

ZBA22-0140

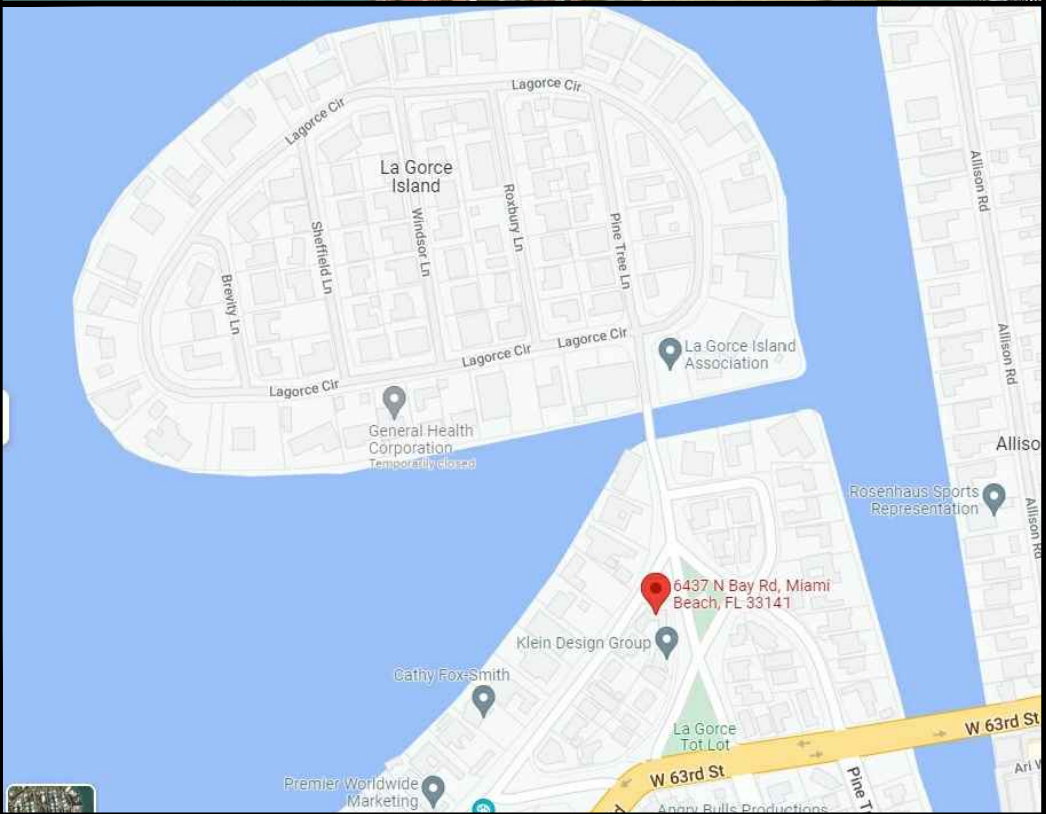
FINAL SUBMITTAL - BERNSTEIN RESIDENCE 6437 N BAY ROAD, MIAMI BEACH, FLORIDA 33141-4515

INDEX OF DRAWINGS

ARCHITECTURAL:

A0.0	COVER SHEET
A0.1	CONTEXT LOCATION MAP
A0.5	ZONING CALCULATIONS
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SECOND LEVEL PLAN
A1.3	EXISTING ROOF PLAN
A2.0	DEMO PLAN
A3.0	ENLARGED FLOOR PLAN
A3.2	ENLARGED ROOF PLAN
A5.0	EXTERIOR ELEVATION
A5.1	EXTERIOR ELEVATION
A5.2	EXTERIOR ELEVATION
A5.3	EXTERIOR ELEVATION
A5.4	EXTERIOR ELEVATION
A5.5	EXTERIOR ELEVATION
A6.0	SITE CONTEXT PHOTOS
A6.1	SITE CONTEXT PHOTOS
A6.2	SITE CONTEXT PHOTOS
A6.3	SITE CONTEXT PHOTOS
A6.4	SITE CONTEXT PHOTOS
A6.5	SITE CONTEXT PHOTOS
A6.6	SITE CONTEXT PHOTOS
A6.7	SITE CONTEXT PHOTOS
A7.0	PROJECT SITE PHOTOS
A7.1	PROJECT SITE PHOTOS
A7.2	PROJECT SITE PHOTOS

LOCATION MAP



PROJECT SCOPE OF WORK

- ENCLOSURE OF EXISTING OUTDOOR WALKWAY INTO AIR CONDITIONED CORRIDOR SPACE.
- TOTAL RENOVATION/ADDITION SCOPE AREA.
 - EXISTING GF AREA: 2,972 SF
 - EXISTING GARAGE (NON AC) AREA: 516 SF
 - NEW ADDITION - AC ENCLOSURE OF EXISTING SPACE: 115 SF
 - TOTAL AREA: 3,603 SF

ZONING INFO: RS-4: SINGLE FAMILY

<u>ZONING: RS-4: LOT COVERAGE</u>	<u>PROVIDED:</u>
MIN LOT SIZE: 6,000 SF	EXISTING: 12,940 SF
MIN LOT FRONTAGE: 50'-0"	EXISTING: 53'-5"
<u>REQ. MAX UNIT SIZE OF LOT AREA:</u>	<u>PROVIDED MAX UNIT SIZE OF LOT AREA:</u>
SINGLE STORY	SINGLE STORY
50% LOT AREA: 6,000 SF x 50% = 3,000 SF	50% LOT AREA: 12,940 SF x 50% = 6,470 SF
2-STORY	2-STORY
30% LOT AREA: 6,000 SF x 30% = 1,800 SF	30% LOT AREA: 12,940 SF x 30% = 3,882 SF
<u>TOTAL EXISTING LOT COVERAGE W/ GARAGE</u>	<u>TOTAL LOT COVERAGE W/ GARAGE + CORRIDOR ADDITION</u>
2,972 SF + 516 SF = 3,488 SF	(2,972 SF + 115 SF) + 516 SF = 3,603 SF
<u>TOTAL EXISTING LOT COVERAGE W/O GARAGE</u>	<u>TOTAL LOT COVERAGE W/O GARAGE + CORRIDOR ADDITION</u>
2,972 SF + 516 SF - *500 SF = 2,988 SF	(2,972 SF + 115 SF) + 516 SF - *500 SF = 3,103 SF
<u>ZONING: (NON AC SPACE)</u>	
*500 SF MAX. TO BE REMOVED LOT COVERAGE	
<u>EXISTING 2-STORY HOUSE</u>	<u>PROVIDED 2-STORY HOUSE</u>
EXISTING GF: 2,972 SF	EXISTING GF: 2,972 SF
GARAGE: 516 SF	GARAGE: 516 SF
EXISTING 2F: 2,120 SF	CORRIDOR: 115 SF
EXISTING: 5,608 SF	EXISTING 2F: 2,120 SF
	PROVIDED: 5,723 SF
<u>EXISTING GF FOOTPRINT:</u>	<u>PROVIDED GF FOOTPRINT:</u>
2,972 SF	3,087 SF

SEE SHEET A0.5 FOR MORE DETAILS ON ZONING CALCULATIONS

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OCT. 10, 2022



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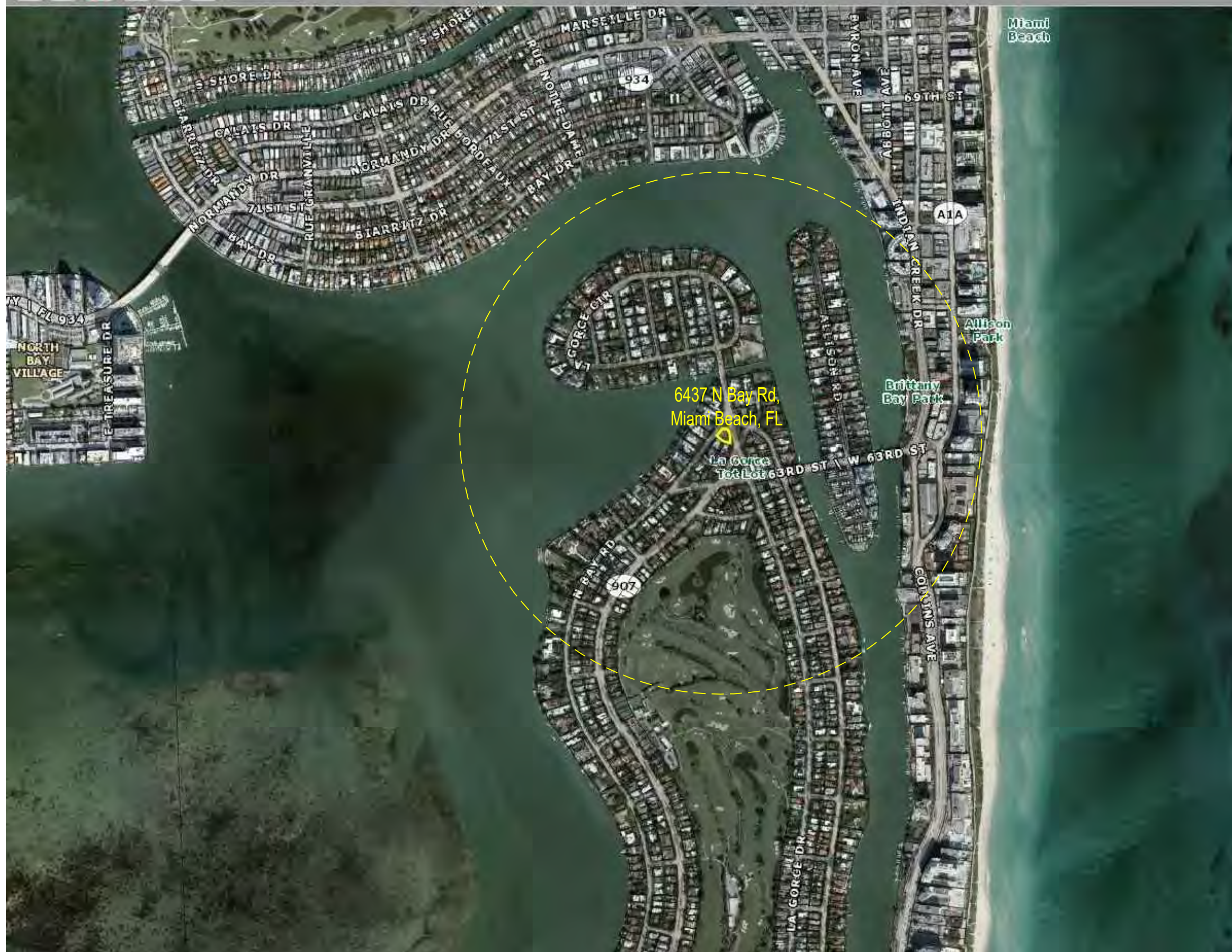


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COVER SHEET

A0.0



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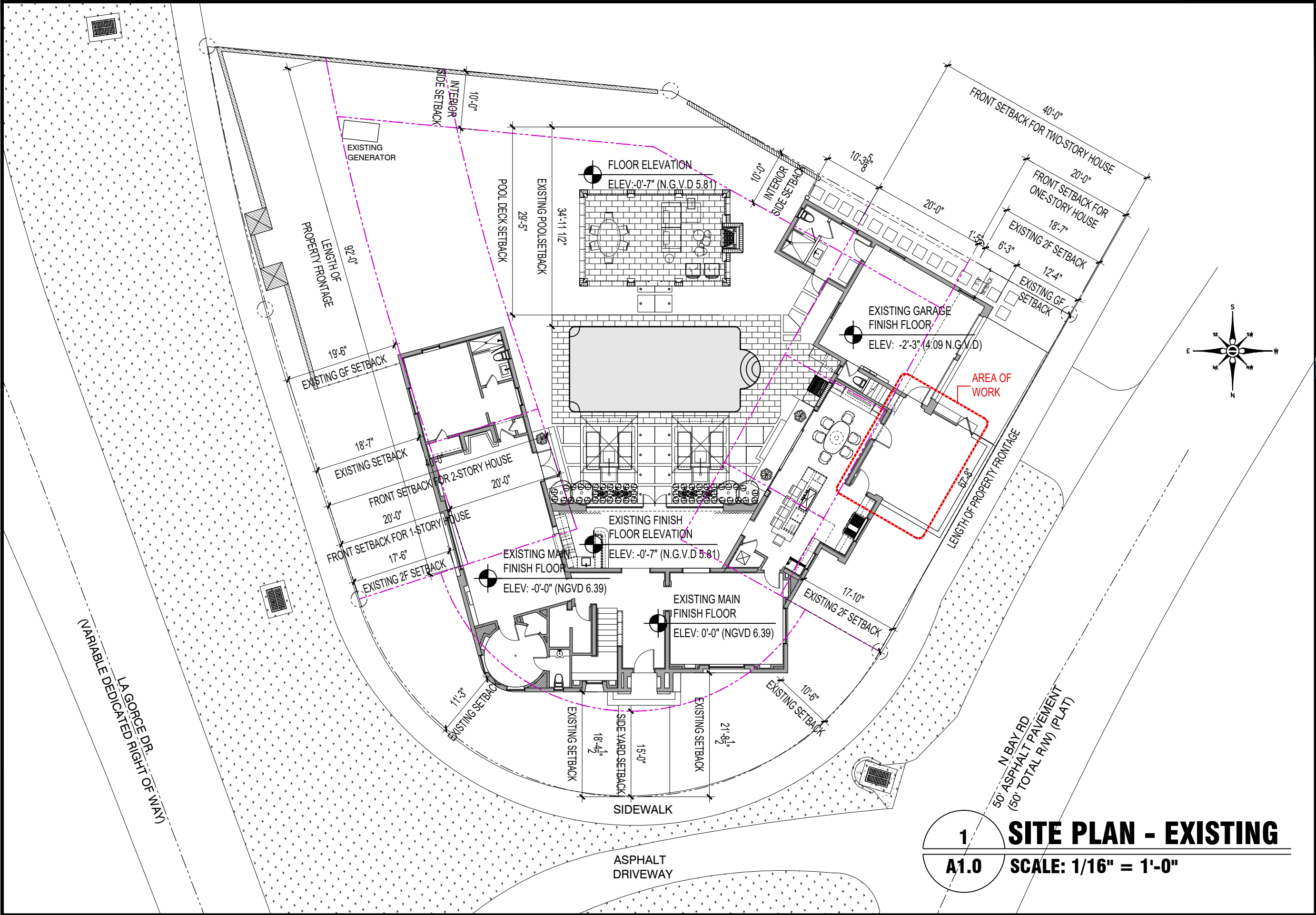
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CONTEXT LOCATION
MAP

A0.1

ZONING INFO: RS-4: SINGLE FAMILY			ZONING INFO: RS-4: SETBACKS & HEIGHTS			ZBA22-0140 FINAL SUBMITTAL - BERNSTEIN RESIDENCE 6437 N BAY ROAD, MIAMI BEACH, FLORIDA 33141-4515 PROJECT NO. 2022-09 SUBMITTAL DEADLINE OCT. 10, 2022
ZONING: RS-4: LOT COVERAGE MIN LOT SIZE: 6,000 SF MIN LOT FRONTAGE: 50'-0"		PROVIDED: EXISTING: 12,940 SF EXISTING: 53'-5"		SETBACKS: PRINCIPAL STRUCTURE (EXISTING) PROVIDED:		
REQ. MAX UNIT SIZE OF LOT AREA: SINGLE STORY 50% LOT AREA: 6,000 SF x 50% = 3,000 SF 2-STORY 30% LOT AREA: 6,000 SF x 30% = 1,800 SF		PROVIDED MAX UNIT SIZE OF LOT AREA: SINGLE STORY 50% LOT AREA: 12,940 SF x 50% = 6,470 SF 2-STORY 30% LOT AREA: 12,940 SF x 30% = 3,882 SF		LA GORCE DR. FRONTAGE FRONT YARD: 20'-0" (ONE-STORY STRUCTURE) FRONT YARD: 40'-0" (TWO-STORY STRUCTURE) EXISTING: 19'-6" EXISTING: 17'-4"		
TOTAL EXISTING LOT COVERAGE W/ GARAGE 2,972 SF + 516 SF = 3,490 SF		TOTAL LOT COVERAGE W/ GARAGE + CORRIDOR ADDITION (2,974 SF + 110 SF) + 516 SF = 3,600 SF		NORTH BAY RD. FRONTAGE FRONT YARD: 20'-0" (ONE-STORY STRUCTURE) FRONT YARD: 40'-0" (TWO-STORY STRUCTURE) EXISTING: 12'-4" EXISTING: 17'-10"		
TOTAL EXISTING LOT COVERAGE W/O GARAGE 2,974 SF + 516 SF - *500 SF = 2,990 SF		TOTAL LOT COVERAGE W/O GARAGE + CORRIDOR ADDITION (2,974 SF + 110 SF) + 516 SF - *500 SF = 3,100 SF		SIDE YARDS: 10% OF LOT WIDTH or 15'-0" FACING A STREET: WHICHEVER IS GREATER 80'-0" X 10% = 8'-0"		
ZONING: (NON AC SPACE) *500 SF MAX. TO BE REMOVED LOT COVERAGE				LOT WIDTH CALCULATION: 92'-0" + 67'-8" = 159'-8" / 2 = 79.875' AVERAGE LOT WIDTH: 80'-0" 80'-0" LOT WIDTH X 10% = 8'-0" SIDE YARD SETBACK IS 15'-0" EXISTING: 10'-6"		
EXISTING 2-STORY HOUSE EXISTING GF: 2,974 SF GARAGE: 516 SF EXISTING 2F: 2,120 SF EXISTING: 5,610 SF		PROVIDED 2-STORY HOUSE EXISTING GF: 2,974 SF GARAGE: 516 SF CORRIDOR: 110 SF EXISTING 2F: 2,120 SF PROVIDED: 5,720 SF		INTERIOR SIDE YARDS: FOR LOTS GREATER THAN 65'-0" IN WIDTH SETBACK SHOULD BE 10% OR 10'-0" WHICHEVER IS GREATER. 80'-0" LOT WIDTH X 10% = 8'-0" INTERIOR SIDE YARD SETBACK IS 10'-0"		
EXISTING GF FOOTPRINT: 2,974 SF		PROVIDED GF FOOTPRINT: 3,084 SF		REAR YARD: 15% OF LOT DEPTH 20'-0" MIN OR 50'-0" MAX. EXISTING: NO REAR YARD		
				SETBACKS: POOL EXISTING: SIDE YARD: 9'-0" REAR YARD: 7'-6" SIDE YARD: 34'-11 1/2" REAR YARD: N/A		
				SETBACKS: POOL DECK EXISTING: SIDE YARD: 7'-6" REAR YARD: 5'-0" SIDE YARD: 29'-5" REAR YARD: N/A		
ZONING INFO: MIN. LANDSCAPE/PERVIOUS AREA			SETBACKS: ACCESSORY USE, CABANA EXISTING: SIDE YARD: 7'-6" REAR YARD: 5'-0" SIDE YARD: 7'-6" REAR YARD: N/A			
FRONT YARD: LA GORCE DR. FRONTAGE 50% OF FRONT YARD AREA SHALL BE SOD OR LANDSCAPED PERVIOUS OPEN SPACE FRONT YARD: 1,924 SF x 50% = 962 SF		EXISTING FRONT YARD EXISTING FRONT YARD: 1,924 SF EXISTING MISC. 135 SF TOTAL GREEN SPACE: 1,789 SF		MAXIMUM BUILDING HEIGHT ALLOWED FLAT ROOFS: 24 FEET SLOPED ROOFS: 27 FEET PARAPET: N/A SLOPED ROOF: 25'-0"		
FRONT YARD: NORTH BAY RD. FRONTAGE 50% OF FRONT YARD AREA SHALL BE SOD OR LANDSCAPED PERVIOUS OPEN SPACE FRONT YARD: 1,354 SF x 50% = 677 SF		EXISTING FRONT YARD EXISTING FRONT YARD: 1,354 SF EXISTING MISC. 899 SF TOTAL GREEN SPACE: 455 SF				
REAR YARD: 70% OF REAR YARD AREA SHALL BE SOD OR LANDSCAPED PERVIOUS OPEN SPACE REAR YARD: N/A: NO REAR YARD N/A		EXISTING REAR YARD N/A				
SIDE YARD FACING A STREET: 50% OF SIDE YARD AREA SHALL BE SOD OR LANDSCAPED PERVIOUS OPEN SPACE SIDE YARD: 1,476 SF x 50% = 738 SF		EXISTING SIDE YARD EXISTING SIDE YARD: 1,476 SF EXISTING MISC. 198 SF TOTAL GREEN SPACE: 1,278 SF				
INTERIOR SIDE YARD: 50% OF SIDE YARD AREA SHALL BE SOD OR LANDSCAPED PERVIOUS OPEN SPACE SIDE YARD: 1,172 SF x 50% = 586 SF		EXISTING SIDE YARD EXISTING SIDE YARD: 1,172 SF EXISTING MISC. 244 SF TOTAL GREEN SPACE: 928 SF				
POOL (WATER): 468 SF POOL DECK AREA: 806 SF COVERED TERRACE: 454 SF		COURTYARD SPACE GREEN SPACE: 2,171 SF POOL WATER: 468 SF TOTAL GREEN SPACE: 2,639 SF				



1
A1.0 **SITE PLAN - EXISTING**
SCALE: 1/16" = 1'-0"

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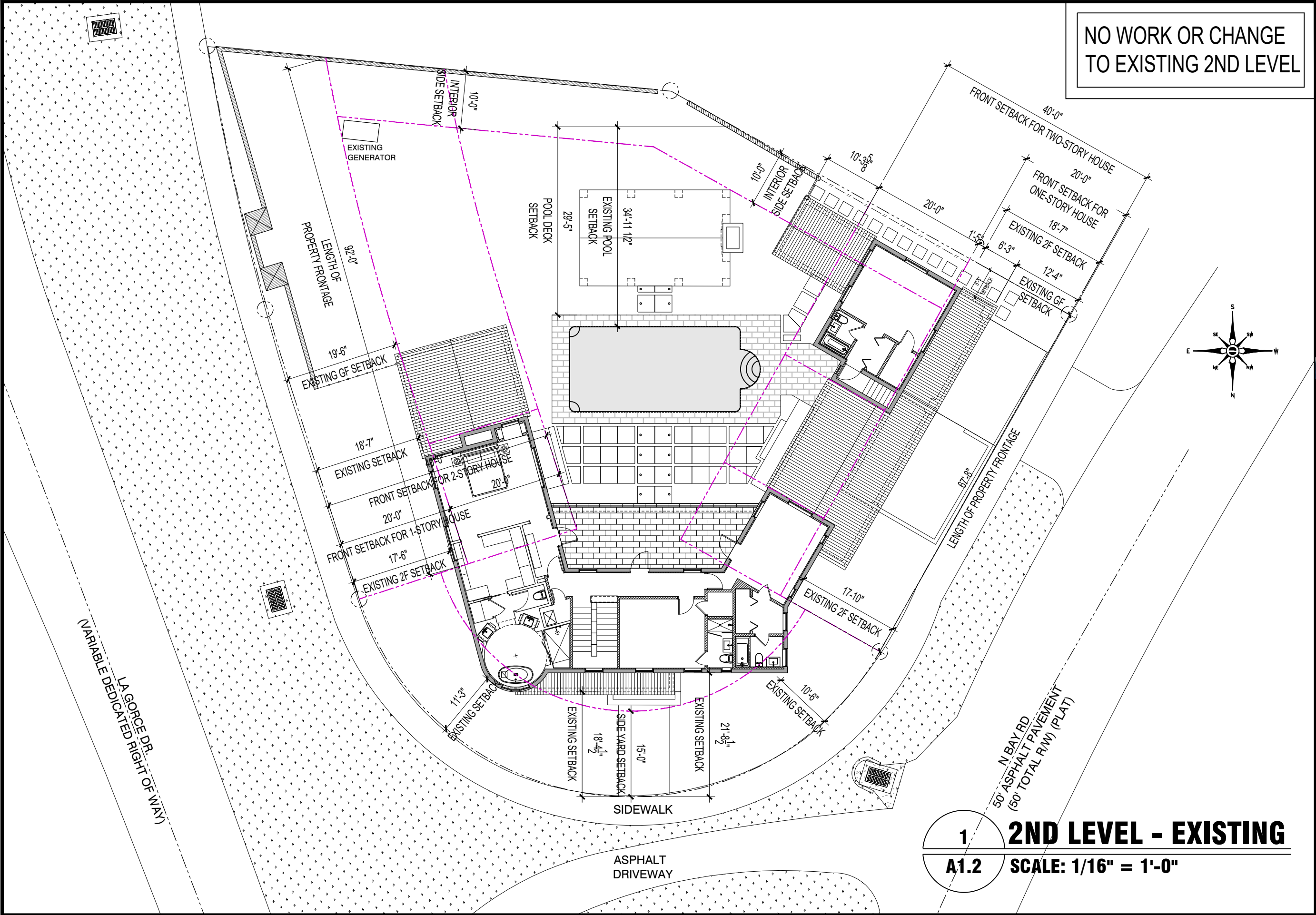
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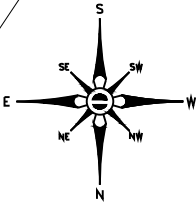
TITLE OF SHEET

EXISTING SITE PLAN

A1.0



NO WORK OR CHANGE
TO EXISTING 2ND LEVEL



1
A1.2 **2ND LEVEL - EXISTING**
SCALE: 1/16" = 1'-0"

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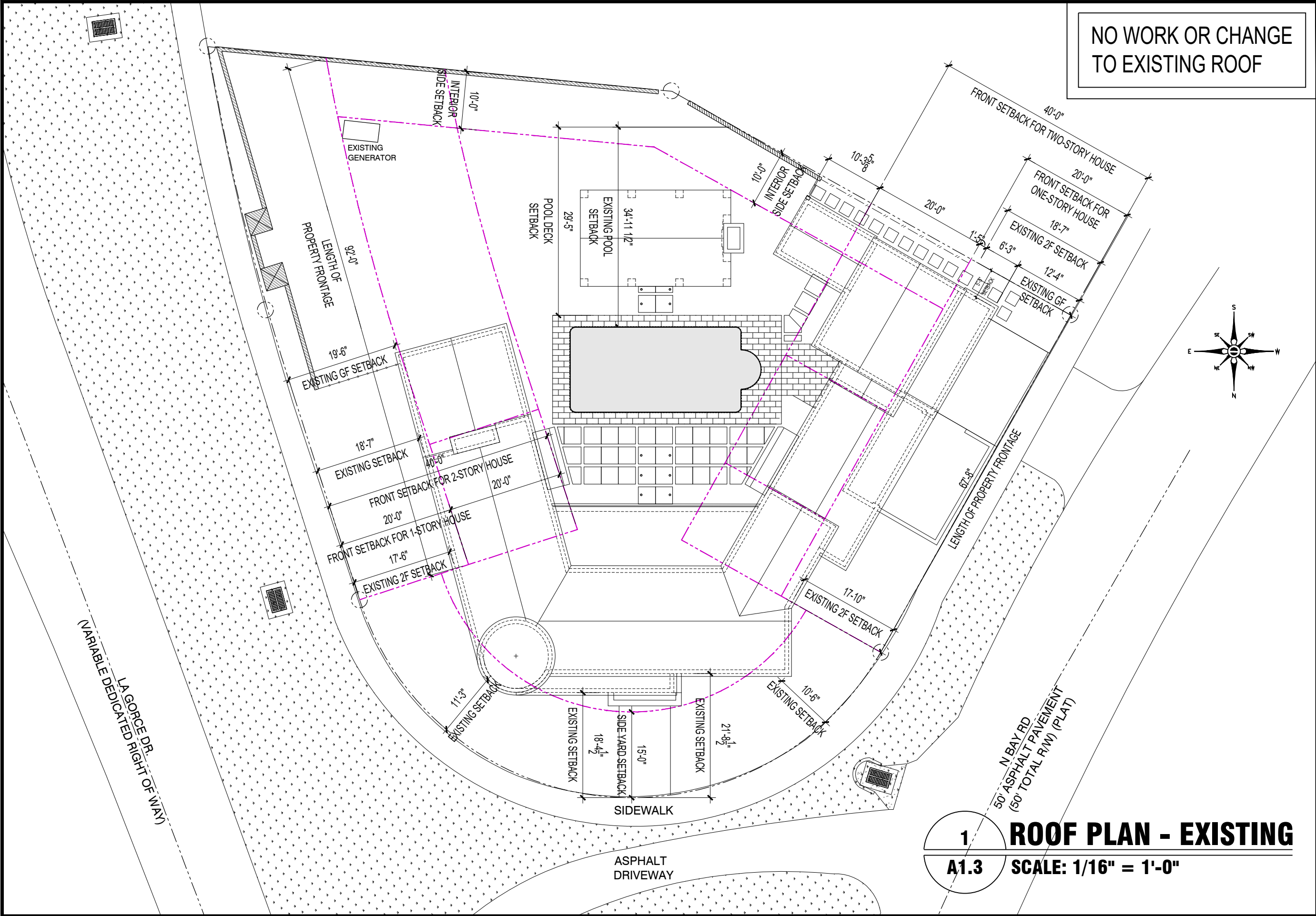
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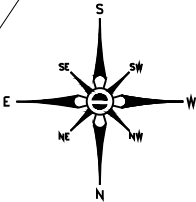
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SECOND FLOOR
SITE PLAN

A1.2



NO WORK OR CHANGE
TO EXISTING ROOF



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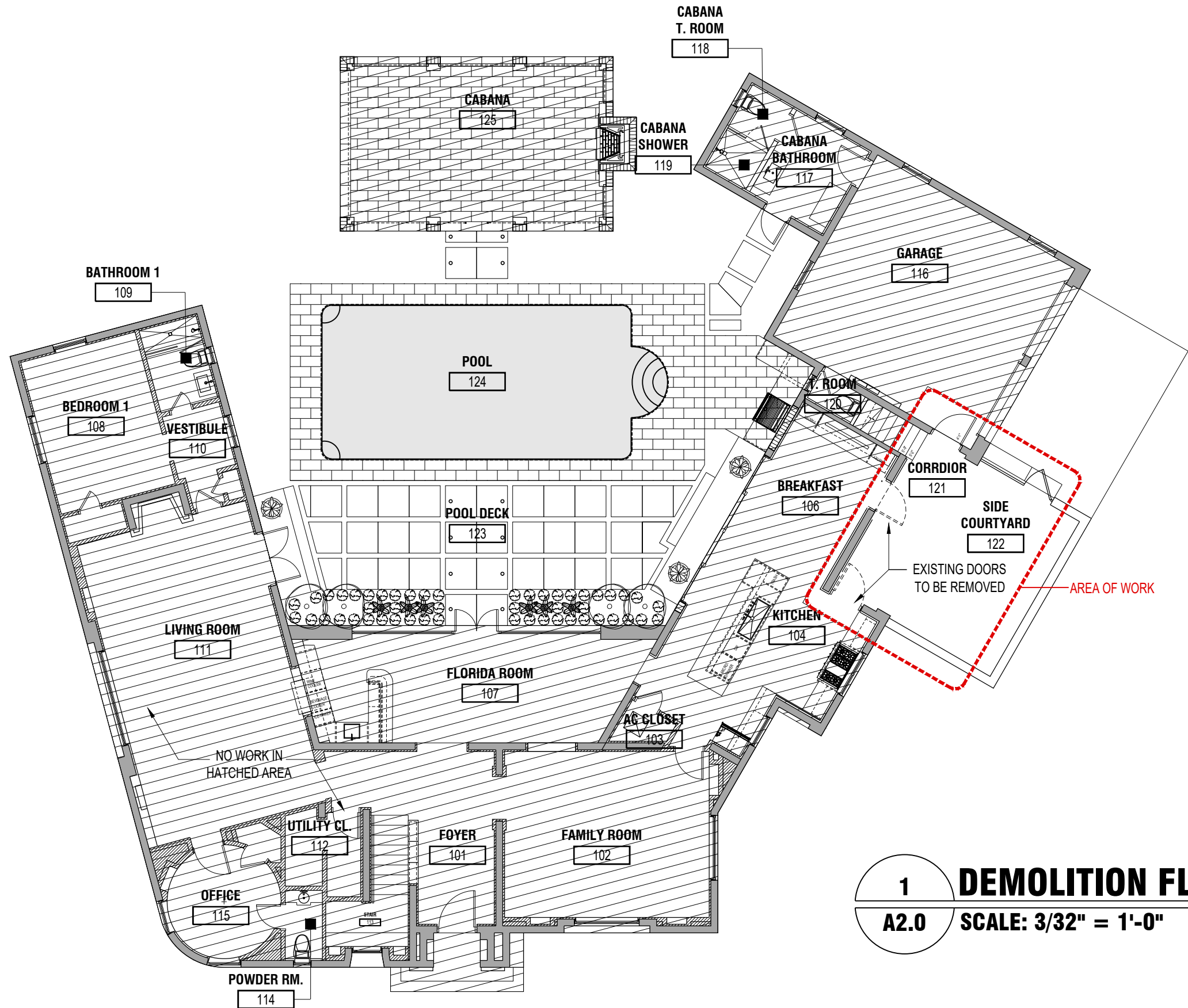
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EXISTING ROOF PLAN

A1.3

1
A1.3 **ROOF PLAN - EXISTING**
SCALE: 1/16" = 1'-0"



1 **DEMOLITION FLOOR PLAN**
A2.0 **SCALE: 3/32" = 1'-0"**

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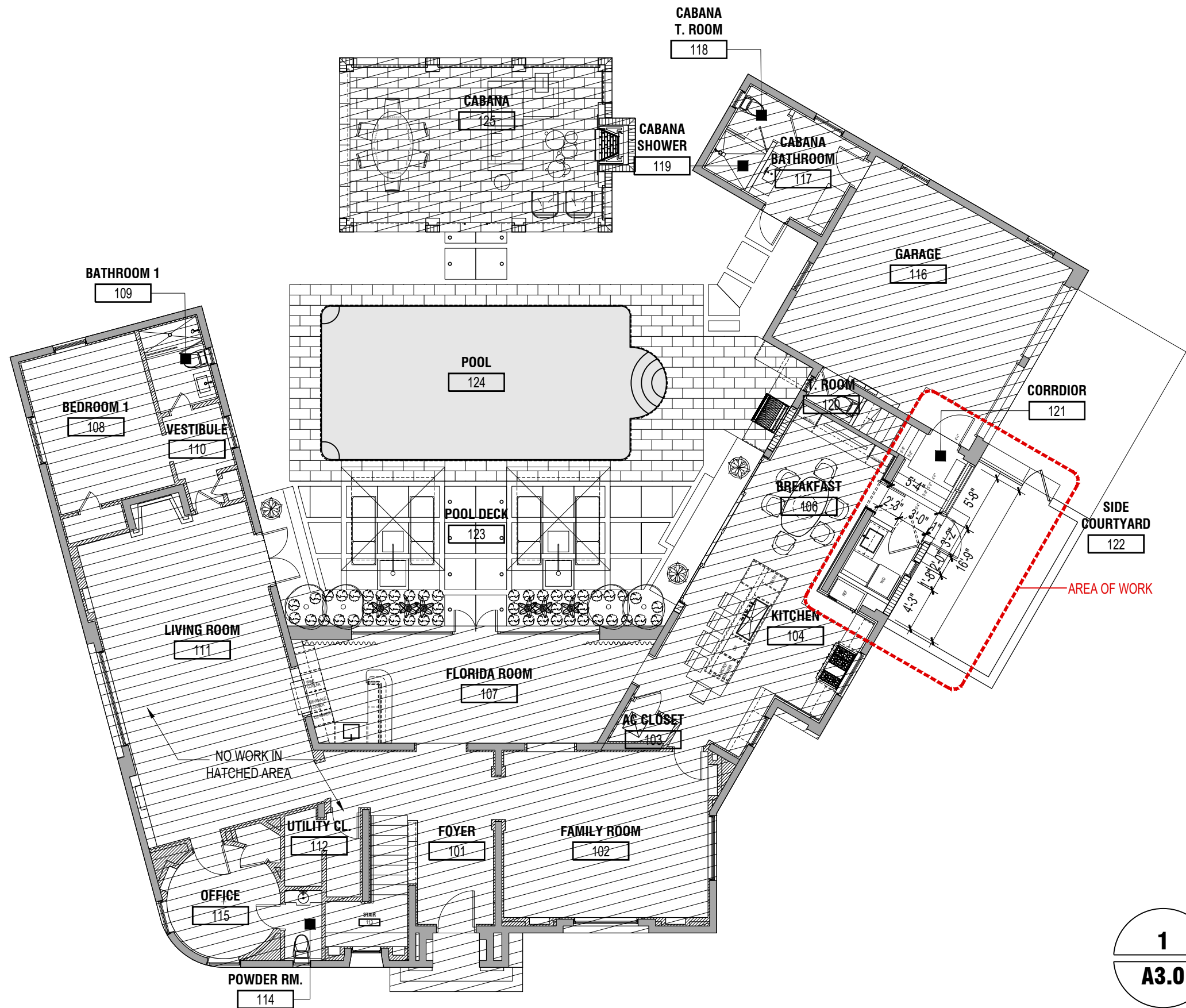


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DEMO PLAN

A2.0



1 FLOOR PLAN
A3.0 SCALE: 3/32" = 1'-0"

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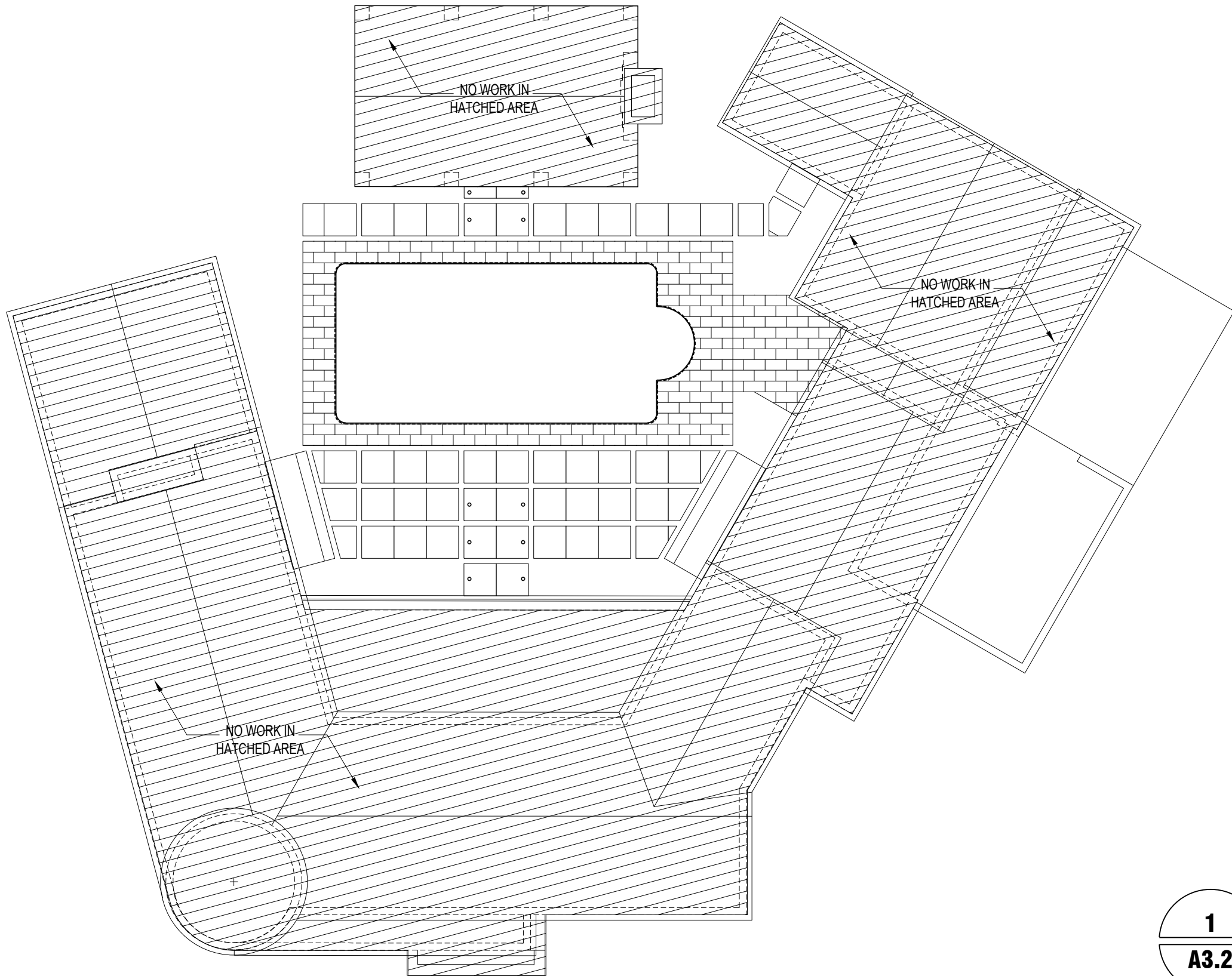


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TITLE OF
SHEET

PROPOSED
FLOOR PLAN

A3.0



NO WORK OR CHANGE
TO EXISTING ROOF

1
A3.2

ROOF PLAN
SCALE: 3/32" = 1'-0"

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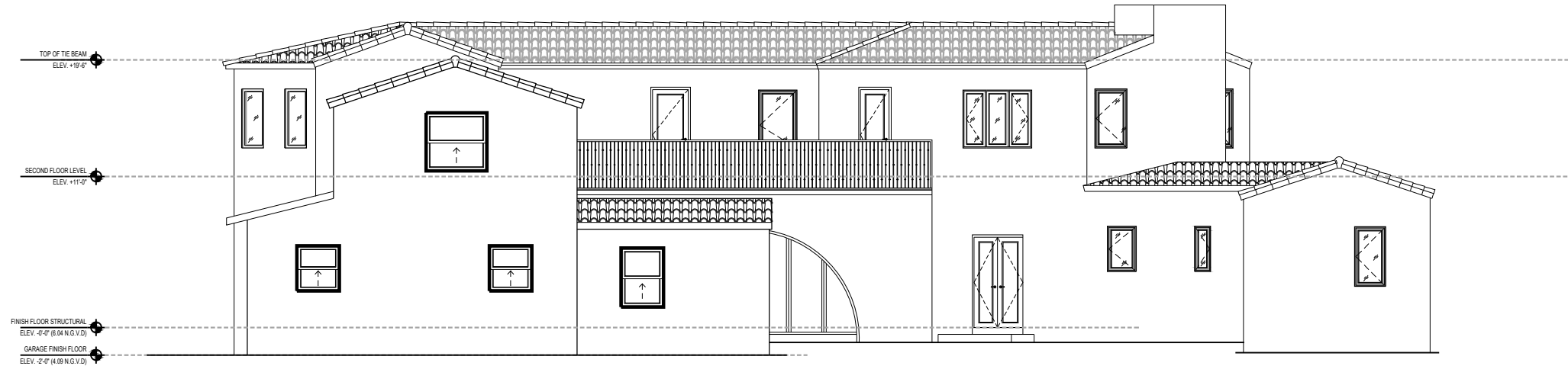
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TITLE OF SHEET
ROOF PLAN
A3.2



1

A5.0

EXISTING ELEVATION

SCALE: 3/32" = 1'-0"

NO WORK OR CHANGE
TO ELEVATION

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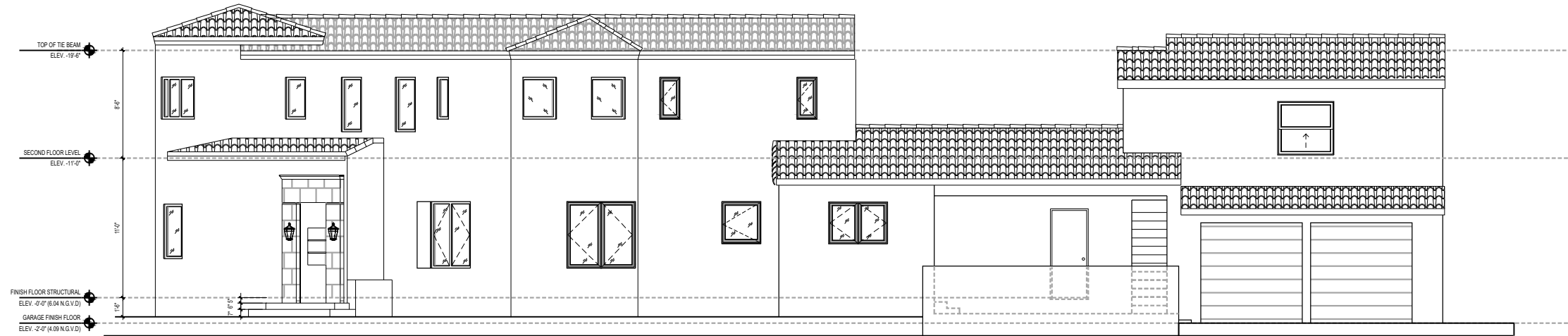


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ELEVATIONS

A5.0

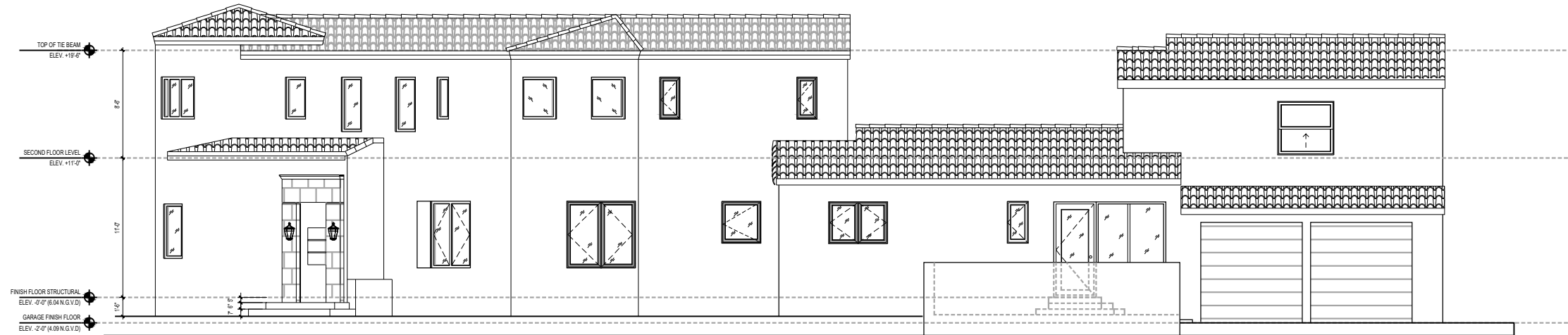


1

EXISTING ELEVATION

A5.1

SCALE: 3/32" = 1'-0"



2

PROPOSED ELEVATION

A5.1

SCALE: 3/32" = 1'-0"

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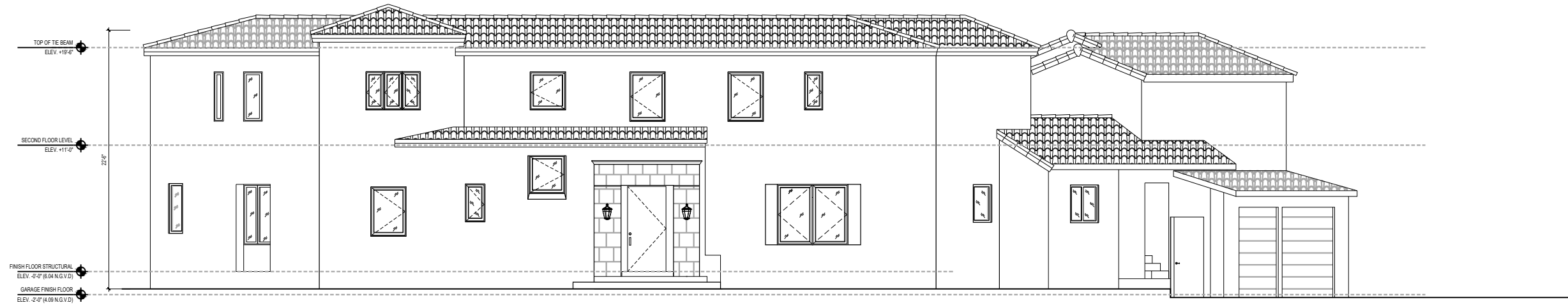


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ELEVATIONS

A5.1



1

EXISTING ELEVATION

A5.2

SCALE: 3/32" = 1'-0"

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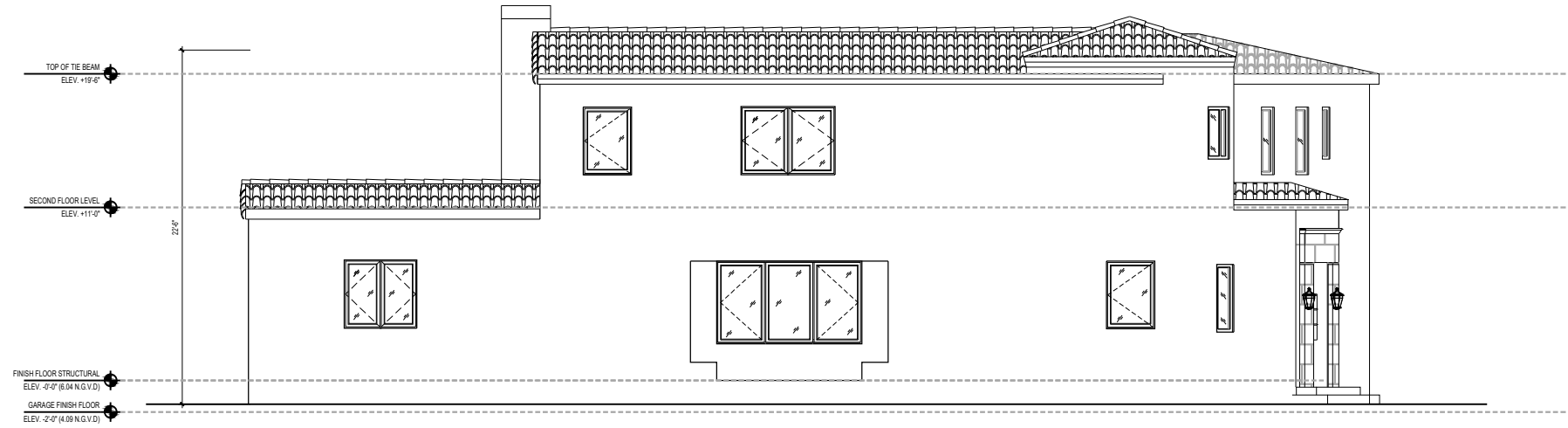


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ELEVATIONS

A5.2



1

A5.3

EXISTING ELEVATION

SCALE: 3/32" = 1'-0"

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TO ELEVATION

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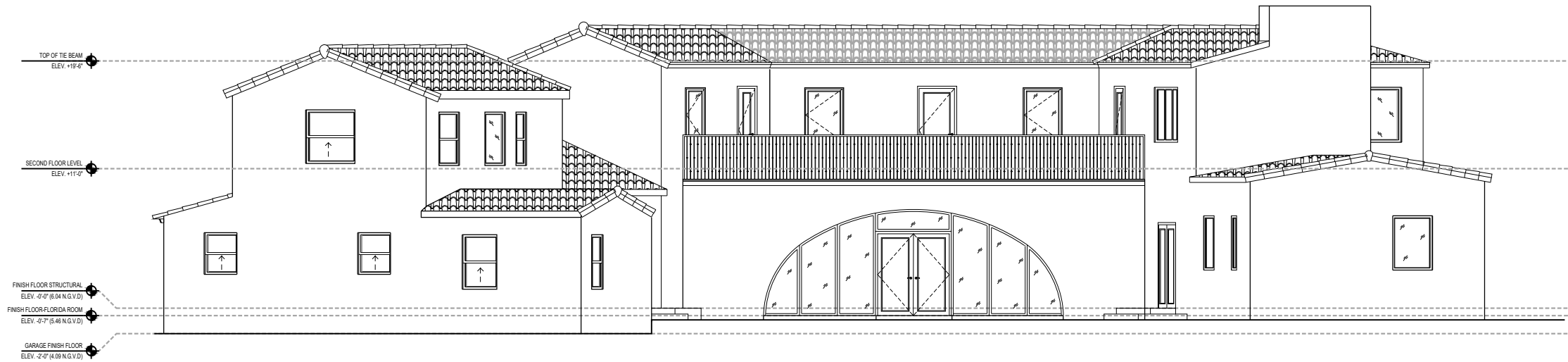


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A5.3



1

EXISTING ELEVATION

A5.4

SCALE: 3/32" = 1'-0"

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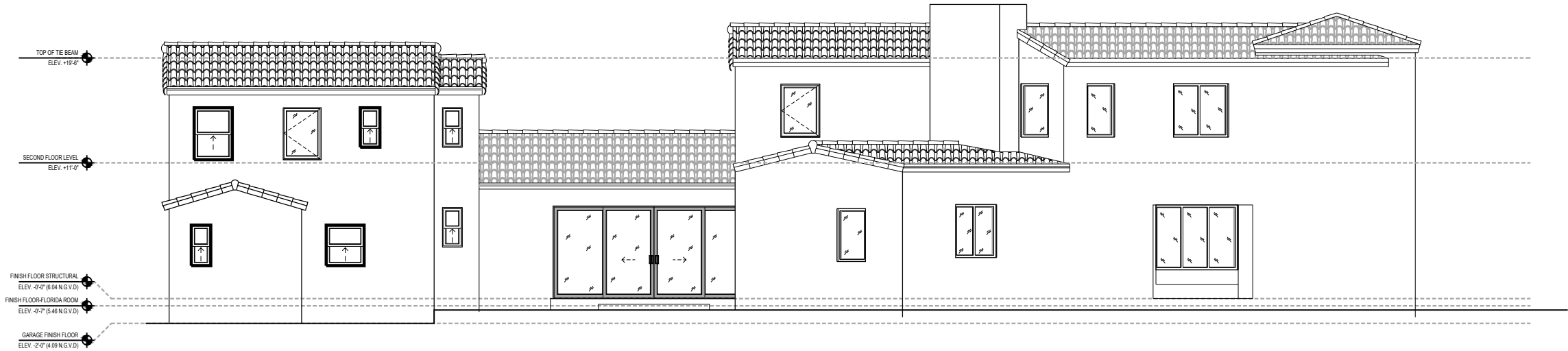


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TITLE OF
SHEET

ELEVATIONS

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1

EXISTING ELEVATION

A5.5

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SHEET

ELEVATIONS

A5.5



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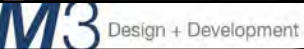
FINAL SUBMITTAL - BERNSTEIN RESIDENCE
6437 N BAY ROAD, MIAMI BEACH, FLORIDA 33141-4515

SUBMITTAL DEADLINE

OCT. 10, 2022

PROJECT NO.

2022-09



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TITLE OF
SHEET

PROJECT SITE
PHOTOS

A6.0

A



B



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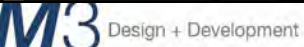
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TITLE OF
SHEET

PROJECT SITE
PHOTOS

A6.1

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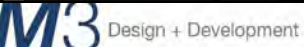
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TITLE OF
SHEET

PROJECT SITE
PHOTOS

A6.2

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TITLE OF
SHEET

PROJECT SITE
PHOTOS

A6.3

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SHEET

PROJECT SITE
PHOTOS

A6.4

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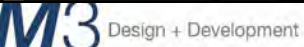
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PROJECT SITE
PHOTOS

A6.5

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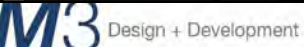
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TITLE OF
SHEET

PROJECT SITE
PHOTOS

A6.6



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TITLE OF
SHEET

SITE CONTEXT PHOTOS

A7.0

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		2022-09	
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TITLE OF SHEET			
SITE CONTEXT PHOTOS			
A7.1			

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SITE CONTEXT PHOTOS

A7.2

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TITLE OF SHEET	
SITE CONTEXT PHOTOS	
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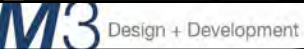
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A7.4

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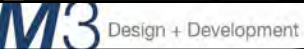
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A7.5

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SITE CONTEXT PHOTOS

A7.6

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26



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A7.7