

NEW SINGLE FAMILY RESIDENCE

MEETING DATE : SEPTEMBER 8, 2017
B.O.A. - FINAL SUBMITTAL

3681 FLAMINGO DRIVE

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	CONSULTANTS	SCOPE OF WORK
TODD & KIM GLASER 3681 FLAMINGO DRIVE MIAMI BEACH, FL 33140 (786) 208-2124	DOMO ARCHITECTURE + DESIGN 420 LINCOLN ROAD #506 MIAMI BEACH, FL 33139 (305) 674-8031 AR0095859	e-design solutions, inc. 511 NE 163rd STREET MIAMI, FL 33162 (786) 253-1731	- NEW 2 STORY GARAGE ADDITION TO EXISTING GARAGE - NEW 2 STORY GAZEBO AT REAR YARD - ENCLOSURE OF EXISTING COVERED & UNCOVERED TERRACES - INTERIOR RENOVATION TO EXISTING RESIDENCE - VARIANCE REQUEST FOR MINIMUM REAR SETBACK FOR ACCESSORY STRUCTURE - VARIANCE REQUEST FOR MINIMUM SUM OF SIDE SETBACKS FOR ACCESSORY STRUCTURE - VARIANCE REQUEST FOR MINIMUM SIDE YARD SETBACK FOR ACCESSORY STRUCTURE - VARIANCE REQUEST FOR MAXIMUM 10% OF MAIN RESIDENCE LOT COVERAGE FOR ACCESSORY STRUCTURES IN REAR YARDS - VARIANCE REQUEST FOR MAXIMUM SECOND FLOOR TO FIRST FLOOR RATIO AT ACCESSORY STRUCTURE

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EXISTING

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PROPOSED

A-0.0 SITE PLAN
A-0.1 SHADED DIAGRAMS
A-0.2 SHADED DIAGRAMS

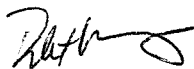
A-1.1 FIRST FLOOR PLAN - FRONT
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DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
AA26002383

NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
MIAMI BEACH, FL 33140


07/26/17

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COVER

FRONT SETBACK CALCULATIONS			
	EXISTING	PROPOSED	
AREA:	2,280 SQ. FT. 100%	2,280 SQ. FT. 100%	
DRIVEWAY / WALKS:	370 SQ. FT. 16.2%	370 SQ. FT. 16.2%	
LANDSCAPE AREA (35% MIN.):	1,910 SQ. FT. 83.8%	1,910 SQ. FT. 83.8%	

REAR SETBACK CALCULATIONS			
	EXISTING	PROPOSED	
AREA:	4,775 SQ. FT. 100%	4,775 SQ. FT. 100%	
POOL DECK / SEAWALL:	1,288 SQ. FT. 27.2%	1,246 SQ. FT. 26.1%	
LANDSCAPE (70% MIN.):	3,477 SQ. FT. 72.8%	3,529 SQ. FT. 73.9%	

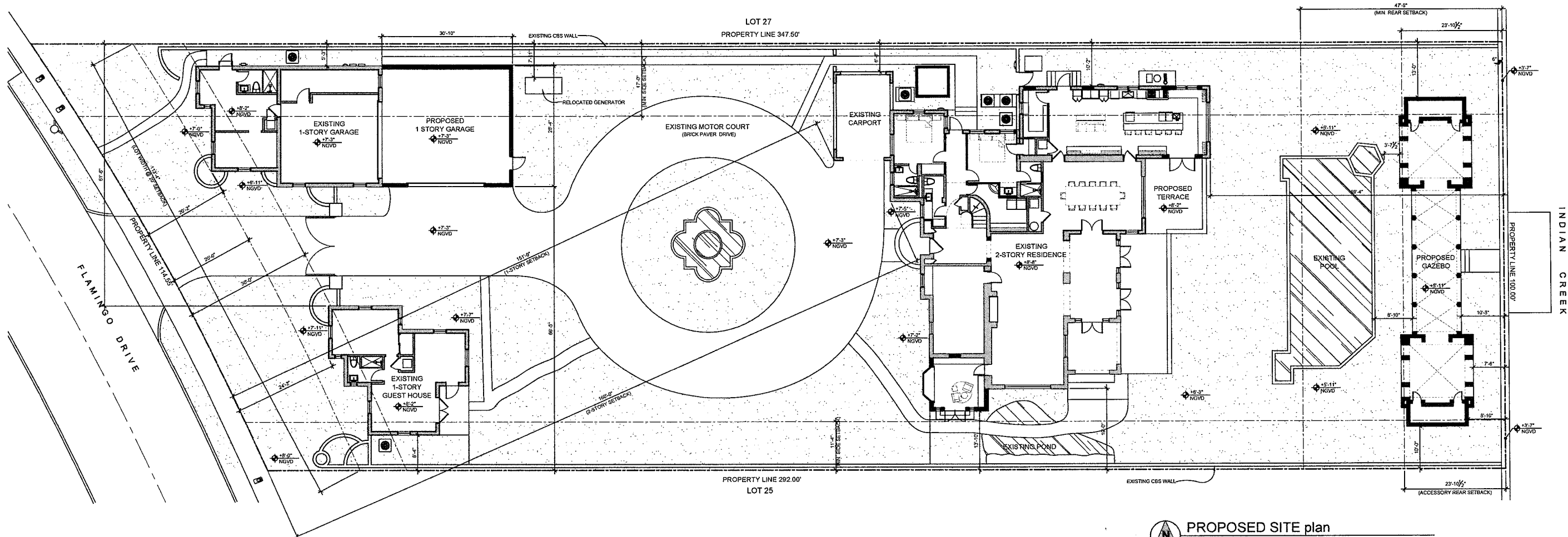
ACCESSORY STRUCTURE (EXISTING / PROPOSED GARAGE)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. FLOOD ELEVATION	N.A.	+7'-3" N.G.V.D.	+7'-3" N.G.V.D.
MINIMUM SETBACKS:			
FRONT (1-STORY)	20'-0"	20'-2"	20'-2"
FRONT (2-STORY)	30'-0"	N.A.	N.A.
SIDES	10'-0"	5'-3"/66'-5"	5'-3"/66'-5"
MAXIMUM BUILDING HEIGHT:	21'-0"	11'-0"	19'-5"

ACCESSORY STRUCTURE (EXISTING GUEST HOUSE)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. FLOOD ELEVATION	+9'-0" N.G.V.D.	+8'-2" N.G.V.D.	+8'-2" N.G.V.D.
MINIMUM SETBACKS:			
FRONT	20'-0"	24'-2"	24'-2"
SIDES	15'-0"	8'-4"/61'-6"	8'-4"/61'-6"
MAXIMUM BUILDING HEIGHT:	12'-0"	10'-5"	10'-5"

ACCESSORY STRUCTURE (PROPOSED GAZEBO)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. FLOOD ELEVATION	N.A.	N.A.	+5'-11" N.G.V.D.
MINIMUM SETBACKS:			
REAR	23'-10 1/2"	N.A.	7'-6"
SIDES	11'-4"	N.A.	10'-0"/13'-0"
MAXIMUM BUILDING HEIGHT:	20'-0"	N.A.	13'-9"

ZONING DATA (MAIN RESIDENCE)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. FLOOD ELEVATION (FLOOD ZONE - AE)	+9'-0" N.G.V.D. (+7'-0" N.G.V.D. AS PER FEMA)	+8'-6" N.G.V.D.	+8'-6" N.G.V.D.
GRADE:	+6'-10" N.G.V.D.	+6'-10" N.G.V.D.	+6'-10" N.G.V.D.
MAX. ADJUSTED GRADE:	+7'-5" N.G.V.D.	+8'-0" N.G.V.D.	+8'-0" N.G.V.D.
LOT AREA:	18,000 SQ. FT.	31,782 SQ. FT.	31,782 SQ. FT.
LOT WIDTH:	75'-0" MIN.	113'-4"	113'-4"
AVERAGE LOT DEPTH:	N.A.	318'-4"	318'-4"
MINIMUM SETBACKS:			
FRONT (1-STORY)	20'-0"	151'-9"	151'-9"
FRONT (2-STORY)	30'-0"	160'-0"	160'-0"
REAR (15%)	47'-9"	69'-4"	69'-4"
SIDES (25% LOT WIDTH) (10% MIN.)	28'-4"	20'-6"	20'-6"
	11'-4"	(6'-8" / 13'-10")	(6'-8" / 13'-10")
MAXIMUM BUILDING HEIGHT:	31'-0"	23'-8"	23'-8"
MAXIMUM UNIT SIZE:	15,891 SQ. FT. 50%	7,606 SQ. FT. * 23.9%	9,321 SQ. FT. * 29.3%
MAX. SECOND FLOOR AREA:	3,510 SQ. FT. 70%	2,968 SQ. FT. 59.2%	2,968 SQ. FT. 47.4%
MAXIMUM LOT COVERAGE:	9,535 SQ. FT. 30%	5,226 SQ. FT. * 16.4%	6,820 SQ. FT. * 21.5%
(-500 SQ. FT. FOR GARAGE EXCEPTION / * -636 SQ. FT. FOR 2% OF LOT COVERAGE EXCEPTIONS)			

LEGAL DESCRIPTION	
LOT 26, BLOCK 3, OF FLAMINGO TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
PROJECT DATA	
SCOPE OF WORK: NEW CBS GAZEBO CBS GARAGE ADDITION INTERIOR RENOVATION TO EXISTING 2-STORY CBS, SINGLE FAMILY RESIDENCE	
OCCUPANCY TYPE: RESIDENTIAL RS-3	
ZONING: RS-2	
CONSTRUCTION TYPE: TYPE V-B	
FLOOD RESISTANT DESIGN & CONSTRUCTION CLASSIFICATION: TYPE II	
GRADE (SIDEWALK ELEVATION): +6'-10" N.G.V.D (+6.88' NGVD)	



PROPOSED SITE plan
SCALE: 3/32" = 1'-0"

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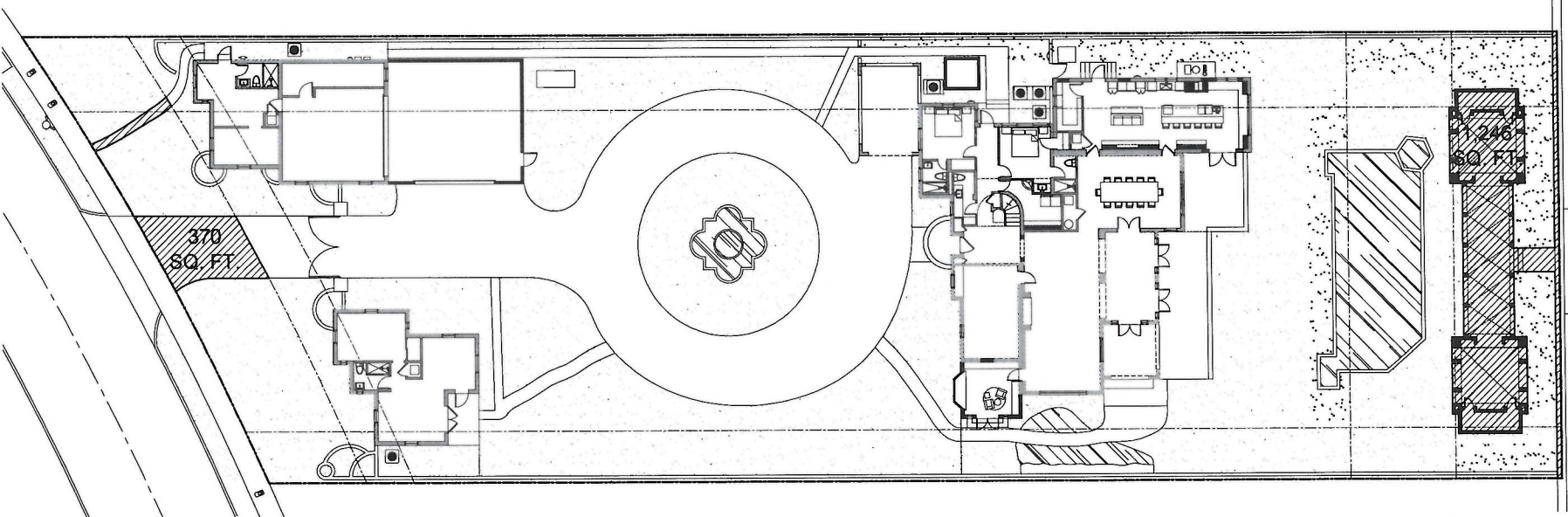
NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
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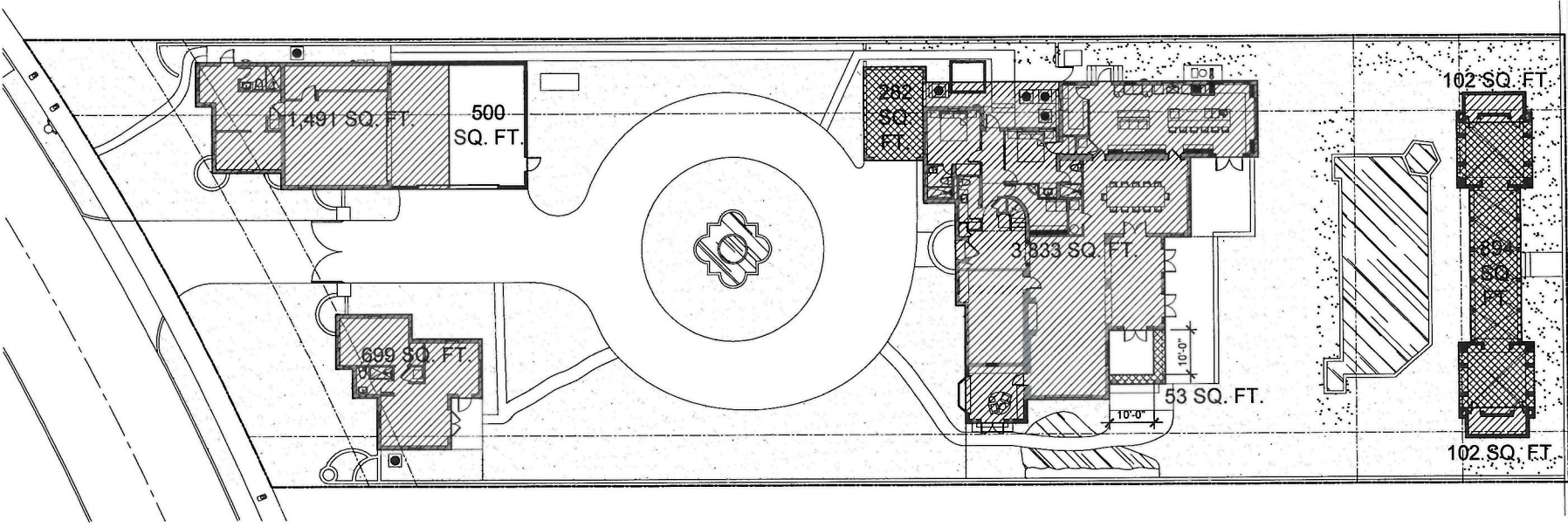
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning information			
1	Address:	3681 FLAMINGO DRIVE MIAMI BEACH FL33140		
2	Folio number(s):	02-3226-002-0370		
3	Board and file numbers:	BOARD OF ADJUSTMENTS ZBA17-0039		
4	Year built:	1936	Zoning District:	RS-2
5	Based Flood Elevation:	+7'-0" NGVD	Grade value in NGVD:	6.87' NGVD
6	Adjusted grade (Flood+Grade/2):	7.42' NGVD	Free board:	N/A
7	Lot Area:	31,782 SQ. FT.		
8	Lot width:	113'-4"	Lot Depth:	318'-4"
9	Max Lot Coverage SF and %:	9,535 SQ. FT. (30%)	Proposed Lot Coverage SF and %:	7,956 SQ. FT. (25.0%)
10	Existing Lot Coverage SF and %:	5,226 SQ. FT. (16.4%)	Lot coverage deducted (garage-storage) SF:	6,820 SQ. FT. (21.5%)
11	Front Yard Open Space SF and %:	1,910 SQ. FT. (83.8%)	Rear Yard Open Space SF and %:	3,529 SQ. FT. (73.9%)
12	Max Unit Size SF and %:	15,891 SQ. FT. (50%)	Proposed Unit Size SF and %:	9,321 SQ. FT. (29.3%)
13	Existing First Floor Unit Size:	4,638 SQ. FT.	Proposed First Floor Unit Size:	6,353 SQ. FT.
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 require DRB Approval)	2,968 SQ. FT. (46.7%)
15		2,968 SQ. FT.	Proposed Second Floor Unit Size SF and %:	2,968 SQ. FT. (46.7%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
17	Height:	Required 31'-0"	Existing 23'-8"	Proposed 23'-8" N/A
18	Setbacks:			
19	Front First level:	20'-0"	20'-2"	20'-2" N/A
20	Front Second level:	30'-0"	160'-0"	160'-0" N/A
21	Side 1:	10'-0"	5'-3"	5'-3" 4'-9" EXISTING
22	Side 2 or (facing street):	18'-4"	8'-4"	8'-4" 10'-0" EXISTING
23	Rear:	47'-9"	69'-4"	69'-4" N/A
24	Accessory Structure Side 1:	13'-4"	N/A	13'-4" N/A
25	Accessory Structure Side 2 or (facing street):	10'-4"	N/A	10'-4" N/A
26	Accessory Structure Rear:	23'-10.5"	N/A	7'-6" 16'-4.5" VARIANCE
27	Sum of Side yard:	28'-4"	13'-7"	13'-7" 14'-9" EXISTING
27	Located within a Local Historic District?			NO
28	Designated as an individual Historic Single Family Residence Site?			NO
29	Determined to be Architecturally Significant?			YES
Notes:				
If not applicable write N/A				
All other data information should be presented like the above format				



PROPOSED FRONT / REAR YARD diagrams
SCALE: N.T.S.



PROPOSED LOT COVERAGE diagram
SCALE: N.T.S.

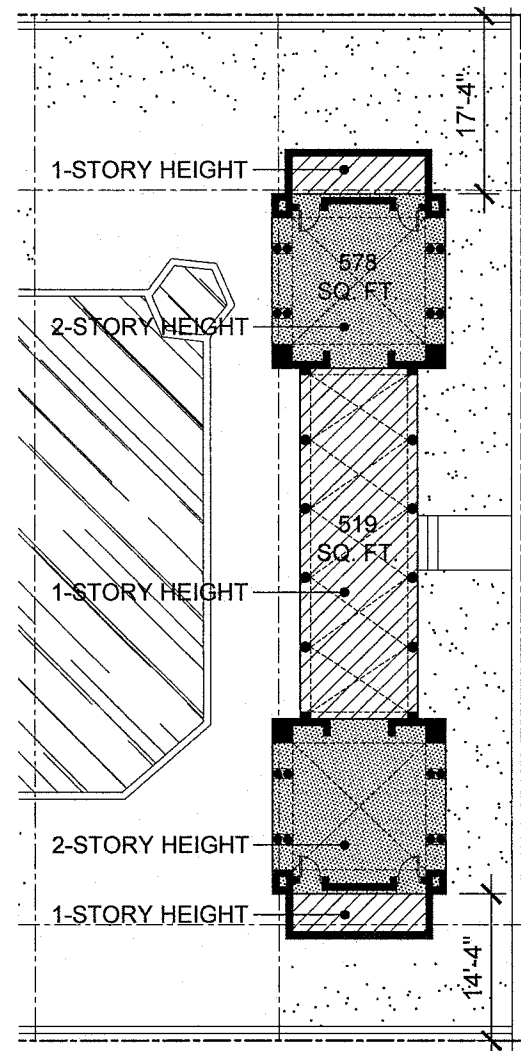
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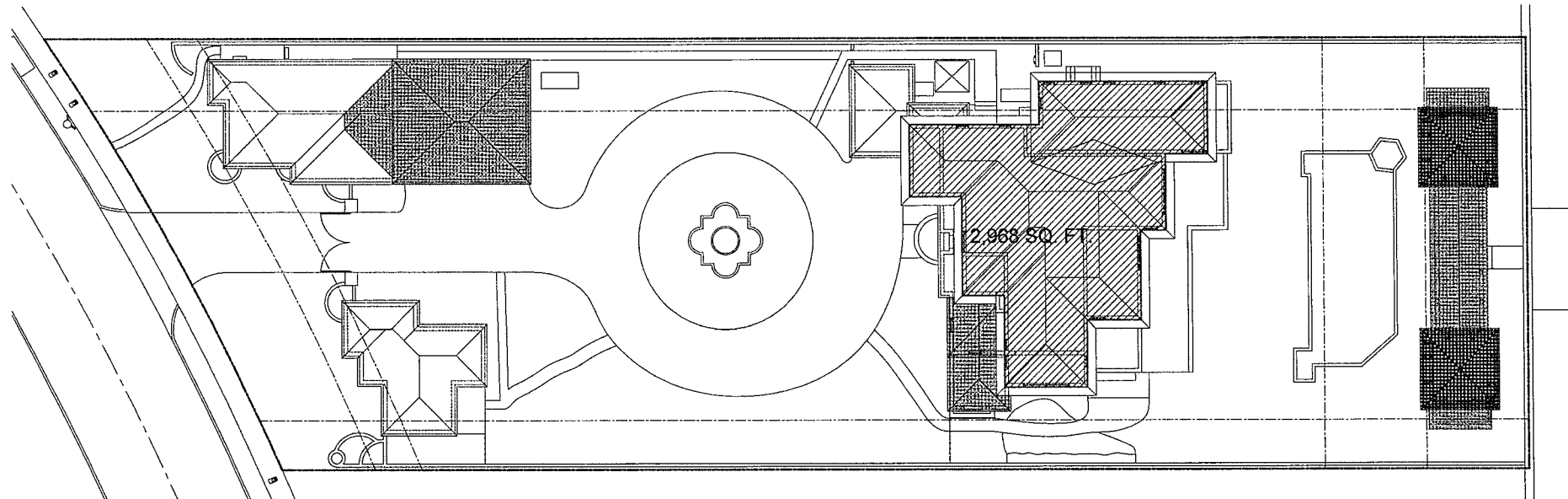
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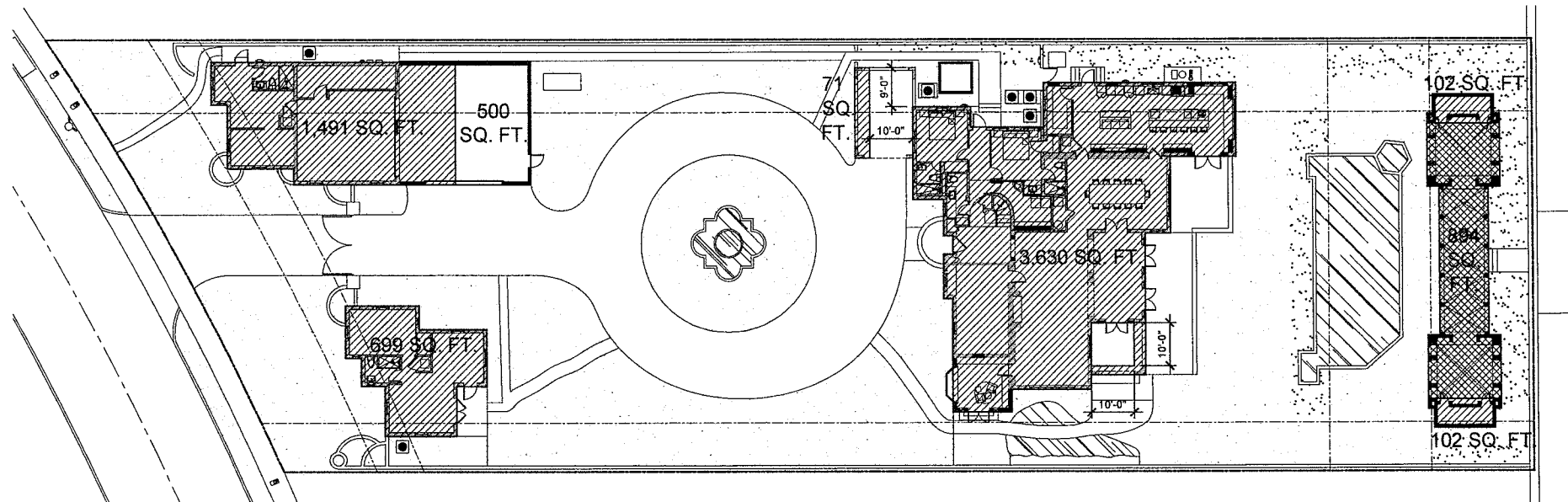
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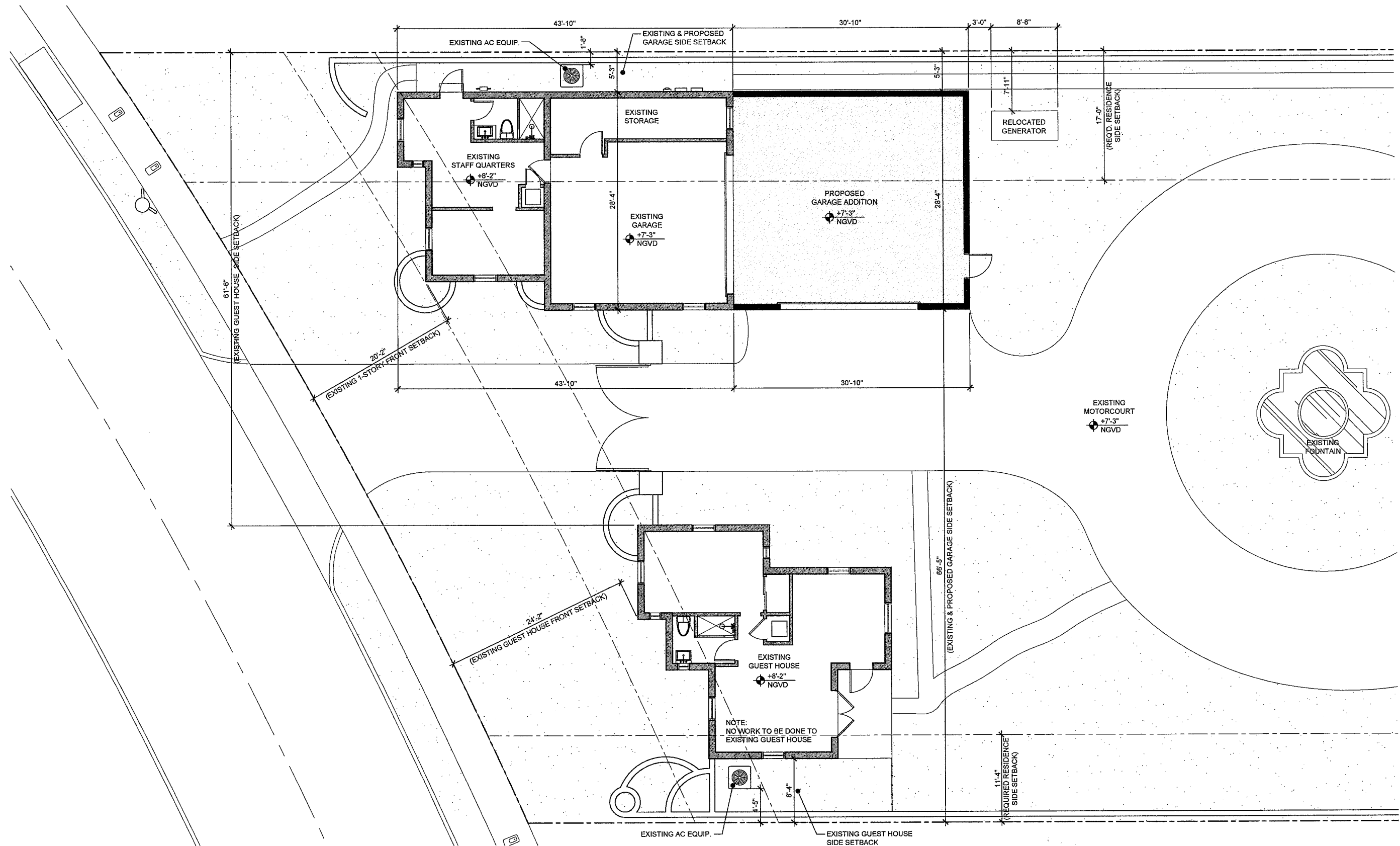
50% RULE diagram
SCALE: N.T.S.



PROPOSED SECOND FLOOR UNIT SIZE diagram
SCALE: N.T.S.



PROPOSED FIRST FLOOR UNIT SIZE diagram
SCALE: N.T.S.



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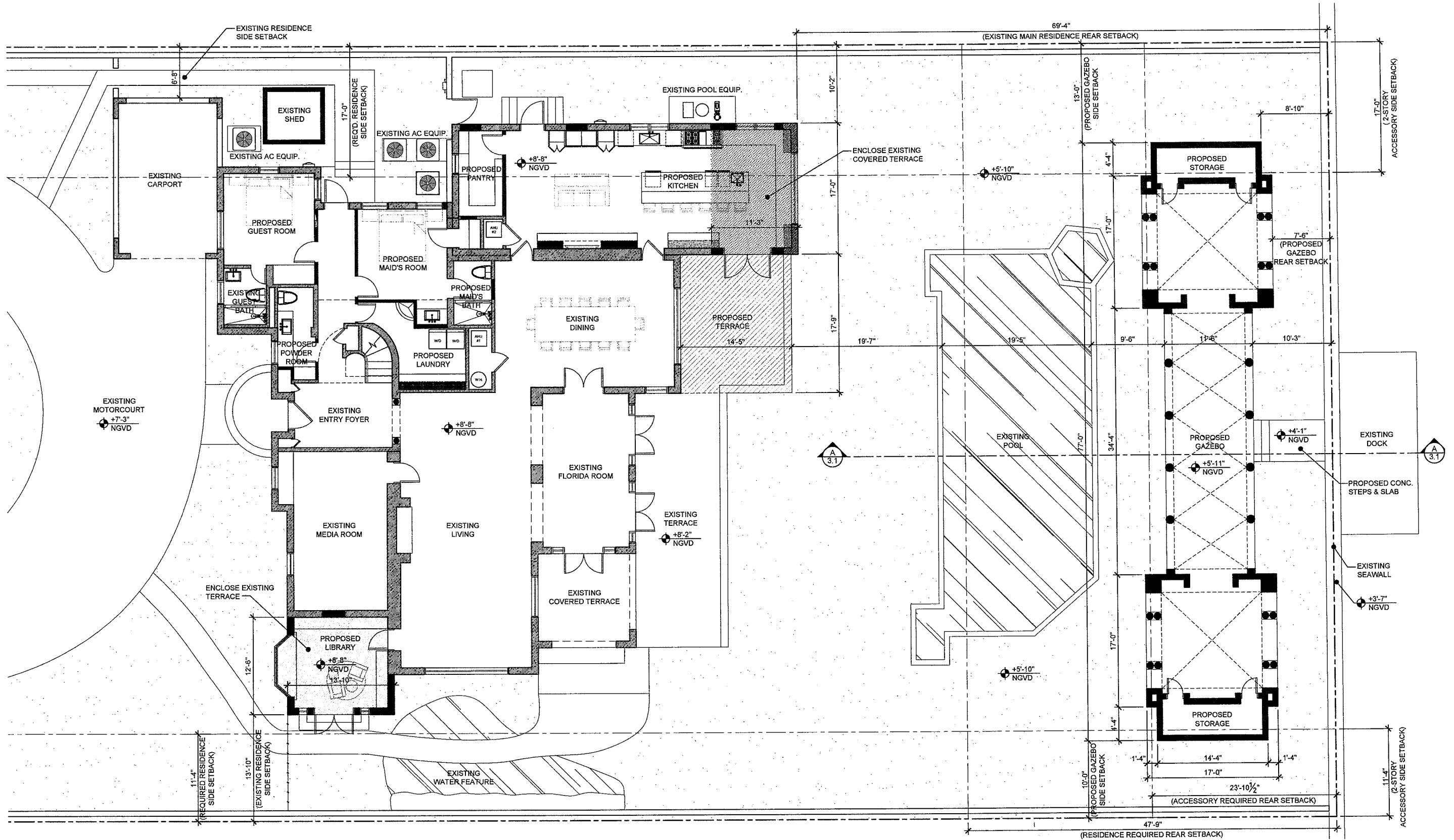
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 MIAMI BEACH, FL 33140

PROPOSED FIRST floor plan (front)
 SCALE: 3/16" = 1'-0"

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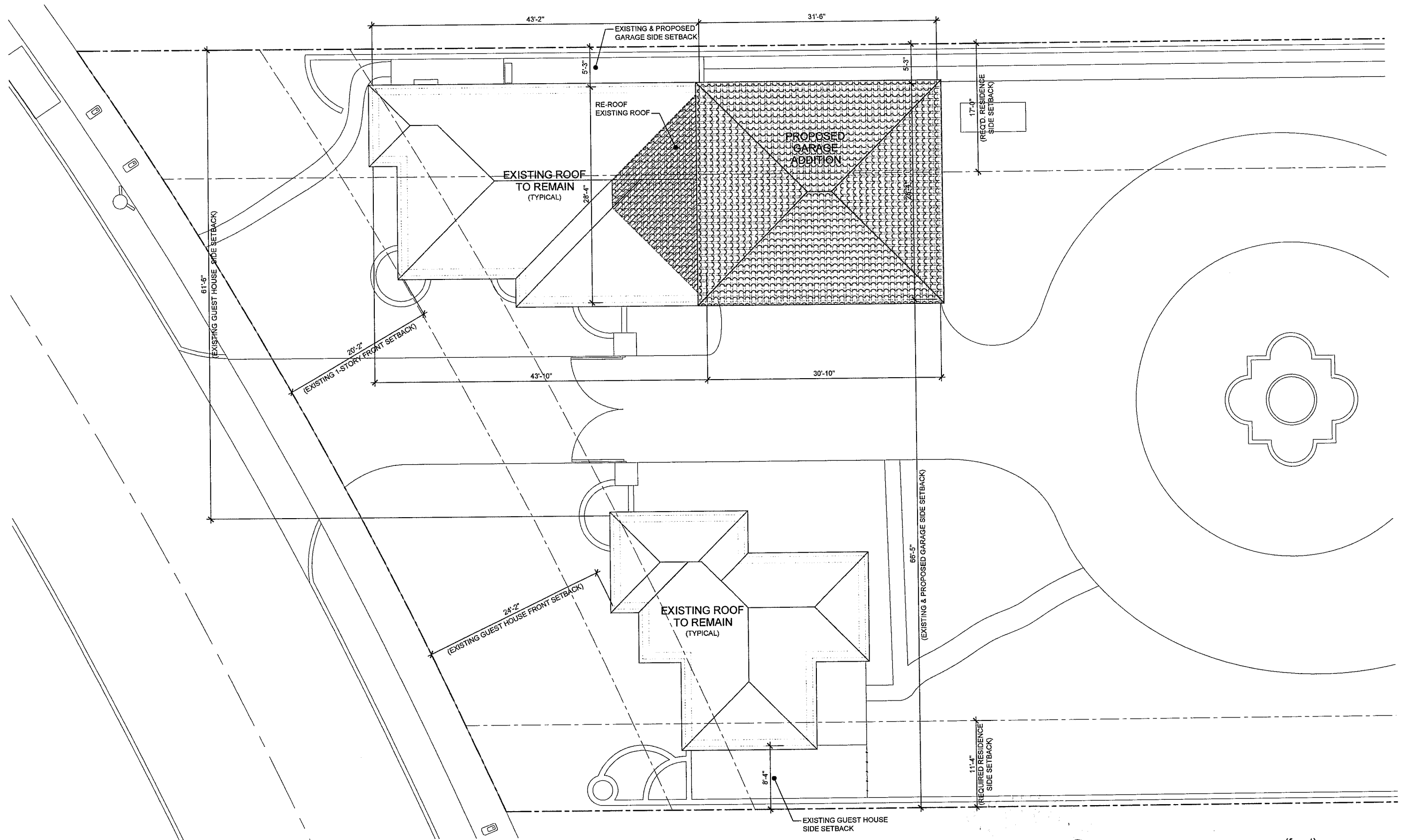
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PROPOSED FIRST floor plan (rear)
 SCALE: 3/16" = 1'-0"

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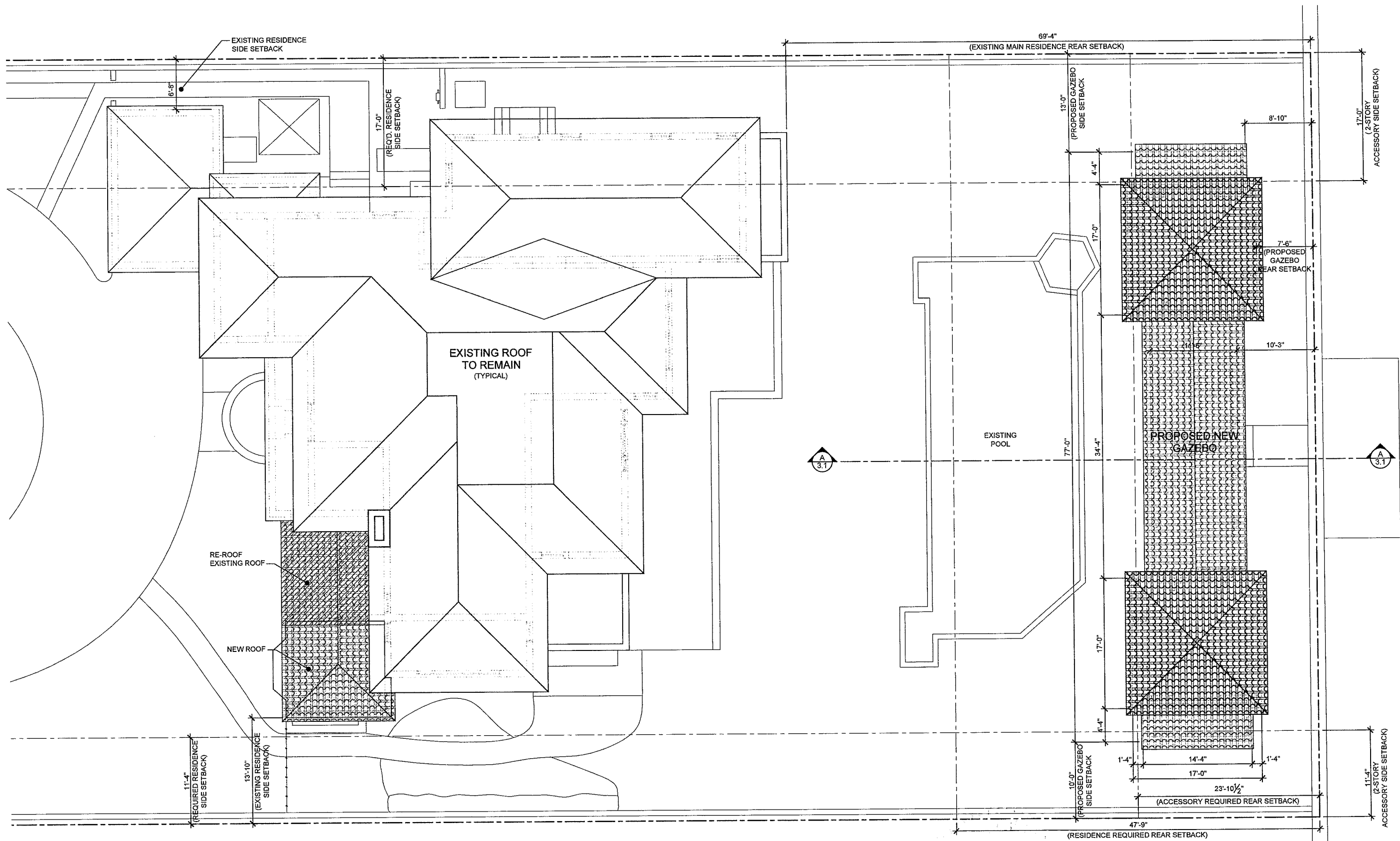
 **ROOF plan**
 SCALE: 3/16" = 1'-0"

(front)

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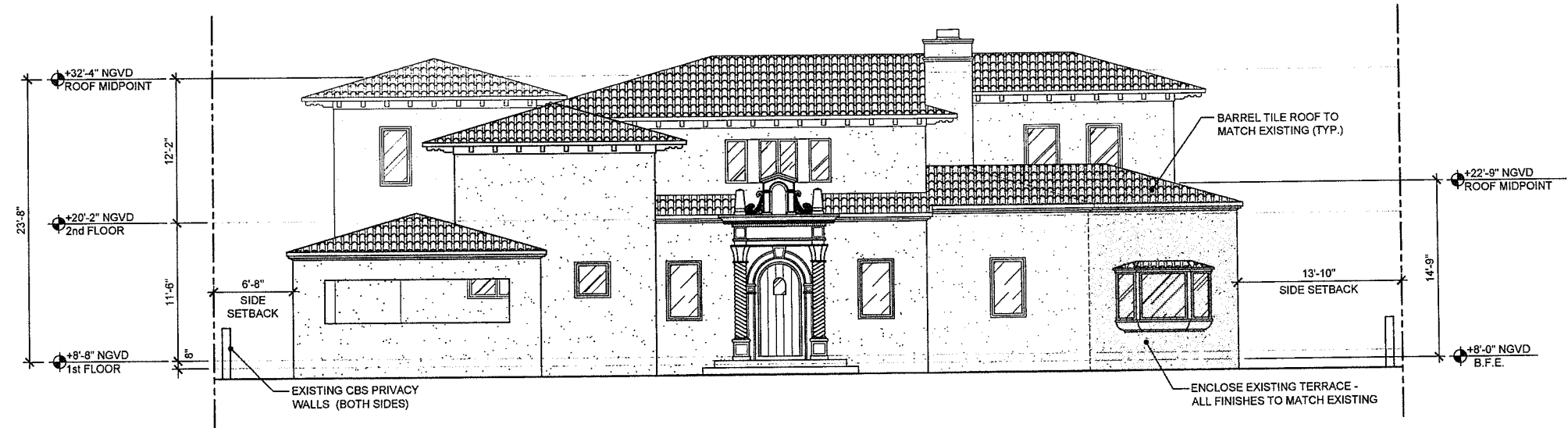
NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
 MIAMI BEACH, FL 33140

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ROOF plan
 SCALE: 3/16" = 1'-0"

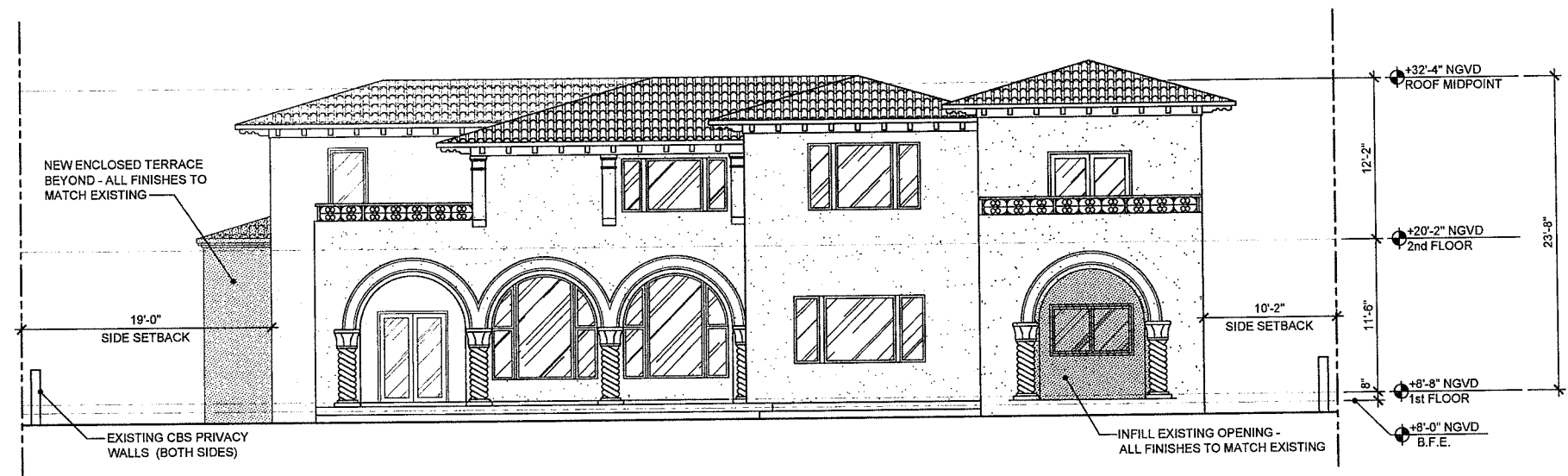
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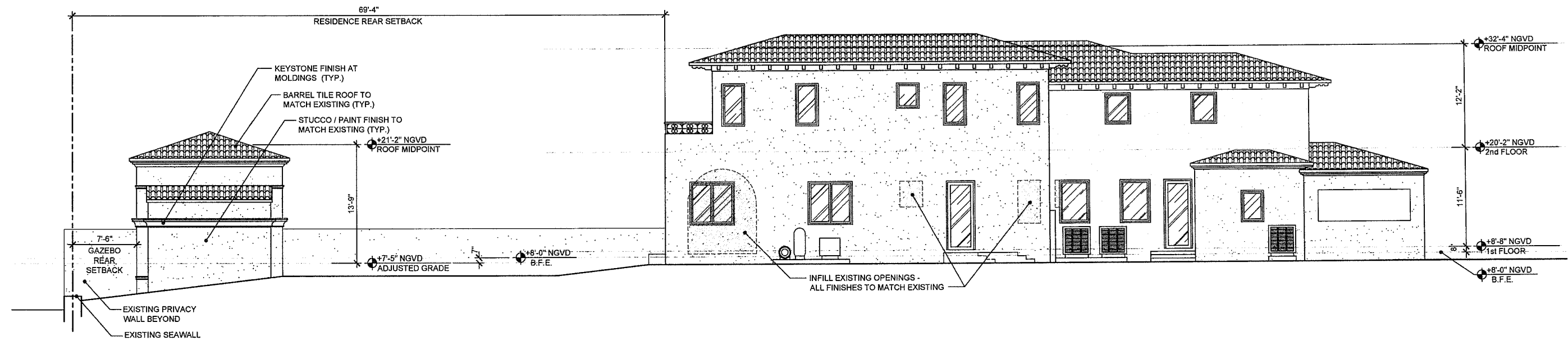
RESIDENCE FRONT elevation (west)

SCALE: 3/8" = 1'-0"



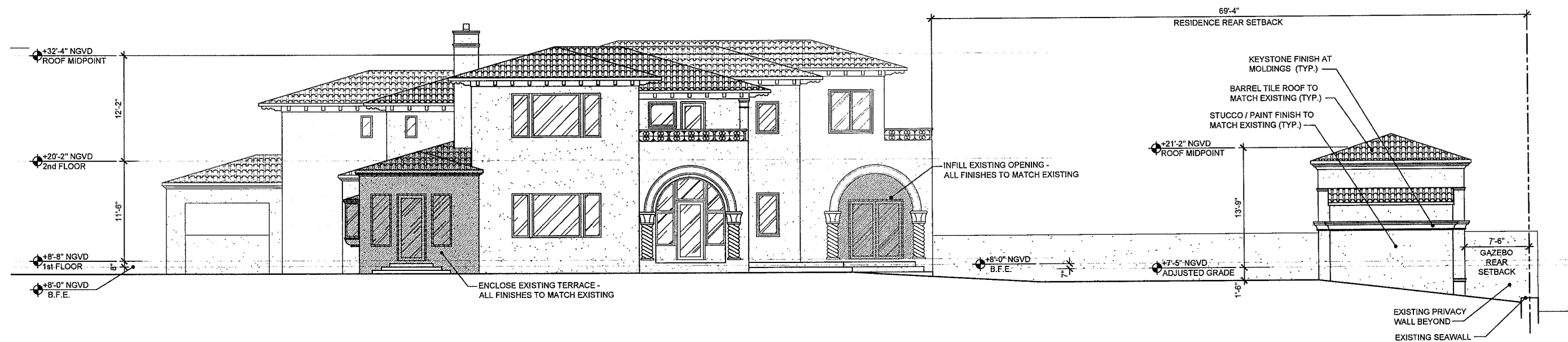
RESIDENCE REAR elevation (east)

SCALE: 3/8" = 1'-0"



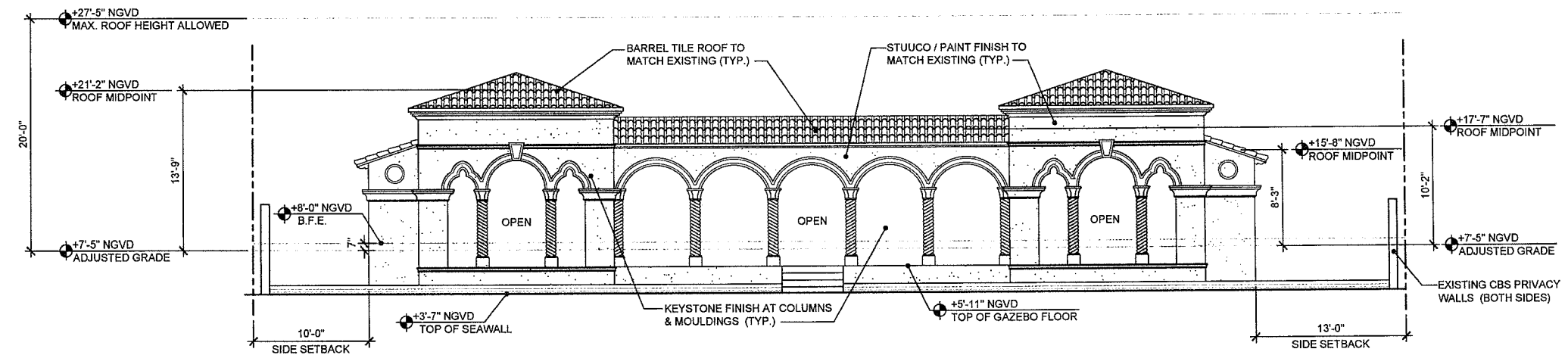
GAZEBO / RESIDENCE SIDE elevation (north)

SCALE: 3/8" = 1'-0"

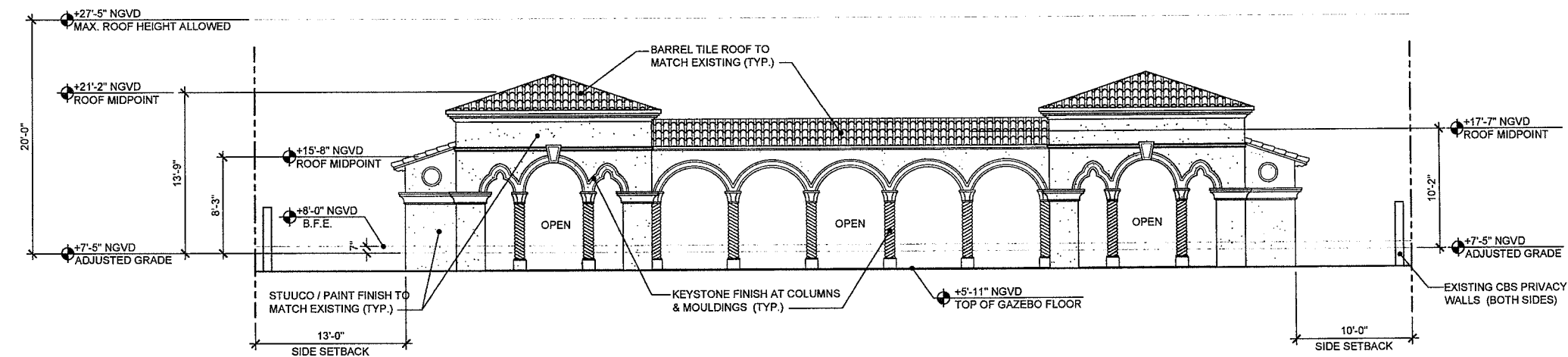


GAZEBO / RESIDENCE SIDE elevation (south)

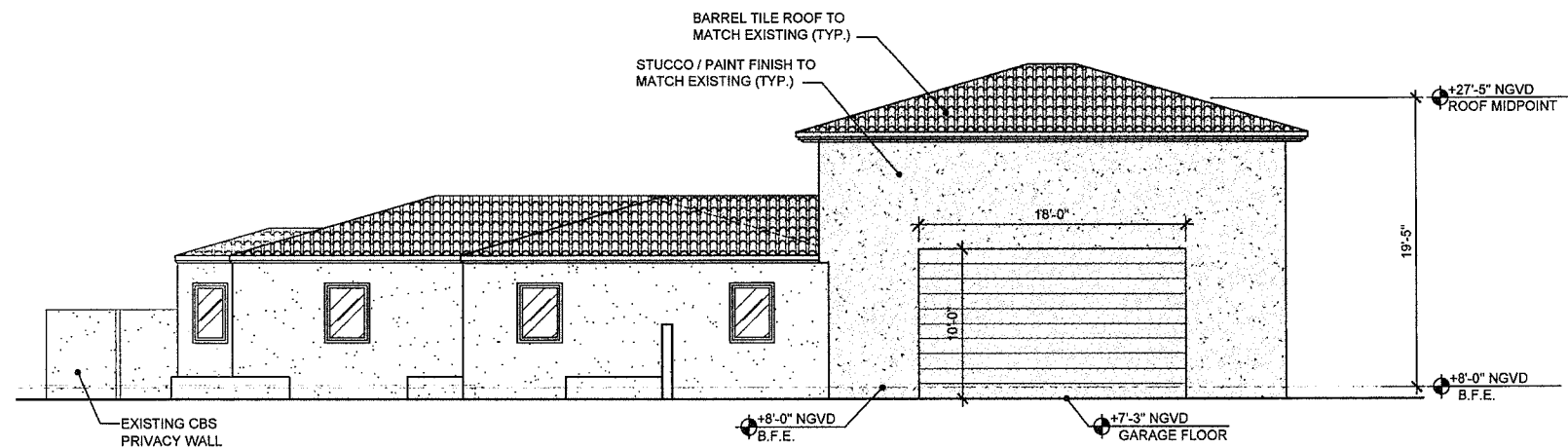
SCALE: 3/8" = 1'-0"



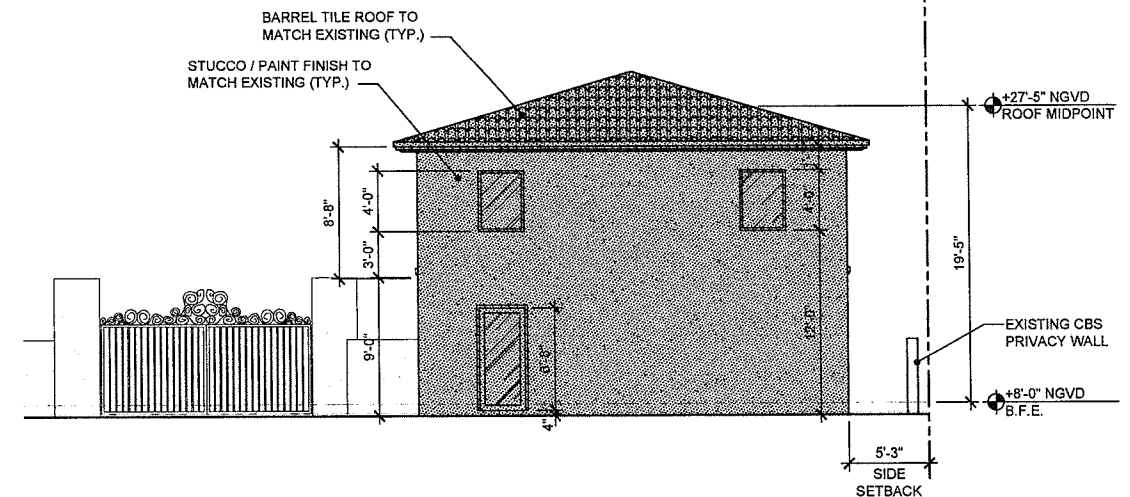
GAZEBO REAR elevation (east)
SCALE: 3/8" = 1'-0"



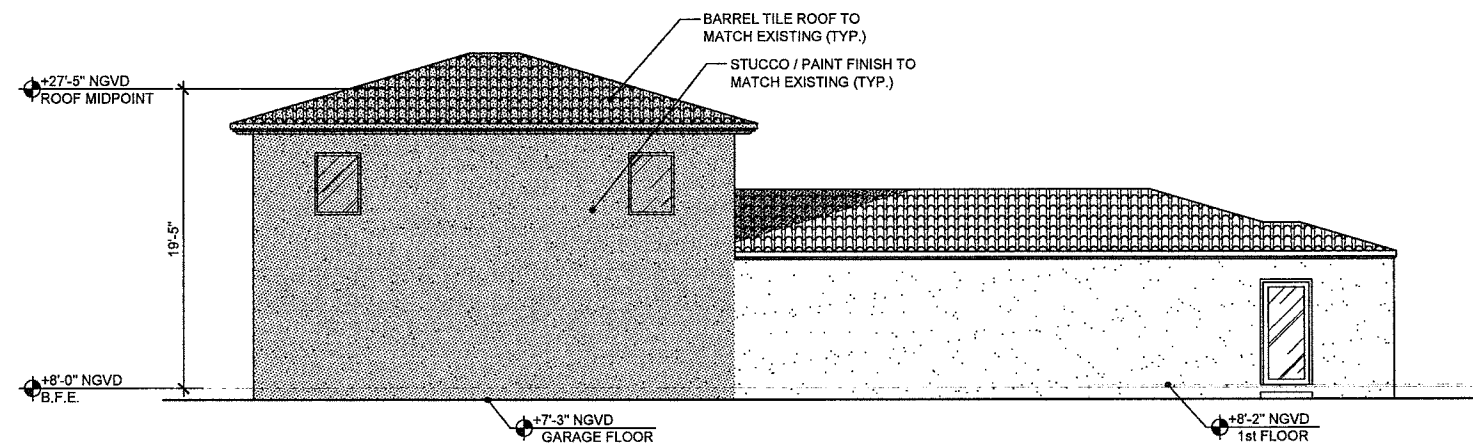
GAZEBO FRONT elevation (west)
SCALE: 3/8" = 1'-0"



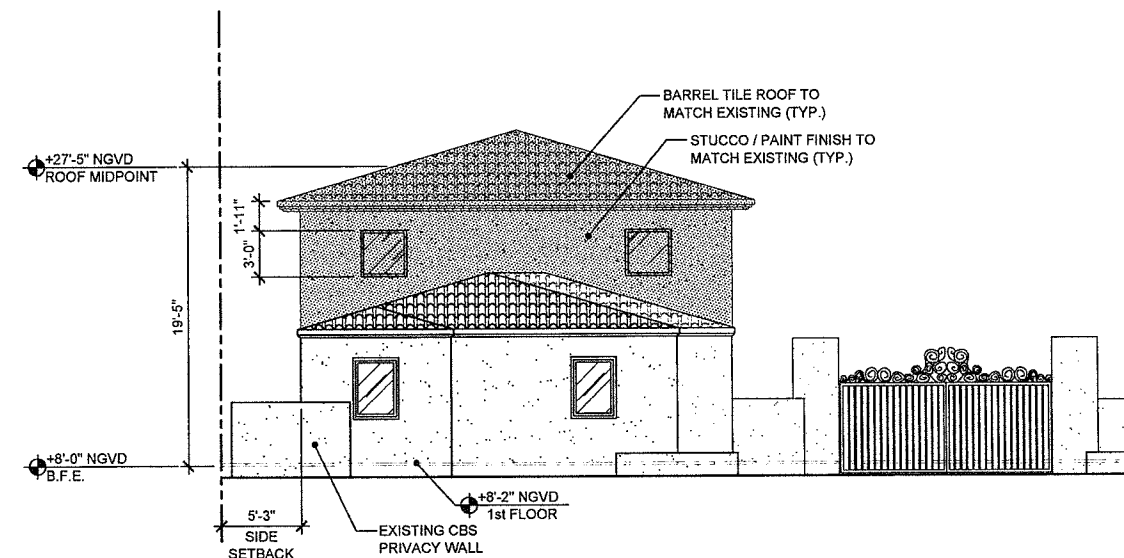
GARAGE SIDE elevation (south)
SCALE: 3/8" = 1'-0"



GARAGE REAR elevation (east)
SCALE: 3/8" = 1'-0"



GARAGE SIDE elevation (north)
SCALE: 3/8" = 1'-0"



GARAGE FRONT elevation (west)
SCALE: 3/8" = 1'-0"



location plan

Pruthi
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aerial perspective

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key directional plan



building 1



building 2



residence 3



residence 4

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residence 5



residence 6

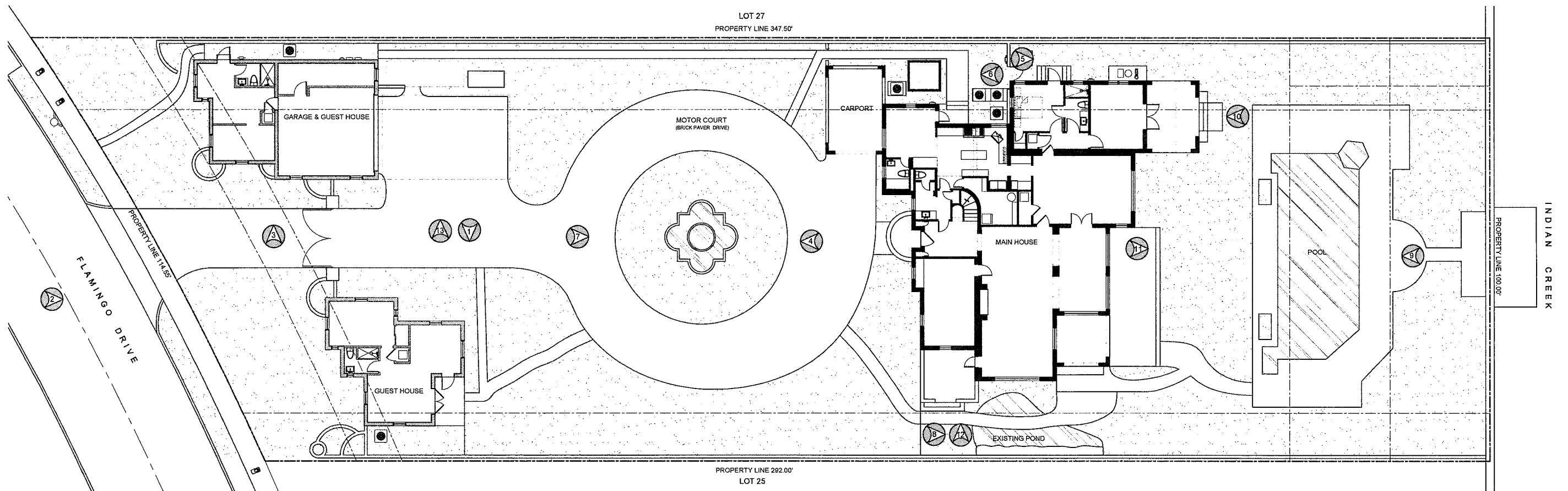


residence 7



residence 8

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KEY plan
SCALE: N.T.S.

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1
guest house - north view



2
garage & guest house - west view



3
garage - south view



4
garage & guest house - east view



main house - north views

main house - west view



main house - south view

main house - east view

Paul H. S.
 07/20/17



existing covered terrace to be enclosed



area of proposed gazebo at rear yard



existing terrace to be enclosed



area of proposed garage addition at existing carport