



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

BMA ARCHITECTS

DRB PRESENTATION

SCOPE OF WORK:
NEW TWO-STORY HOME
W/O WAIVER OR VARIANCES



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

Neighbor Outreach & Support
114 W San Marino Drive
DRB21-0709



No.	Property Address	Owner	Status
1	206 W San Marino DR	Samuel Gershenbaum	Hand delivered letter. No response.
2	126 W San Marino DR	Yanina Sapir - Trustee of 126 San Marino Revocable Trust	Hand delivered letter. No response
3	120 W San Marino DR	David Pritchard & Wife Alvera	Multiple meetings and ongoing discussion.
4	100 W San Marino DR	11 West San Marino Drive LLC	Supports Design.
5	70 W San Marino DR	70 Bear Marino LLC	Hand delivered letter. No response
6	40 San Marino DR	Scott Reynolds	Hand delivered letter. No response.
7	115 W San Marino DR	Barry A Stein & Wife Alissa	Hand delivered letter. Declined meeting.
8	121 W San Marino DR	Brian M. Vaske	Hand delivered letter. No response.
9.	201 W San Marino DR	Brian C. Ramos Melissa Enriquez	Hand delivered letter. No response



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



B. 100 WEST SAN MARINO DR.



A. 120 WEST SAN MARINO DR.



C. 121 WEST SAN MARINO DR.



KEY PLAN

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



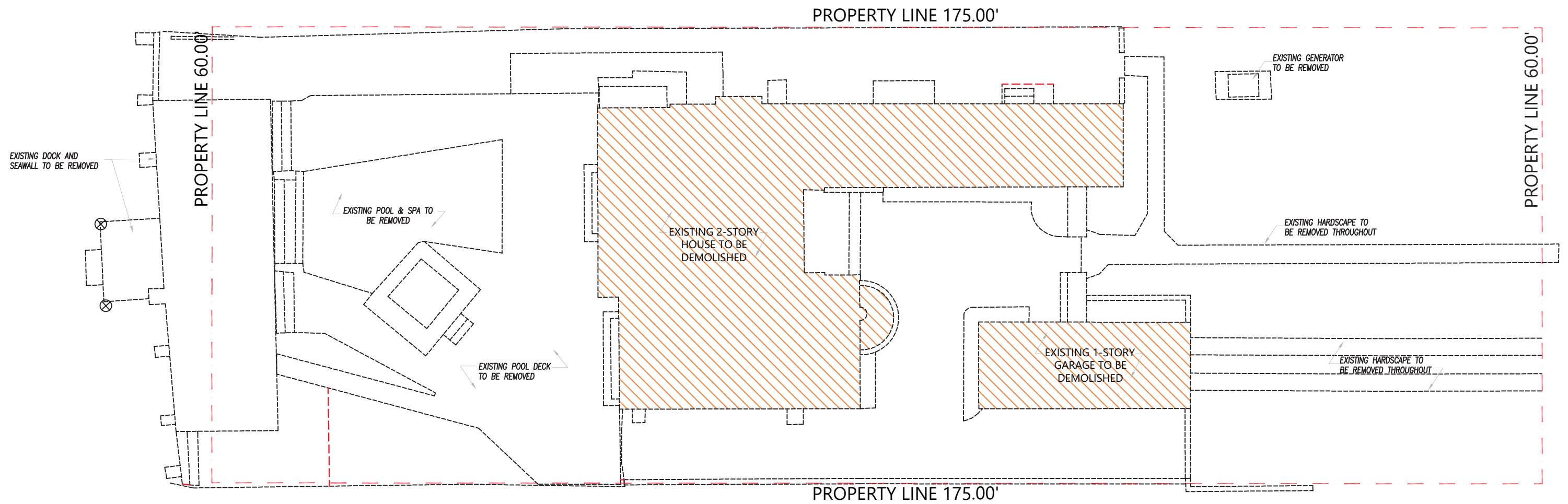
D. 115 WEST SAN MARINO DR.



KEY PLAN

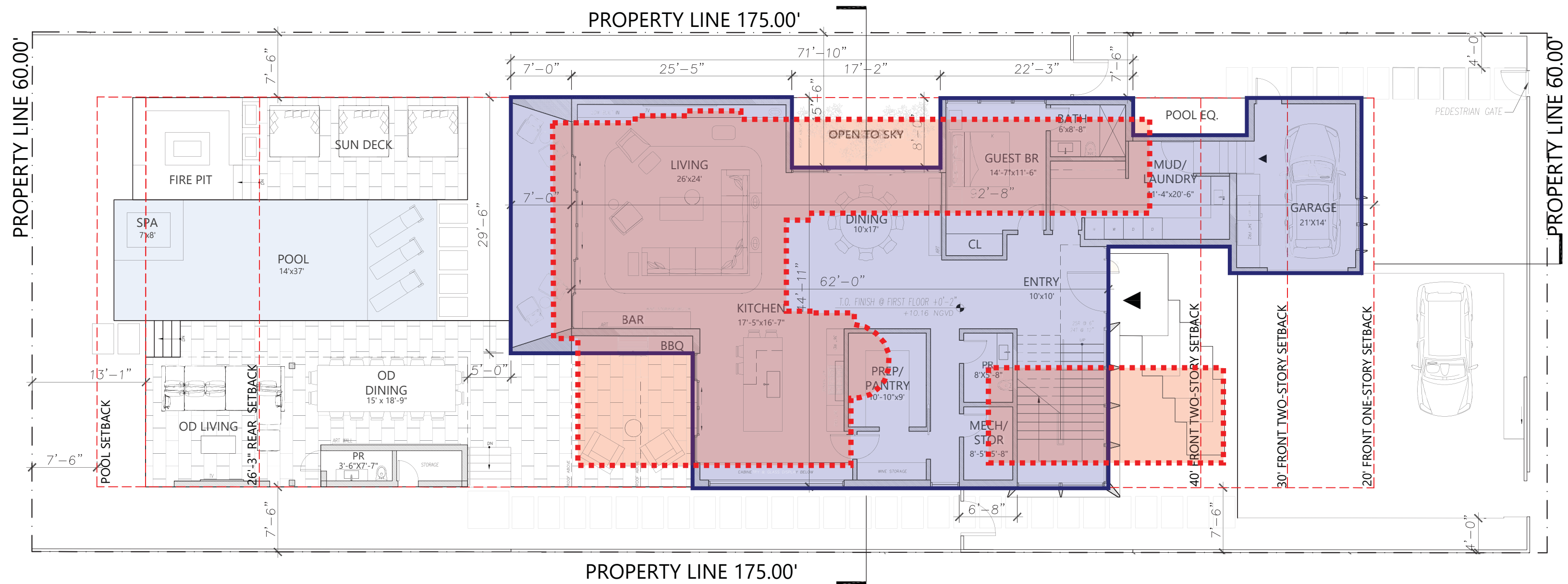
SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



SAN MARINO ISLAND

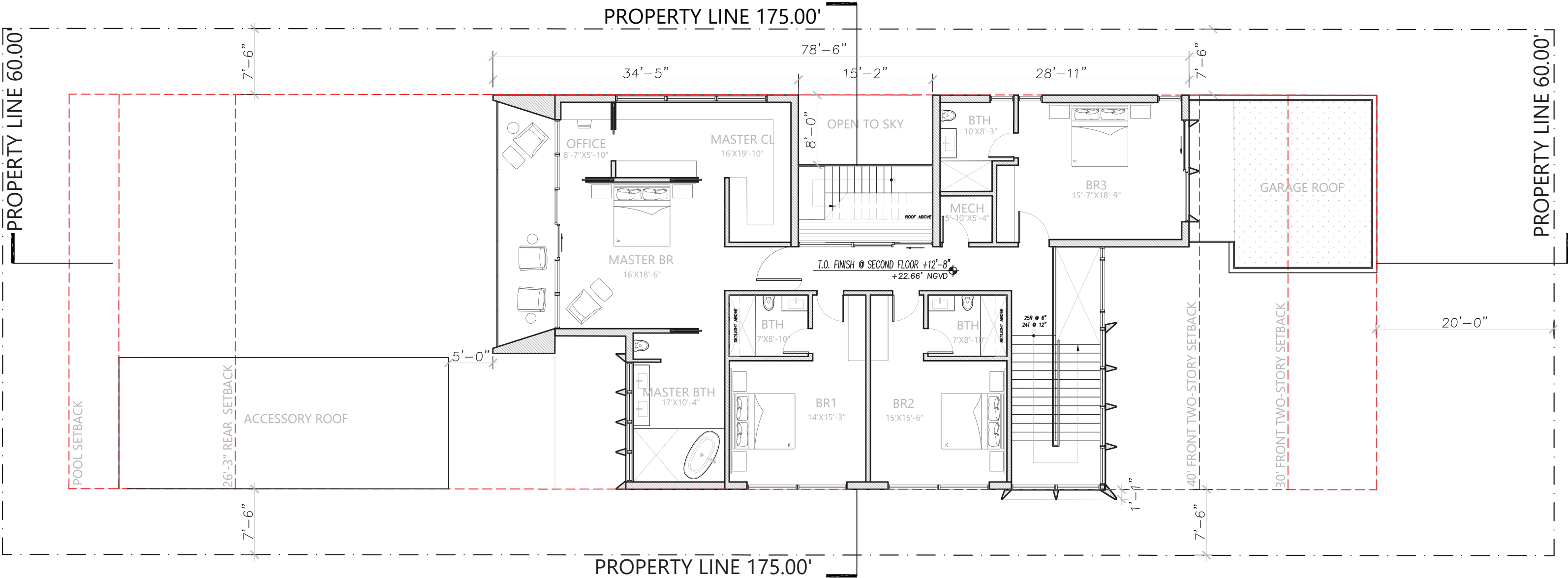
114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709

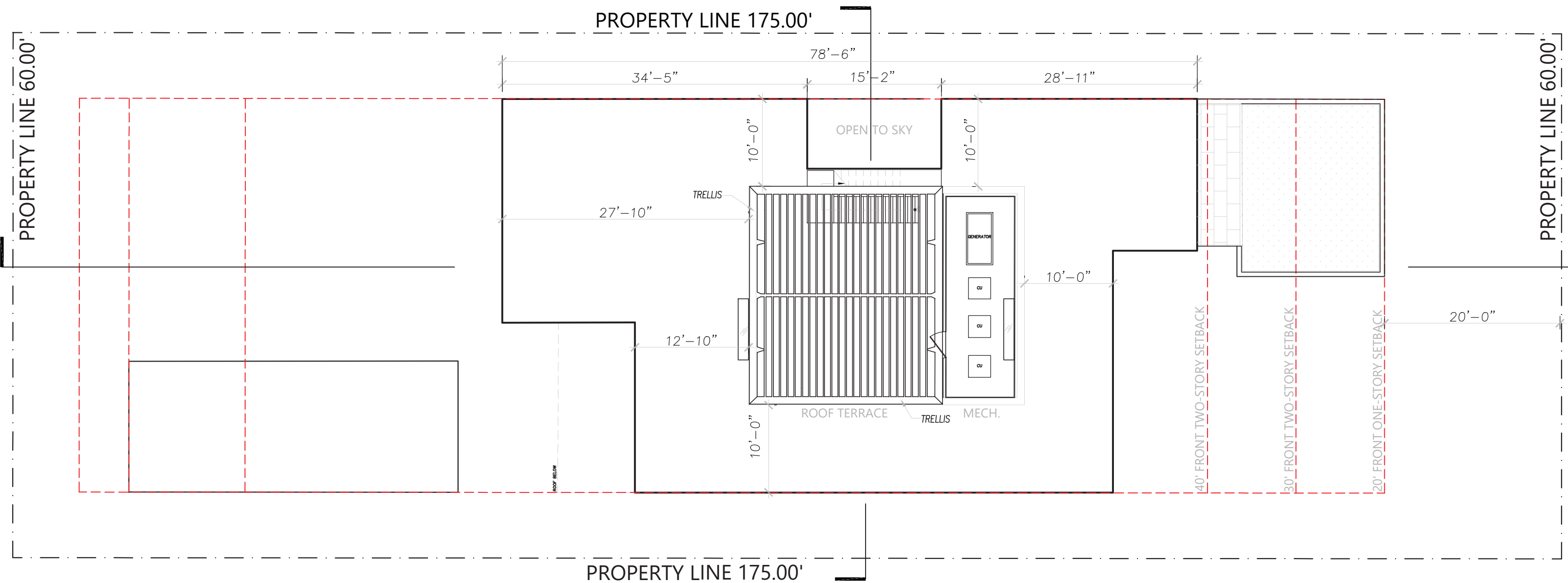
~~PROPERTY LINE 60.00'~~



SAN MARINO ISLAND

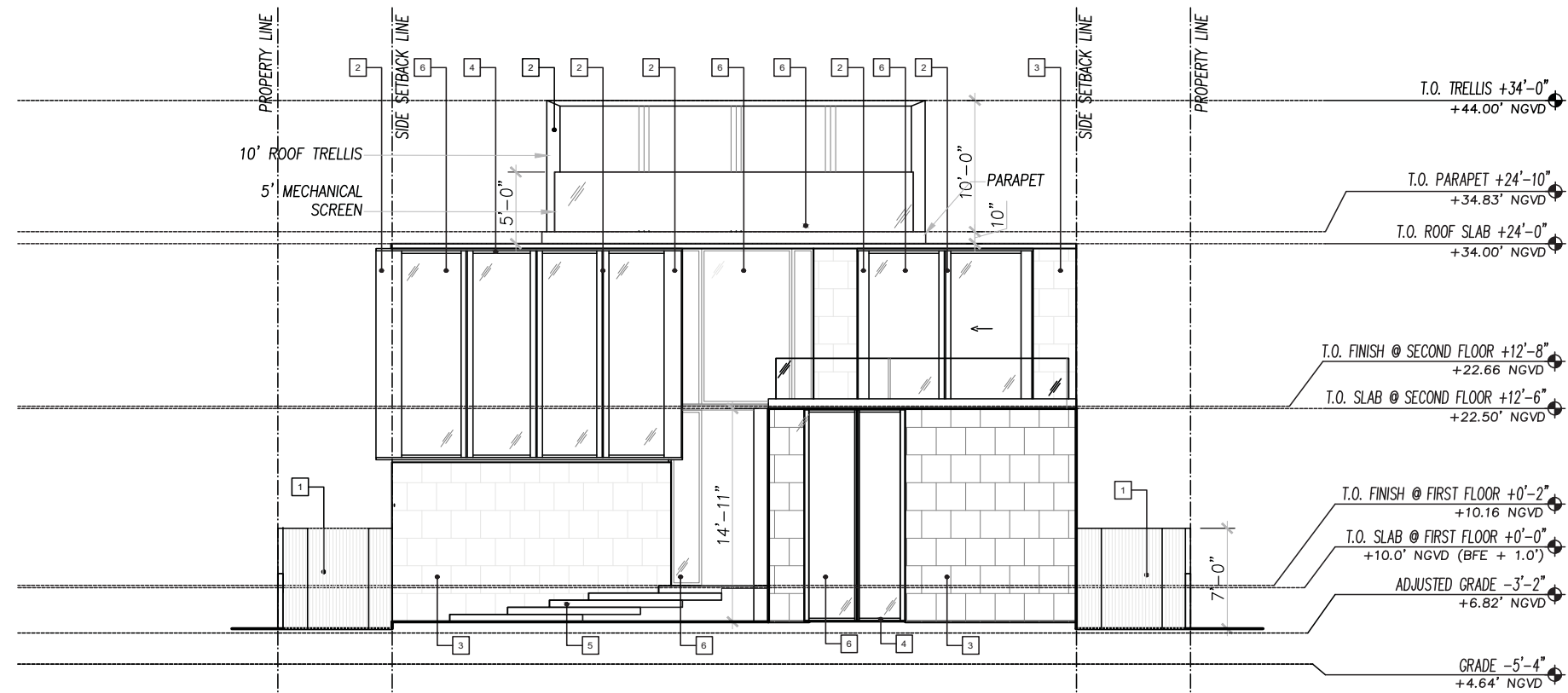
114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



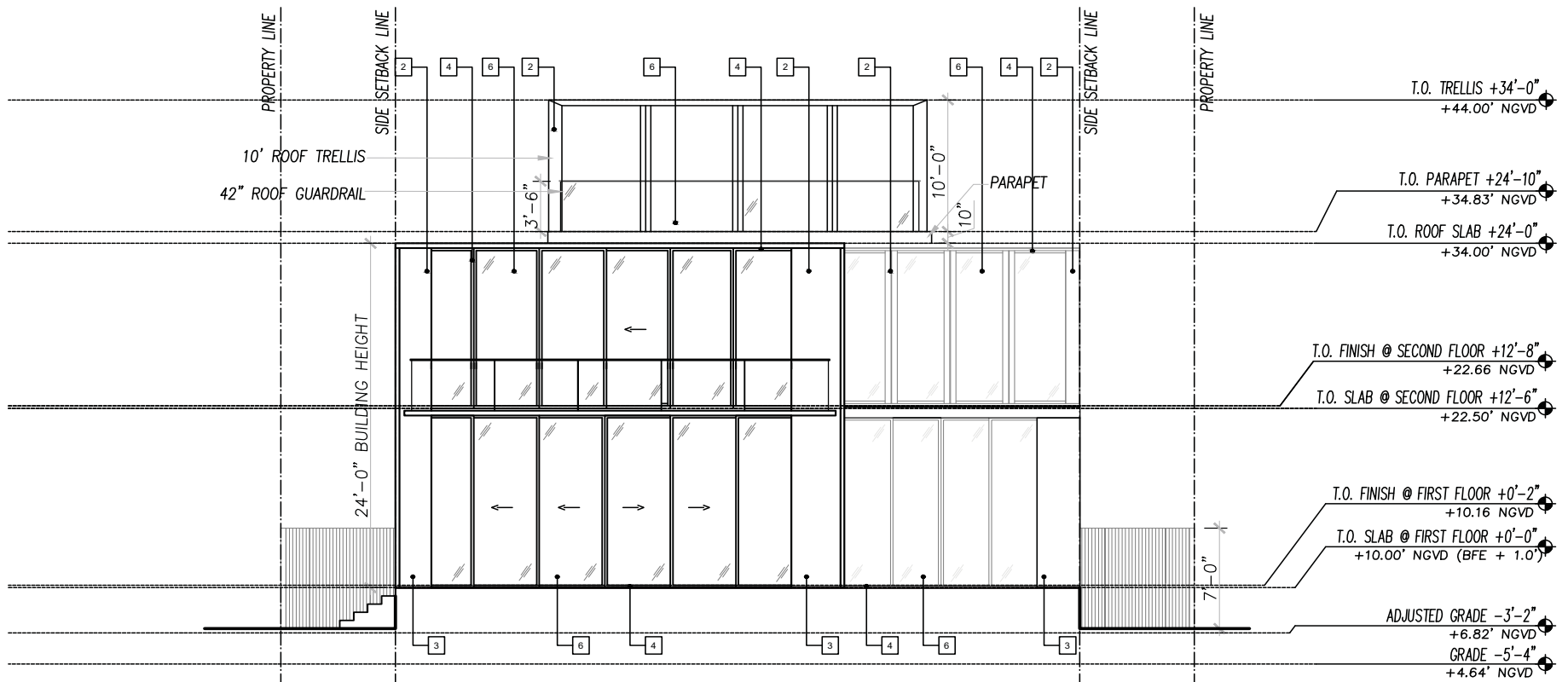


SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



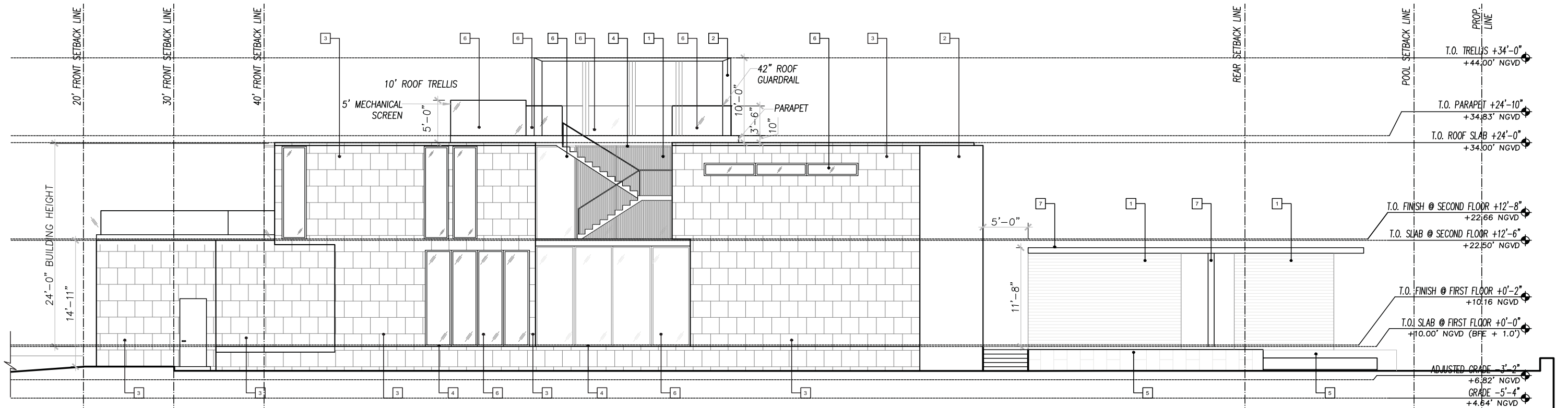
EAST - FRONT- ELEVATION



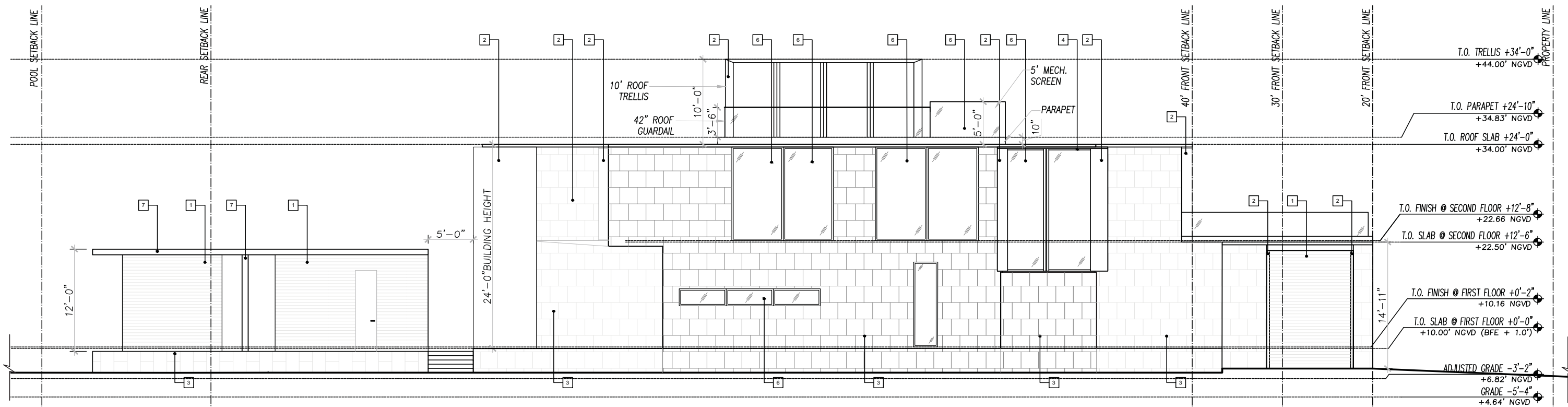
WEST - REAR- ELEVATION

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



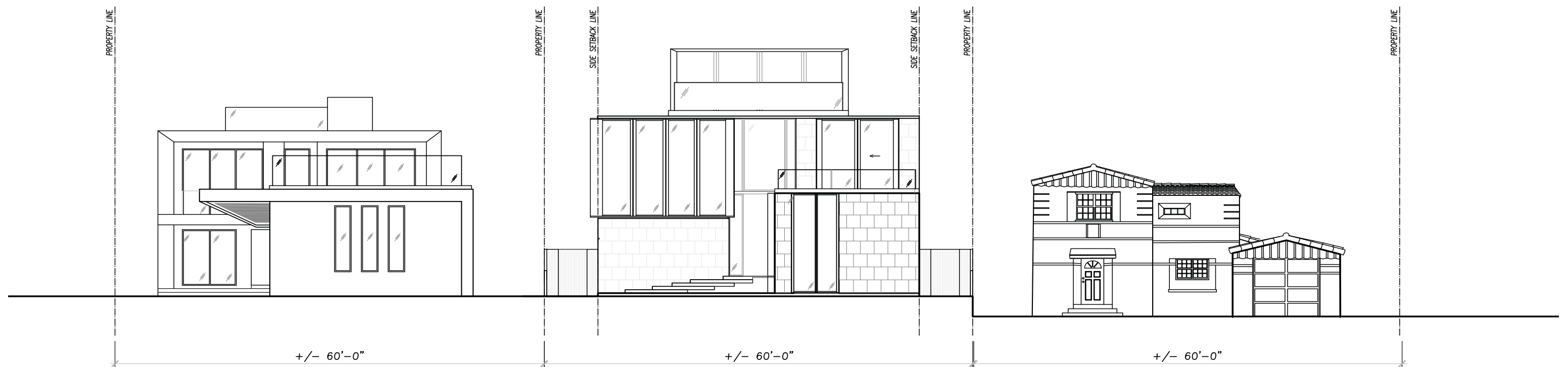
NORTH - SIDE - ELEVATION



SOUTH -SIDE- ELEVATION

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709

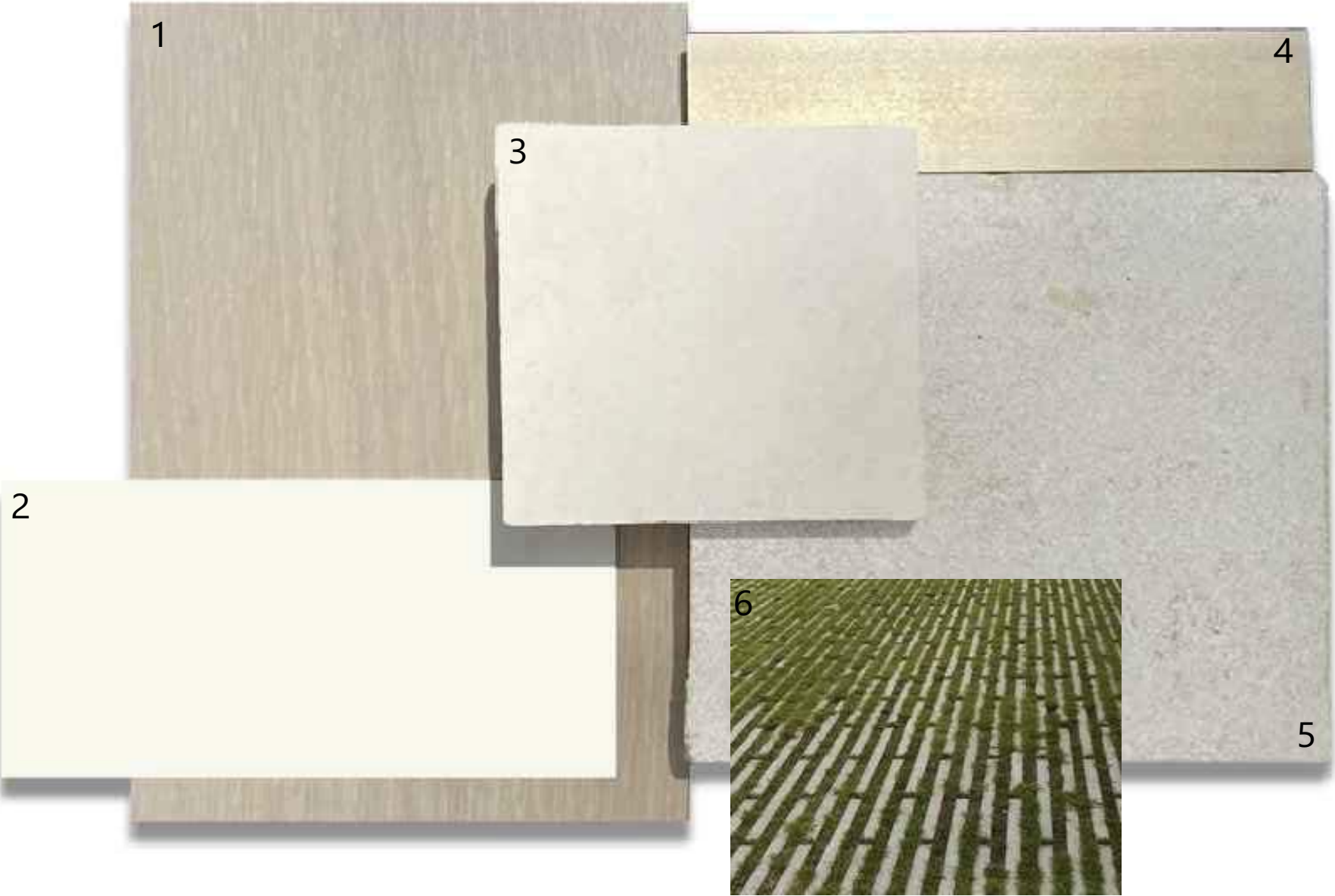


SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

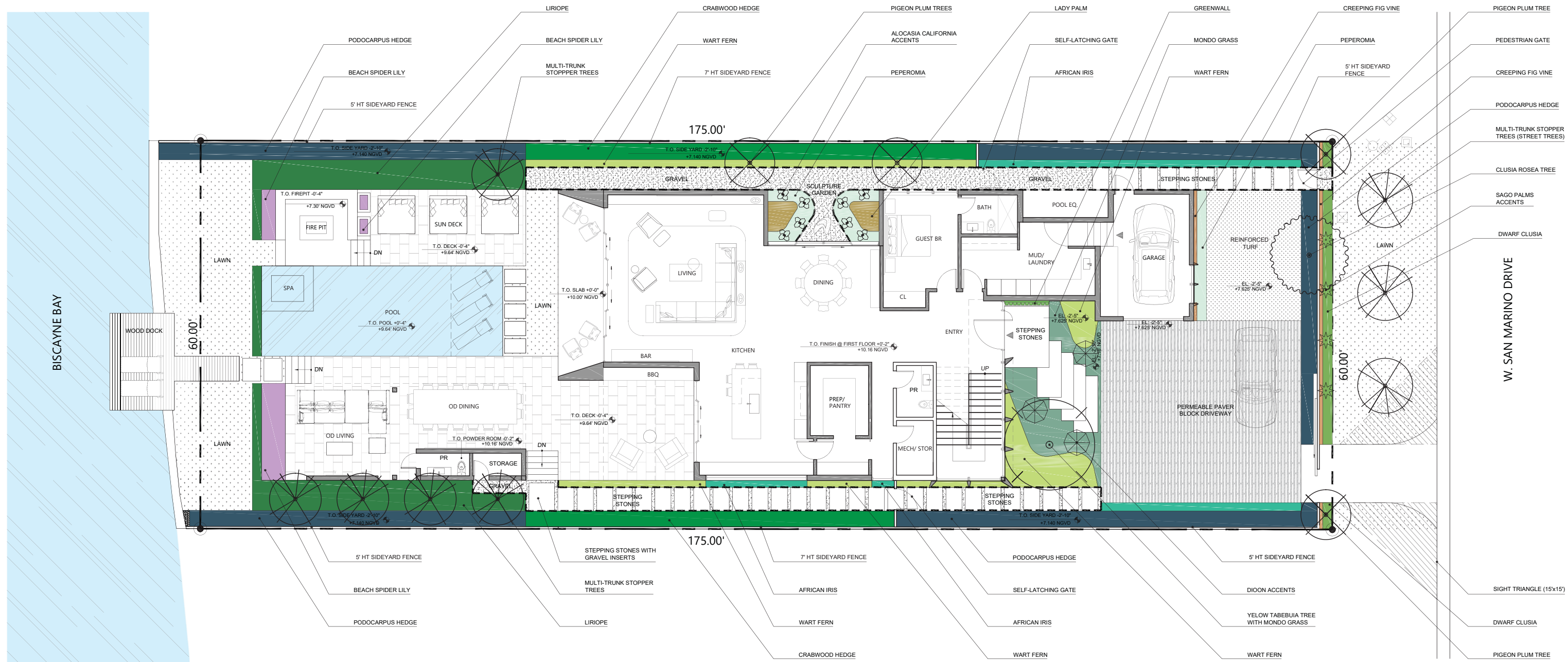
EXTERIOR FINISHES:

- 1. BLONDE WOOD
- 2. WHITE METAL -ALPOLIC
- 3. CREAM HONED LIMESTONE
- 4. ALUMINUM CHAMPAGNE WINDOW FRAME
- 5. RAMON GREY/GOLD SANDBLASTED
- 6. PERMEABLE PAVER BLOCK



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

BMA ARCHITECTS

PERSPECTIVE VIEW
18



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

BMA ARCHITECTS

PERSPECTIVE VIEW
19

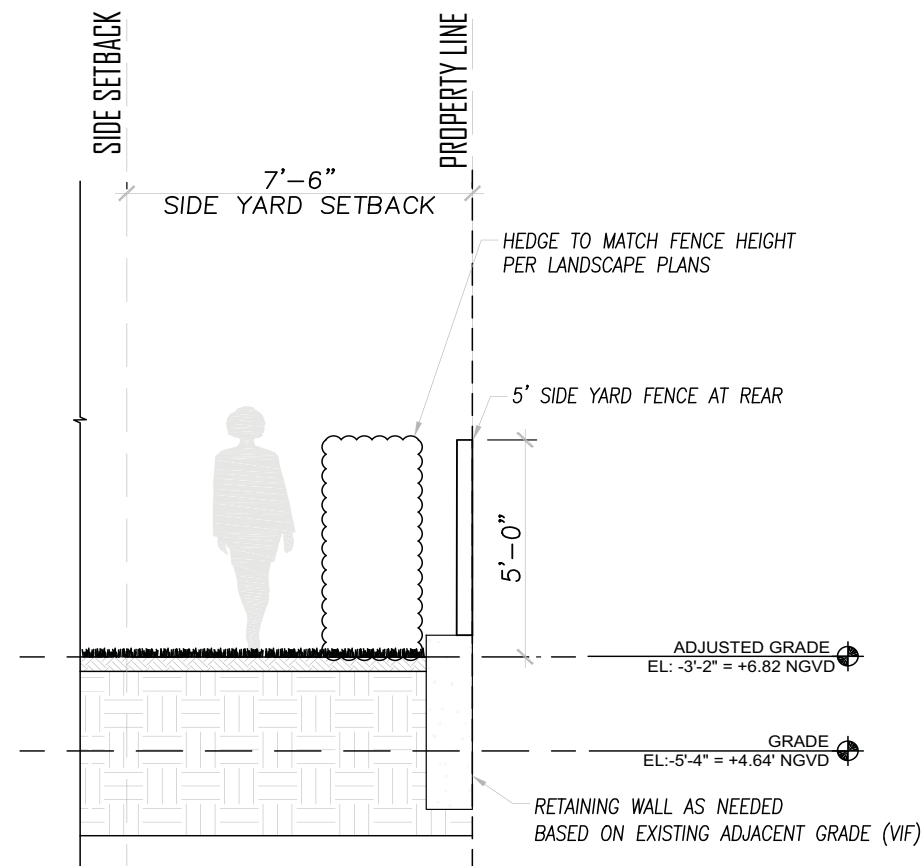


SAN MARINO ISLAND

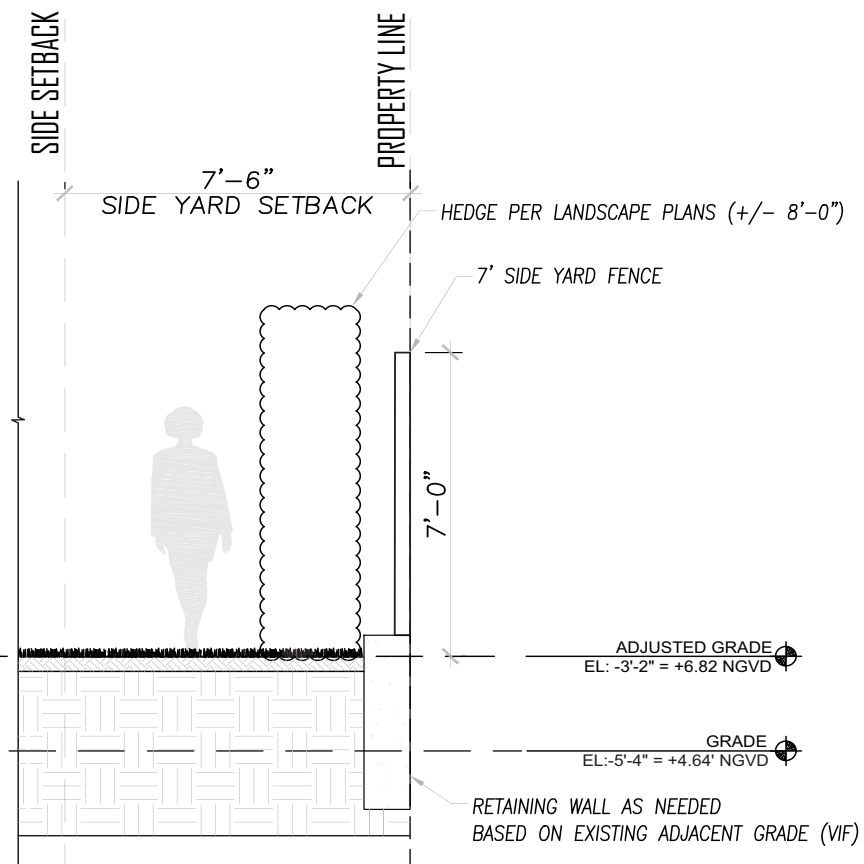
114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

BMA ARCHITECTS

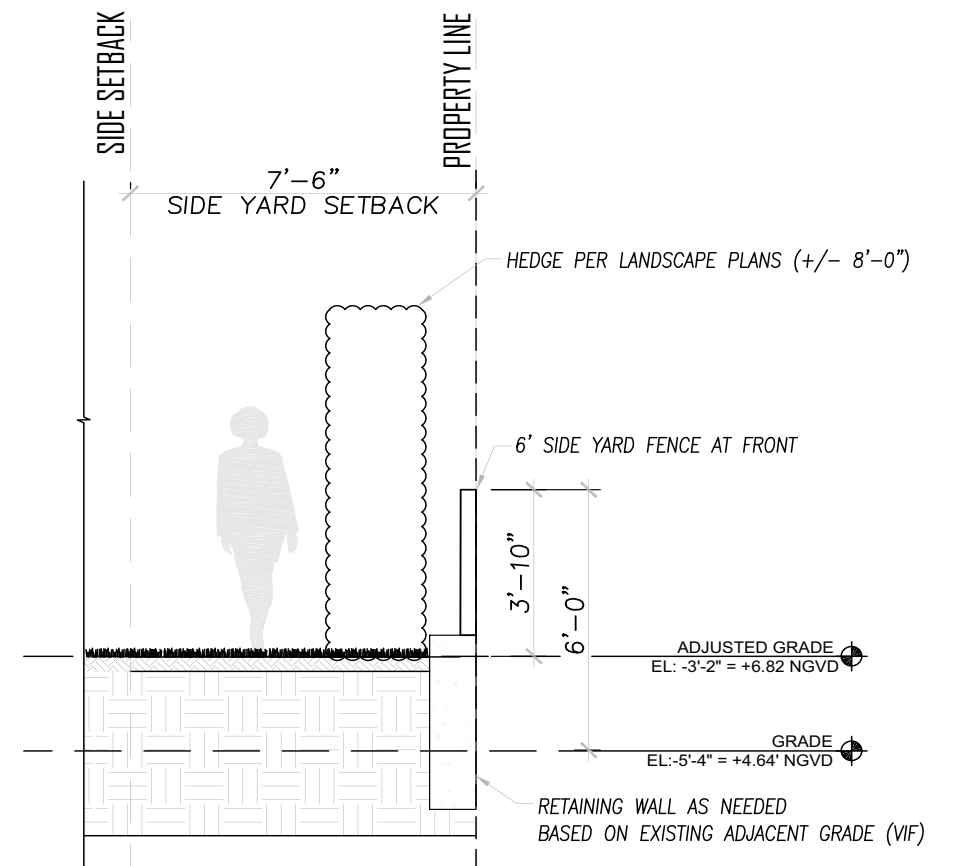
PERSPECTIVE VIEW
20



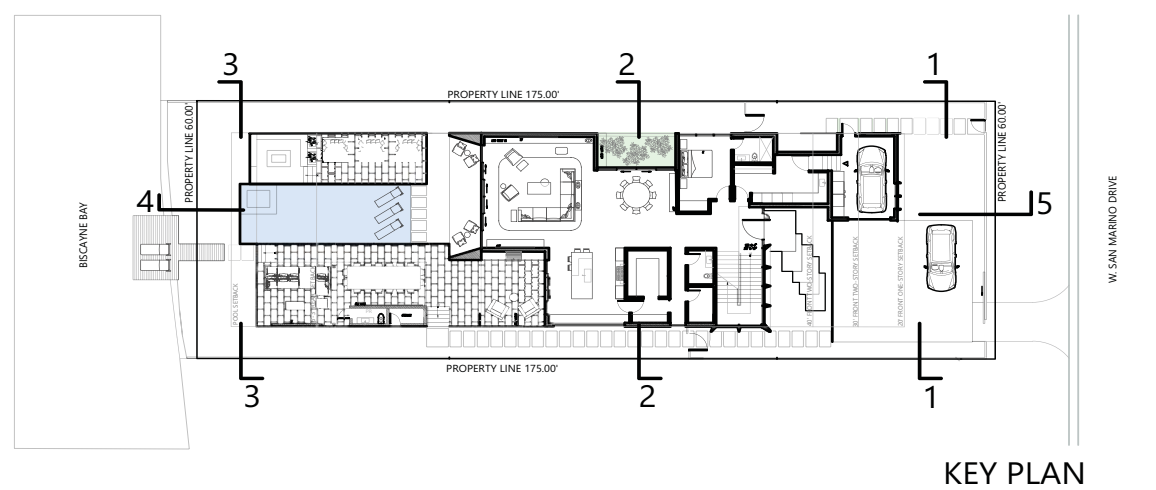
SECTION 3 - SIDE YARD AT REAR



SECTION 2 - SIDE YARD



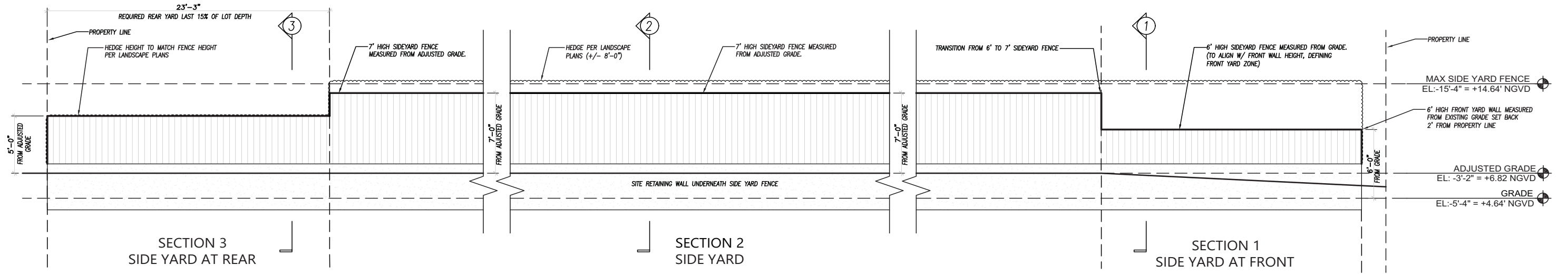
SECTION 1 - SIDE YARD AT FRONT



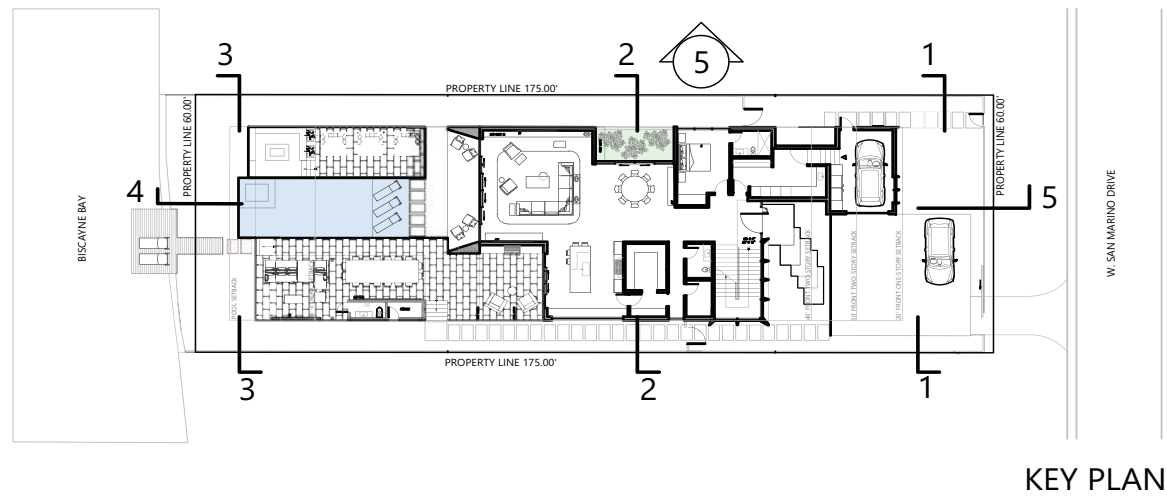
KEY PLAN

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



ELEVATION 5 - NORTH YARD ELEVATION



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709

APPENDIX

- APX01 APPENDIX
- APX02 EXISTING SURVEY
- APX03 ZONING DATA
- APX04 BUILDING CARD
- APX05 LOT COVERAGE
- APX06 FIRST FLOOR UNIT SIZE DIAGRAM
- APX07 SECOND FLOOR UNIT SIZE DIAGRAM
- APX08 ROOF PLAN DIAGRAM
- APX09 OPEN SPACE DIAGRAM
- APX10 BUILDING SECTIONS
- APX11 YARD SECTIONS
- APX12 EXPLODED AXONOMETRIC

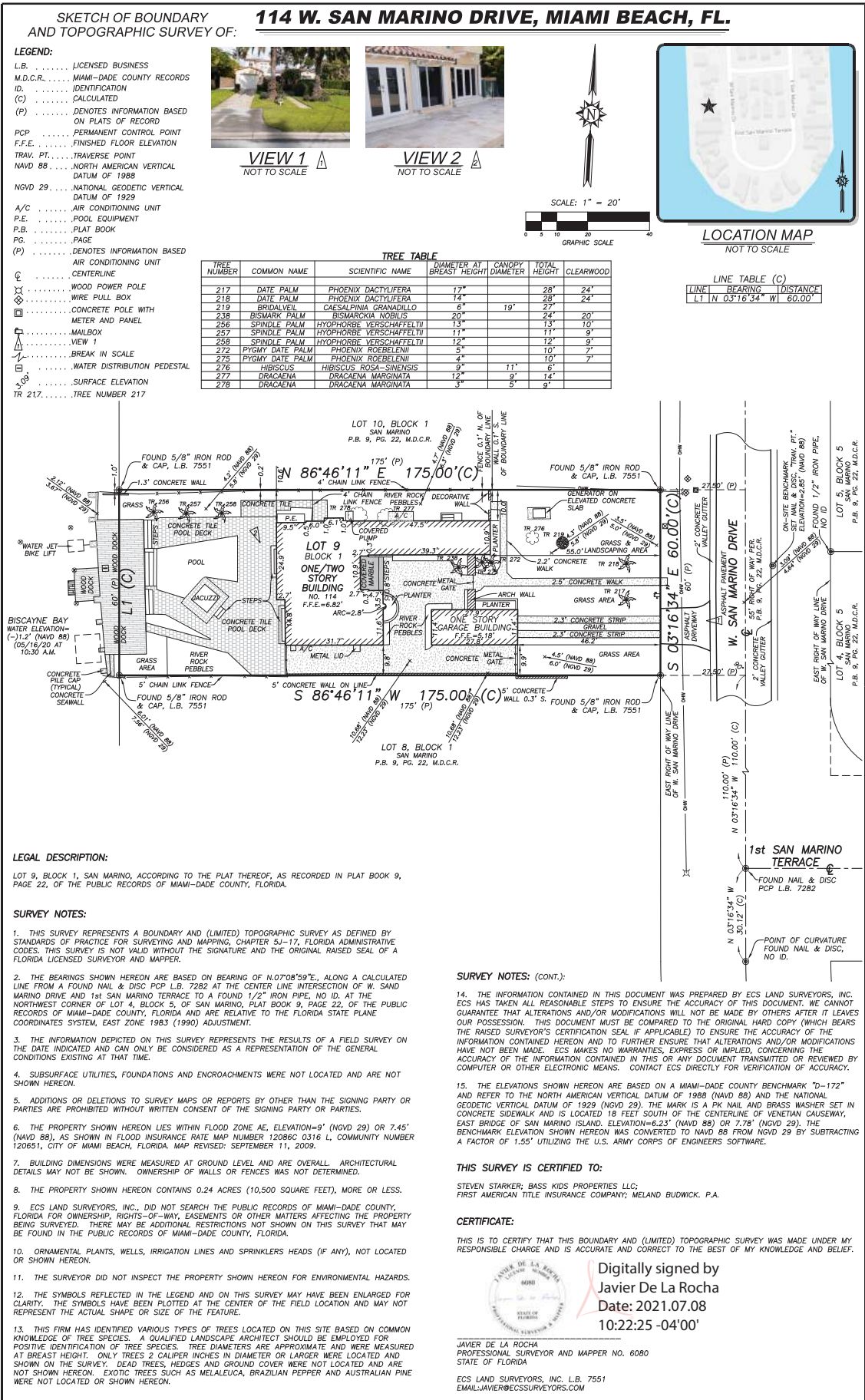
SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139

FOLIO: 02-3232-003-0080
DRB: 21-0709



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 9, BLOCK 1
SAN MARINO
PLAT BOOK 9, PAGE 22, M.D.C.R.

114 W. SAN MARINO DRIVE, MIAMI BEACH, FL. 33139

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

TELEPHONE No. 561-314-0769
FAX No. 561-314-0770

ECSS
LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

CLIENT: BASS KIDS PROPERTIES LLC
DATE: 07/22/21

DRAWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 06/25/21

REVISIONS

JOB NO: ECS2641
SHEET NO: 01 OF 01

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET					
ITEM #	PROJECT INFORMATION				
1	ADDRESS:	114 WEST SAN MARINO DRIVE, MIAMI BEACH, FL			
2	FOLIO NUMBER(S):	02-3232-003-0080			
3	BOARD & FILE NUMBERS:	DRB21-0709			
4	YEAR BUILT:	1939	ZONING DISTRICT:	RS-3	
5	BASE FLOOD ELEVATION:	9 FT	GRADE VALUE IN NGVD:	4.64' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.82' NGVD	FREE BOARD:	1 FT	
7	LOT AREA:	10,500 SQ FT			
8	LOT WIDTH:	60'	LOT DEPTH:	175'	
9	MAX LOT COVERAGE SF AND %:	3,150 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,175 SF (30%)	
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	356 SF (500MAX)	
11	FRONT YARD OPEN SPACE SF AND %:	902 SF (50%)	REAR YARD OPEN SPACE SF AND %:	1,290 SF (82%)	
12	MAX UNIT SIZE SF AND %:	5,250 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,165 SF (49%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	2,667 SF (25%)	
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %:	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF	2,498 SF (24%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	AREA: 488 SF (20%)	

	ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' FLAT/27'SLOPED ROOF	N/A	24'	N/A
18	SETBACKS:		N/A		N/A
19	FRONT FIRST LEVEL:	20'	N/A	20'	N/A
20	FRONT SECOND LEVEL:	30'	N/A	40'	N/A
21	SIDE 1:	15' SUM OF SIDES	N/A	7'-6"	N/A
22	SIDE 2:		N/A	7'-6"	N/A
23	REAR:	MAX 50' MIN 26.25'	N/A	26'-3"	N/A
	ACCESSORY STRUCTURE SIDE 1:		N/A		N/A
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:	MIN 25% OF LOT WIDTH (15')	N/A	15'	N/A
27	LOCATED WITHIN A HISTORICAL DISTRICT?			YES OR <input type="checkbox"/> NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			YES OR <input type="checkbox"/> NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			<input type="checkbox"/> YES OR NO	

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

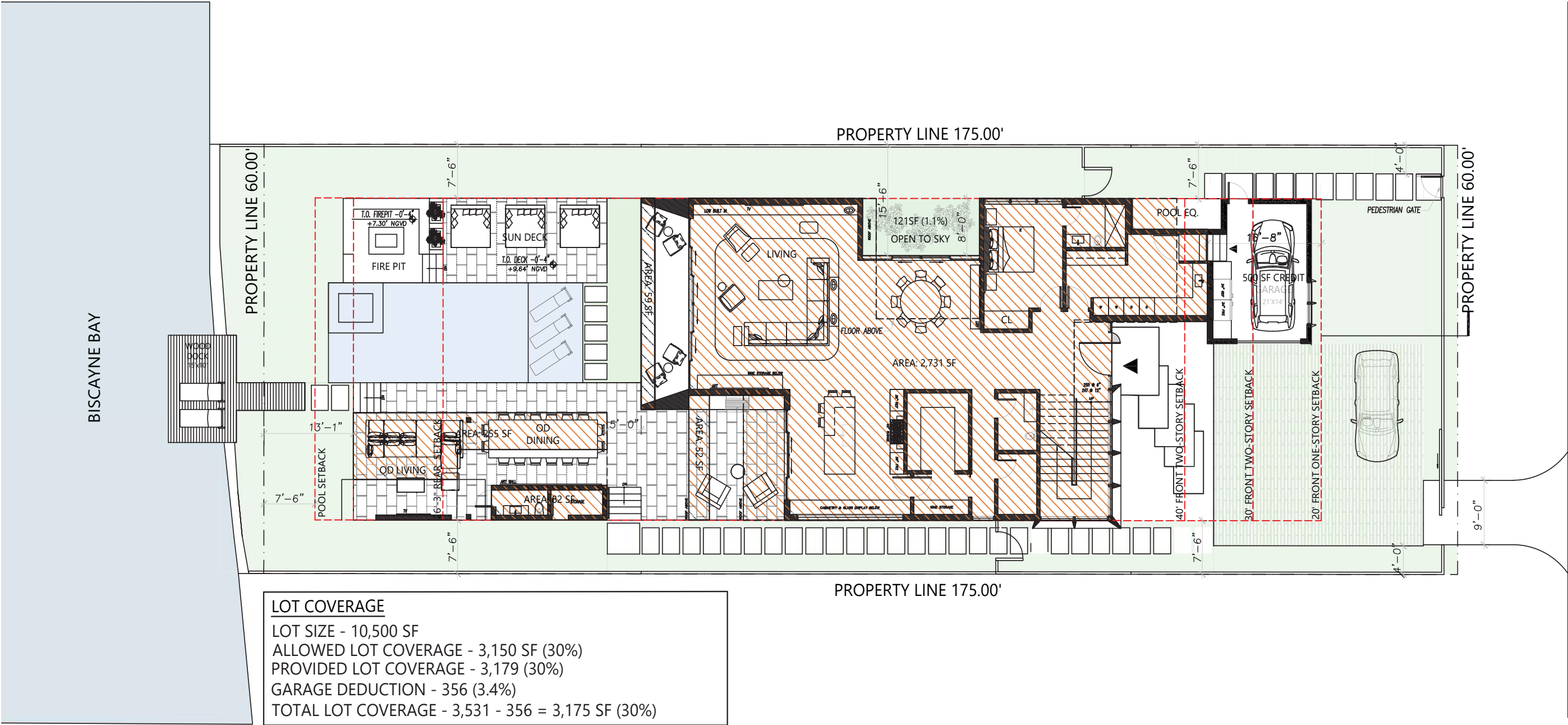


#2359

Owner	L. P. CLEPHANE	Mailing Address		Permit No.	8348
Lot	9	Block	1	No. 114 Street W-	San Marino Drive
General Contractor	W. F. Snyder	Subdivision	San Marino Island	Date	June 5-1936
Architect	Schoepl & Southwell		9705	Address	3232-03-0080
Front	40	Depth	69	Stories	2
Type of construction	G-B-S	Cost	\$11,000.00	Use	Residence & garage
				Foundation	conc. pile
				Roof	Tile
Plumbing Contractor	Horace Brunson	#9181		Address	
No. fixtures	11			Date	July 14-1936
No. Receptacles				Date	
Plumbing Contractor				Address	
No. fixtures set				Date	
Sewer connection				Date	
				Make	Miami Griffith Septic Tank Co. #9185
Electrical Contractor	Wagner	# 6850		Address	
No. outlets	35	Heaters	Stoves 1	Fans	Temporary service
Receptacles	15		Motors 1	Date	
Rough approved by			Space heater 2		
Electrical Contractor	Austin	# 7096		Address	
No. fixtures set	23			Date	Sep. 12-1936
Date of service					
Alterations or repairs	# 25282	Painting-outside -	True Color Painters	\$ 400.	Date Sept. 4, 1947
BUILDING PERMIT	# 38818	Two window air condition units-	Hogan Refrigeration Service, contr.		
		A. Plaag 10-3-52	\$ 60.	July 1, 1952	
ELECTRICAL PERMIT	#36907	Unity Electric Co: 1 center of distribution, 2 motors-		July 1, 1952	
		OK- Meginniss 7-15-52			

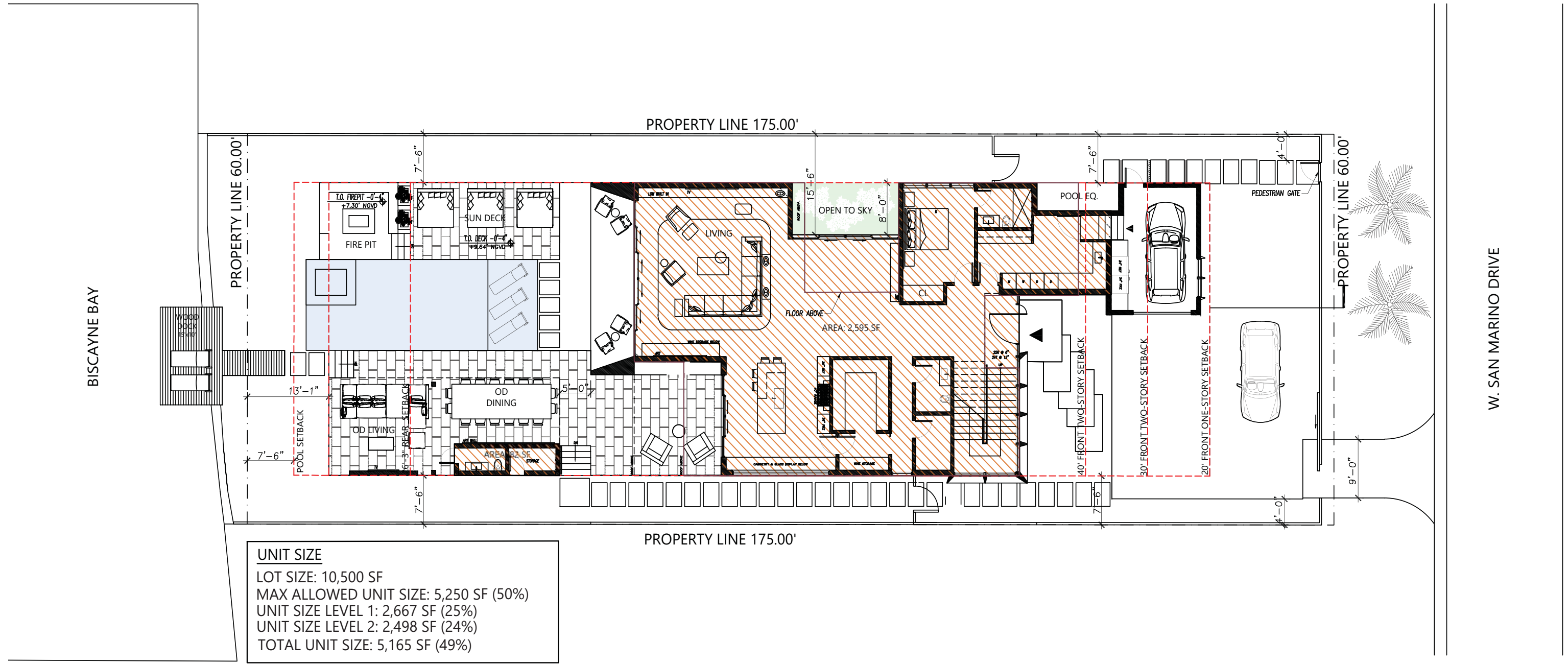
SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



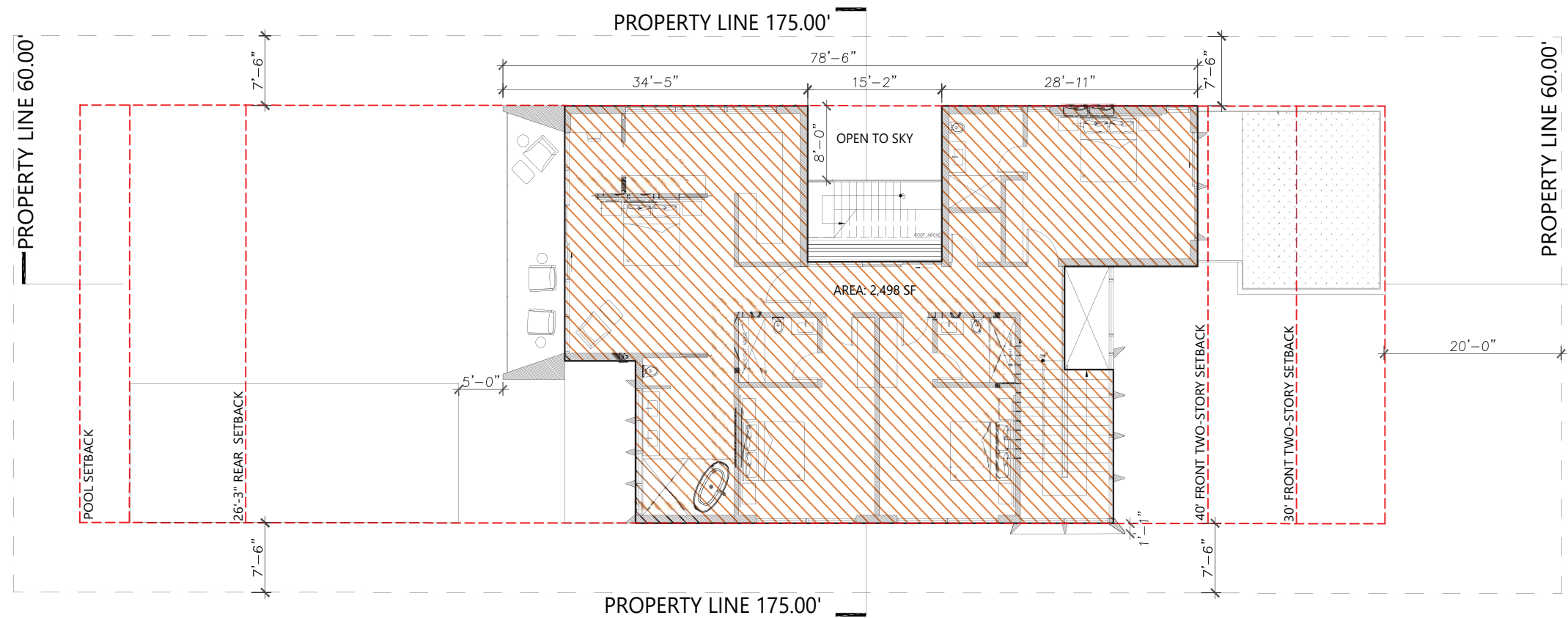
SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

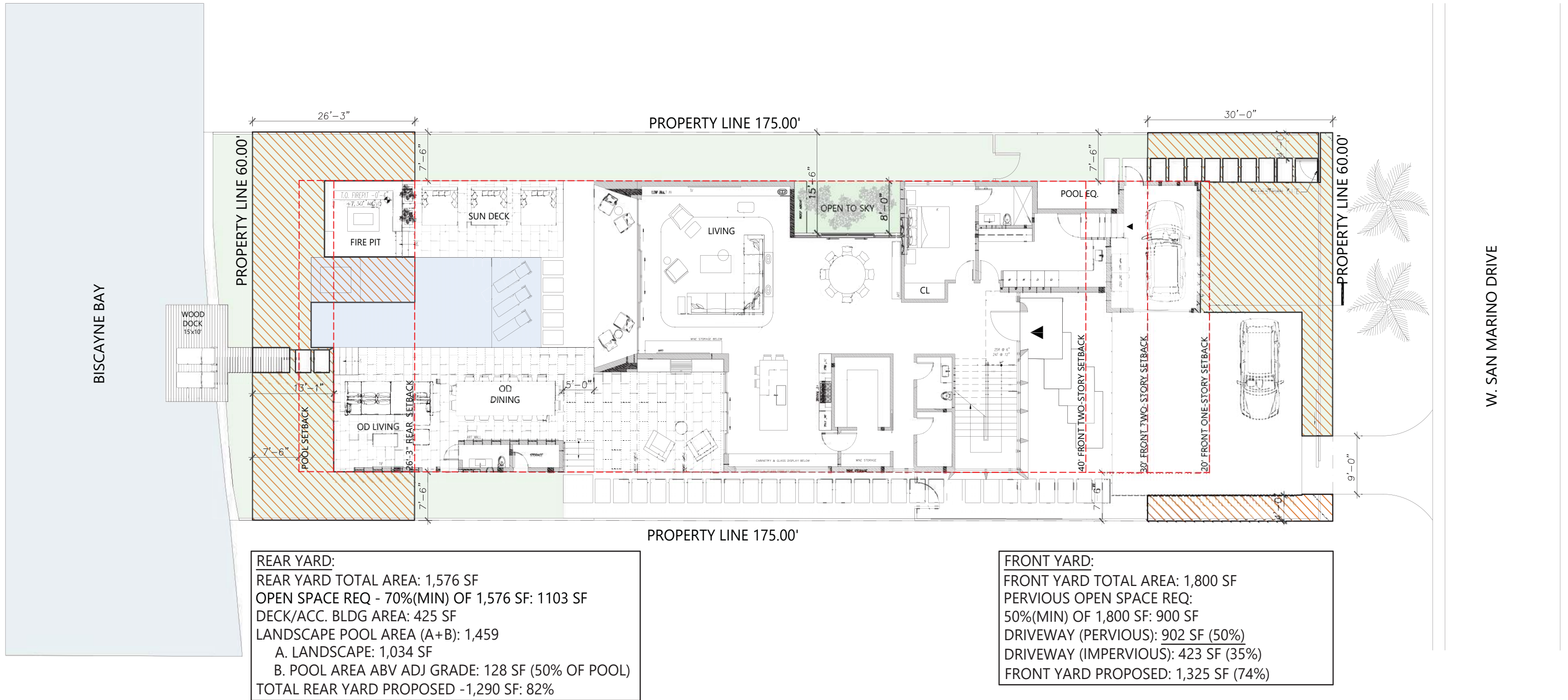


UNIT SIZE

LOT SIZE: 10,500 SF
 MAX ALLOWED UNIT SIZE: 5,250 SF (50%)
 UNIT SIZE LEVEL 1: 2,665 SF (25%)
 UNIT SIZE LEVEL 2: 2,499 SF (23.7%)
 TOTAL UNIT SIZE: 5,132 SF (48.8%)

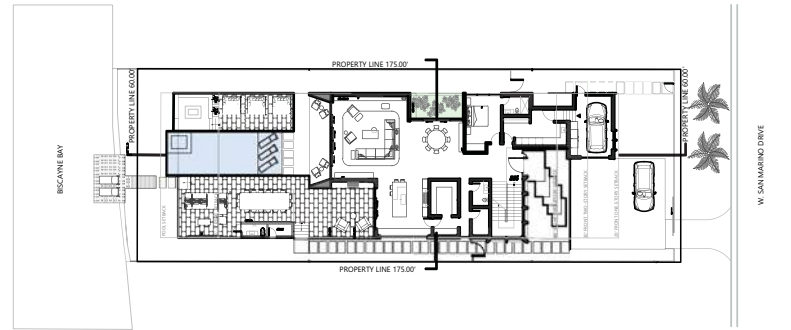
SAN MARINO ISLAND

114 WEST SAN MARINO DR.
 MIAMI BEACH, FL 33139
 FOLIO: 02-3232-003-0080
 DRB: 21-0709

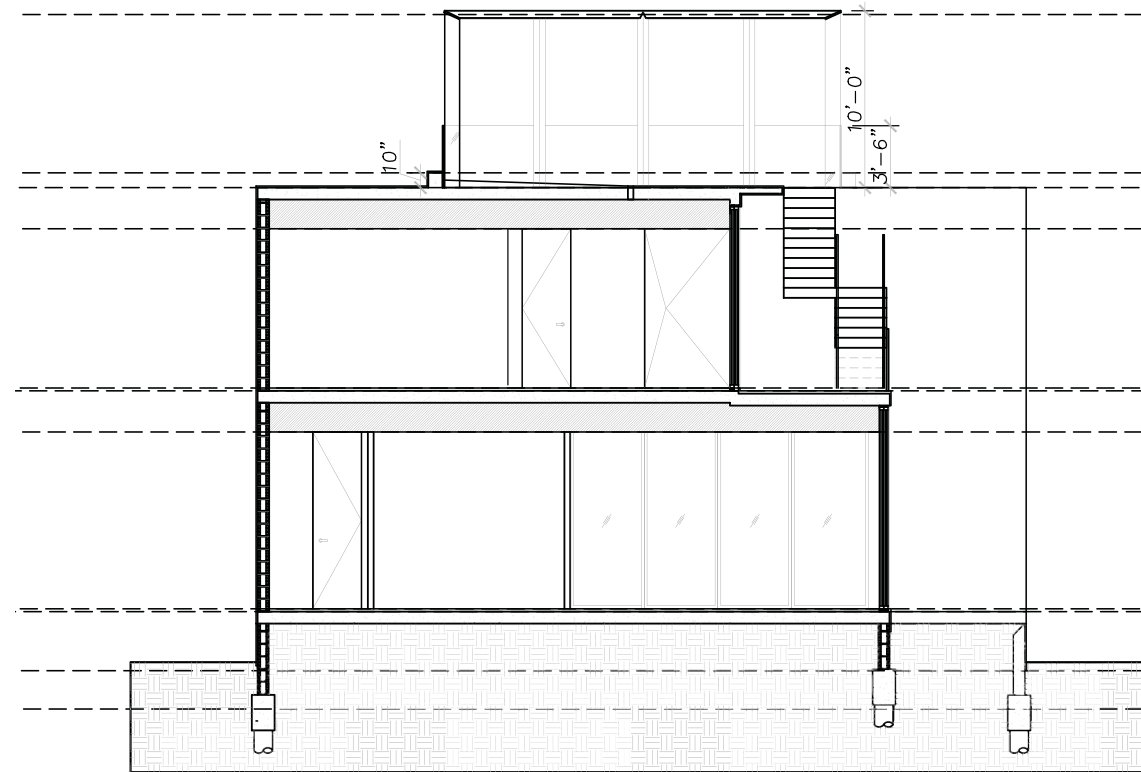


SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709

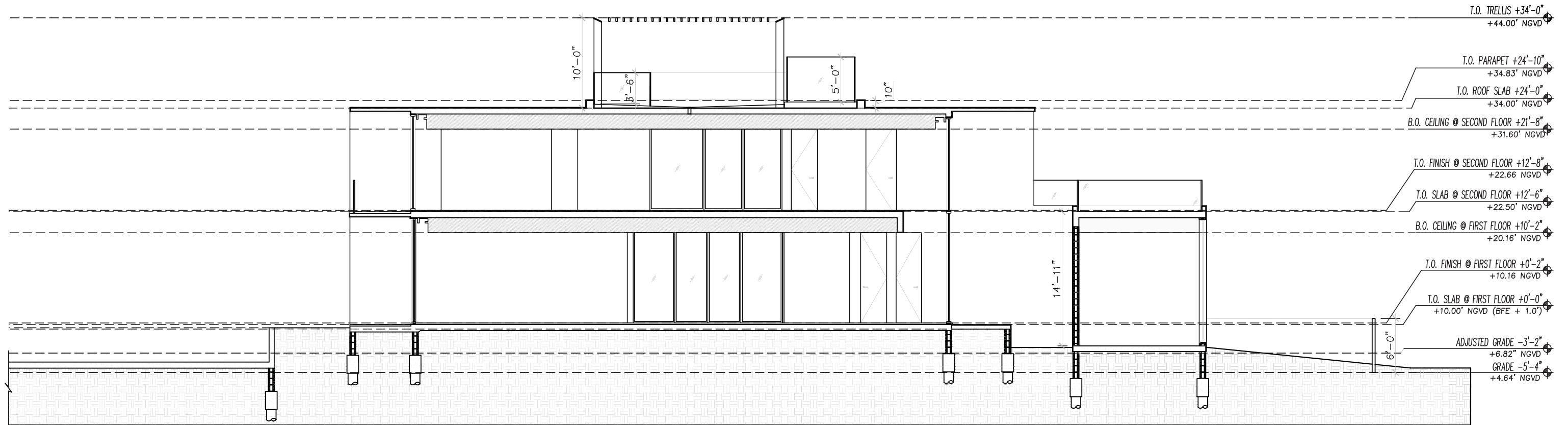


KEY PLAN



- T.O. TRELLIS +34'-0" +44.00' NGVD
- T.O. PARAPET +24'-10" +34.83' NGVD
- T.O. ROOF SLAB +24'-0" +34.00' NGVD
- B.O. CEILING @ SECOND FLOOR +21'-8" +31.60' NGVD
- T.O. FINISH @ SECOND FLOOR +12'-8" +22.66' NGVD
- T.O. SLAB @ SECOND FLOOR +12'-6" +22.50' NGVD
- B.O. CEILING @ FIRST FLOOR +10'-2" +20.16' NGVD
- T.O. FINISH @ FIRST FLOOR +0'-2" +10.16' NGVD
- T.O. SLAB @ FIRST FLOOR +0'-0" +10.00' NGVD (BFE + 1.0')
- ADJUSTED GRADE -3'-2" +6.82' NGVD
- GRADE -5'-4" +4.64' NGVD

CROSS SECTION

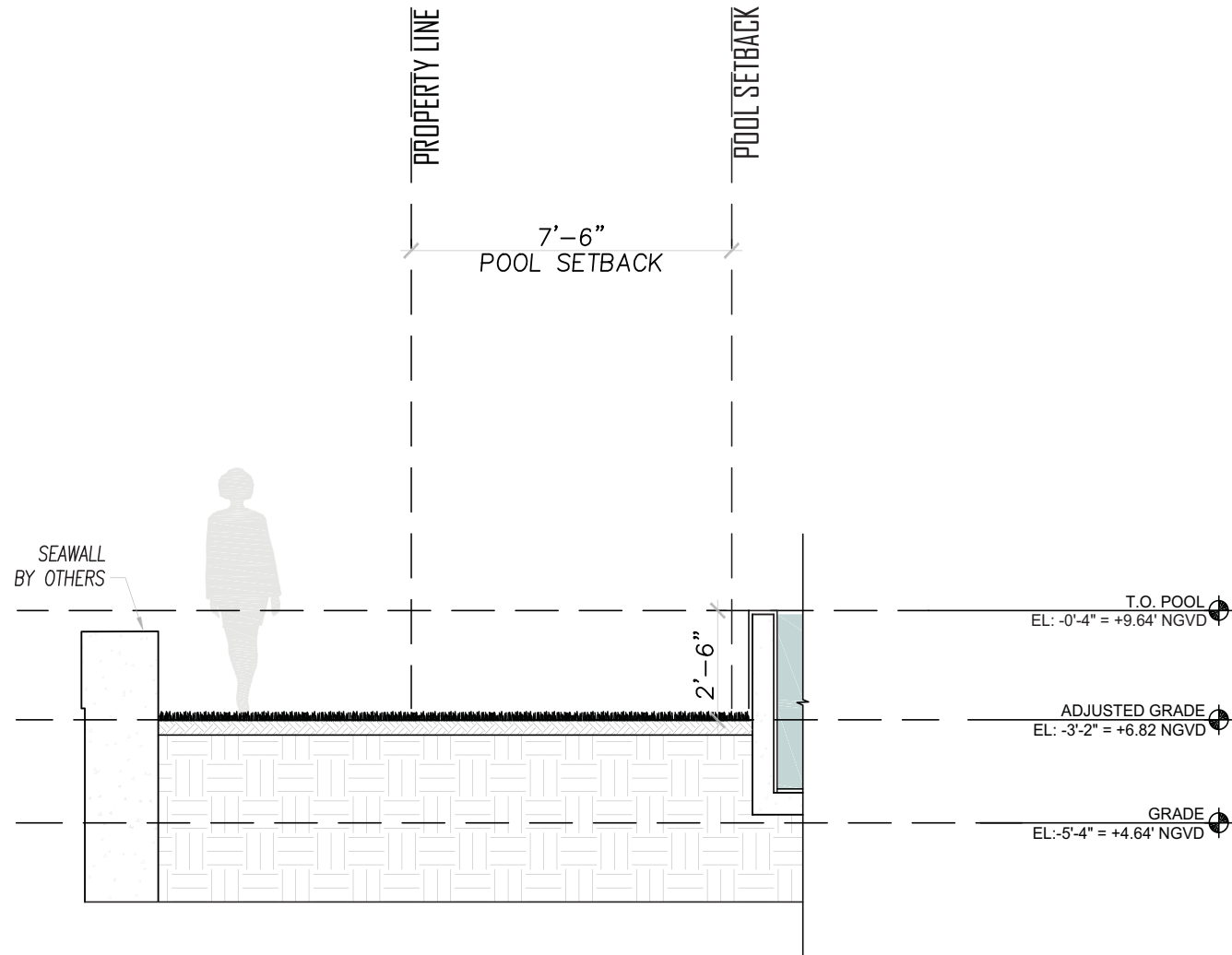


- T.O. TRELLIS +34'-0" +44.00' NGVD
- T.O. PARAPET +24'-10" +34.83' NGVD
- T.O. ROOF SLAB +24'-0" +34.00' NGVD
- B.O. CEILING @ SECOND FLOOR +21'-8" +31.60' NGVD
- T.O. FINISH @ SECOND FLOOR +12'-8" +22.66' NGVD
- T.O. SLAB @ SECOND FLOOR +12'-6" +22.50' NGVD
- B.O. CEILING @ FIRST FLOOR +10'-2" +20.16' NGVD
- T.O. FINISH @ FIRST FLOOR +0'-2" +10.16' NGVD
- T.O. SLAB @ FIRST FLOOR +0'-0" +10.00' NGVD (BFE + 1.0')
- ADJUSTED GRADE -3'-2" +6.82' NGVD
- GRADE -5'-4" +4.64' NGVD

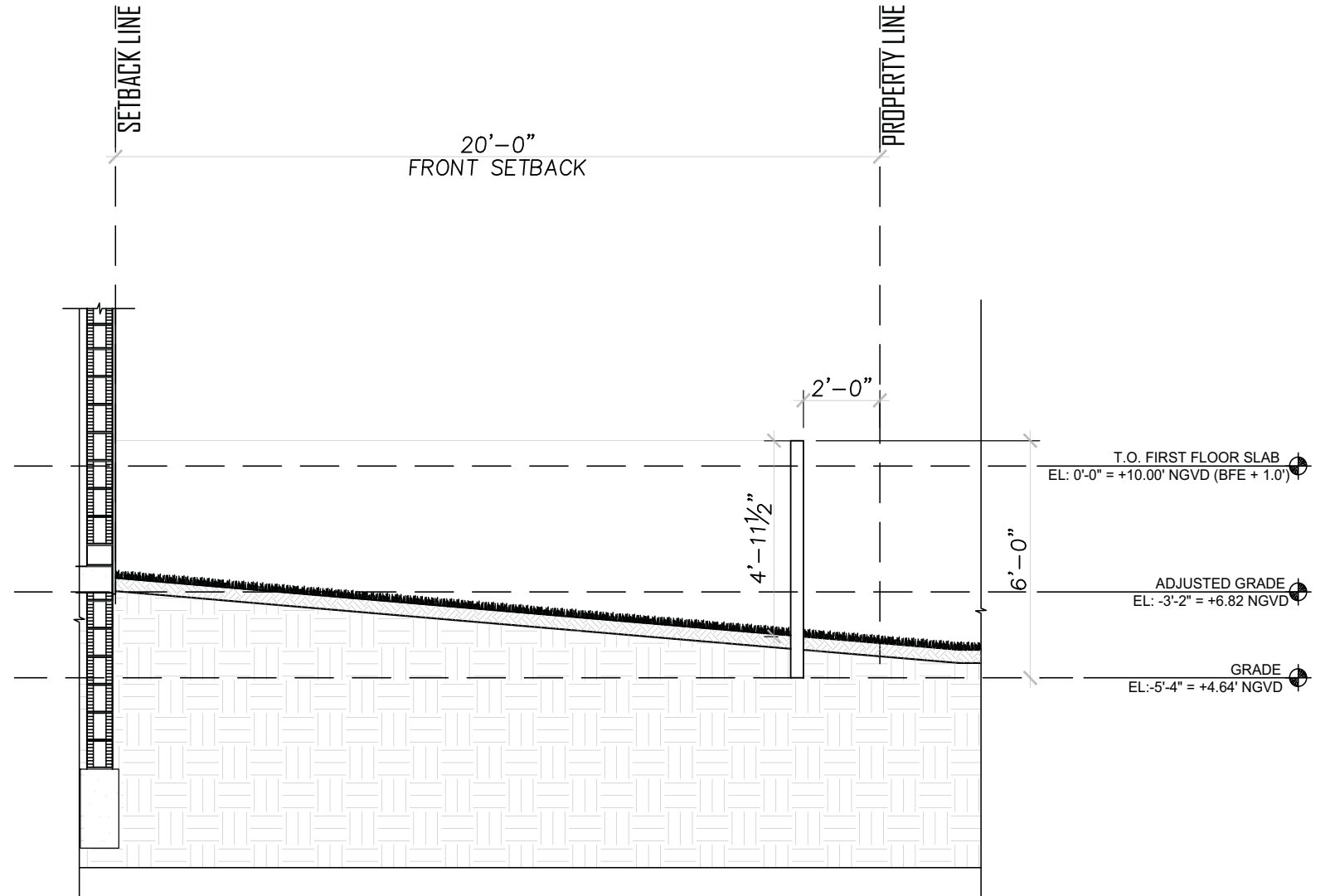
LONGITUDINAL SECTION

SAN MARINO ISLAND

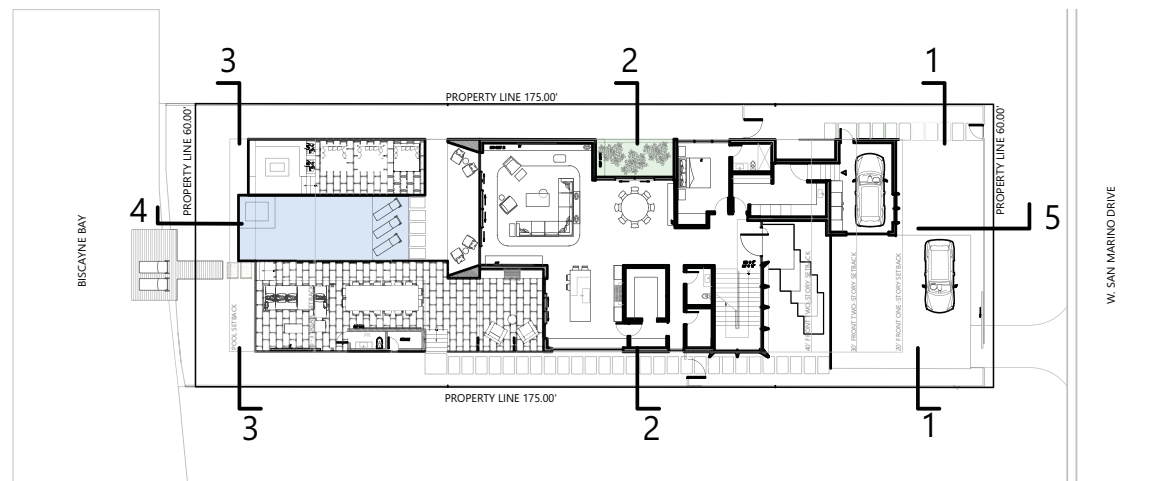
114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



SECTION 4- WEST SIDE YARD



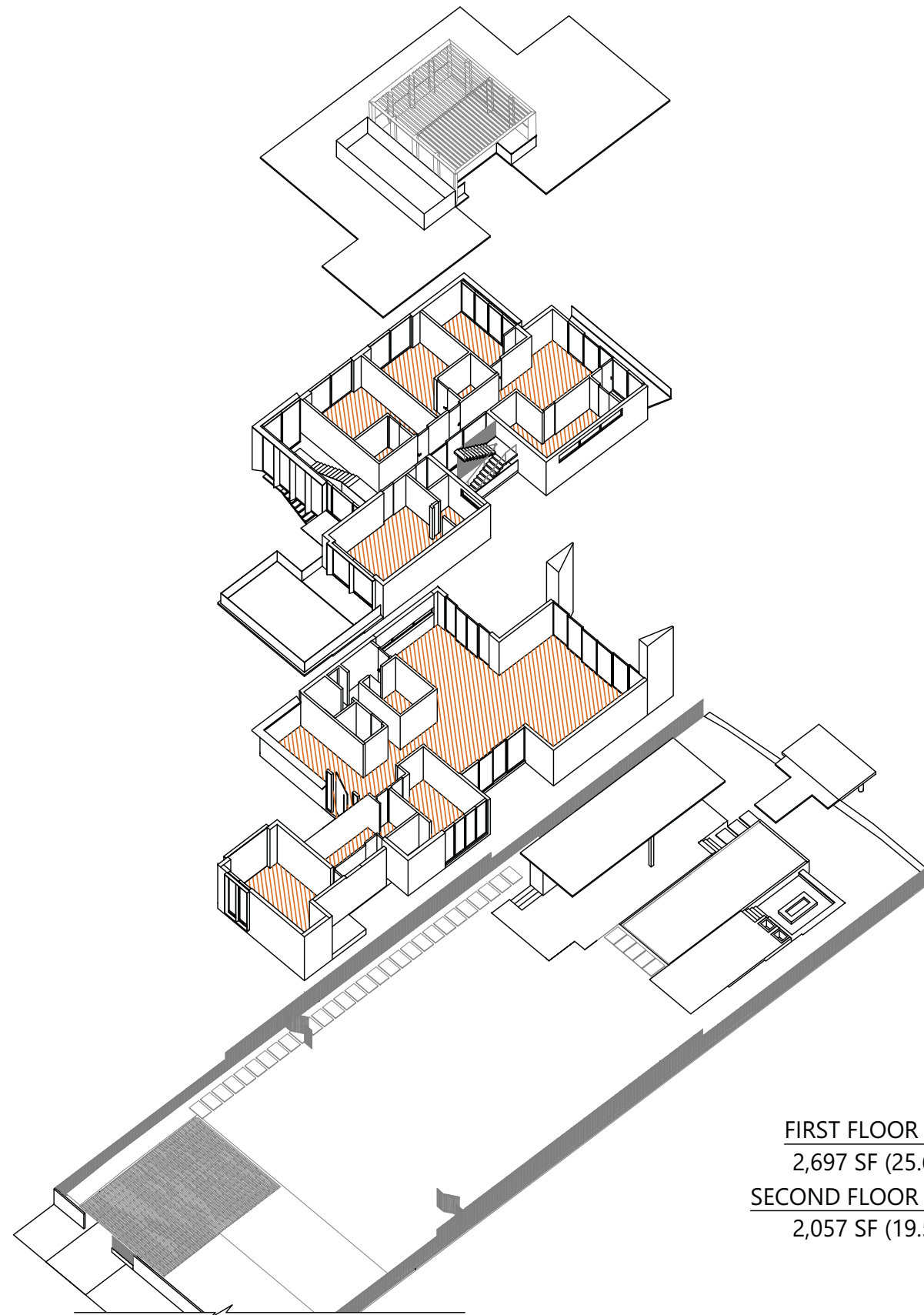
SECTION 5 - EAST FRONT YARD



KEY PLAN

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709



FIRST FLOOR ENCLOSED AREA:
2,697 SF (25.6% OF LOT AREA)
SECOND FLOOR ENCLOSED AREA:
2,057 SF (19.5% OF LOT AREA)

SAN MARINO ISLAND

114 WEST SAN MARINO DR.
MIAMI BEACH, FL 33139
FOLIO: 02-3232-003-0080
DRB: 21-0709