

1940 BAY DRIVE

DRB BOARD

INDEX - DRB BOARD 2024.01.02

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DRB File No. 23-0934

REQUESTED DEVIATIONS:
VARIANCE FOR INGRESS/EGRESS DRIVE

A DEVELOPMENT OF:

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

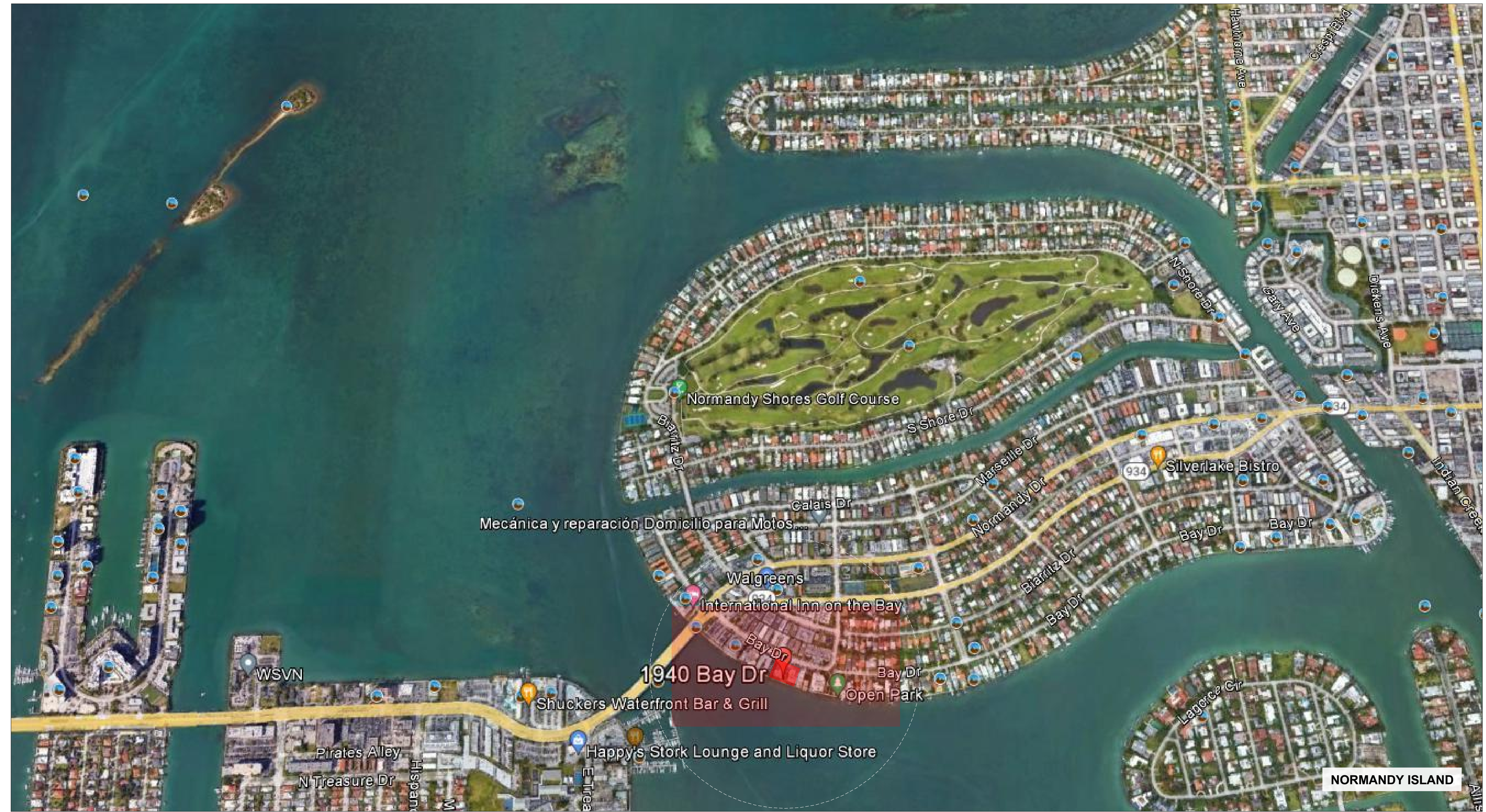
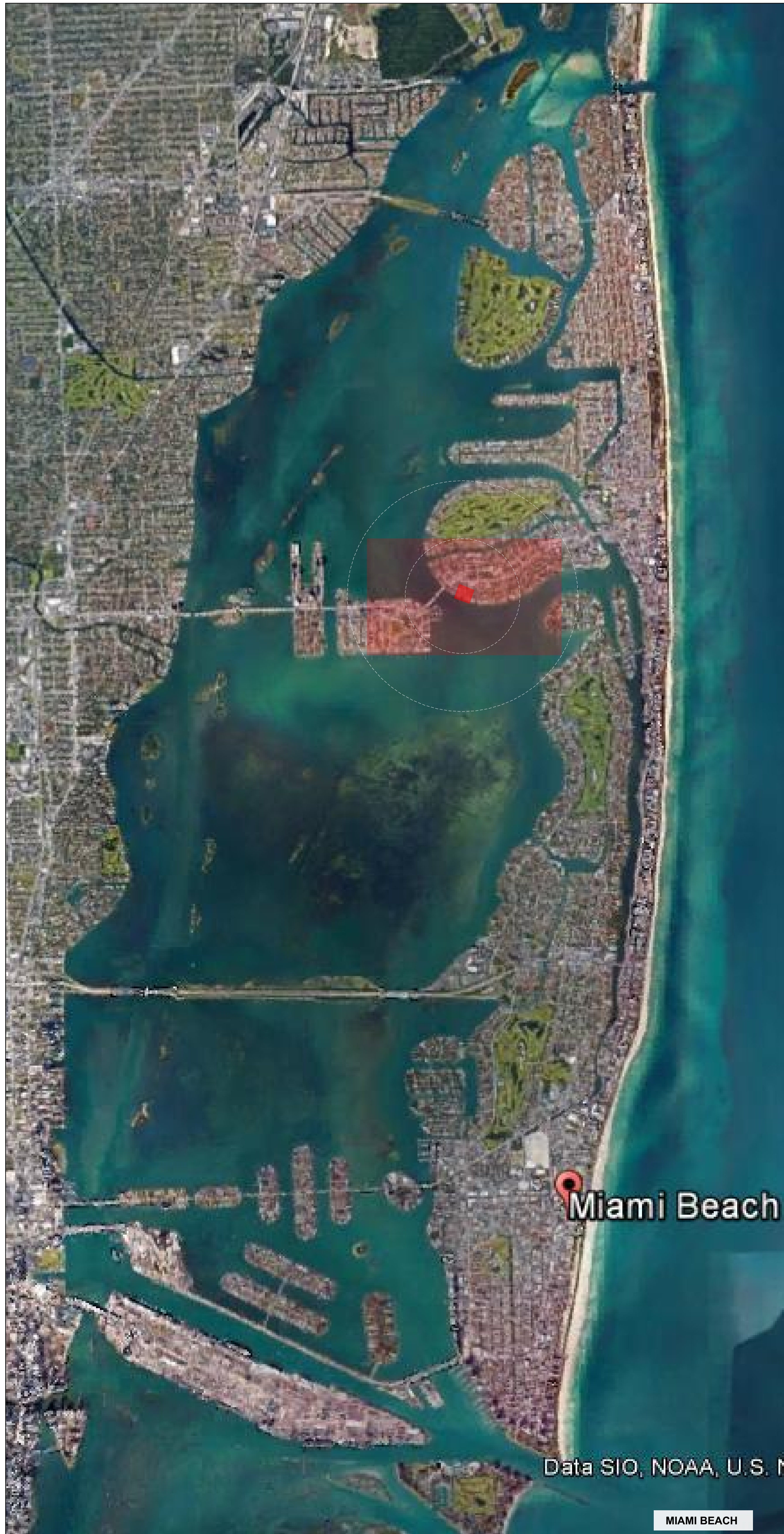
ARCHITECTURE:

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

LANDSCAPE ARCHITECT

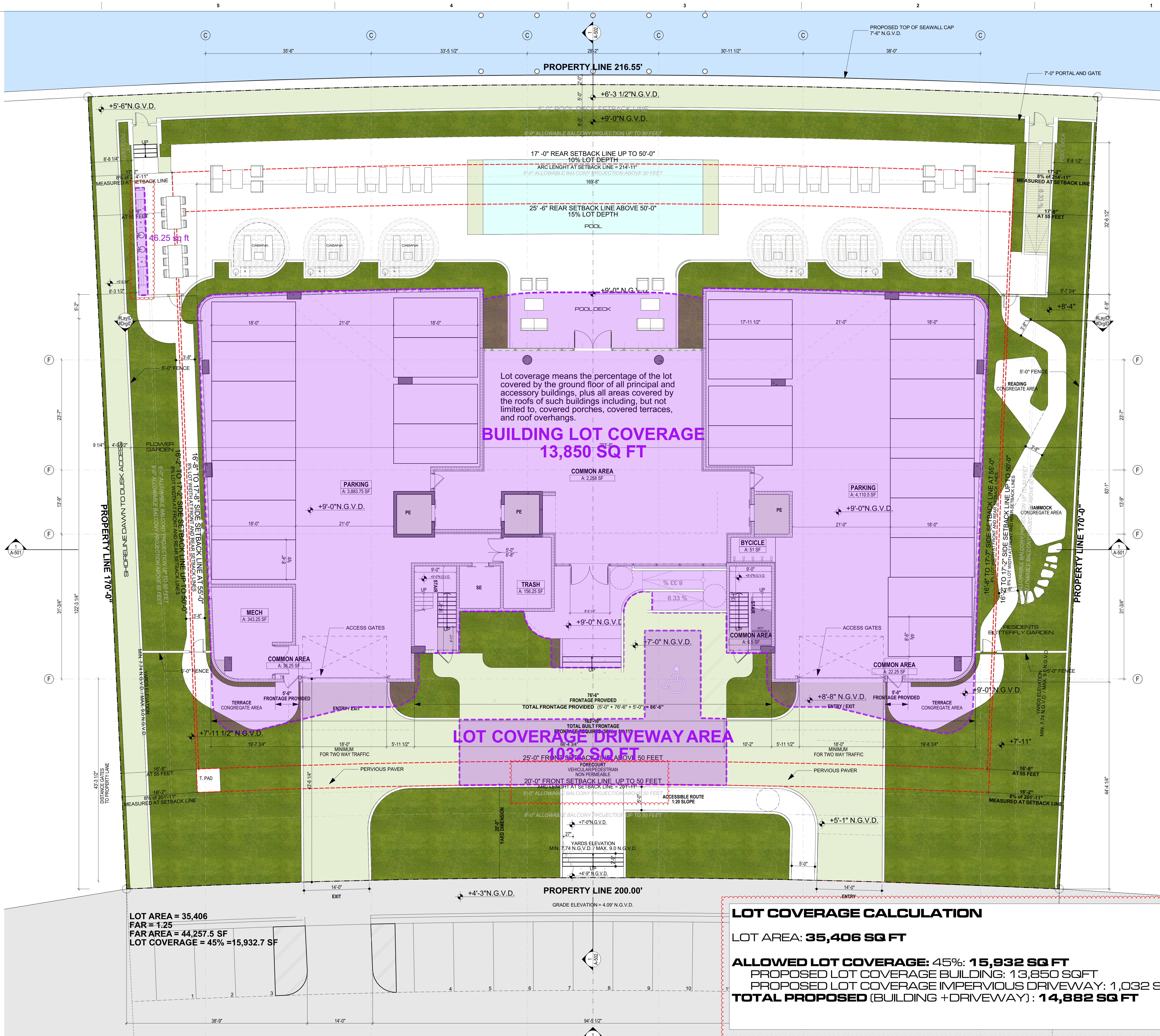
GARDNER + SEMLER
17670 NW 78TH AVENUE
MIAMI, FL 33015
T: 305.392.1019





NOT FOR CONSTRUCTION

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1940 Bay Drive

#Site Address#
 #Site State# #Site Postcode#
 #Site City# #Site State# #Site Postcode#

Revisions

Owner Information

1940 Apartments, LLC
 16690 Collins Avenue, #1104
 Sunny Isles Beach, FL 33160

Consultant

Luis O. Revuelta
 AR-0007972

FINAL SUBMITTAL
 DRB File No. 23-0934

Date
 11/05/2023

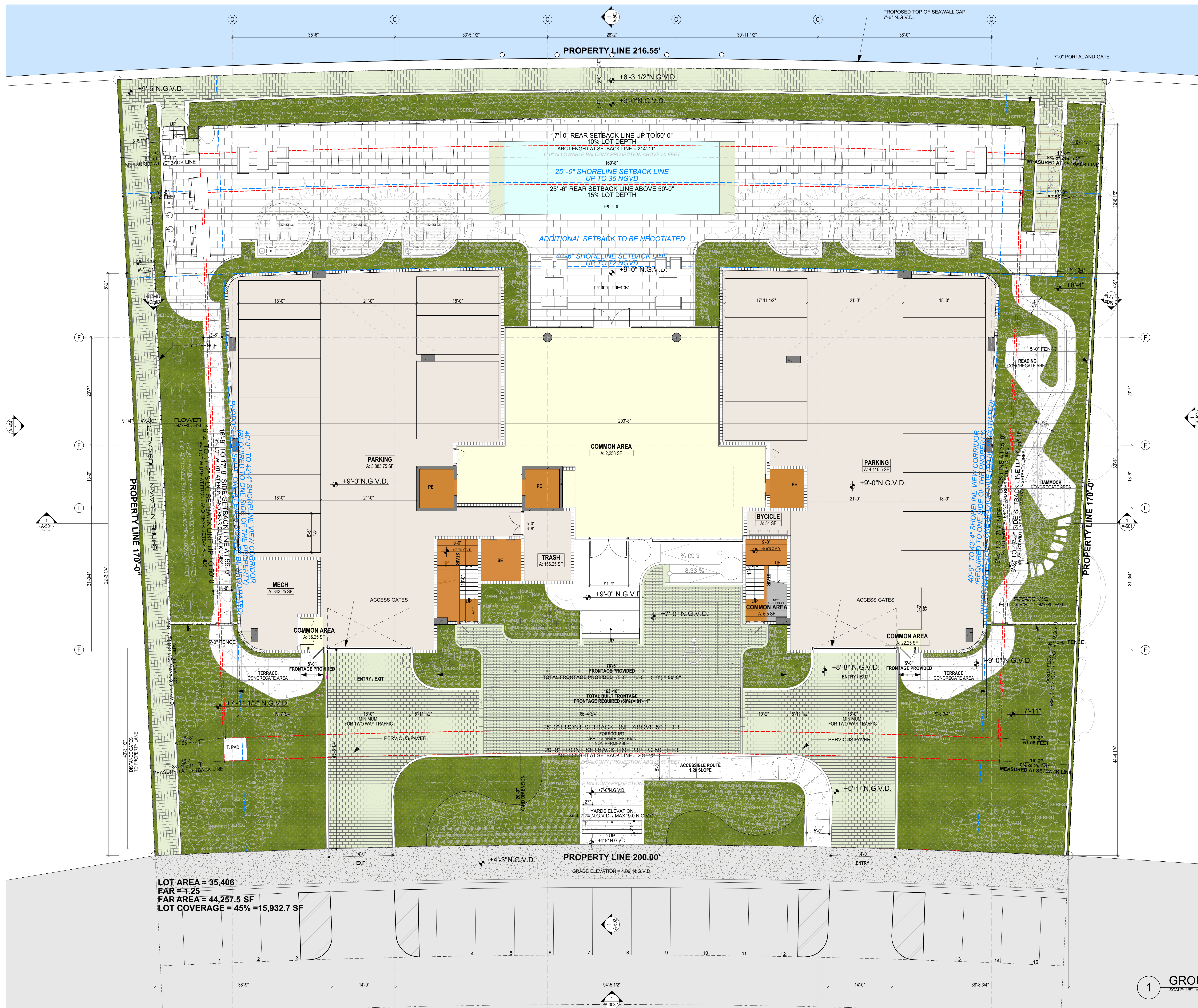
Scale
 AS SHOWN

Project No.
 2133

Sheet Name
LOT COVERAGE

Sheet No.
A-1.3

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



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

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





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

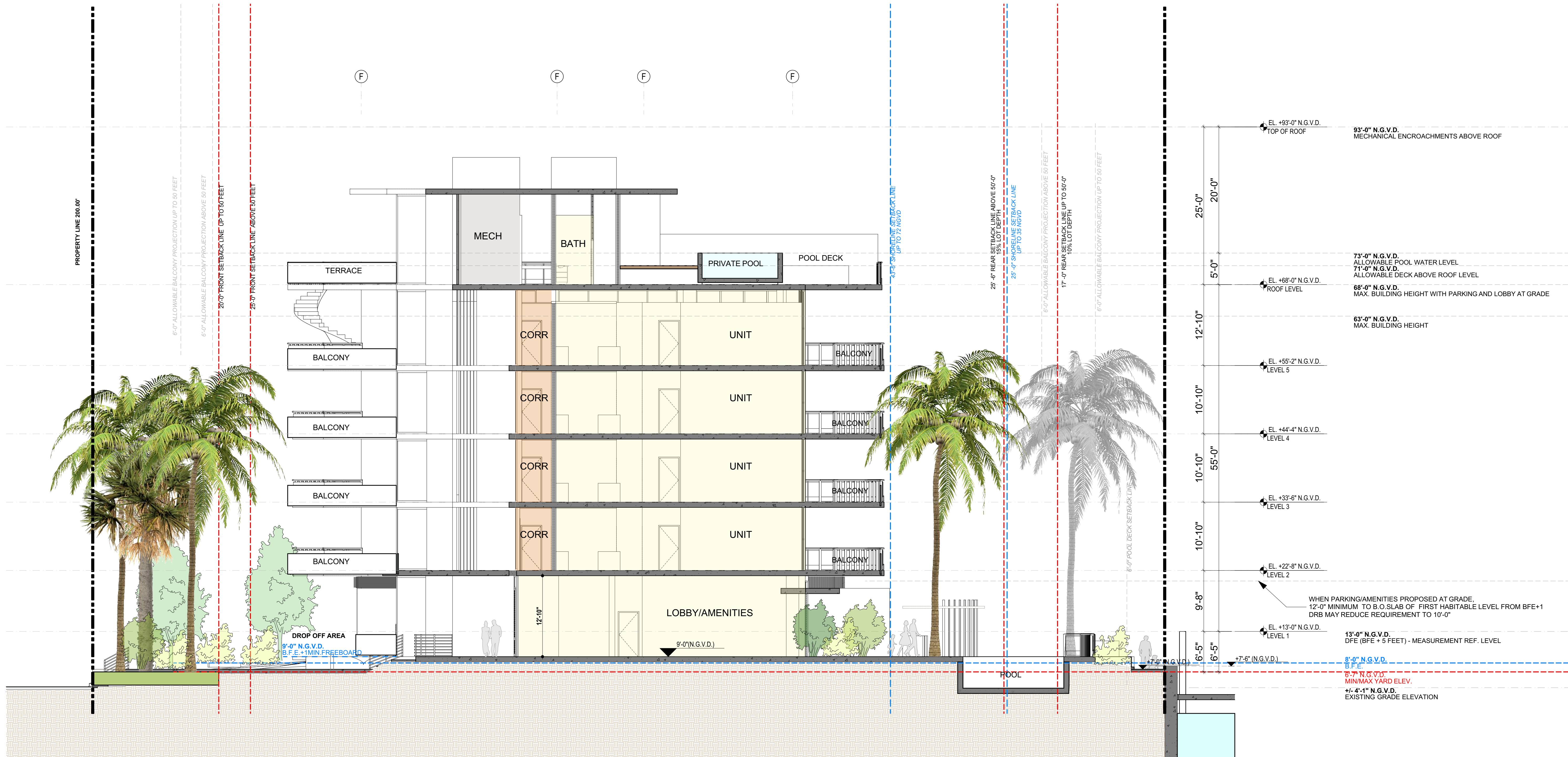




1940 Bay Drive

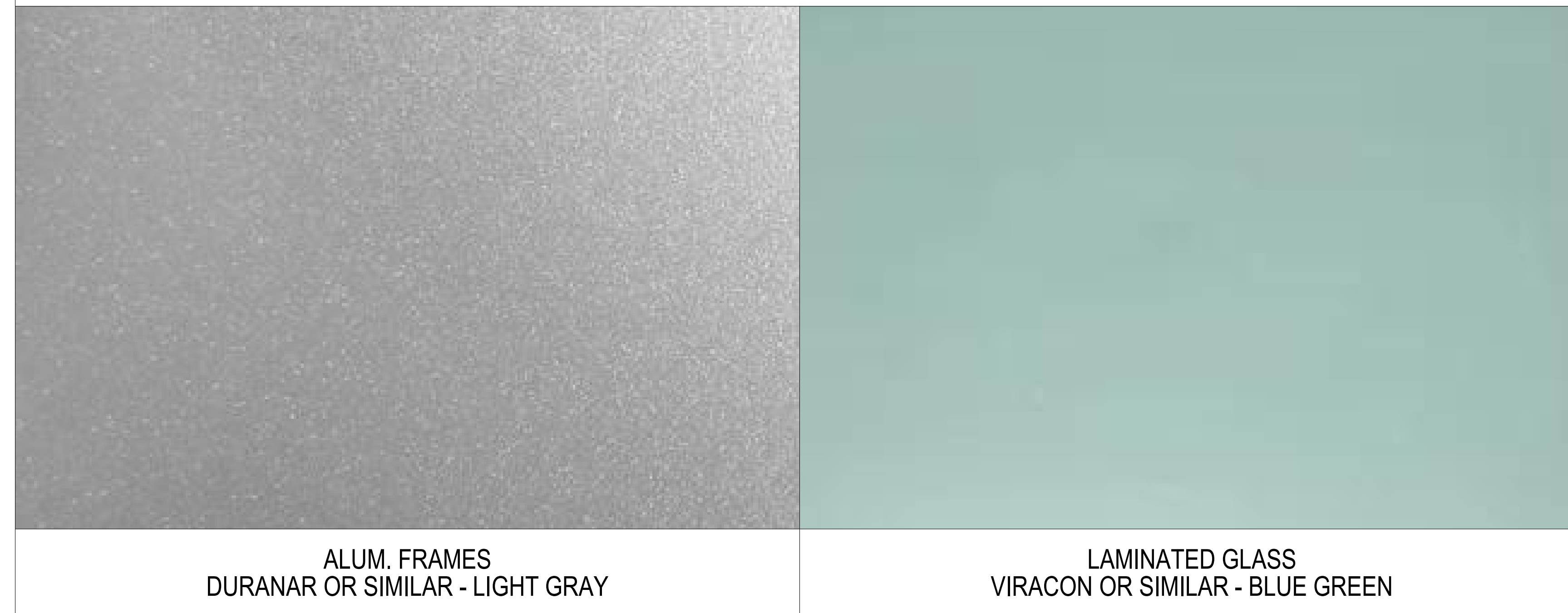






1 SECTION B
N.G.V.D. SCALE: 1/8" = 1'-0"

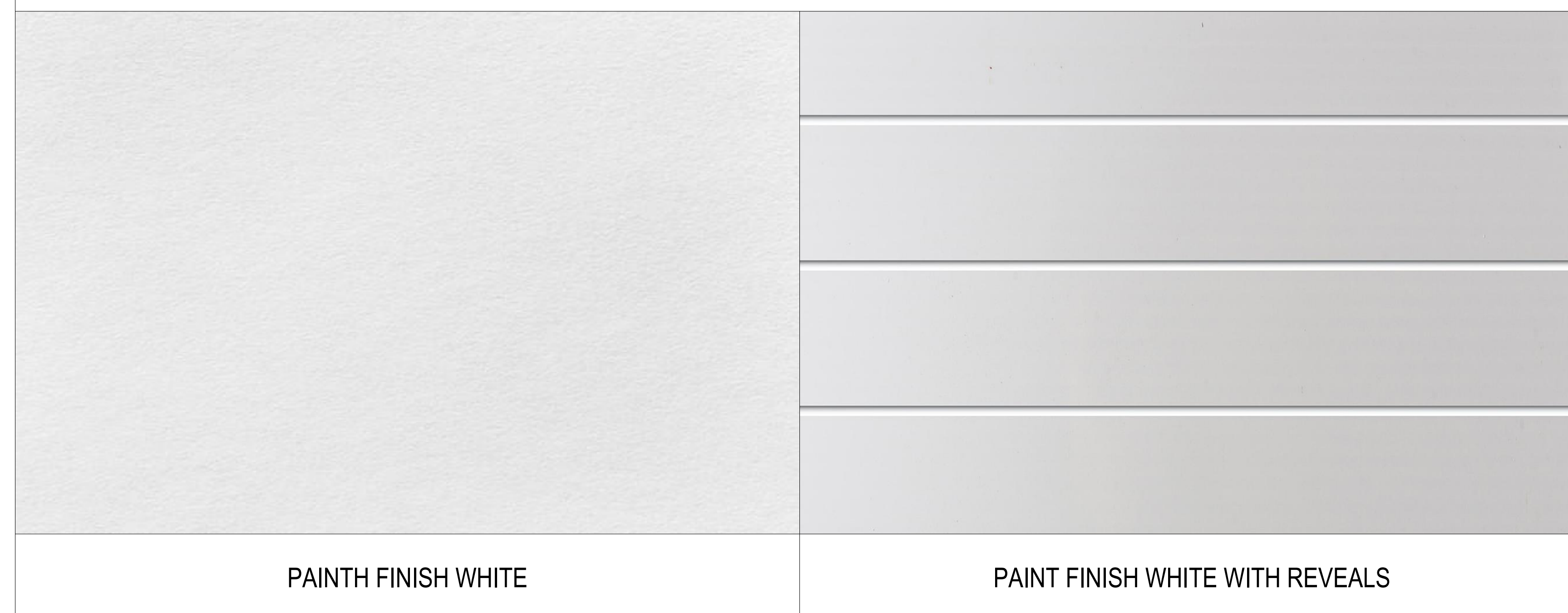
WINDOWS FINISHES



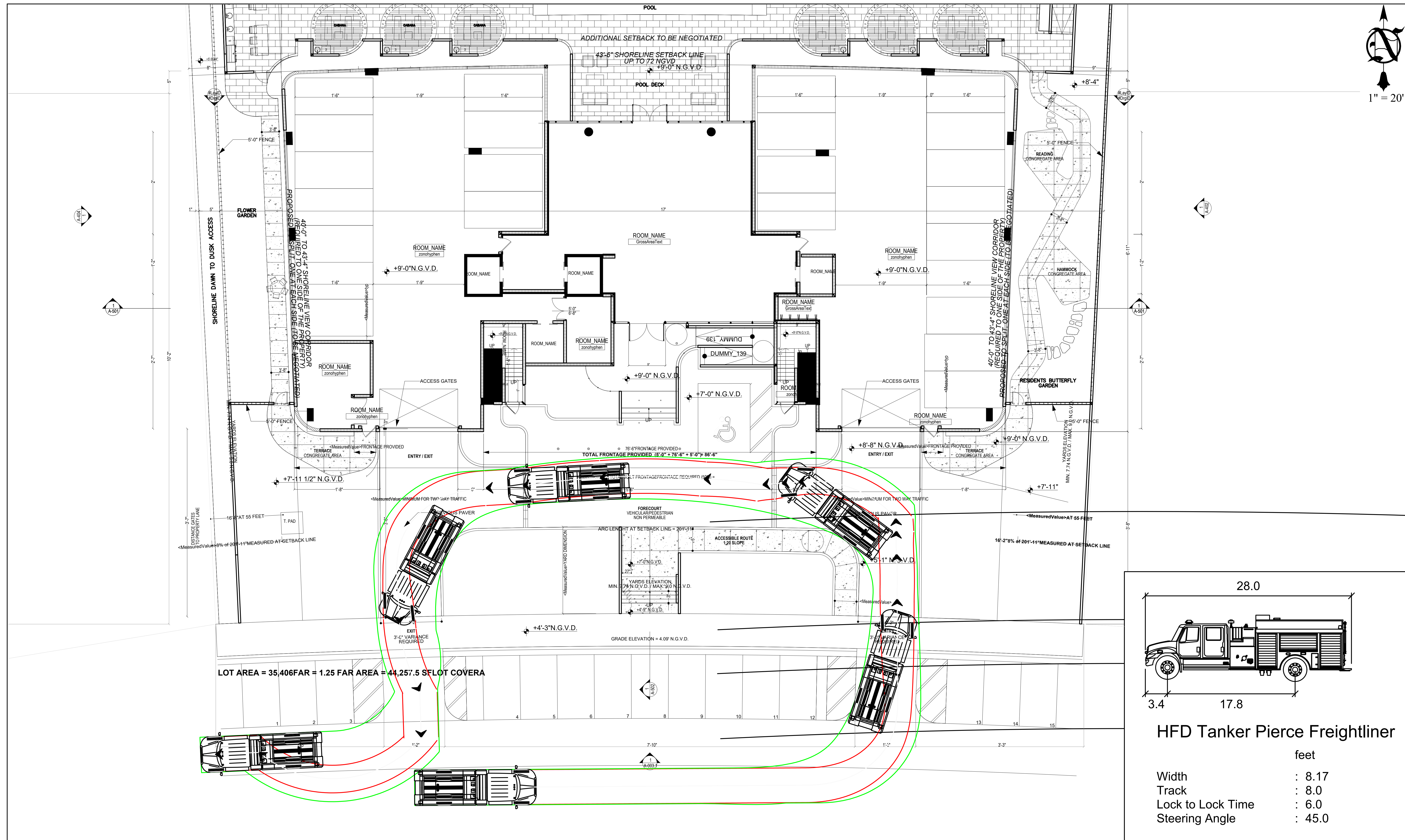
WOOD COLOR FINISHES (TYP.)



SMOOTH STUCCO FINISH



MATERIAL SAMPLES



**VEHICLE MANEUVERING STUDY
FIRE TRUCK**