# REQUEST FOR DRB APPROVAL FOR: COHEN RESIDENCE

# FINAL SUBMITTAL: 11/08/2021 JANUARY 04, 2022 HEARING

1300 SOUTH BISCATNE POINT ROAD MIAMI BEACH, FL 33141

FILE NUMBER: DRB21-0741

(PREVIOUSLY DRB NO: DRB20-0628)



# CLIENT

MATT AND ALEXIE COHEN

# ARCHITECT

# LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH ST. STE 1106 MIAMI, FL 33138 (305) 979-1585

# SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR DESIGN OF A NEW 2 STORY RESIDENCE AT THE PROPERTY LOCATED AT THE ABOVE MENTIONED PROPERTY.

# WAIVERS:

REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD NORTHWEST SIDE ELEVATION

# PREVIOUSLY APPROVED SCOPE OF WORK

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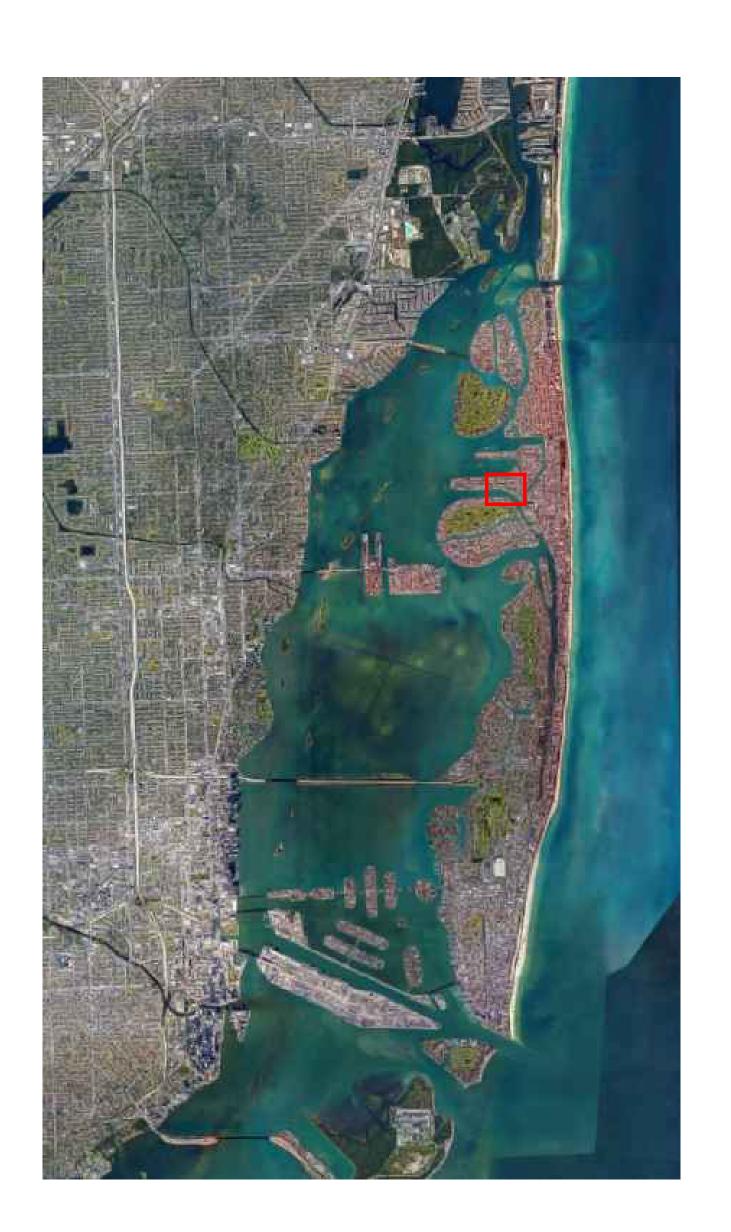
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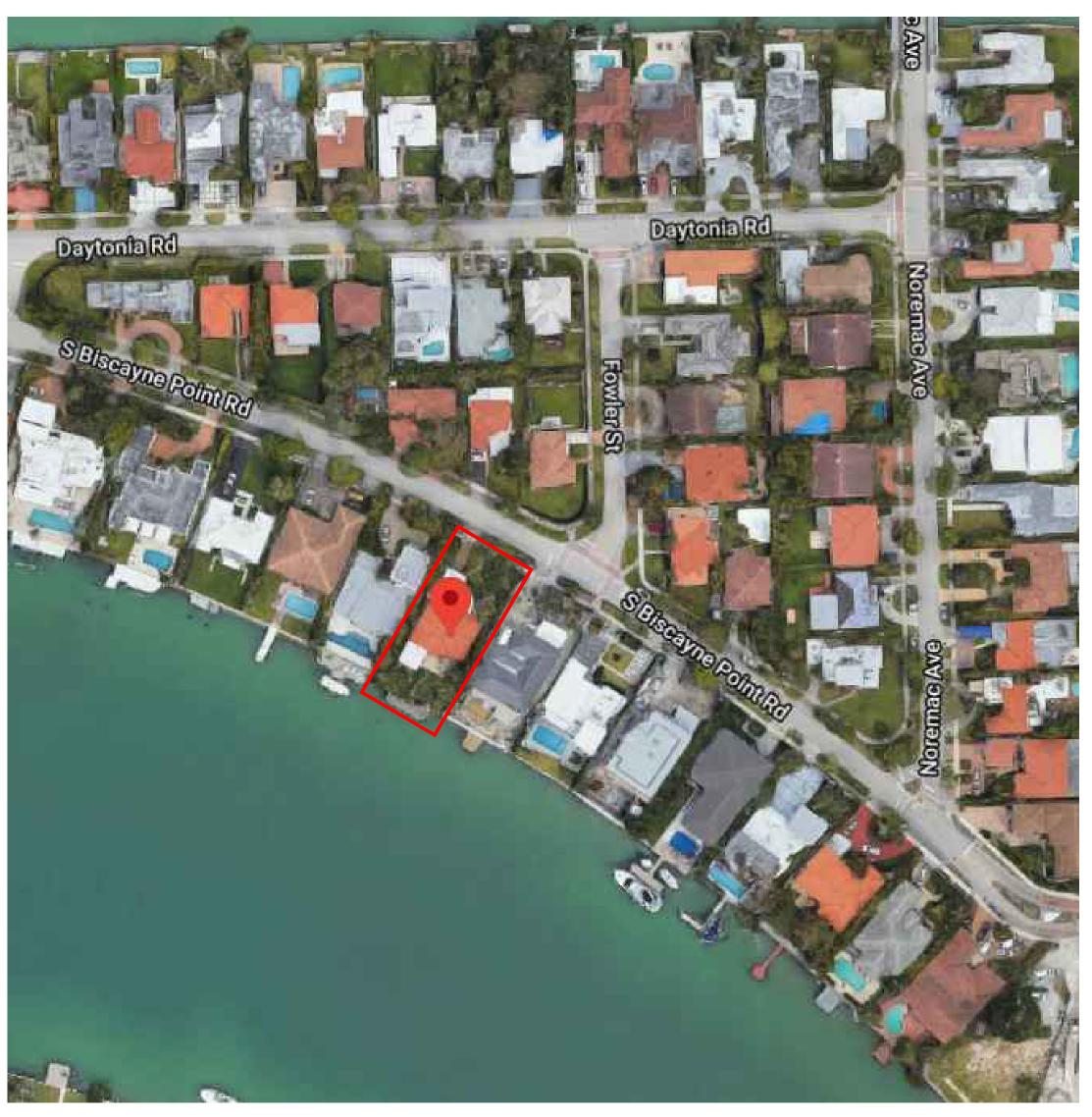
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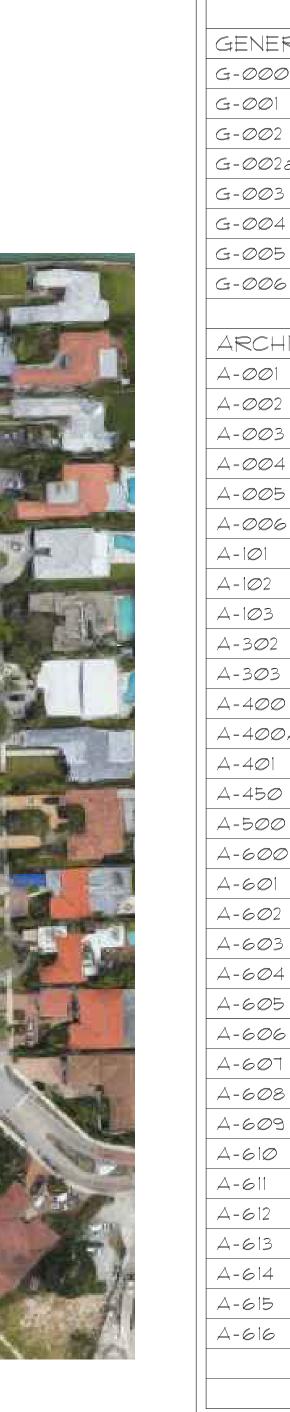
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1300 SOUTH BISCATNE POINT ROAD MIAMI BEACH, FL 33141





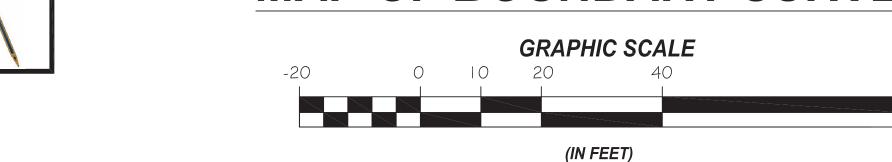


| DRAWING<br>SHEET<br>NUMBER | DRAWING SHEET NAME                          | PRE-APP<br>10/07/2021 |  |
|----------------------------|---|-----------------------|--|
| GENERA.                    |   | 11. 2                 |  |
| G-000                      | -<br>  COVER + SCOPE OF WORK                |                       |  |
| G-001                      | LOCATION MAPS AND INDEX                     |                       |  |
| G=002                      | SURVEY                                      |                       |  |
| G-002a                     | SURVEY CLOSE UP                             |                       |  |
| G-003                      | PHOTO JOURNAL                               |                       |  |
| G-004                      | ADJACENT PROPERTIES                         |                       |  |
| G-005                      | CONTEXT ANALYSIS                            |                       |  |
| G-006                      | MASSING STUDIES                             |                       |  |
|                            |   |                       |  |
| ARCHITE                    | CTURAI                                      |                       |  |
| A-001                      | ZONING DATA SHEET                           |                       |  |
| A=002                      | CALCULATIONS - LOT COVERAGE                 |                       |  |
| A-003                      | CALCULATIONS - UNIT SIZE                    |                       |  |
| A-004                      | CALCULATIONS - SECOND VOLUME CALCULATIONS   |                       |  |
| A-005                      | CALCULATIONS - YARD CALCULATIONS            |                       |  |
| A=006                      | CALCULATIONS - ROOF DECK                    |                       |  |
| A-101                      | FIRST FLOOR PLAN                            |                       |  |
| A=102                      | SECOND FLOOR PLAN                           |                       |  |
| A-103                      | ROOF PLAN                                   |                       |  |
| A=3Ø2                      | RENDERED ELEVATIONS - FRONT & REAR          |                       |  |
| A-3Ø3                      | RENDERED ELEVATIONS - SIDES                 |                       |  |
| A-400                      | SECTIONS AA & BB                            |                       |  |
| A-400A                     | YARD SECTION DIAGRAMS                       | •                     |  |
| A = 401                    | SECTIONS CC & DD                            | •                     |  |
| A-45Ø                      | WAIVER DIAGRAM                              | •                     |  |
| A-500                      | 3D VIEWS                                    |                       |  |
| A-600                      | MATERIAL PALETTE - FRONT RENDERING          |                       |  |
| A-601                      | FRONT RENDERING DAY (PROPOSED)              |                       |  |
| A-6Ø2                      | FRONT RENDERING NIGHT (PROPOSED)            |                       |  |
| A-6Ø3                      | FRONT ANGLED RENDERING (PROPOSED)           |                       |  |
| A-604                      | FRONT RENDERING (PREVIOUSLY APPROVED)       | •                     |  |
| A-6Ø5                      | FRONT GARAGE DOOR RENDERING (PROPOSED)      |                       |  |
| A-606                      | FRONT ENTRY RENDERING (PROPOSED)            |                       |  |
| A-6Ø7                      | FRONT ENTRY RENDERING (PREVIOUSLY APPROVED) | •                     |  |
| A-6Ø8                      | FRONT COVERED ENTRY (PROPOSED)              | •                     |  |
| A-6Ø9                      | SCREEN PERFORATIONS RENDERING (PROPOSED)    | •                     |  |
| A-610                      | REAR RENDERING DAY (PROPOSED)               | •                     |  |
| A-611                      | REAR RENDERING NIGHT (PROPOSED)             | •                     |  |
| A-612                      | REAR RENDERING (PREVIOUSLY APPROVED)        | •                     |  |
| A-613                      | REAR FIRE PIT (PROPOSED)                    | •                     |  |
| A-614                      | REAR POOL (PROPOSED)                        | •                     |  |
| A-615                      | REAR AERIAL (PROPOSED)                      | •                     |  |
| A-616                      | REAR AERIAL (PREVIOUSLY APPROVED)           |                       |  |

INDEX OF DRAWINGS

# MAP OF BOUNDARY SURVEY

1 INCH = 20 FEET







# LEGAL DESCRIPTION:

LOT 24, BLOCK 7 BISCAYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

# PROPERTY ADDRESS: 1300 SOUTH BISCAYNE POINT ROAD, MIAMI BEACH, FLORIDA, 33141

**CERTIFICATION:** MATTHEW COHEN AND ALEXIE COHEN

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

   THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

   EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. • THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES. • EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE • THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION. • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

# FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: BASE FLOOD ELEVATION: 8.00 FT. COMMUNITY:

DATE OF FIRM: 09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

- 1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
- 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929CITY OF MIAMI BEACH, BENCH MARK #CMB BP 03. LOCATED @ NE HENEDON AVE & DAYTONA RD; ELEVATION IS 4.44 FEET OF N.G.V.D. OF 1929

REBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472,027, FLORIDA STATUTES.

John A Ibarra Date: 2020.12.03 16:32:07 -05'00' JOHN IBARRA

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

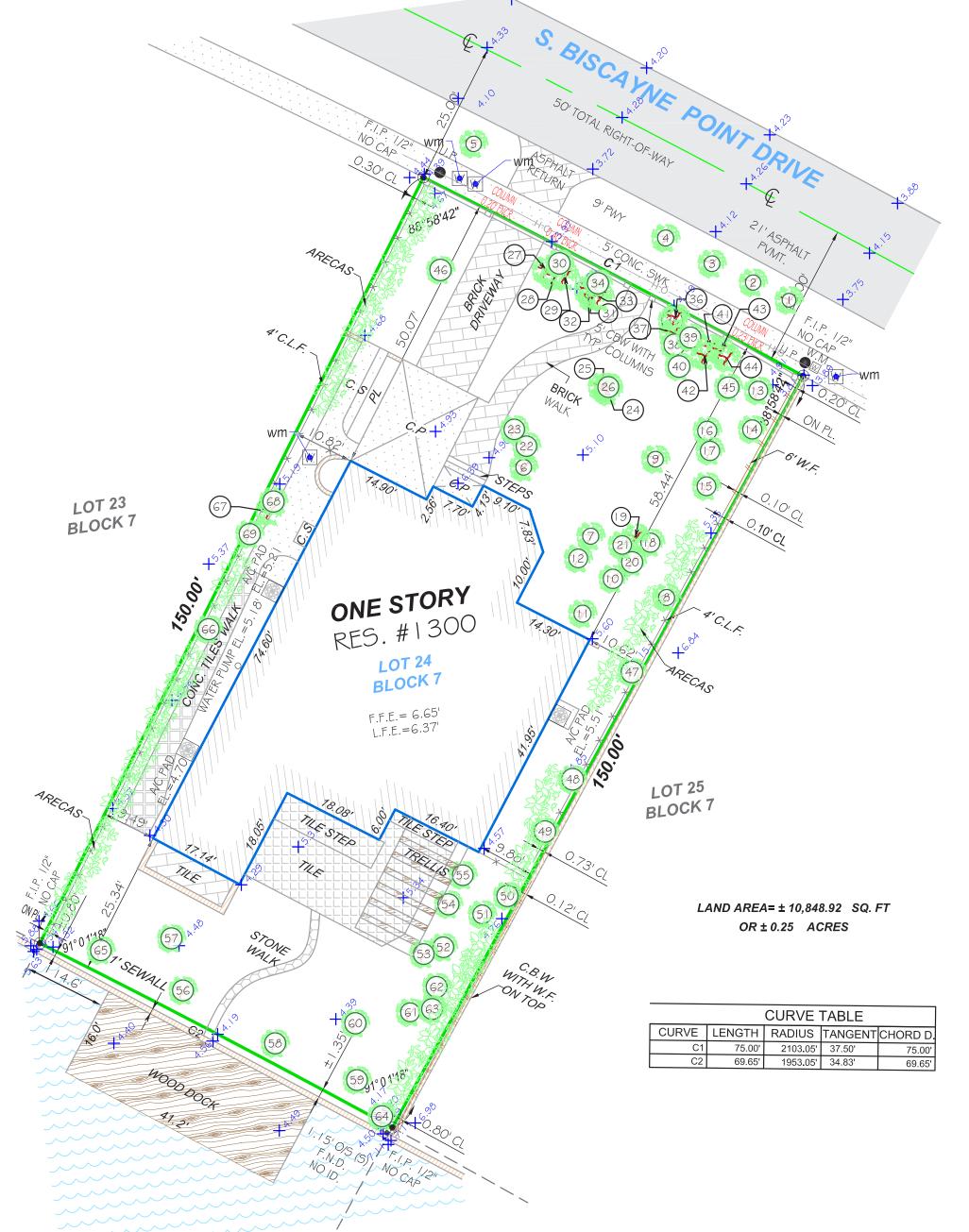
07/21/2020

# **LEGEND** -----o-H = OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL -x $\times$ $\times$ $\times$ = CHAIN LINK FENCE 0 0 0 = IRON FENCE\_\_\_\_\_\_\_ = WOOD FENCE — = BUILDING SETBACK LINE —— —— = UTILITY EASEMENT = NON-VEHICULAR ACCESS R/W

 $\times 0.00$  = EXISTING ELEVATIONS

| DRAWN BY:   | DP          | Digitally signed by                    |
|-------------|-------------|--|
| FIELD DATE: | 07/21/2020  | John A  No. 5204  Date:                |
| SURVEY NO:  | 20-002530-1 | 2020.12.03<br>L.B.# 7806 SEAL 16:32:56 |
| SHEET:      | 1 OF 1      | -05'00'<br>L.B.# 7806 SEA              |

**MIAMI, FLORIDA 33126** CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664 PH: (305) 262-0400 FAX: (305) 262-0401



JOHN IBARRA & ASSOCIATES, INC. **Professional Land Surveyors & Mappers** 

3725 DEL PRADO BLVD. S.

**SUITE 823** 

**777 N.W. 72nd AVENUE** 

**SUITE 3025** 

0.25 25 8 0.25 25 8 0.25 | 25 | 8 0.25 25 8 0.25 25 8 0.25 25 *8* 0.25 | 25 | 8 0.25 25 *8* 0.25 25 8 4.00 | 26 | 16

# TREE OR PALM TREE PROTECTION BARRIER DETAIL

BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

- 1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- 2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- 3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BT THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- 4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

A R C H I
8425 Biscayne Blvd, suit
Miami, Florida 33138

Ralph Choeff registered archited AR0009679 AA26003009

comm no. **2038** 

date: 10/12/2021

revised:

sheet no.

