

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

seal



Ralph Choeff
registered architect
AR0009679
AA26003009

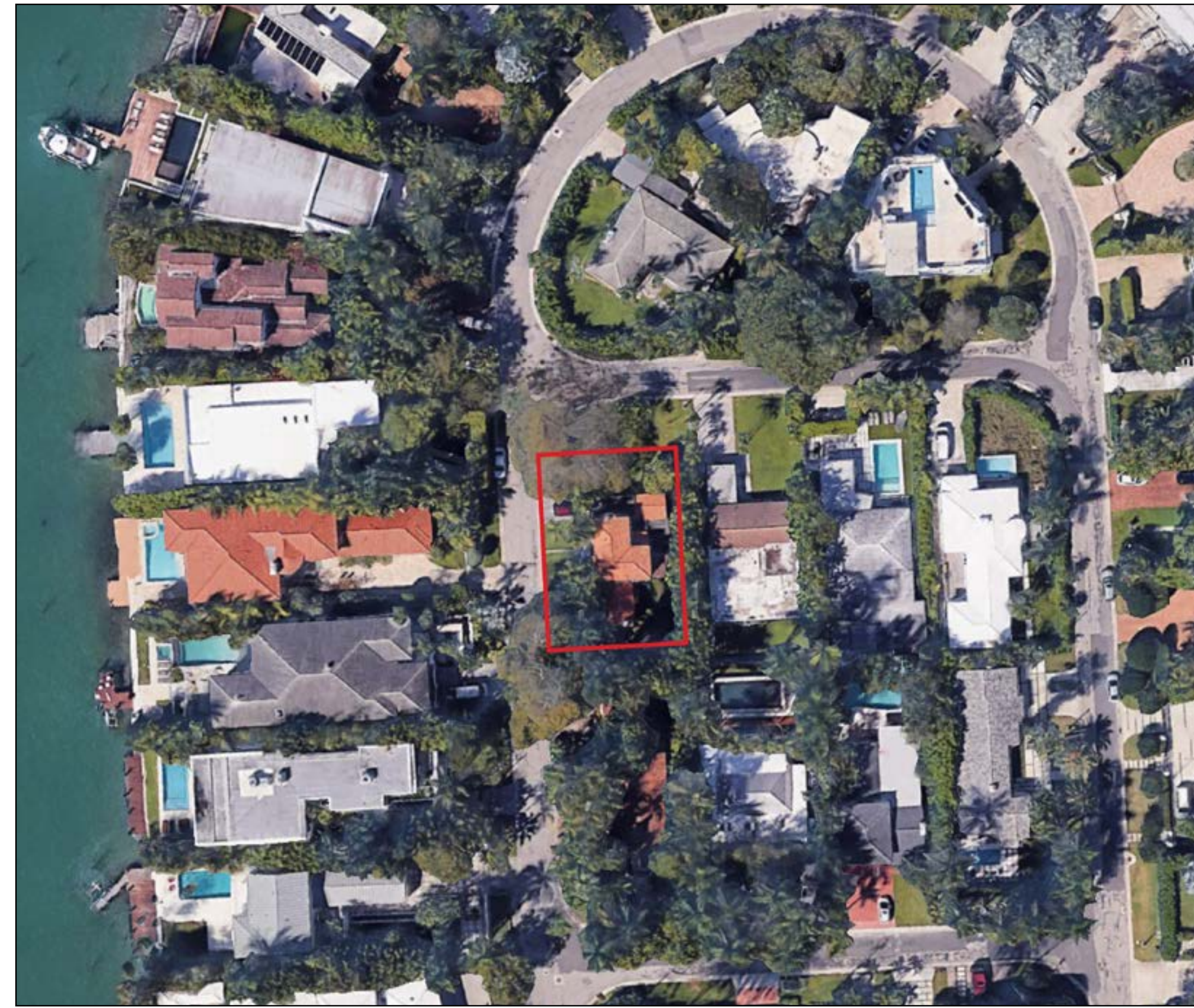
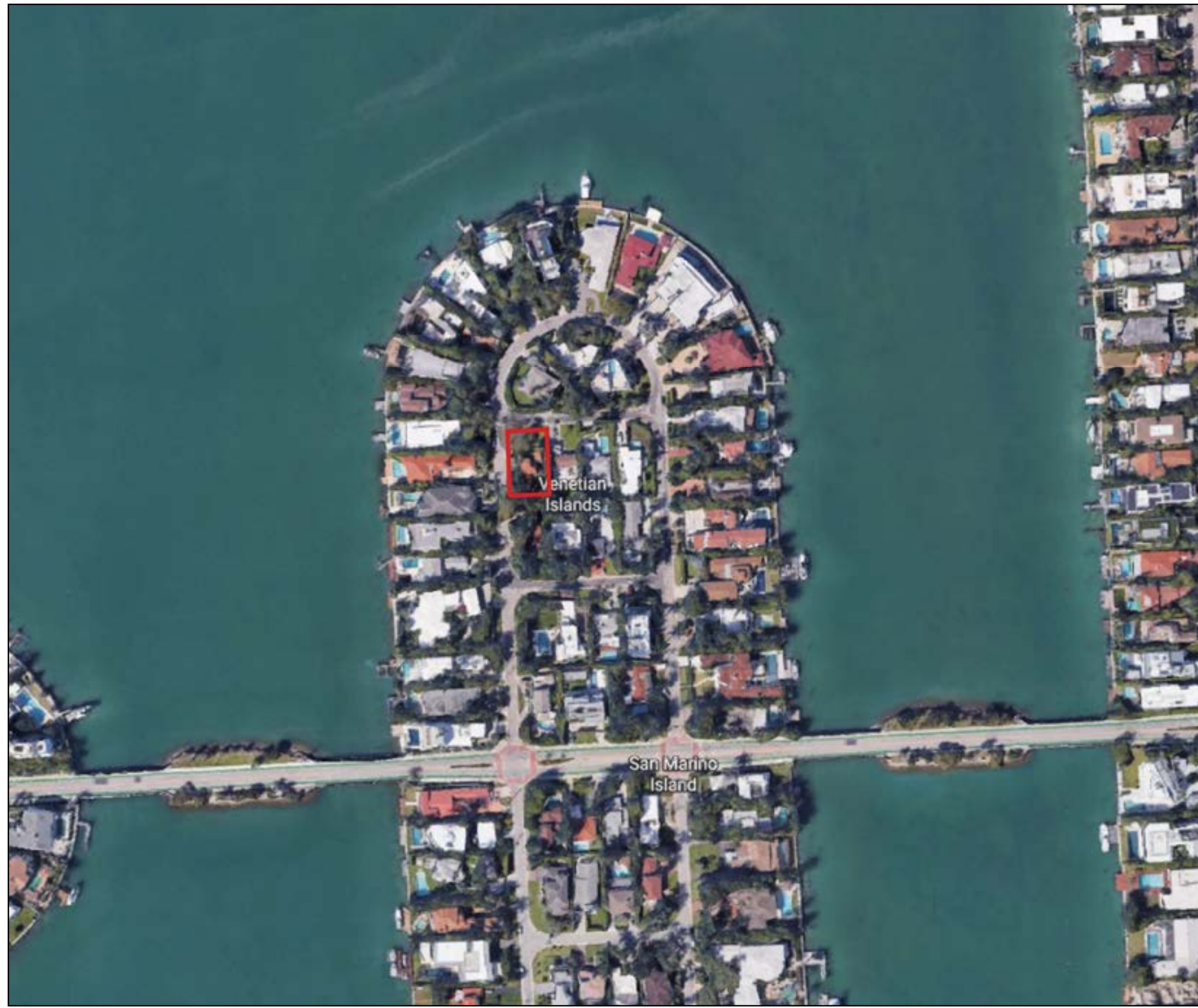
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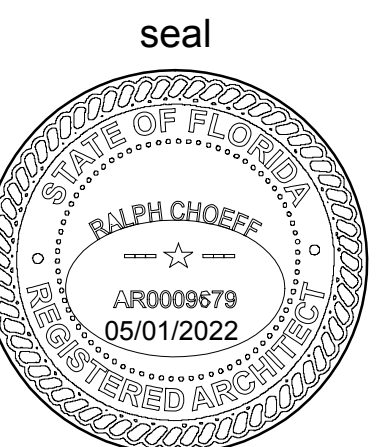
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August 23rd, 2022

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.

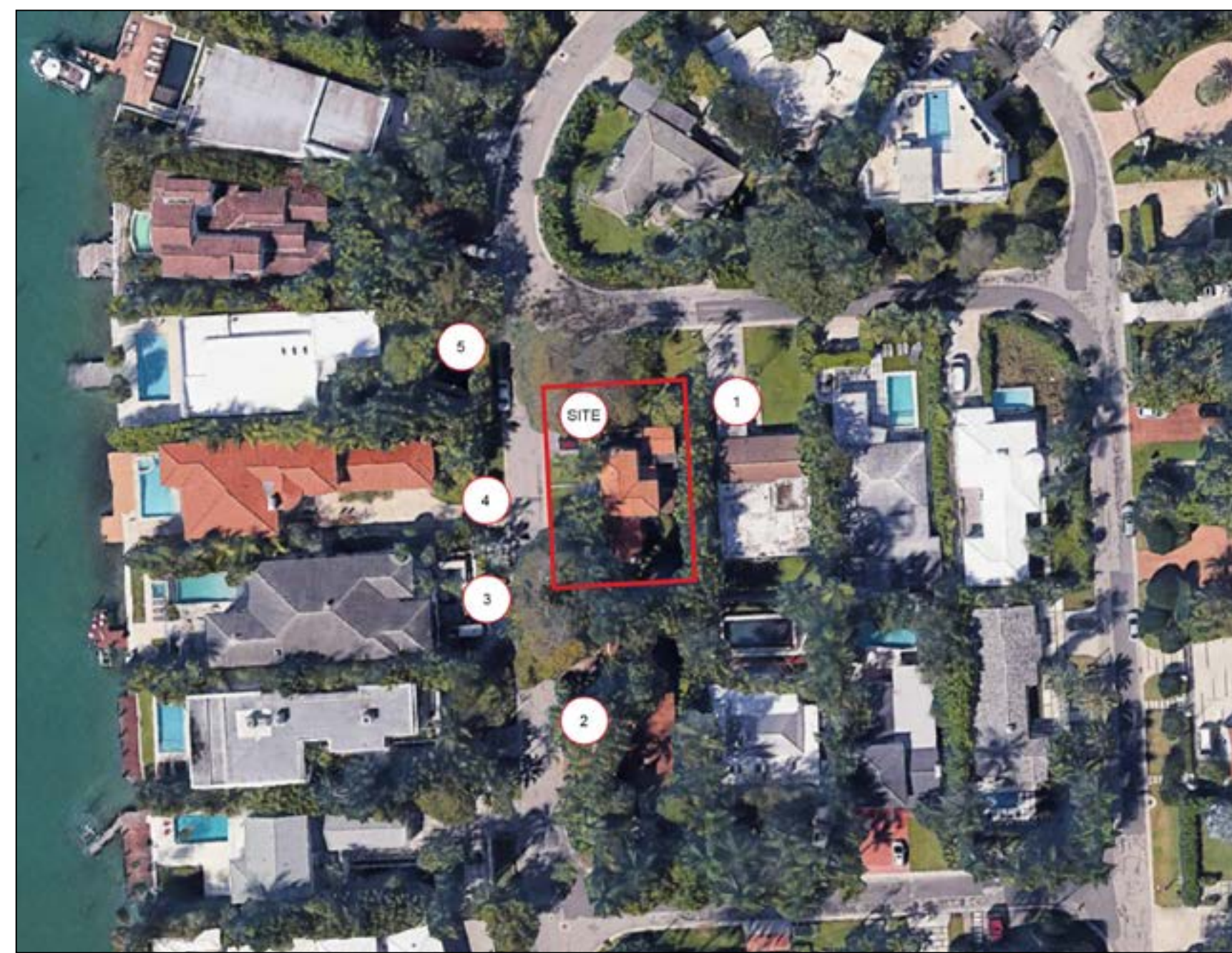
We will be needing approval of three waivers for this design. The first waiver is needed for the rear yard pervious area. The owner would like the parking to occur at what is the rear of the residence. This will require a driveway. There is no garage at this residence, which actually makes the residence 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



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

seal

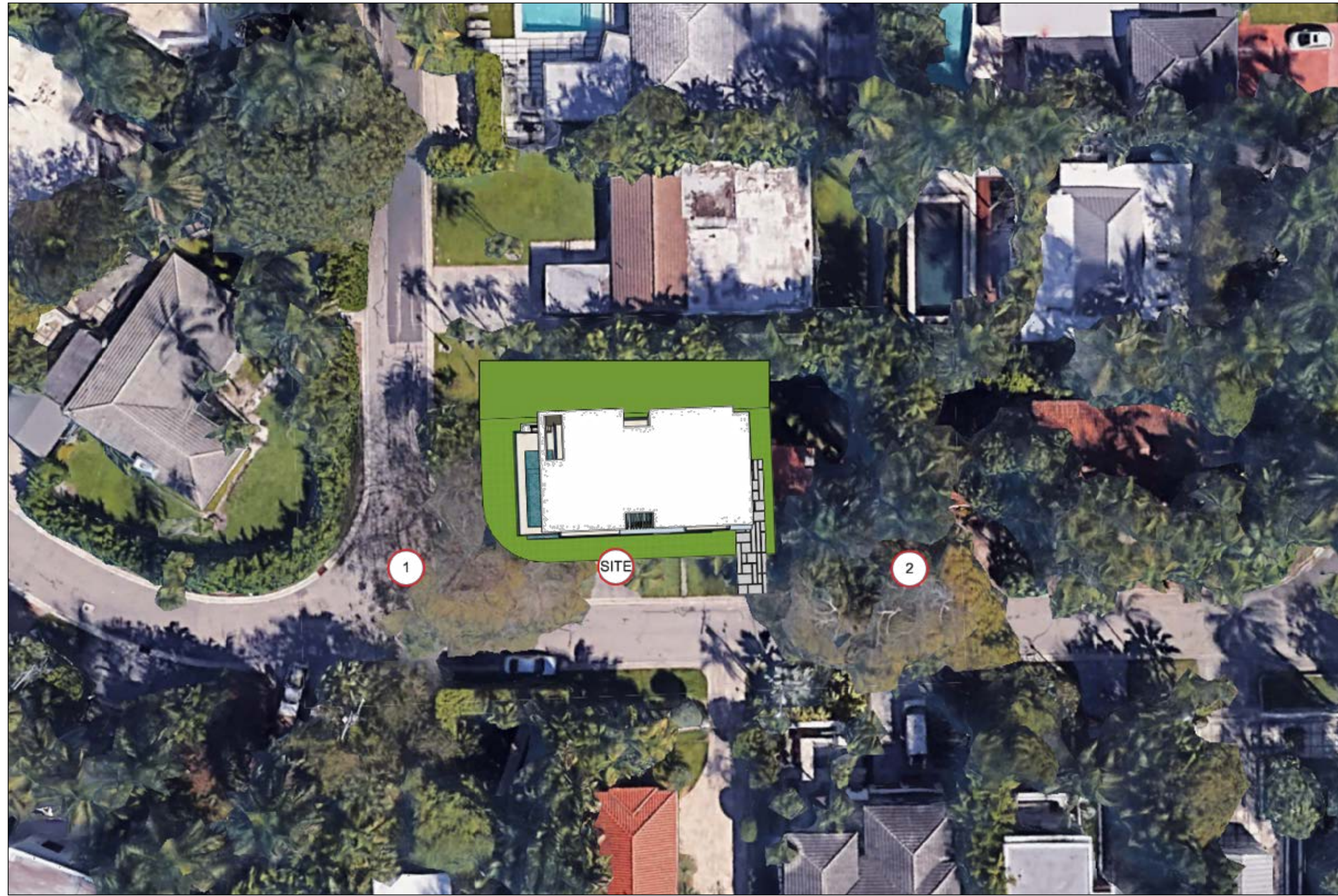


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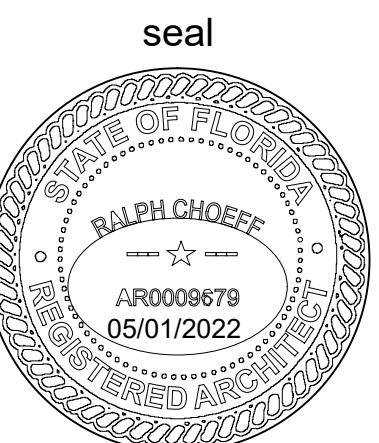
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AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE



SURROUNDING CONTEXT ELEVATIONS



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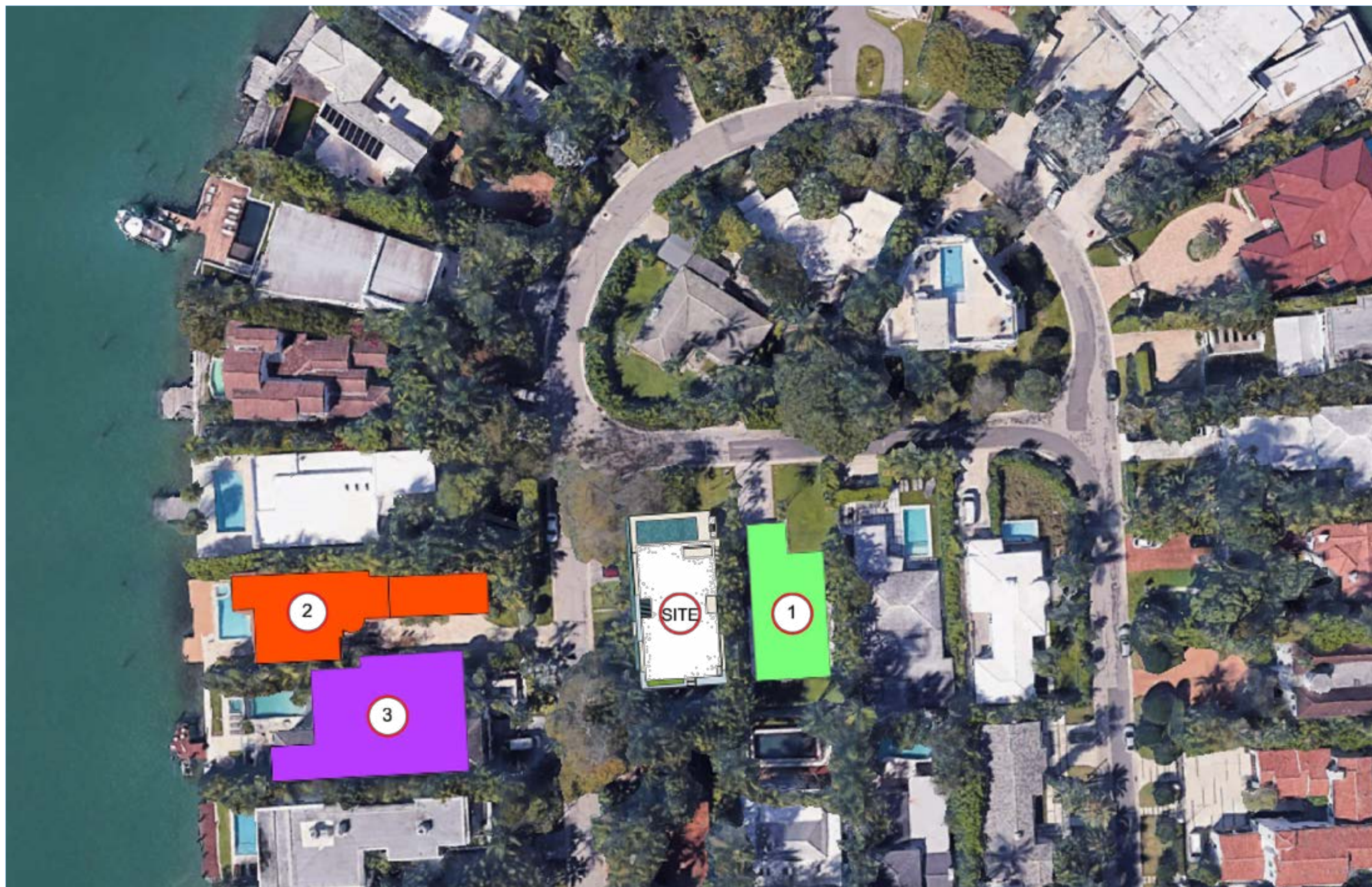
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LOCATION MAP

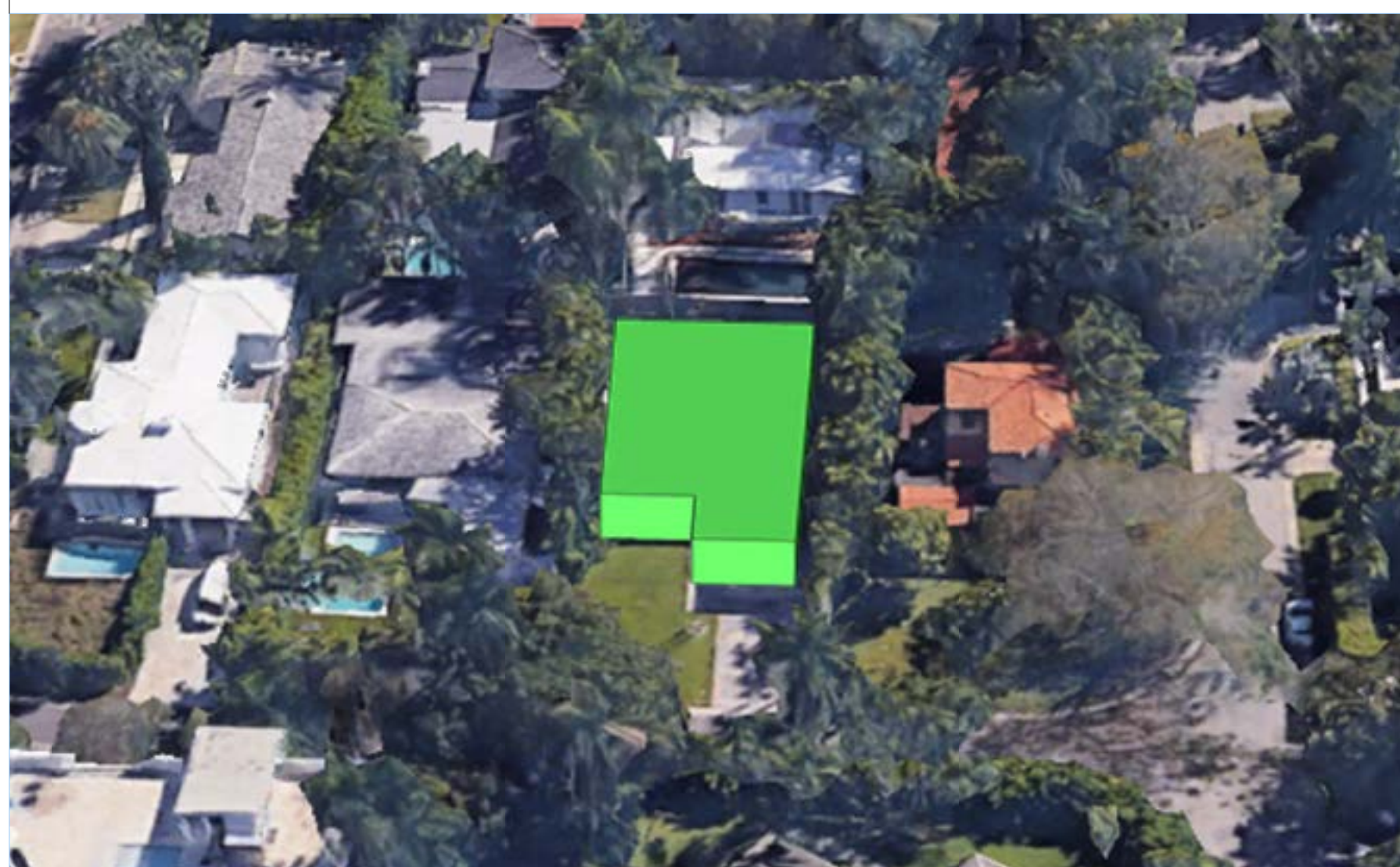
PROPOSED RESIDENCE

315 W SAN MARINO DR, MIAMI BEACH
LOT SIZE: 7,200 SF
FOOTPRINT: 2,058.2 SF
UNIT SIZE: 28.6%



RESIDENCE 1 (GREEN)

114 4 SAN MARINO DR, MIAMI BEACH
LOT SIZE: 7,200 SF
FOOTPRINT: 2,600 SF
UNIT SIZE: 36.14%



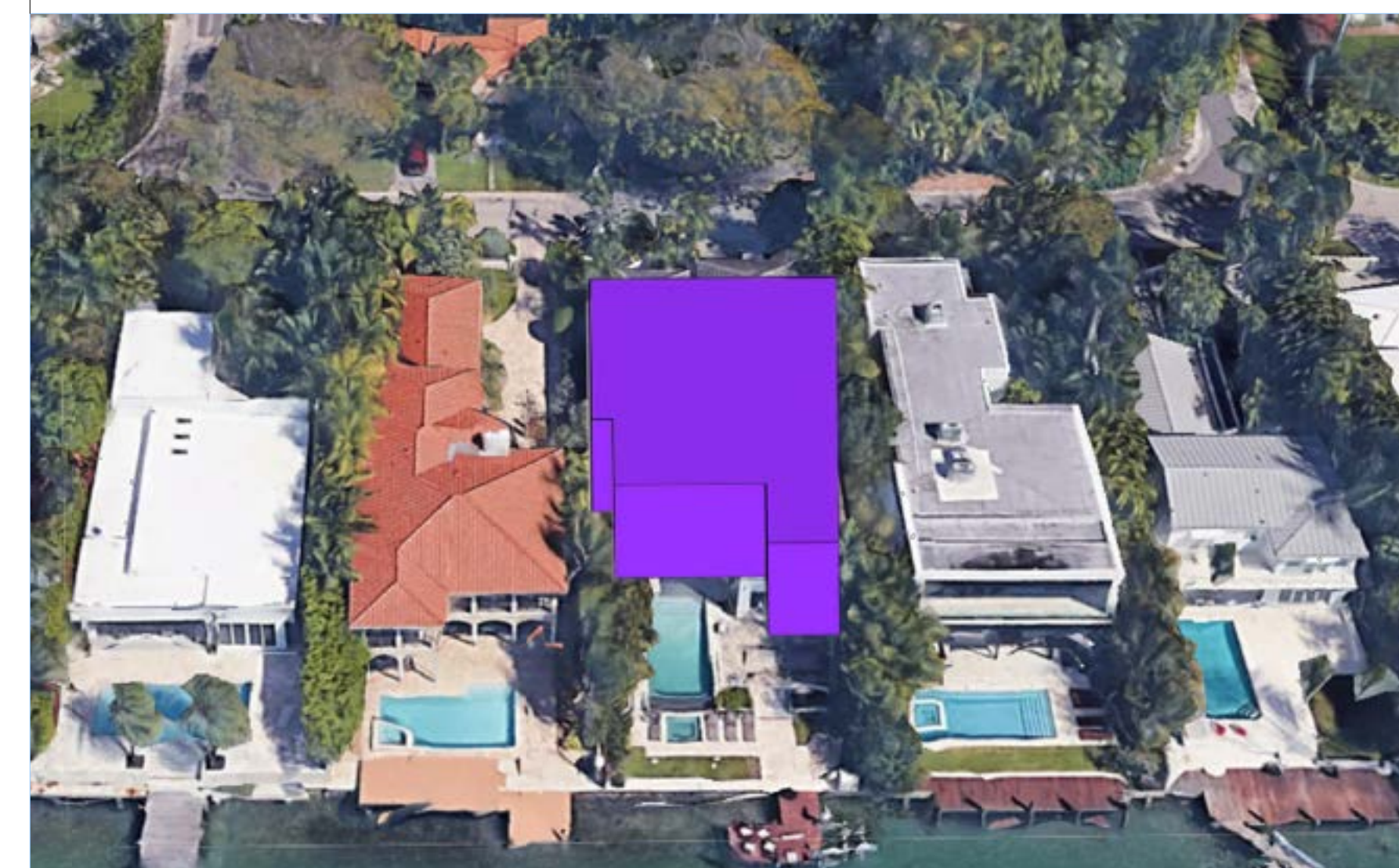
RESIDENCE 2 (ORANGE)

320 W SAN MARINO DR, MIAMI BEACH
LOT SIZE: 10,500 SF
FOOTPRINT: 5,105 SF
UNIT SIZE: 48.62%



RESIDENCE 3 (PURPLE)

314 W SAN MARINO DR, MIAMI BEACH
LOT SIZE: 10,500 SF
FOOTPRINT: 6,166 SF
UNIT SIZE: 58.72%

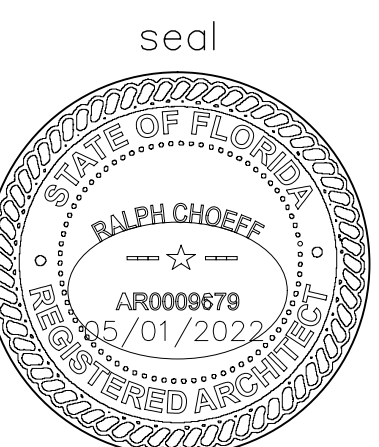


MASSING STUDIES

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:				



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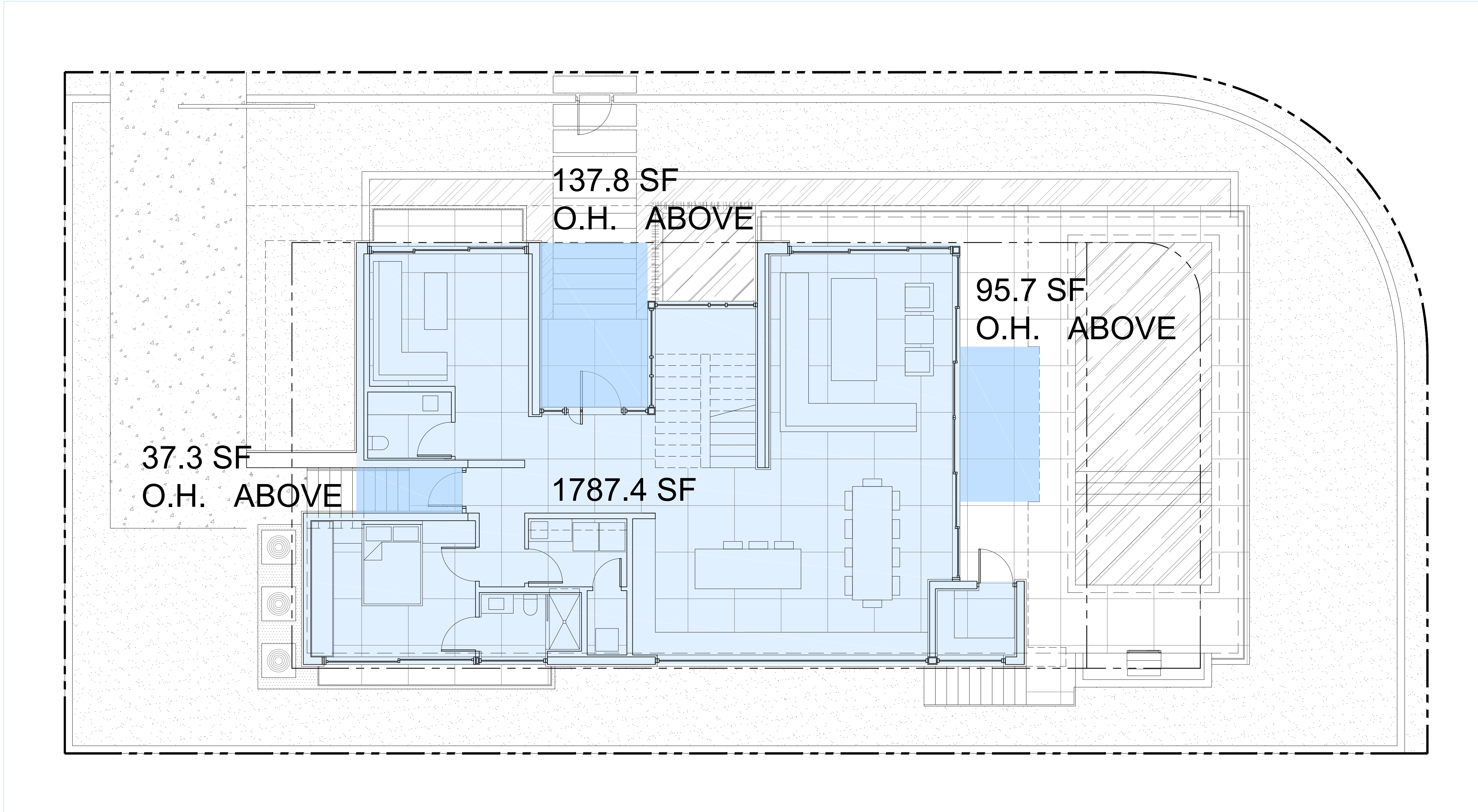
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LOT COVERED (FOOTPRINT) :

LOT SIZE:	7,200 SF.
FIRST FLOOR	1787.4 SF.
SECOND FLOOR OVERHANG	270.8 SF.
TOTAL UNIT / LOT COVERAGE	2058.2 SF. (28.6% SF.) (30% MAX)



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

VLASYUK RESIDENCE
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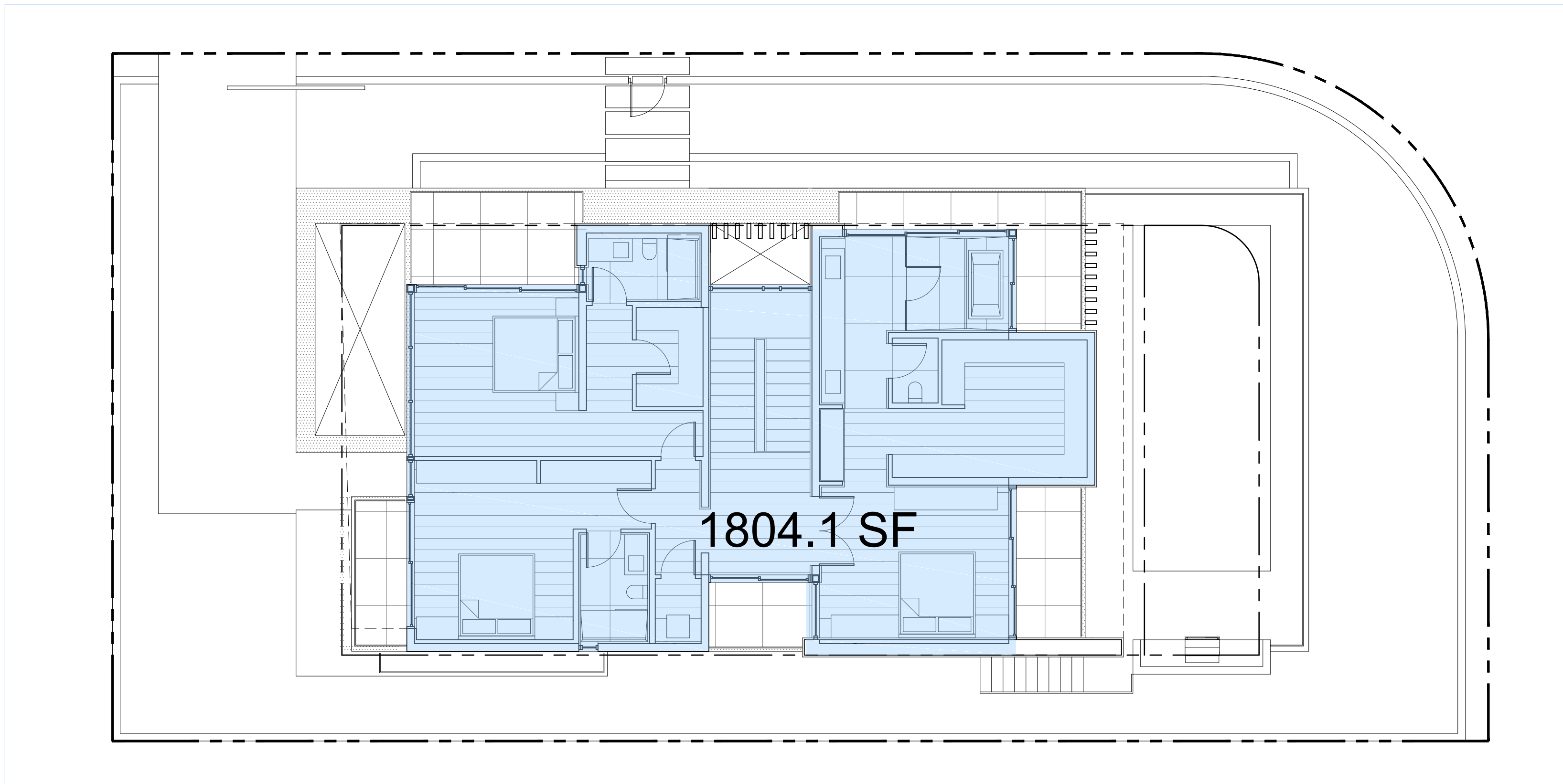


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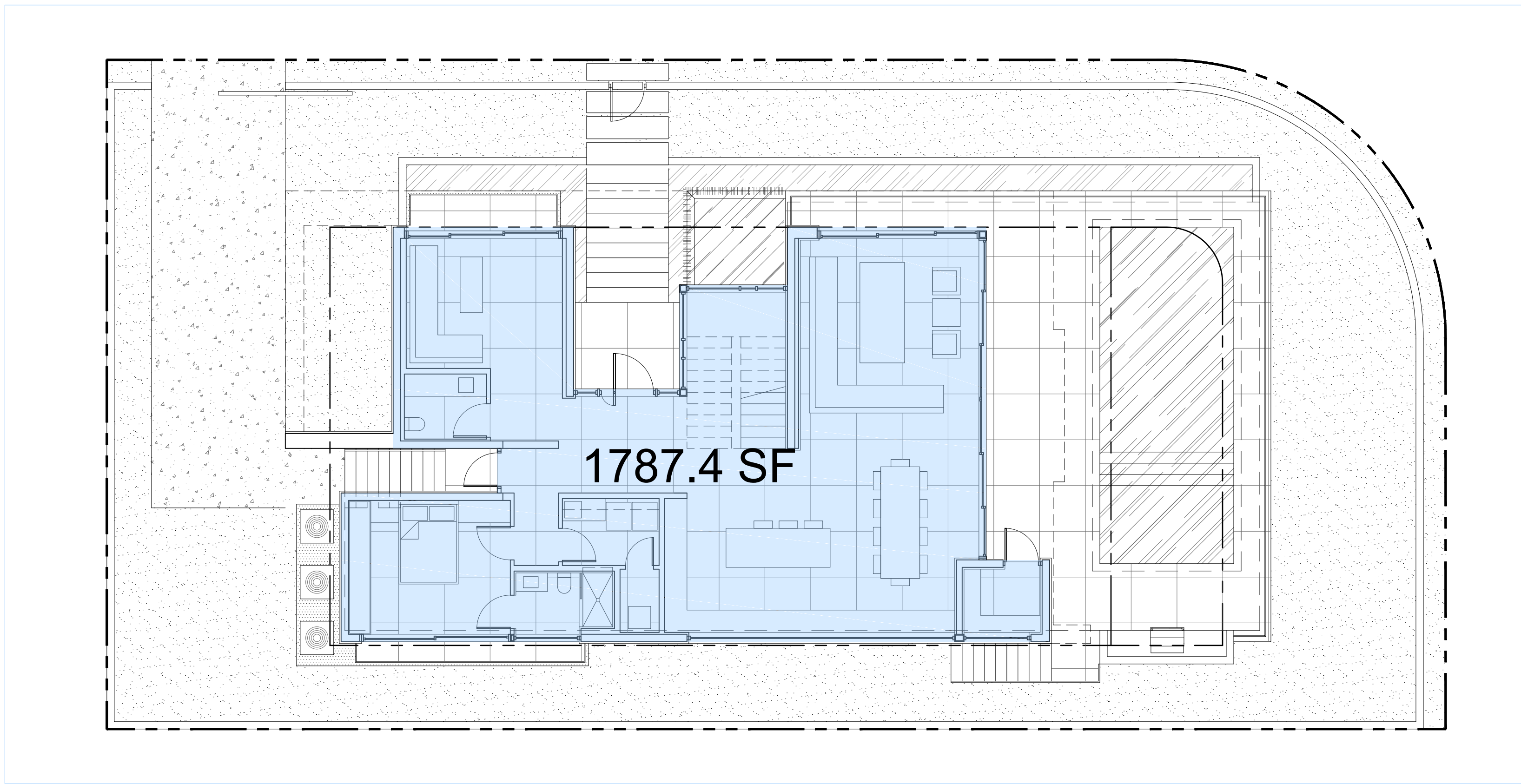
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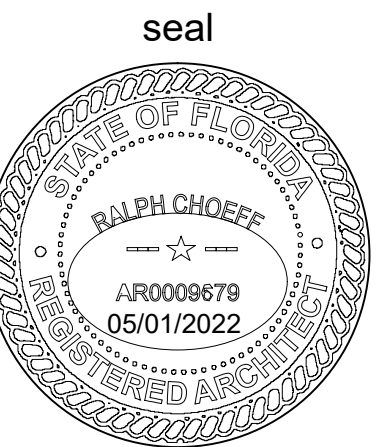
1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

UNIT SIZE :

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



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

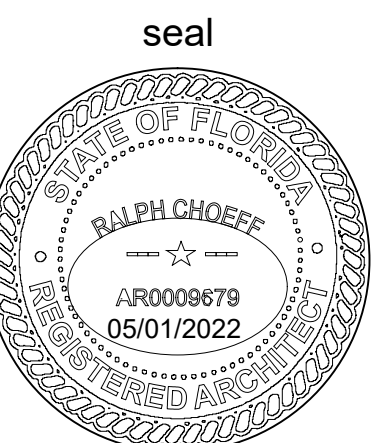


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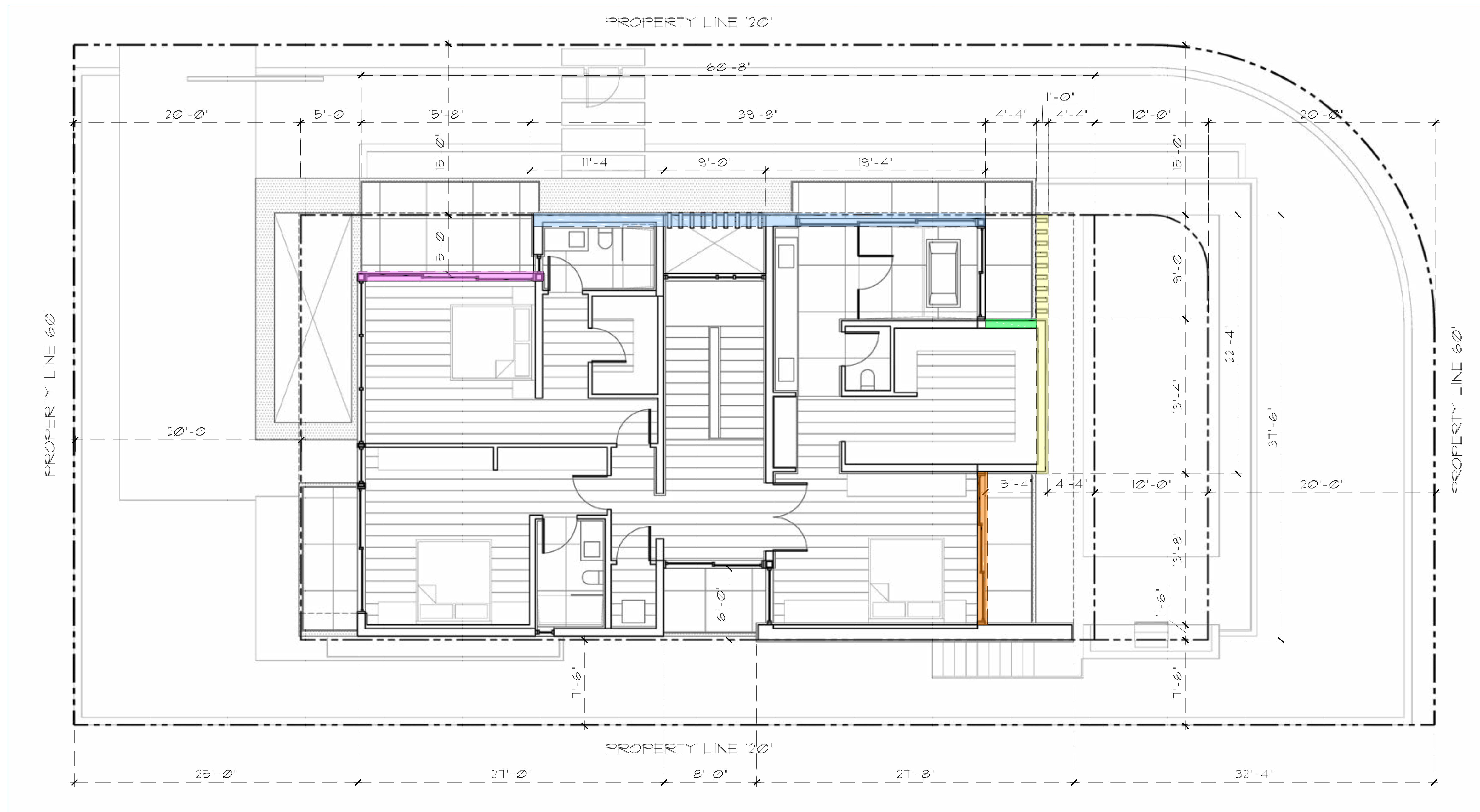
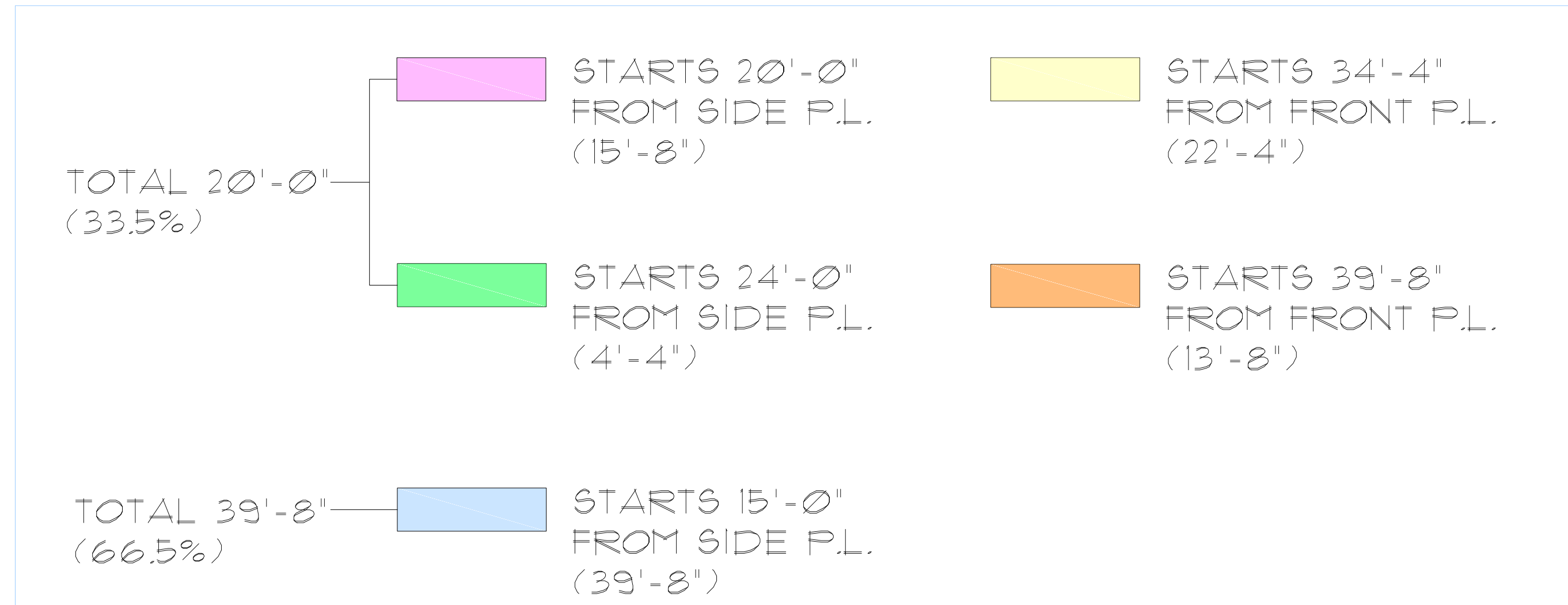


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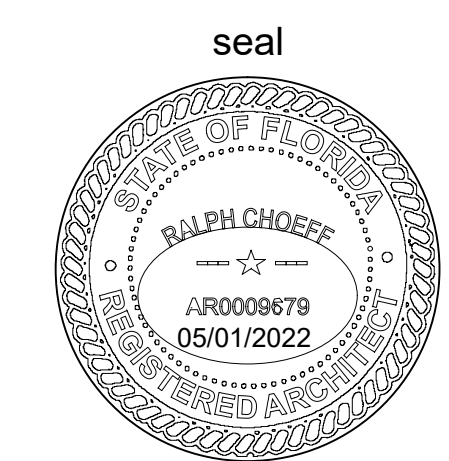
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1 SETBACKS
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



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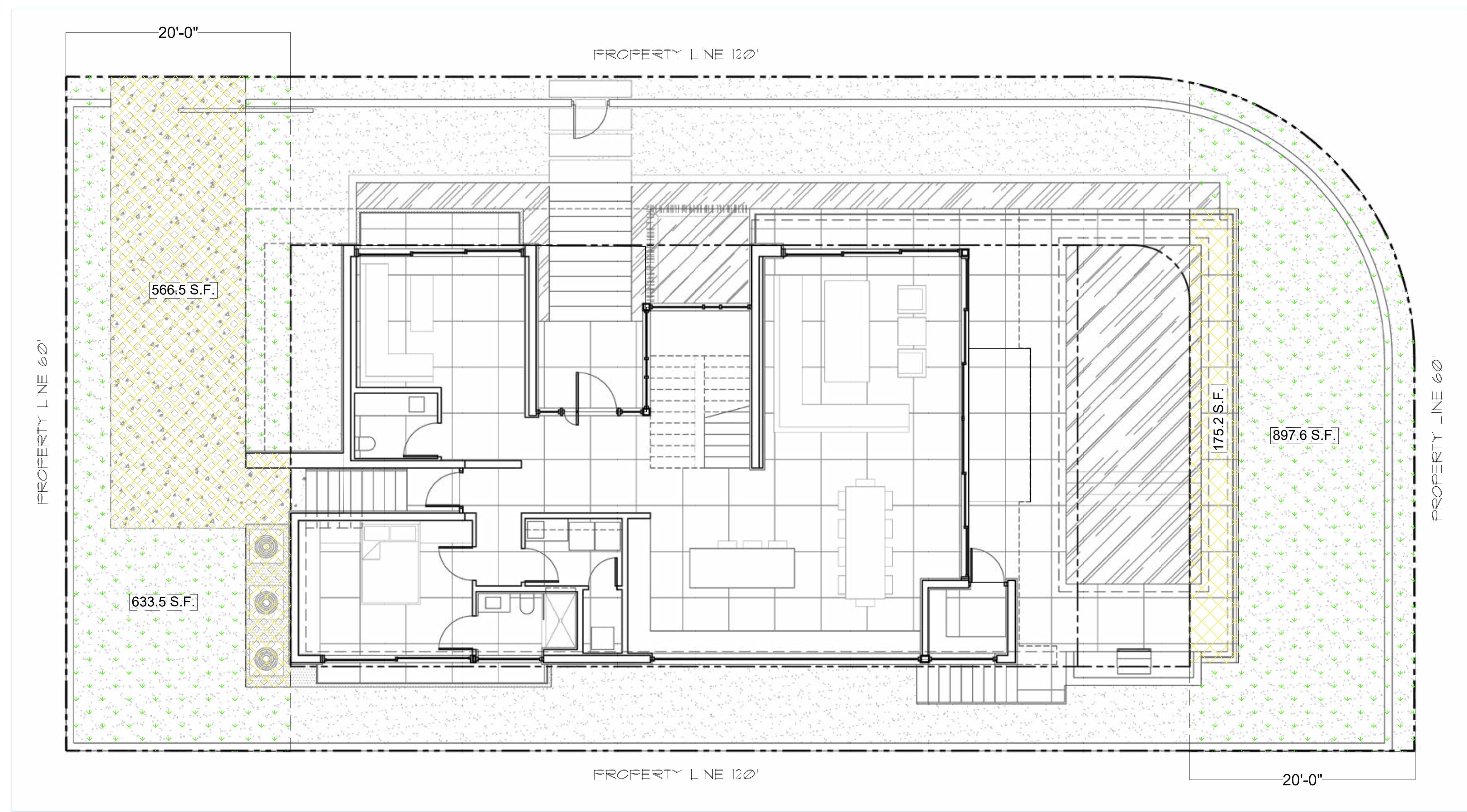
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REAR YARD CALCULATIONS :

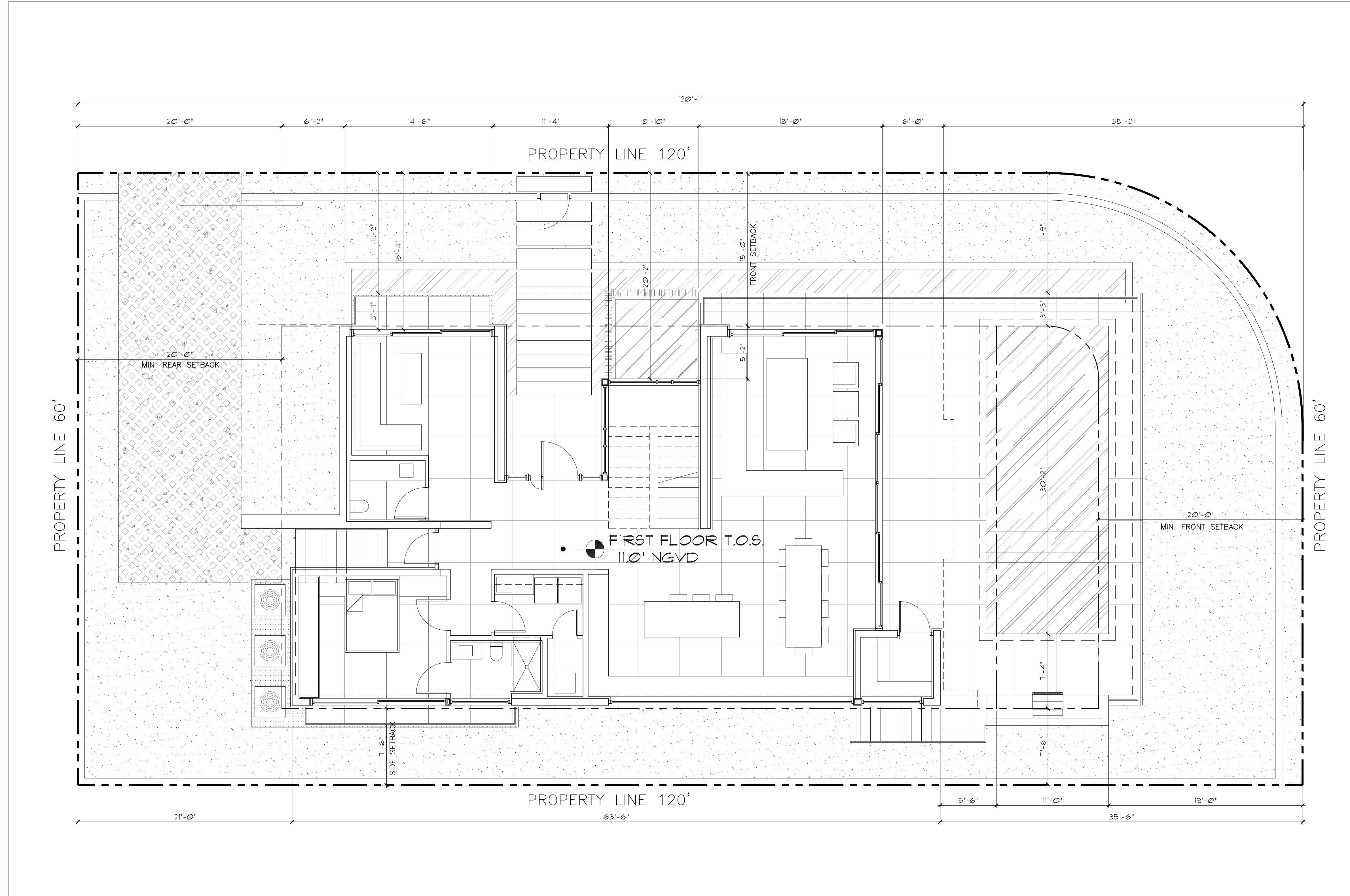
AREA: _____ 1200 S. F. 100%
IMPERVIOUS AREA: _____ 566.5 S. F. 47%
PERVIOUS AREA: _____ 633.5 S. F. 53%
(50% MIN.)

FRONT YARD CALCULATIONS :

AREA: _____ 1,012.8 S. F. 100 %
IMPERVIOUS AREA: _____ 175.2 S. F. 16 %
PERVIOUS AREA: _____ 897.6 S. F. 84 %
(70%MIN.)



1 YARD CALCULATIONS
SITE PLAN
Scale: 3/16" = 1'-0"



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

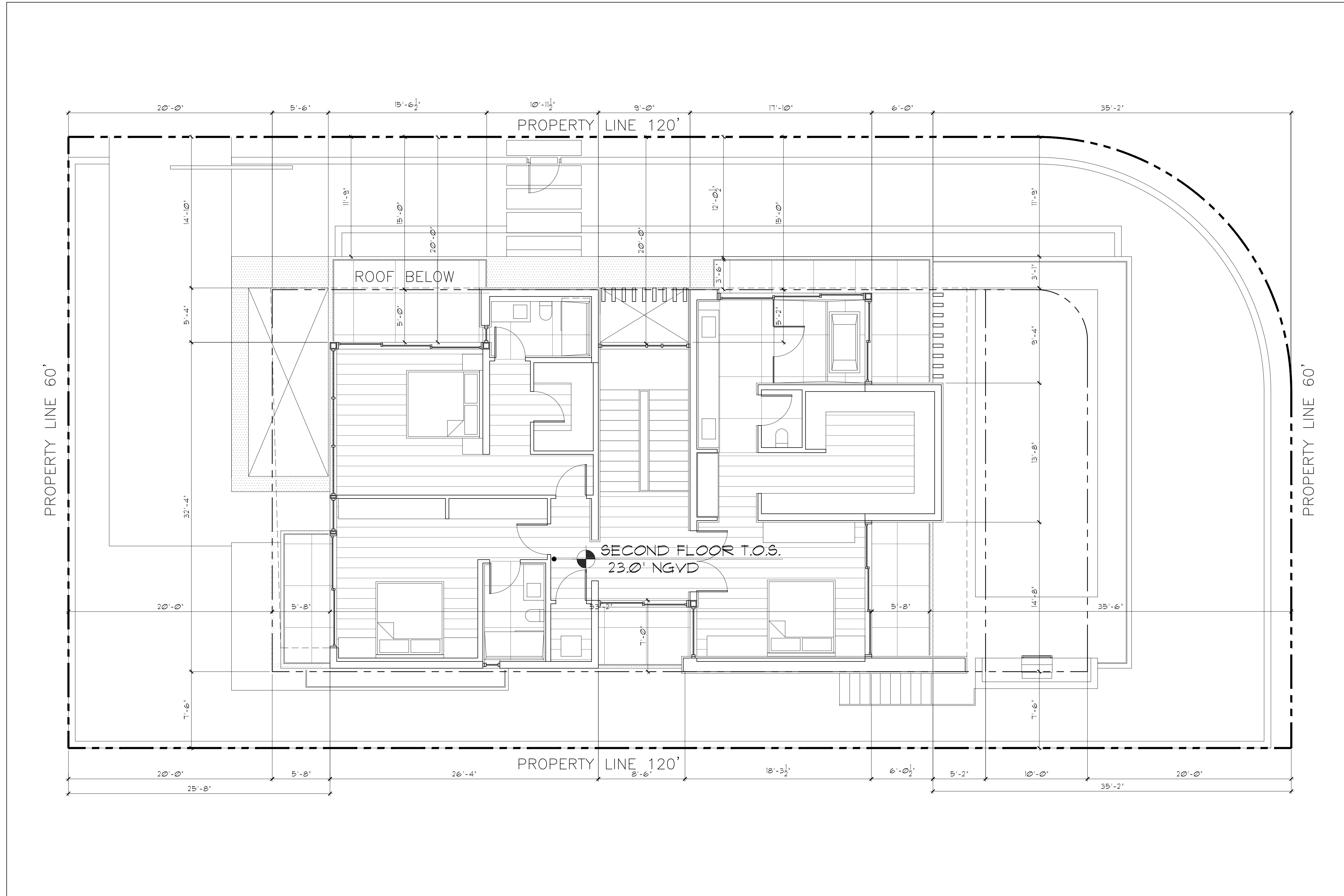



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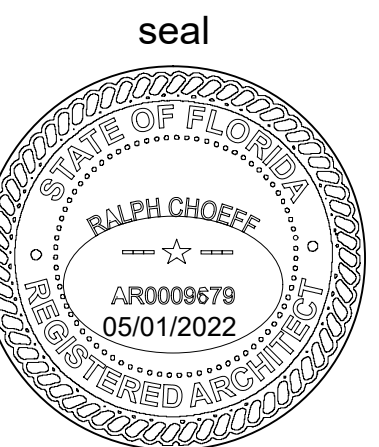
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2 SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"

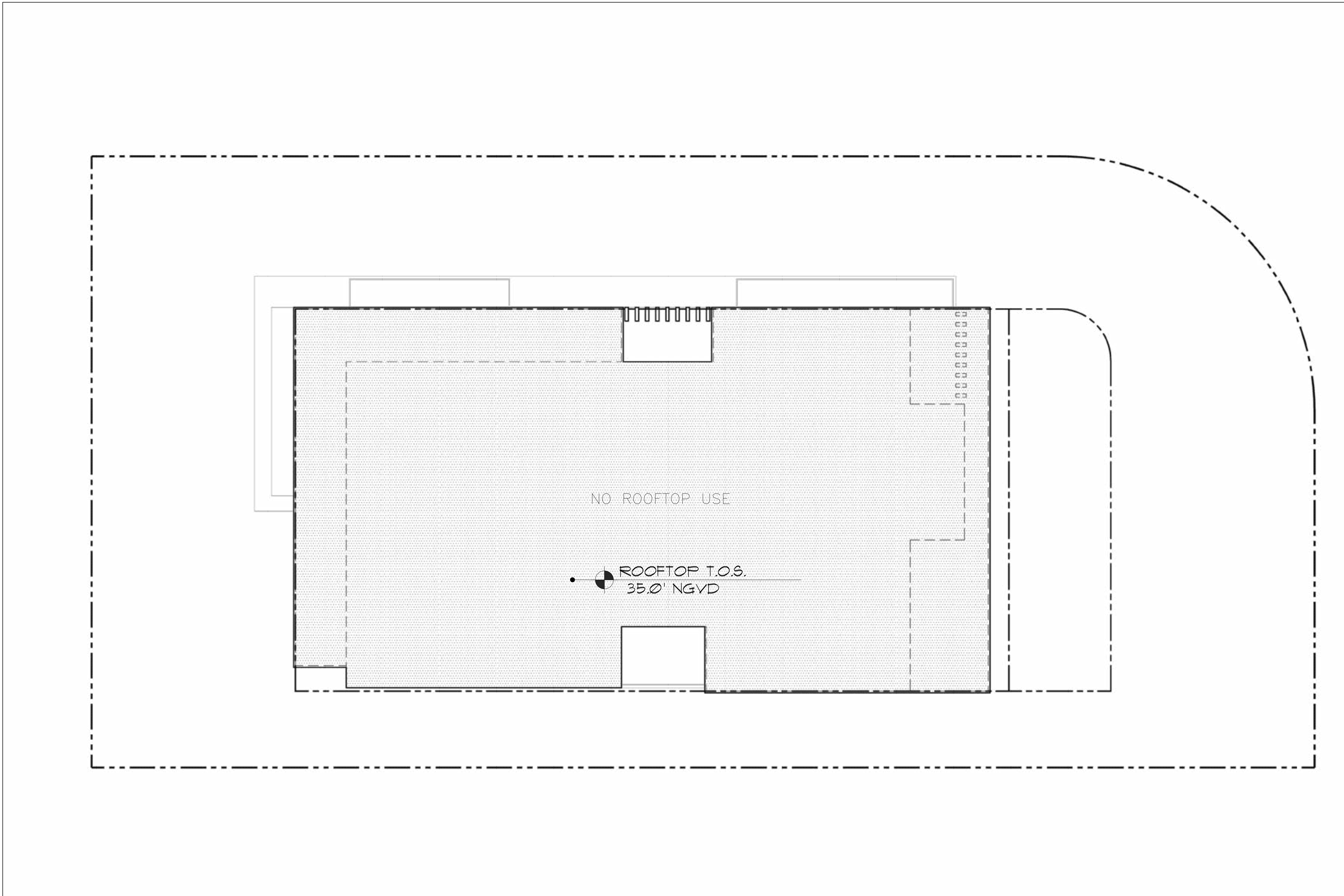


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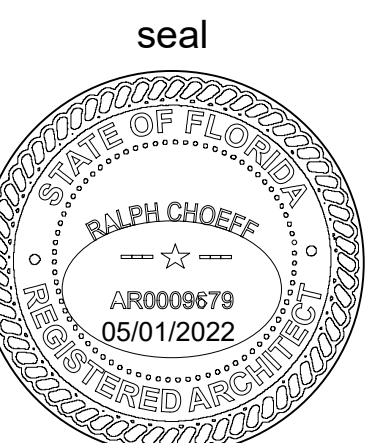
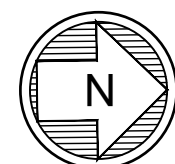
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3 ROOF PLAN
Scale: 3/16" = 1'-0"

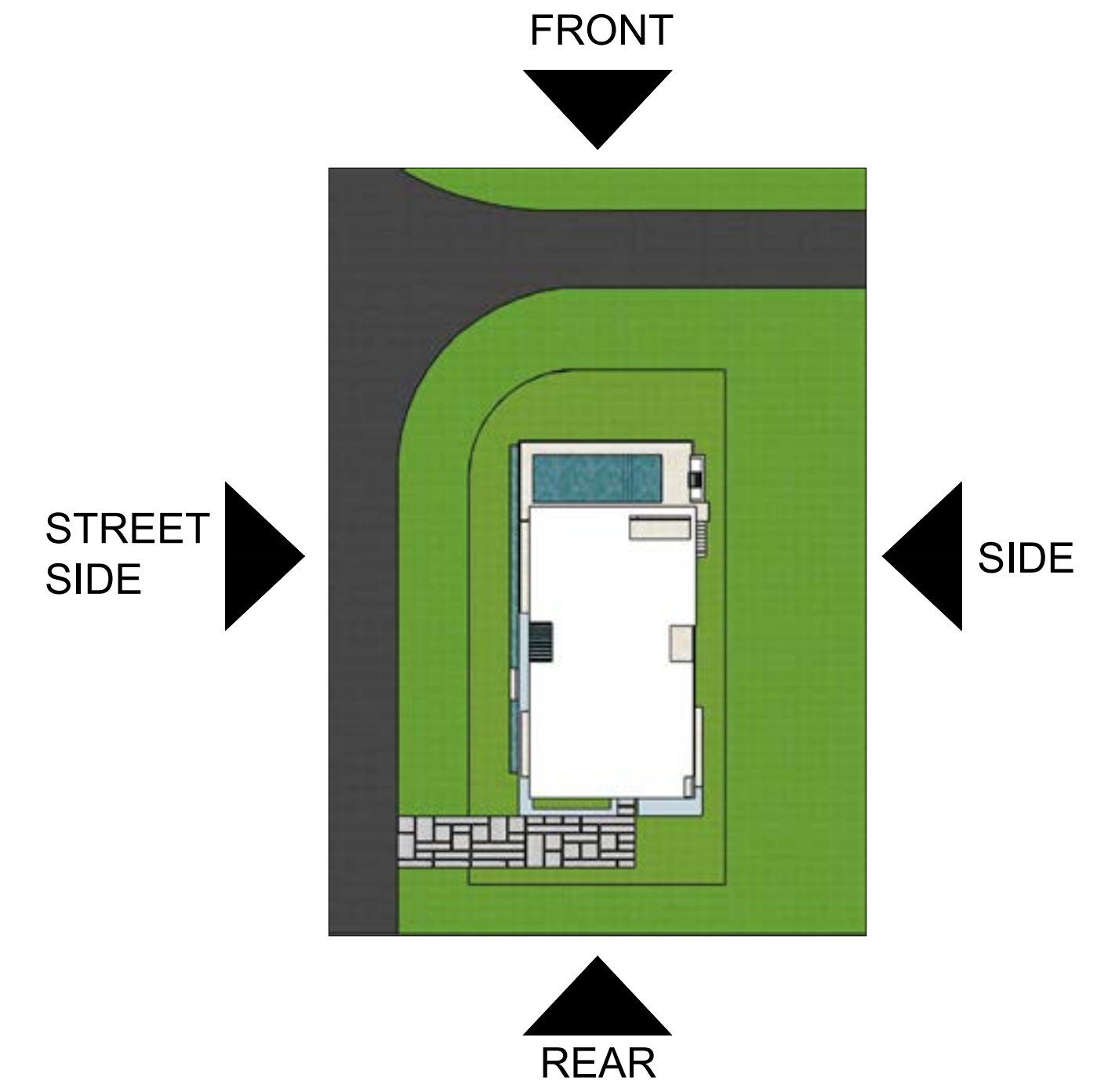


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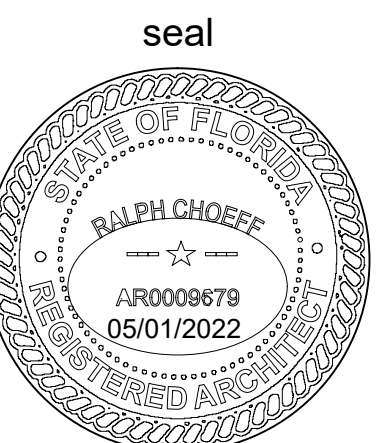
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1 FRONT (SOUTH) ELEVATION
Scale: 3/16" - 1'-0"



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



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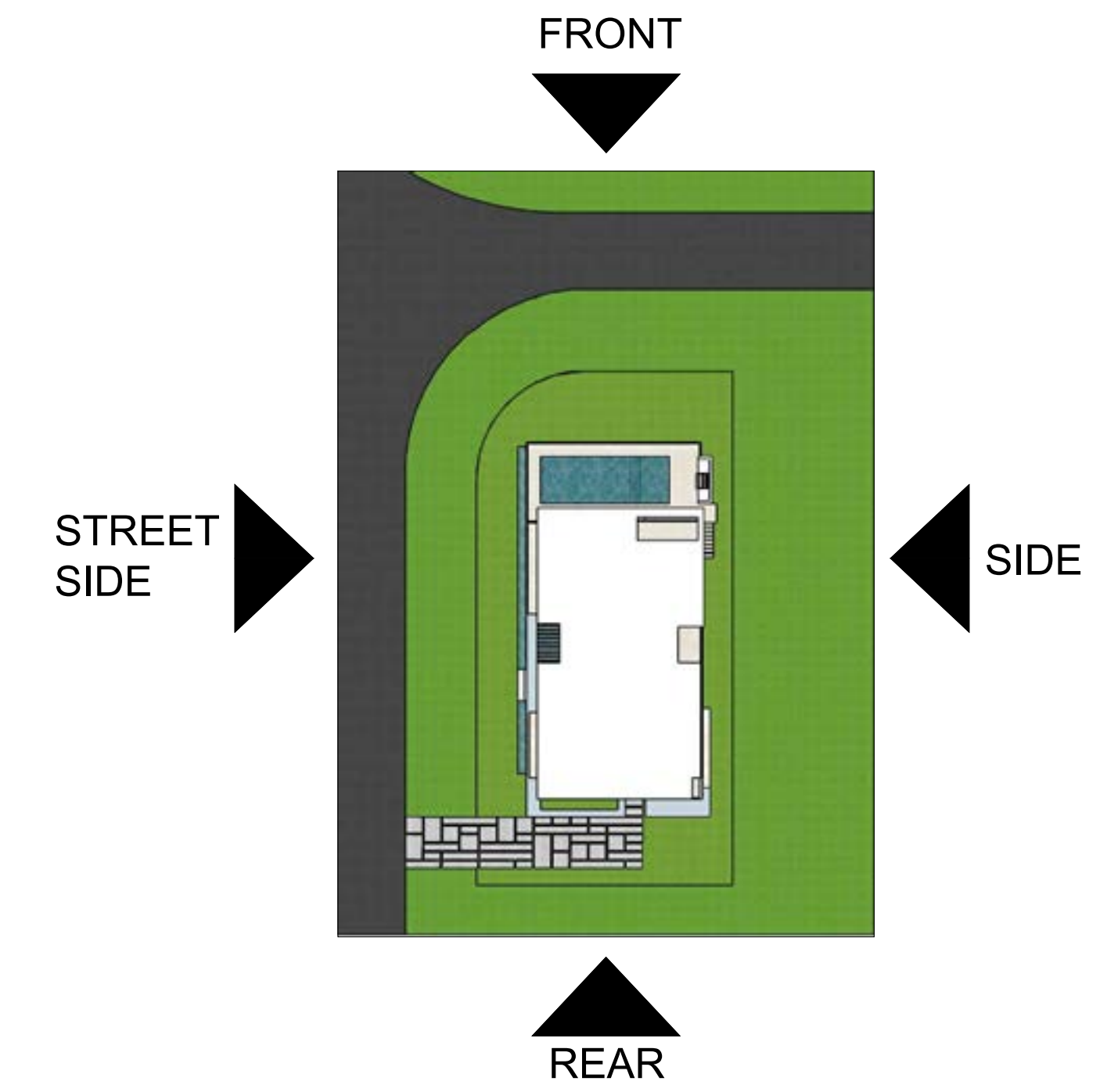
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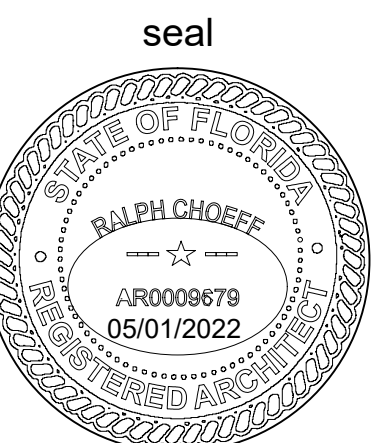
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3 REAR (NORTH) ELEVATION
Scale: 3/16" - 1'-0"



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



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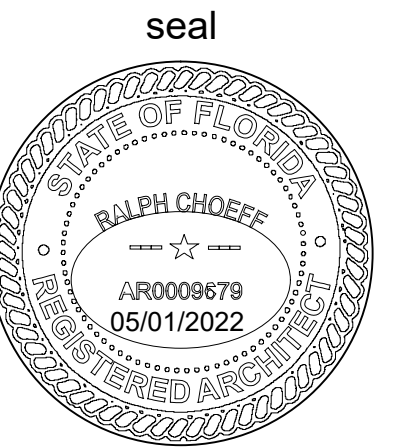
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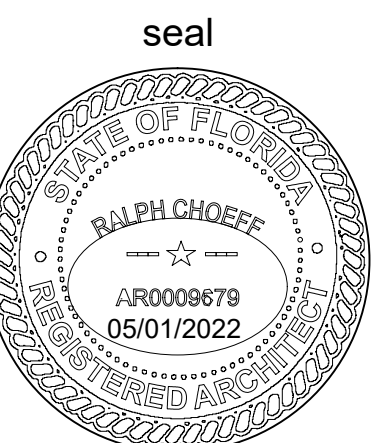
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STREET SIDE + REAR RENDER



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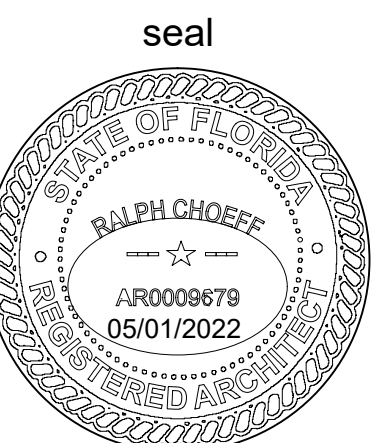
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SIDE STREET RENDER



LOUVER DETAIL RENDER



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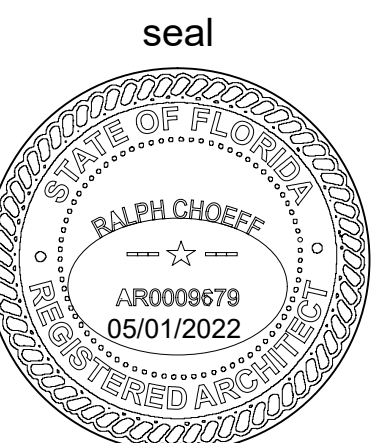
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FRONT (POOL FACADE) RENDER

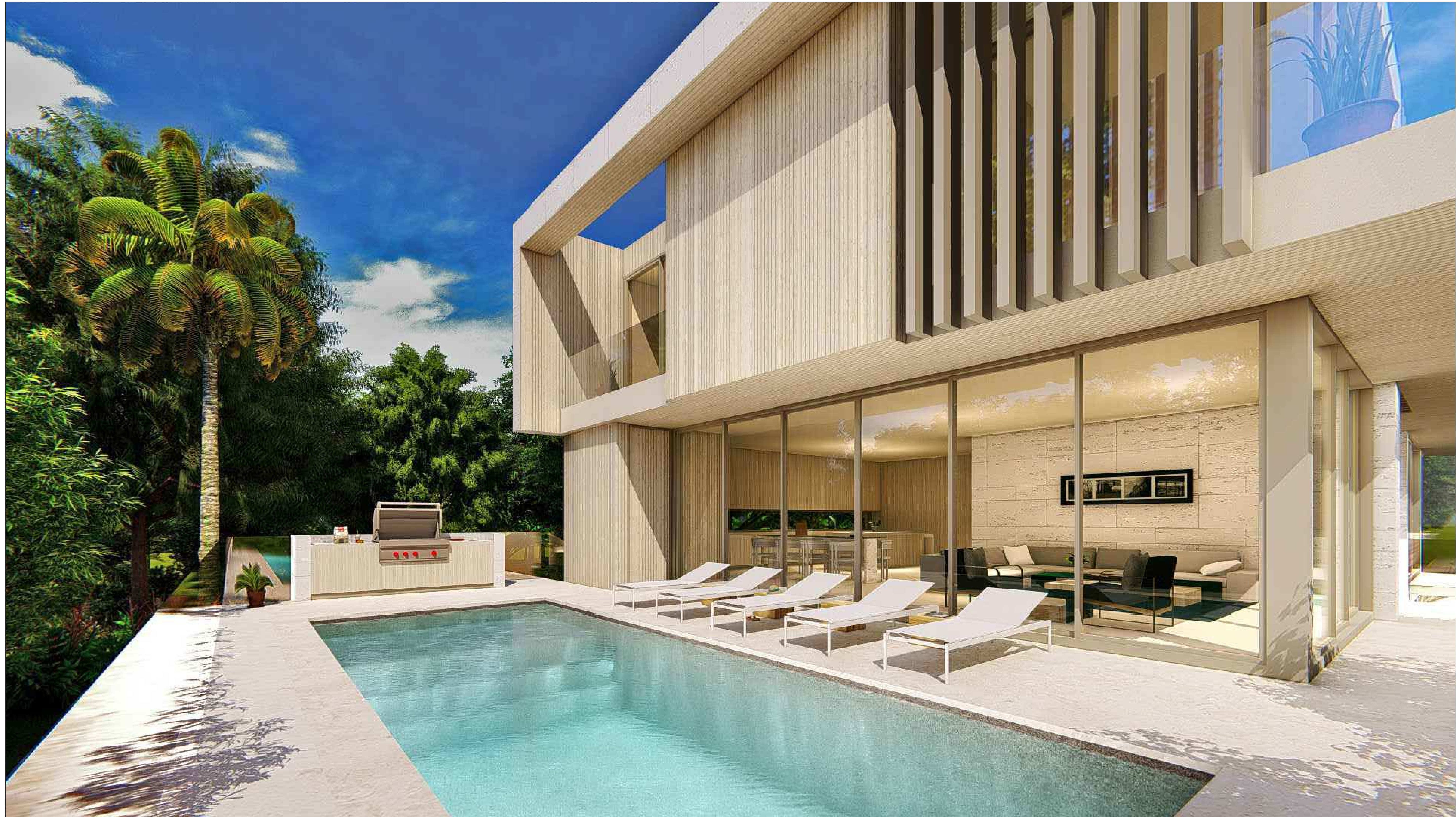


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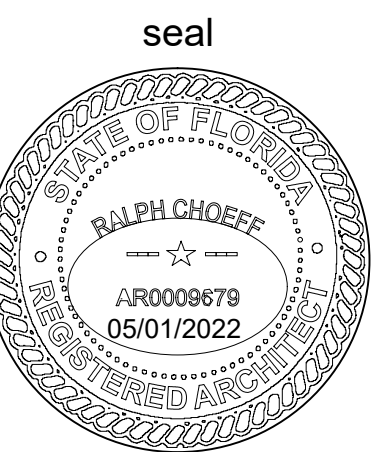
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FRONT (POOLSIDE) RENDER



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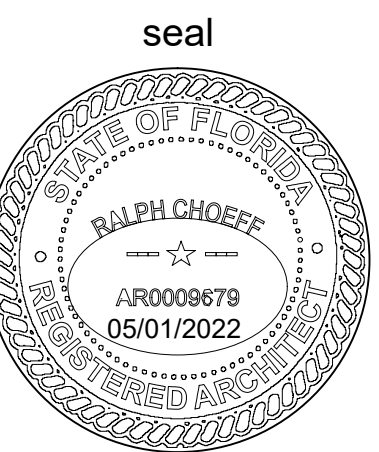
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SIDE RENDER

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