



790 LAKEVIEW DRIVE

790 LAKEVIEW DRIVE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL

NEW RESIDENCE

DESIGN REVIEW BOARD

790 LAKEVIEW DRIVE

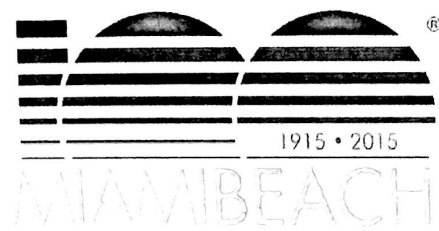
MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	CONSULTANTS	LANDSCAPE	SCOPE OF WORK
	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



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City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PUBLIC WORKS DEPARTMENT
Tel: 305-673-7080 , Fax: 305-673-7028

July 26th, 2016

Ruslana Bouli
17100 Collins Ave #215
Miami, Florida 33139

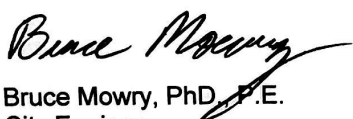
Re: Sidewalk Elevation
790 Lakeview Dr.
Miami Beach, Florida

Dear Ruslana Bouli:

Pursuant to Section 114-1 of the City Code, and in the absence of a sidewalk, the grade at the above referenced property is calculated to be 3.70ft. **N.A.V.D. 1988**. However, in the near future the proposed grade elevation is intended to increase significantly.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,


Bruce Mowry, PhD, P.E.
City Engineer

cc: Tom Mooney

BB/ej

F:\WORK\ALL\1) EMPLOYEE FOLDERS\BRIAN BELLINO\Sidewalk Grade Elevation It\Sidewalk Elevation - 790 Lakeview Dr...doc

BUILDING CARD

Owner	ALTER R. BRONSTON		Mailing Address	Permit No.	13876	Date	Apr.10-1940
Lot	9	Block 30	Subdivision Lake View	Address	790 Lake View Drive		
General Contractor	Pollock Construction Company			Address	3222 22 137		
Architect	Donald G. Smith		15132 BOND 2293	Address			
Front	63	Depth 61	Height 23	Stories	2	Use and garage	Residence -11 rm
Type of construction	c/b/s/	Cost	\$ 19,500.00	Foundation	concrete piling	Roof	tile
Plumbing Contractor	Joe Leinecker # 13321			Address	Date 4-24-1940		
6 water closets;	6 lavatories;	2 bath tubs;	1 laundry tub;	3 sinks; k & b, 2 showers;	Date		
Plumbing Fixtures	Rough approved by						
Gas Stoves	u.g.						
Gas Heaters				Address	Date		
# 13270- Apr.15-1940	Final approved by			Date			
Joe Leinecker				Date			
Sewer connection 1	Septic tank			Make	Date		
1 temporary close							
Electrical Contractor	Griffin Electric # 15036			Address	Date 6/5/1940		
Switch 38	Range 1 Motors			Fans 1	Temporary service - 4-16-1940		
OUTLETS Light 40	HEATERS Water 1			# 14758 - Griffin			
Receptacles 58	Space 3			Centers of Distribution	2		
Refrigerator 1	Iron 1			Address	Date		
Electrical Contractor				Date			
No. fixtures set 45	Final approved by			H C Inman	Date		
Date of service	Aug. 8-1940						
Alterations or repairs				Date			

ALTERATIONS & ADDITIONS

Building Permits: #84810 - Overholster Const. Co. - Construct pool as per plan. 47'X22" 35,800 gals
\$5,000.00 8/17/70

#2155-Sherba Bros.- 2 A/C Wind-\$2000-7-17-72

Mechanical Permit 2698-New Duck System and Central A/C- 1 3tons central a/c-\$2039-9-12-73

#07361-Miami Marine Research-Emplace rip rap bags to retrd erusion to below low tide level-\$1400-5-29-7

#07373-Snapp Industries-Gunite repairs to seawall-\$2000-6-2-75

#10810-Harold Segal Realtor-For Sale Sign 2115-2-24-77

#17891 Gunite Const. Gunite repairsof beams under house \$2500. 4-17-80

#18193 - owner - painting 1,000. 6/4/80

#M05671 3/10/82 Central Service & Supply - 5 air cond central replace existing unit

Plumbing Permits: #47993 - Harrys Plumbing Service - 1 swimming pool piping 9/1/70

#49562-Peoples Gas System- Nat.Gas Meter set; grill-11-30-72

Electrical Permits: #68217 - Emerald Elect. Co. - 1 motors 0-1 HP 8/26/70

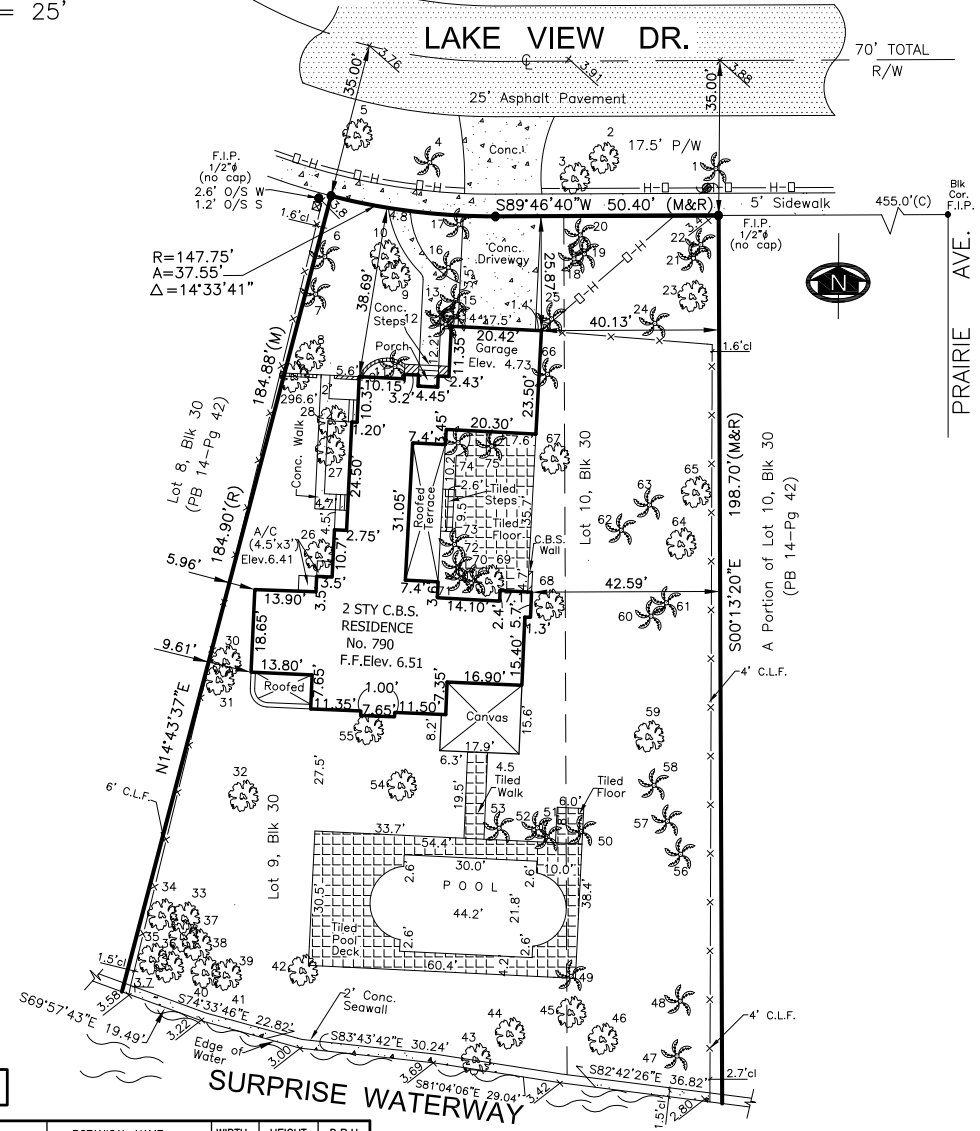
#69827-Sherba Bros.- 1 Motors, 0-1 H.P-A/C; 2 Motors, 2-5 H.P-7-17-72

BUILDING PERMITS: #32412 - 5-20-88 - Fred Burns - Paint interior and exterior doors - \$1,000.00

COASTAL CONTROL ZONE							
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED							
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
5-20-88		INTERIOR + EXTERIOR PAINTING DOORS	\$1,000.00				32412

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1	SABAL PALM	SABAL PALMETTO	0.4'	18'	6'
2	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	0.8'	25'	12'
3	UNKNOWN	UNKNOWN	0.6'	12'	8'
4	SABAL PALM	SABAL PALMETTO	0.4'	12'	5'
5	WEeping FIG	FICUS BENJAMINA	1.5'	18'	20'
6	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	1.0'	20'	15'
7	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	15'	6'
8	DRACAENA	DRACAENA MARGINATA	0.7'	15'	8'
9	DIAMOND LEAF OAK	QUERCUS LAURIFOLIA	0.7'	12'	8'
10	DIAMOND LEAF OAK	QUERCUS LAURIFOLIA	1.0'	16'	8'
11	SABAL PALM	SABAL PALMETTO	0.4'	12'	5'
12	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	5'
13	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	5'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	5'
15	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	5'
16	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	6'
17	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	6'
18	SABAL PALM	SABAL PALMETTO	0.5'	18'	8'
19	SABAL PALM	SABAL PALMETTO	0.5'	12'	6'
20	SABAL PALM	SABAL PALMETTO	0.4'	8'	6'
21	SABAL PALM	SABAL PALMETTO	0.4'	25'	6'
22	SABAL PALM	SABAL PALMETTO	0.4'	25'	6'
23	DRACAENA	DRACAENA MARGINATA	0.8'	30'	12'
24	CHRISTMAS PALM	ADONIDIA MERRILLII	0.4'	12'	5'
25	RECLINATA DATE PALM	PHOENIX RECLINATA	0.3'	8'	3'
26	PREMNA ADORATA	FRAGRANT PREMNA	1.0'	30'	25'
27	BLACK SAPOTE	DIOSPYROS EBENASTER	0.8'	30'	25'
28	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	25'	18'
29	UNKNOWN	UNKNOWN	0.7'	20'	20'
30	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.0'	25'	18'
31	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.5'	35'	20'
32	UNKNOWN	UNKNOWN	1.2'	20'	20'
33	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.8'	40'	12'
34	ISLAND PINE	ARAUCARIA HETEROPHYLLA	1.5'	60'	15'
35	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.7	35'	12'
36	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.7	35'	12'
37	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.7	35'	12'
38	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.7	35'	12'
39	ISLAND PINE	ARAUCARIA HETEROPHYLLA	0.7	35'	12'
40	ISLAND PINE	ARAUCARIA HETEROPHYLLA	1.2'	60'	12'

TREE LIST

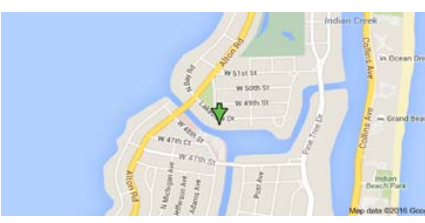
No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
41	BLACK OAK	QUERCUS VELUTINA	0.8'	25'	15'
42	BLACK OAK	QUERCUS VELUTINA	2.5'	60'	40'
43	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.0'	25'	20'
44	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	0.4'	25'	12'
45	DRACAENA	DRACAENA MARGINATA	1.5'	12'	25'
46	BLACK OAK	QUERCUS VELUTINA	0.4'	6'	6'
47	COCONUT	COCOS NUCIFERA	1.2'	30'	25'
48	SABAL PALM	SABAL PALMETTO	0.6'	25'	8'
49	SABAL PALM	SABAL PALMETTO	0.6'	25'	8'
50	SABAL PALM	SABAL PALMETTO	0.5'	25'	6'
51	SABAL PALM	SABAL PALMETTO	0.5'	25'	6'
52	SABAL PALM	SABAL PALMETTO	0.5'	25'	6'
53	COCONUT	COCOS NUCIFERA	0.8'	10'	12'
54	UNKNOWN	UNKNOWN	1.2'	10'	15'
55	UNKNOWN	UNKNOWN	1.2'	10'	15'
56	SABAL PALM	SABAL PALMETTO	0.4'	30'	6'
57	SABAL PALM	SABAL PALMETTO	0.4'	30'	8'
58	SABAL PALM	SABAL PALMETTO	0.4'	30'	8'
59	BLACK OAK	QUERCUS VELUTINA	3.0'	60'	60'
60	COCONUT	COCOS NUCIFERA	0.7'	25'	20'
61	COCONUT	COCOS NUCIFERA	0.7'	25'	20'
62	COCONUT	COCOS NUCIFERA	0.7'	25'	20'
63	COCONUT	COCOS NUCIFERA	0.6'	12'	6'
64	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12'
65	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12'
66	LOQUAT	ERIOTBOTRYA JAPONICA	0.7'	30'	15'
67	SOUTHERN WAX PRIVET	LIGUSTRUM JAPONICUM	1.0'	15'	8'
68	UNKNOWN	UNKNOWN	0.6'	15'	8'
69	DRACAENA	DRACAENA MARGINATA	1.5'	30'	18'
70	SABAL PALM	SABAL PALMETTO	0.3'	25'	5'
71	SABAL PALM	SABAL PALMETTO	0.3'	25'	6'
72	SABAL PALM	SABAL PALMETTO	0.3'	25'	6'
73	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	8'	5'
74	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	1.3'	25'	8'
75	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	25'	8'

SITE PICTURE



LOCATION MAP

SCALE: NTS



ABBREVIATION (IF ANY APPLIED)

- A = CURVE
- A/C = AIR CONDITIONING UNIT
- ASPH = ASPHALT
- B.M. = BENCH MARK
- BLK/CORNER = BLOCK CORNER
- CALC(C) = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CL = CLEAR
- CONC. = CONCRETE
- D.M.E. = DRAINAGE MAINT. EASEMENT
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.O.H. = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.N/D = FOUND NAIL AND DISC
- F.I.P. = FOUND IRON PIPE
- F.S. = FOUND SPIKE
- L.P. = LIGHT POLE
- MEAS(M) = MEASURED
- WH = WHARVE
- M = MONUMENT
- N = MONUMENT LINE
- NTS = NOT TO SCALE
- P/W = PARKWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P = PROPERTY LINE
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RAD. = RADIAL
- REC. (N) = RECORDED
- RES. = RESIDENCE
- P/W = RIGHT OF WAY
- SEC. = SECTION
- S.O.H. = SET DRILL HOLE
- S.N/D = SET NAIL AND DISC
- S.I.P. = SET IRON PIPE
- S.R.B. = SET REBAR
- STY. = STORY
- SWG. = SIDEWALK
- T.O.P. = TOP OF BANK
- U.E. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- E = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- HANDICAP SPACE
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WM WATER METER

CERTIFIED TO:
WILLARD H MARTZ

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **23,151 SF (+/-)** (AS PER OFFICIAL RECORDS)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. EMB**, WITH AN ELEVATION OF **4.62 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°08'43"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF PRAIRIE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 42 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 9, AND THE WEST 1/2 , OF LOT 10, BLOCK 30 OF LAKE VIEW ACCORDING TO THE PLAT THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. a/k/a 790 LAKEVIEW DRIVE, MIAMI BEACH, DADE COUNTY, FLORIDA

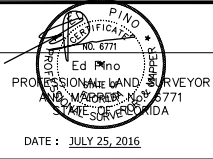
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES .

SITE ADDRESS: 790 LAKE VIEW DRIVE, MIAMI BEACH, FL, 33140
JOB NUMBER: 16-751
DATE OF SURVEY: JULY 19, 2016
FOLIO NUMBER: 02-3222-022-1370

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

9370 S.W. 72nd Street, Suite A-102
Miami, Florida, 33173
PH: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

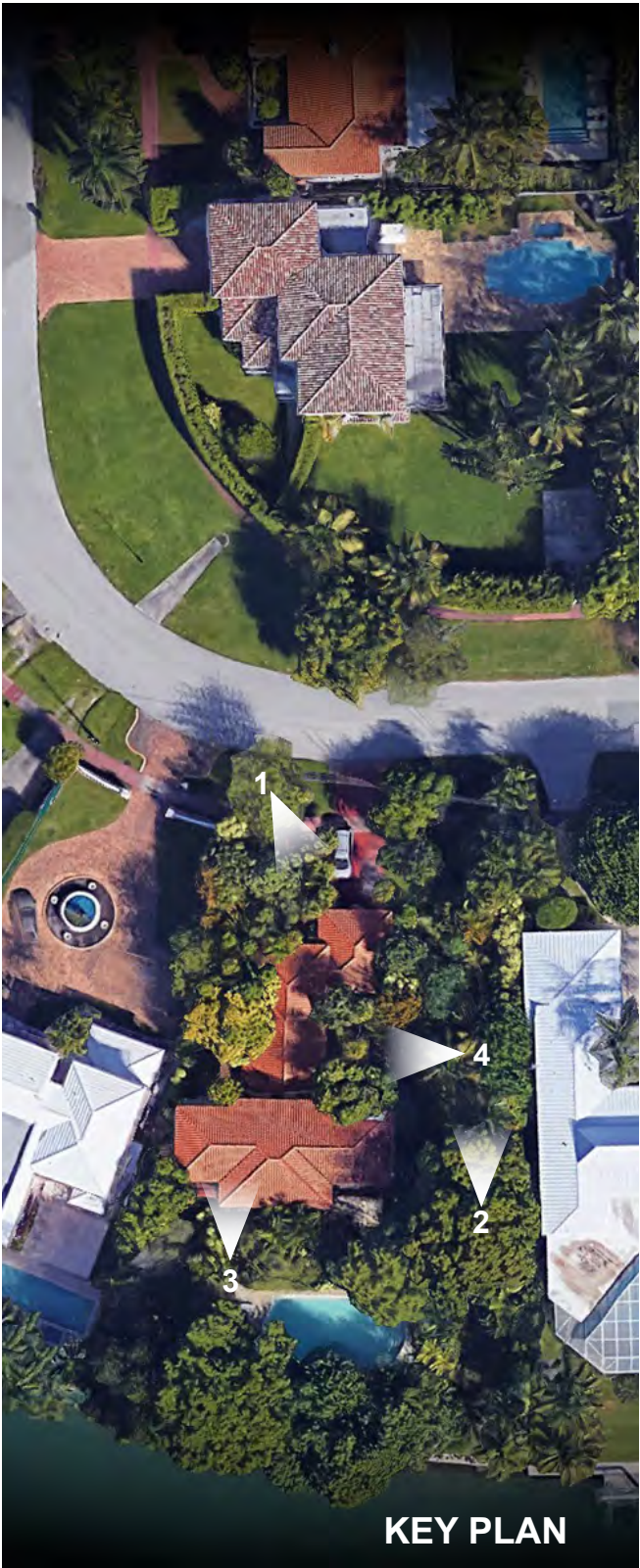




NEIGHBORHOOD ANALYSIS - KEY PLAN



NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE



NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR

