

1940 BAY DRIVE

DRB BOARD

DRB File No. 23-0934

REQUESTED DEVIATIONS:

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

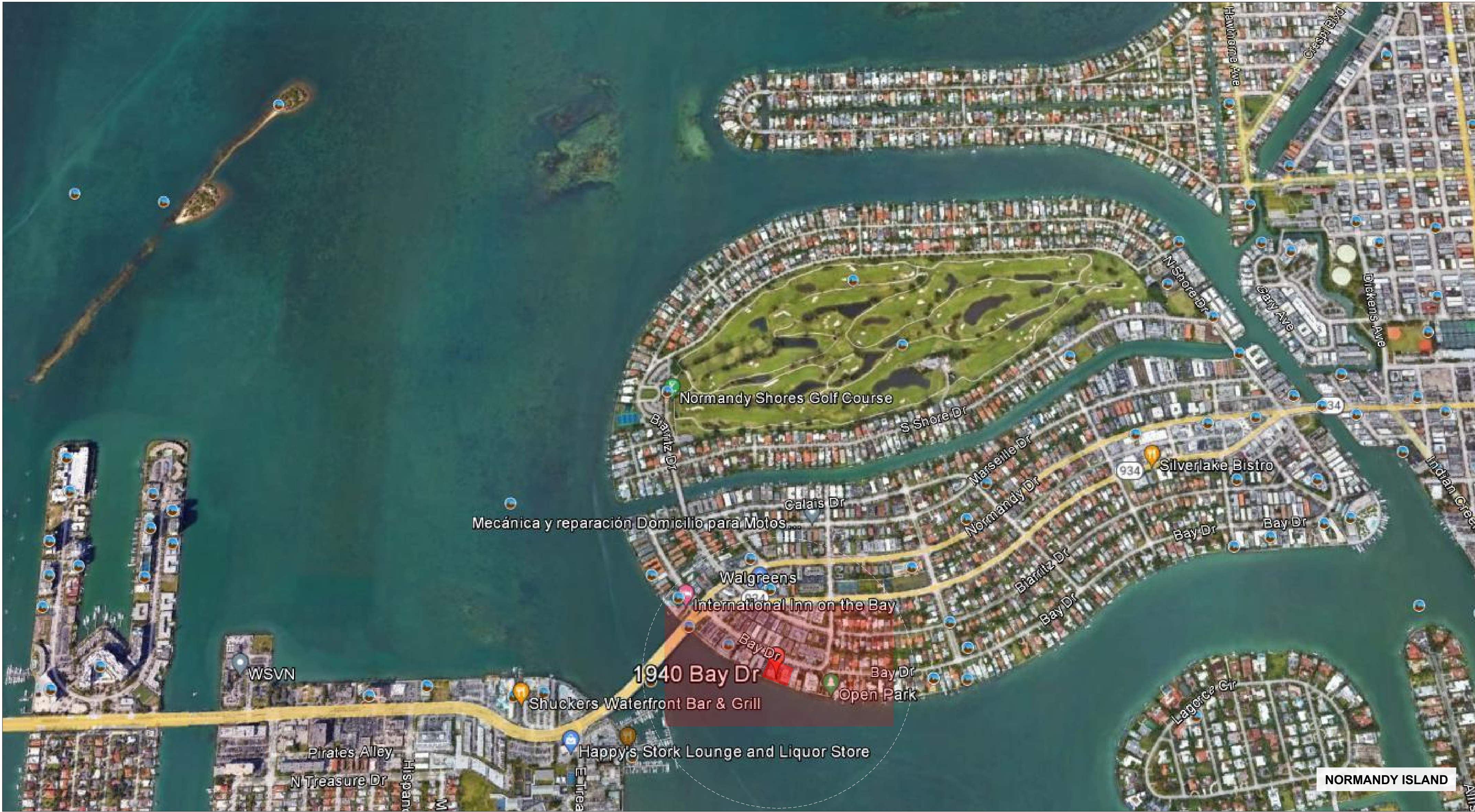


LANDSCAPE ARCHITECT

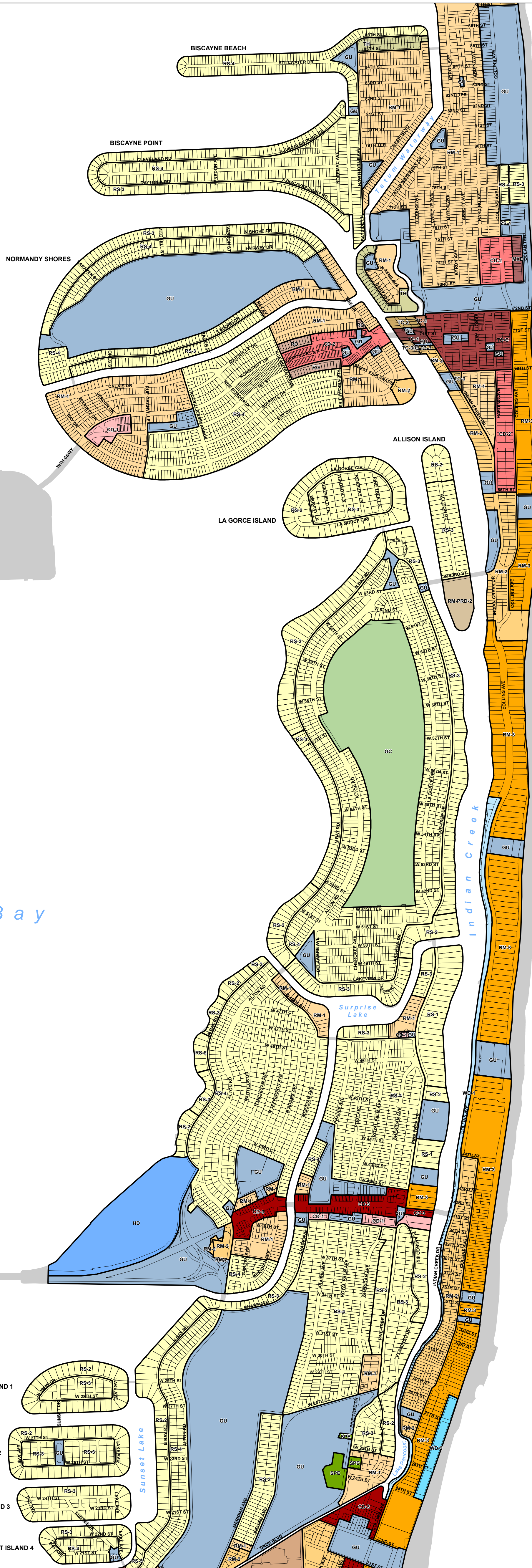
GARDNER + SEMLER
17670 NW 78TH AVENUE
MIAMI , FL 33015
T: 305.392.1019

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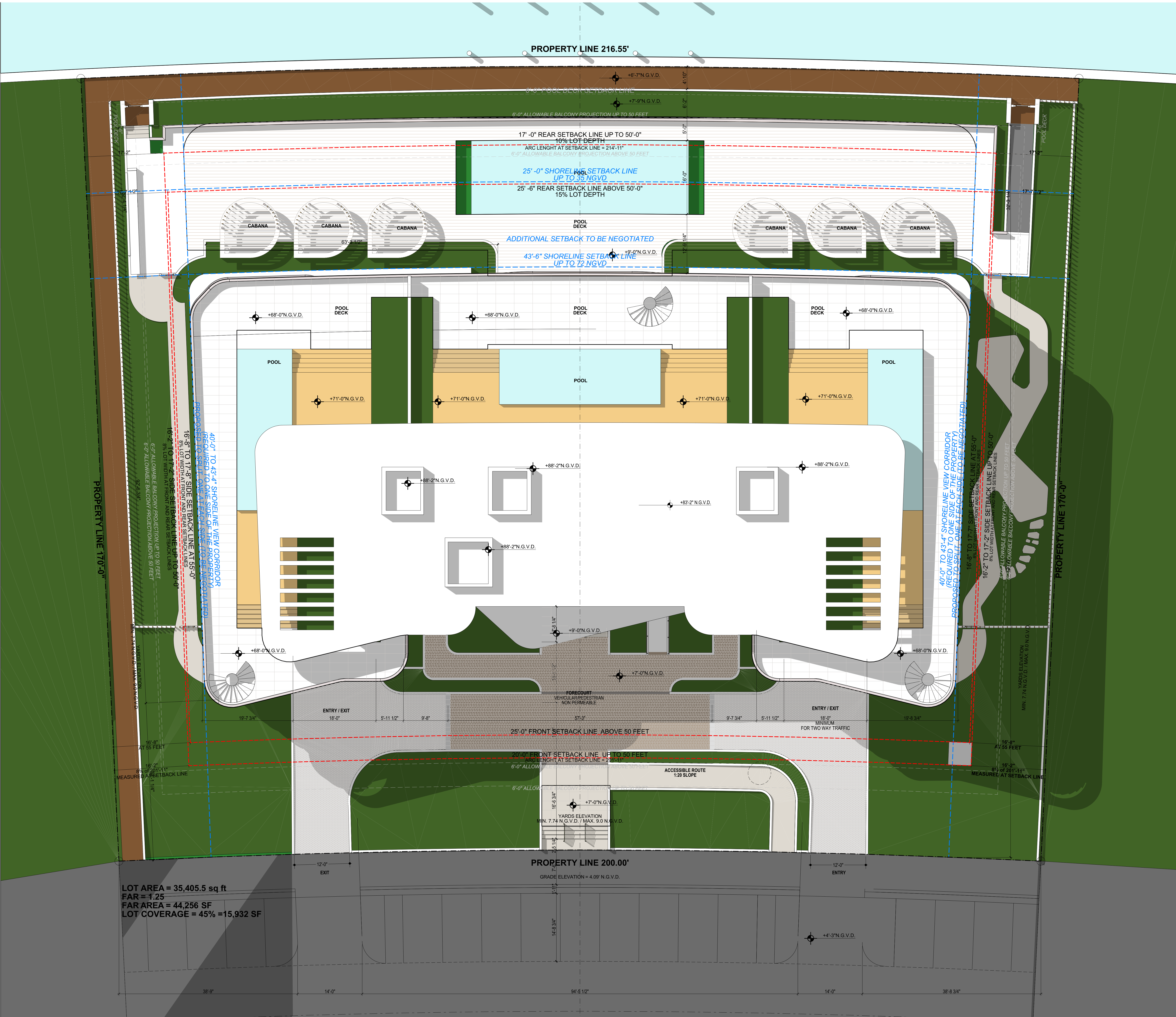


INCORPORATED 1915
ADOPTED 21ST DAY OF SEPTEMBER, 1989
EFFECTIVE 1ST DAY OF OCTOBER, 1989
AS AMENDED
DATE OF LAST REVISION FEBRUARY 13, 2019



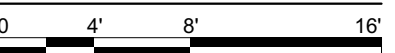
			revuelta architecture international p.a.	
1940 BAY DRIVE - MIAMI BEACH				
Zoning Information				
1	Address:	1940 Bay Drive		
2	Board and File Numbers:			
3	Folio Number(s):	02-3210-002-1200		
4	Year Constructed:	1955		
5	Zoning District	RM-1		
6	Existing use:	Residential	Proposed use:	Residential
7	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD:	N.G.V.D.
8	D.F.E. Design Flood Elevation	Proposed (B.F.E. + 5 feet):	13'-0" N.G.V.D.	
9	Maximum Lot Coverage ≤ 45%	15,932.7 SF	Proposed:	14,610 SF
10	Minimum Lot Area Required	5600 SF	Lot Area	35,406 SF (0.81-Acre)
11	Minimum Lot Width Required;	50'-0"	Lot Width	200 feet to 216.54 feet
12	Minimum Yard Elev. Requirements	5.24' NAVD (7.74' N.G.V.D.)	Minimum Yard Elevation proposed:	6'-7" N.G.V.D.
13	Maximum Yard Elev. Requirements	9' N.G.V.D.	Maximum Yard Elevation proposed	6'-7" N.G.V.D.
14	Retaining wall maximum height the 1st 4 ft of the property facing a street	≤ 30" above existing sidewalk elevation	Proposed:	
15	Yard slope requirements front & side facing a street	≤ 11% (5:1 horizontal; vertical)	Proposed:	
Building Data		Required	Proposed	Deficiencies
16	Max. FAR	44257.5	44,252.15 SF	
17	Maximum Building Height	55'-0"	55'-0"	
18	Ground floor minimum height	12' from BFE+ minimum freeboard	this requirement may be waived by up 2 feet	13 feet from BFE
19	Minimum Unit Size	New Construction - 550 SF	2808.5 SF	
20	Average Unit Size	New Construction - 800 SF	2924.33 SF	
21	Number of Stories	N/A	5	
22	Gross square footage		76,371.25 SF	
23	Square Footage by use	N/A	N/A	
24	Number of units Residential	N/A	12	
Setbacks		Required	Proposed	Deficiencies
At Grade Parking:				
25	Front Setback (BAY DRIVE)	20 feet	20 feet	
26	Side Setback	8% lot width for lot ≥ 65 feet in width	16'-2" to 17'-2" feet	16'-2" to 17'-2" feet
27	Rear Setback (BISCAYNE BAY)	10% of lot depth	17.0 feet	17 feet
Pedestal:				
28	Front Setback (OCEAN DRIVE)	20 feet	20 feet	
29	Side Setback	8% lot width for lot ≥ 65 feet in width	16'-8" to 17'-8" feet	16'-8" to 17'-8" feet
30	Rear Setback (BISCAYNE BAY)	10% of lot depth	17 feet	17 feet
Tower (above 50 feet):				
31	Front Setback:	20 ft+ 1 ft for every 1 ft increase in height above 50 feet	25 feet (20+5 feet height increase)	
32	Side Setback:	Pedestal setback + 10% of the height of the tower	16'-8" to 17'-8" feet	16'-8" to 17'-8" feet
33	Rear Setback:	15% of lot depth	25'-6"	25.5 feet
Parking		Required	Proposed	Deficiencies
34	Parking district	District No. 1		
35	Total # of parking spaces	24 spaces	24 spaces	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	see chart below		
43	Parking Space Dimensions	A standar perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not pratical. In no instance, however, shall the length of any standard off-street parkind space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein.	8'-6" x 18'-0"	
44	Parking Space configuration (45°, 60°, 90°, Parallel)		90°	
45	ADA Spaces	1	1	
46	Tandem Spaces			
47	Drives (sec. 130-64)	Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one way traffic. Notwithstanding the foregoing, for residential buildings with fewer than 25 units, drives shall have aminimum width of 18 feet for two-way traffic.c. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath a building or structure, the two-way curb-cut and driveway entrance shall have a minimum width of 12 feet.	Drives two-way minimum = 18 feet Aisles with 90 degree parking = 21 feet	Aisles reduced by with 90 degree parking = 1 foot
48	Valet drop off and pick up		NO	
49	Loading zones and Trash collection areas	N/A		
50	Bicycle Parking / Racks		5	

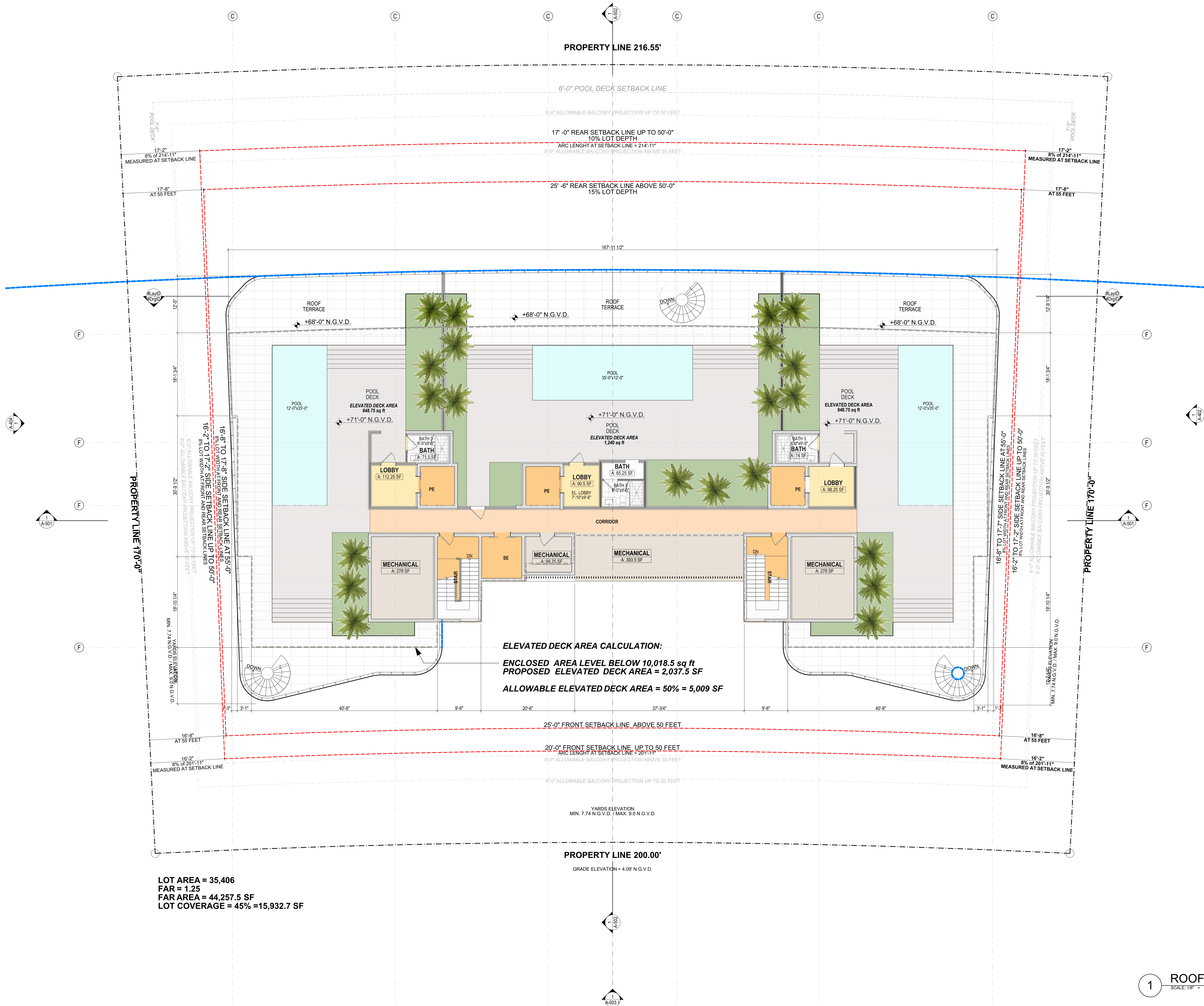
PARKING SPACES CALCULATION					
LV.	NUMBER OF PARKING SPACES	UNIT SIZE [SF]	NUMBER OF UNITS	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
	2 PSACES / UNIT	> 1,600	12	24	24
	TOTAL			24	
	PARKING REDUCION				
	TOTAL REQUIRED PARKING			24	24
	A.D.A. PARKING SPACE				1
BYCICLE PARKING REQUIREMENT					
LV.				REQUIRED	PROPOSED
1	SHORT TERM SPACES			0	0
	LONG TERM SPACES			0	5
	TOTAL			0	5











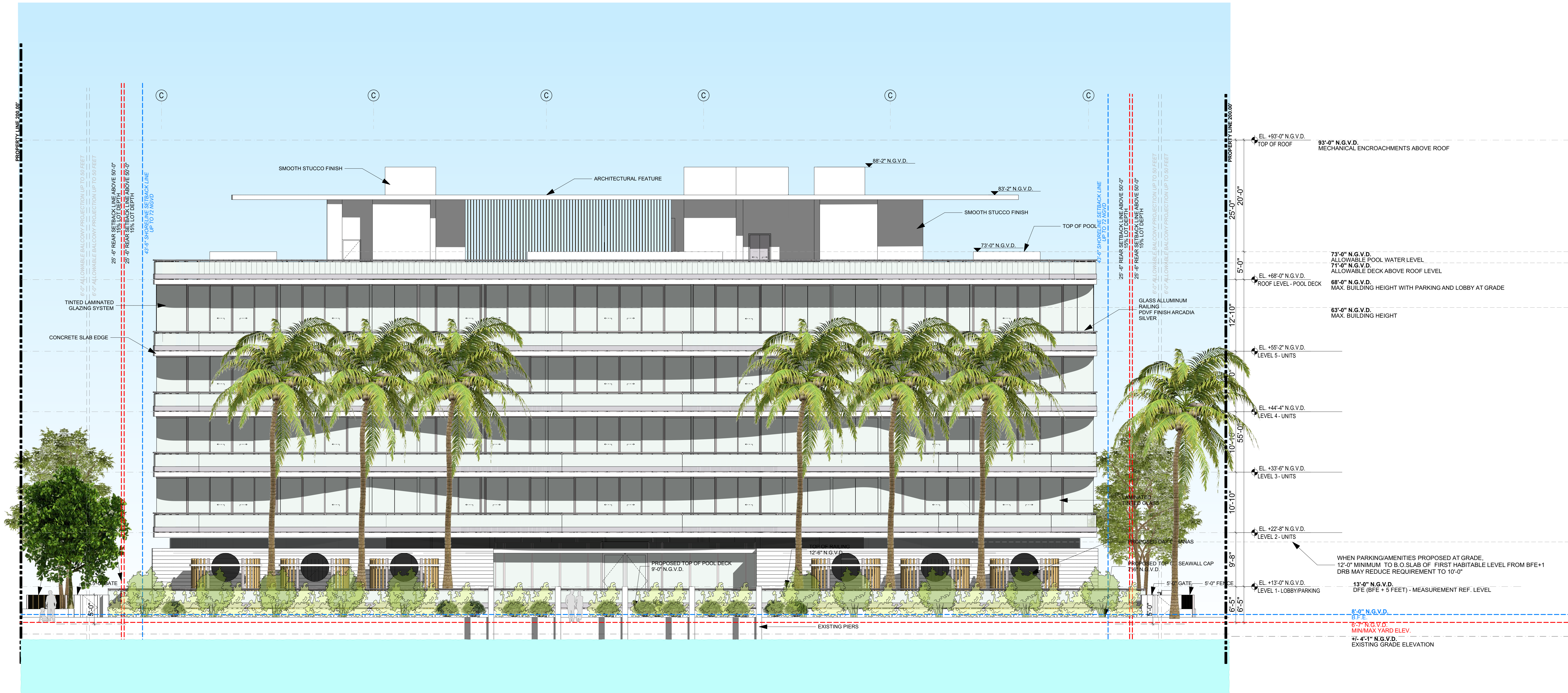




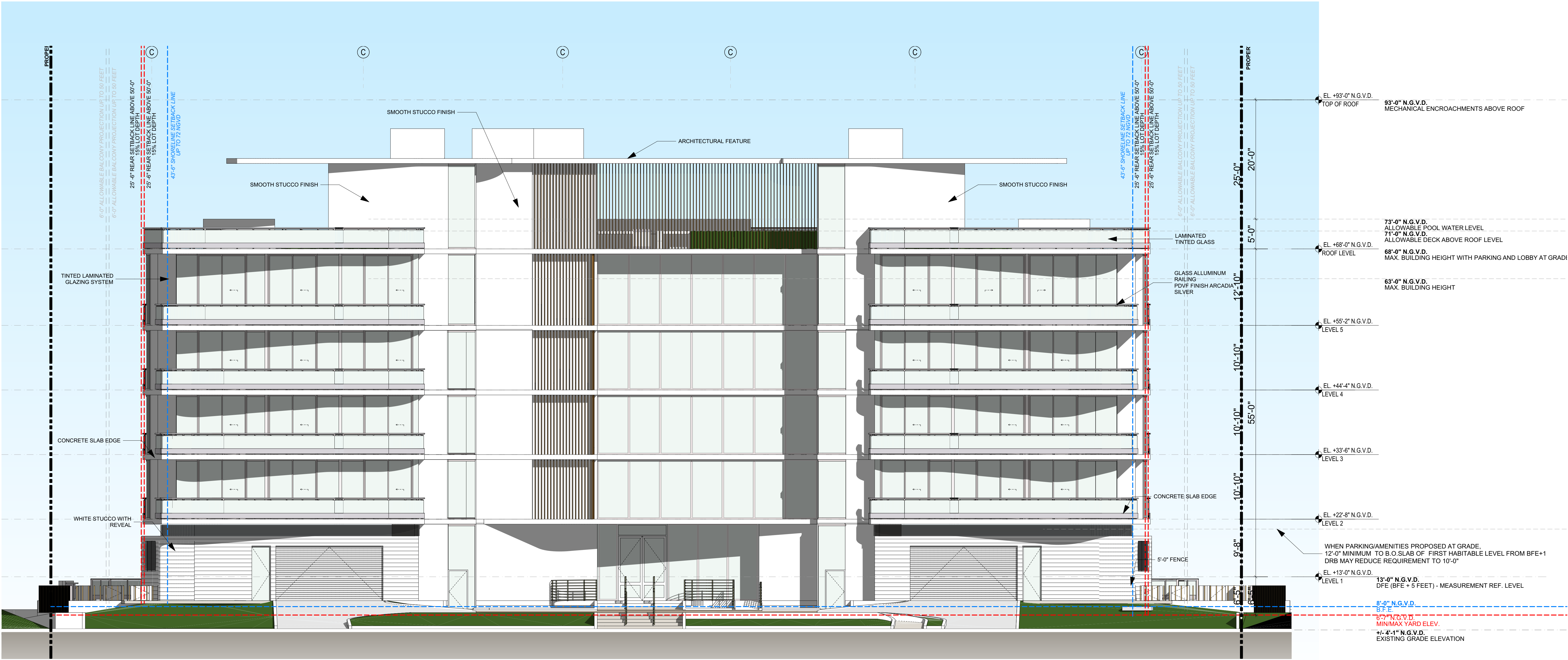
1940 Bay Drive



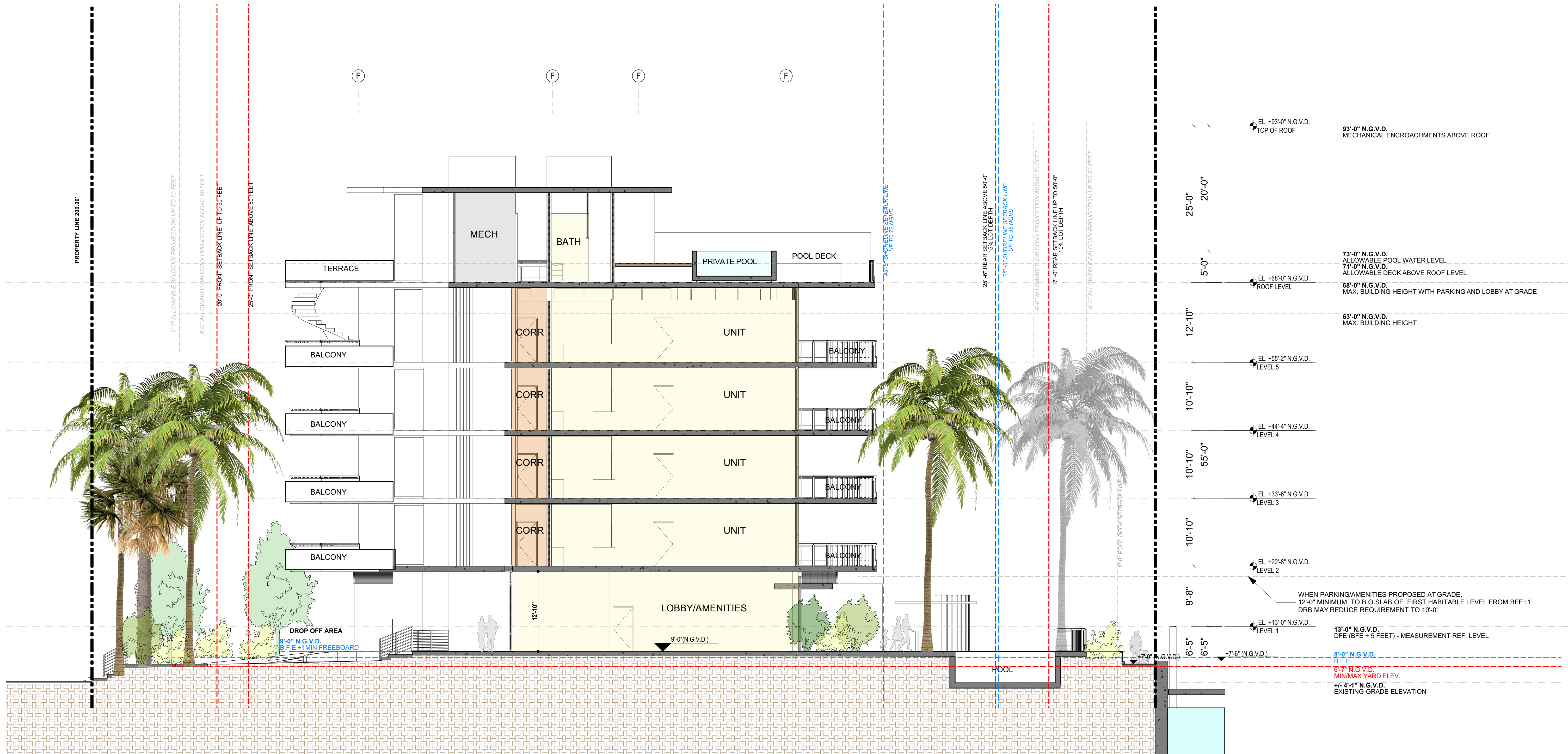




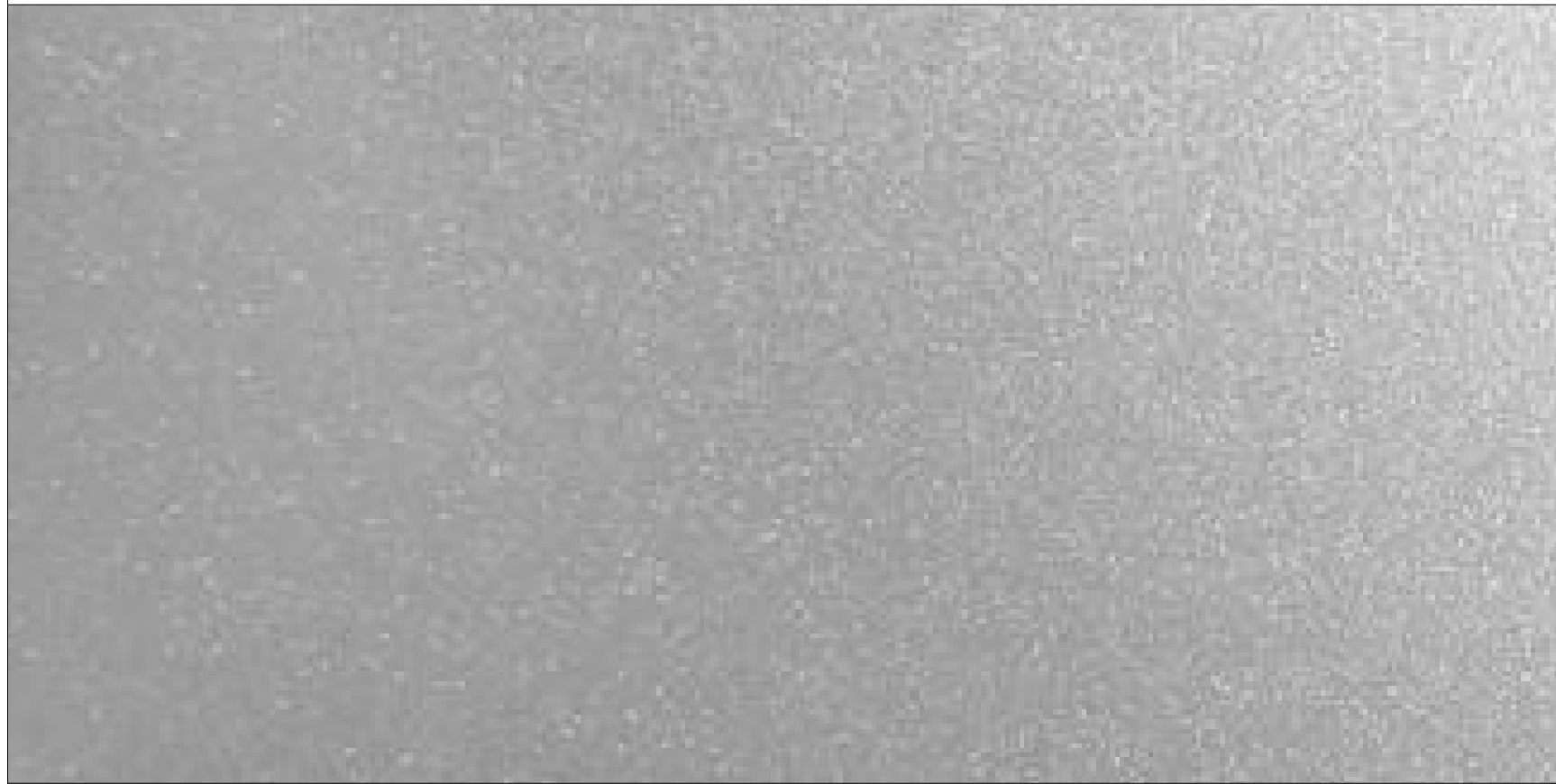
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 6 8 10

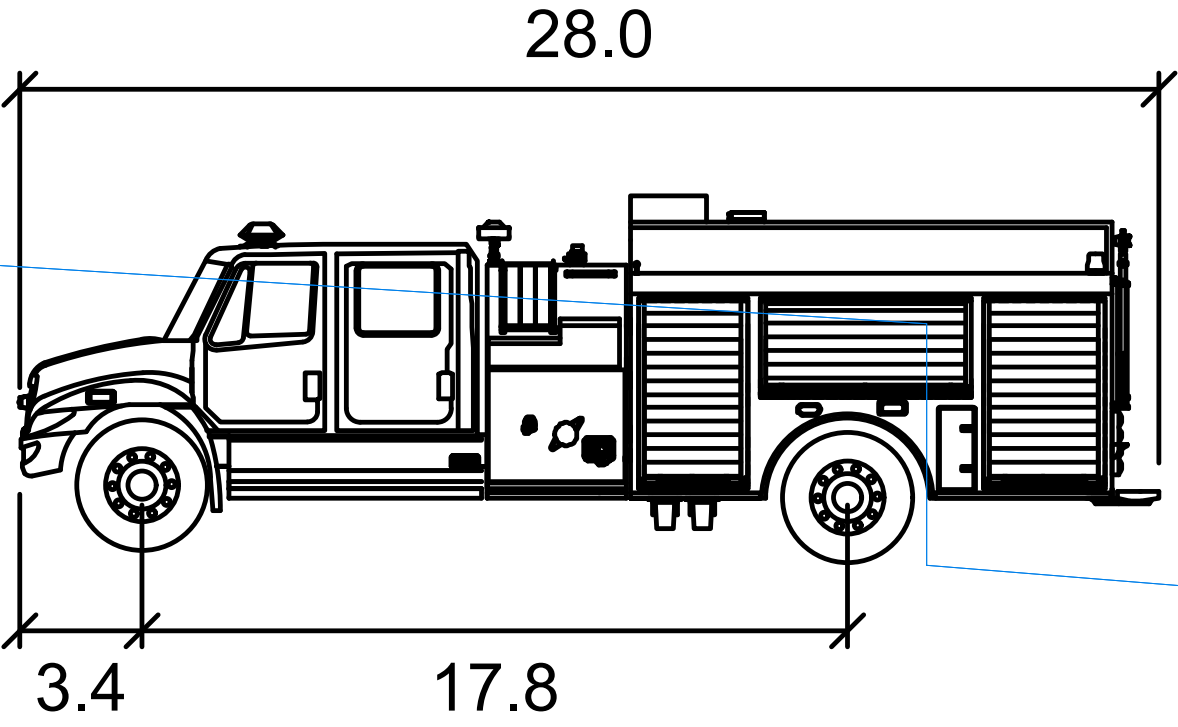
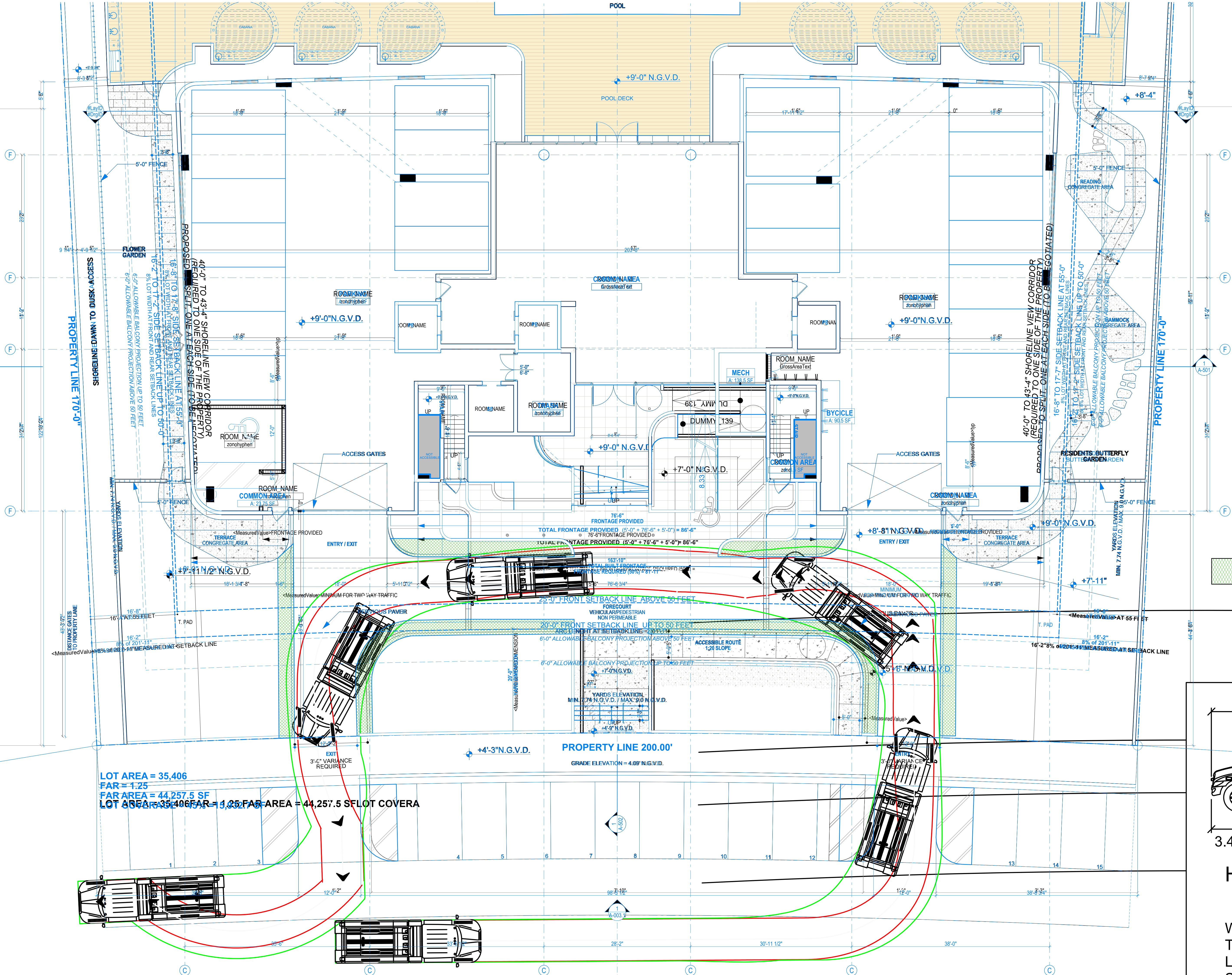
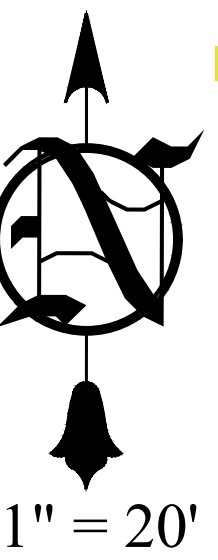


1 SECTION B
N.G.V.D. SCALE: 1/8" = 1'-0"

WINDOWS FINISHES	
	
ALUM. FRAMES DURANAR OR SIMILAR - LIGHT GRAY	LAMINATED GLASS VIRACON OR SIMILAR - BLUE GREEN
WOOD COLOR FINISHES (TYP.)	
	
ALUMINUM GARAGE CLADDING AND BRISE SOLEIL	BALCONIES UNDERSLAB
SMOOTH STUCCO FINISH	
	
PAINTH FINISH WHITE	PAINT FINISH WHITE WITH REVEALS
FRONT EXTERIOR PAVERS	
	
MIXED RED PORPHYRY CABBLESTONE PAVERS	PERVIOUS PAVERS



MATERIAL SAMPLES



HFD Tanker Pierce Freightliner	
	feet
Width	: 8.17
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VEHICLE MANEUVERING STUDY
FIRE TRUCK