

# *PUIG RESIDENCE*

*2700 North Bay Road, Miami Beach, FL 33140  
Folio: 02-3227-008-0740*

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*New One-Story Addition to Existing Residence  
Board of Adjustments  
Final Submittal*

*07 NOV / 2017*



333 SE 2ND AVE. SUITE 2066  
MIAMI, FL 33131  
Tel: 786.218.5335  
License #AA 26002467

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ZONING INFORMATION

		REQUIRED	EXISTING	PROPOSED - MAIN RESIDENCE	DEFICIENCIES
16	Height:	24'-0"	28'-0"	14'-6" (PROPOSED ONE STORY ADD.)	N/A
17	Setbacks:				
18	Front First Level:	20'-0"	20'-0"	73'-6"	N/A
19	Front Second Level:	30'-0"	20'-0"	85'-9"	N/A
20	Side 1:	17'-6" (10% OF 176'-7")	18'-0"	18'-0"	N/A
21	Side 2:	17'-6" (10% OF 176'-7")	18'-4"	18'-4"	N/A
22	Rear:	30'-4"	26'-6"	26'-6"	VARIANCE #1 REQUESTED
23	Accessory Structure Side 1:	7'-6"	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street):	7'-6"	N/A	N/A	N/A
25	Accessory Structure Rear:	7'-6"	N/A	N/A	N/A
26	Sum of Side yard:	44'-2" (25% OF 176'-7")	36'-4"	36'-4"	VARIANCE #2 REQUESTED

27	Located within a Local Historic District?	YES or <input type="checkbox"/> NO
28	Designated an individual Historic Single Family Residence Site?	YES or <input type="checkbox"/> NO
29	Determined to be Architecturally Significant?	YES or <input type="checkbox"/> NO

2700 North  
Bay Road

## Building Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740



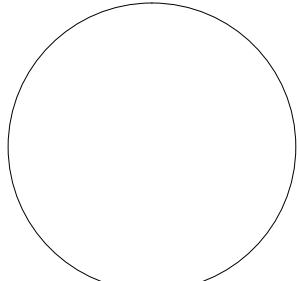
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SEAL :



WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01

# PROJECT DATA & INFORMATION

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DRAWN BY : AA

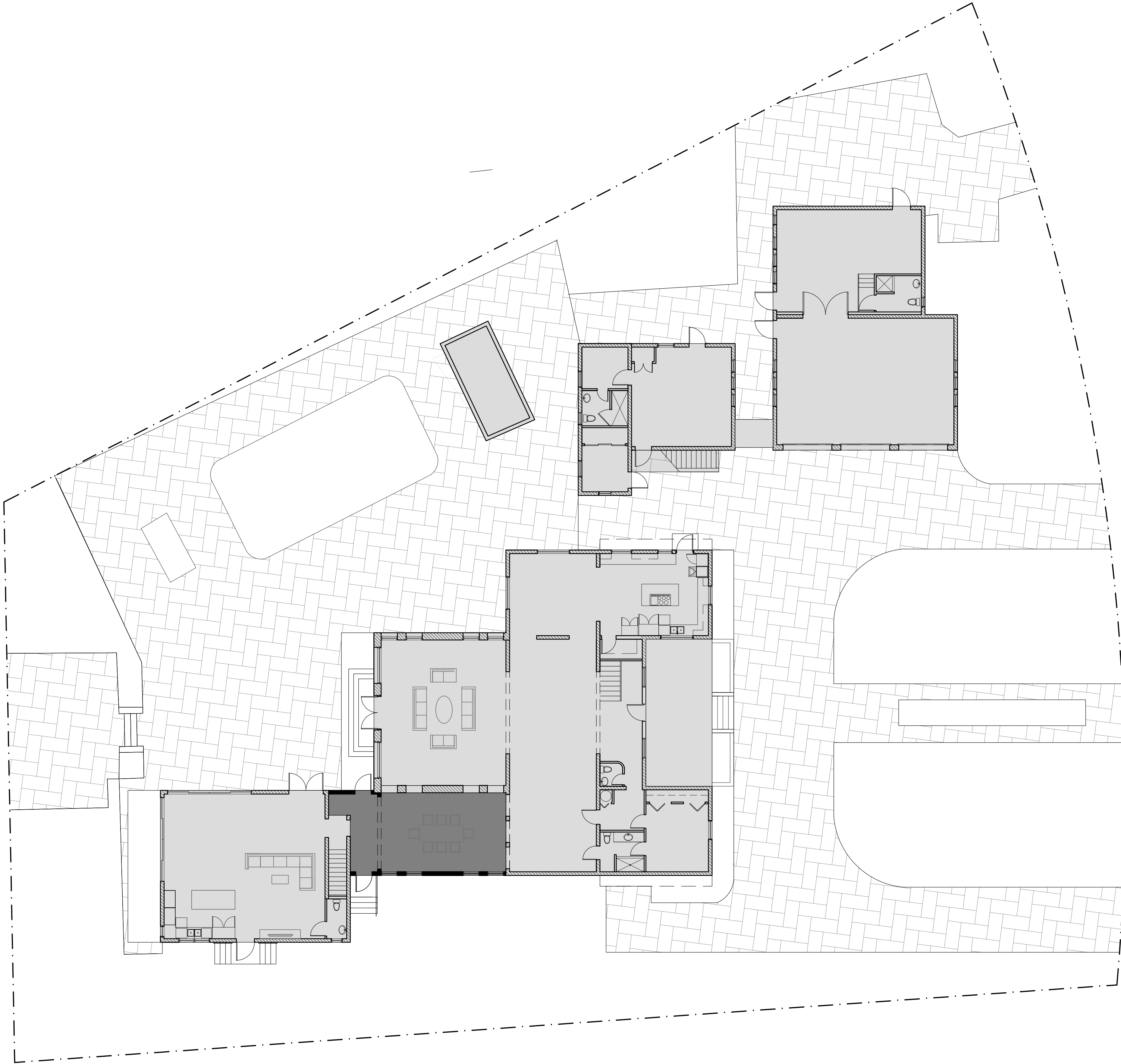
SCALE

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# GN-1







EXISTING LOT COVERAGE

PROPOSED LOT COVERAGE

NET LAND AREA	29,192 SQ.FT.
LOT COVERAGE	
EXISTING RESIDENCE	2,667 SQ.FT.
EXISTING RESIDENCE ENTRY	330 SQ.FT.
EXISTING GUEST HOUSE	962 SQ.FT.
EXISTING CARRIAGE HOUSE	1,661 SQ.FT.
EXISTING GAZEBO	160 SQ.FT.
NEW TWO-STORY ADDITION	457 SQ.FT.
TOTAL LOT COVERAGE	6,237 SQ.FT. (21.37% PROPOSED) (30.00% ALLOWED)

1 PROPOSED LOT COVERAGE  
SCALE : 3/32" = 1'-0"

CLIENT :

2700 North  
Bay Road

Building  
Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740



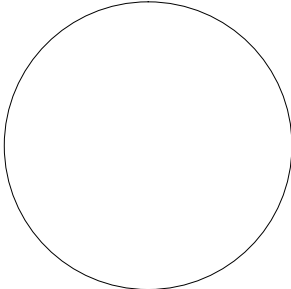
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1	5 JULY/17	BOA FIRST SUBMITTAL
2	15 AUG/17	BOA SECOND SUBMITTAL
3	7 NOV/17	BOA FINAL SUBMITTAL

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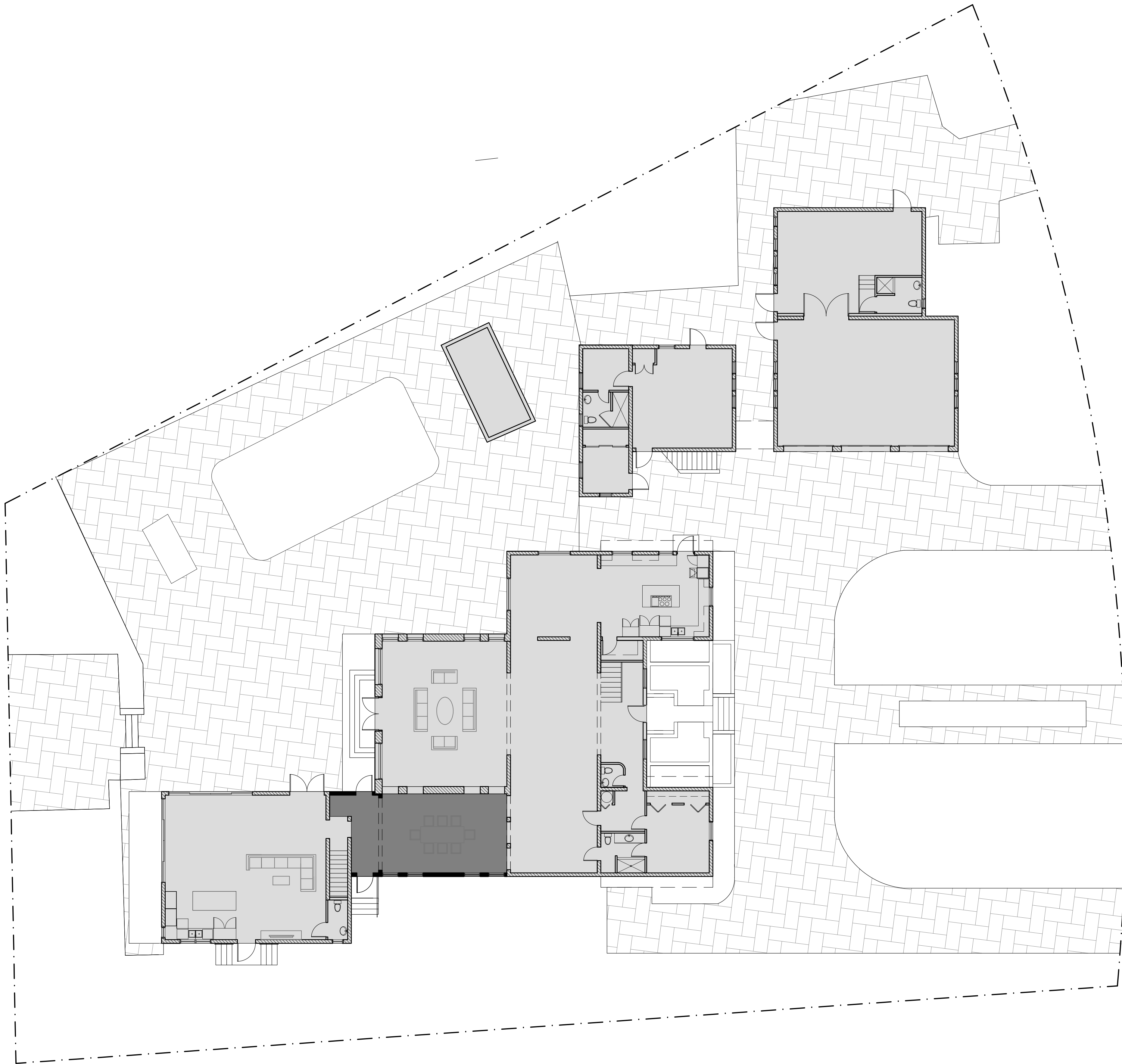
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PROJECT NO : 2017-01

LOT  
COVERAGE  
DIAGRAM

CHECKED BY : WC	SHEET NO :
DRAWN BY : AA	GN-3.1
SCALE:	
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1 **PROPOSED GROUND FLOOR UNIT SIZE**  
SCALE : 3/32" = 1'-0"

- EXISTING UNIT SIZE
- PROPOSED UNIT SIZE

NET LAND AREA	29,192 SQ.FT.
UNIT SIZE	
EXISTING RESIDENCE	2,667 SQ.FT.
EXISTING GUEST HOUSE	962 SQ.FT.
EXISTING CARRIAGE HOUSE	1,560 SQ.FT.
EXISTING GAZEBO	160 SQ.FT.
NEW TWO STORY ADDITION	457 SQ.FT.
GROUND FLOOR UNIT SIZE	5,806 SQ.FT. (19.89% PROPOSED)

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Miami Beach, FL 33140  
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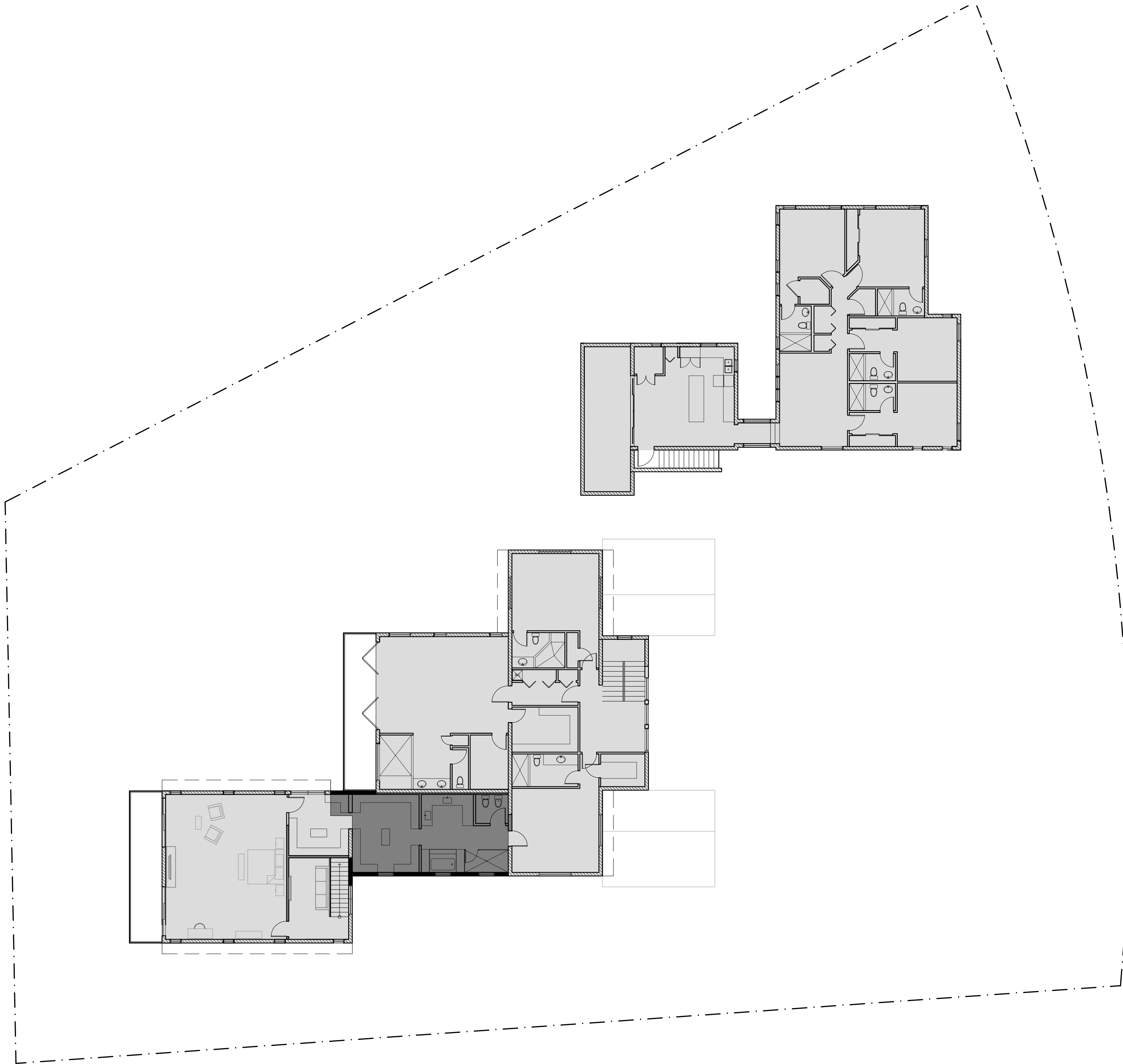
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GROUND FLOOR UNIT SIZE DIAGRAM

CHECKED BY : WC  
DRAWN BY : AA  
SCALE:  
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**GN-3.2**





- EXISTING UNIT SIZE
- PROPOSED UNIT SIZE

NET LAND AREA	29,192 SQ.FT.
UNIT SIZE	
EXISTING RESIDENCE	1,998 SQ.FT.
EXISTING GUEST HOUSE	962 SQ.FT.
EXISTING CARRIAGE HOUSE	2,096 SQ.FT.
NEW TWO STORY ADDITION	457 SQ.FT.
SECOND FLOOR UNIT SIZE	5,513 SQ.FT. (18.88% PROPOSED)
GROUND FLOOR UNIT SIZE	5,806 SQ.FT. (19.89% PROPOSED)
TOTAL UNIT SIZE	11,319 SQ.FT. (38.77% PROPOSED) (50.00% ALLOWED)

1

PROPOSED SECOND FLOOR UNIT SIZE

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

N

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SECOND FLOOR UNIT SIZE DIAGRAM

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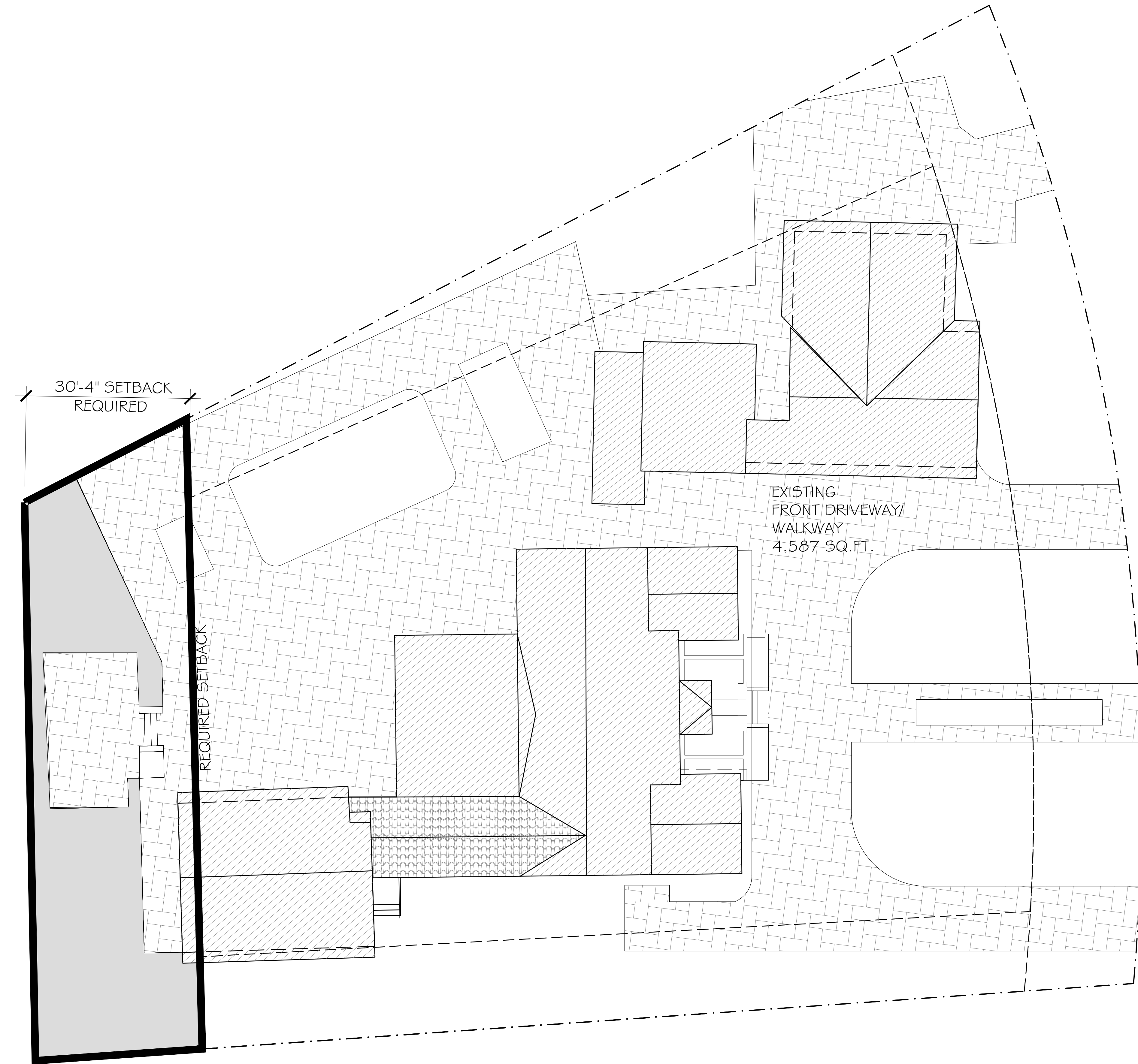
SCALE:

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GN-3.3





1 EXISTING REAR YARD OPEN SPACE DIAGRAM  
SCALE : 3/32" = 1'-0"

REAR SETBACK AREA	3373 SQ.FT.
DECK AREA 	1,540 SQ.FT. (EXIS.)
OPEN AREA 	3,373 - 1540 SQ.FT. 1,832 SQ.FT. (EXIS.) (54.32% EXISTING) (70.00% MINIMUM) VARIANCE #3 - REDUCTION OF REAR YARD OPEN AREA NEEDED

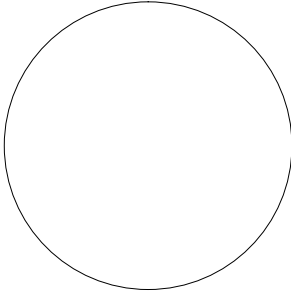
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Connection  
  
2700 North Bay Road  
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Folio: 02-3227-008-0740

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REAR YARD  
OPEN SPACE  
DIAGRAM

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DRAWN BY : AA	GN-3.4
SCALE:	
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**A** AERIAL VIEW FOR REFERENCE  
SCALE : N.A.



**2** 2424 N BAY RD  
SCALE : N.A.



**1** 2410 N BAY RD  
SCALE : N.A.



**3** 2700 N BAY RD  
SCALE : N.A.

CLIENT :

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Bay Road

Building  
Connection

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Miami Beach, FL 33140  
Folio: 02-3227-008-0740

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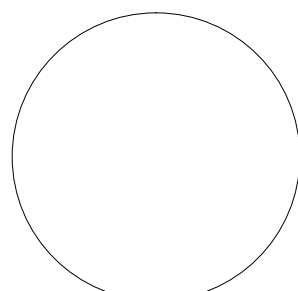
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01

**CONTEXT  
PHOTOGRAPHS  
- NORTH BAY  
ROAD (WEST)**

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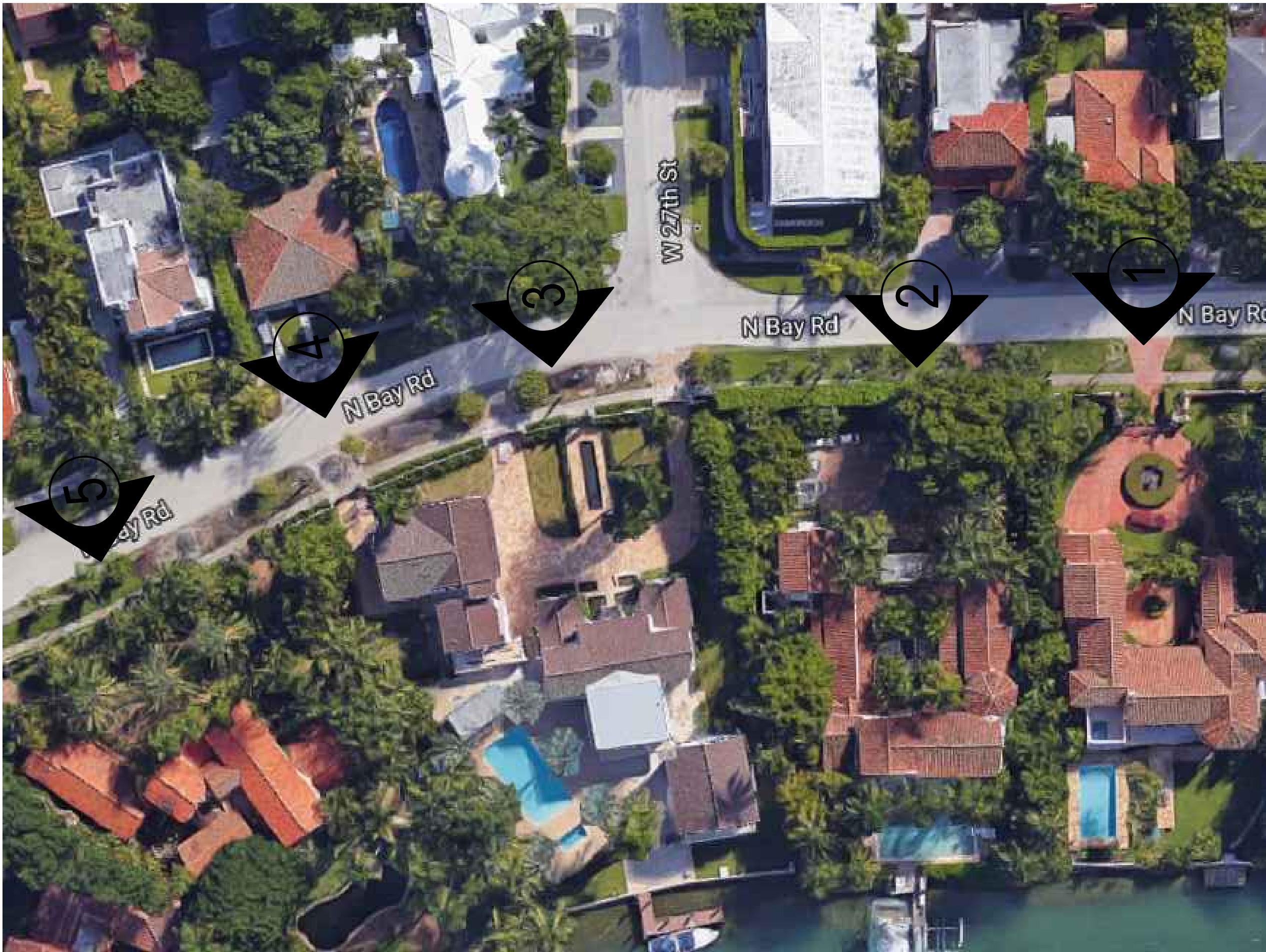
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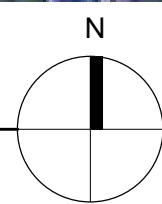




A

AERIAL VIEW FOR REFERENCE

SCALE : N.A.



4

2700 N BAY RD

SCALE : N.A.



5

2746 N BAY RD

SCALE : N.A.

CLIENT :

2700 North  
Bay Road

Building  
Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740

**CDS**  
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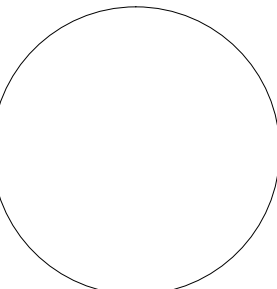
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PHOTOGRAPHS  
- NORTH BAY  
ROAD (WEST)**

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# GN-4.3

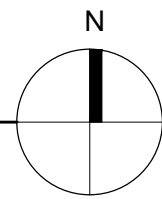




A

AERIAL VIEW FOR REFERENCE

SCALE: N.A.



4

2721 N BAY RD

SCALE: N.A.



5

2729 N BAY RD

SCALE: N.A.

CLIENT :

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Folio: 02-3227-008-0740

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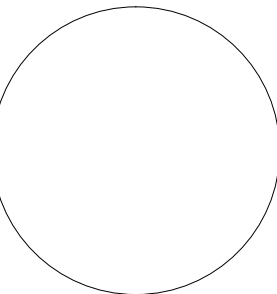
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01

**CONTEXT  
PHOTOGRAPHS  
- NORTH BAY  
ROAD (EAST)**

CHECKED BY : WC SHEET NO :

DRAWN BY : AA

SCALE:

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**GN-4.4**





**A** SITE PLAN FOR REFERENCE  
SCALE : N.A.



**2** MAIN RESIDENCE  
SCALE : N.A.



**1** ENTIRE SITE VIEW  
SCALE : N.A.



**3** CARRIAGE HOUSE/GARAGE  
SCALE : N.A.

CLIENT :  
**2700 North Bay Road**  
**Building Connection**  
  
2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740

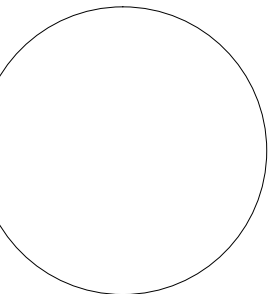
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**SITE  
PHOTOGRAPHS  
- EXISTING  
BUILDINGS**

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SCALE:

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**GN-4.5**





**A** SITE PLAN FOR REFERENCE  
SCALE : N.A.



**4** CARRIAGE HOUSE/ GARAGE  
SCALE : N.A.



**5** CARRIAGE HOUSE/ GARAGE  
SCALE : N.A.



**6** GAZEBO  
SCALE : N.A.

CLIENT :  
**2700 North Bay Road**  
  
**Building Connection**  
  
2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740

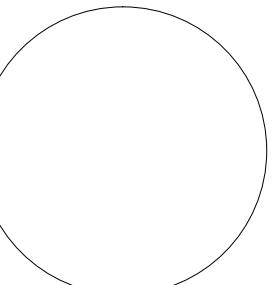
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333 SE 2ND AVENUE, SUITE 2066  
MIAMI, FL 33131  
Tel: 786.218.5335  
License #AA 26002467

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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01  
**SITE PHOTOGRAPHS - EXISTING BUILDINGS**  
  
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SCALE : **GN-4.6**  
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**A** SITE PLAN FOR REFERENCE  
SCALE : N.A.



**1** PROPOSED SITE VIEW  
SCALE : N.A.



**2** PANORAMA VIEW OF SITE  
SCALE : N.A.

CLIENT :  
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SEAL :  
  
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01  
**SITE PHOTOGRAPHS - PROPOSED AREA OF WORK**  
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SCALE : **GN-4.8**  
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A SITE PLAN FOR REFERENCE  
SCALE : N.A.



3 VIEW FROM GUEST HOUSE  
SCALE : N.A.



4 VIEW FROM DECK  
SCALE : N.A.

CLIENT :  
  
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2700 North Bay Road  
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Folio: 02-3227-008-0740

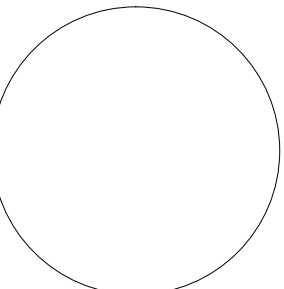
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SEAL :



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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2017-01  
  
SITE  
PHOTOGRAPHS  
- PROPOSED  
AREA OF WORK  
  
CHECKED BY : WC SHEET NO :  
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SCALE :  
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A SITE PLAN FOR REFERENCE  
SCALE: N.A.



7 VIEW FROM GUEST HOUSE  
SCALE: N.A.



8 VIEW FROM POOL DECK  
SCALE: N.A.

CLIENT :

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2700 North Bay Road  
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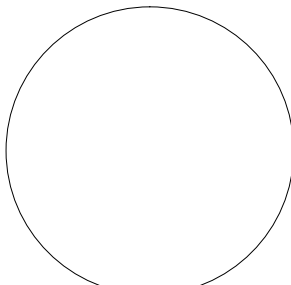
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PROJECT NO : 2017-01

SITE  
PHOTOGRAPHS  
- PROPOSED  
AREA OF WORK

CHECKED BY : WC SHEET NO :

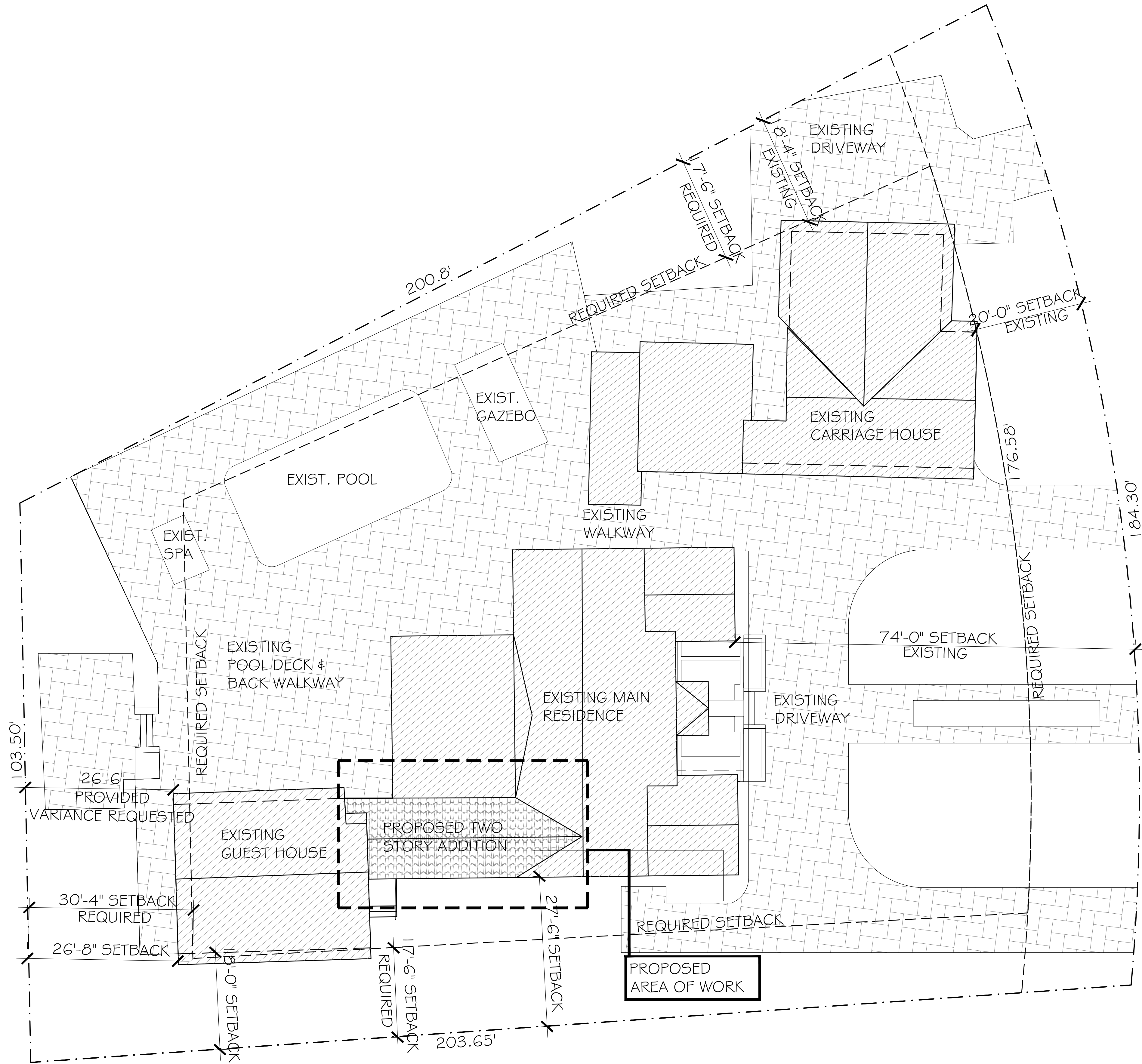
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SCALE:

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1 **PROPOSED SITE PLAN**  
SCALE : 3/32" = 1'-0"

CLIENT :

2700 North Bay Road

Building Connection

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Miami Beach, FL 33140  
Folio: 02-3227-008-0740



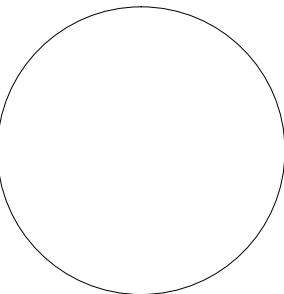
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PROJECT NO : 2017-01

PROPOSED  
SITE PLAN

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SCALE:	
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AS-1



CLIENT :

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Bay Road

Building  
Connection

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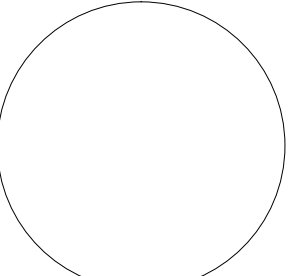
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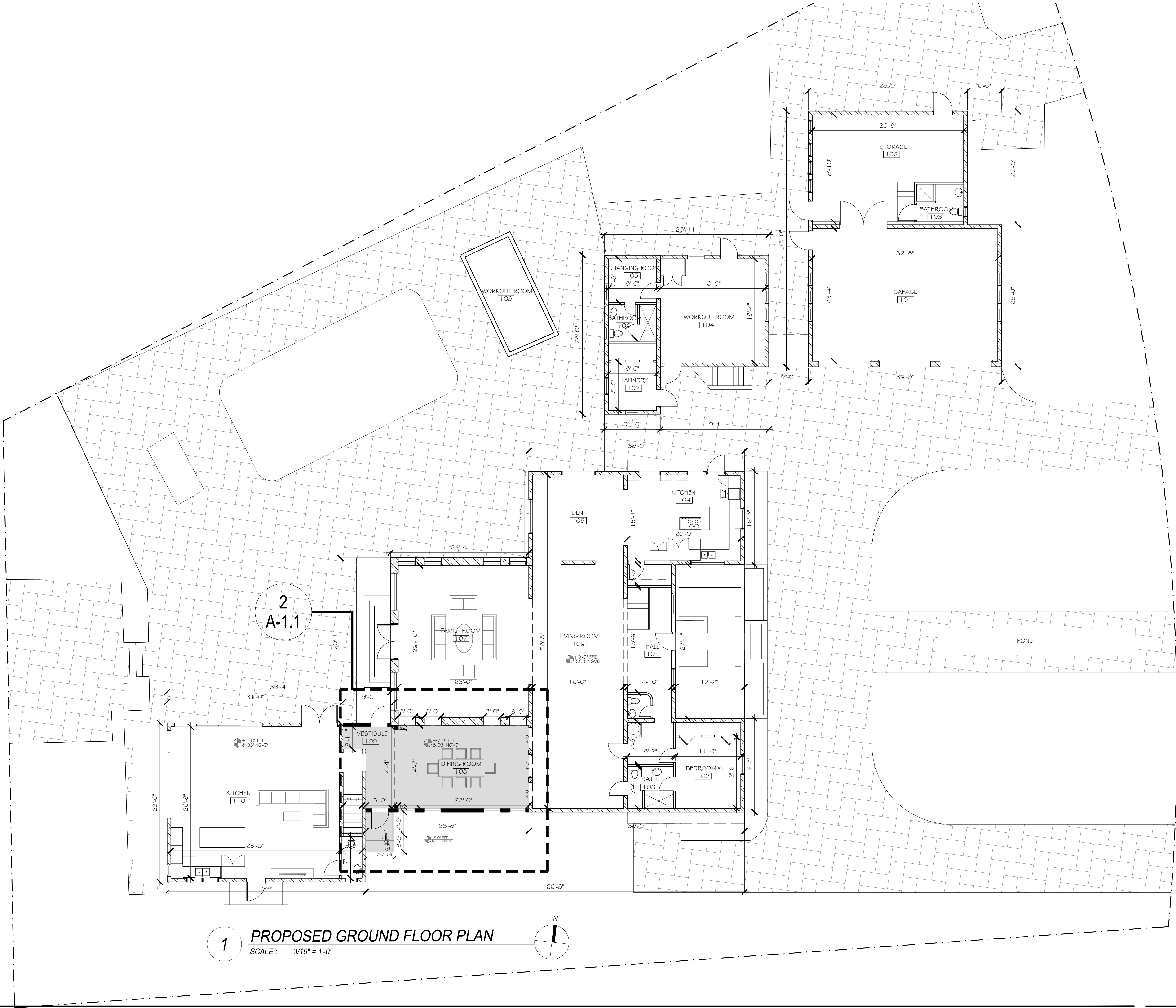
PROJECT NO : 2017-01

PROPOSED  
GROUND  
FLOOR PLAN

CHECKED BY : WC  
DRAWN BY : AA  
SCALE:  
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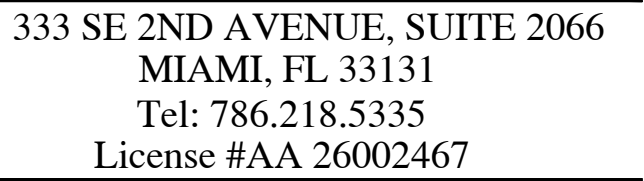
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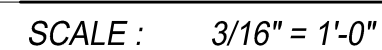


3 7 NOV/17 BOA FINAL SUBMITTAL

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DEMOLITION SCOPE OF WORK:

- EXISTING EXTERIOR WINDOWS TO BE REMOVED TO ACCOMMODATE A NEW OPENING FOR NEW TV ROOM.
- EXTERIOR DOOR AND PARTIAL WALL OF GUEST HOUSE TO BE REMOVED.
- NO EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED.

DEMOLITION LEGEND:

EXISTING INTERIOR PARTITION TO REMAIN

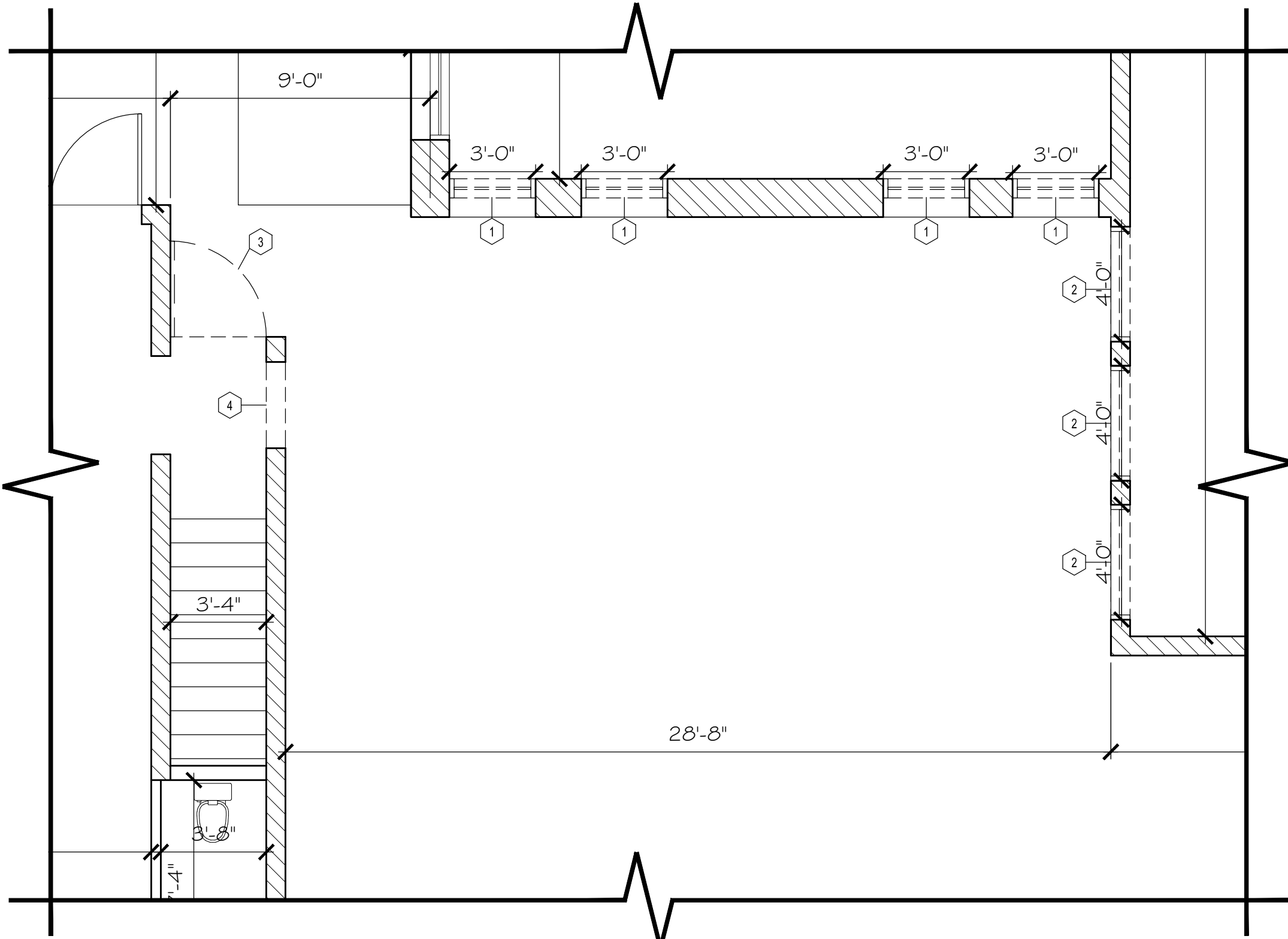
EXISTING MASONRY EXTERIOR WALL

EXISTING TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

DEMOLITION REFERENCE NOTES:

- EXISTING WINDOWS TO BE REMOVED, TO ACCOMMODATE A NEW WALK-THRU OPENING, AND RE-USED AT NEW ADDITION.
- EXISTING WINDOWS TO BE REMOVED TO ACCOMMODATE A NEW WALK-THRU OPENING.
- EXISTING DOOR TO BE REMOVED AND RELOCATED AT NEW ADDITION.
- EXISTING NON-STRUCTURAL WALL TO BE REMOVED.



1 DEMOLITION FLOOR PLAN

SCALE : 1/4" = 1'-0"

PROPOSED SCOPE OF WORK:

- NEW TWO-STORY ADDITION TO CONNECT EXISTING MAIN RESIDENCE & GUEST HOUSE.
- NEW EXTERIOR WINDOWS & DOORS

CONSTRUCTION PLAN LEGEND:

EXISTING INTERIOR PARTITION TO REMAIN

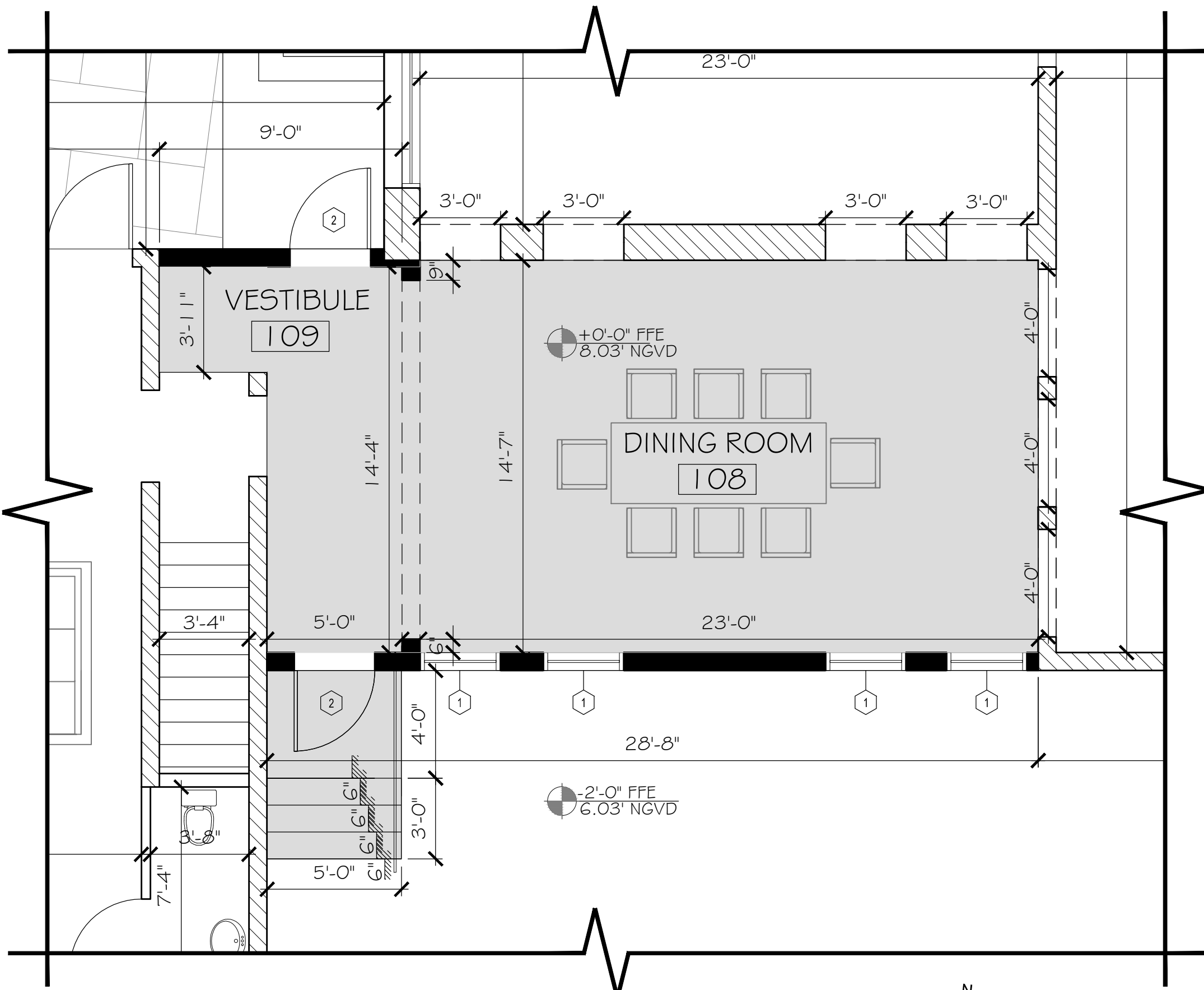
EXISTING MASONRY EXTERIOR WALL TO REMAIN

TYPICAL 8" CMU WALL

PROPOSED AREA OF WORK

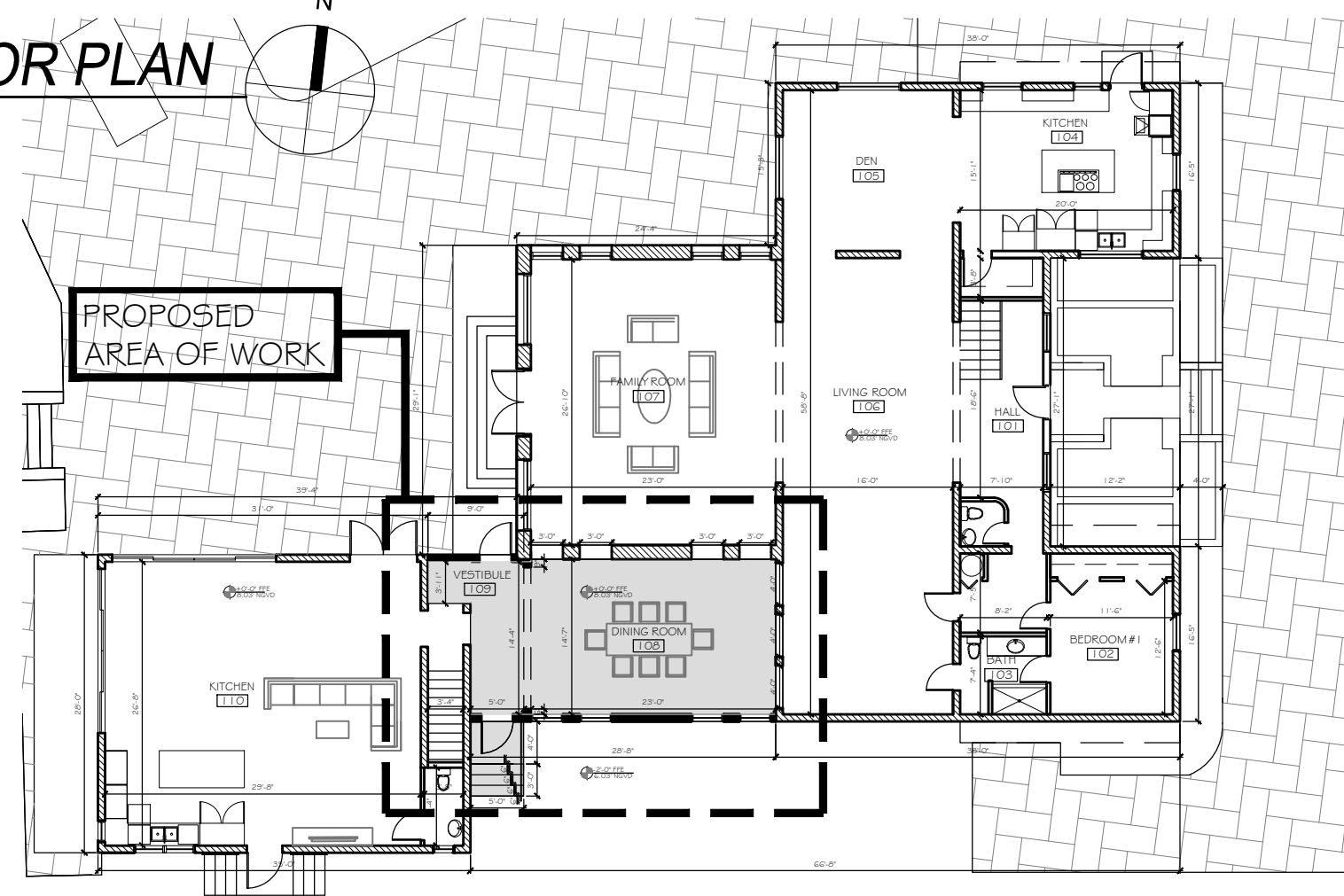
CONSTRUCTION PLAN REFERENCE NOTES:

- NEW LOCATION OF EXISTING WINDOWS
- NEW EXTERIOR DOOR



2 PROPOSED ARCHITECTURAL FLOOR PLAN

SCALE : 1/4" = 1'-0"



A SITE PLAN FOR REFERENCE

SCALE : 1/16" = 1'-0"

CLIENT :

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Building Connection

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Miami Beach, FL 33140  
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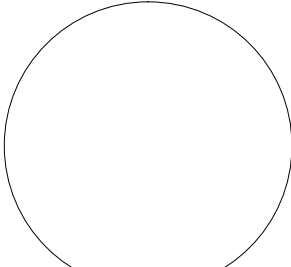
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PROJECT NO : 2017-01

ENLARGED  
DEMOLITION/  
PROPOSED  
FLOOR PLAN

CHECKED BY : WC  
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SCALE:  
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DEMOLITION SCOPE OF WORK:

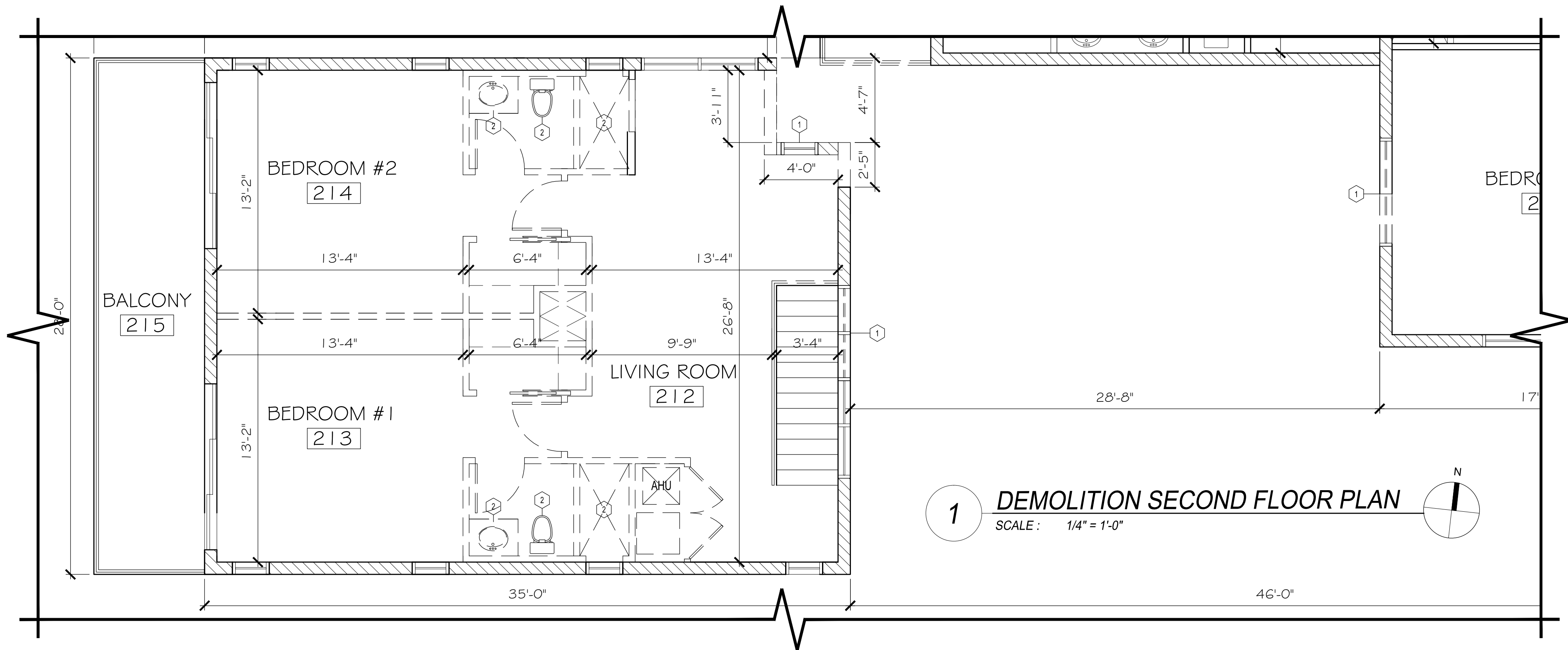
- TWO EXISTING EXTERIOR WINDOWS TO BE REMOVED, TO ACCOMMODATE TWO STORY ADDITION.
- BEDROOM , CLOSET, AND BATHROOM PARTITIONS AT SECOND FLOOR GUEST HOSE, TO BE REMOVED IN ORDER TO ACCOMMODATE A NEW MASTER BEDROOM.
- NO EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED.

DEMOLITION LEGEND:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING MASONRY EXTERIOR WALL
- EXISTING TO BE REMOVED

DEMOLITION REFERENCE NOTES:

- 1 EXISTING WINDOWS TO BE REMOVED
- 2 EXISTING PLUMBING FIXTURES TO BE REMOVED. PLUMBING LINES TO BE CAPPED.



PROPOSED SCOPE OF WORK:

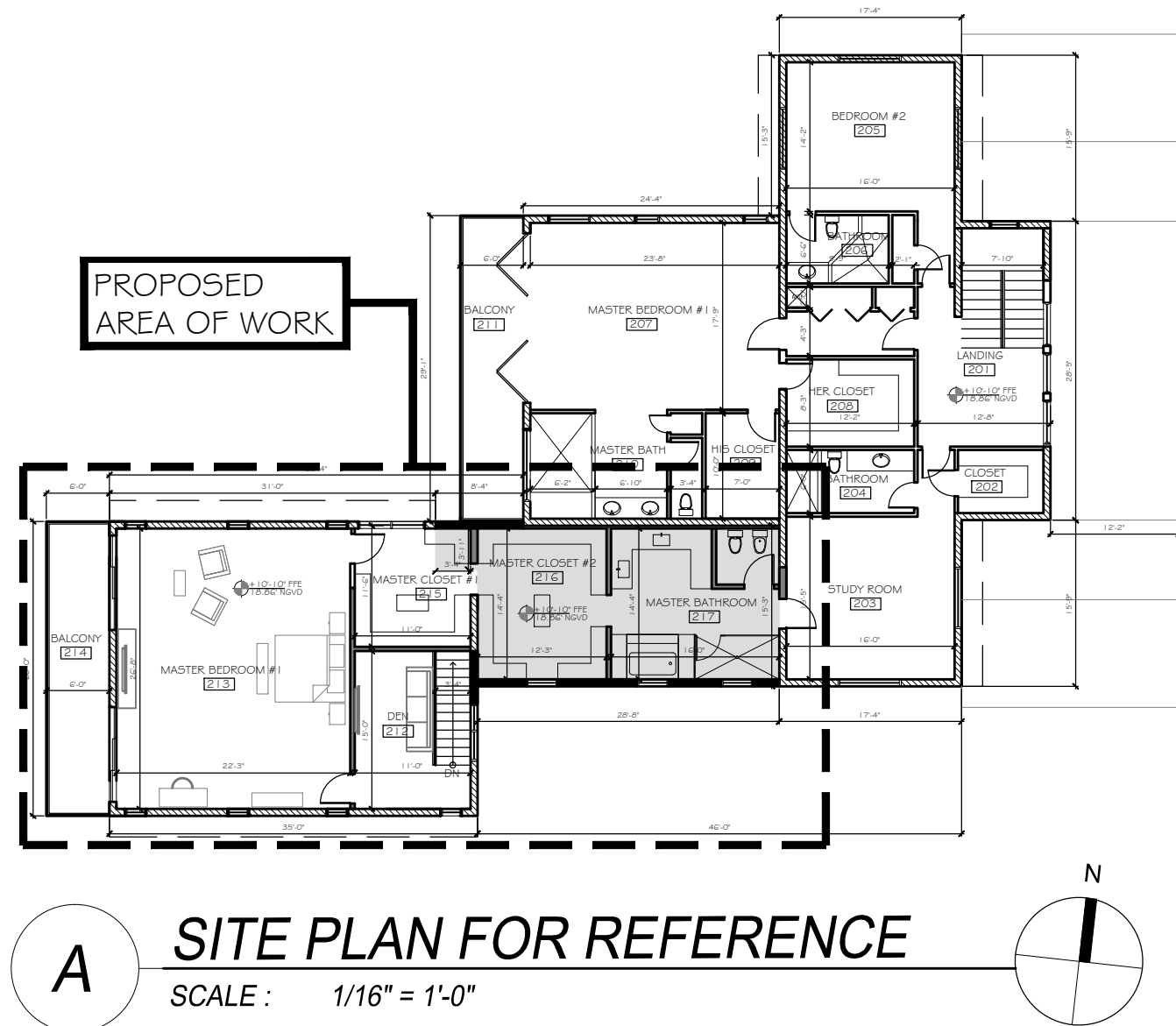
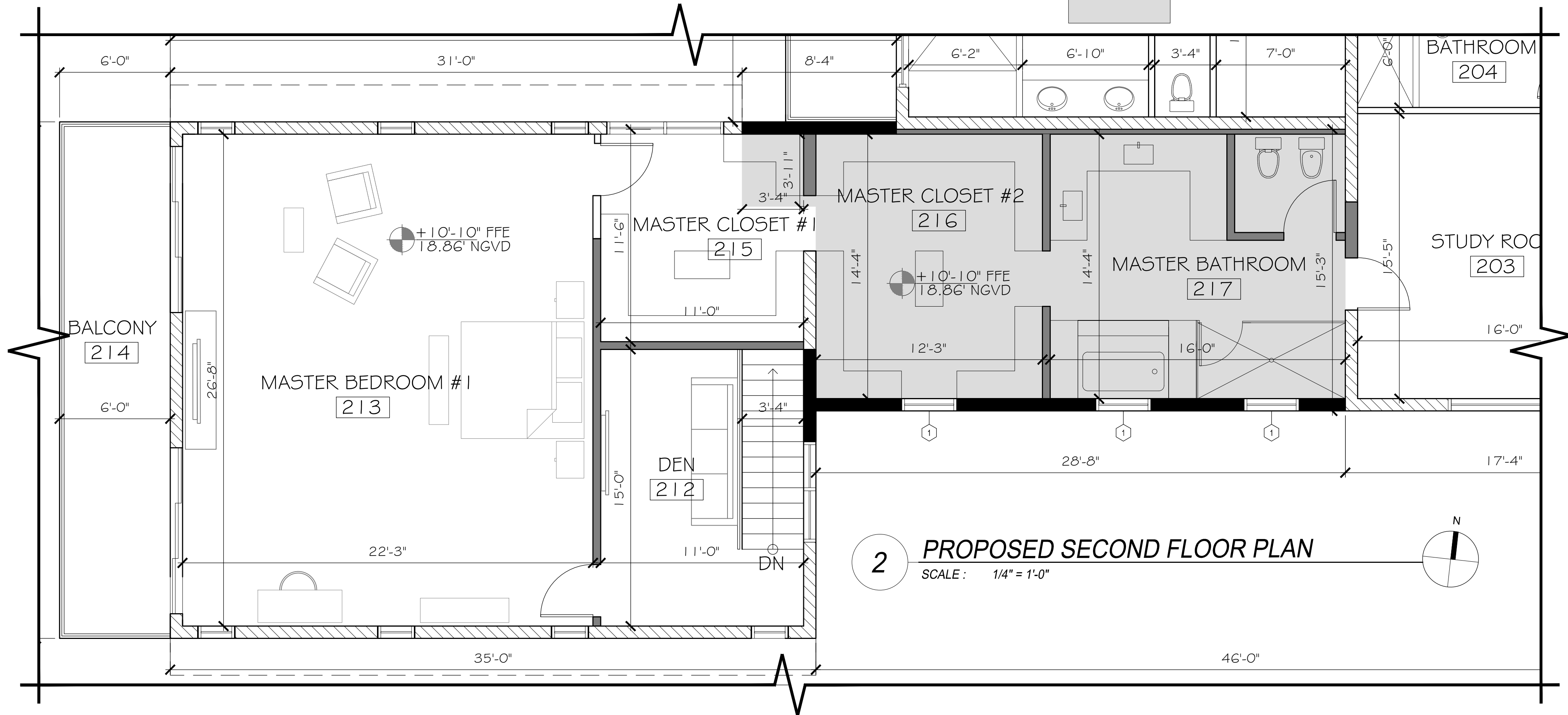
- NEW TWO-STORY ADDITION TO CONNECT EXISTING MAIN RESIDENCE & GUEST HOUSE.
- NEW ADDITION WILL ACCOMMODATE A MASTER CLOSET AND MASTER BATHROOM.
- NEW EXTERIOR WINDOWS.

CONSTRUCTION PLAN LEGEND:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL TO REMAIN
- TYPICAL NEW 8" CMU WALL
- TYPICAL NEW PARTITION
- PROPOSED AREA OF ADDITION

CONSTRUCTION PLAN REFERENCE NOTES:

- 1 NEW WINDOWS



CLIENT:

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Building Connection

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Miami Beach, FL 33140  
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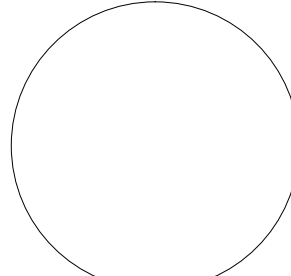
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PROJECT NO: 2017-01

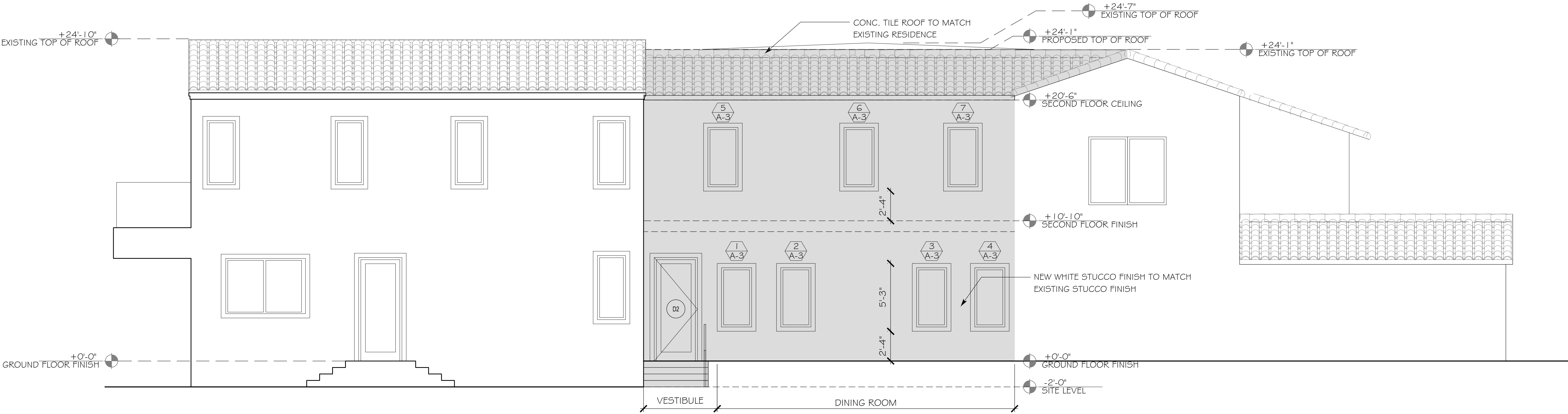
ENLARGED  
DEMOLITION/  
SECOND  
FLOOR PLAN

CHECKED BY: WC  
DRAWN BY: AA  
SCALE:  
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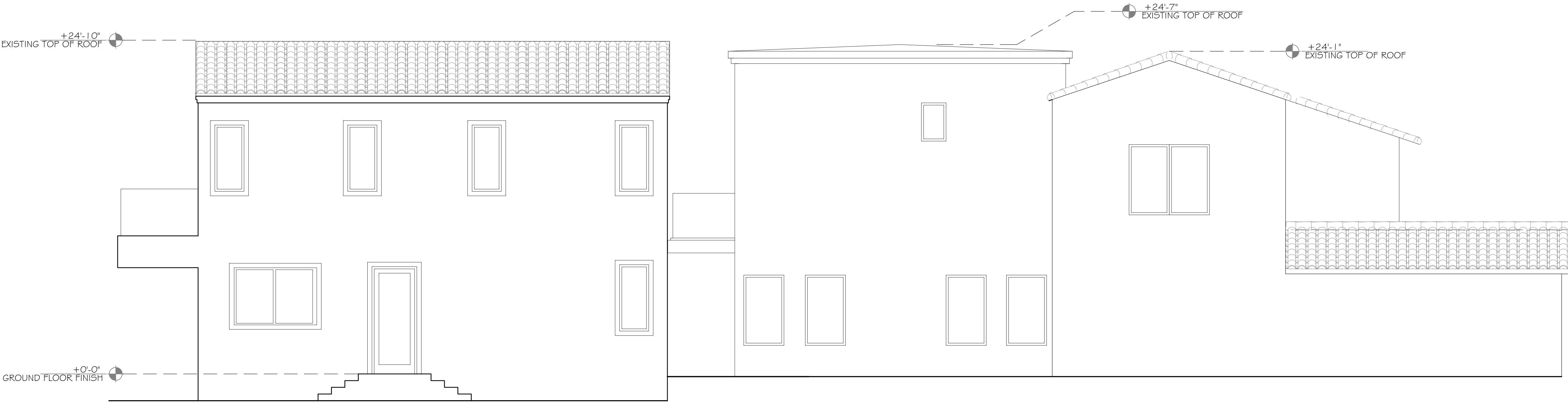
SHEET NO:

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2 **PROPOSED SOUTH ELEVATION**  
SCALE : 1/4" = 1'-0"



1 **EXISTING SOUTH ELEVATION**  
SCALE : 1/4" = 1'-0"

CLIENT :

2700 North  
Bay Road

Building  
Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740

**CDS**  
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MIAMI, FL 33131  
Tel: 786.218.5335

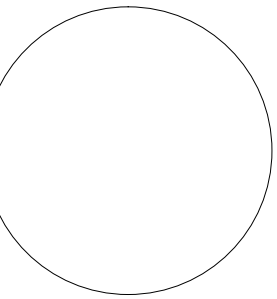
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1	5 JULY/17	BOA FIRST SUBMITTAL
2	15 AUG/17	BOA SECOND SUBMITTAL
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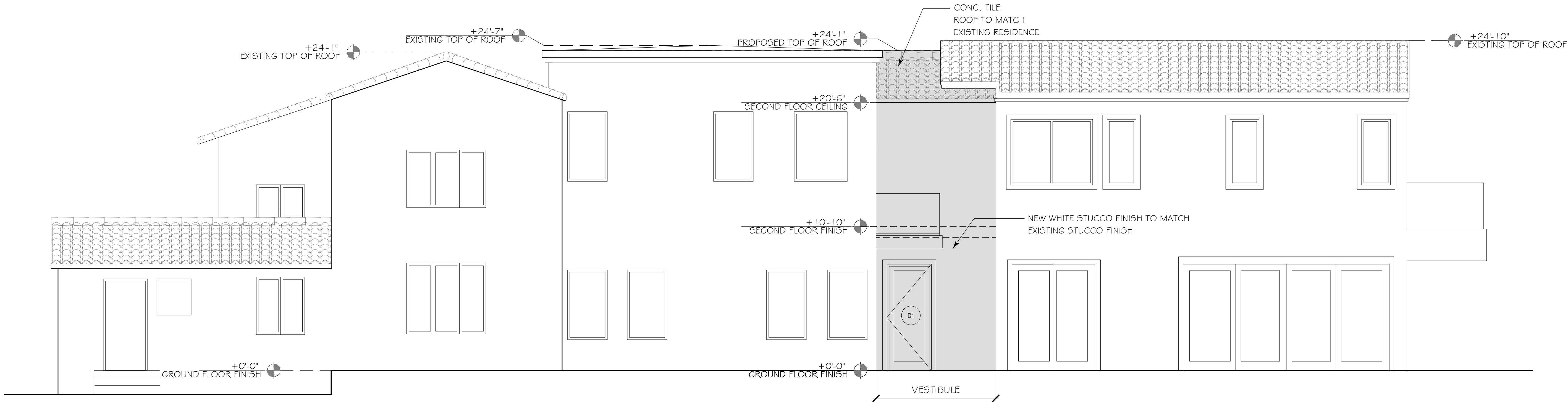
**EXISTING &  
PROPOSED  
SOUTH  
ELEVATION**

CHECKED BY : WC  
DRAWN BY : AA  
SCALE:  
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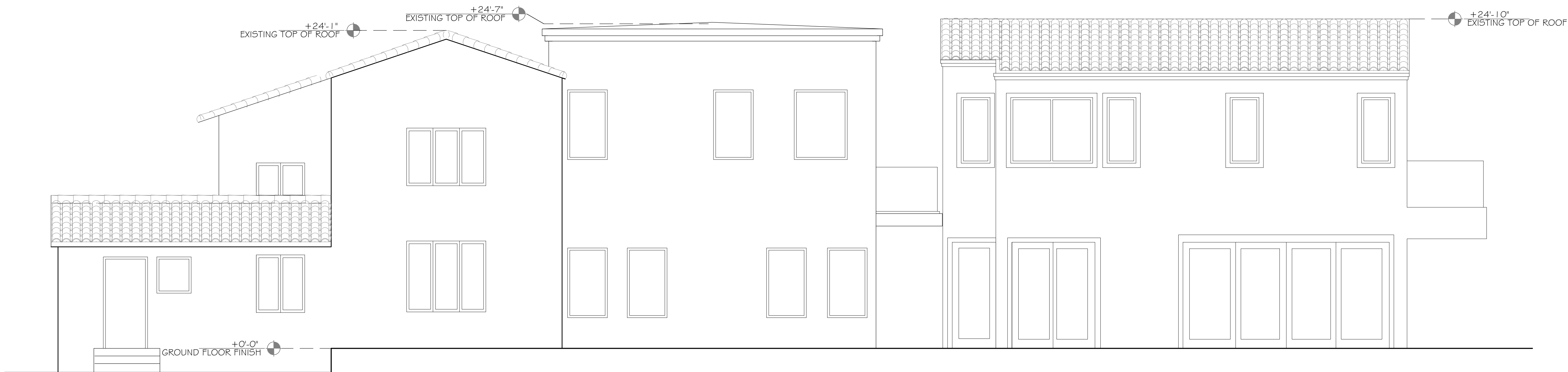
SHEET NO :

**A-2.1**





2 **PROPOSED NORTH ELEVATION**  
SCALE : 1/4" = 1'-0"



1 **EXISTING NORTH ELEVATION**  
SCALE : 1/4" = 1'-0"

CLIENT :

2700 North  
Bay Road

Building  
Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740

**CDS**  
CASTELLANOS DESIGN STUDIO

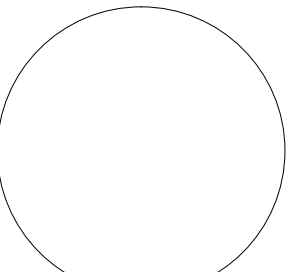
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PROJECT NO : 2017-01

**EXISTING &  
PROPOSED  
NORTH  
ELEVATION**

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DRAWN BY : AA  
SCALE:  
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**A-2.2**



CLIENT:

2700 North  
Bay Road

## Building Connection

2700 North Bay Road  
Miami Beach, FL 33140  
Folio: 02-3227-008-0740



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MIAMI, FL 33131  
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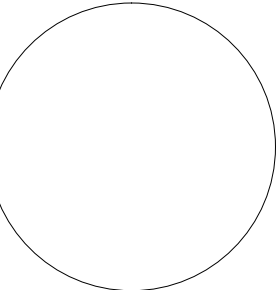
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3. ANY CHANGES FROM THAT INDICATED ON THE DRAWINGS IN THE EVENT OF CONFLICT WITHIN OR AMONG THE CONTRACT DOCUMENTS, THAT MAY BE REQUIRED TO COMPLETE THE WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR SHALL GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLY STUDY AND COMPARE ALL DRAWINGS, REPORTING ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CDS AND IN NO CASE SHALL PROCEED IN UNCERTAINTY.

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# BACK COVERSHEET

CHECKED BY : WC

SHEET NO :

DRAWN BY : AA

SCALE:

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X-X