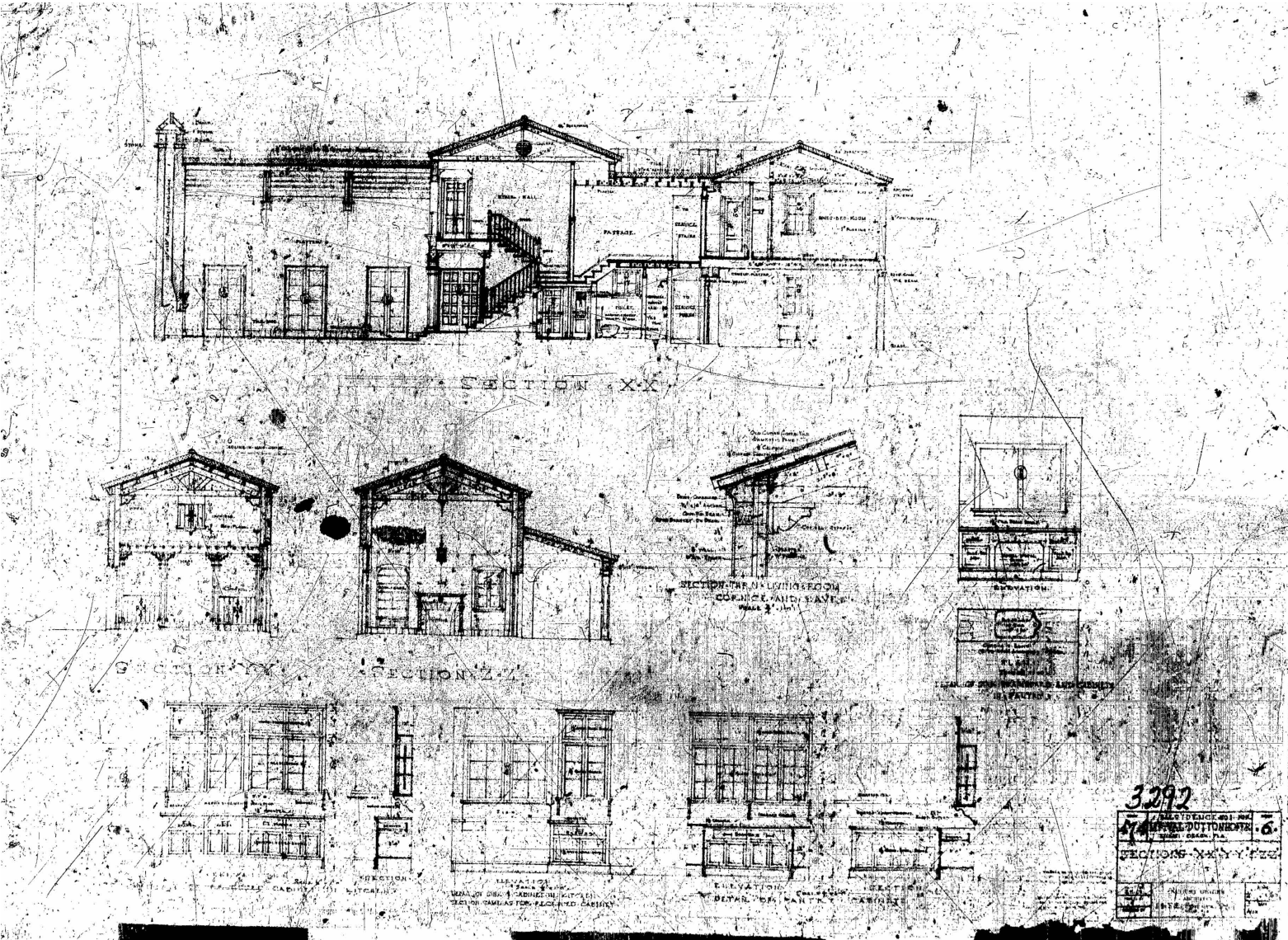
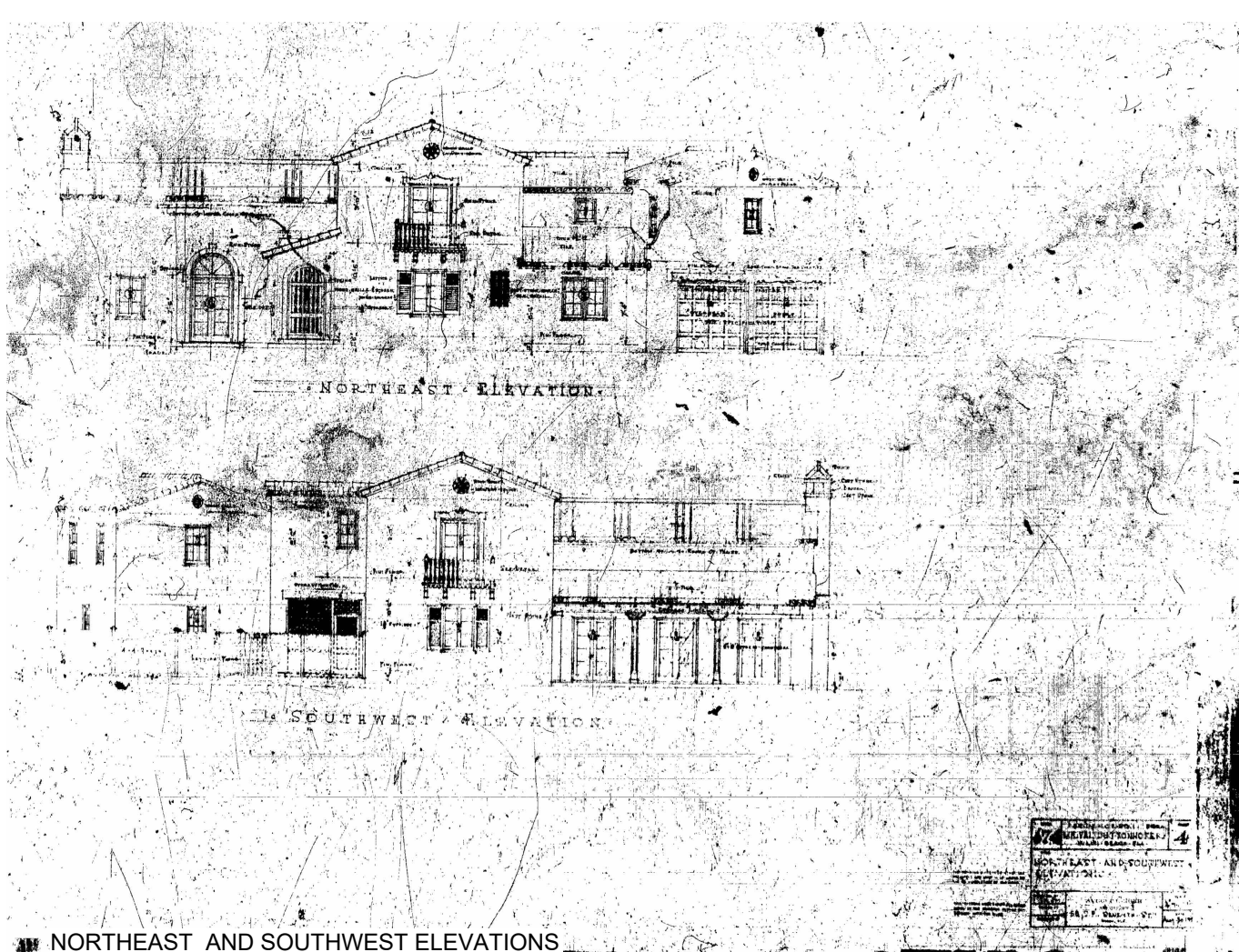
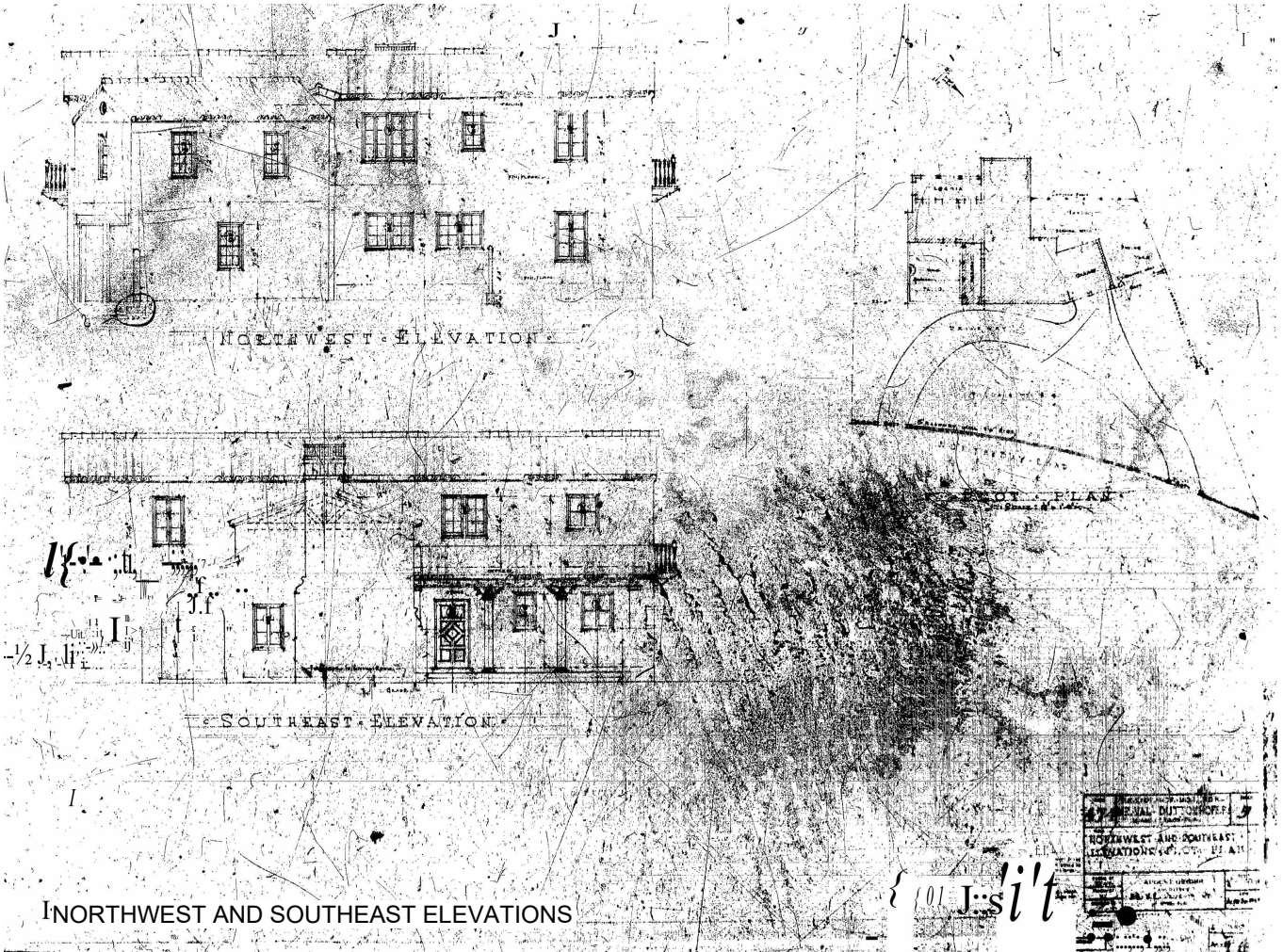




SECTIONS AND DETAILED DRAWINGS



NORTHEAST AND SOUTHWEST ELEVATIONS



NORTHWEST AND SOUTHEAST ELEVATIONS

KODA

7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL

NOT FOR CONSTRUCTION

Scale

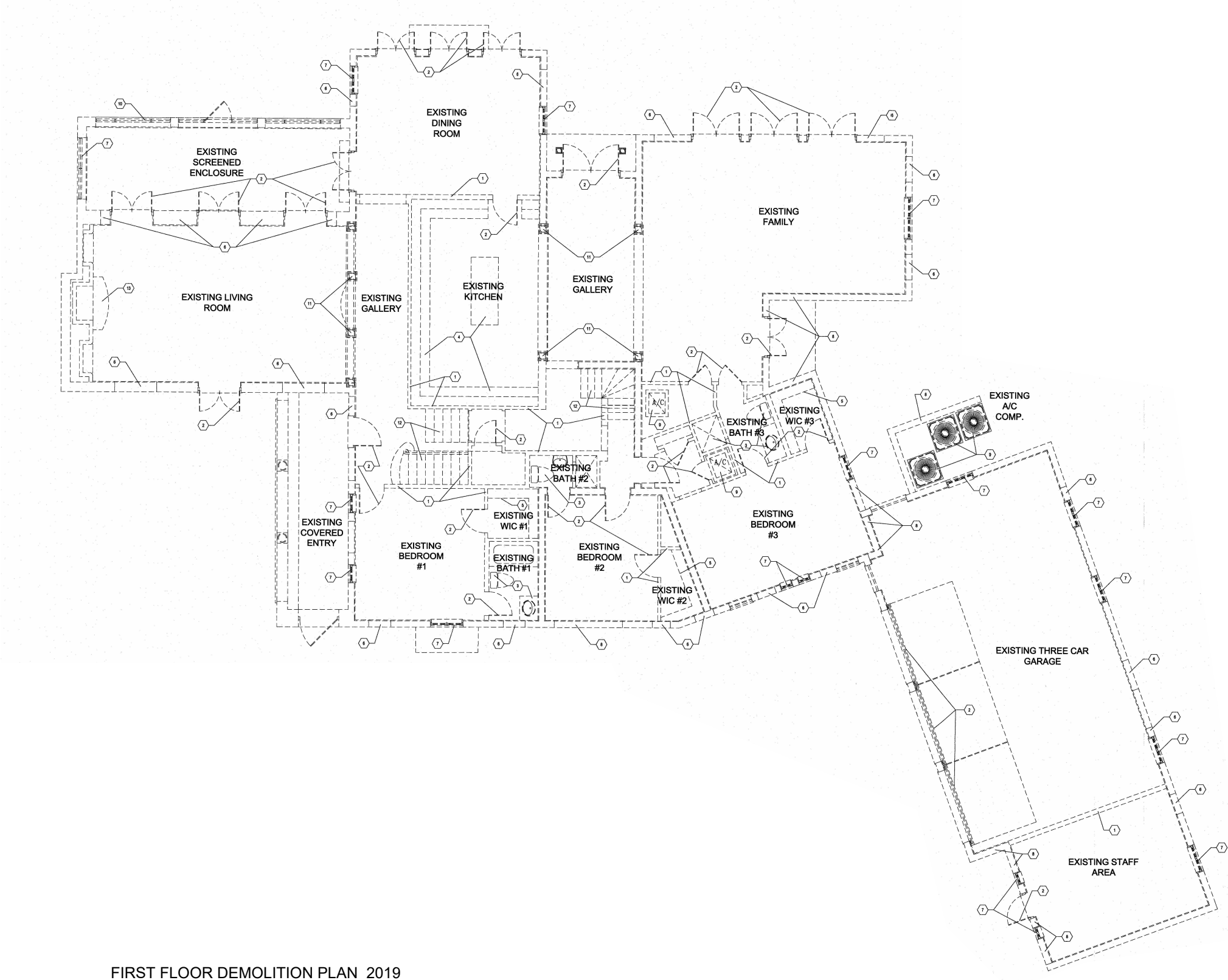
08/07/2023

Project #

22005

SITE
MICROFILM
Ca. 1929

Z-004.3



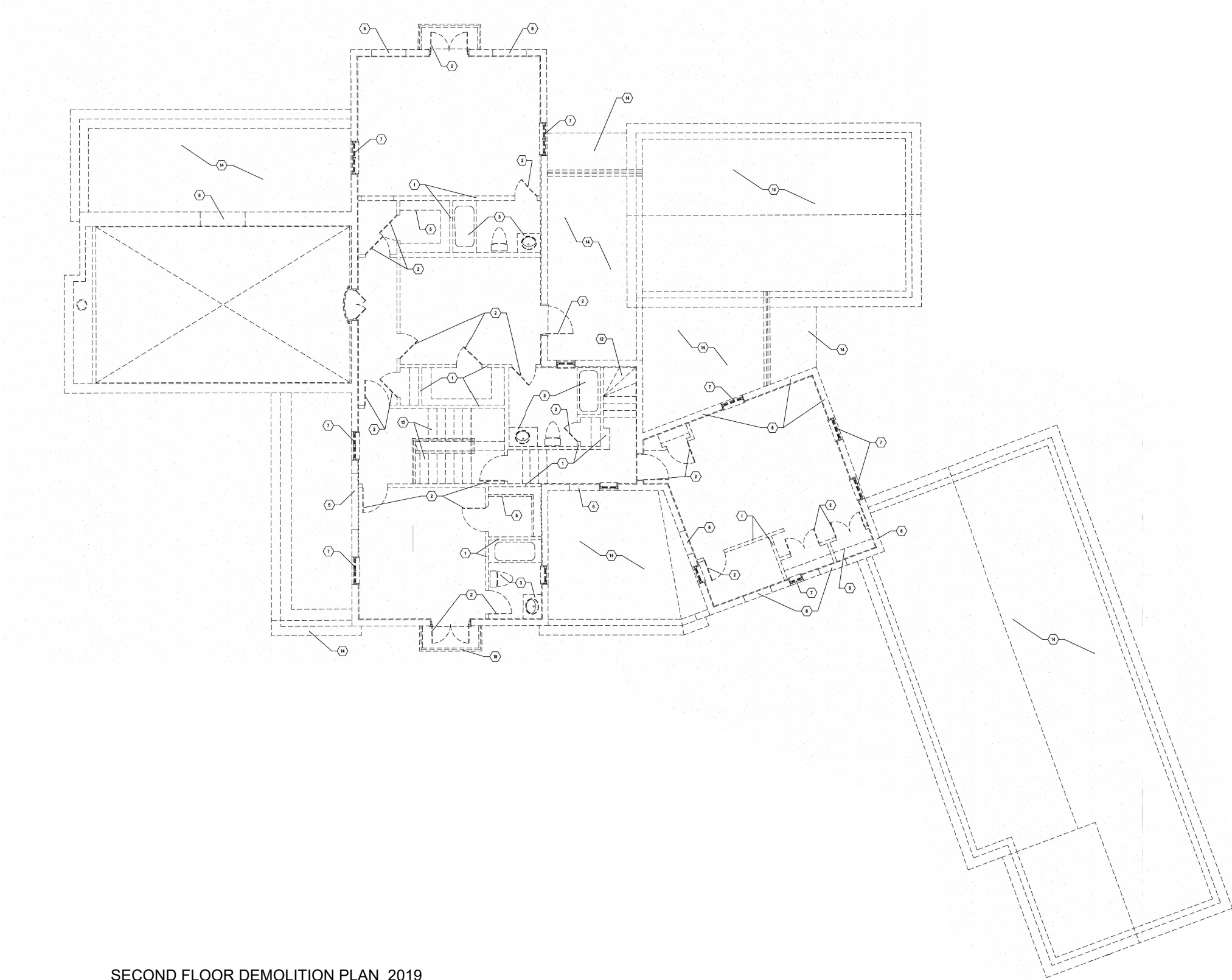
FIRST FLOOR DEMOLITION PLAN_2019



Scale	3/64" = 1'-0"
	08/07/2023
Project #	22005

PREVIOUS
DEMOLITION
PLAN

Z-004.4



SECOND FLOOR DEMOLITION PLAN_2019



Scale	3/64" = 1'-0"
08/07/2023	
Project #	22005

PREVIOUS
DEMOLITION
PLAN

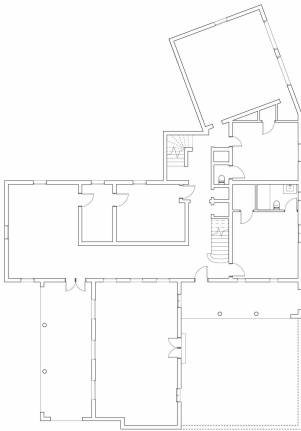
Z-004.5

BAY HOUSE

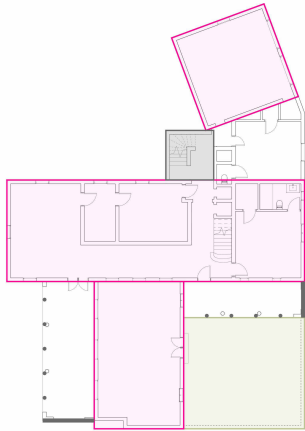
2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL

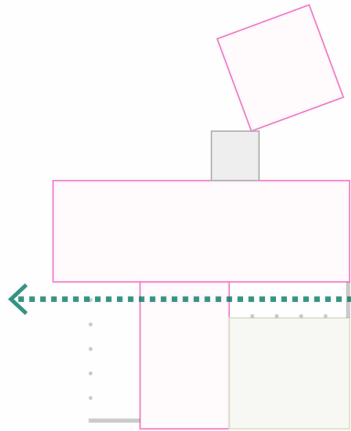
NOT FOR CONSTRUCTION



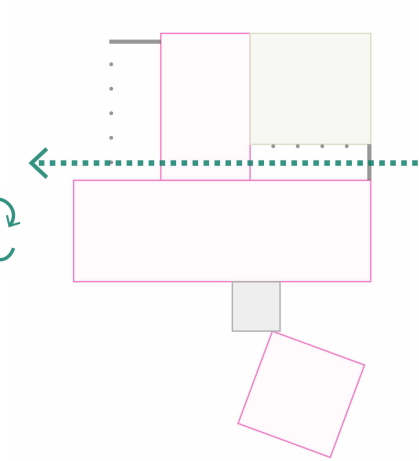
1. ORIGINAL STRUCTURE:
AUGUST GEIGER, 1929



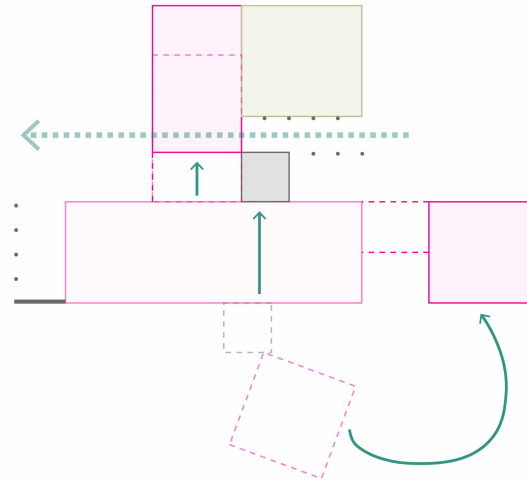
2. DEFINING DESIGN COMPONENTS:
VOLUMES, LOGGIA, STAIR TOWER
AND COURTYARD



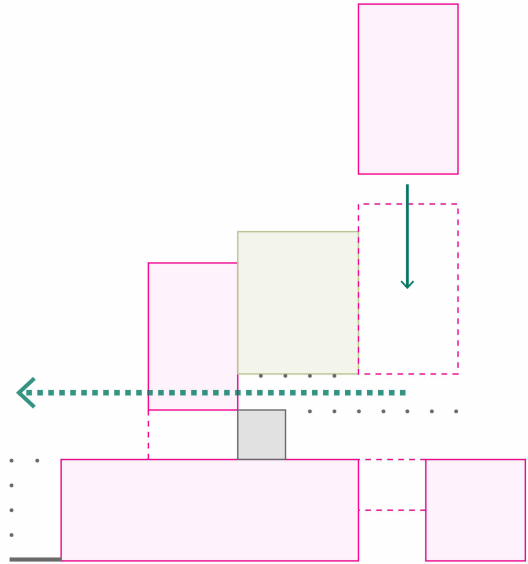
3. ENTRY AXIS & SEQUENCE



4. FLIP



5. REDISTRIBUTION



6. COURTYARD DEFINITION

BAY HOUSE

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

Scale

08/07/2023

Project # 22005

DESIGN
DEVELOPMENT
DRAWINGS &
DIAGRAMS

Z-004.6



BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION BOARD: FINAL SUBMITTAL

HPB FILE NO.: HPB23-0587
FINAL SUBMITTAL 08.07.2023

SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY HOME WITH GARAGE
NEW ENTRY GATE
NEW SWIMMING POOL BY OTHERS UNDER SEPARATE PERMIT
NEW DOCK BY OTHERS UNDER SEPARATE PERMIT

VARIANCES REQUESTED

1. NORTHWEST SIDE YARD SETBACK (Section 7.2.2.3 Development Regulations (RS))
2. SUM OF SIDE YARD SETBACKS (Section 7.2.2.3 Development Regulations (RS))

KoDA

ARCHITECTURE + INTERIOR DESIGN

305.359.3669 | 7500 NE 4th Ct., Suite 100 | Miami, FL 33138 | info@kodamiami.com | AR97886



DRAWING INDEX:
ARCHITECTURAL & ZONING

Z-001	COVER	Z-005	NEIGHBORHOOD CONTEXT	Z-102	2ND FLOOR PLAN	Z-500	LINE OF SIGHT STUDIES
Z-002	ZONING DATE, SITE & INDEX	Z-005.1	NEIGHBORHOOD CONTEXT	Z-103	ROOF PLAN	Z-500.1	LINE OF SIGHT STUDIES
Z-003	SURVEY	Z-006	AERIAL VIEW	Z-200	ELEVATION & MATERIALS	Z-600	CARPORT DETAILS
Z-004	EXISTING SITE PHOTOS	Z-007	LOT COVERAGE	Z-201	ELEVATION & MATERIALS	Z-700	PROJECT SITE CONTEXT
Z-004.1	EXISTING SITE TIMELINE	Z-008	UNIT SIZE	Z-202	ELEVATION & MATERIALS	Z-800	RENDERINGS
Z-004.2	SITE MICROFILM Ca. 1929	Z-009	OPEN AREA	Z-203	ELEVATION & MATERIALS	Z-801	RENDERINGS
Z-004.3	SITE MICROFILM Ca. 1929	Z-010	NORTHWEST SIDE YARD SETBACK VARIANCE REQUESTED	Z-300	BUILDING SECTION	Z-802	RENDERINGS
Z-004.4	PREVIOUS DEMOLITION PLAN	Z-011	SUM OF SIDE YARD SETBACKS VARIANCE REQUESTED	Z-301	BUILDING SECTION	Z-803	RENDERINGS
Z-004.5	PREVIOUS DEMOLITION PLAN			Z-302	BUILDING SECTION	Z-804	RENDERINGS
Z-004.6	DESIGN DEVELOPMENT DRAWINGS & DIAGRAMS			Z-303	BUILDING SECTION	Z-805	RENDERINGS
Z-004.7	DESIGN DEVELOPMENT DRAWINGS & DIAGRAMS	Z-100	SITE PLAN	Z-400	LOT LINE SECTIONS		
		Z-101	1ST FLOOR PLAN	Z-400.1	LOT LINE SECTIONS		

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITE M #	Zoning Information		
1	Address:	2740 N Bay Road, Miami Beach, FL 33140	
2	Folio number(s):	02-3227-008-0750	
3	Board and file numbers:		
4	Year built:	1929	Zoning District: RS2
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD: 3.30' NGVD
6	Adjusted Grade (Flood+Grade/2):	5.65' NGVD	Free Board: ≥ 1 FT
7	Lot Area:	26,152 SF	
8	Lot Width:	165.58'	Lot Depth: 217.47'
9	Max Lot Coverage SF and %:	7,845 SF - 30%	Proposed Lot Coverage SF and %: 7,715 SF - 29.5%
10	Existing Lot Coverage SF and %:		Lot Coverage deducted (garage-storage) SF: 500 SF
11	Front Yard Open Space SF and %:	1,866 SF - 54.5%	Rear Yard Open Space SF and %: 2,410 SF - 77.3%
12	Max Unit Size SF and %:	13,076 SF - 50.0%	Proposed Unit Size SF and %: 9,929 SF - 37.9%
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size: 5,563 SF
14	Existing Second Floor Unit Size:		Proposed Second Floor Unit Size: 4,366 SF
15			
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	865 SF- 20%

		Required	Existing	Proposed	Deficiencies
17	Height:	28.00'		28.00'	NONE
18	Setbacks:				
19	Front First level:	20.00'		20.00'	NONE
	Front Second level:	40.00'		40.00'	NONE
21	Side 1 (Southeast):	16.56' (10% OF LOT WIDTH)		20.00'	NONE
22	Side 2 (Northwest):	16.56' (10% OF LOT WIDTH)		10.79'	VARIANCE REQUESTED *5.77'
23	Rear:	32.62'		45.39'	NONE
	Accessory Structure Side 1:	NA		NA	
24	Accessory Structure Side 2 or (facing street):	NA		NA	
25	Accessory Structure Rear:	NA		NA	
26	Sum of Side yard:	41.39' (25% OF LOT WIDTH)		30.79'	VARIANCE REQUESTED *10.60'
27	Located within a Local Historic District?	Yes or NO			
28	Designated as an individual Historic Single Family Residence Site?	YES or no			
29	Determined to be Architecturally Significant?	YES or no			

Notes:

If not applicable write N/A

All other data information should be presented like the above format

LEGAL DESCRIPTION:

Lot 10, Block 12, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION< according to the Plat thereof, as recorded in Plat B0ok 8, Page 52, of the Public Records, of Miami-Dade County, Florida, excepting the following described parcel of land:

Beginning at the Northeastly corner of Lot 10, Block 12, of SUNSET LAKE SUBDIVISION< according to the Amended Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, siad corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 Street and the Westerly line of North Bay Road, as measured along the Westerly line of said North Bay Road; thence Southwesterly along the Northerly line of said Lot 10; thence Northeasterly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point eing 25 feet south, as measrued along the Westerly line of said North Bay Road, from the Northeasterly corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the point and place of beginning.

FLOOD ZONE
BASE FLOOD ELEVATION (BFE)
DESIGN FLOOD ELEVATION
PROPOSED FLOOR ELEVATION (FREE BOARD)
STREET ELEVATION
MAXIMUM EQUIPMENT ELEVATION

AE +8
8.00' NGVD
9.00' NGVD
9.00' NGVD
3.54' NGVD
37.00' NGVD

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7500 NE 4th Ct., Suite
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BAY HOUSE

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Scale
08/07/2023
Project # 22005

ZONING
DATA, SITE &
INDEX

Z-002

[illegible]

BUILDING TILES **WOOD**

 **COVER**

TRAIL LEGEND:

(SYMBOLS NOT TO SCALE)

TRAIL COMMAND NAME

TRAIL DIRECTION—HEIGHT—CAMPTO SPREAD
(IN FEET)

PALIN SYMBOL

TRAIL DIRECTION—HEIGHT—CAMPTO SPREAD
(IN FEET)

SWW—SOUTHWEST
N—NORTH
US—UPPER EAST
LS—LOWER EAST
W—WEST
NW—NORTH WEST
NE—NORTH EAST
SE—SOUTH EAST
SW—SOUTH WEST

UNICE—WALL BARRICADE DAMAGE CASHEM

 **suarez surveying & mapping, inc.**
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com

[illegible]

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