

Salanic Residence

1855 CLEVELAND RD.
MIAMI BEACH, FL 33141

MIAMI BEACH DRB23-0933 - FINAL SUBMITTAL - 07-10-23

RESIDENTIAL PERMIT REVISION
VARIANCES:
FRONT & SIDE SETBACK



A **Cleveland Rd. View**
SCALE: N.T.S.



VILLAGE ARCHITECTS

ARCHITECTS ◦ PLANNERS ◦ INTERIOR DESIGNERS

99 NW 38th Street
Miami, Florida 33127
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Architectural

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VILLAGE

ARCHITECTS
OF KEY BISCAIYNE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NORTHWEST 38 STREET
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CONSULTANTS

Salanic Residence
Remodeling

1855 Cleveland Rd.
Miami Beach, FL 33141

OWNER INFO
1855 Cleveland Rd LLC
1855 Cleveland Rd.
Miami Beach, FL 33141

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

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AA. 28002086

PROJECT YR. : 2023 CAD DWG FILE : SALANIC

DRAWN BY : R. R. CHECKED BY : R. J.

SHEET TITLE
Drawing Index

SHEET No.

A0.00



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	1855 Cleveland Rd.		
2	Folio number(s):	02-3203-001-0970		
3	Board and file numbers :	DRB23-0933		
4	Year built:	1954	Zoning District:	RS-3
5	Base Flood Elevation:	AE, 8.0'	Grade value in NGVD:	4.25'
6	Adjusted grade (Flood+Grade/2):	6.125'	Free board:	N/A
7	Lot Area:	11,250 SF		
8	Lot width:	75.00'	Lot Depth:	150.00'
9	Max Lot Coverage SF and %:	11,250 x .3= 3,375 SF	Proposed Lot Coverage SF and %:	3,374 SF= 29.9%
10	Existing Lot Coverage SF and %:	3,082 SF= 27.4%	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	780 SF = 52%	Rear Yard Open Space SF and %:	1,673 SF= 99.1%
12	Max Unit Size SF and %:	11,250x .5= 5,625 SF	Proposed Unit Size SF and %:	5,048 SF= 44.9%
13	Existing Understory Building Access Unit Size SF and %:	N/A	Proposed Understory Building Access Unit Size SF and %:	N/A
14	Existing First Floor Unit Size SF and %	2,843 SF= 25.3%	Proposed First Floor Unit Size SF and %:	2,985 SF= 26.5%
15	Existing Second Floor Unit Size SF and %	2,063 SF= 18.3%	Proposed Second Floor Unit Size SF and % :	2,063 SF= 18.3%
16				

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'-0"- (Sloped Roofs)	20'-7"	20'-7"- (Slooped Roofs)	
18	Setbacks:				
19	Front First level:	20'-0"	29.4'	20'-10"	
20	Front Second level:	40'-0"	35'-8"	35'-8"	4'-4" Variance
21	Side (East):	(75.00 x 0.10)= 7.5' 10'-0" (Min.)	4'-9"	4'-9"	
22	Side (West):	(75.00 x 0.10)= 7.5' 10'-0" (Min.)	5'-0"	5'-0"	5'-0" Variance (Rear Trellis)
23	Rear:	(150.00x0.15)= 22'-6"	49'-9"	49'-9"	
	Accessory Structure Side 1:	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 :	20'-0"	9'-9"	9'-9"	Existing Nonconforming
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	

App/PlanRev1-16v.1

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SHEET TITLE
Zoning Data

SHEET No.

A0.01



LOCATION MAP

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SHEET TITLE
Location Map

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A0.02



Location Map



01 South Elevation (Street View)



02 South Elevation (Street View)



03 North Elevation (Rear View)



04 North Elevation (Rear View)

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SHEET TITLE
Existing Conditions

SHEET No.

A0.03



01 Kitchen

02 Kitchen (Bay View)



04 Stairs

04 Master Bathroom

05 Master Bathroom

06 Master Closet

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SHEET TITLE
Existing Conditions

SHEET No.

A0.04



Location Map



01 Neighboring Properties (Street View)



02 Neighboring Properties (Street View)



03 Neighboring Properties (Street View)



04 Neighboring Properties (Street View)

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SHEET TITLE
Existing Conditions-
Neighboring Sites

SHEET No.

A0.05



 Location Map



01 South Elevation (Street View)



02 Neighboring Properties (Street View)



03 Neighboring Properties (Street View)



04 Neighboring Properties (Street View)

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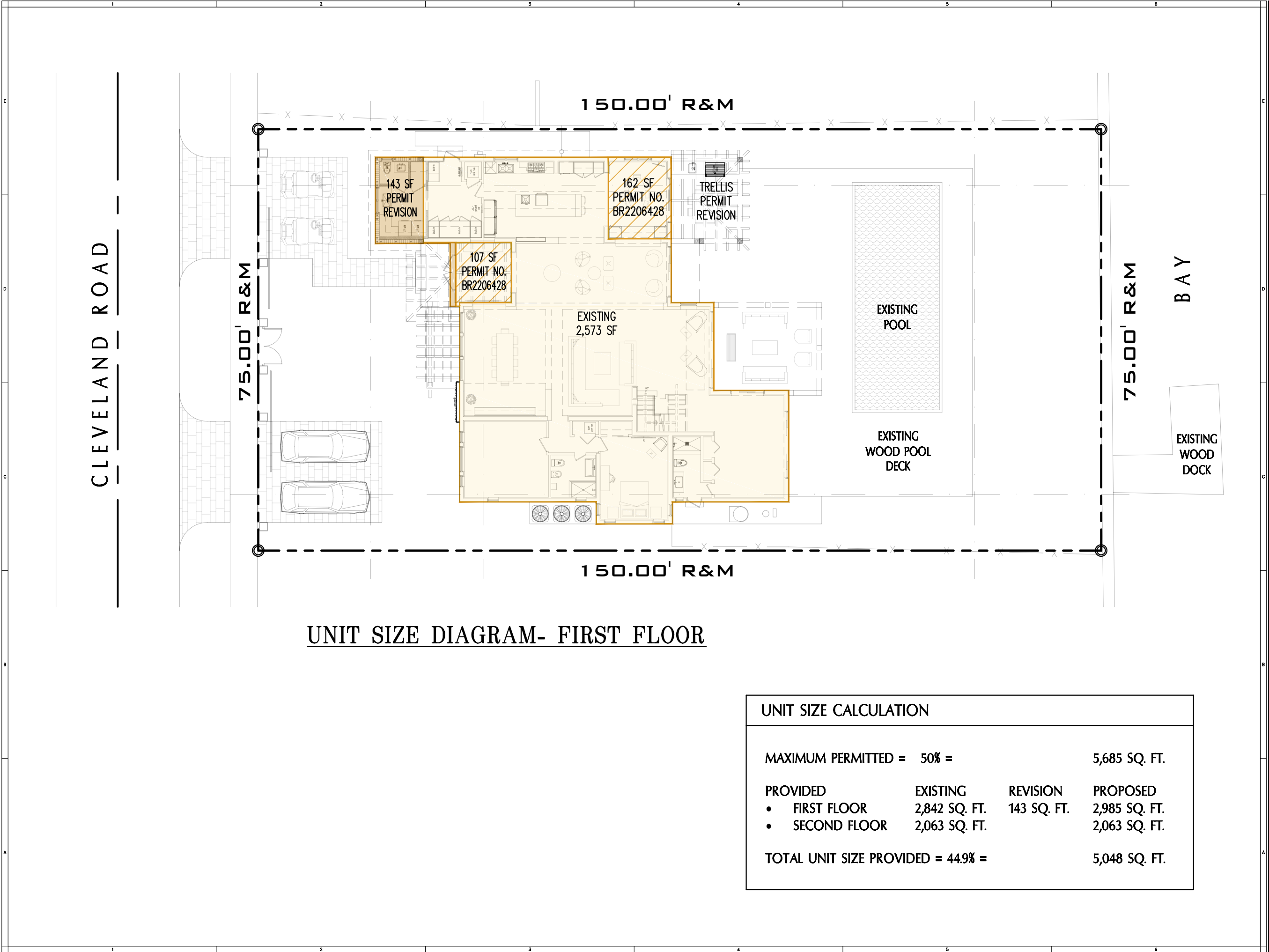
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SHEET TITLE
Existing Conditions-
Neighboring Sites

SHEET No.

A0.06



UNIT SIZE DIAGRAM- FIRST FLOOR

UNIT SIZE CALCULATION				
MAXIMUM PERMITTED = 50% =				5,685 SQ. FT.
PROVIDED	EXISTING	REVISION	PROPOSED	
• FIRST FLOOR	2,842 SQ. FT.	143 SQ. FT.	2,985 SQ. FT.	
• SECOND FLOOR	2,063 SQ. FT.		2,063 SQ. FT.	
TOTAL UNIT SIZE PROVIDED = 44.9% =				5,048 SQ. FT.

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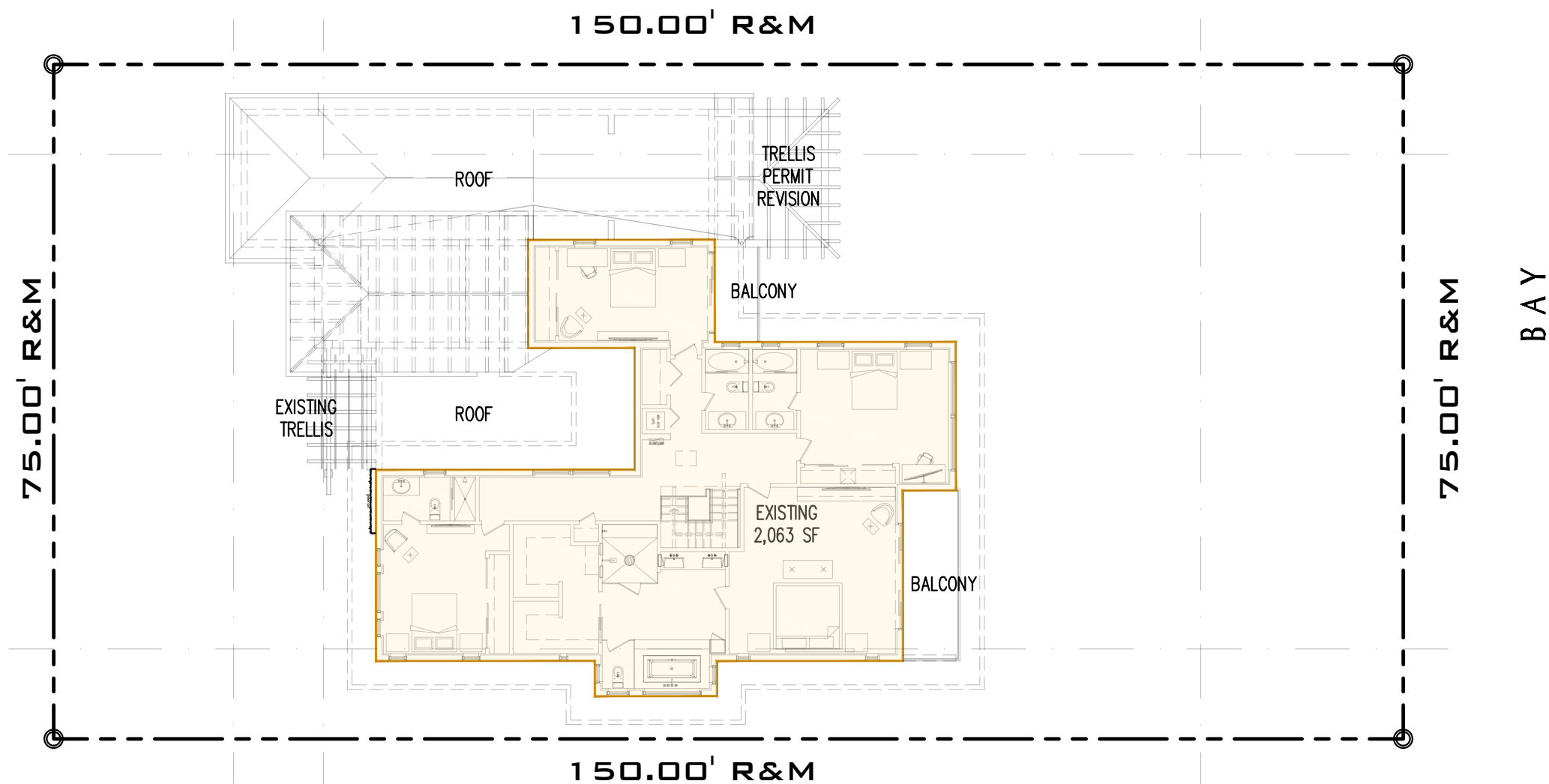
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SHEET TITLE

Unit Size Diagram-
First Floor

SHEET No.

A0.07



UNIT SIZE DIAGRAM- SECOND FLOOR

UNIT SIZE CALCULATION

MAXIMUM PERMITTED =		50% =	5,685 SQ. FT.
PROVIDED	EXISTING	REVISION	PROPOSED
• FIRST FLOOR	2,842 SQ. FT.	143 SQ. FT.	2,985 SQ. FT.
• SECOND FLOOR	2,063 SQ. FT.		2,063 SQ. FT.
TOTAL UNIT SIZE PROVIDED =		44.9% =	5,048 SQ. FT.

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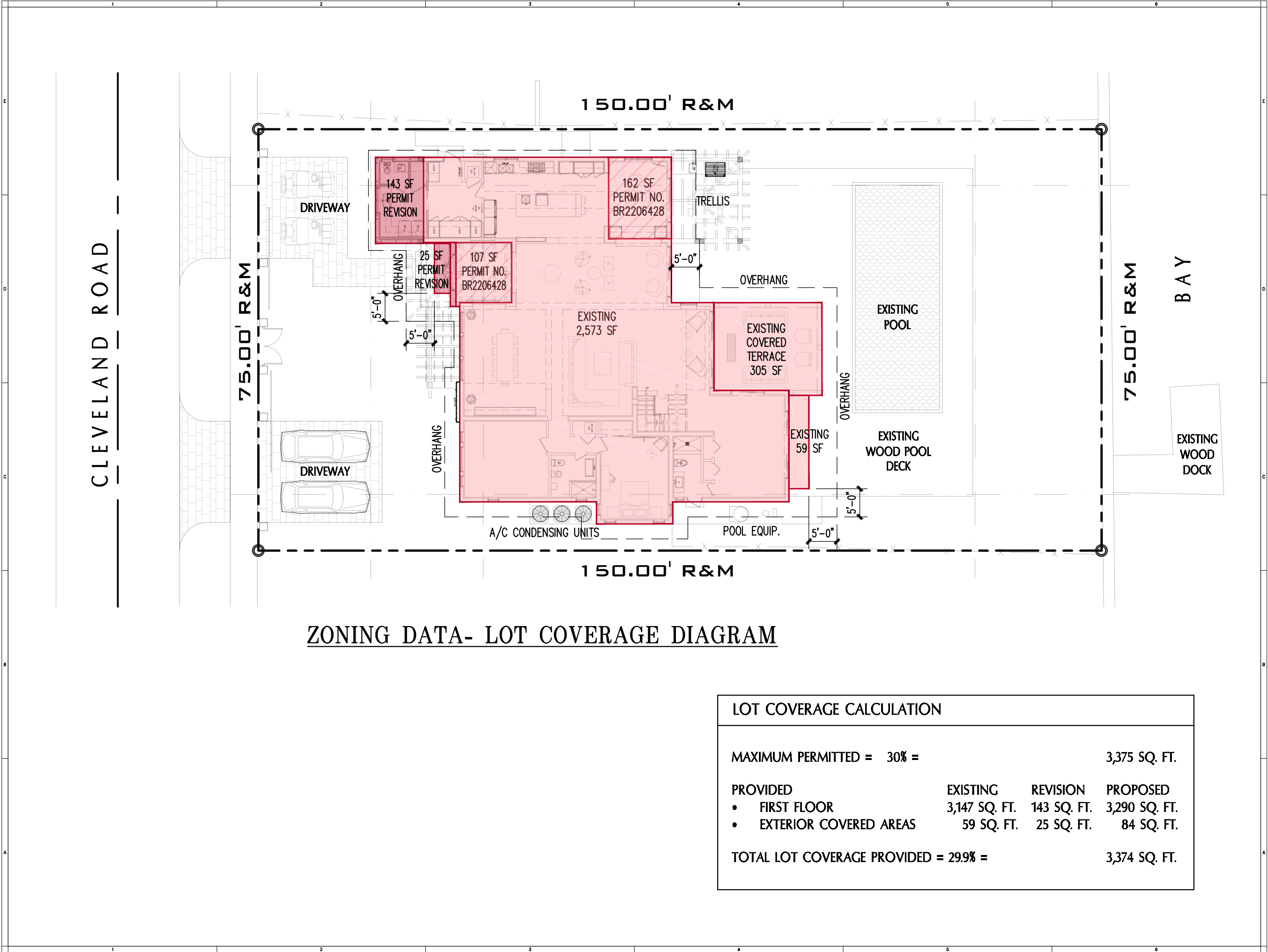
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SHEET TITLE
Unit Size Diagram-
Second Floor

SHEET No.

A0.08



ZONING DATA- LOT COVERAGE DIAGRAM

LOT COVERAGE CALCULATION				
MAXIMUM PERMITTED = 30% =			3,375 SQ. FT.	
PROVIDED	EXISTING	REVISION	PROPOSED	
• FIRST FLOOR	3,147 SQ. FT.	143 SQ. FT.	3,290 SQ. FT.	
• EXTERIOR COVERED AREAS	59 SQ. FT.	25 SQ. FT.	84 SQ. FT.	
TOTAL LOT COVERAGE PROVIDED = 29.9% =			3,374 SQ. FT.	

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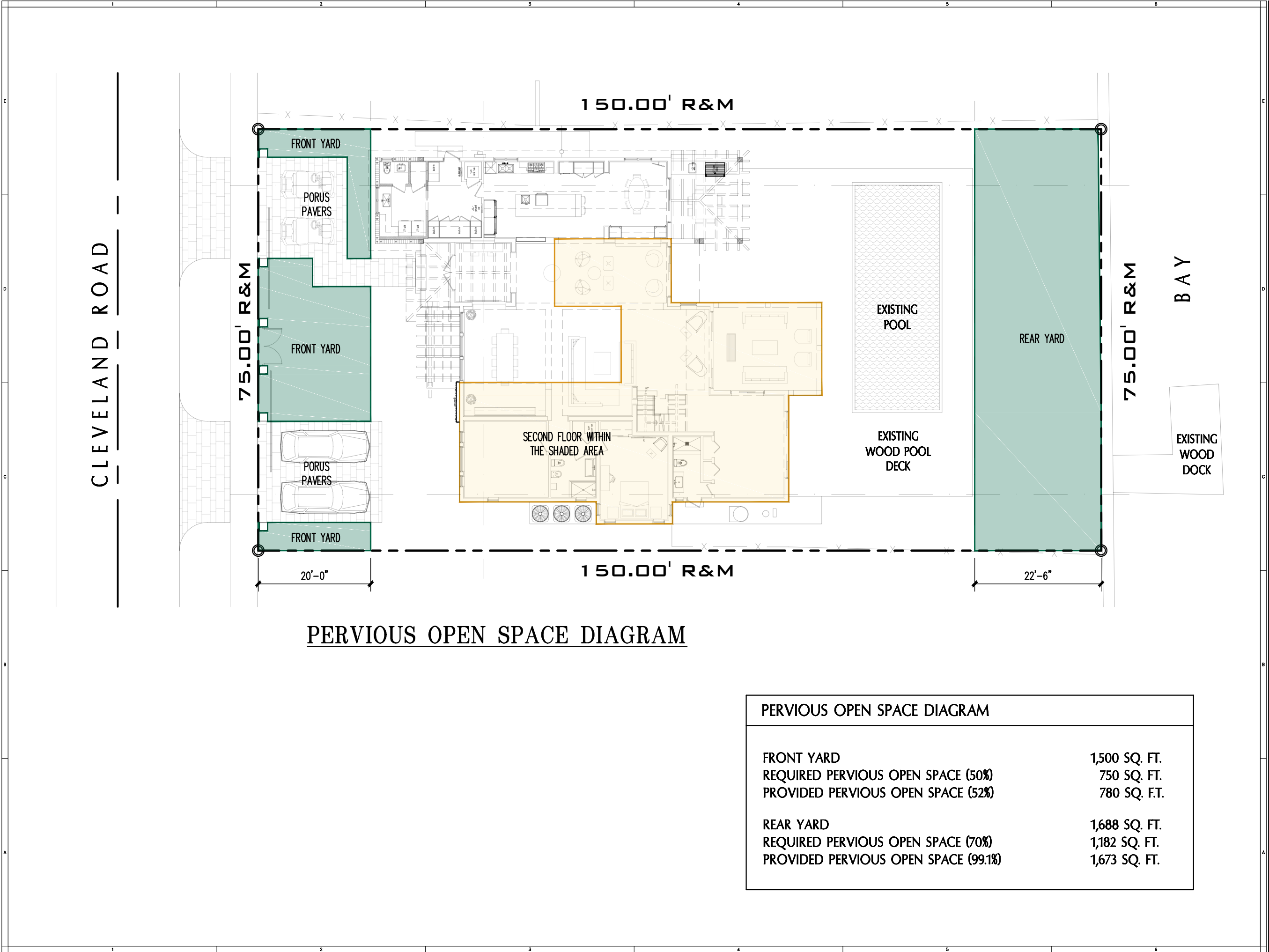
SHEET TITLE

Zoning Data- Lot

Coverage Diagram

SHEET No.

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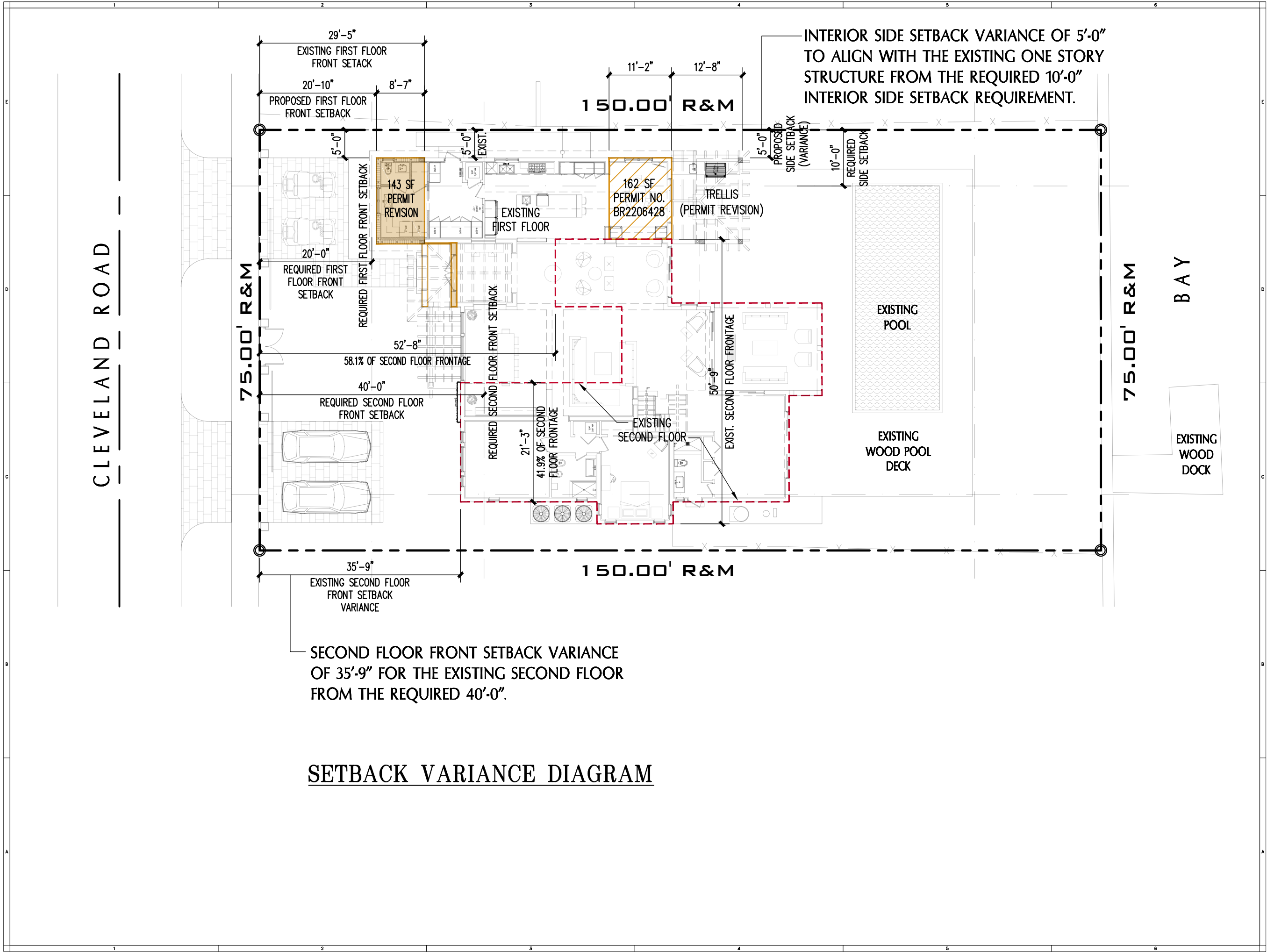
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SHEET TITLE
Open Space Diagram

SHEET No.

A0.10



SECOND FLOOR FRONT SETBACK VARIANCE
OF 35'-9" FOR THE EXISTING SECOND FLOOR
FROM THE REQUIRED 40'-0".

SETBACK VARIANCE DIAGRAM

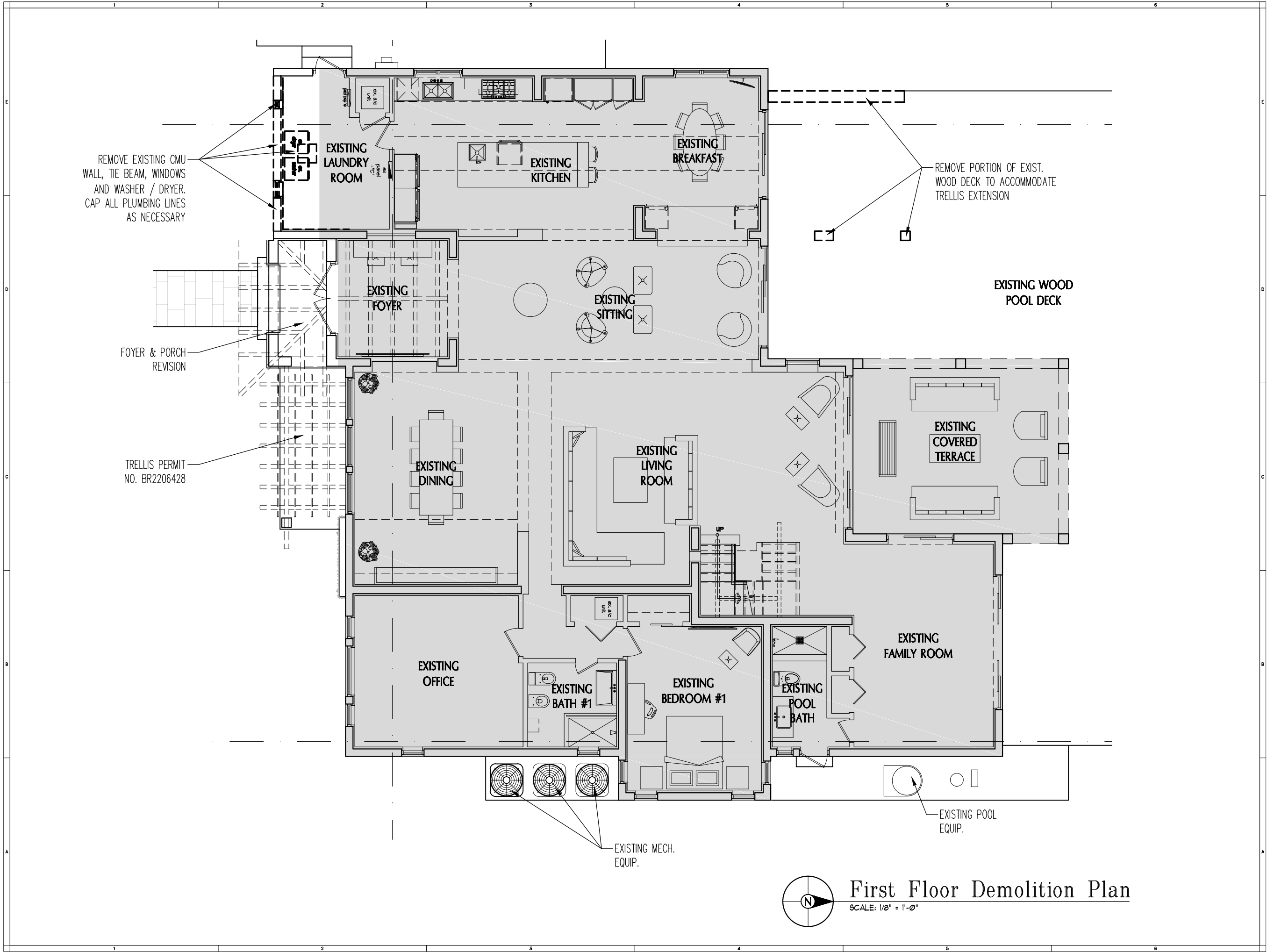
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Setback Variance Diagram
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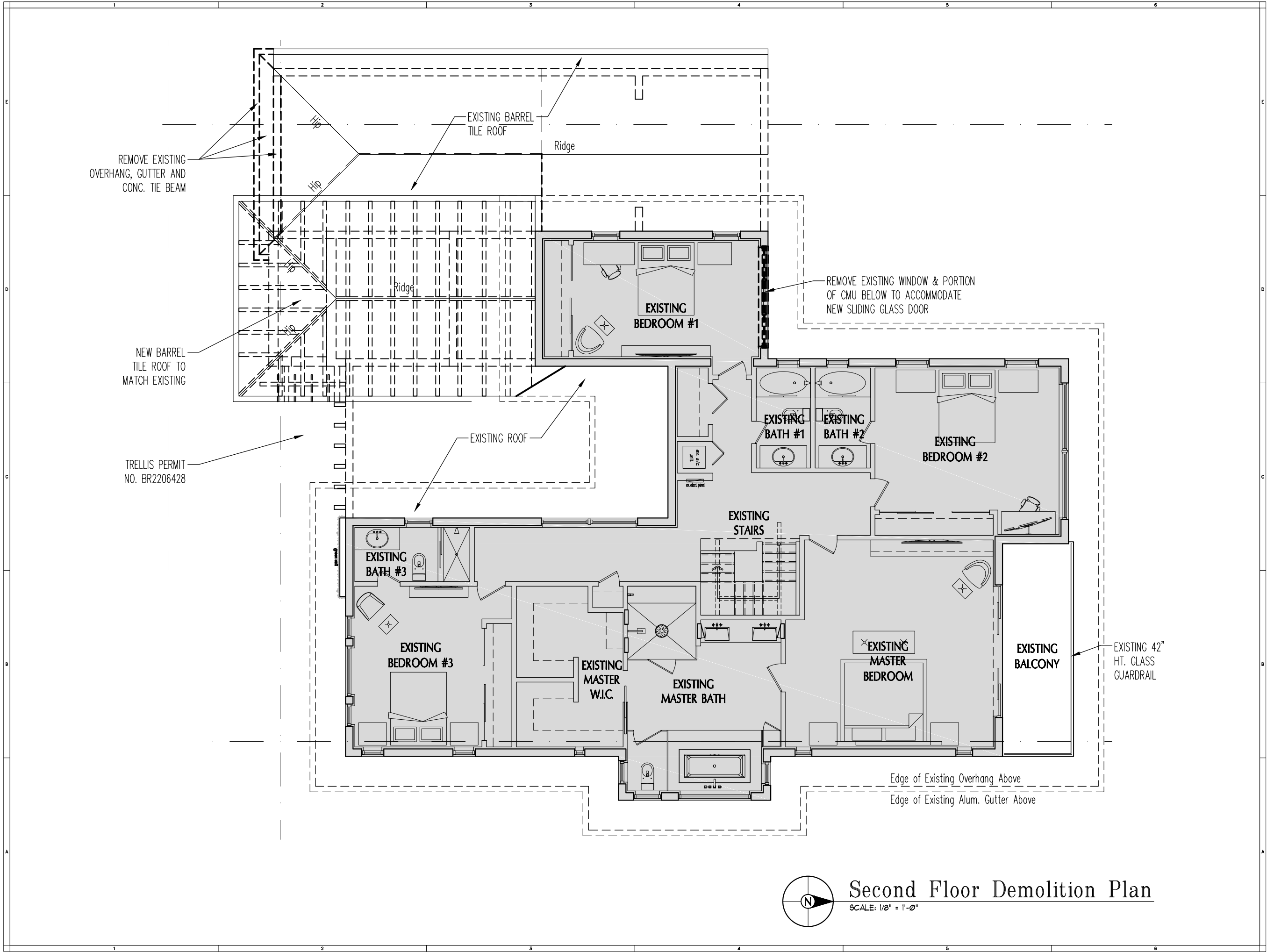
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ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

AA. 28002086

PROJECT YR. : 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.
SHEET TITLE
First Floor Demolition Plan

SHEET No.
A1.01



VILLAGE

ARCHITECTS
OF KEY BISCAINE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NORTHWEST 38 STREET
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E-Mail: info@villagearchitects.com

CONSULTANTS

Salanic Residence Remodeling

1855 Cleveland Rd.
Miami Beach, FL 33141

OWNER INFO
1855 Cleveland Rd LLC
1855 Cleveland Rd.
Miami Beach, FL 33141

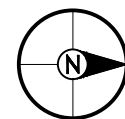
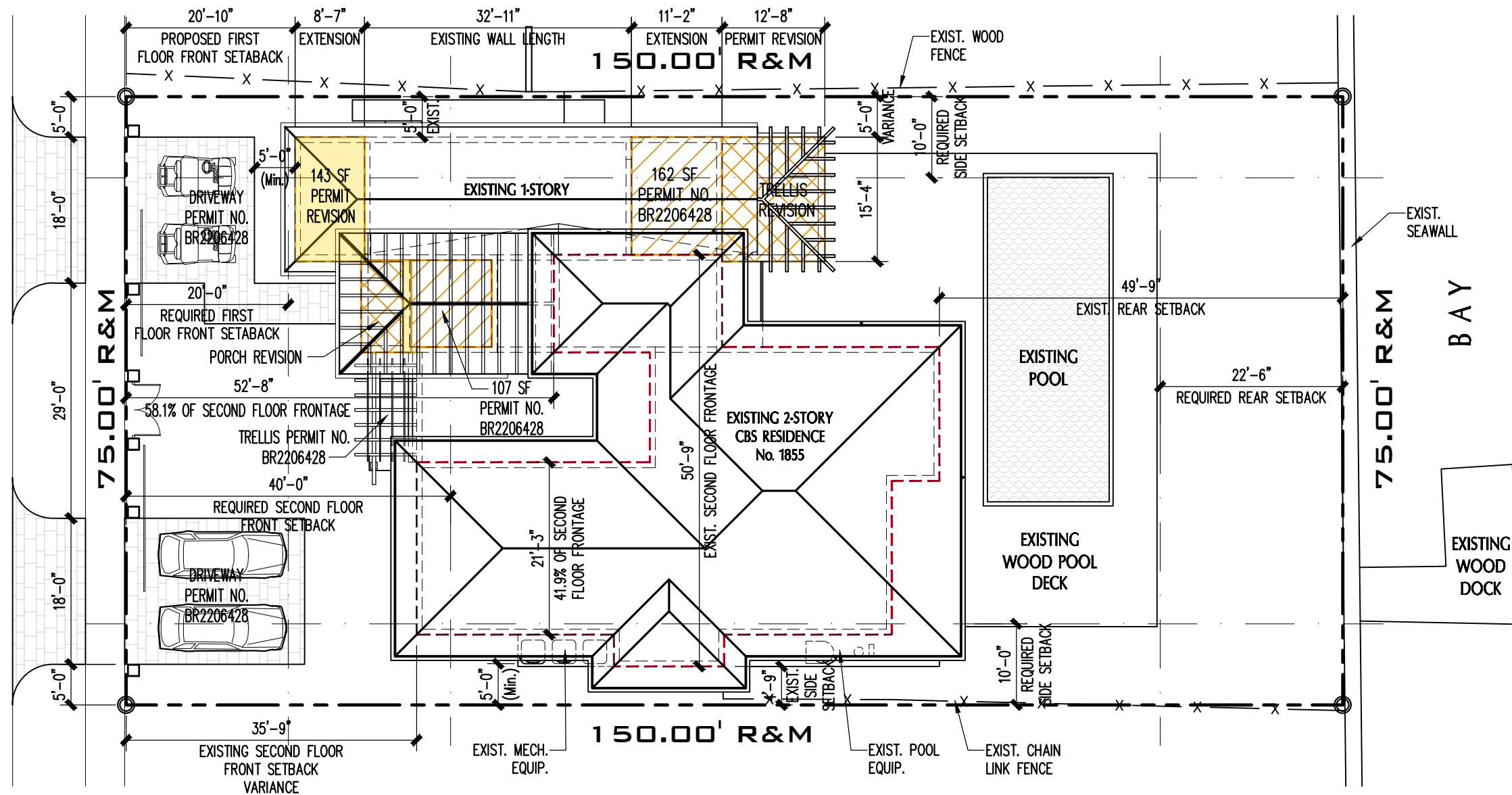
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BISCAINE, INC.

AA. 28002086

PROJECT YR. : 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.
SHEET TITLE
Second Floor Demolition Plan
SHEET No.
A1.02

CLEVELAND ROAD



Proposed Site Plan

SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION:

LOT 3, OF BLOCK 6, OF "BISCAYNE POINT",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 14, AT PAGE 35, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

VILLAGE

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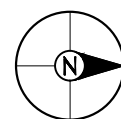
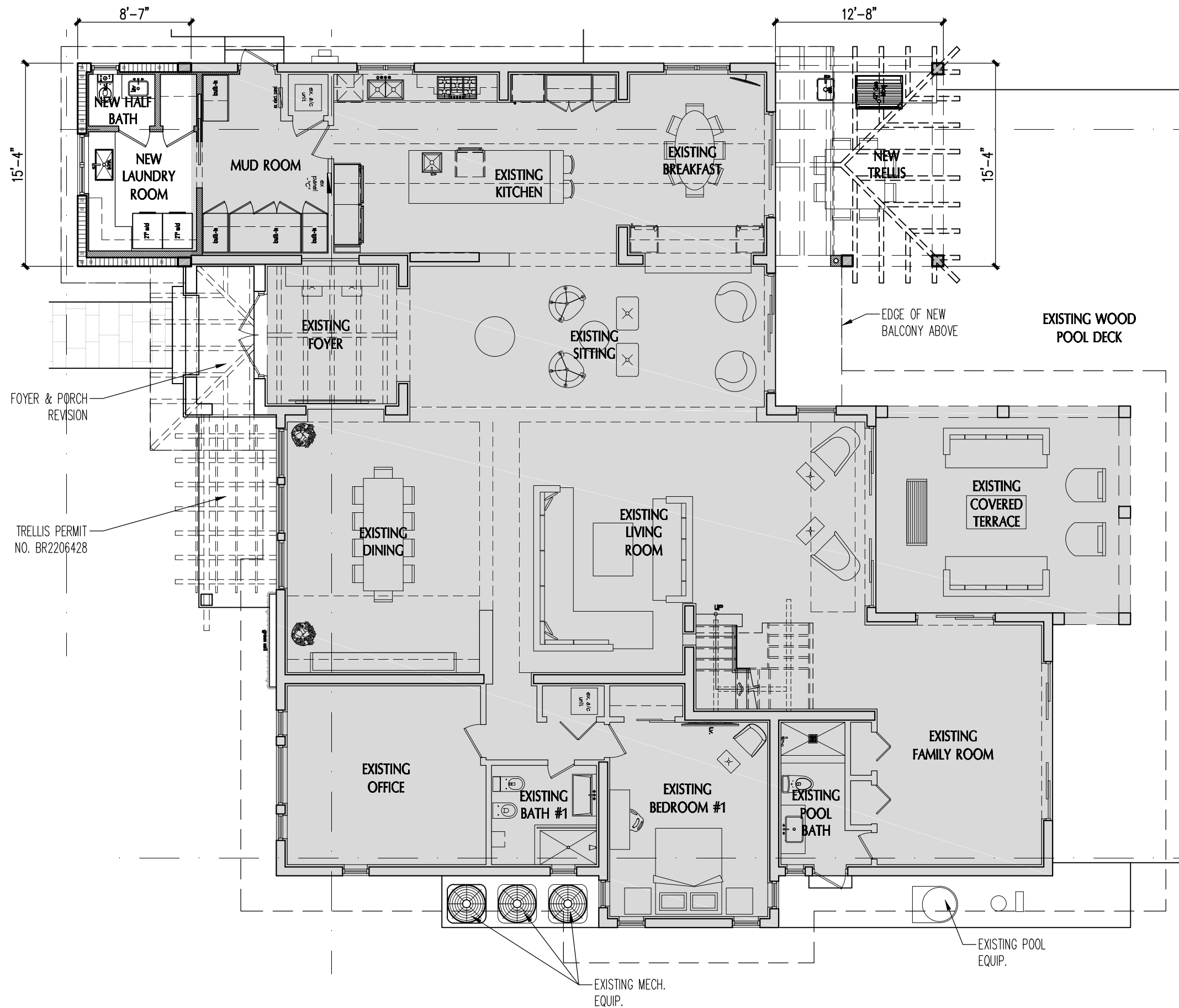
AA. 28002086

PROJECT YR.: 2023 CAD DWG FILE: SALANIC
DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE
Proposed Site Plan

SHEET No.

A2.00



First Floor Plan

SCALE: 1/8" = 1'-0"

VILLAGE

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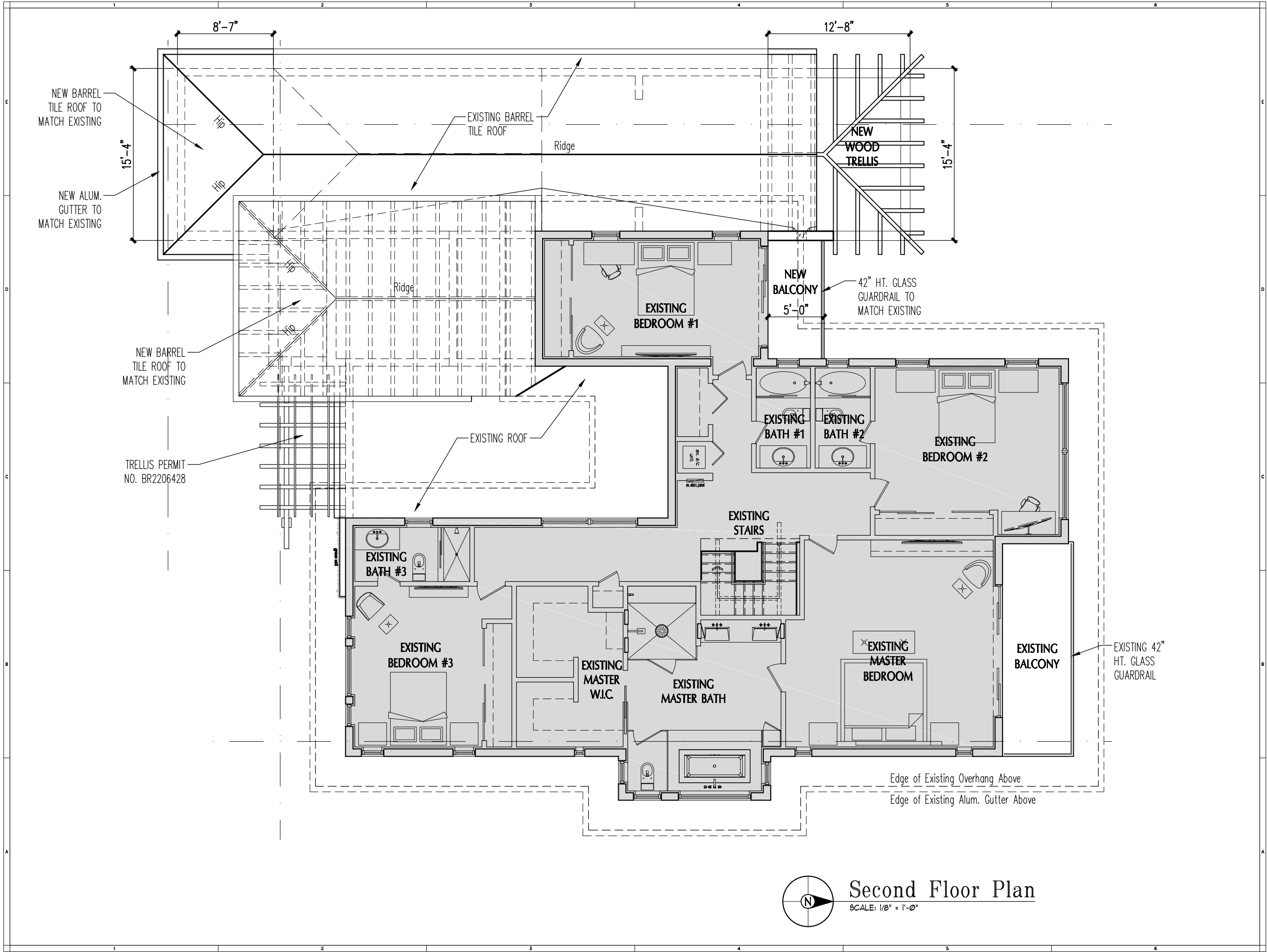
AA. 28002086

PROJECT YR.: 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.

SHEET TITLE
First Floor Plan

SHEET No.

A2.01



VILLAGE

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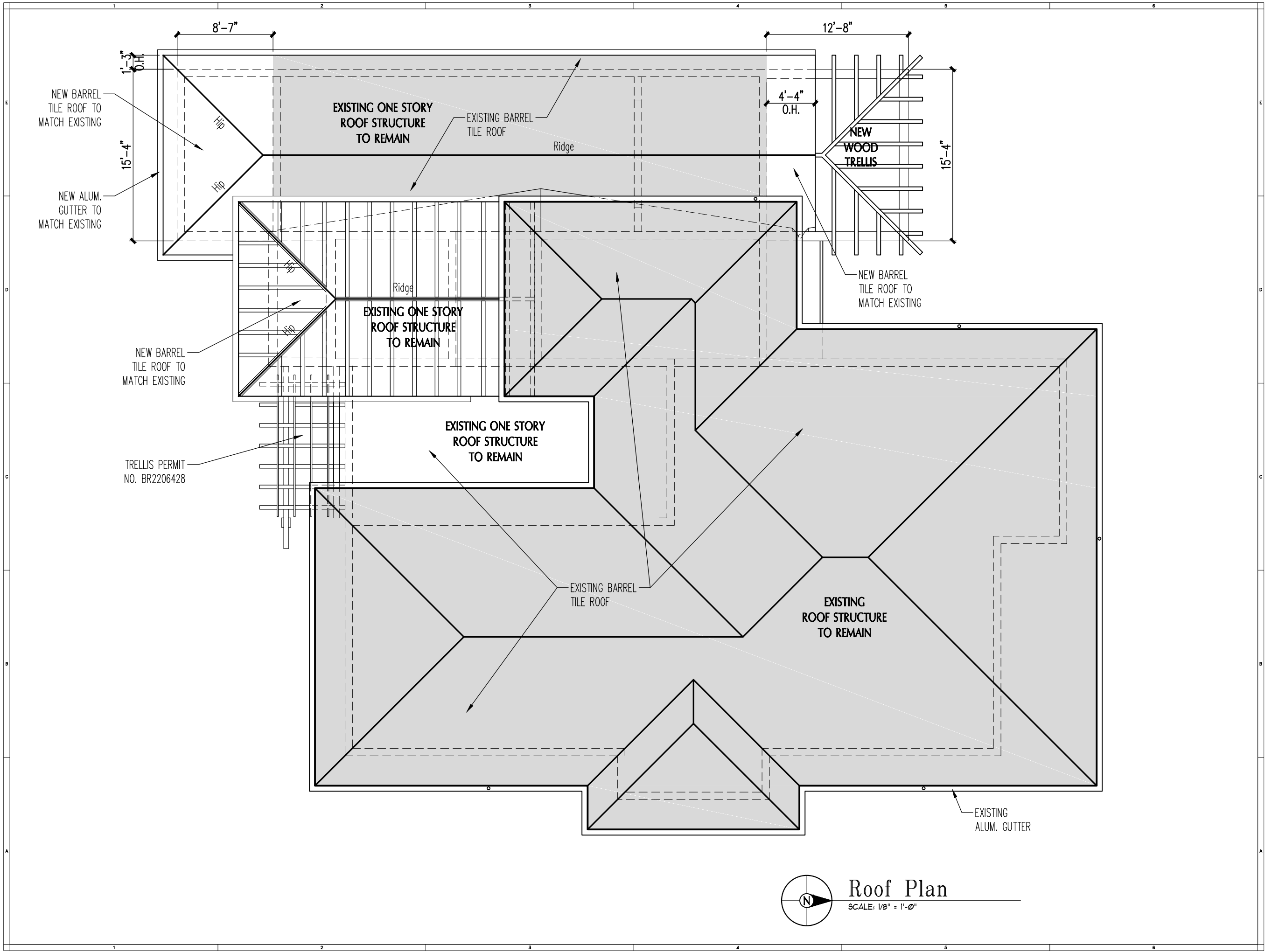
AA. 28002086

PROJECT YR. : 2023	CAD DWG FILE : SALANIC
DRAWN BY : R. R.	CHECKED BY : R. J.

SHEET TITLE
Second Floor Plan

SHEET No.

A2.02



VILLAGE

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ARCHITECT
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AA. 28002086

PROJECT YR. : 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.
SHEET TITLE
Roof Plan
SHEET No.
A2.03



Proposed Front Elevation (South)

SCALE: 1/16" = 1'-0"



Proposed Rear Elevation (North)

SCALE: 1/16" = 1'-0"

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AA. 28002086

PROJECT YR. : 2023 CAD DWG FILE : SALANIC

DRAWN BY : R. R. CHECKED BY : R. J.

SHEET TITLE
Front & Rear Elevations

SHEET No.

A4.01

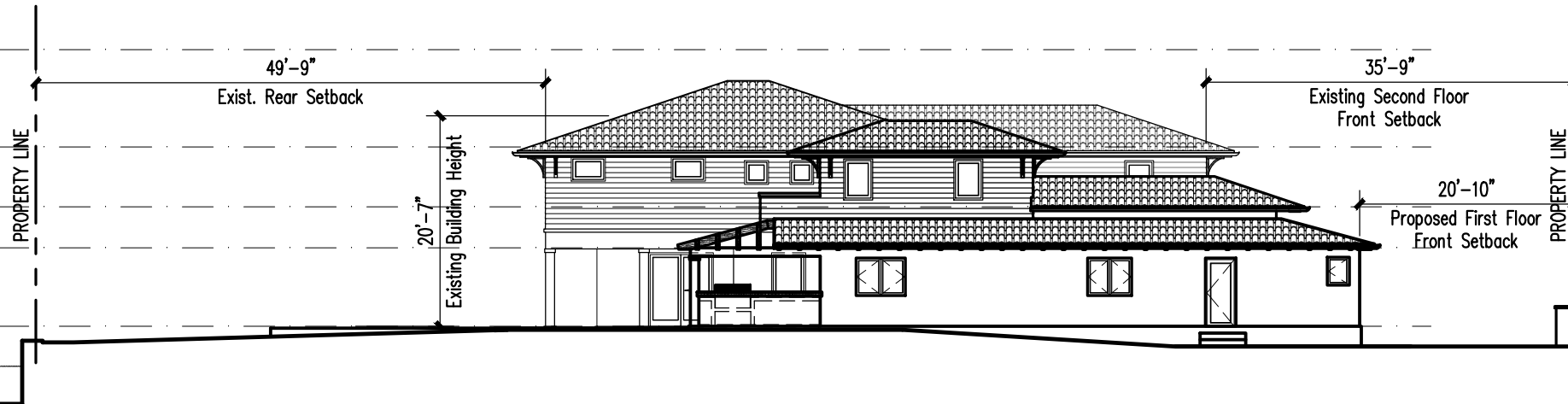
- EL +27'-0" (+33.86' NGVD.)
Max. Building Height (Sloped Roof)
- EL +17'-6" (+24.16' NGVD.)
Top of Existing Second Tie Beam
- EL +11'-8" (+18.53' NGVD.)
Top of New Entry Tie Beam
- EL +0'-0" (+6.86' NGVD.)
Top of Existing Ground Finish Floor



Proposed Right Side Elevation (East)

SCALE: 1/16" = 1'-0"

- EL +27'-0" (+33.86' NGVD.)
Max. Building Height (Sloped Roof)
- EL +17'-6" (+24.16' NGVD.)
Top of Existing Second Tie Beam
- EL +9'-6" (+16.36' NGVD.)
Top of Existing Second Finish Floor
- EL +7'-8" (+14.53' NGVD.)
Top of Tie Beam to Match Top of Exist.
- EL +0'-0" (+6.86' NGVD.)
Top of Existing Ground Finish Floor



Proposed Left Side Elevation (West)

SCALE: 1/16" = 1'-0"

VILLAGE

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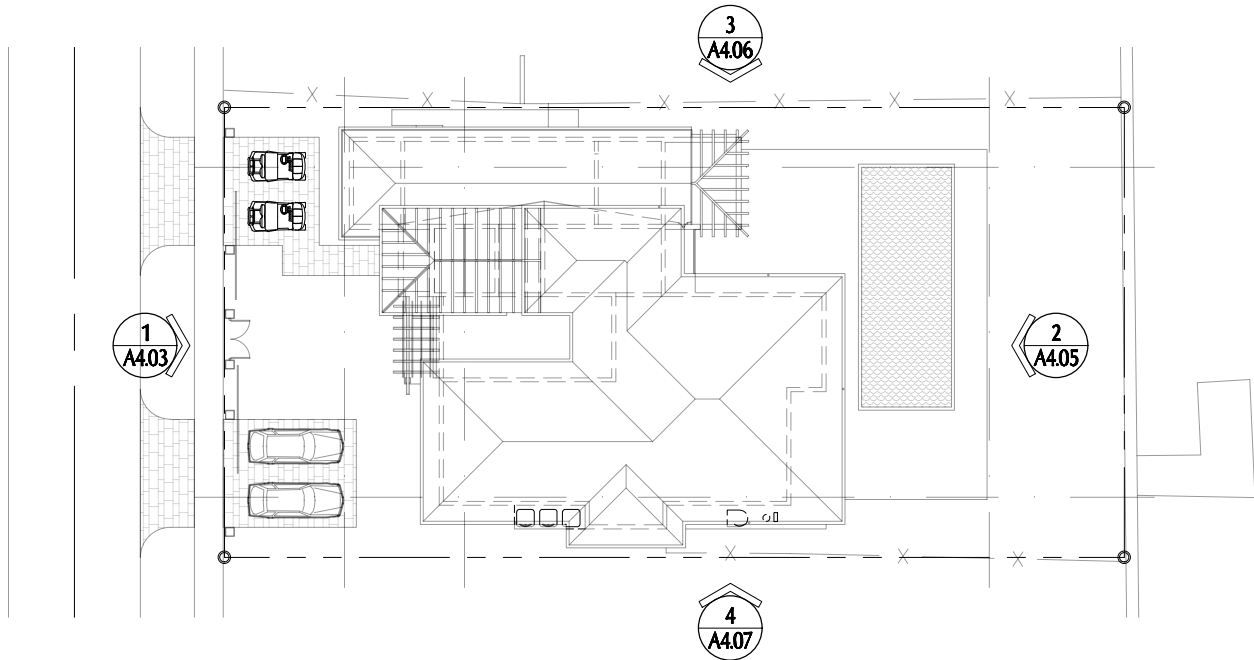
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PROJECT YR.: 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.

SHEET TITLE
Right & Left Elevations

SHEET No.

A4.02



Elevation Key Plan
SCALE: 1/32" = 1'-0"

ITEM	SPECIFICATION TYPE
EBTR	EXISTING BARREL TILE ROOF TO REMAIN. PRESSURE CLEAN AND REPAINT ROOF.
BTR	NEW PRODUCT APPROVED BARREL TILE ROOF TO MATCH EXISTING.
ESCC	EXISTING 5/8" SMOOTH STUCCO FINISH, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
SCC	NEW 5/8" SMOOTH STUCCO FINISH TO MATCH EXISTING, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
ES6C	EXISTING 6" SMOOTH STUCCO SIDING FINISH TO MATCH EXISTING, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
ES6C	EXISTING 6" SMOOTH STUCCO SIDING FINISH TO MATCH EXISTING, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
ESBC	EXISTING 4" SMOOTH STUCCO BAND FINISH TO MATCH EXISTING, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
ESBB	EXISTING 1½" SMOOTH STUCCO BASE FINISH, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
SBB	NEW 1½" SMOOTH STUCCO BASE FINISH TO MATCH EXISTING, PAINTED PANDA WHITE, 9U6141 BY SHERWIN-WILLIAMS. PROVIDE MOCK-UP FOR APPROVAL.
EJGU	EXISTING JASMINE GARDEN WALL WITH IRRIGATION.
EGGR	EXISTING 42" HT. GLASS GUARDRAIL TO REMAIN
GGR	NEW PRODUCT APPROVED 42" HT. GLASS GUARDRAIL TO MATCH EXISTING.
EGL	EXISTING GLAZING SYSTEM. WHITE ALUMINUM FRAME FINISH.
GL	NEW PRODUCT APPROVED GLAZING SYSTEM TO MATCH EXISTING. WHITE ALUMINUM FRAME FINISH.
EAT	EXISTING ALUM. TRELLIS WITH WHITE ESP FINISH
WT	NEW WOOD TRELLIS WITH WHITE PAINT FINISH. COLOR TO MATCH EXISTING FASCIA.
EDWB	EXISTING DECORATIVE WOOD BRACKETS WITH WHITE PAINT FINISH TO REMAIN
DAS	NEW DECORATIVE ALUMINUM SHUTTERS WITH WHITE ESP FINISH

VILLAGE

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PROJECT YR. : 2023 CAD DWG FILE : SALANIC
DRAWN BY : R. R. CHECKED BY : R. J.

SHEET TITLE
Elevation Key Plan
& Finishes

SHEET No.

A4.03

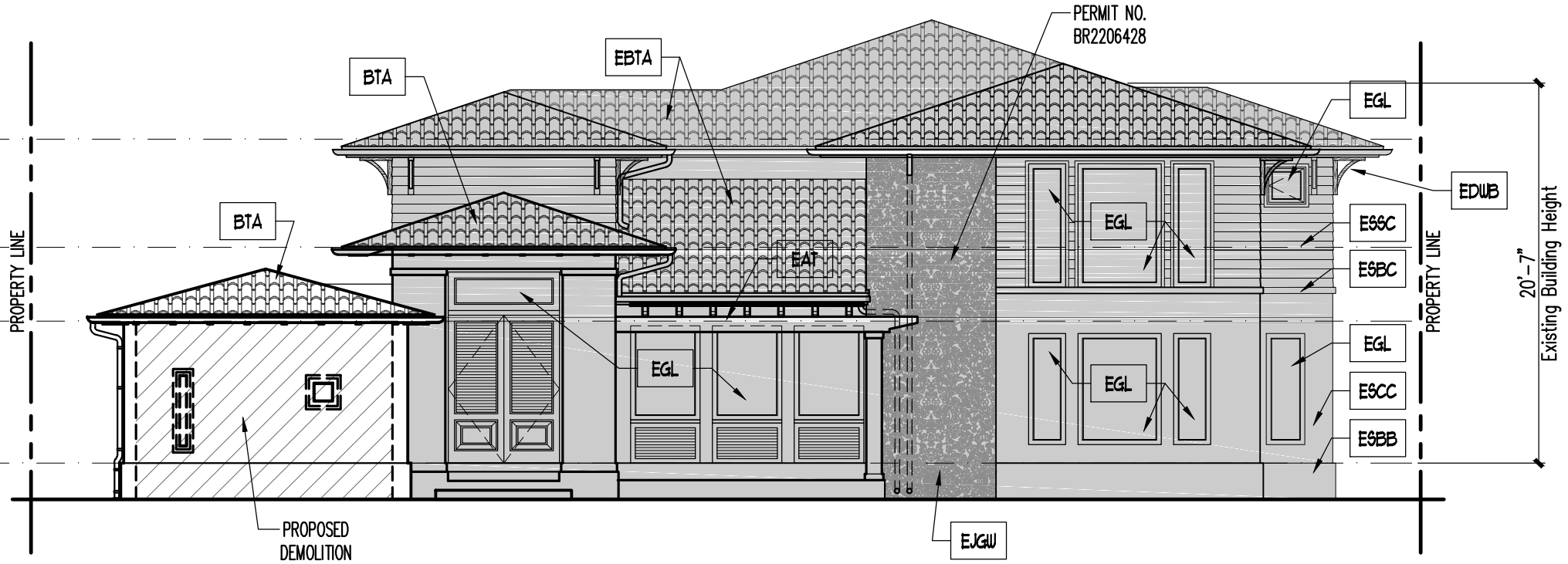
EL +21'-0" (+33.86' NGVD.)
Max. Building Height (Sloped Roof)

EL +11'-6" (+24.16' NGVD.)
Top of Existing Second Tie Beam

EL +11'-8" (+18.53' NGVD.)
Top of New Entry Tie Beam

EL +1'-8" (+14.53' NGVD.)
Top of Tie Beam to Match Top of Exist.

EL +0'-0" (+6.86' NGVD.)
Top of Existing Ground Finish Floor



1 Existing Front Elevation (South)
SCALE: 1/8" = 1'-0"

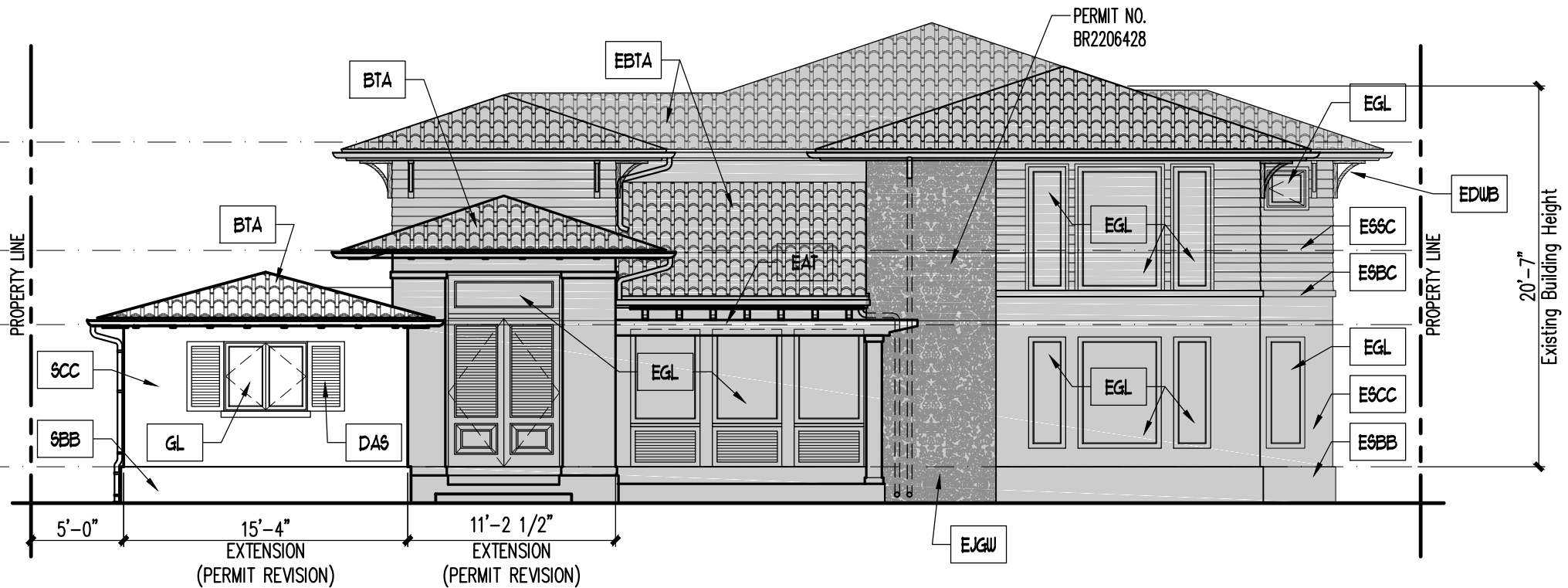
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Max. Building Height (Sloped Roof)

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Top of Existing Second Tie Beam

EL +11'-8" (+18.53' NGVD.)
Top of New Entry Tie Beam

EL +1'-8" (+14.53' NGVD.)
Top of Tie Beam to Match Top of Exist.

EL +0'-0" (+6.86' NGVD.)
Top of Existing Ground Finish Floor



1 Proposed Front Elevation (South)
SCALE: 1/8" = 1'-0"

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SHEET TITLE
Front Elevation (South)

SHEET No.

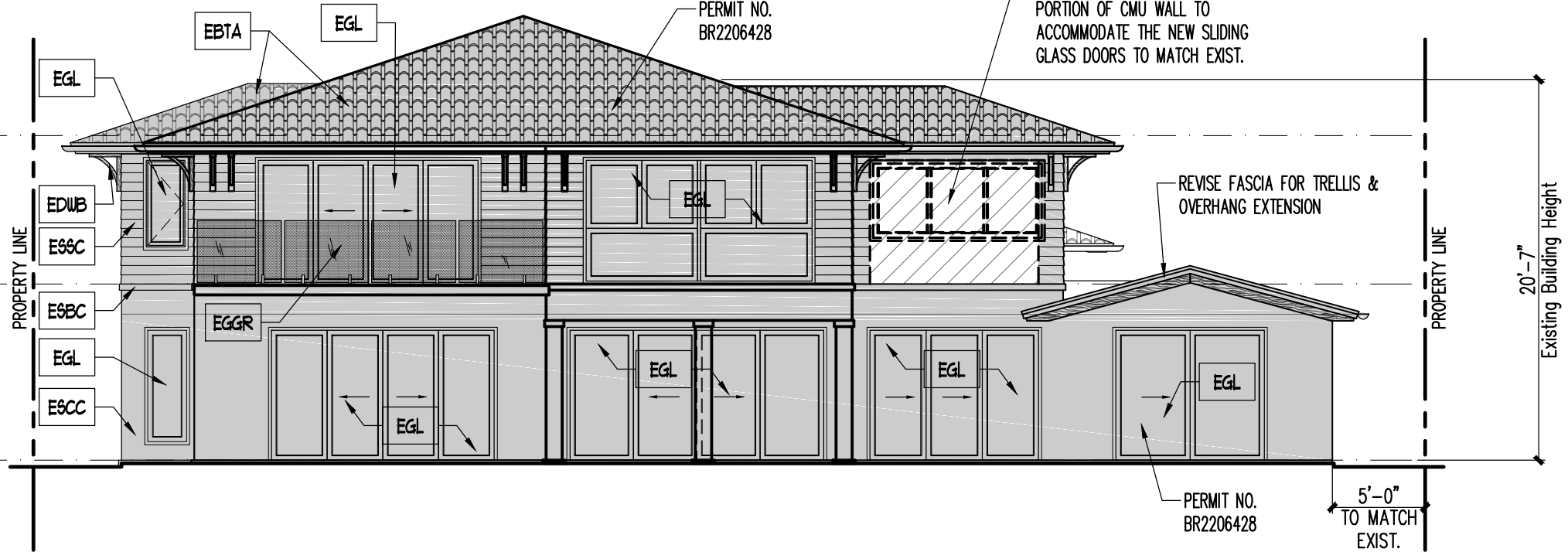
A4.04

EL +21'-0" (+33.86' NGVD.)
Max. Building Height (Sloped Roof)

EL +11'-6" (+24.16' NGVD.)
Top of Existing Second Tie Beam

EL +9'-6" (+16.36' NGVD.)
Top of Existing Second Finish Floor

EL +0'-0" (+6.86' NGVD.)
Top of Existing Ground Finish Floor



2

Existing Rear Elevation (North)

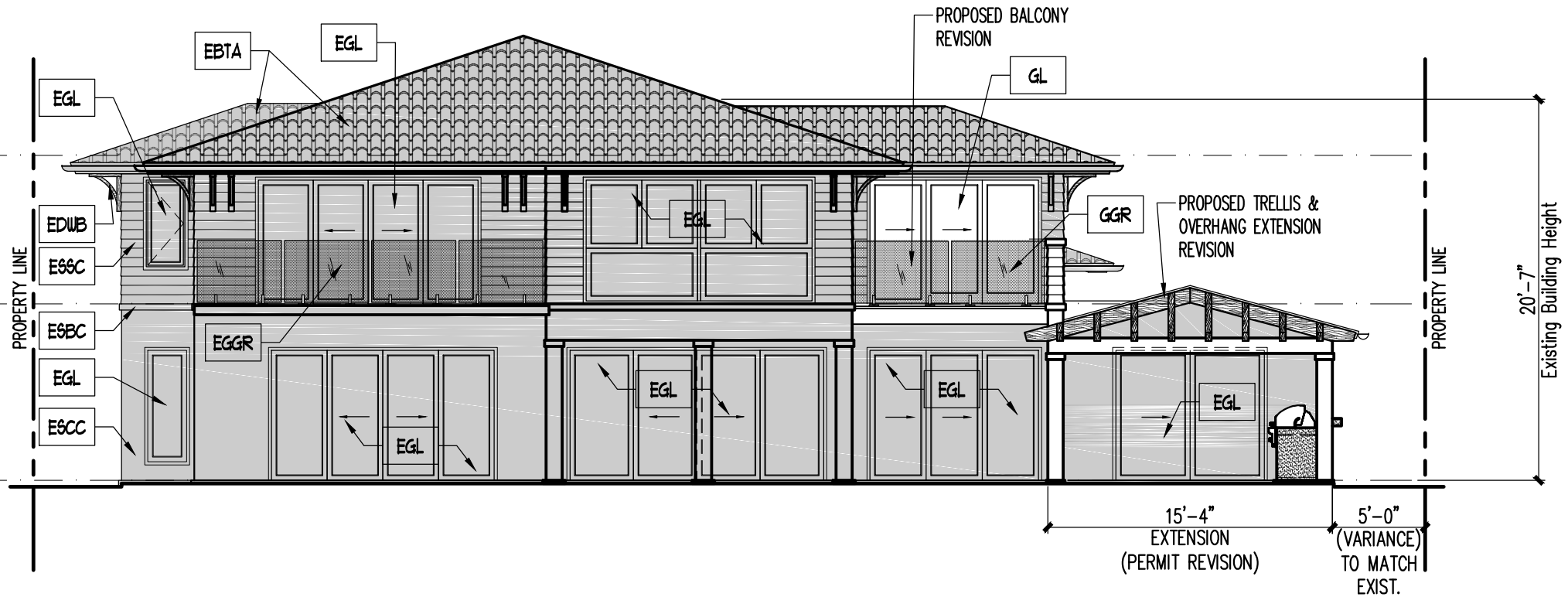
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Top of Existing Ground Finish Floor



2

Proposed Rear Elevation (North)

SCALE: 1/8" = 1'-0"

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SHEET TITLE
Rear Elevation (North)

SHEET No.

A4.05

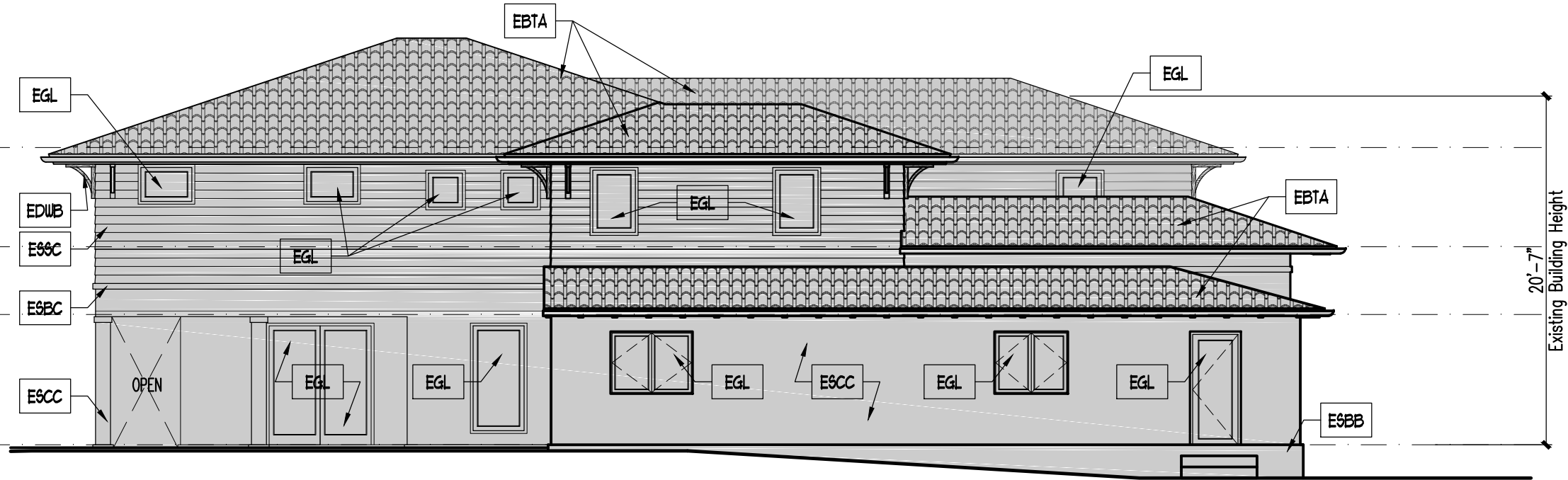
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Top of Existing Second Tie Beam

EL +9'-6" (+16.36' NGVD)
Top of Existing Second Finish Floor

EL +7'-8" (+14.53' NGVD)
Top of Tie Beam to Match Top of Exist.

EL +0'-0" (+6.86' NGVD)
Top of Existing Ground Finish Floor



3

Existing Left Side Elevation (West)

SCALE: 1/8" = 1'-0"

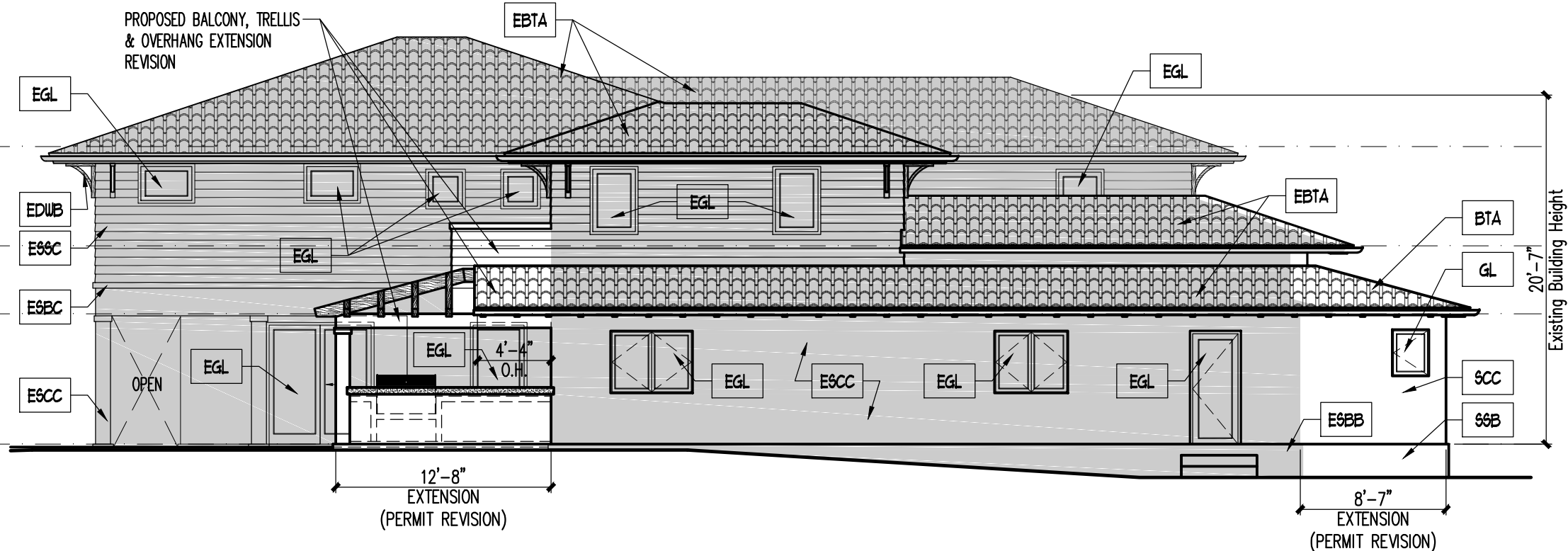
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EL +9'-6" (+16.36' NGVD)
Top of Existing Second Finish Floor

EL +7'-8" (+14.53' NGVD)
Top of Tie Beam to Match Top of Exist.

EL +0'-0" (+6.86' NGVD)
Top of Existing Ground Finish Floor



3

Proposed Left Side Elevation (West)

SCALE: 1/8" = 1'-0"

VILLAGE

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AA. 26002086

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OF VILLAGE ARCHITECTS OF KEY
BISCAINE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

AA. 26002086

PROJECT YR.: 2023 CAD DWG FILE: SALANIC
DRAWN BY: R. R. CHECKED BY: R. J.

SHEET TITLE
Left Side Elevation (West)

SHEET No.

A4.06

EL +21'-0" (+33.86' NGVD)
Max. Building Height (Sloped Roof)

EL +11'-6" (+24.16' NGVD)
Top of Existing Second Tie Beam

EL +11'-8" (+18.53' NGVD)
Top of New Entry Tie Beam

EL +0'-0" (+6.86' NGVD)
Top of Existing Ground Finish Floor



4

Existing Right Side Elevation (East)

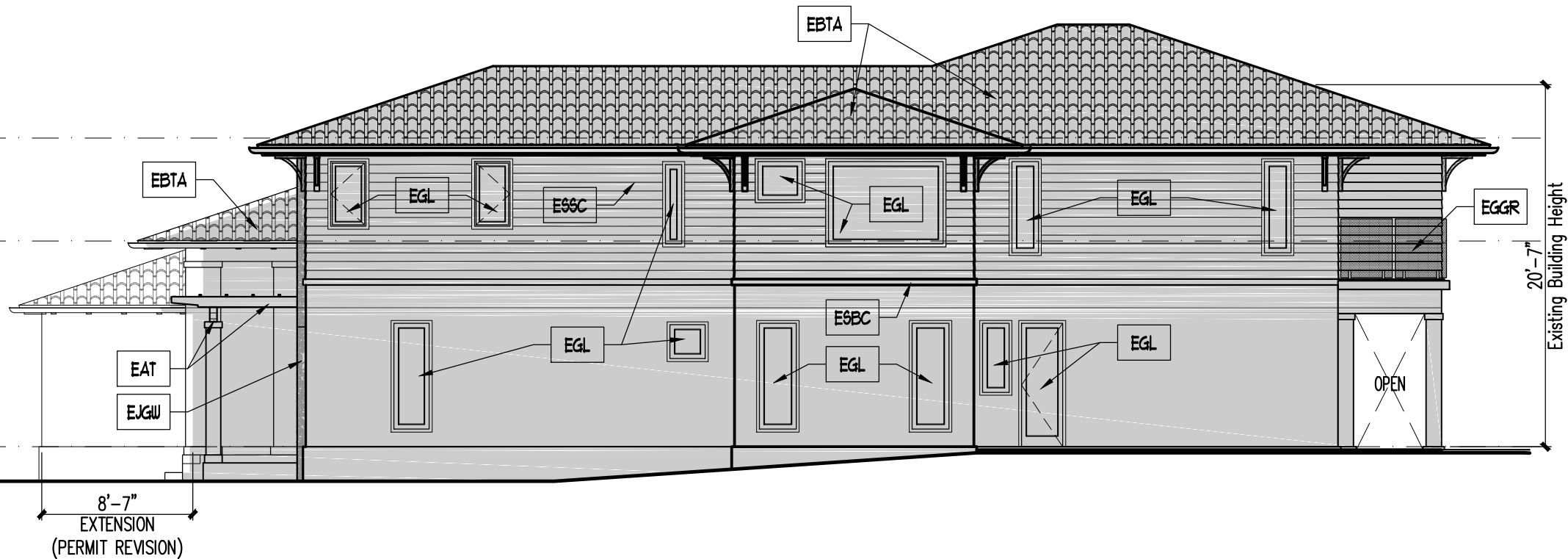
SCALE: 1/8" = 1'-0"

EL +21'-0" (+33.86' NGVD)
Max. Building Height (Sloped Roof)

EL +11'-6" (+24.16' NGVD)
Top of Existing Second Tie Beam

EL +11'-8" (+18.53' NGVD)
Top of New Entry Tie Beam

EL +0'-0" (+6.86' NGVD)
Top of Existing Ground Finish Floor



4

Proposed Right Side Elevation (East)

SCALE: 1/8" = 1'-0"

VILLAGE

ARCHITECTS
OF KEY BISCAINE, INC.
AA. 28002086

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NORTHWEST 38 STREET
MIAMI, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Salanic Residence Remodeling

1855 Cleveland Rd.
Miami Beach, FL 33141

OWNER INFO
1855 Cleveland Rd LLC
1855 Cleveland Rd.
Miami Beach, FL 33141

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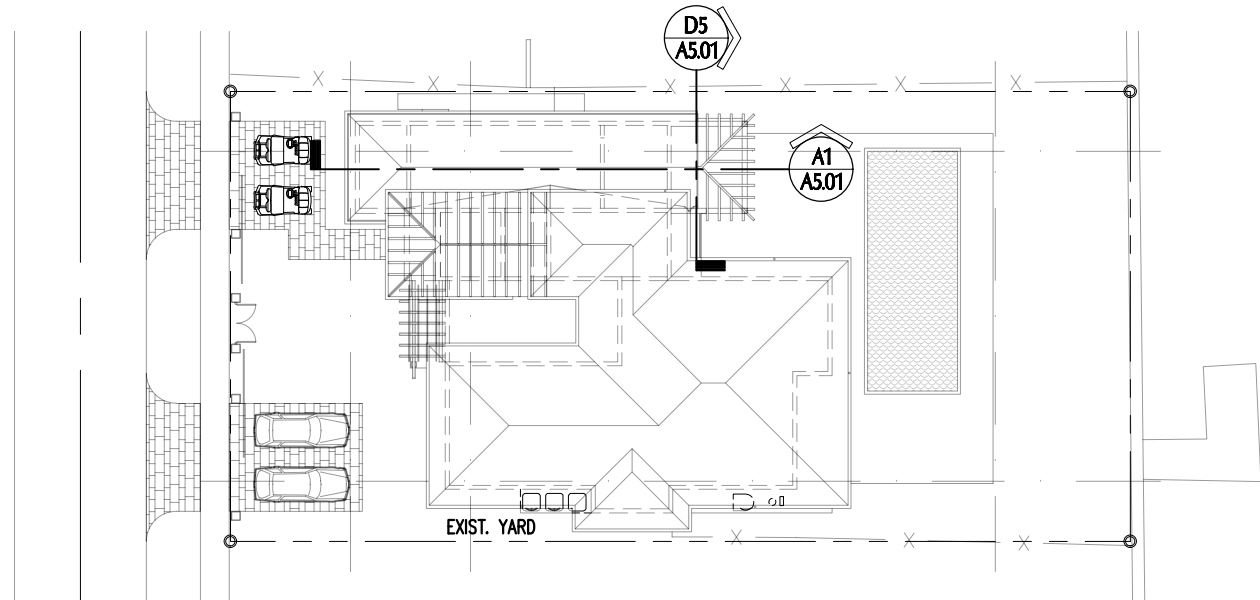
AA. 28002086

PROJECT YR.: 2023 CAD DWG FILE: SALANIC
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SHEET TITLE
Right Side Elevation (East)

SHEET No.

A4.07



Section Key Plan
SCALE: 1/32" = 1'-0"

EL + 7'-9 1/2" (+ 14.65' NGVD.)
Top of New Trellis Beam

EL + 0'-0" (+ 6.86' NGVD.)
Top of Existing Ground Finish Floor

ADJACENT
PROPERTY

PROPERTY LINE

10'-0"
REQUIRED SETBACK

5'-0"
VARIANCE

PROPOSED TRELLIS &
OVERHANG EXTENSION
REVISION

NEW
BALCONY

NEW WOOD
TRELLIS

EXIST. WOOD
POOL DECK

SWALE

D5 Transverse Section
SCALE: 1/8" = 1'-0"

EL + 17'-6" (+ 24.16' NGVD.)
Top of Existing Second Tie Beam

EL + 7'-8" (+ 14.53' NGVD.)
Top of Tie Beam to Match Top of Exist.

EL + 0'-0" (+ 6.86' NGVD.)
Top of Existing Ground Finish Floor

PERMIT NO.
BR2206428

PROPOSED TRELLIS &
OVERHANG EXTENSION
REVISION

EL + 17'-6" (+ 24.16' NGVD.)
Top of Existing Second Tie Beam

EL + 7'-9 1/2" (+ 14.65' NGVD.)
Top of New Trellis Beam

EL + 0'-0" (+ 6.86' NGVD.)
Top of Existing Ground Finish Floor

8'-7"
EXTENSION
(PERMIT REVISION)

12'-8"
EXTENSION
(PERMIT REVISION)

A1 Longitudinal Section
SCALE: 1/8" = 1'-0"

VILLAGE

ARCHITECTS
OF KEY BISCAINE, INC.
AA. 28002086

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INTERIOR DESIGNERS

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PROJECT YR.: 2023 CAD DWG FILE: SALANIC
DRAWN BY: R. R. CHECKED BY: R. J.
SHEET TITLE
Diagrammatic Sections

SHEET No.

A5.01