

REQUEST FOR DRB APPROVAL FOR:
SUNSET ISLAND RESIDENCE

DRB REVISED FINAL SUBMISSION
05/11/2018

2122 BAY AVENUE

MIAMI BEACH, FL 33140



ARCHITECT
CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 2122 BAY AVE

WAIVERS:

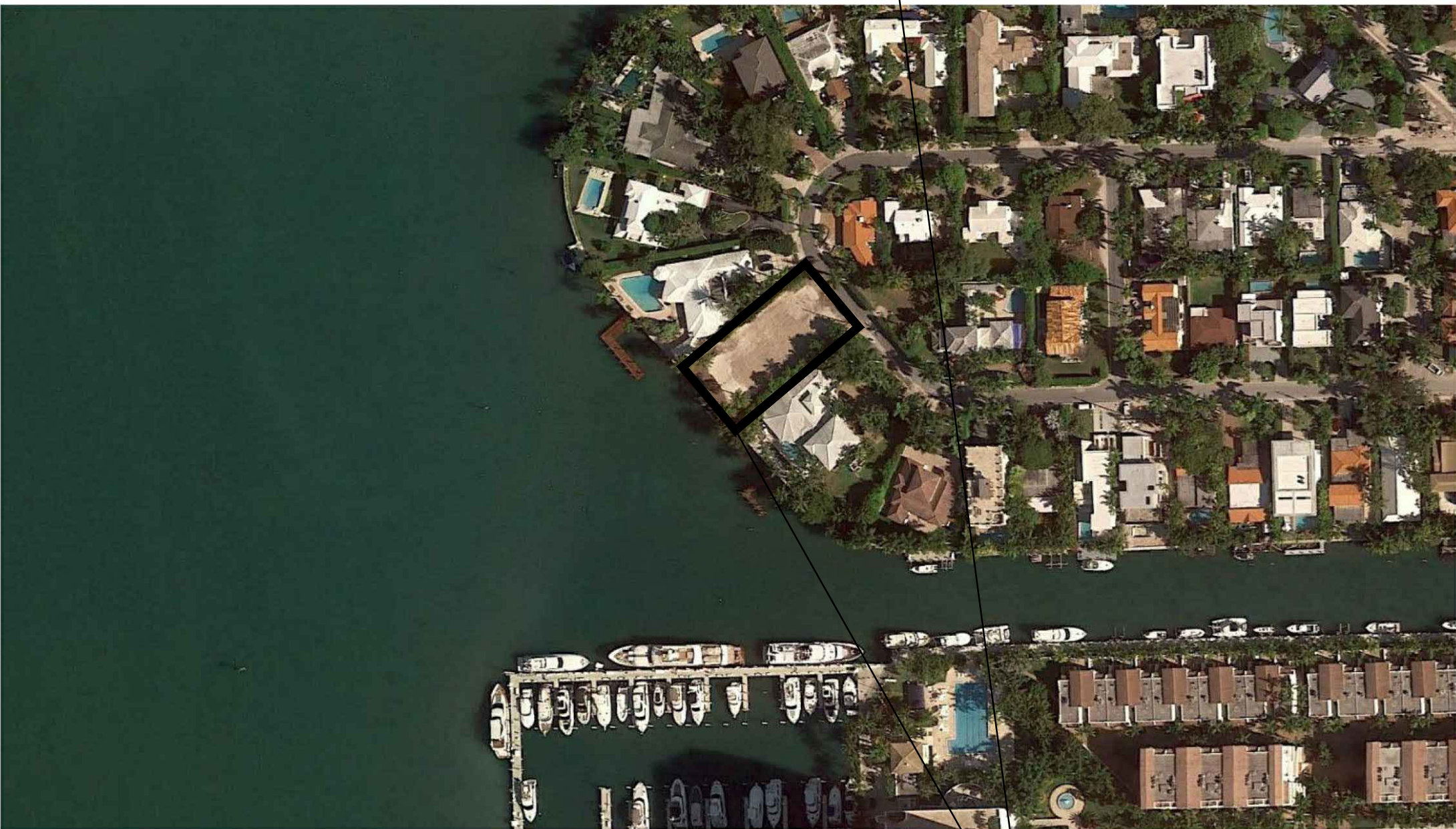
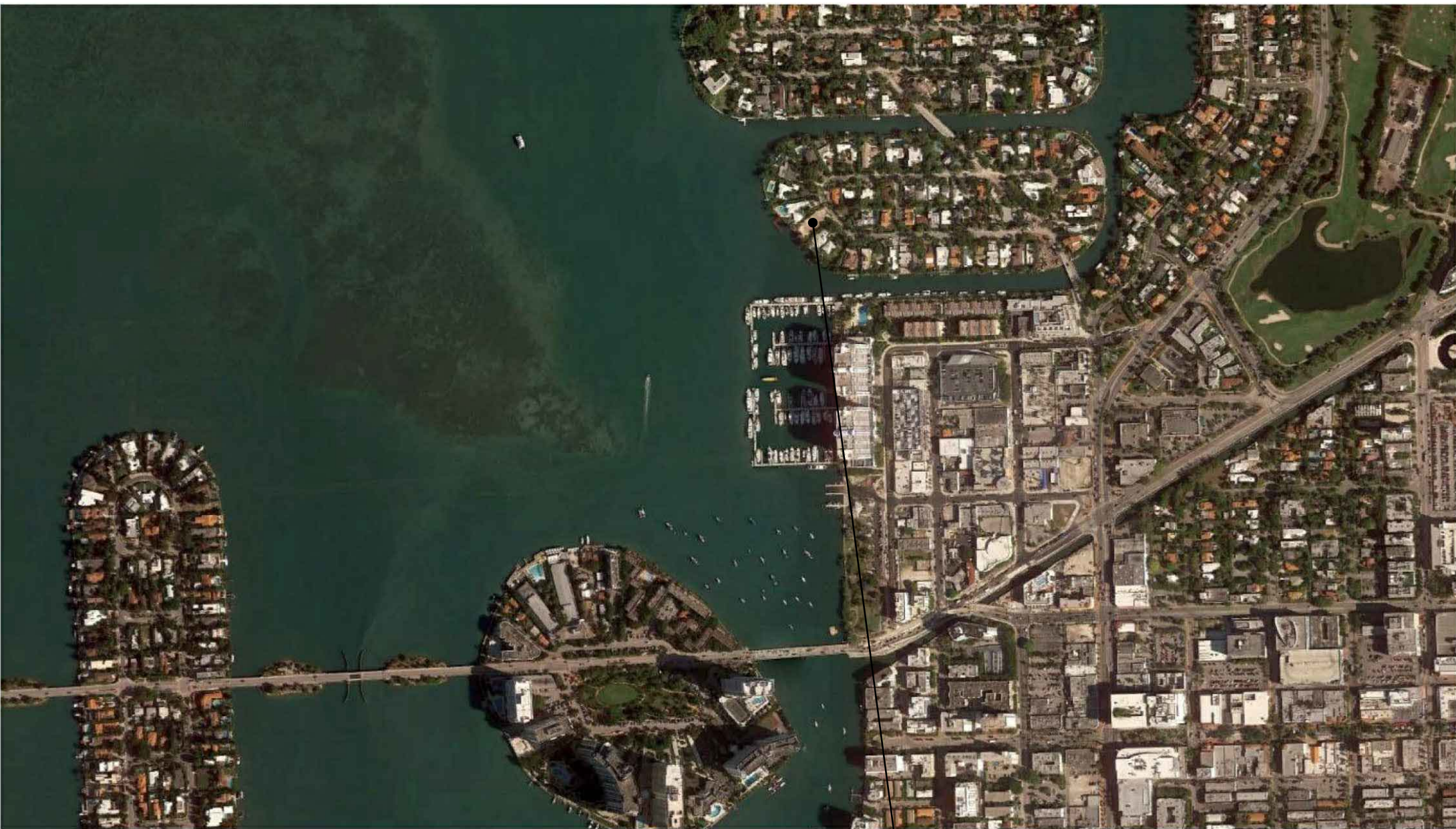
- 1. REQUEST TO WAIVE THE 24'-0" HEIGHT
REQUIREMENT. HEIGHT REQUESTED AT 21'-0".
- 2. REQUEST TO WAIVE THE 10% MAX SECOND FLOOR
TO FIRST FLOOR RATIO. RATIO REQUESTED AT 81.2%
- 3. REQUEST TO WAIVE THE ELEVATION HEIGHT AND
LANDSCAPE REQUIREMENTS FOR THE
OPEN-SPACE SIDE YARD COURTYARDS.

REQUEST FOR DRB APPROVAL FOR:
SUNSET ISLAND RESIDENCE

DRB REVISED FINAL SUBMISSION
05/11/2018

2122 BAY AVENUE

MIAMI BEACH, FL 33140



2122 BAY AVENUE
MIAMI BEACH, FL 33140

INDEX OF DRAWINGS

A-0.0	COVER SHEET / SCOPE OF WORK
A-0.1	INDEX OF DRAWINGS / LOCATION MAP
A-0.2	ARCHITECT'S LETTER OF INTENT
A-0.3	SURVEY

ARCHITECTURAL

A-0.4	SITE PLAN
A-0.5	ZONING DATA SHEET
A-0.6	LOT COVERAGE CALCULATIONS
A-0.7	UNIT SIZE CALCULATIONS
A-0.8	VOLUMETRIC CALCULATIONS
A-0.9	YARD CALCULATIONS
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-3.1	FRONT ELEVATION
A-3.2	REAR ELEVATION
A-3.3	SIDE ELEVATION
A-3.4	SIDE ELEVATION
A-4.0	YARD SECTIONS
A-4.1	WAIVER DIAGRAM
CONTEXT-5.1	FRONT RENDERING
CONTEXT-5.2	REAR RENDERING
CONTEXT-5.3	PROPOSED MATERIAL PALETTE
CONTEXT-5.4	CONTEXT PHOTOGRAPHS
CONTEXT-5.5	CONTEXT RENDERING & MASSING STUDIES
CONTEXT-5.6	EXISTING SITE CONDITION PHOTOS

LANDSCAPE

L-0.0	LANDSCAPE COVER PAGE & SHEET INDEX
L-1.0	EXISTING PALM SURVEY & DISPOSITION PLAN
L-2.0	RENDERED LANDSCAPE PLAN
L-2.1	LANDSCAPE PLAN
L-3.0	LANDSCAPE NOTES & DETAILS
L-4.0	PLANT MATERIAL IMAGES: TREES & PALMS
L-4.1	PLANT MATERIAL IMAGES: SHRUBS & GROUND COVER
L-5.0	SCHEMATIC FRONT AND REAR ELEVATIONS
L-5.1	SCHEMATIC SIDE ELEVATIONS

May 11, 2018

City of Miami Beach
1700 Convention Center Drive
Planning Department, second floor
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent
2122 Bay Avenue, Miami Beach, FL.**

Dear Members of the Design Review Board,

This is the Architect's Letter of Intent as it regards a proposed new residence to be located at 2122 Bay Avenue on Miami Beach.

We are proposing to construct a new two story single family residence in the Tropical Modern style of architecture. The property size is 14,304 square feet. The proposed new residence size, as per the calculation standards of the City of Miami Beach is proposed at 6,955 square feet, which translates to a unit size which is 48.6% of the lot size. This meets the DRB maximum allowed requirement for unit size.

The lot coverage, or footprint, is 3,984 square feet, which translates to 27.9% of the lot size. This also meets the DRB maximum allowed requirement for lot coverage, or footprint.

The front yard pervious area requirement is met, as we have 78% pervious area in the front yard. As well, the rear pervious area is also met, as we have a pervious area in the rear setback of 71%. As well, our rooftop deck area is 25%, which is the maximum permitted by code. All habitable rooftop areas meet all required setbacks.

The property is located in an AE-8 flood zone. Using the freeboard, the minimum allowed finished floor elevation for the first habitable floor must be at +9.0' NGVD. We are requesting that our finished first floor be at +10.0' NGVD, which is the required flood zone of 8', +2'. My client is concerned about the global warming and flooding issue and has requested this higher elevation. By right we are allowed to raise the first floor elevation by 5', but in this case we are asking for 2', which is really only a 1' increase from the required base flood elevation of the first habitable floor.

The first waiver we are requesting is that of the second floor to first floor ratio. We are allowed a 70% ratio without asking for a waiver. Above 70%, a waiver must be requested and approved. In this case, our second floor to first floor ratio is 80.9%. We believe the design, with its movement and its different exterior materials warrant this waiver. We have reflecting ponds that cut into the residence at each side, which will make it appear that the water is coming inside the residence. These reflecting ponds also incorporate water feature and break up the interior architecture, while allowing a vast amount of natural light to flow in. The side reflecting ponds will be

maintained at a level to 6" below the finished floor. The reflecting ponds walls will stop at the required setbacks, whereas they will infinity down to reflecting ponds located at adjusted grade after the setback lines so as the height of the higher reflecting ponds do not encroach into the setbacks. This will also provide the neighbors with cascading water features that will face them. As well, we have designed a two-story entry space which amplifies the glass at the front of the residence and makes it more inviting to the street. We also located the residence more forward on the property to create a larger rear yard, which is absent in the design of many newer residences. This will also allow the neighbors clearer path views to the waterfront. The combination of these elements is the reason for the requested waiver of 80.9%.

The second waiver requested is the height waiver. The zone in which this property is located allows roof heights up to 24'. But, in this zone, one may request a waiver from the DRB of a maximum roof height up to 28'. In this case, we are requesting a waiver of 3' so that the allowable roof height would be 27'. This is very deceiving, as the entirety of the roof will be at 26', which is only a 2' waiver. To provide interest and movement to the architecture, we are requesting that only a small portion of roof over the stair well be allowed the extra foot in height, making this one small area 27'. We would be willing to make this a condition of the final order. Again, we are requesting the additional height in this one small area only to add interest to the architecture. We do not find this request egregious and hope that the DRB can grant us this waiver.

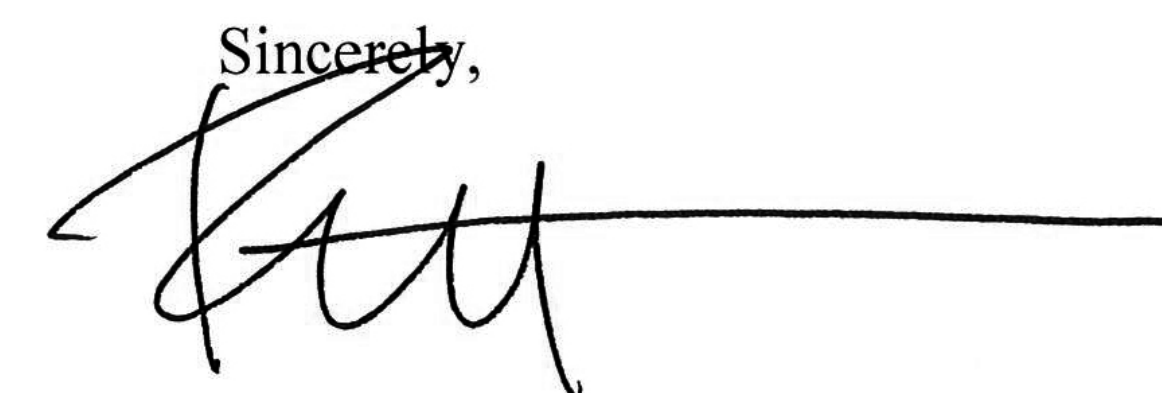
The final waiver requested is regarding the side courtyards on the north and south sides of the residence. Code requires the open space provided on either side elevation be no higher than 30" above grade and that the space be sodded/landscaped. We are asking for a waiver from these requirements, so the client can incorporate water features and reflecting ponds appearing level with the first floor. This will provide benefit to both neighboring residences as it will create an opportunity for tiered and diverse setting combining landscape and water.

We are not requesting any variances for this project.

I ask for your support and your vote in favor of the design and waivers described in this letter of intent so that we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

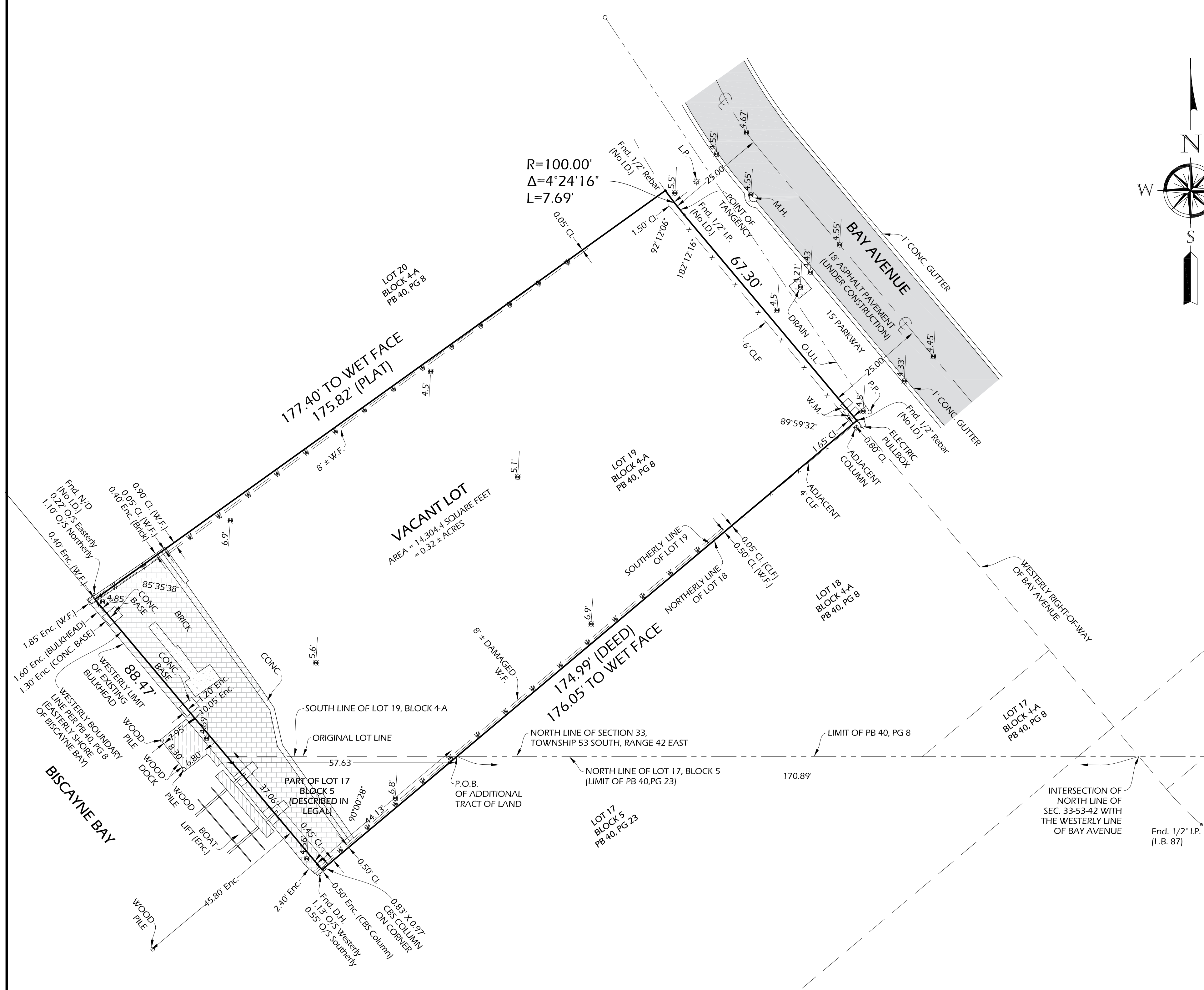
Sincerely,

Sincerely,



Ralph Choeff, President
Choeff Levy Fischman PA
Architecture + Design

BOUNDARY SURVEY



LEGAL DESCRIPTION:

All that part of Lot 19, lying North of the North line of Sec. 33, Township 53 South, Range 42 East, being in Block 4-A of ISLAND NO. 4 OF SUNSET ISLANDS, in accordance with the 3rd Revised Plat of SUNSET ISLANDS, recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida. And also, a part of Lot 17, Block 5, of SUNSET LAKE EXTENSION a subdivision as shown by the map thereof, recorded in Plat Book 40, Page 23 of the Public Records of Miami-Dade County, Florida, and more particularly described as follows: Beginning at the intersection of the North line of Sec. 33, Township 53 South, Range 42 East, Miami-Dade County, Florida, with the westerly line of Bay Ave. as shown on a plat entitled SUNSET LAKE EXTENSION as recorded in Plat Book 40 at Page 23 of the Public Records of Miami-Dade County, Florida, run Westerly along the Northerly line of said Sec. 33, a distance of 170.89 feet to the point of beginning of the tract of land herein described. From said point of beginning continue in a Westerly direction along the North line of said Sec. 33, a distance of 57.63 feet to a point on the concrete bulkhead on the Easterly shore of Biscayne Bay; thence run in a Southeasterly direction deflecting to the left 130 degrees 01' 12" along the said concrete bulkhead a distance of 37.06 feet to a point; thence run along a line deflecting to the left 90 degrees 00" a distance of 44.13 feet to the point of beginning of the tract of land herein described, the last mentioned line being a prolongation, in a Southwesterly direction of the Northerly line of Lot 18, Block 4-A, 3rd Revised Plat of SUNSET ISLANDS, as per plat recorded in Plat Book 40, Page 8, Public Records of Miami-Dade County, Florida.

CERTIFIED TO: 2122 Bay Avenue, LLC, a Michigan limited liability company; Old Republic National Title Insurance Company; Shuts & Bowen LLP

PREPARED FOR: 2122 Bay Avenue, LLC., 2122 Bay Avenue, Miami Beach, FL 33140

Encroachments:

- Portion of the 8 +/- wood fence, portion of the brick concrete bulkhead, portions of the concrete bases, the boat lift, the wood dock and the wood piles are encroaching over the Westerly boundary line.
- Portion of the 8 +/- wood fence and portion of the brick are encroaching over the North boundary line.
- Portion of a CBS column is encroaching over the South boundary line.

Surveyor's Notes:

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted: 3
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- SCHEDULE B - SECTION II Exceptions - American Land Title Association. File No. 17068091: Dated June 19, 2017 at 8:00 A.M.
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of 3rd Revised Plat of Sunset Islands, as recorded in Plat Book 40, Page 8, of the Public Records of Miami-Dade County, Florida. [APPLIES]
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Sunset Lake Extension, as recorded in Plat Book 40, Page 23, of the Public Records of Miami-Dade County, Florida. [APPLIES]
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Sunset Island as recorded in Plat Book 23, Page 7; as amended by Revised Plat Sunset Islands as recorded in Plat Book 34, Page 1; as amended by Amended Plat of Revised Plat of Sunset Islands as recorded in Plat Book 34, Page 10; and as amended by Second Revised Plat of Sunset Islands as recorded in Plat Book 34, Page 73, of the Public Records of Miami-Dade County, Florida. [APPLIES]
- Easement in favor of Florida Power & Light Company, as recorded in Deed Book 1754, Page 341, of the Public Records of Miami-Dade County, Florida. [DOES NOT APPLY]
- Certified Copy of Resolution adopted by Sunset Islands 3 and 4 Residents, Inc., as recorded in Official Records Book 3407, Page 735, together with and as affected by the Amendments recorded in Official Records Book 3829, Page 588, Official Records Book 8932, Page 1227, Official Records Book 9187, Page 241, Official Records Book 9896, Page 1000, Official Records Book 11017, Page 686, Official Records Book 12025, Page 2284, Official Records Book 14554, Page 1490, Official Records Book 15770, Page 3712, Official Records Book 16721, Page 2762, Official Records Book 17201, Page 2422, Official Records Book 17931, Page 2884, Official Records Book 19625, Page 1091, Official Records Book 19625, Page 1092, Official Records Book 26714, Page 4519, Official Records Book 26714, Page 4522, Official Records Book 27135, Page 2981, re-recorded in Official Records Book 27567, Page 4459, Official Records Book 29077, Page 2720, Public Records of Miami-Dade County, Florida. Such instrument, as amended, establishes and provides without limitation for covenants, conditions, restrictions, easements, liens, charges, and assessments. [APPLIES - NOT PLOTTABLE]

Surveyor's Note:

- Denotes Spot Elevation using NGVD 1929
- Elevations shown are based on City of Miami Beach Benchmark No. S4-02, Elevation = 7.04' North American Vertical Datum of 1988; Conversion to National Geodetic Vertical Datum 1929 = 8.59'.

LEGEND
Δ = Central Angle
A = Arc
A/C = Air Conditioner
ASPH = Asphalt
BBQ = Barbecue
CB = Catch Basin
CBS = Concrete Block Structure
CH = Chord
Chatta. = Chattahoochee

CL = Center Line
CLF = Chain Link Fence
CL = Clear
Conc. = Concrete
D = Deed
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easmt
Easmt = Easement
Enc. = Encroachment

F.H. = Fire Hydrant
FIP = Found 1/2" Iron Pipe
FIR = Found 1/2" Iron Rebar
FPL = Florida Power & Light
ID = Identification
I.P. = Iron Pipe
LB = Licensed Business
LME = Lake Maintenance Easement
LP = Light Pole
L.S. = Land Surveyor

MAINT. = Maintenance
ME = Maintenance Easement
MH = Manhole
M = Monument Line
Mon. = Monument
N/A = Not Applicable
N/D = Nail & Disc
N = Number
NTS = Not to Scale

O/S = Offset
O.U.L. = Overhead Utility Lines
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PKWY = Parkway
PL = Property Line

PL = Planter
PLS = Professional Land Surveyor
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
PRC = Point of Reverse Curvature
PRM = Point of Reference Monument
P.I. = Point of Intersection
R = Radius
Res. = Residence

R.L.S. = Registered Land Surveyor
RMG = Range
R/R = Railroad
RSM = Registered Surveyor & Mapper
R/W = Right-of-Way
Sdwk = Sidewalk
Sec. = Section
SD = Storm Drain
SMH = Sanitary Manhole
SSMH = Sanitary Sewer Manhole

T = Tangent
Trans. = Transformer
TWP = Township
Typ. = Typical
U.E. = Utility Easement
UTIL. = Utility
W.F. = Wood Fence
W.M. = Water Meter
WME = Wall Maintenance Easement

SURVEYOR'S SEAL

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:

BOUNDARY SURVEY

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida



MOJARENA & ASSOCIATES, INC.

Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494

FLOOD ZONE: AE

DATE: 06-26-17

SCALE: 1" = 20'

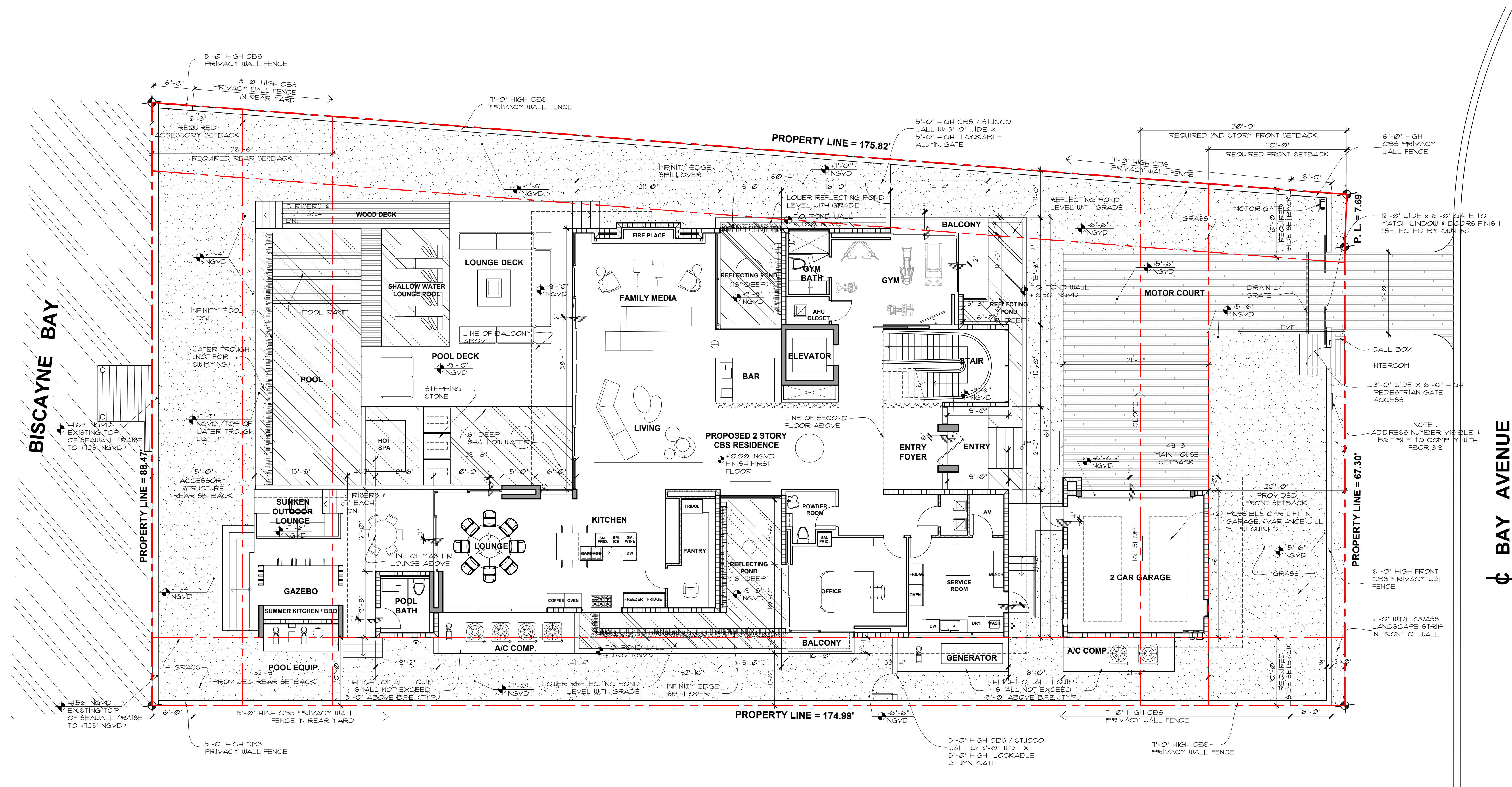
DWN. BY: N.M.

JOB NO.: 17-0100

BASE: 8

DWN. BY: N.M.

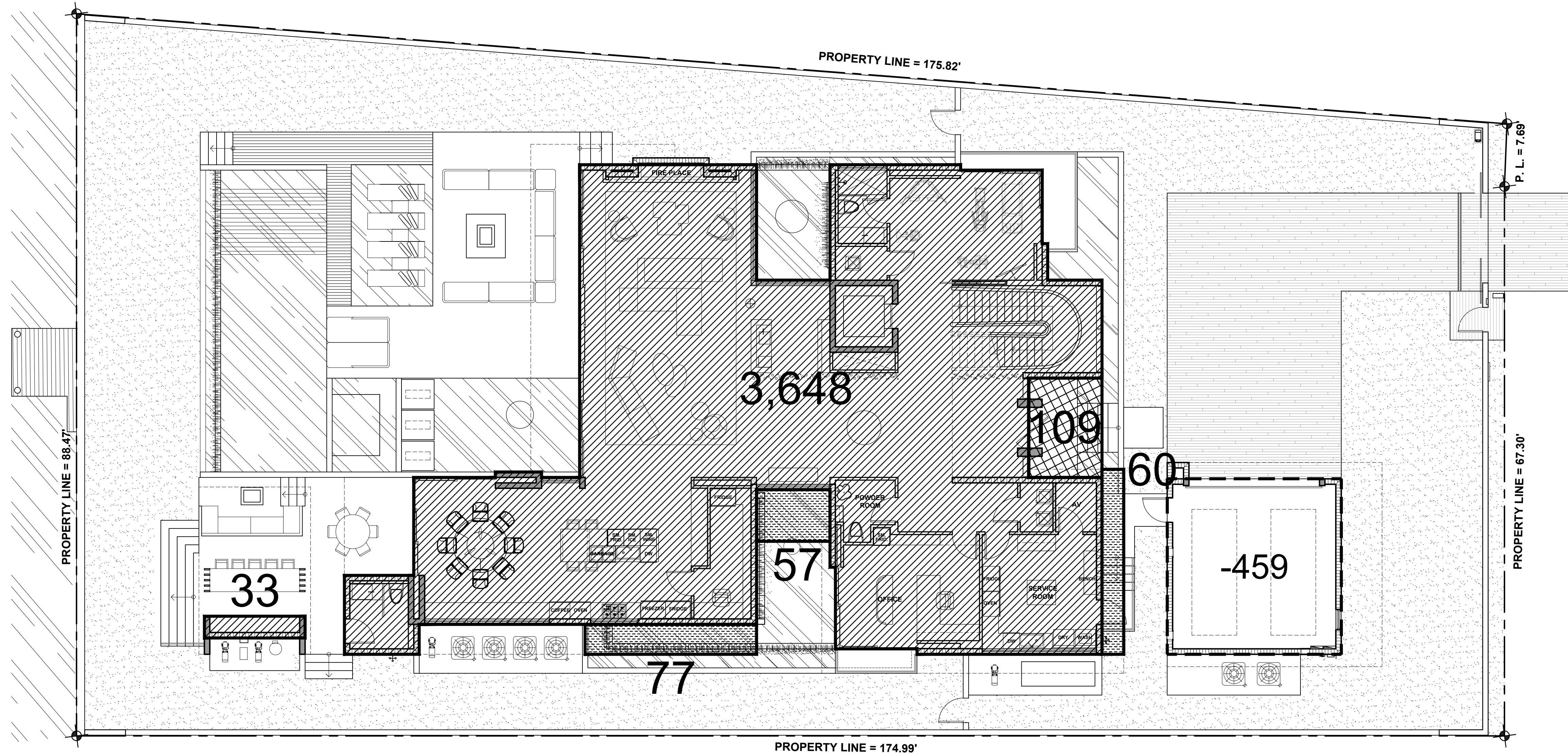
JOB NO.: 17-0100



 SITE PLAN
SCALE: 1/8" = 1'-0"

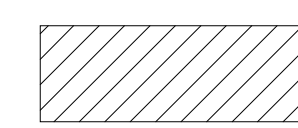
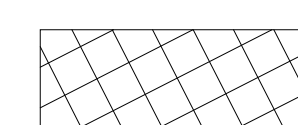
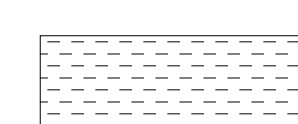
ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0317L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	10.00' NGVD	
5	Crown of Road Elevation:	4.55' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence, Garage, & Cabana	
8	Lowest Elev. of Equip	10.00' NGVD	
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	2122 Bay Avenue Miami Beach, FL 33140 All that part of Lot 19, lying North of the North line of Sec. 33, Township 53 South, Range 42 East, being in Block 4-A of ISLAND NO. 4 OF SUNSET ISLANDS, in accordance with the 3rd Revised Plat of SUNSET ISLANDS, recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida. And also, a part of Lot 17, Block 5, of SUNSET LAKE EXTENSION a subdivision as shown by the map thereof, recorded in Plat Book 40, Page 23 of the Public Records of Miami-Dade County, Florida.			
2	Folio number(s):	02-3228-001-1880			
3	Board and file numbers :	DRB18-0252			
4	Year built:	N/A	Zoning District:	RS-3	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	4.55' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.275' NGVD	Free board:	10.00' NGVD	
7	Lot Area:	14,304 SF			
8	Lot width:	77.89'	Lot Depth:	176.73'	
9	Max Lot Coverage SF and %:	4,291 SF (30%)	Proposed Lot Coverage SF and %:	3,984 SF (27.9%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	459 SF	
11	Front Yard Open Space SF and %:	1,175 SF (78%)	Rear Yard Open Space SF and %:	1,650 SF (71%)	
12	Max Unit Size SF and %:	7,152 SF (50%)	Proposed Unit Size SF and %:	6,955 SF (48.6%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,648 SF	
			Proposed First Floor Unit Size (Volumetric):	4,107 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,323 SF (80.9%)	
15			Proposed Second Floor Unit Size:	3,205 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	800 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - 28'		27'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		46'-8"	
21	Side 1:	10'-0"		10'-0"	
22	Side 2 or (facing street):	10'-0"		10'-0"	
23	Rear:	26'-6"		32'-9"	
	Accessory Structure Side 1:	7'-6"		10'-0"	
24	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	13'-3"		15'-0"	
26	Sum of Side yard :	19'-6" (25%)		20'-0"	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		
Notes:					



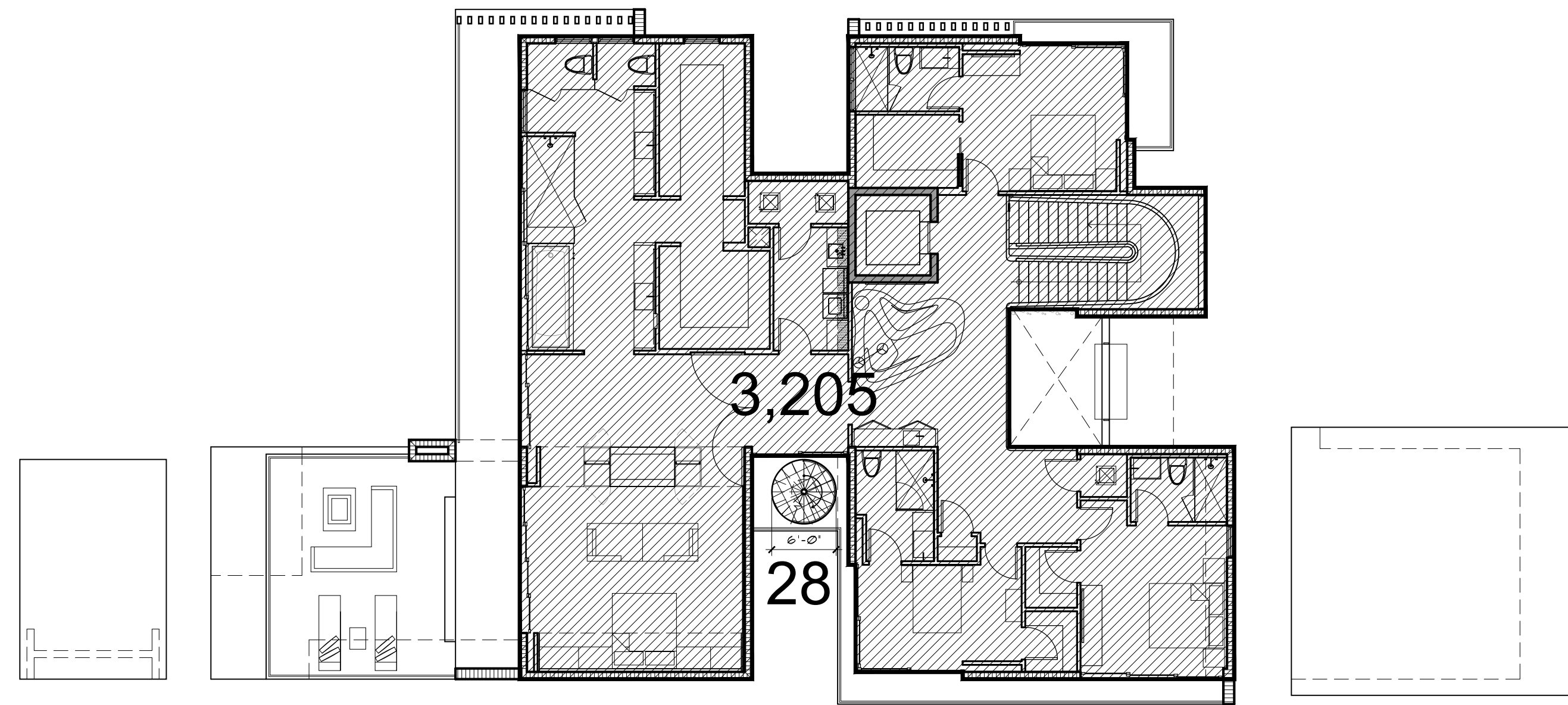
LOT COVERAGE
SCALE: 3/32"=1'-0"

HATCH KEY:

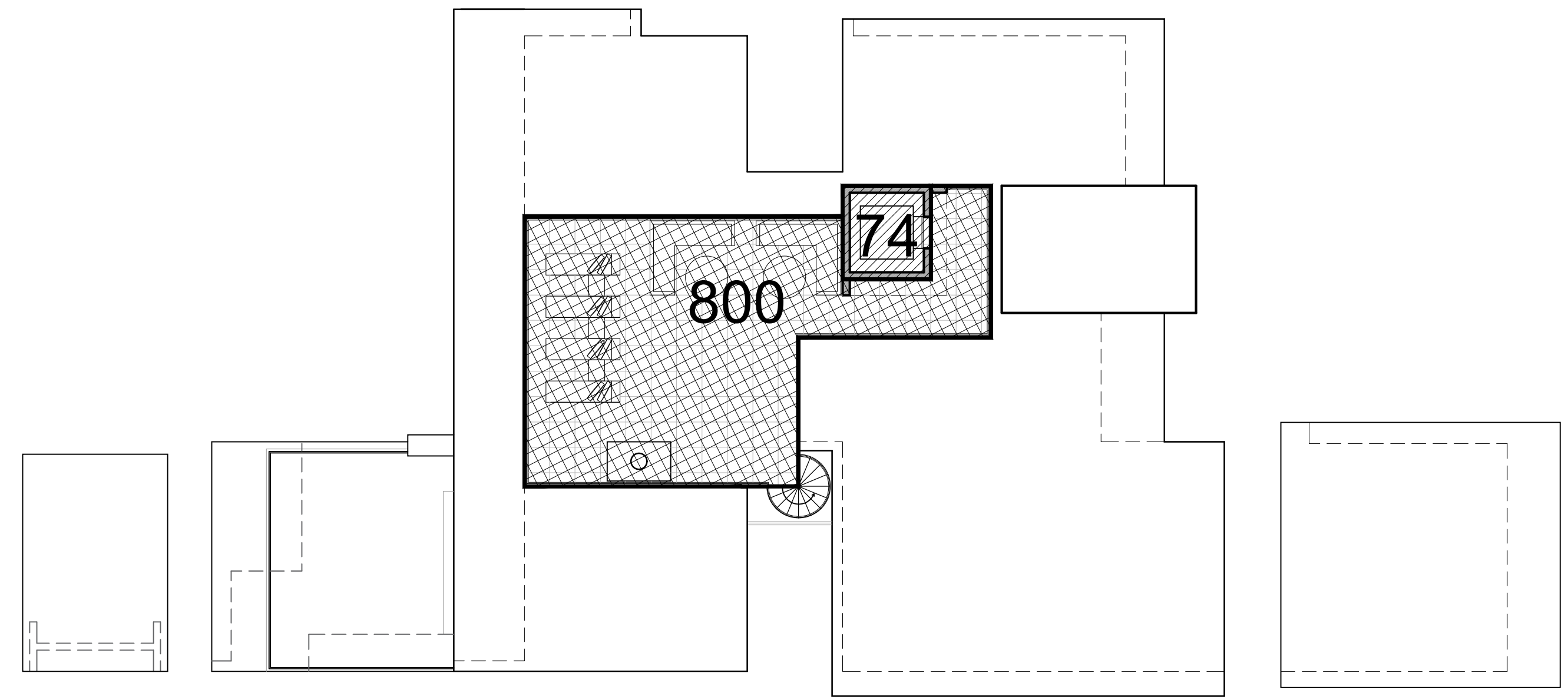
-  MAIN RESIDENCE
-  3 SIDED ENCLOSURES / COURTYARD SPACE
-  ENCLOSED A/C SPACE ABOVE

SITE DATA

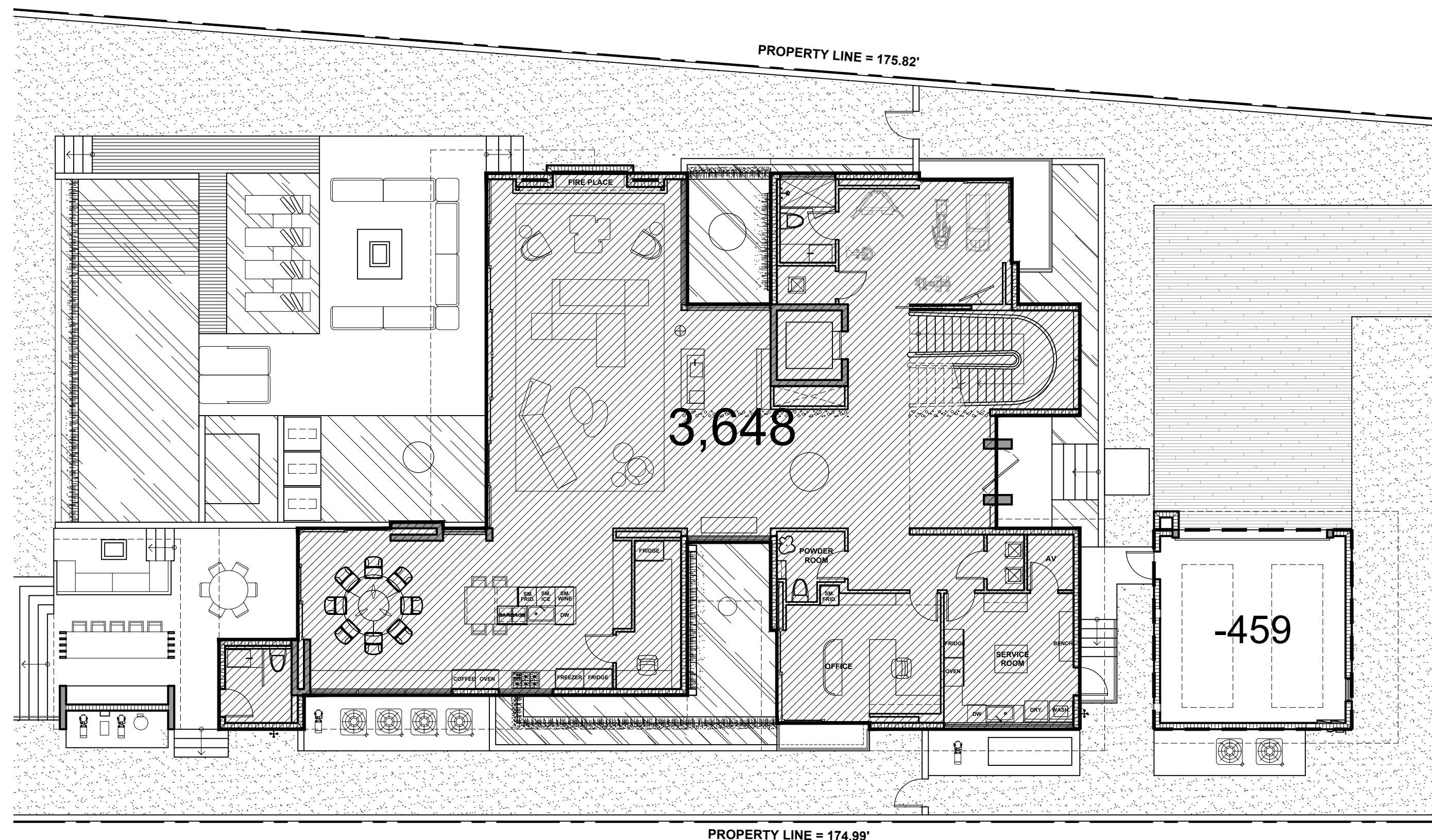
EXISTING LOT SIZE:	14,304 S. F. (100%)
BUILDING LOT COVERAGE:	
MAIN HOUSE	3,648 S. F.
CABANA	33 S. F.
2ND STORY A/C SPACE	194 S. F.
ENCLOSED COURTYARDS	109 S. F.
TOTAL BLDG. LOT COVERAGE:	3,984 S. F. (27.9%)



SECOND FLOOR UNIT SIZE
SCALE: 3/32"=1'-0"



ROOF DECK CALCULATION
SCALE: 3/32"=1'-0"



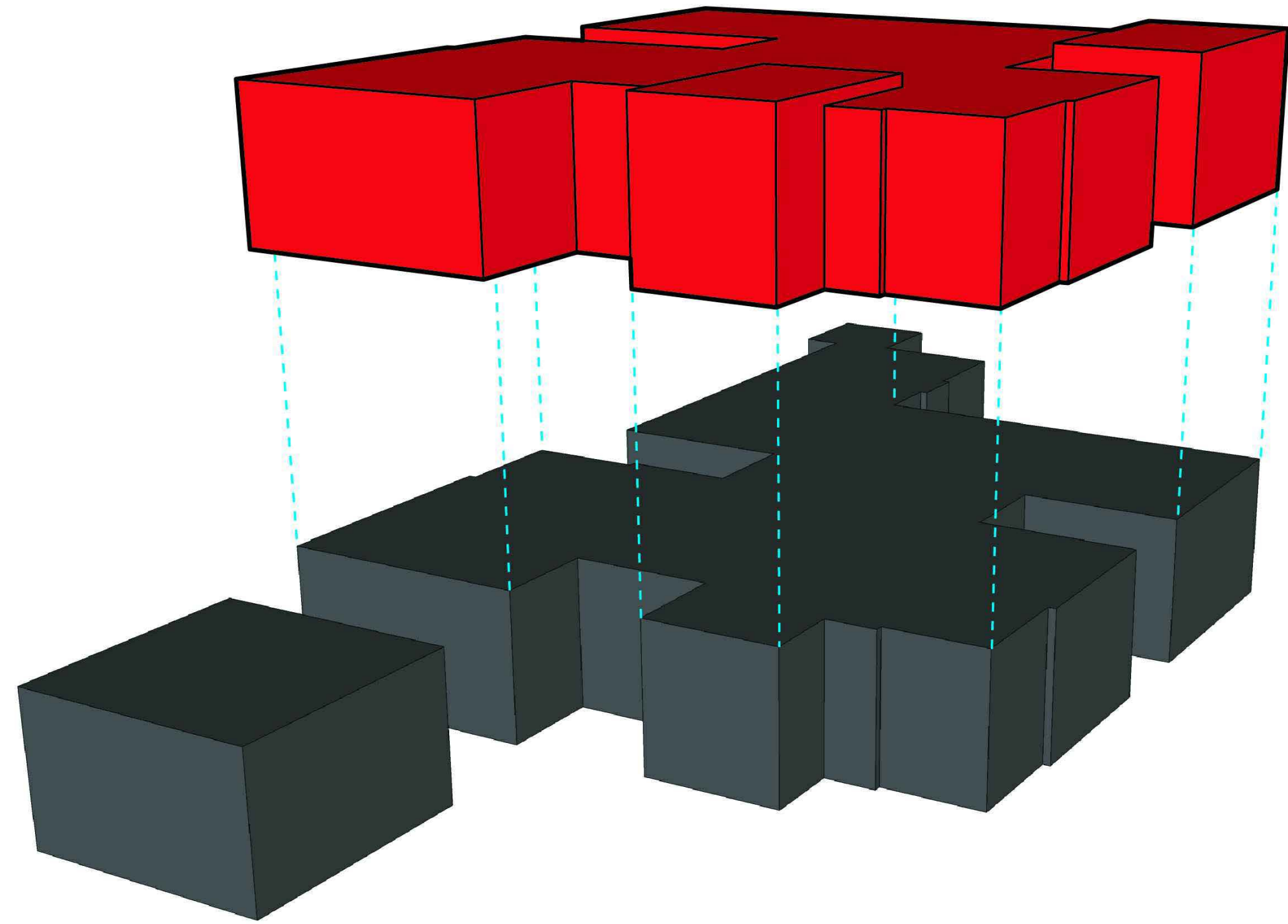
FIRST FLOOR UNIT SIZE
SCALE: 3/32"=1'-0"

BUILDING DATA

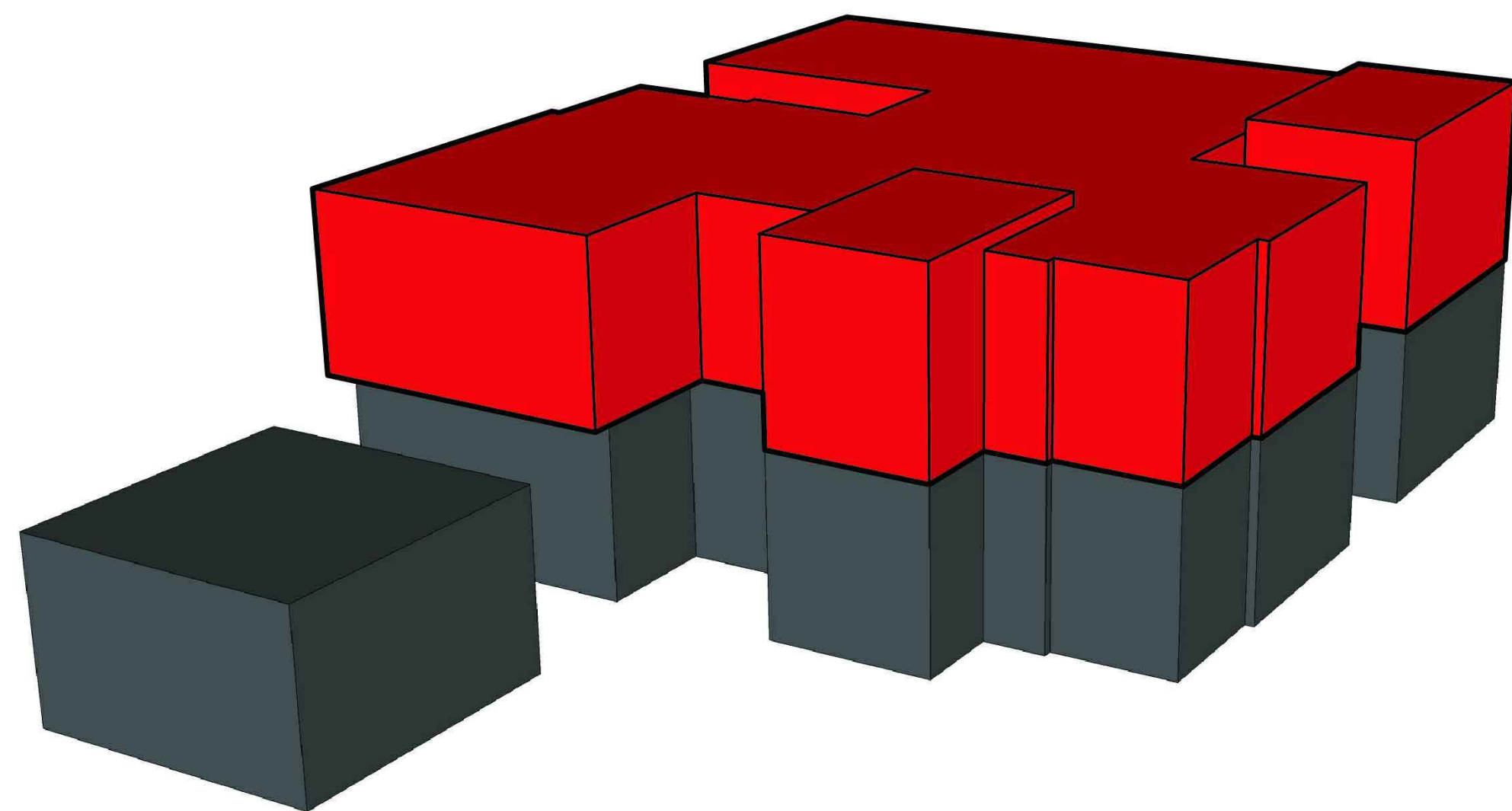
MAIN HOUSE:	
FIRST FLOOR (AC)	3,648 S. F.
SECOND FLOOR (AC)	3,205 S. F.
TOTAL (AC):	6,853 S. F.
GARAGE (NON A/C)(459-500)	0 S. F.
CABANA	0 S. F.
SPIRAL STAIR	28 S. F.
BALCONIES & OVERHANGS	0 S. F.
ROOFTOP ELEVATOR	74 S. F.
TOTAL (NON AC):	102 S.F.
TOTAL UNIT SIZE (AC + NON AC):	6,955 S. F. (48.6%)

ROOF DECK CALCULATIONS

TOTAL SECOND FLOOR AREA:	3,205 S. F.
TOTAL ROOF AREA:	800 S. F. (25%)

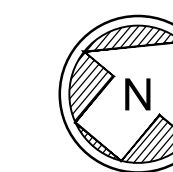
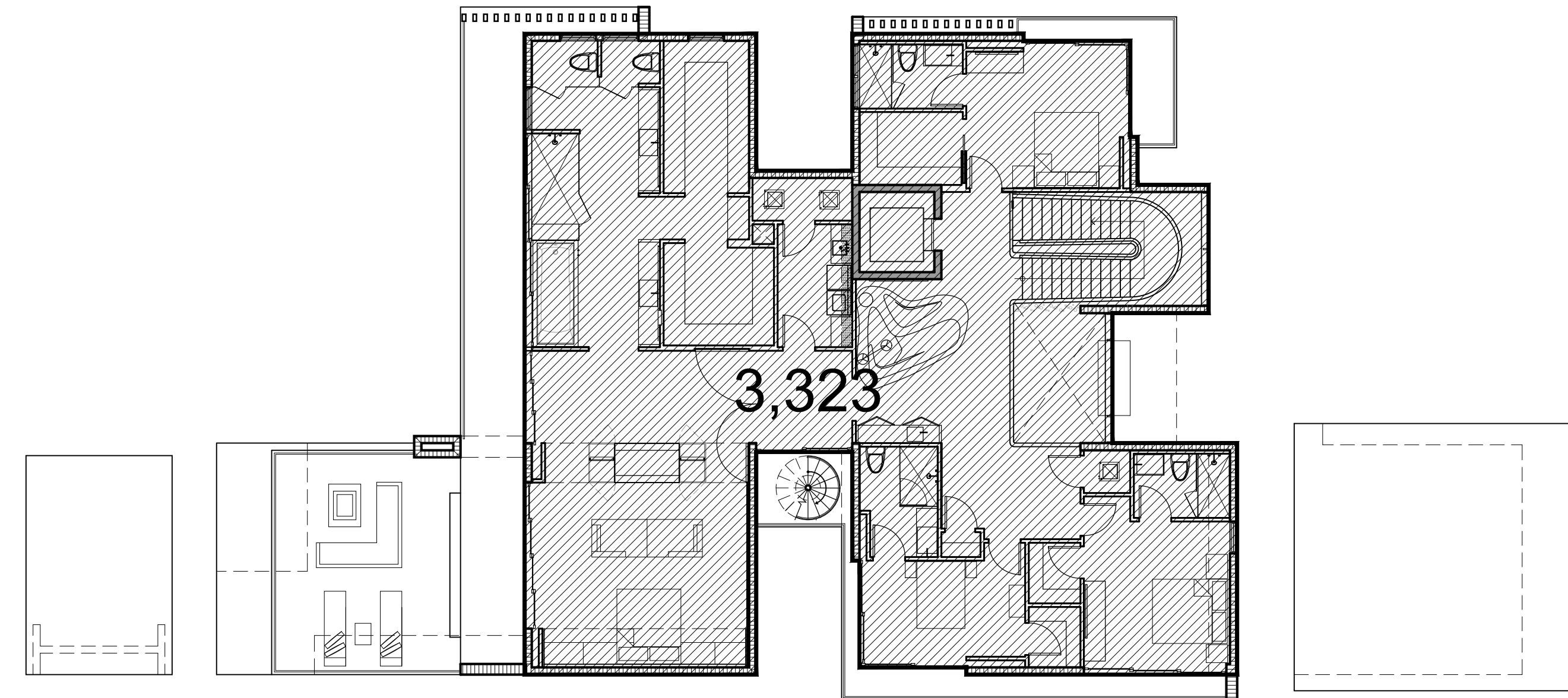


EXPLODED AXONOMETRIC
VOLUMETRIC DIAGRAM

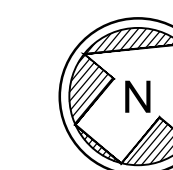
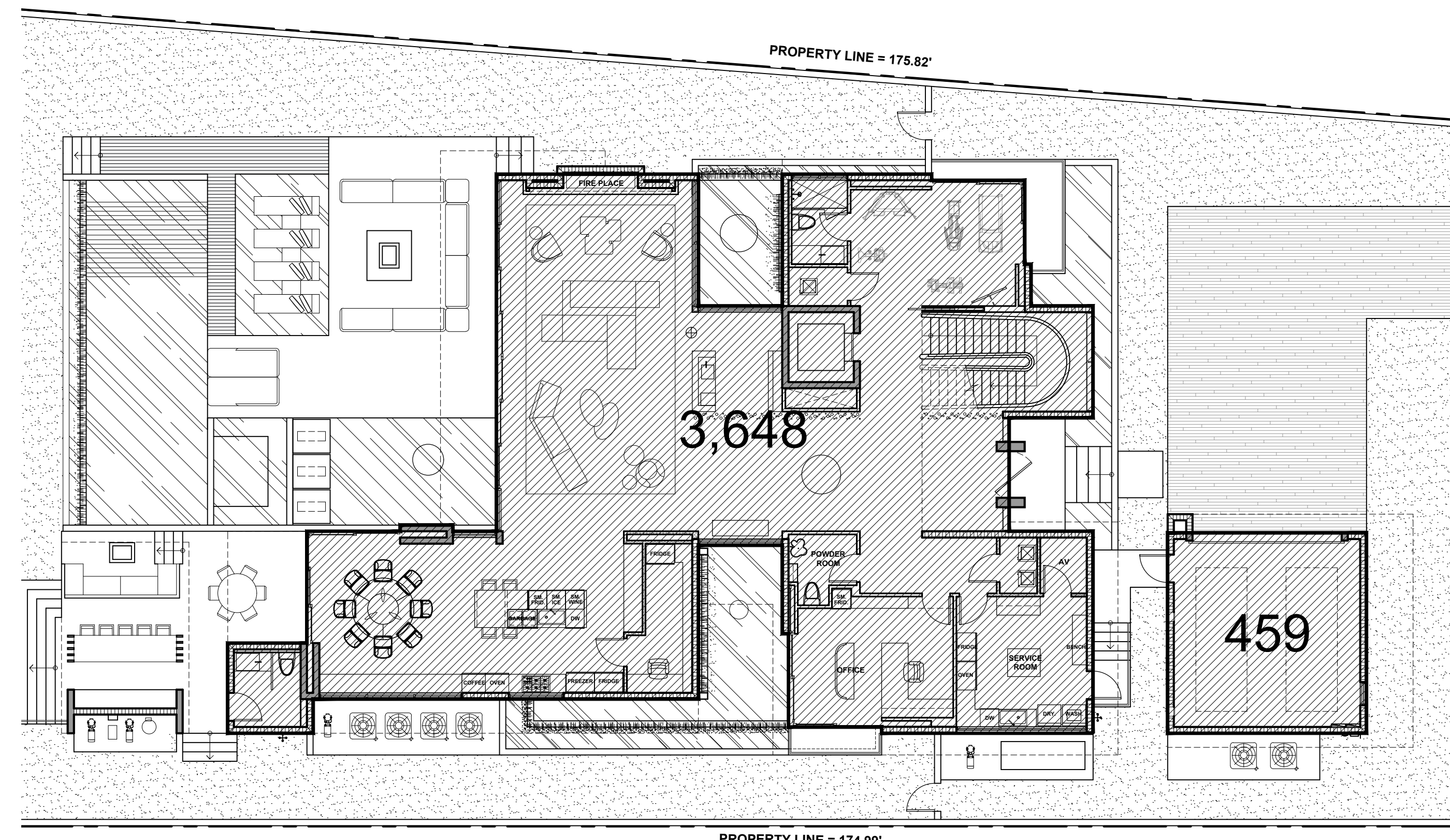


VOLUMETRIC DIAGRAM

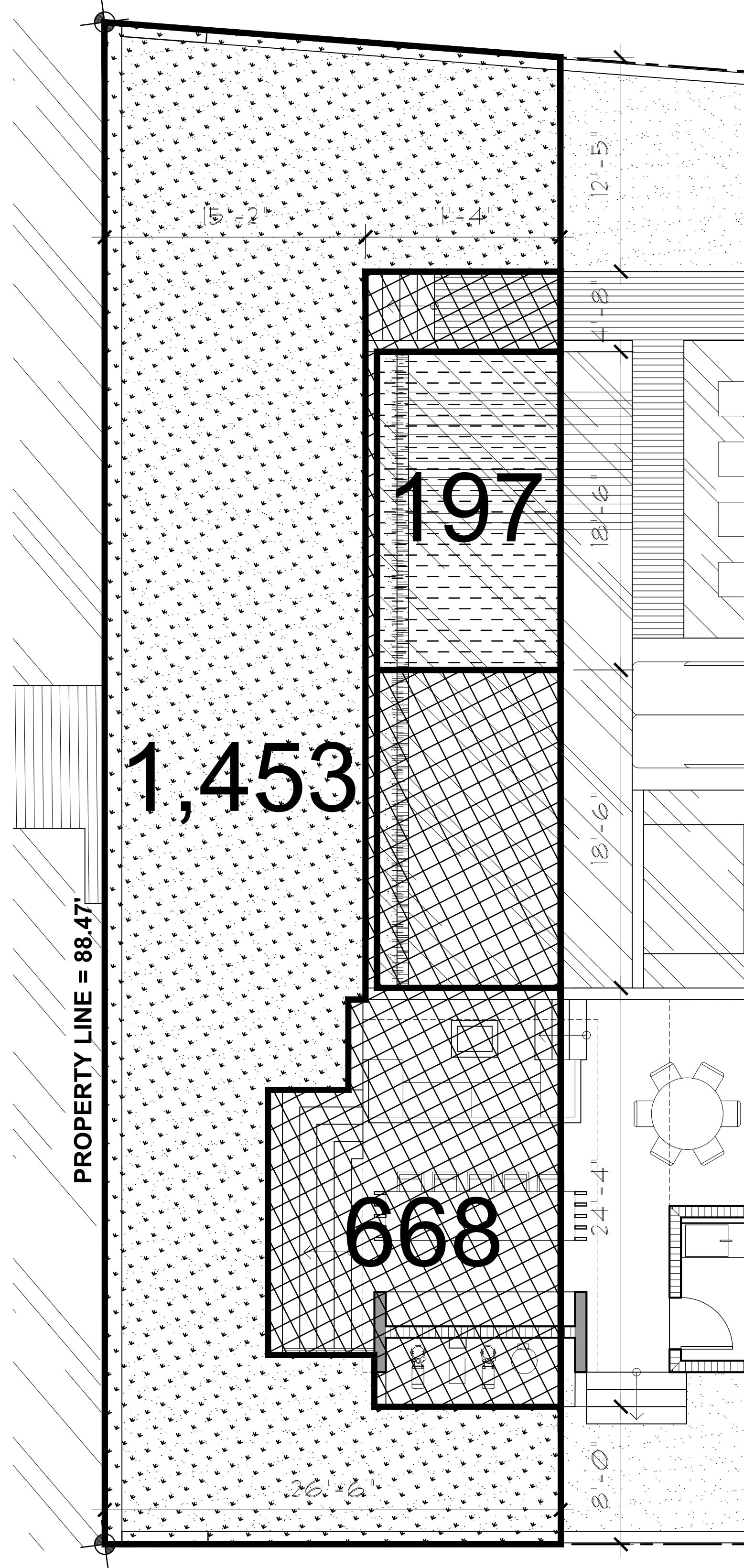
	FLOOR	RATIO	PERCENTAGE
VOLUMETRIC AREA:	FIRST FLOOR	4,101 S. F.	
	SECOND FLOOR	3,323 S. F.	
TOTAL:			80.9 %



SECOND FLOOR VOL. AREA
SCALE: 3/32"=1'-0"

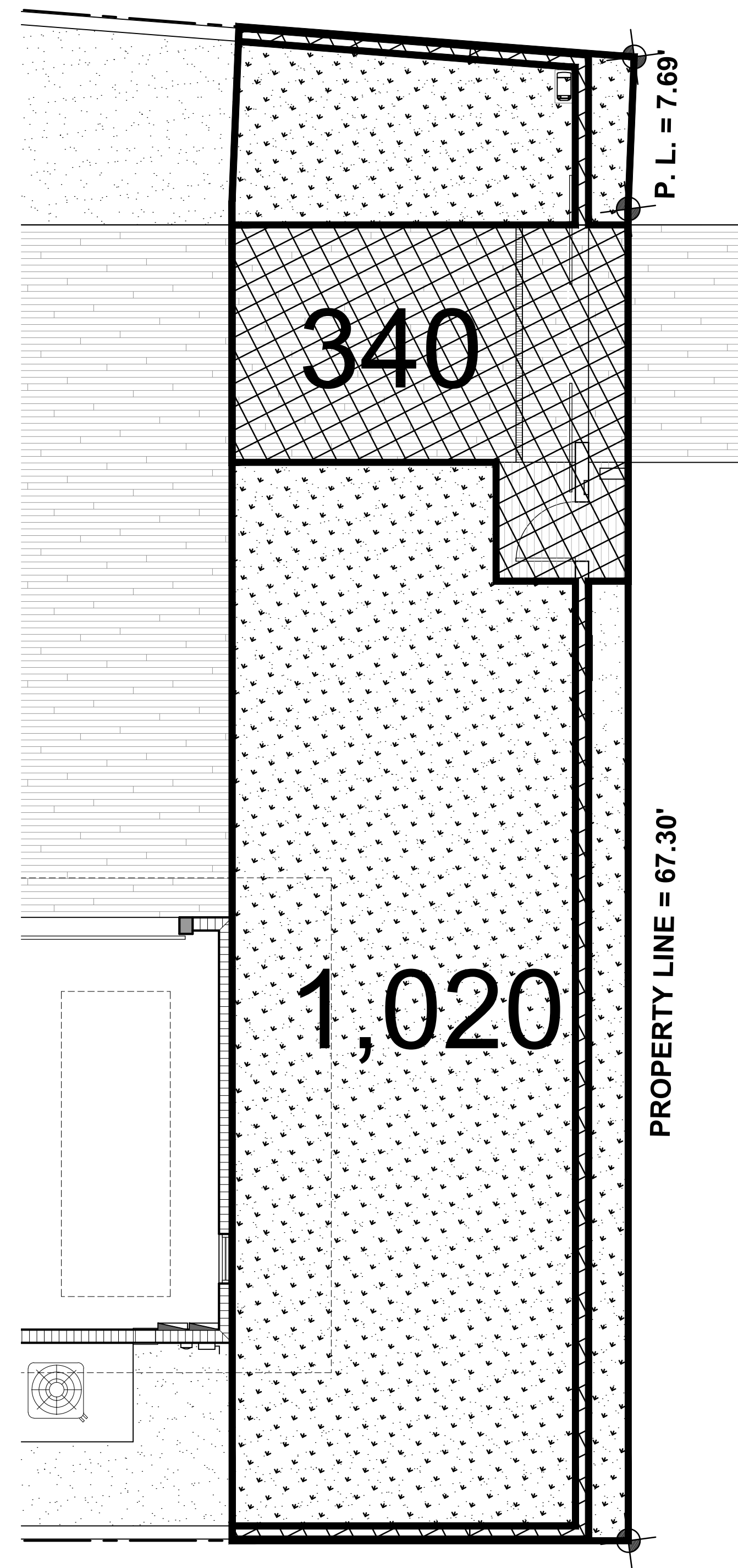


FIRST FLOOR VOL. AREA
SCALE: 3/32"=1'-0"



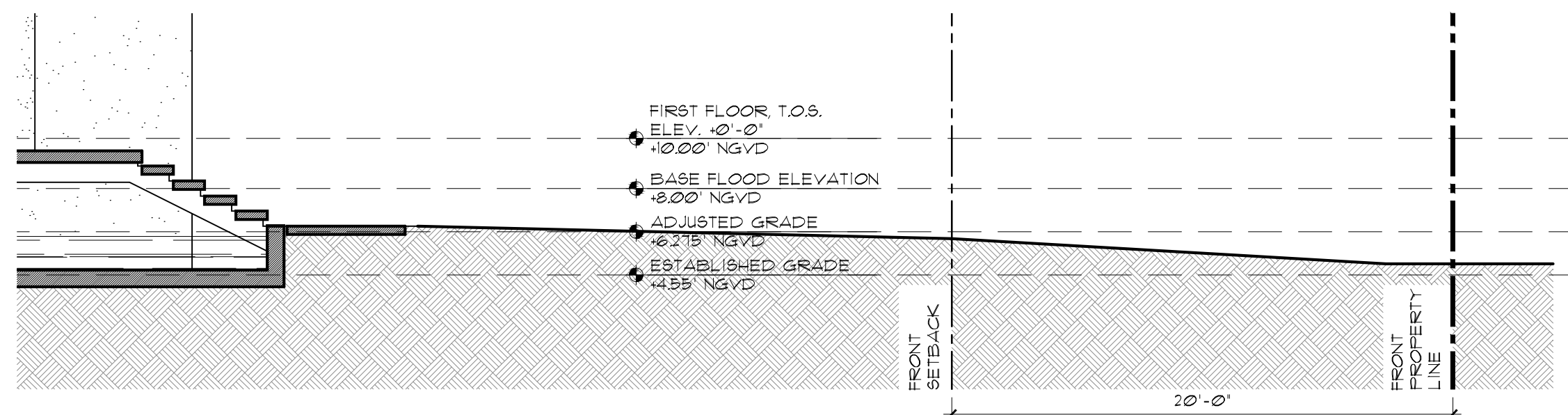
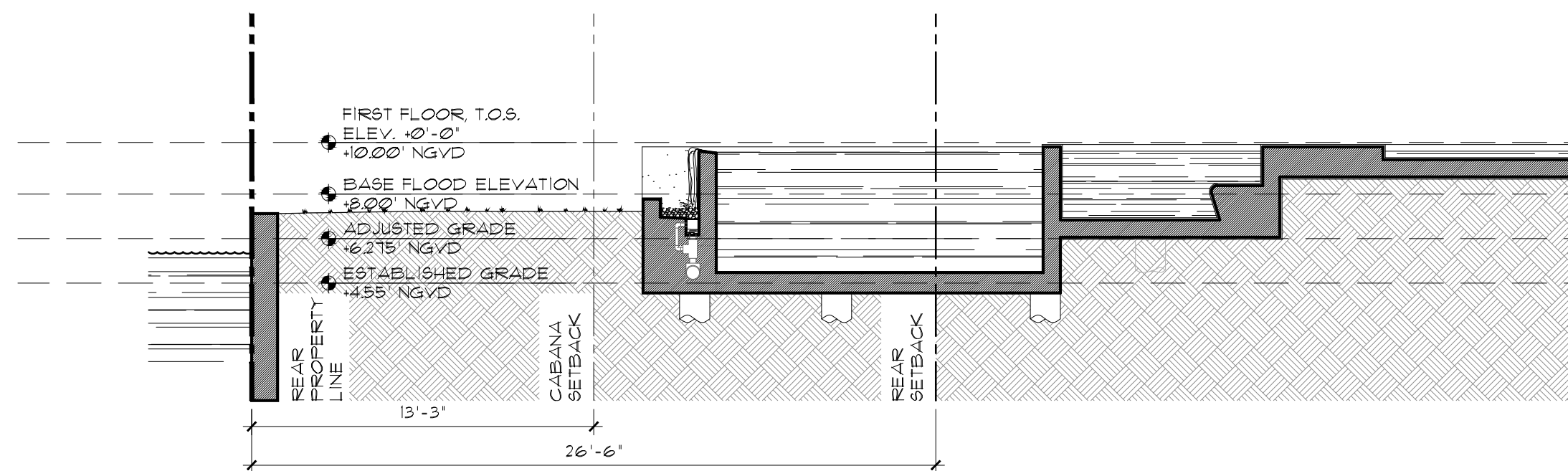
FRONT YARD CALCULATIONS	
AREA:	1,515 S. F.
IMPERVIOUS AREA:	340 S. F. (22%)
LANDSCAPE PERVIOUS AREA:	1,175 S. F. (78%)

REAR YARD CALCULATIONS	
AREA:	2,318 S. F.
IMPERVIOUS AREA:	668 S. F. (29%)
LANDSCAPE PERVIOUS AREA:	1,650 S. F. (71%)

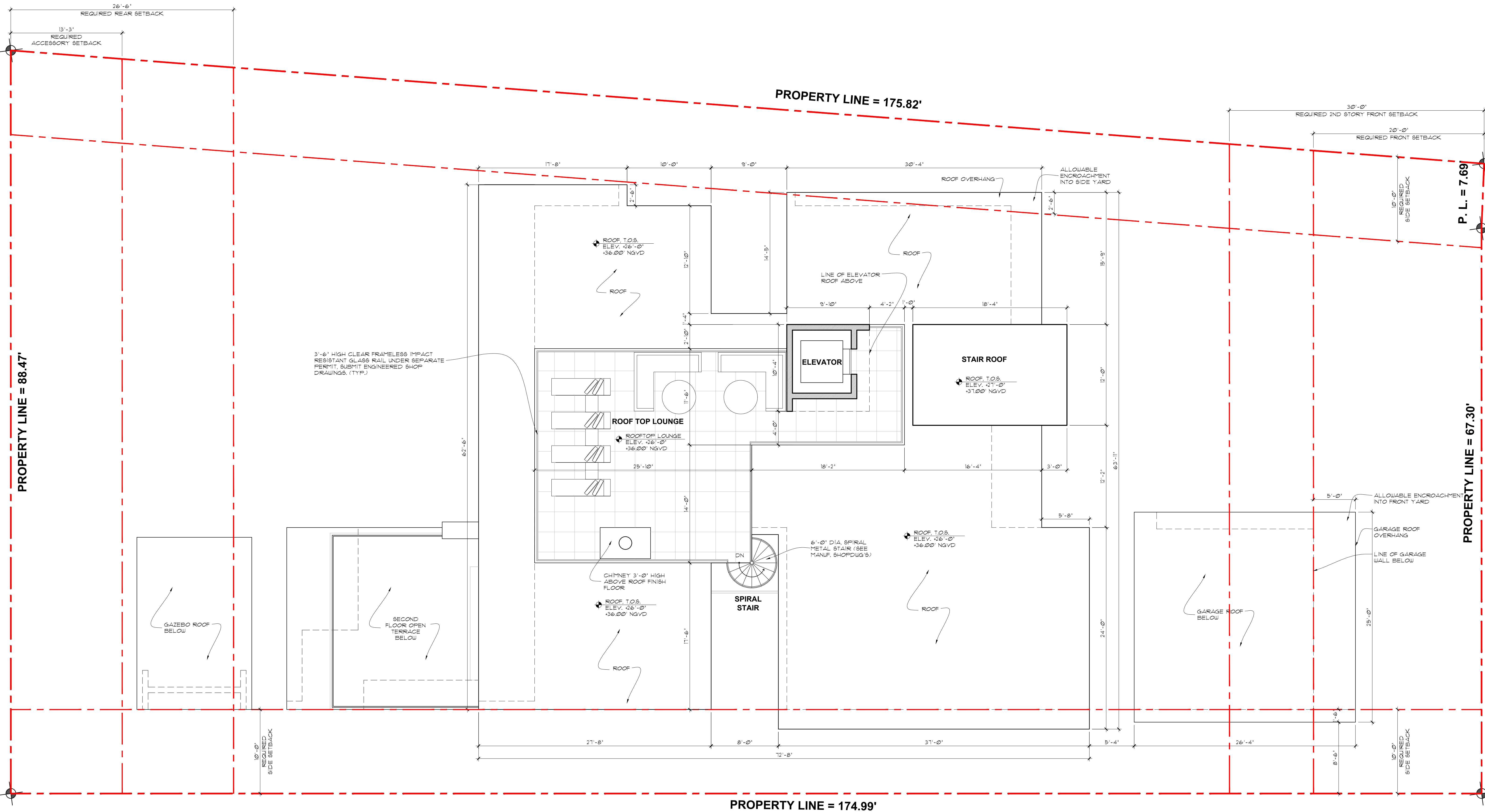


REAR YARD CALCS.
SCALE: 3/16"=1'-0"

FRONT YARD CALCS.
SCALE: 3/16"=1'-0"







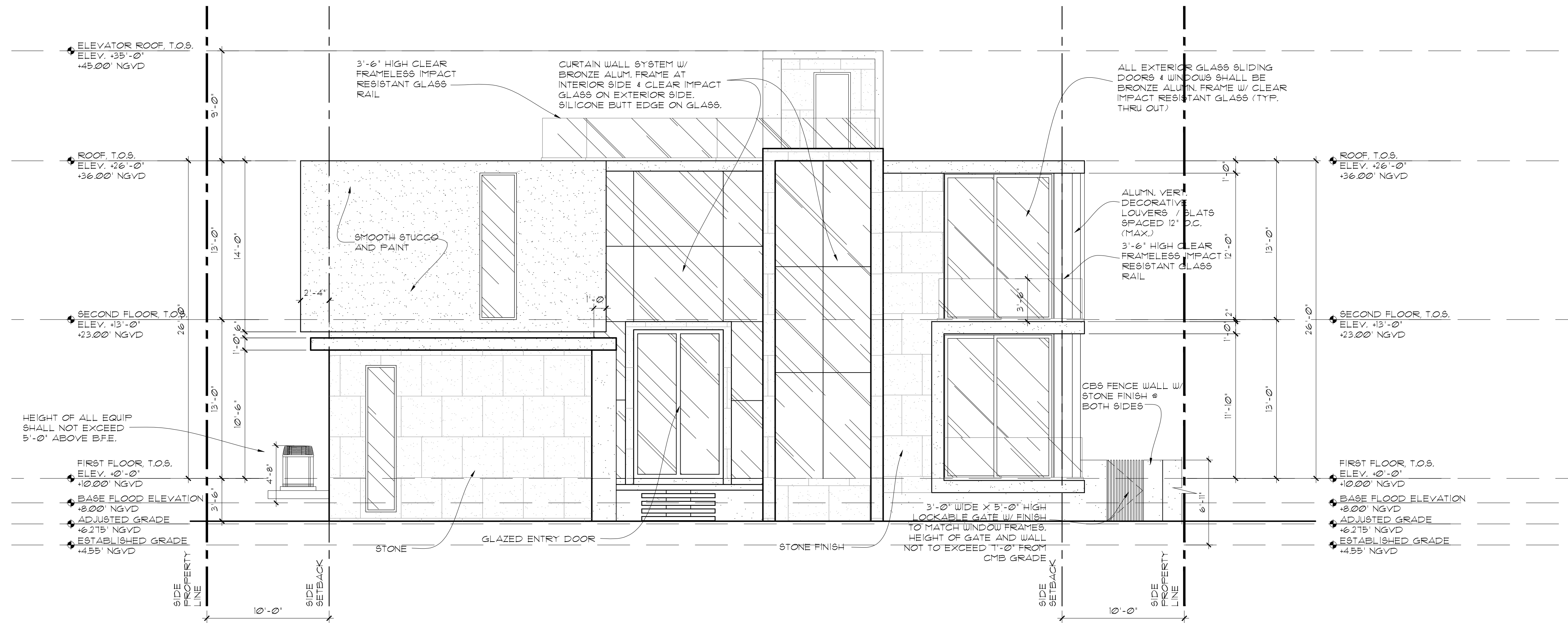
PROPERTY LINE = 88.47'

PROPERTY LINE = 175.82'

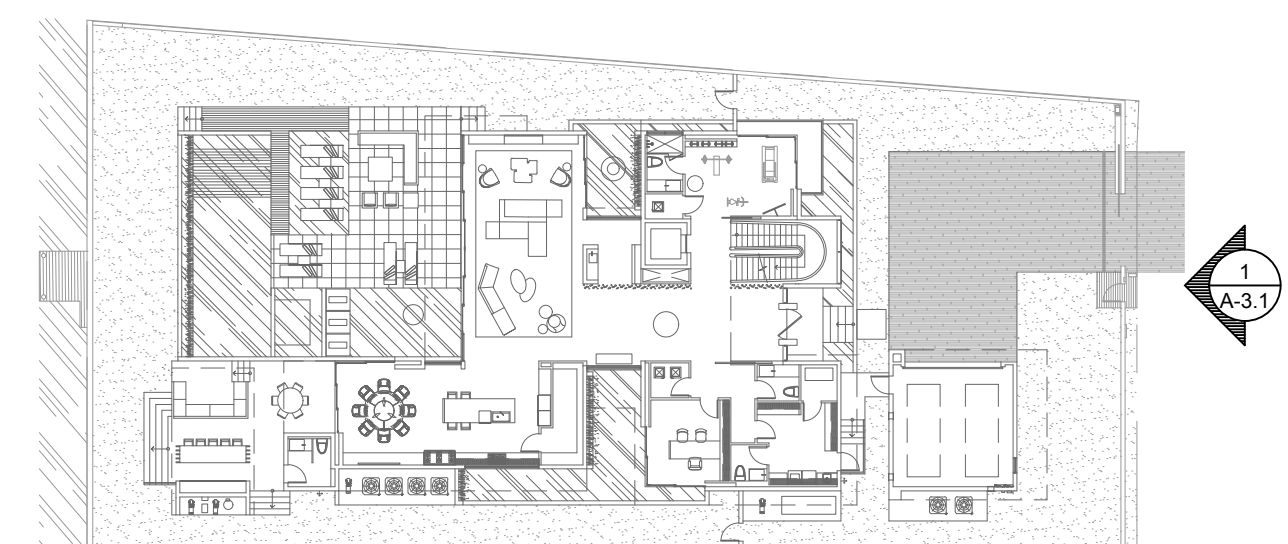
PROPERTY LINE = 67.30'

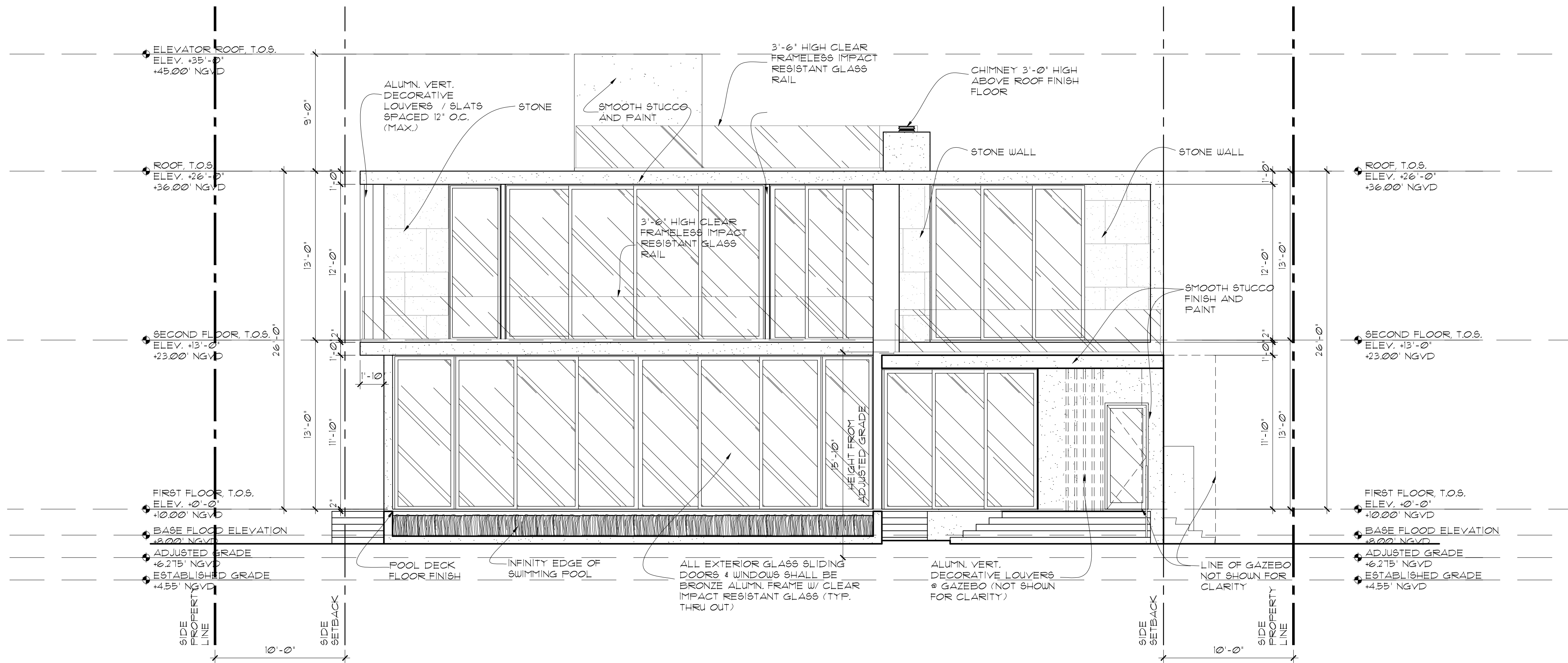
PROPERTY LINE = 174.99'

 **ROOF FLOOR PLAN**
SCALE: 3/16" = 1'-0"



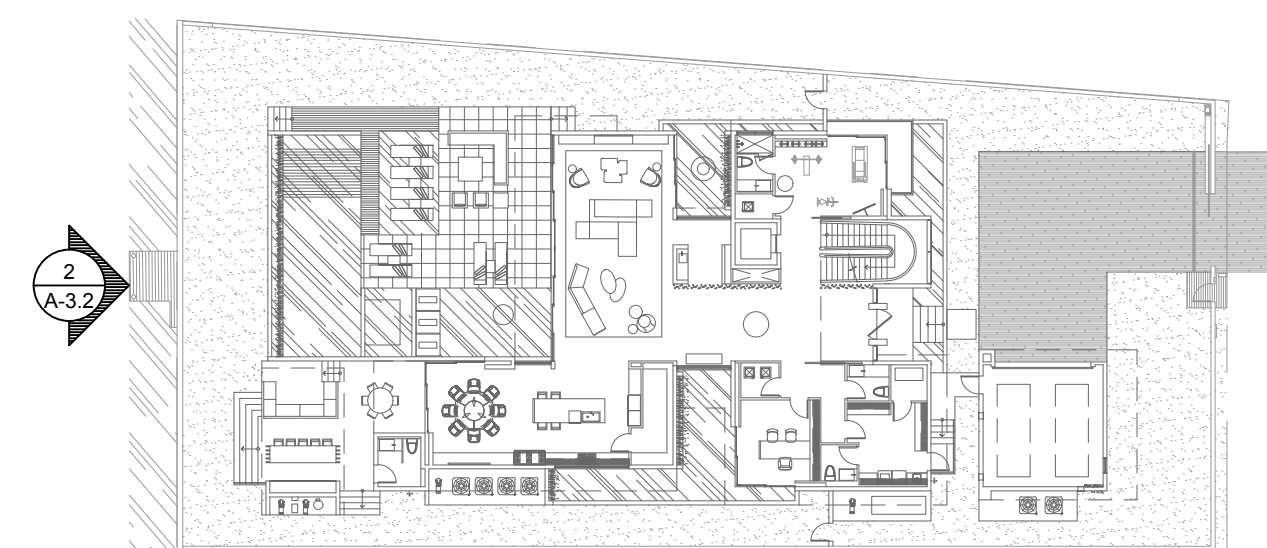
FRONT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

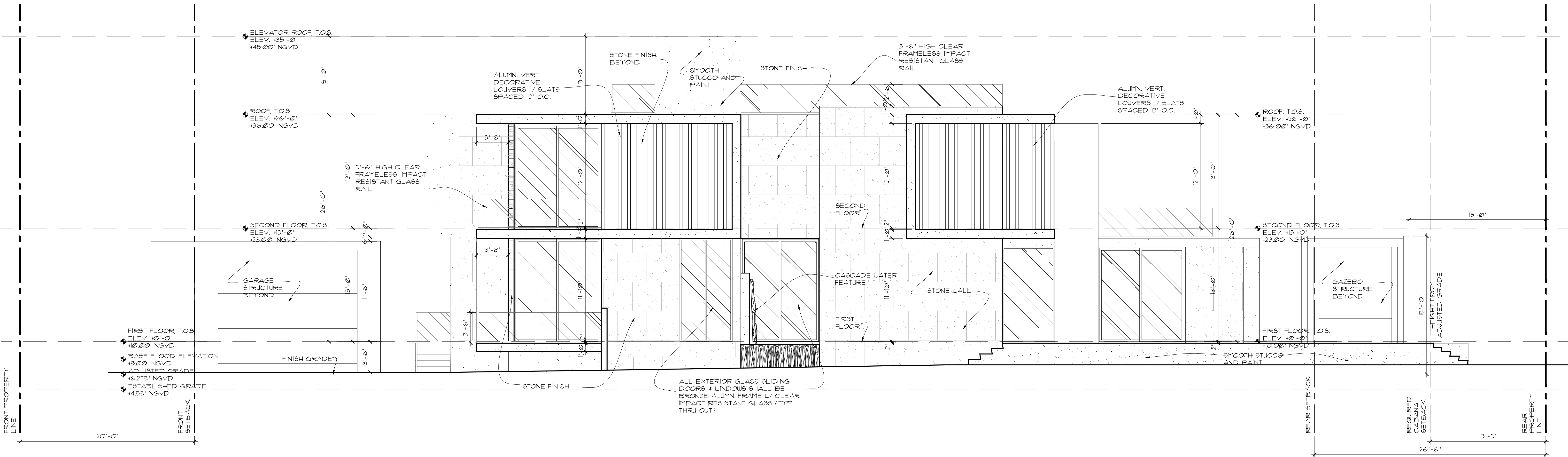




REAR ELEVATION (SOUTH)

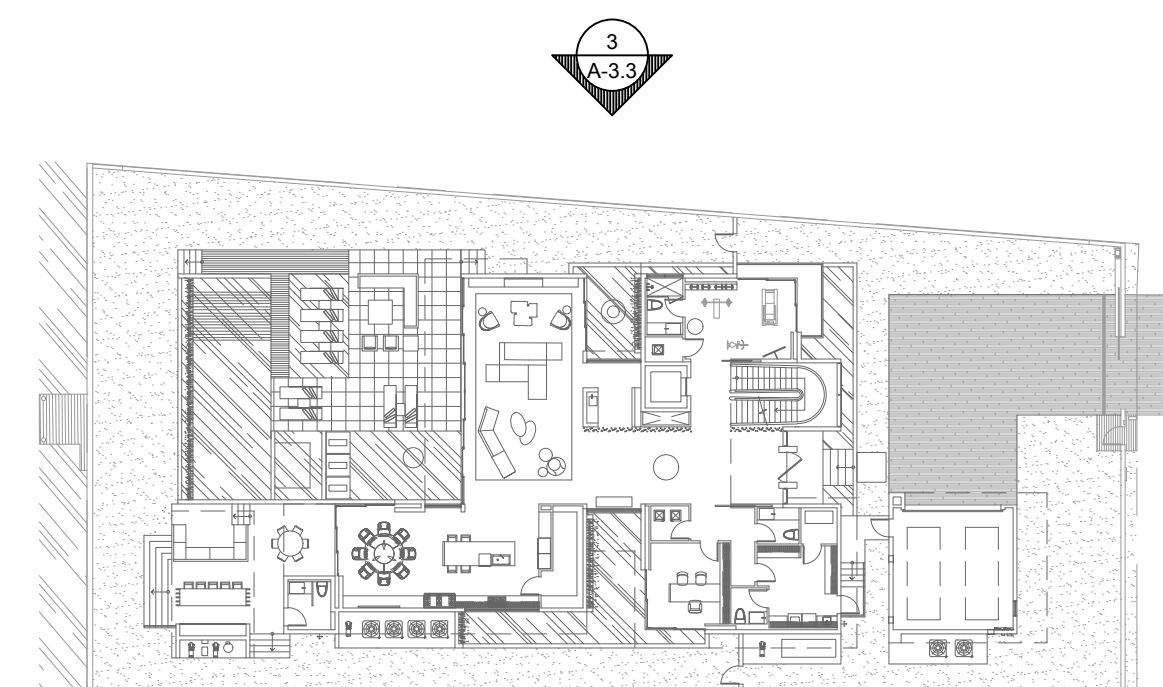
SCALE: 3/16"=1'-0"

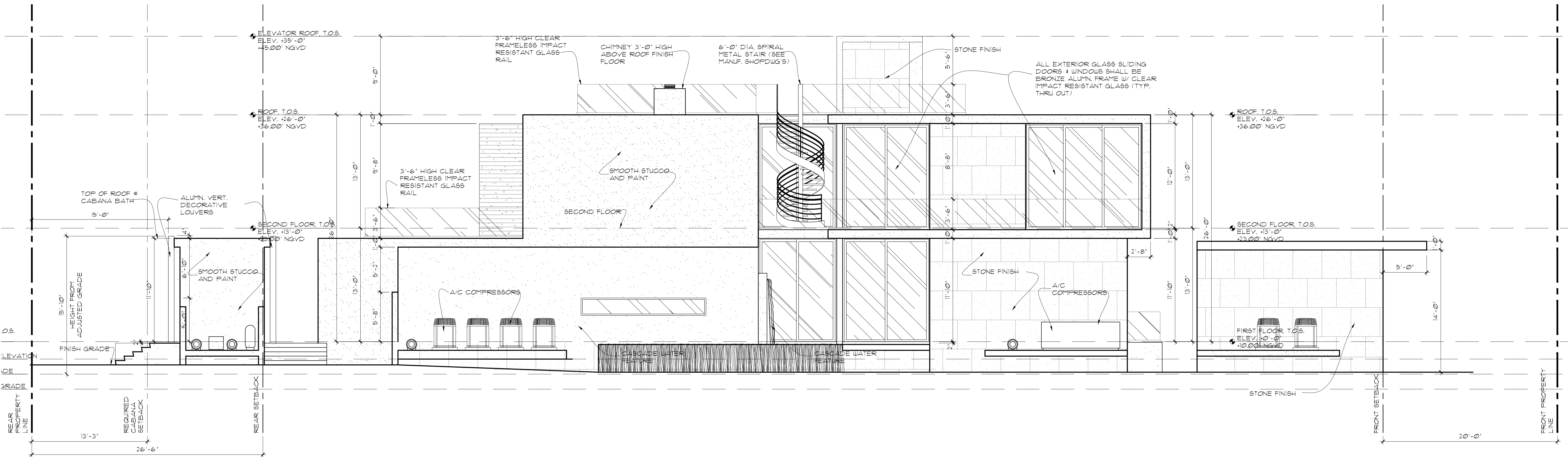




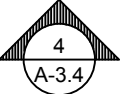
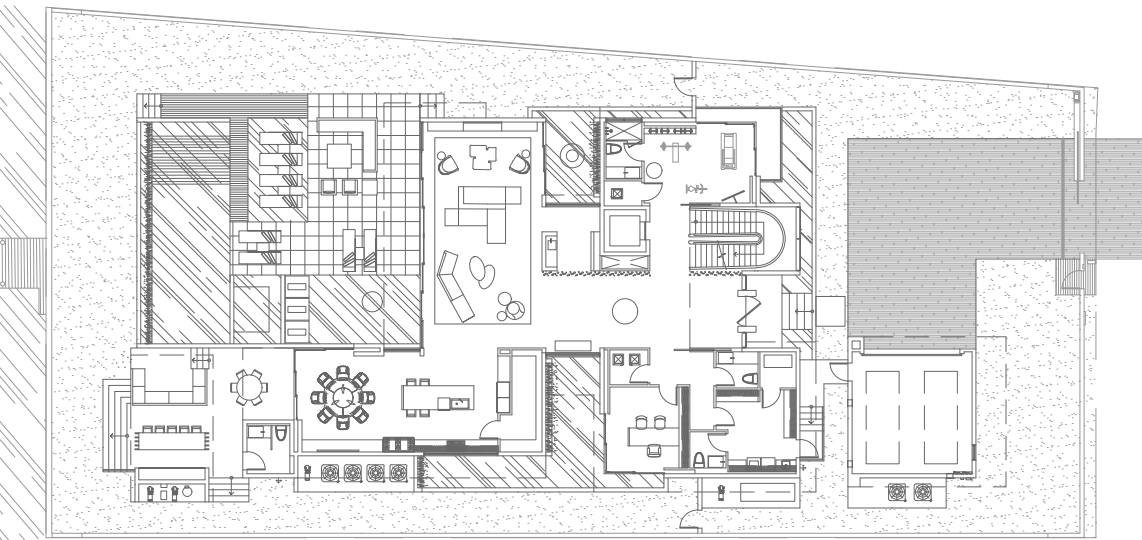
SIDE ELEVATION (WEST)

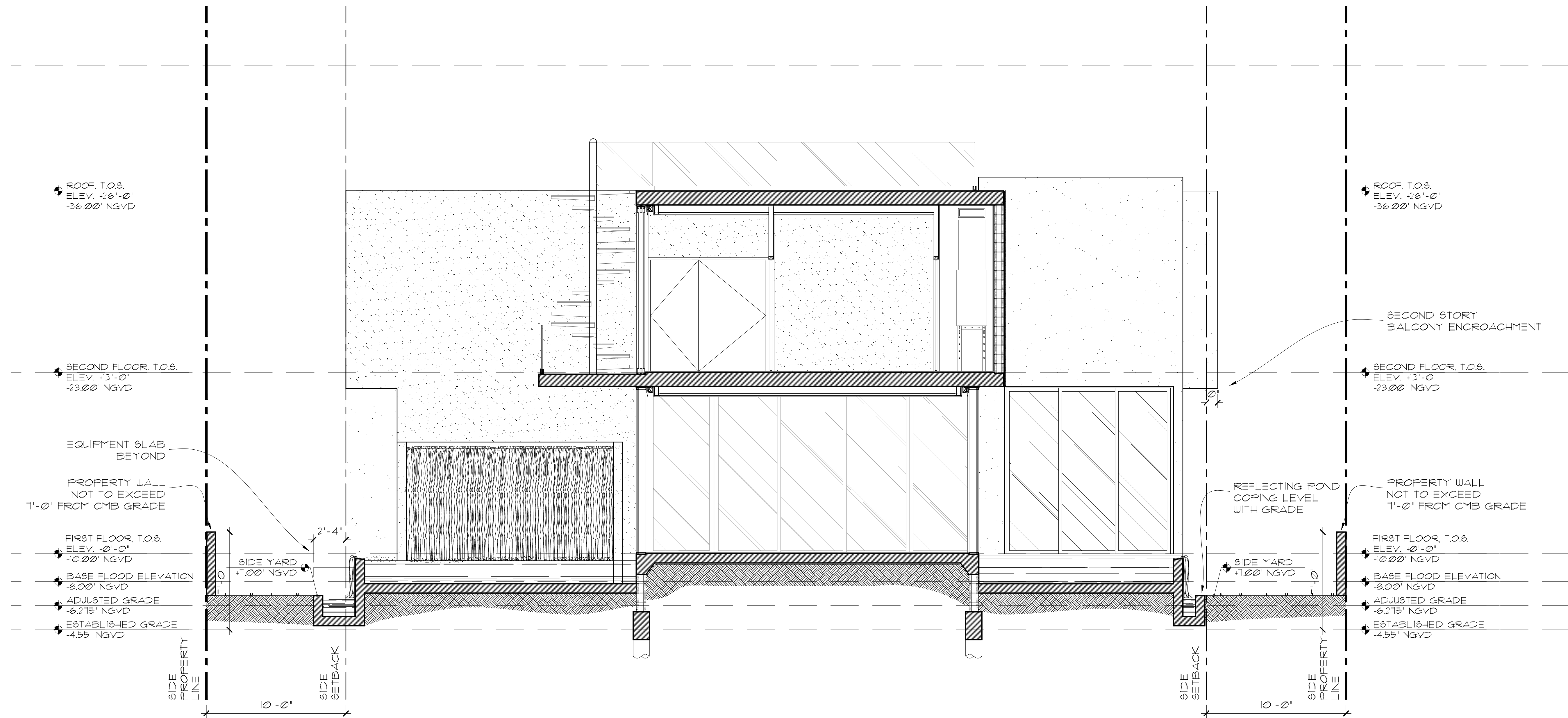
SCALE: 3/16"=1'-0"



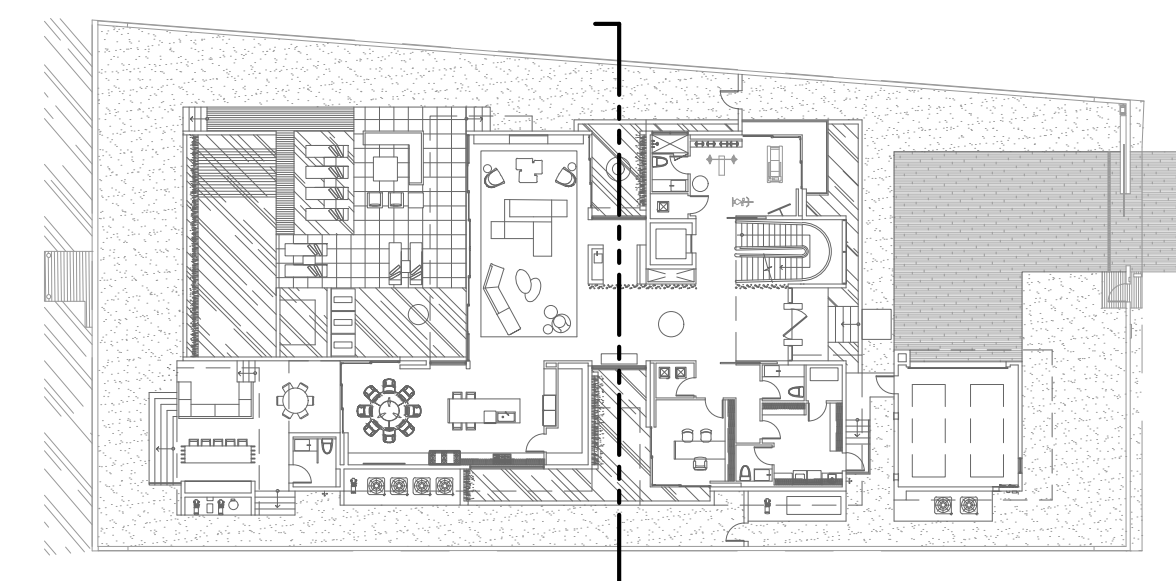


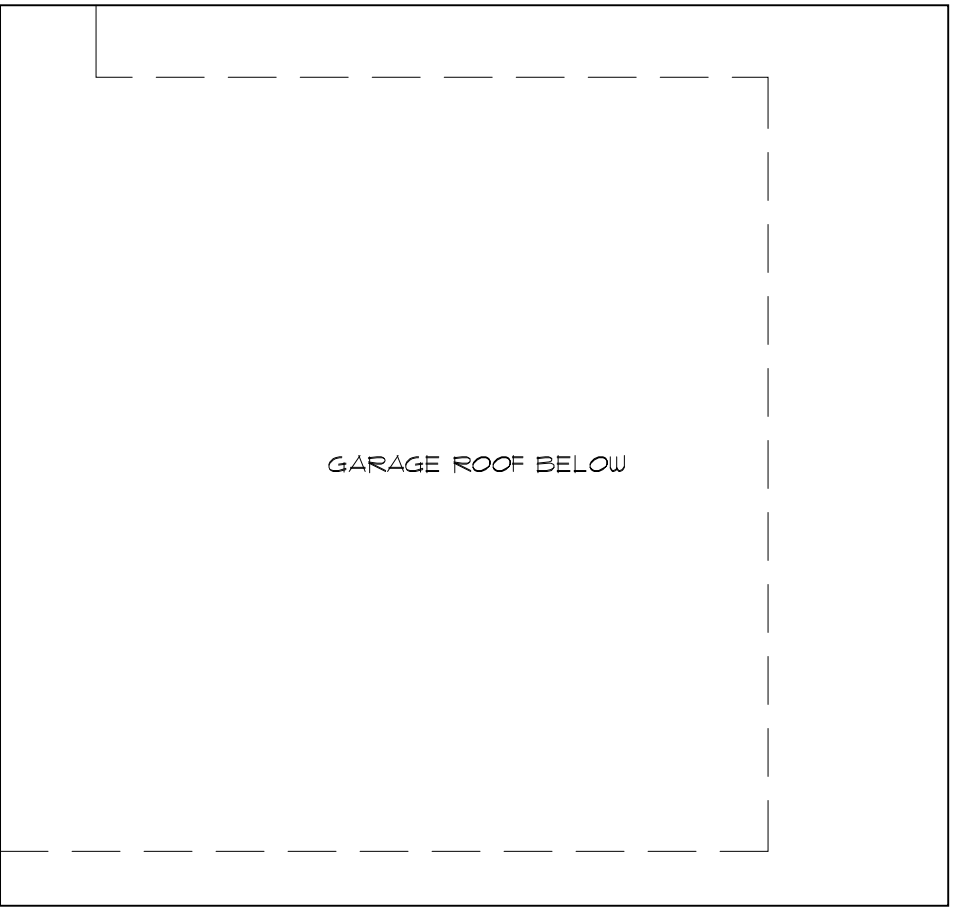
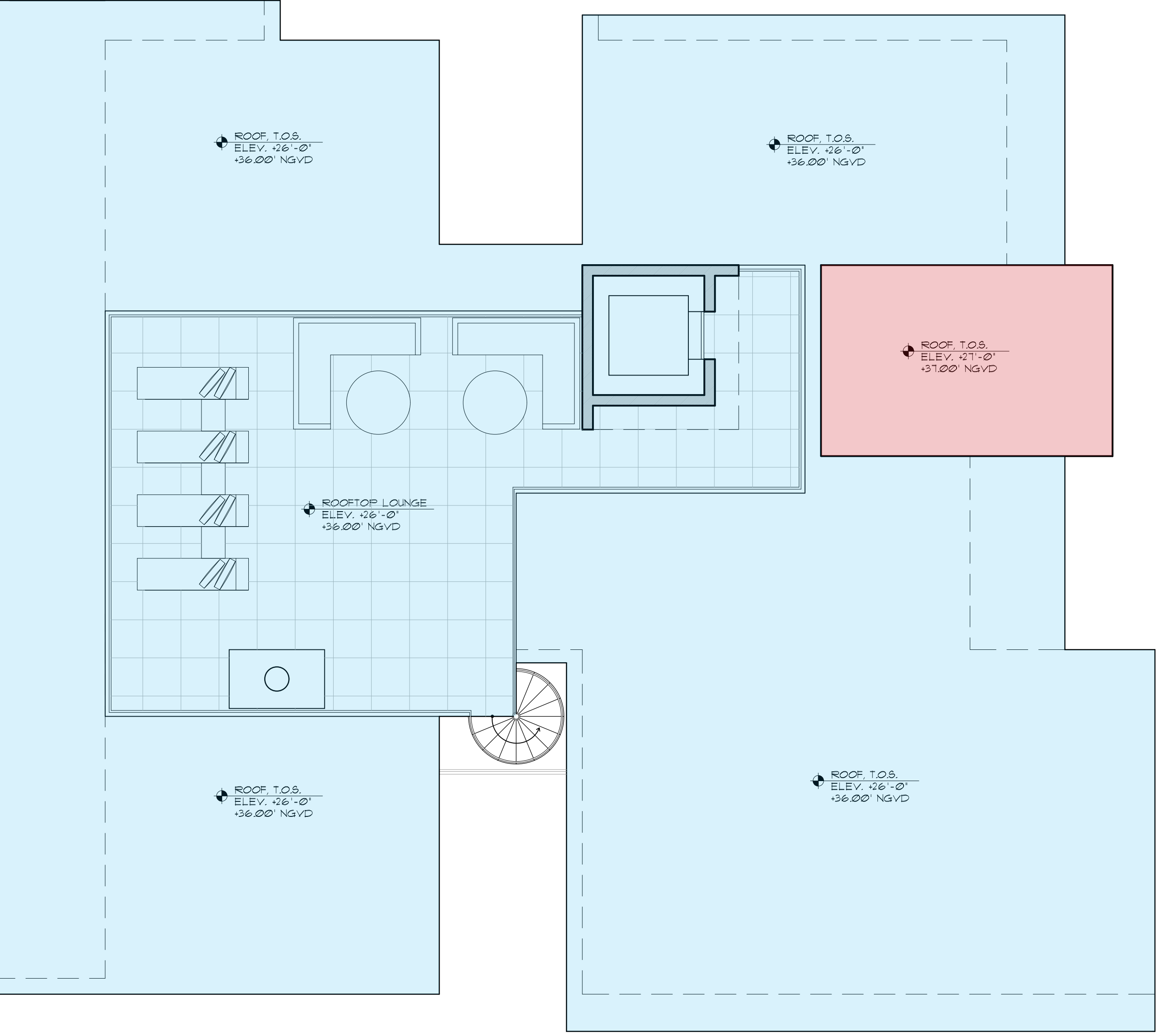
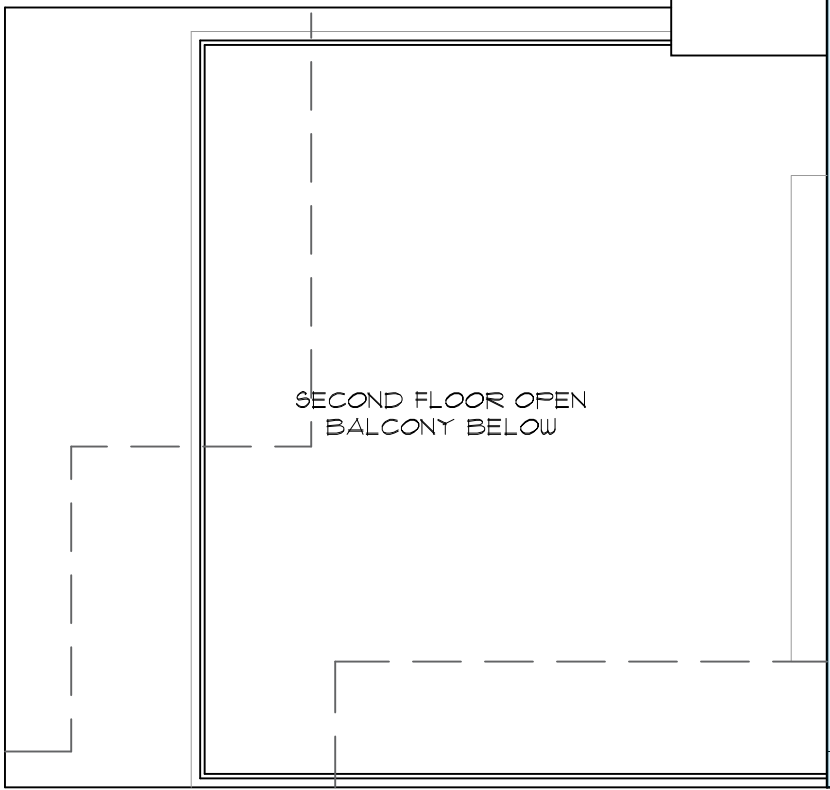
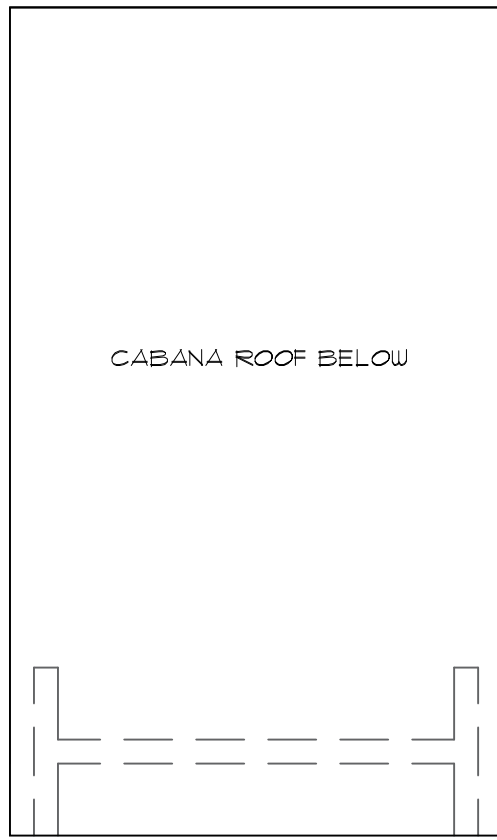
SIDE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



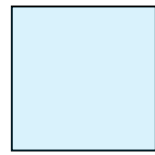


SIDE YARD SECTIONS
SCALE: 1/4"=1'-0"

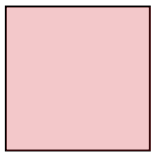




ROOF HEIGHT KEY:



ROOF, T.O.S.
ELEV. = +26'-0"
+36.00' NGVD



ROOF, T.O.S.
ELEV. = +27'-0"
+37.00' NGVD

REQUESTED WAIVER:

SEEKING RELIEF FROM MUNICODE SECTION 142-105(b)(1)

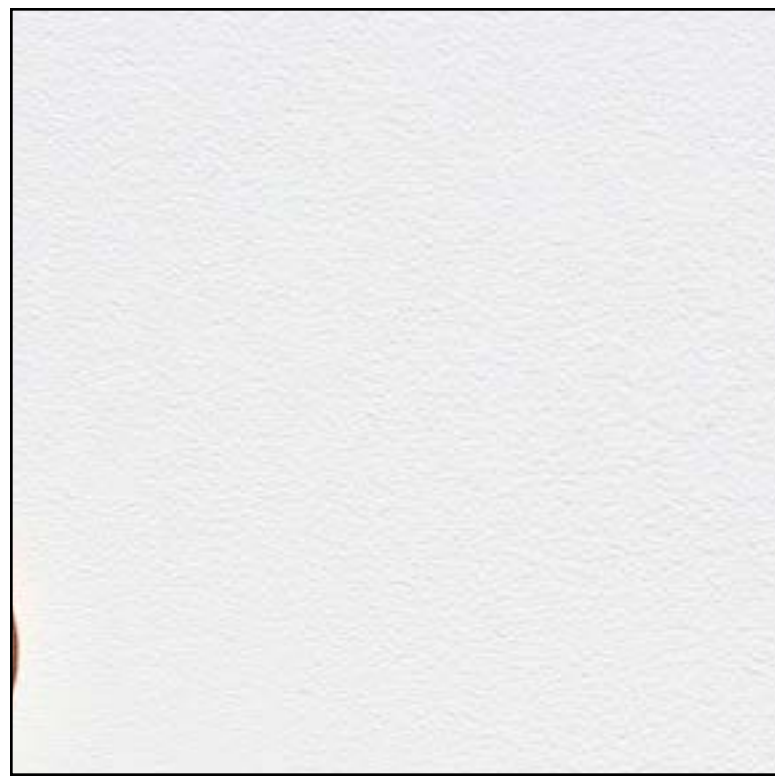
APPLICANT IS REQUESTING TO WAIVE THE 24'-0"
HEIGHT REQUIREMENT. HEIGHT REQUESTED AT 27'-0"
FOR A PORTION OF THE RESIDENCE.



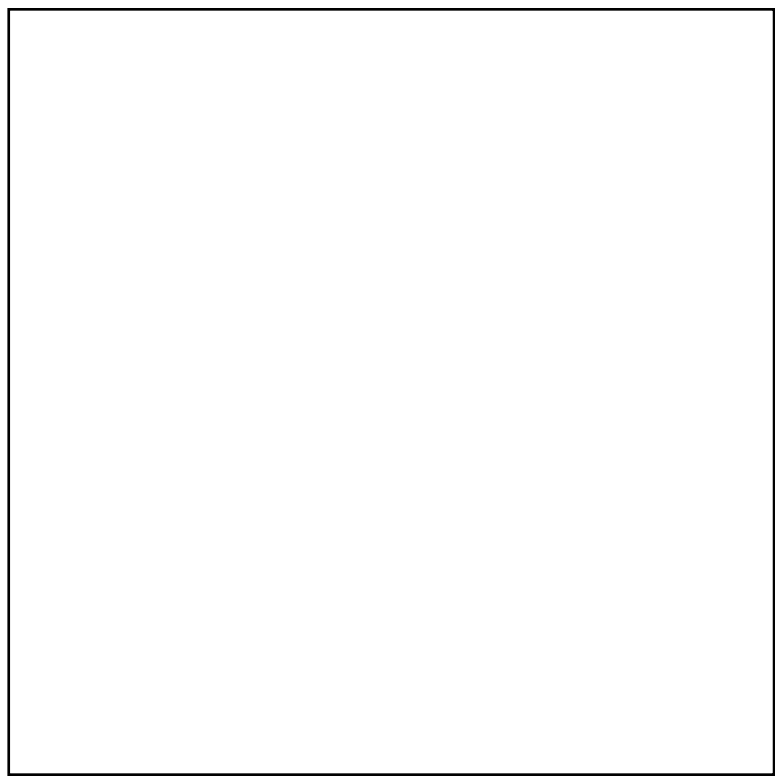
Front View



Rear View



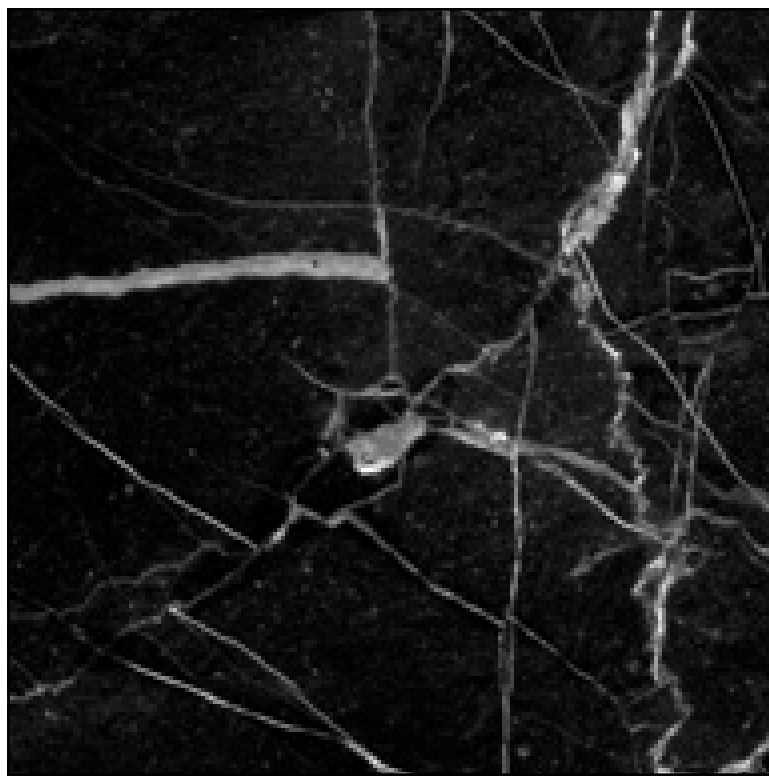
1



2



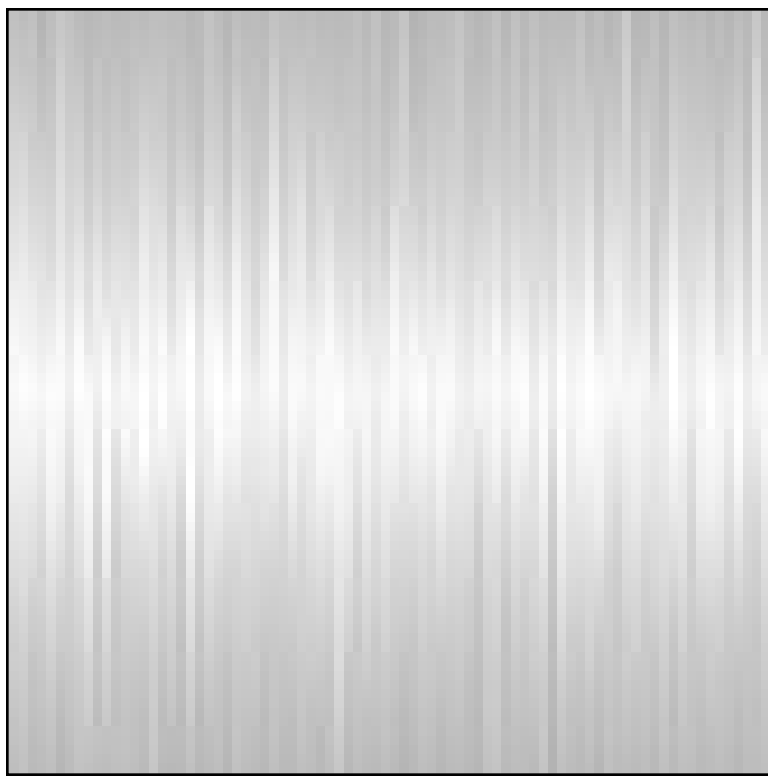
3



4



5



6

PROPOSED MATERIAL PALETTE

	DESCRIPTION	APPLICATION
1	Smooth White Stucco	Exterior Wall Material
2	Clear Glazing	Sliding Glass Doors, Windows, and Railings
3	Limestone	Exterior Wall Material, Pool Deck, and Pavers
4	Black Marble	Exterior Accent Material
5	White Oak Wood	Exterior Wall Cladding, Pool Deck
6	Polished Chrome Metal	Window & Door Frames



Residence 1



Residence 2



Residence 3



Residence 4



Residence 5



Residence 6



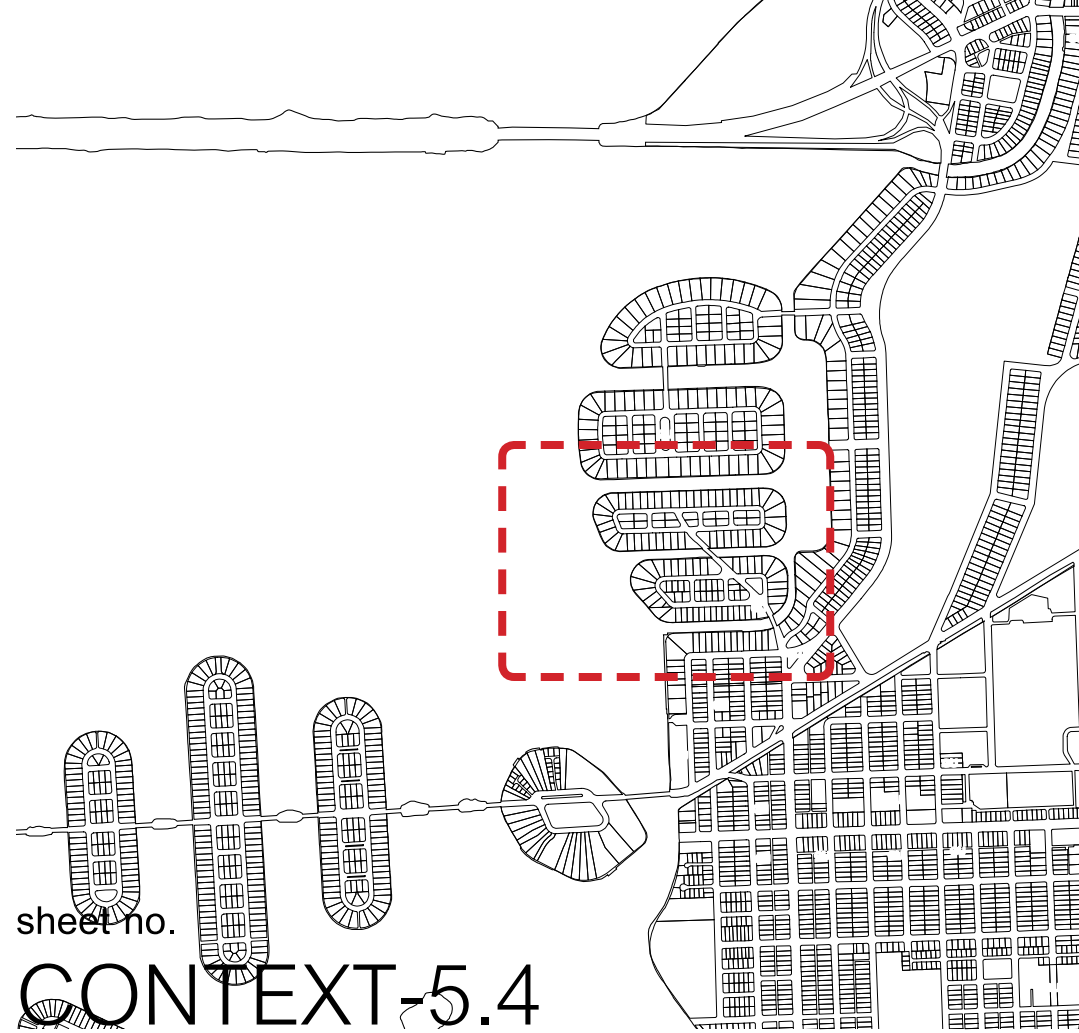
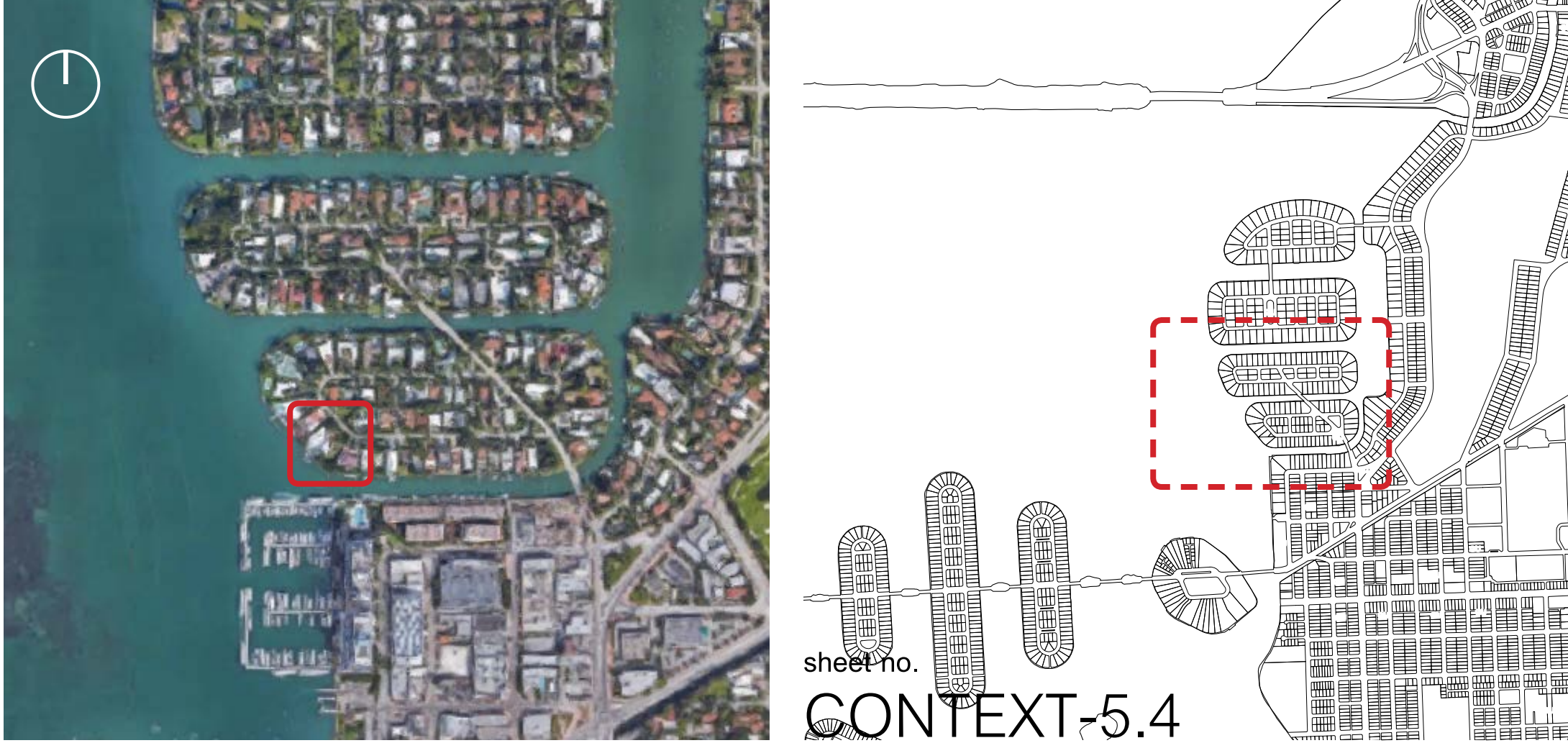
Residence 7

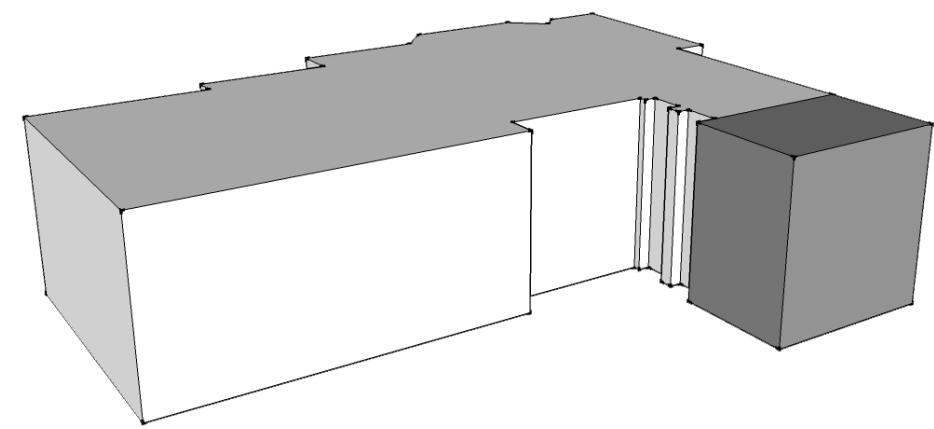


Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties





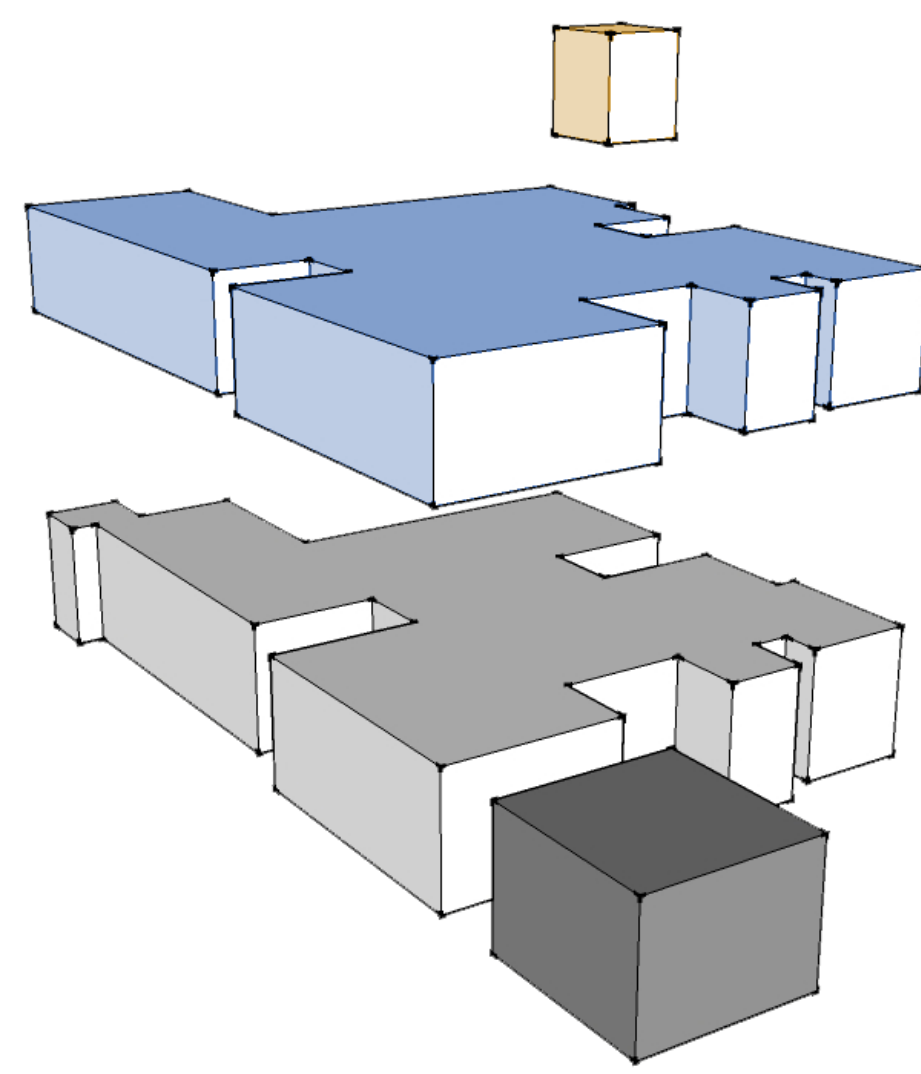
2120 Bay Ave

Adjacent Property

Lot Size: 28,454 sq. ft.

Approx. Lot Coverage: 22.3 %

Approx. First-Second Ratio: N/A



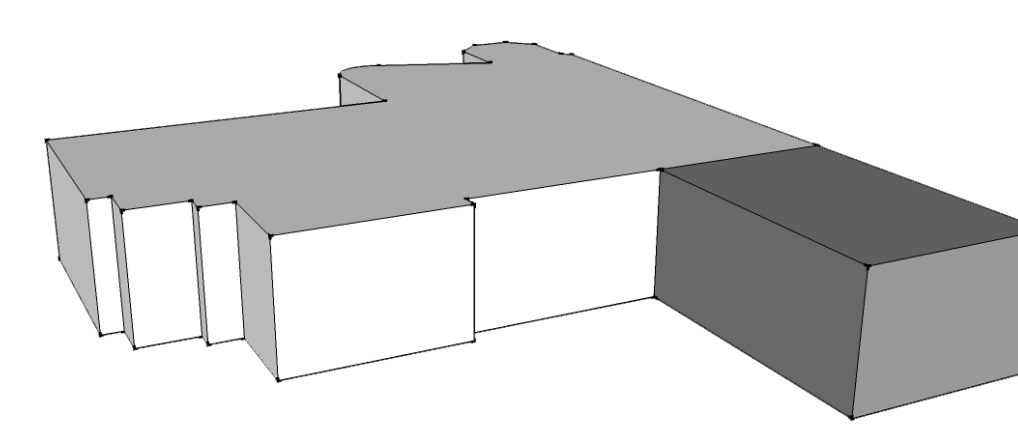
2122 Bay Ave

Proposed Property

Lot Size: 14,304 sq. ft.

Lot Coverage: 3,984 (27.9 %)

First-Second Ratio: 80.9 %



2130 Bay Ave

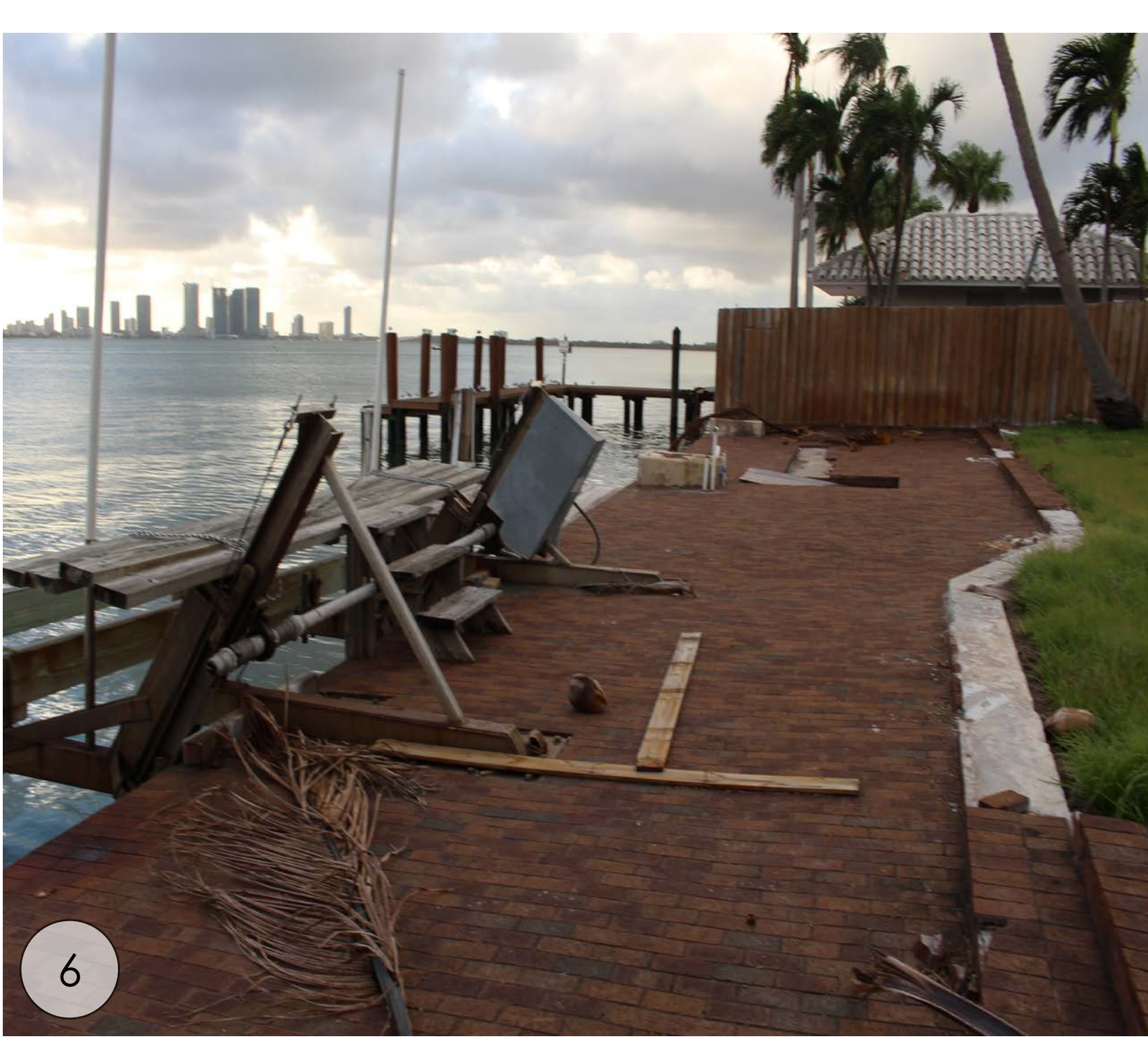
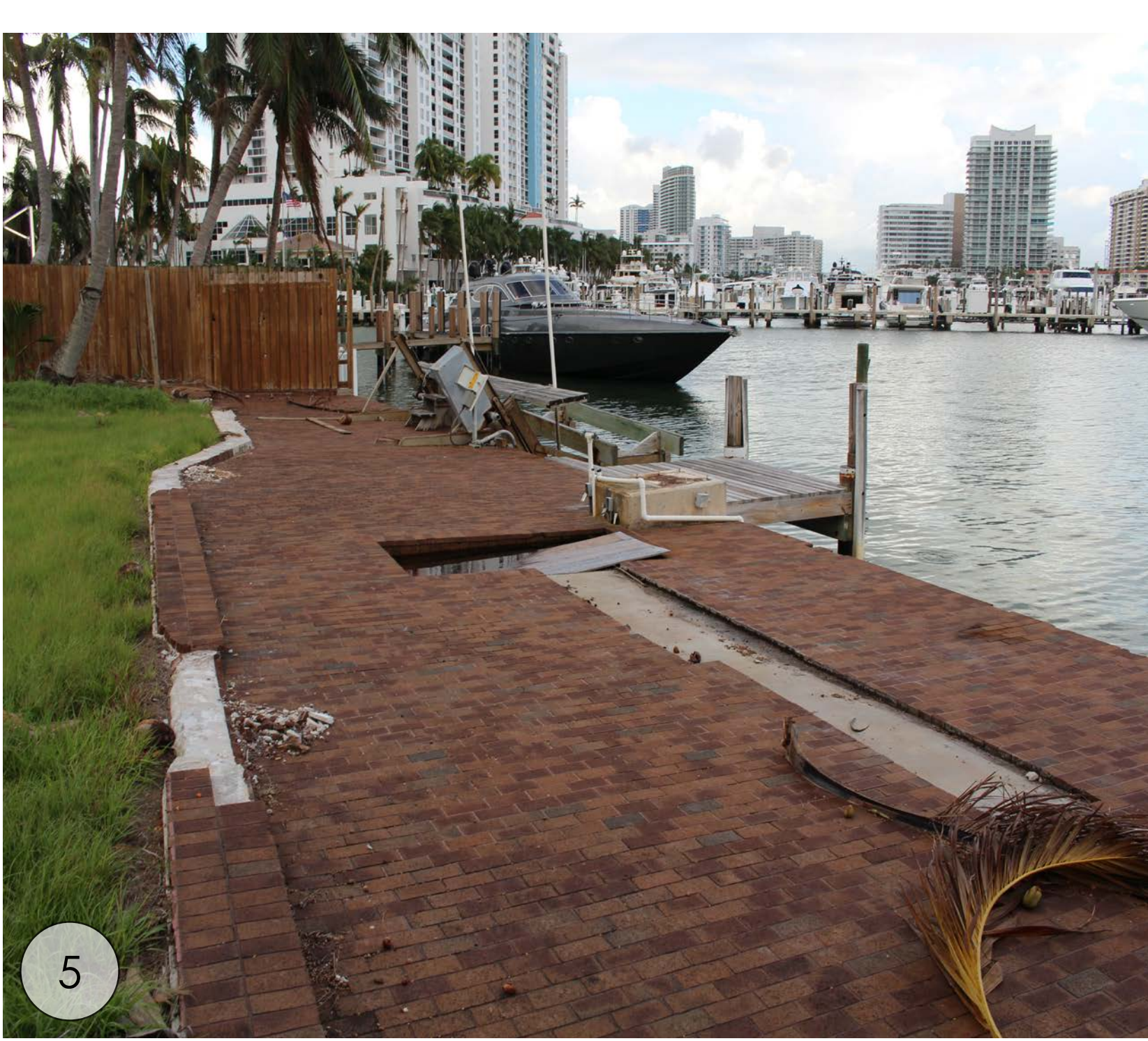
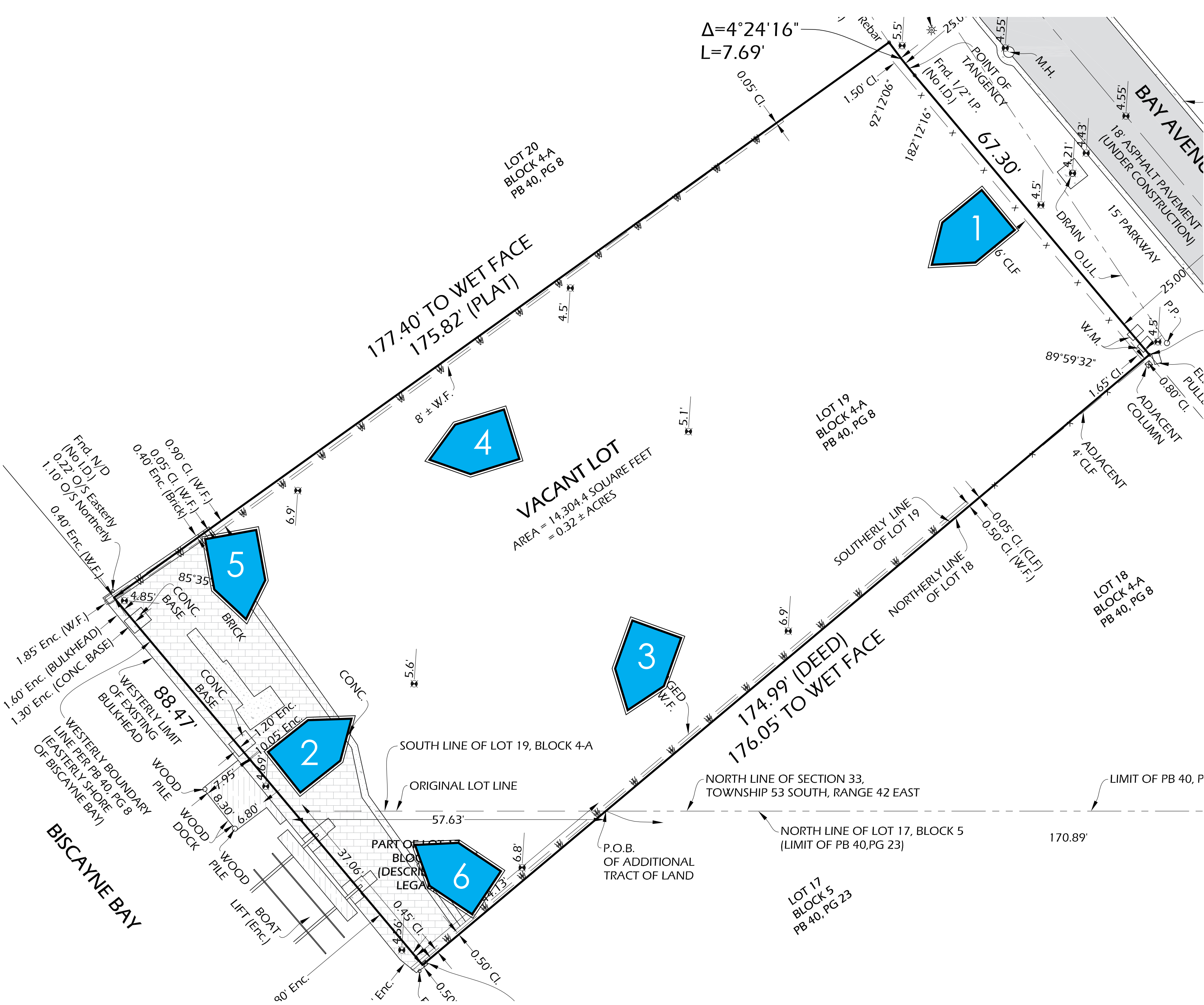
Adjacent Property

Lot Size: 15,016 sq. ft.

Approx. Lot Coverage: 35 %

Approx. First-Second Ratio: N/A





Existing Site Condition Photos