

1325 BAY DRIVE RESIDENCE

NEW SINGLE FAMILY RESIDENCE

Property Address: 1325 Bay Drive, Miami Beach, Florida 33141 - Folio Number:02-3210-013-2430

Owner: MB 325, LLC



Front Facade Rendering (Previously Approved)



Front Facade Rendering (Proposed)



ARCHITECT:
ARCHITECTUREWORKS, LLC.
ARCHITECTURE & DESIGN
300 71 Street, Suite 528 Miami Beach, FL 33141
Phone (305) 866 1668

SCOPE OF WORK:
REQUEST FOR MODIFICATION OF PREVIOUSLY APPROVED
DRB17-0197 TO ADD AN ACTIVE ROOF DECK AND STAIRS
TO ACCESS THE ROOF DECK.

I N D E X O F D R A W I N G S

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ZONING CALCULATION (APPROVED)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
Item #	Zoning Information			
1	Address:	1325 Bay Drive, Miami Beach, FL 33141		
2	Folio number(s):	02-3210-013-2430		
3	Board and File numbers:			
4	Year built:	1936 (existing)	Zoning District:	RS-4
5	Based Flood Elevation	8	Grade value in NGVD:	3.9
6	Adjusted grade (Flood+Grade/2)	5.95	Free board:	1
7	Lot Area: (Miami Dade Records)	7,238 SF	Lot Area: (As per Survey dated 11.20.2017)	7,239.84 SF
8	Lot Width:	50'-0" / 53'-5"	Lot Depht:	140'-0"
9	Max Lot Coverage SF and %:	2,171.9 SF (30%)	Proposed Lot Coverage SF and %:	1,943 SF (27%)
10	Existing Lot Coverage SF and %:	1,774.4 SF (	Lot Coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	867.84 SF (57.4%)	Rear Yard Open Space SF and %:	1,116.59 SF (100%)
12	Max Unit Size SF and %:	3,619.9 SF (50%)	Proposed Unit Size SF and %:	3,187.4 SF (44%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,987.4 SF
14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval):	1,200 SF (62%)
15			Proposed Second Floor Unit Size SF and %:	1,200 SF (62%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		21'-0"	N/A
18	Setbacks:				N/A
19	Front First Level:	30'-0"	20'-0"	30'-0"	N/A
20	Front Second Level:	30'-0"		30'-0"	N/A
21	Side 1:	7'-6"	11'-8"	7'-6"	N/A
22	Side 2 or (facing street):	7'-6"	5'-4"	7'-6"	N/A
23	Rear:	21'-0"	60'-0"	33'-4"	N/A
	Accesory Structure Side 1:	N/A	34'-0"	N/A	N/A
24	Accesory Structure Side 2 or (facing street):	N/A	3'-7"	N/A	N/A
25	Accesory Structure Rear:	N/A	0	N/A	N/A
26	Sum of Side yard:	15'-0"	17'-0"	15'-0"	N/A
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	

ZONING CALCULATION (PROPOSED)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
Item #	Zoning Information			
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3	Board and File numbers:			
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10	Existing Lot Coverage SF and %:	1,774.4 SF (	Lot Coverage deducted (garage-storage) SF:	N/A
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14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval):	1,200 SF (62%)
15			Proposed Second Floor Unit Size SF and %:	1,200 SF (62%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	299 SF (25%)

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		21'-0"	N/A
18	Setbacks:				N/A
19	Front First Level:	30'-0"	20'-0"	30'-0"	N/A
20	Front Second Level:	30'-0"		30'-0"	N/A
21	Side 1:	7'-6"	11'-8"	7'-6"	N/A
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26	Sum of Side yard:	15'-0"	17'-0"	15'-0"	N/A
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	



INITIAL PROJ. DATE

PROJECT

DRAWN BY

REVISION DATE BY

Request for modification of DRB17-0197 to add an active roof deck

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1325 BAY DRIVE RESIDENCE

OWNER: MB 325, LLC

ADDRESS: 1325 Bay Drive, Miami Beach, FL 33141

FOLIO # 02-3210-013-2430

ARCHITECTUREWORKS, LLC

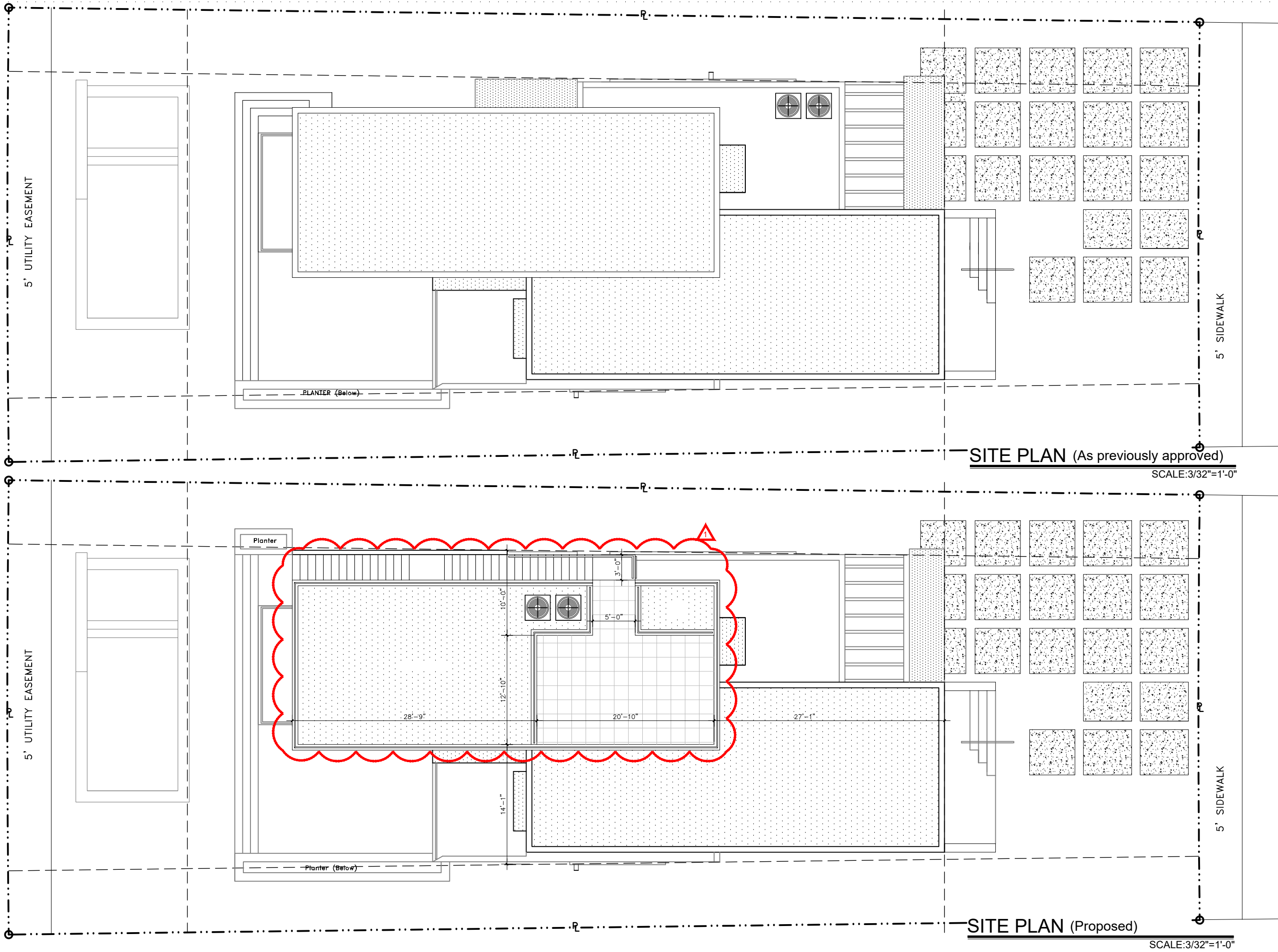
3071 Street Suite 628 Miami Beach, FL 33141 (305) 686 6033 Fax:(305) 686 6061

ARCHITECT
James R. Mackenzie
FLORIDA — APR-0015491

SHEET

A1.0





SITE PLAN (As previously approved)

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

SITE PLAN (Proposed)

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





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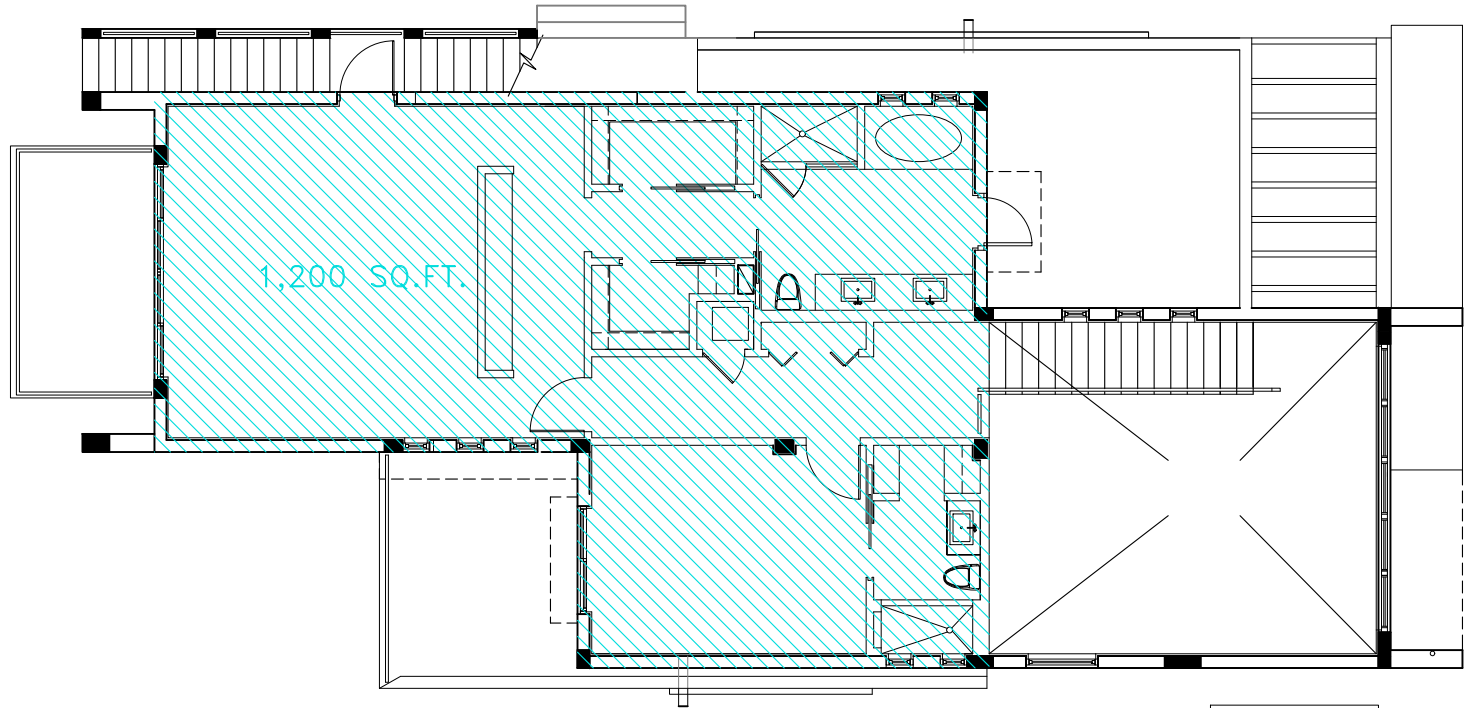
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30071 Street Suite 228 Miami Beach, FL 33141 (305) 886 1623 Fax:(305) 886 1681

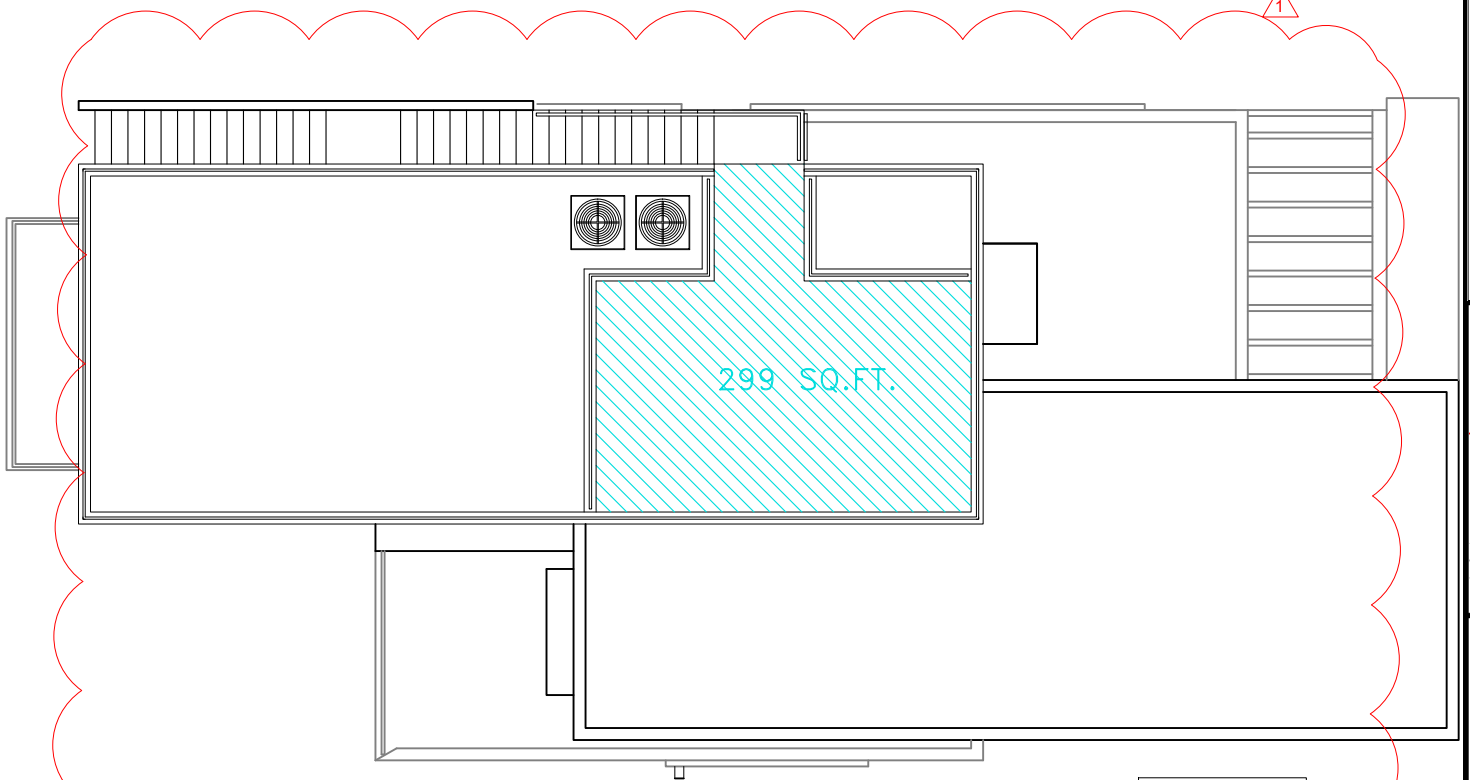
ARCHITECT
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A1.1

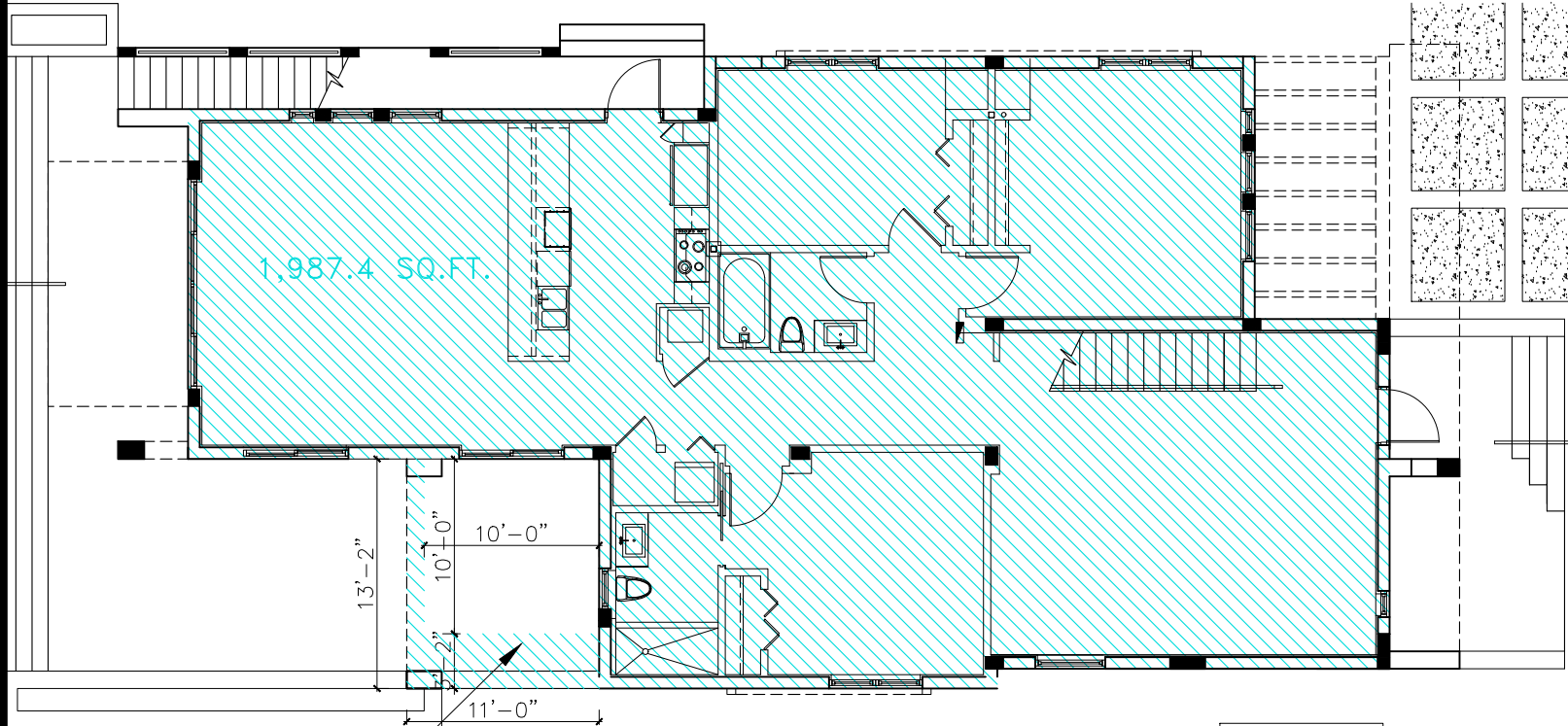


Second Floor 1,200

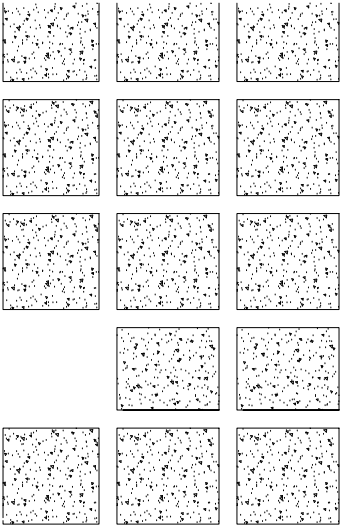


Roof Deck 299

ROOF DECK CALCULATION:
TOTAL SECOND FLOOR AREA 1,200 SQ.FT.
TOTAL ROOF DECK AREA 299 SQ.FT. (25%)



Ground Floor 1,987.4



44.40 Sq. Ft.

OPEN TERRACE CALCULATIONS	ALLOWED	PROVIDED
LOT AREA: 7,239.84 Sq. Ft.	144.80 Sq. Ft. (2% MAX.)	44.40 Sq. Ft. (0.06%)

UNIT SIZE CALCULATION DIAGRAM (Proposed)
(142-105/B1)



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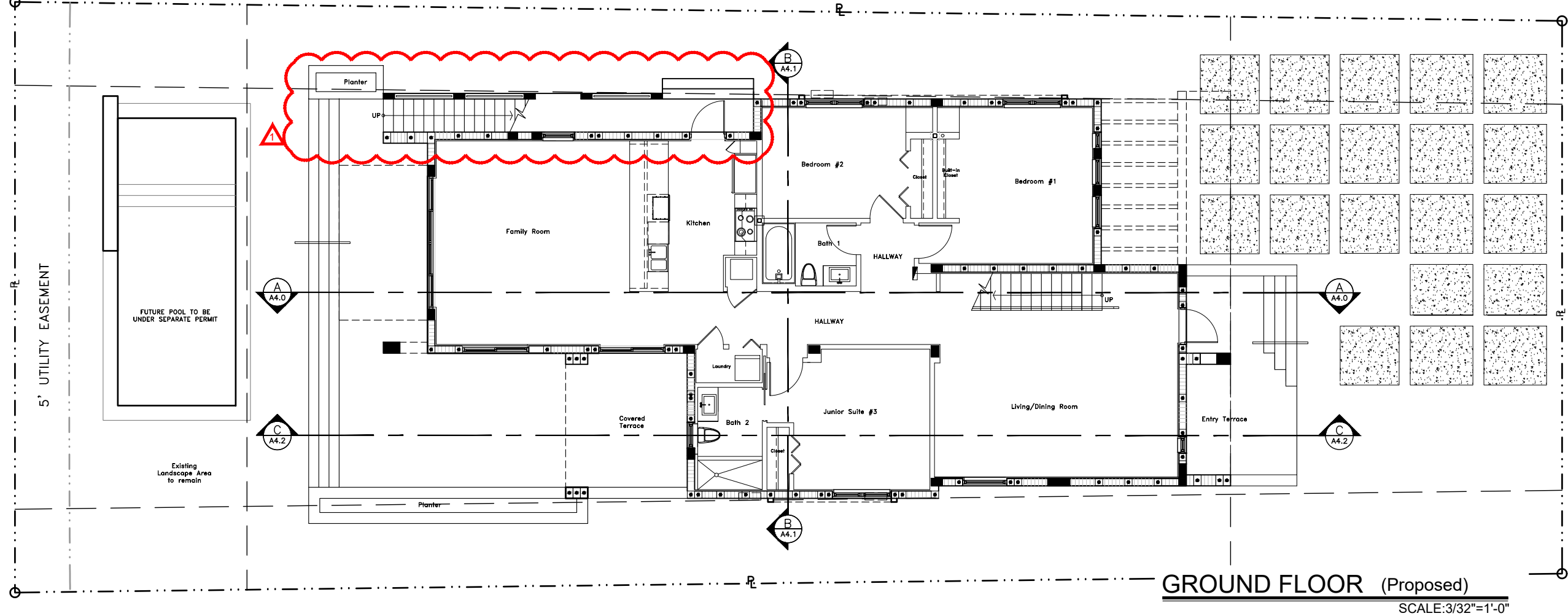
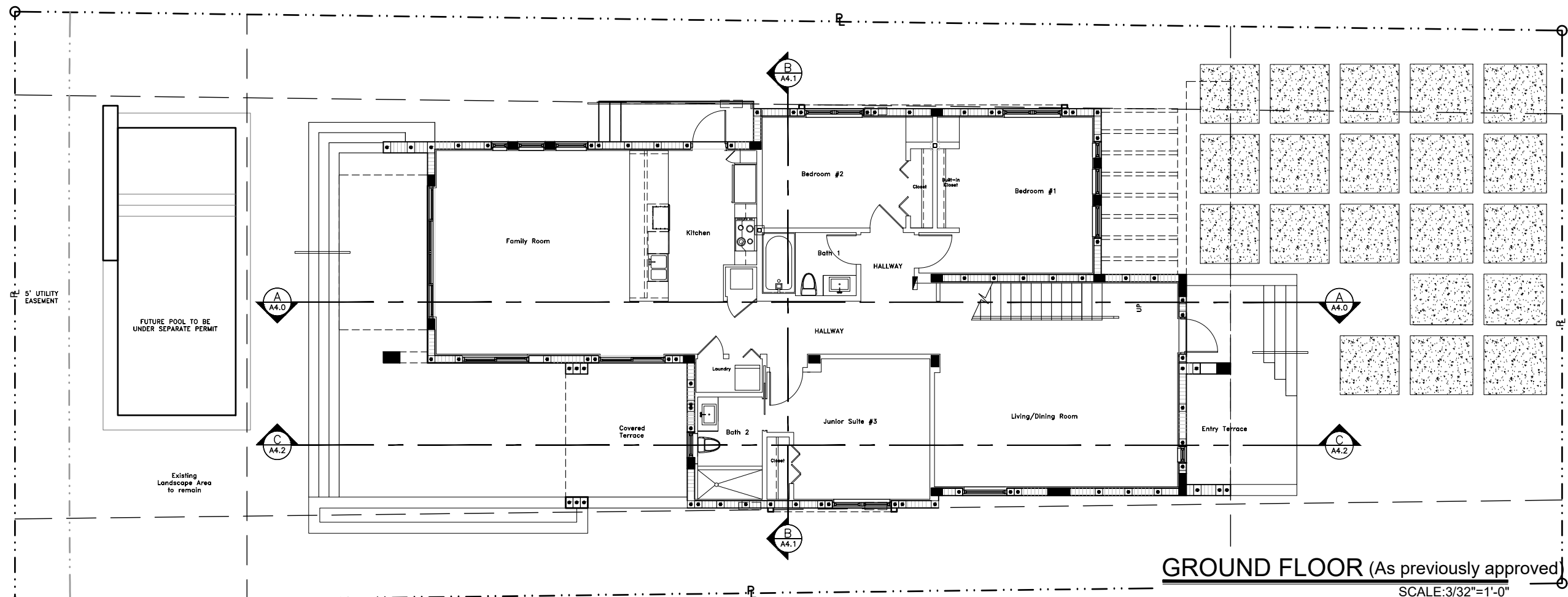
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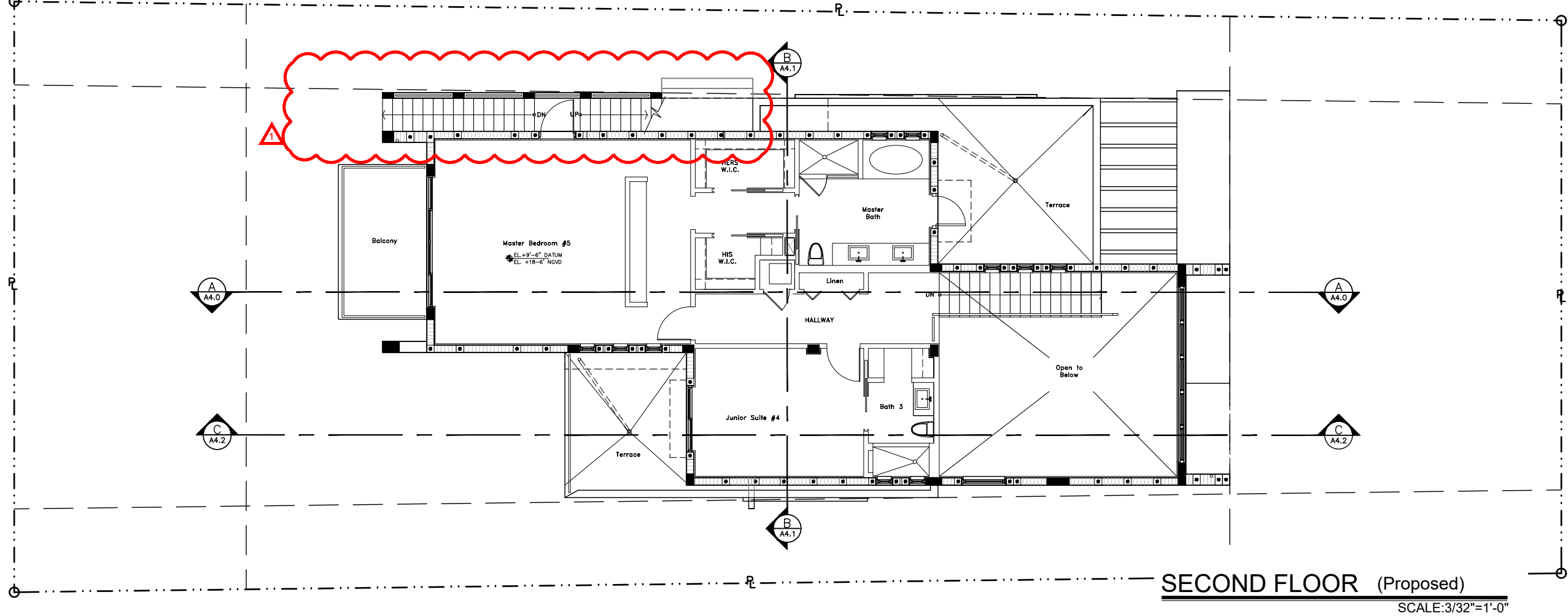
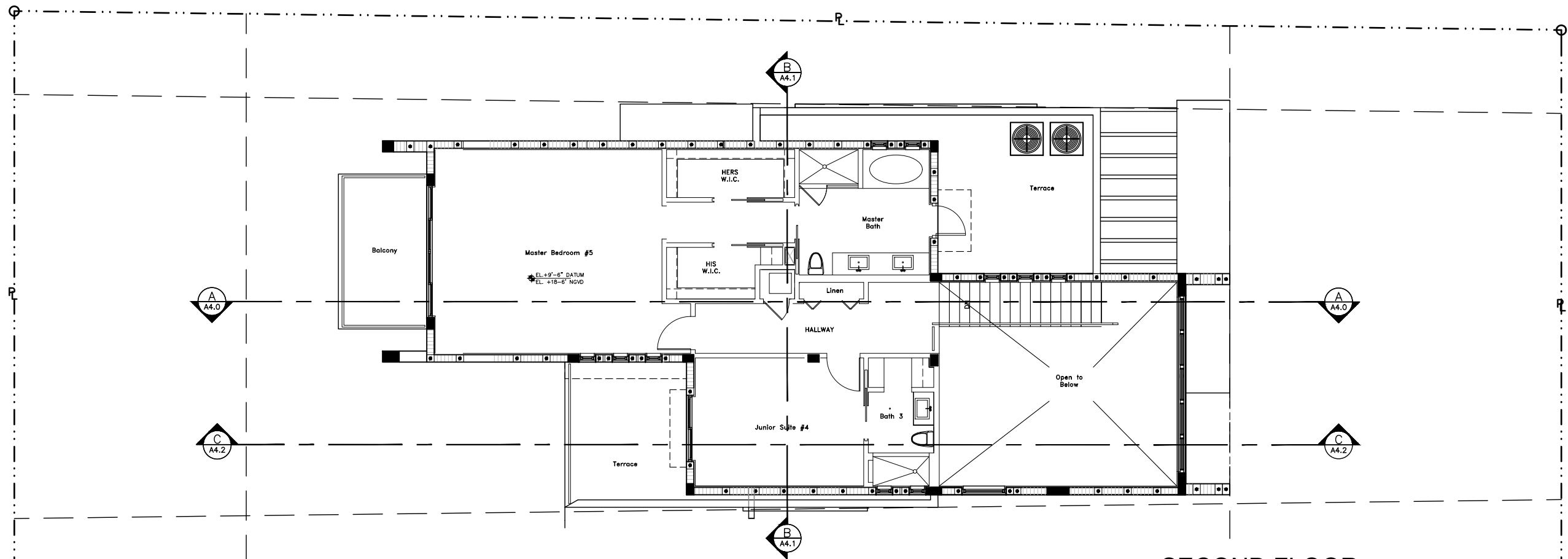
1325 BAY DRIVE RESIDENCE
OWNER: MB 325, LLC
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A1.2





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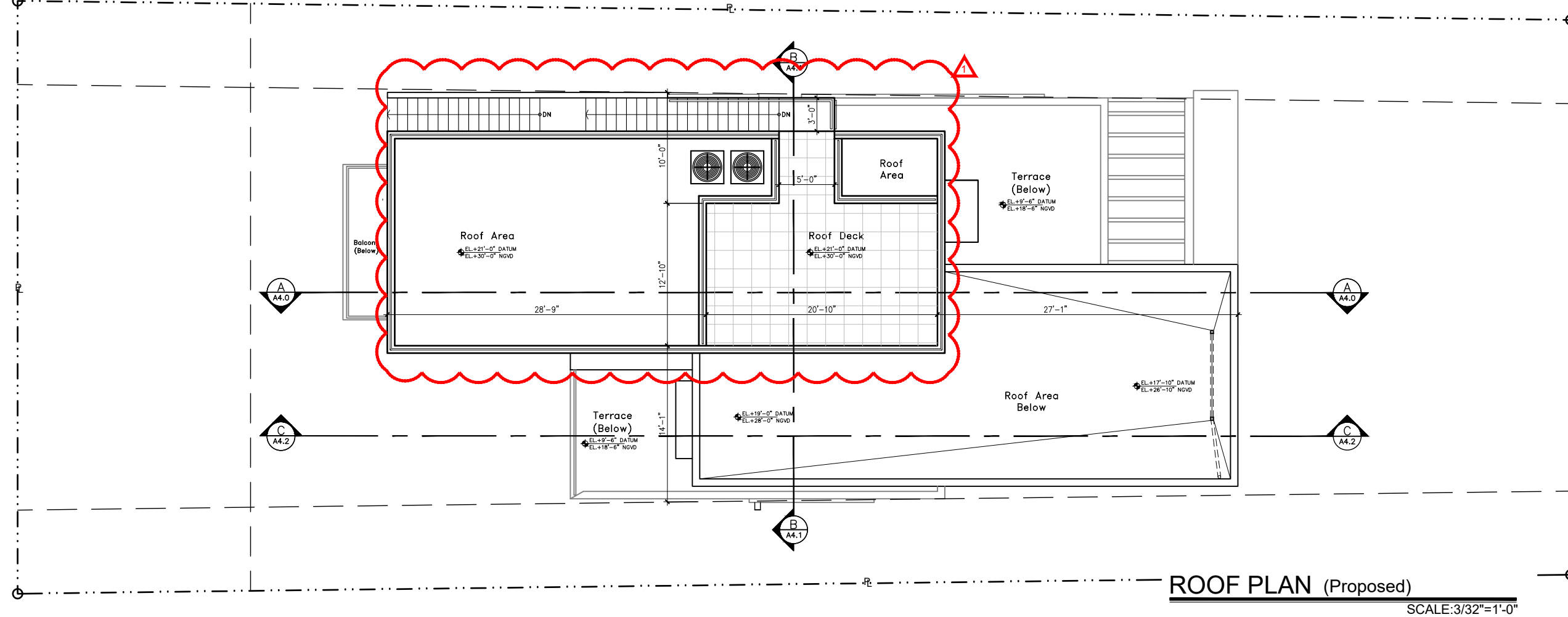
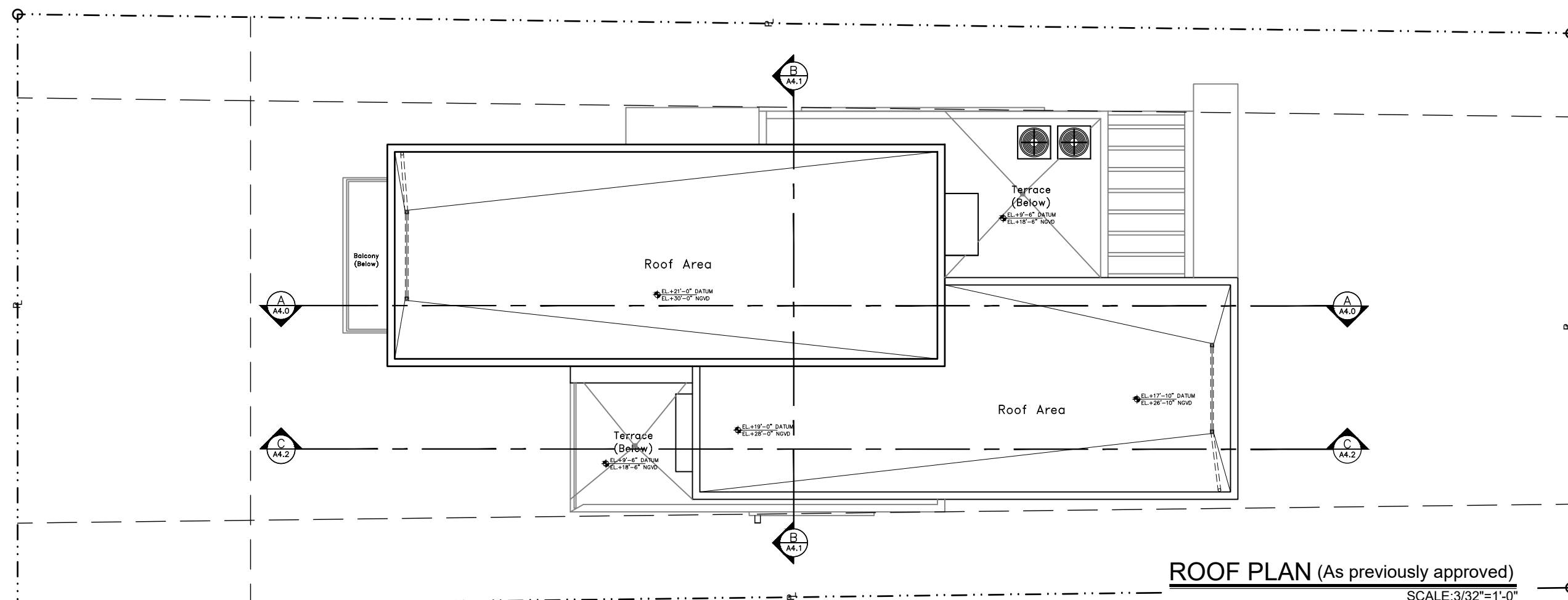
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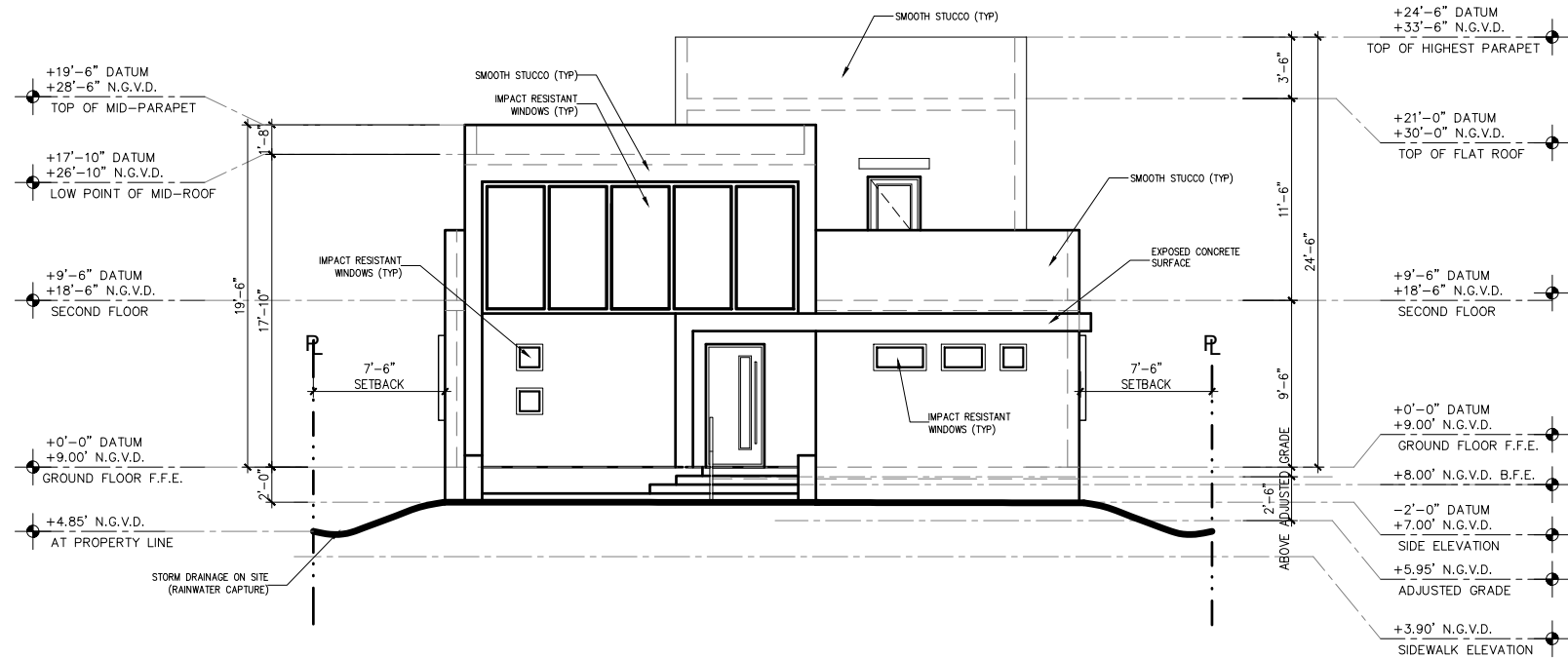
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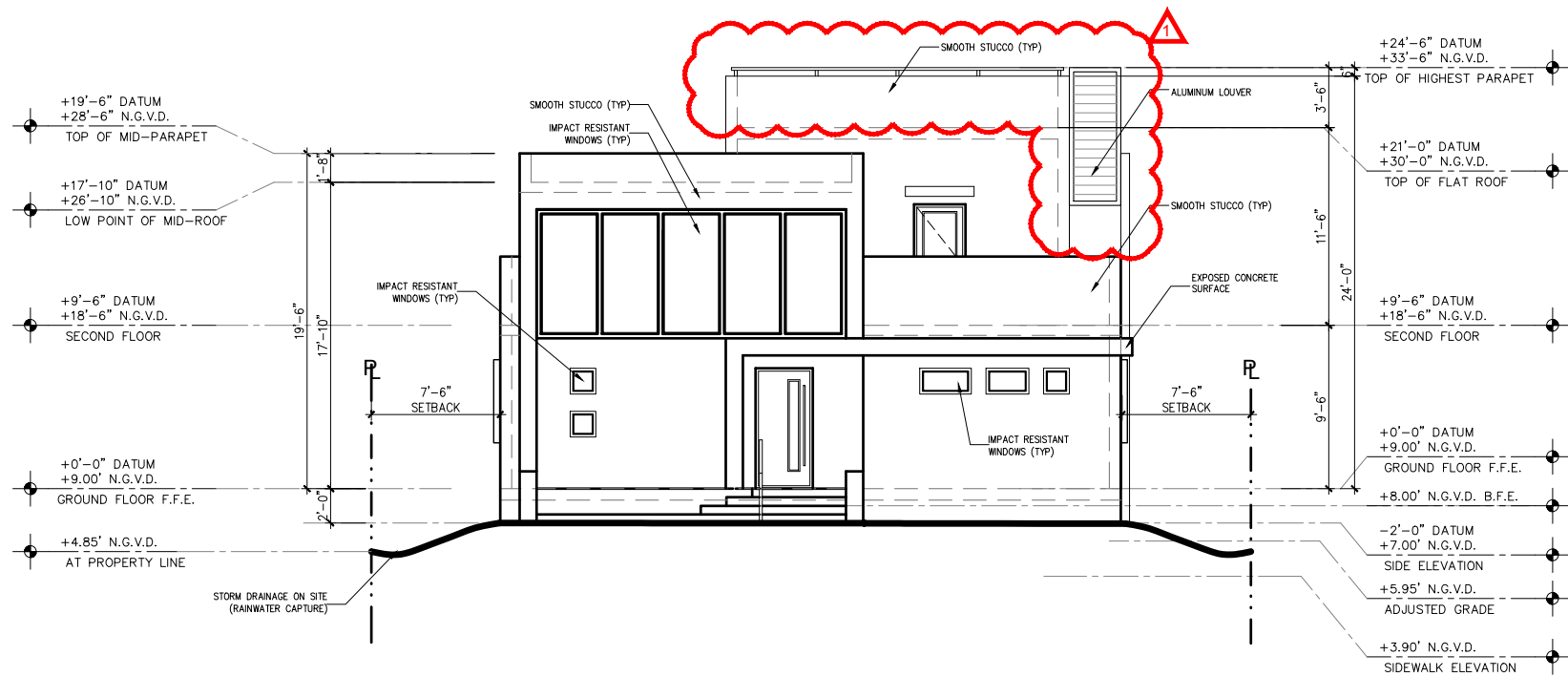
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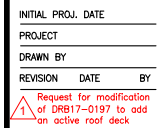




SOUTH ELEVATION (As previously approved)
SCALE:3/32"=1'-0"



SOUTH ELEVATION (Proposed)
SCALE:3/32"=1'-0"



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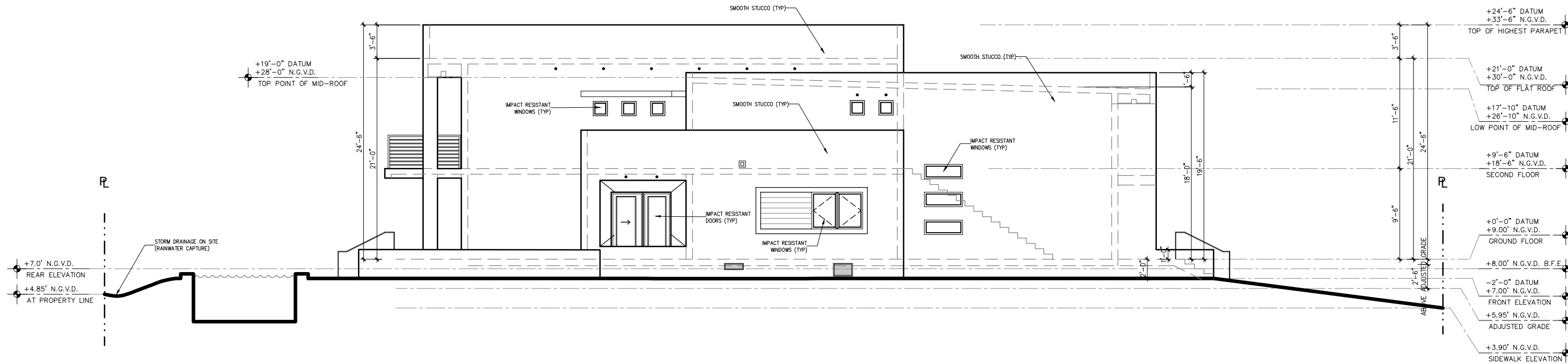
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OWNER: MB 325, LLC
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A R C H I T E C T U R E W O R K S, L L C
300 71 Street Suite 508 Miami Beach, FL 33141 (305) 866 6673 Fax (305) 866 6681

A R C H I T E C T
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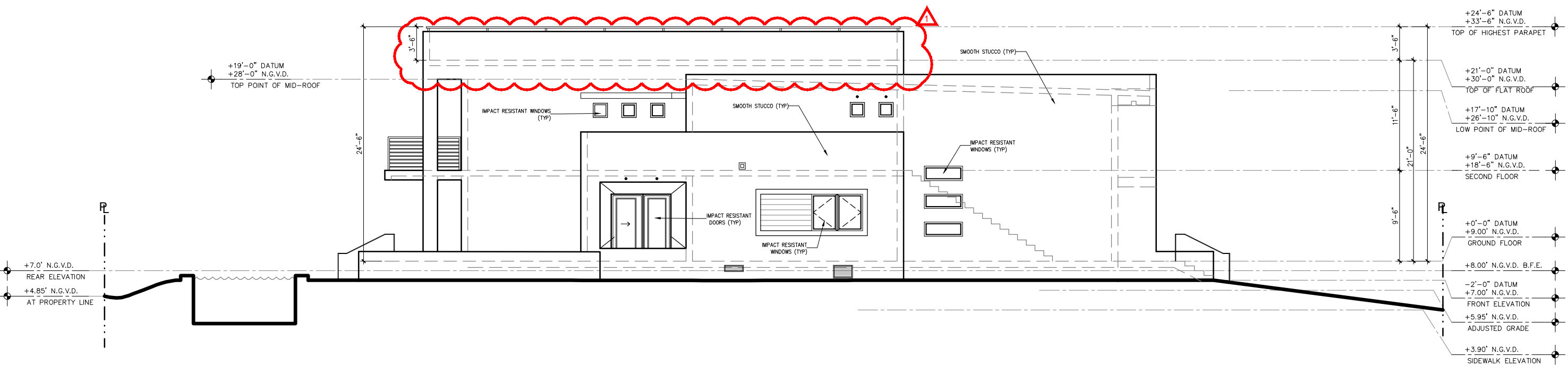
SHEE

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WEST ELEVATION (As previously approved)
SCALE:3/32"=1'-0"



WEST ELEVATION (Proposed)
SCALE:3/32"=1'-0"



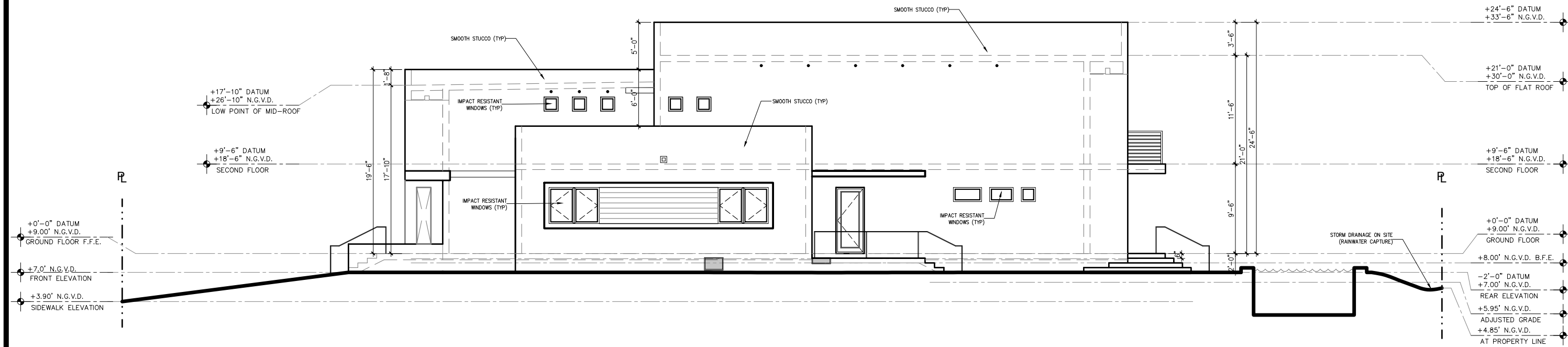
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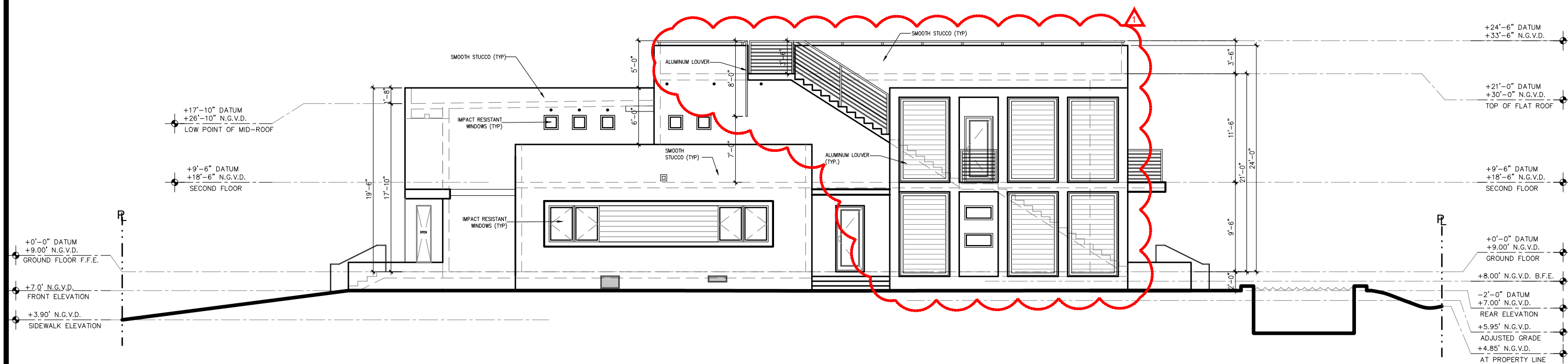
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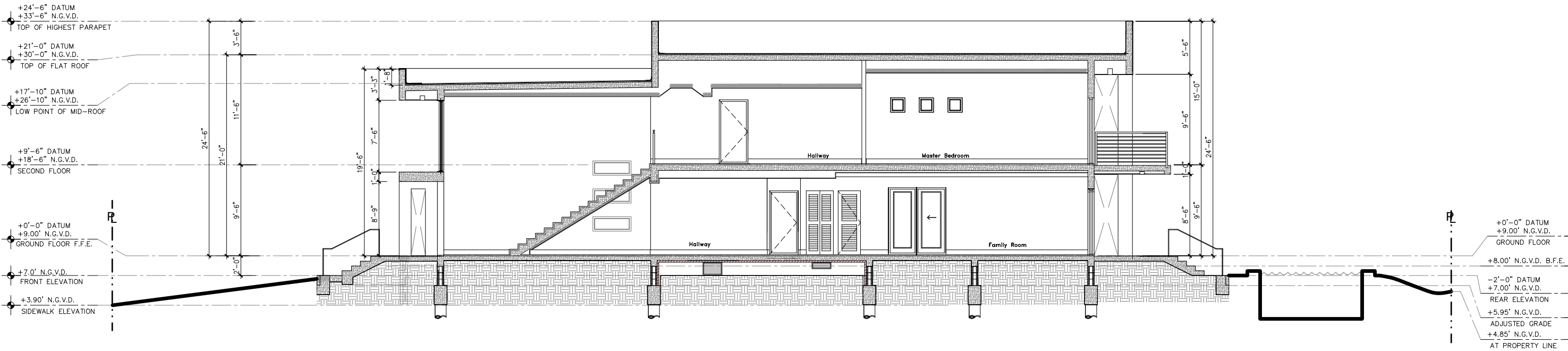
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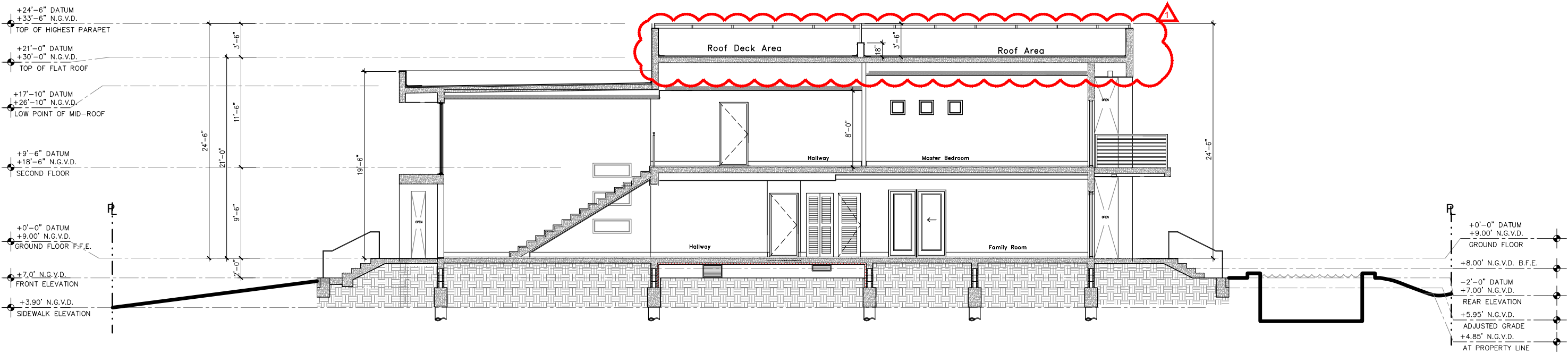
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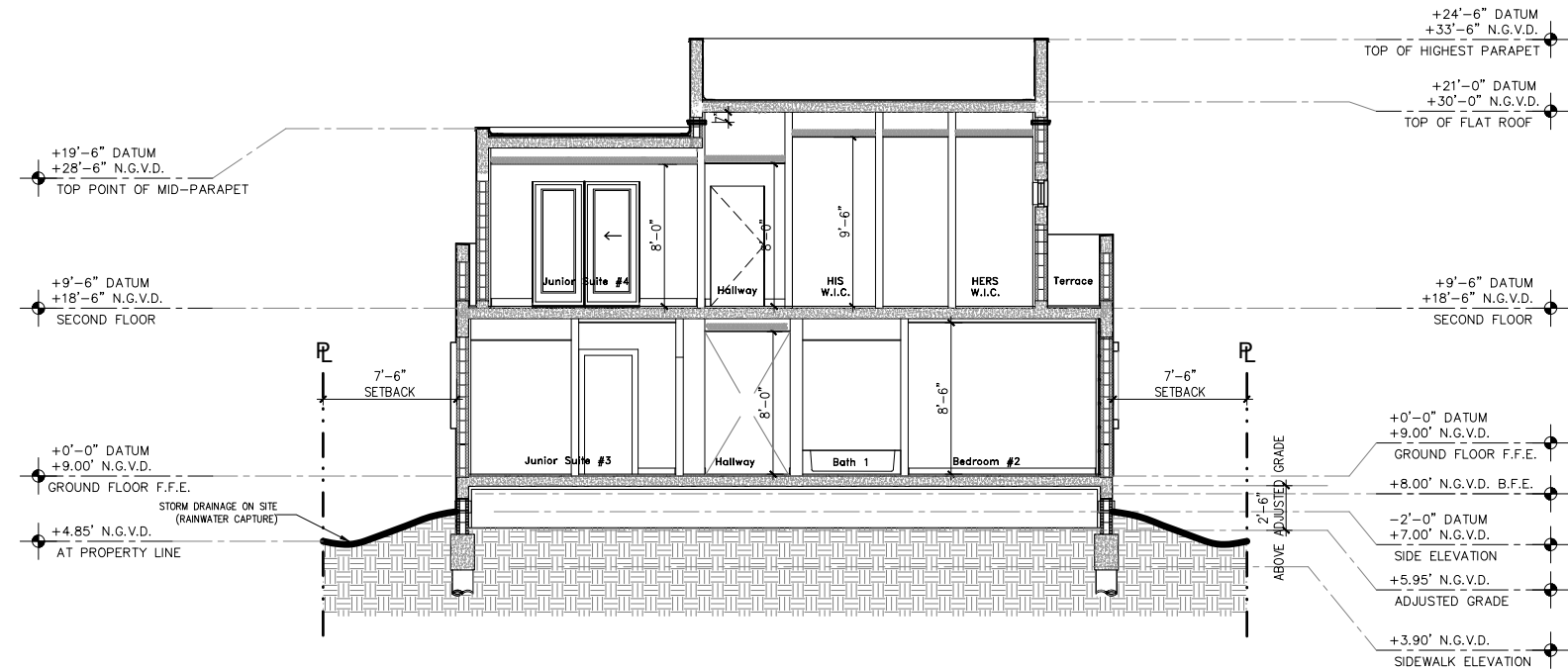
EAST ELEVATION (Proposed)
SCALE:3/32"=1'-0"



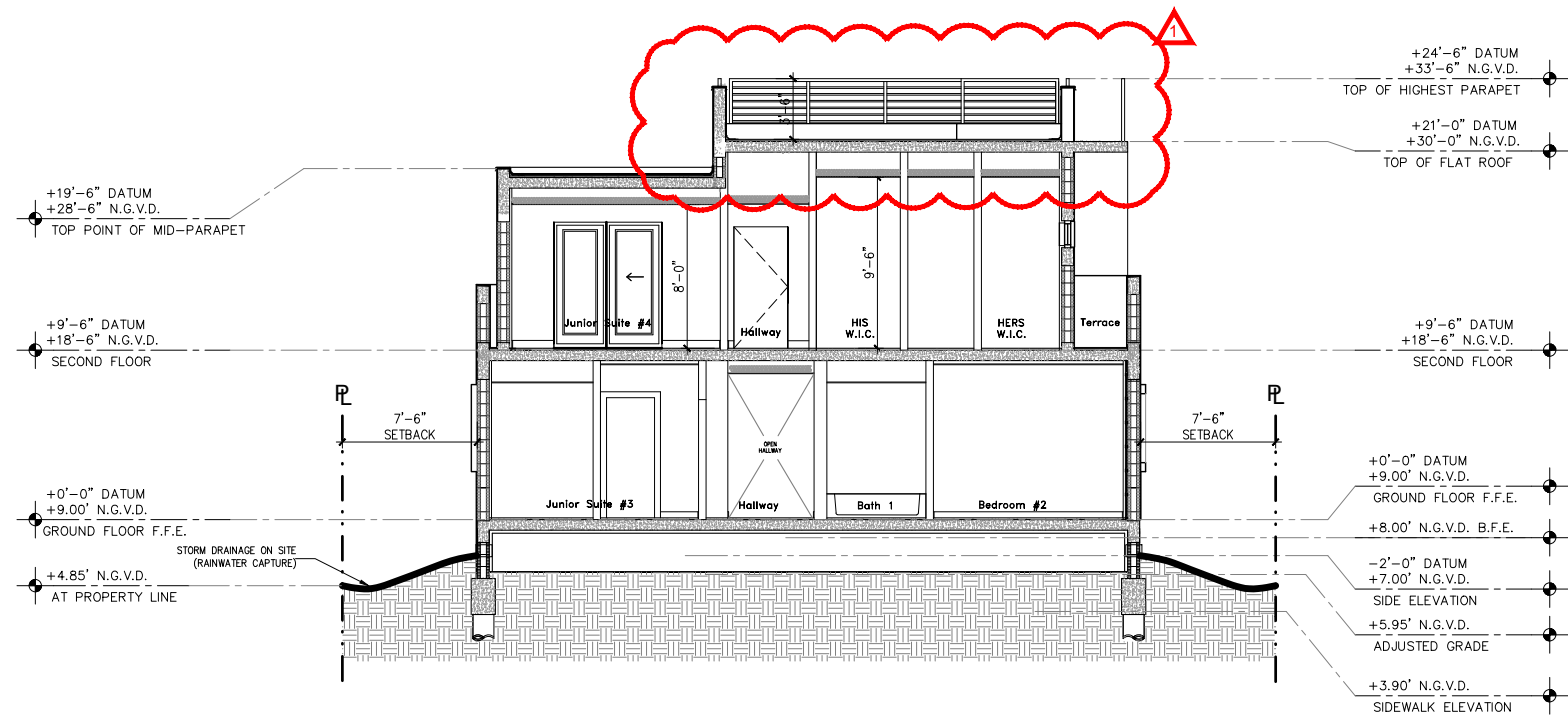
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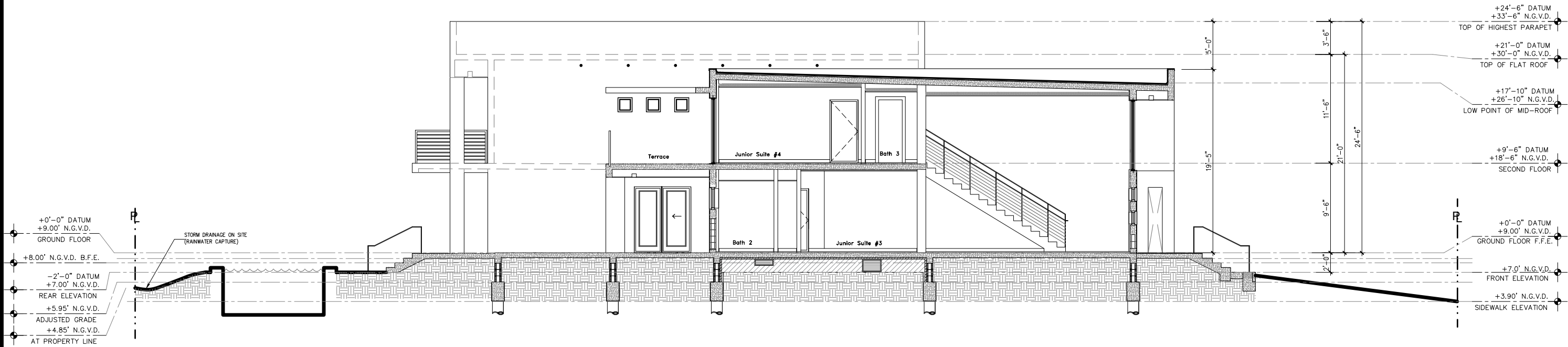
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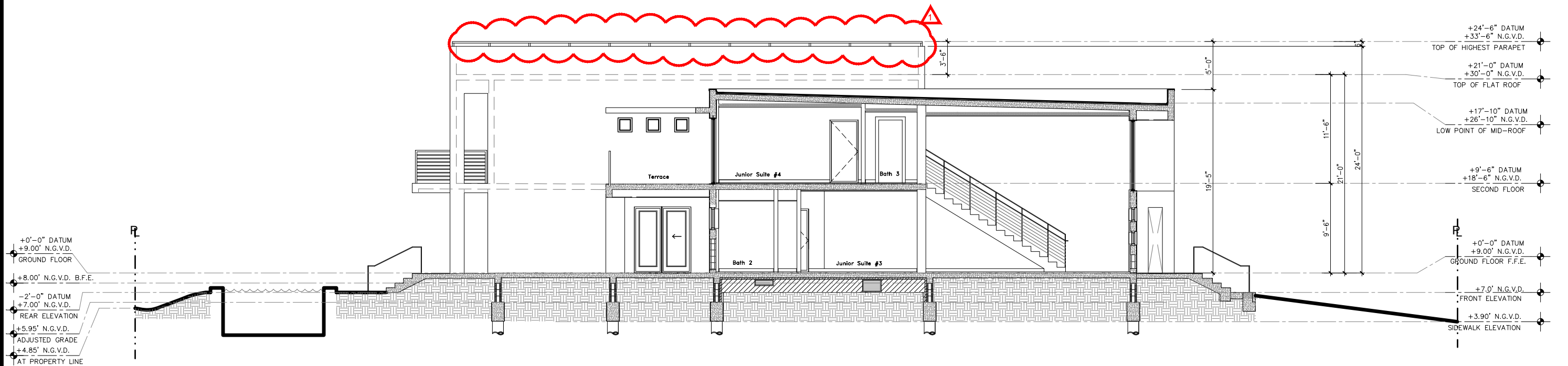
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SCALE:3/32"=1'-0"



SECTION "B" (Proposed)
SCALE:3/32"=1'-0"



SECTION "C" (As previously approved)
SCALE:3/32"=1'-0"



SECTION "C" (Proposed)
SCALE:3/32"=1'-0"



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AXONOMETRIC (As previously approved)
REAR VIEW N.T.S.

AXONOMETRIC (Proposed)
REAR VIEW N.T.S.



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SHEET

A5.0



AXONOMETRIC (As previously approved)
SE CORNER N.T.S.



AXONOMETRIC (Proposed)
SE CORNER N.T.S.



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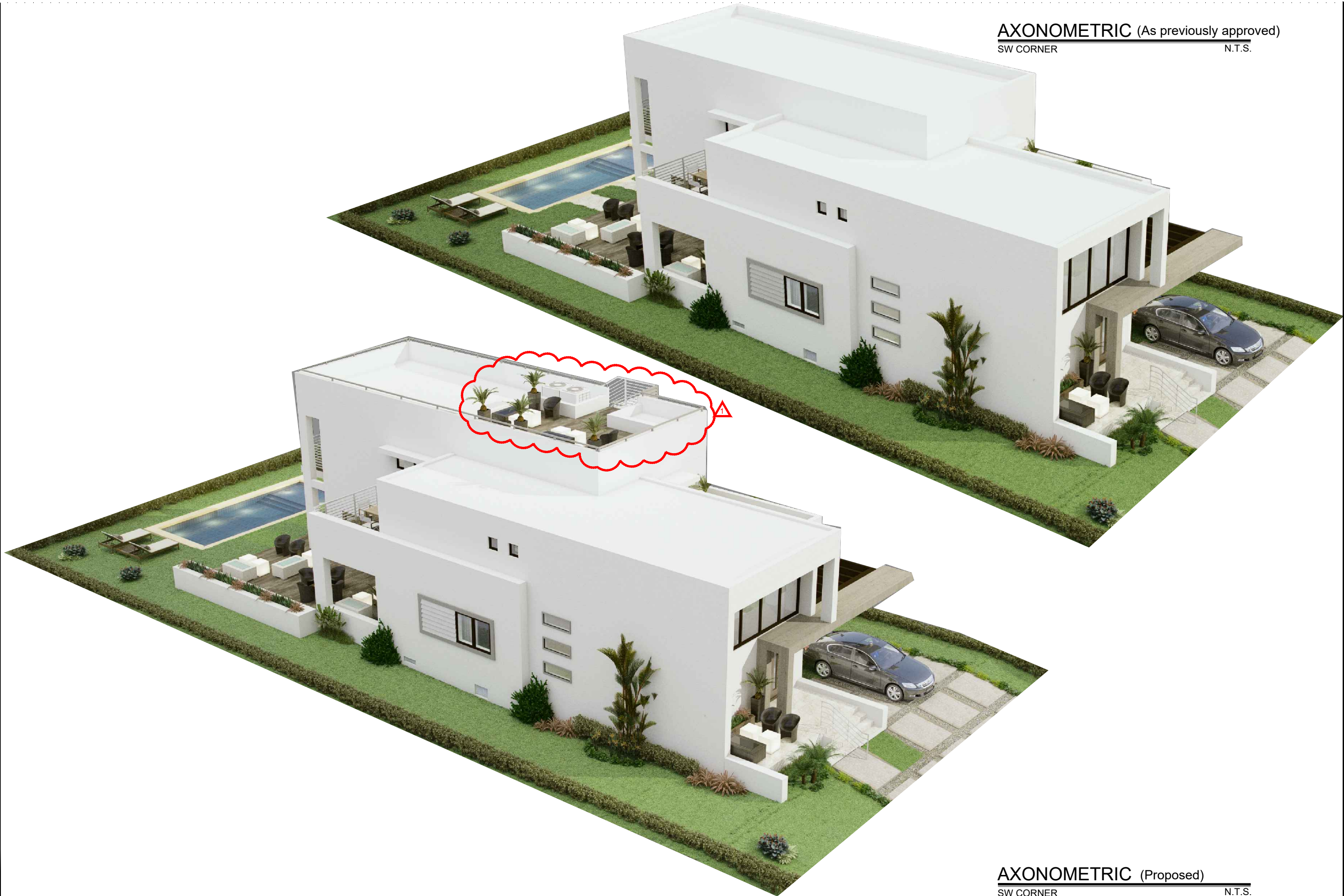
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FLORIDA — AR-0015491

SHEET

A5.1



AXONOMETRIC (As previously approved)
SW CORNER N.T.S.

AXONOMETRIC (Proposed)
SW CORNER N.T.S.



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SHEET

A5.2