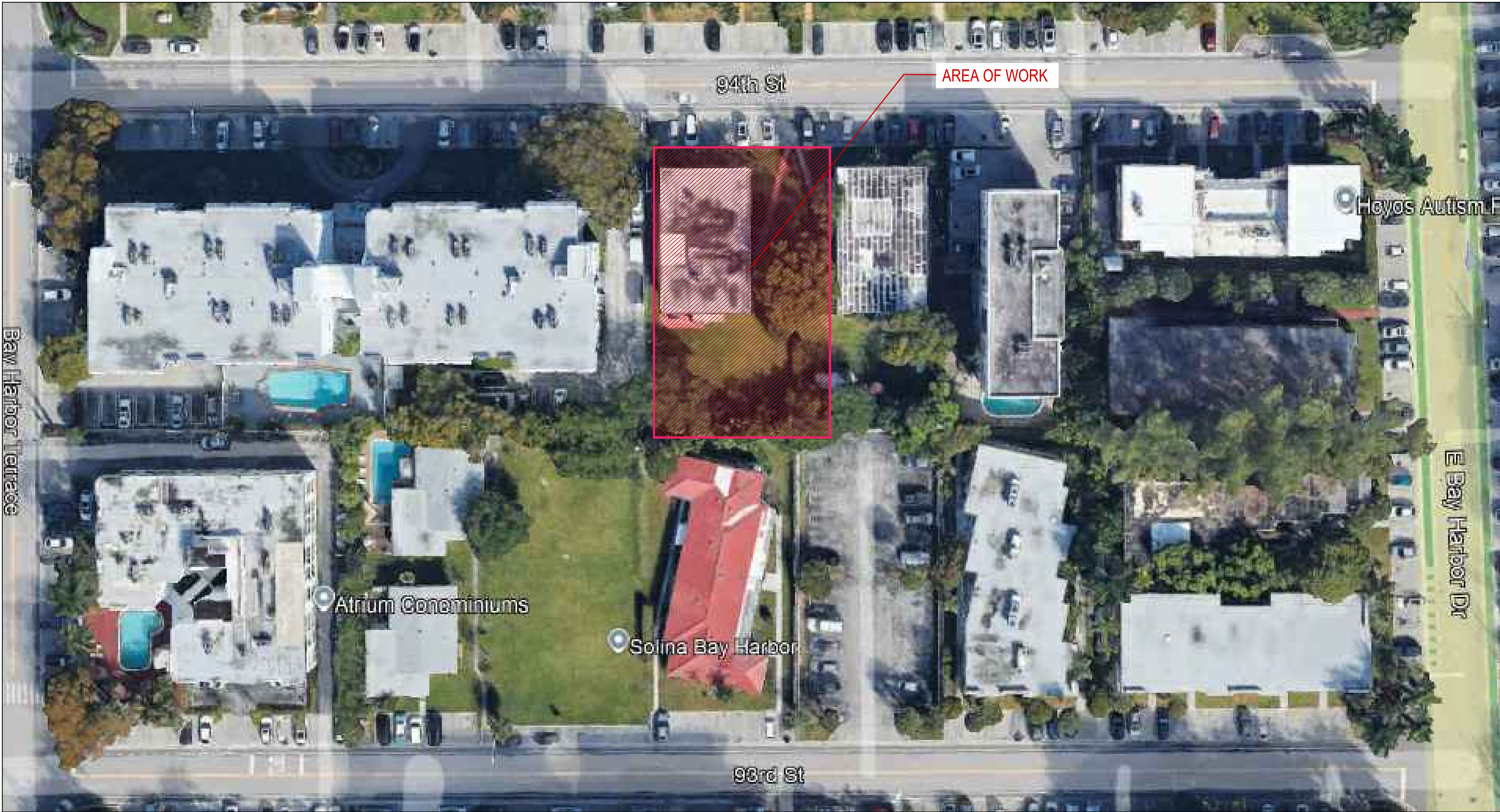


1040 94TH STREET

1040 94TH STREET, BAY HARBOR ISLANDS, FL 33154

CONCEPT DESIGN PACKAGE

DATE: 12-09-2025



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ZONING PHASE

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1040 94th ST
1040 94 th ST
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name:
Address:
Tel:

LANDSCAPE DESIGN:

Name:
Address:
Tel:

CIVIL ENGINEER:

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MEP ENGINEER:

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ARCHITECT:

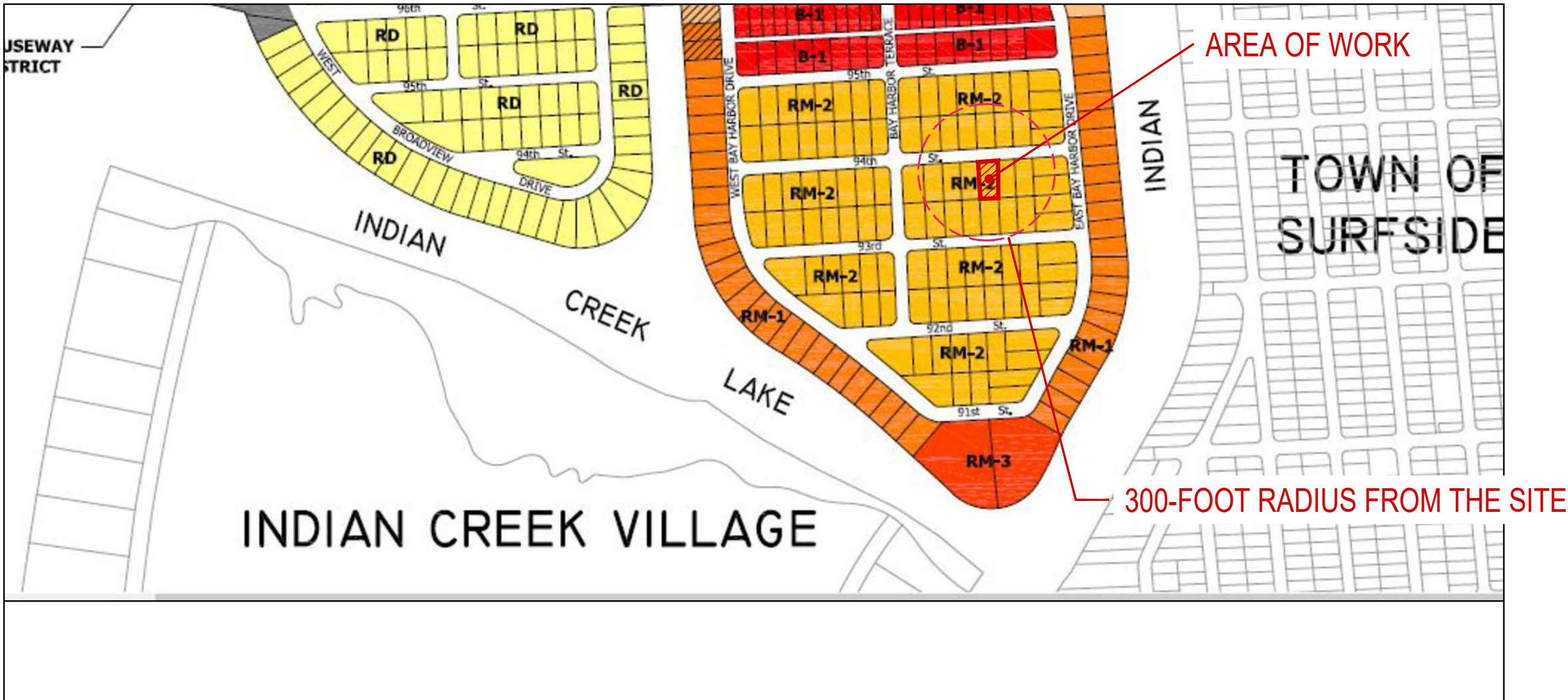
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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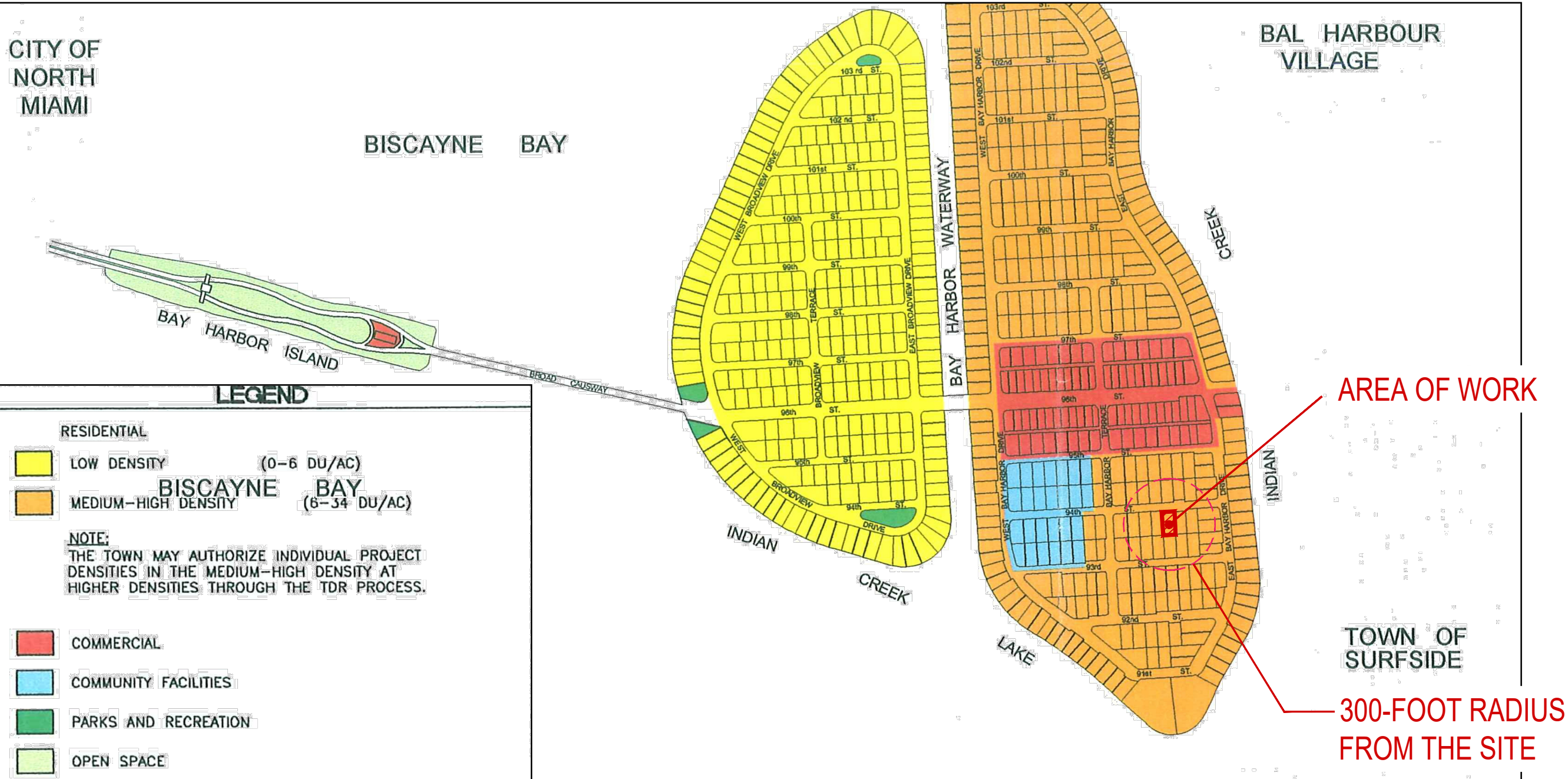


COVER SHEET

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Project	2550	



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 1040 94 ST PROJECT ADDRESS: 1040 94th STREET, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-2 MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS GROSS LOT AREA: 10,425 SF (0.239 ACRES) BASE FLOOD ELEVATION: 8 NGVD DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD					
	1	SITE REQUIREMENTS				
			ALLOWED / REQUIRED		PROPOSED	
		A) LOT AREA	15,047 SF		10,425 SF (0.239 ACRES)	
		B) DENSITY	34 DU/AC MAX 34 x 0.239 = 8.12 UNITS MAX = (9 UNITS)		8 UNITS	
		C) BUILDING HEIGHT	65'-0"		65'-0" + 5'-0" POOL DECK	
		D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX		108'-0"	
E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 10,425 X 0.20 = 2,085 SF MIN.		2,085 SF = 20%		
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 10,425 X 0.15 = 1,563 SF MIN.		1563 SF = 15%			
2	SETBACK REQUIREMENTS					
		ALLOWED / REQUIRED		PROPOSED		
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		20'-0" 25'-0" 30'-0"		
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9	EAST 17'-0" EAST 15'-0" EAST 13'-0" EAST 13'-0" EAST 16'-0" EAST 20'-8" EAST 20'-8" EAST 20'-8" EAST 20'-0"	
	D) REAR YARD SETBACK			WEST 17'-0" WEST 13'-0" WEST 13'-0" WEST 13'-0" WEST 16'-0" WEST 20'-8" WEST 20'-8" WEST 20'-8" WEST 20'-0"		
	E) FLEX SETBACKS EAST + WEST SIDES NORTH SIDE SOUTH SIDE	1/3 OF MAX. ALLOWABLE BUILDING WIDTH = 25.00 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 36.67 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 43.75 FEET		10'-0" 10'-0" 10'-0"		
	3	AREA BREAKDOWN				
LEVEL		TOTAL AREA		UNIT AREA		
LEVEL 1 (PARKING GARAGE)						
LEVEL 2				2,600 SF		
LEVEL 3				4,740 SF		
LEVEL 4				4,544 SF		
LEVEL 5				4,165 SF		
LEVEL 6				3,796 SF		
LEVEL 7			3,573 SF			
LEVEL 9 (ROOF DECK)						
GRAND TOTAL			23,418 SF			
4	PARKING REQUIREMENTS					
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED	
	-RESIDENTIAL	8 UNITS	2 P.S. x UNIT	16 P.S.	16 P.S.	
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	TOTAL PARKING			16 P.S.	16 P.S.	
PARKING PER FLOORS			TOTAL OF PARKING			
LEVEL 1			15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.			
			16 P.S.			
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED		
	2	1 RESIDENTIAL UNIT	1 UNIT	8 UNITS		
	3-4	2 RESIDENTIAL UNITS	2 UNITS x 2 LEVELS = 4 UNITS			
	5-7	1 RESIDENTIAL UNIT	3 UNITS			
			TOTAL = 8 UNITS			

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ZONING PHASE

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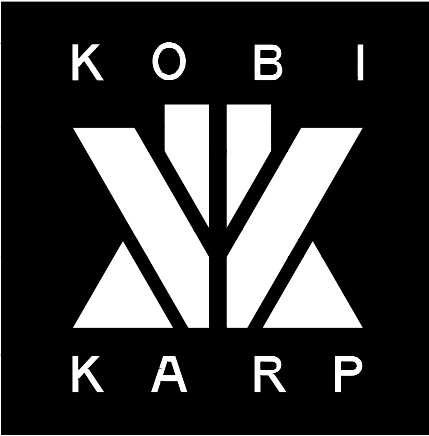
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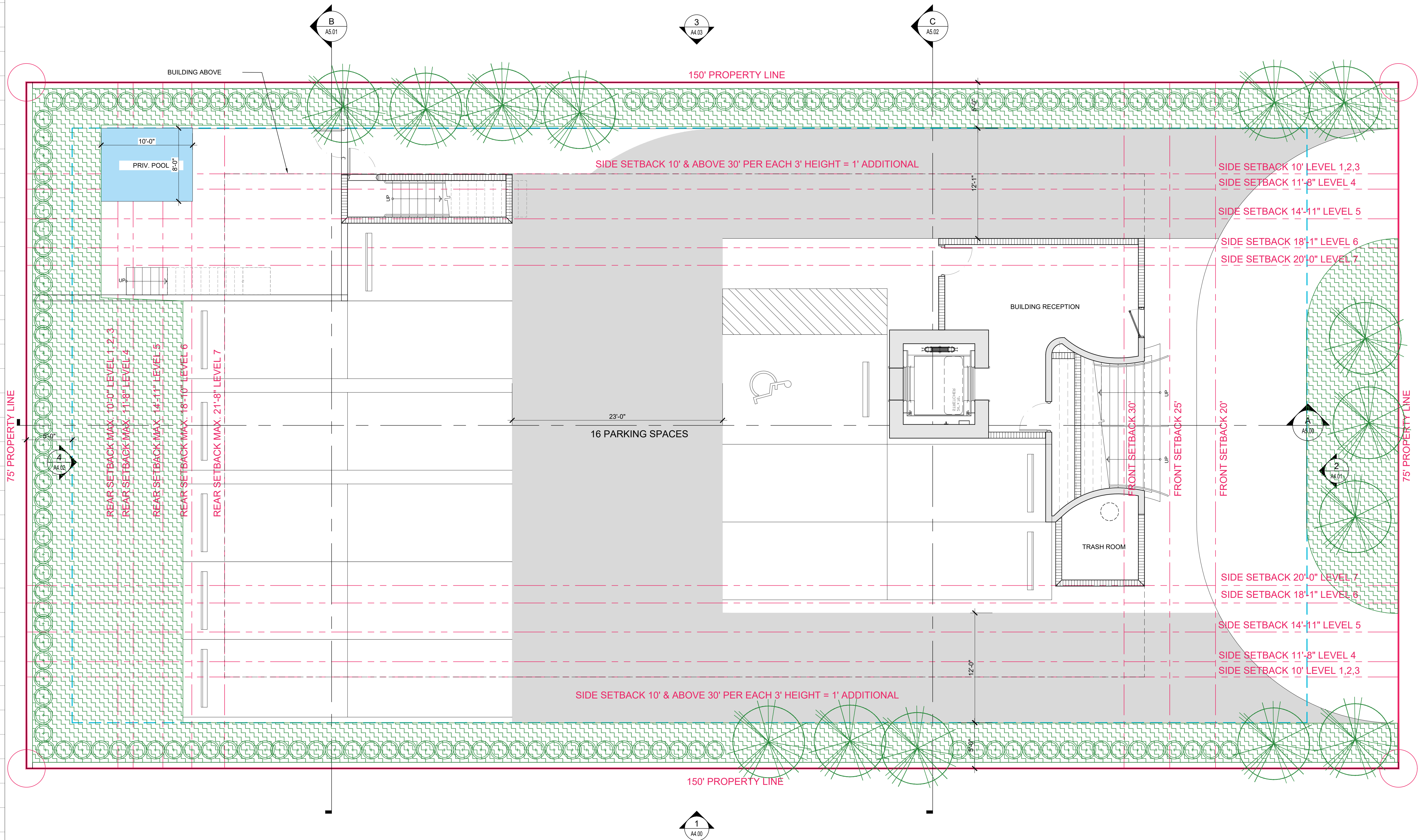
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PROJECT DATA

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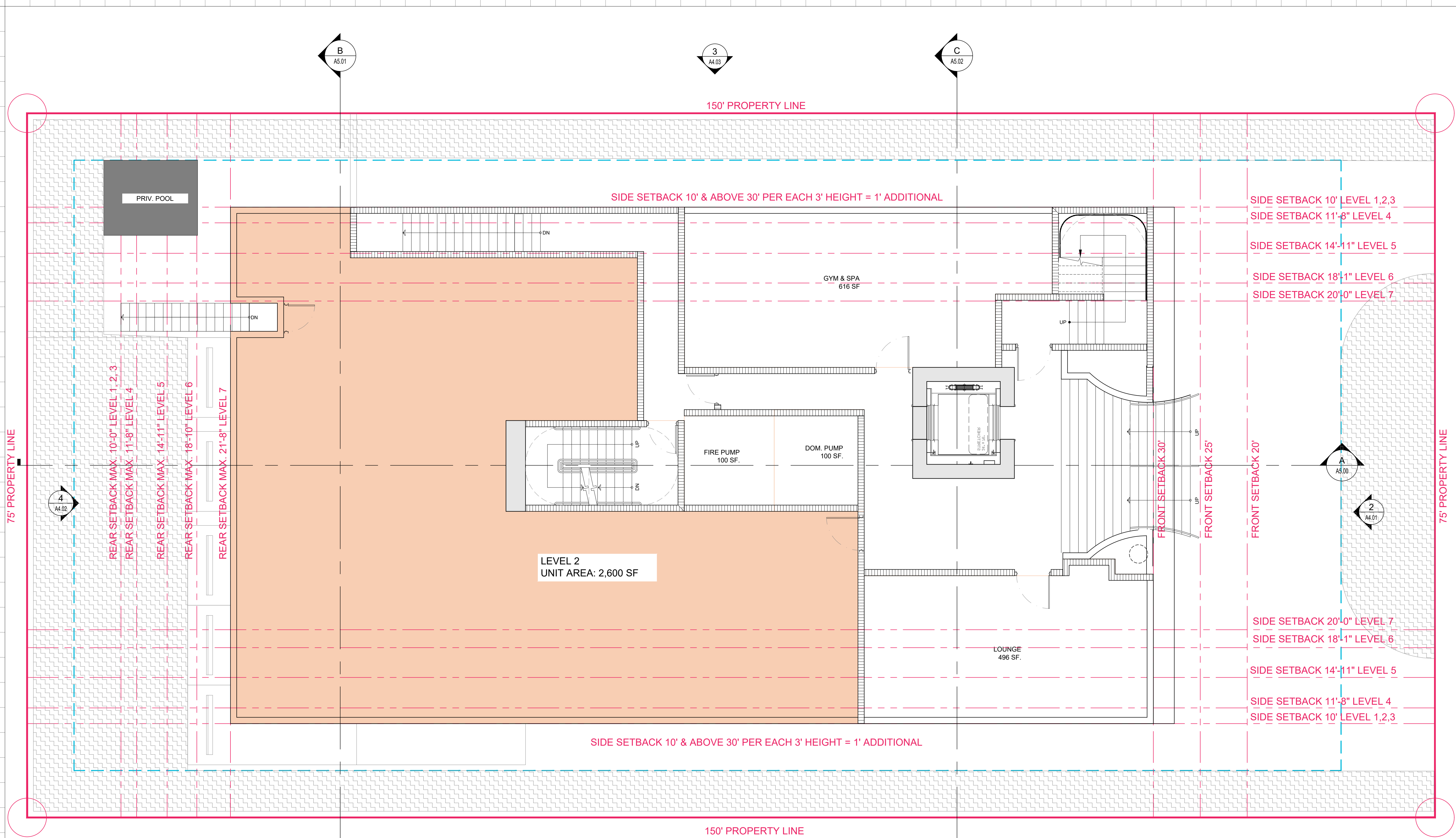
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FLOOR PLAN - LEVEL 1

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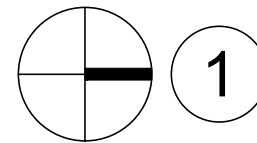
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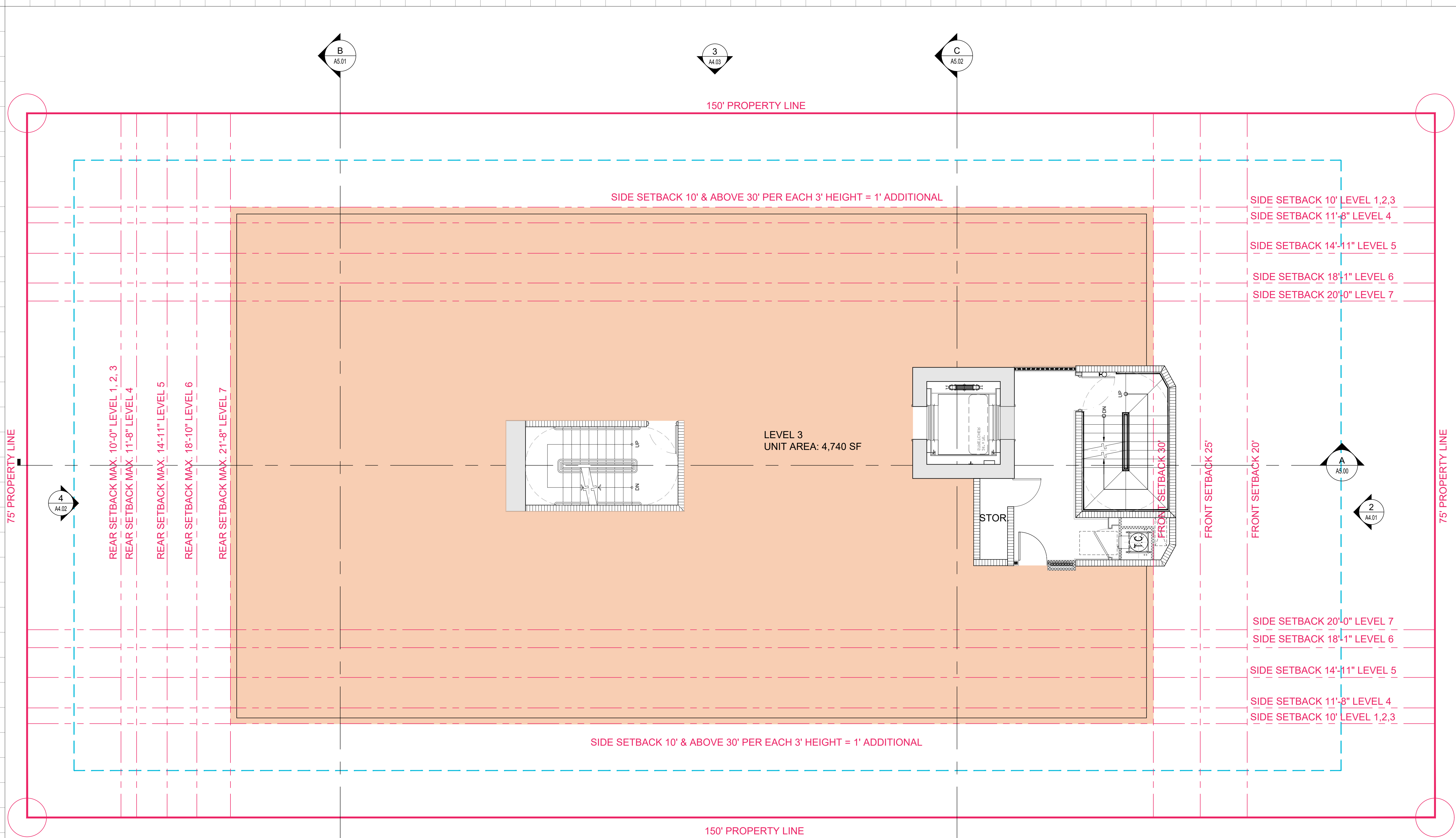
FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0"

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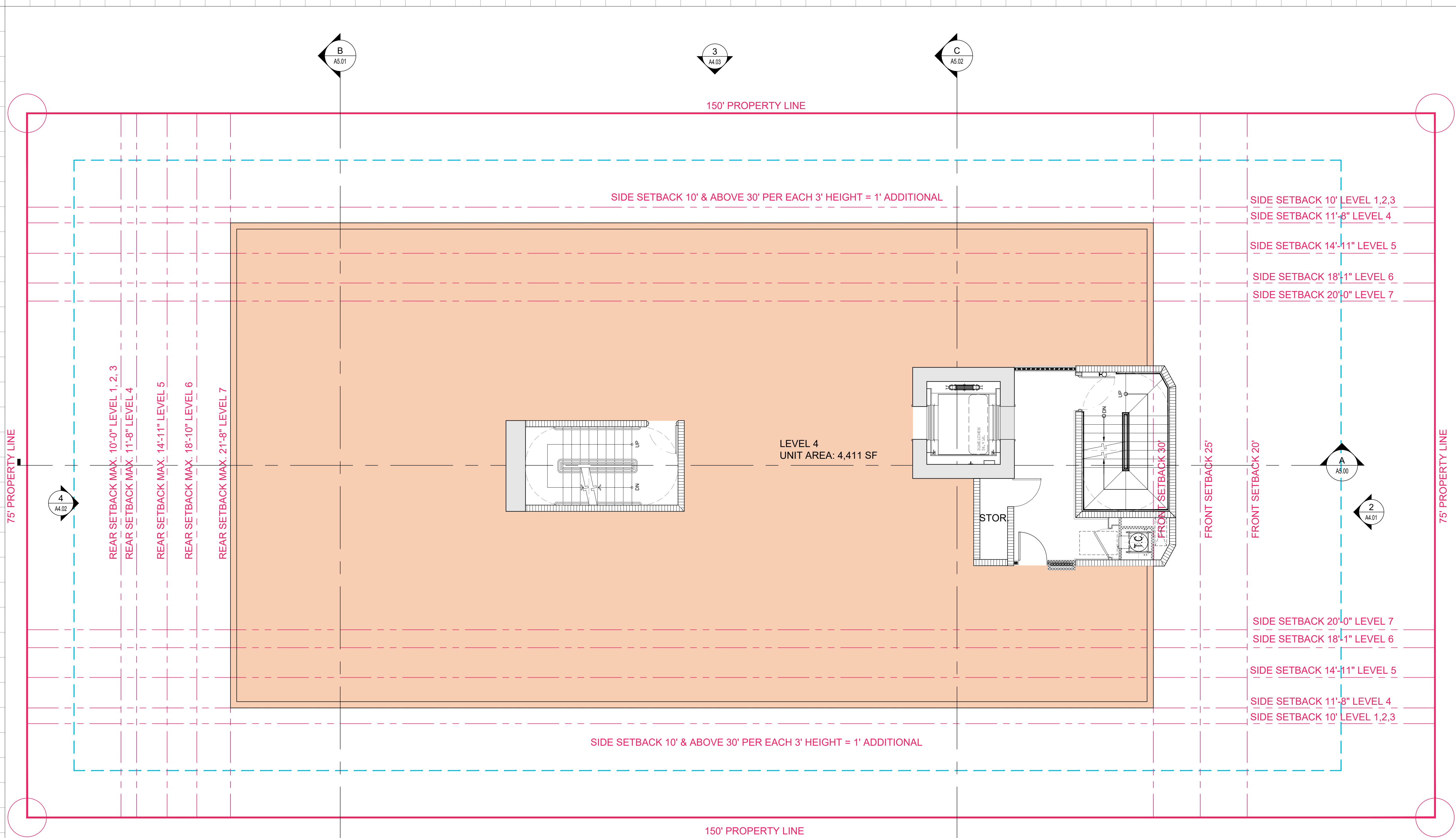


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FLOOR PLAN - LEVEL 3

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1 FLOOR PLAN - LEVEL 3
SCALE: 3/16" = 1'-0"



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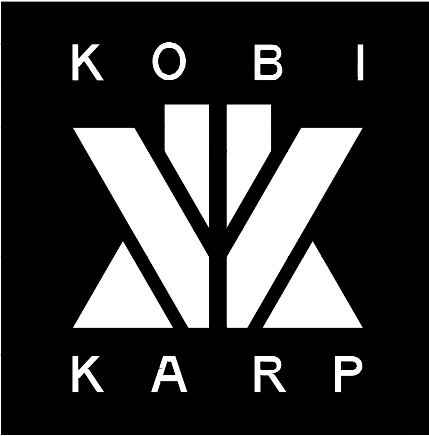
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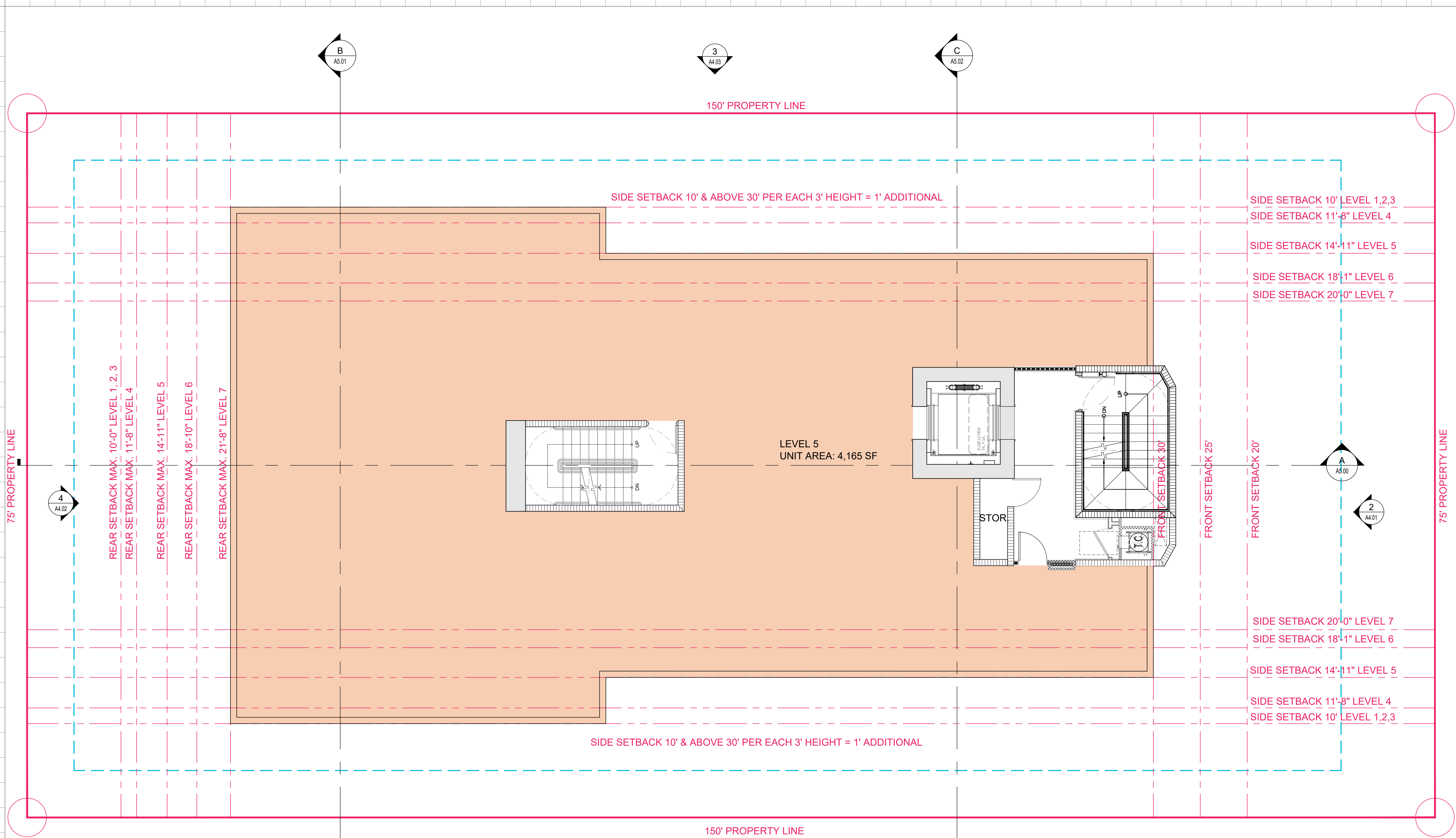


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FLOOR PLAN - LEVEL 4

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1 FLOOR PLAN - LEVEL 4
SCALE: 3/16" = 1'-0"



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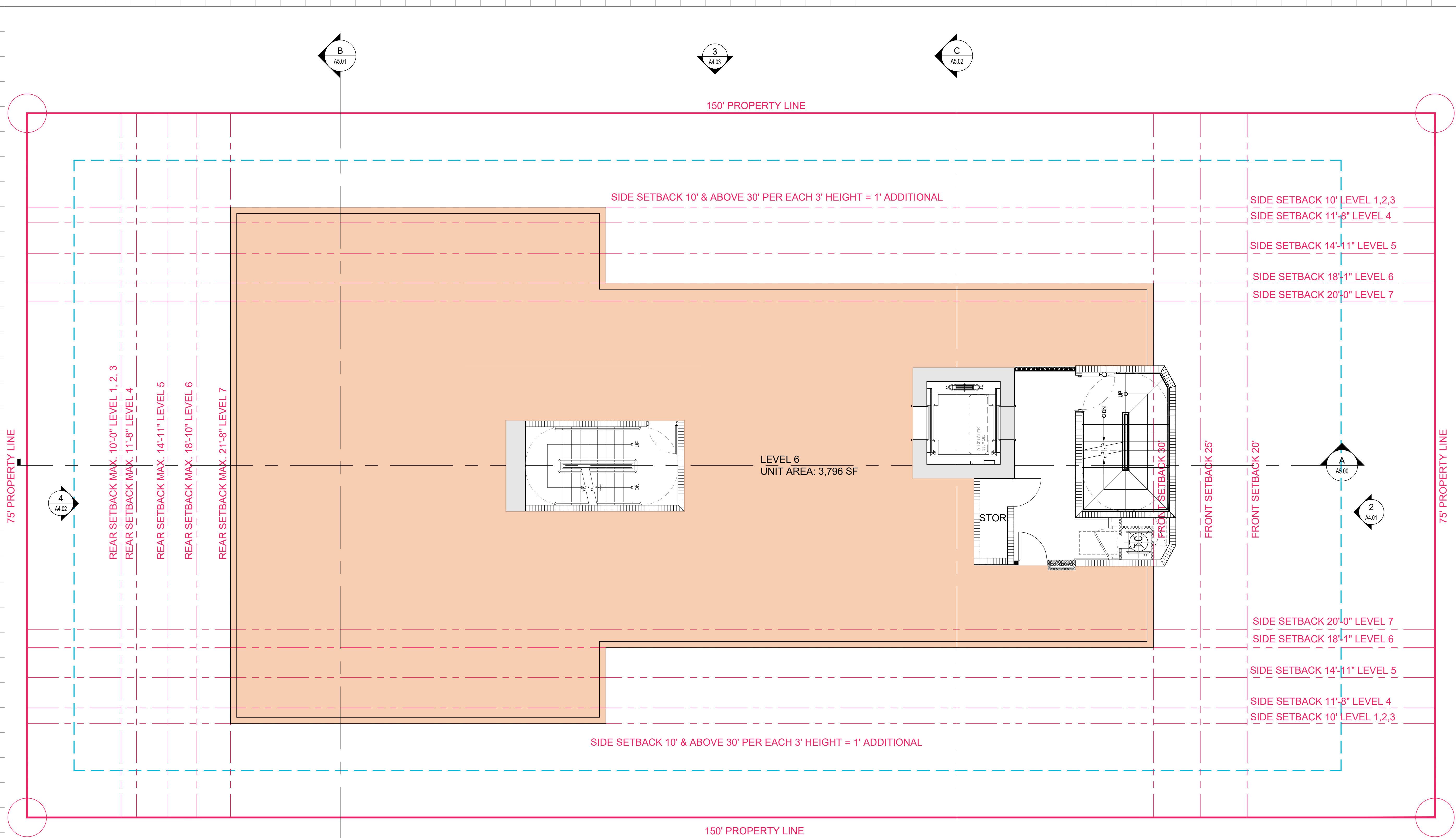
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FLOOR PLAN - LEVEL 5

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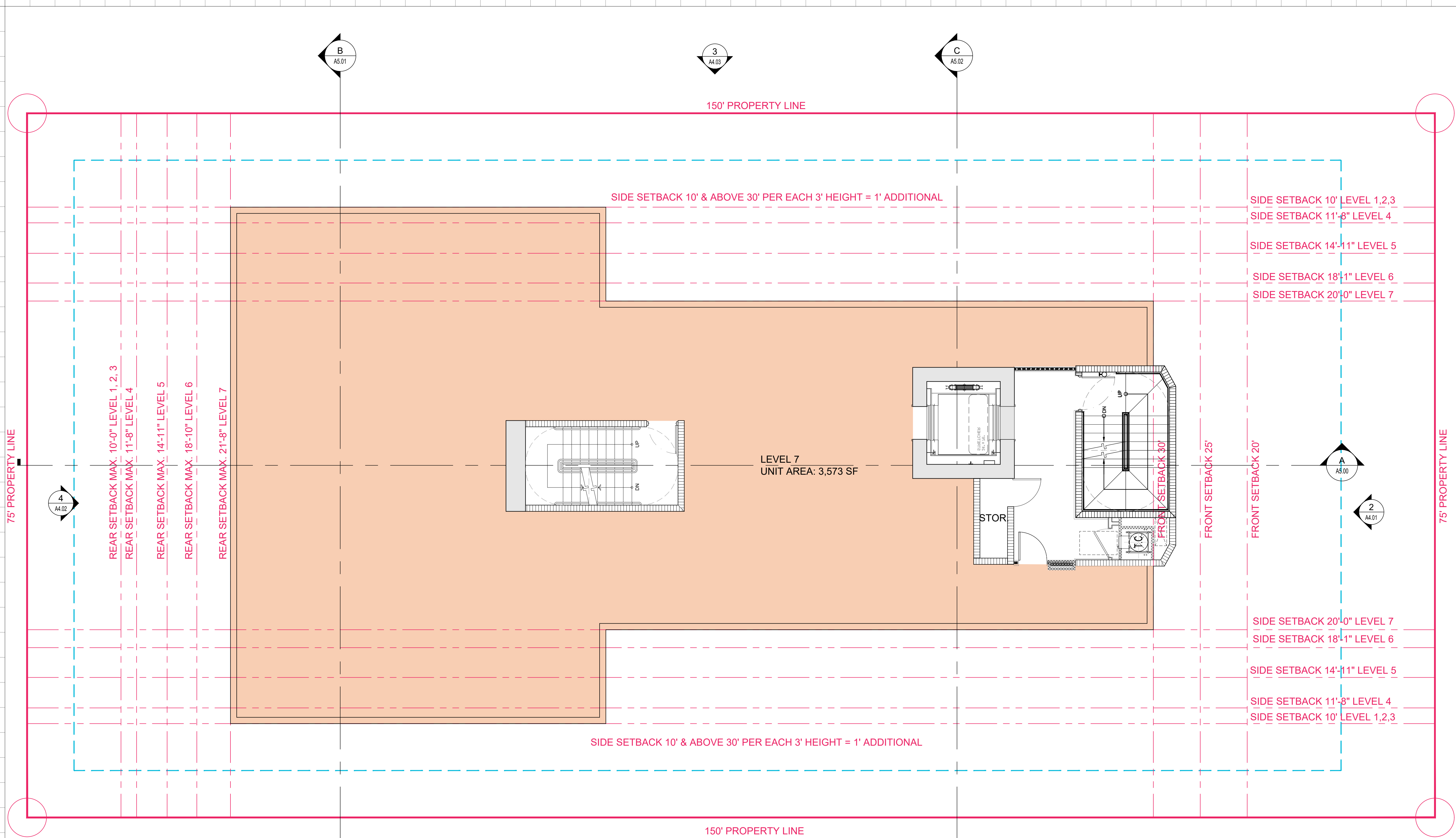


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FLOOR PLAN - LEVEL 6

Date	12-09-2025	Sheet No.
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1 FLOOR PLAN - LEVEL 6
SCALE: 3/16" = 1'-0"



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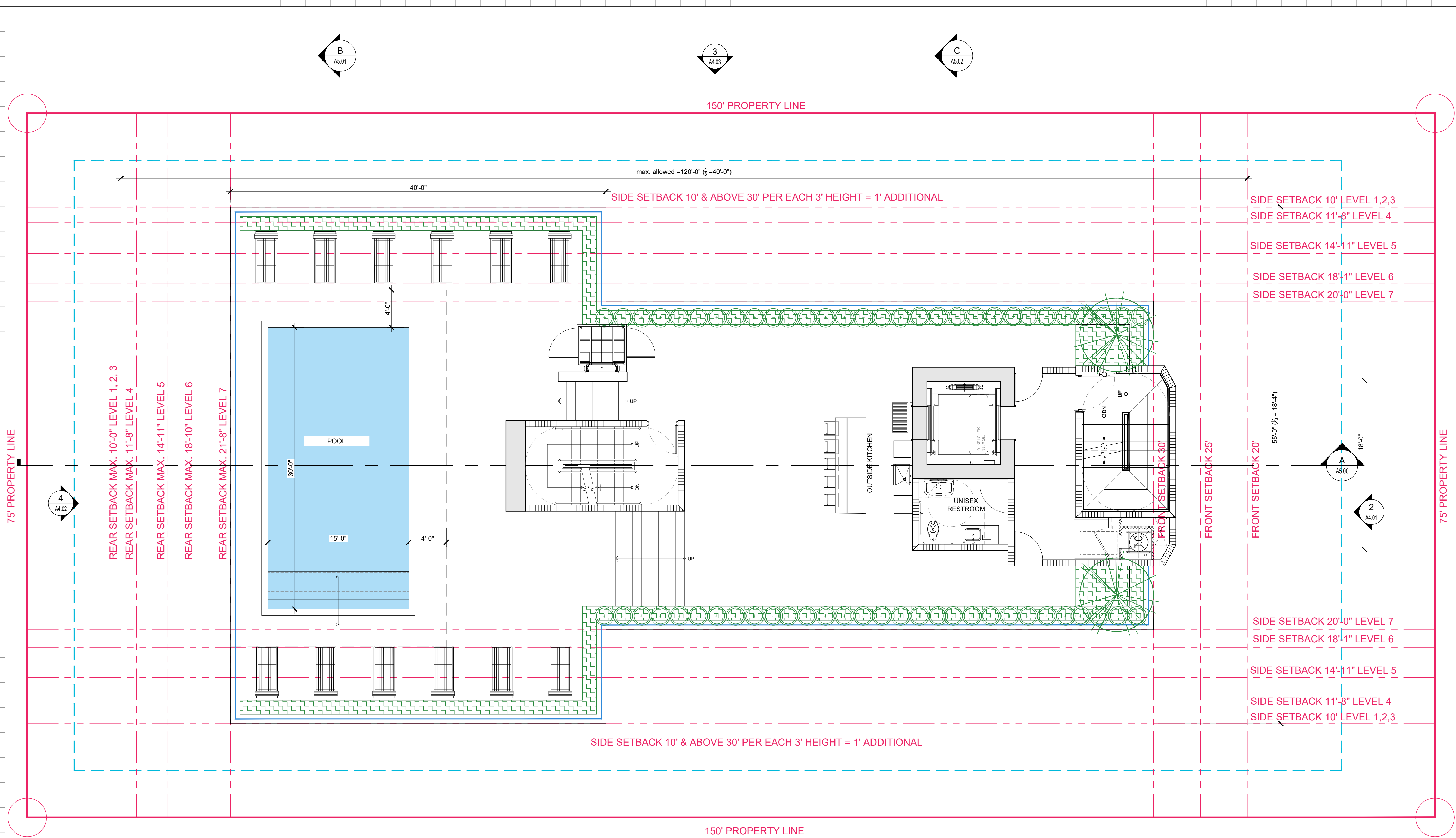


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FLOOR PLAN - LEVEL 7

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1 FLOOR PLAN - LEVEL 7
SCALE: 3/16" = 1'-0"



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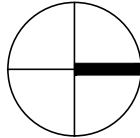
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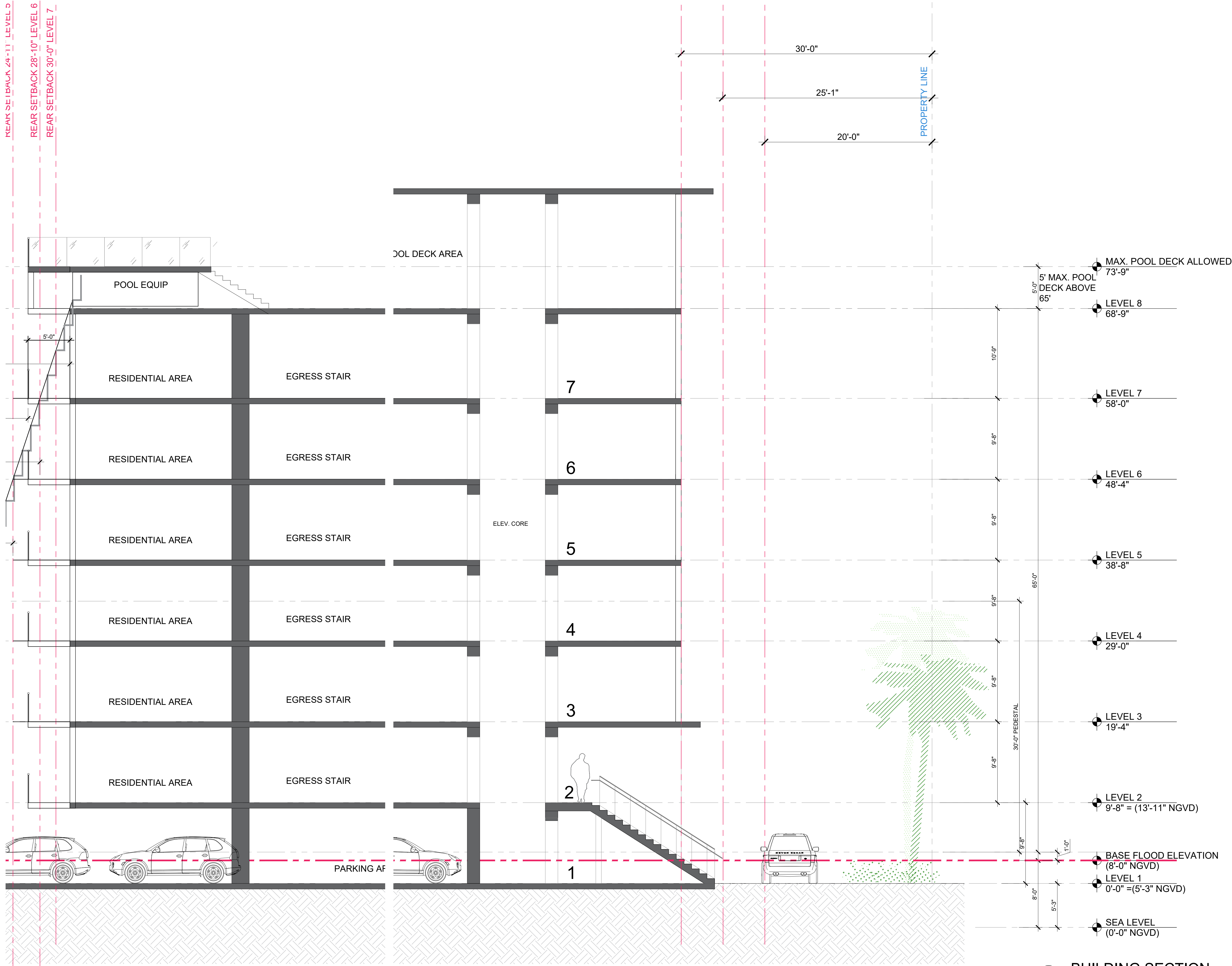
FLOOR PLAN - LEVEL 8 ROOF DECK

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FLOOR PLAN - LEVEL 8 ROOF DECK

SCALE: 3/16" = 1'-0"



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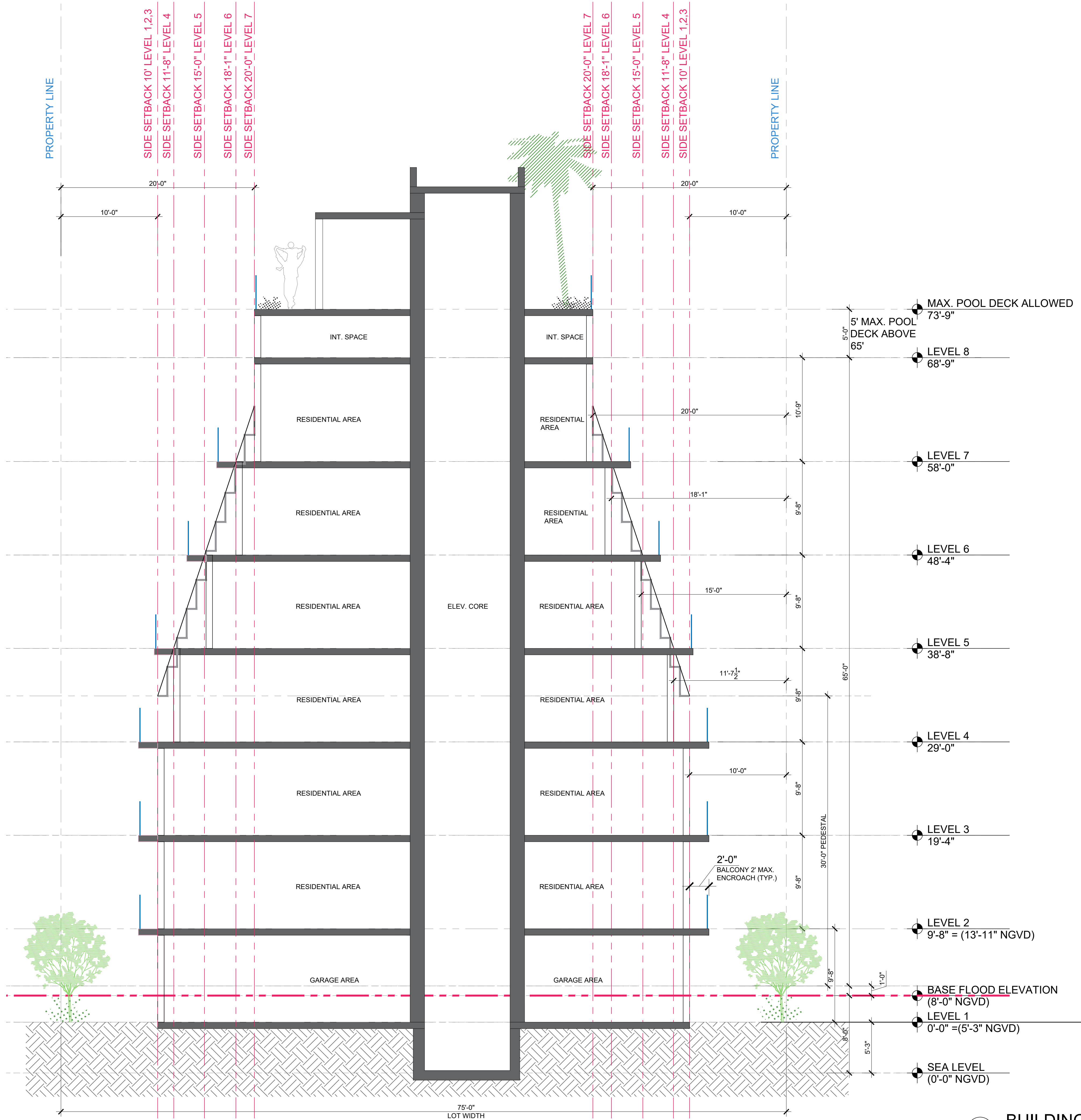


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BUILDING SECTION - A

Date	12-09-2025	Sheet No.
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A BUILDING SECTION
SCALE: 3/32" = 1'-0"



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BUILDING SECTION - C

Date	12-09-2025	Sheet No.
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Project	2550	

C BUILDING SECTION

SCALE: 3/32" = 1'-0"