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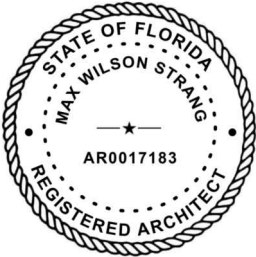
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SCOPE OF WORK

- ONE STORY SINGLE FAMILY RESIDENCE
- REQUESTING BOARD OF ADJUSTMENT VARIANCE APPROVAL FOR:
- (1) EAST SIDE SETBACK TO BE 7'-6"
- (2) WEST SIDE SETBACK TO BE 7'-6"
- (3) INTERIOR SIDE SETBACK TOTAL SUM TO BE 15'-0"
- (4) TOTAL WIDTH OF MASS LENGTH ASSOCIATED WITH THE GUEST LOFT TO BE 35'-2"
- (5) FRONT SETBACK TO BE 18'-0"

ZONING LEGEND - 1340 BAY DRIVE

	TYPE	LOT SIZE	LOT AREA	
SITE INFO.	RS-4	170' X 85'/92'	15,051 SQ.FT	
	REQUIRED	% REQ.	PROPOSED	% PROPOSED
LOT COVERAGE	Max. 7,525.5 SQ.FT.	50%	5,584 SQ.FT.	37.1%
UNIT SIZE	Max. 7,525.5 SQ.FT.	50%	5,327 SQ.FT.	35.4%
MAIN HOUSE	-	-	3,975 SQ.FT.	-
STORAGES	-	-	298 SQ.FT.	-
CARPORT	-	-	331 SQ.FT.	-
BBQ/PATIO	-	-	222 SQ.FT.	-
GUEST LOFT	-	-	501 SQ.FT.	-
YARD AREAS				
LANDSCAPE FRONTYARD	Min. 825.50 SQ.FT.	35% of 1,651 SQ.FT.	1,044 SQ.FT.	63.2%
LANDSCAPE BACK YARD	Min. 1,528 SQ.FT.	70% of 2,181 SQ.FT.	1,609 SQ.FT.	73.8%
SETBACKS	REQUIRED	PROPOSED	NOTES * VARIANCE APPROVAL REQUIRED ** TOTAL SUM = 25% OF TOTAL LOT WIDTH AT FRONT SETBACK LINE (91'-2") REQUIRED PER CODE DUE TO LOT REDUCES IN WIDTH TOWARD THE REAR. ***GUEST LOFT HEIGHT **** ADJUSTED GRADE AT 30" ABOVE ESTABLISHED GRADE AS PER CODE.	
FRONT*	20'	18'		
SIDES* TOTAL SUM*	10' 22'-9"***	7'-6" 15'		
REAR	25'-6"	25'-6"		
BUILDING HEIGHT	18' (24' FOR 5% OF LOT COVERAGE)	13' (22' FOR 3.7 % LOT COVERAGE)***		
GRADE		+3.97' NGVD		
ADJUSTED GRADE****		+6.47' NGVD		
BASE FLOOD LEVEL	+8.00 NGVD + FREEBOARD	+9.00 NGVD		



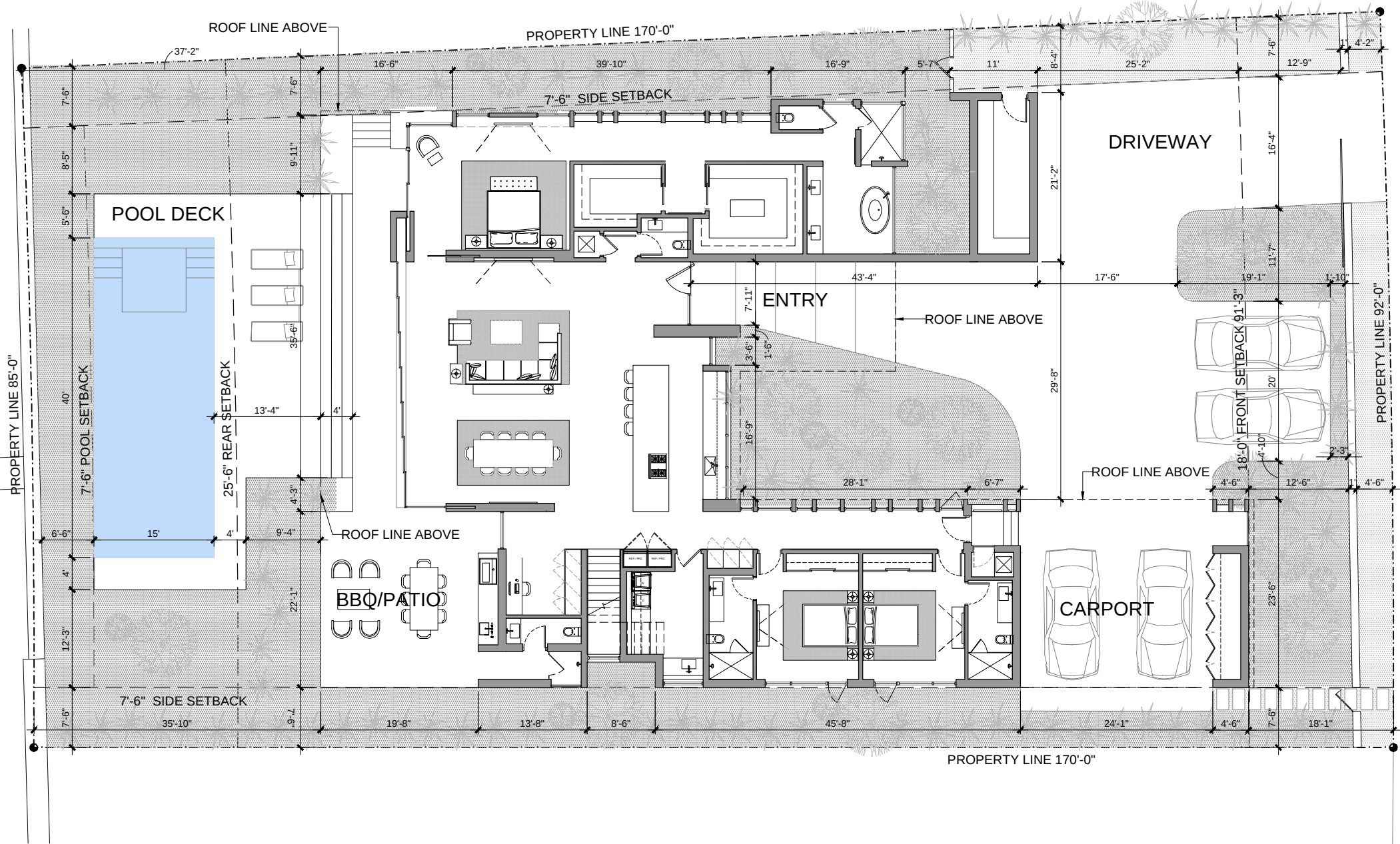
PROPOSED SITE PLAN



EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8"
AUGUST 25, 2016

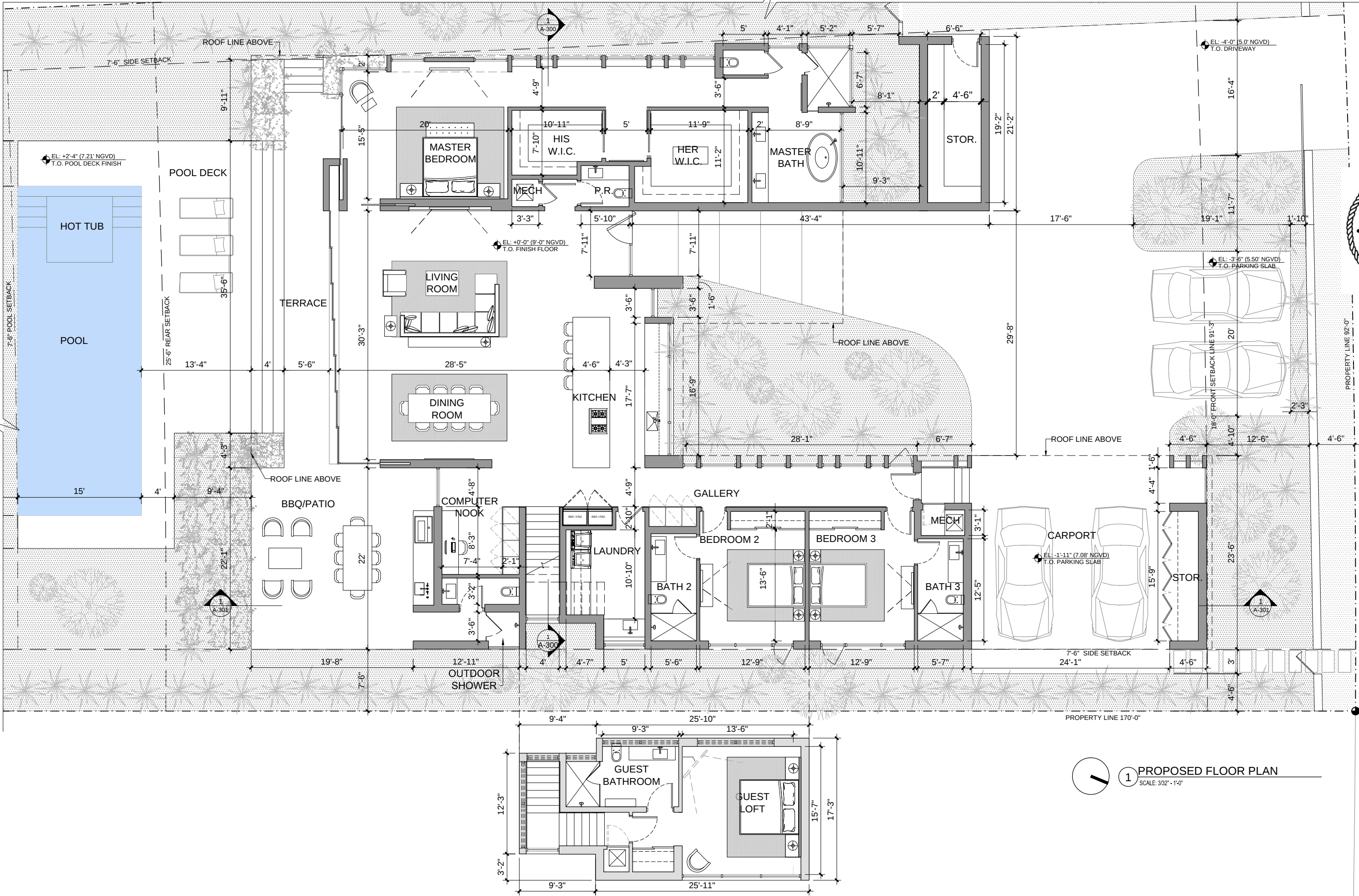
[STRANG]
ARCHITECTURE

A-100



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED FLOOR PLAN



EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 3/8"
AUGUST 25, 2016

A-101

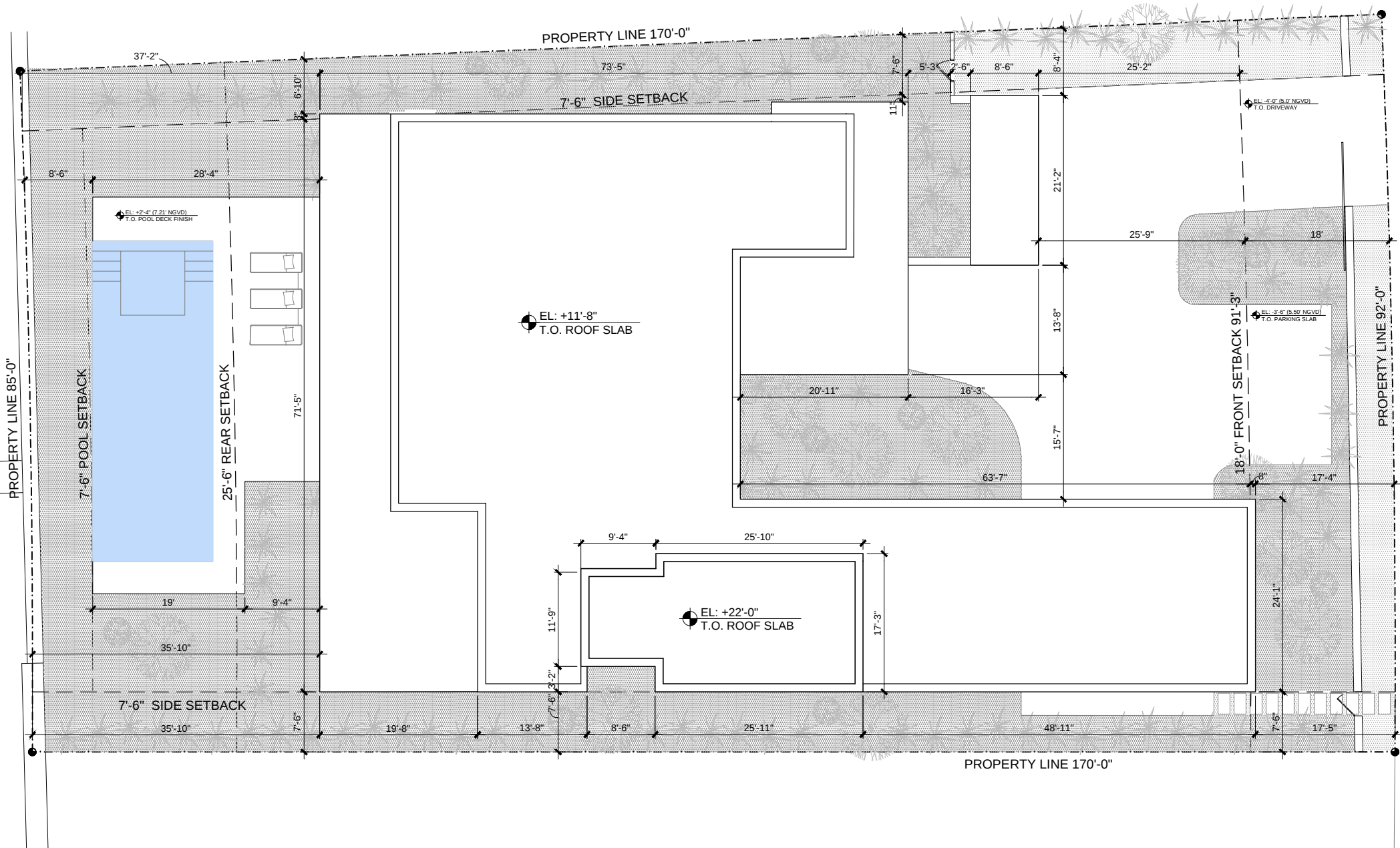
1 PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED ROOF PLAN



EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8"
AUGUST 25, 2016

A-102



1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"

PROPOSED ELEVATIONS

[STRANG]

ARCHITECTURE

STATE OF FLORIDA

MAX WILSON STRANG

AR0017183

REGISTERED ARCHITECT



EAST ELEVATION

EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 3/32"
AUGUST 25, 2016

PROPOSED ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 3/8"
AUGUST 25, 2016

PROPOSED ELEVATIONS



WEST ELEVATION

EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 3/32"
AUGUST 25, 2016

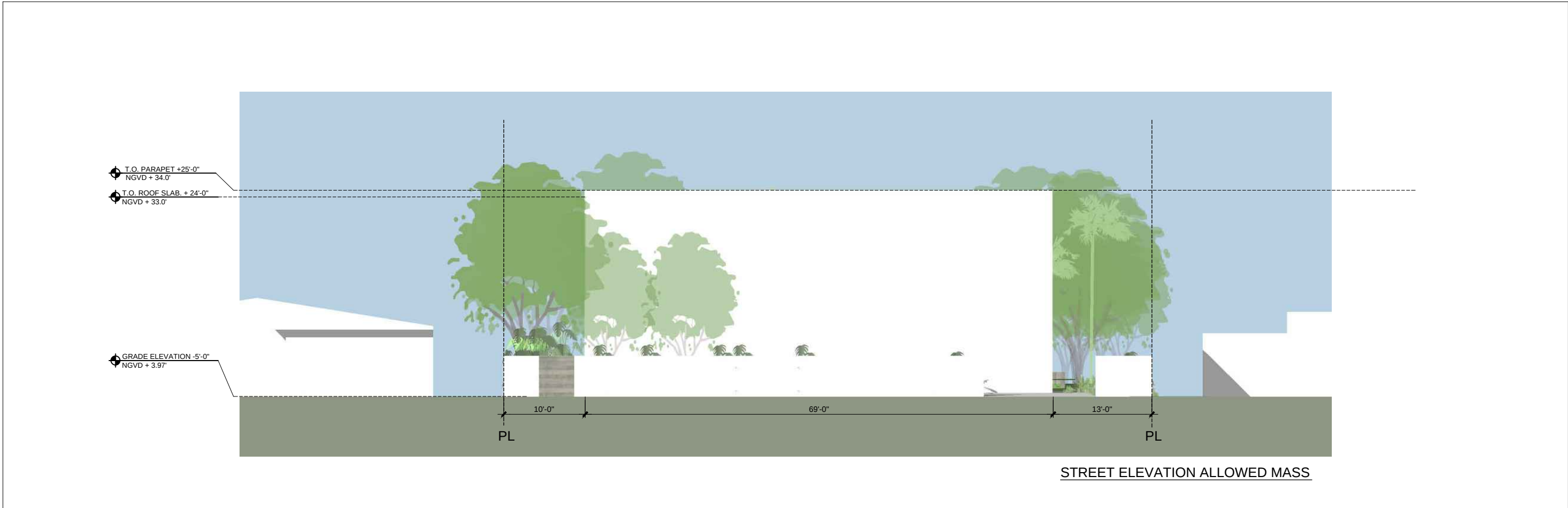
CONTEXTUAL ELEVATION



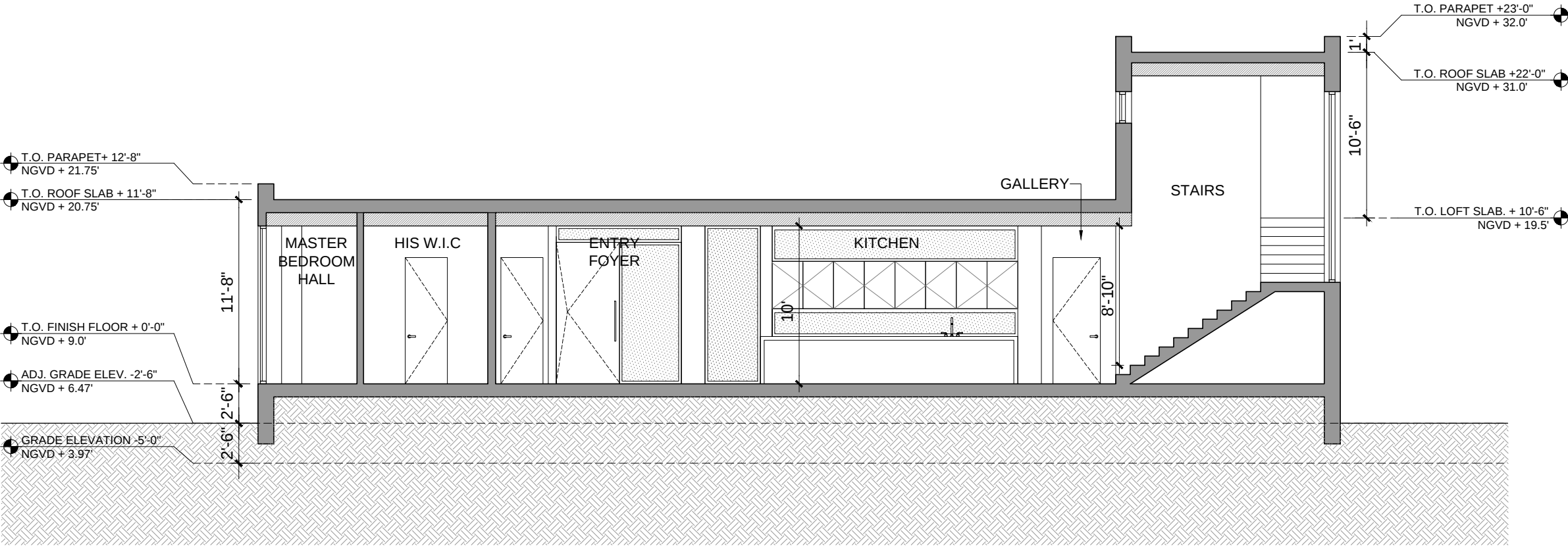
1 CONTEXTUAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8"
AUGUST 25, 2016

PROPOSED VS ALLOWED ELEVATION DIAGRAM



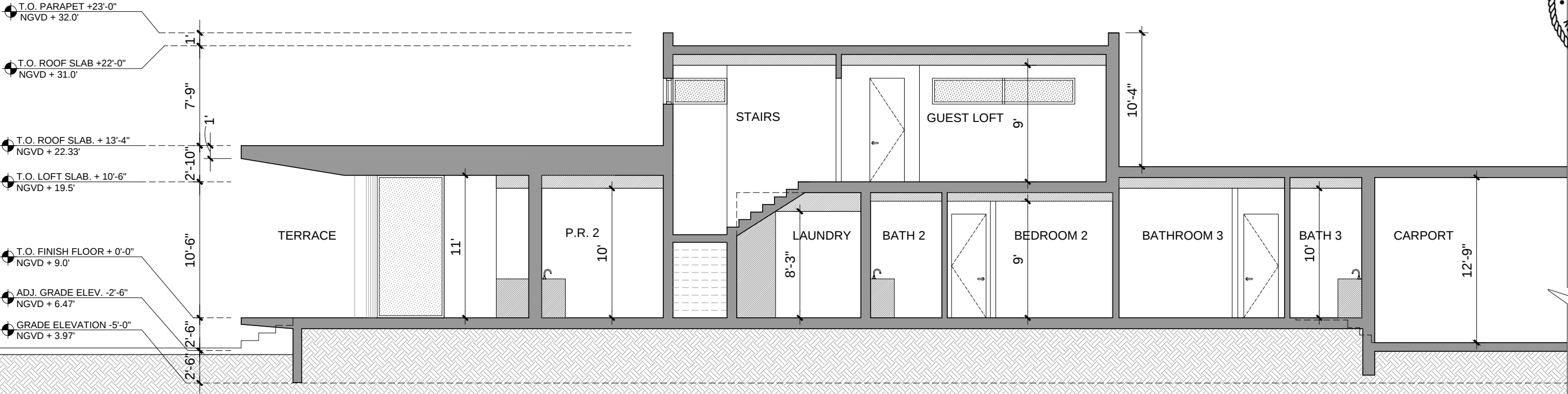
PROPOSED SECTIONS



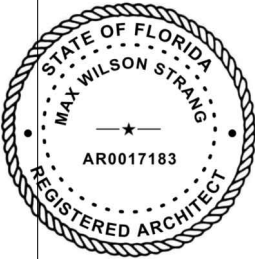
1 PROPOSED SECTION 1
SCALE: 1/8" = 1'-0"



PROPOSED SECTIONS



1 PROPOSED SECTION 2
SCALE: 1/8" = 1'-0"



EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8"
AUGUST 25, 2016

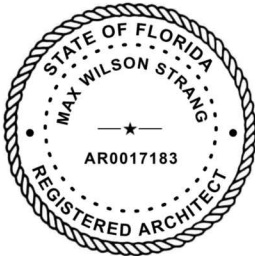
PERSPECTIVES



STREET VIEW PERSPECTIVE



DRIVEWAY/COUTYARD VIEW PERSPECTIVE

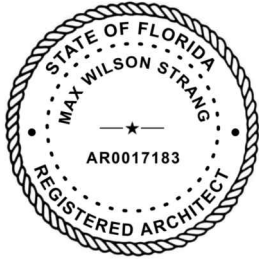
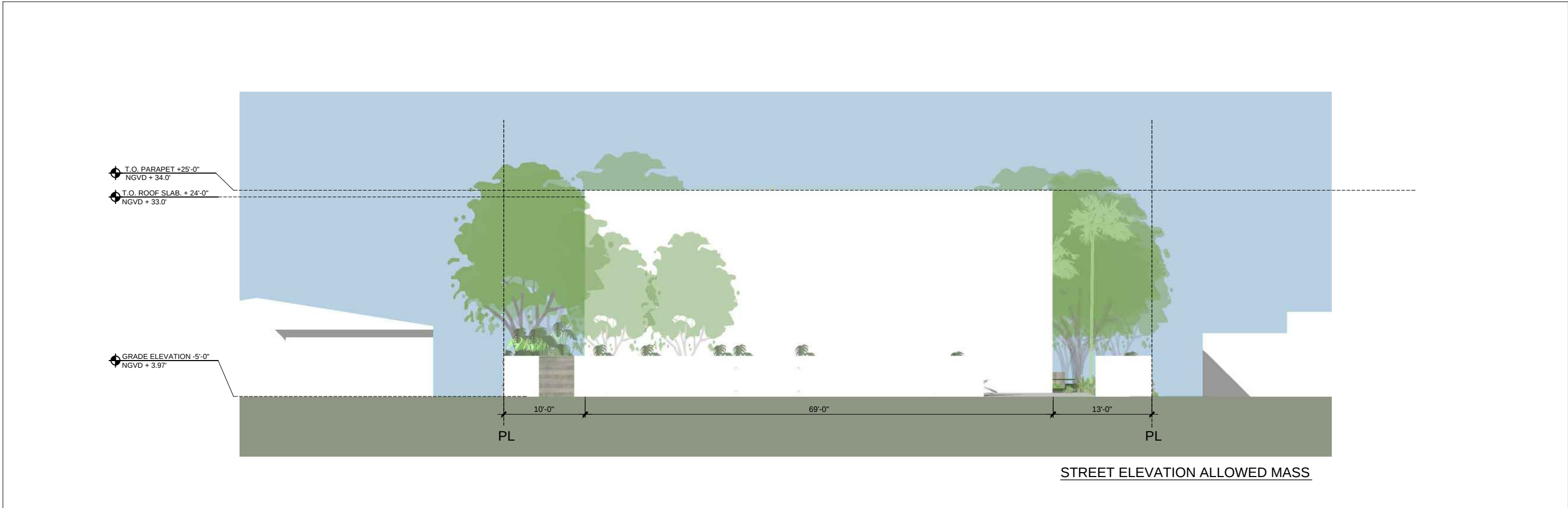


[STRANG]
ARCHITECTURE

EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: N/A
AUGUST 25, 2016

PROPOSED VS ALLOWED ELEVATION DIAGRAM



[STRANG]
ARCHITECTURE

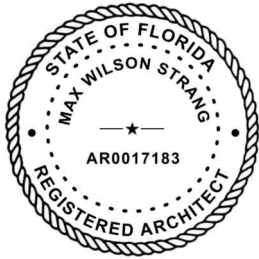
EISENBERG RESIDENCE
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8"
AUGUST 25, 2016



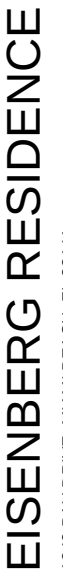
REAR VIEW PERSPECTIVE



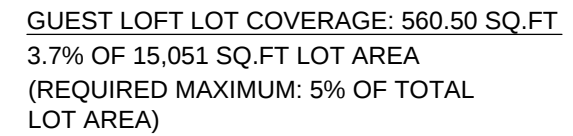
REAR PATIO VIEW PERSPECTIVE



The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "MAX WILSON STRANG" is in the middle, and "REGISTERED ARCHITECT" is at the bottom. A star is positioned above the registration number "AR0017183".



A-002a



PROPOSED VS ALLOWED MASS DIAGRAM

[STRANG]
ARCHITECTURE

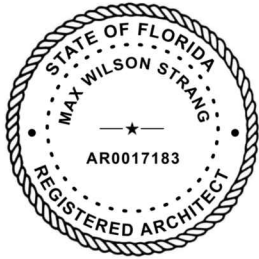


EISENBERG RESIDENCE

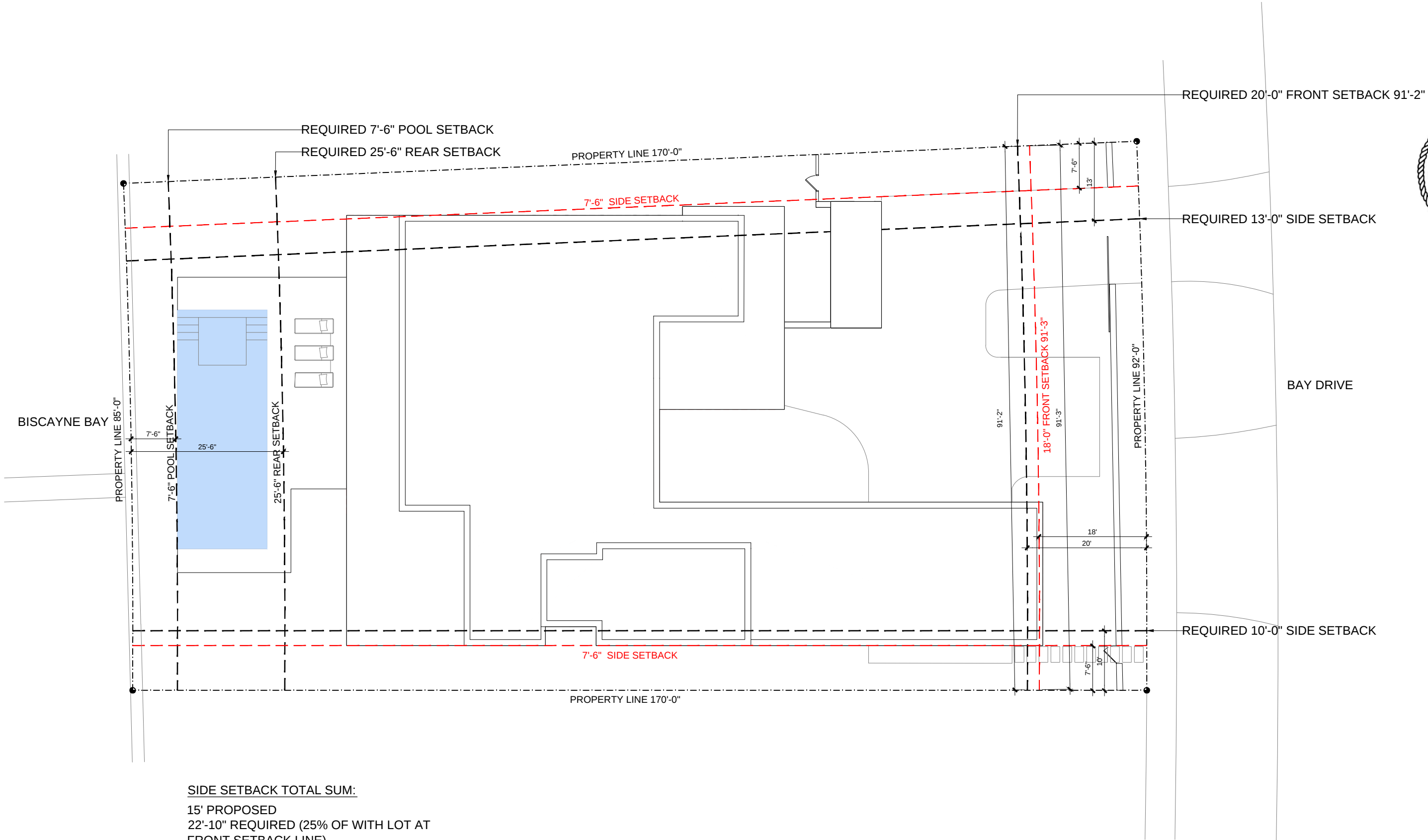
1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: NTS
AUGUST 25, 2016

A-603

SETBACKS VARIANCE DIAGRAM

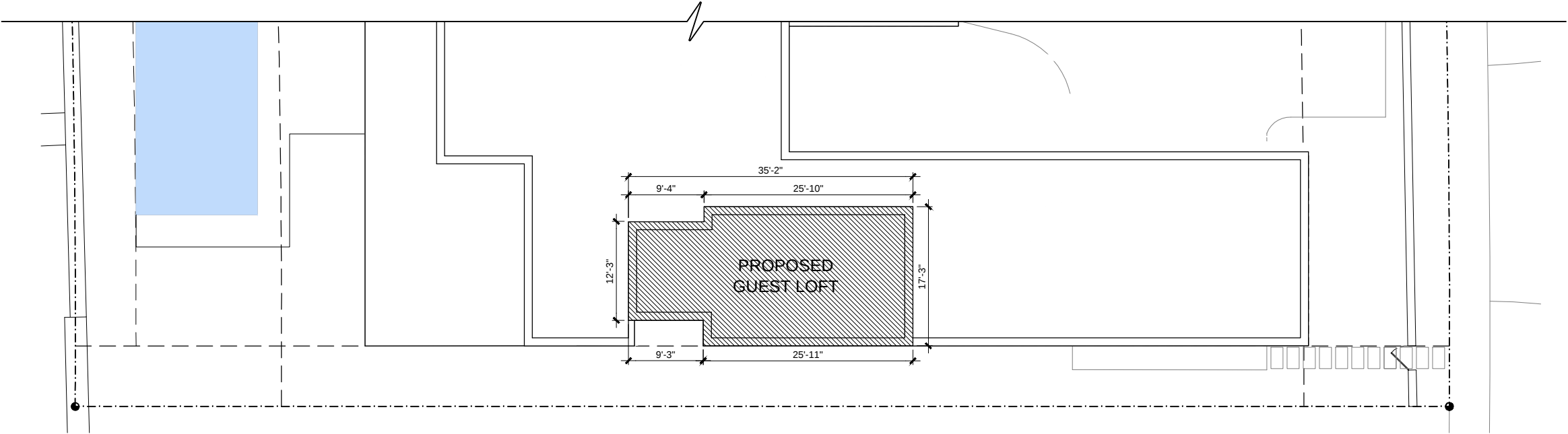


[STRANG]
ARCHITECTURE



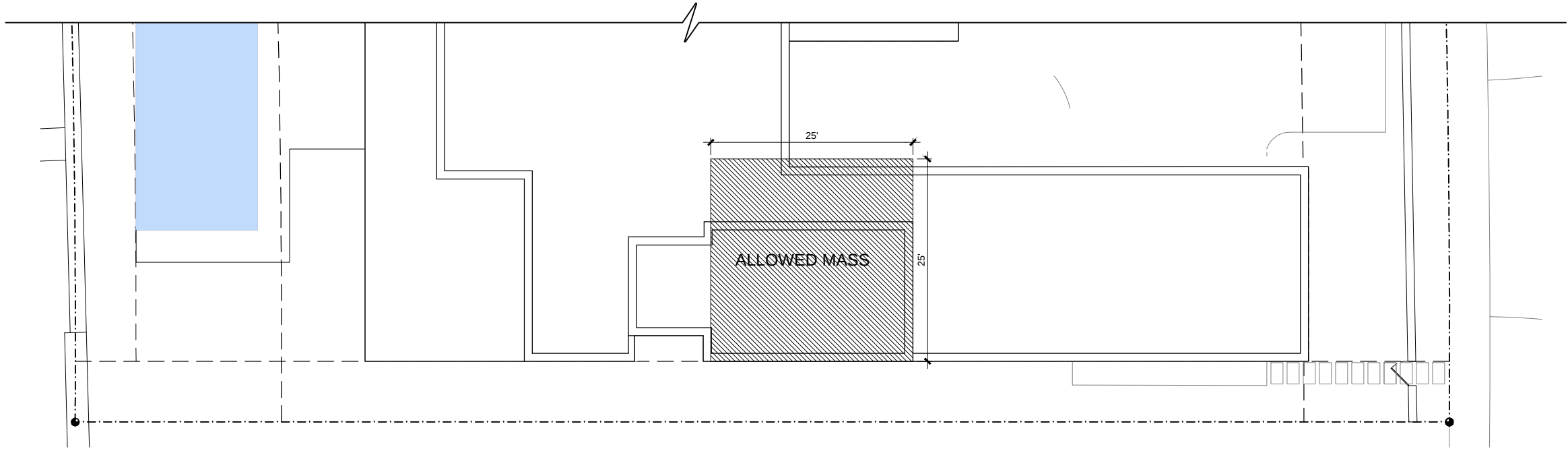
SIDE SETBACK TOTAL SUM:
15' PROPOSED
22'-10" REQUIRED (25% OF WITH LOT AT
FRONT SETBACK LINE)

MAX. WALL LENGTH VARIANCE DIAGRAM



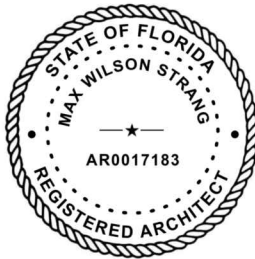
GUEST LOFT LOT
COVERAGE: 560.50 SQ.FT
3.7% OF 15,051 SQ.FT LOT
AREA
(REQUIRED MAXIMUM:
5% OF TOTAL LOT AREA)

PROPOSED HIGHER MASS



LOT COVERAGE: 625 SQ.FT
4.2% OF 15,051 SQ.FT LOT
AREA
(REQUIRED MAXIMUM:
5% OF TOTAL LOT AREA)

ALLOWED HIGHER MASS

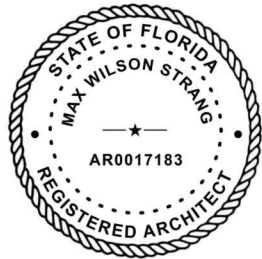


[STRANG]
ARCHITECTURE

EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8" = 1/16"
AUGUST 25, 2016

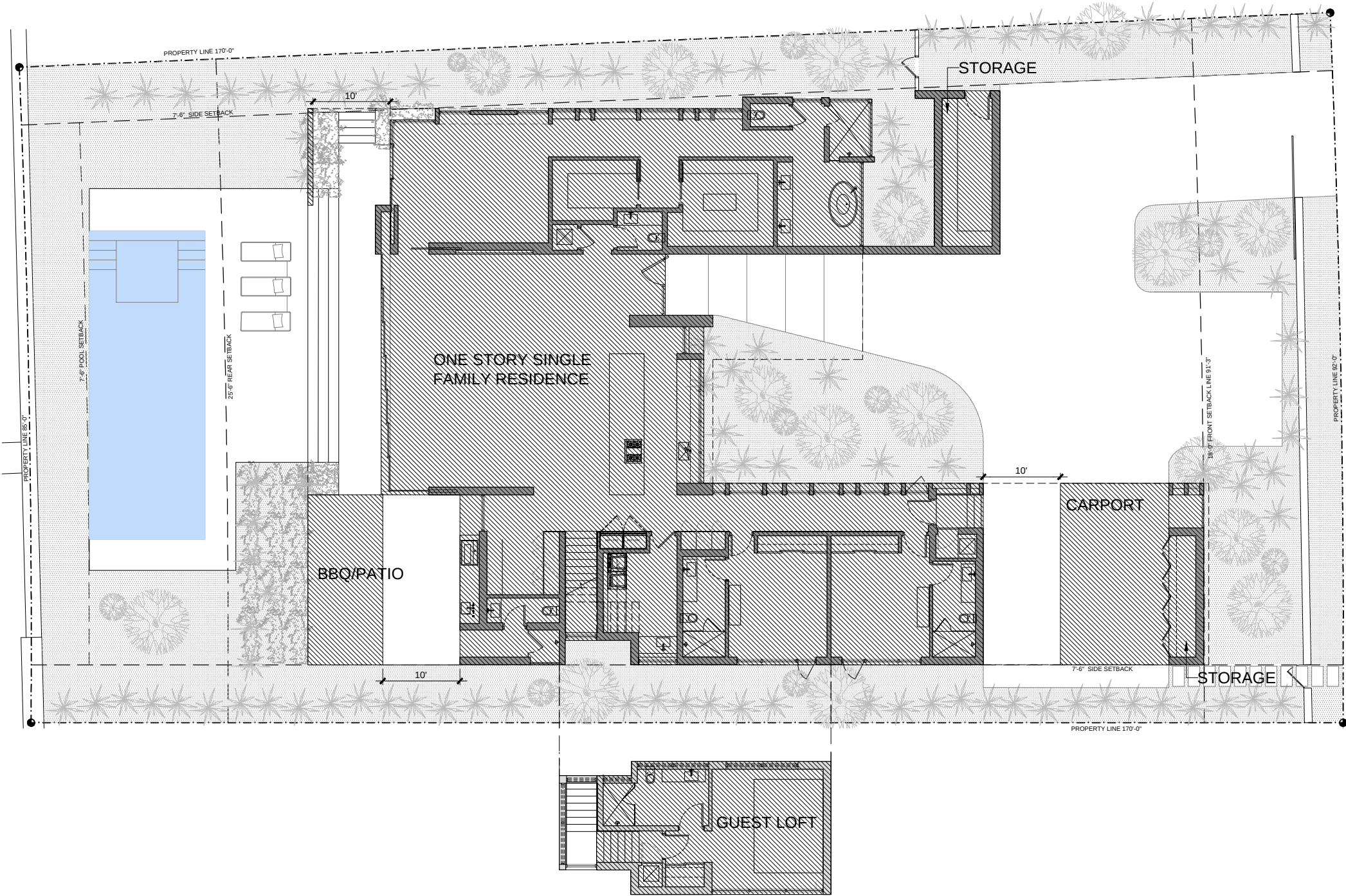
UNIT SIZE CALCULATION



EISENBERG RESIDENCE

1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = 1/8" = 1/4" = 1/2" = 3/4" = 1" = 1 1/2" = 2" = 3" = 4" = 6" = 8" = 12" = 18" = 24" = 36" = 48" = 60" = 72" = 84" = 96" = 108" = 120" = 144" = 168" = 192" = 216" = 240" = 264" = 288" = 312" = 336" = 360" = 384" = 408" = 432" = 456" = 480" = 504" = 528" = 552" = 576" = 600" = 624" = 648" = 672" = 696" = 720" = 744" = 768" = 792" = 816" = 840" = 864" = 888" = 912" = 936" = 960" = 984" = 1008" = 1032" = 1056" = 1080" = 1104" = 1128" = 1152" = 1176" = 1200" = 1224" = 1248" = 1272" = 1296" = 1320" = 1344" = 1368" = 1392" = 1416" = 1440" = 1464" = 1488" = 1512" = 1536" = 1560" = 1584" = 1608" = 1632" = 1656" = 1680" = 1704" = 1728" = 1752" = 1776" = 1800" = 1824" = 1848" = 1872" = 1896" = 1920" = 1944" = 1968" = 1992" = 2016" = 2040" = 2064" = 2088" = 2112" = 2136" = 2160" = 2184" = 2208" = 2232" = 2256" = 2280" = 2304" = 2328" = 2352" = 2376" = 2400" = 2424" = 2448" = 2472" = 2496" = 2520" = 2544" = 2568" = 2592" = 2616" = 2640" = 2664" = 2688" = 2712" = 2736" = 2760" = 2784" = 2808" = 2832" = 2856" = 2880" = 2904" = 2928" = 2952" = 2976" = 3000" = 3024" = 3048" = 3072" = 3096" = 3120" = 3144" = 3168" = 3192" = 3216" = 3240" = 3264" = 3288" = 3312" = 3336" = 3360" = 3384" = 3408" = 3432" = 3456" = 3480" = 3504" = 3528" = 3552" = 3576" = 3600" = 3624" = 3648" = 3672" = 3696" = 3720" = 3744" = 3768" = 3792" = 3816" = 3840" = 3864" = 3888" = 3912" = 3936" = 3960" = 3984" = 4008" = 4032" = 4056" = 4080" = 4104" = 4128" = 4152" = 4176" = 4200" = 4224" = 4248" = 4272" = 4296" = 4320" = 4344" = 4368" = 4392" = 4416" = 4440" = 4464" = 4488" = 4512" = 4536" = 4560" = 4584" = 4608" = 4632" = 4656" = 4680" = 4704" = 4728" = 4752" = 4776" = 4800" = 4824" = 4848" = 4872" = 4896" = 4920" = 4944" = 4968" = 4992" = 5016" = 5040" = 5064" = 5088" = 5112" = 5136" = 5160" = 5184" = 5208" = 5232" = 5256" = 5280" = 5304" = 5328" = 5352" = 5376" = 5400" = 5424" = 5448" = 5472" = 5496" = 5520" = 5544" = 5568" = 5592" = 5616" = 5640" = 5664" = 5688" = 5712" = 5736" = 5760" = 5784" = 5808" = 5832" = 5856" = 5880" = 5904" = 5928" = 5952" = 5976" = 6000" = 6024" = 6048" = 6072" = 6096" = 6120" = 6144" = 6168" = 6192" = 6216" = 6240" = 6264" = 6288" = 6312" = 6336" = 6360" = 6384" = 6408" = 6432" = 6456" = 6480" = 6504" = 6528" = 6552" = 6576" = 6600" = 6624" = 6648" = 6672" = 6696" = 6720" = 6744" = 6768" = 6792" = 6816" = 6840" = 6864" = 6888" = 6912" = 6936" = 6960" = 6984" = 7008" = 7032" = 7056" = 7080" = 7104" = 7128" = 7152" = 7176" = 7200" = 7224" = 7248" = 7272" = 7296" = 7320" = 7344" = 7368" = 7392" = 7416" = 7440" = 7464" = 7488" = 7512" = 7536" = 7560" = 7584" = 7608" = 7632" = 7656" = 7680" = 7704" = 7728" = 7752" = 7776" = 7800" = 7824" = 7848" = 7872" = 7896" = 7920" = 7944" = 7968" = 7992" = 8016" = 8040" = 8064" = 8088" = 8112" = 8136" = 8160" = 8184" = 8208" = 8232" = 8256" = 8280" = 8304" = 8328" = 8352" = 8376" = 8400" = 8424" = 8448" = 8472" = 8496" = 8520" = 8544" = 8568" = 8592" = 8616" = 8640" = 8664" = 8688" = 8712" = 8736" = 8760" = 8784" = 8808" = 8832" = 8856" = 8880" = 8904" = 8928" = 8952" = 8976" = 9000" = 9024" = 9048" = 9072" = 9096" = 9120" = 9144" = 9168" = 9192" = 9216" = 9240" = 9264" = 9288" = 9312" = 9336" = 9360" = 9384" = 9408" = 9432" = 9456" = 9480" = 9504" = 9528" = 9552" = 9576" = 9600" = 9624" = 9648" = 9672" = 9696" = 9720" = 9744" = 9768" = 9792" = 9816" = 9840" = 9864" = 9888" = 9912" = 9936" = 9960" = 9984" = 10000"

A-002b



UNIT SIZE
MAIN HOUSE: 3,975 SQ.FT.
STORAGES: 298 SQ.FT.
CARPORT: 331 SQ.FT.
BBQ/PATIO: 222 SQ.FT.
GUEST LOFT: 501 SQ.FT.

UNIT SIZE TOTAL:
5,327 SQ.FT = 35.4% OF
REQUIRED 50% (7,525.5 SQ.FT.)

[STRANG]
ARCHITECTURE

YARD CALCULATIONS

REAR: 1,609 SQ.FT. (73.8%)
 REQUIRED MINIMUM: (70% OF
 2,181SQ.FT.) 1,528 SQ.FT.

This site plan for the rear landscaped area shows a rectangular property with a width of 170'-0" and a depth of 85'-0". The plan includes a central pool area measuring 49'-6" by 20', surrounded by a 15'-0" wide deck. To the right of the pool is a row of three lounge chairs. The plan is divided into several sections with various setbacks: 7'-6" side setbacks on the top and bottom, a 25'-6" rear setback, and an 18'-0" front setback. The area is landscaped with trees and shrubs, and a path leads from the pool area towards the front of the property.

REAR LANDSCAPED AREA

FRONT: 1,044 SQ.FT. (63.2%)
 REQUIRED MINIMUM: (50% OF
 1,651 SQ.FT.) 825.50 SQ.FT.

This site plan for the front landscaped area shows a rectangular property with a width of 170'-0" and a depth of 92'-0". The plan includes a central pool area measuring 23'-6" by 15'-9", surrounded by a 15'-9" wide deck. To the right of the pool is a row of three lounge chairs. The plan is divided into several sections with various setbacks: 7'-6" side setbacks on the top and bottom, a 25'-6" rear setback, and an 18'-0" front setback. The area is landscaped with trees and shrubs, and a path leads from the pool area towards the front of the property.

FRONT LANDSCAPED AREA

FRONT: 1,044 SQ.FT. (63.2%)
REQUIRED MINIMUM: (50% OF
1,651 SQ.FT.) 825.50 SQ.FT.

The site plan illustrates the front landscaped area with the following details:

- Property Lines:** The top boundary is labeled "PROPERTY LINE 170'-0\"", and the bottom boundary is labeled "PROPERTY LINE 170'-0\"". The right boundary is labeled "PROPERTY LINE 92'-0\"".
- Setbacks:** A "18'-0\" FRONT SETBACK" is indicated by a dashed line. A "SIDE SETBACK" is also shown near the bottom left.
- Dimensions:** Various dimensions are provided for different sections and features:
 - Top left: 7'-6"
 - Top middle: 16'-4"
 - Middle left: 19'-1"
 - Middle: 11'-7"
 - Bottom left: 15'-9"
 - Bottom middle: 23'-6"
 - Bottom right: 2'-6"
 - Other dimensions include 4'-6", 4'-4", 1'-6", 4'-6", 12'-5", 4'-0", 4'-6", 5'-0", and 2'-0".
- Landscaping:** The plan includes numerous plant symbols, including trees and shrubs, distributed throughout the landscaped area.
- Structures:** A building footprint is shown on the left side, and a smaller structure is located near the bottom left corner.

FRONT LANDSCAPED AREA

PROPOSED 572 SQ.FT
(26.2% OF 2,181 SQ.FT.
TOTAL REAR AREA)

PROPOSED 607 SQ.FT
(36.8% OF 1,651 SQ.FT.
TOTAL FRONT AREA)

REAR HARDSCAPED AREA

FRONT HARDSCAPED AREA

PROPOSED 607 SQ.FT
(36.8% OF 1,651 SQ.FT.
TOTAL FRONT AREA)

PROPERTY LINE 170'-0"

7'-6" SIDE SETBACK

7'-6"

18'-4"

11'-7"

19'-1"

1'-10"

18'-0" FRONT SETBACK 91'-3"

30'

2'-9"

PROPERTY LINE 32'-0"

4'-6"

4'-10"

12'-6"

4'-6"

15'-9"

4'-4"

1'-6"

23'-6"

7'-6" SIDE SETBACK

4'-6"

4'-8"

2'-8"

1'-6"

PROPERTY LINE 170'-0"

FRONT HARDSCAPED AREA



1340 BAY DRIVE, MIAMI BEACH, FL 33141
FOLIO NO. 02-3210-013-2260
SCALE: 1" = $\frac{1}{4}$ "
AUGUST 25, 2016

A-002c