

REQUEST FOR DRB APPROVAL FOR:
VLASYUK RESIDENCE

FINAL SUBMITTAL: 12/12/22

315 W SAN MARINO DR,
MIAMI BEACH, FLORIDA 33139



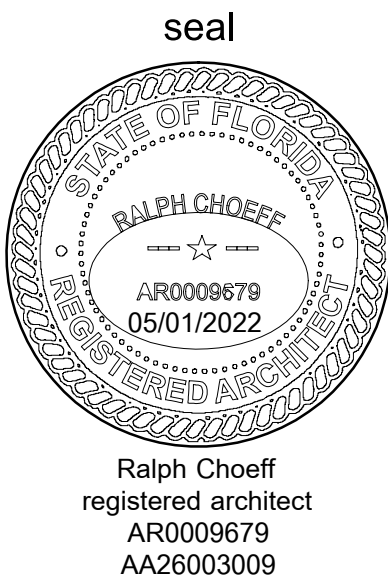
CLIENT
ANASTASIA-VLASYUK

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

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

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138

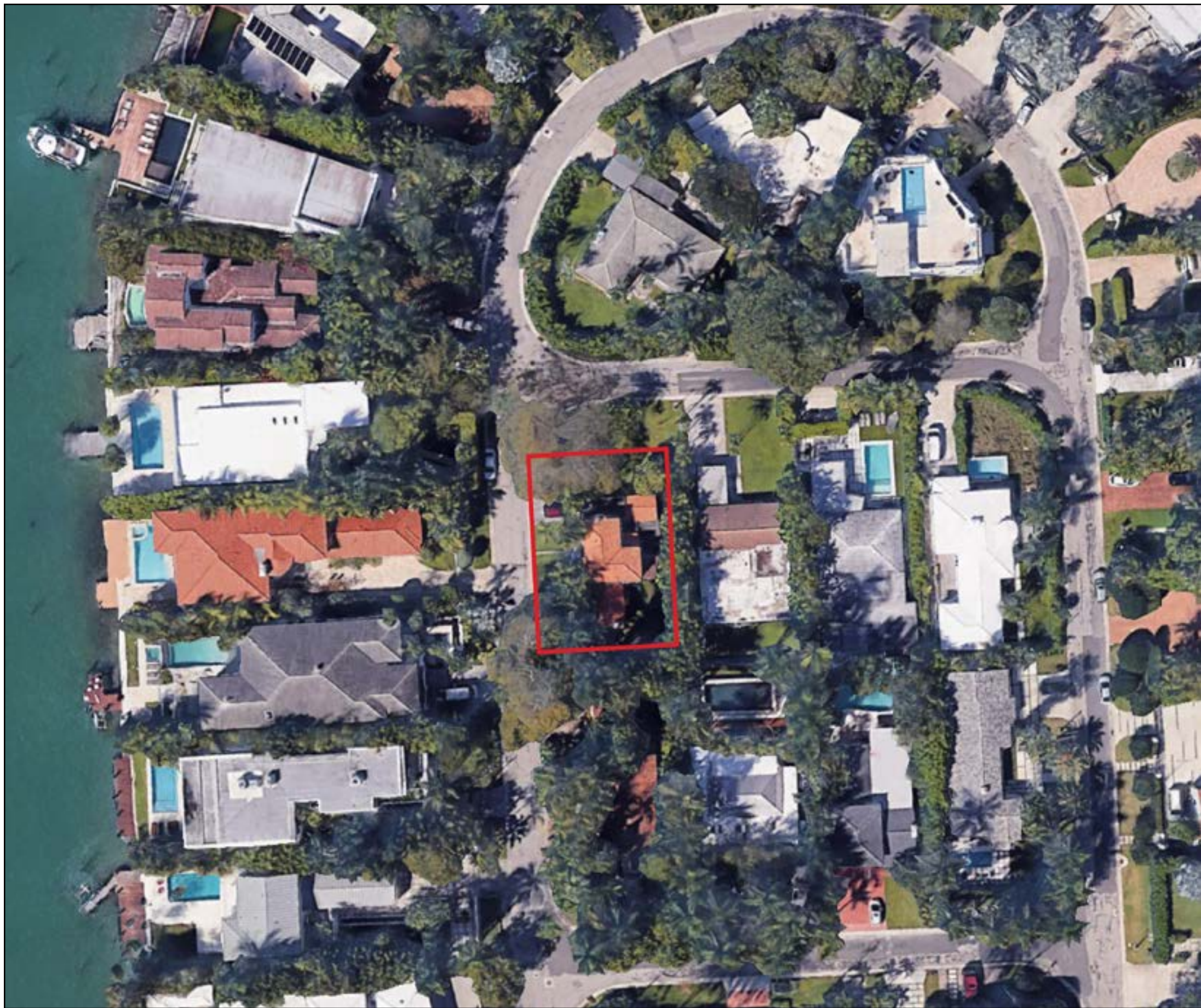
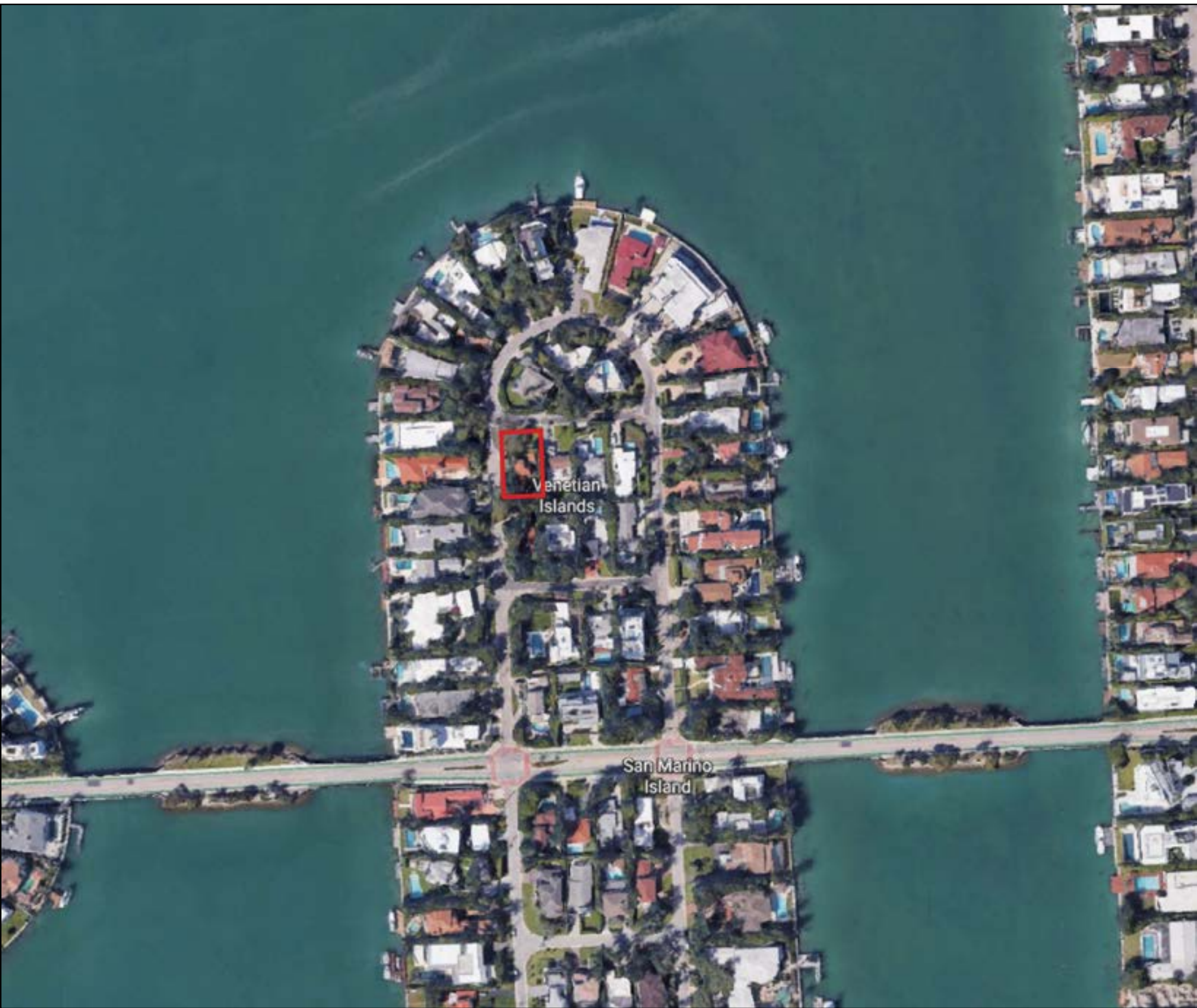
VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139



comm no.
2218
date:
10/11/2022
revised:

REQUEST FOR DRB APPROVAL FOR: VLASYUK RESIDENCE

315 W SAN MARINO DR,
MIAMI BEACH, FLORIDA 33139



INDEX OF DRAWINGS

COVER PAGES / CONTEXT

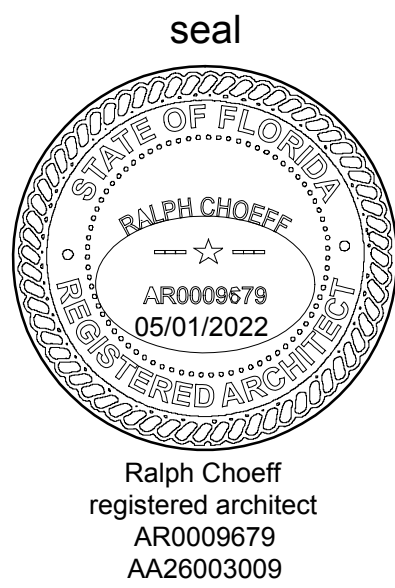
- A-0.0 COVER SHEET & SCOPE OF WORK
- A-0.1 INDEX OF DRAWING & LOCATION MAP
- A-0.2 PROPERTY SURVEY
- A-0.3 SURROUNDING PROPERTIES CONTEXT
- A-0.4 CONTEXT ANALYSIS
- A-0.5 MASSING STUDIES

PROPOSED ARCHITECTURAL DRAWINGS

- A-001 ZONING DATA SHEET
- A-002 AREA CALCS - LOT COVERAGE
- A-003 AREA CALCS - UNIT SIZE
- A-004 AREA CALCS - SECOND FLOOR SETBACKS
- A-005 AREA CALCS - YARD CALCS
- A-101 SITE / FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN
- A-300 FRONT & STREET SIDE ELEVATIONS
- A-301 REAR & SIDE ELEVATIONS

GRAPHICS

- G-100 AXONOMETRICS
- G-200 FRONT RENDERING #1
- G-201 FRONT RENDERING #2
- G-202 LOUVRE DETAIL RENDERING
- G-203 POOL FACADE RENDERING
- G-204 POOLSIDE RENDERING
- G-205 REAR RENDERING



August 23rd, 2022

City of Miami Beach
Planning Department, second floor
1700 Convention Center Way
Miami Beach, FL 33139

Attention: Michael Belush, Planning Staff and DRB

**Re: Architect's Letter of Intent
315 W. San Marino Drive, Miami Beach, FL.**

Michael Belush, Planning Staff and DRB,

We have designed a two-story single-family residence to be located at 315 W. San Marino Drive on Miami Beach. The property has 7,200 square feet and is located on the corner of W. San Marino Drive and 4th San Marino Terrace. 4th San Marino Terrace is considered the front, as it is the shorter side, and W. San Marino Drive is the side street.

As you can see with the attached drawings and calculations, we are fully compliant with unit size, lot coverage, front and yard area and the maximum allowed height of 24' from finished first floor to the top of the roof. The FEMA Base Flood in this area is AE-9.0, and we intend, by right, to start the finished first floor at FEMA plus 2', or at +11.0' NGVD.

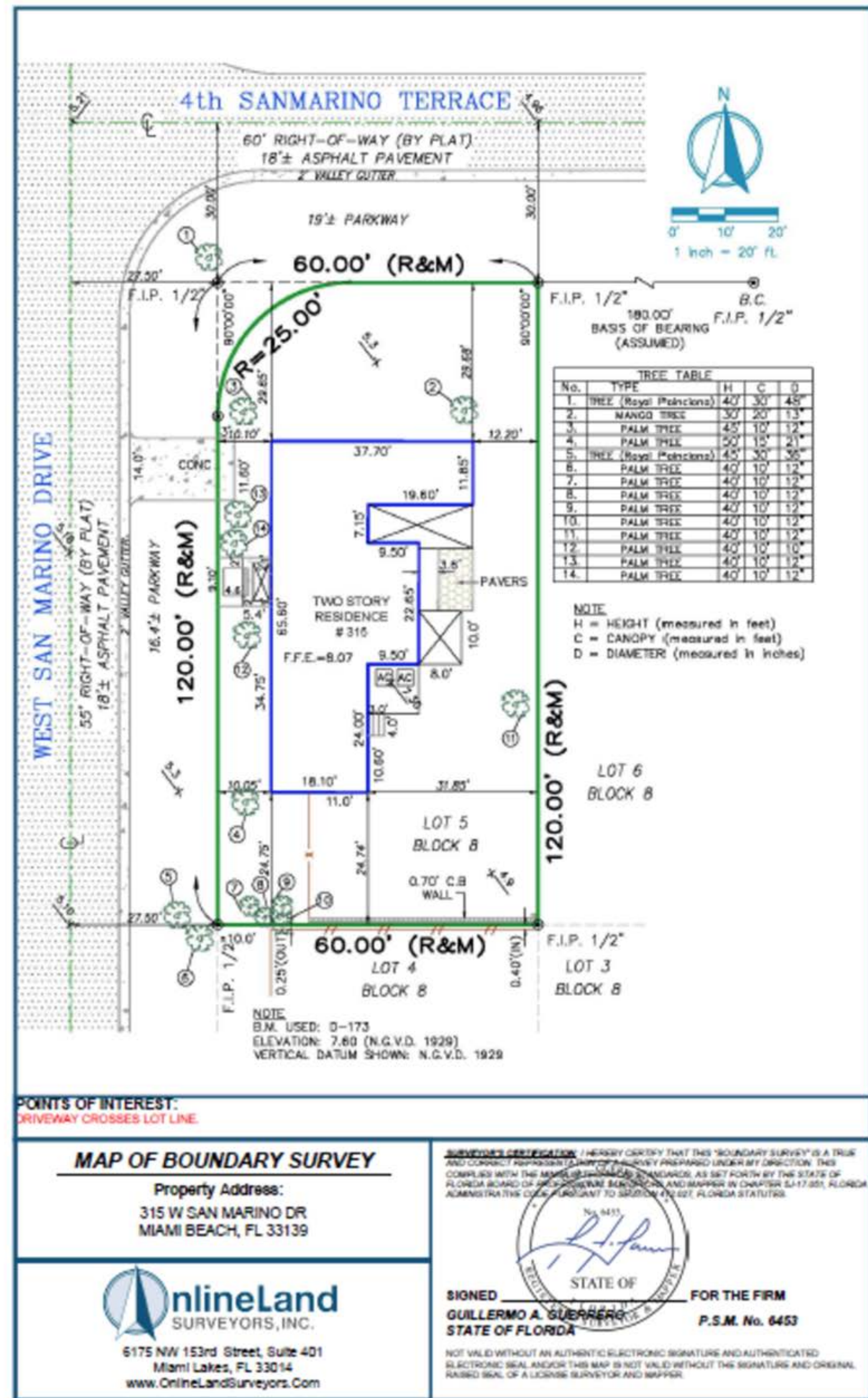
We will be needing approval of three waivers for this design. The first waiver is needed for the rear yard pervious area. The owner would like the parking to occur at what is the rear of the residence. This will require a driveway. There is no garage at this residence, which actually makes the residence size smaller than it can be. Because of the driveway location, we will only have a pervious area of 53%. To circumvent this, we intend on using turf block to give the entire driveway a green appearance. The second waiver would be regarding the maximum 60' run allowed at the sides. In this case, we have a 60' wide lot in which we would need at 7'-6" setback from the side, which is the rear of this residence, and 15'-0" setback from the side street. Added to this, we are required to provide sufficient interest and movement to the street facing elevations as well as the sides. Because the actual buildable area on the site is so greatly reduced because of this, our continuous run on the first floor at our rear, which faces the adjacent property, but is technically our side, is 64'-8". Again, this is due to the hardship caused by the additional setback required due to the side street. We have provided an 8'-0" wide break on the second floor. To make up for this, we have added interest in that elevation using varying plans and changes in materials. This elevation almost has a Le Corbusier feel to it.

The third waiver approval that is needed involves the elevation facing W. San Marino Drive. As per code, we must set back 50% of this elevation a minimum of 5'-0" from the required minimum setback on this side. To add interest to the elevation, we have designed some vertical elements which are technically counted as the required minimum setback required, even though the actual structure starts over 5'-0" behind the vertical elements and is seen through this screening. This waiver is more of a technicality, but we believe that these design elements greatly improve the look and feel of this elevation. We have tried to achieve a modern yet elegant architecture throughout the design, and especially on this face.

We look forward to presenting this to you and hope that you can approve these two waivers, which we feel are not egregious.

Sincerely,

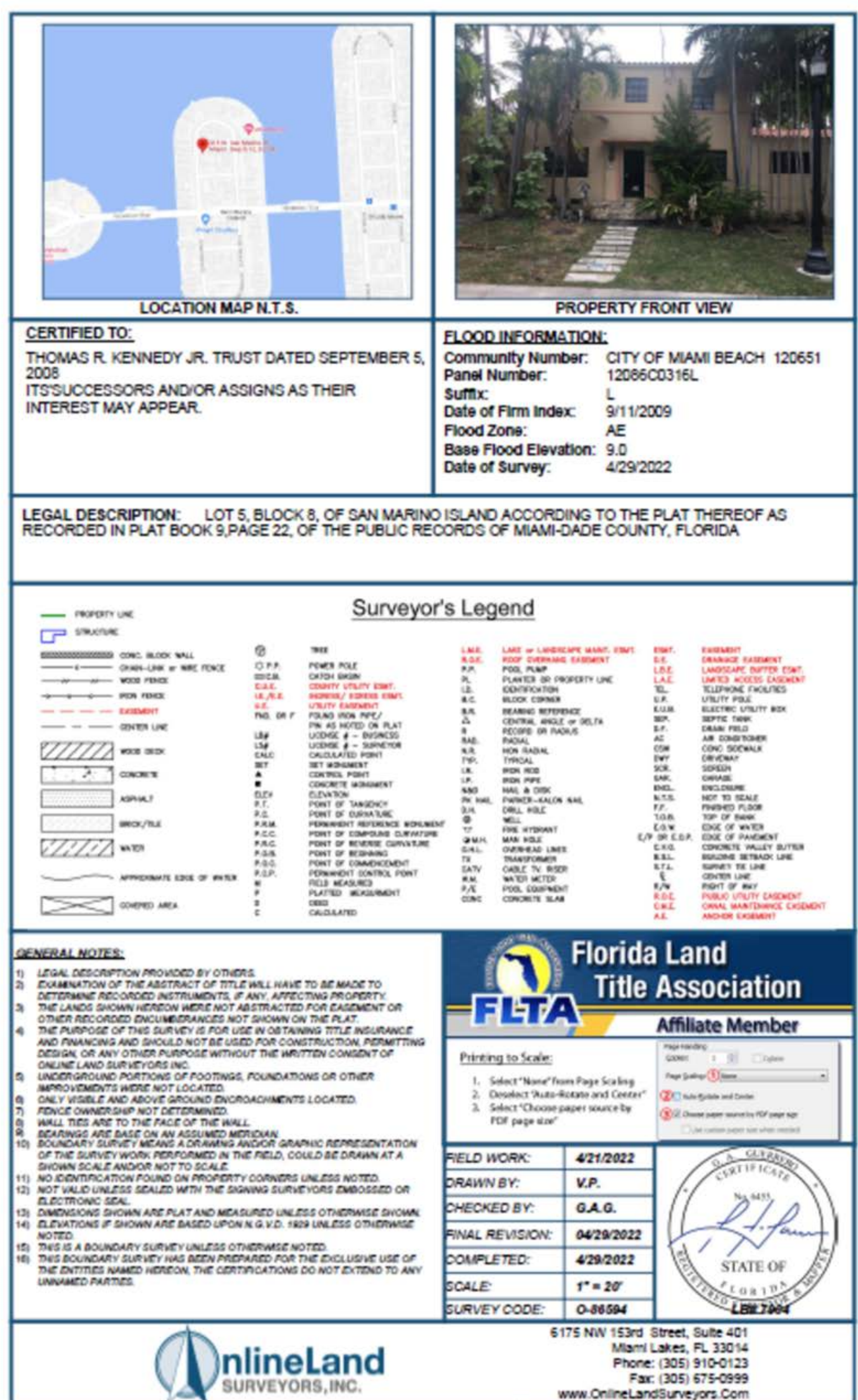
Ralph Choeff, President
Choeff Levy Fischman PA



Survey Date: 4/29/2022

Survey Code: O-86594

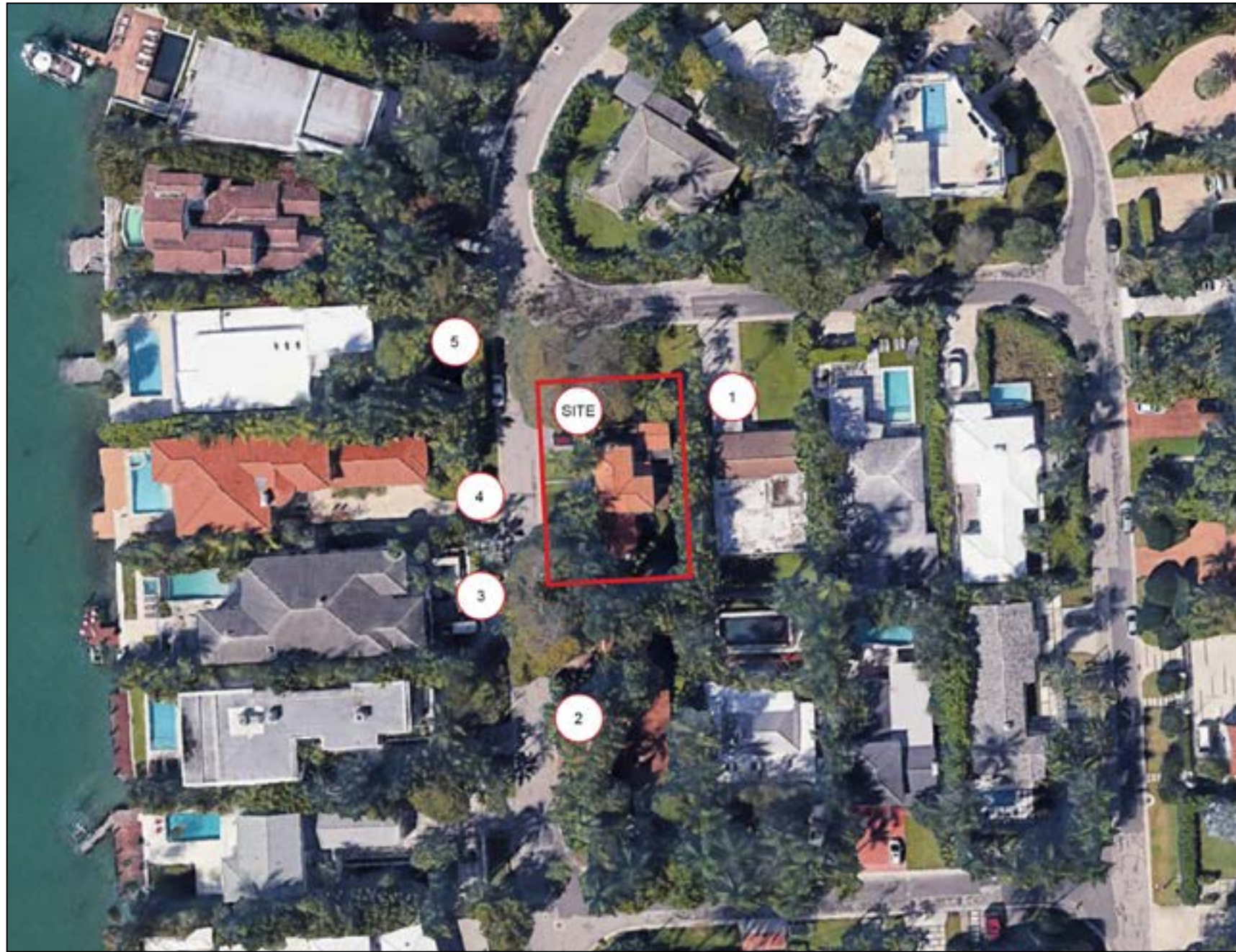
Page 1 of 2 Not valid without all pages.



Survey Date: 4/29/2022

Survey Code: O-86594

Page 2 of 2 Not valid without all pages.



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #1



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #2



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #3



SITE



PROPERTY 1



PROPERTY 2



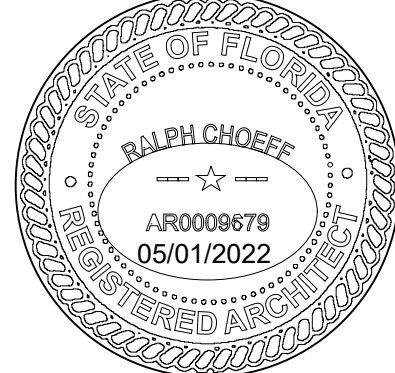
PROPERTY 3

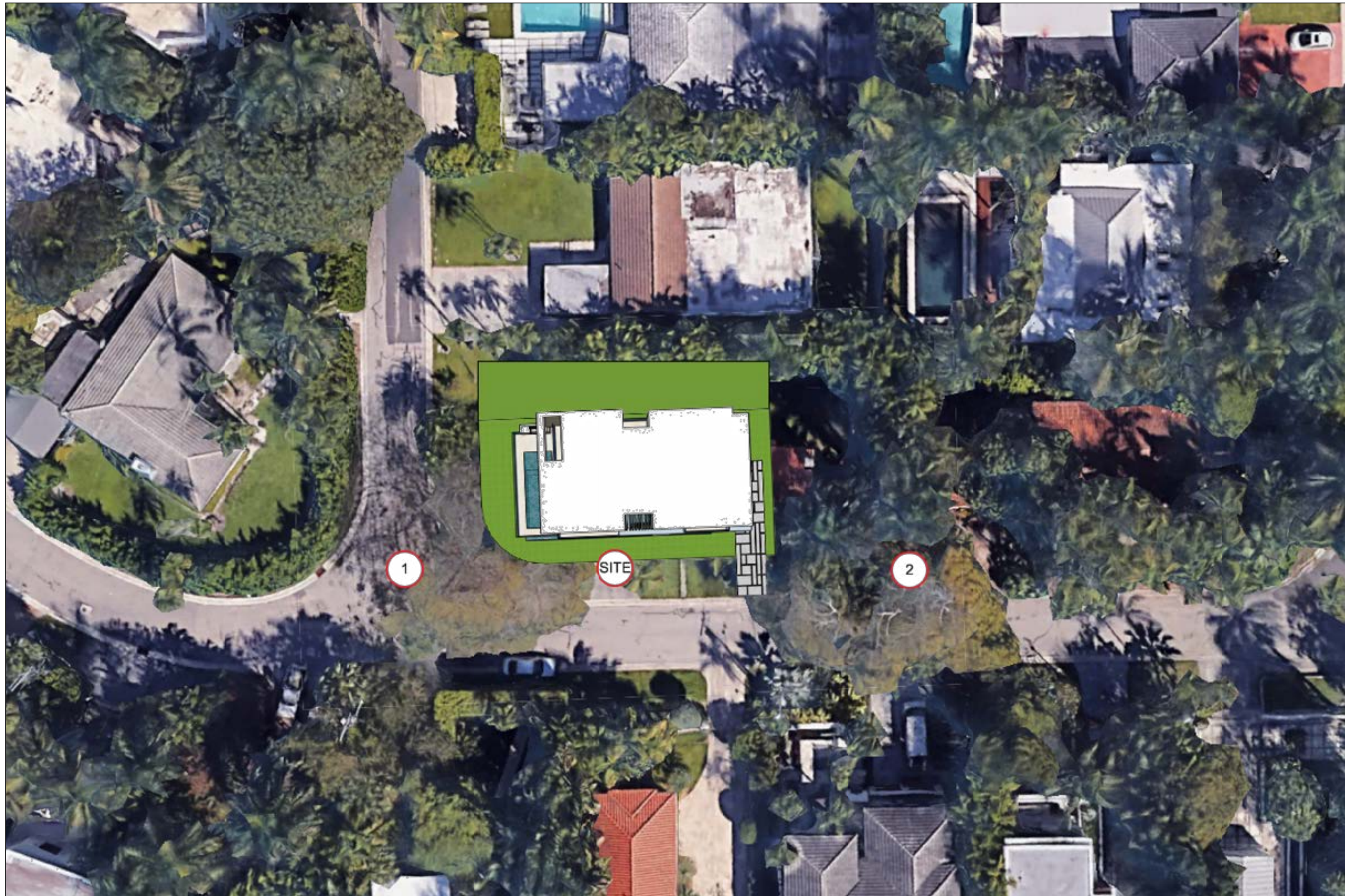


PROPERTY 4



PROPERTY 5





AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE



SURROUNDING CONTEXT ELEVATIONS

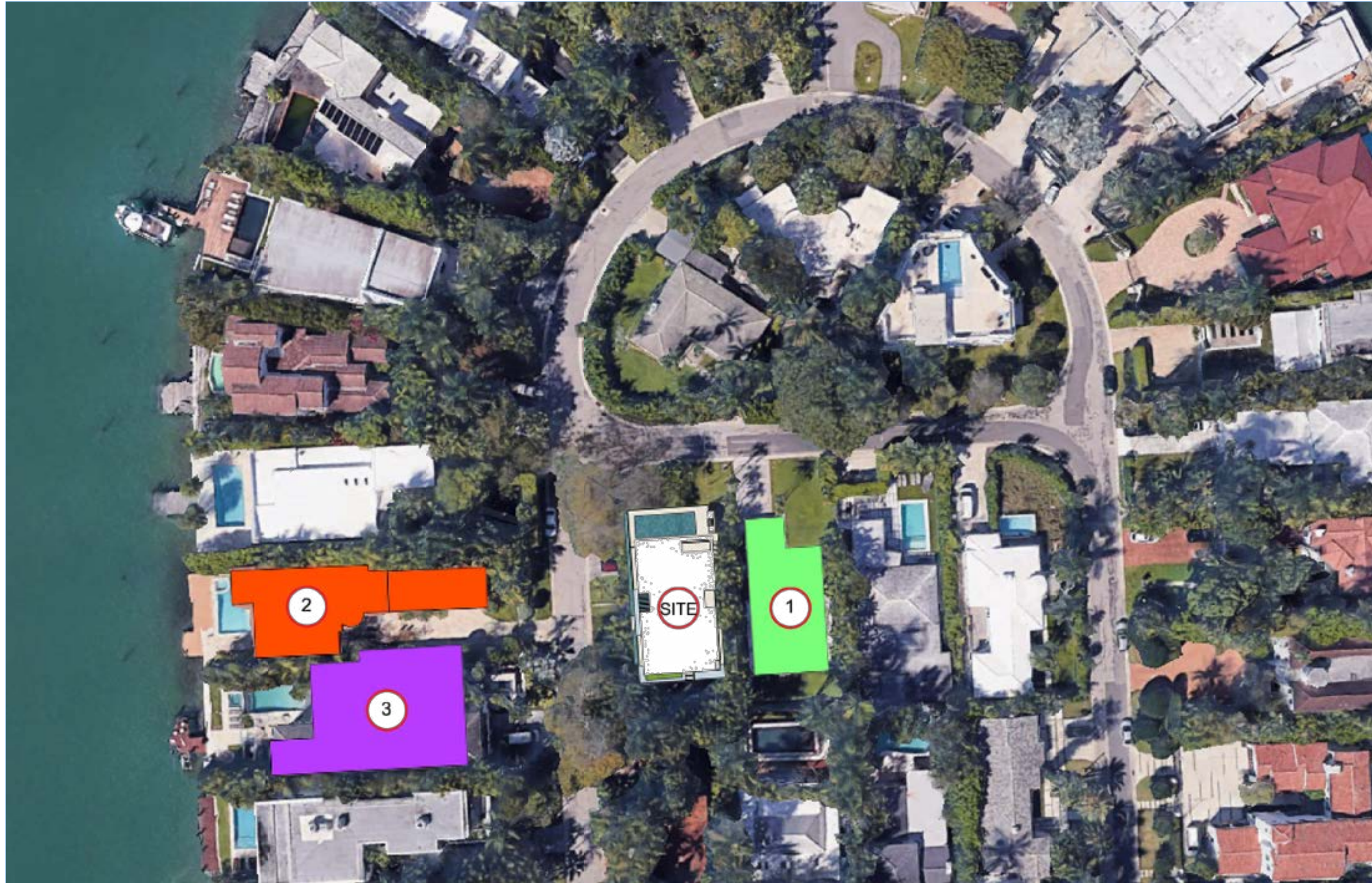


Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

revised:



LOCATION MAP

RESIDENCE 1 (GREEN)

114 4 SAN MARINO DR, MIAMI BEACH

LOT SIZE: 7,200 SF

FOOTPRINT: 2,600 SF

UNIT SIZE: 36.14%






RESIDENCE 2 (ORANGE)

320 W SAN MARINO DR, MIAMI BEACH

LOT SIZE: 10,500 SF

FOOTPRINT: 5,105 SF

UNIT SIZE: 48.62%






PROPOSED RESIDENCE

315 W SAN MARINO DR, MIAMI BEACH

LOT SIZE: 7,200 SF

FOOTPRINT: 2,058.2 SF

UNIT SIZE: 28.6%





RESIDENCE 3 (PURPLE)

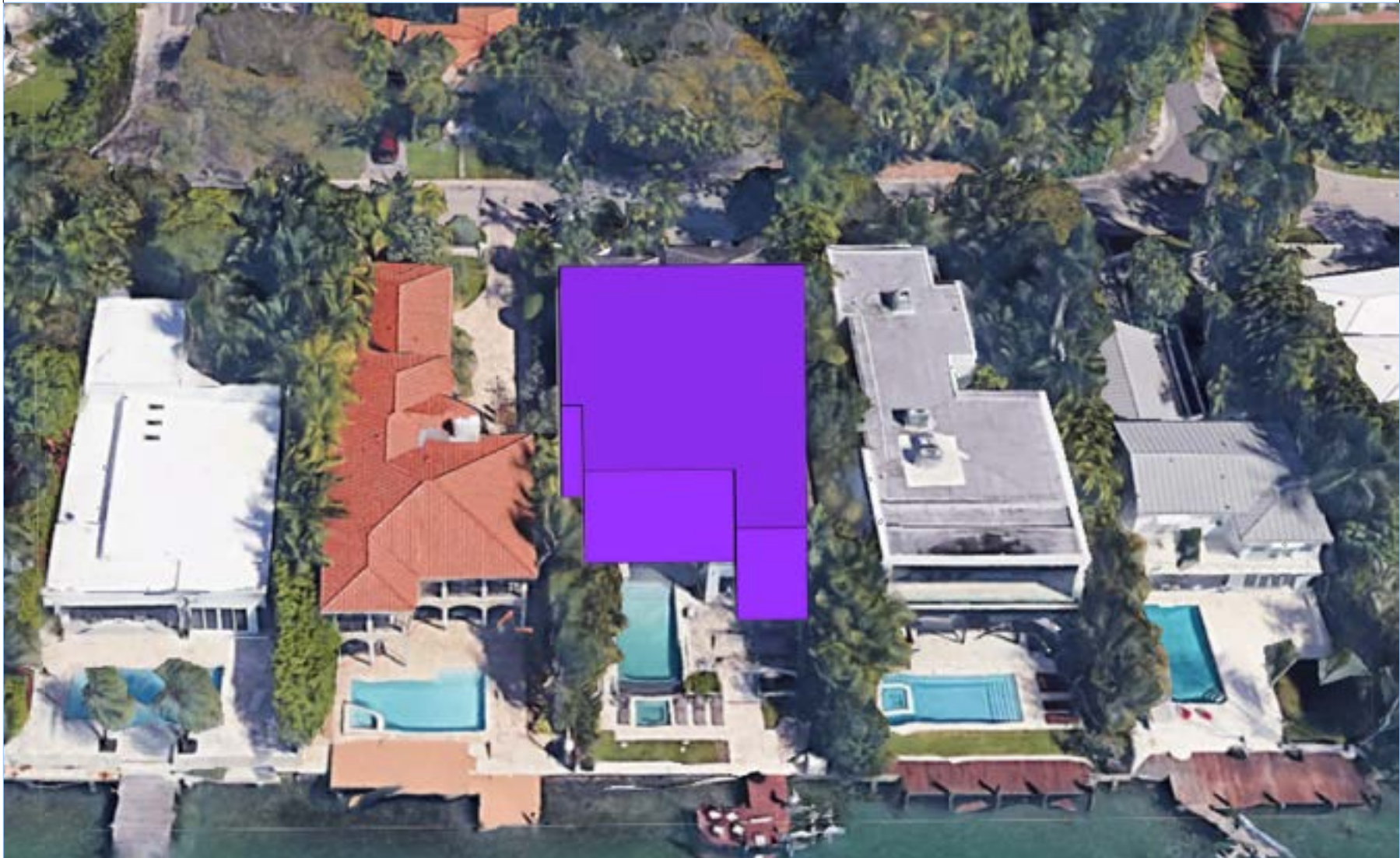
314 W SAN MARINO DR, MIAMI BEACH

LOT SIZE: 10,500 SF

FOOTPRINT: 6,166 SF

UNIT SIZE: 58.72%

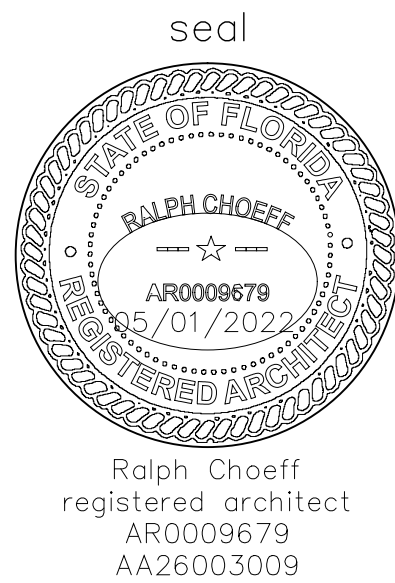




MASSING STUDIES

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 9	
2	FIRM Map Number	12086C0316L	
3	Base Flood Elevation (BFE):	+9.00' NGVD	
4	Proposed Flood Design Elevation:	+11.00' 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:	315 W San Marino Drive, Miami Beach, FL 33139 LEGAL DESCRIPTION: LOT 5, BLOCK 8, OF SAN MARINO ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA			
2	Folio number(s):	02-3232-003-0850			
3	Board and file numbers :				
4	Year built:	1939	Zoning District:	RS-4	
5	Based Flood Elevation:	9.00' (Zone AE +9)	Grade value (C.O.R.)	5.09' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.05' NGVD	Free board:	9.00' + 2.00' = 11.00' NGVD	
7	Lot Area:	7,200 SF			
8	Lot width:	60'-0"	Lot Depth:	120'-0"	
9	Max Lot Coverage SF and %:	2,160 SF (30%)	Proposed Lot Coverage SF and %:	2,058.2 SF (28.6%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	0 SF	
11	Front Yard Open Space SF and %:	633.5 SF (53%)	Rear Yard Open Space SF and %:	1,024.8 SF (85%)	
12	Max Unit Size SF and %:	3,600 SF (50%)	Proposed Unit Size SF and %:	3,591.5 SF (49.8%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size (Inc. O.H. Areas):	1,787.4 SF	
			Proposed Second Floor Unit Size:	1,804.1 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):	N/A	
		Required	Existing	Proposed	Notes
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		35'-6"	
19	Front Second level Setback :	30'-0"		34'-4"	
20	Side 1 Setback (INTERIOR) :	7'-6"		7'-6"	
21	Side 2 Setback (SIDE STREET) :	15'-0"		15'-0"	
22	Rear Setback :	20'-0"		20'-0"	
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	22'-6"		22'-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:					





Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

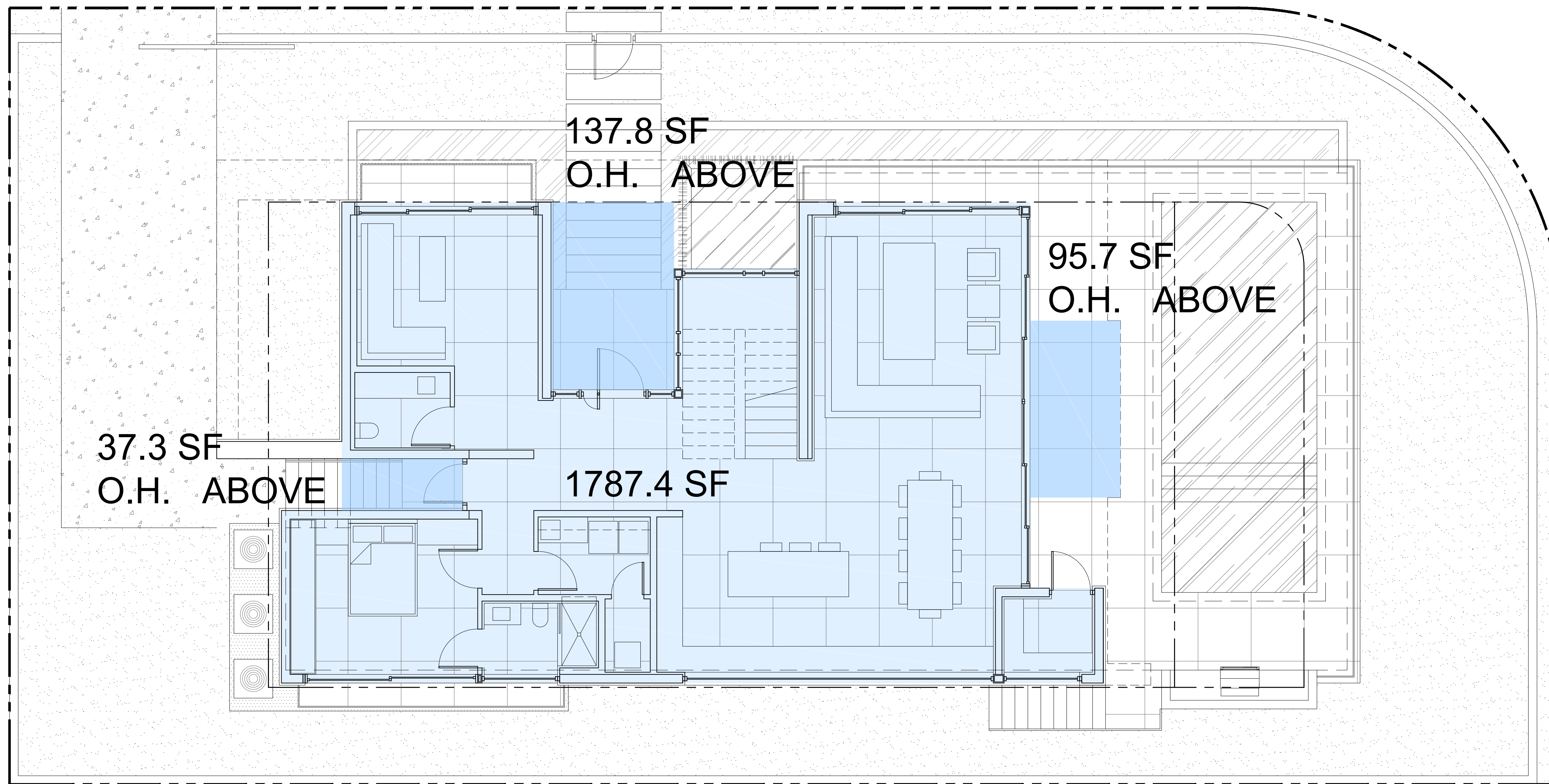
revised:

sheet no.

A-002

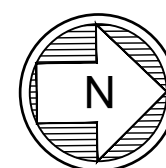
LOT COVERED (FOOTPRINT) :

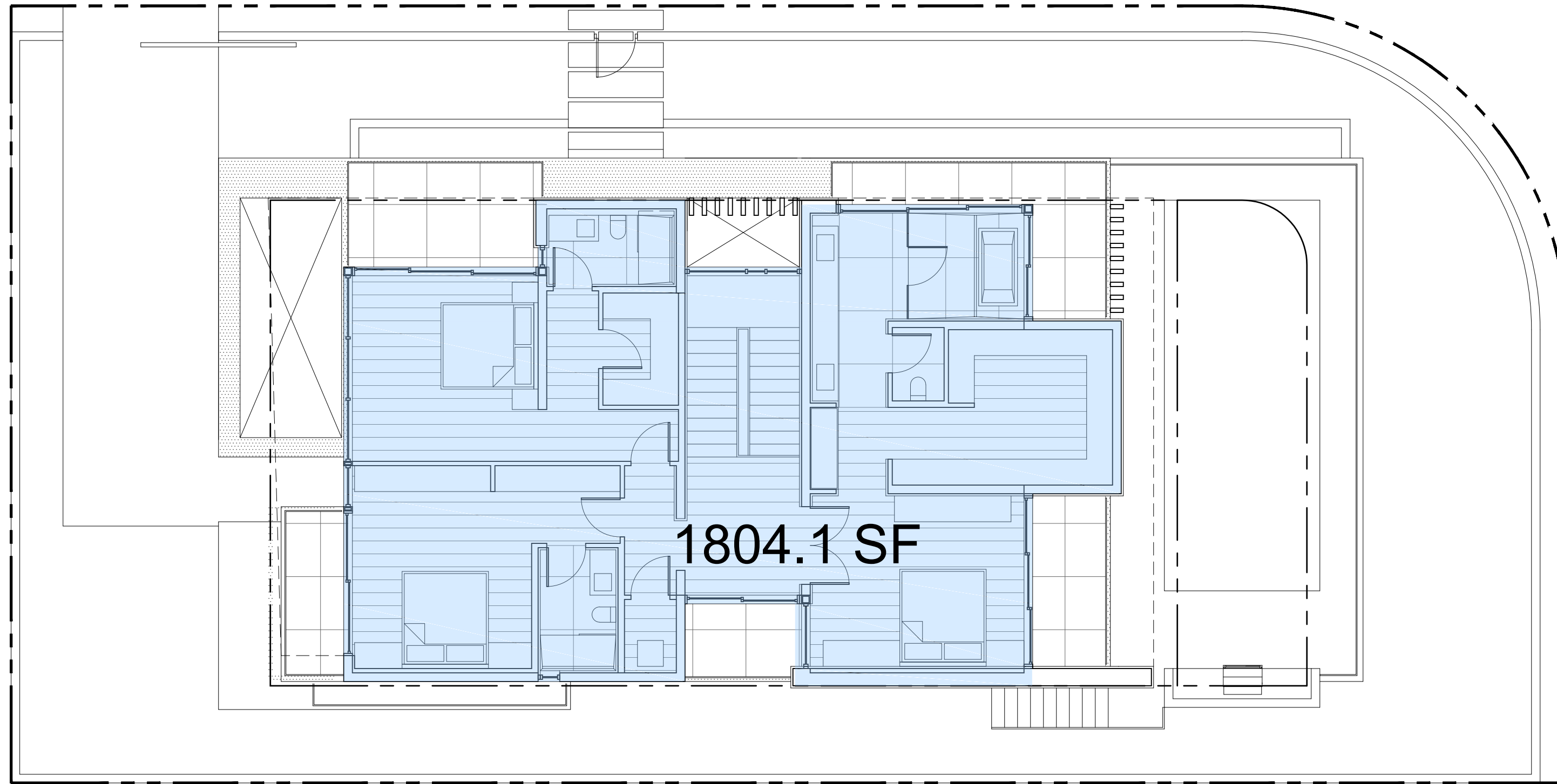
LOT SIZE:	7,200 SF.
FIRST FLOOR	1787.4 SF.
SECOND FLOOR OVERHANG	2708 SF.
TOTAL	20582 SF.
UNIT / LOT COVERAGE	(286% SF.)
	(30% MAX)



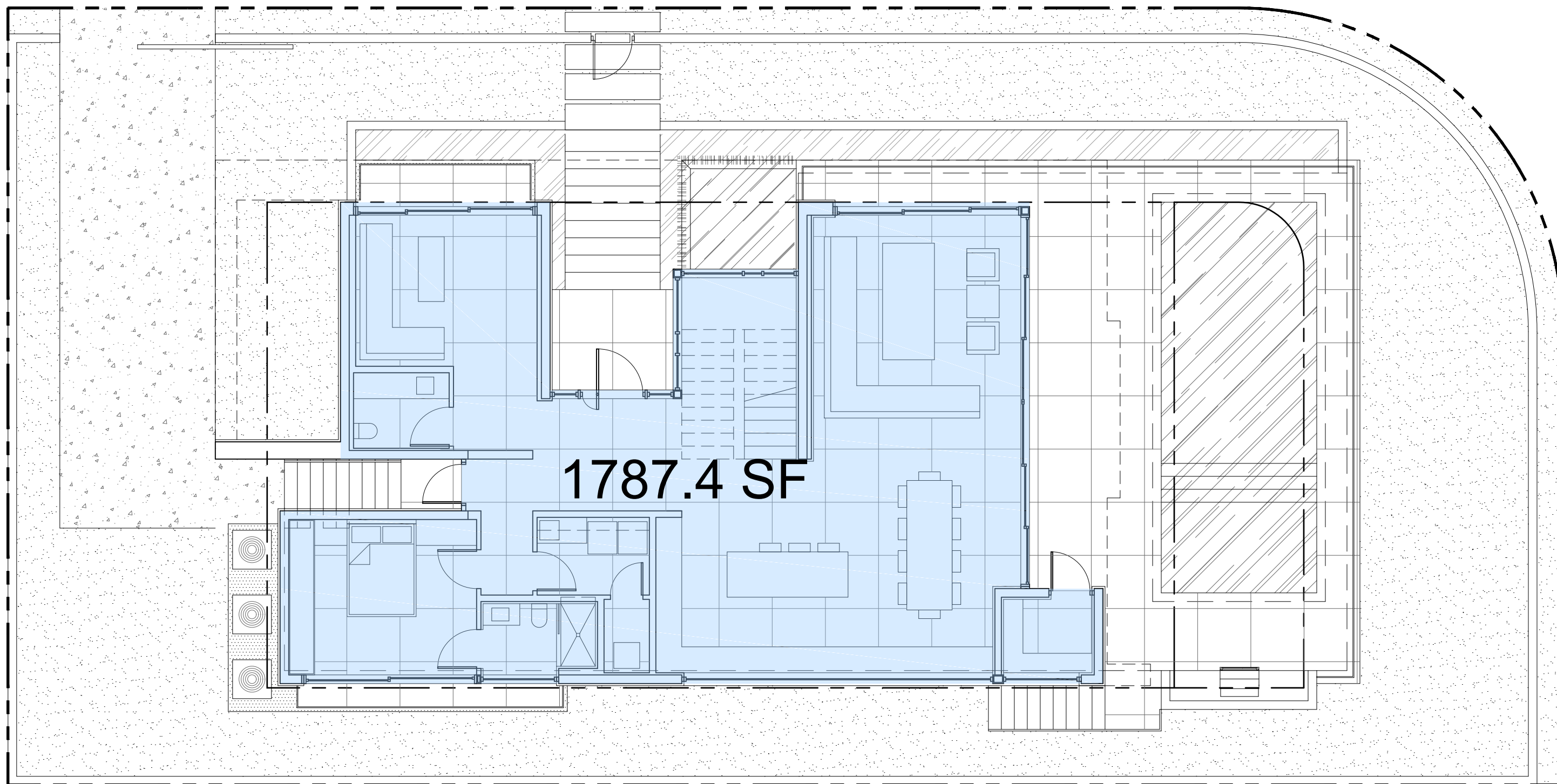
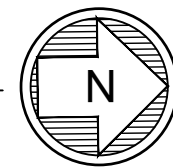
LOT COVERAGE
FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"

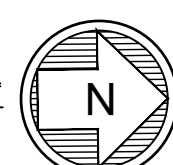




1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

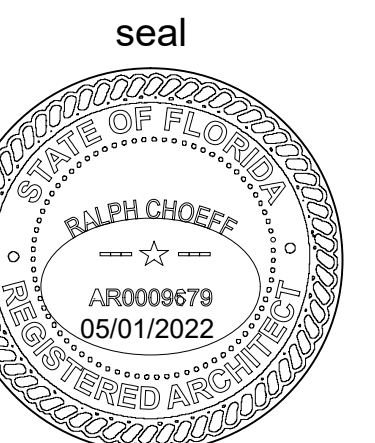


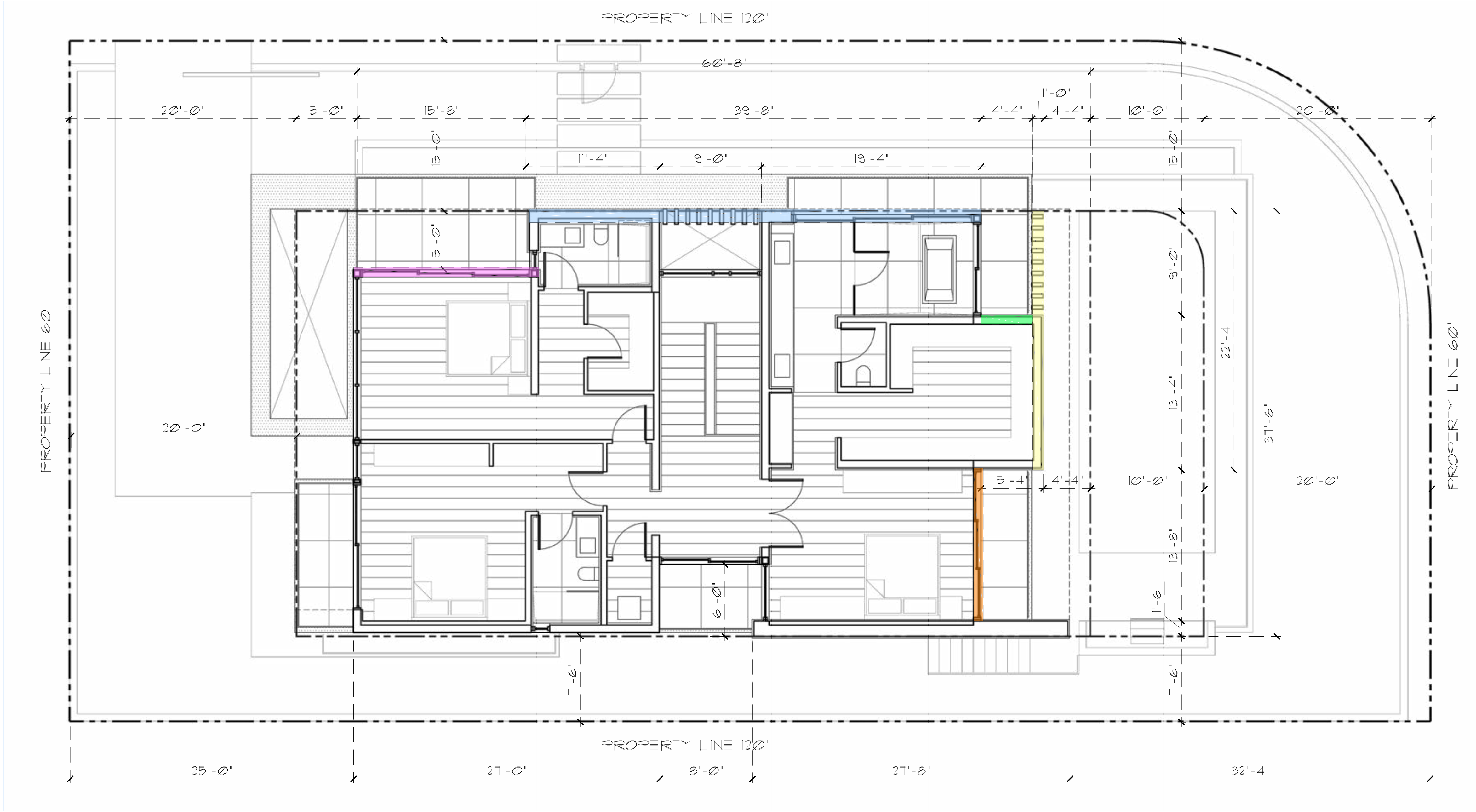
1 SITE PLAN / FIRST FLOOR
Scale: 1/8" = 1'-0"



UNIT SIZE :

LOT SIZE:	1,200 S.F.
MAX SIZE , 50%	3,600 S.F.
FIRST FLOOR	1,787.4 S.F.
SECOND FLOOR	1,804.1 S.F.
TOTAL UNIT SIZE	3,591.5 S.F. 49.8%





- TOTAL 20'-0" (33.5%)
- STARTS 20'-0" FROM SIDE P.L. (15'-8")
 - STARTS 24'-0" FROM SIDE P.L. (4'-4")
- TOTAL 39'-8" (66.5%)
- STARTS 15'-0" FROM SIDE P.L. (39'-8")
 - STARTS 34'-4" FROM FRONT P.L. (22'-4")
 - STARTS 39'-8" FROM FRONT P.L. (13'-8")

1 SETBACKS
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139



Ralph Choeff
registered architect
AR0009679
AA26003009

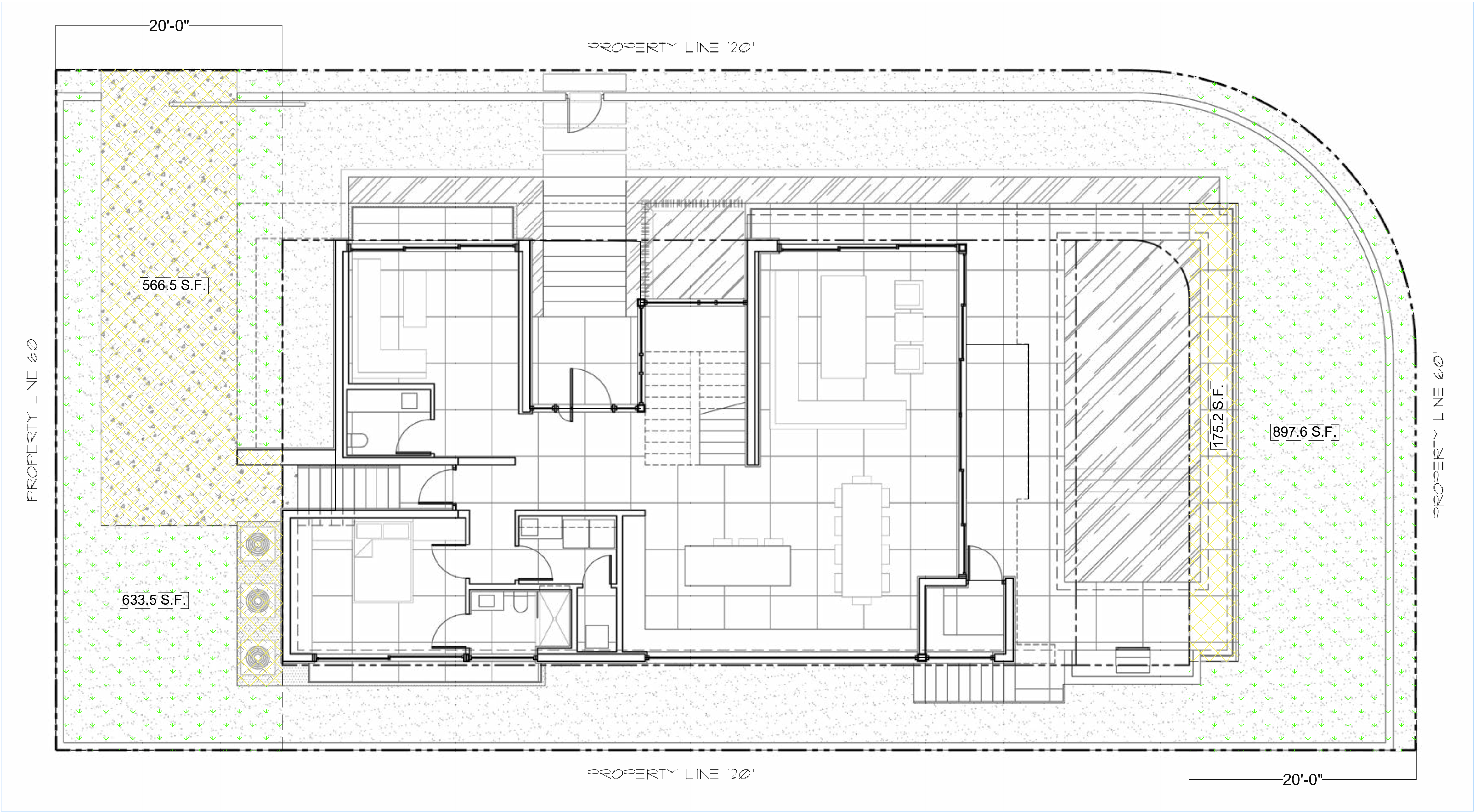
comm no.
2218

date:
10/11/2022

revised:

sheet no.

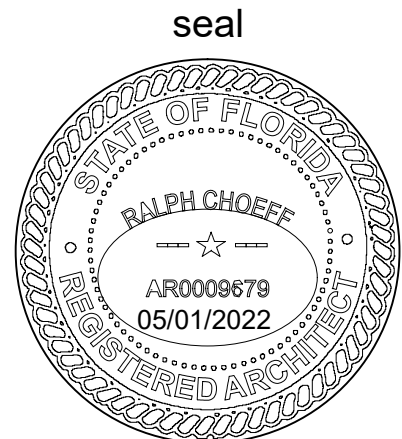
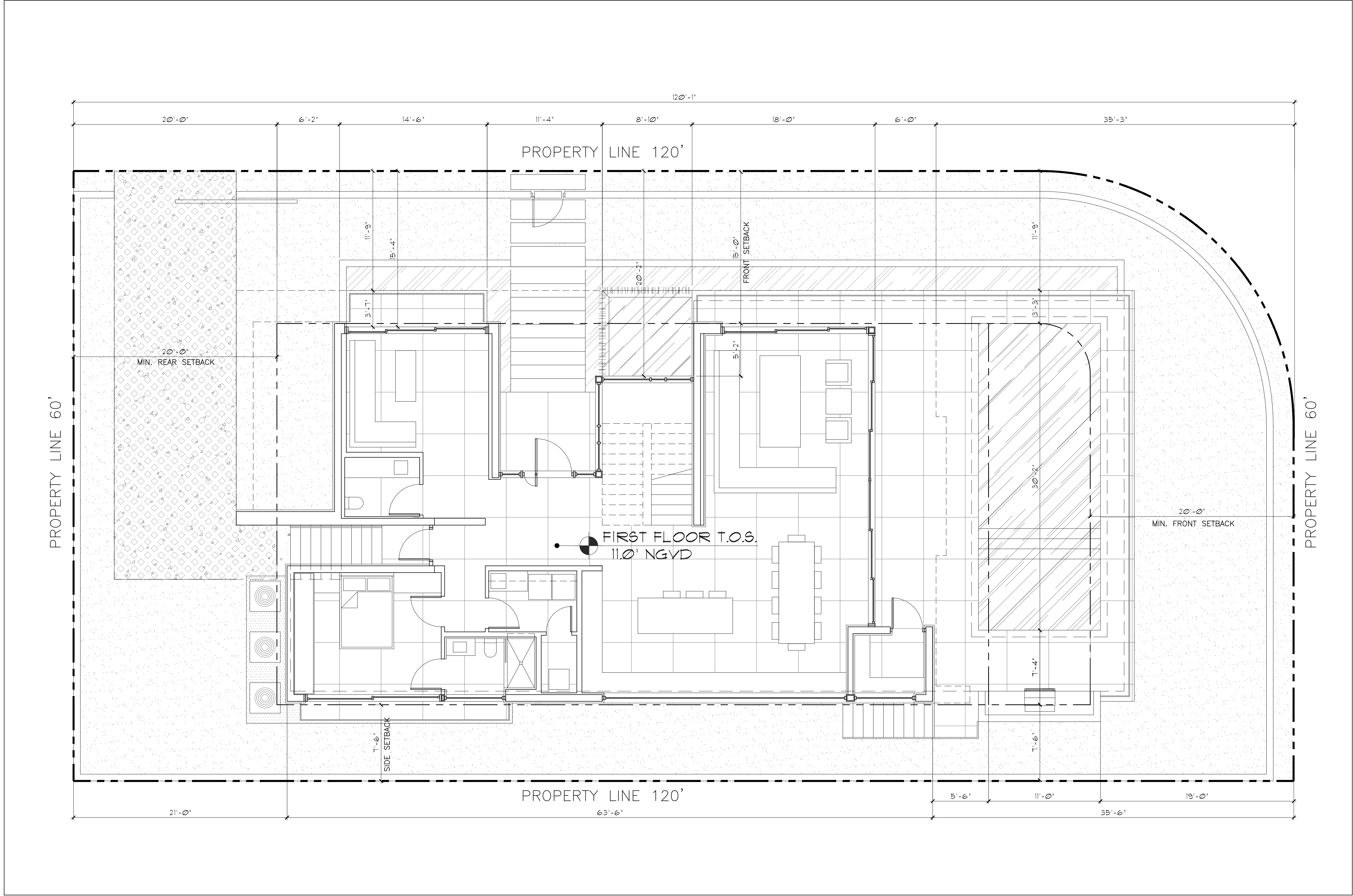
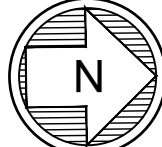
A-004



1

SITE / FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"



Ralph Choeff
registered architect
AR00009679
AA26003009

comm no.
2218

date:
10/11/2022

revised:

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139

CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138

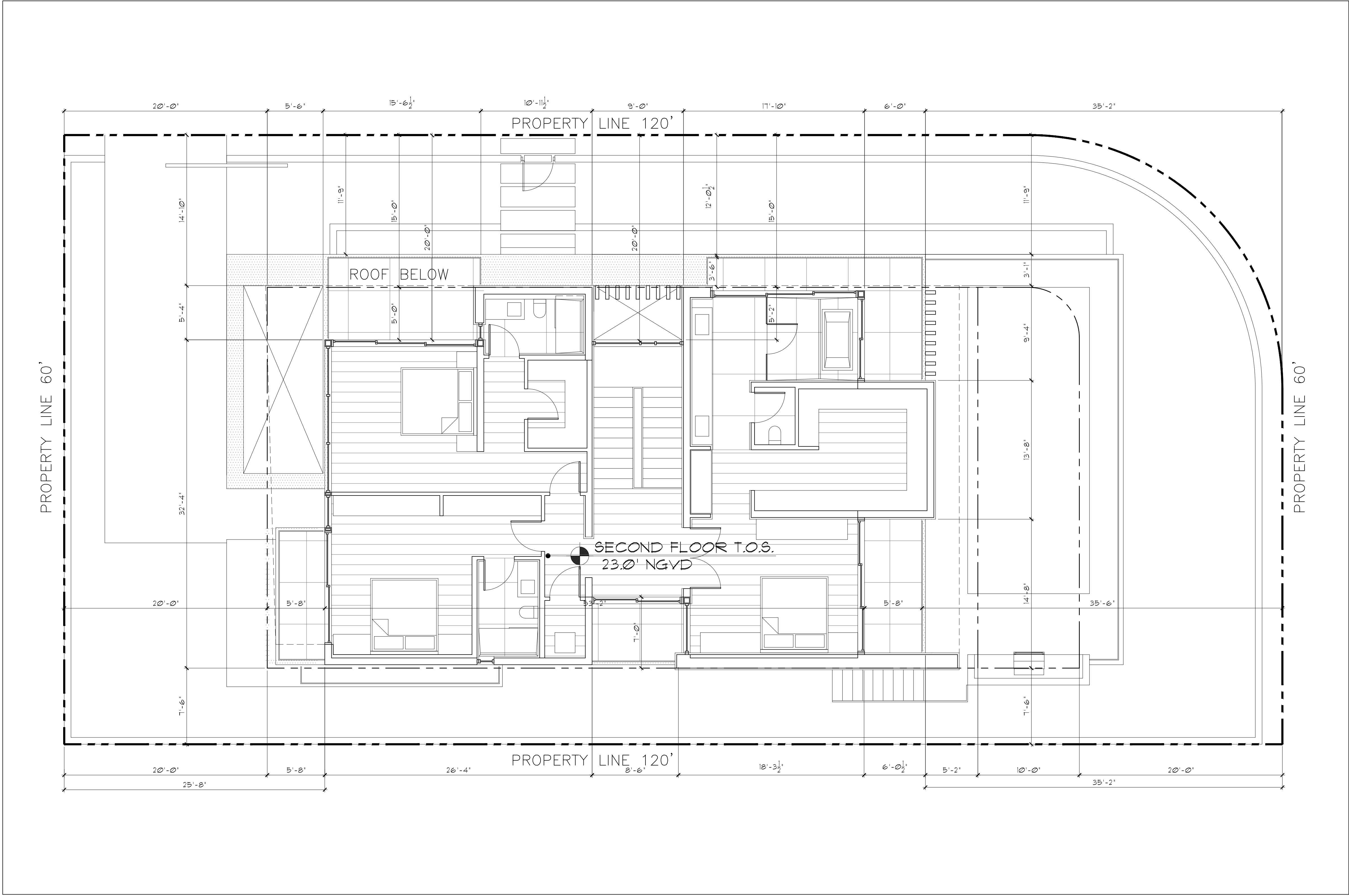
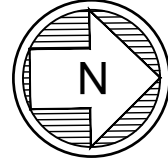
sheet no.

A-101

2

SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

revised:

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139

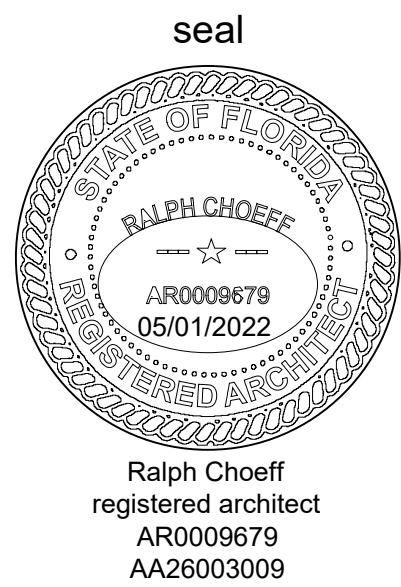
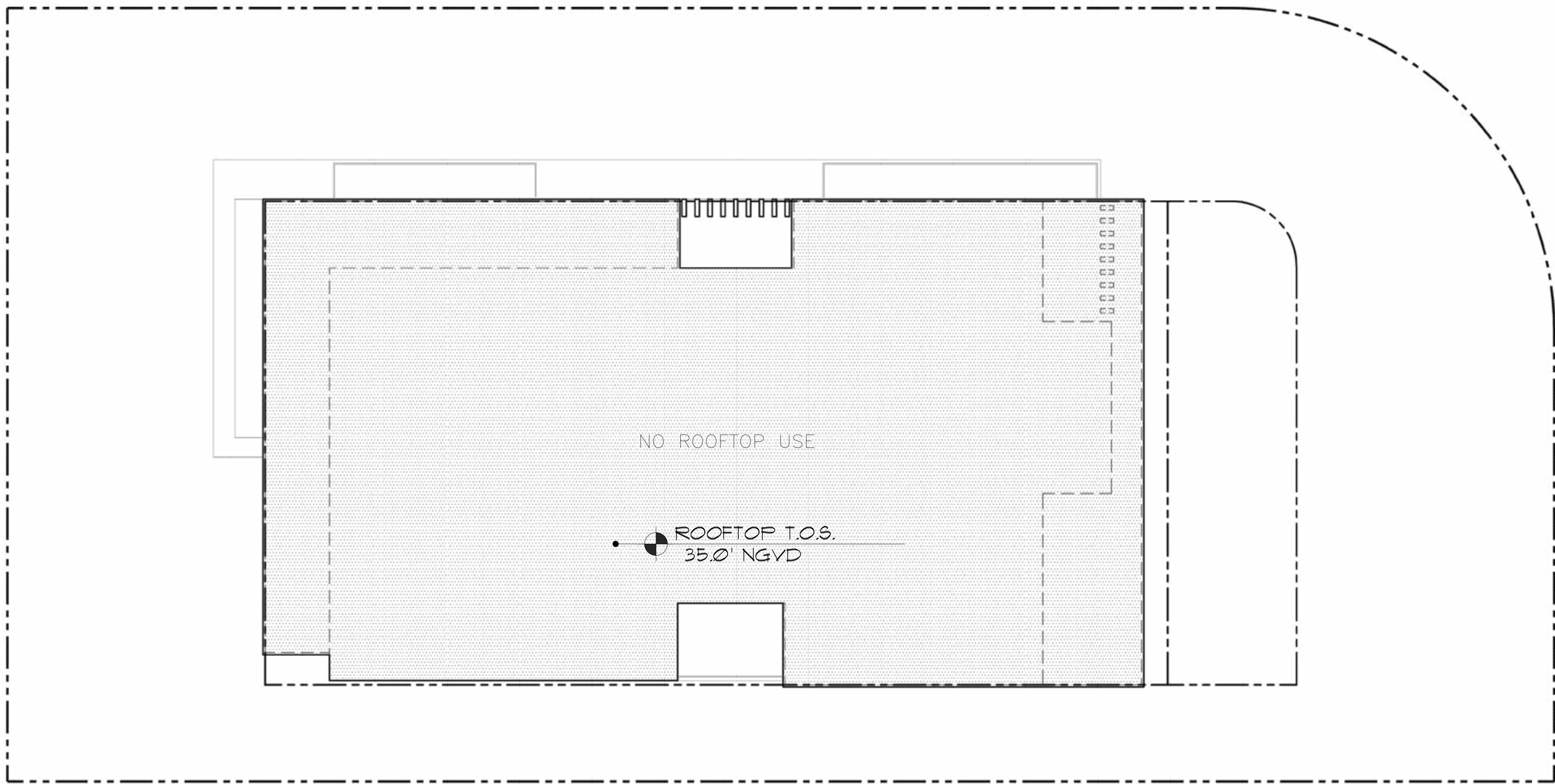
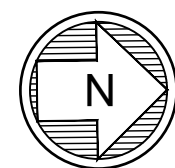
CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

sheet no.

A-102

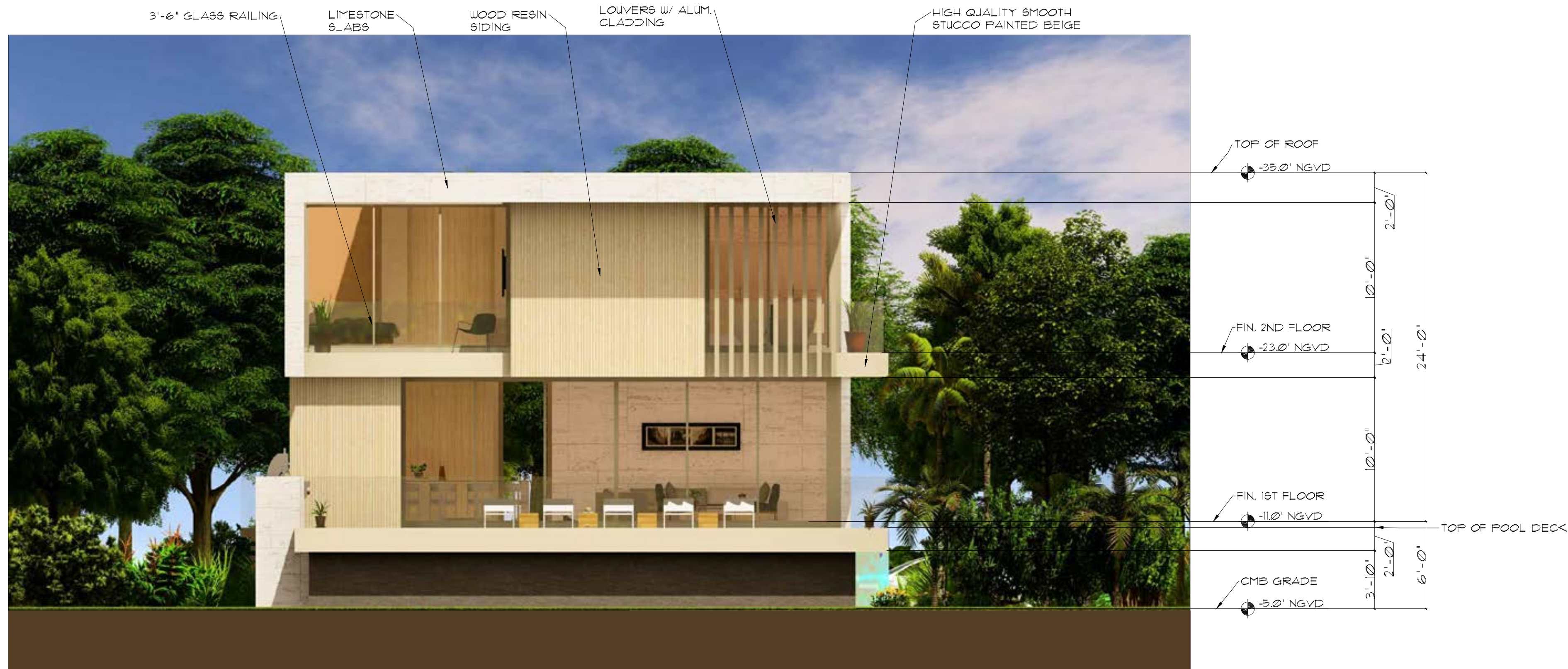
3 ROOF PLAN
Scale: 3/16" = 1'-0"



VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138

comm no.
2218
date:
10/11/2022
revised:

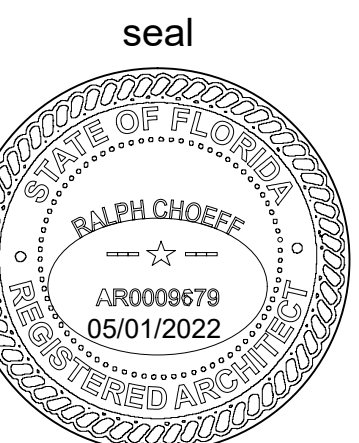


STREET
SIDE

SIDE

FRONT

REAR



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

revised:

1 FRONT (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"



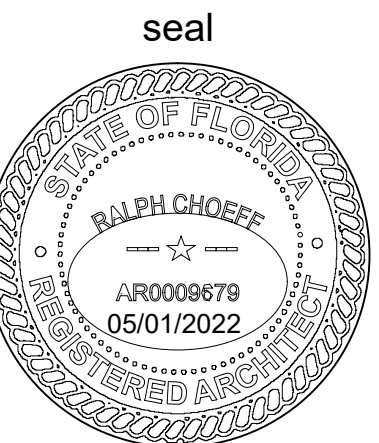
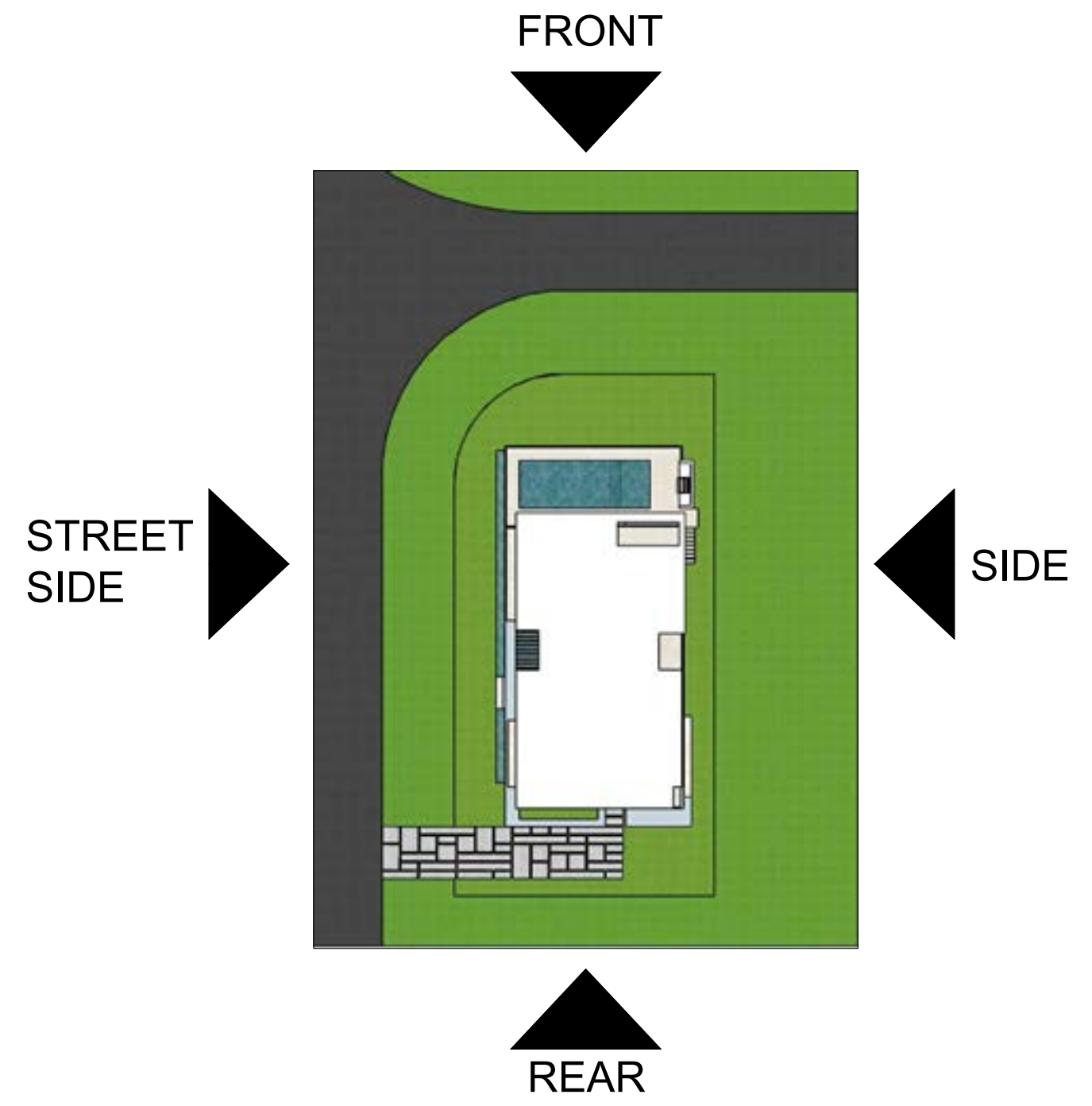
2 STREET SIDE (EAST) ELEVATION
Scale: 3/16" = 1'-0"

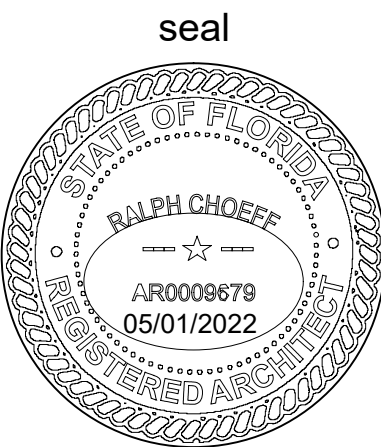


3 REAR (NORTH) ELEVATION
Scale: 3/16" = 1'-0"



4 SIDE (WEST) ELEVATION
Scale: 3/16" = 1'-0"





Ralph Choeff
registered architect
AR0009679
AA26003009

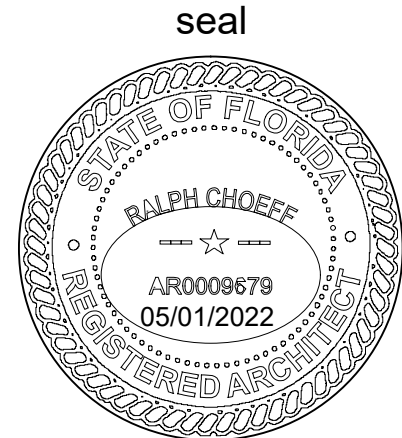
comm no.
2218

date:
10/11/2022

revised:



STREET SIDE + REAR RENDER



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

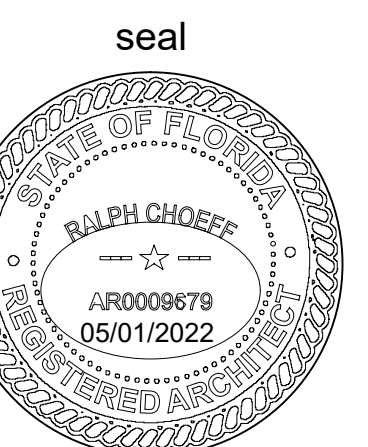
date:
10/11/2022

revised:



SIDE STREET RENDER

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

revised:



LOUVER DETAIL RENDER



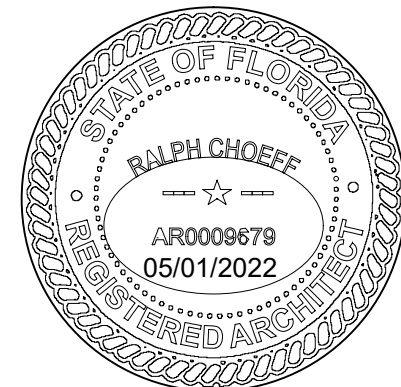
FRONT (POOL FACADE) RENDER



FRONT (POOLSIDE) RENDER

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139

seal



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

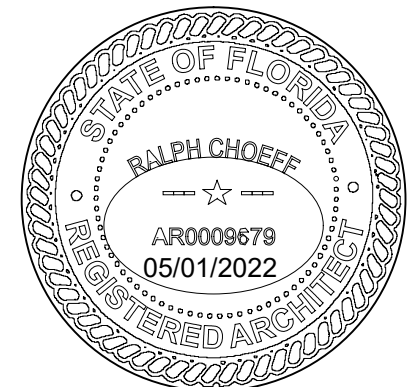
revised:



SIDE RENDER

VLASYUK RESIDENCE
315 W San Marino Dr,
Miami Beach, FL 33139

seal



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2218

date:
10/11/2022

revised: