



790 LAKEVIEW DRIVE

790 LAKEVIEW DRIVE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL DECEMBER 10, 2018

NEW RESIDENCE

DESIGN REVIEW BOARD

790 LAKEVIEW DRIVE

DATE OF PRE-APP MEETING: NOVEMBER 12TH, 2018
DATE OF CAP FIRST SUBMITTAL: NOVEMBER 19TH, 2018
DATE OF FINAL SUBMITTAL: DECEMBER 10TH, 2018
DATE OF DRB MEETING: FEBRUARY 5TH , 2019

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	CONSULTANTS	LANDSCAPE	SCOPE OF WORK
790 LAKEVIEW, LLC 14 NE 1ST AVENUE, PENTHOUSE MIAMI, FLORIDA 33132 T: 305.938.5707	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM		CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH STREET SUITE 1106 MIAMI, FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM	-NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE POOL, DRIVEWAY, WALLS, AND LANDSCAPE -DESIGN WAIVER REQUEST TO ALLOW FOR 36” ADDITIONAL BUILDING HEIGHT

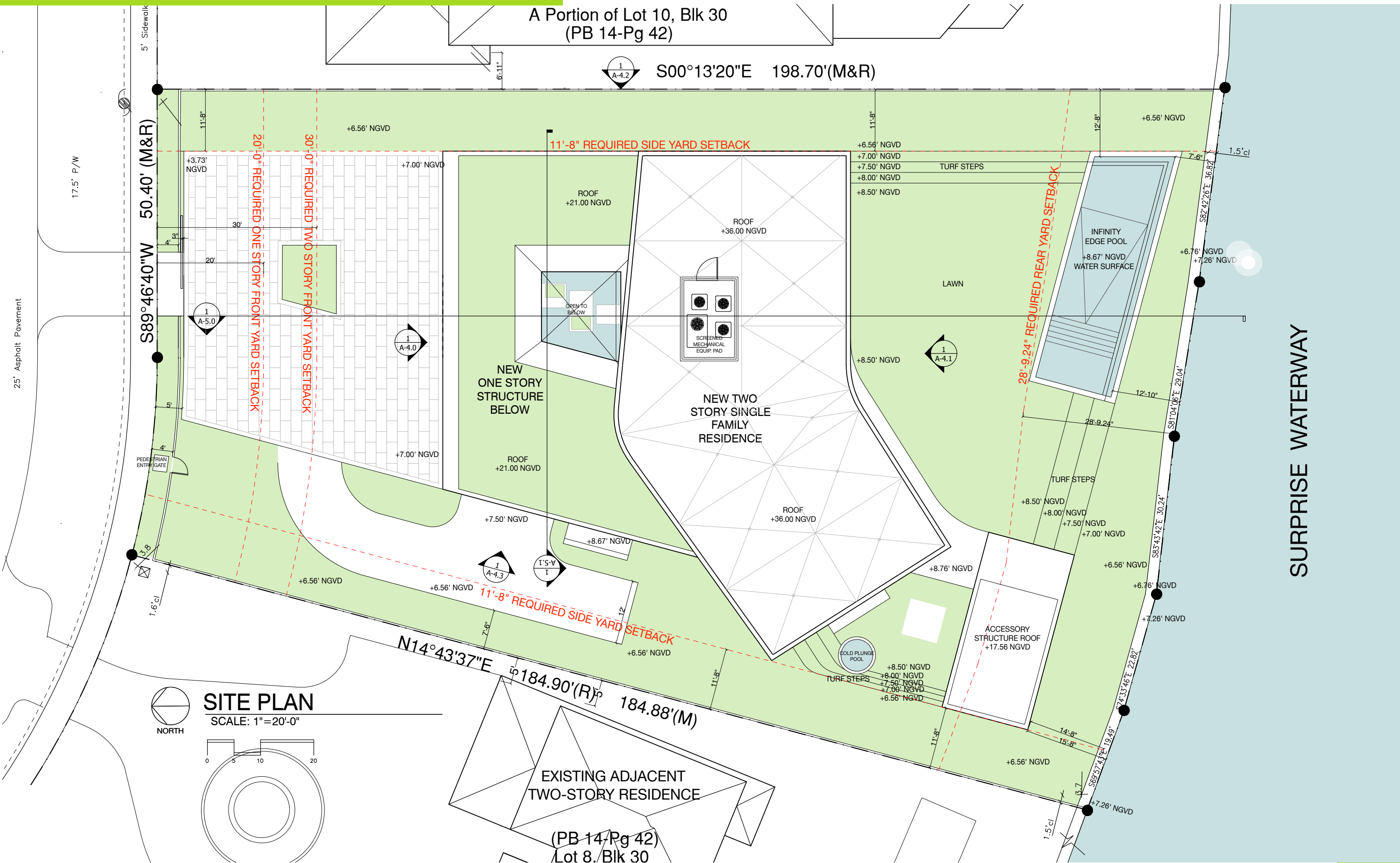


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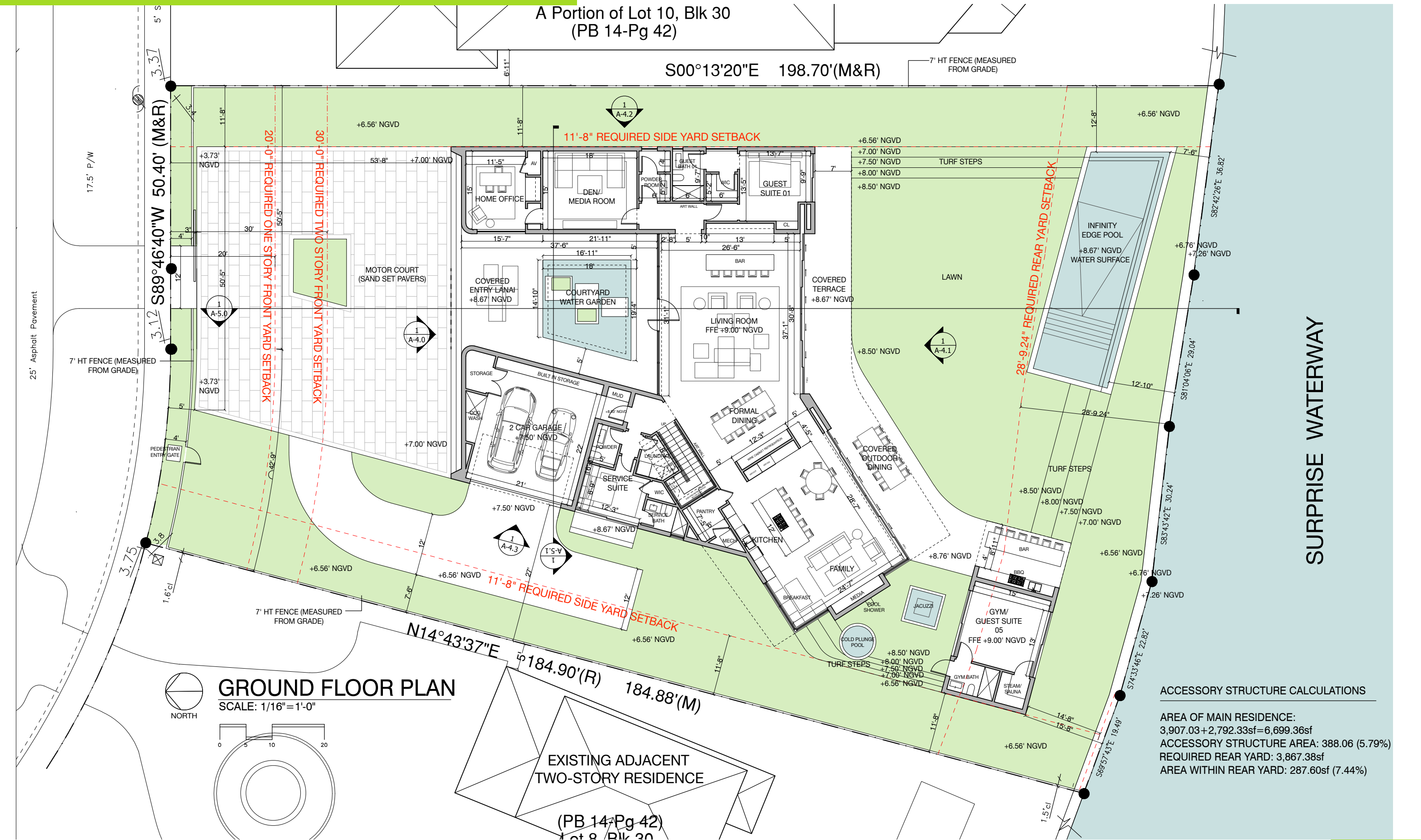
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	790 LAKEVIEW DRIVE, MIAMI BEACH FL 33140			
2	Folio number(s):	02-3222-022-1370			
3	Board and file numbers :				
4	Year built:	1940	Zoning District:	RS-3	
5	Based Flood Elevation:	+8'-0"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 SF and %:	5,403.08 SF (23.34%)	
10	Existing Lot Coverage SF and %:	3,742.19 SQ.DT (16.2%)	Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	918.43 SF (50.71%)	Rear Yard Open Space SF and %:	2,713.61 SF (70.17%)	
12	Max Unit Size SF and %:	11,575.55 SF (50%)	Proposed Unit Size SF and %:	7,410.09 SF (32.01%)	
13	Existing First Floor Unit Size:	3,727.31 SF (16.1%)	Proposed First Floor Unit Size:	4,376.31 SF	
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)	N/A	
15			Proposed Second Floor 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?		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 other data information should be presented like the above format					

PROPOSED BUILDING - SITE PLAN



PROPOSED BUILDING - GROUND FLOOR PLAN



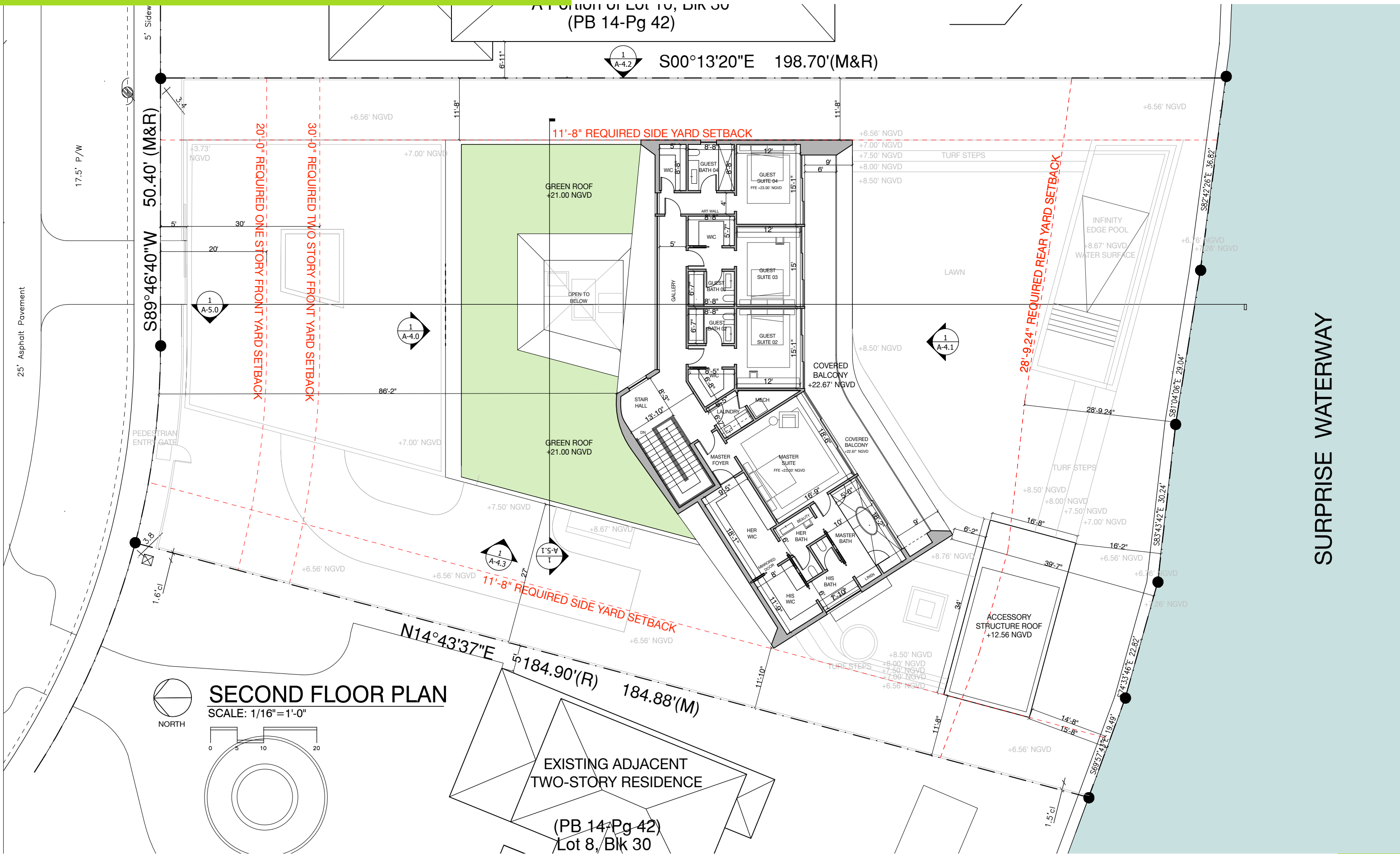
GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

ACCESSORY STRUCTURE CALCULATIONS

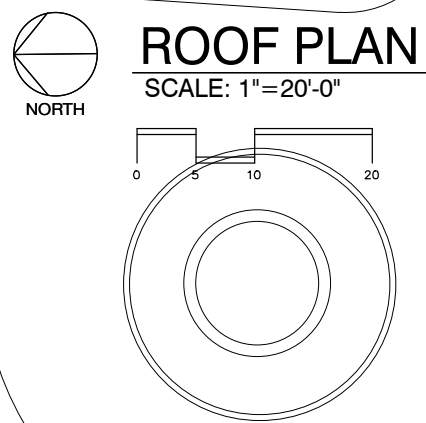
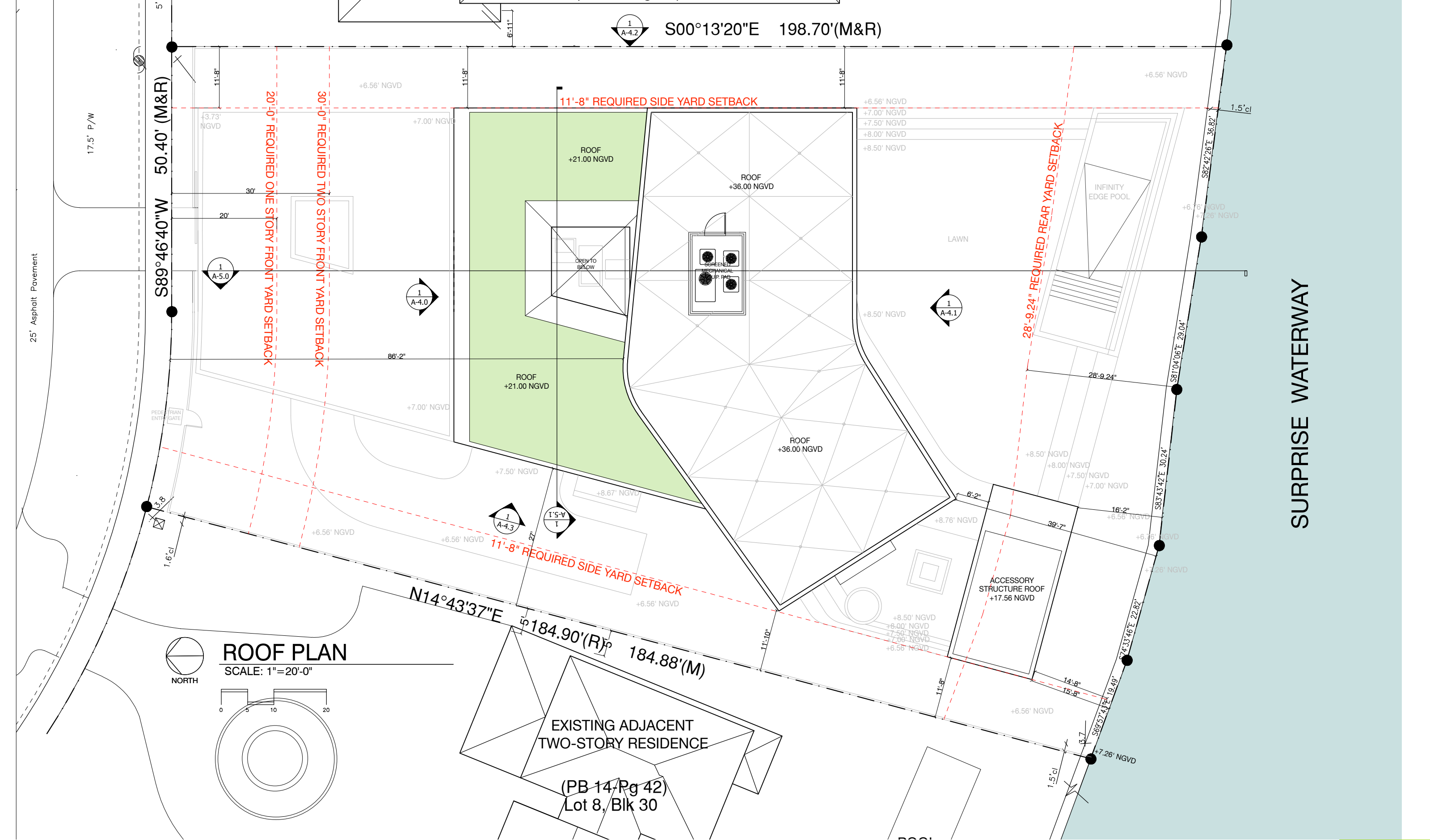
AREA OF MAIN RESIDENCE:
3,907.03+2,792.33sf=6,699.36sf
ACCESSORY STRUCTURE AREA: 388.06 (5.79%)
REQUIRED REAR YARD: 3,867.38sf
AREA WITHIN REAR YARD: 287.60sf (7.44%)

SURPRISE WATERWAY

PROPOSED BUILDING - SECOND FLOOR PLAN



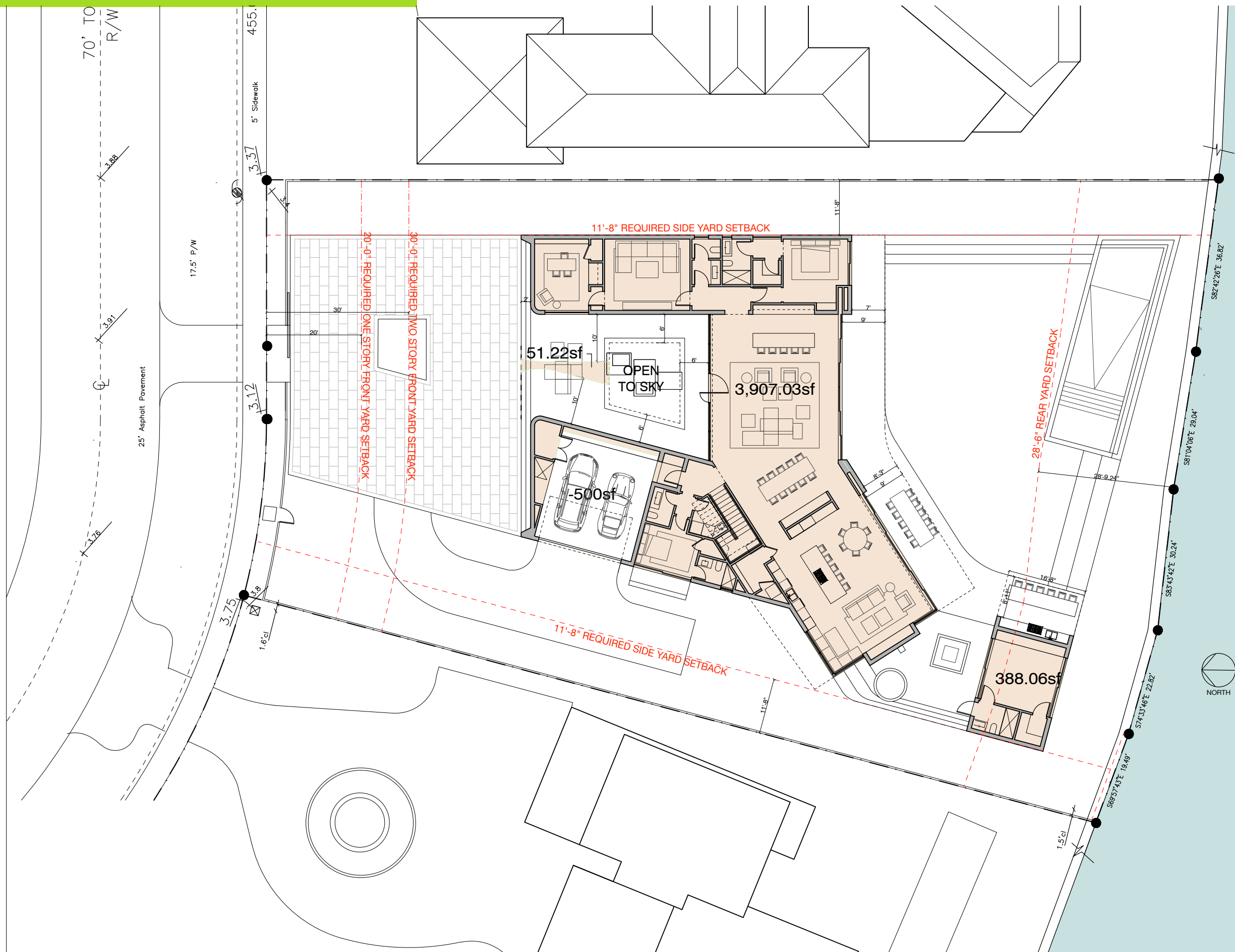
PROPOSED BUILDING - ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - UNIT SIZE



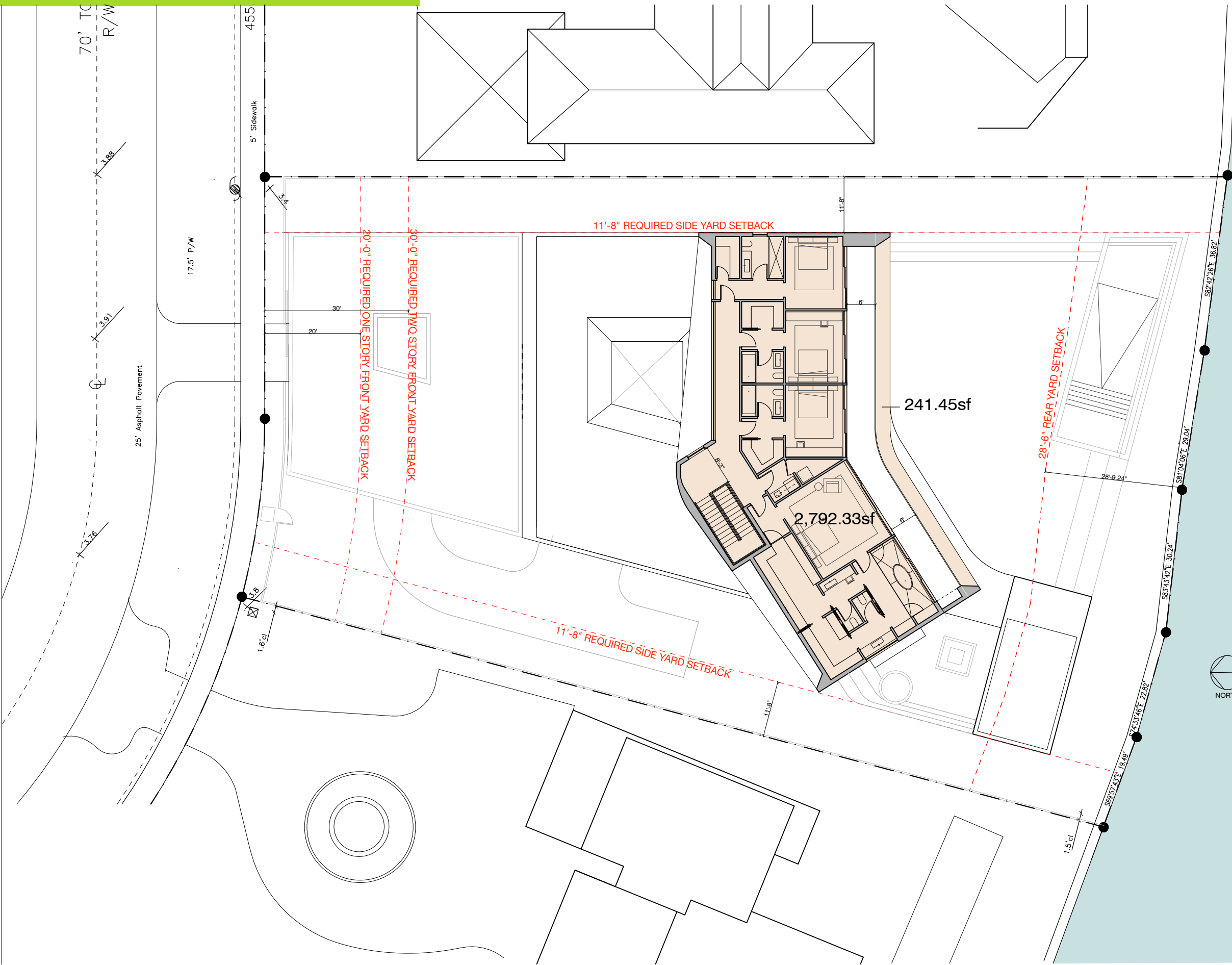
 **GROUND FLOOR PLAN**
UNIT SIZE DIAGRAM

LOT SIZE: 23,151sf

ALLOWED UNIT SIZE: 11,575.55sf (50%)

PROPOSED UNIT SIZE:
GROUND FLOOR: 3,907.03sf + 51.22sf
+ 418.06sf = 4,376.31sf
SECOND FLOOR:
2,792.33sf + 241.45sf = 3,033.78sf
TOTAL UNIT SIZE: 7,410.09 (32.01%)

ZONING DIAGRAM - UNIT SIZE



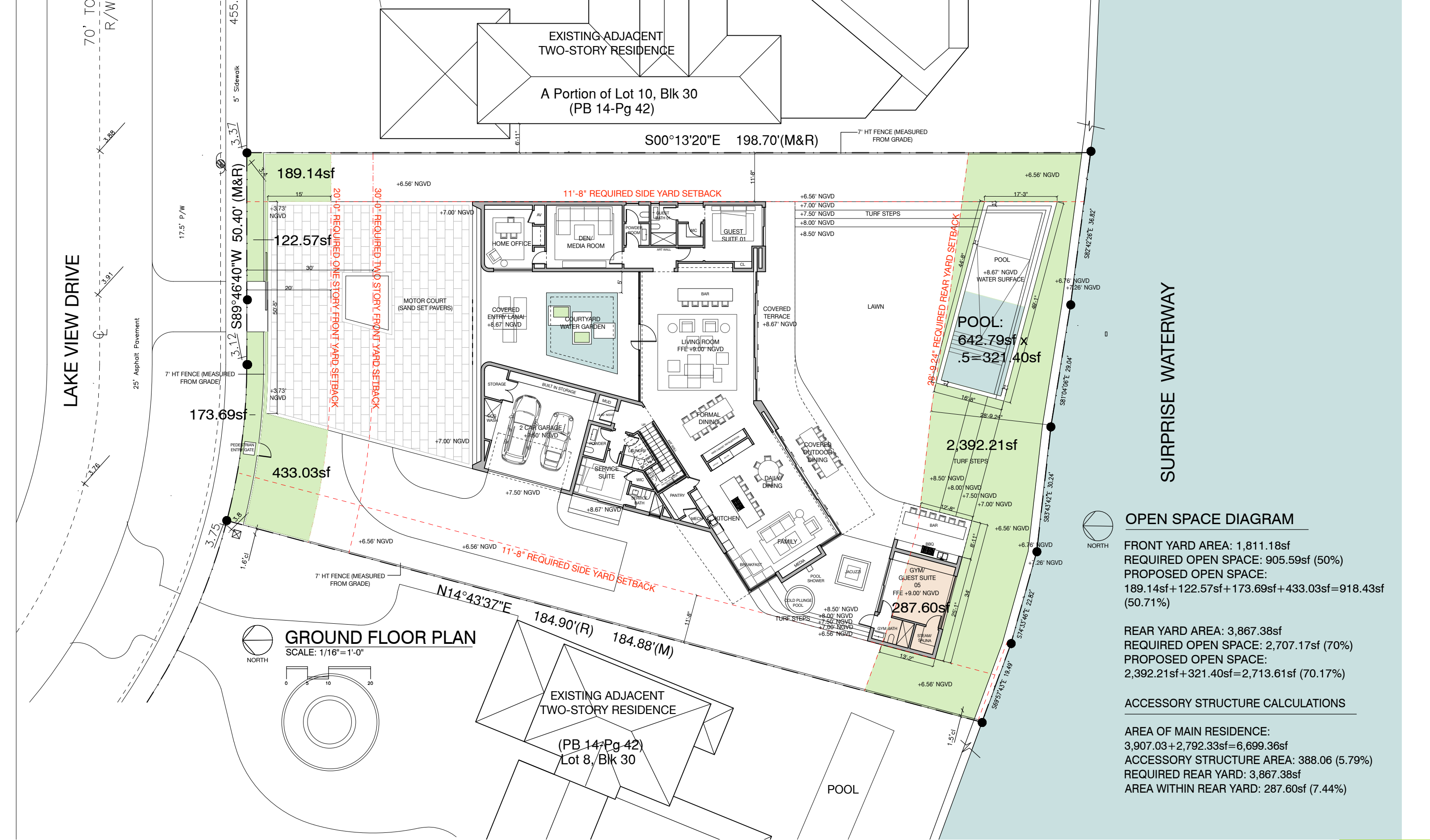
SECOND FLOOR PLAN
UNIT SIZE DIAGRAM

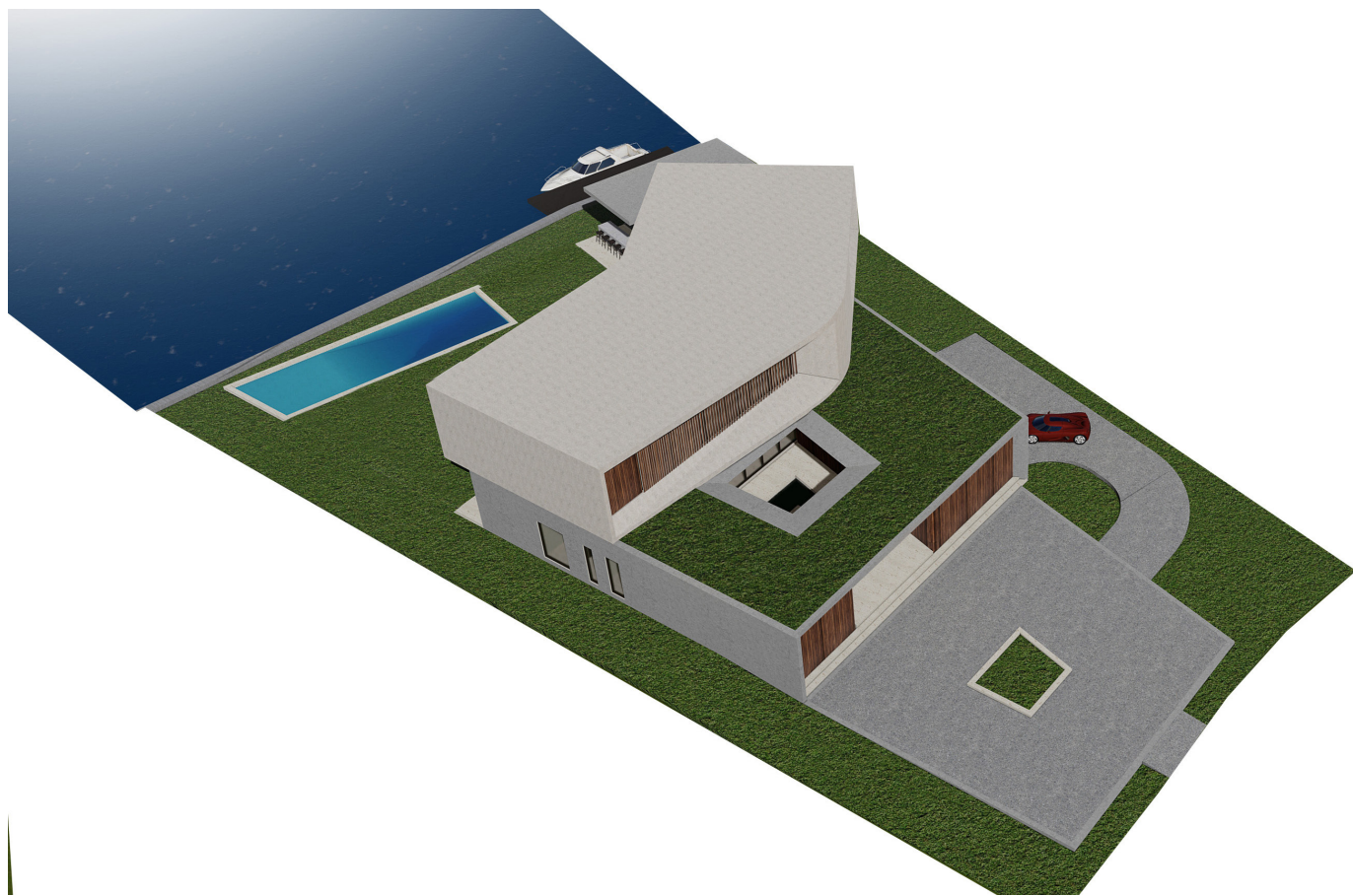
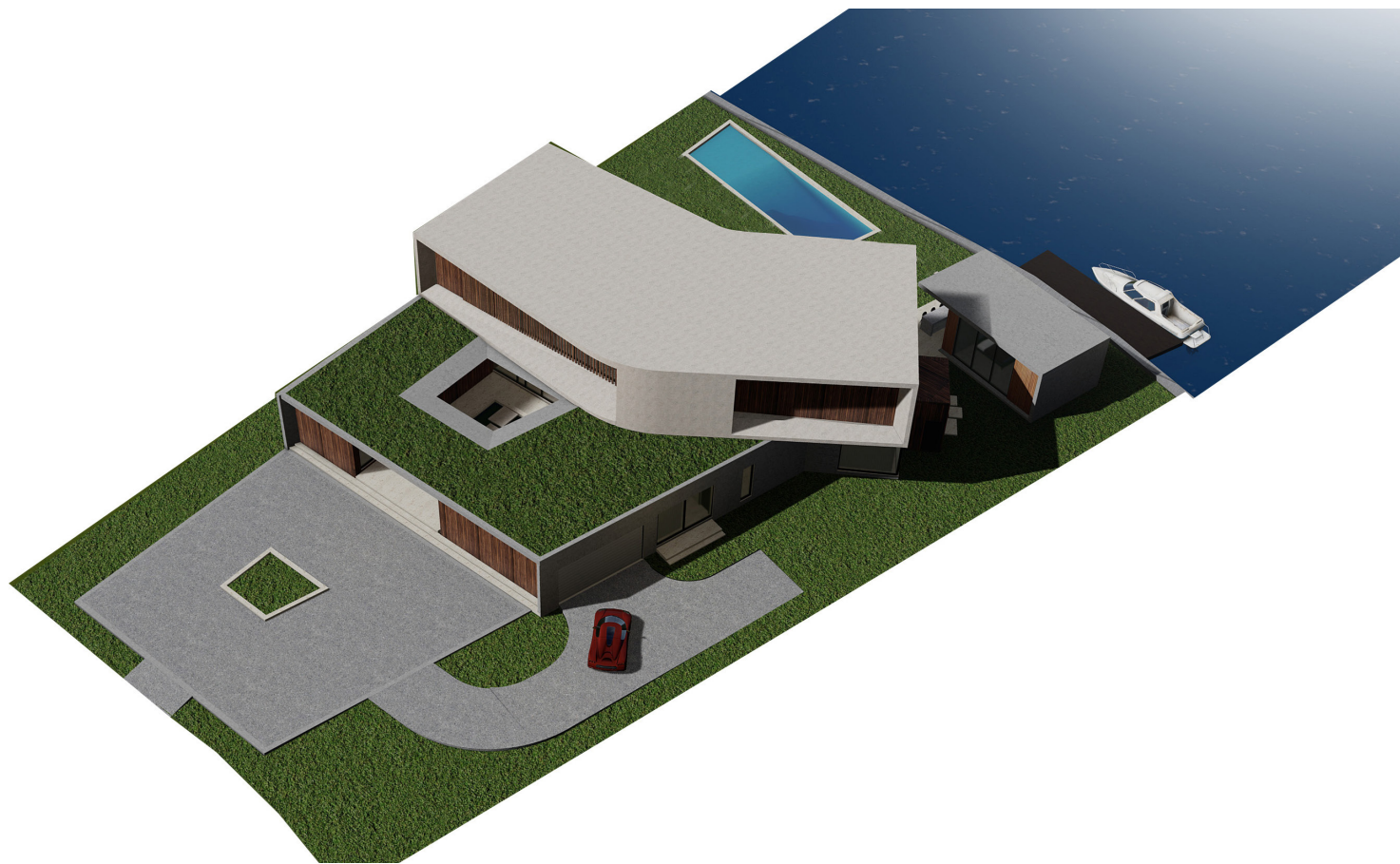
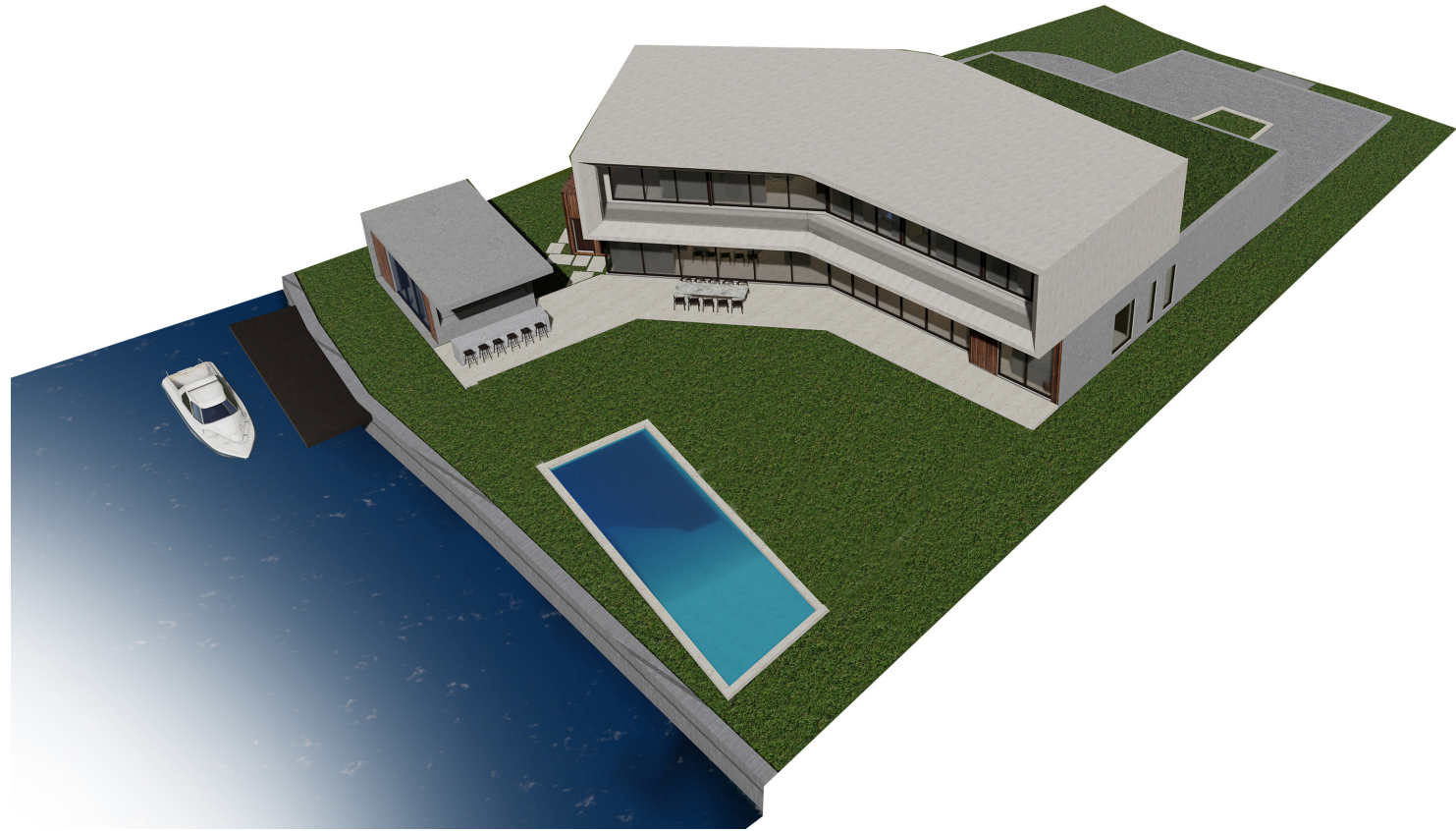
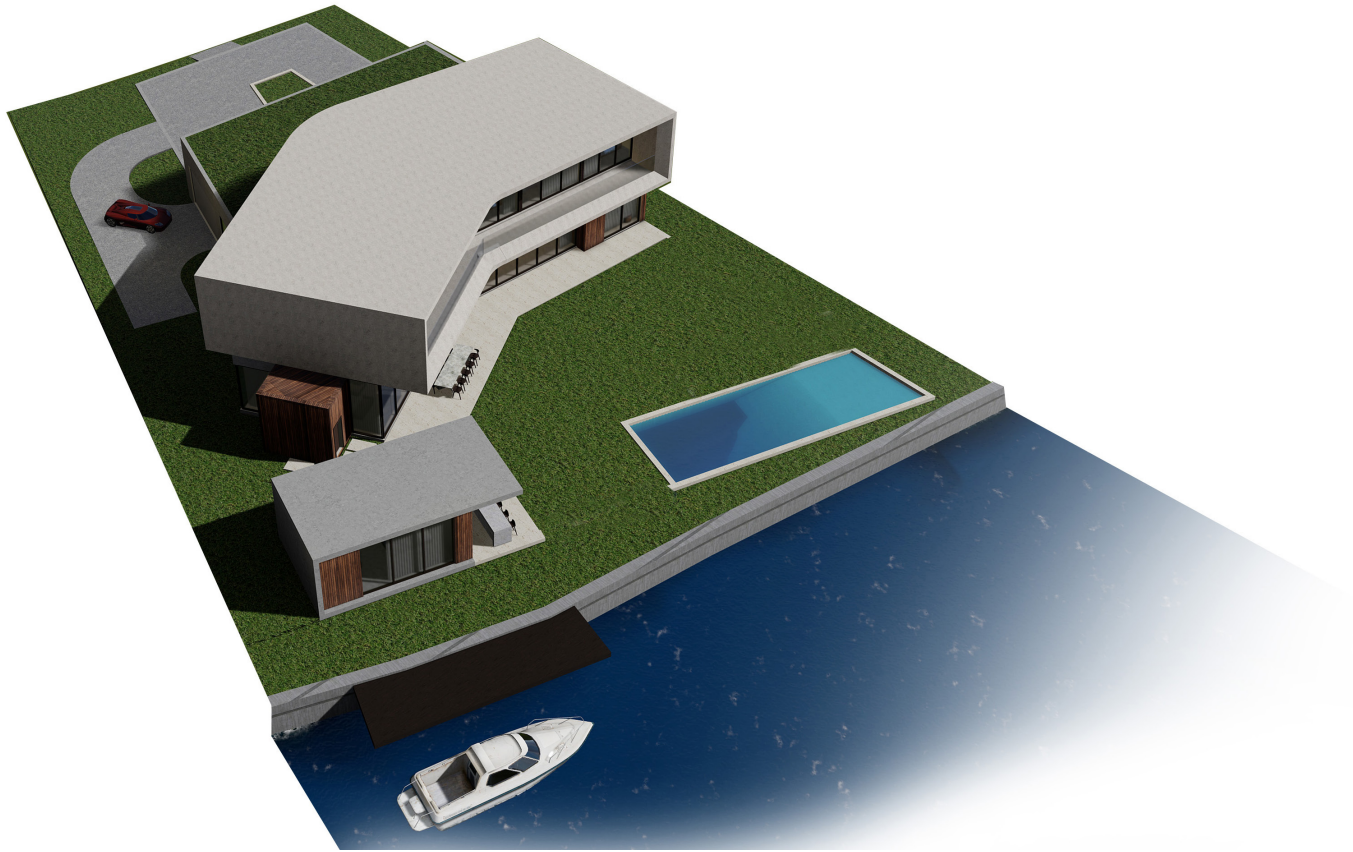
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TOTAL UNIT SIZE: 7,410.09 (32.01%)

ZONING DIAGRAM - OPEN SPACE





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 sidewalk 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
Yes	Default Condition unless one of the below applies 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

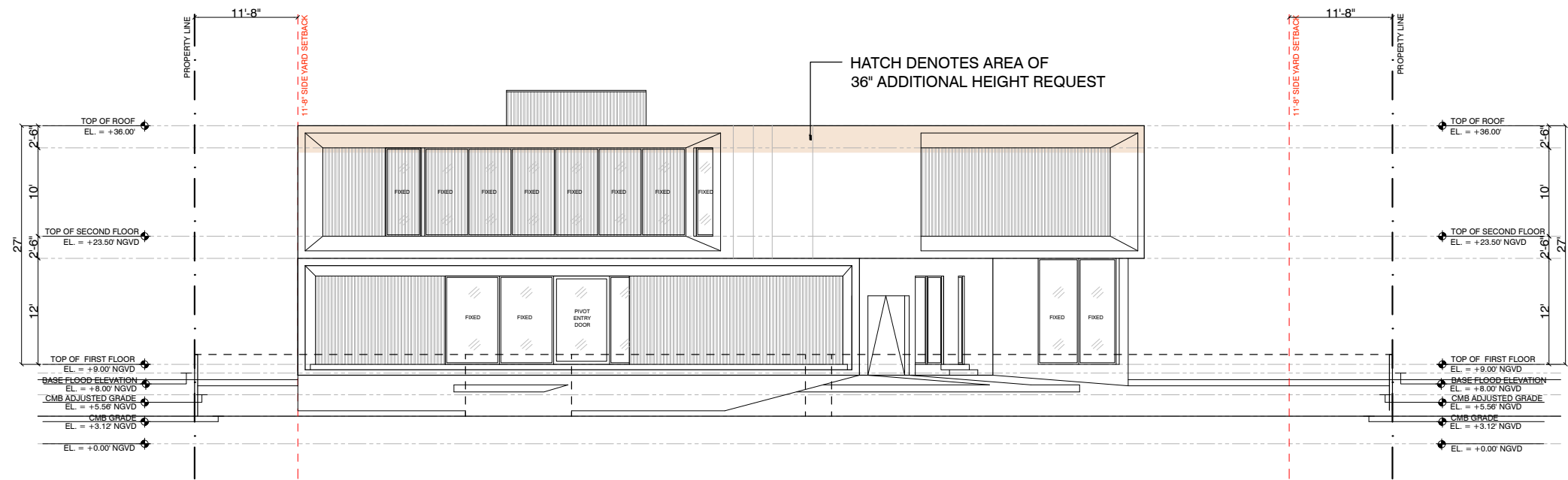
REAR YARD CONDITIONS		
Inidcate yes only for the condition that applies		
		Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.060
	Is the abutting 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

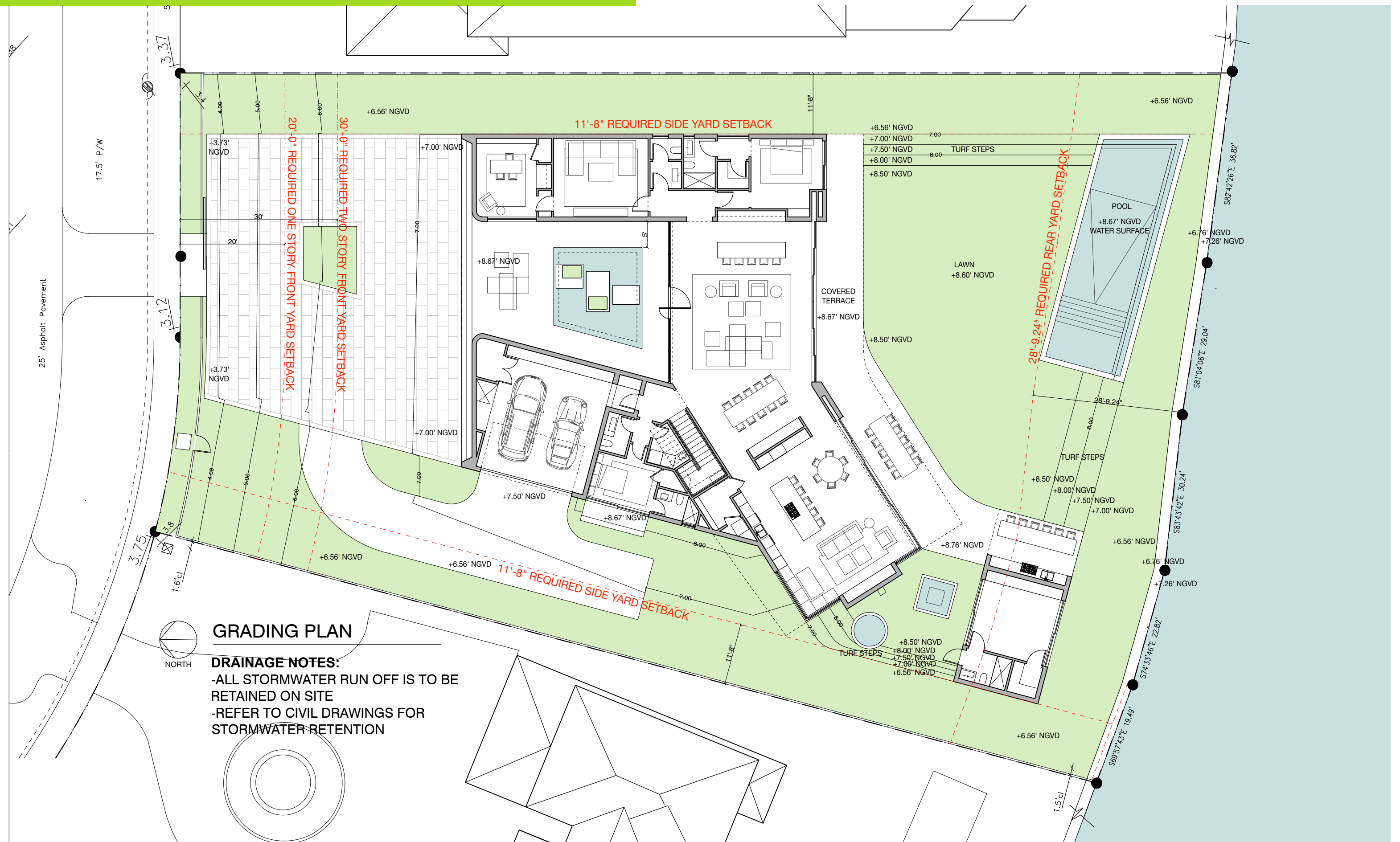
Interior Side Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation 6.560	Waterfront Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 9.000	Interior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation 6.560
	Front Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 7.125	

HEIGHT WAIVER DIAGRAM

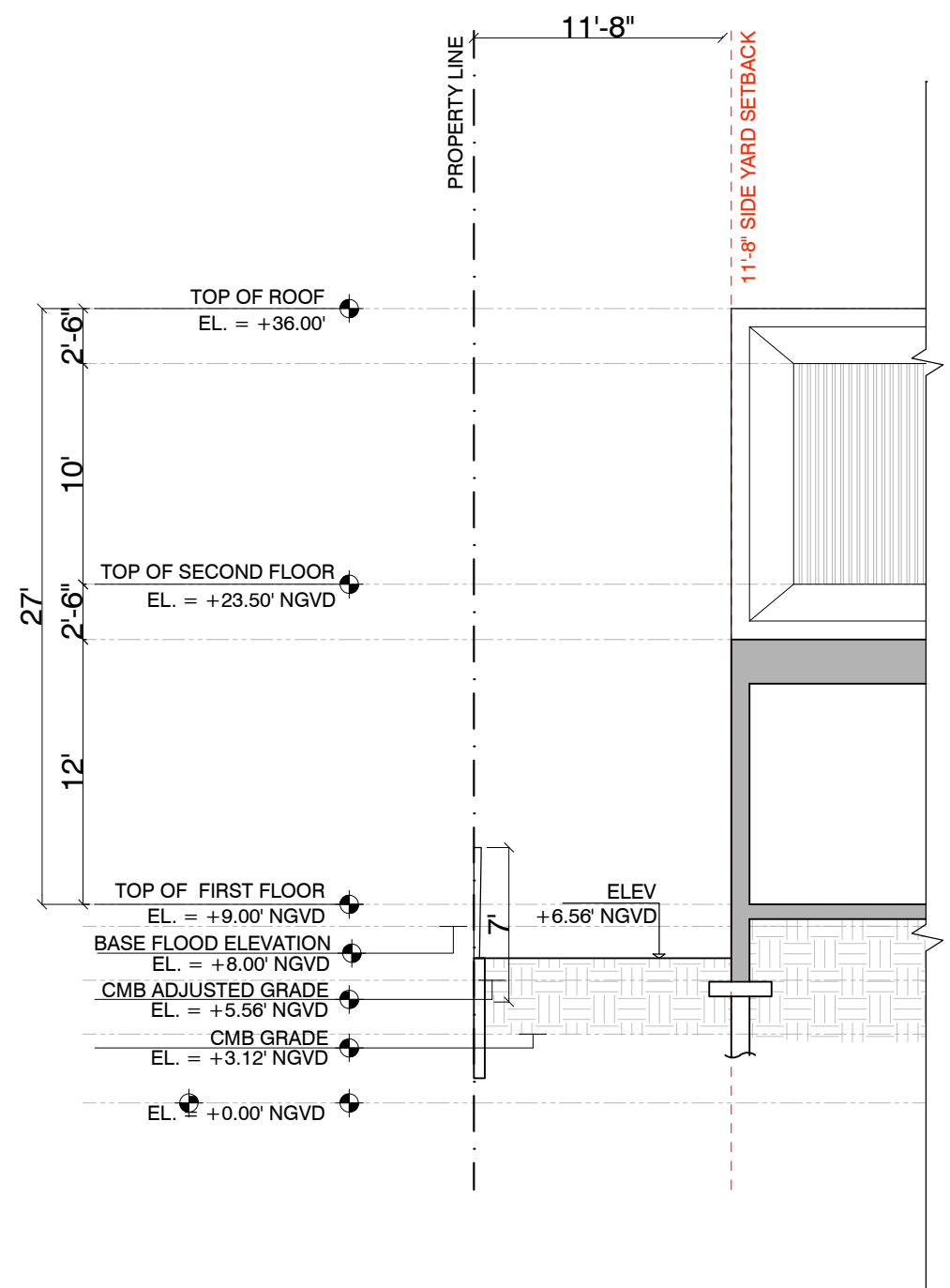


1 WAIVER DIAGRAM
SCALE: 1/16"=1'-0"

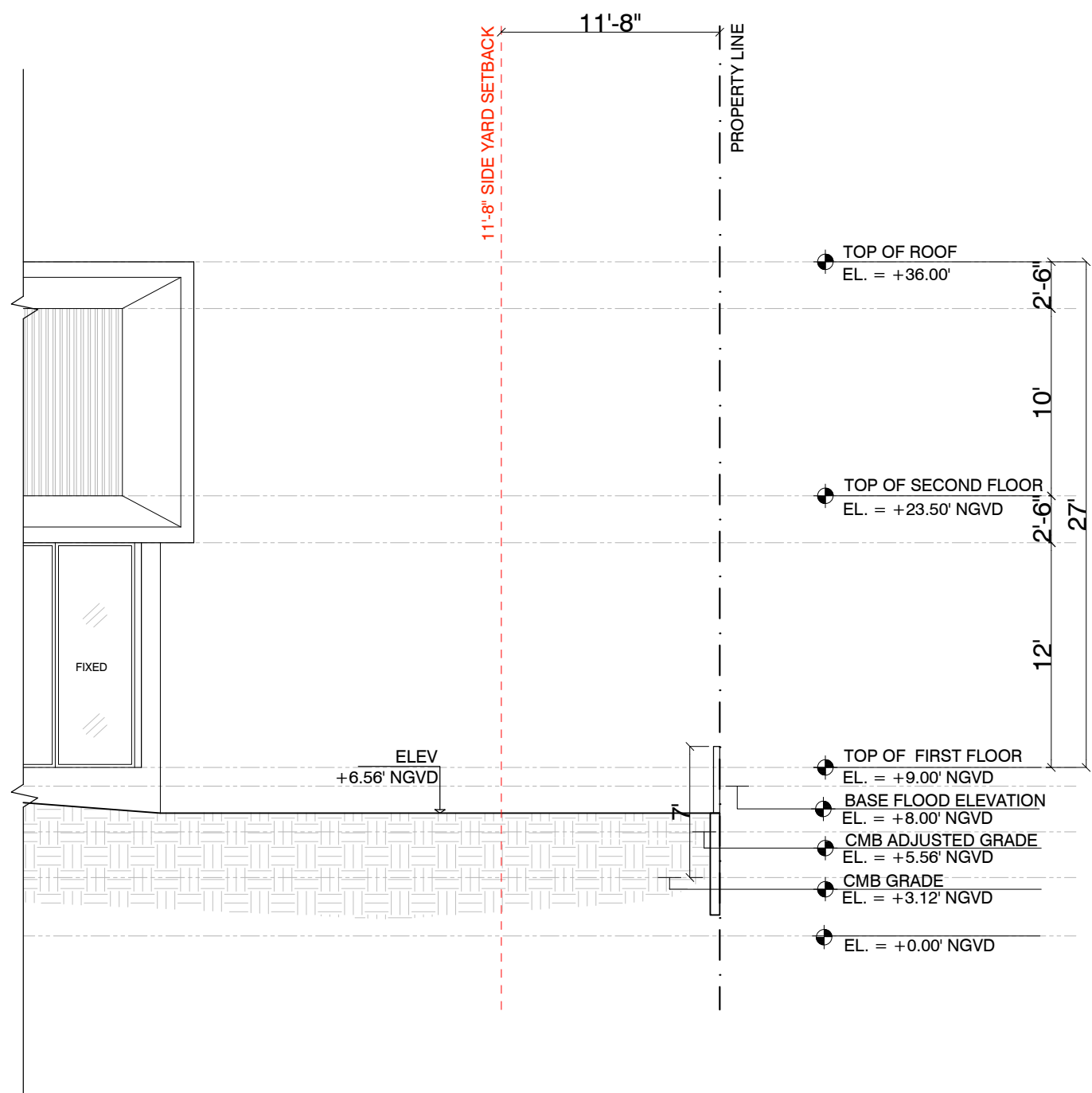
GRADING PLAN



YARD SECTIONS

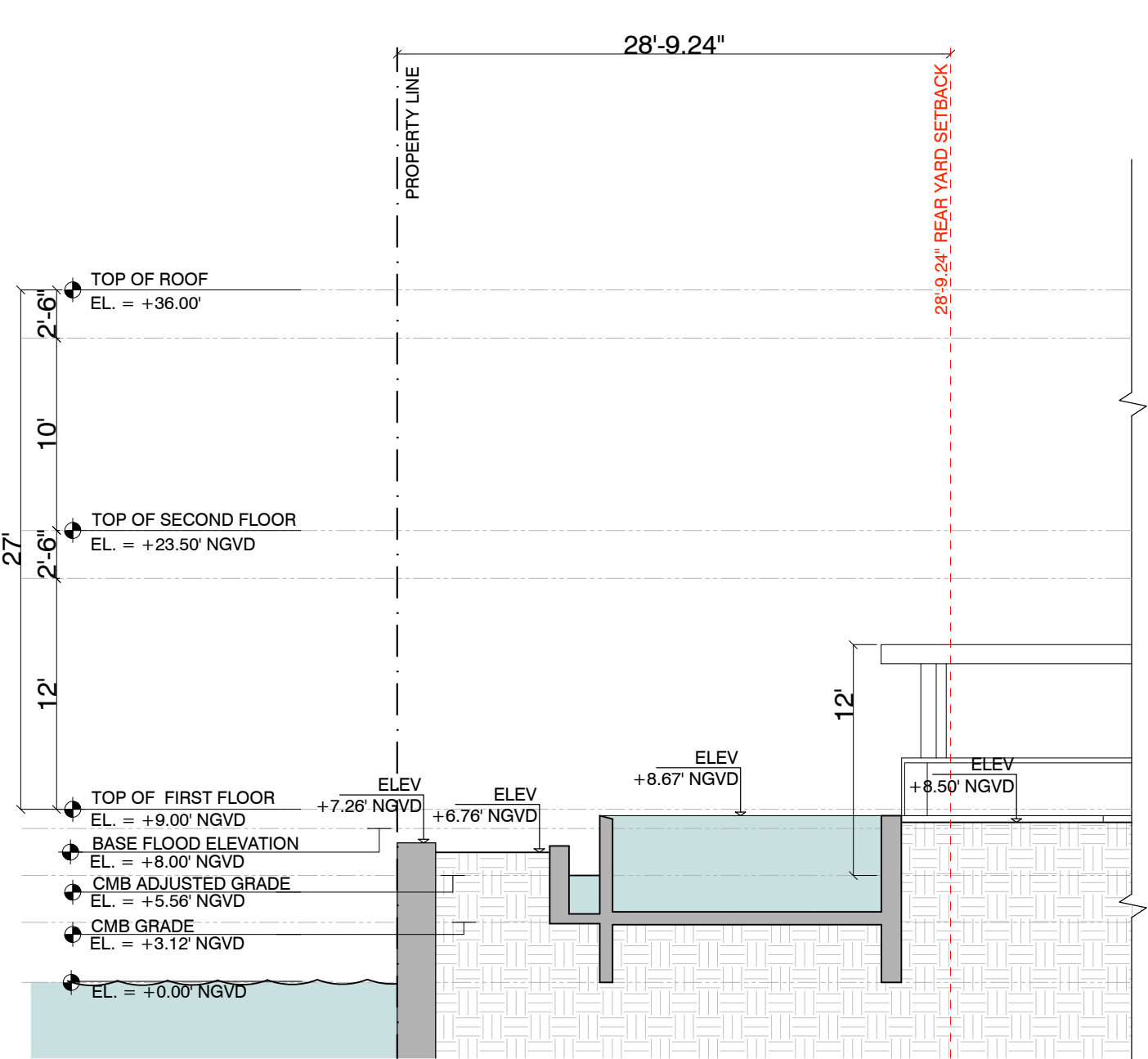


1 WEST SIDE YARD SECTION
SCALE: 1/8"=1'-0"

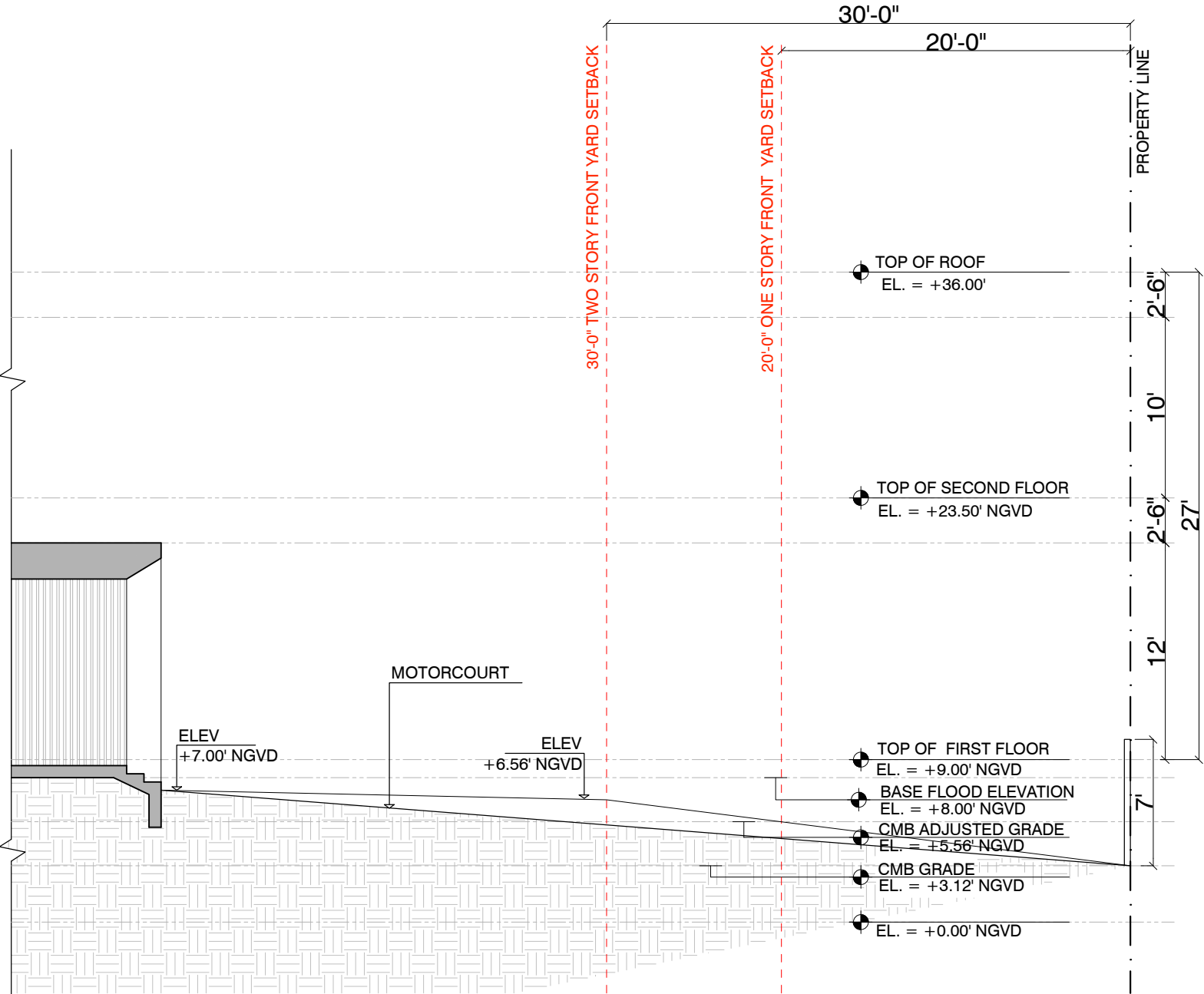


2 EAST SIDE YARD SECTION
SCALE: 1/8"=1'-0"

YARD SECTIONS



1 SOUTH (REAR) YARD SECTION
SCALE: 1/8"=1'-0"



2 NORTH (FRONT) YARD SECTION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL PALETTE



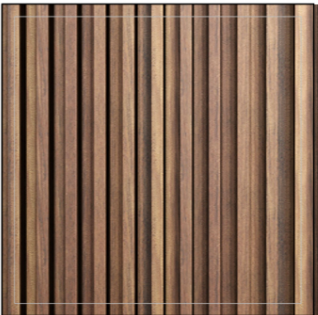
ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE
EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



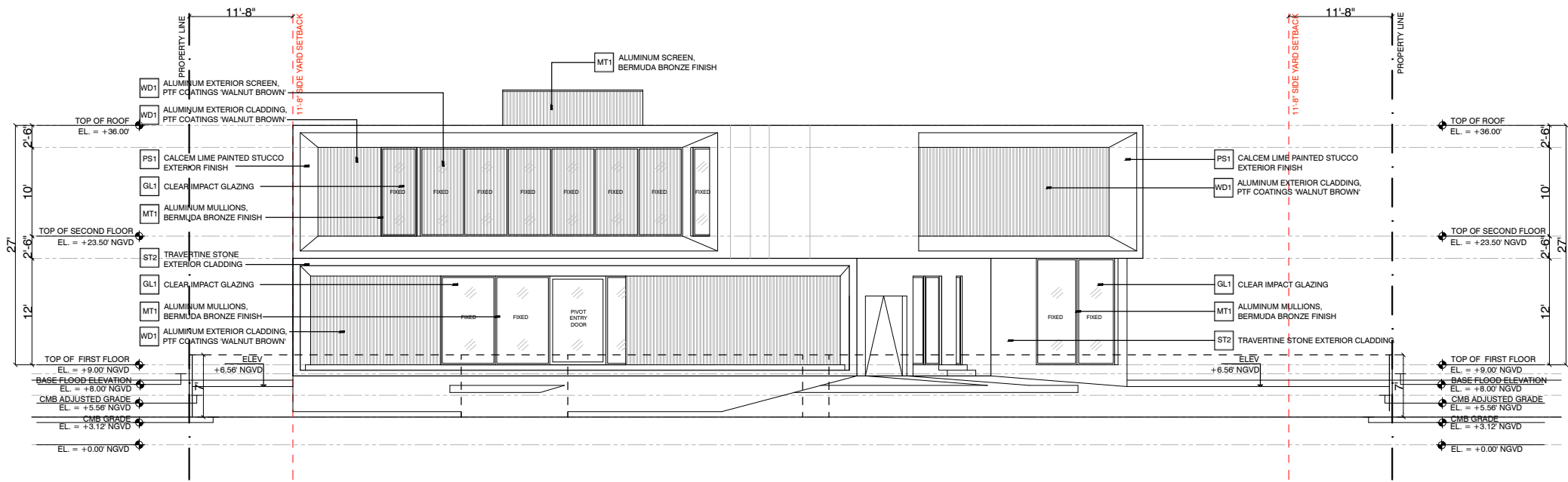
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



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



GL1
CLEAR IMPACT GLAZING



1 NORTH ELEVATION
SCALE: 1/16"=1'-0"



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'

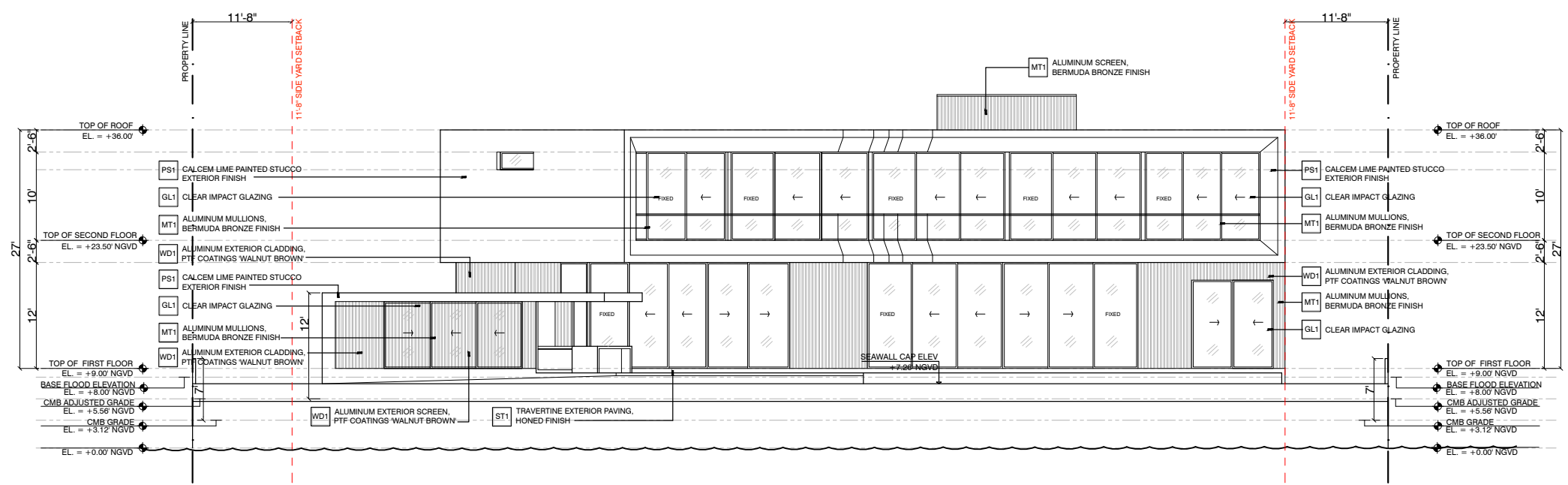


MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING

ELEVATIONS - SOUTH



1 SOUTH ELEVATION- WATERFRONT
SCALE: 1/16"=1'-0"



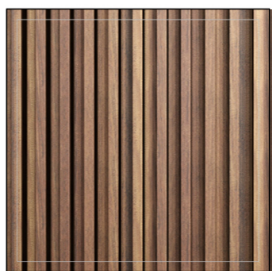
ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE
EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
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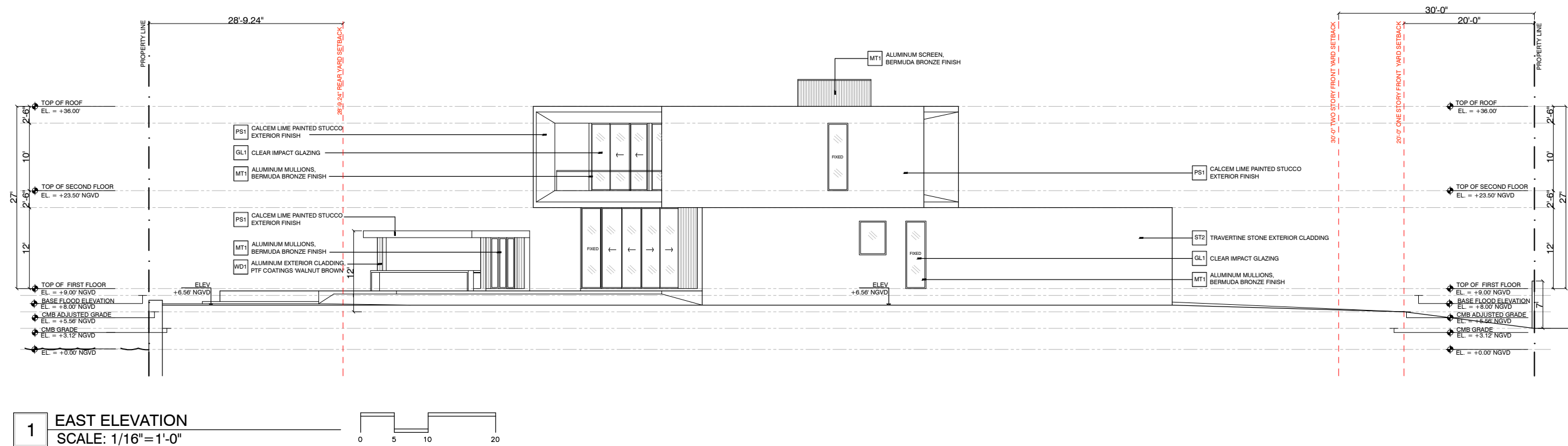


MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING

ELEVATIONS - EAST



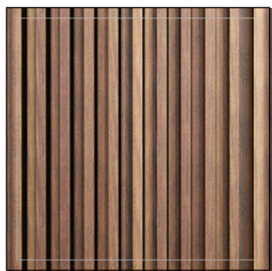
ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE
EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



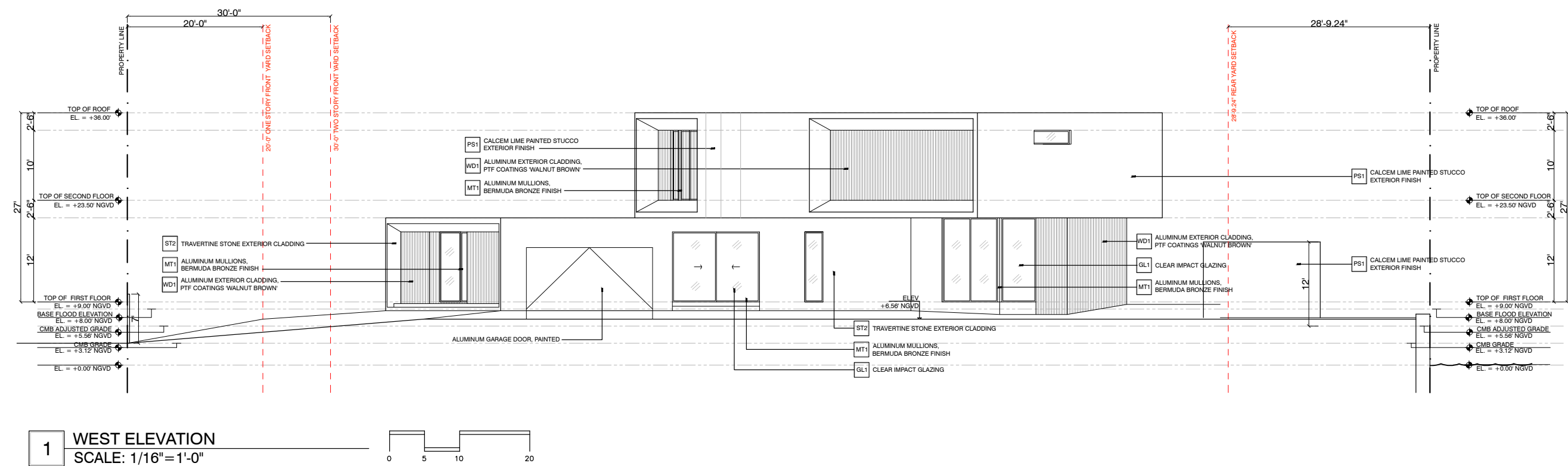
WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



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



GL1
CLEAR IMPACT GLAZING



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



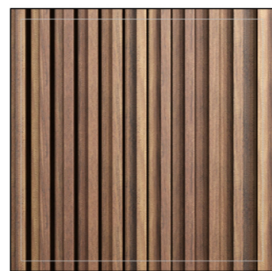
ST1
TRAVERTINE EXTERIOR PAVING,
HONED FINISH



ST2
TRAVERTINE STONE
EXTERIOR CLADDING



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



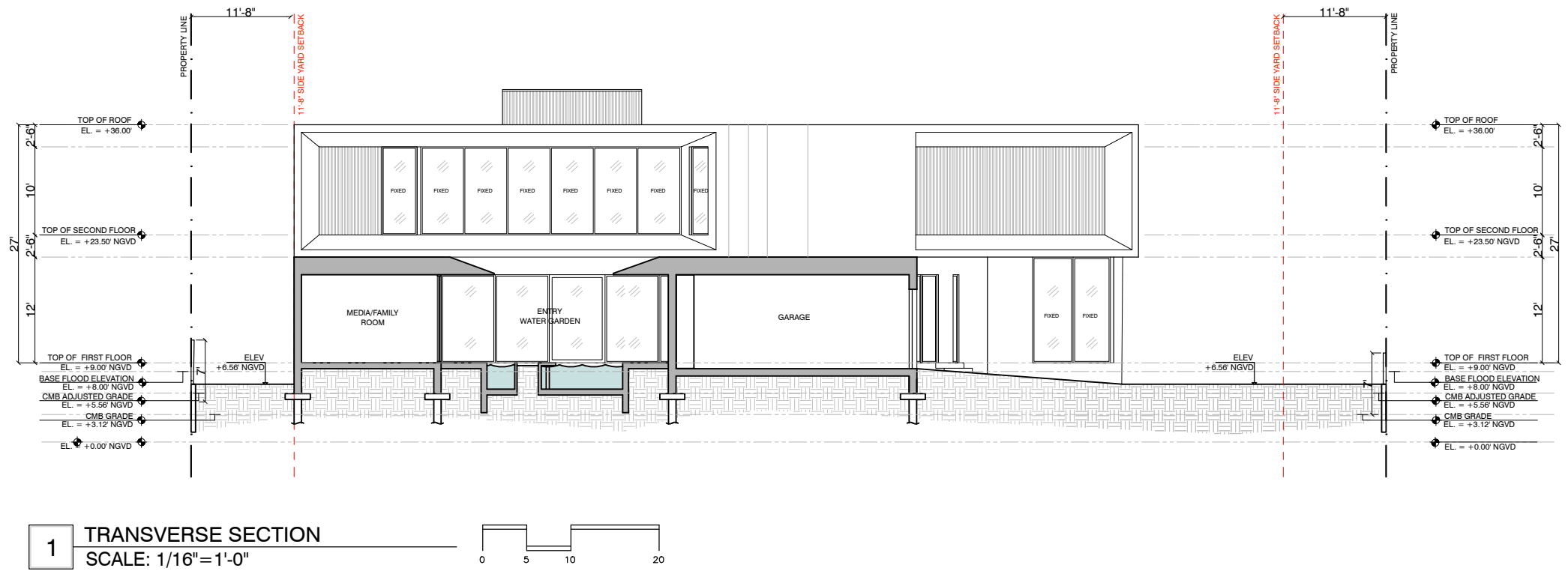
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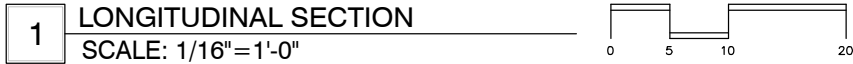
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



GL1
CLEAR IMPACT GLAZING



SECTIONS





MAIN ENTRY VIEW



REAR VIEW

