

REQUEST FOR DRB APPROVAL FOR:

LIEBERMAN FAMILY
3720 CHASE AVE

DRB FINAL NOVEMBER SUBMISSION

9/7/2018
DRB18-0329



PROJECT TEAM

ARCHITECT:
TRAUTMAN ARCHITECTS
1533 SUNSET DRIVE SUITE 101
CORAL GABLES, FLORIDA 33143
305-669-5160

SCOPE OF WORK

NEW TWO STORY
SINGLE FAMILY RESIDENCE

- SEEKING WAIVER FOR FIRST TO SECOND FLOOR RATIO : 81.5%
- SEEKING WAIVER FOR SIDE YARD OPEN SPACE ELEVATION: 8.5' NGVD



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SEAL

DAVID SCOTT TRAUTMAN AR15045

LIEBERMAN FAMILY
NEW SINGLE FAMILY RESIDENCE
3720 CHASE AVENUE
MIAMI BEACH, FL

ISSUE DATE:
8-14-18

SHEET TITLE

COVER

SHEET NUMBER

DRB-0



Balli-Trautman Architects
1533 Sunset Drive Suite 101
Coral Gables, FL 33143

August 16, 2018

City of Miami Beach
1700 Convention Center Drive
Planning Department, Second Floor
Miami Beach, Florida 33139

Re: **Architect's Letter of Intent**
3720 Chase Ave Miami Beach, FL.

Dear Members of the Design Review Board,

We are proposing to construct a new two story single family residence in the Modern style of architecture. The property size is 13,000 square feet. The proposed new residence as per the calculation standard of the City of Miami Beach is at 6,495 square feet under roof, which translates to a unit size of 6,499 square feet which is 26.8% of the lot size. This meets the DRB maximum allowed required for unit size.

The lot coverage is proposed at 3,494 square feet, which is 26.8%, this also meets the DRB maximum allowed requirement for lot coverage. The front and rear yard pervious area requirements have been met at 67% for the front and 71% for the rear.

The property is located in an AE-7 flood zone, however the City of Miami Beach requires a BFE of 8.00' NGVD for all lots, using the freeboard a minimum elevation of 9.00' NGVD is required for all habitable spaces. We are utilizing this elevation to protect against flooding issues which are occurring in the area. The crown of road adjacent to the property is 4.17' NGVD, the adjacent sidewalk is at 3.84' NGVD and we intend on sloping the property up to an adjusted grade of 5.94' NGVD.

We are requesting two waivers; the first is for the second to first floor ratio. We are allowed a 70% ratio without asking for a waiver; above 70%, a waiver must be requested and approved. In this case our ratio is 81.5%. The second waiver we are requesting is for maximum side yard elevation for the required side yard open space gardens. The required elevation is 6.56' NGVD and we are proposing 8.50' NGVD. We feel that this higher elevation is necessary to allow proper use of the North Garden and to allow handicap access.

I ask for your support and vote in favor of the design and waivers described in this letter of intent so that we may proceed with this project. We ask that the board approve our application, please contact our office with any questions.

Sincerely,

David Trautman, Principal
Balli-Trautman Architects LLC

(t) 305 669-5160

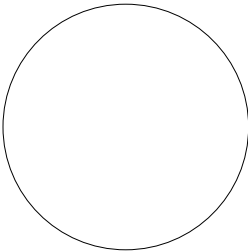


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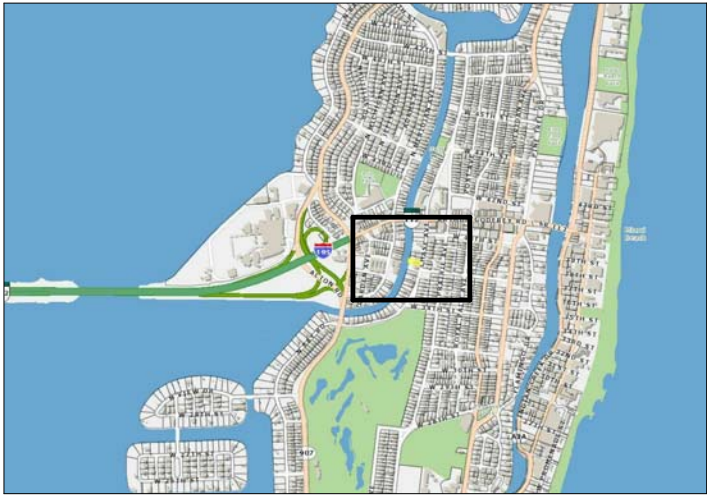
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LETTER
OF
INTENT

SHEET NUMBER

DRB-0.1



3734 CHASE AVE



3711 CHASE AVE



3701 CHASE AVE



3710 CHASE AVE



SUBJECT PROPERTY: FRONT



SUBJECT PROPERTY: REAR

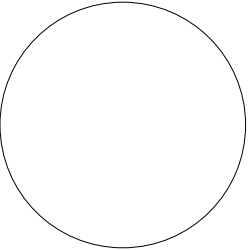


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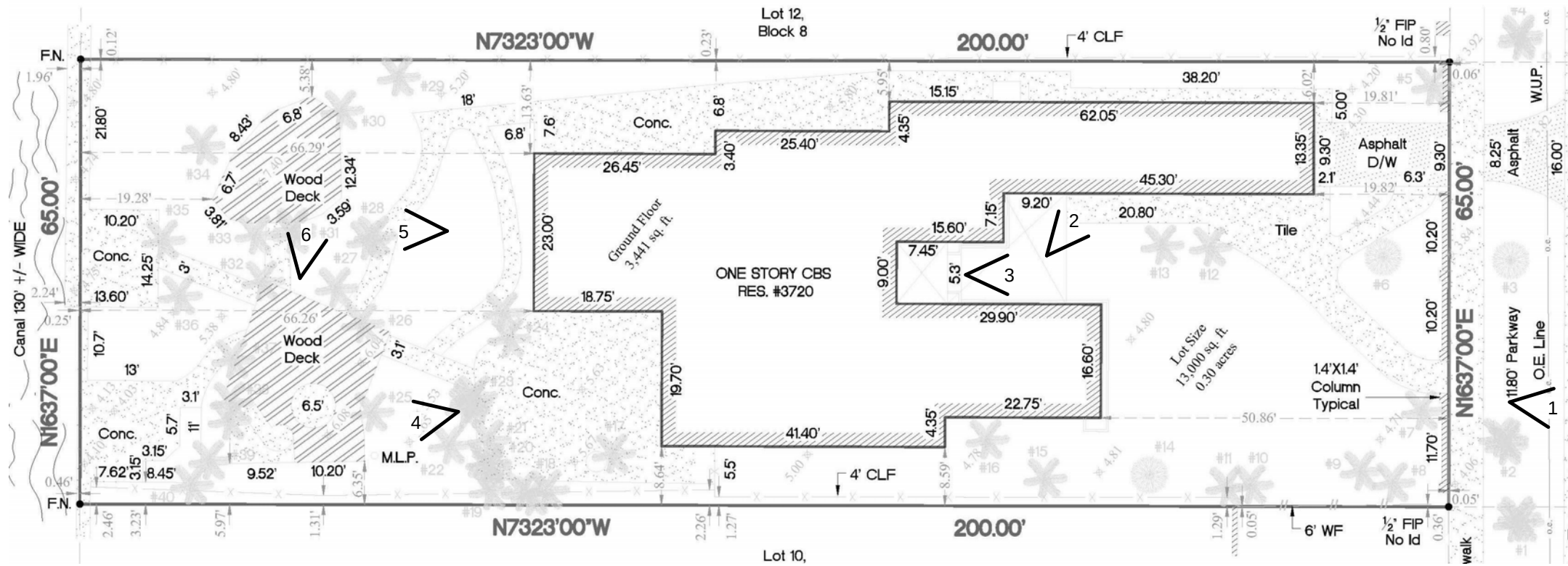
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SHEET TITLE

CONTEXT
IMAGES

SHEET NUMBER

DRB-0.3



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

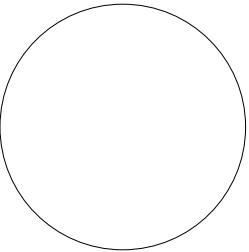


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SHEET TITLE

SITE
PHOTOS

SHEET NUMBER

DRB-0.4

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	3720 Chase Ave. Miami Beach, FL PB 7-161 Lot 11, Block 8 of: "MID GOLF SUB 1ST ADDITION", of Public Records of Miami-Dade Co., FL			
2	Folio number(s):	02-3227-016-0730			
3	Board and file numbers :				
4	Year built:	1951	Zoning District:	RS-3	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.84' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.92' NGVD	Free board:	9.00' NGVD	
7	Lot Area:	13,000 SF			
8	Lot width:	65 FT	Lot Depth:	200 FT	
9	Max Lot Coverage SF and %:	30% = 3,900 SF	Proposed Lot Coverage SF and %:	26.8% = 3,494 SF	
10	Existing Lot Coverage SF and %:	26.5% = 3,441 SF	Lot coverage deducted (garage-storage) SF:	26.8% = 3,494 SF	
11	Front Yard Open Space SF and %:	67% = 870 SF	Rear Yard Open Space SF and %:	71% = 1,377 SF	
12	Max Unit Size SF and %:	50% = 6,500 SF	Proposed Unit Size SF and %:	49.9% = 6,499 SF	
13	Existing First Floor Unit Size:	~3,441 SF	Proposed First Floor Unit Size:	3,721 SF	
14	Existing Second Floor Unit Size	0 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,778 / 3,407 = 81.5% WAIVER REQUESTED	
15			Proposed Second Floor Unit Size:	2,701 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	25% = 675 SF	
17	Height:	24 FT MAX FLAT	~12 FT	24 FT	
18	Setbacks:				
19	Front First level:	30 FT	19.81 FT	30 FT	
20	Front Second level:	30 FT	N/A	44 FT 7 IN	
21	Side 1:	10 FT	8.59 FT	10 FT 8 IN	
22	Side 2 or (facing street):	10 FT	5.95 FT	10 FT	
23	Rear:	15% = 30 FT	66.26 FT	63 FT	
	Accessory Structure Side 1:	7.5 FT	N/A	7 FT 6 IN	
24	Accessory Structure Side 2 or (facing street) :	15 FT	N/A	N/A	
25	Accessory Structure Rear:	1/2 REAR = 15 FT	N/A	17 FT	
26	Sum of Side yard :	25% = 16.25 FT	22.3% = 14.59 FT	31.5% = 20.5 FT	
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:

N/A

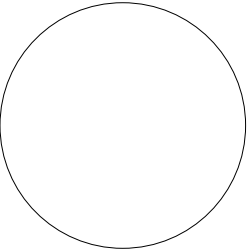


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ZONING
DATA

SHEET NUMBER

DRB-1.0

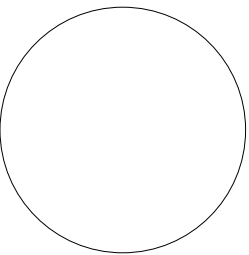


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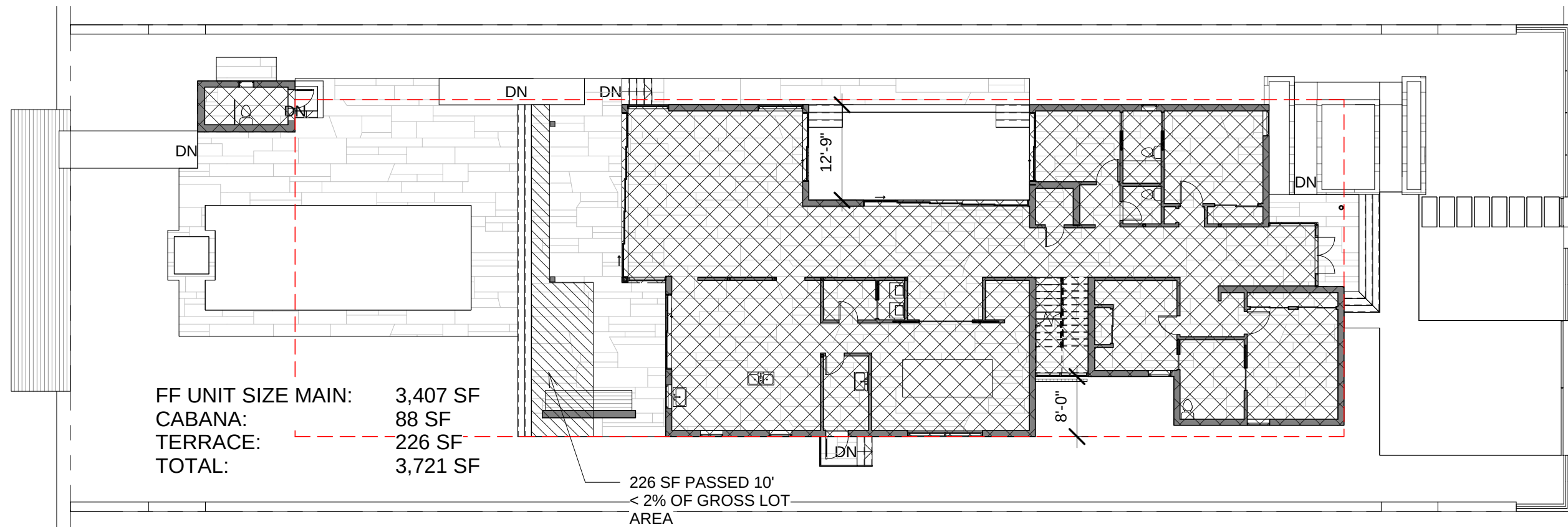
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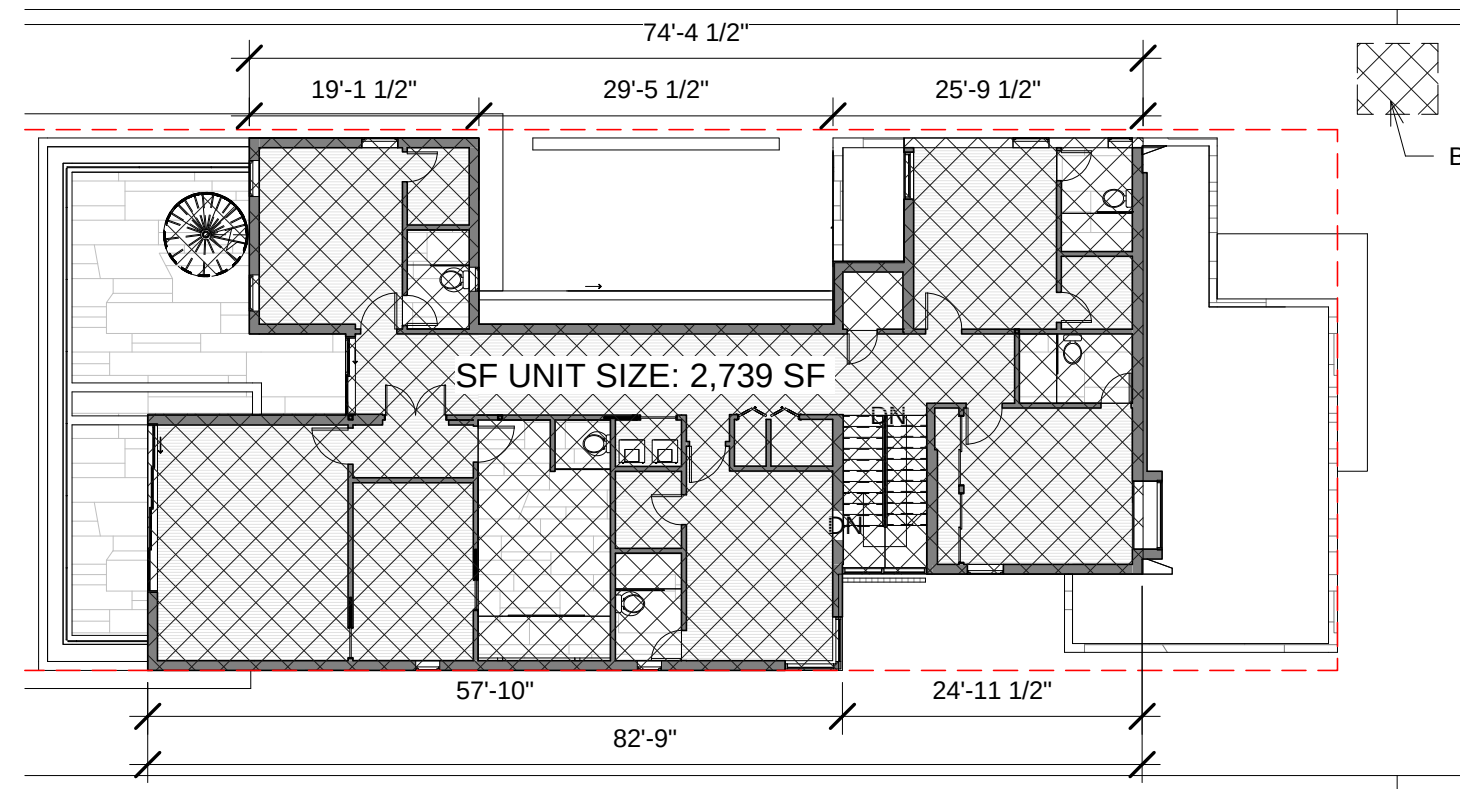
ZONING
DIAGRAMS

SHEET NUMBER

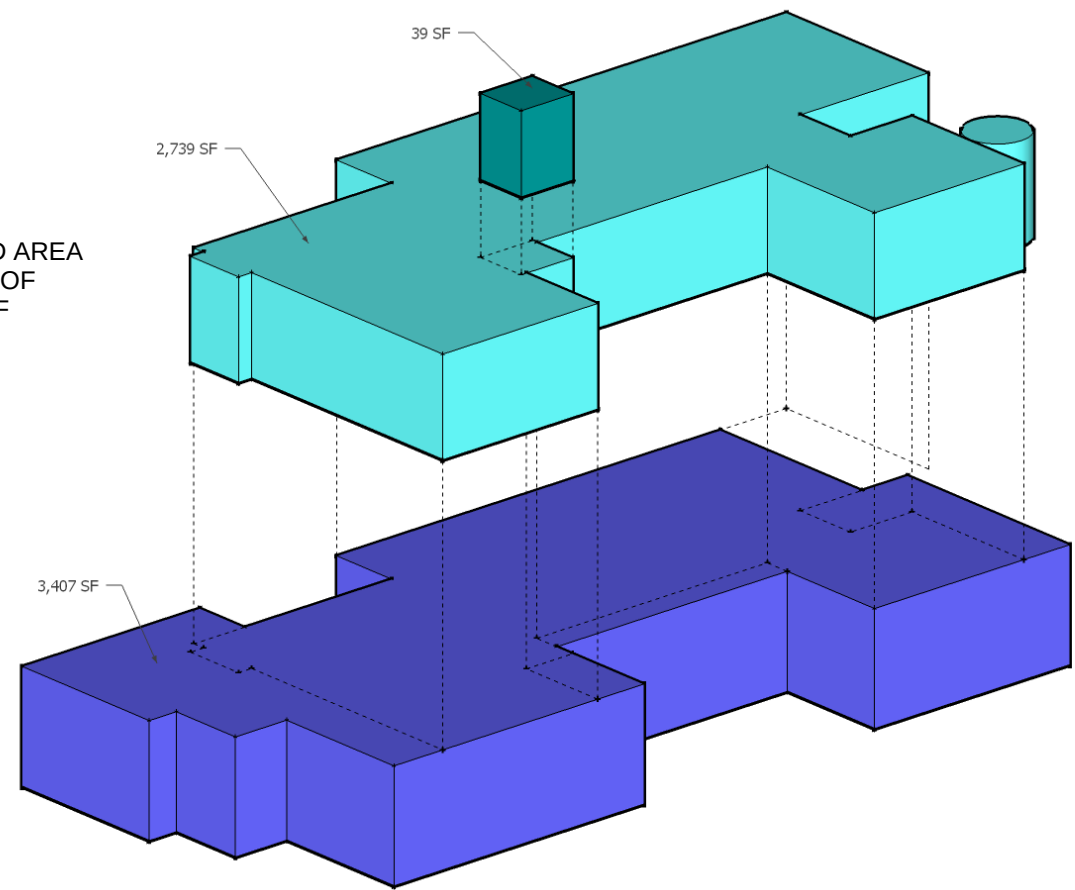
DRB-1.1A



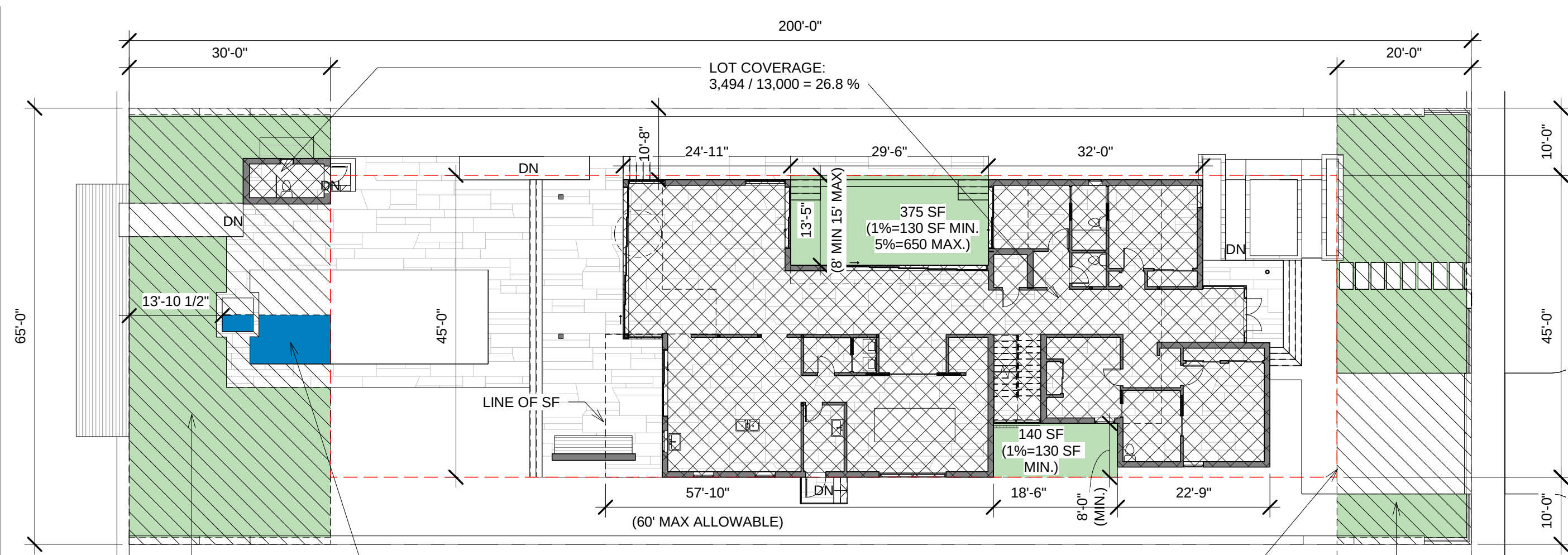
1 DRB - FF UNIT SIZE
1/16" = 1'-0"



2 DRB - SF UNIT SIZE
1/16" = 1'-0"



FIRST TO SECOND FLOOR RATIO DIAGRAM

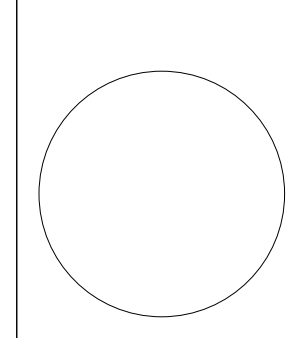


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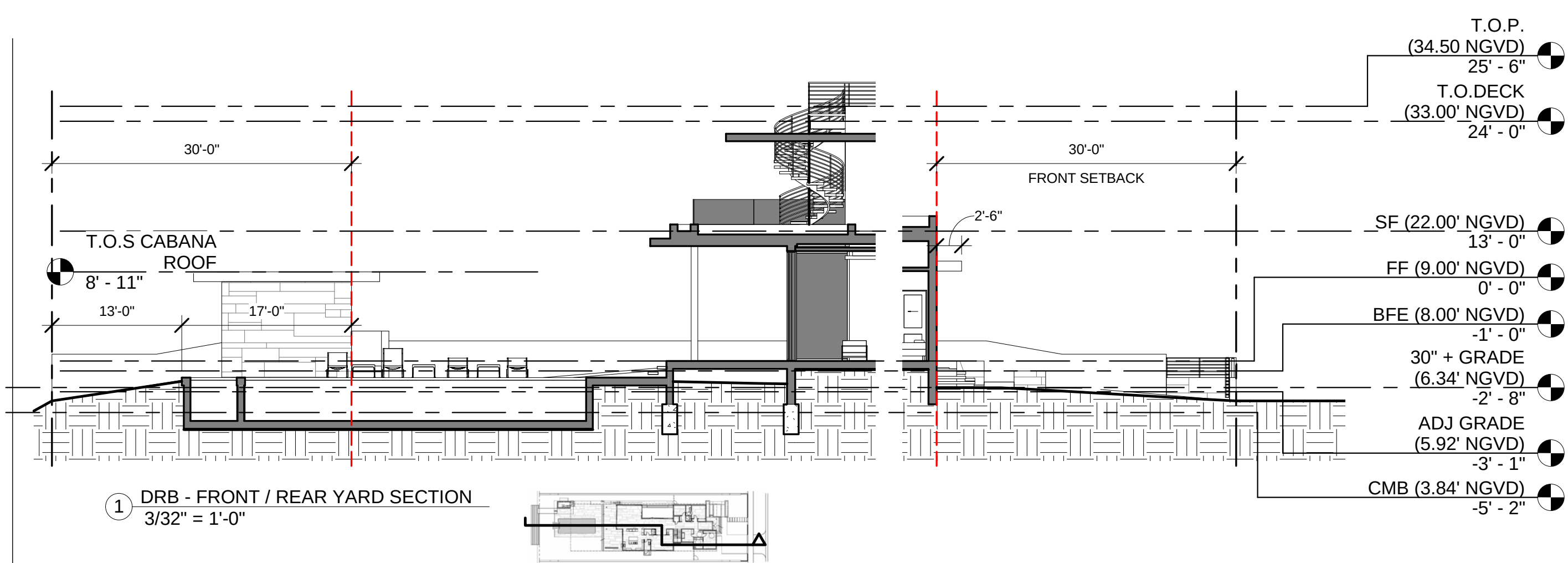
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**ZONING
DIAGRAMS**

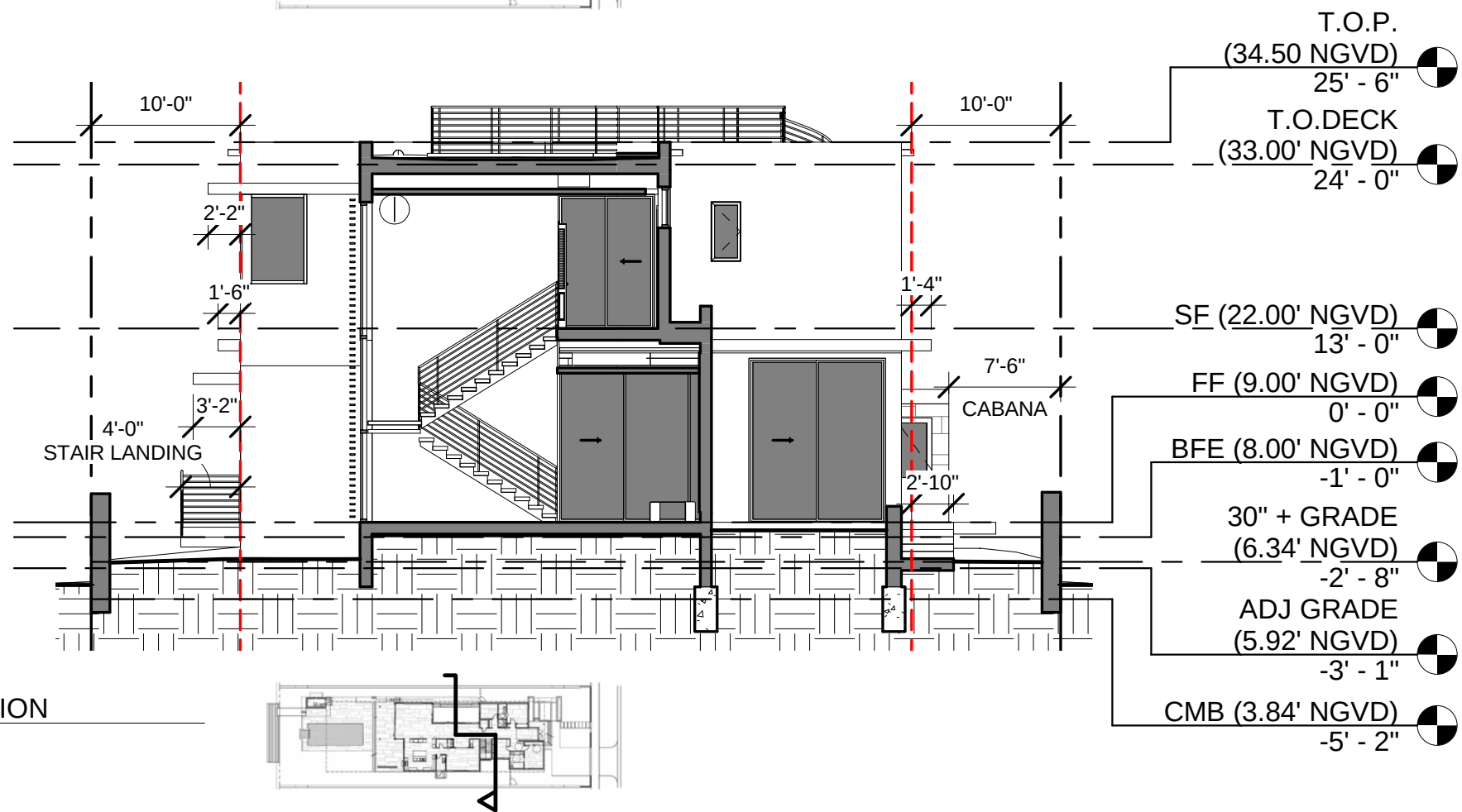
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DRB-1.1B

① **DRB - LOT COVERAGE**
1/16" = 1'-0"



① DRB - FRONT / REAR YARD SECTION
3/32" = 1'-0"



② DRB - SIDE YARD SECTION
3/32" = 1'-0"

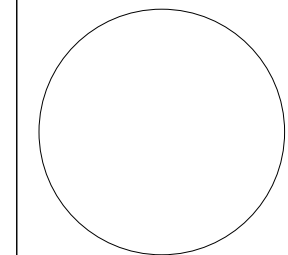


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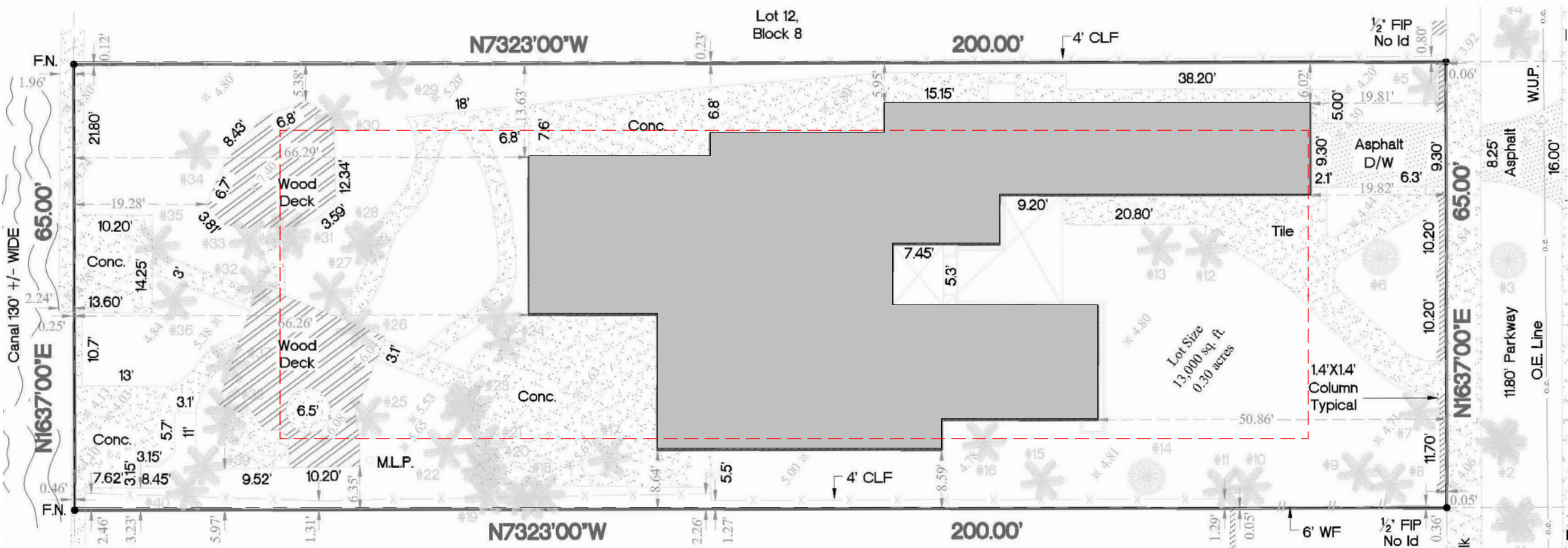
ISSUE DATE:
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SHEET TITLE

YARD
SECTIONS

SHEET NUMBER

DRB-1.2



① DRB - EXISTING
1/16" = 1'-0"

3720 CHASE AVE
EXISTING SUBJECT PROPERTY

LOT SIZE: 13,000 SF
APPROX. LOT COVERAGE: 26.5%
APPROX. FF TO SF RATIO: N/A

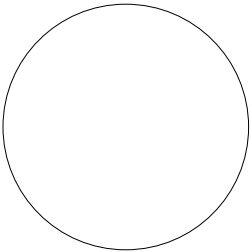


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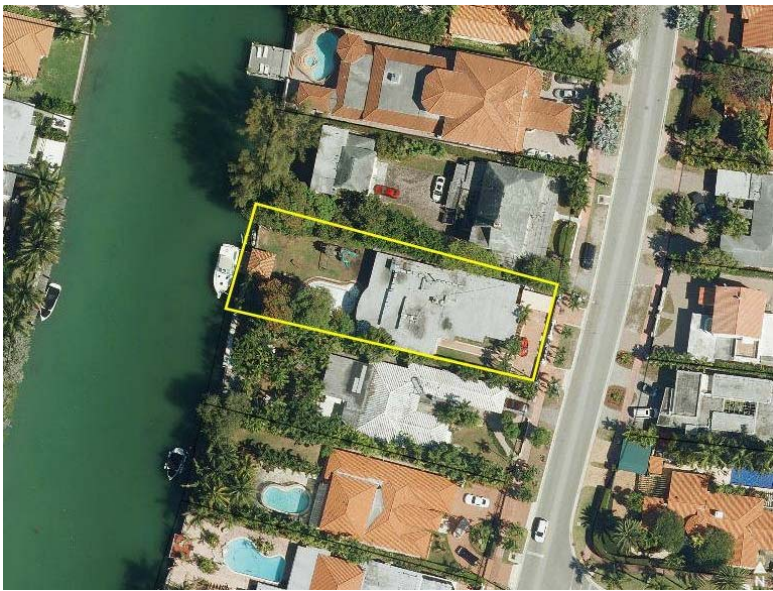
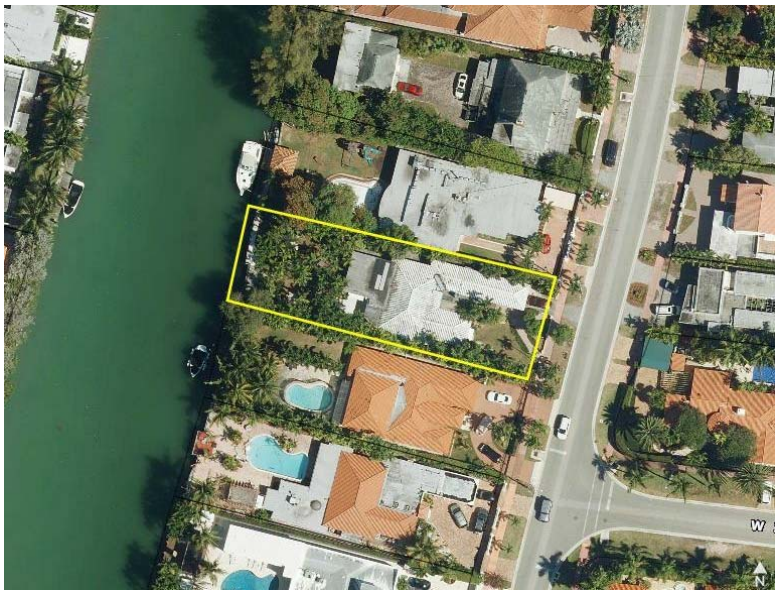
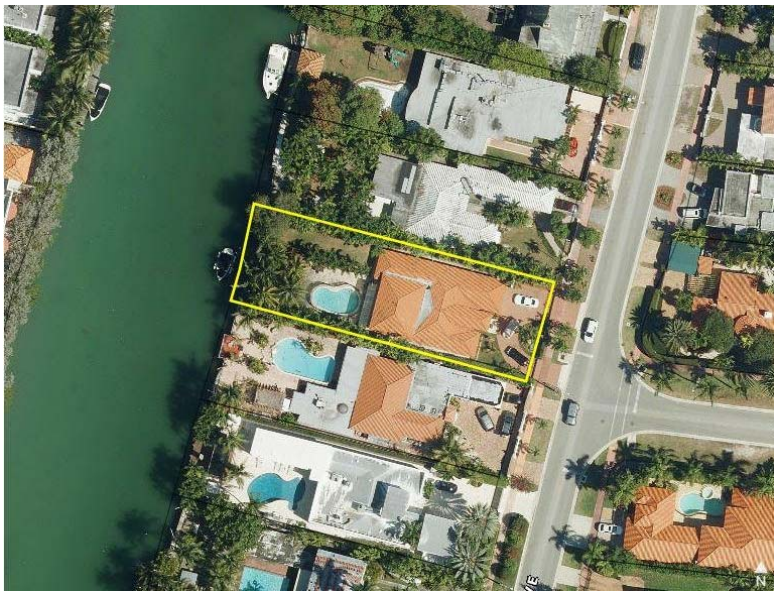
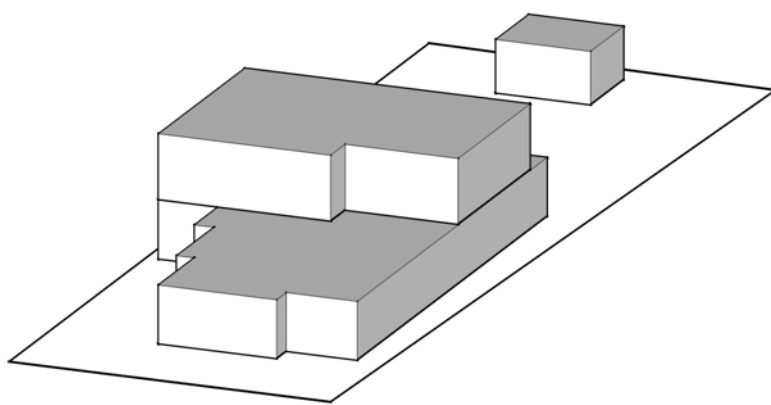
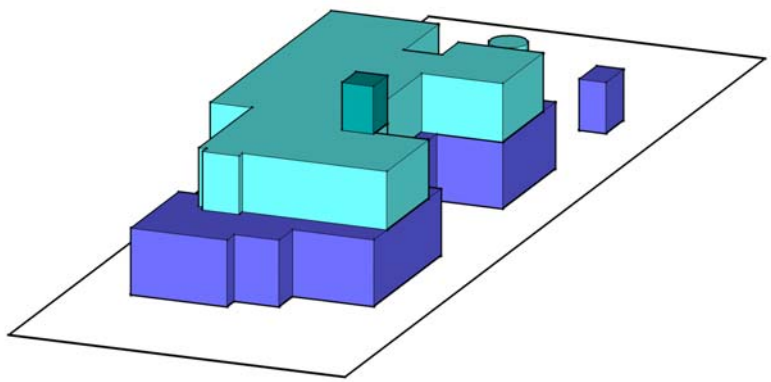
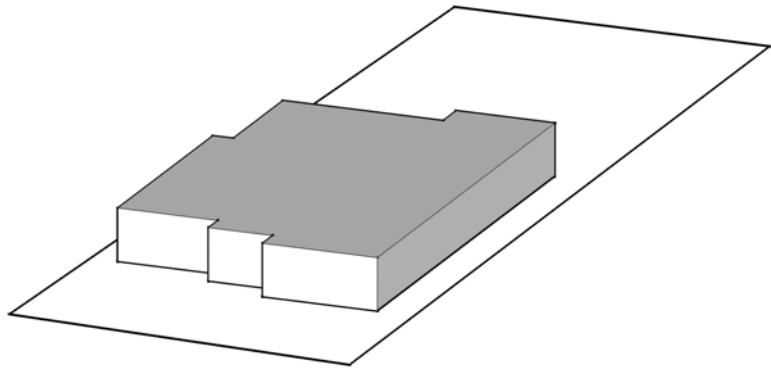
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SHEET TITLE

EXISTING
ZONING

SHEET NUMBER

DRB-1.3



3710 CHASE AVE

LOT SIZE: 13,000 SF
LOT COVERAGE: ~30%
SECOND TO FIRST FLOOR RATIO: N/A

3720 CHASE AVE

LOT SIZE: 13,000 SF
LOT COVERAGE: 26.8%
SECOND TO FIRST FLOOR RATIO: 81.5%

3734 CHASE AVE

LOT SIZE: 13,000 SF
LOT COVERAGE: ~36%
SECOND TO FIRST FLOOR RATIO: ~47%

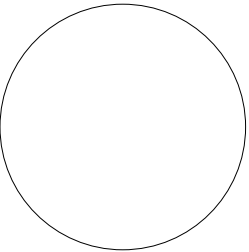


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SHEET TITLE

CONTEXT
STUDY

SHEET NUMBER

DRB-1.4

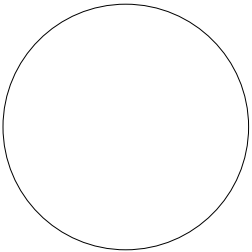


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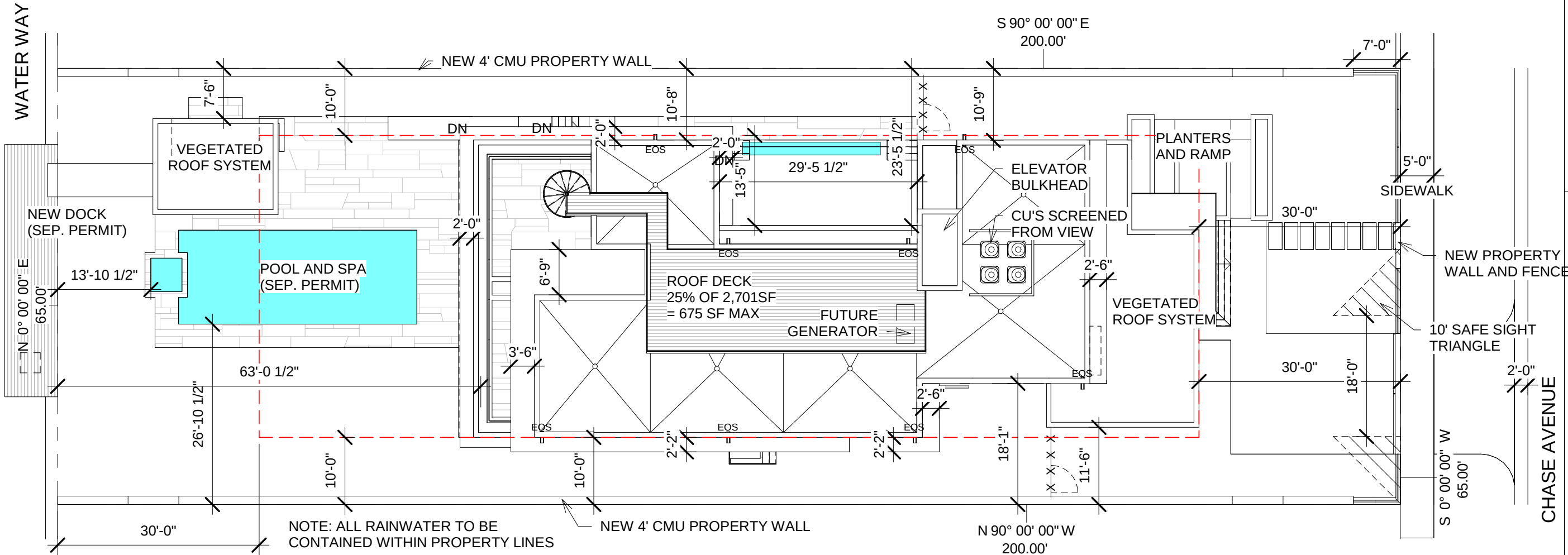
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SHEET TITLE

SITE
PLAN

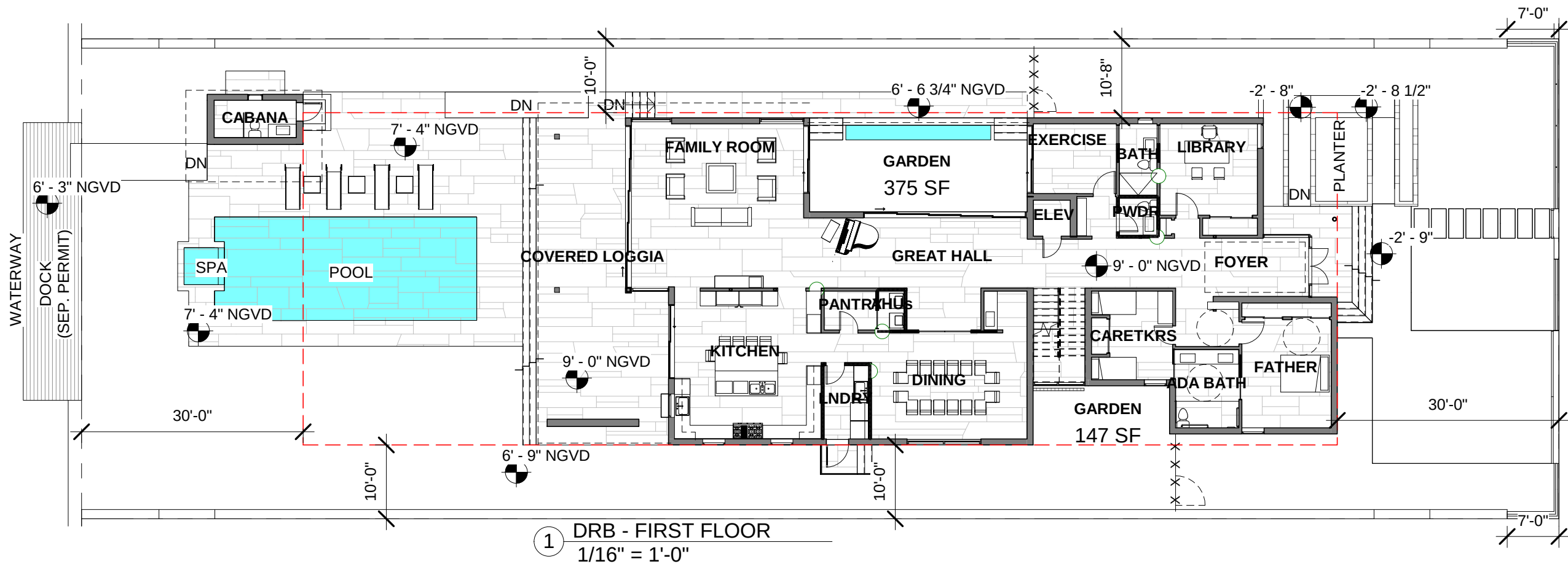
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DRB-2.0



NOTE: ALL RAINWATER TO BE
CONTAINED WITHIN PROPERTY LINES

1 DRB - SITE PLAN
1/16" = 1'-0"

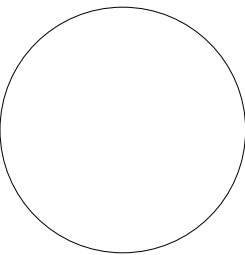


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SHEET TITLE

FIRST
FLOOR

SHEET NUMBER

DRB-2.1

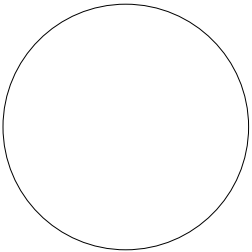


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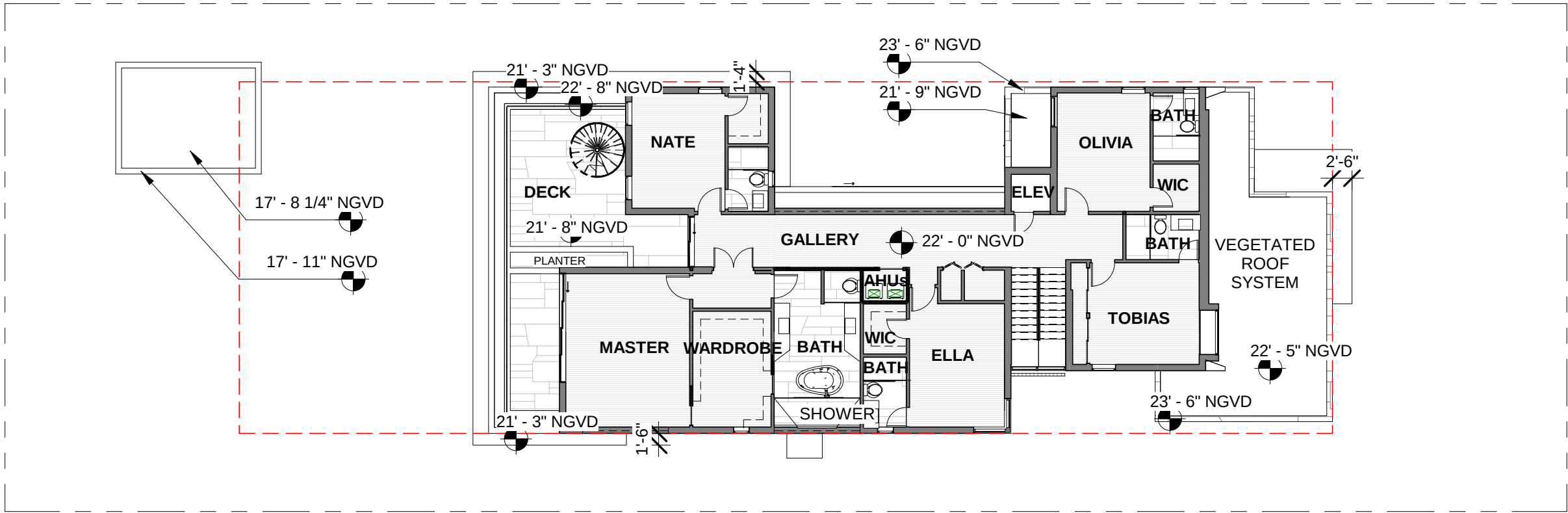
ISSUE DATE:
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SHEET TITLE

SECOND
FLOOR

SHEET NUMBER

DRB-2.2



1 DRB - SECOND FLOOR
1/16" = 1'-0"

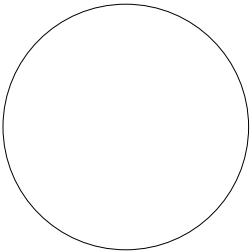


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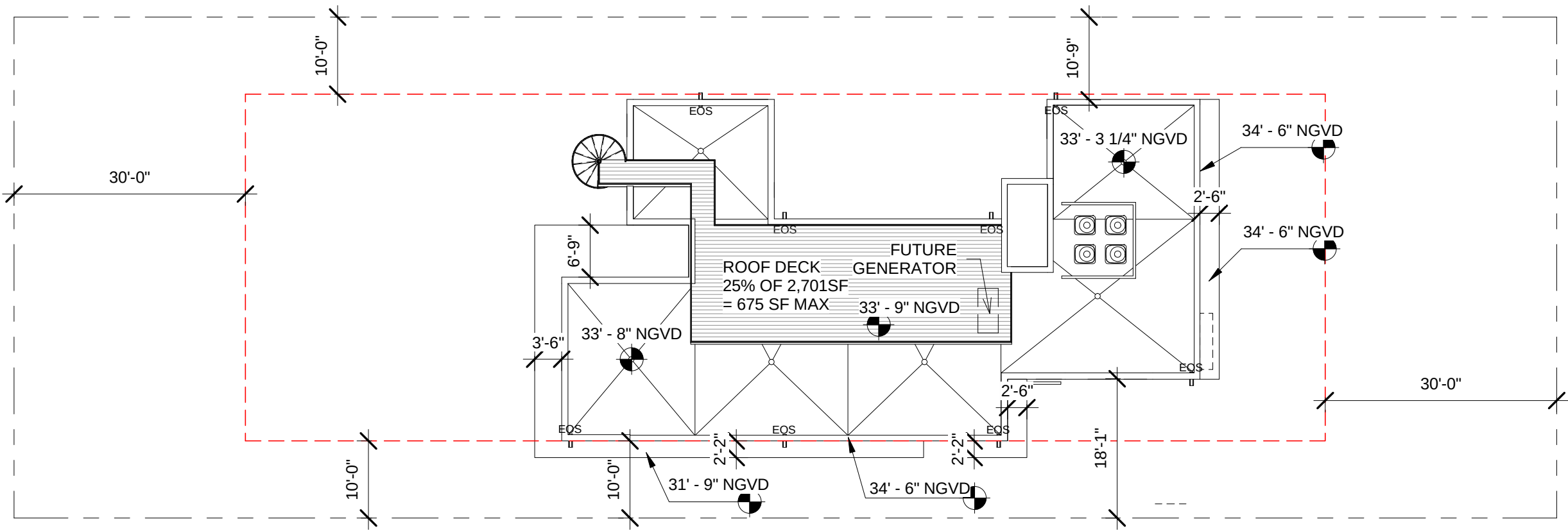
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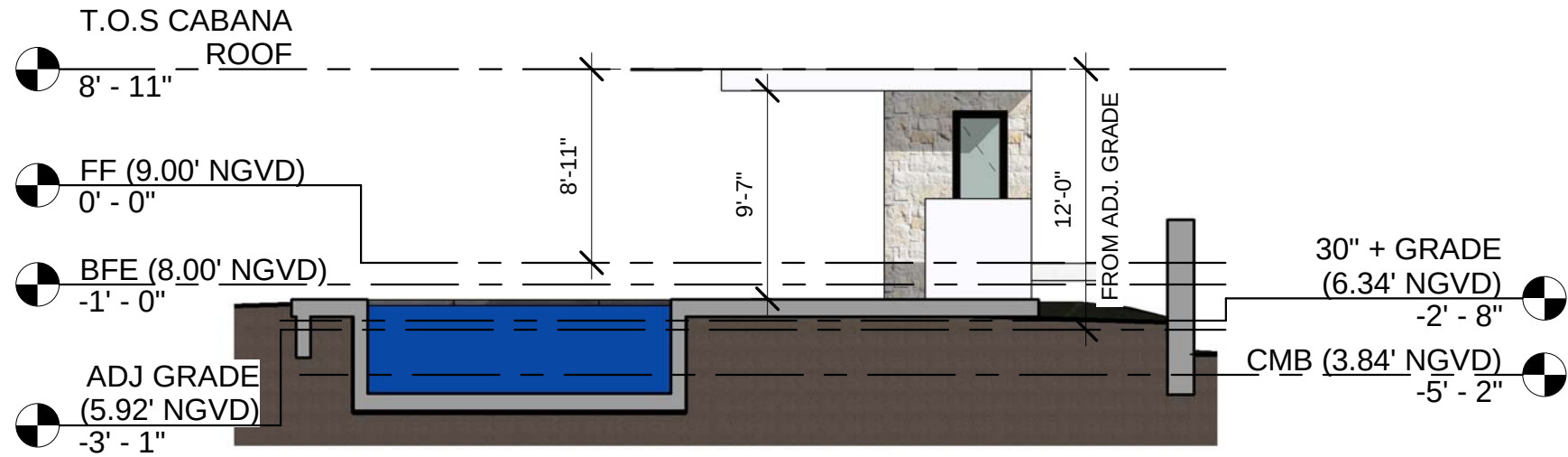
ROOF
PLAN

SHEET NUMBER

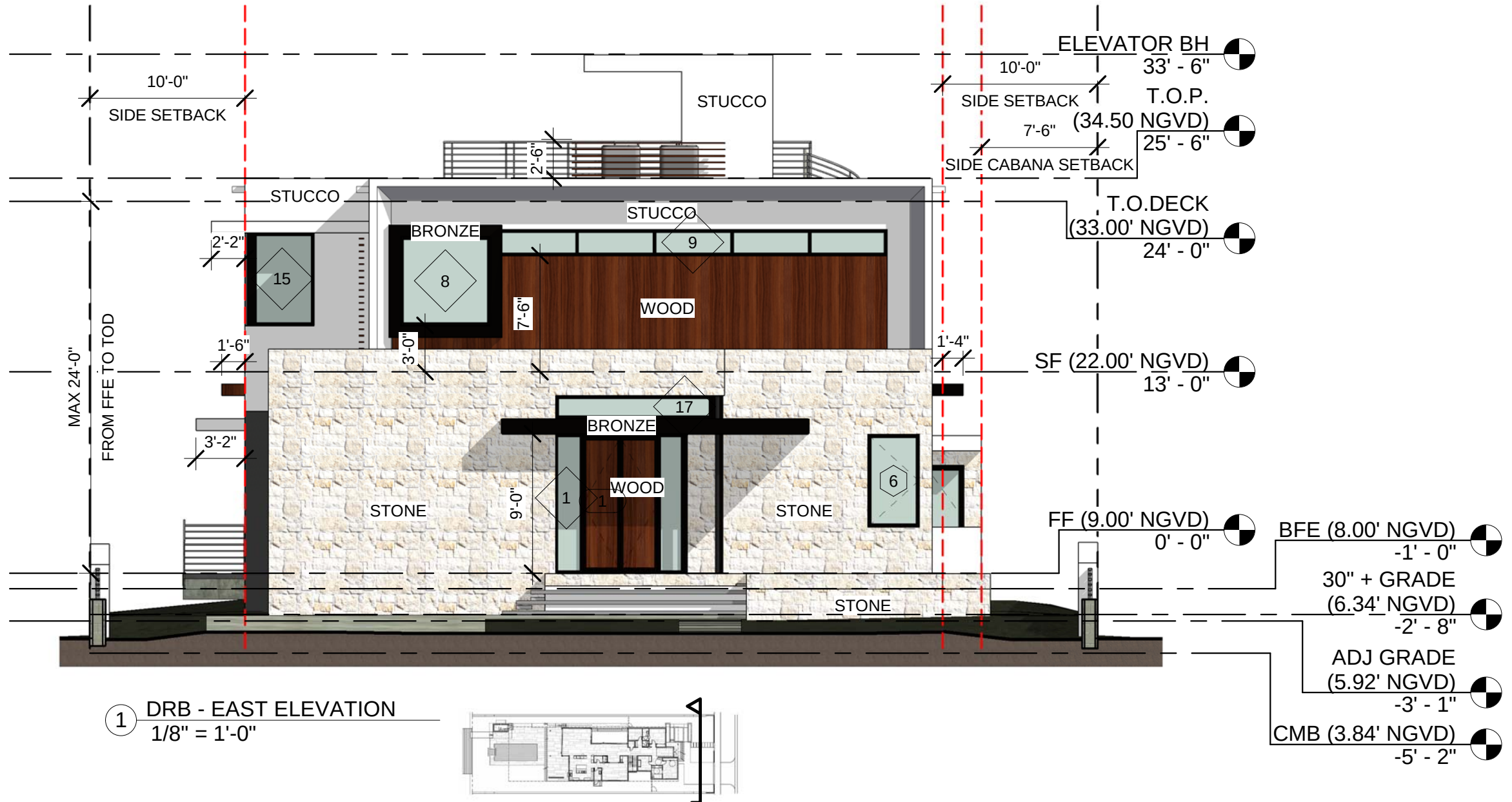
DRB-2.3



1 DRB - ROOF PLAN
1/16" = 1'-0"



② DRB - EAST CABANA
1/8" = 1'-0"



① DRB - EAST ELEVATION
1/8" = 1'-0"

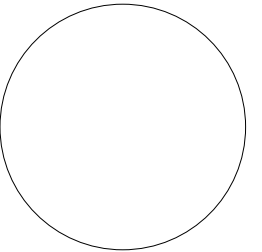


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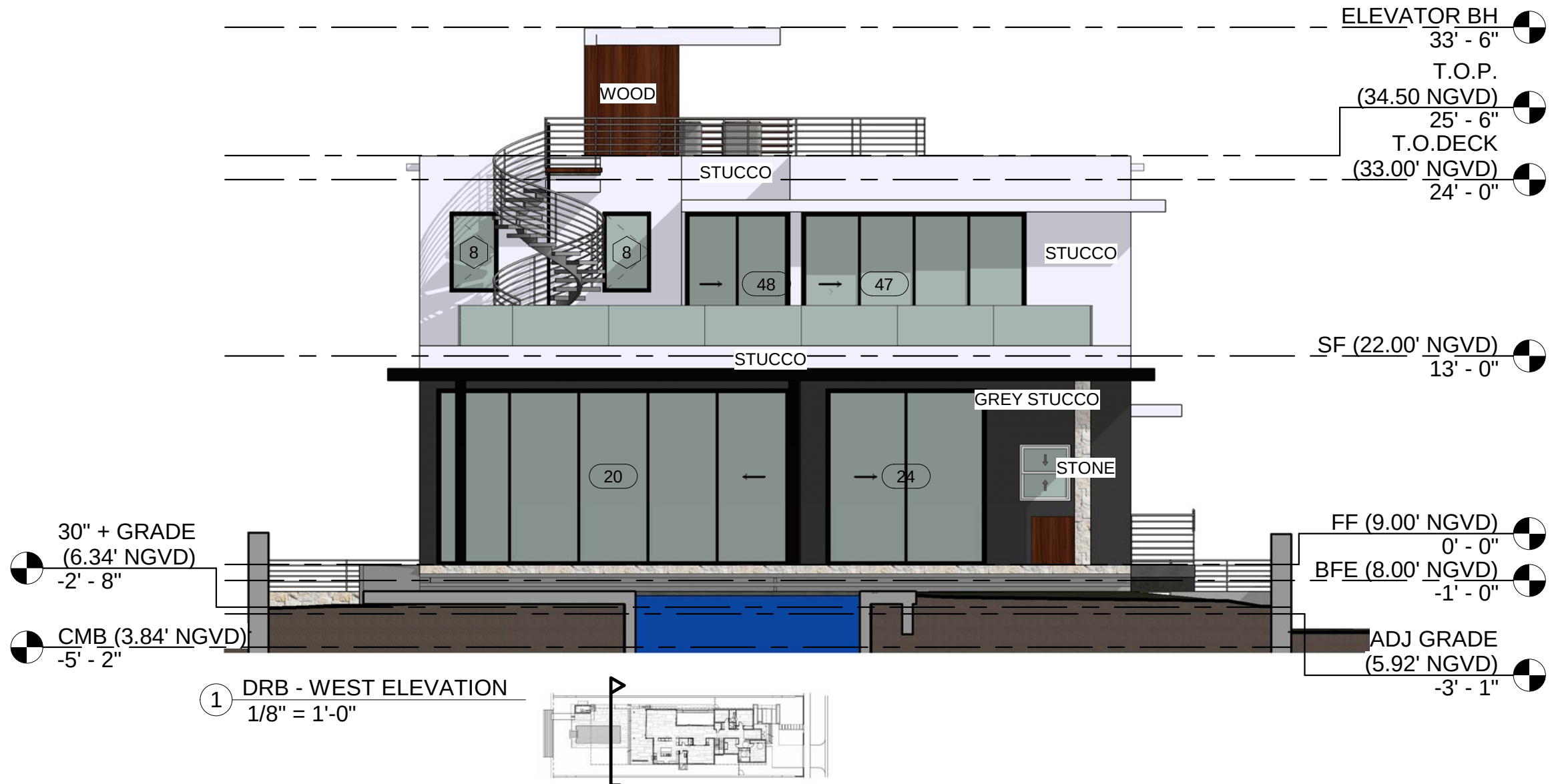
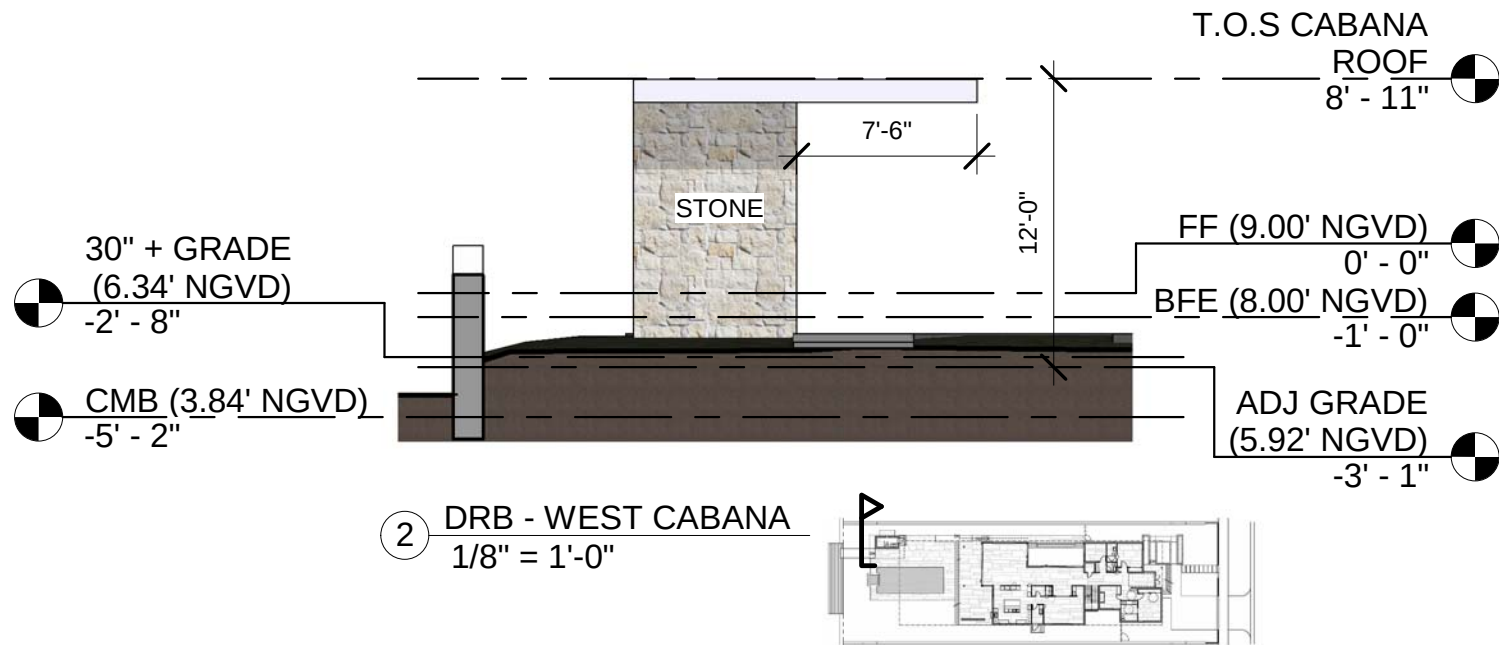
8-14-18

SHEET TITLE

EAST
ELEVATION

SHEET NUMBER

DRB-3.0

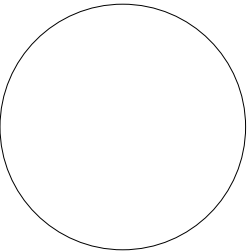


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WEST
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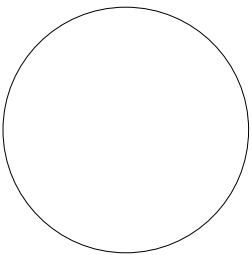


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MIAMI BEACH, FL

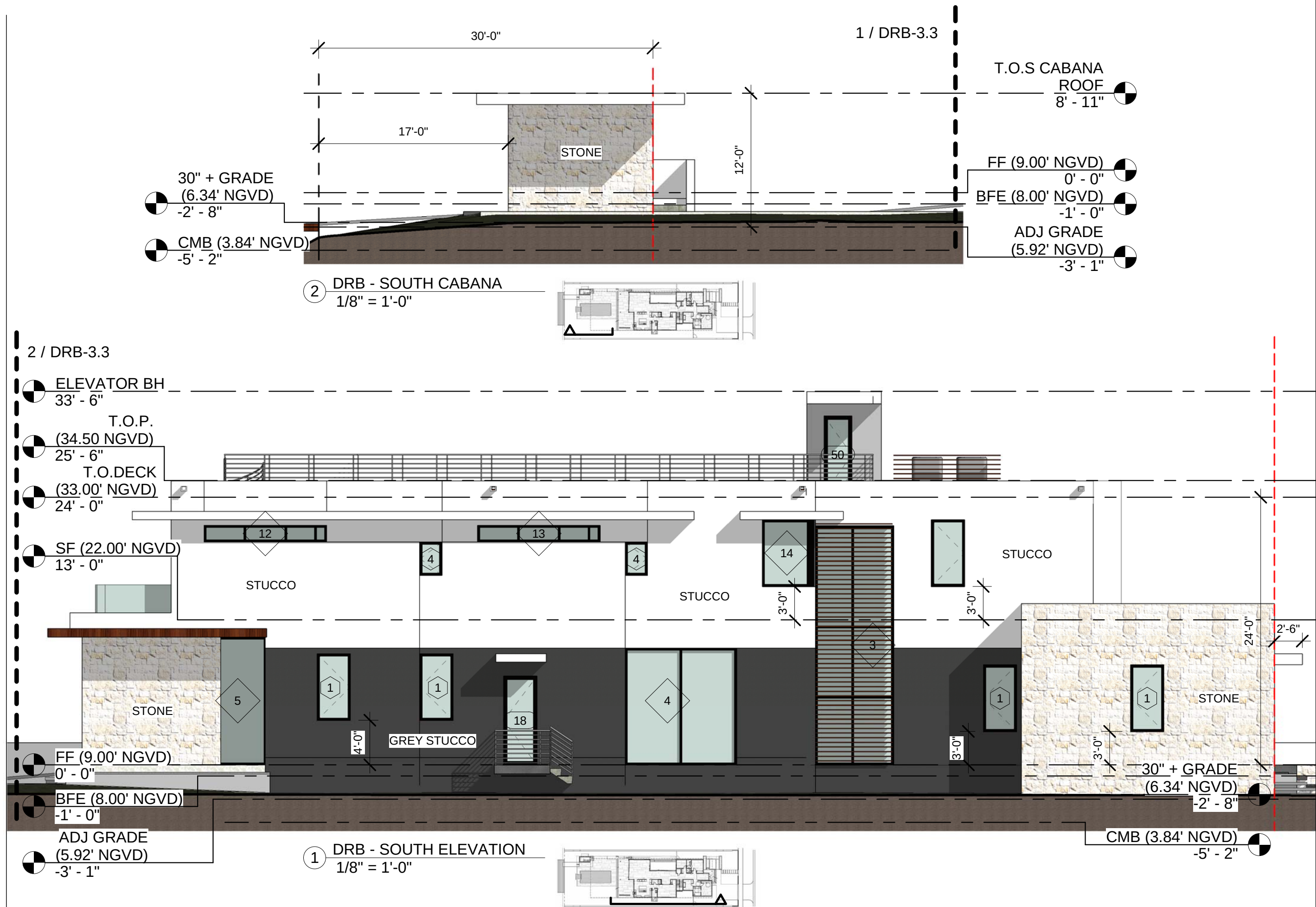
ISSUE DATE:
8-14-18

SHEET TITLE

NORTH
ELEVATION

SHEET NUMBER

DRB-3.2

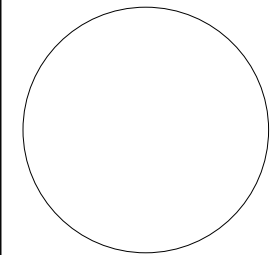


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SEAL

DAVID SCOTT TRAUTMAN AR15045



LIEBERMAN FAMILY
NEW SINGLE FAMILY RESIDENCE
3720 CHASE AVENUE
MIAMI BEACH, FL

ISSUE DATE:
8-14-18

SHEET TITLE

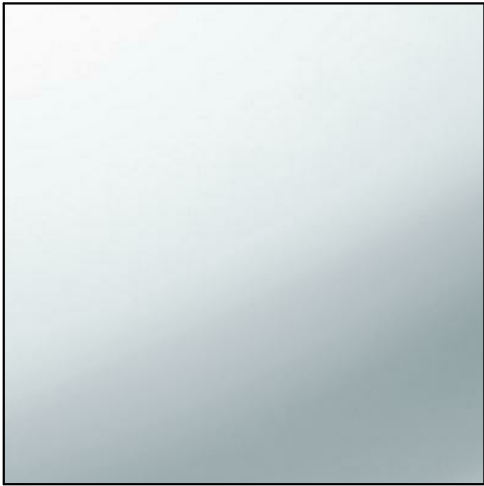
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ELEVATION**

SHEET NUMBER

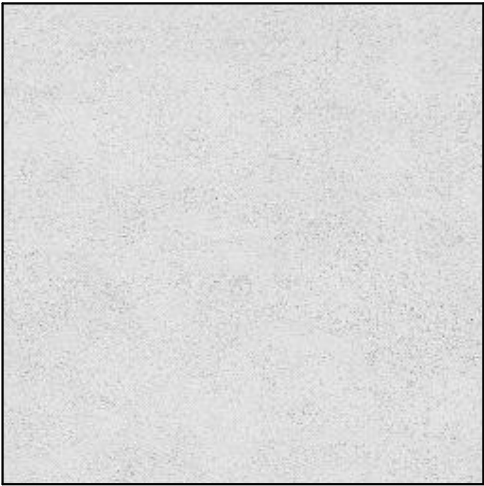
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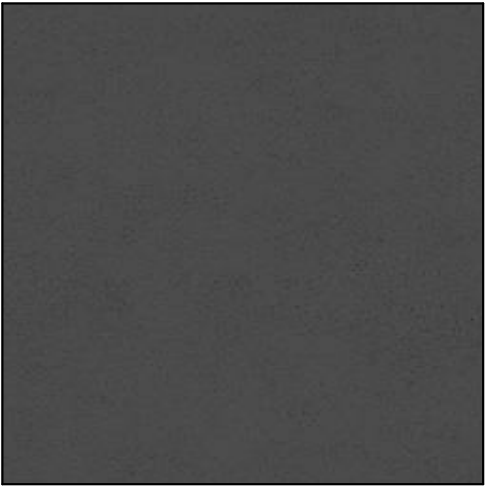
OOLITIC STONE



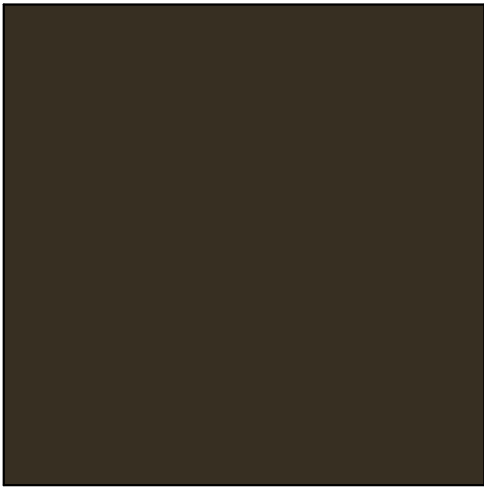
GLASS



SMOOTH STUCCO
WHITE



SMOOTH STUCCO
GREY



DARK BRONZE:
WINDOW FRAMES
AND LOUVERS



WOOD

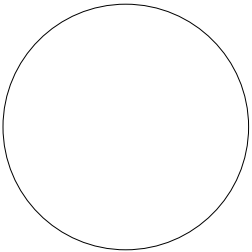


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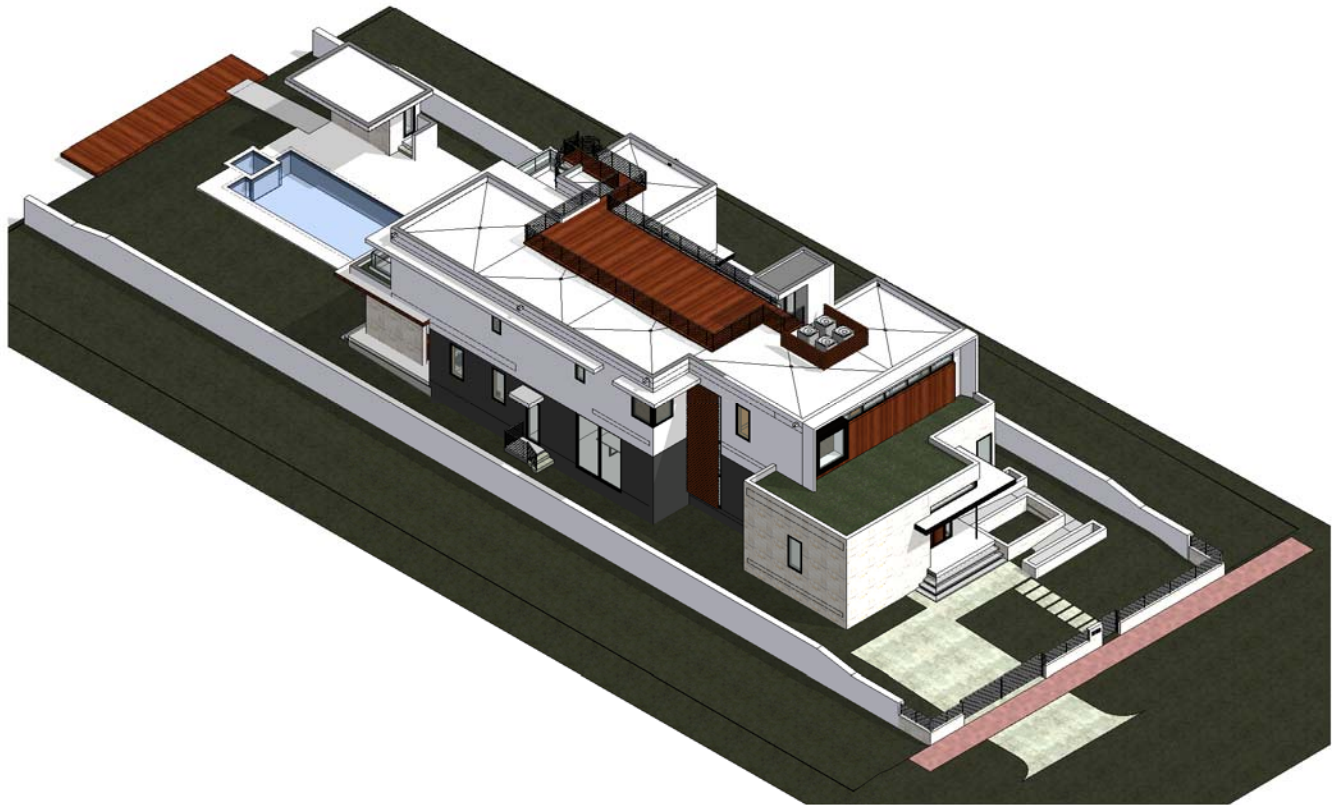
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8-14-18

SHEET TITLE

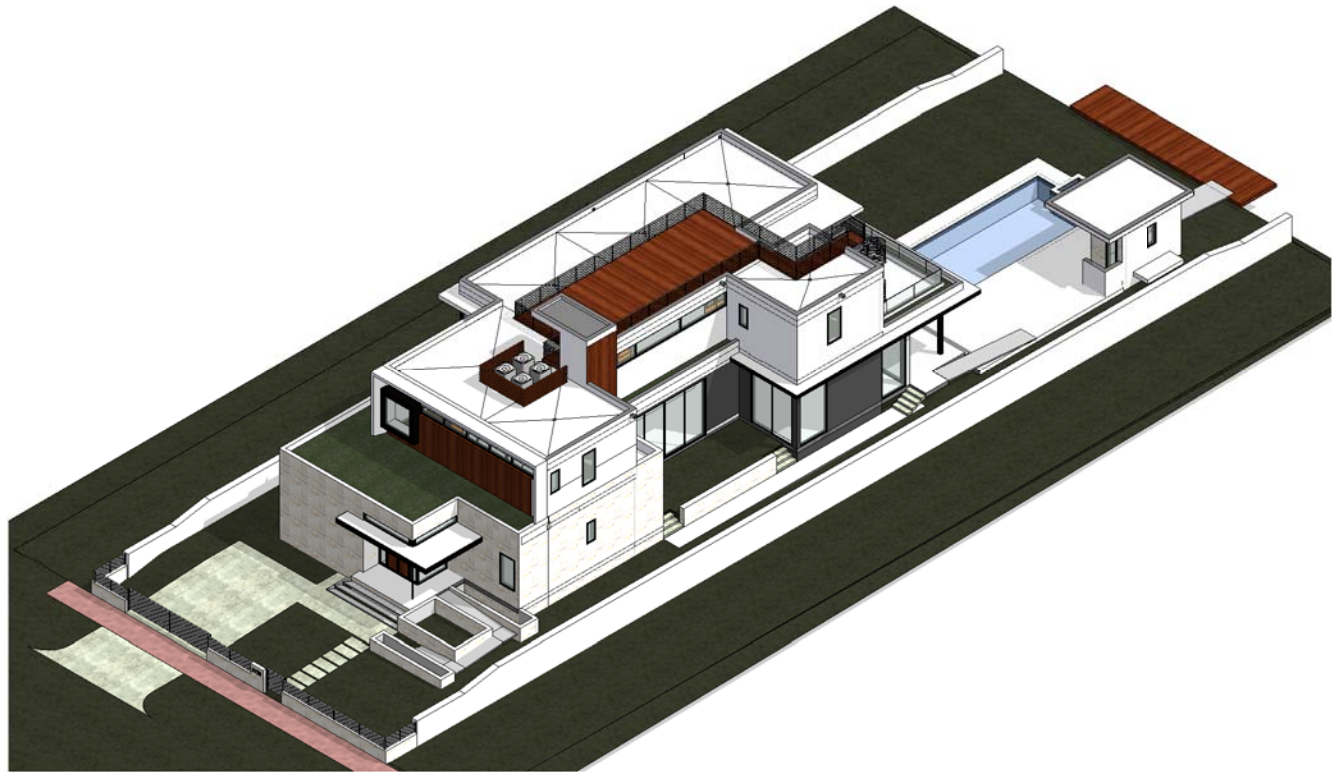
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PALETTE

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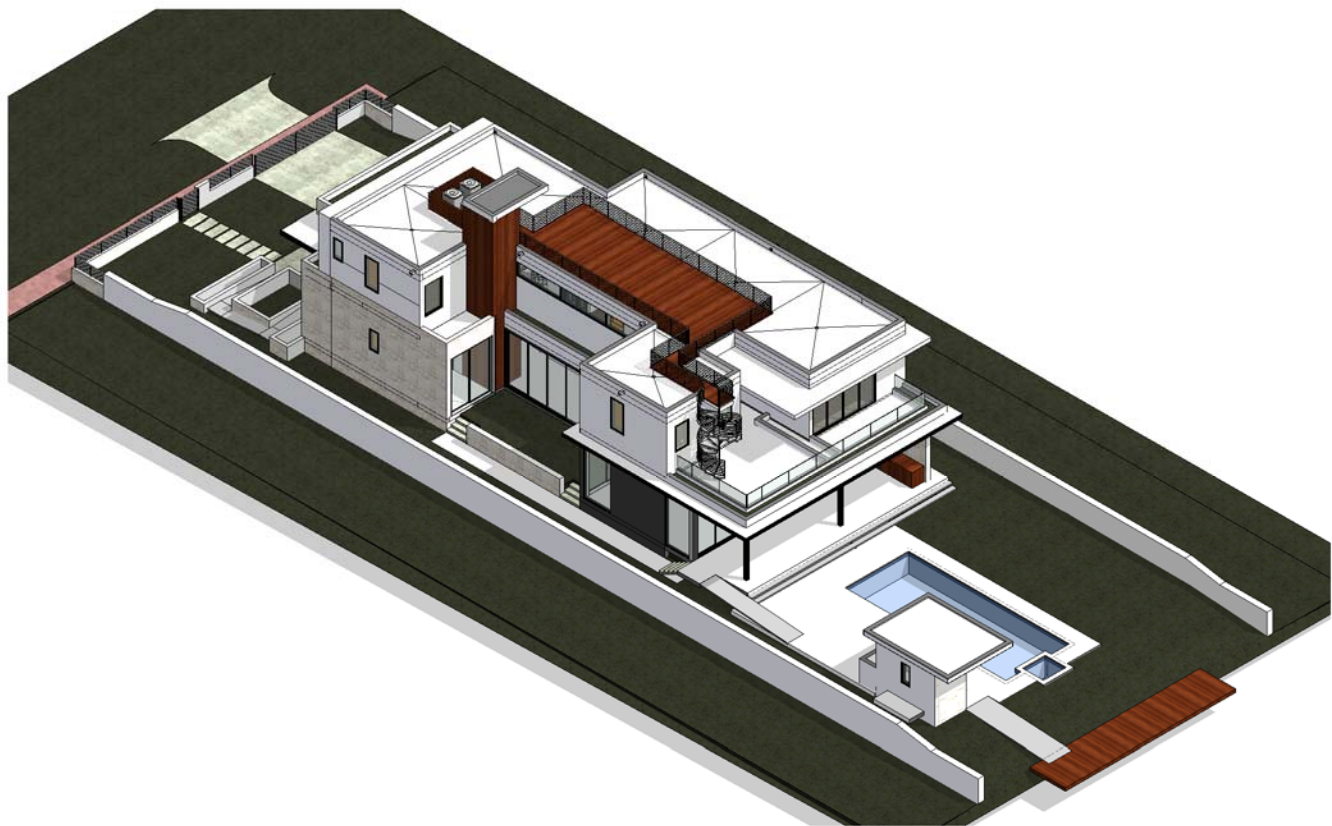
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① AXO 1



② AXO 2



③ AXO 3



④ AXO 4

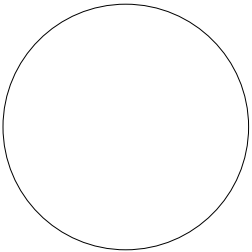


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ISSUE DATE:
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SHEET TITLE

AXON.S

SHEET NUMBER

DRB-4.1

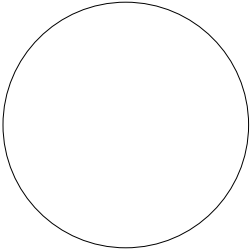


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SHEET TITLE

CONTEXT
RENDERING

SHEET NUMBER

DRB-4.2