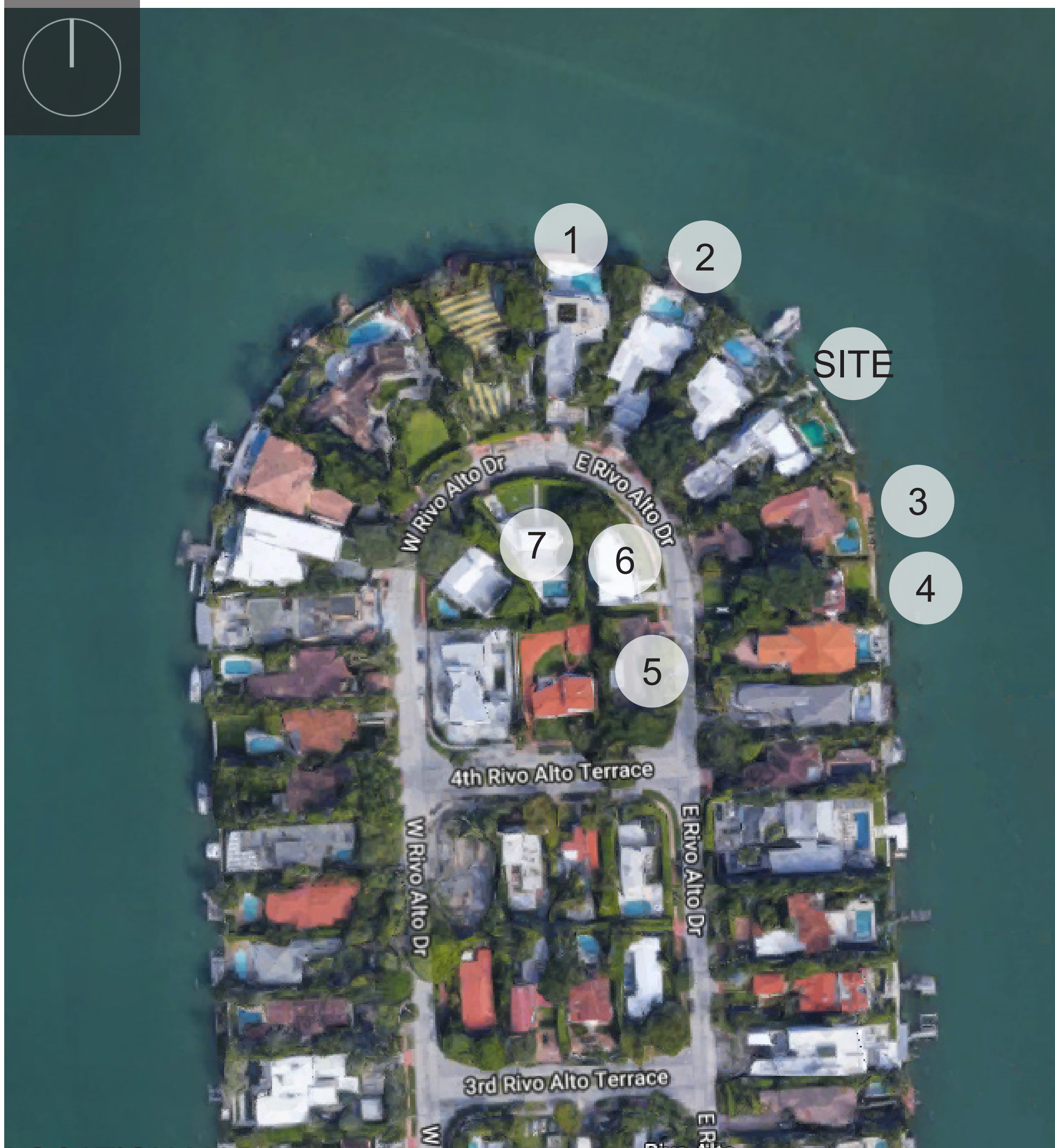
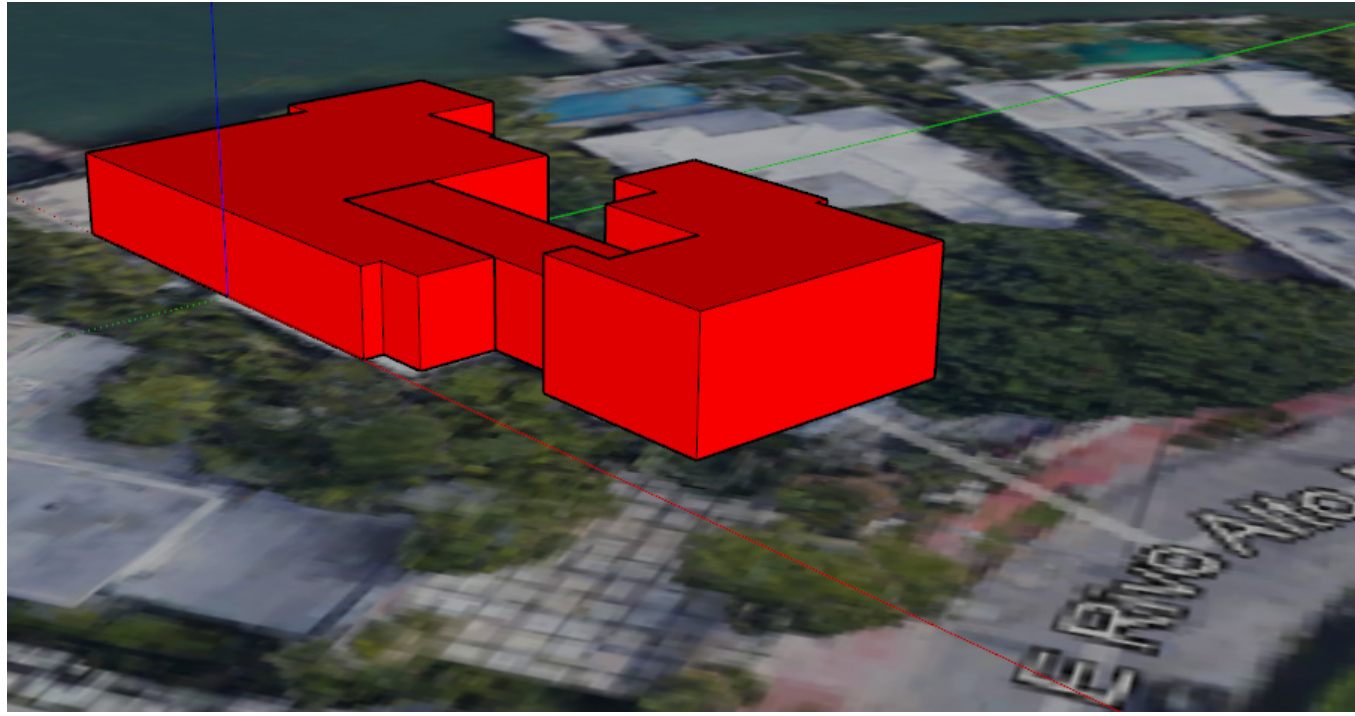
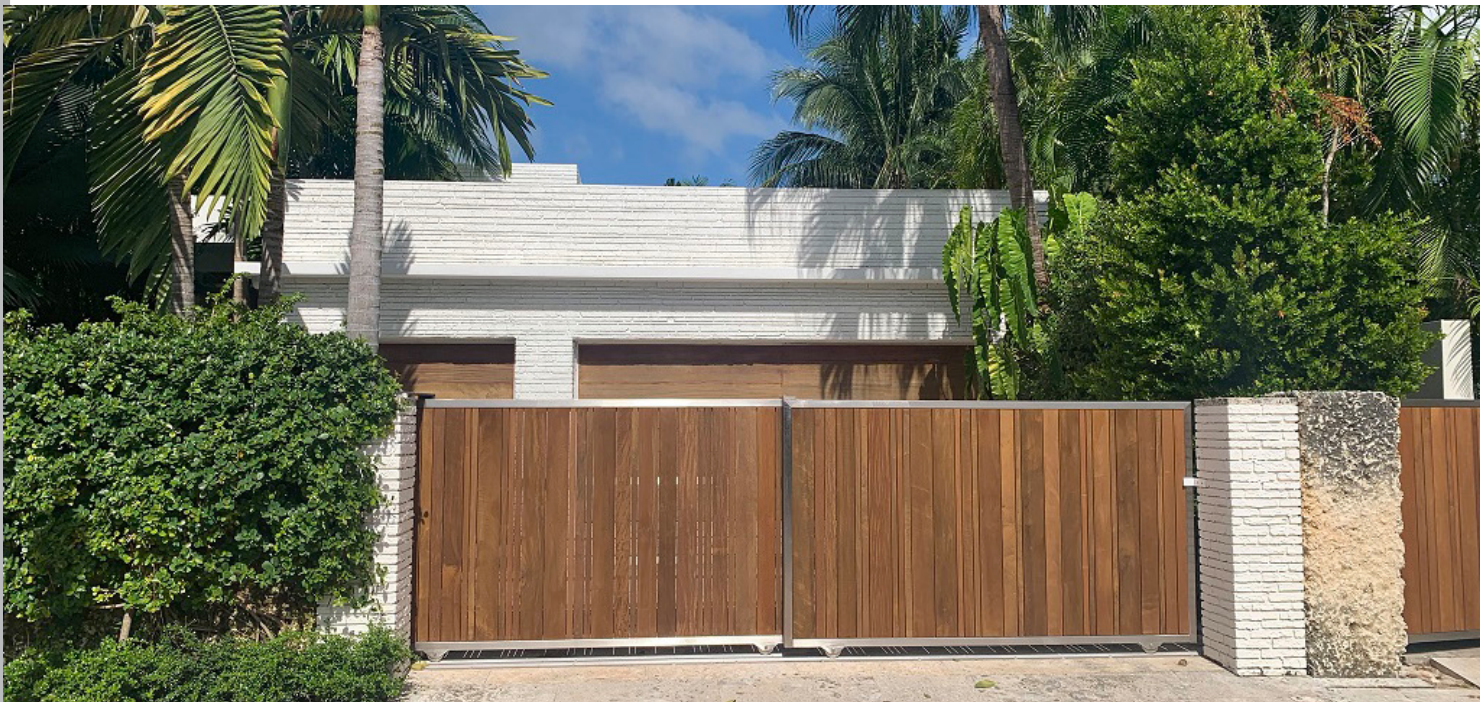




LOCATION MAP

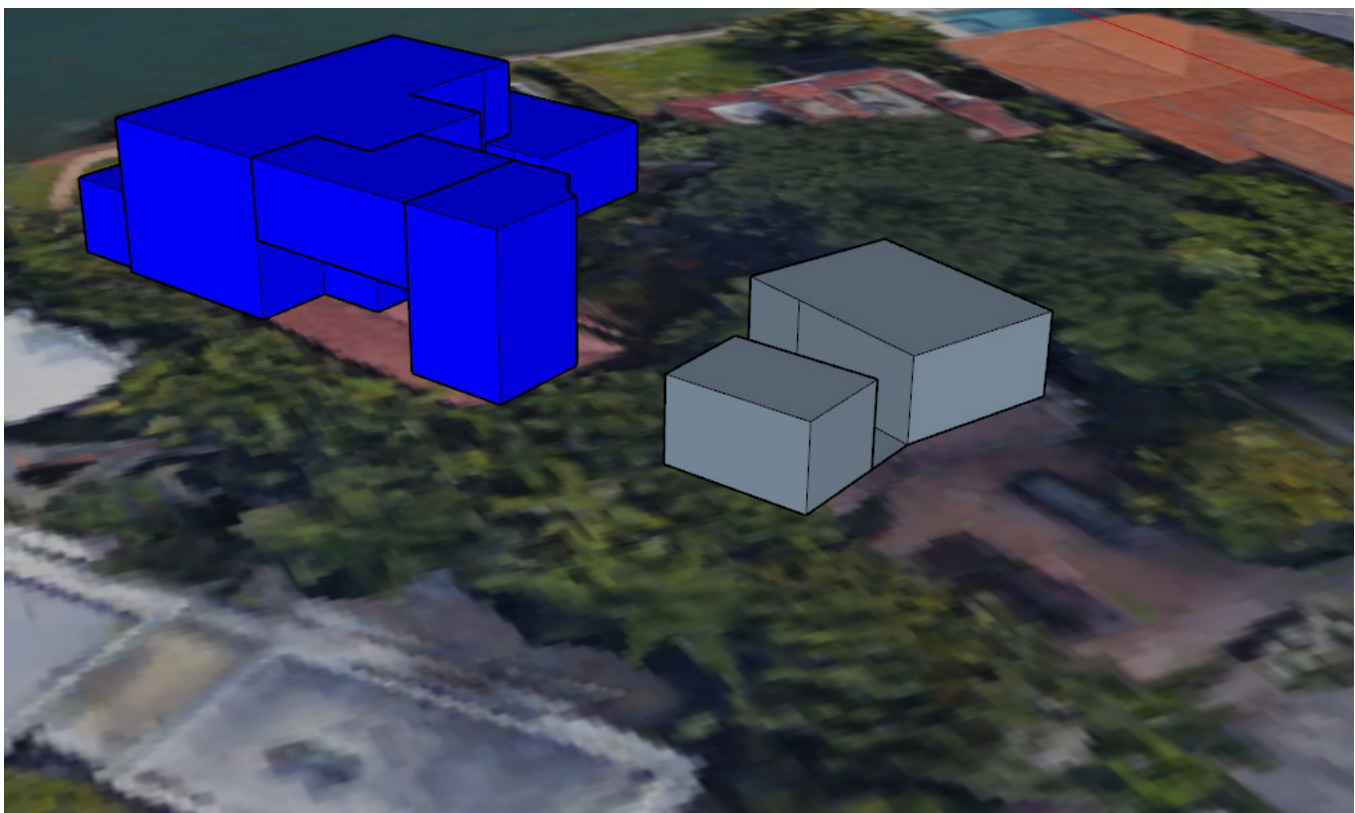
RESIDENCE 2 (RED)

ADJACENT PROPERTY: 445 E RIVO ALTO DR.
 LOT SIZE: 13,141 SQ. FT.
 LIVING AREA: 4,925.7 SQ. FT.
 FOOTPRINT: 5,370.7 SQ. FT.
 APPROXIMATE LOT COVERAGE: 40.8%
 APP. FIRST-SECOND FLOOR RATIO: N/A%



RESIDENCE 3 (BLUE)

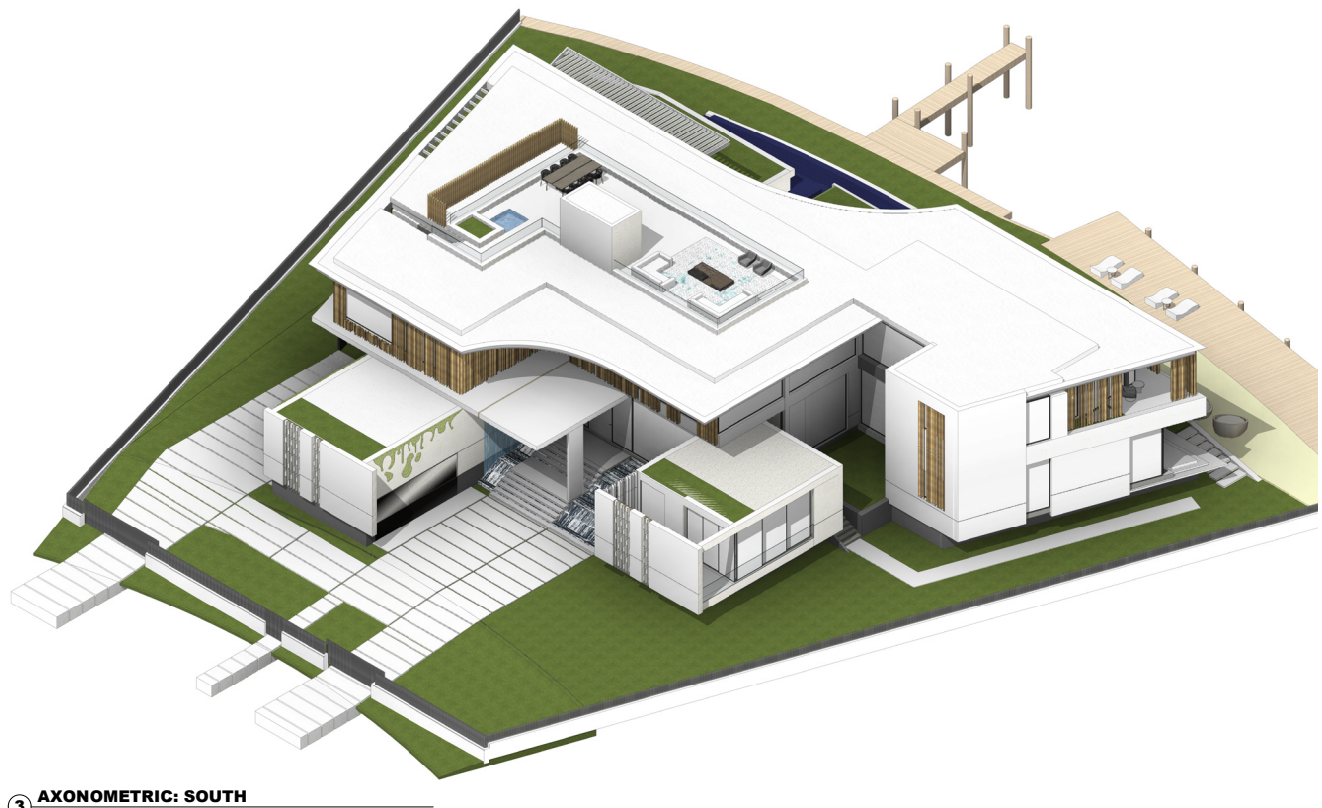
ADJACENT PROPERTY: 423 E RIVO ALTO DR.
 LOT SIZE: 13,382 SQ. FT.
 LIVING AREA: 4,815 SQ. FT.
 FOOTPRINT: 5,698 SQ. FT.
 APPROXIMATE LOT COVERAGE: 42.6%
 FIRST-SECOND FLOOR RATIO: 90.2%



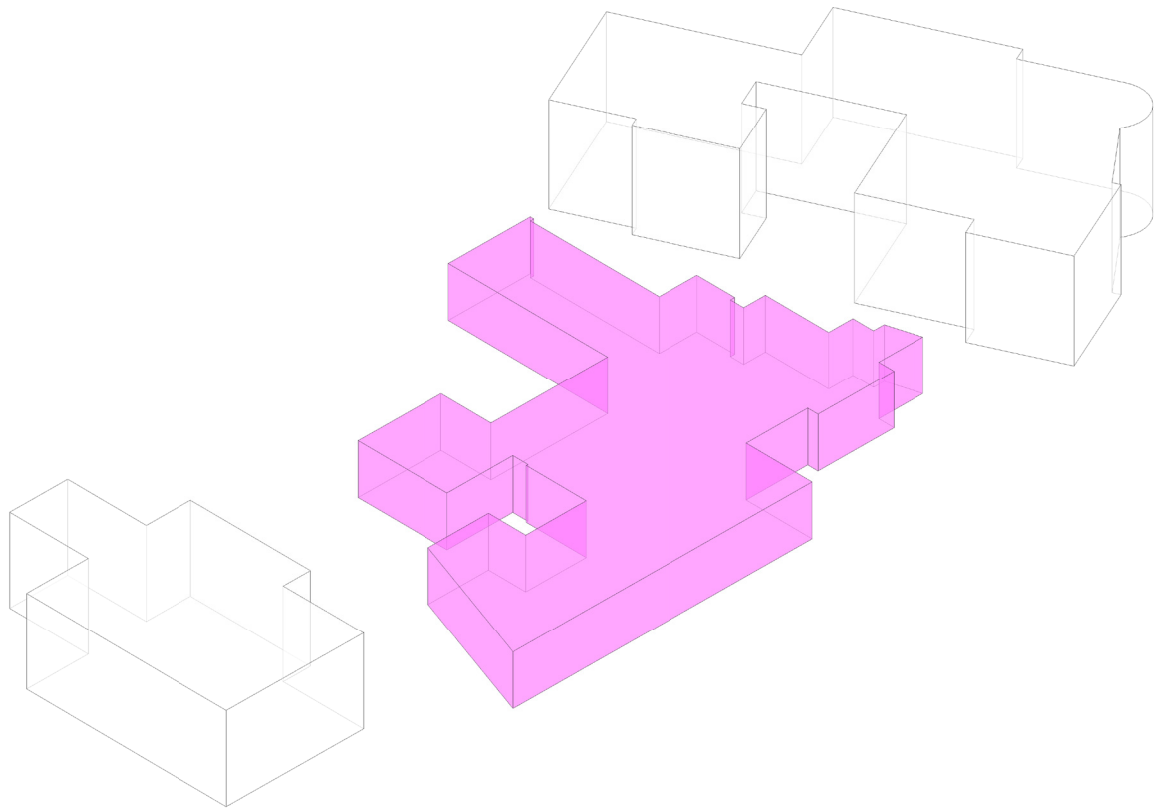
MASSING STUDIES

PROPOSED RESIDENCE (PINK)

425/ 435 E RIVO ALTO DR.
 LOT SIZE: 27,554 SQ. FT.
 FOOTPRINT: 8,199.36 SQ. FT.
 LOT COVERAGE: 29.75%
 FIRST-SECOND FLOOR RATIO: 75.8%

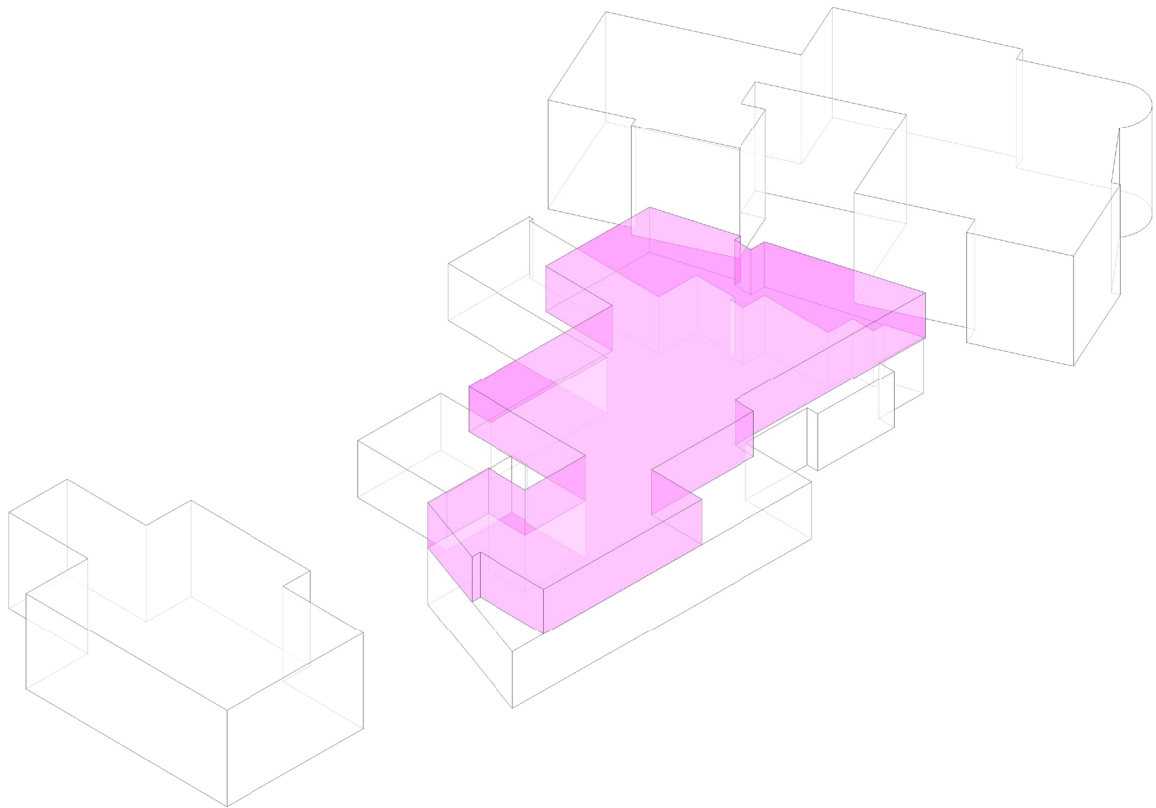


AXONOMETRIC: SOUTH



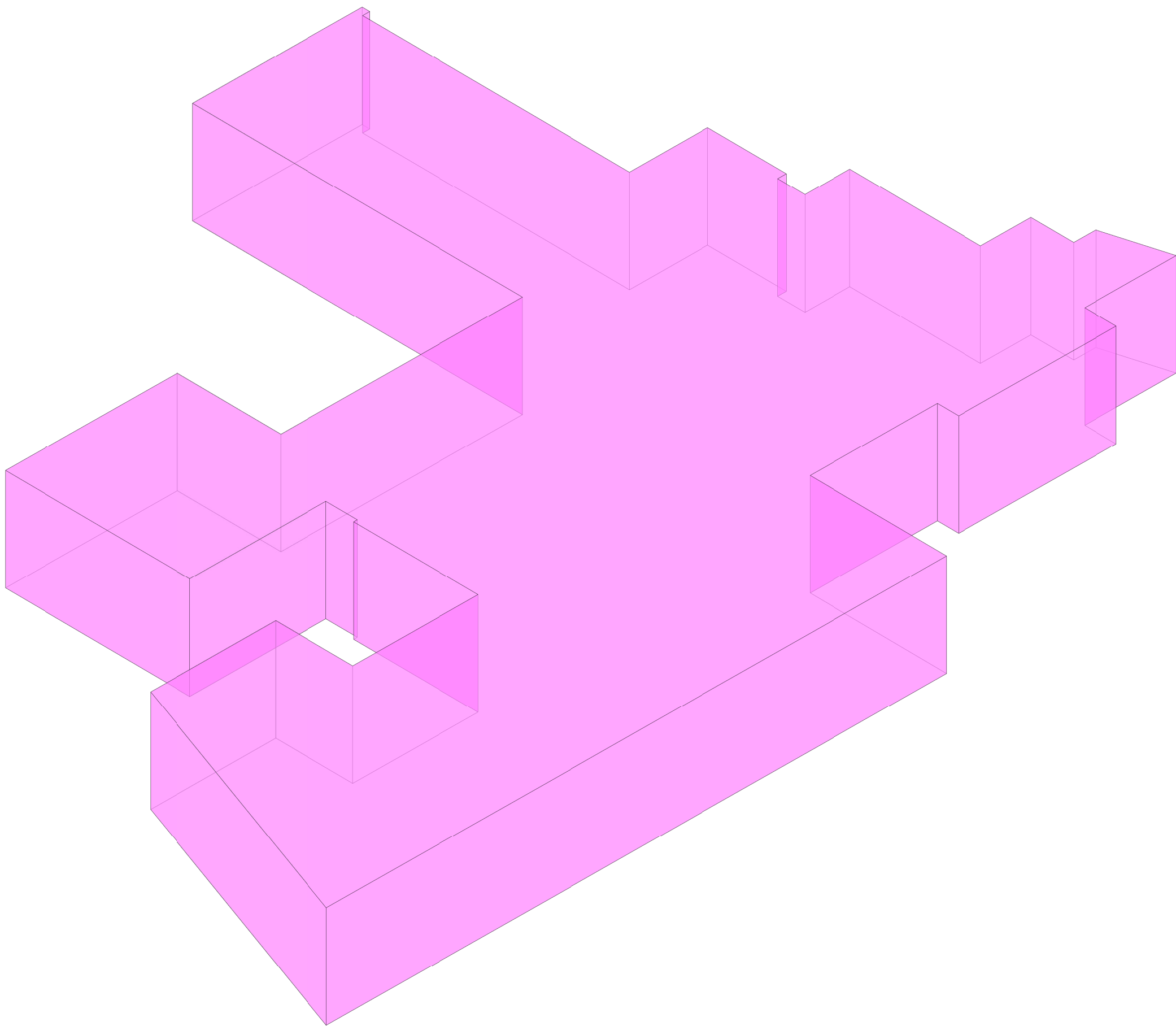
1 MASSING: FIRST FLOOR

FIRST FLOOR MASSING
(SEE A-0.6a)

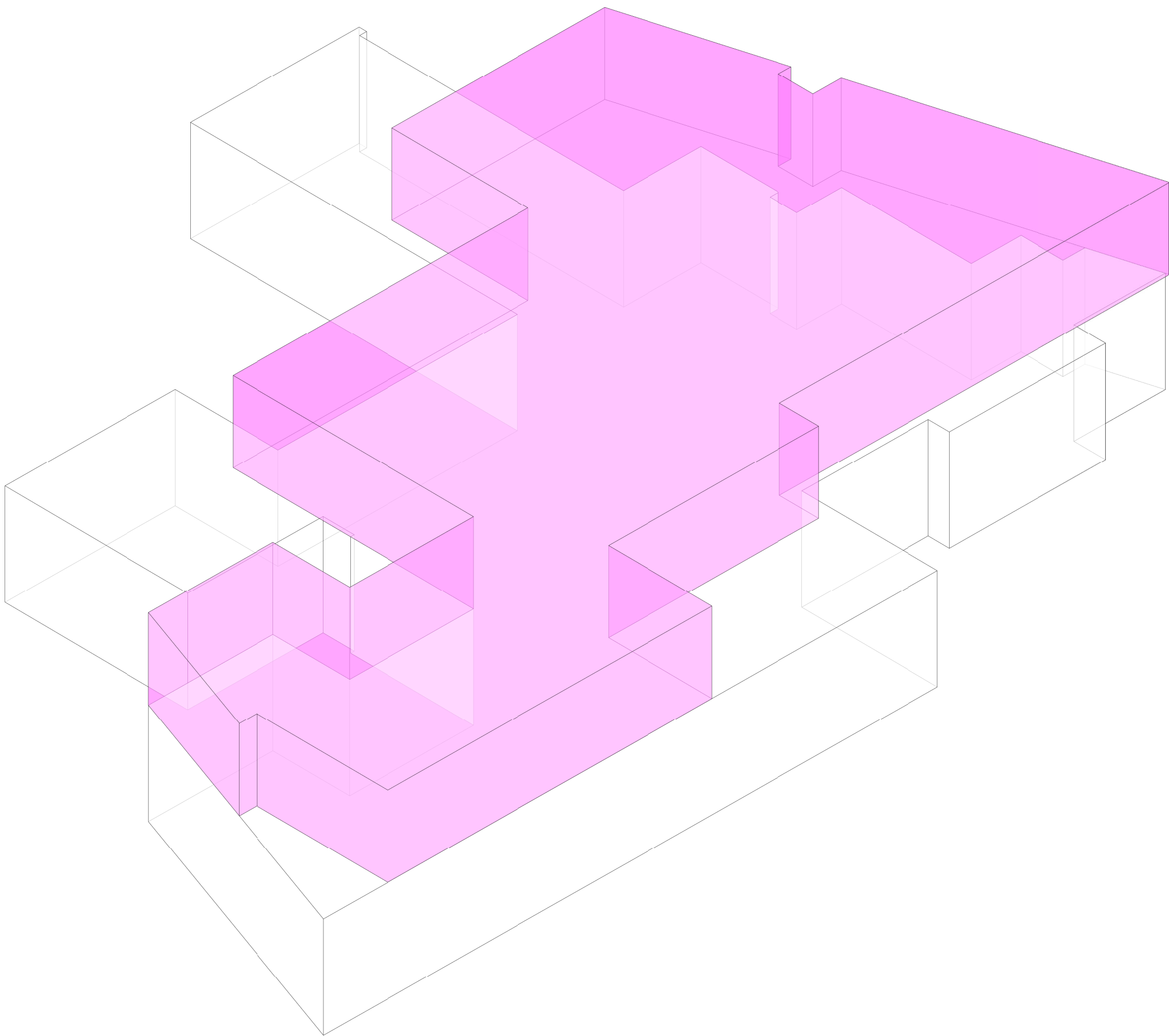


2 MASSING: SECOND FLOOR

SECOND FLOOR MASSING
(SEE A-0.6a)



FIRST FLOOR MASSING
7,798 S.F.



SECOND FLOOR MASSING
5,458.6 S.F.

2ND FLOOR VOLUME ALLOWANCE (For CITY Compliance)	ALLOWABLE 2ND FLR SF = 1ST FLR SF X 70% 7 798 SF x 70 %	
ALLOWABLE 2ND FLR VOL.	5 458.6 SF	
VOLUME ACHIEVED (2nd Floor allowance 70% of 1st)	5 853 SF	75.8%

REQUESTING WAIVER ON SECOND FLOOR TO FIRST FLOOR RATIO

WAIVER REQUIRED

LEAD DESIGNER:
SAOTA
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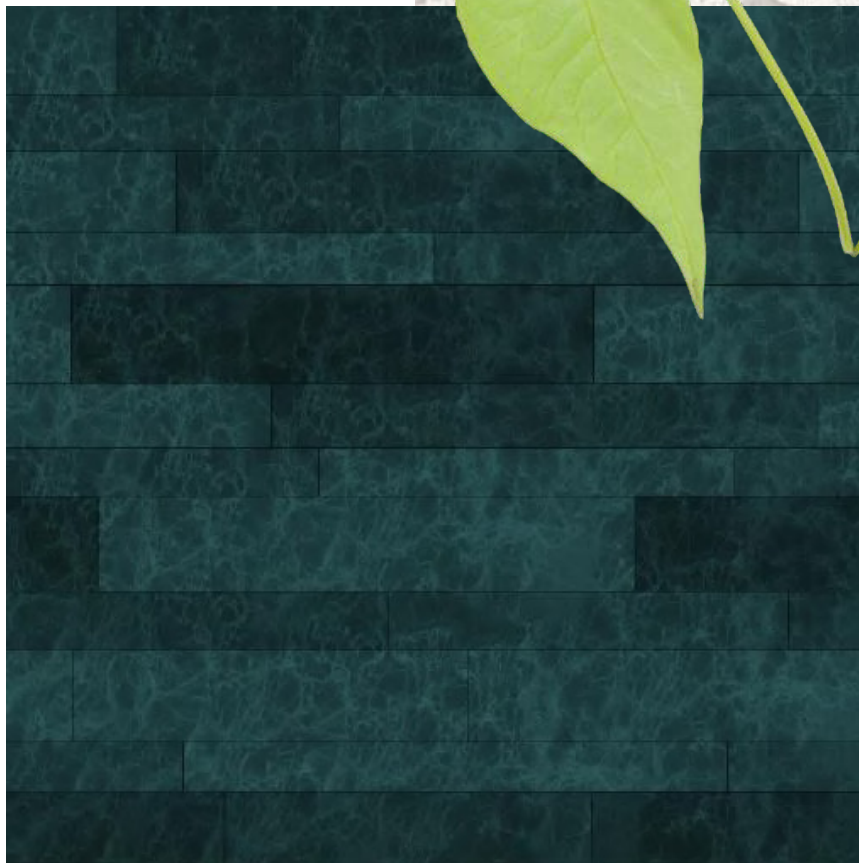
FEBRUARY 04, 2020 AGENDA

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 10	
2	FIRM Map Number	12086C0317L	
3	Base Flood Elevation (BFE):	10.00' NGVD	
4	Proposed Flood Design Elevation:	13.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	425/435 EAST RIVO ALTO DR., MIAMI BEACH, FLORIDA 33139 Legal Description: SURVEY OF LOTS 16 & 17 & 8 FOOT STRIP ADJACENT ON BAY, BLOCK 3, OF RIVO ALTO AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-3233-001-0500 & 02-3233-001-0510			
3	Board and file numbers :				
4	Year built:	1937	Zoning District:	RS-3	
5	Based Flood Elevation:	10 (Zone AE)	Grade value:	4.63' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.32'	Free board:	10' + 3' = 13'	
7	Lot Area:	27,554.00 SF			
8	Lot width:	AVG. 153.375'	Lot Depth:	AVG. 178.8'	
9	Max Lot Coverage SF and %:	8,266.20 SF (30%)	Proposed Lot Coverage SF and %:	8,199.36 SF (29.75%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	2,084.89 SF (70.69%)	Rear Yard Open Space SF and %:	3,795.87 SF (70.08%)	
12	Max Unit Size SF and %:	13,777 SF (50%)	Proposed Unit Size SF and %:	13,596 (49.3%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	7,227 SF	
			Proposed Second Floor Unit Size:	5,853 SF	
14			Proposed First Floor Unit Size (volumetric) :	7,727 SF	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	5,853 SF 75.8% WAIVER REQUESTED	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,310 SF (22.4%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28')		26'-0"	REQ. DRB APPROVAL
18	Front First level Setback :	20'-0"		30'-0"	
19	Front Second level Setback :	30'-0"		50'-0"	
20	Side 1 Setback :(153.375' X .25 = 38'-3")	23'-0"		23'-0"	
21	Side 2 Setback :	15'-3"		15'-3"	
22	Rear Setback : (178.8 x .15 = 26'-9 ¹³ / ₁₆)	26'-9 ¹³ / ₁₆ "		26'-9 ³¹ / ₃₂ "	
23	Accessory Structure Side 1 Setback:	10'-0"		24'-0"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard :	38'-3"		38'-3"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		Yes		
Notes:					

MATERIAL PALETTE

OFF SHUTTER WHITE CONCRETE



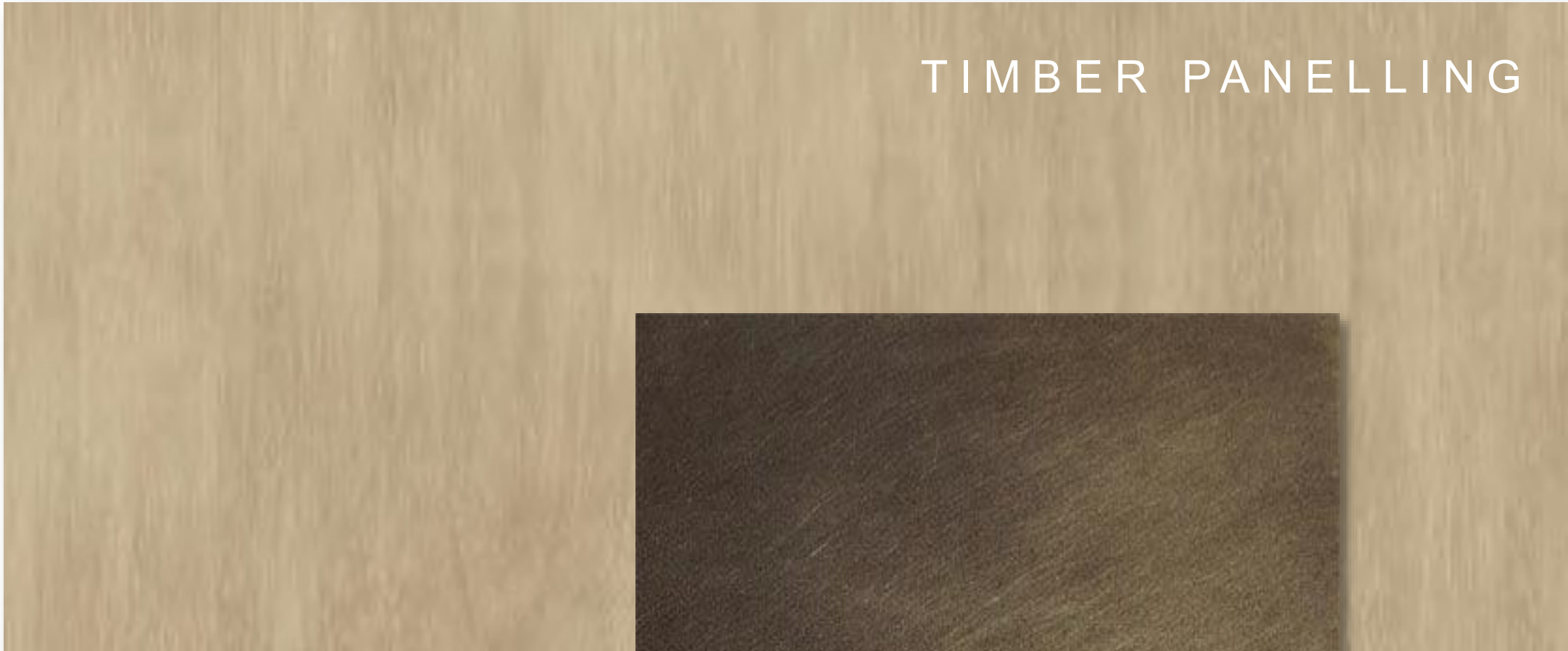
POOL TILES



TERRAZZO FLOORING



LIGHT PIGMENTED CONCRETE



TIMBER PANELLING



BRASS

FDC FINAL DESIGN CONCEPT

DATE 2019_10_25
DOC 1 OF 1

REV 1

US_MIA_RIVOALTO MIAMI BEACH | FLORIDA | USA

REF:
US_MIA_RIVOALTO_WS02_2000_FDC

SAOTA

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UNIT SIZE EXEMPTION		FIRST FLOOR	SECOND FLOOR	ROOF TERRACE	TOTAL
	GARAGE (Less 500 sf parking allowance)	500 SF			500 SF
	ACCESSORY BUILDINGS (Less than 2% of lot area)	551 SF			551 SF
	OPEN TO SKY PERVIOUS COURTYARD	211 SF			211 SF
	ATTACHED < 10' OVERHANG	1 828 SF	2 200 SF		4 028 SF
	ROOF AREA NOT COUNTING O.H.S (Less than 25% of Second Floor)			1 201 SF	1 201 SF

DEVELOPABLE LOT WIDTH	34' 5"
	(Front Boundary + Rear Boundary) / 2
	(96' 6" + 210' 3") / 2
	153' 4 1/2" - 38' 4"
	115' 1 1/2" x 200'



LEAD DESIGNER;
SAOTA
www.saota.com info@saota.com

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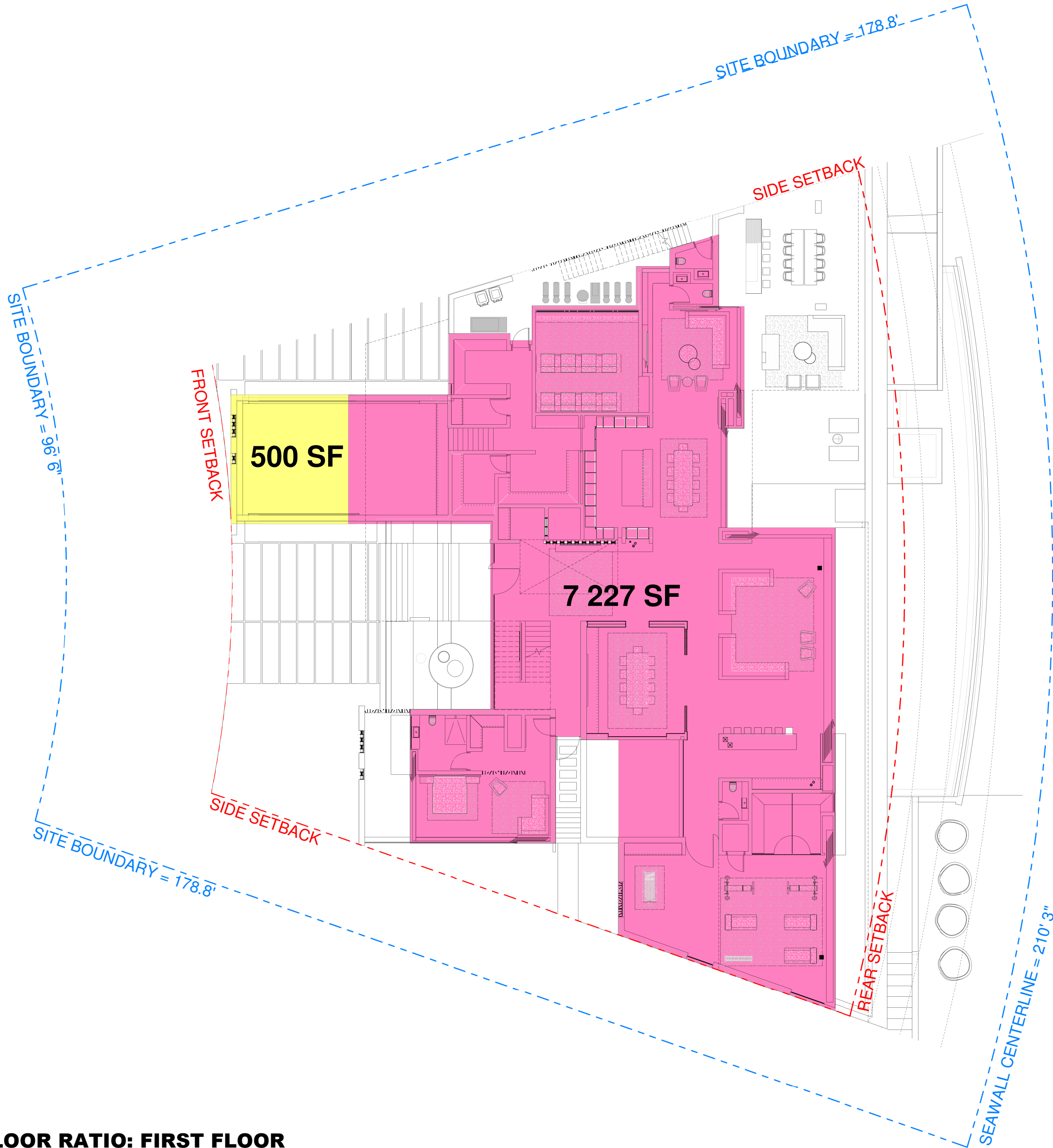
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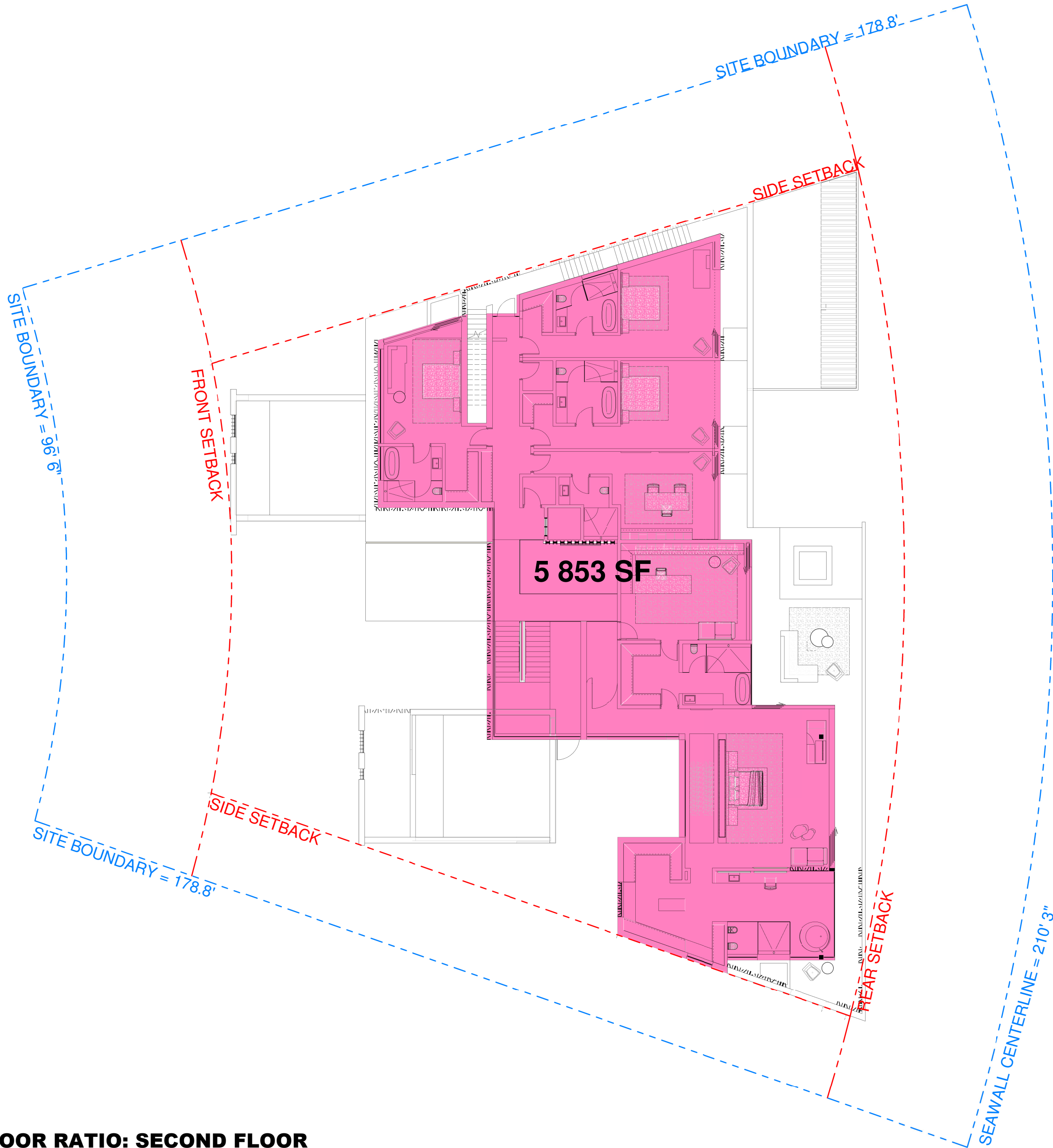
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3 FLOOR RATIO: FIRST FLOOR
3/32" = 1'-0"



4 FLOOR RATIO: SECOND FLOOR
3/32" = 1'-0"



2ND FLOOR VOLUME ALLOWANCE (For CITY Compliance)	ALLOWABLE 2ND FLR SF = 1ST FLR SF X 70% 7 798 SF x 70 %
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