

SUNSET ISLAND RESIDENCE

DRB VARIANCE - FINAL SUBMITTAL
SEPTEMBER 9, 2019

1717 N VIEW DRIVE

MIAMI BEACH, FLORIDA



ARCHITECT

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MIAMI, FL 33138
(305) 434-8338

STRUCTURE

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1850 NW 146TH ST. SUITE 305
HIALEAH, FL 33016
(305) 512-5860

MEP

MEGPE ENGINEERS, INC.
13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
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CIVIL

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GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
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LANDSCAPE

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LANDSCAPE ARCHITECTURE, LLC
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MIAMI, FL 33138
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SUNSET ISLAND RESIDENCE

1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

seal

Ralph Choeff
registered architect
AR0009679

comm no.

1626

date:

12/23/2016

revised:

sheet no.

A-0.0

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: January 03, 2017

FILE NO: DRB16-0083

PROPERTY: 1717 North View Drive

APPLICANT: Misha Ezratti

LEGAL: Lot 10 of Block 1 H of 3rd revised Plat of Sunset Islands—Island No. 1 according to Plat thereof as recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing two-story home.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 6, 7, 9, and 12 in Section 118-251 of the Miami Beach Code.

C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:

- Revised elevation, site plan, and floor plan drawings for the proposed new home at 1717 North View Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - The 70% limitation for the second floor volume shall be waived as proposed.
 - The side open space elevation requirement shall be waived as proposed.

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- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

- During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an eight foot (8'-0") high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

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- All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan. All mechanical fixtures shall be located as close to the center of the roof as possible and screened on all sides from view, in a manner to be approved by staff.
 - The final Design details and color selection of the Ipe wood finish shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The stone cladding proposed along the façades of the residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan

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- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- F. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Island Residence", as prepared by **Choeff Levy Fischman P.A.** dated 10/28/2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

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- also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
 - The architect shall substitute the 'cabada palms' with a thicker plant material such as 'fishtail palms' or a bamboo species, along the southwestern property line, in order to substantially screen the new residence from the neighboring property, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
 - Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
 - A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - If technically feasible, all overhead utility lines adjacent to the subject property shall be placed underground.
 - The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

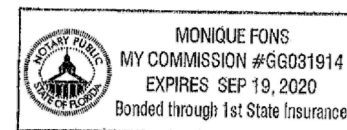
Dated this 04 day of January, 2017.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 04 day of January, 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: SEP 19, 2020

Approved As To Form: [Signature] (1/5/2017)
City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on [Signature] (1/6/17)

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seal

seal
Ralph Choeff
registered architect
AR0009679

comm no.
1626

date:
12/23/2016

revised:

1 03-28-2016 / B.D. COMMENTS
2 09-09-2019 / VARIANCE REQUEST

sheet no.

A-DRB
CURRENT
APPROVED

FINAL SUBMISSION: 09/09/19
HEARING: 11/05/19

PROPERTY INFORMATION:
LEGAL DESCRIPTION:
LOT 10, BLOCK 14, 3rd REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1717 NORTH VIEW DRIVE
MIAMI BEACH, FL, 33140

FOLIO NUMBER:
02-3228-001-0510

PROJECT DATA:
SCOPE OF WORK:
NEW TWO-STORY, CBS, SINGLE-FAMILY RESIDENCE

OCCUPANCY TYPE:
RS-2

CONSTRUCTION TYPE:
TYPE VB

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:
RECONSTRUCT THE SWALE/600' ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG NORTH BAY ROAD.

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 9-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF N. BISCAYNE DR. AND E. 3RD CT. ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAINAGE NOTE:
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE:
AS PER SECTION R4409.13.5, TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

ELEVATION NOTE:
ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE AT MINIMUM DESIGN FLOOD ELEVATION +11'-0" NGVD (3 FT. ABOVE BFE).
ALL CONSTRUCTION & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (+11'-0" NGVD) ARE TO BE FLOOD RESISTANT.

FLOOD MATERIAL NOTE:
ALL OUTDOOR MATERIALS & CABINETS & FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (+0'-0" NGVD + 3 FT.) TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS PER FEMA TECHNICAL BULLETIN-2 GUIDELINES.

SURVEYOR NOTE:
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SET ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SWIMMING POOL SAFETY BARRIER NOTE:
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A SAFETY BARRIER COMPLYING WITH FBC 2014, R4101.1 OR A POOL COVER COMPLYING WITH ASTM F 1346.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2014 RESIDENTIAL.

FLOOD VENT CALCULATIONS:
TOTAL GARAGE AREA = 945 SQ. FT.
FLOOD VENT REQUIRED = 945 SQ. INCHES

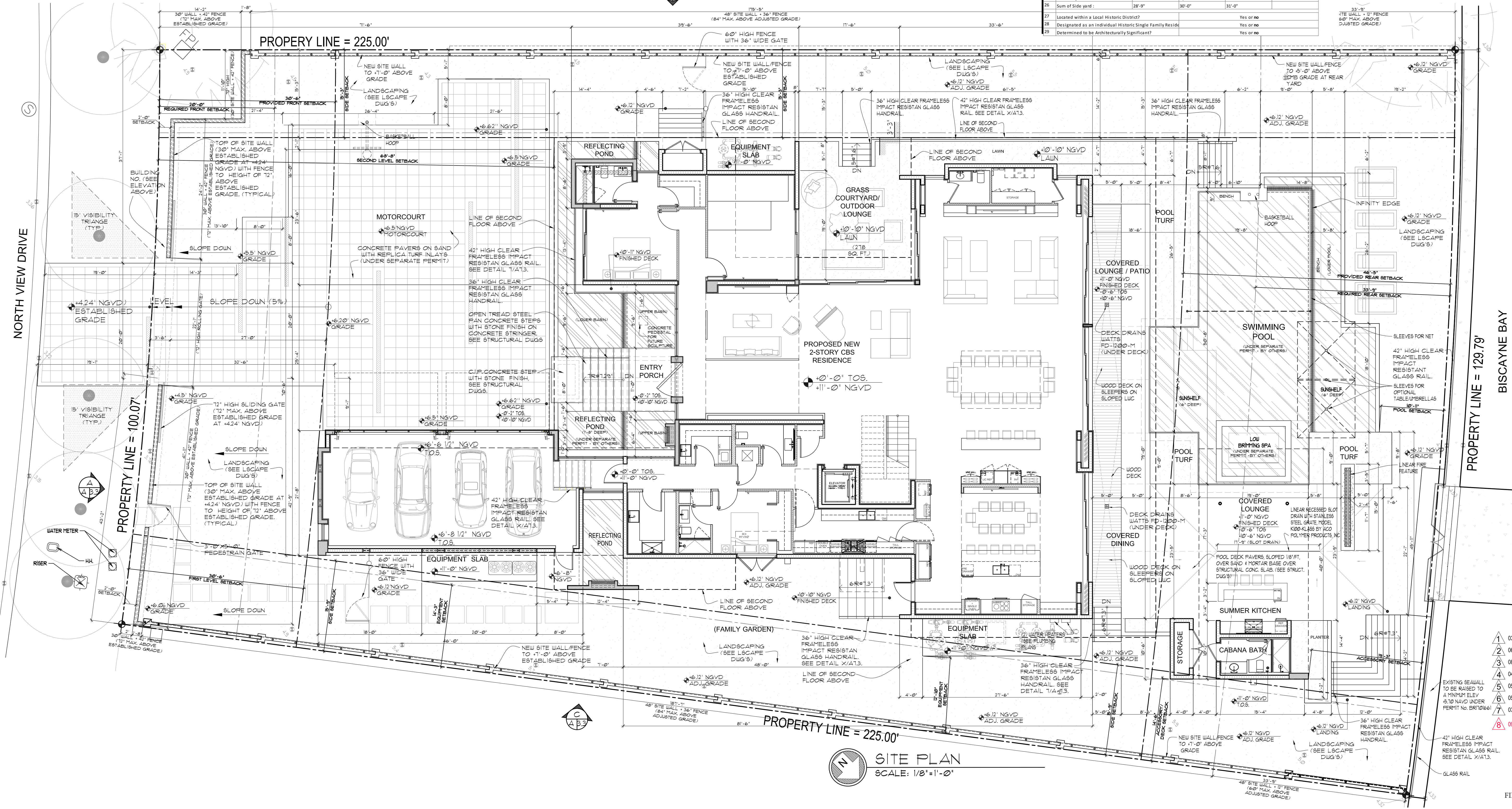
ENGINEERED FLOOD VENTS @ BLOCK WALL
SHIRT VENTS: 1000 SQ. INCHES EA
200 SQ. IN. x 5 VENTS = 1000 SQ. INCHES

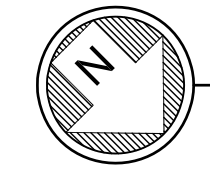
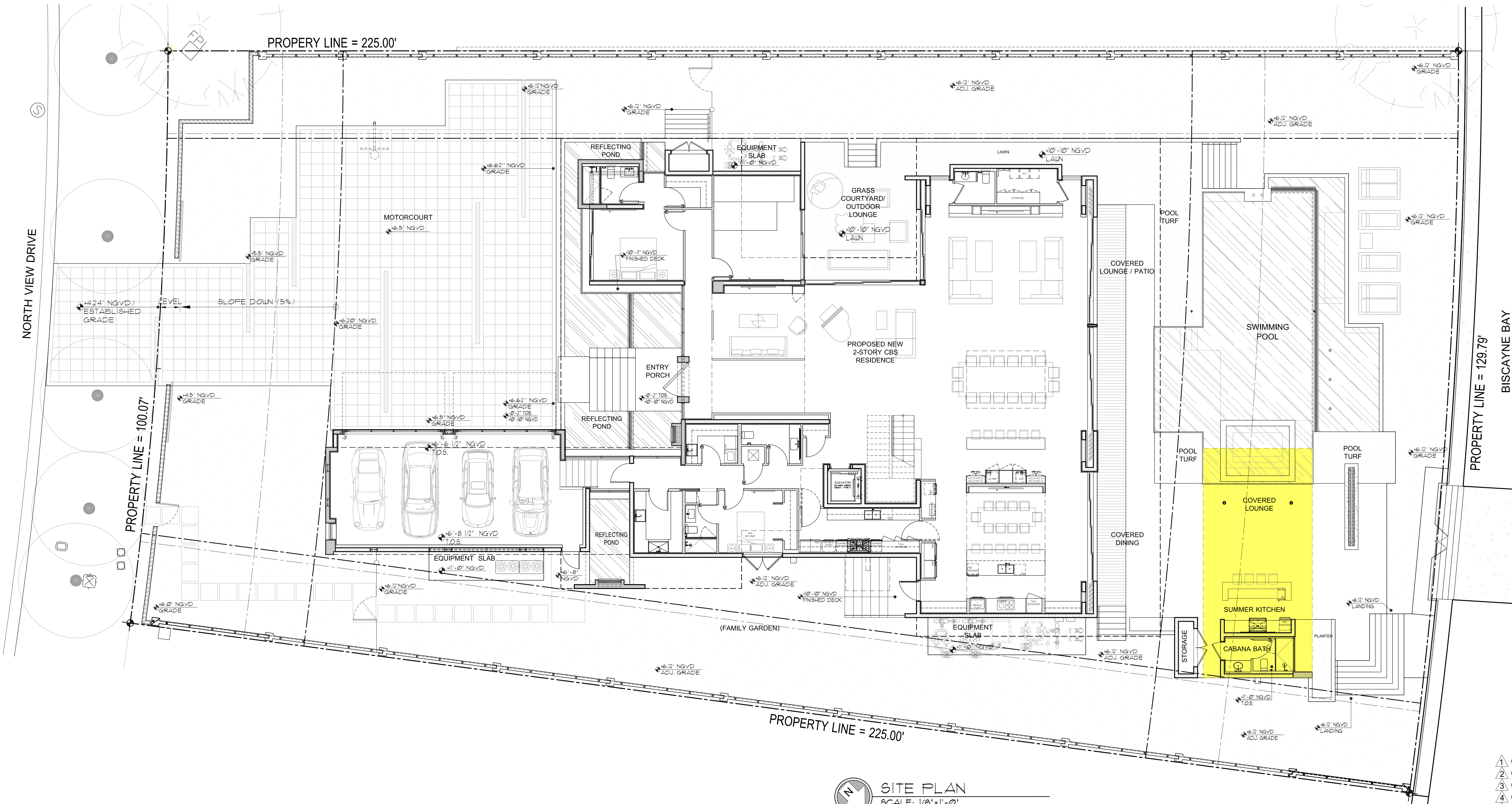
CALCULATIONS ARE BASED ON 'SMART VENT' MODEL (340-510, CERTIFICATION: FL15022-R2)

FLOOD VENTS SHALL COMPLY WITH FBCR SECT.3122.2 SPECIFICALLY SUB SECTIONS 2) THRU 2.6

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
Item #	Zoning Information				
1	Address: 1717 North View Drive, Miami Beach, FL 33140				
2	Folio number(s): 02-3228-001-0510				
3	Board and file numbers : DRB #16-0083				
4	Year built: 1955		Zoning District: RS-2		
5	Based Flood Elevation: 8.00' NGVD		Grade value in NGVD: 4.24' NGVD		
6	Adjusted grade (Flood+9)/Grade/2: 6.12' NGVD		Free board: 3 FT.		
7	Lot Area: 26,978 SF				
8	Lot width: 114'-11"		Lot Depth: 225'-0"		
9	Max lot Coverage SF and %: 8,093 SF (30%)		Proposed lot Coverage SF and %: 7,123 SF (26.4%)		
10	Existing lot Coverage SF and %: 4,973 SF (18.4%)		Lot coverage deducted (garage-storage) SF: 500 SF		
11	Front Yard Open Space SF and %: 3,207 SF (88%)		Rear Yard Open Space SF and %: 3,277 SF (76.1%)		
12	Max Unit Size SF and %: 13,489 SF (50%)		Proposed Unit Size SF and %: 13,211 SF (49.0%)		
13	Existing First Floor Unit Size: 4,423 SF		Proposed First Floor Unit Size: 5,418 SF		
14			Proposed First Floor Unit Size (Volumetric): 6,363 SF		
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB): 6,159 SF (96.8.6%)		
16			Proposed Second Floor Unit Size SF and %: 6,159 SF (100.00%)		
17			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 1,397 SF (22.7%)		
18	Height:	Required 28'-0"	Existing 15'-0"	Proposed 28'-0"	Deficiencies
19	Setbacks:				
20	Front First level:	20'-0"	78'-2"	33'-5"	
21	Front Second level:	30'-0"	130'-4"	68'-8"	<50% DEV. WIDTH
22	Side 1:	14'-4"	10'-2"	15'-3"	
23	Side 2:	14'-5"	5'-0"	15'-9"	
24	Rear:	33'-9"	38'-0"	47'-5"	
25	Accessory Structure Side 1:	7'-6"	N/A	14'-6"	
26	Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	
27	Accessory Structure Rear:	16'-11"	N/A	19'-3"	
28	Sum of Side yard :	28'-9"	30'-0"	31'-0"	
29	Located within a Local Historic District?				Yes or no
30	Designated as an individual Historic Single Family Residence?				Yes or no
31	Determined to be Architecturally Significant?				Yes or no

New Construction Floodplain Management Data	
Flood Zone:	AE #8
FIRM Map Number	12086C0317L
Base Flood Elevation (BFE):	8.00' NGVD
Proposed Flood Design Elevation:	11.00' NGVD
Crown of Road Elevation:	5.26 NGVD (3.70 NAVD)
Classification of Structure:	Category II
Building Use:	Residential, Single-Family Residence, & Garage
Lowest Elev. of Equip	11.00' NGVD
Lowest Adjacent Grade	6.20' NGVD
Highest Adjacent Grade	6.62' NGVD





SITE PLAN
SCALE: 1/8"=1'-0"

SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

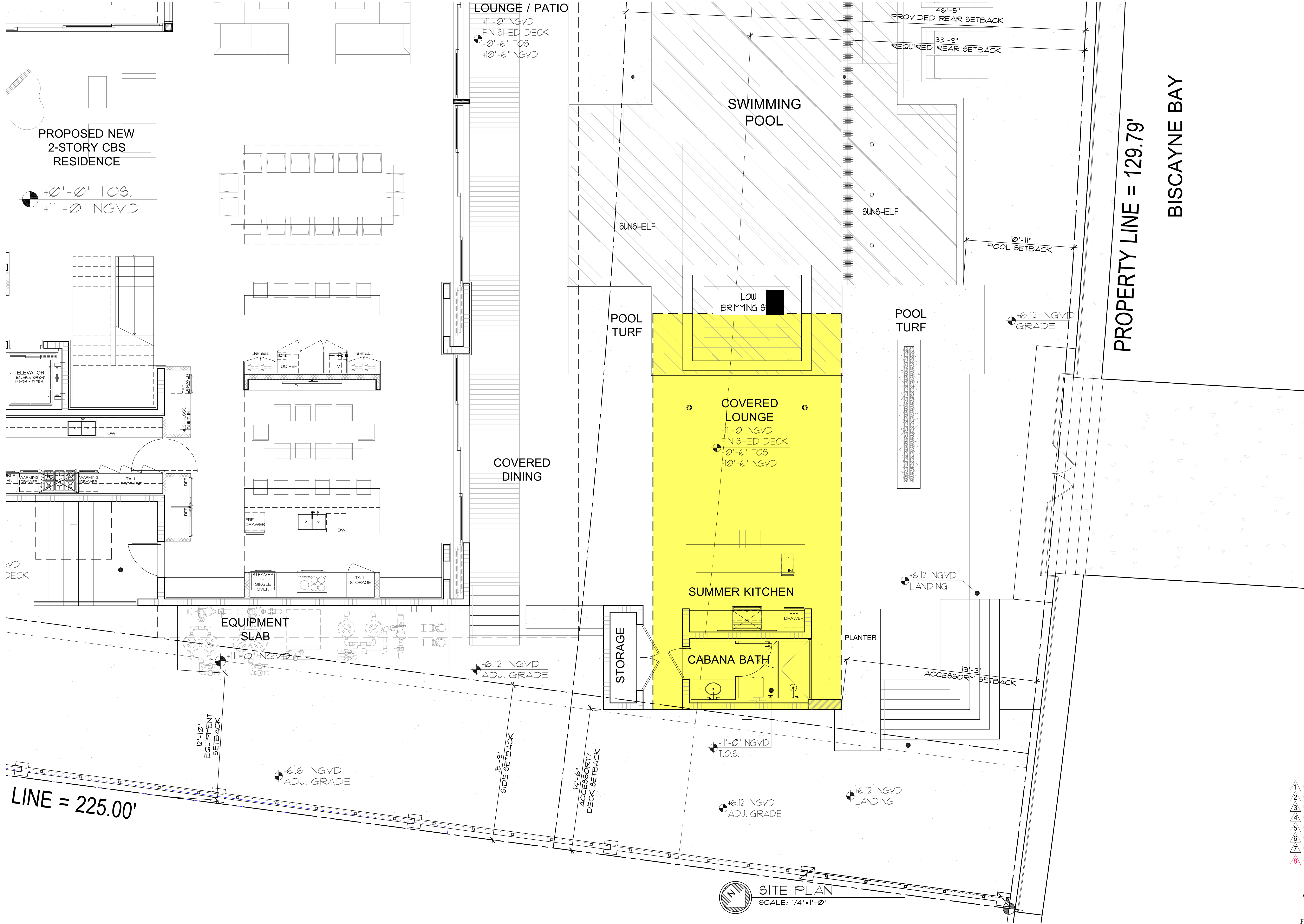
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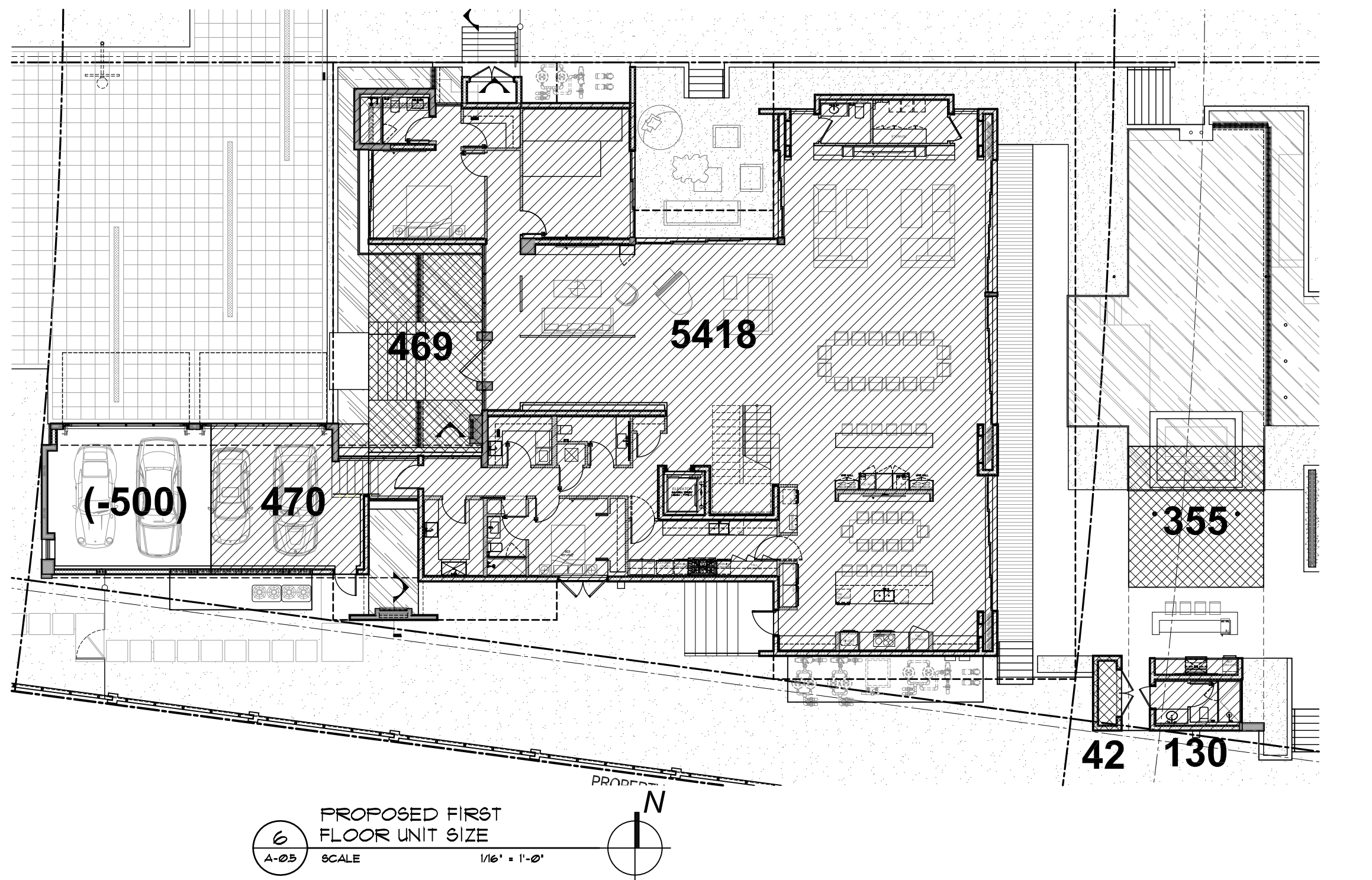
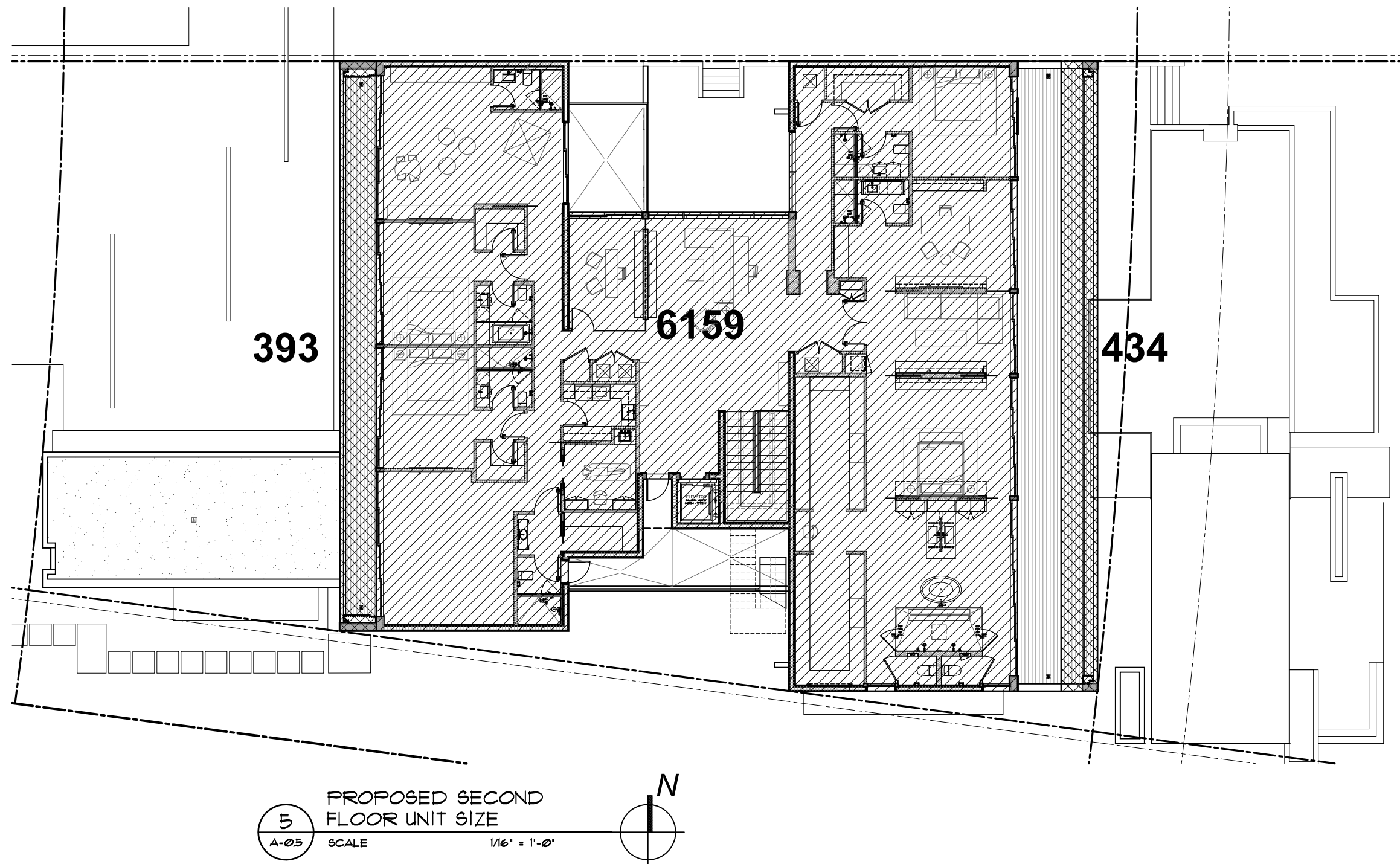
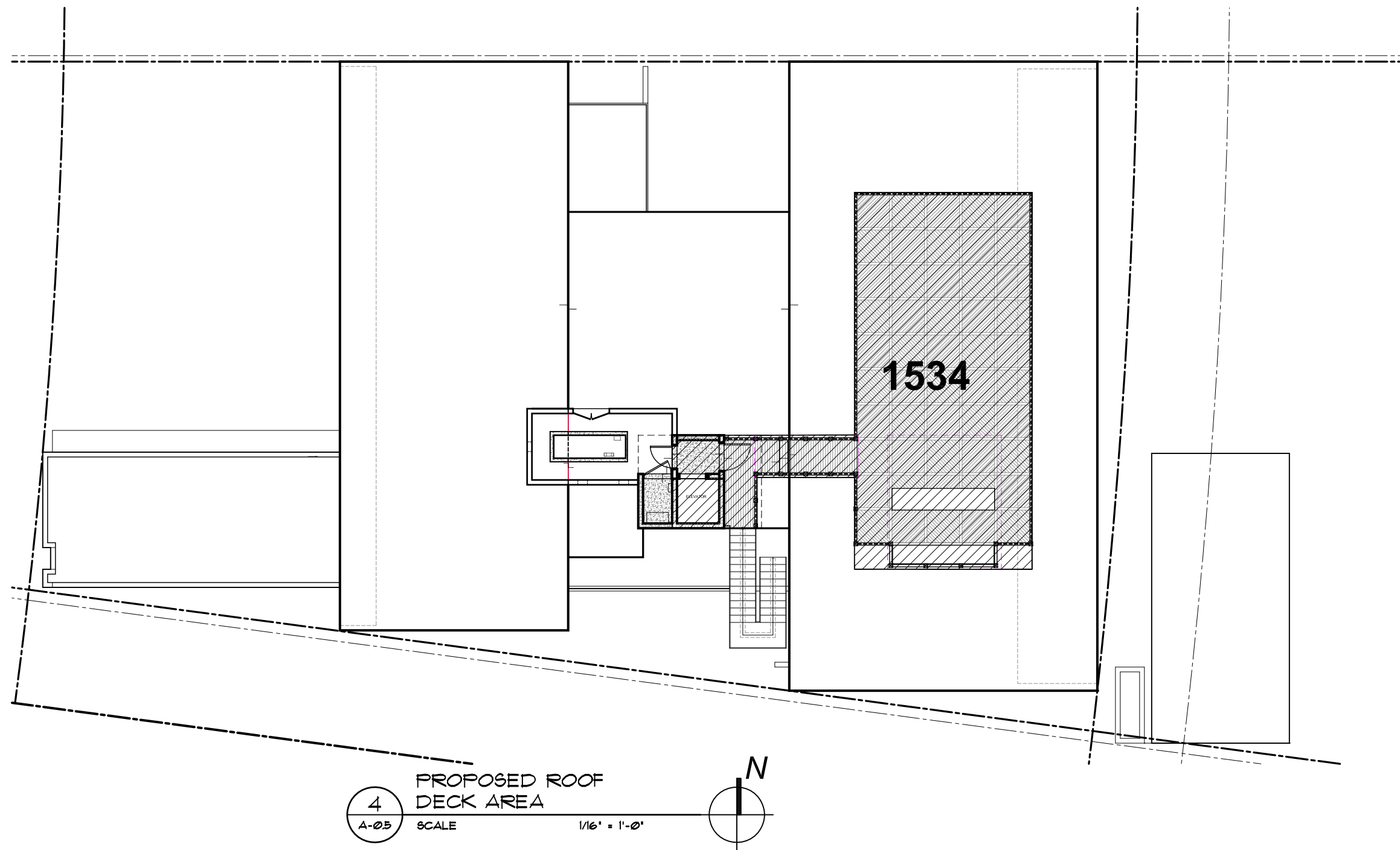
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12/23/2016

- revised:
- 1 03-28-2016 / B.D. COMMENTS
 - 2 06-20-2017 / B.D. COMMENTS
 - 3 08-07-2017 / DERM COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 5 05-01-2018 / BD COMMENTS
 - 6 05-16-2018 / BD COMMENTS
 - 7 03-05-2019 / SITE WALL/FENCE CLARIFICATION
 - 8 09-09-2019 / VARIANCE REQUEST

sheet no.





BUILDING DATA (UNIT SIZE)		
MAIN HOUSE:		
FIRST FLOOR (AC)	5,418 S. F.	
SECOND FLOOR (AC)	6,159 S. F.	
TOTAL (AC):		
GARAGE (NON A/C) (945-500)	445 S. F.	
CABANA	130 S. F.	
BALCONIES & OVERHANGS	1,564 S. F.	
ROOF ELEVATOR + VESTIBULE	92 S. F.	
TOTAL (NON AC):		
	42 SF.	
TOTAL UNIT SIZE (AC + NON AC):		
	13,389 SQ. FT.	(49.6%)

FLOOR RATIO PERCENTAGE		
MAIN HOUSE:		
TOTAL FIRST FLOOR (VOLUMETRIC)	6,363 S. F.	
TOTAL SECOND FLOOR (VOLUMETRIC)	6,159 S. F.	
TOTAL:		
	96.8%	

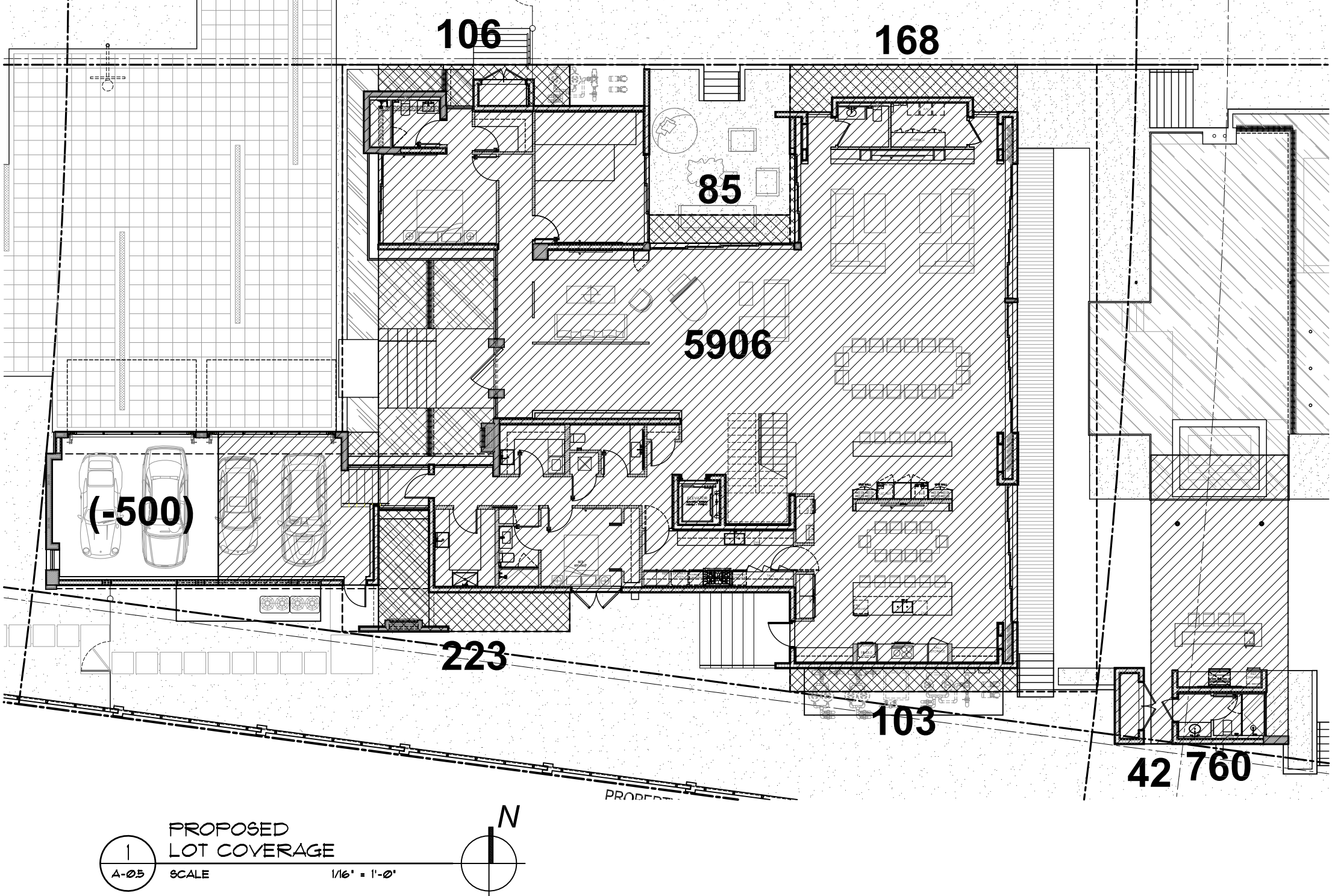
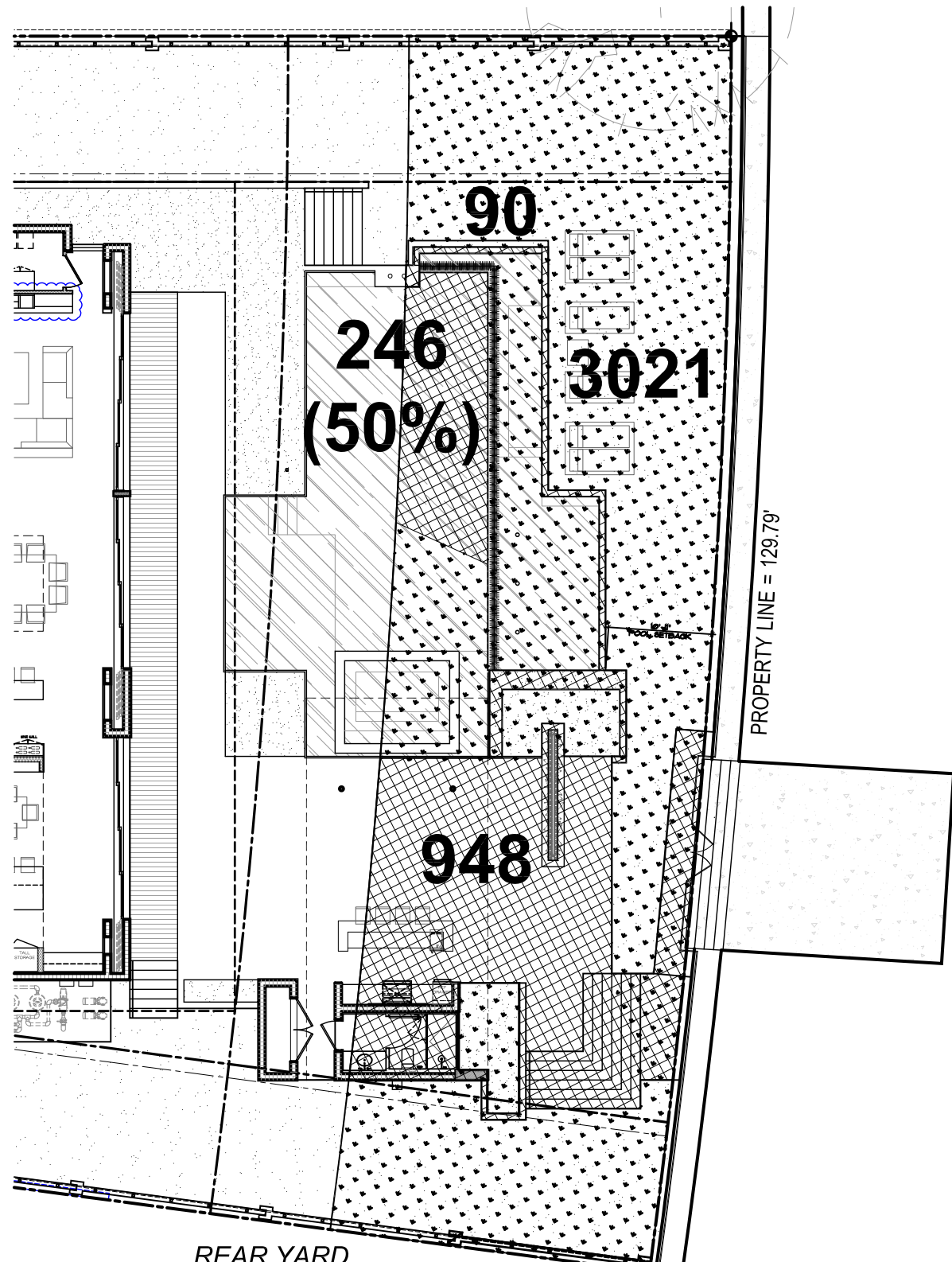
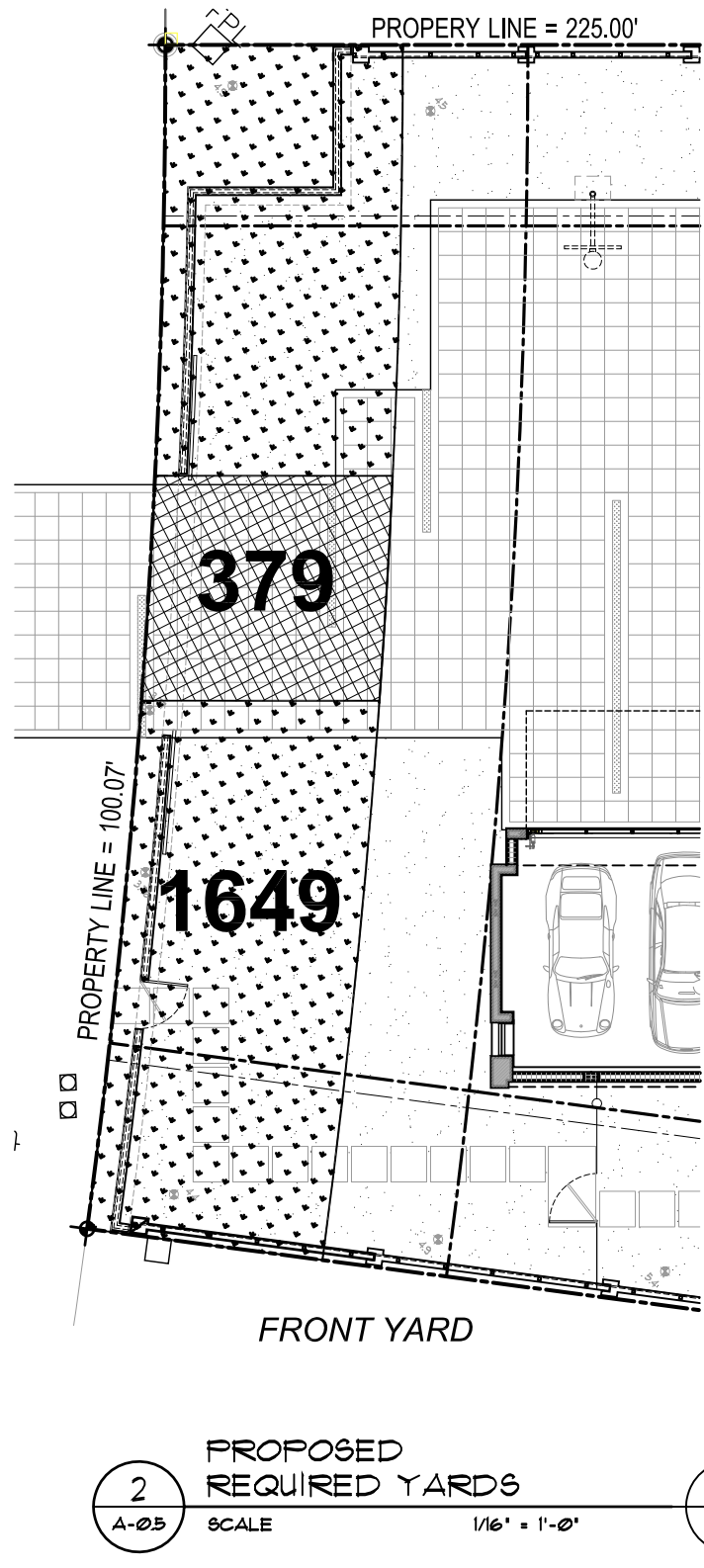
ROOF DECK CALCULATIONS		
TOTAL SECOND FLOOR AREA	6,159 S. F.	100%
TOTAL ROOF AREA	1,534 S. F.	24.9%

SITE DATA (LOT COVERAGE)		
EXISTING LOT SIZE:		
	26,978 S. F.	(100%)
BLDG. LOT COVERAGE:		
MAIN HOUSE + GARAGE	6,351 S. F.	
CABANA + STORAGE	202 S. F.	
OVERHANGS	600 S. F.	
TOTAL BLDG. LOT COVERAGE:		
	7,153 SQ. FT.	(28.1%)

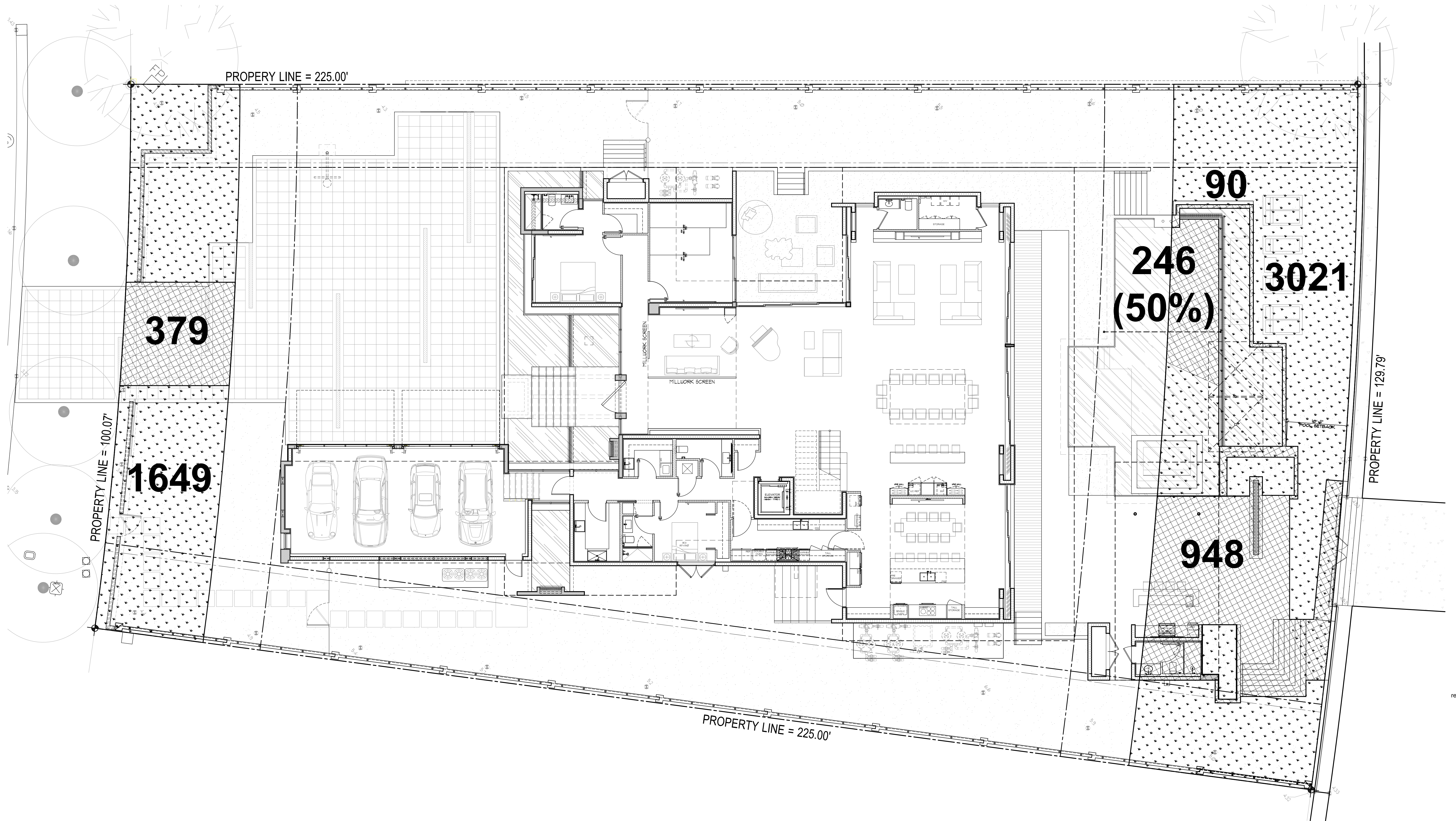
FRONT SETBACK CALCULATIONS		
AREA:	2,028 S. F.	100%
IMPERVIOUS AREA:	379 S. F.	
LANDSCAPE AREA:	1,649 S. F.	81.4%

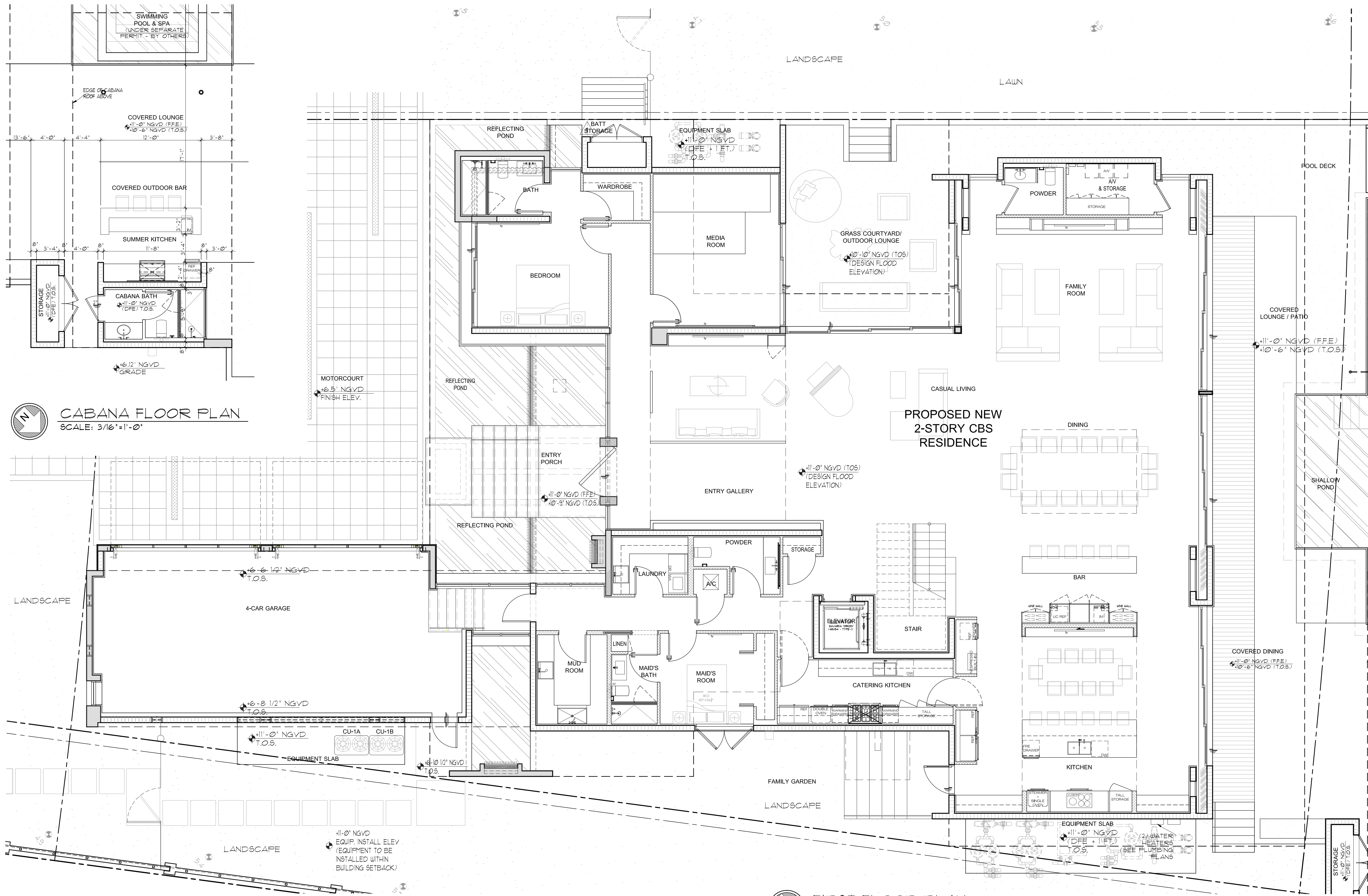
REAR SETBACK CALCULATIONS		
AREA:	4,305 S. F.	100%
IMPERVIOUS AREA:	1,284 S. F.	
LANDSCAPE AREA:	3,021 S. F.	70.2%

ZONING DATA		REQUIRED /ALLOWED	PROVIDED
CLASSIFICATION:		RS-2	
FLOOD ZONE:		AE	
MIN. FLOOD ELEVATION:	+8.00' NGVD (+1 FT)		+11.00 NGVD
EST. GRADE	+4.24' NGVD		+4.24' NGVD
ADJUSTED GRADE	+6.12' NGVD		+6.12' NGVD
MAX. LOT COVERAGE:	8,093 SQ. FT. (30%)		7,153 SQ. FT. (28.1%)
MAX. UNIT SIZE:	13,489 SQ. FT. (50%)		13,389 SQ. FT. (49.6%)
MAIN HOUSE			
MAX. BUILDING HEIGHT:	28'-0"		28'-0"
FRONT SETBACK:	20'-0"		30'-5"
FRONT SETBACK (2nd FLR):	30'-0"		67'-7"
REAR SETBACK:	33'-9"		69'-1"
SIDE SETBACKS:	28'-9" (MIN.)		31'-0" (15'-3"/15'-9")



- 03-28-2017 / B.D. COMMENTS
- 05-10-2017 / B.D. COMMENTS
- 06-01-2017 / B.D. COMMENTS
- 04-20-2018 / DFE UPDATE +
- 05-16-2018 / BD COMMENT
- 09-09-2019 / VARIANCE REQUEST

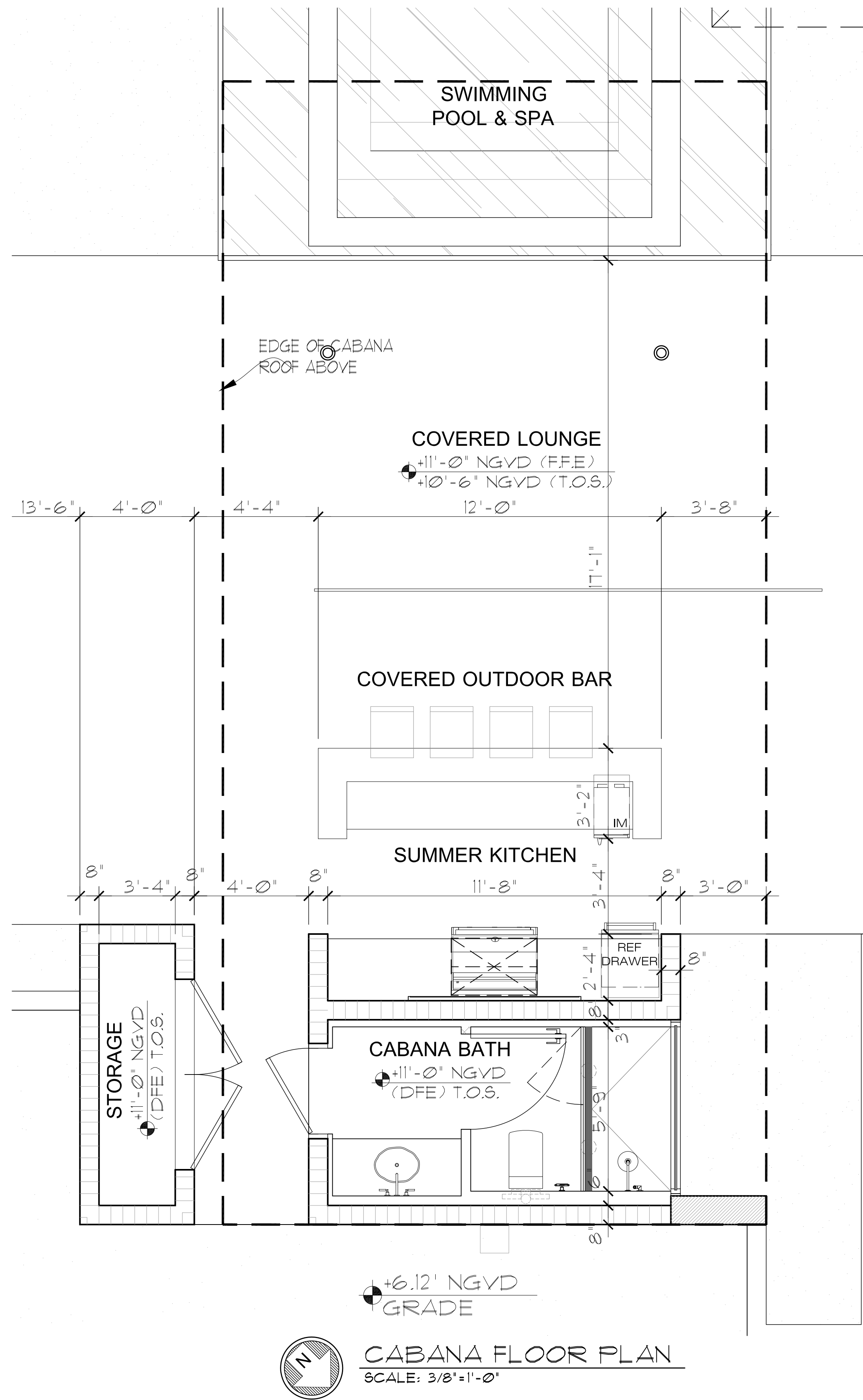




CABANA FLOOR PLAN
SCALE: 3/16"=1'-0"

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

- 1 03-28-2016 / B.D. COMMENTS
 - 2 05-10-2017 / B.D. COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 7 05-25-2018 / BD COMMENTS
 - 8 10-10-2018 / ID UPDATE
 - 9 09-09-2019 / VARIANCE REQUEST
- sheet no.



SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

seal
Ralph Choeff
registered architect
AR0009679

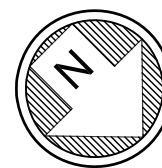
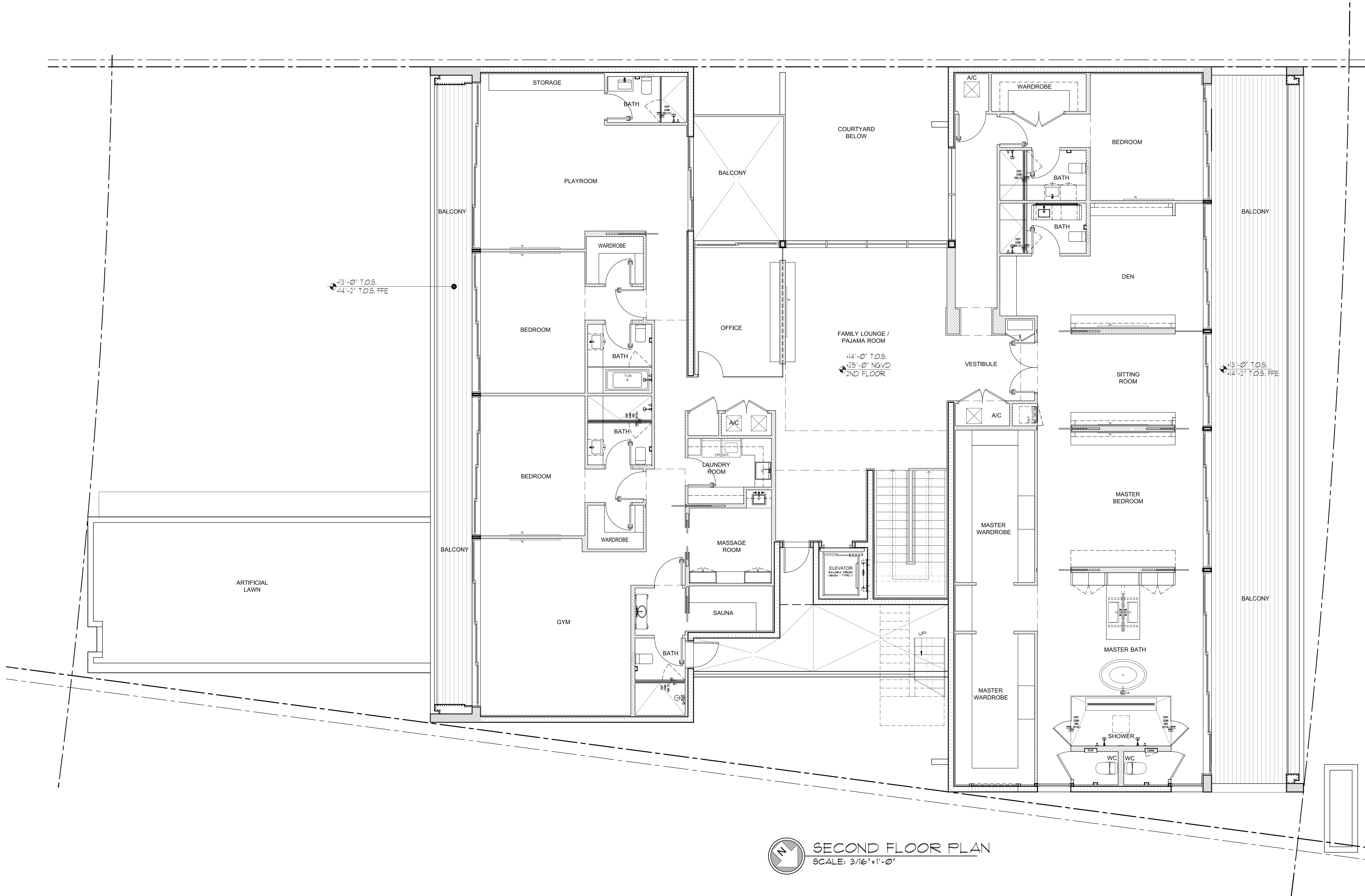
comm no.
1626

date:
12/23/2016

revised:

- 1 03-28-2016 / B.D. COMMENTS
 - 2 05-10-2017 / B.D. COMMENTS
 - 4 04-20-2018 / DFE UPDATE +
 - 7 05-25-2018 / BD COMMENTS
 - 8 10-10-2018 / ID UPDATE
 - 9 09-09-2019 / VARIANCE REQUEST
- sheet no.

A-1.1a
CURRENT
PROPOSED & APPROVED
FINAL SUBMISSION: 09/05/19
HEARING: 11/05/19



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

SUNSET ISLAND RESIDENCE
1717 NORTH VIEW DRIVE,
MIAMI BEACH, FL 33140

seal

seal
Ralph Choeff
registered architect
AR0009679

comm no.
1626

date:
12/23/2016

revised:

- 03-28-2017 / B.D. COMMENTS
- 05-10-2017 / B.D. COMMENTS
- 04-20-2018 / DFE UPDATE +
- 05-01-2018 / BD COMMENTS
- 10-10-2018 / ID UPDATE
- 09-09-2019 / VARIANCE REQUEST

sheet no.

A-1.2
CURRENT

APPROVED

FINAL SUBMISSION: 09/09/19
HEARING: 11/05/19

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