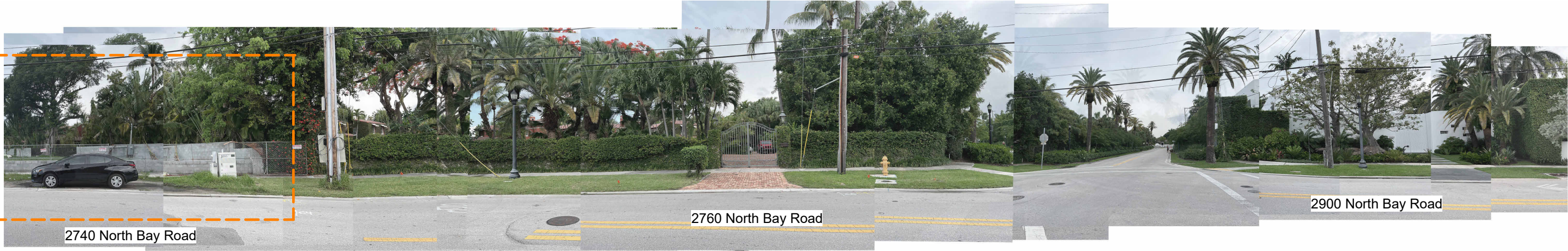


2700 North Bay Road

2740 North Bay Road

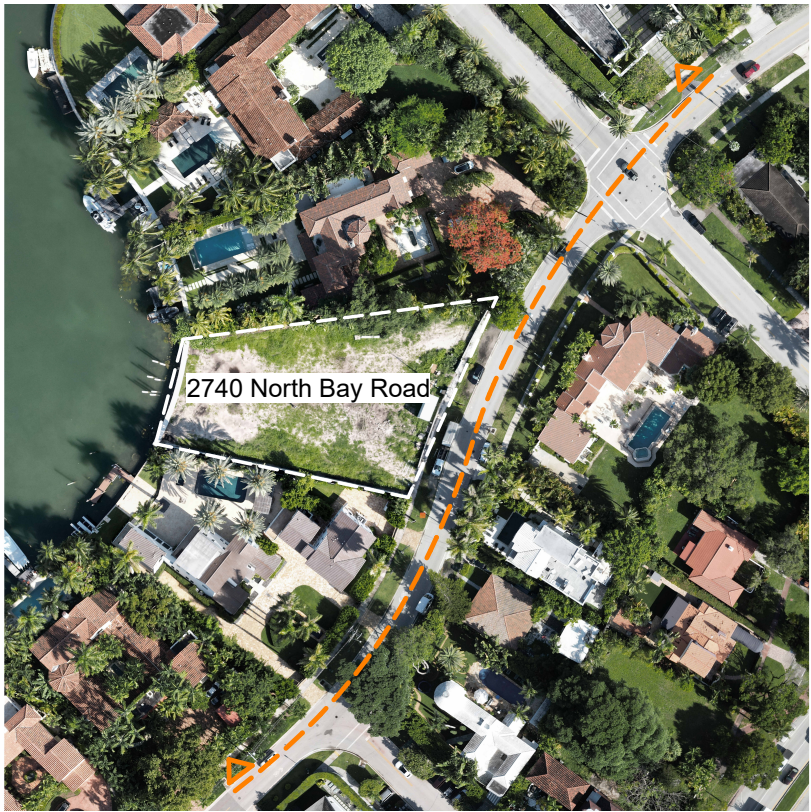


2740 North Bay Road

2760 North Bay Road

2900 North Bay Road

(June 8, 2023)



2740 North Bay Road

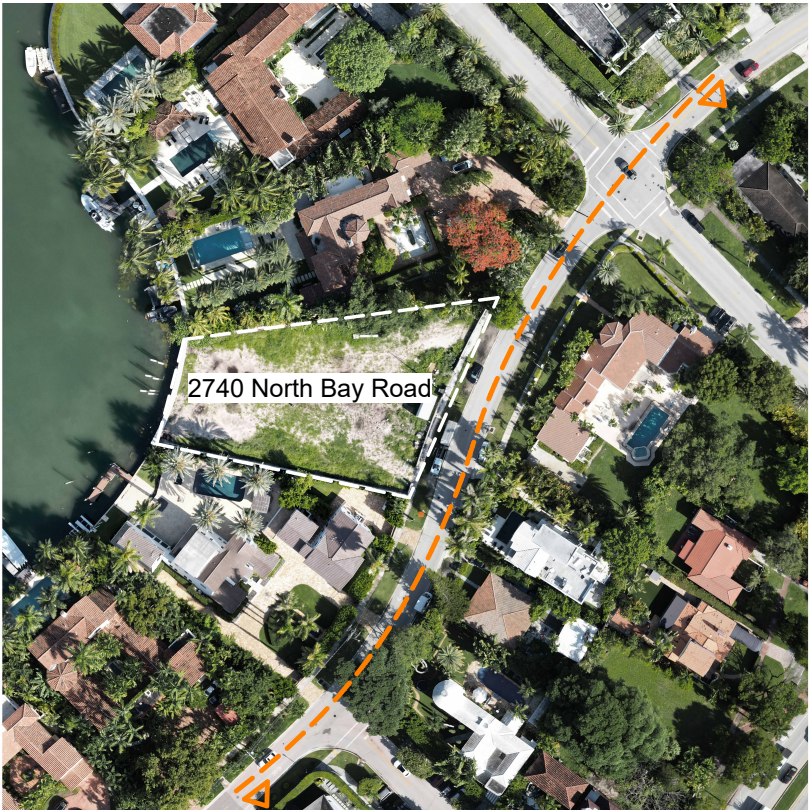
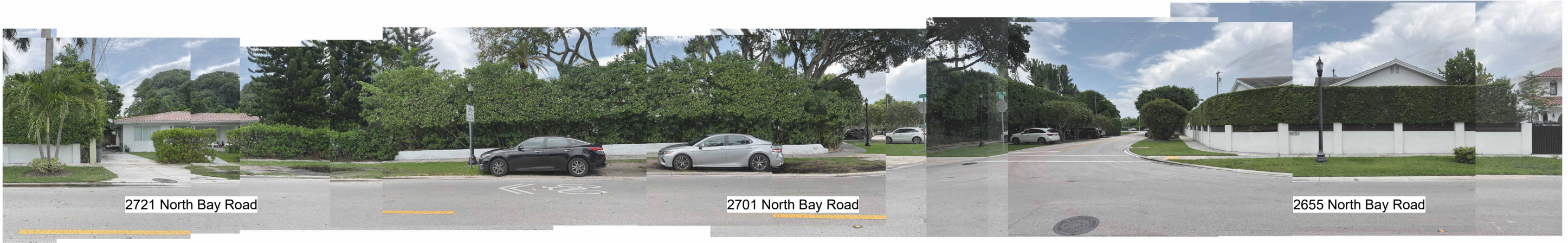
KODA
7500 NE 4th Ct., Suite
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305.359.3669

BAY HOUSE
2740 N Bay Road, Miami Beach, FL 33140
HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL
NOT FOR CONSTRUCTION

Scale	
08/07/2023	
Project #	22005

NEIGHBORHOOD
CONTEXT

Z-005



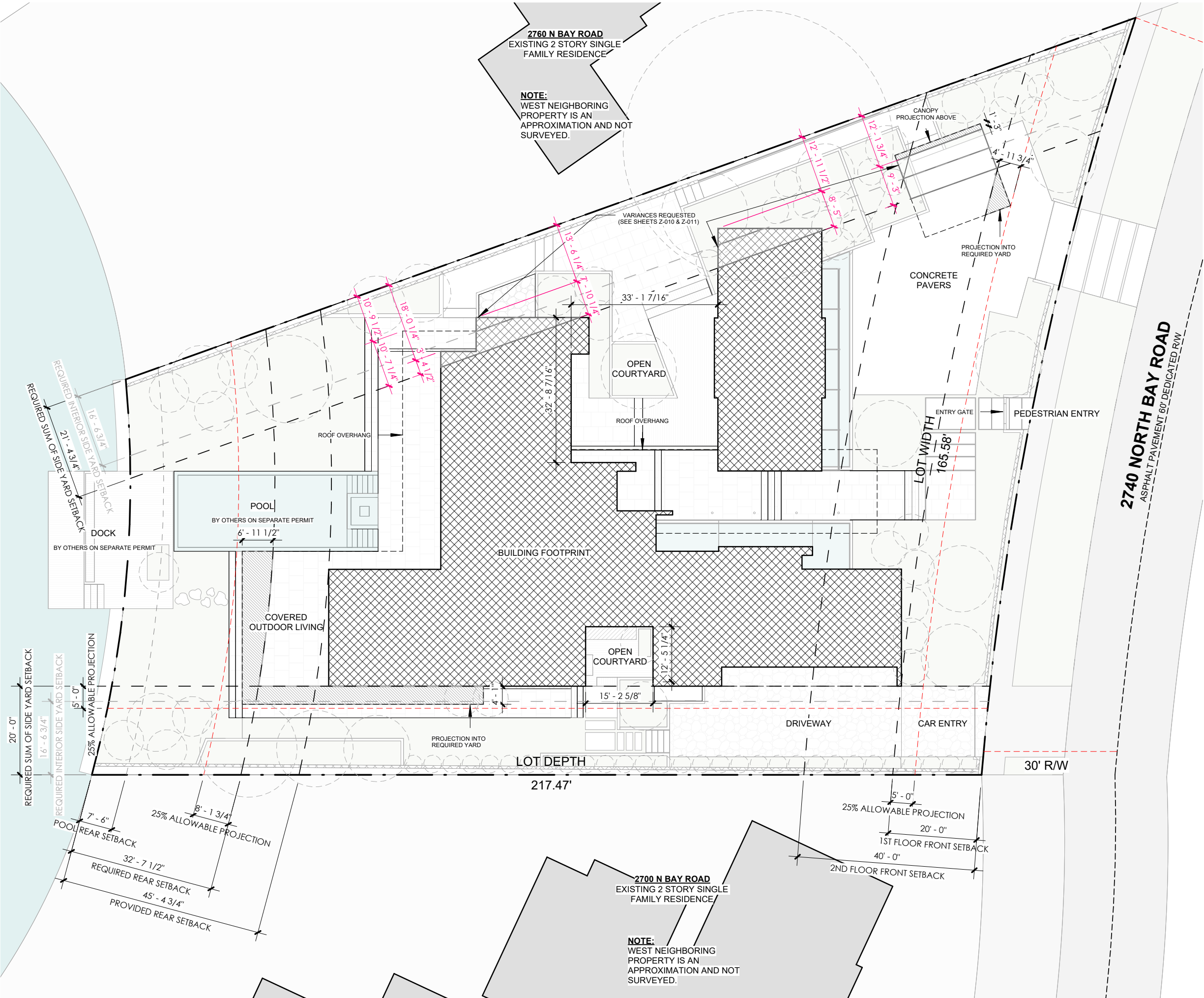
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BAY HOUSE
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HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL
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(June 8, 2023)

Scale	
08/07/2023	
Project #	22005

NEIGHBORHOOD
CONTEXT
Z-005.1



VARIANCE REQUESTED

NW LOT LINE:	242.07'
SE LOT LINE:	200.80'
CENTER LOT LINE:	209.55'
LOT DEPTH:	652.42'/3 = 217.47'
REQUIRED REAR SETBACK:	217.47' x 0.15 = 32.62'
PROVIDED REAR SETBACK:	45.39'
REAR PROPERTY LINE LENGTH:	90.00'
FRONT PROPERTY LINE LENGTH:	174.71'
LOT WIDTH:	165.58'
SUM OF SIDE YARD SETBACKS:	165.58' x 0.25 = 41.39'
PROVIDED SUM OF SIDE YARD SETBACKS:	30.79'

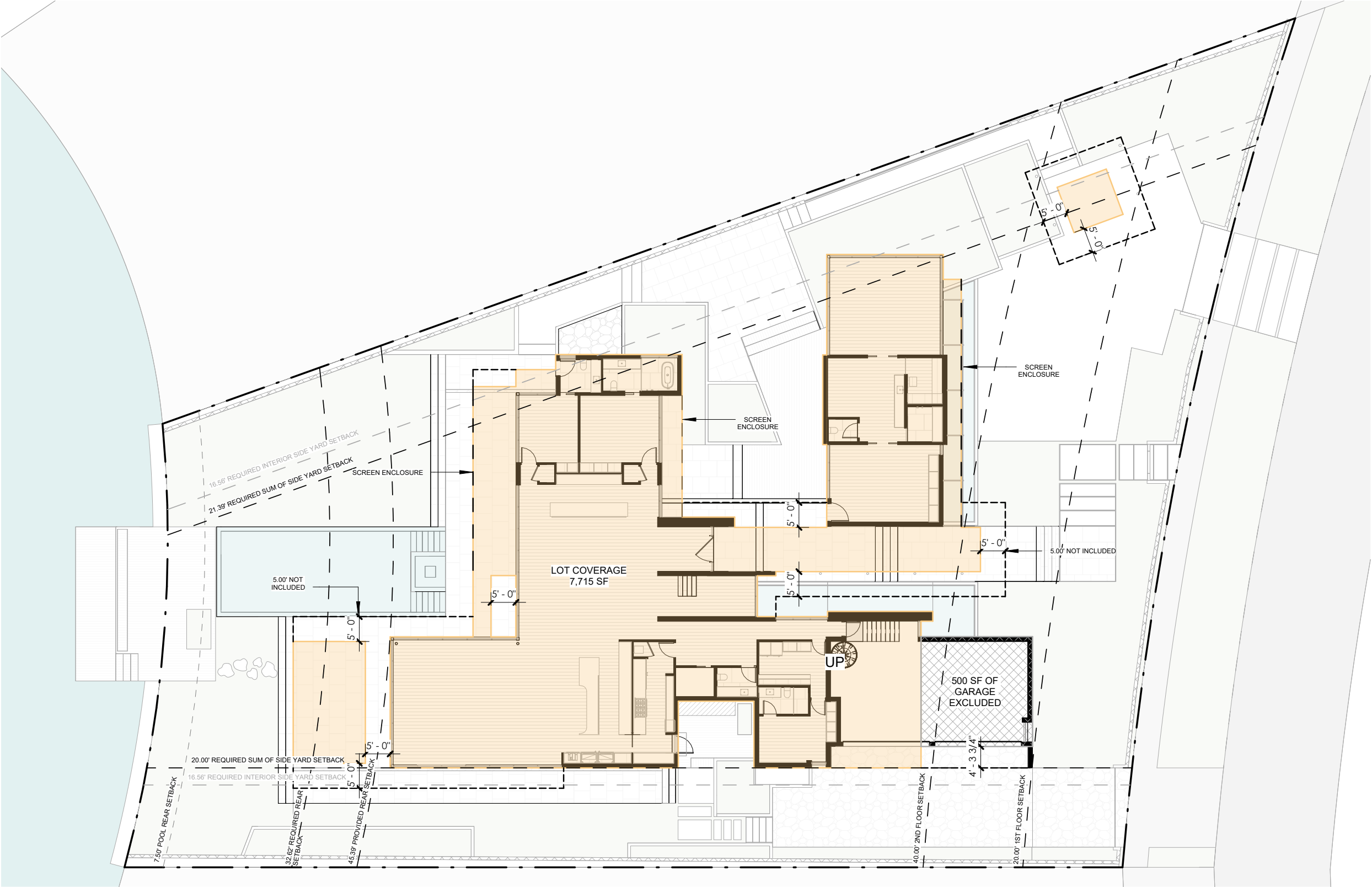
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Scale	As indicated
08/07/2023	
Project #	22005

AERIAL VIEW

Z-006



1

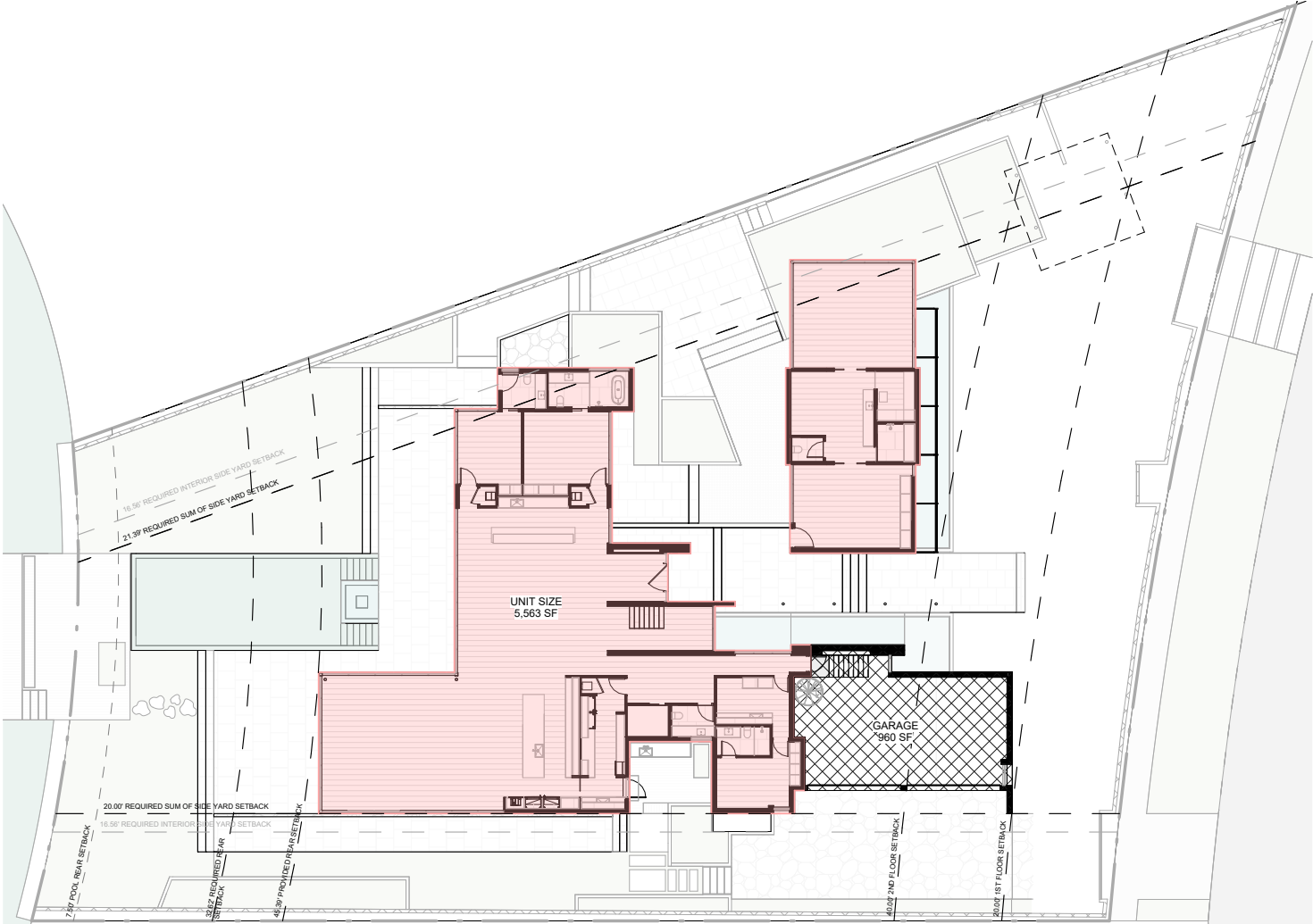
SITE PLAN - Lot Coverage Study
3/64" = 1'-0"

LOT AREA:	26,152 SF
PERMITTED LOT COVERAGE (30%):	7,845 SF
PROPOSED COVERED AREA:	9,663 SF
PROPOSED ROOF OVERHANG (EXCEEDING 5' FROM EXTERIOR WALL EXCLUDED):	1,488 SF
PROPOSED GARAGE (EXCEEDING 500 SF EXCLUDED):	960 SF
PROPOSED LOT COVERAGE (29.5%):	
7,715 SF	

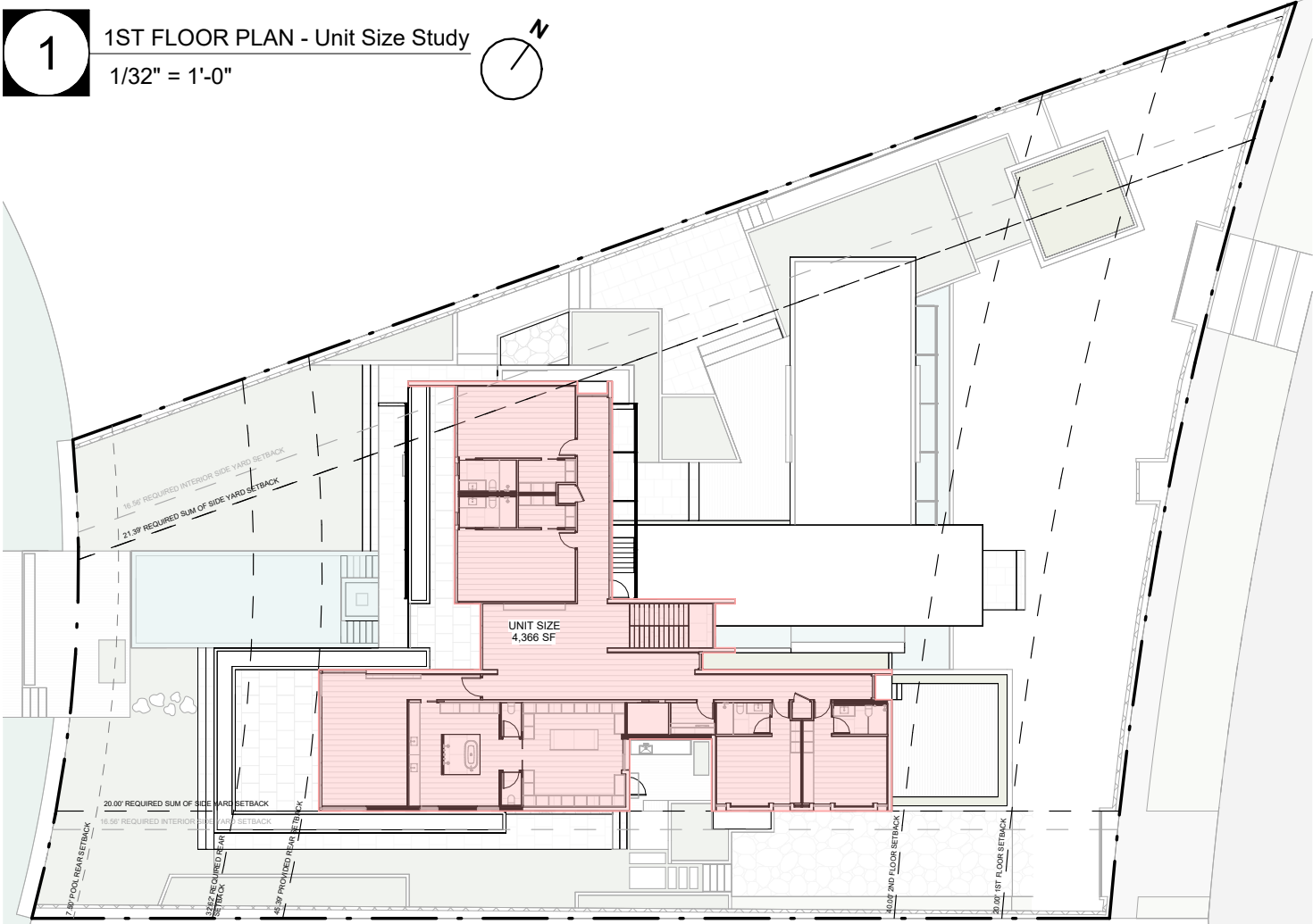
Scale	As indicated
08/07/2023	
Project #	22005

LOT
COVERAGE

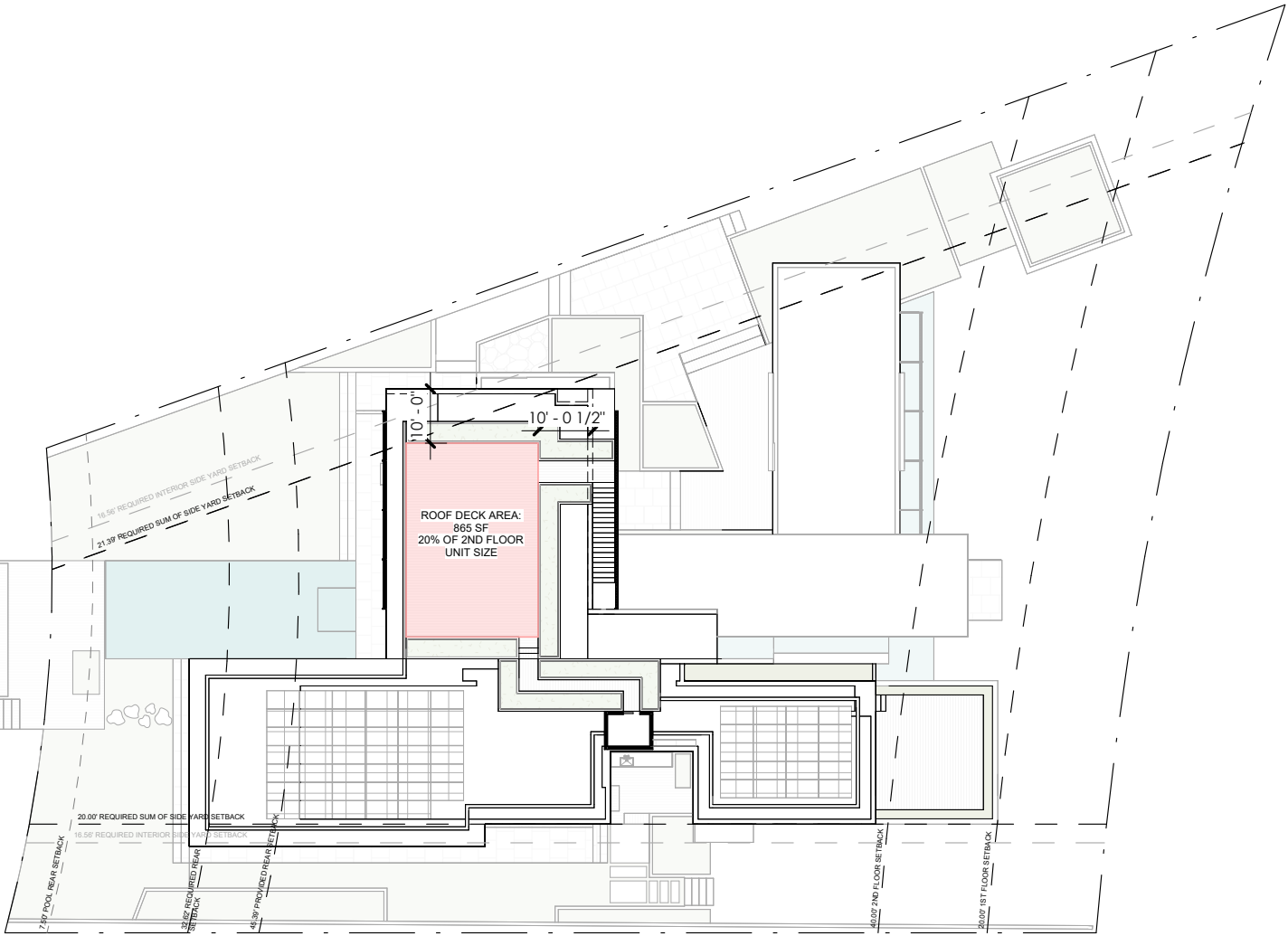
Z-007



1 1ST FLOOR PLAN - Unit Size Study
1/32" = 1'-0"

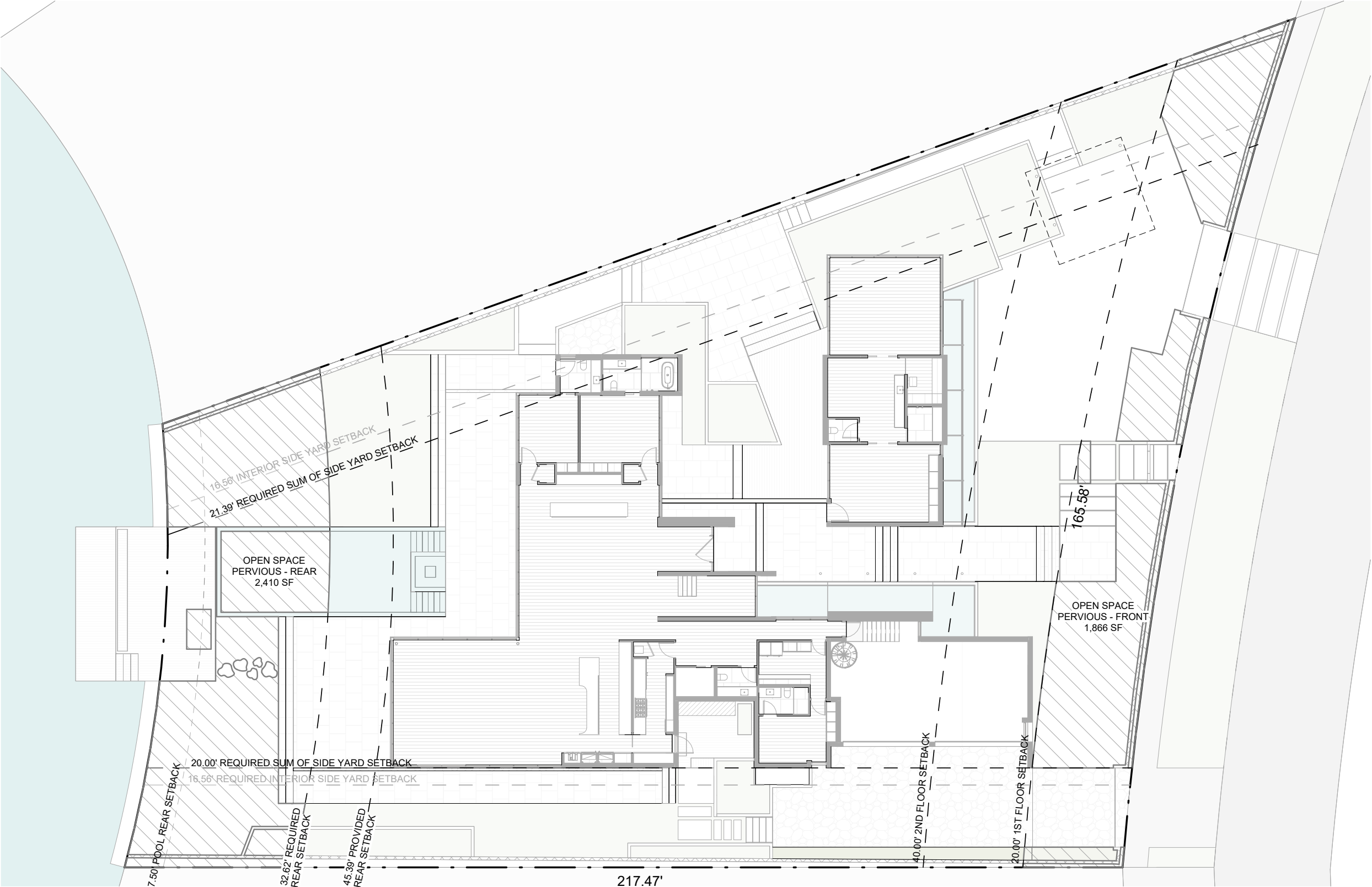


2 2ND FLOOR PLAN - Unit Size Study
1/32" = 1'-0"



3 ROOF PLAN - Deck Area
1/32" = 1'-0"

LOT AREA:	26,152 SF
PERMITTED UNIT SIZE (50%):	13,076 SF
PROPOSED 1ST FLOOR UNIT SIZE:	5,563 SF
PROPOSED 2ND FLOOR UNIT SIZE:	4,366 SF
PROPOSED ROOF DECK AREA:	865 SF
PROPOSED TOTAL UNIT SIZE (37.9%):	9,929 SF



TOTAL FRONT YARD SPACE: 3,402 SF
REQUIRED OPEN YARD SPACE (50%): 1,701 SF

PROPOSED OPEN YARD SPACE: 1,866 SF

PROPOSED OPEN YARD SPACE (54.5%): 1,866 SF

TOTAL REAR YARD SPACE: 3,118 SF
REQUIRED OPEN YARD SPACE (70%): 2,183 SF

PROPOSED OPEN YARD SPACE: 2,410 SF

PROPOSED OPEN YARD SPACE (77.3%): 2,410 SF

Scale As indicated

08/07/2023

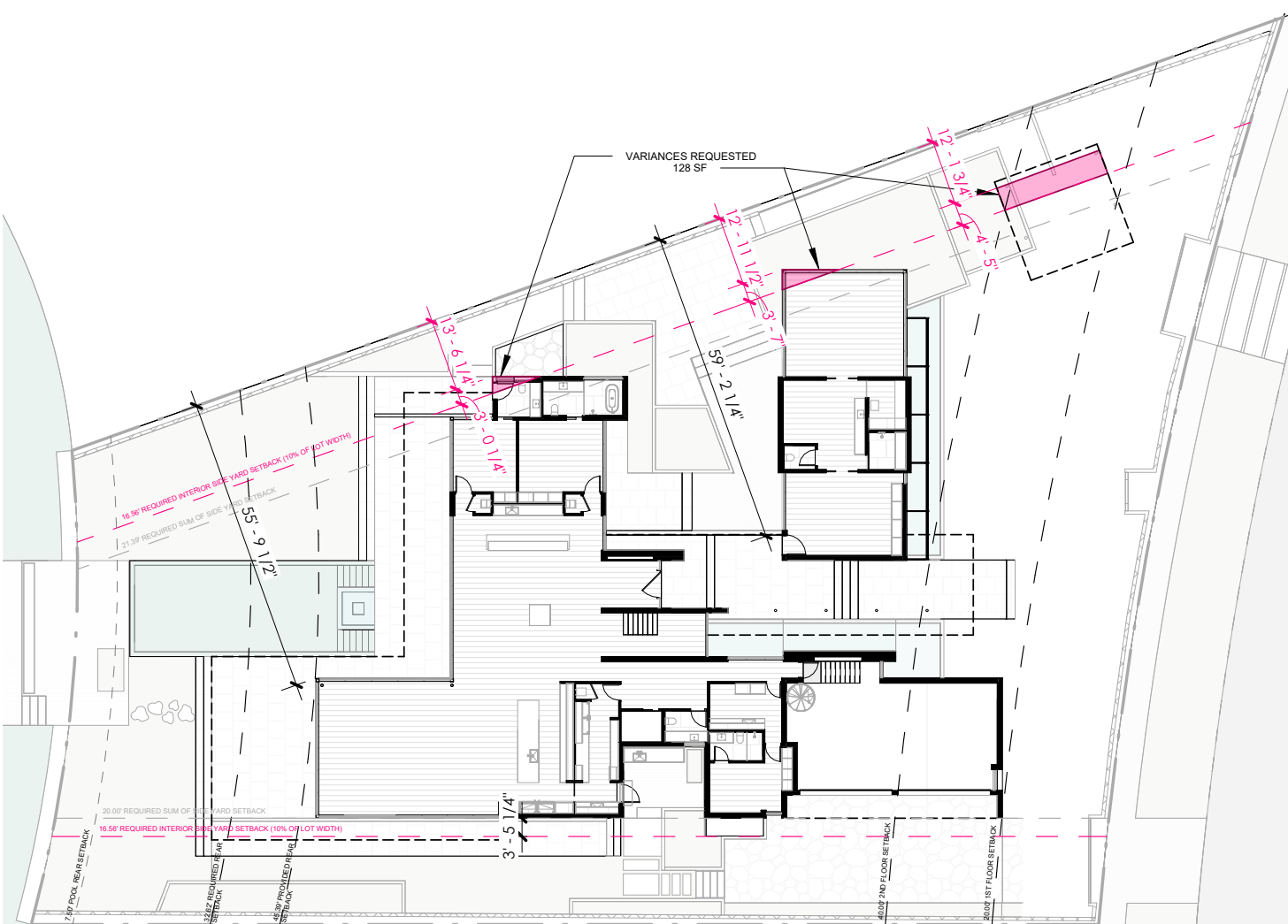
Project # 22005

OPEN AREA

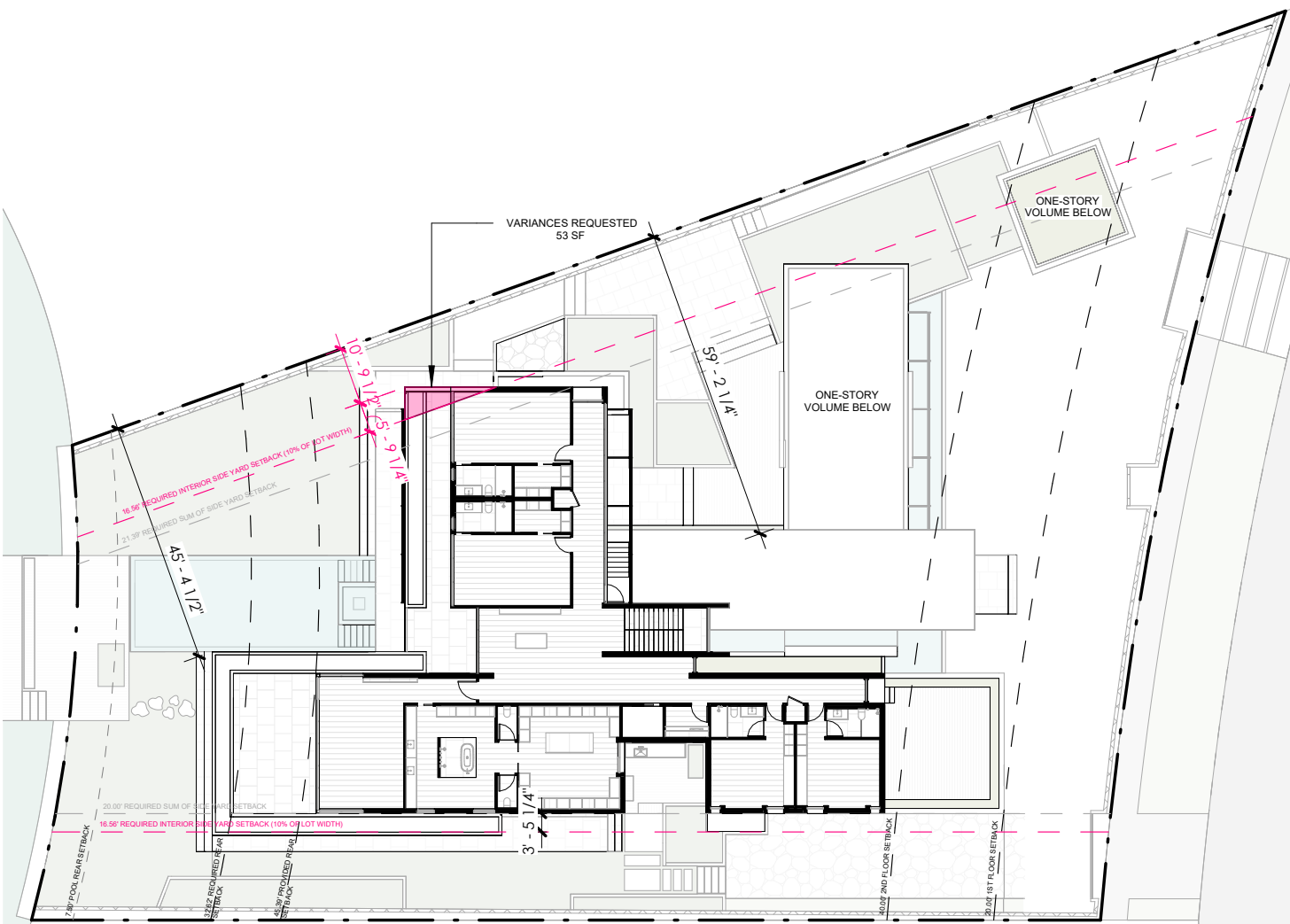
Z-009

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1ST FLOOR PLAN - Side Setback Variance Requested

$$1/32'' = 1'-0''$$


2ND FLOOR PLAN - Side Setback Variance Requested

$$1/32'' = 1'-0''$$

VARIANCE REQUESTED

VARIANCE REQUESTED

1. NORTHWEST SIDE YARD SETBACK
(Section 7.2.2.3 Development Regulations (RS):
10% OF THE LOT WIDTH (165.58') = 16.56'

1ST FLOOR REQUESTED VARIANCE: 128 SF

2ND FLOOR REQUESTED VARIANCE: 53 SF

BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION BOARD: FINAL SUBMITTAL

NOT FOR CONSTRUCTION

NORTHWEST
SIDE YARD
SETBACK
VARIANCE
REQUESTED

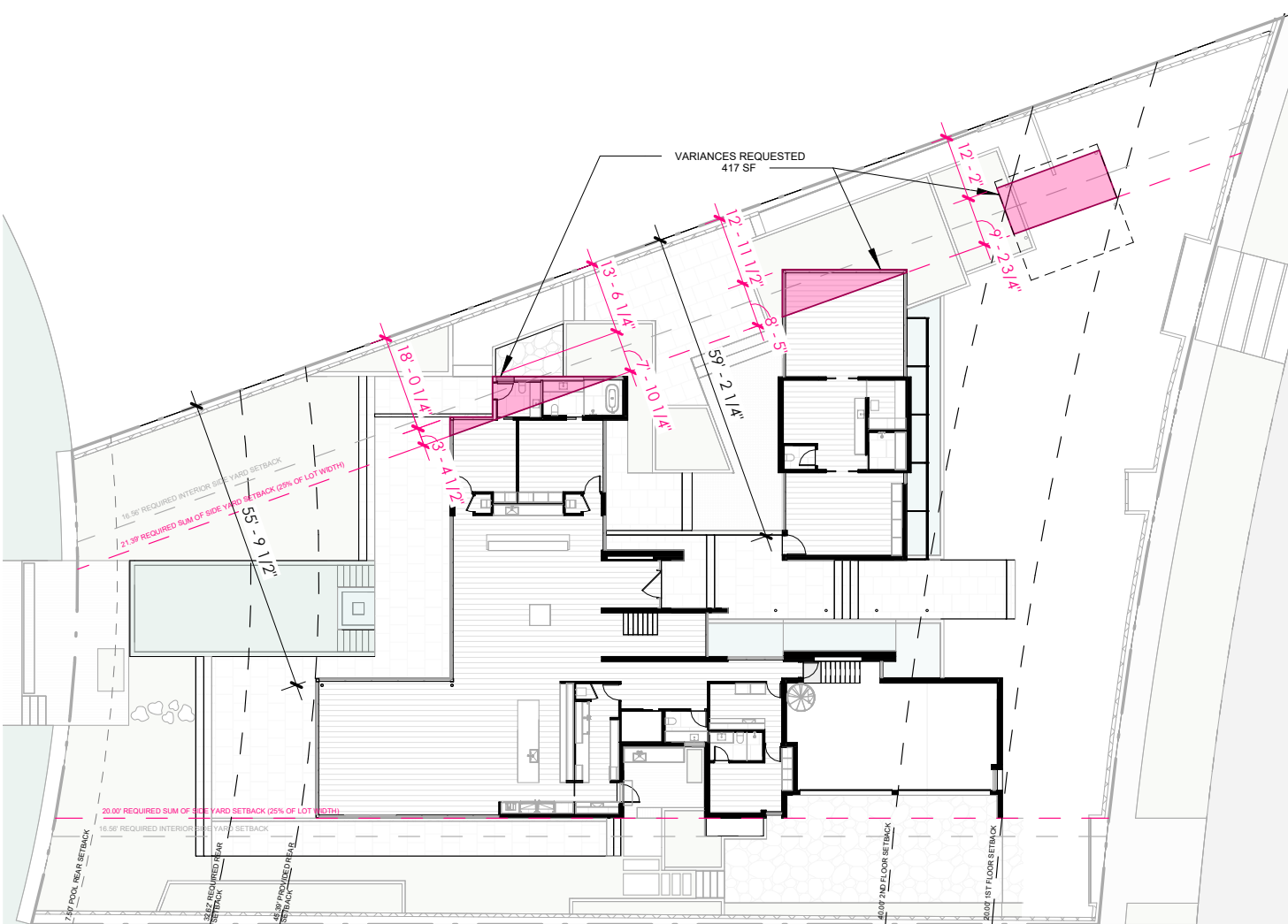
Z-010

Scale	As indicated
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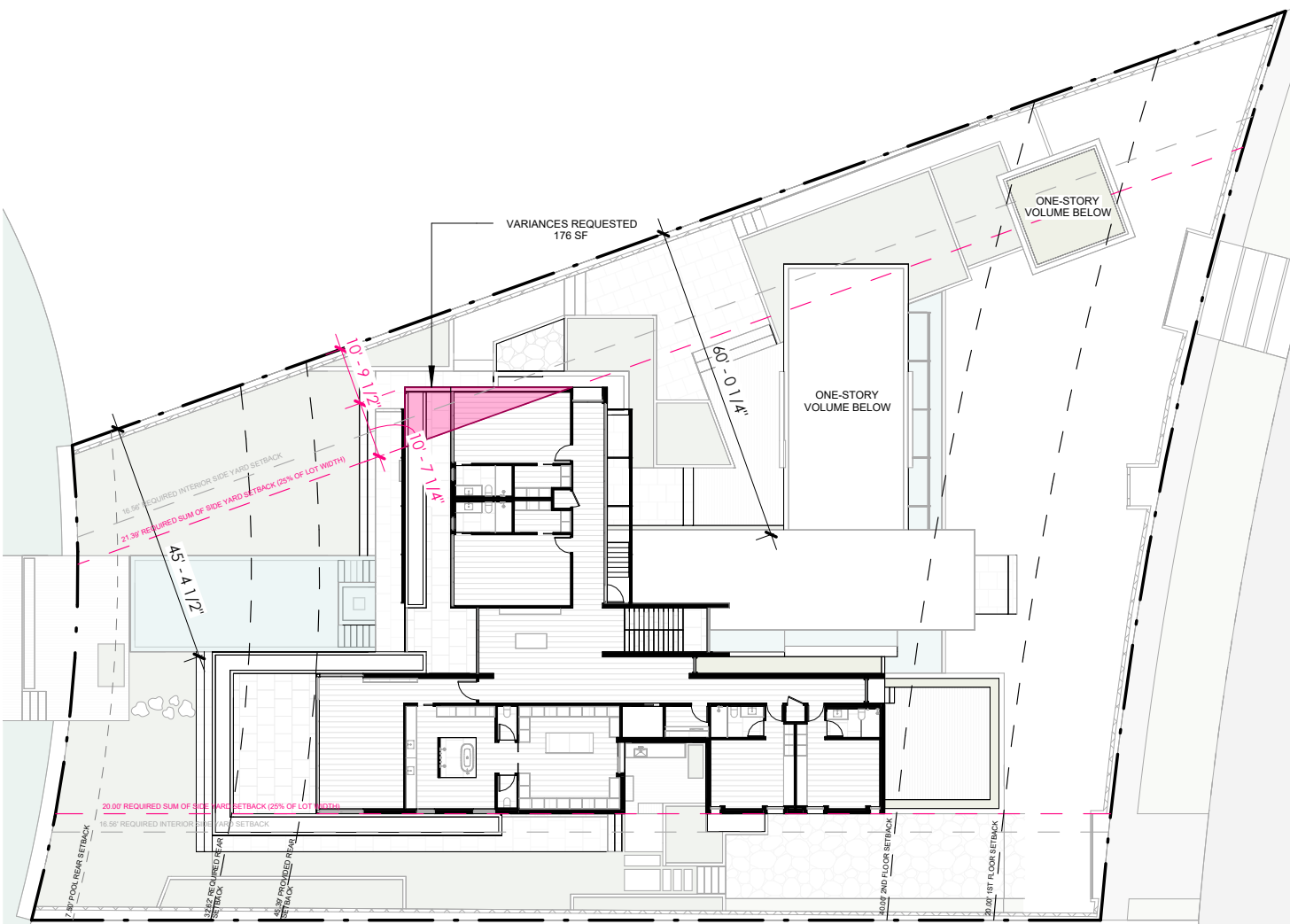
08/07/2023

Project #	22005
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1ST FLOOR PLAN - Sum of Side Setbacks Variance Requested
1/32" = 1'-0"



2ND FLOOR PLAN - Sum of Side Setbacks Variance Requested
1/32" = 1'-0"

VARIANCE REQUESTED

VARIANCE REQUESTED

2. SUM OF SIDE YARD SETBACKS
(Section 7.2.2.3 Development Regulations (RS):
25% OF THE LOT WIDTH (165.58') = 41.39')

1ST FLOOR REQUESTED VARIANCE: 417 SF

2ND FLOOR REQUESTED VARIANCE: 176 SF

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Scale	As indicated
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08/07/2023

Project #	22005
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SUM OF SIDE YARD SETBACKS VARIANCE REQUESTED
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Z-011

VARIANCE REQUESTED

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BOARD: FINAL SUBMITTAL
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Scale 3/64" = 1'-0"

08/07/2023

Project # 22005

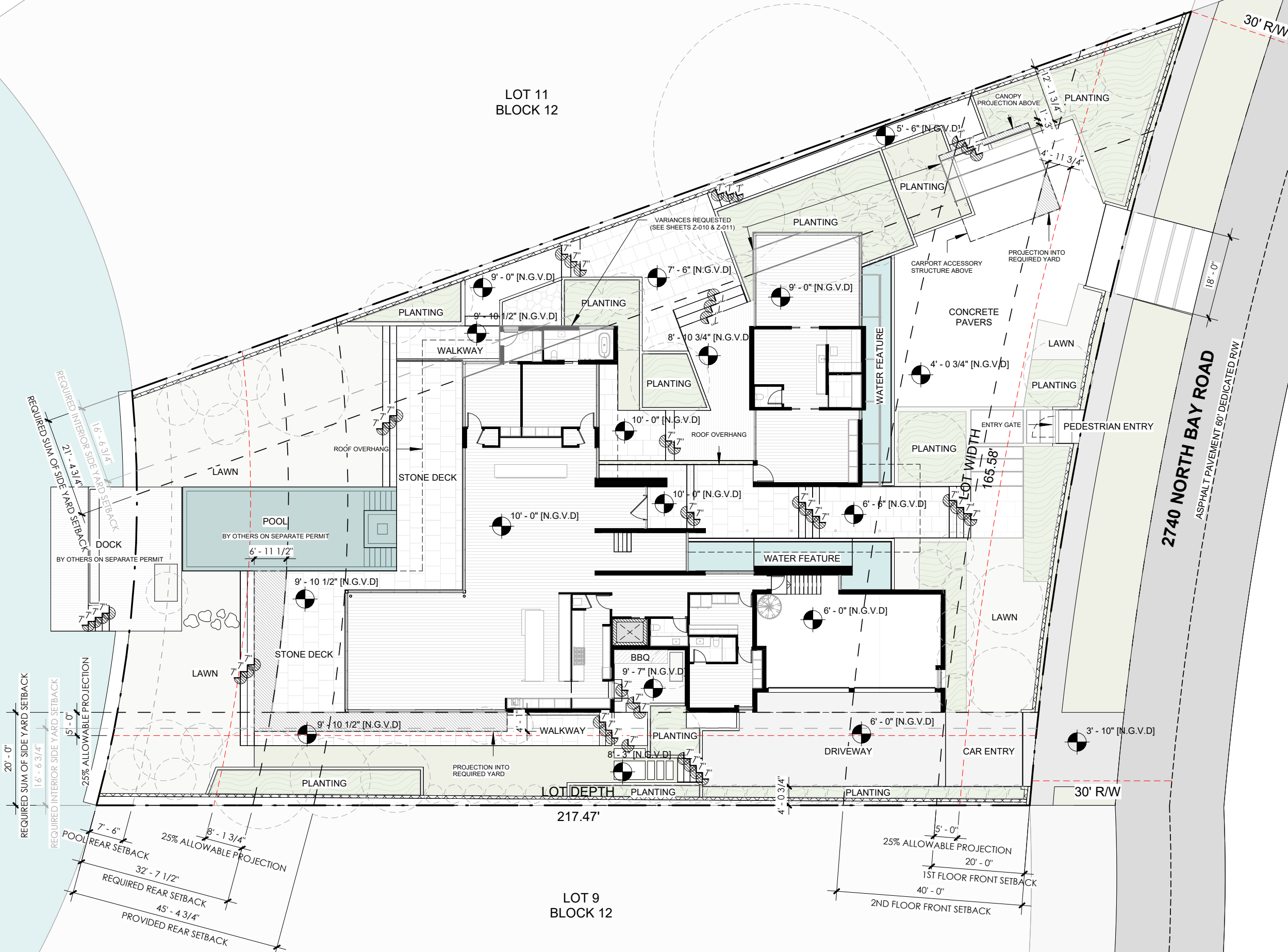
SITE PLAN

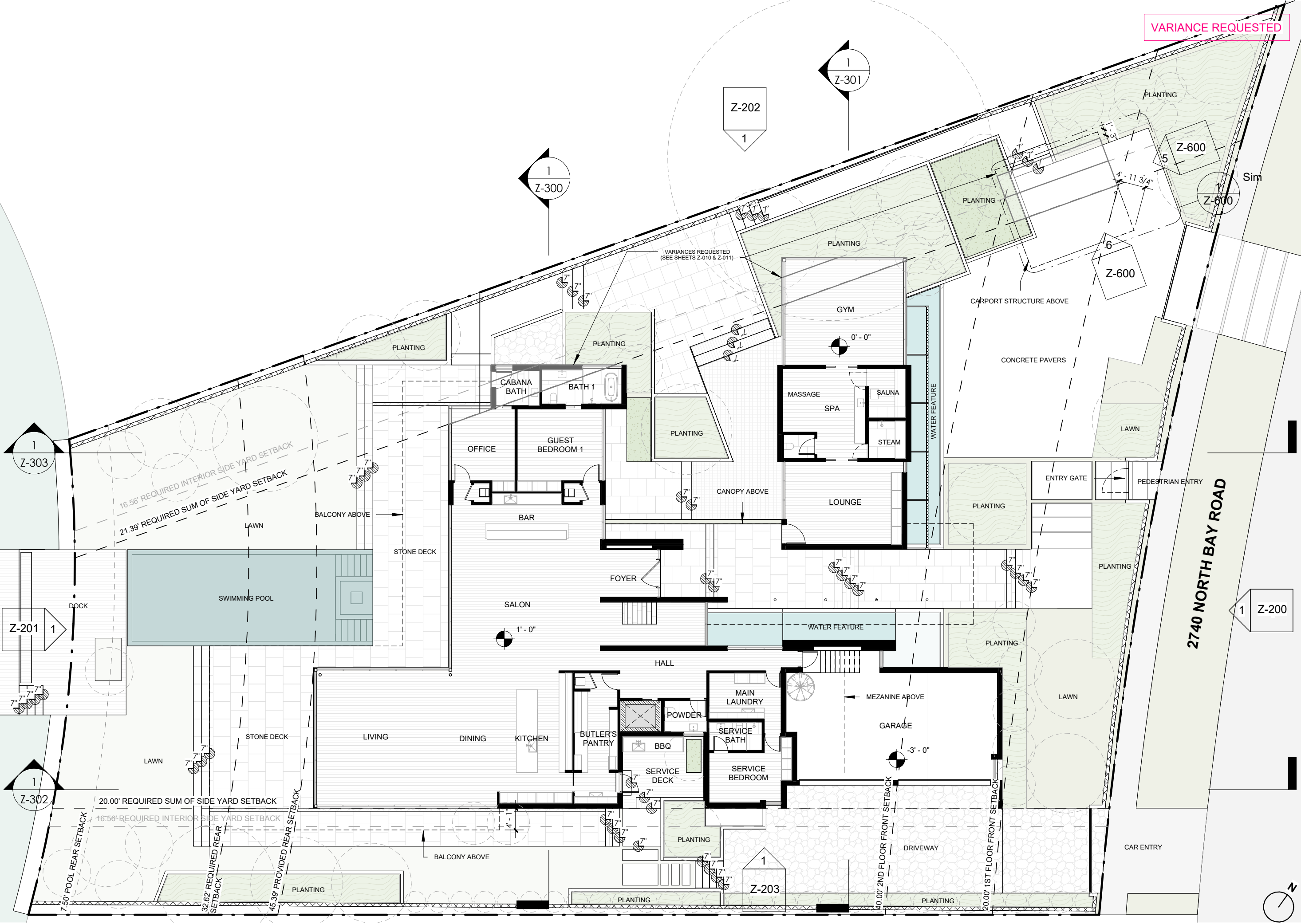
Z-100

SUNSET LAKE

LOT 11
BLOCK 12

LOT 9
BLOCK 12





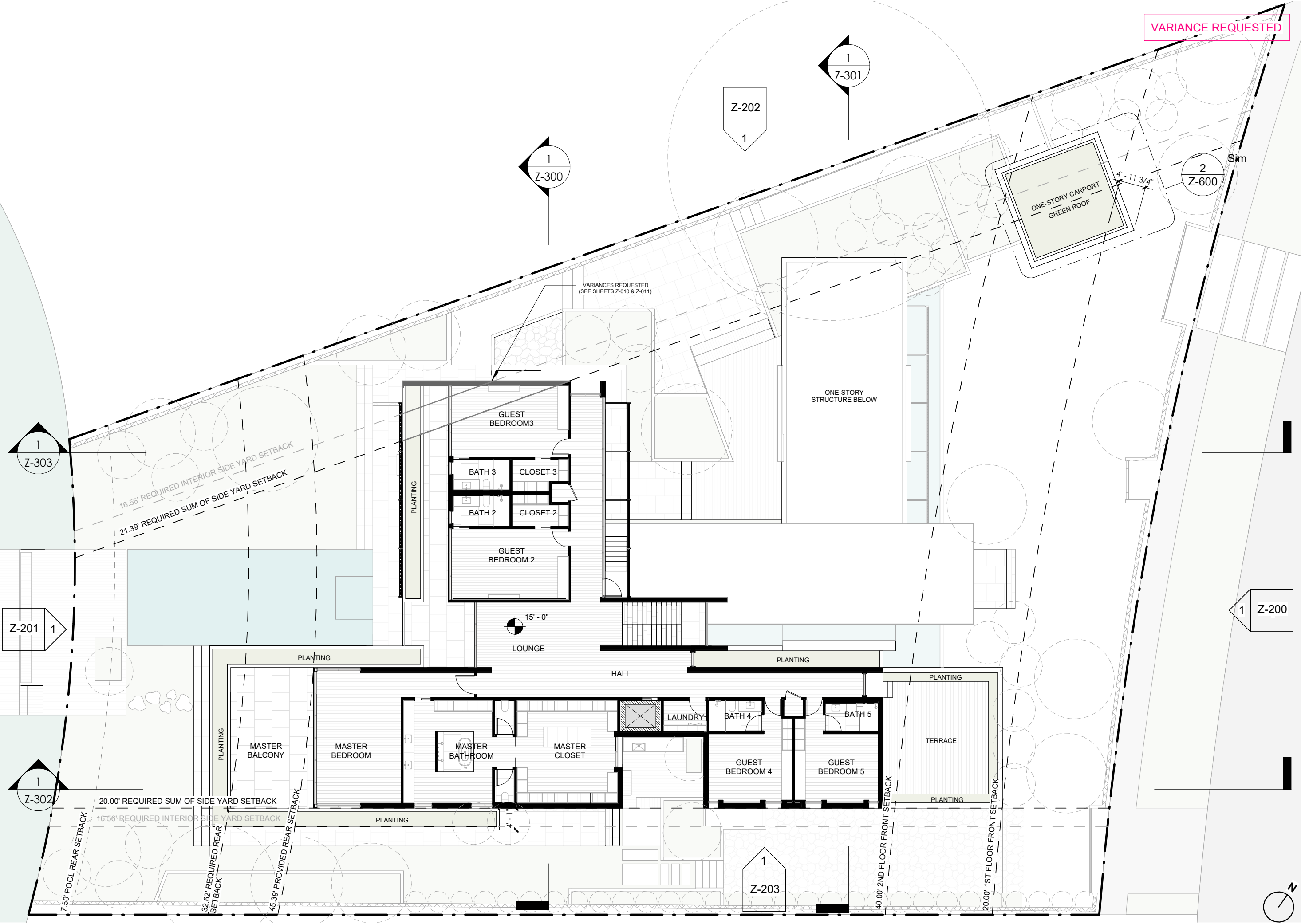
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BAY HOUSE
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Scale	1/16" = 1'-0"
08/07/2023	
Project #	22005

**1ST FLOOR
PLAN**

Z-101



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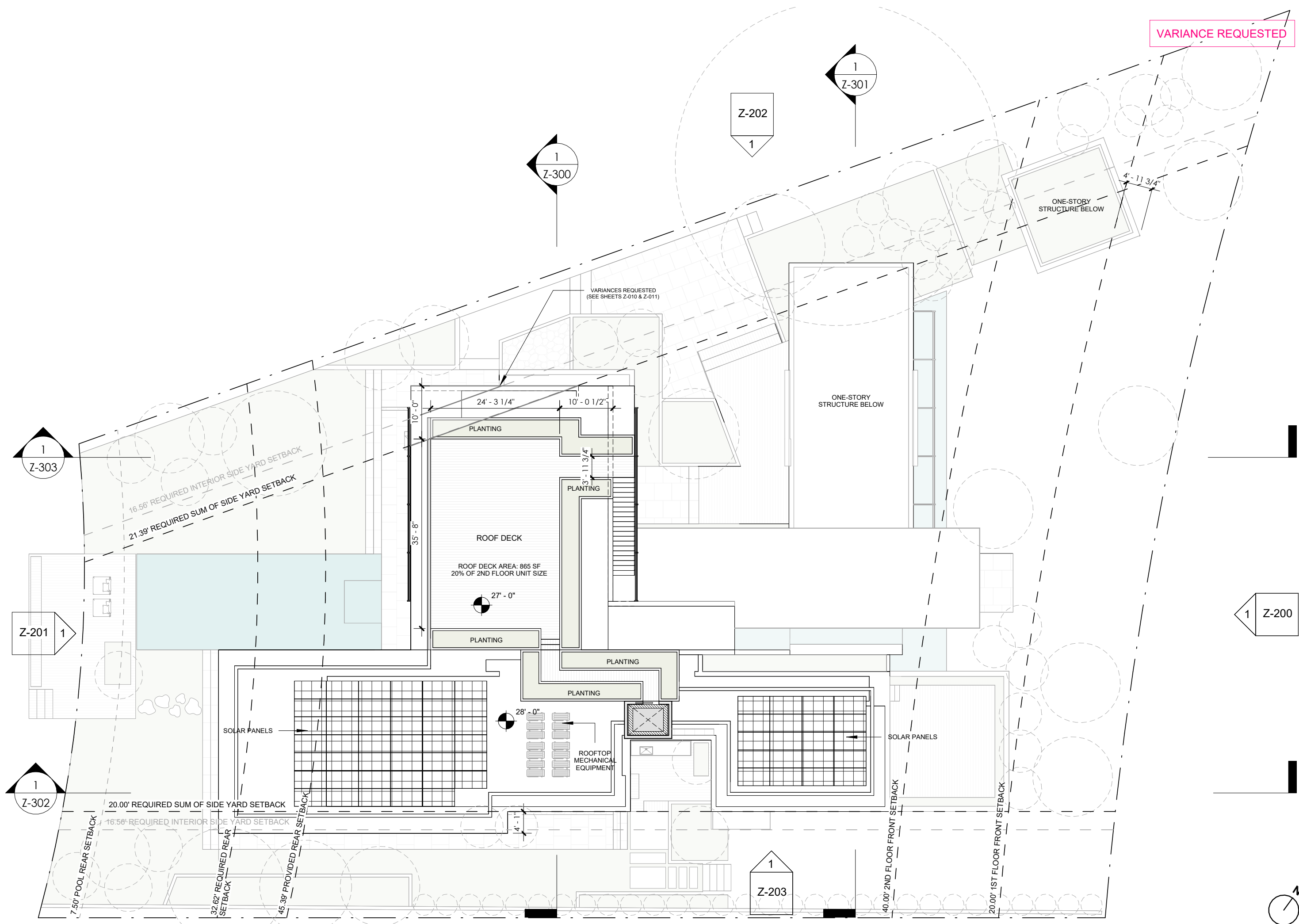
Scale1/16" = 1'-0"

08/07/2023

Project #22005

2ND FLOOR
PLAN

Z-102



VARIANCE REQUESTED

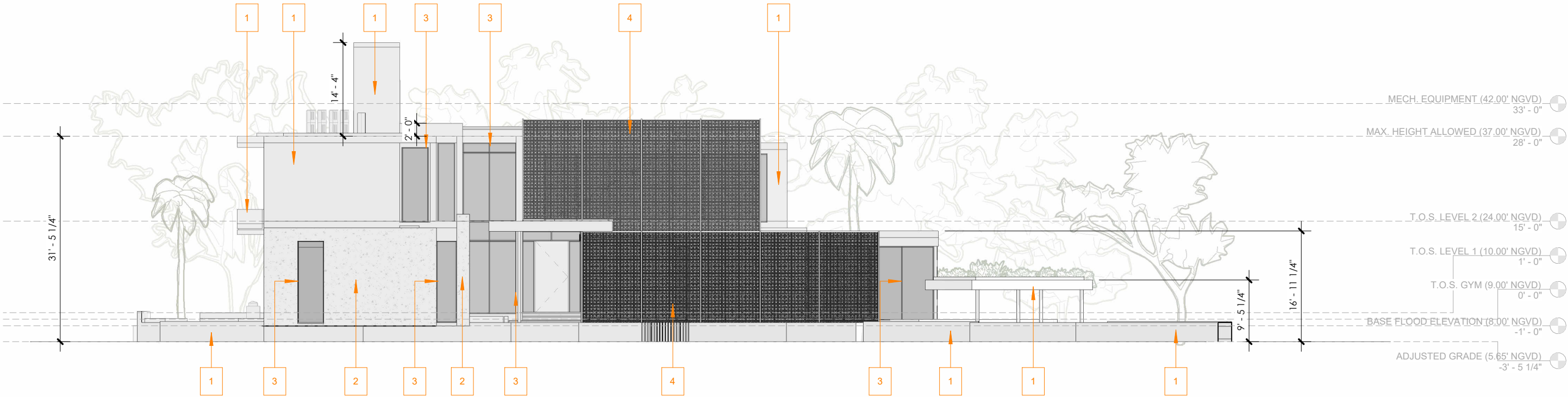
Scale 1/16" = 1'-0"

08/07/2023

Project # 22005

ROOF PLAN

Z-103



1 NORTHEAST ELEVATION - Materials
1/16" = 1'-0"

MATERIAL LEGEND

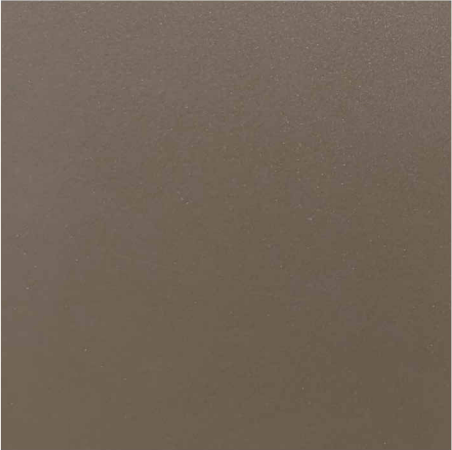
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



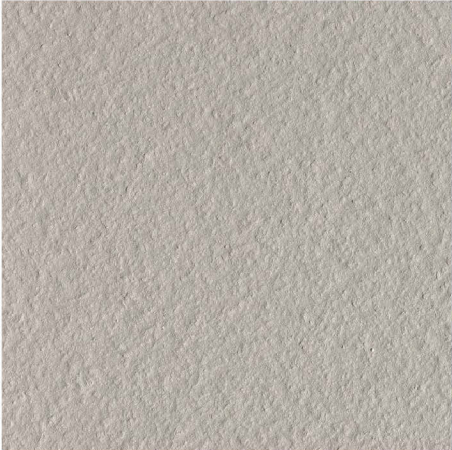
LIME BASED PLASTER



CORAL STONE



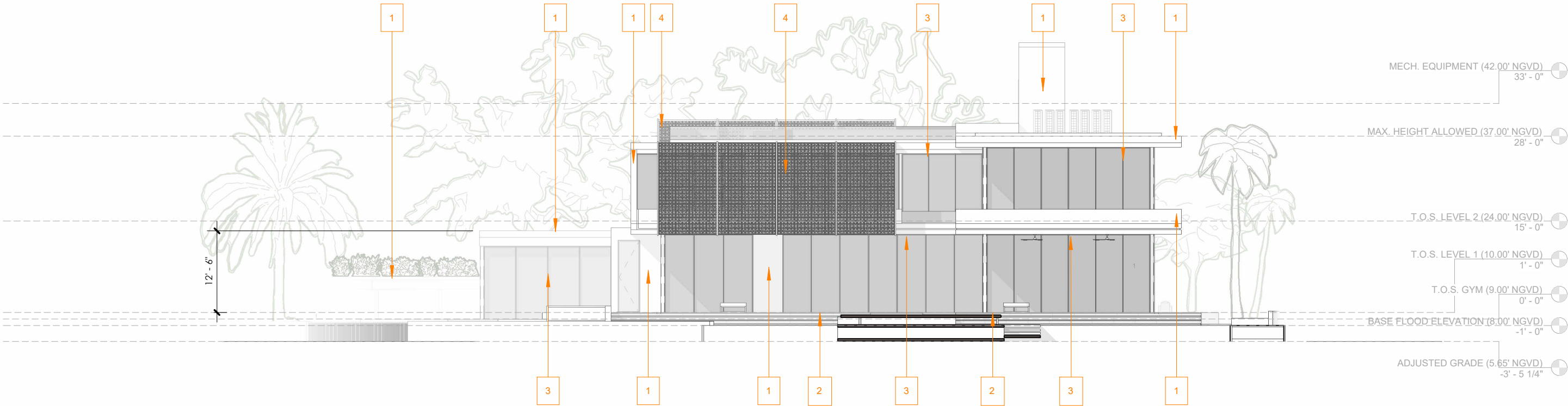
ALUMINUM



TERRA COTTA



WOOD



1

SOUTHWEST ELEVATION - Materials
1/16" = 1'-0"

MATERIAL LEGEND

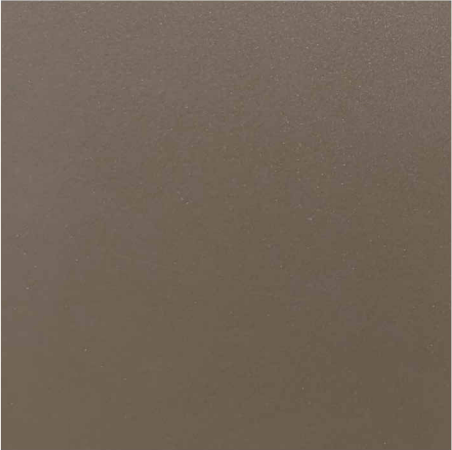
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



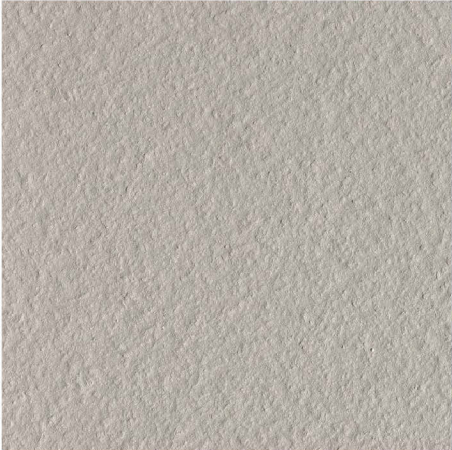
LIME BASED PLASTER



CORAL STONE



ALUMINUM



TERRA COTTA

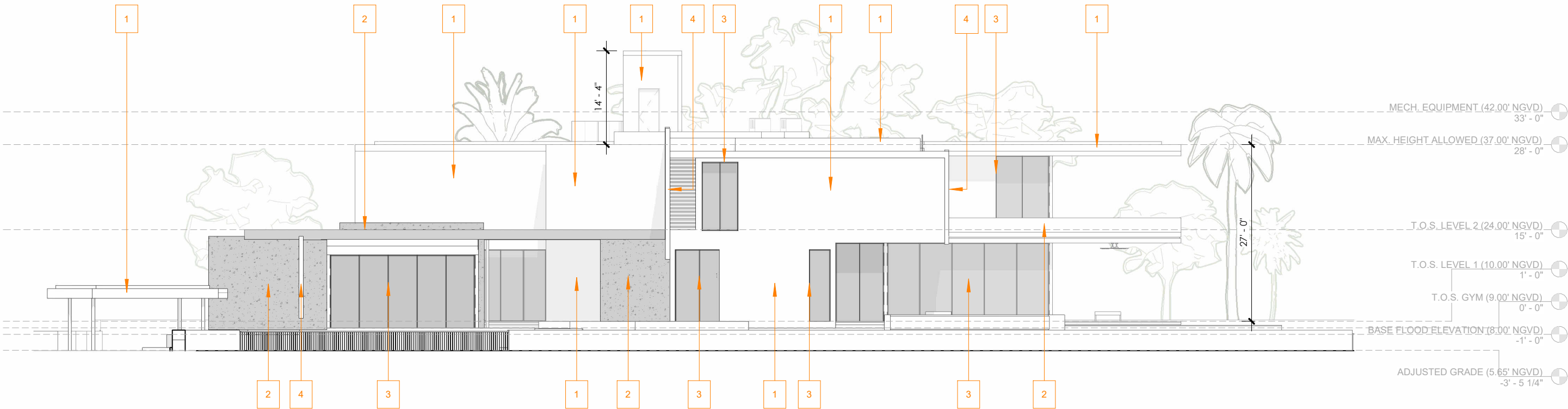


WOOD

Scale	As indicated
08/07/2023	
Project #	22005

ELEVATIONS
& MATERIALS

Z-201



1 NORTHWEST ELEVATION - Materials
1/16" = 1'-0"

MATERIAL LEGEND

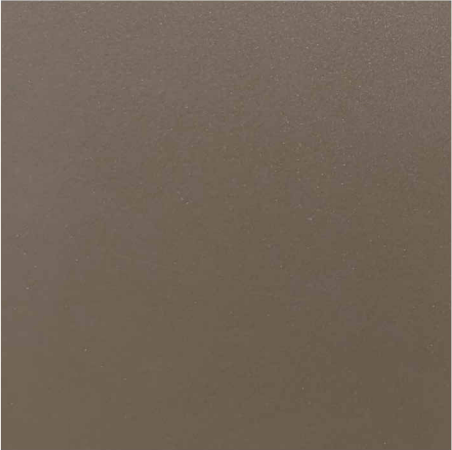
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



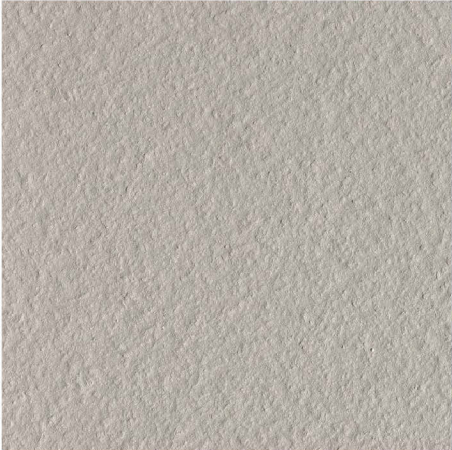
LIME BASED PLASTER



CORAL STONE



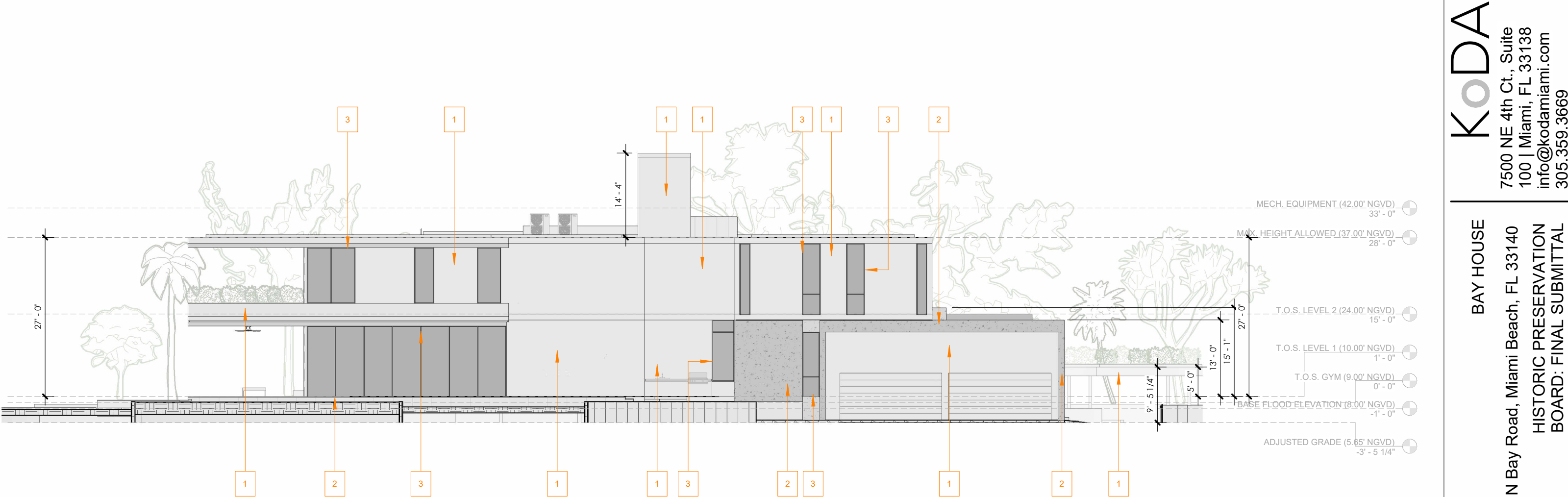
ALUMINUM



TERRA COTTA



WOOD



1 SOUTHEAST ELEVATION - Materials
1/16" = 1'-0"

MATERIAL LEGEND

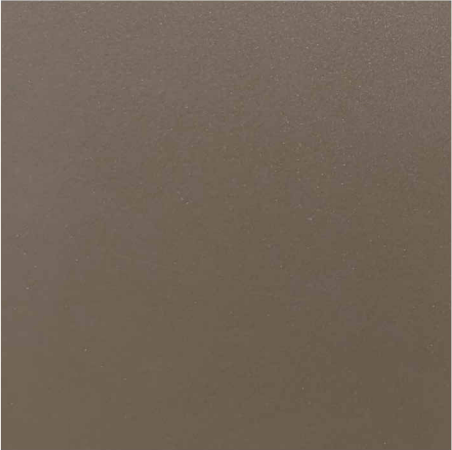
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



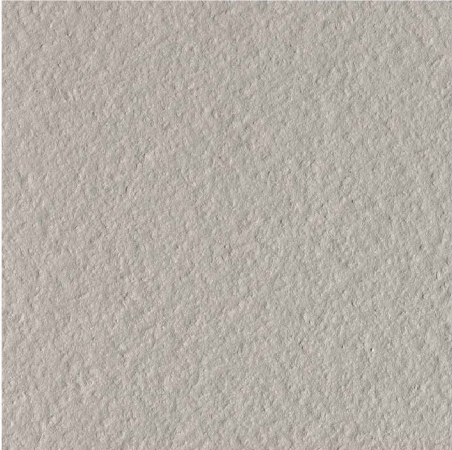
LIME BASED PLASTER



CORAL STONE



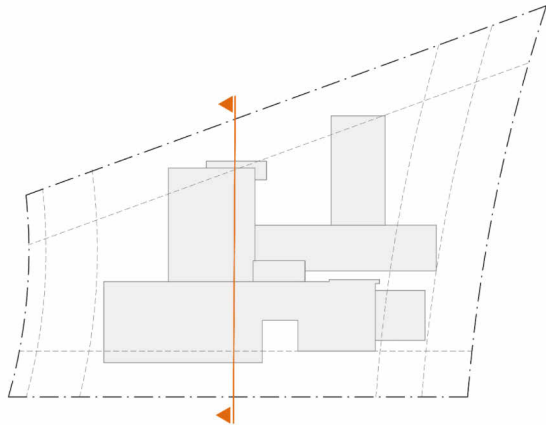
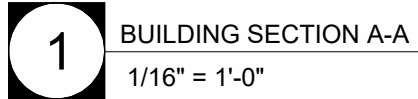
ALUMINUM



TERRA COTTA



WOOD



VARIANCE REQUESTED

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BAY HOUSE

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BOARD: FINAL SUBMITTAL

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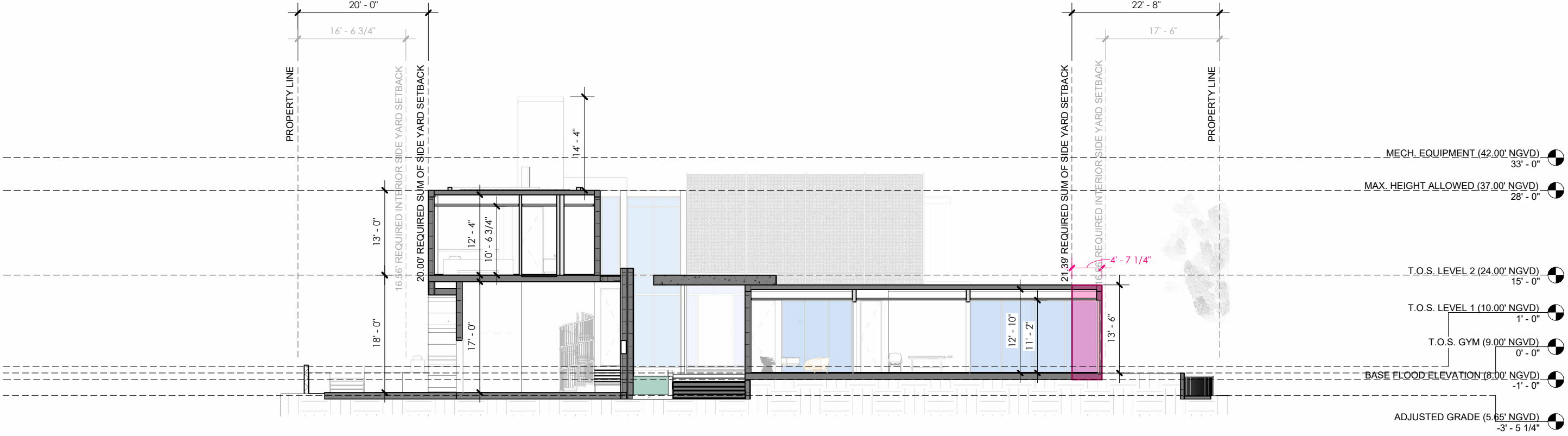
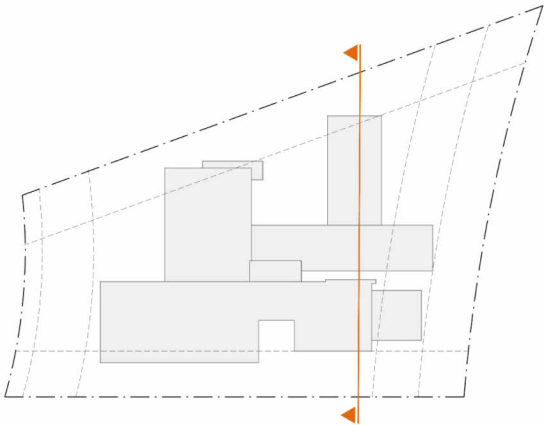
Scale	1/16" = 1'-0"
08/07/2023	
Project #	22005

BUILDING SECTION

Z-300

1

BUILDING SECTION B-B
1/16" = 1'-0"



VARIANCE REQUESTED

BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION

BOARD: FINAL SUBMITTAL

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Scale 1/16" = 1'-0"

08/07/2023

Project # 22005

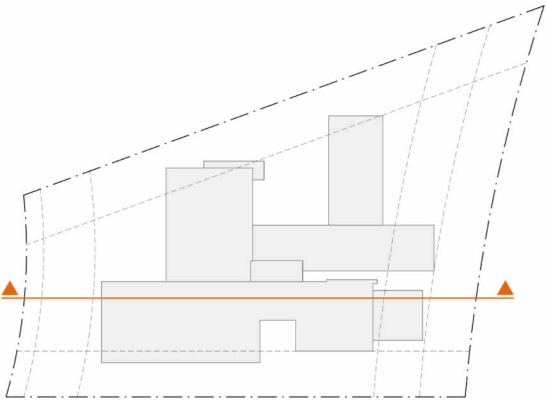
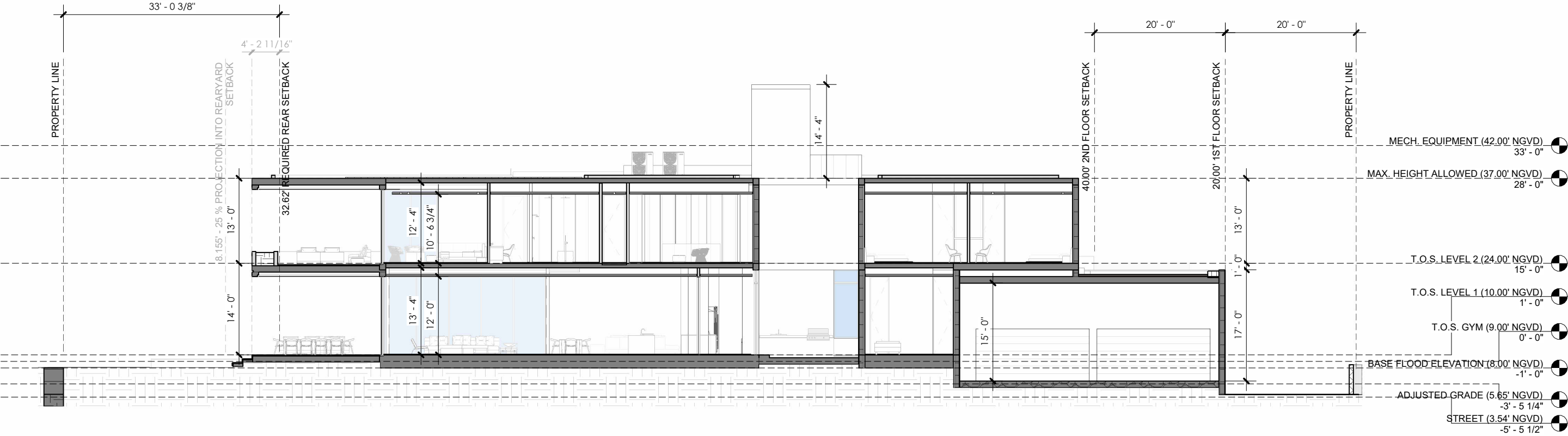
BUILDING
SECTION

Z-301

NOT FOR CONSTRUCTION

1

BUILDING SECTION C-C
1/16" = 1'-0"



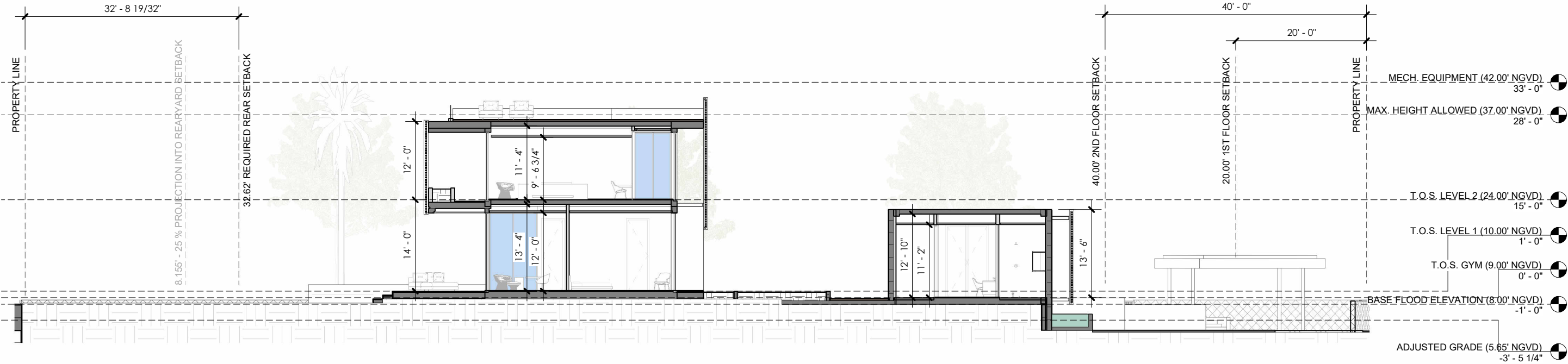
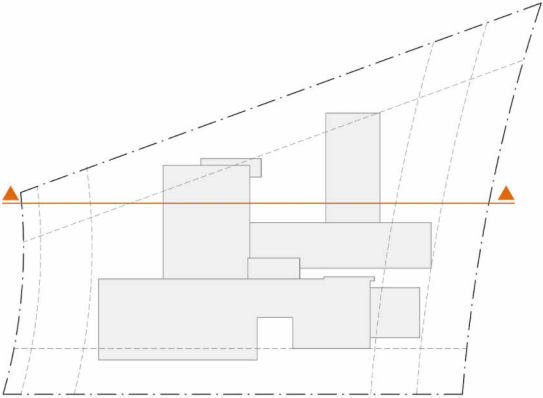
Scale	1/16" = 1'-0"
	08/07/2023
Project #	22005

BUILDING
SECTION

Z-302

1

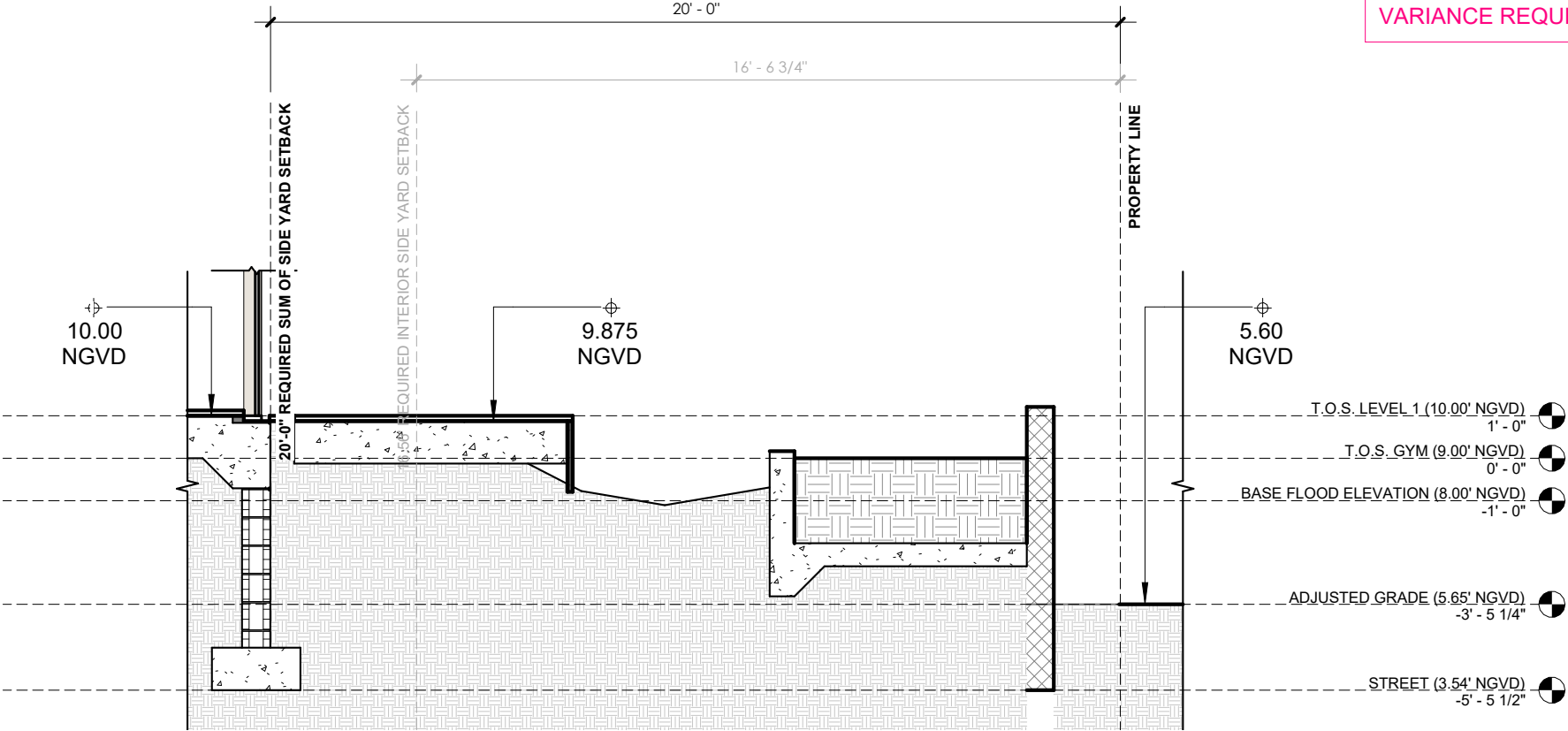
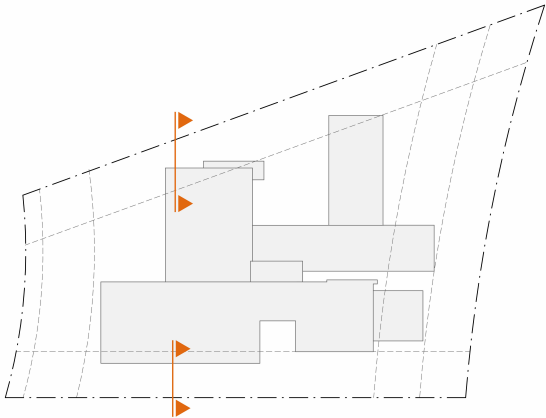
BUILDING SECTION D-D
1/16" = 1'-0"



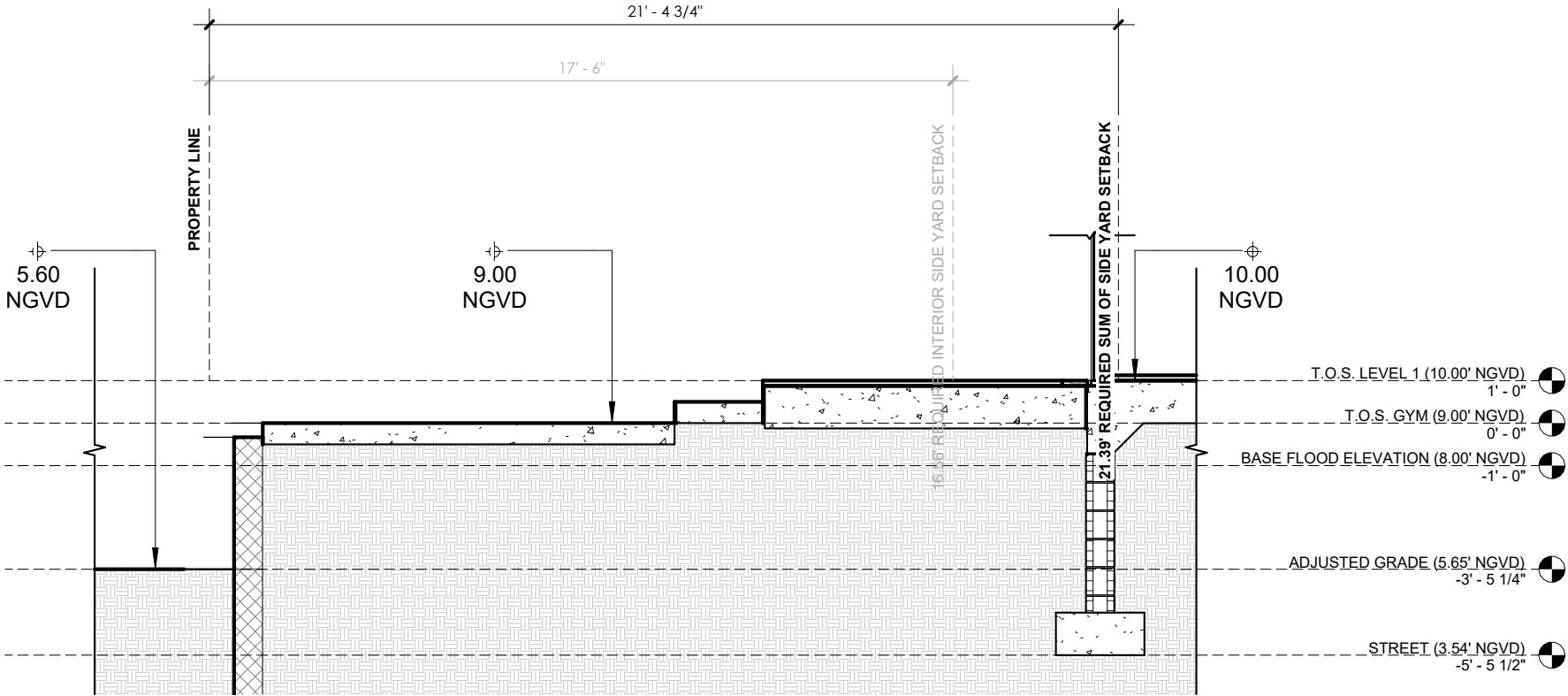
Scale	1/16" = 1'-0"
08/07/2023	
Project #	22005

BUILDING
SECTION

Z-303



1 LOT LINE SECTION A
1/4" = 1'-0"



2 LOT LINE SECTION B
1/4" = 1'-0"

VARIANCE REQUESTED

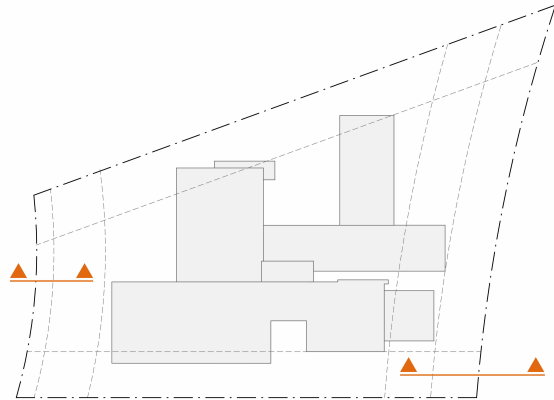
Scale 1/4" = 1'-0"

08/07/2023

Project # 22005

**LOT LINE
SECTIONS**

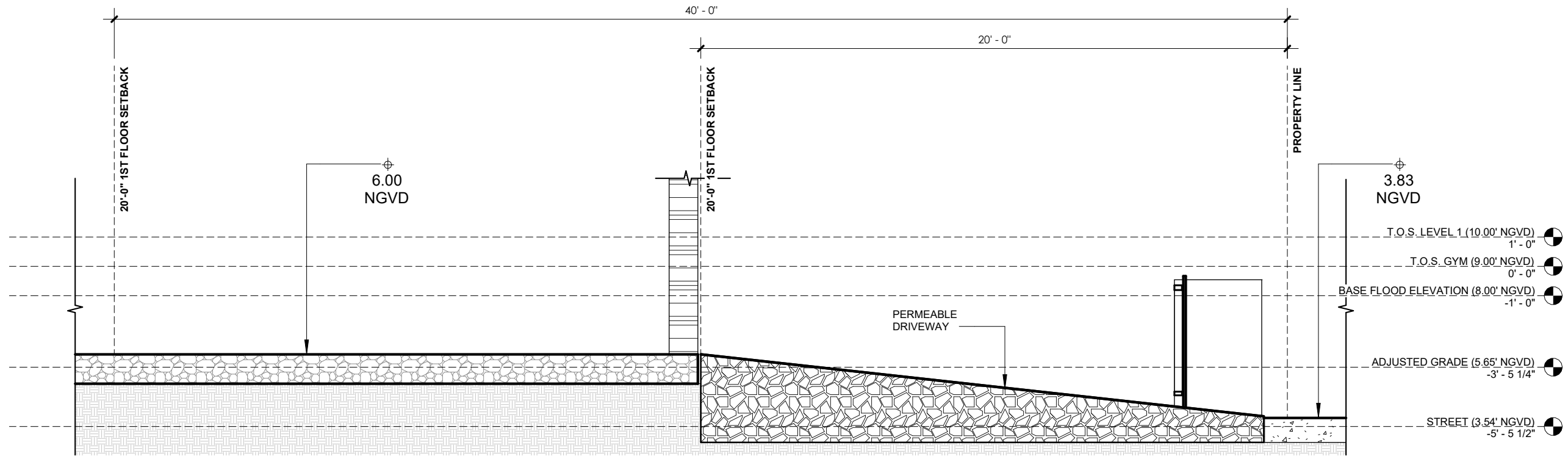
Z-400



2

LOT LINE SECTION D

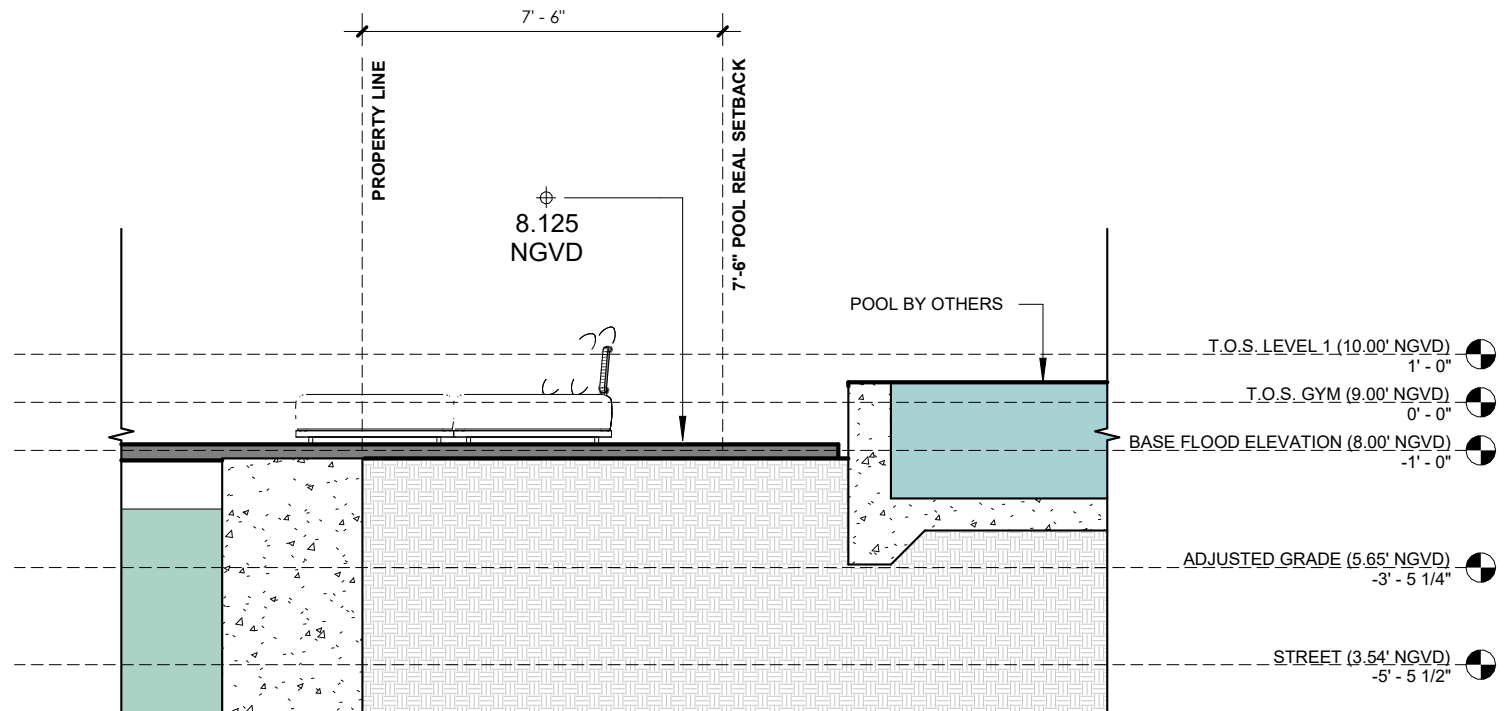
1/4" = 1'-0"



1

LOT LINE SECTION C

1/4" = 1'-0"



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BAY HOUSE

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BOARD: FINAL SUBMITTAL

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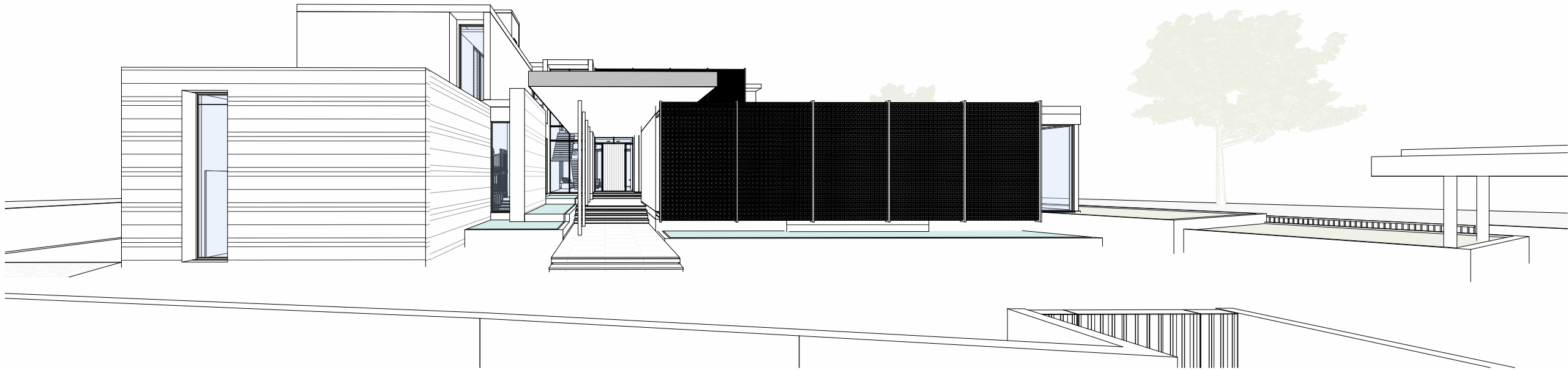
Scale 1/4" = 1'-0"

08/07/2023

Project # 22005

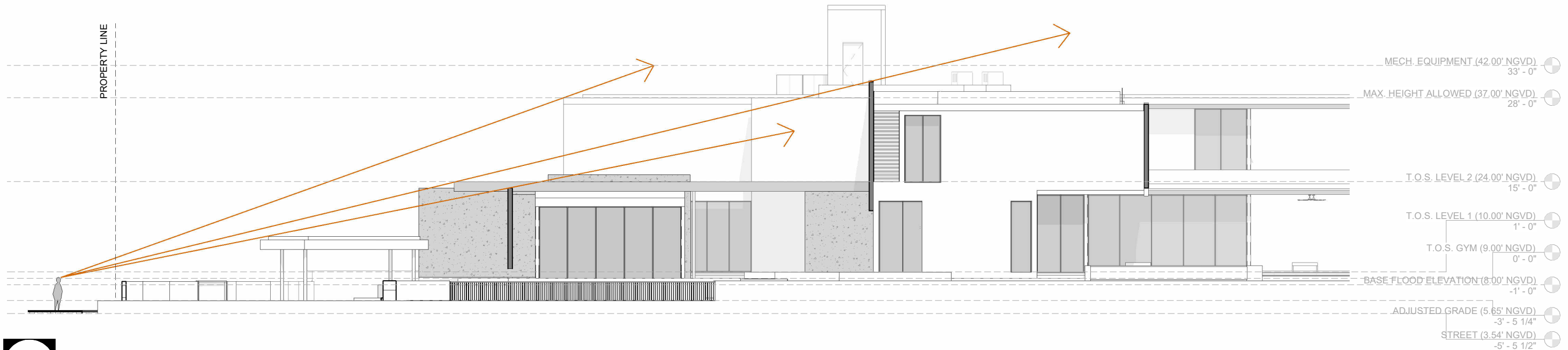
LOT LINE
SECTIONS

Z-400.1



1

LINE OF SIGHT STUDIES - FRONT VIEW



2

WEST ELEVATION - FRONT LINE OF SIGHT

1/16" = 1'-0"

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Scale 1/16" = 1'-0"

08/07/2023

Project # 22005

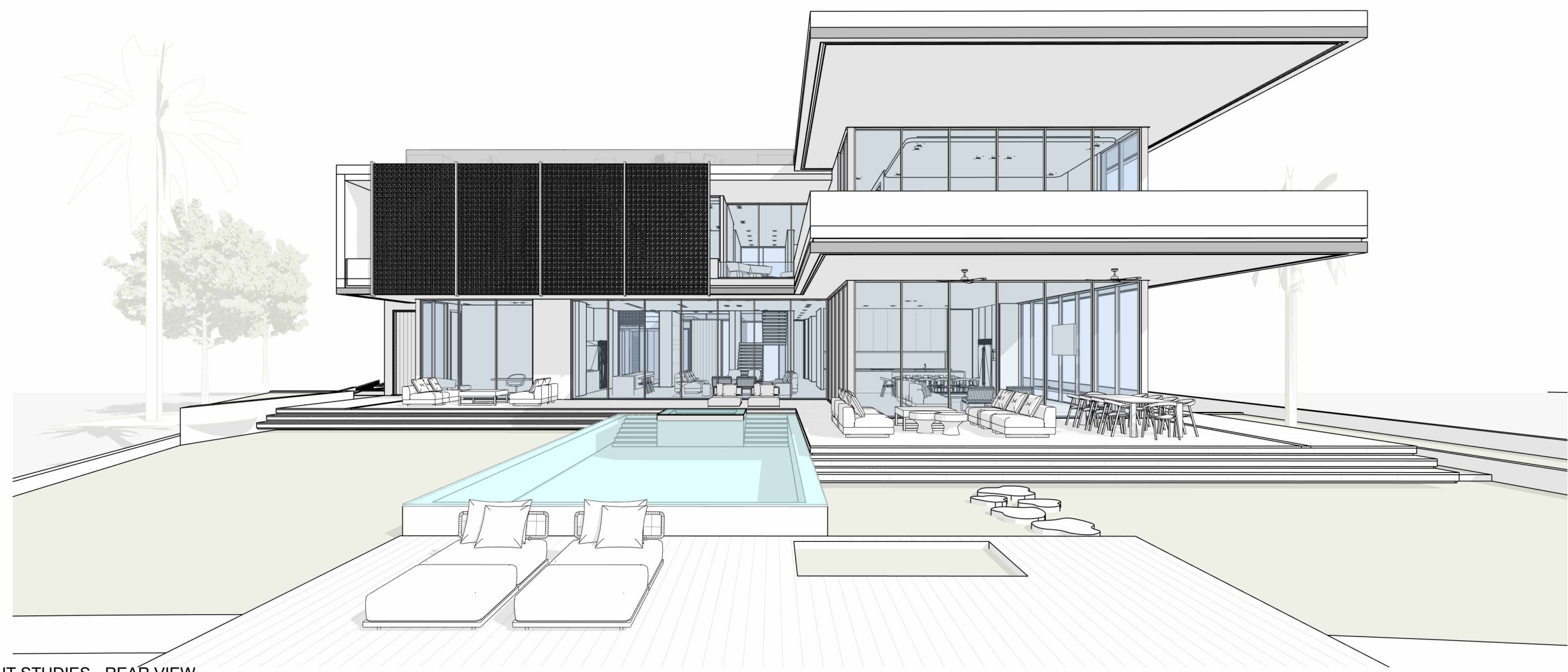
LINE OF
SIGHT
STUDIES

Z-500

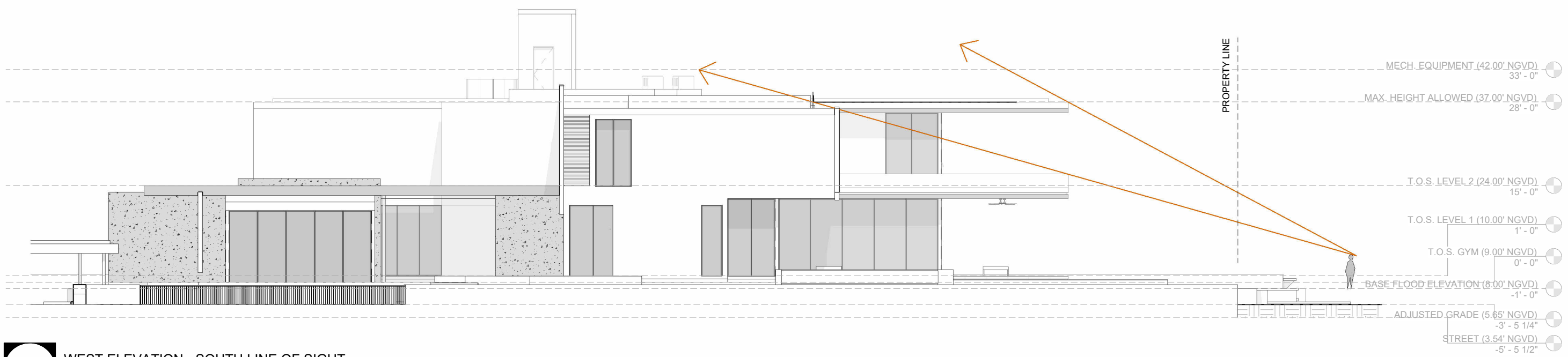
Scale	1/16" = 1'-0"
08/07/2023	
Project #	22005

LINE OF
SIGHT
STUDIES

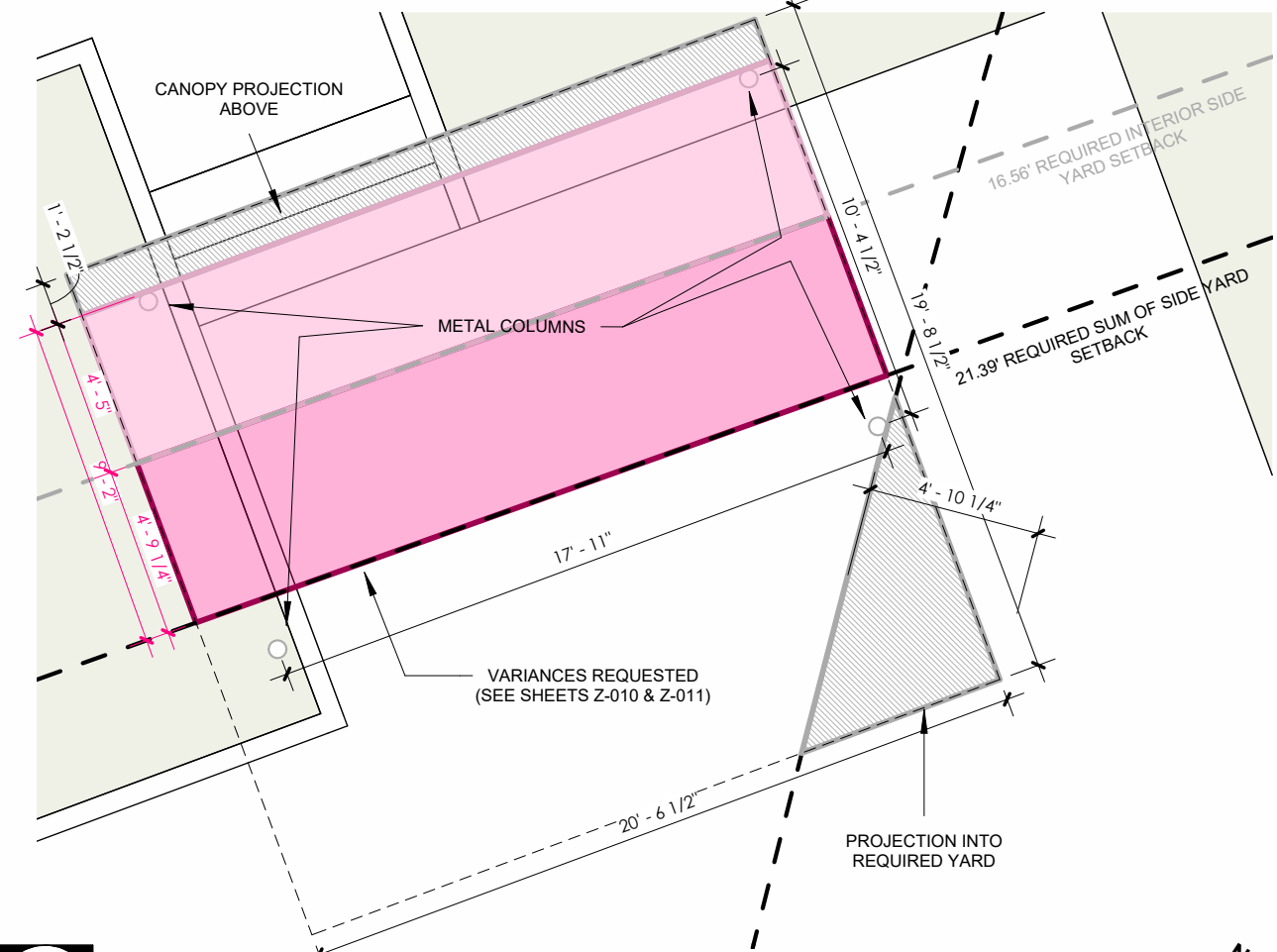
Z-500.1



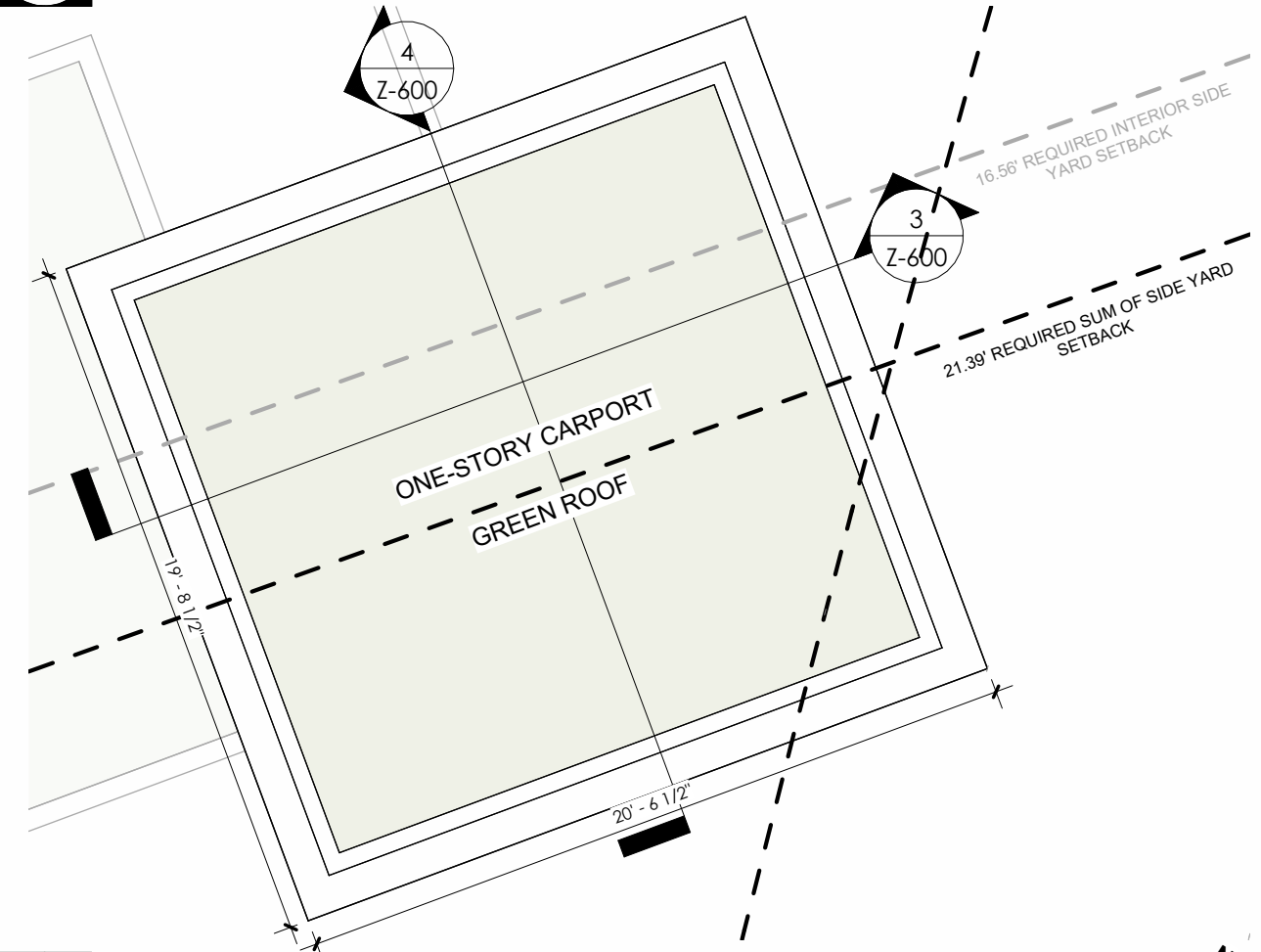
2 LINE OF SIGHT STUDIES - REAR VIEW



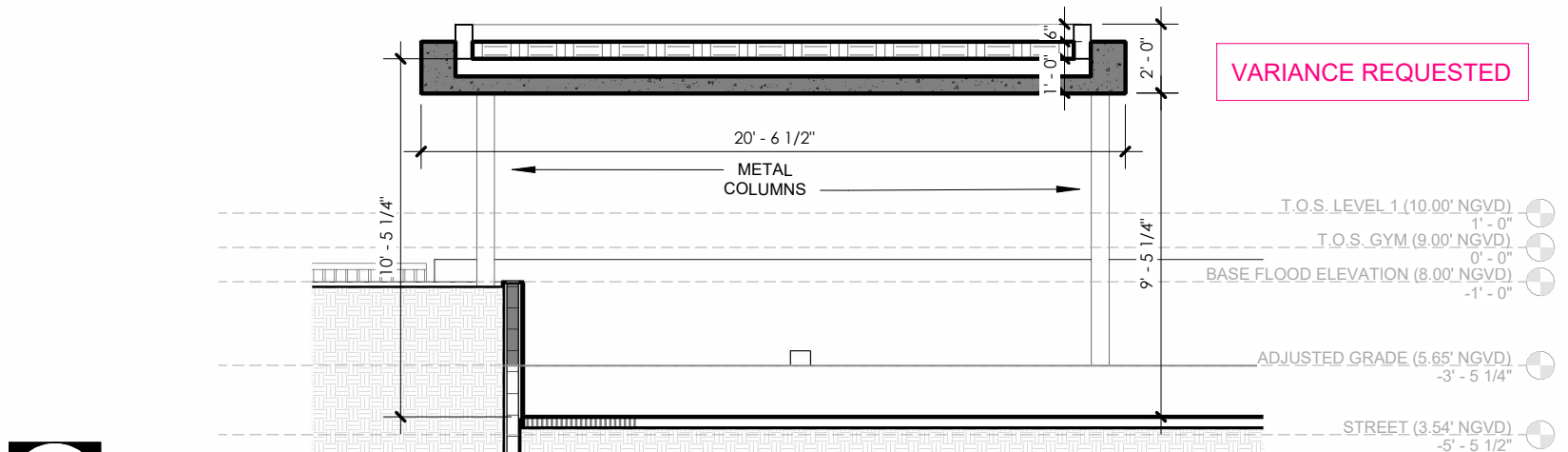
1 WEST ELEVATION - SOUTH LINE OF SIGHT
1/16" = 1'-0"



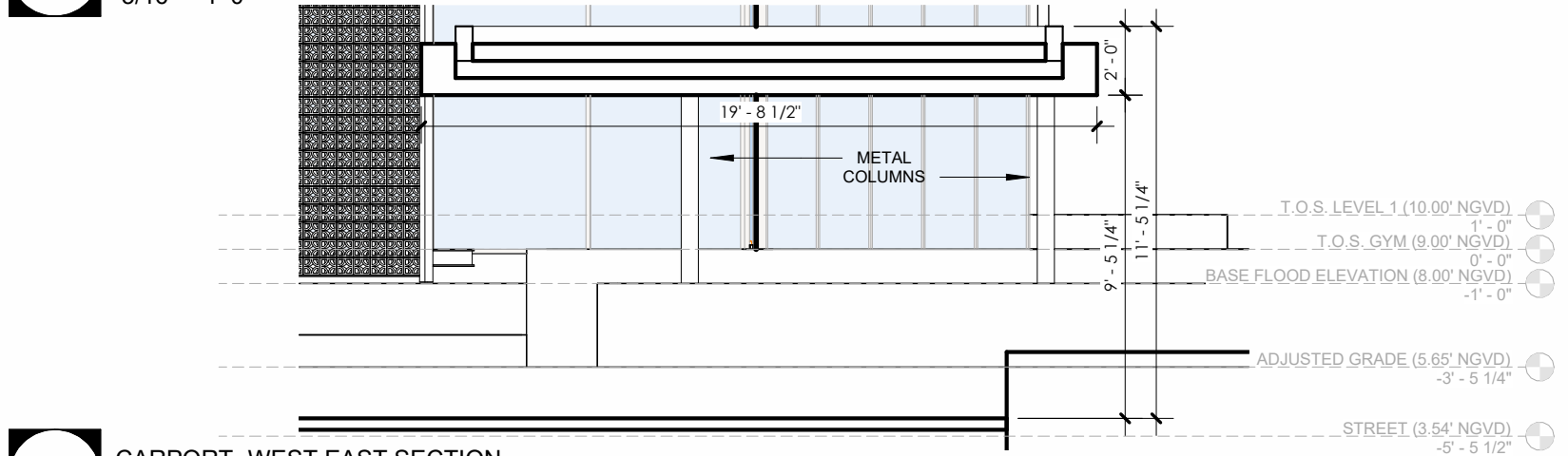
1 CARPORT - ENLARGED PLAN
3/16" = 1'-0"



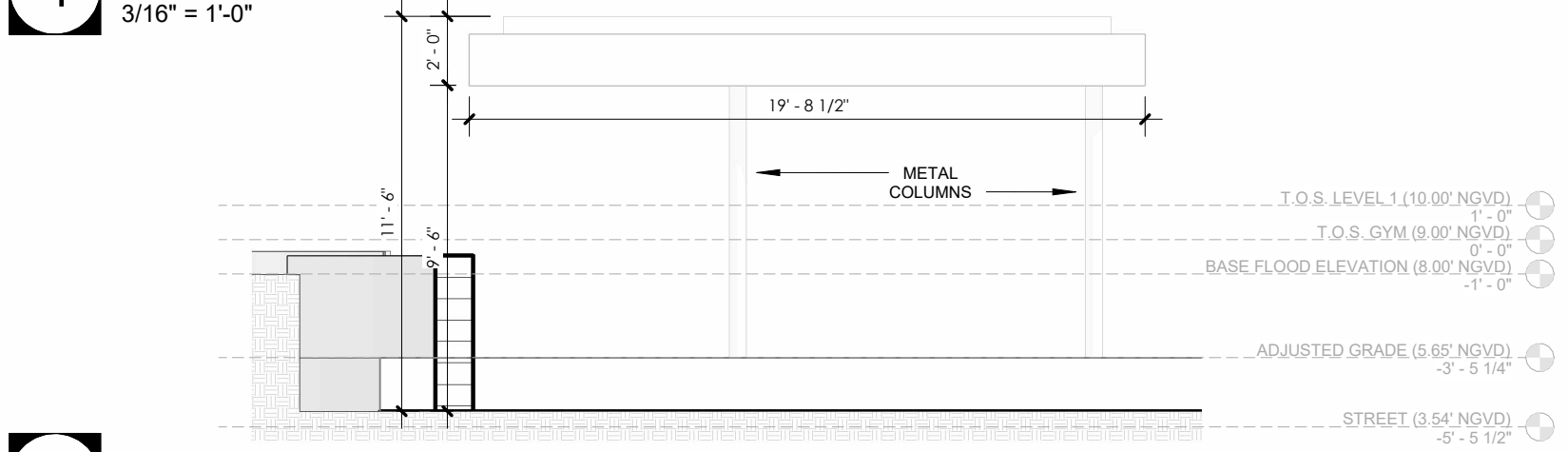
2 CARPORT - ENLARGED ROOF PLAN
3/16" = 1'-0"



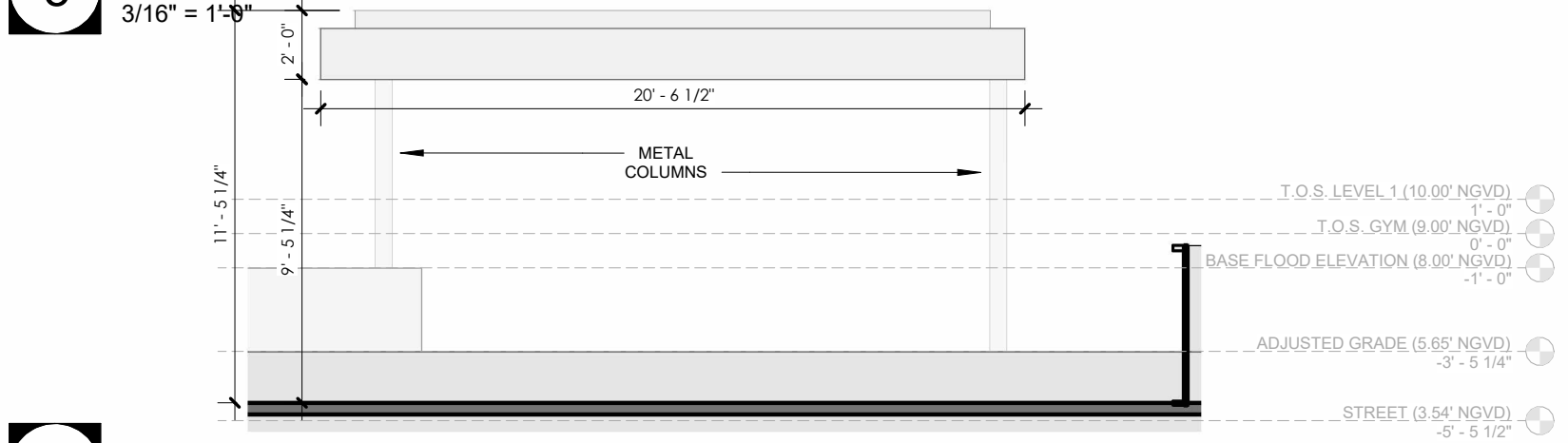
3 CARPORT - NORTH SOUTH SECTION
3/16" = 1'-0"



4 CARPORT - WEST EAST SECTION
3/16" = 1'-0"



5 CARPORT - NORTHEAST ELEVATION
3/16" = 1'-0"



6 CARPORT - SOUTHEAST ELEVATION
3/16" = 1'-0"

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BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140
HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL
NOT FOR CONSTRUCTION

Scale3/16" = 1'-0"

08/07/2023

Project #22005

CARPORT
DETAILS

Z-600