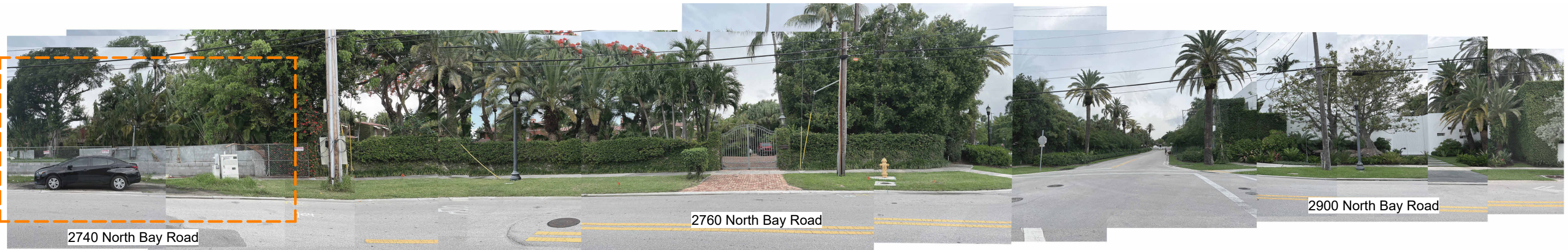


2700 North Bay Road

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
 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

NEIGHBORHOOD
CONTEXT

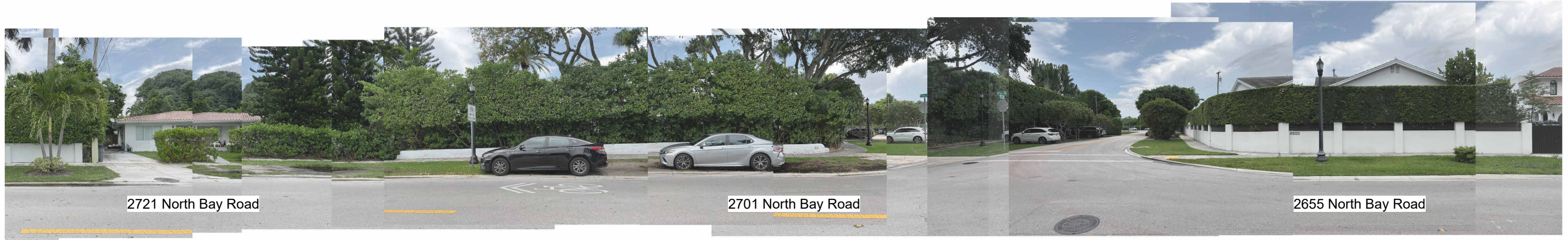
Z-005



2901 North Bay Road

2755 North Bay Road

2729 North Bay Road

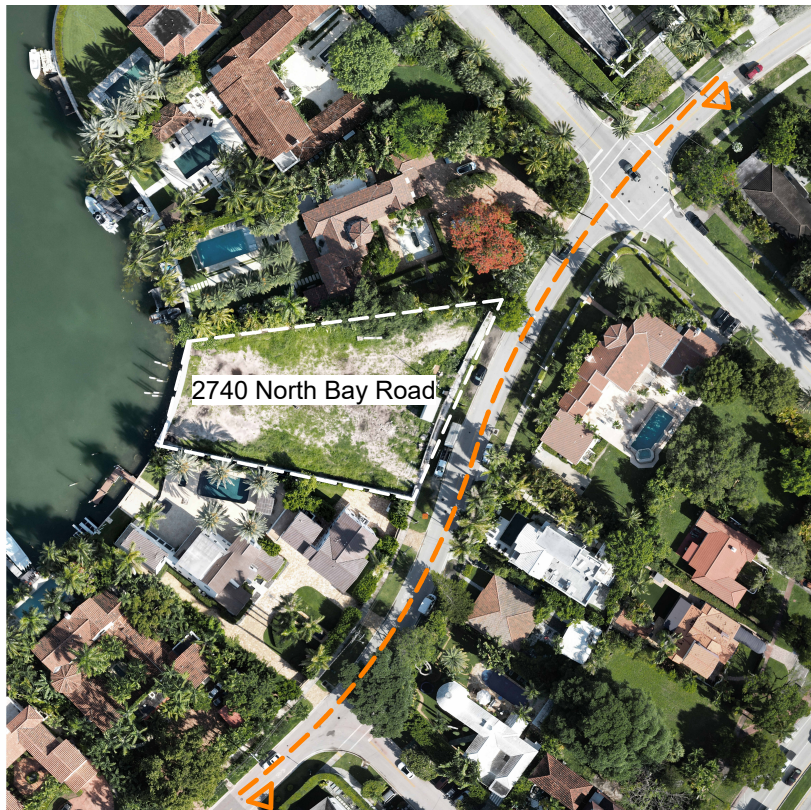


2721 North Bay Road

2701 North Bay Road

2655 North Bay Road

(June 8, 2023)



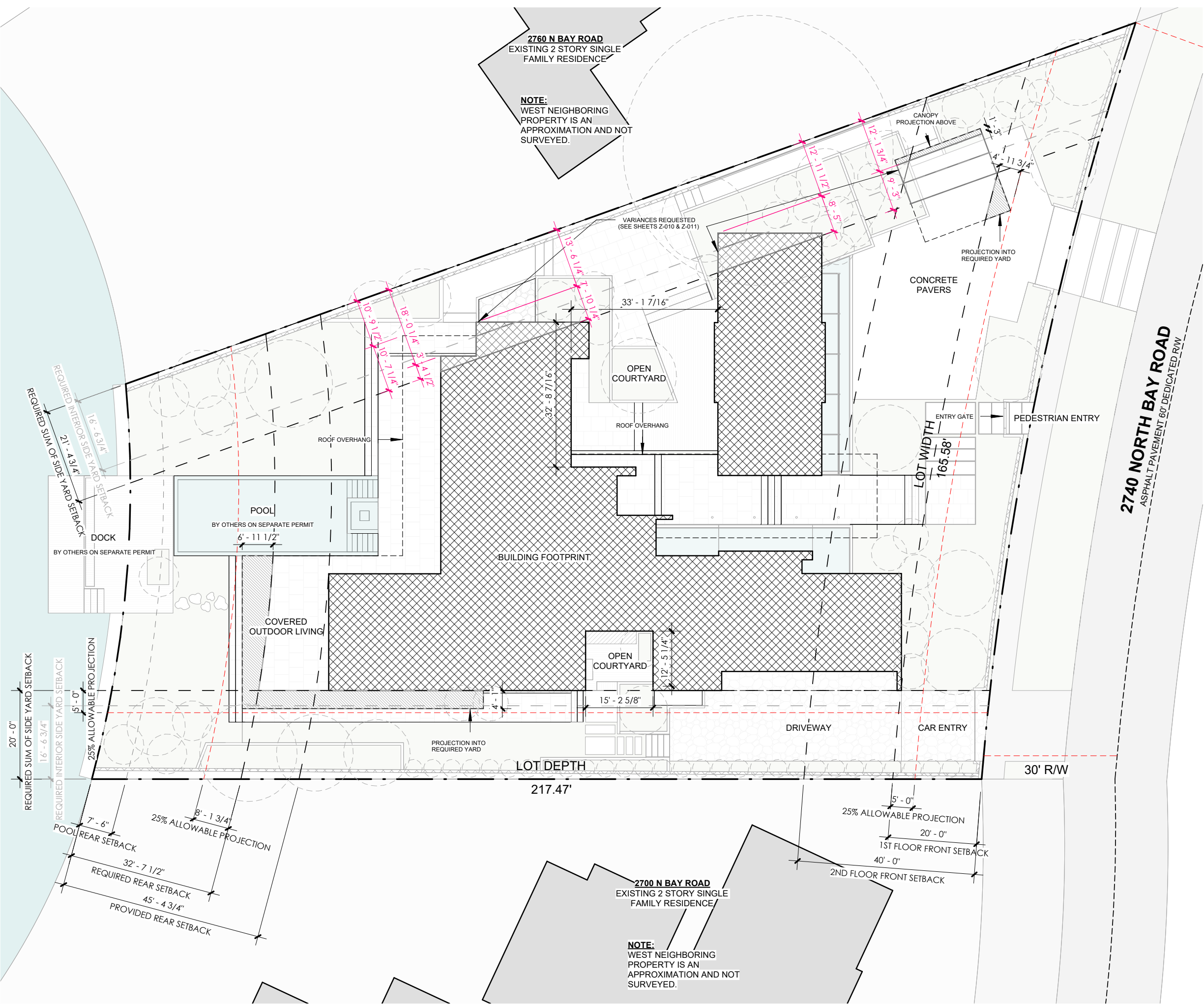
2740 North Bay Road

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

**NEIGHBORHOOD
 CONTEXT**
Z-005.1



2760 N BAY ROAD
EXISTING 2 STORY SINGLE
FAMILY RESIDENCE

NOTE:
WEST NEIGHBORING
PROPERTY IS AN
APPROXIMATION AND NOT
SURVEYED.

VARIANCES REQUESTED
(SEE SHEETS Z-010 & Z-011)

2700 N BAY ROAD
EXISTING 2 STORY SINGLE
FAMILY RESIDENCE

NOTE:
WEST NEIGHBORING
PROPERTY IS AN
APPROXIMATION AND NOT
SURVEYED.

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'

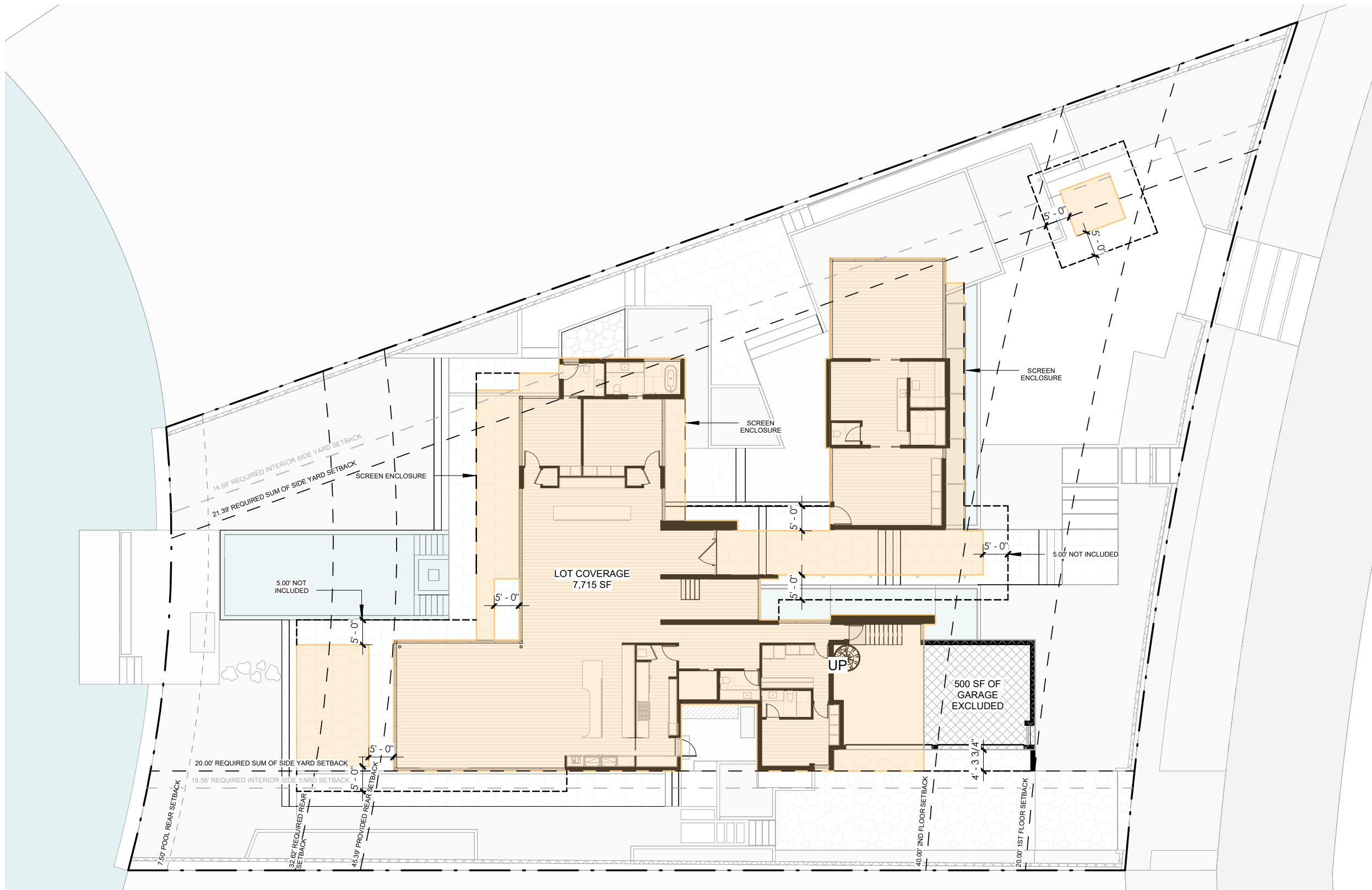
KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

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

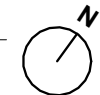
Scale	As indicated
Project #	22005

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
Project #	22005

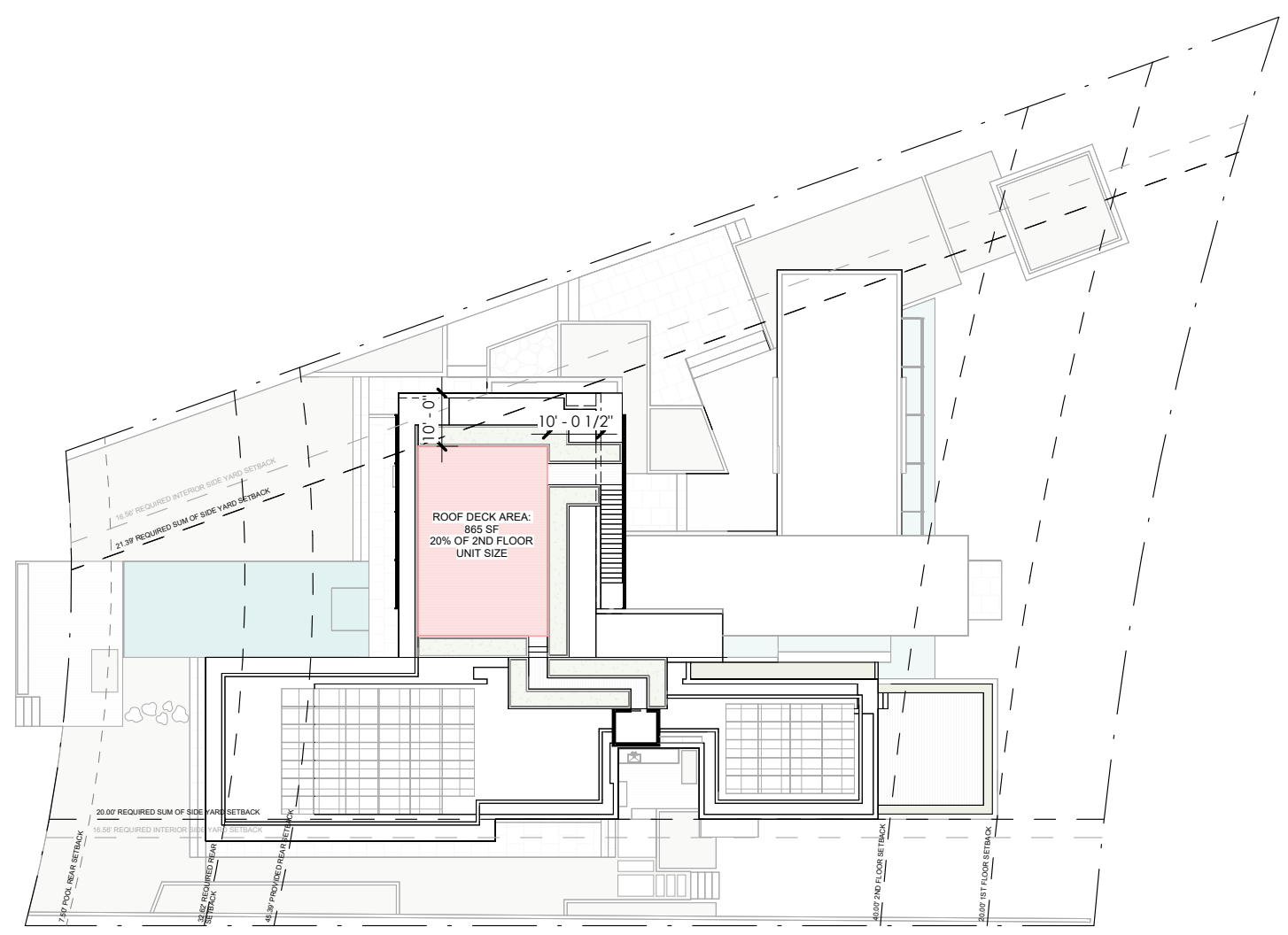
LOT COVERAGE

Z-007

Scale	As indicated
Project #	22005

UNIT SIZE

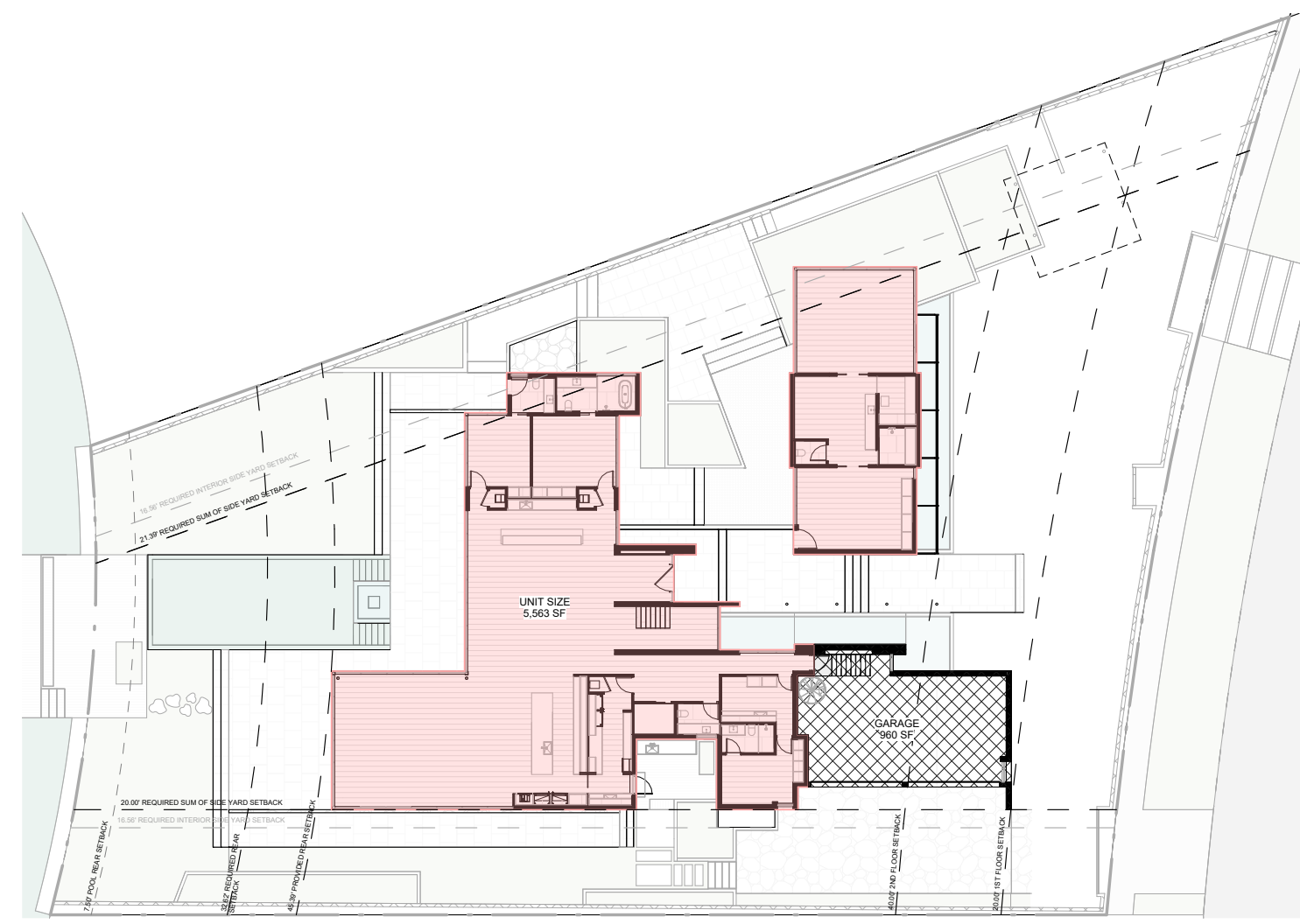
Z-008



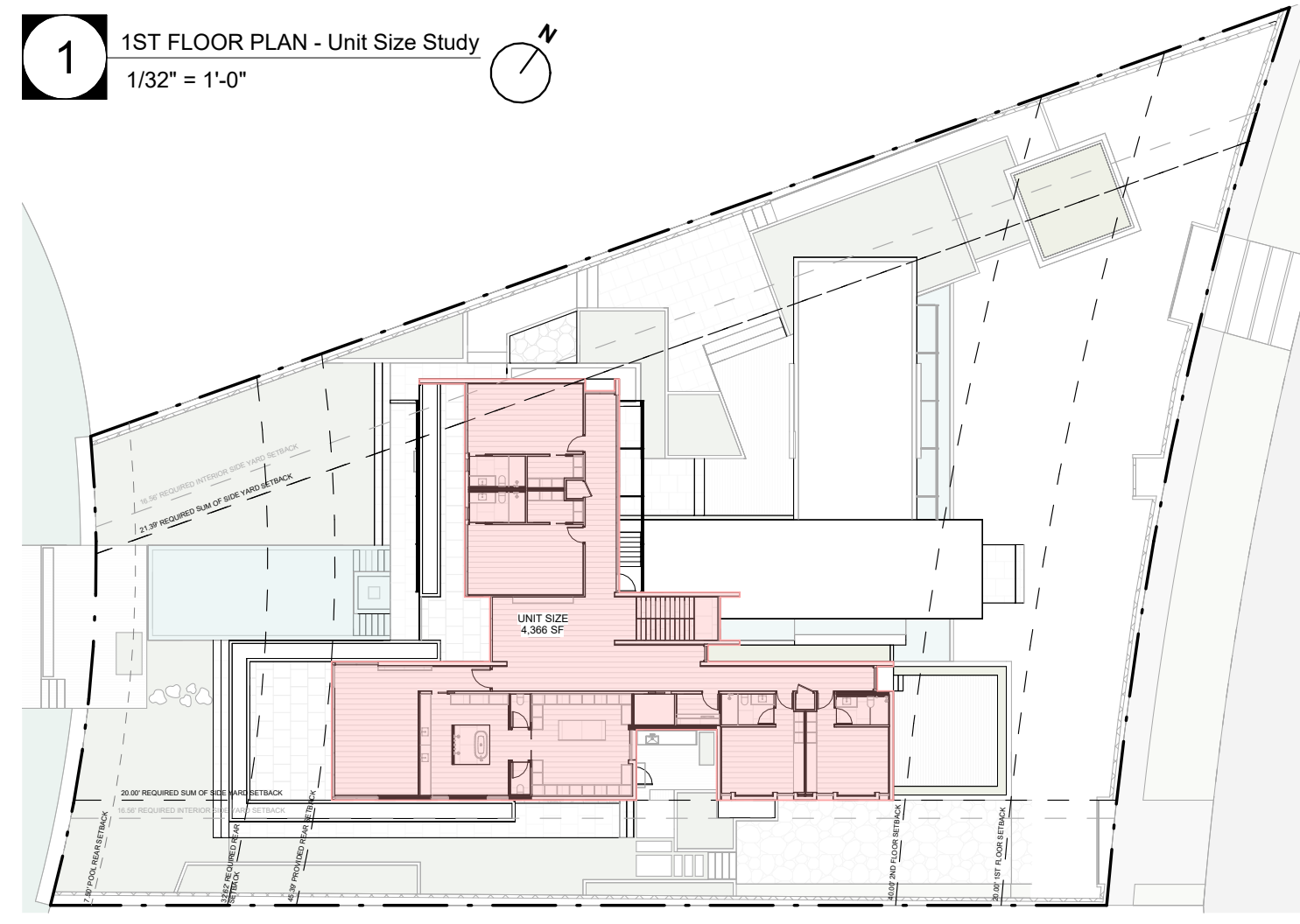
3 ROOF PLAN - Deck Area
 1/32" = 1'-0"

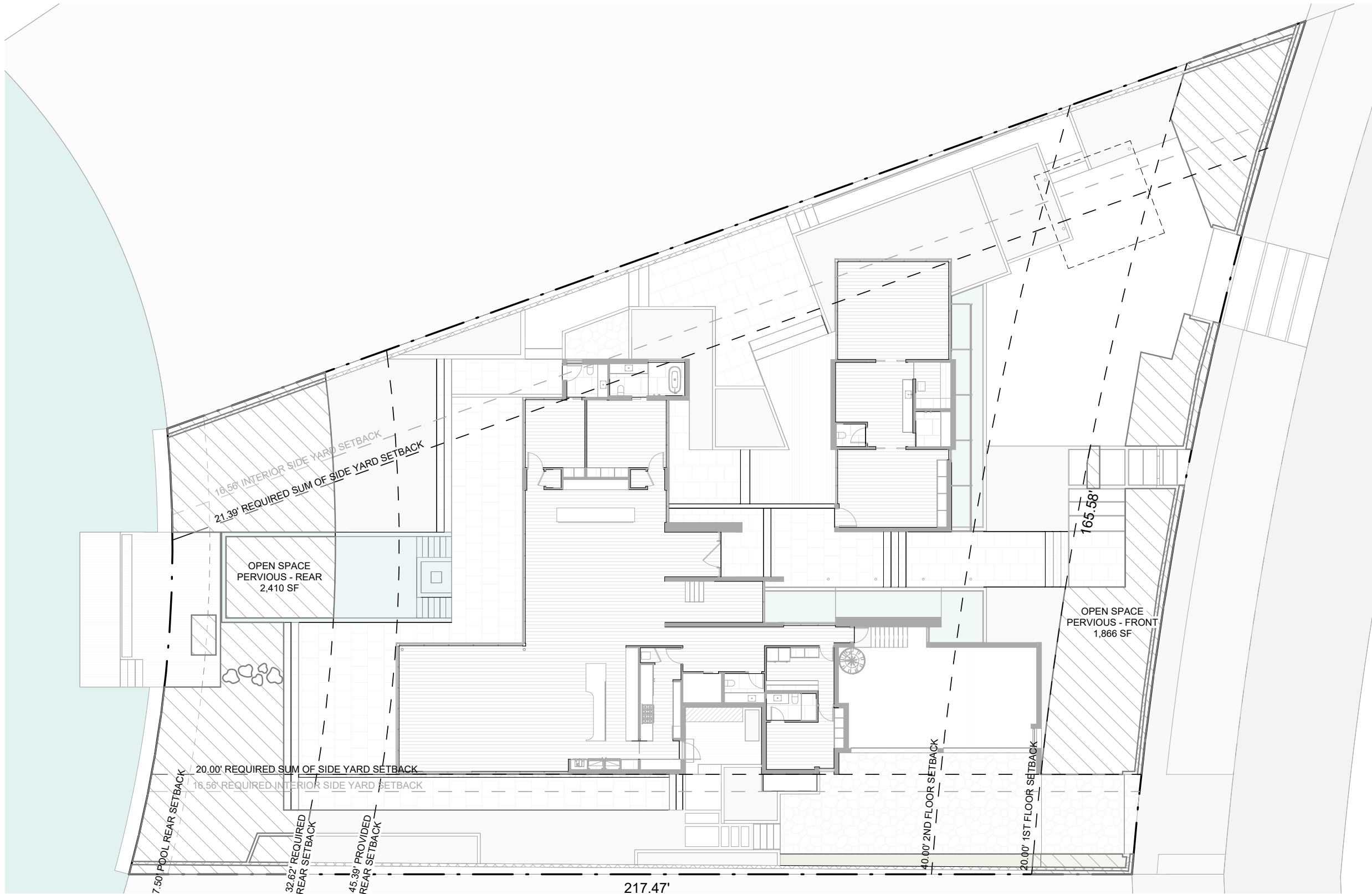
LOT AREA:	26,152 SF
PERMITTED UNIT SIZE (50%):	13,076 SF
PROPOSED 1ST FLOOR UNIT SIZE:	5,563 SF
PROPOSED 2ND FLOOR UNIT SIZE:	4,366 SF
PROPOSED ROOF DECK AREA:	865 SF
PROPOSED TOTAL UNIT SIZE (37.9%):	9,929 SF

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



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





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
Project #	22005

OPEN AREA

Z-009

VARIANCE REQUESTED

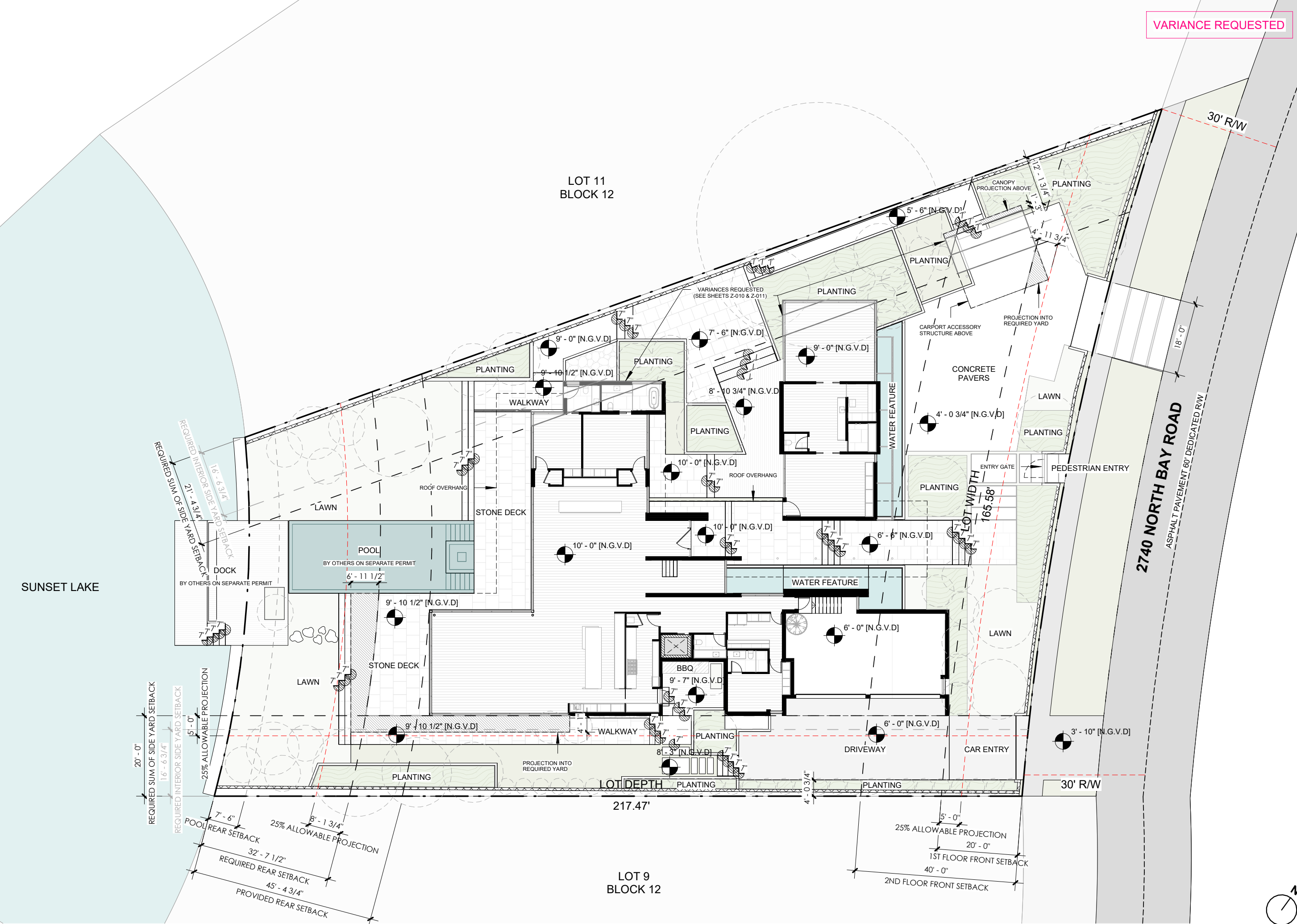
KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

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

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

SITE PLAN

Z-100



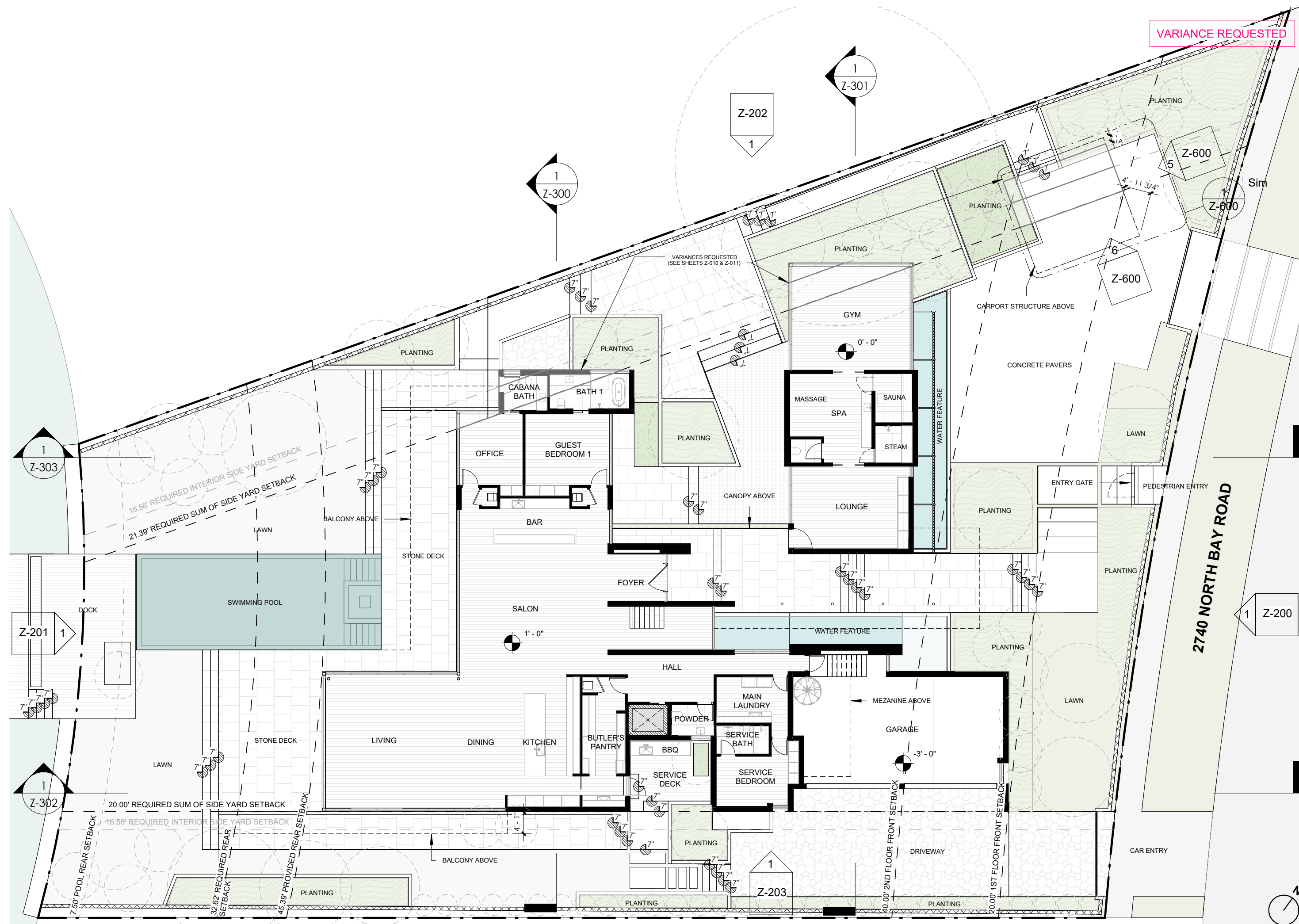
LOT 11
BLOCK 12

LOT 9
BLOCK 12

SUNSET LAKE

2740 NORTH BAY ROAD
ASPHALT PAVEMENT 60' DEDICATED R/W





VARIANCE REQUESTED

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

1ST FLOOR PLAN
Z-101

VARIANCE REQUESTED

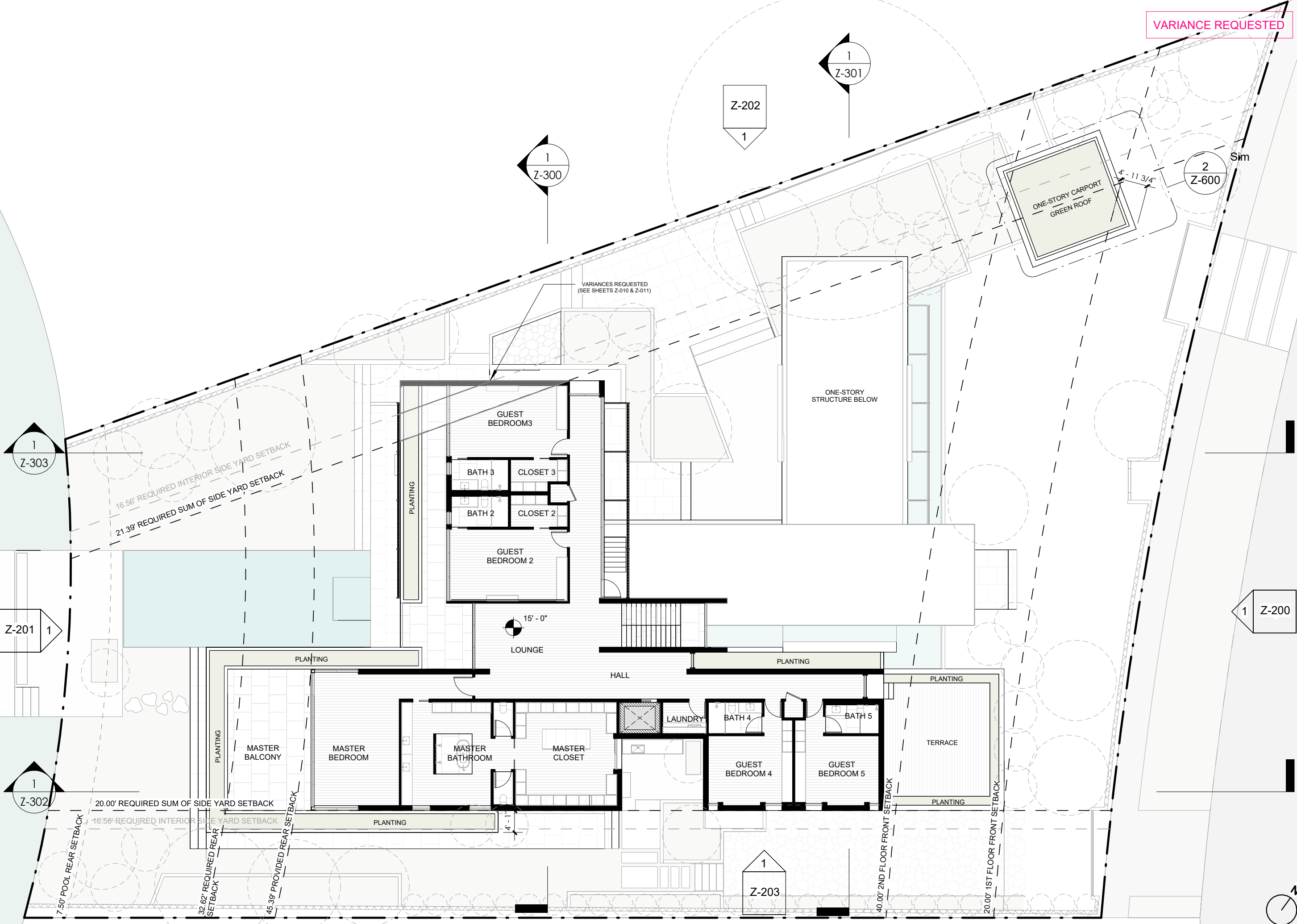
KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

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

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

2ND FLOOR PLAN

Z-102



VARIANCES REQUESTED
(SEE SHEETS Z-010 & Z-011)

ONE-STORY
STRUCTURE BELOW

ONE-STORY CARPORT
GREEN ROOF

Sim

2
Z-600

4' - 11 3/4"

1
Z-301

Z-202
1

1
Z-300

1
Z-303

Z-201
1

1
Z-200

1
Z-302

1
Z-203

16.56' REQUIRED INTERIOR SIDE YARD SETBACK
21.39' REQUIRED SUM OF SIDE YARD SETBACK

20.00' REQUIRED SUM OF SIDE YARD SETBACK
16.56' REQUIRED INTERIOR SIDE YARD SETBACK

7.50' POOL REAR SETBACK
32.62' REQUIRED REAR SETBACK
45.38' PROVIDED REAR SETBACK

40.00' 2ND FLOOR FRONT SETBACK
20.00' 1ST FLOOR FRONT SETBACK

15' - 0"

LOUNGE

HALL

LAUNDRY

BATH 4

BATH 5

GUEST BEDROOM 4

GUEST BEDROOM 5

TERRACE

GUEST BEDROOM 3

BATH 3

CLOSET 3

BATH 2

CLOSET 2

GUEST BEDROOM 2

MASTER BALCONY

MASTER BEDROOM

MASTER BATHROOM

MASTER CLOSET

PLANTING

PLANTING

PLANTING

PLANTING

PLANTING

PLANTING

PLANTING



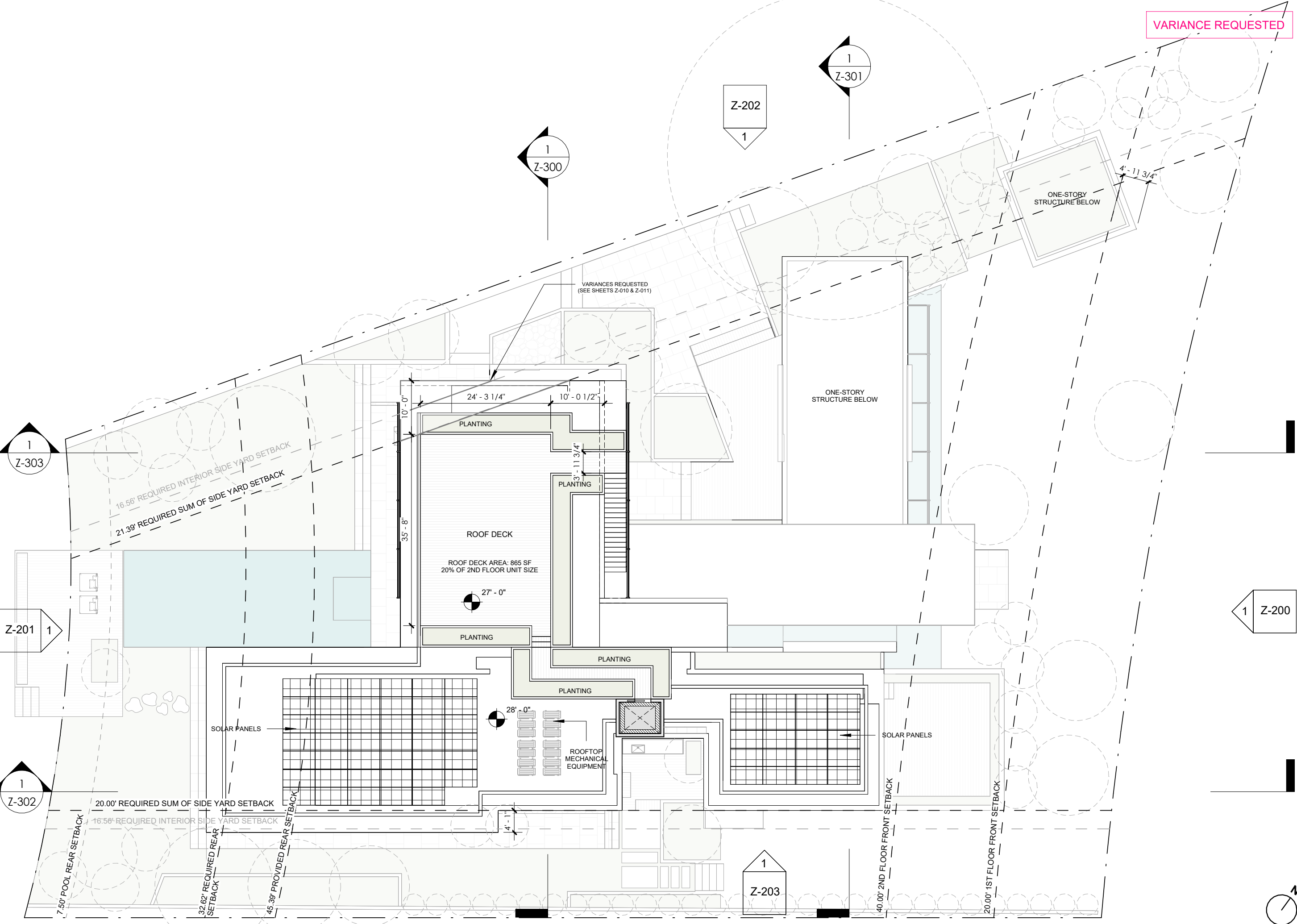
VARIANCE REQUESTED

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	1/16" = 1'-0"
Project #	22005

ROOF PLAN
Z-103



1
Z-303

Z-201
1

1
Z-302

1
Z-300

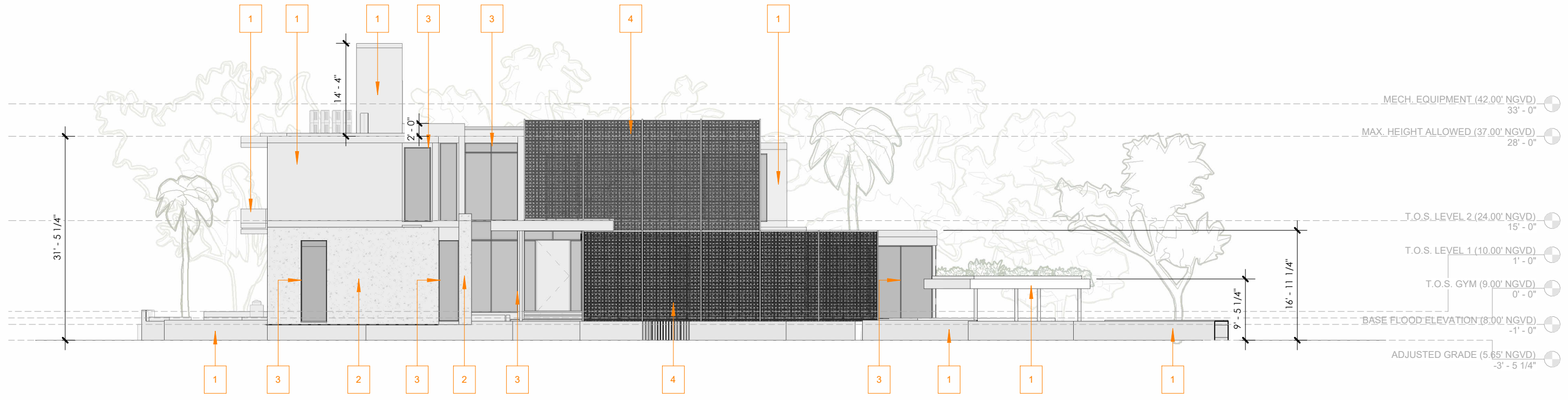
Z-202
1

1
Z-301

1
Z-200

1
Z-203





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

MATERIAL LEGEND

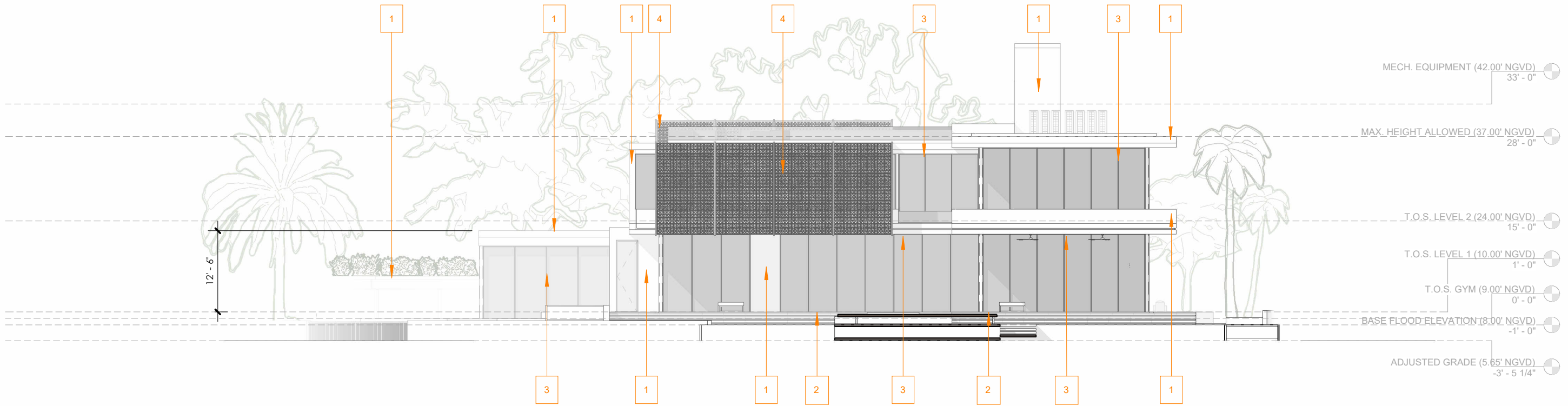
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



LIME BASED PLASTER CORAL STONE ALUMINUM TERRA COTTA WOOD

Scale	As indicated
	08/07/2023
Project #	22005

ELEVATIONS & MATERIALS
Z-200



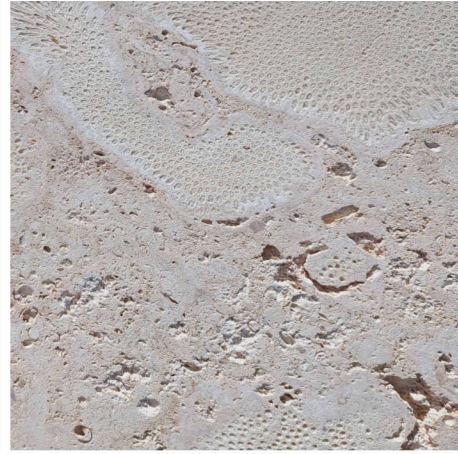
1 SOUTHWEST ELEVATION - Materials
 1/16" = 1'-0"

MATERIAL LEGEND

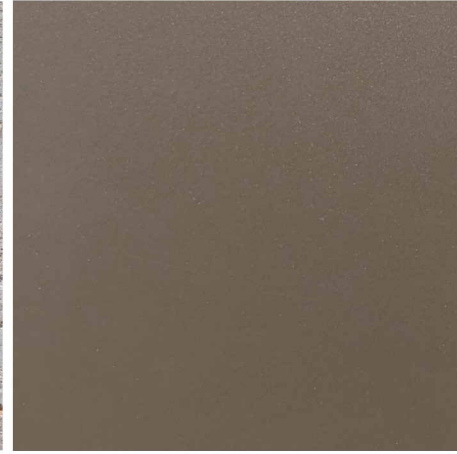
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



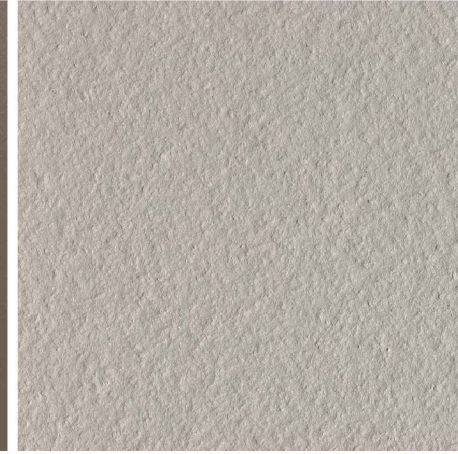
LIME BASED PLASTER



CORAL STONE



ALUMINUM



TERRA COTTA



WOOD

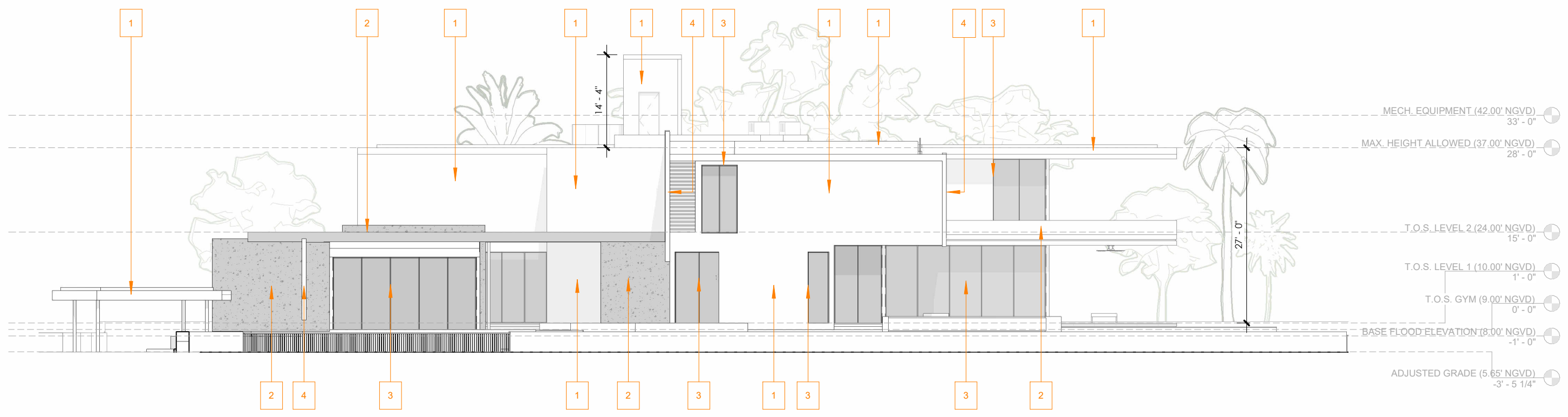
Scale As indicated

08/07/2023

Project # 22005

ELEVATIONS & MATERIALS

Z-201



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

MATERIAL LEGEND

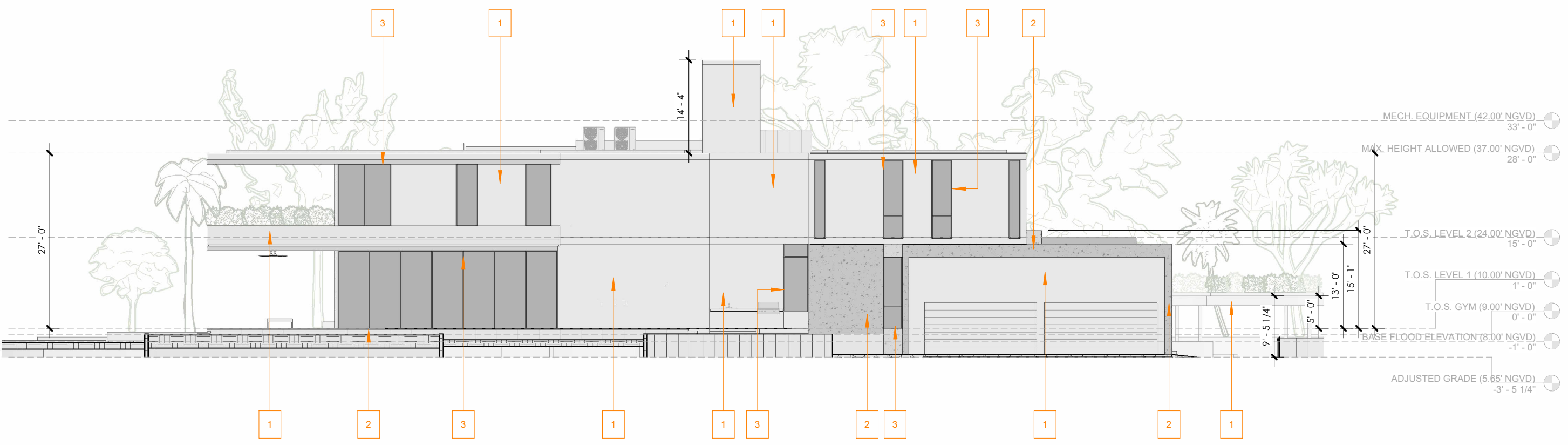
1	LIME BASED PLASTER
2	CORAL KEYSTONE
3	ALUMINUM FRAME
4	TERRACOTTA SCREEN



LIME BASED PLASTER CORAL STONE ALUMINUM TERRA COTTA WOOD

Scale	As indicated
	08/07/2023
Project #	22005

ELEVATIONS & MATERIALS
Z-202



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

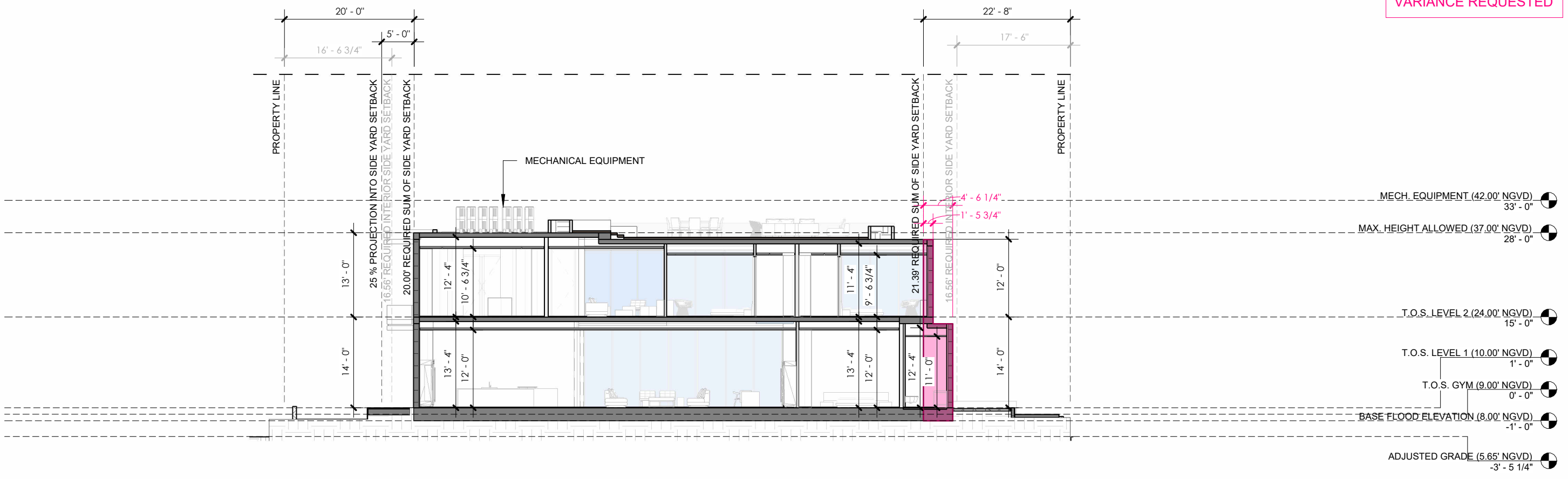
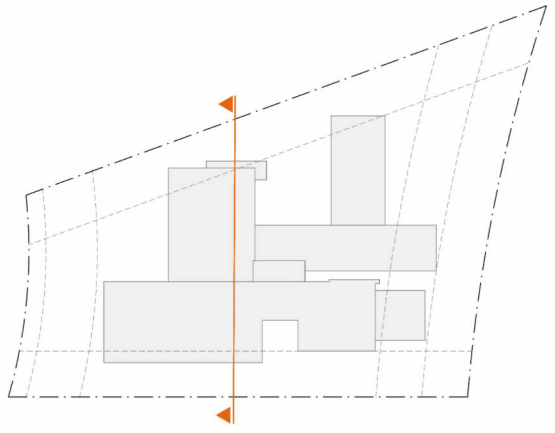
Scale	As indicated
08/07/2023	
Project #	22005

VARIANCE REQUESTED

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

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



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

BUILDING SECTION

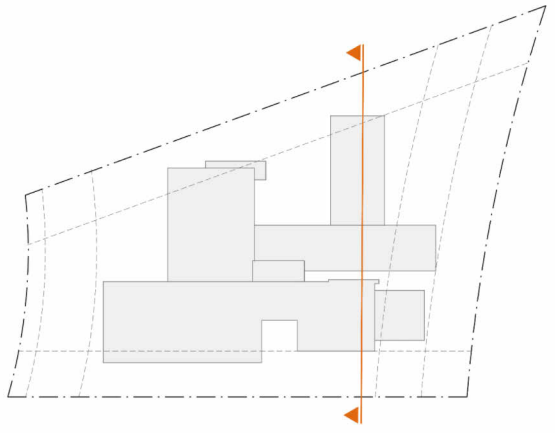
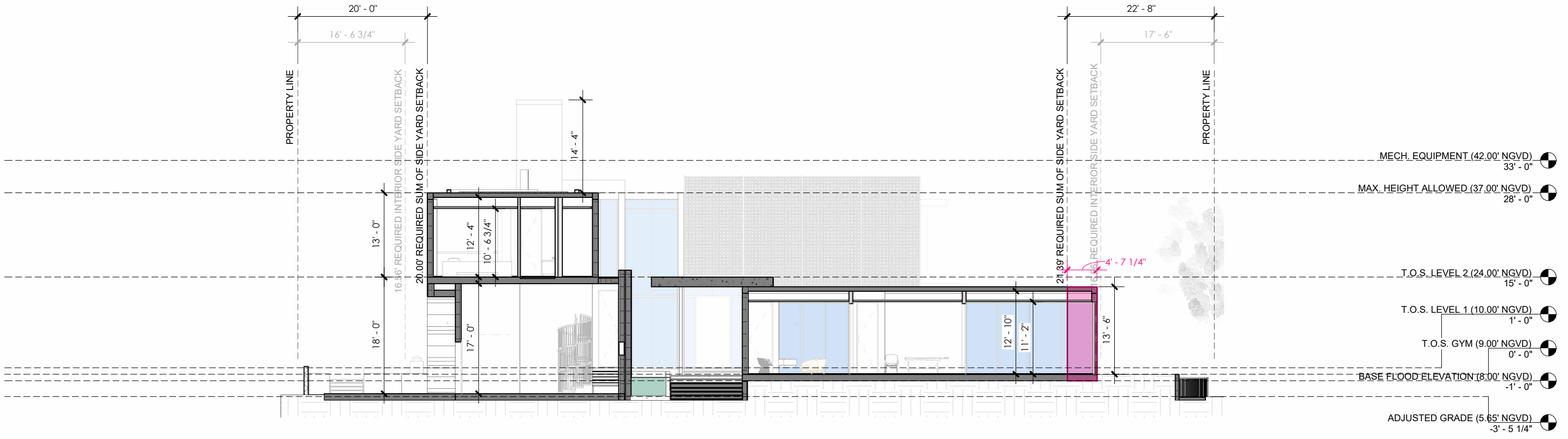
Z-300

VARIANCE REQUESTED

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

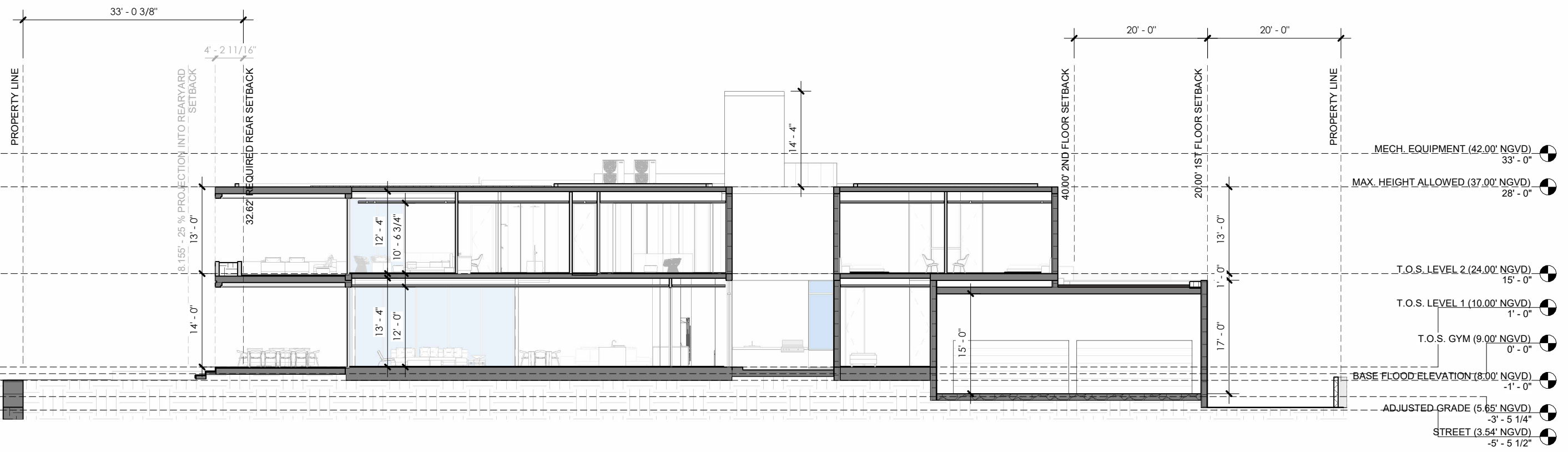
1 BUILDING SECTION B-B
1/16" = 1'-0"



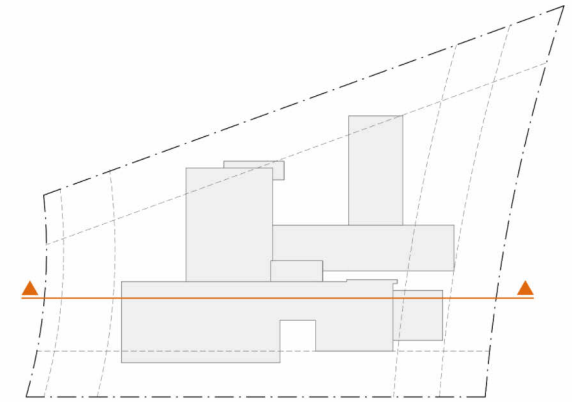
Scale	1/16" = 1'-0"
Date	08/07/2023
Project #	22005

BUILDING SECTION

Z-301



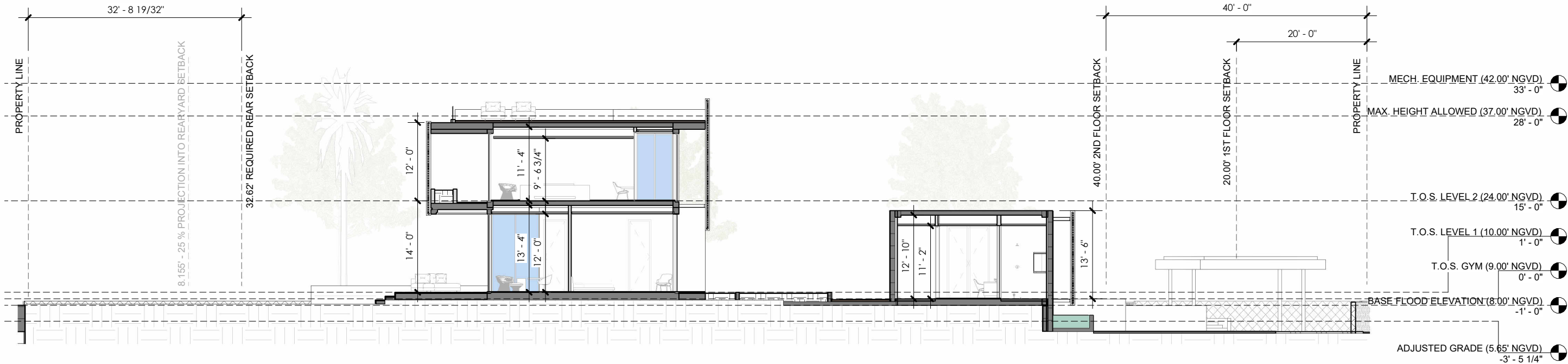
1 BUILDING SECTION C-C
 1/16" = 1'-0"



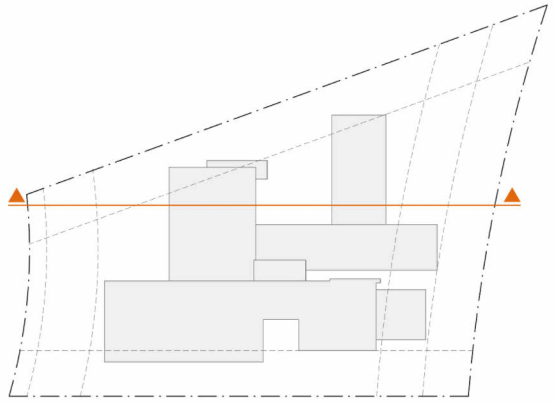
Scale	1/16" = 1'-0"
Date	08/07/2023
Project #	22005

BUILDING SECTION

Z-302



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

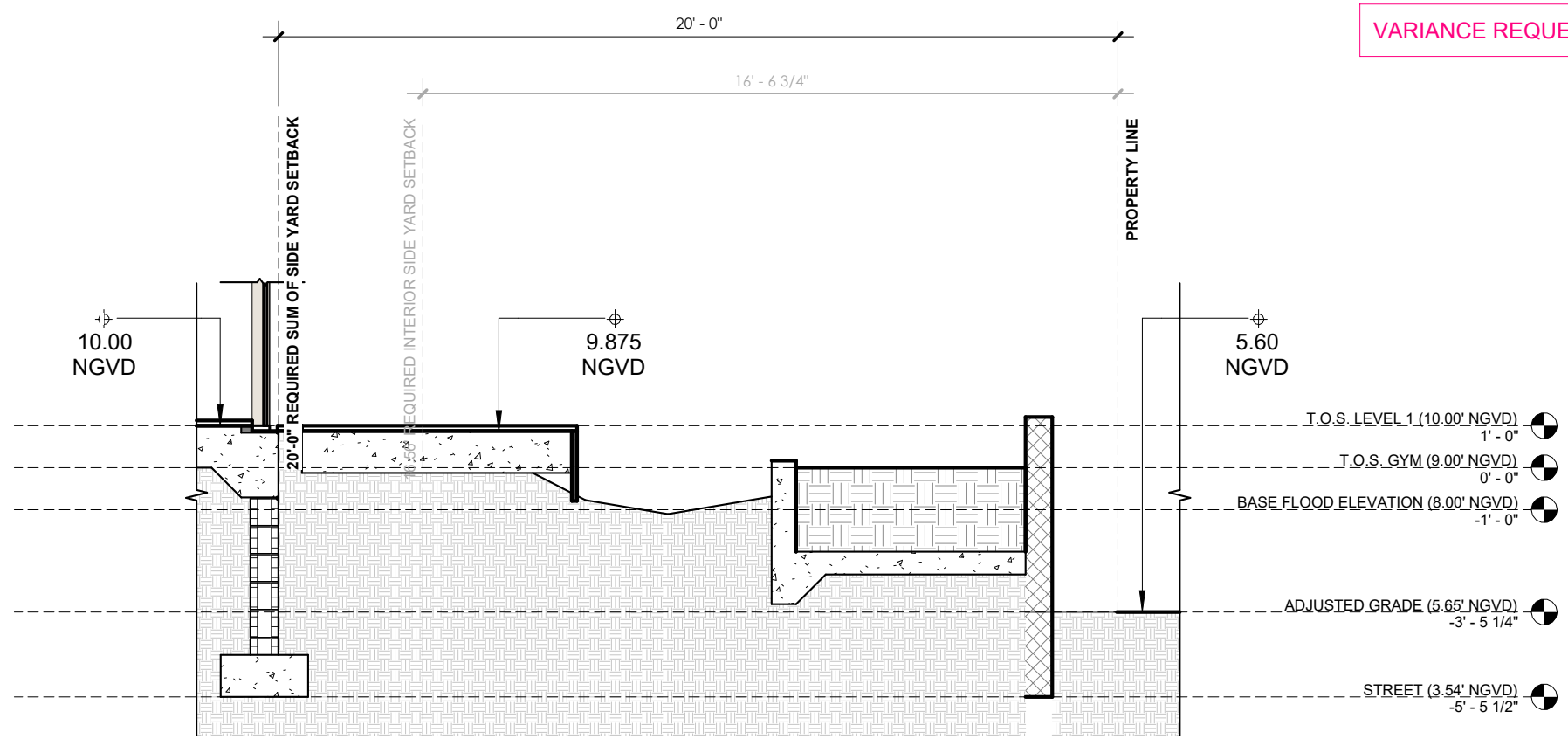


Scale	1/16" = 1'-0"
	08/07/2023
Project #	22005

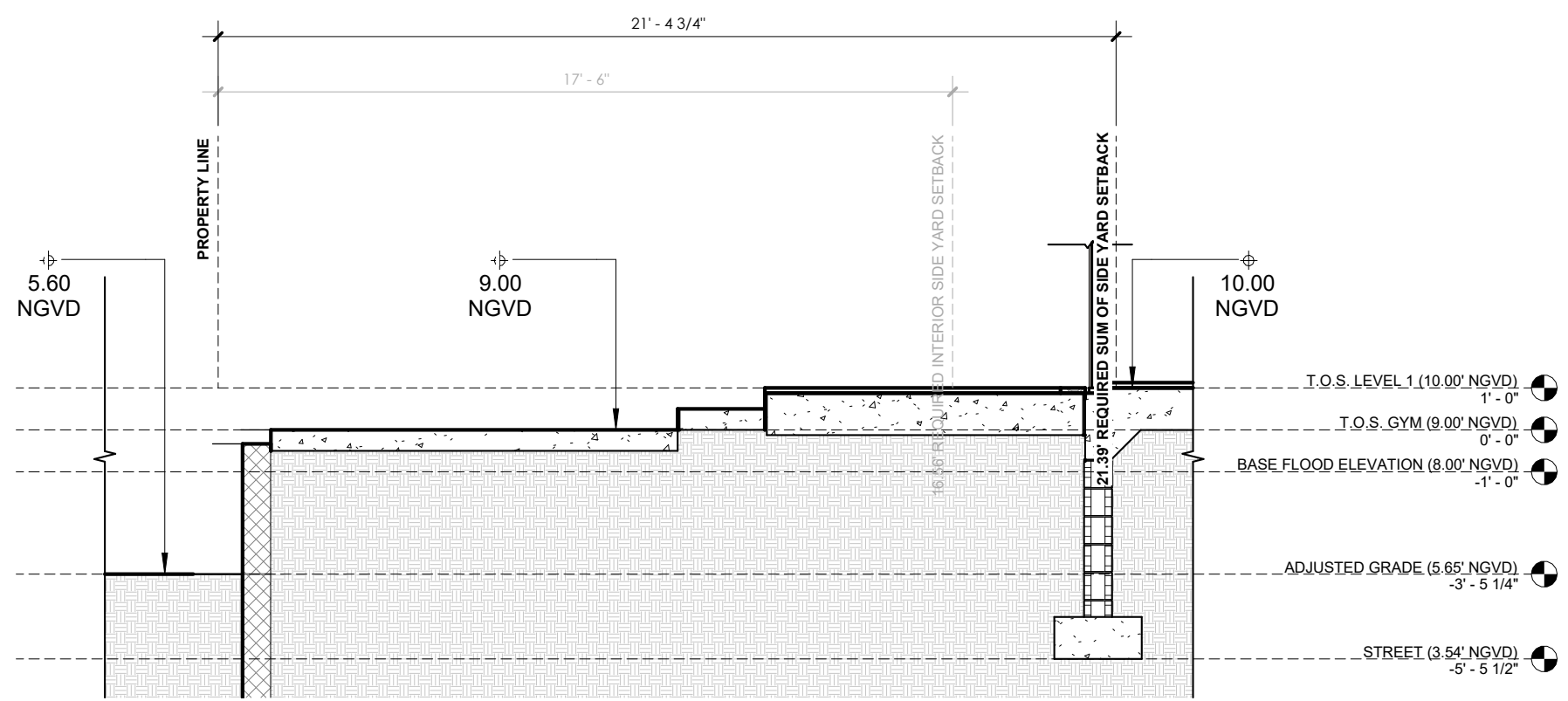
BUILDING SECTION

Z-303

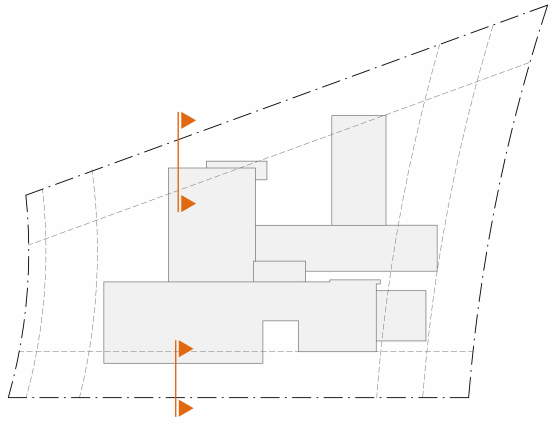
VARIANCE REQUESTED



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



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



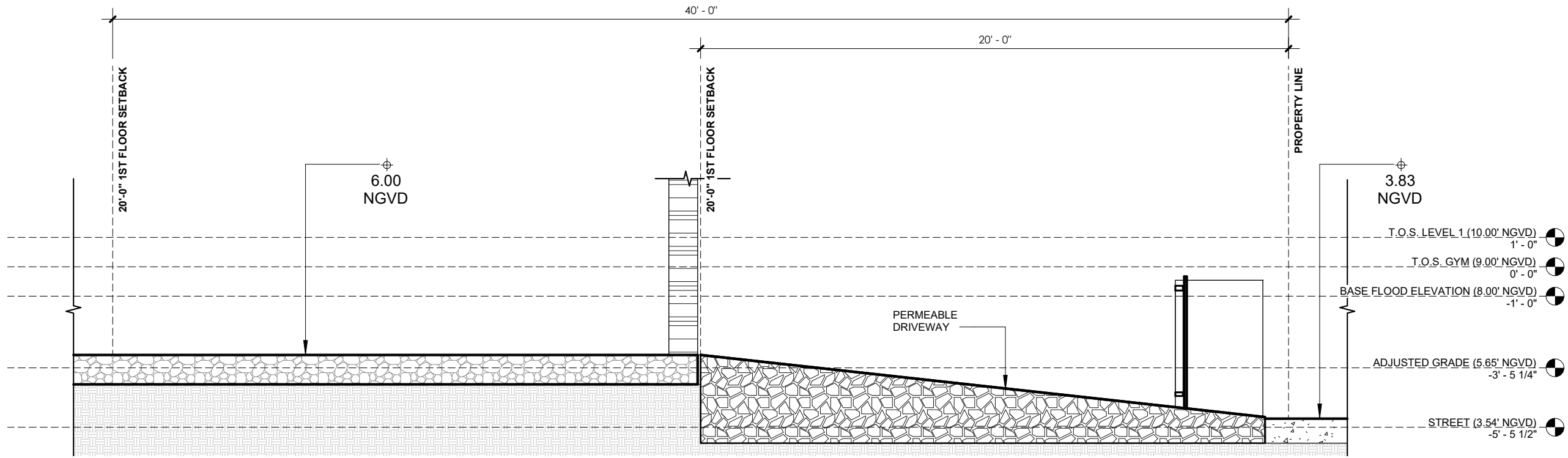
KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

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

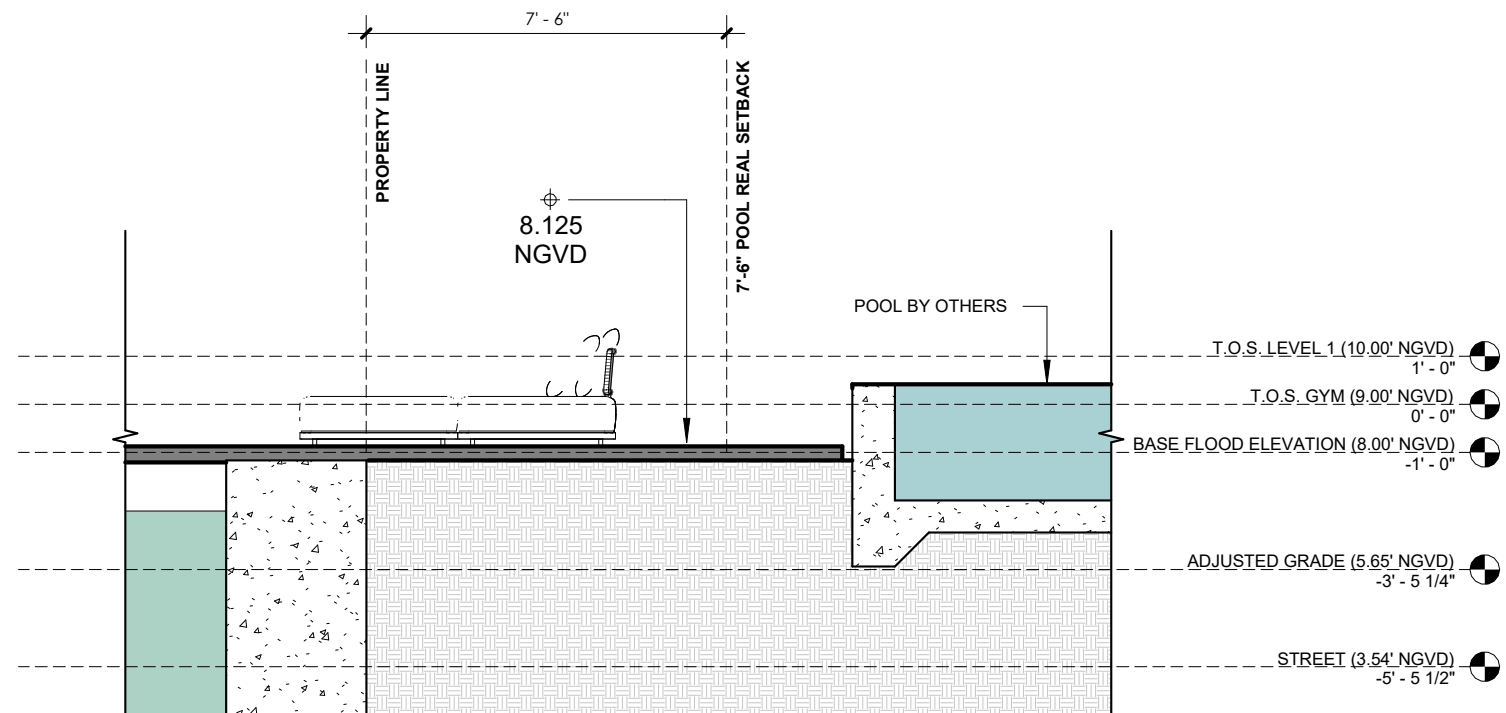
Scale	1/4" = 1'-0"
Date	08/07/2023
Project #	22005

LOT LINE SECTIONS

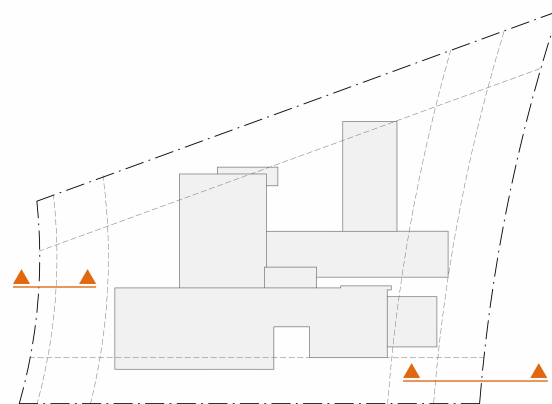
Z-400



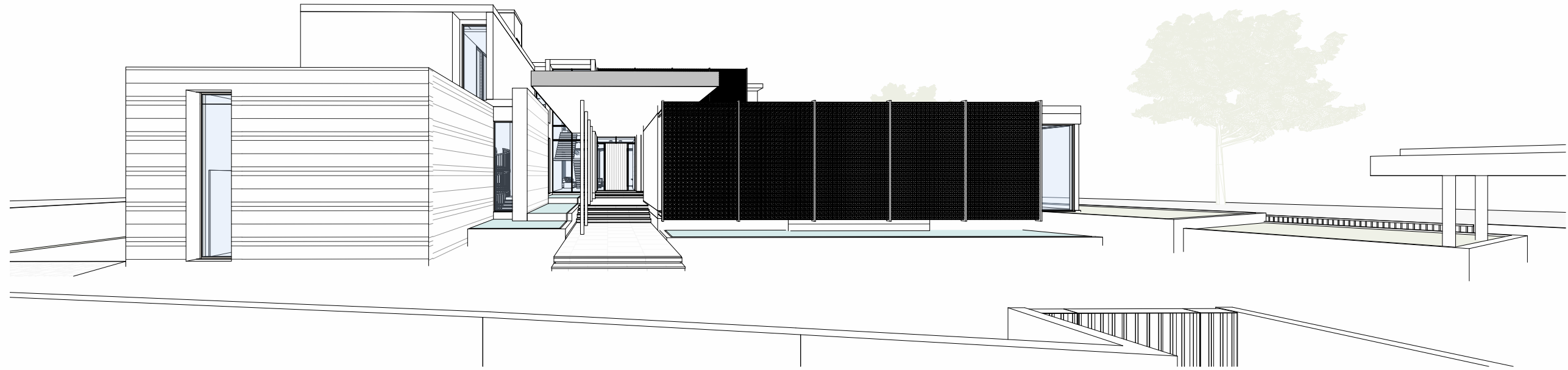
2 LOT LINE SECTION D
1/4" = 1'-0"



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

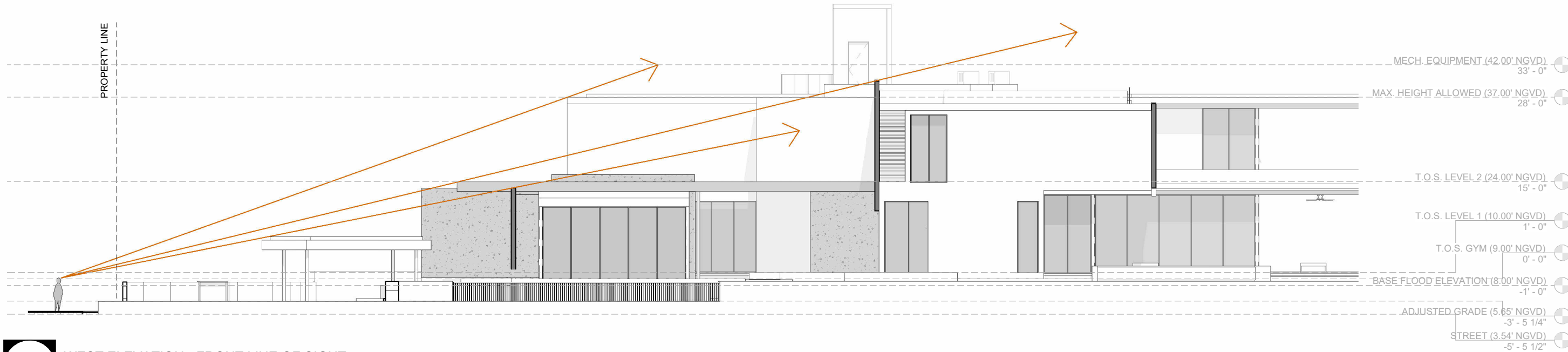


Scale	1/4" = 1'-0"
	08/07/2023
Project #	22005



1

LINE OF SIGHT STUDIES - FRONT VIEW



2

WEST ELEVATION - FRONT LINE OF SIGHT

1/16" = 1'-0"

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

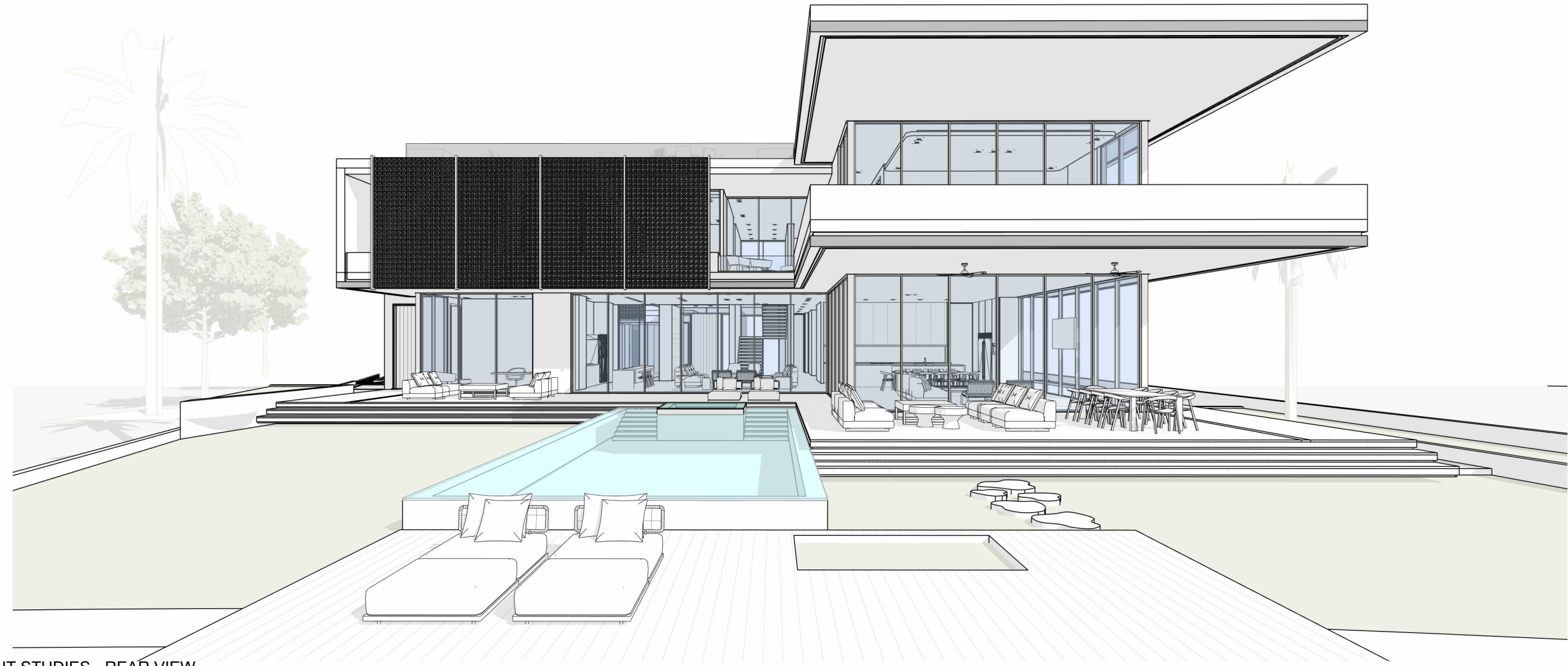
Scale	1/16" = 1'-0"
Project #	22005
08/07/2023	

LINE OF SIGHT STUDIES

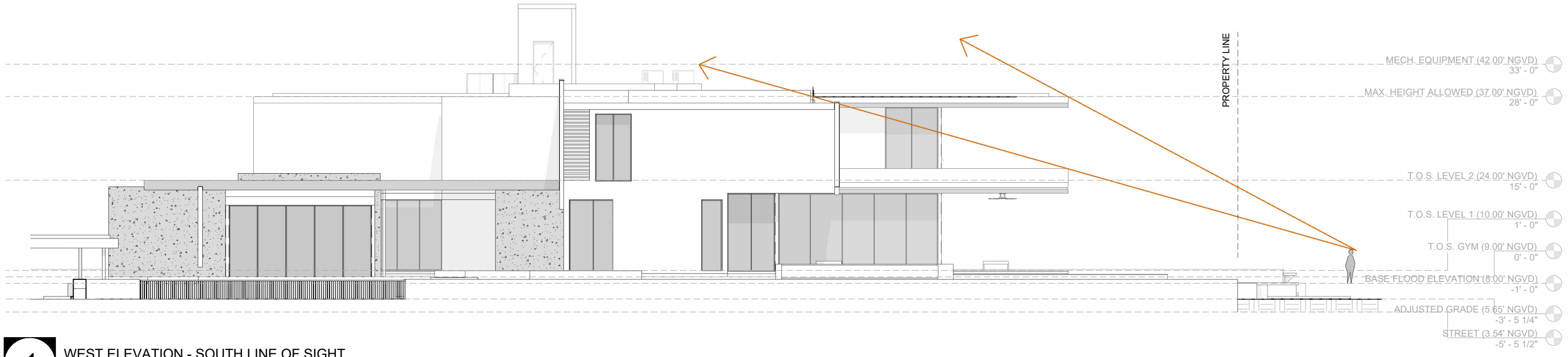
Z-500

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

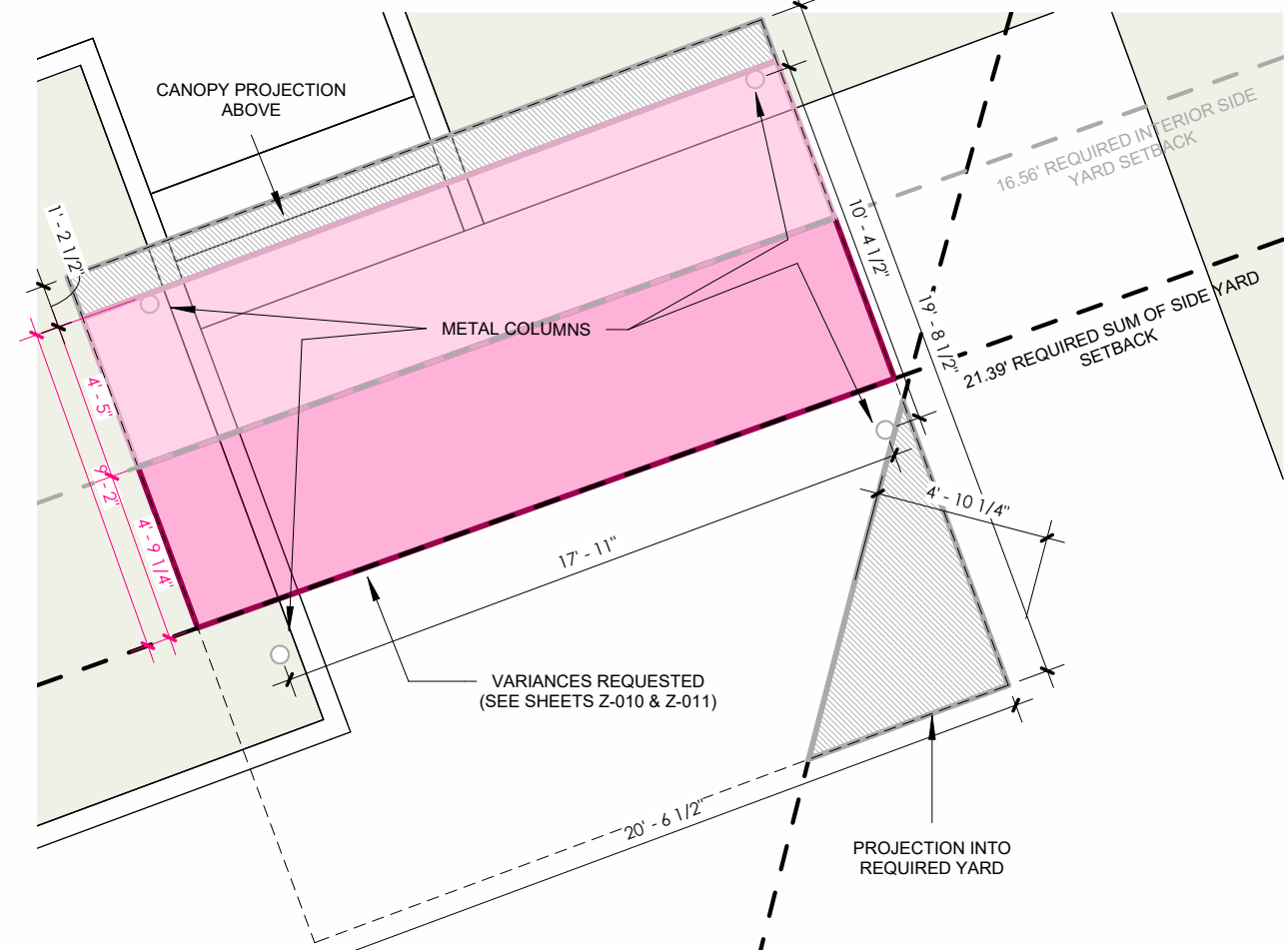
LINE OF SIGHT STUDIES
Z-500.1



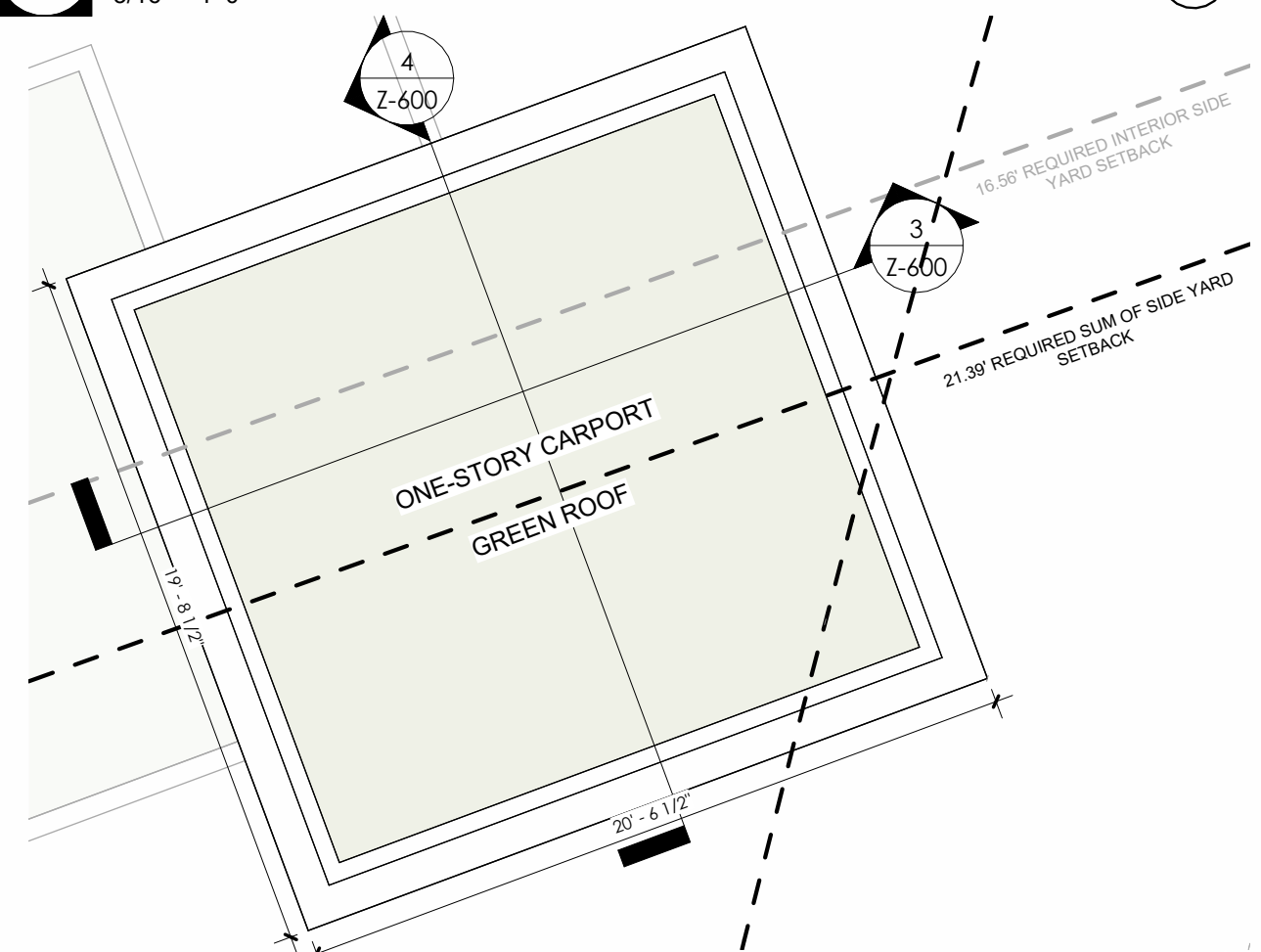
2 LINE OF SIGHT STUDIES - REAR VIEW



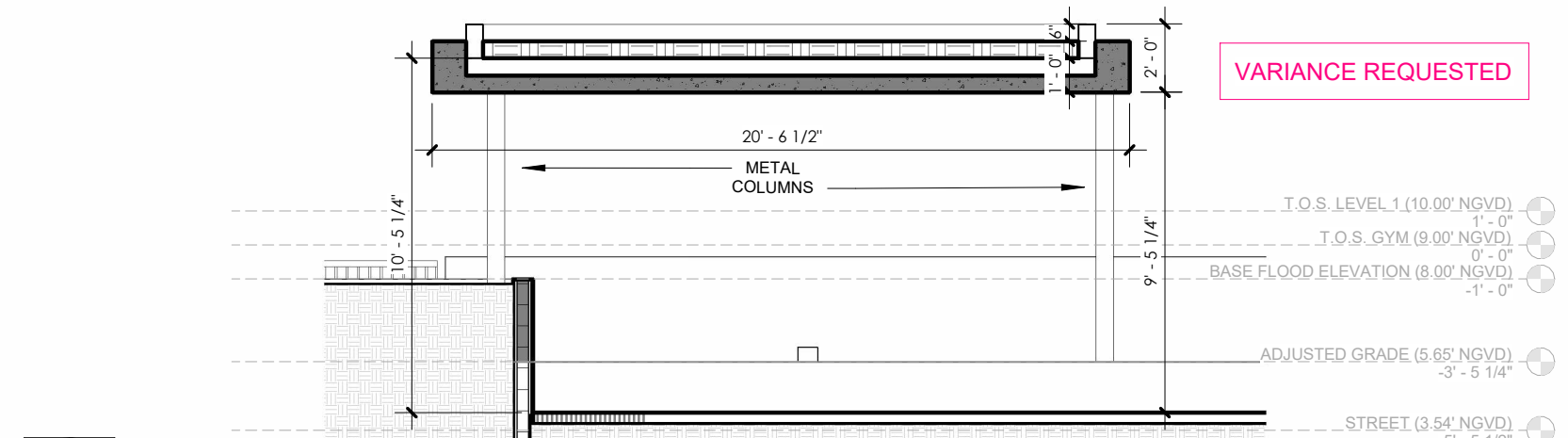
1 WEST ELEVATION - SOUTH LINE OF SIGHT
 1/16" = 1'-0"



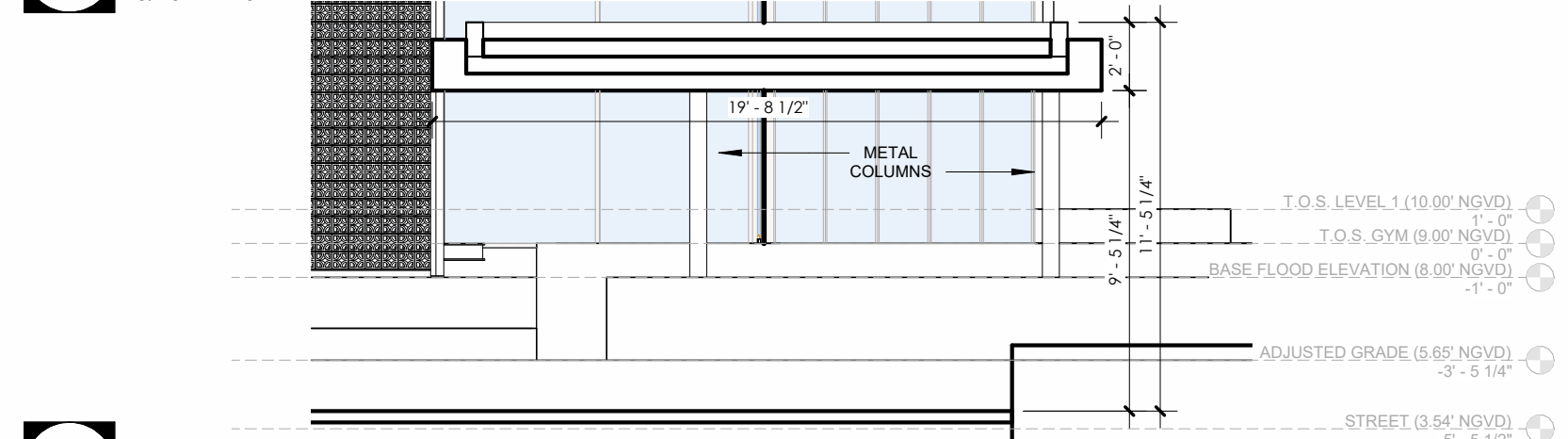
1 CARPORT - ENLARGED PLAN
3/16" = 1'-0"



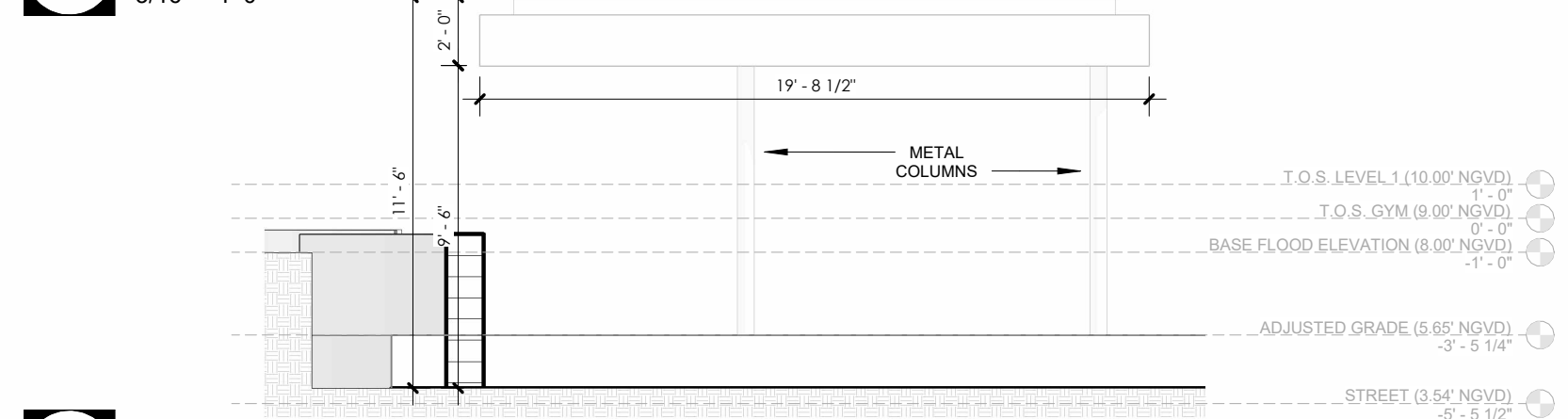
2 CARPORT - ENLARGED ROOF PLAN
3/16" = 1'-0"



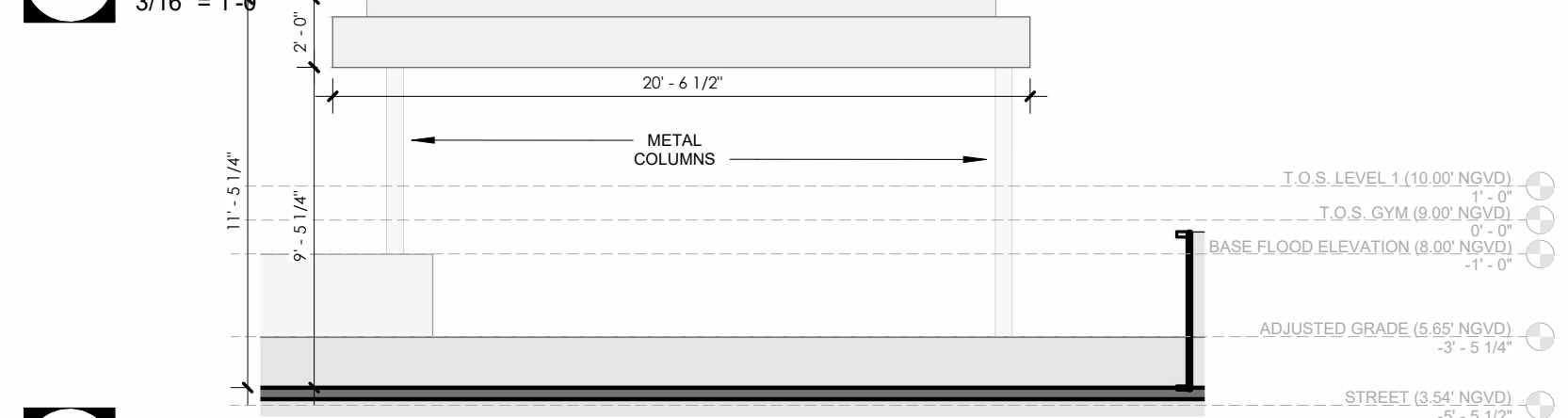
3 CARPORT - NORTH SOUTH SECTION
3/16" = 1'-0"



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"

Scale	3/16" = 1'-0"
	08/07/2023
Project #	22005