

INDEX - ZONING	
ID	NAME
A-000	COVER SHEET
A-000	SURVEY
A-001	ZONING DATA
A-002	LOCATION PLAN
A-003	CONTEXT ANALYSIS
A-003.1	STREET ELEVATIONS
A-003.2	EXISTING BUILDING
A-003.3	DEMOLITION PLAN
A-004	SITE SETBACK PLAN ANALYSIS
A-005	SETBACK ANALYSIS SHORELINE
A-006	SITE SETBACK SECTION ANALYSIS
A-007	SITE PLAN
A-008	LOT COVERAGE
A-009	F.A.R.
A-010	F.A.R.
A-011	F.A.R.
A-012	GROSS AREA
A-013	GROSS AREA
A-014	GROSS AREA
A-015	MATERIAL SAMPLES
A-016	VEHICLE MANEUVERING STUDY
A-100	1ST FLOOR PLAN
A-101	2ND FLOOR PLAN
A-102	3RD FLOOR PLAN
A-103	4TH FLOOR PLAN
A-104	5TH FLOOR PLAN
A-105	ROOF FLOOR PLAN
A-401	SOUTH ELEVATION
A-402	WEST ELEVATION
A-403	NORTH ELEVATION
A-404	EAST ELEVATION
A-501	SECTION A
A-502	SECTION B
A-R01	VIEWS
A-R02	VIEWS
A-R03	VIEWS

1940 BAY DRIVE

HEARING DATE
04/02/2024

DRB File No. 23-0934

REQUESTED DEVIATIONS:

WAIVER FOR LOT COVERAGE
VARIANCE FOR INGRESS/EGRESS DRIVE
A DEVELOPMENT OF:

1940 APARTMENTS , LLC.
16690 COLLINS AVE
SUNNY ISLES, FL. 33160

ARCHITECTURE:

REVUELTA ARCHITECTURE INTERNATIONAL, PA.
2950 SW 26TH AVE., SUITE 110
MIAMI, FL. 33133
T: 305.590.5000

LANDSCAPE ARCHITECT

GARDNER + SEMLER
17670 NW 78TH AVENUE
MIAMI , FL 33015
T: 305.392.1019





INCORPORATED 1915
ADOPTED 21ST DAY OF SEPTEMBER, 1989
EFFECTIVE 1ST DAY OF OCTOBER, 1989
AS AMENDED
DATE OF LAST REVISION FEBRUARY 13, 2019



D	revuelta	
	architecture international	
	Miami Santiago, Chile	
	revuelta-architecture.com	
	2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33135 T. 305.590.5000 F. 305.590.5040	
	Project	
C	1940 Bay Drive	
	#Site Address1	
	#Site City, #Site State #Site Postcode	
B	Revisions	
	Owner Information	
	1940 Apartments, LLC	
	16690 Collins Avenue, #1104	
	Sunny Isles Beach, FL 33160	
A	Consultant	
	Luis O. Revuelta	
	AR-0007972	
	FINAL SUBMITTAL	
	DRB File No. 23-0934	
	Date	
	11/05/2023	
	Scale	
	AS SHOWN	
	Project No.	
	2133	
	Sheet Name	
	ZONING DATA	
	Sheet No.	
	A-001	



LOCATION MAP
SCALE: 1:0.5263

revuelta-architecture.com

Project

#Site City, #Site State #Site Postcode

Revisions

Owner Information

1940 Apartments, LLC

16690 Collins Avenue, #1104
Sunny Isles Beach, FL 33160

Consultant

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
5/2023

Scale

HOWN

ect No.
2133

Name

PLAN

A-002



CONTEXT ANALYSIS

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2980 SW 27TH AVE
SUITE 110
MIAMI, FL 33135
T. 305.590.5020
F. 305.590.5040

Project

1940 Bay Drive
#Site Address!
#Site State #Site Postcode
#Site City

Revisions

Owner Information

1940 Apartments, LLC
16690 Collins Avenue, #1104
Sunny Isles Beach, FL 33160

Consultant

Luis O. Revuelta
AR-0007972
FINAL SUBMITTAL
DRB File No. 23-0934
Date
11/05/2023
Scale
AS SHOWN
Project No.
2133
Sheet Name
CONTEXT ANALYSIS
Sheet No.

A-003

340

71ST ST

BAY DR SOUTH SIDE

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

CENTER STREET



Luis O. Revuelta
 AR-0007972
FINAL SUBMITTAL
DRB File No. 23-0934
 Date
 11/05/2023
 Scale
 AS SHOWN
 Project No.
 2133
 Sheet Name
STREET ELEVATIONS
 Sheet No.
A-003.1

NOT FOR CONSTRUCTION

This drawing is the property of Revuelta Architecture International, P.A. and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Revuelta Architecture International, P.A. The Computer Aided Design and all dimensions of the job are the responsibility of the Architect. No part of this drawing shall be used for any other project without the prior written permission of Revuelta Architecture International, P.A. The Architect's Office is located at 2950 SW 27th Ave, Suite 110, Miami, FL 33135. Tel: 305.590.5000, Fax: 305.590.5040. Email: info@revuelta.com. This drawing is the property of Revuelta Architecture International, P.A. and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Revuelta Architecture International, P.A. The Computer Aided Design and all dimensions of the job are the responsibility of the Architect. No part of this drawing shall be used for any other project without the prior written permission of Revuelta Architecture International, P.A. The Architect's Office is located at 2950 SW 27th Ave, Suite 110, Miami, FL 33135. Tel: 305.590.5000, Fax: 305.590.5040. Email: info@revuelta.com.

6

5

4

3

2

1

BISCAYNE BAY

PROPERTY LINE 216.55'

C

C

C

C

C

C

D

C

B

A

F

F

F

F

F

F

F

F

PROPERTY LINE 170'-0"

PROPERTY LINE 170'-0"

2 STORY
BUILDING
PROPOSED FULL
DEMOLITION

2 STORY
BUILDING
PROPOSED FULL
DEMOLITION

PROPERTY LINE 200.00'

ENTRANCE

ENTRANCE

BAY DRIVE

DEMOLITION PLAN

1
A-003.3

demolition plan
SCALE: 1/8" = 1'-0"

6

5

4

3

2

1

revuelta
architecture
international

D

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

1940 Apartments, LLC
16690 Collins Avenue, #1104
Sunny Isles Beach, FL 33160

Consultant

A

Luis O. Revuelta
AR-007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

Scale
AS SHOWN

Project No.
2133

Sheet Name
DEMOLITION PLAN

Sheet No.
A-003.3









