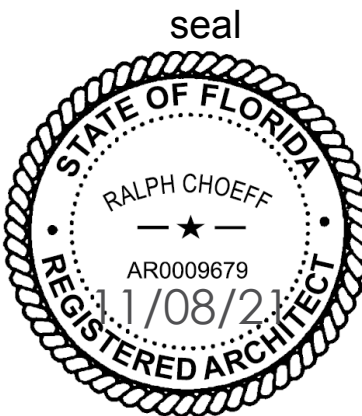


ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 8	
2	FIRM Map Number	12086C0307L	
3	Base Flood Elevation (BFE):	+8.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1300 South Biscayne Point Road, Miami Beach, FL 33141 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, FLORIDA.			
2	Folio number(s):	02-3203-001-1390			
3	Board and file numbers :				
4	Year built:	1945	Zoning District:	RS-3	
5	Based Flood Elevation:	8.00' (Zone AE +8)	Grade value (Sidewalk Avg.)	4.08' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.04' NGVD	Free board:	8.00' + 2' = 10'.00	
7	Lot Area:	10,849 SF			
8	Lot width:	74'-4"	Lot Depth:	150'-0"	
9	Max Lot Coverage SF and %:	3,255 SF (30%)	Proposed Lot Coverage SF and %:	3,153.1 SF (29.1%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	474.5 SF	
11	Front Yard Open Space SF and %:	1,252.9 SF (83.9%)	Rear Yard Open Space SF and %:	1,174.8 SF (73.9%)	
12	Max Unit Size SF and %:	5,425 SF (50%)	Proposed Unit Size SF and %:	5,383.9 SF (49.6%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size:	2,552.1 SF	
			Proposed Second Floor Unit Size:	2,831.8 SF	
14			Proposed First Floor Unit Size (volumetric) :	N/A	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)	N/A	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	631.8 SF (700 S.F. BELOW)	
		Required	Existing	Proposed	Notes
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		30'-1"	
19	Front Second level Setback :	30'-0"		30'-1"	
20	Side 1 Setback :	10'-0"		10'-6"	
21	Side 2 Setback :	10'-0"		10'-0"	
22	Rear Setback :	22'-6"		30'-8"	
23	Accessory Structure Side 1 Setback:	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. 10'-0" EA.)	20'-0"		20'-6"	
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?		No		
Notes:					



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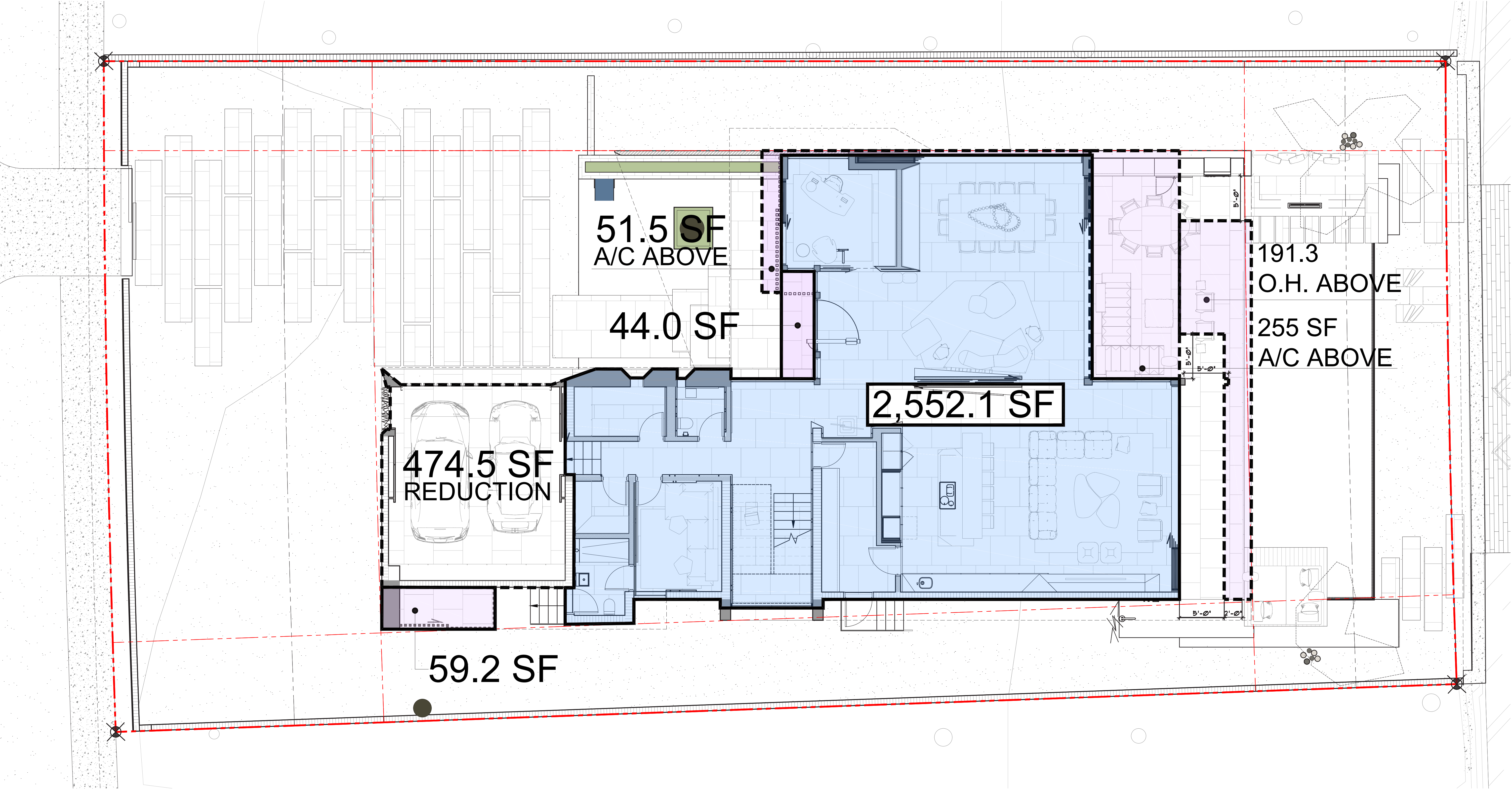
comm no.
2038

date:
10/12/2021

revised:

LOT COVERED (FOOTPRINT) :

LOT SIZE:	10,849 SF.
FIRST FLOOR	2,552.1 SF.
MECH. SLAB	59.2 SF.
ENTRY (3 CONTINGENT WALLS)	44.0 SF.
SECOND FLOOR LIVABLE SPACE O.H.	306.5 SF.
SECOND FLOOR BALC. O.H. BEYOND 5'	191.3 SF.
TOTAL	3,153.1 SF.
UNIT / LOT COVERAGE	29.1% (30% MAX)

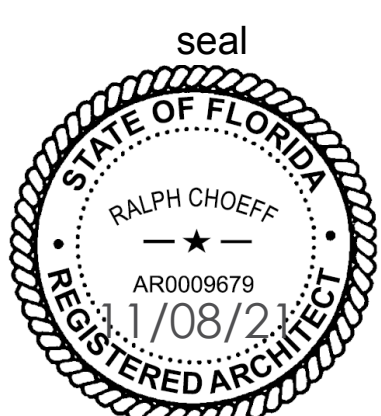


1 LOT COVERAGE
A-003 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

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ARRCC

COHEN RESIDENCE
1300 S. BISCAYNE POINT RD.
MIAMI BEACH, FL 33141



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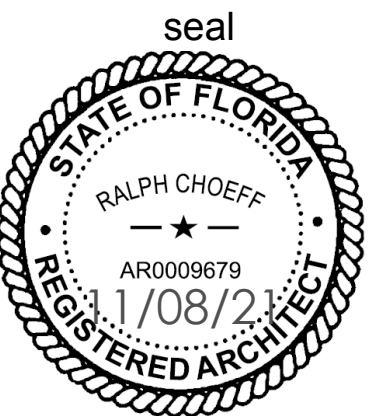
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sheet no.

A-002



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date:
11/19/2020

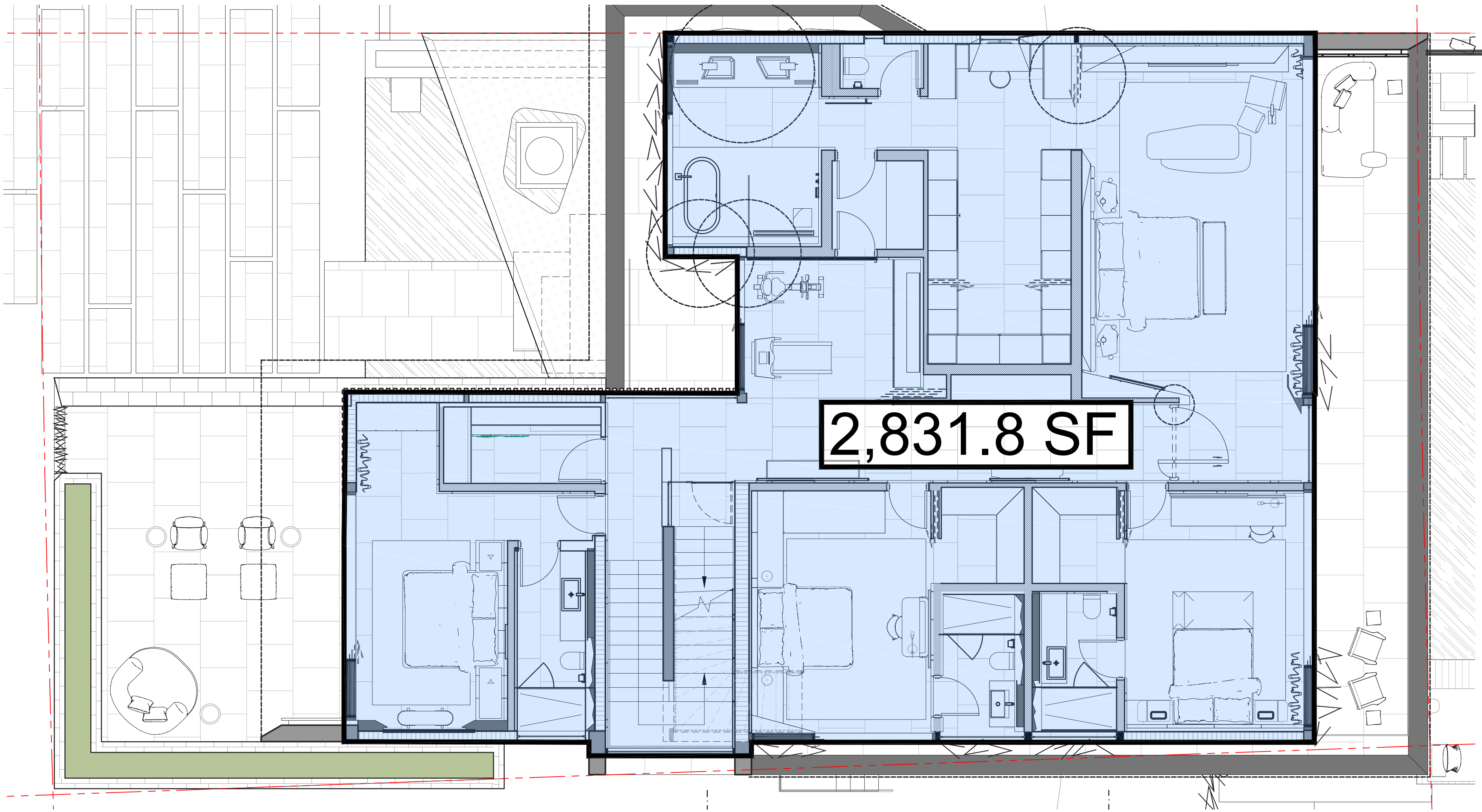
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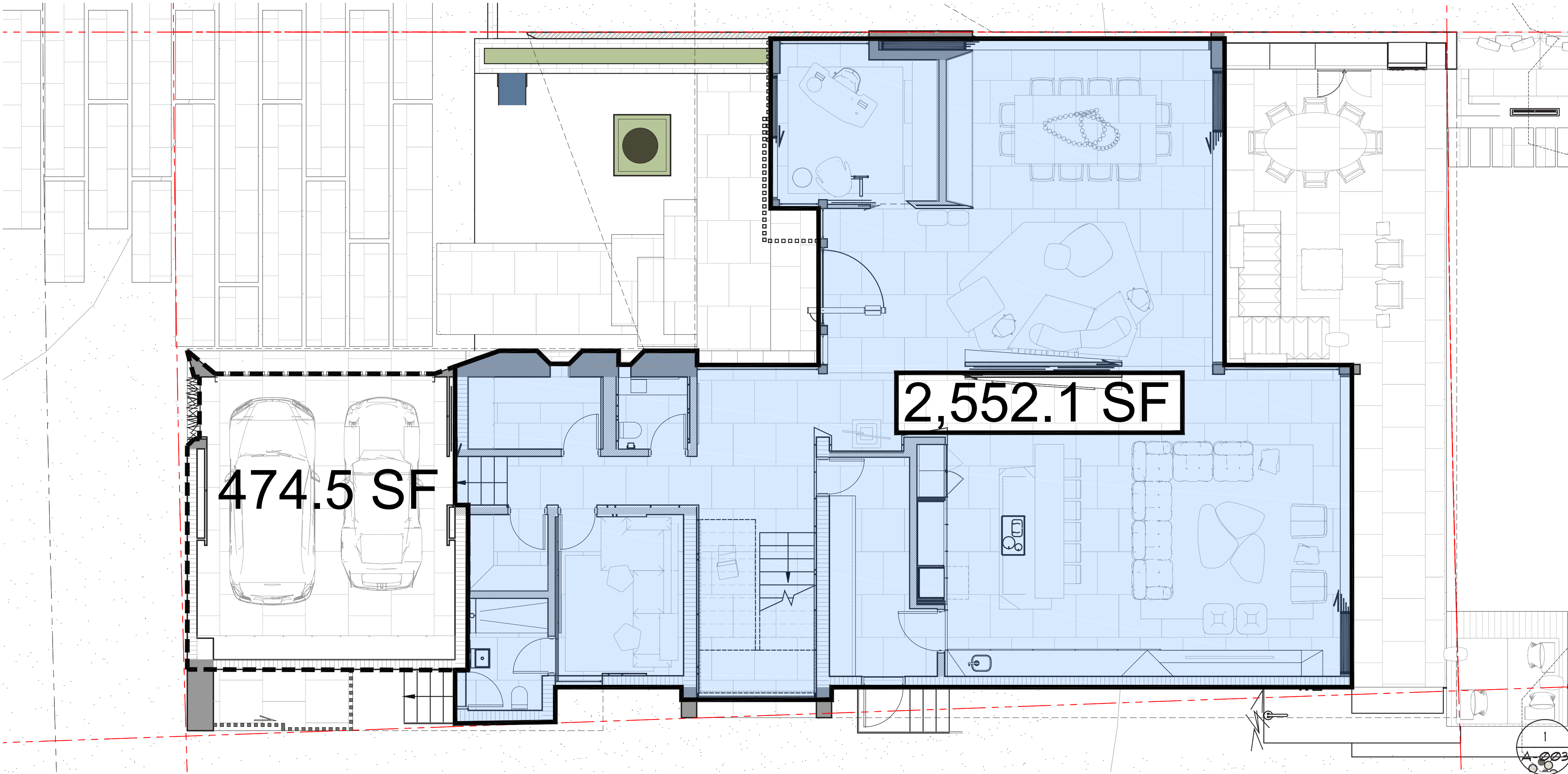
A-003

UNIT SIZE :

LOT SIZE:	10,849 S.F.
FIRST FLOOR	2,552.1 S.F.
SECOND FLOOR	2,831.8 S.F.
TOTAL	5,383.9 S.F.
UNIT / LOT SIZE	49.6% (50% MAX)



2
A-003
UNIT SIZE
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



1
A-003
UNIT SIZE
FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

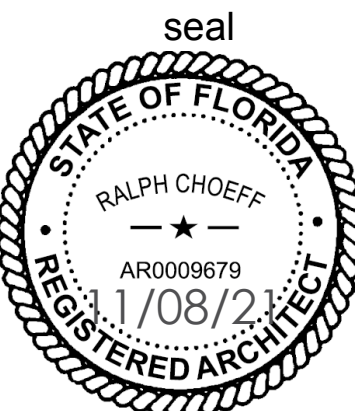
SECOND FLOOR VOLUME:

LOT SIZE:	10,849 S.F.
TOTAL SECOND FLOOR VOLUME:	2,831.8 S.F. 100%
SECOND FLOOR VOLUME WITH MIN. 5' ADD. SETBACK	2,831.8 S.F. 100% (35% MIN.)

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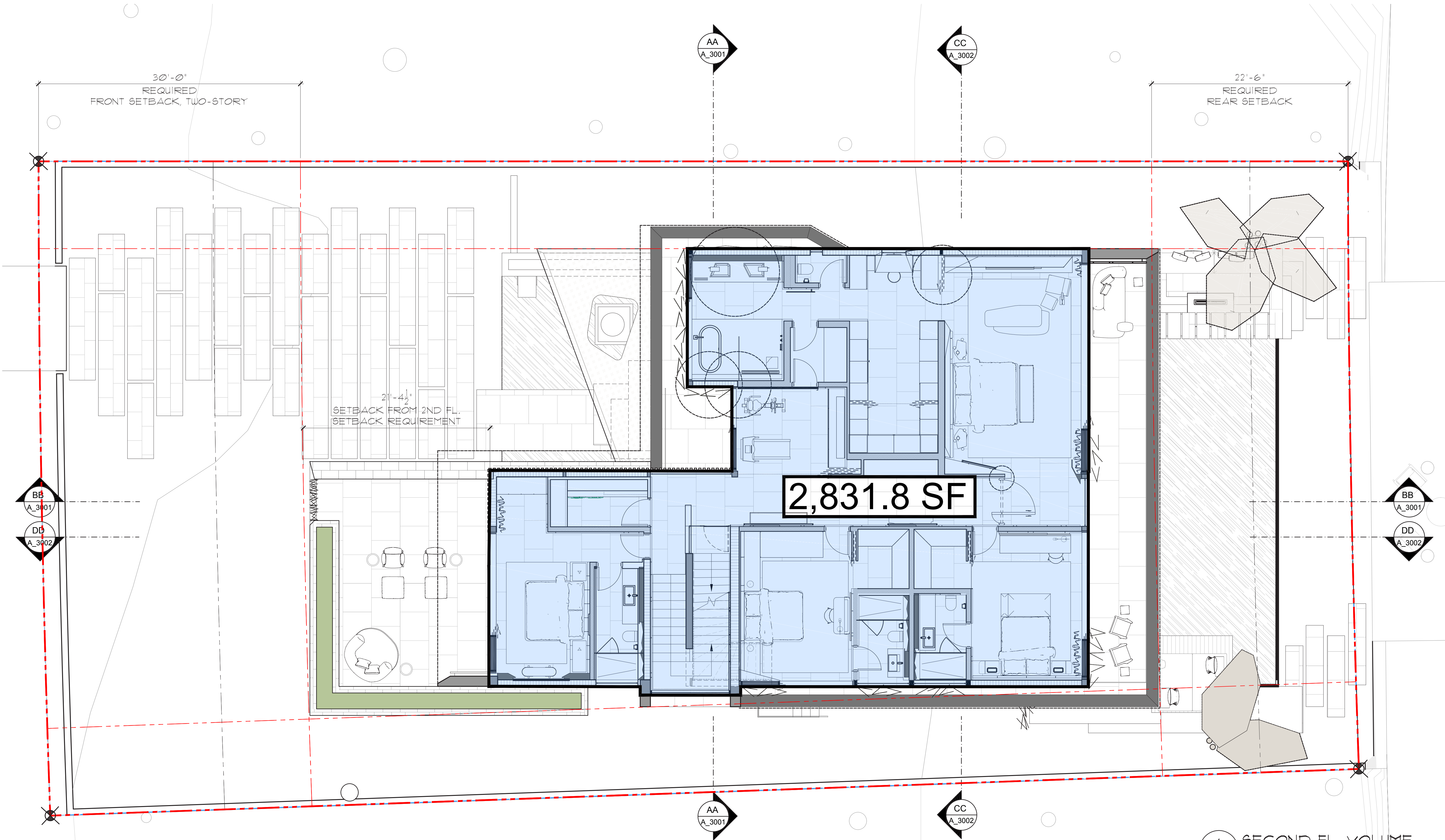
comm no.
2038

date:
11/19/2020

revised:

sheet no.

A-004



1 SECOND FL. VOLUME
A-004 Scale: 3/16" = 1'-0"

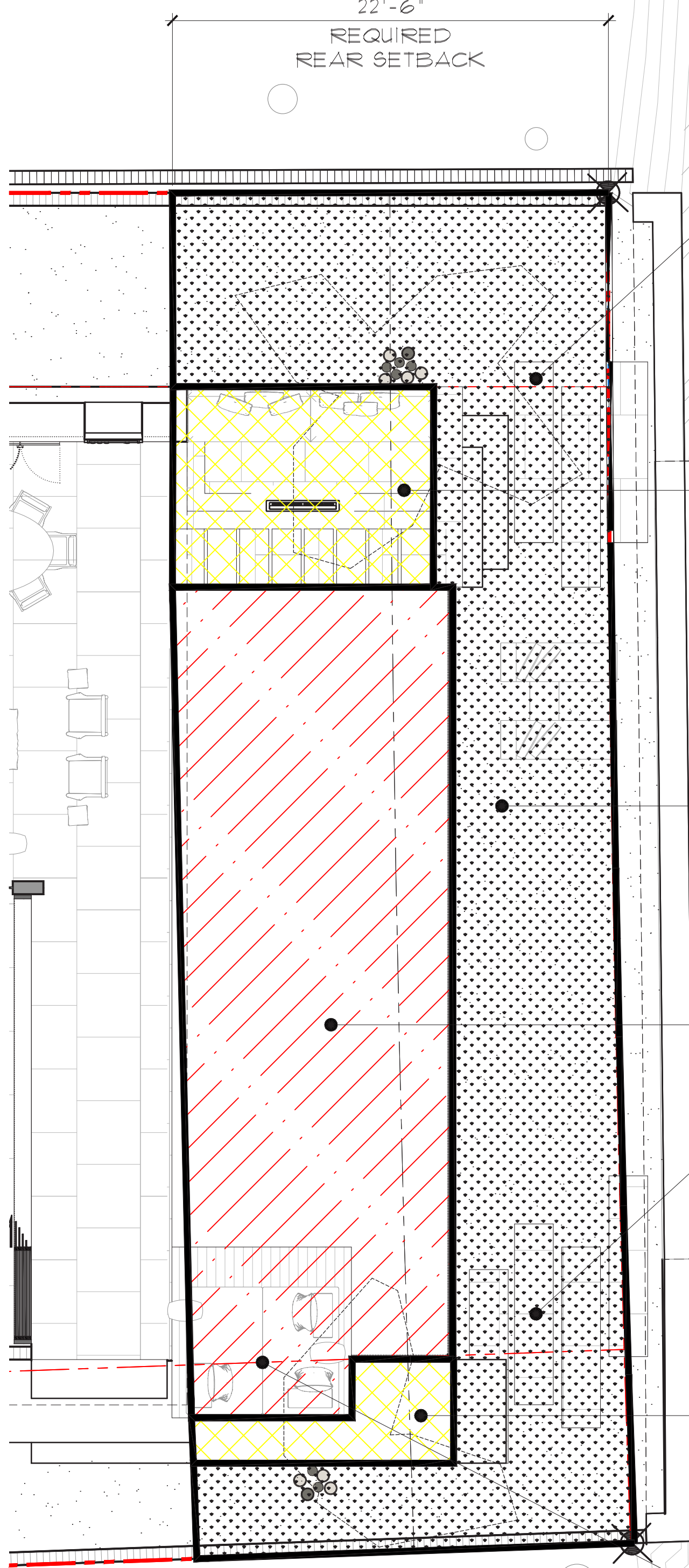
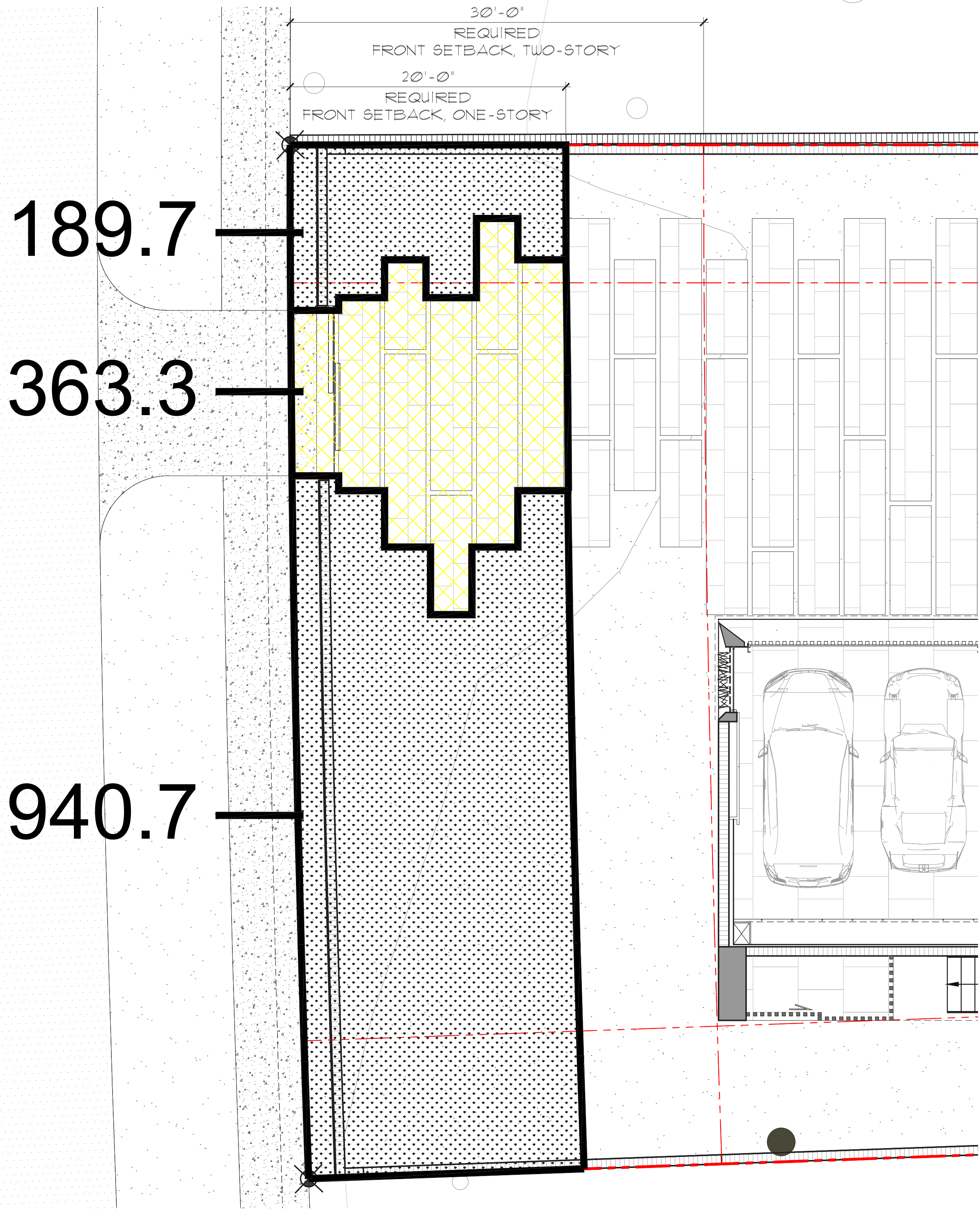


FRONT YARD CALCULATIONS :

AREA: 1,493.1 S. F. 100%
IMPERVIOUS AREA: 363.3 S. F. 16.1%
PERVIOUS AREA: 1,130.4 S. F. 75.1%
(10% MIN.)

REAR YARD CALCULATIONS :

AREA: 1,580.6 S. F. 100 %
IMPERVIOUS AREA: 415.8 S. F. 26.1 %
PERVIOUS AREA: 1,164.7 S. F. 70.1 %
(10% MIN.)



PAVERS TO BE MADE OF POROUS MATERIAL

139.1 SF
IMPERVIOUS

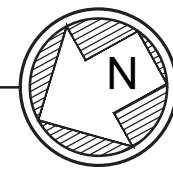
815.3 SF
PERVIOUS

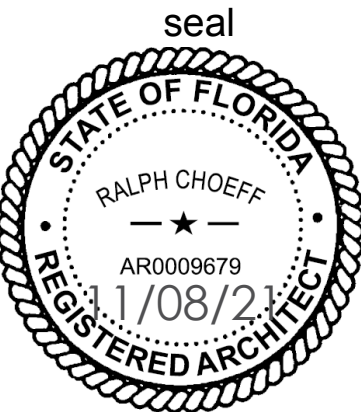
582.8 SF
291.4 SF PERV. /IMPER.

PAVERS TO BE MADE OF POROUS MATERIAL

43.4 SF
IMPERVIOUS

SUN DECK MUST DRAIN INTO POOL





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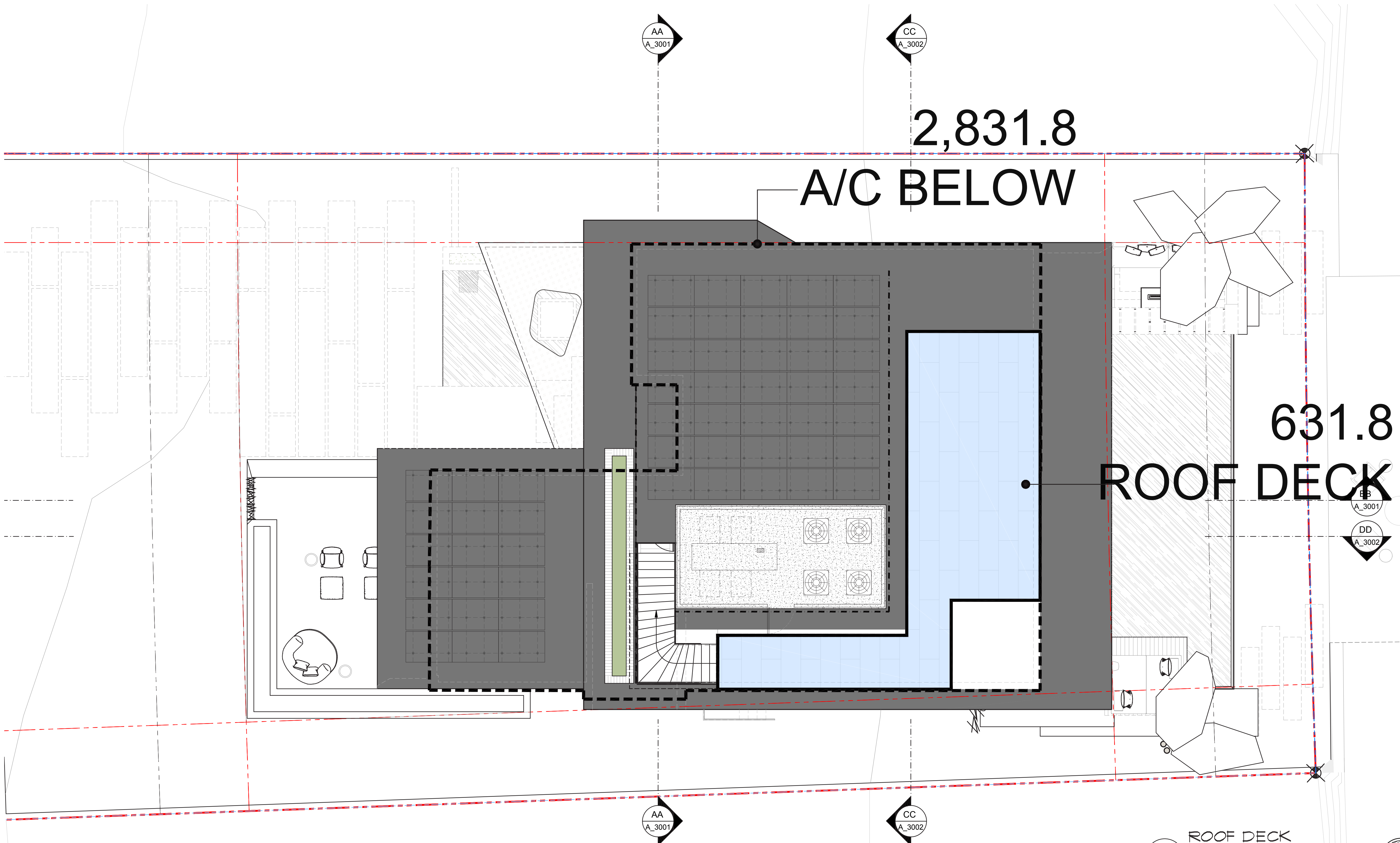
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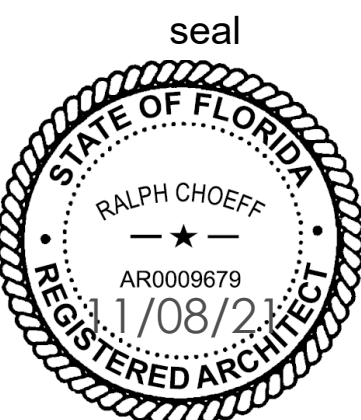
A-006

ROOF TOP USE :

SECOND FLOOR AREA BELOW _____ 2,831.8 S.F.
ROOF LOUNGE _____ 631.8 S.F.
ROOF LOUNGE / ROOF AREA TOTAL _____ 22.3%
(25% MAX.)



1 ROOF DECK
A-006 ROOF PLAN
Scale: 3/16" = 1'-0"



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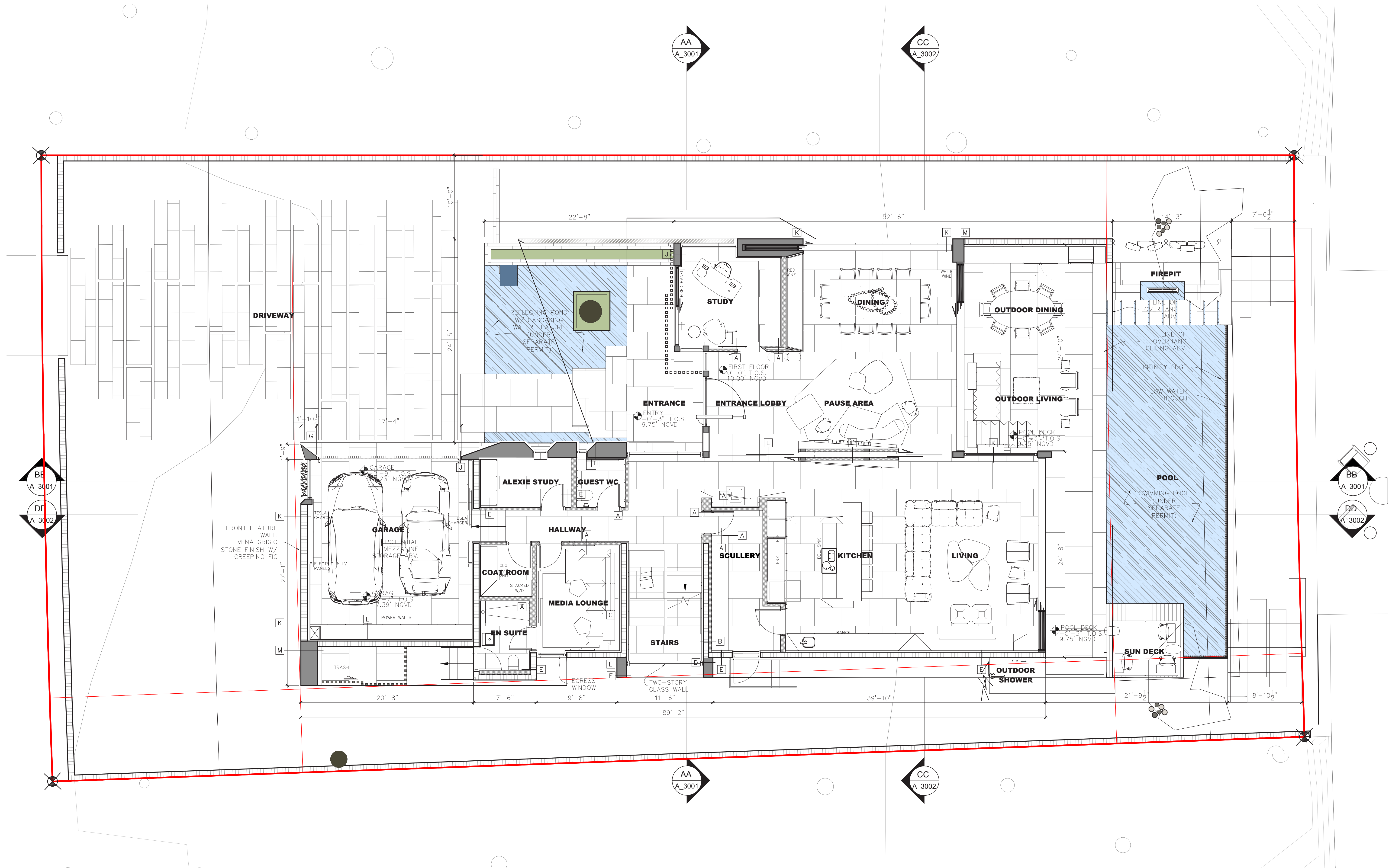
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2038

date:
10/12/2021

revised:
09/15/21 PROGRESS

sheet no.

A-101



1 FIRST FLOOR PLAN
A-101 Scale: 3/16" = 1'-0"

