

SAN MARINO
RESIDENCE

SCOPE OF WORK:
REQUEST FOR DRB APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY CONCRETE & CBS SINGLE - FAMILY RESIDENCE. PROPERTY TO INCLUDE ADDITIONAL SITE IMPROVEMENTS INCLUDING DRIVEWAY, POOL, COVERED PATIOS, AND LANDSCAPING.

REQUESTS:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

FINAL SUBMITTAL - 07/13/2025
DRB25-1113
REQUEST FOR DRB APPROVAL FOR:

409 EAST SAN MARINO DRIVE MIAMI BEACH, FL 33139

OWNER:
409 E. SAN MARINO DRIVE LLC
409 E. SAN MARINO DR.
MIAMI BEACH, FL 33139

ARCHITECT:
THAMANN ARCHITECTURE + DESIGN
1853 SW 24TH TER.
MIAMI, FL 33145
(786) 584-7857

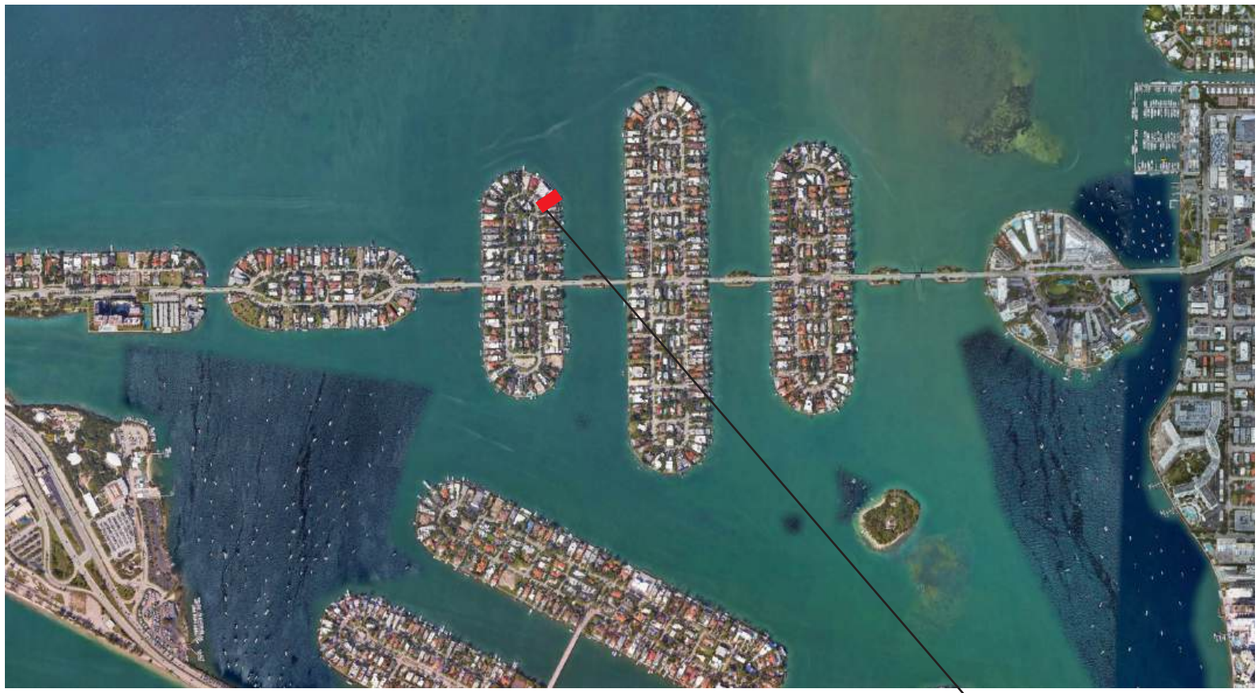
LANDSCAPE ARCHITECT:
L & ND
7294 NW 1ST COURT
MIAMI, FL 33150
(614) 439-4895

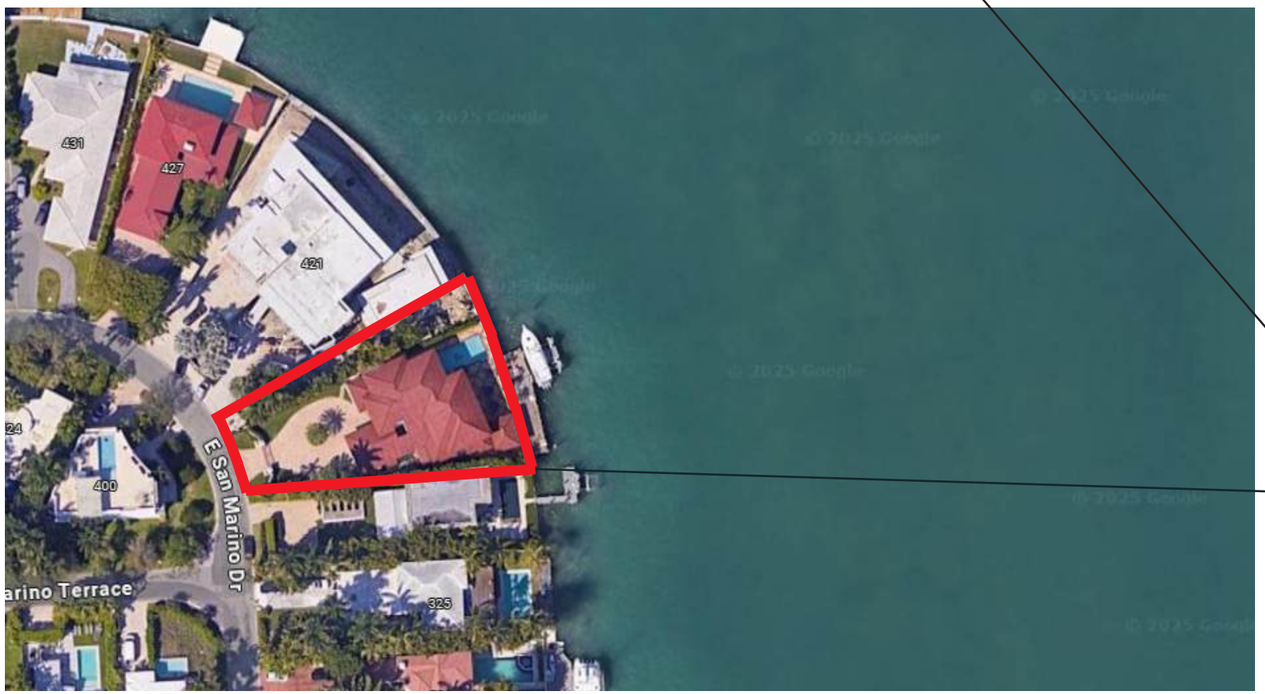
THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:40-04'00'

STATE OF FLORIDA · CODY L THAMANN · REGISTERED ARCHITECT





INDEX OF DRAWINGS

GENERAL

A-000	COVER
A-010	INDEX AND LOCATION MAP
A-030	SURVEY
A-031a	EXISTING HOME IMAGES
A-031b	EXISTING HOME AERIAL IMAGES
A-031c	EXISTING HOME AERIAL IMAGES
A-032	SURROUNDING PROPERTIES
A-033	EXISTING CONTEXT ANALYSIS
A-034	PROPOSED CONTEXT ANALYSIS
A-035	CONTEXT ELEVATION
A-040	ZONING DATA SHEET
A-041	LOT COVERAGE CALCULATIONS
A-042	UNIT SIZE CALCULATIONS
A-043	YARD OPEN SPACE CALCULATIONS
A-044	TWO STORY OPEN SPACE CALCULATIONS
A-050	SITE PLAN

ARCHITECTURE

A-110	FIRST FLOOR PLAN
A-120	SECOND FLOOR PLAN
A-130	ROOF PLAN
A-210	FRONT AND REAR ELEVATIONS
A-220	SIDE ELEVATIONS
A-230	SIDE ELEVATION HT.WAIVER THRU DRB
A-300	SITE BUILDING SECTIONS
A-410	FRONT AND REAR YARD SECTIONS
A-420	SIDE YARD SECTIONS
A-430	PROPERTY WALL ELEVATIONS
A-510	PROPOSED RENDERINGS
A-520	PROPOSED RENDERINGS
A-530	PROPOSED RENDERINGS
A-540	PROPOSED RENDERINGS
A-550	PROPOSED RENDERINGS
A-560	PROPOSED RENDERINGS
A-570	PROPOSED RENDERINGS
A-580	PROPOSED RENDERINGS
A-590	PROPOSED RENDERINGS
A-700	MATERIAL PALETTE

LANDSCAPE

L001	COVER SHEET
L002	BACKYARD RENDER
L003	SITE PLAN
L004	SURVEY
L100	TREE DISPOSITION SCHEDULE & NOTES
L110	TREE DISPOSITION PLAN
L200	MATERIALS SCHEDULE
L210	MATERIALS PLAN GROUND FLOOR
L400	PLANTING SCHEDULE
L401	PLANTING PALETTE
L402	PLANTING PALETTE
L410	TREES & PALMS PLANTING PLAN GR. FL.
L420	UNDERSTORY PLANTING PLAN DR. FL.
L430	PLANTING PLAN LEVEL 2
L800	LIGHTING PLAN

409 E SAN MARINO DR. MIAMI BEACH, FL 33139

N

PROJECT DATA

PROPERTY ADDRESS:
409 E SAN MARINO DR, MIAMI BEACH, FL 33139

LEGAL DESCRIPTION:
LOT 12 BLOCK 3, SAN MARINO ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBERS:
02-3232-003-0400

THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:47-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

TREE TABLE

No.	Common Name	Scientific Name	Diameter (inch.)	Height (feet)	Spread (feet)
1	SYLVESTER PALM	PHOENIX SYLVESTRIS	13.00	25	15
2	CHINESE FAN PALM	LIVISTONA CHINENSIS	16.00	14	25
3	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
4	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
5	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
6	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
7	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
8	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
9	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
10	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
11	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
12	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
13	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
14	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
15	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
16	FISHTAIL PALM	CARYOTA MITIS	14.00	22	14
17	PITCH APPLE TRE	CLUSIA ROSEA	12.00	24	14
18	CABADA PALM	DYPSIS CABADAE	10.00	20	14
19	CABADA PALM	DYPSIS CABADAE	10.00	20	14
20	CABADA PALM	DYPSIS CABADAE	10.00	20	14
21	CABADA PALM	DYPSIS CABADAE	10.00	20	14
22	CABADA PALM	DYPSIS CABADAE	10.00	20	14
23	CABADA PALM	DYPSIS CABADAE	10.00	20	14
24	CABADA PALM	DYPSIS CABADAE	10.00	20	14
25	ARECA PALM	DYPSIS LUTESCENS	12.00	18	18
26	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
27	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
28	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
29	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
30	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
31	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
32	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
33	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
34	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
35	WHEEPING FIG	FICUS BENJAMINA	8.00	30	12
36	ARECA PALM	DYPSIS LUTESCENS	14.00	22	20
37	CORN PLANT	DRACAENA FRAGRANS	8.00	13	15
38	ROYAL PALM	ROYSTONEA REGIA	16.00	40	30
39	CHINESE FAN PALM	LIVISTONA CHINENSIS	20.00	25	25
40	ROYAL PALM	ROYSTONEA REGIA	8.00	22	0
41	CHRISTMAS PALM	ADONIDIA MERRILLII	6.00	22	12

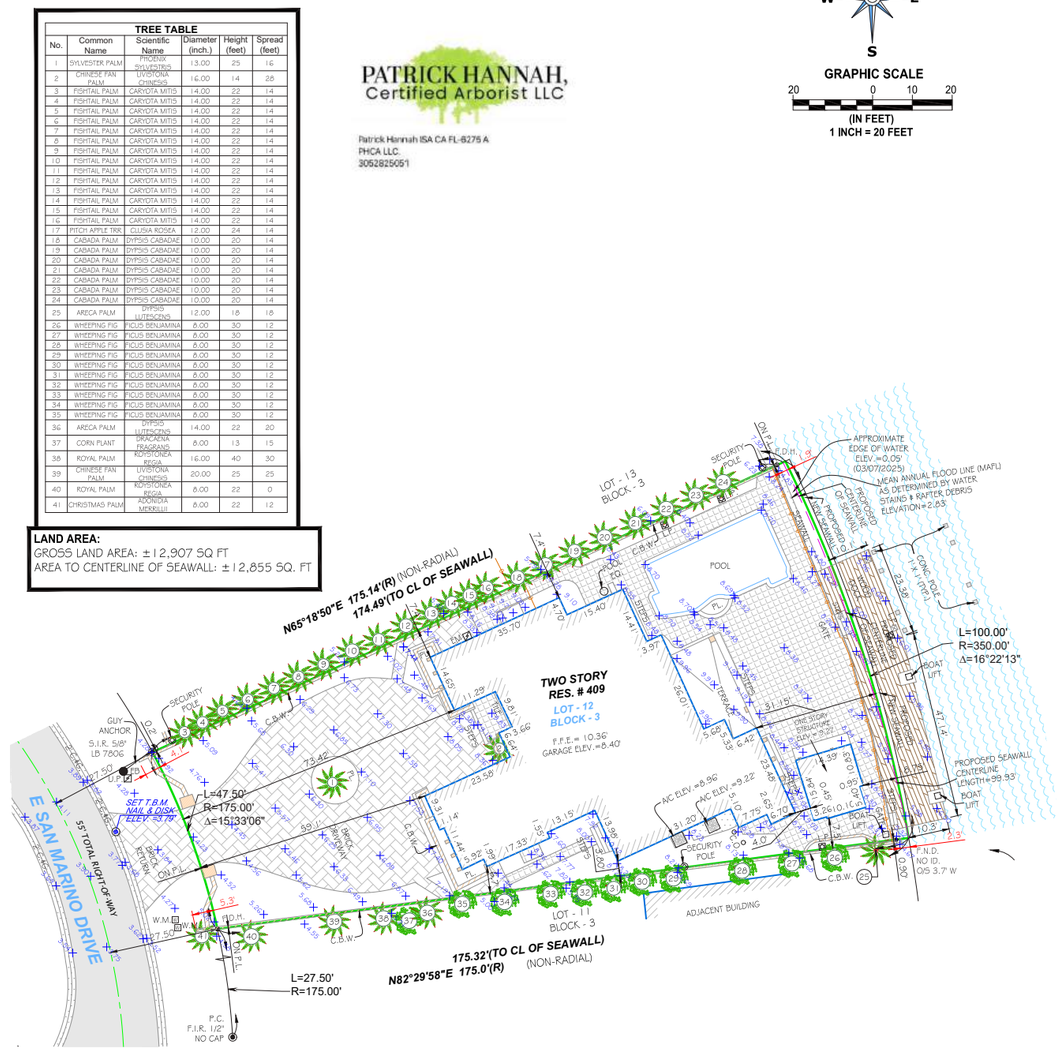
LAND AREA:
GROSS LAND AREA: ±12,907 SQ FT
AREA TO CENTERLINE OF SEAWALL: ±12,855 SQ. FT

PATRICK HANNAH, Certified Arborist LLC

Patrick Hannah ISA CA FL-8275 A
PHCA LLC
3052825051

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET





LOCATION MAP
SCALE = N.T.S.

ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
AR	ALUMINUM ROOF
AS	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENTS
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL & DISK
F.N.	FOUND NAIL
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.E.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL.	PROPERTY LINE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
R.R.	RAIL ROAD
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R.	SET IRON REBAR
S.P.	SCREENED PORCH
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

LEGEND

- ℄ CENTERLINE
- M MONUMENT LINE
- OHL OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

LEGAL DESCRIPTION:
LOT 12, BLOCK 3, 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.

PROPERTY ADDRESS:
409 E SAN MARINO DRIVE, MIAMI BEACH, FLORIDA, 33139

FOLIO NUMBER:
02-3232-003-0400

CERTIFICATION:
UNION TITLE SERVICES, INC.;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
409 E SAN MARINO DRIVE LLC, A FLORIDA LIMITED LIABILITY COMPANY;
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	9.00 FT
COMMUNITY:	120651
PANEL:	0316
SUFFIX:	L
DATE OF FIRM:	09/11/2009

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7606.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK # D-172. LOCATOR NO. 3245 SW @ VENETIAN CSWY & SAN MARINO ISLAND; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA
Date: 2025.07.08 12:57:41 -04'00'

BY: _____
CARLOS IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA.
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	IG
SURVEY DATE:	03/07/2025
SURVEY NO:	25-000346-1
SHEET:	1 OF 1

Digitally signed by CARLOS M IBARRA
Date: 2025.07.08 12:58:10 -04'00'
LB 7806 SEAL


VIEW A


VIEW B


VIEW C

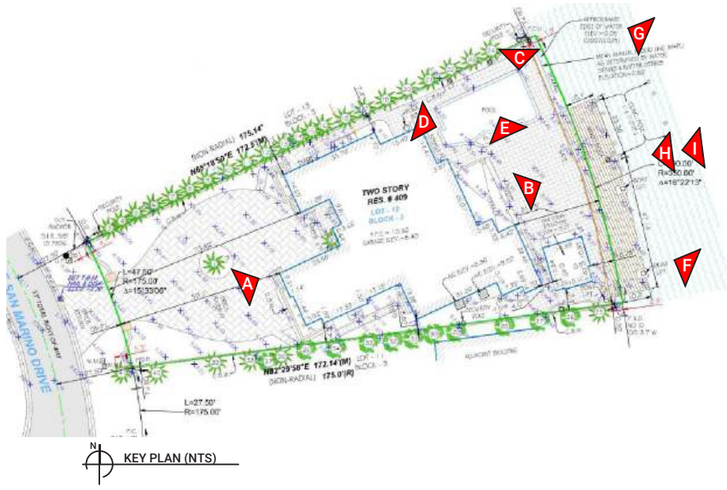

VIEW D


VIEW E


VIEW F


VIEW G


VIEW H



KEY PLAN (NTS)

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:49-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

EXISTING HOME IMAGES
SHEET NO. A-031A



PHOTO H

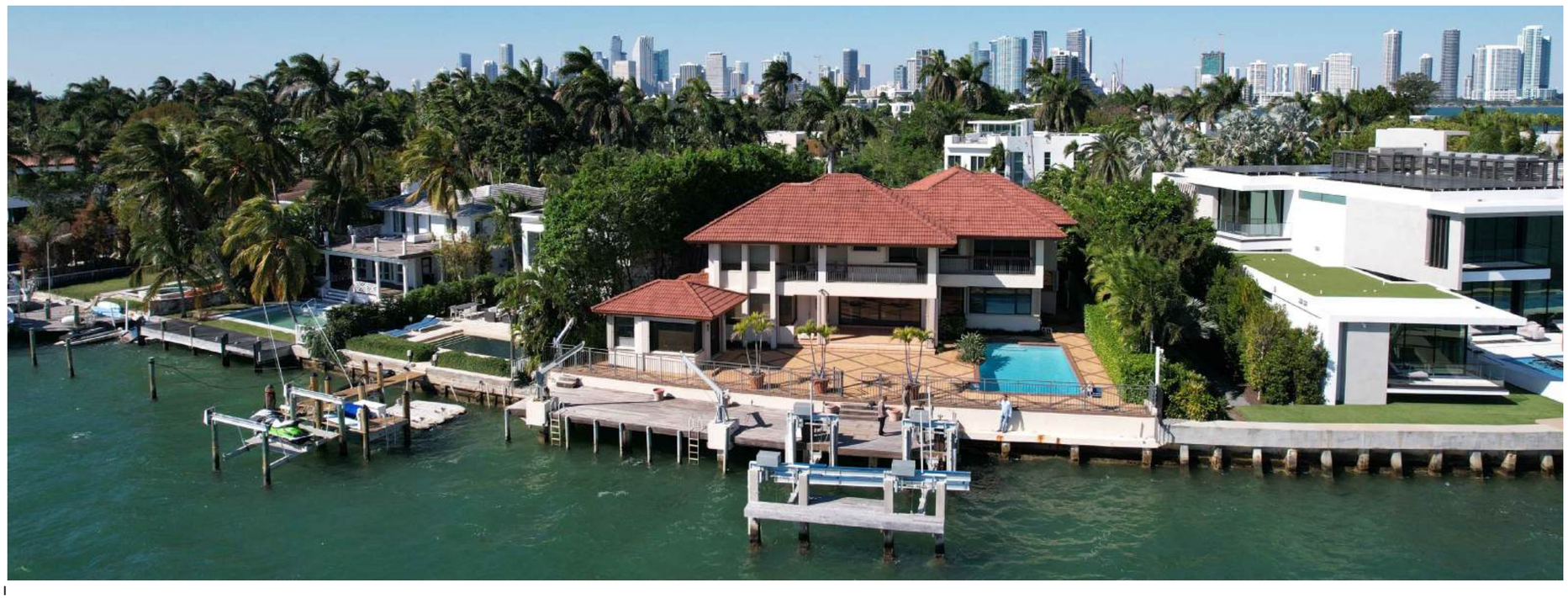


PHOTO I

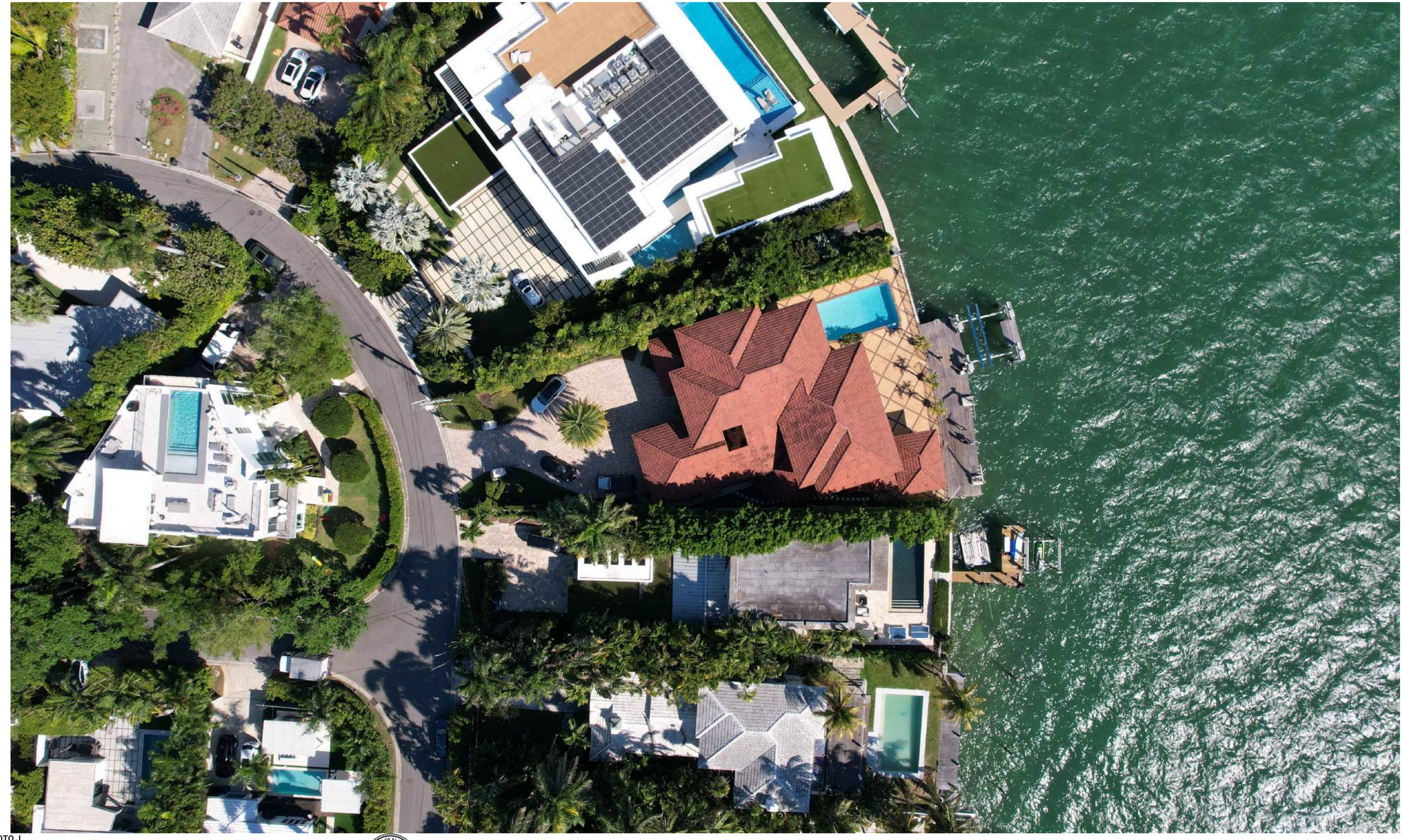


PHOTO J

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:52-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

EXISTING HOME AERIAL IMAGES

SHEET NO. A-031C



VIEW E



RESIDENCE 3



RESIDENCE 4



SITE - 409 E SAN MARINO DR, MIAMI BEACH FL, 33139



RESIDENCE 1



RESIDENCE 2



FRONT AERIAL



REAR AERIAL

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:53-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



RESIDENCE 2


SUBJECT PROPERTY - 409 E SAN MARINO DR



RESIDENCE 3



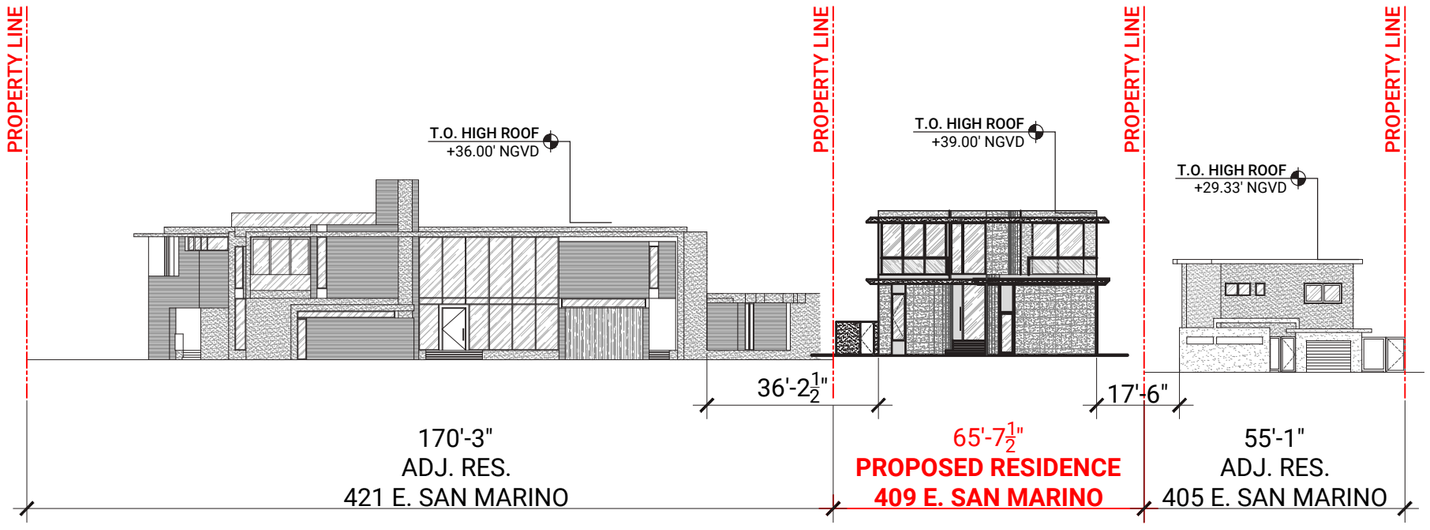
EXISTING CONDITION - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED RENDERING - FRONT OF RESIDENCE W/ SURROUNDING CONTEXT



PROPOSED AXO RENDERING - SITE & SURROUNDING CONTEXT



FRONT
CONTEXT ELEVATION
SCALE: 1/32"=1'-0"

THAMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:57-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	409 E SAN MARINO DR. MIAMI BEACH, FL 33139 - 1109 Legal Description: LOT 12, BLOCK 3, 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):	02-3232-003-0400		
3	Board and file numbers :	Design Review Board: DRB25-1113		
4	Year built:	Multiple (1983 (6,049 SF)) (1995 (169 SF))	Zoning District:	RS-3
5	Base Flood Elevation:	AE : 9.00	Grade value in NGVD:	*3.90' NGVD*
6	Adjusted grade (Flood+Grade/2):	*6.95' NGVD*	Free board Minimum Required: Proposed (project benchmark):	+1' (+10' NGVD) +3' (+12' NGVD)
7	Lot Area:	12,855 SF		
8	Lot width:	47.50' (W) , 99.93' (E)	Lot Depth:	174.49' (N), 175.32' (S)
9	Max Lot Coverage SF and %:	3,856.5 SF (30%)	Proposed Lot Coverage SF and %:	3,819 SF (29.7%)
10	Existing Lot Coverage SF and %:	3,123 SF (24.2%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	720 SF (71.3%)	Rear Yard Open Space SF and %:	1,805 SF (71.6%)
12	Max Unit Size SF and %:	6,427.5 (50%)	Proposed Unit Size SF and %:	6,419 SF (49.9%)
13	Existing First Floor Unit Size:	3,123 SF	Proposed First Floor Unit Size	3,170 SF
			Proposed Second Floor Unit Size:	3,157 SF
14			Proposed First Floor Unit Size (Volumetric):	_____
15			Proposed Second Floor volumetric Unit Size SF and %	_____

		Required	Existing	Proposed	Deficiencies
18	**Height:**	24'	24'	27'-0"	*WAIVER REQUEST*
	Setback:				
19	Front First level:	20'-0"	59'-1"	20'-0"	
20	Front Second level:	40'-0"	76'-0"	57'-5"	
21	Side 1:	10'-0"	7'-5 1/8"	10'-0"	
22	Side 2 :	10'-0"	3'-10"	10'-0"	
23	Rear:	26'-3 "	31'-2"	28'-6"	
	Accessory Structure Side 1:			N/A	
24	Accessory Structure Side 2:			N/A	
25	Accessory Structure Rear:	*9'-0"*		N/A	
26	Sum of Side yard :	*20'-0"*		20'-0"	
27	Located within a Local Historic District?		Yes or (no)		
28	Designated Historic SingleFam Residence?		Yes or (no)		
29	Determined to be Architecturally Significant?		Yes or (no)		

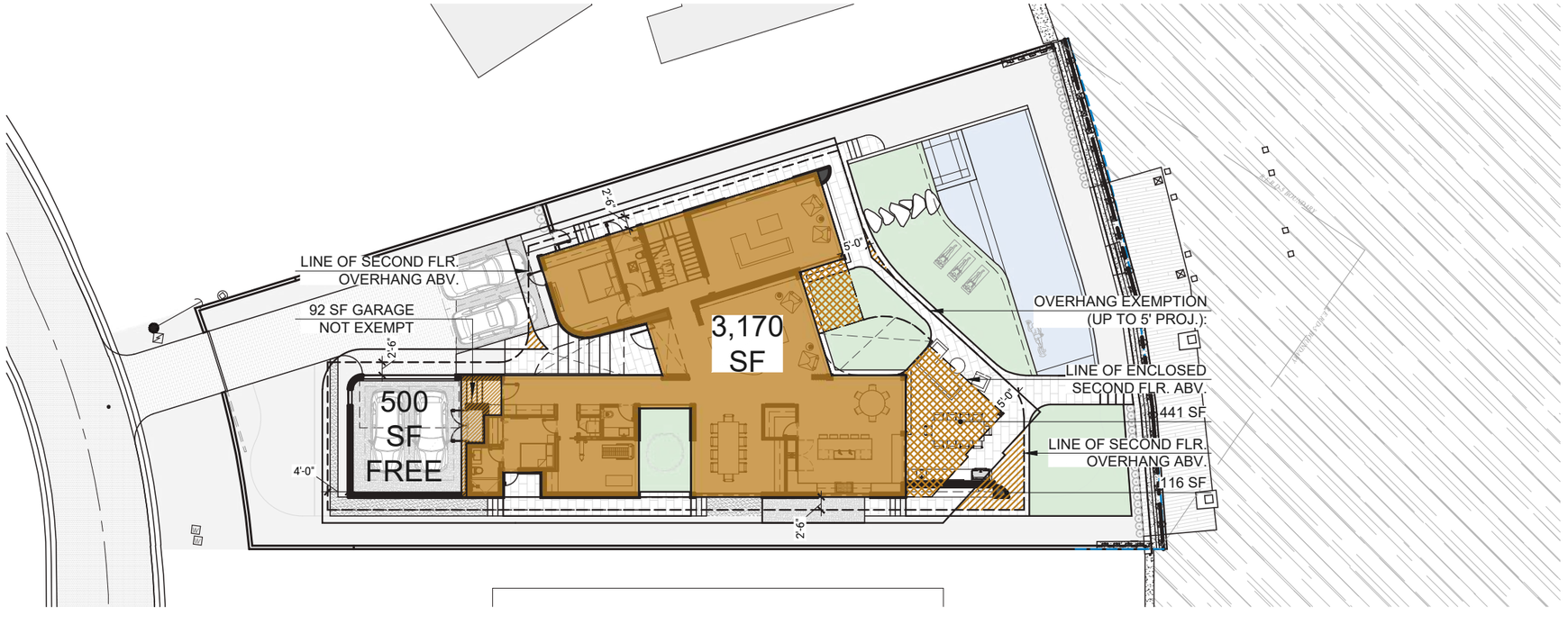
ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 9	6	Flood Design Class:	Class 2
2	FIRM Map Number	12086C0316L	7	Building Use:	Single-Family Residence
3	Base Flood Elevation (BFE):	9.00' NGVD	8	Lowest Elevation of Equipment:	10.00' NGVD
4	Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level) Proposed Top of Next Higher Floor: (Next highest Habitable Level) Proposed Main House First Flr. Elevation:	12.00' NGVD 26.00' NGVD 12.00' NGVD	9 10	Lowest Adjacent Grade Highest Adjacent Grade	7.50' NGVD 11.50' NGVD
5	Crown of Road Elevation:	3.90' NGVD (5.96' NGVD FT.)			

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:50:58-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



N

PROPOSED
LOT COVERAGE
SCALE: 1/32"=1'-0"

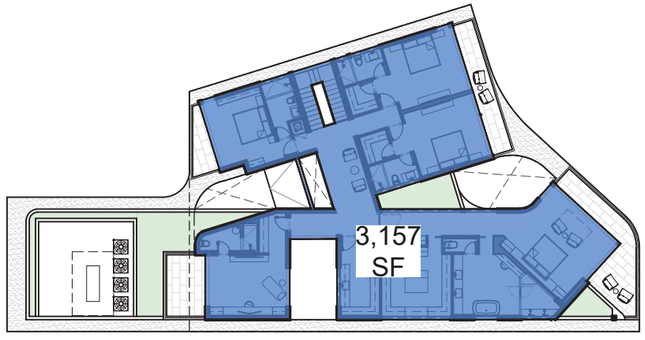
LOT COVERAGE:		
	LOT SIZE:	12,855 SF (100%)
	MAX. ALLOWABLE LOT COVERAGE:	3,856.5 SF (30%)
	GARAGE:	92 SF (500 SF FREE)
	FIRST FLOOR A/C AREA:	3,170 SF
	SECOND FLOOR ENCLOSED ABOVE:	441 SF
	OVERHANG EXCEEDING 5'-0"	116 SF
	LOT COVERAGE:	**3,819 SF (29.7%)**

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

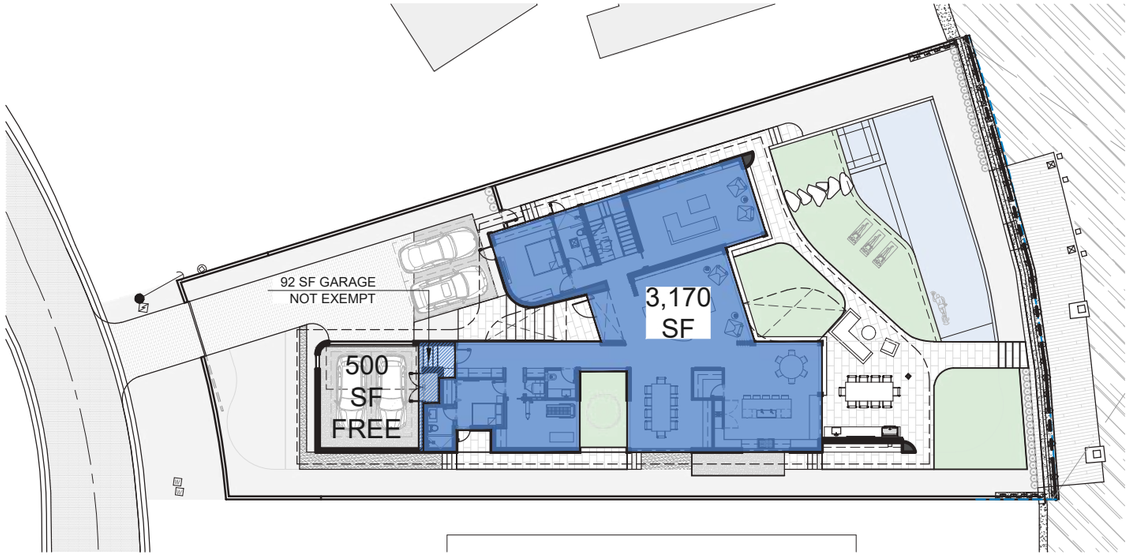
Cody Thamann
2025.07.12
11:50:59-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT



SECOND FLOOR
UNIT SIZE
SCALE: 1/32"=1'-0"

UNIT SIZE:		
	LOT SIZE:	12,855 SF (100%)
	MAX ALLOWABLE UNIT SIZE:	6,427.5 SF (50%)
	GARAGE:	92 SF (500 SF FREE)
	FIRST FLOOR:	3,170 SF
	SECOND FLOOR:	3,157 SF
	ROOF:	0 SF
	TOTAL:	**6,419 SF (49.9%)**



FIRST FLOOR
UNIT SIZE
SCALE: 1/32"=1'-0"

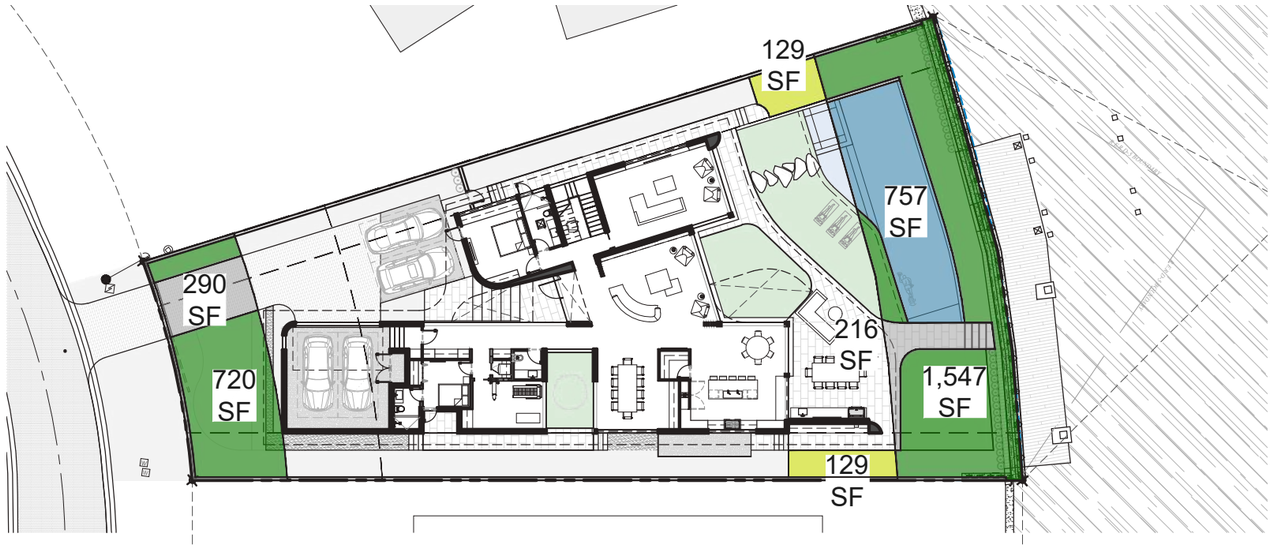
THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:01-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

UNIT SIZE CALCULATIONS
SHEET NO. A-042



PROPOSED
OPEN SPACE
SCALE: 1/32"=1'-0"

FRONT YARD:		
	TOTAL FRONT YARD:	1,010 SF (100%)
	REQUIRED PERVIOUS AREA:	505 SF (50%)
	PAVED:	290 SF
	SODDED & PERVIOUS:	720 SF
	REFLECTING POND:	0 SF
	TOTAL PERVIOUS AREA:	**720 SF (71.3%)**

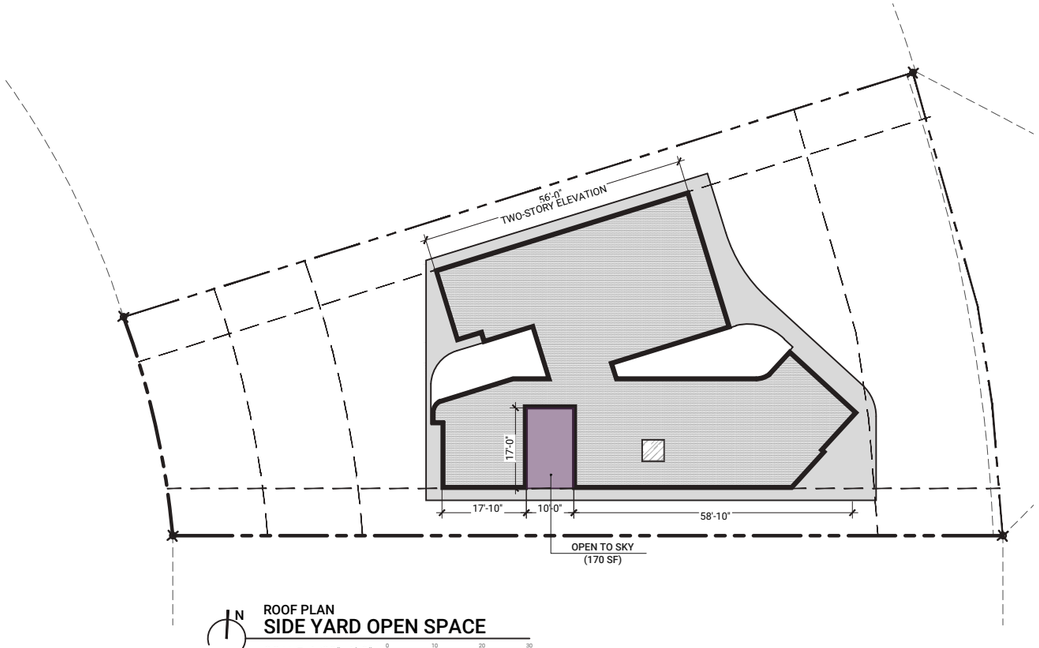
REAR YARD:		
	TOTAL REAR YARD:	2,520 SF (100%)
	REQUIRED PERVIOUS AREA:	1,764 SF (70%)
	PAVED:	216 SF
	SODDED & PERVIOUS:	1,547 SF (61%)
	SODDED & PERVIOUS (SIDES):	258 SF (10%)
	IMPERVIOUS POOL:	757 SF
	TOTAL PERVIOUS AREA:	**1,805 SF (71.6%)**

THAMANN ARCHITECTURE + DESIGN

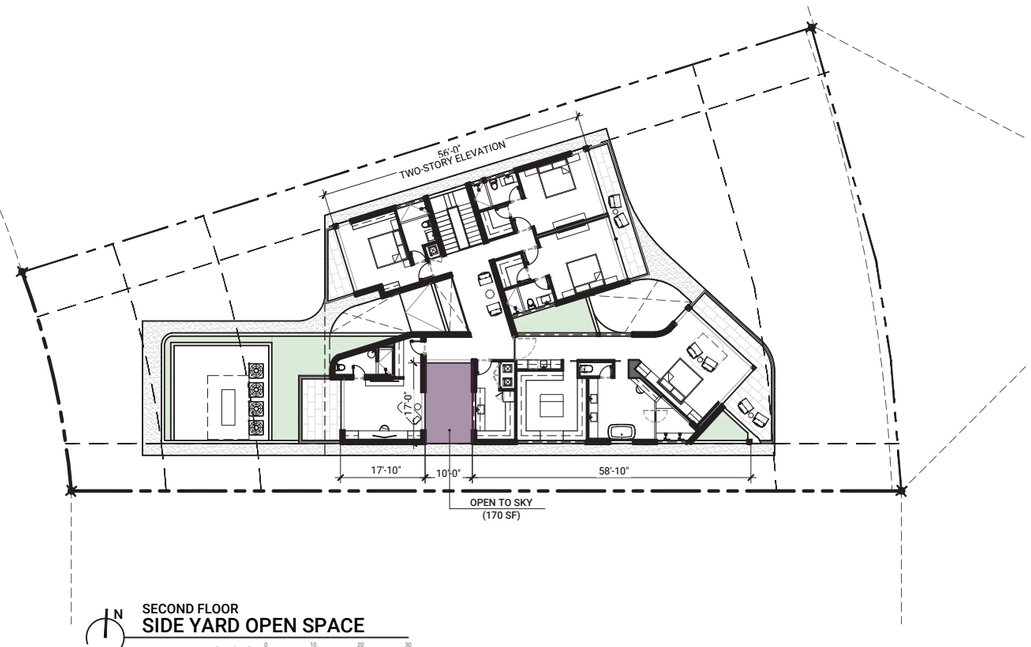
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:02-04'00'

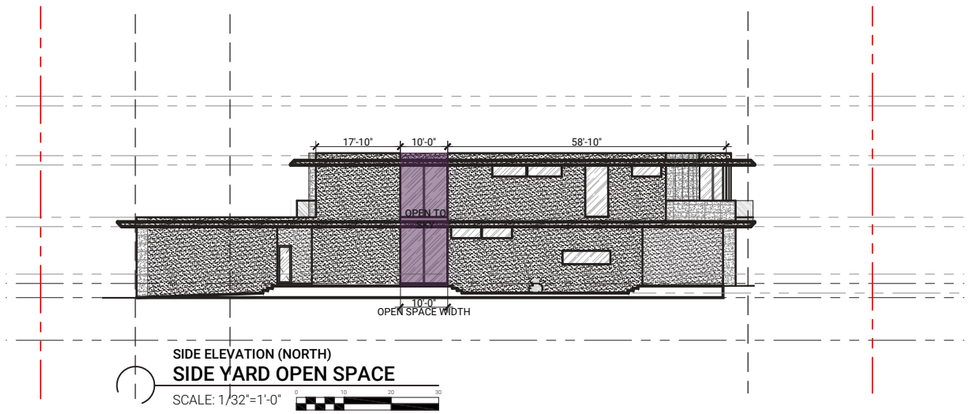
STATE OF FLORIDA · CODY S. THAMANN · REGISTERED ARCHITECT



ROOF PLAN
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

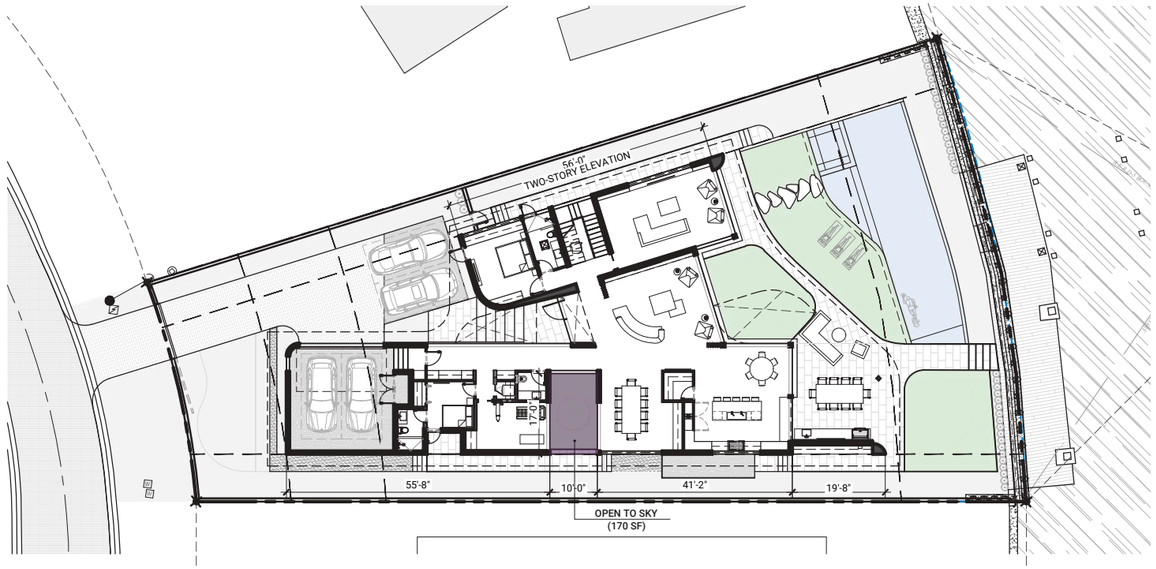


SECOND FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"



SIDE ELEVATION (NORTH)
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

SIDE YARD OPEN SPACE:		
	LOT SIZE:	12,855 SF (100%)
	REQUIRED OPEN SPACE:	128.55 SF (1%)
	PROVIDED OPEN SPACE:	170 SF (1.3%)



FIRST FLOOR
SIDE YARD OPEN SPACE
SCALE: 1/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

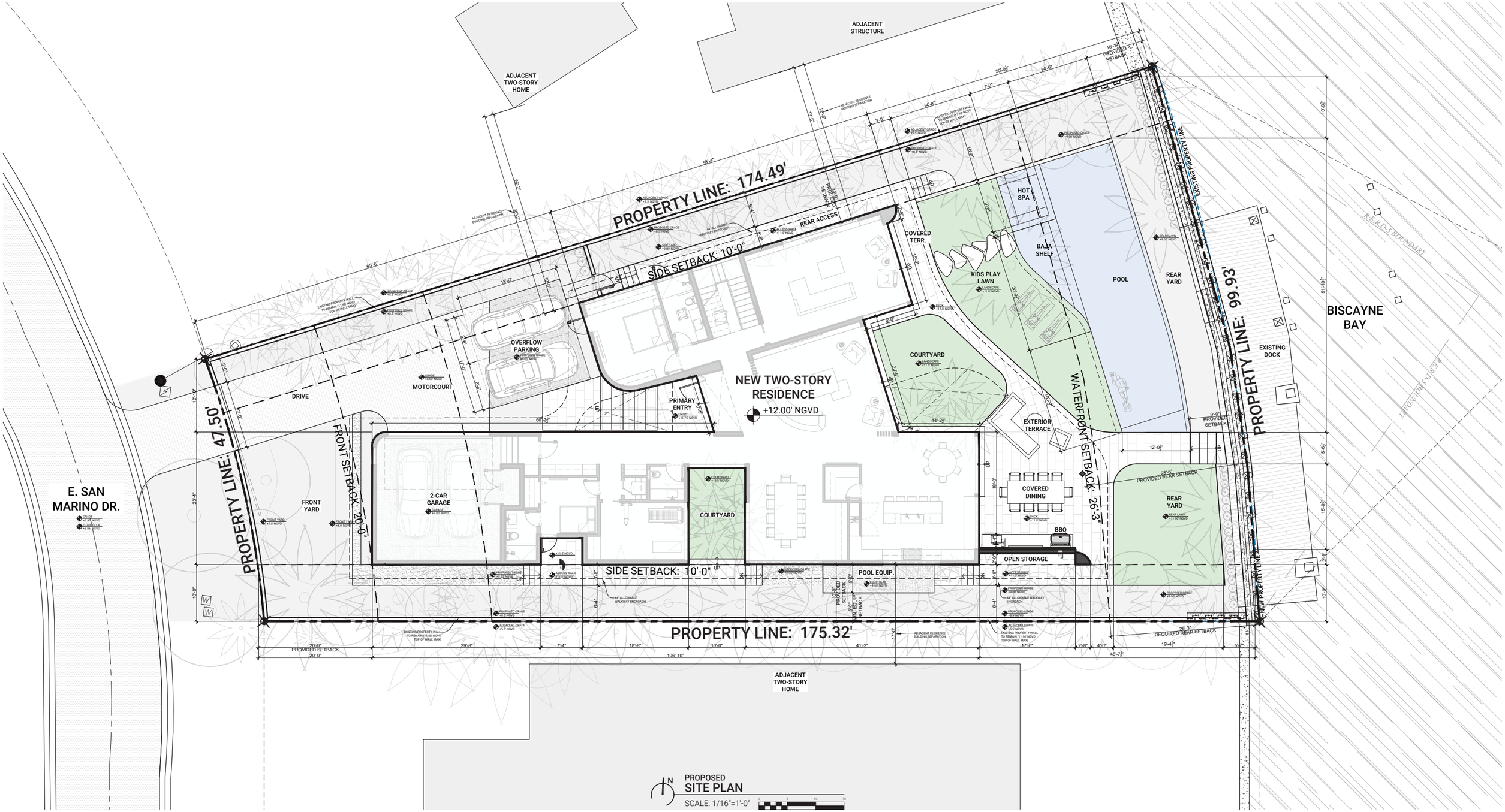
L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:06-04'00'

STATE OF FLORIDA
CODY L. THAMANN
REGISTERED ARCHITECT

TWO-STORY OPEN SPACE CALCULATIONS

SHEET NO. A-044



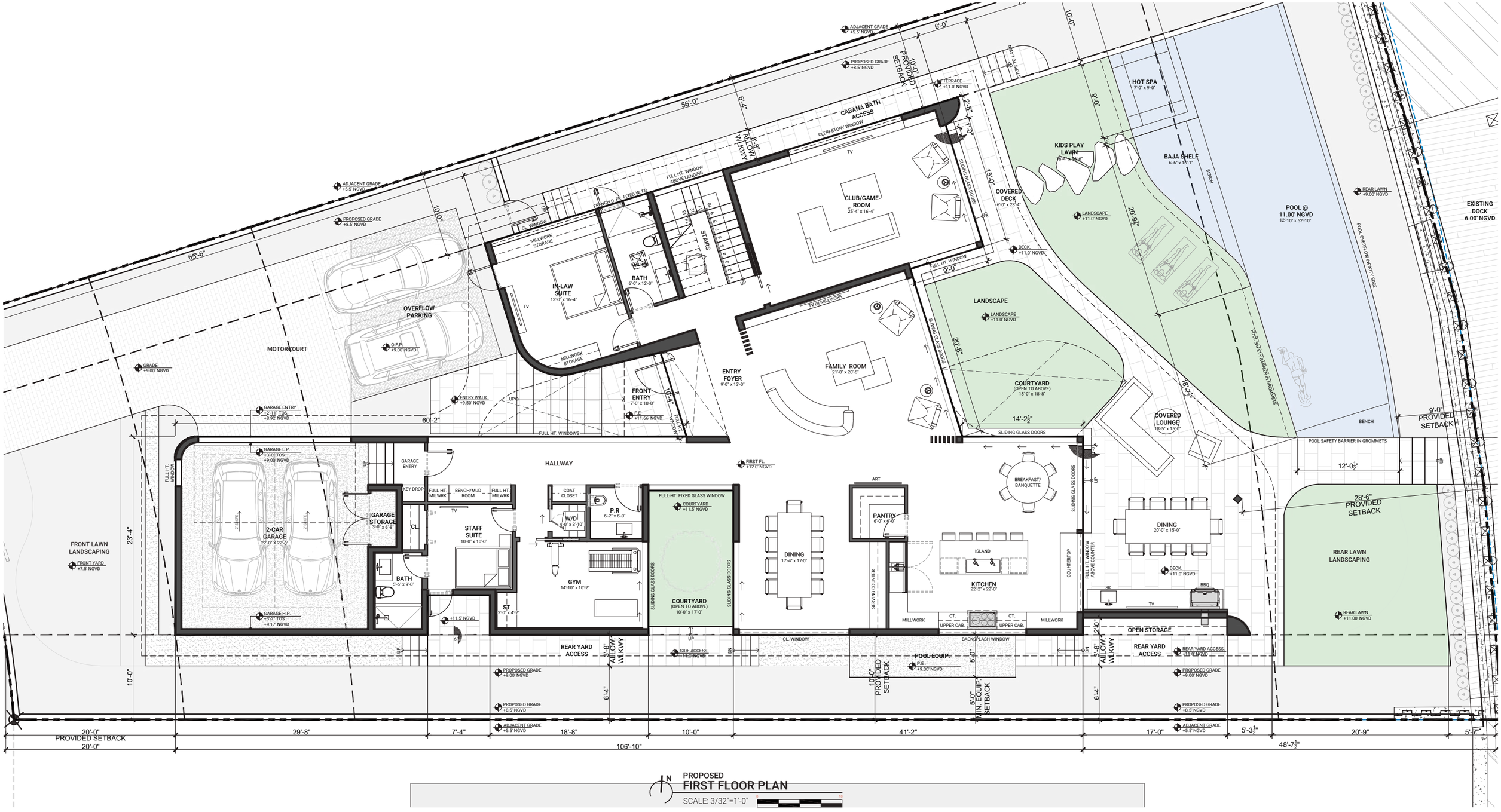
THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:09-04'00'

STATE OF FLORIDA — CODY J. THAMANN — REGISTERED ARCHITECT

SITE PLAN
SHEET NO. A-050



N

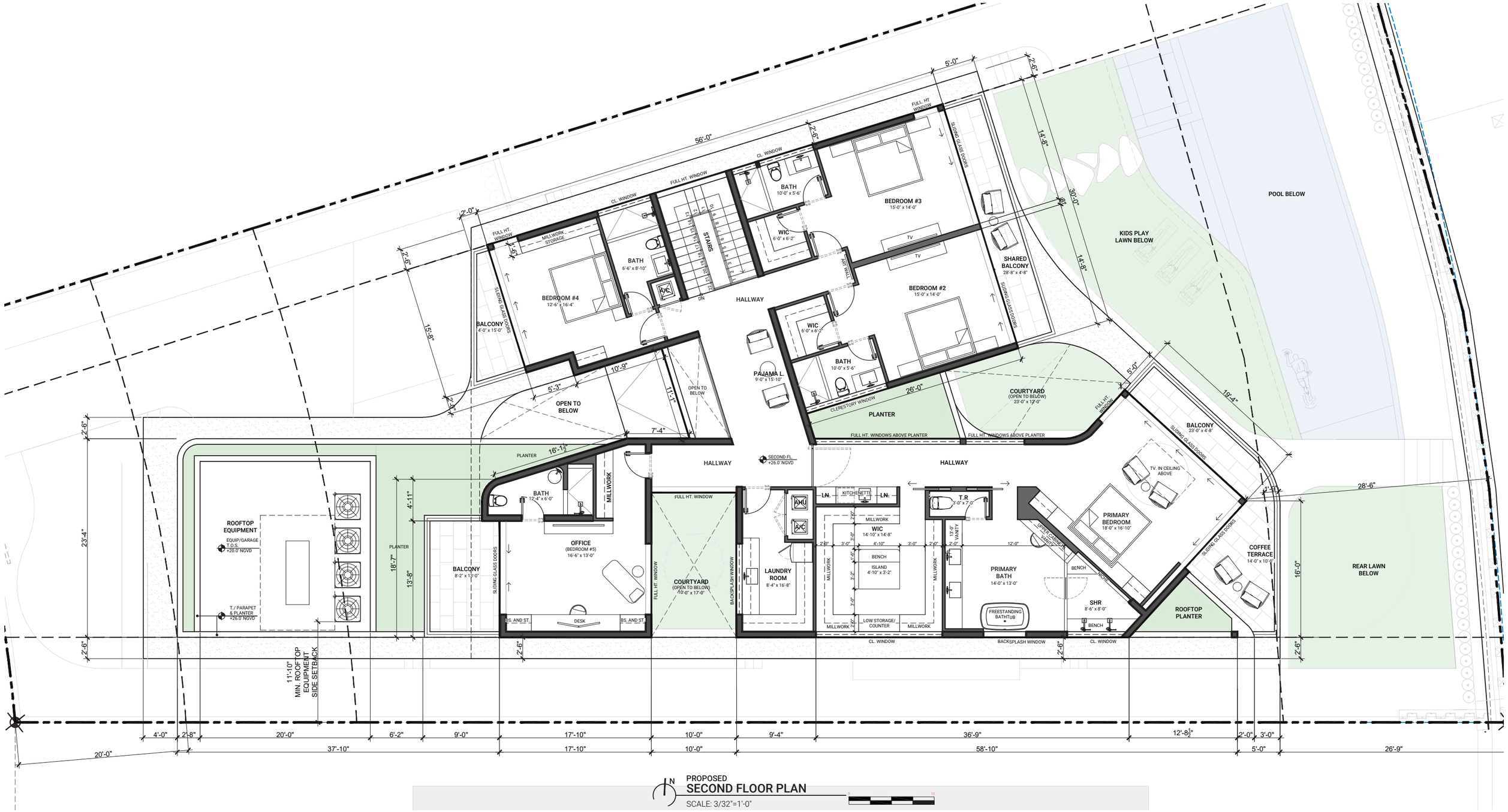
PROPOSED
FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:11-04'00'

STATE OF FLORIDA · CODY S. THAMANN · REGISTERED ARCHITECT



N

PROPOSED
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

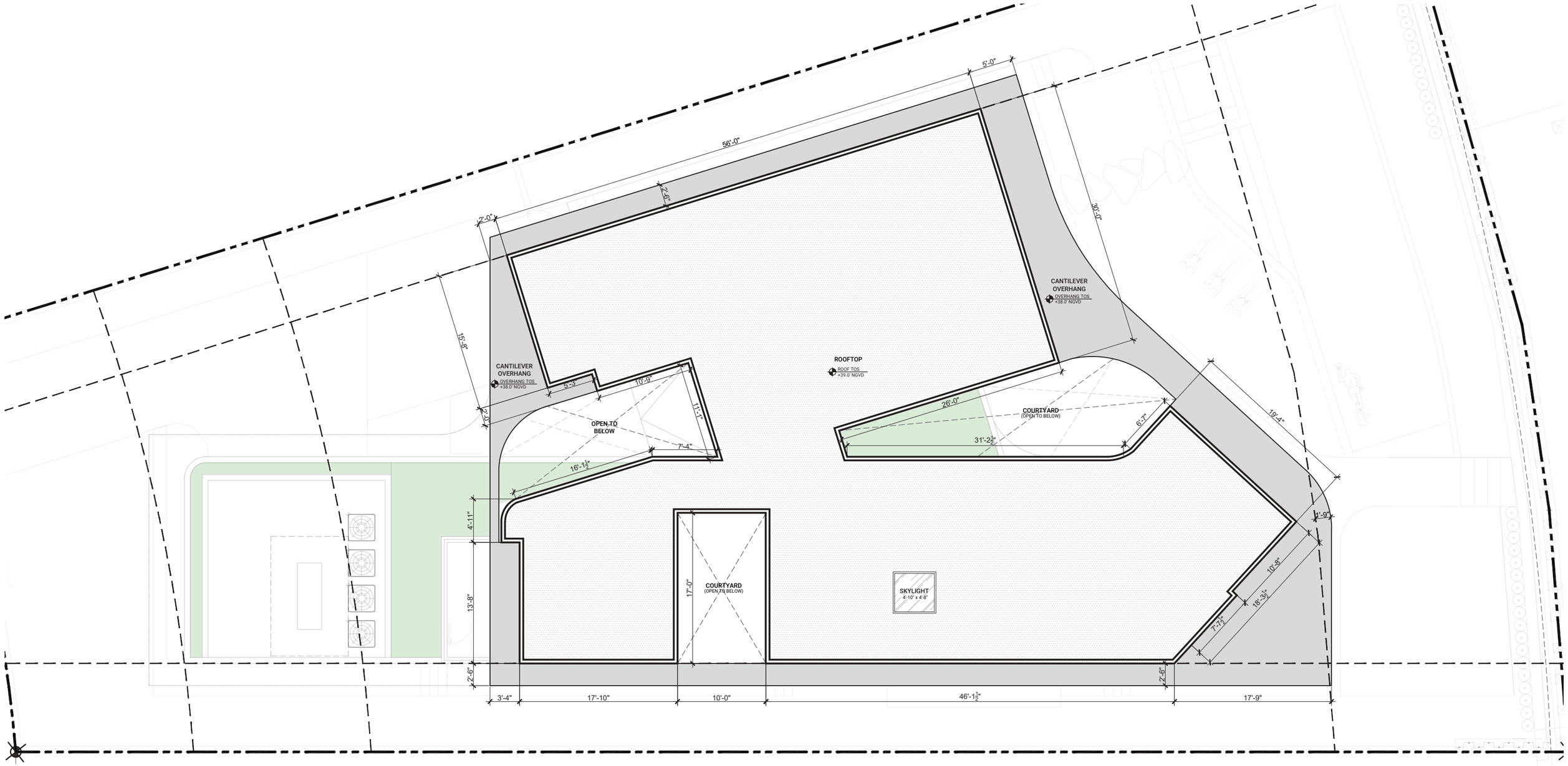
THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:12-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

SECOND FLOOR PLAN
SHEET NO. A-120



N

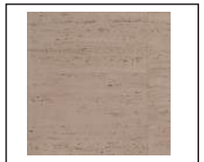
PROPOSED
ROOF PLAN
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

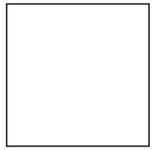
L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:16-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT



01
IVORY TRAVERTINE STONE WALL CLADDING



02
CLEAR GLAZING



03
COVET SOFFITS IN SIBO OKU



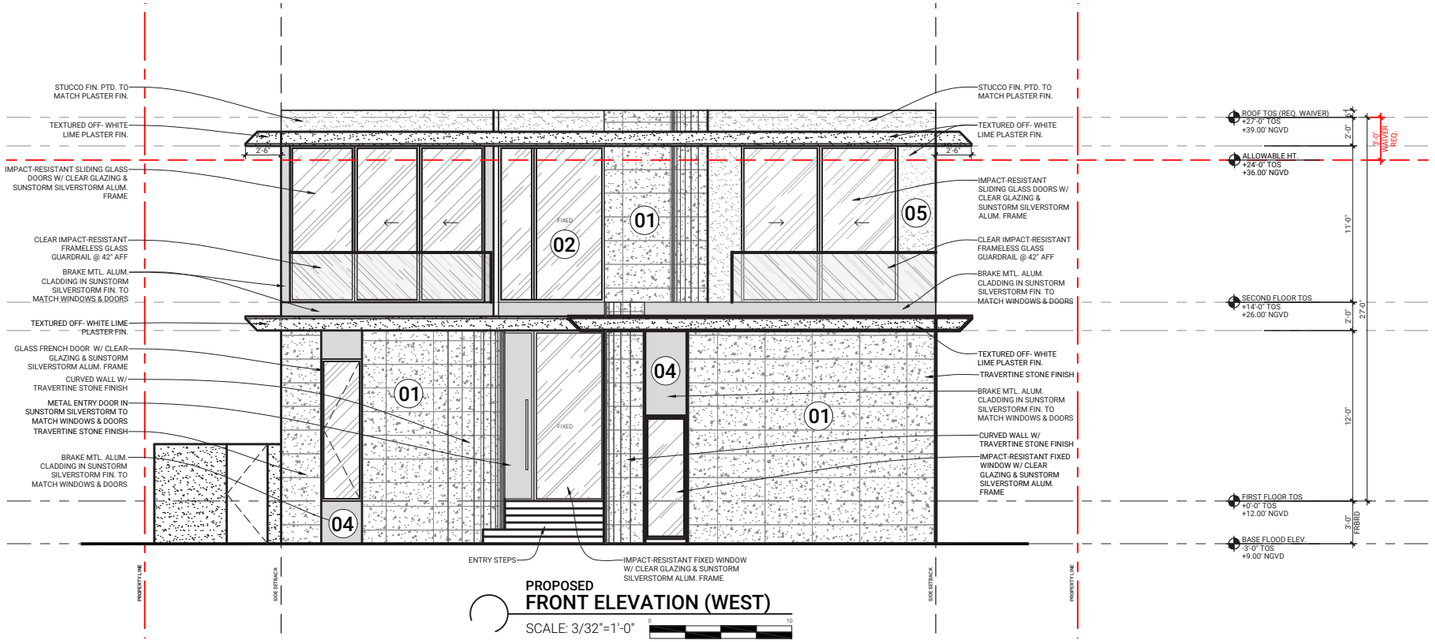
04
BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.



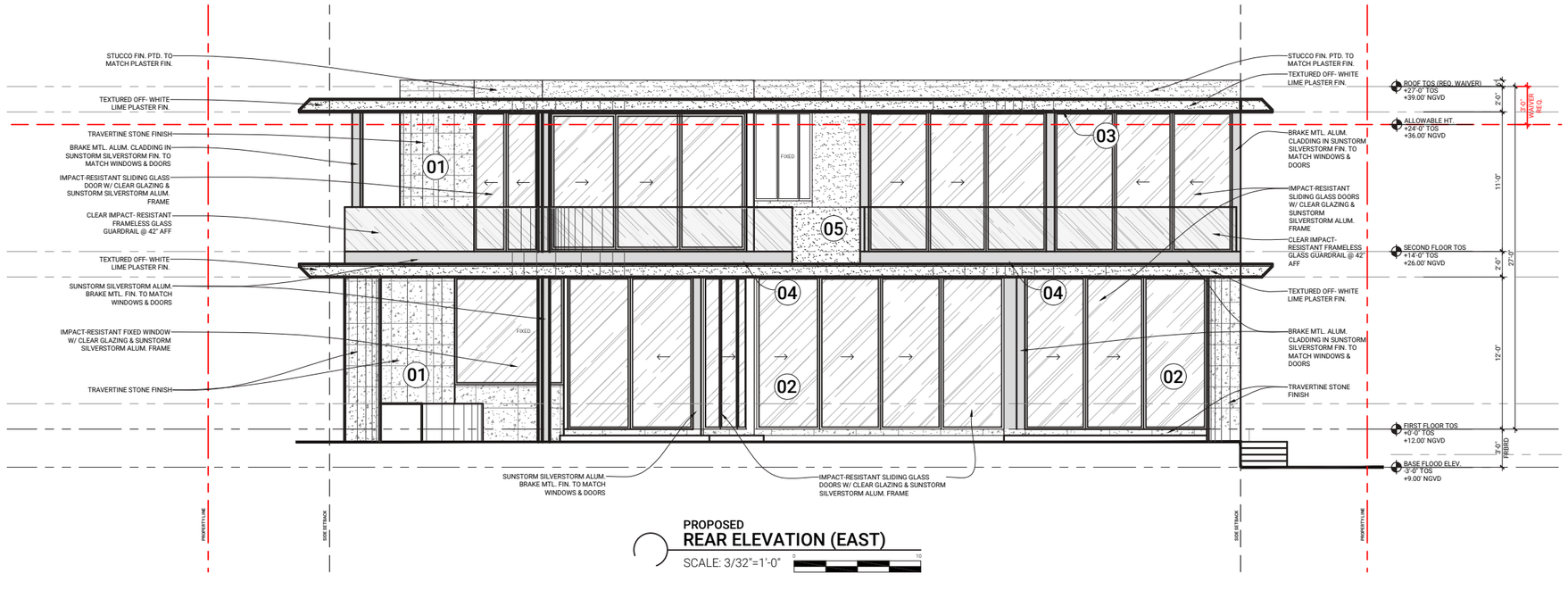
05
TEXTURED OFF-WHITE LIME PLASTER FIN.



06
STUCCO FIN. PTD. TO MATCH PLASTER COLOR



PROPOSED
FRONT ELEVATION (WEST)
SCALE: 3/32"=1'-0"



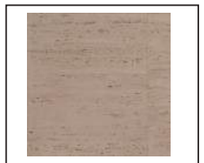
PROPOSED
REAR ELEVATION (EAST)
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

L&ND
WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:17-04'00'

STATE OF FLORIDA · CODY A. THAMANN · REGISTERED ARCHITECT



01
IVORY TRAVERTINE STONE WALL CLADDING

02
CLEAR GLAZING



03
COVET SOFFITS IN SIBO OKU



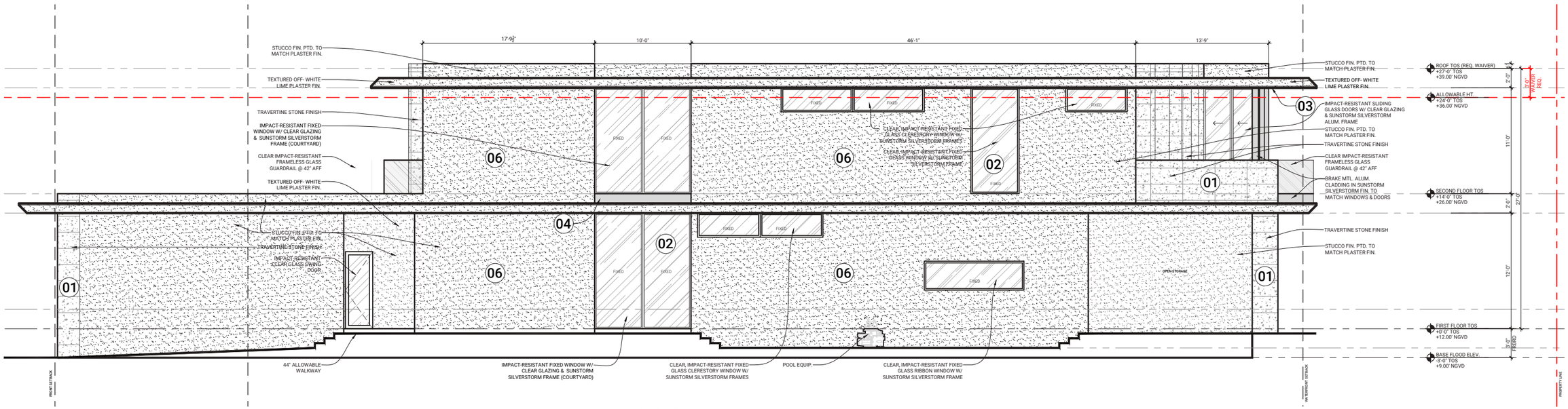
04
BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.



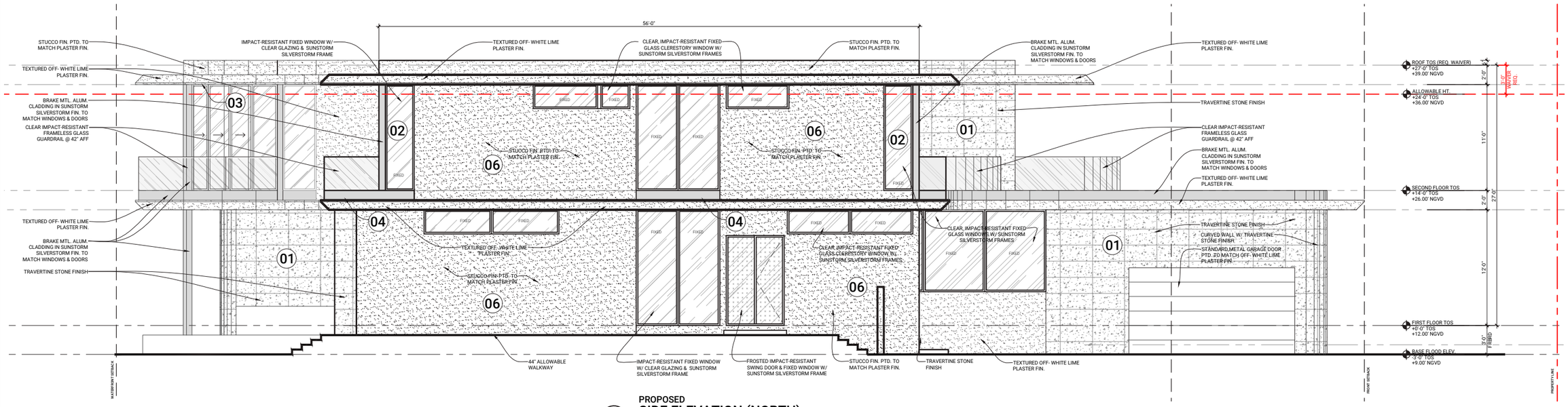
05
TEXTURED OFF-WHITE LIME PLASTER FIN.



06
STUCCO FIN. PTD. TO MATCH PLASTER COLOR



PROPOSED
SIDE ELEVATION (SOUTH)
SCALE: 3/32"=1'-0"



PROPOSED
SIDE ELEVATION (NORTH)
SCALE: 3/32"=1'-0"

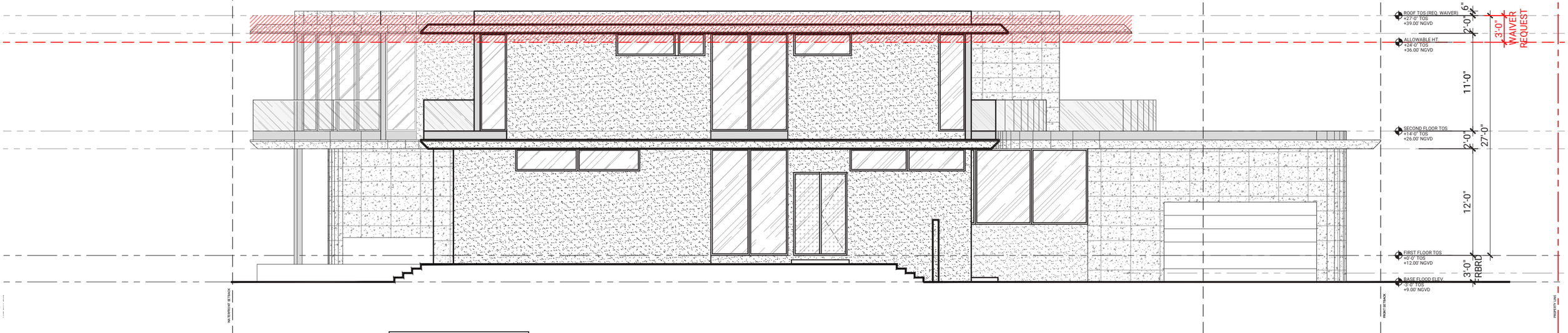
THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:18-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

SIDE ELEVATIONS
SHEET NO. A-220



WAIVER REQUEST:
1. WAIVER PURSUANT TO SECTION 7.2.2.3.b.1.fn(4) TO PERMIT AN ADDITIONAL THREE (3) FEET IN OVERALL HEIGHT FOR A NEW SINGLE FAMILY HOME

PROPOSED
SIDE ELEVATION (REQ. HEIGHT WAIVER)
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN

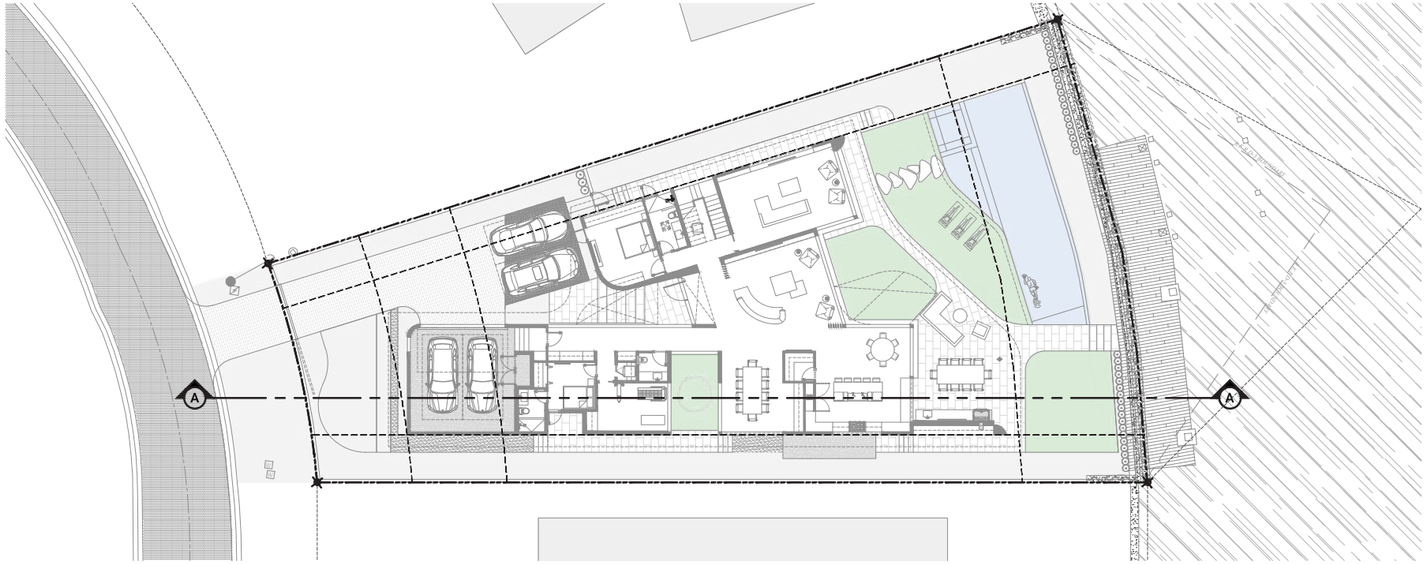
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:19-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

SIDE ELEVATION HT. WAIVER THRU DRB

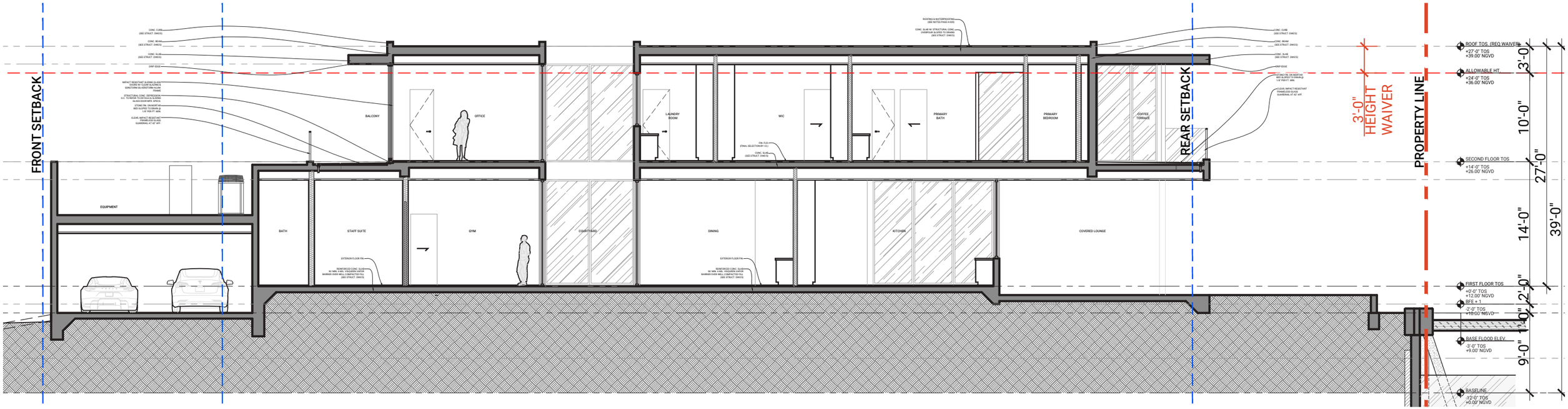
SHEET NO. A-230



N

KEY PLAN

SCALE: 1/32"=1'-0"



A

PROPOSED

SITE SECTION

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

THAMANN ARCHITECTURE + DESIGN

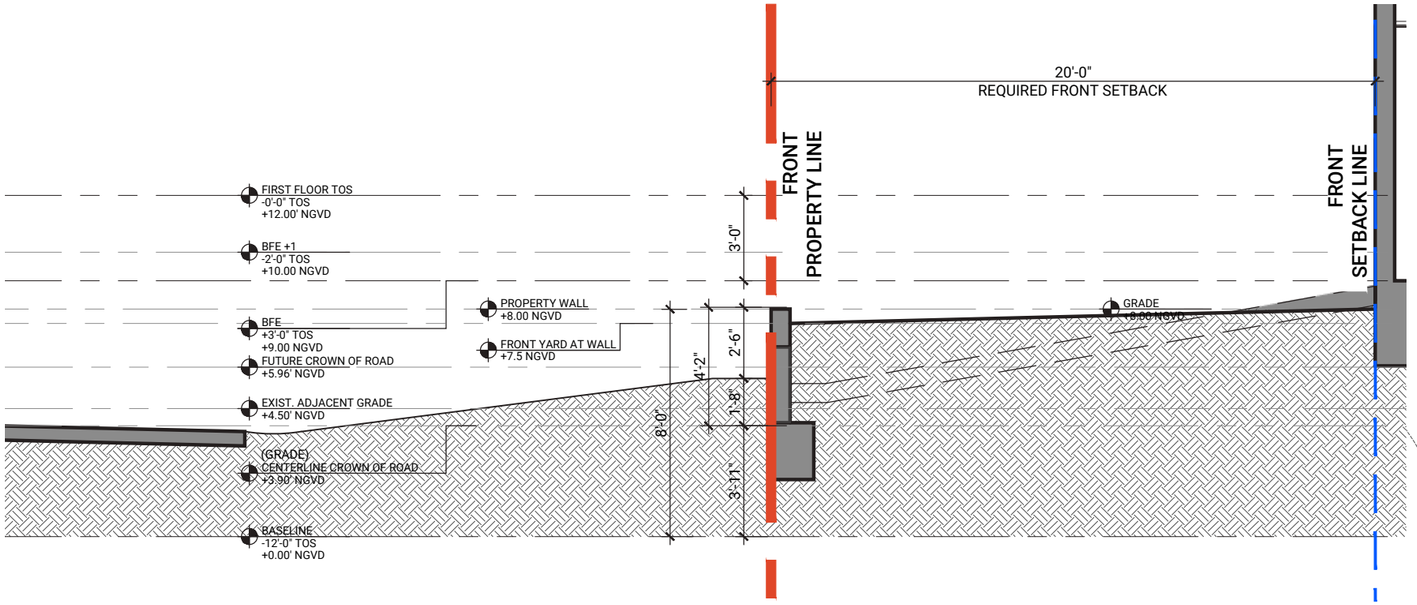
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:21-04'00'

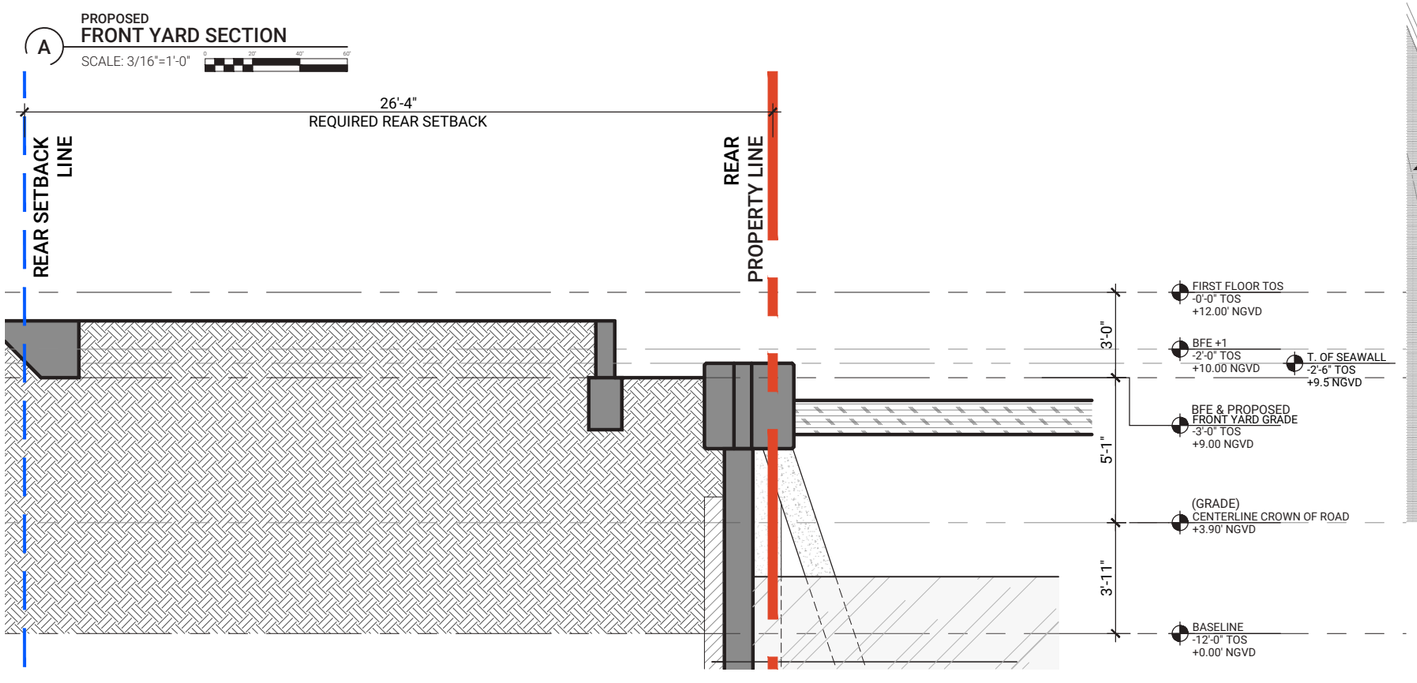
STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

SITE/BUILDING SECTION

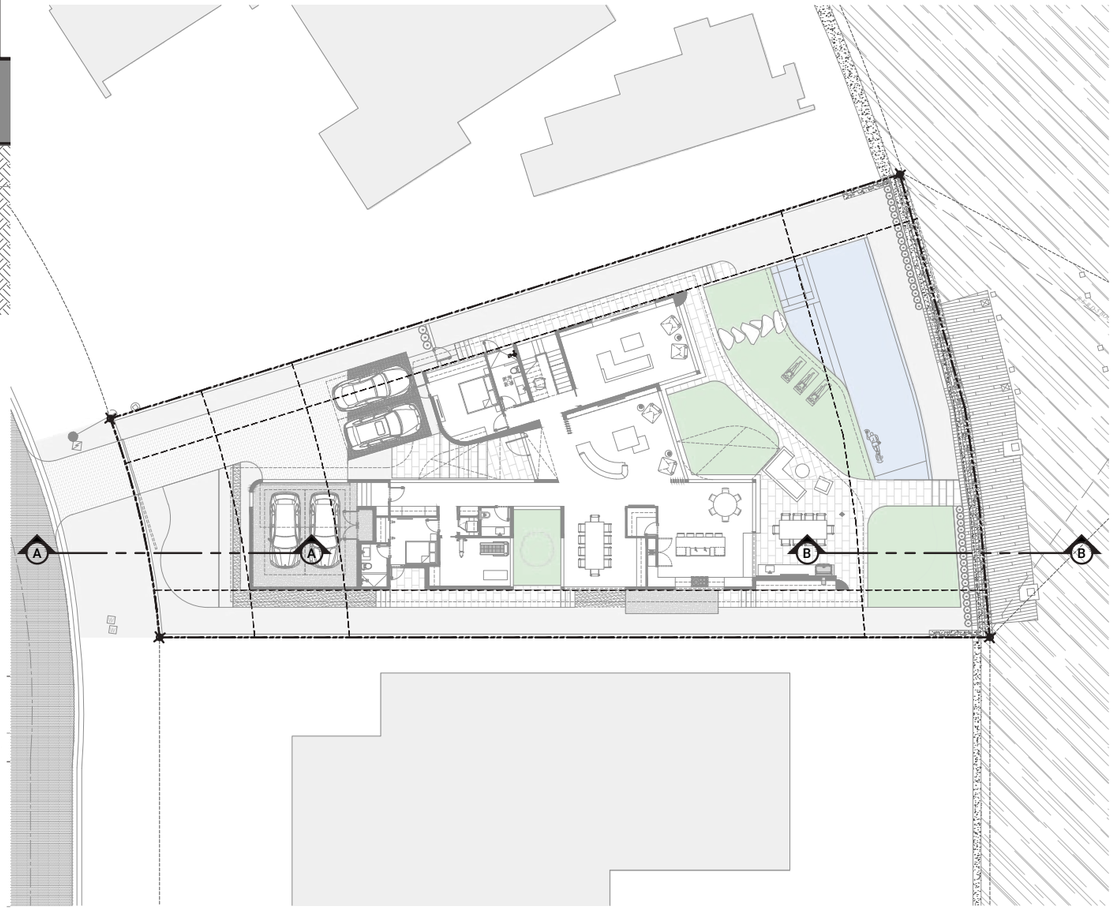
SHEET NO. A-300



A PROPOSED
FRONT YARD SECTION
SCALE: 3/16"=1'-0"



B PROPOSED
REAR YARD SECTION
SCALE: 3/16"=1'-0"

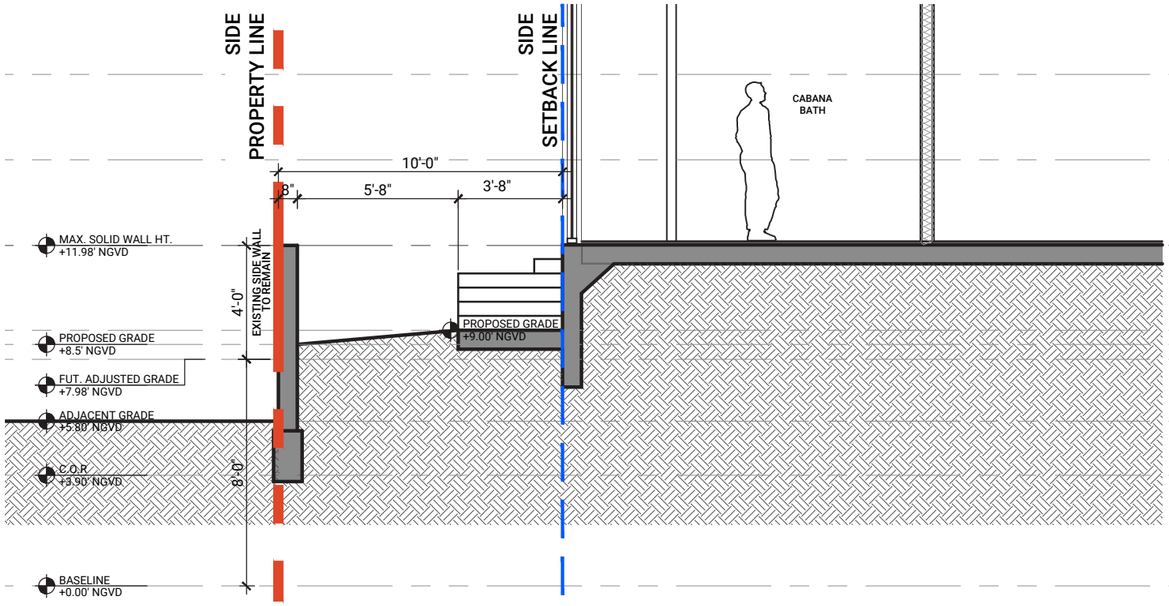


N
KEY PLAN
SCALE: 1/32"=1'-0"

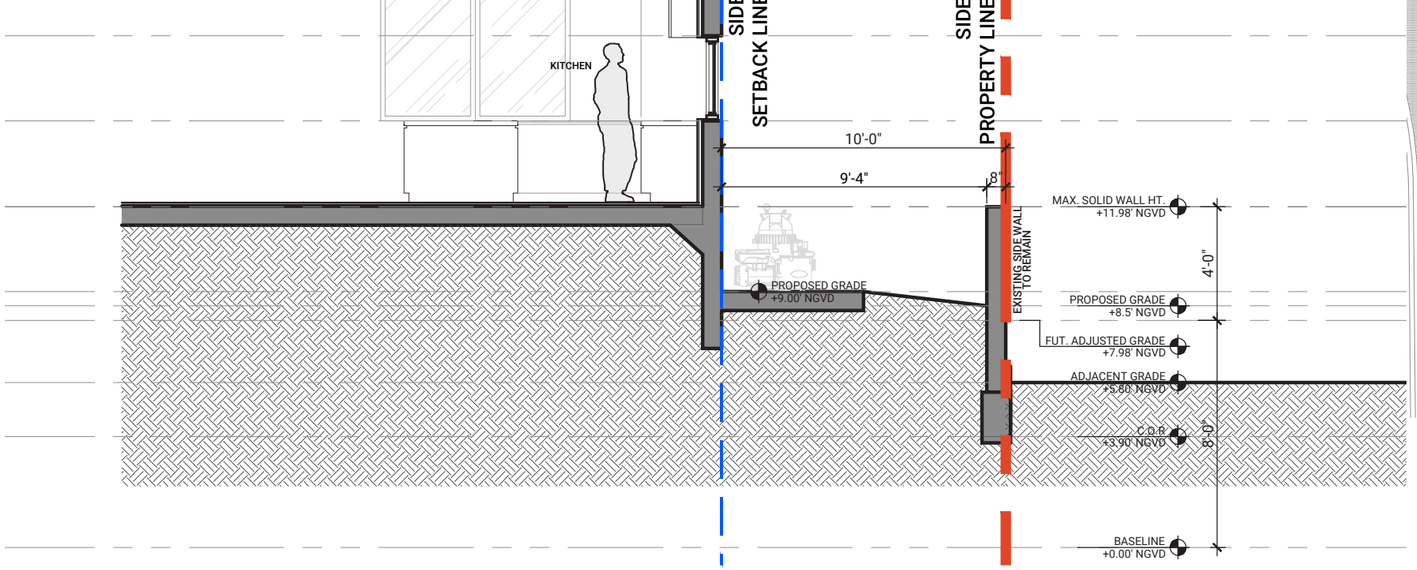
THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:22-04'00'

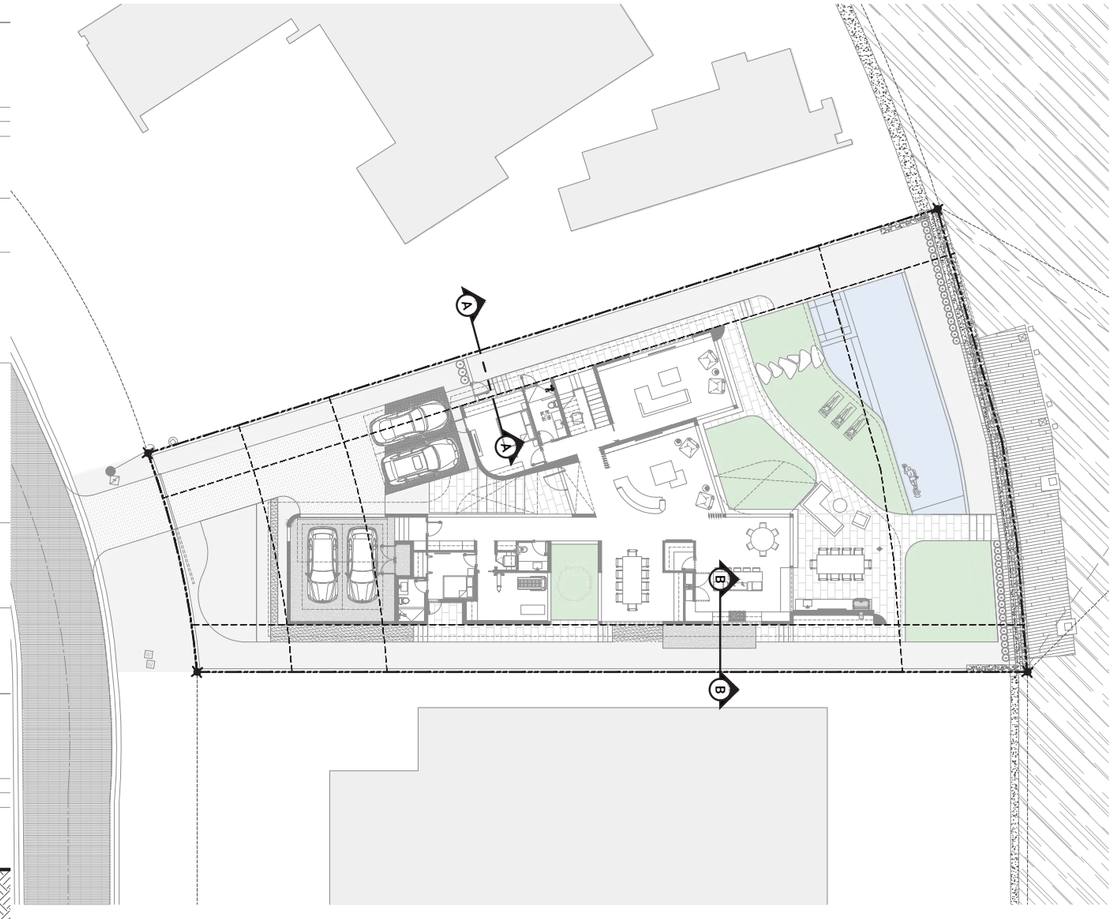
STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



PROPOSED
A SIDE YARD SECTION (NORTH)
SCALE: 3/16"=1'-0"



PROPOSED
B SIDE YARD SECTION (SOUTH)
SCALE: 3/16"=1'-0"



KEY PLAN
SCALE: 1/32"=1'-0"

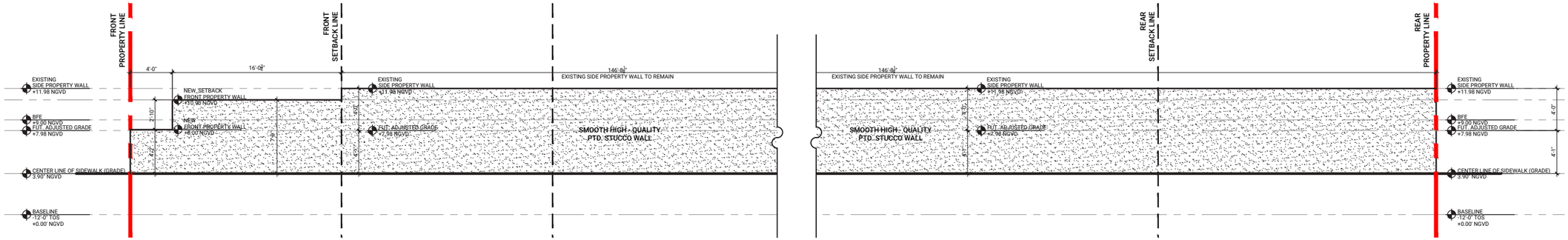
THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

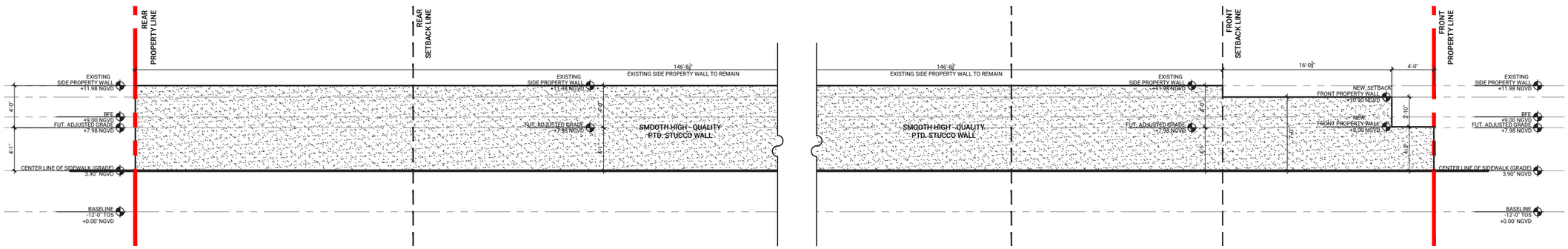
Cody Thamann
2025.07.12
11:51:23-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

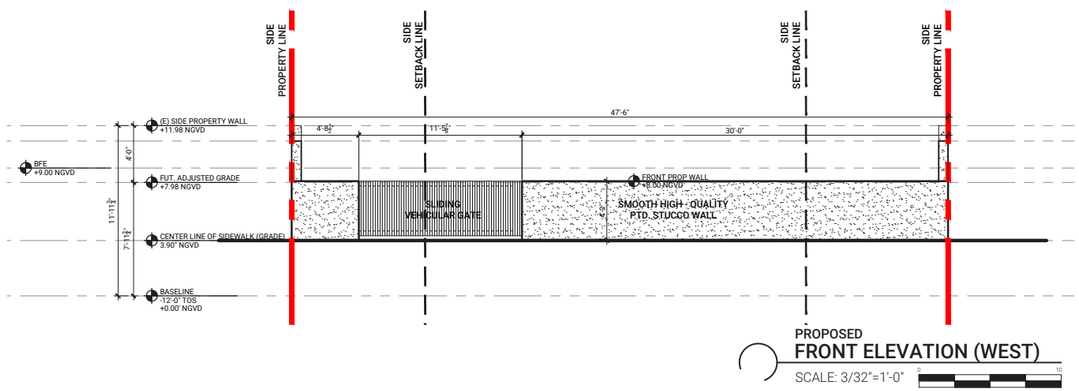
SIDE YARD SECTIONS
SHEET NO. A-420



PROPOSED
SIDE ELEVATION (SOUTH)
SCALE: 3/32"=1'-0"



PROPOSED
SIDE ELEVATION (NORTH)
SCALE: 3/32"=1'-0"



PROPOSED
FRONT ELEVATION (WEST)
SCALE: 3/32"=1'-0"

THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN
Cody Thamann
2025.07.12
11:51:24-04'00'
STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



FRONT OVERALL RENDERING _ FROM E SAN MARINO DR LANDSCAPE REMOVED

01	02	03	04	05	06
IVORY TRAVERTINE STONE WALL CLADDING	CLEAR GLAZING	COVET SOFFITS IN SIBO OKU	BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.	TEXTURED OFF-WHITE LIME PLASTER FIN.	STUCCO FIN. PTD. TO MATCH PLASTER COLOR

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:25-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



FRONT OVERALL RENDERING _ FROM E SAN MARINO DR LANDSCAPE REMOVED

01	02	03	04	05	06
IVORY TRAVERTINE STONE WALL CLADDING	CLEAR GLAZING	COVET SOFFITS IN SIBO OKU	BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.	TEXTURED OFF-WHITE LIME PLASTER FIN.	STUCCO FIN. PTD. TO MATCH PLASTER COLOR

THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:27-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



DRIVE FRONT #1_FROM E SAN MARINO DR LOOKING EAST

01	02	03	04	05	06
IVORY TRAVERTINE STONE WALL CLADDING	CLEAR GLAZING	COVET SOFFITS IN SIBO OKU	BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.	TEXTURED OFF-WHITE LIME PLASTER FIN.	STUCCO FIN. PTD. TO MATCH PLASTER COLOR

THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:28-04'00'



DRIVE FRONT_ LOOKING EAST

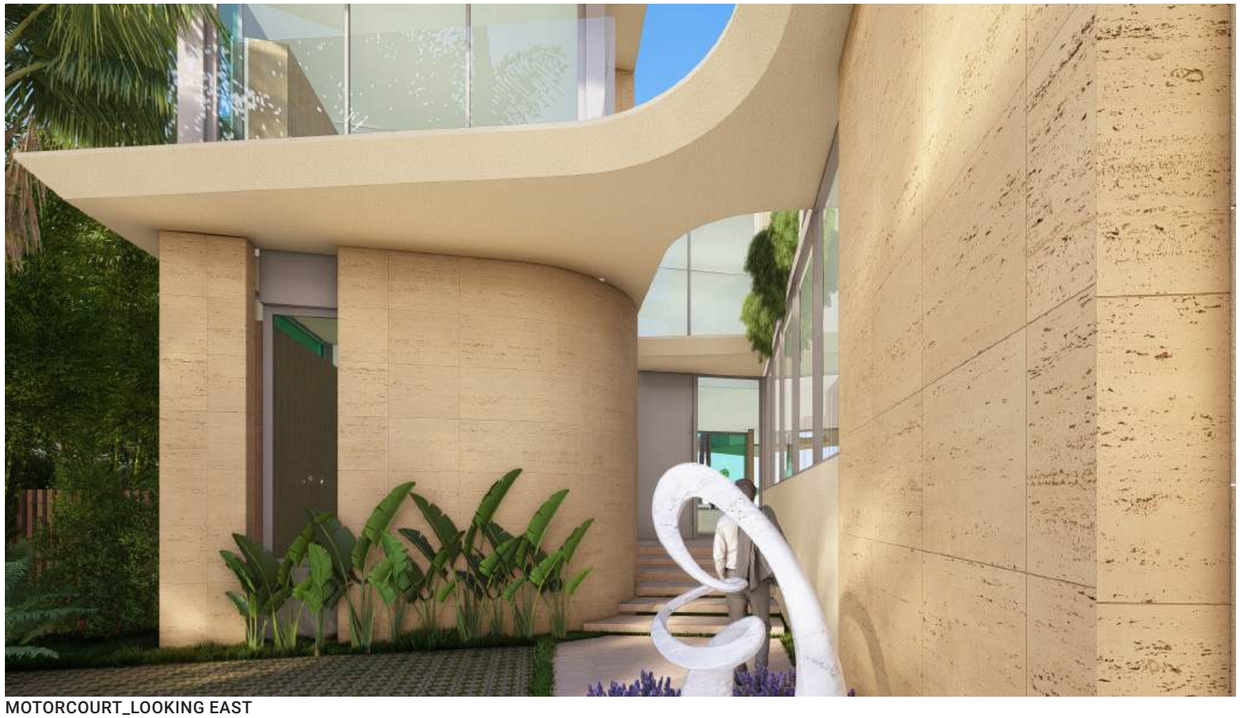


THAMANN ARCHITECTURE + DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:29-04'00'

STATE OF FLORIDA · CODY A. THAMANN · REGISTERED ARCHITECT



MOTORCOURT_LOOKING EAST



MOTORCOURT_LOOKING SOUTH



DRIVEFRONT_LOOKING EAST



FRONT ENTRY_ ENTRY STAIR VIEW LOOKING WEST

THAMANN ARCHITECTURE+DESIGN

L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:30-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT

PROPOSED RENDERINGS

SHEET NO. A-550



REAR OVERALL_FROM BAY LOOKING WEST

01	02	03	04	05	06
IVORY TRAVERTINE STONE WALL CLADDING	CLEAR GLAZING	COVET SOFFITS IN SIBO OKU	BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.	TEXTURED OFF-WHITE LIME PLASTER FIN.	STUCCO FIN. PTD. TO MATCH PLASTER COLOR

THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:32-04'00'



REAR OVERALL_ FROM BAY LOOKING SOUTHWEST

01	02	03	04	05	06
IVORY TRAVERTINE STONE WALL CLADDING	CLEAR GLAZING	COVET SOFFITS IN SIBO OKU	BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.	TEXTURED OFF-WHITE LIME PLASTER FIN.	STUCCO FIN. PTD. TO MATCH PLASTER COLOR

THAMANN ARCHITECTURE + DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:33-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



REAR OVERALL_FROM LAWN LOOKING SOUTHWEST



REAR OVERALL _FROM LAWN LOOKING WEST



REAR OVERALL_ FROM SEAWALL LOOKING SOUTHWEST



POOL VIEW_LOOKING WEST

THAMANN ARCHITECTURE+DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:34-04'00'

STATE OF FLORIDA · CODY J. THAMANN · REGISTERED ARCHITECT



MASTER VIEW_ELEVATED LOOKING WEST



COVERED DECK _ LOOKING SOUTH



COVERED DECK_LOOKING WEST



COURTYARD VIEW_LOOKING WEST

THAMANN ARCHITECTURE+DESIGN
L&ND WWW.LAND.DESIGN

Cody Thamann
2025.07.12
11:51:35-04'00'

STATE OF FLORIDA · CODY L. THAMANN · REGISTERED ARCHITECT

PROPOSED RENDERINGS
SHEET NO. A-590



WHITE OAK FLOORING (2ND FLOOR)



TRAVERTINE FLOORING (1ST + TERR)



PERMEABLE PAVER



VEGETATION



RIVER ROCK



DARK POOL FINISH



COVET SOFFITS IN SIBO OKU



COVET BATTENS / LOUVERS IN NEIKIDDO MOKU (TBD)



BRAKE METAL ALUM. IN SUNSTORM SILVERSTORM FIN.



TEXTURED OFF-WHITE LIME PLASTER FIN.



IVORY TRAVERTINE STONE WALL CLADDING