

REQUEST FOR DRB APPROVAL FOR: GEORGE RESIDENCE

DRB#: 25-1147
DRB HEARING: 03/12/2026

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
104 E SAN MARINO DR.
MIAMI, FL 33139
(305) 919-1585

VARIANCES

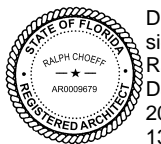
1. REAR YARD SETBACK VARIANCE FOR SPIRAL STAIR.
2. VARIANCE FOR FRONT ENTRY TERRACE + PLANTER TO PROJECT MORE THAN 25% INTO REQUIRED YARD FACING STREET SETBACK.
3. VARIANCE FOR STAIRS + WALKWAYS LOCATED AT REQUIRED YARD FACING THE STREET TO EXCEED 44" IN WIDTH.
4. VARIANCE REQUEST TO WAIVE THE 10% MIN. 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:
2026.03.05
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Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2514

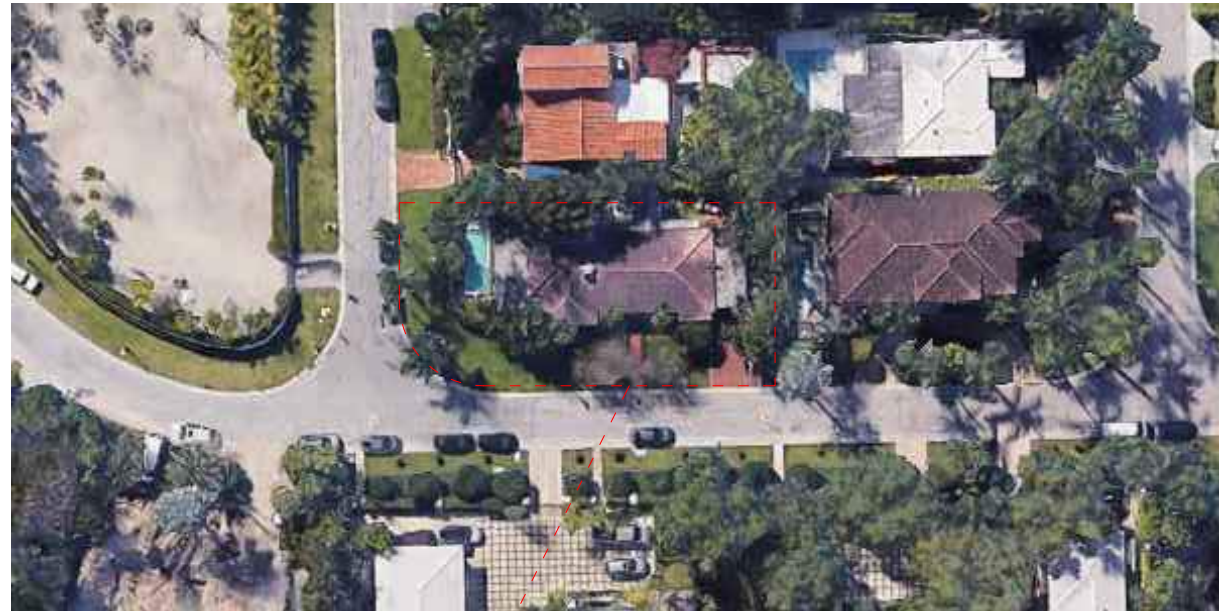
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GEORGE RESIDENCE

104 EAST SAN MARINO DRIVE,
MIAMI BEACH, FLORIDA 33139



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seal



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by Ralph Choeff
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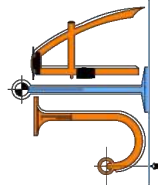
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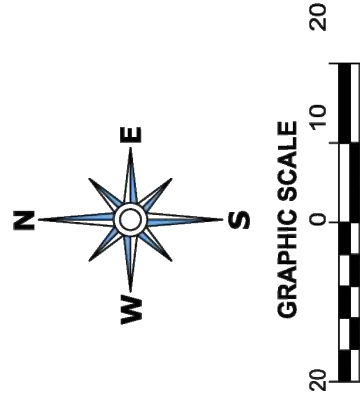


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 Professional Land Surveyors & Mappers
 www.ibarralandsurveyors.com
 777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
 SUITE B
 CAPE CORAL, FL 33904
 PHONE : (239) 940-2660

**MAP OF BOUNDARY
 AND TOPOGRAPHIC SURVEY**

104 EAST SAN MARINO DRIVE, MIAMI BEACH, FLORIDA 33139



ABBREVIATIONS

| | | | |
|--------|----------------------------------|--------|----------------------------------|
| MR | MAIL BOX | MB | MAIL BOX |
| ME | METAL FENCE | ME | METAL FENCE |
| M.F. | NOT A PART OF | M.F. | NOT A PART OF |
| N.A.P. | NATIONAL GEODETIC VERTICAL DATUM | N.A.P. | NATIONAL GEODETIC VERTICAL DATUM |
| ASPH. | ASPHALT | ASPH. | ASPHALT |
| B.A. | BRICK ANCHOR | B.A. | BRICK ANCHOR |
| B.M. | BENCH MARK | B.M. | BENCH MARK |
| O.H. | OVERHEAD UTILITY | O.H. | OVERHEAD UTILITY |
| O.R.B. | OFFICIAL RECORDS BOOK | O.R.B. | OFFICIAL RECORDS BOOK |
| O.V.T. | OVERLAPPING | O.V.T. | OVERLAPPING |
| P.L. | PLASTER | P.L. | PLASTER |
| P.L. | PROPERTY LINE | P.L. | PROPERTY LINE |
| P.B. | FLAT BOOK | P.B. | FLAT BOOK |
| P.C. | POINT OF CURVE | P.C. | POINT OF CURVE |
| P.O.C. | POINT OF COMMENCEMENT | P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING | P.O.B. | POINT OF BEGINNING |
| P.G. | PAGE | P.G. | PAGE |
| P.W. | PROFESSIONAL LAND SURVEYOR | P.W. | PROFESSIONAL LAND SURVEYOR |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | P.L.S. | PROFESSIONAL LAND SURVEYOR |
| (R) | RECORDED DISTANCE | (R) | RECORDED DISTANCE |
| RA | RADIAL | RA | RADIAL |
| R.W. | RIGHT-OF-WAY | R.W. | RIGHT-OF-WAY |
| R.C. | RECORD | R.C. | RECORD |
| RZ. | RANGE | RZ. | RANGE |
| SEC. | SECTION | SEC. | SECTION |
| S.W.K. | SIDEWALK | S.W.K. | SIDEWALK |
| S.I.R. | SET IRON REBAR | S.I.R. | SET IRON REBAR |
| S.I.P. | SET IRON PIPE | S.I.P. | SET IRON PIPE |
| S.L.H. | SLOTTED SCHED. HOLE | S.L.H. | SLOTTED SCHED. HOLE |
| S.V. | SEWER VALVE | S.V. | SEWER VALVE |
| T | TANGENT | T | TANGENT |
| T.B. | TELEPHONE BOOTH | T.B. | TELEPHONE BOOTH |
| T.S.B. | TRAFFIC SIGNAL BOX | T.S.B. | TRAFFIC SIGNAL BOX |
| T.E.M. | TEMPORARY BENCHMARK | T.E.M. | TEMPORARY BENCHMARK |
| T.W.P. | TOWNSHIP | T.W.P. | TOWNSHIP |
| U.T.L. | UTILITY | U.T.L. | UTILITY |
| W.M. | WATER METER | W.M. | WATER METER |
| W.V. | WOOD VALVE | W.V. | WOOD VALVE |
| W.F. | WOOD FENCE | W.F. | WOOD FENCE |
| Δ | DELTA | Δ | DELTA |

LEGEND

| | |
|--------|-------------------------|
| — | CENTERLINE |
| — | MONUMENT LINE |
| — | OVERHEAD UTILITY LINES |
| — | CHAIN LINK FENCE |
| — | IRON FENCE |
| — | BRICK ANCHOR |
| — | BUILDING SETBACK LINE |
| — | LIMITED ACCESS RW |
| — | NON-VEHICULAR ACCESS RW |
| — | EXISTING ELEVATION |
| x 0.00 | |

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THESE MAPS BEING RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE THE ACCURACY OF THE SURVEY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY, AND THE LOCATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SMALL SCALE AND NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.
- ELEVATIONS AS SHOWN ARE PER PLAT BOOK, UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING APPLICATIONS FOR APPROVAL FOR CONSTRUCTION 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 LISTED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE MFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 9.00 FT
 COMMUNITY: 120651
 MAP DATE: 03.16
 SURVEY DATE: 09/11/2020

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 AND RANGE.

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7606.

4. THE 1929 MEAN SEA LEVEL COUNTY BENCH MARK # D-172, LOCATOR NO. 3645 SW, 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 COMPLETES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 35.17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 47C.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA
 Date: 2025.12.01 12:57:40 -0500

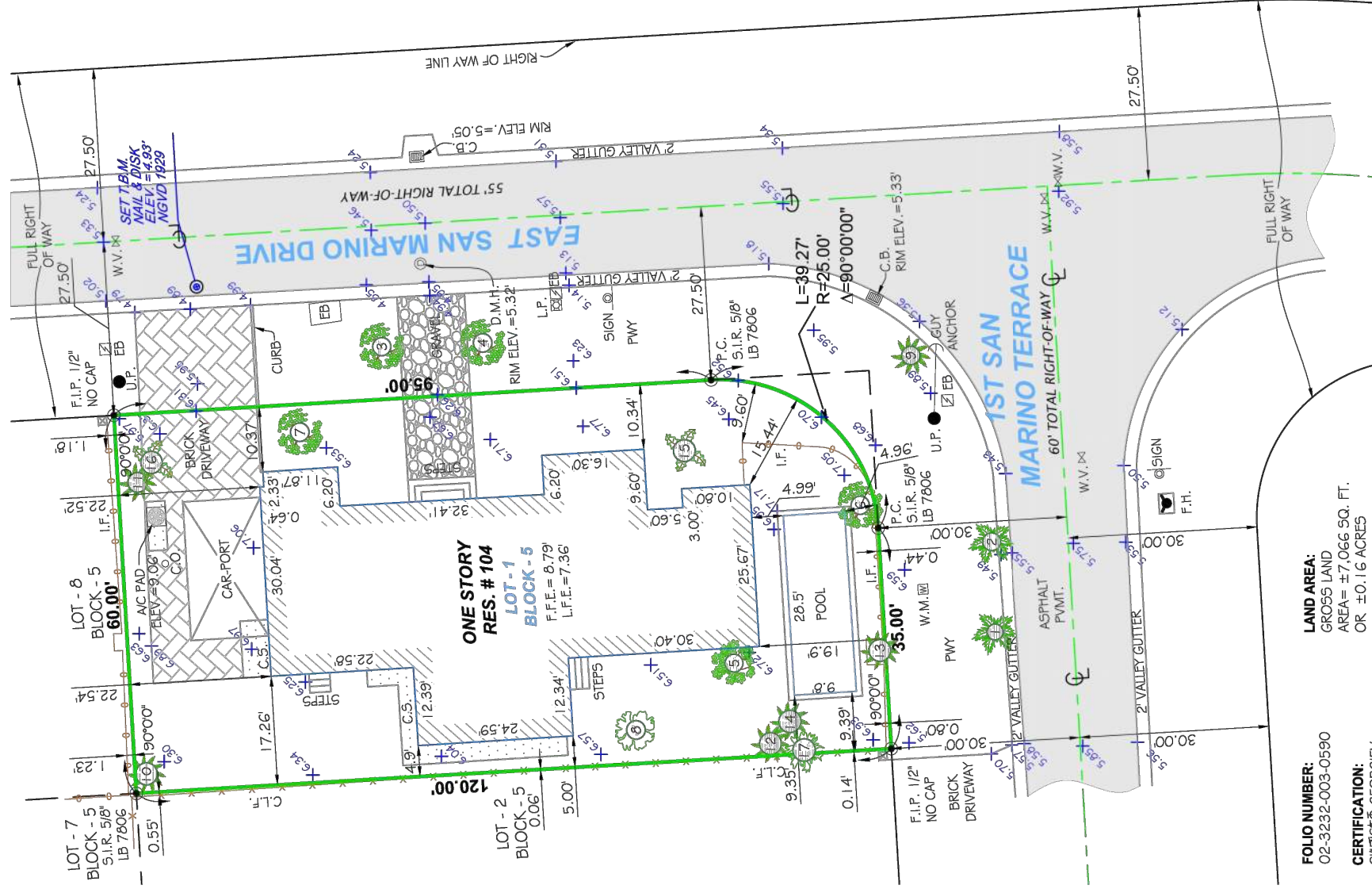
BY: **CARLOS IBARRA** (DATE) **05/17/2025**

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

| | |
|---------------------|-------------|
| DRAWN BY: | IG |
| SURVEY DATE: | 05/17/2025 |
| SURVEY NO.: | 25-000706-1 |
| SHEET: | 1 OF 1 |

Digitally signed by CARLOS M IBARRA
 Date: 2025.12.01 12:58:01 -0500

Seal: LB 7806 SEAL



CONVERSION FACTOR:
 NAVD 1988 ELEVATION + 1.56' = NGVD 1929
 NGVD 1929 ELEVATION - 1.56' = NAVD 1988

SURVEYOR'S NOTE:
 A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES. TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

| No. | Name | Diameter (feet) | Height (feet) | Spread (feet) |
|-----|-----------------|-----------------|---------------|---------------|
| 1 | COCONUT | 1.00 | 32 | 15 |
| 2 | COCONUT | 1.00 | 32 | 15 |
| 3 | CREPE MYRTLE | 1.00 | 17 | 15 |
| 4 | CREPE MYRTLE | 1.00 | 17 | 15 |
| 5 | FICUS | 1.40 | 12 | 0 |
| 6 | FRANGIPANI | 0.50 | 12 | 12 |
| 7 | JAPANESE PRIVET | 1.00 | 10 | 15 |
| 8 | OAK | 1.20 | 35 | 15 |
| 9 | ROYAL PALM | 1.70 | 34 | 15 |
| 10 | ROYAL PALM | 1.40 | 60 | 15 |
| 11 | ROYAL PALM | 1.10 | 33 | 15 |
| 12 | ROYAL PALM | 1.20 | 32 | 15 |
| 13 | ROYAL PALM | 1.20 | 43 | 15 |
| 14 | ROYAL PALM | 1.20 | 55 | 15 |
| 15 | SEAGRAPE | 1.30 | 22 | 25 |
| 16 | SEAGRAPE | 2.00 | 25 | 15 |
| 17 | UMBRELLA | 2.00 | 16 | 10 |

FOLIO NUMBER: 02-3232-003-0590
CERTIFICATION: CHRISTO GEORGIEV

LEGAL DESCRIPTION:
 LOT 1, IN BLOCK 5, OF SAN MARINO ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.





SITE



RESIDENCE 1



RESIDENCE 2



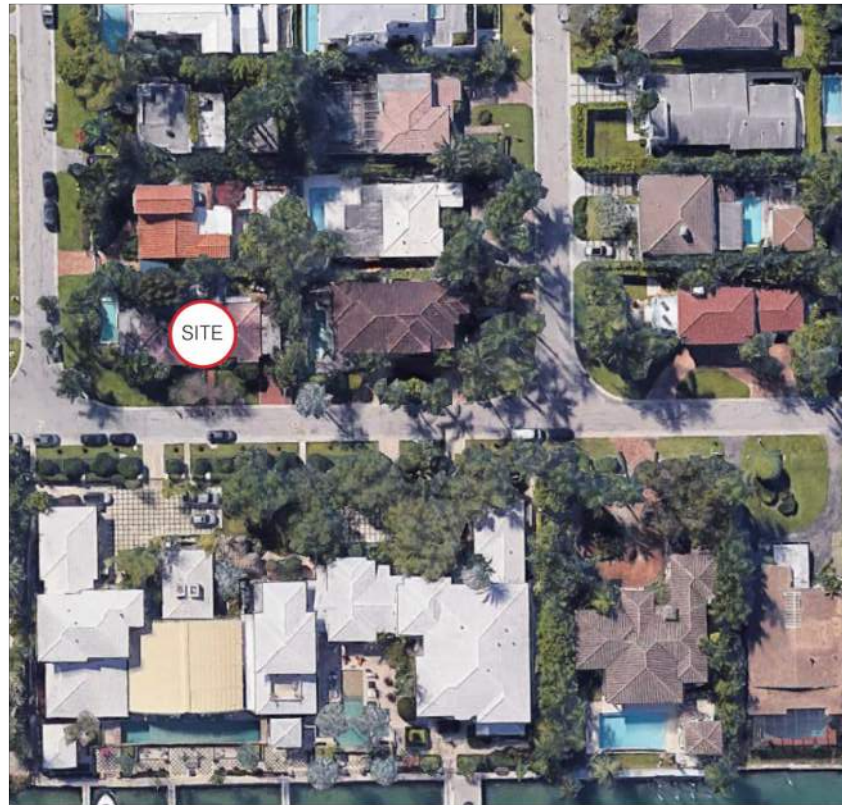
RESIDENCE 3



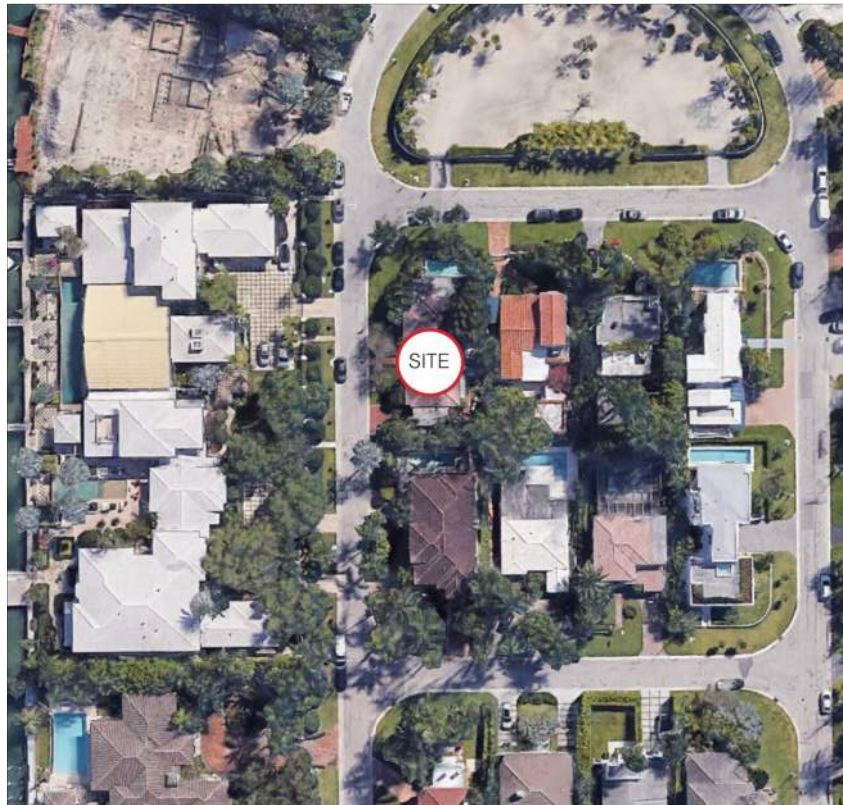
RESIDENCE 4



RESIDENCE 5



ARIEL VIEW WITH SURROUNDING PROPERTIES



ARIEL VIEW WITH SURROUNDING PROPERTIES



ARIEL VIEW WITH SURROUNDING PROPERTIES



seal

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sheet no.

A-003



ARIEL PLAN OF PROPERTY



VIEW 1



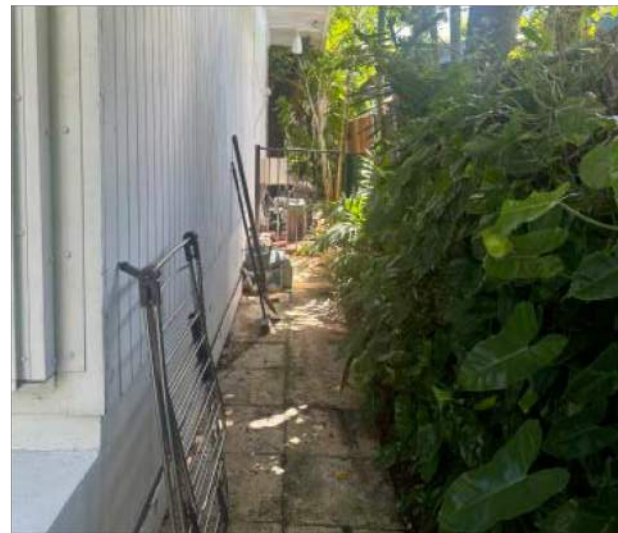
VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 11

seal

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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

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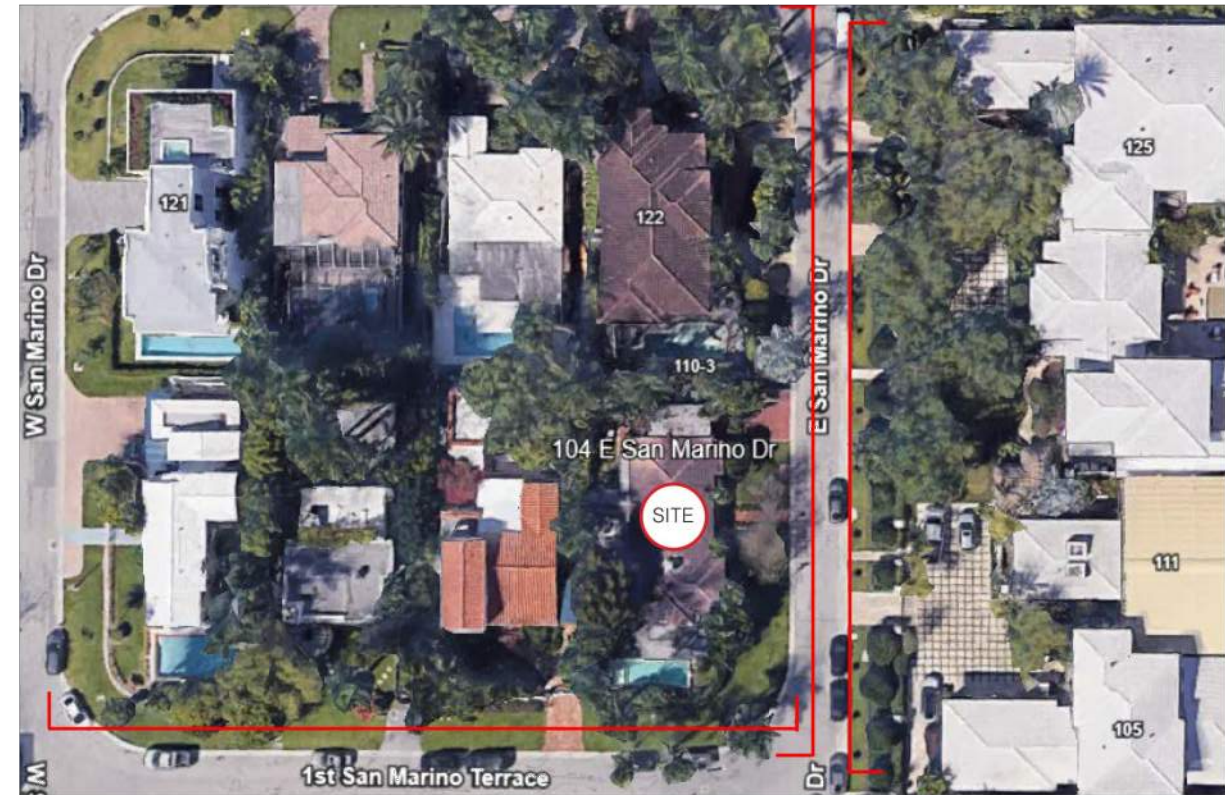
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VIEW FOR SOUTH SIDE FACING 1ST SAN MARINO TERRACE



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

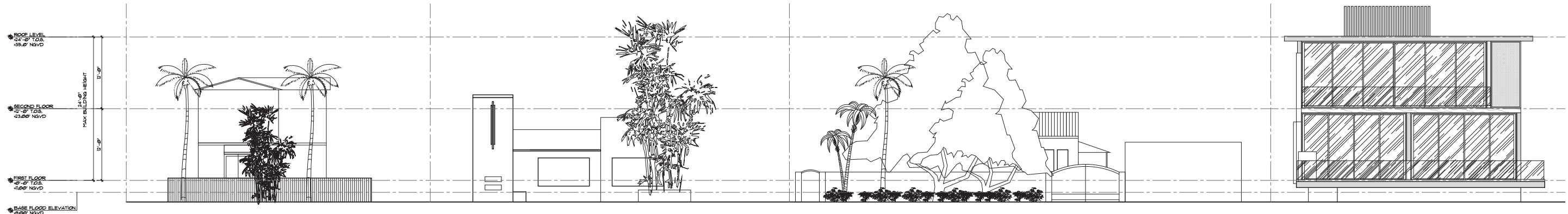
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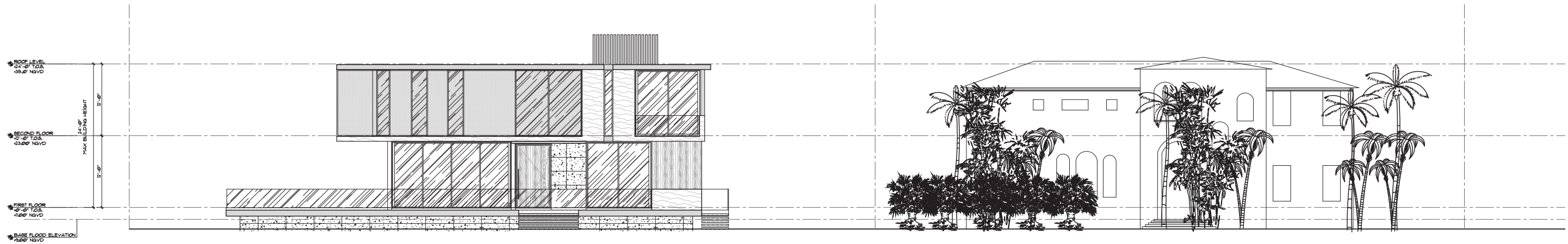
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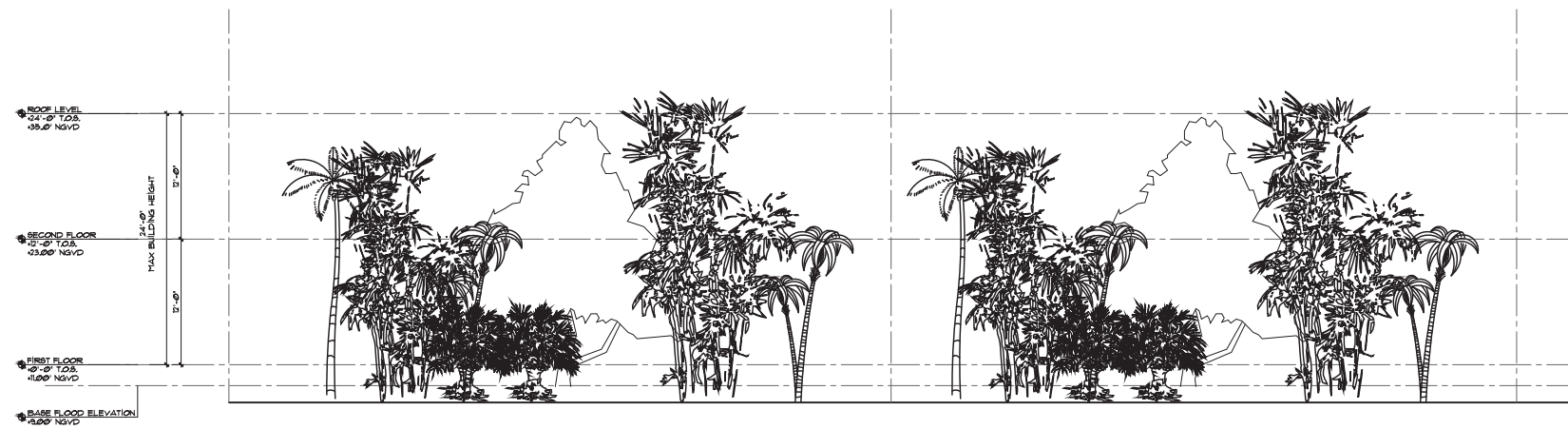
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VIEW FOR SOUTH SIDE FACING 1ST SAN MARINO TERRACE



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

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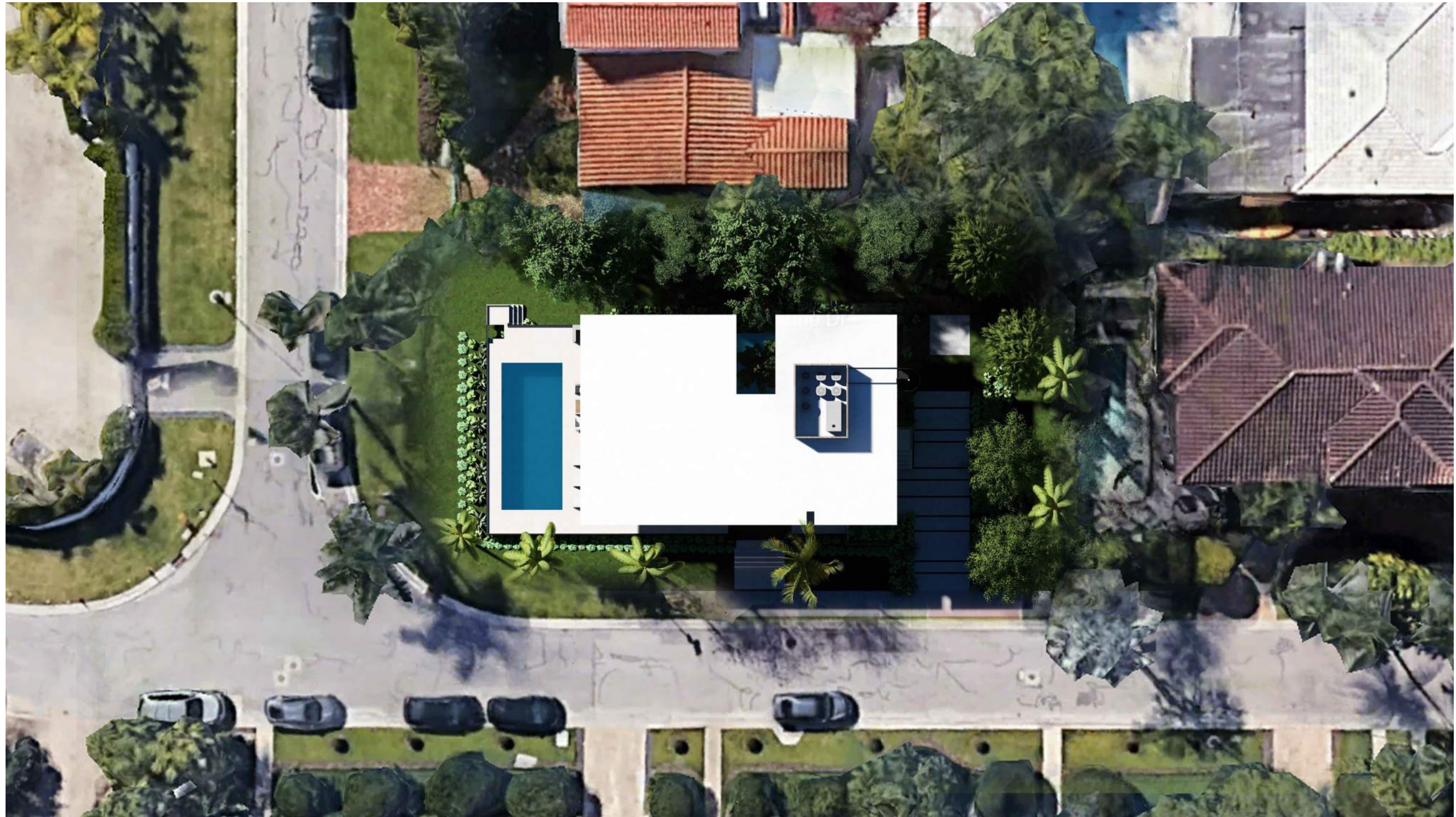
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A-007



① CONTEXTUAL TOP VIEW RENDER

GEORGE RESIDENCE
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MIAMI BEACH, FL 33139

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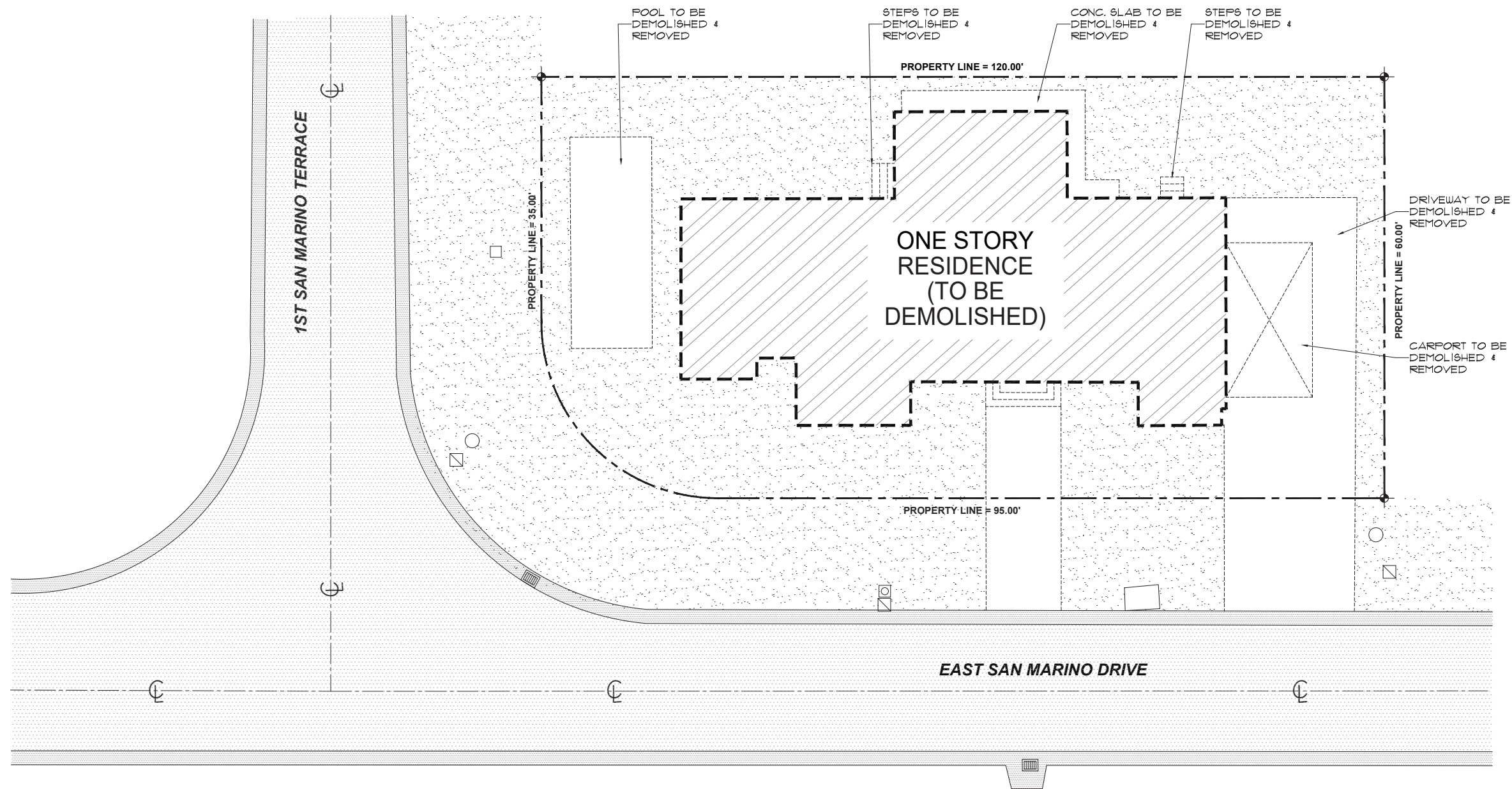
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PLAN RENDER

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

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| 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

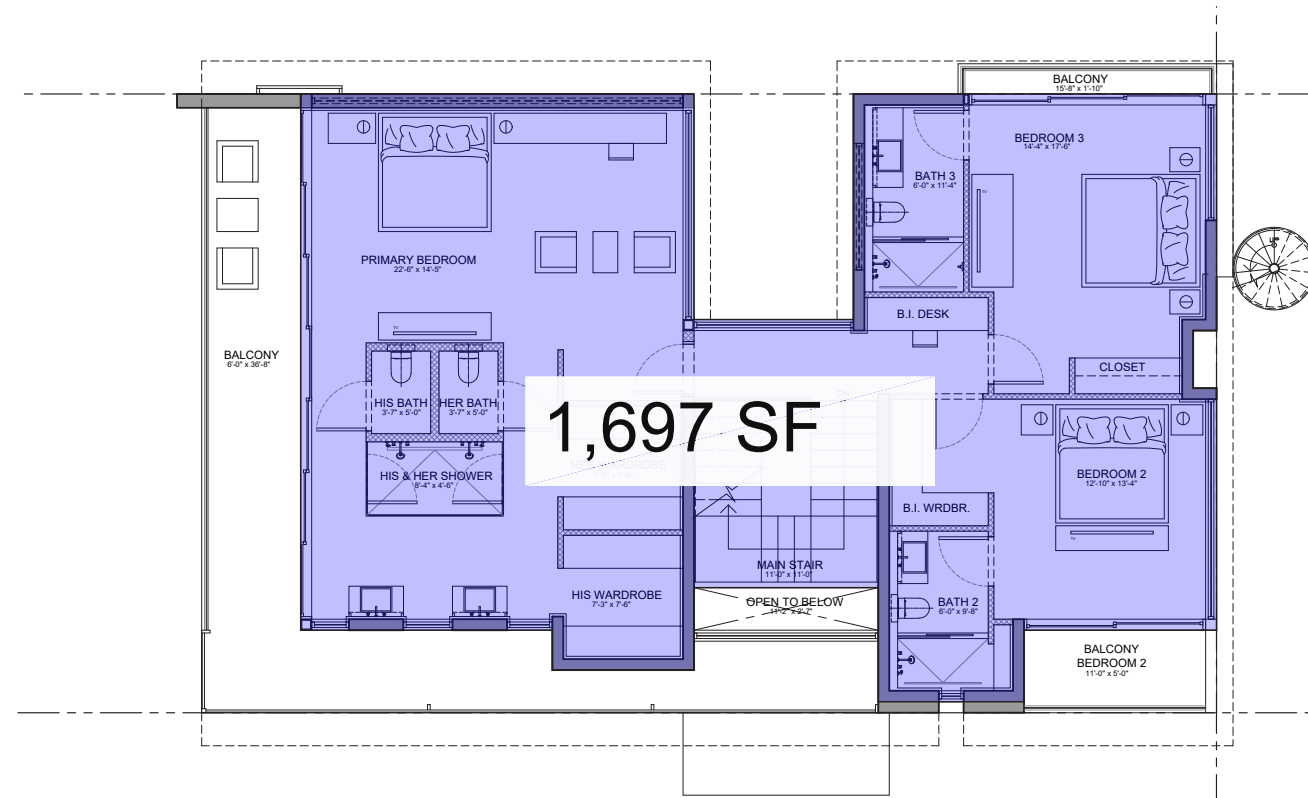
| ITEM # | Project Information | | | | |
|----------------------------------|---|---|---------------------------------------|------------------|--------------|
| 1 | Address: | 104 E San Marino, Miami Beach, FL 33139 | | | |
| 2 | Folio number(s): | 02-3232-003-0590 | | | |
| 3 | Board and file number(s) : | 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

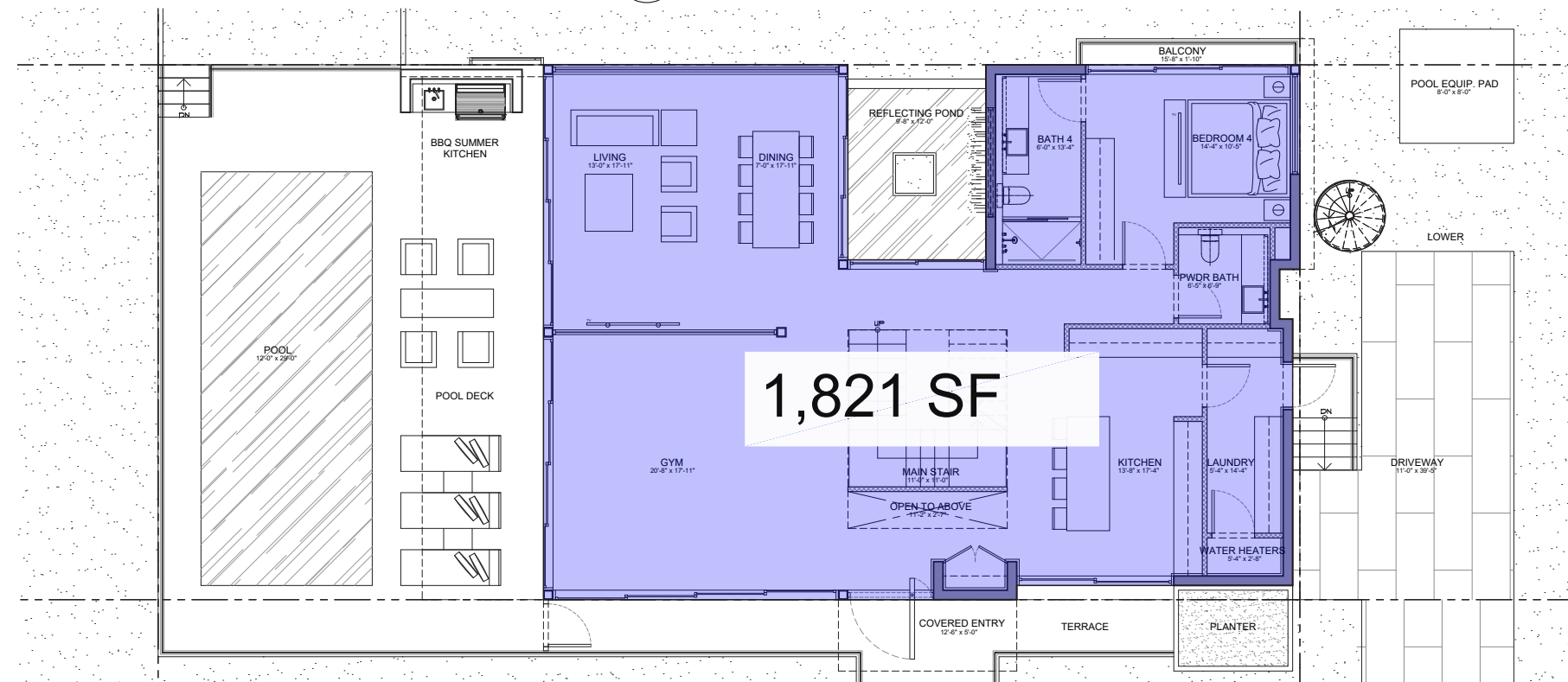
UNIT SIZE :

| | |
|----------------|-----------------------|
| 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"

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

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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

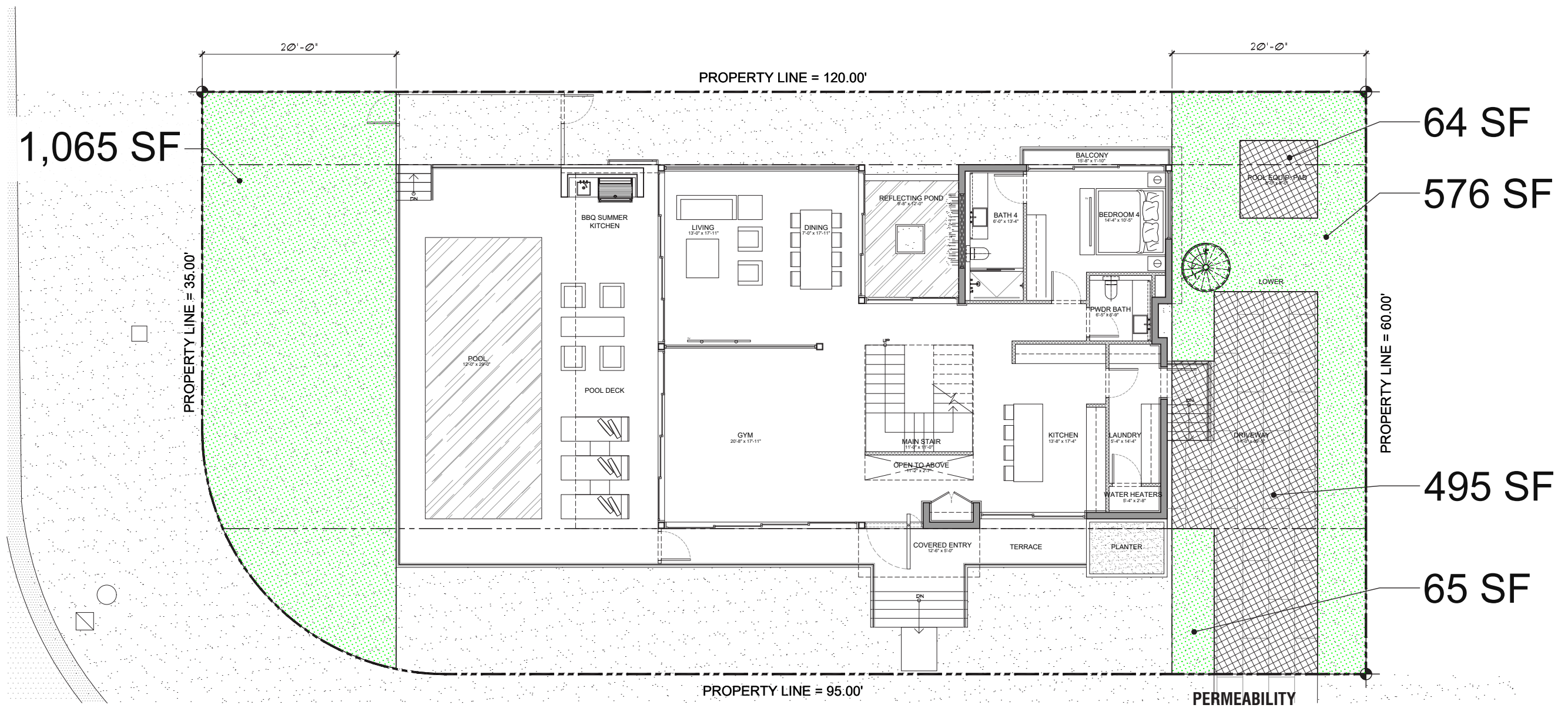
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sheet no.



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%) |

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 Miami, Florida 33138
 (305) 434-8338
 (305) 692-5292
 www.cloffarchitects.com

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

seal

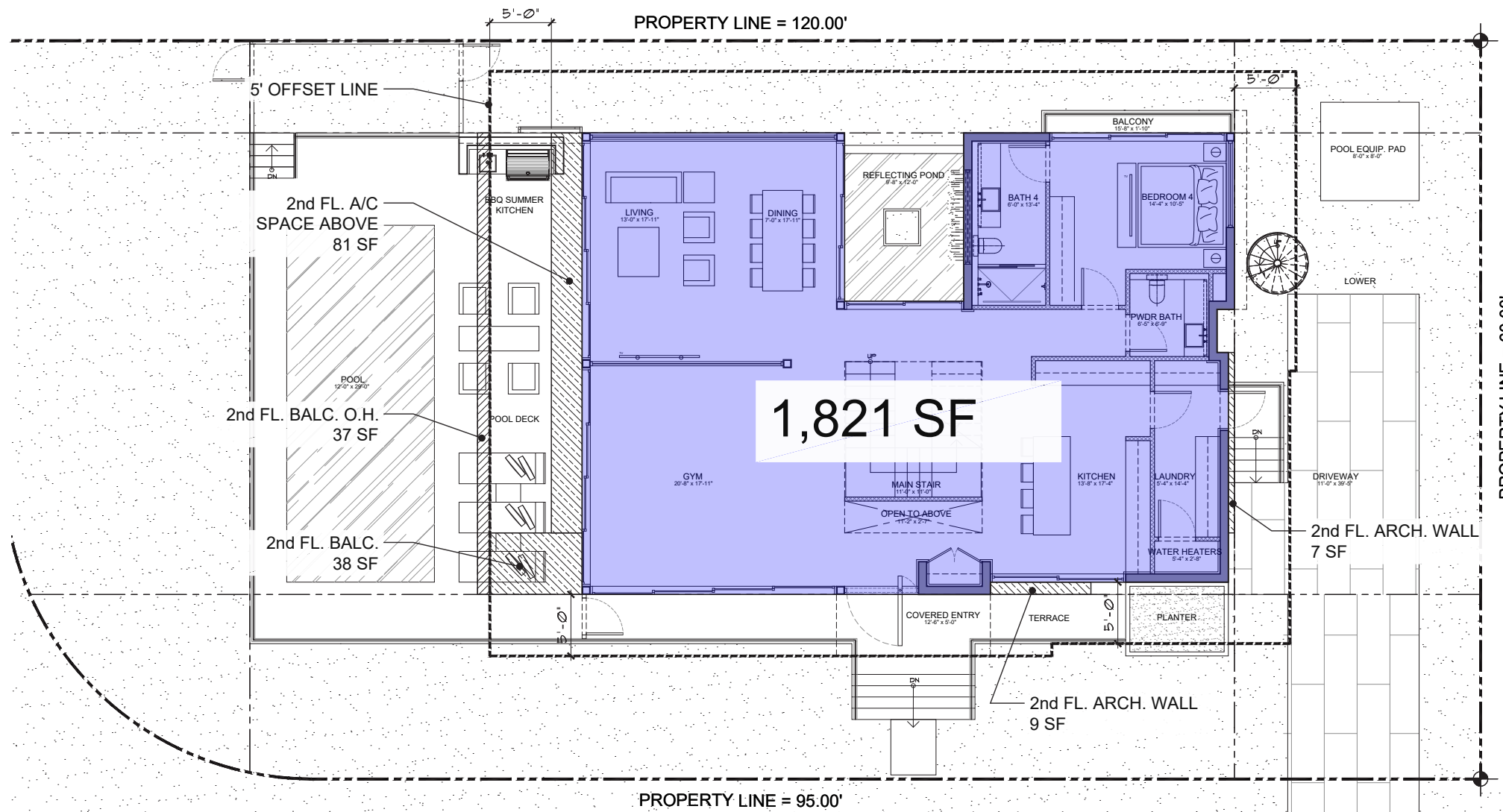
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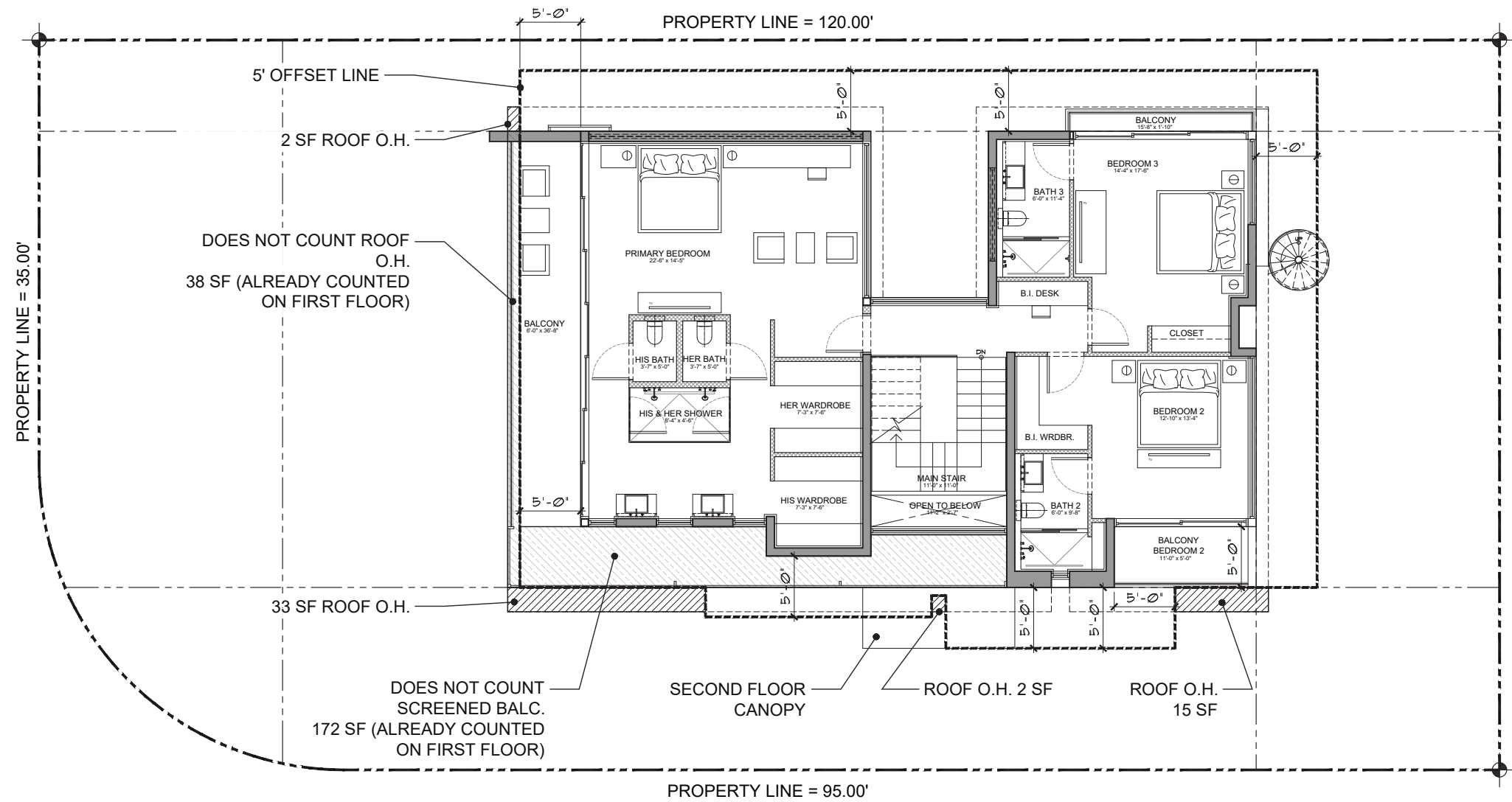


1
A-052
LOT COVERAGE
FIRST FLOOR PLAN
 Scale: 3/16" = 1'-0"

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%) |

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1
LOT COVERAGE
SECOND FLOOR
 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

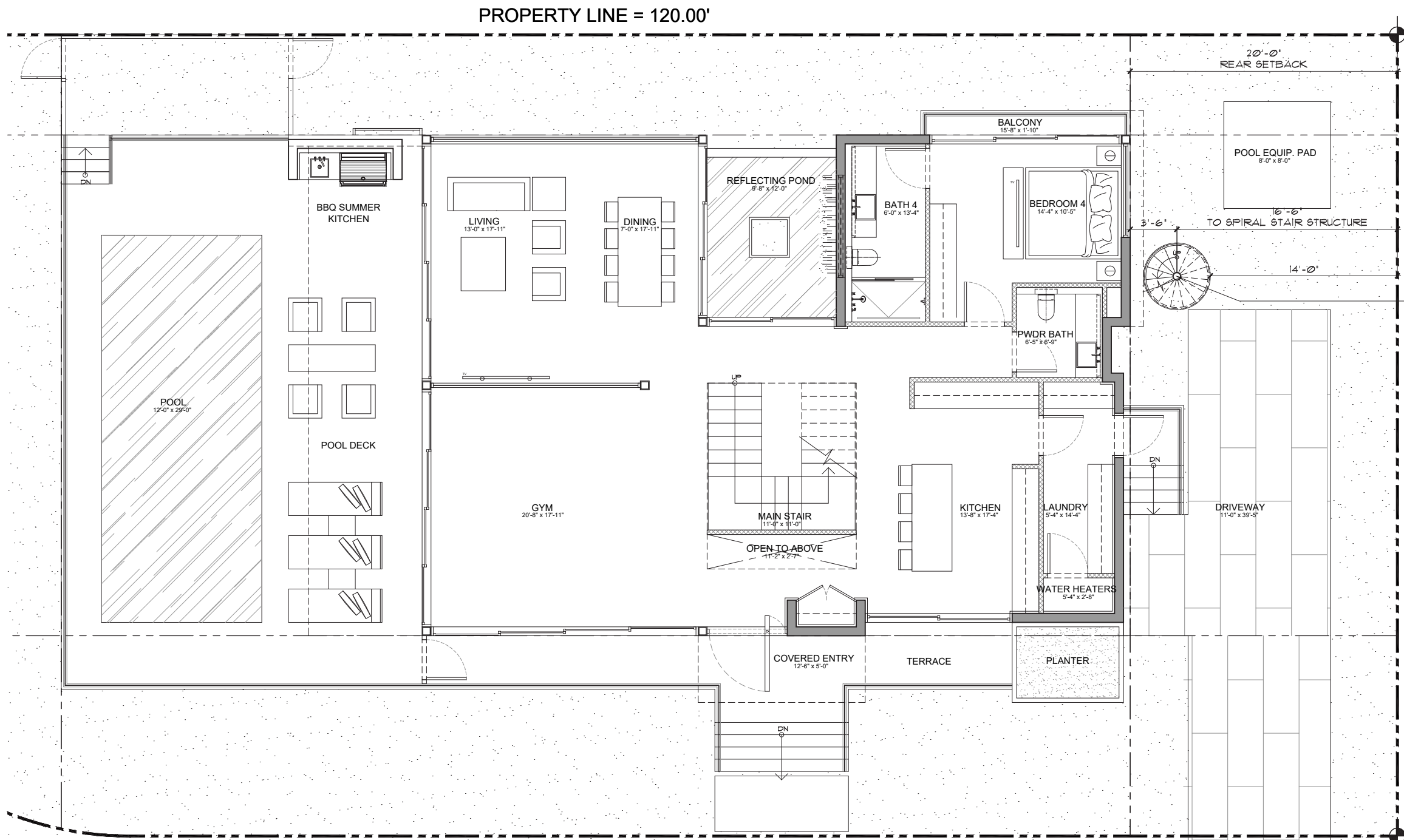
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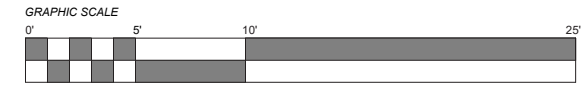
revised:

sheet no.



1
A-060

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



VARIANCE - SPIRAL STAIR A-080

VARIANCE #2 - TERRACE & PLANTER

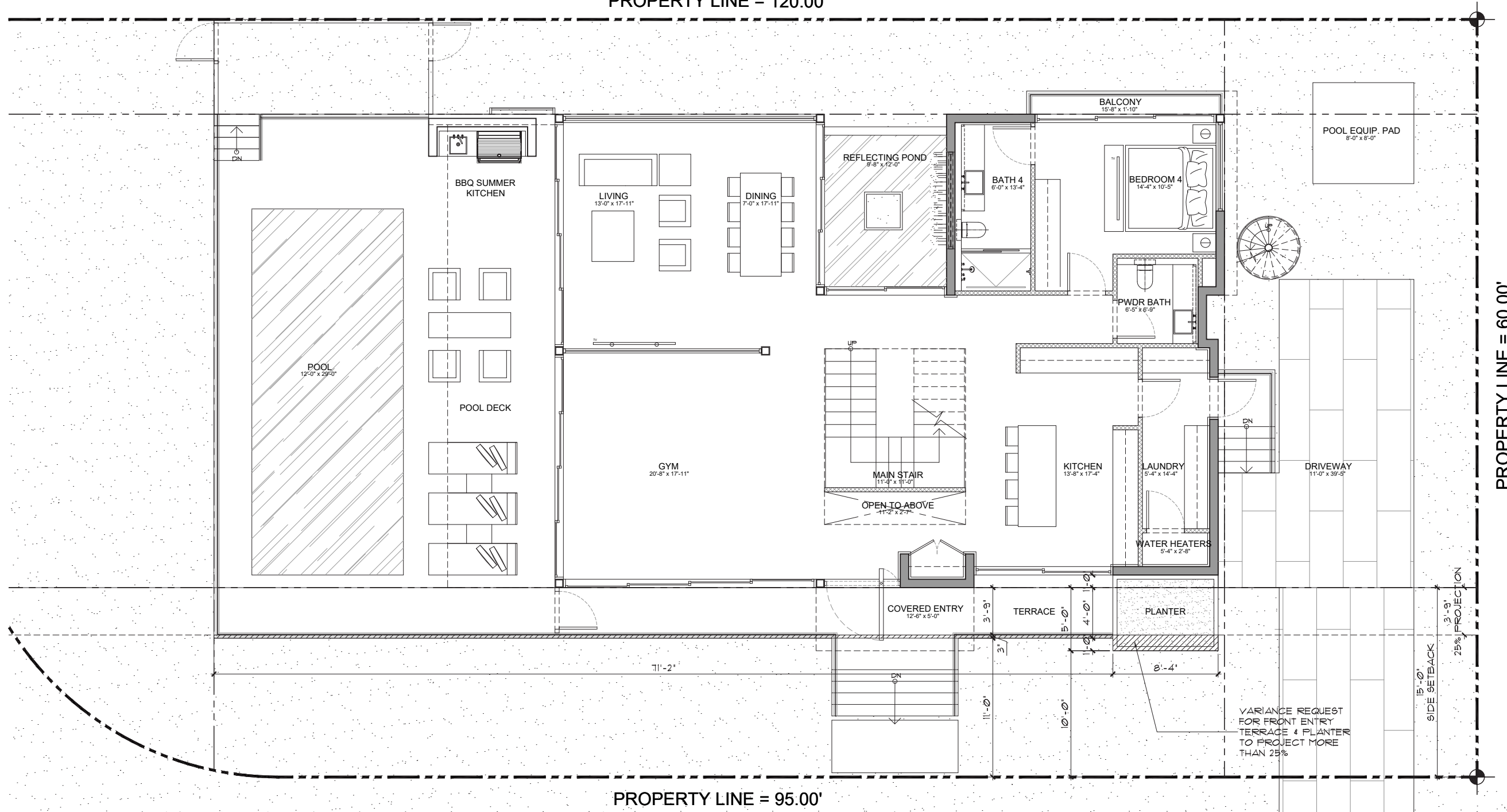
ALLOWED PROJECTION: _____ 3'-9"

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.

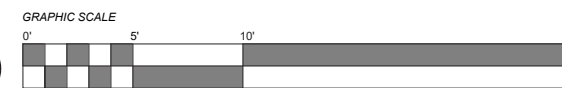
PROPERTY LINE = 120.00'



PROPERTY LINE = 95.00'

1
A-060

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



VARIANCE - FRONT TERRACE & PLANTER

A-081

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PROPERTY LINE = 60.00'

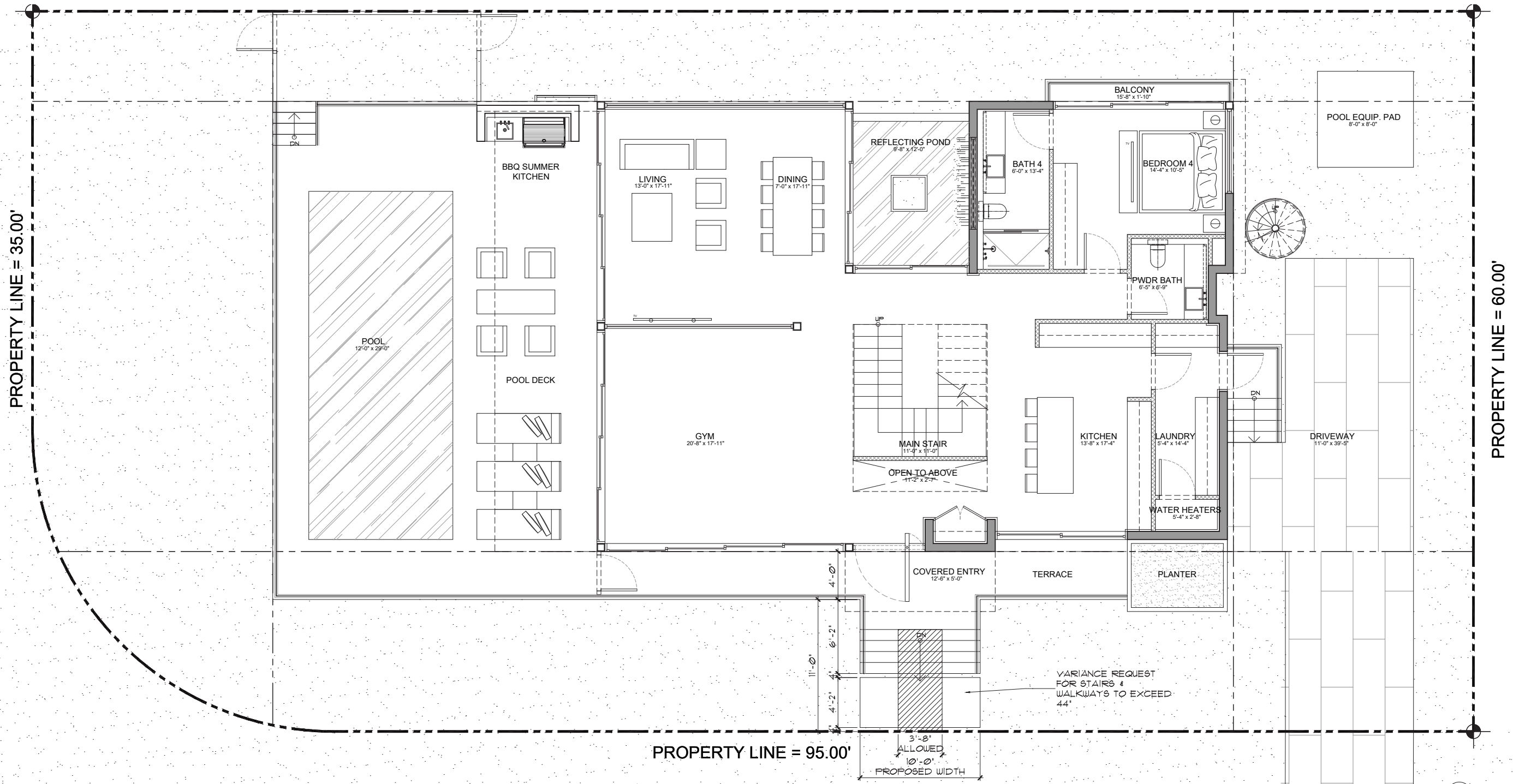
VARIANCE #3 - STAIRS & WALKWAY

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



PROPERTY LINE = 35.00'

PROPERTY LINE = 60.00'

PROPERTY LINE = 95.00'

3'-8" ALLOWED
10'-0" PROPOSED WIDTH

1
A-060

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



VARIANCE - FRONT STEPS & WALKWAY

A-082

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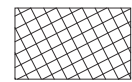
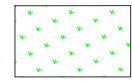
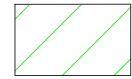
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2514

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sheet no.

LEGEND

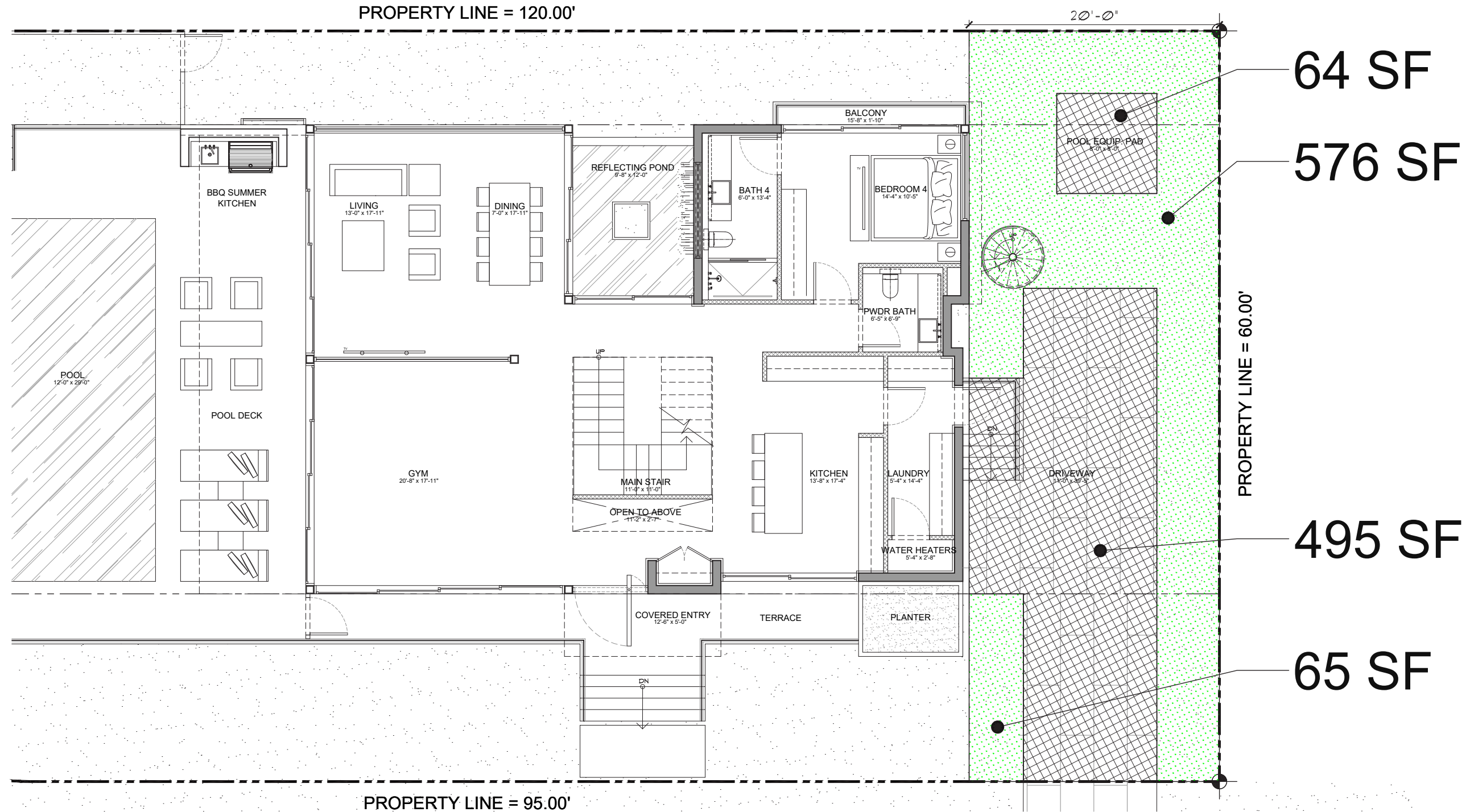
-  IMPERVIOUS AREA:
-  PERVIOUS AREA:
-  50% PERVIOUS/ IMPERVIOUS AREA:

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



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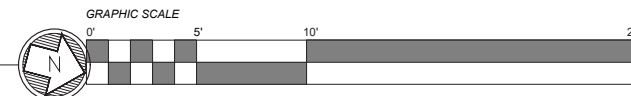
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sheet no.

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:

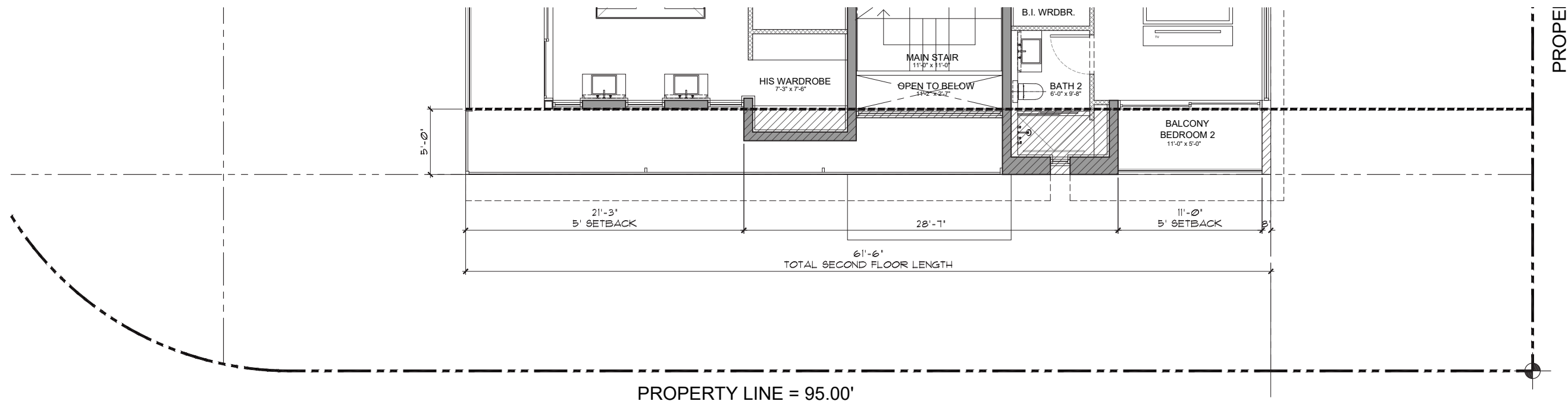
TOTAL ELEVATION LENGTH: _____ 61'-6"

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.



AS PER SECTION 7.2.2.3(B)2(A)
REQUEST TO WAIVE THE COURTYARD ELEVATION
REQUIREMENTS.

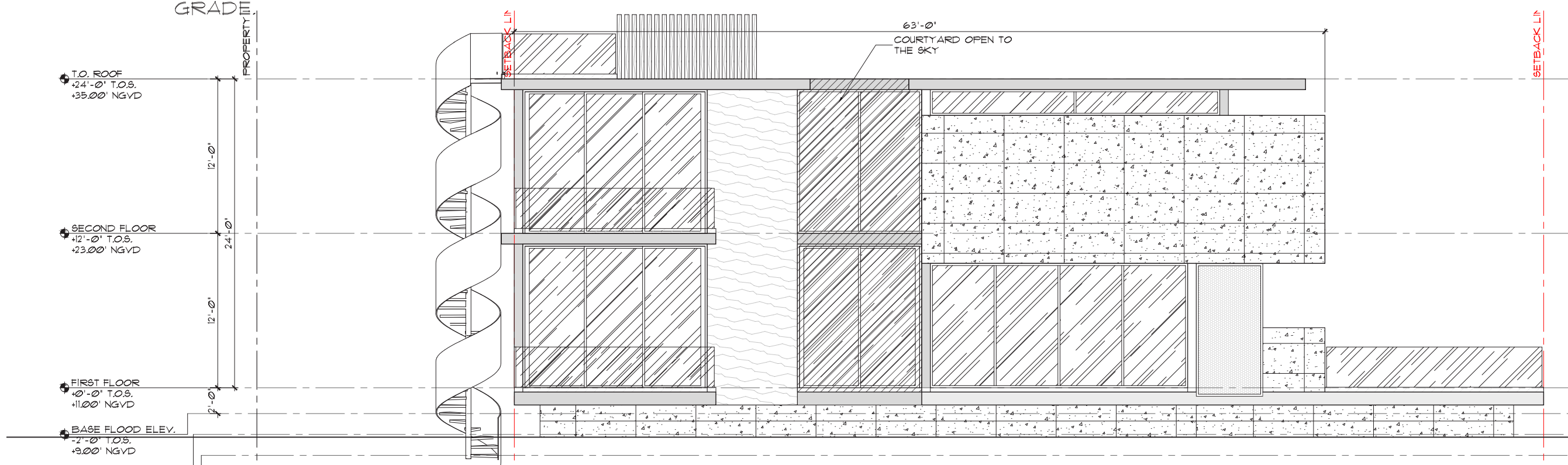
AS STATED IN THE CODE, THE COURTYARD NEEDS
TO BE 1% OF THE LOT AREA, REGULAR IN SHAPE,
OPEN TO THE SKY FORM GRADE, AND AT LEAST 8'
IN DEPTH.

WE ARE MEETING ALL OF THESE EXCEPT THAT THE
COURTYARD STARTS AT THE FIRST LEVEL, NOT AT
GRADE.

WAIVER #6 - 60' ELEVATION

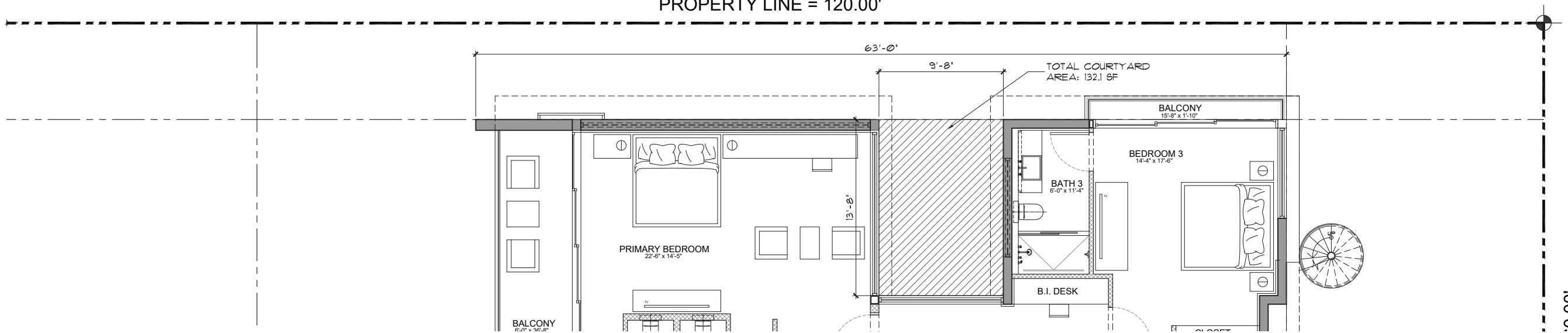
ELEVATION LENGTH ALLOWED: 60'-0"

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"

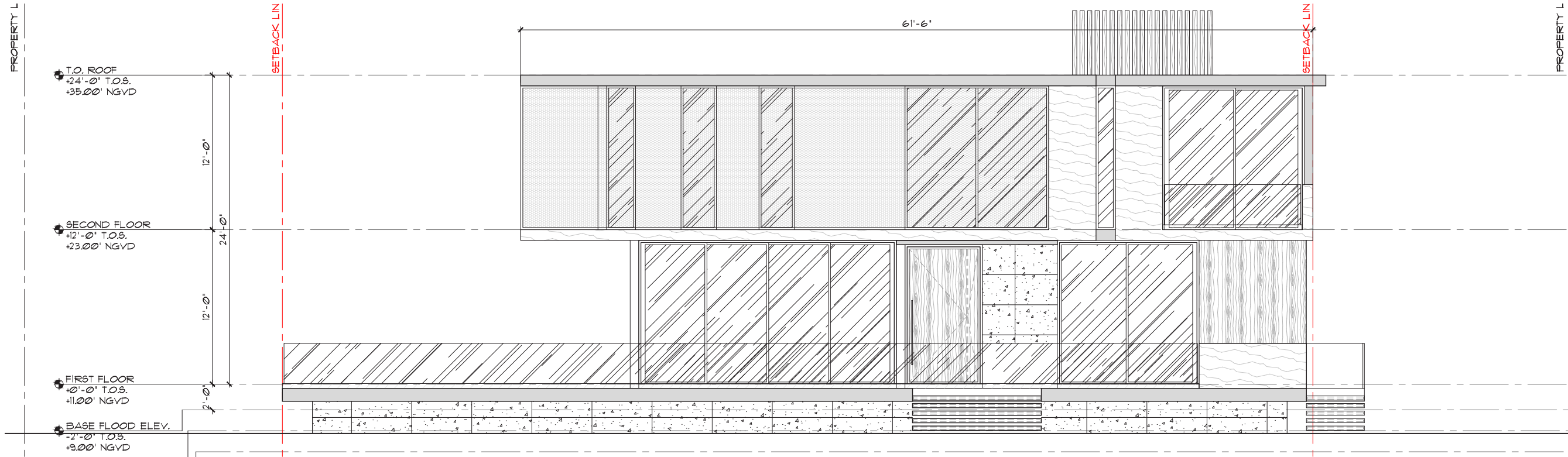
seal

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

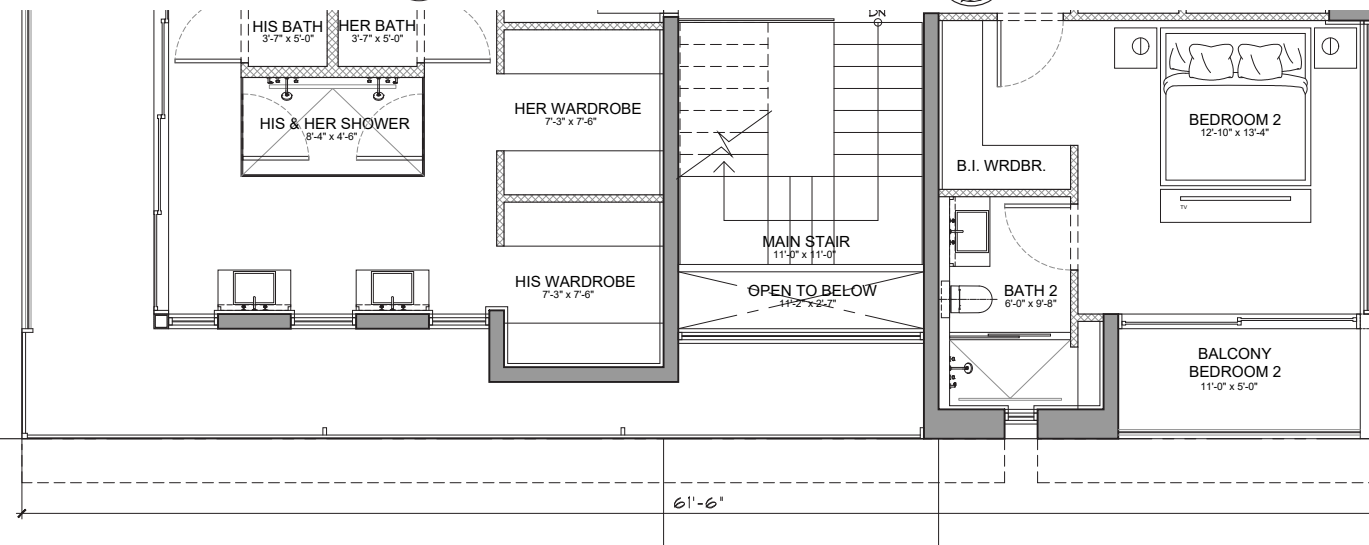
WAIVER #1 - 60' ELEVATION

ELEVATION LENGTH ALLOWED: 60'-0"

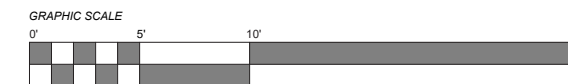
ELEVATION LENGTH PROPOSED: 61'-6"



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

seal

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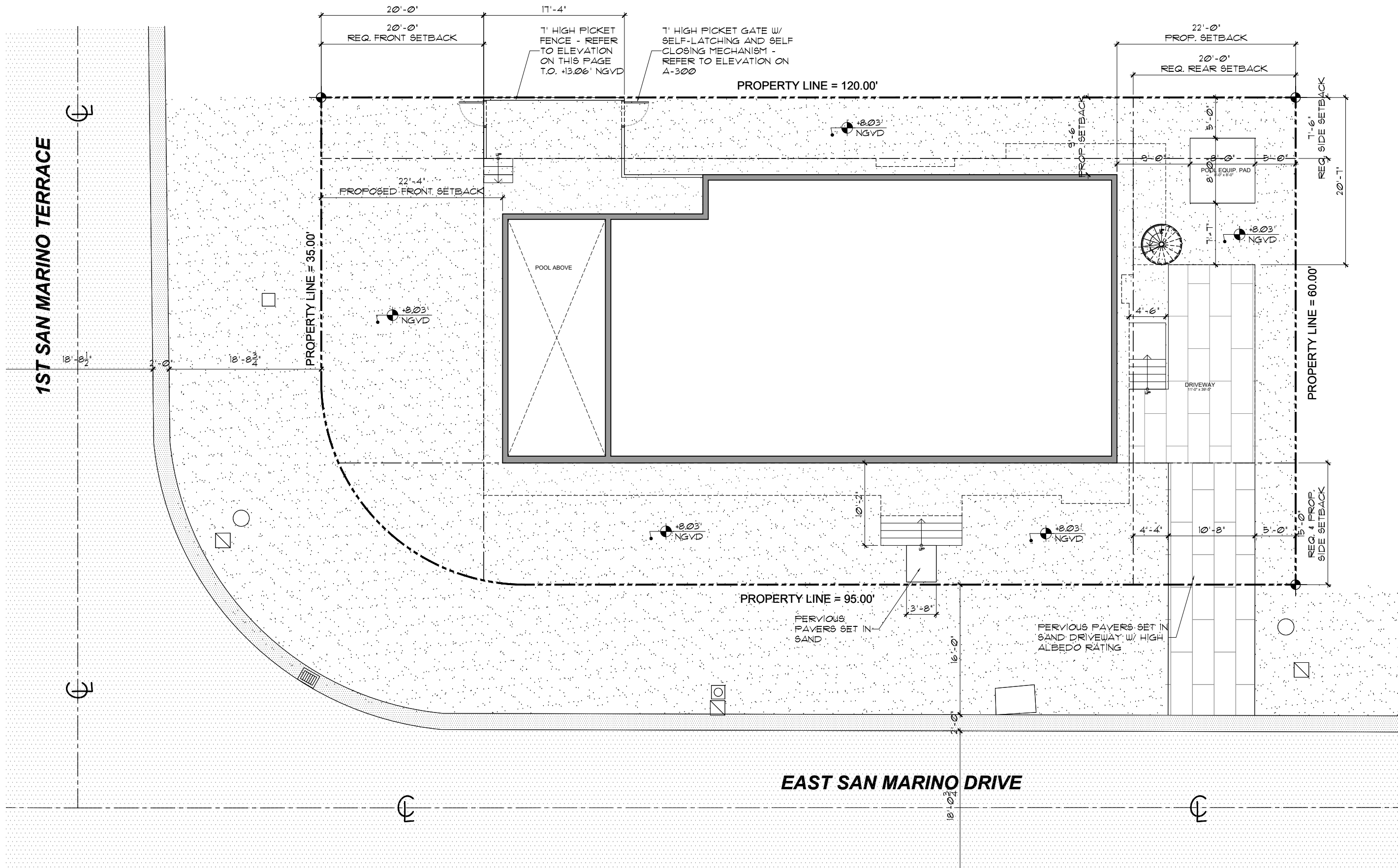
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sheet no.

A-092



seal

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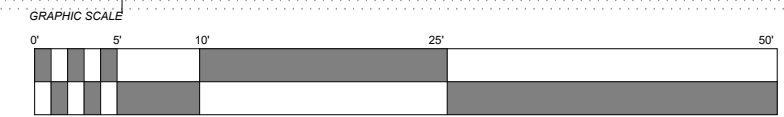
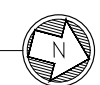
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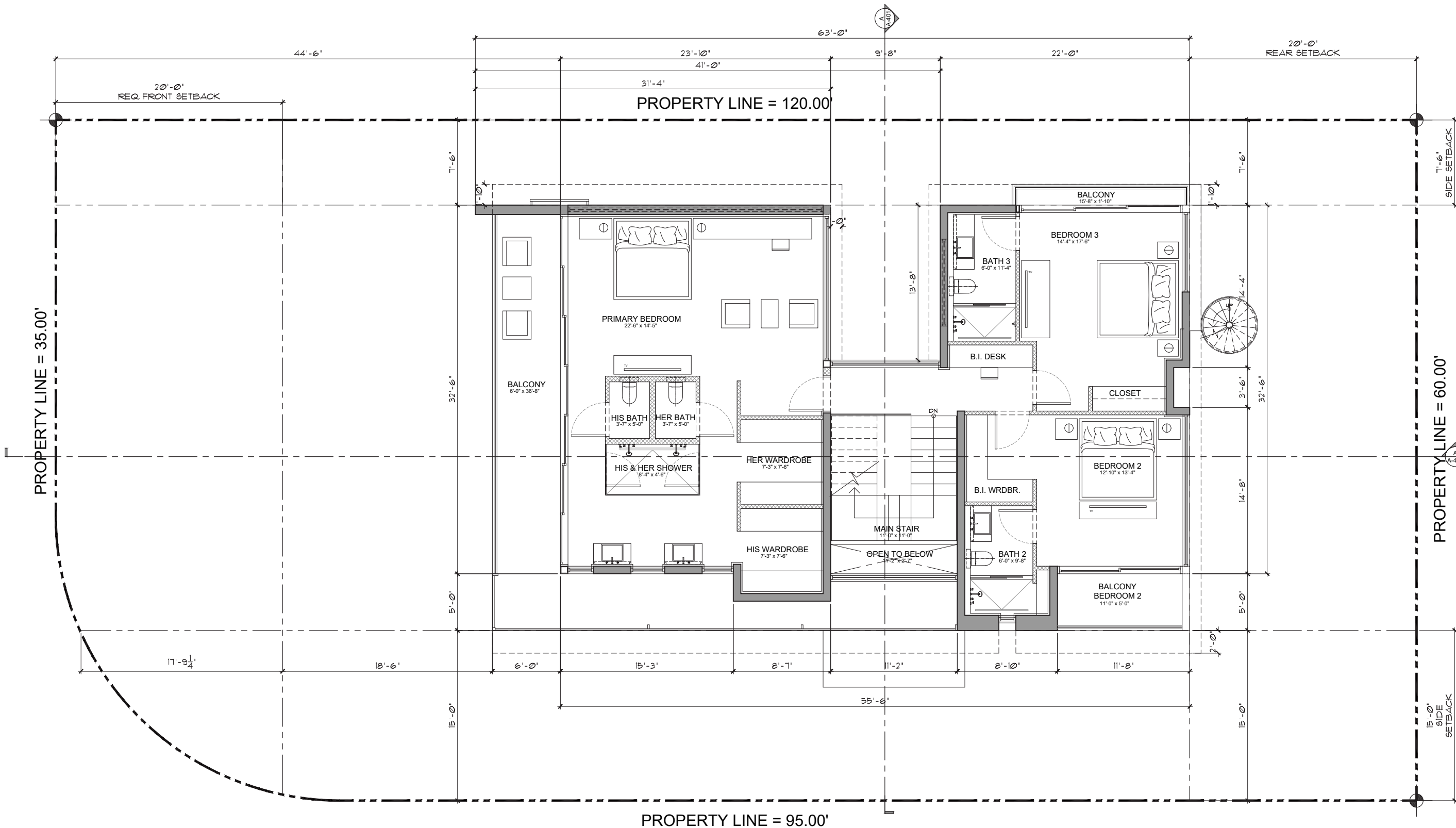
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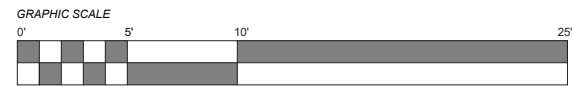
1
A-060 **SITE PLAN**
 Scale: 3/16" = 1'-0"



SITE PLAN **A-060**

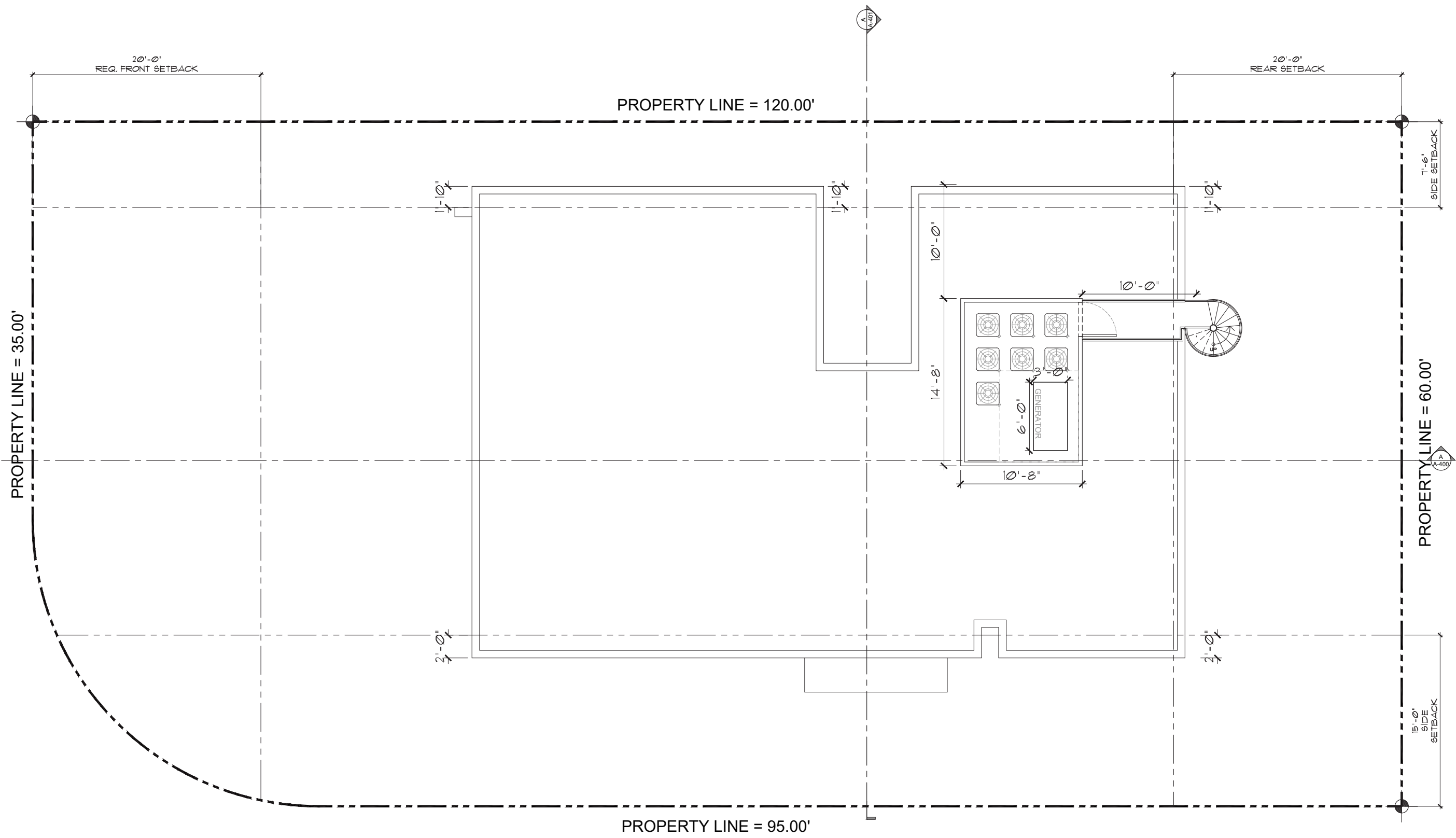


1
A-060
SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN

A-120



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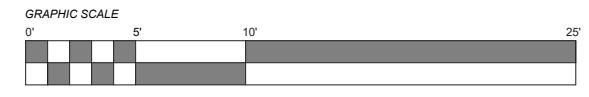
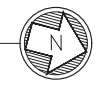
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sheet no.

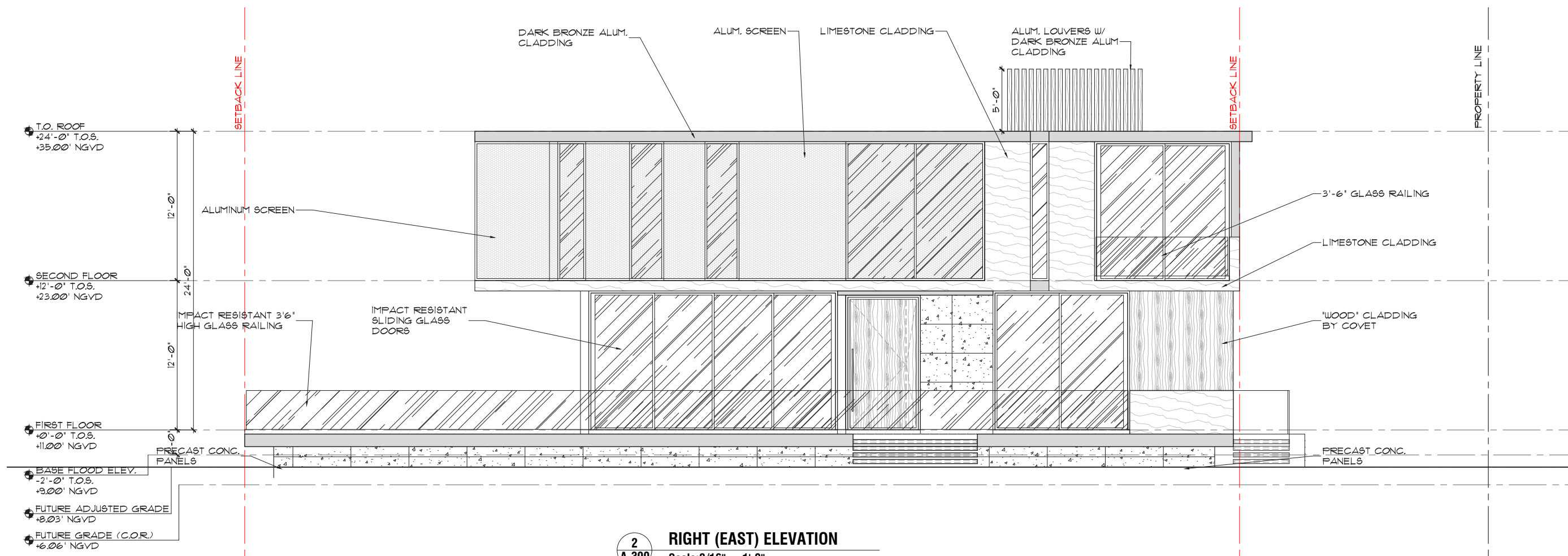
1
 A-060

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

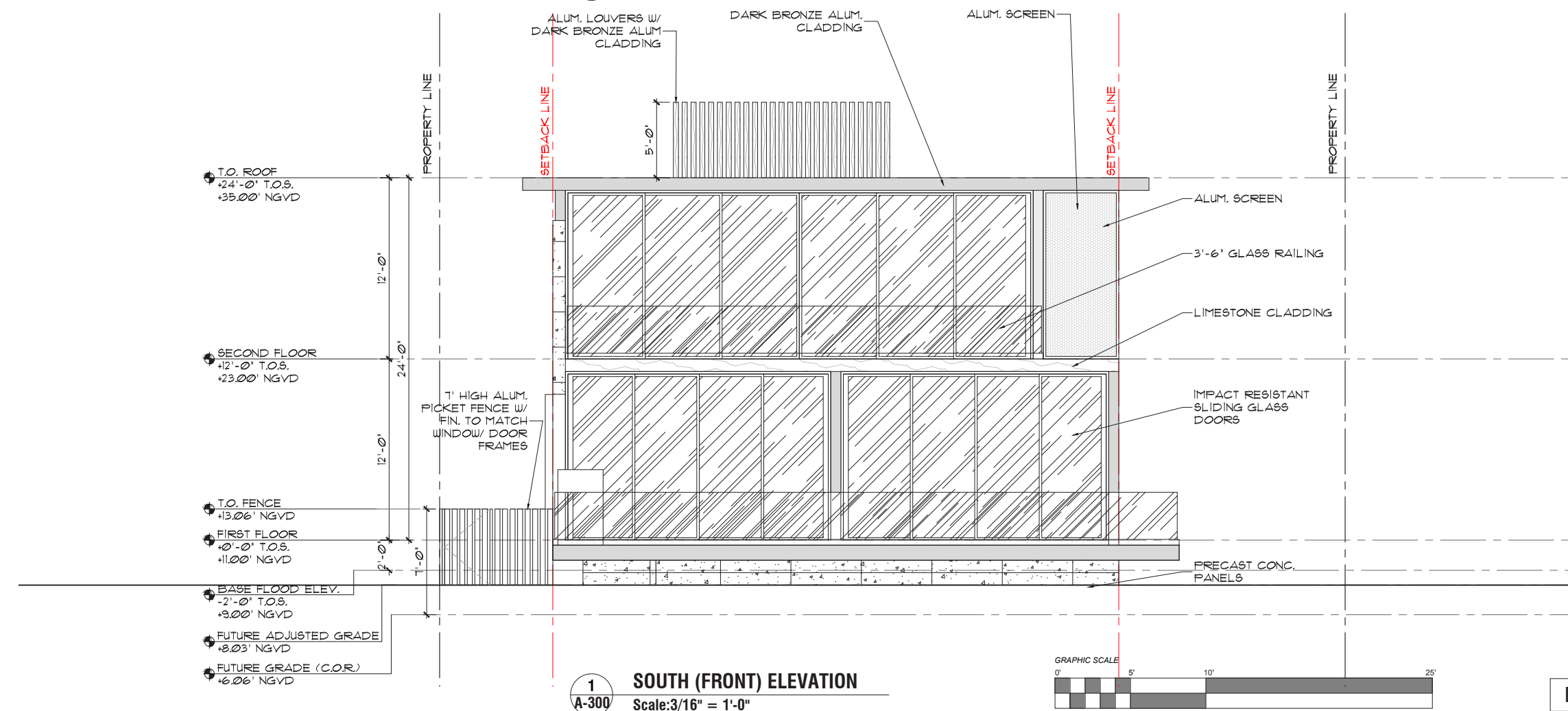


ROOF PLAN

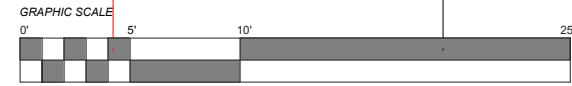
A-130



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



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



seal

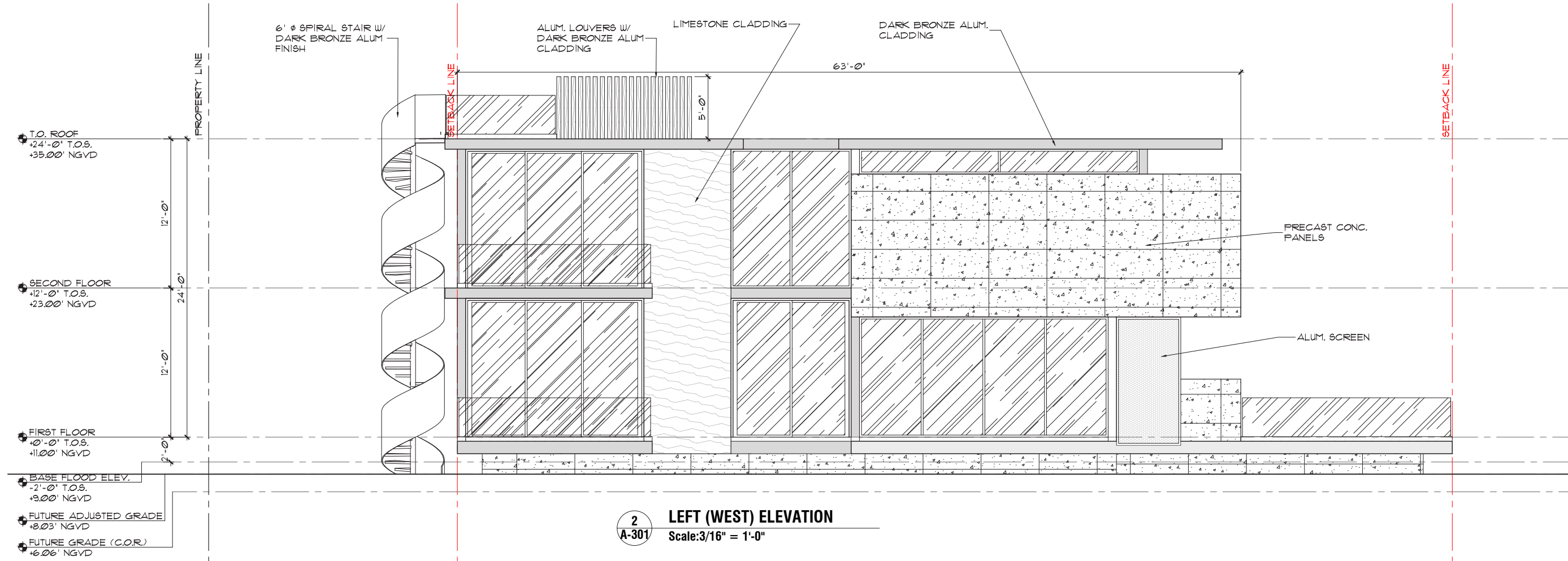
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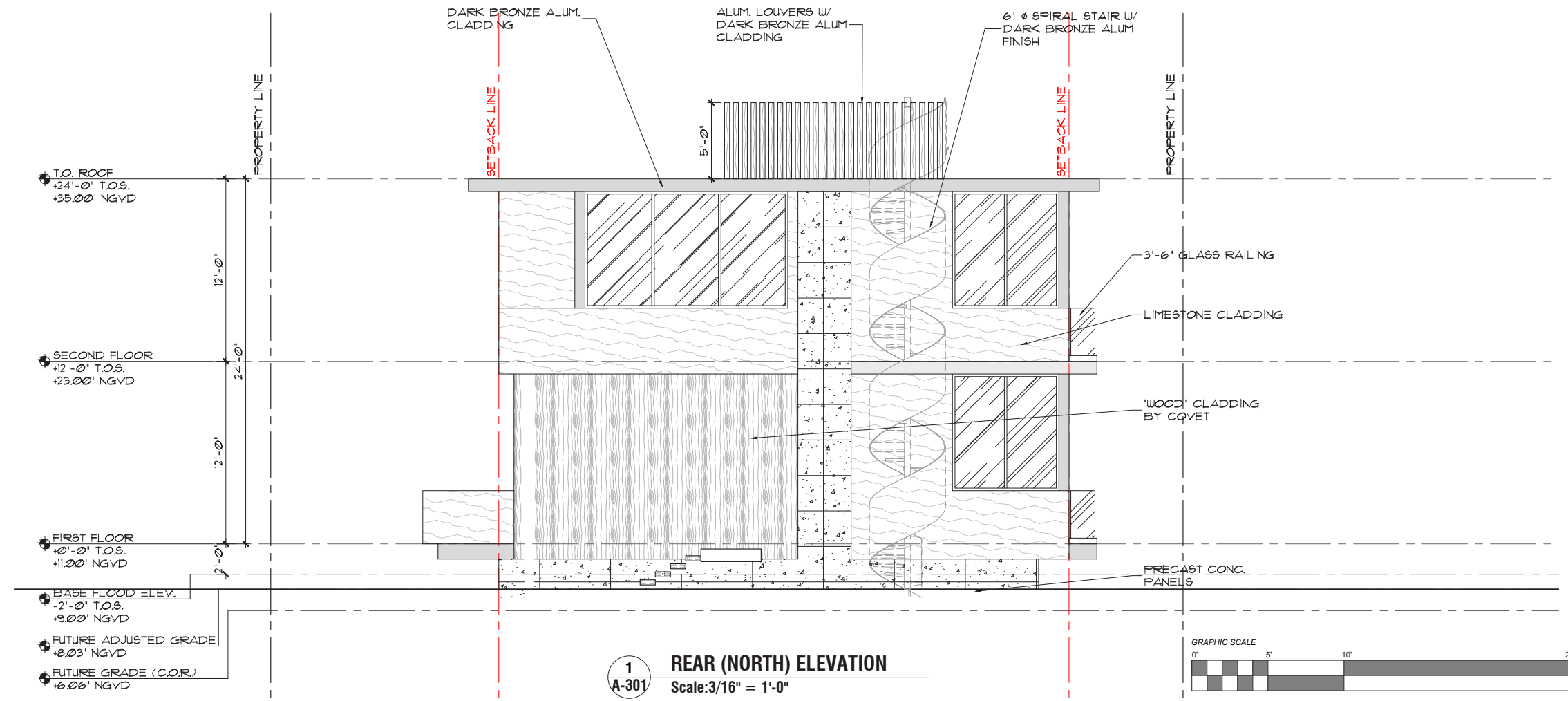
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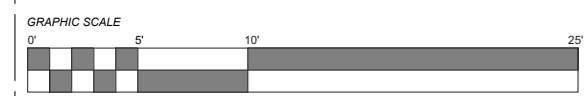
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2
A-301 **LEFT (WEST) ELEVATION**
Scale: 3/16" = 1'-0"



1
A-301 **REAR (NORTH) ELEVATION**
Scale: 3/16" = 1'-0"



seal

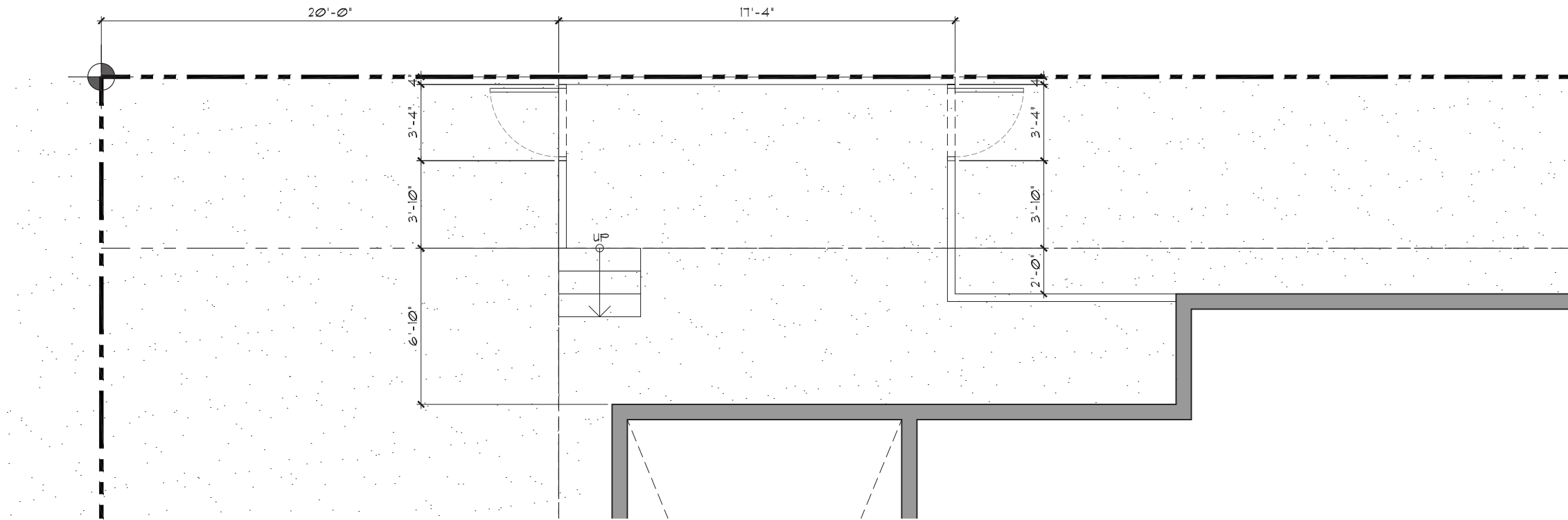
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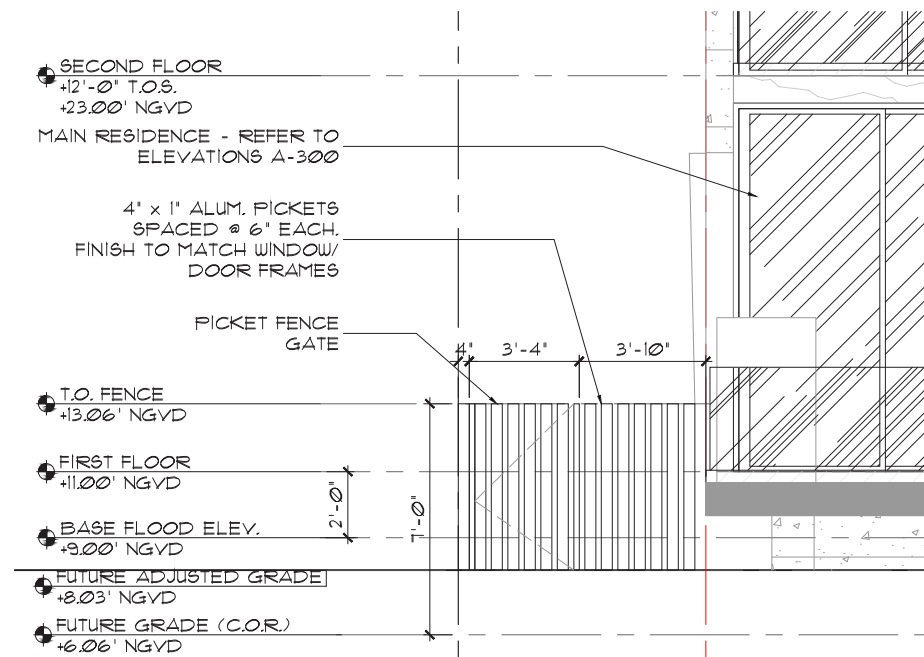
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09/29/2025

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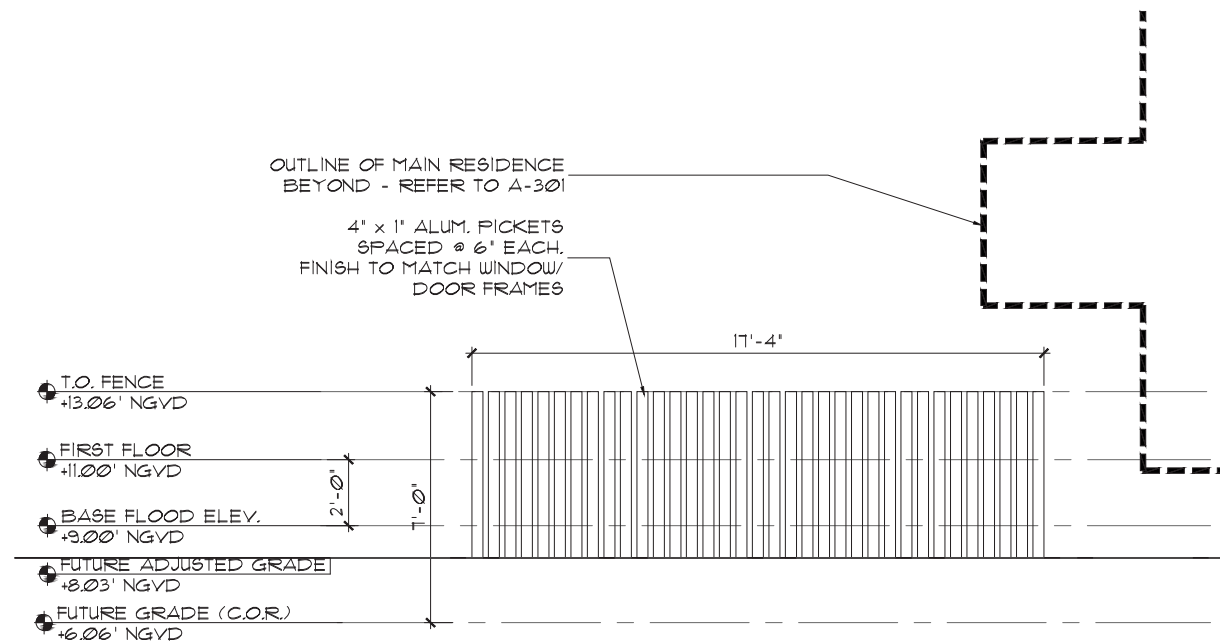
sheet no.



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"

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 AA26003009

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 09/29/2025

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sheet no.

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



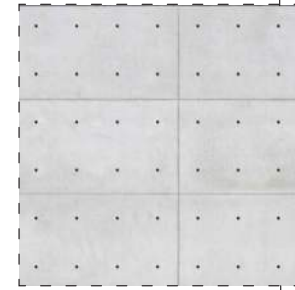
DARK BRONZE ALUMINUM



TRAVERTINE STONE CLADDING



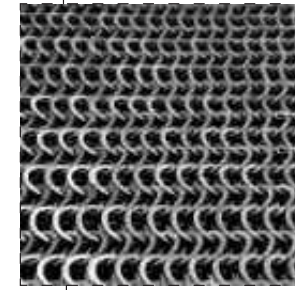
CLEAR INSULATED GLASS



CONCRETE PANELLING



COVET ALUMINUM BATTENS



STAINLESS STEEL SCREEN
(SEE PAGE G-103)

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

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09/29/2025

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sheet no.

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

24'-0"
 MAX BUILDING HEIGHT

12'-0"

12'-0"

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

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

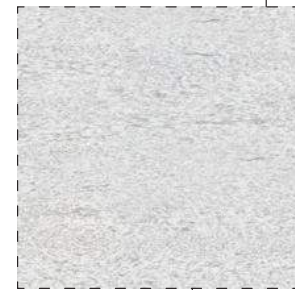
BASE FLOOD ELEVATION
 +9.00' NGVD



⊕ LEFT ELEVATION (WEST)



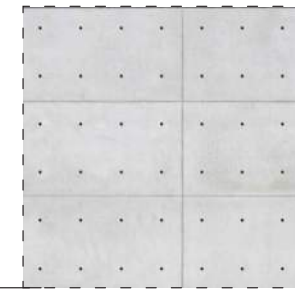
DARK BRONZE ALUMINUM



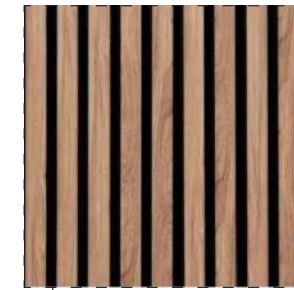
TRAVERTINE STONE CLADDING



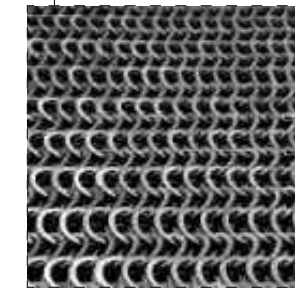
CLEAR INSULATED GLASS



CONCRETE PANNELLING



COVET ALUMINUM BATTENS



STAINLESS STEEL SCREEN
 (SEE PAGE G-103)

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

24'-0"
 MAX BUILDING HEIGHT

12'-0"

12'-0"

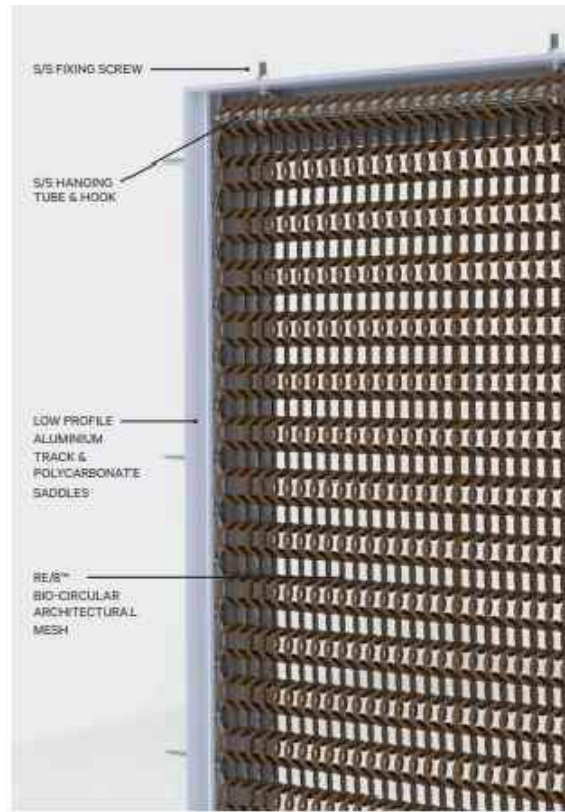
SECOND FLOOR
 +12'-0" T.O.S.
 +23.00' NGVD

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

BASE FLOOD ELEVATION
 +9.00' NGVD

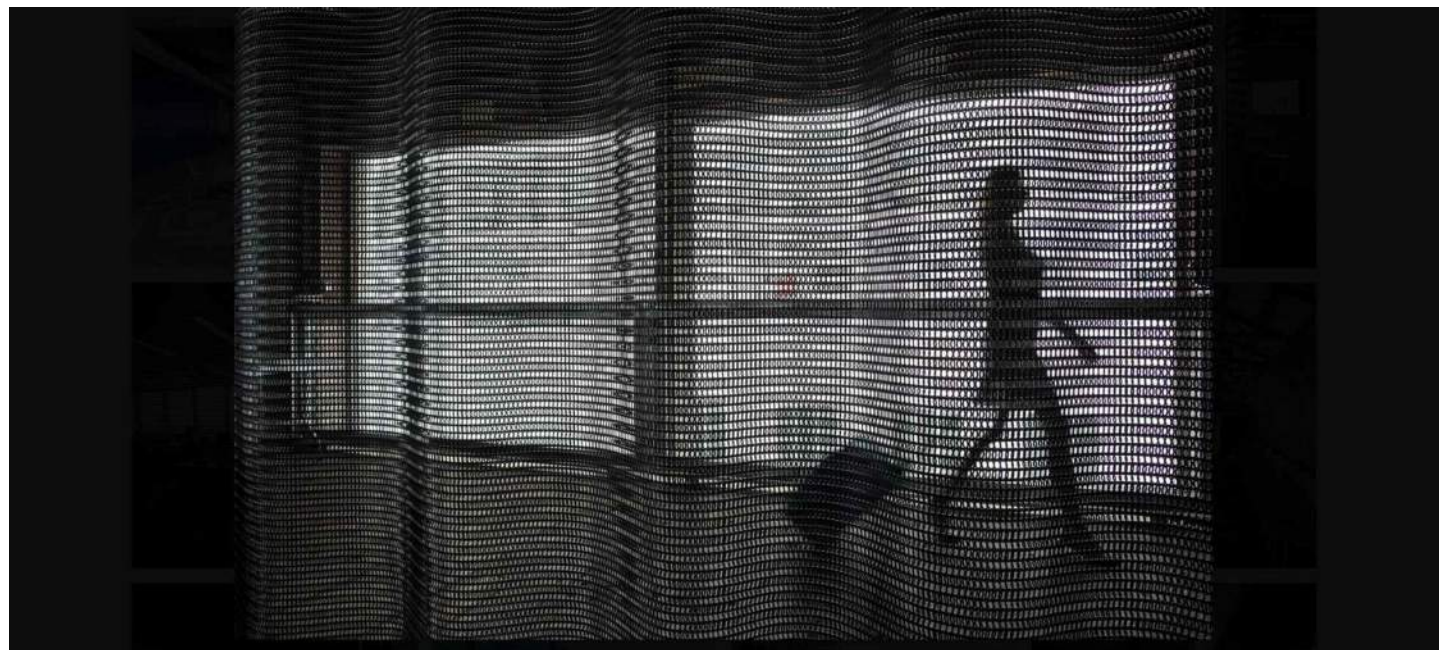
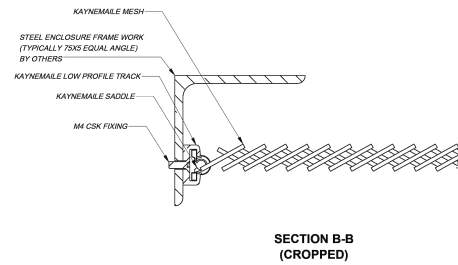
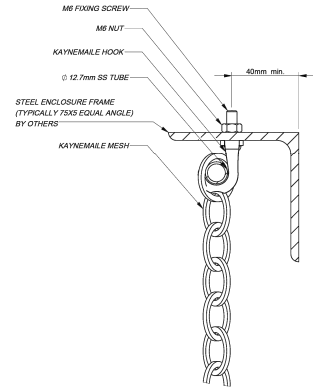
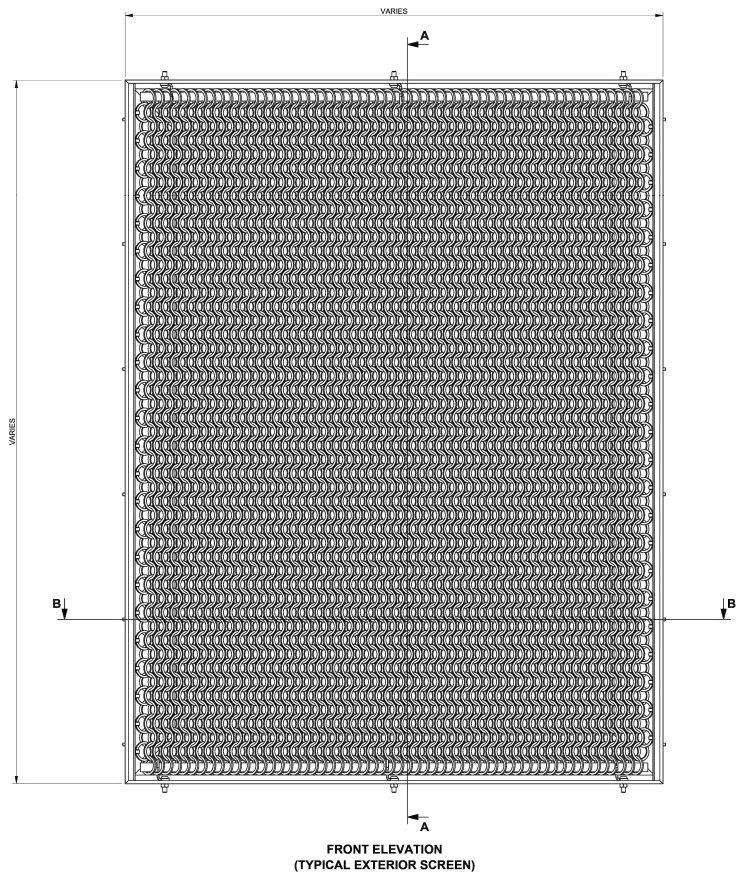


⊕ RIGHT ELEVATION (EAST)



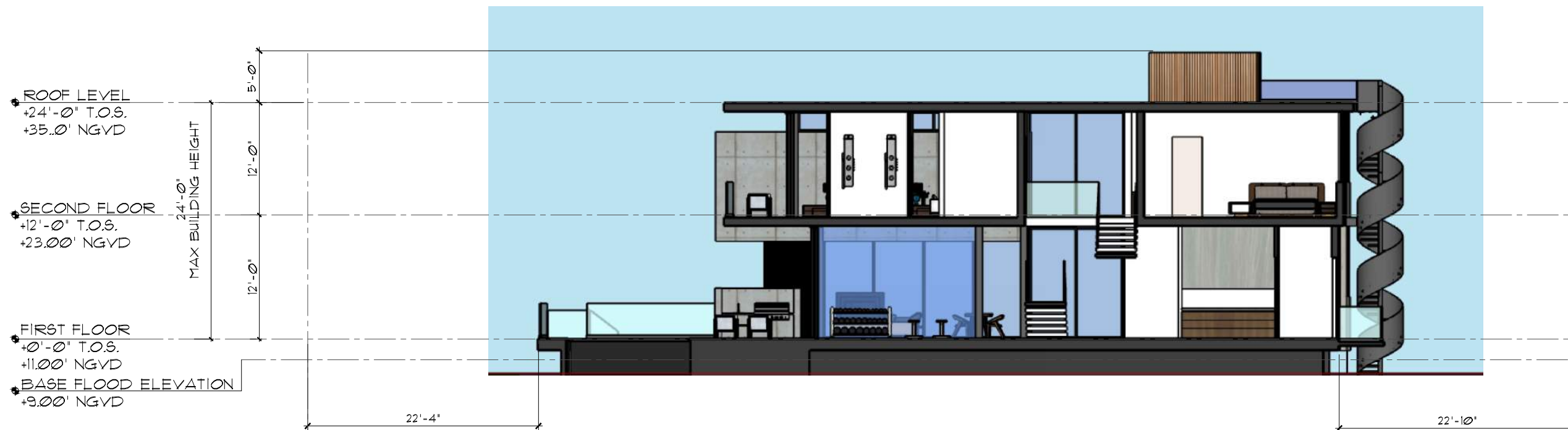
Technical Specifications

| | |
|----------------------|--|
| 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), 1.10in external (28mm) |





SECTION A-401



SECTION A-400

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.

SECTIONS

A-400



1 SE AXONOMETRIC VIEW



2 NE AXONOMETRIC VIEW



3 NW AXONOMETRIC VIEW



4 NE AXONOMETRIC VIEW

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RENDERS

G-200

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G-201

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G-206

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RENDERS

G-207

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