

# RHOUSE 5 LLC

7590 BAYSIDE LN - MIAMI BEACH - FL 33141

FINAL SUBMITTAL AUGUST, 07 2023

DRB 23-0929

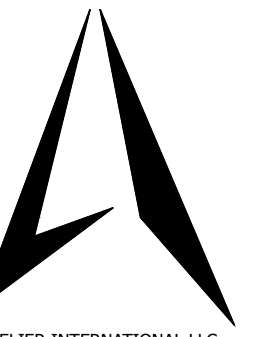
SCOPE OF WORK:  
LIMITED TO THE CONSTRUCTION OF A NEW SINGLE FAMILY  
RESIDENCE WITH UNDERSTORY OF ABOUT 3,888 SQ FEET

## ARCHITECTURAL

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LLC (c) 2022

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Drawn: L.T.C.  
Designed by: H.S.  
Checked by: H.S.  
SCALE: NOTED

A-01

April 27, 2023

First Submittal

City of Miami Beach

Planning Department

1700 Convention Center Drive

Miami Beach, Florida 33139

**Letter of Intent**

Ref: 7590 Bayside Ln, Miami Beach Florida, 33141 – Single Family Residence

To whom it may concern:

7590 Bayside Ln. is a 7,950 square feet vacant lot. Our intent is to develop a new single family residence that is designed with an understory which will be used for parking, storage and entrance to the house through a foyer that contains an elevator and a staircase.

The new single family residence will have 5 bedroom and 5 ½ bathroom including a two car carport and a two swimming pool in the backyard facing the Biscayne Bay. The architectural style for the new luxury single family residence is to be of a modern architecture and with the use of high quality interior and exterior finishes.

Atelier International LLC has been selected as the architectural firm for the new home and we intent to build the new property as soon as we receive approval by the Design Review Board and the Building Department. The General Contractor will be Atelier Construction LLC.

If you have any questions about this project you can contact Hernan Santarcangelo at 786-302-5236

Sincerely,

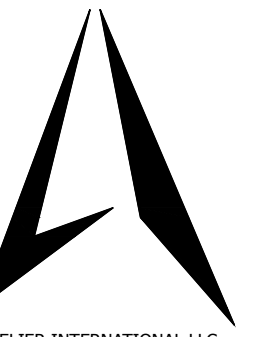


Hernan Santarcangelo

Architect #96867

CGC #1513671

RHOUSE 5 LLC – 1800 SW 1<sup>st</sup> Avenue, Suite #307, Miami, Florida, 33129



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P22-0310

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**BISCAYNE CANAL**

**N01°28'19"W 53.00'**

3.5' CONC. SEAWALL

7.49'

7.45'

7.49'

4.4'

4.3'

4.2'

4.6'

4.5'

4.5'

4.7'

4.6'

4.6'

4.1'

4.3'

4.5'

LOT 5  
KERR & WILLIAMS SUBDIVISION  
P.B. 58, PG. 47

**N88°31'41"E 150.40'**

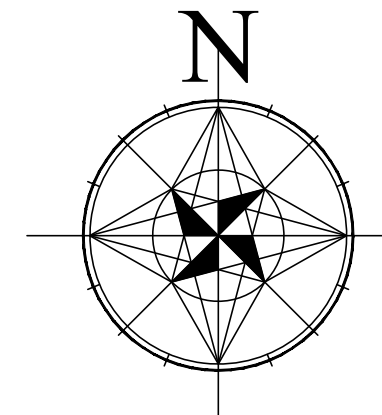
**VACANT LOT**

LOT AREA = 7,972.75 SQ.FT.

LOT 6  
KERR & WILLIAMS SUBDIVISION  
P.B. 58, PG. 47

**S88°31'41"W 150.46'**

LOT 7  
KERR & WILLIAMS SUBDIVISION  
P.B. 58, PG. 47



6' HIGH METAL FENCE  
(DURAFENCE)

6' HIGH CHAIN LINK FENCE

5' HIGH  
IRON FENCE

5' HIGH CHAIN LINK FENCE

**S01°32'19"E 53.00'**

5' CONC. SIDEWALK

2.5' CURB & GUTTER

**HAWTHORNE AVENUE**

PUBLIC RIGHT-OF-WAY

24' +/- ASPHALT PAVEMENT

OVERHEAD  
UTILITY LINES

3.66'

3.38'

4.09'

4.04'

4.09'

4.09'

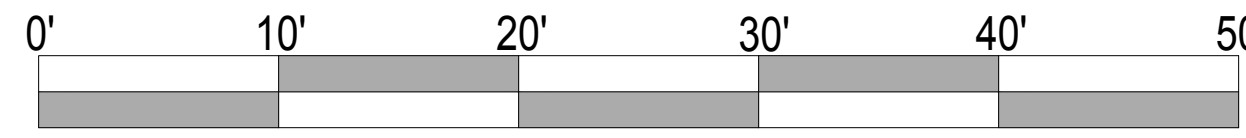
4.19'

3.76'

3.92'

3.52'

3.54'



LEGAL DESCRIPTION:  
3 53 42  
KERR & WILLIAMS SUB PB 58-47  
LOT 6  
LOT SIZE 53.000 X 150  
OR 18051-4840 0398 1  
COC 24862-3199 08 2006 1

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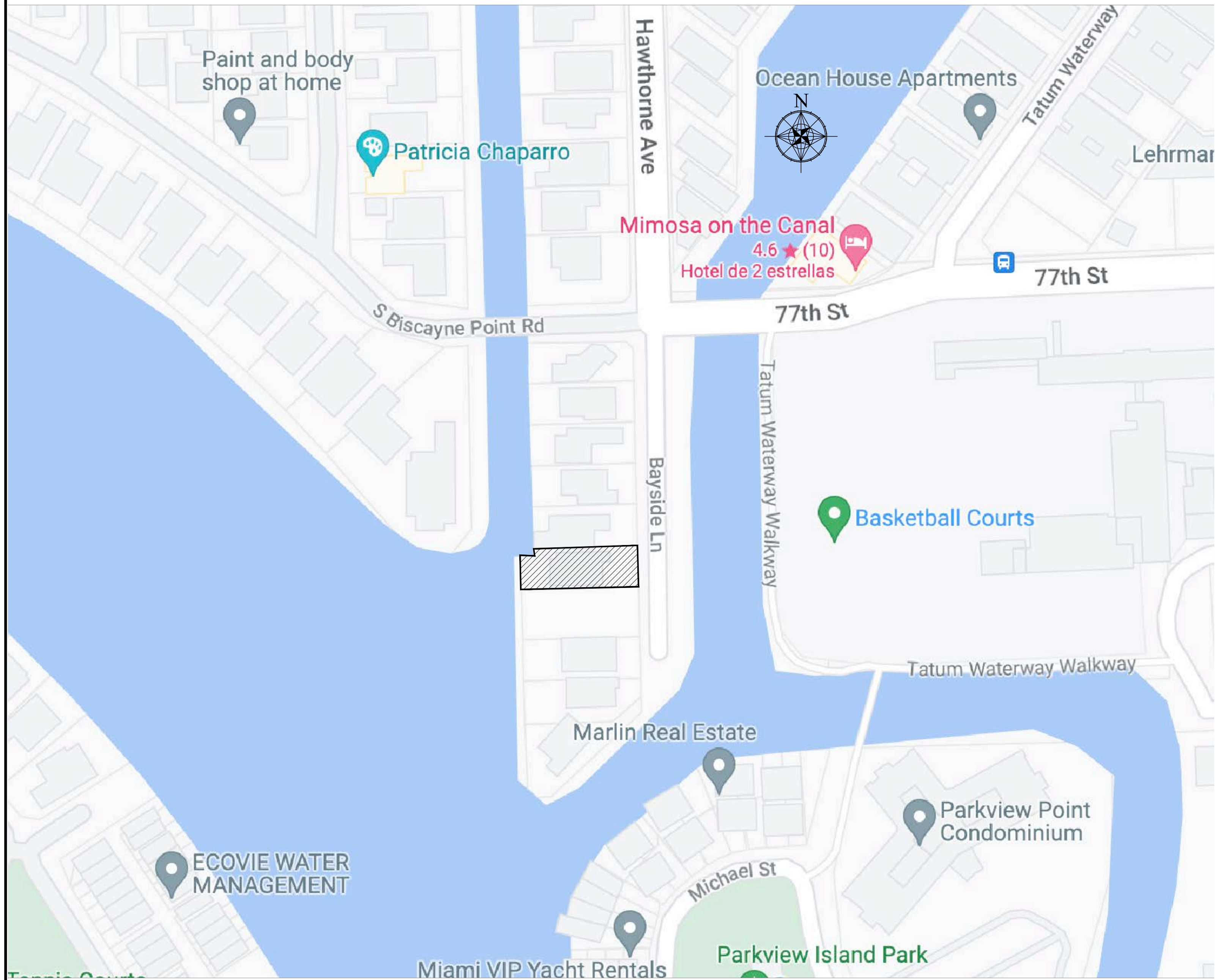
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**RHOUSE 5 LLC**  
**7590 BAYSIDE LN - MIAMI BEACH FL - 33141**

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**MIAMI BEACH**

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

ITEM #	Zoning Information	Required	Existing	Proposed	Deficiencies
1	Address:	7590 BAYSIDE LN, MIAMI BEACH, FL 33141			
2	Folio number(s):	02-3203-003-0060			
3	Board and file numbers :	N/A			
4	Year built:	NEW	Zoning District:	RS3	
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	4.09' NGVD	
6	Design Flood Elevation	8' + 5' = 13' NGVD (DFE)	Adjusted Grade	7.06' NGVD	
7	Lot Area:	7,972.75 SF			
8	Lot width:	53'2" FT	Lot Depth:	150' 4" FT	
9	Max Lot Coverage SF and %:	2,391.8 SF (30%)	Proposed Lot Coverage SF and %:	2307 SF (28.9%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %: (30X53. 50%)	978.6 FT (61.5%)	Rear Yard Open Space SF and %: (22.5X53. 70%)	871.4 SF (73.07%)	
12	Max Unit Size SF and %:	3,986.3 SF (50%)	Proposed Unit Size SF and %:	3952.9 SF (49.58%)	
	Existing Ground Floor Unit Size:	N/A	Proposed Ground Floor Unit Size:	196.9 SF	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1869.8 SF	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size (Note: 35% of the second floor along the front elevation shall be setback a min. 5' )	N/A	
15			Proposed Second Floor Unit Size SF and % :	1816.1 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	70.1 SF (0.87%)	
17	Height:	31 FT	N/A	27.5 FT	
18	Setbacks:				
19	Front First level:	30 FT	N/A	32.5 FT	
21	Side 1: (25% LOT WITH MIN)=13.25 FT	7.25 FT	N/A	7.5 FT	
22	Side 2: (25% LOT WITH MIN)=13.25 FT	6 FT	N/A	7.5 FT	
23	Rear: 20 FT MIN - 15% LOT DEPTH	22.5 FT	N/A	37.08 FT	
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
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	



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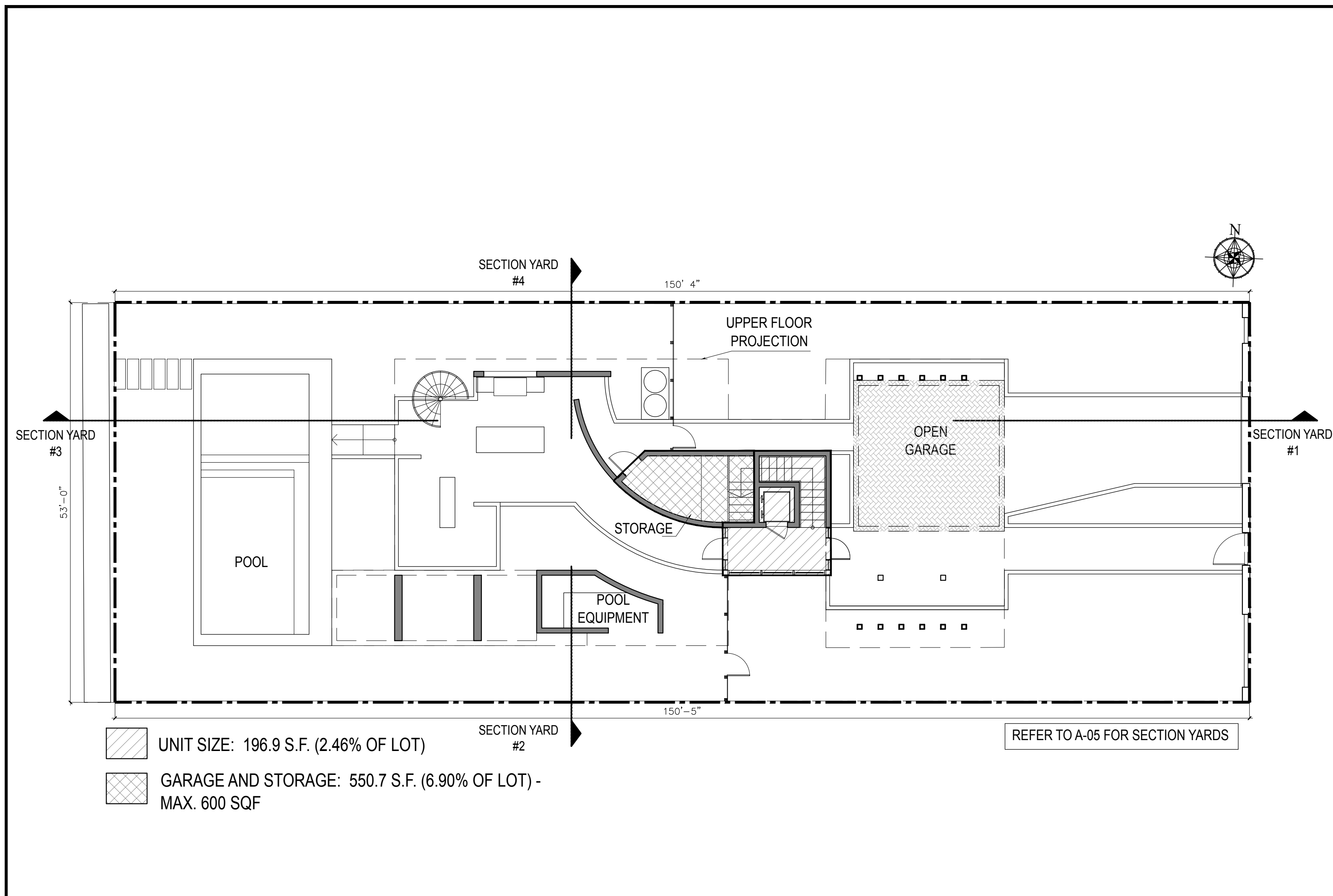
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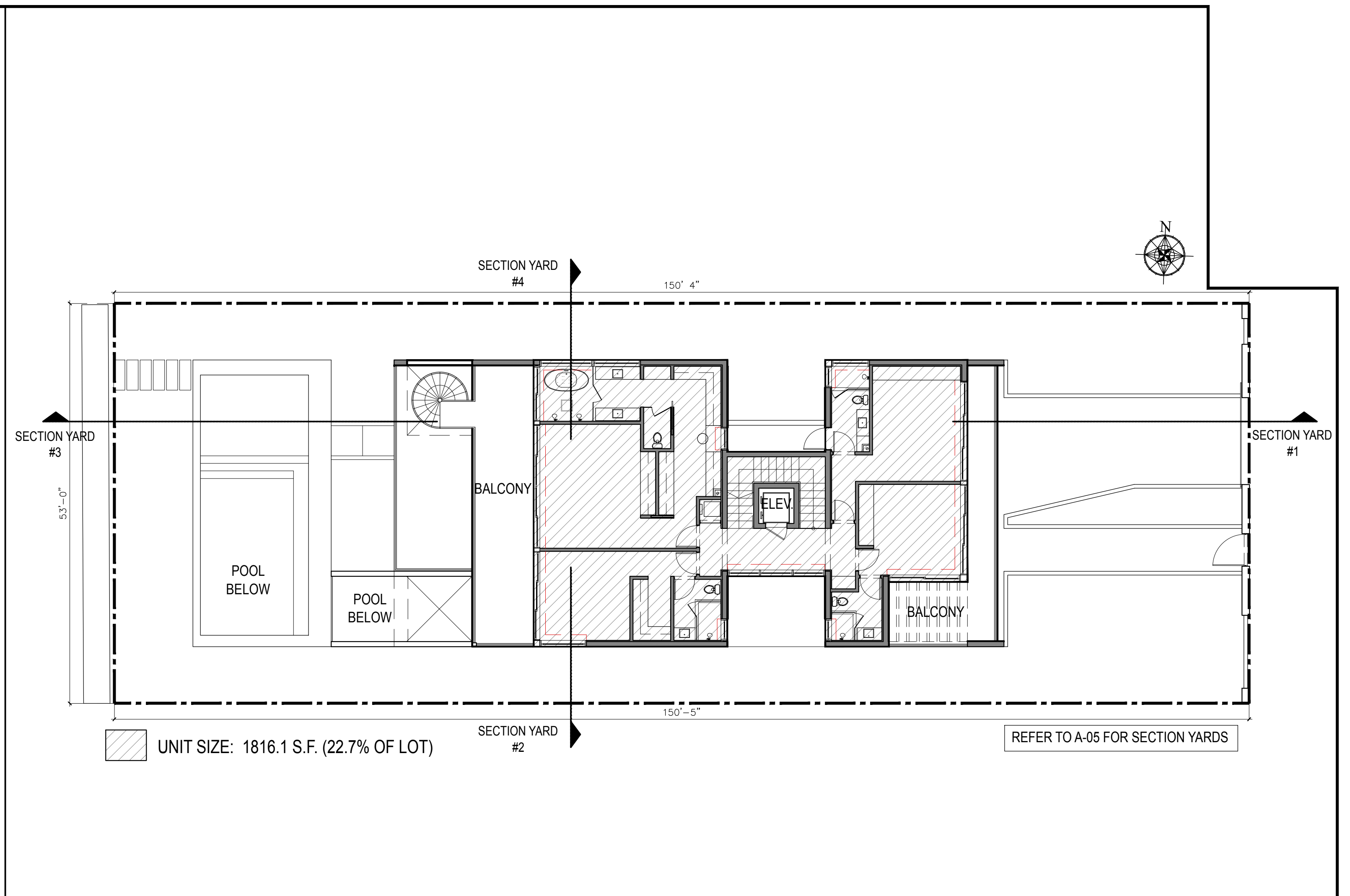
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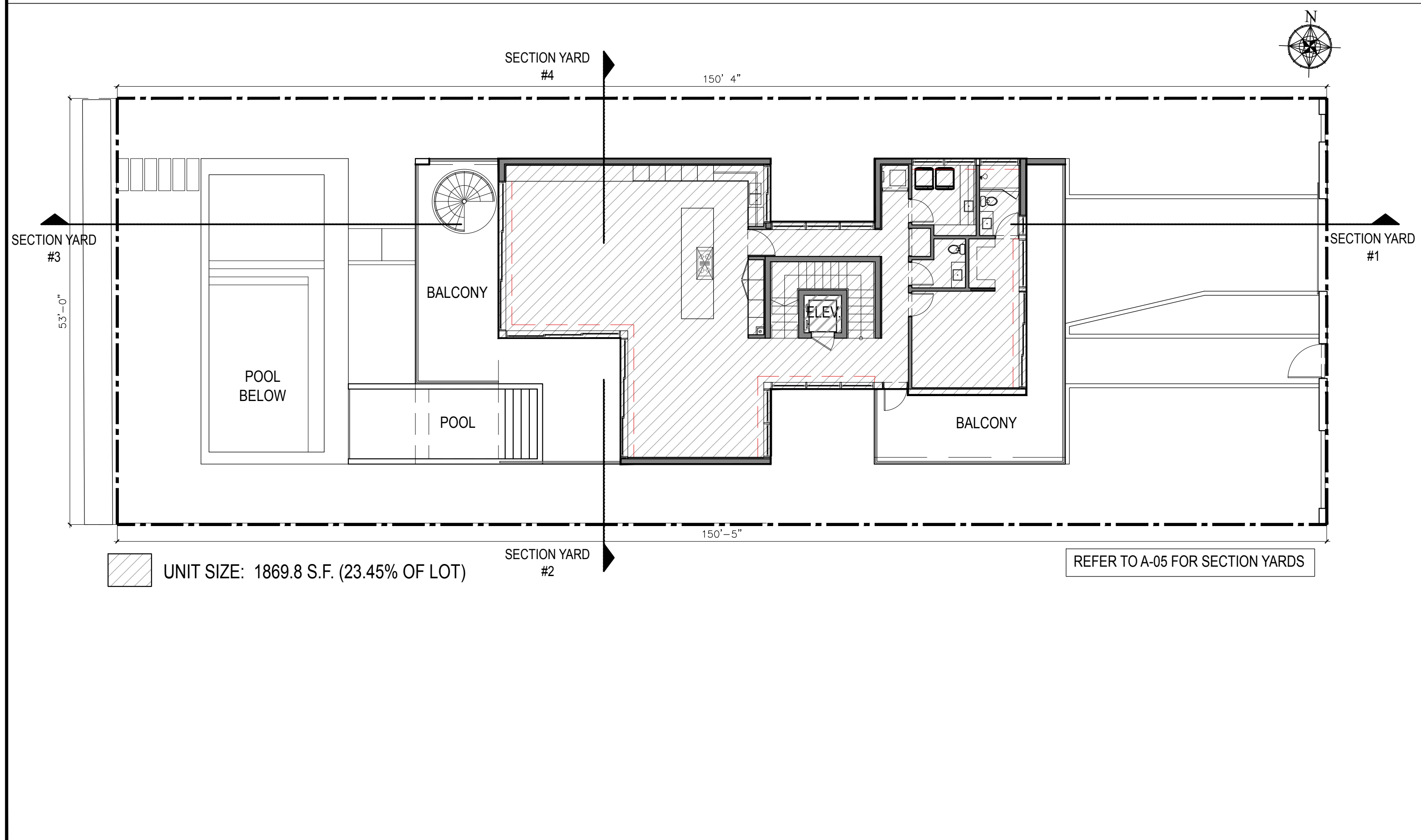
GROUND FLOOR  
UNIT SIZE

SCALE 3/32": 1'-0"



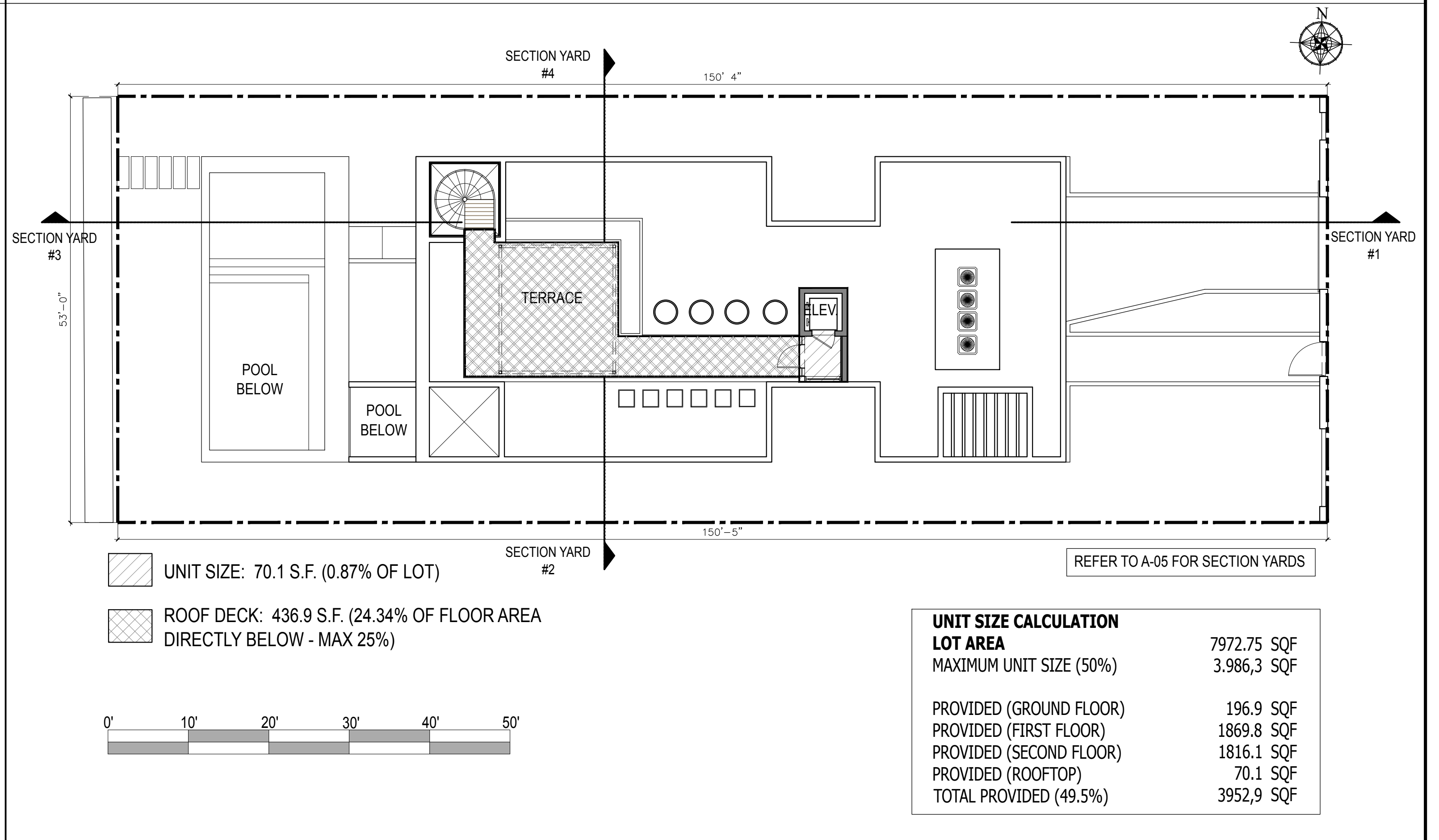
SECOND FLOOR  
UNIT SIZE

SCALE 3/32": 1'-0"



FIRST FLOOR  
UNIT SIZE

SCALE 3/32": 1'-0"



ROOFTOP  
UNIT SIZE

SCALE 3/32": 1'-0"



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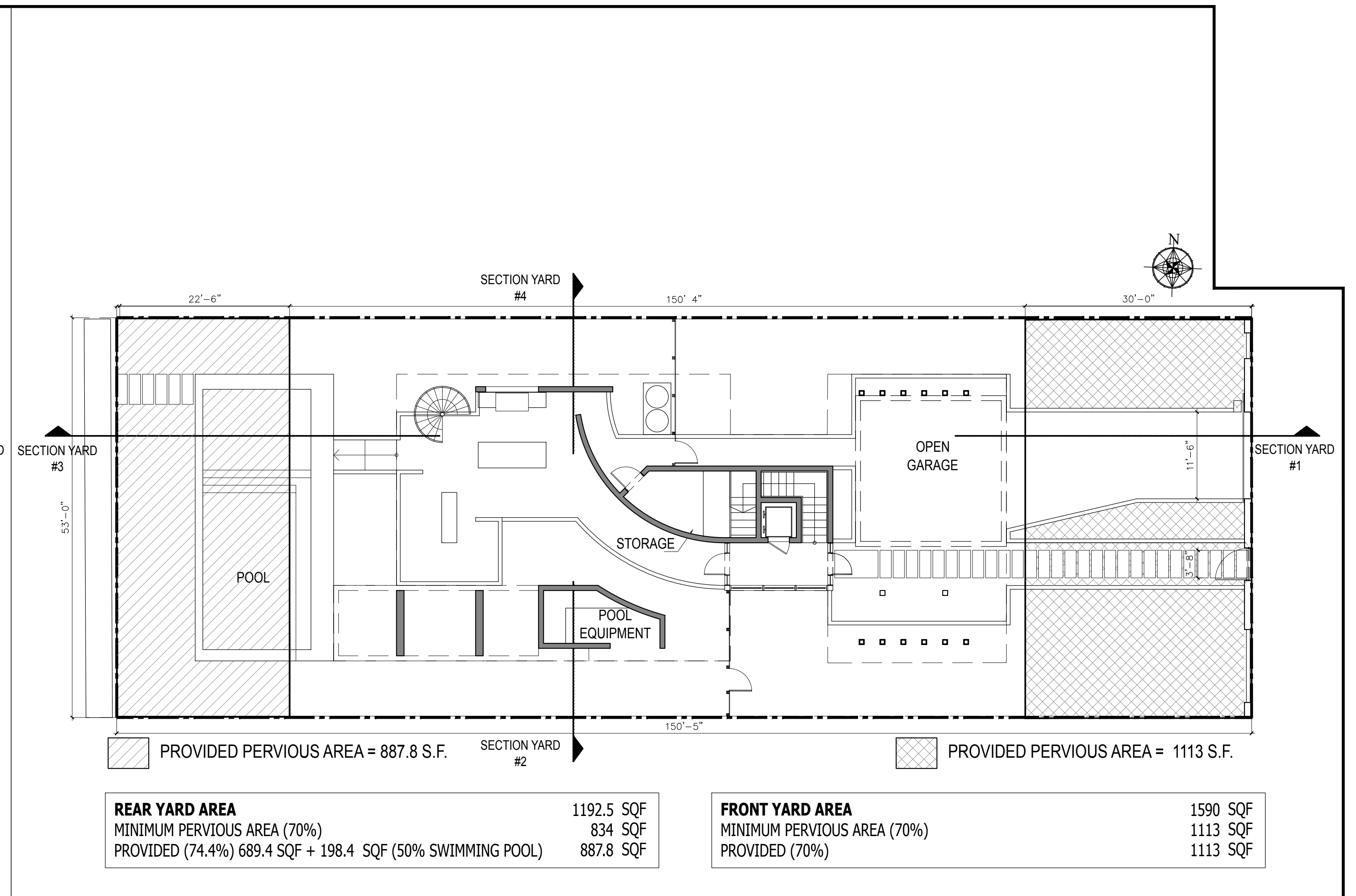
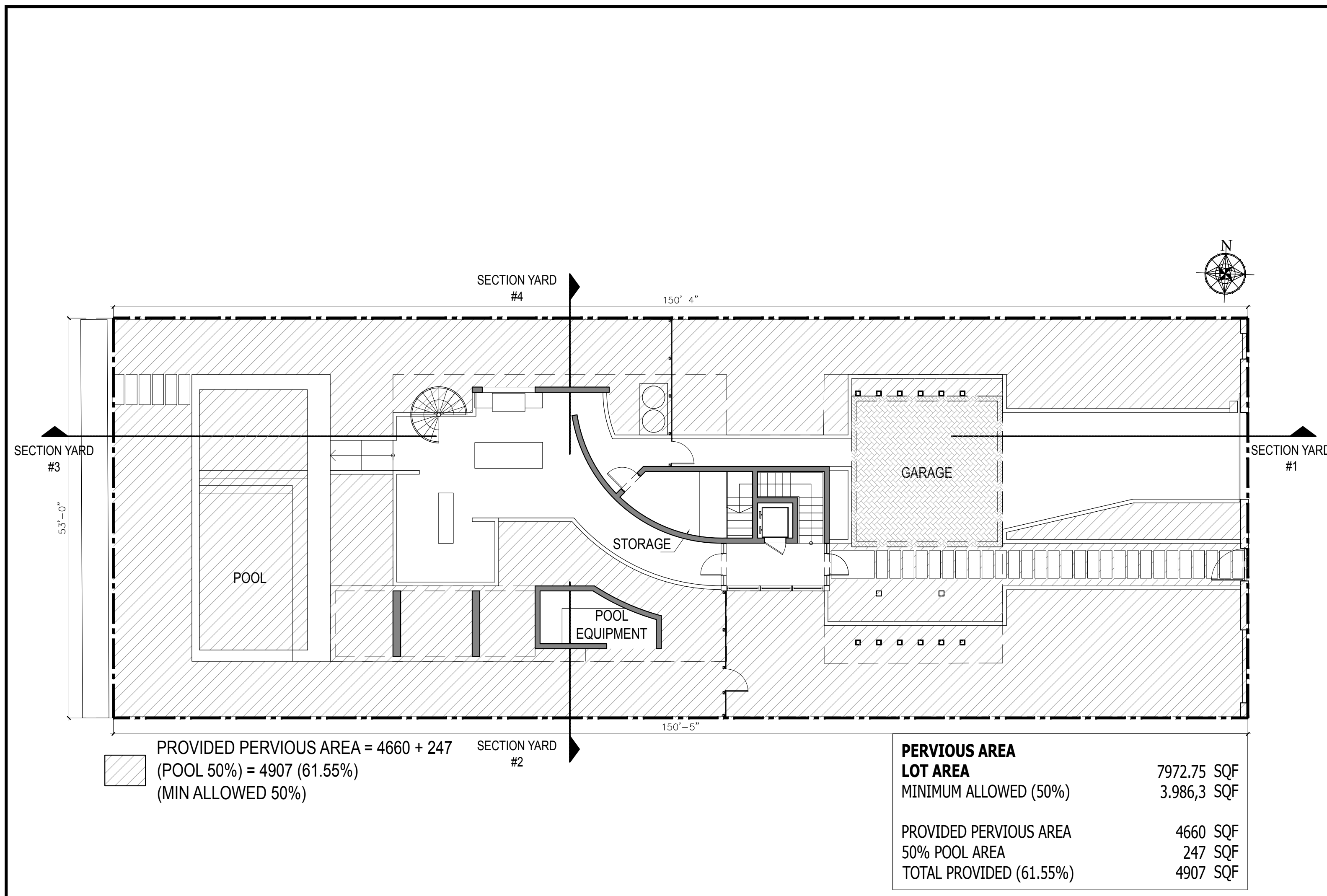
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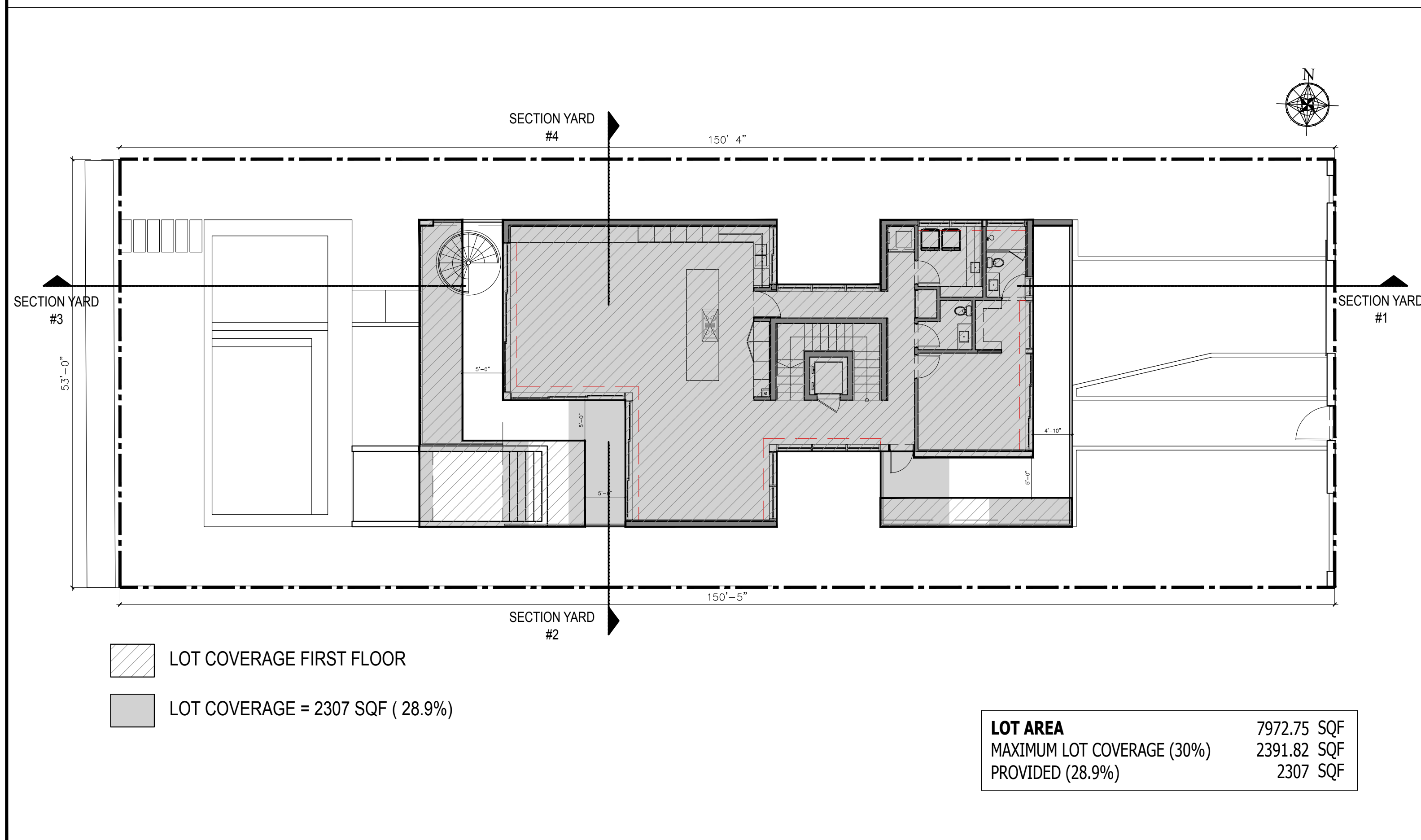
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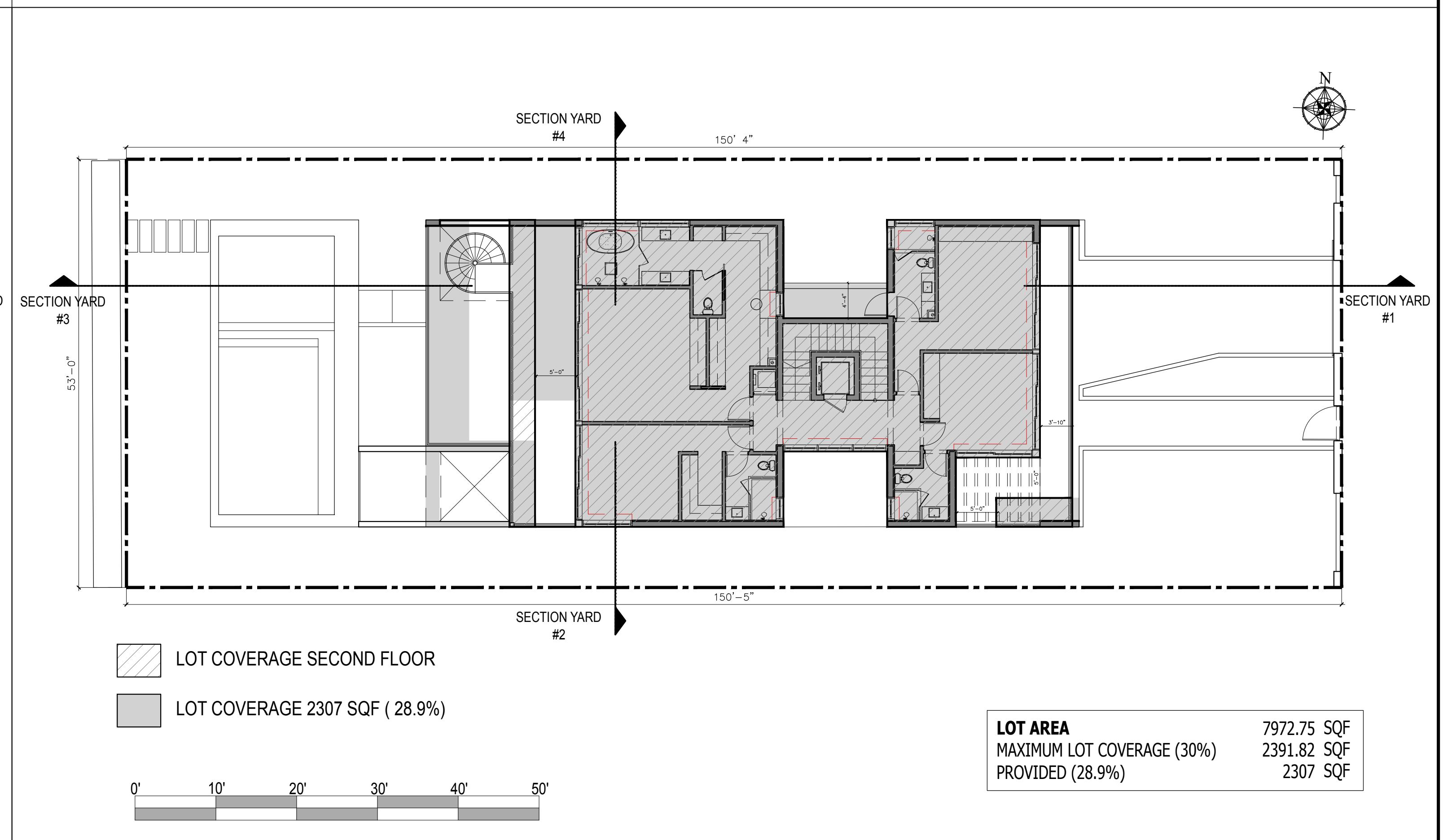


OPEN AREA DIAGRAM - GROUND FLOOR

FRONT AND REAR DIAGRAM - GROUND FLOOR



LOT COVERAGE DIAGRAM - FIRST FLOOR



LOT COVERAGE DIAGRAM - SECOND FLOOR

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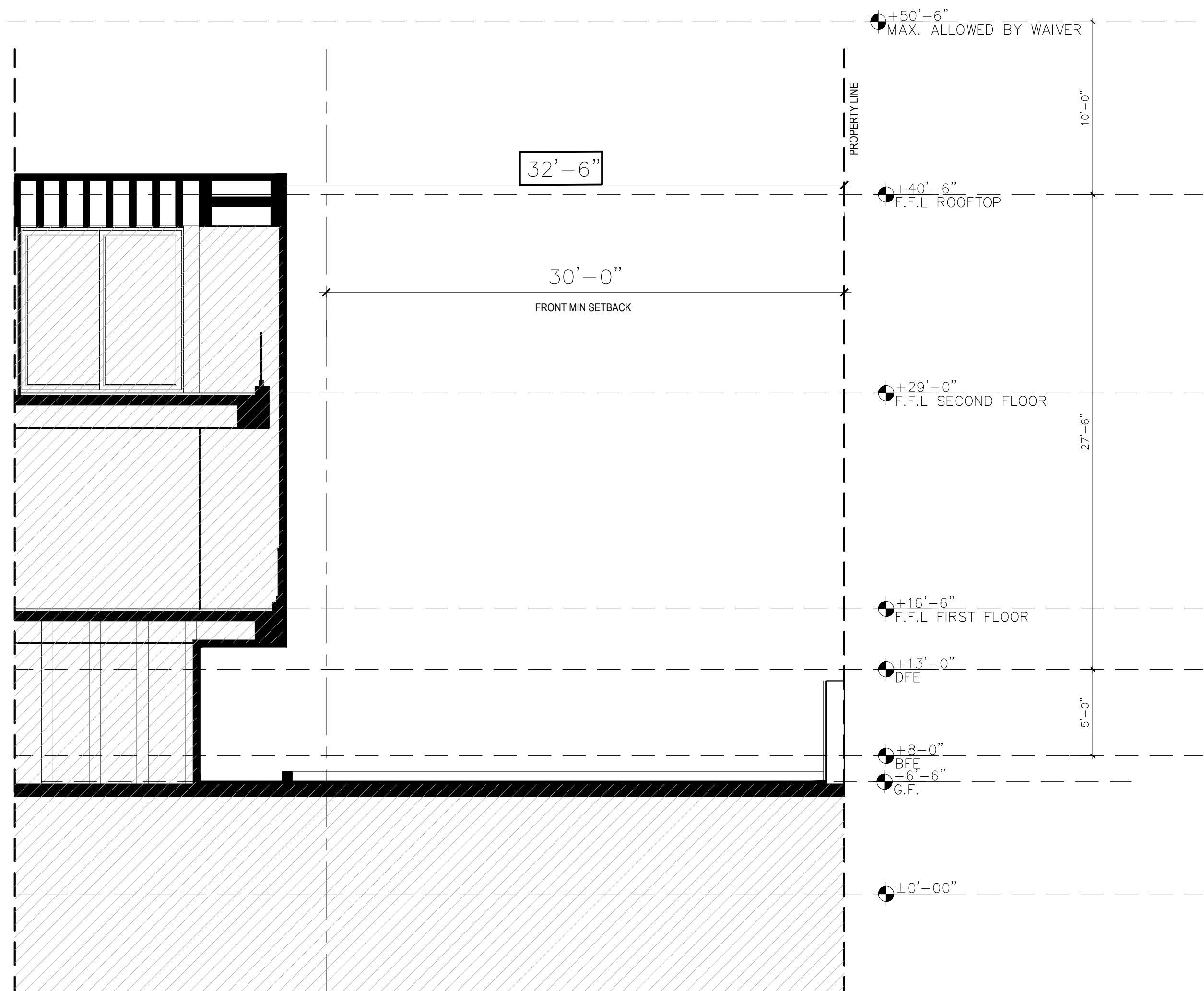
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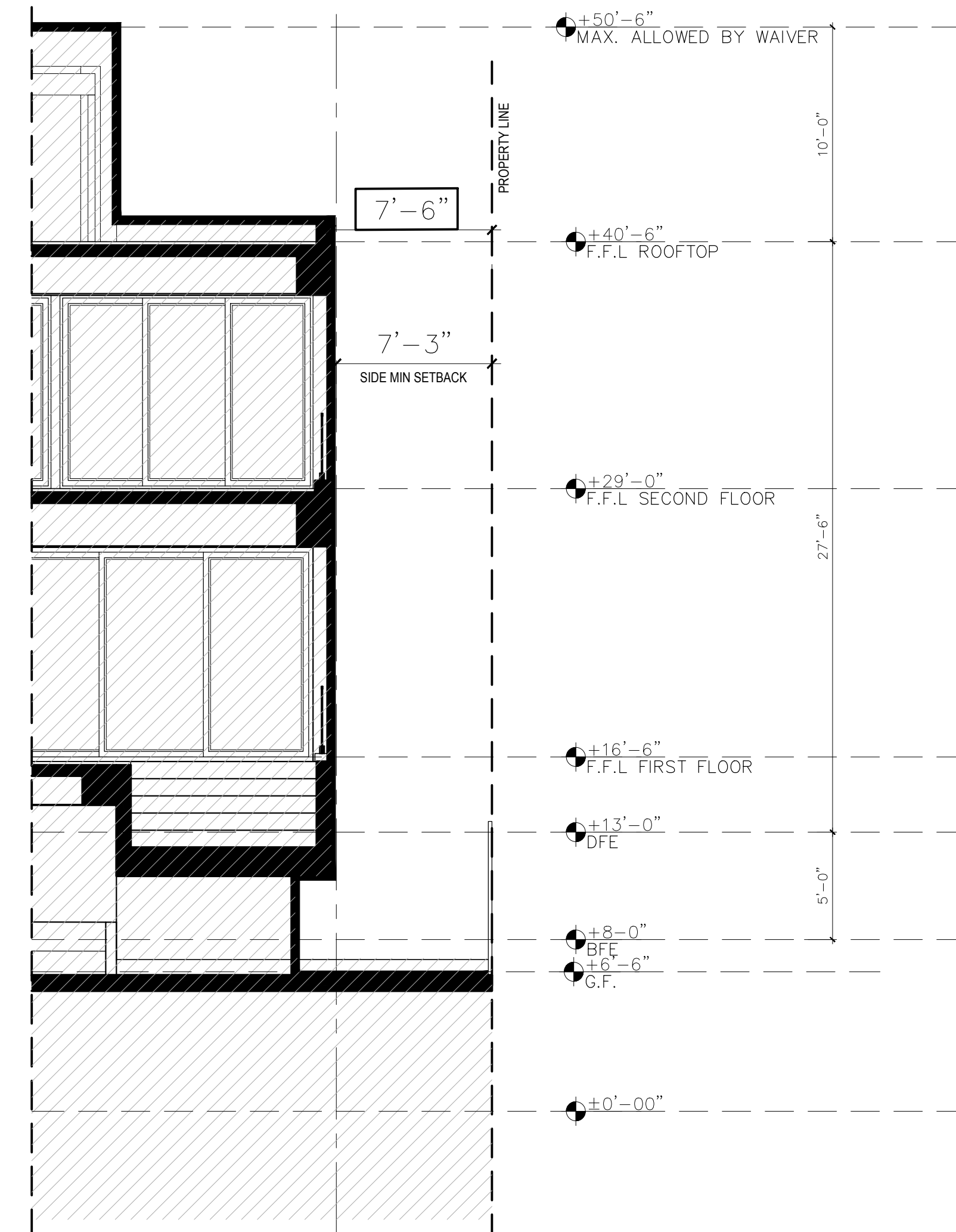
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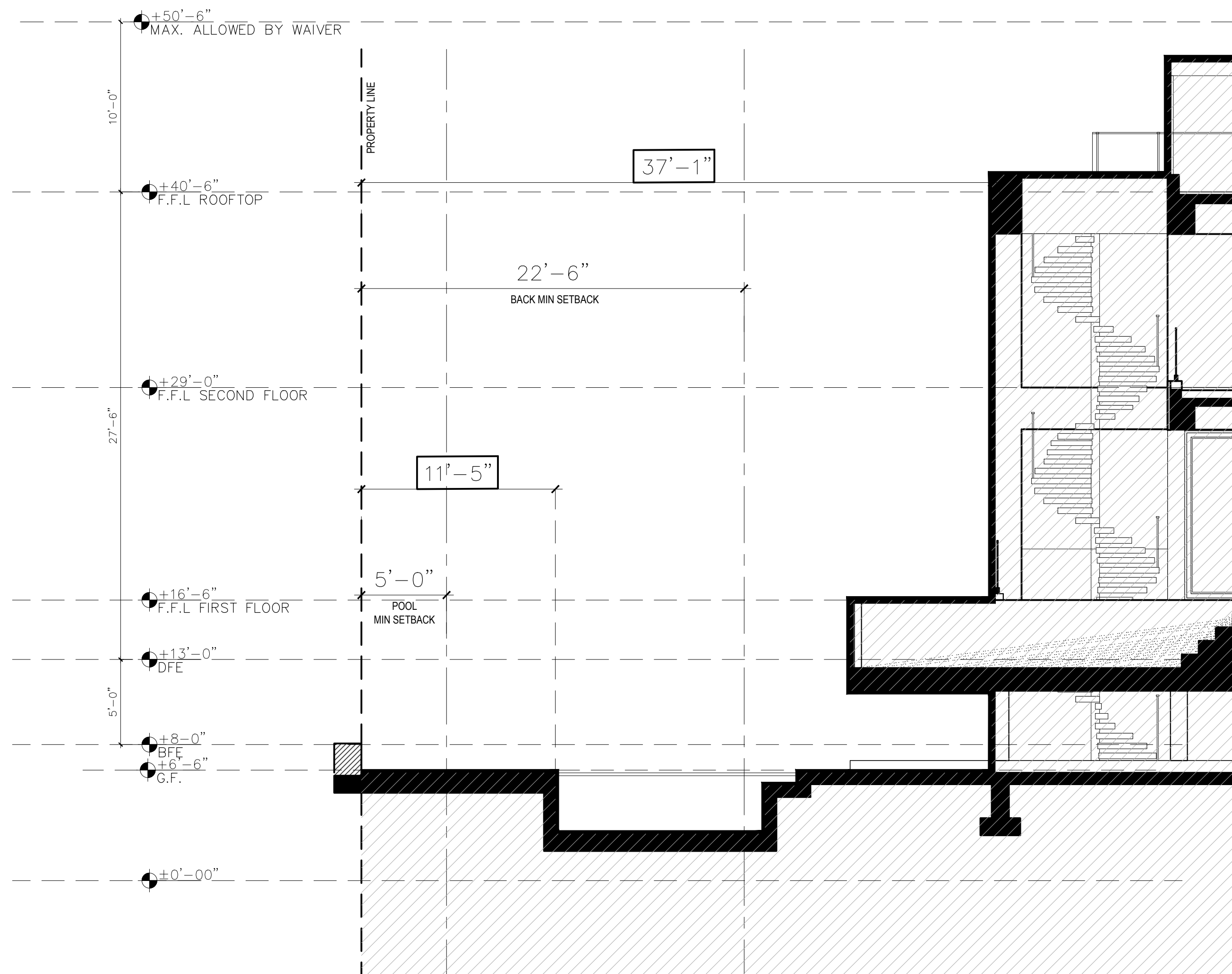
SECTION YARD #1 - FRONT

SCALE 3/16": 1'-0"



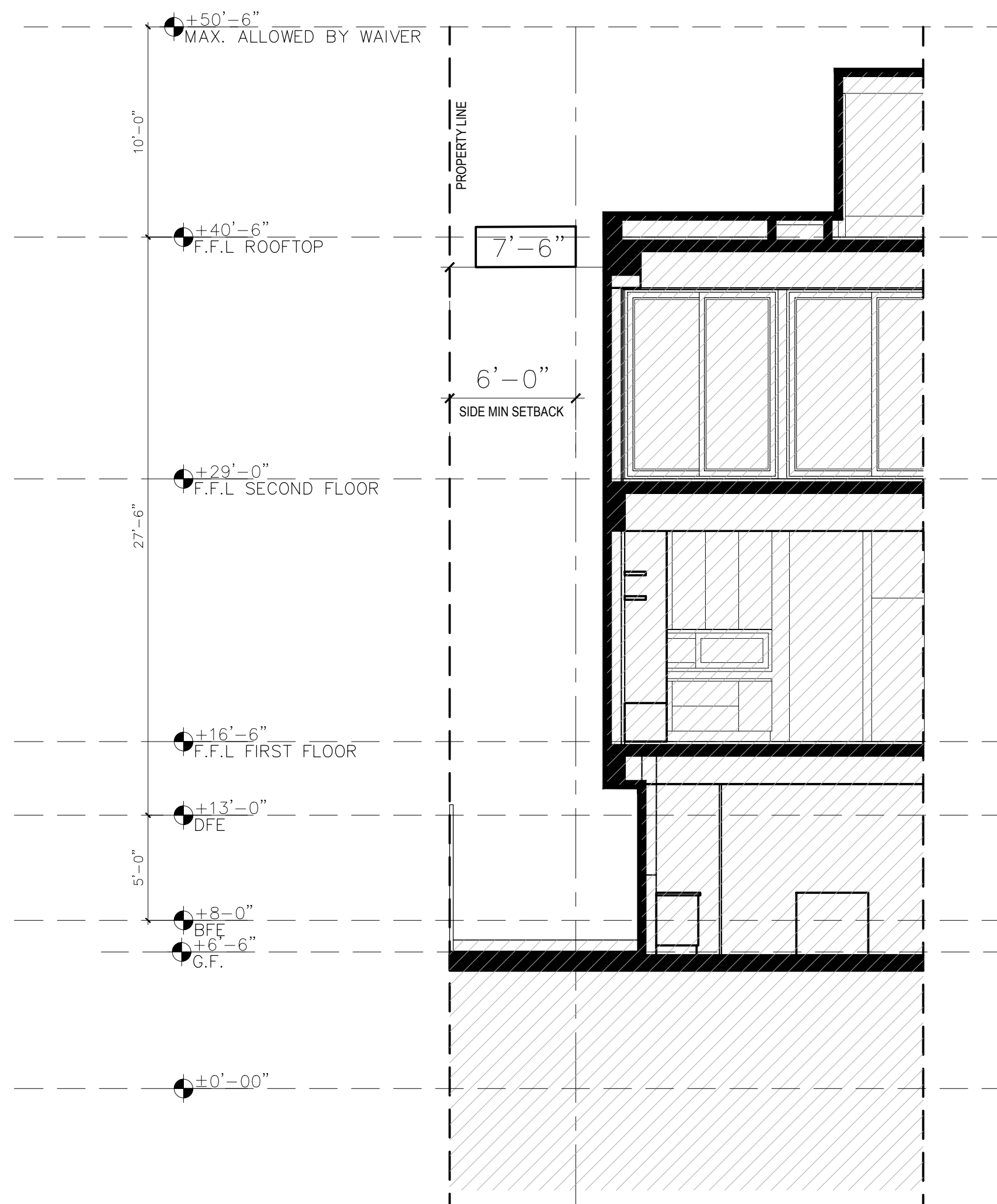
SECTION YARD #2 - SIDE

SCALE 3/16": 1'-0"



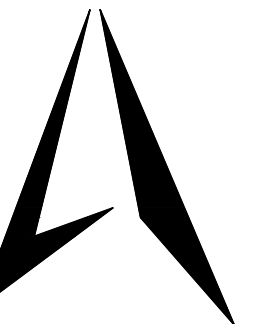
SECTION YARD #3 - BACK

SCALE 3/16": 1'-0"



SECTION YARD #4 - SIDE

SCALE 3/16": 1'-0"



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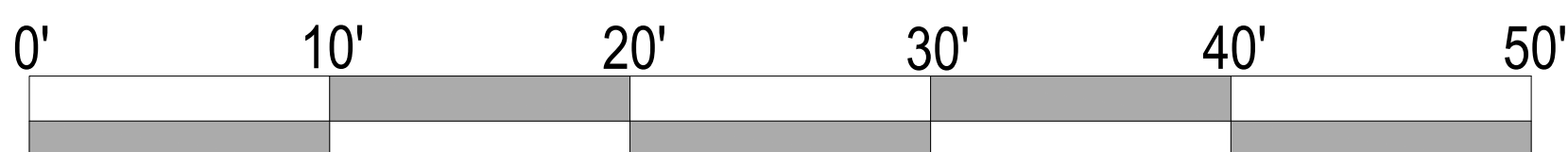
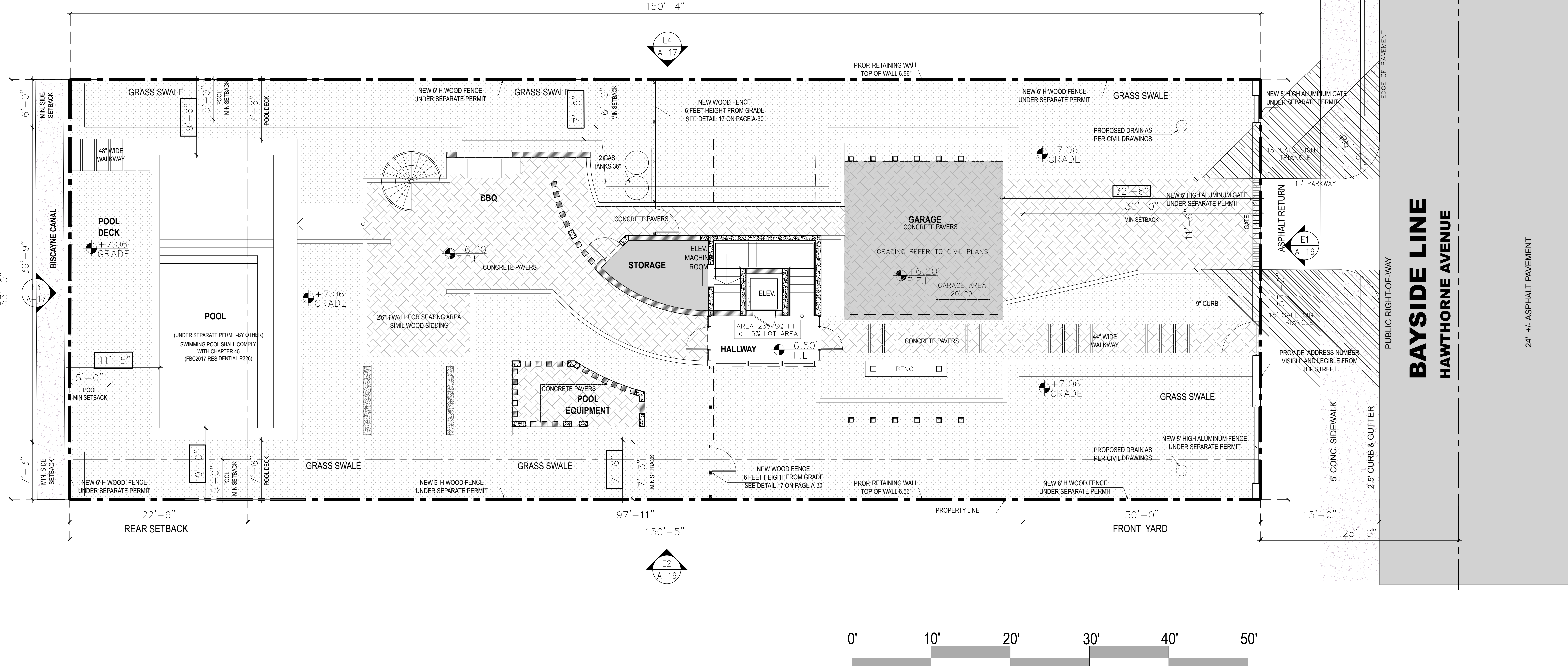
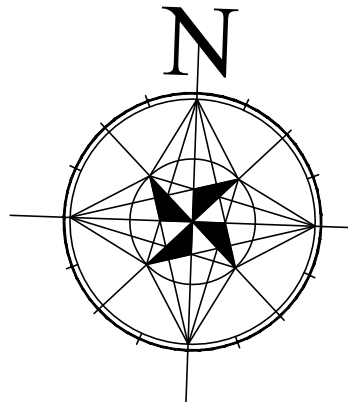
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A-07

THE CITY'S INSPECTOR WILL DETERMINE THE MANGITUDE OF THE REPLACEMENT.

- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
- RECONSTRUCT SWALES/SOD ALONG THE ENTIRE PROPERTY
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.



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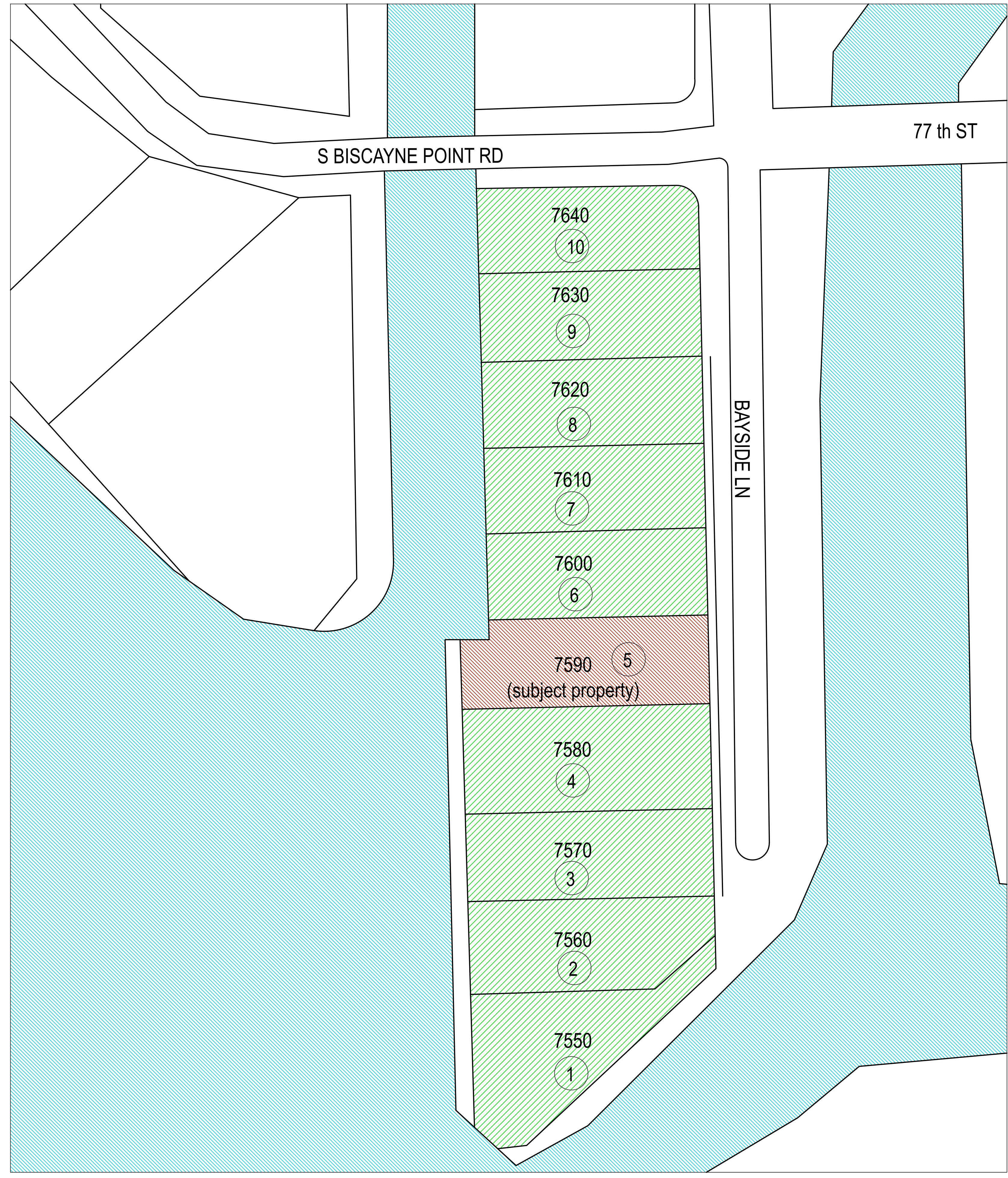
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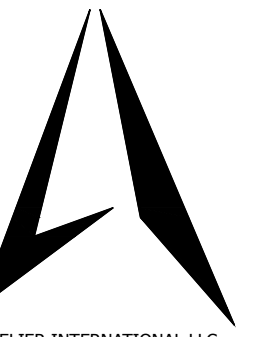
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KEY DIRECTIONAL PLAN

SCALE: N.T.S.



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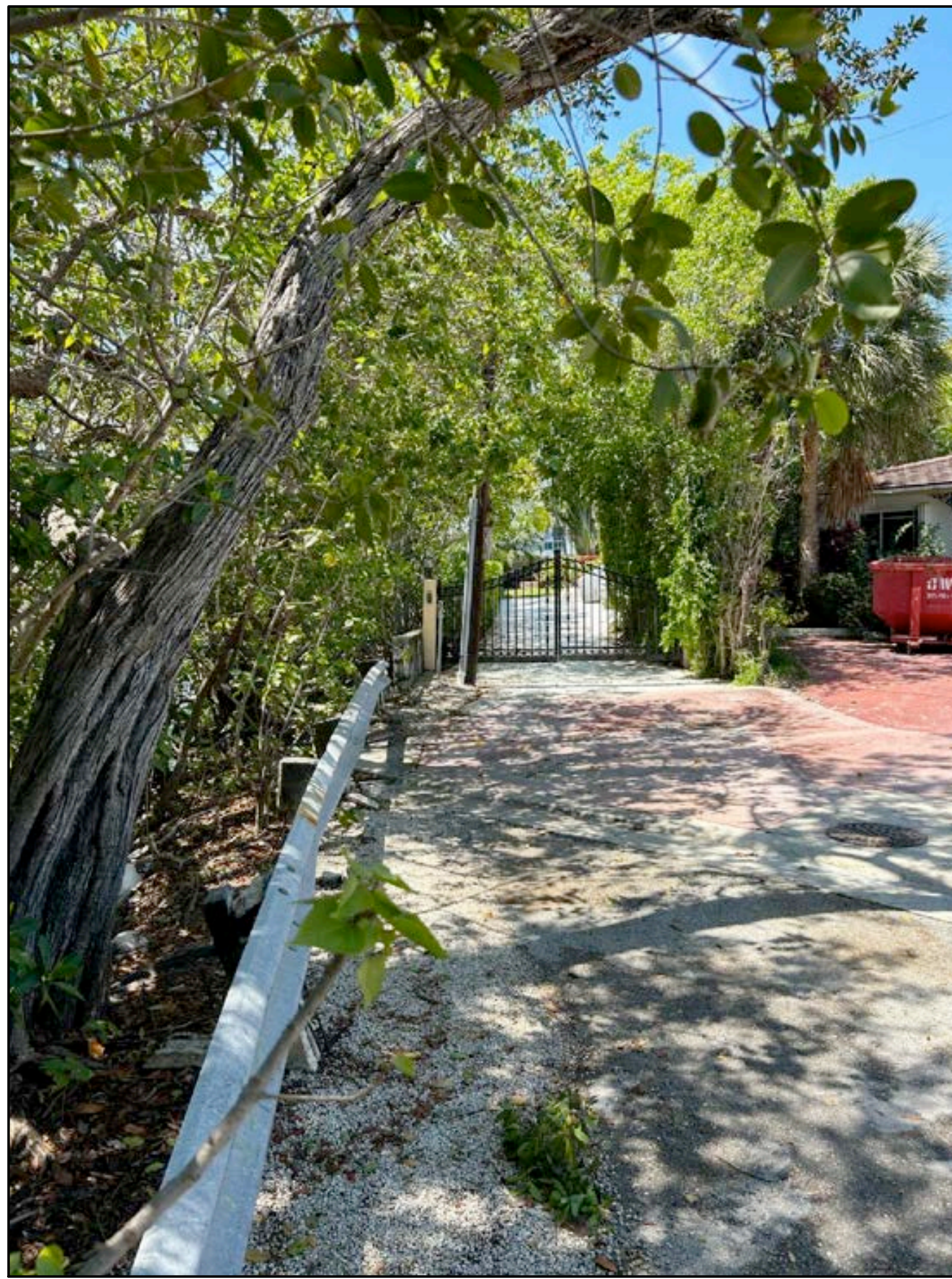
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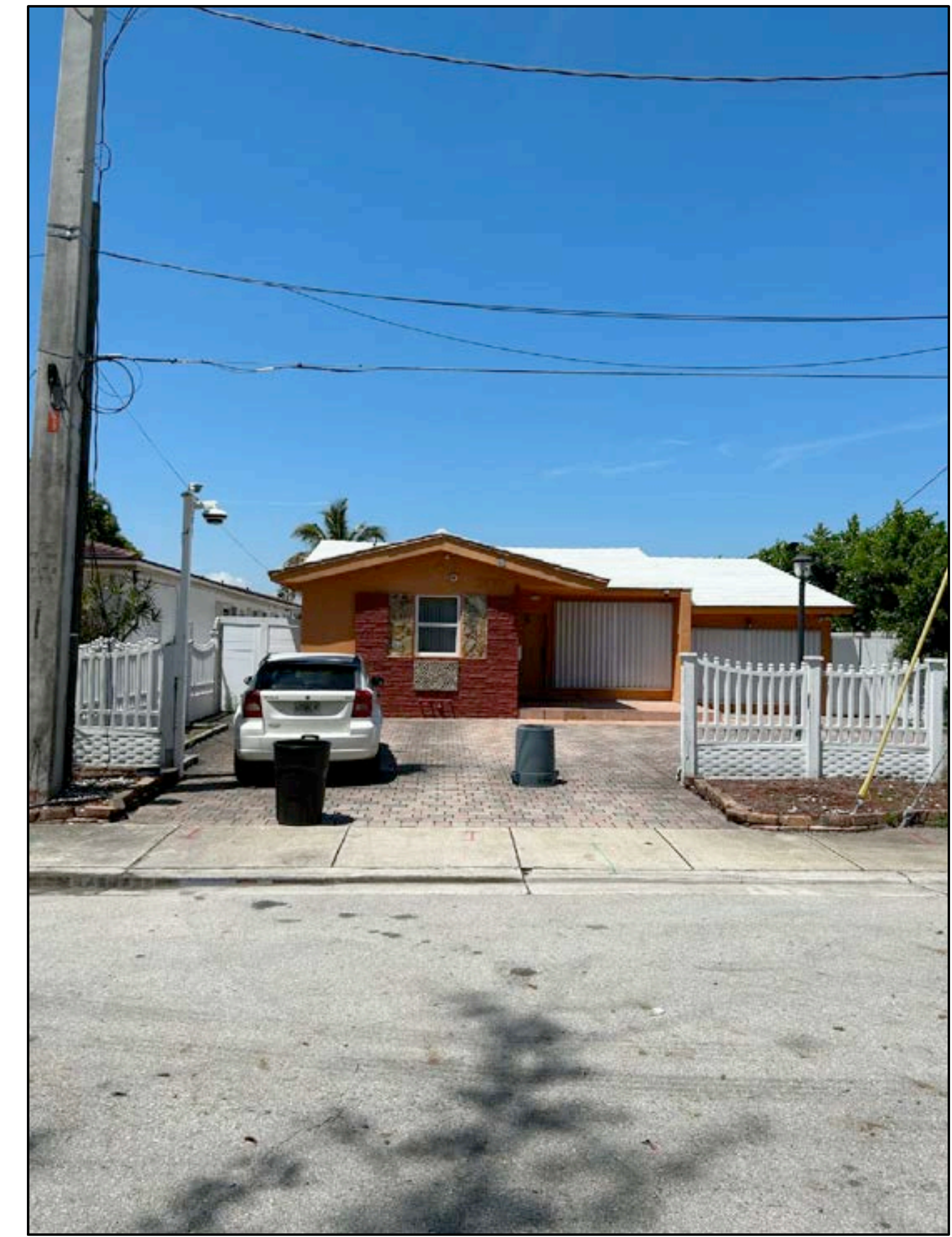
A-09



① 7550 BAYSIDE LN



② 7560 BAYSIDE LN



③ 7570 BAYSIDE LN



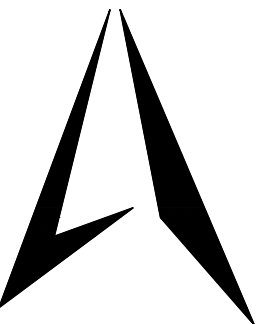
④ 7580 BAYSIDE LN



⑤ 7590 BAYSIDE LN SUBJECT PROPERTY



⑥ 7600 BAYSIDE LN



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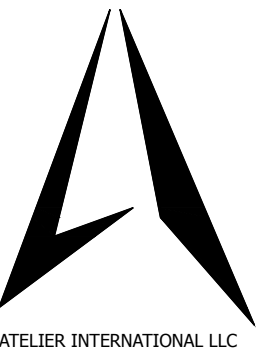
8 7620 BAYSIDE LN



9 7630 BAYSIDE LN



10 7640 BAYSIDE LN



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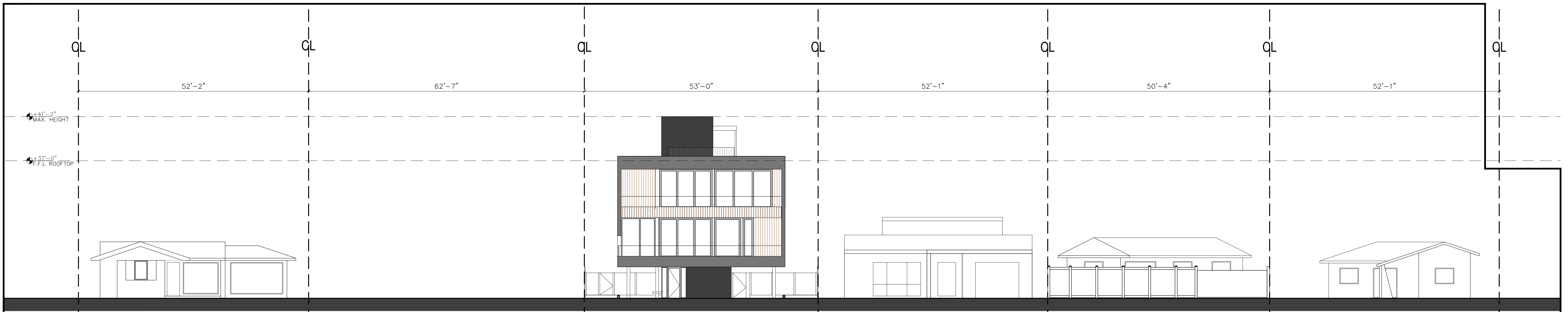
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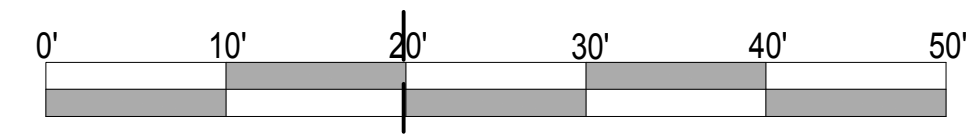
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Date: 20-JUL-22  
Drawn: L.T.C.  
Designed by: H.S.  
Checked by: H.S.  
SCALE: NOTED



7570 BAYSIDE LN      7580 BAYSIDE LN      7590 BAYSIDE LN      7600 BAYSIDE LN      7610 BAYSIDE LN      7620 BAYSIDE LN



7570 BAYSIDE LN

7580 BAYSIDE LN

7590 BAYSIDE LN  
SUBJECT PROPERTY

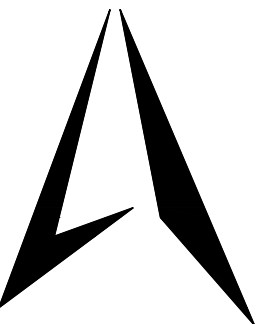
7600 BAYSIDE LN

7610 BAYSIDE LN

7620 BAYSIDE LN

CONTEXTUAL ELEVATION

SCALE: N.T.S.



ATELIER INTERNATIONAL, LLC  
1800 SW 1st Avenue  
Suite 307  
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T 305-374-9084  
C 786-302-5236  
www.atelierint.com

Hernan Santecangelo, Architect  
NCARB AR# 96667

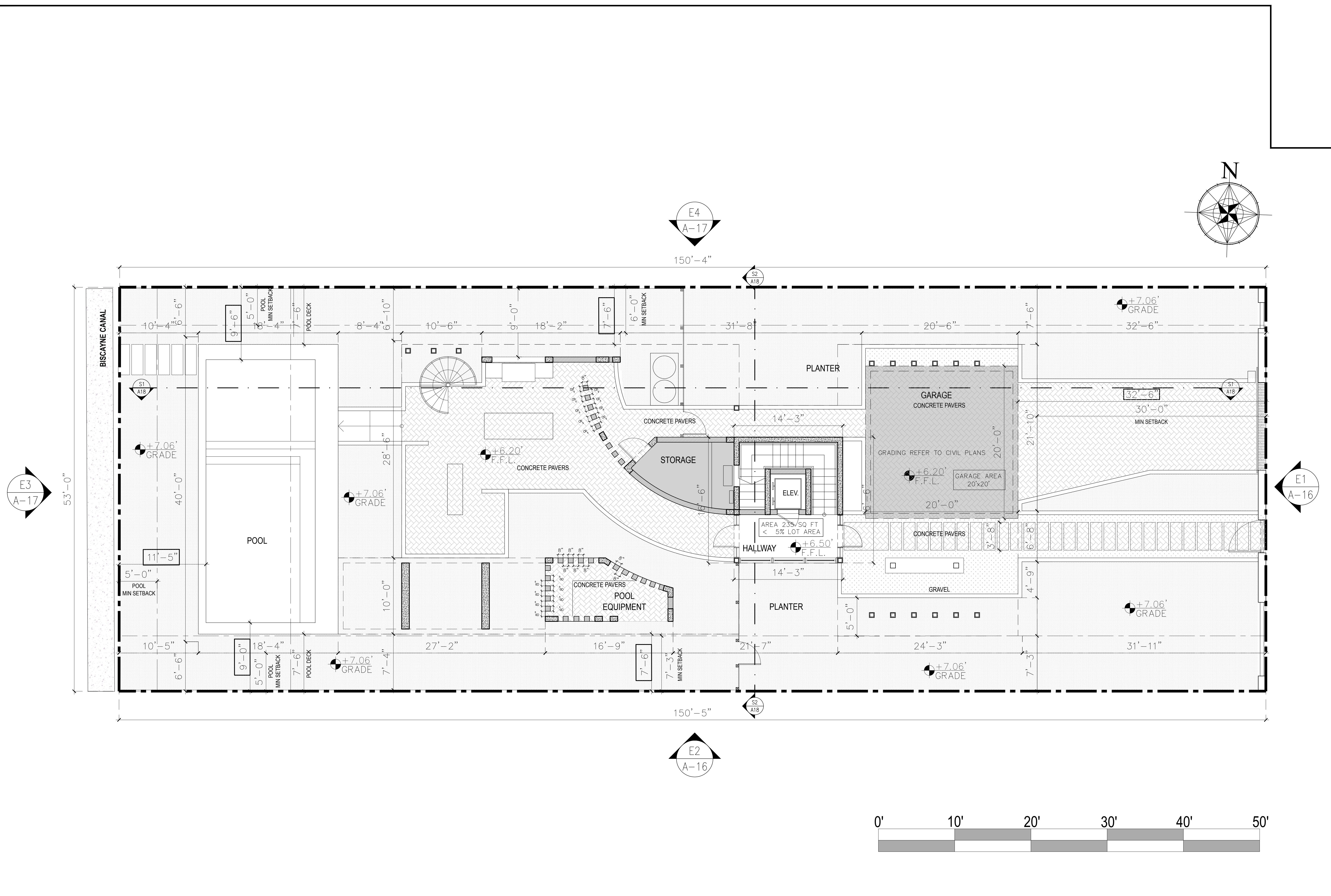
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P22-0310

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 NCARB AR# 96867

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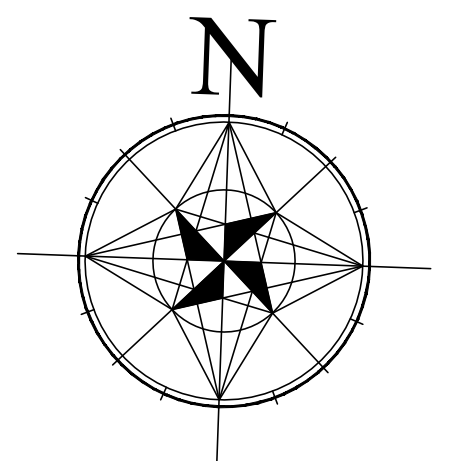
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PROPOSED GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"



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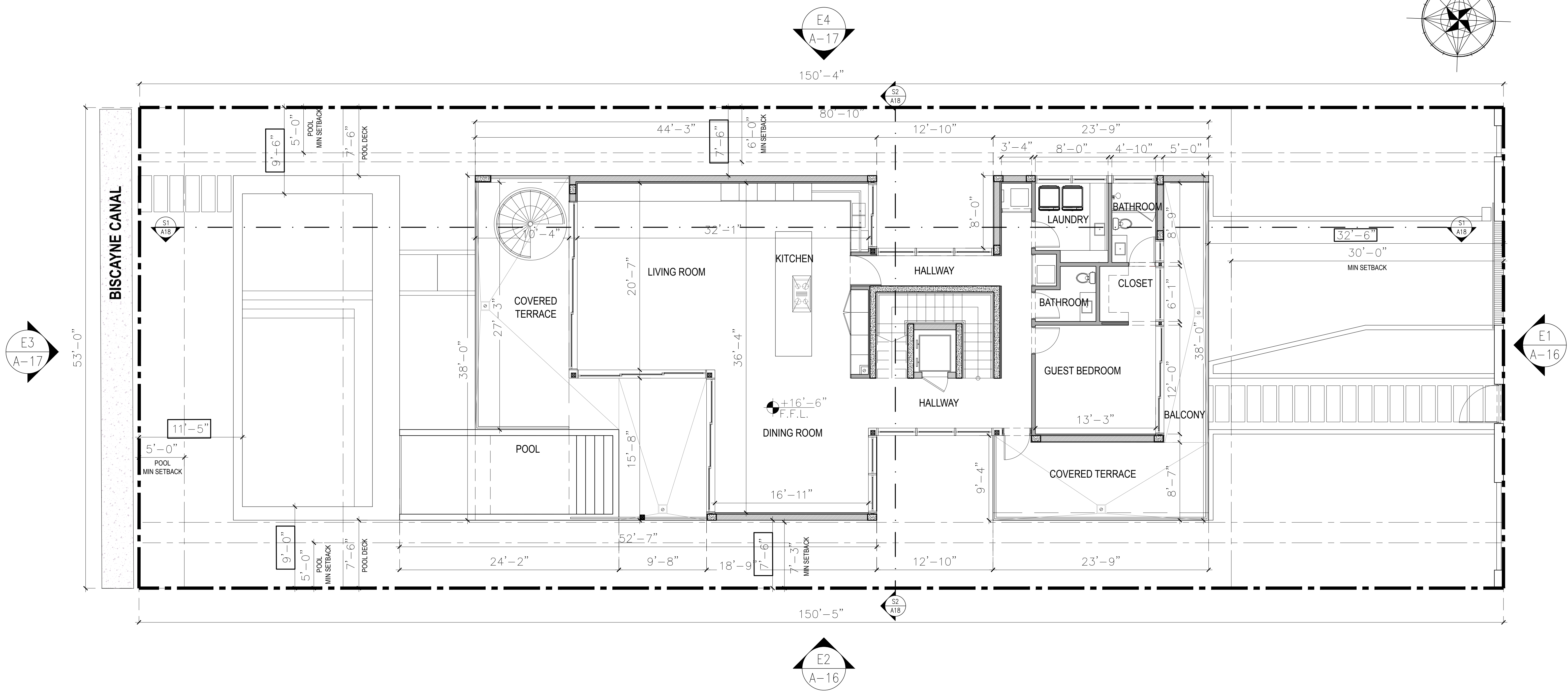
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**7590 BAYSIDE LN - MIAMI BEACH FL - 33141**

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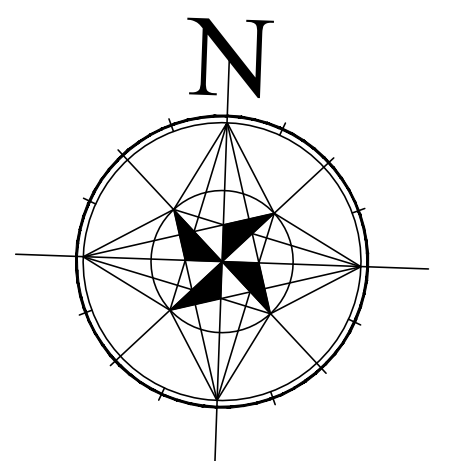
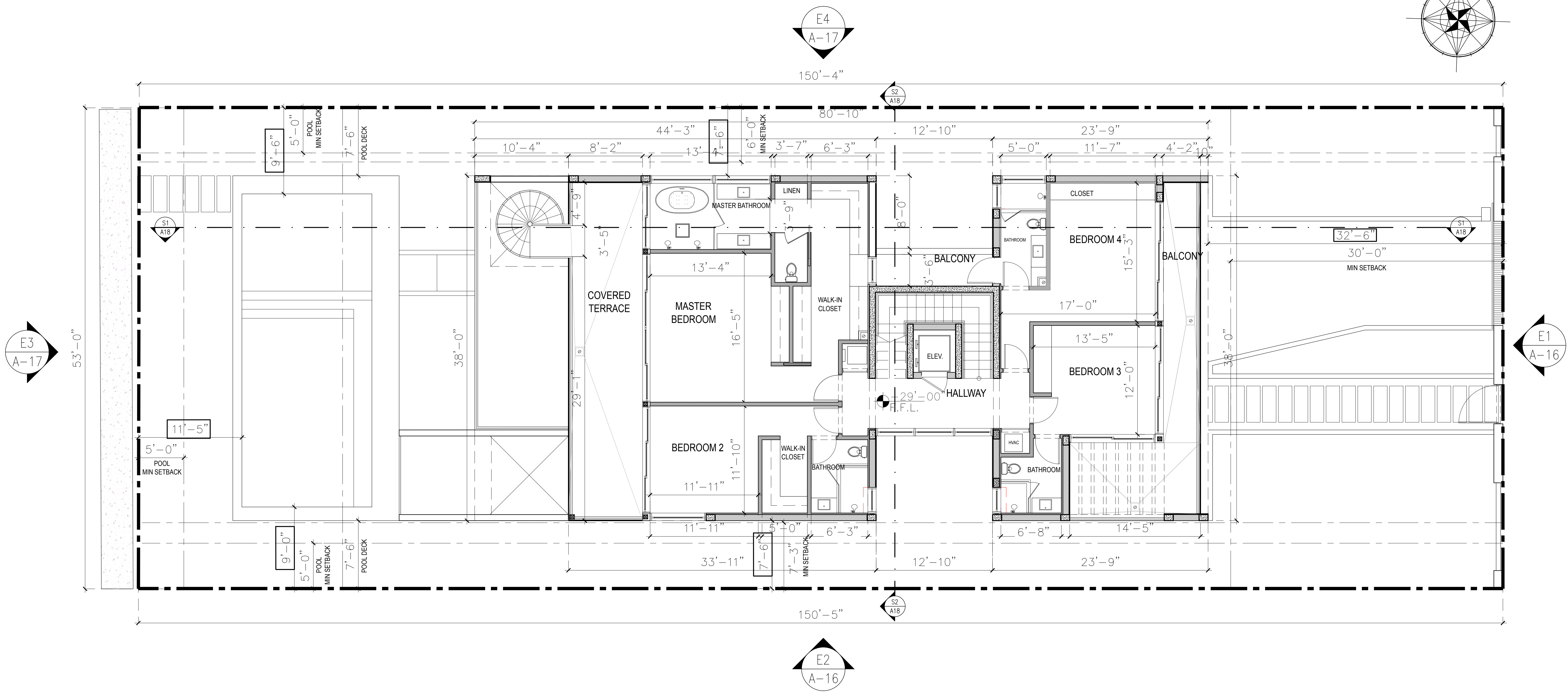
Date: 20-JUL-22  
 Drawn: L.T.C.  
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 SCALE: NOTED

A-14



PROPOSED FIRST FLOOR PLAN

SCALE 3/8" = 1'-0"



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 NCARB AR# 96867

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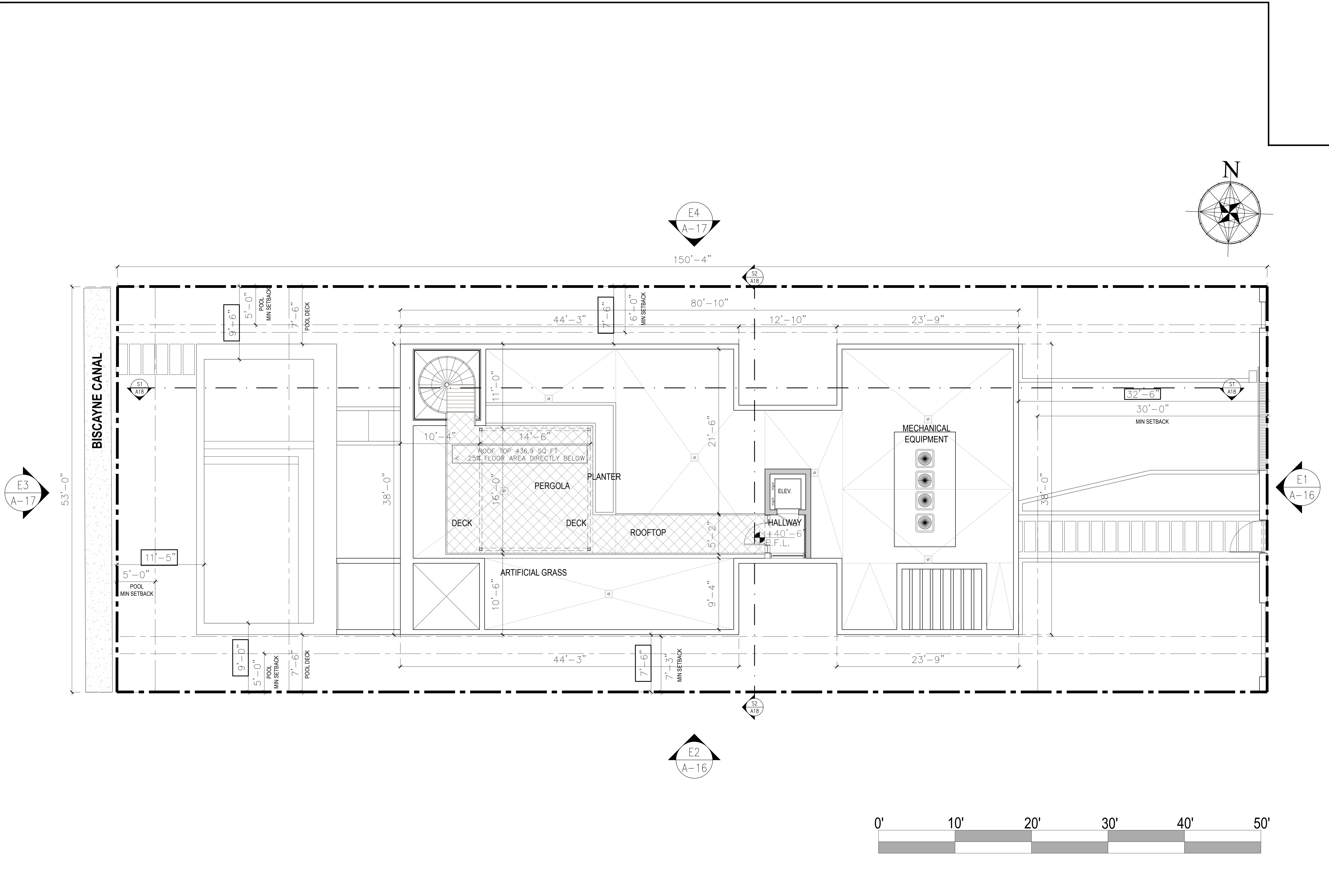
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PROPOSED SECOND FLOOR PLAN

SCALE 3/8" = 1'-0"



PROPOSED ROOF TOP PLAN

SCALE 3/8" = 1'-0"

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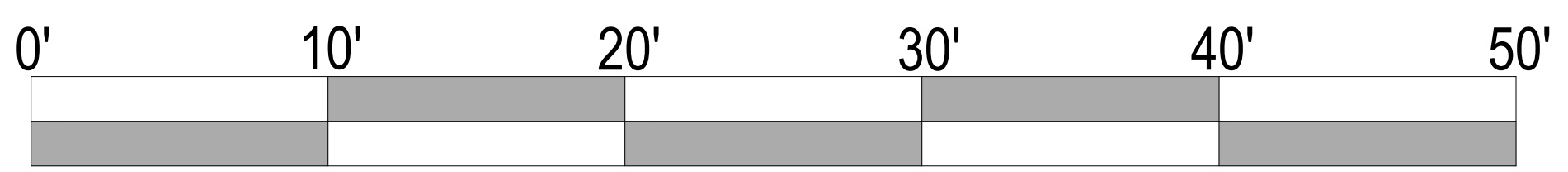
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 SCALE: NOTED

A-16





PROPOSED EAST ELEVATION - E1

SCALE 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION - E2

SCALE 3/16" = 1'-0"

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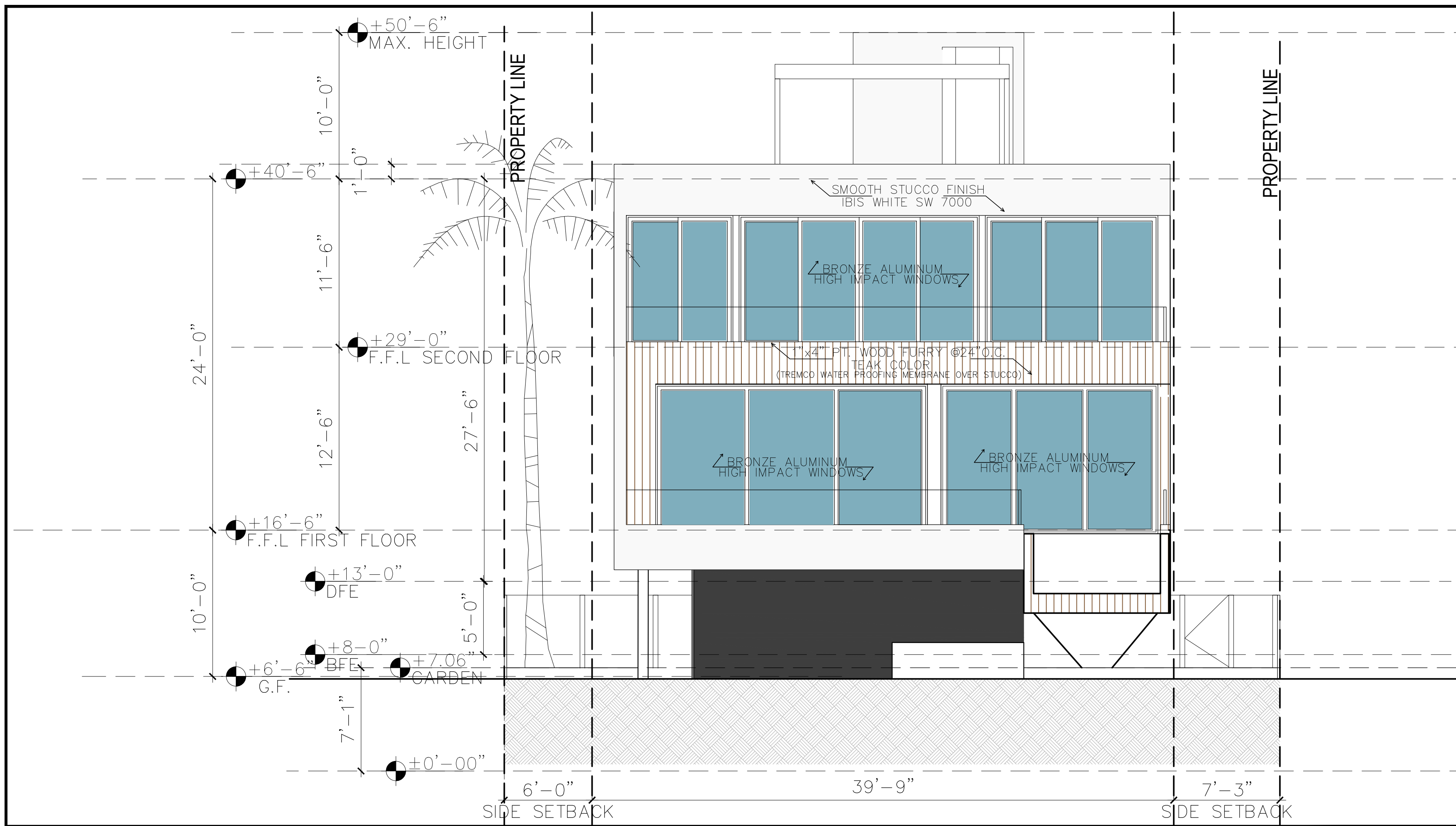
Herman Santarcangelo, Architect  
NCARB AR# 96867

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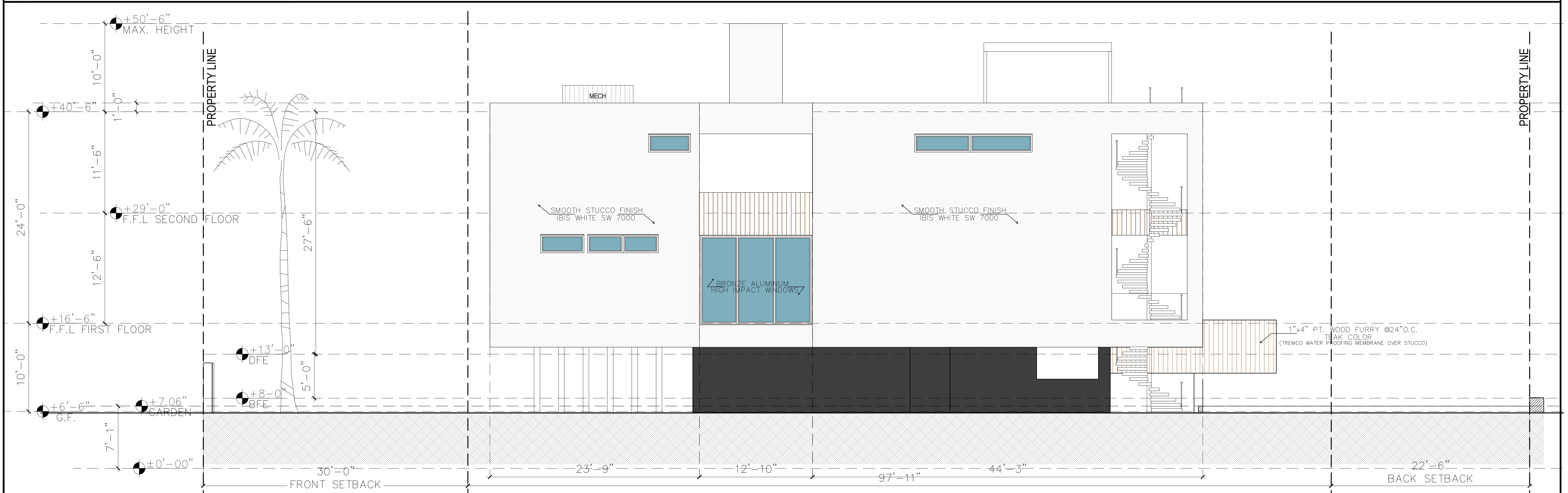
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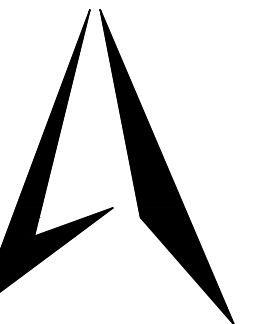
PROPOSED WEST ELEVATION - E3

SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION - E4

SCALE 3/16" = 1'-0"



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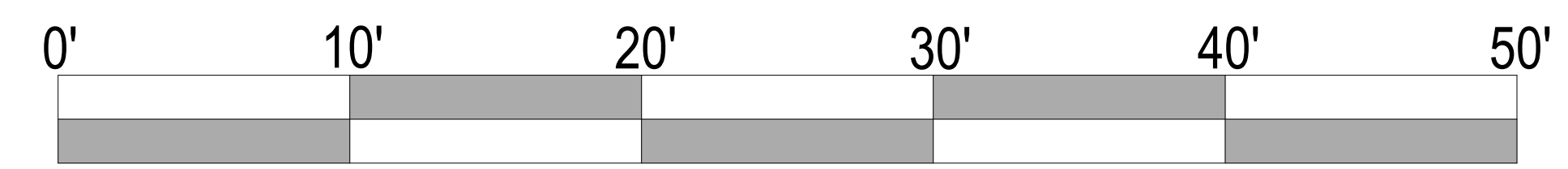
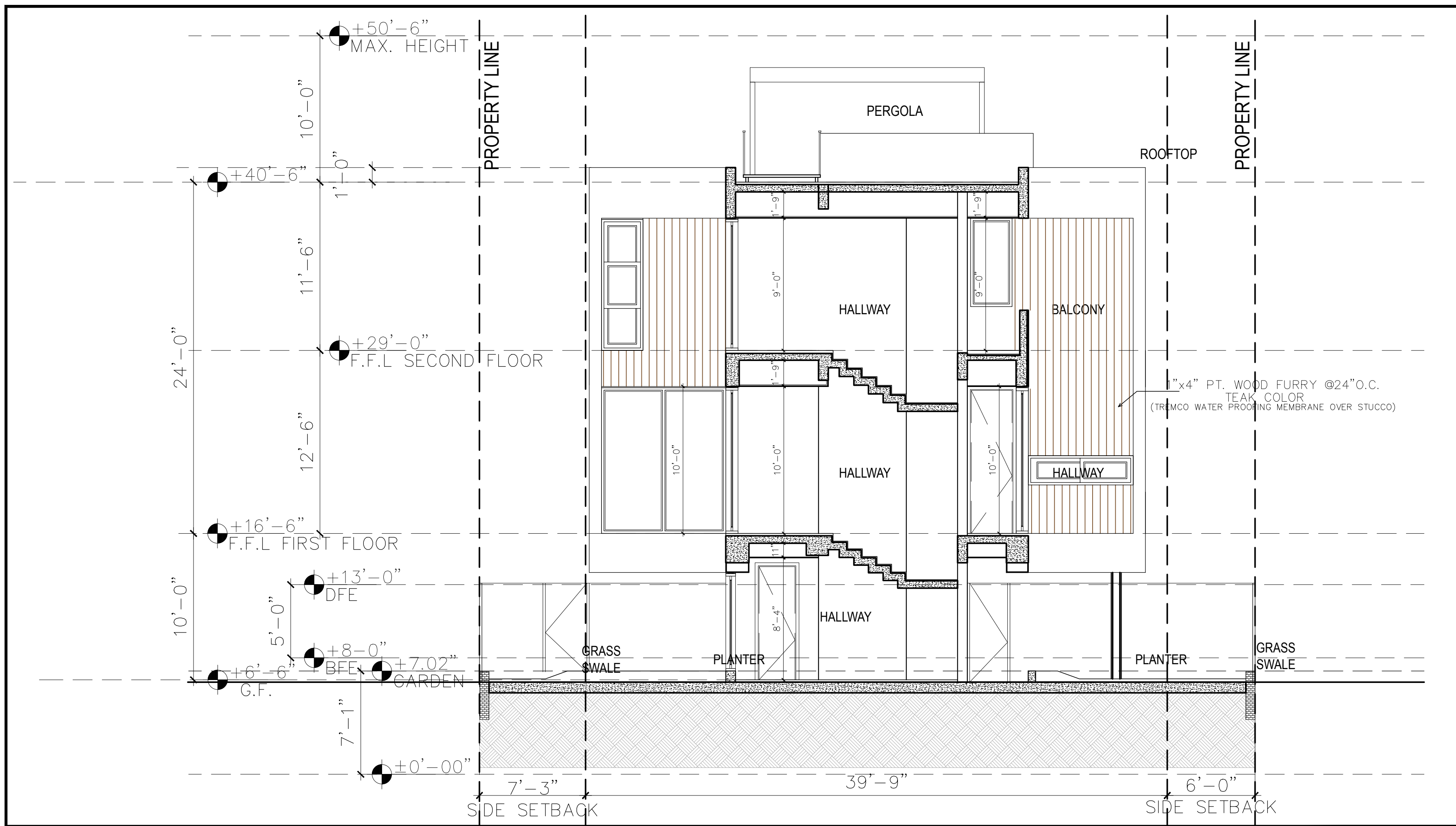
Herman Santarcangelo, Architect  
NCARB AR# 96667

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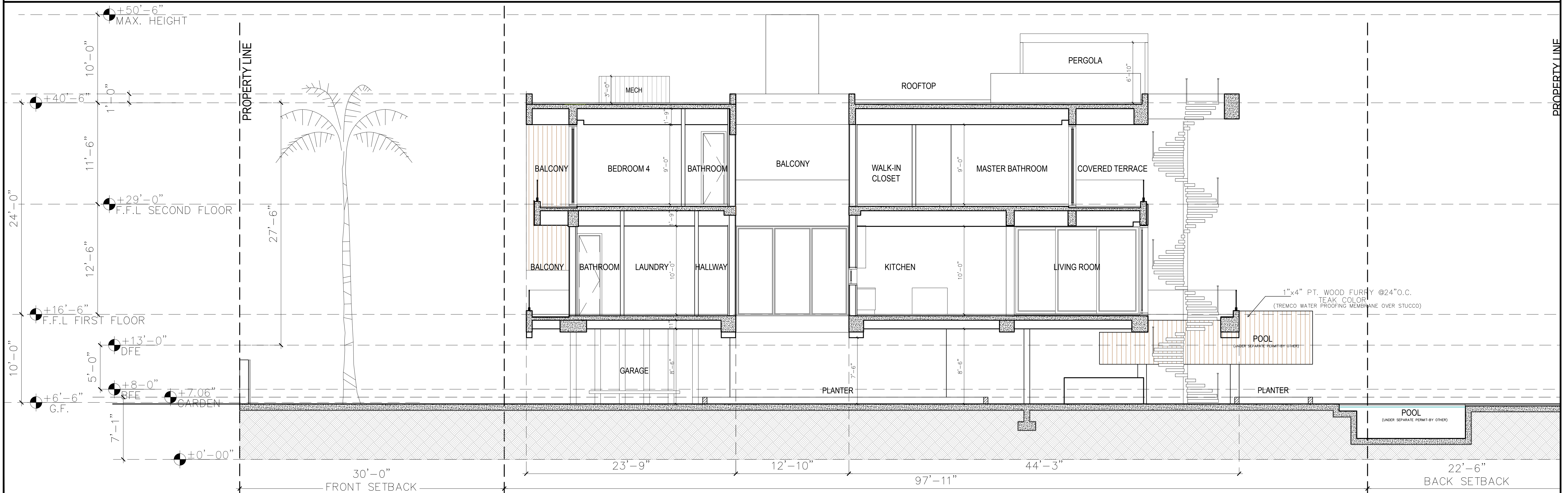
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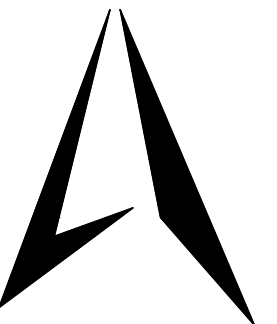
PROPOSED CROSS SECTION - S2

SCALE 3/16" = 1'-0"



PROPOSED CROSS SECTION - S1

SCALE 3/16" = 1'-0"



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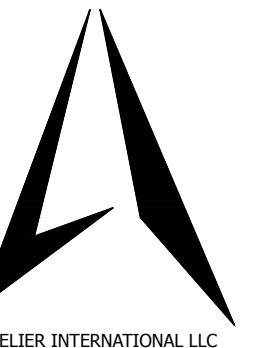
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3D RENDERING - FRONT VIEW - (EAST)



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NCARB AR# 96667

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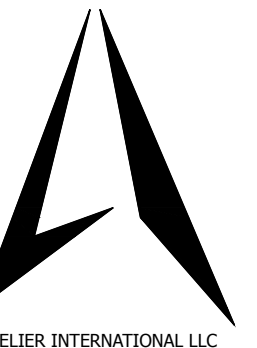
Designed by: H.S.

Checked by: H.S.

SCALE: NOTED



3D RENDERING - REAR VIEW - (WEST)



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 NCARB AR# 96667

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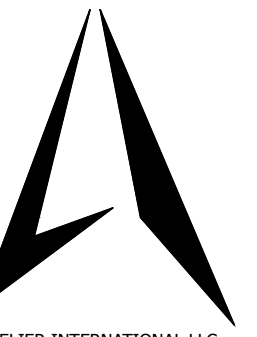
Designed by: H.S.

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SCALE: NOTED



3D RENDERING



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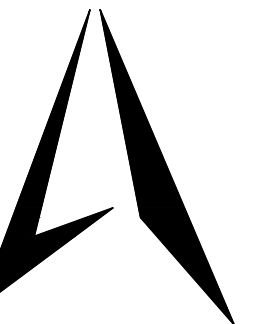
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3D RENDERING FRONT VIEW - ACCESS



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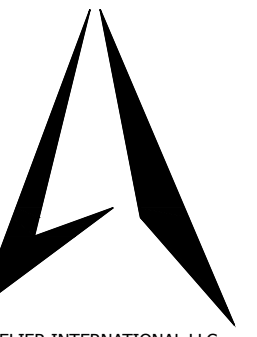
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3D RENDERING



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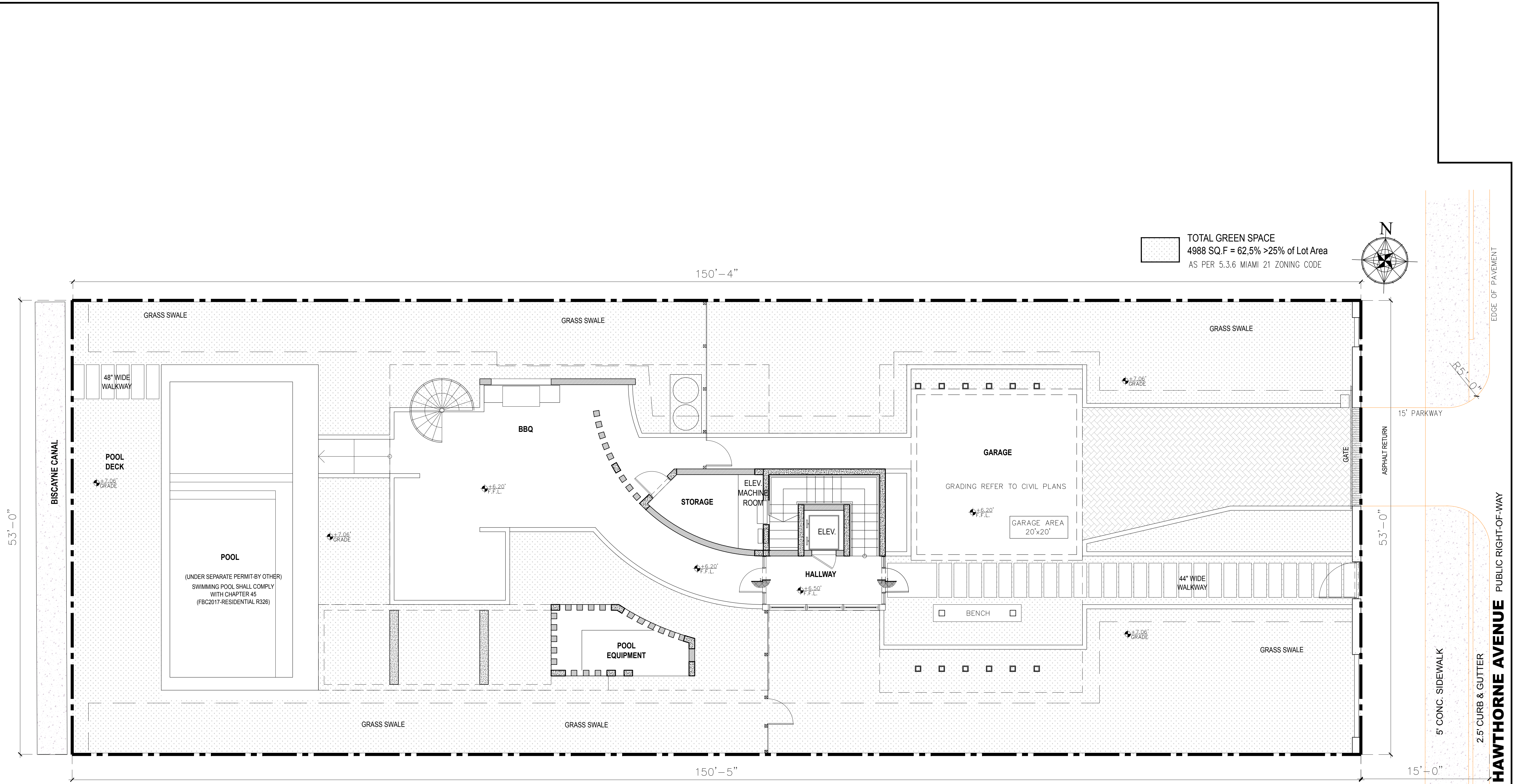
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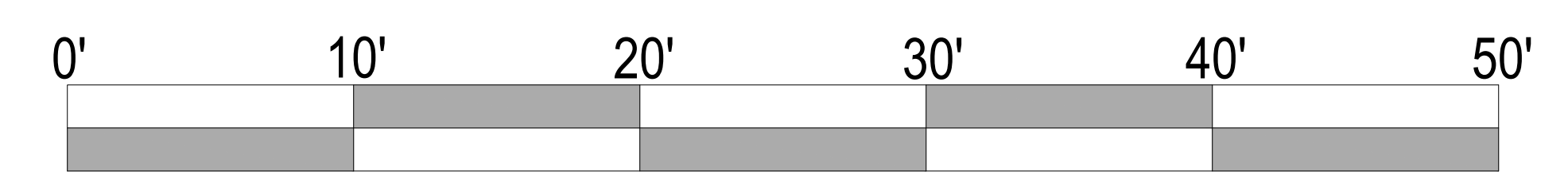
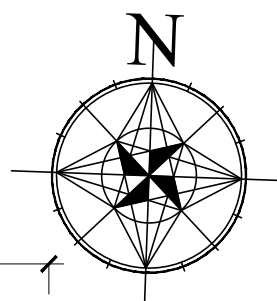
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TOTAL GREEN SPACE  
4988 SQ.F = 62.5% >25% of Lot Area  
AS PER 5.3.6 MIAMI 21 ZONING CODE



OPEN SPACE

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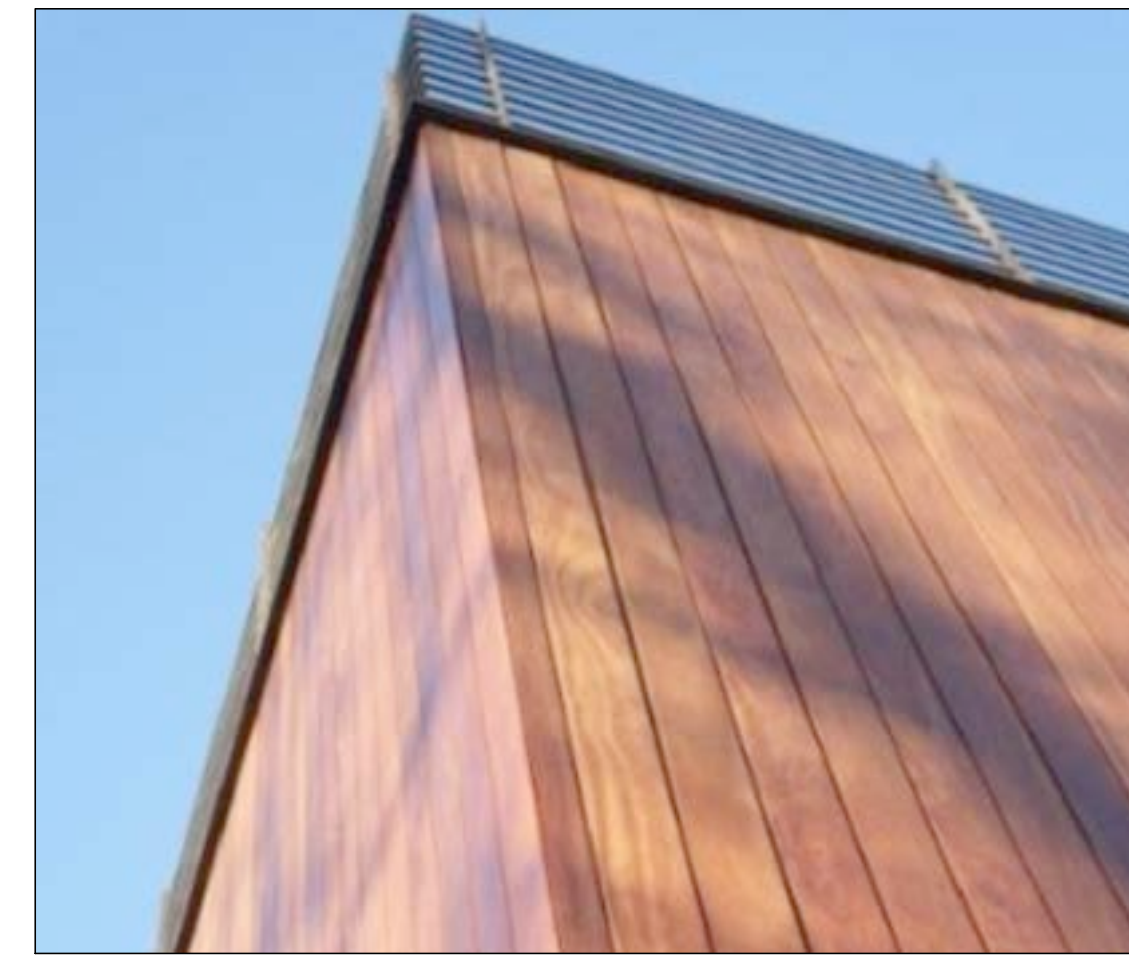
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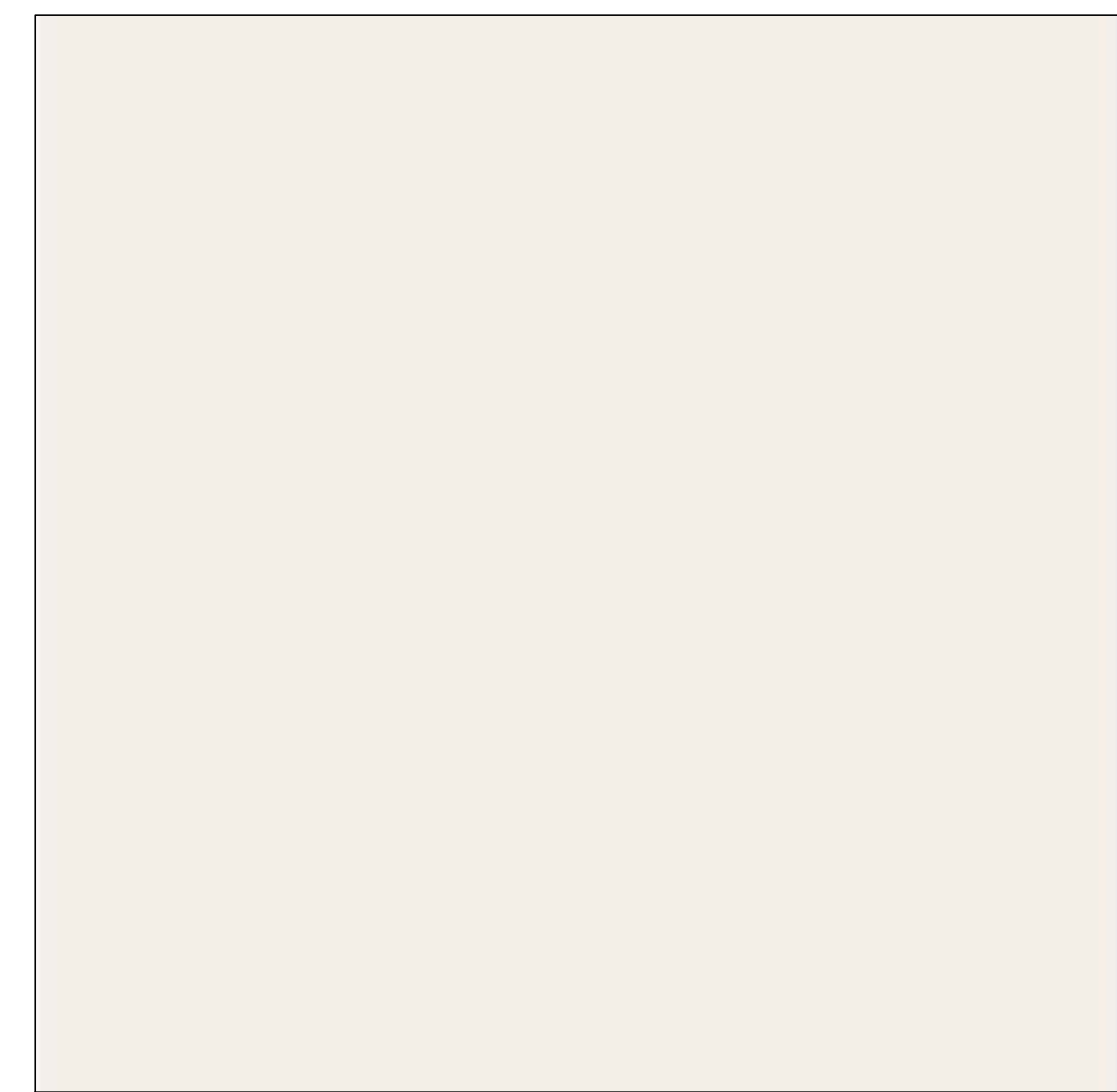
A-25



① IPE HARDWOOD RAIN SCREEN SIDING



② NATURAL CONCRETE



③ SMOOTH STUCCO FINISH IBIS WHITE SW 7000 - SHERWIN WILLIAMS-



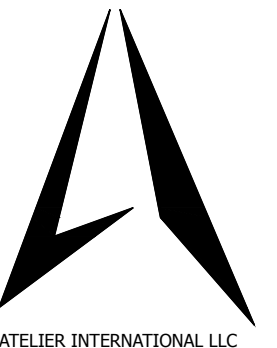
④ GLASS BALUSTARDE



⑤ BRONZE ALUMINUM HIGH IMPACT DOOR & WINDOWS



⑥ CONCRETE PLANKS WITH 2"GRASS INFILL



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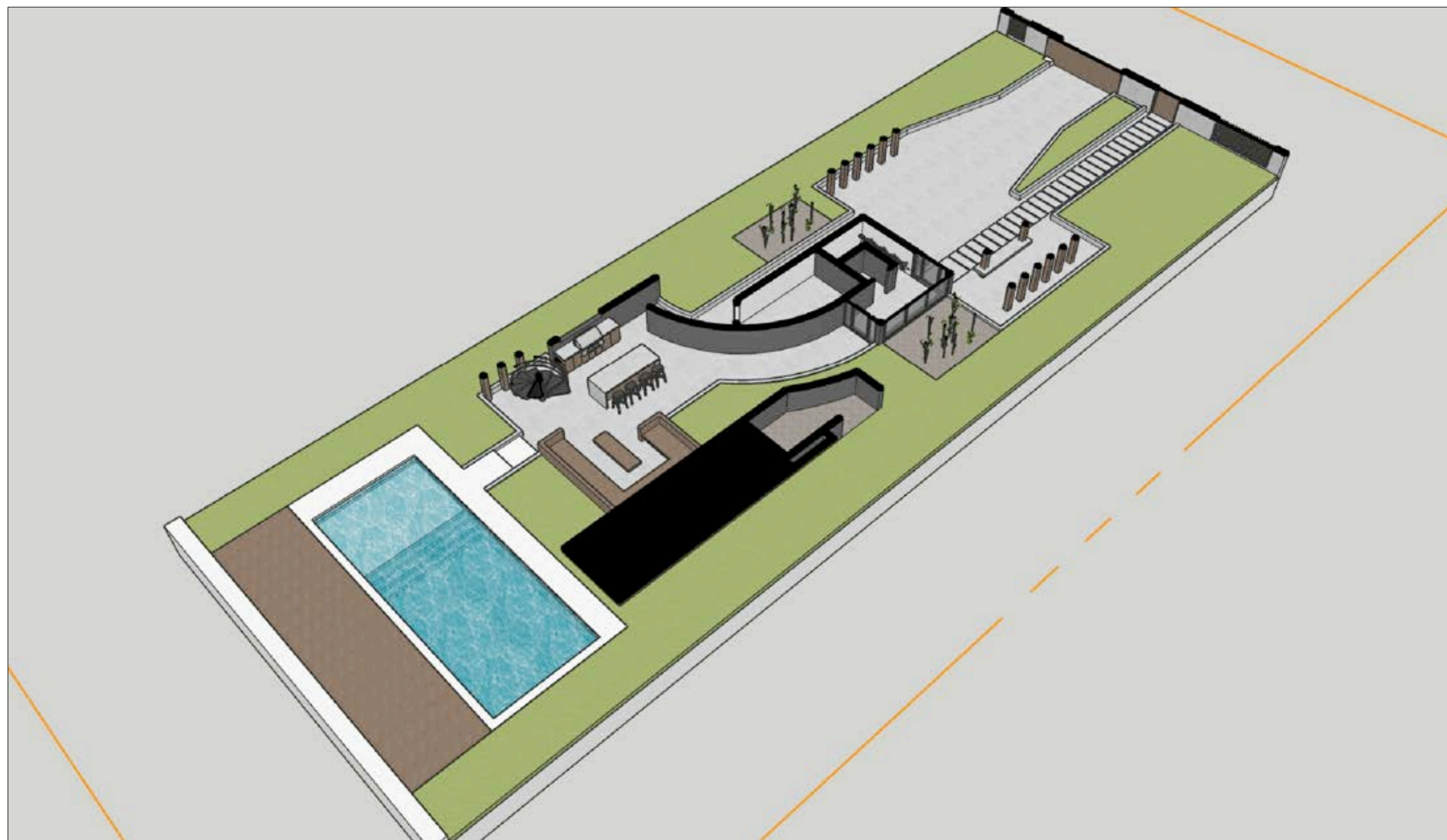
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18-0000-010

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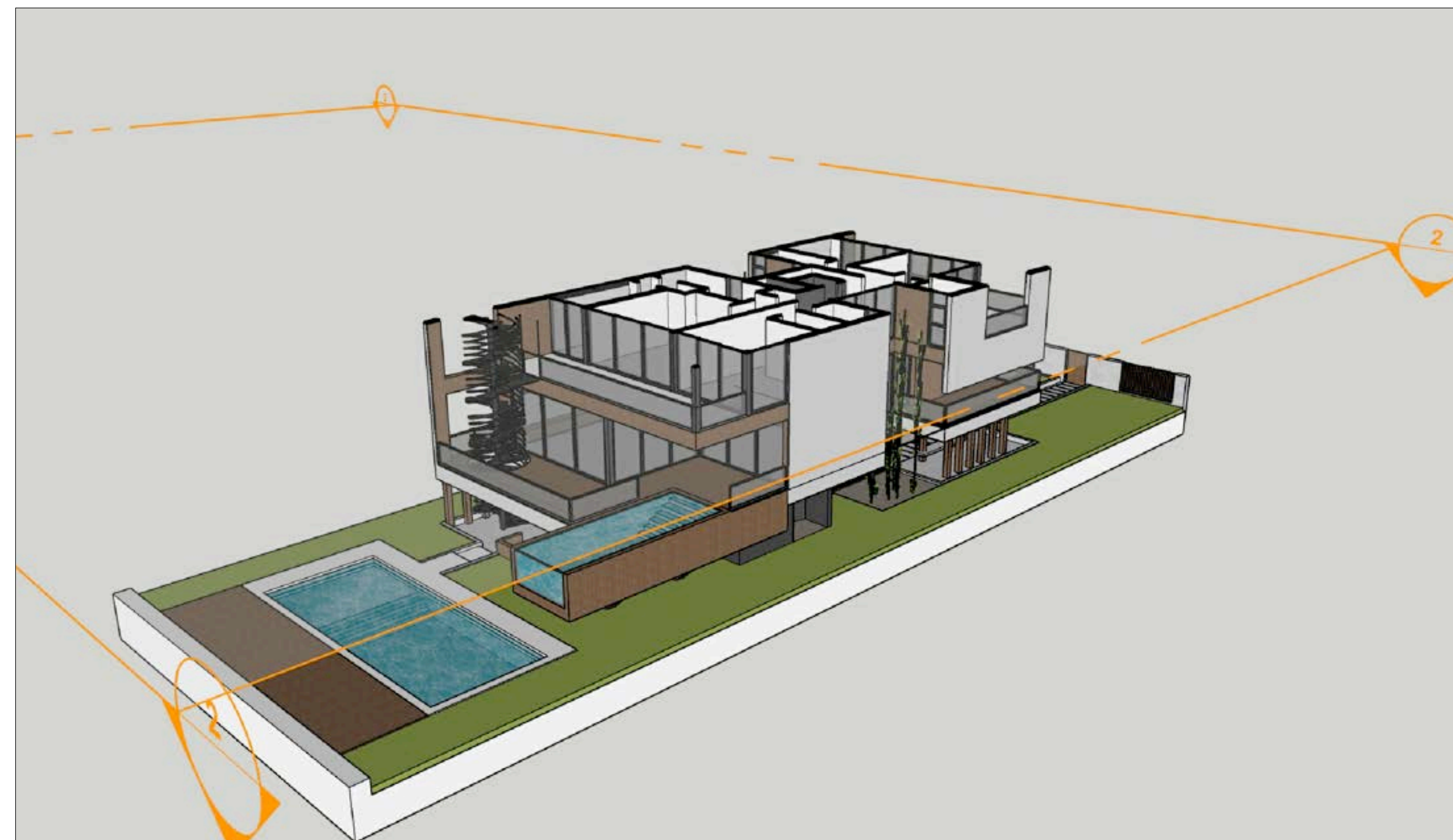
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GROUND FLOOR

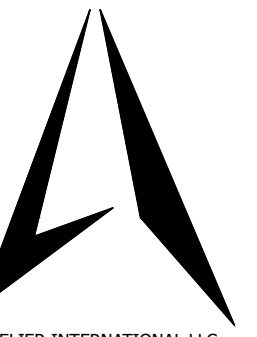


FIRST FLOOR



SECOND FLOOR

AXONOMETRIC PLANS



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