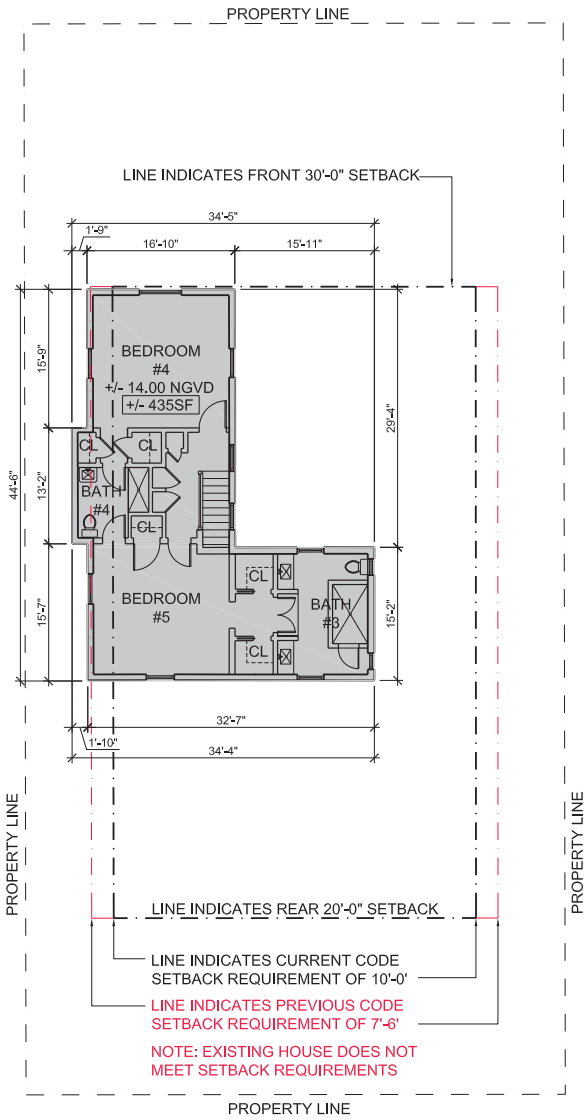
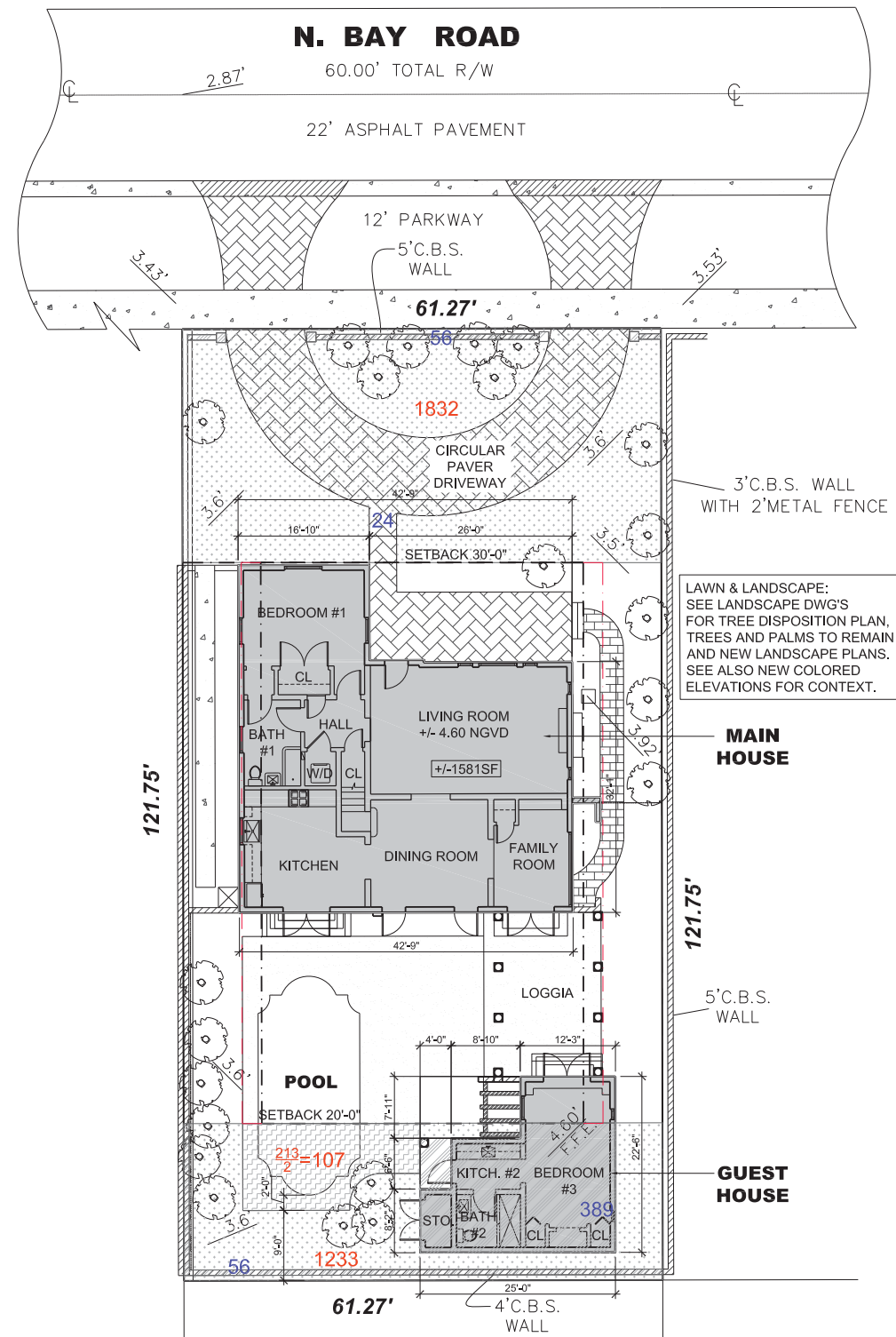




2 EXISTING 2ND FLR PLAN
SCALE: 1" = 10'-0" (ARCH D)



1 EXISTING SITE / 1ST FLR PLAN
SCALE: 1" = 10'-0" (ARCH D)

EXISTING OPEN SPACE CALCS

EXISTING FRONT YARD	1832SF
(-) EXISTING SITE WALLS	56SF
(-) EXISTING WALK WITHIN SETBACK	24SF
EXISTING TOTAL OPEN SPACE SF =	96%
1832 - 80 = 1752/1832 = .96	PROVIDED
REQUIRED FRONT YARD OPEN SPACE 50%	96%

EXISTING REAR YARD	1233SF
(-) EXISTING POOL AND DECK	213SF/2
(-) EXISTING SITE WALLS	56SF
(-) EXISTING BUILDING WITHIN SETBACK	389SF
EXISTING TOTAL OPEN SPACE SF =	56%
1233 - 552 = 681/1233 = .56	PROVIDED
REQUIRED REAR YARD OPEN SPACE 70%	56%

LEGEND

LOT COVERAGE	PERVIOUS	IMPERVIOUS *ALSO INDICATES EXISTING HOUSE WITHIN REAR SETBACK	POOL	POOL DECK

MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	2051 N. Bay Rd Miami Beach Florida	
2	Folio number(s):	02-3227-008-1630	
3	Beard and file numbers :	N/A	
4	Year built:	1928	Zoning: RS-4
5	Based Flood Elevation:	8.00	Grade value in NGVD: 3.48
6	Adjusted grade (Flood+Grade/2):	5.74	Free board: 1
7	Lot Area:	7459 sf	
8	Lot width:	61.27 ft	Lot Depth: 121.75 ft
9	Max Lot Coverage SF and %:	2238 sf at 30%	Proposed Lot Coverage SF and %: 1926 sf or 25%
10	Existing Lot Coverage SF and %:	1581 + 435=2066sf	Lot coverage deducted (garage-storage) SF: 412 sf
11	Front Yard Open Space SF and %:	731 sf = 59%	Rear Yard Open Space SF and %: 861 sf or 70%
12	Max Unit Size SF and %:	3730 sf = 50%	Proposed Unit Size SF and %: 3674 sf or 49%
13	Existing First Floor Unit Size:	2066 sf	Proposed First Floor Unit Size: 1864 sf
14	Existing Second Floor Unit Size:	1010sf	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 1st Flr = 19716 cu.f 2nd Flr = 19458 cu.f or 98%
15			Proposed Second Floor Unit Size SF and % : 1810 sf or 98%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 363 sf or 20%

	Required	Existing	Proposed	Deficiencies
17 Height:	24'-0"		24'-0"	0
18 Setbacks:				
19 Front First level:	20'-0"	30'-3"	20'-0"	0
20 Front Second level:	30'-0"	30'-3"	39'-6"	0
21 Side 1:	10'-0"	7'-1"	7'-6"	2'-6"
22 Side 2 or (facing street):	10'-0"	6'-0"	7'-6"	2'-6"
23 Rear:	20'-0"	3'-6"	20'-0"	0
24 Accessory Structure Side 1:	N/A			
25 Accessory Structure Side 2 or (facing street) :	N/A			
26 Accessory Structure Rear:	N/A			
27 Sum of Side yard :	20' or 33%	13'-1" or 22%	15' or 25%	5'-0"
28 Located within a Local Historic District?			NO	
29 Designated as an individual Historic Single Family Residence Site?			NO	
30 Determined to be Architecturally Significant?			YES	

Notes:
If not applicable write N/A
All other data information should be presented like the above format

NOTE: SEE ADDL EXISTING CONTEXTUAL SITE, INTERIOR AND ELEVATION PHOTOGRAPHS AS WELL AS NEIGHBORHOOD CONTEXTUAL STUDY WHICH CONSTITUTES THE EXISTING COMPLETE EVALUATION FOR DEMOLITION OF THE EXISTING STRUCTURE.

THE EXISTING SITE WAS ORIGINALLY DEVELOPED IN 1928 AND DOES NOT MEET THE BASE FLOOD ELEVATION + FREEBOARD REQUIREMENTS OF THE CURRENT CODE.

IN ADDITION, THE EXISTING STRUCTURE IS CURRENTLY OVERBUILT BEYOND THE EXISTING CITY OF MIAMI BEACH SETBACK REQUIREMENTS.

THIS POSES SIGNIFICANT PROBLEMS FOR FUTURE NEIGHBORHOOD ENHANCEMENTS INCL, BUT NOT LIMITED TO STREET FLOOD PREVENTION ELEVATION CHANGES THAT THESE NEW CODES ARE BEING WRITTEN TO PROVIDE FOR, AS WELL AS, POTENTIAL RISK FOR THE OWNER DURING A FLOOD EVENT BEING AMONG THE LOWEST BUILT ELEVATIONS IN THE NEIGHBORHOOD.

2051 N. BAY ROAD

MIAMI BEACH, FL., 33140

JAMIL BOUCHAREB
2054 N. BAY ROAD,
MIAMI BEACH, FLORIDA, 33140

FLORIDA LICENSURE: AR95020

VIRGINIA LICENSURE: 0401015144

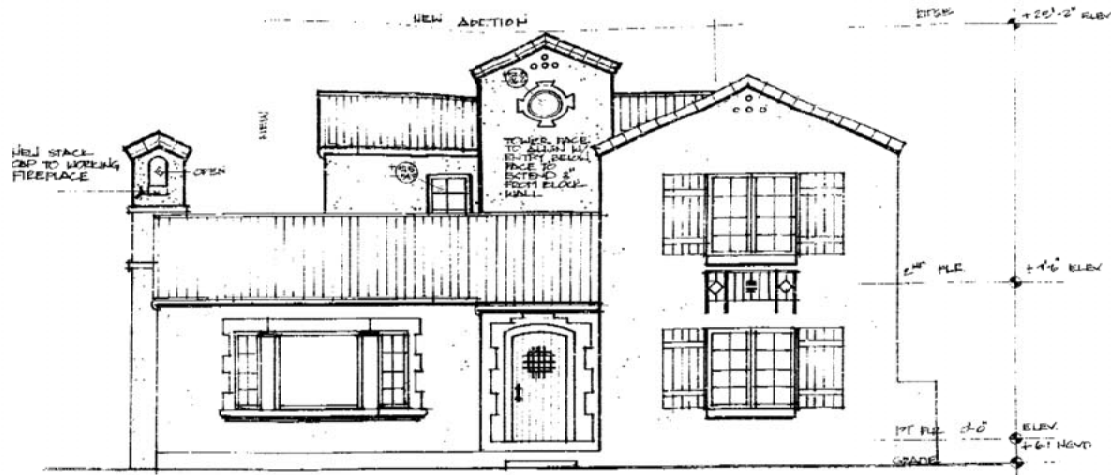
PROJECT NO. 16-0501
DESIGNED BY: BMD/DSH
DRAWN BY: DSH
CHECKED BY: BMD

SUBMITTALS:
DRB FIRST SUBMIT 07.01.2016
DRB FINAL SUBMIT 07.15.2016

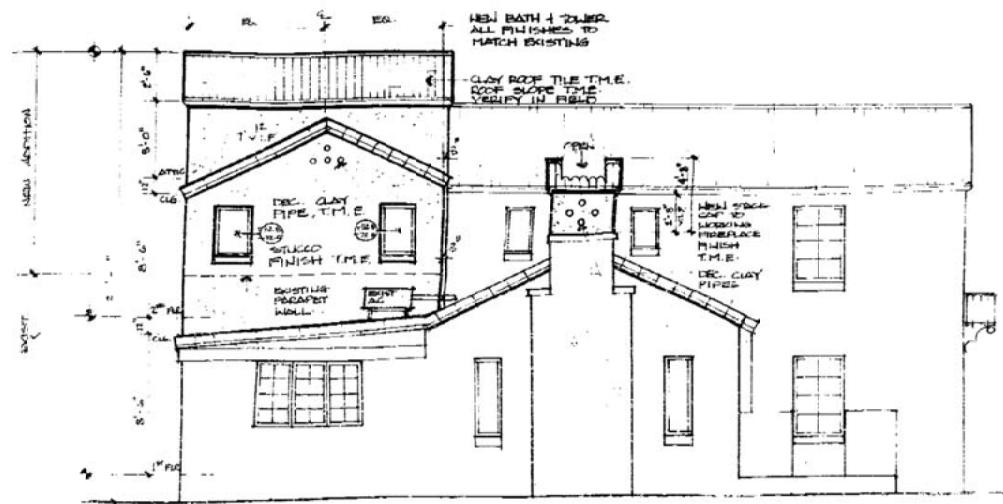
REVISIONS:

EXISTING
SITEPLAN

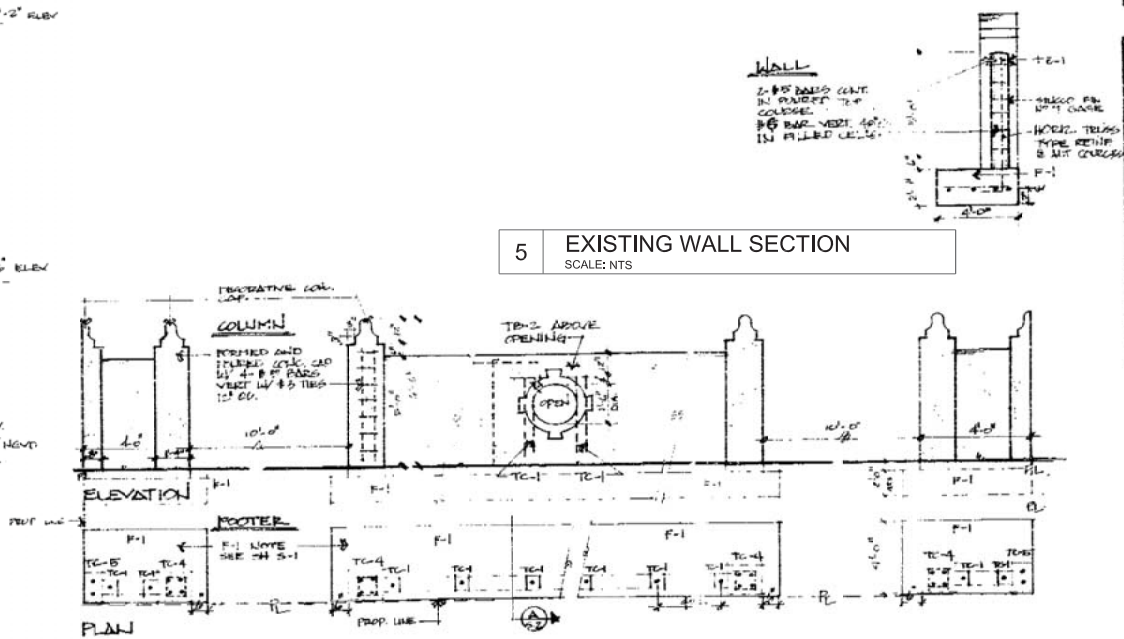
A04A



3 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0" (ARCH D)

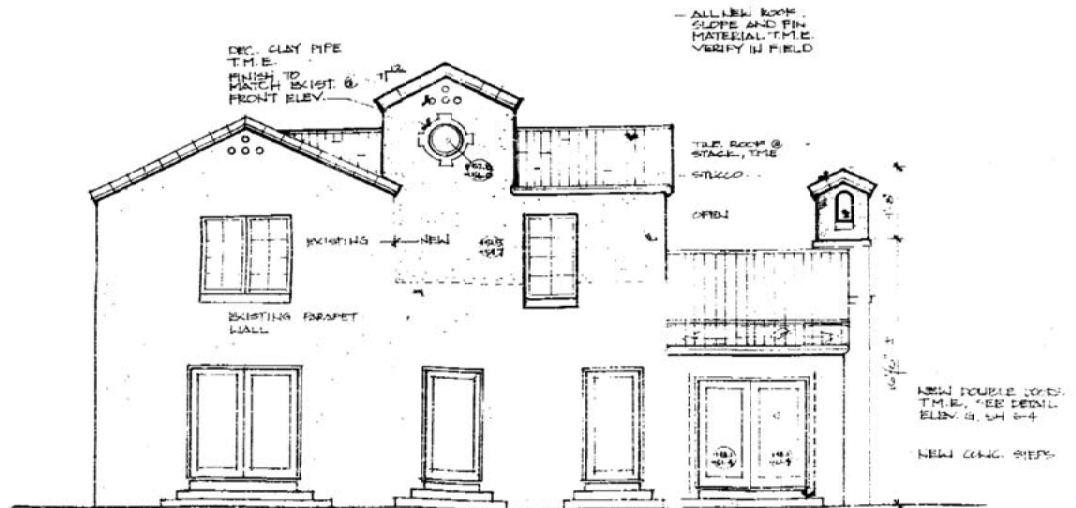


2 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0" (ARCH D)



5 EXISTING WALL SECTION
SCALE: NTS

4 EXISTING SITE WALL ELEVATION
SCALE: NTS



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0" (ARCH D)



2051 N. BAY ROAD
MIAMI BEACH, FL., 33140

JAMIL BOUCHAREB
2054 N. BAY ROAD,
MIAMI BEACH, FLORIDA, 33140

FLORIDA LICENSURE: AR95020

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REVISIONS:

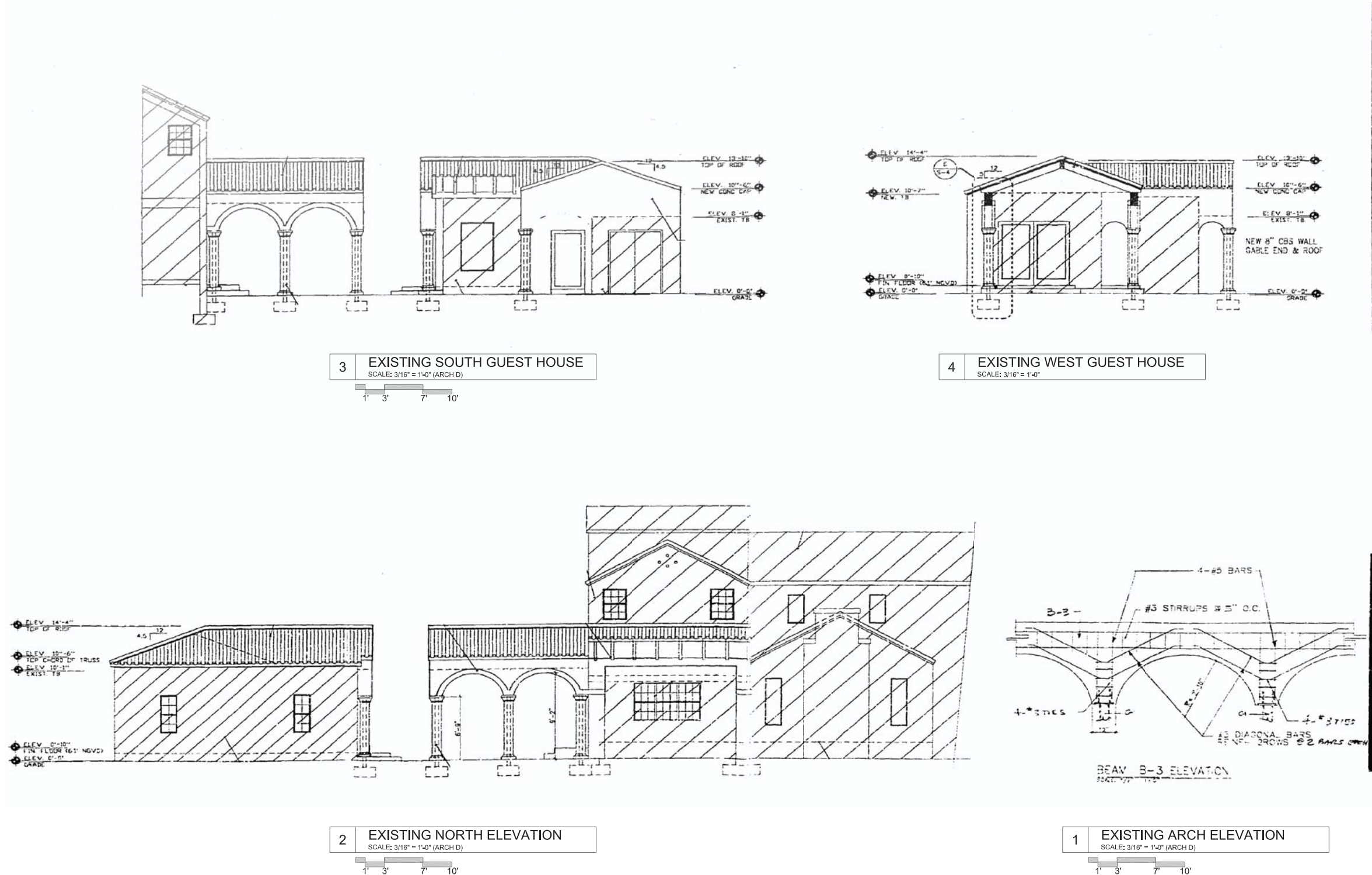
EXISTING
ELEVATIONS

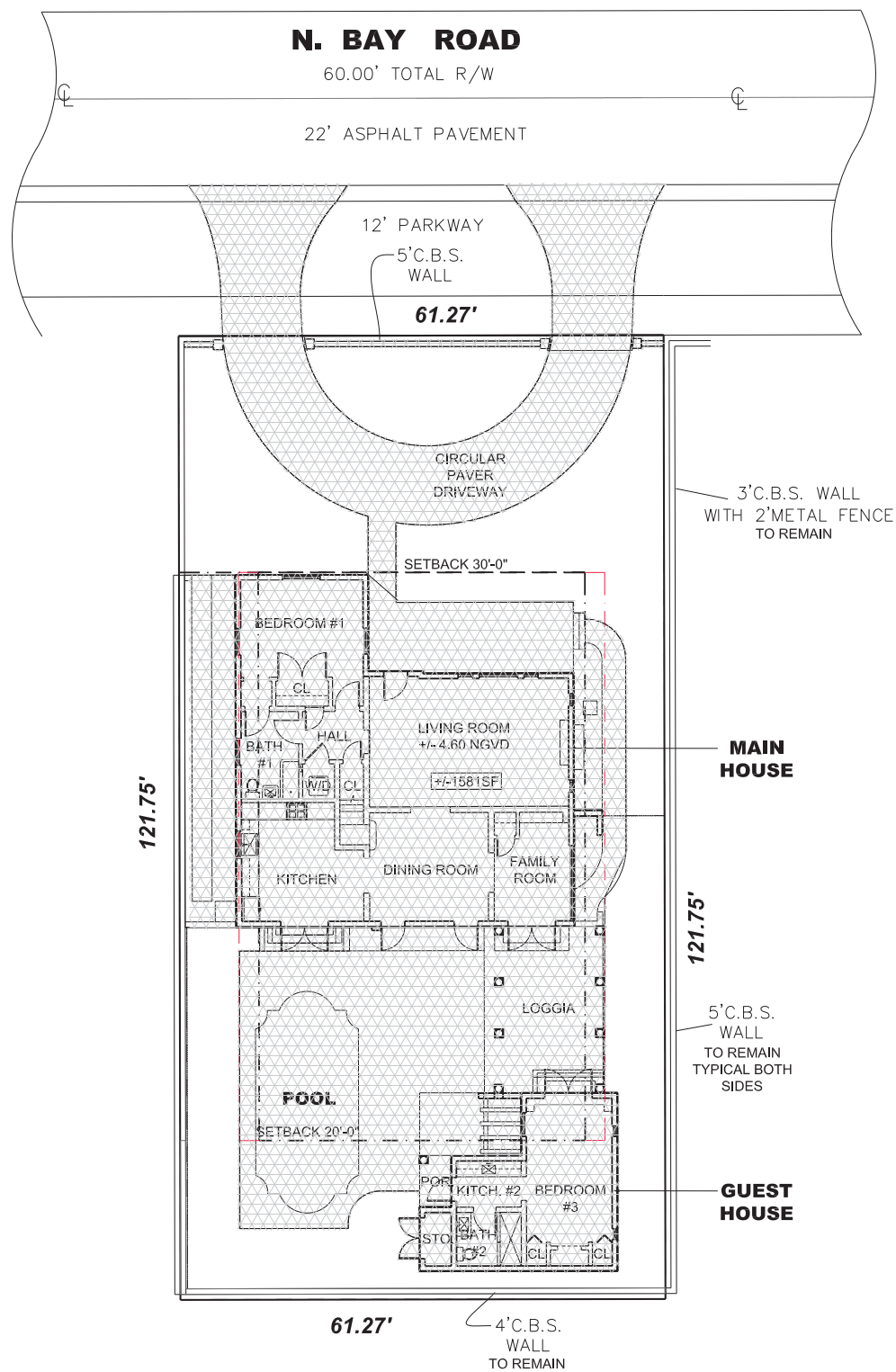
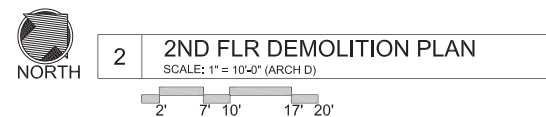
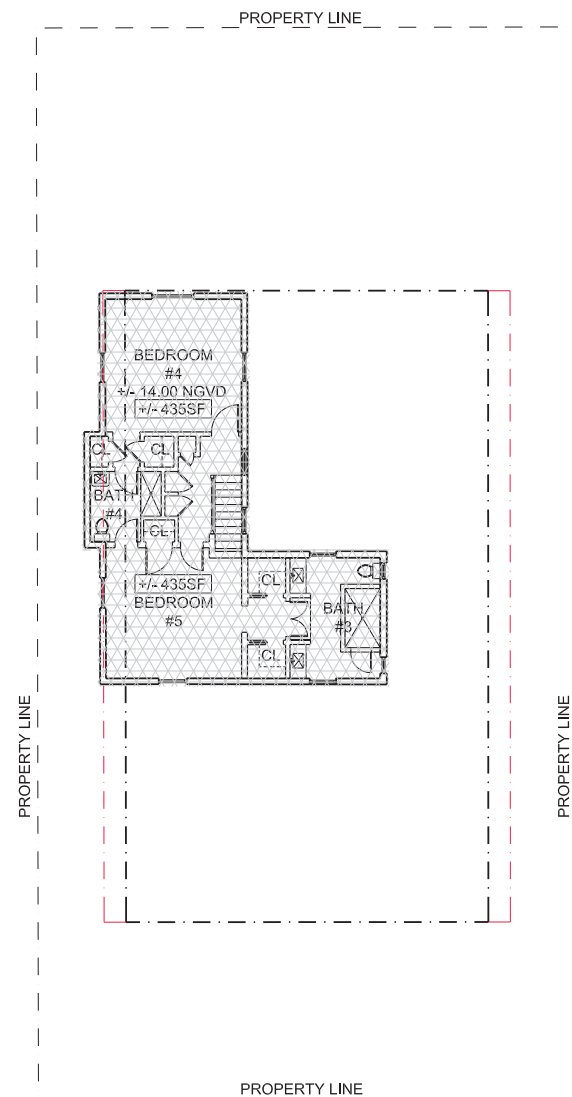
A04B

ARCHITECTURE
BENJAMIN M. DRONSICK
ARCHITECT
ADDRESS: P.O. BOX 788
LAKE WORTH, FL 33460
PHONE: 561.456.8057
EMAIL: bmd@bmd.com
FLORIDA • VIRGINIA
ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN

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LAWN & LANDSCAPE:
SEE LANDSCAPE DWG'S
FOR TREE DISPOSITION PLAN,
TREES AND PALMS TO REMAIN
AND NEW LANDSCAPE PLANS.
SEE ALSO NEW COLORED
ELEVATIONS FOR CONTEXT.

NOTE: SEE ADDL EXISTING CONTEXTUAL SITE, INTERIOR AND ELEVATION PHOTOGRAPHS AS WELL AS NEIGHBORHOOD CONTEXTUAL STUDY WHICH CONSTITUTES THE EXISTING COMPLETE EVALUATION FOR DEMOLITION OF THE EXISTING STRUCTURE.

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LEGEND



FLORIDA LICENSE: AR95020

VIRGINIA LICENSURE: 0401015144

PROJECT NO.	16-0501
DESIGNED BY:	BMD/DSH
DRAWN BY:	DSH
CHECKED BY:	BMD

SUBMITTALS:	
DRB FIRST SUBMIT	07.01.2016
DRB FINAL SUBMIT	07.15.2016

REVISIONS:

DEMO PLAN

A05

JUNE 28, 2016

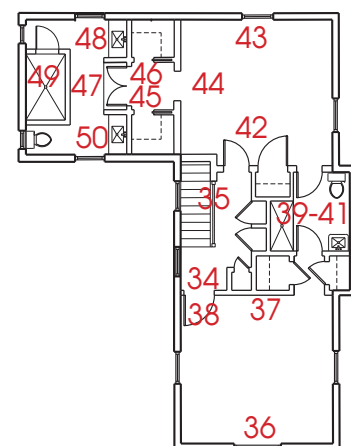
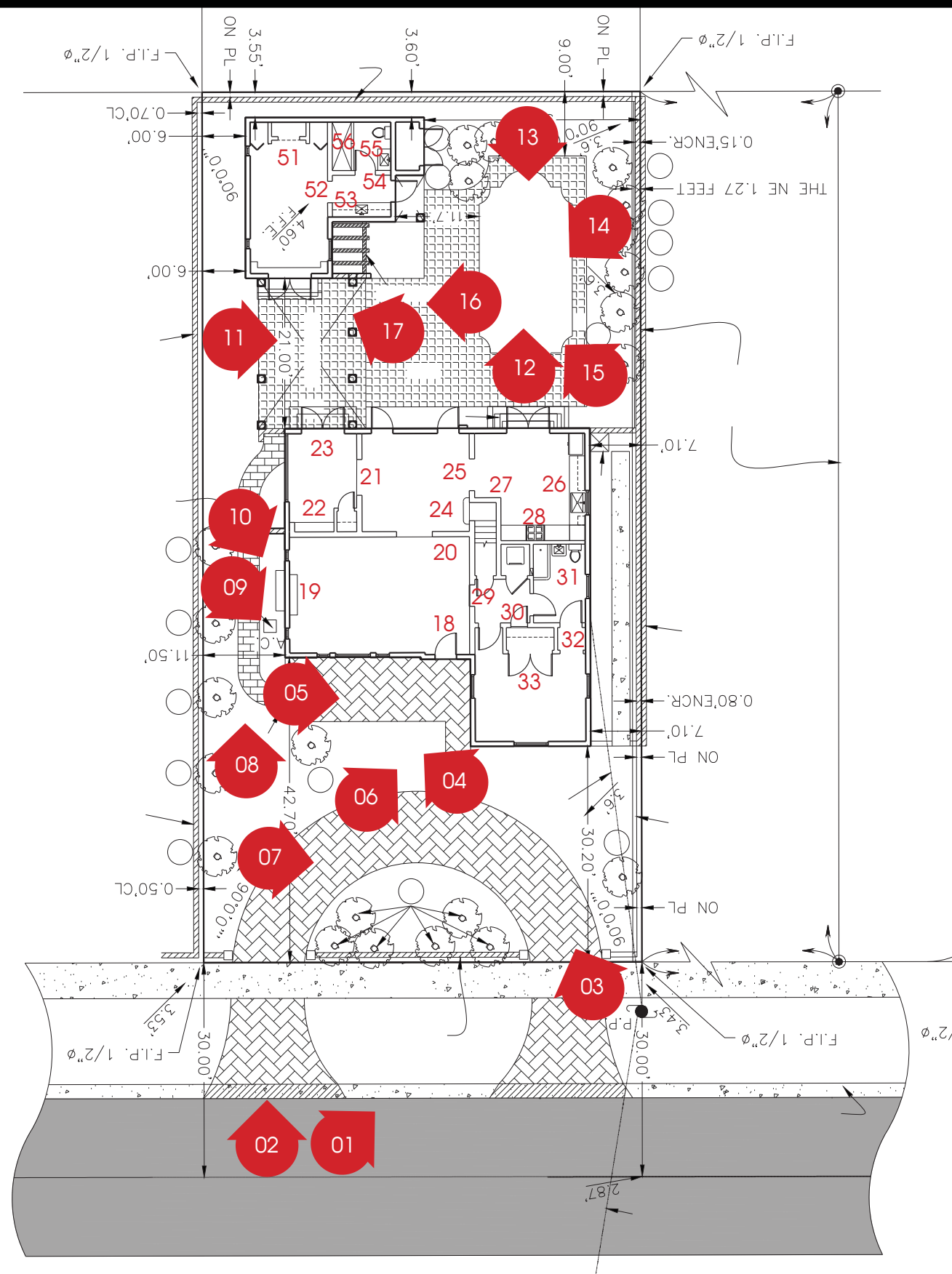


EXISTING SITE CONDITIONS
& NEIGHBORHOOD
CONTEXT STUDY

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SUBJECT PROPERTY LOOKING SOUTHEAST INCLUDES EMPTY LOT NORTH OF PROPERTY AND 2 NEIGHBORS TO THE SOUTH







MAY 2, 2016



MAY 2, 2016

MAY 2, 2016



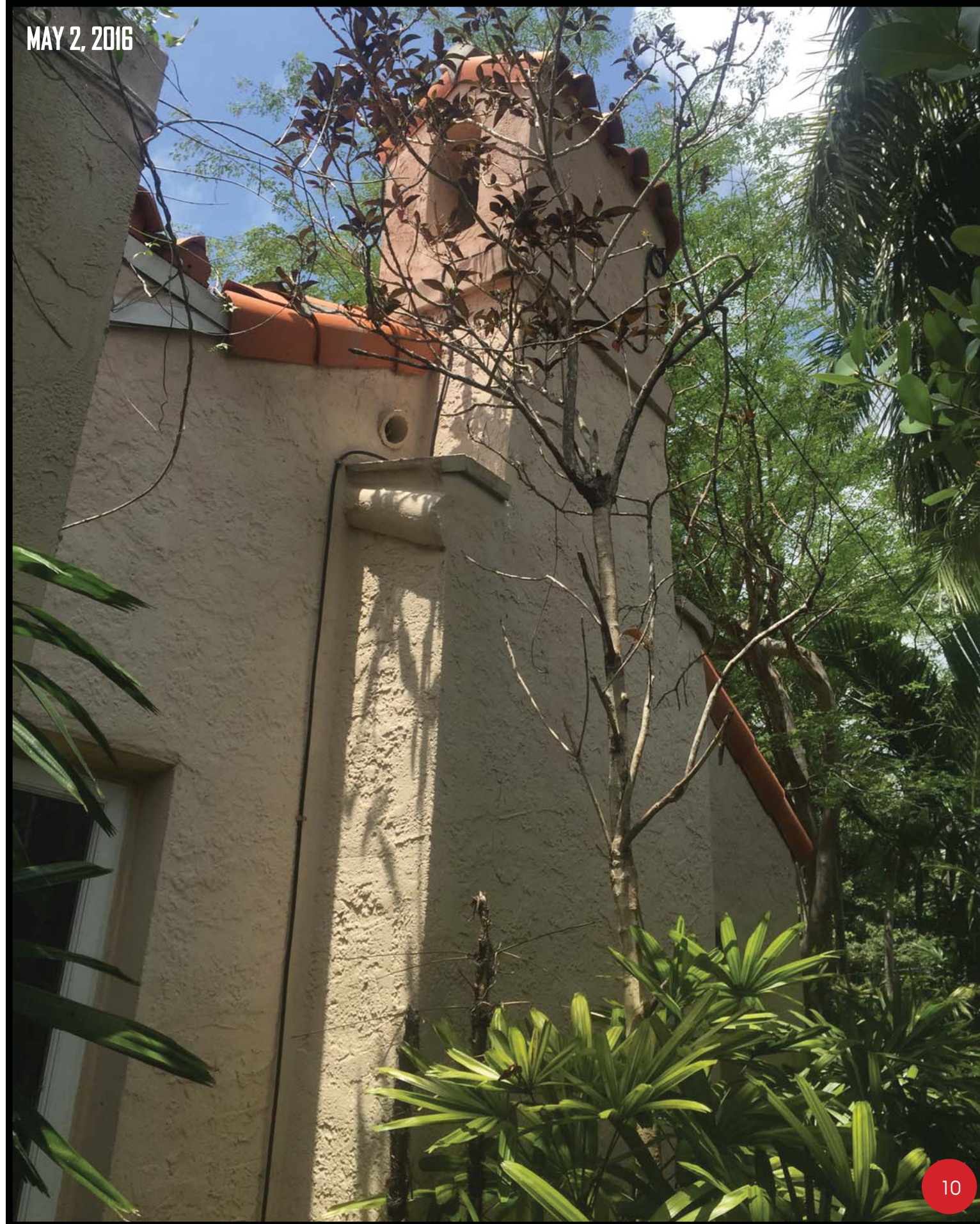
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MAY 2, 2016



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MAY 2, 2016







MAY 2, 2016



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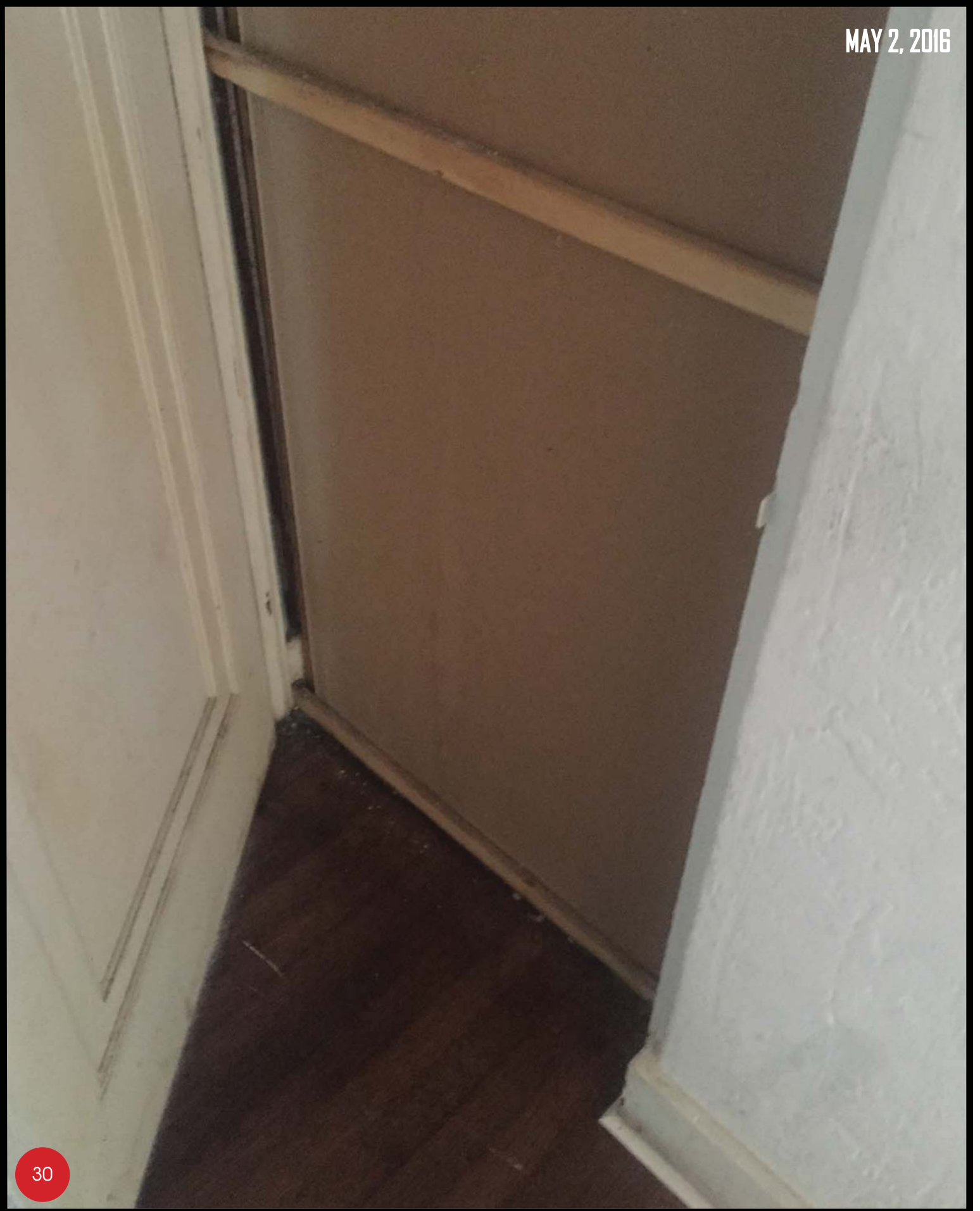
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MAY 2, 2016



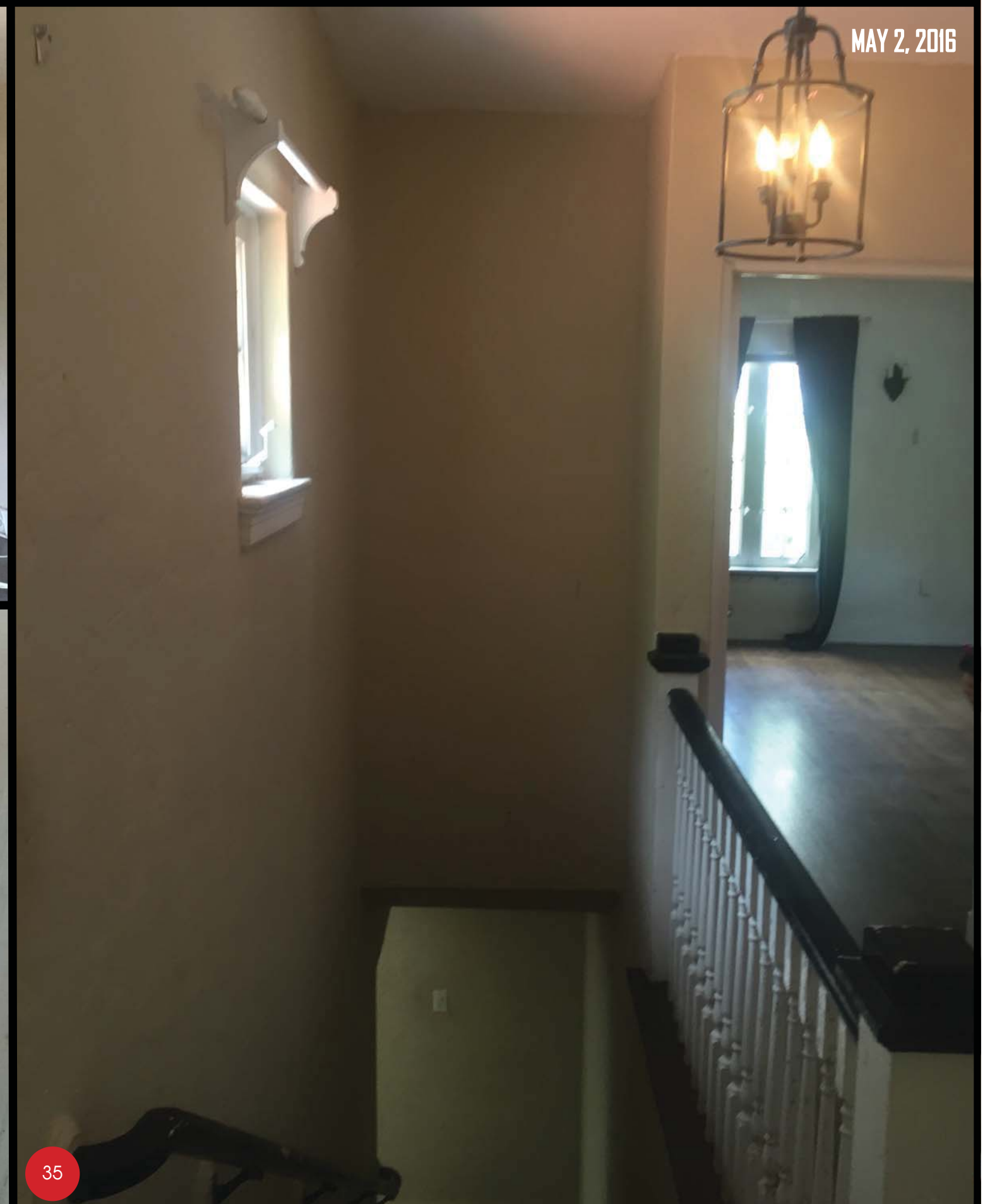
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MAY 2, 2016



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MAY 2, 2016



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MAY 2, 2016



MAY 2, 2016



MAY 2, 2016



MAY 2, 2016



MAY 2, 2016



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MAY 2, 2016



MAY 2, 2016



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MAY 2, 2016



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MAY 2, 2016



MAY 2, 2016

MAY 2, 2016

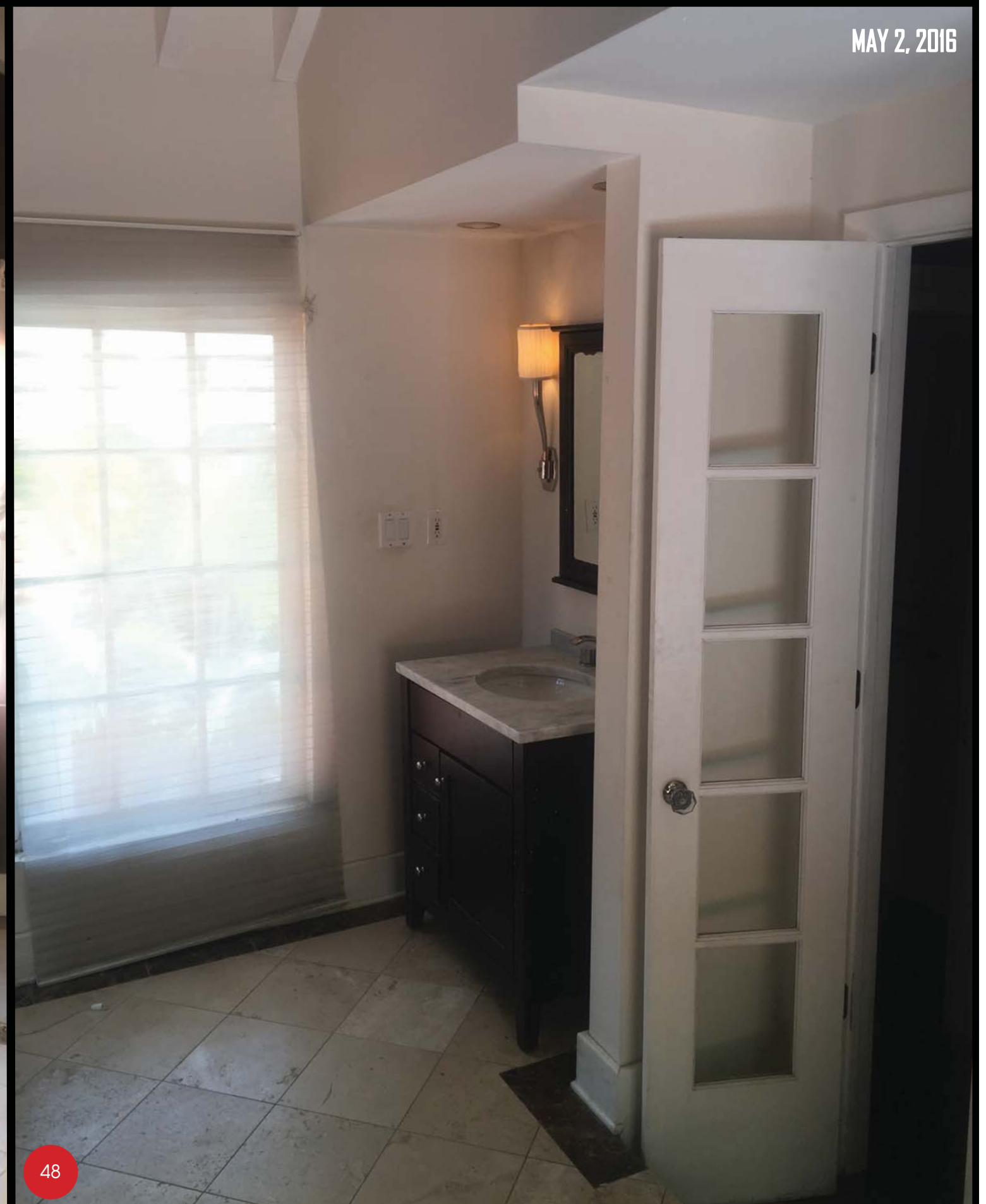
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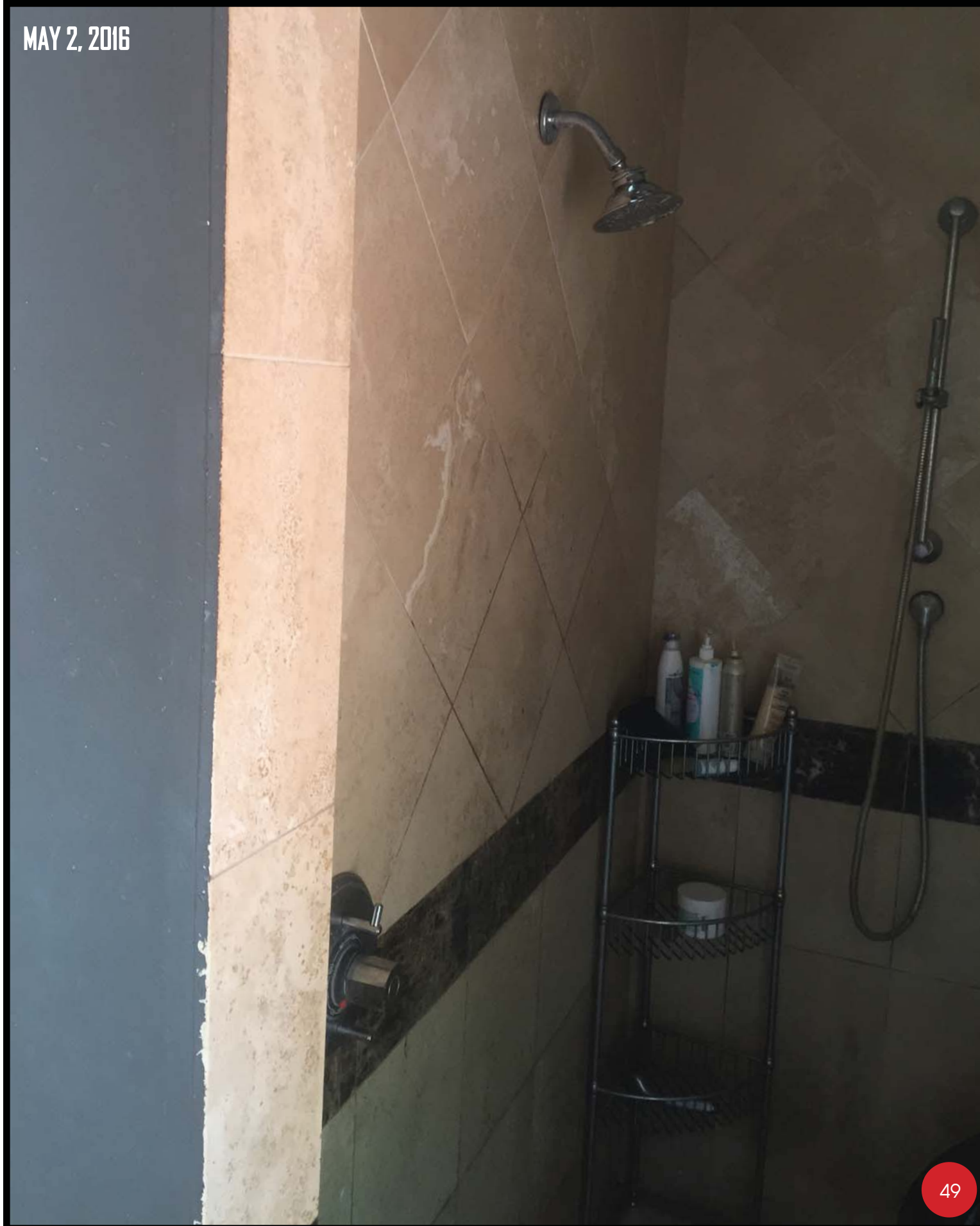
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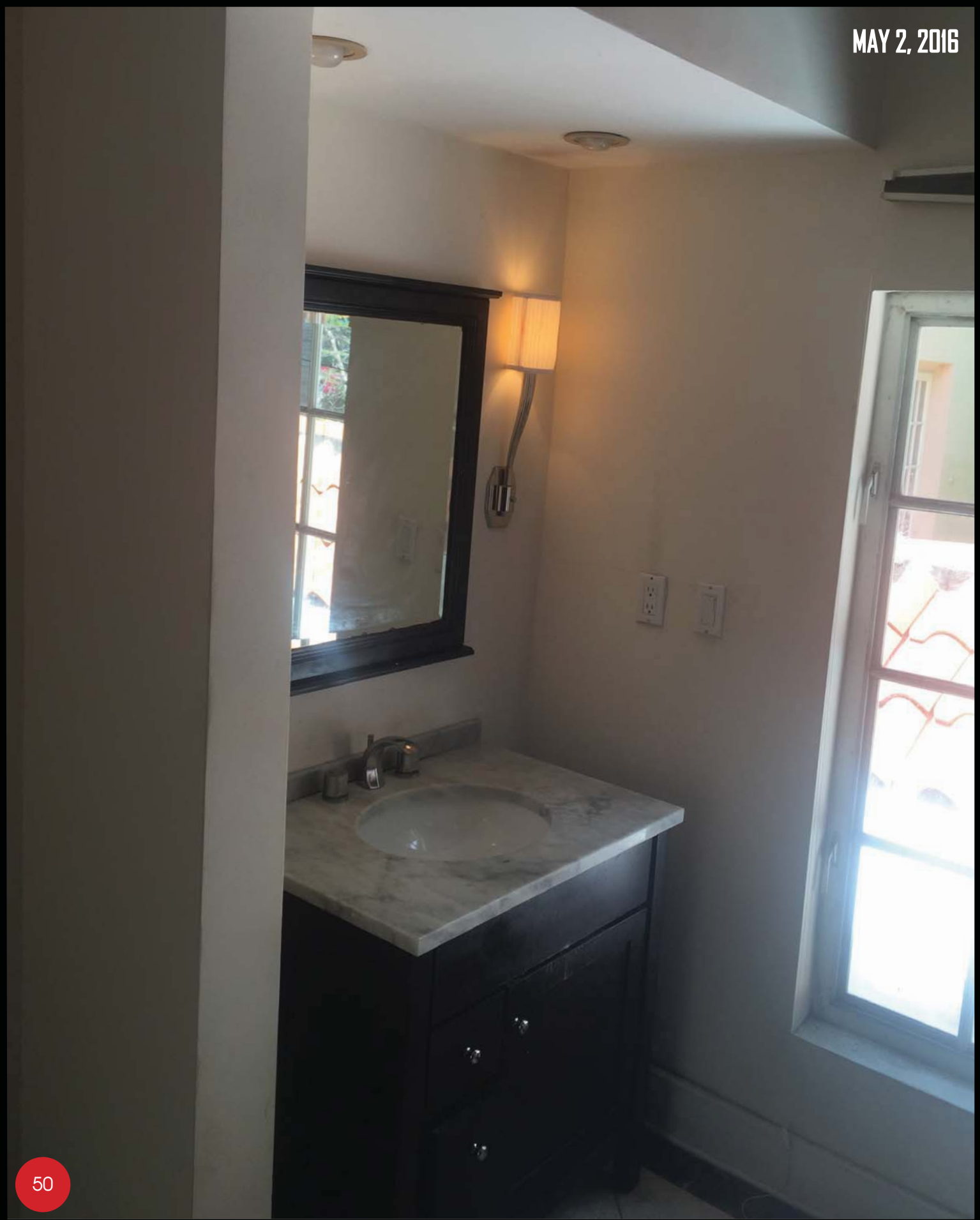


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MAY 2, 2016



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MAY 2, 2016

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MAY 2, 2016

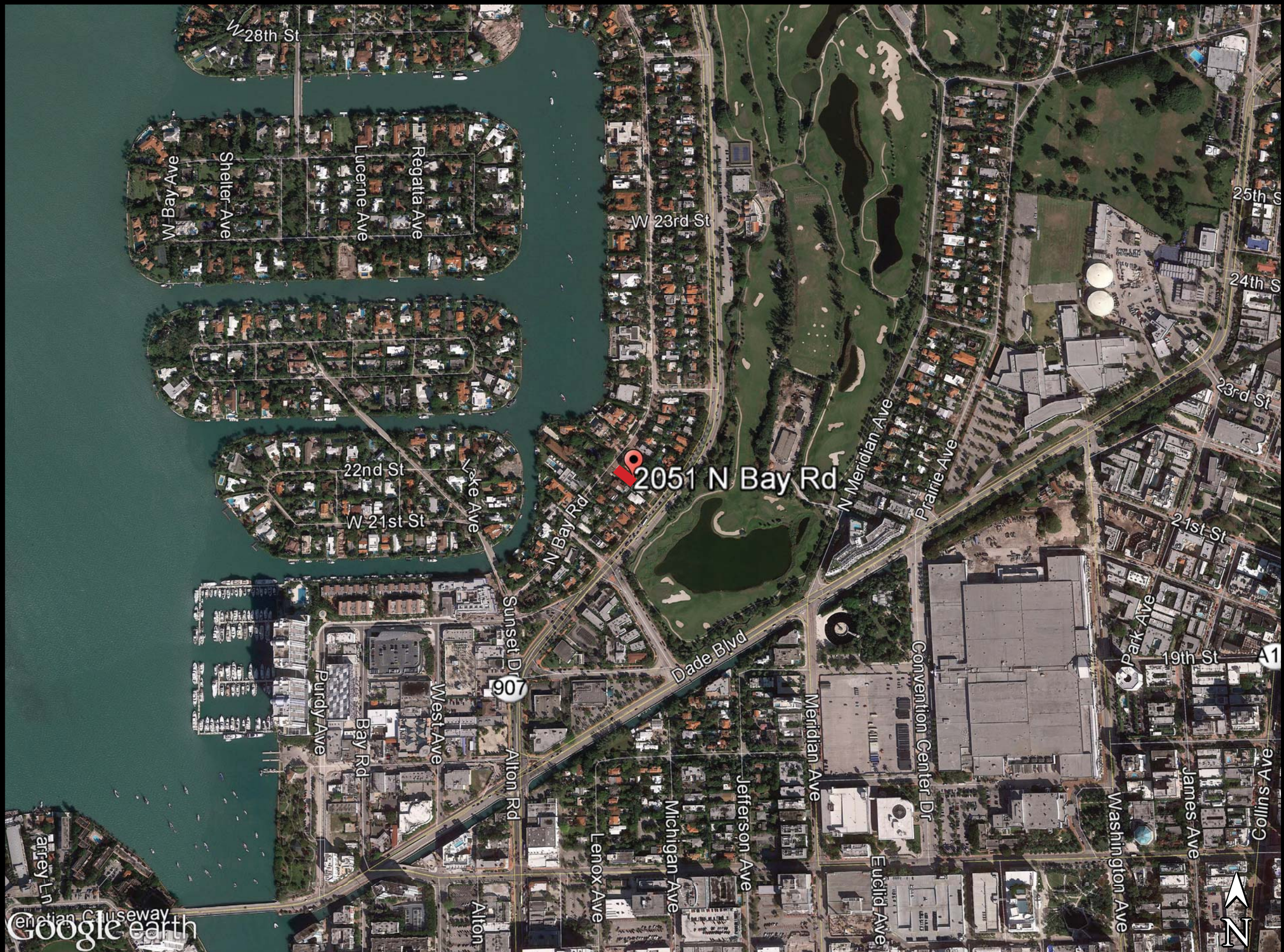


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MAY 2, 2016



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NEIGHBORHOOD
CONTEXT STUDY

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- A06.30 BLOCK DIAGRAM
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- A06.35 CONTEXT SITE

1/2 MILE RADIUS AERIAL MAP



NEIGHBORHOOD
CONTEXT STUDY

ZONING DISTRICTS

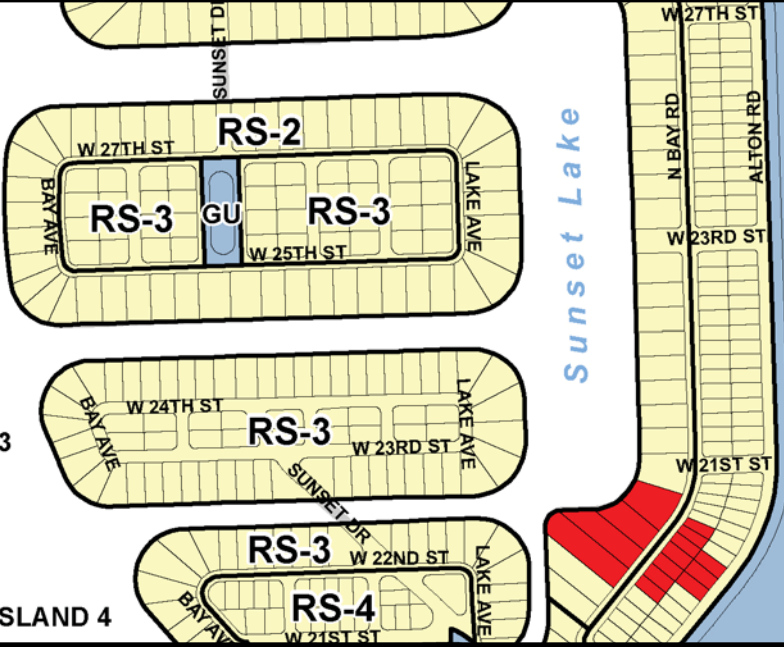
TAG #	STREET #	ZD
01	2046 BAY RD	RS-2
02	2050 BAY RD	RS-2
03	2054 BAY RD	RS-2
04	2060 BAY RD	RS-2
05	2059 BAY RD	RS-4
06	2057 BAY RD	RS-4
07	2053 BAY RD	RS-4
08	2049 BAY RD	RS-4
09	2045 BAY RD	RS-4
10	2041 BAY RD	RS-4
11	2046 ALTON RD	RS-4
12	2046 ALTON RD	RS-4
13	2046 ALTON RD	RS-4



NORTH
SUNSET ISLAND 2

SUNSET ISLAND 3

SUNSET ISLAND 4



NEIGHBORHOOD CONTEXTUAL STUDY KEY PLAN AND ZONING DISTRICT IDENTIFICATION



2046 N BAY RD - LOT SIZE 37,000 SQ. FT - ACTUAL AREA 15,385 SQ. FT - TWO STORY

01



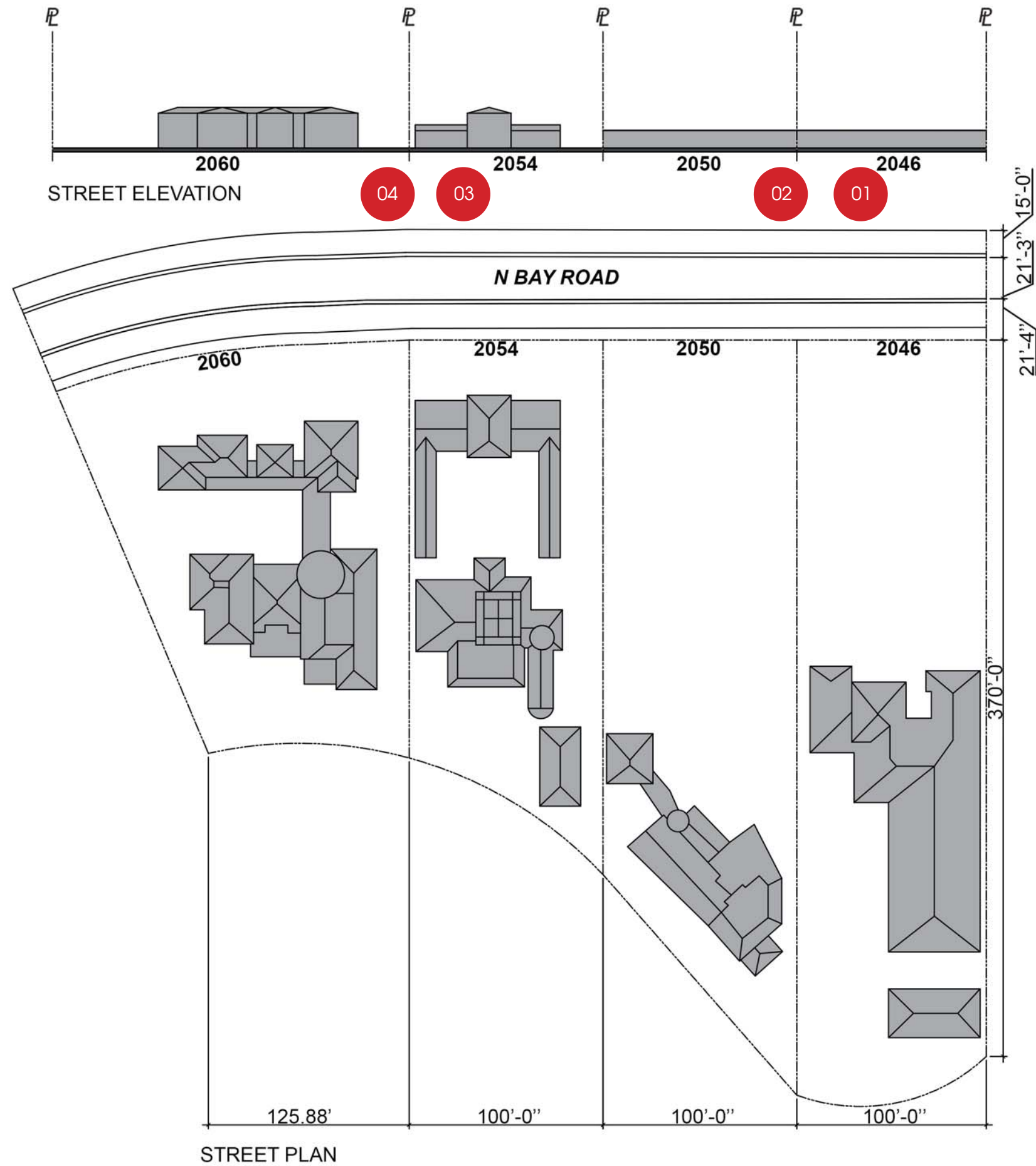
02 2050 N BAY RD - LOT SIZE 33,000 SQ. FT - ACTUAL AREA 8,356 SQ. FT - TWO STORY

2054 N BAY RD - LOT SIZE 24,200 SQ. FT - ADJUSTED AREA 8,626 SQ. FT - TWO STORY

03

04 2060 N BAY RD - LOT SIZE 26,561 SQ. FT - ADJUSTED AREA 9,363 SQ. FT - TWO STORY







2057 N BAY RD - LOT SIZE 6,063.4 SQ. FT - ACTUAL AREA 0 SQ. FT - TWO STORY

06



05

2059 N BAY RD - LOT SIZE 7,795.8 SQ. FT - ACTUAL AREA 4,414 SQ. FT - TWO STORY

07

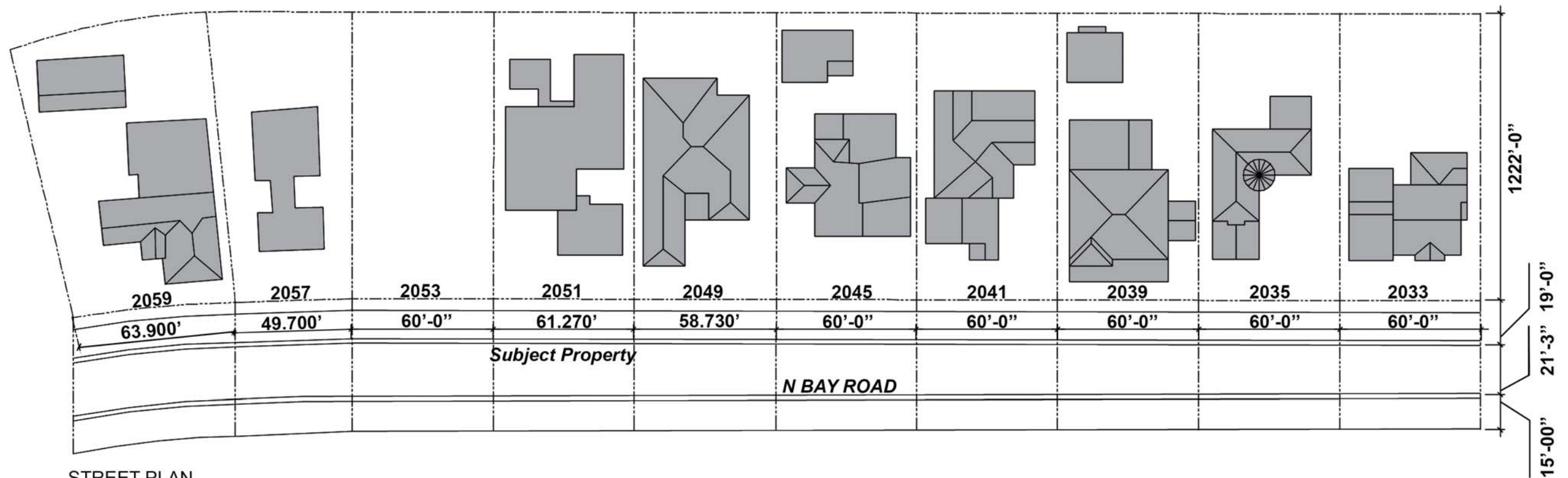
2053 N BAY RD - LOT SIZE 7,320 SQ. FT - UNDEVELOPED LOT



JUNE 28, 2016



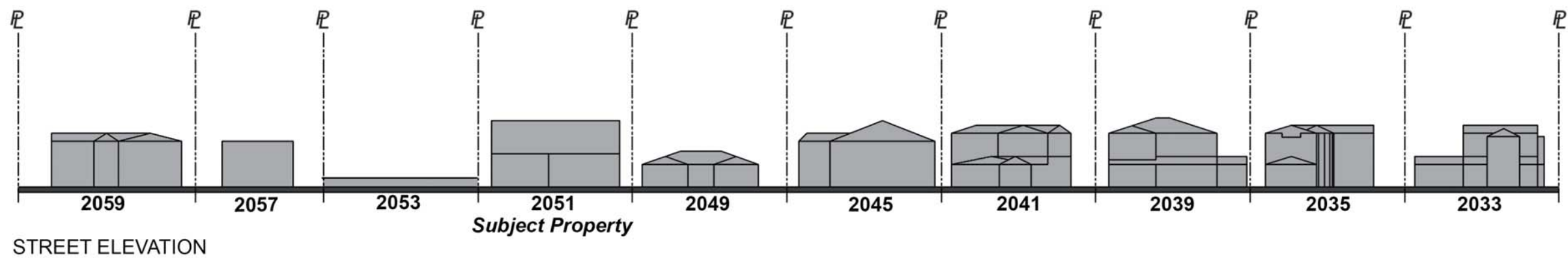
JUNE 28, 2016

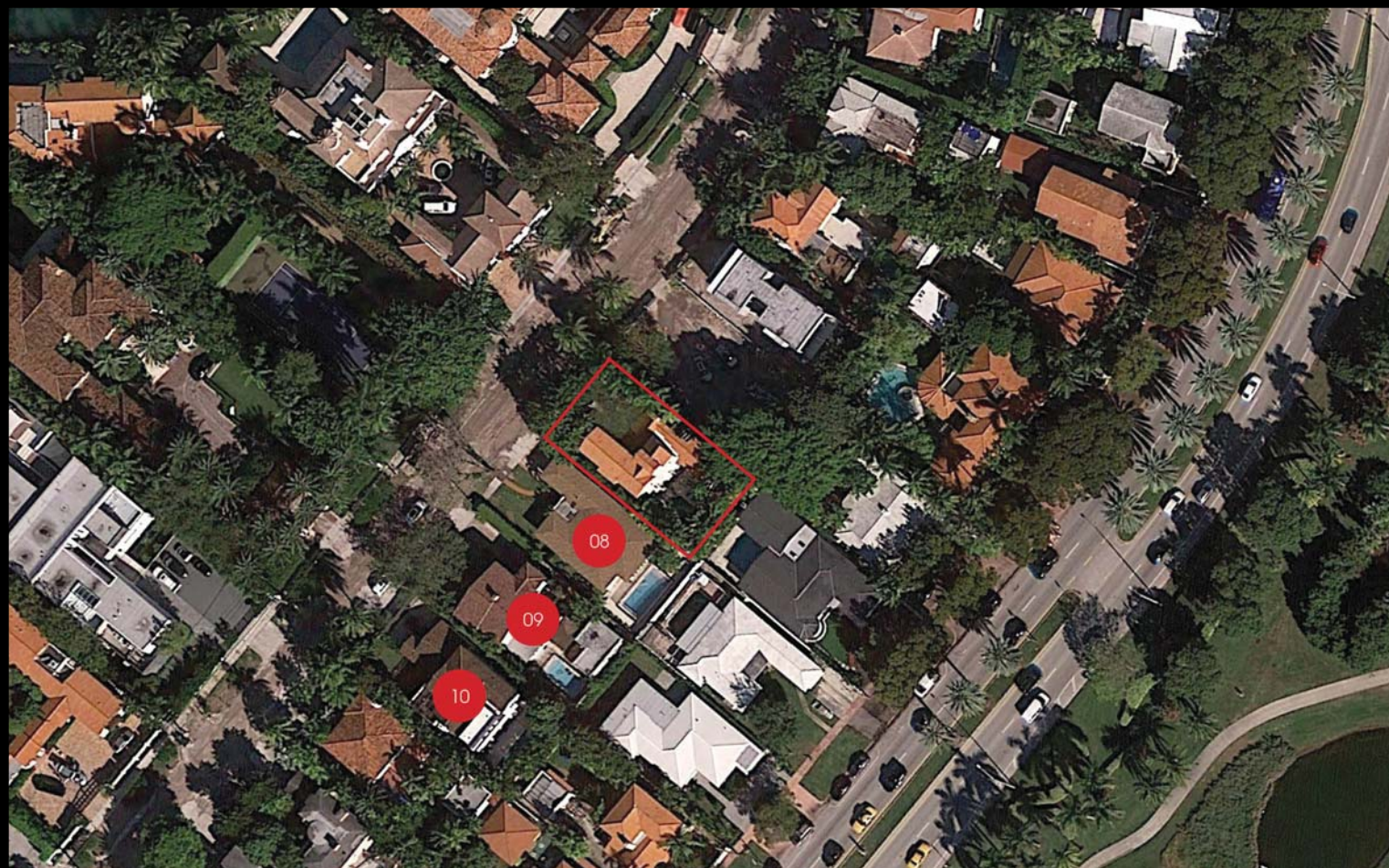


STREET PLAN

05 06 07

ADDITIONAL 60' LOTS ON NORTH BAY ROAD
TO SUPPORT REQUEST FOR VARIANCE #1-3





2045 N BAY RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 3,768 SQ. FT - TWO STORY

09



08

2049 N BAY RD - LOT SIZE 7,165.06 SQ. FT - ACTUAL AREA 2,493 SQ. FT - SINGLE STORY

10

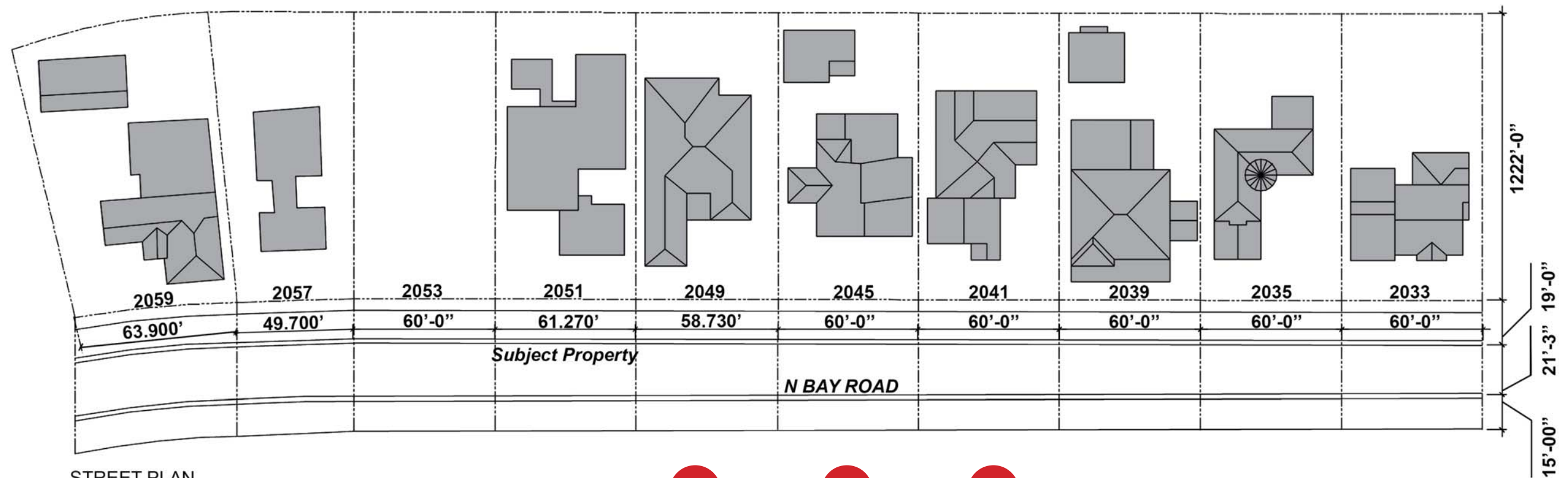
2041 N BAY RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 4,234 SQ. FT - TWO STORY



JUNE 28, 2016

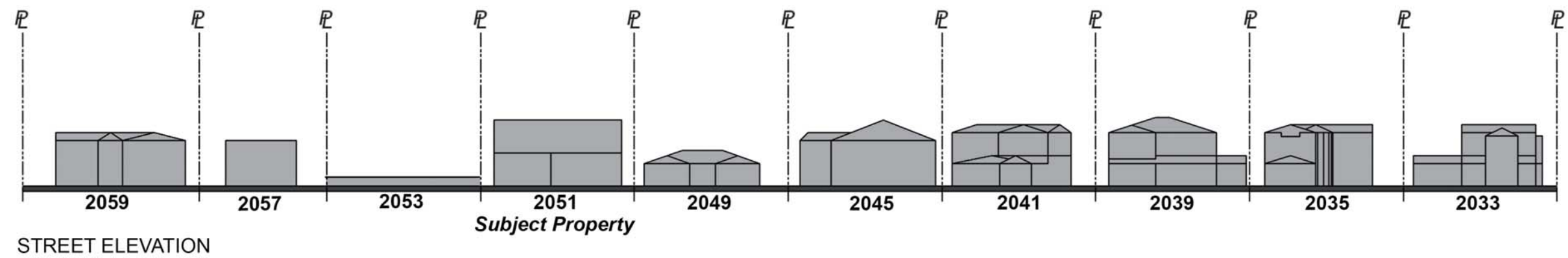


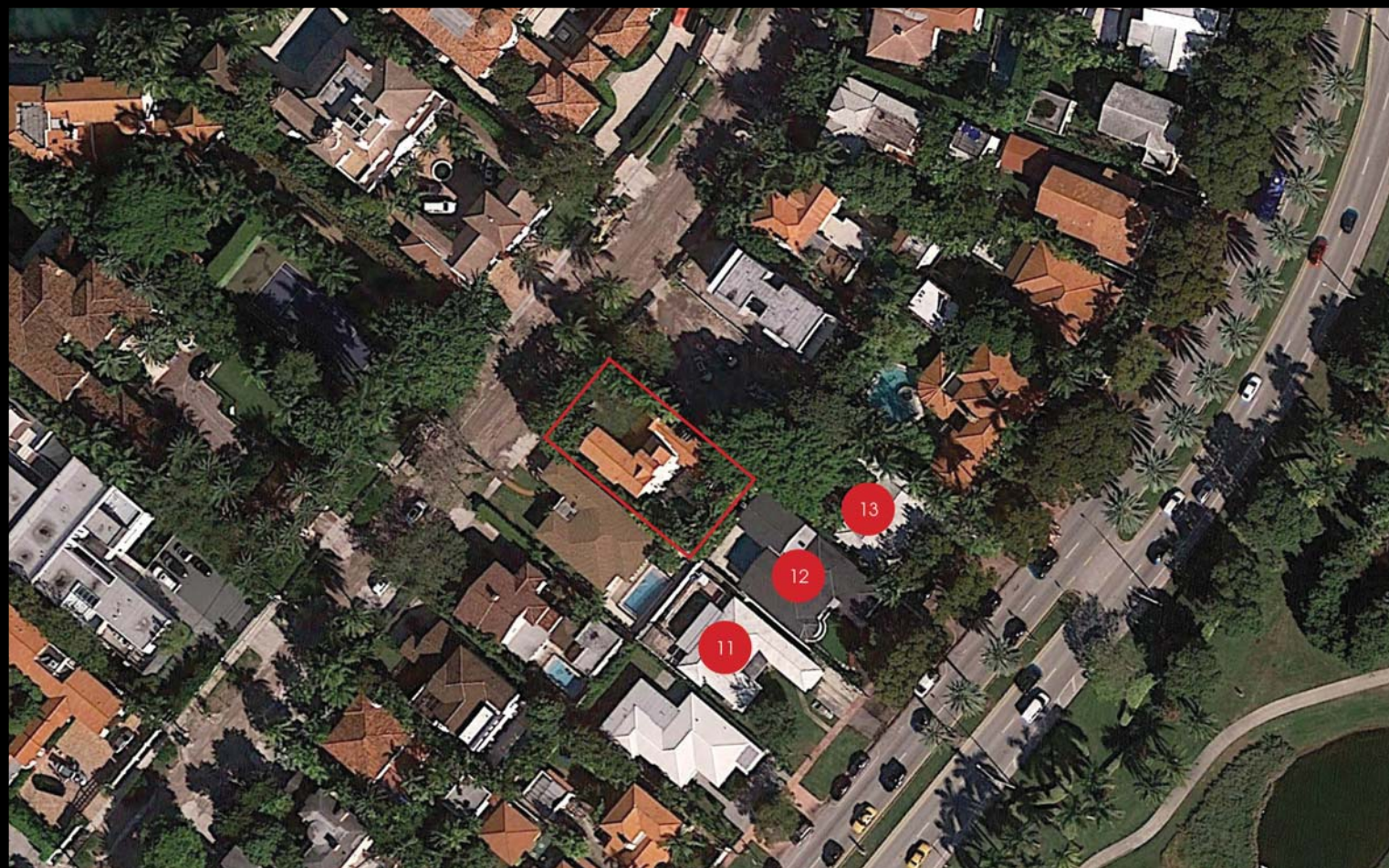
JUNE 28, 2016



08 09 10

ADDITIONAL 60' LOTS ON NORTH BAY ROAD
TO SUPPORT REQUEST FOR VARIANCE #1-3





2040 ALTON RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 3,224 SQ. FT - SINGLE STORY

12



11

2044 ALTON RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 2,396 SQ. FT - SINGLE STORY

13

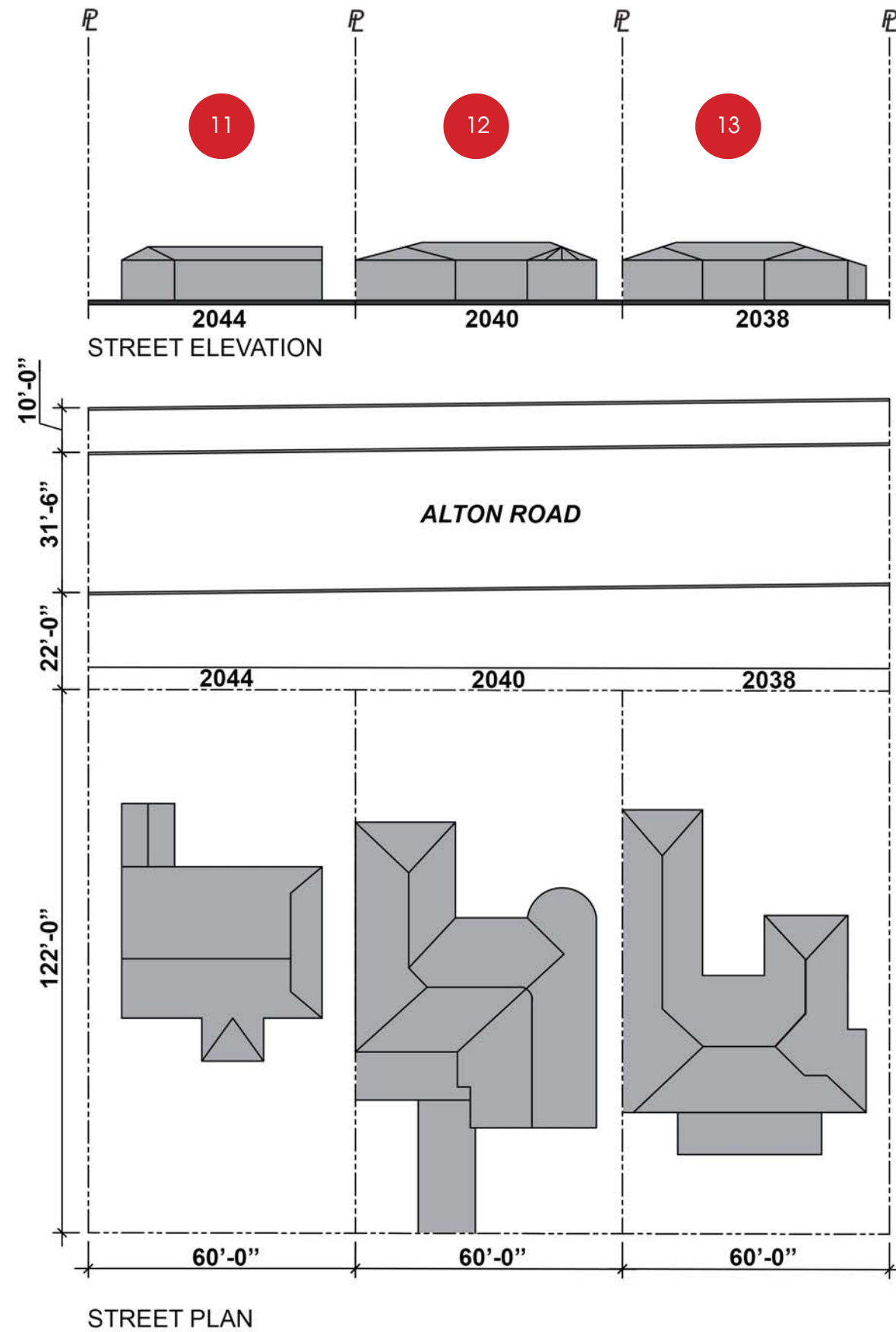
2038 ALTON RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 2,431 SQ. FT - SINGLE STORY



JUNE 28, 2016



JUNE 28, 2016



60' LOTS ON ALTON ROAD EAST OF AND DIRECTLY BEHIND SUBJECT PROPERTY TO SUPPORT REQUEST FOR VARIANCE #1-3





NEIGHBORHOOD CONTEXTUAL 3D ARTISTIC RENDERING / COMPOSITE IMAGE (LOOKING SOUTHEAST)