

# CARLOTA AT SOUTH BEACH

511-515 16TH STREET, MIAMI BEACH, FL 33139

## FINAL SUBMITTAL, DECEMBER 8TH, 2017

### SCOPE OF WORK

- RESTORATION & INTERIOR RENOVATION OF INITIAL USE OF A SINGLE FAMILY 1920's HISTORICAL HOUSE, SEEKING APPROVAL OF THE PROBABLE SIZE AND CONFIGURATION OF ROOMS, TO BE USED AS A BED & BREAKFAST.
- PROPOSED ADDITION TO HISTORICAL HOUSE
- RESTORATION & CONVERSION OF 1950'S CONTRIBUTING BUILDING FROM 8 UNITS TO 4 DUPLEX UNITS..
- VARIANCE #1 REQUESTED FOR POOL IN FRONT SETBACK / FUNCTIONAL REAR
- VARIANCE #2 REQUESTED FOR EXCEEDING 25% ENCROACHMENT IN SIDE YARD FACING STREET
- PROPERTY LANDSCAPE UPGRADE

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GN 006 LOCATION MAP AND NEIGHBORING BUILDINGS

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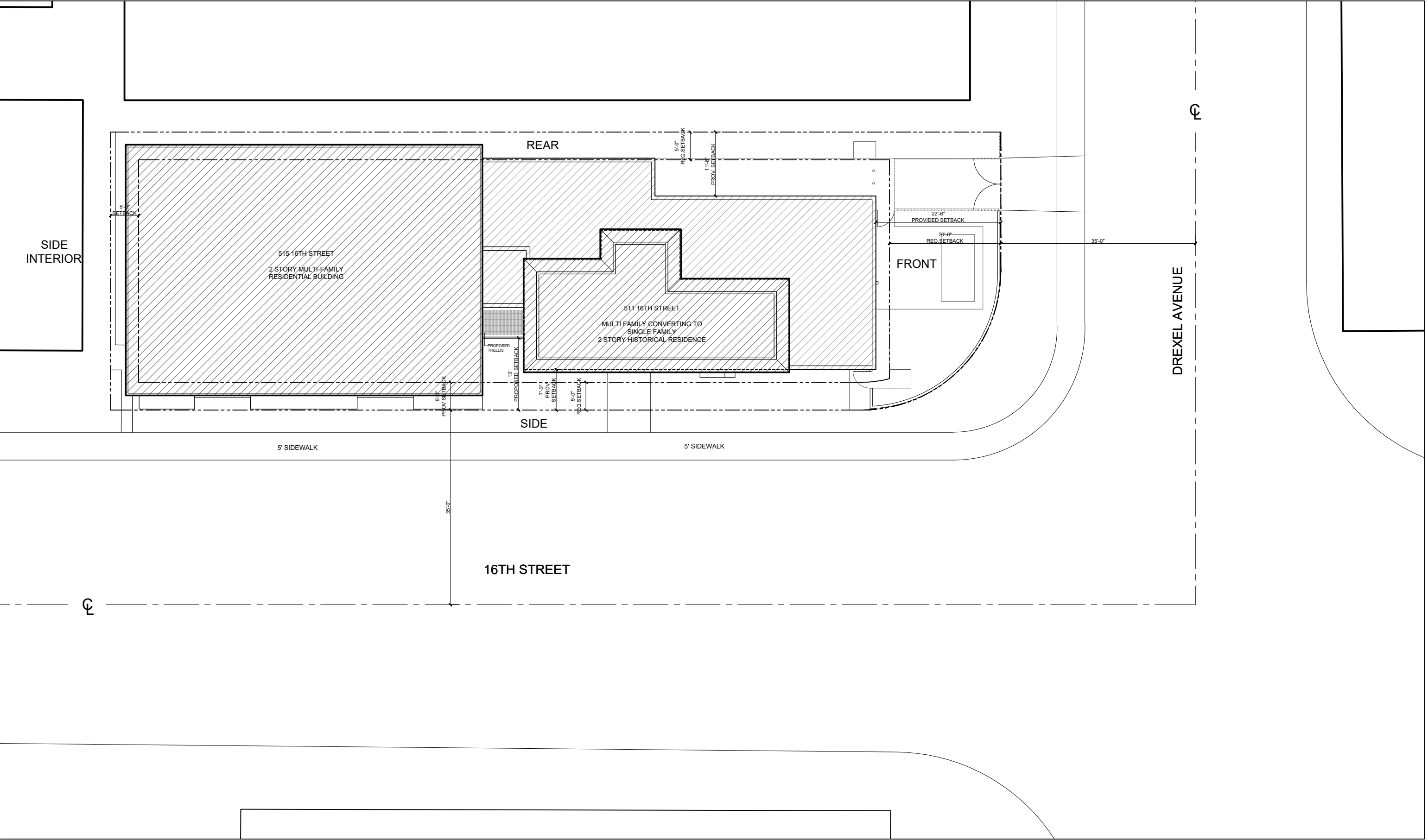
#### LANDSCAPE

L 100 EXISTING GROUND FLOOR PLANTING

L 101 PROPOSED GROUND FLOOR PLANTING

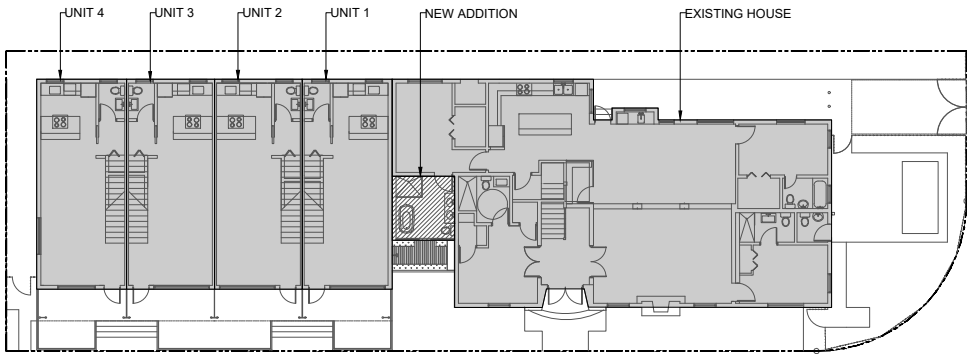
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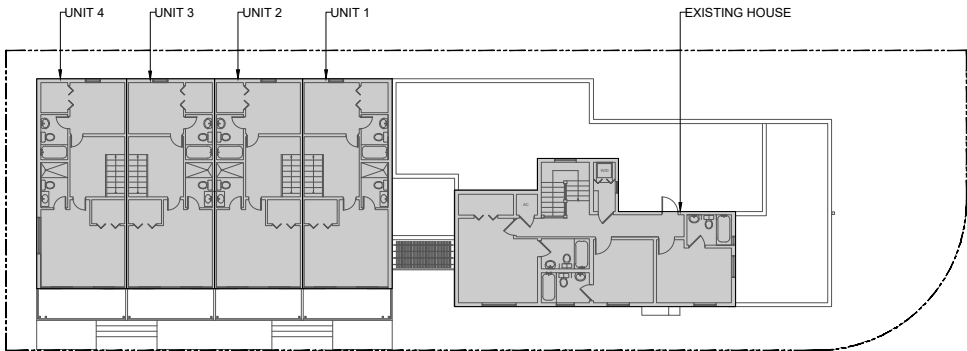


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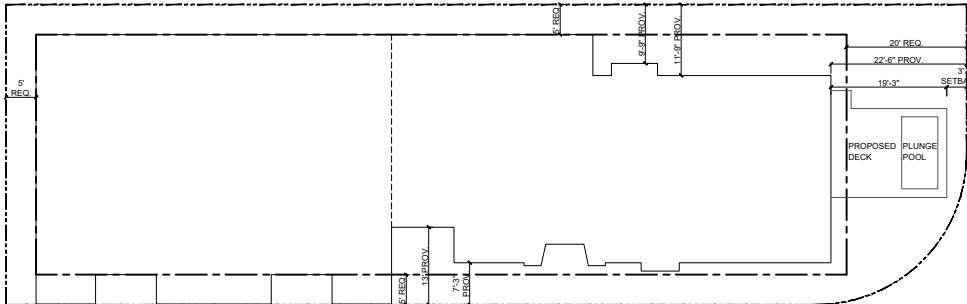
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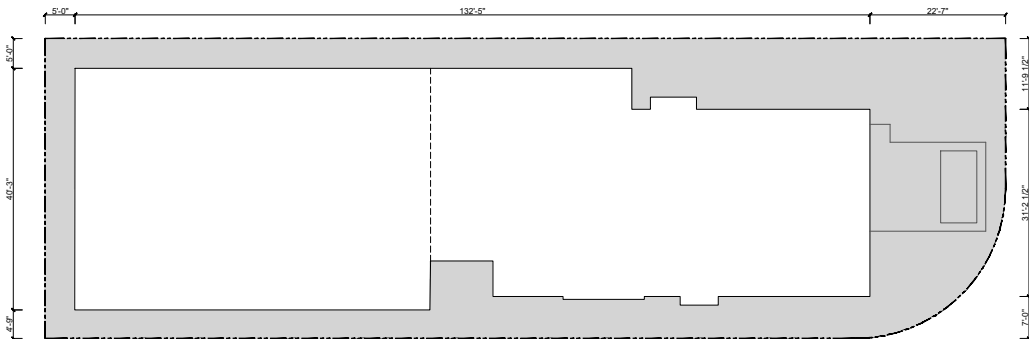
GROUND FLOOR F.A.R



SECOND FLOOR F.A.R



SETBACKS DIAGRAM



OPEN SPACE PROVIDED : 3,054 SF

|          |          |
|----------|----------|
| HOUSE    |          |
| EXISTING | 2,279 SF |
| NEW      | 111 SF   |
| UNIT 1   | 524 SF   |
| UNIT 2   | 513 SF   |
| UNIT 3   | 513 SF   |
| UNIT 4   | 524 SF   |
| SUBTOTAL | 4,464 SF |

|          |          |
|----------|----------|
| HOUSE    |          |
| EXISTING | 911 SF   |
| UNIT 1   | 524 SF   |
| UNIT 2   | 513 SF   |
| UNIT 3   | 513 SF   |
| UNIT 4   | 524 SF   |
| SUBTOTAL | 2,985 SF |

|                |                 |
|----------------|-----------------|
| GROUND FL.     | 4,464 SF        |
| SECOND FL.     | 2,985 SF        |
| TOTAL PROVIDED | 7,449 SF (0.93) |
| TOTAL ALLOWED  | 6,400 SF (1.25) |

| ITEM # | ZONING INFORMATION    |  |                  |  |
|--------|-----------------------|--|------------------|--|
| 1.     | ADDRESS :             | 511-515 16TH STREET, MIAMI BEACH, FL 33139-7707                                    |                  |  |
| 2.     | HBP FILE NUMBER:      |  |                  |  |
| 3.     | FOLIO NUMBER:         | 02-3234-002-05900  |                  |  |
| 4.     | YEAR CONSTRUCTED:     | # 511 BUILT IN 1924<br>#515 BUILT IN APPROX. 1953                                  | ZONING DISTRICT: | RM-1 RESIDENTIAL MULTI-FAMILY, LOW INTENSITY |
| 5.     | BASE FLOOD ELEVATION: | #511 +5.60' NGVD<br>+6.40' NGVD  | #515             | LOT AREA: 8,000 SF                           |
| 6.     | LOT WIDTH:            | 160'   | LOT DEPTH:       | 50'  |
| 7.     | EXISTING USE:         | #511: MULTI FAMILY CONVERTING TO SINGLE FAMILY (IN PROCESS)<br>#515 : MULTI FAMILY | PROPOSED USE:    | #511 : SINGLE FAMILY<br>#515 : MULTI FAMILY  |

|     |                             | MAXIMUM          | EXISTING          | PROPOSED         | ADDITIONAL COMMENTS |
|-----|-----------------------------|------------------|-------------------|------------------|---------------------|
| 8.  | HEIGHT                      | 35'              | 23'-6"            | 25'-6"           |                     |
| 9.  | NUMBER OF STORIES           | 3                | 2                 | 2                |                     |
| 10. | FAR                         | 1.25 (10,000 sf) | 0.91 (7,339 sf)   | 0.93 (7,449 sf)  |                     |
| 11. | NUMBER OF UNITS RESIDENTIAL | 8                | 5                 | 5                |                     |
| 12. | OPEN SPACE                  |                  | 3,129 sf ( 39.1%) | 3,054 sf (38.1%) |                     |

|     | SETBACKS              | REQUIRED      | EXISTING           | PROPOSED                          | ADDITIONAL COMMENTS         |
|-----|-----------------------|---------------|--------------------|-----------------------------------|-----------------------------|
|     | PEDESTAL              |               |                    |                                   |                             |
| 13. | FRONT SETBACK         | BUILDING: 20' | BUILDING: 22' - 6" | BUILDING: 22' - 6"<br>POOL: 3'-0" | VARIANCE REQUESTED FOR POOL |
| 14. | SIDE SETBACK          | BUILDING: 5'  | 5'-10"             | BUILDING: 5'-10"                  |                             |
| 15. | SIDE INTERIOR SETBACK | BUILDING 5'   | 5'                 | BUILDING: 5'                      |                             |
| 16. | REAR SETBACK          | 5'            | 5'                 | 5'                                |                             |

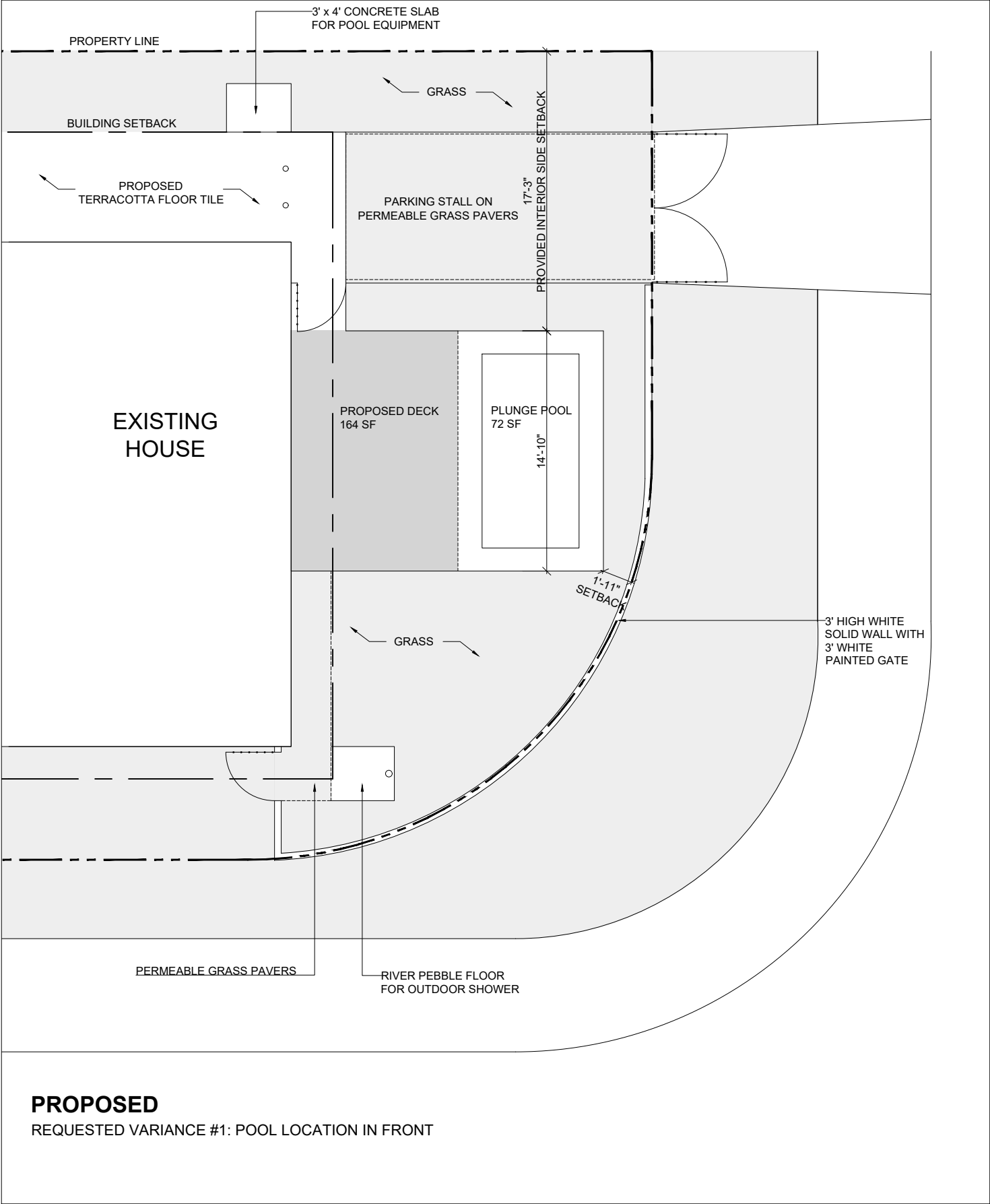
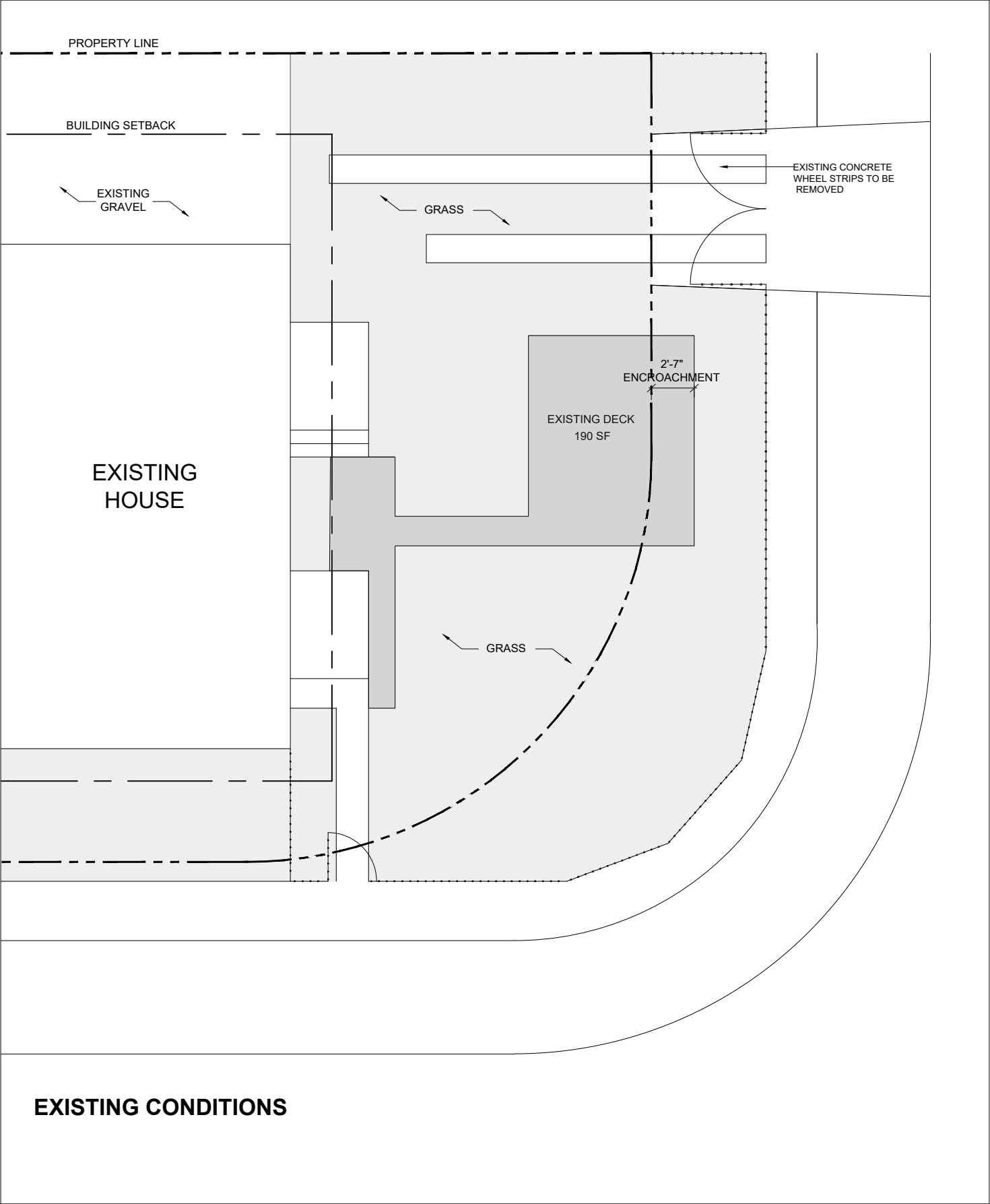
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|-----|--------------------------|-----|-------------|-------------|--|
| 17. | PARKING                  | N/A | 1           | 1           |  |
| 18. | PARKING SPACE DIMENSIONS | N/A | L18' x W 7' | L18' x W 7' |  |
| 19. | DRIVE AISLE WIDTH        | N/A | 7'          | 7'          |  |

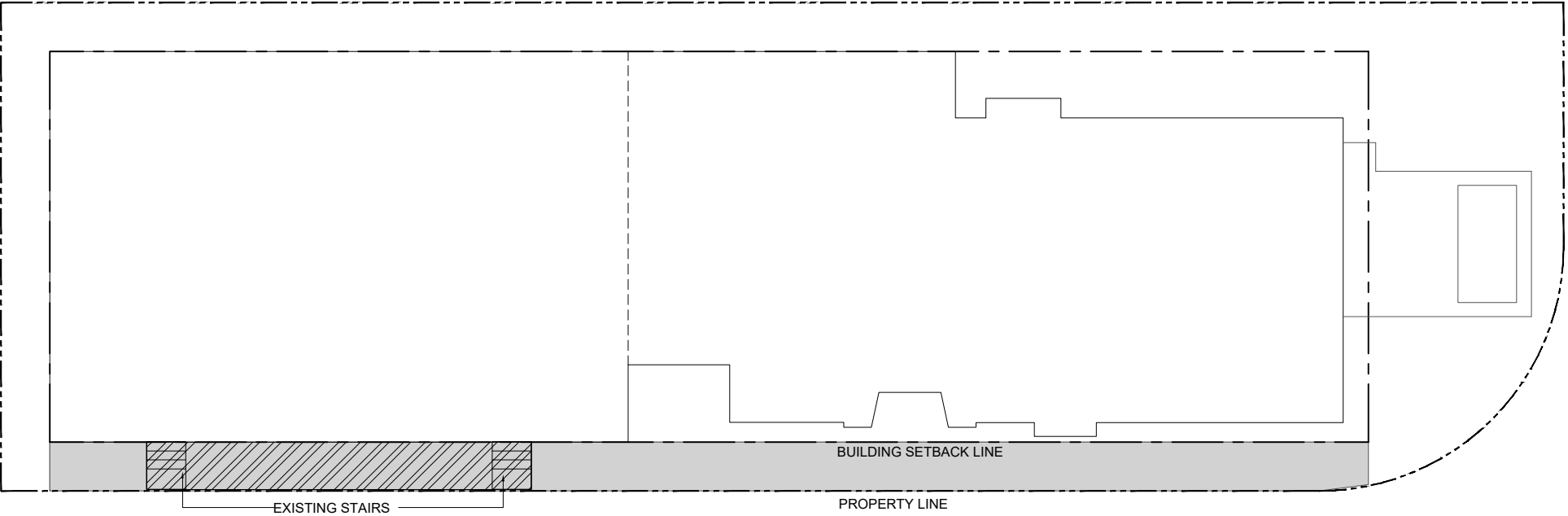
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| 20. | ACCESS WALKWAY |  |  |  |  |
|-----|----------------|--|--|--|--|

|     |                          |     |  |  |  |
|-----|--------------------------|-----|--|--|--|
| 21. | CONTRIBUTING BUILDING?   | YES |  |  |  |
| 22. | LOCAL HISTORIC DISTRICT? | YES |  |  |  |

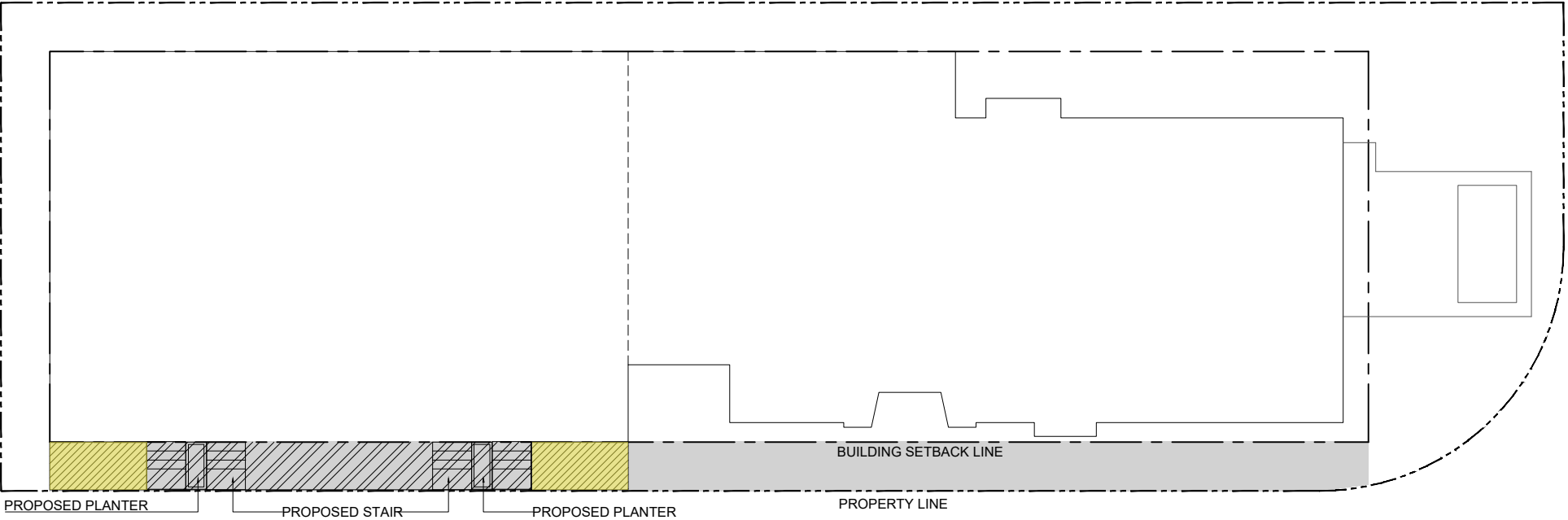


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EXISTING SIDE YARD STREET FACING ENCROACHMENT DIAGRAM



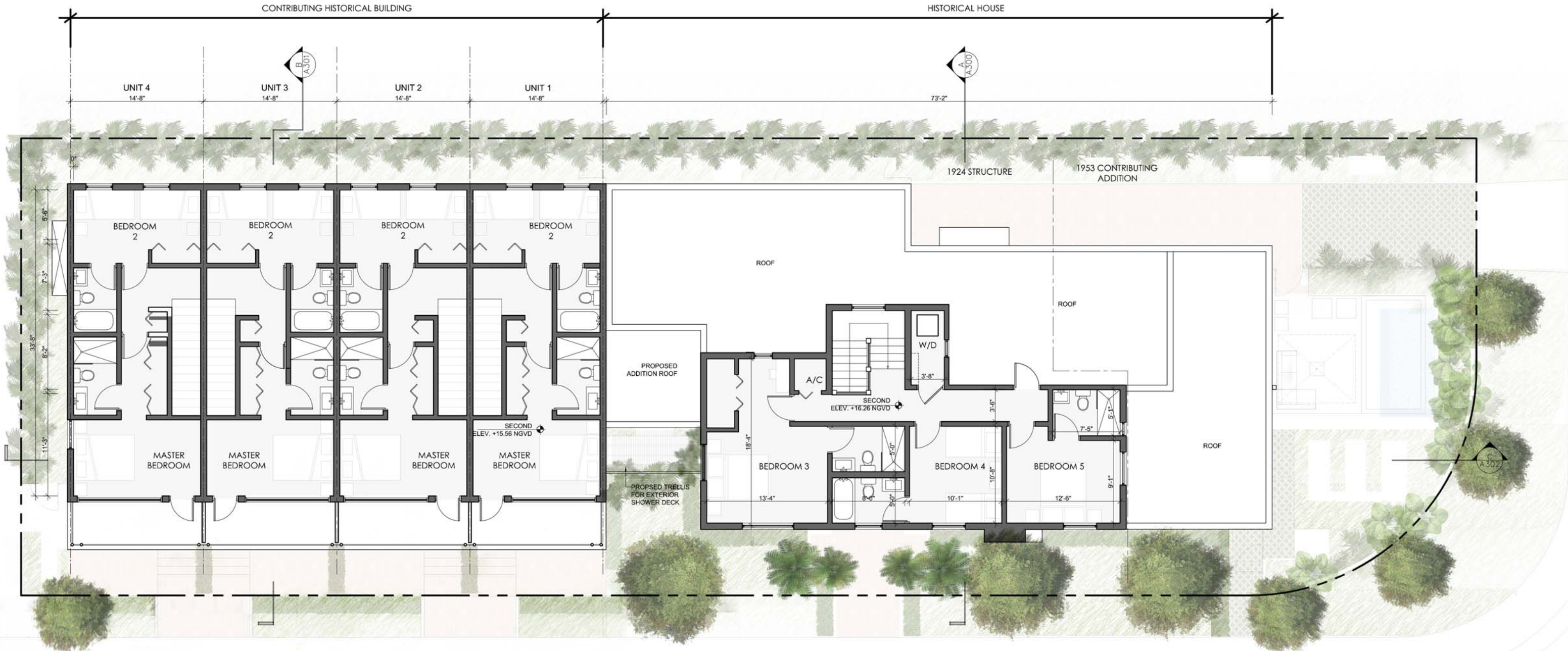
PROPOSED SIDE YARD STREET FACING ENCROACHMENT DIAGRAM

| LEGEND                            |                                      |
|-----------------------------------|--------------------------------------|
|                                   | SIDE YARD 673 SF                     |
|                                   | EXISTING ENCROACHMENT 192 SF (28.5%) |
|                                   | ADDITIONAL ENCROCHEMENT 100 SF (15%) |
| <hr/>                             |                                      |
| TOTAL ENCROACHMENT 292 SF (43.3%) |                                      |

VARIANCE REQUEST #2 : ENCROACHMENT OF MORE THAN 25% IN SIDE YARD FACING STREET







**CARLOTA AT SOUTH BEACH**  
511-515 16TH STREET  
MIAMI BEACH, FL 33139

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DATE: DECEMBER 8TH 2017  
SCALE: 3/32" = 1'-0"  
PROJECT No. 17 02 01



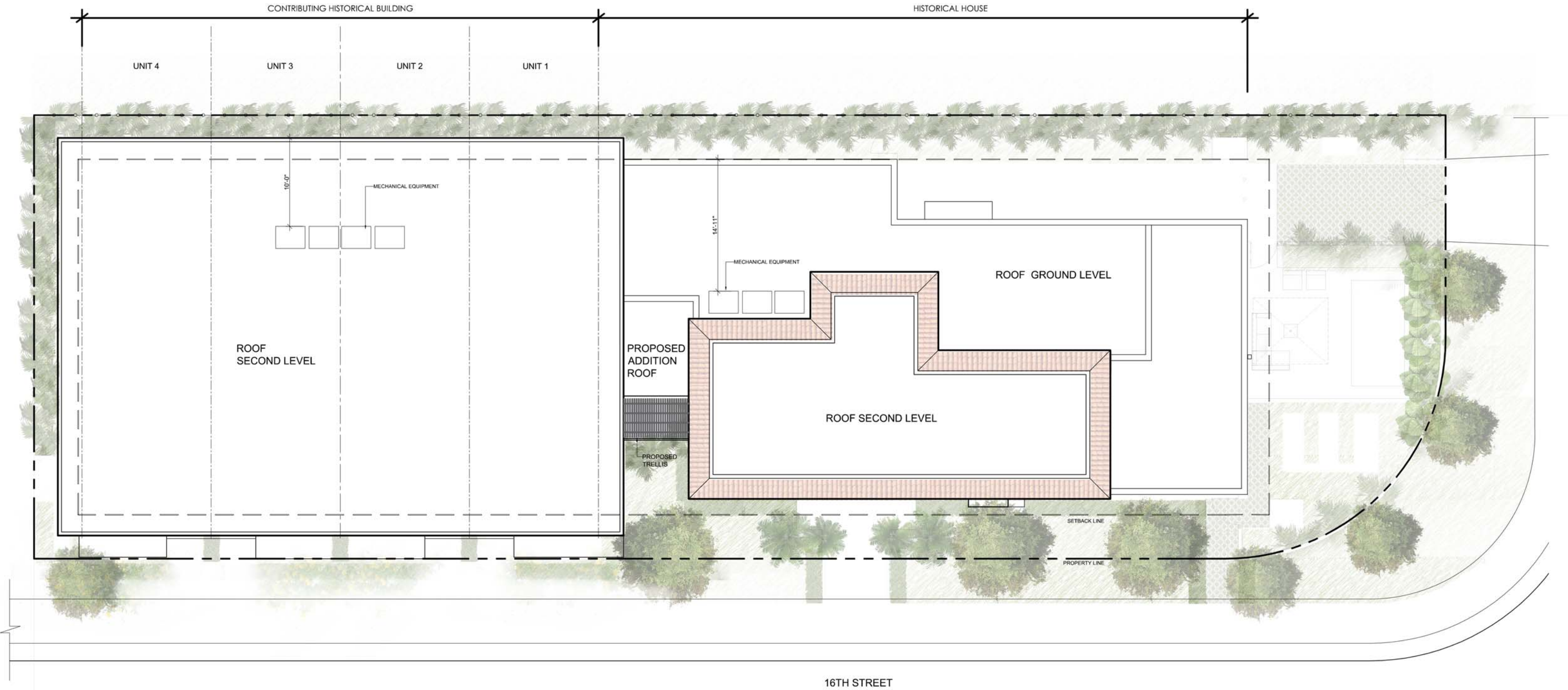
GUSTAVO F. BERENBLUM  
ARCHITECT, FL. LIC. NO. 0016278

SUBMITTAL:  
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**PROPOSED SECOND  
FLOOR PLAN**

**BBA**  
BERENBLUM BUSCH ARCHITECTURE, INC.  
2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127

**A 103**









**CARLOTA AT SOUTH BEACH**  
511-515 16TH STREET  
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PROJECT No. 17 02 01



GUSTAVO P. BERENBLUM  
ARCHITECT, FL. LIC. NO. 0016278

SUBMITTAL:

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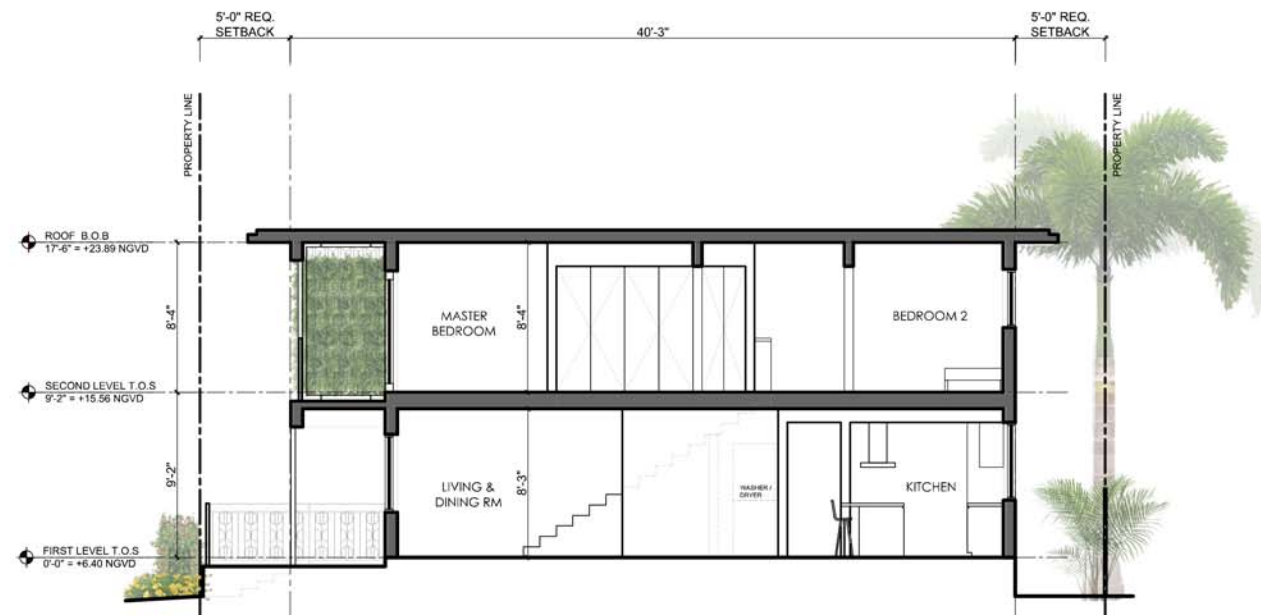
**16TH STREET ELEVATION**

**BBA**  
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2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127

**A 204**

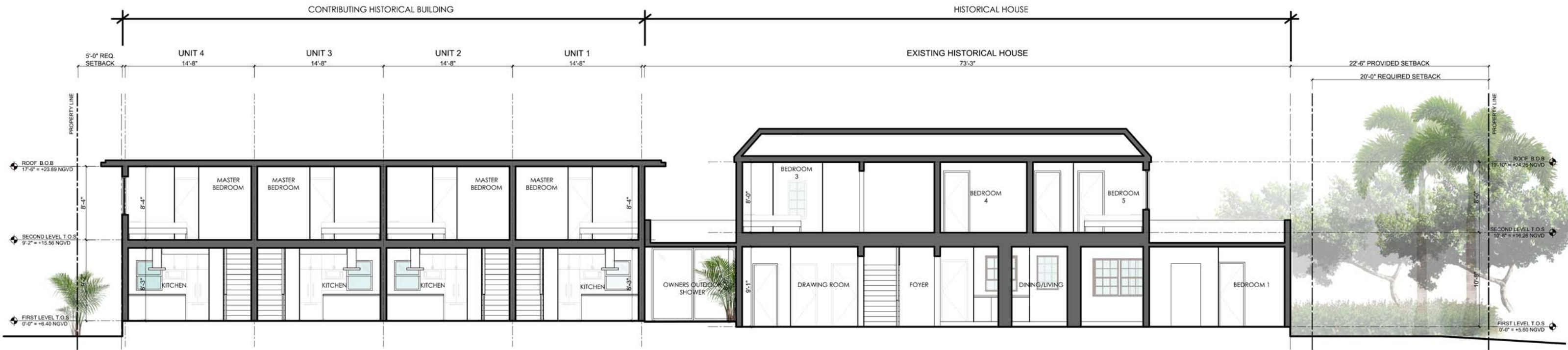


PROPOSED SCHEMATIC WEST SECTION OF HISTORIC HOUSE



PROPOSED SCHEMATIC WEST SECTION OF 1950'S DUPLEX





CARLOTA AT SOUTH BEACH  
511-515 16TH STREET  
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ARCHITECT, FL. LIC. NO. 0016278

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SCHEMATIC SECTION

**BBA**  
BERENBLUM BUSCH ARCHITECTURE, INC.  
2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127

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**CARLOTA AT SOUTH BEACH**  
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SCALE:  
PROJECT No. 17 02 01



GUSTAVO F. BERENBLUM  
ARCHITECT, FL LIC. NO. 0016278

SUBMITTAL:

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**RENDERED PERSPECTIVE**



**BBA**

BERENBLUM BUSCH ARCHITECTURE, INC.  
2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127



**CARLOTA AT SOUTH BEACH**  
511-515 16TH STREET  
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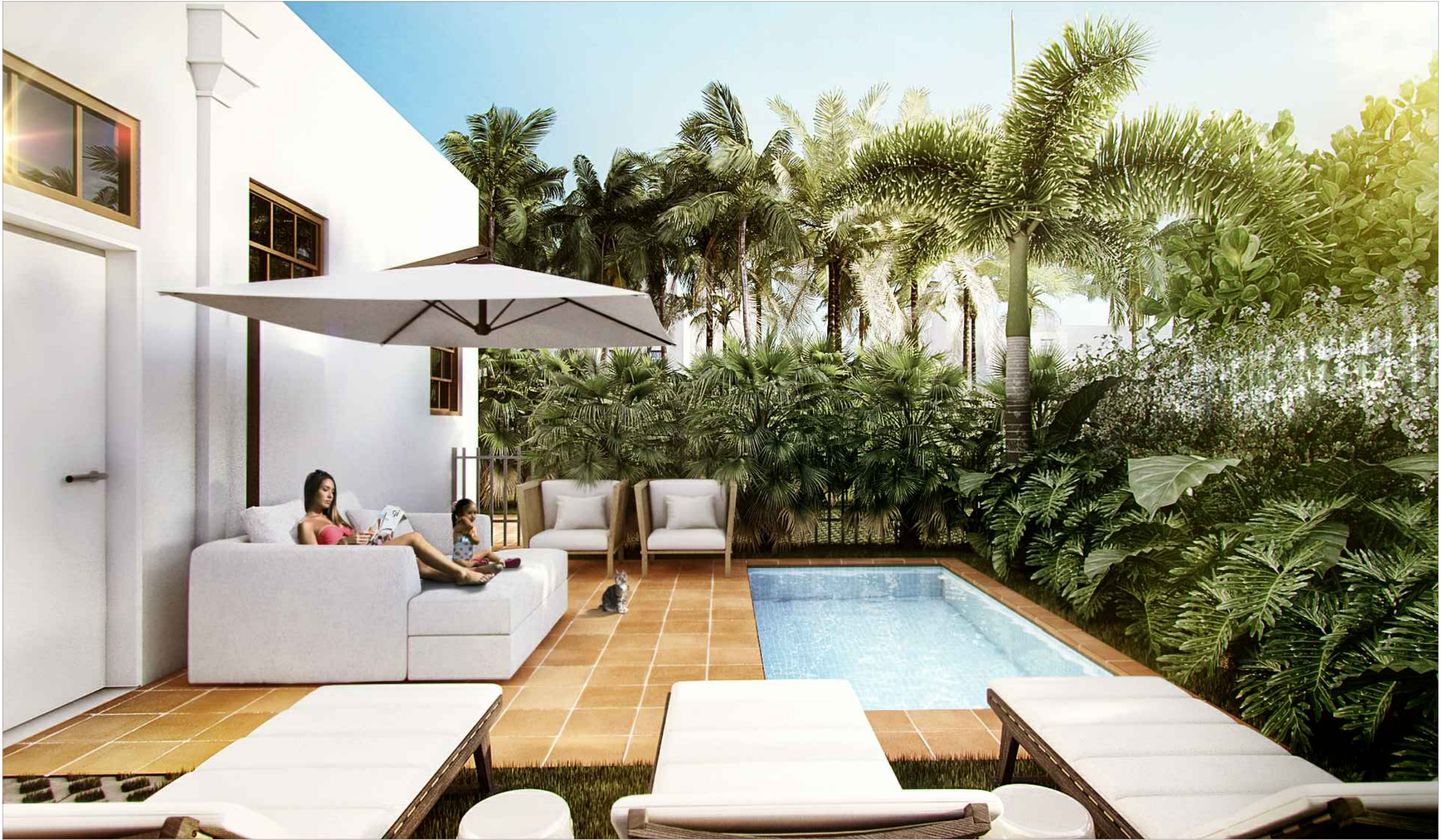
GUSTAVO F. BERENBLUM  
ARCHITECT, FL LIC. NO. 0016278

SUBMITTAL:  
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**RENDERED PERSPECTIVE**

  
**BBA**  
BERENBLUM BUSCH ARCHITECTURE, INC.  
2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127

**A 401**



**CARLOTA AT SOUTH BEACH**  
511-515 16TH STREET  
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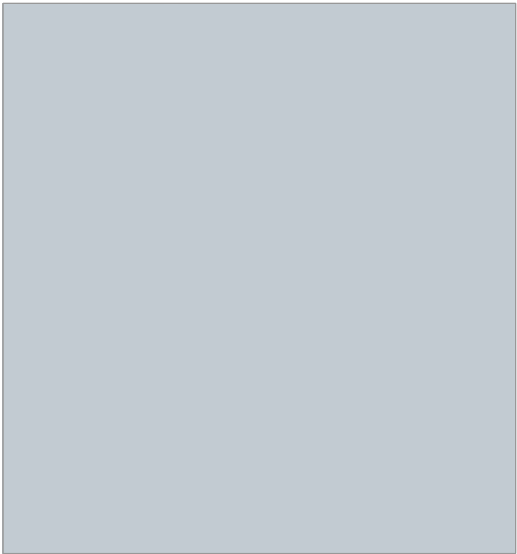
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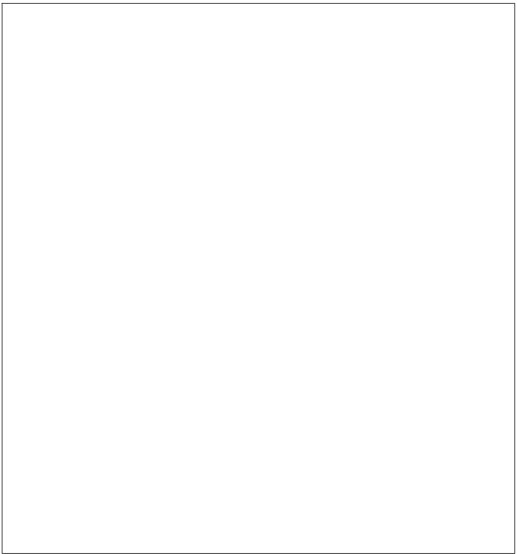
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1950'S CONTRIBUTING HISTORICAL BUILDING  
MATERIALS AND FINISHES



FACADE PAINT COLOUR  
BENJAMIN MOORE - FEATHER GRAY 2127-60



FACADE PAINT COLOUR  
BENJAMIN MOORE - BRILLIANT WHITE EXT.RM

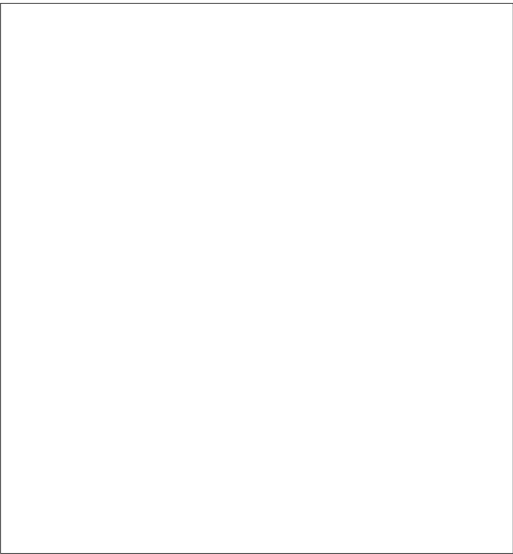


BRUSHED ALUMINUM WINDOW FRAMES



EXTERIOR FLOOR TERRACOTTA TILE

1920'S HISTORICAL HOUSE  
MATERIALS AND FINISHES



FACADE PAINT COLOUR  
BENJAMIN MOORE - BRILLIANT WHITE EXT.RM



PAINTED WINDOW FRAMES  
BENJAMIN MOORE - MIDDLEBURY BROWN HC-68



EXTERIOR FLOOR TERRACOTTA TILE



EXTERIOR FLOOR GRASS PAVERS

