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A-1.5	1ST FLOOR PLAN
A-1.6	2ND FLOOR PLAN
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1940 BAY DRIVE

DRB BOARD

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

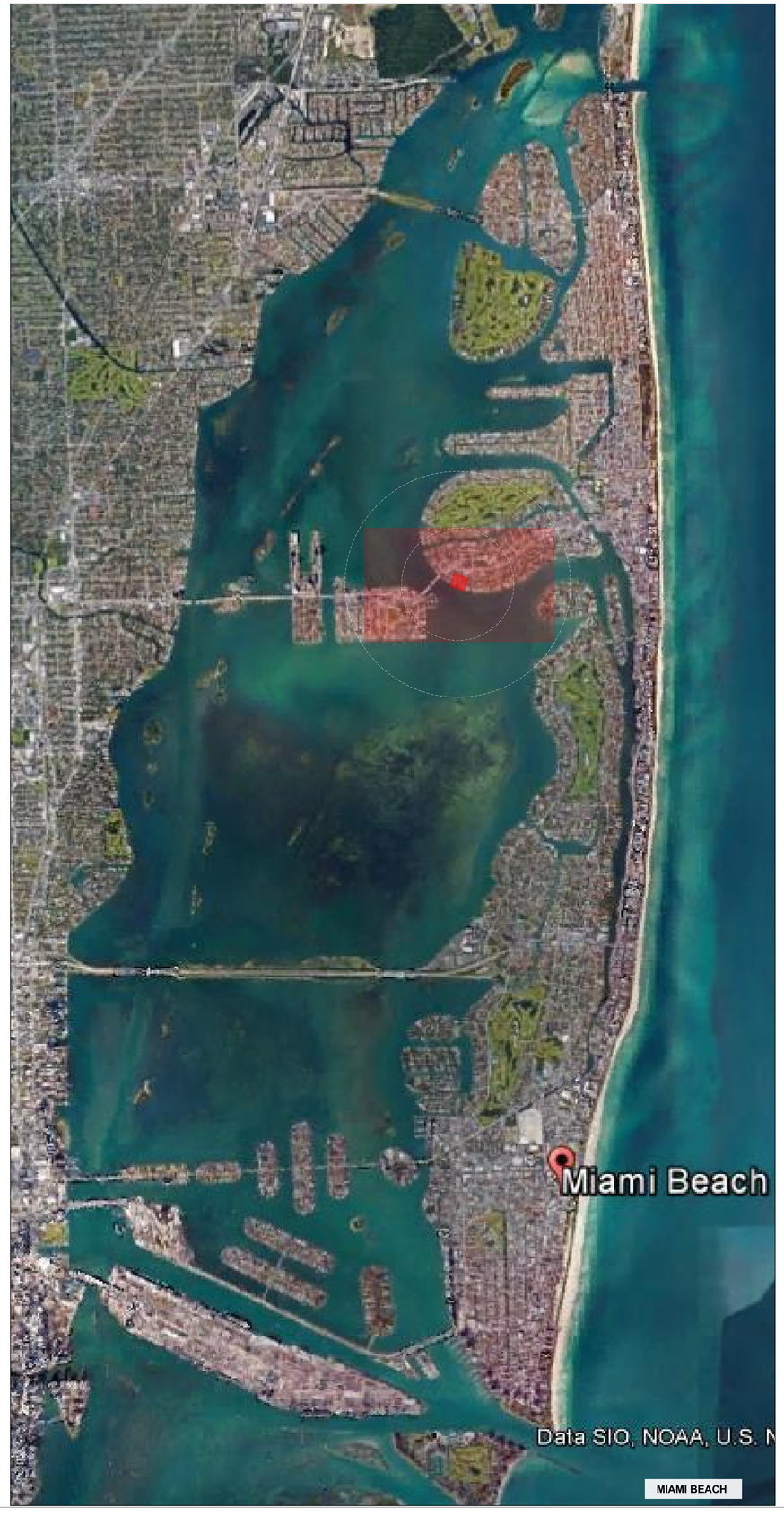
ARCHITECTURE:

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

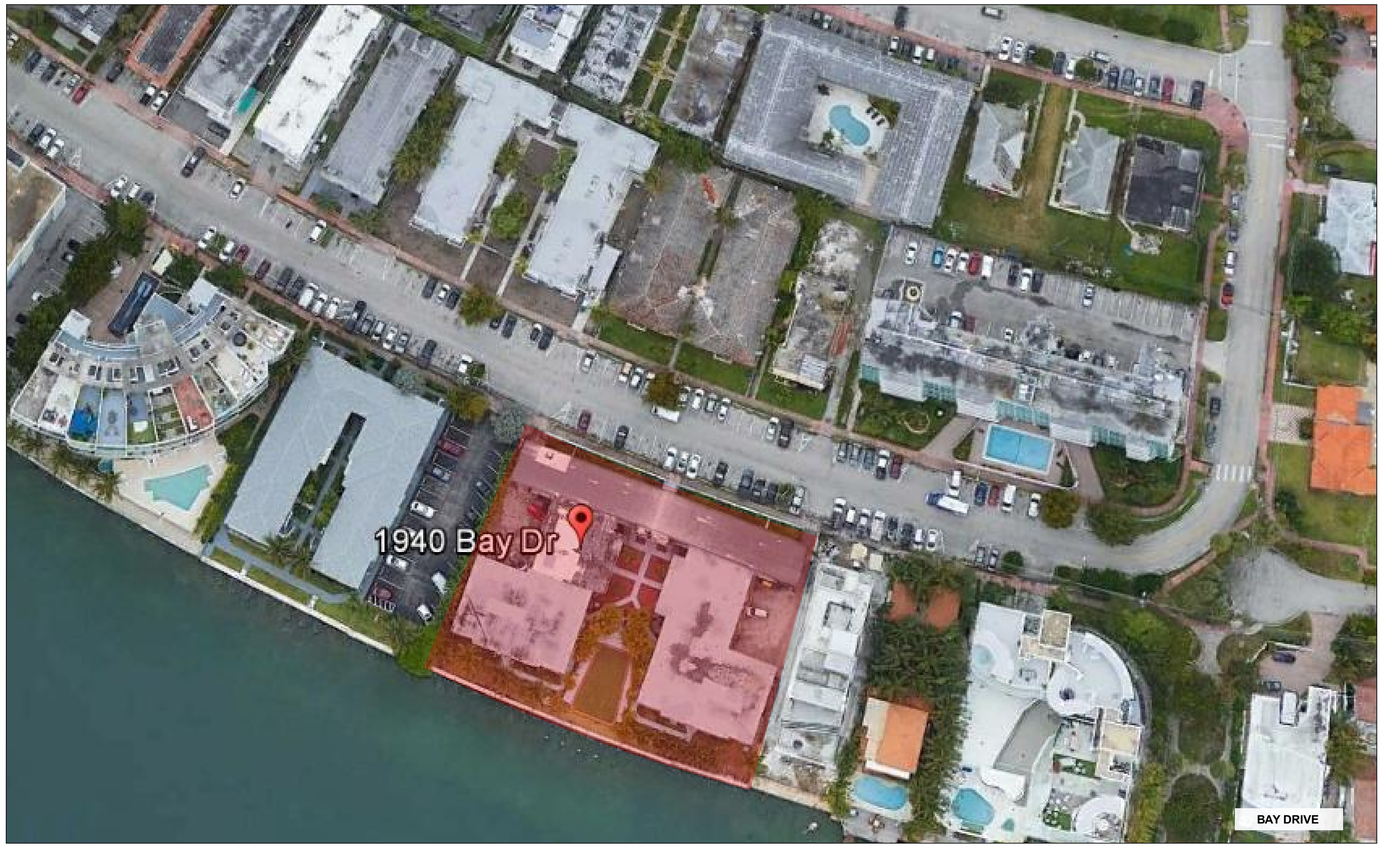
LANDSCAPE ARCHITECT

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



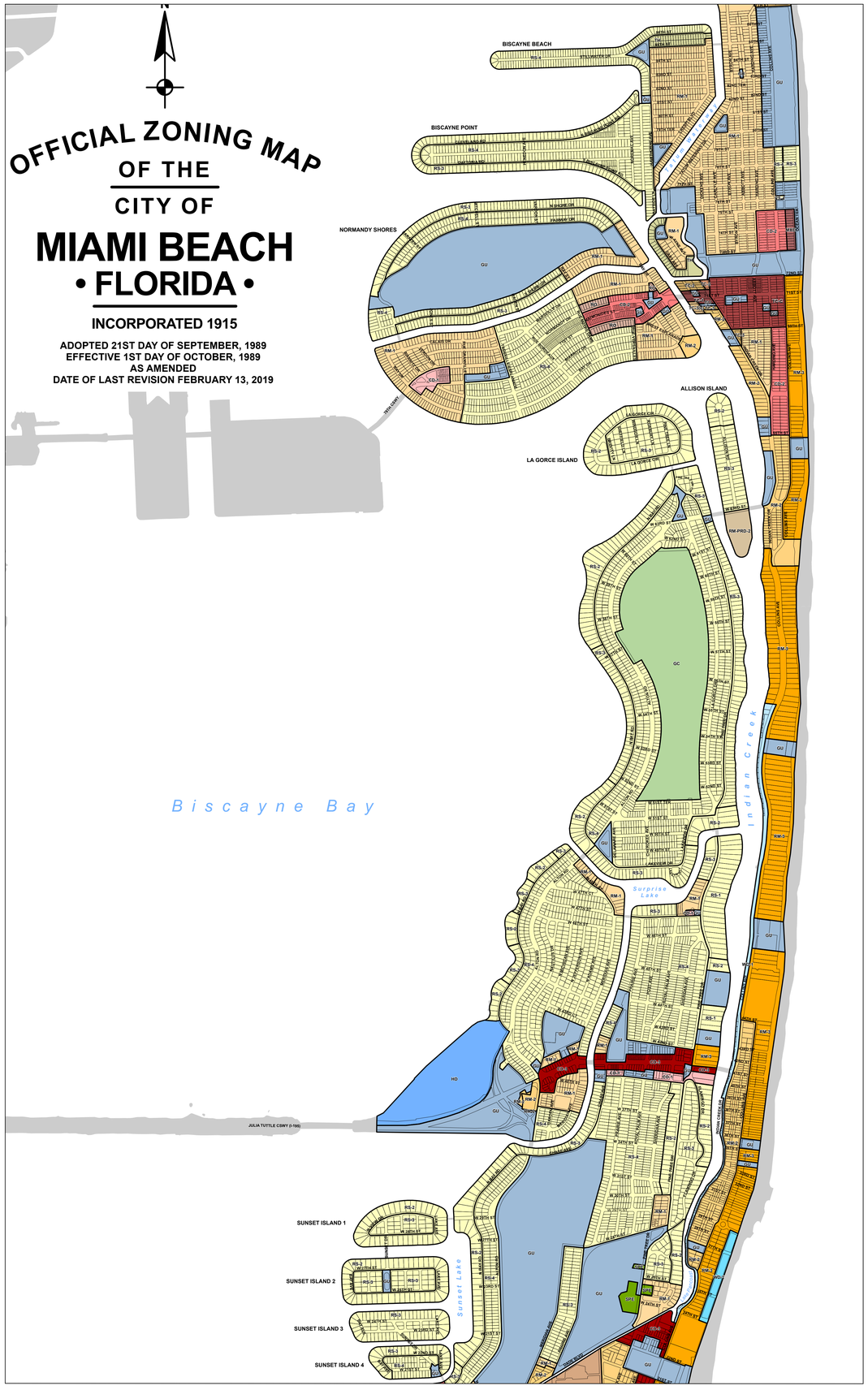






LOCATION PLAN

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:	14,610 SF	
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 facing a street	≤ 11% (5:1 horizontal; vertical)	Proposed:		

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 above 50 feet		25 feet (20+5 feet height increase)	
32	Side Setback:	Pedestal setback + 10% of the height of the tower	16'-8" to 17'-8" feet	16'-8" to 17'-8" feet	
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**
	A.D.A. PARKING SPACE				**1**
	BYCICLE PARKING REQUIREMENT				
LV.				REQUIRED	PROPOSED
1	SHORT TERM SPACES			0	0
	LONG TERM SPACES			0	5
		TOTAL		**0**	**5**

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File: [Attribute: ADD-SERVER] - [Attribute: Basic for Archicad 25#23]_1940 BAY DRIVE_ - By mpedrelli - Date: 3/27/2024

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Santiago, Chile

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SUITE 110
MIAMI, FL 33133

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Project

1940 Bay Drive
#Site Address1
#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
ZONING DATA
Sheet No.
A-1.2

NOT FOR CONSTRUCTION

PROPERTY LINE 216.55'

PROPOSED TOP OF SEAWALL CAP
7'-6" N.G.V.D.

7'-0" PORTAL AND GATE

+6'-3 1/2"N.G.V.D.

+9'-0"N.G.V.D.

6'-0" POOL DECK SETBACK LINE

6'-0" ALLOWABLE BALCONY PROJECTION UP TO 50 FEET

17' -0" REAR SETBACK LINE UP TO 50'-0"
10% LOT DEPTH
ARC LENGHT AT SETBACK LINE = 214'-11"

6'-0" ALLOWABLE BALCONY PROJECTION ABOVE 50 FEET

169'-8"

25' -6" REAR SETBACK LINE ABOVE 50'-0"
15% LOT DEPTH

POOL

+5'-6"N.G.V.D.

POOL DECK

UP

8'-8 1/4"

17'-2"
8% of 214'-11"
MEASURED AT SETBACK LINE

16'-8"
AT 55 FEET

46.25 sq ft

CABANA

+9'-0" N.G.V.D.

POOL DECK

8'-3 1/2"

8'-7 3/4"

+8'-4"

5'-2"

5'-0" FENCE

FLOWER GARDEN

9 1/4"

4'-9 1/2"

16'-8" TO 17'-8" SIDE SETBACK LINE AT 55'-0"
8% LOT WIDTH AT FRONT AND REAR SETBACK LINES

6'-0" ALLOWABLE BALCONY PROJECTION UP TO 50 FEET

6'-0" ALLOWABLE BALCONY PROJECTION ABOVE 50 FEET

PROPERTY LINE 170'-0"

SHORELINE DAWN TO DUSK ACCESS

Lot coverage means the percentage of the lot covered by the ground floor of all principal and accessory buildings, plus all areas covered by the roofs of such buildings including, but not limited to, covered porches, covered terraces, and roof overhangs.

BUILDING LOT COVERAGE
13,916 SQ FT

PARKING
A: 4,218.5 SF

COMMON AREA
A: 2,198.25 SF

PARKING
A: 4,071 SF

PE

SE

TRASH
A: 156.25 SF

MECH
A: 138.5 SF

BYCICLE
A: 90.5 SF

STAIRS

NOT ACCESSIBLE

COMMON AREA
A: 23.75 SF

COMMON AREA
A: 6.5 SF

COMMON AREA
A: 22.25 SF

ACCESS GATES

TERRACE
CONGREGATE AREA

ENTRY/ EXIT

ENTRY / EXIT

163'-10"
TOTAL BUILT FRONTAGE
FRONTAGE REQUIRED 50% = 81'-5"

76'-6"
FRONTAGE PROVIDED
TOTAL FRONTAGE PROVIDED (5'-0" + 76'-6" + 5'-0") = 86'-6"

LOT COVERAGE DRIVEWAY AREA
694 SQ FT

25'-0" FRONT SETBACK LINE ABOVE 50 FEET

FORECOURT
VEHICULAR/PEDESTRIAN
NON-FERMEABLE

20'-0" FRONT SETBACK LINE UP TO 50 FEET
ARC LENGHT AT SETBACK LINE = 201'-11"

6'-0" ALLOWABLE BALCONY PROJECTION ABOVE 50 FEET

6'-0" ALLOWABLE BALCONY PROJECTION UP TO 50 FEET

PERVIOUS PAVER

PERVIOUS PAVER

ACCESSIBLE ROUTE
1:20 SLOPE

20'-6"
YARD DIMENSION

YARDS ELEVATION
MIN. 7.74 N.G.V.D. / MAX. 9.0 N.G.V.D.

YARDS ELEVATION
MIN. 7.74 N.G.V.D. / MAX. 9.0 N.G.V.D.

+8'-0" N.G.V.D.

+7'-0"N.G.V.D.

+4'-9" N.G.V.D.

+8'-11" N.G.V.D.

+9'-0" N.G.V.D.

+7'-11"

+5'-1/4" N.G.V.D.

+4'-3"N.G.V.D.

PROPERTY LINE 200.00'

GRADE ELEVATION = 4.09' N.G.V.D.

16'-8"
AT 55 FEET

16'-2"
8% of 201'-11"
MEASURED AT SETBACK LINE

16'-2"
8% of 201'-11"
MEASURED AT SETBACK LINE

16'-8" TO 17'-2" SIDE SETBACK LINE AT 55'-0"
8% LOT WIDTH AT FRONT AND REAR SETBACK LINES

6'-0" ALLOWABLE BALCONY PROJECTION UP TO 50 FEET

6'-0" ALLOWABLE BALCONY PROJECTION ABOVE 50 FEET

PROPERTY LINE 170'-0"

READING
CONGREGATE AREA

HAMMOCK
CONGREGATE AREA

RESIDENTS
BUTTERFLY GARDEN

T. PAD

5'-0" FENCE

MINIMUM
FOR TWO WAY TRAFFIC

18'-0"

21'-0"

17'-11 1/2"

19'-8 3/4"

5'-11 1/2"

1'-6"

18'-1 3/4"

12'-0"
EXIT

12'-0"
ENTRY

38'-9"

98'-5 1/2"

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

LOT COVERAGE CALCULATION

LOT AREA: 35,406 SQ FT

ALLOWED LOT COVERAGE: 45%: 15,932 SQ FT
PROPOSED LOT COVERAGE BUILDING: 13,916 SQFT
PROPOSED LOT COVERAGE IMPERVIOUS DRIVEWAY: 694 SQ FT
TOTAL PROPOSED (BUILDING +DRIVEWAY) : 14,610 SQ FT

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

0 4' 8' 16'

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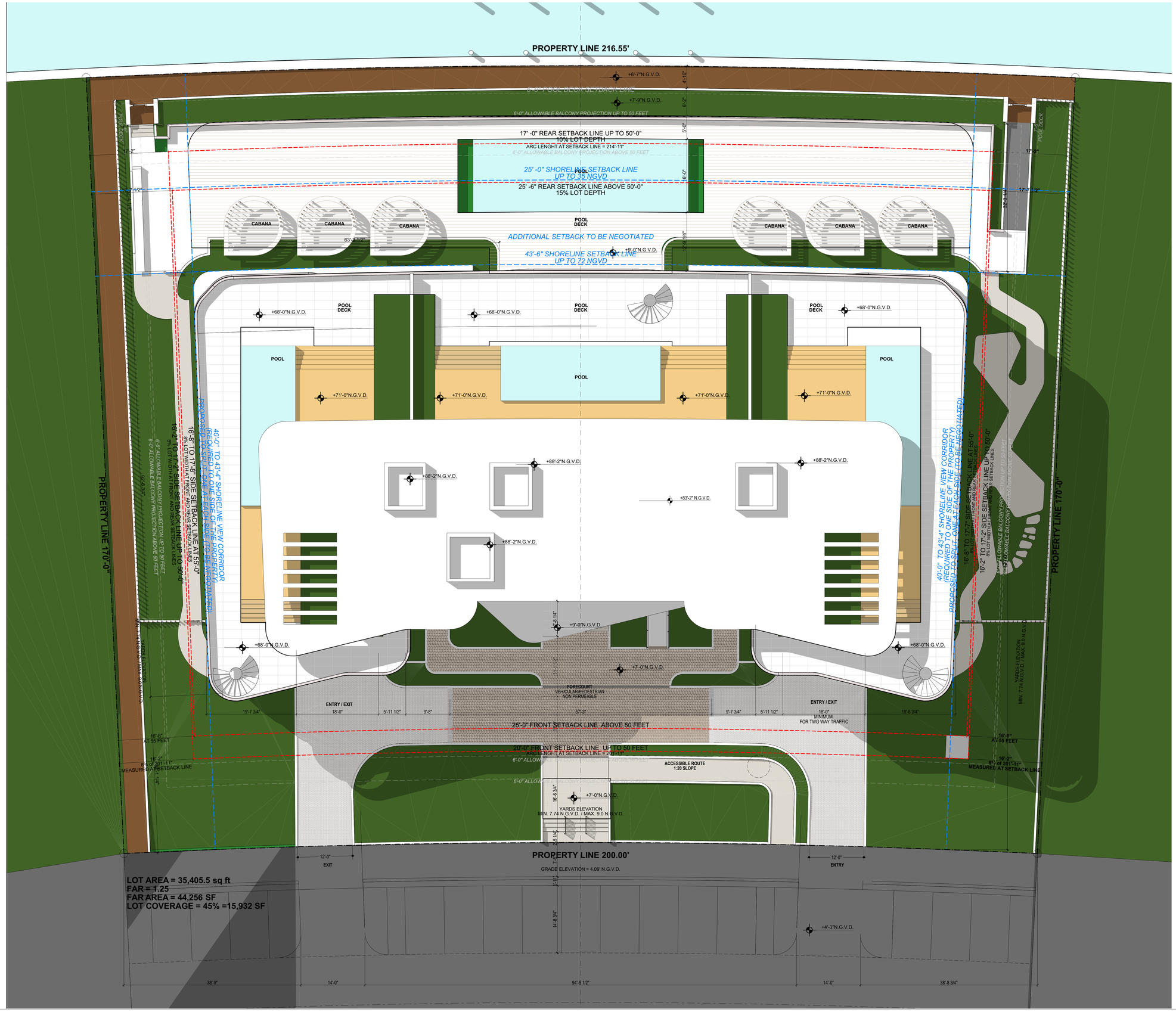
Date
11/05/2023

Scale
AS SHOWN

Project No.
2133

Sheet Name
LOT COVERAGE

Sheet No.
A-1.3



SITE PLAN

1940 Bay Drive

A-1.4

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PROPOSED TOP OF SEAWALL CAP
7'-6" N.G.V.D.

7'-0" PORTAL AND GATE

+5'-6"N.G.V.D.

+6'-3 1/2"N.G.V.D.

+9'-0"N.G.V.D.

+9'-0" N.G.V.D.

+9'-0"N.G.V.D.

+9'-0"N.G.V.D.

+8'-4"

+8'-11" N.G.V.D.

+8'-0" N.G.V.D.

+9'-0" N.G.V.D.

+9'-0" N.G.V.D.

+7'-11"

+5'-1/4" N.G.V.D.

+4'-3"N.G.V.D.

+7'-0"N.G.V.D.

+4'-9" N.G.V.D.

UP

POOL

CABANA

CABANA

CABANA

POOL DECK

169'-8"

203'-8"

COMMON AREA
A: 2,198.25 SF

PARKING
A: 4,218.5 SF

PARKING
A: 4,071 SF

PE

PE

PE

SE

TRASH
A: 156.25 SF

MECH
A: 138.5 SF

BYCICLE
A: 90.5 SF

STAIR

STAIR

COMMON AREA
A: 6.5 SF

COMMON AREA
A: 23.75 SF

COMMON AREA
A: 22.25 SF

ACCESS GATES

ACCESS GATES

FLOWER
GARDEN

5'-0" FENCE

5'-0" FENCE

5'-0" FENCE

READING
CONGREGATE AREA

HAMMOCK
CONGREGATE AREA

RESIDENTS
BUTTERFLY GARDEN

TERRACE
CONGREGATE AREA

TERRACE
CONGREGATE AREA

ENTRY / EXIT

ENTRY / EXIT

76'-6"
FRONTAGE PROVIDED

TOTAL FRONTAGE PROVIDED (5'-0" + 76'-6" + 5'-0") = 86'-6"

FRONTAGE PROVIDED

163'-10"
TOTAL BUILT FRONTAGE
FRONTAGE REQUIRED (50%) = 81'-11"

18'-0"
MINIMUM
FOR TWO WAY TRAFFIC

FORECOURT
VEHICULAR/PEDESTRIAN
NON PERMEABLE

ACCESSIBLE ROUTE
1:20 SLOPE

T. PAD

EXIT

ENTRY

SHORELINE DAWN TO DUSK ACCESS

45'-3 1/2"
DISTANCE FROM SEA
TO PROPERTY LANE

8.33 %

8.33 %

35'-6"
33'-5 1/2"
28'-2"
30'-11 1/2"
38'-0"

18'-0"
21'-0"
18'-0"
17'-11 1/2"
21'-0"
18'-0"

38'-9"
12'-0"
98'-5 1/2"
12'-0"
38'-8 3/4"

122'-3 1/4"
31'-3/4"
23'-7"
13'-6"
12'-0"
6'-6" typ.
5'-0"
43'-6 1/4"
83'-1"
44'-4 1/4"
32'-6 1/2"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

0 4' 8' 16'

1940 Bay Drive

A-1.5



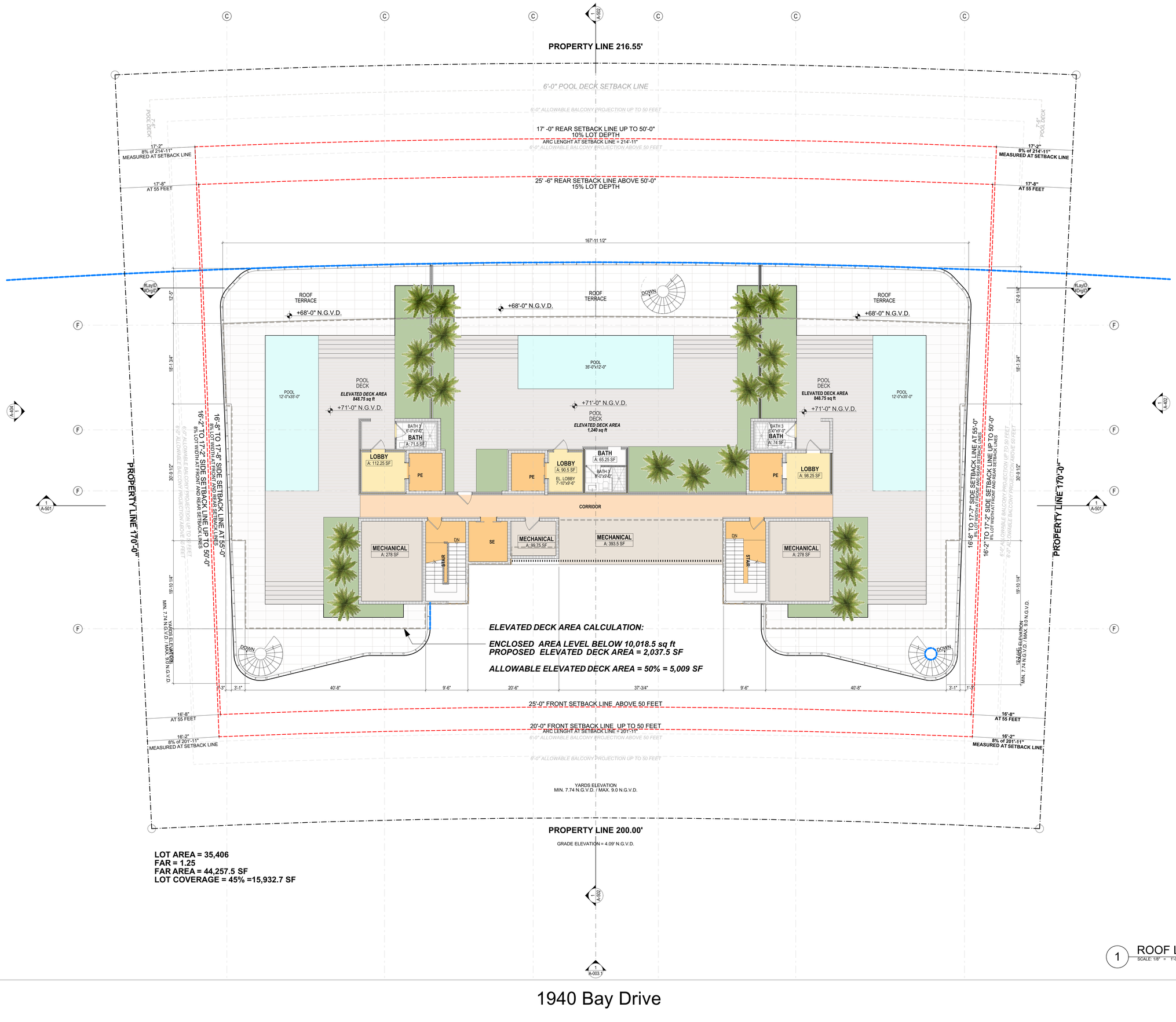
LOT AREA = 35,406
FAR = 1.25
FAR AREA = 44,257.5 SF
LOT COVERAGE = 45% =15,932.7 SF

1 TYP. LEVEL
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



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

1 LEVEL 5
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

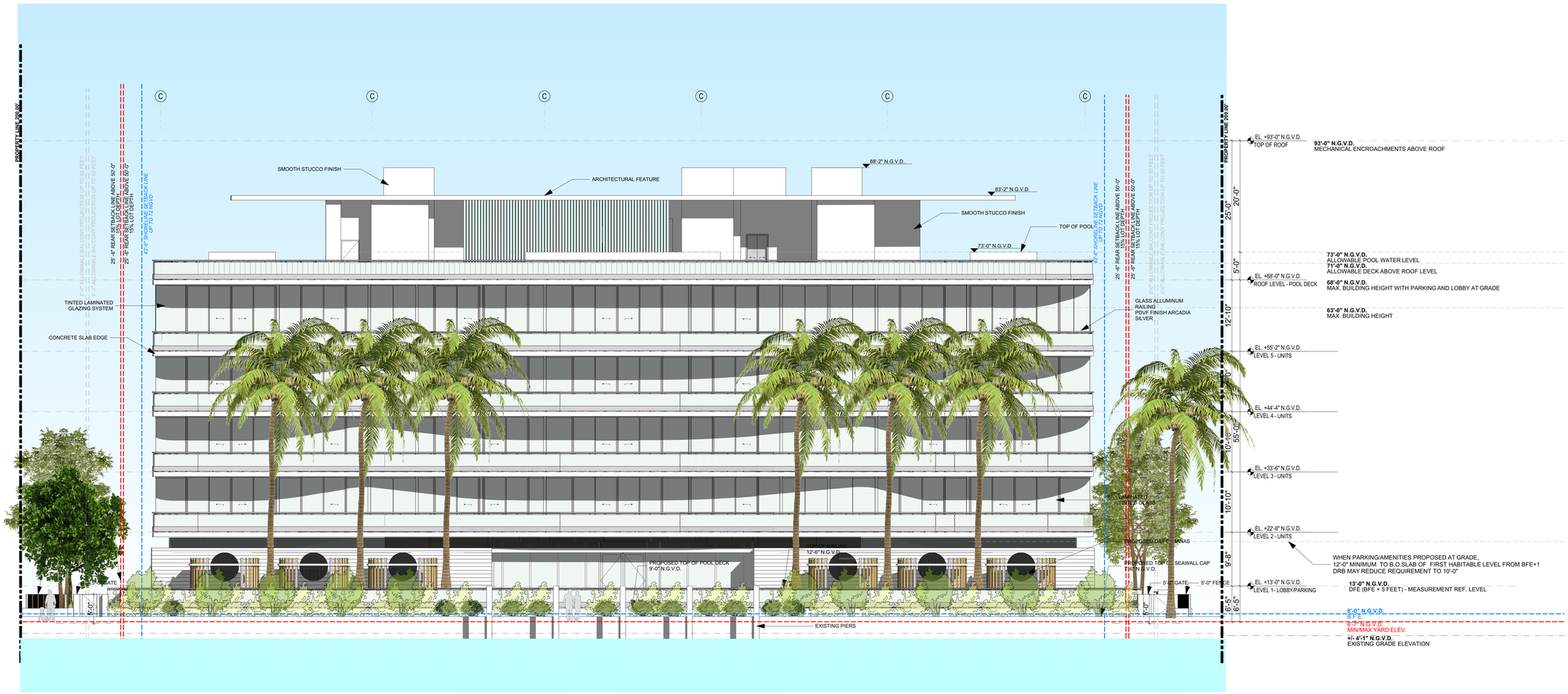
1 ROOF LEVEL
SCALE: 1/8" = 1'-0"



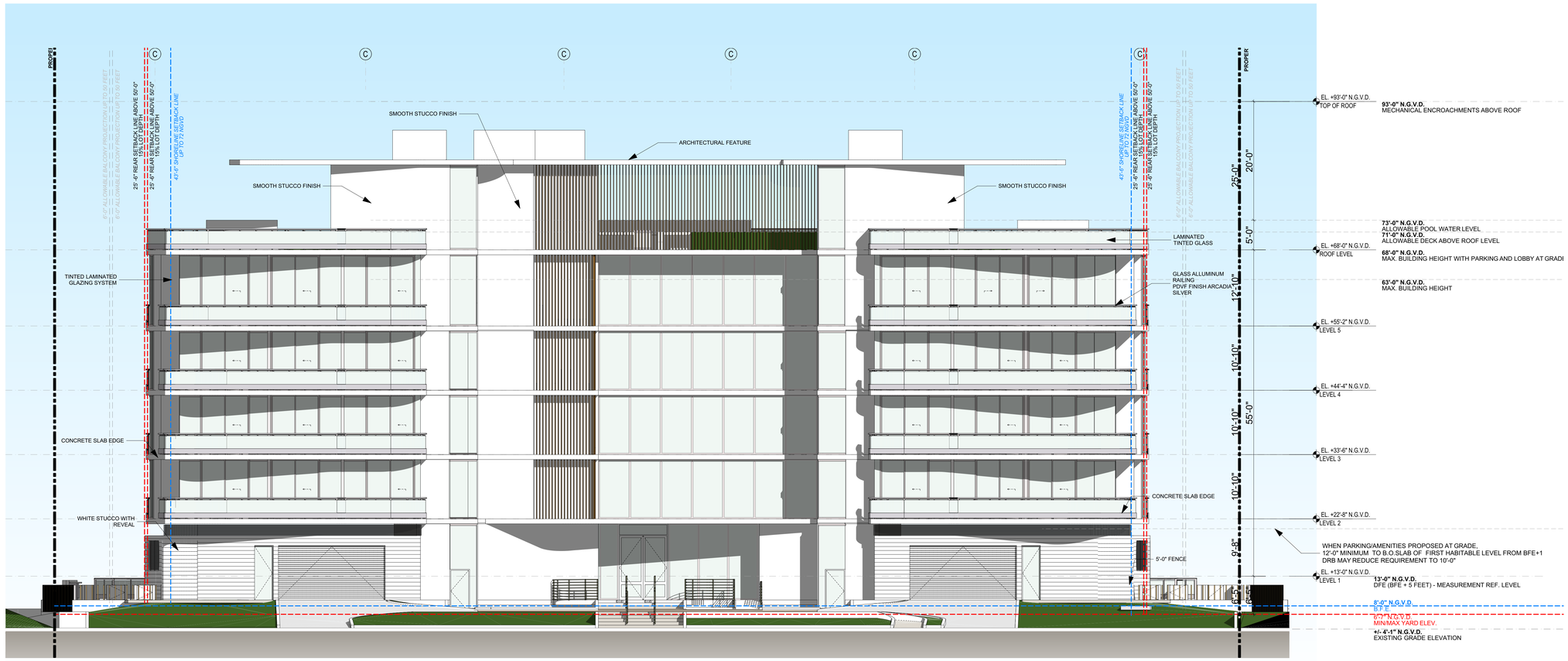

UK PLBTE



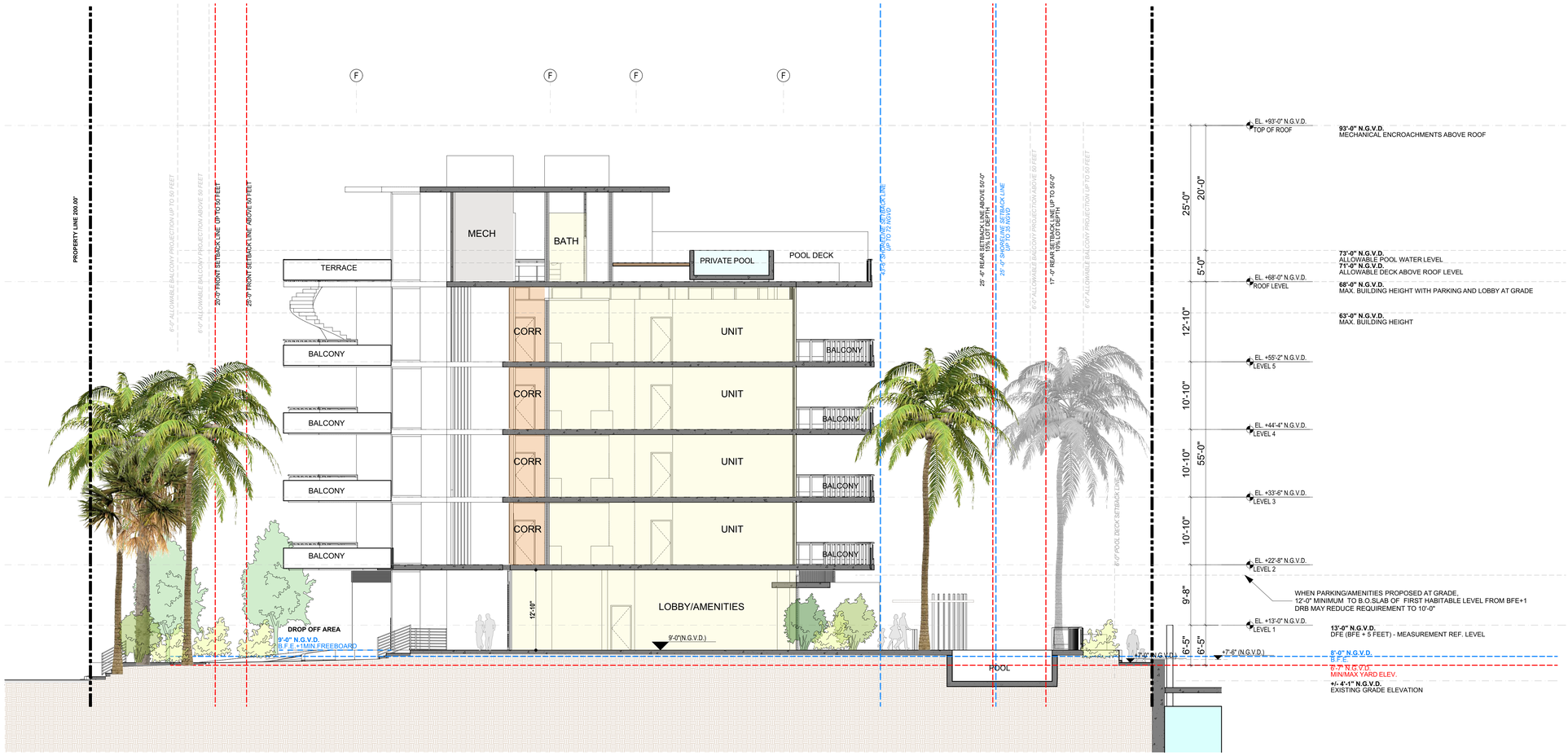




1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

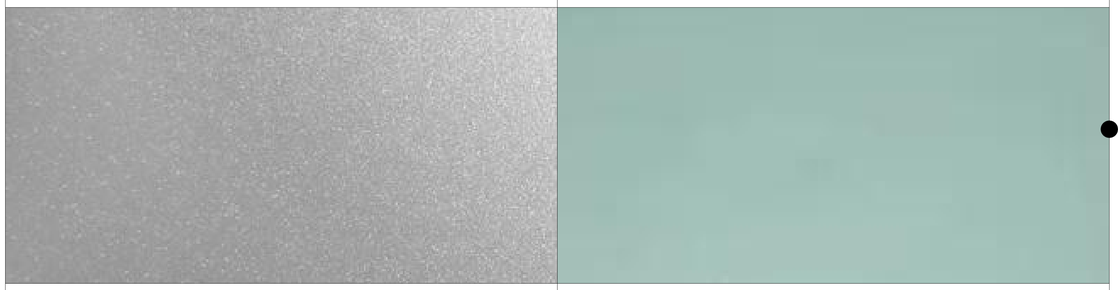


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



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

WINDOWS FINISHES



ALUM. FRAMES
DURANAR OR SIMILAR - LIGHT GRAY

LAMINATED GLASS
VIRACON OR SIMILAR - BLUE GREEN

WOOD COLOR FINISHES (TYP.)



ALUMINUM GARAGE CLADDING AND BRISE SOLEIL

BALCONIES UNDERSLAB

SMOOTH STUCCO FINISH



PAINTH FINISH WHITE

PAINT FINISH WHITE WITH REVEALS

FRONT EXTERIOR PAVERS



MIXED RED PORPHYRY CABBLESTONE PAVERS

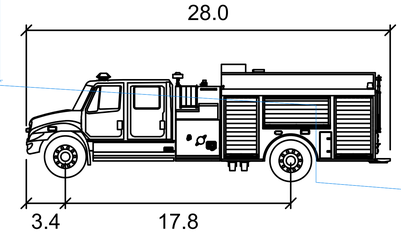
PERVIOUS PAVERS



MATERIAL SAMPLES

1" = 20'

POOL
POOL DECK
+9'-0" N.G.V.D.
CABANA
CABANA
CABANA
+8'-4"
5'-0" FENCE
FLOWER GARDEN
READING CONGREGATE AREA
HAMMOCK CONGREGATE AREA
RESIDENTS BUTTERFLY GARDEN
PROPERTY LINE 170'-0"
SHORELINE DATUM TO U.S.C.C.S.S.
PROPOSED 40'-0" TO 43'-4" SHORELINE VIEW CORRIDOR (REQUIRED TO ONE SIDE OF THE PROPERTY) SPLIT ONE AT EACH SIDE (TO BE COORDINATED)
40'-0" TO 43'-4" SHORELINE VIEW CORRIDOR (REQUIRED TO ONE SIDE OF THE PROPERTY) PROPOSED TO SPLIT ONE AT EACH SIDE (TO BE COORDINATED)
16'-8" TO 17'-7" SIDE SETBACK LINE AT 55'-0" 8% LOT WIDTH AT FRONT AND REAR SETBACK LINES
16'-8" TO 17'-7" SIDE SETBACK LINE UP TO 50'-0" 8% LOT WIDTH AT FRONT AND REAR SETBACK LINES
61-0" ALLOWABLE BALCONY PROJECTION UP TO 50 FEET
6'-0" ALLOWABLE BALCONY PROJECTION ABOVE 50 FEET
ROOM_NAME
GrossAreaText
+9'-0"N.G.V.D.
CROWN AREA
MECH
A: 133.5 SF
DUMMY_139
BYCICLE
A: 905 SF
ACCESS GATES
ROOM_NAME
COMMON AREA
A: 2175 SF
TERRACE CONGREGATE AREA
ENTRY / EXIT
+7'-0" N.G.V.D.
+8'-8" N.G.V.D.
+9'-0" N.G.V.D.
+7'-11 1/2" N.G.V.D.
+7'-11"
+5'-6" N.G.V.D.
76'-6" FRONTAGE PROVIDED
TOTAL FRONTAGE PROVIDED (5'-0" + 76'-6" + 5'-0") = 86'-6"
76'-6"FRONTAGE PROVIDED
<MeasuredValue>FRONTAGE PROVIDED
163'-10"
TOTAL BUILT FRONTAGE
<MeasuredValue>MINIMUM FOR TWO WAY TRAFFIC
22'-0" FRONT SETBACK LINE ABOVE 50 FEET
20'-0" FRONT SETBACK LINE UP TO 50 FEET
ARC LENGHT AT SETBACK LINE = 201'-11"
FORECOURT
VEHICULAR/PEDESTRIAN NON PERMEABLE
CROSS PAVER
ACCESSIBLE ROUTE 1:20 SLOPE
YARDS ELEVATION
MIN. 7'-7" N.G.V.D. / MAX. 9'-0 N.G.V.D.
T. PAD
16'-2" 8% of 201'-11" <MeasuredValue>8% of 201'-11" MEASURED AT SETBACK LINE
<MeasuredValue>AT 55 FEET
EXIT
3'-0" VARIANCE REQUIRED
+4'-3"N.G.V.D.
PROPERTY LINE 200.00'
GRADE ELEVATION = 4.09' N.G.V.D.
LOT AREA = 35,406
FAR = 1.25
FAR AREA = 44,257.5 SF
LOT AREA = 35,406FAR = 1.25 FAR AREA = 44,257.5 SFLOT COVERA
LOT COVERAGE AREA = 14,162.4 SF
PROPOSED LOW LANDSCAPED AREAS TO ALLOW FREE TRACK ACCESS



HFD Tanker Pierce Freightliner

	feet
Width	: 8.17
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VEHICLE MANEUVERING STUDY
FIRE TRUCK