

**DRB FILE #: DRB20-0570**

**SCOPE OF WORK**

**WAIVERS REQUESTED**

**REQUEST FOR DRB APPROVAL FOR:**

NEW 2-STORY SINGLE FAMILY HOME WITH GARAGE  
NEW ACCESSORY STRUCTURE  
NEW ENTRY GATE  
NEW SWIMMING POOL BY OTHERS UNDER SEPARATE PERMIT  
NEW DOCK BY OTHERS UNDER SEPARATE PERMIT

1. REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT FROM 24'-0" TO 28'-0"
2. REQUEST TO WAIVE THE 70% MAX SECOND FLOOR TO FIRST FLOOR RATIO. RATIO REQUESTED @ 92.1%
3. REQUEST TO WAIVE THE ADDITIONAL OPEN SPACE REQUIREMENT AT NORTH SIDE YARD
4. REQUEST TO WAIVE THE ADDITIONAL OPEN SPACE REQUIREMENT AT SOUTH SIDE YARD

**KoDA**

ARCHITECTURE + INTERIOR DESIGN

305.359.3669 | 7520 NE 4TH CT SUITE 109 Miami, FL 33138 | info@kodamiami.com | AR97886

**LOCATION MAP**

2142 BAY AVENUE, MIAMI BEACH, FL 33139



**MIAMI BEACH**

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

ITEM #	Zoning Information			
1	Address:	2142 BAY AVENUE, MIAMI BEACH, FL 33139		
2	Folio number(s):	02-3228-001-1910		
3	Board and file numbers :			
4	Year built:	N/A (VACANT LOT)	Zoning District:	RS3
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	4.89
6	Adjusted grade (Flood+Grade/2):	6.45 NGVD	Free board:	24"
7	Lot Area:	25,460 SF		
8	Lot width:	97' 9"	Lot Depth:	259' 4"
9	Max Lot Coverage SF and %:	7,638 SF 30%	Proposed Lot Coverage SF and %:	6,958 SF 27.33%
10	Existing Lot Coverage SF and %:	N/A (VACANT LOT)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	670 SF 72.08%	Rear Yard Open Space SF and %:	4,320 SF 76.60%
12	Max Unit Size SF and %:	12,730 SF 50%	Proposed Unit Size SF and %:	10,125 SF 39.76%
13	Existing First Floor Unit Size:	N/A (VACANT LOT)	Proposed First Floor Unit Size:	5,339 SF
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	5,123 SF 92.17% WAIVER REQUESTED
15		N/A (VACANT LOT)	Proposed Second Floor Unit Size SF and % :	4,787 SF 84.82%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT	N/A (VACANT LOT)	28 FT	WAIVER REQUESTED
18	Setbacks:				
19	Front First level:	20 FT	N/A	79 FT 4 IN	NONE
20	Front Second level:	30 FT	N/A	96 FT 1 IN	NONE
21	Side 1:	10 FT	N/A	10 FT	NONE
22	Side 2 or (facing street):	14 FT 6 IN	N/A	14 FT 6 IN	NONE
23	Rear:	38 FT 10 IN	N/A	50 FT 4 IN	NONE
	Accessory Structure Side 1:	7 FT 6 IN	N/A	26 FT 1 IN	NONE
24	Accessory Structure Side 2 or (facing street) :	7 FT 6 IN	N/A	86 FT 2 IN	NONE
25	Accessory Structure Rear:	19 FT 9 IN	N/A	19 FT 9 IN	NONE
26	Sum of Side yard :	24 FT 6IN	N/A	24 FT 6 IN	NONE
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

**Notes:**

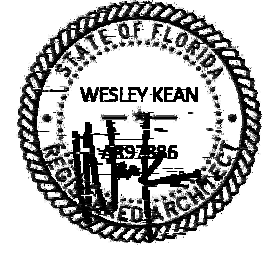
If not applicable write N/A

All other data information should be presented like the above format

FLOOD ZONE	AE +8
BASE FLOOD ELEVATION (BFE)	8.00 NGVD
DESIGN FLOOD ELEVATION	9.00 NGVD
PROPOSED FLOOR ELEVATION (FREE BOARD)	10.00 NGVD
CROWN OF ROAD ELEVATION	4.89 NGVD
LOWEST ELEVATION OF EQUIPMENT	9.00 NGVD

**KODA**  
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Sunset Island Residence  
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Final Submittal 8-10-2020  
NOT FOR CONSTRUCTION



Scale	As indicated
Issue Date	
Project #	Project Number

**ZONING DATA AND SITE**

**Z-002**

**DRAWING INDEX**

**ARCHITECTURAL - ZONING**

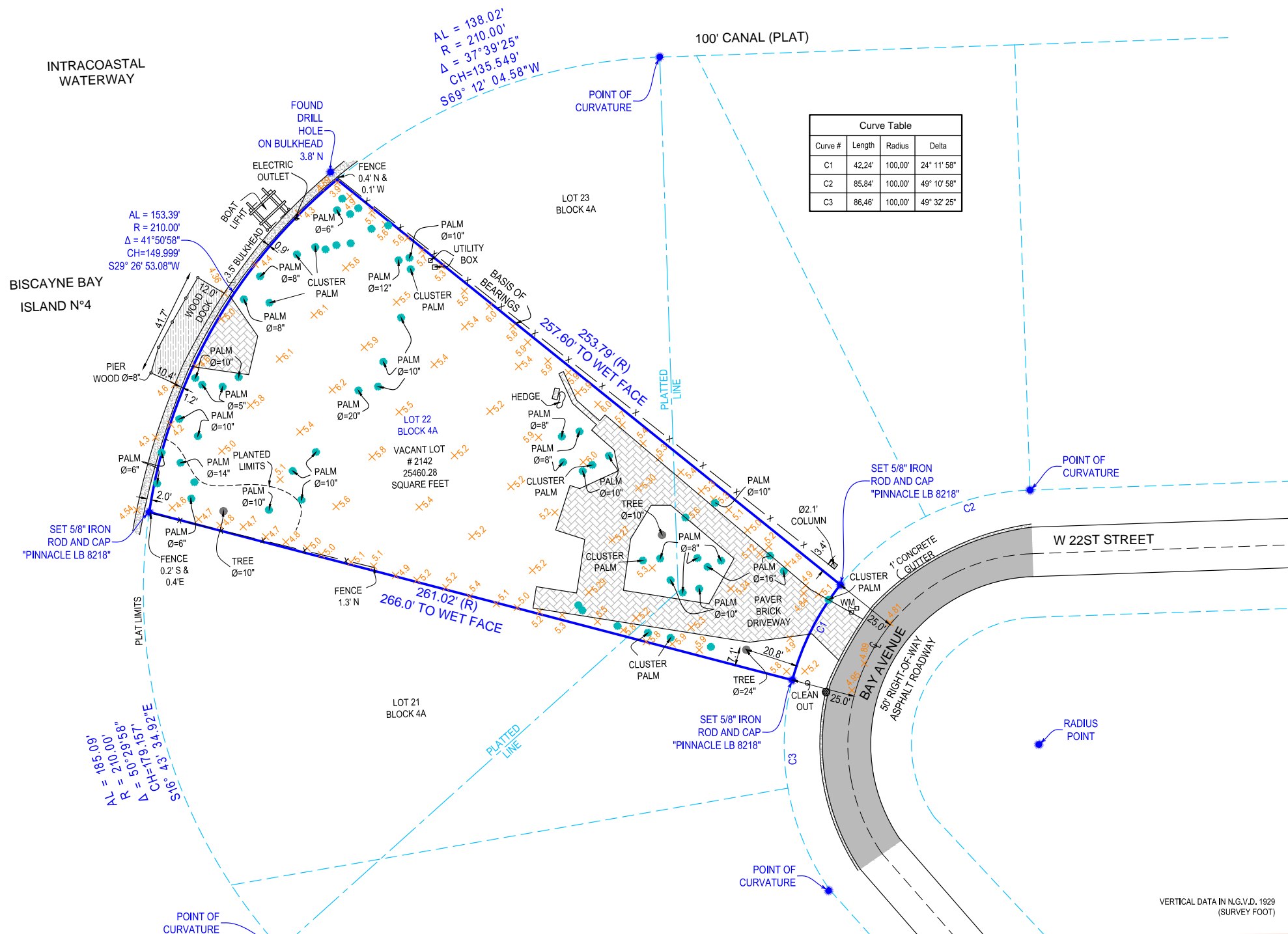
Z-001	COVER	Z-201	ROOF PLAN	Z-308	LOT LINE SECTIONS
Z-002	ZONING DATE, SITE & INDEX	Z-201	ELEVATION & MATERIALS	Z-309	LOT LINE SECTIONS
Z-003	SURVEY	Z-201.1	COLOR ELEVATION	Z-310	LOT LINE SECTIONS
Z-004	EXISTING SITE PHOTOS	Z-202	ELEVATION & MATERIALS	Z-311	LOT LINE SECTIONS
Z-005	NEIGHBORHOOD CONTEXT	Z-202.1	COLOR ELEVATION	Z-400	DESIGN INSPIRATION
Z-006	NEIGHBORHOOD CONTEXT	Z-203	ELEVATION & MATERIALS	Z-400.1	DESIGN INSPIRATION
Z-007	NEIGHBORHOOD CONTEXT	Z203.1	COLOR ELEVATION	Z-401	RENDERINGS
Z-008	AERIAL VIEW	Z-204	ELEVATION & MATERIALS	Z-402	RENDERINGS
Z-009	LOT COVERAGE	Z-204.1	COLOR ELEVATION	Z-403	RENDERINGS
Z-010	UNIT SIZE	Z-301	BUILDING SECTION		NARRATIVE RESPONSE
Z-011	ADDITIONAL OPEN SPACE	Z-302	BUILDING SECTION		
Z-012	OPEN AREA	Z-303	BUILDING SECTION		
Z-013	AXONOMETRIC	Z-304	BUILDING SECTION		
Z-014	SITE PLAN	Z-305	BUILDING SECTION		
Z-101	FIRST FLOOR PLAN	Z-306	BUILDING SECTION		
Z-102	SECOND FLOOR PLAN	Z-307	BUILDING SECTION		

**LANDSCAPE**

L-000	COVER SHEET
L-100	TREE DISPOSITION PLAN & SCHEDULE
L-101	TREE MITIGATION PLAN
L-102	TREE MITIGATION SCHEDULE
L-201	ILLUSTRATIVE PLAN 1ST FLOOR
L-202	HARDSCAPE PLAN 1ST FLOOR
L-500	CANOPY PLANTING PLAN & SCHEDULE 1ST FLOOR
L-501	UNDERSTORY PLANTING PLAN & SCHEDULE 1ST FLOOR
L-502	LANDSCAPE LEGEND & OPEN SPACE DIAGRAM
	OVERALL PLANT SELECTION/IMAGES



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



**LEGEND:**

- A/C -AIR CONDITIONER
- AL -ARC LENGTH
- (C) -CALCULATED
- D.E -DRAINAGE EASEMENT
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCING
- P.B. -PLAT BOOK
- P.G. -PAGE
- P.U.E. -PUBLIC UTILITY EASEMENT
- R -RADIUS
- (C) -RECORD
- U.E. -UTILITY EASEMENT
- WM -WATER METER
- # -FENCE
- # -NUMBER
- ▨ -ASPHALT
- ▩ -CONCRETE
- ▧ -PAVER/BRICK
- ▩ -WOOD
- -LIGHT POLE
- -WELL
- -WATER VALVE
- -CENTER LINE
- -CATCH BASIN
- -FIRE HYDRANT
- -POLE
- -MANHOLE
- X.XX' -TOPOGRAPHIC ELEVATION



**SURVEYOR NOTES:**

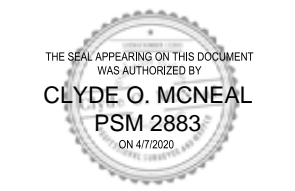
- THERE ARE FENCES NEAR THE PROPERTY AS SHOWN. FENCE OWNERSHIP NOT DETERMINED.
- DRIVEWAY CROSSES OVER THE EAST PROPERTY LINE AND INTO THE ROAD RIGHT OF WAY AS SHOWN.
- WOOD DECK EXTENDS OVER THE WEST SIDE OF THE PROPERTY AS SHOWN.

ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

**LEGAL DESCRIPTION:**

LOT 22 IN BLOCK 4-A OF 3RD. REVISED PLAT OF SUNSET ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40 AT PAGE 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO:  
REGENT TRUST COMPANY LIMITED, AS TRUSTEE OF THE KAPA TRUST,  
UNDER AGREEMENT DATED THE 30TH DAY OF DECEMBER, 2002  
CERTIFIED TITLE  
FIRST AMERICAN TITLE INSURANCE COMPANY  
FLOOD ZONE:  
12086C0317L  
ZONE: AE  
ELEV: 8 FT  
EFF: 09/11/2009  
NGVD29 VERTICAL DATUM





DRONE VIEW LOOKING NORTH EAST



DRONE VIEW LOOKING NORTH WEST



DRONE VIEW LOOKING EAST



DRONE VIEW LOOKING SOUTH EAST

**KODA**

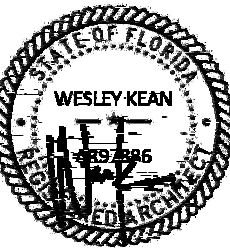
7520 NE 4th Ct #109  
Miami, FL 33138  
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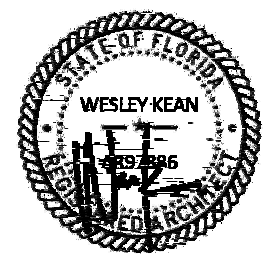
Scale

Issue Date

Project # Project Number

**EXISTING  
SITE PHOTOS**

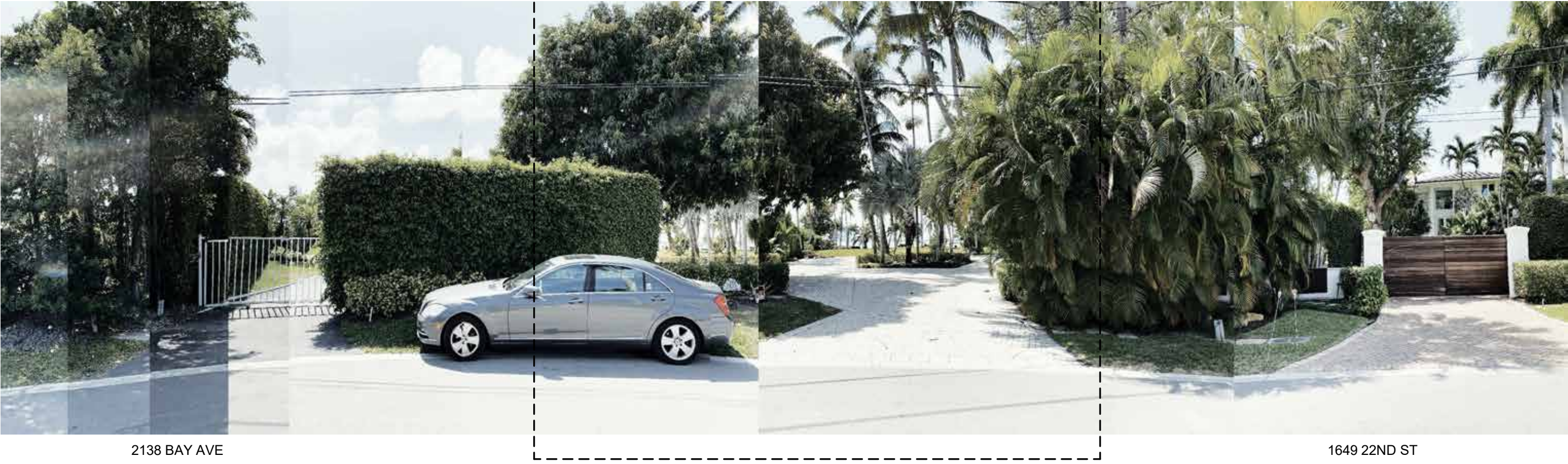
**Z-004**



Scale
Issue Date
Project #    Project Number

NEIGHBORHOOD  
 CONTEXT

**Z-005**



EXISTING : 2142 BAY AVE



PROPOSED: 2142 BAY AVE

2138 BAY AVE

1649 22ND ST

2138 BAY AVE

1649 22ND ST

NOTE: LANDSCAPE DEPICTED IN RENDERINGS IS FOR ARTISTIC PURPOSES. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE DESIGN.



1. 2131 BAY AVE



2. 1630 22ND ST

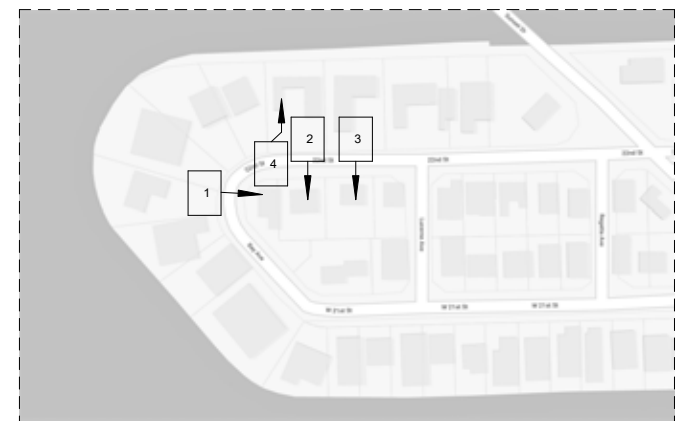


3. 1616 22ND ST



4. 1635 22ND ST

LOCATION MAP



**KODA**

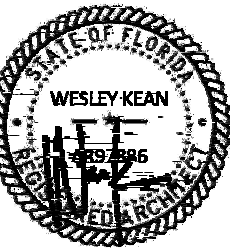
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NEIGHBORHOOD CONTEXT

Z-006



1. 2130 BAY AVE



2. 2120 BAY AVE

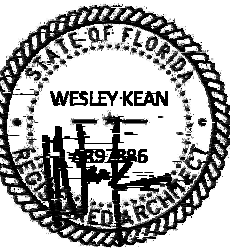
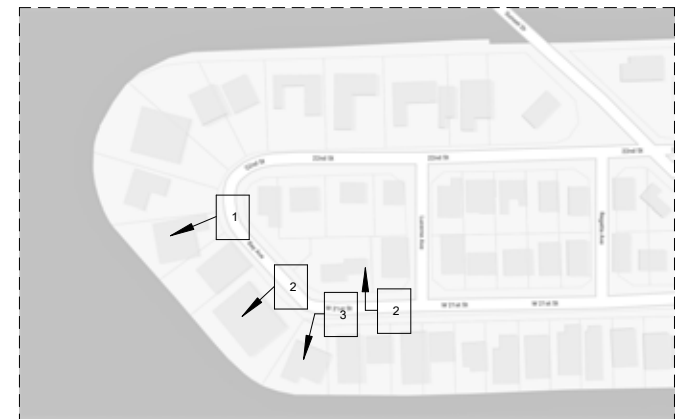


3. 1630 W 21ST ST



4. 1621 W 21ST ST

LOCATION MAP



Scale
Issue Date
Project #    Project Number

NEIGHBORHOOD CONTEXT

Z-007

NORTH LOT LINE 253' - 9"  
 SOUTH LOT LINE 261' - 0"  
 CENTER LOT LINE 263' - 3"

LOT DEPTH 778' - 0"/3 = 259' - 4"

**REQUIRED REAR SETBACK** 259' - 4" x .15 = **38' - 10"**

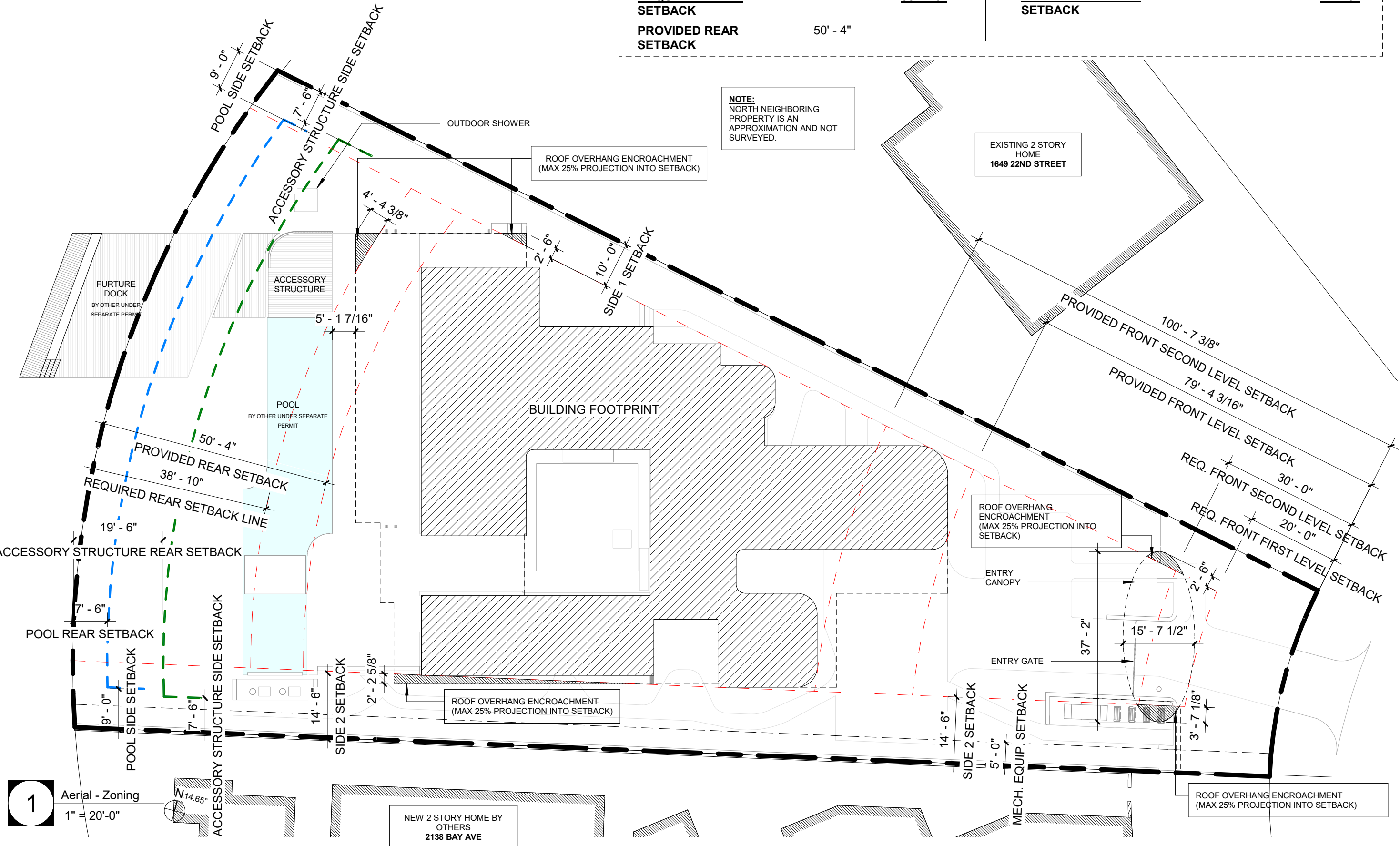
**PROVIDED REAR SETBACK** 50' - 4"

REAR PROPERTY LINE LENGTH 153' - 4"  
 FRONT PROPERTY LINE LENGTH 42' - 2"

LOT WIDTH 195' - 6"/2 = 97' - 9"

**SUM OF SIDE YARD SETBACK** 97' - 9" x .25 = **24' - 6"**

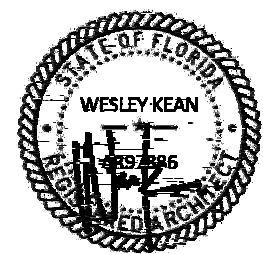
**NOTE:**  
 NORTH NEIGHBORING PROPERTY IS AN APPROXIMATION AND NOT SURVEYED.



**1** Aerial - Zoning  
 1" = 20'-0"

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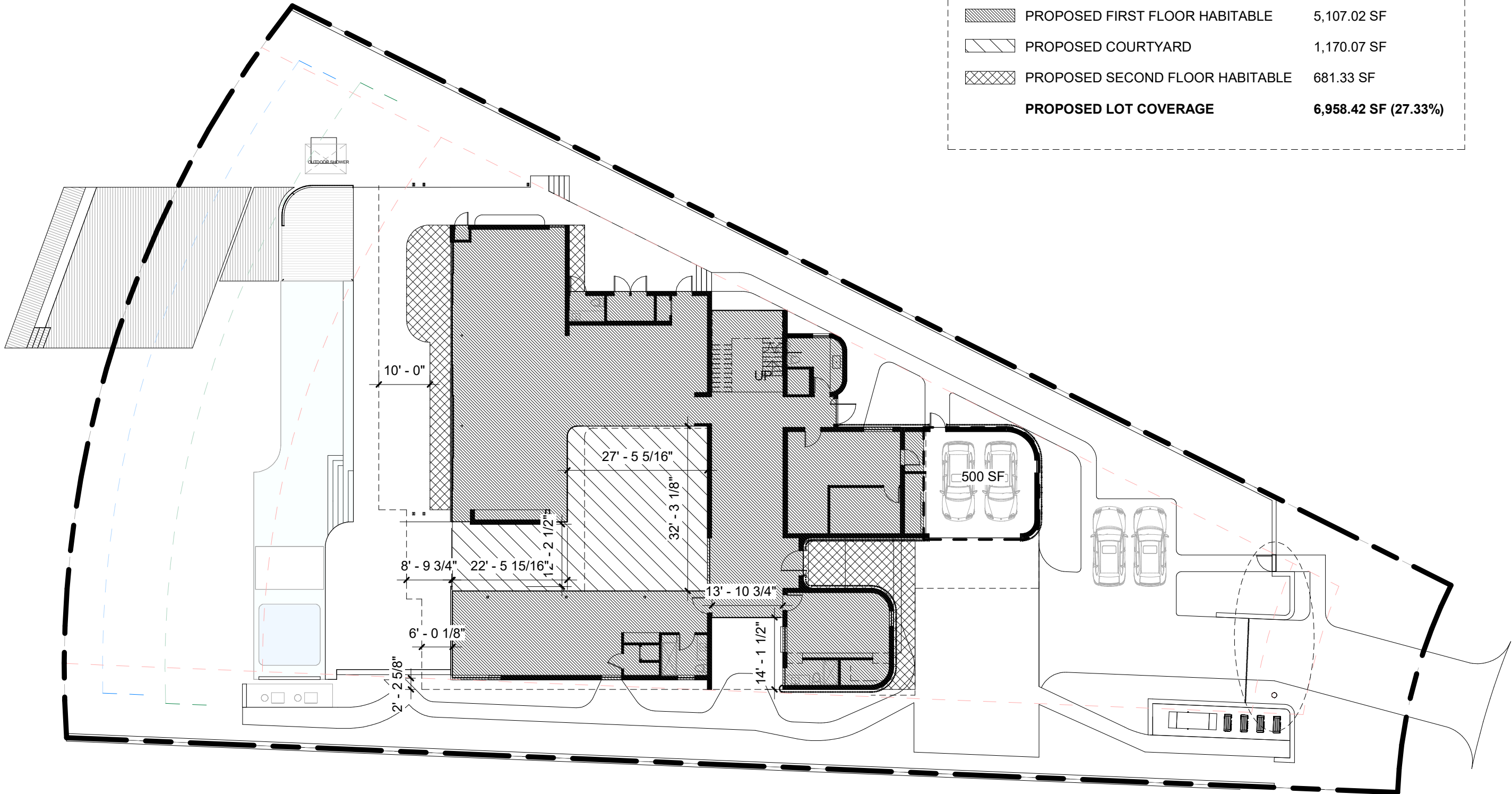
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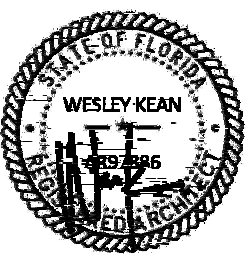
Scale	As indicated
Issue Date	
Project #	Project Number

**AERIAL**  
**Z-008**





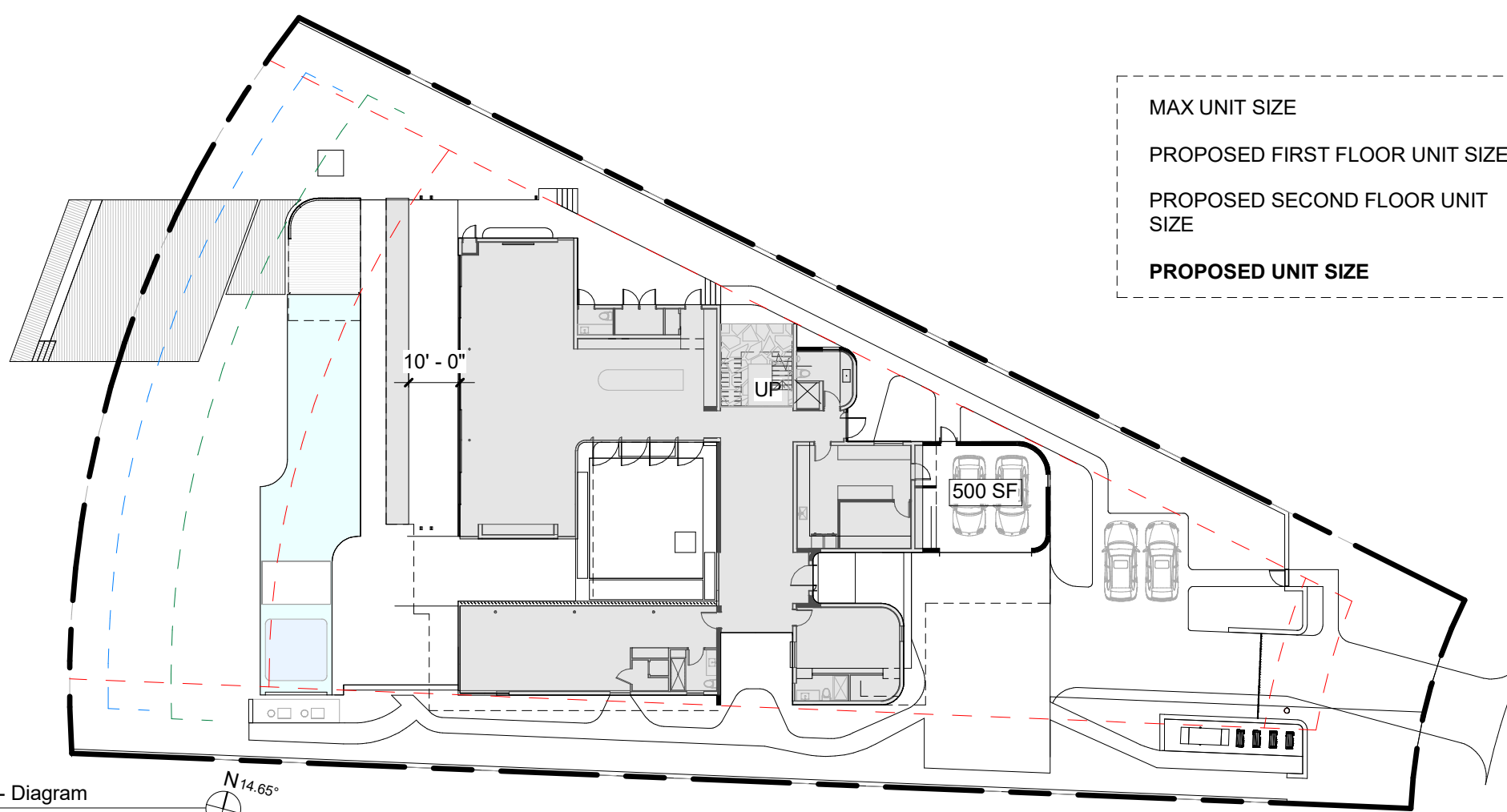
1 Lot Coverage - Diagram  
 1" = 20'-0"  
 N 14.65°



Scale	As indicated
Issue Date	
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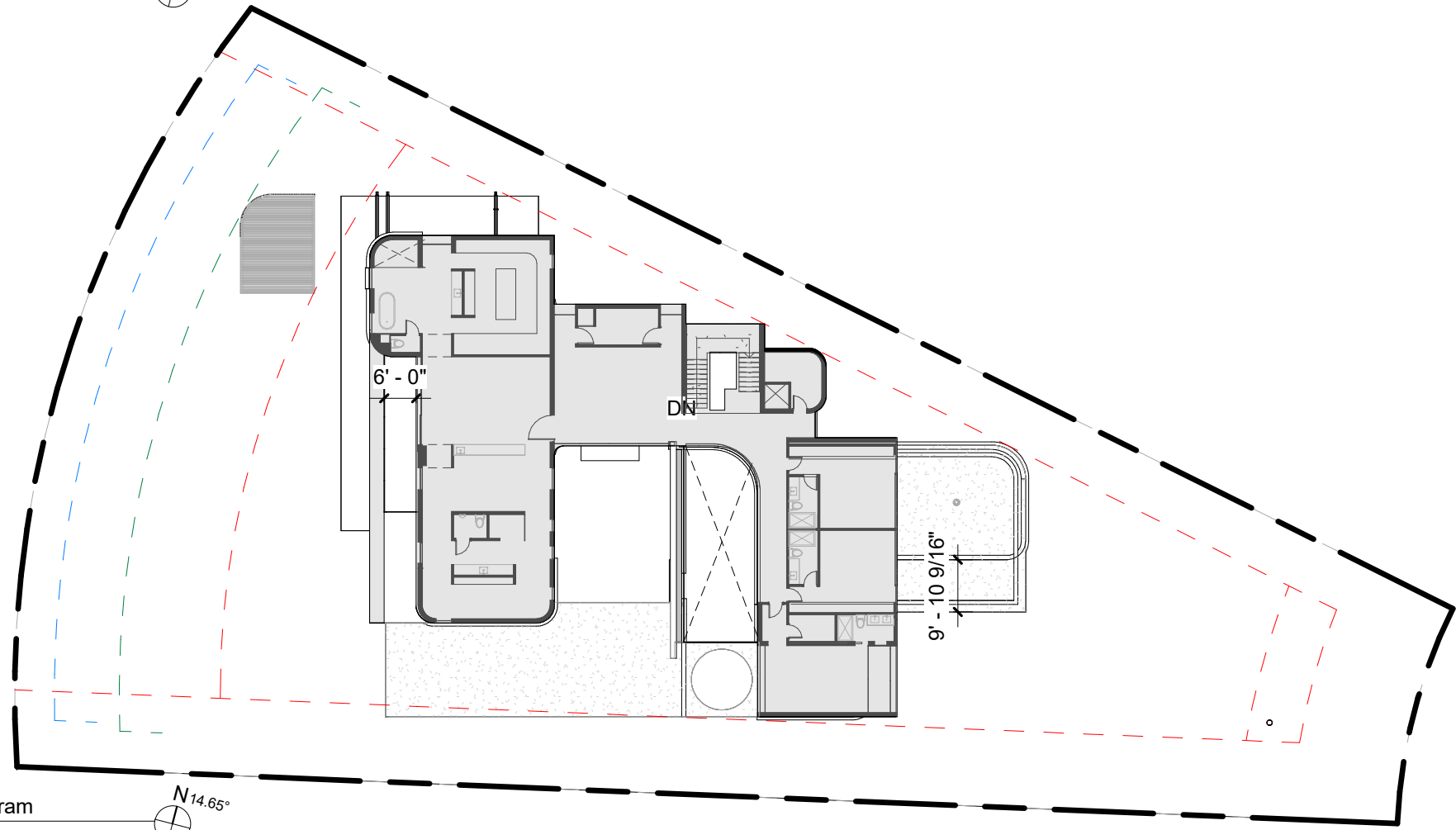
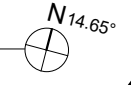
**LOT COVERAGE**

**Z-009**

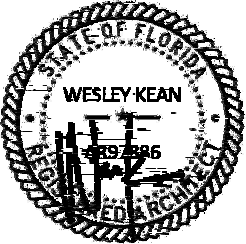
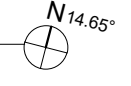


MAX UNIT SIZE	12,730 SF (50%)
PROPOSED FIRST FLOOR UNIT SIZE	5,338.74 SF
PROPOSED SECOND FLOOR UNIT SIZE	4,786.50 SF
<b>PROPOSED UNIT SIZE</b>	<b>10,125.24 SF (39.76%)</b>

**1** Level 1- Unit Size - Diagram  
1" = 30'-0"

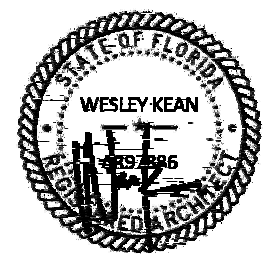


**2** Level 2- Unit Size - Diagram  
1" = 30'-0"



Scale	As indicated
Issue Date	
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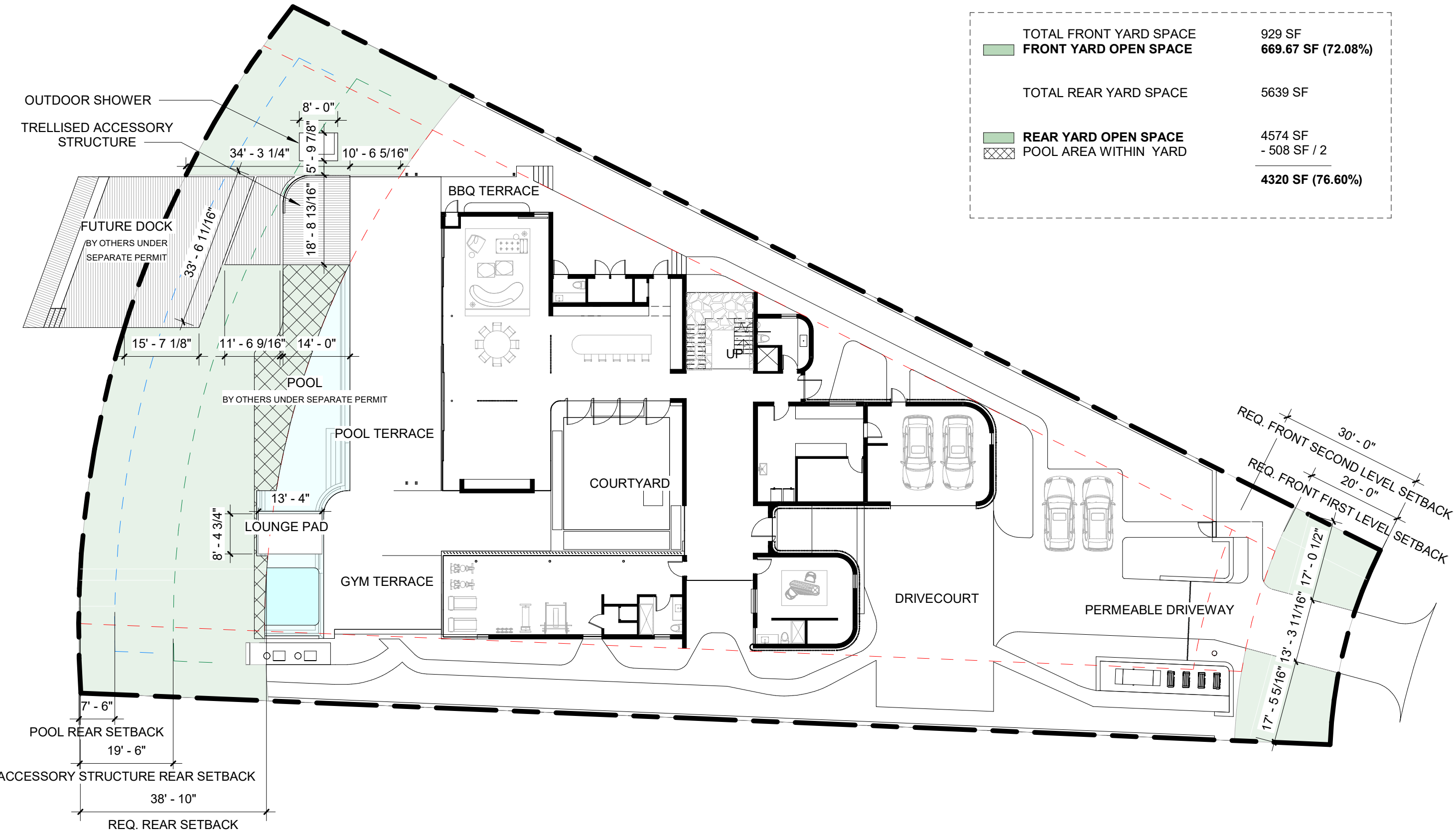
**UNIT SIZE**  
  
**Z-010**



Scale	As indicated
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OPEN AREA  
**Z-011**

TOTAL FRONT YARD SPACE	929 SF
FRONT YARD OPEN SPACE	669.67 SF (72.08%)
TOTAL REAR YARD SPACE	5639 SF
REAR YARD OPEN SPACE	4574 SF
POOL AREA WITHIN YARD	- 508 SF / 2
	<b>4320 SF (76.60%)</b>

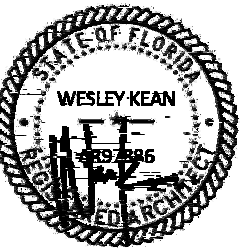


**1** Open Area - Diagram  
 1" = 20'-0"  
 N 14.65°

WAIVER REQUESTED

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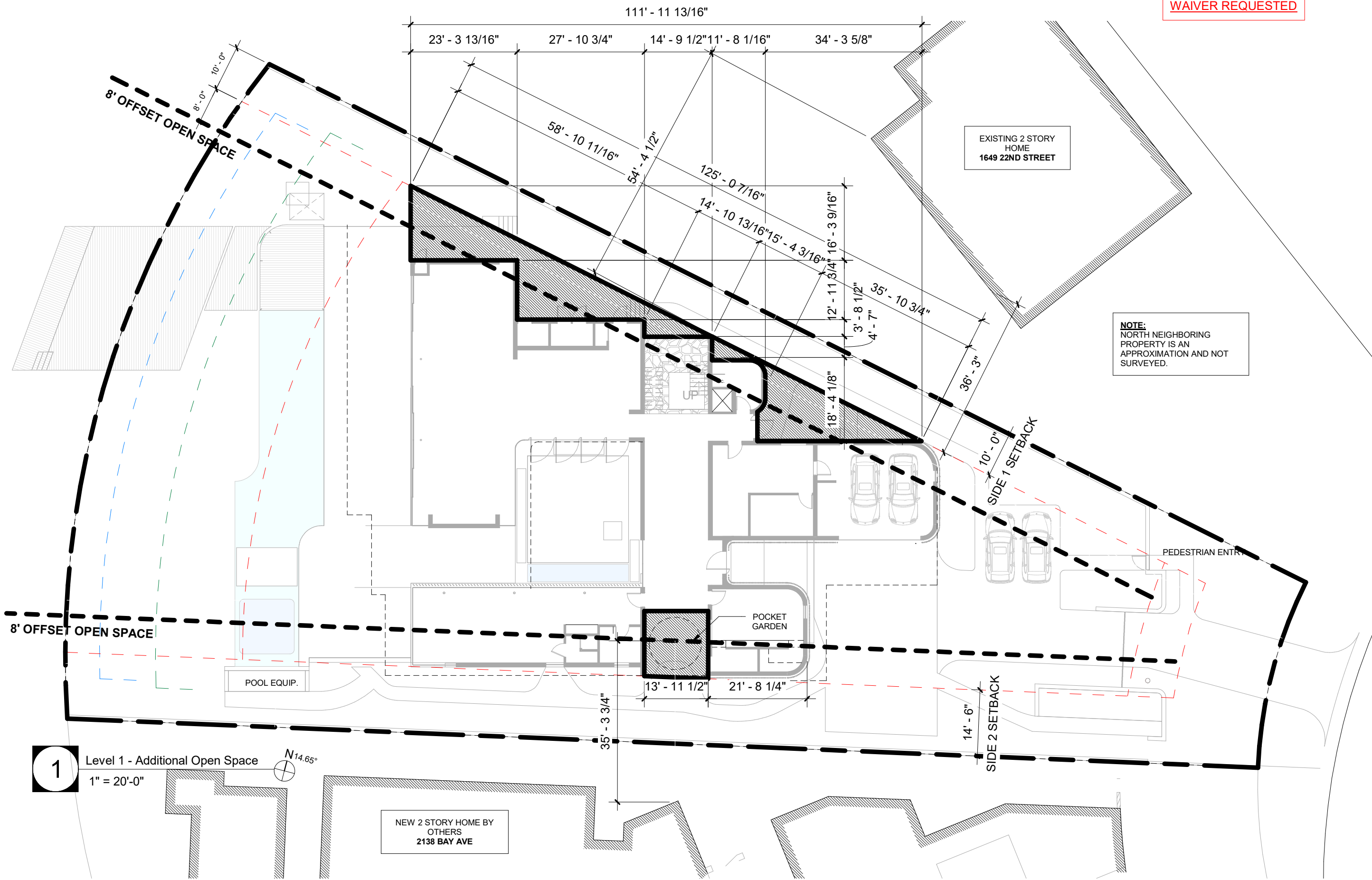
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Scale	1" = 20'-0"
Issue Date	
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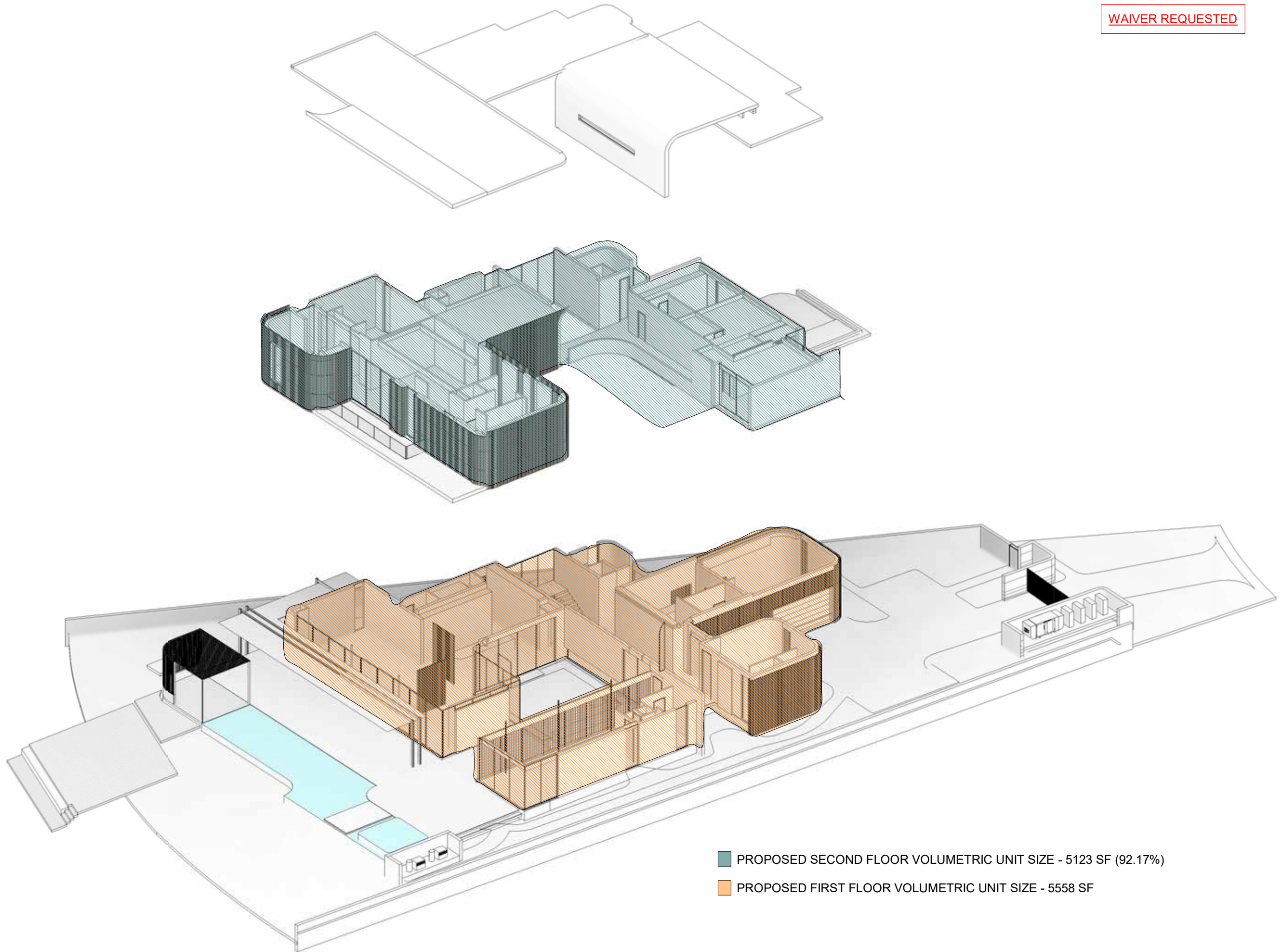
ADDITIONAL  
OPEN SPACE

Z-012



**1** Level 1 - Additional Open Space  
1" = 20'-0"

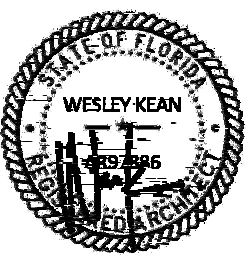
WAIVER REQUESTED



- PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE - 5123 SF (92.17%)
- PROPOSED FIRST FLOOR VOLUMETRIC UNIT SIZE - 5558 SF

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Scale	3/16" = 1'-0"
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AXONOMETRIC

**Z-013**

NOTE: MAX ELEVATION IN SETBACK AREAS

GRADE CONVERSION (AS PER NGS): 3.33' NAVD + 1.56' = 4.89' NGVD

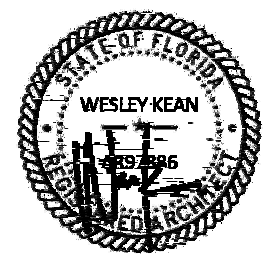
-FLOOD ELEVATION 8.00' NGVD  
 -GRADE  $\frac{-4.89' \text{ NGVD}}{3.11\frac{1}{2}' = 1.55' \text{ NGVD}}$

ADJUSTED GRADE = 4.89' + 1.55' = 6.45' NGVD

BASE FLOOD = 8.00' NGVD  
 DESIGN FLOOD ELEVATION = 9.00' NGVD  
 FLOOR ELEVATION: 8.00' BFE + 2.00' FREEBOARD = 10.00' NGVD  
 MAX. (FLAT) ROOF HEIGHT: 10.00' FLOOR ELEVATION + 28.00' = 38.00' NGVD

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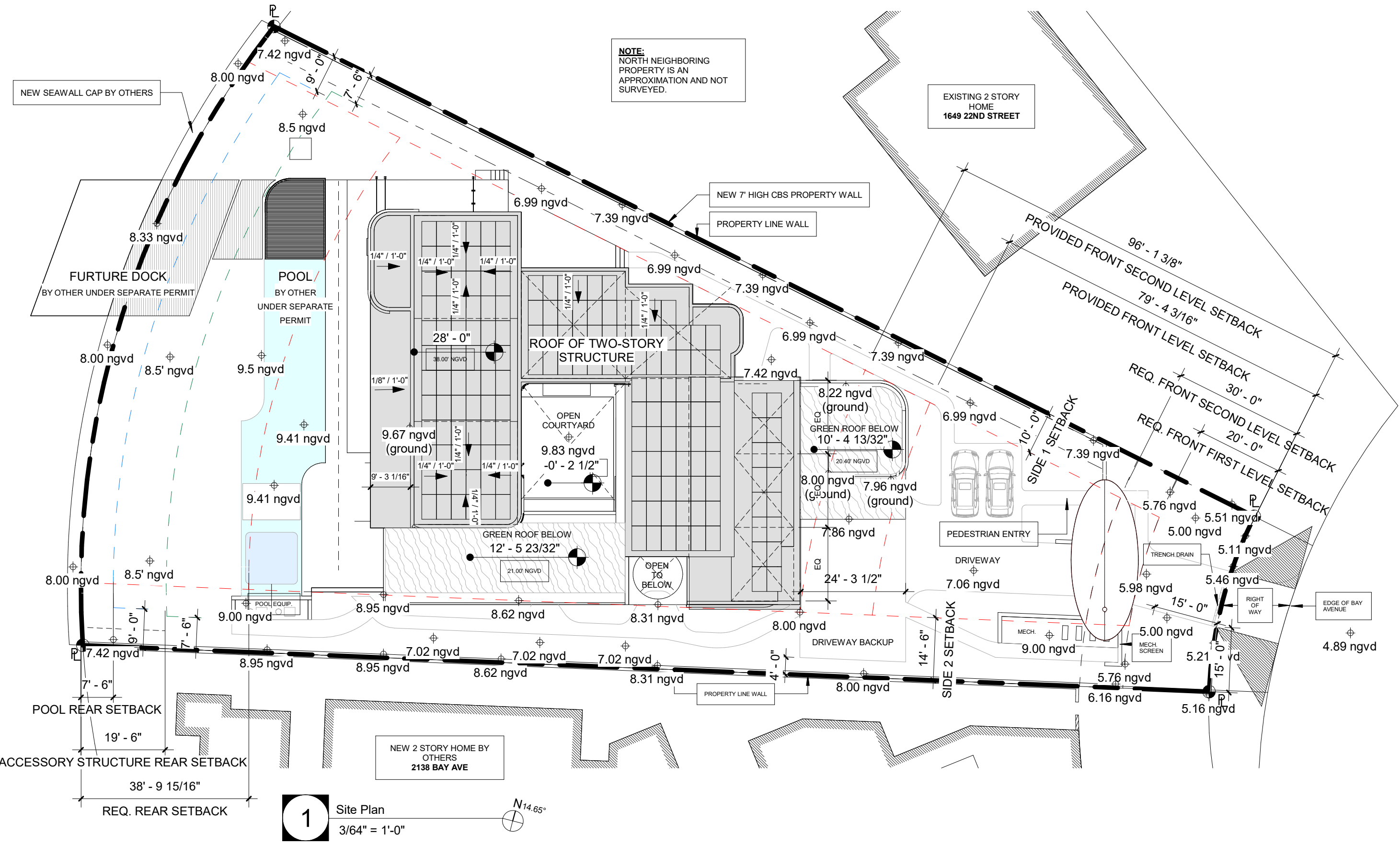
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**SITE PLAN**

**Z-014**



NOTE:  
 NORTH NEIGHBORING  
 PROPERTY IS AN  
 APPROXIMATION AND NOT  
 SURVEYED.

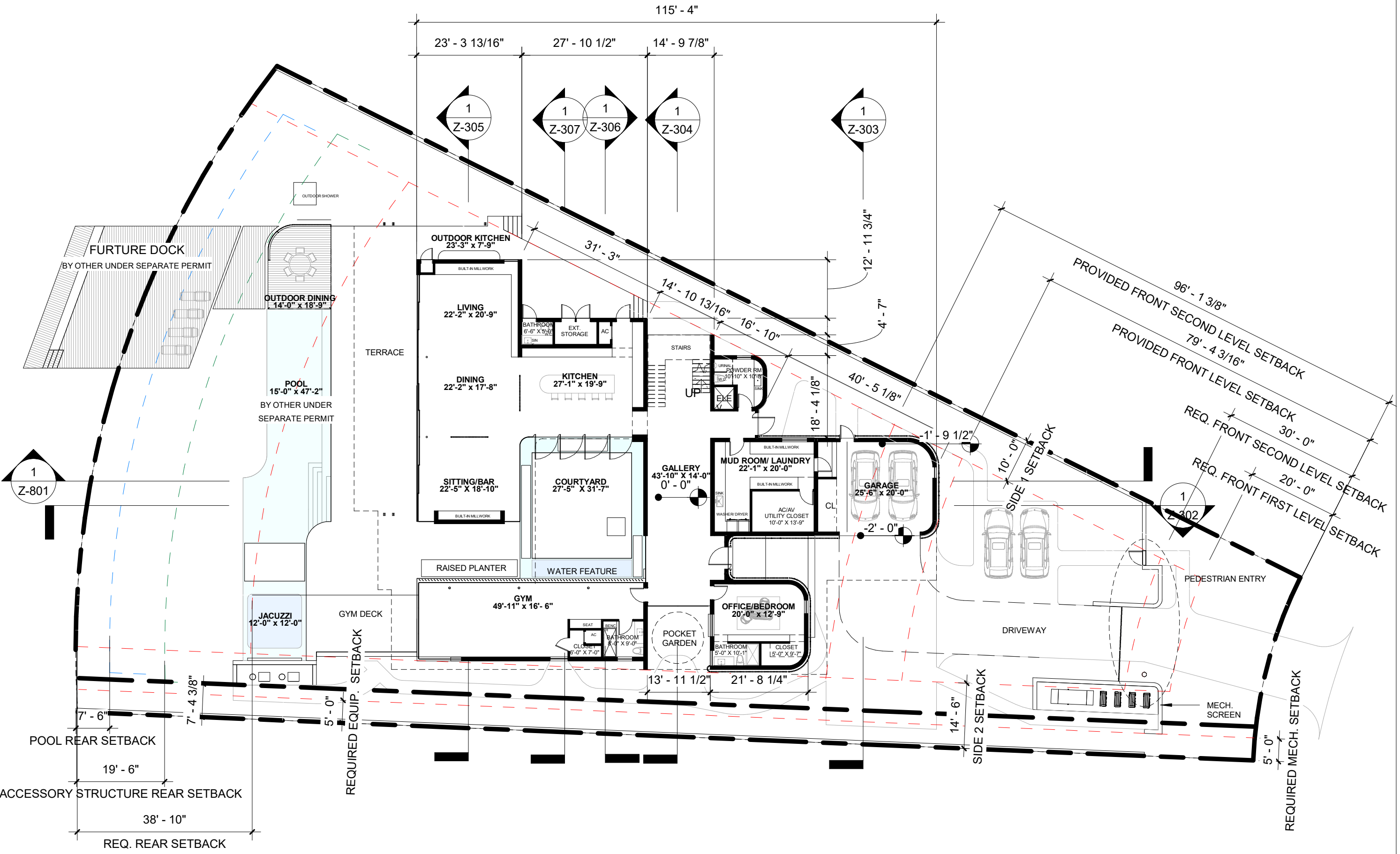
EXISTING 2 STORY  
 HOME  
 1649 22ND STREET

NEW 2 STORY HOME BY  
 OTHERS  
 2138 BAY AVE

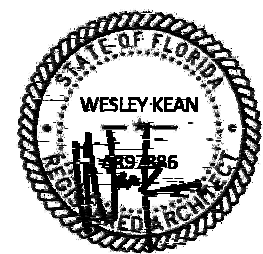
**1**

Site Plan  
 3/64" = 1'-0"





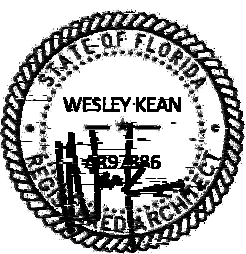
**1** Level 1 - Zoning  
 1" = 20'-0"  
 N 14.65°



Scale	1" = 20'-0"
Issue Date	
Project #	Project Number

**1ST FLOOR PLAN**

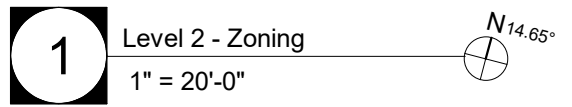
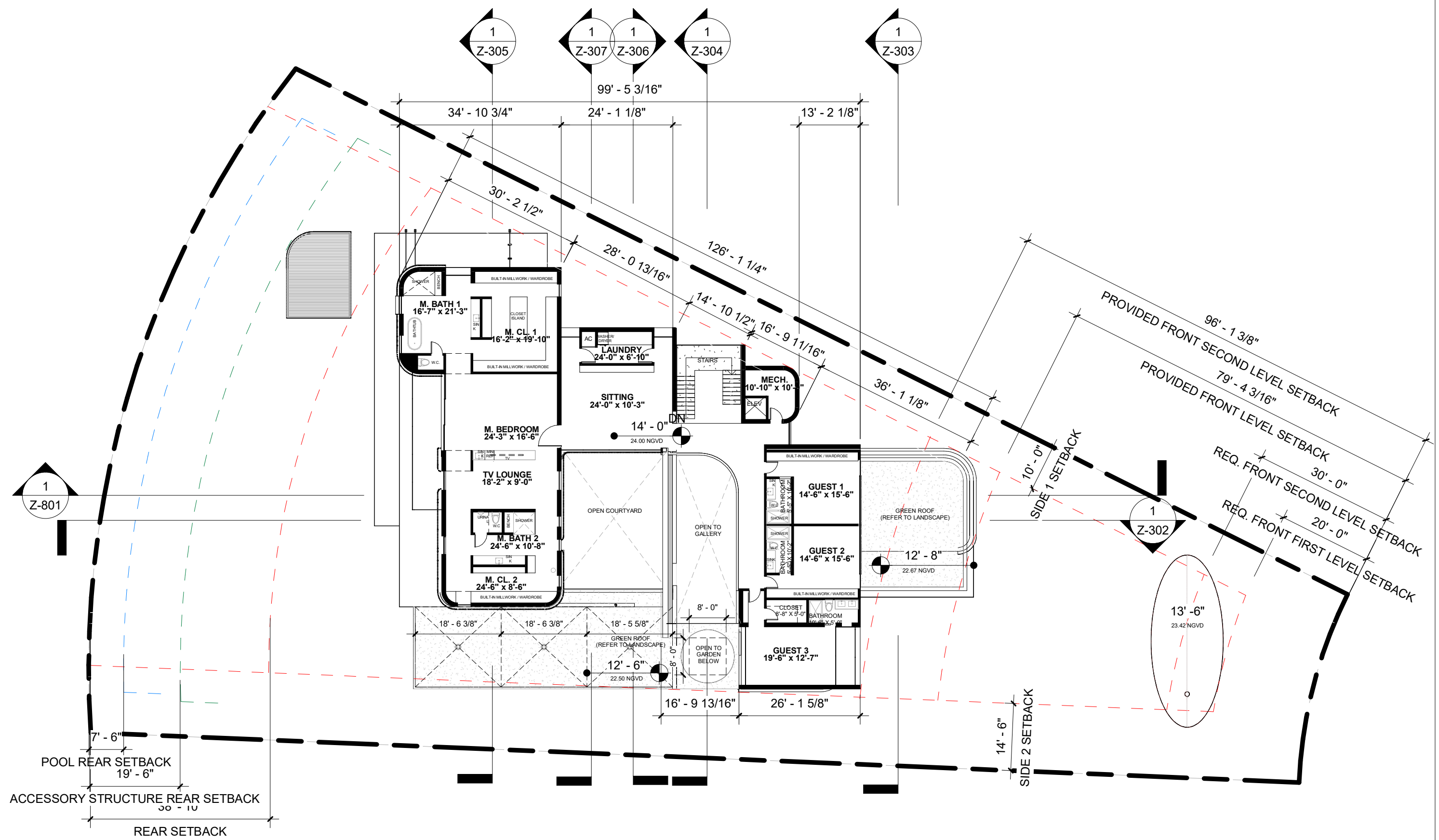
**Z-101**



Scale	1" = 20'-0"
Issue Date	
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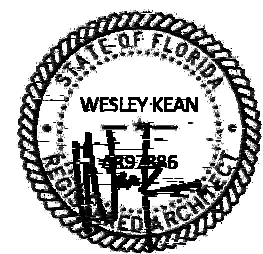
**2ND FLOOR PLAN**

**Z-102**



**1** Level 2 - Zoning  
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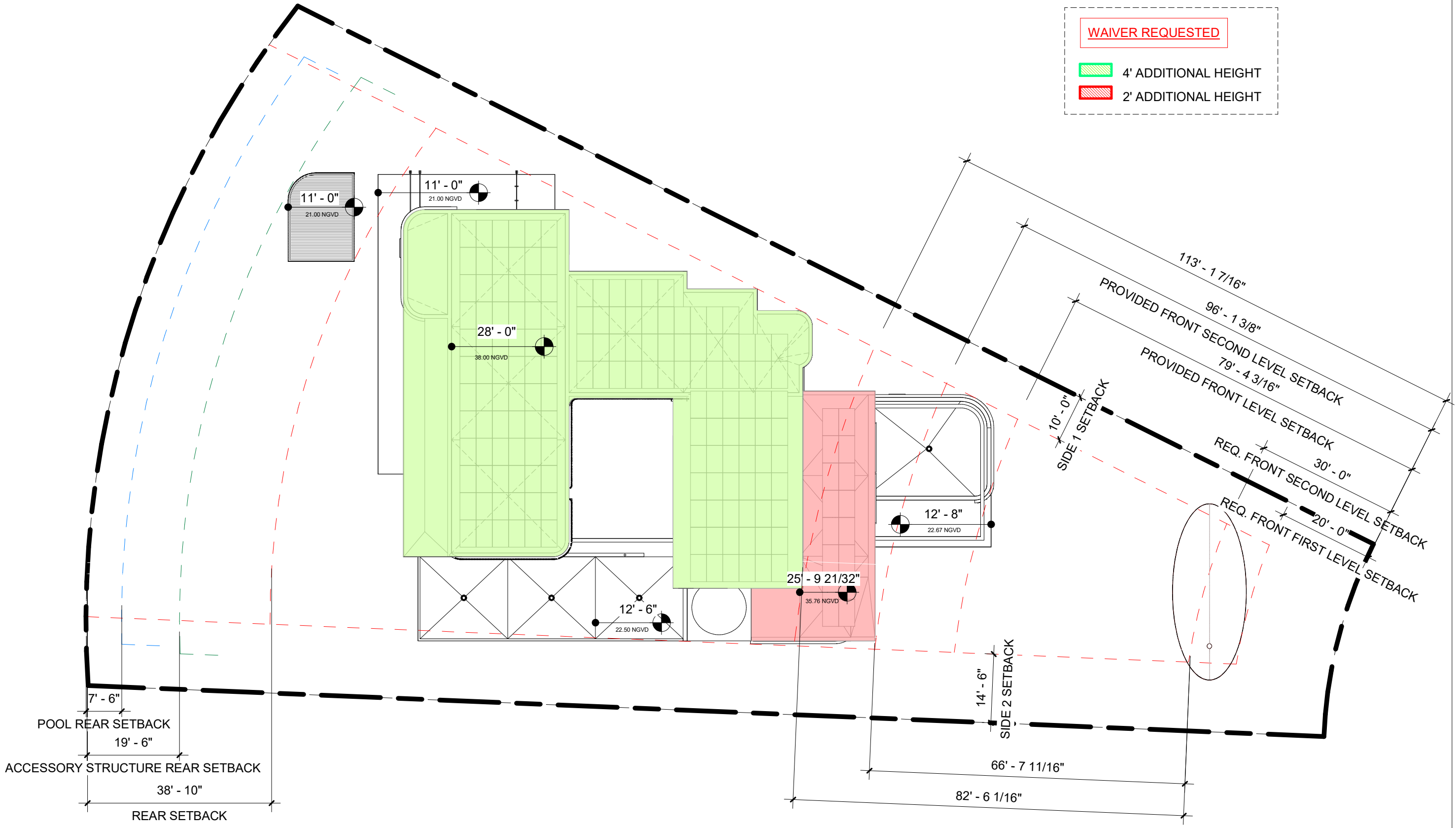




Scale	As indicated
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**ROOF PLAN**

**Z-103**

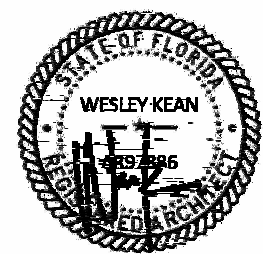
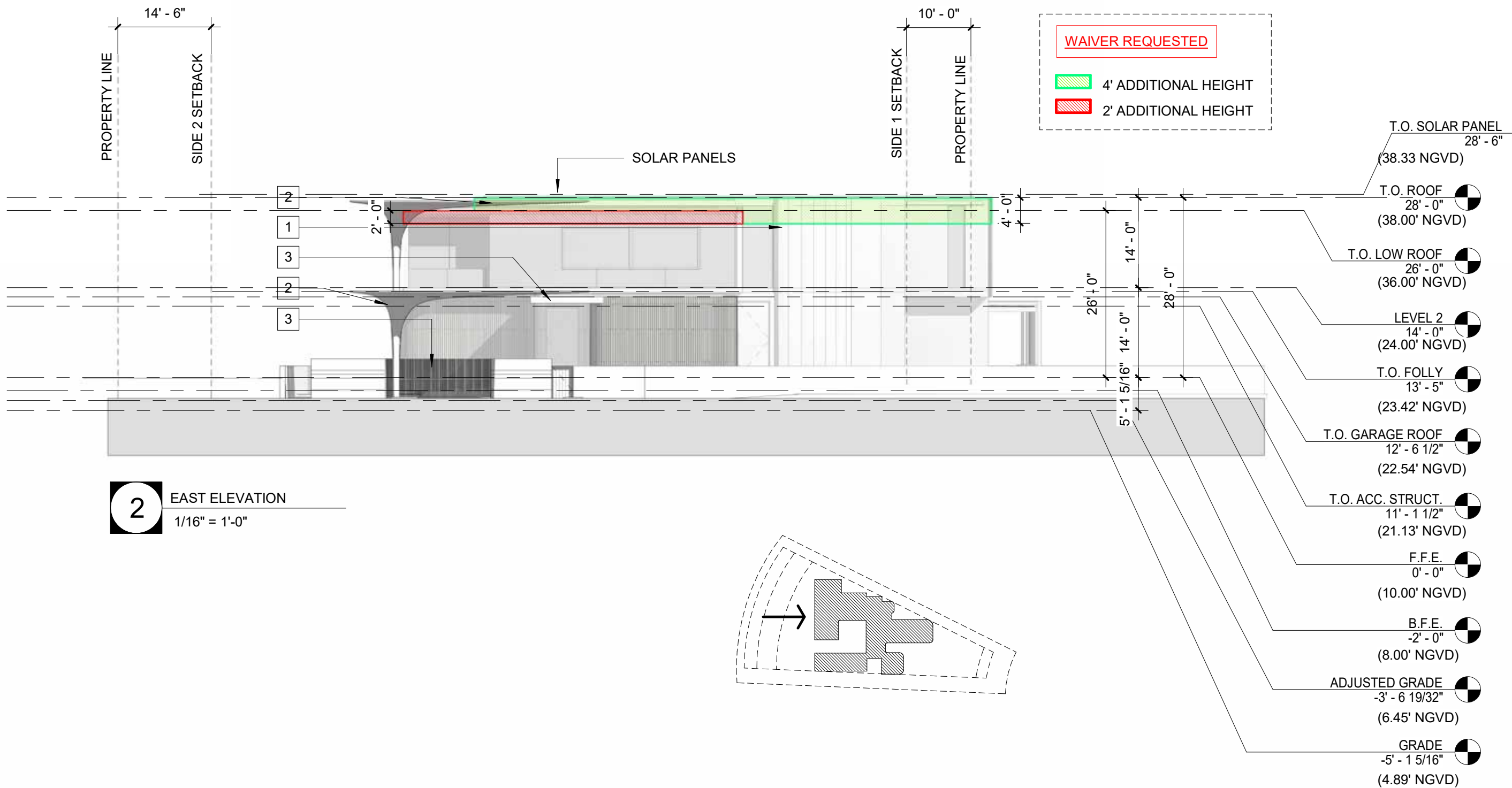


**WAIVER REQUESTED**

4' ADDITIONAL HEIGHT

2' ADDITIONAL HEIGHT

**1** Roof Plan  
 1" = 20'-0"  
 N<sup>14.65°</sup>

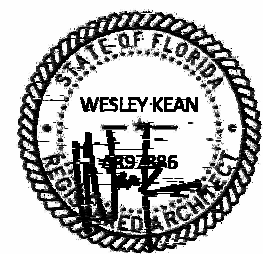


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Issue Date	
Project #	Project Number



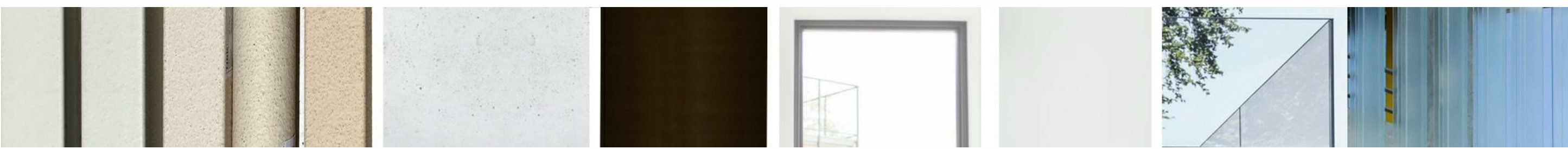
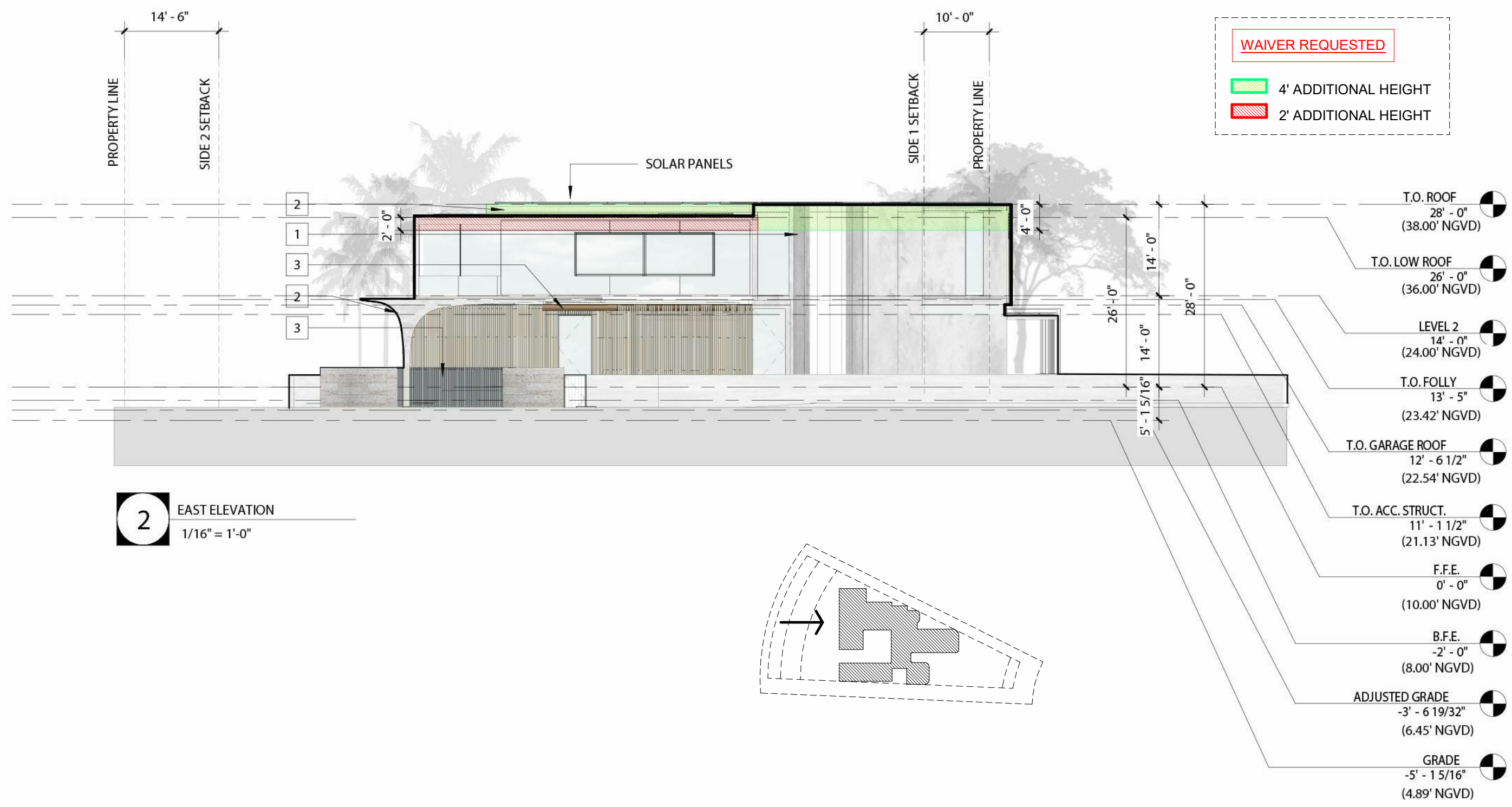
1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME IMPACT WINDOW      5. MOONLITHIC FLOORING      6. GLASS RAILING      7. TRANSPARENT VERTICAL FINNS

ELEVATION  
**Z-201**

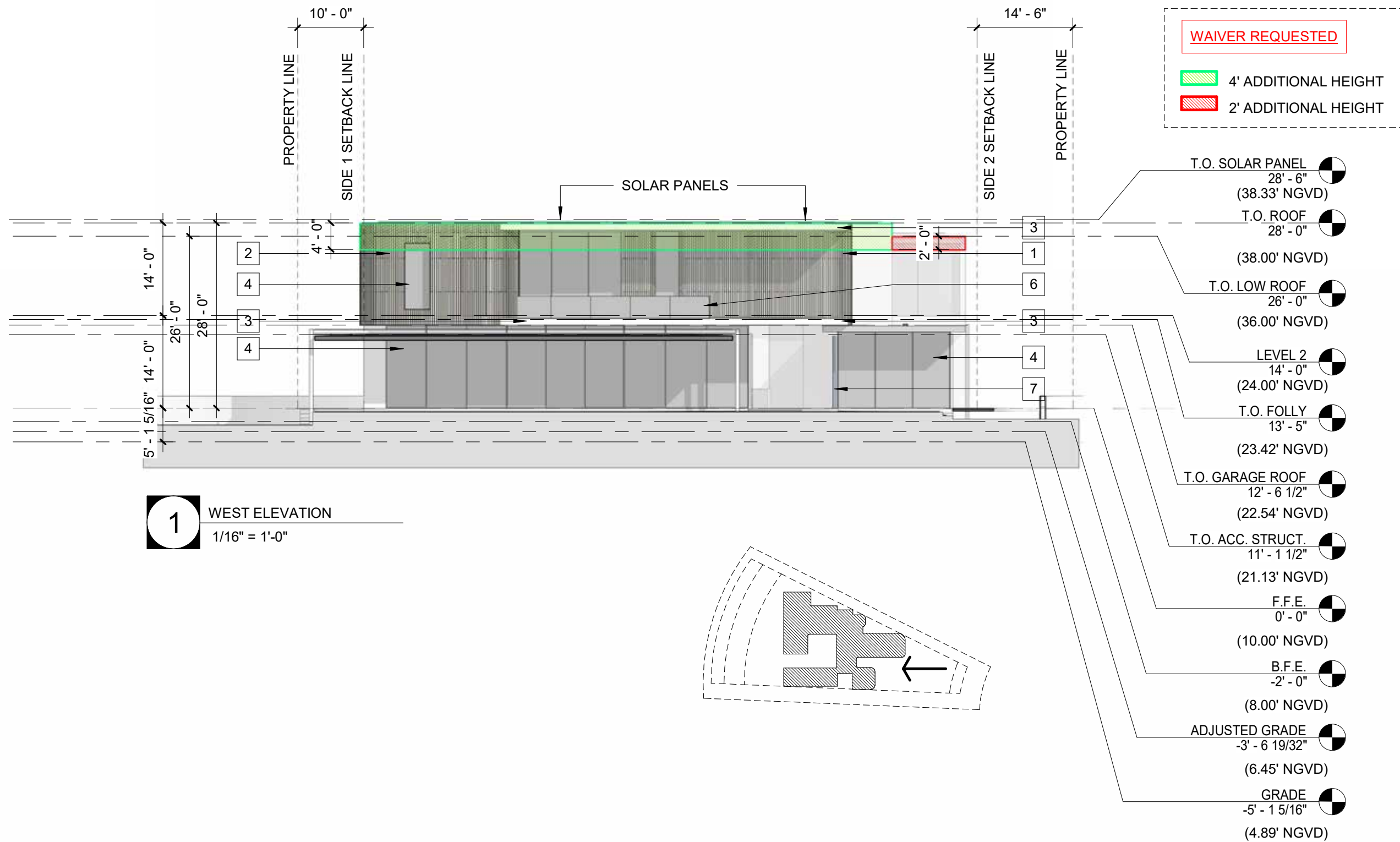


Scale	As indicated
Issue Date	
Project #	Project Number

**COLORED ELEVATION**  
**Z-201.1**



1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME IMPACT WINDOW      5. MOONLITHIC FLOORING      6. GLASS RAILING      7. TRANSPARENT VERTICAL FINNS



1. DECORATIVE SCREEN



2. SMOOTH CONCRETE



3. METAL ACCENT FINISH



4. ALUMINUM FRAME  
IMPACT WINDOW



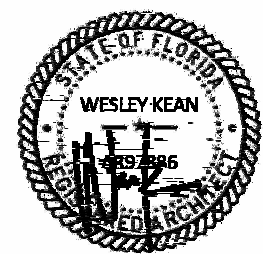
5. MOONLITHIC  
FLOORING



6. GLASS RAILING



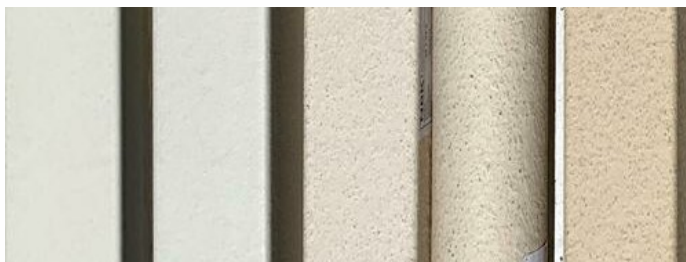
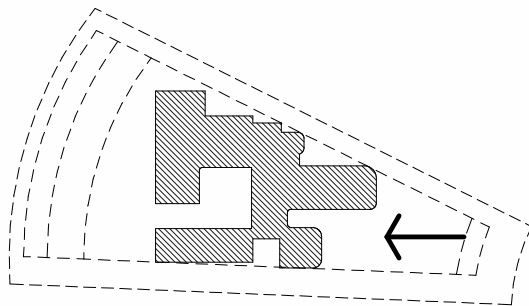
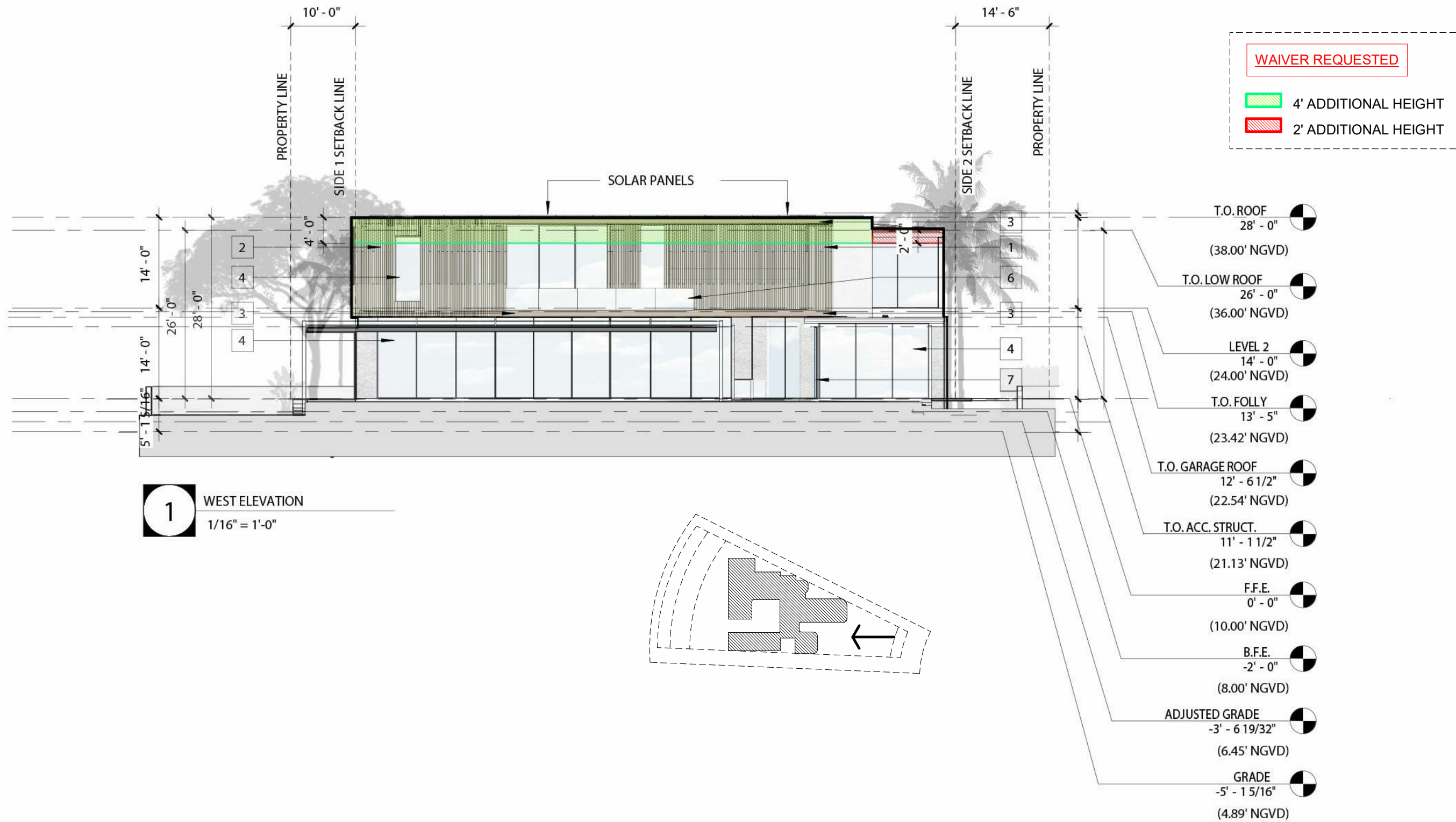
7. TRANSPARENT  
VERTICAL FINS



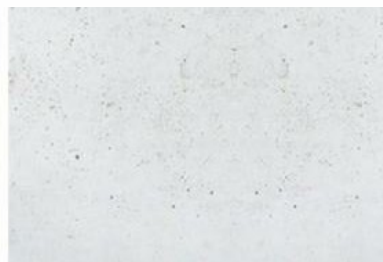
Scale	As indicated
Issue Date	
Project #	Project Number

ELEVATION

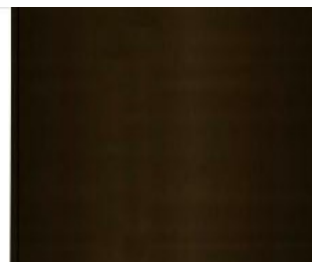
**Z-202**



1. DECORATIVE SCREEN



2. SMOOTH CONCRETE



3. METAL ACCENT FINISH



4. ALUMINUM FRAME  
IMPACT WINDOW



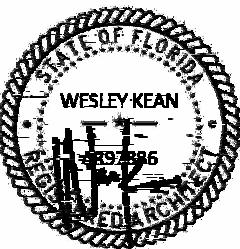
5. MOONLITHIC  
FLOORING



6. GLASS RAILING



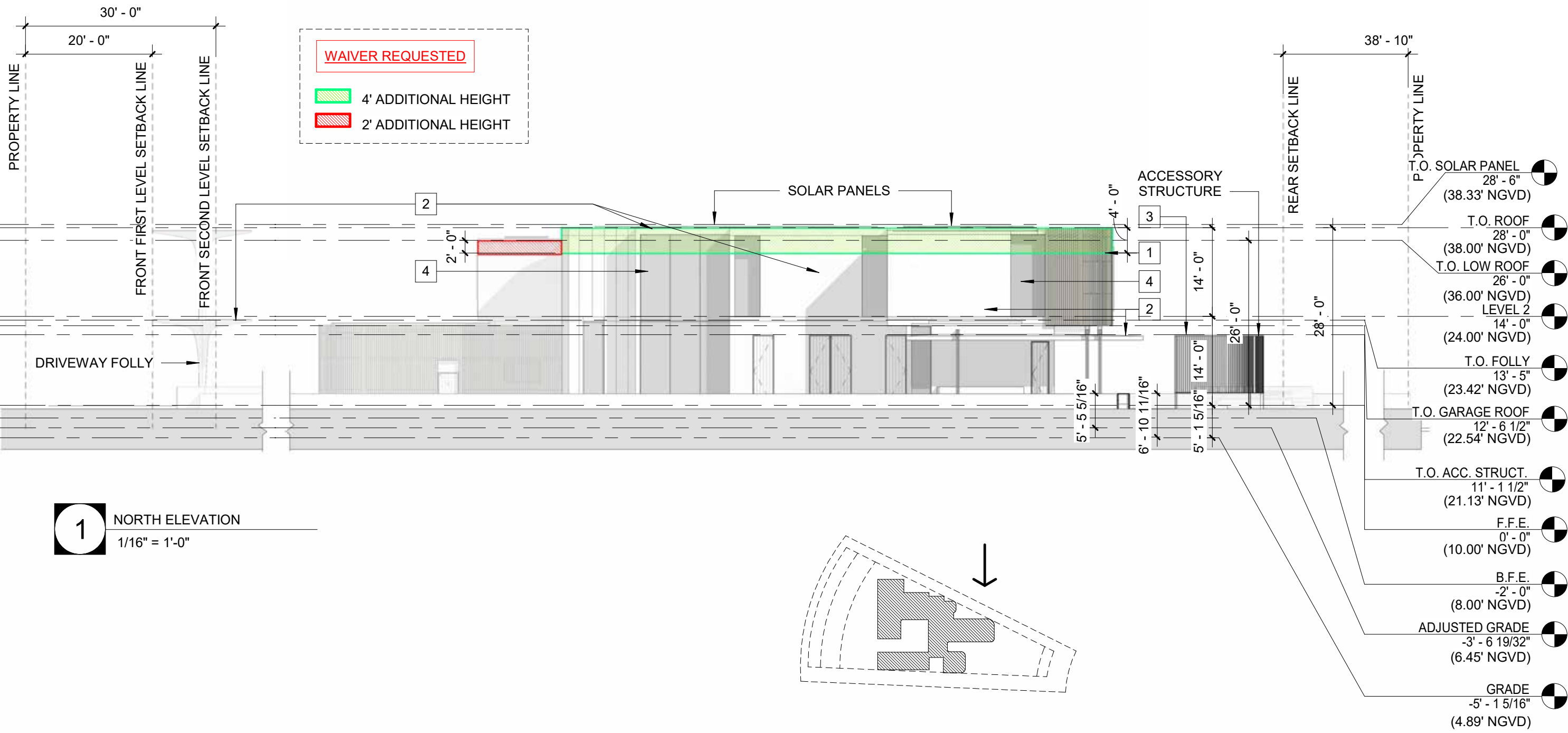
7. TRANSPARENT  
VERTICAL FINNS



Scale	As indicated
Issue Date	
Project #	Project Number

**COLORED  
ELEVATION**

**Z-202.1**



**1** NORTH ELEVATION  
1/16" = 1'-0"

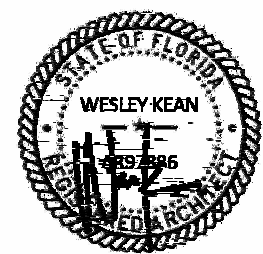
**WAIVER REQUESTED**

4' ADDITIONAL HEIGHT

2' ADDITIONAL HEIGHT

**KODA**  
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305.359.3669

Sunset Island Residence  
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Final Submittal 8-10-2020



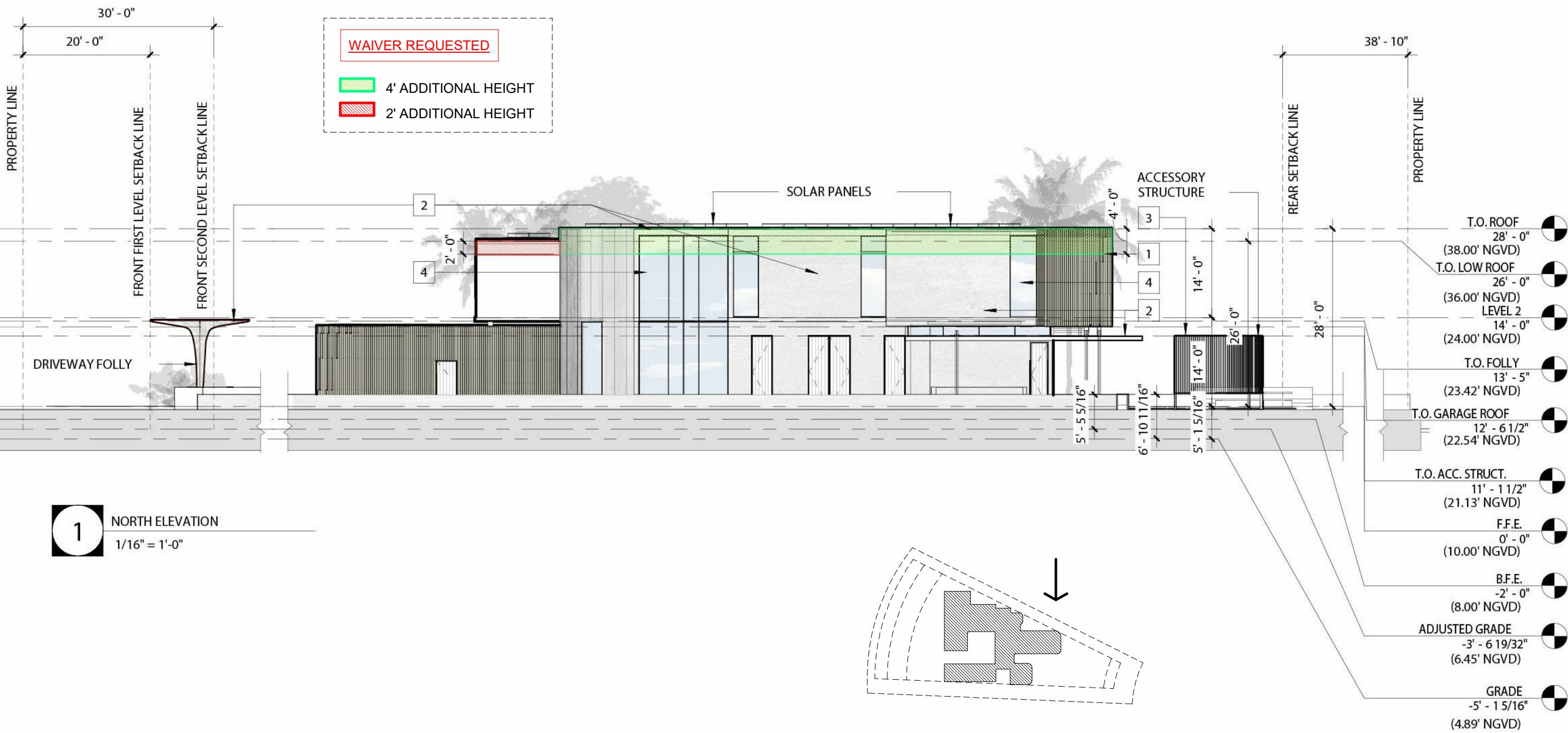
Scale	As indicated
Issue Date	
Project #	Project Number



1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME IMPACT WINDOW      5. MOONLITHIC FLOORING      6. GLASS RAILING      7. TRANSPARENT VERTICAL FINIS

ELEVATION

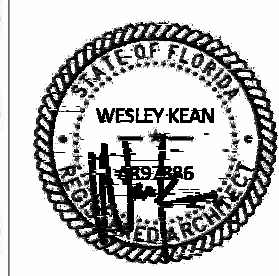
**Z-203**



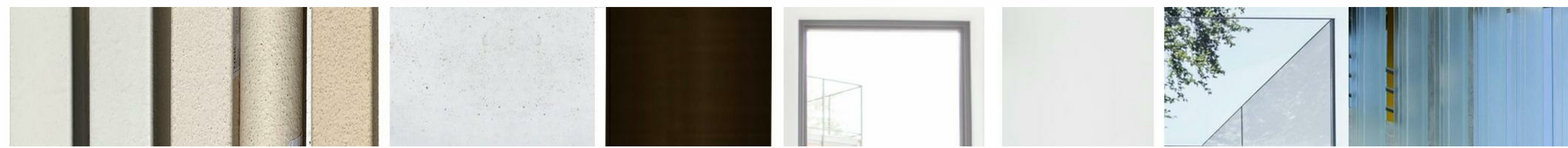
**1** NORTH ELEVATION  
1/16" = 1'-0"

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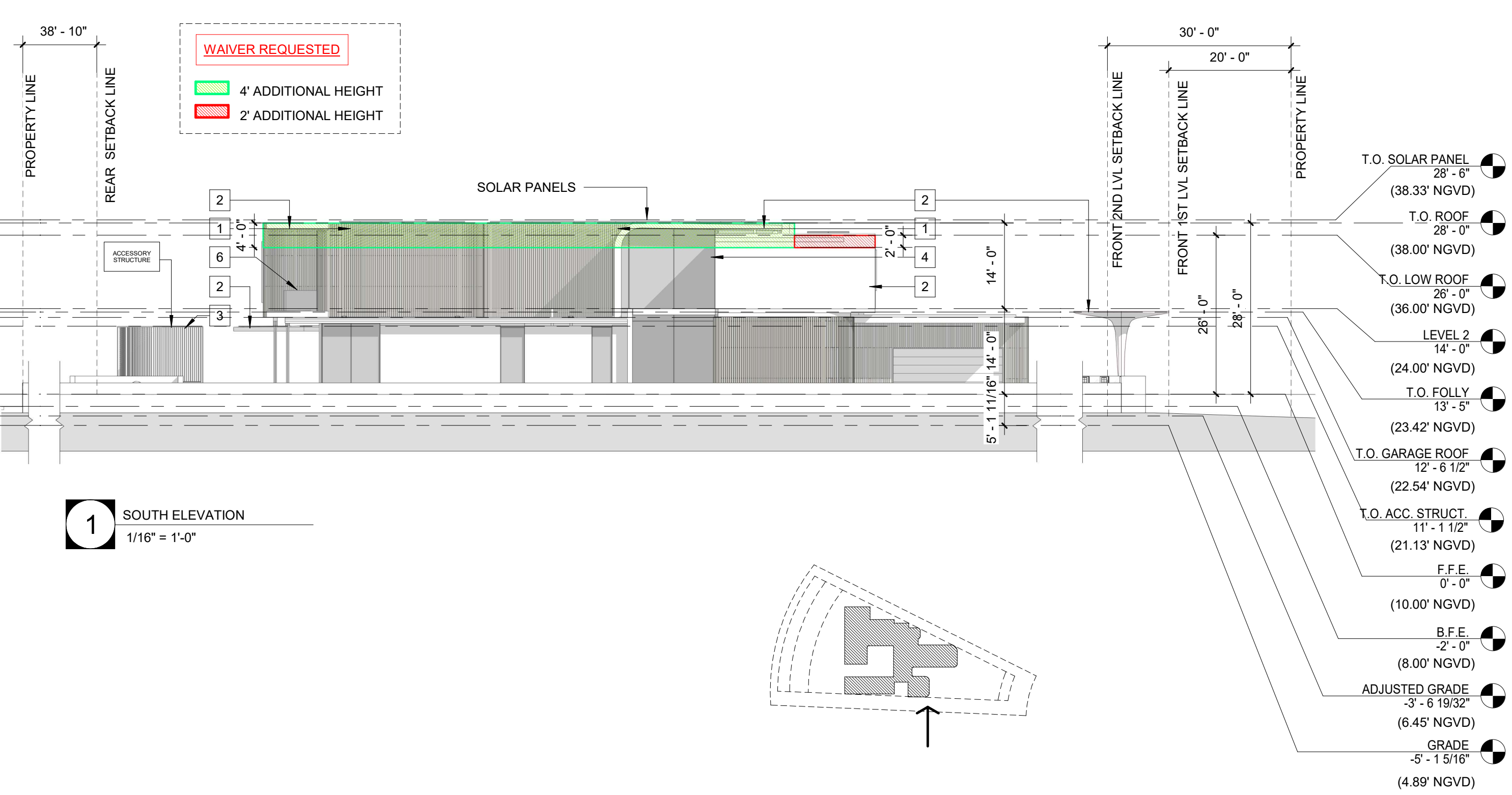


Scale	As indicated
Issue Date	
Project #	Project Number



1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME IMPACT WINDOW      5. MOONLITHIC FLOORING      6. GLASS RAILING      7. TRANSPARENT VERTICAL FINNS

COLORED ELEVATION  
**Z-203.1**



**1** SOUTH ELEVATION  
1/16" = 1'-0"

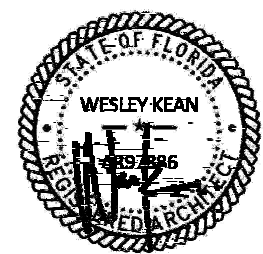
**WAIVER REQUESTED**

4' ADDITIONAL HEIGHT

2' ADDITIONAL HEIGHT

**KODA**  
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Scale	As indicated
Issue Date	
Project #	Project Number

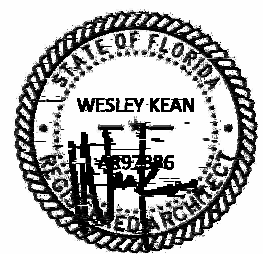


1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME IMPACT WINDOW      5. MOONLITHIC FLOORING      6. GLASS RAILING      7. TRANSPARENT VERTICAL FINNS

ELEVATION

**Z-204**





Scale	As indicated
Issue Date	
Project #	Project Number

**COLORED ELEVATION**

**WAIVER REQUESTED**

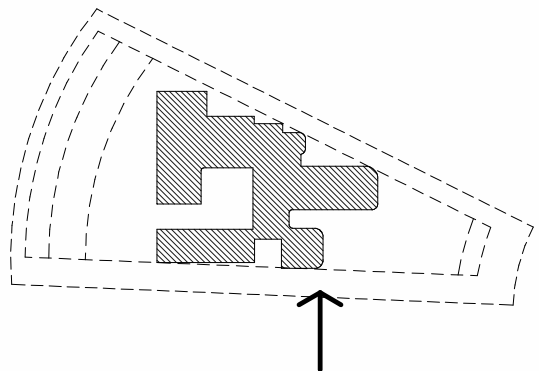
4' ADDITIONAL HEIGHT  
 2' ADDITIONAL HEIGHT

38' - 10"  
 PROPERTY LINE  
 REAR SETBACK LINE

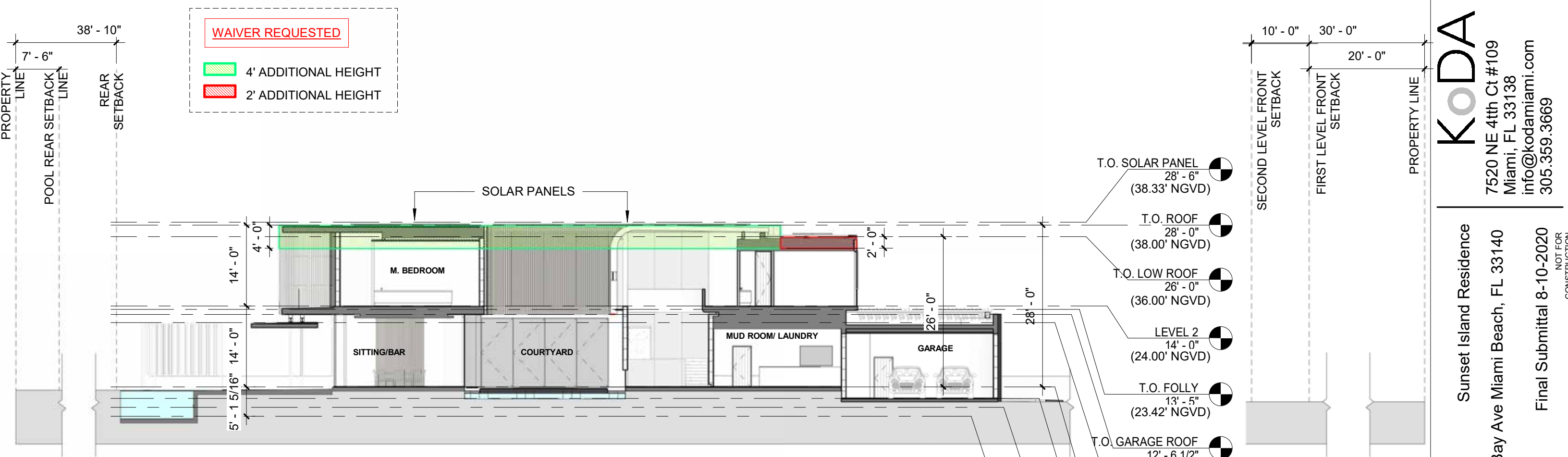
30' - 0"  
 20' - 0"  
 PROPERTY LINE  
 FRONT 2ND LVL SETBACK LINE  
 FRONT 1ST LVL SETBACK LINE



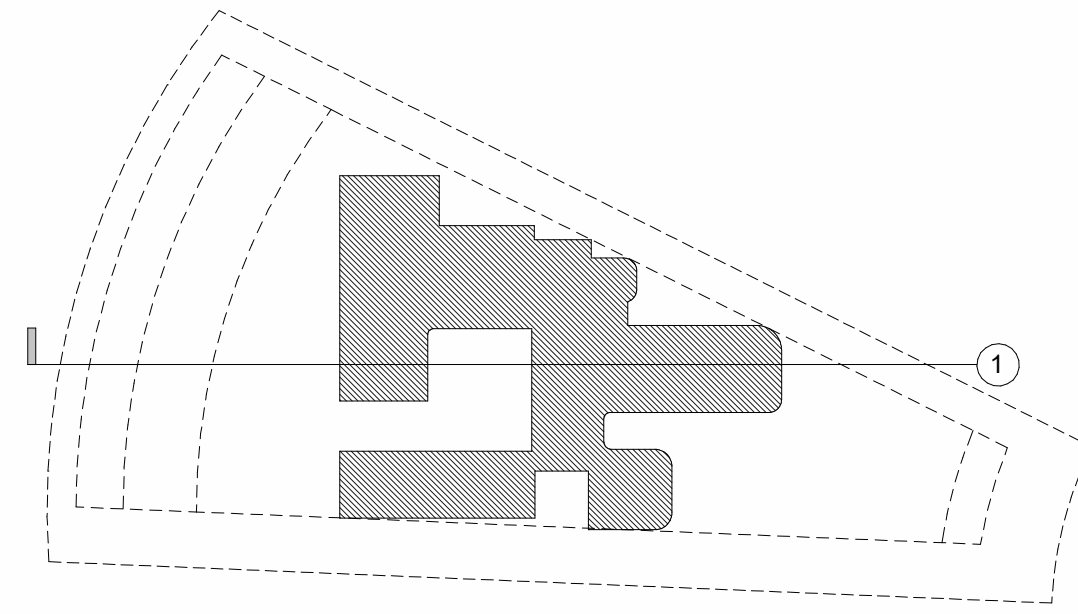
**1** SOUTH ELEVATION  
 1/16" = 1'-0"



1. DECORATIVE SCREEN      2. SMOOTH CONCRETE      3. METAL ACCENT FINISH      4. ALUMINUM FRAME      5. MOONLITHIC      6. GLASS RAILING      7. TRANSPARENT

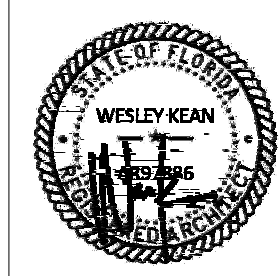


**1** SECTION 1  
 1/16" = 1'-0"



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 305.359.3669

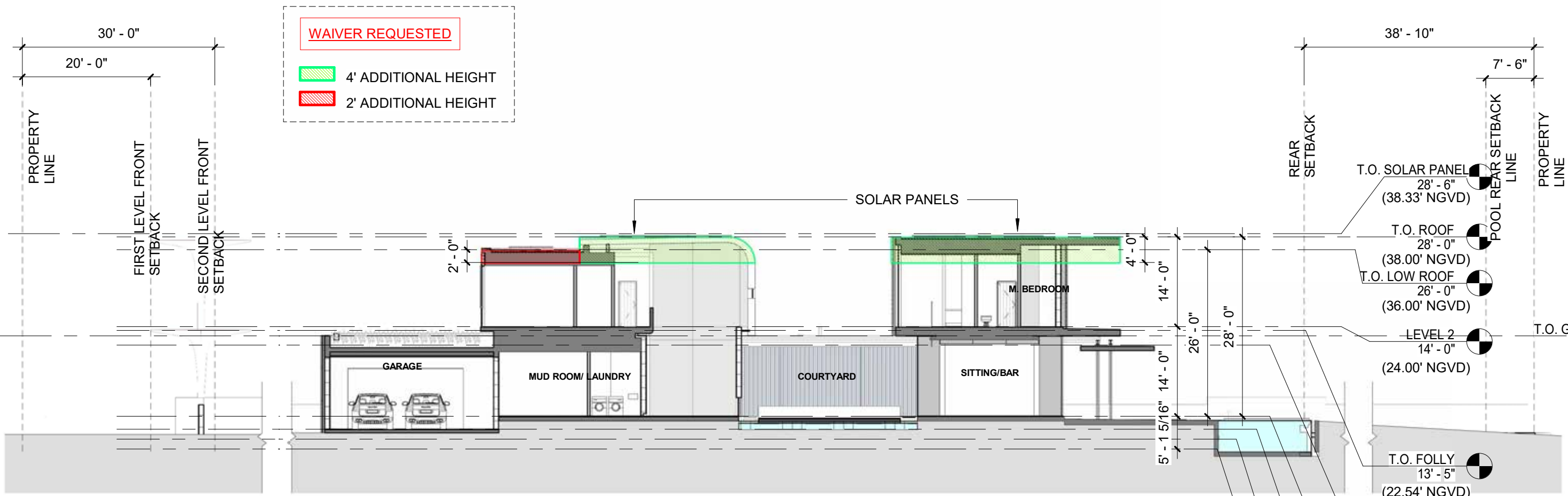
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Scale	As indicated
Issue Date	
Project #	Project Number

**BUILDING SECTION**

**Z-301**

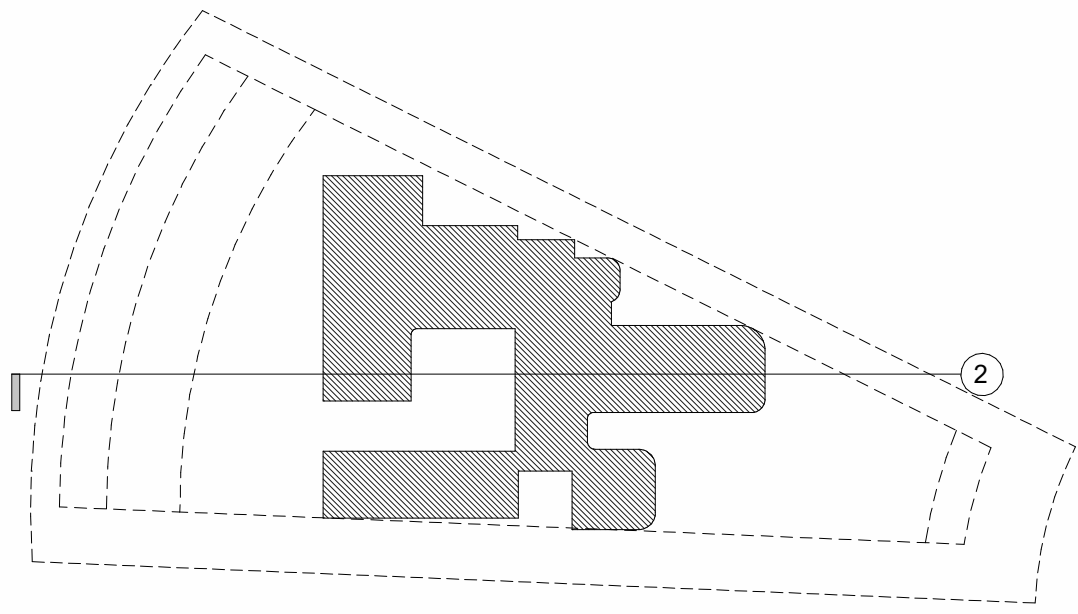


**WAIVER REQUESTED**

4' ADDITIONAL HEIGHT

2' ADDITIONAL HEIGHT

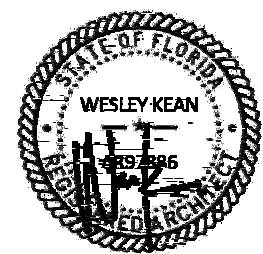
**1** SECTION 2  
1/16" = 1'-0"



- T.O. SOLAR PANEL 28' - 6" (38.33' NGVD)
- T.O. ROOF 28' - 0" (38.00' NGVD)
- T.O. LOW ROOF 26' - 0" (36.00' NGVD)
- LEVEL 2 14' - 0" (24.00' NGVD)
- T.O. GARAGE ROOF 12' - 1 1/2"
- T.O. FOLLY 13' - 5" (22.54' NGVD)
- T.O. ACC. STRUCT. 11' - 1 1/2" (21.13' NGVD)
- F.F.E. 0' - 0" (10.00' NGVD)
- B.F.E. -2' - 0" (8.00' NGVD)
- ADJUSTED GRADE -3' - 6 19/32" (6.45' NGVD)
- GRADE -5' - 1 5/16" (4.89' NGVD)

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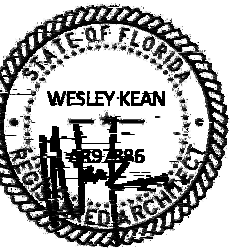
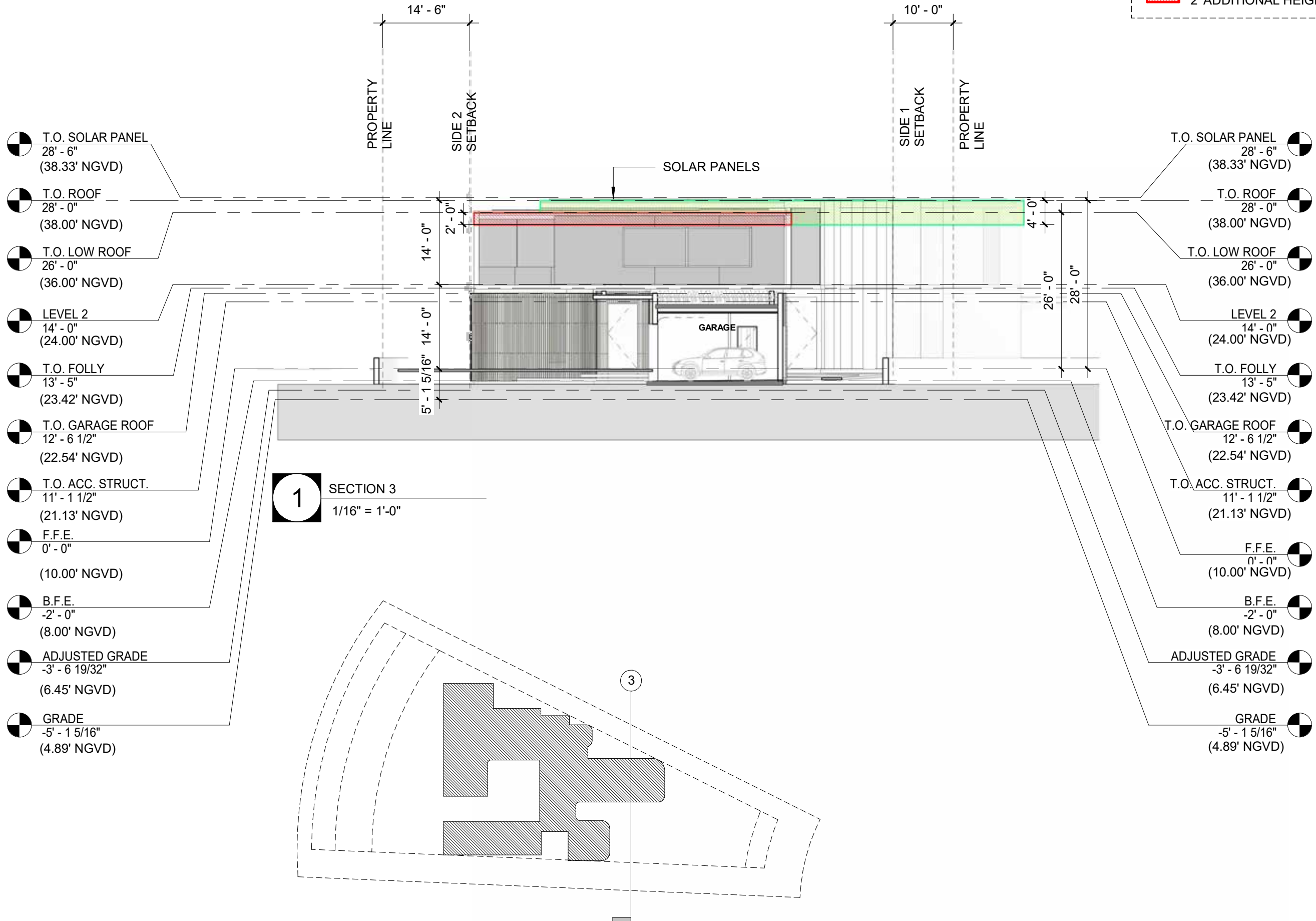
**BUILDING SECTION**

**Z-302**

WAIVER REQUESTED

4' ADDITIONAL HEIGHT

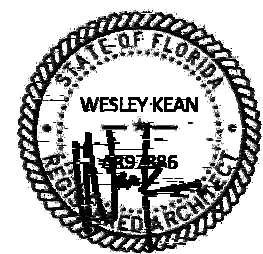
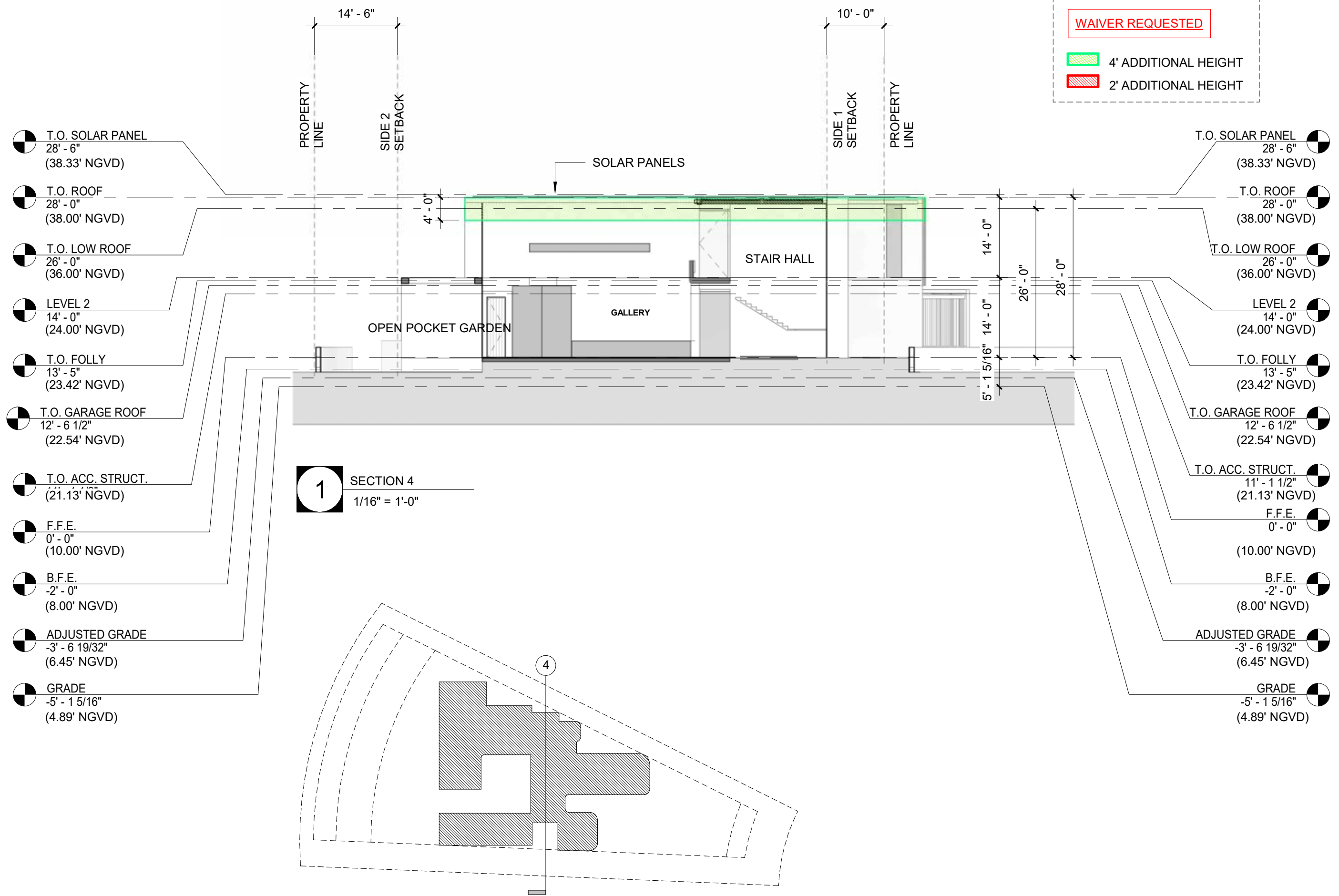
2' ADDITIONAL HEIGHT



Scale	As indicated
Issue Date	
Project #	Project Number

**BUILDING SECTION**

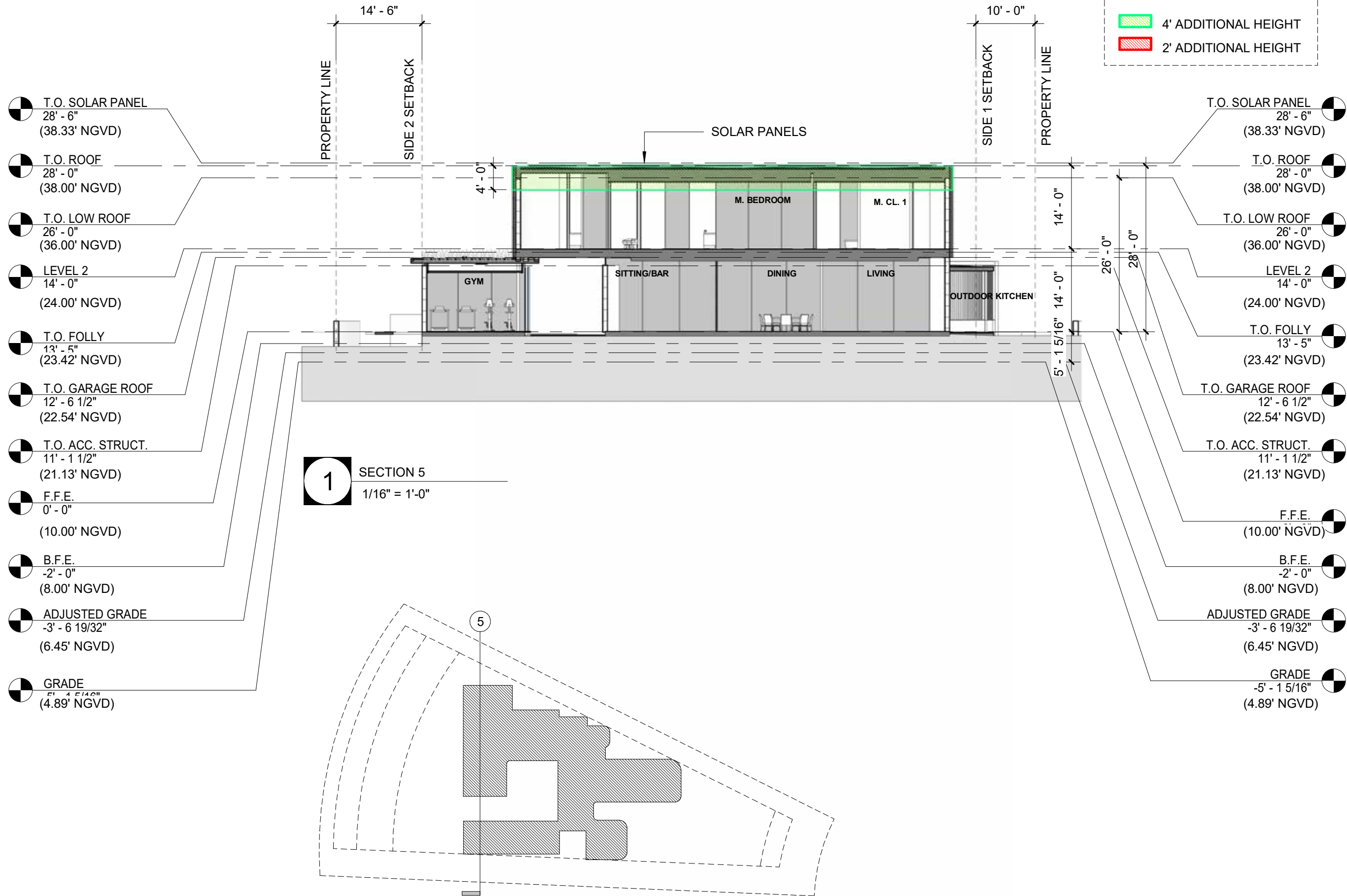
**Z-303**



Scale	As indicated
Issue Date	
Project #	Project Number

**BUILDING SECTION**

**Z-304**



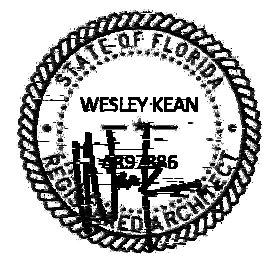
**WAIVER REQUESTED**

4' ADDITIONAL HEIGHT

2' ADDITIONAL HEIGHT

**KODA**  
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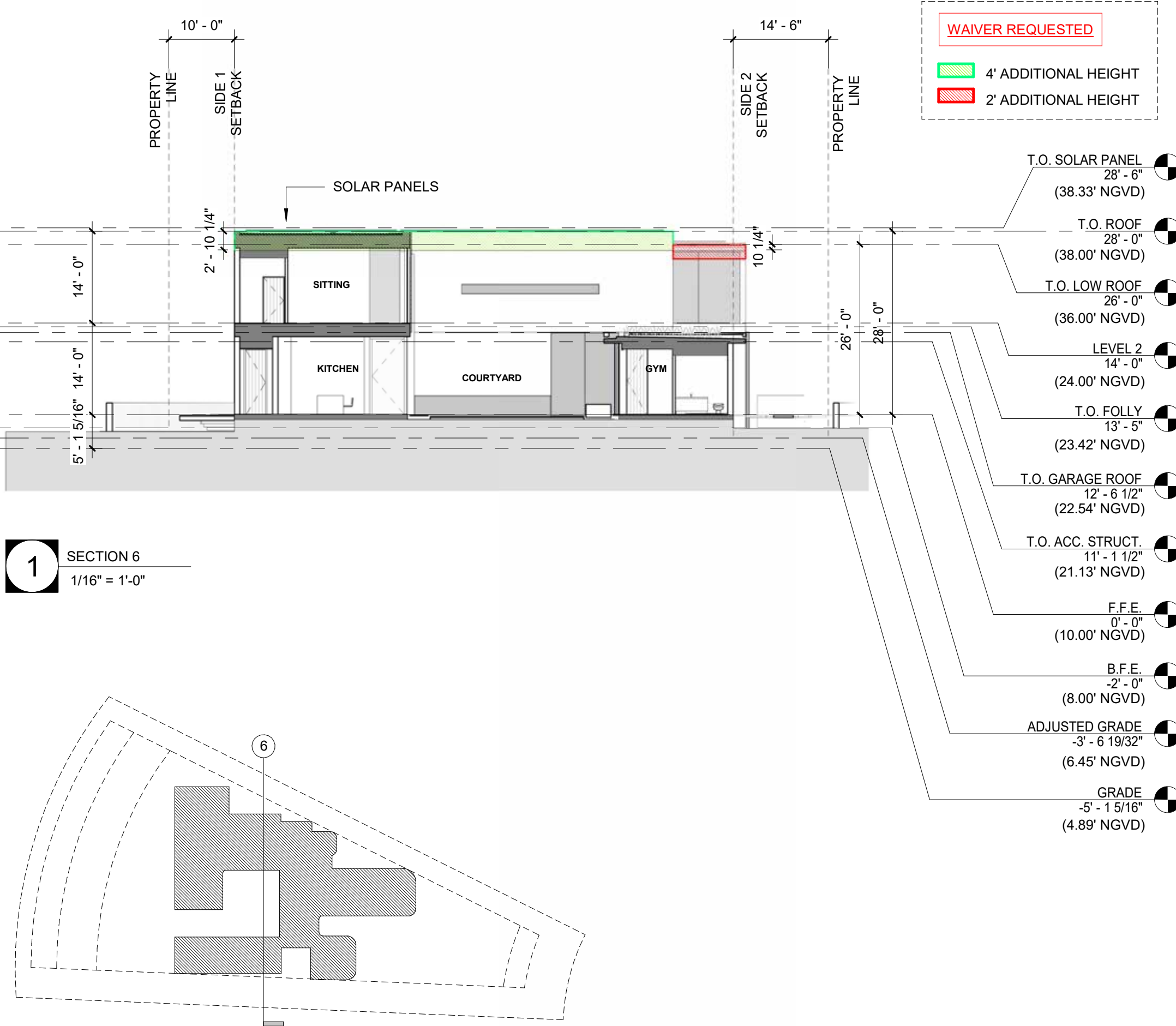
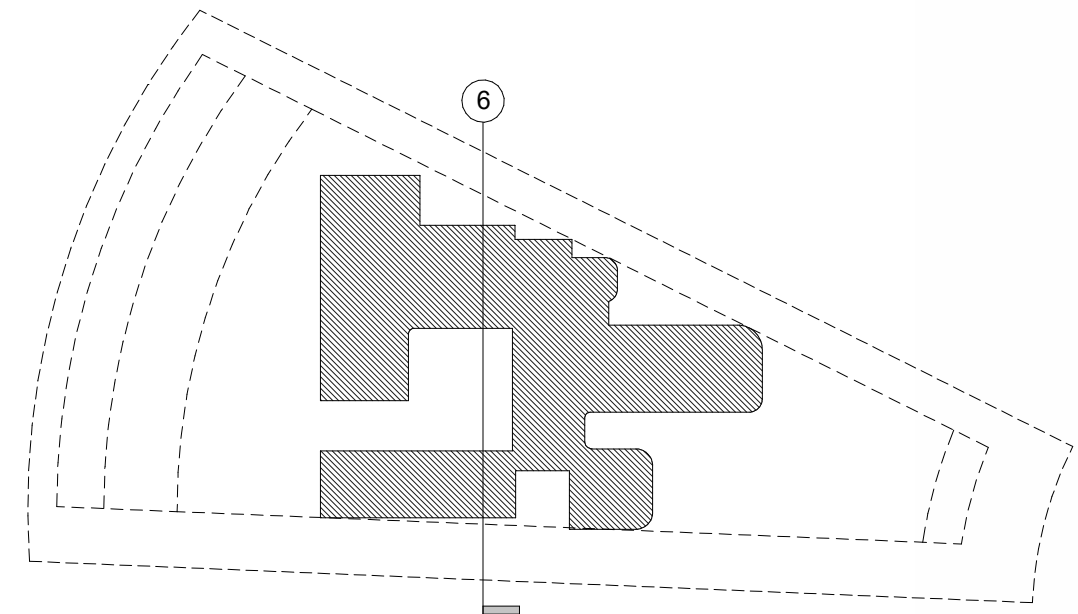
Scale	As indicated
Issue Date	
Project #	Project Number

**BUILDING SECTION**



**Z-305**












-  T.O. SOLAR PANEL  
28' - 6"  
(38.33' NGVD)
-  T.O. ROOF  
28' - 0"  
(38.00' NGVD)
-  T.O. LOW ROOF  
26' - 0"  
(36.00' NGVD)
-  LEVEL 2  
14' - 0"  
(24.00' NGVD)
-  T.O. FOLLY  
13' - 5"  
(23.42' NGVD)
-  T.O. GARAGE ROOF  
12' - 6 1/2"  
(22.54' NGVD)
-  T.O. ACC. STRUCT.  
11' - 1 1/2"  
(21.13' NGVD)
-  F.F.E.  
0' - 0"  
(10.00' NGVD)
-  B.F.E.  
-2' - 0"  
(8.00' NGVD)
-  ADJUSTED GRADE  
-3' - 6 19/32"  
(6.45' NGVD)
-  GRADE  
-5' - 1 5/16"  
(4.89' NGVD)

**1** SECTION 6  
1/16" = 1'-0"



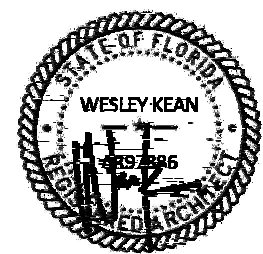
**WAIVER REQUESTED**

-  4' ADDITIONAL HEIGHT
-  2' ADDITIONAL HEIGHT

-  T.O. SOLAR PANEL  
28' - 6"  
(38.33' NGVD)
-  T.O. ROOF  
28' - 0"  
(38.00' NGVD)
-  T.O. LOW ROOF  
26' - 0"  
(36.00' NGVD)
-  LEVEL 2  
14' - 0"  
(24.00' NGVD)
-  T.O. FOLLY  
13' - 5"  
(23.42' NGVD)
-  T.O. GARAGE ROOF  
12' - 6 1/2"  
(22.54' NGVD)
-  T.O. ACC. STRUCT.  
11' - 1 1/2"  
(21.13' NGVD)
-  F.F.E.  
0' - 0"  
(10.00' NGVD)
-  B.F.E.  
-2' - 0"  
(8.00' NGVD)
-  ADJUSTED GRADE  
-3' - 6 19/32"  
(6.45' NGVD)
-  GRADE  
-5' - 1 5/16"  
(4.89' NGVD)

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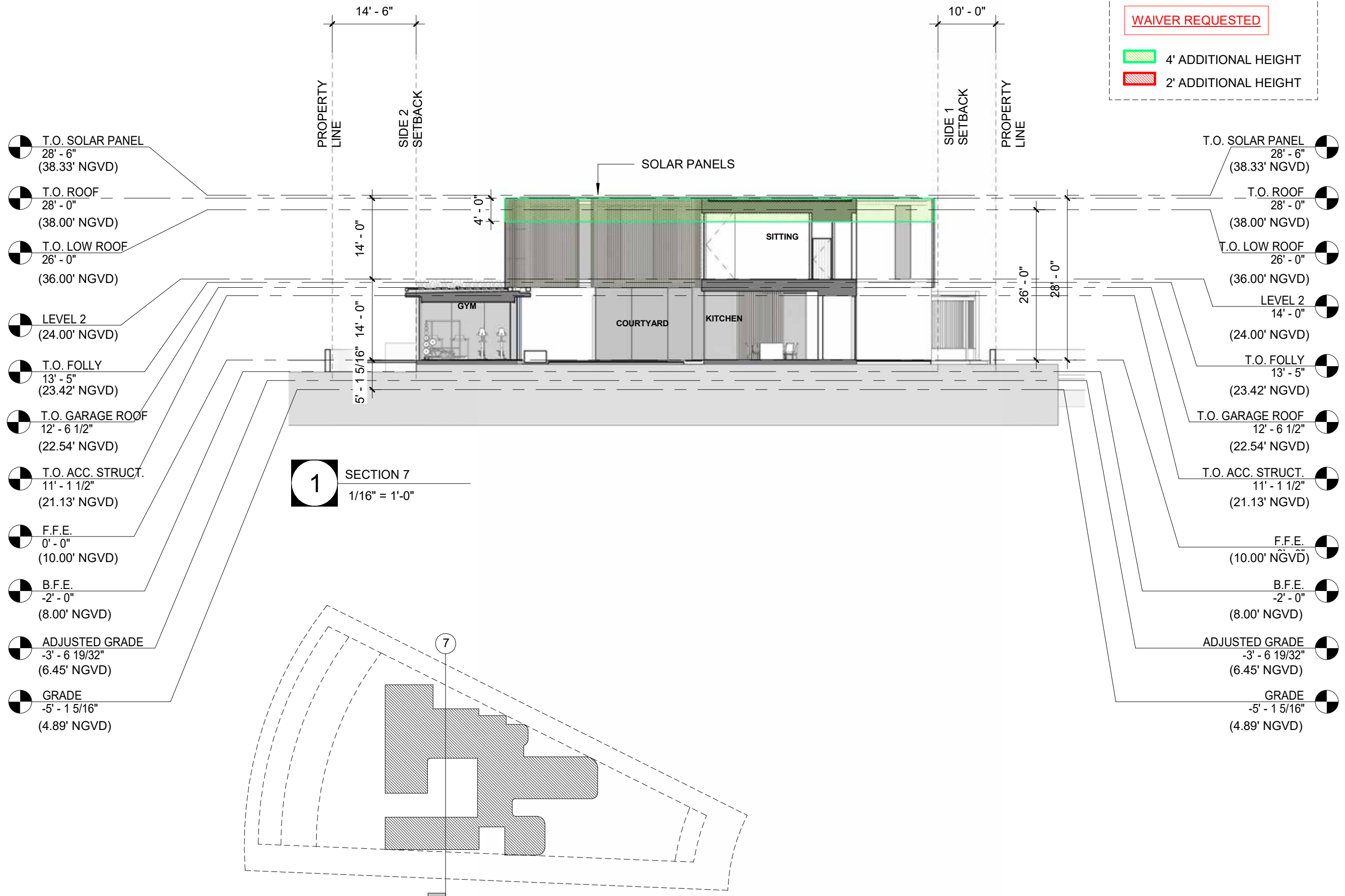
Sunset Island Residence  
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Scale	As indicated
Issue Date	
Project #	Project Number

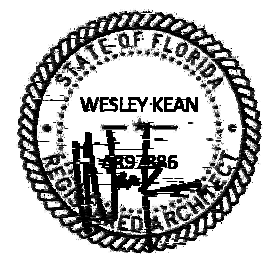
**BUILDING SECTION**

Z-306



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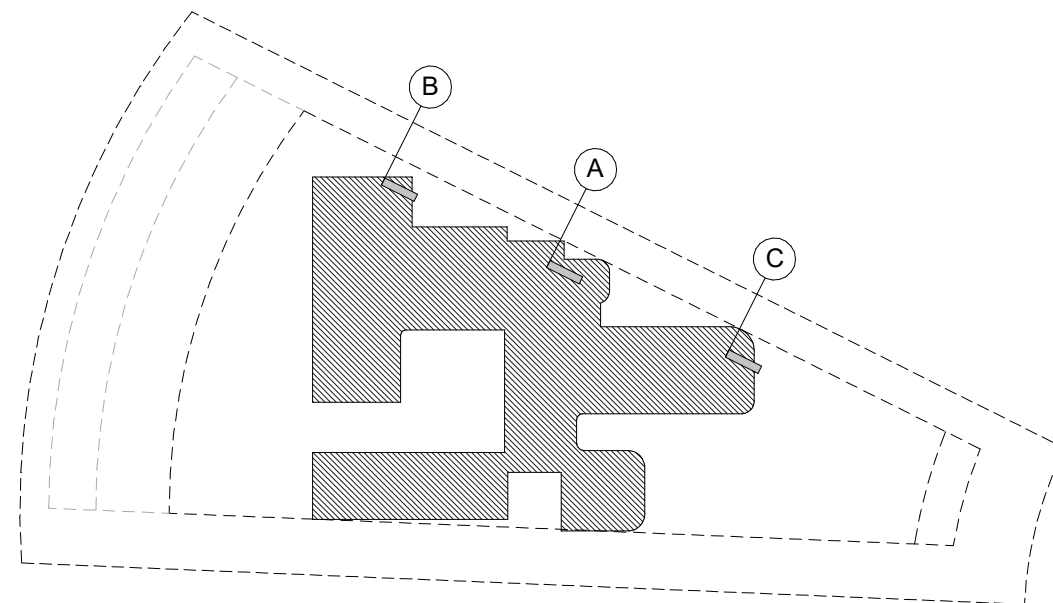
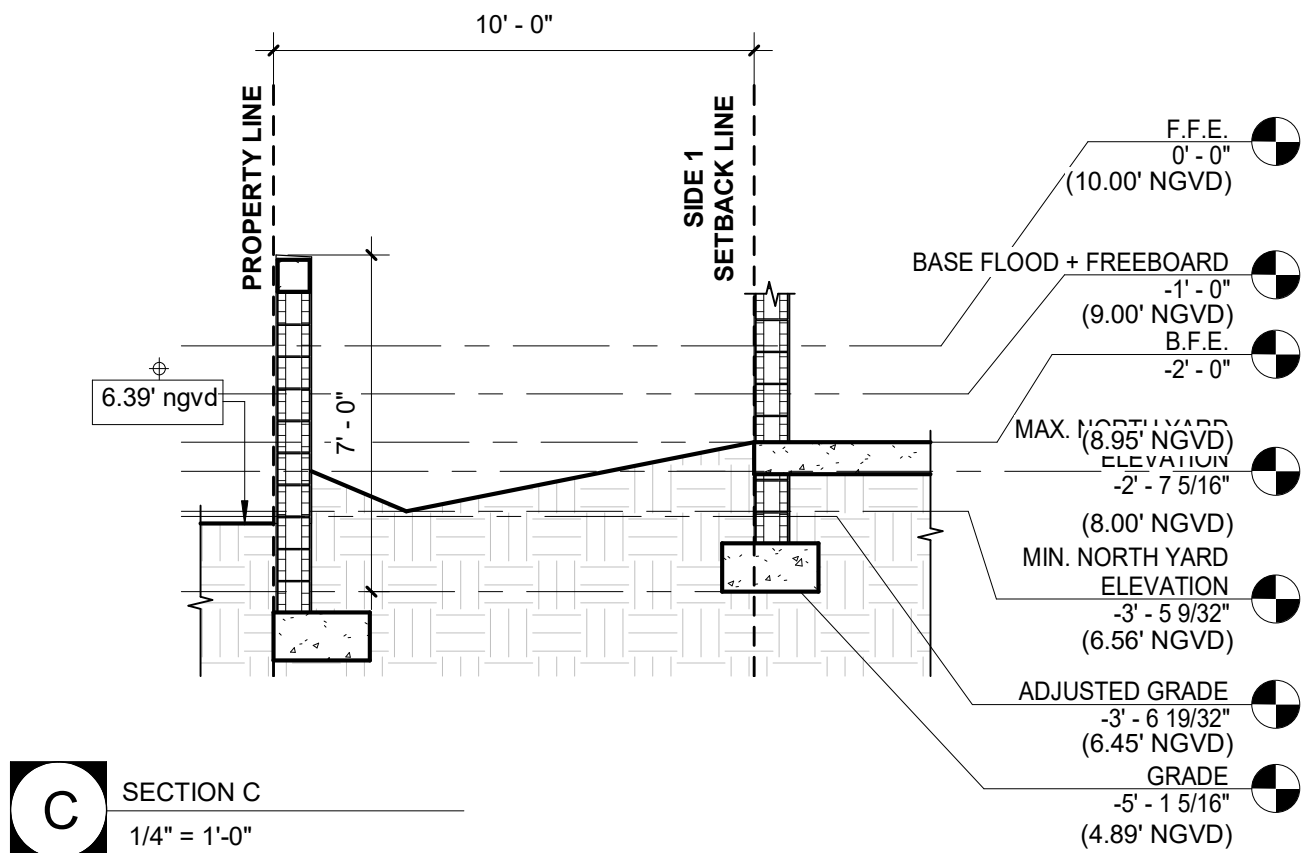
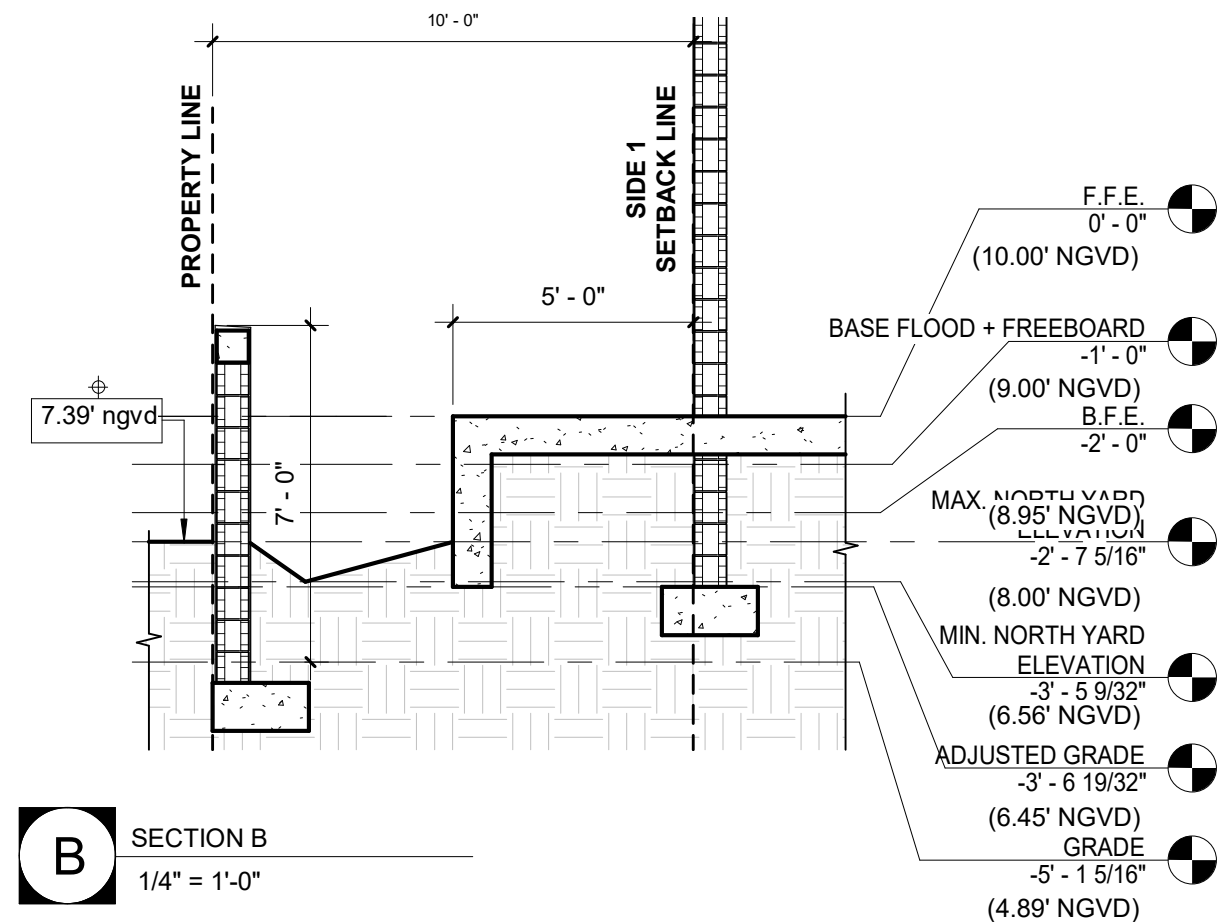
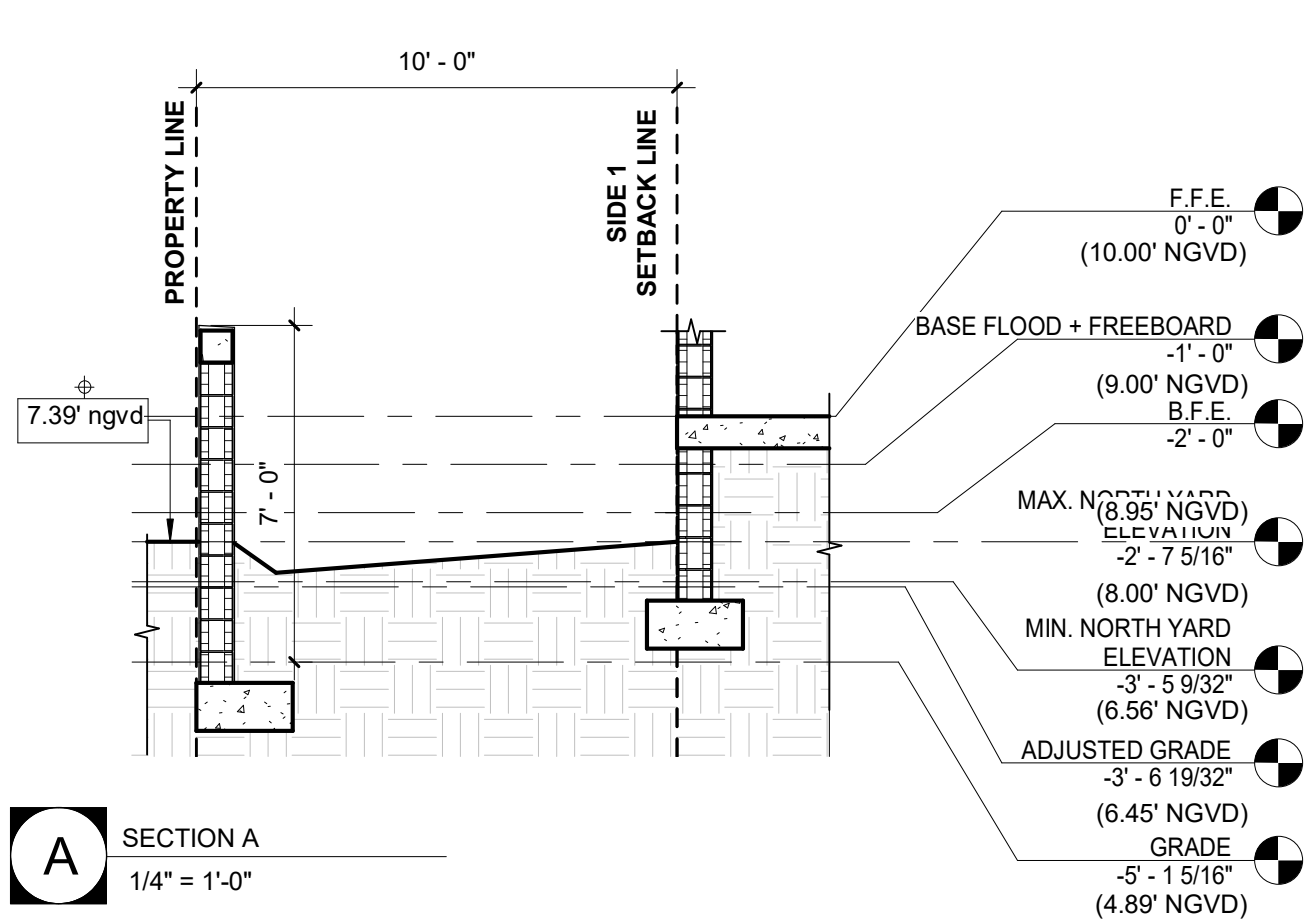


Scale	As indicated
Issue Date	
Project #	Project Number

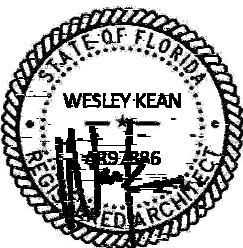
**BUILDING SECTION**

**Z-307**



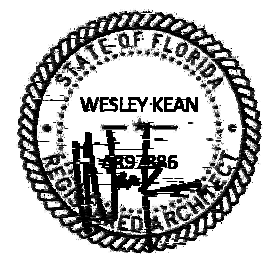


NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



Scale	As indicated
Issue Date	
Project #	Project Number

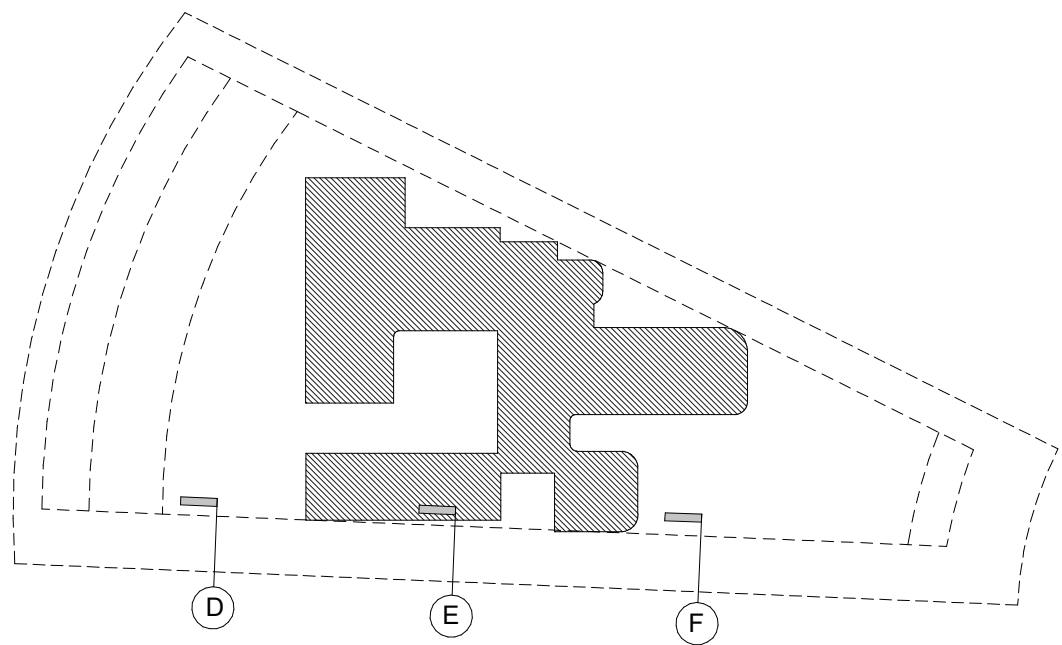
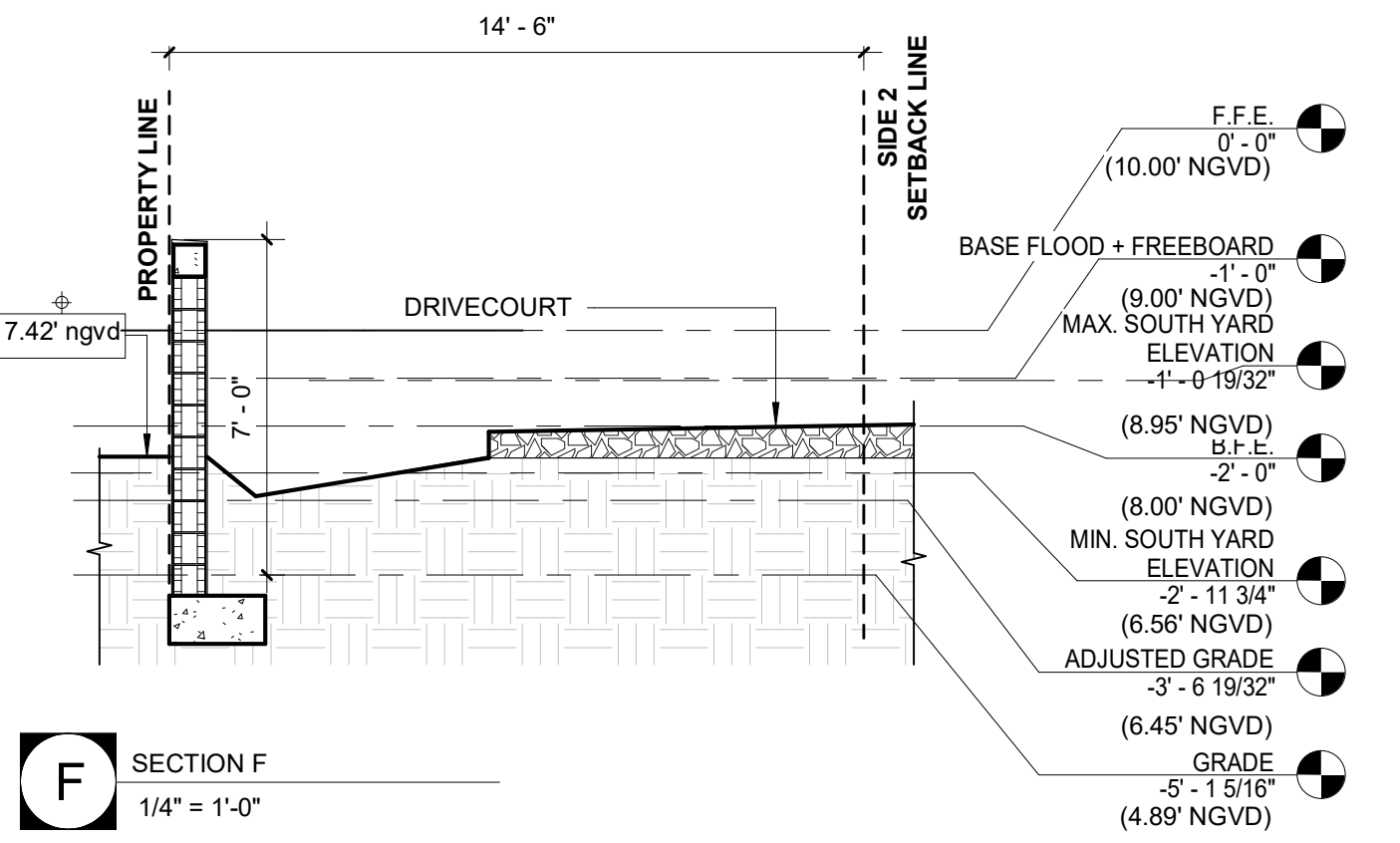
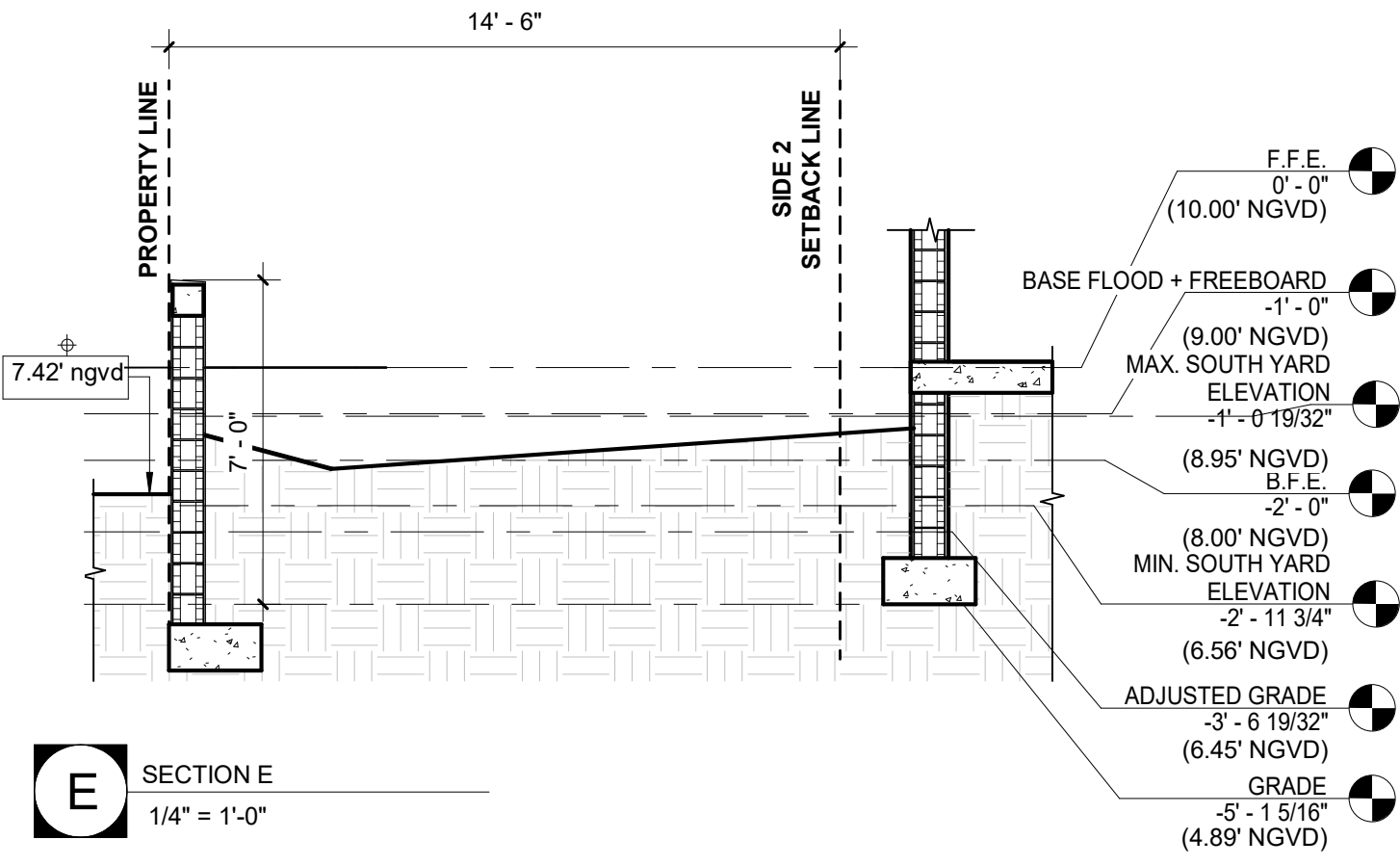
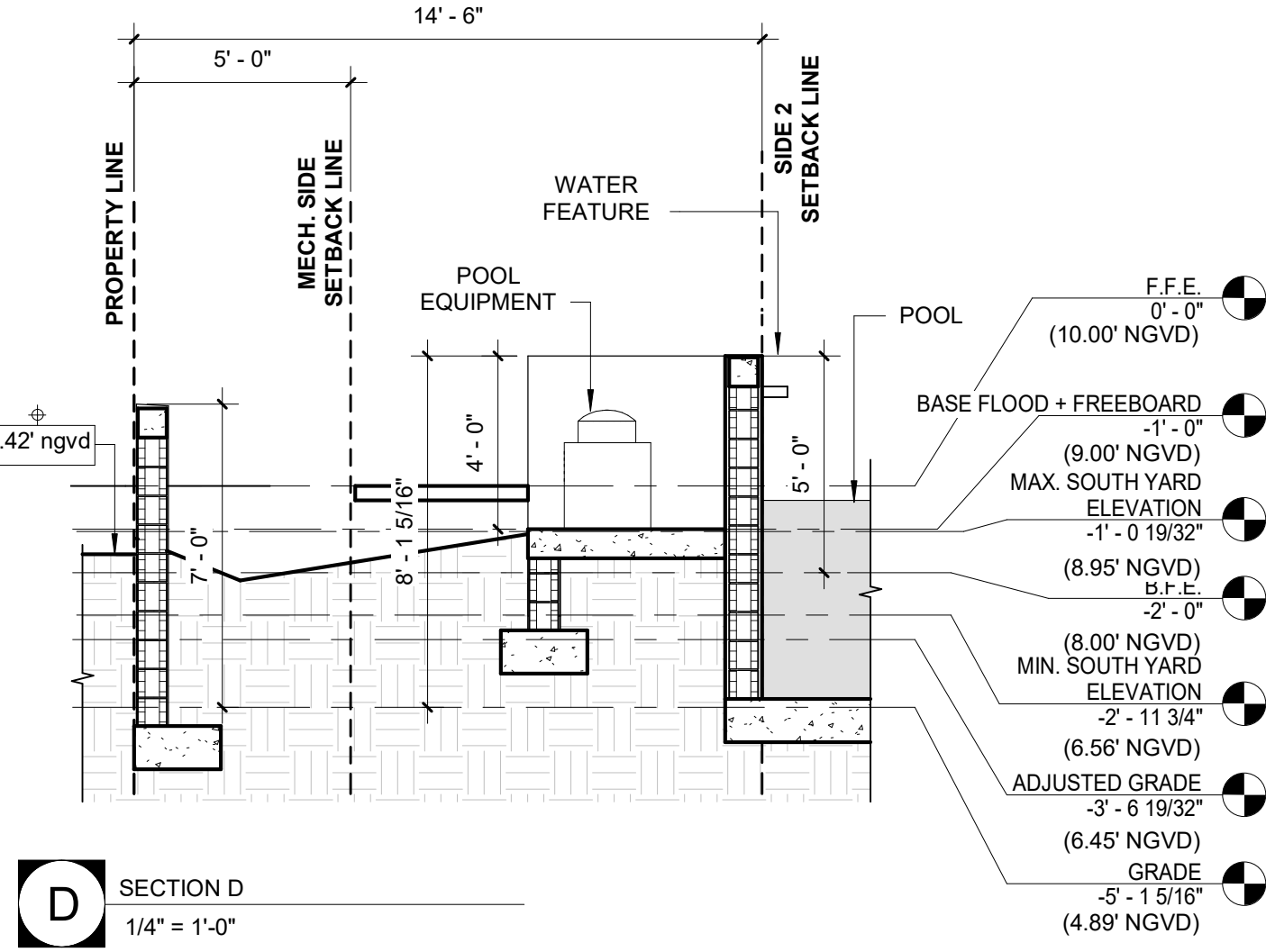
LOT LINE SECTIONS  
**Z-308**



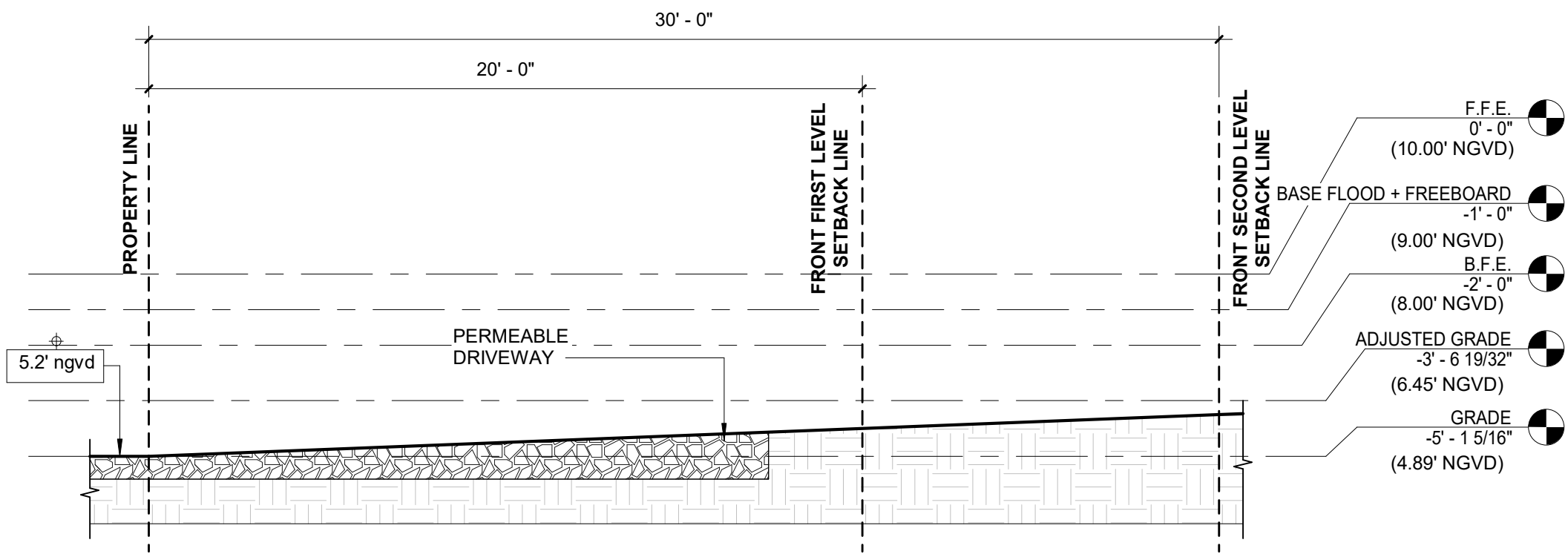
Scale	As indicated
Issue Date	
Project #	Project Number

**LOT LINE SECTIONS**

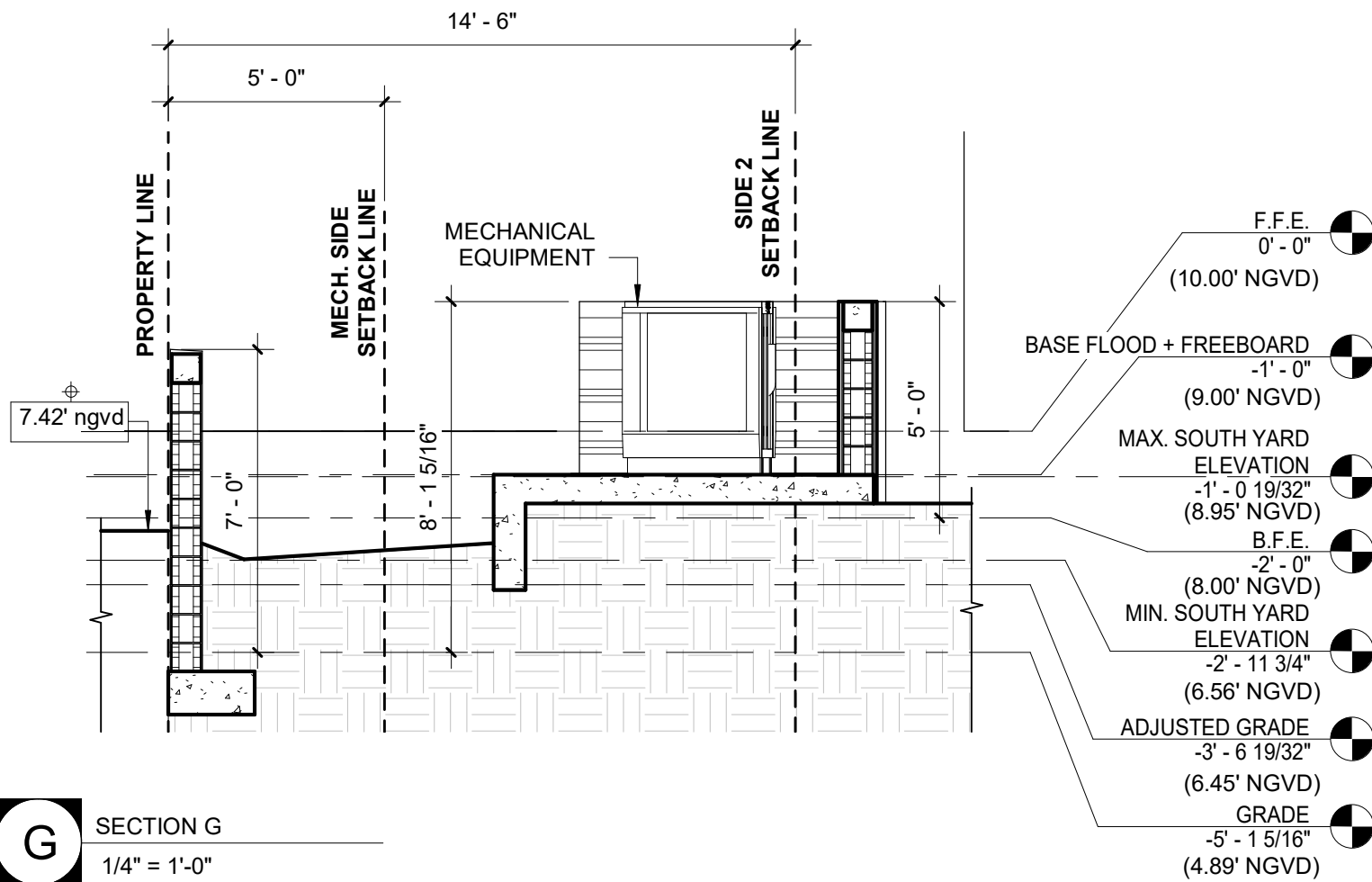
**Z-309**



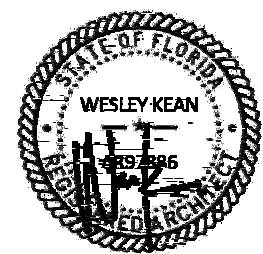
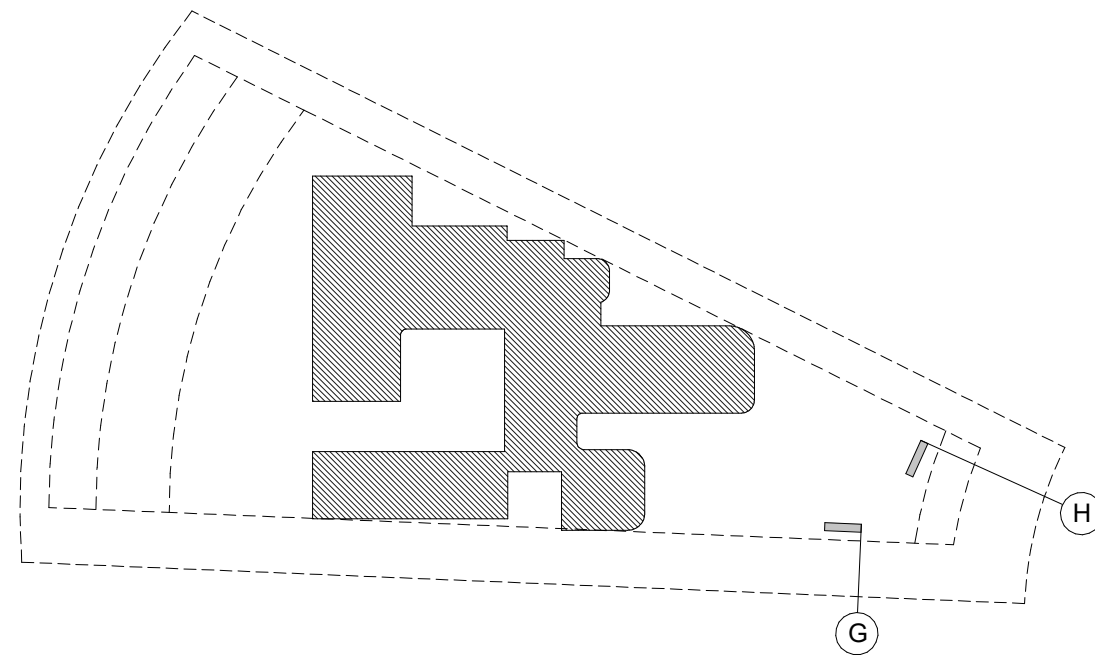
NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



**H** SECTION H  
1/4" = 1'-0"



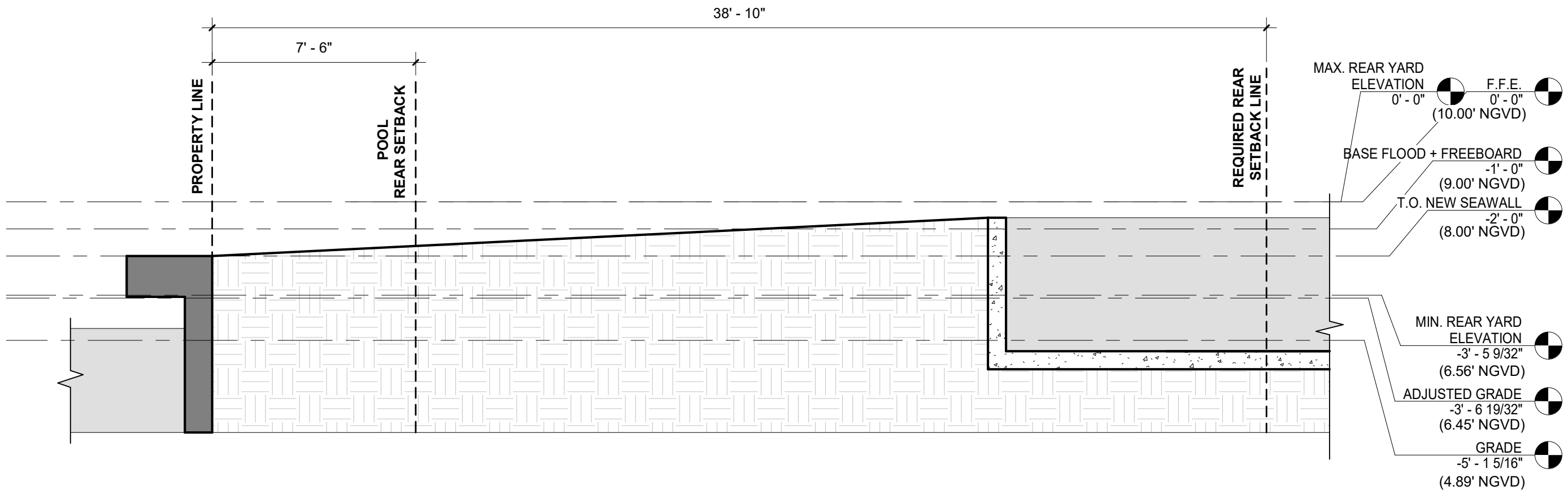
**G** SECTION G  
1/4" = 1'-0"



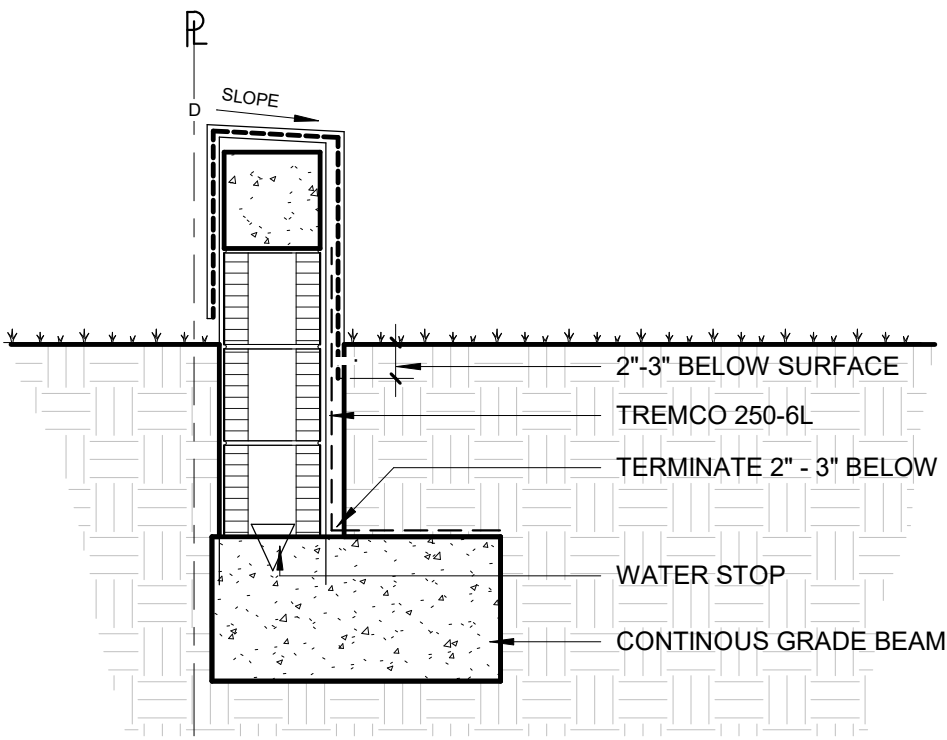
Scale	As indicated
Issue Date	
Project #	Project Number

**LOT LINE SECTIONS**  
**Z-310**

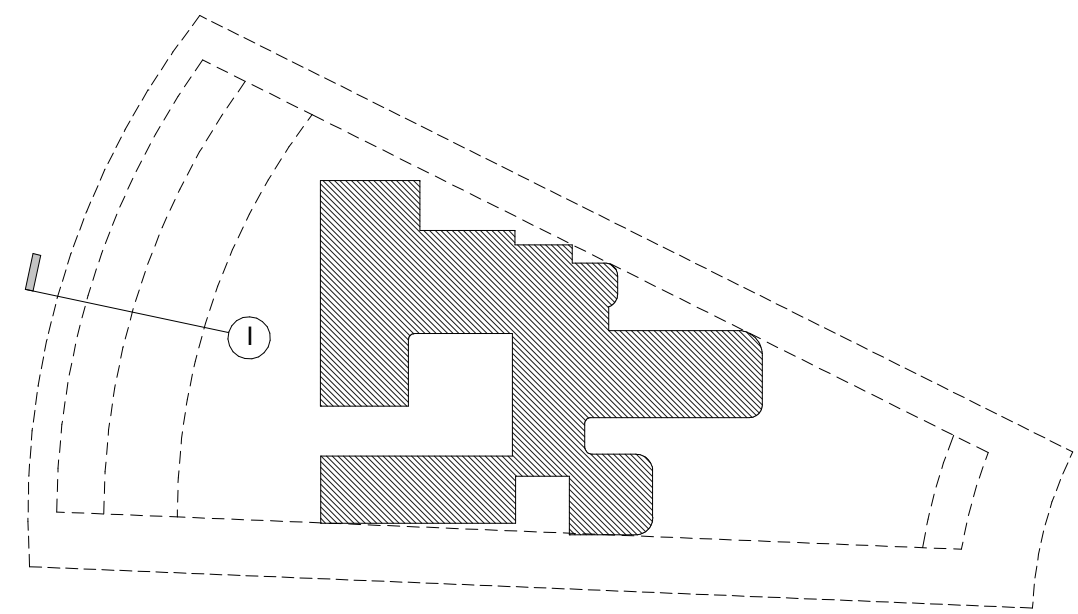
NOTE: ADJACENT PROPERTY GRADE ELEVATIONS ARE APPROXIMATIONS AND NOT SURVEYED.



**1** SECTION I  
1/4" = 1'-0"

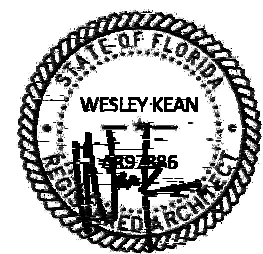


**2** TYPICAL CBS PROPERTY WALL DETAIL  
3/4" = 1'-0"



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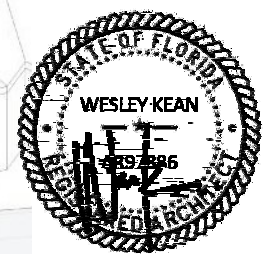
Scale	As indicated
Issue Date	
Project #	Project Number

LOT LINE SECTIONS  
**Z-311**

MIAMI MODERN INSPIRED DESIGN

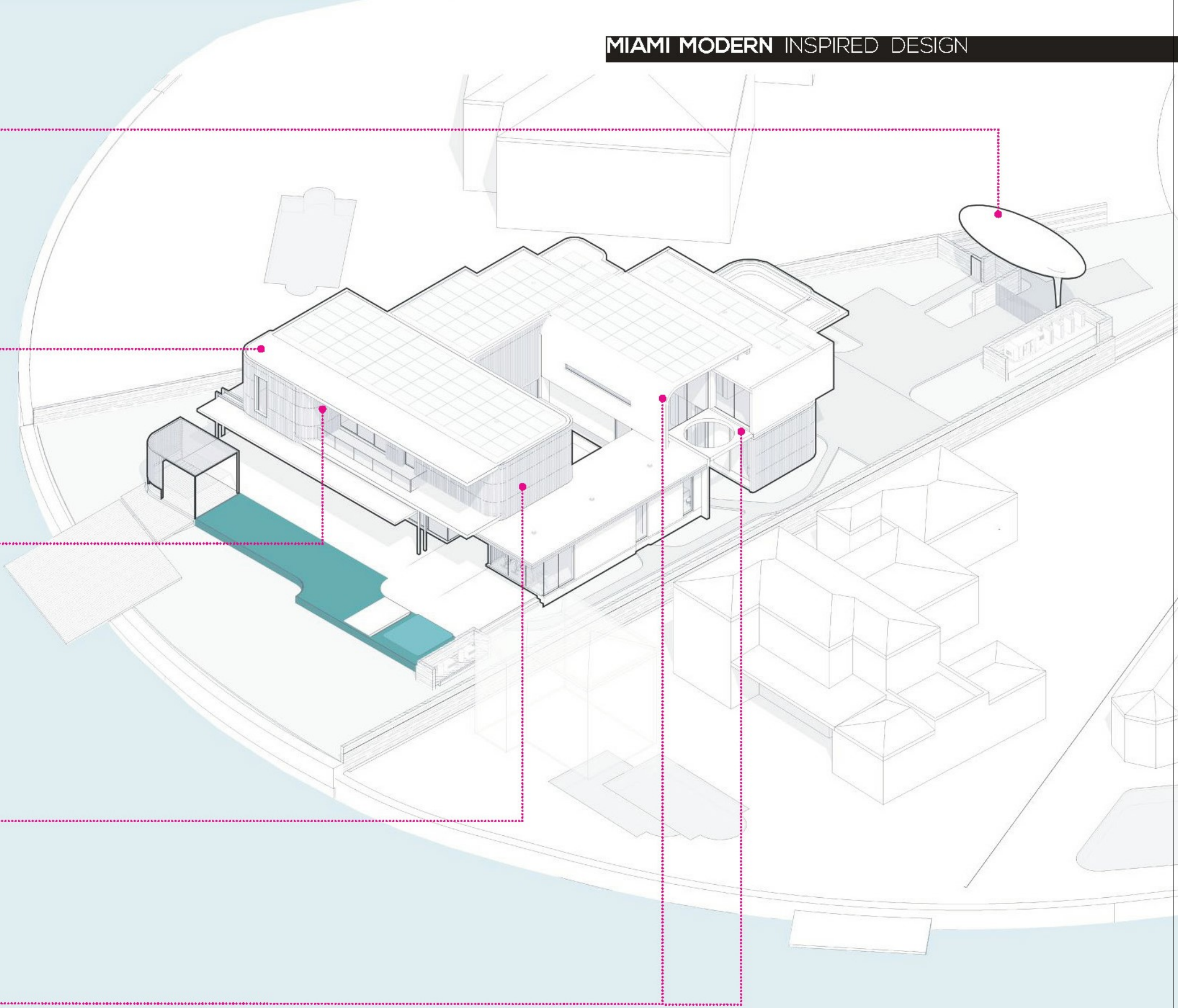
**KODA**  
7520 NE 4th Ct #109  
Miami, FL 33138  
info@kodamiami.com  
305.359.3669

Sunset Island Residence  
2142 Bay Ave Miami Beach, FL 33140  
Final Submittal 8-10-2020  
NOT FOR CONSTRUCTION

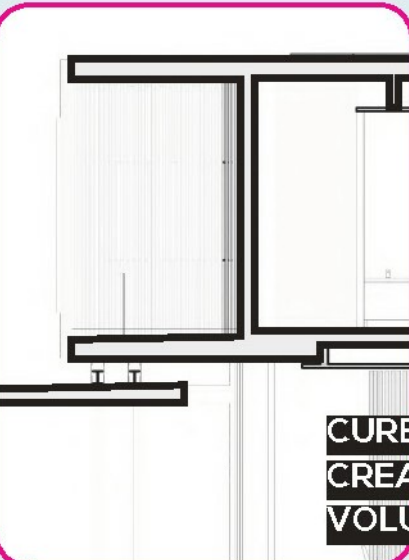


Scale
Issue Date
Project #    Project Number

DESIGN INSPIRATION  
**Z-400**



**MORRIS LAPIDUS  
INSPIRED FOLLY**



**CURBLESS CONDITION  
CREATING CLEAN, DISTINCT  
VOLUMES**



**SOFT, CURVED VOLUMES  
+ LINEAR EYEBROWS**



**STREAMLINE DESIGN**



**WOGGLE-INSPIRED  
DESIGN ELEMENTS**

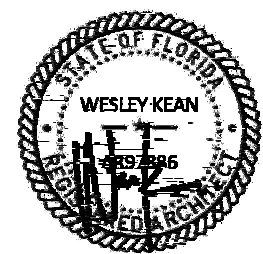




The design aesthetic of the driveway folly is inspired by the 1950'-1960's architecture of Morris Lapidus most notably depicted on Lincoln Road. The reinforced concrete follies or "doodles", as Lapidus referred to them, depicted whimsical and striking designs that stem from extravagant scales and unique forms such as "geometric mushrooms and armadillo shells." The smooth, curvilinear forms of this proposed folly structure connect the soft, curvilinear forms of the proposed residence to the rich architectural history of Miami Beach. In this way, the entry structure becomes the architectural threshold between the historic city and the new residence.

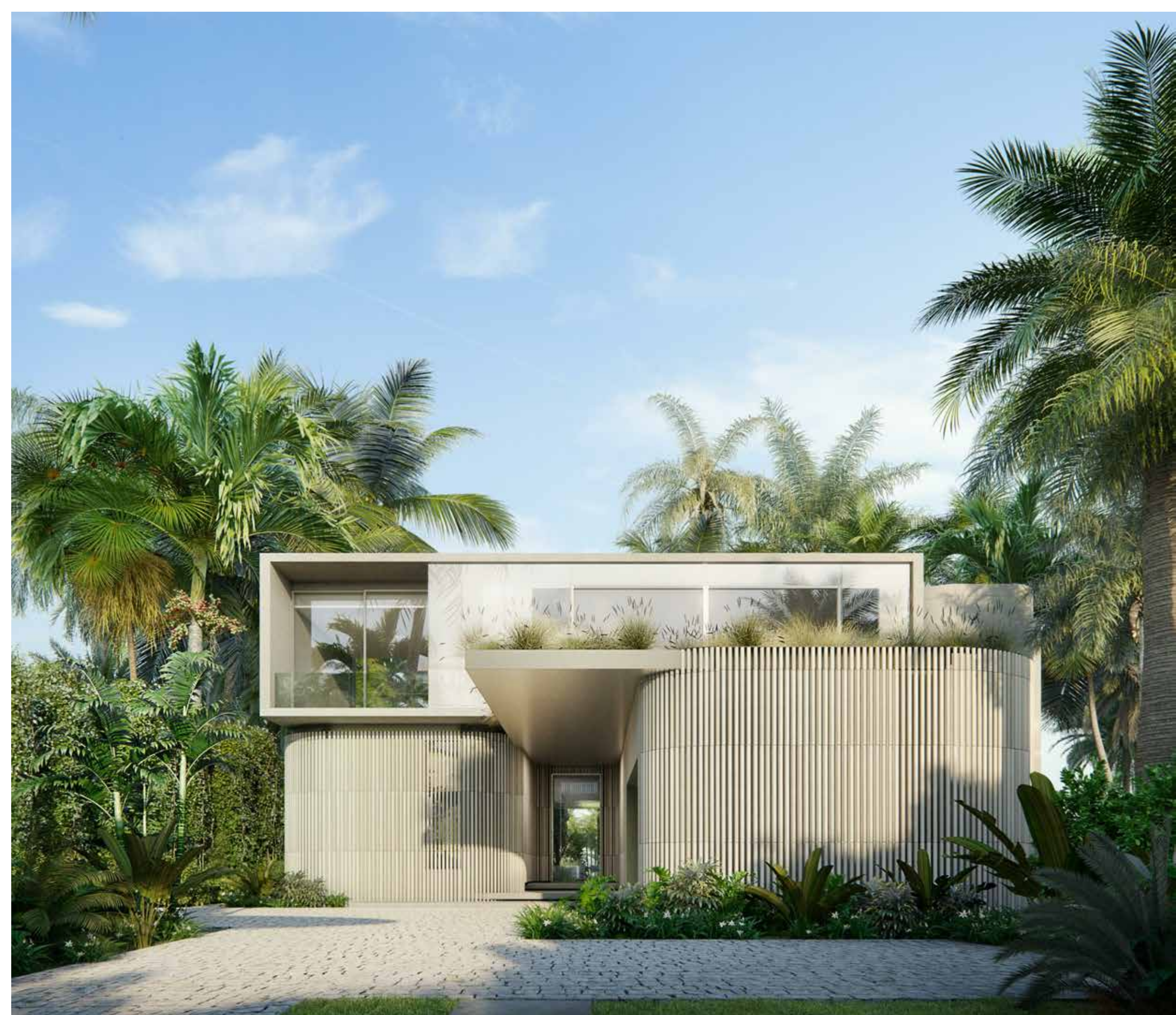
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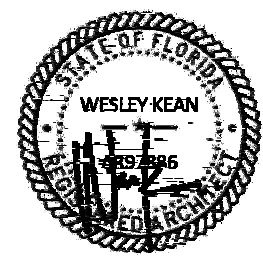
Scale
Issue Date
Project #    Project Number

DESIGN  
 INSPIRATION  
 Z-400.1

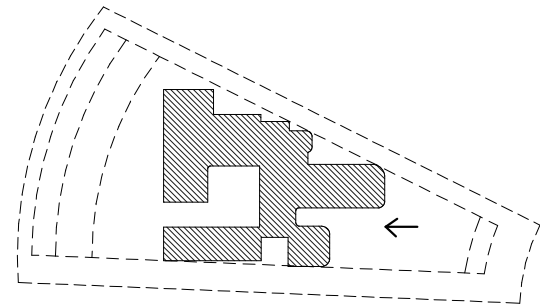


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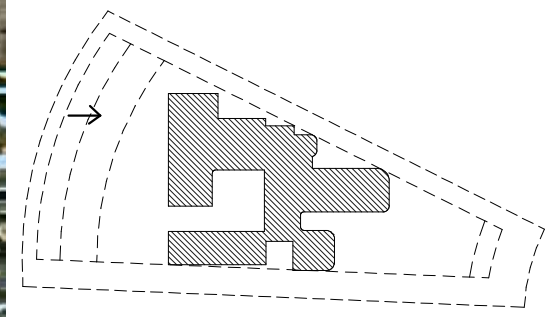
Scale	1" = 100'-0"
Issue Date	
Project #	Project Number



**NOTE:** LANDSCAPE DEPICTED IN RENDERINGS IS FOR ARTISTIC PURPOSES. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE DESIGN.

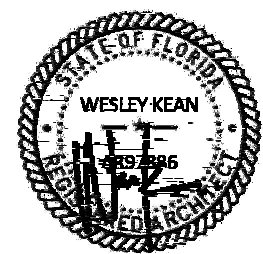
**RENDERINGS**

**Z-402**



NOTE: LANDSCAPE DEPICTED IN RENDERINGS IS FOR ARTISTIC PURPOSES. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE DESIGN.

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Scale	1" = 100'-0"
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RENDERINGS

**Z-403**

