

REQUEST FOR DRB APPROVAL FOR:
SAN MARINO ISLAND RESIDENCE

DRB REVISED SUBMISSION
DECEMBER 16, 2016

40 W. SAN MARINO DRIVE

MIAMI BEACH, FLORIDA



CLIENT

SRR PROPERTY HOLDINGS LLC
40 W. SAN MARINO DRIVE
MIAMI BEACH, FL, 33139
(813) 185-0551

ARCHITECT

CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 919-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 40 W. SAN MARINO DR. MIAMI BEACH, FL.

WAIVERS:

1. REQUEST FOR WAIVER TO EXCEED THE 10%
SECOND TO FIRST FLOOR RATIO
2. REQUEST TO WAIVE THE 24'-0" HEIGHT
REQUIREMENT. HEIGHT REQUESTED AT 25'-4".
3. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD

VARIANCES:

4. REQUEST TO REDUCE THE MINIMUM REQUIRED LOT
AREA OF 10,000 SF. FOR A PROPERTY LOCATED
IN THE RS-3 ZONING DISTRICT, IN ORDER TO
CONSTRUCT A NEW TWO-STORY HOME ON A
PROPERTY WITH A LOT AREA OF 9,823 SF.
5. REQUEST TO REDUCE THE MINIMUM REQUIRED LOT
WIDTH OF 60'-0" FOR A PROPERTY LOCATED IN
THE RS-3 ZONING DISTRICT, IN ORDER TO
CONSTRUCT A NEW TWO-STORY HOME ON A
PROPERTY WITH A LOT WIDTH OF 54'-6".

REYNOLDS RESIDENCE
40 W. SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1639

date:
12/16/2016

revised:

sheet no.

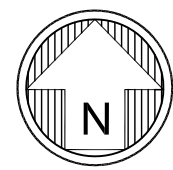
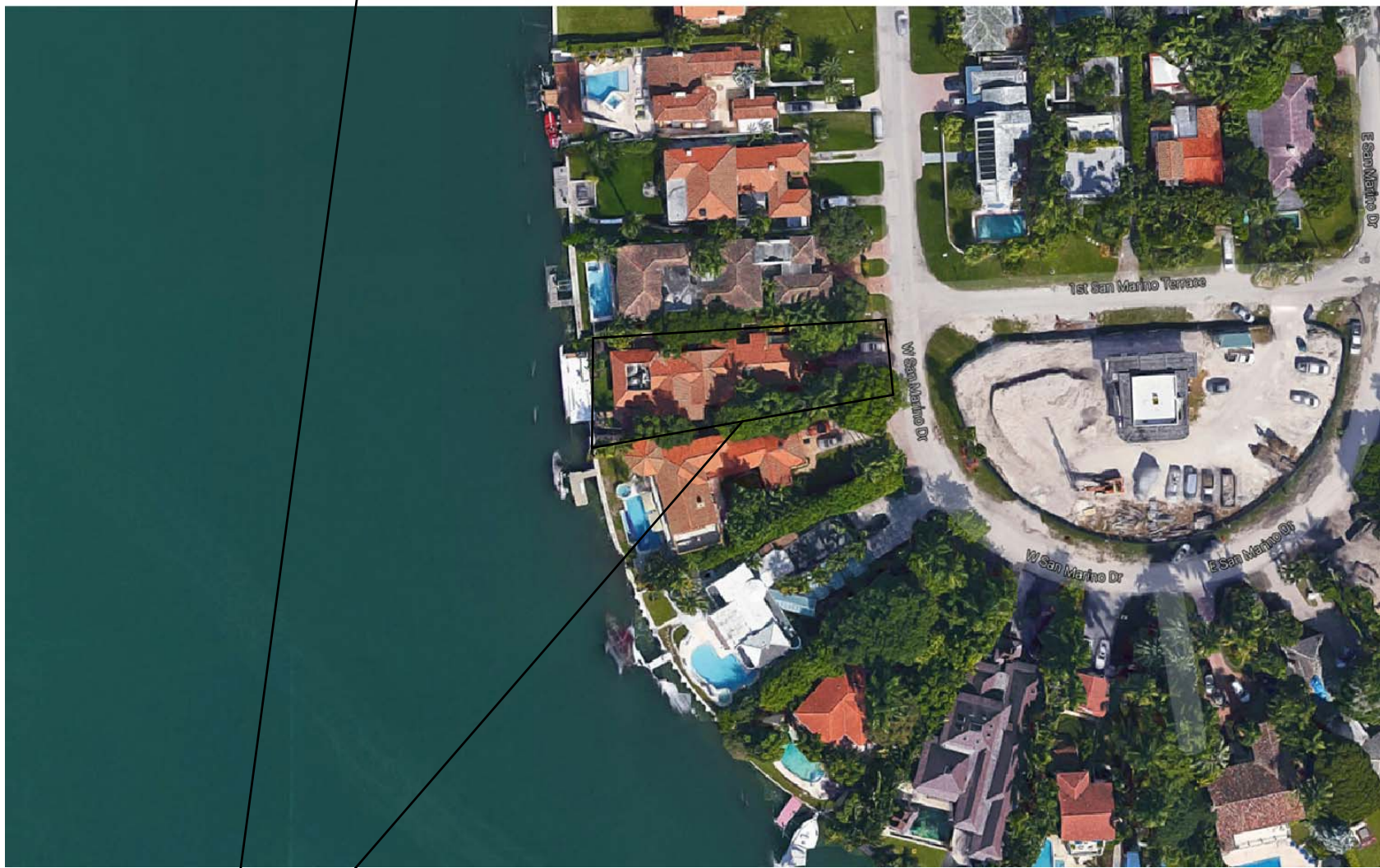
A-0.0

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CONTEXT

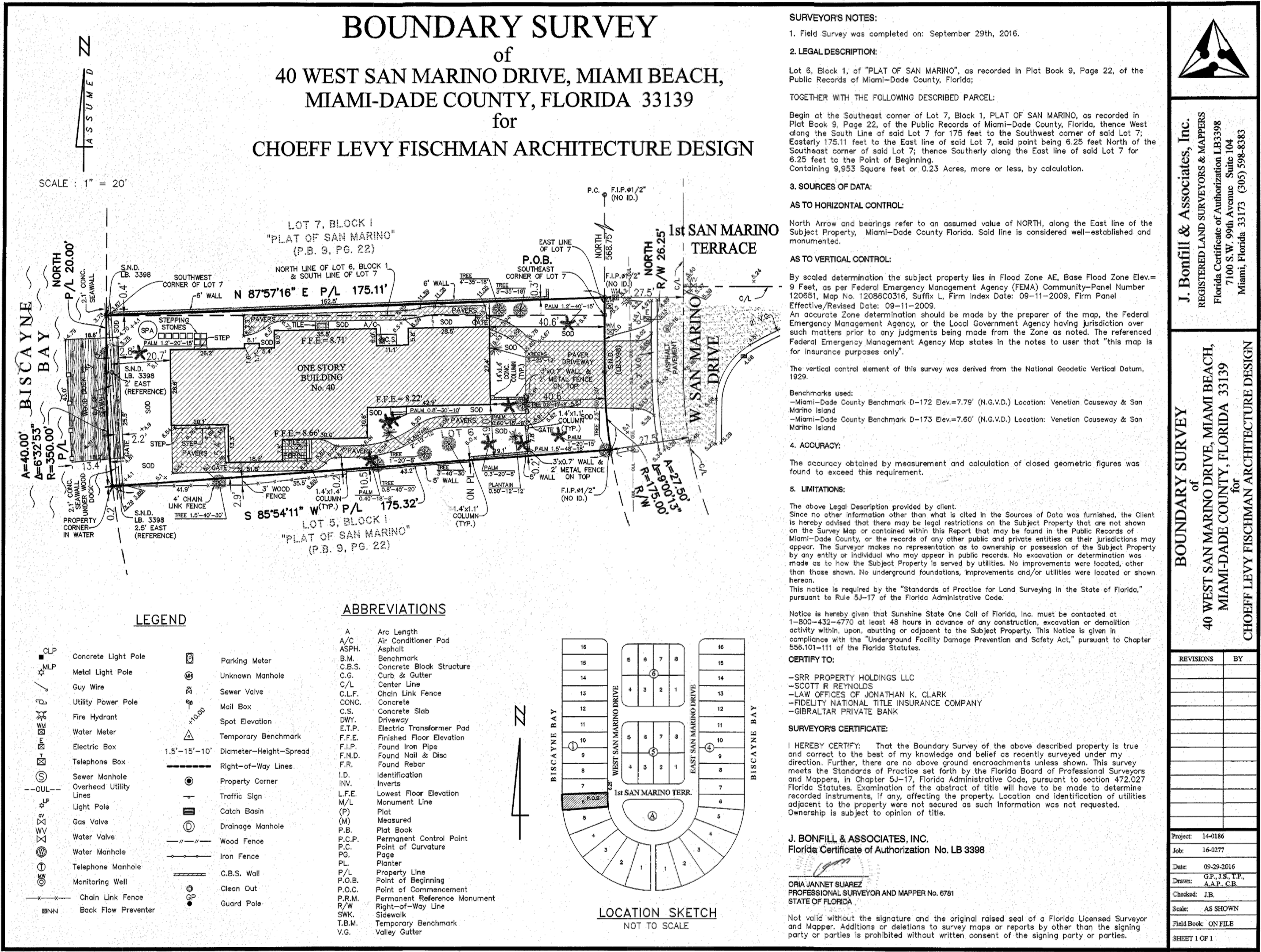
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LANDSCAPE

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L-2	LANDSCAPE PLAN
L-3	LANDSCAPE NOTES & DETAILS



CITY OF MIAMI BEACH PUBLIC WORKS NOTE:

RECONSTRUCT THE SWALE/SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 5-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF DILDO DR. ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TERMITE PROTECTION NOTE

TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

FLOOD VENT CALCULATIONS

TOTAL GARAGE AREA = 400 SQ. FT.

FLOOD VENT REQUIRED = 400 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL 'SMART VENTS' = 200 SQ. INCHES EA. 200 SQ. IN. x 2 VENTS = 400 SQ. INCHES

CALCULATIONS ARE BASED ON 'SMART VENT' MODEL 1540-510. CERTIFICATION: FL58221-R2

SWIMMING POOL SAFETY BARRIER NOTE

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A SAFETY BARRIER COMPLYING WITH FBC 2014, R410.11 OR A POOL COVER COMPLYING WITH ASTM F 1346.

FLOOD ELEVATION NOTE:

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+9'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS.

SURVEYOR NOTE

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL.

DRAINAGE NOTE

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION.

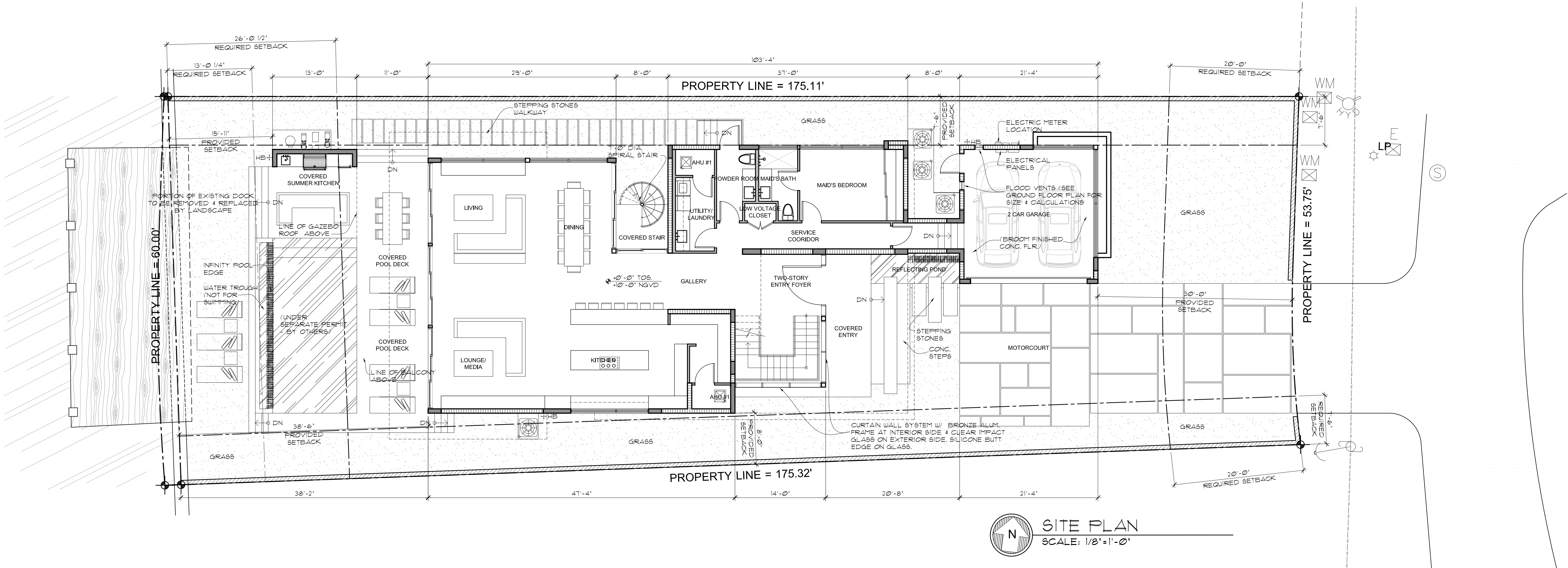
A / C SPACE NOTE:

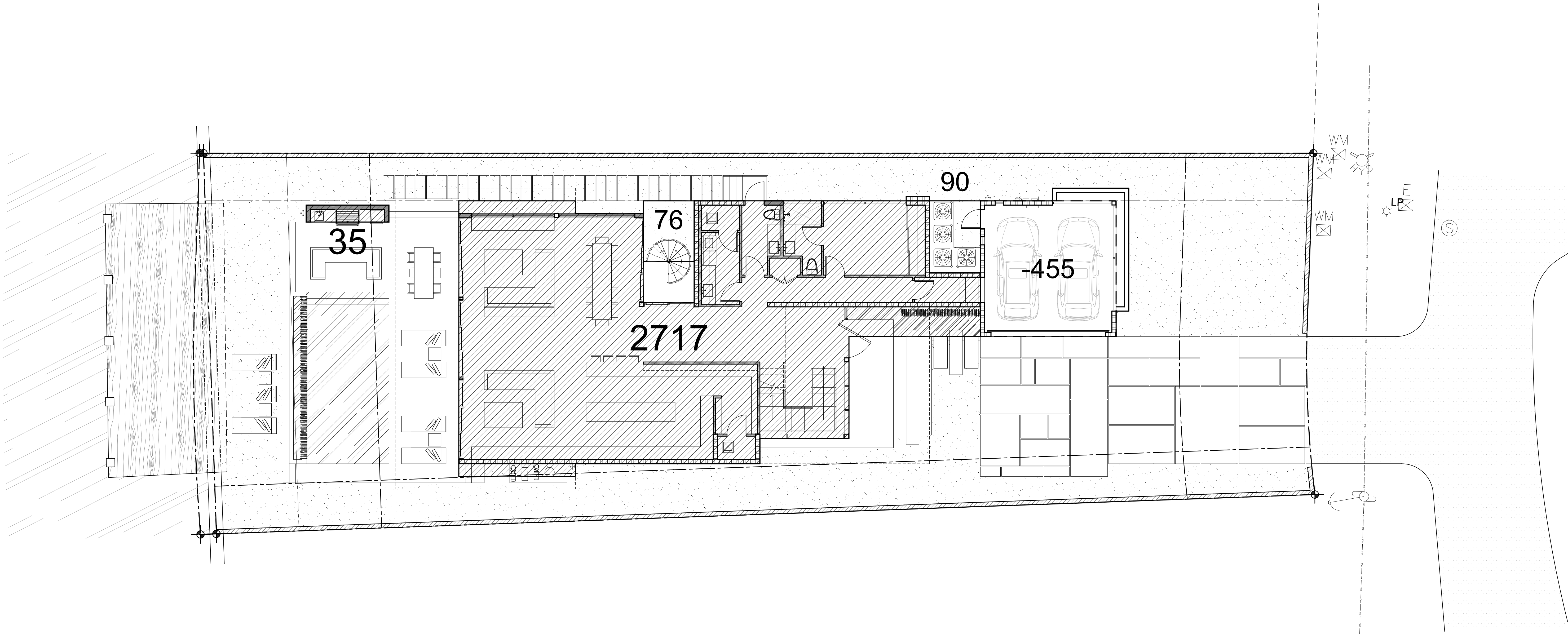
ALL AREA CALCULATIONS PROVIDED ON THIS SHEET ARE FOR CITY OF MIAMI BEACH ZONING CALCULATIONS. FOR AIR CONDITIONED SPACE USED FOR MECHANICAL CALCULATIONS, PLEASE SEE MECH. DUGS.

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:	10.00' NGVD
5	Crown of Road Elevation:	5.36' NGVD
6	Classification of Structure:	Category II
7	Building Use:	Single-Family Residence, Garage, & Cabana
8	Lowest Elev. of Equip	10.00' NGVD
9	Lowest Adjacent Grade	6.00' NGVD
10	Highest Adjacent Grade	6.50' NGVD

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	40 W San Marino Dr., Miami Beach, FL 33139 Lot 6, Block 1, of "PLAT OF SAN MARINO", as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida; Begin at the Southeast corner of Lot 7, Block 1, PLAT OF SAN MARINO, as recorded in Plat Book 9, Page 22, of the Public Records of Miami-Dade County, Florida, thence West along the South Line of said Lot 7 for 175 feet to the Southwest corner of said Lot 7; Easterly 175.11 feet to the East line of said Lot 7, said point being 6.25 feet North of the Southeast corner of said Lot 7; thence Southerly along the East line of said Lot 7 for 6.25 feet to the Point of Beginning.			
2	Folio number(s):	02-3232-003-0060			
3	Board and file numbers :	DRB #TBD			
4	Year built:	1936	Zoning District:	RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD:	5.34' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.17' NGVD	Free board:	10.00' NGVD	
7	Lot Area:	9,824 SF			
8	Lot width:	54.6' (AVG.)	Lot Depth:	175.21' (AVG.)	
9	Max Lot Coverage SF and %:	2,947 SF (30%)	Proposed Lot Coverage SF and %:	2,752 SF (28.0%)	
10	Existing Lot Coverage SF and %:	3,579 SF (36.4%)	Lot coverage deducted (garage-storage) SF:	455 SF	
11	Front Yard Open Space SF and %:	682 SF (63%)	Rear Yard Open Space SF and %:	1087 SF (71.3%)	
12	Max Unit Size SF and %:	4,912 SF (50%)	Proposed Unit Size SF and %:	4,981 SF (50%)	
13	Existing First Floor Unit Size:	3,579 SF	Proposed First Floor Unit Size:	2,547 SF	
			Proposed First Floor Unit Size (Volumetric):	3,002 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,577 SF (85.8%)	
15			Proposed Second Floor Unit Size:	2,434 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	644 SF (25%)	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		25'-4"	
18	Setbacks:				
19	Front First level:	20'-0"		30'-0"	
20	Front Second level:	30'-0"		58'-10"	
21	Side 1:	7'-6"		8'-0"	
22	Side 2 or (facing street):	7'-6"		7'-6"	
23	Rear:	26' - 1/2"		38'-6"	
	Accessory Structure Side 1:	7'-6"		7'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear:	13' - 1/4"		15'-11"	
26	Sum of Side yard :	20'-0"			
27	Located within a Local Historic District?			Yes or no	
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	
Notes:					
If not applicable write N/A					





BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	2,541 S. F.
SECOND FLOOR (AC)	2,434 S. F.
TOTAL (AC):	4,981 S. F.
GARAGE (NON A/CX455-500)	0 S. F.
CABANA	0 S. F.
BALCONIES & OVERHANGS	0 S. F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE (AC + NON AC):	4,981 SQ. FT. (50%)

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	3,002 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC)	2,511 S. F.
TOTAL:	85.8%

ROOF DECK CALCULATIONS

TOTAL SECOND FLOOR AREA	2,511 S. F.	100%
TOTAL ROOF AREA	644 S. F.	30.0%

SITE DATA

EXISTING LOT SIZE:	9,823 S. F. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	2,717 S. F.
CABANA	35 S. F.
TOTAL BLDG. LOT COVERAGE:	2,752 SQ. FT. (28.0%)

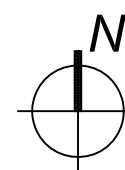
FRONT SETBACK CALCULATIONS

AREA:	1,082 S. F.	100%
IMPERVIOUS AREA:	400 S. F.	
LANDSCAPE AREA:	682 S. F.	63.0%

REAR SETBACK CALCULATIONS

AREA:	1,521 S. F.	100%
IMPERVIOUS AREA:	439 S. F.	
LANDSCAPE AREA:	1,082 S. F.	71.3%

1
A-05
SCALE
1/8" = 1'-0"



seal

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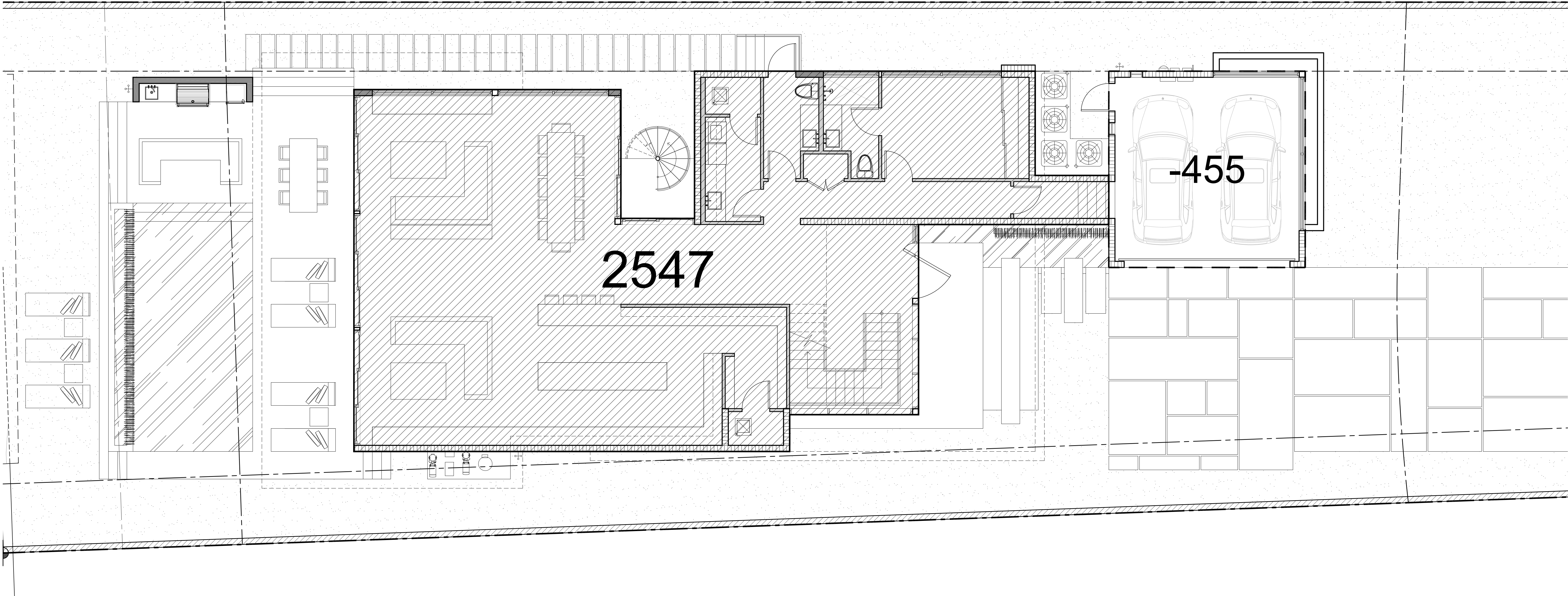
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A-05



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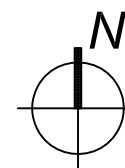
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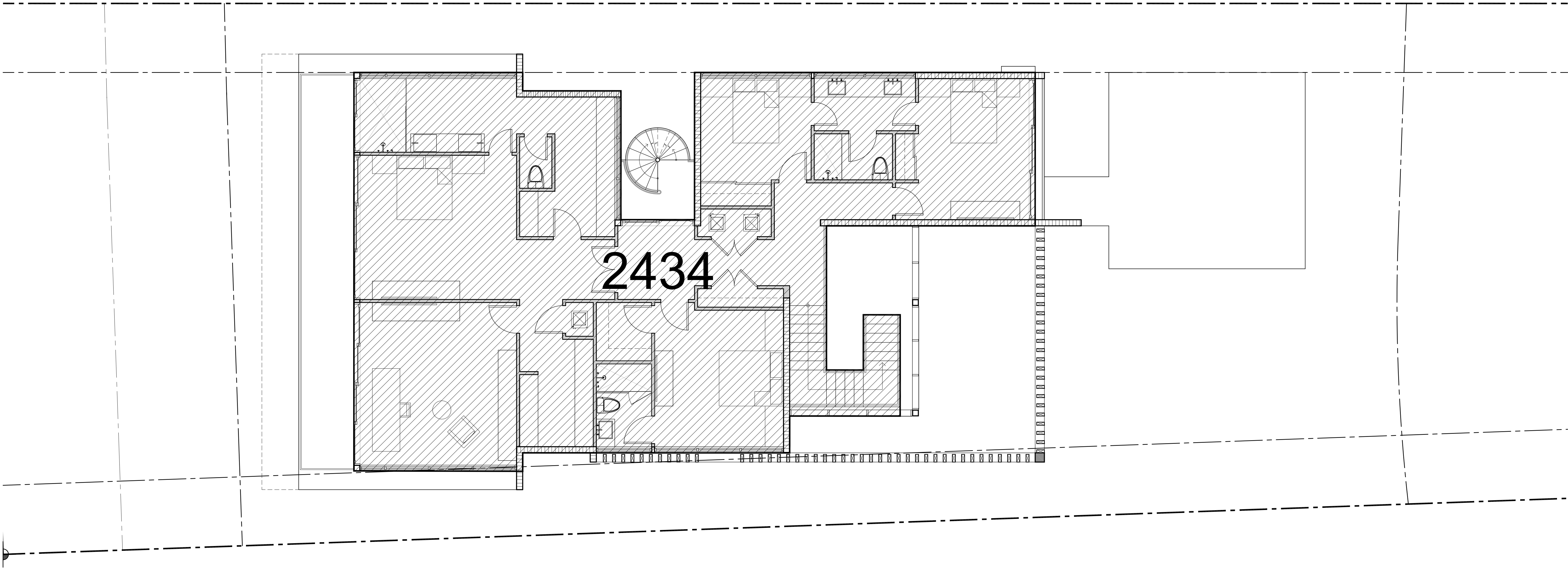
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REAR SETBACK CALCULATIONS

AREA:	1,527 S. F.	100%
IMPERVIOUS AREA:	439 S. F.	
LANDSCAPE AREA:	1,088 S. F.	71.3%





BUILDING DATA

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SITE DATA

EXISTING LOT SIZE:	9,823 S. F.	(100%)
BLDG. LOT COVERAGE:		
MAIN HOUSE	2,711 S. F.	
CABANA	35 S. F.	
TOTAL BLDG. LOT COVERAGE:	2,752 SQ. FT.	(28.0%)

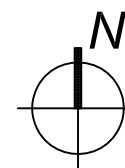
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PROPOSED
SECOND FLOOR UNIT SIZE
3
A-05
SCALE 3/16" = 1'-0"



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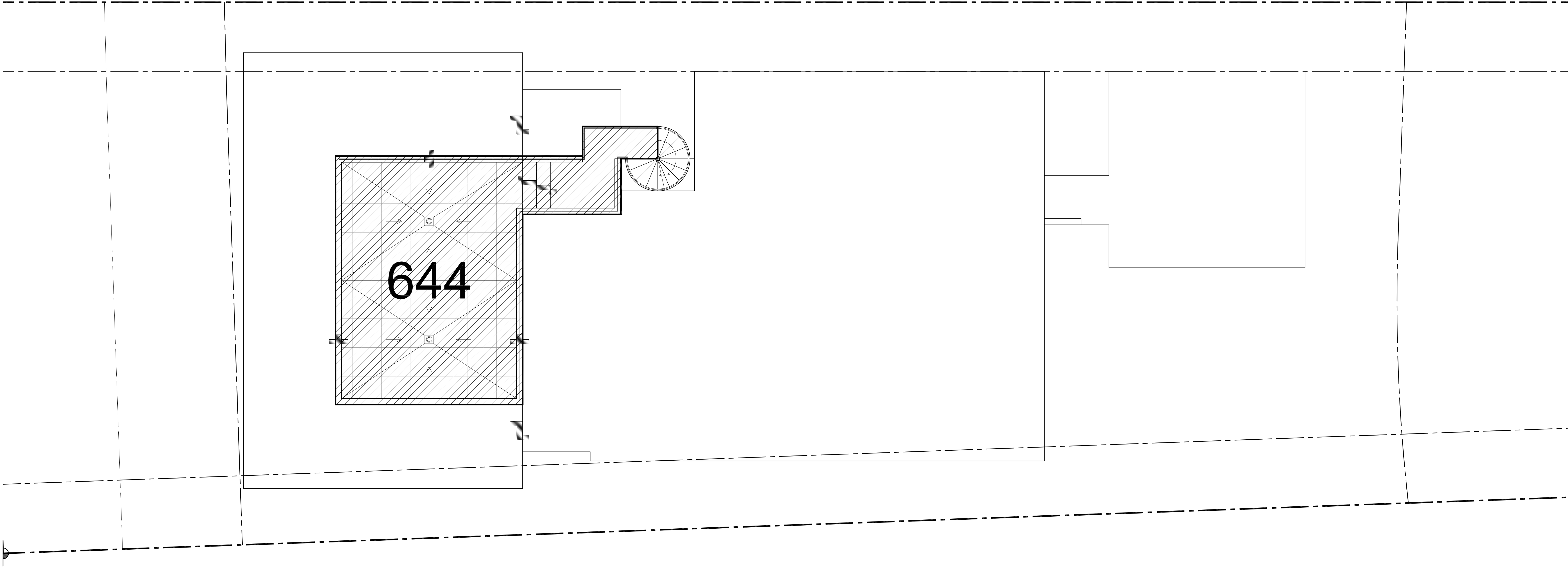
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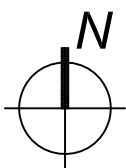
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ROOF DECK AREA
4
A-05
SCALE 3/16" = 1'-0"



seal

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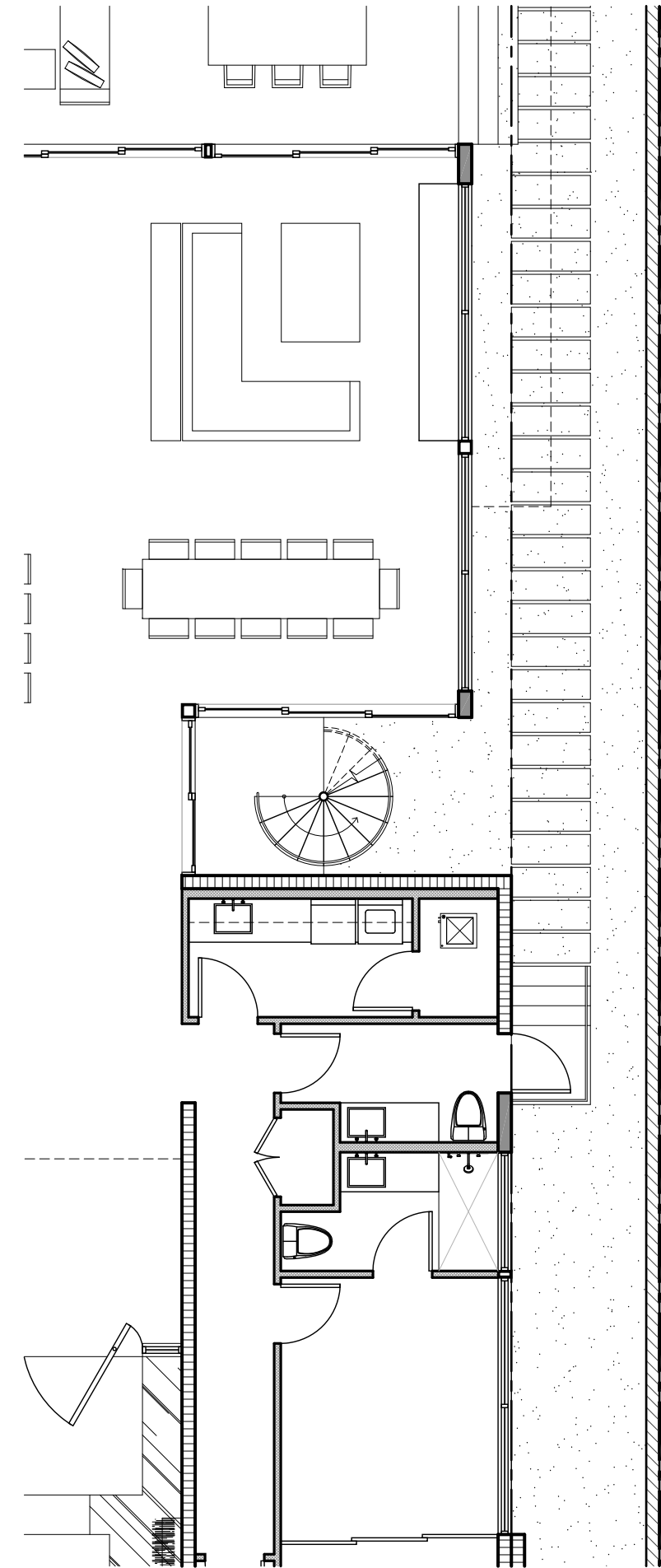
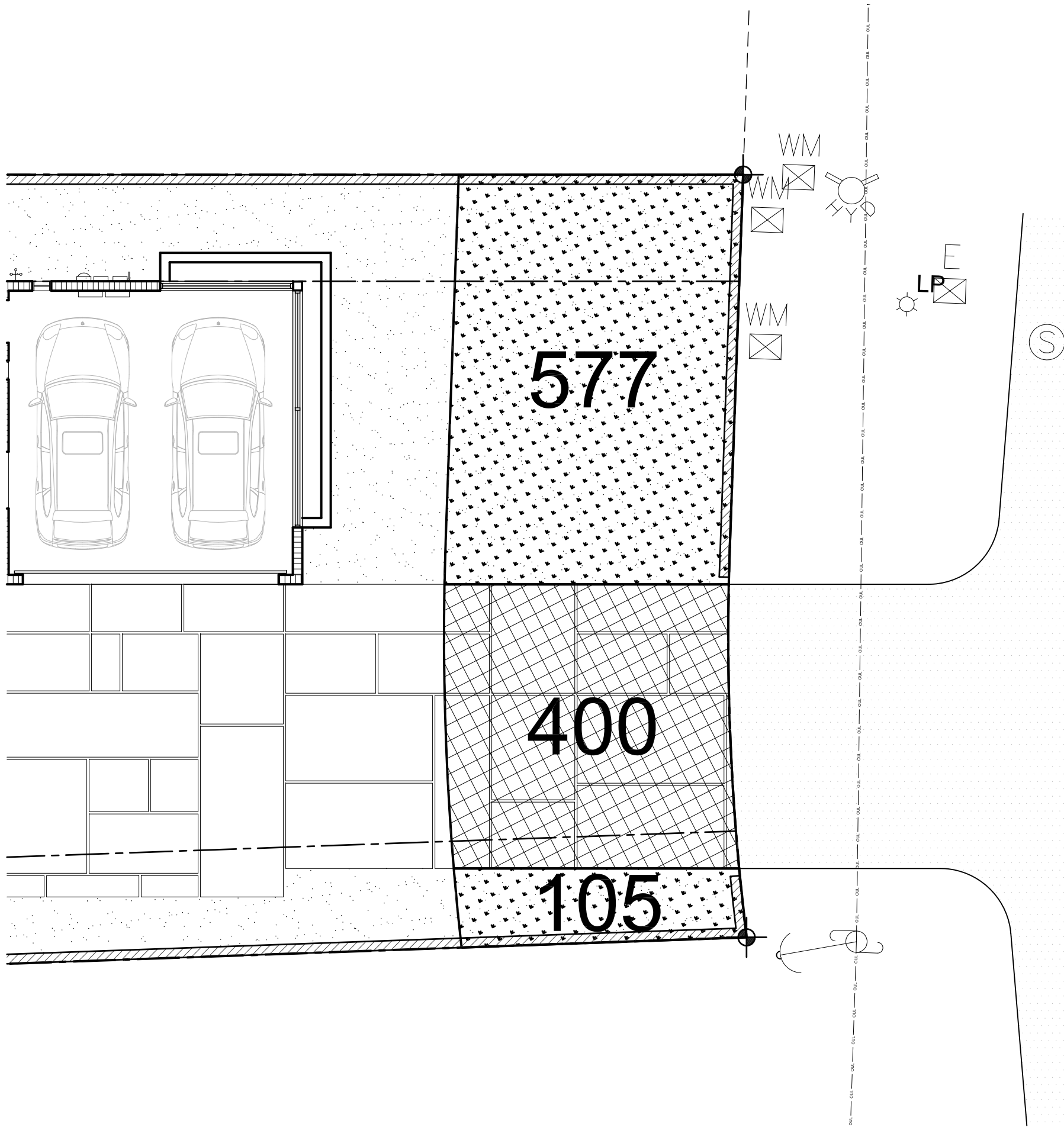
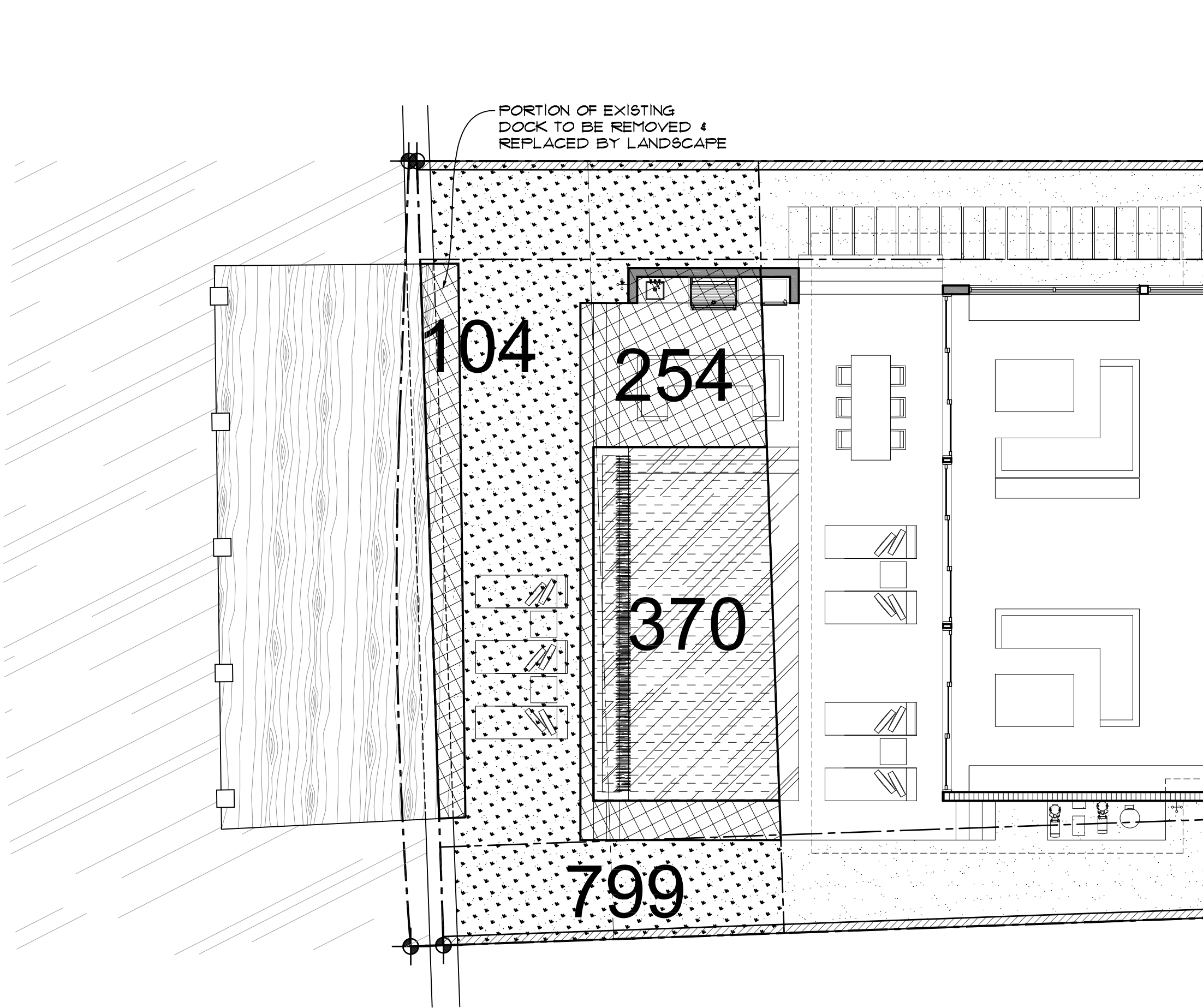
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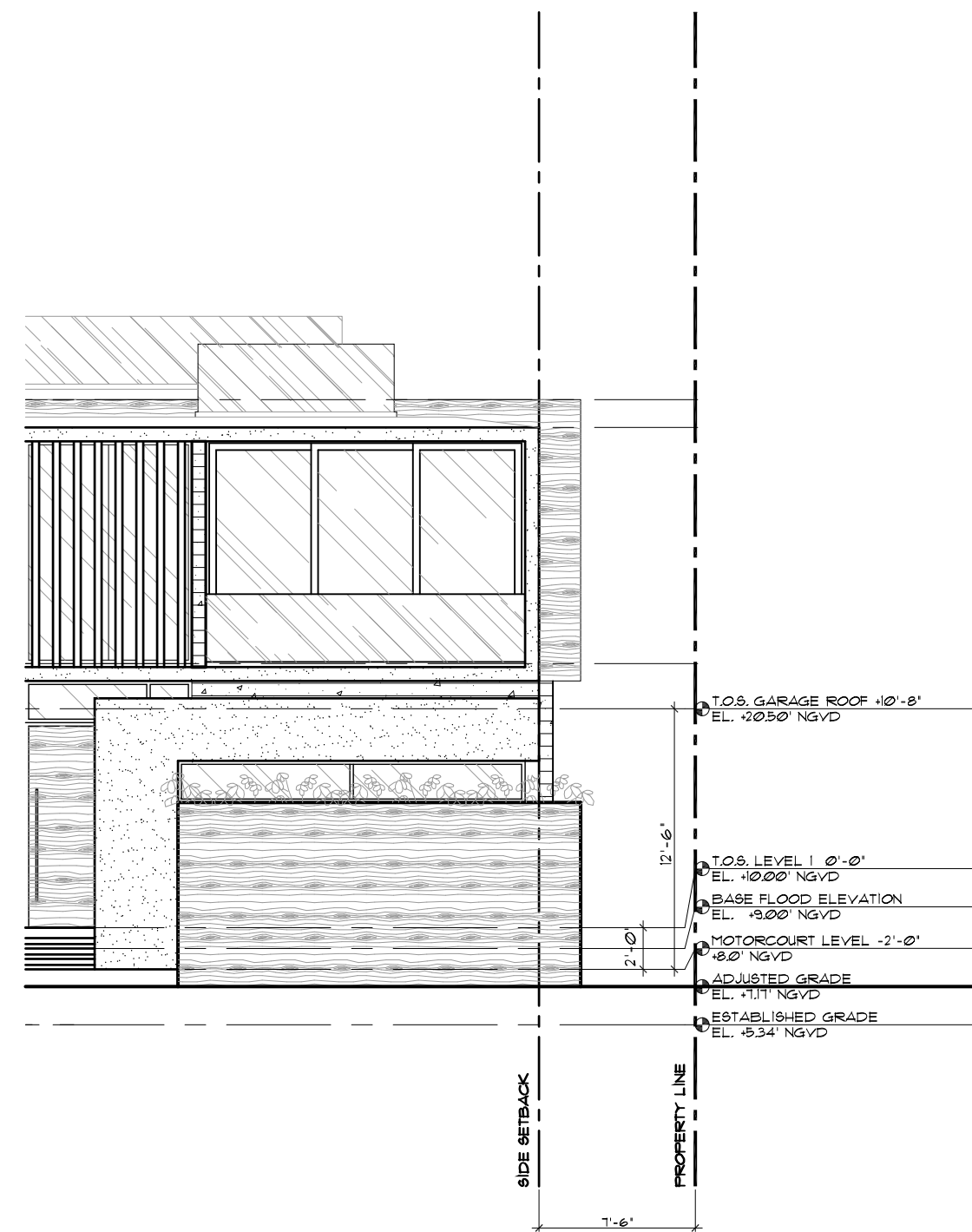
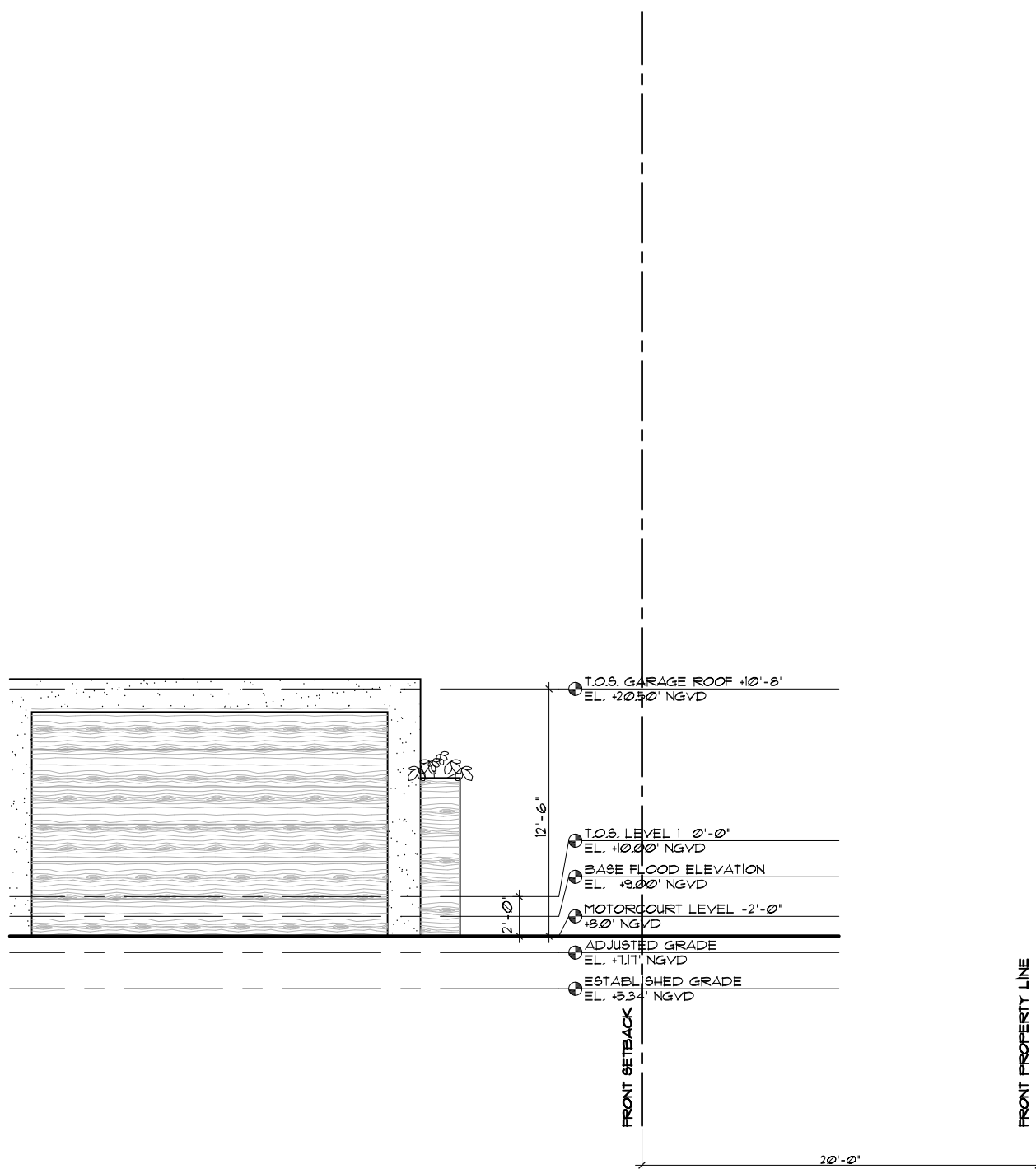
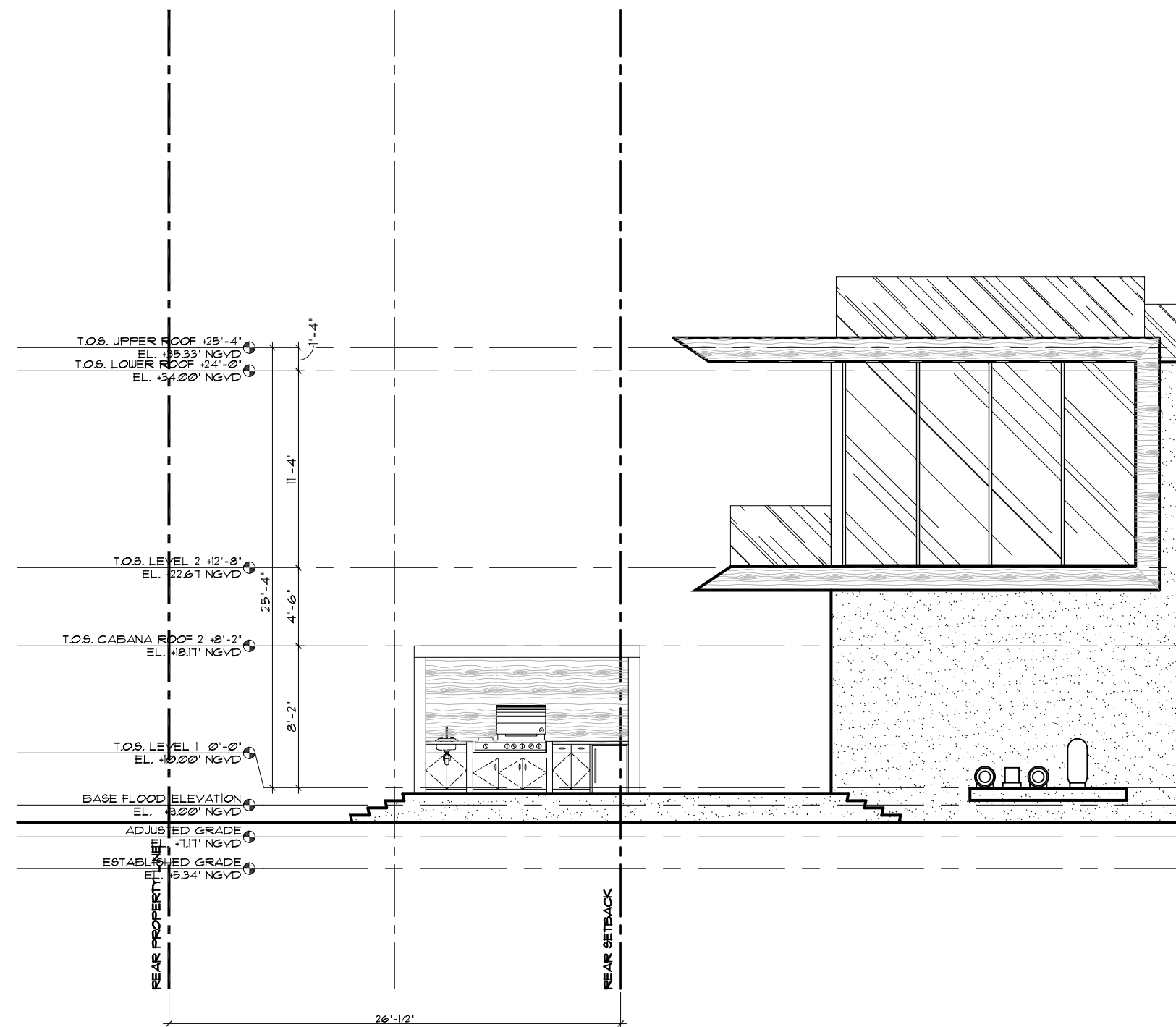
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5
A-05
PROPOSED REQUIRED REAR YARD
SCALE 1/8" = 1'-0"

6
A-05
PROPOSED REQUIRED FRONT YARD
SCALE 1/8" = 1'-0"

7
A-05
PROPOSED REQUIRED SIDE YARD
SCALE 1/8" = 1'-0"





Front View



Rear View



Front Elevation (EAST)

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

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C-2.1

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



Rear Elevation (WEST)

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

sheet no.
C-2.2

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



Side Elevation (SOUTH)

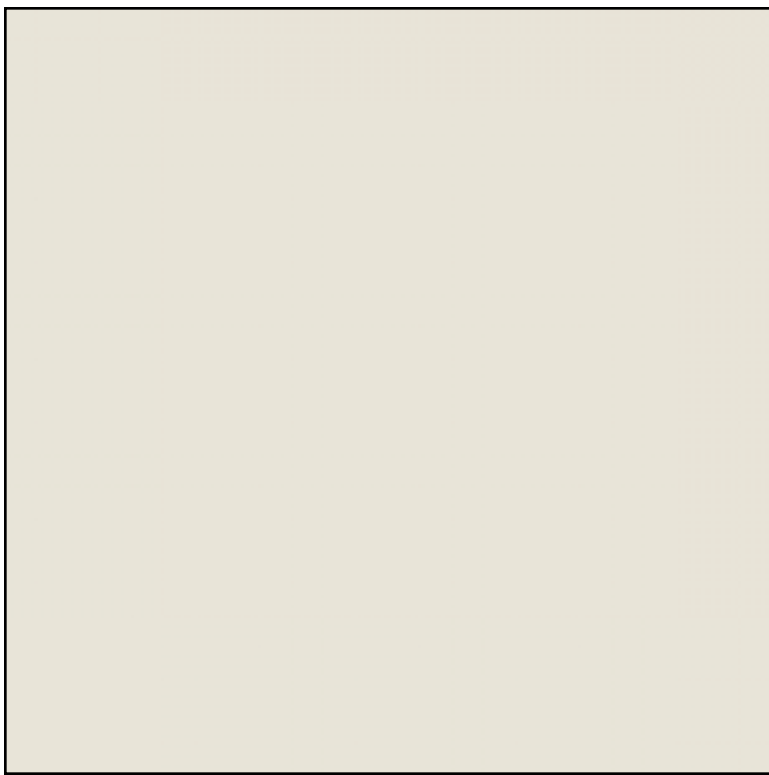
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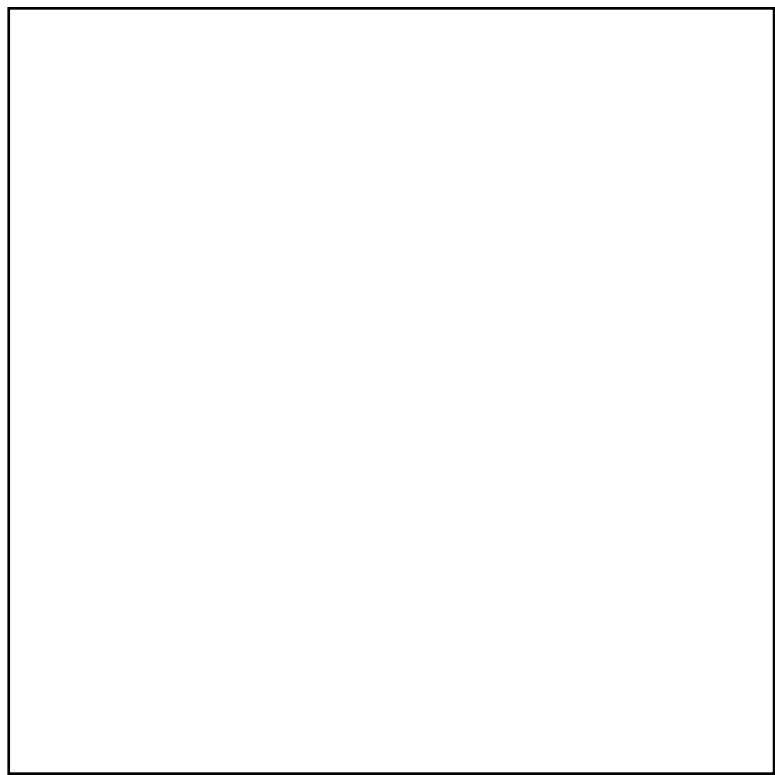
Side Elevation (NORTH)

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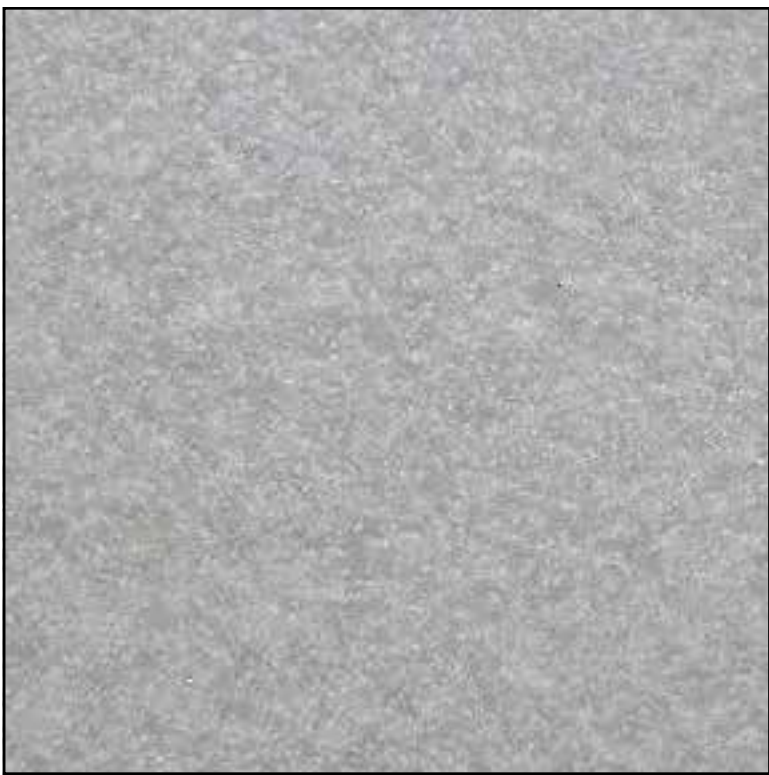




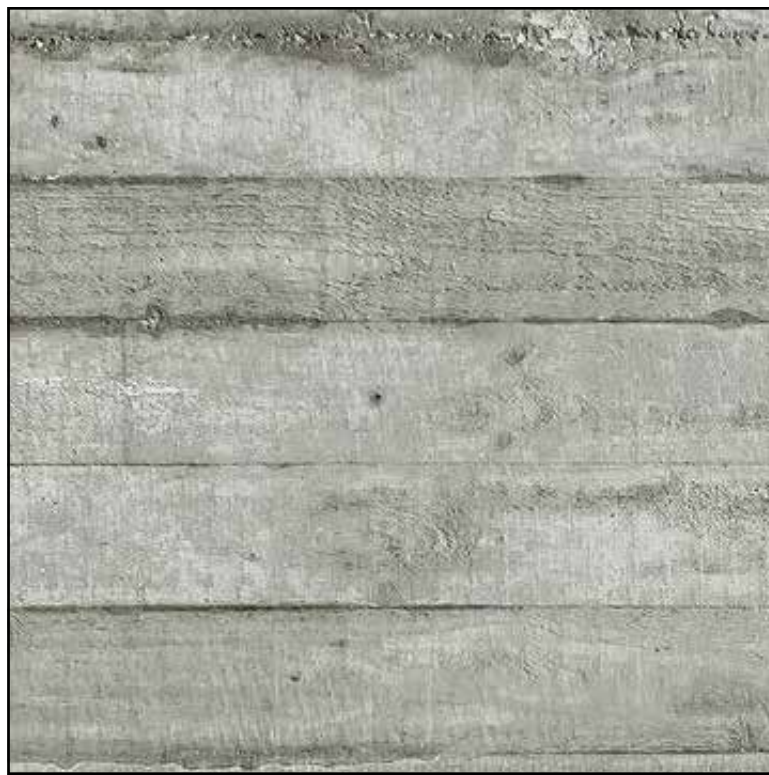
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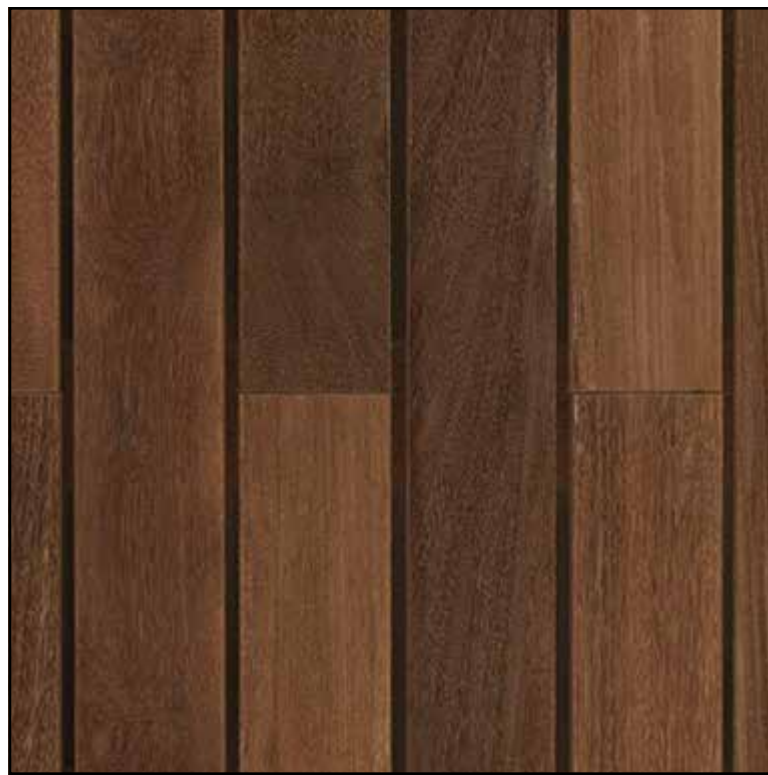
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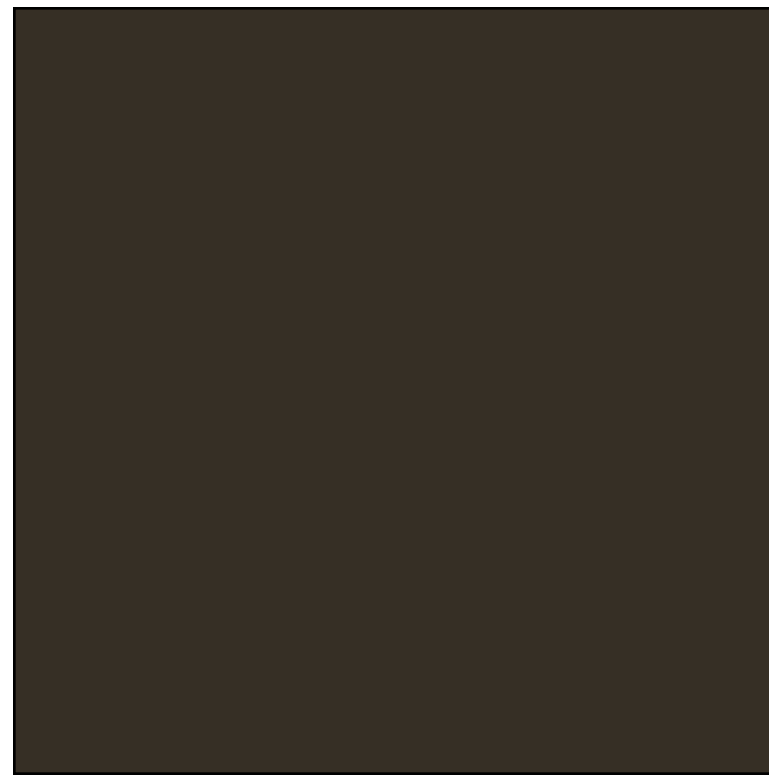
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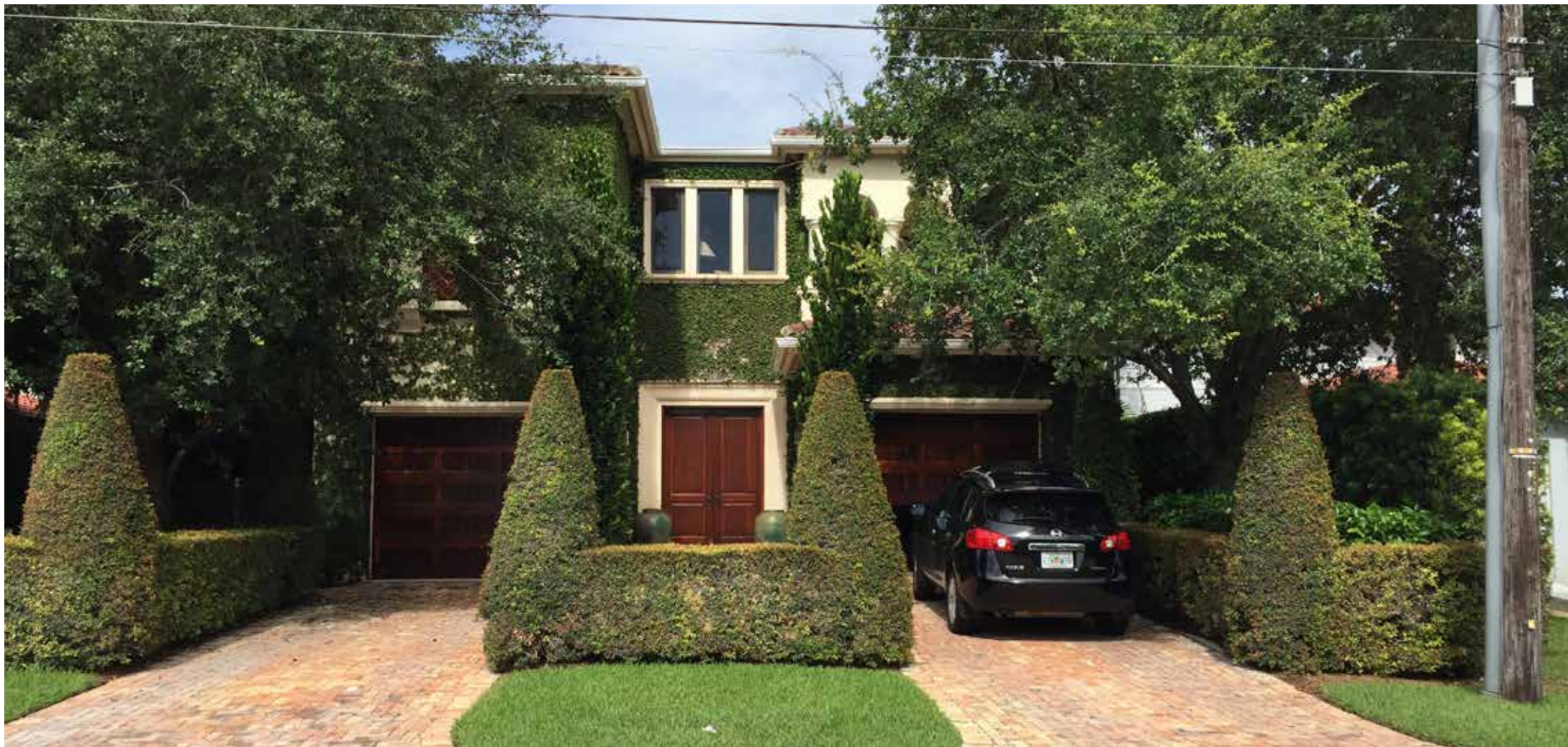


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	DESCRIPTION	SPECIFICATION
1	Exterior Paint	Benjamin Moore China White
2	Glazing	
3	Quartzite Decking	White Lotus Bush - Hammered Quartzite
4	Concrete Finish	Board Form Concrete
5	Ipe Wood	Finished Ipe Decking - Natural Inc.
6	Mullion Coating	Tiger Drylac Powder Coatings - Statuary Bronze



Residence 1



Residence 2



Subject Property (40 W San Marino Dr)



Residence 3



Residence 4



Residence 5



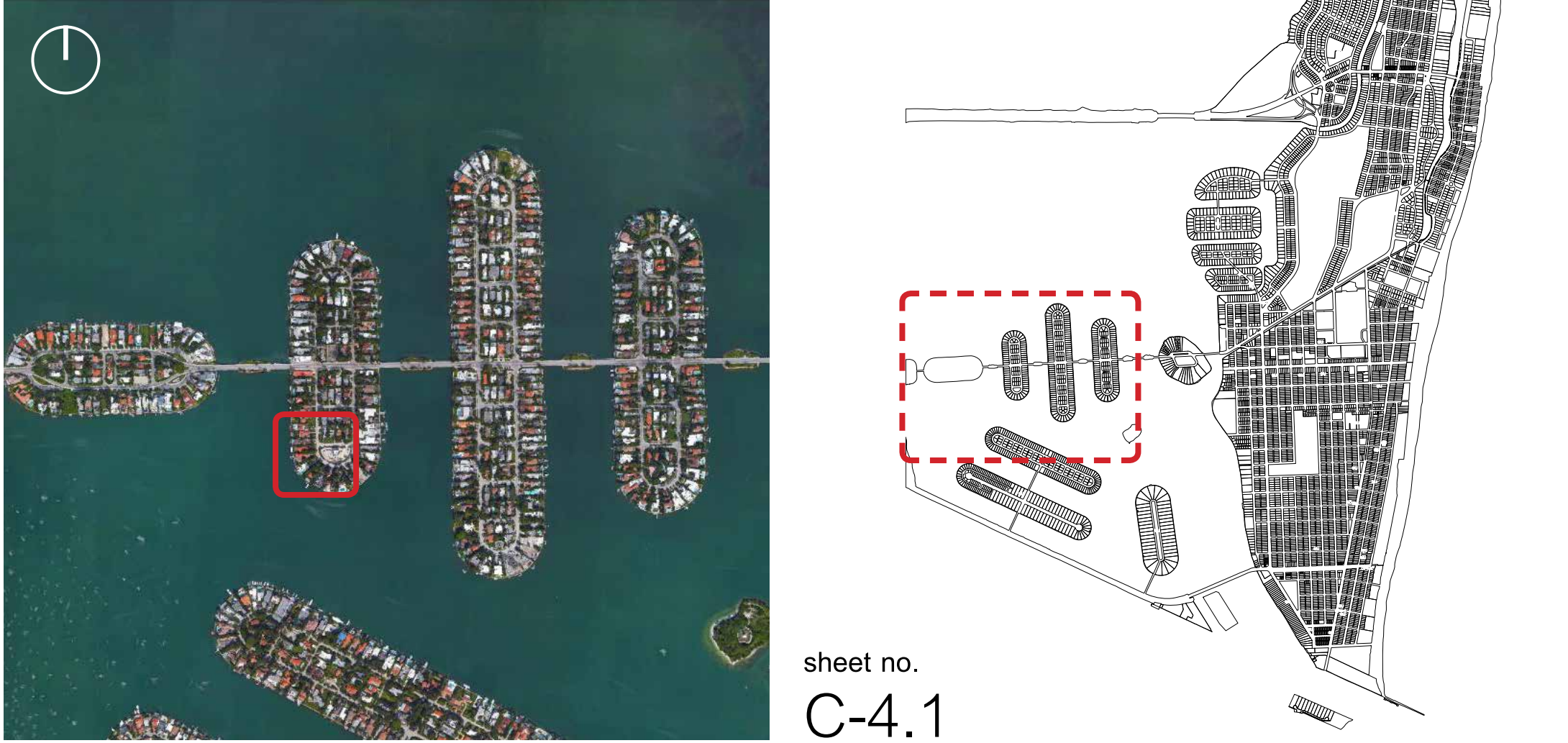
Residence 6



Aerial Photograph of Surrounding Properties



Aerial Photograph of Surrounding Properties





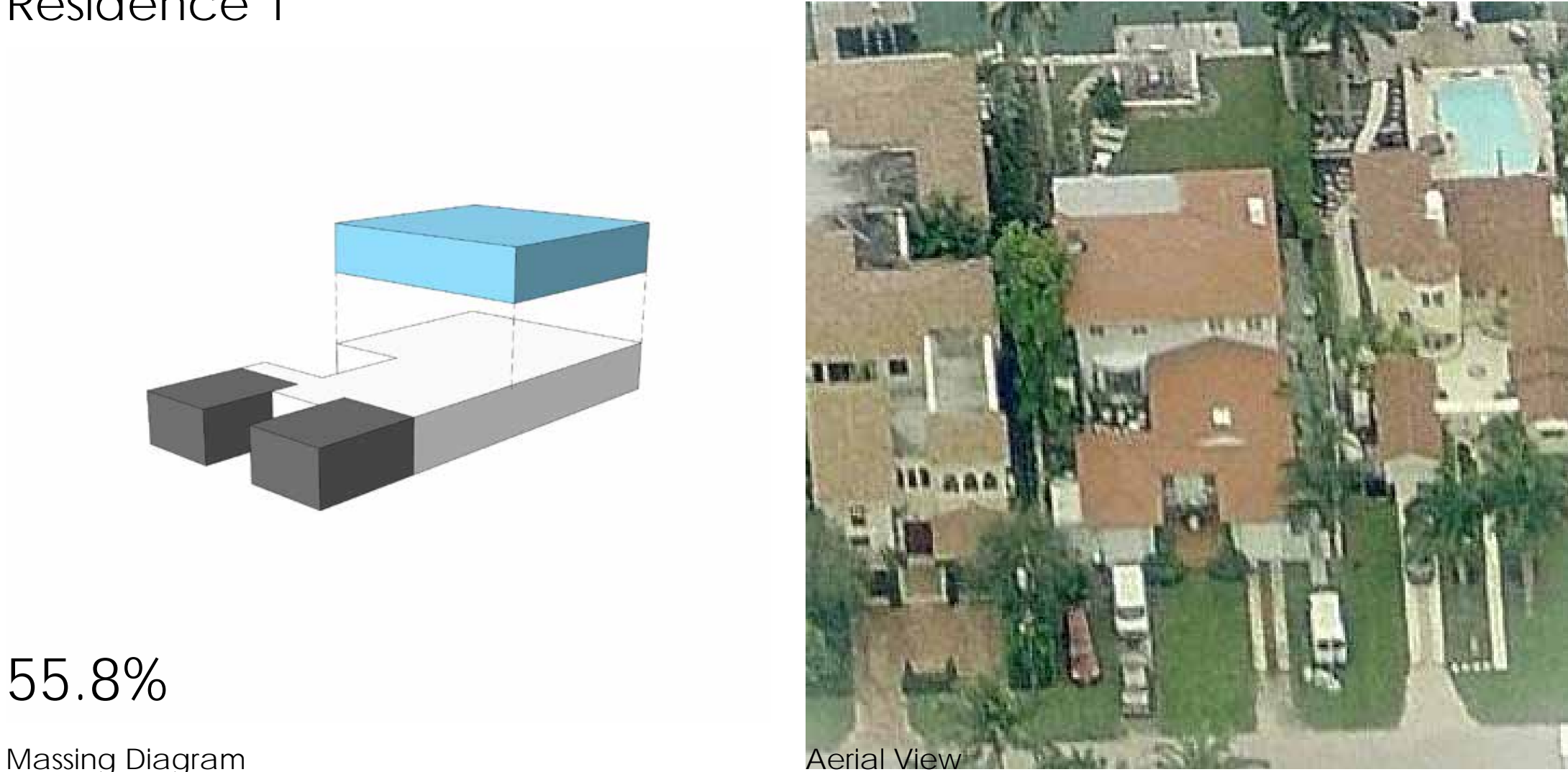
Residence 1



Residence 2



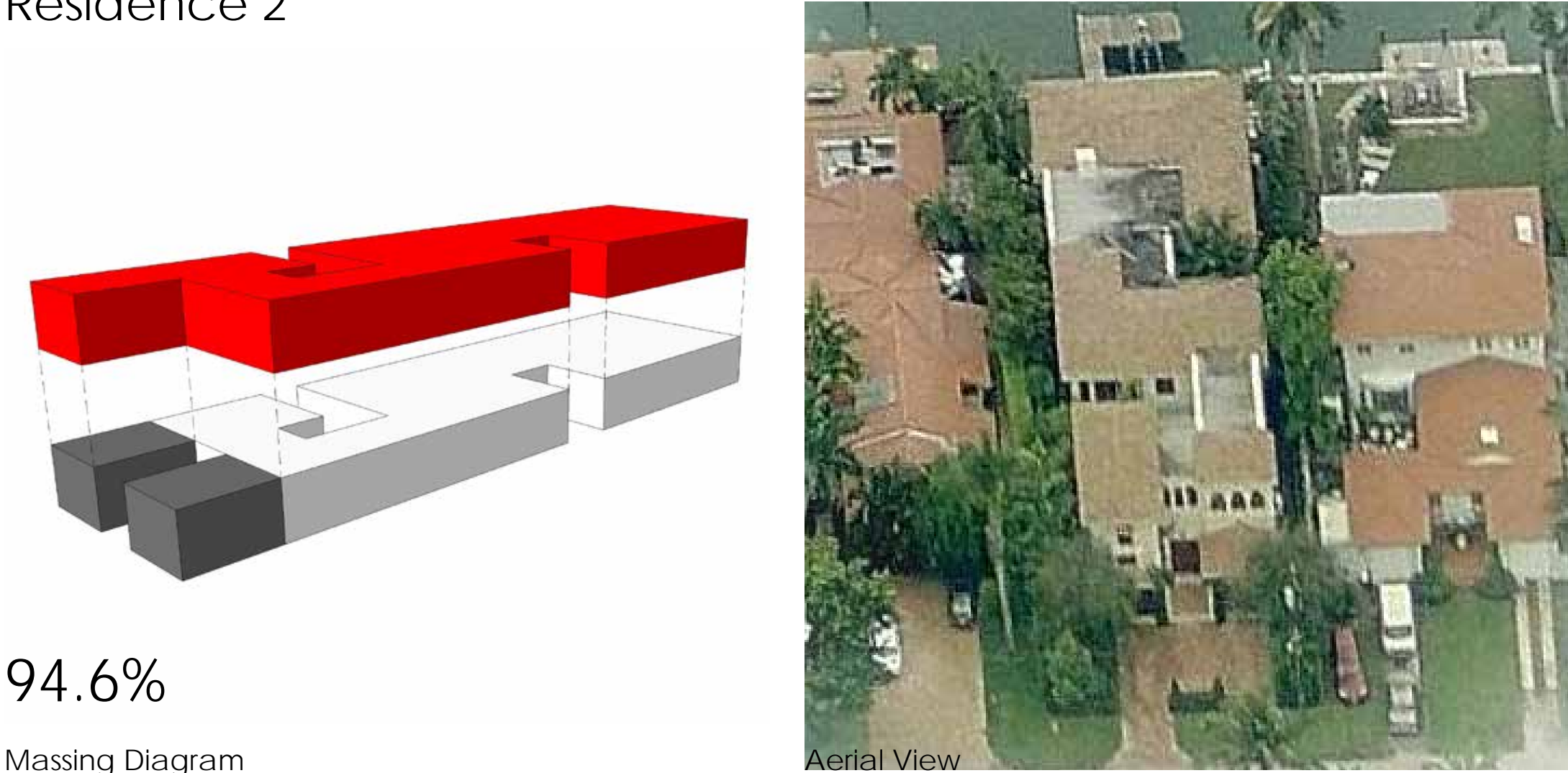
Proposed Residence



Massing Diagram



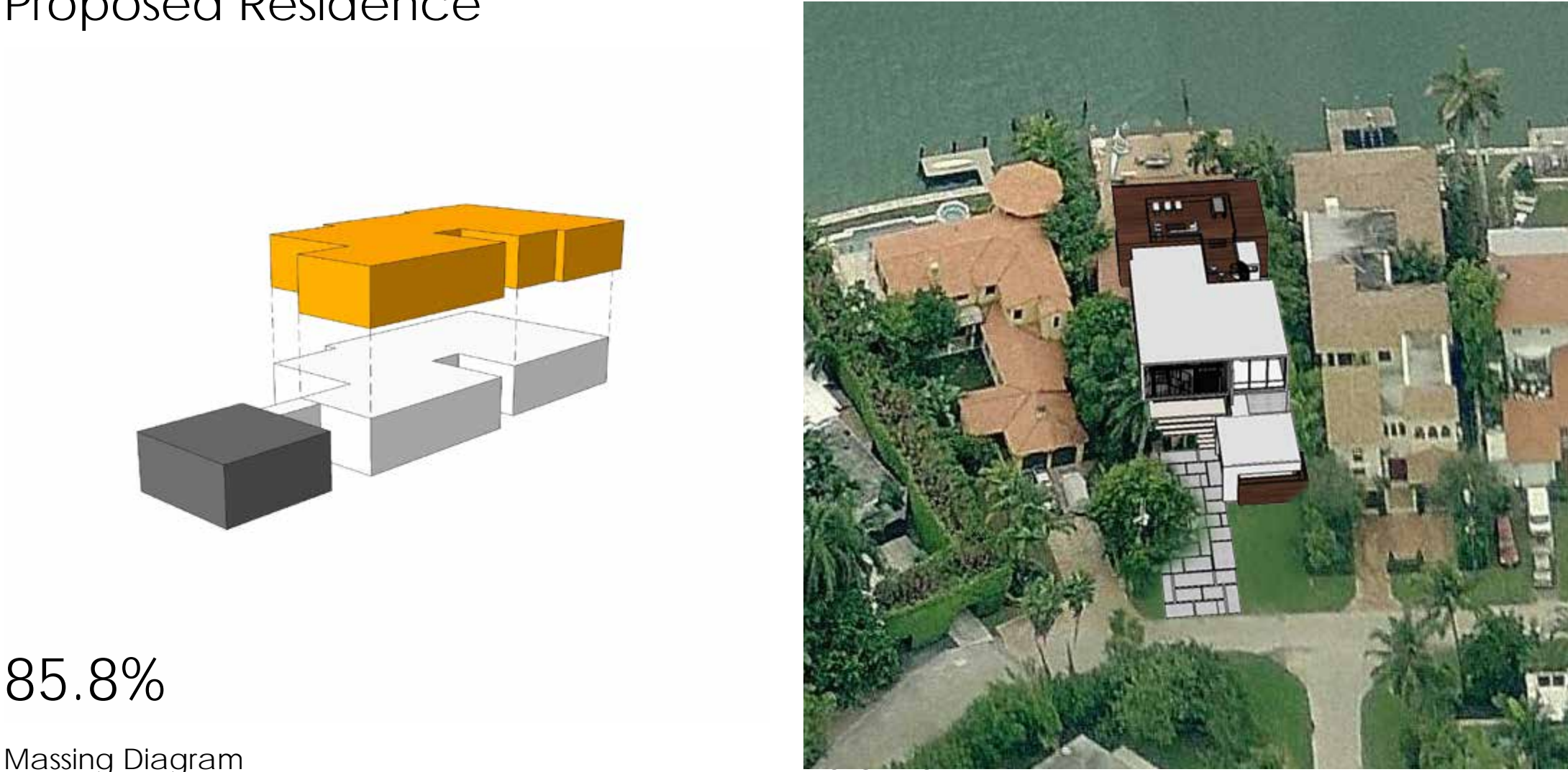
Aerial View



Massing Diagram



Aerial View



Massing Diagram



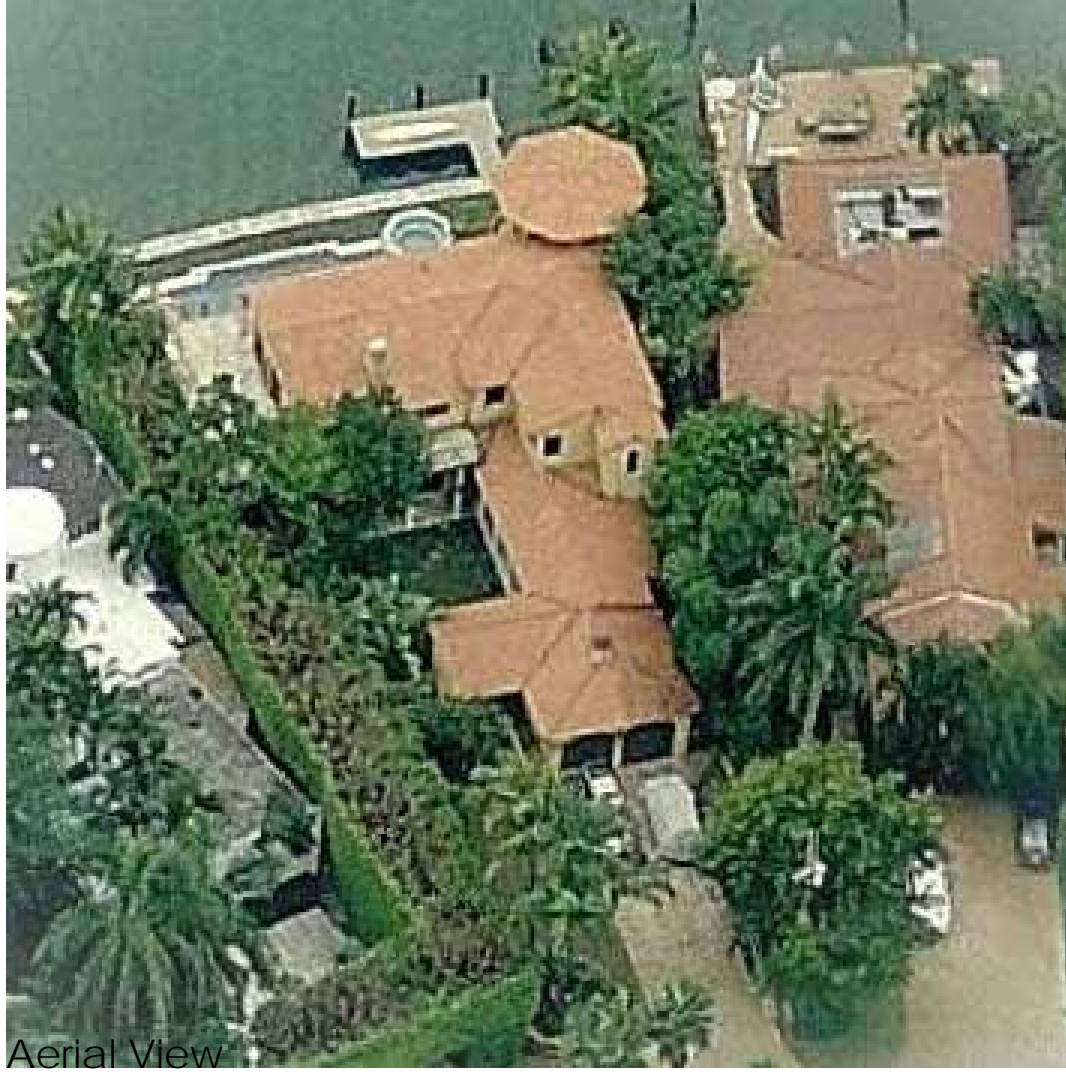
Residence 3



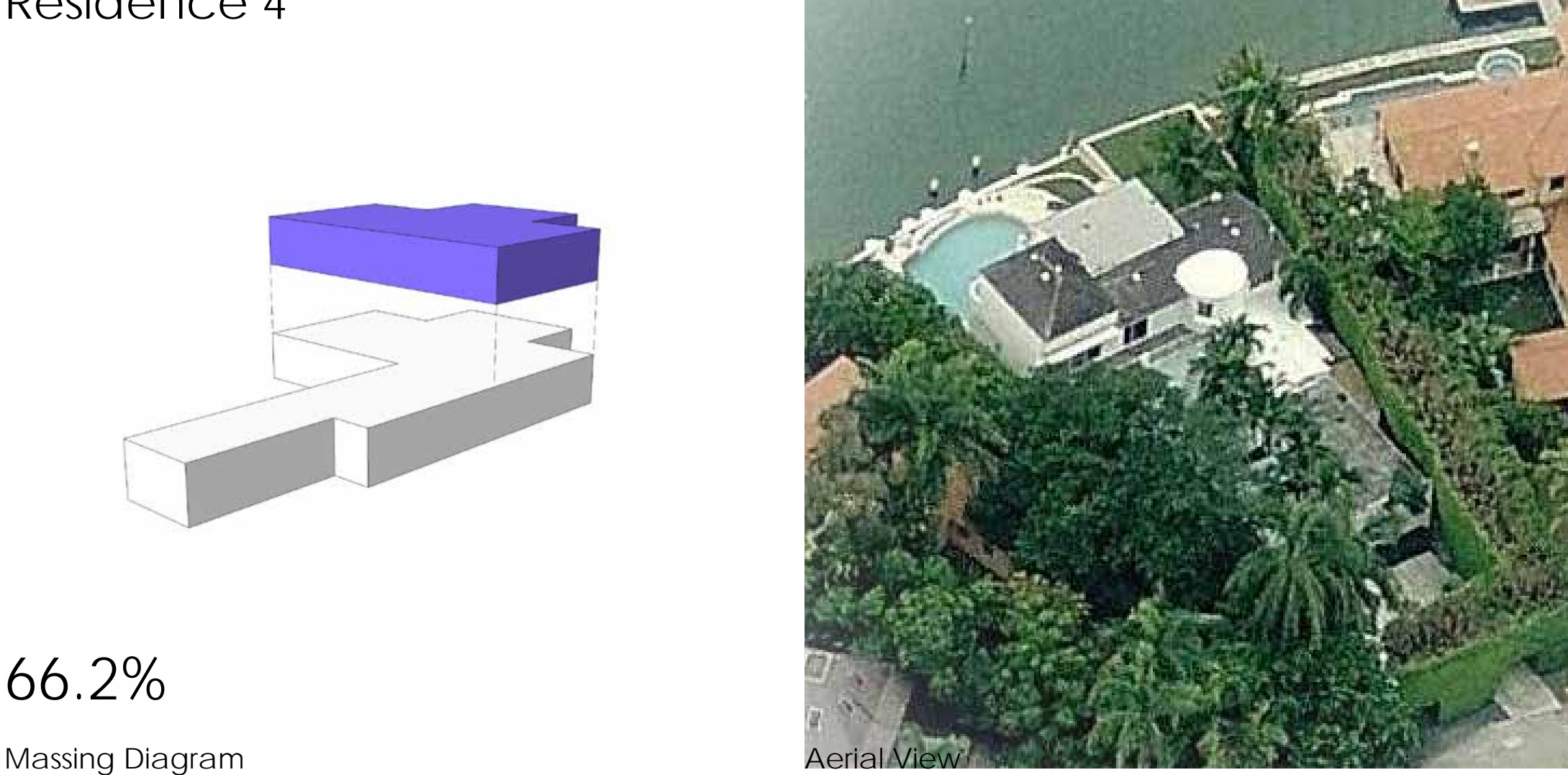
Residence 4



Massing Diagram



Aerial View



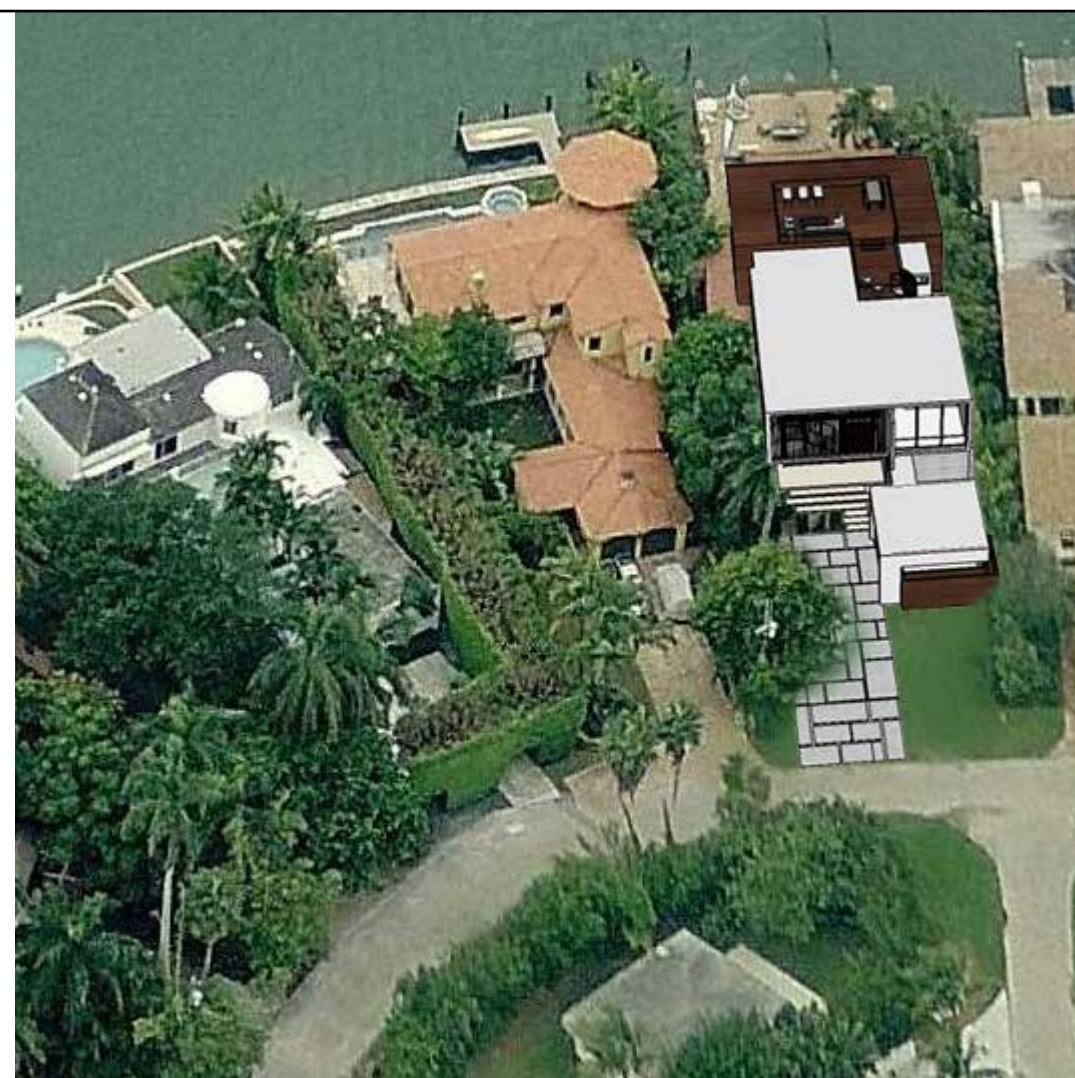
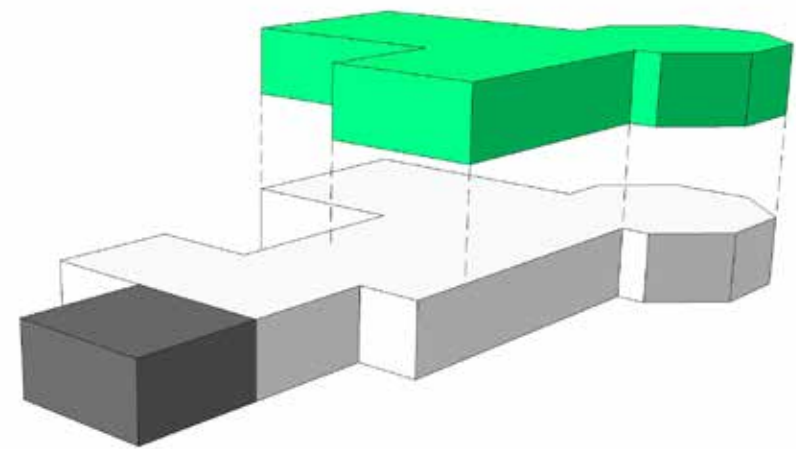
Massing Diagram



Aerial View



Location Key



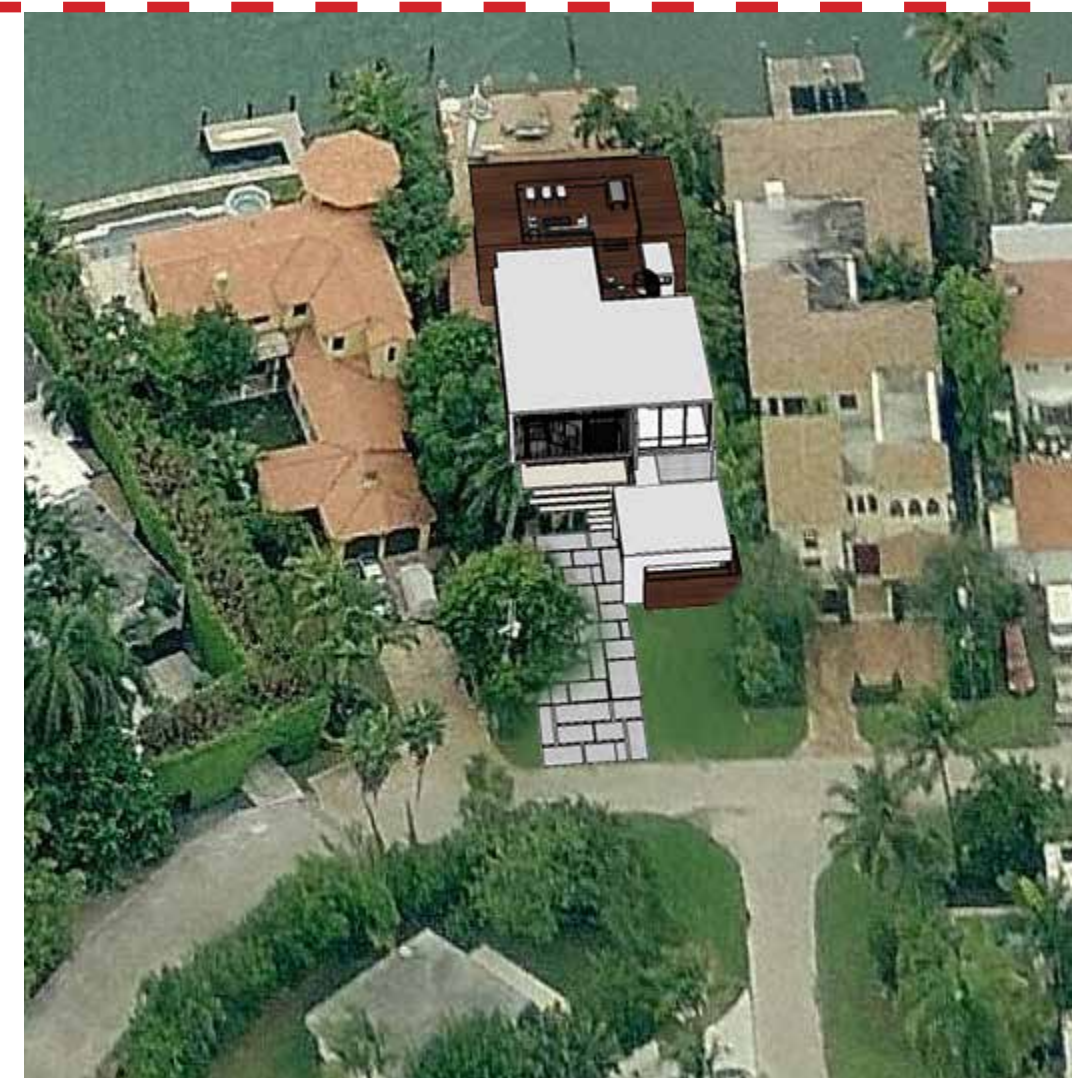
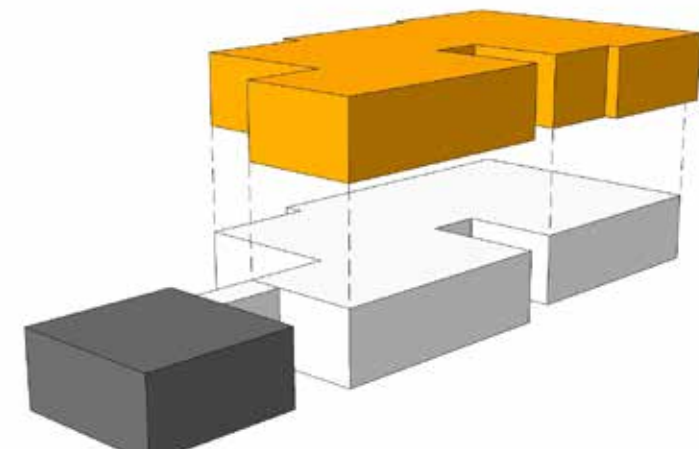
34 W San Marino Dr

Adjacent Property

Lot Size: 12,906 Sq. Ft

Approx. Lot Coverage: 28.1%

Approx. First-Second Ratio: 64.5%



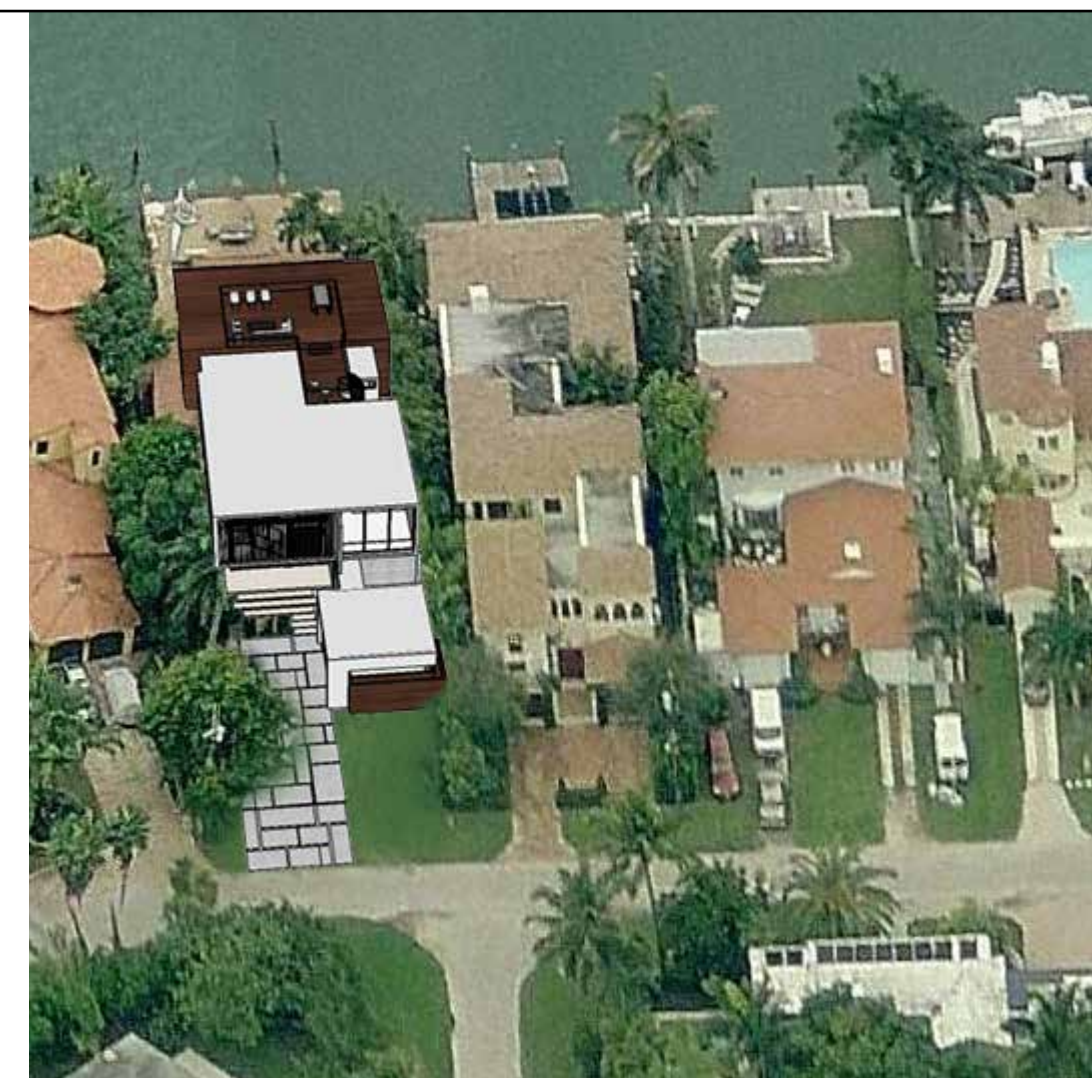
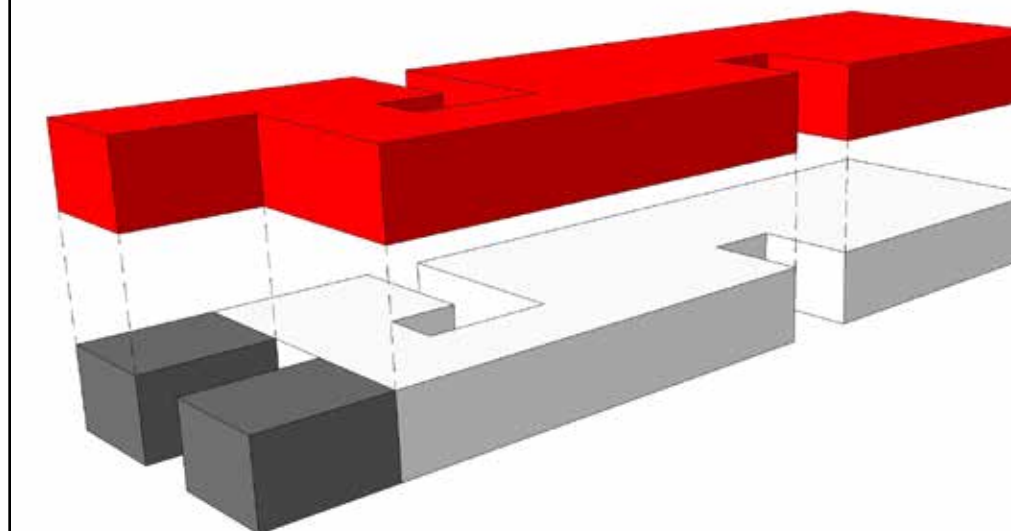
40 W San Marino Dr

Proposed Property

Lot Size: 9,823 Sq. Ft

Lot Coverage: 28.0%

First-Second Ratio: 85.8%



70 W San Marino Dr

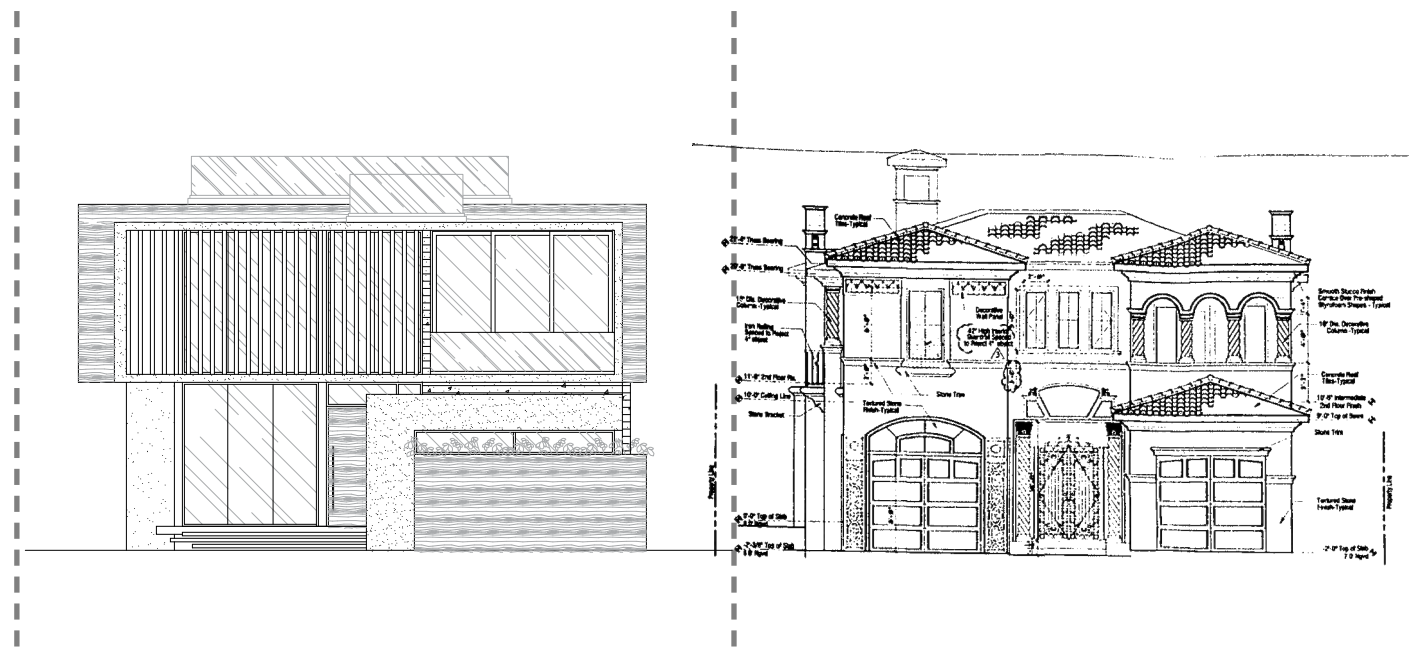
Adjacent Property

Lot Size: 9,973 Sq. Ft

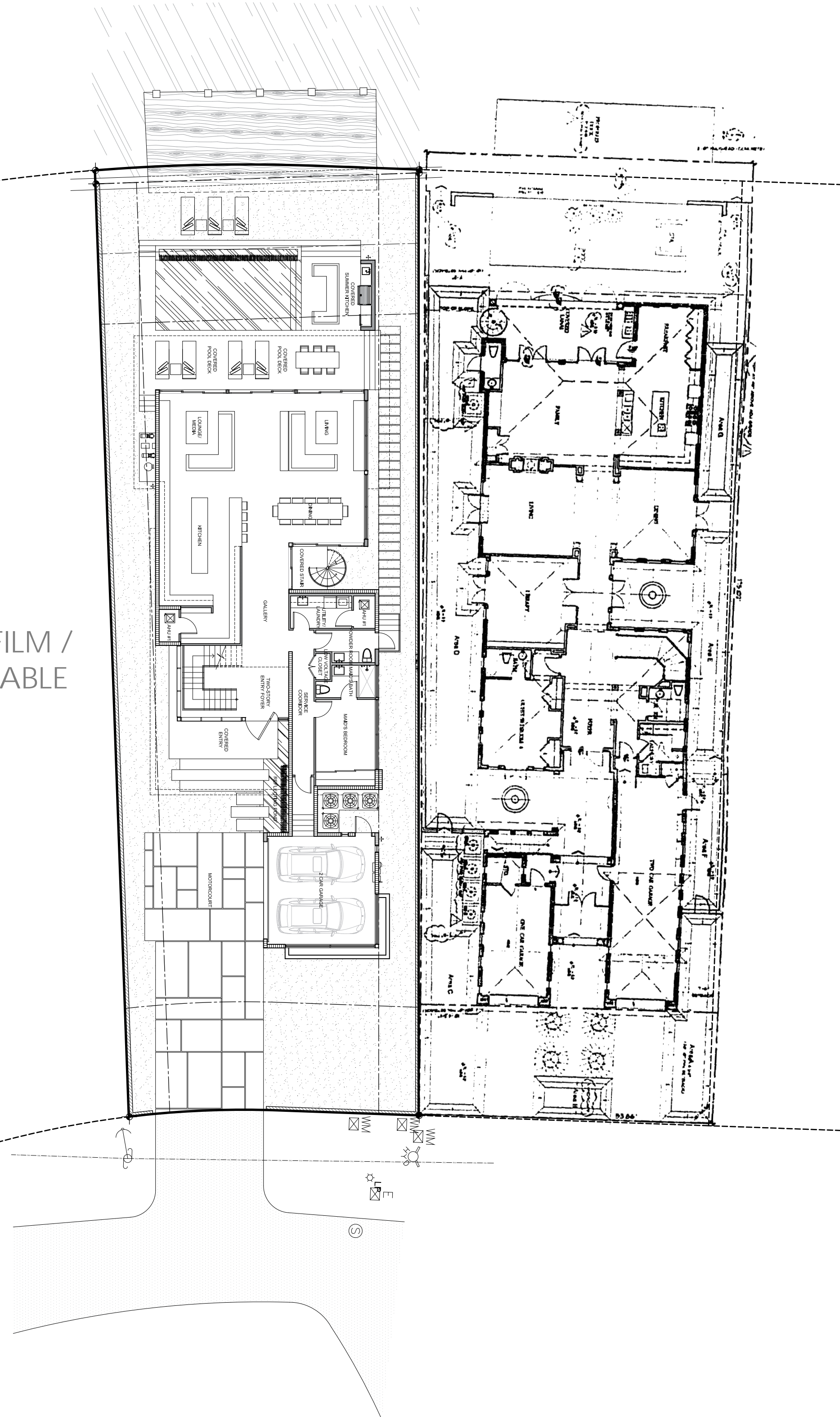
Approx. Lot Coverage: 36.3%

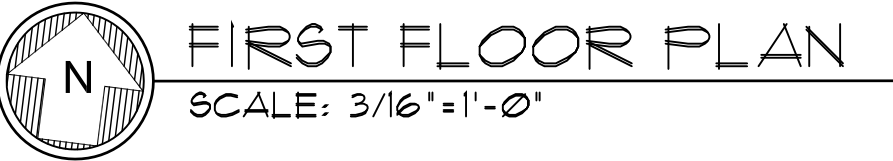
Approx. First-Second Ratio: 94.6%

EXISTING MICROFILM /
PLAN NOT AVAILABLE

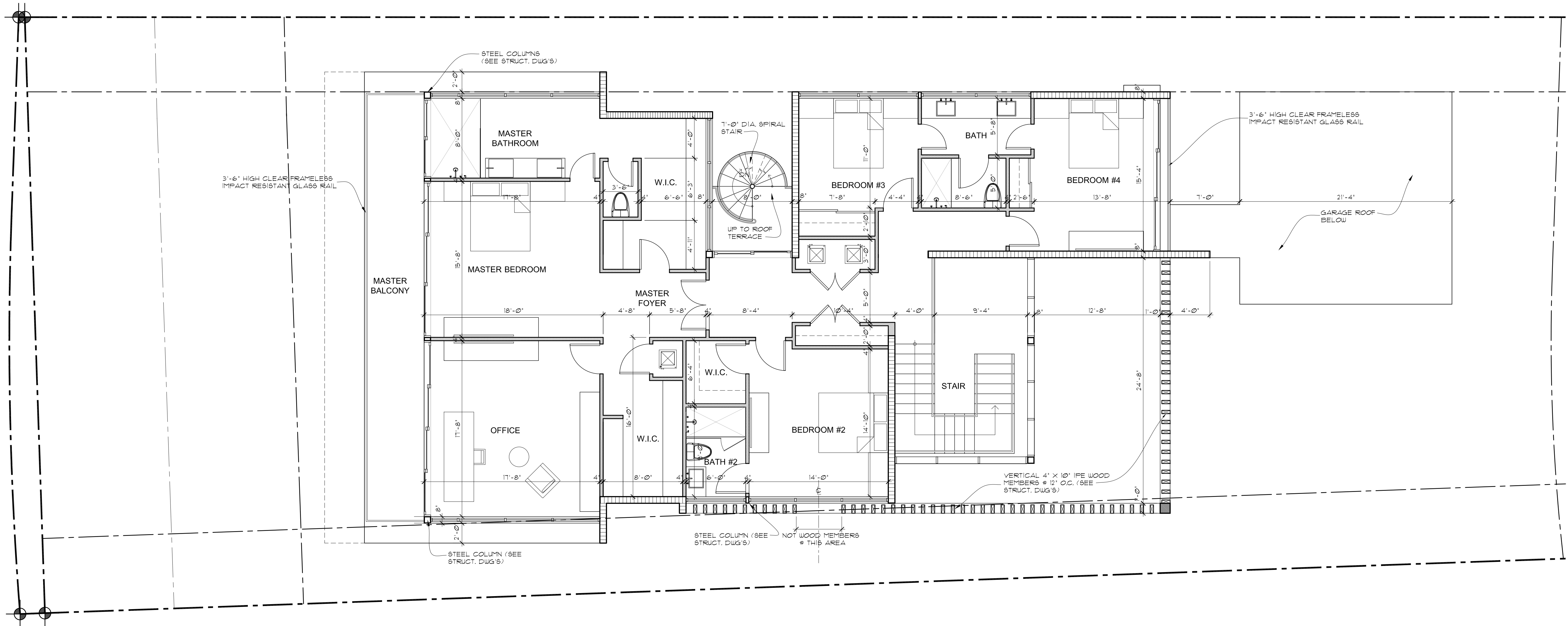


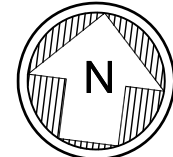
EXISTING MICROFILM /
PLAN NOT AVAILABLE





A-1.1



 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

REYNOLDS RESIDENCE
40 W. SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679

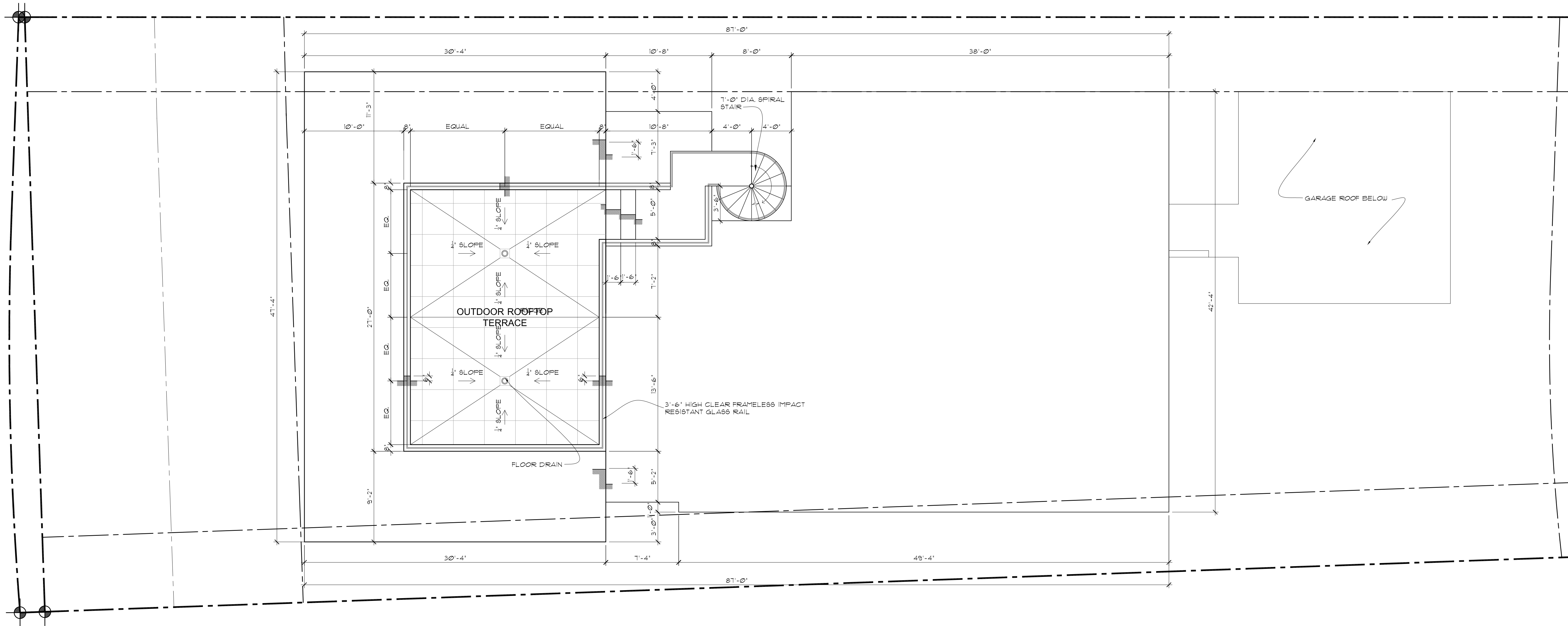
comm no.
1639

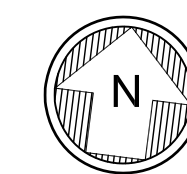
date:
09/30/2016

revised:

sheet no.

A-1.2



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

REYNOLDS RESIDENCE
40 W. SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679

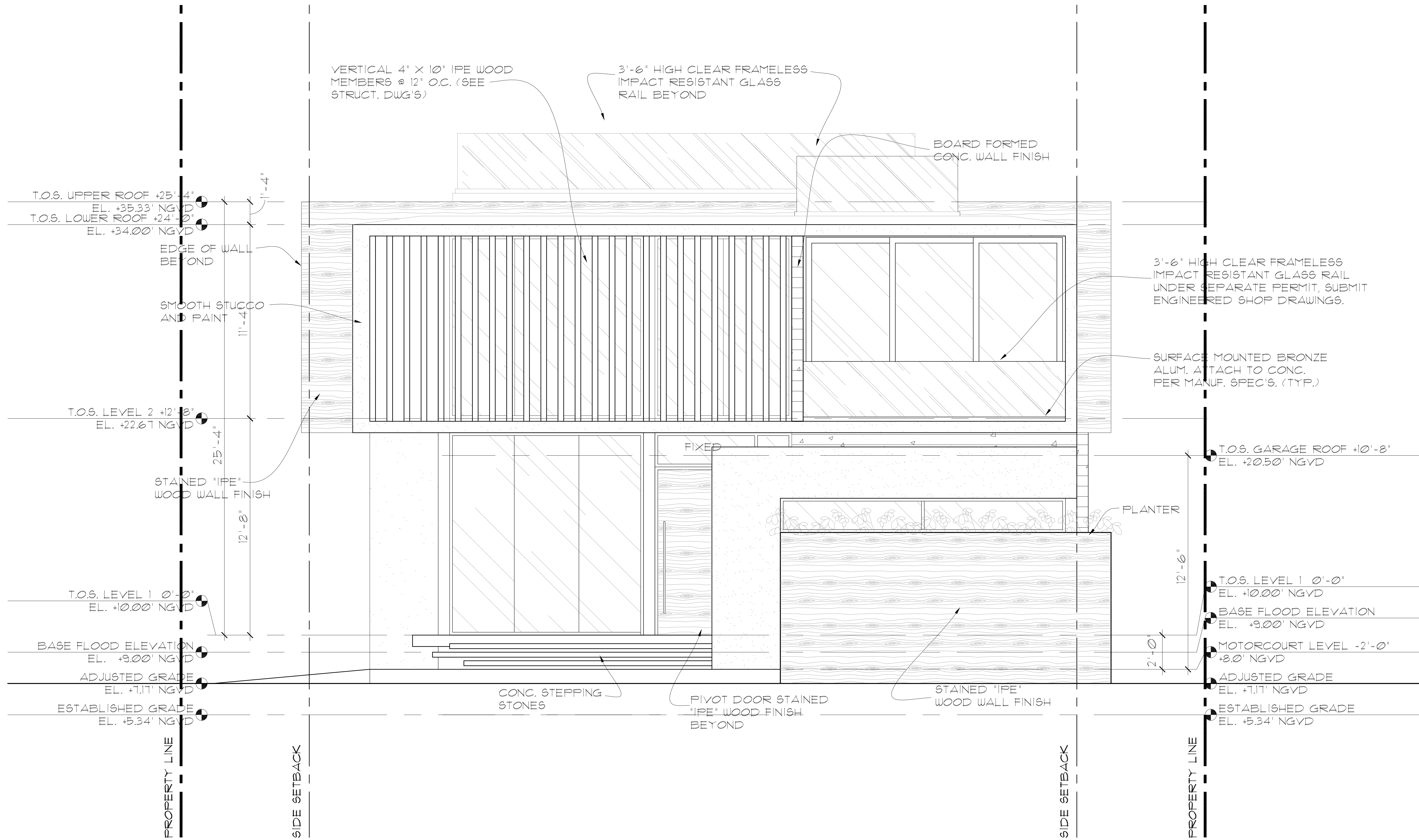
comm no.
1639

date:
09/30/2016

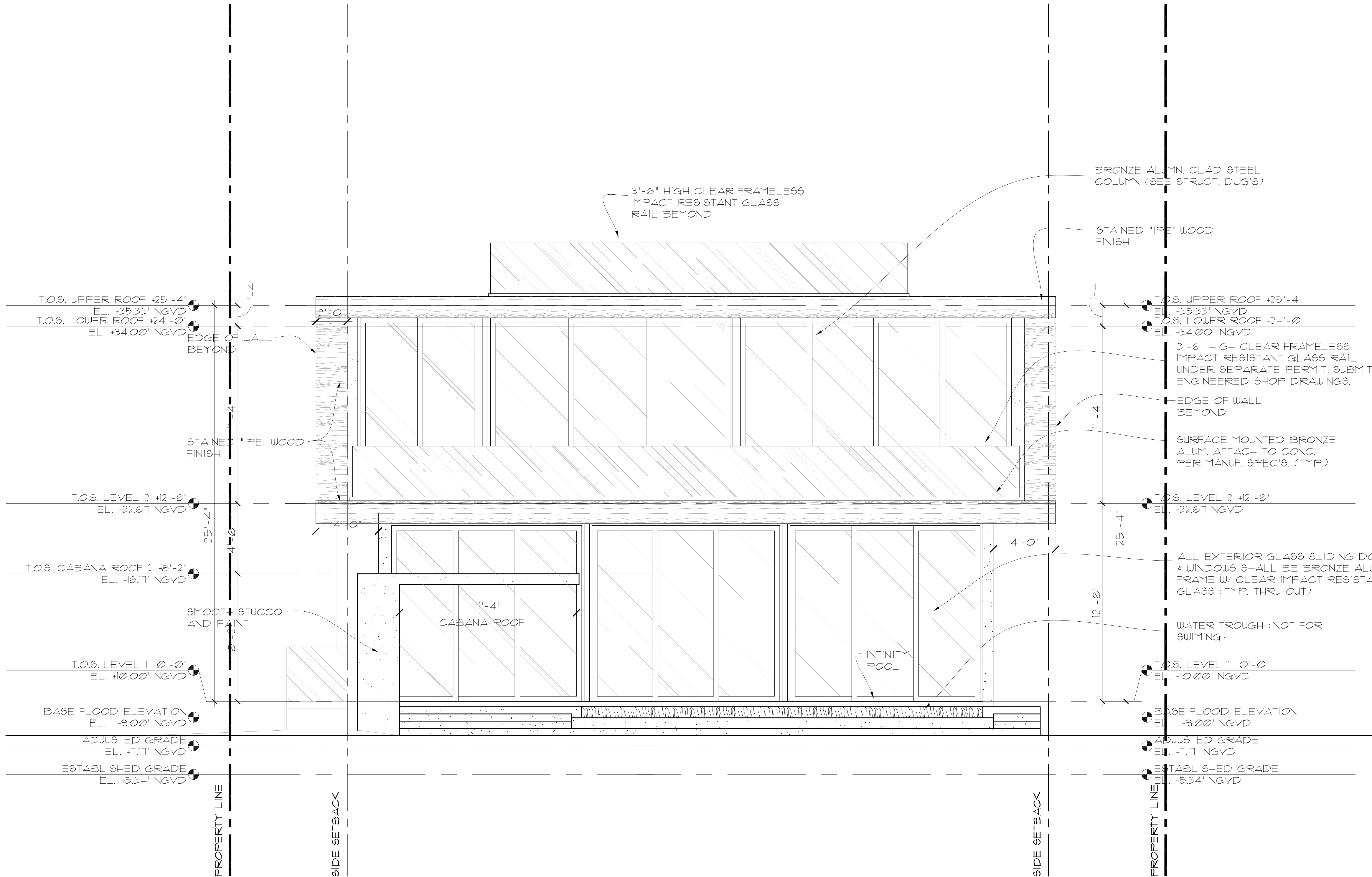
revised:

sheet no.

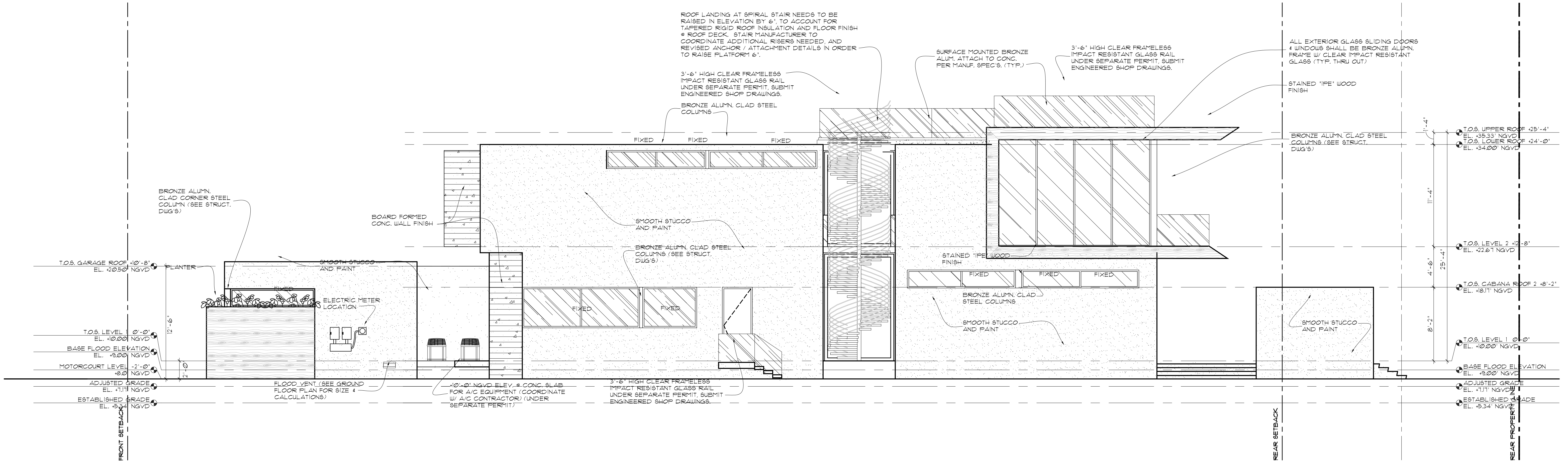
A-1.3



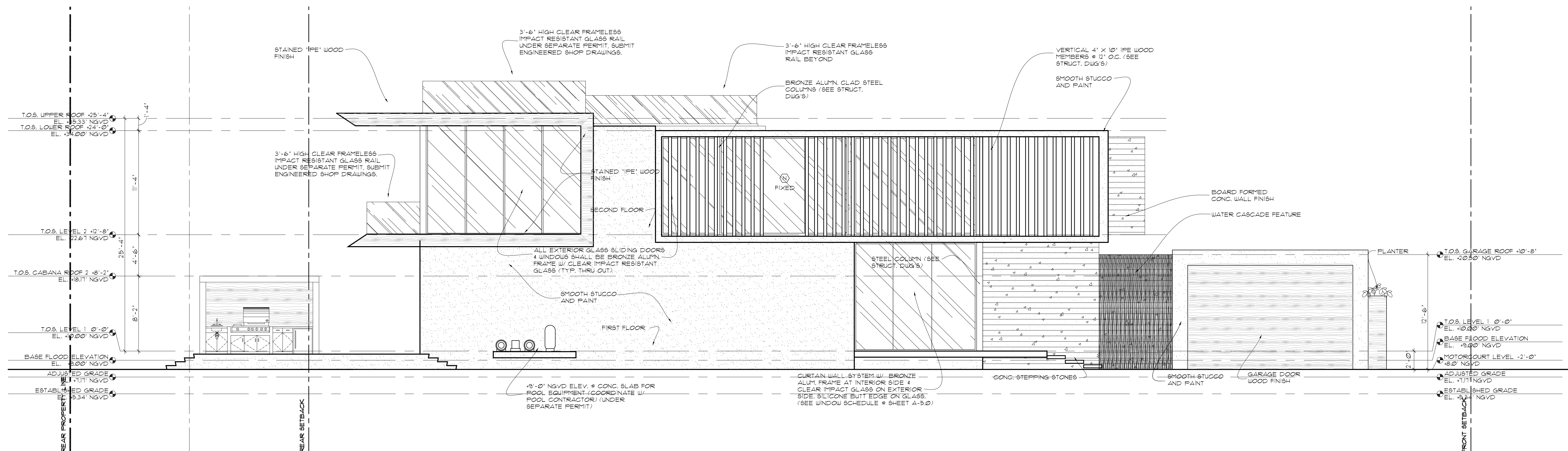
FRONT ELEVATION (EAST)
SCALE: 3/8"=1'-0"



REAR ELEVATION (WEST)
SCALE: 3/8"=1'-0"



RIGHT SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION (SOUTH)

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