

PRIVATE RESIDENCE

11 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

DRB FINAL SUBMITTAL PACKAGE
12-06-2021



11 EAST RIVO ALTO DRIVE, FL 33139

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MIAMI BEACH, FL 33139

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
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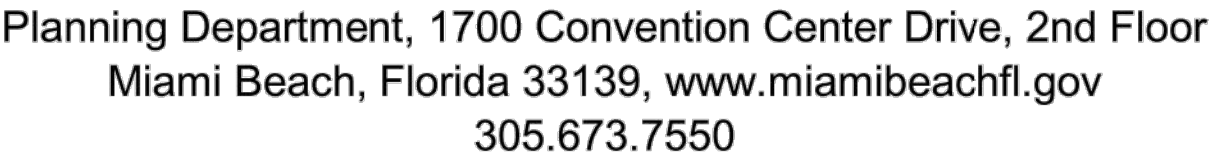
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COVER SHEET

Date	11-15-2021	Sheet No.
Scale	--	A0.00
Project	2191	



ITEM #	Project Information		
1	Address:	11 EAST RIVO ALTO DRIVE, MIAMI BEACH, FL 33139	
2	Folio number(s):	02-3233-001-0540	
3	Board and file numbers :		
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District: RS-3
5	Base Flood Elevation:	+10.00' NGVD	Grade value in NGVD: +4.15' NGVD - CROWN OF ROAD
6	Adjusted grade (Flood+Grade/2):		Free board:
7	Lot Area:	12,900 SF	
8	Lot width:	55'-8" AT 20' SETBACK	Lot Depth: 183'-0" AVERAGE TWO SIDE LENGTHS
9	Max Lot Coverage SF and %:	3,870 SF (30.00%)	Proposed Lot Coverage SF and %: 3,869 SF (29.99%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:
11	Front Yard Open Space SF and %:	790 SF (75.16 %)	Rear Yard Open Space SF and %: 2,060 SF (72.66 %)
12	Max Unit Size SF and %:	6,450 SF (50.00 %)	Proposed Unit Size SF and %: 6,449 SF (99.98 %)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size: 3,343 SF (51.82 %)
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)
15			Proposed Second Floor Unit Size SF and % : 2,603 SF (40.35 %)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 632 SF (24.30 %)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" FLAT		24'-0" FLAT	
18	Setbacks:				
19	Front First level:	20'-0"		47'-7"	
20	Front Second level:	30'-0"		67'-1"	
21	Side 1: EAST SIDE 1:	10'-0" MIN.		10'-1"	
22	Side 2 or (facing street): WEST SIDE 2:	10'-0" MIN.		10'-1"	
23	Rear:	27'-6"		27'-7"	
	Accessory Structure Side 1:	N / A		N / A	
24	Accessory Structure Side 2 or (facing street) :	N / A		N / A	
25	Accessory Structure Rear:	N / A		N / A	
26	Sum of side yard :	20'-0" MIN.		20'-2"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

If not applicable write N/A

App/PlanRev1-16v.1

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11 E.RIVO ALTO



IMAGES ON SHEET A0.04-CONTEXT
C1 - E. RIVO ALTO - LOOKING EAST
C2 - E. RIVO ALTO - LOOKING WEST

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - EAST
E3 - SIDE YARD - WEST
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 8 E. RIVO ALTO
N2 - 15 E. RIVO ALTO
N3 - 10 E. RIVO ALTO



C1 - E RIVO ALTO (VIEW TO EAST)



C2 - E RIVO ALTO (VIEW TO WEST)

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IMAGE KEY

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E1 - 11 E. RIVO ALTO - VIEW TO FRONT (EXISTING STRUCTURE)



E2 - 11 E. RIVO ALTO - VIEW TO EAST SIDE (EXISTING STRUCTURE)



E3 - 11. E. RIVO ALTO - VIEW TO WEST SIDE (EXISTING STRUCTURE)



E4 - 11. E. RIVO ALTO - VIEW TO REAR (EXISTING STRUCTURE)

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EXISTING CONDITIONS

NO SCALE

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Sun Dec 5, 2021
Sun Dec 5, 2021



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SITE IMAGES

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E5 - 11 E. RIVO ALTO - EXISTING FRONT DOOR DETAIL



E6 - 11 E. RIVO ALTO - EXISTING ENTRY COURTYARD DETAIL

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K A R P

SITE IMAGES

Date	11-15-2021	Sheet No.
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N1 - 8 E. RIVO ALTO (NEIGHBOR)



N2 - 15 E. RIVO ALTO (NEIGHBOR)



N3 - 10 E. RIVO ALTO (NEIGHBOR)

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CONTEXT IMAGES

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RENDERINGS

Date	11-15-2021	Sheet No.
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1 RENDERING FRONT VIEW
N.T.S.



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RENDERINGS

Date	11-15-2021	Sheet No.
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1 RENDERING REAR VIEW
N.T.S.