

2051 N. BAY RD.

Miami Beach, Florida, 33140

DRB FINAL SUBMITTAL: JULY 15, 2016

Project Team & Index



| | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| Owner's Agent: | THOMAS J. PALMIERI PROJECT MANAGER 2201 SW 115 Terrace Davie, Florida 33332 Telephone: 754-423-0227 Email: thomasjpalmieri@gmail.com |
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| Civil: | ZUHAIR JALLOUL, PE FLORIDA CONSULTING ENGINEERS 134 NW 16th Street, Suite #1 Boca Raton, FL 33432 Telephone: 561-353-1152 Email: floridaengineers@gmail.com |
| Landscape: | JAMES SOCASH, LANDSCAPE DESIGNER JFS DESIGN INC. 1833 NW 140Th Terrace Pembroke Pines, Florida 33028 Telephone: 954-447-1852 Email: jimmy@jfsdesignfl.com |

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| SYMBOLS LEGEND | |
|----------------|--------------------------------|
| | ELEVATION INDICATOR (EXTERIOR) |
| | ELEVATION INDICATOR (INTERIOR) |
| | SECTION INDICATOR |
| | ROOM NAME |
| | ROOM LABELS |
| | ELEVATION DATUM IDENTIFIER |

| PROJECT INFORMATION | |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. PROPOSED PROJECT: | 3644 SF (A/C) SINGLE FAMILY RESIDENCE 2-STORY - MODERN MINIMALIST STYLE SUNSET LAKES, MIAMI BEACH, FLORIDA 25% MAX LOT COVERAGE (30% ALLOWED) |
| 2. GOVERNING CODE: | FLORIDA RESIDENTIAL BUILDING CODE, 2014 EDITION |
| 3. TYPE OF CONSTRUCTION: | TYPE VB UNPROTECTED/ UNSPRINKLERED - PRECAST CONCRETE WALLS - CONCRETE FLOORS WITH METAL WEB JOISTS - CONCRETE ROOF WITH METAL WEB JOISTS |
| 4. HEIGHT OF 2-STORY BUILDING: | 24'-0" = MAX HEIGHT 25'-0" TOP OF PARAPET CURB 27'-6" TOP OF RAILING AT ACTIVE ROOF DECK |
| 5. GENERAL SCOPE: | * SEEKING DRB APPROVAL TO REMOVE EXISTING 2-STORY MEDITERRANEAN STYLE HOME BUILT IN 1928. * OBTAIN ZONING VARIANCE APPROVALS * APPROVAL TO PROCEED WITH PERMITTING CONSTRUCTION OF A NEW MODERN RESIDENCE ON DYNAMIC NORTH BAY ROAD. *FACADE FINISHES: ALUM PANELS, SMOOTH STUCCO AND ELEGANT COMPOSITE WOOD TONE DETAILS. THE AESTHETIC OFFERS MAXIMUM GLAZING ON BOTH THE NW AND SE ELEVATIONS TO VIEW WATER FEATURES AND LUSH LANDSCAPE DESIGN. VARIANCE #1-3: 142.106 (2)(C) SEEKING 7'-6" SIDE SETBACKS AS THE SITE WAS PLATTED AS A 60' W LOT, BUT EXCEEDS THE NEW 10'-0" SETBACK REQUIREMENT BY 1.27' VARIANCE #4 142.105 (B)(5)(A)(1) OPEN SPACE REQUIREMENT FOR "DETACHED" GARAGE. WAIVER #1 142.105 (B)(4)(C) LOT COVERAGE AT 25%, REQUESTING WAIVER TO OBTAIN MAX ALLOWABLE UNIT SIZE. |

| PROPERTY INFORMATION | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Location Address: 2051 N. BAY RD. | Municipality: MIAMI BEACH |
| Folio Number: 02-3227-008-1630 | Subdivision: SUNSET LAKE |
| Official Records Book: PLAT BOOK 8, PAGE 52 | Legal Description: LOT 27, BLOCK 16, SUNSET LAKES, AS RECORDED IN PLAT BOOK 8, PAGE(S) 52, MIAMI-DADE COUNTY, FLORIDA |



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:

COVERSHEET

A01



ARCHITECTURE

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EMAIL: BMD@BMD.COM

ARCHITECTURE • MARKETING • 3D VISUALIZATION

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REVISIONS:

3D
PERSPECTIVE

A02A

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ARCHITECTURE

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RENDERINGS • MARKETING • 3D VISUALIZATION

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NEIGHBORHOOD
CONTEXT STUDY

ZONING DISTRICTS

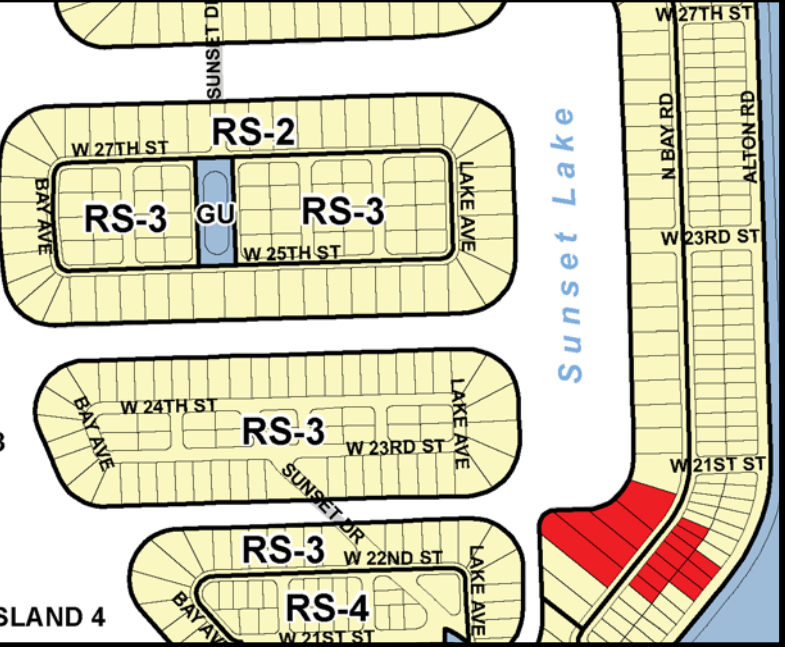
| TAG # | STREET # | ZD |
|-------|---------------|------|
| 01 | 2046 BAY RD | RS-2 |
| 02 | 2050 BAY RD | RS-2 |
| 03 | 2054 BAY RD | RS-2 |
| 04 | 2060 BAY RD | RS-2 |
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NORTH
SUNSET ISLAND 2

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

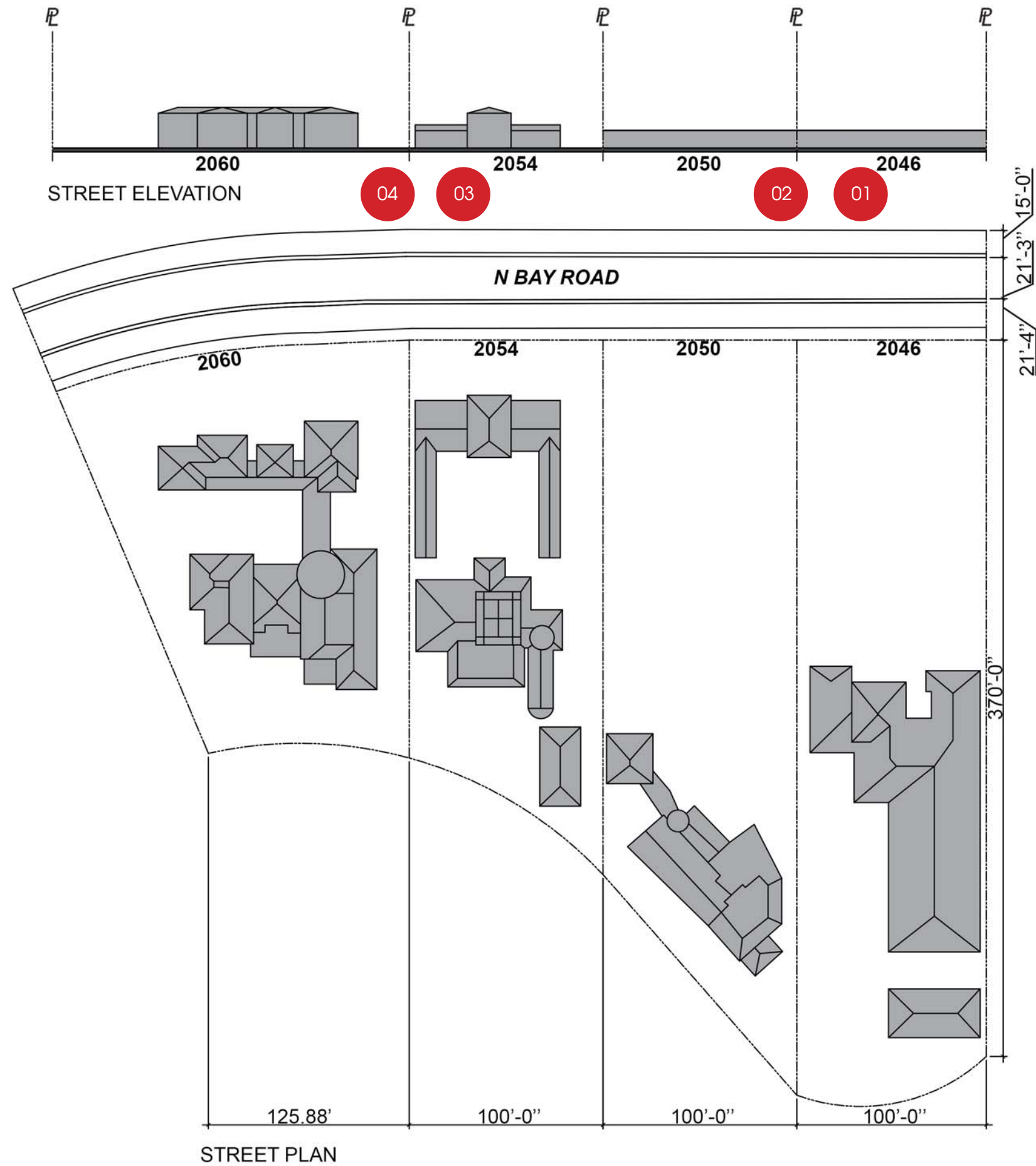
2054 N BAY RD - LOT SIZE 24,200 SQ. FT - ADJUSTED AREA 8,626 SQ. FT - TWO STORY

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

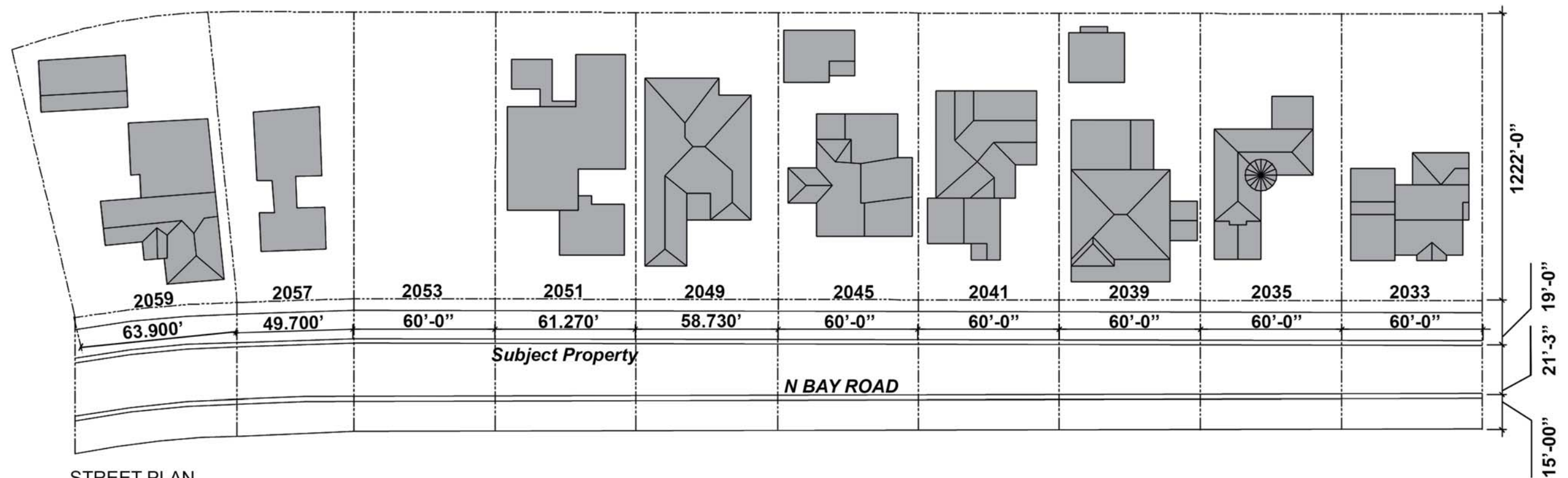
2053 N BAY RD - LOT SIZE 7,320 SQ. FT - UNDEVELOPED LOT



JUNE 28, 2016



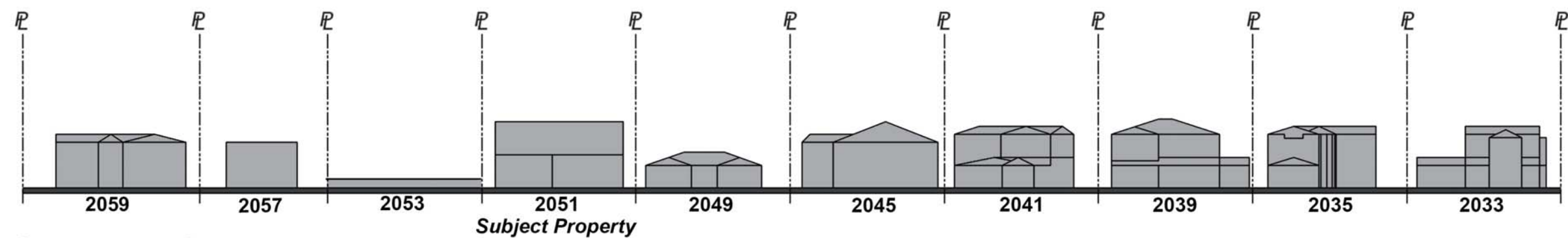
JUNE 28, 2016



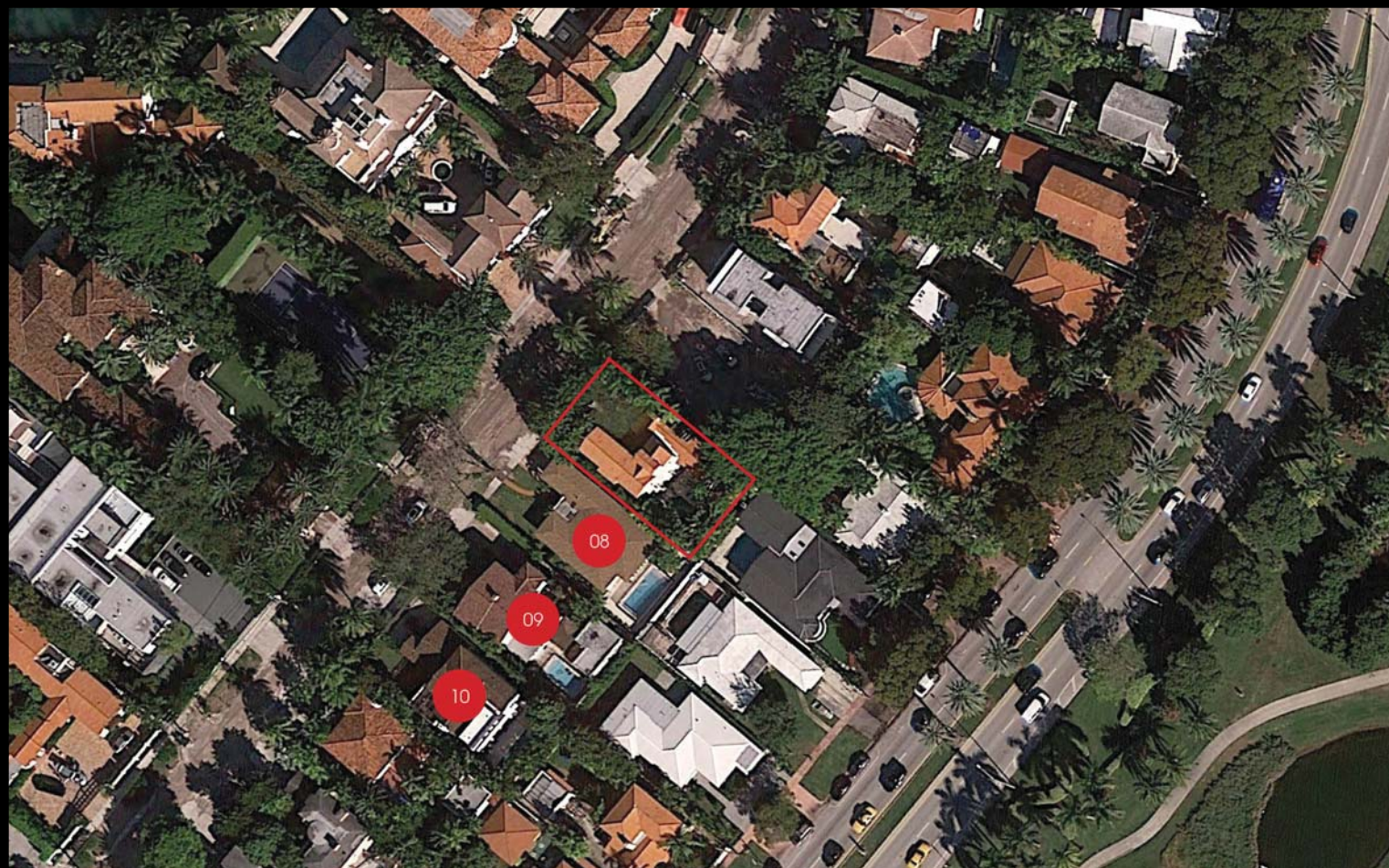
STREET PLAN

05 06 07

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



STREET ELEVATION



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

09



JUNE 28, 2016

08

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

10

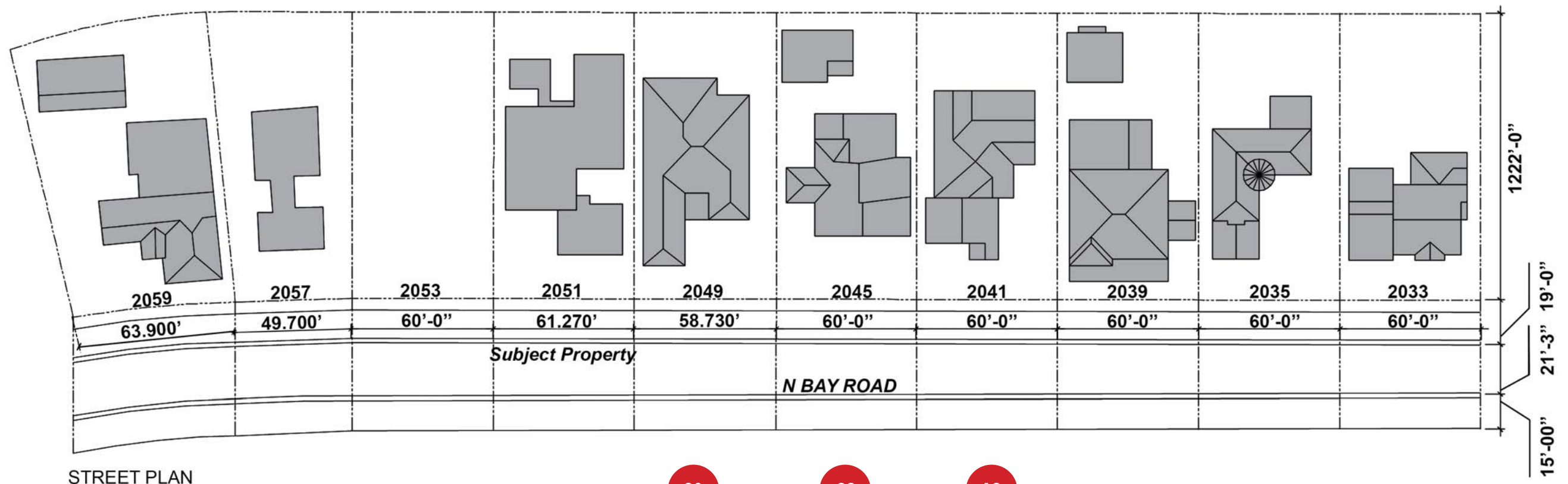
2041 N BAY RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 4,234 SQ. FT - TWO STORY



JUNE 28, 2016

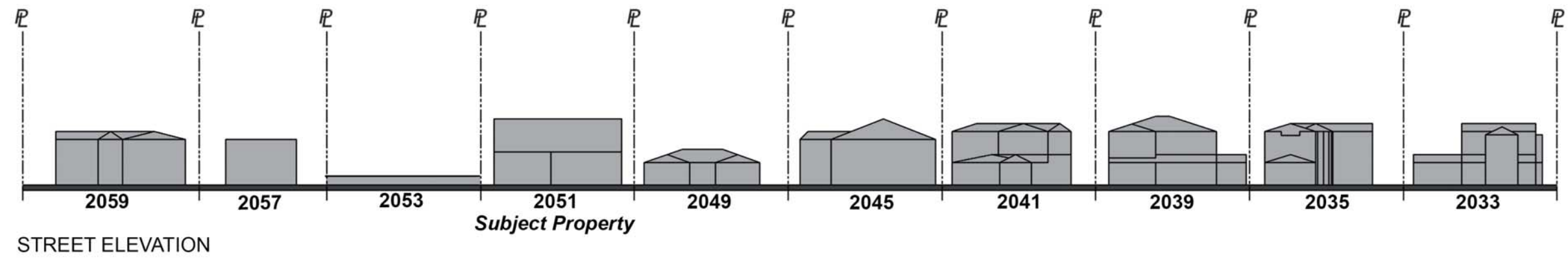


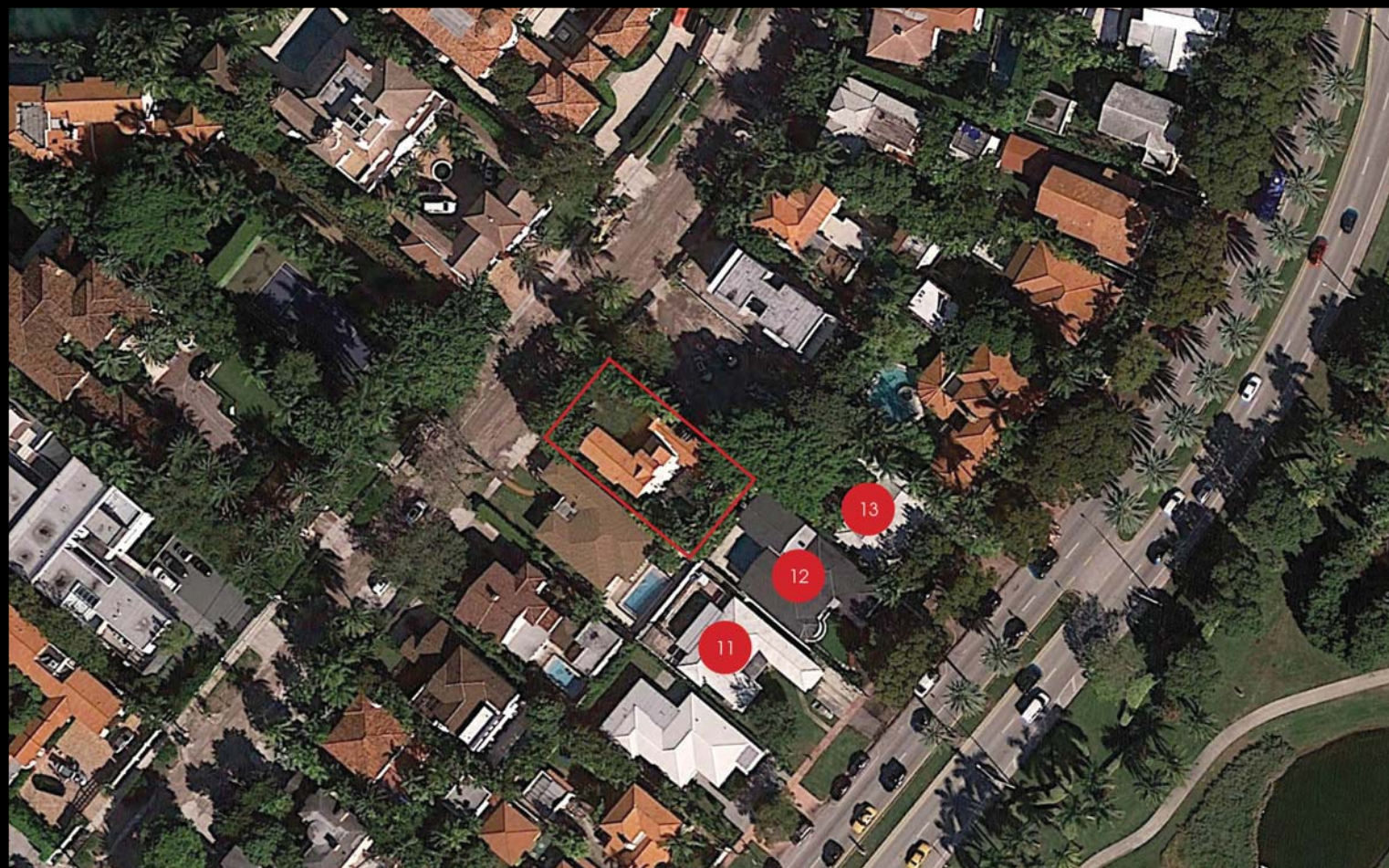
JUNE 28, 2016



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



JUNE 28, 2016

11

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

13

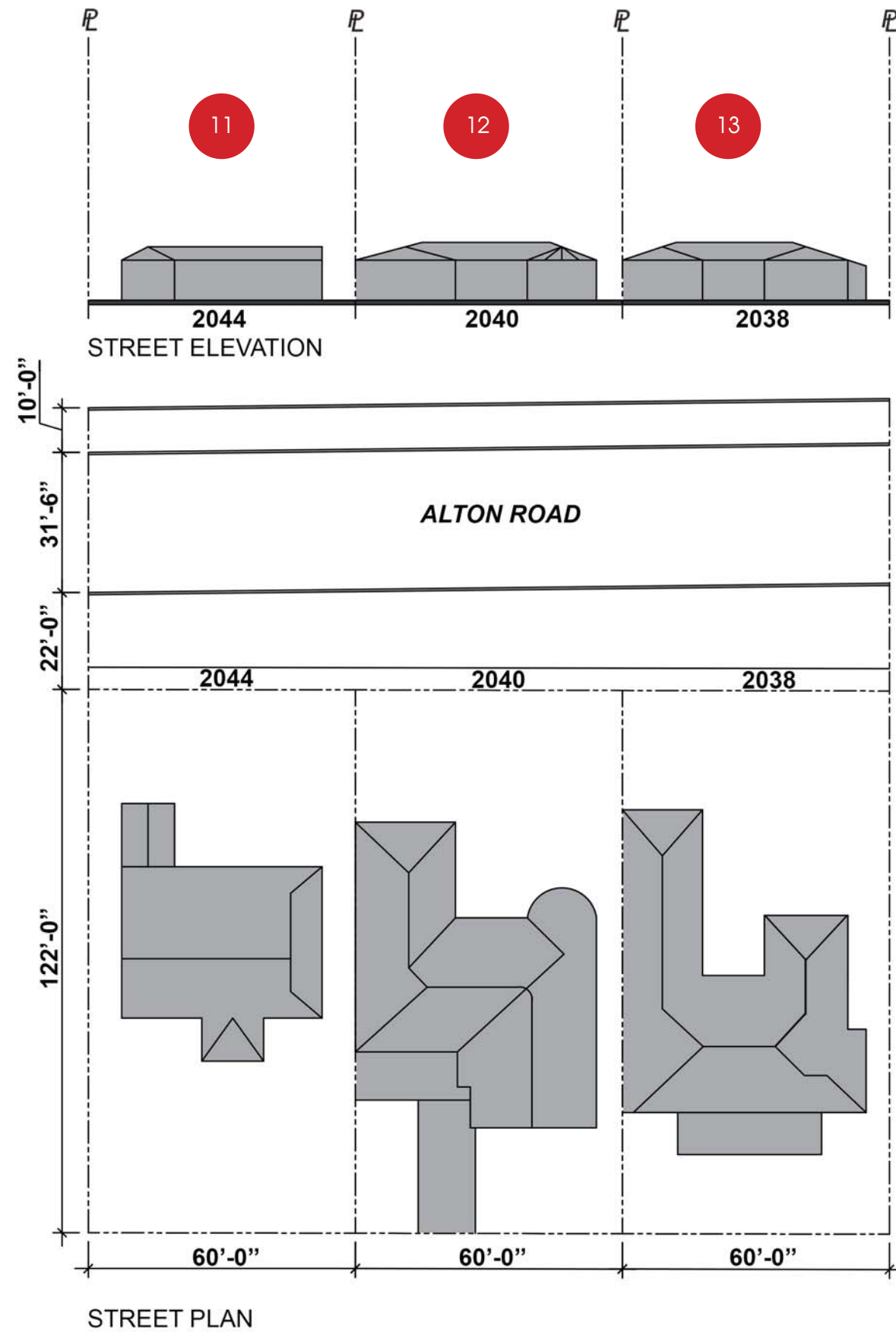
2038 ALTON RD - LOT SIZE 7,320 SQ. FT - ACTUAL AREA 2,431 SQ. FT - SINGLE STORY



JUNE 28, 2016



JUNE 28, 2016

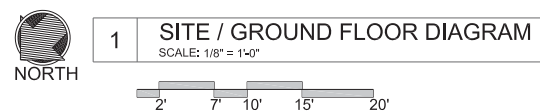
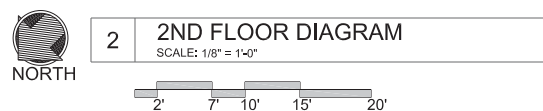
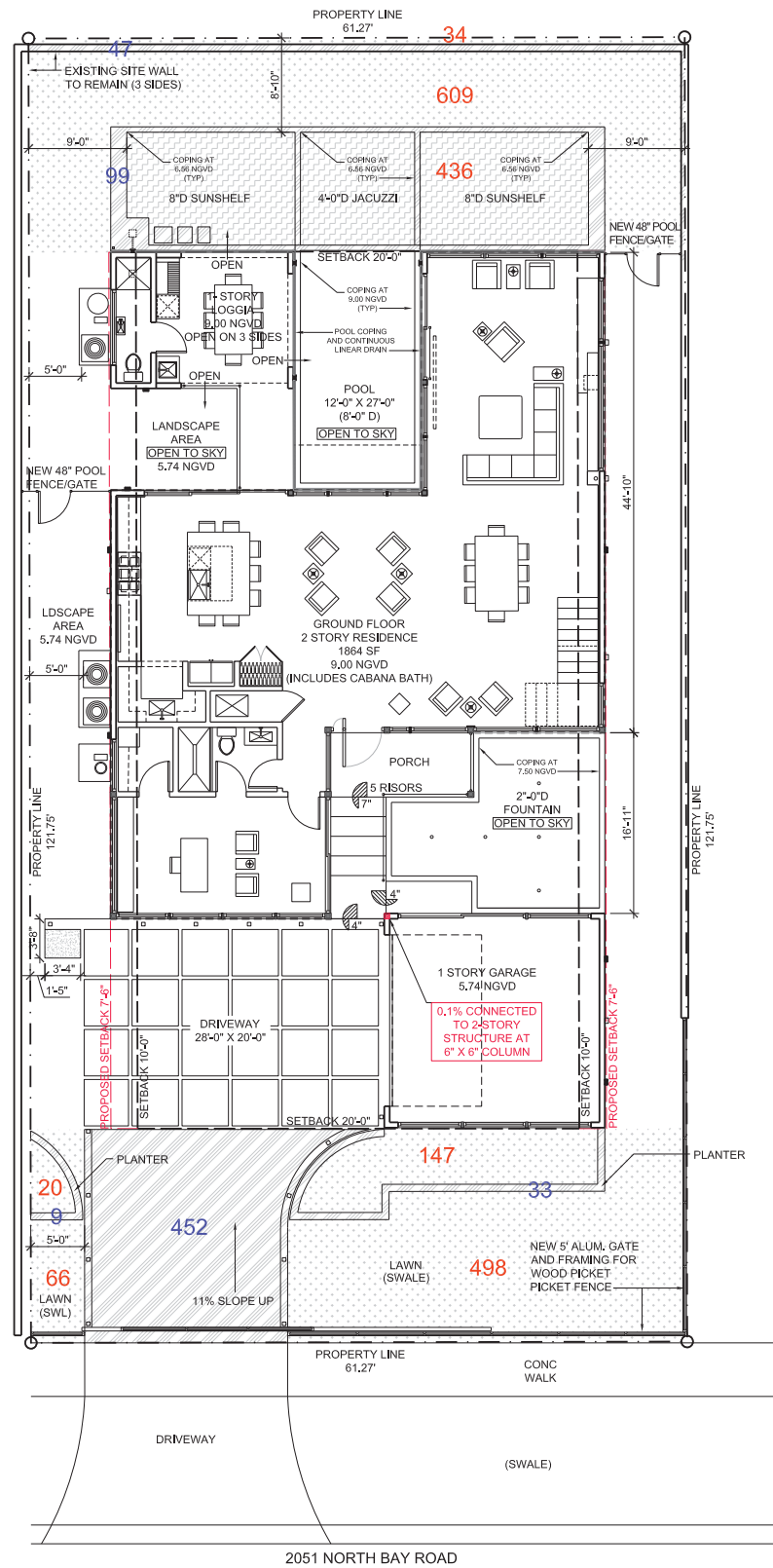
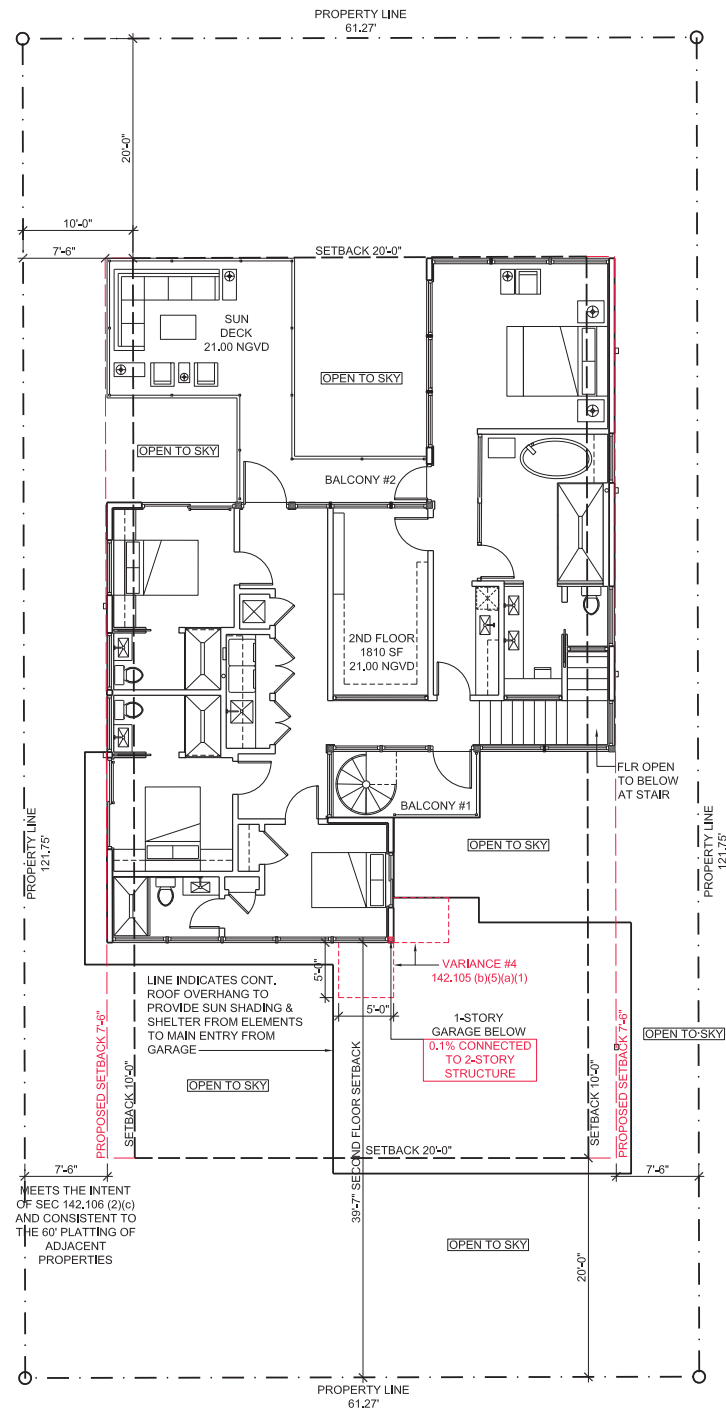


60' LOTS ON ALTON ROAD EAST OF AND DIRECTLY BEHIND SUBJECT PROPERTY TO SUPPORT REQUEST FOR VARIANCE #1-3





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



| 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 | Board and file numbers : | N/A | | |
| 4 | Year built: | 1928 | Zoning: | RS-4 |
| 5 | Base'd Flood Elevation: | 8.00 | Grace 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 %: | 1906 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.ft 2nd Flr = 19458 cu.ft 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" | 35'-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" | 36" | 20'-0" | 0 |
| | Accessory Structure Side 1: | N/A | | | |
| 24 | Accessory Structure Side 2 or (facing street): | N/A | | | |
| 25 | Accessory Structure Rear: | N/A | | | |
| 26 | Sum of Side yard: | 20' or 33% | 13'-1" or 22% | 15' or 25% | 5'-0" |
| 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? | | | YES | |

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.

VARIANCE #1-3: 142.106 (2)(c) (SIDE YARD SETBACKS)
10' SIDE SETBACKS REDUCED TO 7'-6" ON EACH SIDE, SUM OF SIDE YARD
SETBACKS REDUCED TO 15' WHICH IS CONSISTENT WITH 25% OF LOT
WIDTH AND IN KEEPING WITH THE INTENT OF THE 60' PLATTING.

VARIANCE #4: 142.105 (b)(5)(a)(1) (DETACHED GARAGE)
OPEN SPACE REQUIREMENT WAIVED TO PROVIDE A COVERED WALKWAY
FROM GARAGE TO ENTRY TO PROTECT THE OWNER FROM THE
ELEMENTS UTILIZING THE EYEBROW DETAIL IN KEEPING WITH THE
AESTHETIC OF THE MODERN DESIGN.

WAIVER #1: 142.105 (b)(4)(c)
OVERALL LOT COVERAGE OF 25 PERCENT TO MEET DESIRABLE OPEN SPACE REQUIREMENTS, REQUESTING 70% RESTRICTION WAIVED TO UTILIZE 98% OF 1ST FLOOR AREA ON THE SECOND FLOOR TO ACHIEVE 49% OF ALLOWABLE MAX UNIT SIZE. 92 SF OF SECOND FLOOR COUNTS AS "LOT COVERAGE". THIS 92 SF OF THE SECOND FLOOR TAKES OUR PLAN FROM 24% TO 25%. THE AREA DIRECTLY BELOW IS A COVERED PORCH. THIS COVERED PORCH SERVES AS MAIN ENTRY AND IS OPEN ON 2 SIDES. THE PLAN PROVIDES FOR 9'-7" IN ADDITIONAL SETBACK BEYOND CODE FOR THE SECOND FLOOR AND STILL COMPLIES WITH MAX UNIT SIZE REQUIRED.

LEGEND



OPEN SPACE CALCULATIONS

FRONT YARD AREA: 1225 SF
MIN ALLOWABLE OPEN SPACE = 50%
 $731 / 1225 = .59$ OR 59% PROVIDED



REAR YARD:1225 SF
MIN ALLOWABLE OPEN SPACE = 70%
861 / 1225 = .70 OR 70% PROVIDED



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

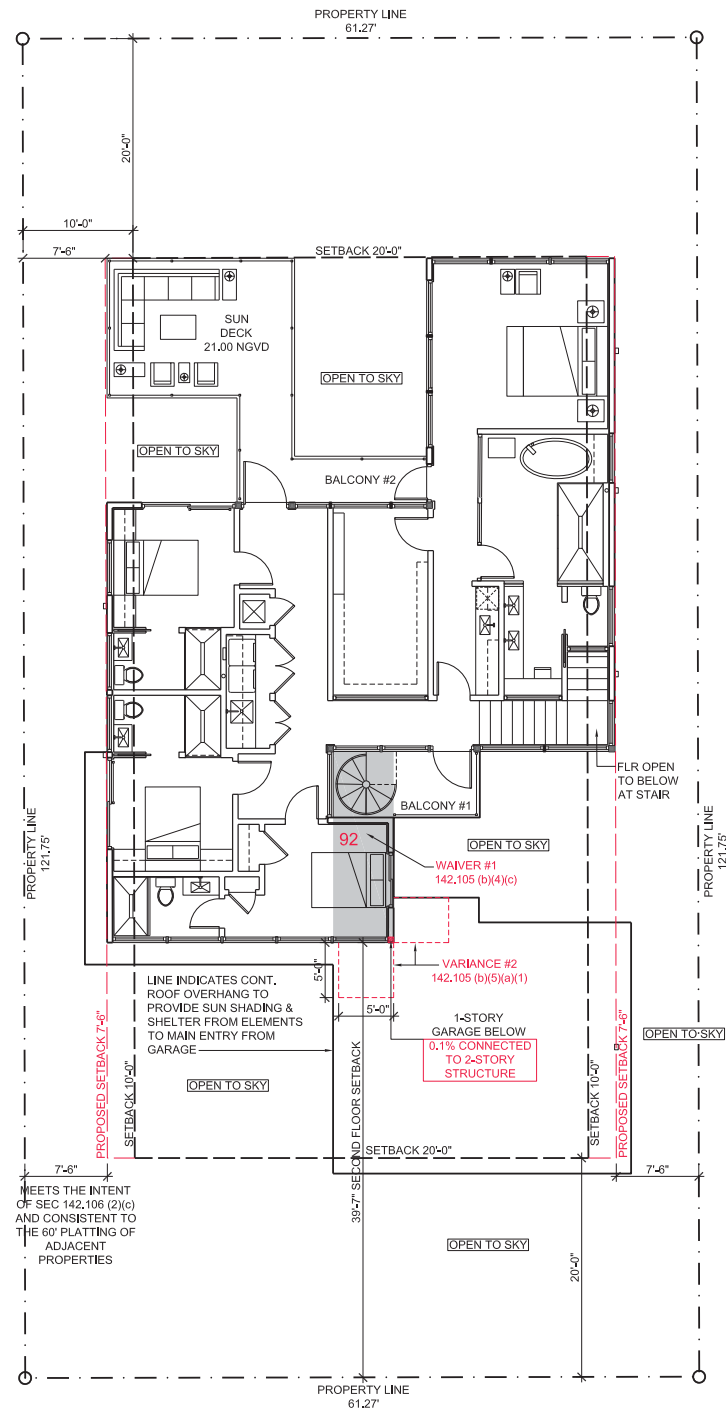
| | |
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| SUBMITTALS: | |
| DRB FIRST SUBMIT | 07.01.2016 |
| DRB FINAL SUBMIT | 07.15.2016 |

REVISIONS:

OPEN SPACE CALCS

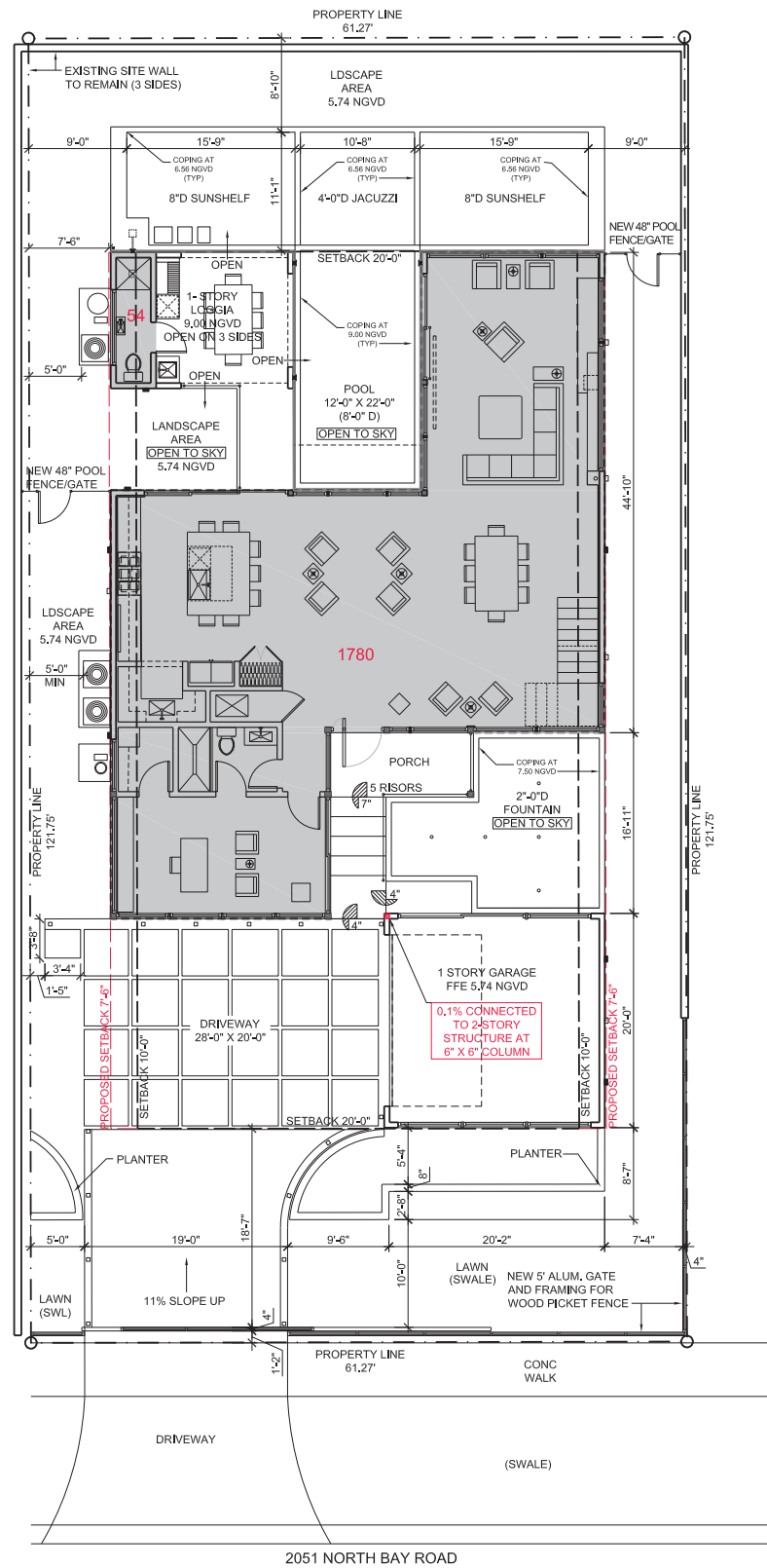
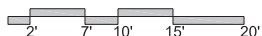
SITE DIAGRAMS

A08A



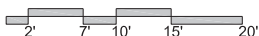
2 2ND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

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



1 SITE / GROUND FL AREA DIAGRAM
SCALE: 1/8" = 1'-0"

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



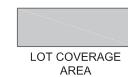
LAWN & LANDSCAPE:
SEE LANDSCAPE DWG'S
FOR TREE DISPOSITION PLAN,
TREES AND PALMS TO REMAIN
AND NEW LANDSCAPE PLANS.
SEE ALSO NEW COLORED
ELEVATIONS FOR CONTEXT.

VARIANCE #1-3: 142.106 (2)(c) (SIDE YARD SETBACKS)
10' SIDE SETBACKS REDUCED TO 7'-6" ON EACH SIDE, SUM OF SIDE YARD SETBACKS REDUCED TO 15' WHICH IS CONSISTENT WITH 25% OF LOT WIDTH AND IN KEEPING WITH THE INTENT OF THE 60' PLATTING.

VARIANCE #4: 142.105 (b)(5)(a)(1) (DETACHED GARAGE)
OPEN SPACE REQUIREMENT WAIVED TO PROVIDE A COVERED WALKWAY
FROM GARAGE TO ENTRY TO PROTECT THE OWNER FROM THE
ELEMENTS UTILIZING THE EYEBROW DETAIL IN KEEPING WITH THE
AESTHETIC OF THE MODERN DESIGN.

WAIVER #1: 142.105 (b)(4)(c)
OVERALL LOT COVERAGE OF 25 PERCENT TO MEET DESIRABLE OPEN SPACE REQUIREMENTS, REQUESTING 70% RESTRICTION WAIVED TO UTILIZE 98% OF 1ST FLOOR AREA ON THE SECOND FLOOR TO ACHIEVE 49% OF ALLOWABLE MAX UNIT SIZE. 92 SF OF SECOND FLOOR COUNTS AS "LOT COVERAGE". THIS 92 SF OF THE SECOND FLOOR TAKES OUR PLAN FROM 24% TO 25%. THE AREA DIRECTLY BELOW IS A COVERED PORCH. THIS COVERED PORCH SERVES AS MAIN ENTRY AND IS OPEN ON 2 SIDES. THE PLAN PROVIDES FOR 9'-7" IN ADDITIONAL SETBACK BEYOND CODE FOR THE SECOND FLOOR AND STILL COMPLIES WITH MAX UNIT SIZE REQUIRED.

LEGEND




LOT COVERAGE CALCULATIONS

| | |
|---------------------------|-----------|
| LOT AREA | = 7459 SF |
| <u>LOT COVERAGE AREAS</u> | |
| FIRST FLOOR | = 1780 SF |
| CABANA BATH | = 54 SF |
| SECOND FLOOR | |
| CANTILEVERED | = 92 SF |

LOT COVERAGE TOTAL = 1926 SF

LOT COVERAGE CALCULATION = 1926 / 7459 = .25 OR 25%



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 | Board 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.ft 2nd Flr = 19458 cu.ft or 98% Proposed Second Floor Unit Size SF and %: 1810 sf or 98% | |
| 15 | | | Proposed Roof Deck Area SF and % (Note: Maximum is 15% of the enclosed floor area immediately below): 363 sf or 20% | |
| 16 | | | | |
| <div style="display: flex; justify-content: space-between; width: 100%;"> <div>Required</div> <div>Existing</div> <div>Proposed</div> <div>Efficiencies</div> </div> | | | | |
| 17 | Height: | 24'-0" | | 0 |
| 18 | Serbacks: | | 24'-0" | |
| 19 | Front First level: | 20'-0" | 30'-3" | 20'-0" |
| 20 | Front Second level: | 30'-0" | 30'-3" | 35'-6" |
| 21 | Side 1: | 10'-0" | 7'-1" | 7'-6" |
| 22 | Side 2 or (facing street): | 10'-0" | 6'-0" | 7'-6" |
| 23 | Rear: | 20'-0" | 3'-6" | 20'-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% |
| 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 | | | | |

FLORIDA LICENSE: AR95020

VIRGINIA LICENSE: 0401015144

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

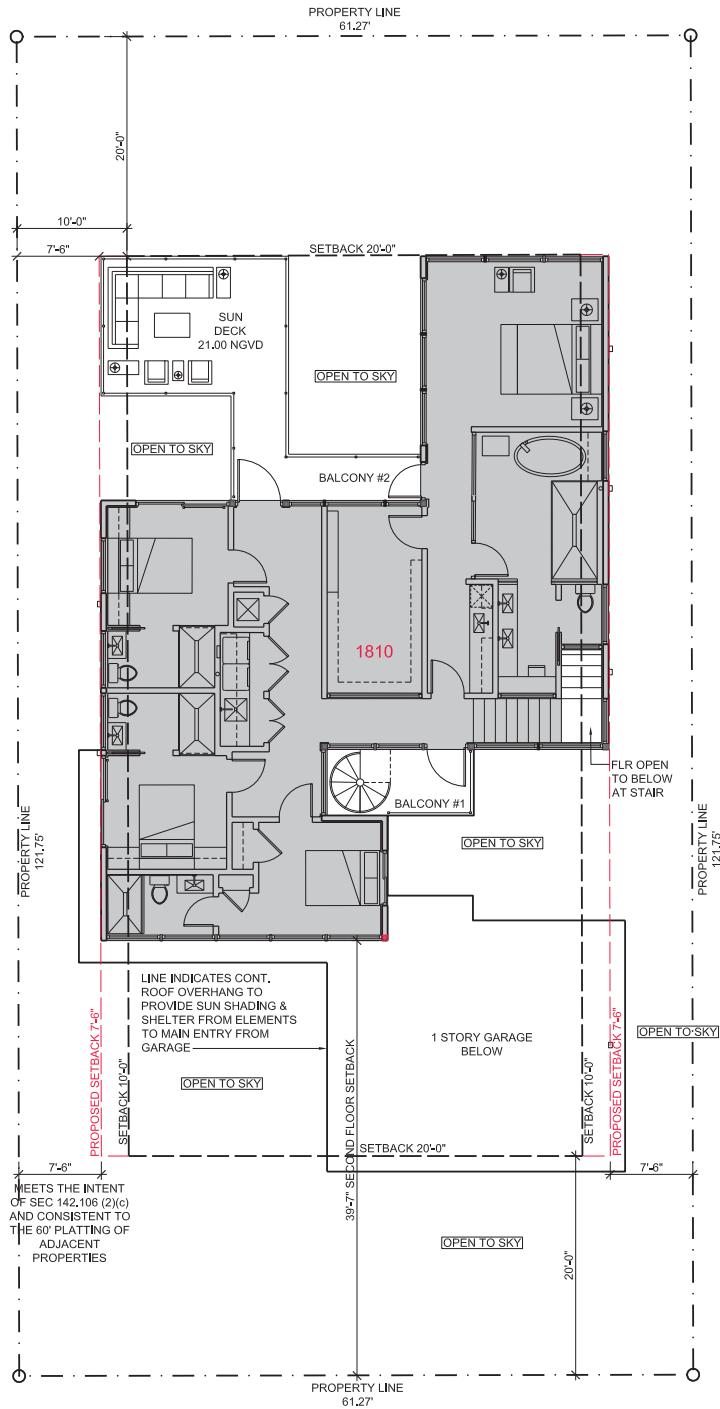
| | |
|--------------------|------------|
| SUBMITTALS: | |
| DRB FIRST SUBMIT | 07.01.2016 |
| DRB FINAL SUBMIT | 07.15.2016 |

REVISIONS:

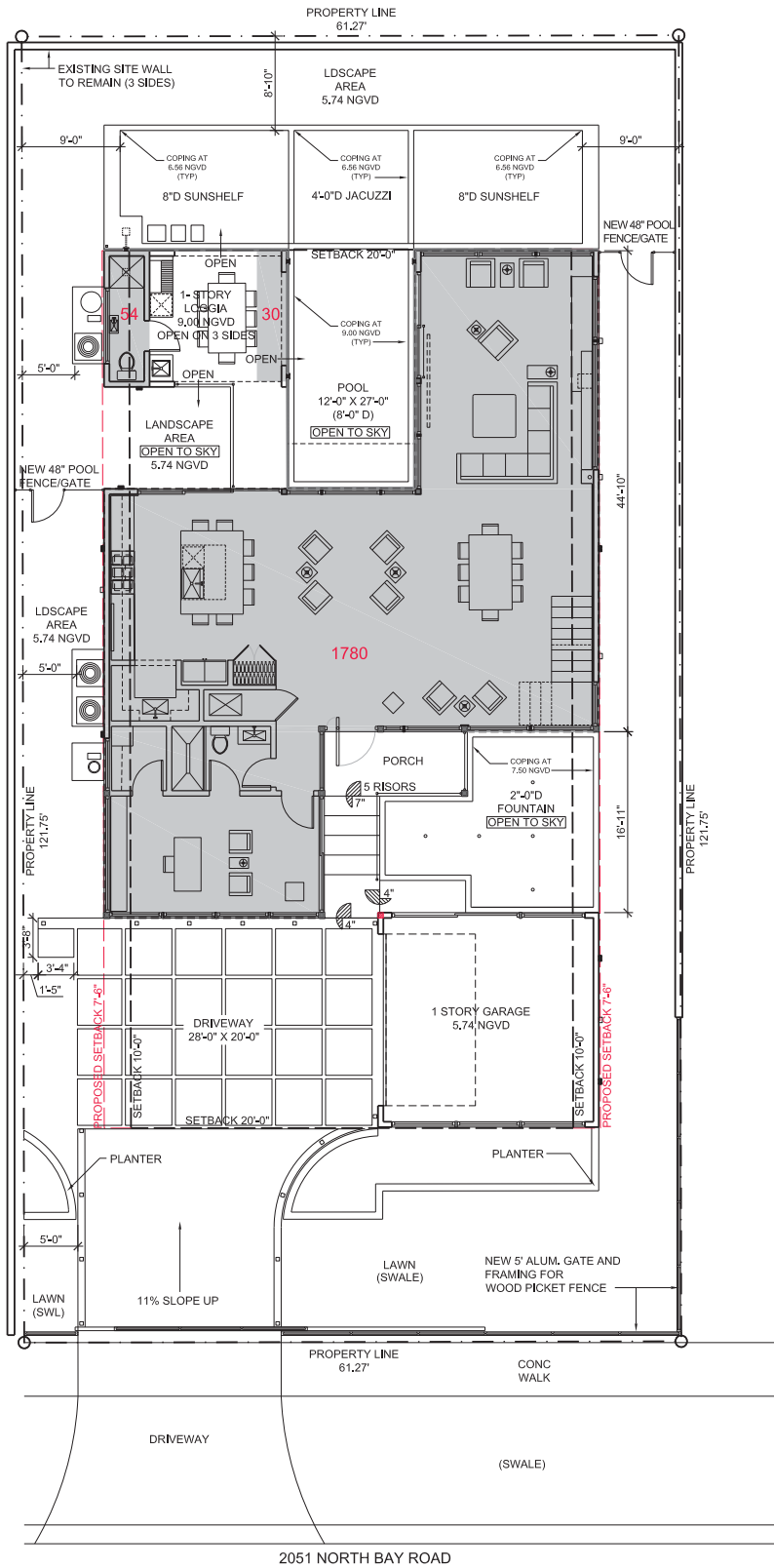
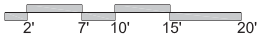
LOT COVERAGE CALCS

SITE DIAGRAMS

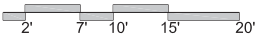
A08B



2 2ND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



1 SITE / GROUND FL AREA DIAGRAM
SCALE: 1/8" = 1'-0"



| MIAMI BEACH Planning Department, 1700 Conventions 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): | 02-3227-008-1.630 | | |
| 3 | Board and file numbers: | N/A | | |
| 4 | Year built: | 1928 | Zoning: | R5-4 |
| 5 | Based Flood Elevation: | 8.00 | Grade value in NGVD: | 3.48 |
| 6 | Adjusted grade (Flood+Grade/2): | 5.74 | Freeboard: | 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% |
| | Height: | Required | Existing | Proposed |
| 17 | Height: | 24'-0" | | 24'-0" |
| 18 | Setbacks: | | | |
| 19 | Front First level: | 20'-0" | 30'-3" | 20'-0" |
| 20 | Front Second level: | 30'-0" | 30'-3" | 35'-6" |
| 21 | Side 1: | 10'-0" | 7'-1" | 7'-6" |
| 22 | Side 2 or (facing street): | 10'-0" | 6'-0" | 7'-6" |
| 23 | Rear: | 20'-0" | 3'-6" | 20'-0" |
| 24 | Accessory Structure Side 1: | N/A | | |
| 24 | Accessory Structure Side 2 or (facing street): | N/A | | |
| 25 | Accessory Structure Rear: | N/A | | |
| 26 | Sum of Side yard: | 20' or 23% | 13'-1" or 22% | 15' or 25% |
| 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? | | | YES |
| Notes: | | N/A | | |
| If not applicable write N/A | | | | |
| All other data information should be presented like the above format | | | | |

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.

VARIANCE #1-3: 142.106 (2)(c) (SIDE YARD SETBACKS)
10' SIDE SETBACKS REDUCED TO 7'-6" ON EACH SIDE, SUM OF SIDE YARD
SETBACKS REDUCED TO 15' WHICH IS CONSISTENT WITH 25% OF LOT
WIDTH AND IN KEEPING WITH THE INTENT OF THE 60' PLATTING.

VARIANCE #4: 142.105 (b)(5)(a)(1) (DETACHED GARAGE)
OPEN SPACE REQUIREMENT WAIVED TO PROVIDE A COVERED WALKWAY
FROM GARAGE TO ENTRY TO PROTECT THE OWNER FROM THE
ELEMENTS UTILIZING THE EYEBROW DETAIL IN KEEPING WITH THE
AESTHETIC OF THE MODERN DESIGN.

WAIVER #1: 142.105 (b)(4)(c)
OVERALL LOT COVERAGE OF 25 PERCENT TO MEET DESIRABLE OPEN
SPACE REQUIREMENTS, REQUESTING 70% RESTRICTION WAIVED TO
UTILIZE 98% OF 1ST FLOOR AREA ON THE SECOND FLOOR TO ACHIEVE 49%
OF ALLOWABLE MAX UNIT SIZE. 92 SF OF SECOND FLOOR COUNTS AS
"LOT COVERAGE". THIS 92 SF OF THE SECOND FLOOR TAKES OUR PLAN
FROM 24% TO 25%. THE AREA DIRECTLY BELOW IS A COVERED PORCH. THIS
COVERED PORCH SERVES AS MAIN ENTRY AND IS OPEN ON 2 SIDES.
THE PLAN PROVIDES FOR 9'-7" IN ADDITIONAL SETBACK BEYOND CODE FOR
THE SECOND FLOOR AND STILL COMPLIES WITH MAX UNIT SIZE REQUIRED.

LEGEND



UNIT SIZE CALCULATIONS

LOT AREA = 7459 SF
UNIT SIZE AREAS
FIRST FLOOR = 1780 SF
CABANA BATH = 54 SF
LOGGIA OVER 10' = 30 SF
SECOND FLOOR = 1810 SF

UNIT SIZE TOTAL = 3674 SF

LOT COVERAGE CALCULATION = 3674 / 7459 = .49 OR 49%

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:

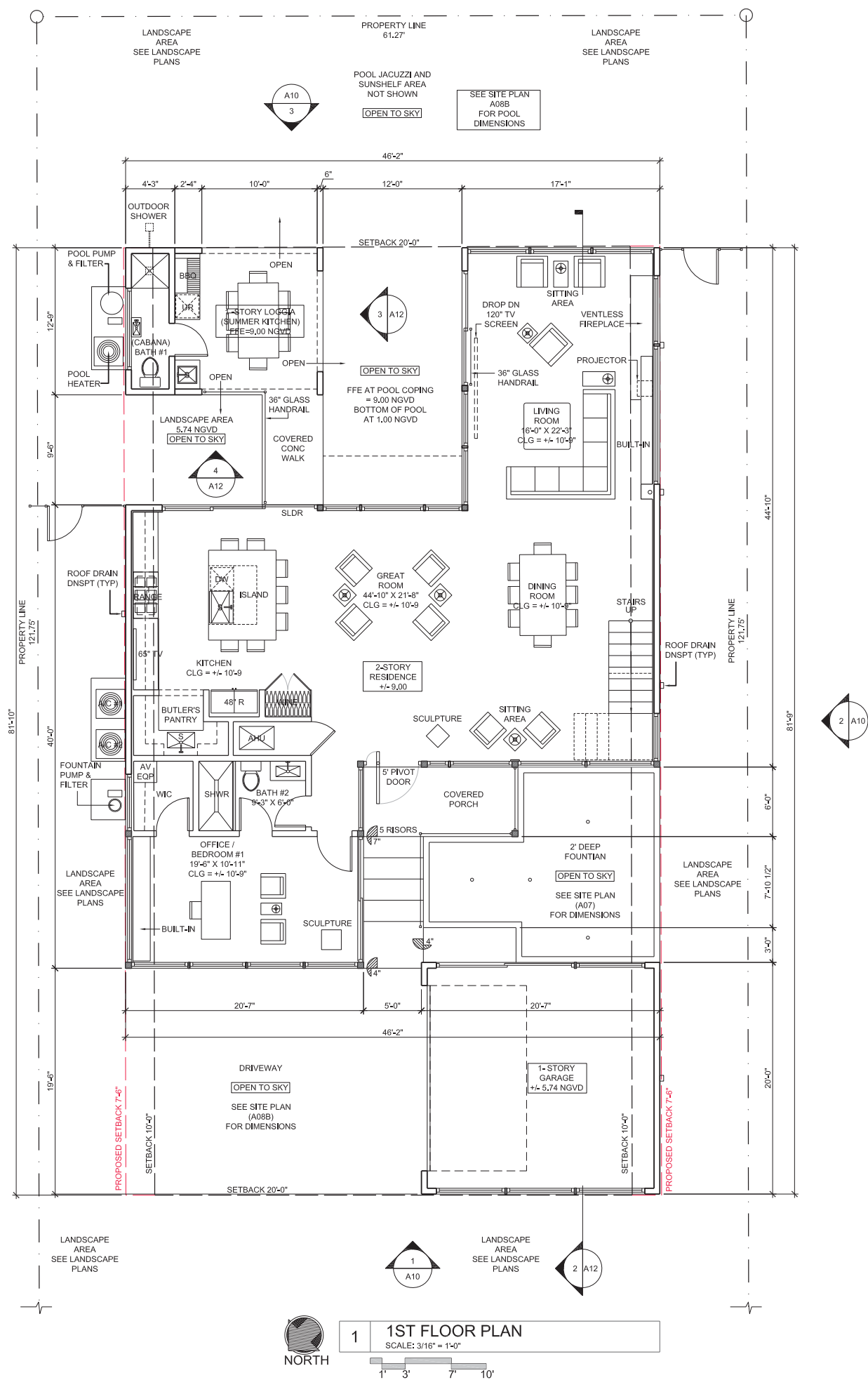
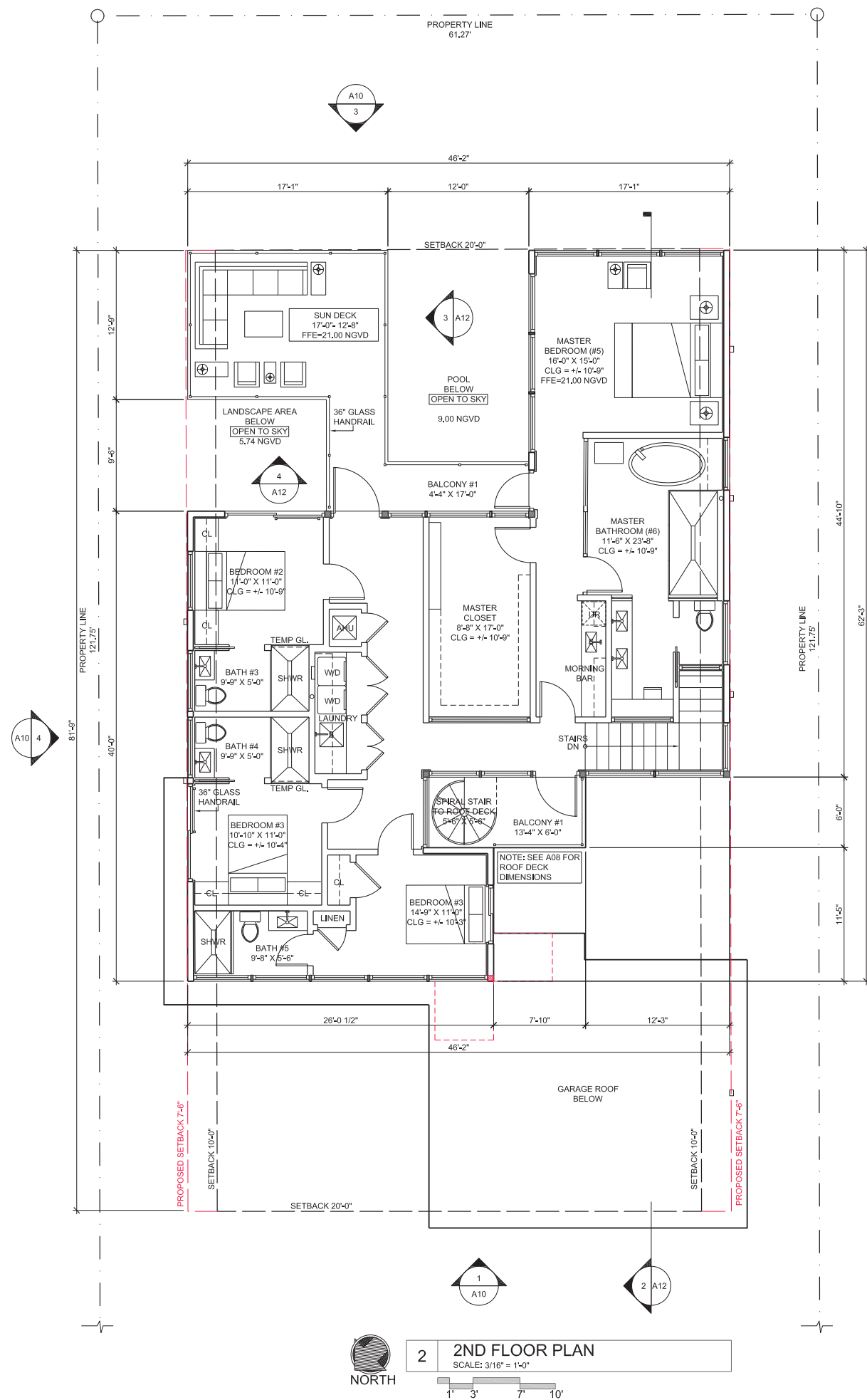
DRB FIRST SUBMIT 07.01.2016
DRB FINAL SUBMIT 07.15.2016

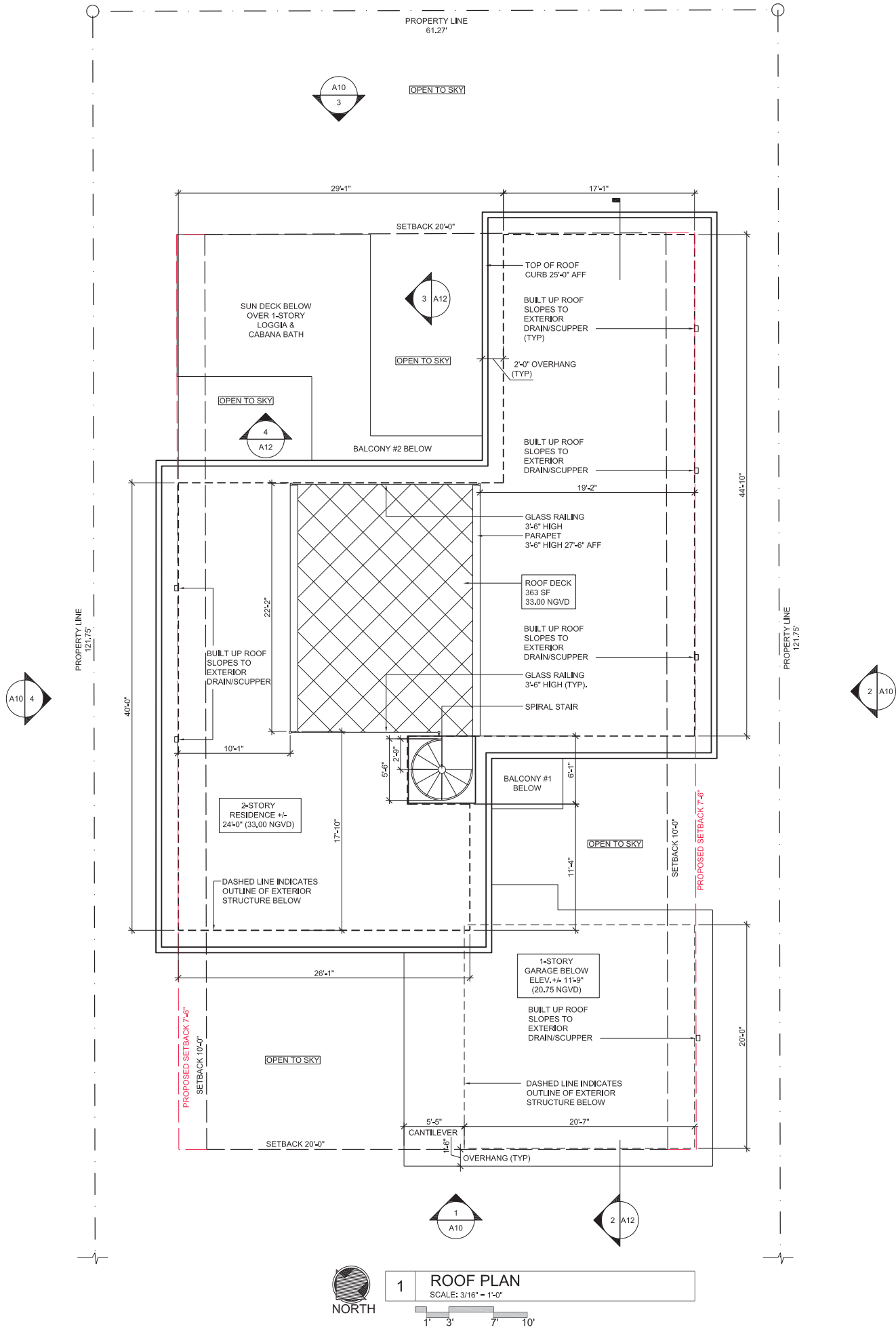
REVISIONS:

UNIT SIZE
CALCS

SITE
DIAGRAMS

A08C





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:

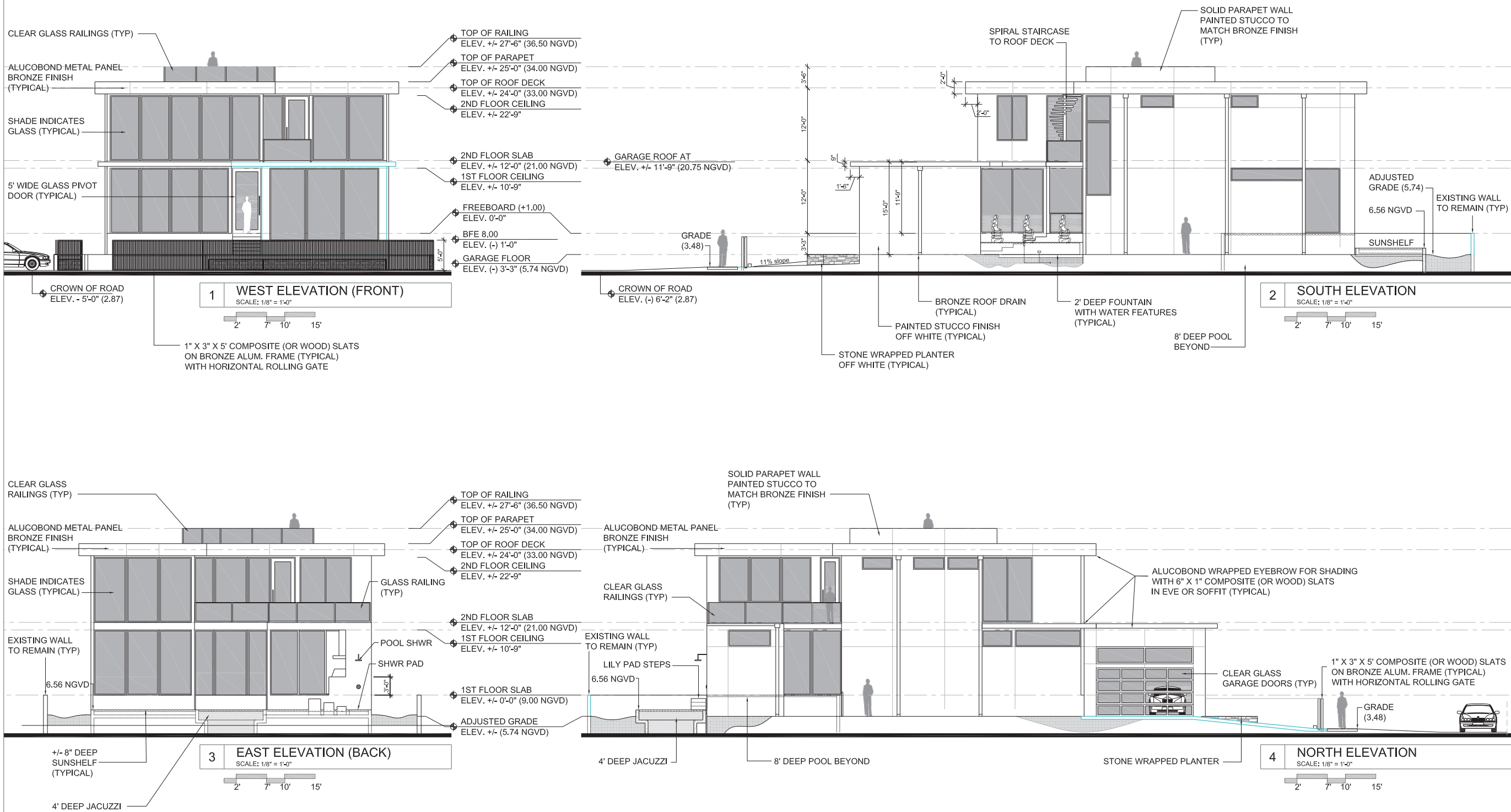
ROOF
PLAN

FLOOR
PLANS

A09B

ARCHITECTURE
BENJAMIN M. DRONSICK
ARCHITECT
ADDRESS: P.O. BOX 788
LAKE WORTH, FL 33460
PHONE: 561.456.8057
EMAIL: BMD@BMDARCH.COM
FLORIDA • VIRGINIA
ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN
RENDERINGS • MARKETING • 3D VISUALIZATION

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SEE ALSO COLOR 2D ELEVATIONS AND 3D RENDERINGS PROVIDED



SOFFIT / EVE DETAIL (OR SIMILAR)



ALUCOBOND METAL PANEL (OR SIMILAR)



BM CHINA WHITE OC141 (OR SIMILAR)



5' BRONZE PIVOT DOOR (OR SIMILAR)



GLASS GARAGE DOORS (OR SIMILAR)



1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"
2' 7' 10' 15'



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
2' 7' 10' 15'

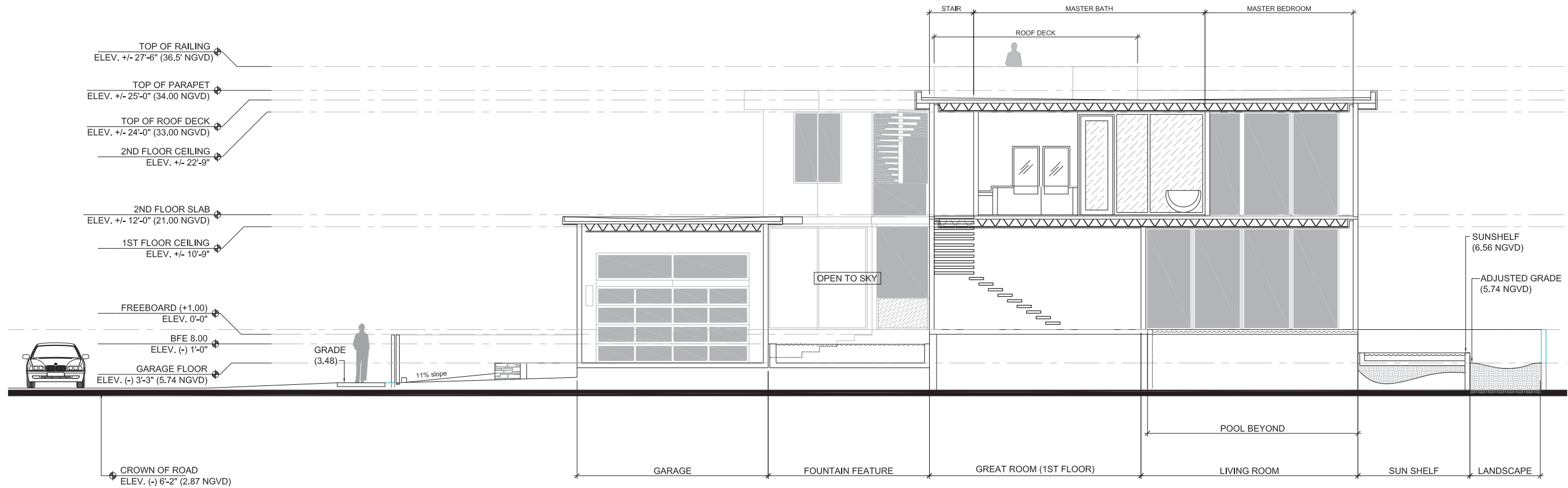


3 EAST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"
2' 7' 10' 15'



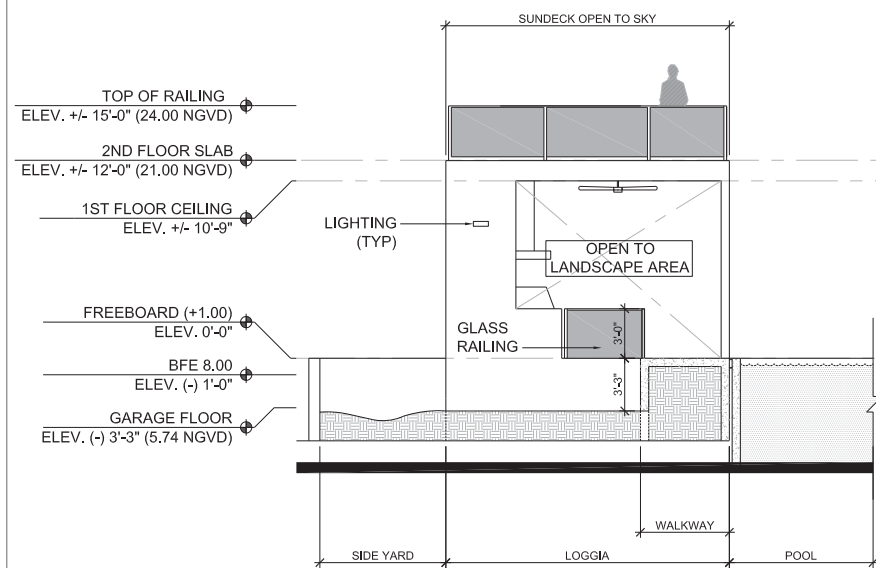
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2' 7' 10' 15'

ARTISTIC RENDERINGS SHOWING STEPPED PLANTING, EXISTING AND NEW LANDSCAPE AS REQUIRED BY CODE, SEE ALSO LANDSCAPE PLANS, CAD ELEVATIONS AND 3D RENDERINGS PROVIDED



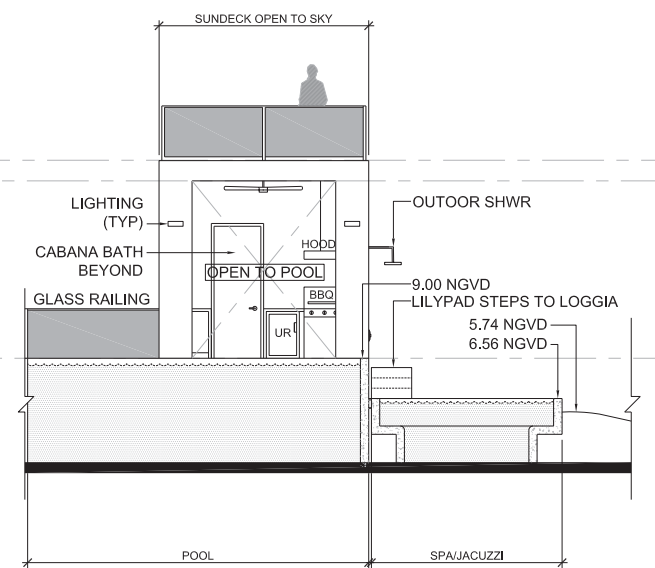
2 BUILDING SECTION

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



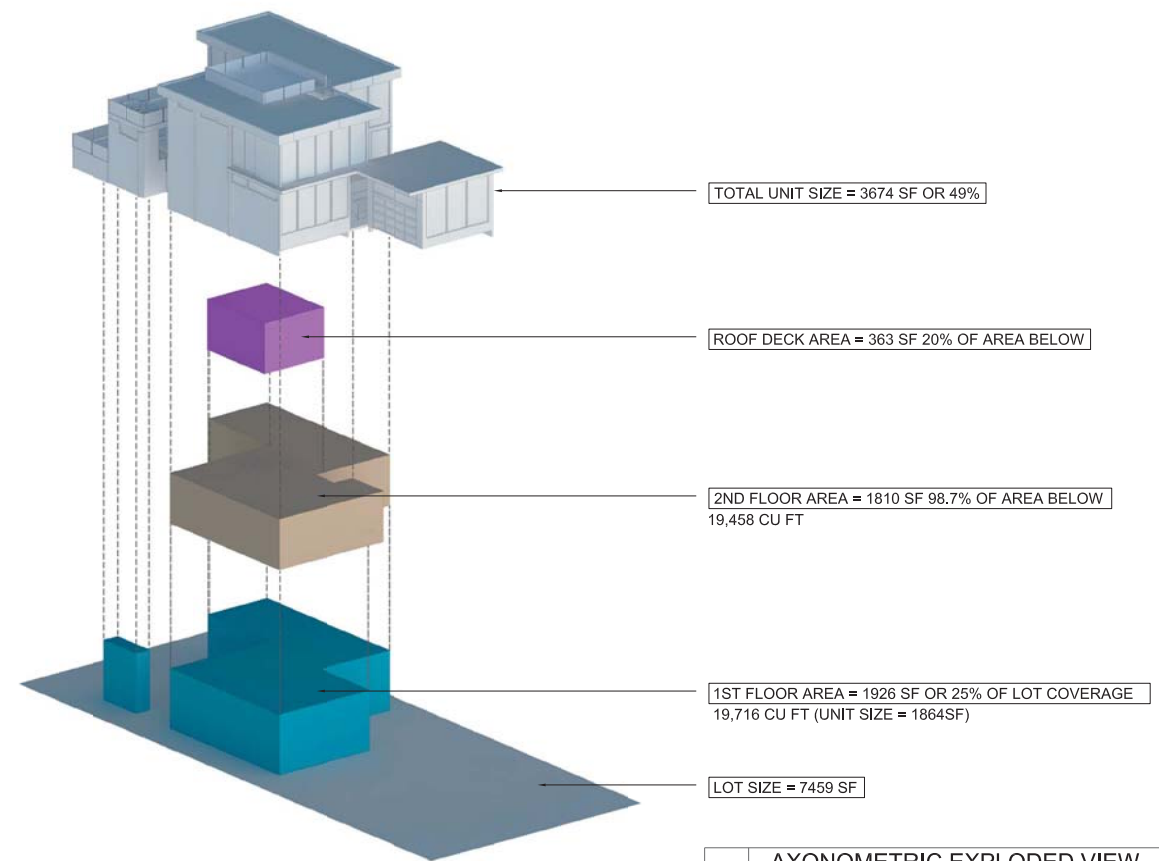
4 LOGGIA WEST ELEVATION

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



3 LOGGIA SOUTH ELEVATION

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



1 AXONOMETRIC EXPLODED VIEW

SCALE: NTS

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

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

ARCHITECTURE
BENJAMIN M. DRONSICK
ADDRESS: P.O. BOX 788
LAKE WORTH, FL 33460
PHONE: 561.456.8057
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FLORIDA • VIRGINIA
ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN
BENJAMIN M. DRONSICK
ARCHITECT
ARCHITECTURE • MARKETING • 3D VISUALIZATION

FLORIDA LICENSE: AR95020

VIRGINIA LICENSE: 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:

AXONOMETRIC
SECTIONS

A12



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 | Board 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 |
| | Accessory Structure Side 1: | N/A | | | |
| 24 | Accessory Structure Side 2 or (facing street) : | N/A | | | |
| 25 | Accessory Structure Rear: | N/A | | | |
| 26 | Sum of Side yard : | 20' or 33% | 13'-1" or 22% | 15' or 25% | 5'-0" |

| | | |
|----|--------------------------------------------------------------------|-----|
| 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? | YES |

Notes:

If not applicable write N/A

All other data information should be presented like the above format