



416 W SAN MARINO

416 W SAN MARINO, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL

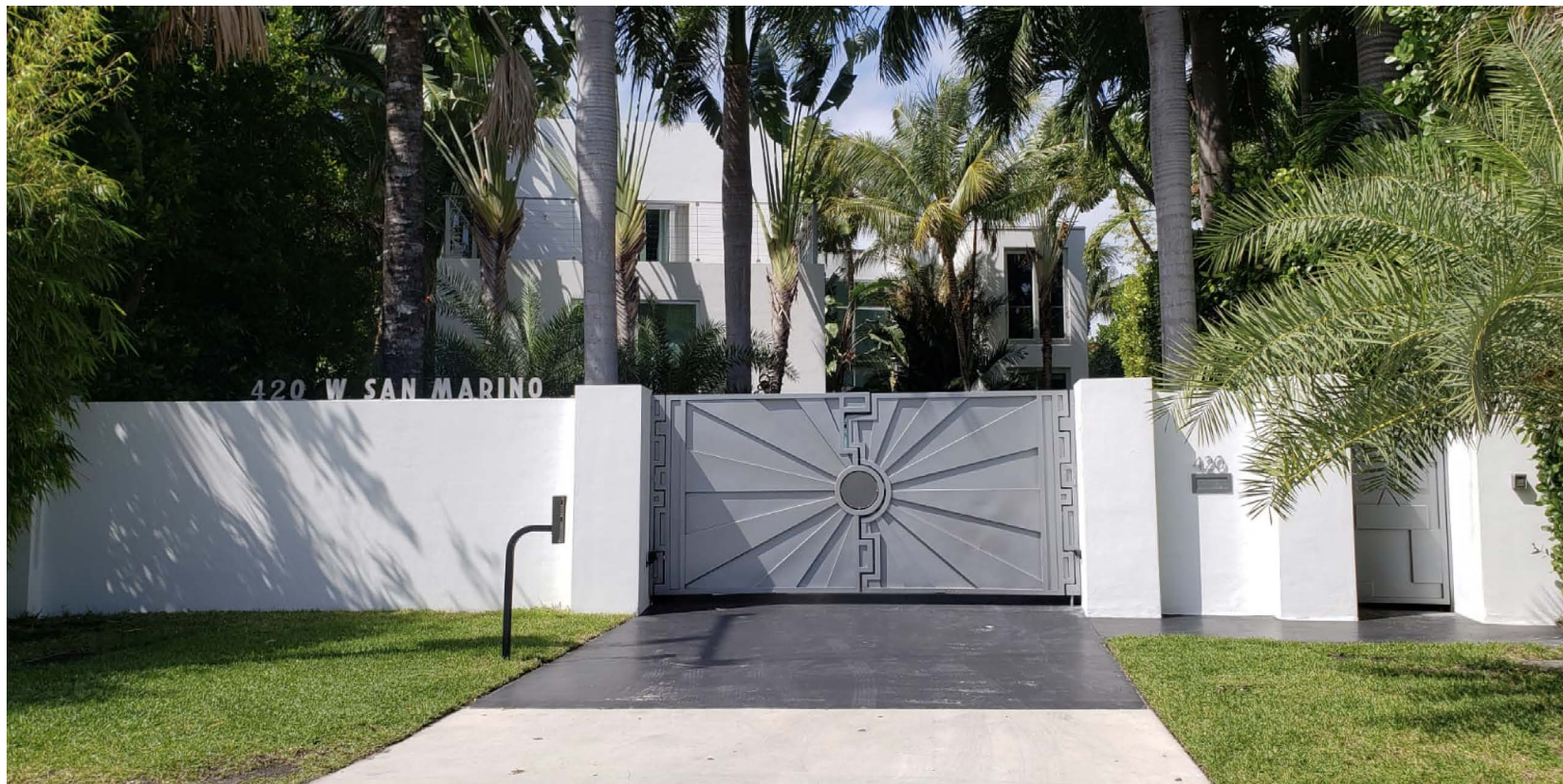
FINAL CSS SUBMISSION

AUGUST 10TH, 2020



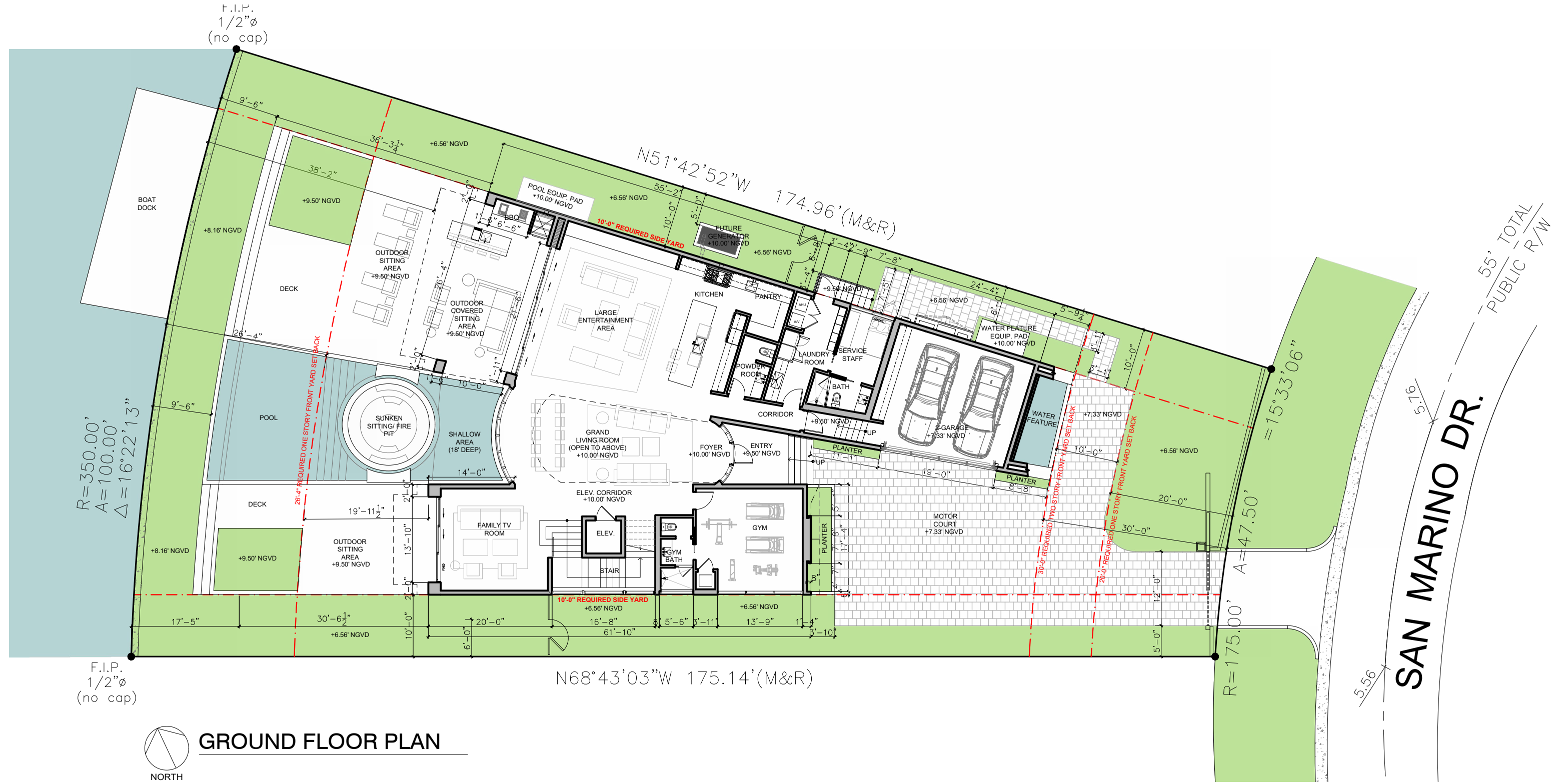


410 W SAN MARINO DR



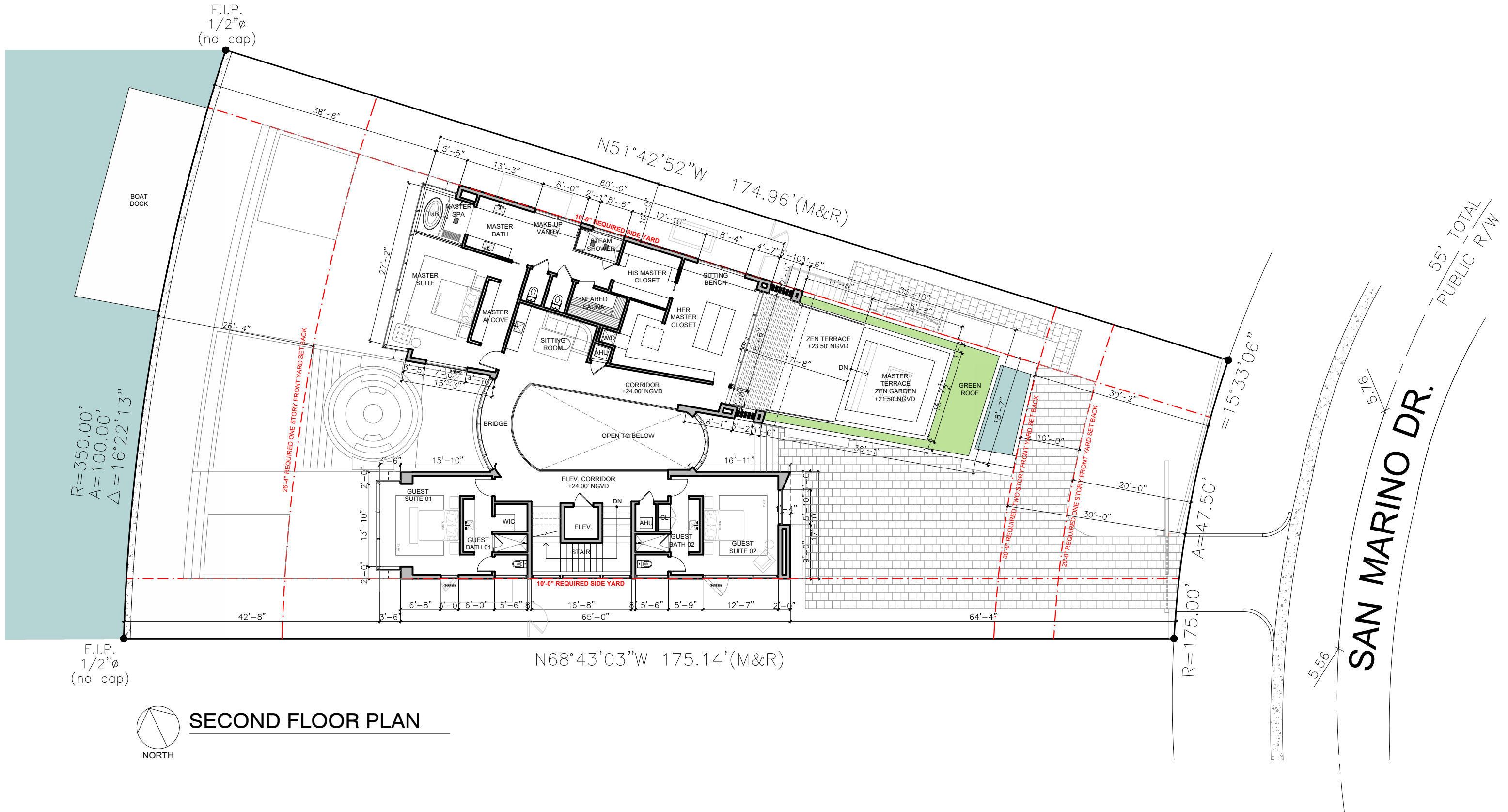
420 W SAN MARINO DR



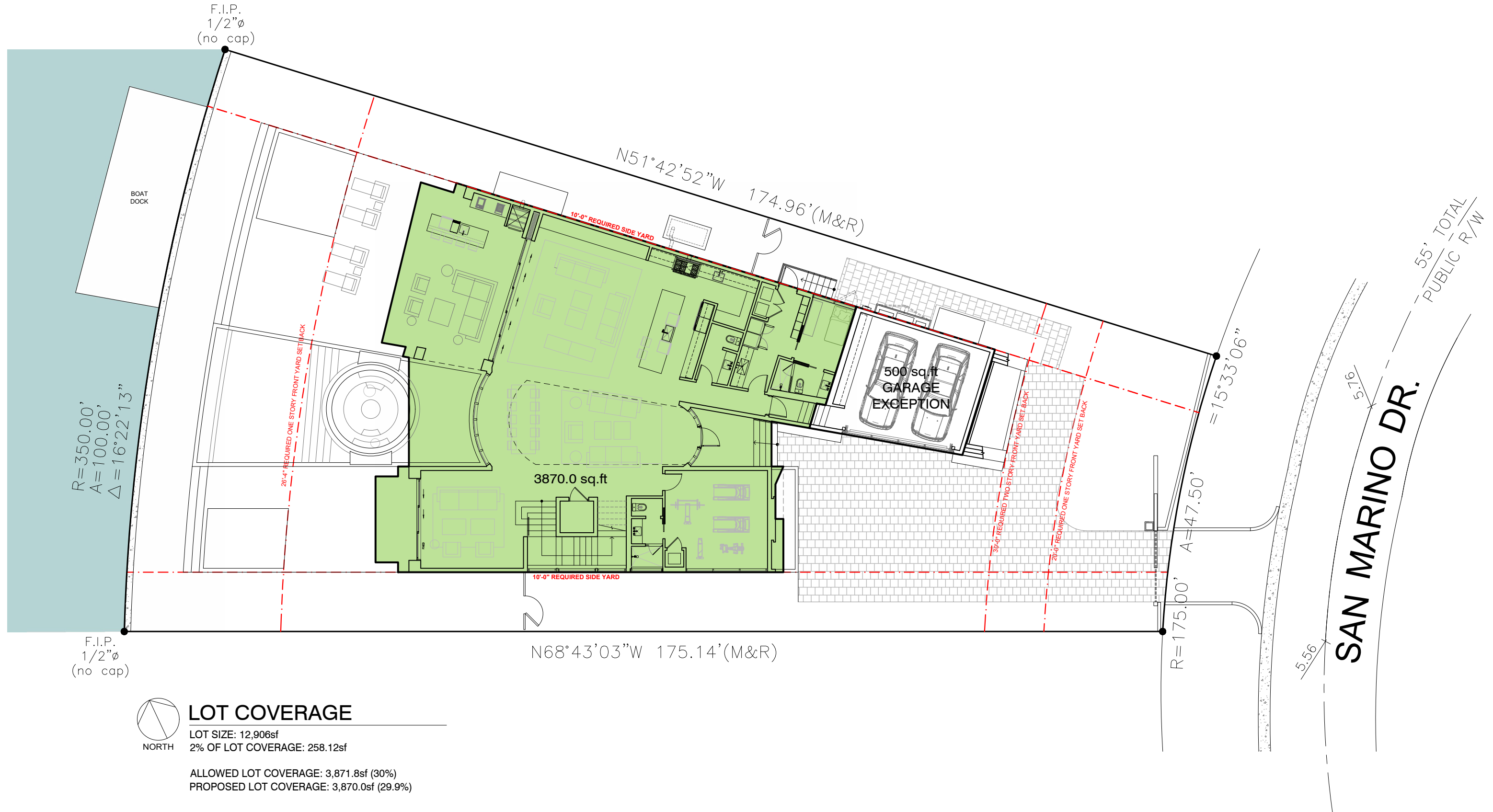


GROUND FLOOR PLAN





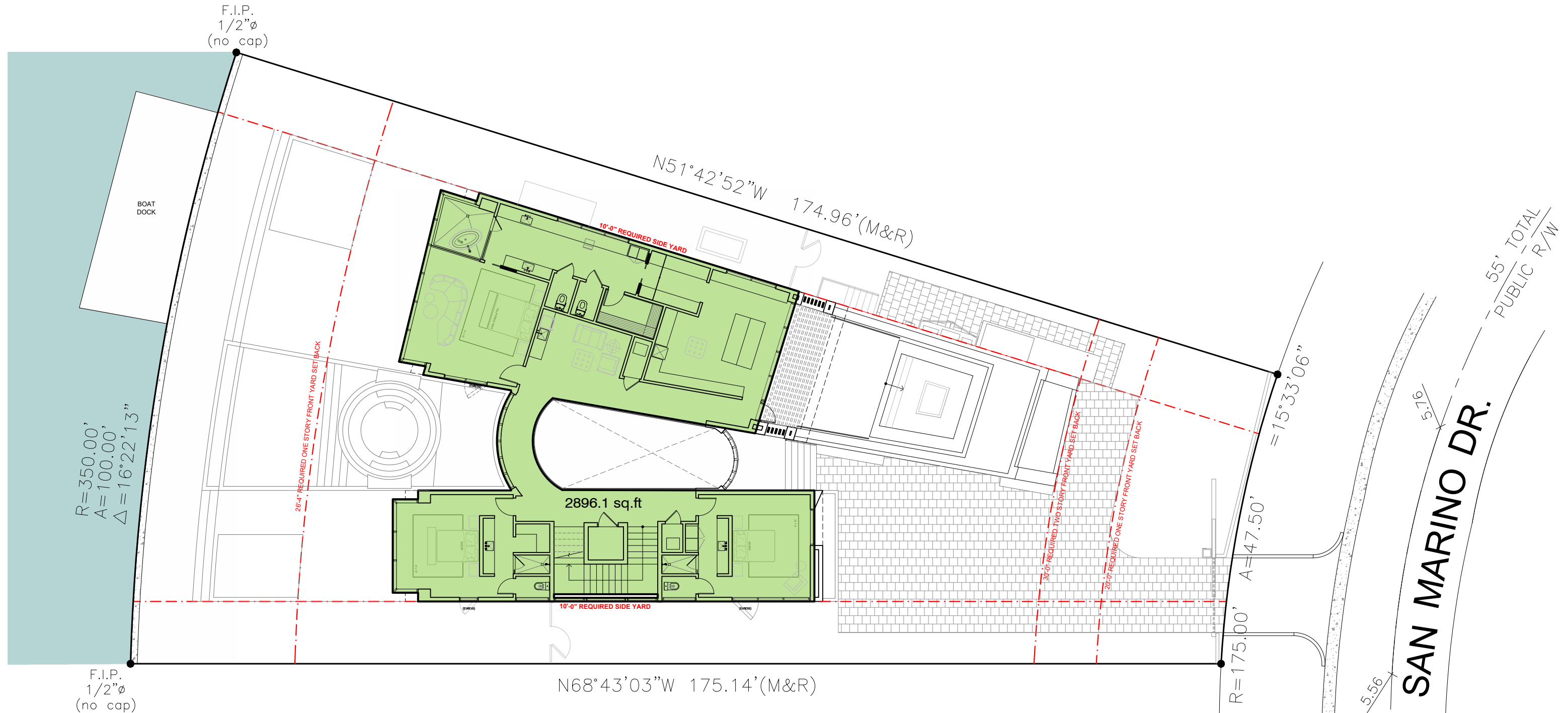
 **SECOND FLOOR PLAN**



LOT COVERAGE

LOT SIZE: 12,906sf
2% OF LOT COVERAGE: 258.12sf

ALLOWED LOT COVERAGE: 3,871.8sf (30%)
PROPOSED LOT COVERAGE: 3,870.0sf (29.9%)



**SECOND FLOOR PLAN
UNIT SIZE DIAGRAM**

LOT SIZE: 12,906sf

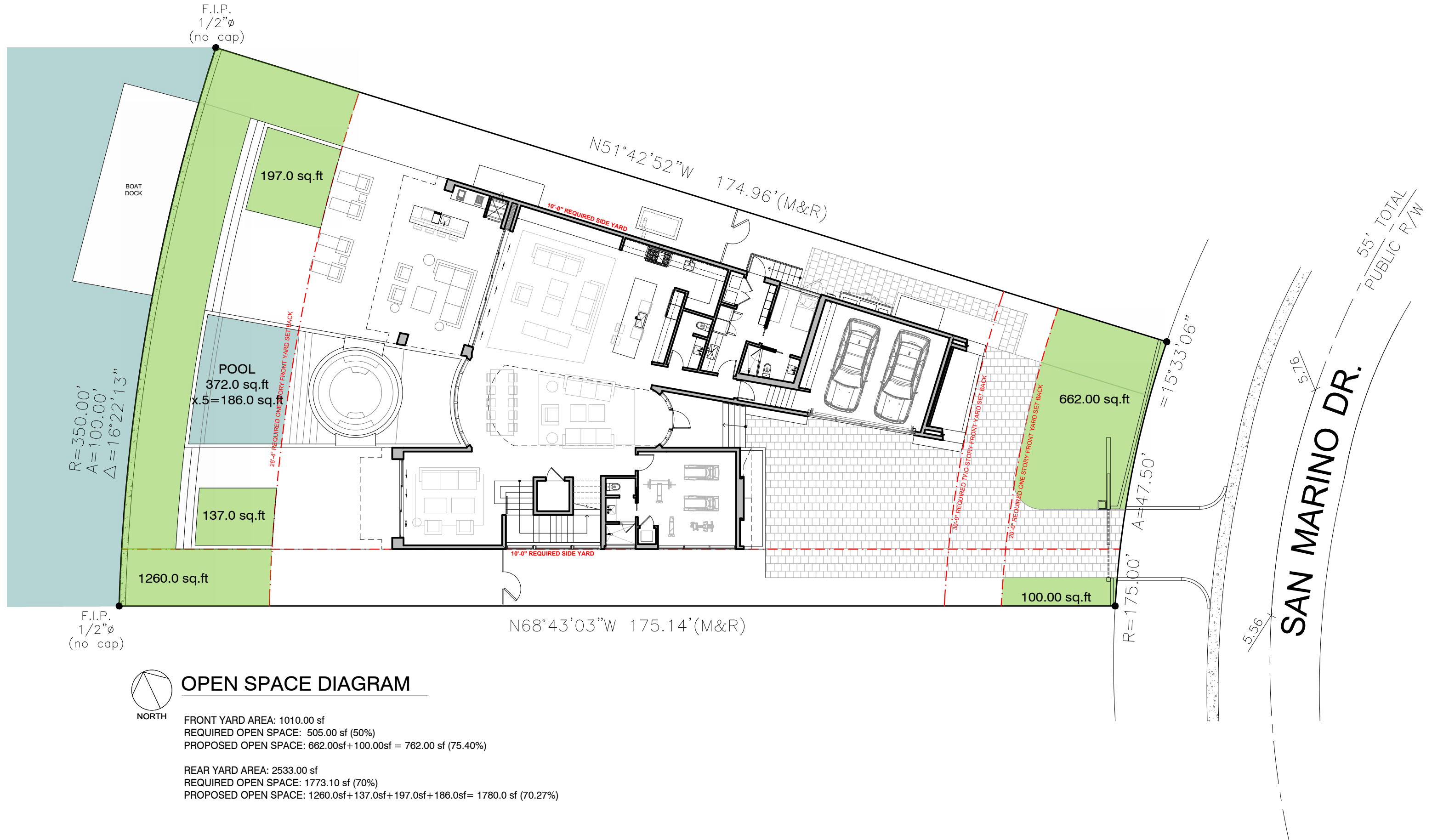
ALLOWED UNIT SIZE: 6,453.0sf (50%)

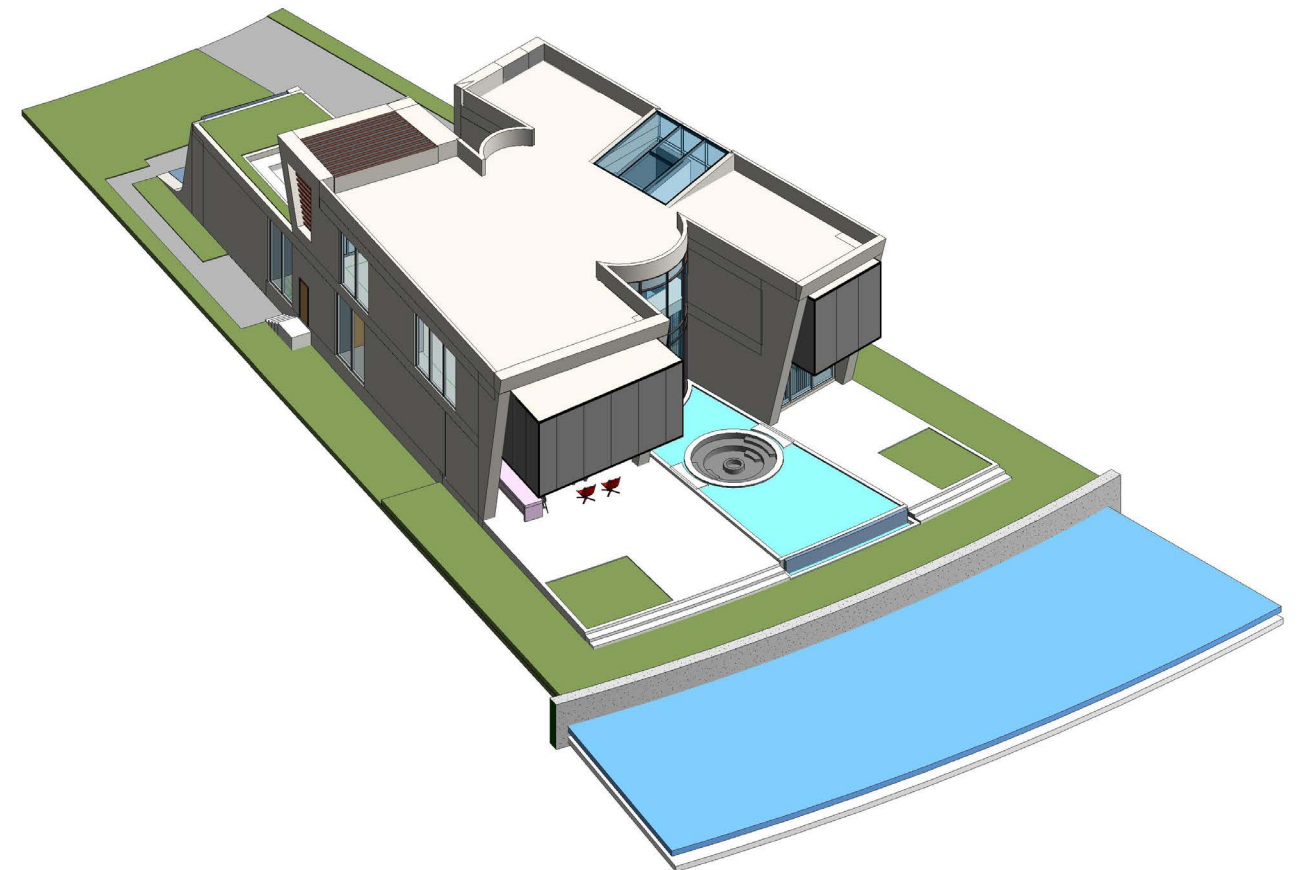
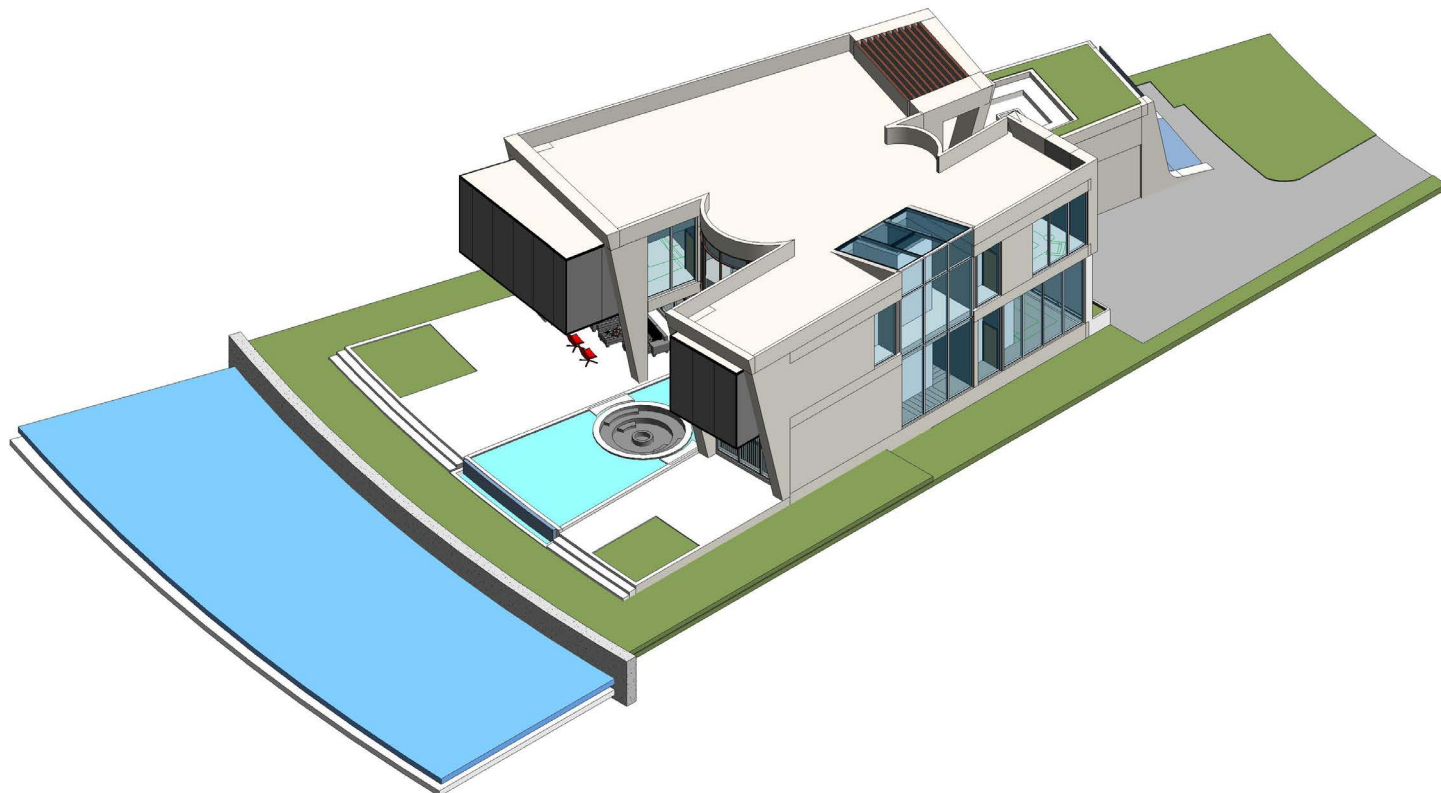
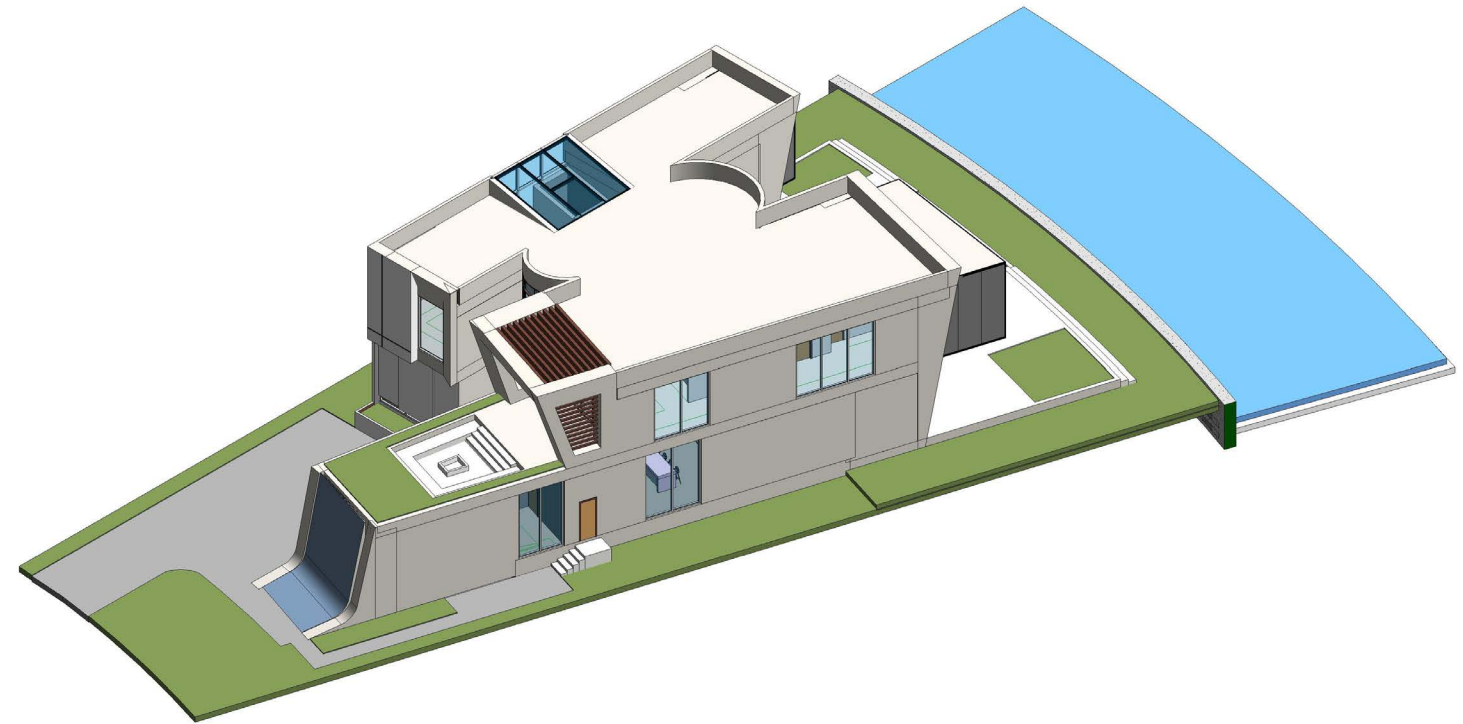
PROPOSED UNIT SIZE:

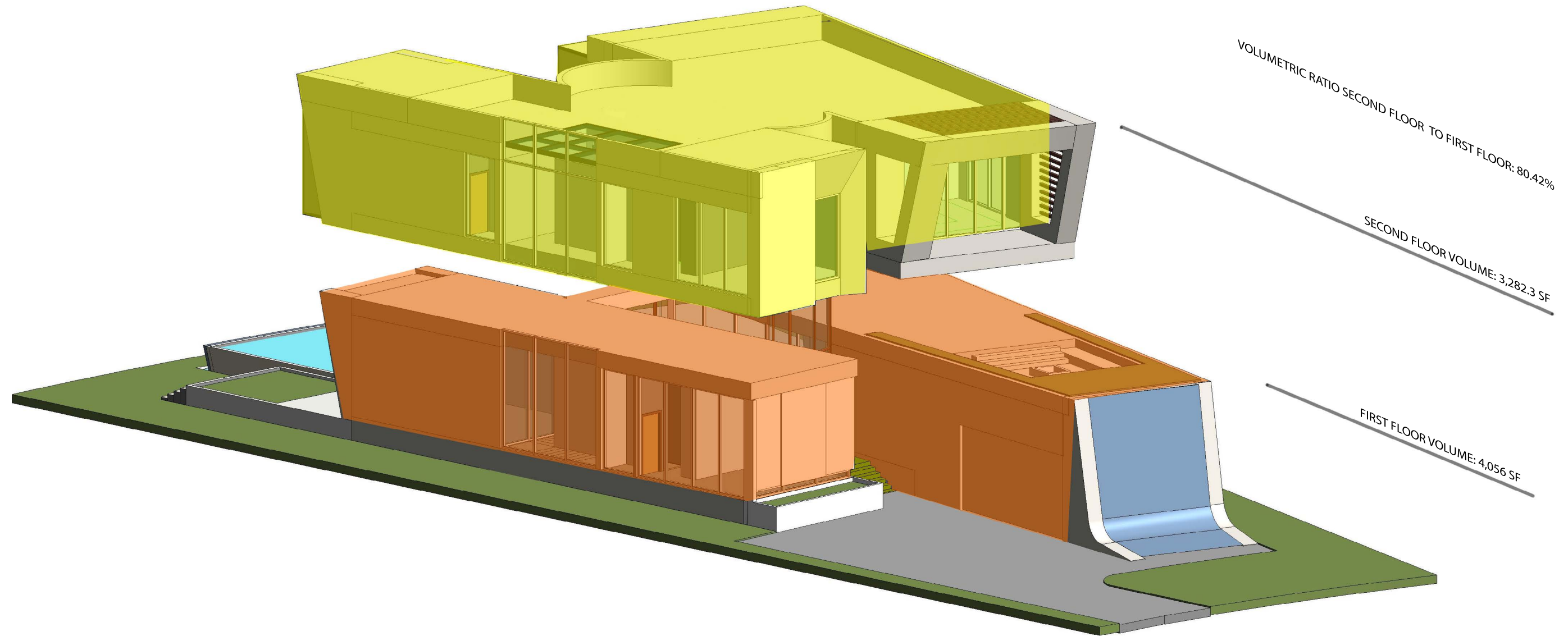
FIRST FLOOR: 3,556.0sf

SECOND FLOOR: 2,896.1sf

TOTAL UNIT SIZE: 6,452.1sf (49.99%)









1 WAIVER DIAGRAM

WAIVER REQUEST 1 = 3' ADDITIONAL HEIGHT

WAIVER REQUEST 2 = EXCEED VOLUMETRIC RATIO BY 10.8%





ST1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



ST2
TRAVERTINE STONE
EXTERIOR CLADDING



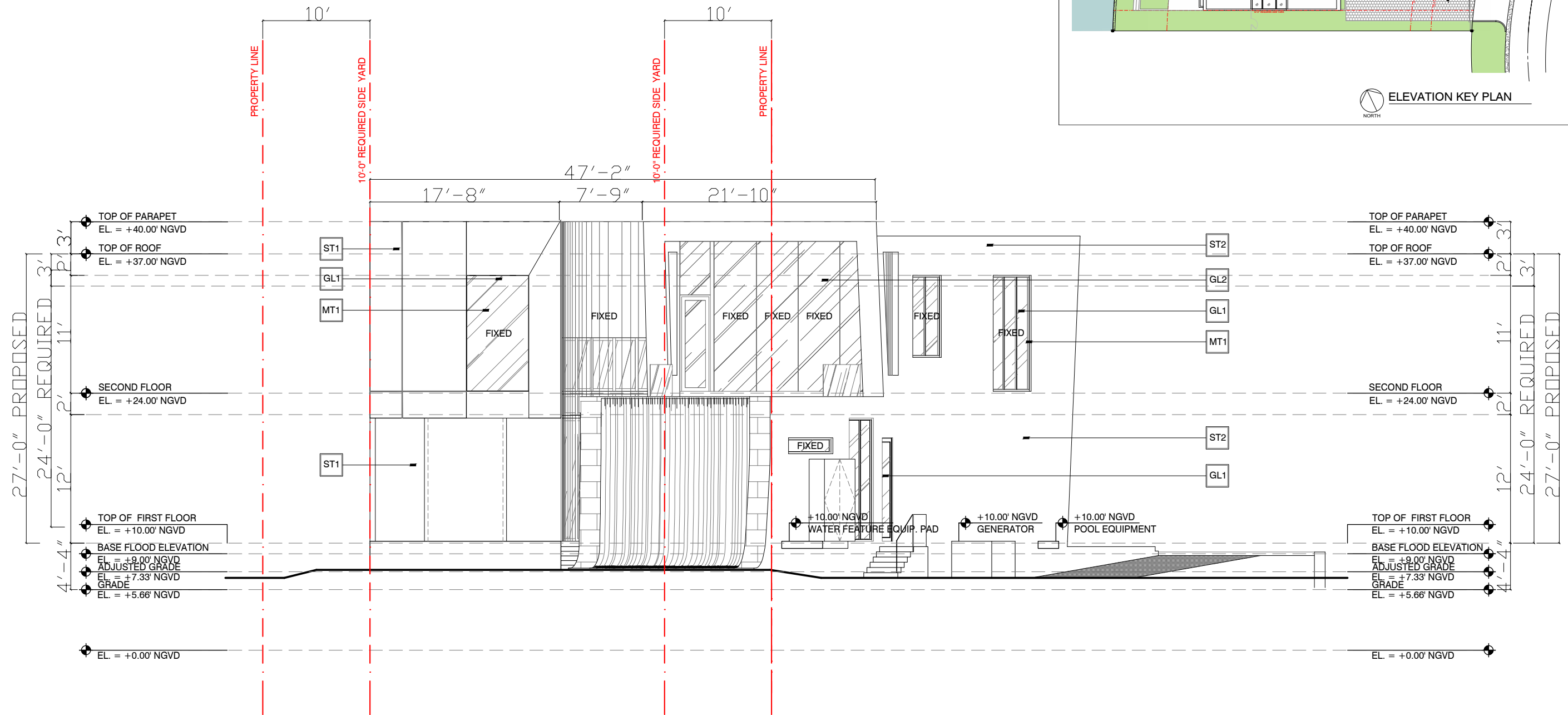
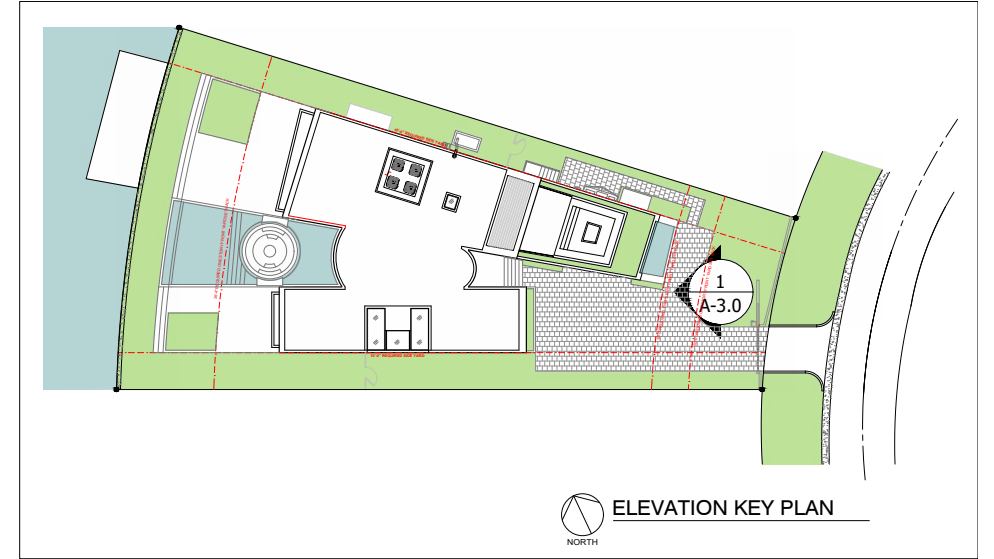
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH

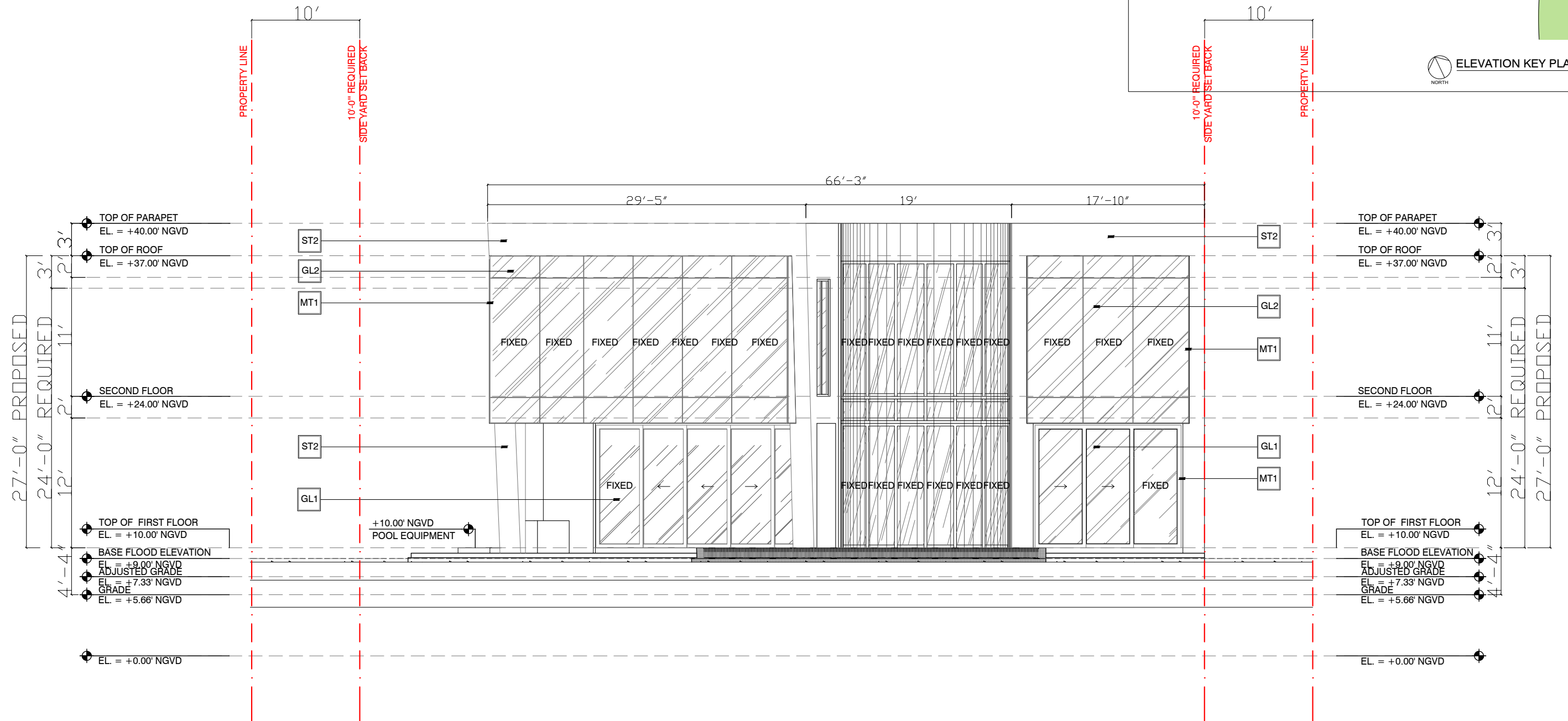
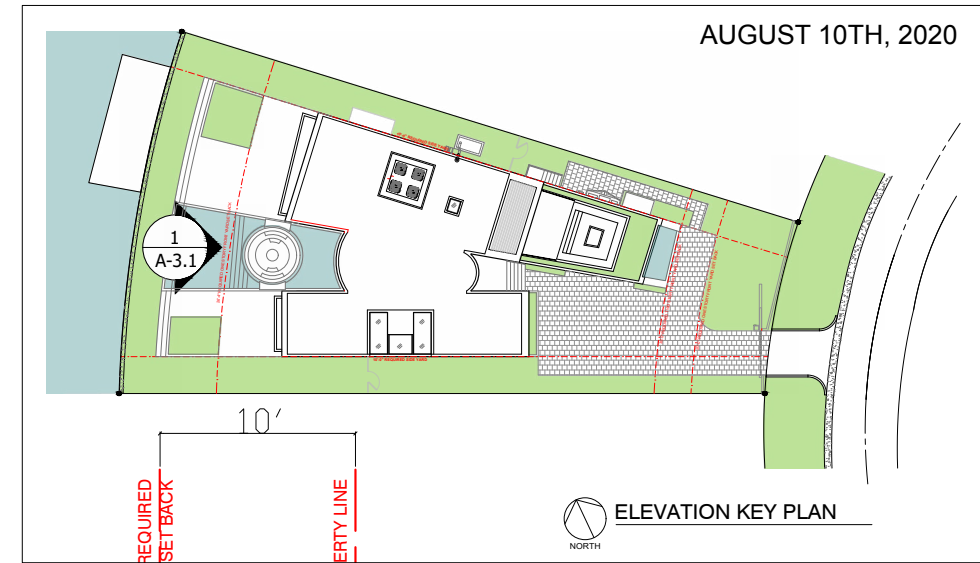


GL1
CLEAR IMPACT GLAZING

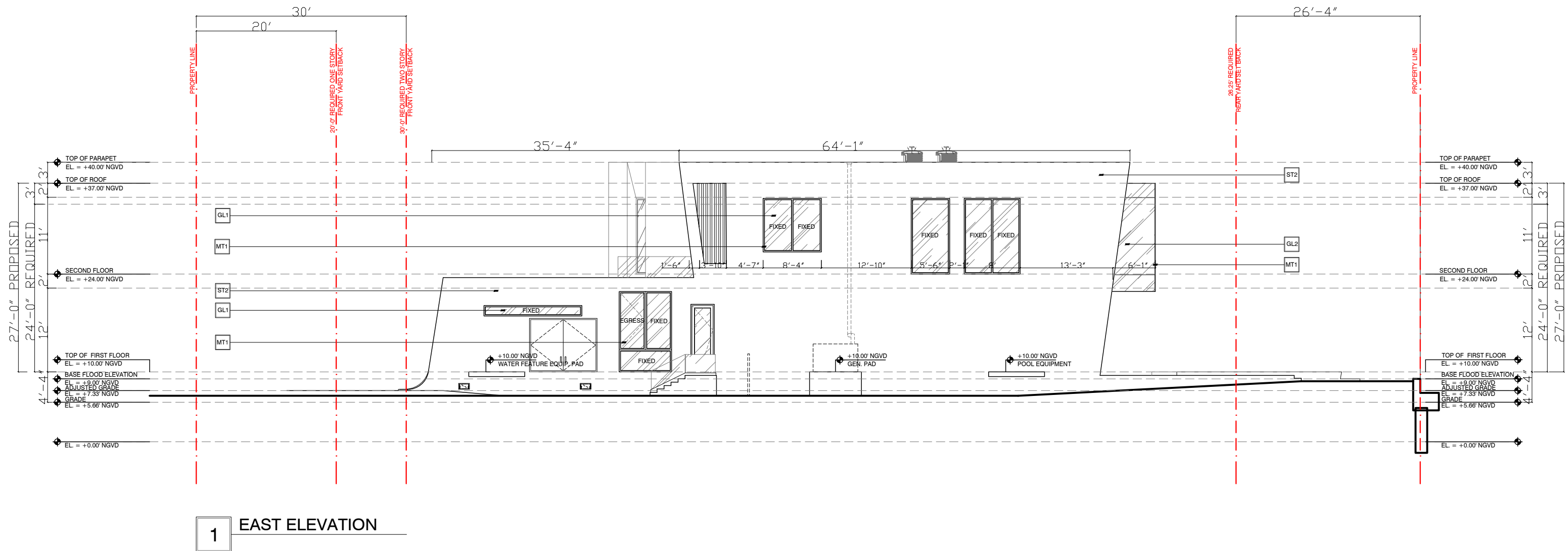
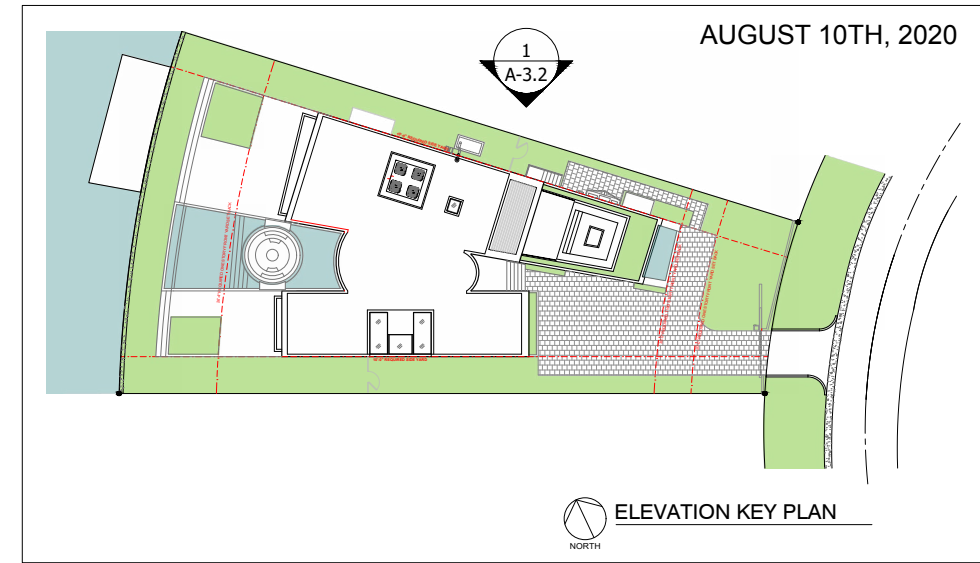


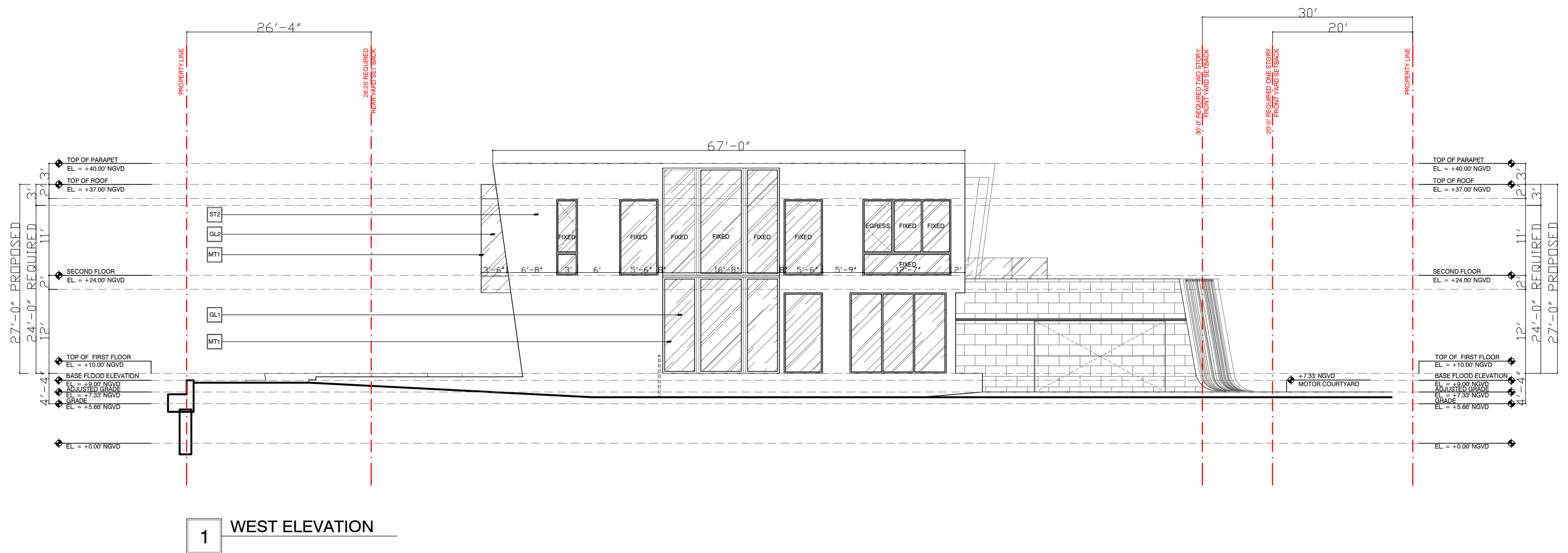
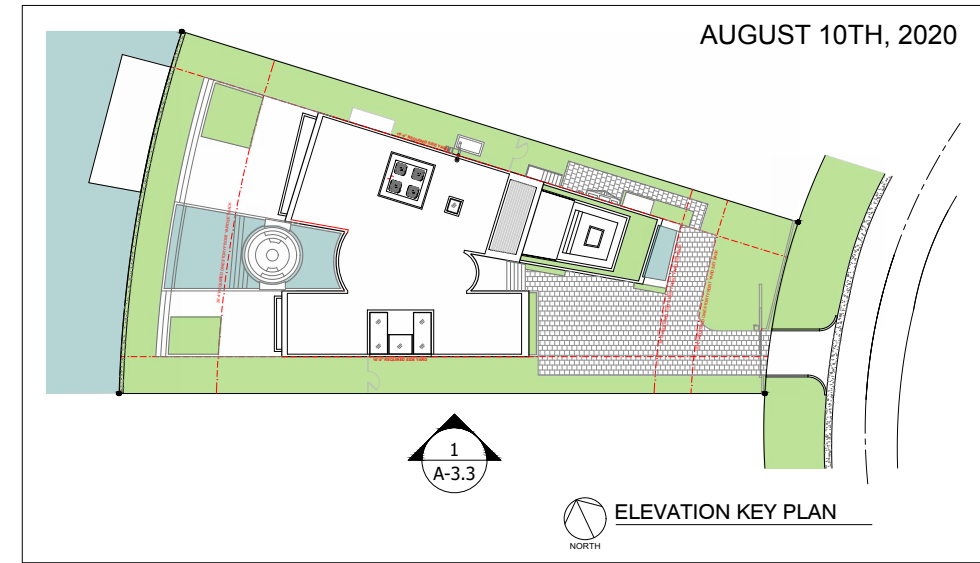
GL2
BRONZE IMPACT GLAZING

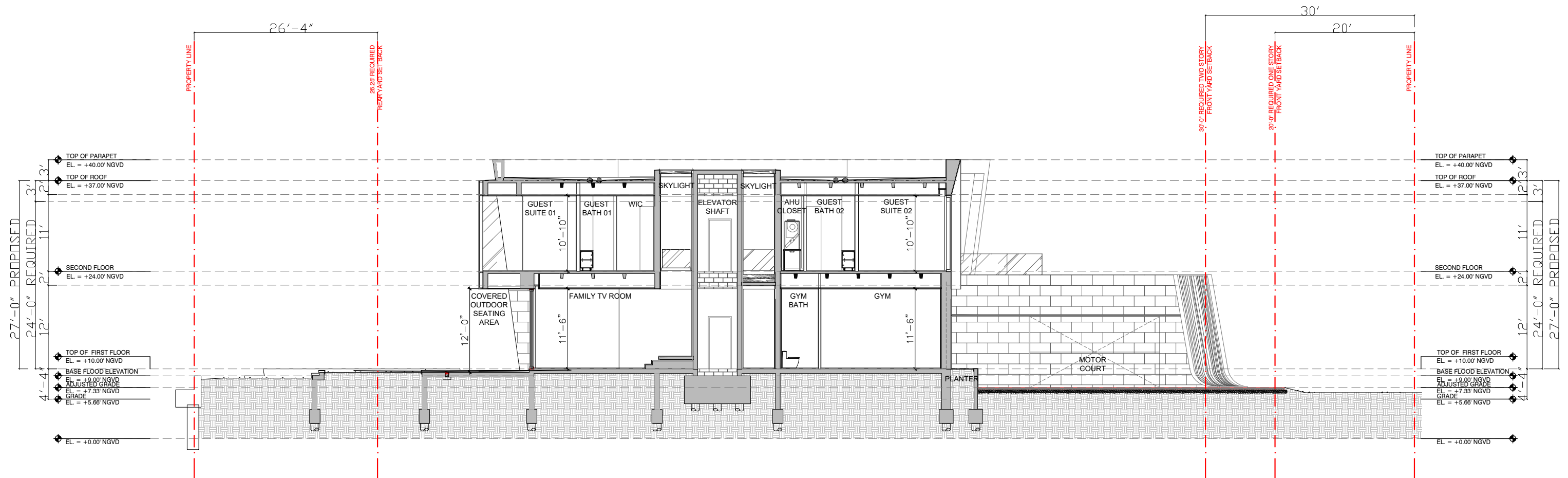
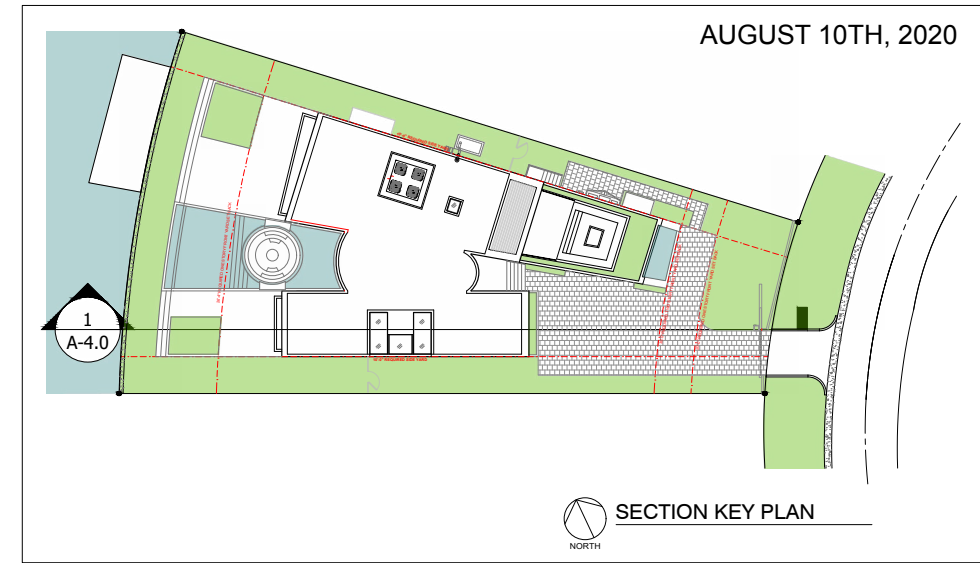




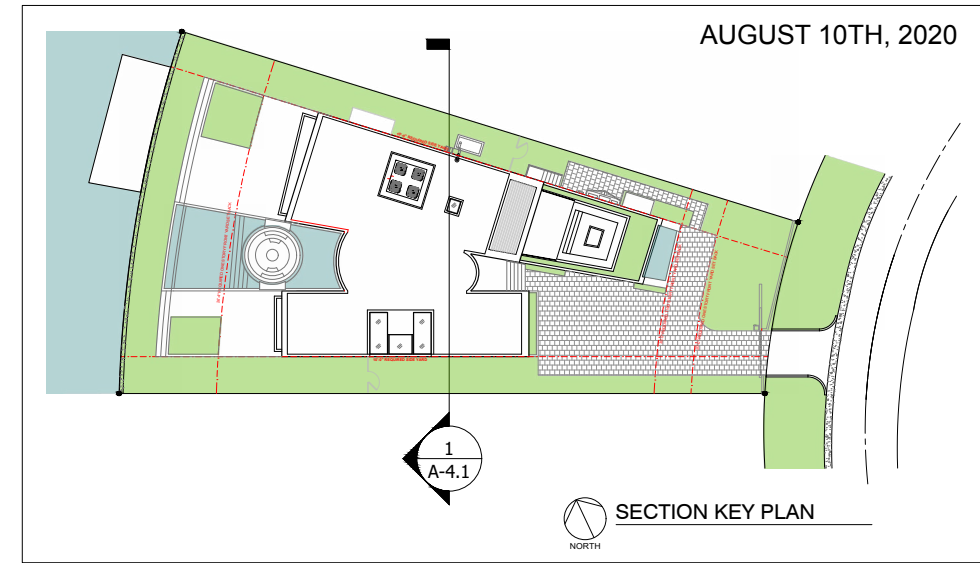
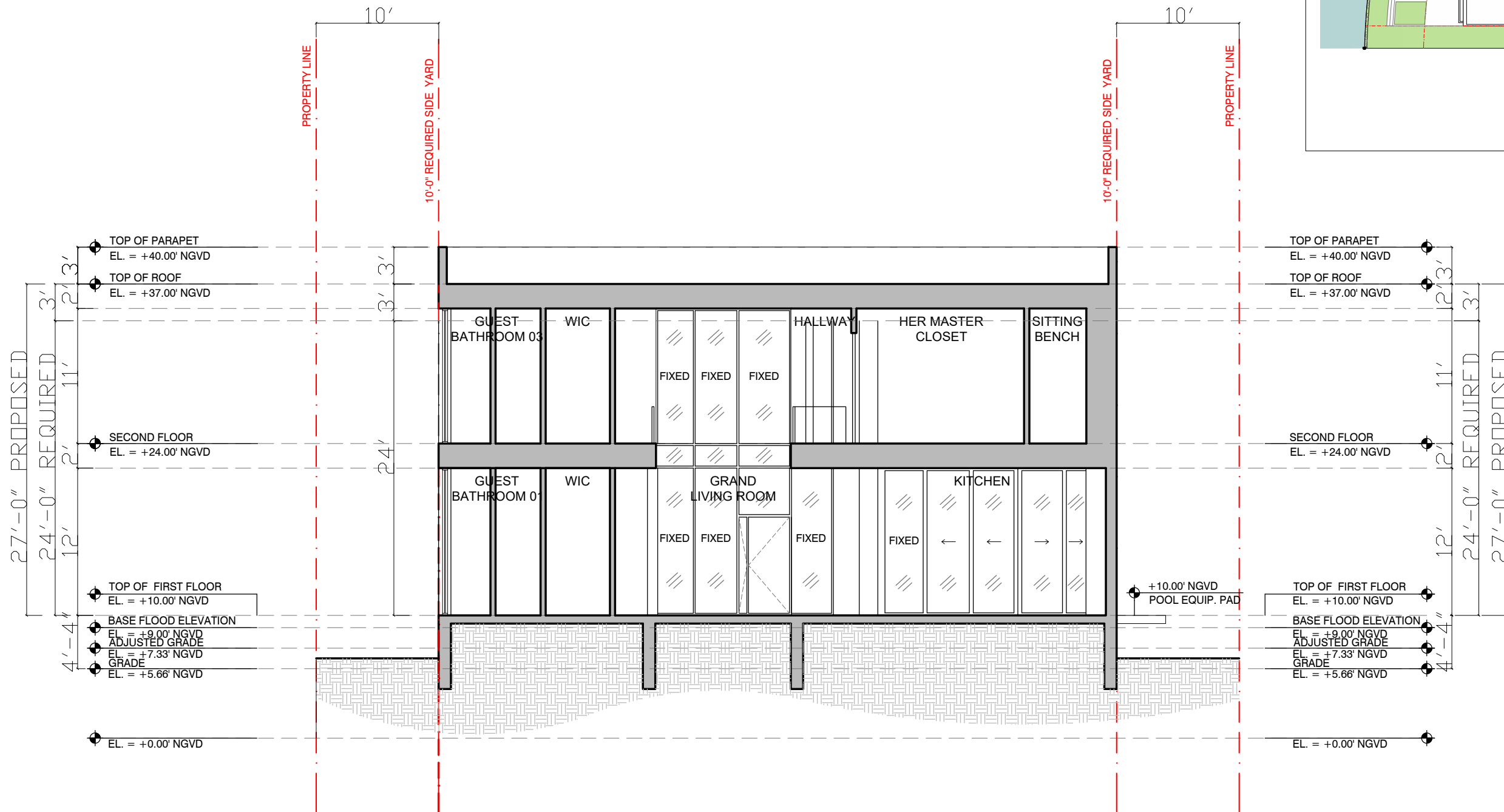
1 SOUTH ELEVATION



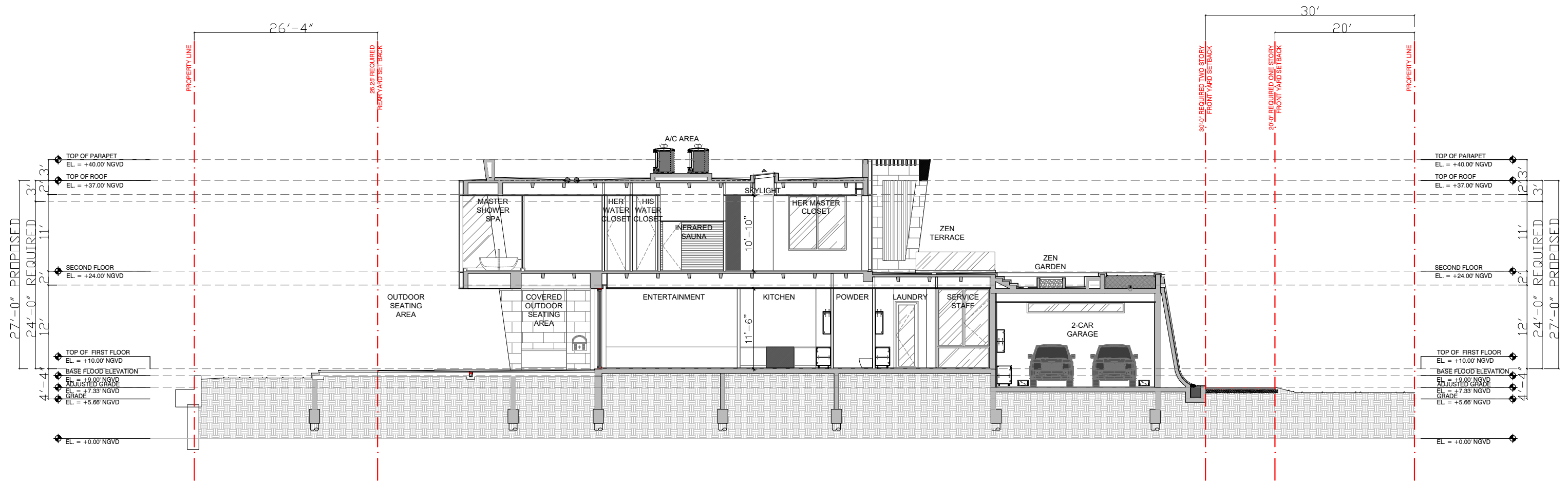
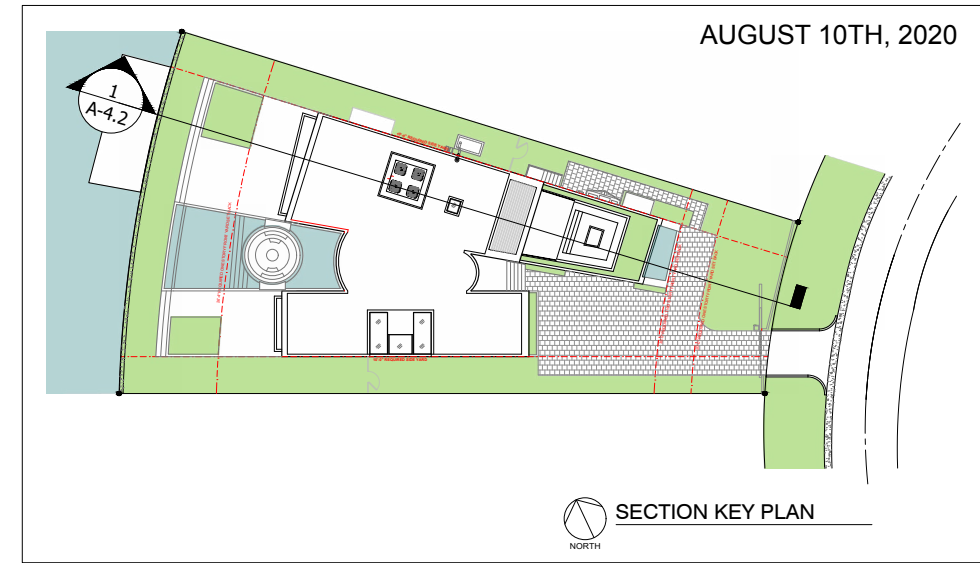




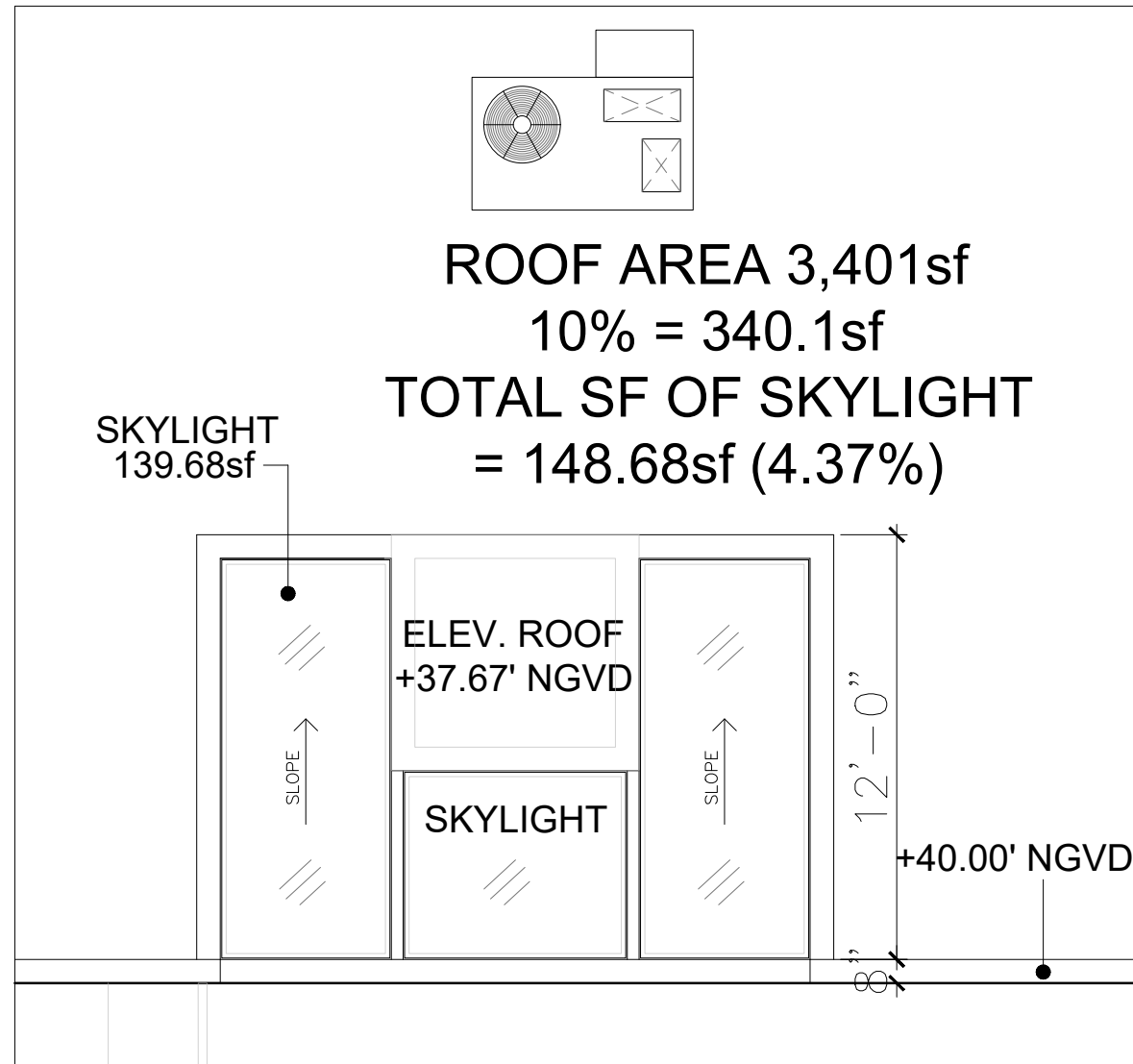
1 LONGITUDINAL SECTION



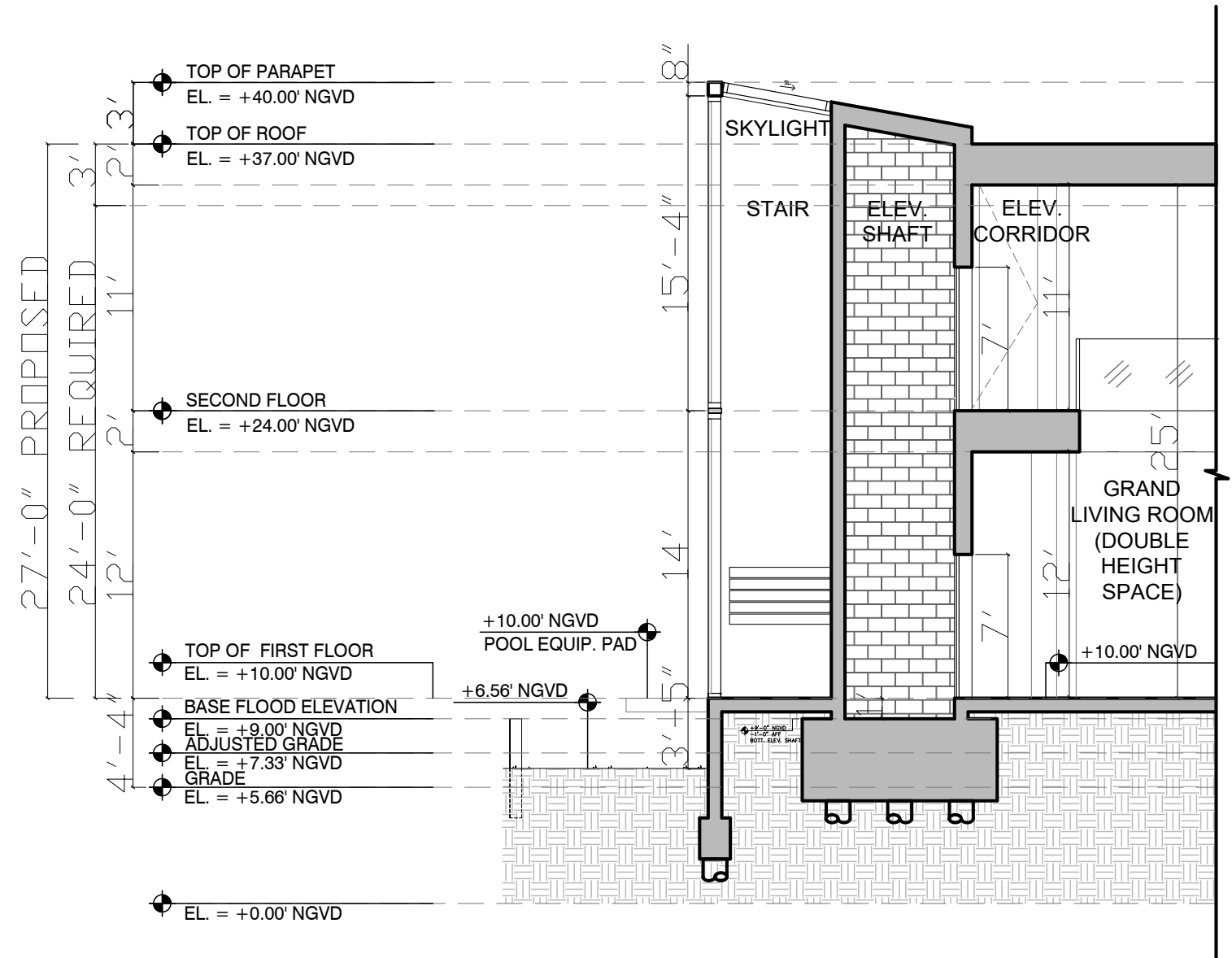
1 TRANSVERSE SECTION



1 LONGITUDINAL SECTION



A ELEVATOR ROOF PLAN - PROPOSED

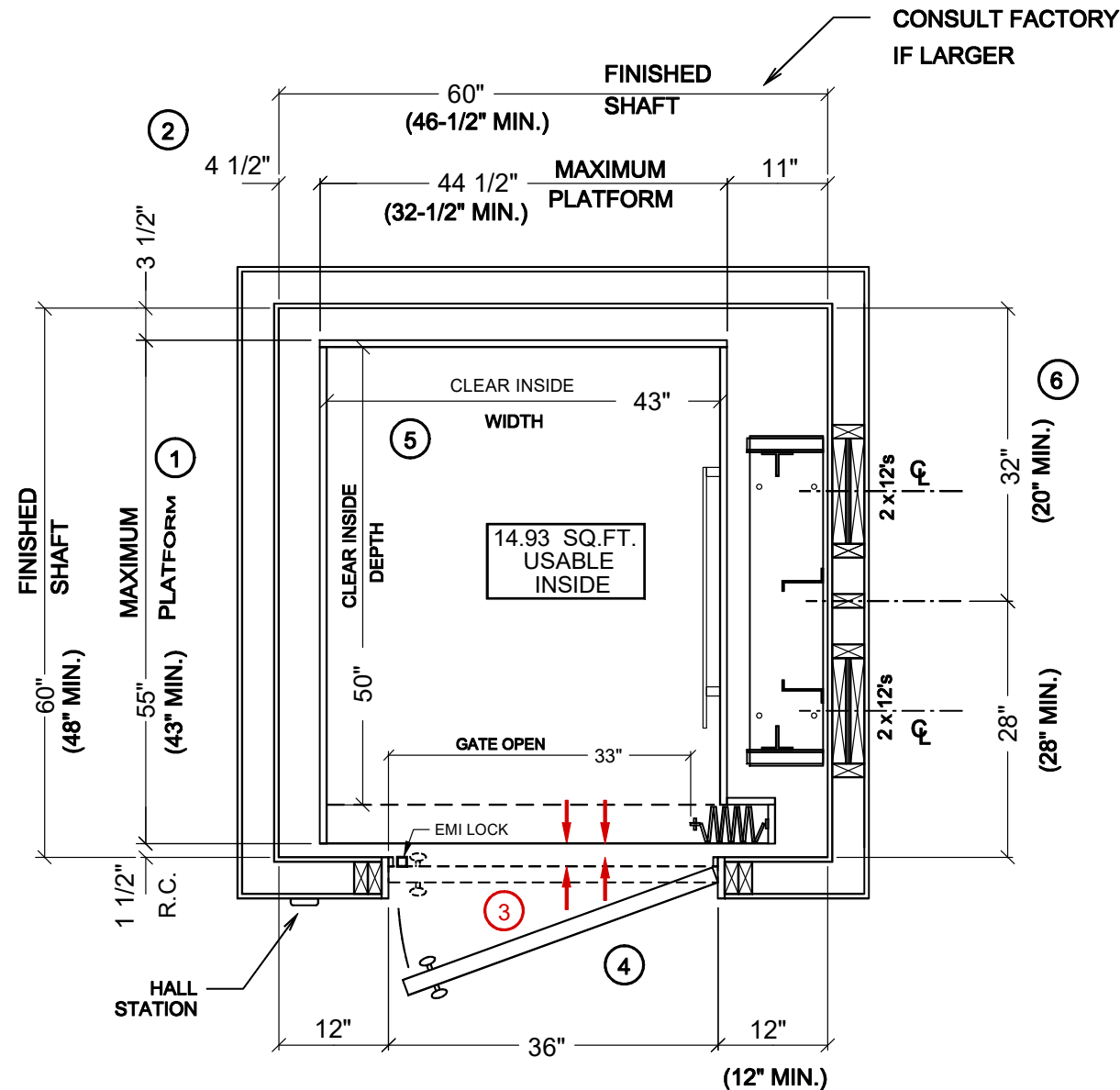


B ELEVATOR SECTION - PROPOSED

HOR HP1 A 15 60 x 60

950#, RH RAIL, IN-LINE OPENING, ACCORDION GATE, 15 SQ. FT.

LUXURY LIFT TRACTION (LLT)



CONSULT FACTORY IF LARGER

NOTES:

- ① IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 28" DIMENSION)
- ② CAR TO WALL (CTW) DIMENSION IS 3-1/2" MIN.
- ③ HOISTWAY DOORS & FRAMES MUST BE INSTALLED TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION REQUIREMENTS. THESE DIMENSIONS VARY. CONSULT YOUR RESIDENTIAL ELEVATORS SALES REPRESENTATIVE FOR DETAILS PRIOR TO CONSTRUCTION.
- ④ HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
- ⑤ CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN.
- ⑥ MIN. CLEARANCE TO ALLOW FOR MOTOR/ BRAKE/ GEARBOX

All Traction Elevators require an access panel for emergency lowering. Access panel size and location must be discussed with your Residential Elevators Sales Representative prior to construction.

STANDARD HOISTWAY PLAN

NOTE: ALL DIMENSIONS ARE APPROXIMATE

OVERSIZE CAB OPTION ASSUMED

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MAIN ENTRY VIEW



REAR VIEW