DESIGN REVIEW BOARD FINAL SUBMITTAL

DRB FILE NUMBER: DRB23-0974
FINAL SUBMITTAL: 12/08/2023; REVISED 12/20/2023
FOLIO NUMBER: 02-3233-001-0530 (REFER TO OPINION OF TITLE DOCUMENT)
ADDRESS: 441 E. RIVO ALTO DR, MIAMI BEACH, FLORIDA 33139

SCOPE OF WORK:

- REMOVAL OF EXISTING SINGLE FAMILY HOME
- NEW TWO STORY SINGLE FAMILY RESIDENCE WITH AN UNDERSTORY
- NEW LANDSCAPE DESIGN

DESIGN WAIVER REQUEST:

- A REQUEST TO CONSTRUCT A NEW, TWO STORY SINGLE FAMILY RESIDENCE WITH AN UNDERSTORY
- A REQUEST FOR THE RELAXATION / MODIFICATION OF THE TWO STORY SIDE ELEVATION OPEN SPACE REQUIREMENT



SHEET INDEX

ARCHITECTURAL EXHIBITS

A0.00	COVER SHEET
A0.10	ZONING INFORMATION
A0.11	SURVEY
A0.20	CONTEXT LOCATION PLAN
A0.21	CONTEXT ELEVATION LINE DRAWING
A0.30	EXISTING PHOTOGRAPHS - EXTERIOR
A0.31	EXISTING PHOTOGRAPHS - EXTERIOR
A0.40	EXISTING PHOTOGRAPHS - INTERIOR
A0.41	EXISTING PHOTOGRAPHS - INTERIOR
A0.42	EXISTING PHOTOGRAPHS - INTERIOR
A0.43	EXISTING PHOTOGRAPHS - INTERIOR
A0.50	EXISTING PHOTOGRAPHS - CONTEXT
A0.51	EXISTING PHOTOGRAPHS - CONTEXT
A0.52	EXISTING PHOTOGRAPHS - CONTEXT
A0.53	EXISTING PHOTOGRAPHS - CONTEXT
A0.54	EXISTING PHOTOGRAPHS - CONTEXT
A0.55	EXISTING PHOTOGRAPHS - CONTEXT
A0.56	EXISTING PHOTOGRAPHS - CONTEXT
A0.60	WAIVER REQUEST DIAGRAM
A0.70	UNIT SIZE DIAGRAMS
A0.71	LOT COVERAGE DIAGRAM
A0.72	YARD OPEN SPACE DIAGRAMS
A0.73	UNDERSTORY OPEN SPACE DIAGRAM
A0.74	UNDERSTORY EXTENT DIAGRAM

DEMOLITION

D1.00	DEMOLITION PLAN

ARCHITECTURAL DESIGN

A1.00	SITE PLAN
A2.00	UNDERSTORY FLOOR PLAN
A2.10	FIRST FLOOR PLAN
A2.20	SECOND FLOOR PLAN
A2.30	ROOF PLAN
A3.00	EXTERIOR ELEVATION - NORTH
A3.10	EXTERIOR ELEVATION - SOUTH
A3.20	EXTERIOR ELEVATION - EAST
A3.30	EXTERIOR ELEVATION - WEST
A4.00	BUILDING SECTION
A4.10	BUILDING SECTION
A4.20	ENCROACHMENT SECTIONS
A5.00	COLOR PERSPECTIVE RENDERING
A5.10	COLOR PERSPECTIVE RENDERING
A5.20	COLOR PERSPECTIVE RENDERING
A5.30	3D AXON VIEWS

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310 826 6226 fax
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RIVO ALTO RESIDENCE
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COVER SHEET

2 - 12/08/2023
3 - 12/20/2023

STATE OF FLORIDA
RONALD M. RADZINER
AR94118
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A0.00

MIAMIBEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information				
1	Address:	441 E Rivo Alto Drive, Miami Beach, FL 33139			
2	Folio number(s):	02-3233-001-0530			
3	Board and file number(s) :	DRB23-0974			
4	Year built: N/A	Zoning District:		RS-3	
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:	10'-0" NGVD	Grade value in NGVD:		4'-5 5/32" NGVD
9	Adjusted grade (Flood+Grade/2):	7'-2 1/2" NGVD	Free board:		4'-9"
10	30" above grade:	6'-11 5/32" NGVD	Lot Area:		13,825 SF
11	Lot width:	49'-0" F; 106'-6" R	Lot Depth:		179'-2"
12	Max Lot Coverage SF and %:	4,147.5 SF; 30%	Proposed Lot Coverage SF and %:		4,142.6 SF; <30%
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	1,138.11 SF; 71%	Rear Yard Open Space SF and %:		1,842.60 SF; 72%
15	Max Unit Size SF and %:	6,912.5 SF; 50%	Proposed Unit Size SF and %:		6,812 SF; 49%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		3,046 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, all except an Irrigation plan as not required by DRB.	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	27'-0" MAX	N/A	27'-0"	N/A
20	Front Setbacks:				
	Front First level:	30'-0" MIN	N/A	32'-1"	N/A
	Front second level:	30'-0" MIN	N/A	33'-4"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	>35% @ 35'-0" MIN	N/A	68% @ 35'-5 1/2"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	19'-5 1/4"	N/A	20'-11"	N/A
23	Side 1:	10'-0"	N/A	10'-2 1/2"	N/A
24	Side 2 or (facing street):	10'-0"	N/A	10'-8 1/2"	N/A
25	Rear:	26'-10 1/2"	N/A	32'-11 1/2"	N/A
26	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
28	Accessory Structure Rear:	N/A	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	N/A			

Notes: Indicate N/A if not applicable.

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ZONING INFORMATION

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BOUNDARY - TOPOGRAPHIC SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
285	PALM	9	25	10
286	TREE	4	18	10
287	PALM	6	15	5
288	PALM	6	15	5
289	PALM	14	25	10
290	PALM	7	6	5
291	PALM	21	18	15
292	PALM	3	15	5
293	PALM	4	15	5
294	PALM	7	18	5
295	PALM	4	18	5
296	PALM	4	18	5
297	PALM	4	15	5
298	PALM	4	18	5
299	PALM	4	15	5
300	PALM	6	6	5
301	PALM	7	10	5
303	TREE	6	20	10
304	3 PALMS	3	20	5
358	PALM	5	18	5
359	PALM	5	18	5
360	PALM	5	18	5
361	PALM	5	18	5
362	PALM	5	18	5
363	PALM	4	12	5
364	TREE	7	10	15
365	TREE	5	12	10
366	PALM	5	18	5
367	PALM	5	18	5
370	PALM	3	12	5
371	PALM	3	12	5
372	PALM	4	18	5
373	PALM	4	18	5
374	PALM	4	15	5
375	PALM	5	15	5
376	PALM	5	18	5
377	PALM	3	10	5
378	PALM	5	18	5
379	PALM	5	20	5
380	PALM	4	10	5
381	TREE	4	15	10
382	COCO	8	20	15
384	PALM	3	15	5
385	PALM	3	15	5
386	TREE	8	12	14
387	PALM	4	8	5
388	PALM	4	8	5
389	PALM	6	12	10
390	PALM	6	15	10
391	PALM	6	15	10
392	6 PALMS	3 TO 4	5	5
393	COCO	8	15	15
394	COCO	9	15	15
395	PALM	3	5	5
396	PALM	3	5	5
398	8 PALMS	3 TO 4	5	5
399	COCO	9	15	15
400	6 PALMS	3 TO 4	15	5
401	TREE	4	18	10
402	TREE	3	15	10
406	PALM	6	8	10
407	COCO	8	25	15
408	COCO	8	25	15
409	PALM	17	25	15
410	PALM	5	12	5
411	PALM	4	10	5
412	PALM	4	10	5
413	PALM	6	25	10
414	PALM	7	18	10
415	PALM	7	20	10
416	PALM	7	28	10
417	PALM	7	20	10
418	PALM	7	18	10
419	PALM	7	25	10



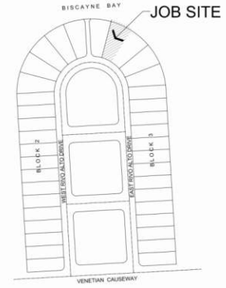
LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

- Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable Tv Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block # Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.MD = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
LM.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIR = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement



VICINITY MAP
NOT TO SCALE
PORTION SECTION 33-53S-42E

PROPERTY ADDRESS:
441 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139
Folio# 02-3233-001-0530

LEGAL DESCRIPTION

Lots 18, Block 3, RIVO ALTO ISLAND, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof, recorded in Plat Book 7, Page 74, of the Public Records of Miami-Dade County, Florida, and also an 8-foot strip of land contiguous to the Northeasterly boundary line of said Lots 18, Block 3, RIVO ALTO ISLAND, according to the Plat thereof, recorded in Plat Book 7, at Page 74, lying between the Northeasterly extension of the Westerly boundary line of said Lot 18, together with all common law and statutory riparian rights, including water privileges appurtenant, adjacent and belonging thereto.

Containing 14,225 square feet more or less

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the heren - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey: BOUNDARY AND TOPOGRAPHIC SURVEY.
11- North arrow direction and/or Bearings are based on an assumed meridian as shown on the aforementioned Plat.
12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
13- **Benchmark Used:** Miami-Dade County Benchmark **#D-169**, Elevation = **+7.86'**.
14- **Flood Zone Data:** Community/ Panel #120651 0317 H, Dated: 9/11/09
Flood Zone: "**AE**" Base Flood Elevation = **+10**
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- ATLANTIC VIEW HOLDINGS LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

JACOB GOMIS LICENSE No. 6231 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jacob Gomis
Date: 2023.09.18 15:00:16 -04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5660 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO.	DATE	DESCRIPTION	BY	APP
1	12/08/2023	RECORD OF REVISION	JP2	JP

ROYALPOINT LAND SURVEYORS, INC. LB# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX 305-827-9669

TYPE OF SURVEY: BOUNDARY -TOPO SURVEY

PREPARED FOR: ATLANTIC VIEW HOLDINGS LLC
441-445 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLA.

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 08/07/2023
JOB No.: RP23-1013
SHEET: 1 OF 1 SHEET

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SURVEY

2 - 12/08/2023
3 - 12/20/2023

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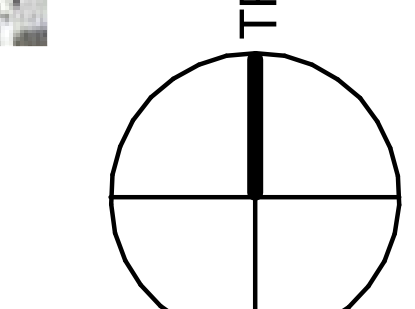
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CONTEXT LOCATION PLAN

NTS



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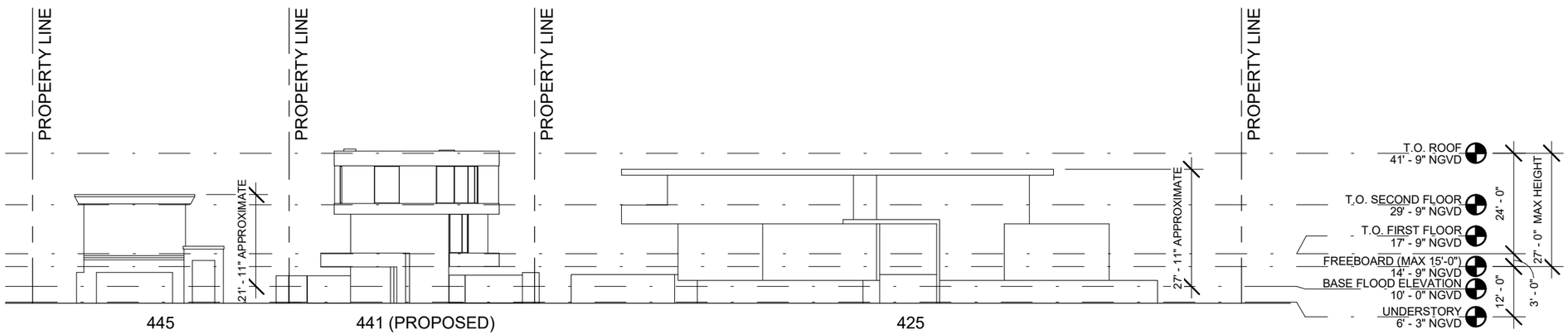
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EAST RIVO ALTO DRIVE

CONTEXT ELEVATION LINE DRAWING

1" = 30'-0"

0 22.5 45 67.5 90 112.5 FT

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CONTEXT ELEVATION LINE DRAWING

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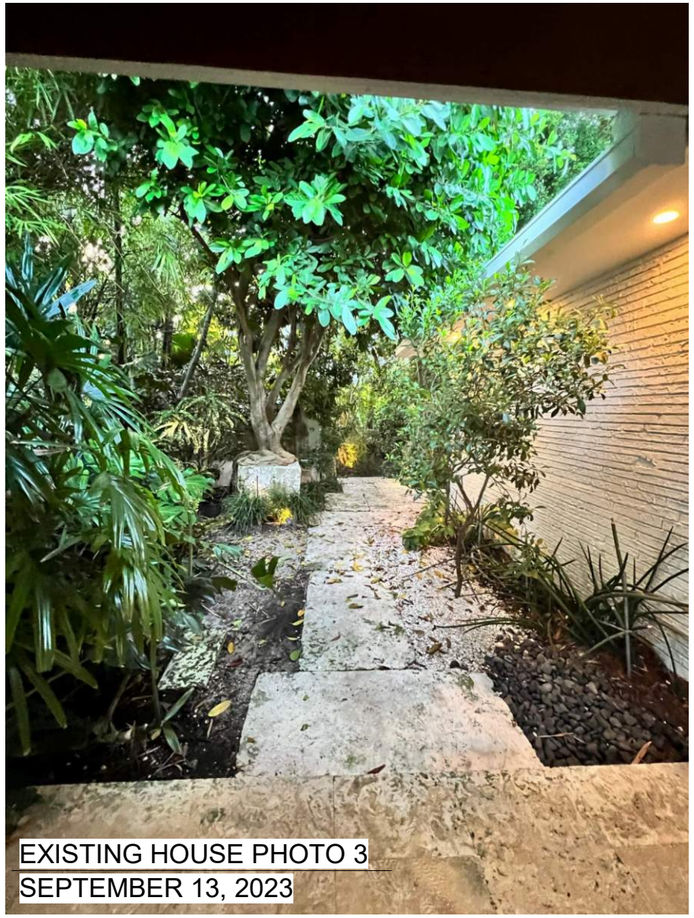
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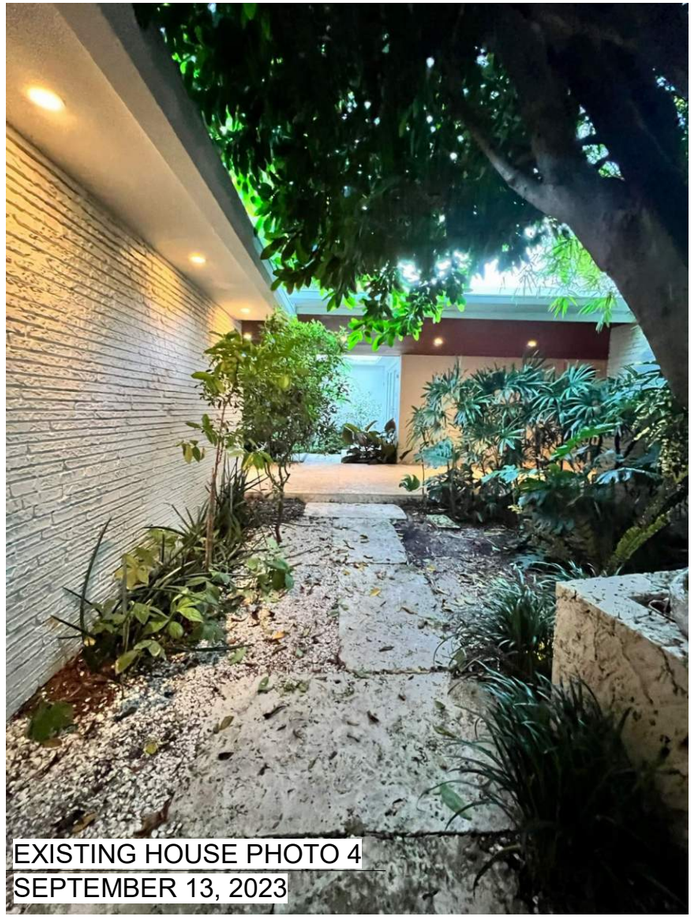
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EXISTING HOUSE PHOTO 2
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 3
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 4
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EXISTING HOUSE PHOTO 1
SEPTEMBER 13, 2023

TRUE NORTH

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KEY PLAN
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EXISTING PHOTOGRAPHS - EXTERIOR

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EXISTING HOUSE PHOTO 5
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 6
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EXISTING HOUSE PHOTO 7
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EXISTING HOUSE PHOTO 8
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TRUE NORTH

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KEY PLAN
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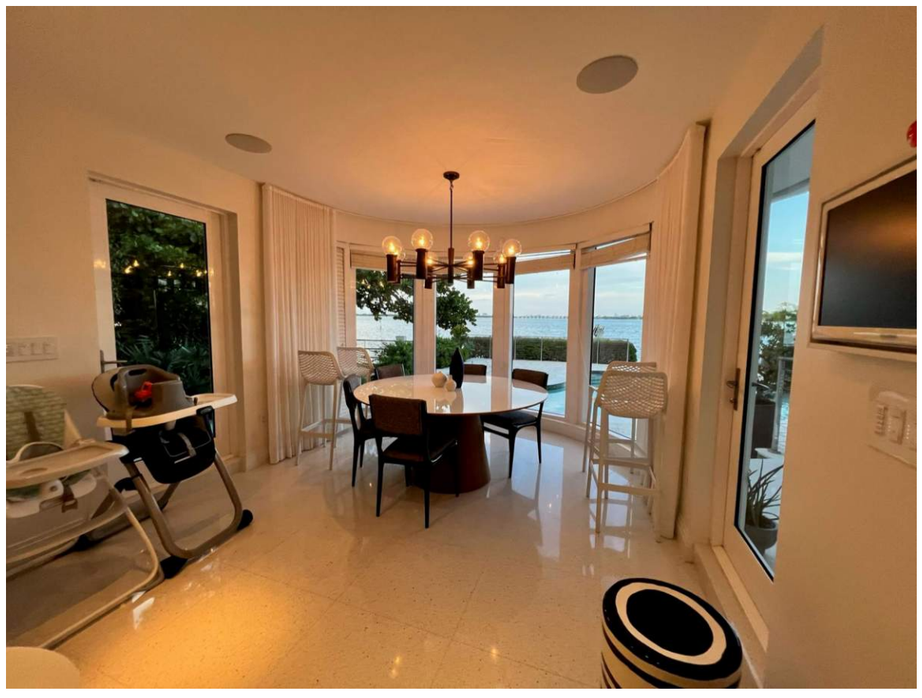
EXISTING HOUSE PHOTO 9
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 10
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EXISTING HOUSE PHOTO 11
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EXISTING HOUSE PHOTO 12
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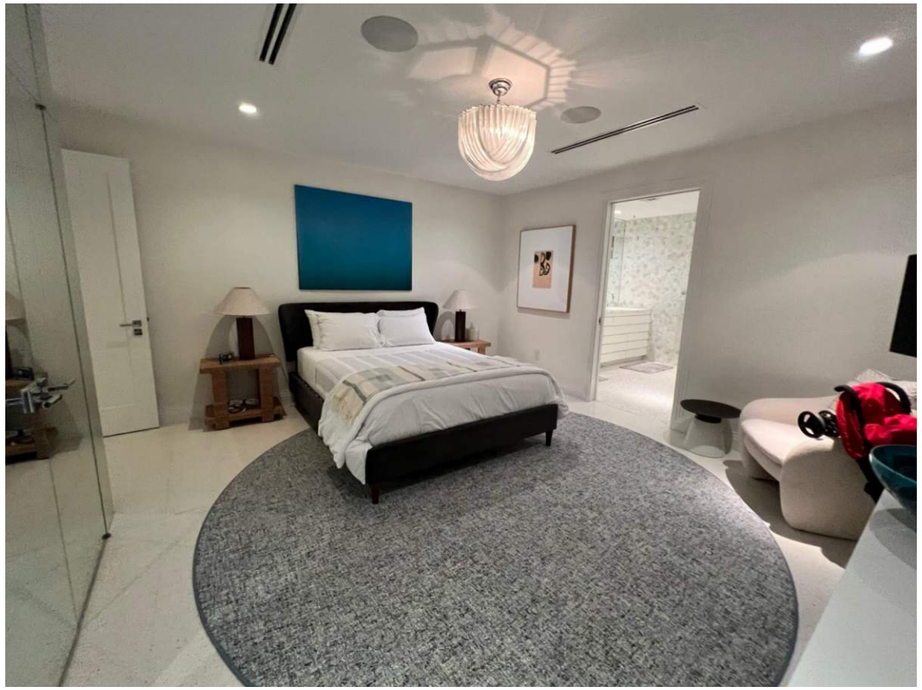
EXISTING PHOTOGRAPHS - INTERIOR

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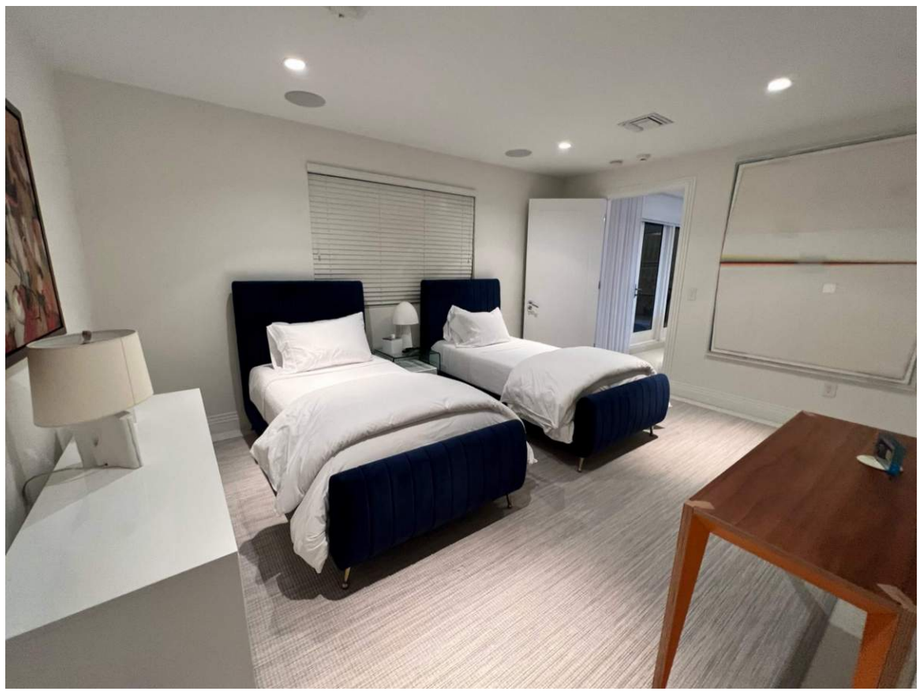
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EXISTING HOUSE PHOTO 13
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EXISTING HOUSE PHOTO 14
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EXISTING HOUSE PHOTO 15
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EXISTING HOUSE PHOTO 16
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EXISTING PHOTOGRAPHS - INTERIOR

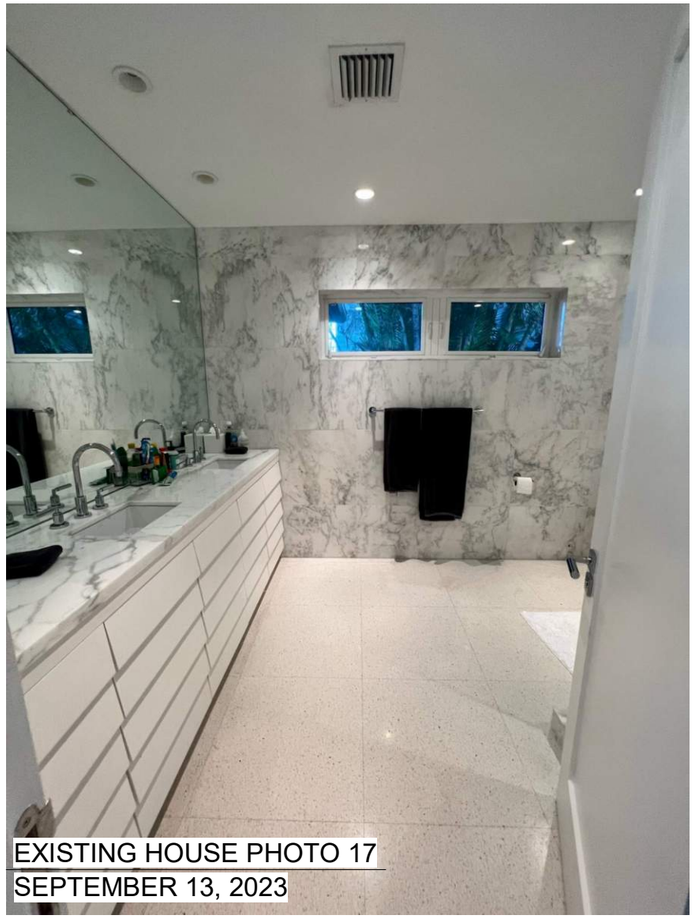
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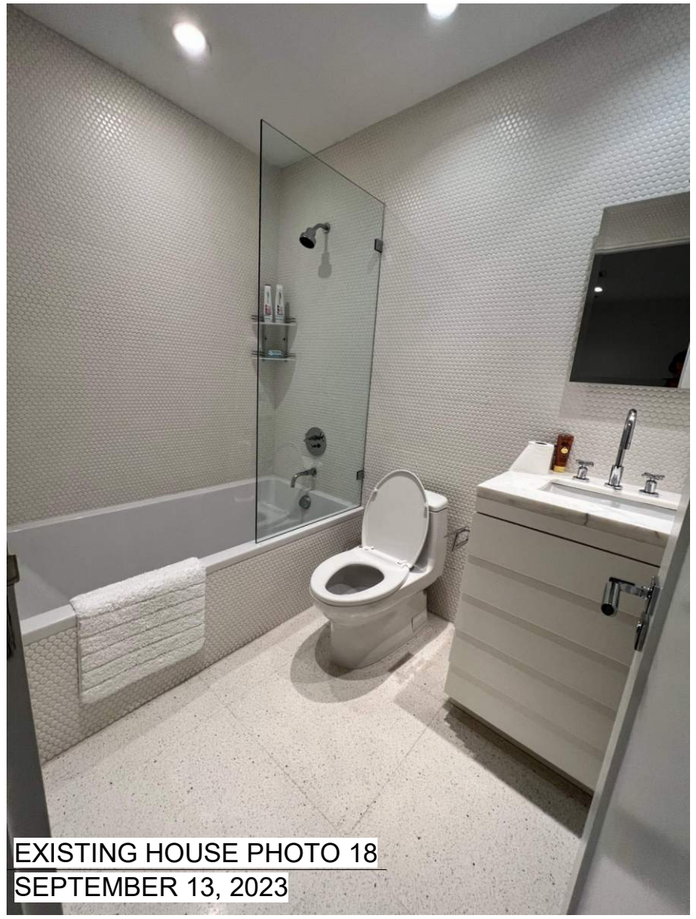
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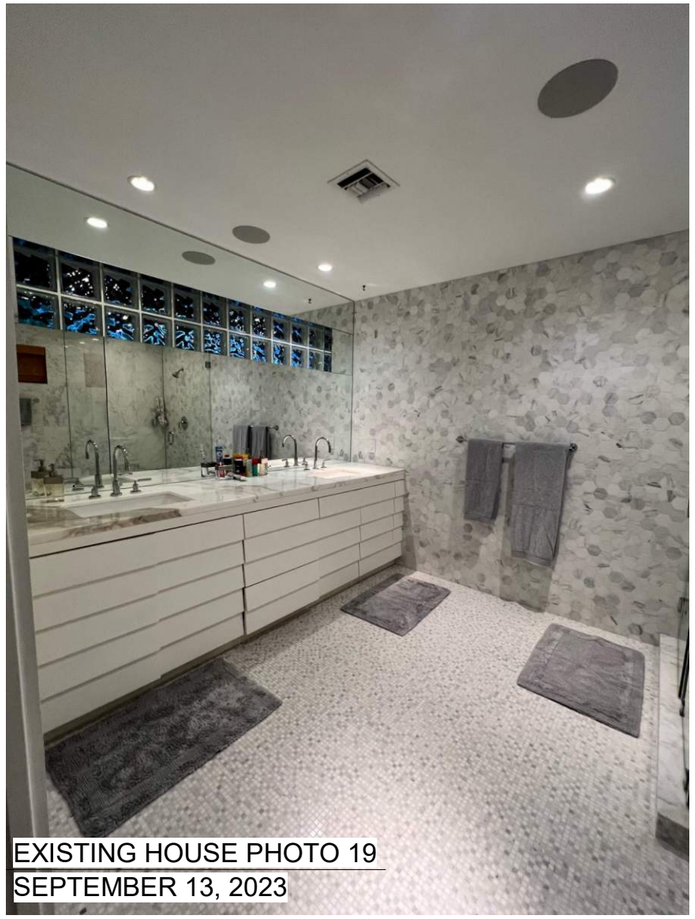
A0.41



EXISTING HOUSE PHOTO 17
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 18
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 19
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 20
SEPTEMBER 13, 2023

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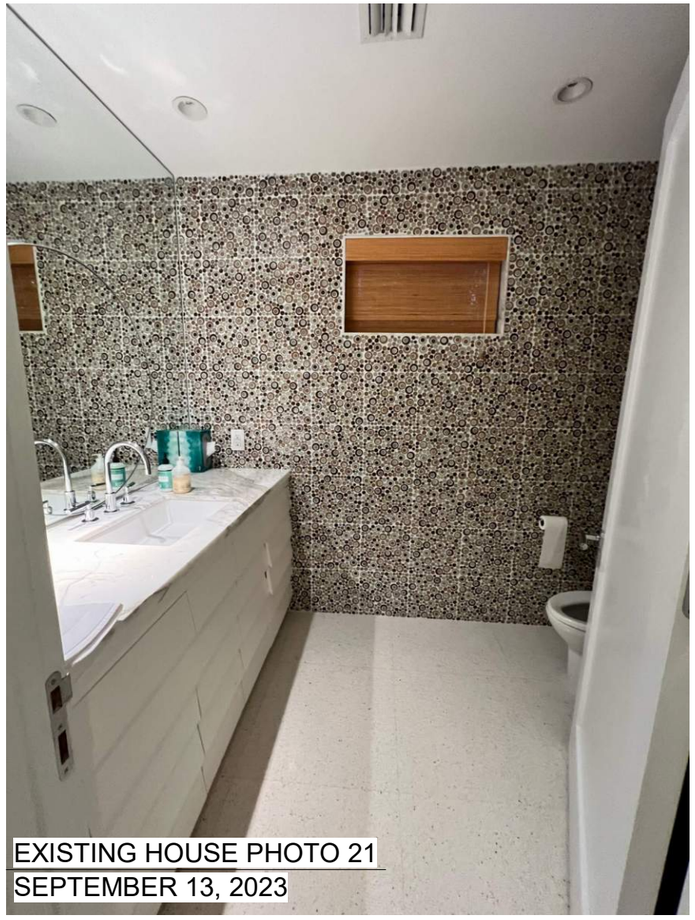
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EXISTING HOUSE PHOTO 21
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 22
SEPTEMBER 13, 2023



EXISTING HOUSE PHOTO 23
SEPTEMBER 13, 2023

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CONTEXT PHOTO 1
OCTOBER 3, 2023

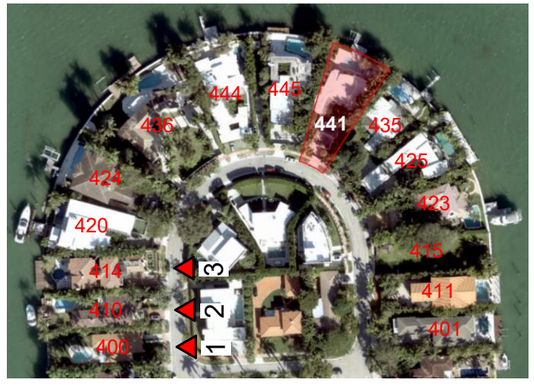


CONTEXT PHOTO 2
OCTOBER 3, 2023



CONTEXT PHOTO 3
OCTOBER 3, 2023

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A0.50



CONTEXT PHOTO 4
OCTOBER 3, 2023

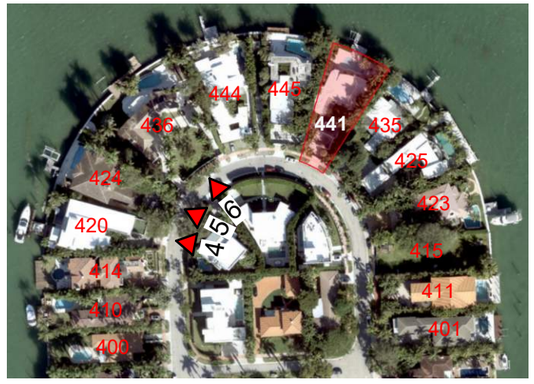


CONTEXT PHOTO 5
OCTOBER 3, 2023



CONTEXT PHOTO 6
OCTOBER 3, 2023

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CONTEXT PHOTO 7
OCTOBER 3, 2023

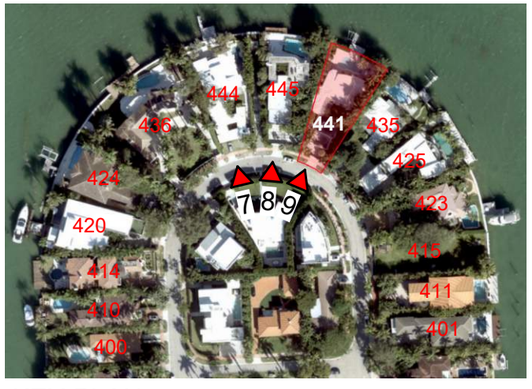


CONTEXT PHOTO 8
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CONTEXT PHOTO 9
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CONTEXT PHOTO 10
OCTOBER 3, 2023



CONTEXT PHOTO 11
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CONTEXT PHOTO 12
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CONTEXT PHOTO 13
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CONTEXT PHOTO 14
OCTOBER 3, 2023



CONTEXT PHOTO 15
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CONTEXT PHOTO 16
OCTOBER 3, 2023



CONTEXT PHOTO 17
OCTOBER 3, 2023



CONTEXT PHOTO 18
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CONTEXT PHOTO 19
OCTOBER 3, 2023



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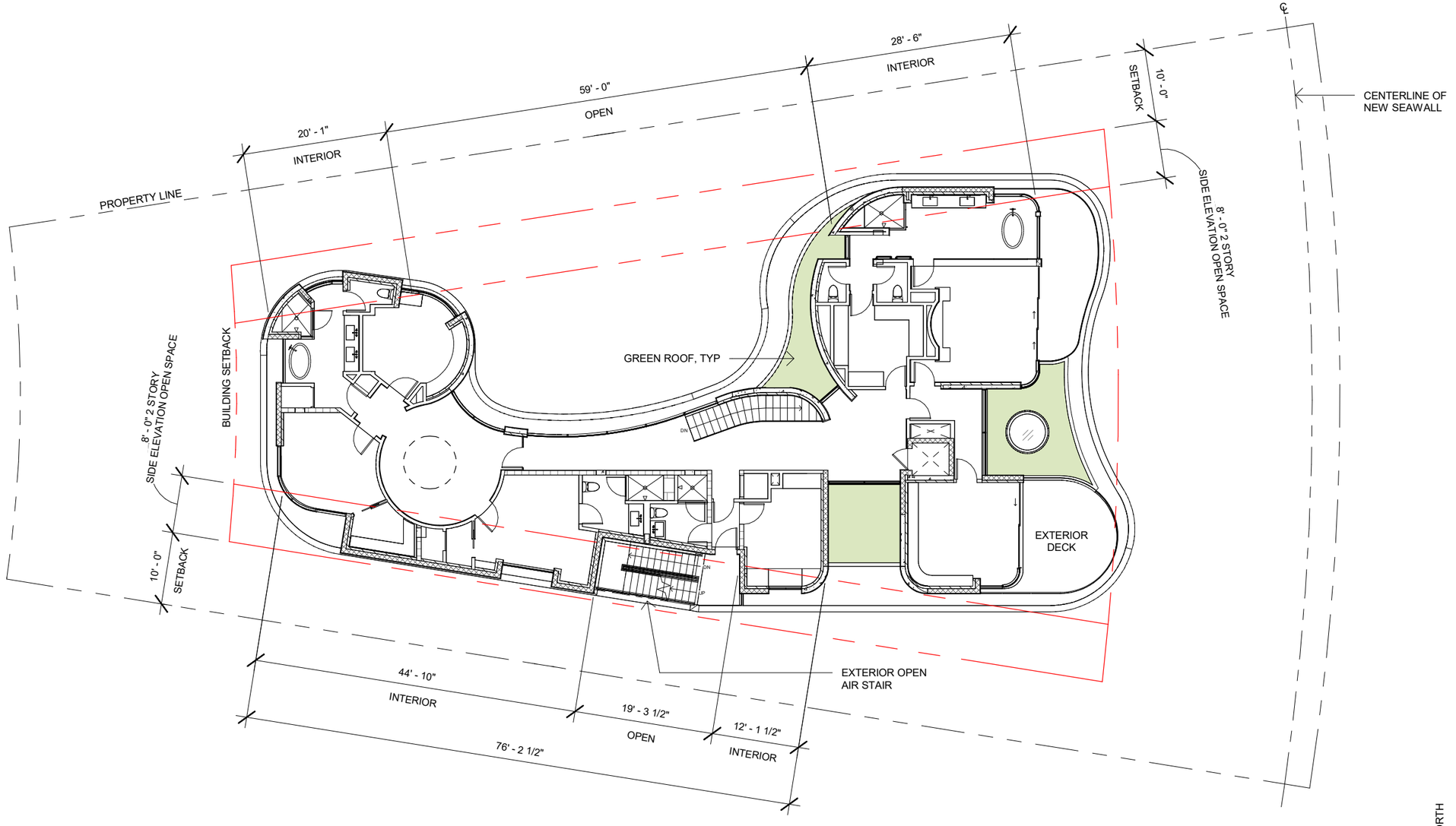
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ARCHITECTURAL NORTH

TRUE NORTH

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WAIVER REQUEST DIAGRAM
1/16" = 1'-0"

0 12 24 36 48 60 FT

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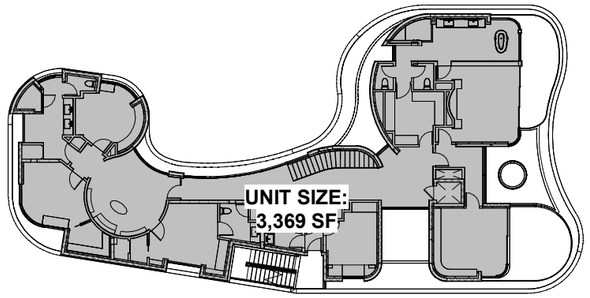
WAIVER REQUEST DIAGRAM

2 - 12/08/2023
3 - 12/20/2023

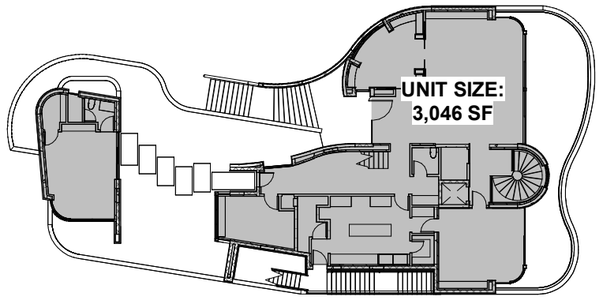
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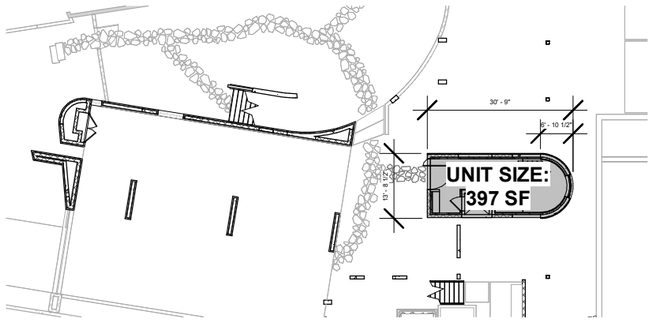
A0.60



(DRB) UNIT SIZE - SECOND FLOOR
1/32" = 1'-0"



(DRB) UNIT SIZE - FIRST FLOOR
1/32" = 1'-0"



(DRB) UNIT SIZE - UNDERSTORY
1/32" = 1'-0"

UNIT SIZE:

1. AREA OF STAIRS AND ELEVATOR HAVE BEEN COUNTED ON ALL APLICABLE FLOORS.

2. COVERED TERRACES AND PORCHES WHICH ARE UNENCLOSED AND OPEN ON AT LEAST ONE SIDE HAVE BEEN EXCLUDED.

3. COVERED EXTERIOR UNENCLOSED PRIVATE BALCONIES HAVE BEEN EXCLUDED.

MAX ALLOWABLE UNIT SIZE:

13,825 SF (LOT AREA) X 50% =

TOTAL **6,912.5 SF**

TOTAL CALCULATED UNIT SIZE:

UNDERSTORY	397 SF +
FIRST FLOOR	3,046 SF +
SECOND FLOOR	3,369 SF =
TOTAL	**6,812 SF**

6,812 SF < 6,912.5 SF

MAX ALLOWABLE UNDERSTORY SIZE (5% OF LOT AREA):

13,825 SF (LOT AREA) X 5% =

TOTAL **691.25 SF**

TOTAL CALCULATED UNDERSTORY SIZE:

UNDERSTORY	397 SF
TOTAL	**2.9%**

397 SF < 691.25 SF

AREA INCLUDED IN UNIT SIZE

ARCHITECTURAL NORTH

TRUE NORTH

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UNIT SIZE DIAGRAMS
1/32" = 1'-0"

0 24 48 72 96 120 FT

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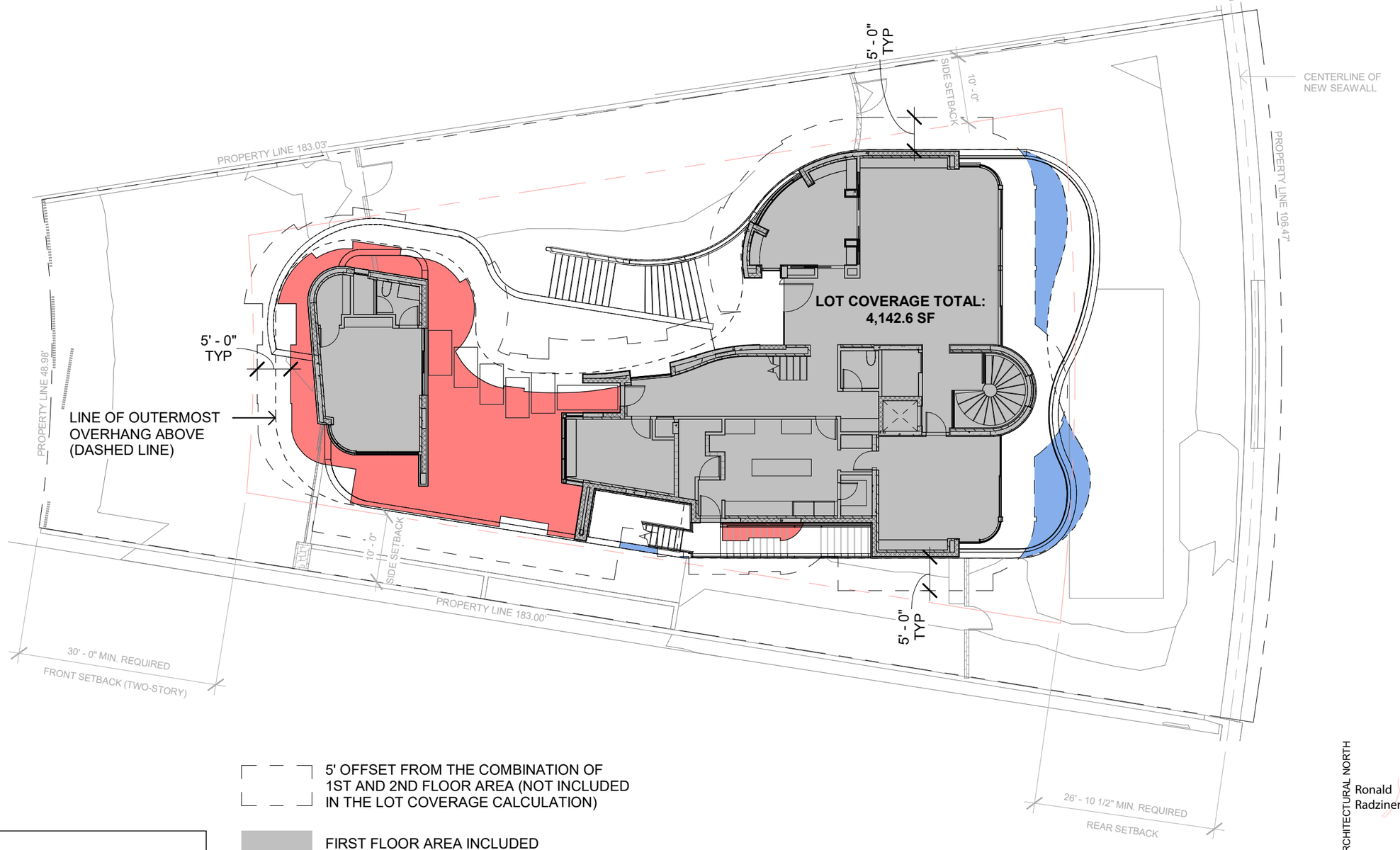
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UNIT SIZE DIAGRAMS

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5' OFFSET FROM THE COMBINATION OF 1ST AND 2ND FLOOR AREA (NOT INCLUDED IN THE LOT COVERAGE CALCULATION)

FIRST FLOOR AREA INCLUDED IN LOT COVERAGE (3,088.5 SF)

SECOND FLOOR AREA INCLUDED IN LOT COVERAGE (836.8 SF)

COVERED AREA INCLUDED IN LOT COVERAGE (217.3 SF)

TOTAL LOT COVERAGE:	TOTAL LOT:
4,142.6 SF	13,825 SF

13,825 SF X 30% = 4,147.5 SF

4,142.6 SF < 4,147.5 SF

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LOT COVERAGE
1/16" = 1'-0"

0 12 24 36 48 60 FT

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LOT COVERAGE DIAGRAM

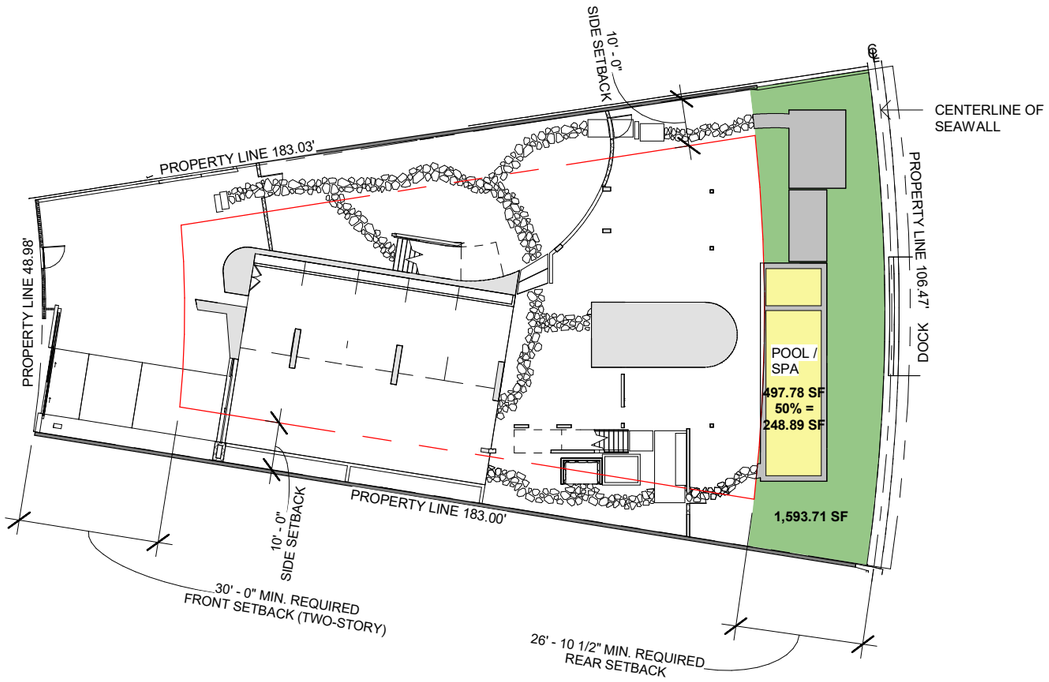
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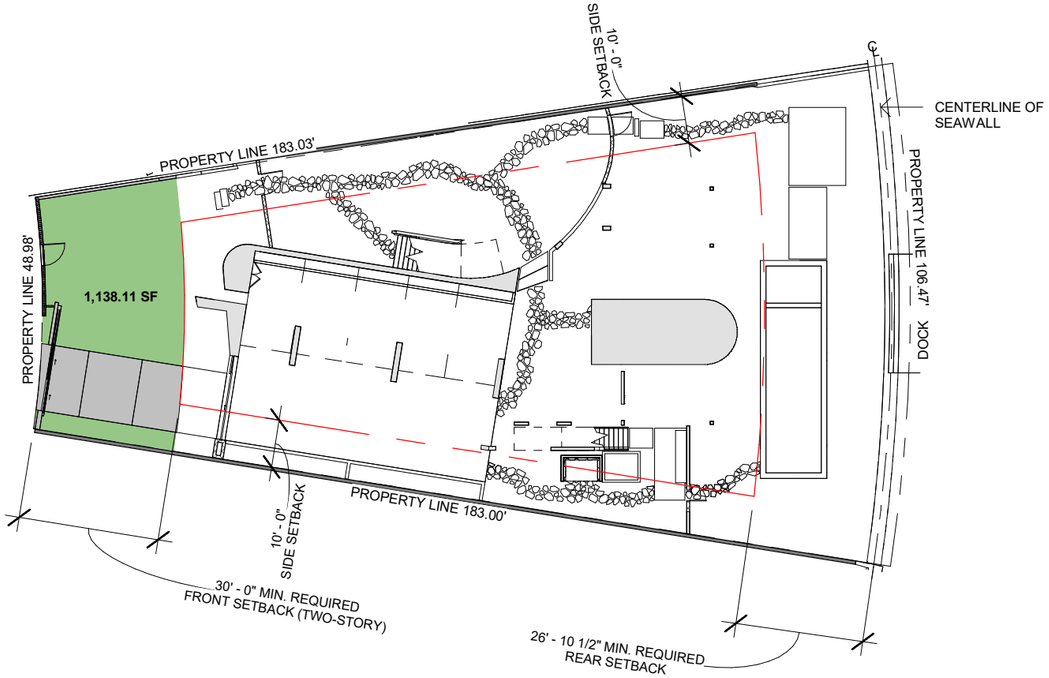
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YARD OPEN SPACE - REAR
1/32" = 1'-0"



YARD OPEN SPACE - FRONT
1/32" = 1'-0"

TOTAL REAR YARD AREA: 2,558.88 SF
70% OF TOTAL: 1,791.22 SF REQUIRED
PROVIDED: 1,593.71 + 248.89 = 1,842.60 SF

1,842.60 SF > 1,791.22 SF

TOTAL FRONT YARD AREA: 1,610.78 SF
70% OF TOTAL: 1,127.55 SF REQUIRED
PROVIDED: 1,138.11 SF

1,138.11 SF > 1,127.55 SF

OPEN SPACE

POOL WATER COUNTED AT 50%

AREA NOT COUNTED

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YARD OPEN SPACE DIAGRAMS
1/32" = 1'-0"

0 24 48 72 96 120 FT

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YARD OPEN SPACE DIAGRAMS

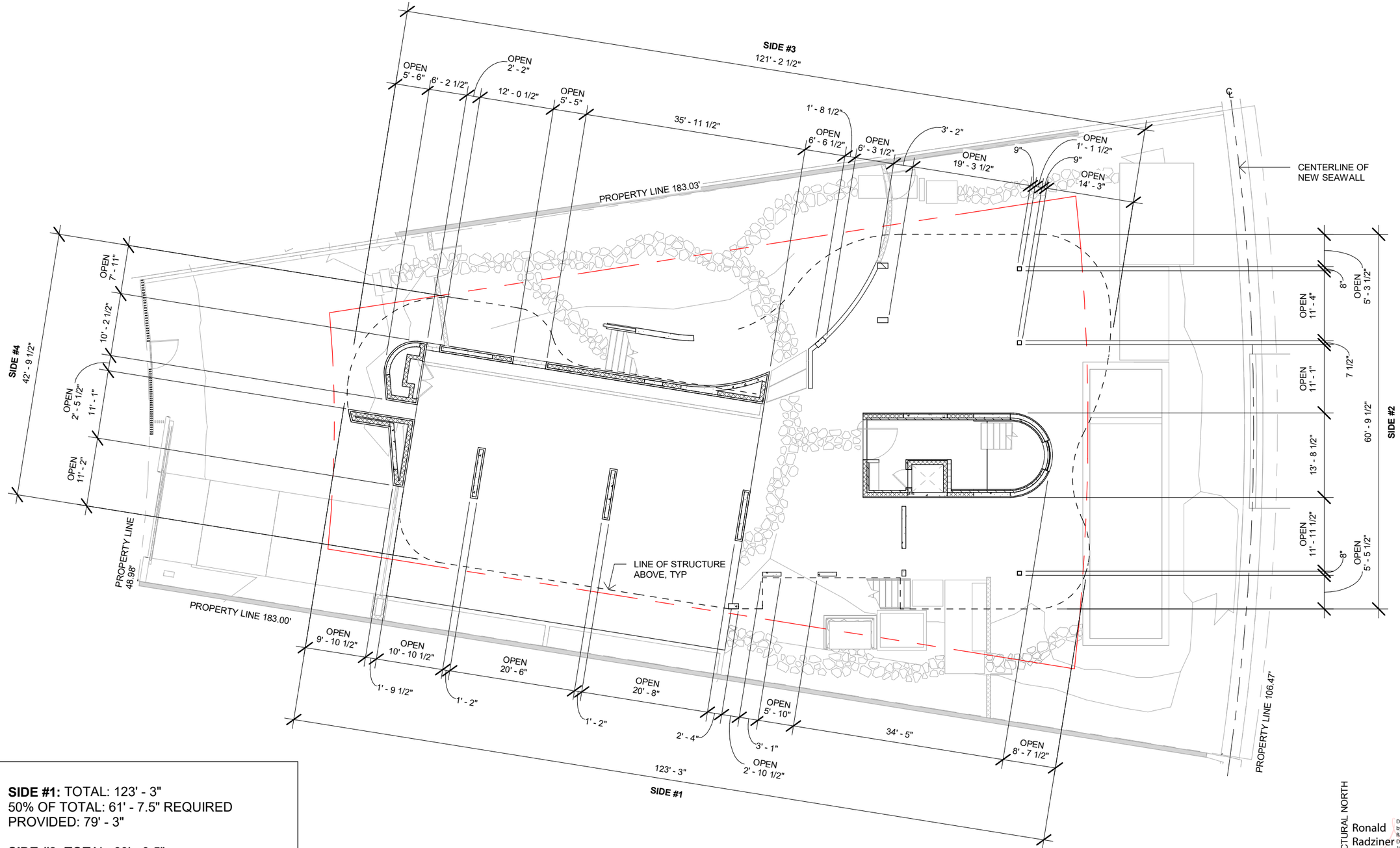
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SIDE #1: TOTAL: 123' - 3"
50% OF TOTAL: 61' - 7.5" REQUIRED
PROVIDED: 79' - 3"

SIDE #2: TOTAL: 60' - 9.5"
50% OF TOTAL: 30' - 4.75" REQUIRED
PROVIDED: 45' - 1.5"

SIDE #3: TOTAL: 121' - 2.5"
50% OF TOTAL: 60' - 1.75" REQUIRED
PROVIDED: 60' - 7.75"

SIDE #4: TOTAL: 42' - 11"
50% OF TOTAL: 21' - 5.5" REQUIRED
PROVIDED: 21' - 7.5"

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TRUE NORTH

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UNDERSTORY OPEN SPACE DIAGRAM
1/16" = 1'-0"

0 12 24 36 48 60 FT

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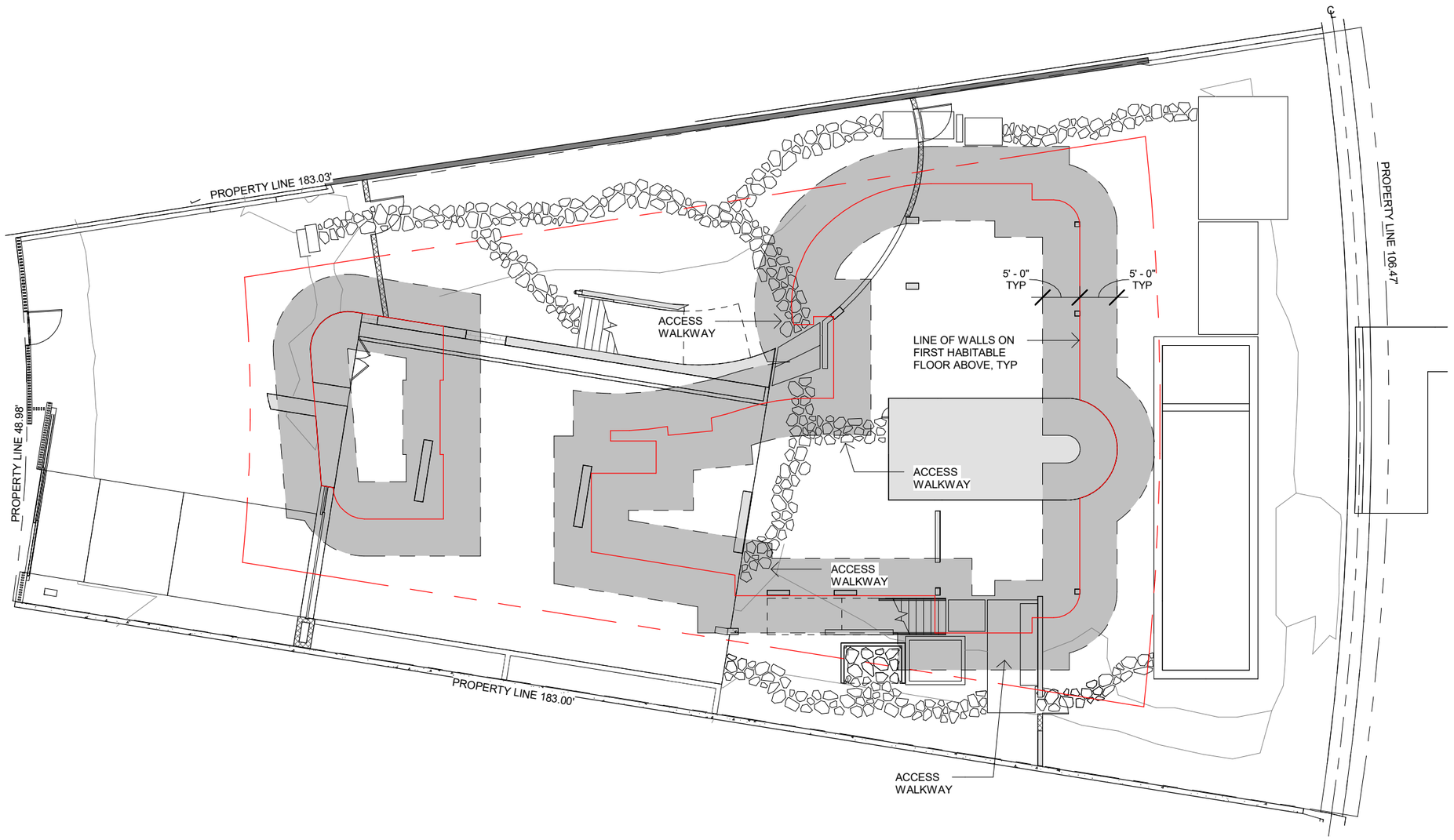
UNDERSTORY OPEN SPACE DIAGRAM

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TRUE NORTH

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UNDERSTORY EXTENT DIAGRAM
1/16" = 1'-0"

0 12 24 36 48 60 FT

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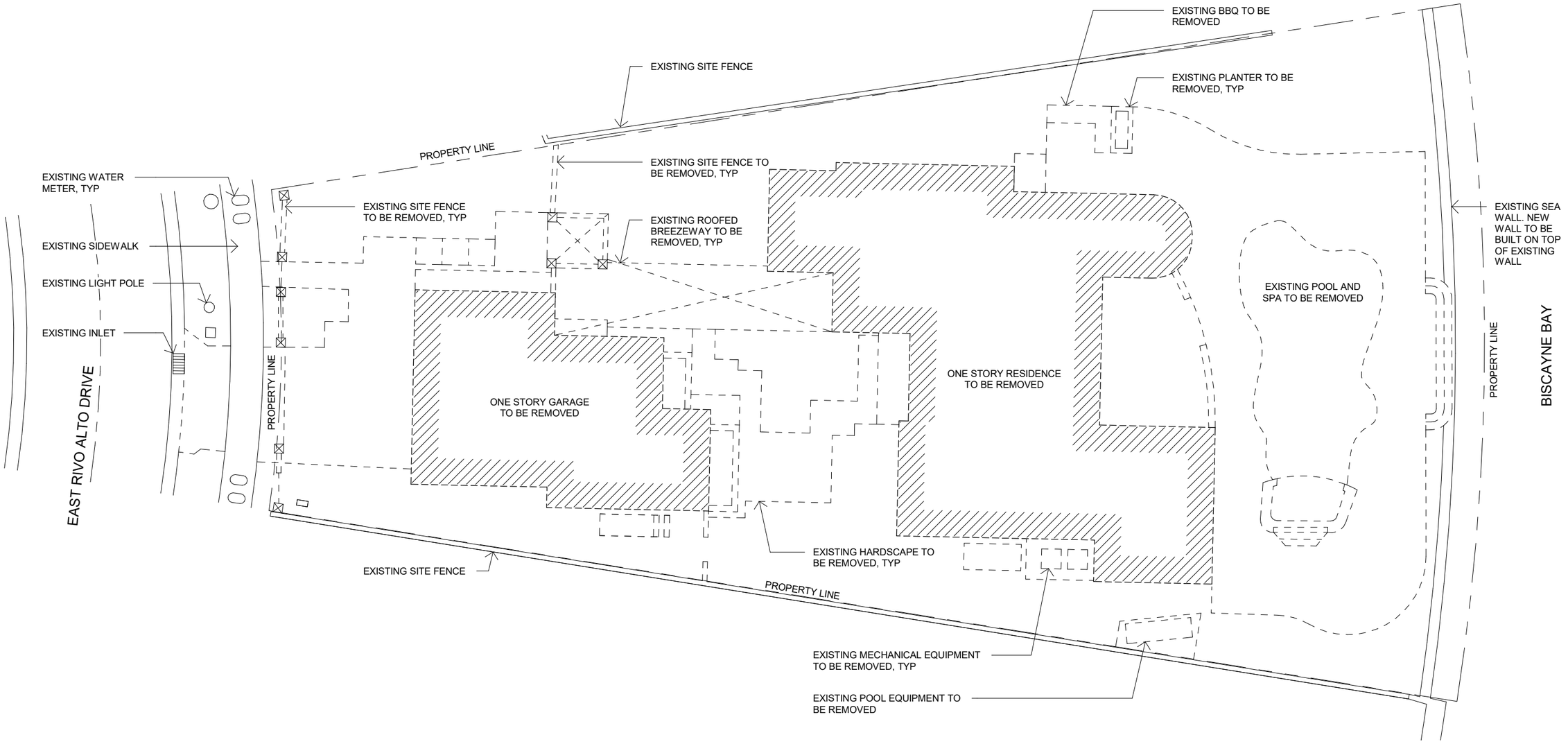
UNDERSTORY EXTENT DIAGRAM

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ARCHITECTURAL NORTH

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GENERAL NOTES:

1. SEE TREE DISPOSITION PLAN FOR EXISTING TREE LOCATIONS
2. MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN.

DEMOLITION PLAN

1/16" = 1'-0"

0 12 24 36 48 60 FT

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DEMOLITION PLAN

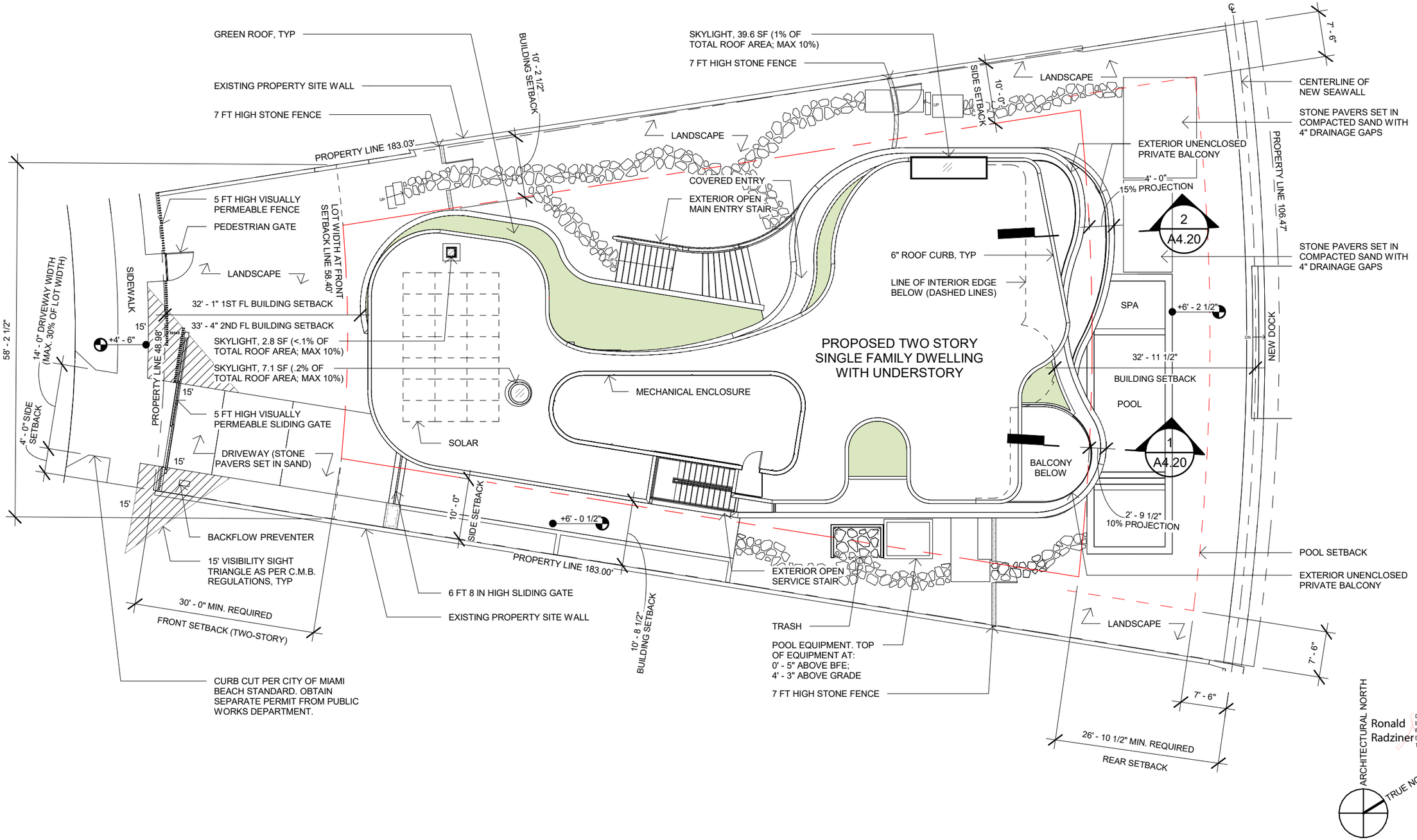
2 - 12/08/2023
3 - 12/20/2023

Ronald Radziner
Digitally signed by Ronald Radziner
Date: 2023.12.20 15:58:34 -08'00'

STATE OF FLORIDA
RONALD M. RADZINER
AR94118
REGISTERED ARCHITECT

2023045

D1.00



NOTES

1 WHEN LOCATED IN THE REQUIRED YARDS, WALKWAYS ARE MAXIMUM 44"
2 ALL SPOT ELEVATIONS ARE NOTED IN **NGVD**

SITE PLAN
1/16" = 1'-0"

0 12 24 36 48 60 FT

MARMOL RADZINER AIA
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construction
interiors
landscape
12210 Nebraska Avenue
Los Angeles California 90025
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Miami Beach, Florida 33139

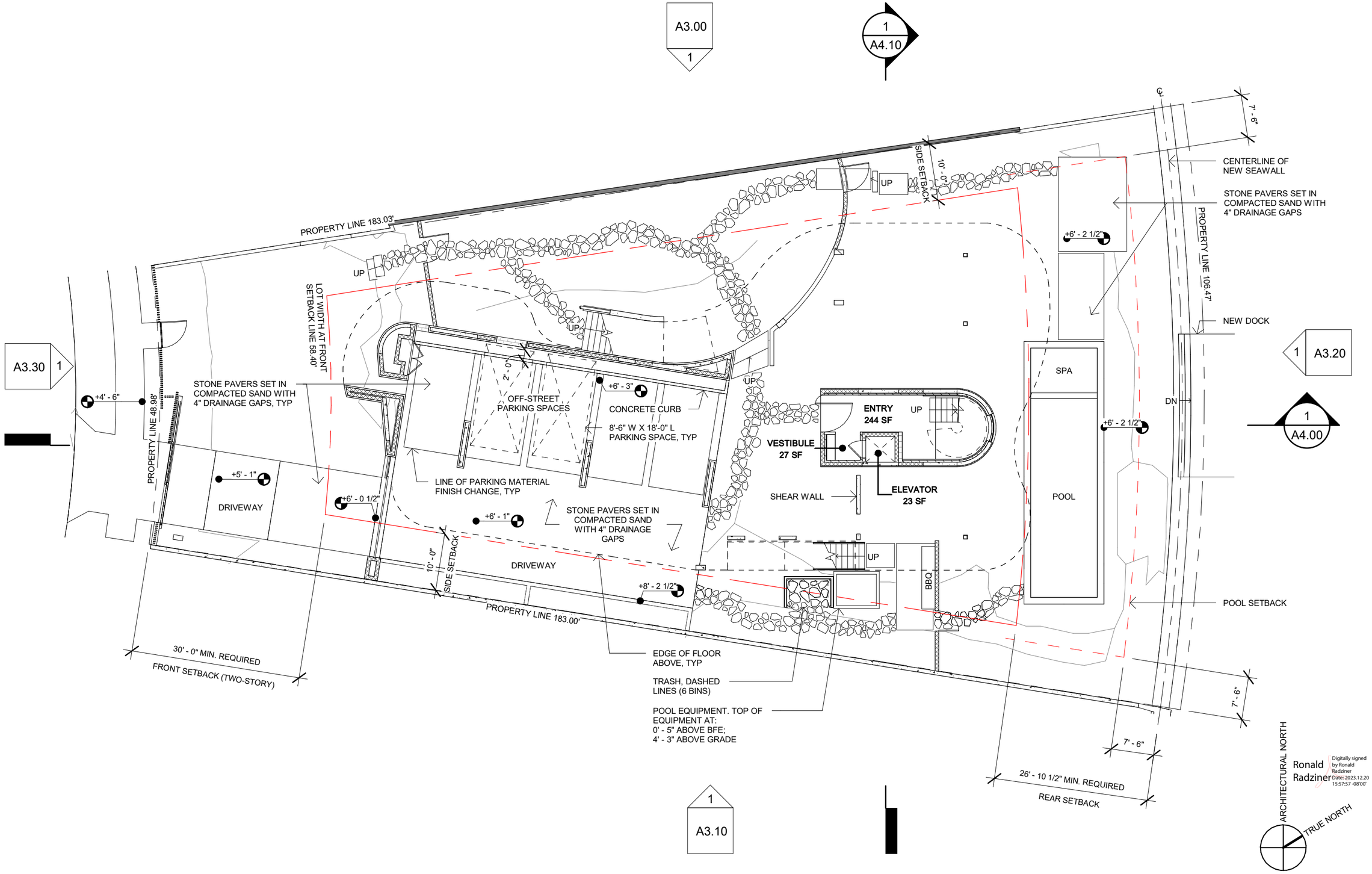
SITE PLAN

2 - 12/08/2023
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Ronald Radziner
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Date: 2023.12.20 15:58:17 -08'00'

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AR94118
REGISTERED ARCHITECT

2023045
A1.00



NOTES

1 WHEN LOCATED IN THE REQUIRED YARDS, WALKWAYS ARE MAXIMUM 44"
2 ALL SPOT ELEVATIONS ARE NOTED IN **NGVD**

UNDERSTORY FLOOR PLAN

1/16" = 1'-0"

0 12 24 36 48 60 FT

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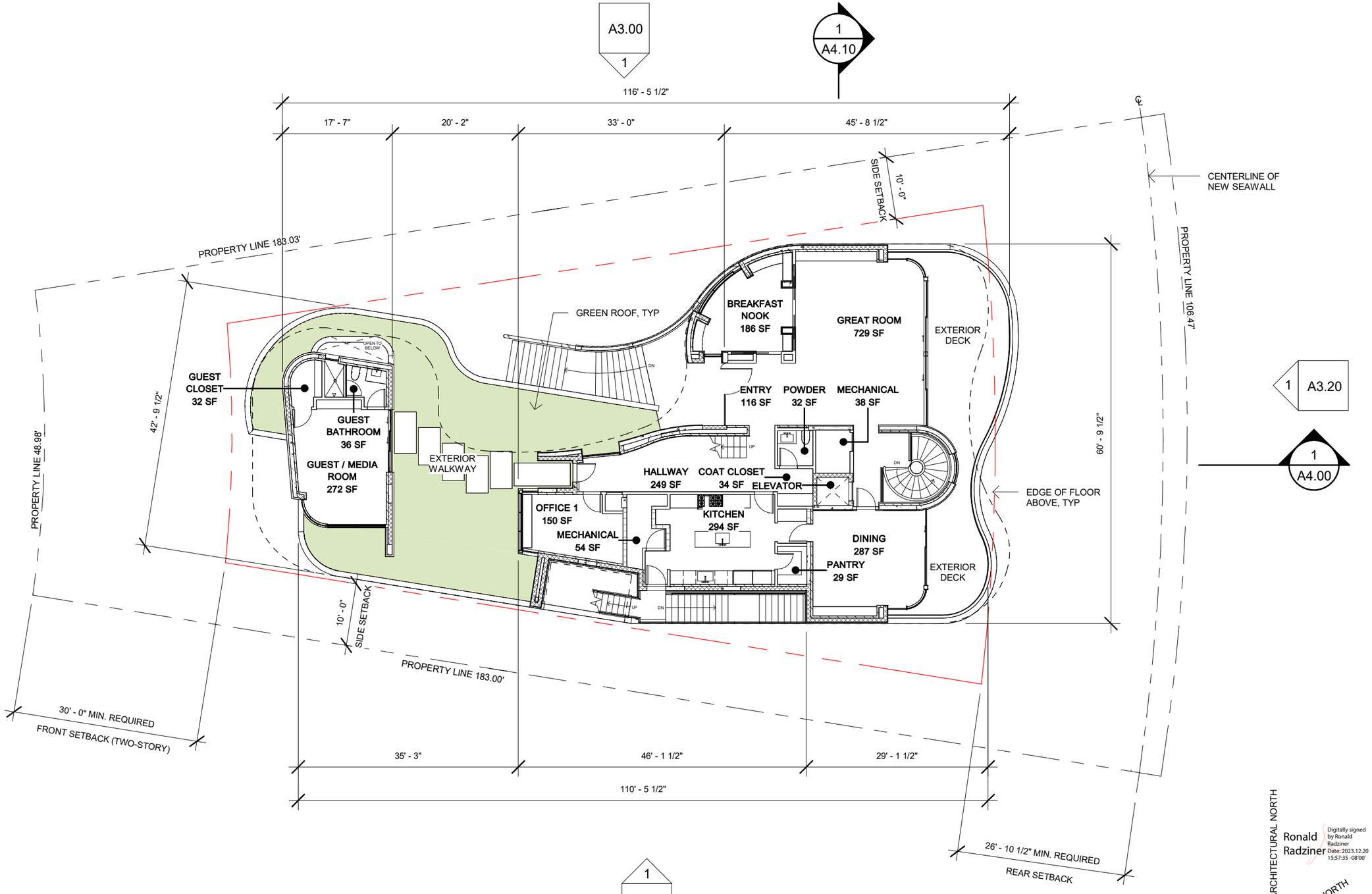
UNDERSTORY FLOOR PLAN

2 - 12/08/2023
3 - 12/20/2023

Ronald Radziner
Digitally signed by Ronald Radziner
Date: 2023.12.20 15:57:57 -08'00'

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FIRST FLOOR PLAN
1/16" = 1'-0"

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FIRST FLOOR PLAN

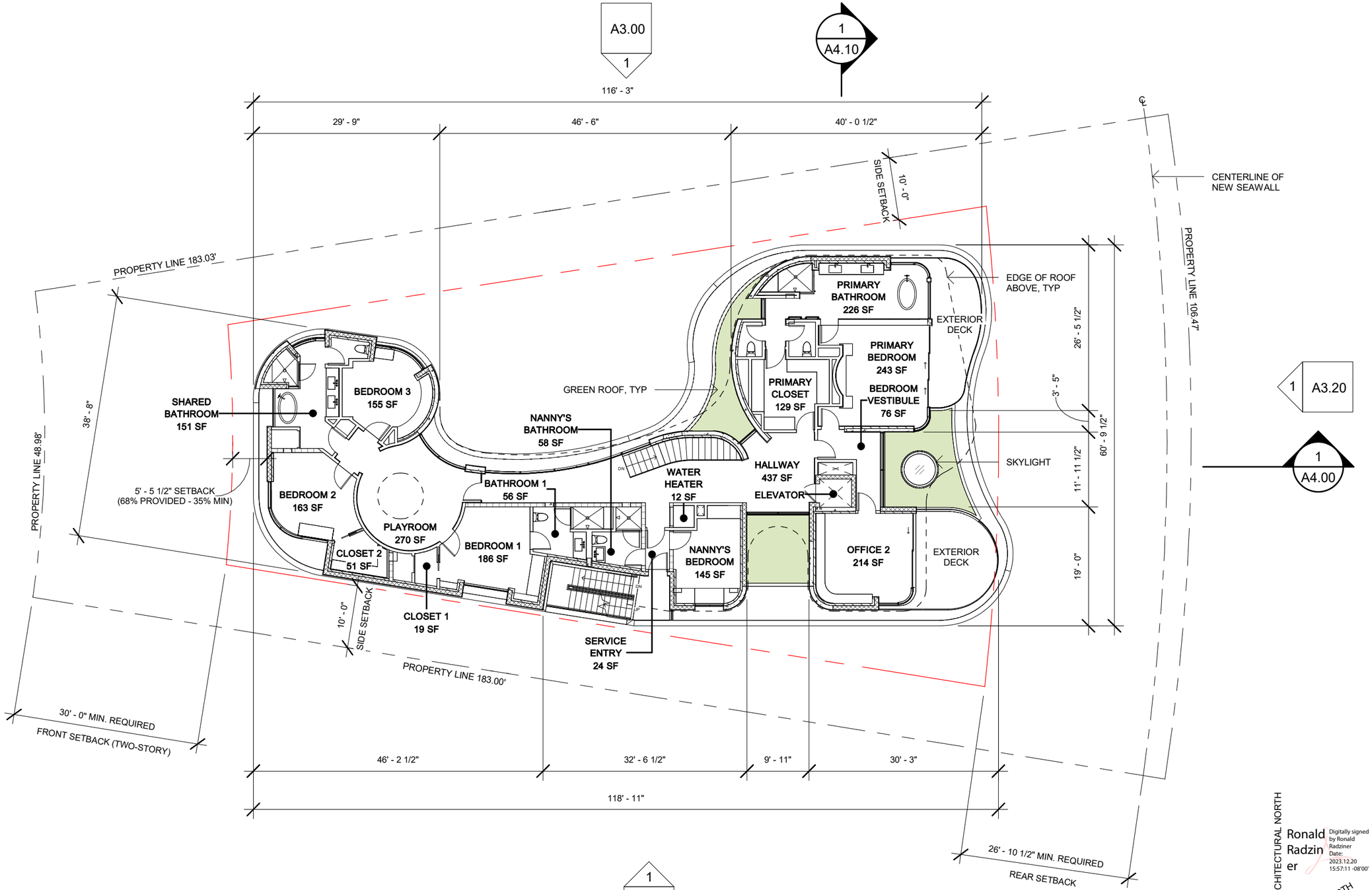
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A2.10



SECOND FLOOR PLAN
1/16" = 1'-0"

0 12 24 36 48 60 FT

ARCHITECTURAL NORTH

TRUE NORTH

Ronald Radziner

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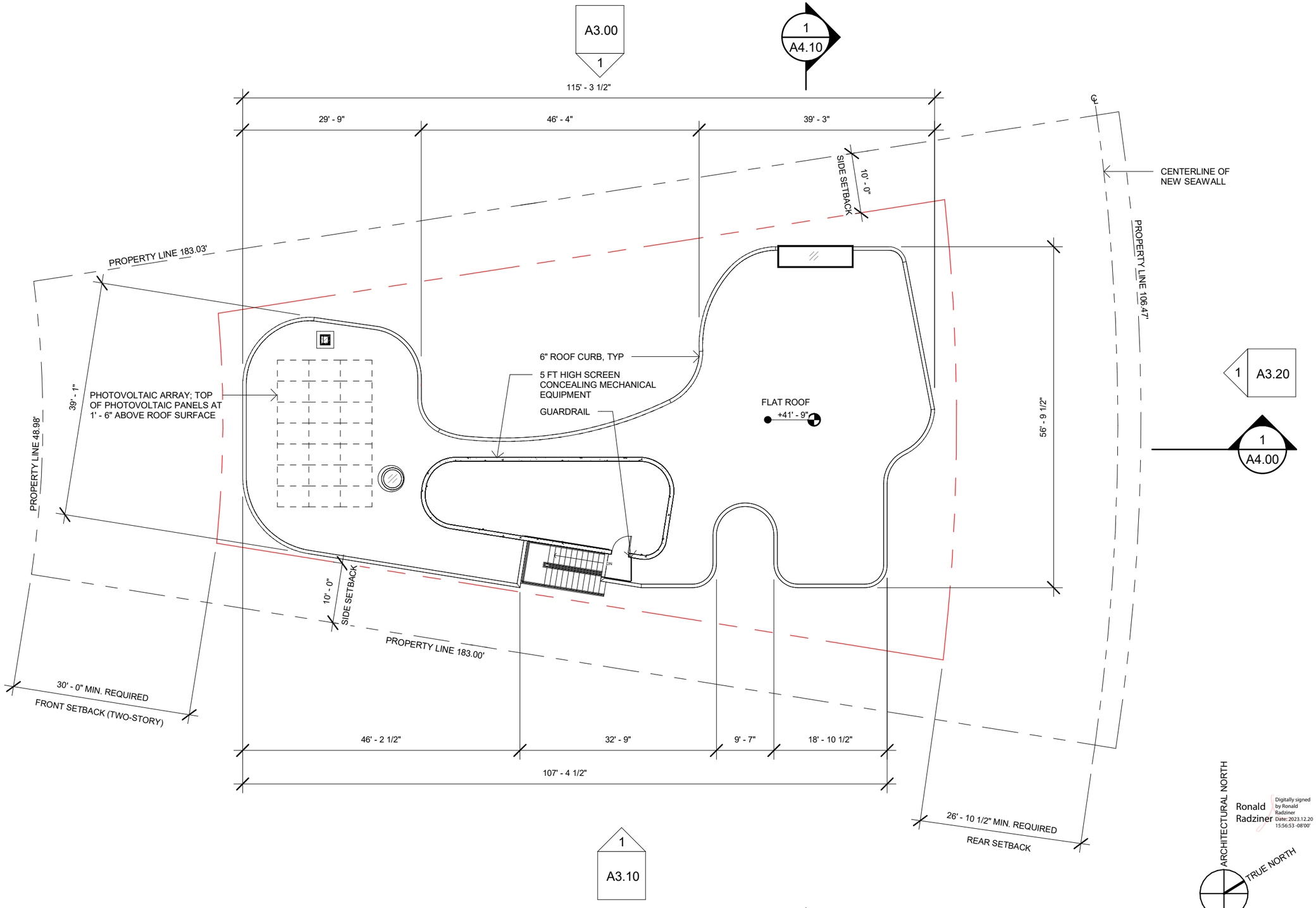
SECOND FLOOR PLAN

2 - 12/08/2023
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STATE OF FLORIDA
RONALD M. RADZINER
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A2.20



ROOF PLAN
1/16" = 1'-0"

0 12 24 36 48 60 FT

ARCHITECTURAL NORTH

TRUE NORTH

Ronald Radziner
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Date: 2023.12.20 15:56:53 -08'00'

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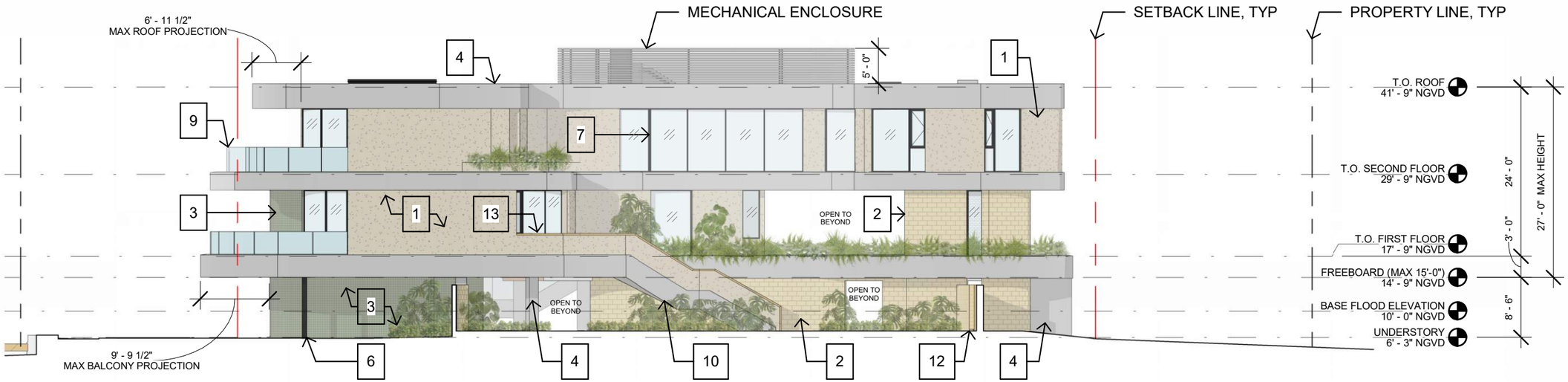
ROOF PLAN

2 - 12/08/2023
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A2.30



1 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

NOTES

1 **PROPERTY LINE AND SETBACK LINE ARE TRAPEZOIDAL IN PLAN. REFER TO PLANS FOR STRUCTURE AND PROPERTY LINE / SETBACK LINE RELATIONSHIP.**

EXTERIOR FINISHES

1	ACRYLIC PLASTER WITH INTEGRAL COLOR, TYP
2	STONE FINISH, TYP
3	TILE FINISH, TYP
4	CAST-IN-PLACE CONCRETE, TYP
5	SOLID CORE PAINTED METAL DOOR. COLOR TO MATCH ADJACENT WALL FINISH, TYP
6	STRUCTURAL COLUMN CLAD IN ALUMINUM BREAK METAL TO MATCH WINDOWS, TYP
7	ALUMINUM DOOR AND WINDOW SYSTEM, TYP
8	ALUMINUM WINDOW SYSTEM WITH GLASS BRICK INFILL, TYP
9	36" HIGH GLASS RAILING, TYP
10.	CAST-IN-PLACE CONCRETE STAIR STRINGER
11.	PAINTED STEEL STAIR STRINGER
12.	WOOD CLAD STEEL FRAMED PEDESTRIAN GATE, TYP
13.	SOLID WOOD GUARDRAIL CAP, TYP

Ronald Radziner
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Date: 2023.12.20 15:56:32 -08'00'

0 12 24 36 48 60 FT

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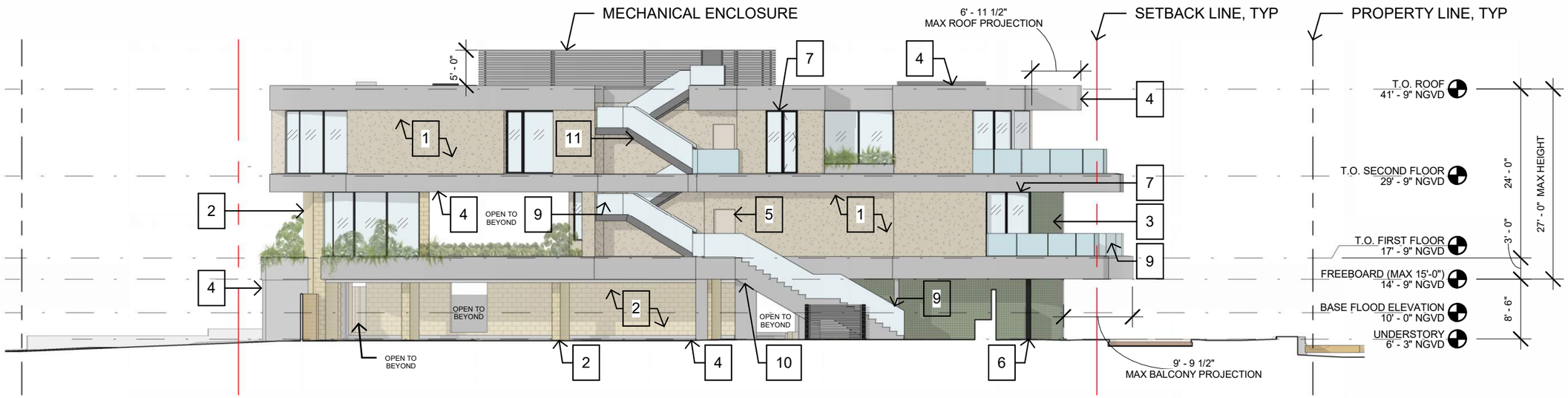
EXTERIOR ELEVATION - NORTH

2 - 12/08/2023
3 - 12/20/2023

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REGISTERED ARCHITECT

2023045

A3.00



1 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

NOTES

1 **PROPERTY LINE AND SETBACK LINE ARE TRAPEZOIDAL IN PLAN. REFER TO PLANS FOR STRUCTURE AND PROPERTY LINE / SETBACK LINE RELATIONSHIP.**

EXTERIOR FINISHES

1	ACRYLIC PLASTER WITH INTEGRAL COLOR, TYP
2	STONE FINISH, TYP
3	TILE FINISH, TYP
4	CAST-IN-PLACE CONCRETE, TYP
5	SOLID CORE PAINTED METAL DOOR. COLOR TO MATCH ADJACENT WALL FINISH, TYP
6	STRUCTURAL COLUMN CLAD IN ALUMINUM BREAK METAL TO MATCH WINDOWS, TYP
7	ALUMINUM DOOR AND WINDOW SYSTEM, TYP
8	ALUMINUM WINDOW SYSTEM WITH GLASS BRICK INFILL, TYP
9	36" HIGH GLASS RAILING, TYP
10.	CAST-IN-PLACE CONCRETE STAIR STRINGER
11.	PAINTED STEEL STAIR STRINGER
12.	WOOD CLAD STEEL FRAMED PEDESTRIAN GATE, TYP
13.	SOLID WOOD GUARDRAIL CAP, TYP

Ronald Radziner Digitally signed by Ronald Radziner Date: 2023.12.20 15:56:16 -08'00'

0 12 24 36 48 60 FT

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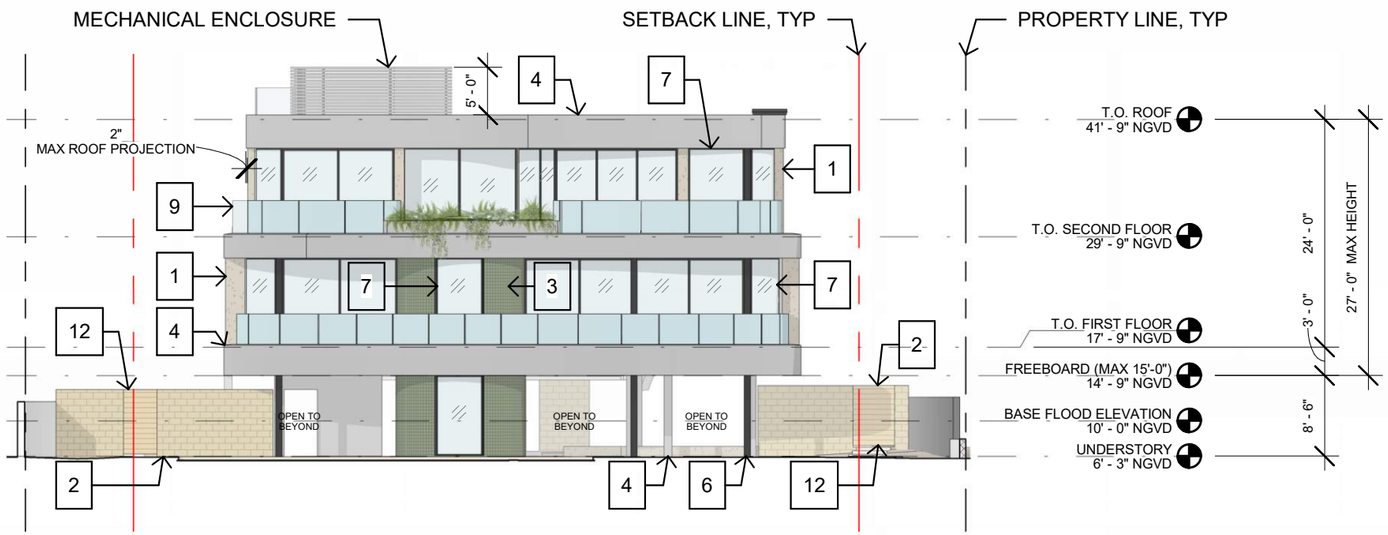
EXTERIOR ELEVATION - SOUTH

2 - 12/08/2023
3 - 12/20/2023

STATE OF FLORIDA
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REGISTERED ARCHITECT

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A3.10



NO BALCONY PROJECTIONS ON THIS ELEVATION

NOTES

1 **PROPERTY LINE AND SETBACK LINE ARE TRAPEZOIDAL IN PLAN. REFER TO PLANS FOR STRUCTURE AND PROPERTY LINE / SETBACK LINE RELATIONSHIP.**

1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

EXTERIOR FINISHES

1	ACRYLIC PLASTER WITH INTEGRAL COLOR, TYP
2	STONE FINISH, TYP
3	TILE FINISH, TYP
4	CAST-IN-PLACE CONCRETE, TYP
5	SOLID CORE PAINTED METAL DOOR. COLOR TO MATCH ADJACENT WALL FINISH, TYP
6	STRUCTURAL COLUMN CLAD IN ALUMINUM BREAK METAL TO MATCH WINDOWS, TYP
7	ALUMINUM DOOR AND WINDOW SYSTEM, TYP
8	ALUMINUM WINDOW SYSTEM WITH GLASS BRICK INFILL, TYP
9	36" HIGH GLASS RAILING, TYP
10.	CAST-IN-PLACE CONCRETE STAIR STRINGER
11.	PAINTED STEEL STAIR STRINGER
12.	WOOD CLAD STEEL FRAMED PEDESTRIAN GATE, TYP
13.	SOLID WOOD GUARDRAIL CAP, TYP

Ronald Radziner
Digitally signed by Ronald Radziner
Date: 2023.12.20 15:56:01 -08'00'

0 12 24 36 48 60 FT

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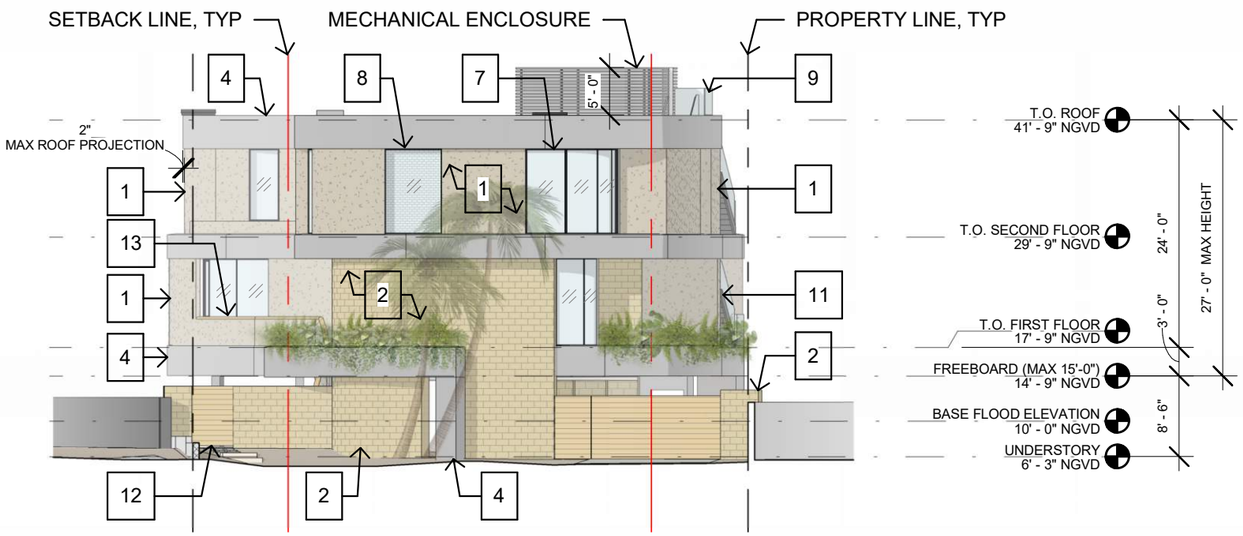
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Florida 33139

EXTERIOR ELEVATION - EAST

2 - 12/08/2023
3 - 12/20/2023

STATE OF FLORIDA
RONALD M. RADZINER
AR94118
REGISTERED ARCHITECT

2023045
A3.20



NO BALCONY PROJECTIONS ON THIS ELEVATION

1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

NOTES

1 **PROPERTY LINE AND SETBACK LINE ARE TRAPEZOIDAL IN PLAN. REFER TO PLANS FOR STRUCTURE AND PROPERTY LINE / SETBACK LINE RELATIONSHIP.**

EXTERIOR FINISHES

1	ACRYLIC PLASTER WITH INTEGRAL COLOR, TYP
2	STONE FINISH, TYP
3	TILE FINISH, TYP
4	CAST-IN-PLACE CONCRETE, TYP
5	SOLID CORE PAINTED METAL DOOR. COLOR TO MATCH ADJACENT WALL FINISH, TYP
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11.	PAINTED STEEL STAIR STRINGER
12.	WOOD CLAD STEEL FRAMED PEDESTRIAN GATE, TYP
13.	SOLID WOOD GUARDRAIL CAP, TYP

Ronald Radziner

Digitally signed by Ronald Radziner
Date: 2023.12.20 15:55:46 -08'00'

0 12 24 36 48 60 FT

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construction
interiors
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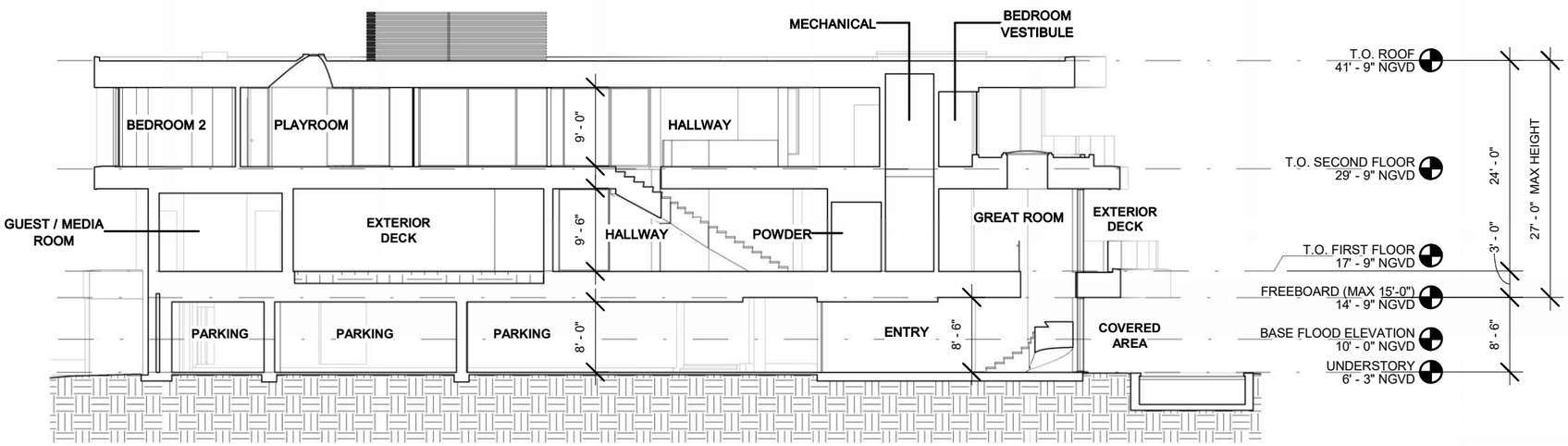
EXTERIOR ELEVATION - WEST

2 - 12/08/2023
3 - 12/20/2023

STATE OF FLORIDA
RONALD M. RADZINER
AR94118
REGISTERED ARCHITECT

2023045

A3.30



1 EAST / WEST BUILDING SECTION
1/16" = 1'-0"

0 12 24 36 48 60 FT

Ronald Radziner
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Date: 2023.12.20 15:55:27 -08'00'

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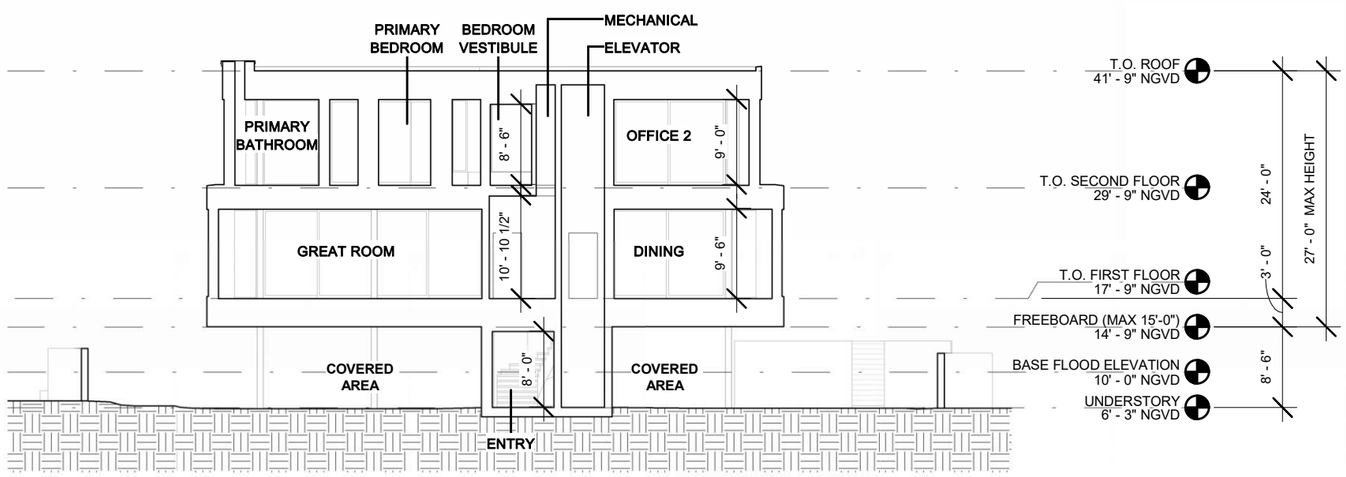
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BUILDING SECTION

2 - 12/08/2023
3 - 12/20/2023

STATE OF FLORIDA
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A4.00



1 NORTH / SOUTH BUILDING SECTION
1/16" = 1'-0"

0 12 24 36 48 60 FT

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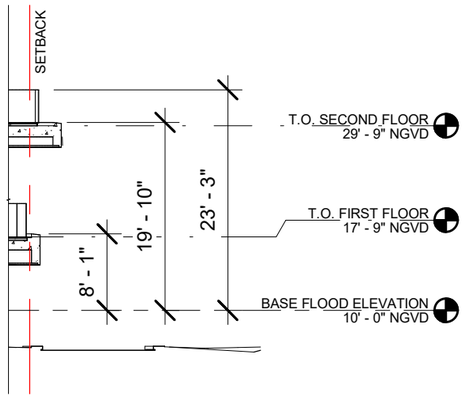
BUILDING SECTION

2 - 12/08/2023
3 - 12/20/2023

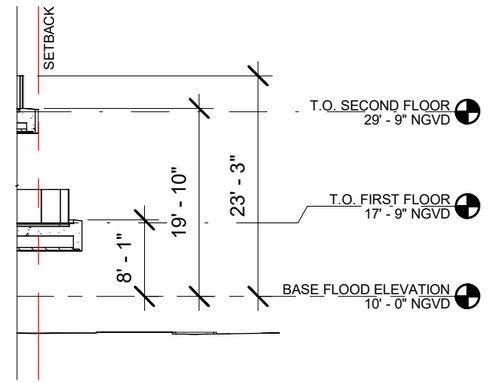
Ronald Radziner
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Date: 2023.12.20 15:55:09 -08'00'

STATE OF FLORIDA
RONALD M. RADZINER
AR94118
REGISTERED ARCHITECT

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A4.10



1 ENCROACHMENT SECTION 1 (DRB)
1/16" = 1'-0"



2 ENCROACHMENT SECTION 2 (DRB)
1/16" = 1'-0"

ENCROACHMENT SECTIONS
1/16" = 1'-0"

0 12 24 36 48 60 FT

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ENCROACHMENT SECTIONS

2 - 12/08/2023
3 - 12/20/2023

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Date: 2023.12.20 15:54:55 -08'00'

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A4.20



COLOR PERSPECTIVE RENDERING - FROM STREET

MARMOL RADZINER AIA

architecture
construction
interiors
landscape

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COLOR PERSPECTIVE RENDERING

2 - 12/08/2023
3 - 12/20/2023

Ronald Radziner
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Date: 2023.12.20 15:54:41 -08'00'

STATE OF FLORIDA
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A5.00



COLOR PERSPECTIVE RENDERING - FROM STREET (LANDSCAPE UNDERLAY)

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architecture
construction
interiors
landscape

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COLOR PERSPECTIVE RENDERING

2 - 12/08/2023
3 - 12/20/2023

Ronald Radziner

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Date: 2023.12.20 15:54:28 -08'00'

STATE OF FLORIDA
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A5.10



COLOR PERSPECTIVE RENDERING - FROM BAY

Ronald Radziner
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Date: 2023.12.20 15:54:13 -08'00'

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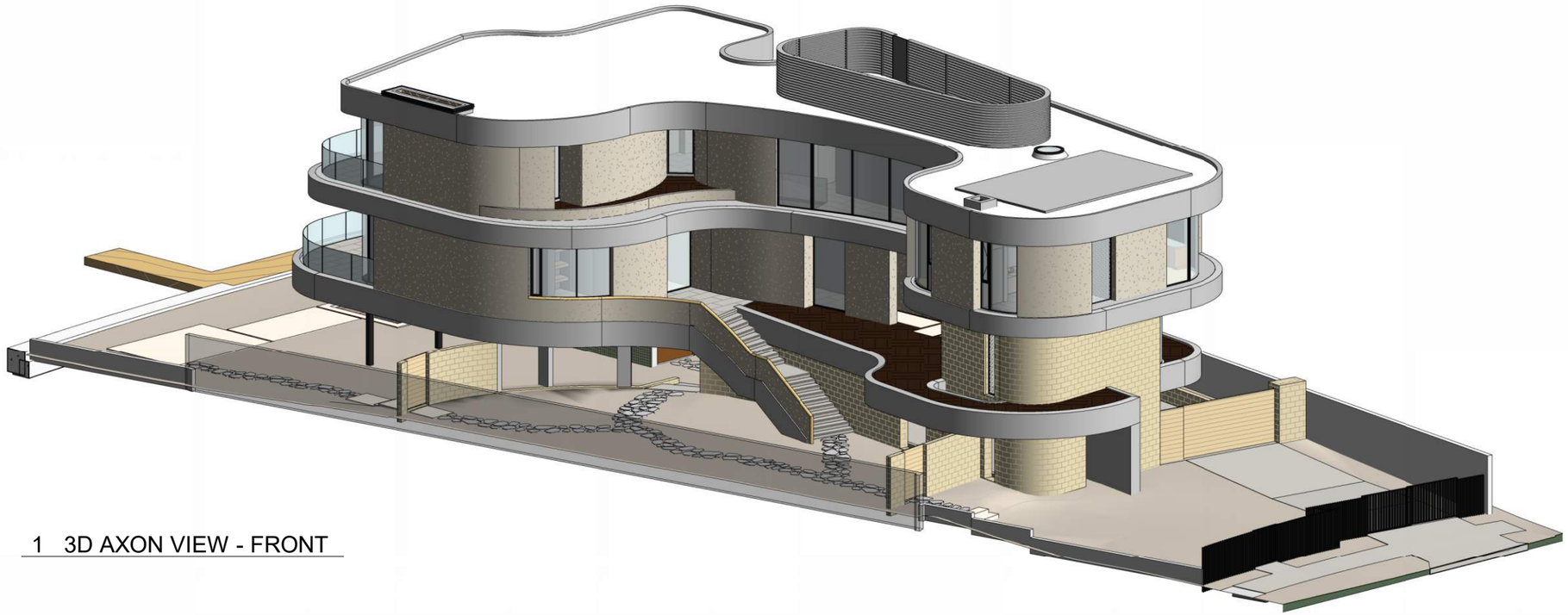
COLOR PERSPECTIVE RENDERING

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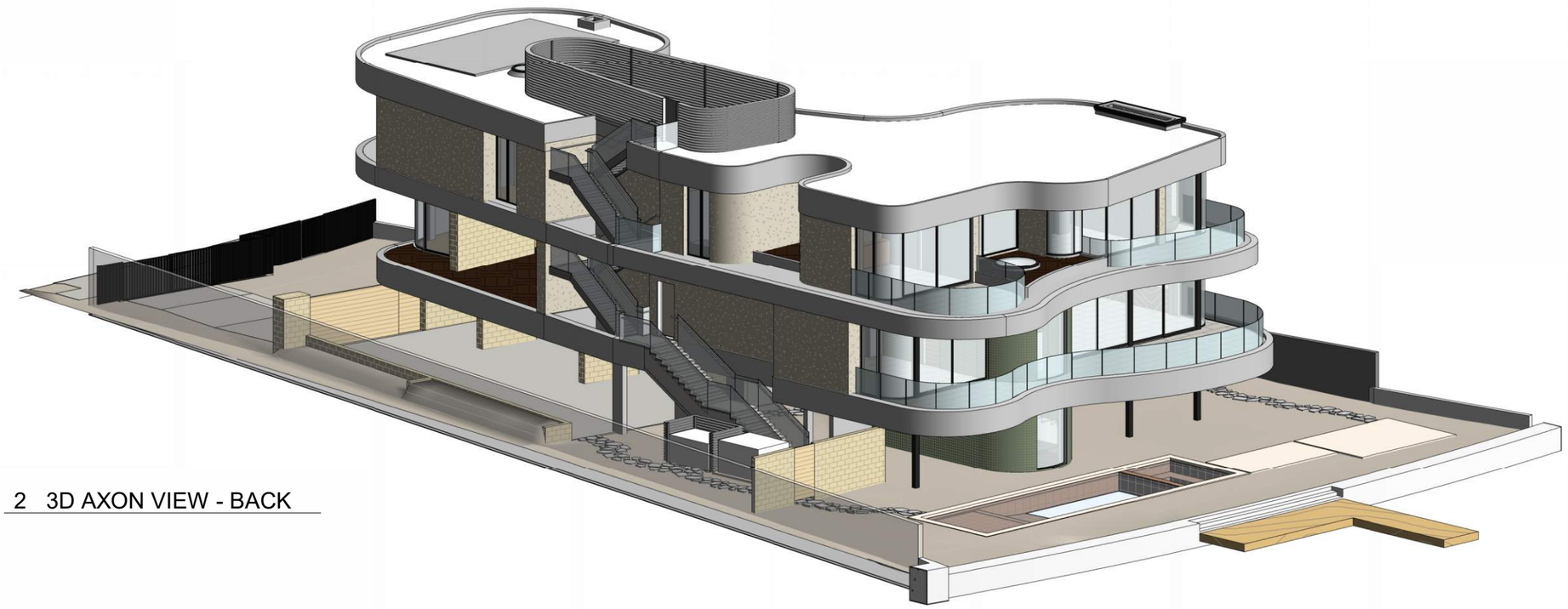
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A5.20



1 3D AXON VIEW - FRONT



2 3D AXON VIEW - BACK

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construction
interiors
landscape

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3D AXON VIEWS

2 - 12/08/2023
3 - 12/20/2023

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