

REQUEST FOR DRB APPROVAL FOR: GEORGE RESIDENCE

DRB#: 25-1147 FINAL SUBMITTAL: 12/07/2025

104 EAST SAN MARINO DRIVE,
MIAMI BEACH, FLORIDA 33139



CLIENT

CHRISTO GEORGE

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3RD AVE, SUITE 1
MIAMI, FL 33121
(305) 434-8338

LANDSCAPE ARCHITECT

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

VARIANCES

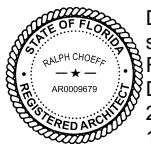
1. REAR YARD SETBACK VARIANCE FOR SPIRAL STAIR.
2. VARIANCE FOR FRONT ENTRY TERRACE + PLANTER TO PROJECT MORE THAN 25% INTO REQUIRED YARD FACING STREET SETBACK.
3. VARIANCE FOR STAIRS + WALKWAYS LOCATED AT REQUIRED YARD FACING THE STREET TO EXCEED 44" IN WIDTH.
4. VARIANCE REQUEST TO WAIVE THE 10% MIN. PERVIOUS AREA AT THE REAR YARD.

WAIVERS

1. REQUEST TO WAIVE THE SCREENED BALCONY FROM NOT COUNTING TOWARDS THE SECOND FLOOR VOLUME 5' SETBACK RULE.
2. REQUEST TO WAIVE THE COURTYARD ELEVATION REQUIREMENTS FOR THE LEFT (WEST) ELEVATION
3. REQUEST TO WAIVE THE COURTYARD ELEVATION REQUIREMENTS FOR THE RIGHT (EAST) ELEVATION

GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal



Digitally signed by
Ralph Choeff
Date:
2025.12.04
11:12:01-05'00'

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

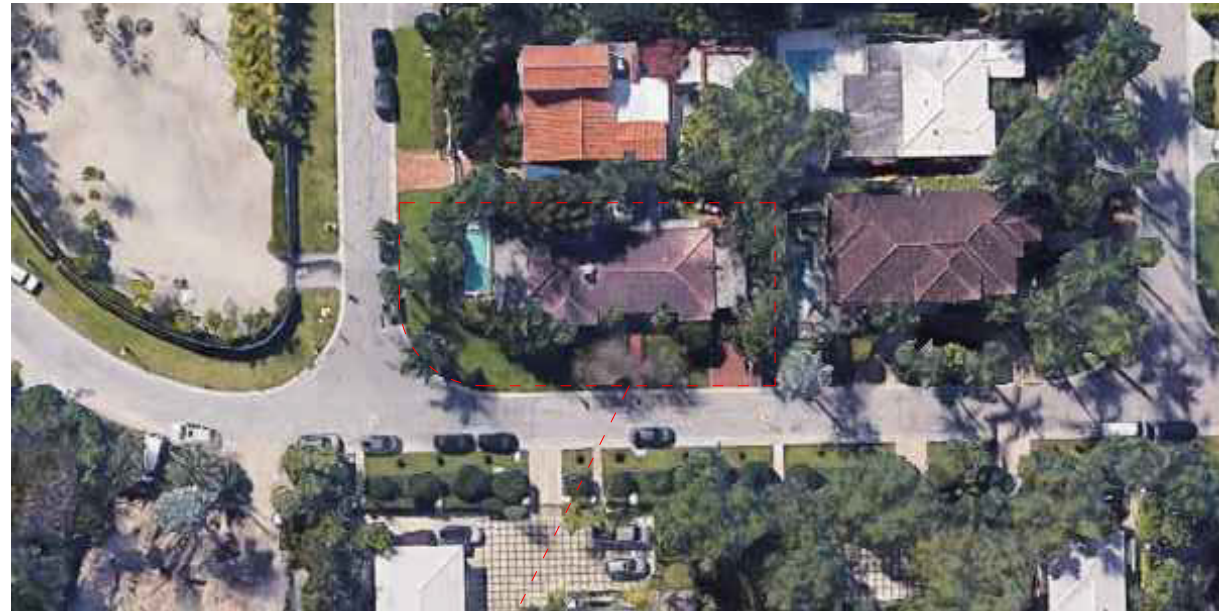
date:
09/29/2025

revised:

sheet no.

GEORGE RESIDENCE

104 EAST SAN MARINO DRIVE,
MIAMI BEACH, FLORIDA 33139



INDEX OF DRAWINGS

COVER PAGES/ CONTEXT

- A-000 COVER SHEET + SCOPE OF WORK
- A-001 INDEX OF DRAWINGS + LOCATION MAP
- A-002 PROPERTY SURVEY
- A-003 SURROUNDING PROPERTY PHOTOGRAPHS
- A-004 SITE PHOTOGRAPHS
- A-005 CONTEXT ANALYSIS
- A-006 CONTEXTUAL RENDERS
- A-007 CONTEXTUAL ELEVATIONS
- A-008 CONTEXTUAL PLAN RENDER

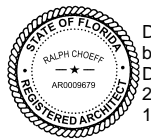
ARCHITECTURAL DRAWINGS

- D-100 DEMOLITION PLAN
- A-040 ZONING DATA
- A-060 AREA CALCS - UNIT SIZE
- A-061 AREA CALCS - FRONT/REAR YARD AREA
- A-062 AREA CALCS - LOT COVERAGE FIRST FLOOR
- A-063 AREA CALCS - LOT COVERAGE SECOND FLOOR
- A-080 VARIANCE #1 - SPIRAL STAIR
- A-081 VARIANCE #2 - TERRACE + PLANTER
- A-082 VARIANCE #3 - STAIRS AND WALKWAY
- A-083 VARIANCE #4 - PERVIOUS AREA
- A-090 WAIVER #5 - SECOND FLOOR VOLUME
- A-091 WAIVER #6 - 60' ELEVATION
- A-092 WAIVER #7 - 60' ELEVATION
- A-060 SITE PLAN
- A-110 FIRST FLOOR PLAN
- A-120 SECOND FLOOR PLAN
- A-130 ROOF PLAN
- A-300 ELEVATIONS - SOUTH/EAST
- A-301 ELEVATIONS - NORTH/WEST
- A-302 ELEVATIONS - FENCE/ GATE
- A-400 SECTIONS

GRAPHICS

- G-101 ELEVATION MATERIALITY FRONT/BACK
- G-102 ELEVATION MATERIALITY SIDES
- G-103 SCREEN
- G-150 AXONOMETRICS
- G-200 RENDER 01
- G-201 RENDER 02
- G-202 RENDER 03
- G-203 RENDER 04
- G-204 RENDER 05
- G-205 RENDER 06
- G-206 RENDER 07
- G-207 RENDER 08
- G-208 RENDER 09

seal



Digitally signed
by Ralph Choeff
Date:
2025.12.04
11:14:39-05'00'

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.



SITE



RESIDENCE 1



RESIDENCE 2



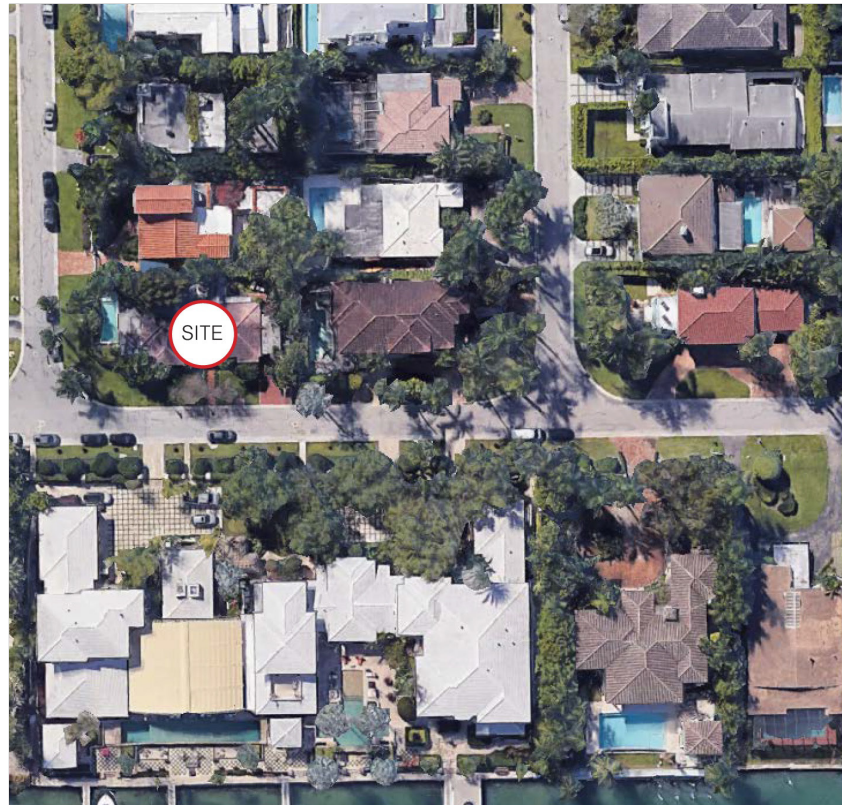
RESIDENCE 3



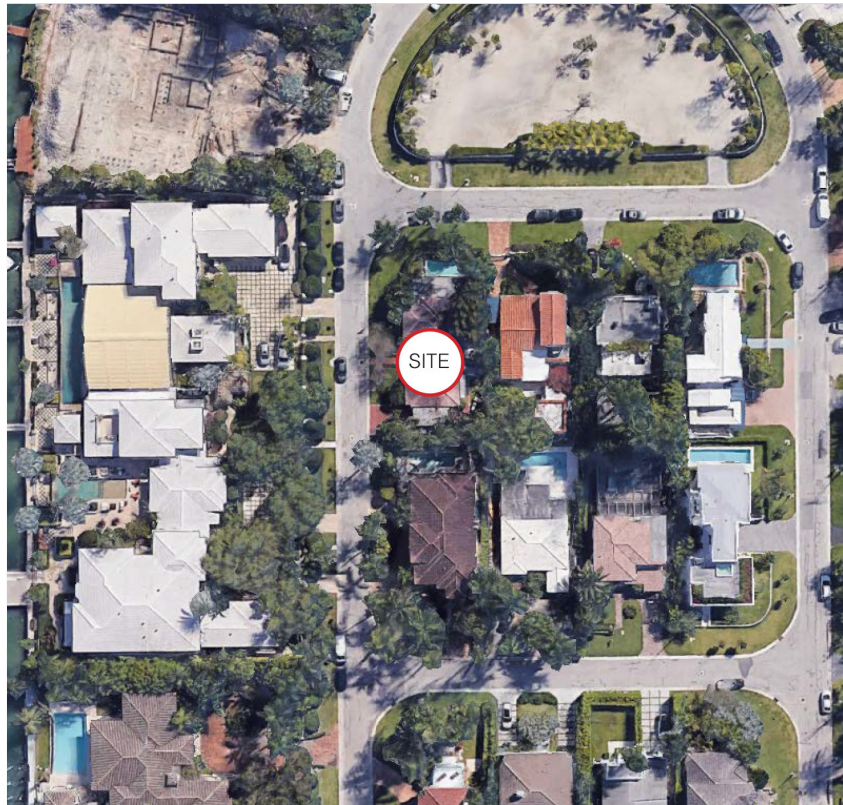
RESIDENCE 4



RESIDENCE 5



ARIEL VIEW WITH SURROUNDING PROPERTIES



ARIEL VIEW WITH SURROUNDING PROPERTIES



ARIEL VIEW WITH SURROUNDING PROPERTIES



seal

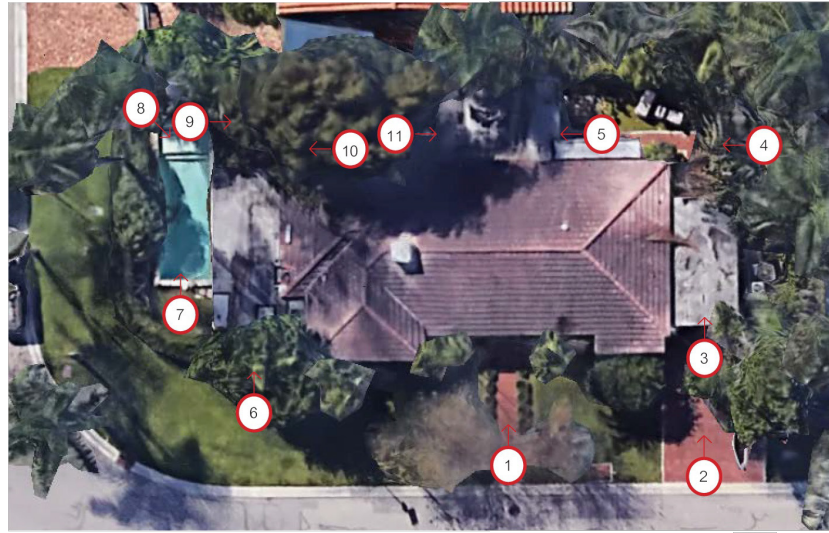
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.



ARIEL PLAN OF PROPERTY



VIEW 1



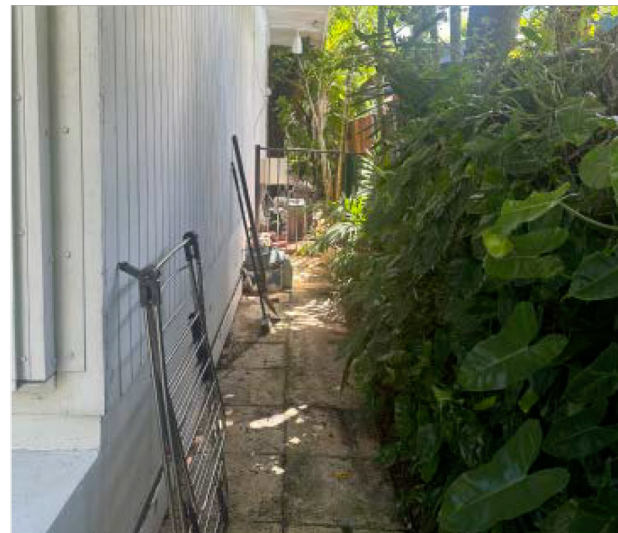
VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



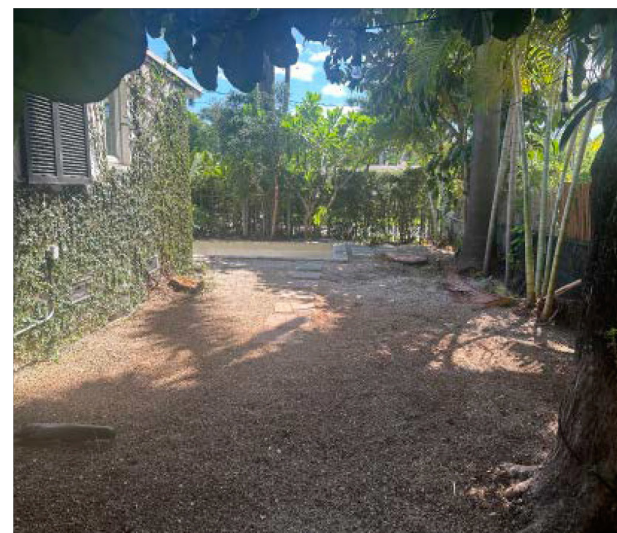
VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 11

seal

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2514

date:
 09/29/2025

revised:

sheet no.



SITE



RESIDENCE 1



RESIDENCE 2



ARIEL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



VIEW FOR EAST SIDE FACING E SAN MARINO DR



VIEW FOR SOUTH SIDE FACING 1ST SAN MARINO TERRACE

CONTEXT ANALYSIS

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

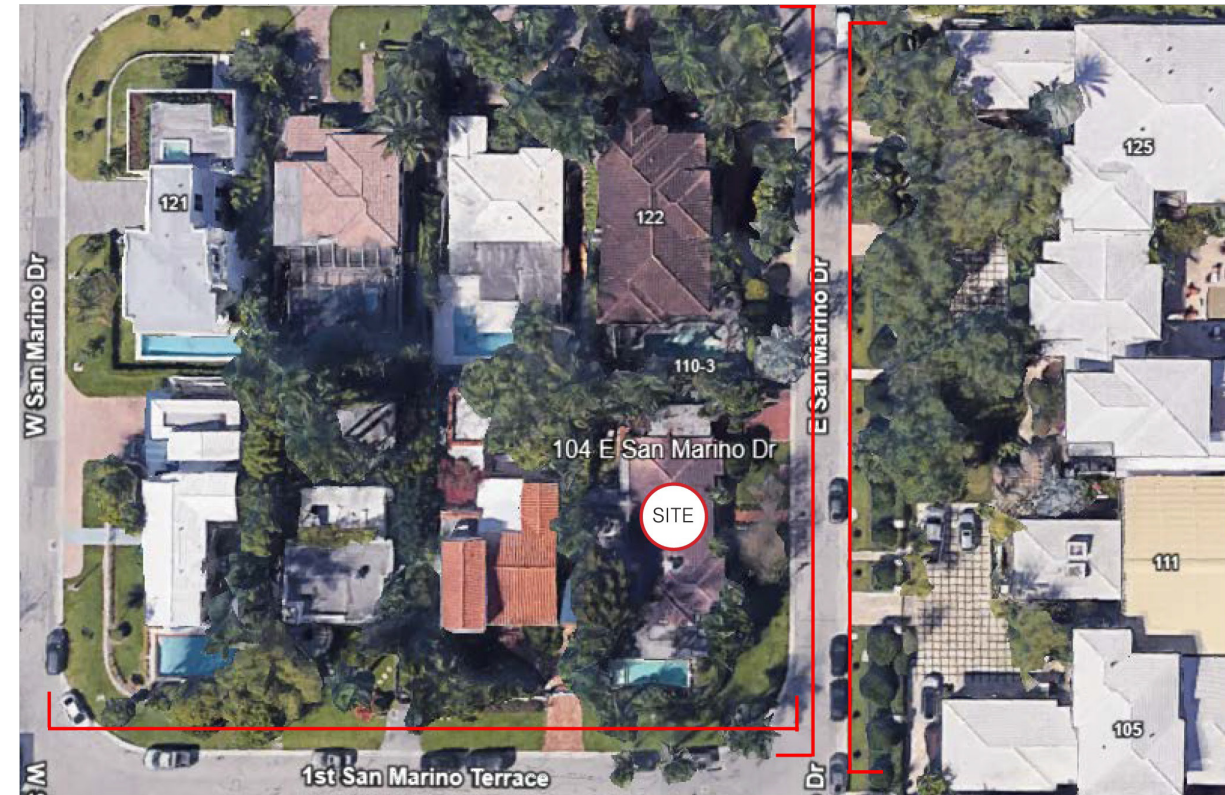
sheet no.



VIEW FOR SOUTH SIDE FACING 1ST SAN MARINO TERRACE



VIEW FOR EAST SIDE FACING E SAN MARINO DR



VIEW FOR EAST SIDE ON OPPOSITE SIDE OF STREET FACING E SAN MARINO DR

ELEVATION CONTEXT ANALYSIS

seal

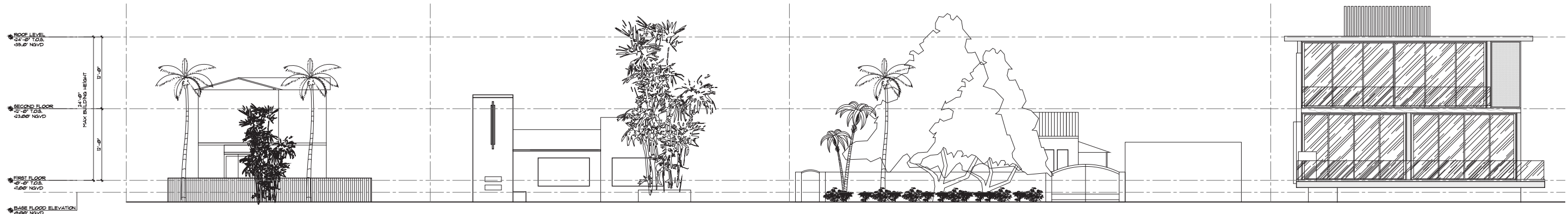
Ralph Choëff
 registered architect
 AR0009679
 AA26003009

comm no.
2514

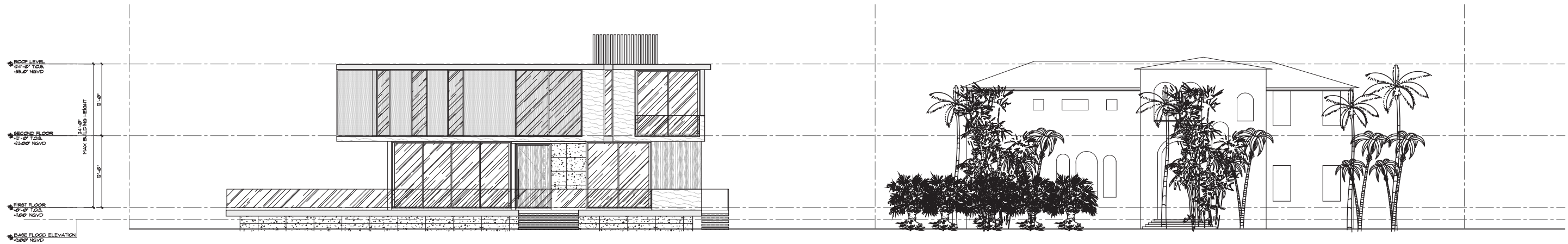
date:
 09/29/2025

revised:

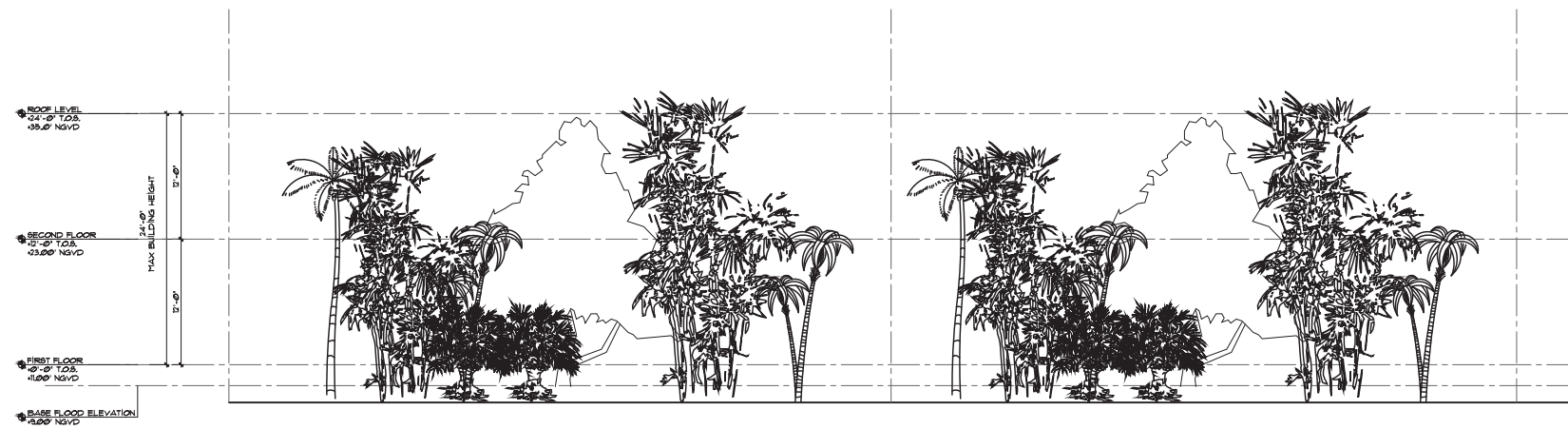
sheet no.



VIEW FOR SOUTH SIDE FACING 1ST SAN MARINO TERRACE



VIEW FOR EAST SIDE FACING E SAN MARINO DR



VIEW FOR EAST SIDE ON OPPOSITE SIDE OF STREET FACING
E SAN MARINO DR
(RESIDENCES HAVE HEAVY GREENERY FROM STREET VIEW)

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

A-007



1 CONTEXTUAL TOP VIEW RENDER

GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

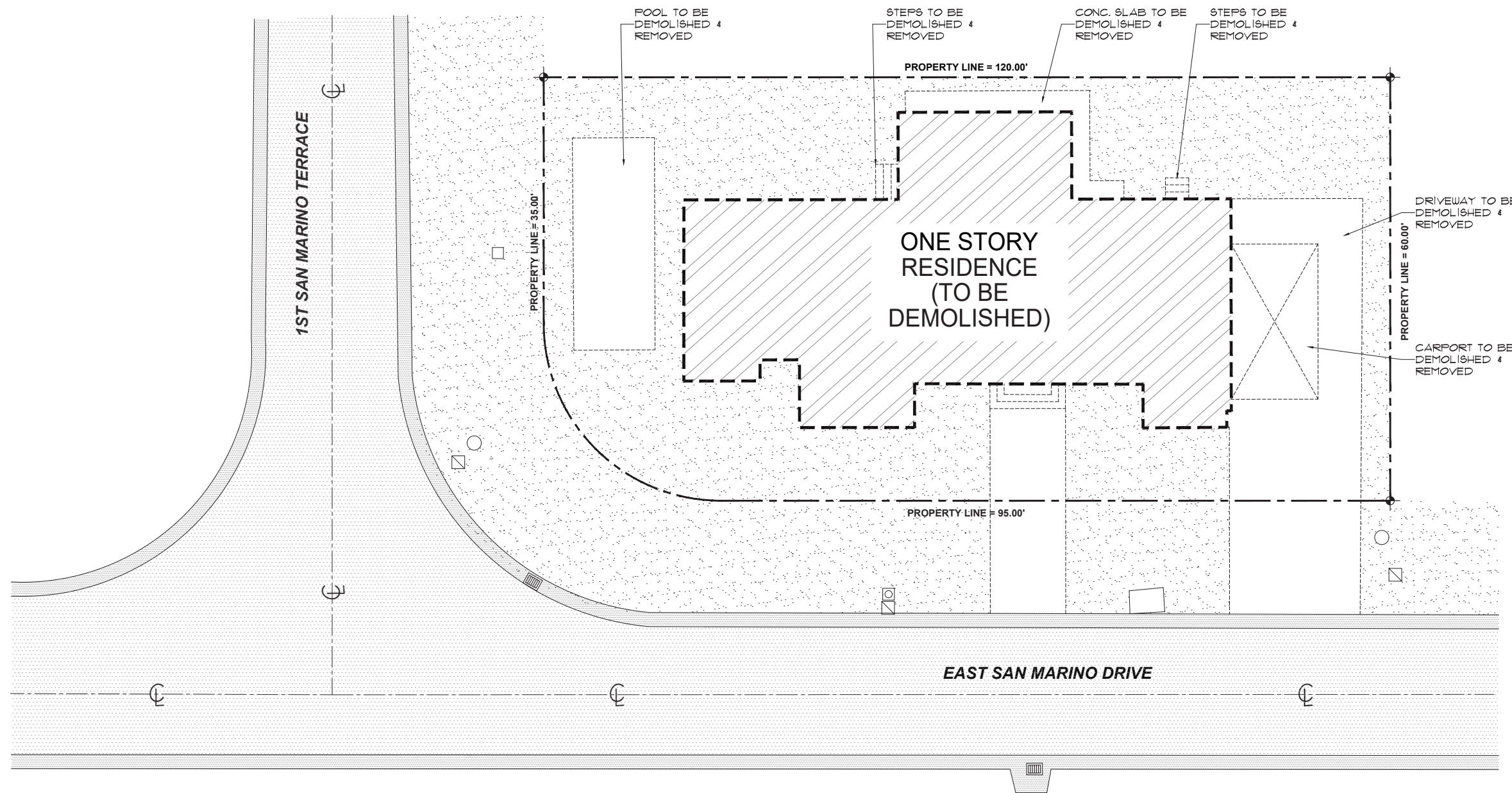
date:
09/29/2025

revised:

sheet no.

PLAN RENDER

A-008



1 DEMOLITION PLAN
 Scale: 1/8" = 1'-0"



SCOPE OF WORK
 DEMOLITION ONLY OF EXISTING ONE-STORY RESIDENCE

DEMOLITION PLAN D-100

GEORGE RESIDENCE
 104 E SAN MARINO DR.
 MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN
 ARCHITECTURE + DESIGN
 2750 NW 3rd Ave, Suite 1
 Miami, Florida 33138
 www.cdfarchitects.com
 (305) 434-8338
 (305) 692-5292

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
 2514


date:
 09/29/2025

revised:

sheet no.

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:	+11.00' NGVD
5	Crown of Road Elevation:	+5.75' NGVD
5.1	Future Grade (C.O.R.)	+6.06' NGVD
6	Classification of Structure:	Category II
7	Building Use:	Single-Family Residence
8	Lowest Elev. of Equip	
9	Lowest Adjacent Grade	
10	Highest Adjacent Grade	

8/23



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

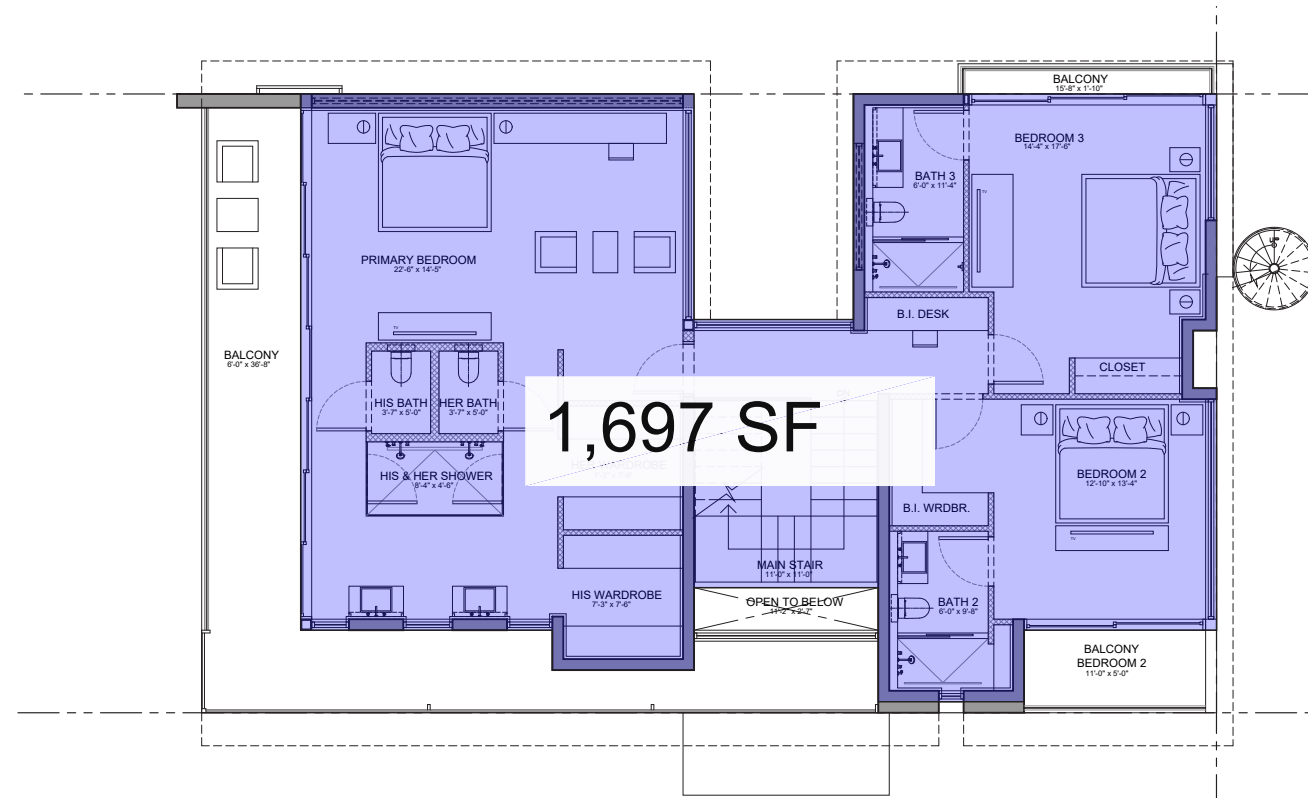
ITEM #	Project Information				
1	Address:	104 E San Marino, Miami Beach, FL 33139			
2	Folio number(s):	02-3232-003-0590			
3	Board and file number(s) :	DRB25-1147			
4	Year built: 1939	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	9.00' NGVD	Future Grade (Crown of Road) in NGVD:	+6.06' NGVD	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	8.03' NGVD	Free board:	2'	
10	30" above grade:	8.25' NGVD	Lot Area:	7,066 SF	
11	Lot width:	60'-0"	Lot Depth:	120'-0"	
12	Max Lot Coverage SF and %:	2,119.8 SF (30%)	Proposed Lot Coverage SF and %:	2,045 SF (28.9%)	
13	Existing Lot Coverage SF and %:	2,872 SF (40%)	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,065 SF (100%)	Rear Yard Open Space SF and %:	641SF (53.4%)	
15	Max Unit Size SF and %:	3,533 SF (50%)	Proposed Unit Size SF and %:	3,518 SF (49.8%)	
16	Existing First Floor Unit Size:	2,536 SF	Proposed First Floor Unit Size:	1,821 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24'-0"	N/A	24'-0"	
	Front Setbacks:				
20	Front First level:	20'-0"	N/A	22'-4"	
	Front second level:	40'-0"	N/A	44'-6"	
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	30'-9"	N/A	32'-3"	
22	Sum of side yard :	22'-6"	N/A	24'-6"	
23	Side 1:	7'-6"	N/A	9'-6"	
24	Side 2 or (facing street):	15'-0"	N/A	15'-0"	
25	Rear:	20'-0"	N/A	22'-0"	
26	Accessory Structure Side 1:	N/A			
27	Accessory Structure Side 2 or (facing street) :	N/A			
28	Accessory Structure Rear:	N/A			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

seal

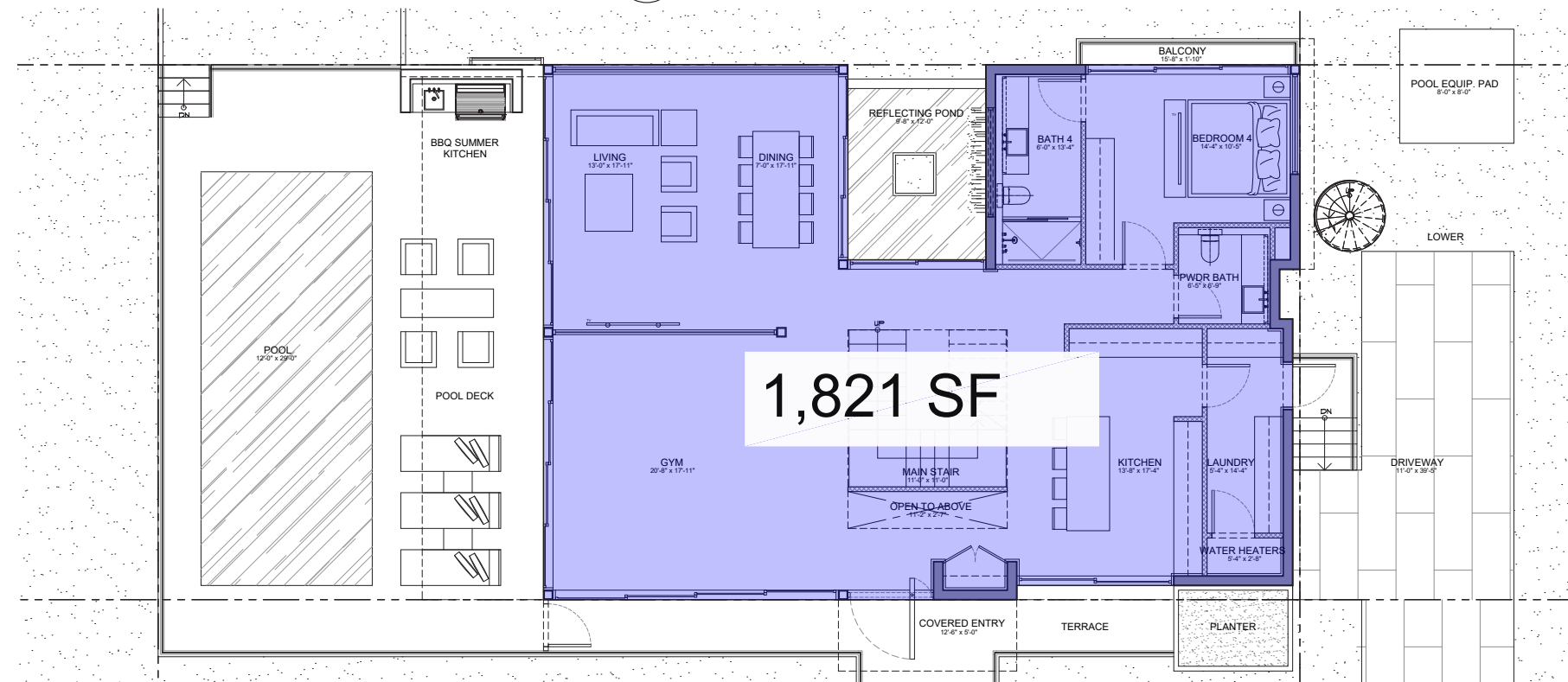
UNIT SIZE :

LOT SIZE:	7,066 S.F.
MAX UNIT SIZE	3,533 S.F. (50%)
FIRST FLOOR	1,821 S.F.
SECOND FLOOR	1,697 S.F.
TOTAL PROPOSED	3,518 S.F. (49.8%)



1,697 SF

2
A-050
UNIT SIZE
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



1,821 SF

1
A-050
UNIT SIZE
FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

seal

Ralph Choeff
registered architect
AR0009679
AA26003009




comm no.
2514

date:
09/29/2025

revised:

sheet no.

LEGEND

-  IMPERVIOUS AREA:
-  PERVIOUS AREA:
-  50% PERVIOUS/ IMPERVIOUS AREA:

FRONT YARD CALCULATIONS

AREA:	1,065 S. F.	100%
IMPERVIOUS AREA:	0 S. F.	0%
PERVIOUS AREA:	1,065 S. F.	100% (50% MIN)

REAR YARD CALCULATIONS

AREA:	1,200 S. F.	100%
IMPERVIOUS AREA:	559 S. F.	46.6%
PERVIOUS AREA:	641 S. F.	53.4% (70% MIN)

VARIANCE REQUESTED

seal

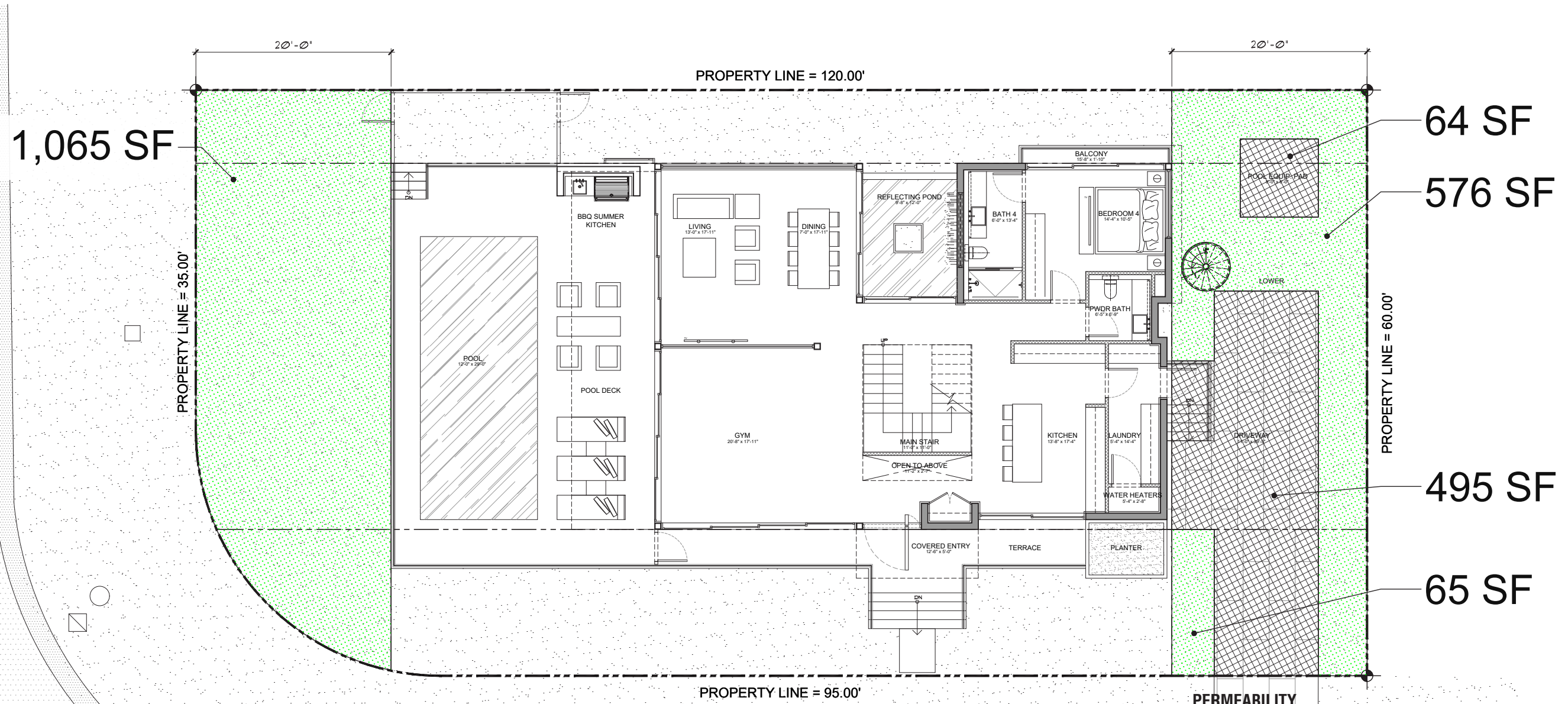
Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
 2514

date:
 09/29/2025

revised:

sheet no.



1
 A-051

**PERMEABILITY
 FIRST FLOOR PLAN**
 Scale: 1/8" = 1'-0"



IMPERVIOUS VS. PERVIOUS CALCS.

A-051

LOT COVERAGE:

LOT SIZE:	_____	7,066 S.F.
MAX LOT COV.:	_____	2,119.8 S.F. (30%)
FIRST FLOOR UNIT SIZE	_____	1,821 S.F.
SECOND FLOOR O.H.	_____	37 S.F.
A/C ABOVE/ ARCH WALLS ABV.	_____	97 S.F.
SCREENED BALC. (FIRST FL)	_____	38 S.F.
SECOND FLOOR		
ROOF O.H.	_____	52 S.F.
TOTAL:	_____	2,045 S.F. (28.9%)

CHOEFF LEVY FISCHMAN
 ARCHITECTURE + DESIGN
 2750 NW 3rd Ave, Suite 1
 Miami, Florida 33138
 (305) 434-8338
 (305) 692-5292
 www.cloffarchitects.com

GEORGE RESIDENCE
 104 E SAN MARINO DR.
 MIAMI BEACH, FL 33139

seal

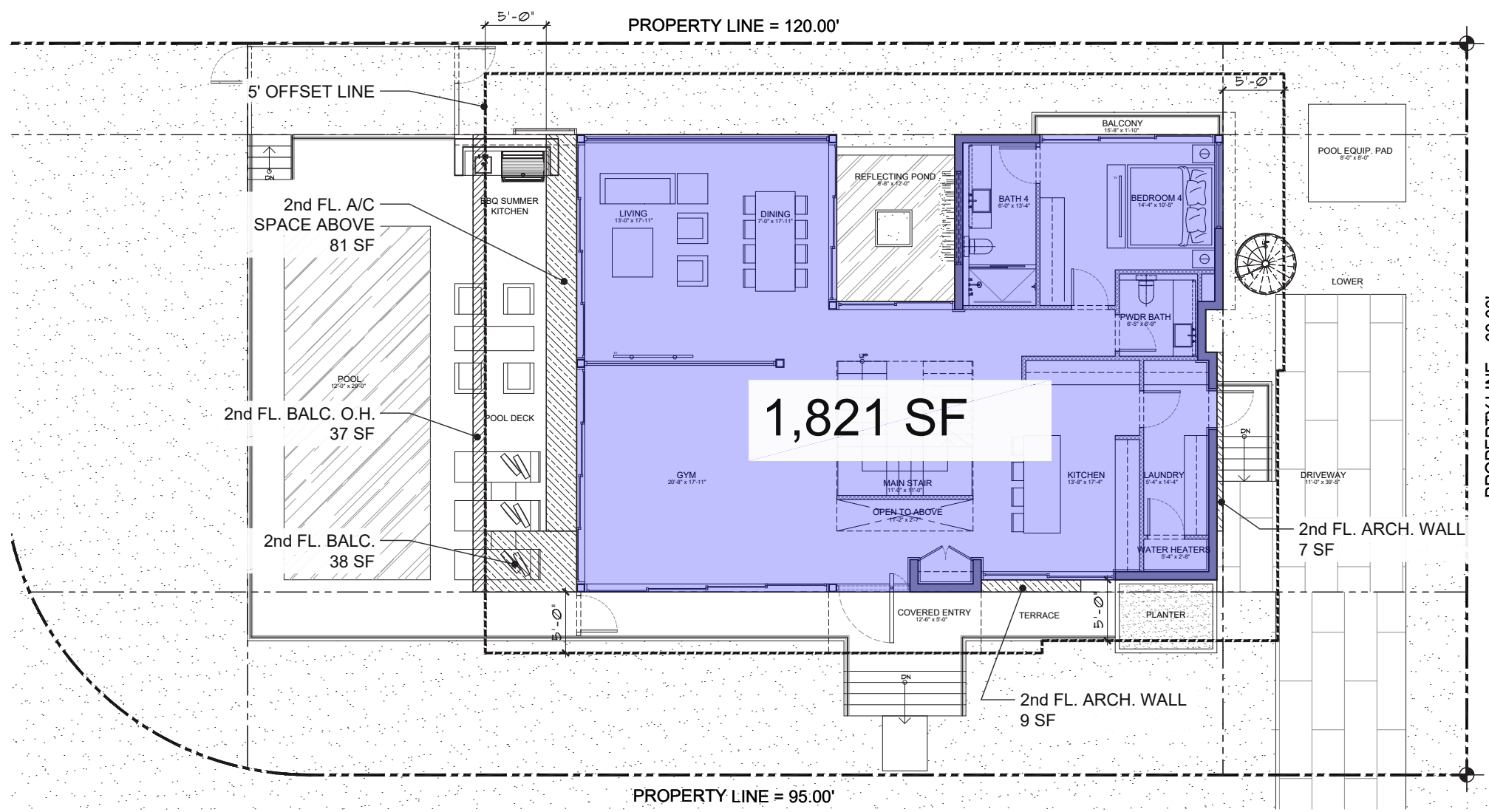
Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2514

date:
 09/29/2025

revised:

sheet no.



**LOT COVERAGE
 FIRST FLOOR PLAN**

1
 A-052

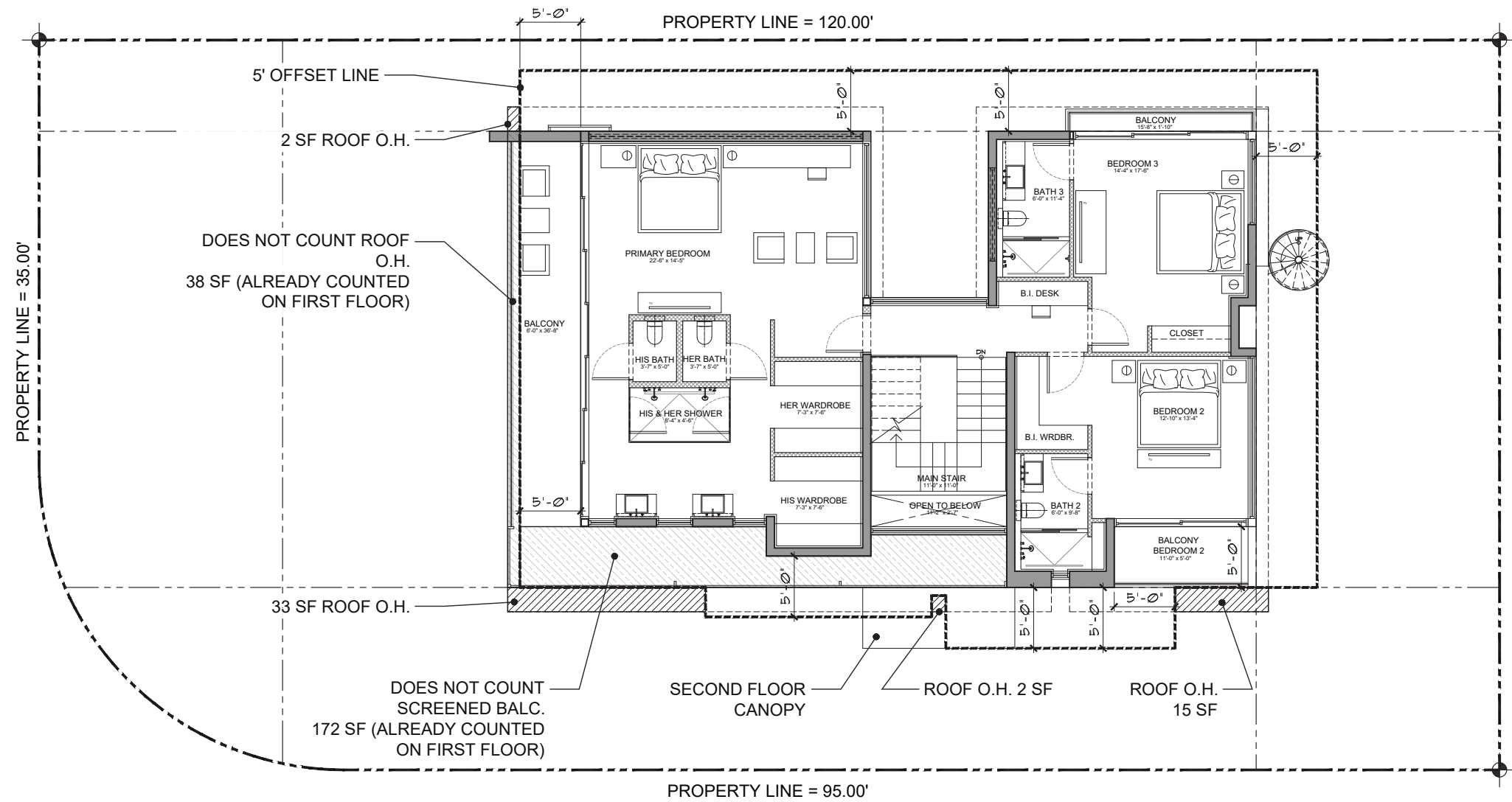
Scale: 3/16" = 1'-0"



LOT COVERAGE:

LOT SIZE:	7,066 S.F.
MAX LOT COV.:	2,119.8 S.F. (30%)
FIRST FLOOR UNIT SIZE	1,821 S.F.
SECOND FLOOR O.H.	37 S.F.
A/C ABOVE/ ARCH WALLS ABV.	97 S.F.
SCREENED BALC. (FIRST FL)	38 S.F.
SECOND FLOOR	
ROOF O.H.	52 S.F.
TOTAL:	2,045 S.F. (28.9%)

CHOEFF LEVY FISCHMAN
 ARCHITECTURE + DESIGN
 2750 NW 3rd Ave, Suite 1
 Miami, Florida 33138
 (305) 434-8338
 (305) 692-5292
 www.claarchitects.com



GEORGE RESIDENCE
 104 E SAN MARINO DR.
 MIAMI BEACH, FL 33139

seal

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2514

date:
 09/29/2025

revised:

sheet no.

LOT COVERAGE SECOND FLOOR
 1
 A-053
 Scale: 3/16" = 1'-0"

VARIANCE #1 - SPIRAL STAIR

REQUIRED SETBACK: _____ 20'-0"

PROPOSED SETBACK: _____ 16'-6"

REFERENCE SECTION 7.2.2.3(B)1.

REQUEST FOR VARIANCE FOR THE SPIRAL STAIR ENCROACHING INTO THE REAR SETBACK.

seal

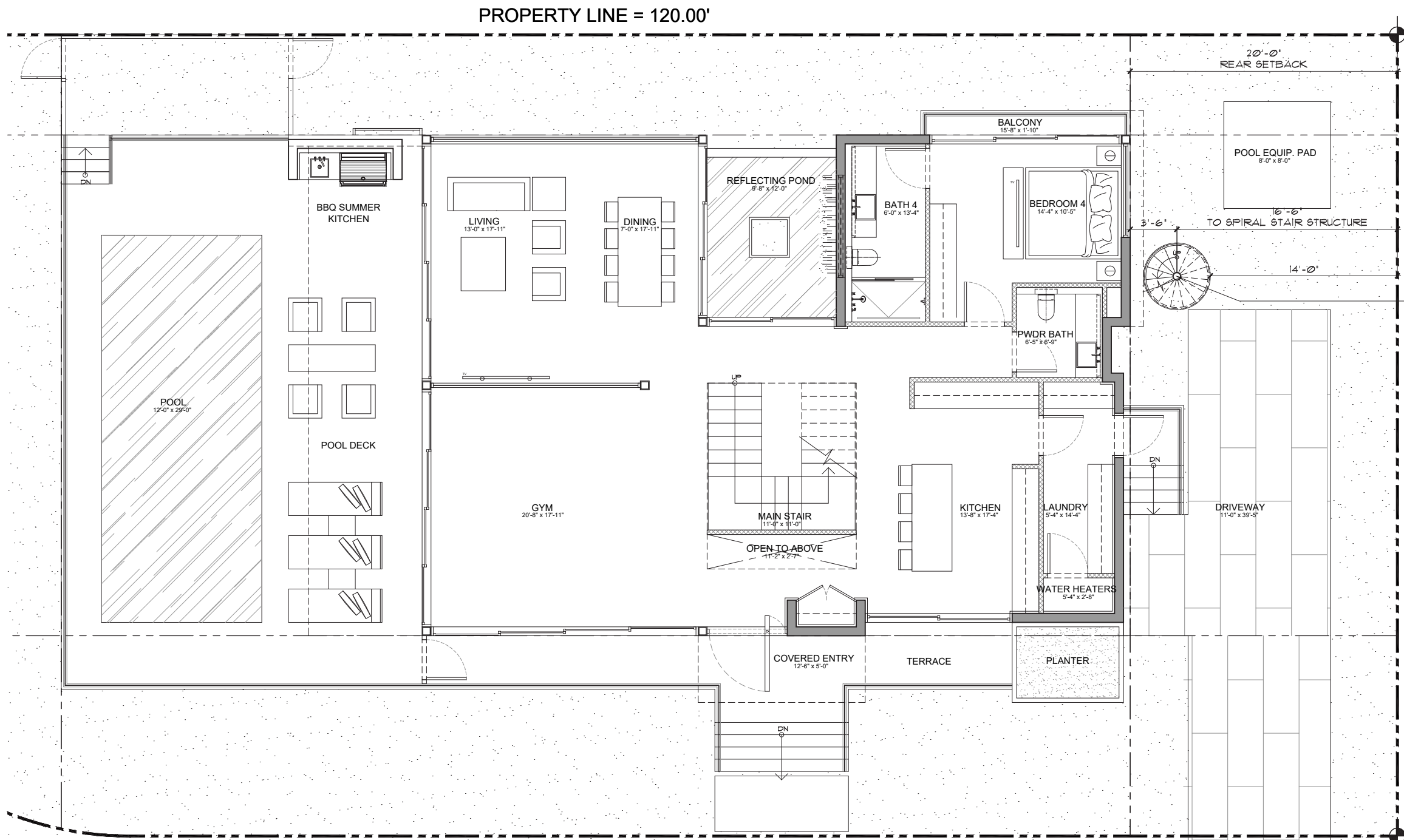
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

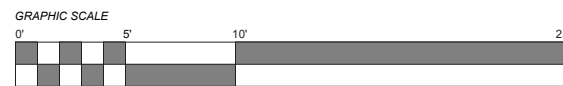
revised:

sheet no.



1
A-060

**VARIANCE DIAGRAM
FIRST FLOOR PLAN**
Scale: 1/4" = 1'-0"



VARIANCE - SPIRAL STAIR

A-080

VARIANCE #2 - TERRACE & PLANTER

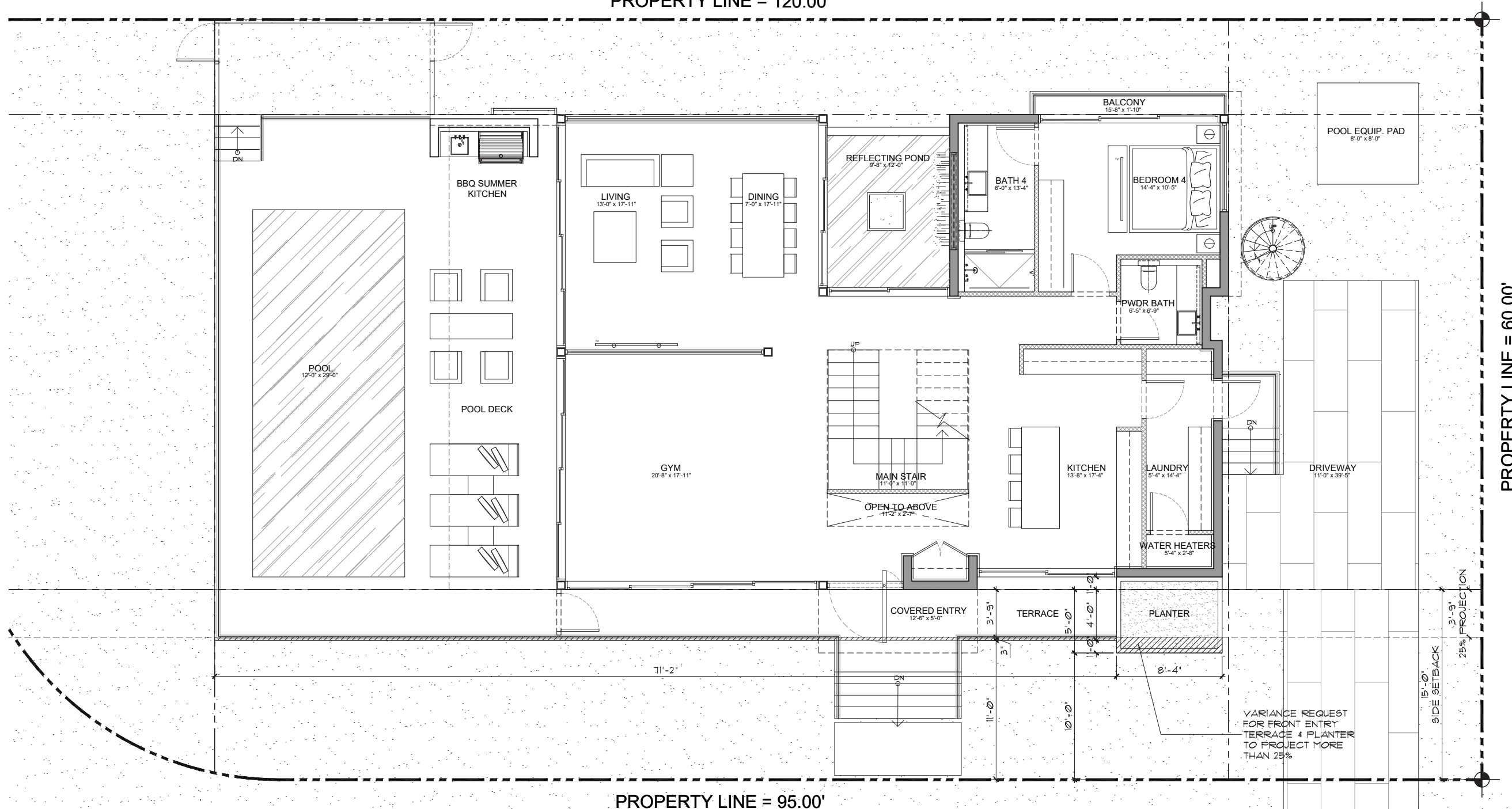
ALLOWED PROJECTION: _____ 3'-9"

PROPOSED PROJECTION: _____ 4'-0" TERRACE
5'-0" PLANTER

REFERENCE SECTION 7.2.2.3(B)2.N

REQUEST FOR VARIANCE FOR FRONT ENTRY
PLANTER & STEPS TO PROJECT MORE THAN 25%
INTO THE REQUIRED YARD.

PROPERTY LINE = 120.00'



seal

Ralph Choeff
registered architect
AR0009679
AA26003009

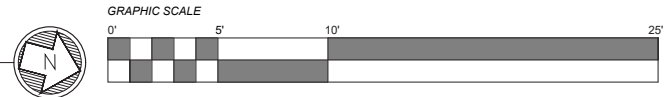
comm no.
2514

date:
09/29/2025

revised:

sheet no.

1
A-060
VARIANCE DIAGRAM
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



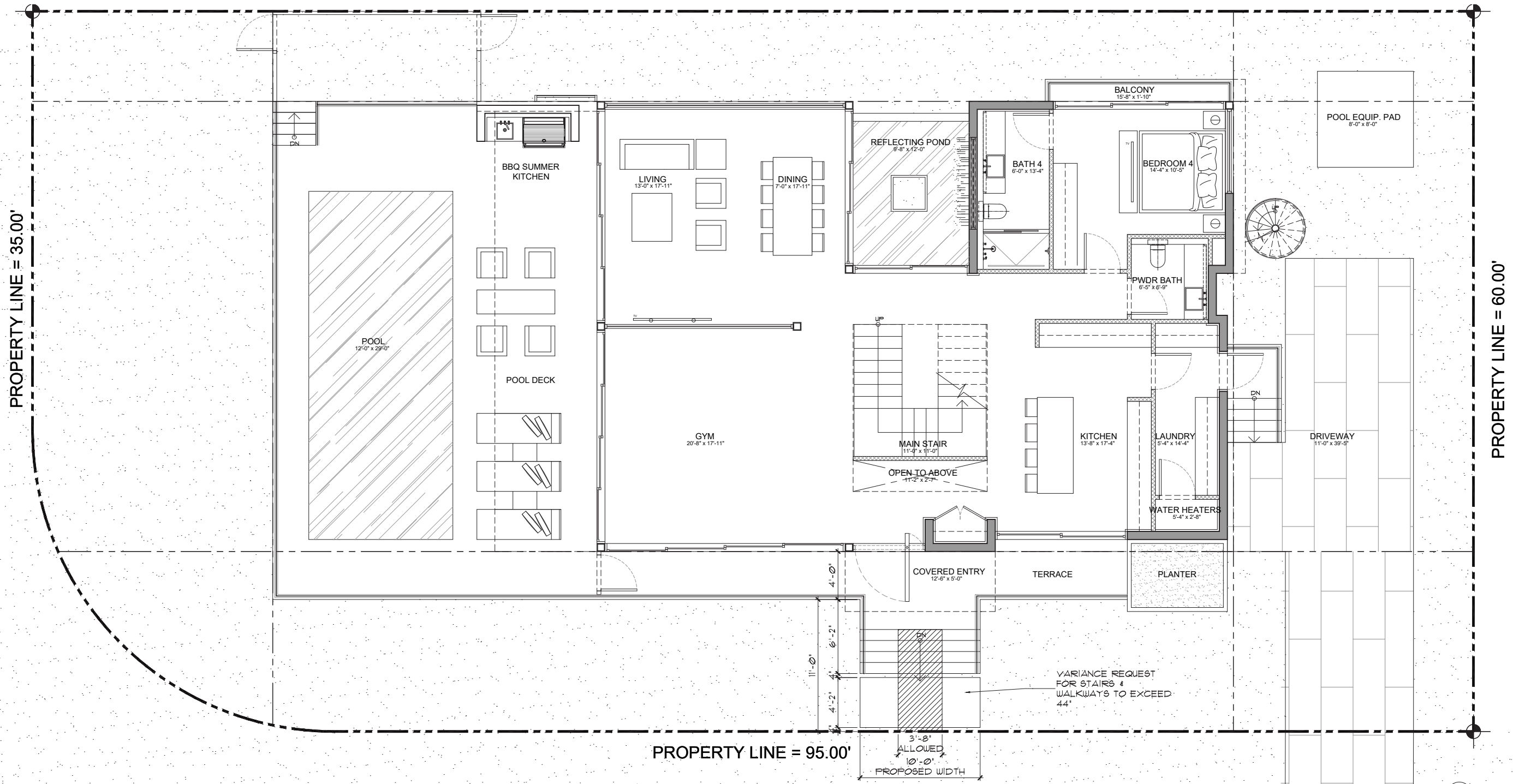
VARIANCE #3 - STAIRS & WALKWAY

ALLOWED WIDTH: _____ 44" OR 3'-8"

PROPOSED WIDTH: _____ 120" OR 10'

REFERENCE SECTION 7.2.2.3(B)(2).N.XI

REQUEST FOR VARIANCE FOR STAIRS & WALKWAYS
LOCATED ON THE REQUIRED YARD FACING THE
STREET TO EXCEED 44" IN WIDTH



seal

Ralph Choeff
registered architect
AR0009679
AA26003009

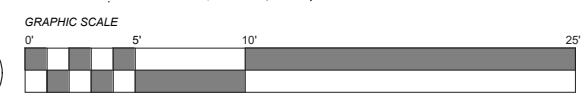
comm no.
2514

date:
09/29/2025

revised:

sheet no.

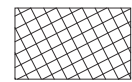
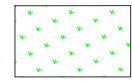
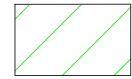
1
A-060
VARIANCE DIAGRAM
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



VARIANCE - FRONT STEPS & WALKWAY

A-082

LEGEND

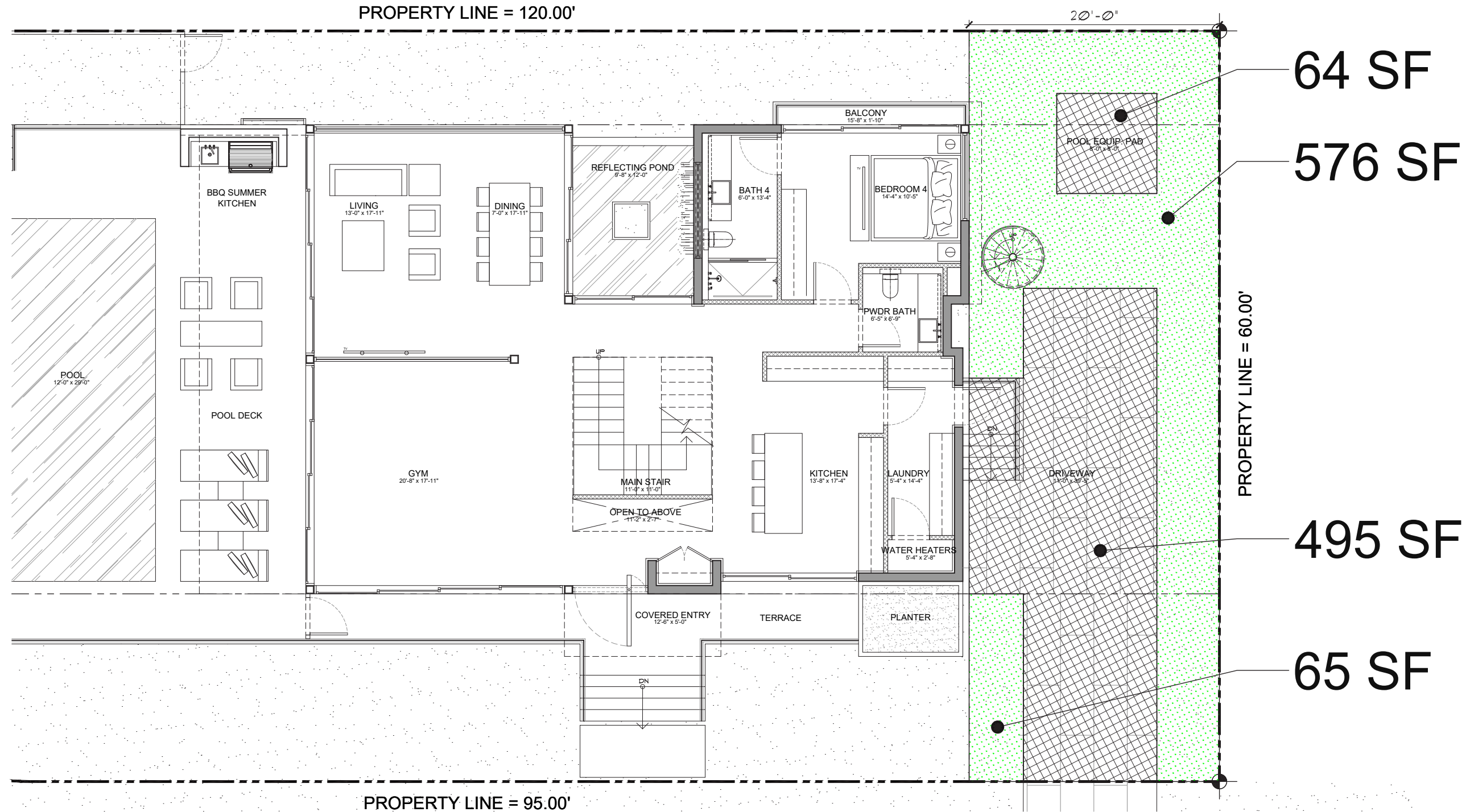
-  IMPERVIOUS AREA:
-  PERVIOUS AREA:
-  50% PERVIOUS/ IMPERVIOUS AREA:

VARIANCE #4 - PERVIOUS AREA

AREA:	1,200 S. F.	100%
IMPERVIOUS AREA:	559 S. F.	46.6%
PERVIOUS AREA:	641 S. F.	53.4%
		(70% MIN)
		VARIANCE REQUESTED

REFERENCE SECTION 7.2.2.3(B)1.6

REQUEST FOR VARIANCE FOR THE REAR AREA PREVIOUS AREA



seal

Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
 2514

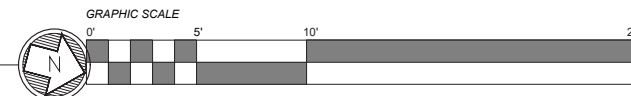
date:
 09/29/2025

revised:

sheet no.

1
 A-060

VARIANCE DIAGRAM
FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



VARIANCE - REAR YARD PERVIOUS AREA

A-082

WAIVER #5 - SECOND FLOOR VOLUME:

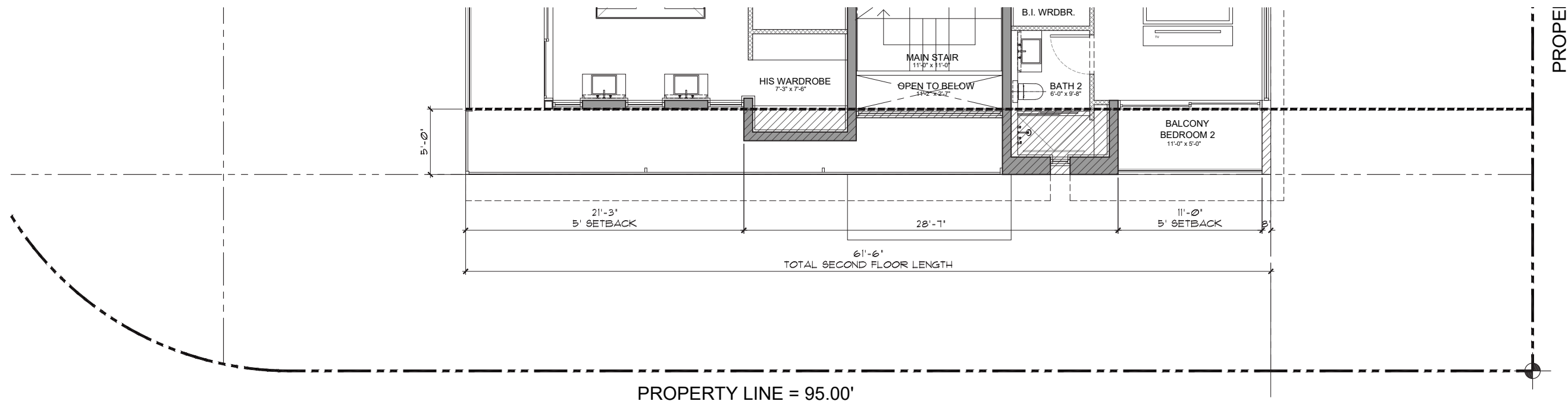
TOTAL ELEVATION LENGTH: _____ 61'-6"

MIN. REQUIRED 5' SETBACK: _____ 30'-9"
(50%)

REQUIRED SETBACK PROVIDED: _____ 32'-3"
(52.4%)

AS PER SECTION 7.2.2.3(B)2(B)11
AT LEAST 50% OF THE SECOND FLOOR ALONG A
SIDE ELEVATION FACING THE STREET NEEDS TO
BE SETBACK A MINIMUM OF 5' FROM THE MINIMUM
SETBACK.

THIS DIAGRAM SHOWS THAT WE COMPLY. A
WAIVER IS NEEDED FOR THE SCREENED BALCONY
TO NOT COUNT AGAINST US.



PROPERTY LINE = 95.00'

1
A-060

**VOLUME DIAGRAM
SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"



GRAPHIC SCALE



WAIVER DIAGRAM

A-091

GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.cdfarchitects.com
(305) 434-8338
(305) 692-5292

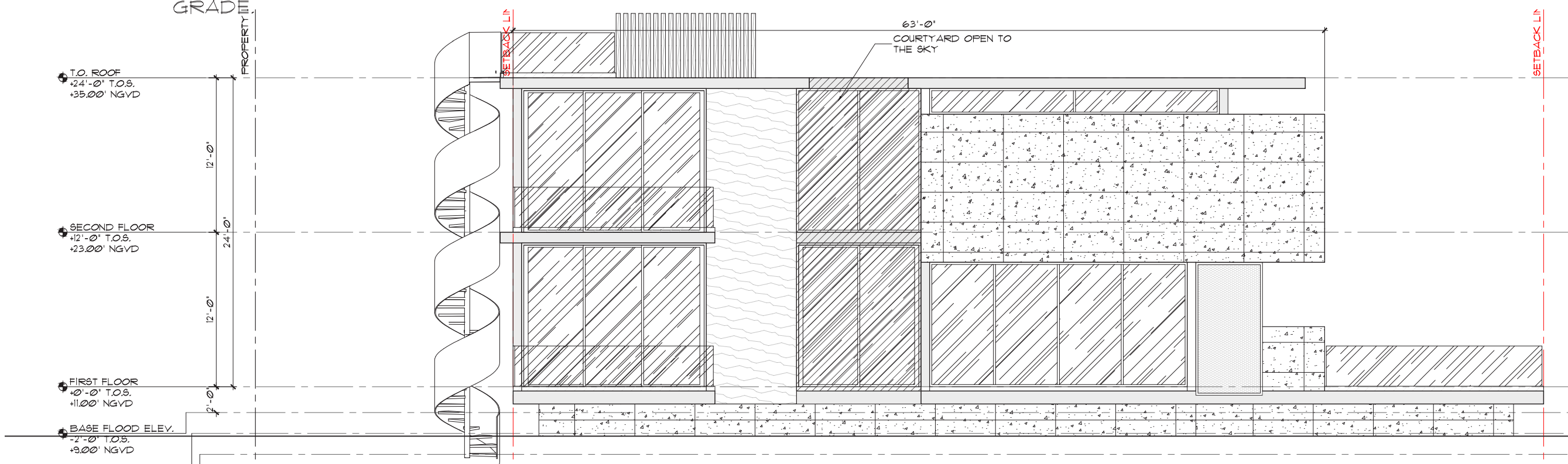
AS PER SECTION 12.2.3(B)2(A)
REQUEST TO WAIVE THE COURTYARD ELEVATION
REQUIREMENTS.

AS STATED IN THE CODE, THE COURTYARD NEEDS
TO BE 1% OF THE LOT AREA, REGULAR IN SHAPE,
OPEN TO THE SKY FORM GRADE, AND AT LEAST 8'
IN DEPTH.
WE ARE MEETING ALL OF THESE EXCEPT THAT THE
COURTYARD STARTS AT THE FIRST LEVEL, NOT AT
GRADE.

WAIVER #6 - 60' ELEVATION

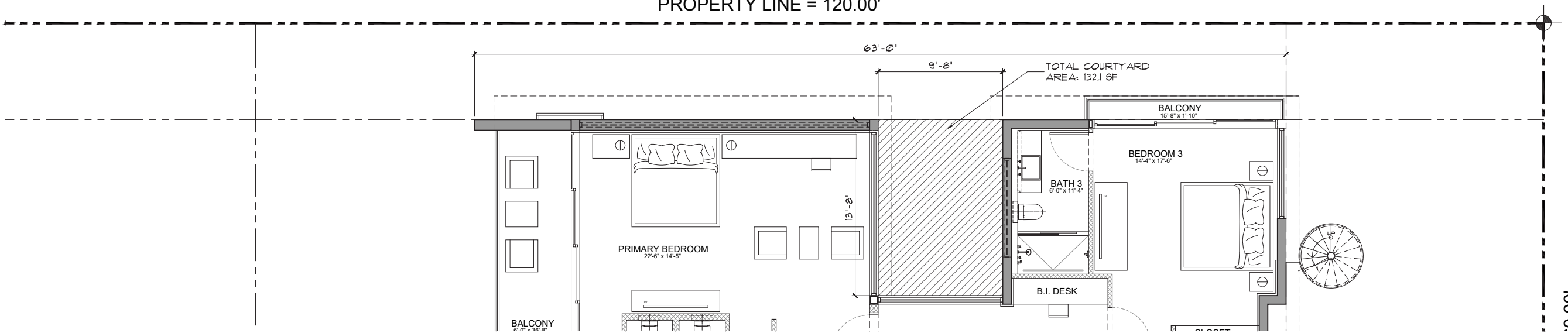
ELEVATION LENGTH ALLOWED: 60'-0"

ELEVATION LENGTH PROPOSED: 63'-0"



2 COURTYARD LEFT (WEST) ELEVATION
A-091 Scale: 1/4" = 1'-0"

PROPERTY LINE = 120.00'



1 COURTYARD SECOND FLOOR PLAN
A-091 Scale: 1/4" = 1'-0"

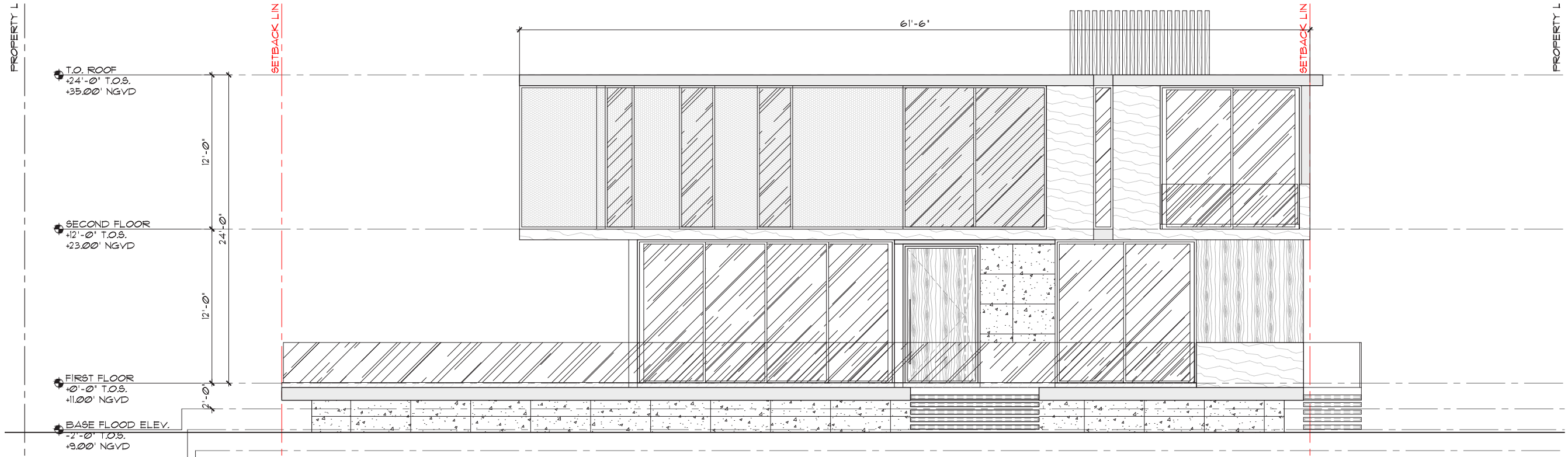
seal

AS PER SECTION 12.2.3(B)(2)(A)
REQUEST TO WAIVE THE COURTYARD ELEVATION
REQUIREMENTS.

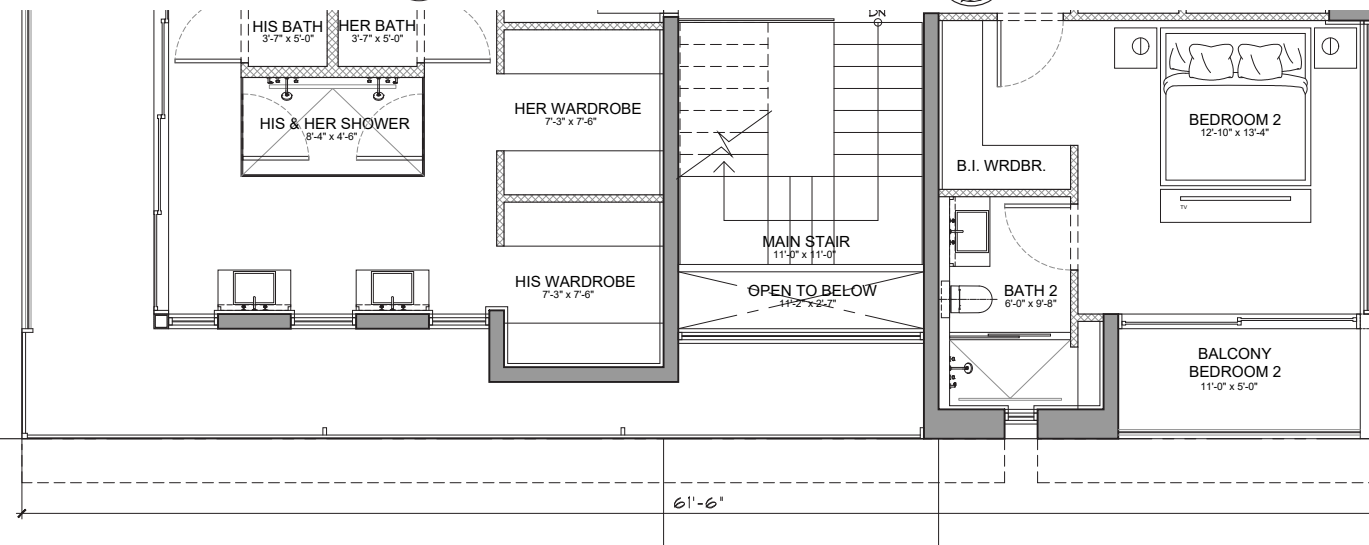
WAIVER #1 - 60' ELEVATION

ELEVATION LENGTH ALLOWED: 60'-0"

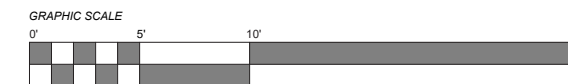
ELEVATION LENGTH PROPOSED: 61'-6"



2
A-092 COURTYARD RIGHT (EAST) ELEVATION
Scale: 1/4" = 1'-0"

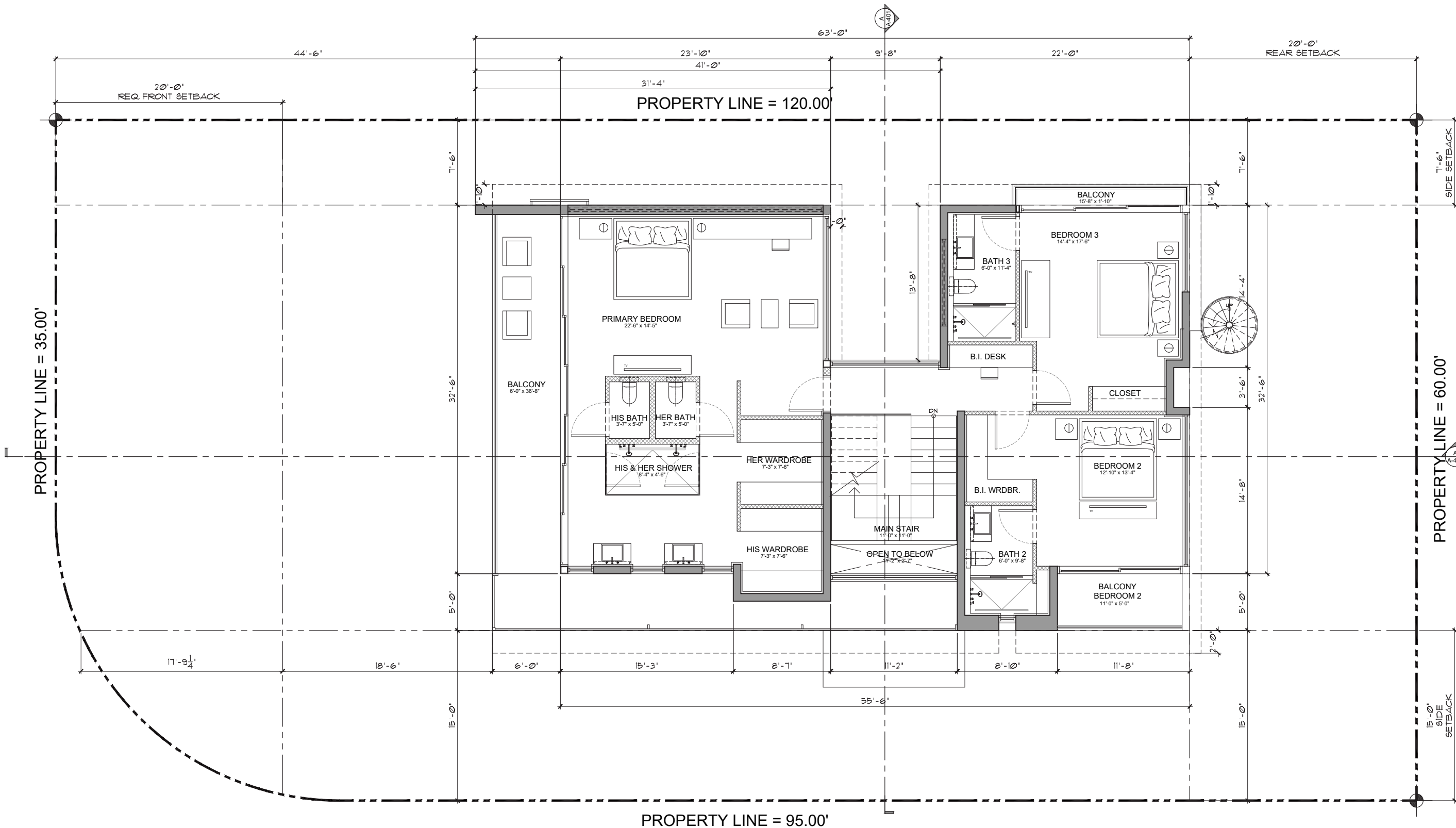


1
A-092 COURTYARD SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

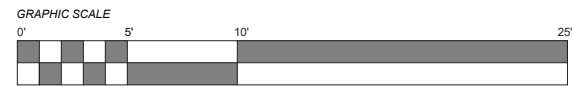


PROPERTY LINE :

WAIVER DIAGRAM A-092

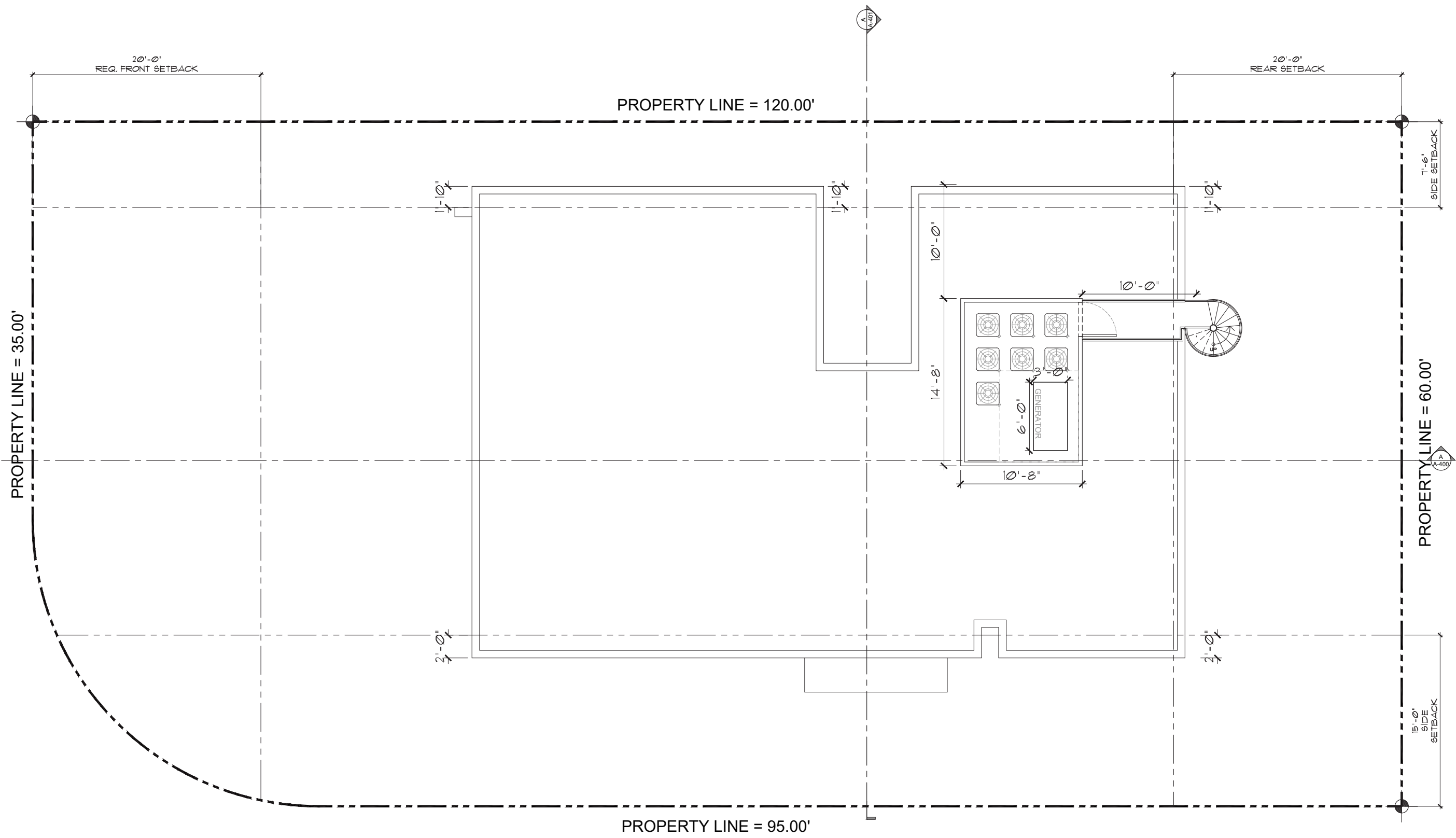


1
A-060
SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN

A-120



PROPERTY LINE = 35.00'

20'-0"
REQ. FRONT SETBACK

PROPERTY LINE = 120.00'

20'-0"
REAR SETBACK

PROPERTY LINE = 60.00'

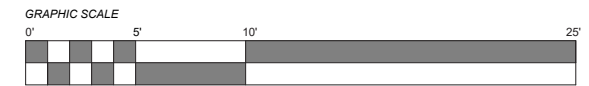
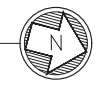
7'-6"
SIDE SETBACK

PROPERTY LINE = 95.00'

15'-0"
SIDE SETBACK

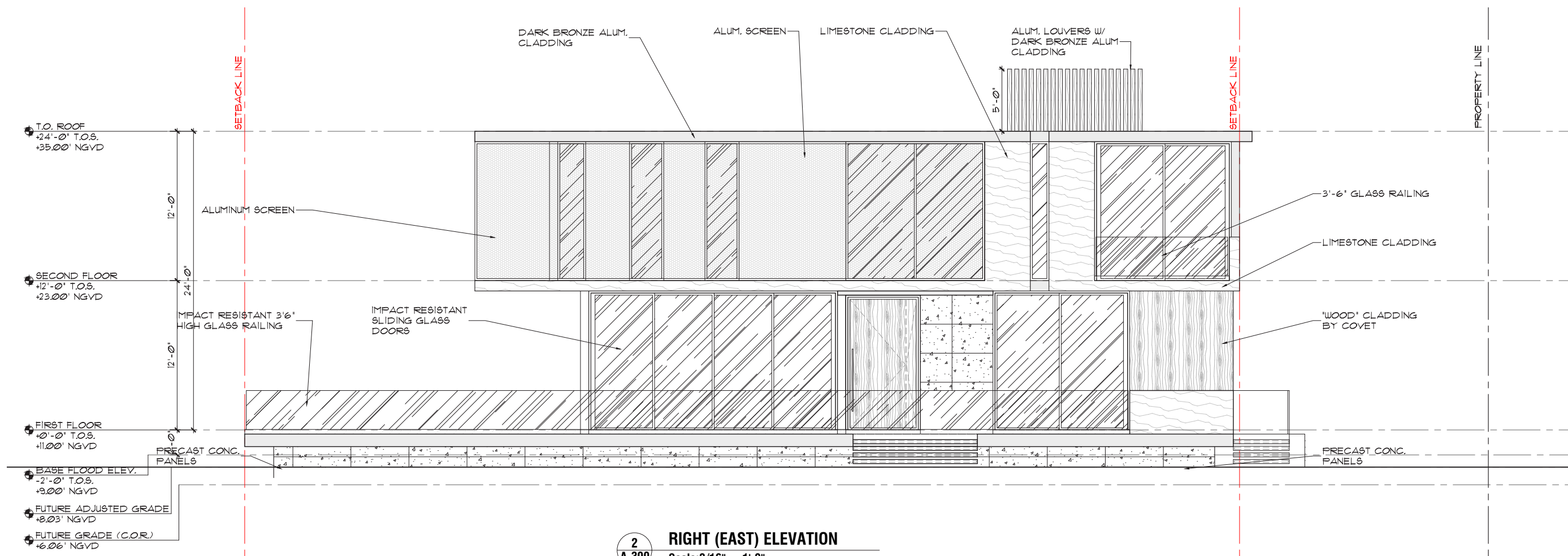
1
A-060

ROOF PLAN
Scale: 1/4" = 1'-0"

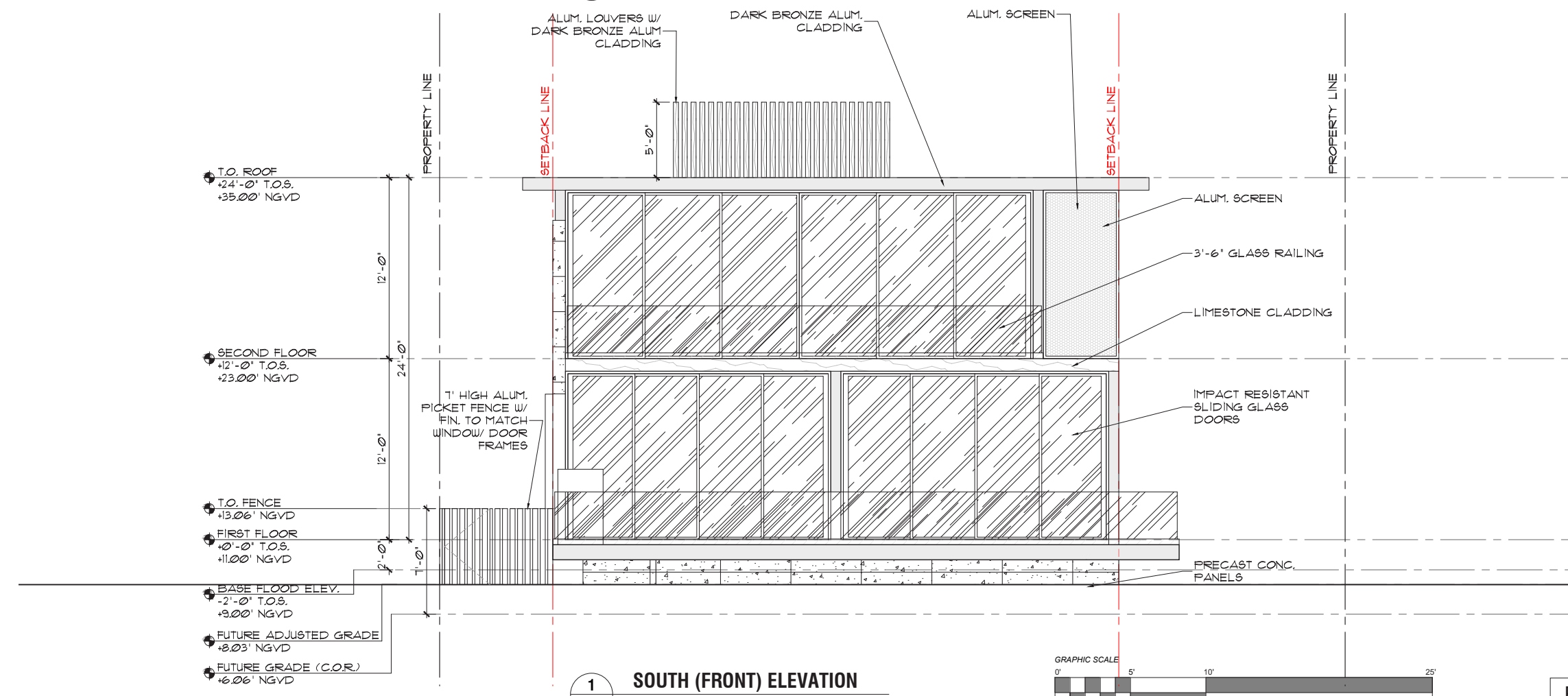


ROOF PLAN

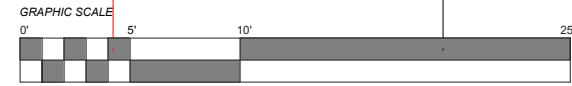
A-130

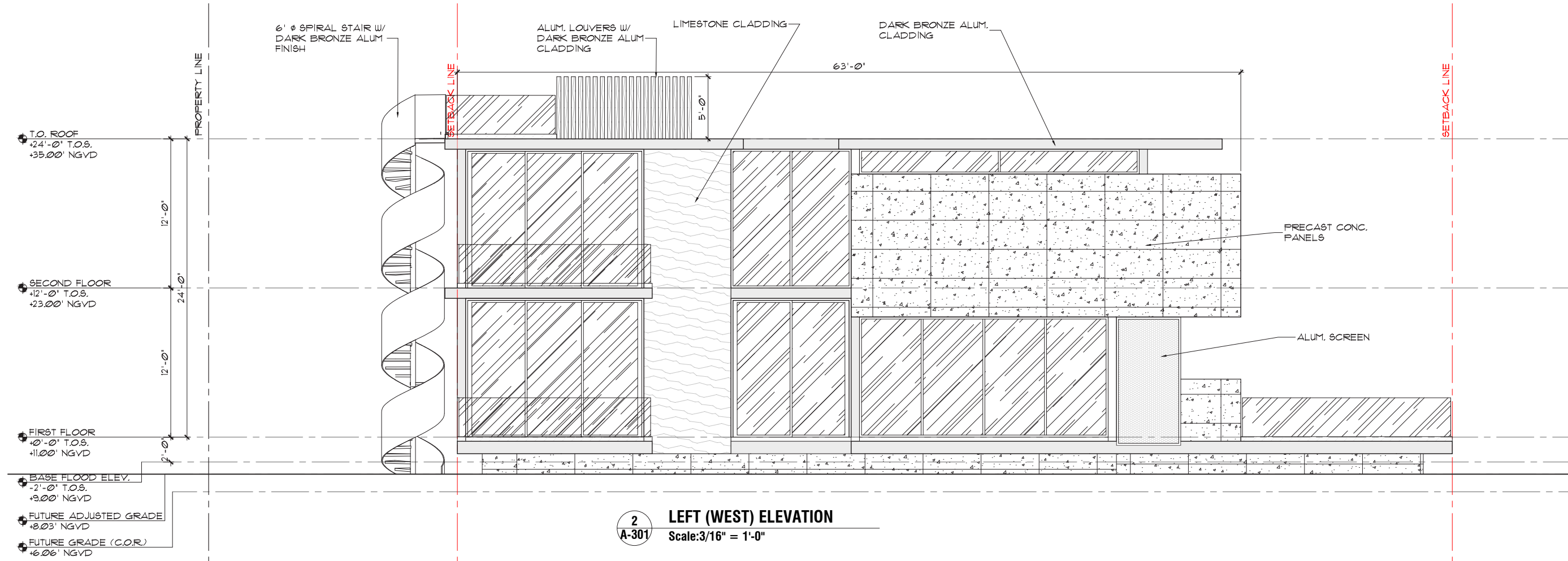


2
A-300
RIGHT (EAST) ELEVATION
 Scale: 3/16" = 1'-0"

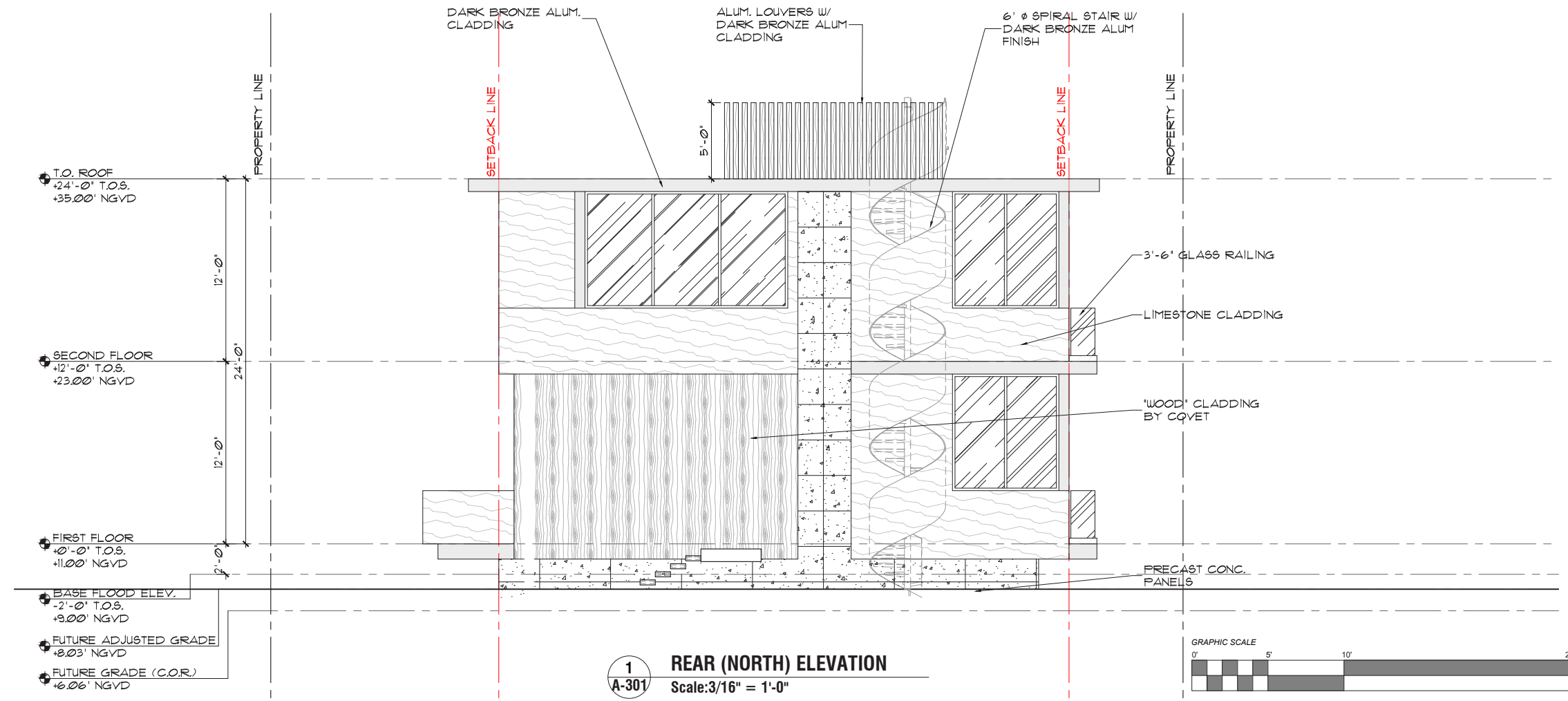


1
A-300
SOUTH (FRONT) ELEVATION
 Scale: 3/16" = 1'-0"

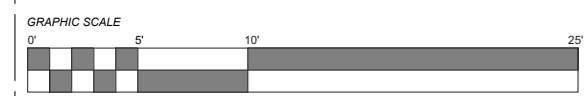




2 LEFT (WEST) ELEVATION
Scale: 3/16" = 1'-0"



1 REAR (NORTH) ELEVATION
Scale: 3/16" = 1'-0"



seal

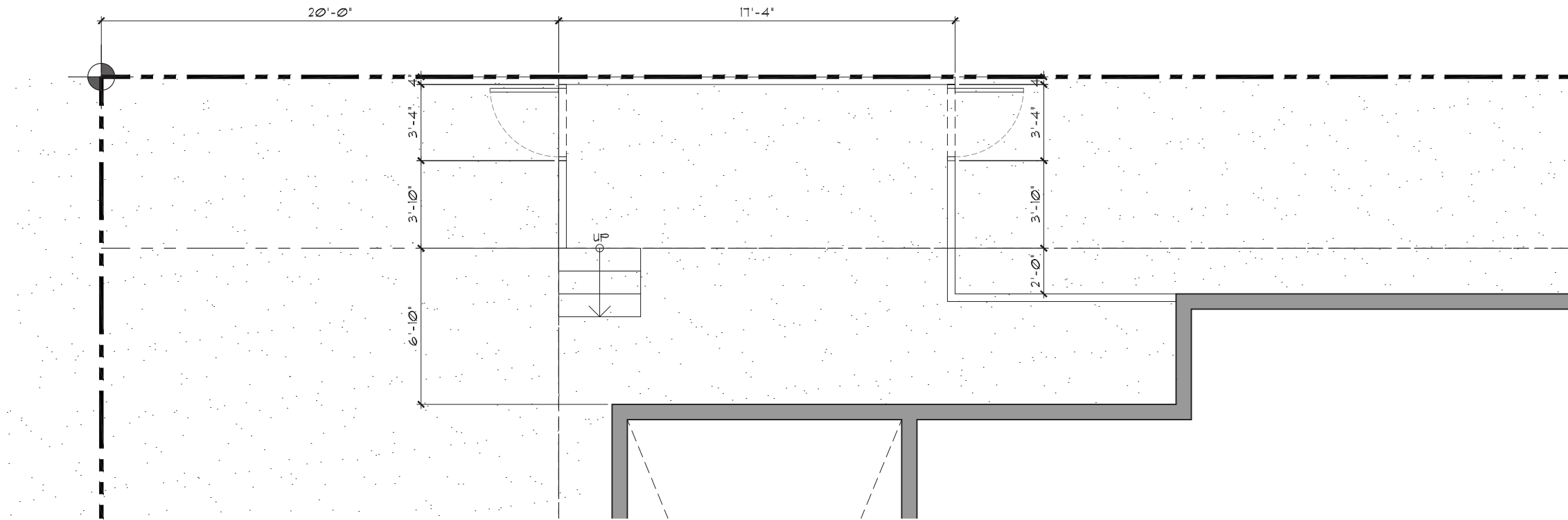
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

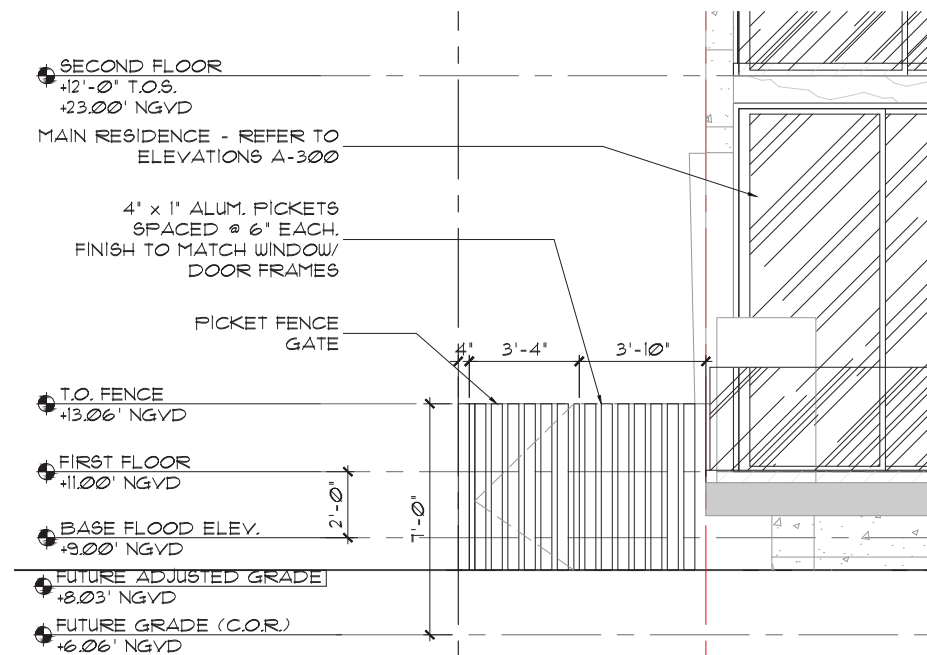
date:
09/29/2025

revised:

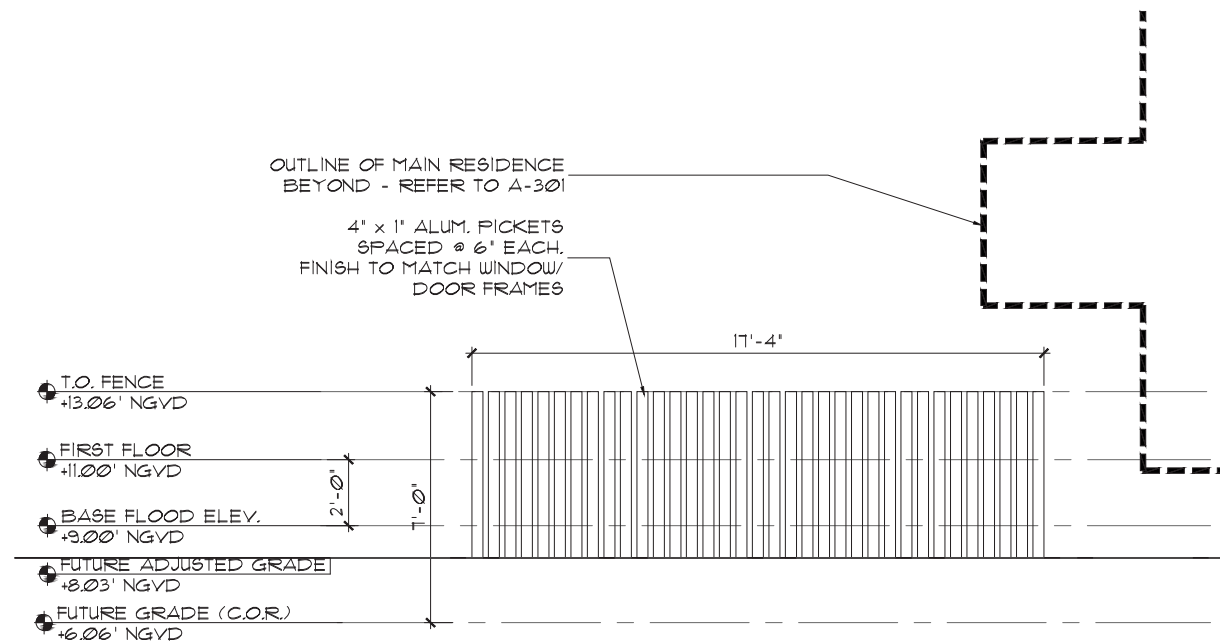
sheet no.



3 PARTIAL PLAN
 Scale: 3/8" = 1'-0"



2 SOUTH FENCE/ GATE ELEVATION
 Scale: 3/8" = 1'-0"



1 SOUTH FENCE/ GATE ELEVATION
 Scale: 3/8" = 1'-0"

ROOF LEVEL
+24'-0" T.O.S.
+35.00' NGVD

SECOND FLOOR
+12'-0" T.O.S.
+23.00' NGVD

FIRST FLOOR
+0'-0" T.O.S.
+11.00' NGVD

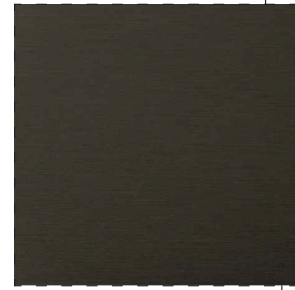
BASE FLOOD ELEVATION
+9.00' NGVD

24'-0"
MAX BUILDING HEIGHT

12'-0"
12'-0"



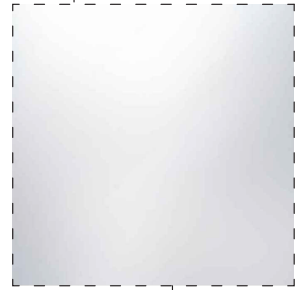
⊕ FRONT ELEVATION (EAST)



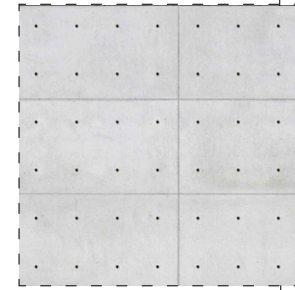
DARK BRONZE ALUMINUM



TRAVERTINE STONE CLADDING



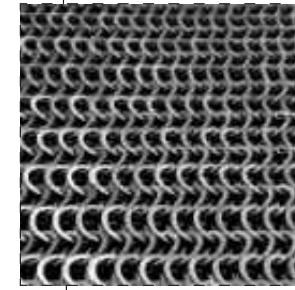
CLEAR INSULATED GLASS



CONCRETE PANNELLING



COVET ALUMINUM BATTENS



STAINLESS STEEL SCREEN
(SEE PAGE G-103)

ROOF LEVEL
+24'-0" T.O.S.
+35.00' NGVD

SECOND FLOOR
+12'-0" T.O.S.
+23.00' NGVD

FIRST FLOOR
+0'-0" T.O.S.
+11.00' NGVD

BASE FLOOD ELEVATION
+9.00' NGVD

24'-0"
MAX BUILDING HEIGHT

12'-0"
12'-0"



⊖ BACK ELEVATION (WEST)

GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292

ROOF LEVEL
 +24'-0" T.O.S.
 +35.0' NGVD

24'-0"
 MAX BUILDING HEIGHT

12'-0"

SECOND FLOOR
 +12'-0" T.O.S.
 +23.00' NGVD

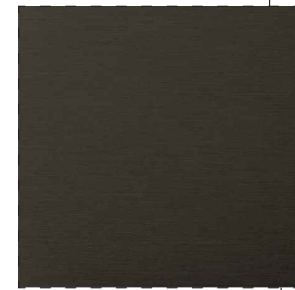
12'-0"

FIRST FLOOR
 +0'-0" T.O.S.
 +11.00' NGVD

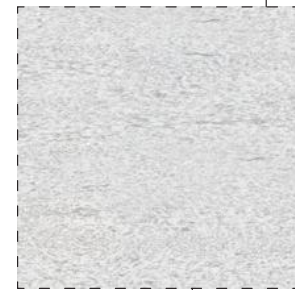
BASE FLOOD ELEVATION
 +9.00' NGVD



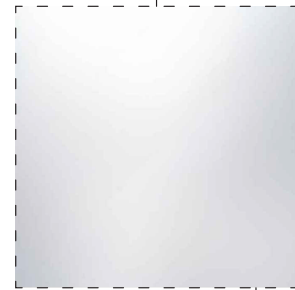
⊕ LEFT ELEVATION (WEST)



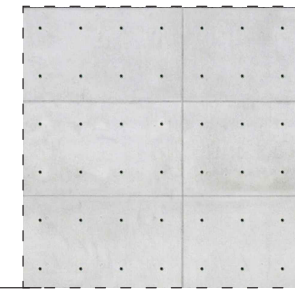
DARK BRONZE ALUMINUM



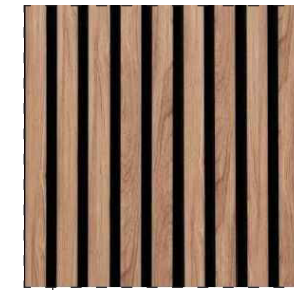
TRAVERTINE STONE CLADDING



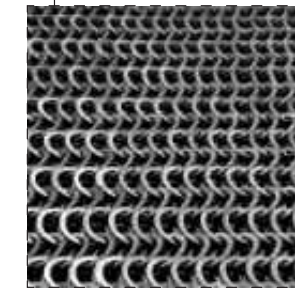
CLEAR INSULATED GLASS



CONCRETE PANNELING



COVET ALUMINUM BATTENS



STAINLESS STEEL SCREEN
 (SEE PAGE G-103)

ROOF LEVEL
 +24'-0" T.O.S.
 +35.0' NGVD

24'-0"
 MAX BUILDING HEIGHT

12'-0"

SECOND FLOOR
 +12'-0" T.O.S.
 +23.00' NGVD

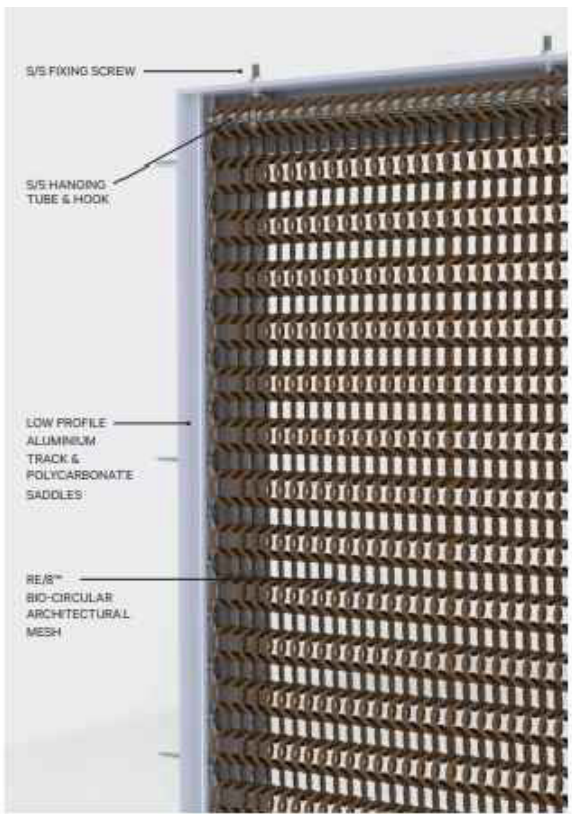
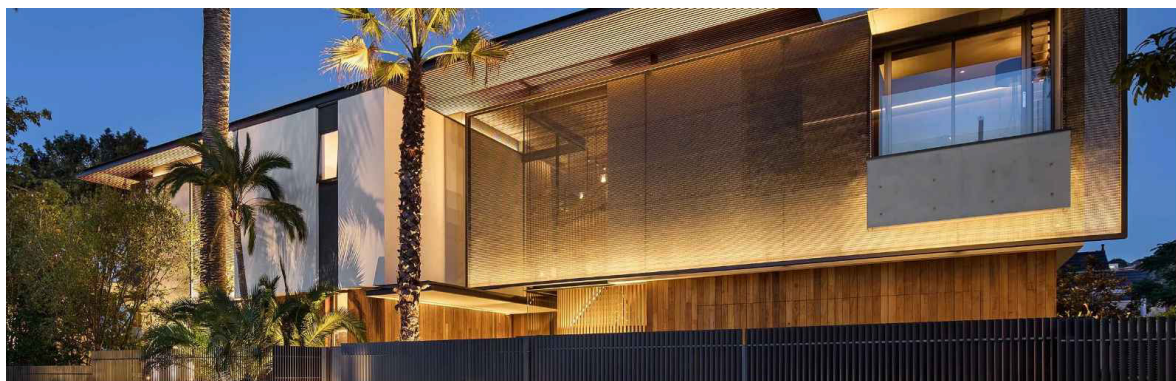
12'-0"

FIRST FLOOR
 +0'-0" T.O.S.
 +11.00' NGVD

BASE FLOOD ELEVATION
 +9.00' NGVD

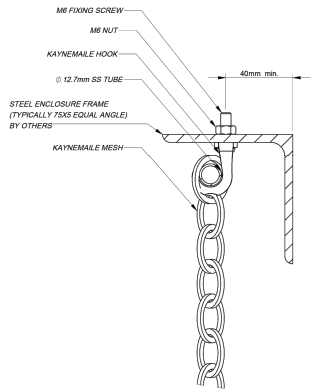
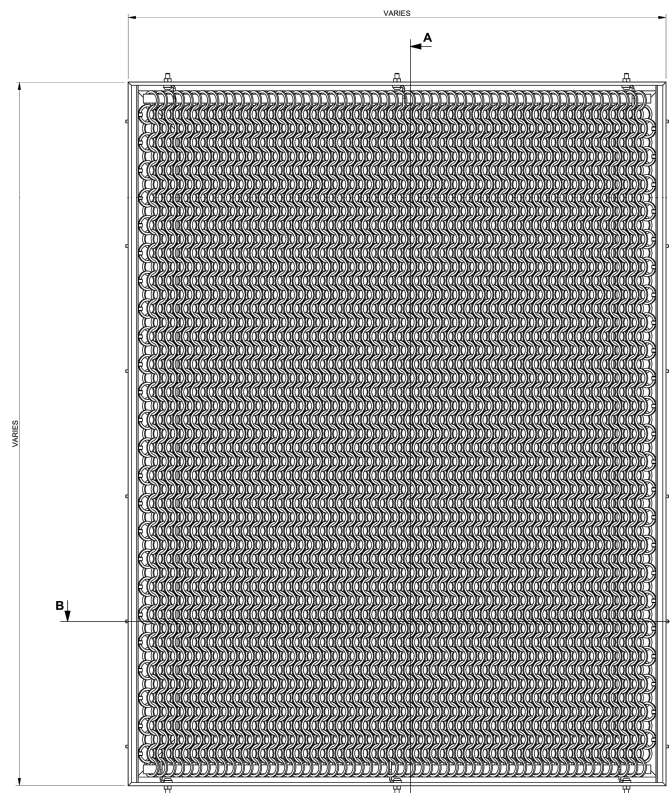


⊕ RIGHT ELEVATION (EAST)

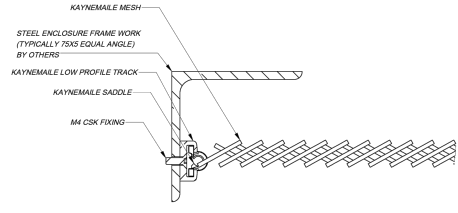


Technical Specifications

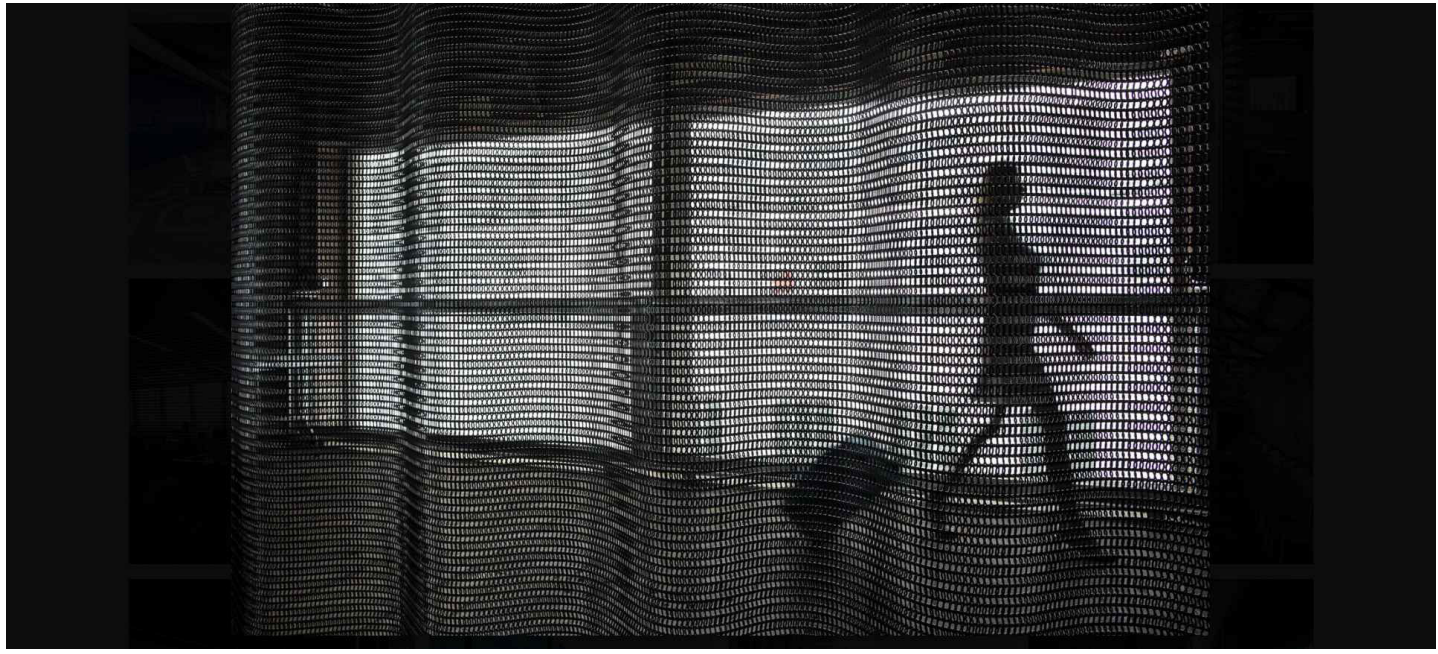
Material	RE/B™ bio-circular architectural mesh, fire and UV resistant
Visual open area	Approximately 25%
Physical open area	Approximately 80%
Weight	0.6 lb/ft ² (3kg m ²)
Maximum sheet size	Unlimited height and width
Screen thickness	0.6in (15mm)
Colour customisation	Available (additional costs may apply to small orders)
Diameter of ring	0.8in internal (22mm), 1.1in external (28mm)

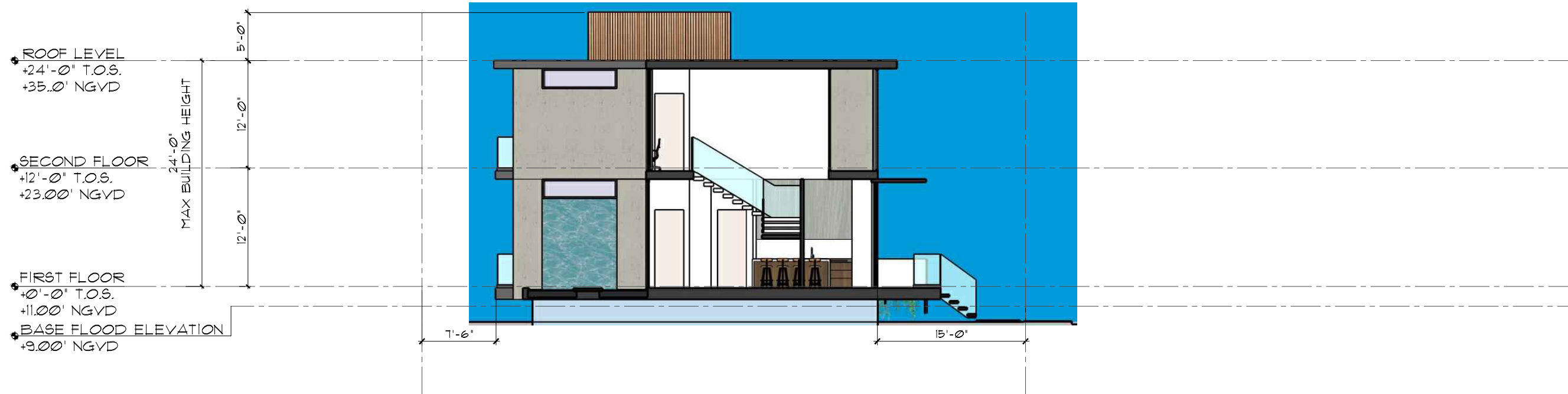


SECTION A-A (CROPPED)

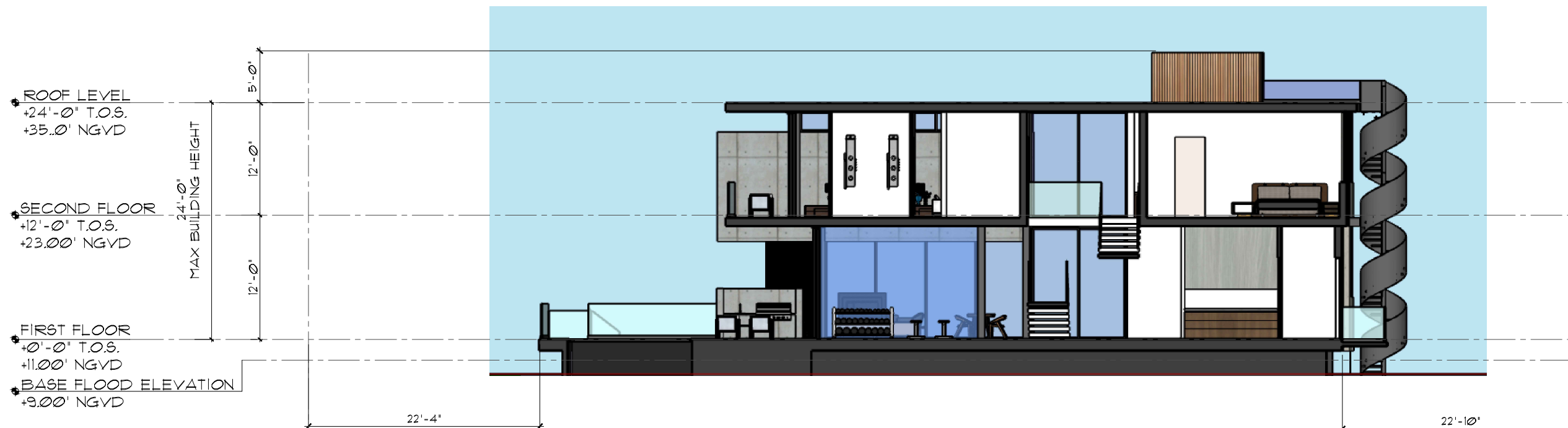


SECTION B-B (CROPPED)





SECTION A-401



SECTION A-400

seal

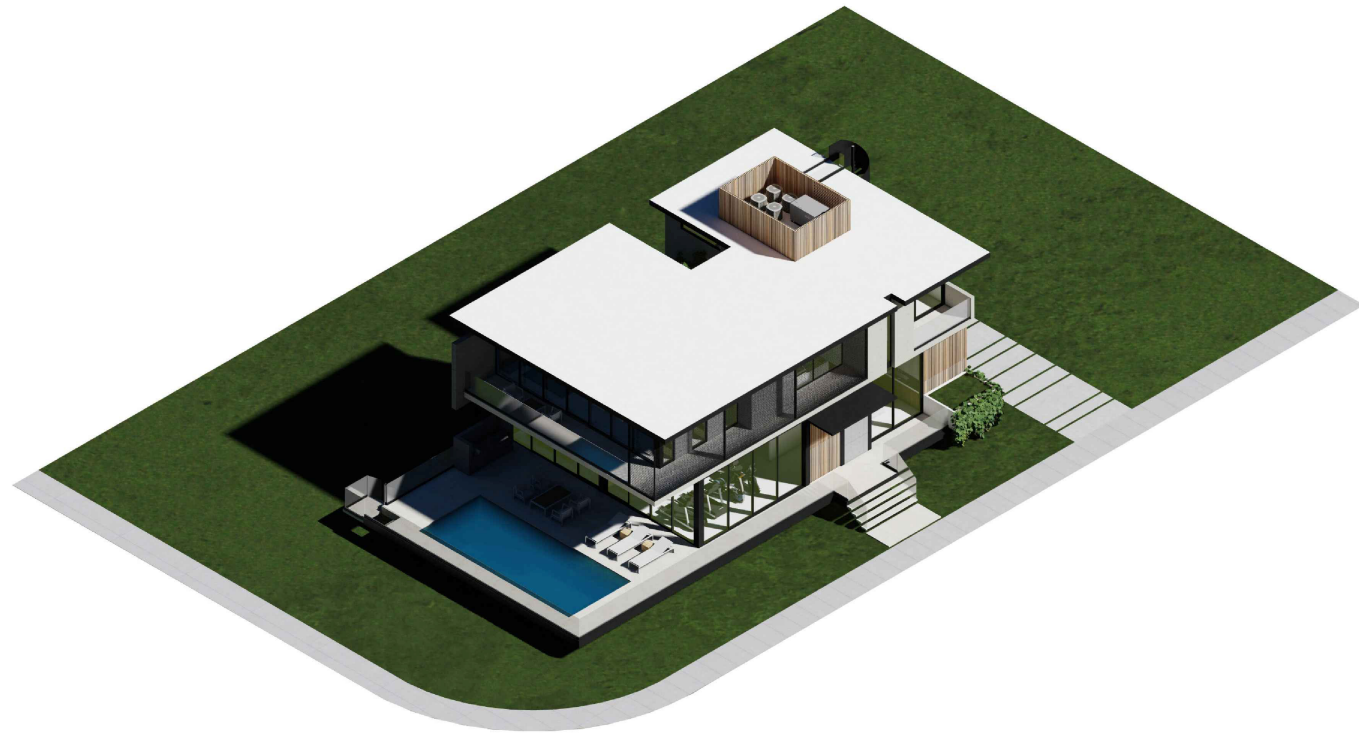
Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2514

date:
 09/29/2025

revised:

sheet no.



1 SE AXONOMETRIC VIEW



2 NE AXONOMETRIC VIEW



3 NW AXONOMETRIC VIEW



4 NE AXONOMETRIC VIEW

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-200

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-201

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.cdfarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-202

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-203

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-204

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-205

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-206

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-207

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.cloffarchitects.com
(305) 434-8338
(305) 692-5292



GEORGE RESIDENCE
104 E SAN MARINO DR.
MIAMI BEACH, FL 33139

seal

Ralph Choëff
registered architect
AR0009679
AA26003009

comm no.
2514

date:
09/29/2025

revised:

sheet no.

RENDERS

G-208

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
2750 NW 3rd Ave, Suite 1
Miami, Florida 33138
www.claarchitects.com
(305) 434-8338
(305) 692-5292