

# **NEW RESIDENCE**

### **DESIGN REVIEW BOARD**

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CLIENT

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### SCOPE OF WORK

-NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE POOL, DRIVEWAY, WALLS, AND LANDSCAPE

-DESIGN WAIVER REQUEST TO ALLOW FOR 36" ADDITIONAL BUILDING HEIGHT



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A-1.2 PROPOSED BUILDING - SECOND FLOOR PLAN L-3A LANDSCAPE DETAILS + PLANT SCHED A-1.3 PROPOSED BUILDING - ROOF PLAN				
				LANDSCAPE DETAILS + PLANT SCHEDULE
A-2.0 ZONING DIAGRAM- LOT COVERAGE	A-1.3	PROPOSED BUILDING - ROOF PLAN		
	A 2 O	ZONING DIACRAM LOT COVERACE		
A-2.1 ZONING DIAGRAM- UNIT SIZE				

	SING	LE FAMILY RESIDENT	ΓΙΔΙ - 70NING D	ΔΤΔ SHFFT	
	51110		THE LONING D		
ITEM #	Zoning Information				
1	Address:	790 LAKEVIEW DRIVE, MI	AMI BEACH FL 33140		
2	Folio number(s):	02-3222-022-1370			
3	Board and file numbers :		ş		9
4	Year built:	1940	Zoning District:		RS-3
5	Based Flood Elevation:	+8'-0"NGVD	Grade value in NGVD	Grade value in NGVD: +3.12' NGVD	
6	Adjusted grade (Flood+Grade/2):	+5.56' NGVD	Free board:		0
7	Lot Area:	23,151 SF			
8	Lot width:	93'-2"	Lot Depth:		191'-9.6"
9	Max Lot Coverage SF and %:	6,945 SF (30%)	Proposed Lot Coverage	ge SF and %:	5,403.08 SF (23.34%)
10	Existing Lot Coverage SF and %:	3,742.19 SQ.DT (16.2%)	Lot coverage deduct	ed (garage-storage) SF:	
11	Front Yard Open Space SF and %:	918.43 SF (50.71%)	Rear Yard Open Space	e SF and %:	2,713.61 SF (70.17%)
12	Max Unit Size SF and %:	11,575.55 SF (50%)	Proposed Unit Size SI	and %:	7,410.09 SF (32.01%)
13	Existing First Floor Unit Size:	3,727.31 SF (16.1%)	Proposed First Floor		4,376.31 SF
14	Existing Second Floor Unit Size		Proposed Second Floo	or volumetric Unit Size SF ed 70% of the first floor of	N/A
15			}i	or Unit Size SF and %:	3,033.78 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" DRB)		27'-0"	+3'-0"
18	Setbacks:				
19	Front First level:	20'-0"	N/A	50'-0"	N/A
20	Front Second level:	30'-0"	N/A	85'-0"	N/A
21	Side 1:	11'-7.75"		11'-8"	N/A
22	Side 2 or (facing street):	11'-7.75"		11'-10"	N/A
23	Rear:	28'-9.24"		39'-7"	N/A
	Accessory Structure Side 1:	7'-6"	N/A	11'-8"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	14'-4.62"		15'-8"	N/A
26	Sum of Side yard :	23'-3.5"		23'-4"	N/A
27	Located within a Local Historic District	2		no	
28	Designated as an individual Historic Single Family Residence Site?		no		
29	Determined to be Architecturally Significant?			no	
Notes	:				
If not	applicable write N/A				
All oth	ner data information should be presente	d like the above format			
All oth	ner data information should be presente	d like the above format			

### **PROPOSED BUILDING - SITE PLAN** A Portion of Lot 10, Blk 30 (PB 14-Pg 42) S00°13'20"E 198.70'(M&R) +6.56' NGVD (M&R) +6.56' NGVD 11'-8" REQUIRED SIDE YARD SETBACK 7'-6" +7.00' NGVD +7.00' NGVD +7.50' NGVD TURF STEPS 50.40' +8.00' NGVD +8.50' NGVD ROOF +21.00 NGVD ROOF +36.00 NGVD EDGE POOL S89°46'40"W +6.76' NGVD +7.26' NGVD +8.67' NGVD/ WATER SURFACE LAWN A-5.0 NT YARD SETBACK 1 A-4.0 SURPRISE WATERWAY +8.50' NGVD NEW **ONE STORY STRUCTURE** NEW TWO BELOW STORY SINGLE FAMILY RESIDENCE +7.00' NGVD ROOF +21.00 NGVD +8.50' NGVD/ ROOF +8.00/NGVD +36.00 NGVD +7.50' NGVD /+7.50/NGVD +7.00' NGVD +8.67' NGVD +6.56' NGVD +8.76' NGVD +6.56' NGVD 11'-8" REQUIRED SIDE YARD +6.56' NGVD -7.26' NGVD N14°43'37"E \$184.90'(R) ACCESSORY STRUCTURE ROOF +17.56 NGVD +8.50' NGVD +8.00' NGVD +7.50' NGVD +7.50' NGVD SITE PLAN SCALE: 1"=20'-0" <sup>184.88</sup>'(M) +6.56' NGVD EXISTING ADJACENT TWO-STORY RESIDENCE (PB 14/Pg 42) Lot 8./Blk 30 DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 790 LAKEVIEW DRIVE A-1.0 MIAMI BEACH, FLORIDA

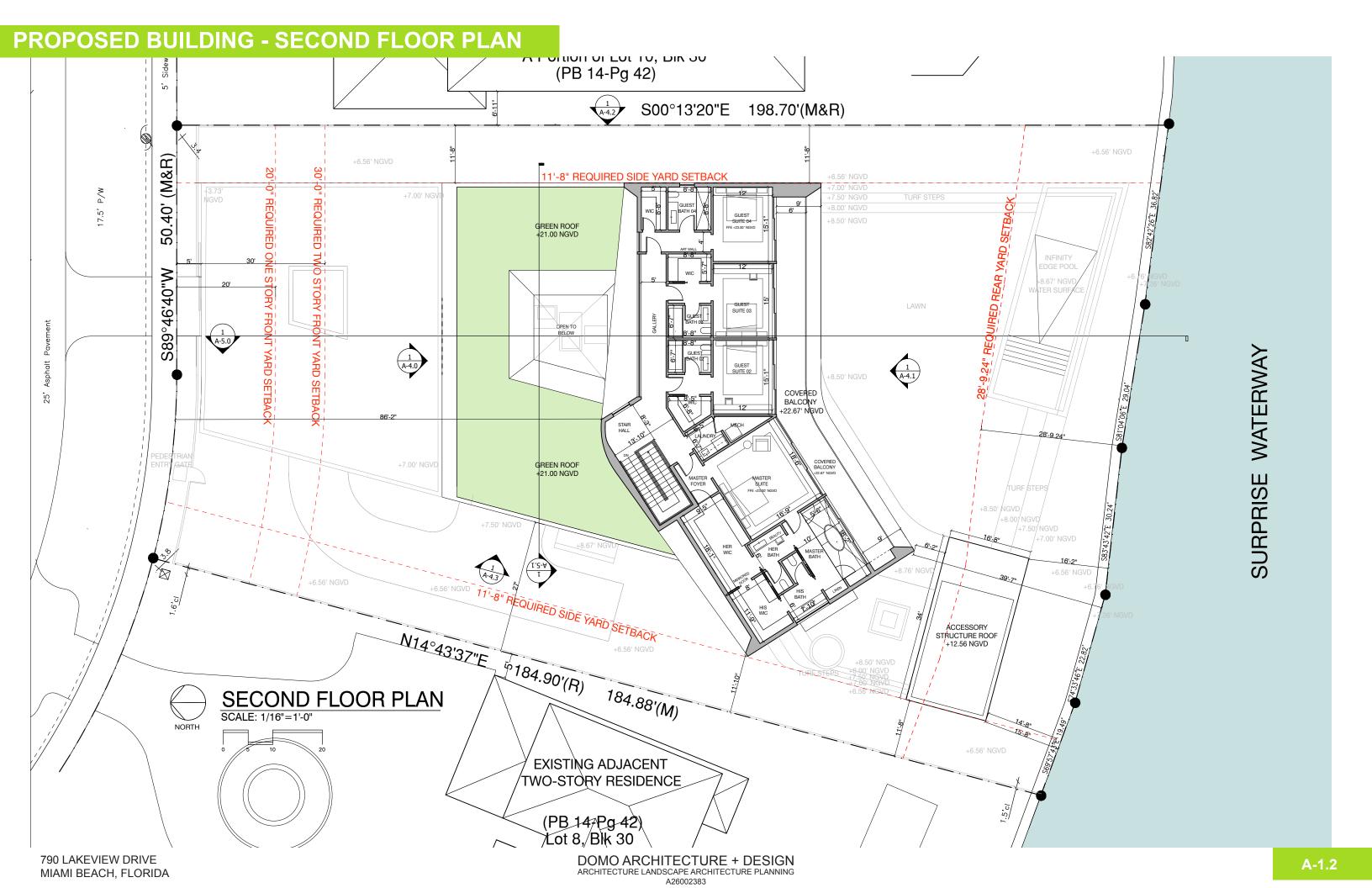
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#### PROPOSED BUILDING - GROUND FLOOR PLAN A Portion of Lot 10, Blk 30 (PB 14-Pg 42) ' HT FENCE (MEASURED S00°13'20"E 198.70'(M&R) FROM GRADE) (M&R) +6.56' NGVD +6.56' NGVD 11'-8" REQUIRED SIDE YARD SETBACK +6.56' NGVD +7.00' NGVD ģ +3.73 40. +7.00' NGVD TURF STEPS +7.50' NGVD +8.00' NGVD 50. GUEST +8.50' NGVD HOME OFFICE S89°46'40"W INFINITY **EDGE POOL** 21'-11" +6.76' NGVD +7.26' NGVD 26'-6" +8.67' NGVD/ 16'-11" WATER SURFACE MOTOR COURT COVERED ENTRY LANAI +8.67 NGVD LAWN COVERED TERRACE COURTYARD +8.67' NGVD WATER GARDEN 9 IT YARD SETBACK LIVING ROOM WATERWAY A-4.0 FFE +9.00' NGVD 7' HT FENCE (MEASURED +3.73 NGVD COVERED +7.00' NGVD SURPRISE TURF STEPS +8.50' NGVD/ /+8.00<sup>1</sup>/NGVD +7.50' NGVD +7.50 NGVD +7.00' NGVD +6.56' NGVD +8.76' NGVD +6.56' NGVD 11'-8" REQUIRED SIDE YARD +6.56' NGVD .26' NGVD 7' HT FENCE (MEASURED FROM GRADE) GYM/ N14°43'37"E \$\frac{1}{2}184.90'(R) GUEST SUITE +6.56' NGVD FF€ +9.00' NGVD +8.50' NGVD +8.00' NGVD +7.50' NGVD +7.50' NGVD <sup>184.88</sup>′(M) **GROUND FLOOR PLAN** ACCESSORY STRUCTURE CALCULATIONS AREA OF MAIN RESIDENCE: 3,907.03+2,792.33sf=6,699.36sf ACCESSORY STRUCTURE AREA: 388.06 (5.79%) +6.56' NGVD EXISTING ADJACENT REQUIRED REAR YARD: 3,867.38sf AREA WITHIN REAR YARD: 287.60sf (7.44%) TWO-STORY RESIDENCE (PB 147Pg 42) ot 8 /B/K 30 790 LAKEVIEW DRIVE DOMO ARCHITECTURE + DESIGN

ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

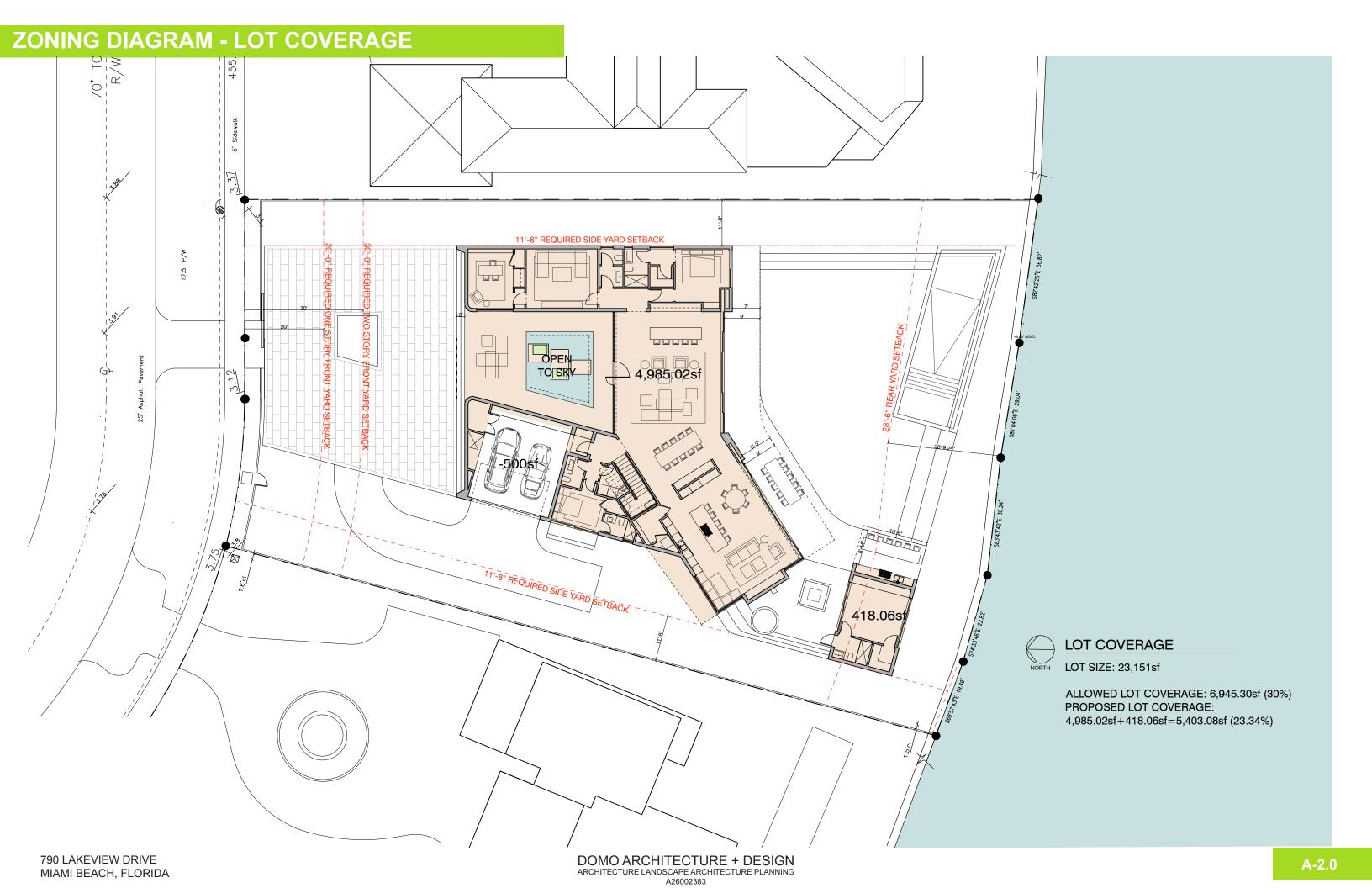
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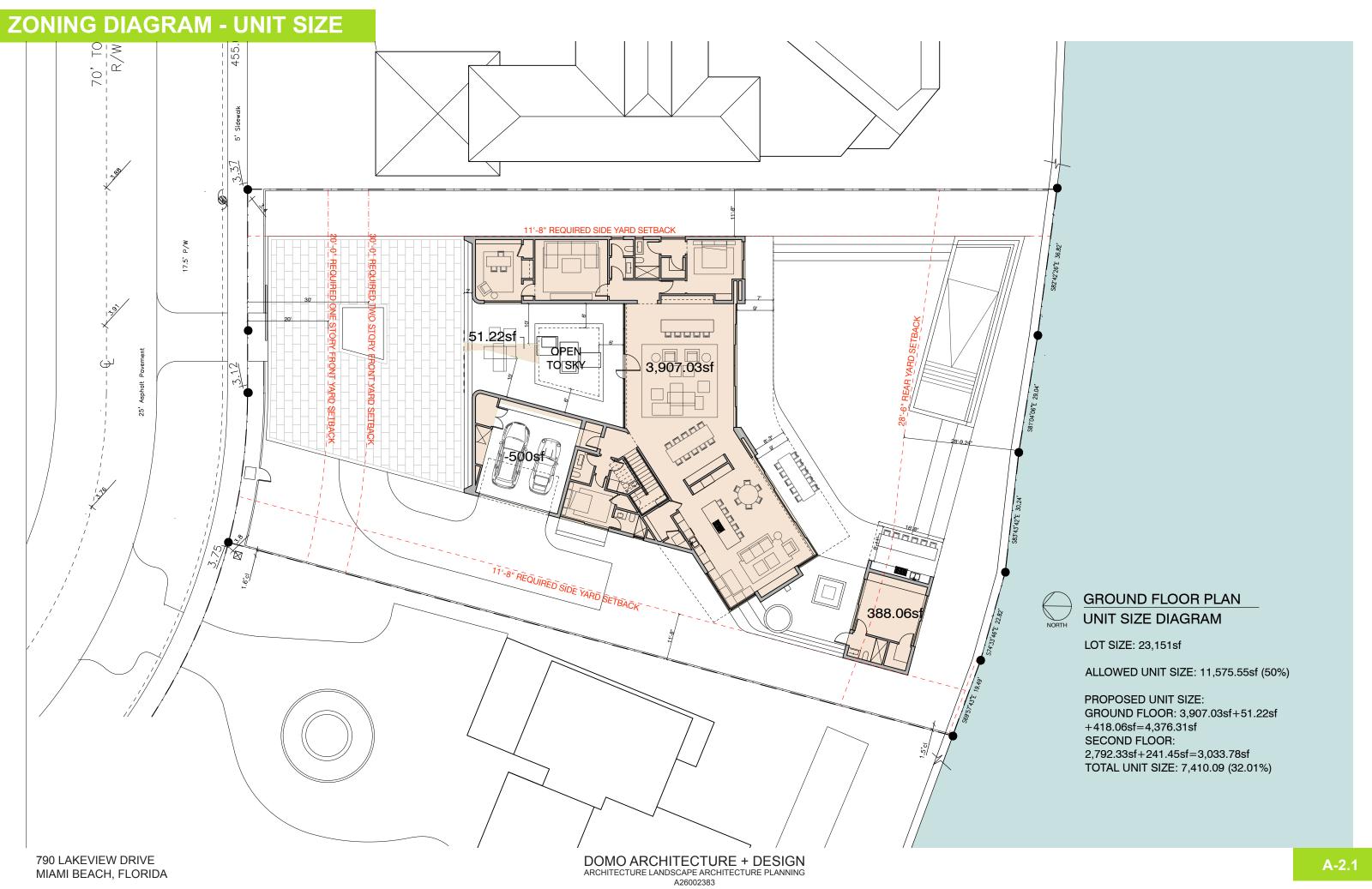
MIAMI BEACH, FLORIDA

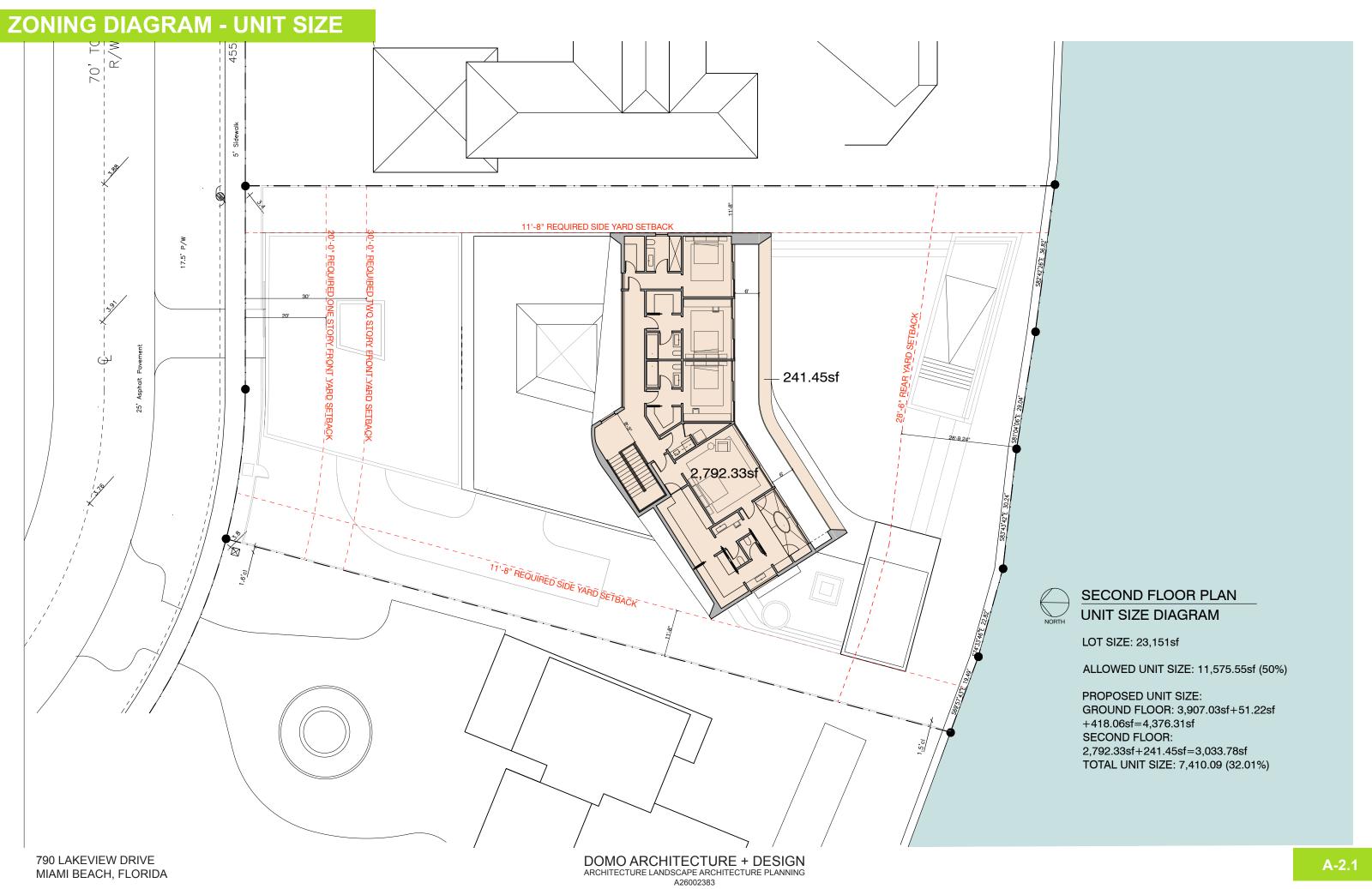


# PROPOSED BUILDING - ROOF PLAN S00°13'20"E 198.70'(M&R) (M&R) 11'-8" REQUIRED SIDE YARD SETBACK +6.56' NGVD +7.00' NO .40 50. +21.00 NGVD ROOF +36.00 NGVD S89°46'40"W SCREENE WATERWAY 1 A-4.0 ROOF +21.00 NGVD SURPRISE ROOF +36.00 NGVD /+8.00/NGVD/ X N14°43'37"E \$184.90'(R)\$ 184.88'(M) ACCESSORY STRUCTURE ROOF +17.56 NGVD **ROOF PLAN** SCALE: 1"=20'-0" EXISTING ADJACENT TWO-STORY RESIDENCE (PB 14/Rg 42) Lot 8,/Blk 30 DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 790 LAKEVIEW DRIVE A-1.3 MIAMI BEACH, FLORIDA

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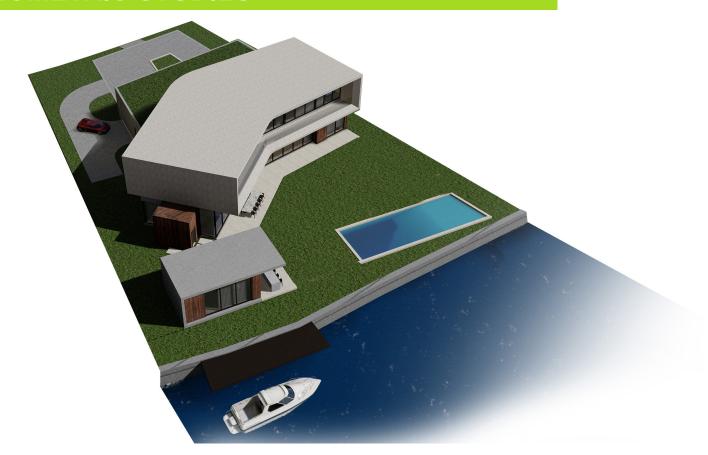




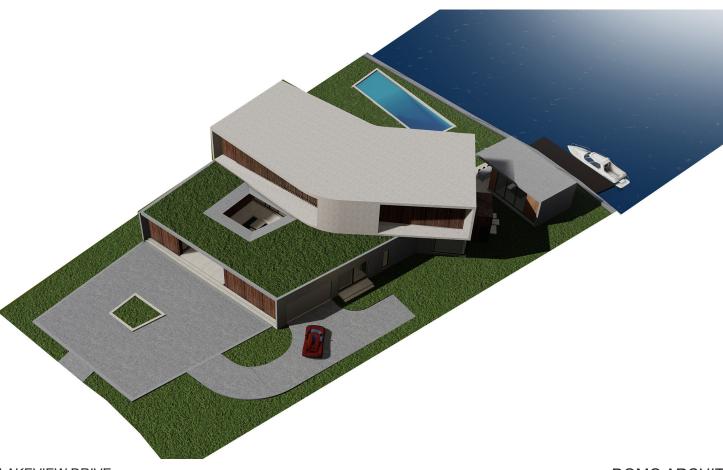


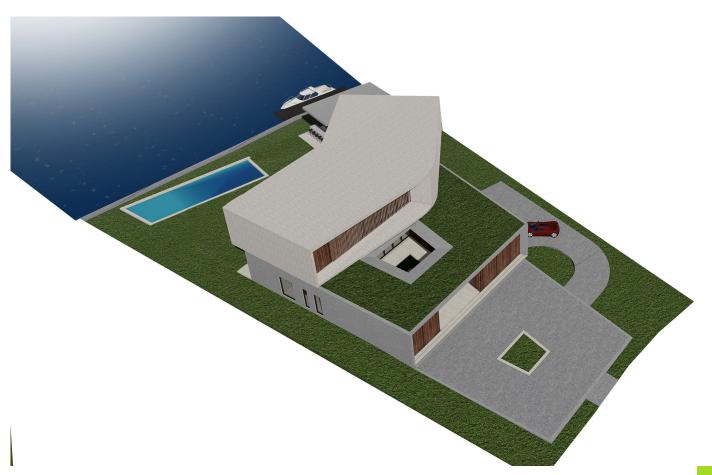
### **ZONING DIAGRAM - OPEN SPACE** <u>'</u> ~ 70, EXISTING ADJACENT TWO-STORY RESIDENCE A Portion of Lot 10, Blk 30 (PB 14-Pg 42) -7' HT FENCE (MEASURED S00°13'20"E 198.70'(M&R) (M&R) 189.14sf +6.56' NGVD 11'-8" REQUIRED SIDE YARD SETBACK +6.56' NGVD +7.00' NGVD 40, TURF STEPS +7.50' NGVD +8.00' NGVD 50 +8.50' NGVD 122.57sf MEDIA ROOM S89°46'40"W DRIVE +8.67' NGVD WATER SURFACE WATERWAY MOTOR COURT (SAND SET PAVERS) COVERED ENTRY LANAI +8.67 NGVD COVERED TERRACE +8.67' NGVD LAKE VIEW POOL: 13.12 642.79st x LIVING ROOM FFE +9:00' NGVD .5=321/40sf 7' HT FENCE (MEASURED SURPRISE 173.69sf 2,392.21sf 433.03sf +8.00 NGVD /+7.00' NGVD **OPEN SPACE DIAGRAM** X +6.56' NGVD 11'-8" REQUIRED SIDE YARD FRONT YARD AREA: 1,811.18sf REQUIRED OPEN SPACE: 905.59sf (50%) .26' NGVD GYM/ GUEST SUITE PROPOSED OPEN SPACE: 7' HT FENCE (MEASURED : N14°43'37"E 189.14sf + 122.57sf + 173.69sf + 433.03sf = 918.43sf(50.71%) 287.60 184.90'(R) 184.88'(M) **GROUND FLOOR PLAN** REAR YARD AREA: 3,867.38sf REQUIRED OPEN SPACE: 2,707.17sf (70%) PROPOSED OPEN SPACE: 2,392.21sf+321.40sf=2,713.61sf (70.17%) EXISTING ADJACENT ACCESSORY STRUCTURE CALCULATIONS TWO-STORY RESIDENCE AREA OF MAIN RESIDENCE: (PB 147Pg 42) 3,907.03+2,792.33sf=6,699.36sf Lot 8,/Blk 30 ACCESSORY STRUCTURE AREA: 388.06 (5.79%) REQUIRED REAR YARD: 3,867.38sf **POOL** AREA WITHIN REAR YARD: 287.60sf (7.44%) 790 LAKEVIEW DRIVE DOMO ARCHITECTURE + DESIGN MIAMI BEACH, FLORIDA

# **AXONOMETRIC STUDIES**









# CMB YARD CALCULATIONS

### Calculation of Minimum and Maximum Yards

### PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	YES
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline	
of the front of the property	3.120
Crown of road at center of property	
(if no sidwalk exists or is proposed)	0.000
Flood Elevation	8.000
Freeboard (provided)	1.000

#### INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

	Default Condion unless one of the below applies	
Yes	Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the	
	abutting side yard equal or greater than adjusted grade?	8.060
	Is the abutting property vacant?	8.060
	Is their a joint agreement between abutting properties,	
	for a higher elevation, not to exceed flood elevation?	8.000

#### REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

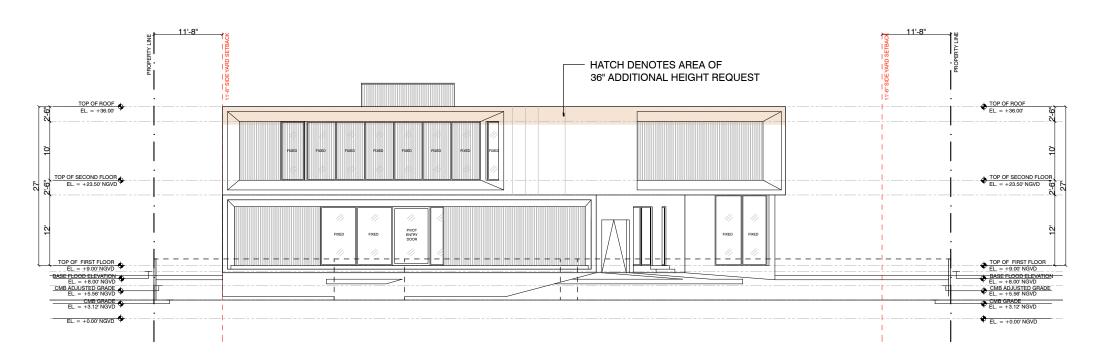
	Default Condion unless one of the below applies	
Yes	Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the	
	abutting side yard equal or greater than adjusted grade?	8.060
	Is the abutting property vacant?	8.060
	Is their a joint agreement between abutting properties,	
	for a higher elevation, not to exceed flood elevation?	8.000

### RESULTS

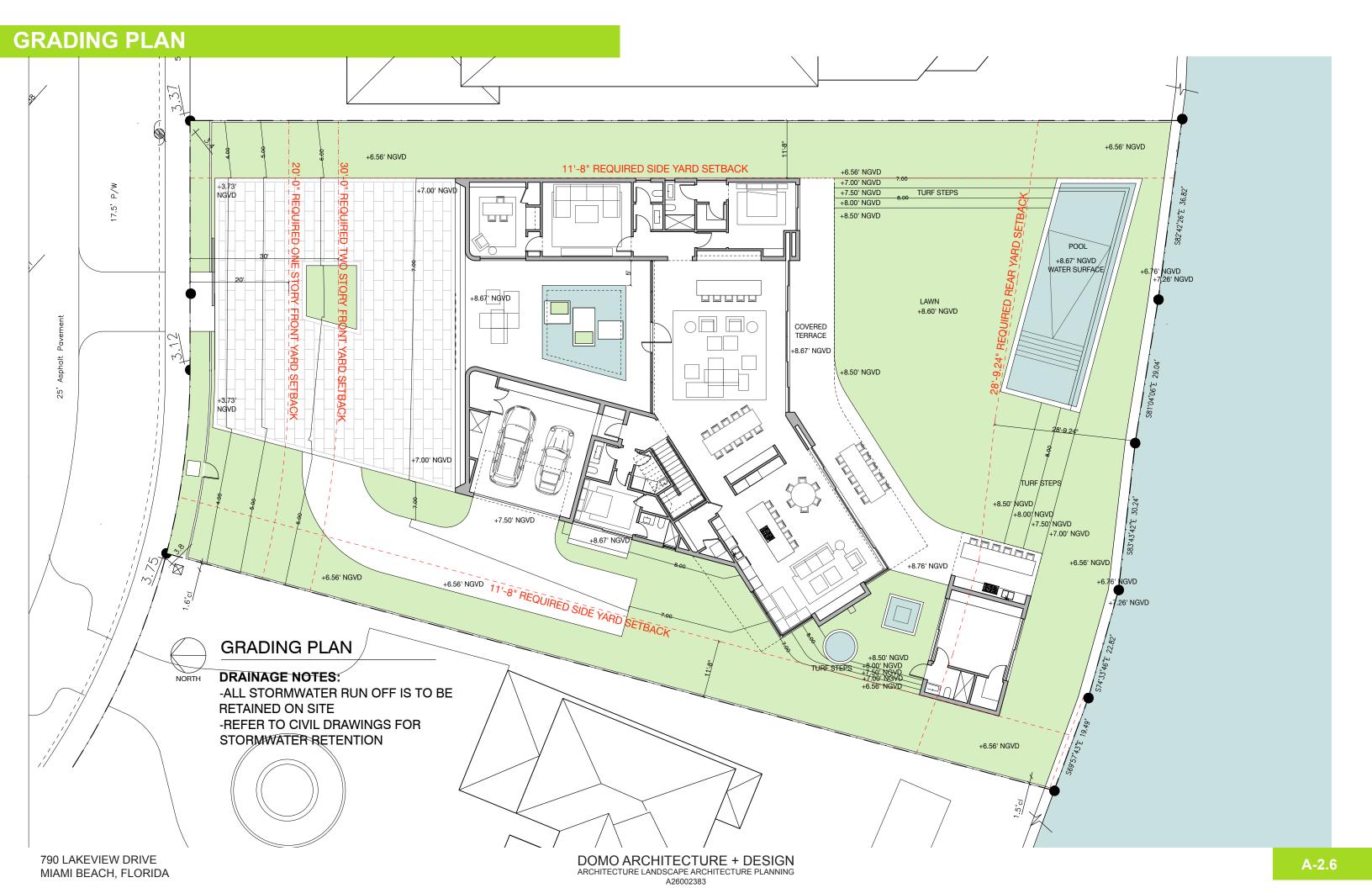
Grade	3.12
Adjusted Grade	5.56
30" above Grade	5.62
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a	
detached or attached garage,	
not under the house	5.56
Minimum garage ceiling	
elevation	17.000

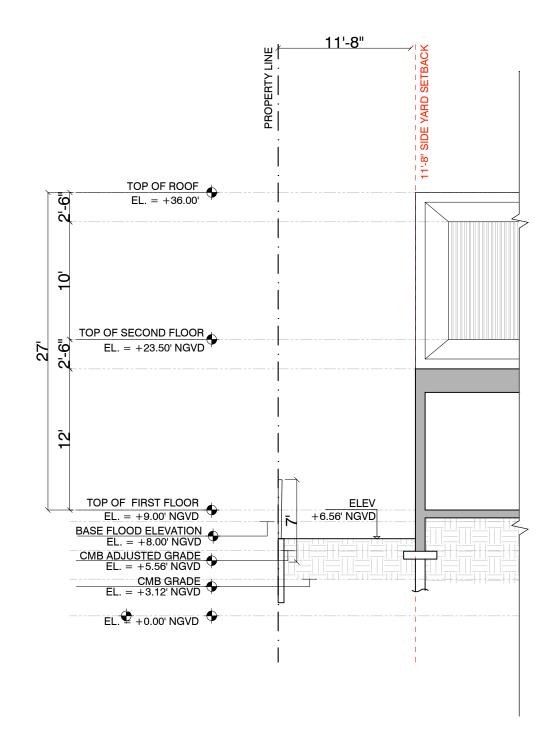
Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.560
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.560
Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	9.000

	Waterfront  Minimum Yard Elevation:  Maximum Yard Elevation:	6.560 9.000	
_			
vation: 6.560 evation 6.560			erior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation 6.560
Interior Side Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation 6.560			erior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation 6.560
<b>Interior</b> Mini			Interior Side Minimum >
	Front Yard		

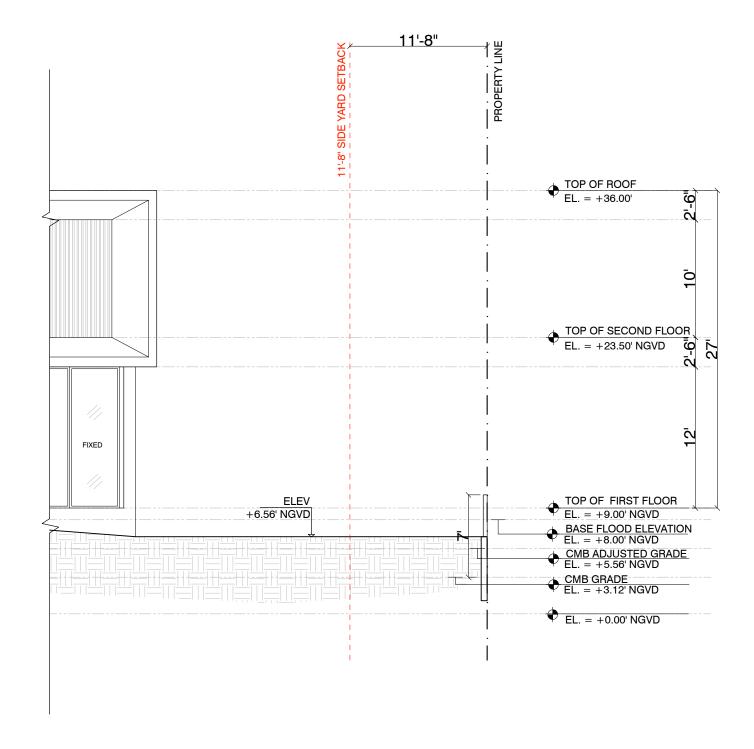


1 WAIVER DIAGRAM SCALE: 1/16"=1'-0"

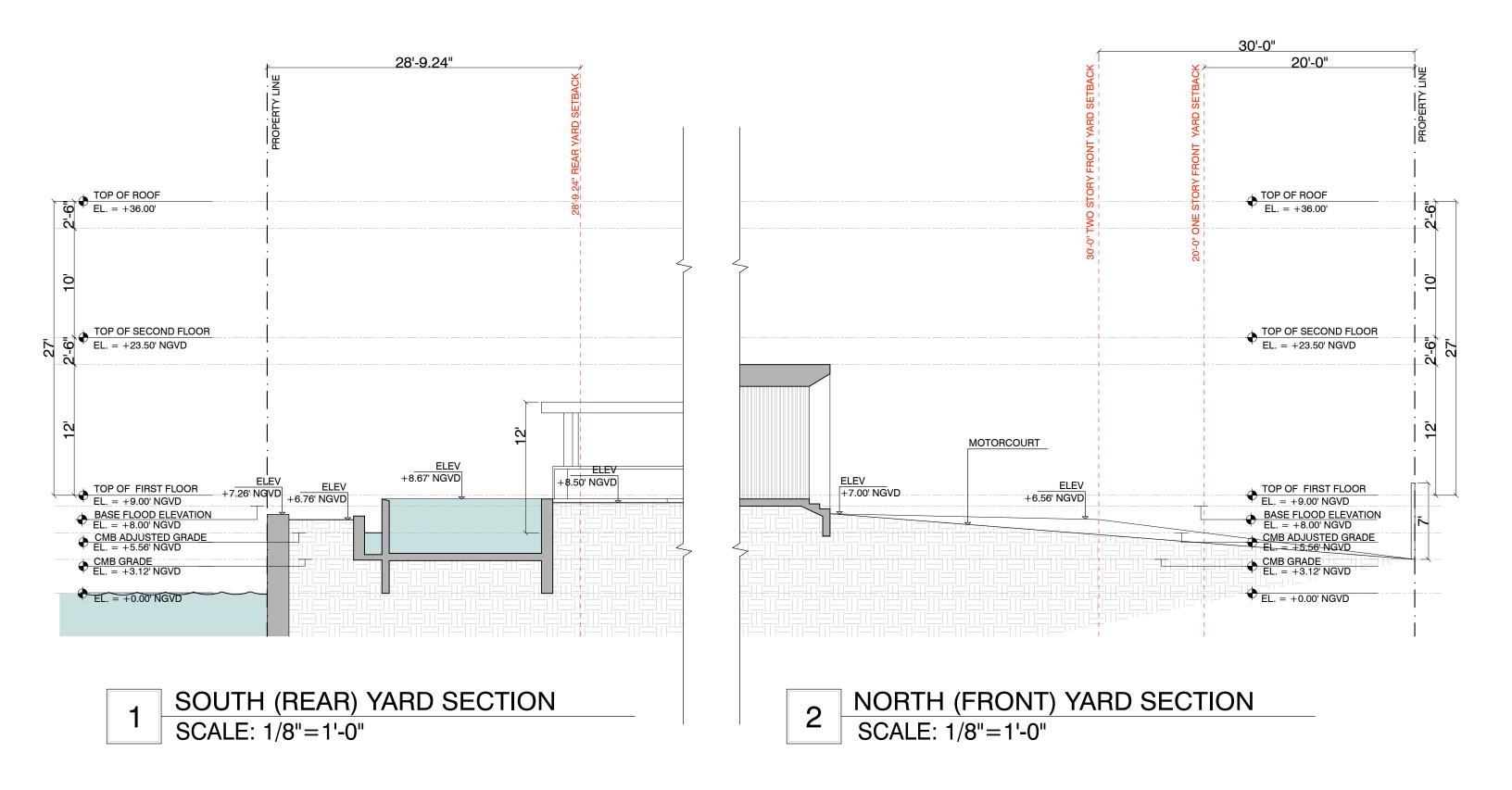




1 WEST SIDE YARD SECTION
SCALE: 1/8"=1'-0"



2 EAST SIDE YARD SECTION SCALE: 1/8"=1'-0"



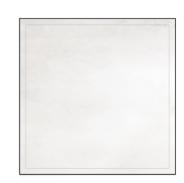
# **EXTERIOR MATERIAL PALETTE**



ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1

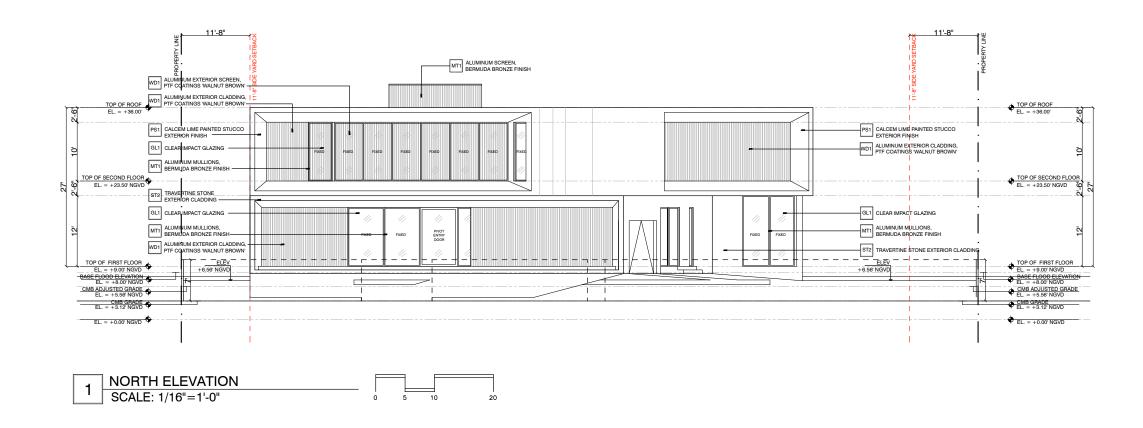
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1
ALUMINUM DOOR, TRIM, AND WINDOW MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING





ST1
TRAVERTINE EXTERIOR PAVING, HONED FINISH



ST2
TRAVERTINE STONE EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO EXTERIOR FINISH



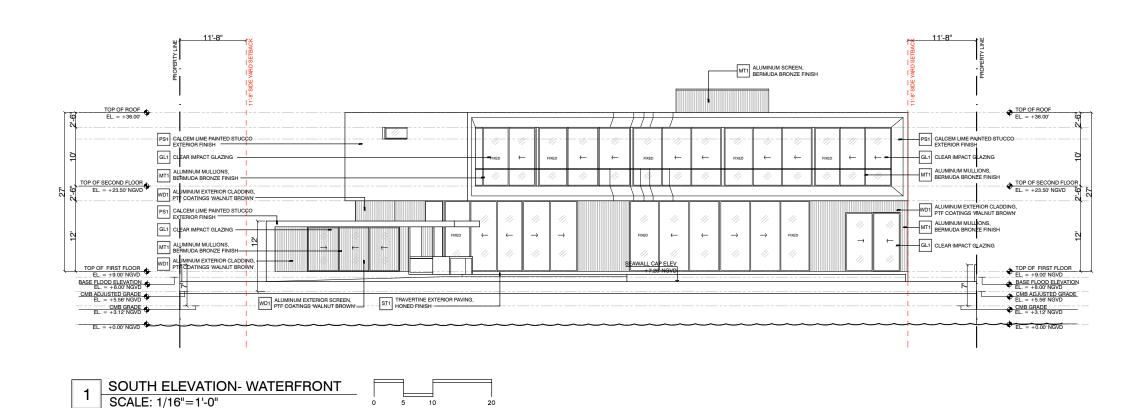
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1
ALUMINUM DOOR, TRIM, AND WINDOW MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING





ST1
TRAVERTINE EXTERIOR PAVING, HONED FINISH



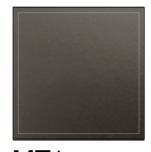
ST2
TRAVERTINE STONE EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO EXTERIOR FINISH



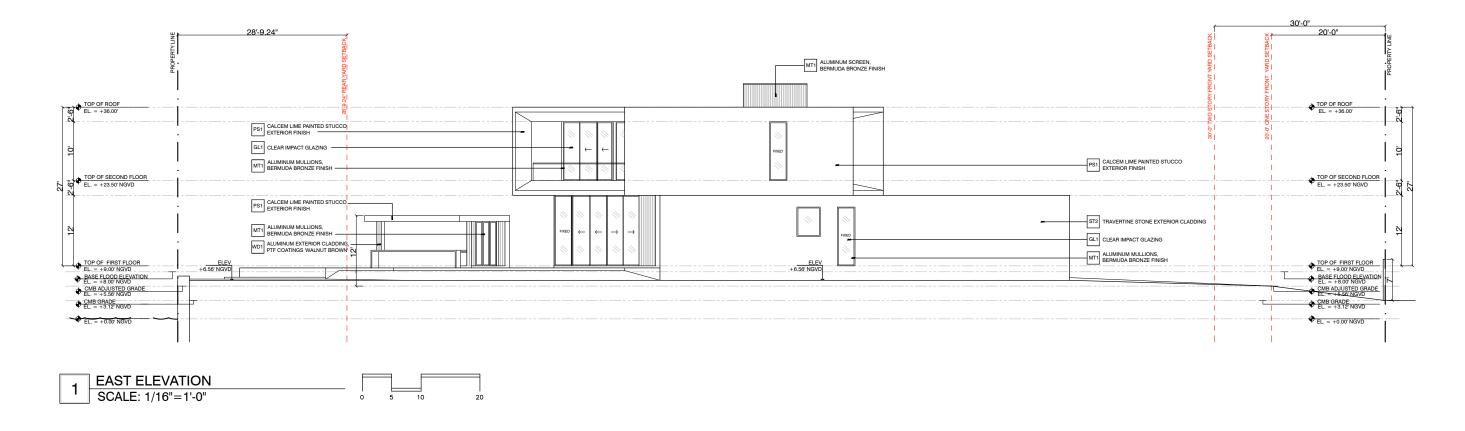
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1
ALUMINUM DOOR, TRIM, AND WINDOW MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING





ST1
TRAVERTINE EXTERIOR PAVING, HONED FINISH



ST2
TRAVERTINE STONE EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO EXTERIOR FINISH



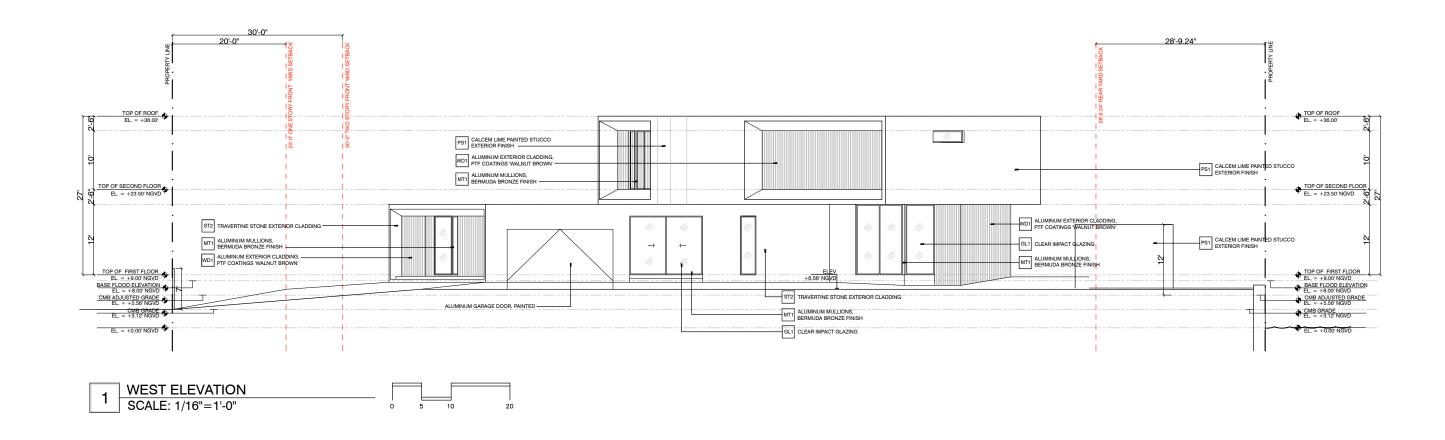
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1
ALUMINUM DOOR, TRIM, AND WINDOW MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING





ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO EXTERIOR FINISH



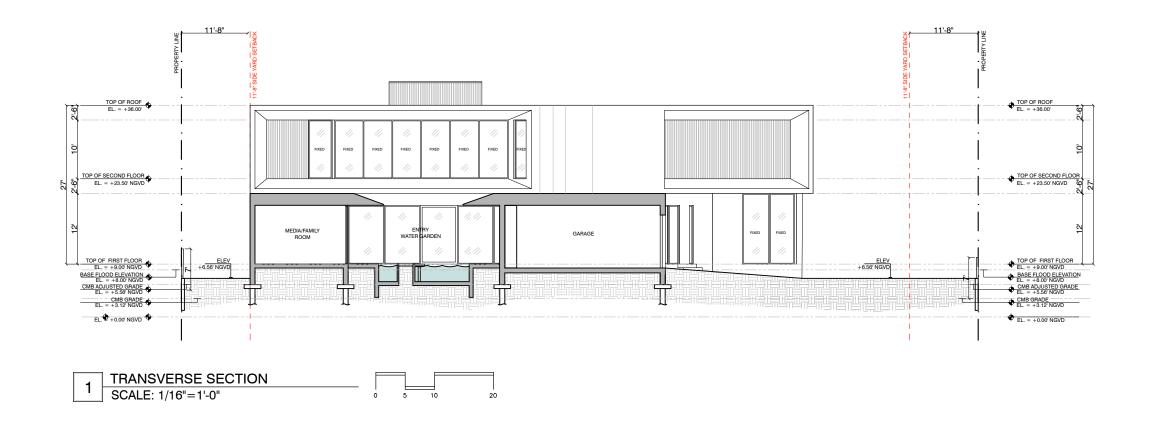
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'

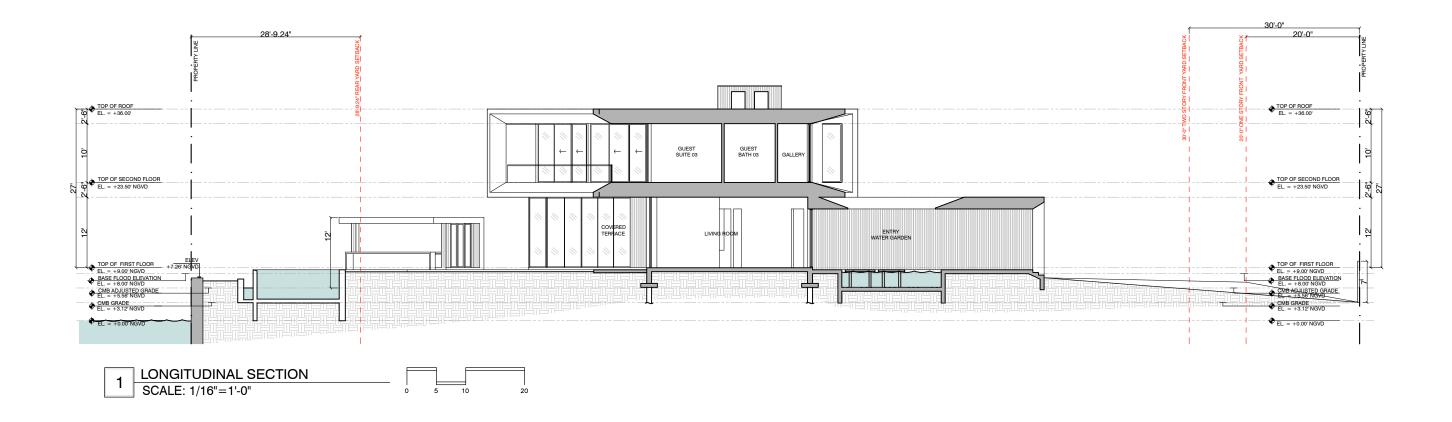


MT1
ALUMINUM DOOR, TRIM, AND WINDOW MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING





### RENDERINGS



MAIN ENTRY VIEW

# **RENDERINGS**



REAR VIEW

# CONTEXTUAL STREETSCAPE STUDY

