



DRB23-0983
34 Star Island Drive
Miami Beach, FL 33139
March 5, 2024

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



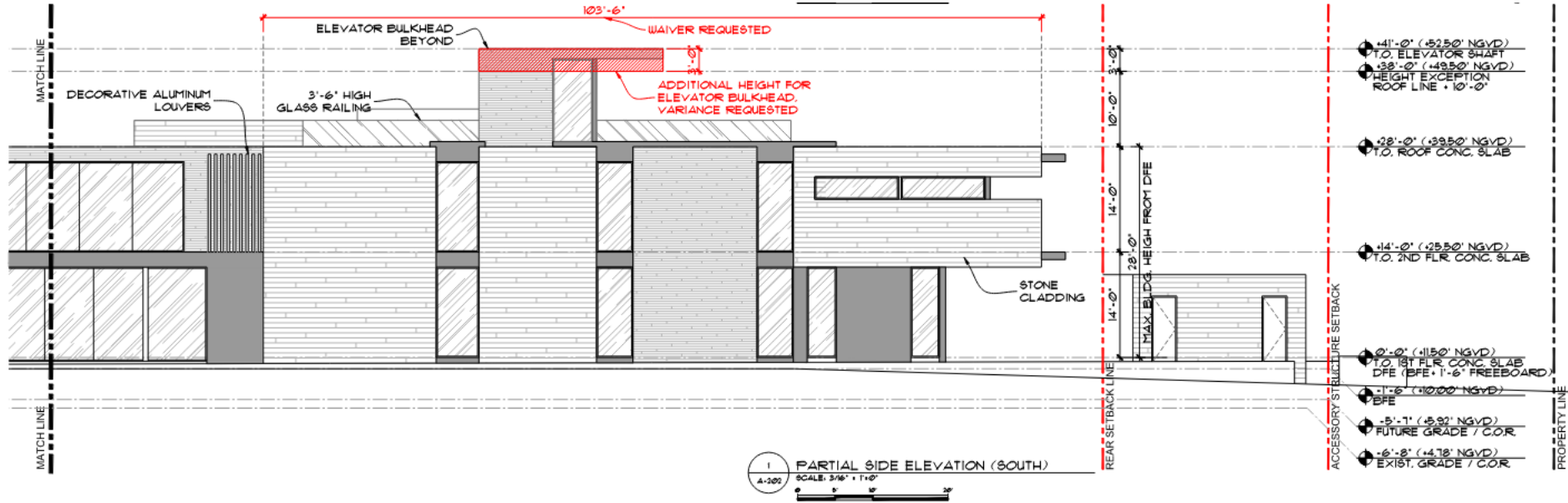
Proposed Residence



REQUESTS

- Variance approval of Section 7.2.2.3(b)(9) of the Resiliency Code to permit the elevator bulkhead to exceed 13'-0" above the roofline, where 10'-0" is permitted.
- Two waivers for the north and south elevation pursuant to Section 7.2.2.3(b)(2)(A) of the Resiliency Code to waive the requirement that there be open spaces every 60 feet along the minimum side set back line, that those open spaces be at least 8' in depth and constitute no less than 1% of the total lot area.

ELEVATOR VARIANCE REQUEST





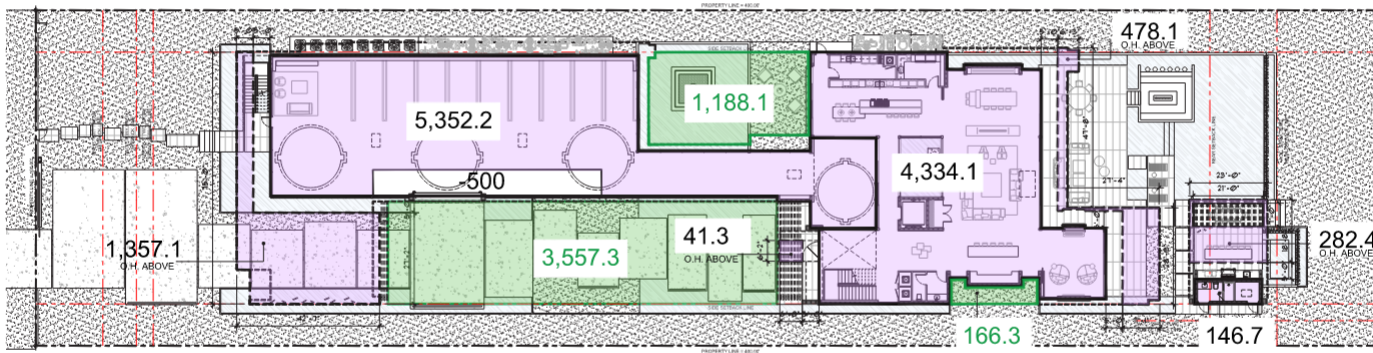
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SRP

Paul Fischman
 Registered Architect
 ARCHITECT
 LICENSE NO.
 23118
 CDR
 01/01/2024

FRONT RENDER 01 (WEST) REVISIONS



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seal

Paul Flodman
Registered Architect
APR002
AA20069009

comm no.
2318

date:
01/05/2024

revised:

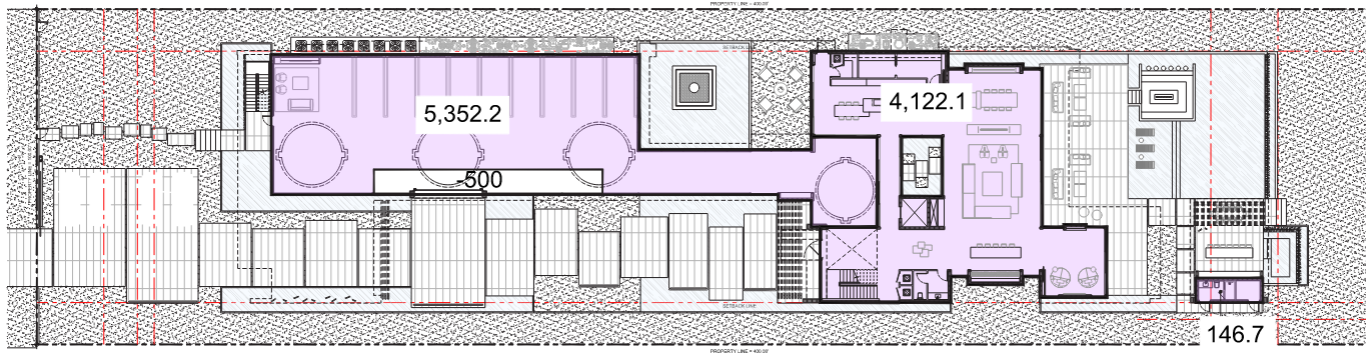
sheet no.
A-002

1 FIRST FLOOR LOT COVERAGE
A-002 Scale: 3/32" = 1'-0"

UNIT SIZE :

LOT SIZE:	40,000 S.F.
FIRST FLOOR	9,621.0 S.F.
SECOND FLOOR	9,591.4 S.F.
ROOFTOP	155.6 S.F.
TOTAL	19,368.0 S.F.
UNIT / LOT SIZE	48.4% (50% MAX)

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0001

First Floor
Architectural
Drawing
A-0001
2318
DATE
01/05/2024
revised:

FIRST FLOOR
UNIT SIZE
A-0001 Scale: 3/32" = 1'-0"

Sheet No.
A-003

UNIT SIZE :

LOT SIZE: _____ 40,000 S.F.

FIRST FLOOR _____ 9,621.0 S.F.

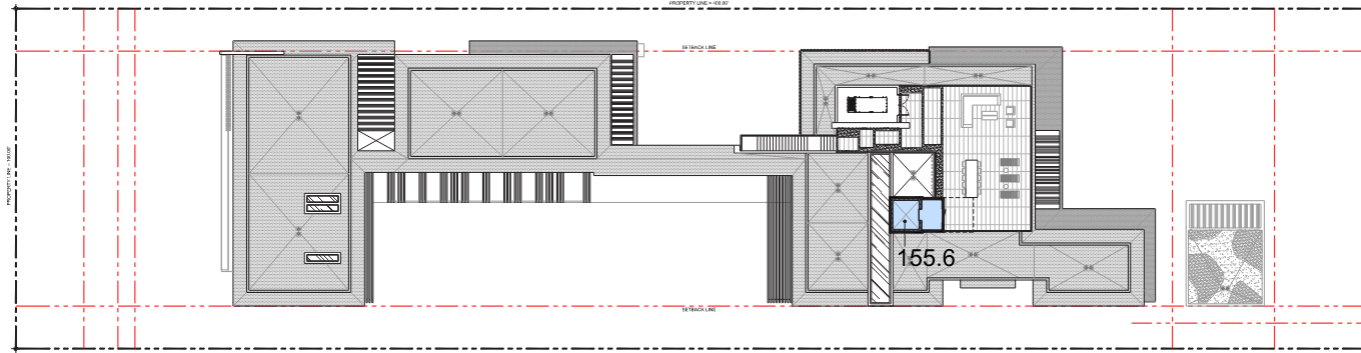
SECOND FLOOR _____ 9,591.4 S.F.

ROOFTOP _____ 155.6 S.F.

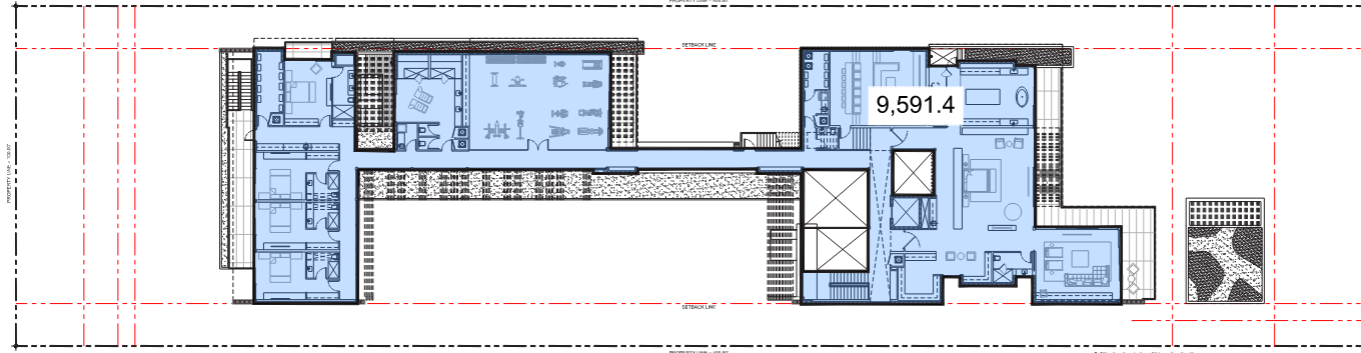
TOTAL _____ 19,368.0 S.F.

UNIT / LOT SIZE _____ 48.4%

(50% MAX)



2 ROOFTOP
UNIT SIZE
A-004 Scale: 3/32" = 1'-0"



1 SECOND FLOOR
UNIT SIZE
A-004 Scale: 3/32" = 1'-0"

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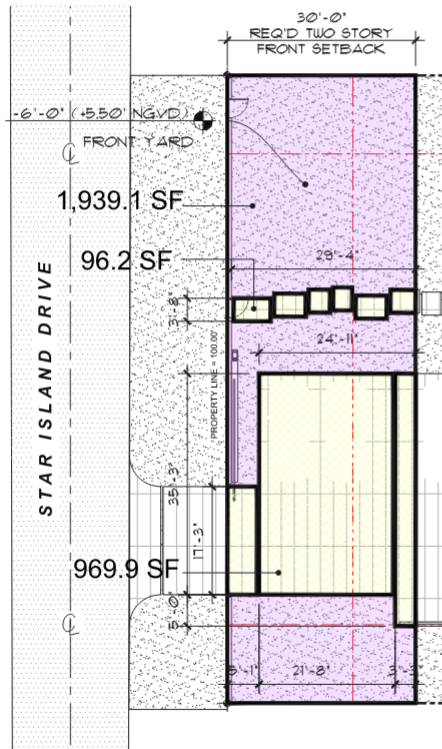
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Sheet No.
2318
Date: 01/05/2014
Revised:

Sheet No.
A-004

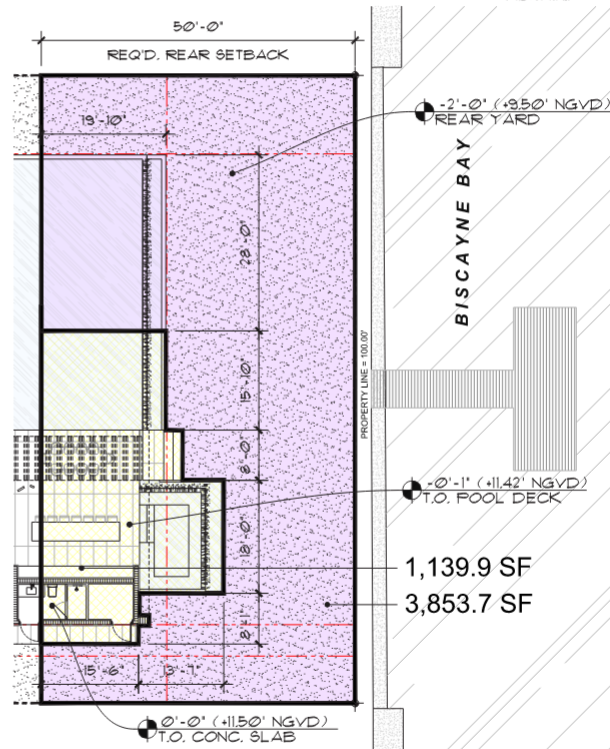
FRONT YARD CALCULATIONS :

AREA: _____ 3,000 S. F. 100%
 IMPERVIOUS AREA: _____ 1,066.1 S. F. 35.5%
 PERVIOUS AREA: _____ 1,939.1 S. F. 64.5%
 (50% MIN.)



REAR YARD CALCULATIONS :

AREA: _____ 5,000 S. F. 100%
 IMPERVIOUS AREA: _____ 1,139.9 S. F. 22.8%
 PERVIOUS AREA: _____ 3,853.7 S. F. 77.2%
 (70% MIN.)



1 YARD CALCULATIONS
 A-005 Scale: 3/8" = 1'-0"

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sheet

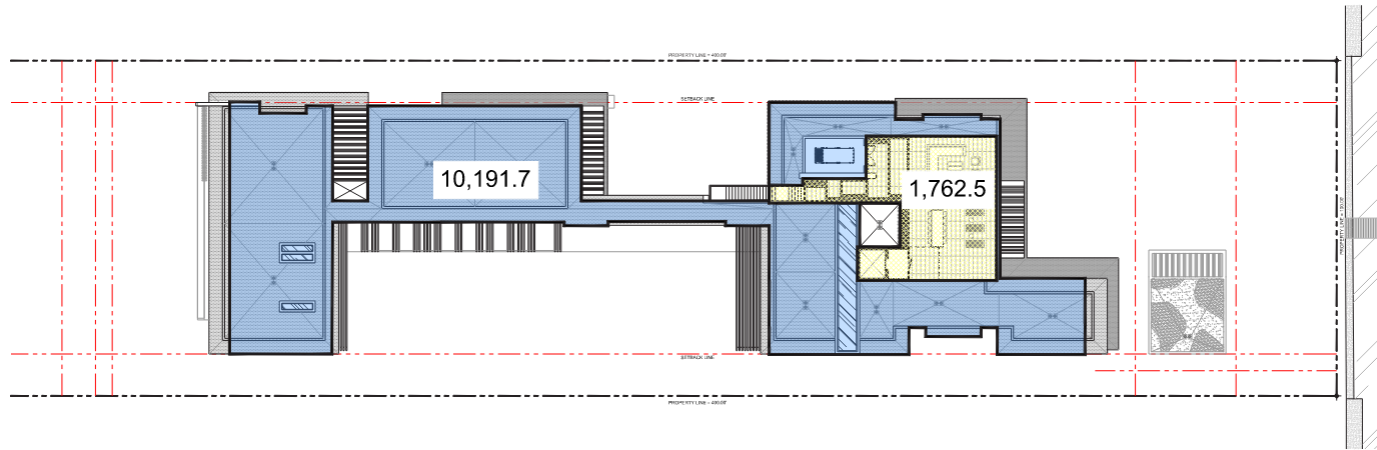
Final Plotroom
 Prepared for: Hsieh
 Project: A00000000
 2318
 Date: 01/05/2024
 revised:

sheet no.
 A-005

ROOF DECK AREA :

SECOND FLOOR ENCLOSED AREA _____ 10,191.7 S.F.

ROOF DECK AREA _____ 1,762.5 S.F.
(17.3% S.F. OF THE
ROOF BELOW)
(25% MAX)



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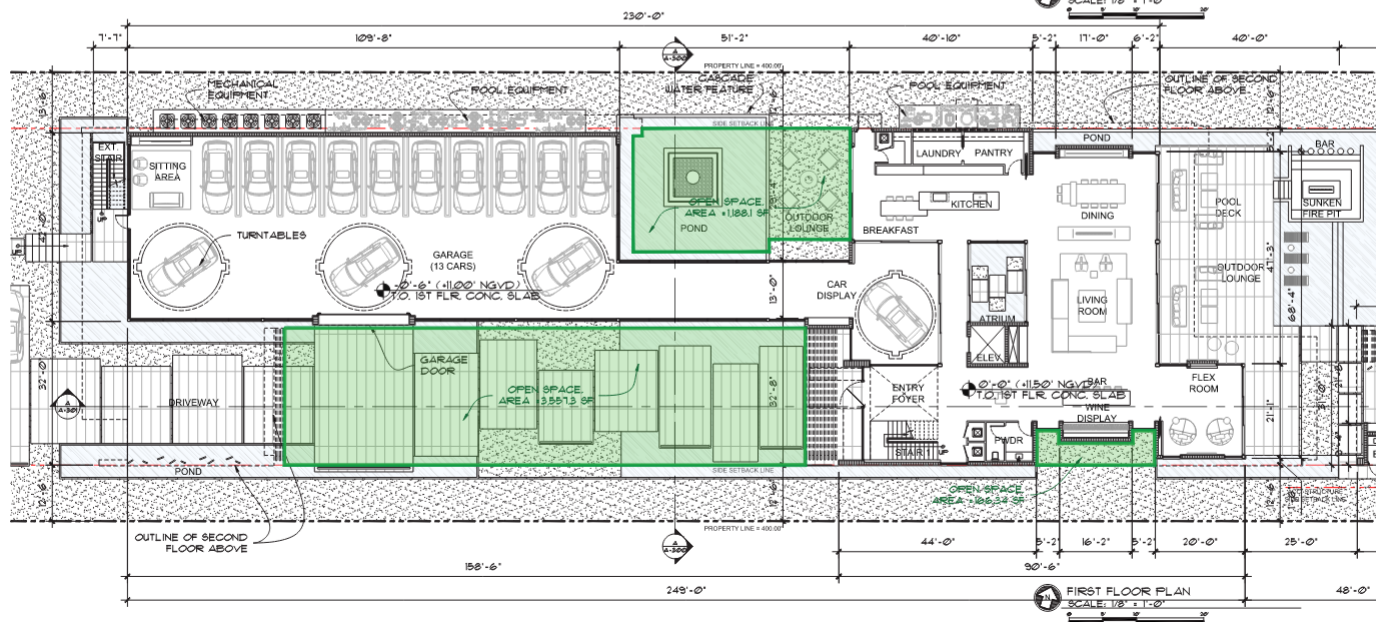
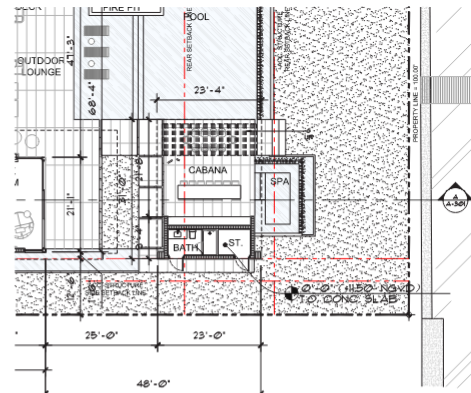
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1000 PENNSYLVANIA AVENUE, SUITE 100
NEW YORK, NY 10005

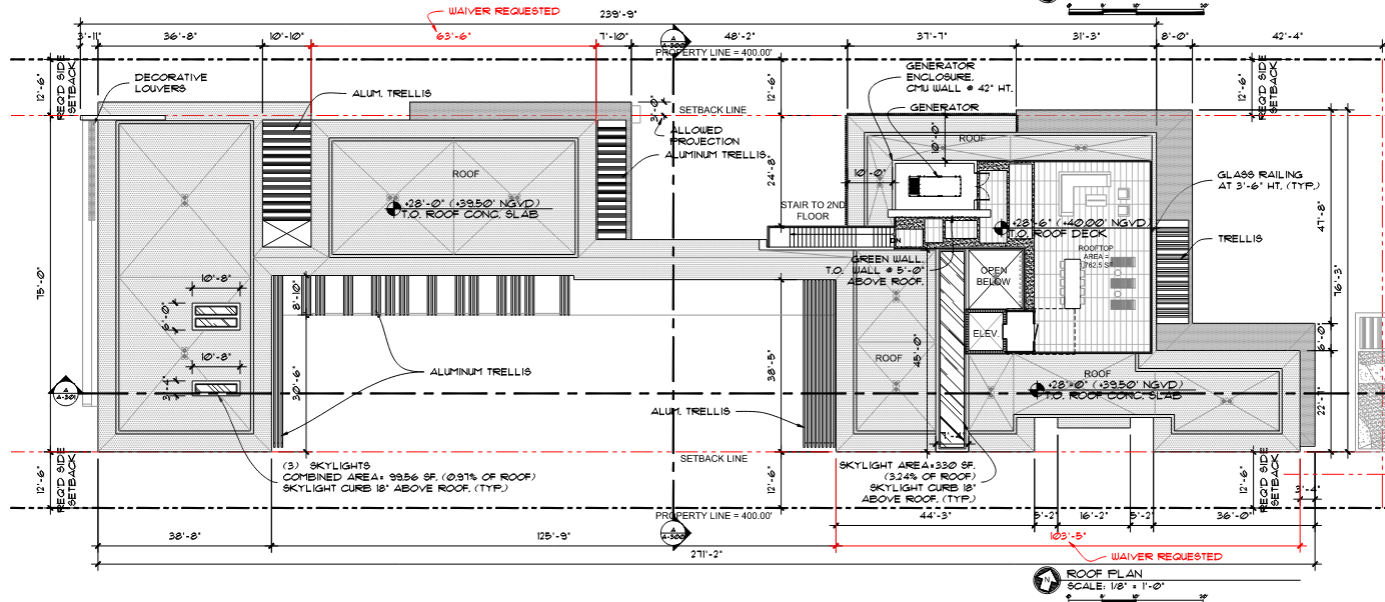
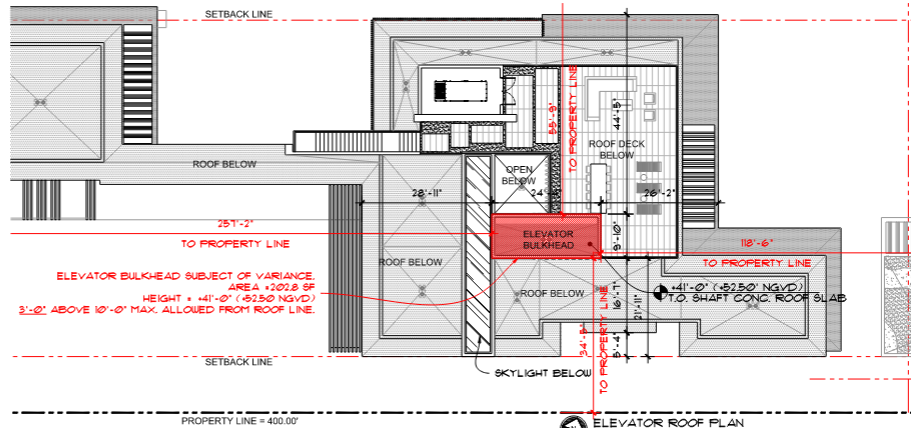
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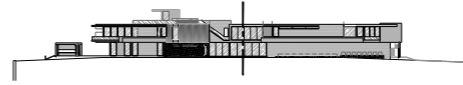
Paul Friedman
Principal Architect
PROJECT
ARCHITECT
COPPER HILL
2318
DATE
01/05/2014
revised:

1 ROOF DECK
A-006 Scale: 3/32" = 1'-0"

SHEET NO.
A-006





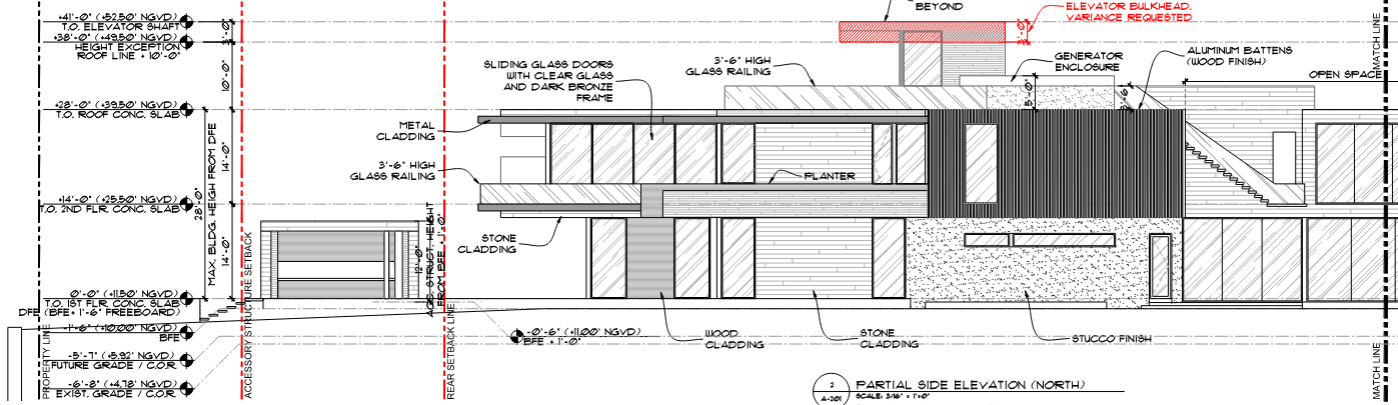


SIDE ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

BEYOND

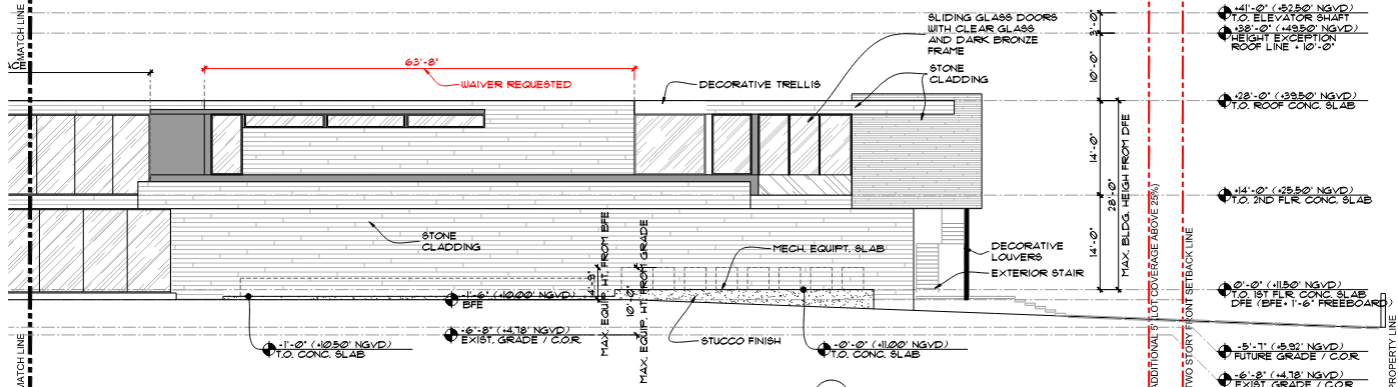
ELEVATOR BULKHEAD,
VARIANCE REQUESTED



2 PARTIAL SIDE ELEVATION (NORTH)

A-200

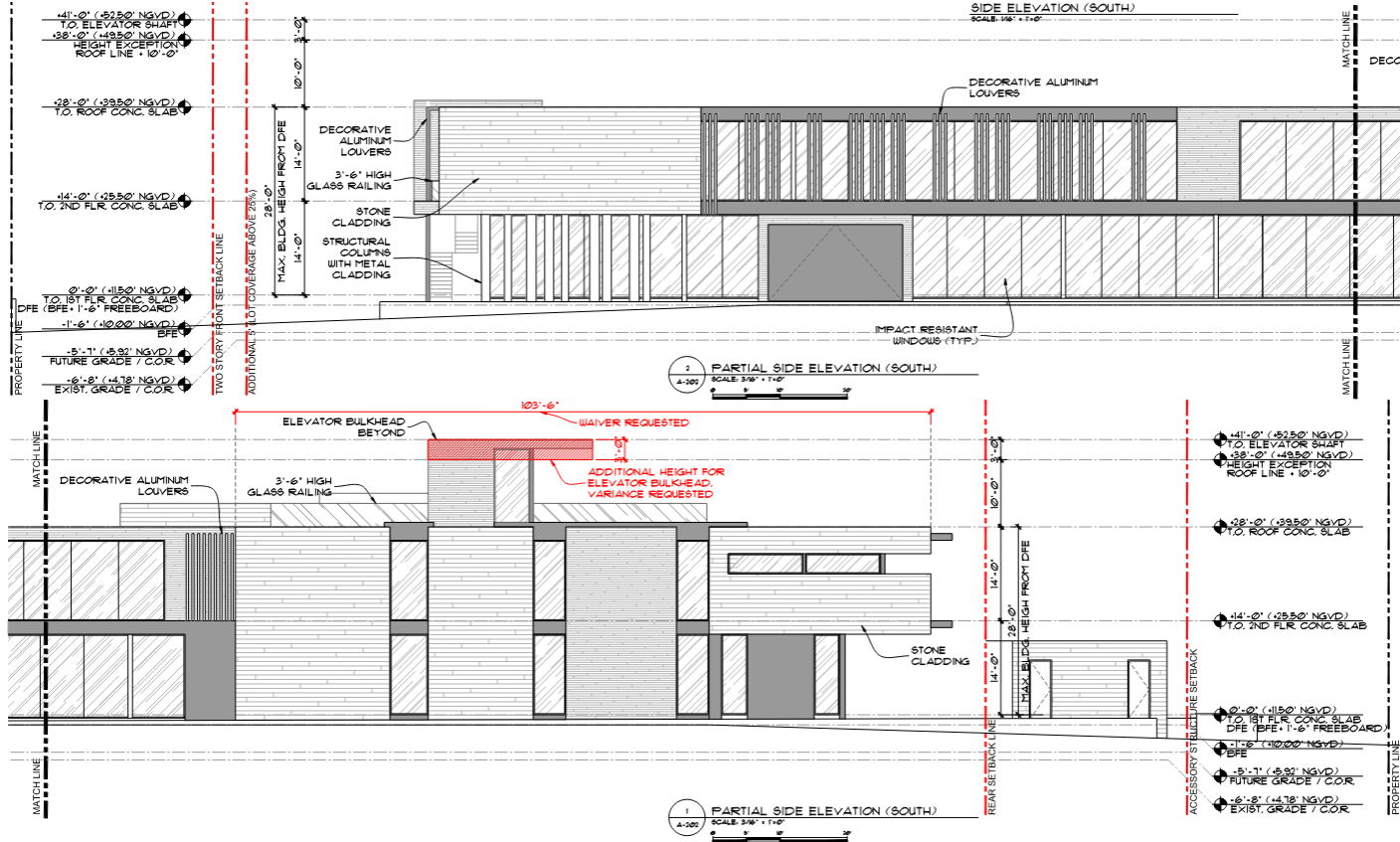
SCALE 3/16" = 1'-0"

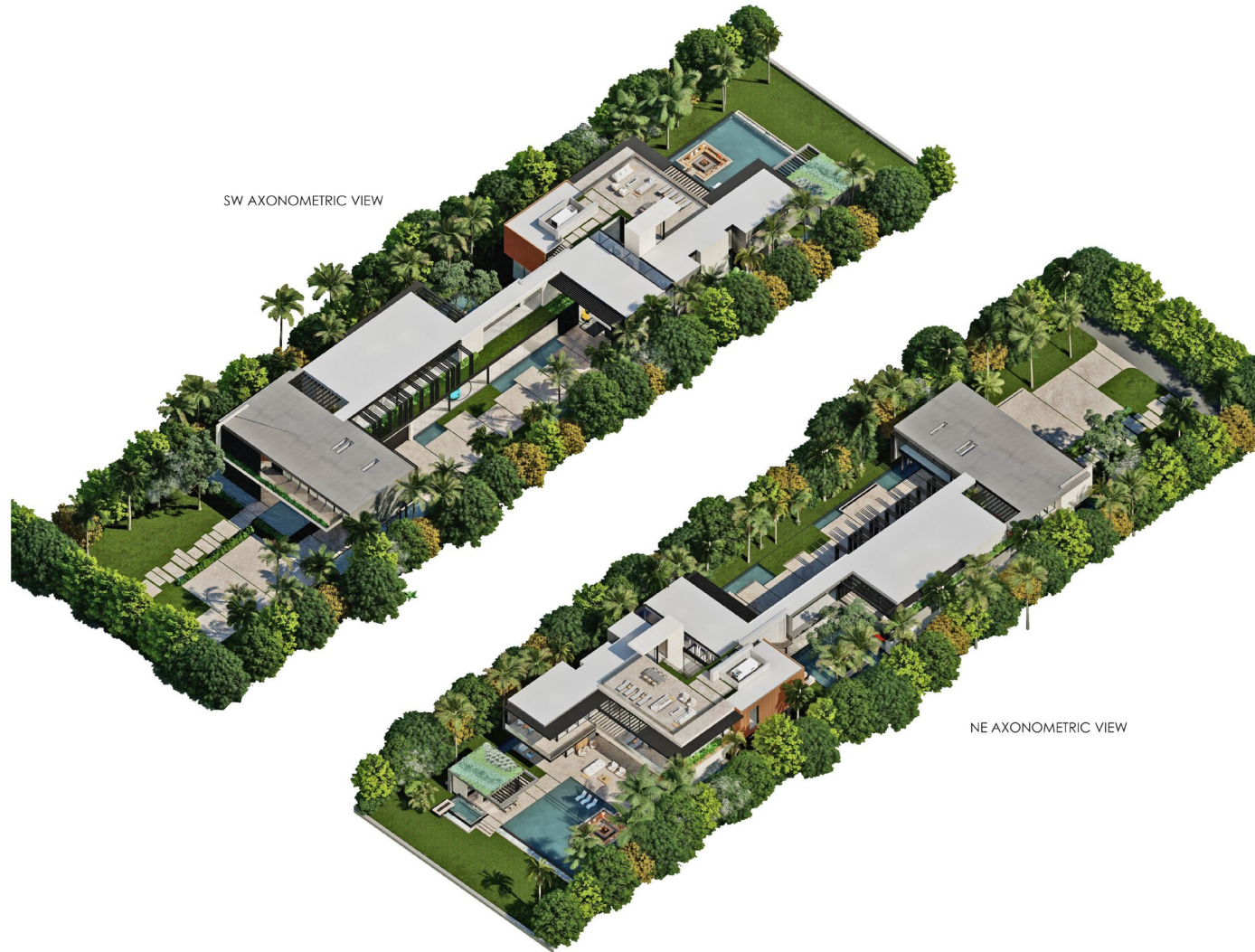


1 PARTIAL SIDE ELEVATION (NORTH)

A-200

SCALE 3/16" = 1'-0"





SW AXONOMETRIC VIEW

NE AXONOMETRIC VIEW



HSIEH RESIDENCE
3450 WILSHIRE DRIVE
LOS ANGELES, CA 90024

DB

Paul Thomas
Registered Architect
ARCHITECT
CONTRACT NO.
2318
DATE
01/10/2024
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S&P

Paul Fischman
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 2318
 01/20/2024

FRONT RENDER 01 (WEST) REVISIONS





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5531

Paul Rietinen
Registered Architect
A096302
AA20000009
comm no.
2318
date:
01/05/2004

revised:

COURTYARD GARAGE RENDER (SOUTH)



COURTYARD ENTRANCE RENDER (WEST)



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Project Name:
Residence
Architect:
comm no:
2318
date:
01/10/2024

revised:

TREE COURTYARD RENDER 01 (NORTH)

sheet no:
G-204





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Post Production:
May 2024
ARCHITECT
2318
01/06/2024

REVISION:

REAR RENDER 01 (EAST)

CHOFFEY
G-206



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02/21

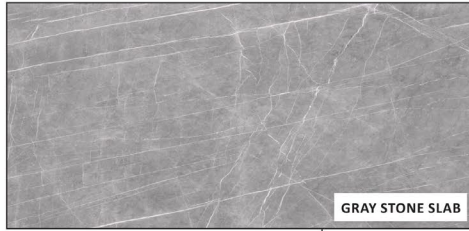
Paul Thomas
Registered Architect
ARCHITECT
2318
01/25/2024

REVISION:

REAR RENDER 02 (EAST)

sheet no.
G-207





Thank You



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)



seal



sheet no.
G-103



LEFT ELEVATION 02 (NORTH)

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LEFT ELEVATION 01 (NORTH)

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sheet

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01/05/2004
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sheet no.
G-104



RIGHT ELEVATION 02 (SOUTH)



RIGHT ELEVATION 01 (SOUTH)



RIGHT ELEVATION 02 (SOUTH)

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RIGHT ELEVATION 01 (SOUTH)

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REVISION

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G-106



COURTYARD ELEVATION (EAST)



COURTYARD ELEVATION (WEST)