

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 exisiting home with latter for illustrative purposes only

2344 N Bay Rd, Miami Beach, Florida

Design Review Board (DRB23-0975) FINAL Submittal

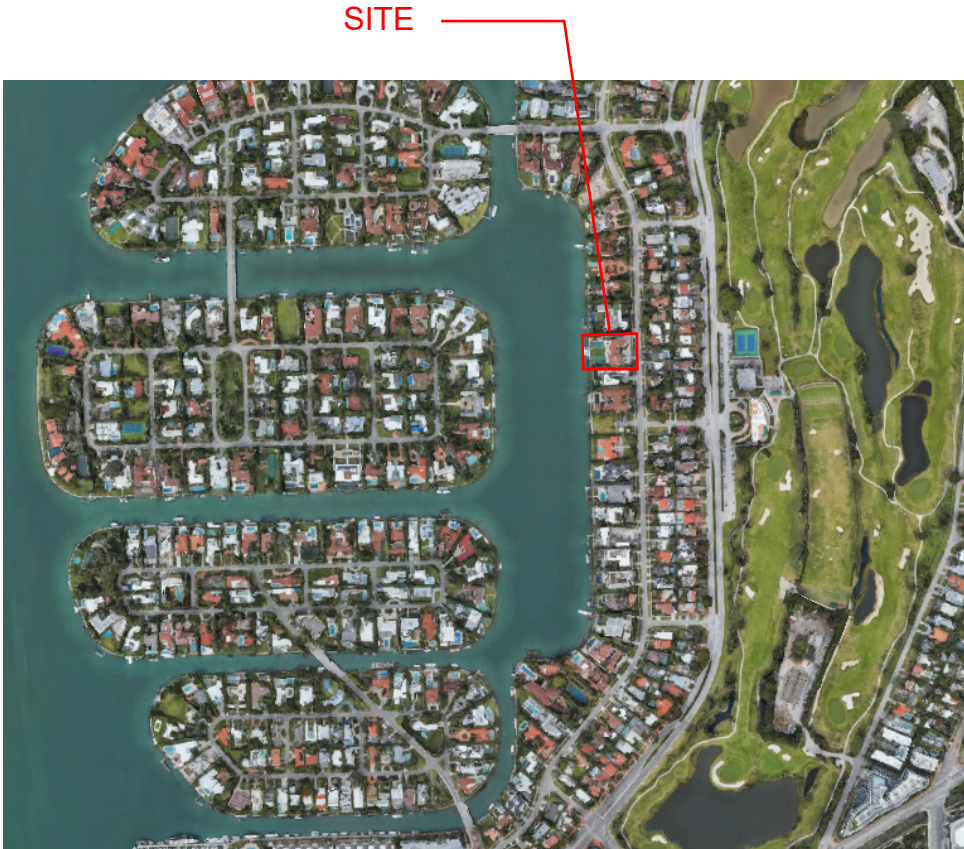
Date:10/13/2024



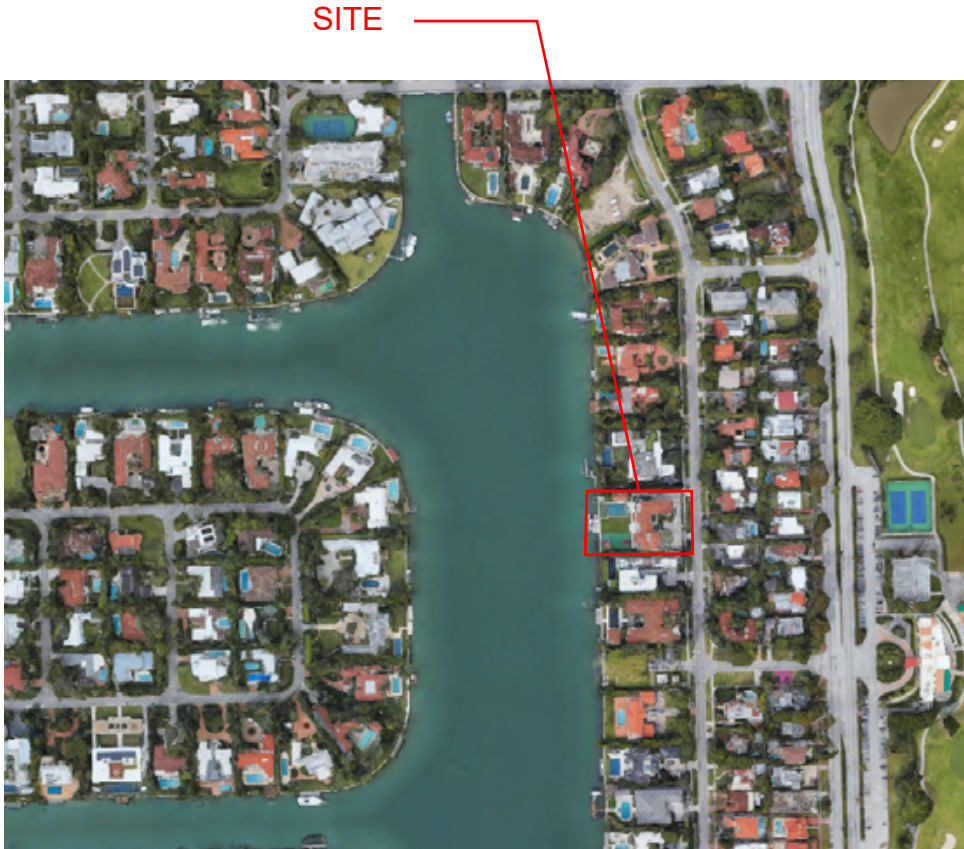
|                                               |                                         |
|-----------------------------------------------|-----------------------------------------|
| New additions at exisiting 2 story residence: | 2344 N Bay Rd,<br>Miami Beach, FL 33140 |
| Date: 9/18/2024       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



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2344 N Bay Rd, Miami Beach, FL 334140



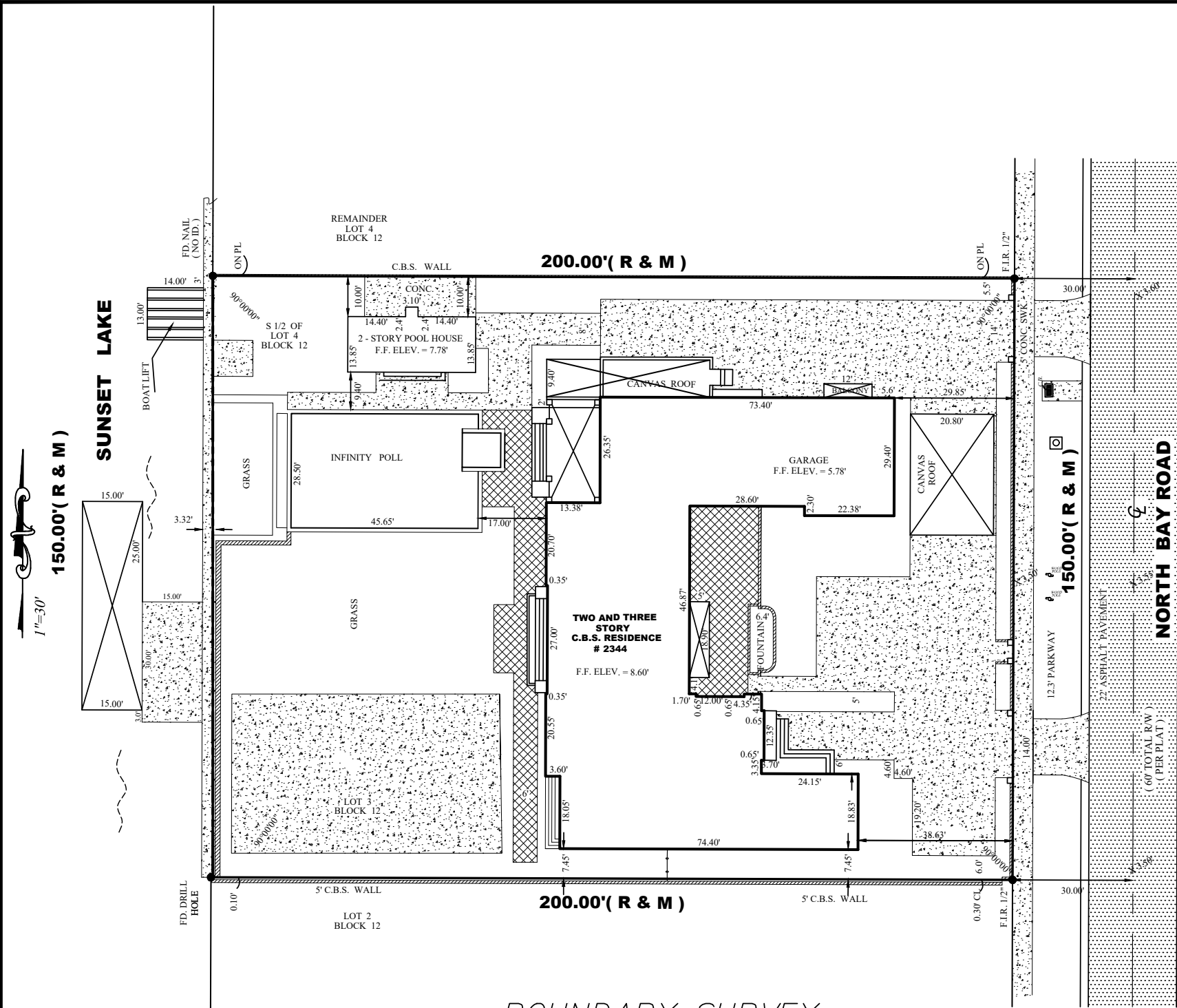
2344 N Bay Rd, Miami Beach, FL 334140

1

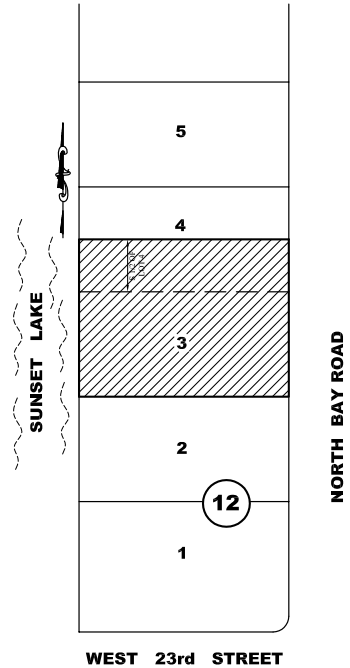
**LOCATION MAP**  
SCALE: NTS







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:

- 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:

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

(305) 865-1200

Email: blancosurveyorsinc@yahoo.com

Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0317

DATE:

9/22/23

SCALE:

1" = 30'

SUFFIX: L

FEMA DATE: 09/11/09

BASE: 8'

COMMUNITY # 120651

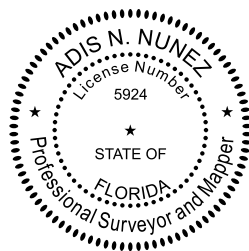
DWN. BY:

R.BELLO

JOB No.

23-342

SURVEYOR'S SEAL



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024

D-002

DESIGN ARCHITECT:



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**1** EXISTING NEIGHBORHOOD CONTEXT

SCALE: NTS



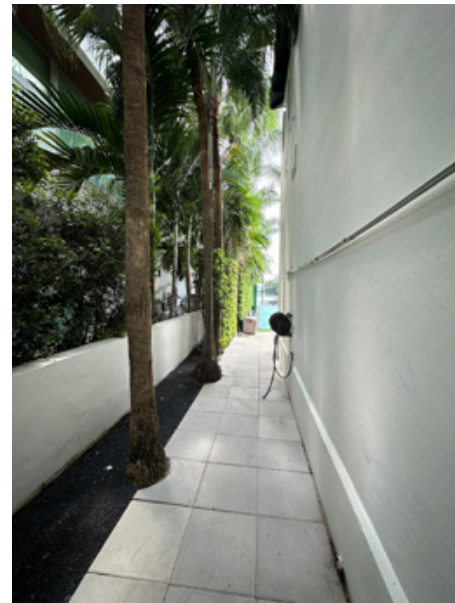




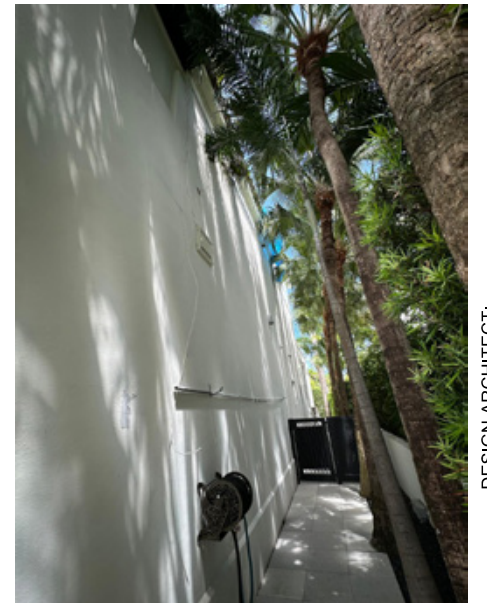
1. FRONT VIEW



2. FRONT VIEW



3. SIDE VIEW



4. SIDE VIEW



5. REAR VIEW



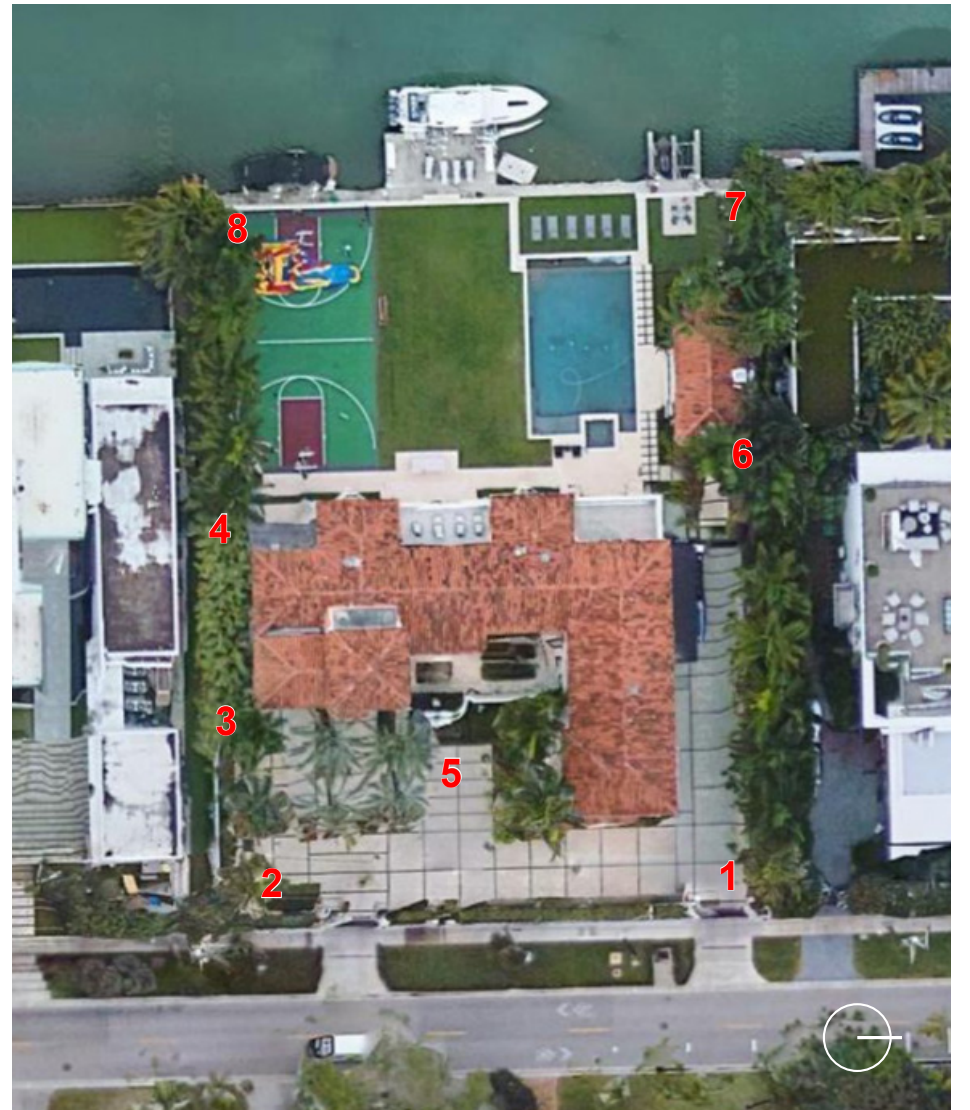
6. REAR VIEW



7. REAR VIEW



8. REAR VIEW



1 EXISTING NEIGHBORHOOD CONTEXT  
SCALE: NTS







FRONT AERIAL VIEW



REAR AERIAL VIEW

**1 EXISTING NEIGHBORHOOD CONTEXT**  
SCALE: NTS

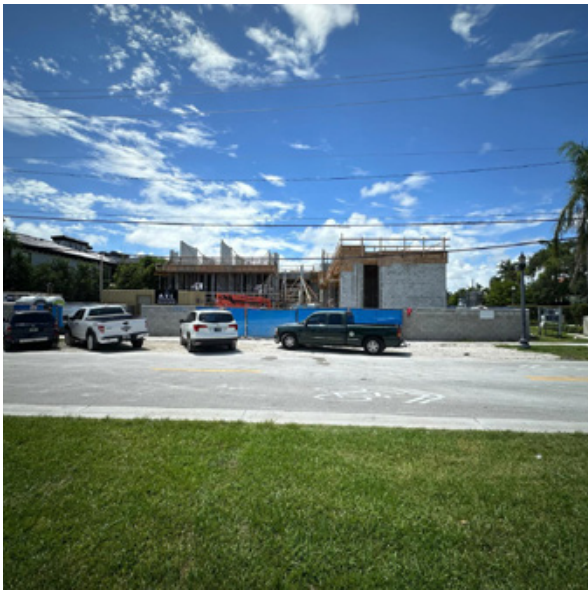




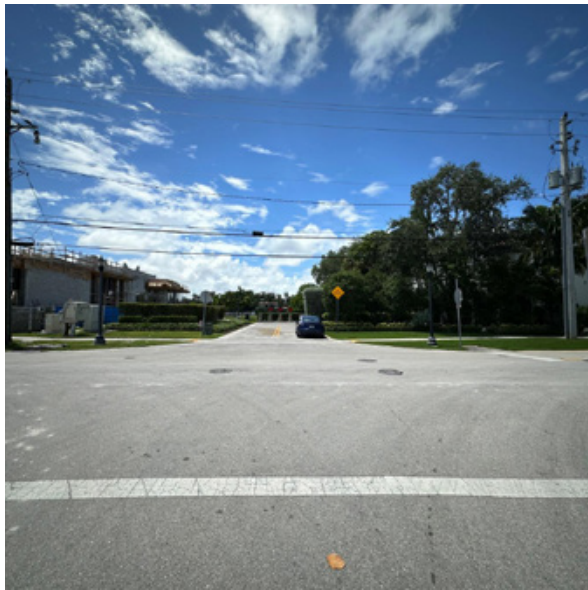


**1 EXISTING NEIGHBORHOOD CONTEXT**  
 SCALE: NTS

NORTH



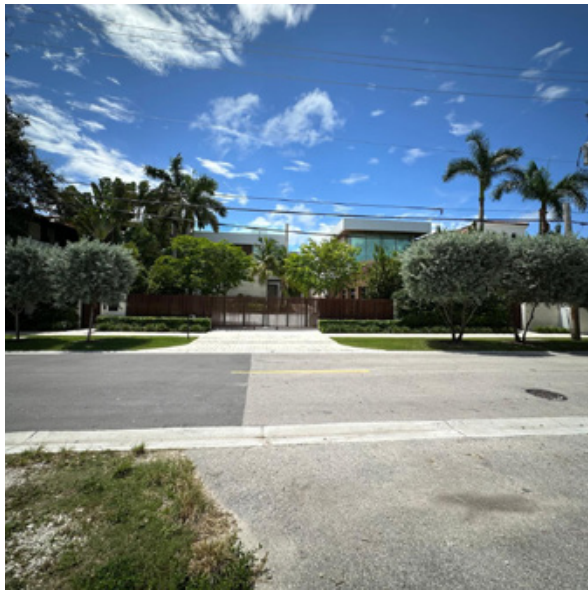
**1. 2220 N Bay Rd**



**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**



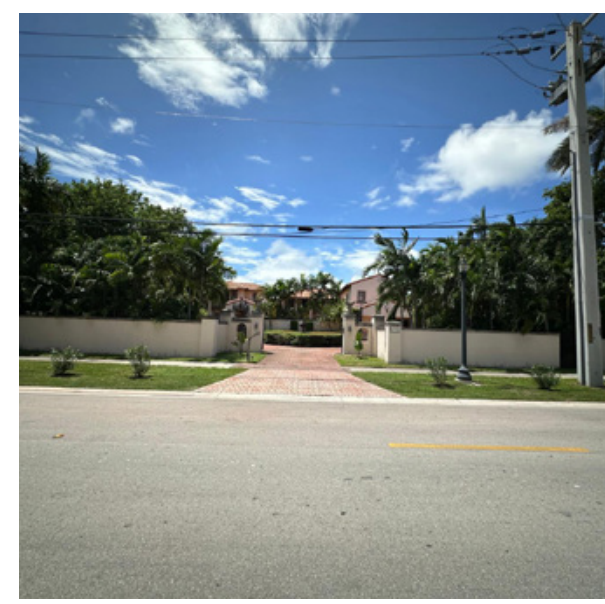


**1 EXISTING NEIGHBORHOOD CONTEXT**  
 SCALE: NTS

NORTH



7. 2384 N Bay Rd



8. 2410 N Bay Rd



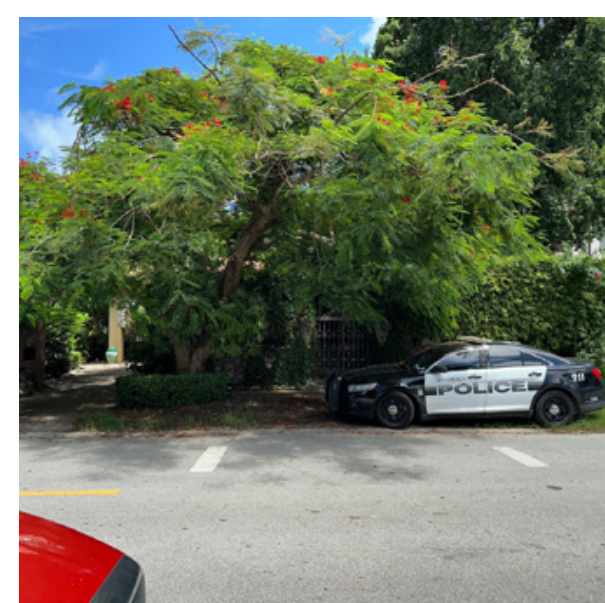
9. 2424 N Bay Rd



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



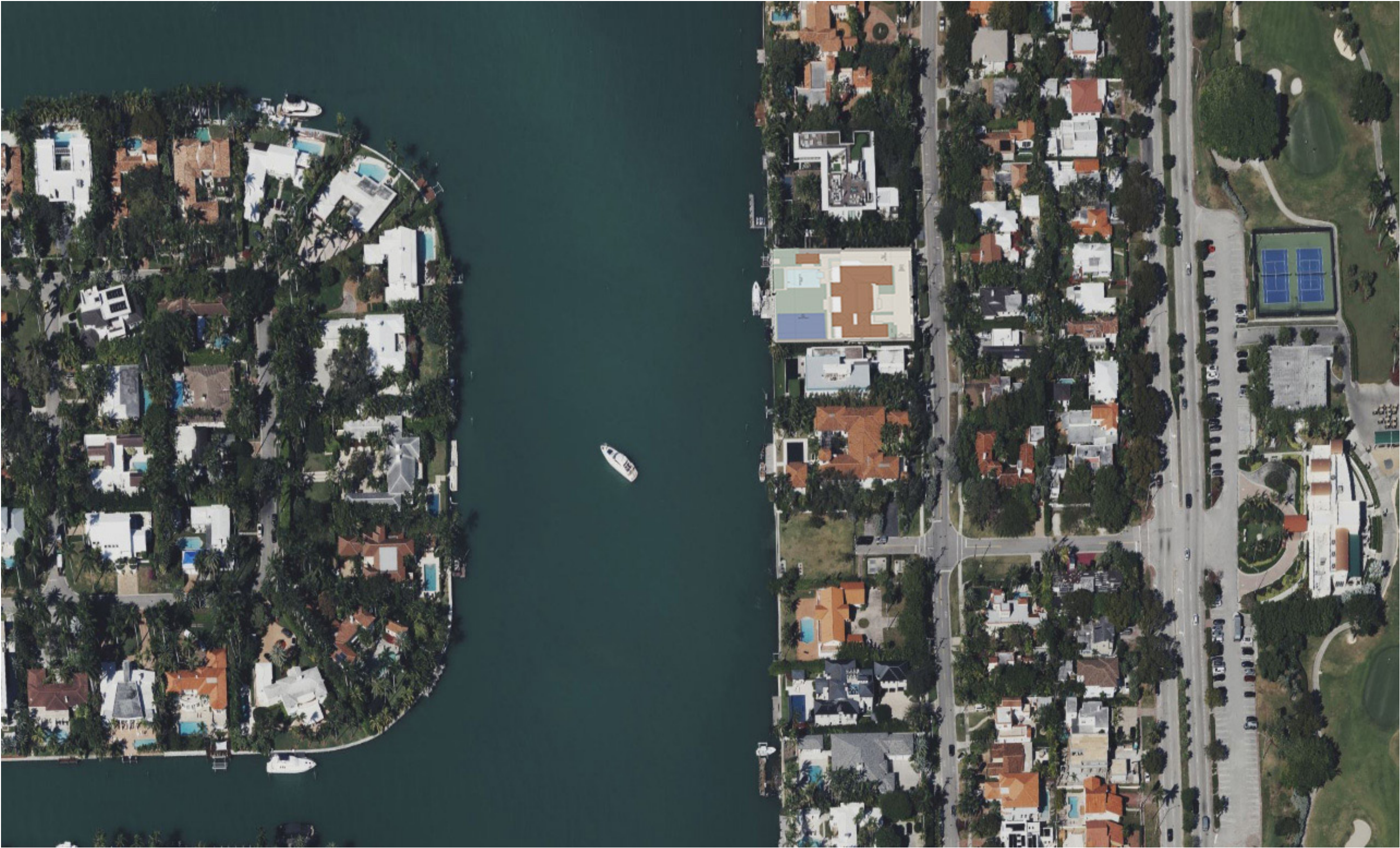
2344 N BAY RD (SITE)

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

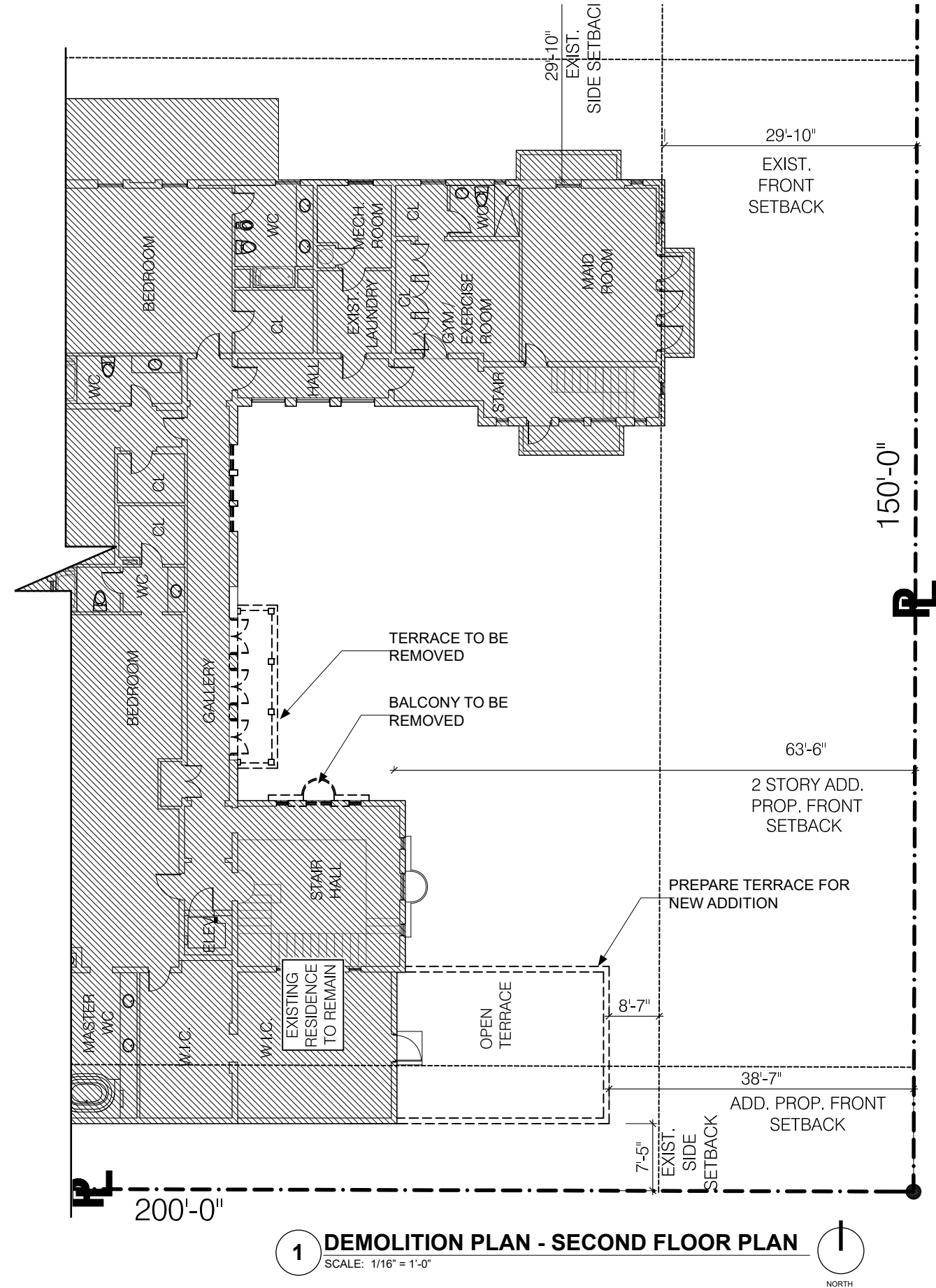
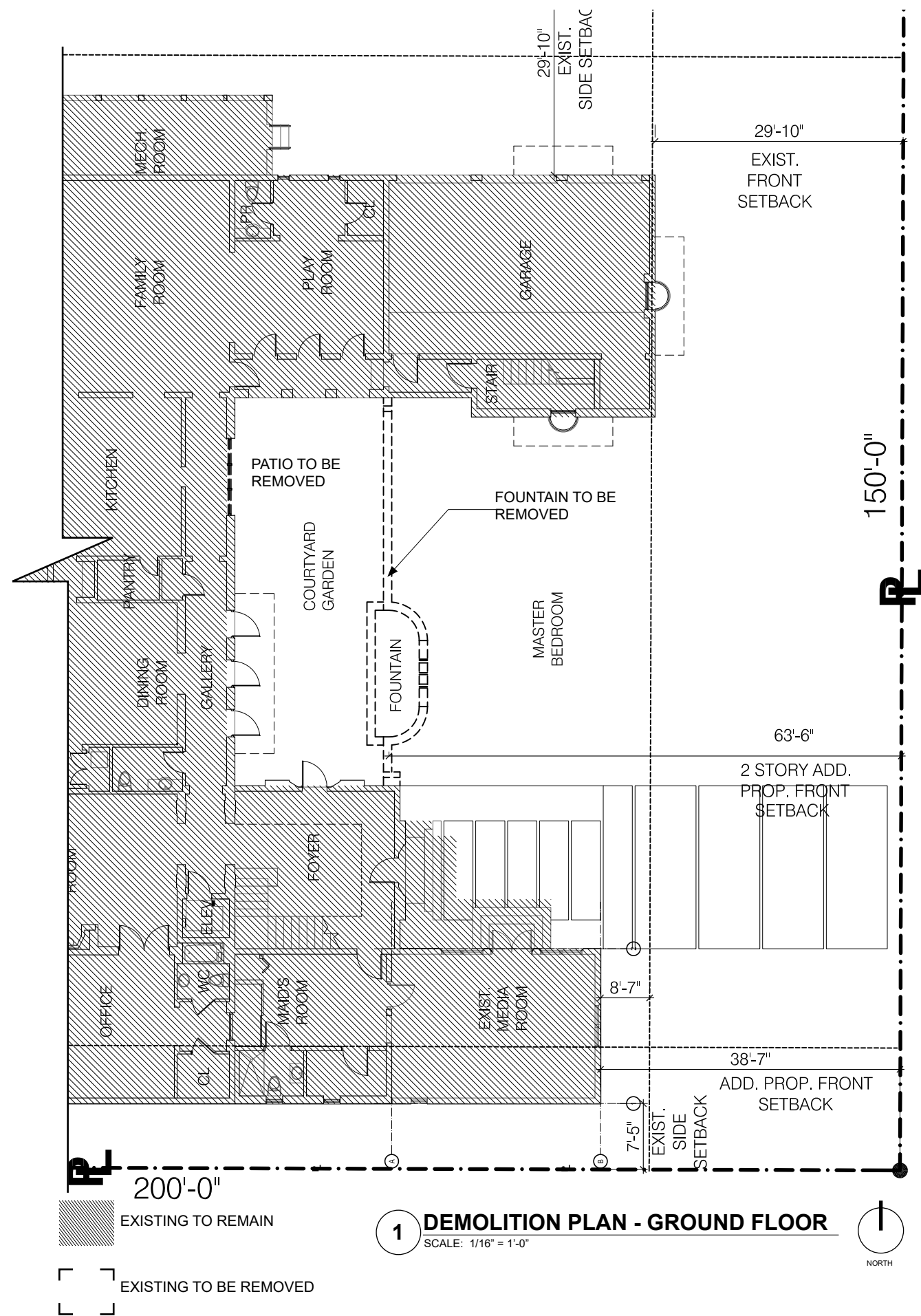
D-010

DESIGN ARCHITECT:



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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."

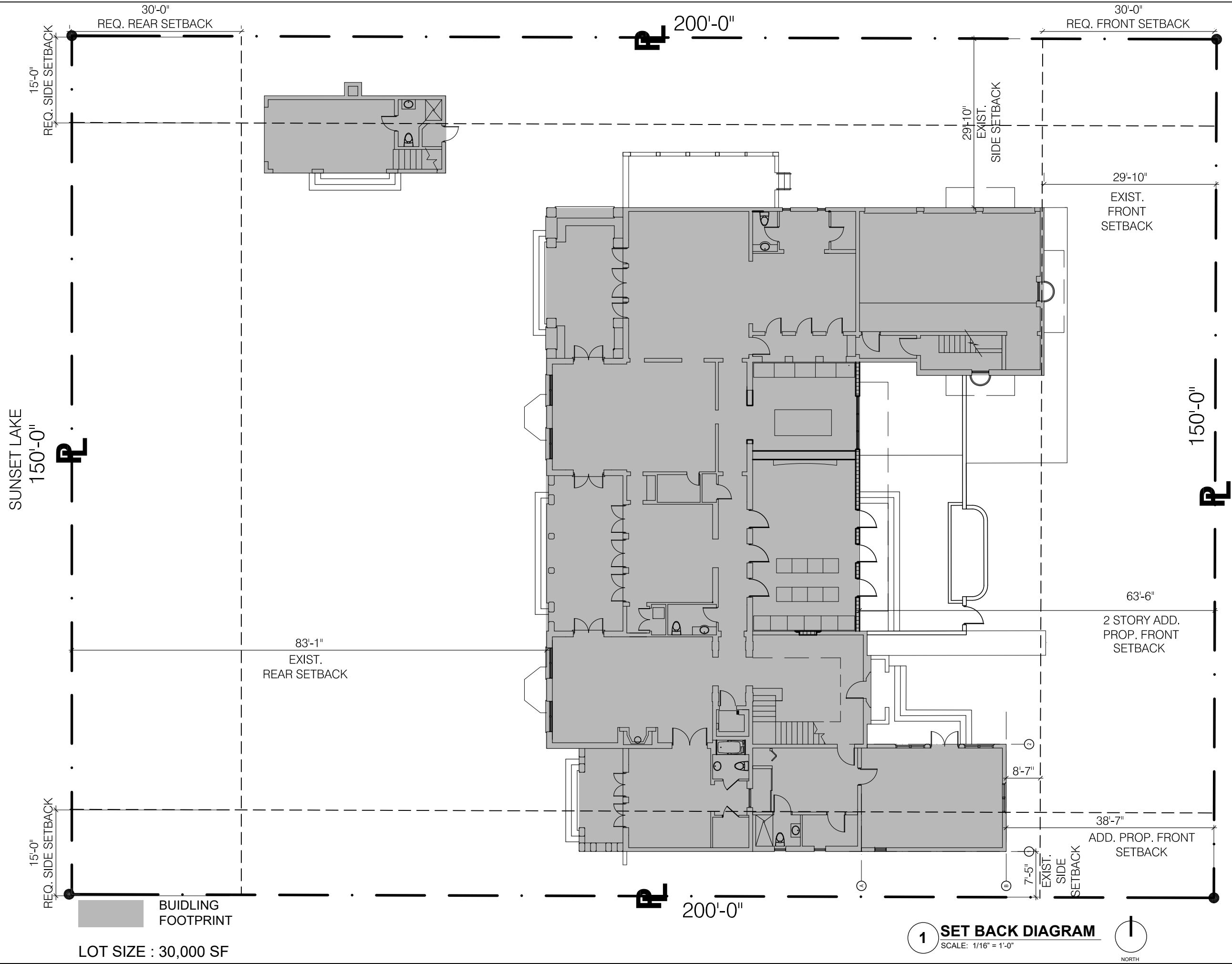


New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

Date: 9/18/2024





DESIGN ARCHITECT:

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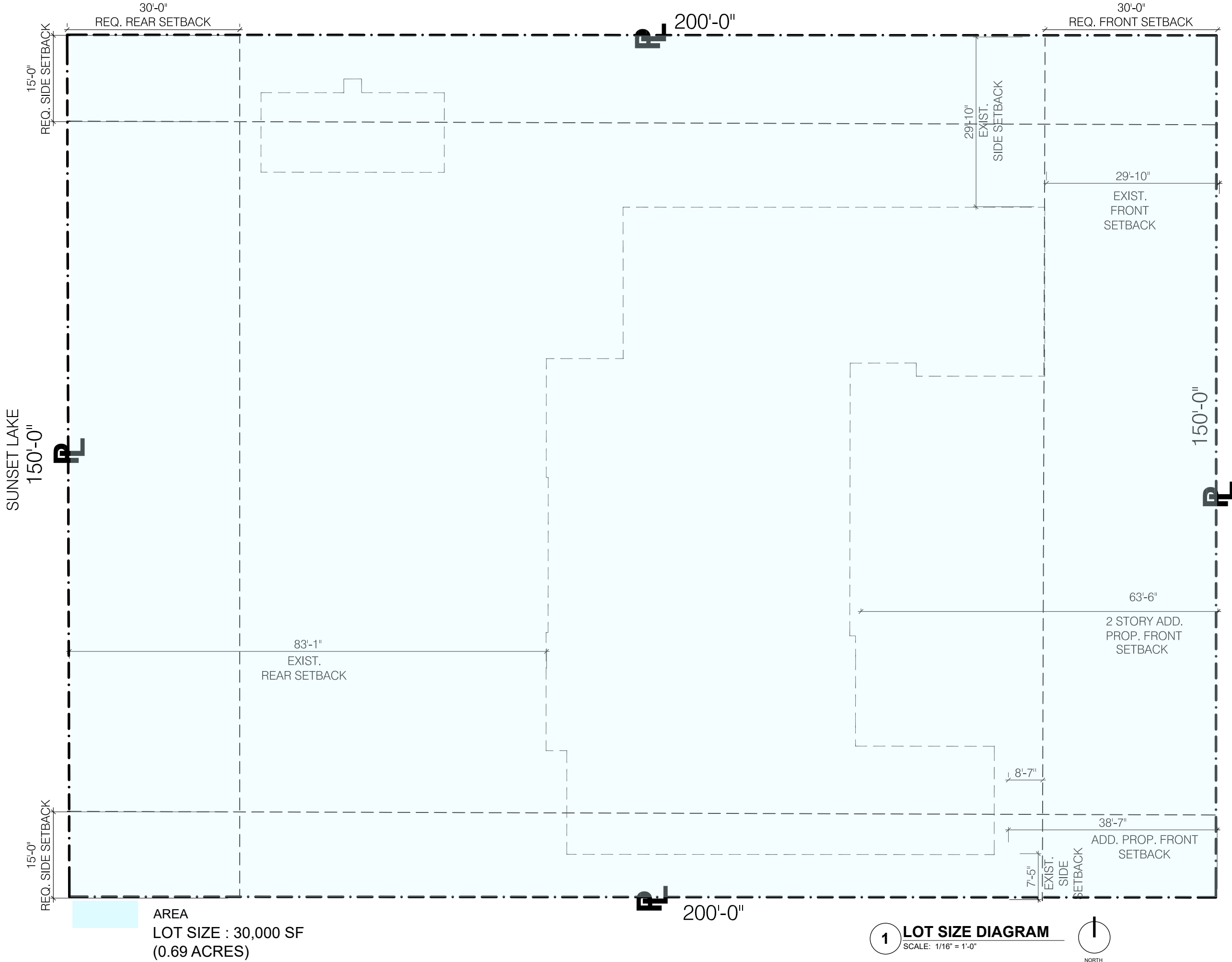
New additions at existing 2 story residence:

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:



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| 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:

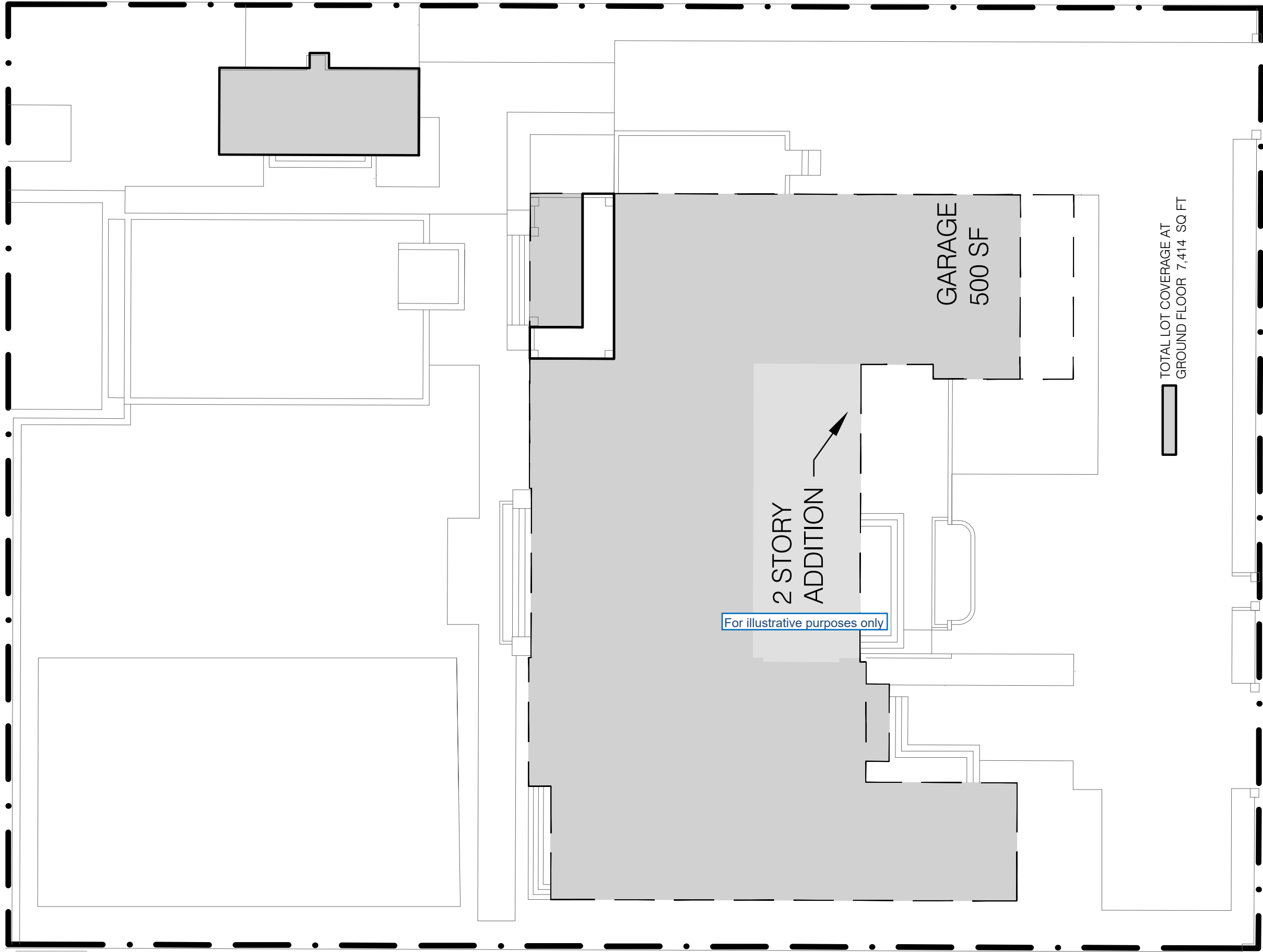
LOT WIDTH 7.2.2.3.B.1  
UNIT SIZE 7.2.2.3.B.1  
LOT COVERAGE 7.2.2.3.B.1  
BUILDING HEIGHT 54-35  
BUILDING SETBACKS 7.2.2.3.B.1  
BUILDING SETBACKS NONCONFORMING YARDS 7.2.2.3.B.3.B  
FENCE HEIGHT 7.2.2.3.B.12.  
H DRIVEWAYS 7.2.2.3.B.12.G  
POOL SETBACKS 7.2.2.3.B.12.P  
PROJECTIONS 7.2.2.3.B.12.N

1

AREA CALCULATIONS

SCALE: NTS





**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

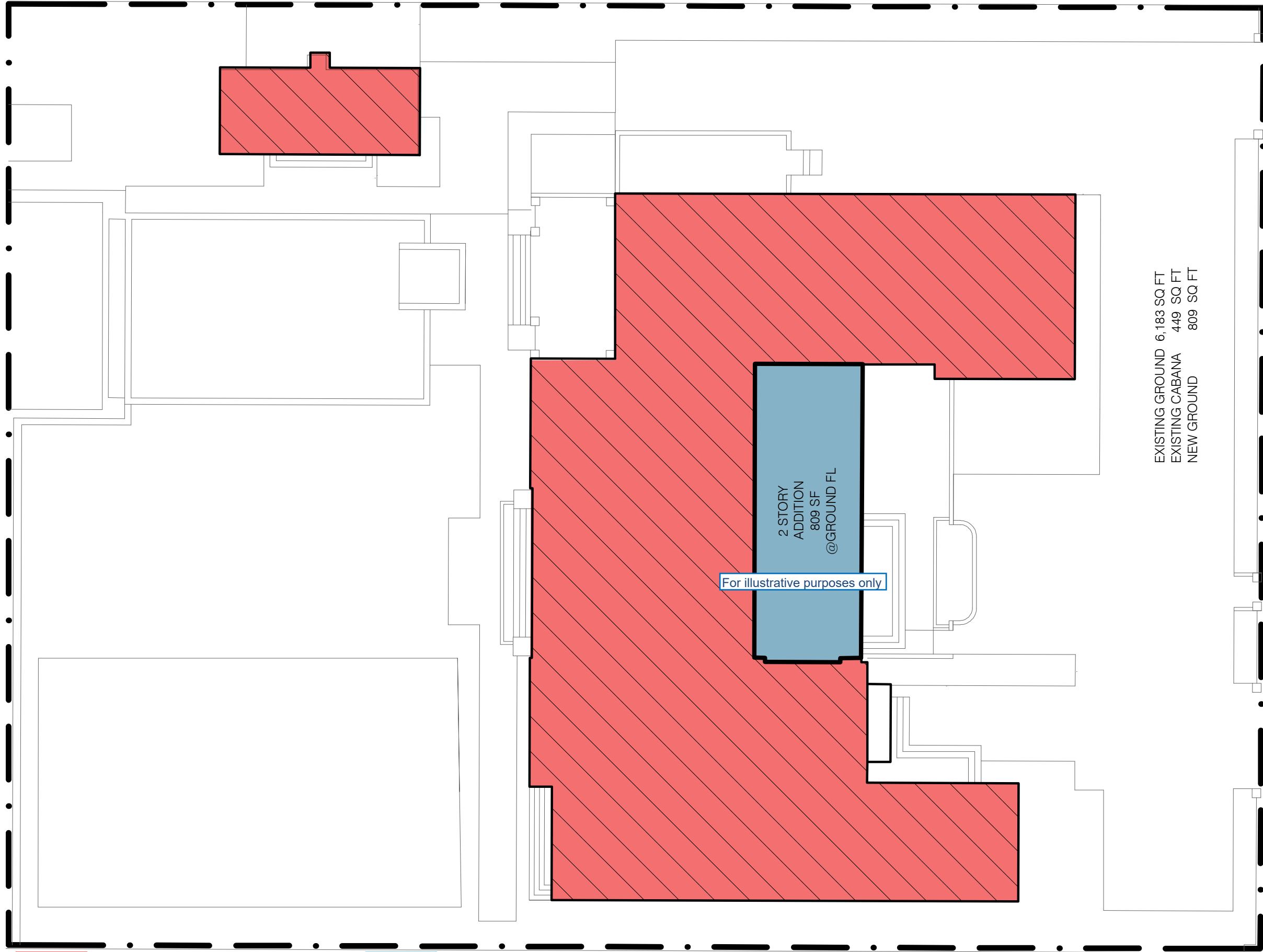
D-104

DESIGN ARCHITECT:

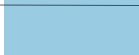


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EXISTING UNIT SIZE : 6,632 SF



NEW ADDITION : 809 SF



LOT SIZE : 30,000 SF

1

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



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

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Miami Beach, FL 33140

Date: 9/18/2024

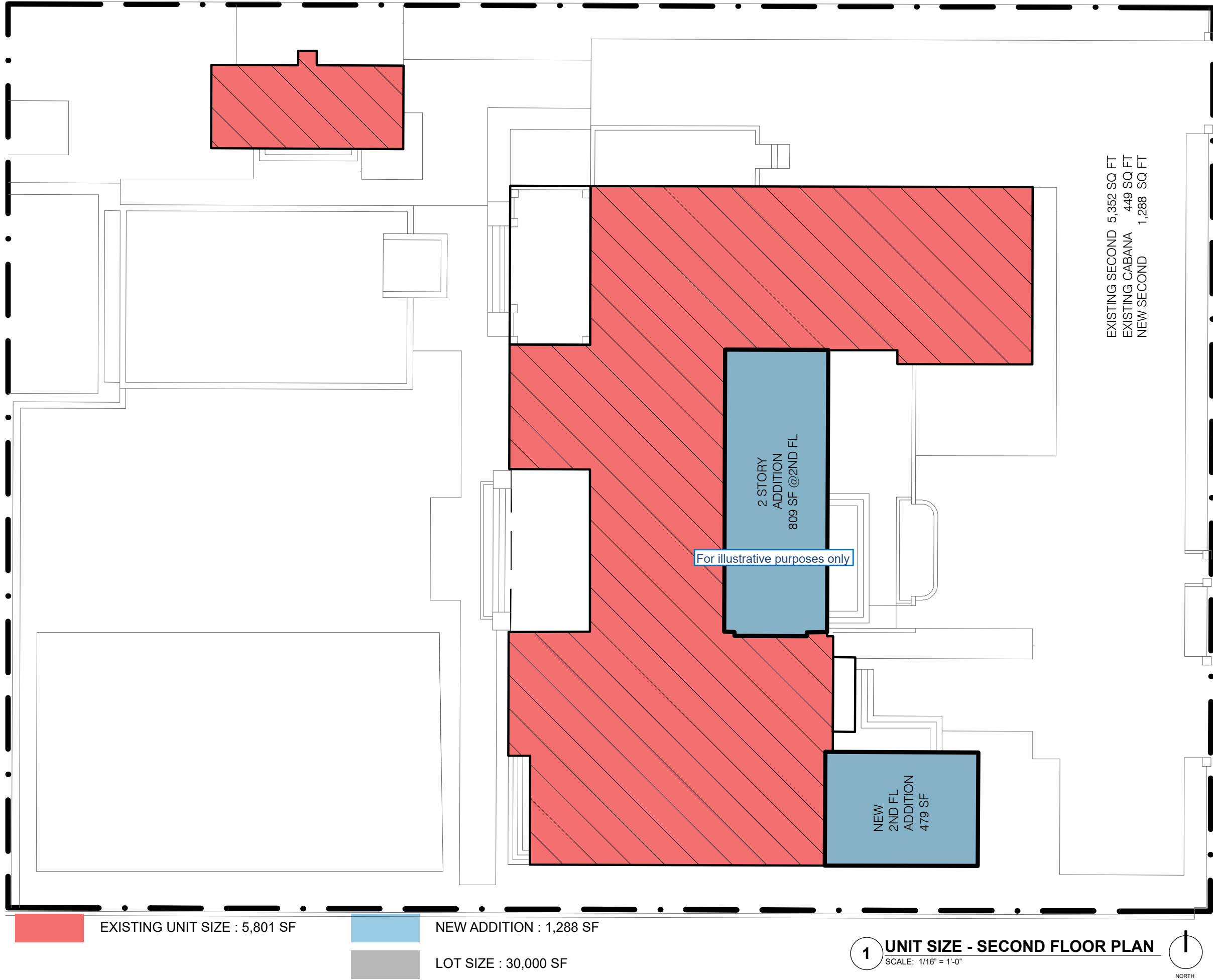
D-105

DESIGN ARCHITECT:



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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

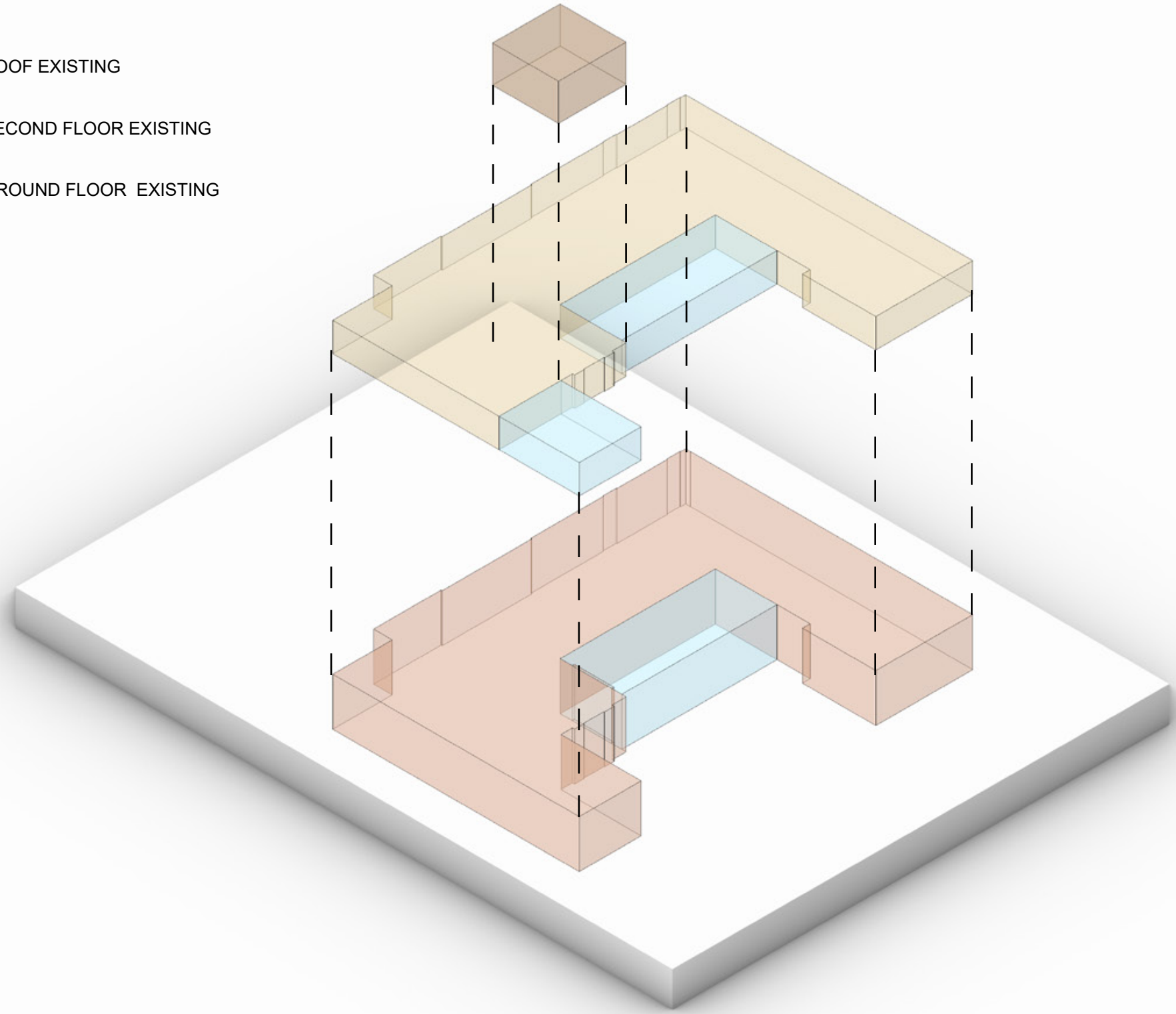
DESIGN ARCHITECT:



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



2-story addition at front for illustrative purposes only

1 **EXPLODED AXONOMETRIC**  
SCALE: NTS



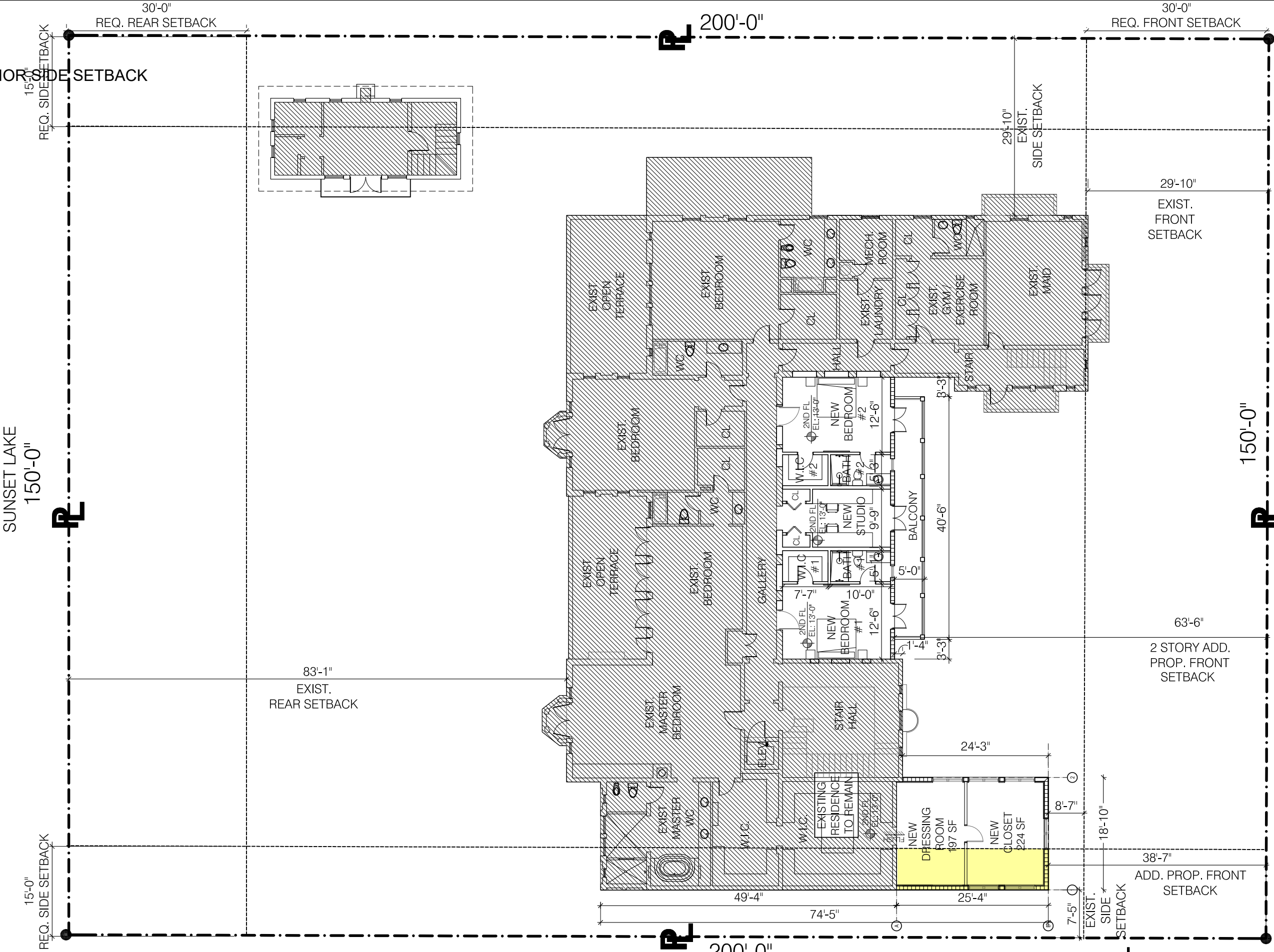


VARIANCE REQUEST

REQUEST FOR INTERIOR SIDE SETBACK

PROVIDED: 7'-5"

REQUIRED: 15'-0"



2-story addition at front for illustrative purposes only

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

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DESIGN ARCHITECT:



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WAIVER REQUEST

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%)**



2-story addition at front for illustrative purposes only

**1 SIDE ELEVATION - SECOND FLOOR PLAN**  
SCALE: 1/32" = 1'-0"  
NORTH



WAIVER REQUEST

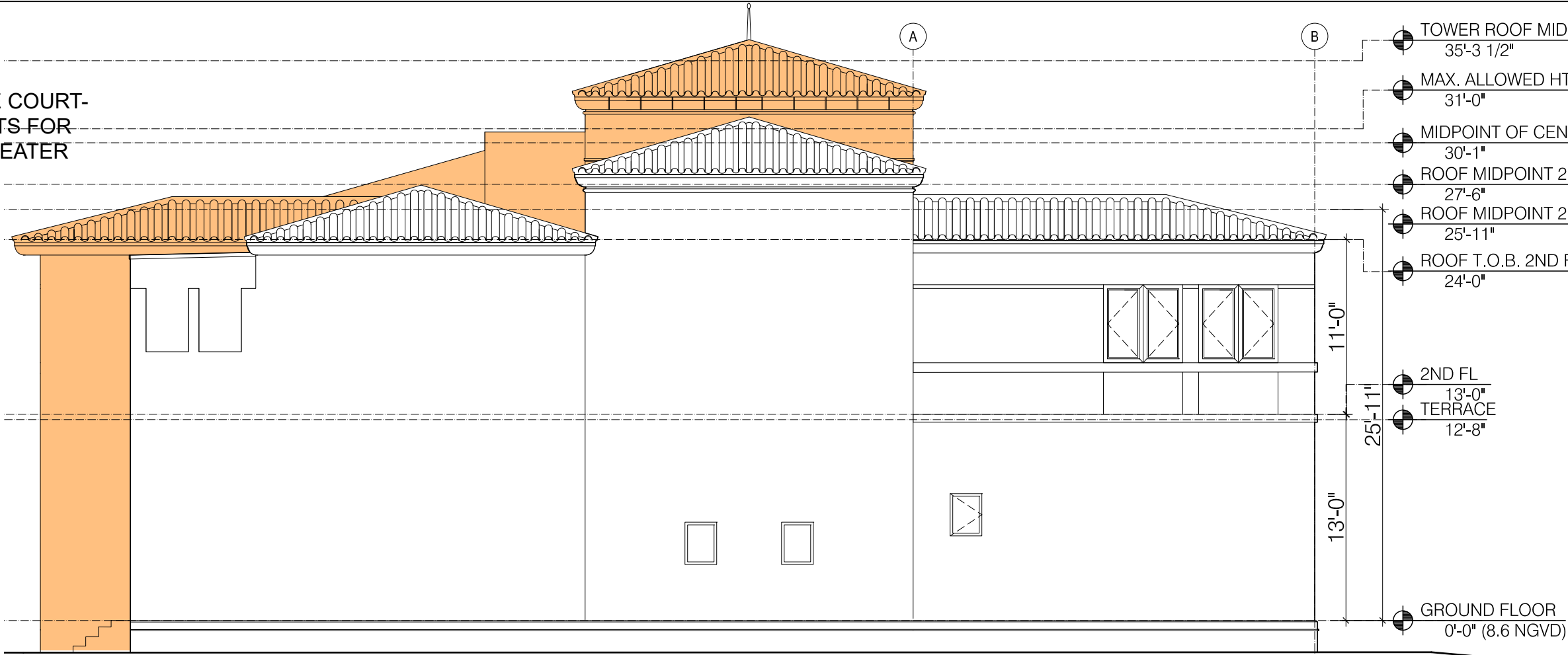
REQUEST TO WAIVE SIDE COURTYARD FOR REQUIREMENTS FOR 2 STORY ELEVATIONS GREATER THAN 60' IN LENGTH

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

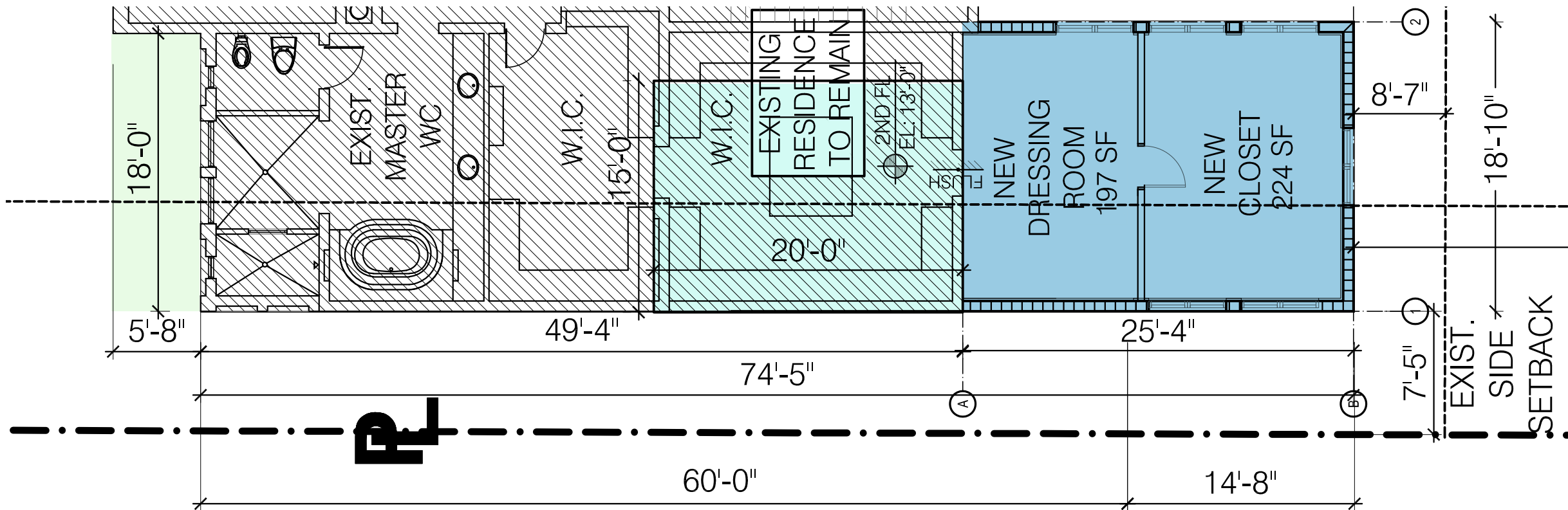
SETBACK 18'-10" ≥

MASS SETBACK

NEW ADDITION

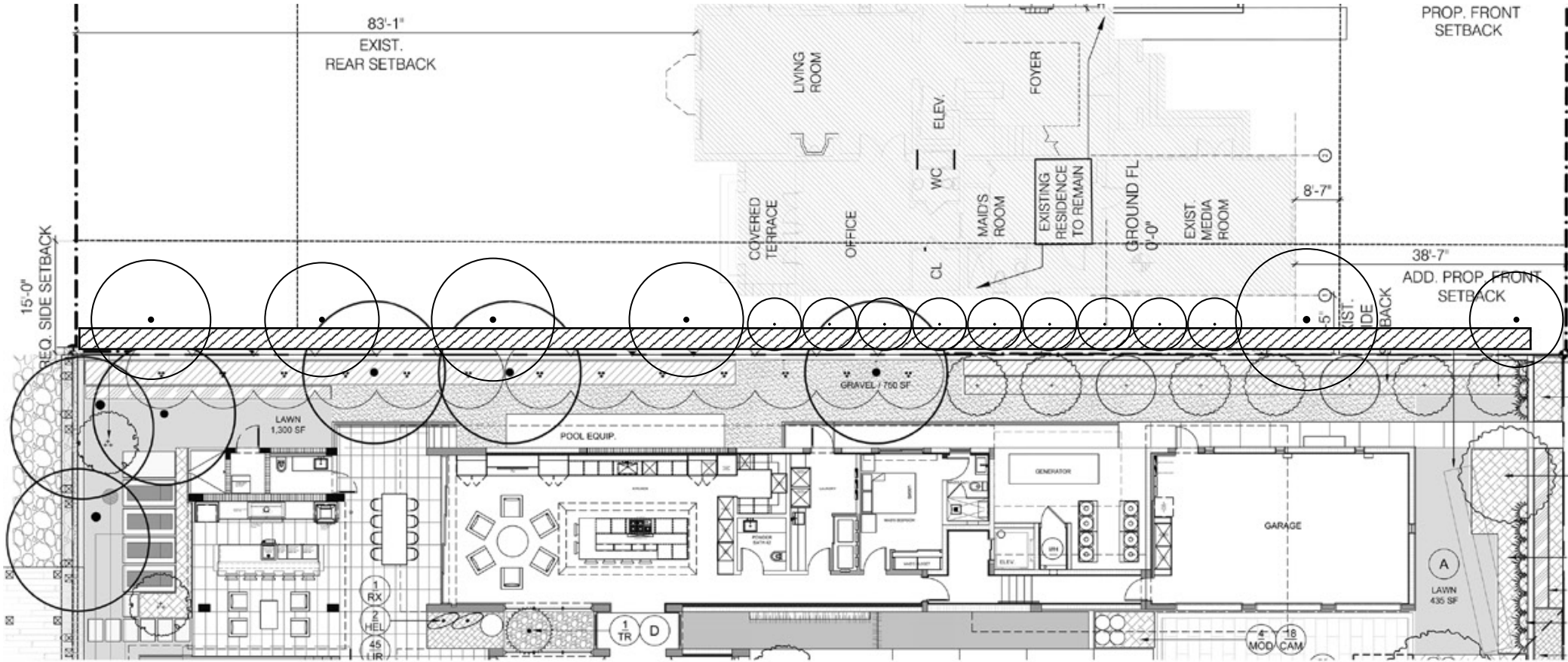


1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

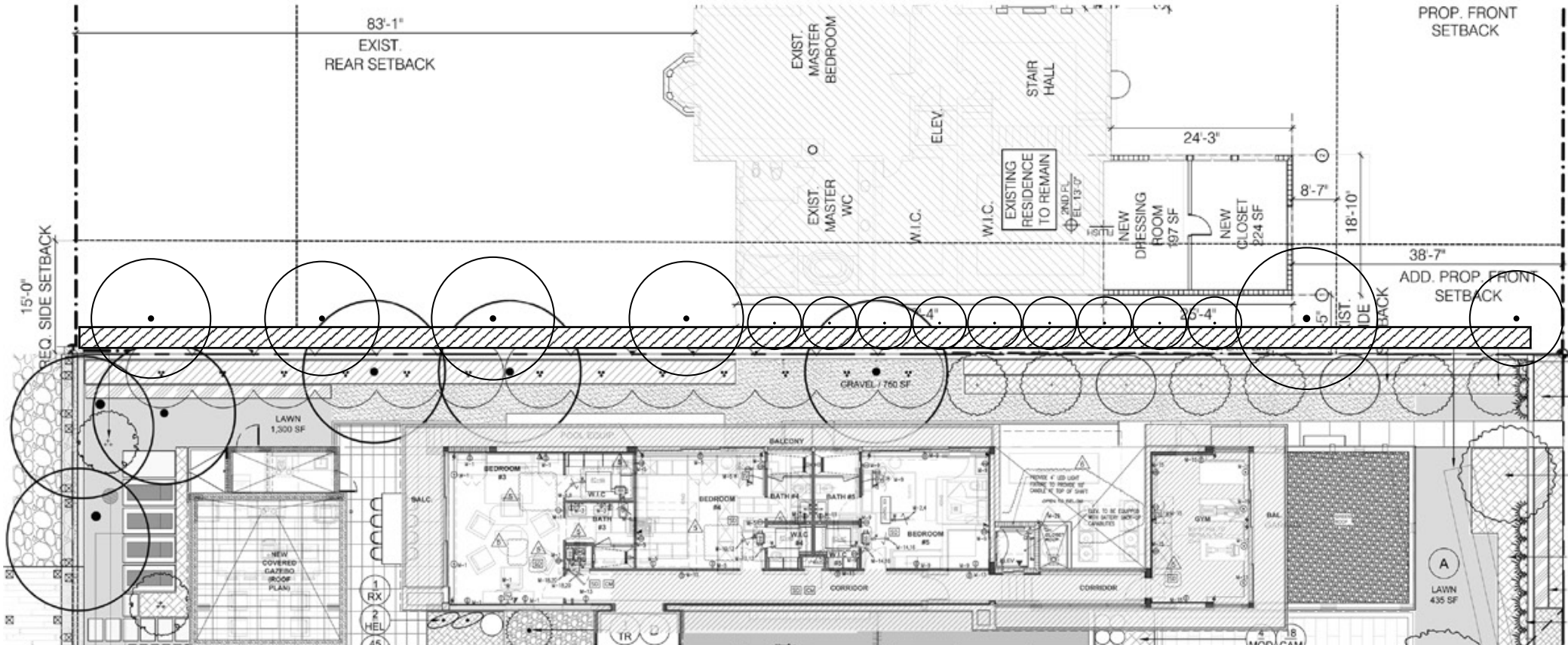


2 SIDE ELEVATION SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"





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



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

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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"

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New additions at existing 2 story residence:

2344 N Bay Rd,  
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Date: 9/18/2024

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2324 N BAY RD (FRONT) ELEVATION

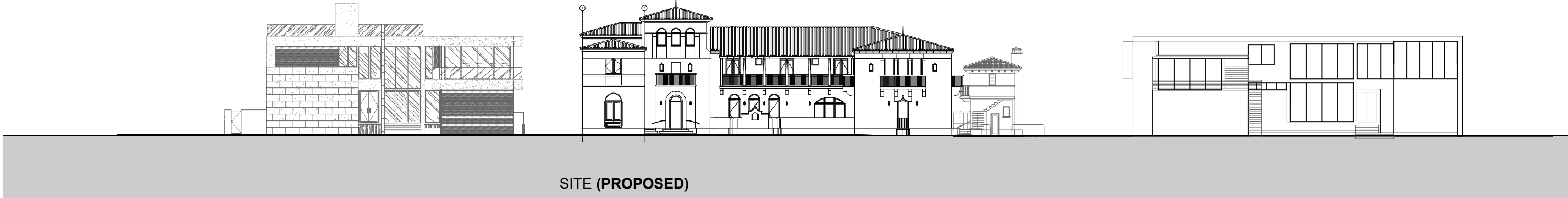
2344 N BAY RD (FRONT) ELEVATION

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



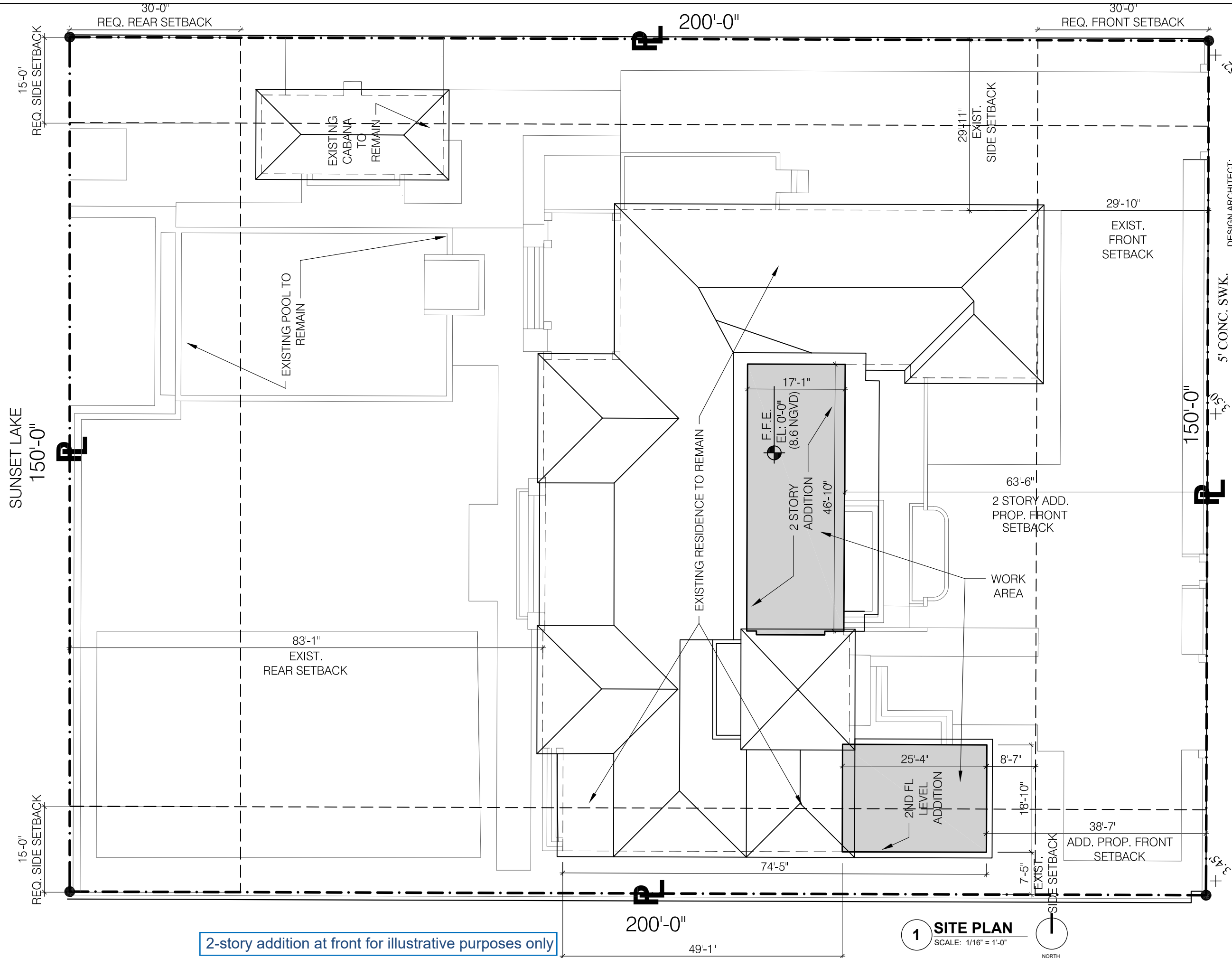
2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION

2-story addition at front for illustrative purposes only







2-story addition at front for illustrative purposes only

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



New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

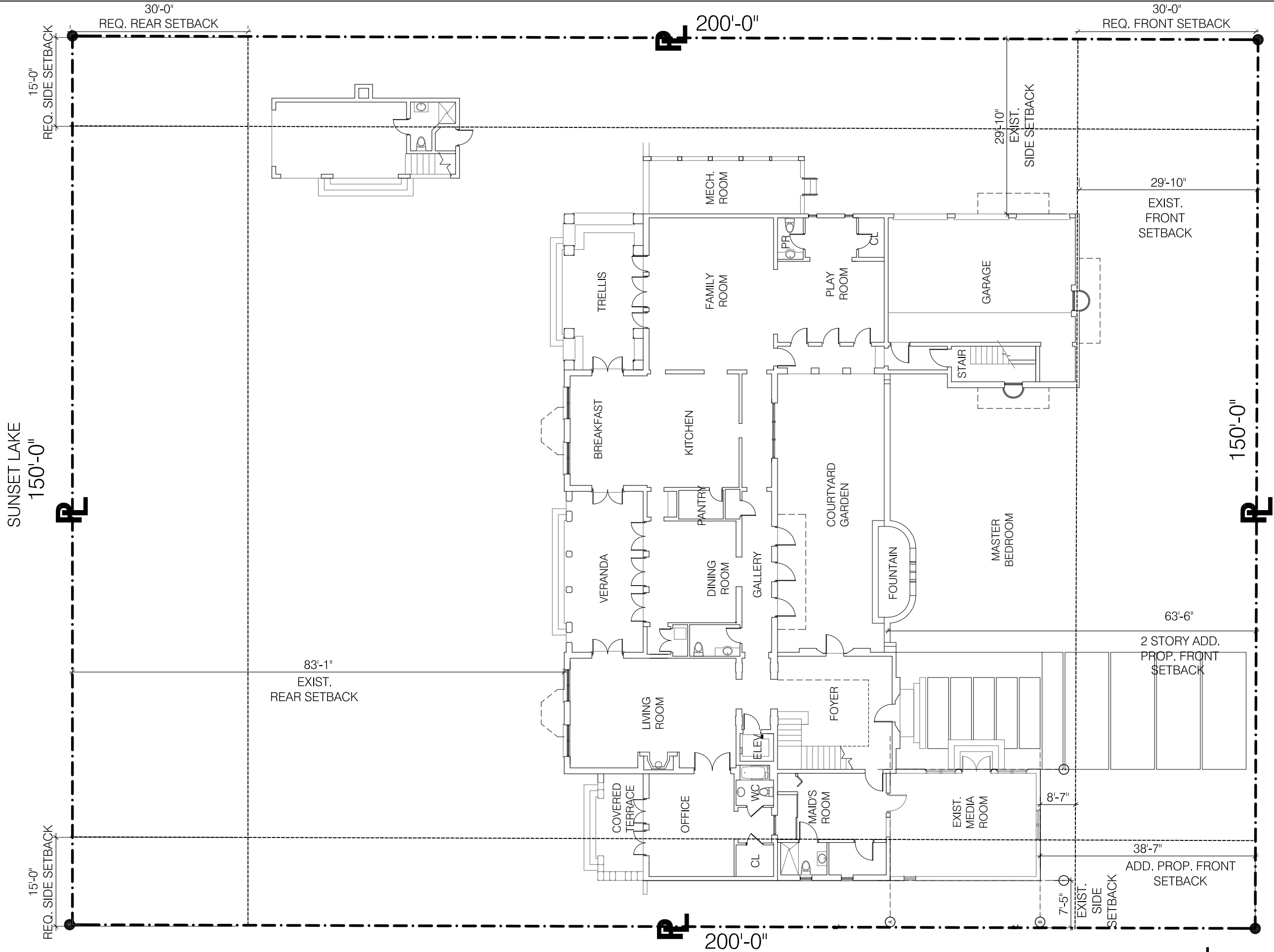
Date: 9/18/2024

D-200



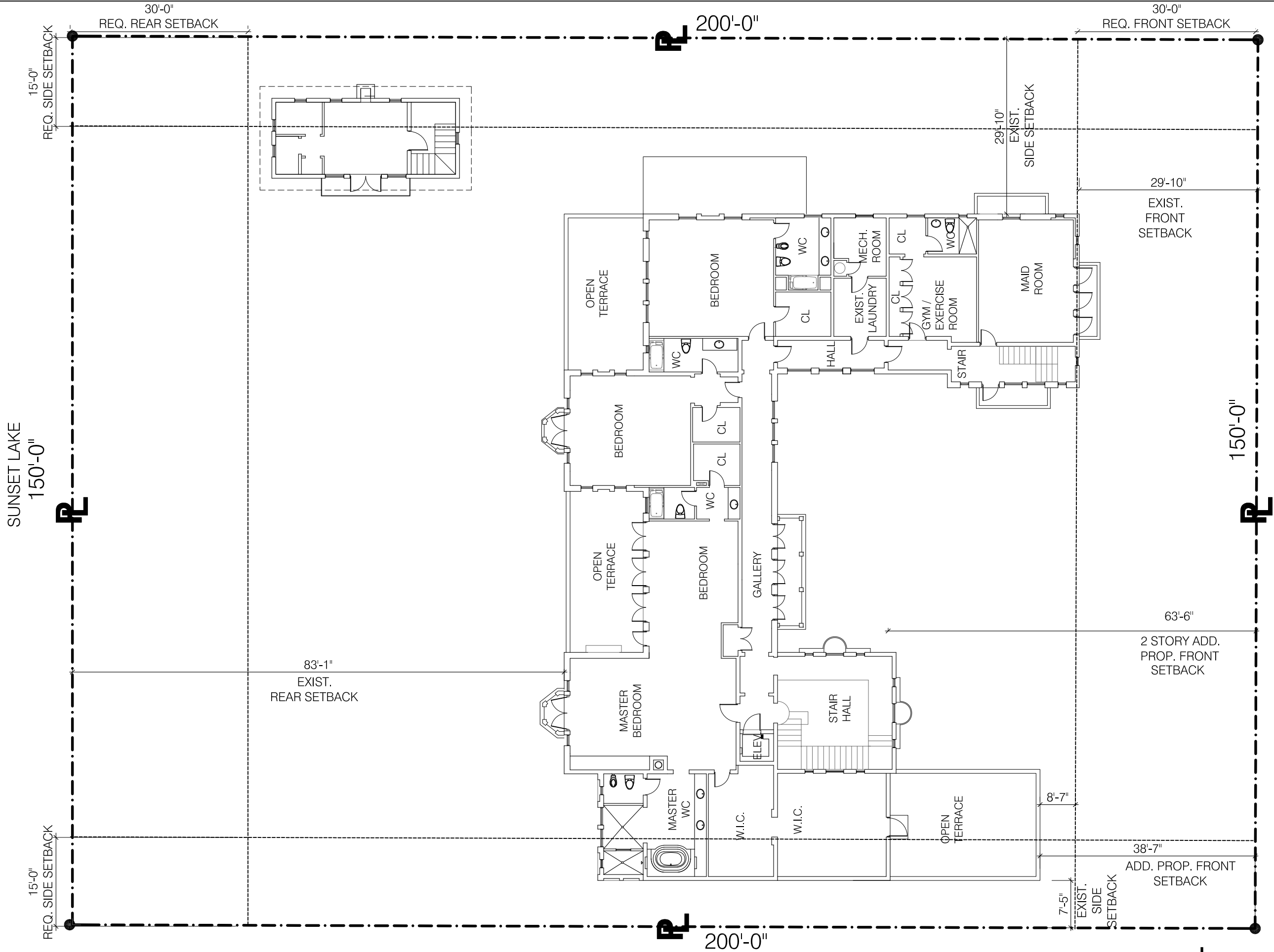
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1 EXIST. - GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"





**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

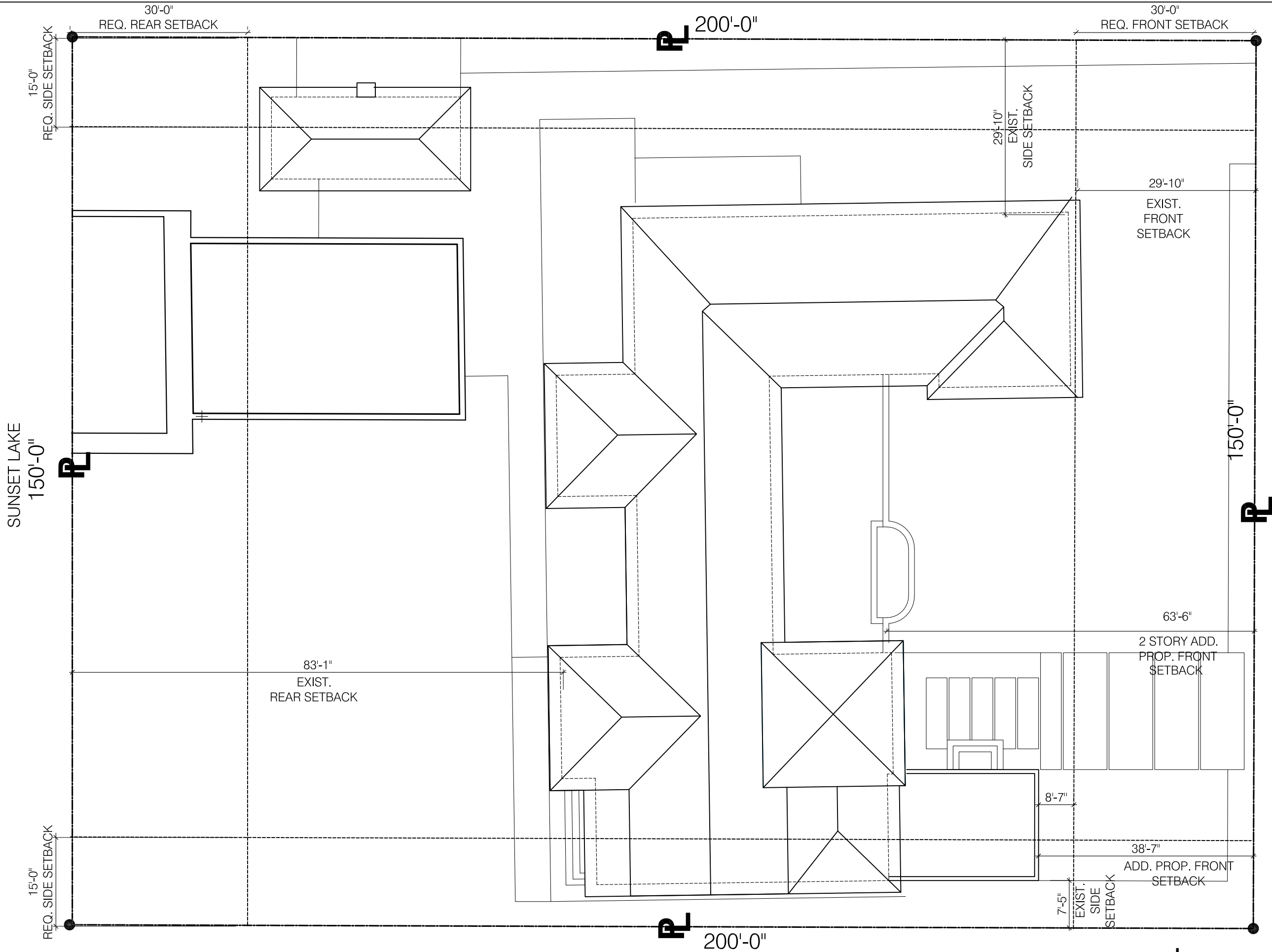
D-301

DESIGN ARCHITECT:



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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

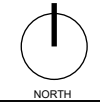
8'-7"

38'-7" ADD. PROP. FRONT SETBACK

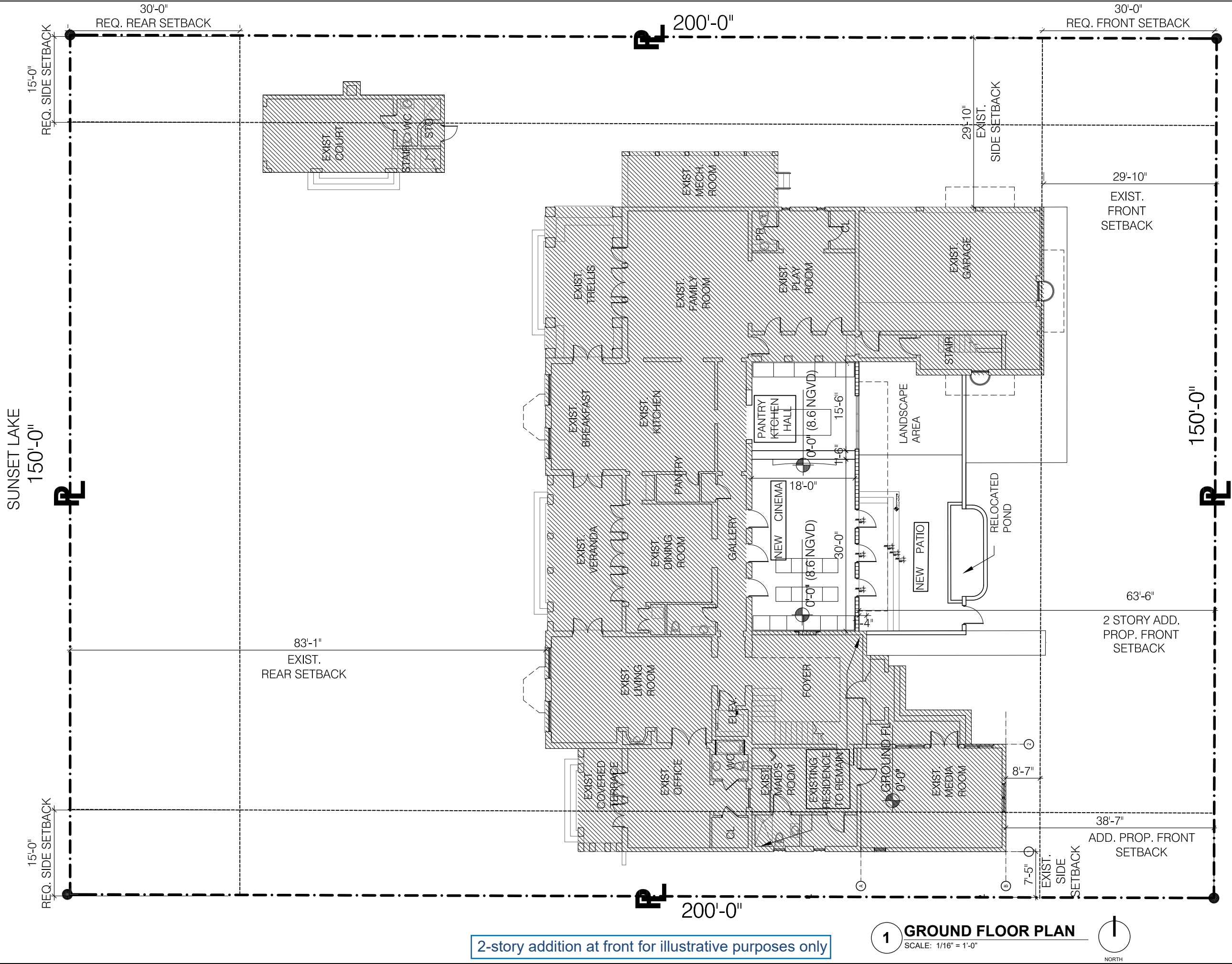
7'-5" EXIST. SIDE SETBACK

200'-0"

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







2-story addition at front for illustrative purposes only

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:



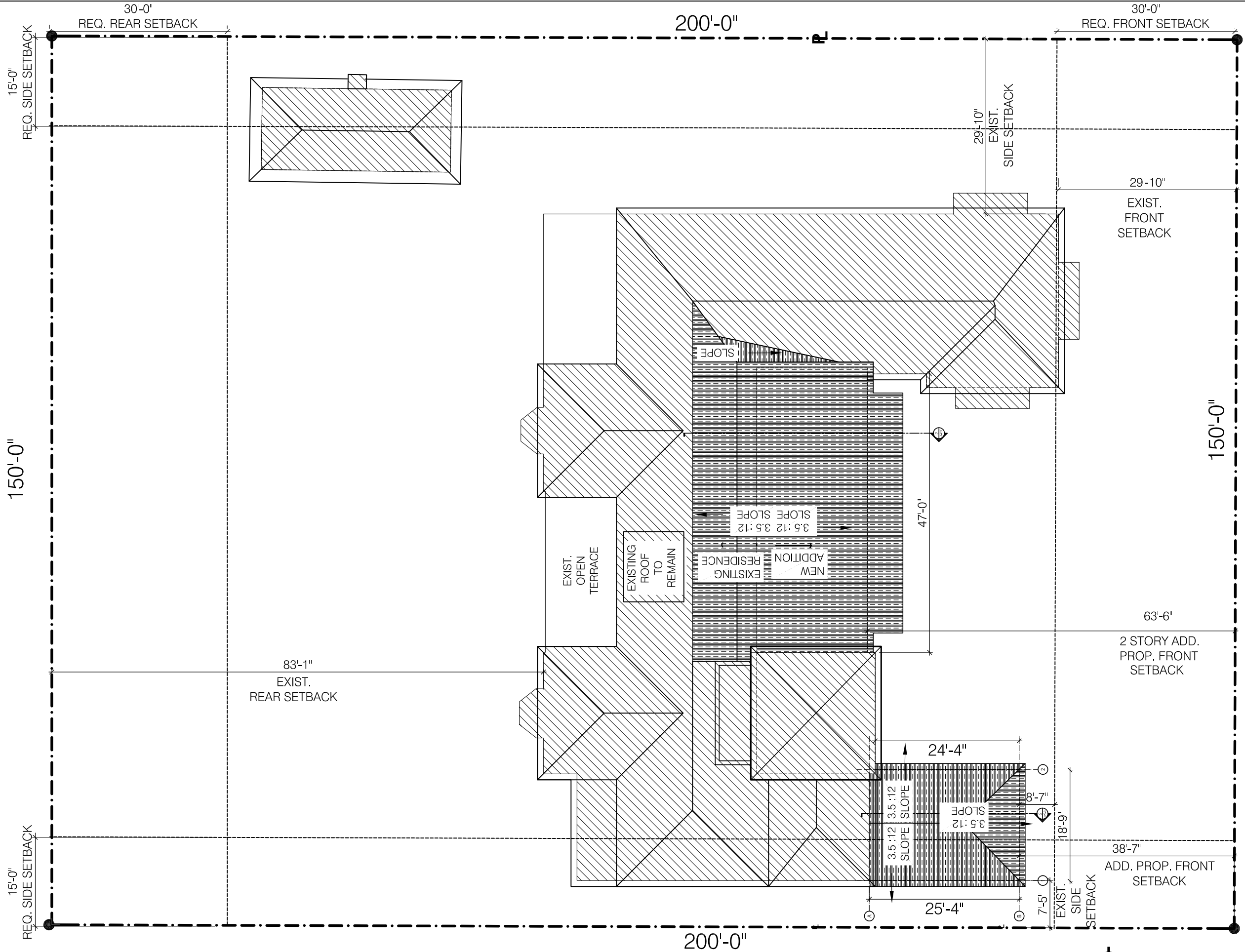
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SUNSET LAKE  
150'-0"



2-story addition at front for illustrative purposes only

1 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

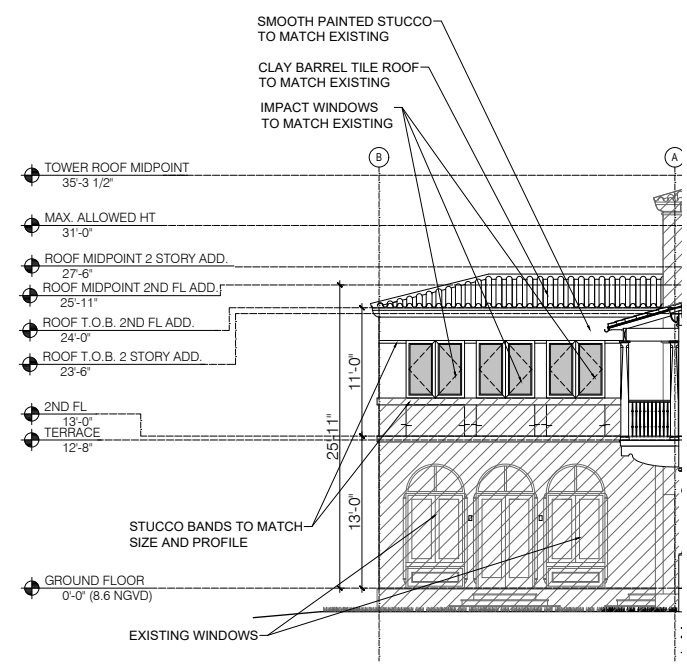
D-306

DESIGN ARCHITECT:

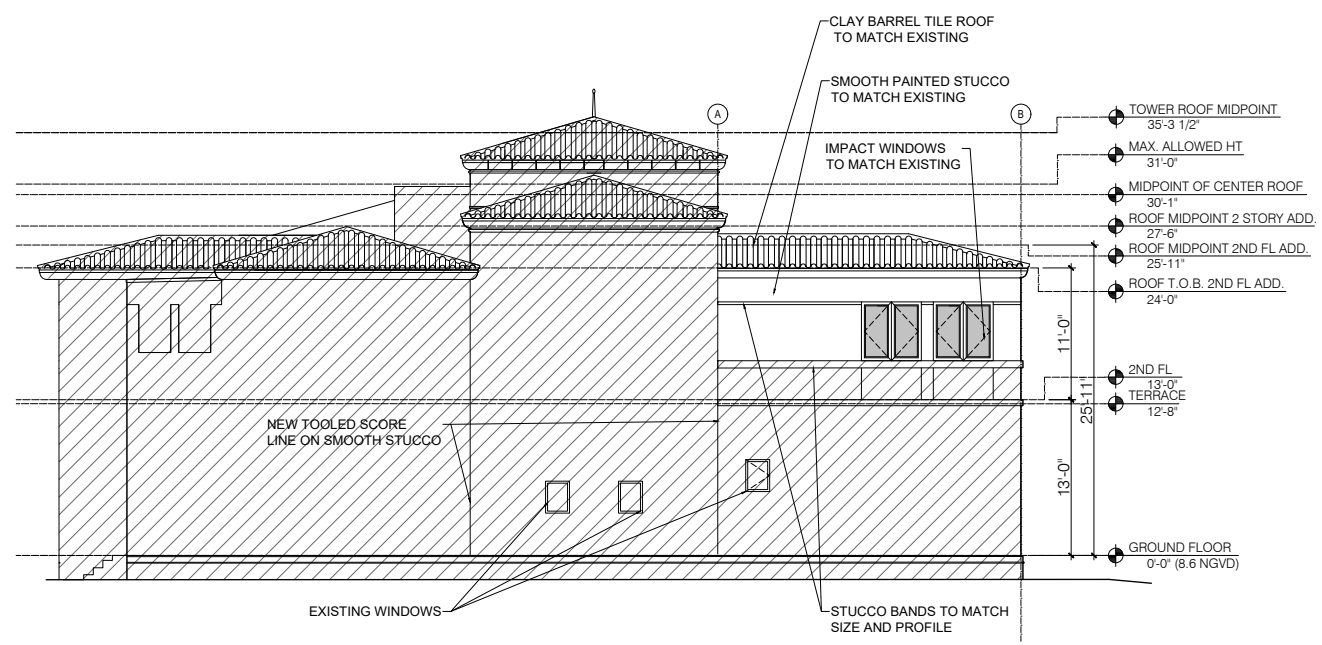


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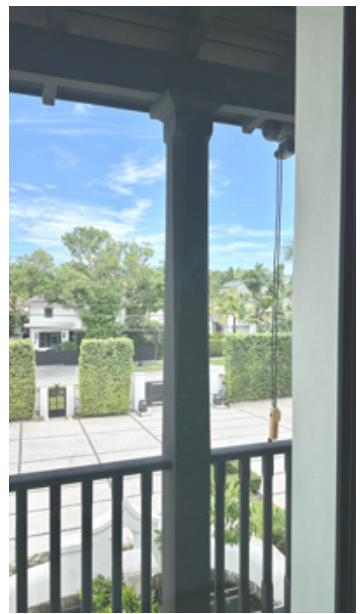




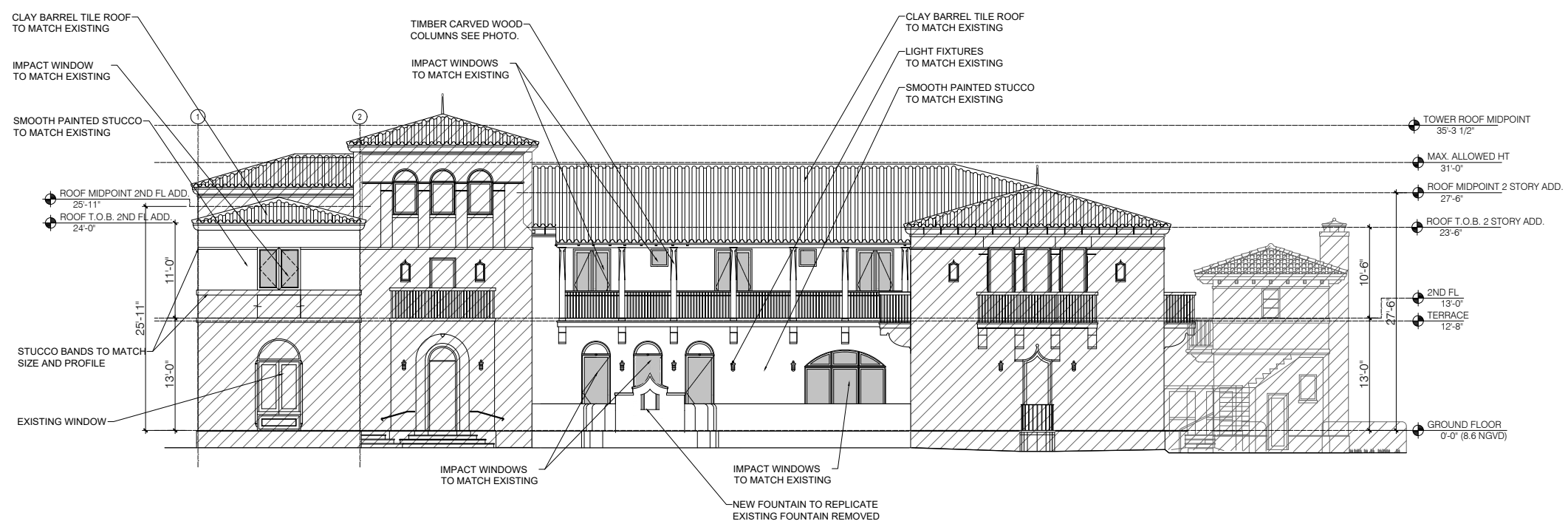
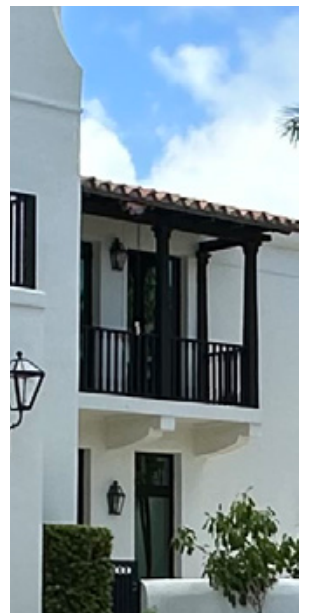
**1 PARTIAL NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



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



EXISTING TIMBER CARVED WOOD COLUMNS



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

2-story addition at front for illustrative purposes only

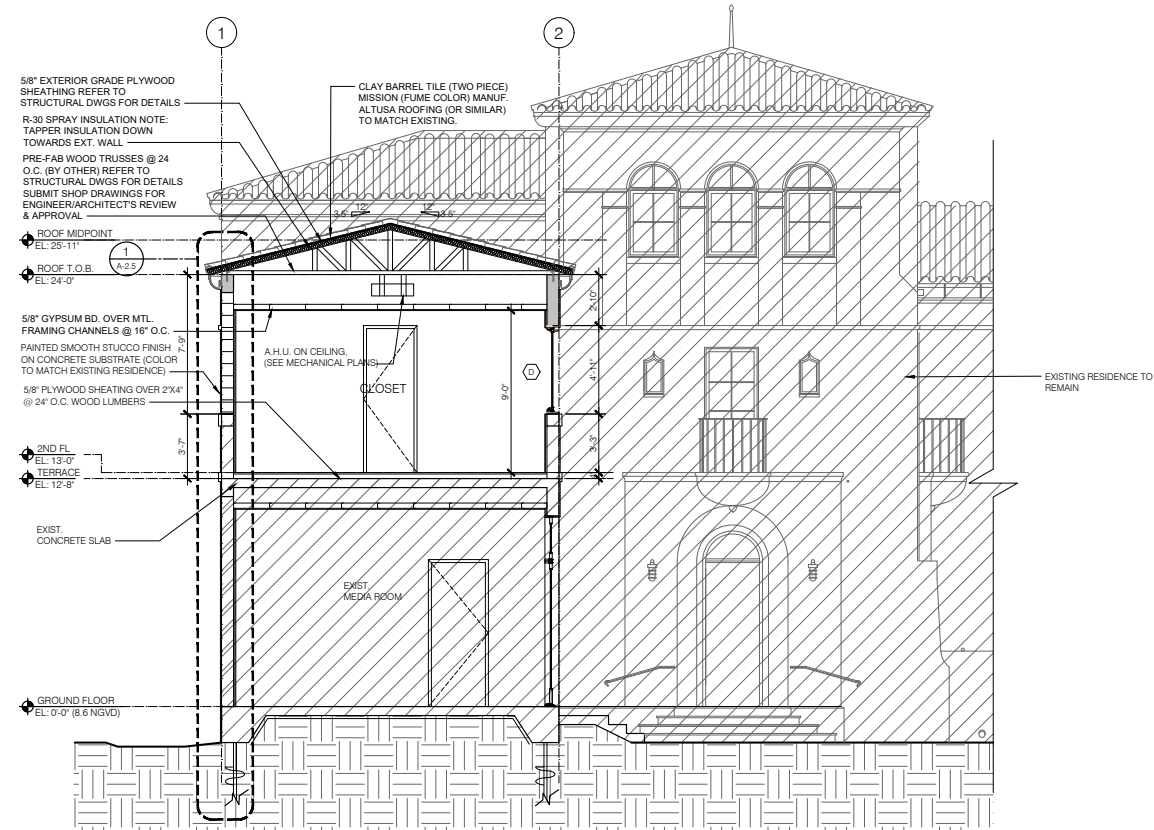
New additions at existing 2 story residence:

2344 N Bay Rd,  
Miami Beach, FL 33140

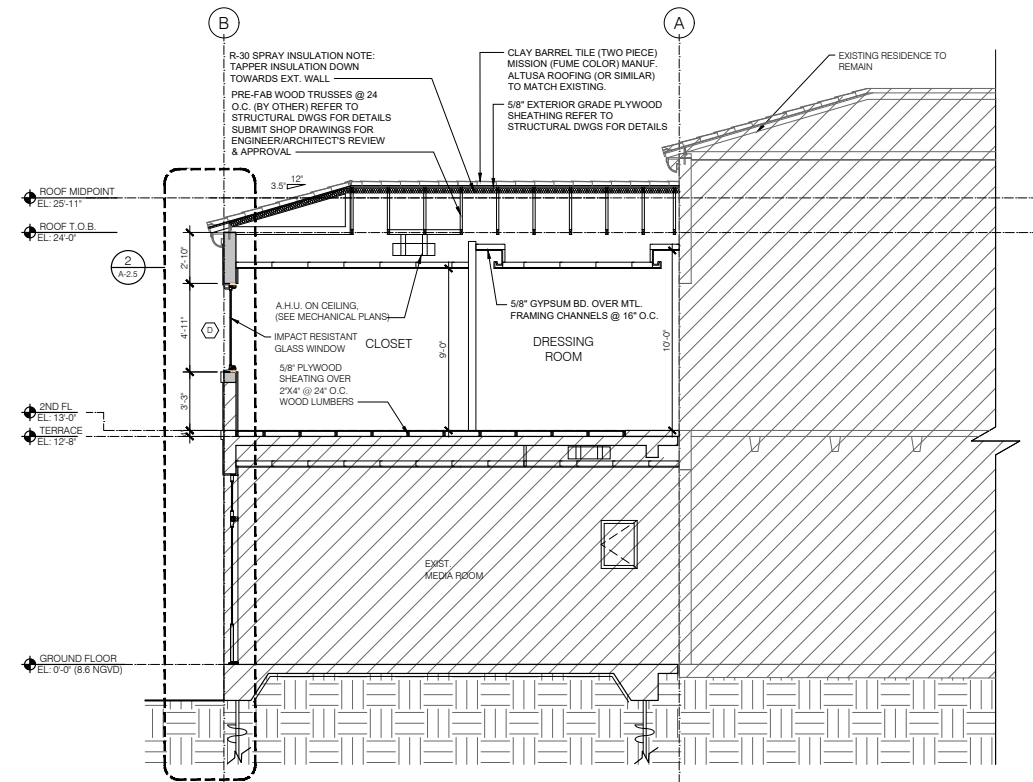
Date: 9/18/2024

D-400





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



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

DESIGN ARCHITECT:

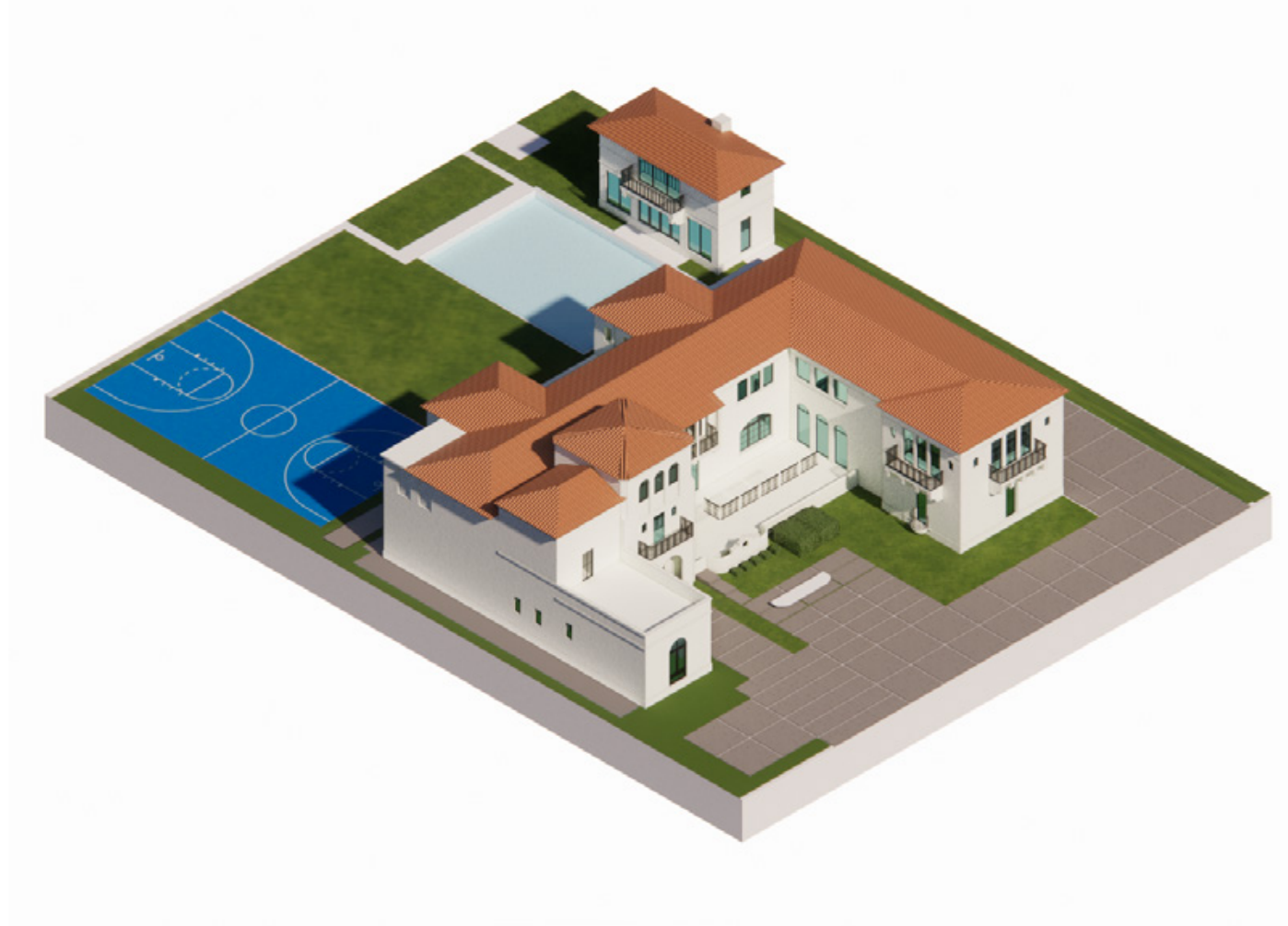
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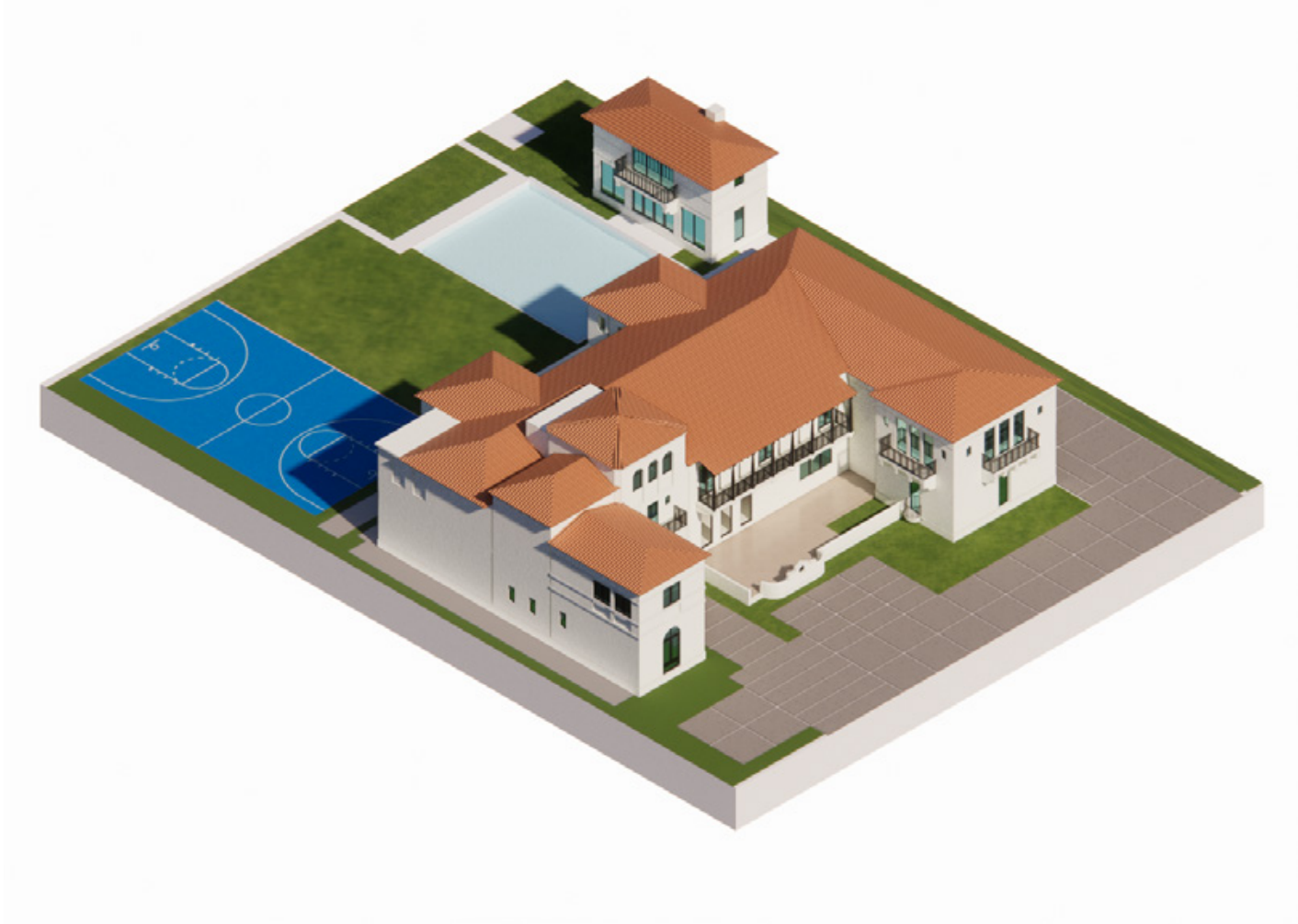
Date: 9/18/2024

D-500





EXISTING



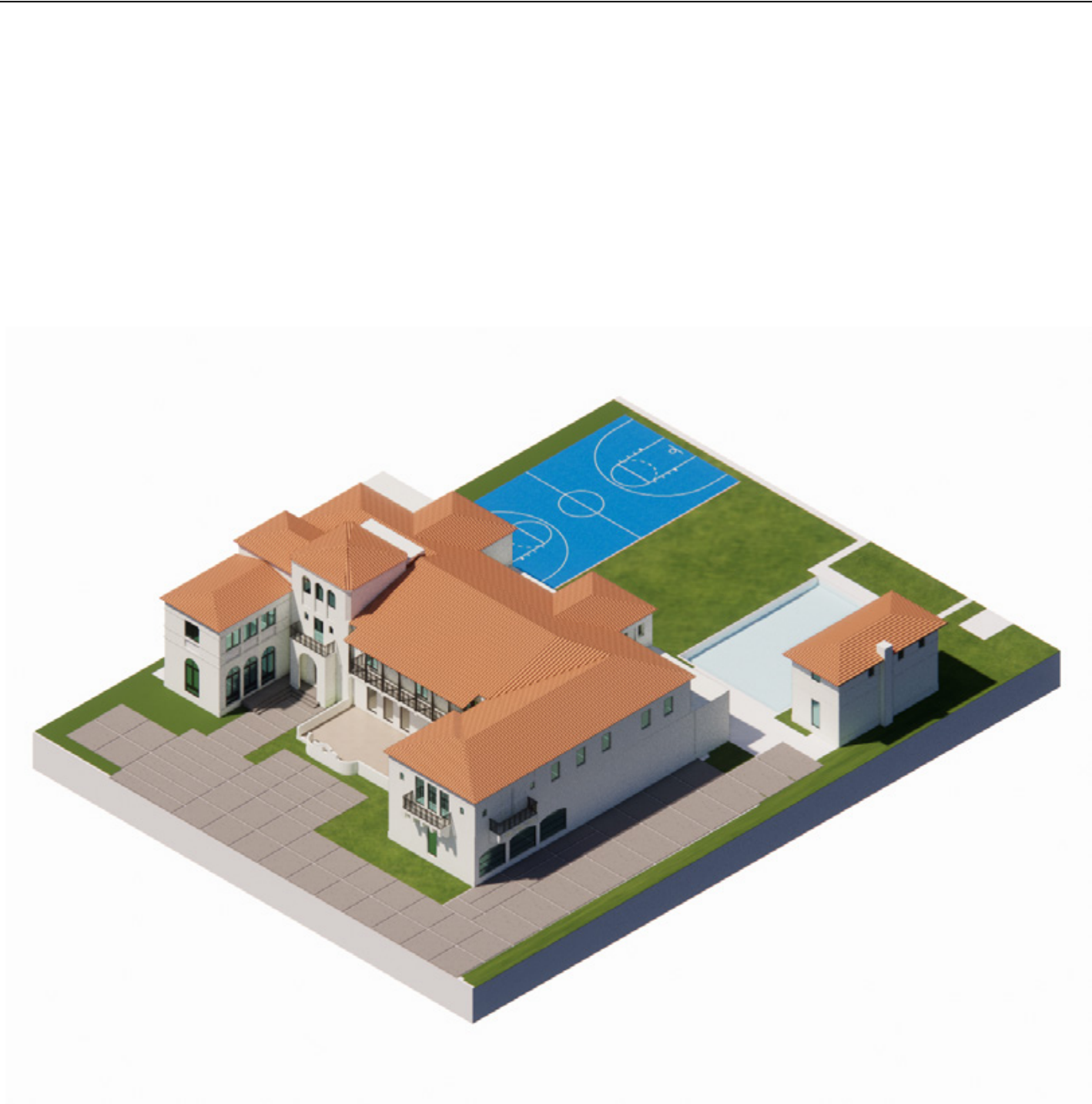
PROPOSED

2-story addition at front for illustrative purposes only





EXISTING



PROPOSED

2-story addition at front for illustrative purposes only





**1 EXISTING RENDER**  
SCALE: NTS



**2 PROPOSED RENDER**  
SCALE: NTS

2-story addition at front for illustrative purposes only

