

SAN MARINO ISLAND

301 WEST SAN MARINO DRIVE, MIAMI BEACH FL 33139

FOLIO: 02-3232-002-0840

DRB #:DRB22-0833

SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY RESIDENCE



DRB PRELIMINARY SUBMITTAL

JULY 11, 2022



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE #: AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



INDEX OF SHEETS	
SHEET NUMBER	SHEET NAME
A-00	COVER SHEET
A-000	SURVEY
A-001	ZONING DATA
A-002	1/2 MILE RADIUS
A-003	LOCATION MAP
A-004	CONTEXT PHOTOGRAPHS
A-005	CONTEXT PHOTOGRAPHS
A-006	LOT COVERAGE DIAGRAM
A-007	1 ST FL UNIT AREA DIAGRAM
A-008	2D FL UNIT AREA DIAGRAM
A-009	ROOF AREA DIAGRAM
A-010	OPEN SPACE AREA DIAGRAM
A-011	SITE PLAN
A-012	DEMOLITION PLAN
A-013	1 ST FLOOR PLAN
A-014	2ND FLOOR PLAN
A-015	ROOF PLAN
A-016	WEST ELEVATION
A-017	EAST ELEVATION
A-018	NORTH ELEVATION
A-019	SOUTH ELEVATION
A-020	SECTION A
A-021	SECTION B
A-022	SECTION C
A-023	AXIONOMETRIC VIEW
A-024	SOUTH ELEV. RENDERING
A-025	WEST ELEV. RENDERING
A-026	NORTH ELEV. RENDERING
A-027	EAST ELEV. RENDERING
A-028	CONTEXT ELEVATION
A-029	PERIMTER WALL SECTIONS
A-030	WAIVER REQUESTS
A-031	WAIVER REQUEST
LA-00	TREE DISPOSITION PLAN
LA-01	LANDSCAPE PLAN
LA-02	LANDSCAPE DETAILS
LA-03	LANDSCAPE ELVATIONS 1
LA-04	LANDSCAPE ELEVATIONS 2

COVER SHEET

SCALE:

DATE: 07-11-22

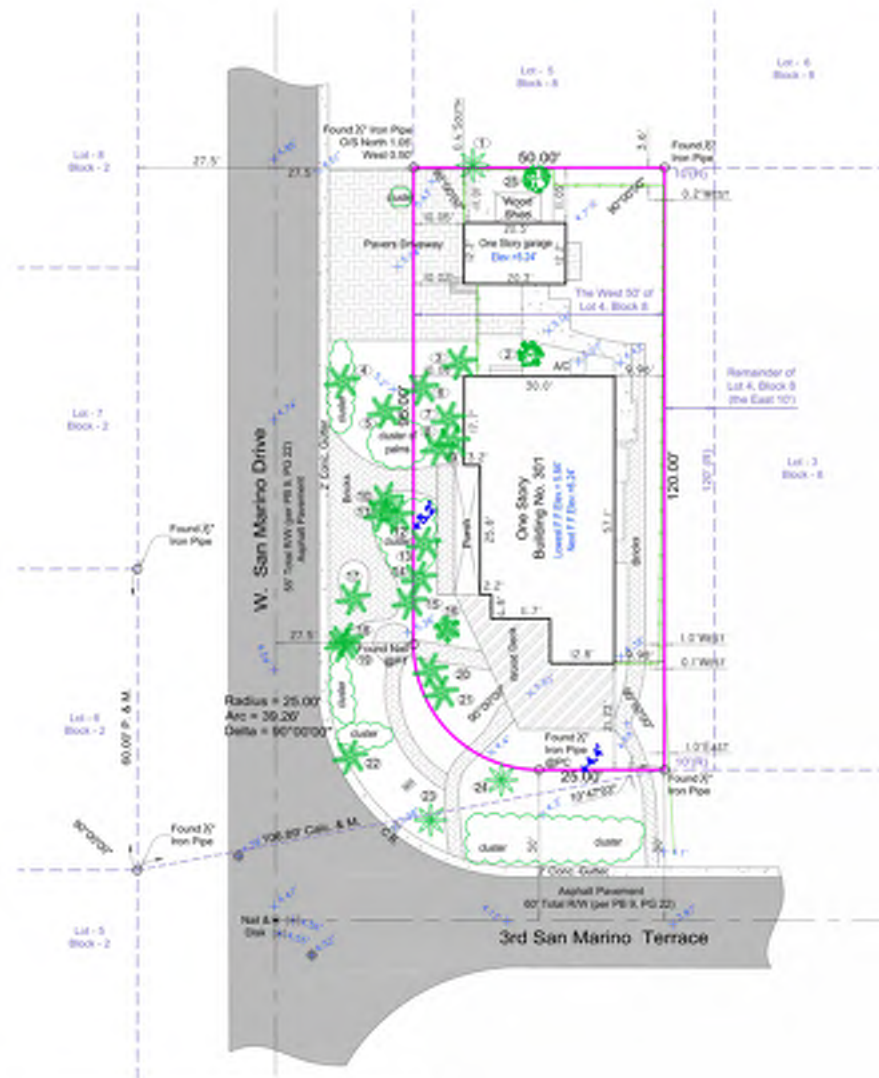
A-00

NEW RESIDENCE

PILAR CORREDOR

301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139

MAP OF BOUNDARY AND TREE SURVEY



Subject Property



LOCATION MAP

Not to Scale

LEGAL DESCRIPTION:

The West 50 feet of Lot 4, Block 8, SAN MARINO, according to the plat thereof, as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fences/walls with and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown herein. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach, Panel 0316, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 9 feet (NGVD 1929).
11. HORIZONTAL ACCURACY: Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
12. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-173.
Elevation = 7.60 feet.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-172.
Elevation = 7.79 feet.

I HEREBY CERTIFY TO:
Pilar Corredor.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Odalys C. Bello-Lizaga
Professional Surveyor and Mapper L56169 - State of Florida
Field Work Date: 07/29/2021

Additional and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original sealed seal or without the authorized electronic signature and seal of the undersigned Florida Licensed Surveyor and Mapper.

Property Address:
301 West San Marino Drive, Miami Beach, Florida 33139
Project No. 21744 Page 1 of 1

BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE - SUITE 201 - MIAMI FL 33186
Phone: 305.251.9608 - Fax: 305.251.6057 - LB47262
e-mail: info@belloland.com - www.bellolandsurveying.com



SURVEY

SCALE:

DATE: 07-11-22

A-000

NEW RESIDENCE

PILAR CORREDOR

301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE #: AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



Date: 2022.07.09
12:04:33-04'00'

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET									
ITEM #	Project information								
1	Address:			301 W San Marino Dr.					
2	Folio Number:			02-3232-003-0840					
3	Board and file numbers:								
4	Year built:			1937		Zoning District: RS-4			
5	Base Flood Elevation			AE +9.0'		Grage Value in NGVD			4.13
6	Adjusted Grade (Flood +Grade/2):			6.565'		Free board			1.00
7	Lot Area:			5,866.00					
8	Lot Width:		50			Lot Depth:		120	
9	Max Lot Coverage SF and %		30%	1,759.80	Proposed Lot Coverage SF and %		29.95%	1,757.00	
10	Existing Lot Coverage SF and %		0%			Lot Coverage deducted (garage-storage) SF:			
11	Front Yard Open Space SF and %		1,364 50.22%	685.00	Rear yard Open Sf and %		1,000 36.05%	360.50	
12	Max Unit Size SF and %		50%	2,933.00	Proposed Unit Size Sf and %		50.00%	2,933.00	
13	Existing First Floor Unit Size:			N/A		Proposed First Unit Size Sf and %		23.93%	1,404.00
14	Existing Second Floor Unit Size:			N/A		Proposed Second Floor volumetric unit size and % Note: to exceed 70% of the first floor of the main home requires Board Approval)		0.00%	0.00
15						Proposed Second Floor Unit Size SF and %		26.07%	1,529.00
16						Proposed Roof Deck Are Sf and % (note: Maximun is 25% of the enclosed floor area immediately below):		23.22%	355.00
	Zoning Information / Calculations				Required	Existing	Proposed		Deficiencies
17	Height:				24 / 27		24 / 27		
18	Setback:								
19	Front First level				30		30		
20	Front Second level								
21	Side 1:				7.5		7.5		
22	Side2 or (facing street):				15		15		
23	Rear:				20		20		
24	Accesory Structure Side 1				n/a				
25	Accesory Structure Side 2 or (facing Street):				n/a				
26	Accesory Structure Rear								
27	Sum of side yard				12.5		22.5		
28	Located within a Local Historic Distric?							no	
29	Designated as an individual Historic Single Family Residence Site?							no	
30	Determined to be Architecturally Significant?							no	



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE #: AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



ZONING DATA

SCALE:

DATE: 07-11-22

A-001

NEW RESIDENCE

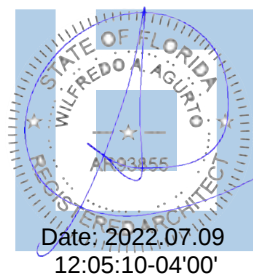
PILAR CORREDOR

301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE # : AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



1/2 MILE RADIUS

SCALE:

DATE: 07-11-22

A-002

NEW RESIDENCE

PILAR CORREDOR

301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE #: AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



LOCATION MAP

SCALE: 12" = 1'-0"

DATE: 07-11-22

A-003

NEW RESIDENCE

PILAR CORREDOR

**301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139**



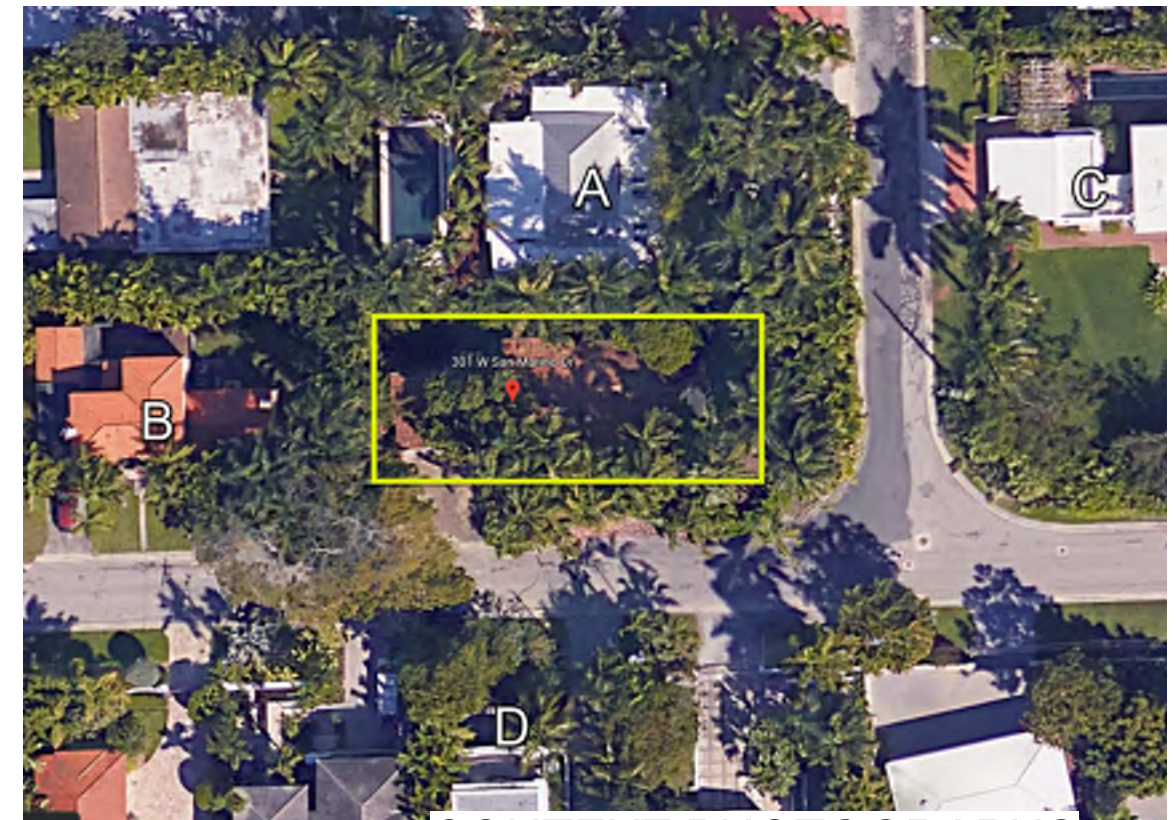
A. 115 3RD SAN MARINO TE.



B. 320 W. SAN MARINO DR.



C. 114 3RD SAN MARINO TE.



CONTEXT PHOTOGRAPHS



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE # : AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



SCALE:

DATE: 07-11-22

A-004

NEW RESIDENCE

PILAR CORREDOR

**301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139**



D. 302 3RD SAN MARINO TE.



KEY PLAN



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
LICENSE #: AA26001627

3370 CORAL WAY
MIAMI, FLORIDA. 33145
TEL: (305) 461-0720. FAX (305) 461-0789
WAGURTO@MSN.COM



CONTEXT PHOTOGRAPHS

SCALE:

DATE: 07-11-22

A-005

NEW RESIDENCE

PILAR CORREDOR

**301 W SAN MARINO DRIVE
MIAMI BEACH FL 33139**