

NEW SINGLE - FAMILY RESIDENCE  
226 RIVO ALTO DR  
Miami Beach, Florida 33139

OCTOBER 5,2017 FINAL SUBMITTAL



SCOPE OF WORK:

DEMOLITION

REMOVAL OF EXISTING NON- CONFORMING CMU AND STUCCO TWO STORY RESIDENCE

SITE WORK:

REMOVAL AND REPLACEMENT OF EXISTING HARDSCAPE, POOL AND LANDSCAPING AS INDICATED IN THE DRAWINGS

NEW CONSTRUCTION:

NEW CMU AND STUCCO TWO STORY RESIDENCE AND ROOF DECK

DESIGN WAIVER:

1. WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 3'-6" FOR AN ARCHITECTURAL FEATURE (LOUVERS). TOTAL HEIGHT OF LOUVERS IS 28'-0".
2. A. WAIVER TO ALLOW FOR A 50% INCREASE IN THE ALLOWABLE PERVIOUS AREA OF THE INTERIOR OPEN SPACE.
- B. WAIVER TO ALLOW FOR THE DEPTH OF THE INTERIOR OPEN SPACE ON THE SOUTH SIDE TO BE 6'-3" RATHER THAN 7'-6".

VARIANCE REQUESTED:

1. SIDE FACING A STREET SETBACK VARIANCE
2. SUM OF THE SIDES SETBACK VARIANCE
3. REAR SETBACK VARIANCE
4. SIDE SETBACK FOR AN ACCESSIBLE ROOF DECK

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SURVEY

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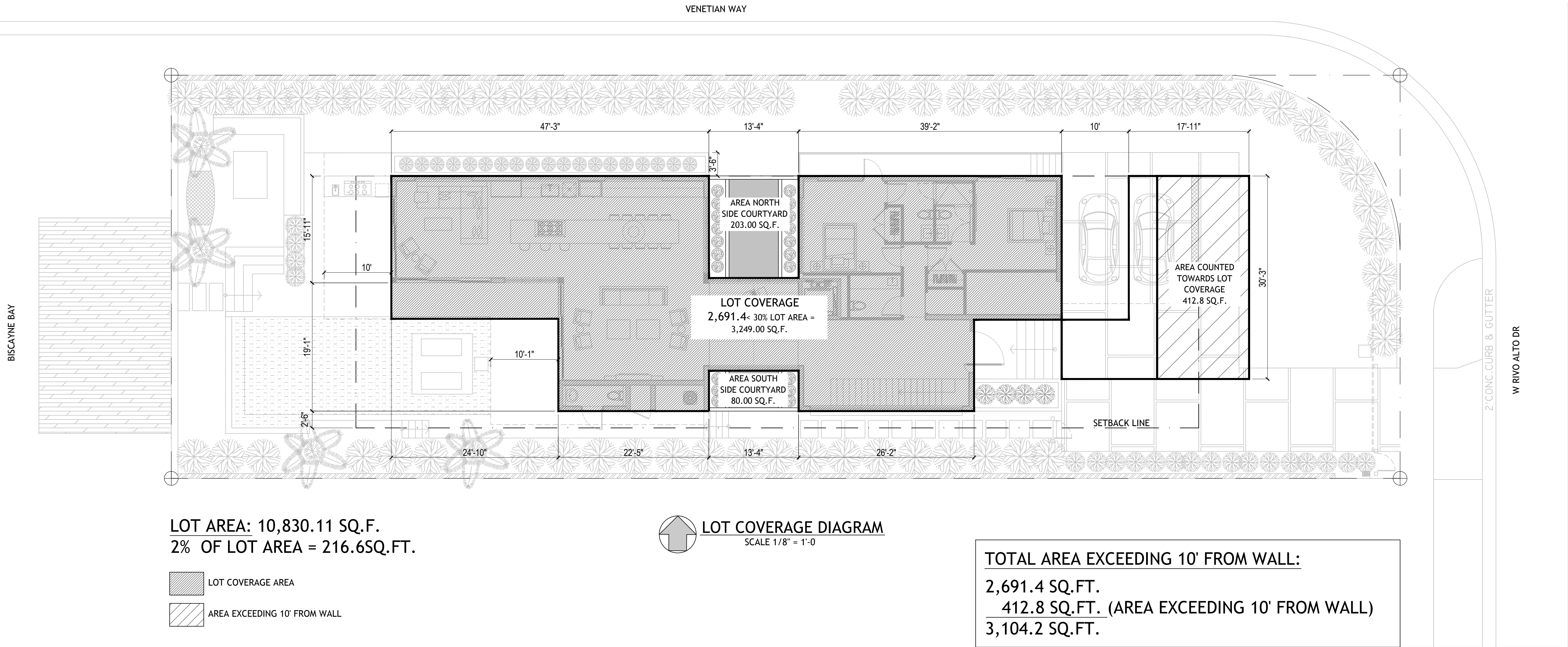
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NEW RESIDENCE TWO STORY  
226 RIVO ALTO DR  
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING  
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DRB 0.0  
COVER SHEET





SINGLE FAMILY RESIDENTIAL ZONNING INFORMATION: LOT COVERAGE DATA

		REQUIRED	PROVIDED
1	LOT AREA	MIN	10,830.11
2	LOT COVERAGE SF. AND %	MAX 2,707.5 SQ. FT. (25% LOT AREA.)	3,104.2 SQ.F. (29 % LOT AREA)

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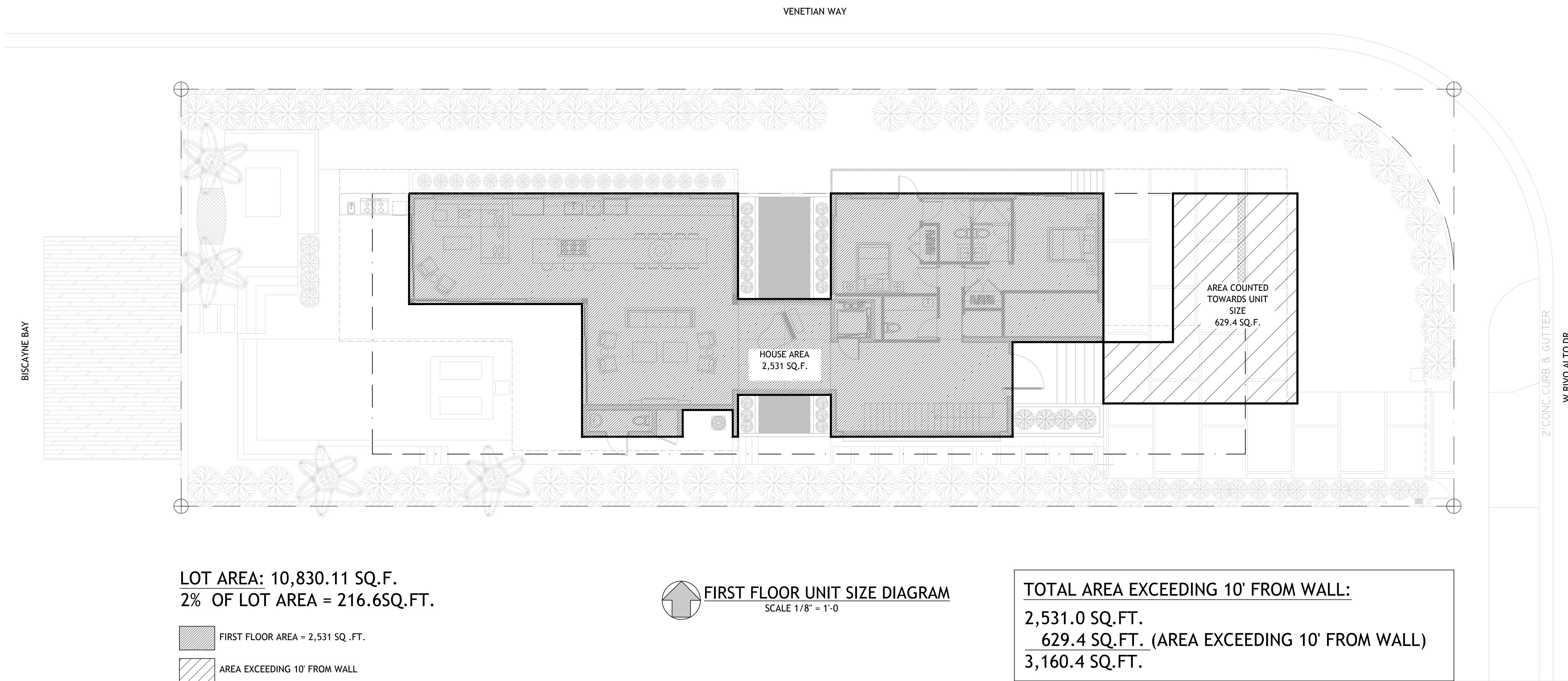
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ZONING  
INFORMATION +  
DIAGRAMS



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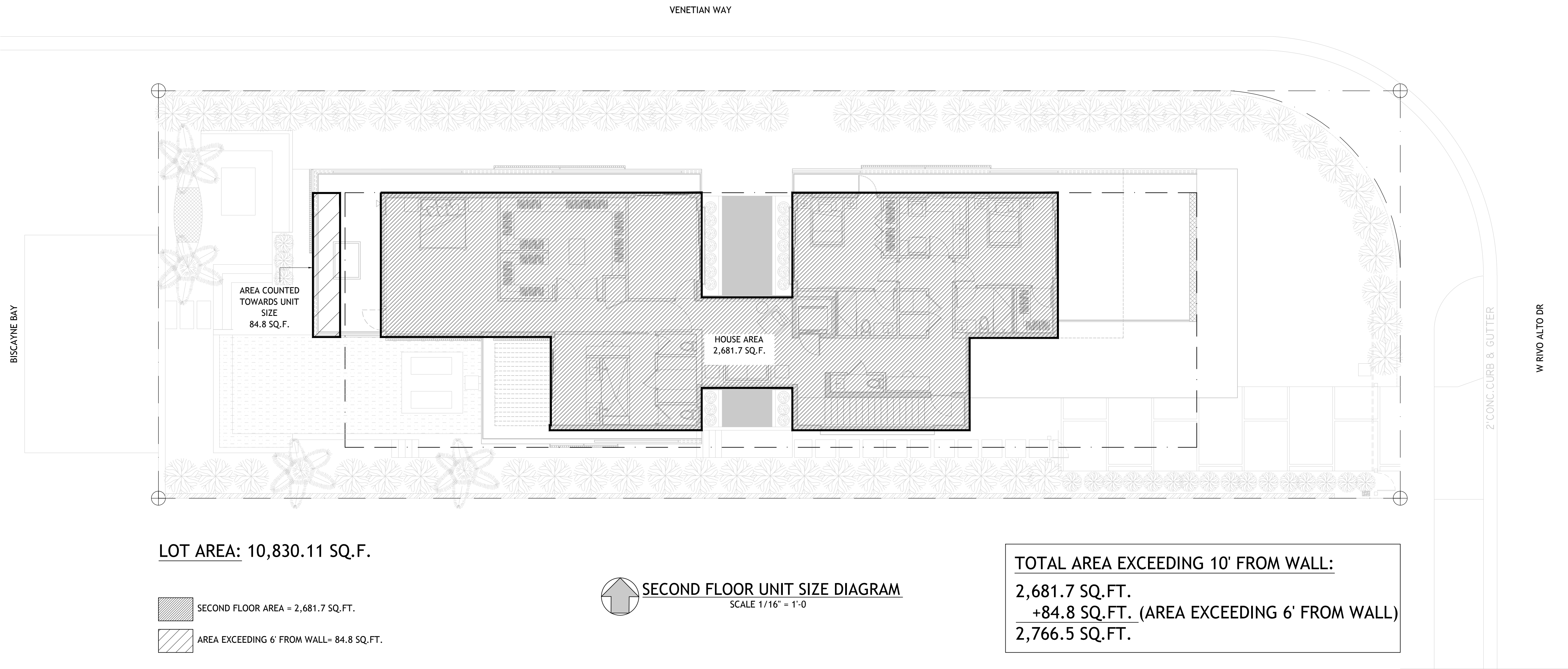
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ZONING INFORMATION  
+ DIAGRAMS  
FIRST FLOOR



LOT AREA: 10,830.11 SQ.F.

- SECOND FLOOR AREA = 2,681.7 SQ.FT.
- AREA EXCEEDING 6' FROM WALL= 84.8 SQ.FT.

SECOND FLOOR UNIT SIZE DIAGRAM  
SCALE 1/16" = 1'-0

TOTAL AREA EXCEEDING 10' FROM WALL:  
2,681.7 SQ.FT.  
+84.8 SQ.FT. (AREA EXCEEDING 6' FROM WALL)  
2,766.5 SQ.FT.

SINGLE FAMILY RESIDENTIAL ZONNING INFORMATION: UNIT SIZE

		REQUIRED	PROVIDED
1	LOT AREA	MIN	10,830.11
3	UNIT SIZE SF 1ST FLOOR	MAX 5,415.00 SQ.F. (50% LOT AREA.)	3,160.4 SQ.FT. (1ST FLOOR) 2,766.5 SQ.FT. ( 2ND FLOOR) 81.6 SQ.FT (ROOF) 6,008.5 SQ.FT (55.4%)

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DRB 1.2

ZONING INFORMATION  
+ DIAGRAMS  
SECOND FLOOR



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NEW RESIDENCE TWO STORY

226 RIVO ALTO DR

MIAMI BEACH, FL 33139

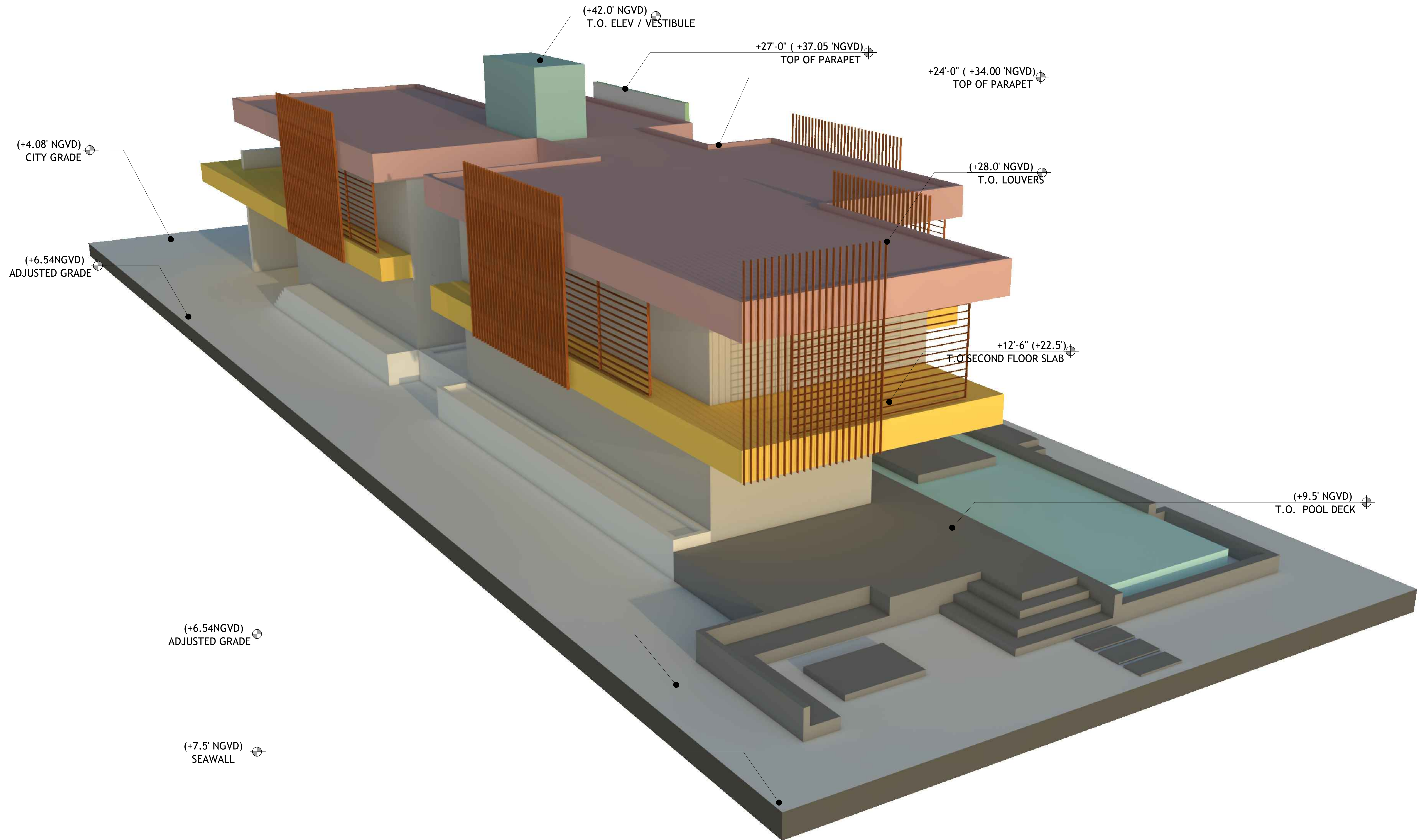
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DRB 1.3

ZONING INFORMATION + DIAGRAMS ROOF TERRACE







AXONOMETRIC - NORTHWEST VIEW  
N.T.S

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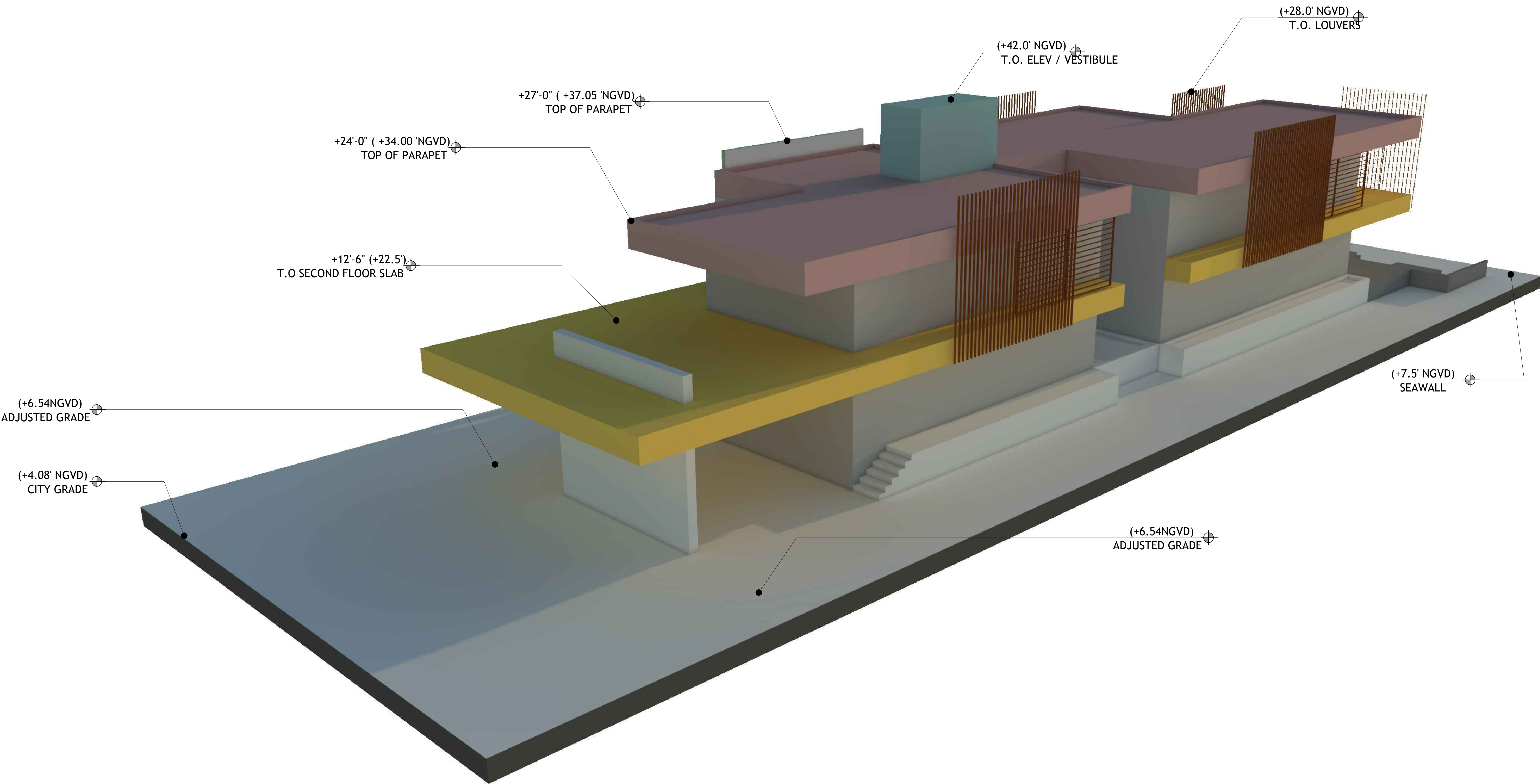
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DRB 1.4.1
AXONOMETRIC NORTHWEST VIEW





AXONOMETRIC - NORTHEAST VIEW  
N.T.S

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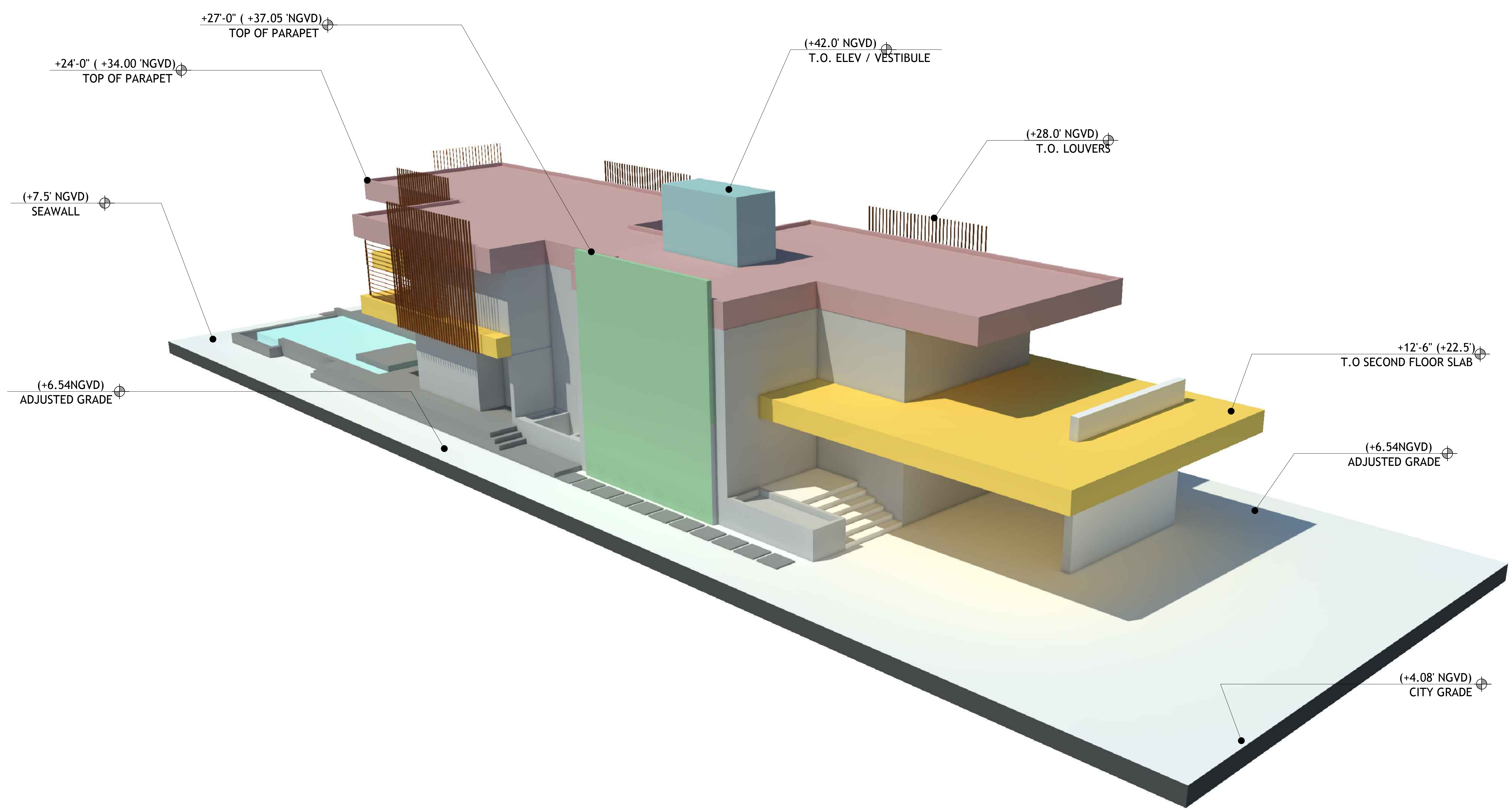
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AXONOMETRIC NORTHEAST VIEW





AXONOMETRIC -SOUTHEAST VIEW  
N.T.S

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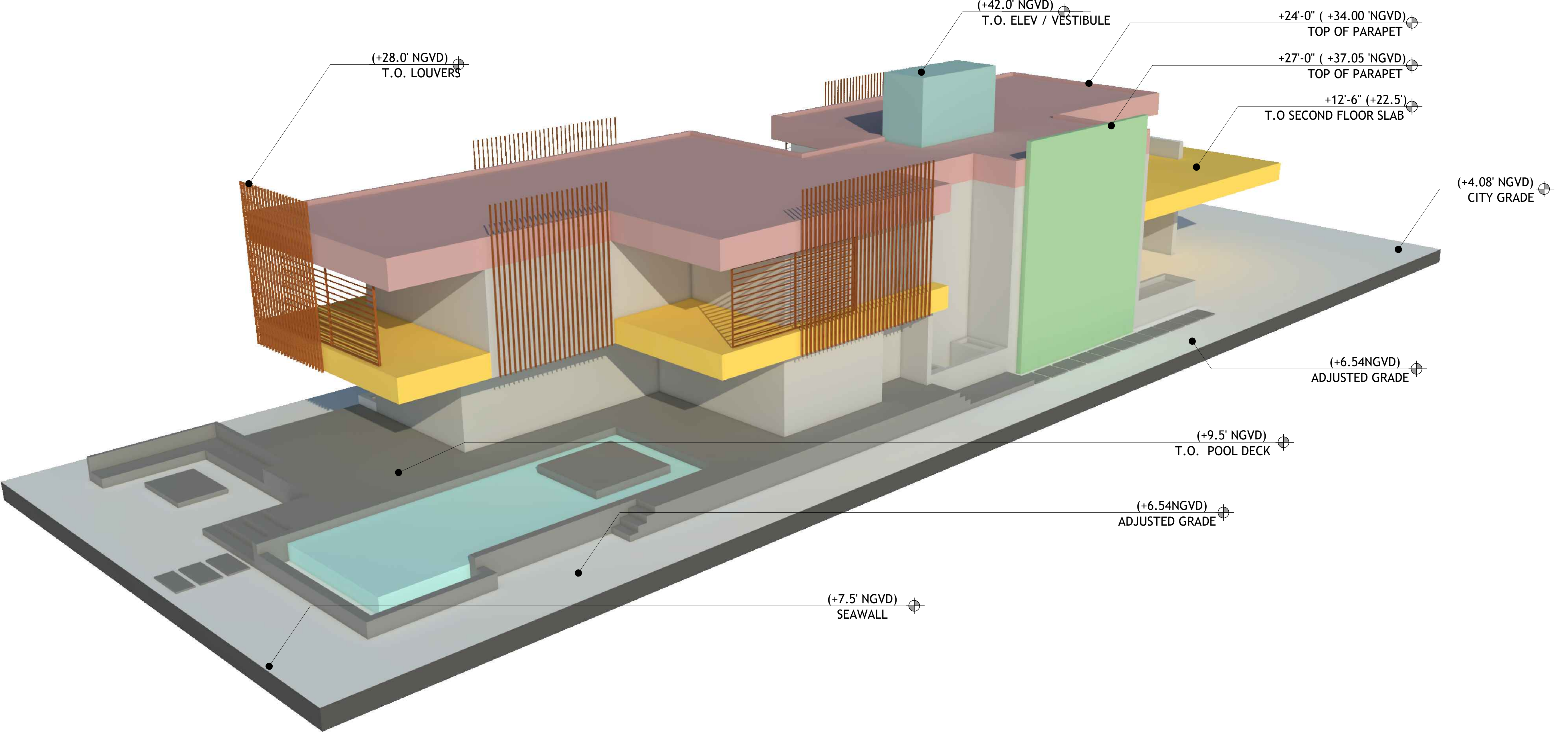
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AXONOMETRIC  
SOUTHEAST VIEW





AXONOMETRIC - SOUTHWEST VIEW  
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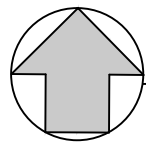
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AXONOMETRIC  
SOUTHWEST VIEW



LOT AREA: 10,830.11 SQ.F.

- AREA - IMPERVIOUS
- AREA - PERVIOUS

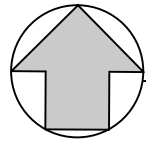


OPEN SPACE - PERVIOUS FRONT/REAR YARD DIAGRAM

SCALE 1/8" = 1'-0

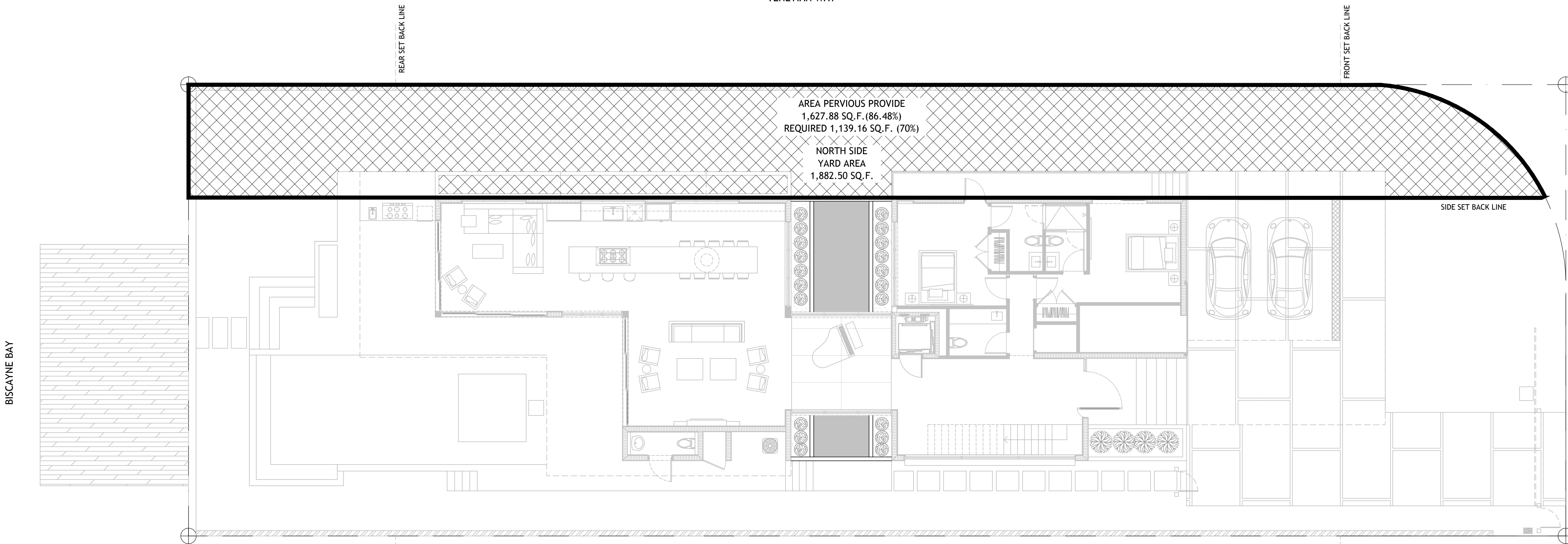
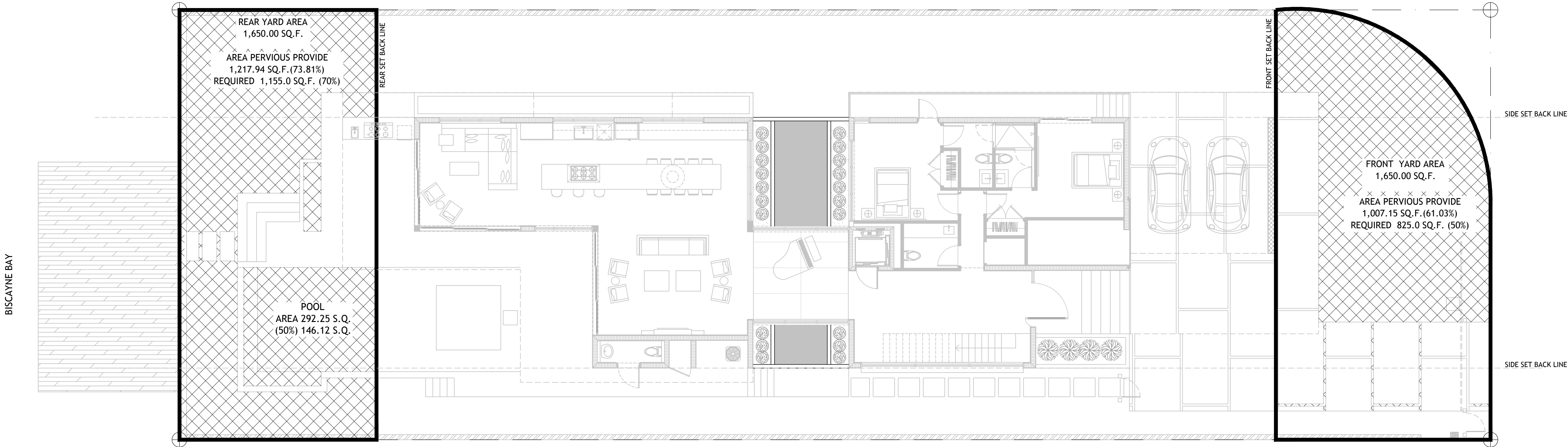
LOT AREA: 10,830.11 SQ.F.

- AREA - IMPERVIOUS
- AREA - PERVIOUS



OPEN SPACE - PERVIOUS SIDE YARD DIAGRAM

SCALE 1/8" = 1'-0



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DRB 1.5

ZONING  
INFORMATION +  
DIAGRAMS





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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:		226 RIVO ALTO DRIVE, MIAMI BEACH , FL 33139		
2	Folio number(s):		02-3233-001-0170		
3	Board and file numbers :		N/A		
4	Year built:		Zoning District:	RS-3	
5	Based Flood Elevation:		Grade value in NGVD:	4.08'	
6	Adjusted grade (Flood+Grade/2):		Free board:	1	
7	Lot Area:				
8	Lot width:		Lot Depth:	183'-0"	
9	Max Lot Coverage SF and %:		Proposed Lot Coverage SF and %:	3,104.2 sqft (29%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	1,217.94 sqft (73.81%)	
12	Max Unit Size SF and %:		Proposed Unit Size SF and %:	6,008.5 sqft (55.4 %)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	3,160.4 sqft	
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)	2,681.7 sqft (106%)	
Proposed Second Floor Unit Size SF and % :			2,766.5 sqft		
16	Existing Roof Deck Area		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	541.4 sqft (20.1%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'	24'-5"	24'	
18	Setbacks:				
19	Front First level:	30'-0"	82'	30'-6"	
20	Front Second level:	30' + 10' + 40'-0"	>40'-0"	50'-5 1/2"	
21	Side 1:	7'-6"	10'-0"	7'-6"	
22	Side 2 or (facing street):	15'-0"	10'-4"	11'-0"	
23	Rear:	27'-5" (15% lot depth)	>36'-6"	22'-3"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	22'-6"	20'-4"	22'-0"	
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					

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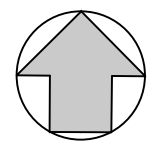
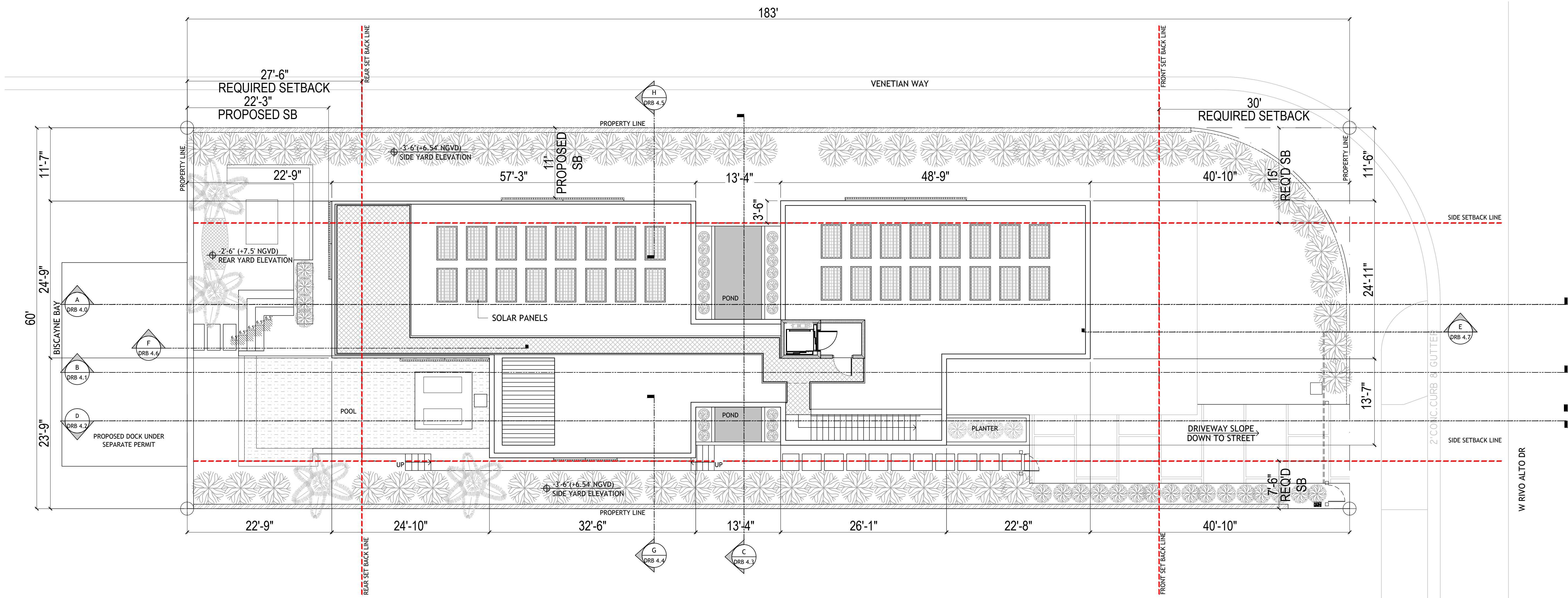
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DRB 1.6

ZONING  
INFORMATION





PROPOSED SITE PLAN  
SCALE 1/8" = 1'-0"

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NEW RESIDENCE  
FOR  
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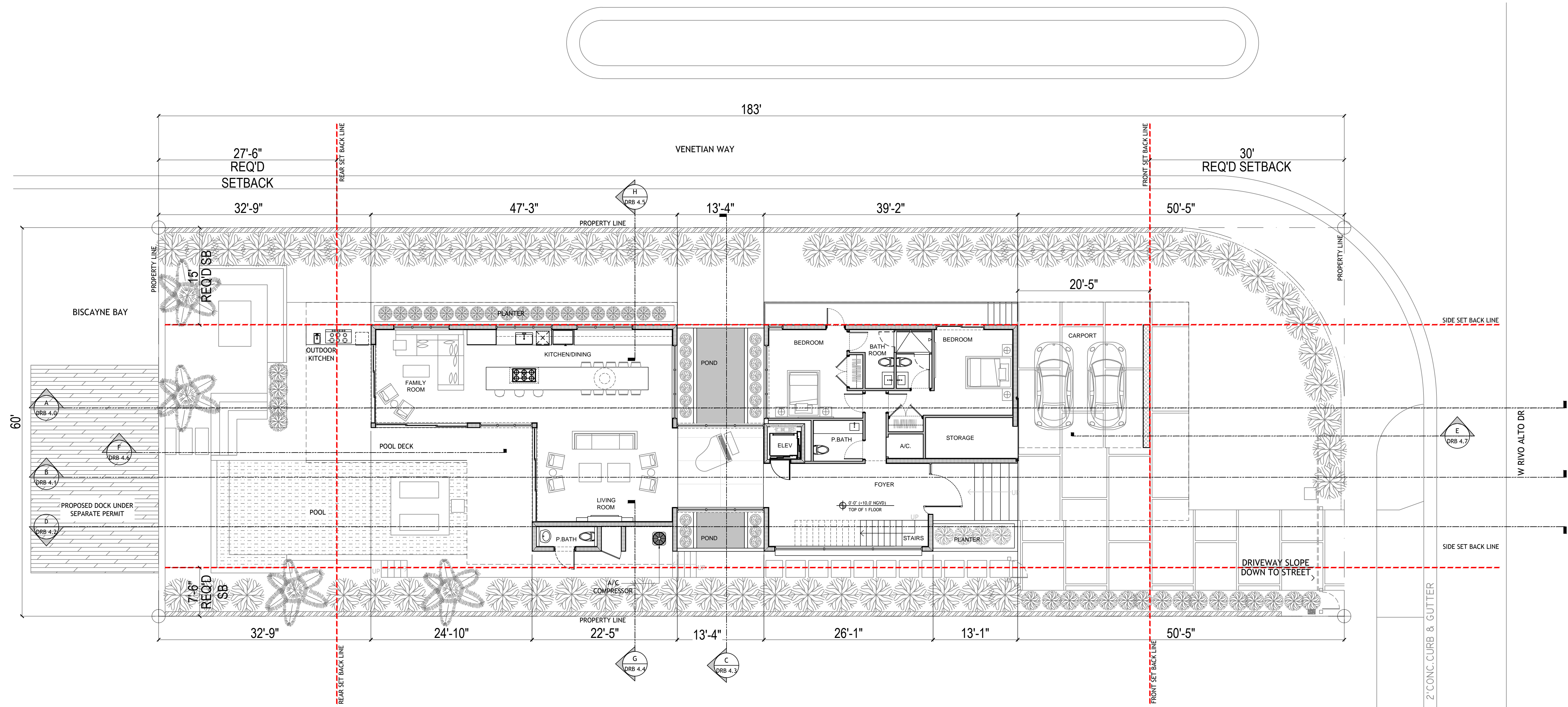
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PROPOSED  
SITE PLAN

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PROPOSED FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

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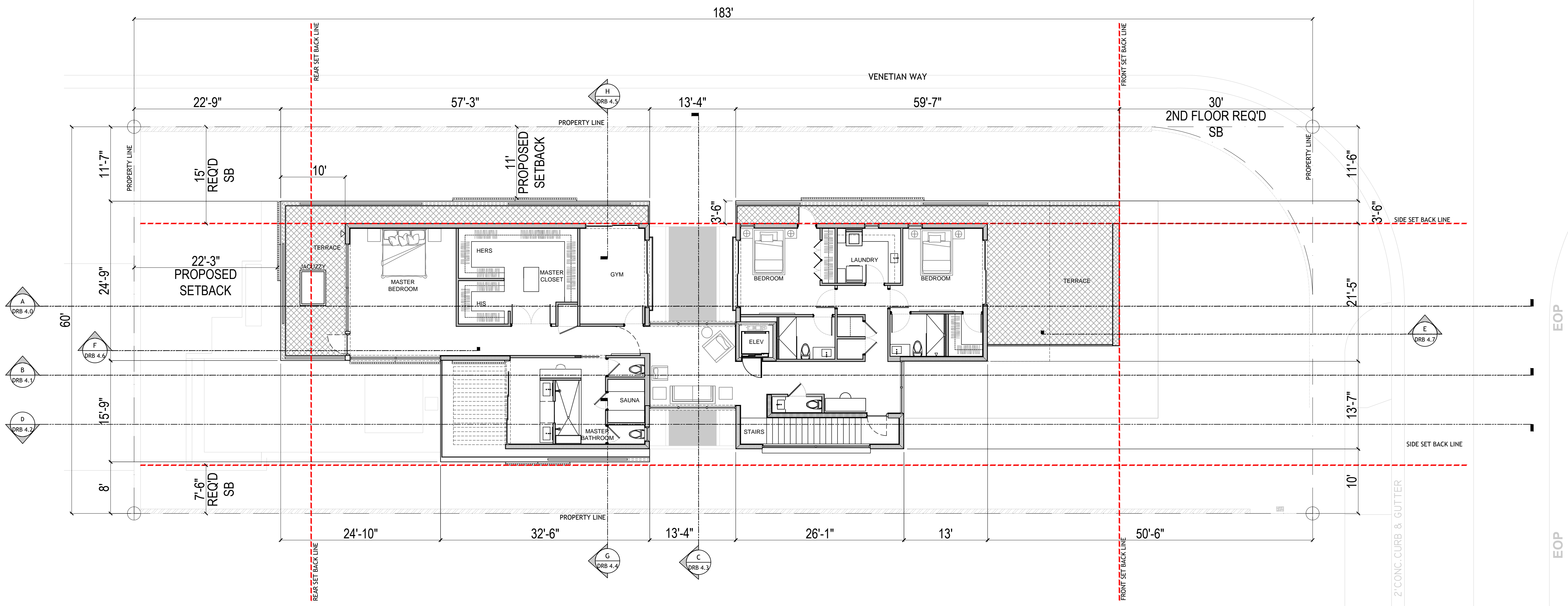
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**DRB 2.1**  
PROPOSED  
FIRST FLOOR PLAN





 **PROPOSED SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

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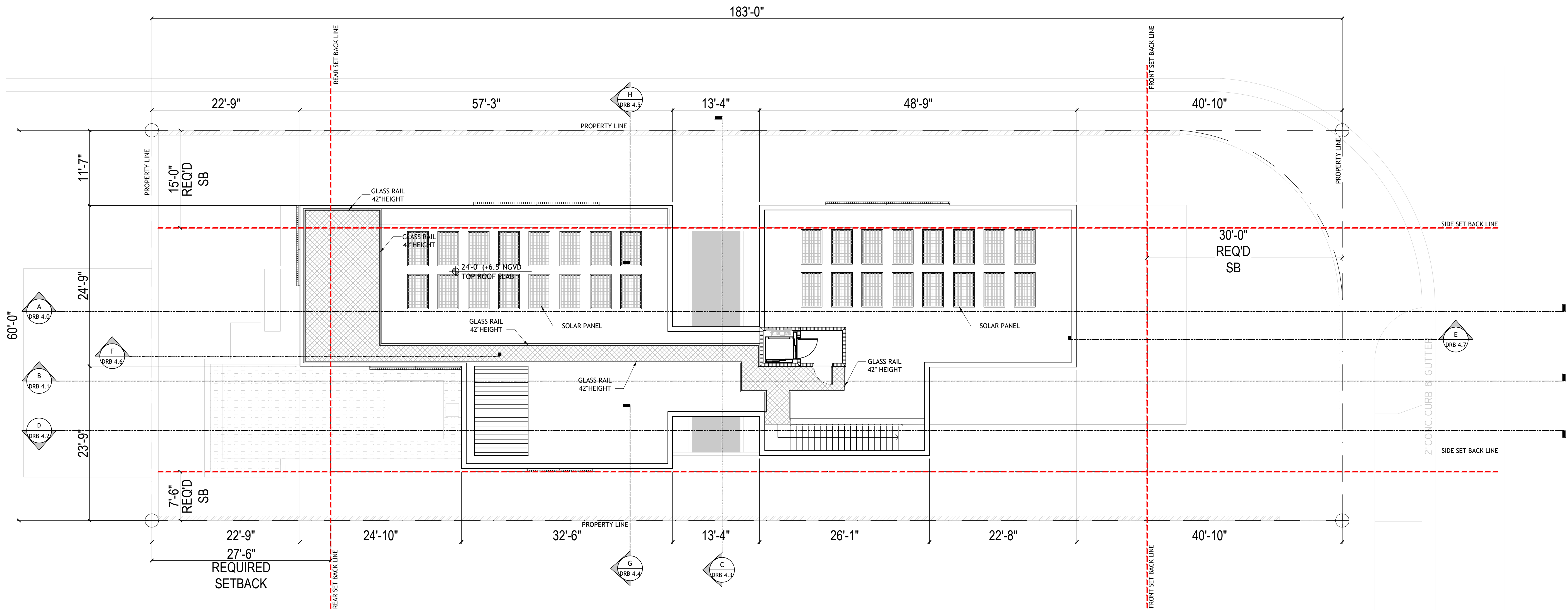
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**DRB 2.2**  
PROPOSED  
SECOND FLOOR PLAN





 **PROPOSED ROOF PLAN**  
SCALE 1/8" = 1'-0"

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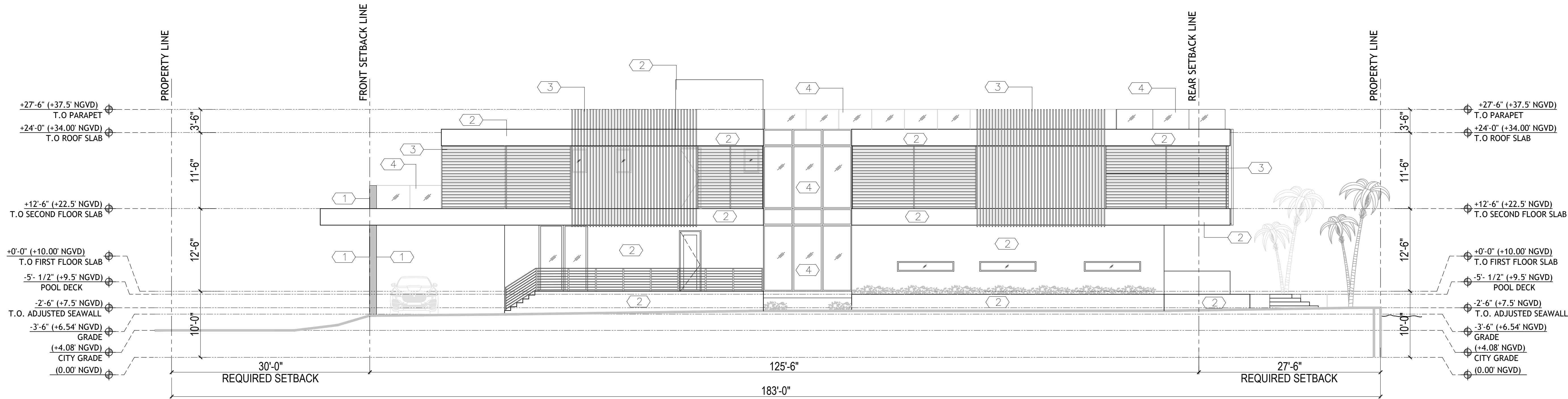
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<b>DRB 2.3</b>
PROPOSED ROOF PLAN

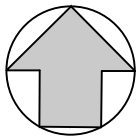
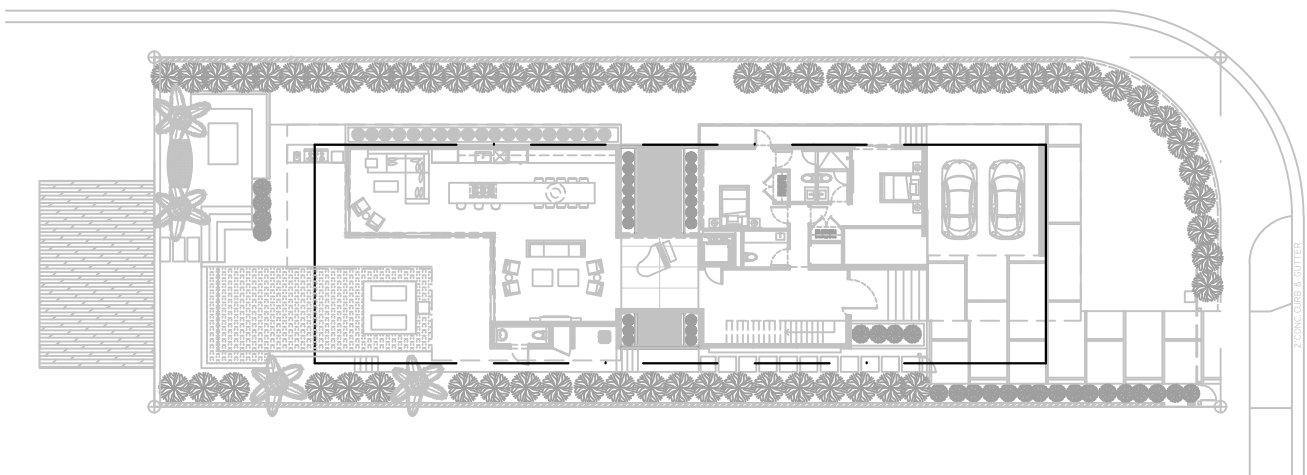




**NORTH ELEVATION**  
SCALE 1/8" = 1'-0

FINISH LEGEND:	
1	WHITE TINTED CAST CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	ALUMINUM LOUVER
4	GLASS

NORTH ELEVATION



**KEY PLAN**  
SCALE N.T.C

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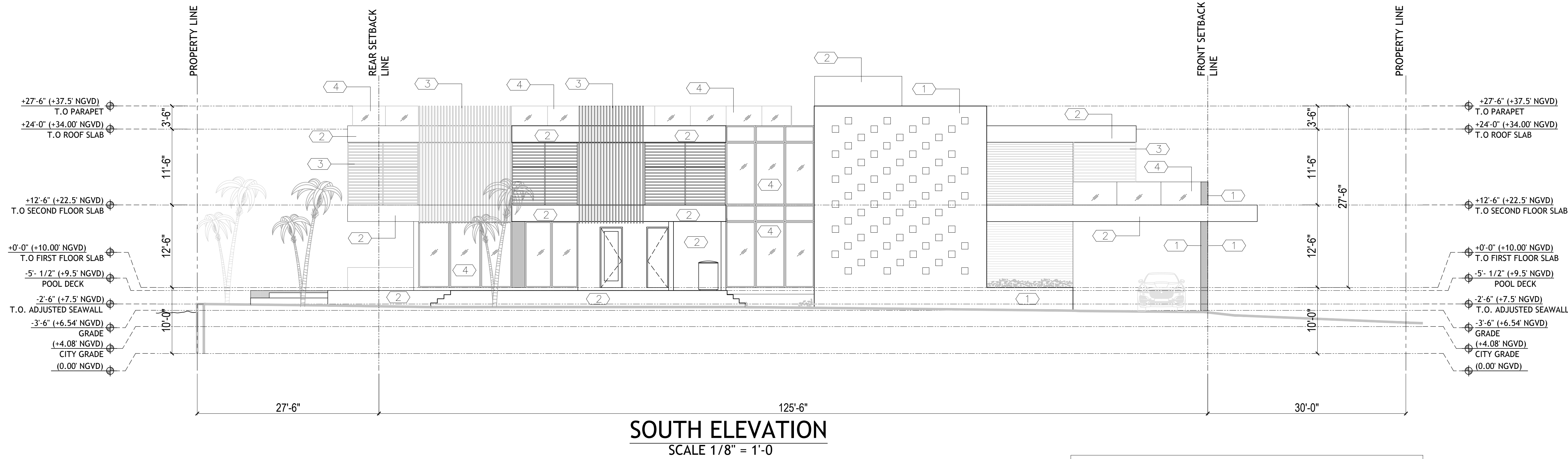
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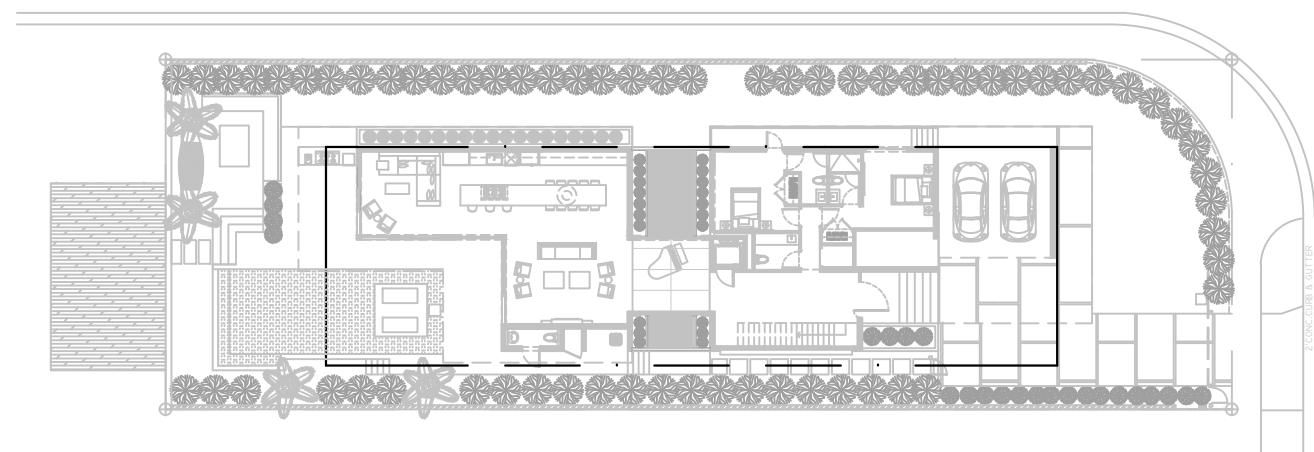
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**DRB 3.0**  
PROPOSED  
NORTH ELEVATION





FINISH LEGEND:	
1	WHITE TINTED CAST CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	ALUMINUM LOUVER
4	GLASS



↑  
SOUTH ELEVATION

↑  
KEY PLAN  
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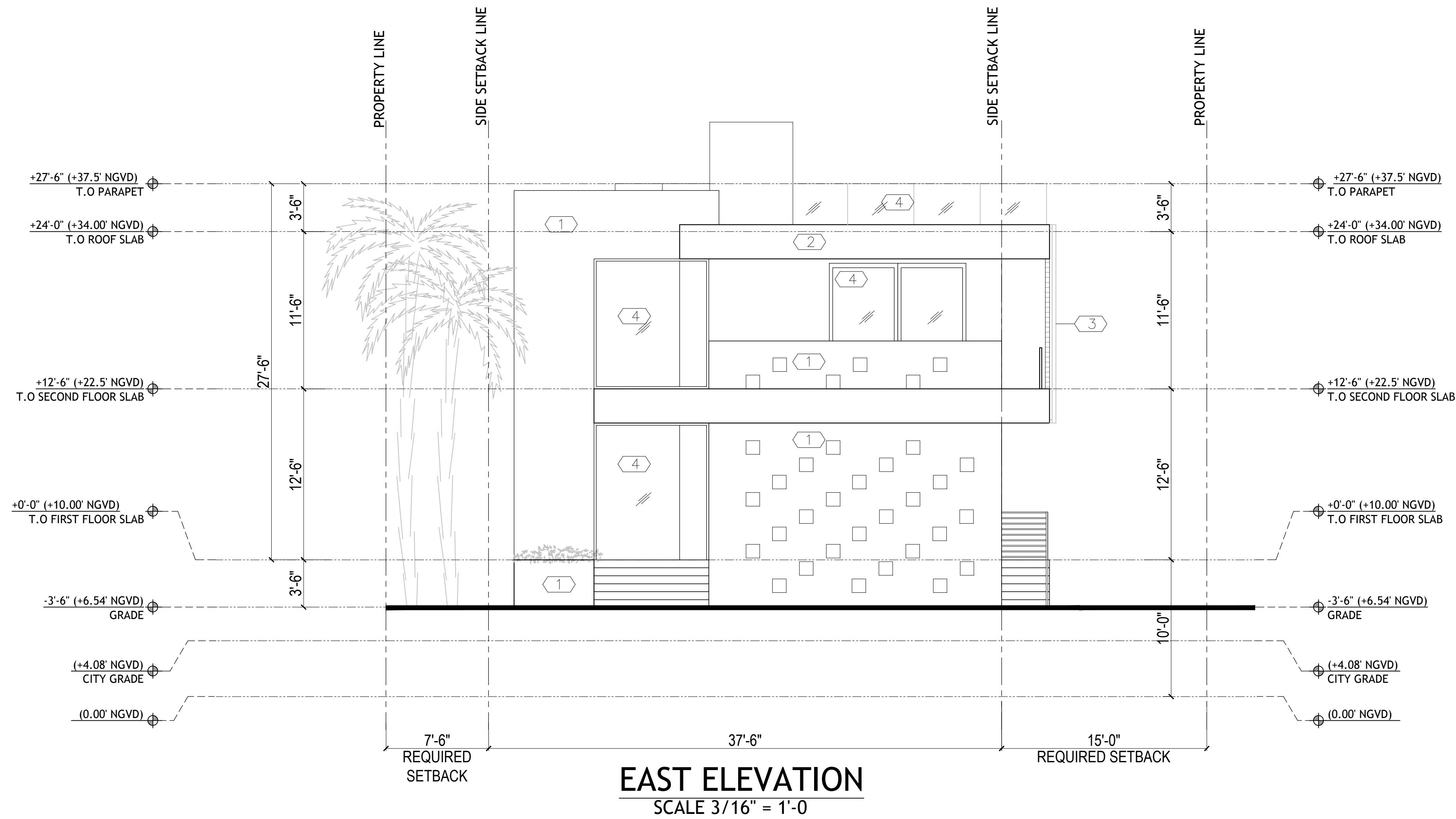
SEAL
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DESIGN REVIEW BOARD  
NEW RESIDENCE TWO STORY  
226 RIVO ALTO DR  
MIAMI BEACH, FL 33139

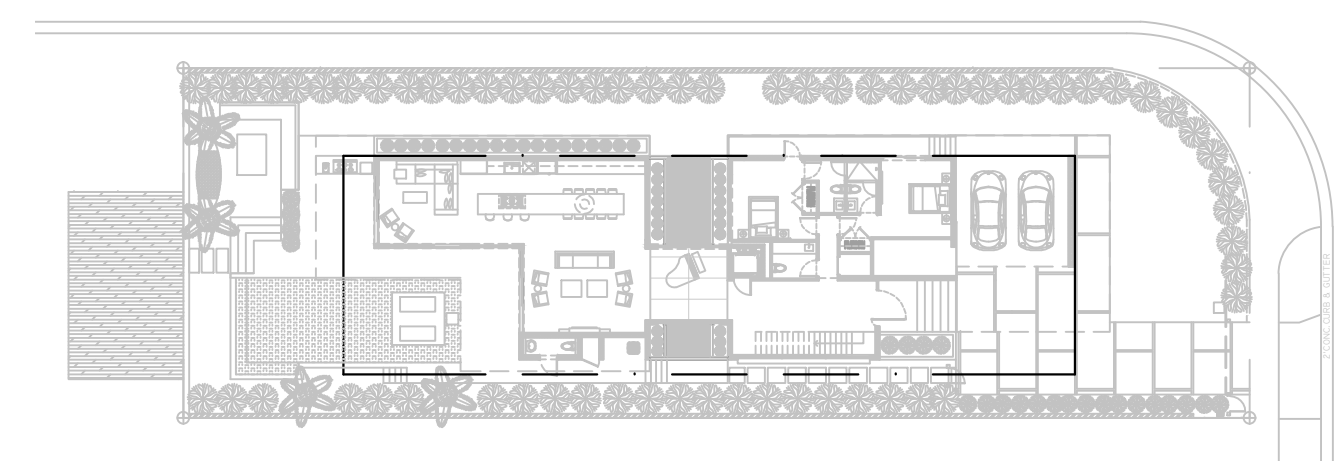
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DRB 3.1  
PROPOSED  
SOUTH ELEVATION





FINISH LEGEND:	
1	WHITE TINTED CAST CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	ALUMINUM LOUVER
4	GLASS



KEY PLAN  
SCALE N.T.C.

EAST  
ELEVATION

DRAWN BY:
REVISIONS:

AA0003569  
ANTHONY LEON  
0016752

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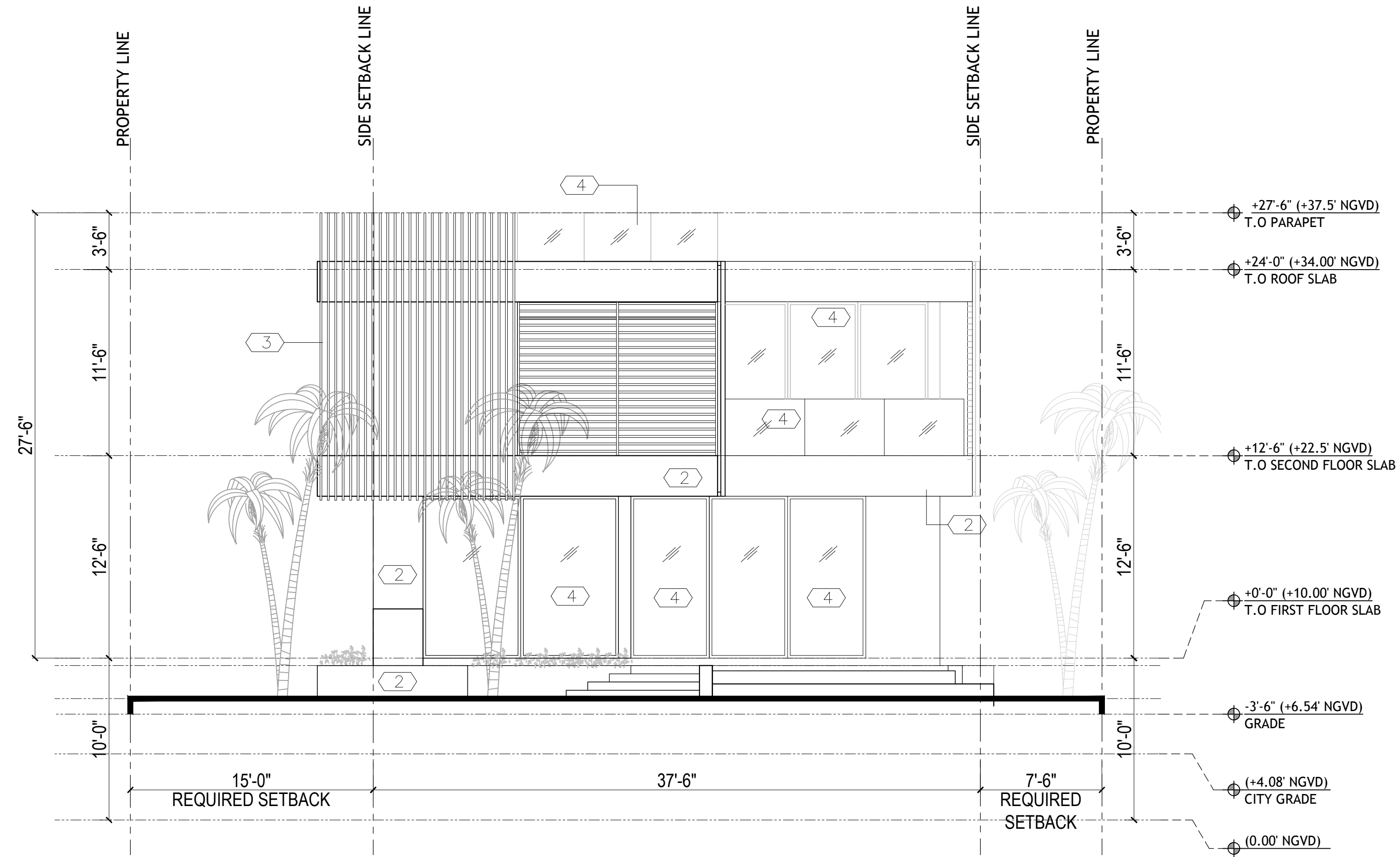
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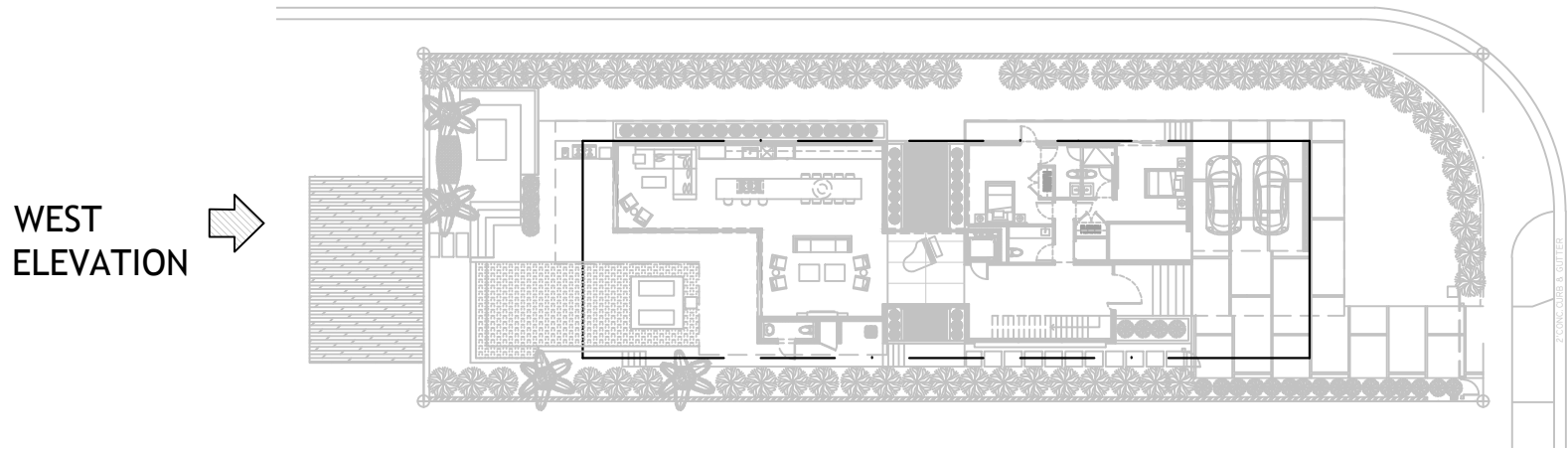
DRB 3.2  
PROPOSED  
EAST ELEVATION





WEST ELEVATION  
SCALE 3/16" = 1'-0

FINISH LEGEND:	
1	WHITE TINTED CAST CONCRETE
2	WHITE SMOOTH-COAT STUCCO
3	ALUMINUM LOUVER
4	GLASS



KEY PLAN  
SCALE N.T.C

DRAWN BY:
REVISIONS:

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DRB 3.3
PROPOSED WEST ELEVATION



DRAWN BY:

REVISIONS:

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ANTHONY LEON  
0016752

3DESIGN  
ARCHITECTURE

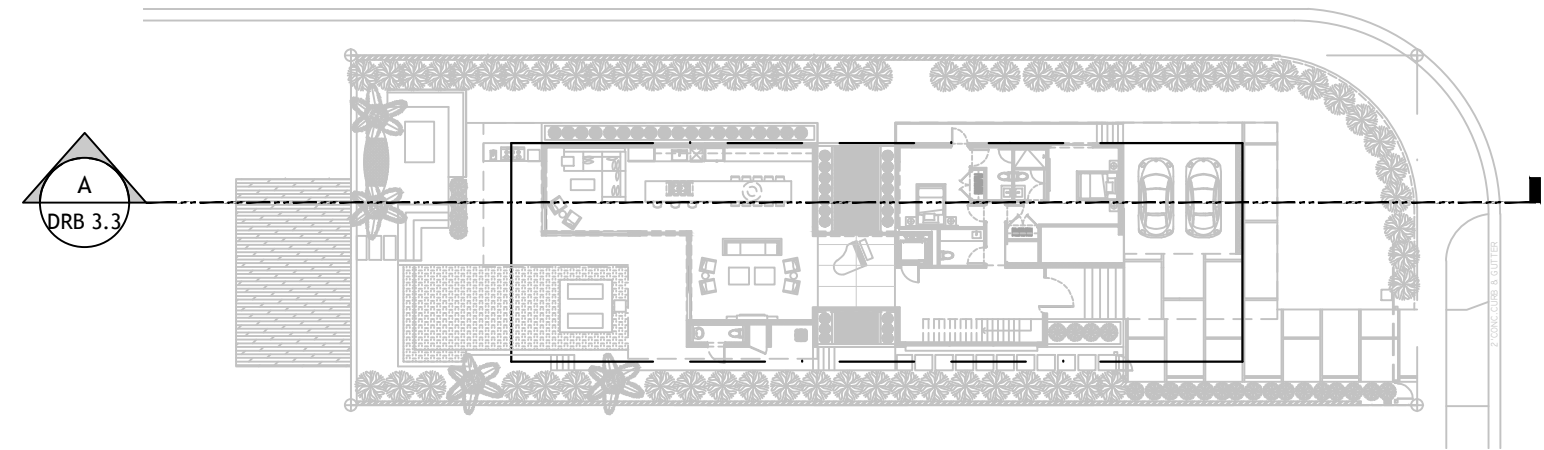
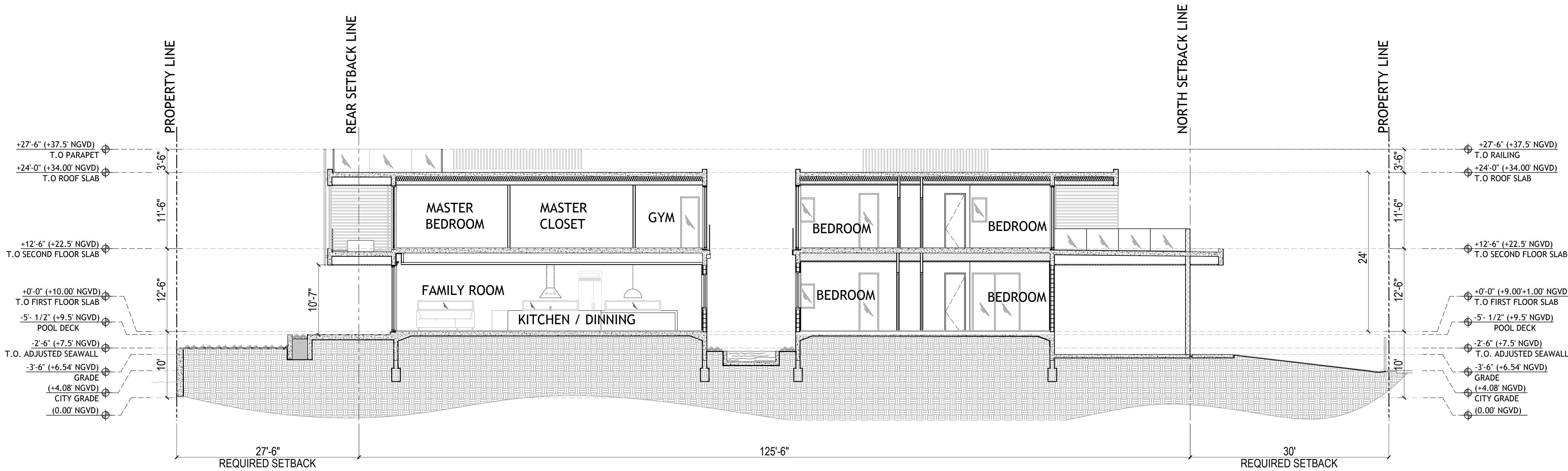
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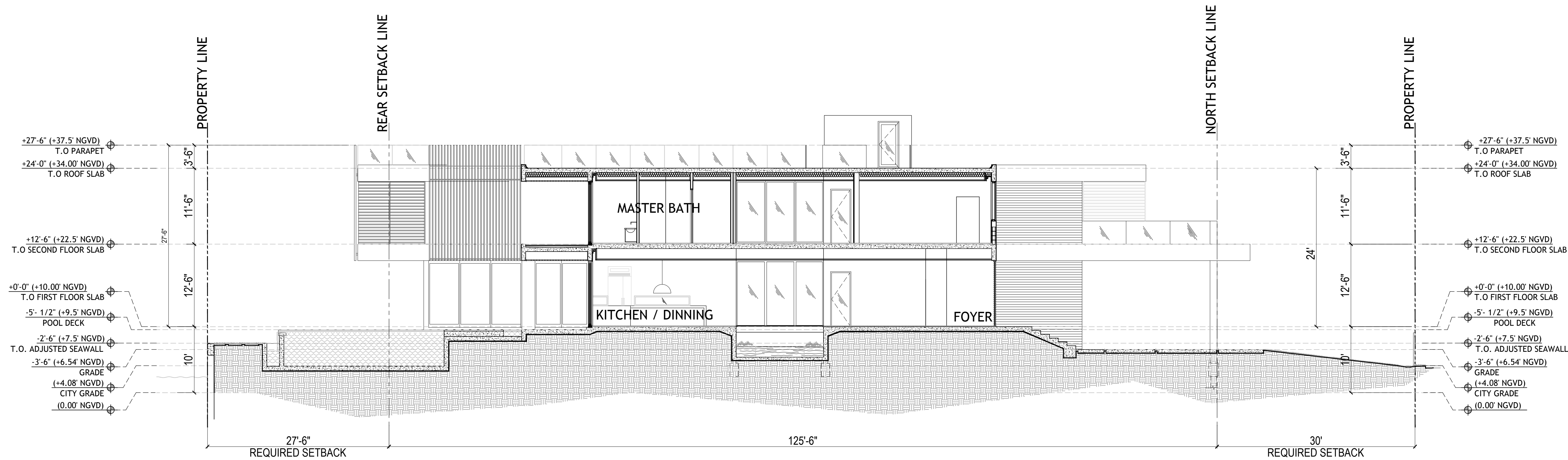
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DRB 4.0  
CONTEXTUAL  
SECTIONS

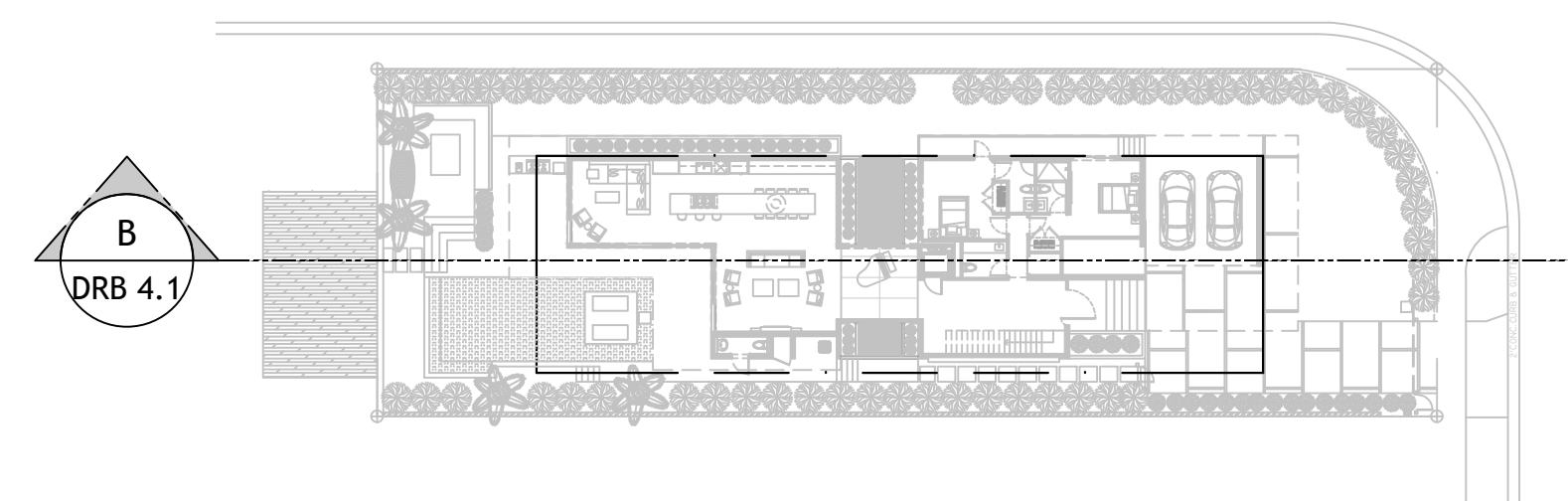


KEY PLAN  
SCALE N.T.C.





SECTION B  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE N.T.C

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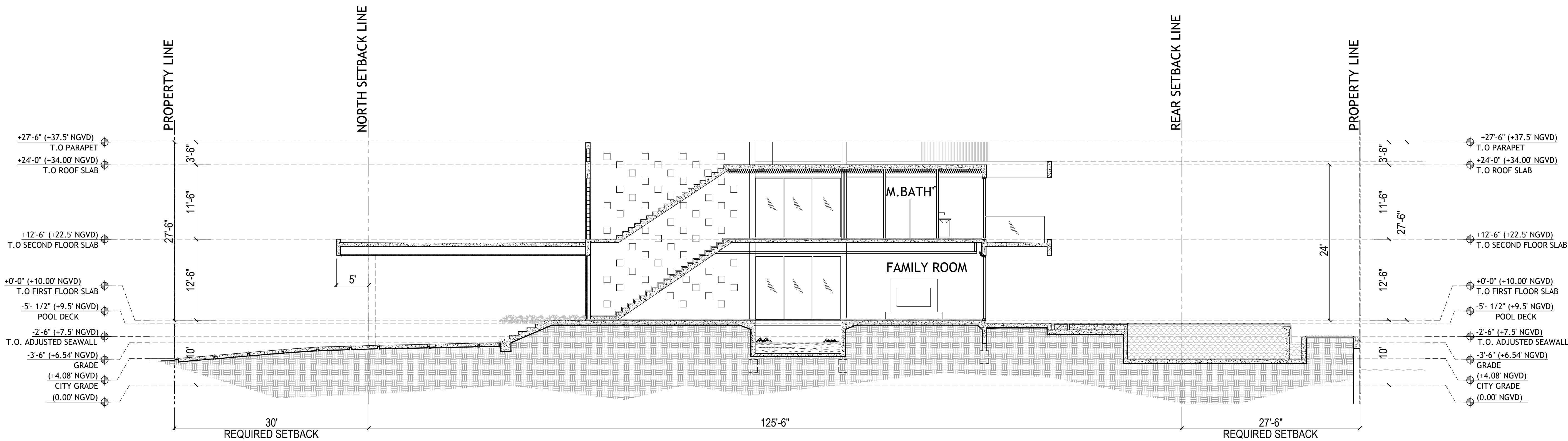
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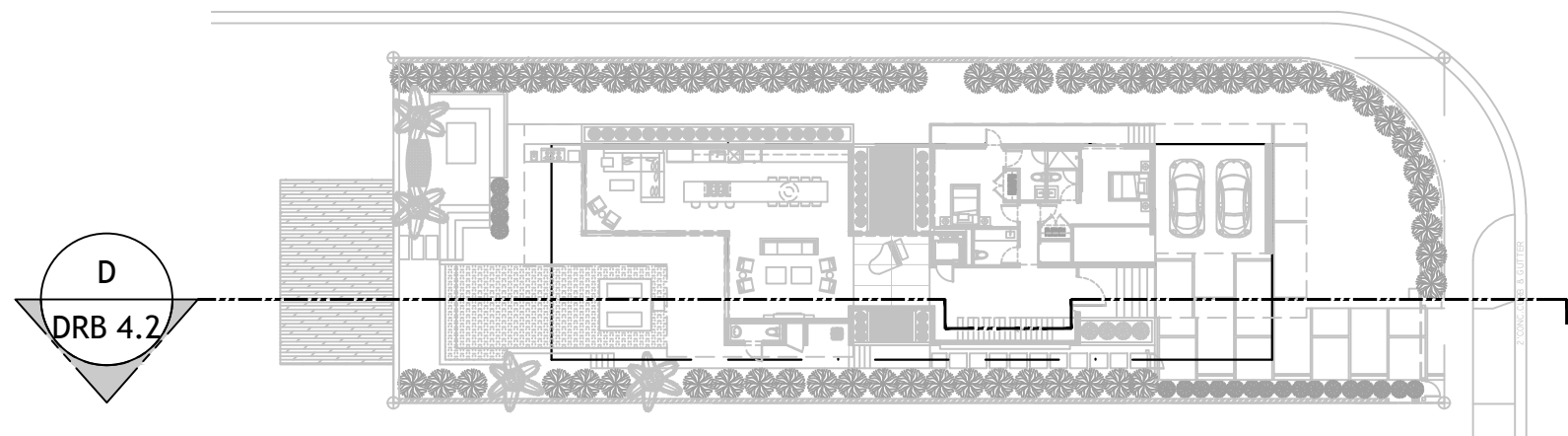
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DRB 4.1  
CONTEXTUAL  
SECTIONS





SECTION D  
1/8" = 1'.00



KEY PLAN  
SCALE N.T.C

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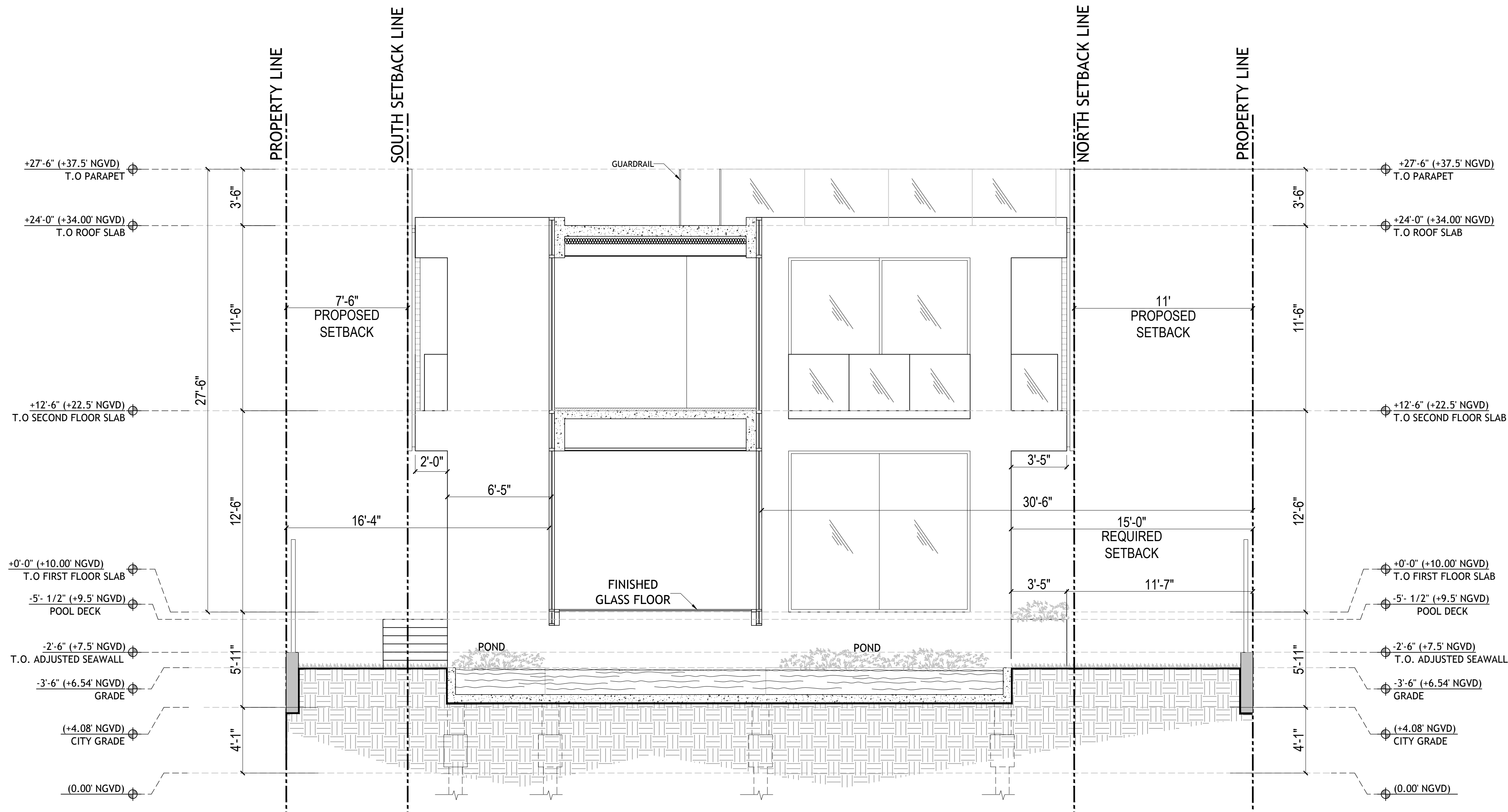
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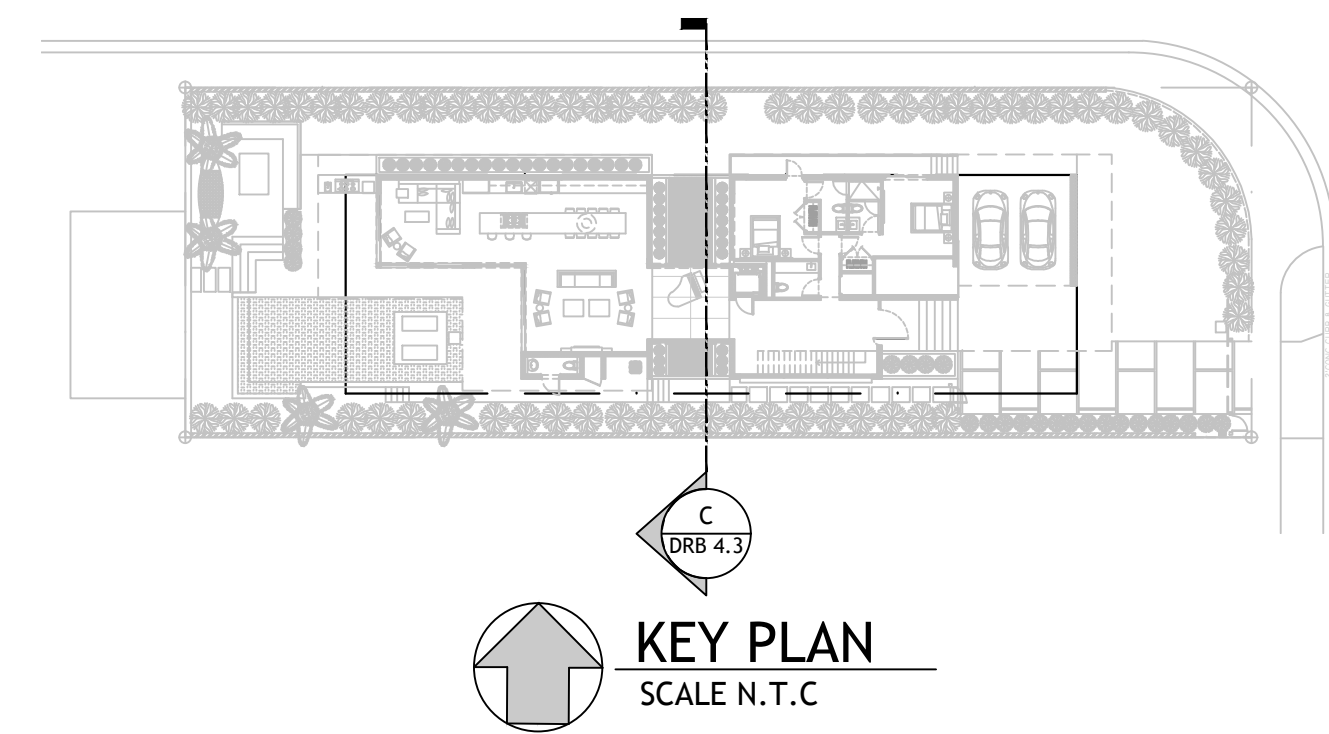
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DRB 4.2
SECTION





SECTION C  
SCALE: 1/4" = 1'-0"



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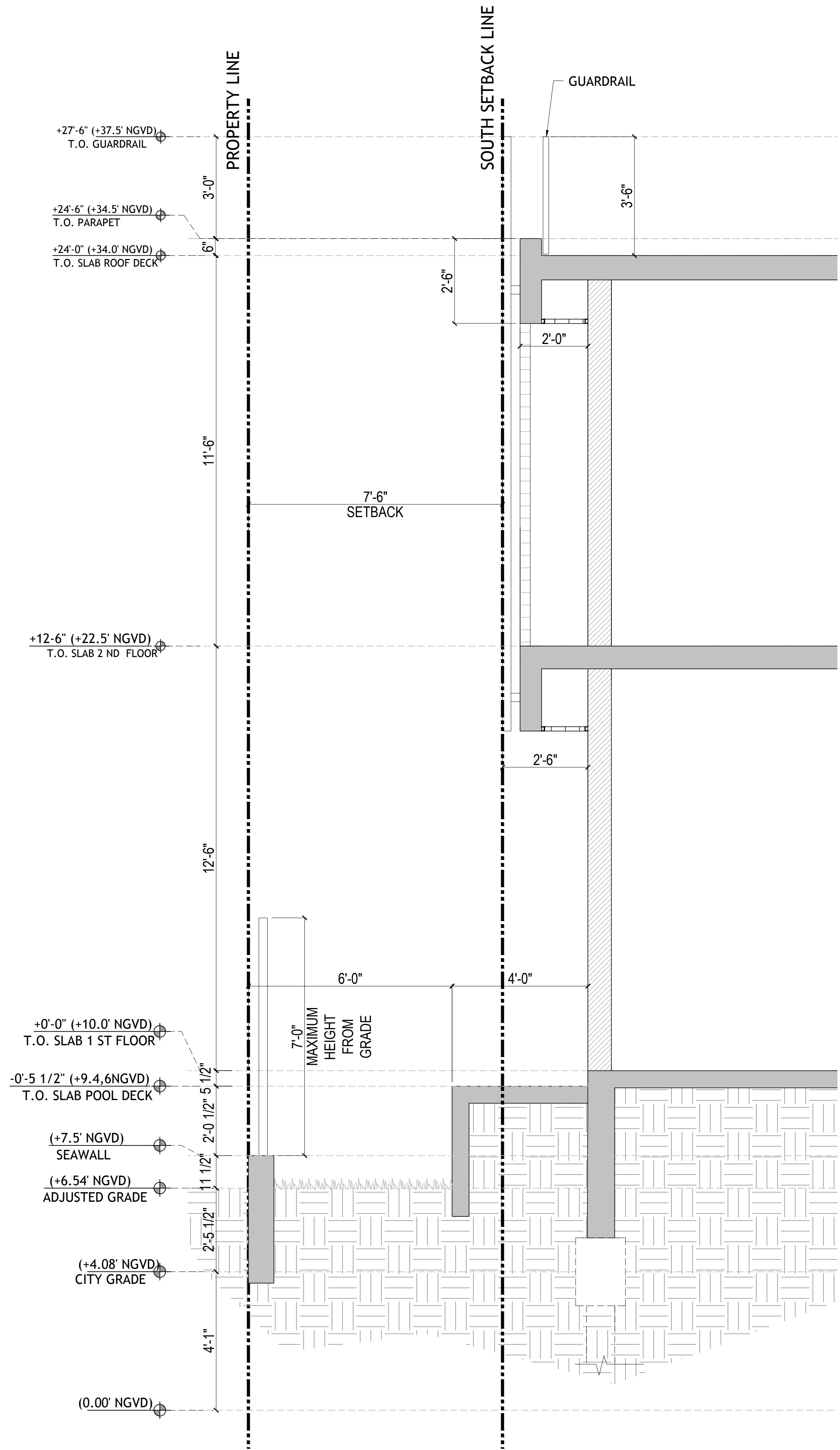
**3 DESIGN**  
ARCHITECTURE  
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**DRB 4.3**  
SECTION



SOUTH SIDE YARD SECTION G

SCALE: 1/2" = 1'-0"

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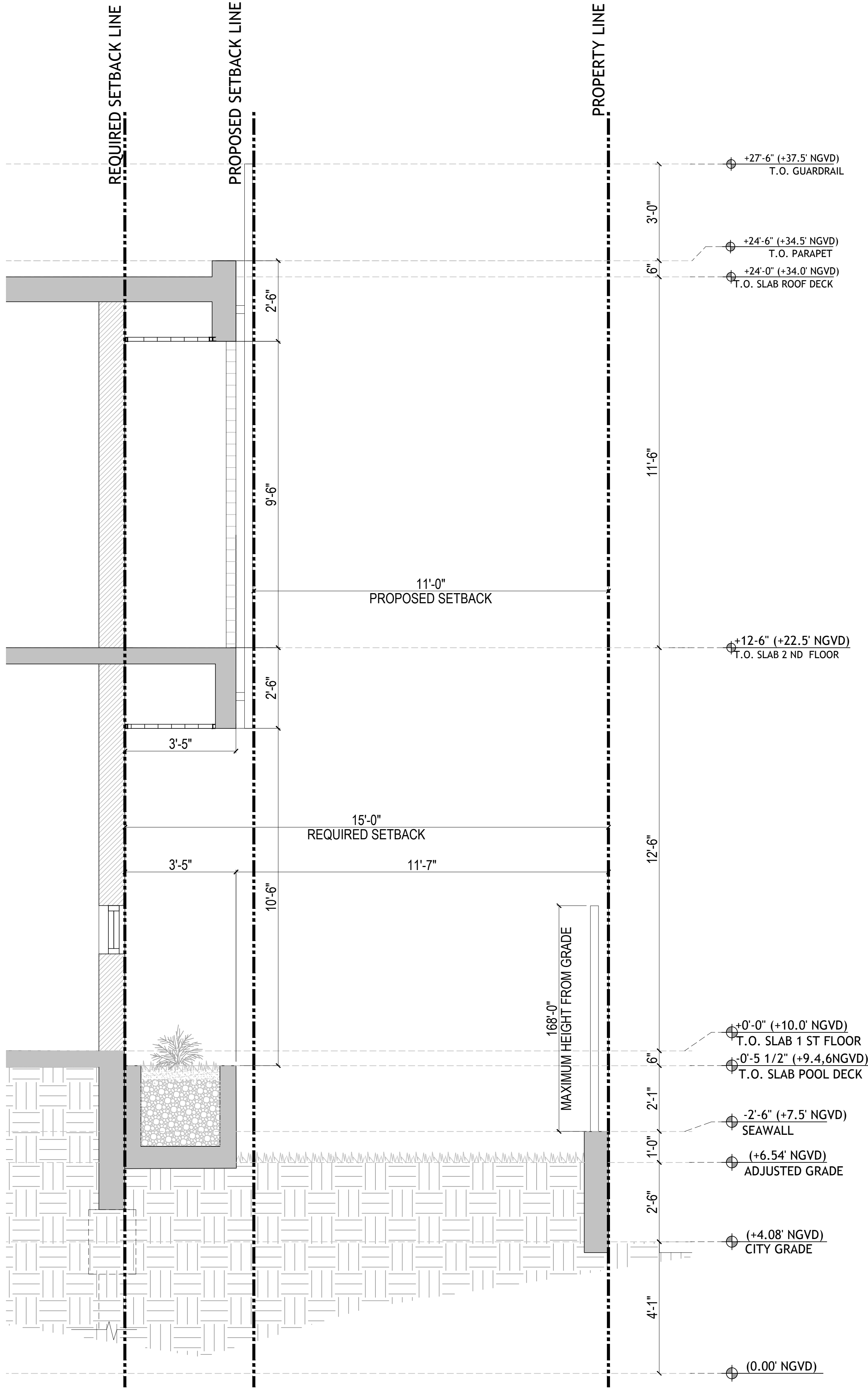
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DRB 4.4
SIDE YARD SECTIONS





NORTH SIDE YARD SECTION H  
SCALE: 1/2" = 1'-0"

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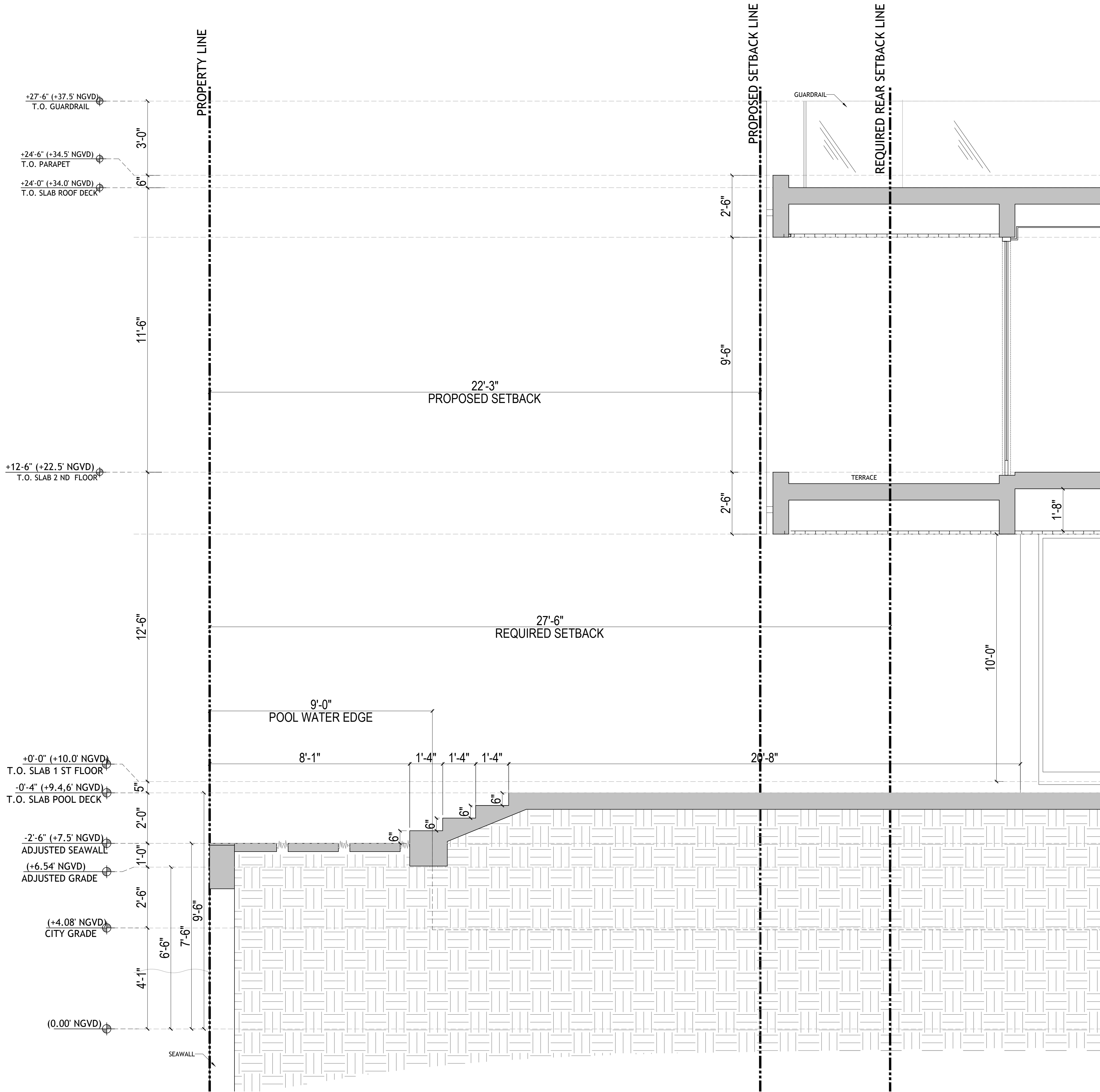
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DRB 4.5

SIDE YARD  
SECTIONS



REAR YARD SECTION F  
SCALE: 1/2" = 1'-0"

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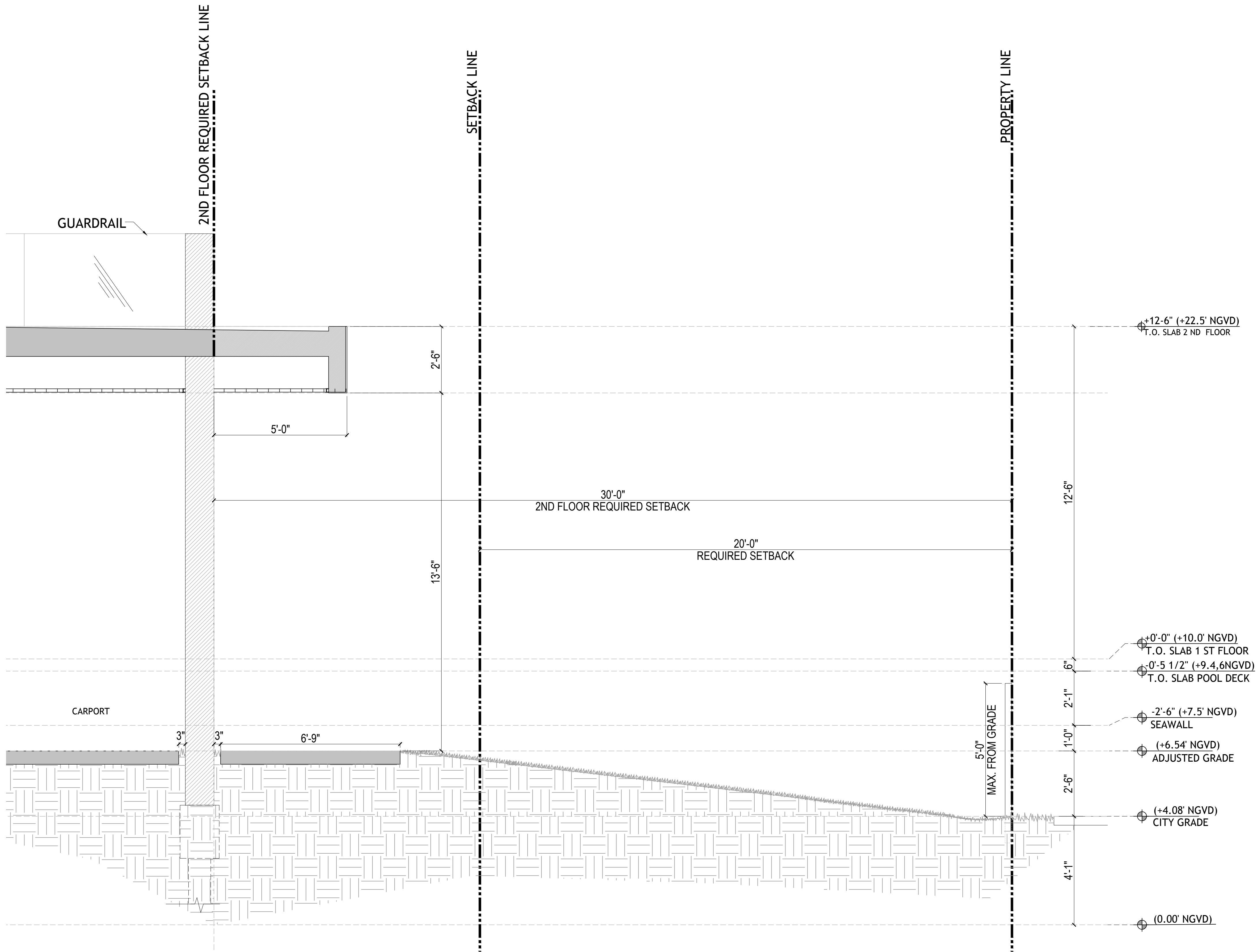
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**DRB 4.6**

SIDE YARD  
SECTIONS





FRONT YARD SECTION E

SCALE: 1/2" = 1'-0"

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DRB 4.7

NORTH YARD  
SECTIONS

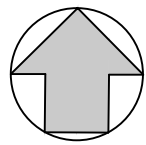




PH. 04 211 RIVO ALTO DR. MIAMI BEACH 7.23.2017



PH. 03 225 RIVO ALTO DR. MIAMI BEACH 7.23.2017



LOCATION MAP PHOTOS  
SCALE N.T.S.

DRAWN BY:
REVISIONS:

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<b>DRB 6.1</b>
CONTEXT PHOTOS





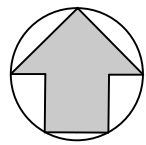
PH. 06 230 RIVO ALTO DR. MIAMI BEACH 7.23.2017



PH. 07 240 RIVO ALTO DR. MIAMI BEACH 7.23.2017



PH. 08 241 RIVO ALTO DR. MIAMI BEACH 7.23.2017



LOCATION MAP PHOTOS  
SCALE N.T.S.

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DRB 6.2
CONTEXT PHOTOS





PH 01



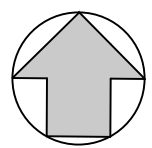
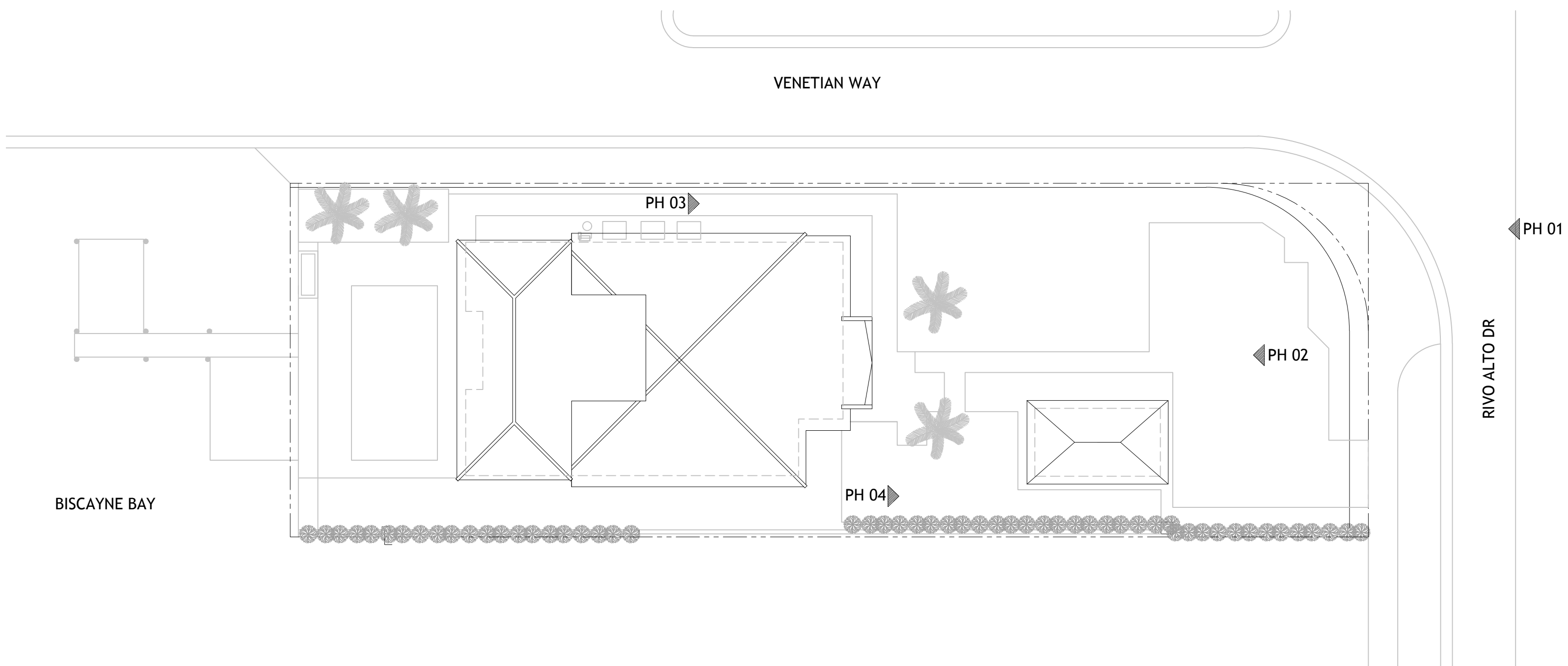
PH 02



PH 03



PH 04



EXISTING PROPERTY PHOTO LOCATION MAP  
SCALE 1/16" = 1'-0"

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**DRB 6.3**  
EXISTING PROPERTY  
PHOTOS





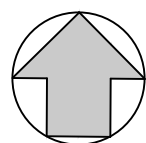
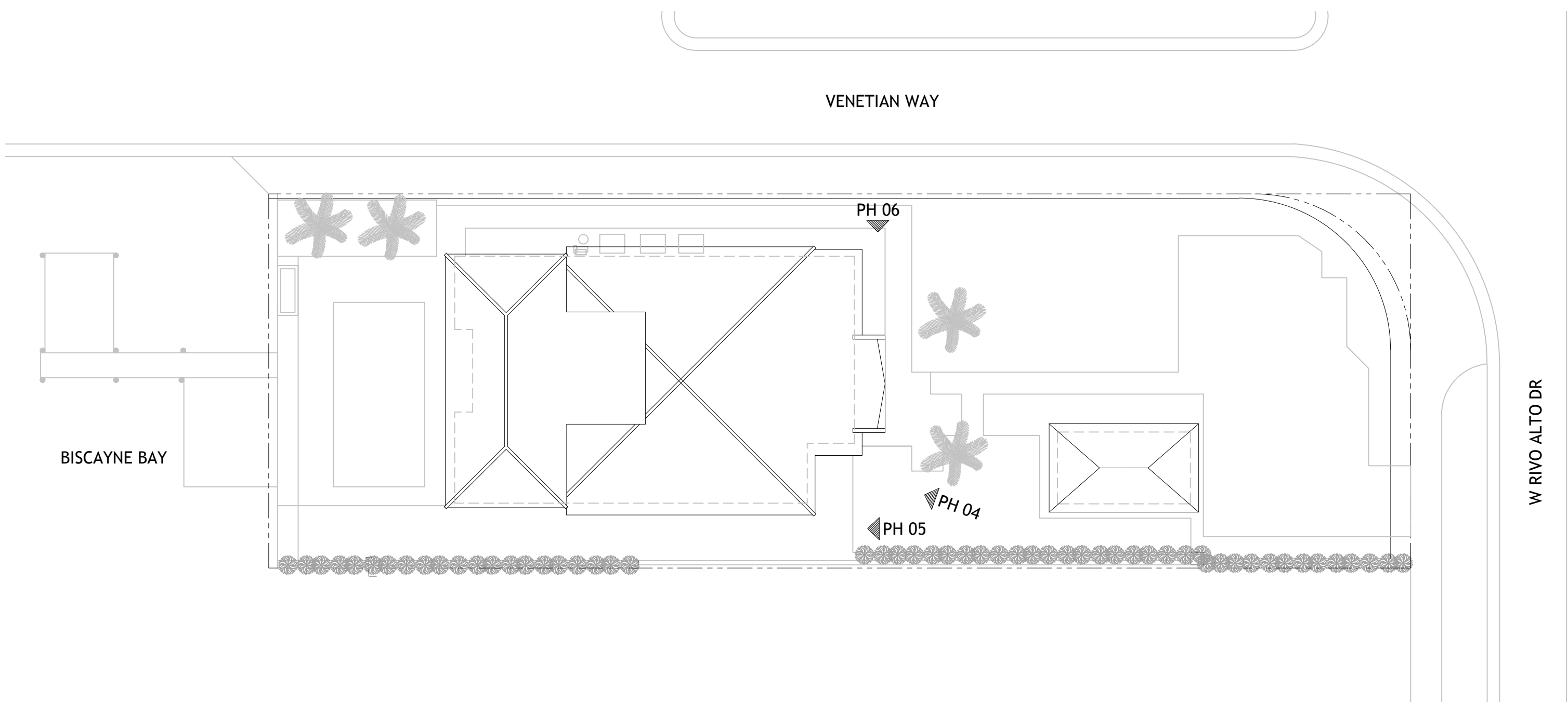
PH 04



PH 05



PH 06



EXISTING PROPERTY PHOTO LOCATION MAP  
SCALE 1/16" = 1'-0"

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DRB 6.4

EXISTING PROPERTY  
PHOTOS



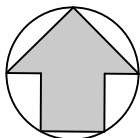
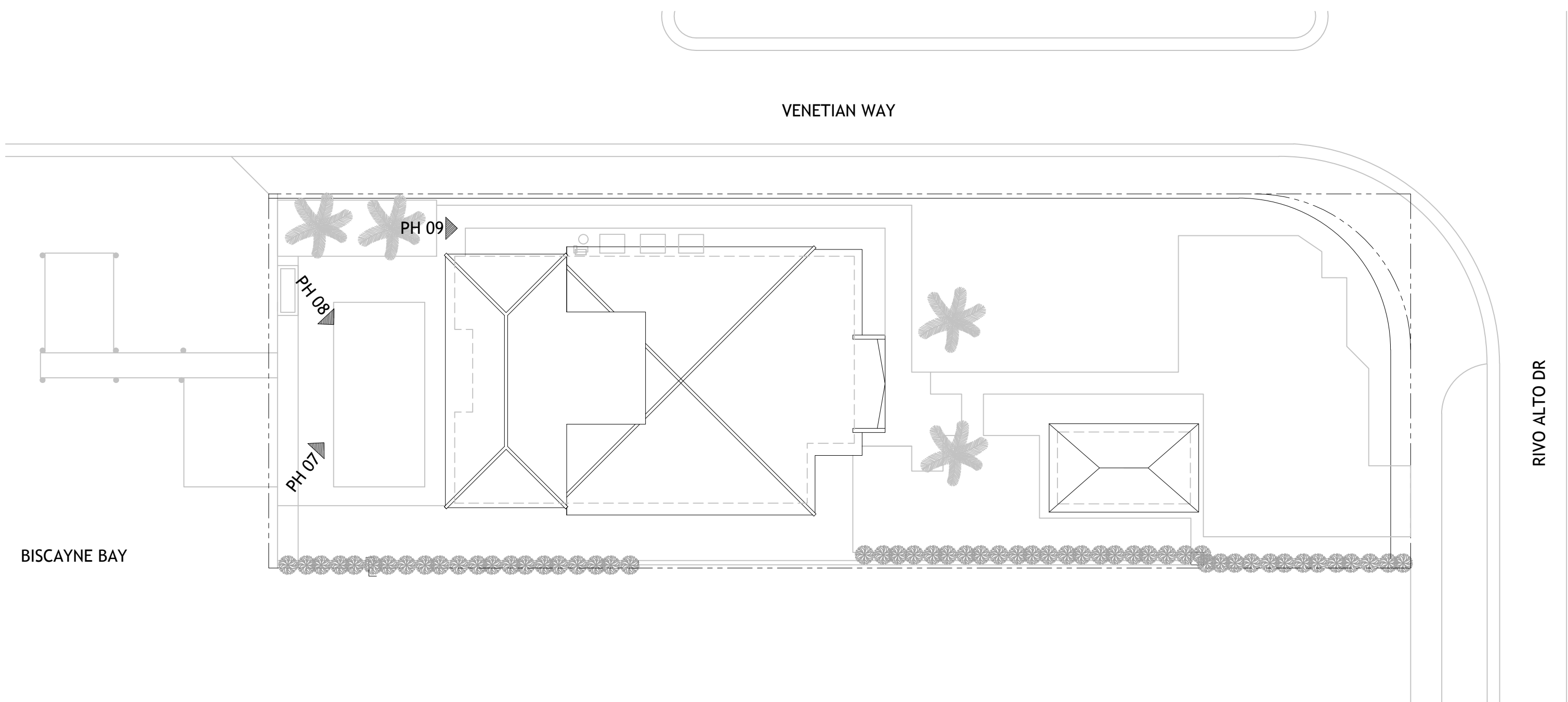
PH 07



PH 05



PH 06



EXISTING PROPERTY PHOTO LOCATION MAP  
SCALE 1/16" = 1'-0"

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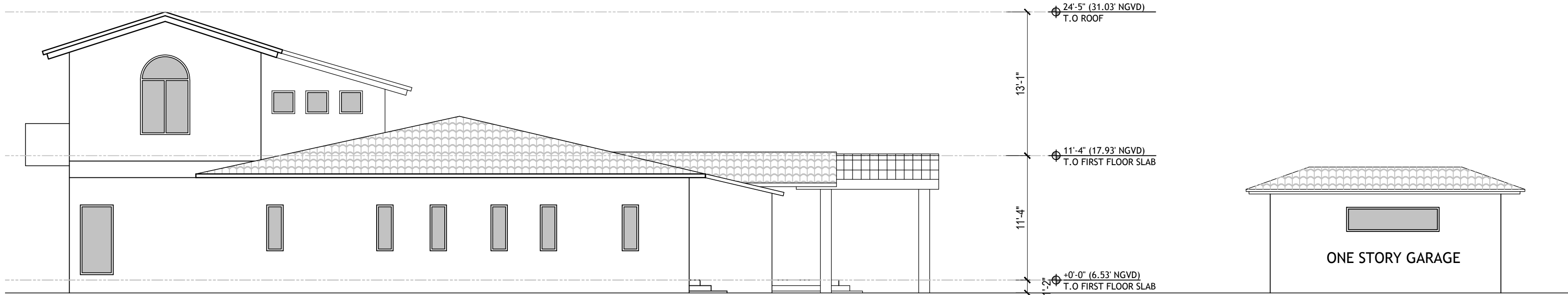
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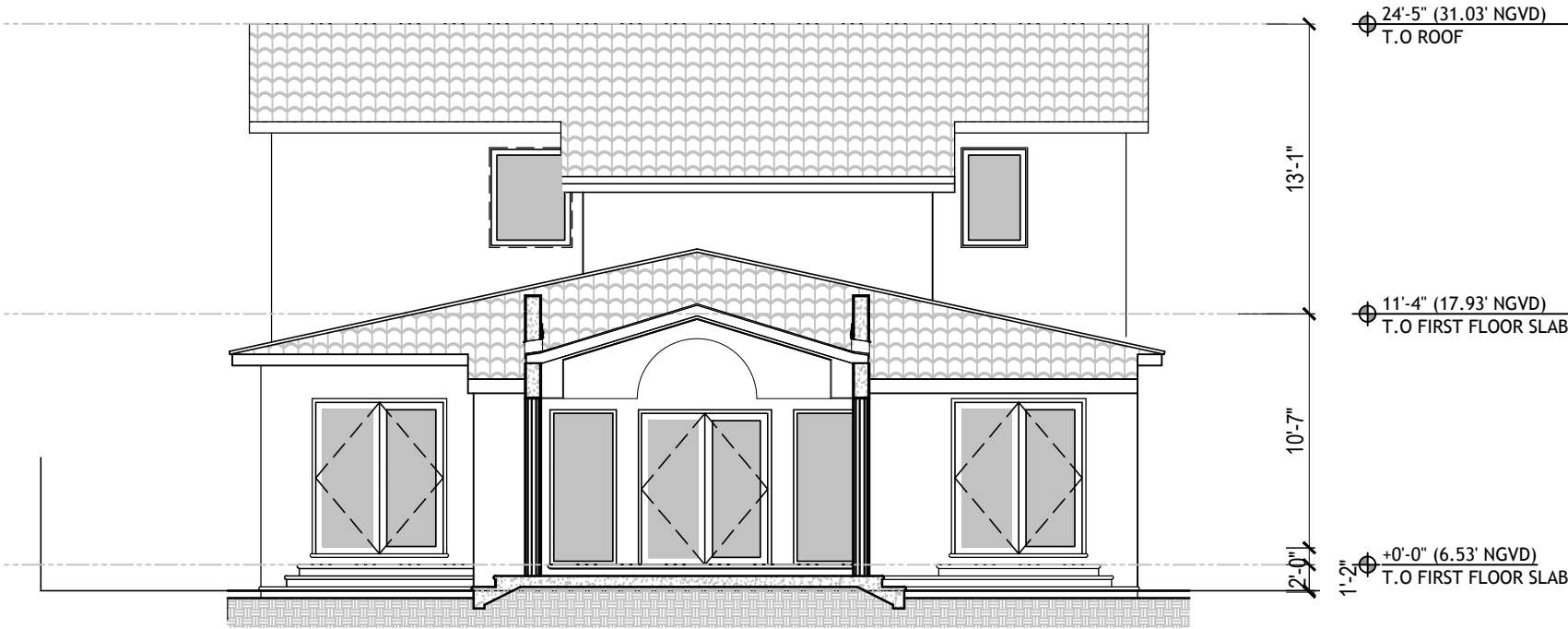
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DRB 6.5 EXISTING PROPERTY PHOTOS
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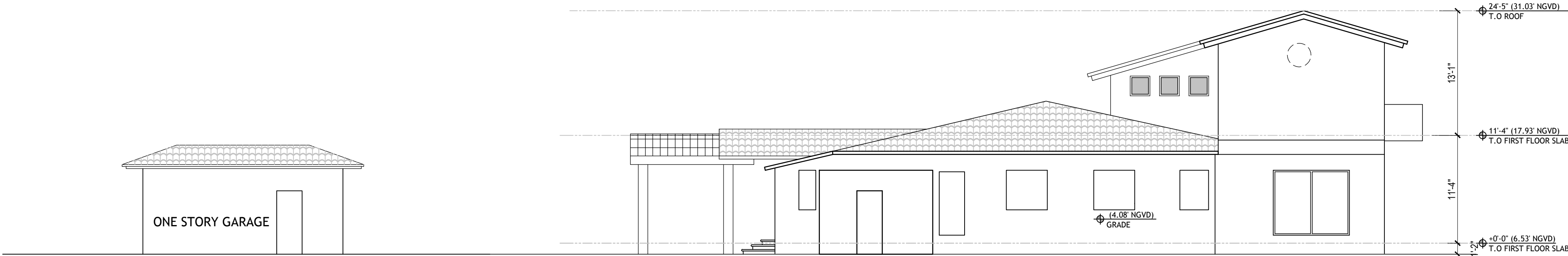




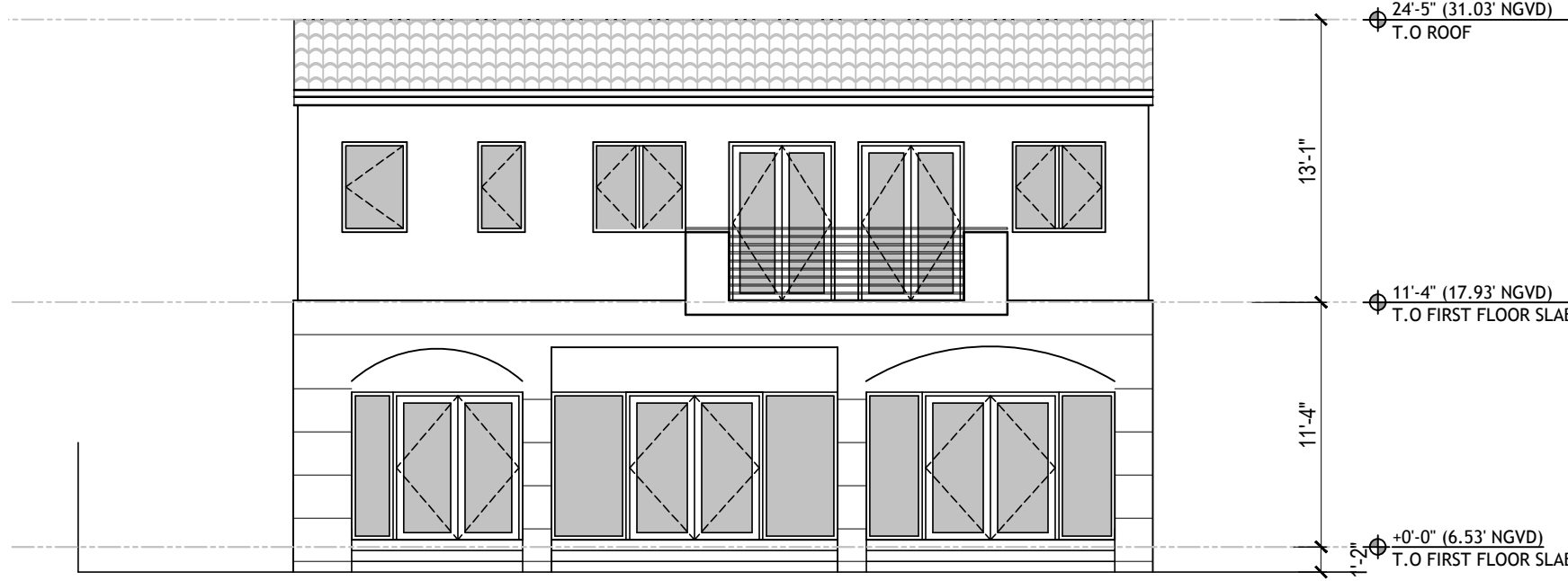
**SOUTH ELEVATION**  
1/8" = 1'.00



**WEST ELEVATION**  
1/8" = 1'.00



**NORTH ELEVATION**  
1/8" = 1'.00



**WEST ELEVATION**  
1/8" = 1'.00

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DESIGN  
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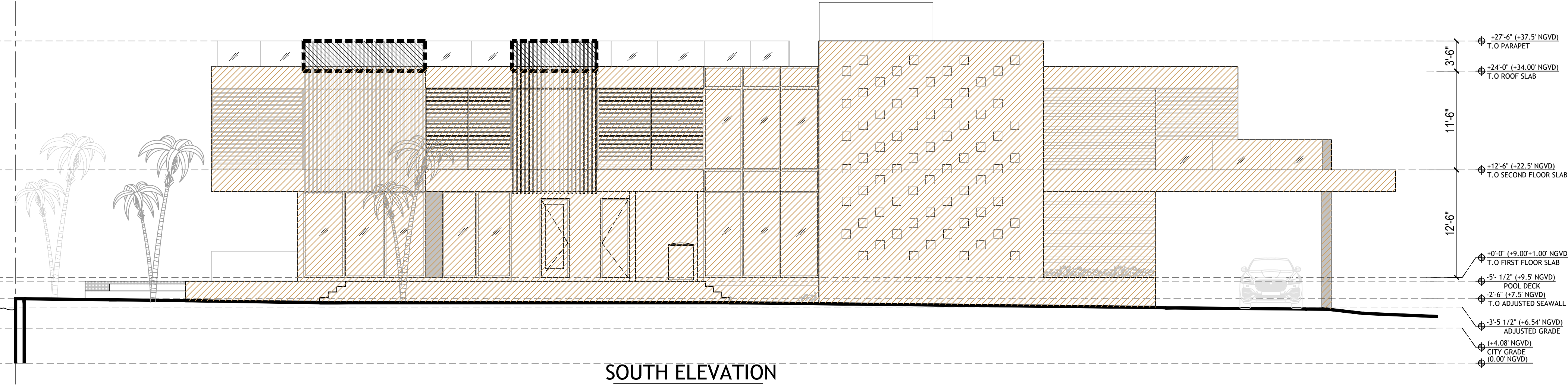
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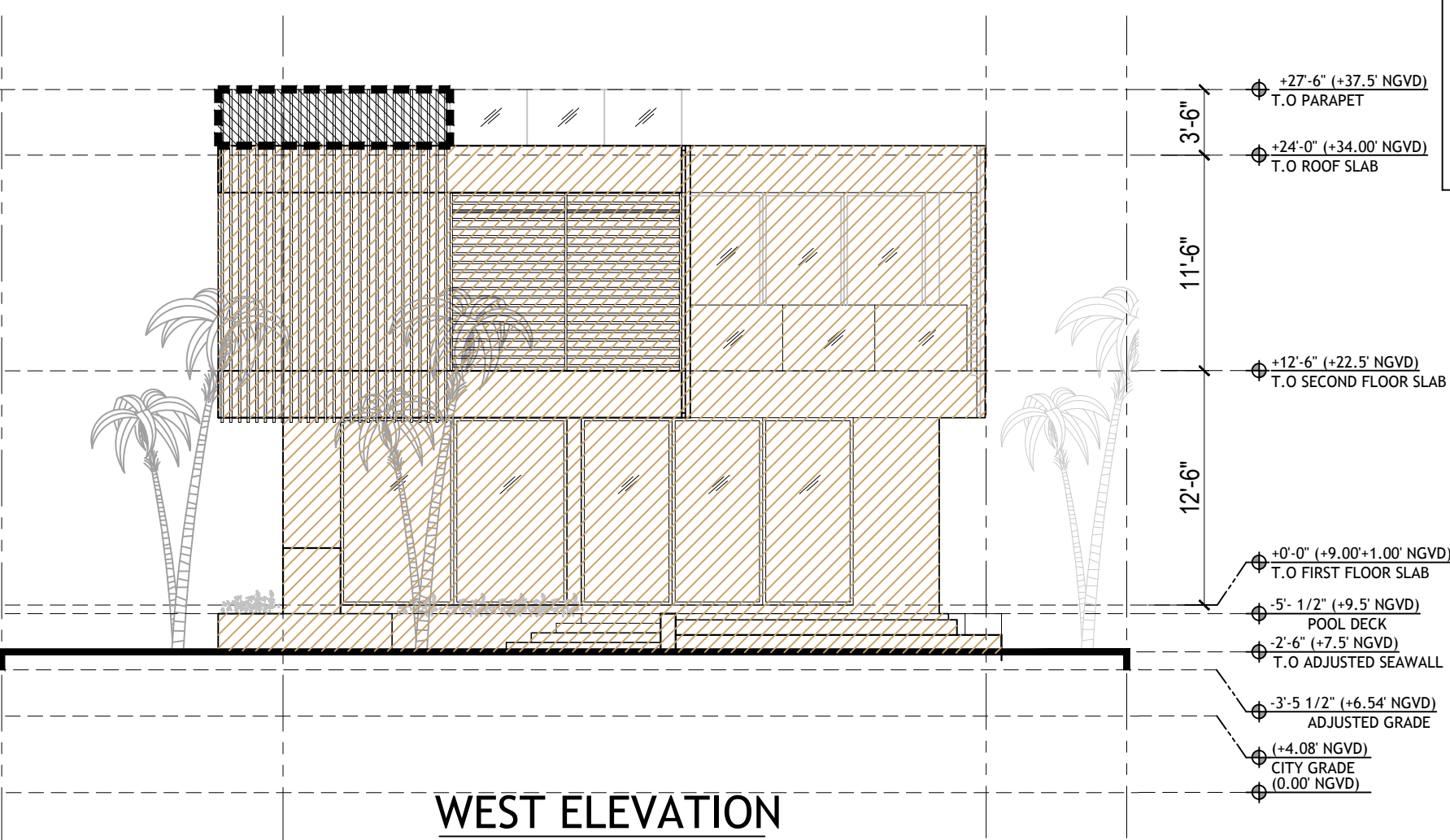
DRB 6.6

EXISTING  
ELEVATIONS

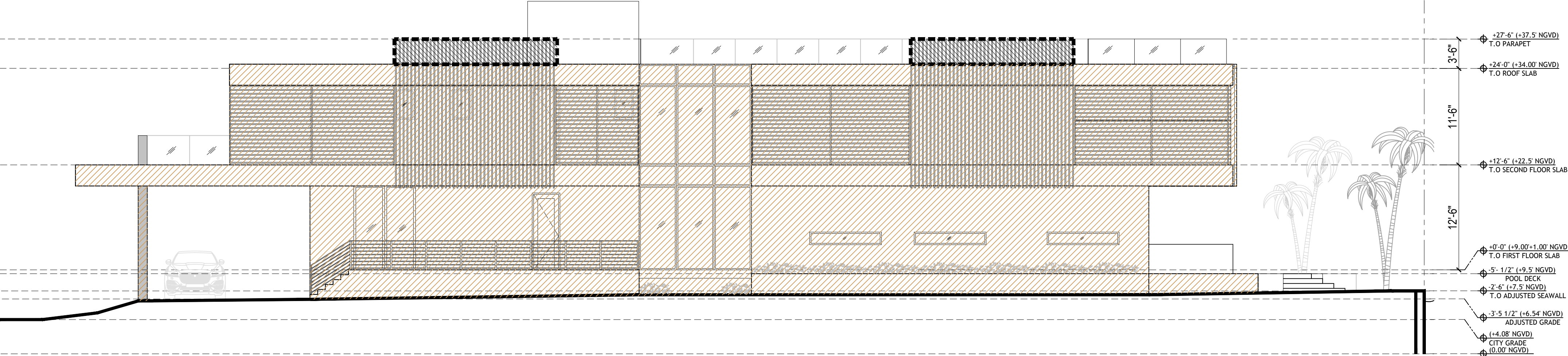




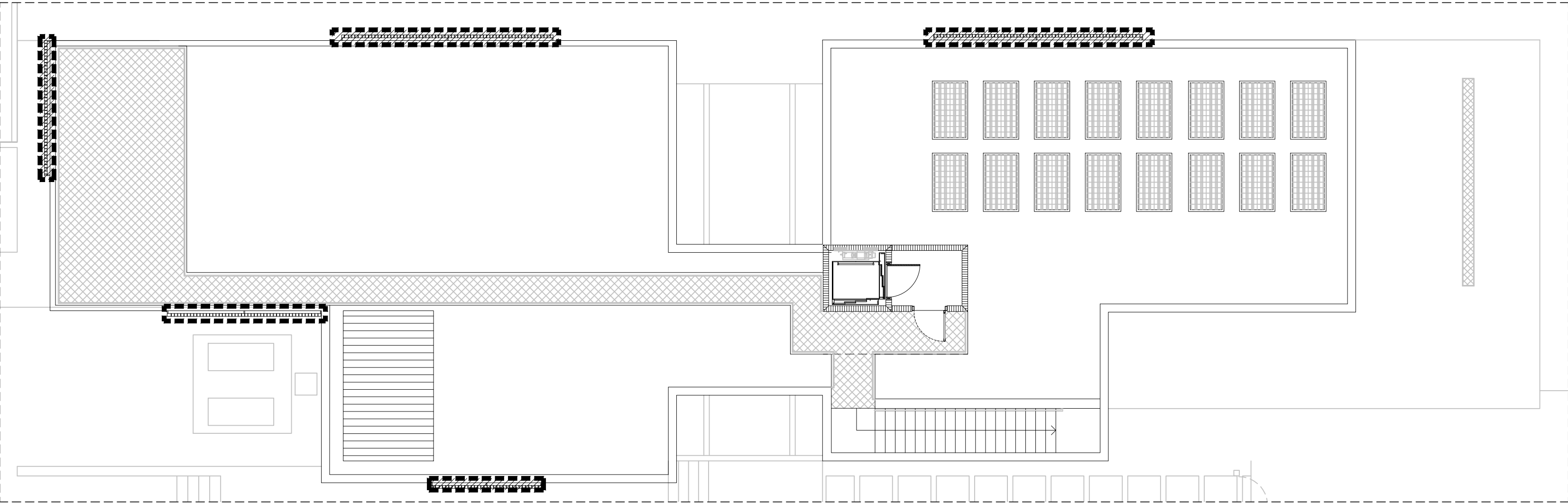
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



ROOF PLAN  
SCALE: 1/8" = 1'-0"

WAIVER REQUEST TO EXCEED HEIGHT LIMITATION BY 3'-6" FOR AN ARCHITECTURAL FEATURE (LOUVERS). TOTAL HEIGHT OF LOUVERS IS 28'-0".

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DRB 7.0  
DESIGN WAIVER





NOTE: THE OPEN SPACES PROVIDED ALONG THE SIDE ELEVATIONS, SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION. THE DEPTH IS LESS THAN 30% OF THE MAX DEVELOPABLE BUILDING WIDTH OF THE PROPERTY. THEREFORE, THE TOTAL OPEN SPACE DOES NOT EXCEED 5% OF THE LOT AREA AND SHOULD NOT BE COUNTED TOWARDS LOT COVERAGE CALCULATIONS.

# DRB 7.1

## DESIGN WAIVER

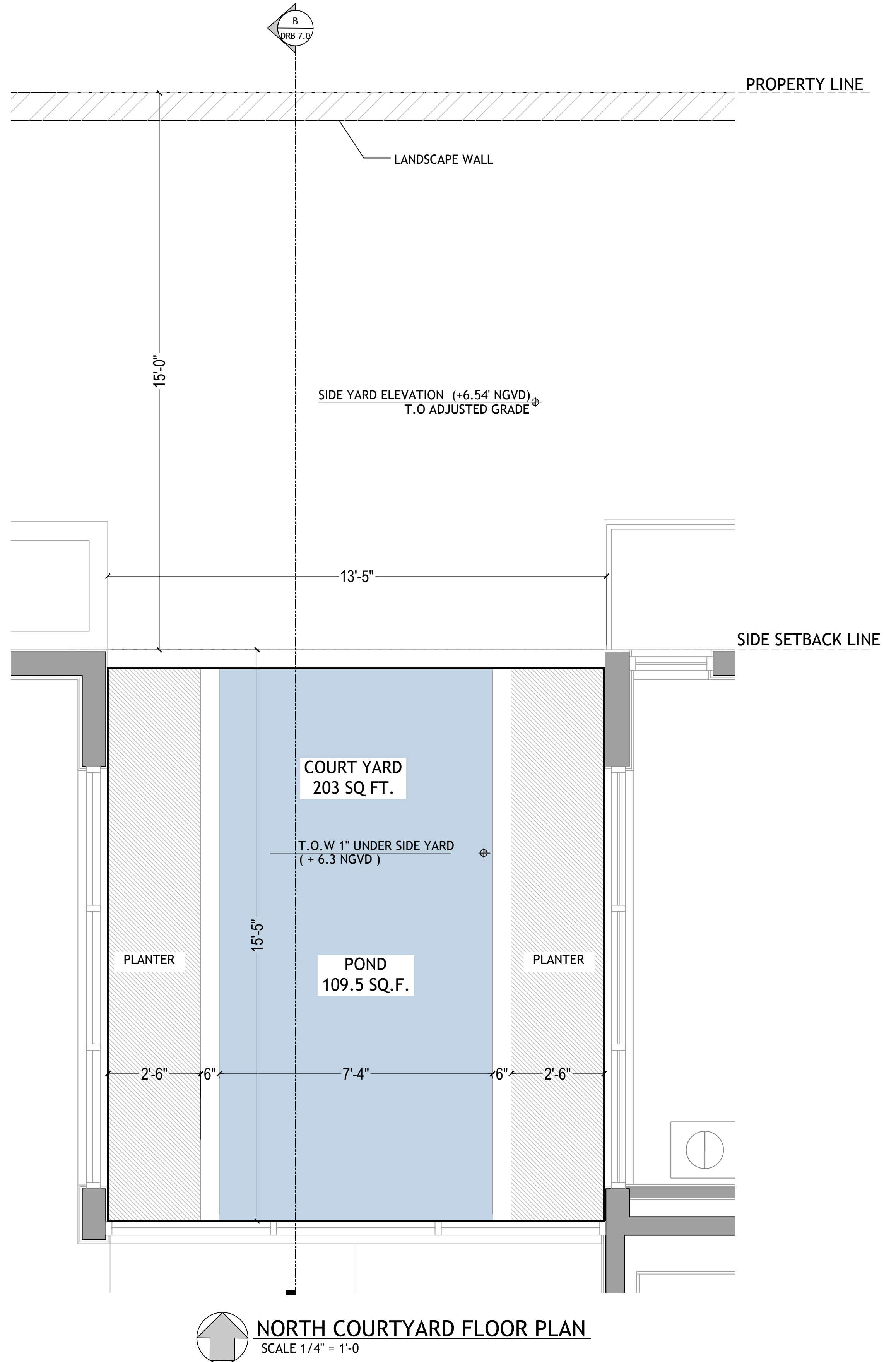


**AA0003569**  
**ANTHONY LEON**

3  
DESIGN  
ARCHITECTURE

## DRB 7.2

### DESIGN WAIVER



A.) WAIVER TO ALLOW FOR A 50% INCREASE IN THE ALLOWABLE PERVIOUS AREA OF THE INTERIOR OPEN SPACE.  
REQUIRED = 75% PROPOSED = 50% SINCE THE WATER AREA IS NOT CONSIDERED PERVIOUS

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AXONOMETRIC -NORTHEAST VIEW  
N.T.S

DRAWN BY:
REVISIONS:

AA0003569  
ANTHONY LEON  
0016752

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ARCHITECTURE

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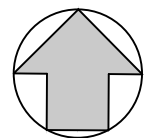
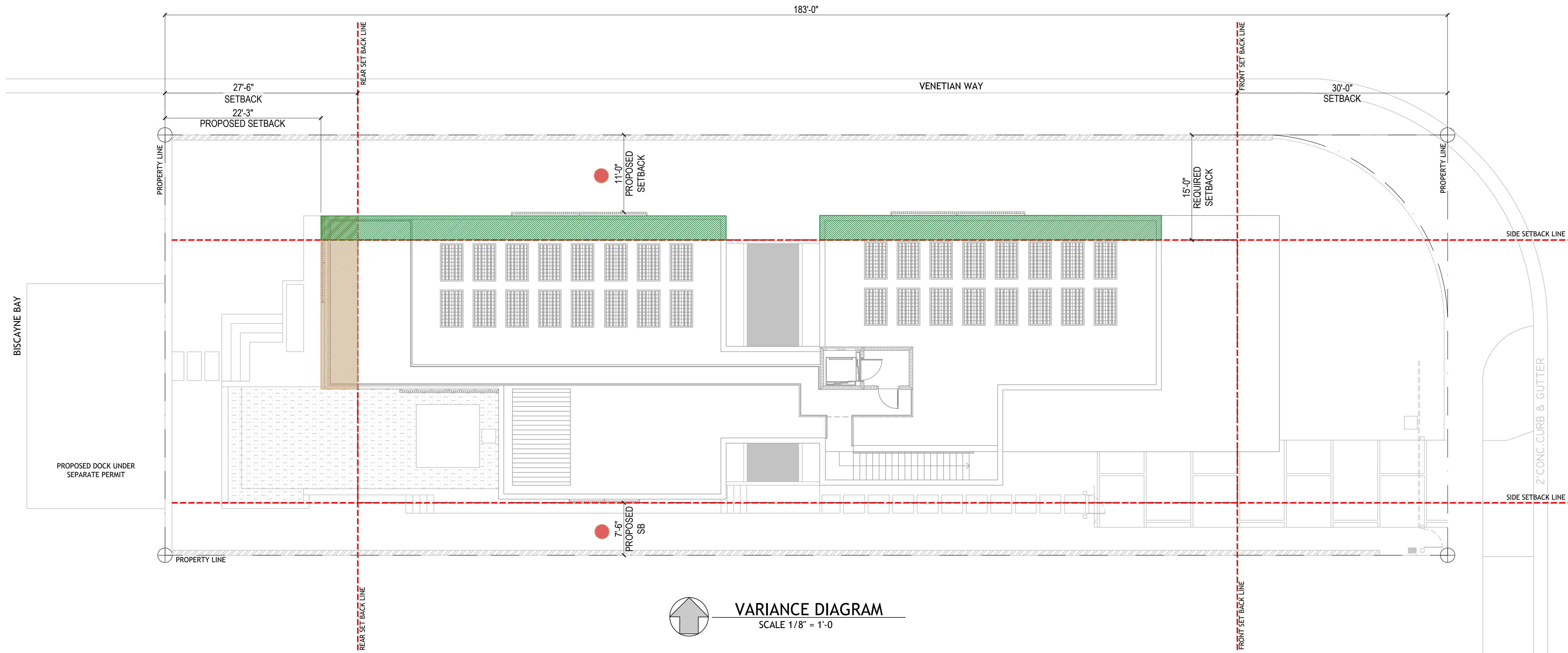
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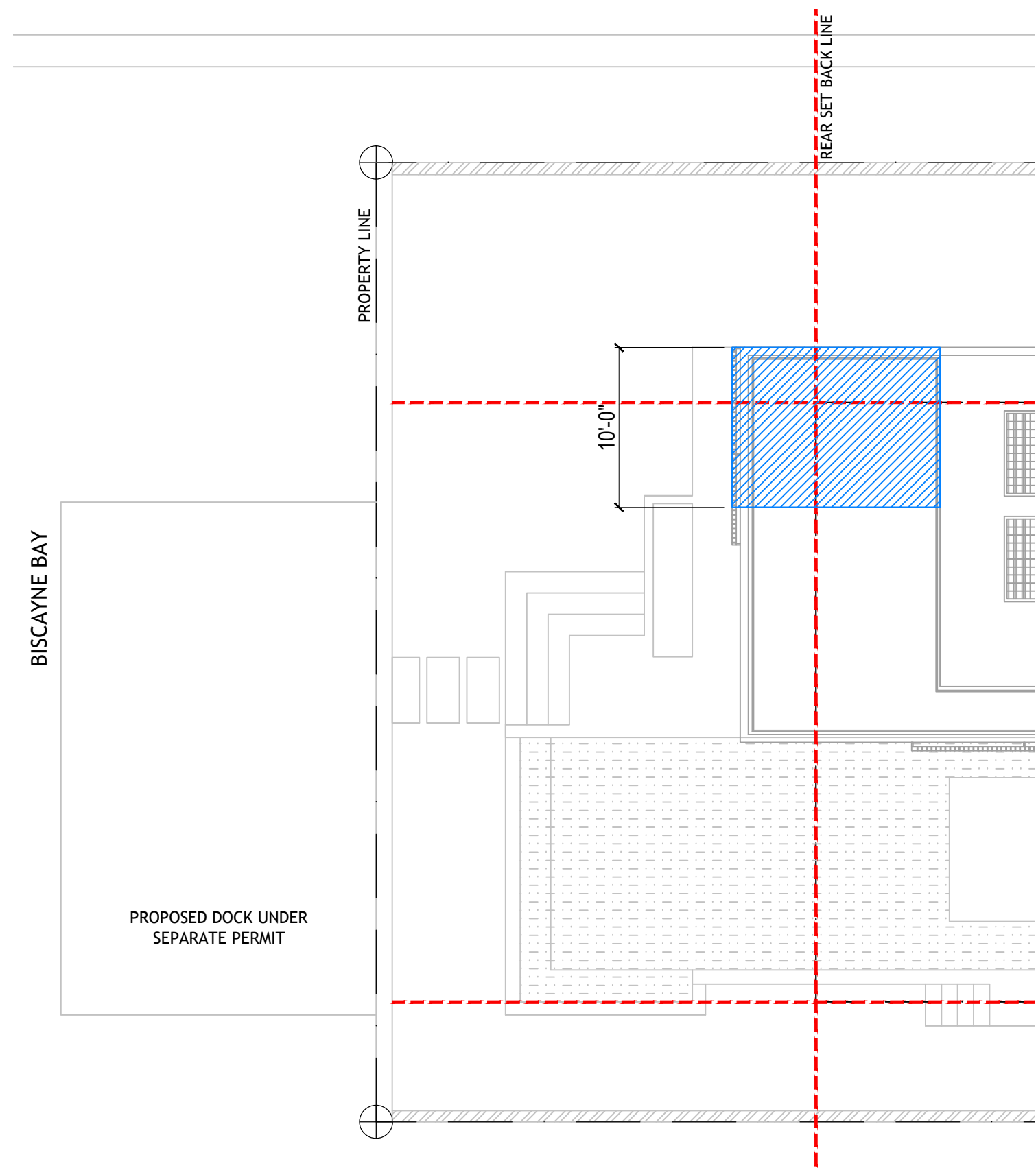
DRB 7.3

DESIGN WAIVER  
AXONOMETRIC  
NORTHEAST VIEW

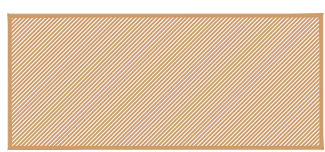




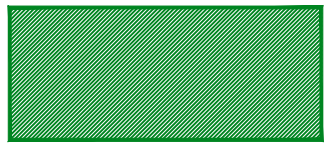
VARIANCE DIAGRAM  
SCALE 1/8" = 1'-0"



VARIANCE LEGEND KEY



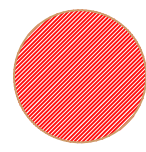
VARIANCE No.1 - REAR SETBACK  
SEE LETTER OF INTENT



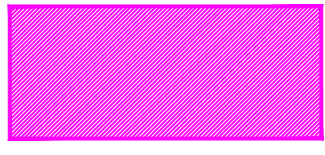
VARIANCE No.2 - SIDE FACING A STREET SETBACK  
SEE LETTER OF INTENT



VARIANCE No.3 - SIDE SETBACK FOR ACCESSIBLE ROOF  
DECK. SEE LETTER OF INTENT



VARIANCE No.4 - SUM OF THE SIDES  
SEE LETTER OF INTENT



VARIANCE No.5 - UNIT SIZE, SEE DIAGRAM IN SHEET  
DRB 7.5



LINE OF SETBACK REQUIRED

DRAWN BY:  
REVISIONS:

AA0003569  
ANTHONY LEON  
0016752  
**3 DESIGN**  
ARCHITECTURE  
3260 NW 7TH ST., Miami, FL 33125  
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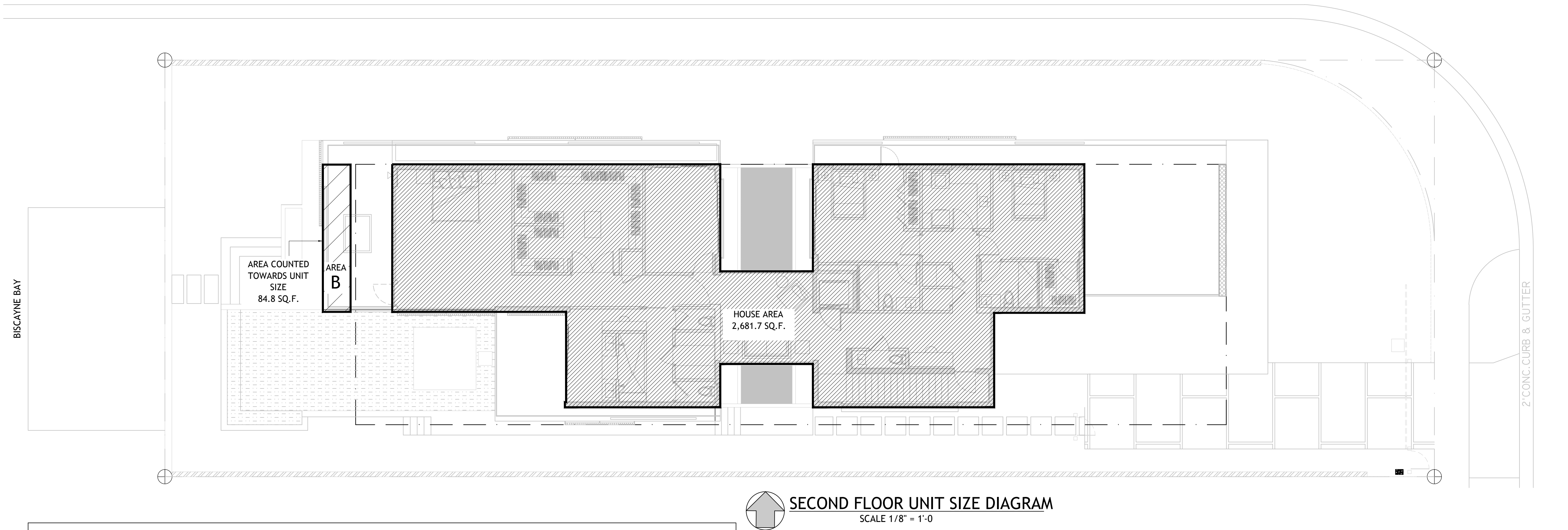
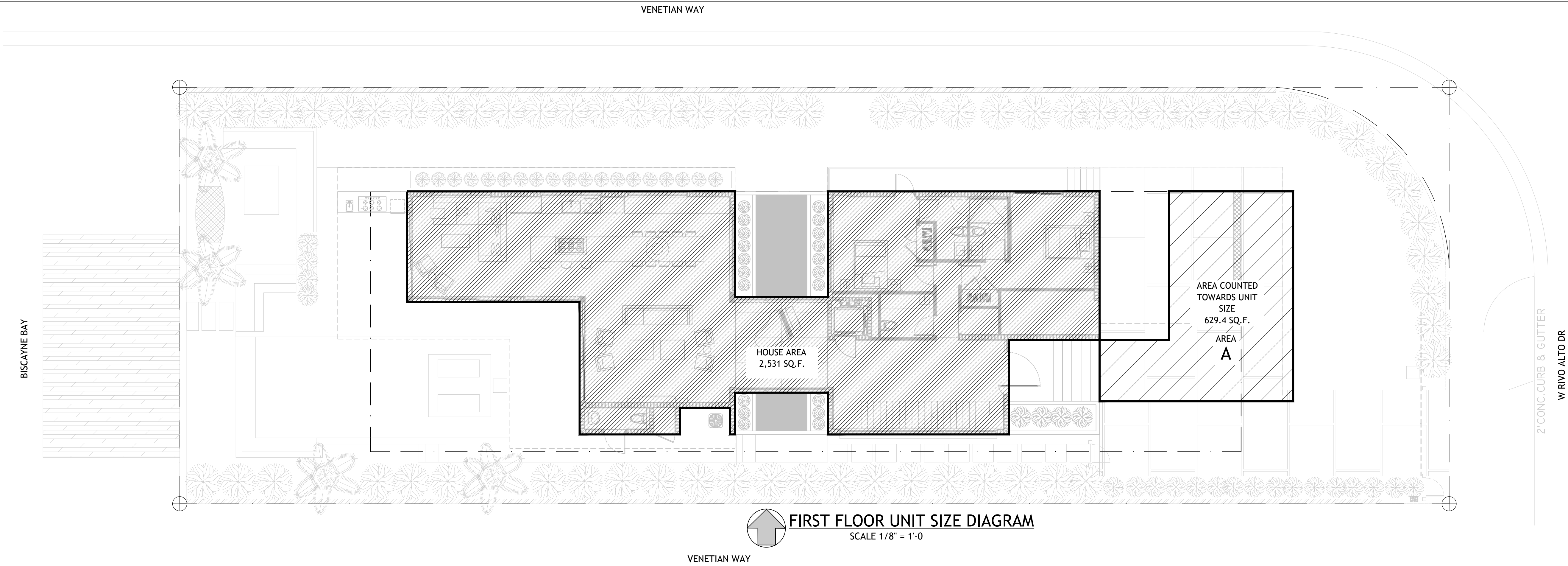
SEAL

DESIGN REVIEW BOARD  
NEW RESIDENCE TWO STORY  
226 RIVO ALTO DR  
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
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DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

**DRB 7.4**  
VARIANCES





VARIANCE # 5:		LOT AREA: 10,830.11 SQ.F.
6,008.5 SQ. FT.	( 55.4% OF LOT AREA)	2% OF LOT AREA = 216.6SQ.FT.
-629.4 SQ. FT.	( AREA "A")	NOTE:
84.8 SQ. FT.	( AREA "B")	IF CARPORT AND REAR TERRACE
5,294.3 SQ. FT.	( 49%)	SHOULD NOT HAVE TO BE ADDED TO THE
		UNIT SIZE, THEN WE WOULD HAVE 49%

SINGLE FAMILY RESIDENTIAL ZONNING INFORMATION: UNIT SIZE

	REQUIRED	PROVIDED
1 LOT AREA	MIN	10,830.11
3 UNIT SIZE SF 1ST FLOOR	MAX 5,415.00 SQ.F. (50% LOT AREA.)	3,160.4 SQ.FT. (1ST FLOOR)
		2,766.5 SQ.FT. ( 2ND FLOOR)
		81.6 SQ.FT (ROOF)
		6,008.5 SQ.FT (55.4%)

FIRST FLOOR AREA = 2,531 SQ .FT.

AREA EXCEEDING 10'/6' FROM WALL

SECOND FLOOR AREA = 2,681.7 SQ .FT.

DRAWN BY:

REVISIONS:

AA0003569  
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0016752

3  
DESIGN  
ARCHITECTURE

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DRB 7.5

VARIANCES



