

6626 ROXBURY LANE RESIDENCE

6626 ROXBURY LANE, MIAMI BEACH FL. 33141



6626 ROXBURY LANE RESIDENCE - MIAMI BEACH, FLORIDA

FINAL SUBMITTAL: 08/05/19 DRB 19-0425

SCOPE OF WORK

- 1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE.
- 2. SCOPE OF WORK INCLUDES:
 - 2.1 DEMOLITION OF EXISTING STRUCTURE
 - 2.2 NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE

REVISIONS

1.	
2.	

SEAL

COVER SHEET

BRENNER

ARCHITECTURE
LAND PLANNING
INTERIORS

ARCHITECTURE GROUP LLC

Stuart M. Brenner, AIA, NCARB

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LICENSE #: AA26001045

SALMANSON
RESIDENCE

6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #:

19004

SHEET #:

A0.0

DATE:

08/05/19

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ZONING DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY
MUNICIPALITY: MIAMI BEACH
STREET ADDRESS: 6626 ROXBURY LANE, MIAMI BEACH, FL 33141-4533
FOLIO NUMBER: 02-3210-016-0090
ZONING DISTRICT: RS-3
FEMA ZONE: AE
BFE: 8' NGVD

LEGAL DESCRIPTION:
LOT 9, BLOCK 8, SUBDIVISION OF BLOCK 8 LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 6, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CODE OD ORDINANCE REFERENCES:
LOT AREA: 142- 105
MINIMUM LOT WIDTH: 104- 105
GROSS BUILDING AREA: 142- 105
LOT COVERAGE: 142- 105
BUILDING HEIGHT: 54- 35
POOL SETBACK: 142- 1133
PROJECTIONS: 142- 1132, 142- 105
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION		
1	ADDRESS:	6626 ROXBURY LANE, MIAMI BEACH FL. 33141	
2	FOLIO NUMBER(S):	02-3210-016-0090	
3	BOARD AND FILE NUMBERS:	N/A	
4	YEAR BUILT:	1936	ZONING DISTRICT: RS-3
5	BASED FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD: 4.97' NGVD
6	ADJUSTED GRADE (FLOOD + GRADE/2):	8'+4.97'/2=6.485'	FREE BOARD: 1'-0"
7	LOT AREA:	13,125 S.F.	
8	LOT WIDTH:	105 Ft.	LOT DEPTH: 125 Ft.
9	MAX LOT COVERAGE SF AND %:	3,937.5 S.F. (30%)	PROPOSED LOT COVERAGE SF AND %: 3,936 S.F. (29.98%)
10	EXISTING LOT COVERAGE SF AND %:	3,968 S.F. (30.2%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF: 0
11	FRONT YARD OPEN SPACE SF AND %:	1,093.00 S.F. (52%)	REAR YARD OPEN SPACE SF AND %: 1,472.00 S.F. (70.04%)
12	MAX UNIT SIZE SF AND %:	6,562.50 S.F. (50%)	PROPOSED UNIT SIZE SF AND %: 6,330 S.F. (48.2%)
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE: 3,364 S.F. (25.6%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)
15			2,079 S.F. (77.3% OF THE FIRST FLOOR)
16			PROPOSED SECOND FLOOR UNIT SIZE SF AND %: 2,079 S.F. (77.3%)
			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW): N/A

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	27 Ft.	23.66'	26.66 Ft.	
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 Ft.	25.03'	30 Ft.	
20	FRONT SECOND LEVEL:	30 Ft.	32.56'	36.33 Ft.	
21	SIDE 1 (NORTH SIDE):	10.5 Ft.	10.01'	12.0 Ft.	
22	SIDE 2 (SOUTH SIDE):	10.5 Ft.	9.89'	17.16 Ft.	
23	REAR:	20 Ft.	48.5'	25.58 Ft.	
	ACCESSORY STRUCTURE SIDE 1:	7.5 Ft.	N/A	73.25 Ft.	
24	ACCESSORY STRUCTURE SIDE 2:	7.5 Ft.	N/A	9.0 Ft.	
25	ACCESSORY STRUCTURE REAR:	7.5 Ft.	N/A	7.5 Ft.	
26	SUM OF SIDE YARD:	26.25 Ft.	19.9'	29.16 Ft.	

27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
28	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO



LOCATION MAP

NTS



REVISIONS

1.

2.

SEAL

LOCATION MAP, ZONING CHART AND INDEX

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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #:

19004

SHEET #:

A0.1

DATE:

08/05/19

MIAMI BEACH

PLANNING DEPARTMENT

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB 19-0425, 6626 Roxbury Lane Residence
Comments Issued: 06/28/19 | 06/19 JGM
Final CAP/PAPER Submittal: **1:00 PM on 07/08/19**
Notice to Proceed: 07/15/19
Tentative Board Meeting Date: 09/03/19

PERTINENT INFO

- The CAP and Paper Final submittal deadline is **1:00 PM on 07/08/19** for the September 03, 2019 meeting.
- Fifteen (15) 11x17 drawing sets (in color) labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
 - A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
 - All other associated fees due **07/17/2019**

DRAFT NOTICE:

DRB-19-0425, 6626 Roxbury Lane. An Application has been filed requesting Design Review Approval for the construction of a new two-story residence including one or more waivers, to replace an existing two-story architecturally significant pre-1942 residence.

The following are responses to the DRB Review plan examiner comments:

DRB Zoning Review - Irina Villegas - Comments Issued on 06/28/19

- Provide a narrative responding to staff comments.
Response: See added Sheet A0.2 with narrative response.
- Revise adjusted grade elevation on zoning information to 6.48' N.G.V.D. Page A0.1.
Response: Adjusted grade modified to elevation 6.485' N.G.V.D.
- East side of the accessory building does not comply with 5'-0" distance separation from the main home (roof overhang).
Response: Accessory building relocated to the south side of property w/12'-7" separation between accessory structure overhang and main house's overhang. See Sheet A3.4.
- Revised unit size calculations and diagrams. Area exceeding 10'-0" from the building walls for unit size purpose does not apply to detached accessory buildings within the rear yard. Section 142-105(b)(4)4 applies. (Single story, detached building open on at least 3 sides). The open area does not exceed 2% of the lot area; therefore, it does not count in the unit size at the first floor.
Response: Unit size calculations modified to remove coverage area of detached accessory structure. See Sheet A0.8 and A0.9.
- Pool retaining walls are above adjusted grade. In this case only 1/2 of the water area of the pool counts as open space, not the entire area. Revise open space calculations in the rear yard.
Response: Open space calculations modified for pool square footage to be counted as 50% (pool deck area removed). See Sheet A0.8.
- Missing grading plan.
Response: See Sheet A2.0 and A2.1 showing the minimum yard elevations at the side property lines and the pool and pool deck maximum elevation at the rear property line.
- The exploded axonometric for the second floor to first floor area ratio shall not include the cabana building. The diagram does not include the entry porch.
Response: Axonometric diagram has been modified to remove entry porch and cabana building. See Sheet A0.10.
- It is not clear the height of the fences. Maximum height of fences on the side and rear yard is 7'-0" from the grade elevation. Indicate height on elevation drawings.
Response: Fence height to be 6'.0" above the adjusted grade elevation of 6.485' N.G.V.D.

DRB Admin Review - Monique Fons - Comments Issued on 06/27/19

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday July 15, 2019:

- Advertisement - \$1,500
 - Posting - \$100
 - Mail Label Fee (\$4 per mailing label) – \$ (\$4 p/ mailing label)
 - Courier - \$ 70
 - Board Order Recording - \$ 100
 - Variance(s) - \$ (\$500 p/ variance)
 - Sq. Ft Fee - \$ (50 cents p/ Sq Ft.)
- Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday July 17, 2019
- Response:** Acknowledged
- In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Monday July 08, 2019, before 12 p.m. (Tardiness may affect being placed on the agenda):
- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
 - One (1) original Letter of Intent.
 - One (1) original set of architectural plans signed, sealed and dated.
 - One (1) original signed, sealed and dated Survey.
 - Two (2) sets of Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels
 - CD done with the proper Excel format specified by the Planning Department.
 - Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
 - A CD/DVD containing a digital version of the documents and plans submitted.
- The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me.

Response: Acknowledged

Urban Forestry Group Review - Omar Leon - Comments

- The Lagorce Island neighborhood has few mature large canopy trees. It is my recommendation that this Ficus microcarpa number three in disposition, be preserved and protected throughout the development process. In addition, I would like to see an arborist pruning plan provided to the board to address canopy deficiencies identified by the arborist report. Finally, a County variance shall be acquired by the property owner for the preservation of this Ficus. Please note that if this Ficus is removed, a tree permit will be required from the Urban Forestry Division. Based on the arborist report, canopy loss for this one tree would be 7800 square ft and per SEC.46-64 the mitigation requirements would be doubled to 15,600 or the \$54,600 in tree trust fund contribution if mitigation cannot be met appropriately within the property.
Response: As requested by Urban Forestry and Planning and Zoning, a variance has been requested from Miami-Dade County DERM for the preservation of the existing specimen Ficus Tree. However, based on preliminary discussions with DERM staff, it is highly probable that the variance request will be denied, and the County will require removal of the tree. As such, a landscape design that relies primarily on native canopy trees has been provided to help blend the new Residence into the surrounding environment, and any canopy mitigation shortfall if required shall be offset with a payment into the CMB Tree Trust Fund. Thank you.

Planning Landscape Review - Ricardo Guzman - Comments

General Correction #1:
Further review and evaluation of the exiting specimen Ficus Tree shall be conducted in conjunction with the City of Miami Beach Urban Forester. If the tree is determined to be in good health and retention is recommended, then the applicant should seek a variance from Miami-Dade County DERM / Tree Division for retention. Site plan may need to be modified (hardscape/driveway) in order to protect three and root system.
Response: As requested by Urban Forestry and Planning and Zoning, a variance has been requested from Miami-Dade County DERM for the preservation of the existing specimen Ficus Tree. However, based on preliminary discussions with DERM staff, it is highly probable that the variance request will be denied, and the County will require removal of the

tree. As such, a landscape design that relies primarily on native canopy trees has been provided to help blend the new Residence into the surrounding environment, and any canopy mitigation shortfall if required shall be offset with a payment into the CMB Tree Trust Fund. Thank you.

DRB Plan Review - Fernanda Sotelo - Comments

- GENERALLY
- Uploaded file naming is incorrect - for final submittal, file name shall start with submittal deadline date followed by the document type: "MM-DD-YY Document Name", example: "07-08-19 Application".
Response: File name corrected. See Sheet A0.0
- DEFICIENCIES IN ARCHITECTURAL PRESENTATION
- Refer to comments posted by JGM2.
Response: See added narrative response on Sheet A0.2
- Portion of accessory structure enclosed by three walls shall count towards lot coverage.
Response: Side walls removed at B.B.Q. countertop. Three wall condition no longer exists. See Sheet A0.8.
- Missing yard diagrams
Response: See Sheet A2.0 and A2.1 for yard elevations.
- DESIGN/APPROPRIATENESS COMMENTS
- 2nd to 1st Floor waiver request (77.3%).
Response: See attached documentation.
- To address Sustainability and Resiliency Criteria 12; minimization of heat island effects - revise proposed concrete tile roofs to be of a neutral gray color.
Response: Roof tile color to be neutral gray. See revised renderings on Sheets: A0.0, A0.5B, A10.1, A10.2, A10.3, A10.4, and A10.5

DRB Plan Review - James Murphy -Comments

- GENERALLY
- Uploaded file naming is incorrect - for final submittal, file name shall start with submittal deadline date followed by the document type: "MM-DD-YY Document Name", example: "07-08-19 Application"
Response: See revised file name with date - Sheet A0.0
- DEFICIENCIES IN ARCHITECTURAL PRESENTATION
- A0.8 LOT COVERAGE. When detached from the main home building(s), or part of an attached structure projecting more than 10 feet from the main home building (s). such outdoor coverage areas shall not be included in the lot coverage calculation, provided, that such outdoor covered areas(s) do not exceed two percent of the lot area.
Response: Lot coverage calculations does not include any covered areas. See Sheet A0.8
- A0.10 Remove detached accessory structure from first to second floor ratio. Waiver amount shall increase.
Response: Detailed accessory structure not included in First to Second Floor ratio. See Sheet A0.9
- ZONING LEGEND: Adjusted Grade is 6.485 (8+4.97/2).
Response: Adjusted grade modified to 6.485' N.G.V.D. See Sheet A0.1
- A0.8 Correct grade calculation. See Adjusted grade comment.
Response: Grade elevations modified. See Sheet A0.1 under Zoning Information Chart.
- A3.2., A3.3, A3.4 Indicate top height of accessory structure.
Response: Top of accessory structure / mid-point of pitch roof is 12' from adjusted grade. See Sheet A3.5
- A3.5 Max height 12' from adjusted grade of 6.485.
Response: See Sheet A3.5
- Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated.
Response: See cover Sheet A0.0
- Add narrative response Sheet.
Response: Narrative response Sheet A0.2 was added.
- DESIGN/APPROPRIATENESS COMMENTS
- Waivers Requesting:
 - 77.3% second floor to first
Response: See attached documentation.
- VARIANCE/ZONING COMMENTS
Response: See attached documentation.
- LANDSCAPE COMMENTS
Response: Refer to CAP System for landscape comments.

REVISIONS	
1.	
2.	
SEAL	
NARRATIVE RESPONSE SHEET	
ARCHITECTURE LAND PLANNING INTERIORS BRENNER ARCHITECTURE GROUP LLC Stuart M. Brenner, AIA, NCARB 751 Park of Commerce Dr., Suite 110 Tel 561.241.6736 Fax 561.241.8248 Boca Raton, Florida 33487 www.brennearchgroup.com	
LICENSE #: AA26001045	
SALMANSON RESIDENCE 6626 ROXBURY LANE MIAMI BEACH, FL	
PROJECT #:	19004
SHEET #:	A0.2
DATE:	08/05/19



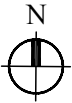
① FRONT VIEW
ROXBURY LANE (5/9/2019)



② FRONT CORNER RIGHT VIEW
ROXBURY LANE (5/9/2019)



KEY PLAN



REVISIONS	
1.	
2.	

SEAL

EXISTING SITE CONTEXT (1)

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SALMANSON
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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A0.3

DATE: 08/05/19



1 AERIAL VIEW
ROXBURY LANE (5/9/2019)



2 SKY VIEW
ROXBURY LANE (5/9/2019)



KEY PLAN



EXISTING SITE CONTEXT (2)

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SALMANSON
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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A0.4

DATE: 08/05/19

REVISIONS

1.	
2.	

SEAL

EXISTING SITE CONTEXT (2)



Ⓐ 91 LAGORCE CIRCLE



Ⓒ 6626 ROXBURY LANE



Ⓔ 6650 ROXBURY LANE



Ⓕ 6686 ROXBURY LANE



Ⓖ 71 LAGORCE CIRCLE



KEY PLAN

NEIGHBORHOOD CONTEXT - (WEST SIDE)

NEIGHBORHOOD CONTEXT - (WEST SIDE)

REVISIONS

1.	
2.	

SEAL

NEIGHBORHOOD CONTEXT

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6626 ROXBURY LANE
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PROJECT #: 19004

SHEET #:
A0.5

DATE: 08/05/19



L 6695 ROXBURY LANE



J 6685 ROXBURY LANE



I 6675 ROXBURY LANE



G 6655 ROXBURY LANE



F 6633 ROXBURY LANE



D 6619 ROXBURY LANE



B 6601 ROXBURY LANE



KEY PLAN

NEIGHBORHOOD CONTEXT - (EAST SIDE)

NEIGHBORHOOD CONTEXT - (EAST SIDE)

NEIGHBORHOOD CONTEXT

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**SALMANSON
RESIDENCE**
6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A0.5A

DATE: 08/05/19

REVISIONS

1.
2.

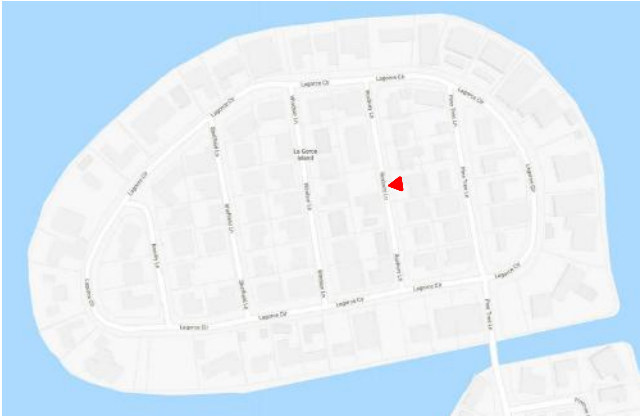
SEAL



6626 ROXBURY LANE.



6626 ROXBURY LANE.



REVISIONS

1.	
2.	

SEAL

CONTEXT PHOTOMONTAGE

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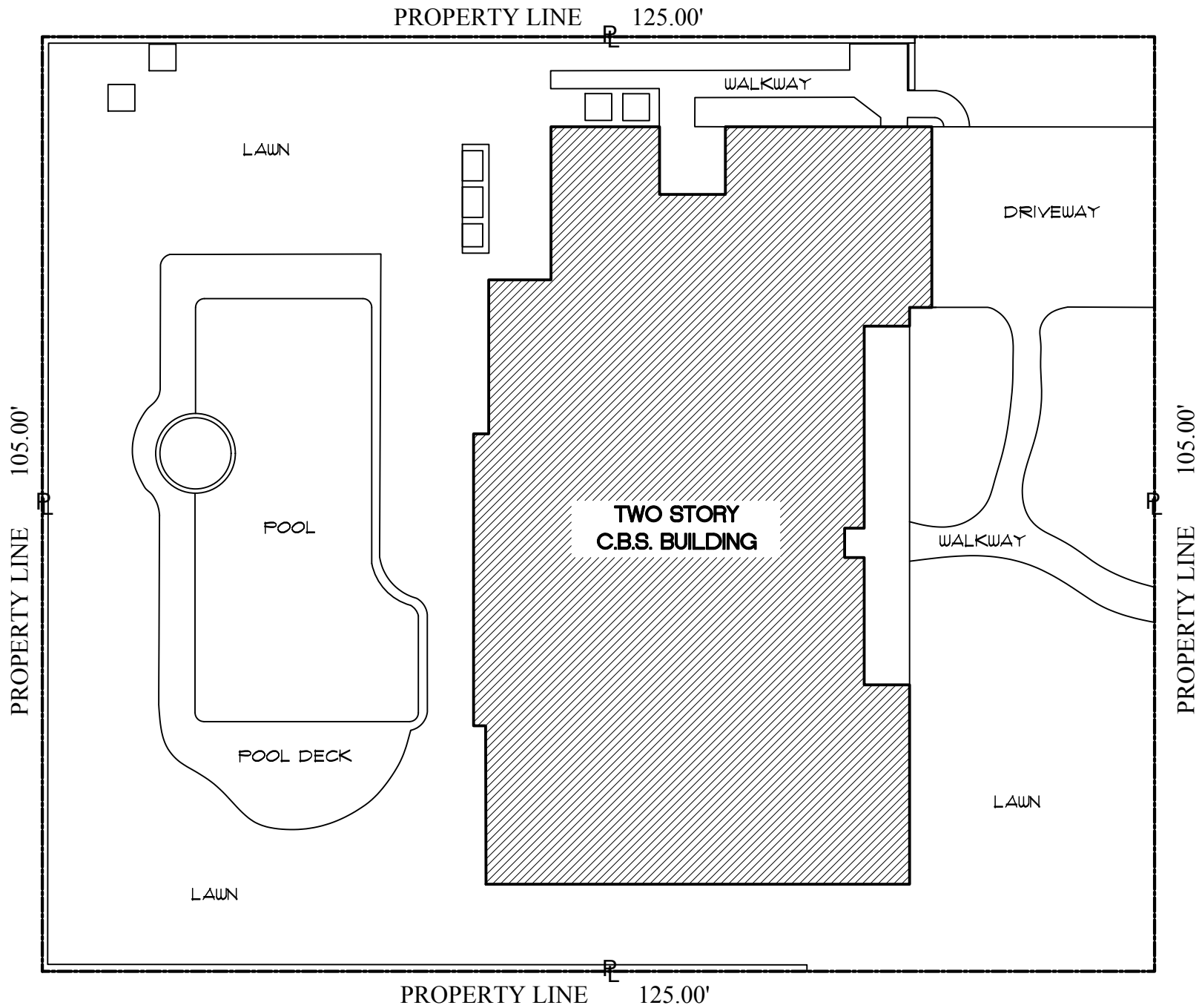
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6626 ROXBURY LANE
MIAMI BEACH, FL

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SHEET #:
A0.5B

DATE: 08/05/19

PROPOSED CONTEXT PHOTOMONTAGE ROXBURY LANE (WEST SIDE)



ROXBURY LANE

LOT COVERAGE AND UNIT SIZE		
LOT SIZE	-	13,125 S.F.
LOT COVERAGE (30.2%)	-	3,968 S.F.
UNIT SIZE	-	5,211 S.F.

REVISIONS	
1.	
2.	

SEAL

EXISTING LOT COVERAGE AND UNIT SIZE

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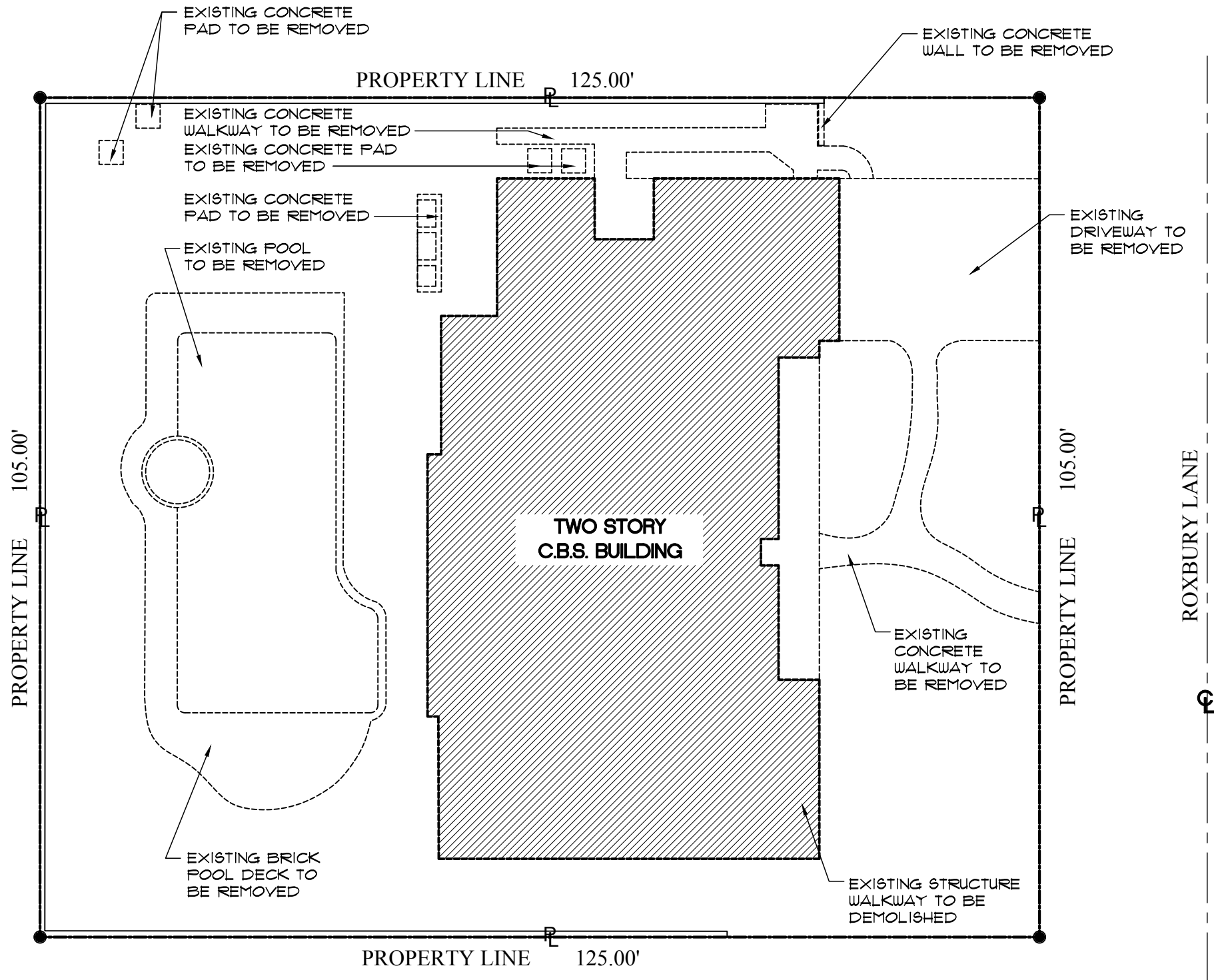
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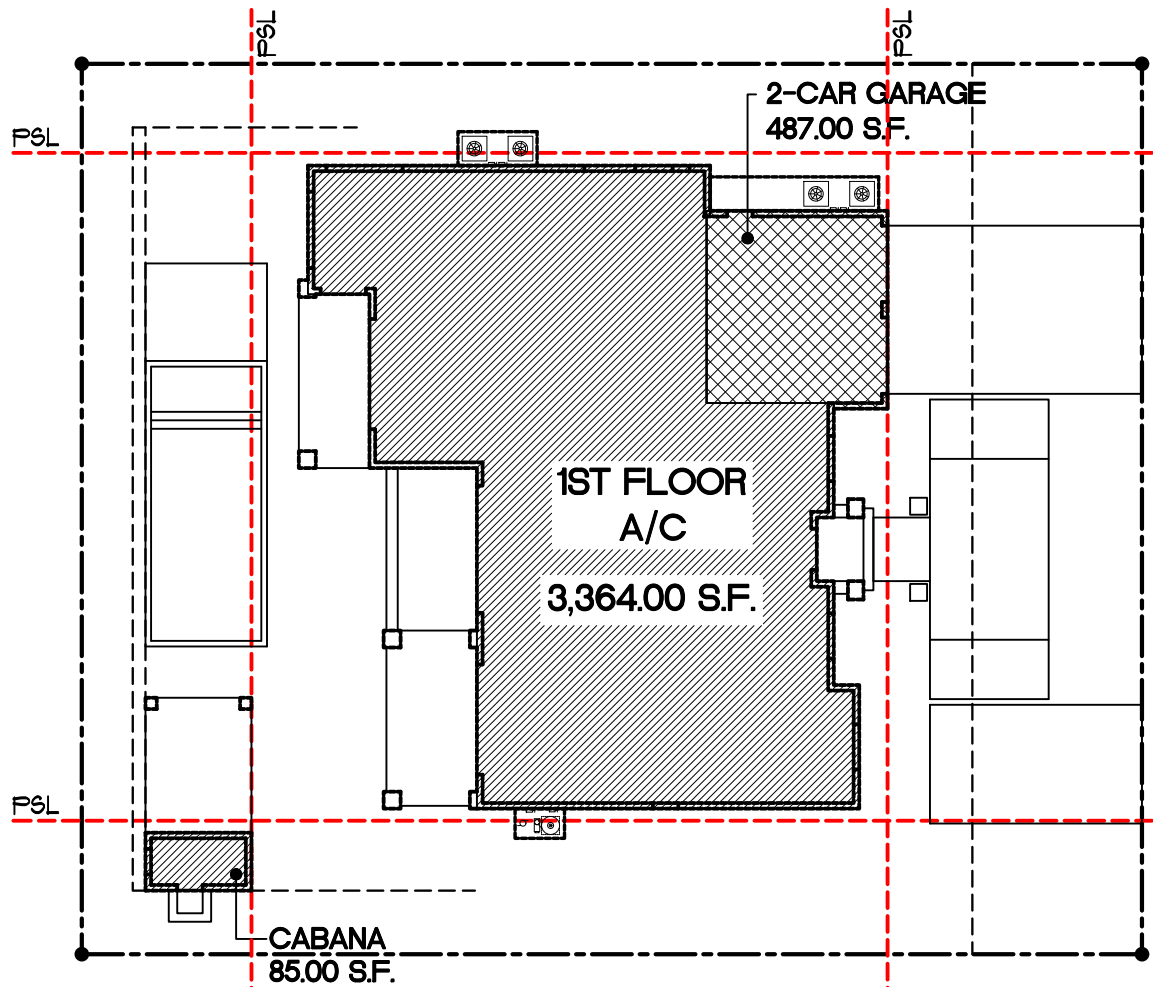
SHEET #: A0.6

DATE: 08/05/19



DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	
1.	
2.	
SEAL	
DEMOLITION PLAN	
BRENNER ARCHITECTURE LAND PLANNING ARCHITECTURE GROUP LLC INTERIORS	
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PROJECT #:	19004
SHEET #:	A0.7
DATE:	08/05/19

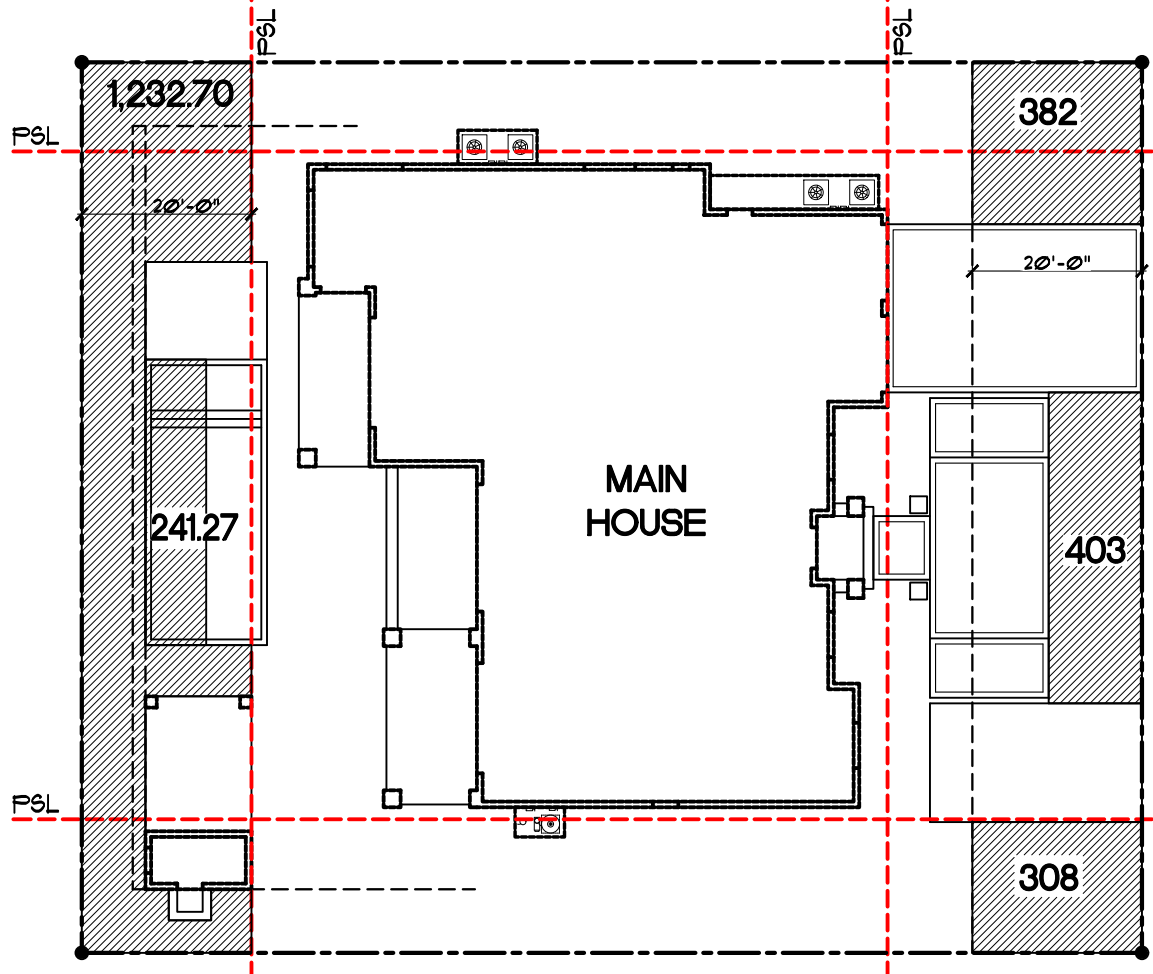


LOT COVERAGE

LOT SIZE = 13,125.00 S.F.

LOT COVERAGE PROPOSED = 3,936 S.F. (29.98%)
(ALLOWED MAX. 30% = 3,937 S.F.)

1 LOT COVERAGE CALCULATION
SCALE: N.T.S.



FRONT YARD OPEN SPACE

FRONT YARD = 20'X105' = 2,100 S.F.

OPEN SPACE = 1,093 S.F. (52%)
(ALLOWED MIN. 50% = 1,050 S.F.)

OPEN SPACE

REAR YARD OPEN SPACE

REAR YARD = 20'X105' = 2,100 S.F.

OPEN SPACE = 1,473.97 S.F. (70.18%)
(ALLOWED MIN. 70% = 1,470 S.F.)

2 FRONT AND REAR OPEN SPACE CALCULATION
SCALE: N.T.S.

6626 ROXBURY LANE : ZONING AND BUILDING DATA

ZONING DISTRICT : MUNICIPAL CODE, RS-3

PROPOSED USE : NEW SINGLE FAMILY RESIDENTIAL HOME

GROSS LOT AREA : 125'-0" (LOT WIDTH) X 125'-0" (LOT DEPTH) = 13,125.00 S.F.

SETBACKS		ALLOWED	PROPOSED
	FRONT	30'-0"	30'-0"
	NORTH SIDE	10'-6"	12'-0"
	SOUTH SIDE	10'-6"	17'-2"
	REAR	20'-0"	25'-7"

LOT COVERAGE	ALLOWED	
	30% OF 13,125.00 S.F.	3,937.50 S.F. (GROSS LOT AREA)
	1ST FLOOR A/C	3,364.00 S.F.
	2-CAR GARAGE	487.00 S.F.
	ACCESSORY STRUCTURE	85.00 S.F.
	MAIN BLDG. LOT COVERAGE	3,936.00 S.F.

OPEN SPACE	REQUIRED	
	MINIMUM 50% OF 20'-0" FRONT AREA 2,100 X 50% =	1,050.00 S.F.
	MINIMUM 70% OF 20'-0" REAR AREA 2,100 X 70% =	1,470.00 S.F.
	PROPOSED	
	FRONT YARD :	1,093.00 S.F.
	REAR YARD :	1,473.97 S.F.

UNIT SIZE AREA	ALLOWED	
	50% OF 13,125.00 S.F.	6,562.50 S.F. (GROSS LOT AREA)
	1ST FLOOR A/C	3,364.00 S.F.
	ACCESSORY STRUCTURE A/C	85.00 S.F.
	2ND FLOOR A/C	2,838.00 S.F.
	COVERED PATIO OVER 10'-0"	21.00 S.F.
	TOTAL	6,308.00 S.F.

2ND FLOOR VOLUME TO GROUND FLOOR VOLUME 2,978.00 S.F.
(2,978.00 / 3,851.00 = 77.33% -REQUIRING WAIVER)

COURTESY GRADE LOCATION FROM CMB	
GRADE	4.97
ADJUSTED GRADE	6.485
30" ABOVE GRADE	7.47
FUTURE CROWN OF ROAD	5.25
FUTURE ADJUSTED GRADE	7.125
MIN. FREEBOARD ELEV.	9.000
MAX. FREEBOARD ELEV.	13.000
MIN. YARD ELEVATION	6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)	6.485
MIN GARAGE CEILING ELEV.	17.000

REVISIONS

1.
2.

SEAL

LOT COVERAGE OPEN SPACE DATA

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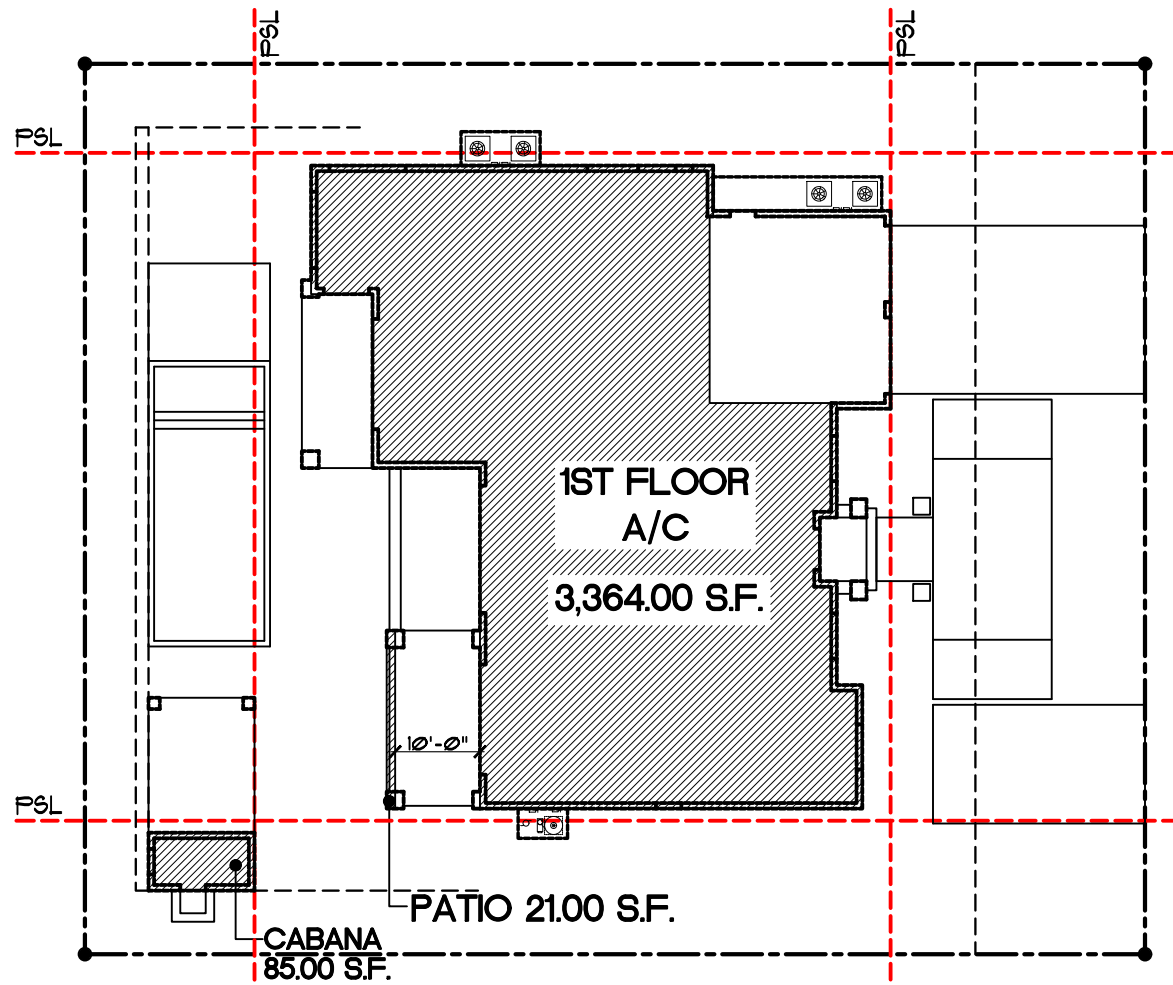
LICENSE #: AA26001045

SALMANSON
RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A0.8

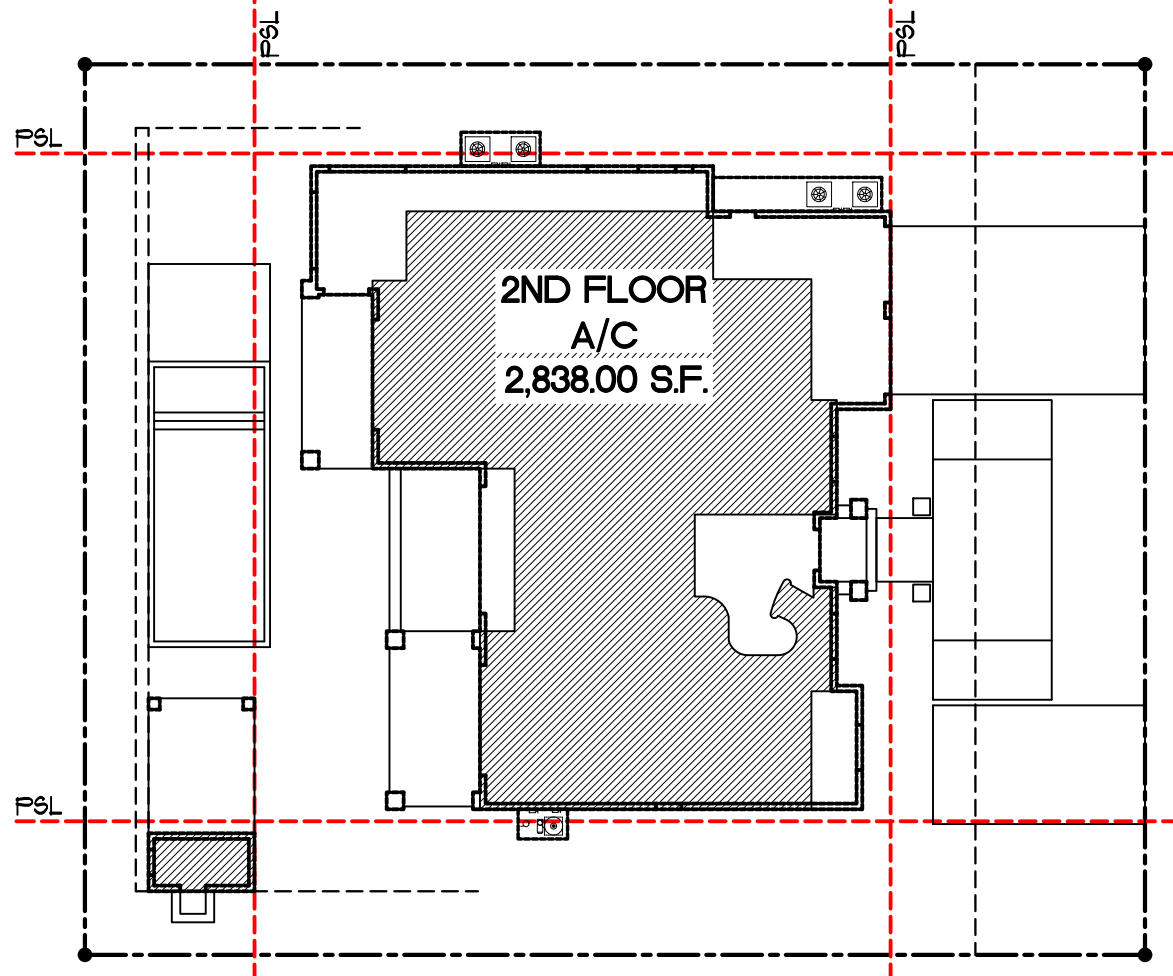
DATE: 08/05/19



UNIT SIZE	
LOT SIZE	= 13,125 S.F.
1ST FLOOR PROPOSED	= 3,364 S.F.
2ND FL. PROPOSED	= 2,839 S.F.
ACCESSORY BLDG.	= 85 S.F.
COV. PATIO OVER 10'	= 16 S.F.
TOTAL PROPOSED	= 6,304 S.F. (48.03%)
(ALLOWED MAX. 50%)	= 6,562 S.F.)

③ GROUND FLOOR UNIT SIZE

SCALE: N.T.S.



UNIT SIZE	
LOT SIZE	= 13,125.00 S.F.
PROPOSED GROUND FLOOR	= 3,851.00 S.F.
1ST FLR. A/C	= 3,364.00 S.F.
2-CAR GARAGE	= 487.00 S.F.
TOTAL	= 3,851.00 S.F.
PROPOSED 2ND FLOOR VOLUME	= 2,978.00 S.F.
2ND FLR. A/C	= 2,838.00 S.F.
2ND FLR. DBL. HGT. SPACE	= 140.00 S.F.
TOTAL	= 2,978.00 S.F.

(77.33% OF ENCLOSED FLOOR BELOW -
REQUIRING WAIVER)

④ SECOND FLOOR UNIT SIZE

SCALE: N.T.S.

6626 ROXBURY LANE : ZONING AND BUILDING DATA			
ZONING DISTRICT : MUNICIPAL CODE, RS-3			
PROPOSED USE : NEW SINGLE FAMILY RESIDENTIAL HOME			
GROSS LOT AREA : 105'-0" (LOT WIDTH) X 125'-0" (LOT DEPTH)= 13,125.00 S.F.			
SETBACKS		ALLOWED	PROPOSED
	FRONT	30'-0"	30'-0"
	NORTH SIDE	10'-6"	12'-0"
	SOUTH SIDE	10'-6"	17'-2"
	REAR	20'-0"	25'-7"
LOT COVERAGE	ALLOWED		
	30% OF 13,125.00 S.F.3,937.50 S.F. (GROSS LOT AREA)		
	1ST FLOOR A/C 3,364.00 S.F.		
	2-CAR GARAGE 487.00 S.F.		
	ACCESSORY STRUCTURE 85.00 S.F.		
	MAIN BLDG. LOT COVERAGE 3,936.00 S.F.		
OPEN SPACE	REQUIRED		
	MINIMUM 50% OF 20'-0" FRONT AREA 2,100 X 50% =		1,050.00 S.F.
	MINIMUM 10% OF 20'-0" REAR AREA 2,100 X 10% =		1,410.00 S.F.
	PROPOSED		
	FRONT YARD :		1,093.00 S.F.
	REAR YARD :		1,413.97 S.F.
UNIT SIZE AREA	ALLOWED		
	50% OF 13,125.00 S.F. 6,562.50 S.F. (GROSS LOT AREA)		
	1ST FLOOR A/C 3,364.00 S.F.		
	ACCESSORY STRUCTURE A/C 85.00 S.F.		
	2ND FLOOR A/C 2,838.00 S.F.		
	COVERED PATIO OVER 10'-0" 21.00 S.F.		
	TOTAL 6,308.00 S.F.		
	2ND FLOOR VOLUME TO GROUND FLOOR VOLUME 2,978.00 S.F.		
	(2,978.00 / 3,851.00 = 77.33% -REQUIRING WAIVER)		
COURTESY GRADE LOCATION FROM CMB			
GRADE			4.97
ADJUSTED GRADE			6.485
30' ABOVE GRADE			7.47
FUTURE CROWN OF ROAD			5.25
FUTURE ADJUSTED GRADE			7.125
MIN. FREEBOARD ELEV.			9.000
MAX. FREEBOARD ELEV.			13.000
MIN. YARD ELEVATION			6.56
MIN. GARAGE ELEV. (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE)			6.485
MIN GARAGE CEILING ELEV.			17.000

REVISIONS

1.
2.

SEAL

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www.brennerarchgroup.com

LICENSE #: AA26001045

SALMANSON
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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A0.9

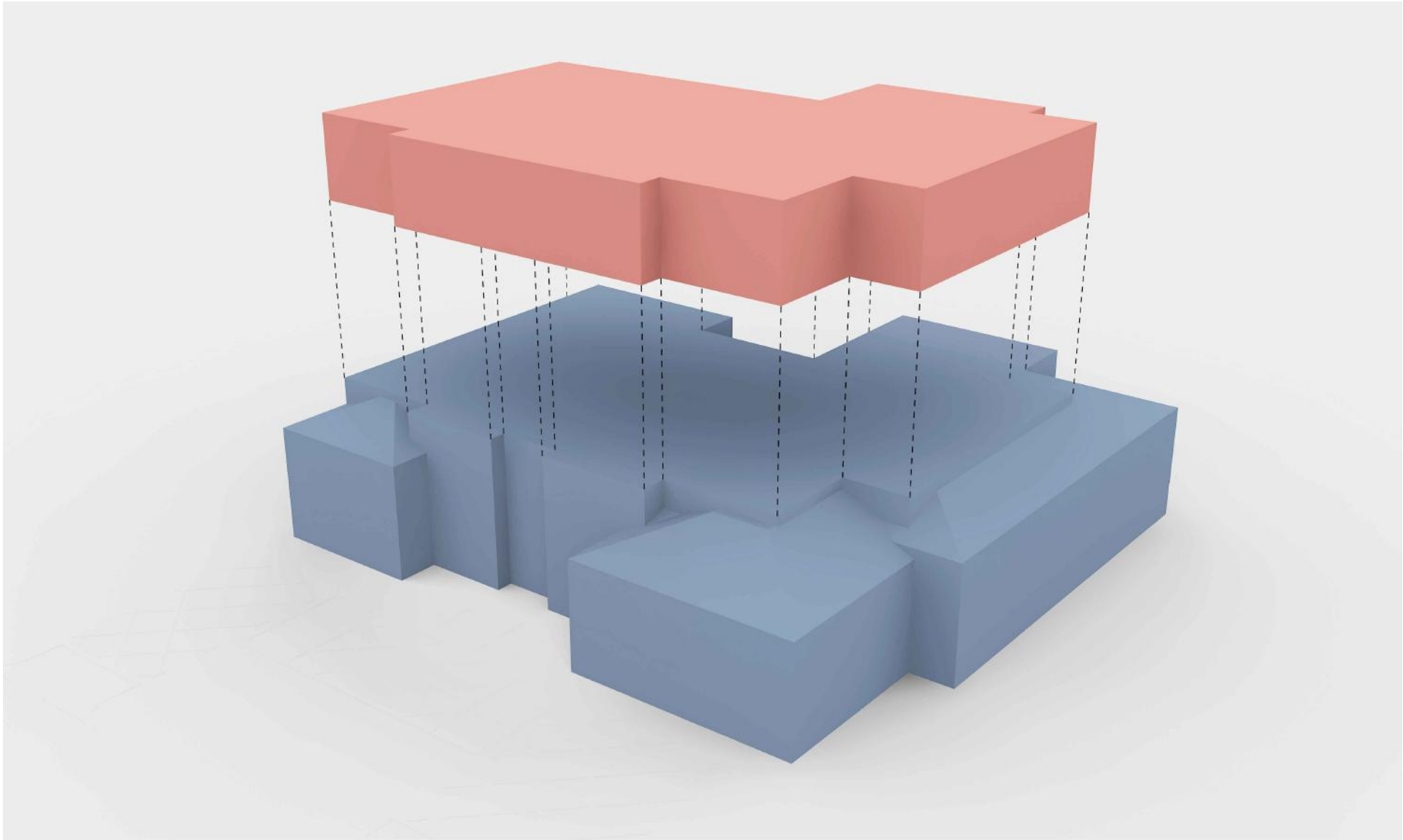
DATE: 08/05/19

RELEVANT CODE INFORMATION

"FOR TWO STORY HOMES WITH AN OVERALL LOT COVERAGE OF 25% OR GREATER, PHYSICAL VOLUME OF THE SECOND FLOOR SHALL NOT EXCEED 10% OF THE FIRST FLOOR OF THE MAIN HOME, INCLUSIVE OF ANY ENCLOSED PARKING STRUCTURE." 142-105 (b) (4) C.

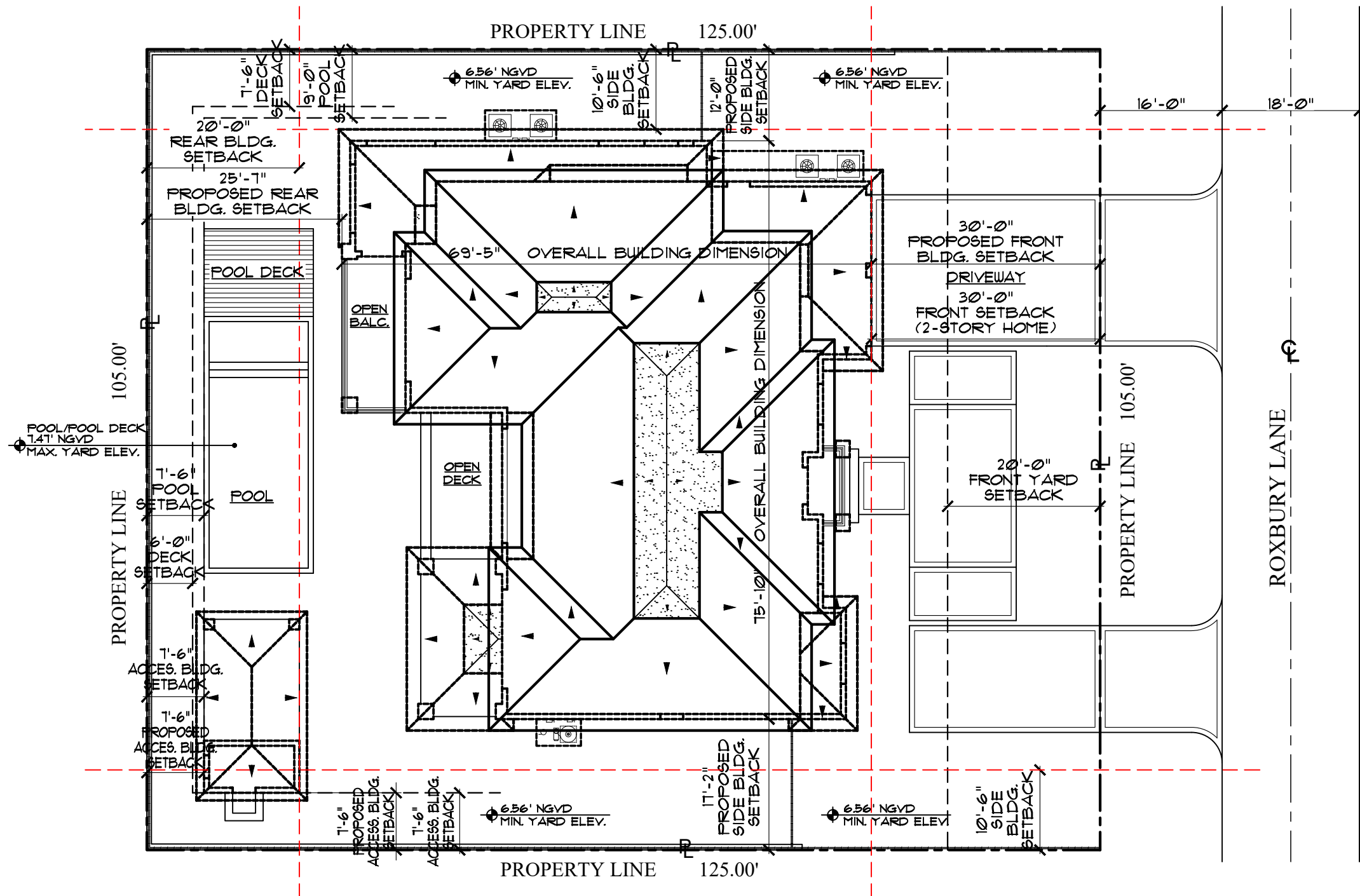
PHYSICAL VOLUME OF SECOND FLOOR: 2,979 S.F.
77.3% OF GROUND FLOOR (3,851 S.F.)
*REQUIRING WAIVER

PHYSICAL VOLUME OF FIRST FLOOR: 3,851 S.F.



1 EXPLODED AXONOMETRIC DIAGRAM

REVISIONS	
1.	
2.	
SEAL	
AXONOMETRIC DIAGRAM AND WAIVER DIAGRAM	
BRENNER ARCHITECTURE LAND PLANNING INTERIORS ARCHITECTURE GROUP LLC Stuart M. Brenner, AIA, NCARB 751 Park of Commerce Dr., Suite 110 Tel 561.241.6736 Fax 561.241.8248 Boca Raton, Florida 33487 www.brennearchgroup.com	
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PROJECT #: 19004	
SHEET #: A0.10	
DATE: 08/05/19	



**PROPOSED
SITE PLAN**
SCALE: 1/16"=1'-0"

REVISIONS

1.	
2.	

SEAL

PROPOSED SITE PLAN

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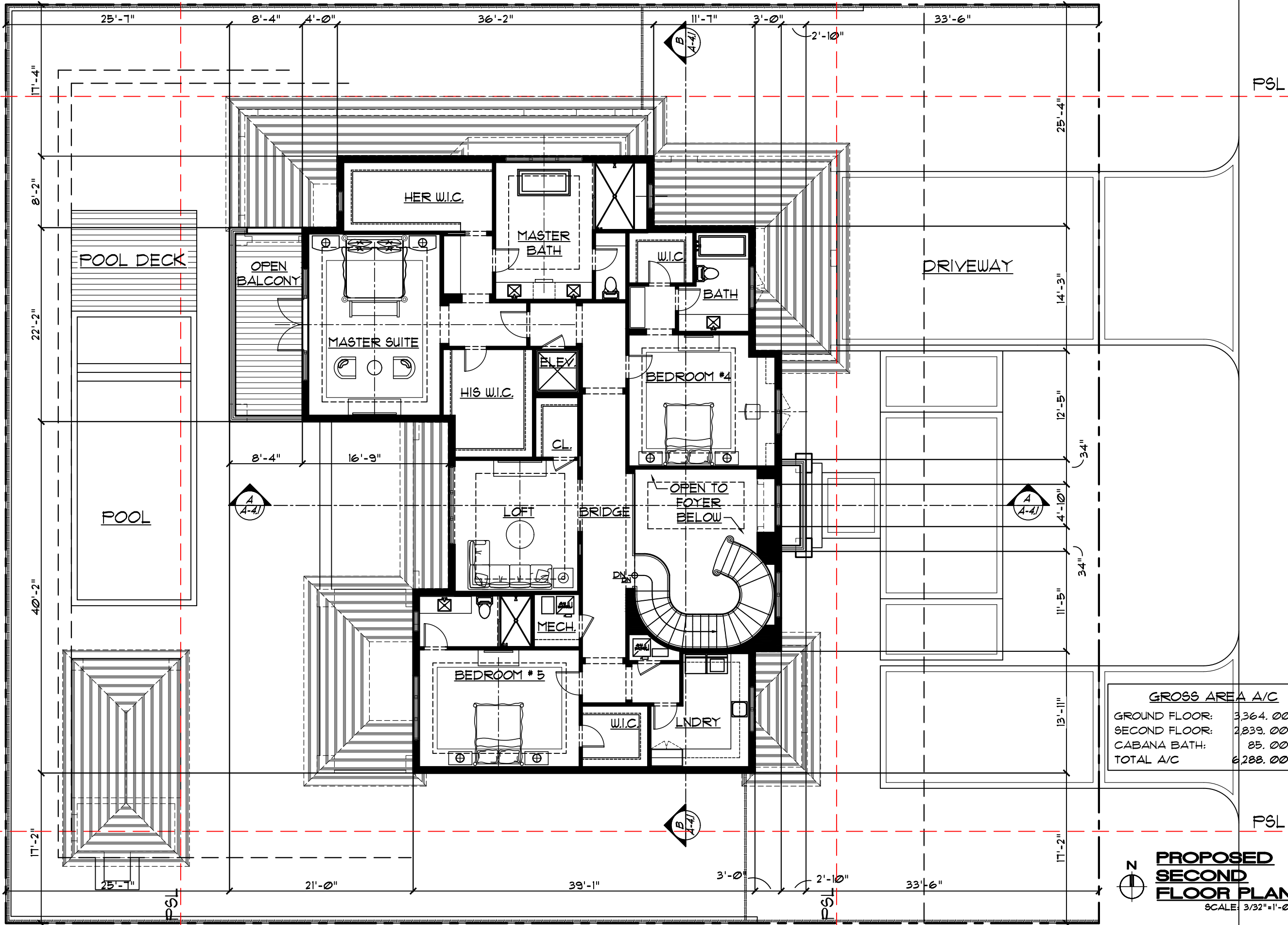
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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A2.0

DATE: 08/05/19



GROSS AREA A/C	
GROUND FLOOR:	3,364.00 SF
SECOND FLOOR:	2,839.00 SF.
CABANA BATH:	85.00 SF.
TOTAL A/C	6,288.00 SF.

**PROPOSED
SECOND
FLOOR PLAN**
SCALE: 3/32"=1'-0"

REVISIONS	
1.	
2.	

SEAL

PROPOSED SECOND FLOOR PLAN

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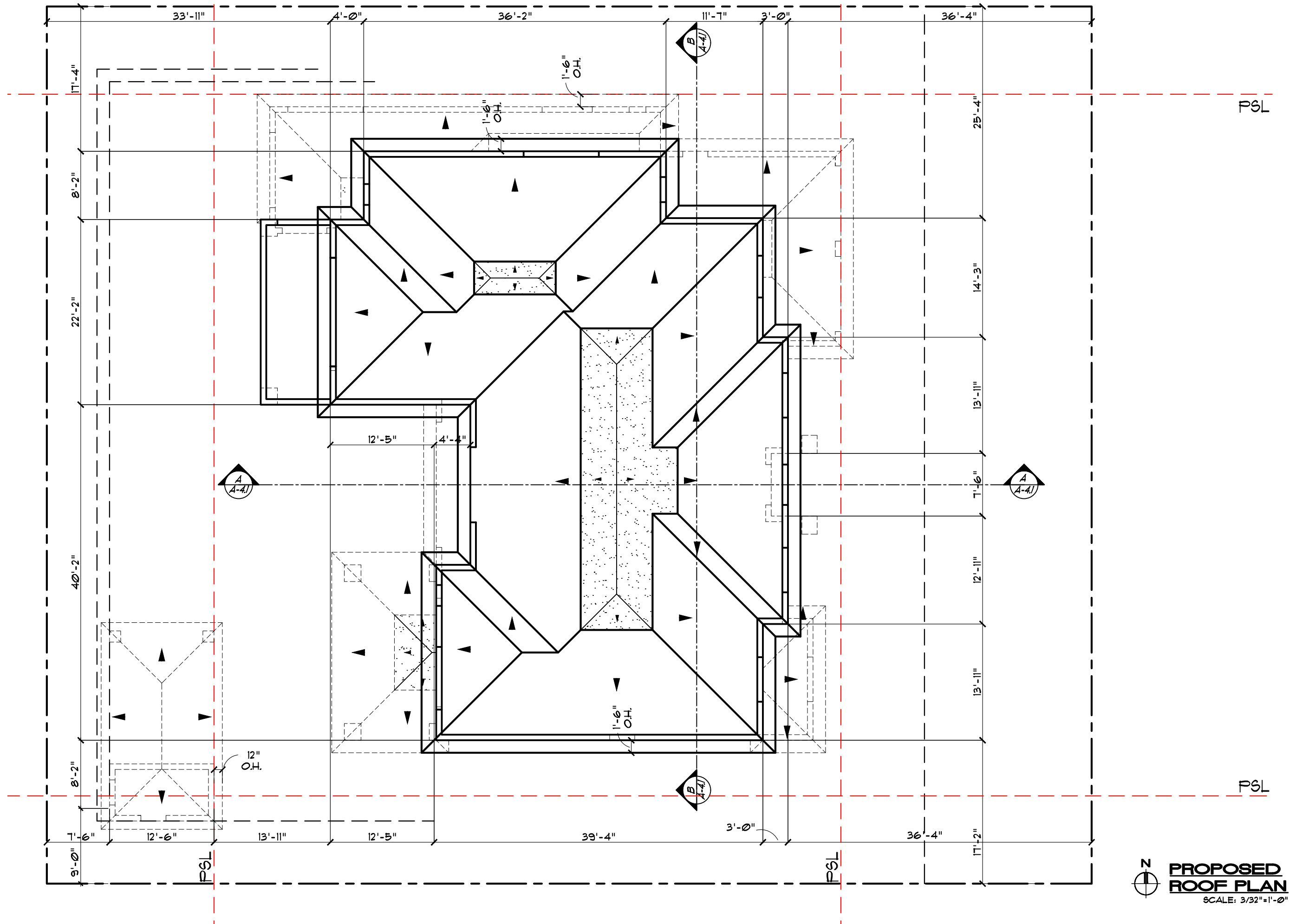
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A2.2

DATE: 08/05/19



**PROPOSED
ROOF PLAN**
SCALE: 3/32"=1'-0"



PROPOSED ROOF PLAN

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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:
A2.3

DATE: 08/05/19

REVISIONS	
1.	
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SEAL



1 PROPOSED EAST SIDE ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS	
1.	
2.	
SEAL	
PROPOSED EAST SIDE ELEVATION	
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PROJECT #:	19004
SHEET #:	A3.1
DATE:	08/05/19



1 PROPOSED NORTH SIDE ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS

1.
2.

SEAL

PROPOSED NORTH SIDE ELEVATION

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6626 ROXBURY LANE
MIAMI BEACH, FL

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A3.2

DATE: 08/05/19



1 PROPOSED WEST SIDE ELEVATION
SCALE 3/32" = 1'-0"

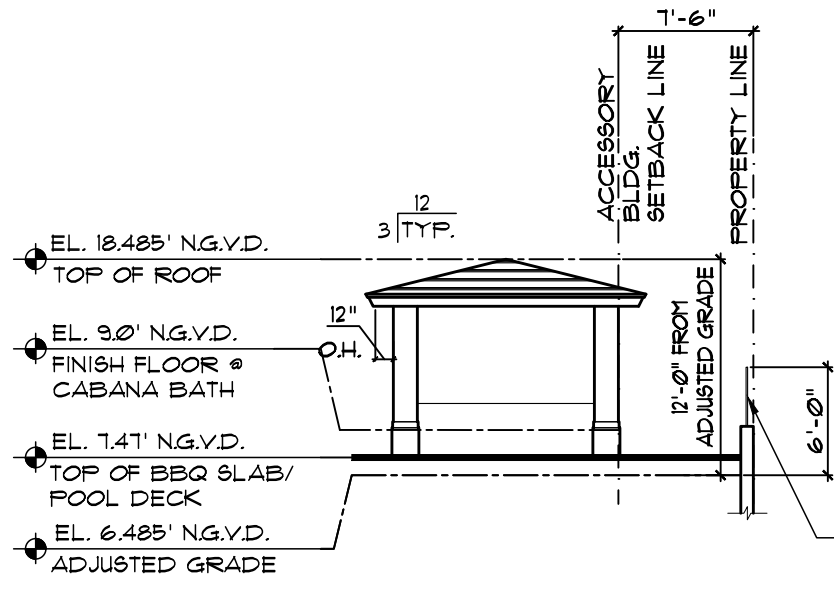
REVISIONS	
1.	
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SEAL	
PROPOSED WEST SIDE ELEVATION	
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PROJECT #:	19004
SHEET #:	A3.3
DATE:	08/05/19



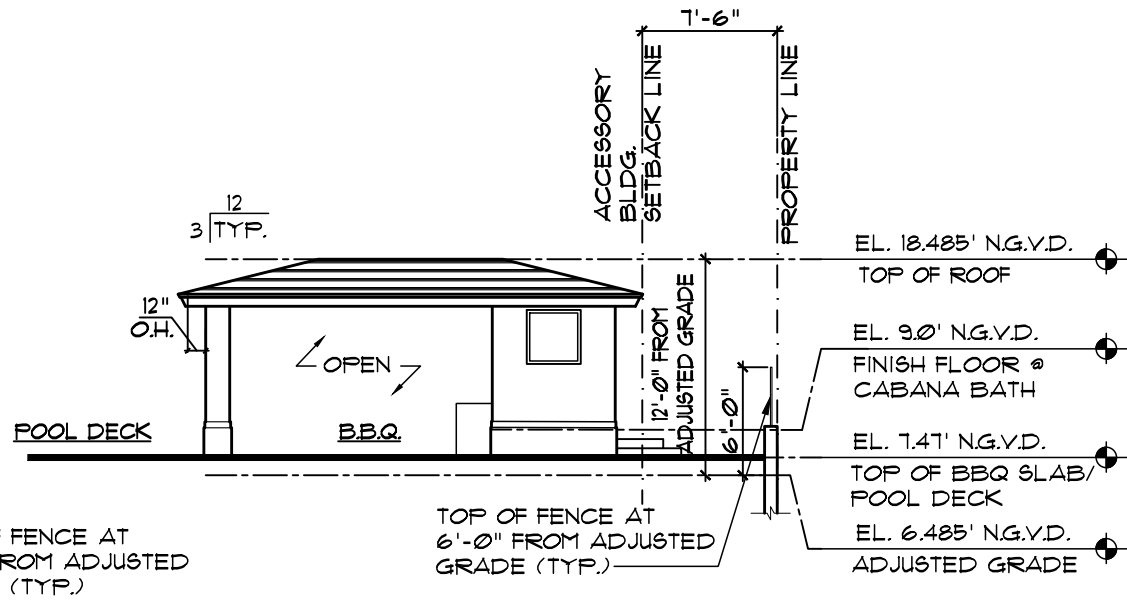
1 PROPOSED SOUTH SIDE ELEVATION
SCALE 3/32" = 1'-0"

REVISIONS	
1.	
2.	

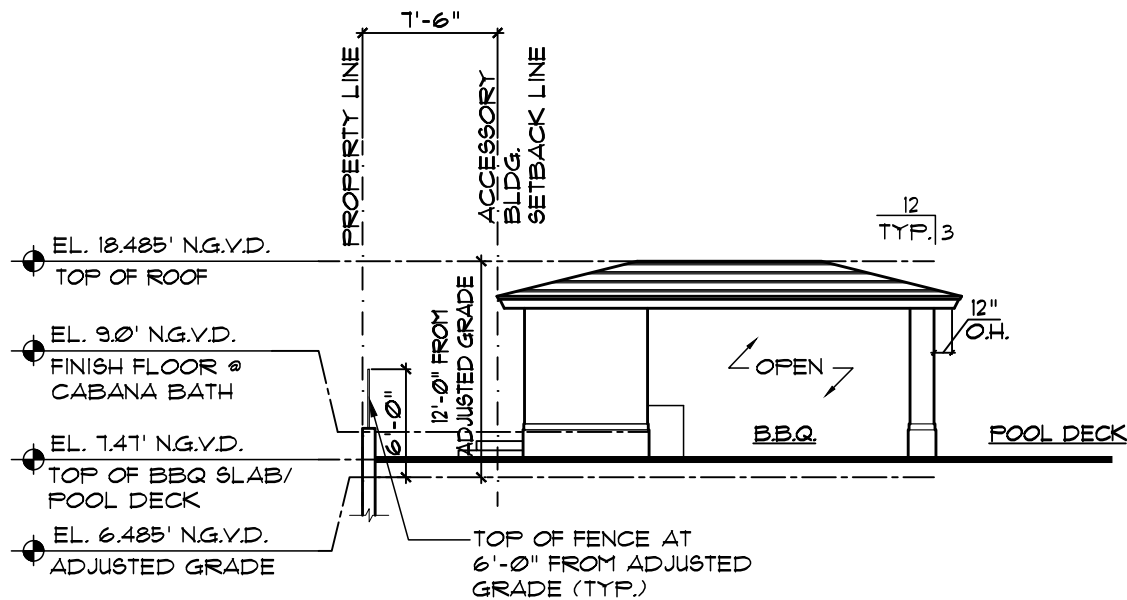
SEAL	PROPOSED SOUTH SIDE ELEVATION
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PROJECT #:	19004
SHEET #:	A3.4
DATE:	08/05/19



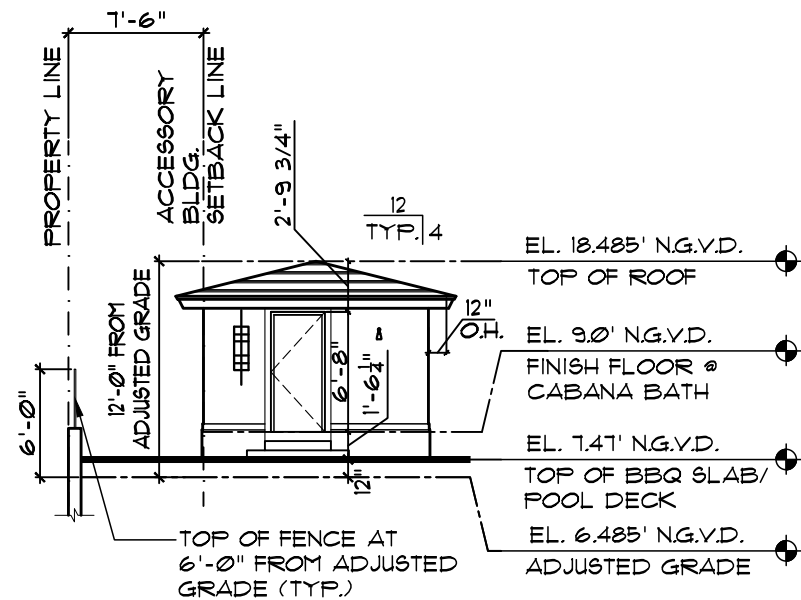
**PROPOSED NORTH
SIDE ELEVATION**
① SCALE 3/32" = 1'-0"



**PROPOSED WEST
SIDE ELEVATION**
② SCALE 3/32" = 1'-0"



**PROPOSED EAST
SIDE ELEVATION**
③ SCALE 3/32" = 1'-0"



**PROPOSED SOUTH
SIDE ELEVATION**
④ SCALE 3/32" = 1'-0"

REVISIONS

1.
2.

SEAL

PROPOSED ACCESSORY BLDG. ELEVATIONS

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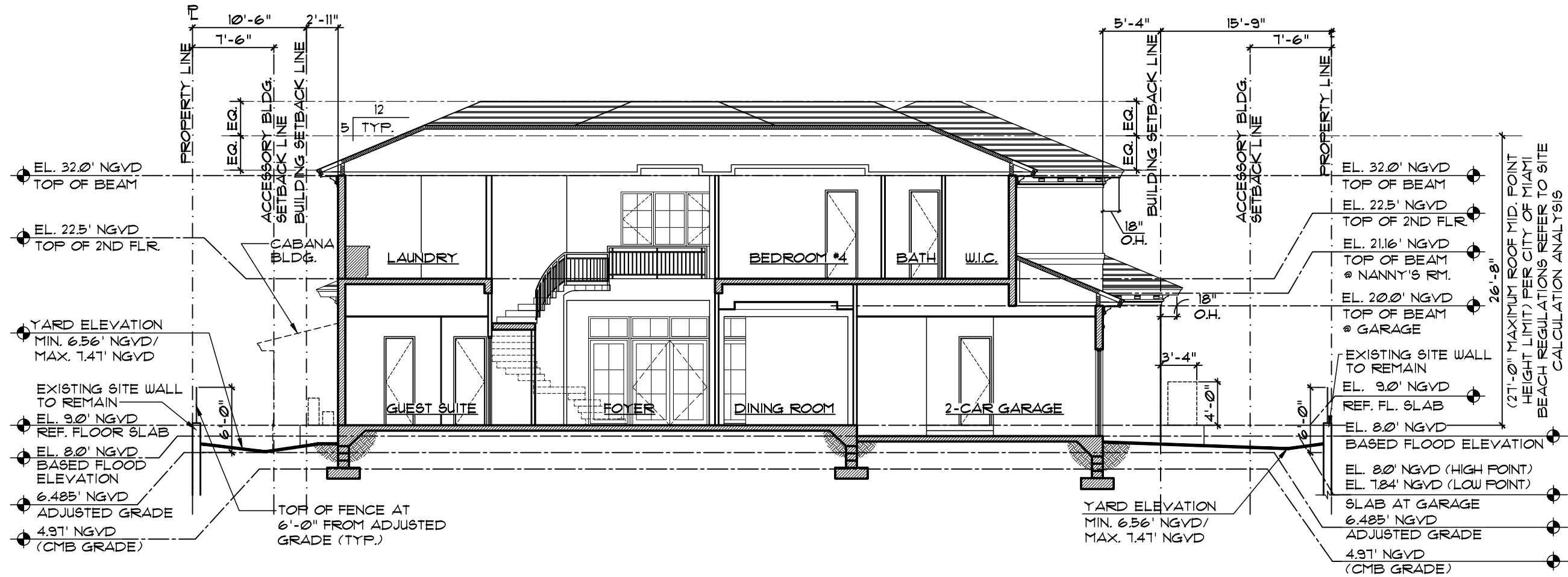
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MIAMI BEACH, FL

PROJECT #: 19004

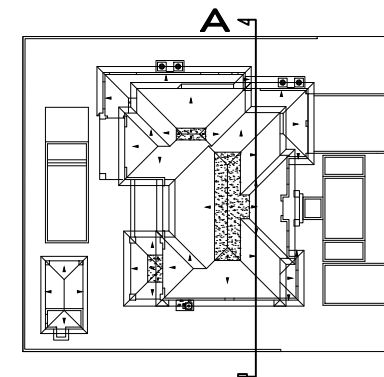
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A3.5

DATE: 08/05/19



1 PROPOSED SECTION A
SCALE 3/32" = 1'-0"



2 KEY PLAN

REVISIONS

1.
2.

SEAL

PROPOSED SECTION A

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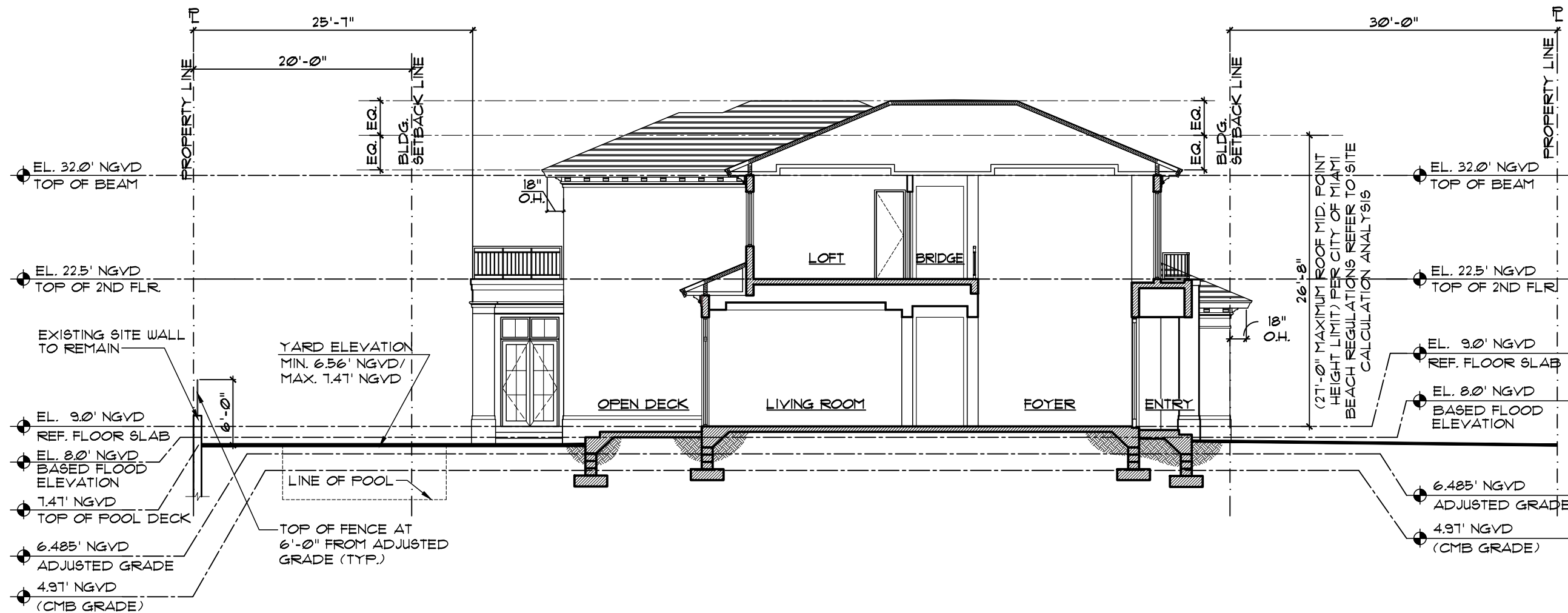
LICENSE #: AA26001045

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MIAMI BEACH, FL

PROJECT #: 19004

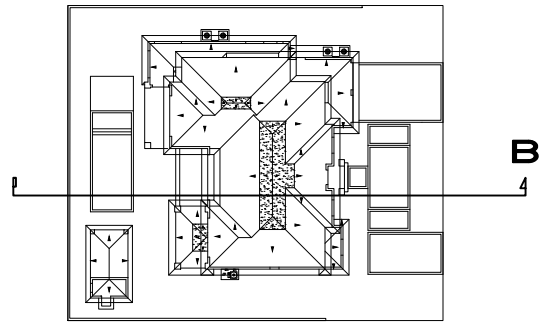
SHEET #:
A4.1

DATE: 08/05/19



1 PROPOSED SECTION B

SCALE 3/32" = 1'-0"



2 KEY PLAN

REVISIONS

1.
2.

SEAL

PROPOSED SECTION B

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MIAMI BEACH, FL

PROJECT #: 19004

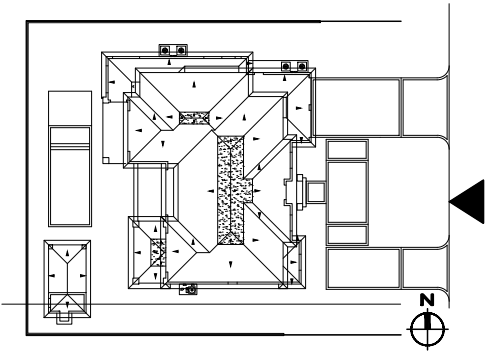
SHEET #:

A4.2

DATE: 08/05/19



1 PROPOSED EAST SIDE ELEVATION
(ROXBURY LANE SIDE) SCALE 1/8" = 1'-0"



2 KEY PLAN

ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/PAINT	
B	MOLDINGS	STUCCO W/PAINT	
C	WINDOWS	ALUMINUM W/GLASS	
D	GUARD RAILS	ALUMINUM	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	ROOF	CEMENT TILE	
I	FRONT DOOR	PAINTED WOOD	

REVISIONS

1.

2.

SEAL

RENDERING - FRONT VIEW (EAST SIDE)

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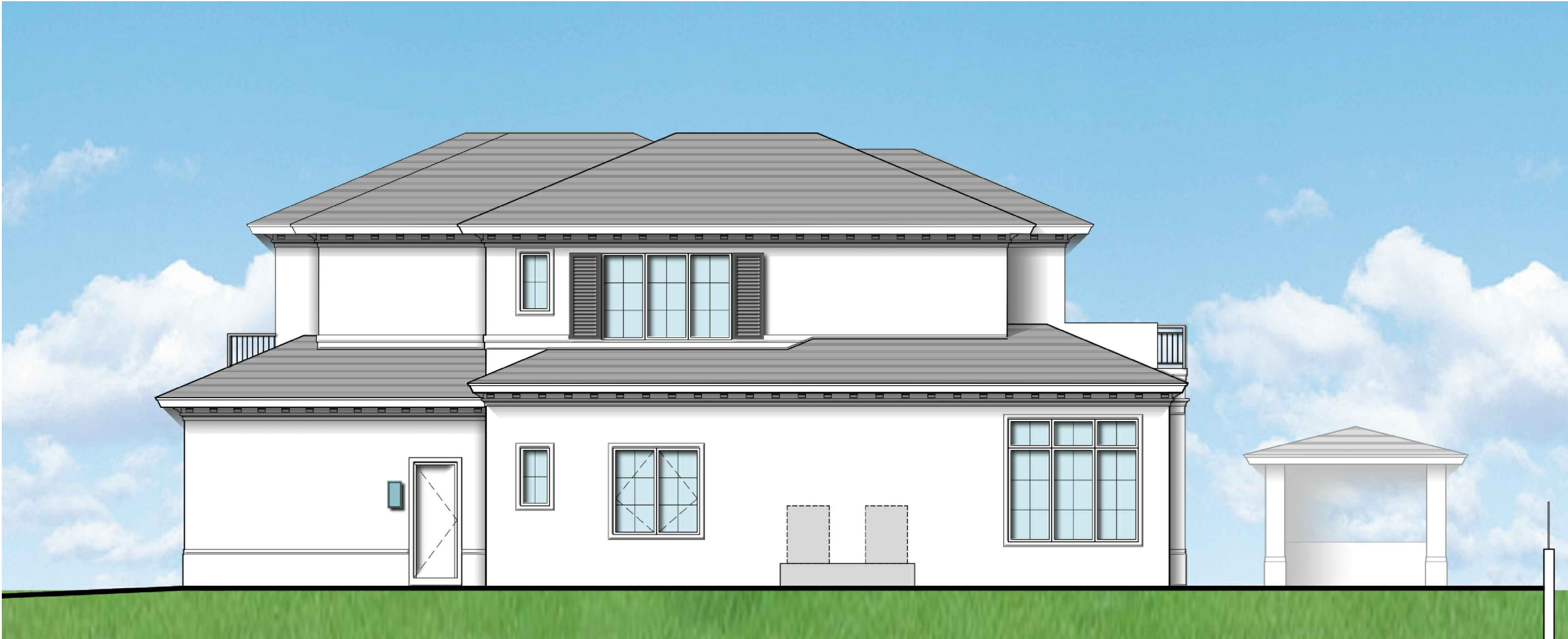
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RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

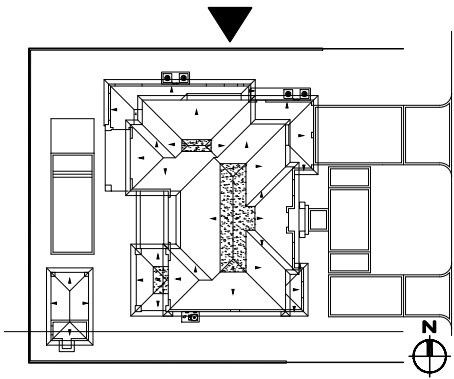
SHEET #:
A10.1

DATE: 08/05/19



1 PROPOSED NORTH SIDE ELEVATION

SCALE 1/8" = 1'-0"



2 KEY PLAN

ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/PAINT	
B	MOLDINGS	STUCCO W/PAINT	
C	WINDOWS	ALUMINUM W/GLASS	
D	GUARD RAILS	ALUMINUM	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	ROOF	CEMENT TILE	

REVISIONS

1.

2.

SEAL

RENDERING - SIDE VIEW (NORTH SIDE)

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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:

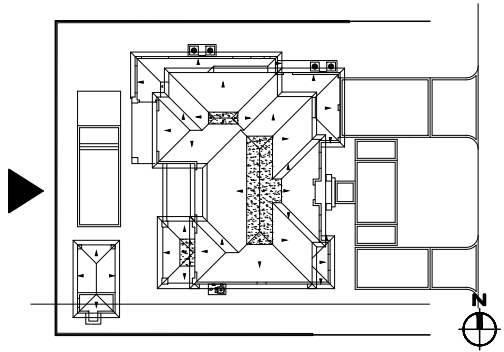
A10.2

DATE: 08/05/19



1 PROPOSED WEST SIDE ELEVATION

SCALE 1/8" = 1'-0"



2 KEY PLAN

ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/PAINT	
B	MOLDINGS	STUCCO W/PAINT	
C	WINDOWS	ALUMINUM W/GLASS	
D	GUARD RAILS	ALUMINUM	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	ROOF	CEMENT TILE	

REVISIONS

1.

2.

SEAL

RENDERING - SIDE VIEW (WEST SIDE)

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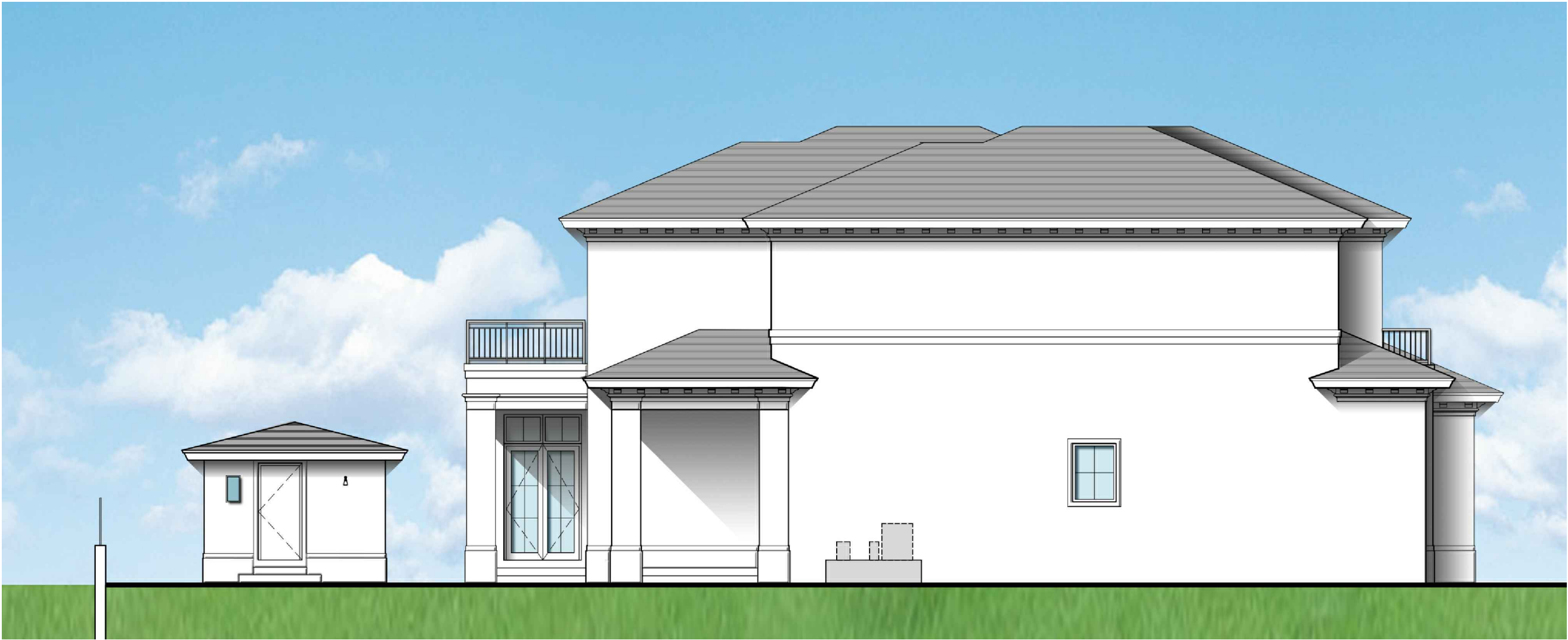
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6626 ROXBURY LANE
MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:

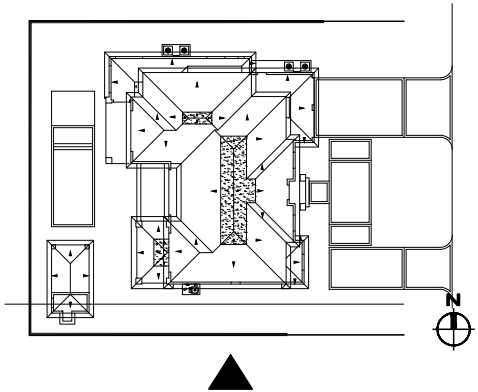
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DATE: 08/05/19



1 PROPOSED SOUTH SIDE ELEVATION

SCALE 1/8" = 1'-0"



2 KEY PLAN

ITEM	LOCATION	MATERIAL	NOTE
A	WALLS	STUCCO W/PAINT	
B	MOLDINGS	STUCCO W/PAINT	
C	WINDOWS	ALUMINUM W/GLASS	
D	GUARD RAILS	ALUMINUM	
E	BALCONY FLOOR	TILE	
F	FENCE	ALUMINUM ABOVE MASONRY WALL	
G	GARAGE DOOR	ALUMINUM	
H	ROOF	CEMENT TILE	

REVISIONS

1.

2.

SEAL

RENDERING - SIDE VIEW (SOUTH SIDE)

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MIAMI BEACH, FL

PROJECT #: 19004

SHEET #:

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DATE: 08/05/19



1 PERSPECTIVE VIEW (SOUTH-EAST CORNER)



3 PERSPECTIVE VIEW (NORTH-WEST CORNER)



2 PERSPECTIVE VIEW (NORTH-EAST CORNER)



4 PERSPECTIVE VIEW (SOUTH-WEST CORNER)

REVISIONS

1.	
2.	

SEAL

RENDERING - PERSPECTIVE VIEW

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