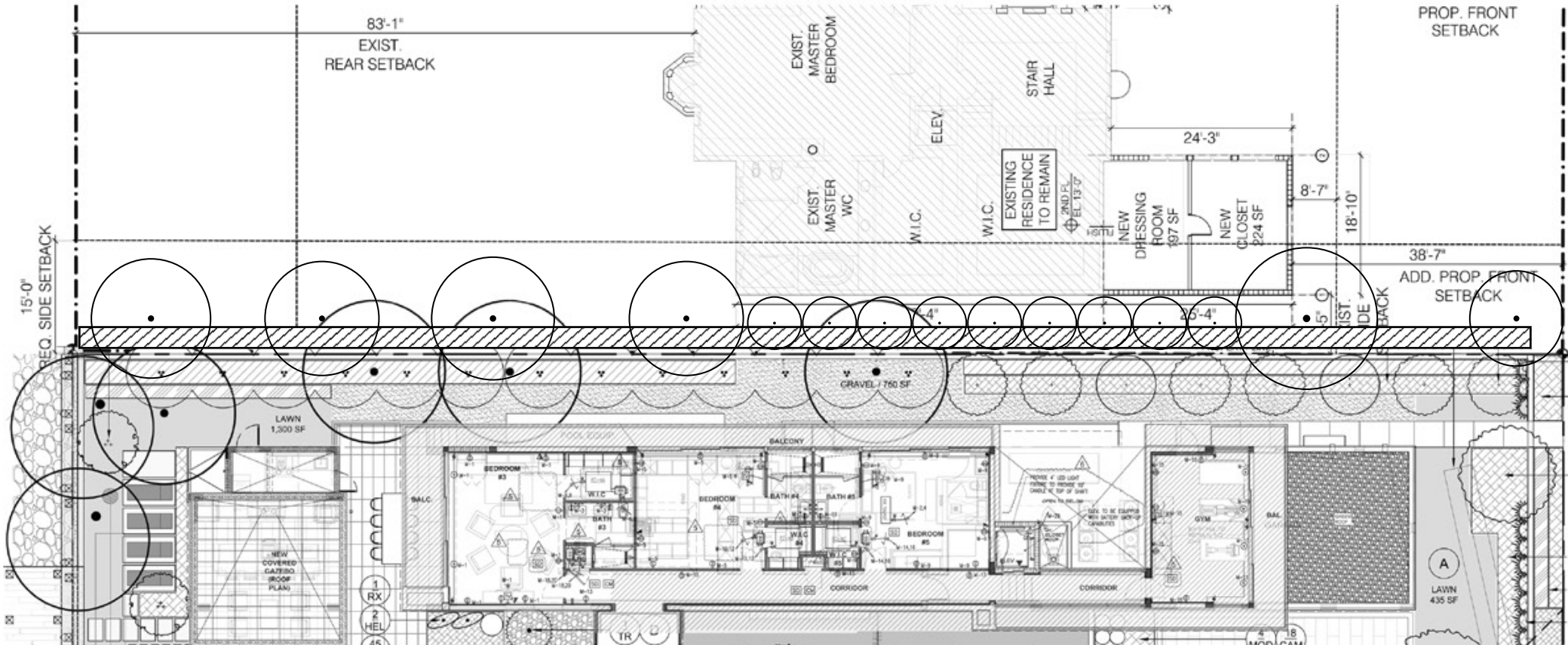




1 GROUND FLOOR PLAN

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"

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-114



2324 N BAY RD (FRONT) ELEVATION

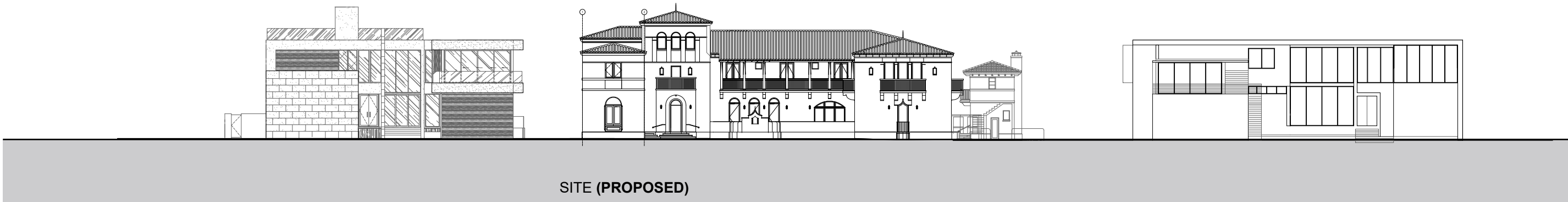
2344 N BAY RD (FRONT) ELEVATION

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

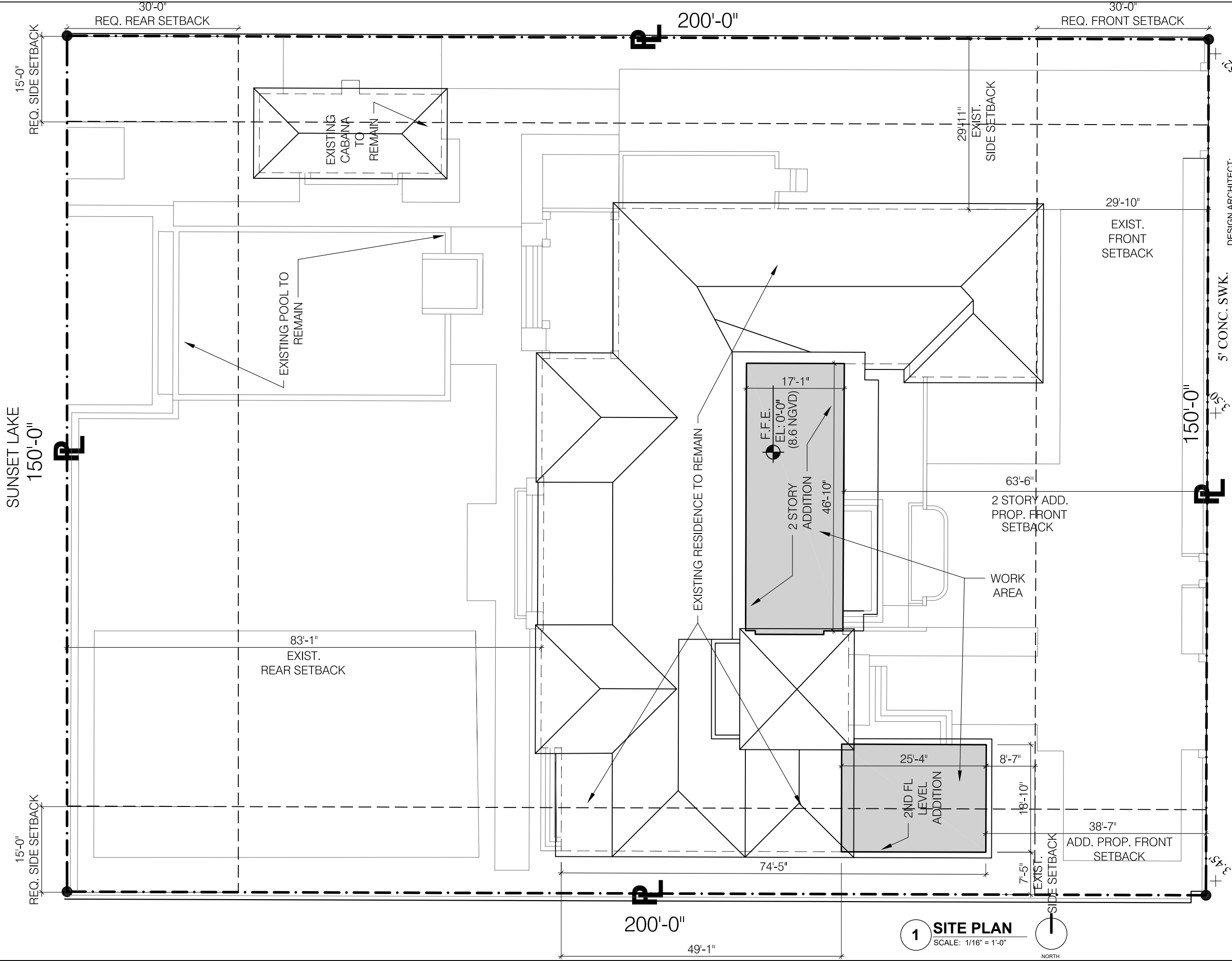
2374 N BAY RD (FRONT) ELEVATION



2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION



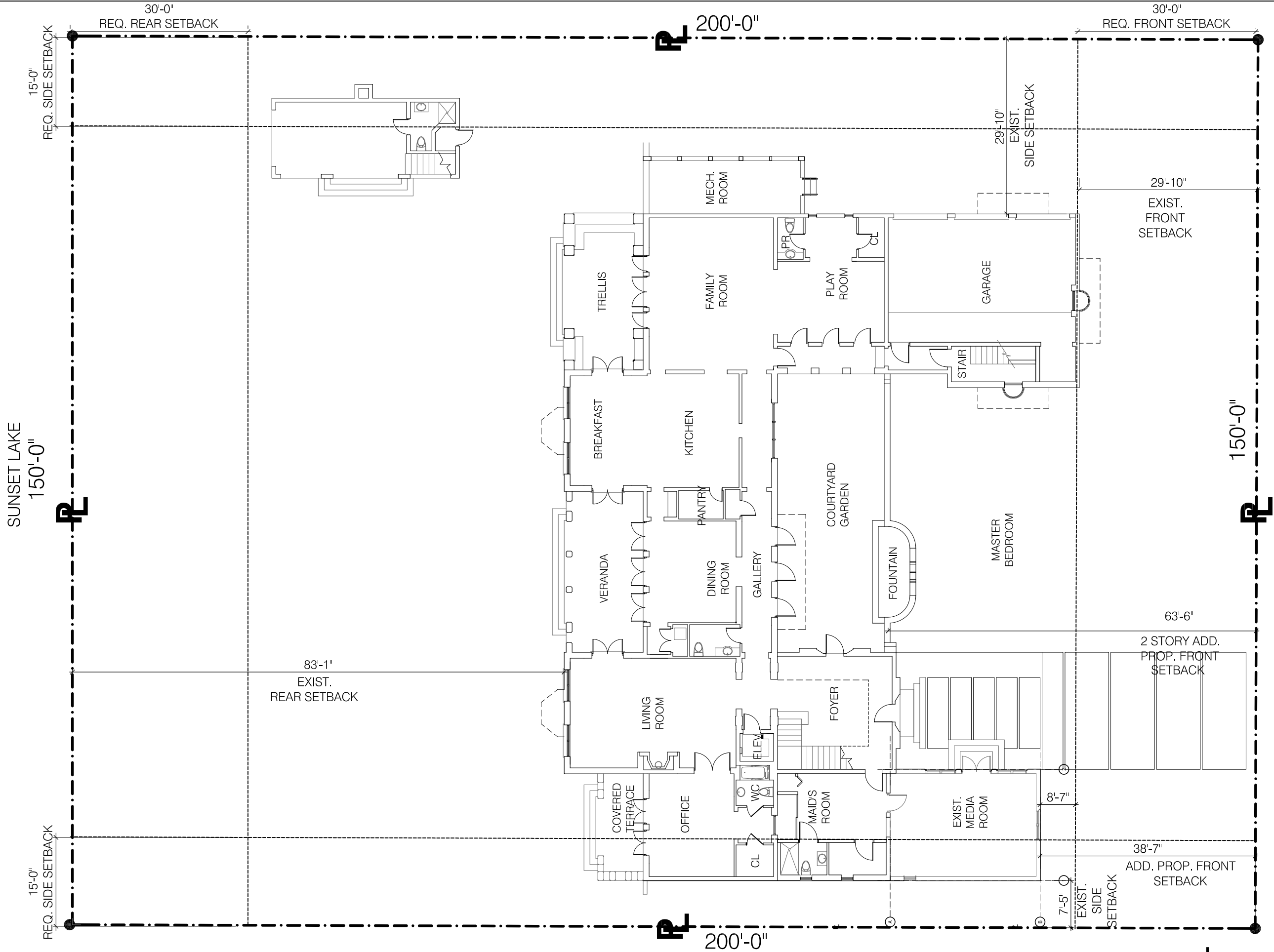


1 SITE PLAN
SCALE: 1/16" = 1'-0"

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

Date: 9/18/2024

D-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

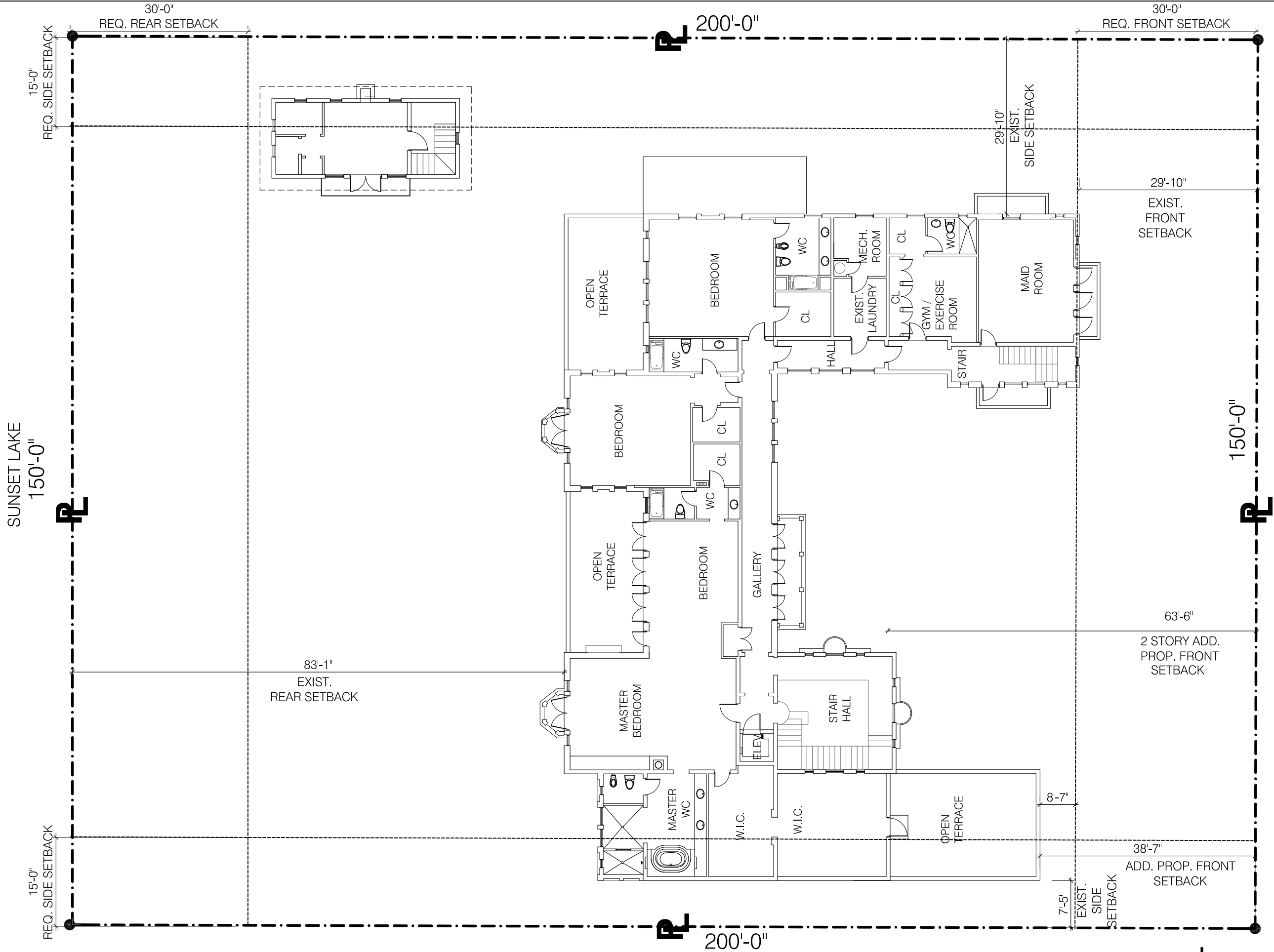
Date: 9/18/2024

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

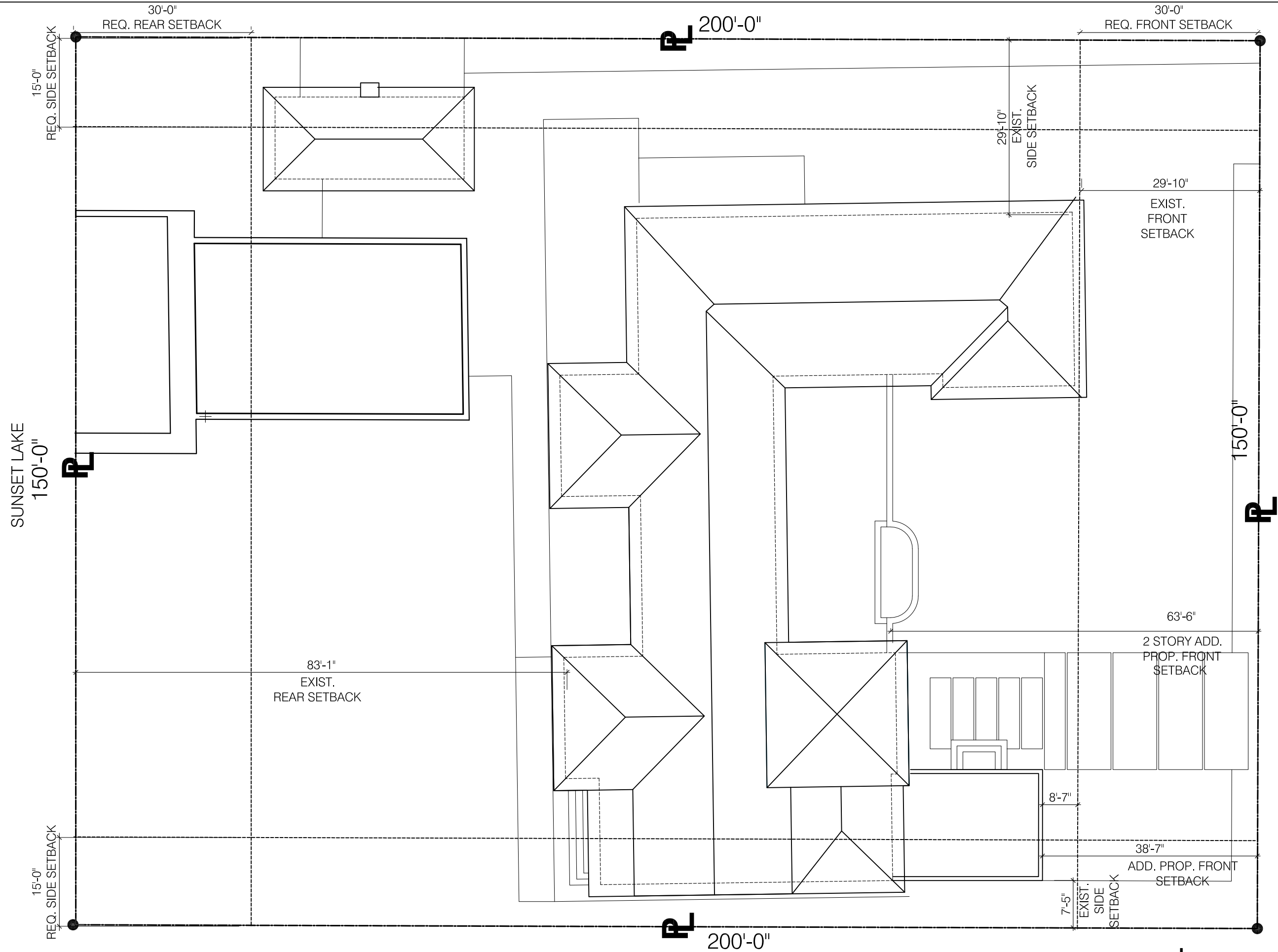
Date: 9/18/2024

D-301

DESIGN ARCHITECT:



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



SUNSET LAKE
150'-0"

15'-0"
REQ. SIDE SETBACK

30'-0"
REQ. REAR 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

8'-7"

38'-7"
ADD. PROP. FRONT
SETBACK

7'-5"
EXIST.
SIDE
SETBACK

200'-0"

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



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

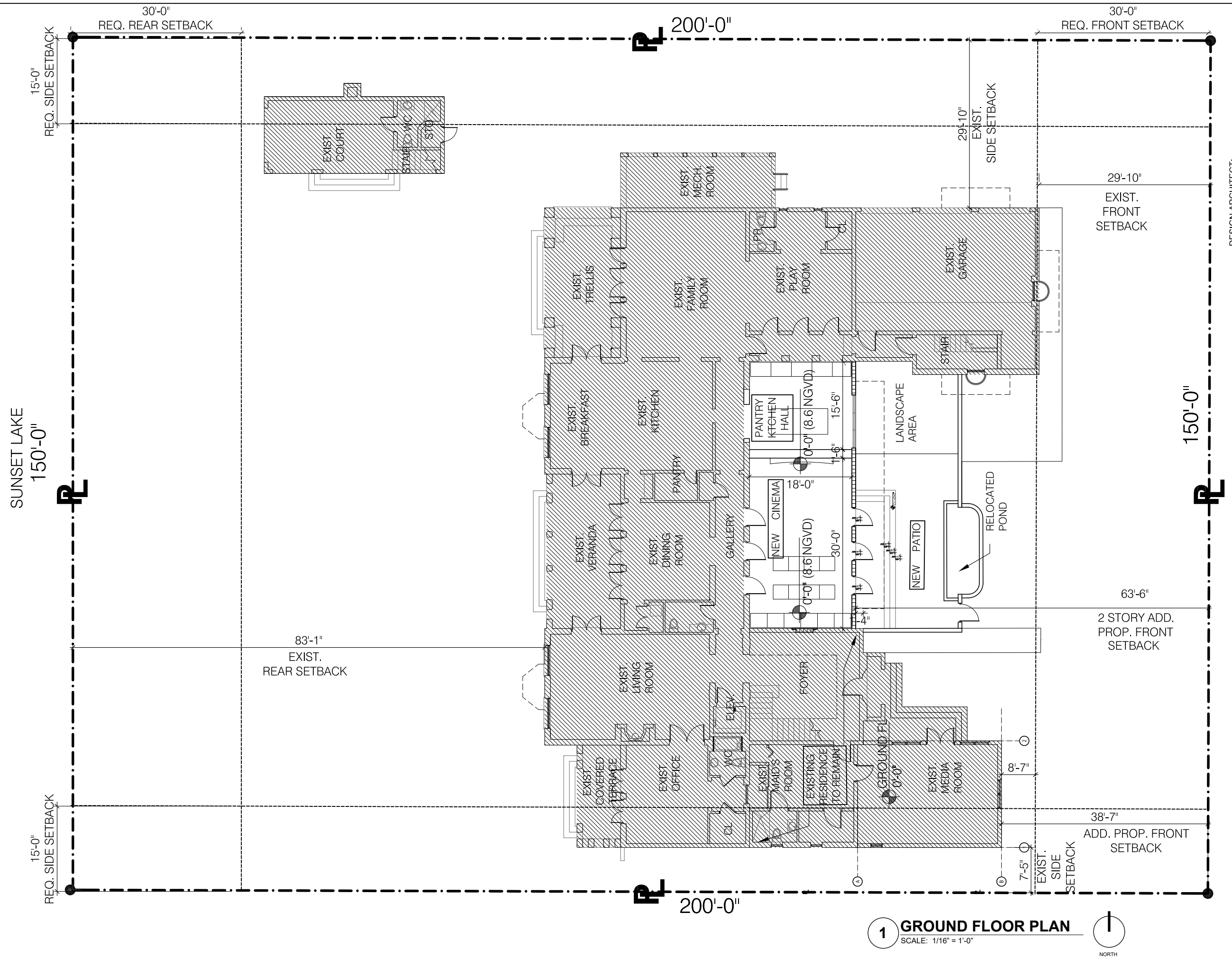
Date: 9/18/2024

D-302

DESIGN ARCHITECT:

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





DESIGN ARCHITECT:

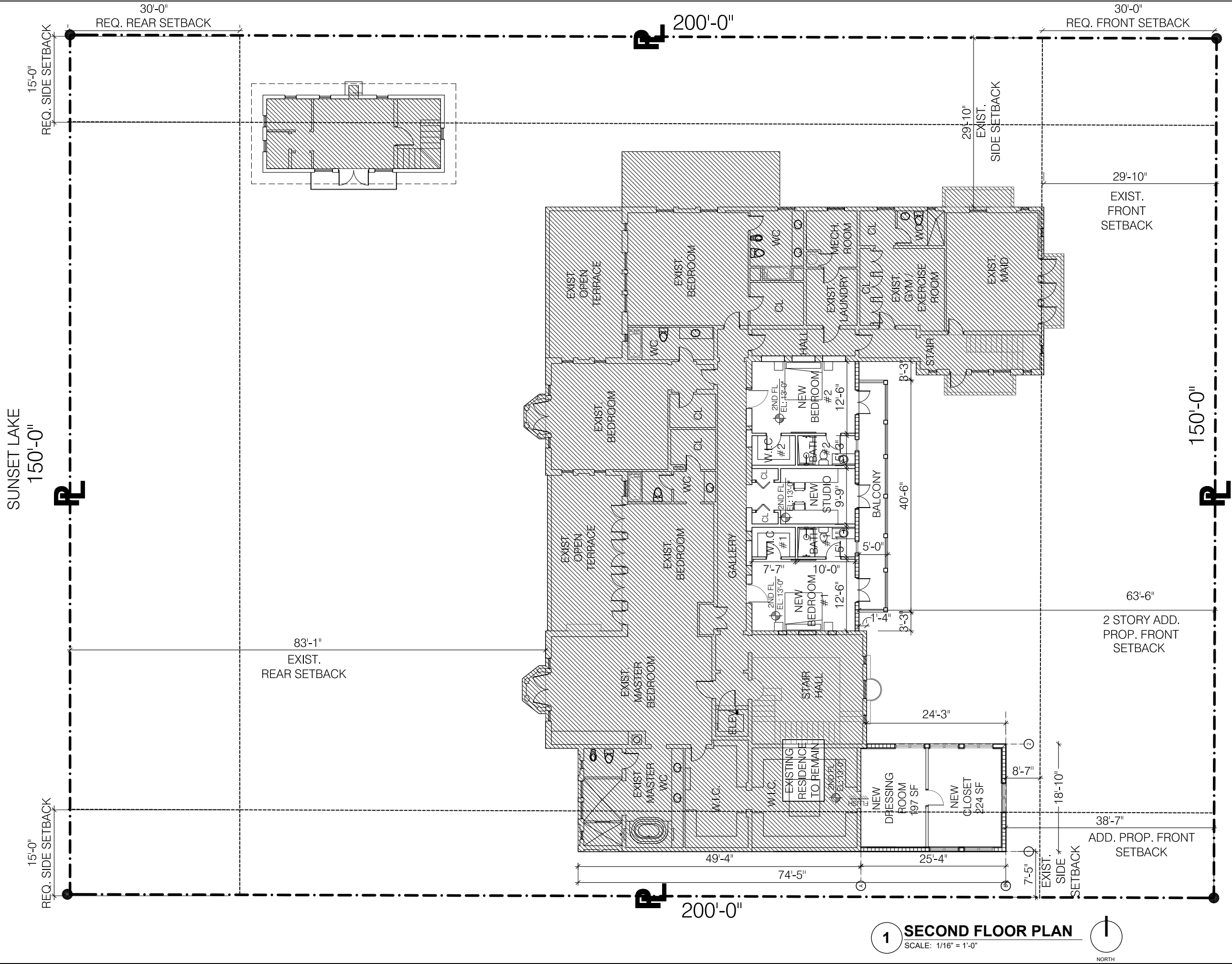
SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
© SOW Design Studio 2024

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-304



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



New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

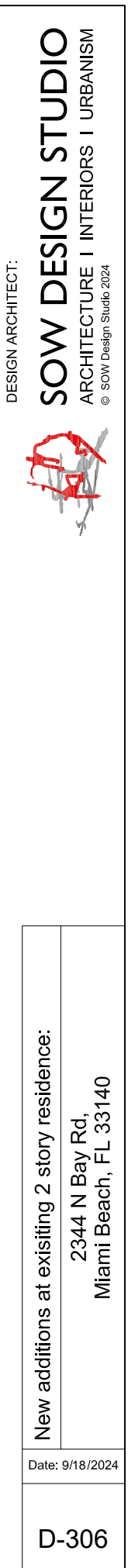
Date: 9/18/2024

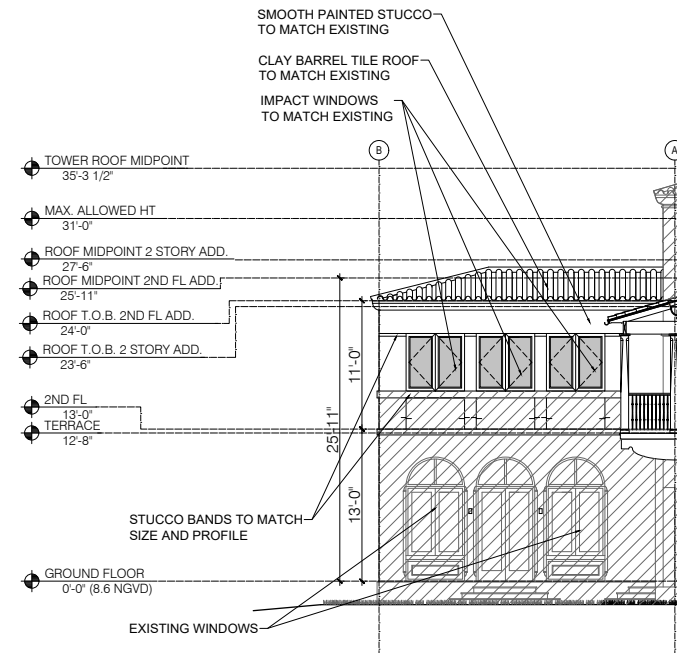
D-305

DESIGN ARCHITECT:

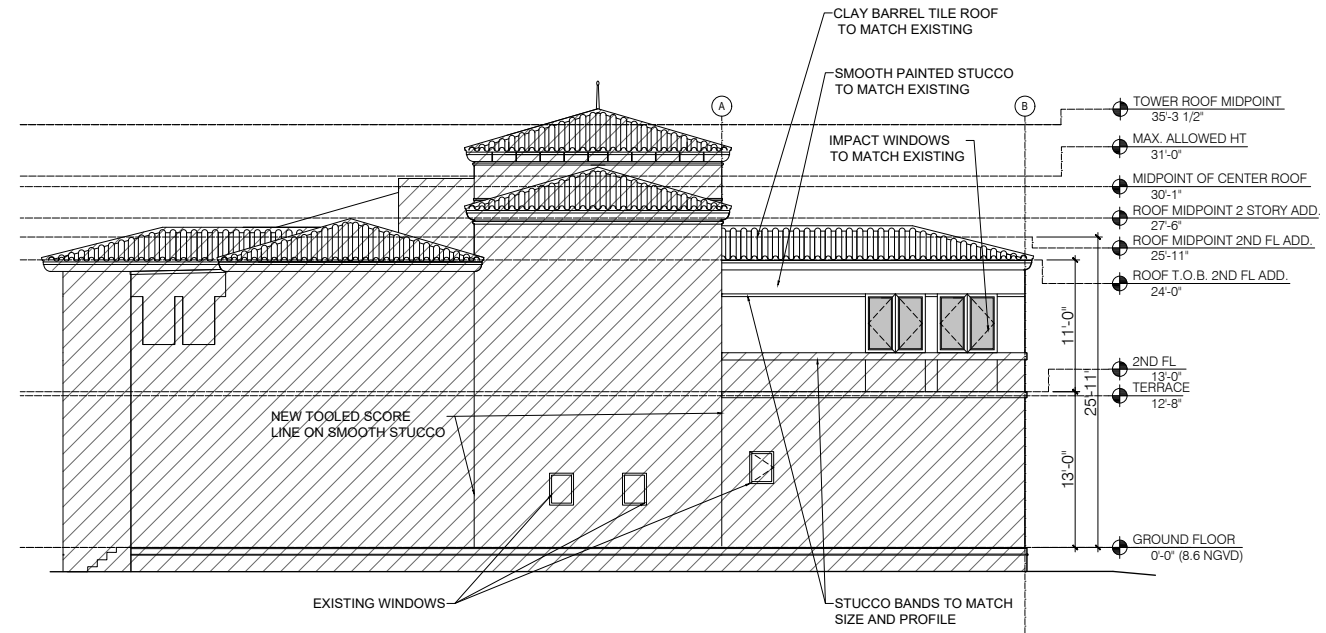


SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
© SOW Design Studio 2024





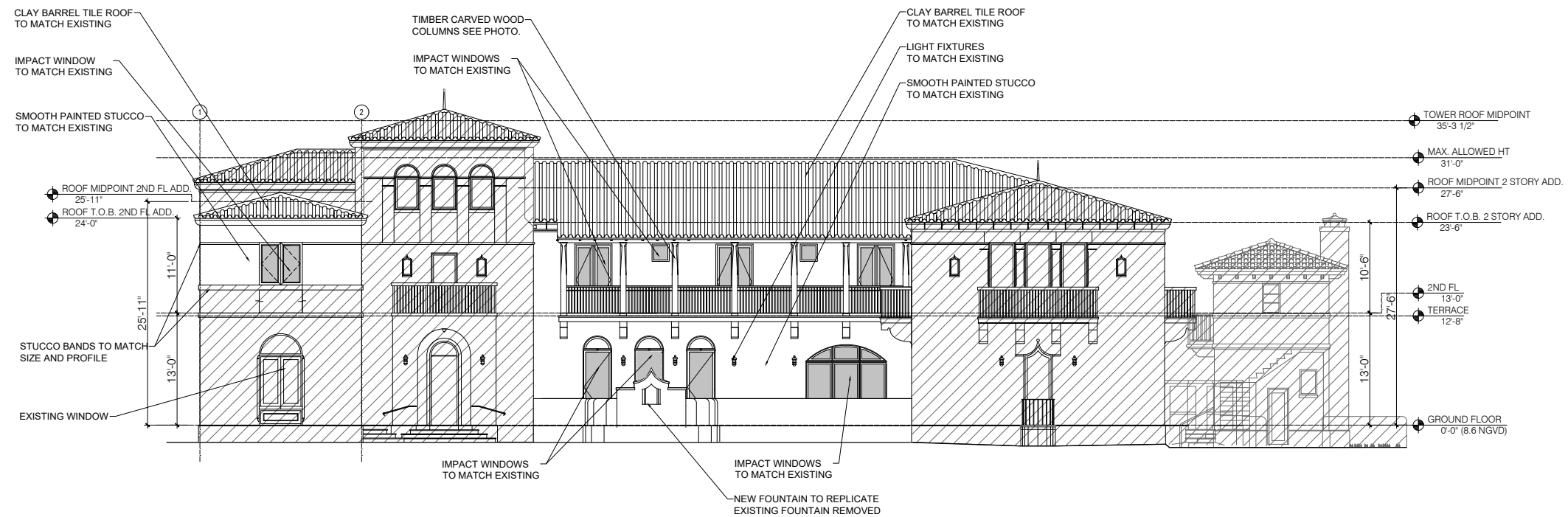
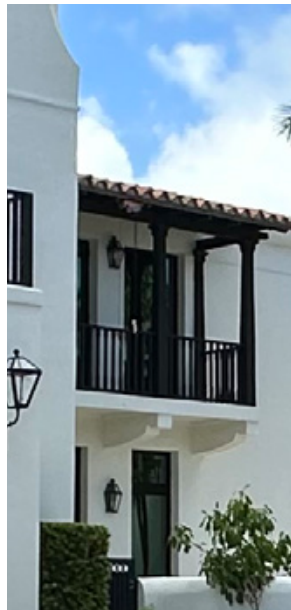
1 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



EXISTING TIMBER CARVED WOOD COLUMNS



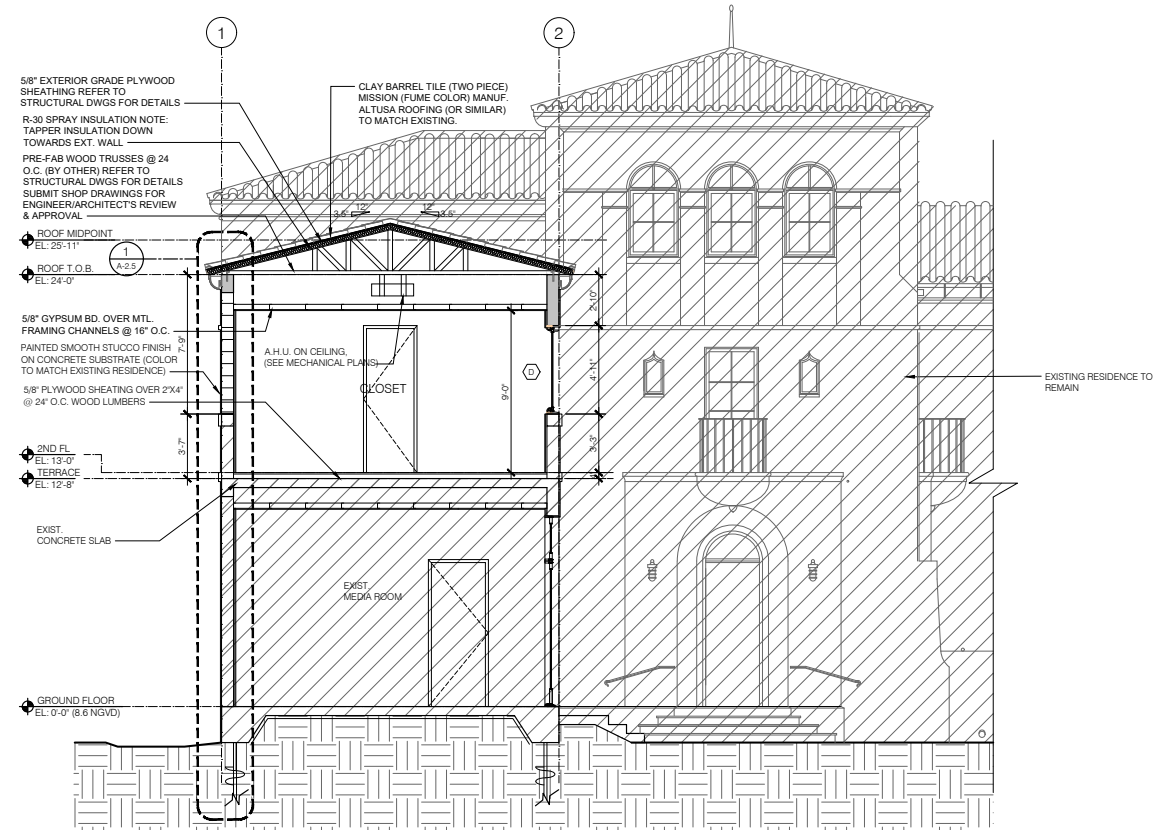
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

New additions at existing 2 story residence:

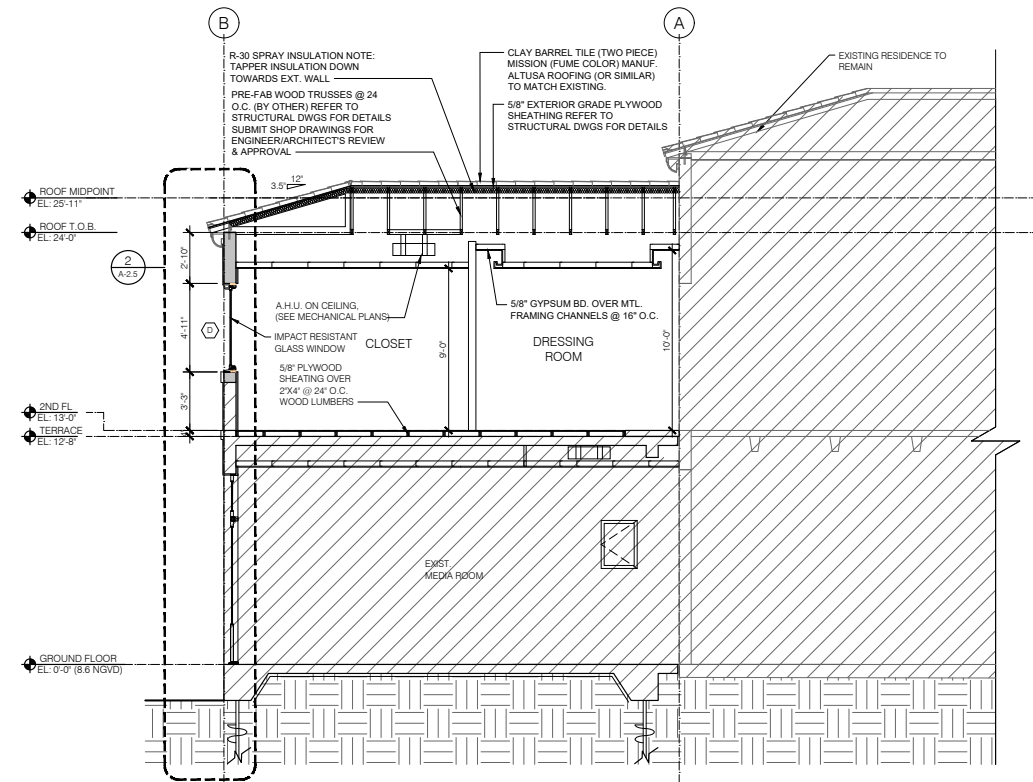
2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-400



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



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

DESIGN ARCHITECT:



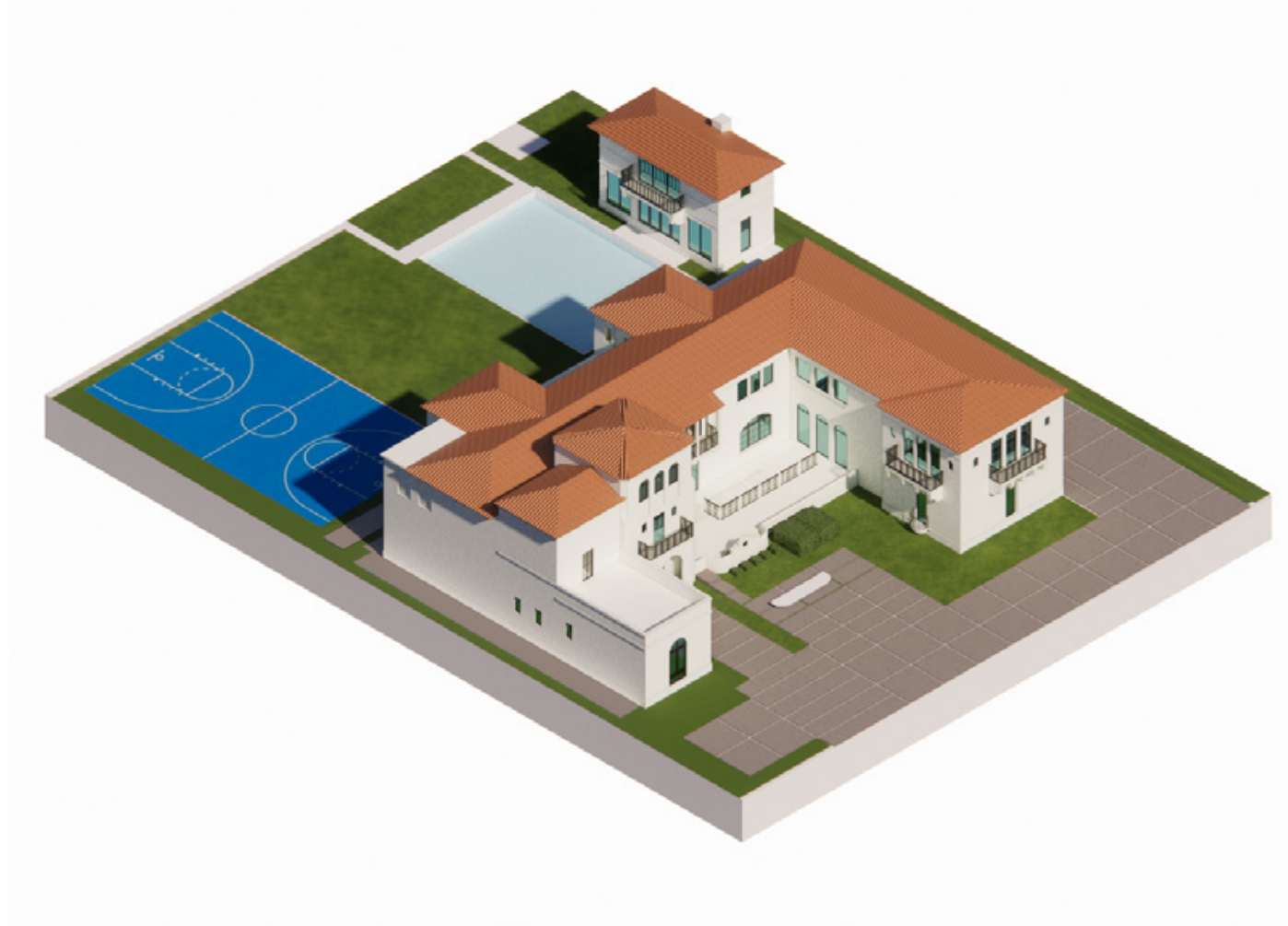
SOW DESIGN STUDIO
ARCHITECTURE | INTERIORS | URBANISM
© SOW Design Studio 2024

New additions at existing 2 story residence:

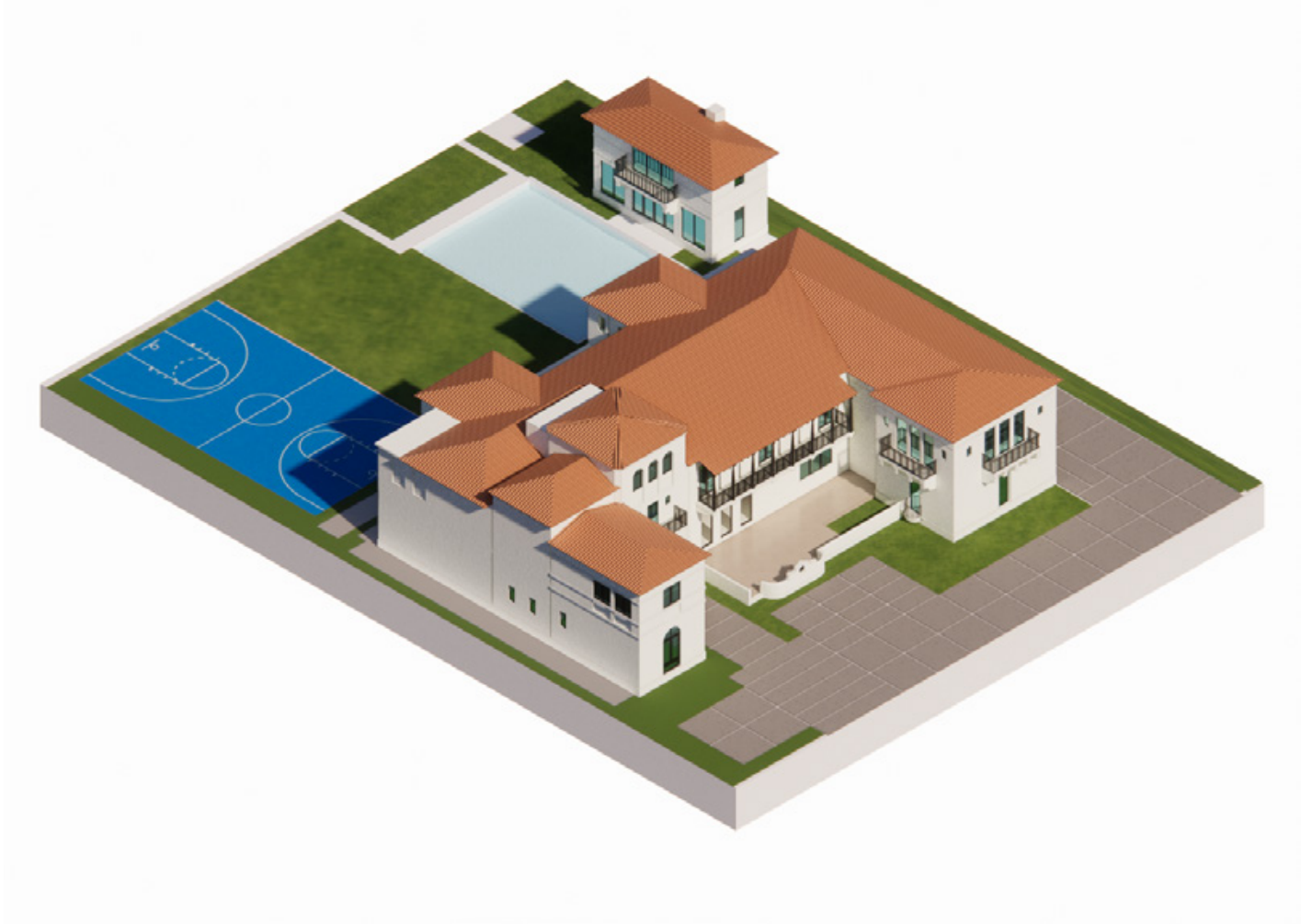
2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-500



EXISTING

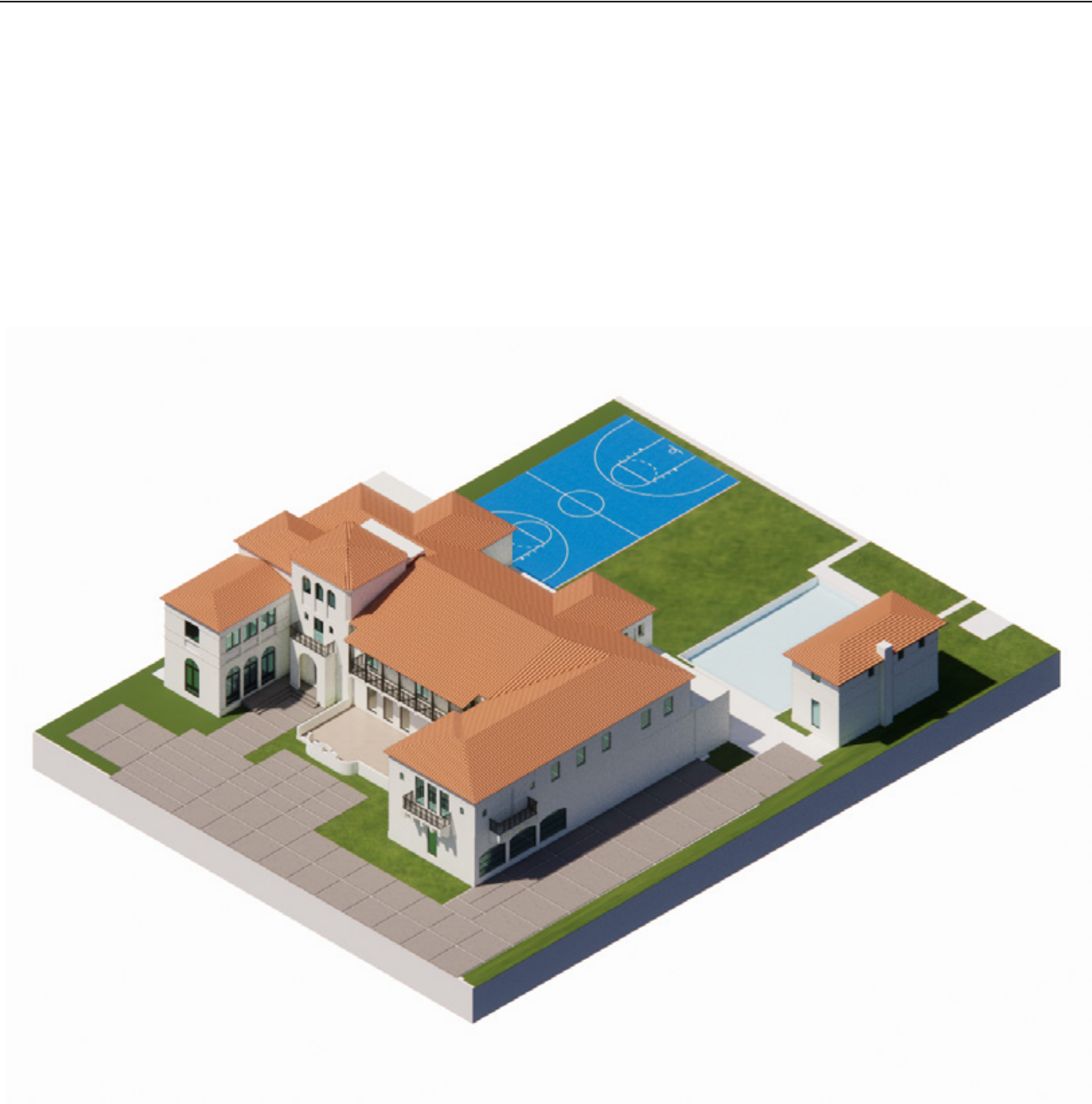


PROPOSED





EXISTING



PROPOSED



1 EXISTING RENDER
SCALE: NTS



2 PROPOSED RENDER
SCALE: NTS

