INDEX - ZONING

ID	NAME
A-000	COVER SHEET
A-000	RESPONSES TO COMMENTS
A-000	SURVEY
A-001	ZONING DATA
A-002	LOCATION PLAN
A-003	CONTEXT ANALYSIS
A-003.1	STREET ELEVATIONS
A-003.2	EXISTING BUILDING
A-003.3	DEMOLITION PLAN
A-004	SITE SETBACK PLAN ANALYSIS
A-005	SETBACK ANALYSIS SHORELINE
A-006	SITE SETBACK SECTION ANALYSIS
A-007	SITE PLAN
A-008	LOT COVERAGE
A-009	F.A.R.
A-010	F.A.R.
A-011	F.A.R.
A-012	GROSS AREA
A-013	GROSS AREA
A-014	GROSS AREA
A-015	MATERIAL SAMPLES
A-100	1ST FLOOR PLAN
A-101	2ND FLOOR PLAN
A-102	3RD FLOOR PLAN
A-103	4TH FLOOR PLAN
A-104	5TH FLOOR PLAN
A-105	ROOF FLOOR PLAN
A-401	SOUTH ELEVATION
A-402	WEST ELEVATION
A-403	NORTH ELEVATION
A-404	EAST ELEVATION
A-501	SECTION A
A-502	SECTION B
A-R01	VIEWS
A-R02	VIEWS
A-R03	VIEWS

Luis O. Revuelta

Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:21:12-04'00'

1940 BAY DRIVE

FINAL SUBMITTAL
11/05/2023

DRB File No. 23-0934

REQUESTED DEVIATIONS:

WAIVER FOR LOT COVERAGE
VARIANCE FOR INGRESS/EGRESS DRIVE

A DEVELOPMENT OF:

1940 APARTMENTS , LLC.
16690 COLLINS AVE
SUNNY ISLES, FL. 33160

ARCHITECTURE:

REVUELTA ARCHITECTURE INTERNATIONAL, PA.
2950 SW 26TH AVE., SUITE 110
MIAMI, FL. 33133
T: 305.590.5000

LANDSCAPE ARCHITECT

GARDNER + SEMLER
17670 NW 78TH AVENUE
MIAMI , FL 33015
T: 305.392.1019

NOT FOR CONSTRUCTION

Project: 1940 Bay Dr.

Plan Correction Report Matrix
Date: **10.30.2023**
Plan Address: 1940 Bay Dr., Miami Beach, FL 33141-6900
1st App. Date: 05.17.2023 (DRB23-0934)

			DRB Comments	Response	Reference Sheet 7400
1. TRANSPORTATION - LUB REVIEW					
			Comments:		
1			The City of Miami Beach Transportation & Mobility Department is working with the applicant to resolve pending comments on the current Traffic Review for this project.	6 additional street parking spaces have been re-introduced for a total of 15 street parking spaces. Existing 18 street parking spaces. Total reduction of street parking spaces = 3 required to provide access to the property.	A-100
2. DRB PLAN REVIEW - Planning Department - First Submittal Comments					
	1		APPLICATION COMPLETENESS		
2		a.	Provide a copy of all current or previously active Business Tax Receipt.		
3		b.	The survey provided shall include the lot area and grade elevation. Grade is defined as the elevation measured from the centerline of the sidewalk. If no sidewalk is present, grade will be taken from the crown of road. Additionally, the survey shall be sealed by the licensed surveyor	See updated survey	A-000
4		c.	A copy of the survey shall be included in the architectural plan package.	A-000 SURVEY added.	A-000
5		d.	Include current color photographs, dated, minimum 4"x6", of project site and existing structure (No Google images).	A-003.2 PHOTOGRAPHIS OF EXISTING ON SITE STRUCTURE ADDED.	A-003.2
6		e.	Demolition Plans (Floor Plans & Elevations with dimensions) shall be submitted.	A-003.3 DEMOLITION PLAN ADDED. Proposed full demolition of all structures on site.	A-003.3
7		f.	Provide a material board that includes the details and images of the exterior finishes listed in the elevation sheets.	A-015 MATERIAL SAMPLES ADDED	A-015
8		g.	A contextual Elevation Line Drawings shall be submitted and include properties from corner to corner, across the street(dated).	A-003.1 STREET ELEVATIONS ADDED	A-003.1
9		h.	Provide a section drawing that includes the required yards and all elevations of the encroachments.	A-006 SETBACK SECTION ANALYSIS	A-006
10		i.	If applicable, a variance and/or waiver Diagram will be required for the height of the ground level.	None required	
	2		ARCHITECTURAL REPRESENTATION		
11		a.	Include the cost of estimate under a separate cover or in the letter of intent.		
12		b.	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity. .	ADDED to Cover Sheet and in Title Block	
13		c.	Final submittal drawings need to be DATED, SIGNED AND SEALED.	Acknowledged	
	3		DESIGN RECOMMENDATION		
	4		ZONING COMMENTS		
14		a.	Parking at the Understory Level (below the First Habitable Level). Parking at the Understory Level shall be lined along a minimum of 50 percent (50%) of the built frontage with non-residential uses, lobbies or stoops that provide access to the First Habitable Level (FHL). Provide the dimensions of the staircase.	Total Built Frontage 163'-10". Required Frontage with non residential uses, lobbies or stoops = 50% = 81'-11" Frontage Provided: (5' entrance + 76'-6" + 5' entrance) = 86'-6". Dimensions added Sheet A-100 First Floor Plan, Staircase internal dimensions are 9'-0" x 18'-0"	A-100
15		b.	For properties not having access to an alley, the required habitable space may accommodate entrance and exit drives. The total width of the entrance and exit drives shall not exceed 22 feet. For habitable space that screen parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.	Drive Aisles have been reduced to a minimum of 14'-0" needed to provide the required radius for a Fire Rescue Vehicle maneuvering Clearance to enter the property. Fire truck needs to be a minimum of 50' from main entry door which is only possible at the drop off area. 3'-0" Variance Required for Entry and Exit The proposed design is a Residential Building Only and per FEMA requirements cannot be Dry-Flood Proofed. Only Wet-Floodproofing is allowed and will be provided as needed. All proposed uses including Parking have been proposed above BFE+minimum freeboard.	A-100
16		c.	Where parking is not lined with habitable space it should be screened by fenestration, vegetation or other such treatment.	Parking has been screened with a combined solution that includes solid walls to avoid lighting spillage, architectural louvers and vegetation. See also Landscape Planting Plan LA-401	A-100 A401 to 402 LA - 401
17		d.	A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable. If applicant is intending to request design waiver for the height of the ground floor, please include this information on the letter of intent.	12--10" Provided. Dimension added to Section in sheet A-502	A-502
18		e.	All parking and driveways shall substantially consist of permeable materials.	Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential os townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers dispacement due tomore intense vehicular traffic.	
19		f.	The first habitable level shall have a minimum floor-to-ceiling height of 12 feet in order to allow for the future retrofit and raising of the first habitable level, or if Design Flood Elevation (DFE) is adjusted upward in the future.	First level is porposed with a 12'-10" ceiling. Dimension added to Section in sheet A-502	A-502
20		g.	The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.	Per Public Works Department the Future Crown of the Road is 4.7 NAVD (6.47 NGVD) . The Future Adjusted Grade and Minimum Yard Elevation based on adjusted grade per Public Works Department is calculated as follows: 6.47 NGVD + 9 NGVD / 2 = 7.74 NGVD. The Maximum Yard elevation based on this would be 7.74 NGVD + 30"= 10'-2" NGVD which per Section 142-155(a)(3)(b) is limited to 9'-0" NGVD. See revised Zoning Data Sheet A-001	A-001
21		h.	The entire staircase shall be included in all floor levels of the F.A.R. calculation.	Drafting Corrected. All stair runs and landings are shown as counted	A-009 to A-011
22		i.	The entire bath area in the roof level shall be included in the F.A.R. calculation.	The entire area is counted, a graphic display error was hiding part of the hatched area	A-009 to A-011
23		j.	In addition to the building areas included in lot coverage, as defined in section 1.2.1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.	Waiver Requested. Permeable Pavers installation on sand is more suitable for single family residential os townhomes where vehicular circulation is less intense. In multifamily projects pavers on slab is typically installed to avoid pavers dispacement due to the more intense vehicular traffic.	A-009
24		k.	Dimension the height of the building height from D.F.E. (B.F.E. plus freeboard) to the main roof line.	The height dimension of 55'-0" is noted in all sections and elevations from DFE to top of roof	A-401 to A-404, A-501, A-502
25		l.	Lot width means the level distance between the side lot lines measured at the required front yard setback line and parallel to the front street line. Dimension the lot width from the required front setback line for further review of the required interior side setback (minimum 8% of the lot width and the sum of the side yard shall consist of 16% of the lot width from the required front setback line).	Dimensions of setbacks required at front and rear yard lines have been added to all plans and to the site setback analysis in Sheet A-004.The dimensions have been also revised in the Zoning Data Sheet in page A-001 for clarity.	A-004 & A-001
26		m.	Decks shall not exceed a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Provide the dimensions of the deck and a roof deck calculation for further review.	Total combined Deck Area Proposed = 2937.50 sq ft Allowable Deck Area = 5,009 sf (50% of Enclosed Area at level below: 50% of 10,018sf) Calculation added in A-105 ROOF FLOOR PLAN	A-105
27		n.	Walkways cannot exceed 44" in width.	See the added dimensions for the walkways in the side area. Congreation spaces for reading, hammok and relaxation have been noted to differenciate them form the walkways.	A-100
28		o.	The steps located along the front yard shall not exceed a maximum projection of 25% of the required yard and the maximum elevation shall not exceed 30 inches above the adjusted grade elevation of the lot. Adjusted grade means the midpoint elevation between grade and the minimum required flood elevation for a lot or lots.	Steps length are 2'-9", The 25% of the required yard = 25% of 20'-0= 5'-0" therefore the proposed 2'-9" complies. Adjusted grade = (4'-1" + 8')/2 = 6'-0 1/2". Maximum Elevation 6'-7". (See dimension in A-100 First Floor Plan)	A-100
29		p.	7 feet and 6 inches minimum setback shall be required from the side property line to a swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool.	Setbacks dimensions added. Dimensions vary from 8'-3 1/2" to 8'-8 1/2"	A-100
30		q.	Identify the structure located east of the cabanas that contains a sink. The fixed structure shall comply with the minimum side setback.	The fixed structure is an accessory BBQ counter area and it complies with the minimum side setback for accessory uses. Noted on plan	A-100
31		r.	Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway or golf course, in which case the maximum height shall not exceed five feet. Please reduce the 7' portal and gate.	Portal and gate hieght updated. (A-401 SOUTH ELEVATION)	A-401
32		s.	Provide a written narrative with responses.		

RESPONSES TO COMMENTS

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:22:08-04'00'

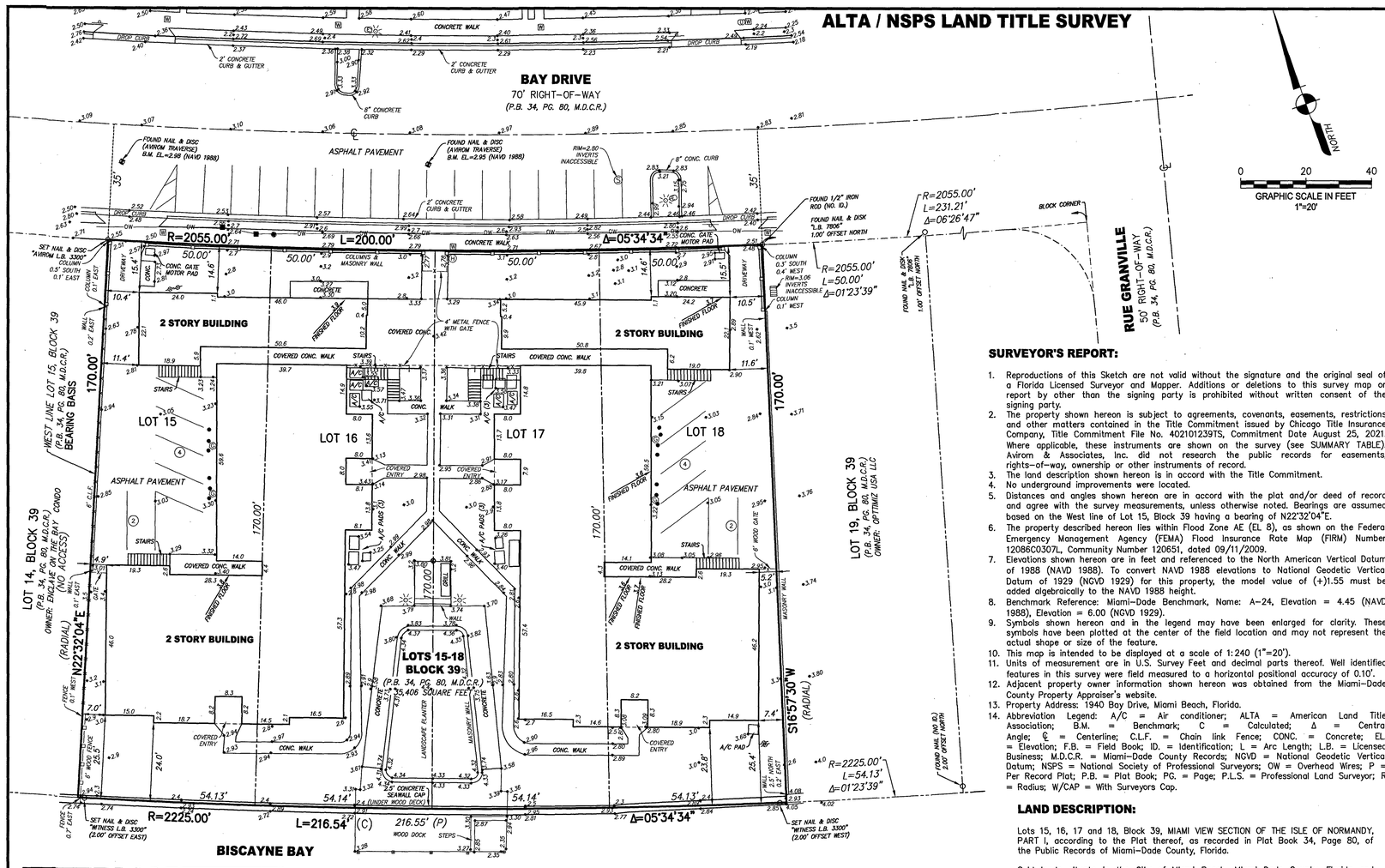
Luis O. Revuelta
AR-0007972

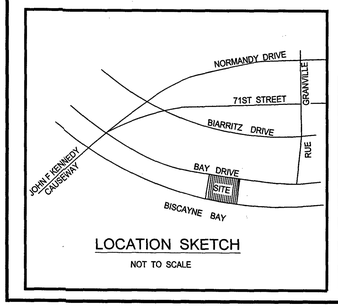
FINAL SUBMITTAL
DRB File No. 23-0934

Date: 11/05/2023
Scale: AS SHOWN
Project No.: 2133
Sheet Name: RESPONSES TO COMMENTS
Sheet No.: **A-000**

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.

ALTA / NSPS LAND TITLE SURVEY





LOCATION SKETCH

NOT TO SCALE

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- ELECTRIC SERVICE BOX
- 0.00 EXISTING ELEVATION
- HAND HOLE
- IRRIGATION CONTROL VALVE
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- SANITARY MANHOLE
- UNDERGROUND GAS MARKER
- WATER METER
- WOOD UTILITY POLE

EXISTING PARKING DATA:

Number of Regular Parking Spaces	12
Number of Handicapped Parking Spaces	0
Total Parking Spaces	12

SUMMARY TABLE FOR:

SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT FILE NO. 4021012397S (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 6 P.B. 34/80	YES	SHOWN

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment File No. 4021012397S, Commitment Date August 25, 2021. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the West line of Lot 15, Block 39 having a bearing of N22°32'04"E.
6. The property described hereon lies within Flood Zone AE (EL 8), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12086C0307L, Community Number 120651, dated 09/11/2009.
7. Elevations shown hereon are in feet and referenced to the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of (+)1.55 must be added algebraically to the NAVD 1988 height.
8. Benchmark Reference: Miami-Dade Benchmark, Name: A-24, Elevation = 4.45 (NAVD 1988), Elevation = 6.00 (NGVD 1929).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Adjacent property owner information shown hereon was obtained from the Miami-Dade County Property Appraiser's website.
13. Property Address: 1940 Bay Drive, Miami Beach, Florida.
14. Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; B.M. = Benchmark; C = Calculated; Δ = Central Angle; ℄ = Centerline; C.L.F. = Chain link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M.D.C.R. = Miami-Dade County Records; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 15, 16, 17 and 18, Block 39, MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I, according to the Plat thereof, as recorded in Plat Book 34, Page 80, of the Public Records of Miami-Dade County, Florida.

Said lands situate in the City of Miami Beach, Miami-Dade County, Florida and containing 35,406 square feet more or less.

CERTIFIED TO:

1940 Apartments LLC, a Florida limited liability company
Chicago Title Insurance Company
City National Bank of Florida, its successors and/or assigns

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 08/01/2023.

Date of Plat or Map: 8/14/2023

John T. Doogan, PLS — Digitally signed by John T. Doogan, PLS Date: 2023.10.31 11:17:57 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@avironsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

©2023 AVIROM & ASSOCIATES, INC. all rights reserved. This drawing is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

REVISIONS	DATE	F.B. / PG.	BY	CK'D
ADD ELEVATIONS AND TREES	04/18/2023	2106/43-47	W.R.E.	J.T.D.
UPDATE BOUNDARY SURVEY	06/01/2023	SKETCH	M.A.S.	J.T.D.
CONVERT ELEVATIONS FROM NAVD 1929 TO NAVD 1988	08/14/2023	----	M.A.S.	J.T.D.

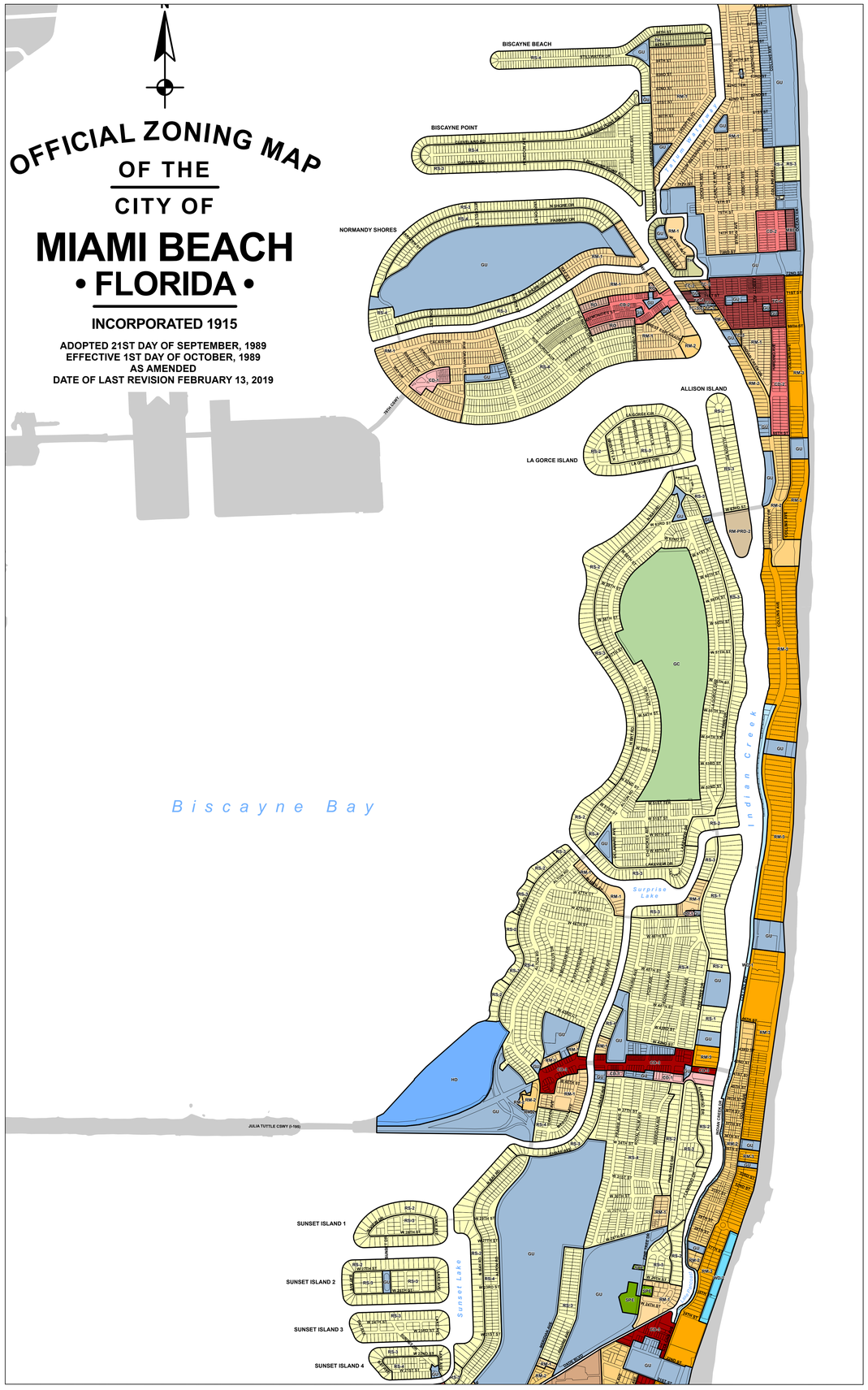
ALTA / NSPS LAND TITLE SUREY
LOTS 15-18, BLOCK 39
1940 BAY DRIVE
MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I
(P.B. 000, PG. 00, P.B.C.R.)
CITY OF MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA

JOB #:	12262
SCALE:	1" = 20'
DATE:	10/22/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B.	2049 PG. 42-49
SHEET:	1 OF 1

NTS

SURVEY

NOT FOR CONSTRUCTION



revuelta architecture international p.a.

1940 BAY DRIVE - MIAMI BEACH

Zoning Information					
1	Address:	1940 Bay Drive			
2	Board and File Numbers:				
3	Folio Number(s):	02-3210-002-1200			
4	Year Constructed:	1955			
5	Zoning District	RM-1			
6	Existing use:	Residential	Proposed use:	Residential	
7	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD:	N.G.V.D.	
8	D.F.E. Design Flood Elevation	Proposed (B.F.E. + 5 feet):	13'-0" N.G.V.D.		
9	Maximum Lot Coverage ≤ 45%	15,932.7 SF	Proposed:	17,303 SF	Waiver Required 1,371
10	Minimum Lot Area Required	5600 SF	Lot Area	35,406 SF (0.81 Acre)	
11	Minimum Lot Width Required;	50'-0"	Lot Width	200 feet to 216.54 feet	
12	Minimum Yard Elev. Requirements	5.24' NAVD (7.74' N.G.V.D.)	Minimum Yard Elevation proposed:	6'-7" N.G.V.D.	
13	Maximum Yard Elev. Requirements	9' N.G.V.D.	Maximum Yard Elevation proposed	6'-7" N.G.V.D.	
14	Retaining wall maximum height	≤ 30" above existing sidewalk elevation	Proposed:		
	the 1st 4 ft of the property facing a street				
15	Yard slope requirements front & side	≤ 11% (5:1 horizontal; vertical)	Proposed:		
	facing a street				
Building Data		**Required**		**Proposed**	**Deficiencies**
16	Max. FAR	44257.5		44,252.15 SF	
17	Maximum Building Height	55'-0"		55'-0"	
18	Ground floor minimum height	12' from BFE+ minimum freeboard	this requirement may be waived by up 2 feet	13 feet from BFE	
19	Minimum Unit Size	New Construction - 550 SF		2808.5 SF	
20	Average Unit Size	New Construction - 800 SF		2924.33 SF	
21	Number of Stories	N/A		5	
22	Gross square footage			76,371.25 SF	
23	Square Footage by use	N/A		N/A	
24	Number of units Residential	N/A		12	
Setbacks		**Required**		**Proposed**	**Deficiencies**
	At Grade Parking:				
25	Front Setback (BAY DRIVE)	20 feet		20 feet	
26	Side Setback	8% lot width for lot ≥ 65 feet in width	16'-2" to 17'-2" feet	16'-2" to 17'-2" feet	
27	Rear Setback (BISCAYNE BAY)	10% of lot depth	17.0 feet	17 feet	
	Pedestal:				
28	Front Setback (OCEAN DRIVE)	20 feet		20 feet	
29	Side Setback	8% lot width for lot ≥ 65 feet in width	16'-8" to 17'-8" feet	16'-8" to 17'-8" feet	
30	Rear Setback (BISCAYNE BAY)	10% of lot depth	17 feet	17 feet	
	Tower (above 50 feet):				
31	Front Setback:	20 ft+ 1 ft for every 1 ft increase in height		25 feet (20+5 feet height increase)	
		above 50 feet			
32	Side Setback:	Pedestal setback + 10% of the height	16'-8" to 17'-8" feet	16'-8" to 17'-8" feet	
		of the tower			
33	Rear Setback:	15% of lot depth	25'-6"	25.5 feet	
Parking		**Required**		**Proposed**	**Deficiencies**
34	Parking district	District No. 1			
35	Total # of parking spaces	24 spaces		24 spaces	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	see chart below			
43	Parking Space Dimensions	A standar perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not pratical. In no instance, however, shall the length of any standard off-street parkind space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein.		8'-6" x 18'-0"	
44	Parking Space configuration (45°,60°, 90°, Parallel)			90°	
45	ADA Spaces	1		1	
46	Tandem Spaces				
47	Drives (sec. 130-64)	Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one way traffic.Notwithstanding the foregoing, for residential buildings with fewer than 25 units, drives shall have aminimum width of 18 feet for two-way traffic.c. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath a building or structure, the two-way curb-cut anddriveway entrance shall have a minimum width of 12 feet.		Drives two-way minimum = 18 feet Aisles with 90 degree parking = 21 feet	Aisles reduced by with 90 degree parking = 1 foot
48	Valet drop off and pick up			NO	
49	Loading zones and Trash collection areas	N/A			
50	Bicycle Parking / Racks			5	

	PARKING SPACES CALCULATION				
LV.	NUMBER OF PARKING SPACES	UNIT SIZE [SF]	NUMBER OF UNITS	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
	2 PSACES / UNIT	> 1,600	12	24	24
		TOTAL		24	
			PARKING REDUCION		
			TOTAL REQUIRED PARKING	**24**	**24**

	BYCICLE PARKING REQUIREMENT				
LV.				REQUIRED	PROPOSED
1	SHORT TERM SPACES			0	0
	LONG TERM SPACES			0	5
		TOTAL		**0**	**5**

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE,
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: C=US, E=lr@revuelta.com, CN=Luis O. Revuelta, O=Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:23:54-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

Scale
AS SHOWN

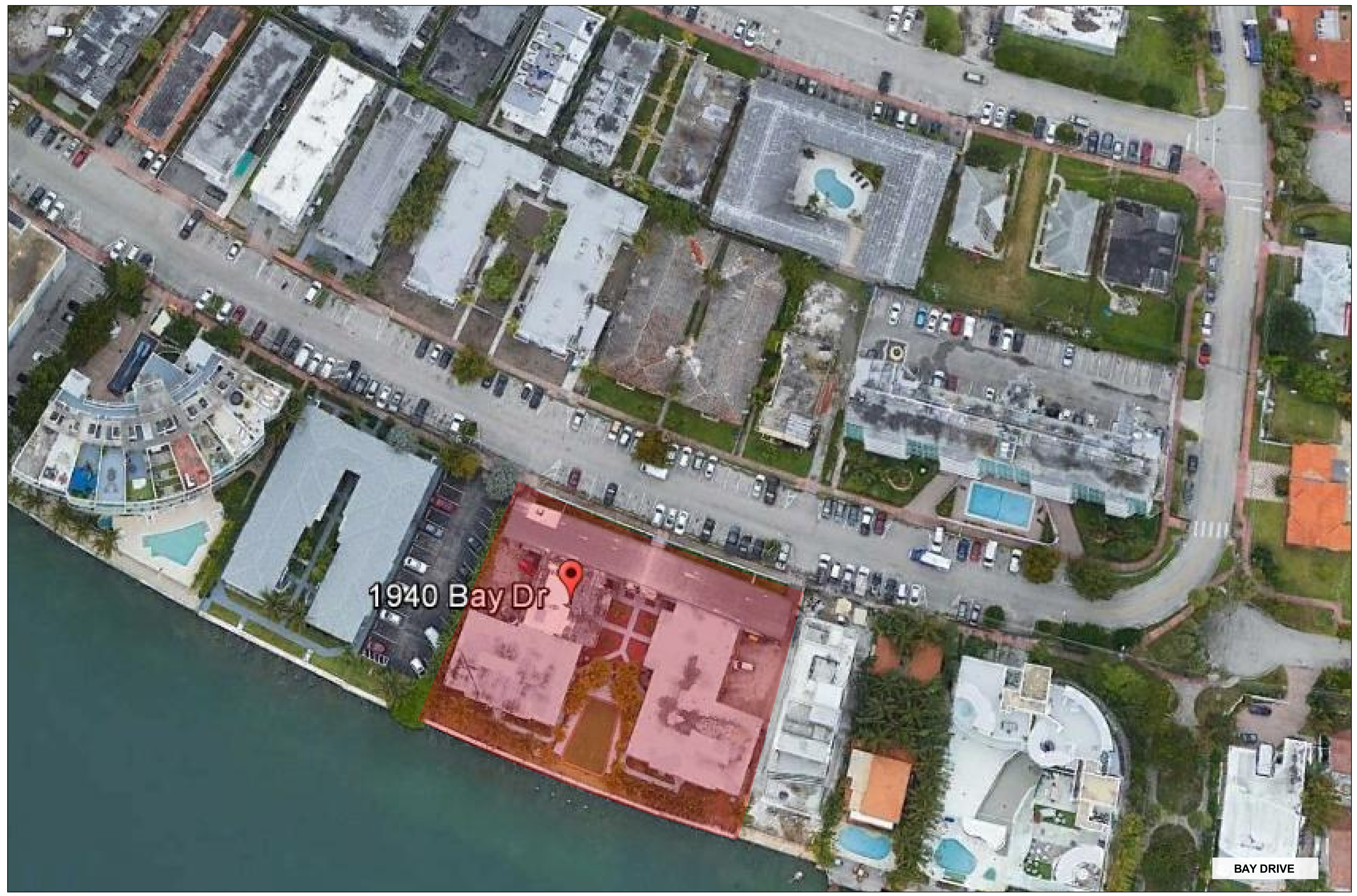
Project No.
2133

Sheet Name
ZONING DATA

Sheet No.
A-001

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Documents May Not Be Scaled, The Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To The Architect Prior To Proceeding With Any Work Shown Or Implied.
File: BMoodoo_RAI-SERVER1 - BMoodoo Basic for Archicad 25(2133_1940 BAY DRIVE(2133_1940 BAY DRIVE - By #Last saved By: Date: 11/3/2023

NOT FOR CONSTRUCTION



1 LOCATION MAP
SCALE: 1:0.5263

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:23:59-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date	11/05/2023
Scale	AS SHOWN
Project No.	2133
Sheet Name	LOCATION PLAN
Sheet No.	**A-002**

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud: RAI-SERVER1 - BIMcloud Basic for Archicad 25/2133_1940 BAY DRIVE/2133_1940 BAY DRIVE - By #Last saved by - Date: 11/3/2023

NOT FOR CONSTRUCTION

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
5 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
2 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
2 STORIES

8.30.2023

MULTY-FAMILY
LOW DENSITY
1 STORY

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
4 STORIES

LOCATION MAP

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
2 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
12 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
7 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
2 STORIES

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
5 STORIES

8.30.2023

MULTY-FAMILY
LOW DENSITY
1 STORY

8.30.2023

MULTY-FAMILY
MEDIUM HIGH DENSITY
2 STORIES

CONTEXT ANALYSIS

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect.
Plotted By: Luis Revuelta - Date/Time: 11/3/2023 6:24:13 PM - Plot Scale: 1:1 - Plot Device: Adobe PDF - Drawing Name: C:\Users\LuisRevuelta\Revuelta Architecture Dropbox\Revuelta Architecture Team Folder\Revuelta Projects\2133_1940 BAY DRIVE - Revit Models\Exports\2133_1940 BAY DRIVE_R23_CENTRAL.rvt
File: BIMcloud, Bim 360 - SERVER1 - BIMcloud Basic for Archicad 25\2133_1940 BAY DRIVE_R23_1940 BAY DRIVE - By #Last saved by:, Date: 11/3/2023

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE,
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:04-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

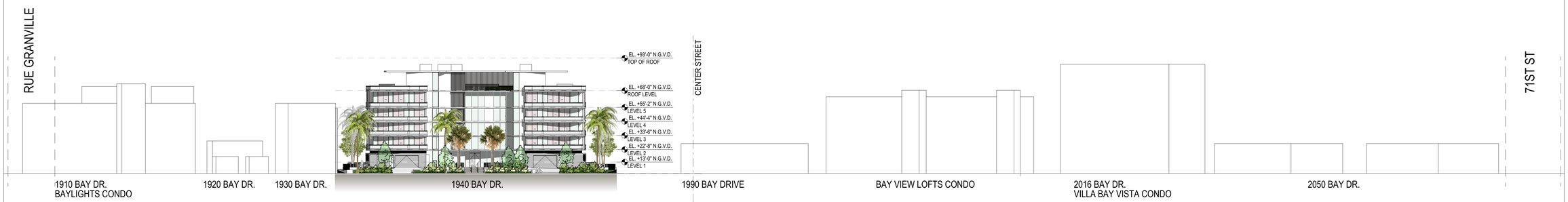
Scale
AS SHOWN

Project No.
2133

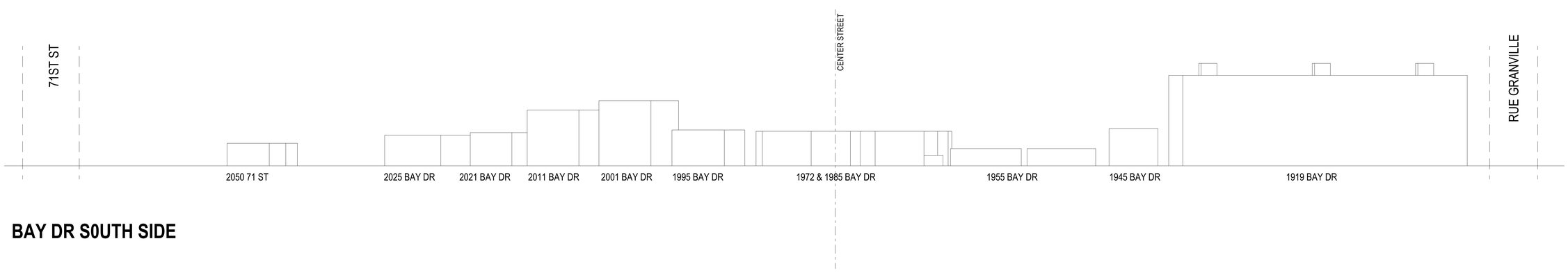
Sheet Name
CONTEXT ANALYSIS

Sheet No.
A-003

NOT FOR CONSTRUCTION



BAY DR S0UTH SIDE



BAY DR S0UTH SIDE

1 STREET ELEVATIONS
SCALE: 1/32" = 1'-0"

STREET ELEVATIONS

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: cn=LuisFC@Revuelta.com, Cn=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:09-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

Scale
AS SHOWN

Project No.
2133

Sheet Name
STREET ELEVATIONS

Sheet No.
A-003.1

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Not To Be Scaled. Contractor Shall Verify All Dimensions Prior To Fabrication. Any Discrepancies Shall Be Reported To The Architect Immediately and Cannot Be To be Scaled.
File: Bilekoat, Rel.-SERVERE1 - Bilekoat Basic for Archived 2523 S1_1940 BAY DRIVE 2133_1940 BAY DRIVE - By_ikast saved by - Date: 11/3/2023

NOT FOR CONSTRUCTION

01. FRONT ELEVATIOON _ 11.3.2023

02. FRONT ELEVATIOON _ 11.3.2023

02. FRONT ELEVATIOON _ 11.3.2023

04. SIDE COURT _ 11.3.2023

05. SIDE COURT _ 11.3.2023

06. CENTRAL COURT _ 11.3.2023

07. CENTRAL COURT _ 11.3.2023

08. CENTRAL COURT _ 11.3.2023

09. REAR ELEVATIOON _ 11.3.2023

10. REAR ELEVATIOON _ 11.3.2023

11. REAR ELEVATIOON _ 11.3.2023

EXISTING BUILDING

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A., and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Not Intended For Construction Purposes Until Issued For Permit By The Authorities Having Jurisdiction. Dimensions are Deemed to be Scaled.
File: BlueBeam_Rev_SERVERE1 _ BlueBeam Basic for Archicad-2023\31_1940 BAY DRIVE-2133_1940 BAY DRIVE - By_Rest saved by - Date: 1/3/2023

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE,
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: cc=US, st=Florida, l=Miami, o="Revuelta Architecture International, P.A.", ou=INFO@Revuelta.com, cn=Luis O. Revuelta
Date: 2023.11.03 18:24:13-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

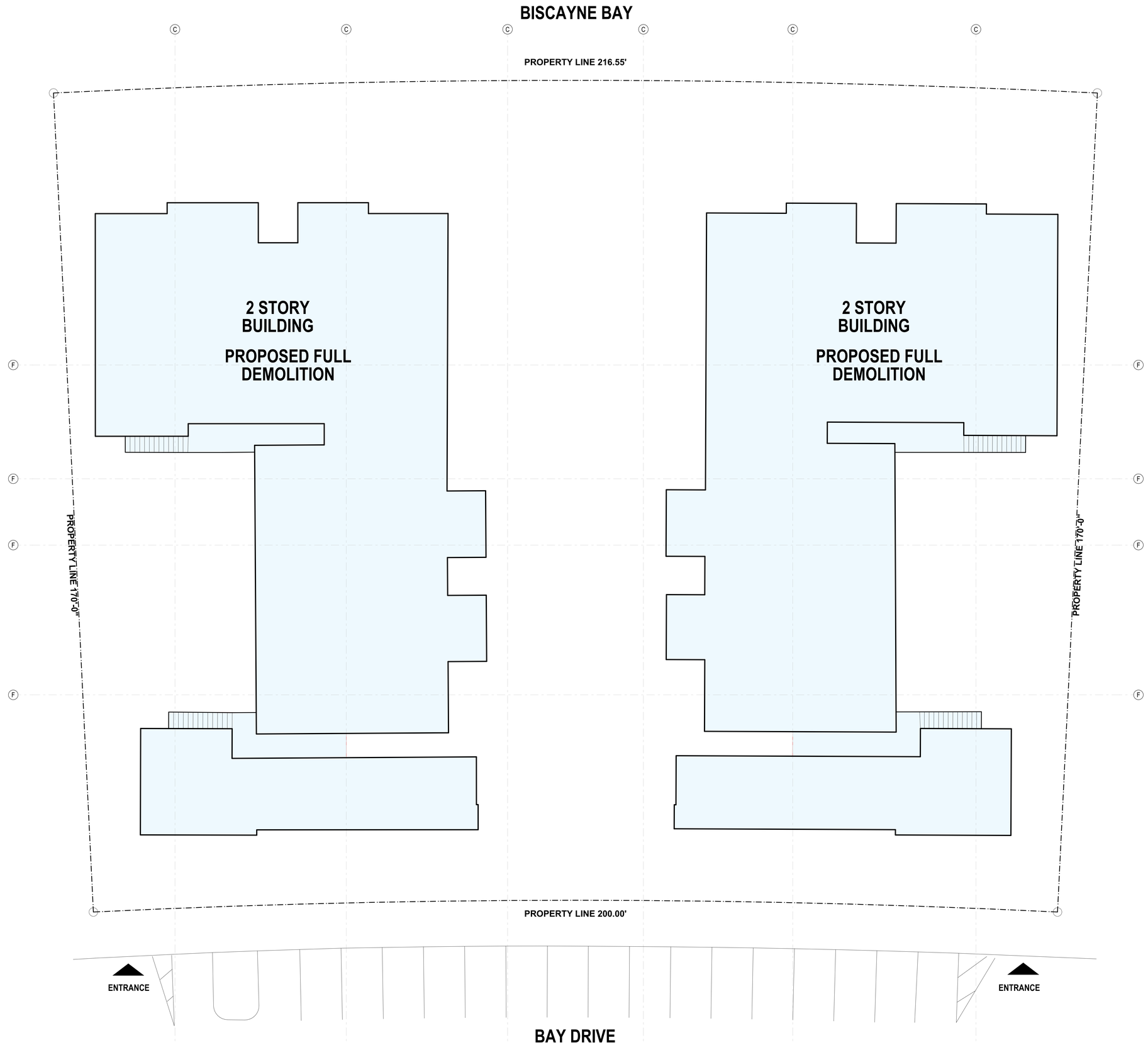
Scale
AS SHOWN

Project No.
2133

Sheet Name
EXISTING BUILDING

Sheet No.
A-003.2

NOT FOR CONSTRUCTION



1
A-003.3
demolition plan
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Instruments Of Service Through Which The Architect Exercises His Profession. They Are Not Intended For Construction Purposes Until Signed By The Architect.
File: BMWood_BAILSERVERAT - BMWood Basic for Archicad 25(2133_1940 BAY DRIVE)2133_1940 BAY DRIVE_By_Ruet.pln saved by - Date: 11/3/2023

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive
#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company
#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:18-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

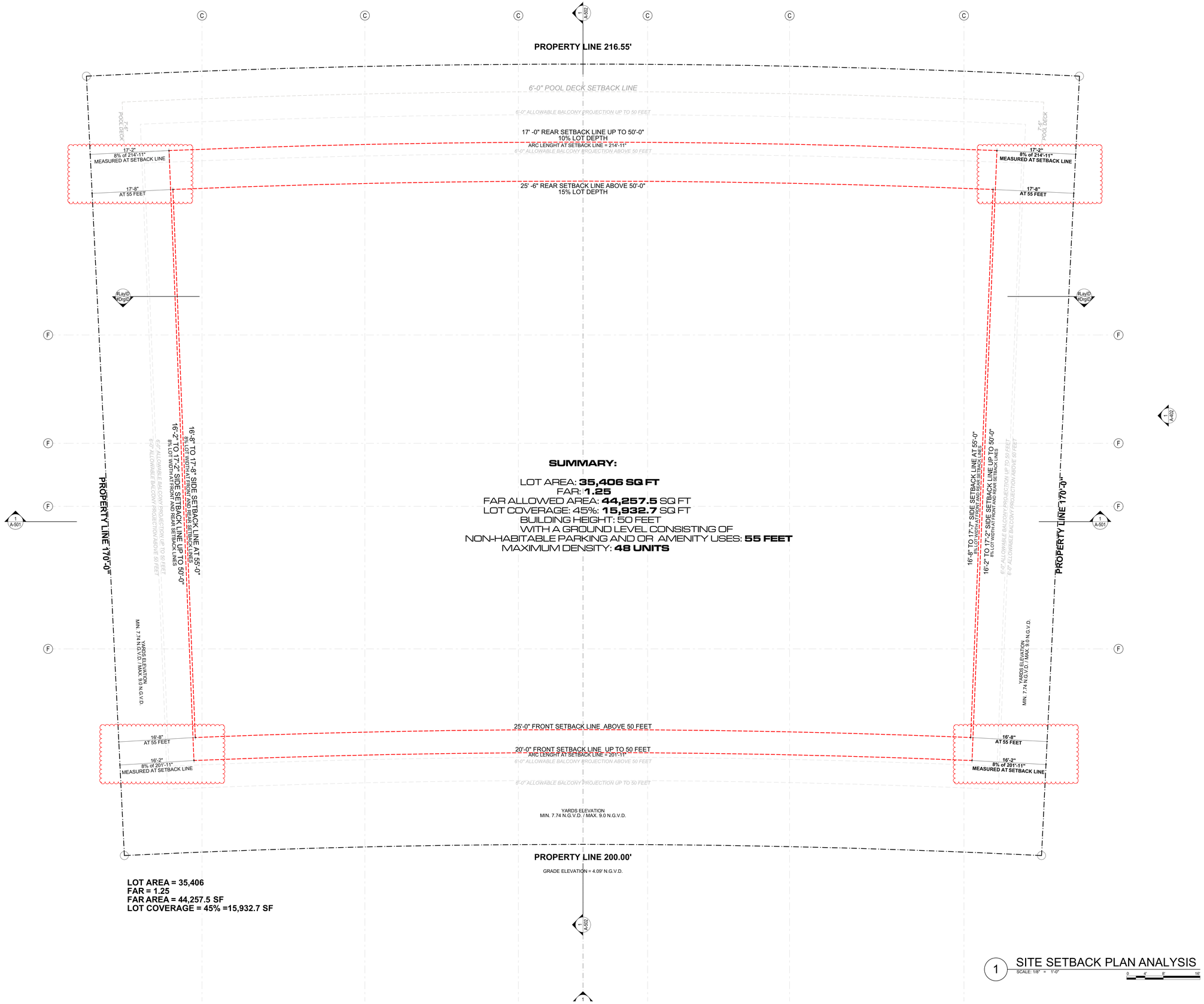
Scale
AS SHOWN

Project No.
2133

Sheet Name
DEMOLITION PLAN

Sheet No.
A-003.3

NOT FOR CONSTRUCTION



SUMMARY:

LOT AREA: **35,406 SQ FT**
FAR: **1.25**
FAR ALLOWED AREA: **44,257.5** SQ FT
LOT COVERAGE: 45%: **15,932.7** SQ FT
BUILDING HEIGHT: 50 FEET
WITH A GROUND LEVEL CONSISTING OF
NON-HABITABLE PARKING AND OR AMENITY USES: **55 FEET**
MAXIMUM DENSITY: **48 UNITS**

LOT AREA = 35,406
FAR = 1.25
FAR AREA = 44,257.5 SF
LOT COVERAGE = 45% =15,932.7 SF

1 SITE SETBACK PLAN ANALYSIS
SCALE: 1/8" = 1'-0"

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Instruments of Service and Are Not to be Scaled. Contractor Shall Verify and Be Responsible for All Dimensions and Conditions. Commencing Work Implies Acceptance.
File: BMkmout_R24-SE-R24R1 - BMkmout Basic for Archicad 25\2133_1940 BAY DRIVE\2133_1940 BAY DRIVE_Ty_R.pln saved by:_Date: 11/3/2023

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:23-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

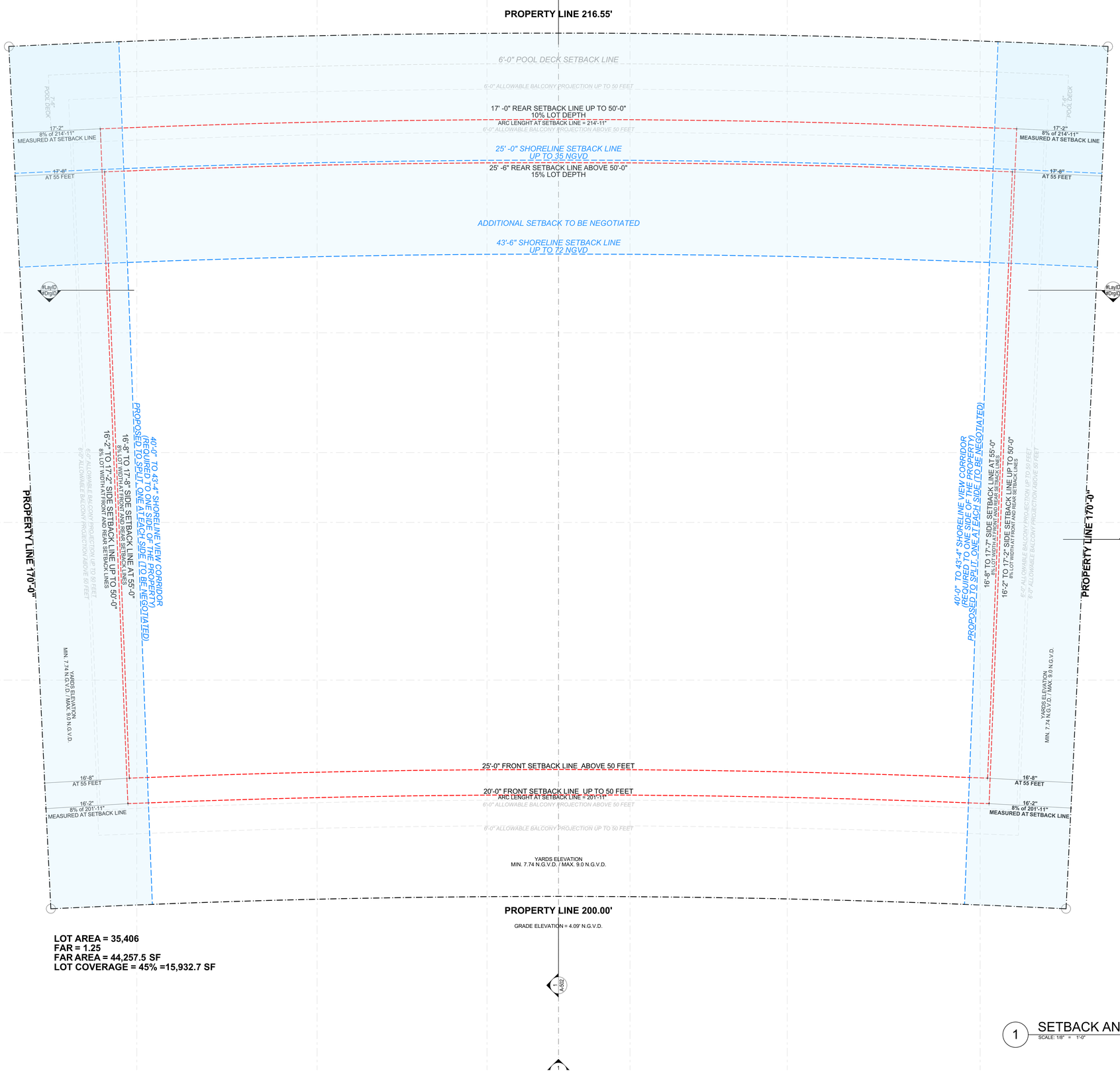
Scale
AS SHOWN

Project No.
2133

Sheet Name
SITE SETBACK PLAN ANALYSIS

Sheet No.
A-004

NOT FOR CONSTRUCTION



LOT AREA = 35,406
FAR = 1.25
FAR AREA = 44,257.5 SF
LOT COVERAGE = 45% =15,932.7 SF

1 SETBACK ANALYSISI WITH SHORELINE
SCALE: 1/8" = 1'-0"

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:28-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

Scale
AS SHOWN

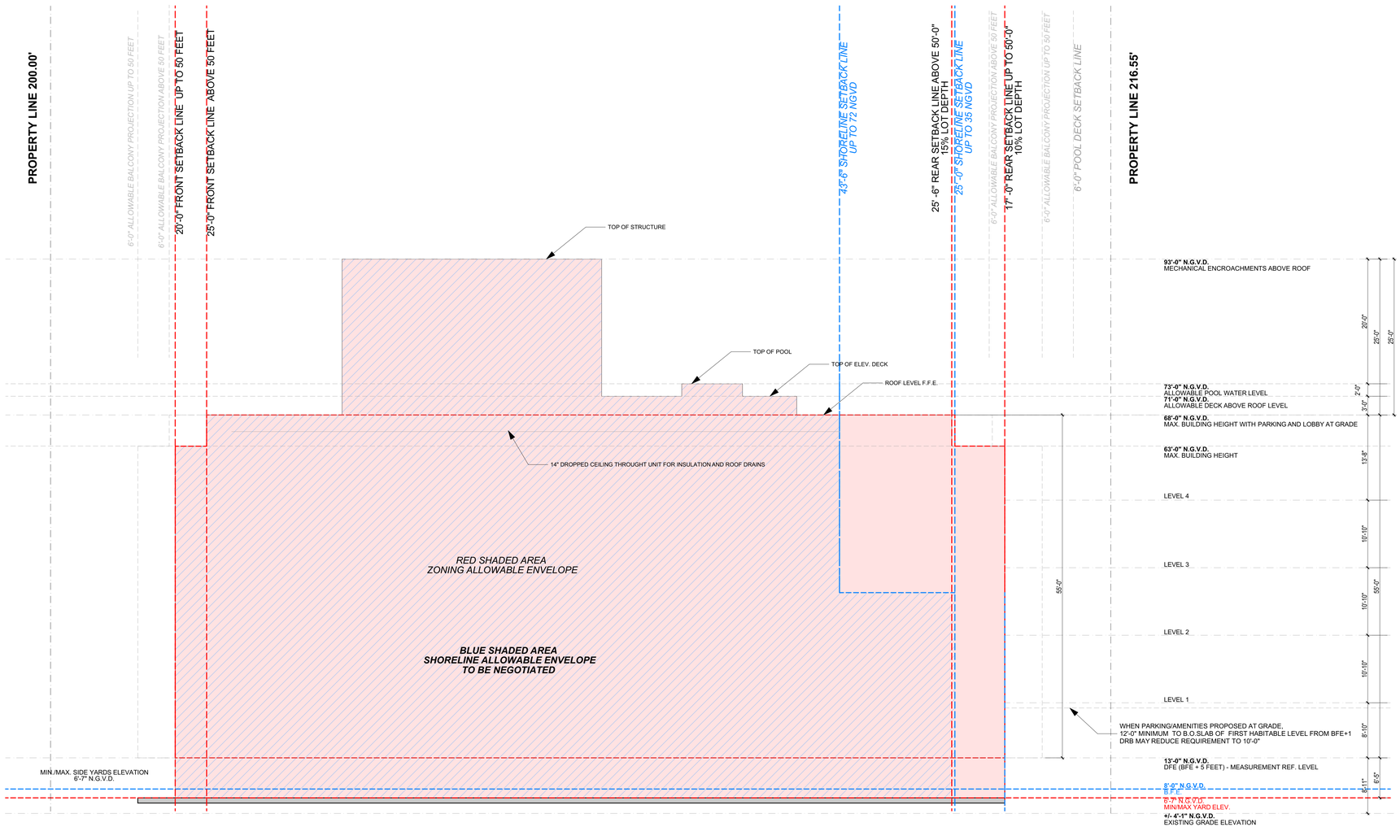
Project No.
2133

Sheet Name
SETBACK ANALYSIS SHORELINE

Sheet No.
A-005

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Instruments Of Service Through Which The Work Is Delivered. They Are Not Contract Documents Unless Otherwise Specifically Stated. Dimensions Shown Are to be Scaled.
File: BIMcloud: AIA-SERVER1 - BIMcloud Basic for Archicad 26/2133_1940 BAY DRIVE/2133_1940 BAY DRIVE_By #Latest saved by - Date: 11/3/2023

NOT FOR CONSTRUCTION



1 SETBACK LINES_SECTION ANALYSIS

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

0 4' 8' 16'

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect.
Title: 1940 Bay Drive - Project Address: 1940 BAY DRIVE, #Site City, #Site State #Site Postcode - Project No.: 2133 - Sheet Name: SITE SETBACK SECTION ANALYSIS - Sheet No.: A-006
File: BIMcloud_Bot:SERVER1 - BIMcloud Base for Archicad 25/2133_1940 BAY DRIVE/2133_1940 BAY DRIVE_R.pln - By: ai.ait saved by:, Date: 11/3/2023

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE,
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O="Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:32-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date
11/05/2023

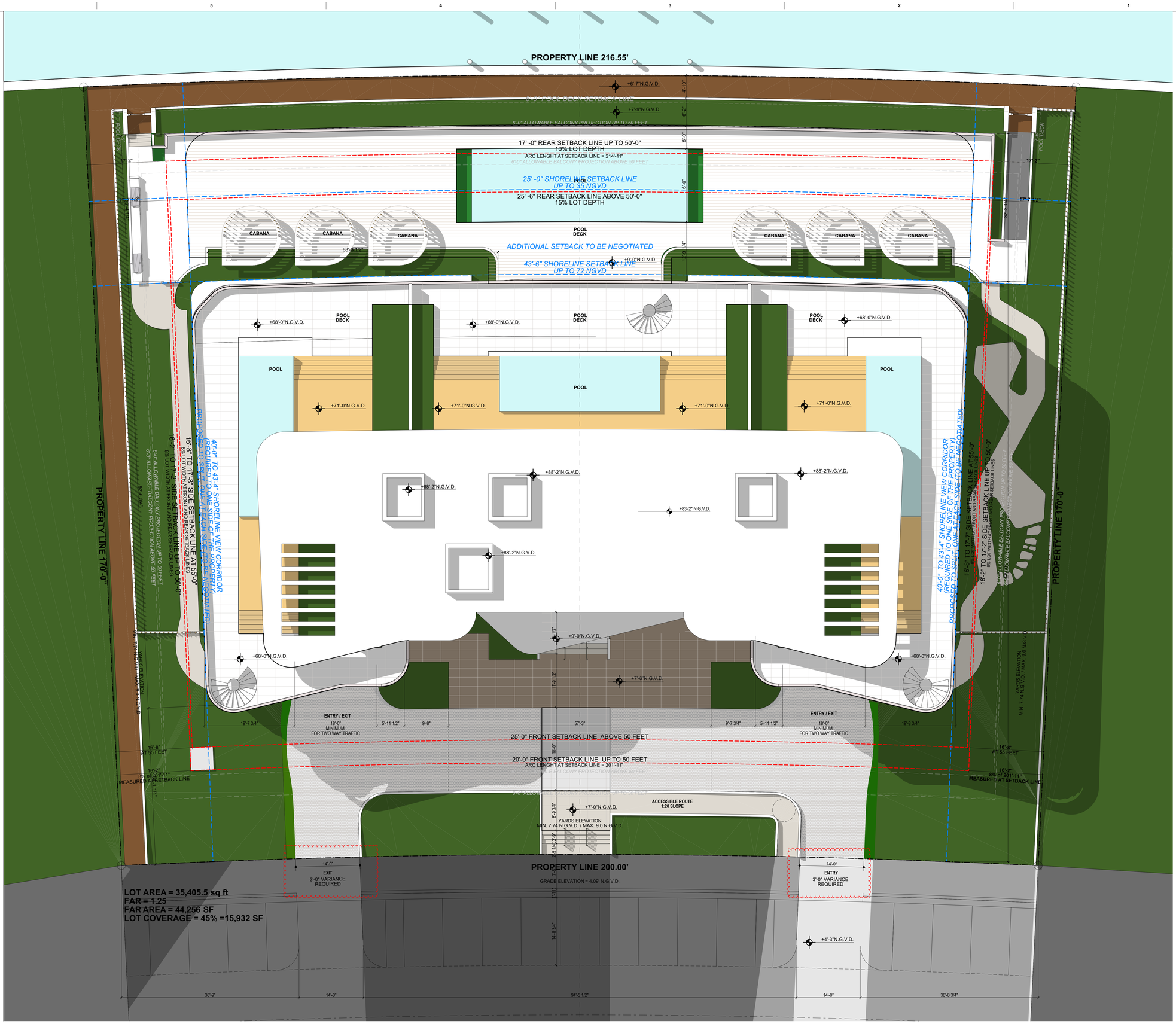
Scale
AS SHOWN

Project No.
2133

Sheet Name
SITE SETBACK SECTION ANALYSIS

Sheet No.
A-006

NOT FOR CONSTRUCTION



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

0 4' 8' 16'

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A., and May Not Be Reproduced Except with Specific Written Consent of the Architect.
Plot Date: Friday, November 3, 2023 - 6:24 PM, Plotted By: Luis Revuelta, Layout: A-007, Xref(s): 2133_1940 BAY DRIVE_R23.dwg
File: Billboard: BOC-SERVER1 - Billboard Basic for Archicad 25\2133_1940 BAY DRIVE\2133_1940 BAY DRIVE_ - By.pln, last saved by: - Date: 11/3/2023
Drawings Are Intended To Be Printed To Scale. Dimensions Are Intended To Be Read And Not Scaled.

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5040

Project

1940 Bay Drive

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta

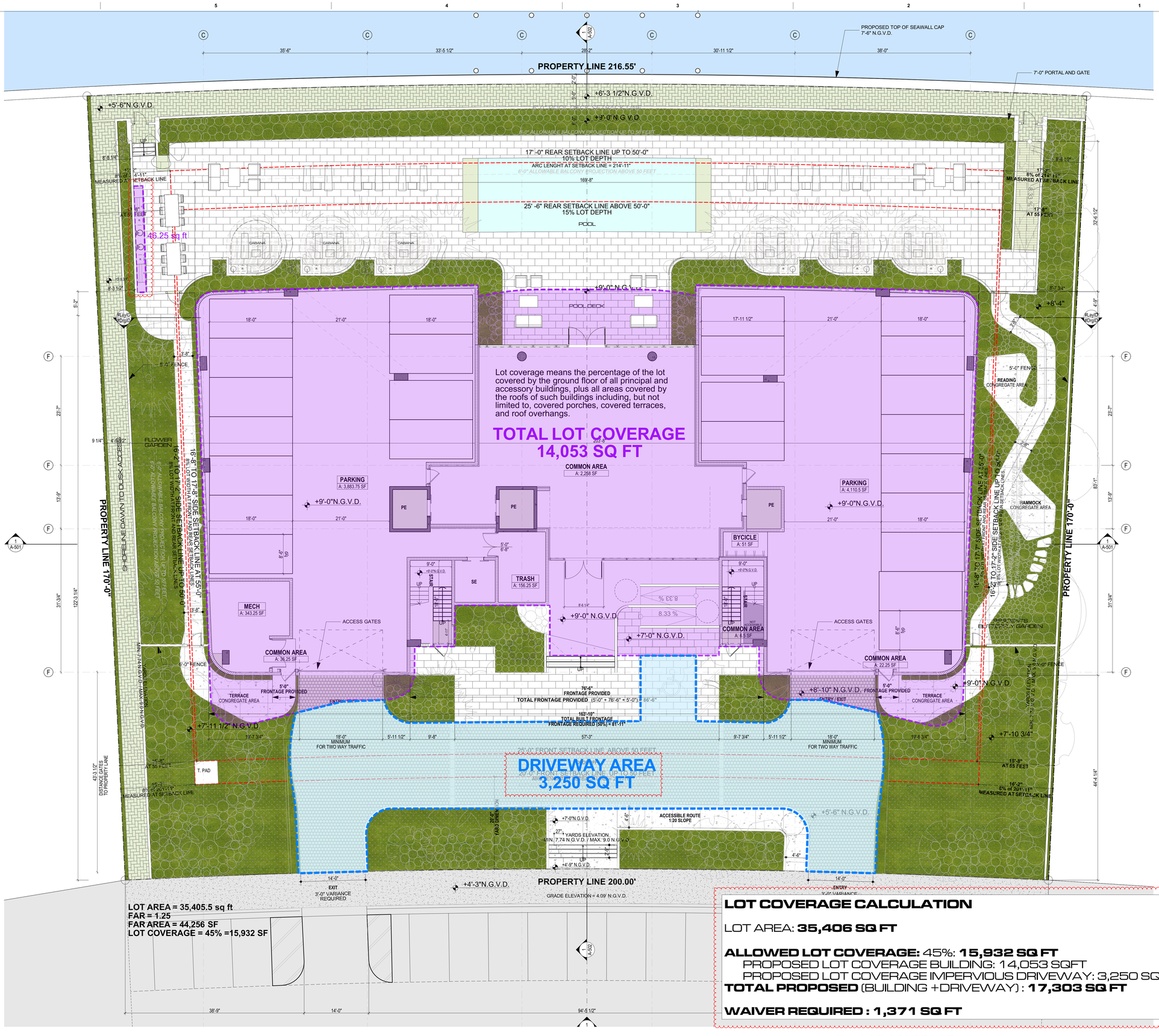
Digitally signed by Luis O. Revuelta
DN: E=INFO@Revuelta.com, CN=Luis O. Revuelta, O=Revuelta Architecture International, P.A.", L=Miami, S=Florida, C=US
Date: 2023.11.03 18:24:37-04'00'

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date	11/05/2023
Scale	AS SHOWN
Project No.	2133
Sheet Name	SITE PLAN
Sheet No.	A-007

NOT FOR CONSTRUCTION



LOT COVERAGE CALCULATION

LOT AREA: **35,406 SQ FT**

ALLOWED LOT COVERAGE: 45%: **15,932 SQ FT**
PROPOSED LOT COVERAGE BUILDING: 14,053 SQFT
PROPOSED LOT COVERAGE IMPERVIOUS DRIVEWAY: 3,250 SQ FT
TOTAL PROPOSED (BUILDING +DRIVEWAY) : **17,303 SQ FT**

WAIVER REQUIRED : 1,371 SQ FT

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

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2850 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Project

1940 Bay Drive

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

#Client Company

#Client Address1
#Client Address2
#Client City, #Client State #Client Postcode

#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

FINAL SUBMITTAL
DRB File No. 23-0934

Date	11/05/2023
Scale	AS SHOWN
Project No.	2133
Sheet Name	LOT COVERAGE
Sheet No.	A-008

These Design And Drawing Are The Copyrighted Property Of Revuelta Architecture International, P.A., and May Not Be Reproduced Except with Specific Written Consent of the Architect.
Title: Bitdecloud: R24-SERVER1 - Bitdecloud Basic for Archicad 2022 (3), 1940 BAY DRIVE (A-133, 1940 BAY DRIVE ... By: ALuis saved by: - Date: 11/3/2023
File: Bitdecloud: R24-SERVER1 - Bitdecloud Basic for Archicad 2022 (3), 1940 BAY DRIVE (A-133, 1940 BAY DRIVE ... By: ALuis saved by: - Date: 11/3/2023