

416 W SAN MARINO

416 W SAN MARINO, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL

FINAL CSS SUBMISSION

AUGUST 10TH, 2020

NEW RESIDENCE

DESIGN REVIEW BOARD

416 W SAN MARINO

MIAMI BEACH, FLORIDA

CLIENT

MARK STROME
 416 W SAN MARINO
 MIAMI BEACH, FLORIDA 33140

ARCHITECT

DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
 SUITE 506
 MIAMI BEACH, FLORIDA 33139
 O: 305.674.8031
 F: 305.328.9006
 WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET
 SUITE 1106
 MIAMI, FLORIDA 33138
 O: 305.979.1585
 WWW.CHRISTOPHERCAWLEY.COM

CONSULTANTS

SCOPE OF WORK

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY, AND LANDSCAPING
- DESIGN WAIVER REQUEST 01: THE HEIGHT OF THE PROPOSED STRUCTURE IS 27'-0" IN ACCORDANCE WITH SECTION 142-105(b)4: 27'
- DESIGN WAIVER REQUEST 02: THE SECOND FLOORS PHYSICAL VOLUME EXCEEDS 70% OF THE FIRST FLOOR IN ACCORDANCE WITH SECTION 142-105(b)(c): 80.42%
- DESIGN WAIVER REQUEST 03: A TWO STORY SIDE ELEVATION IN EXCESS OF 60'-0" IN LENGTH IN ACCORDANCE WITH SECTION 142-105(b)(4)(e).



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Mrs Sallee M. Bulger

Owner J. H. DAVIDSON Mailing Address [REDACTED] Permit No. 28926 Cost \$ 20,000...
 Lot 13 Block 2 Subdivision SAN MARINO ISLAND Address 416 W. San Marino Drive
 General Contractor J.F. Johnson Construction Co. Bond No. 4002 **3232-03.0260**
 Architect Carlos B. Schöeppl Engineer
 Zoning Regulations: Use RD Area **9725** Lot Size pie shaped - 47'8 X 174
 Building Size: Front 54' Depth 65' Height 15' Stories
 Certificate of Occupancy No. Use RESIDENCE & GARAGE-2 bedrms., 1 maid's rm. & 3 baths
 Type of Construction #3 CBS Foundation Spread Footing 12x30 Roof Comp. Date Nov. 26, 1948

Plumbing Contractor Sewer Connection Date
 Temporary Closet 1 Date Nov. 25, 1948

Plumbing Contractor # 27540 Joe Leinecker
 Water Closets 3 Bath Tubs 2 Floor Drains Laundry Tray 1
 Lavatories 3 Showers 1 Grease Traps Dish Washing Machine 1
 Urinals Sinks 2(1 bar & 1 k) Drinking Fountains
 Gas Stoves Gas Heaters Rough Approved Date
 Gas Radiators Gas Turn On Approved

Septic Tank Contractor 1 # 27712 Walden & Wallen 1--Tank Size 800 gallons ----- Date Dec. 30, 1948
 Oil Burner Contractor Tank Size Date
 Sprinkler System #27915 Fairlawn Sprinkler - 45 sprinkler heads, March 1, 1949

Electrical Contractor # 28134 Ben Shepard Address Date Jan. 20, 1949
 Switch 24 Range 1 Motors Fans Temporary Service #28217 Feb. 3, 1949
 OUTLETS Light 16 HEATERS Water 1 Ben Shepard
 Receptacles 34 Space 2 Centers of Distribution
 Flood Lights 2
 Refrigerators Bell Transformers 2
 Irons Telephone Outlet 1
 Sign Outlets

No. FIXTURES 6 Electrical Contractor Date

FINAL APPROVED BY Date of Service

Alterations or Repairs—Over

#2379

ALTERATION & ADDITIONS

Building Permits: # 32331 Wire fence & block or brick - Concrete foundation-The Fence Man, contractor # 666..... April 19, 1950
 # 32733 103 feet fence on water front -Wilson- The Fence Man \$ 205....June 5, 1950
 #06073-Owner-Fence 4 ft. high and 10 ft. long-\$100-8-16-74 OK 12/14/74
 #88627-Catalina Pools-Swimming Pool, 18000 gallons-\$8000-8-27-74 OK 12/18/74
 #12916-Dade Home Services, Inc.-Sandblast and perma glaze-\$1900-3-22-78
 #20719 8/14/81 All American Asphalt apply 1" topping of hot plant mix asphalt to existing driveway \$1,500.
 #21368 12/16/81 Biscayne Roofing - reroof 36 sq \$5,320.

Plumbing Permits:

#51487-Catalina Pools- 1 pool piping-9-4-74
 #51551-Owner- 1 sewer connection; 1 pump and abandon septic tank-9-24-74
 #51810-Peoples Gas- connect pool heater-11-26-74
 #58079-Brooks American Sprinkler- lawn sprinkler system-1-14-80

Electrical Permits: # 31049 Astor Electric: 2 receptacles, 1 appliance outlet, 1 center of distribution- April 3, 1950

#51581 Astor Elec: 1 Fireplace Oil - Feb. 13, 1958 OK 2/14/58 Fidler
 #51787 Astor Elec: 1 center of distrib, 1 meter change, 3 motors (1HP)- 4/10/58
 #51746 Astor Elec: 1 light outlet, 1 fixture - Oct. 15, 1959
 #60472 Astor Elec: 1 switch outlet, 1 light outlet--12/11/63
 #71626-Shepard and Pratt- 1 light outlet pool; 2 receptacles; 1 motors, 0-1HP; 1 time clock-9-26-74
 #78895 9/28/83 Wes Tole Elect - - 3 motors 0-1 hp

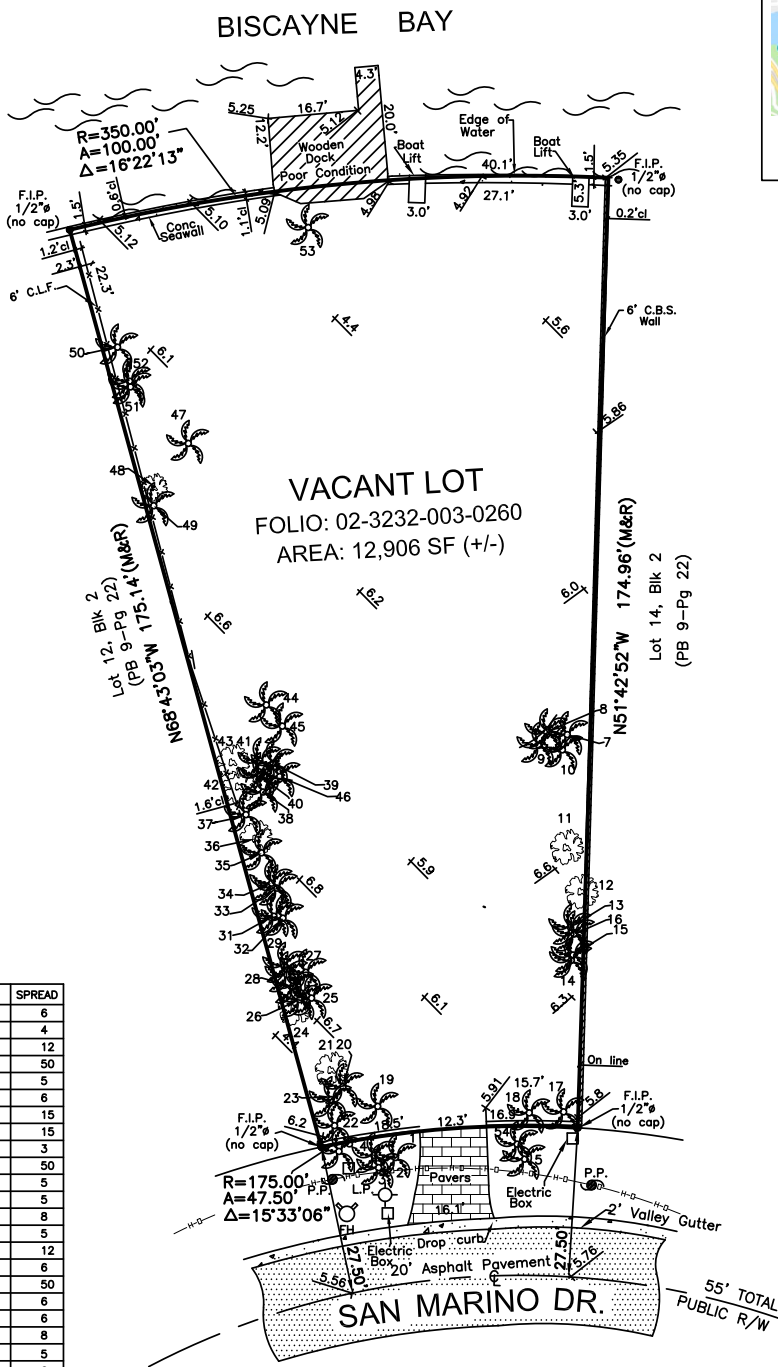
LOT: 13 BLOCK: 2 SUBDIVISION: San Marino ADDRESS: 416 W San Marino

ALTERATIONS & ADDITIONS

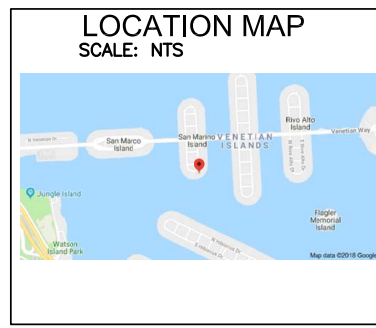
BUILDING PERMITS #27850 1/3/86 Seymour Gothelf replace 19 case & 3 GSD with 3/S/H & 16 ATW & 3 GSD in exist openings no structural changes \$10,500. 22 wind

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-2	FAN PALM	CHAMAEROPS HUMILIS	0.9	12	6
3-4	ARECA PALM	PLUMERIA ACUMINATA	0.4	6	4
5	UNKNOWN	UNKNOWN	0.8	12	12
6	ROYAL PALM	ROYSTONIA ELATA	1.5	50	50
7-8	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3	16	5
9-10	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3	25	6
11	UNKNOWN	UNKNOWN	1.0	25	15
12	UNKNOWN	UNKNOWN	0.9	20	15
13-14	ARECA PALM	PLUMERIA ACUMINATA	0.3	6	3
15	ROYAL PALM	ROYSTONIA ELATA	1.5	50	50
16	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	16	5
17-18	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3	30	5
19-20	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	25	8
21	UMBRELLA TREE	SHEFFLERA ACTINOPHYLLA	0.4	10	5
22	FAN PALM	CHAMAEROPS HUMILIS	1.2	20	12
23	FAN PALM	CHAMAEROPS HUMILIS	0.8	12	6
24	GUMBO LIMBO	BUSERA SIMARUBA	1.5	50	50
25	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5	12	6
26	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	16	6
27-28	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	25	8
29	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3	6	5
30	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	8	6
31-34	FAN PALM	CHAMAEROPS HUMILIS	0.8	16	6
35	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	25	6
36	UNKNOWN	UNKNOWN	1.0	35	30
37	FAN PALM	CHAMAEROPS HUMILIS	0.8	40	10
38-40	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5	25	6
41	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4	15	6
42	WEeping FIG	FICUS BENJAMINA	3.0	40	30
43	WEeping FIG	FICUS BENJAMINA	1.5	40	30
44	COCO ESPUMOSO	ARECASTRUM ROMANZOFFIANUM	0.8	30	18
45	COCO ESPUMOSO	ARECASTRUM ROMANZOFFIANUM	0.4	12	8
46	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.5	6	6
47	FAN PALM	CHAMAEROPS HUMILIS	1.0	6	6
48	FAN PALM	CHAMAEROPS HUMILIS	3.0	50	40
49	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3	25	6
50-51	FAN PALM	CHAMAEROPS HUMILIS	1.2	60	15
52	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3	30	6
53	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.2	6	8



- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE
 - A.C. = AIR CONDITIONING UNIT
 - ASPL. = ASPHALT
 - B.M. = BENCH MARK
 - BLK/COM = BLOCK CORNER
 - CALC(C) = CALCULATED
 - CB = CATCH BASIN
 - C&S = CONCRETE BLOCK STRUCTURE
 - CL = CLEAR
 - CONC. = CONCRETE
 - E = EASEMENT
 - E.M.T. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D.H. = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.H/D = FOUND HOLE AND DISC
 - F.R.P. = FOUND RIB PIPE
 - F.S. = FOUND SPIRE
 - L.P. = LIGHT POLE
 - MEAS(M) = MEASURED
 - M = MANHOLE
 - N = MONUMENT
 - N.L. = NONADJ. LINE
 - NTS = NOT TO SCALE
 - P/W = PARKWAY
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.L. = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R. = POINT OF REFERENCE
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC. (R) = RECORDED
 - RES. = RESIDENCE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.D.H. = SET DRILL HOLE
 - S.H. = SET HAIL AND DISC
 - S.L.P. = SET IRON PIPE
 - S.R.P. = SET RIB PIPE
 - STY. = STORY
 - STR. = STRUCTURE
 - T.O.P. = TOP OF BANK
 - UTL. EASEMENT
 - W.P. = WOODEN POLE
 - W. = SECTION LINE

- SURVEYOR'S LEGEND (IF ANY APPLIED)**
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - CATCH BASIN
 - MANHOLE
 - OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - FIRE HYDRANT
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WM WATER METER
 - CONC. LIGHT POLE

CERTIFIED TO:
 MARK STROME
 CLEAR TITLE GROUP
 TITLE RESOURCE GUARANTY

JOB SPECIFIC SURVEYOR NOTES:

- 1 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120035-0269L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- 2 LAND AREA OF SUBJECT PROPERTY: **12,906 SF (+/-)**
- 3 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. D-173**, WITH AN ELEVATION OF **7.60 FEET**.
- 4 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF SAN MARINO DR., AS SHOWN ON PLAT BOOK 9 AT PAGE 22 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
 SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
 UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
 THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
 PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
 THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
 THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/20 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
 THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
 IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

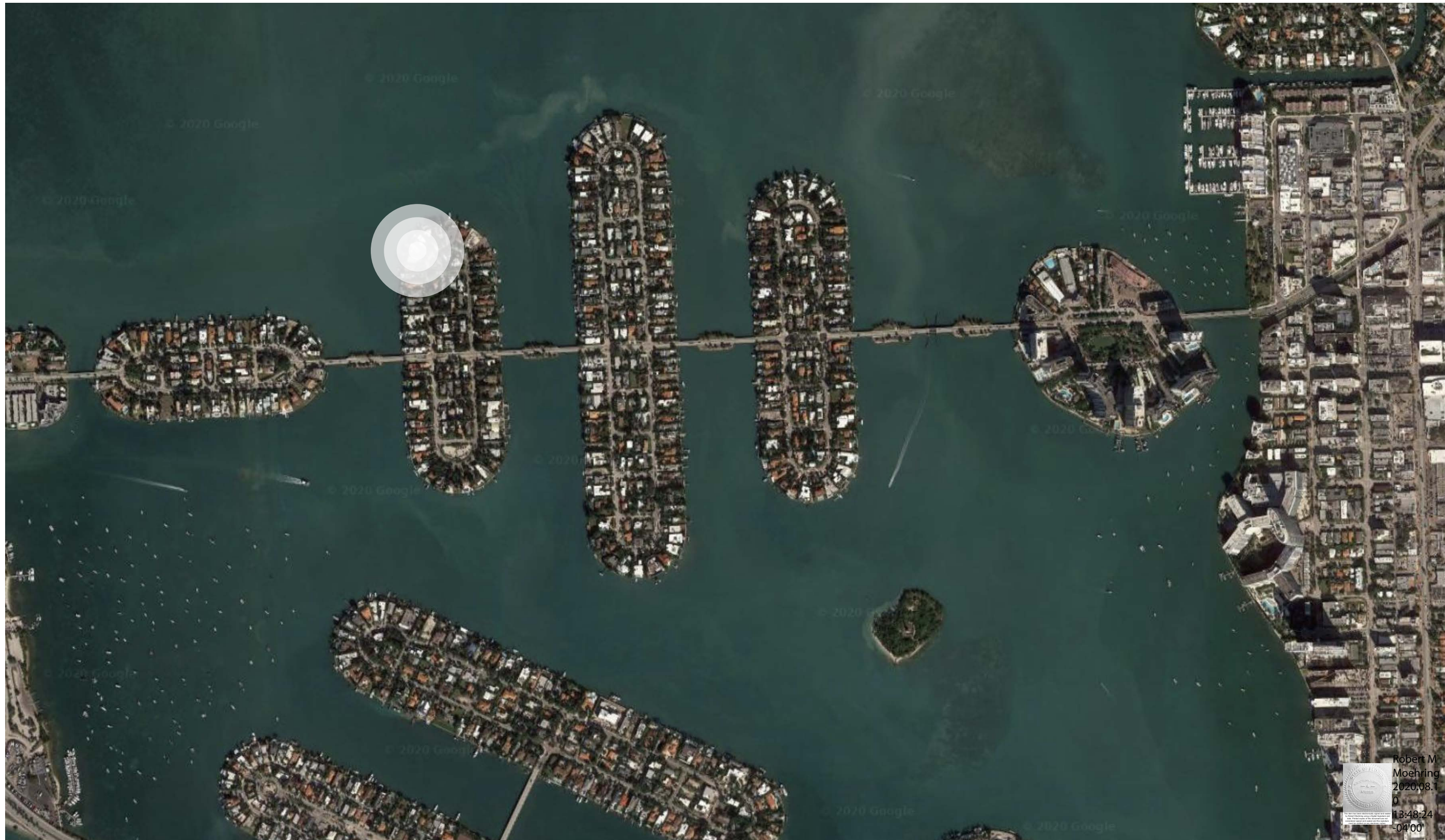
LOT 13, BLOCK 2, OF SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 SITE ADDRESS: 416 W SAN MARINO DR., MIAMI BEACH, FL 33139
 JOB NUMBER: 19-1209
 DATE OF SURVEY: DECEMBER 5, 2019 / JULY 17, 2020 (UPDATE)
 FOLIO NUMBER: 02-3232-003-0260

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
 -THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
 Consulting Engineers . Planners . Surveyors
 3195 PONCE DE LEON BLVD, SUITE 200
 CORAL GABLES, FL 33134
 PHONE: (305)598-5101 FAX: (305)598-8627
 ASOMIAMI.COM
 DATE: JULY 29, 2020

Robert M Moehring
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Robert M. Moehring
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