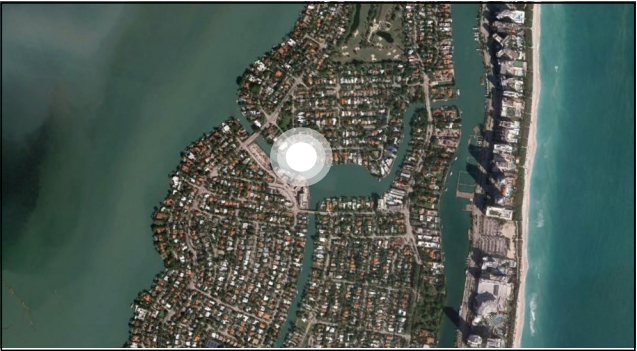
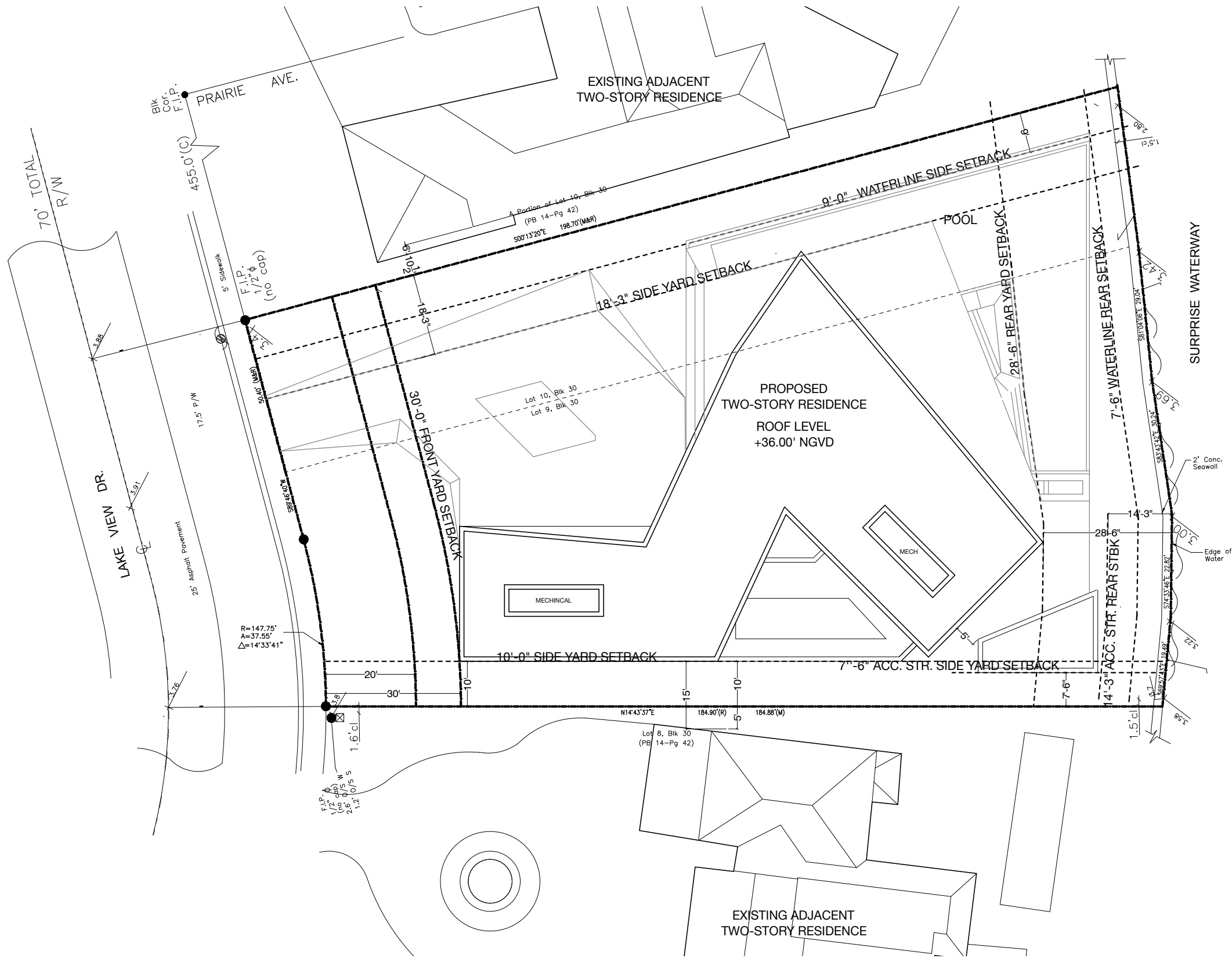


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	790 LAKEVIEW DR MIAMI BEACH FL33140			
2	Folio number(s):	02-3222-022-1370			
3	Board and file numbers :				
4	Year built:	1940	Zoning District:	RS-3	
5	Based Flood Elevation:	+8.0”NGVD	Grade value in NGVD:	3.60’	
6	Adjusted grade (Flood+Grade/2):	6.56FT	Free board:	9’0 NGVD	
7	Lot Area:	23,151 sf			
8	Lot width:	97.5’	Lot Depth:	150’	
9	Max Lot Coverage SF and %:	6,945 (30%)	Proposed Lot Coverage SF and %:	5764 SF (24.9%)	
10	Existing Lot Coverage SF and %:	3,37.5 sf (16.1%)	Lot coverage deducted (garage-storage) SF:	0sf	
11	Front Yard Open Space SF and %:	1,487 sf (82%)	Rear Yard Open Space SF and %:	2,704 SF (71%)	
12	Max Unit Size SF and %:	11,575.5 SF (50%)	Proposed Unit Size SF and %:	9,941 SF (42.9%)	
13	Existing First Floor Unit Size:	3,37 sf (16.1%)	Proposed First Floor Unit Size:	5,212sf	
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		N/A	Proposed Second Floor Unit Size SF and % :	4,729 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”	NA	27’-0”	N/A
18	Setbacks:				
19	Front First level:	20’-0”	NA	20’	N/A
20	Front Second level:	30’-0”	N/A	N/A	N/A
21	Side 1:	18’-3”	NA	18’-3”	N/A
22	Side 2 or (facing street):	10’-0”	NA	10’-0”	N/A
23	Rear:	28’-6”	NA	28’-6”	N/A
	Accessory Structure Side 1:	7’-6”	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	14’-3”	N/A	14’-3”	N/A
26	Sum of Side yard :	28’-3”	NA	28’-3”	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					

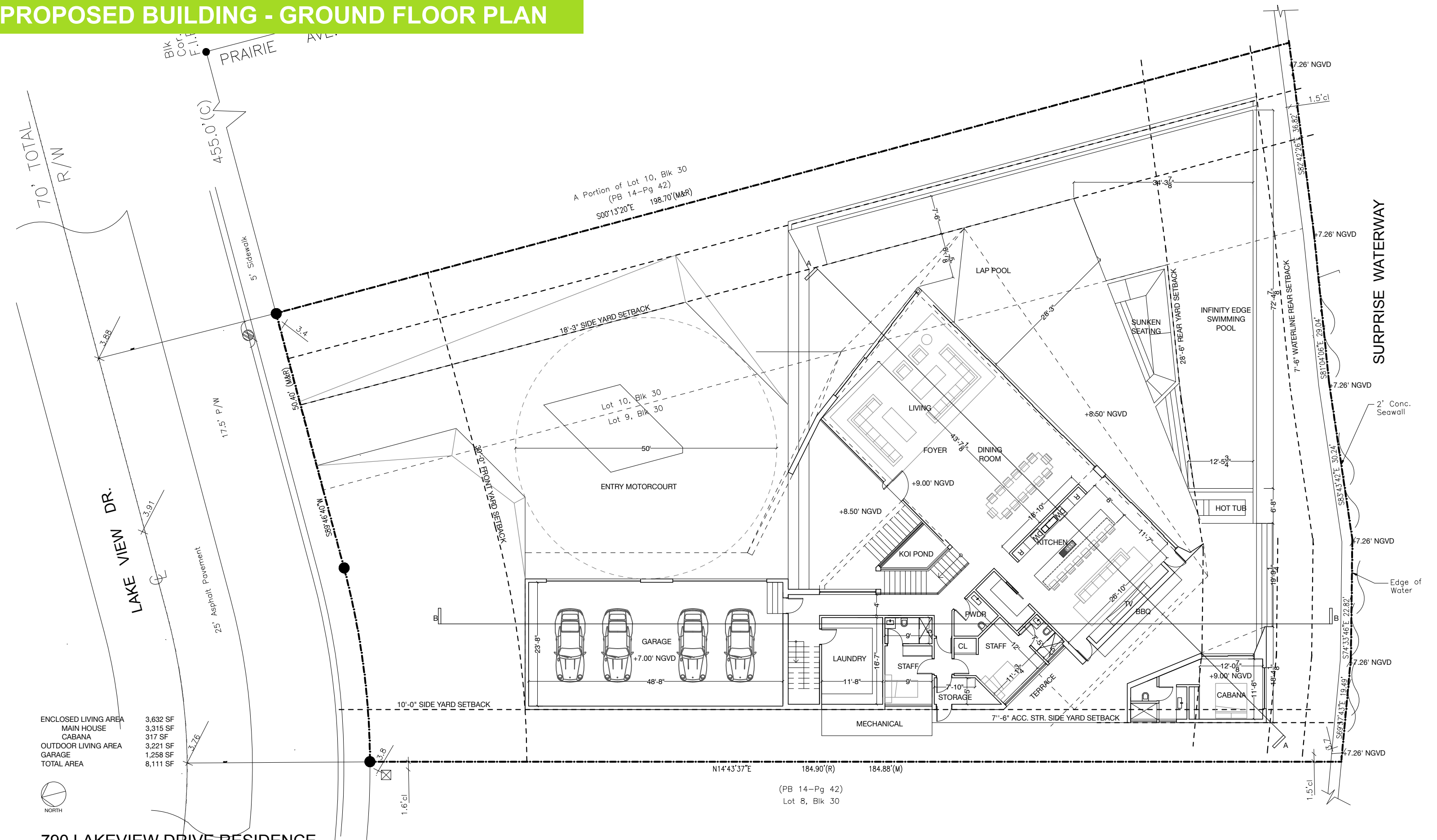
PROPOSED BUILDING - SITE PLAN



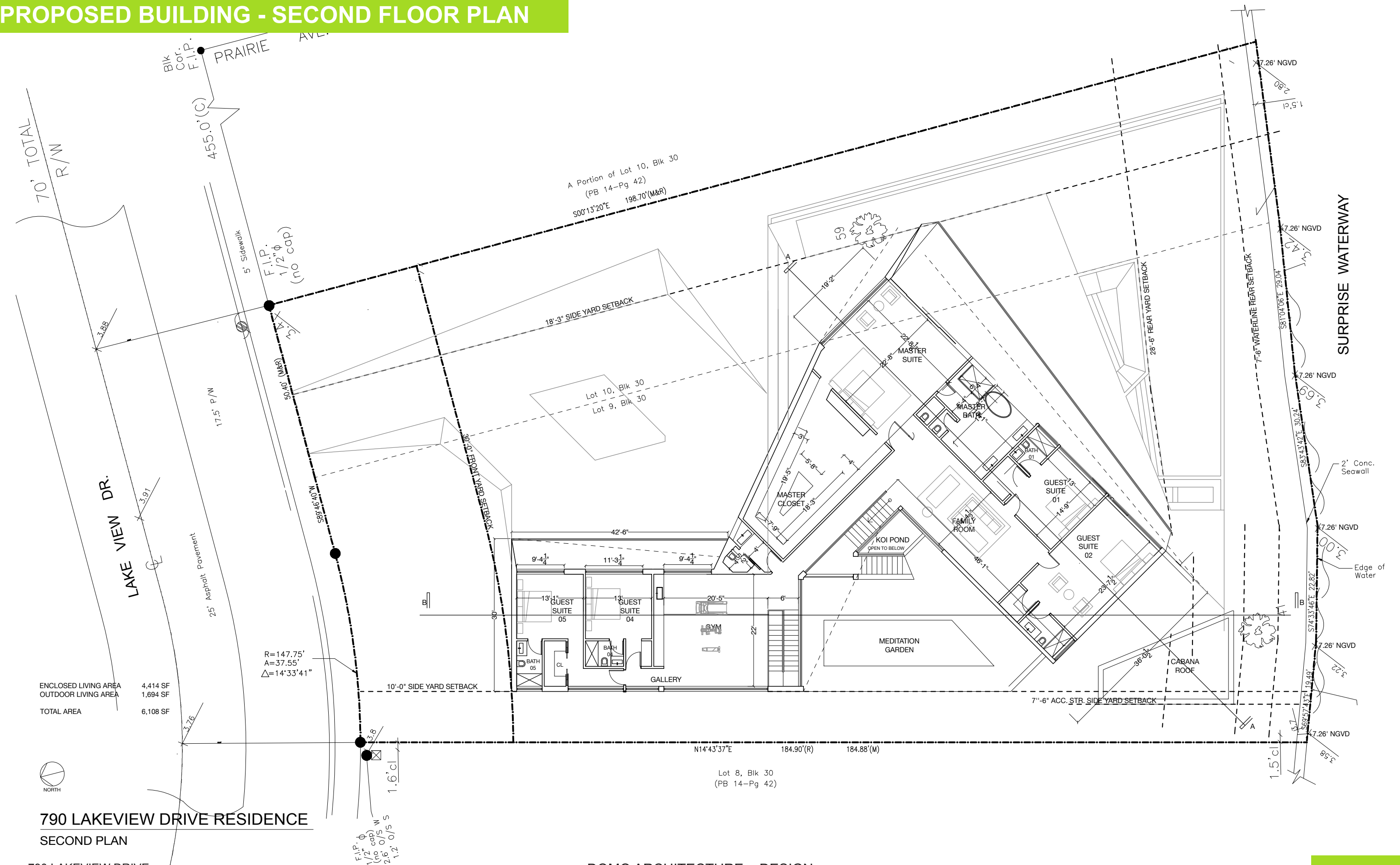
LOCATION MAP
N.T.S.

ZONING ANALYSIS		
ZONING:	RS-3	
LOT AREA:	23,151 S.F.	0.34 ACRES
LOT SIZE:	97.50x150.00	
FLOOD ZONE:	AE	
BASE FLOOD ELEVATION:	+8.0' NGVD	
GRADE:	+3.60'	
ADJUSTED GRADE:	+5.80' NGVD	
SETBACKS:	REQUIRED	PROVIDED
FRONT 2 STORY BUILDING	30'-0"	30'-0"
FRONT 1 STORY BUILDING	20'-0"	N/A
REAR (15% OF 150'-0")	28'-6"	28'-6"
WEST SIDE	10'-0"	10'-0"
EAST SIDE	18'-3"	18'-3"
MIN. UNIT SIZE	1,800 SF	
MAX. UNIT SIZE (50% OF LOT AREA)	11,575.5SF (50%)	9,941SF (42.9%)
LOT COVERAGE	6,945SF (30%)	5,764SF (24.9%)
FRONT YARD OPEN SPACE (1,808 SF)	904 SF (50%)	1,487 SF (82%)
REAR YARD OPEN SPACE (3,838SF)	2,687 SF (70%)	2,704 SF (71%)
MAX. NUMBER OF STORIES	2	2
BUILDING HEIGHT	24'-0"	24'-0"
MAX. BUILDING LENGTH WITHOUT VERT. BREAKS	60'-0"	57'-4"
PARKING	2 SPACES	4 SPACES
VOLUMETRIC RATIO IF LOT COVERAGE>25%	70%	N/A

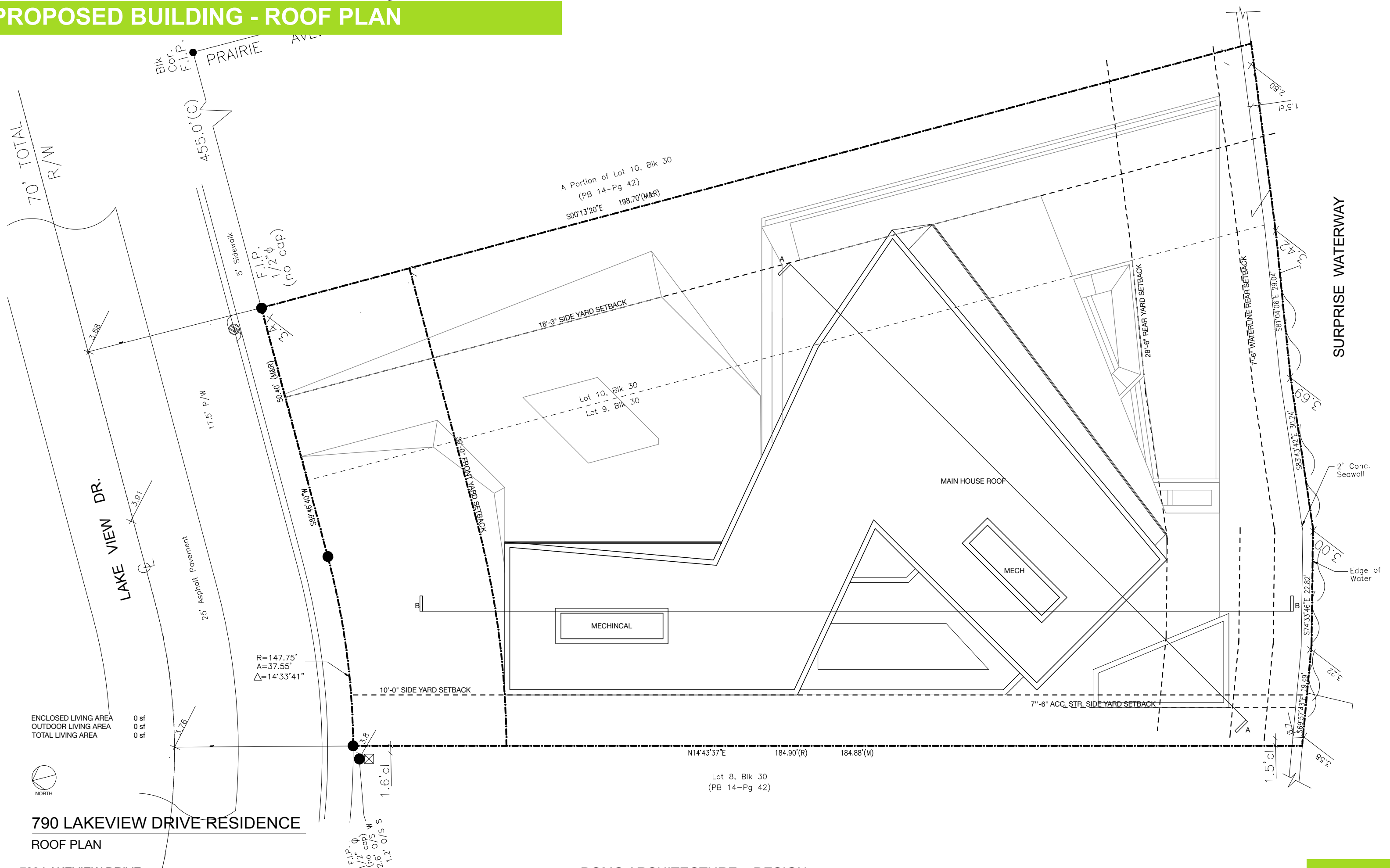
PROPOSED BUILDING - GROUND FLOOR PLAN



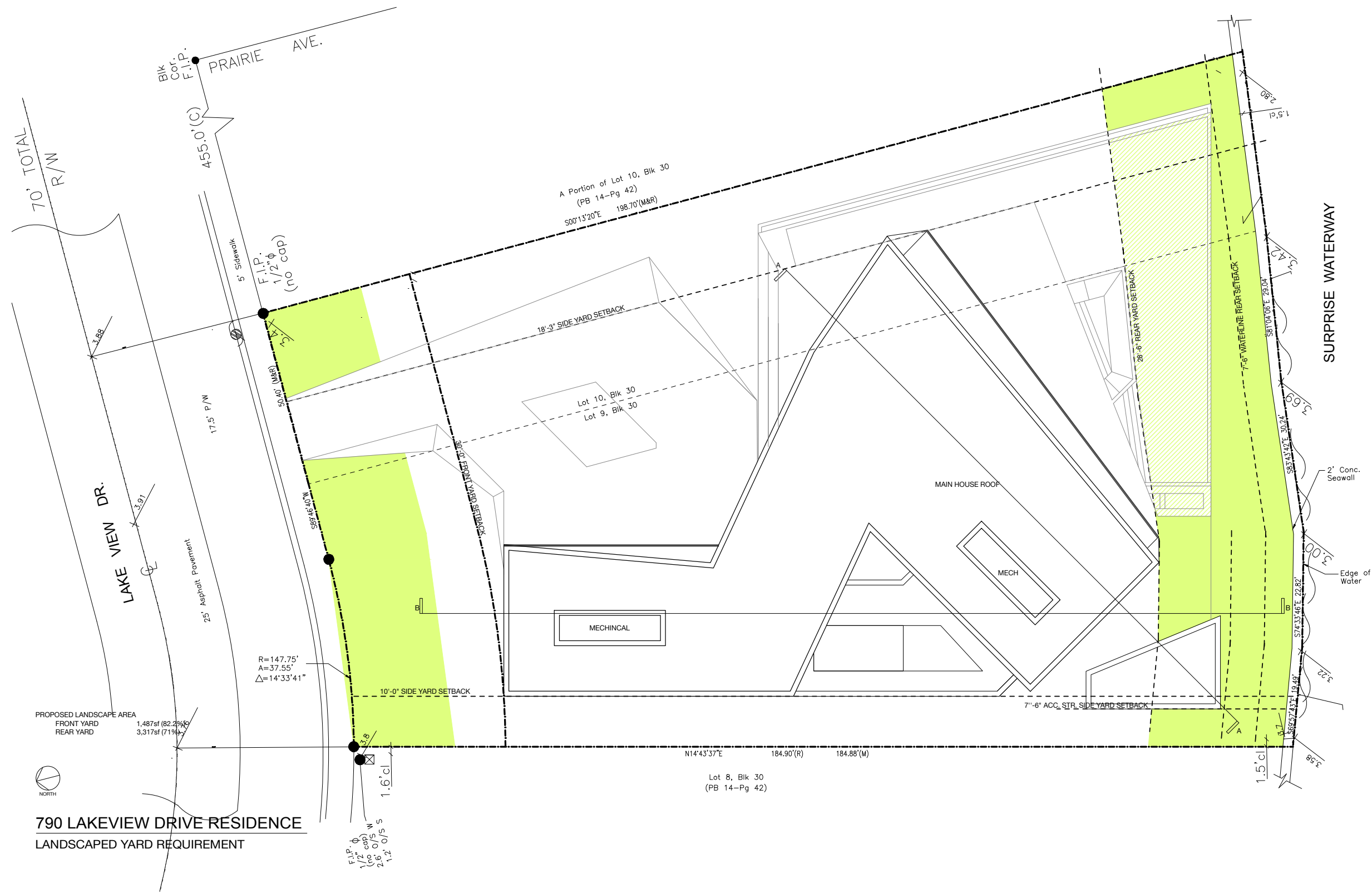
PROPOSED BUILDING - SECOND FLOOR PLAN



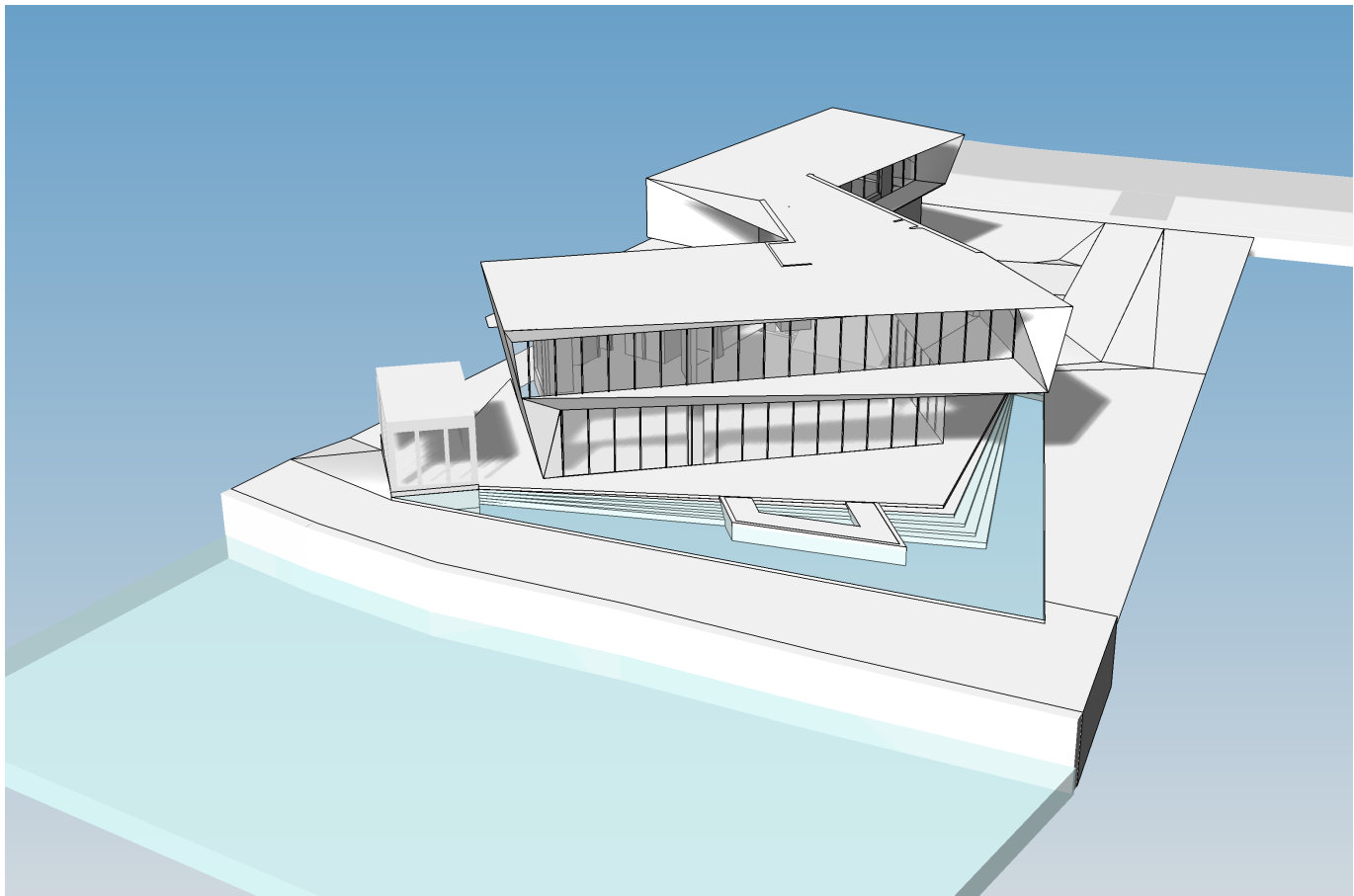
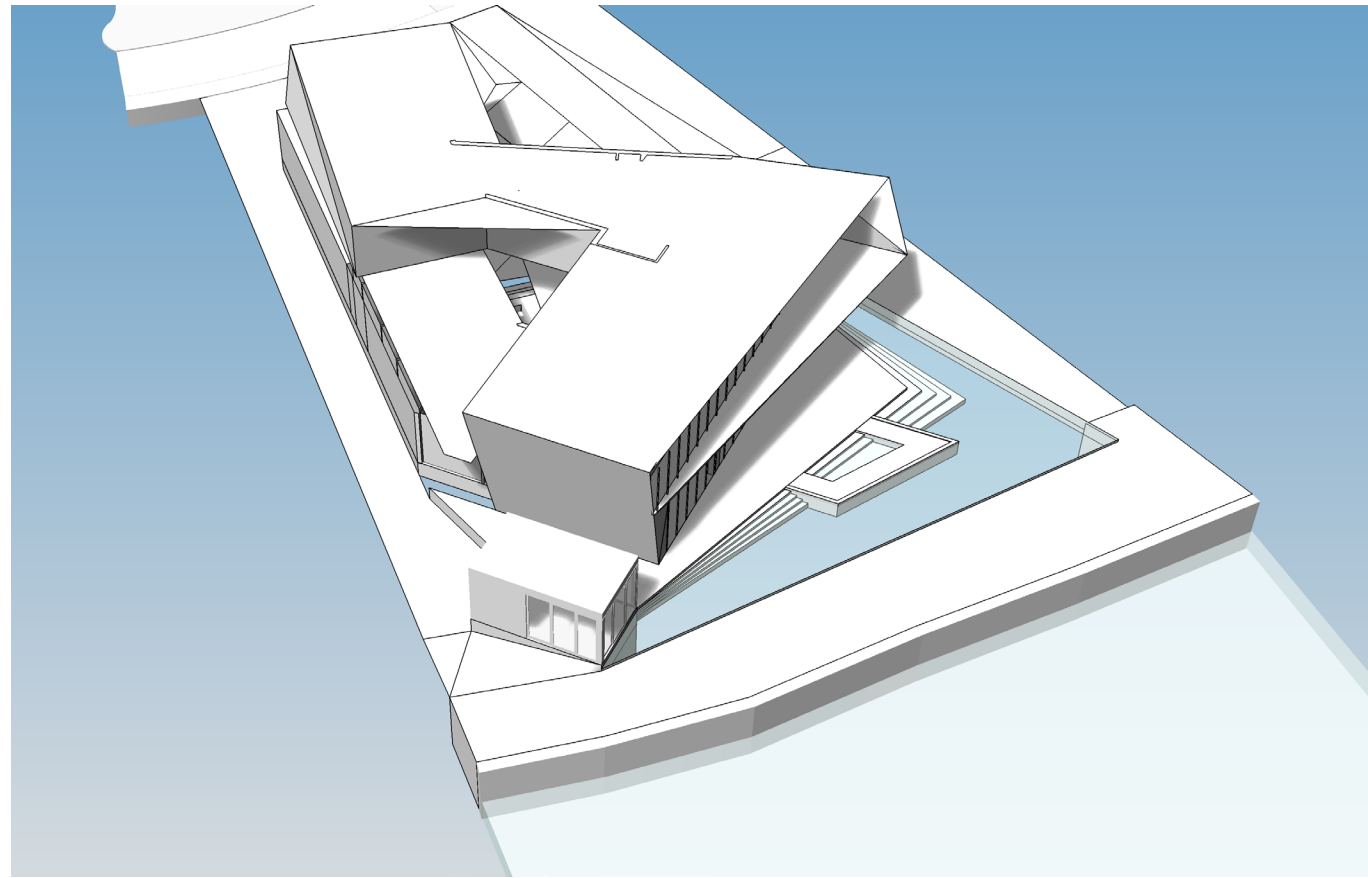
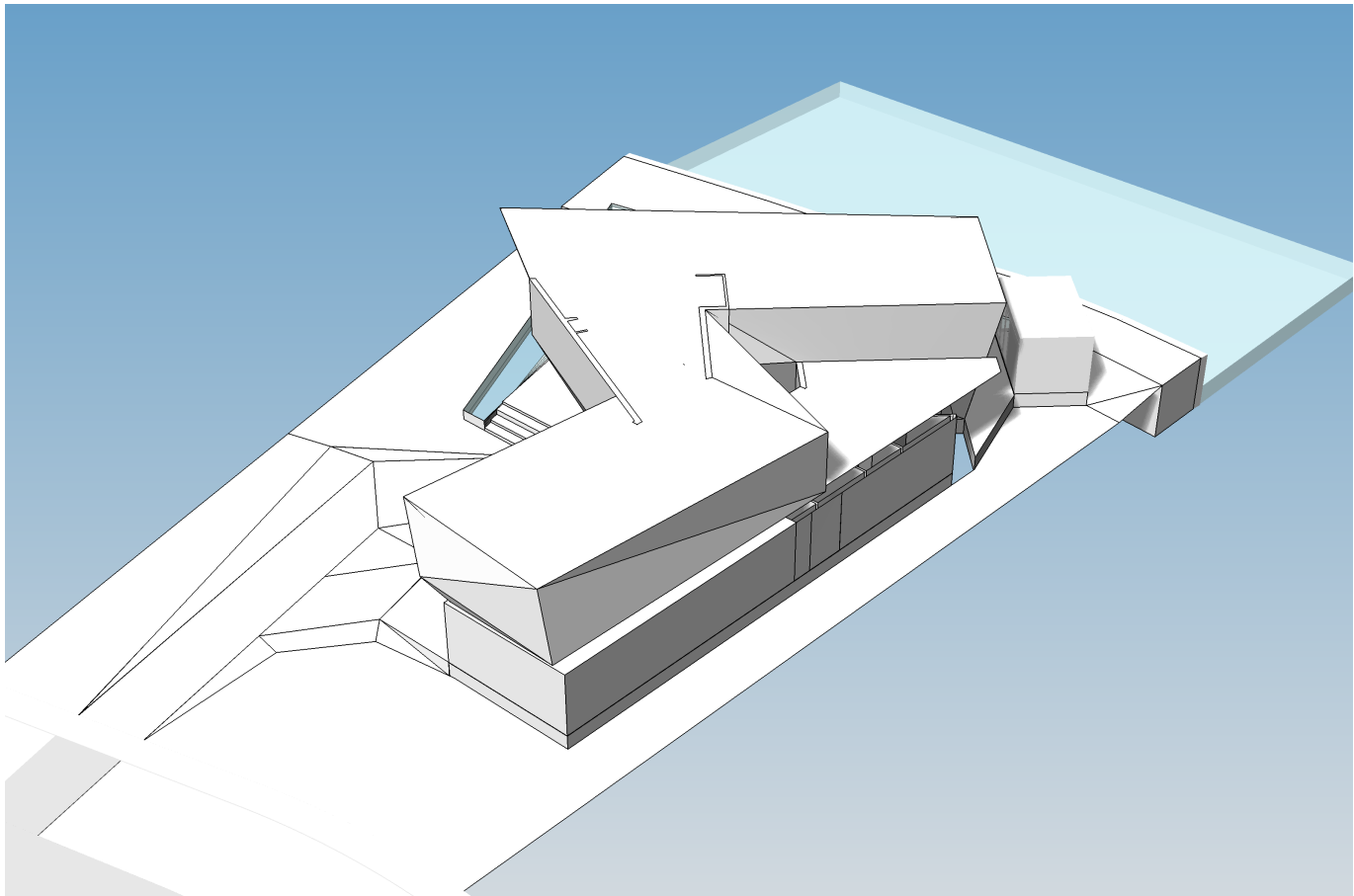
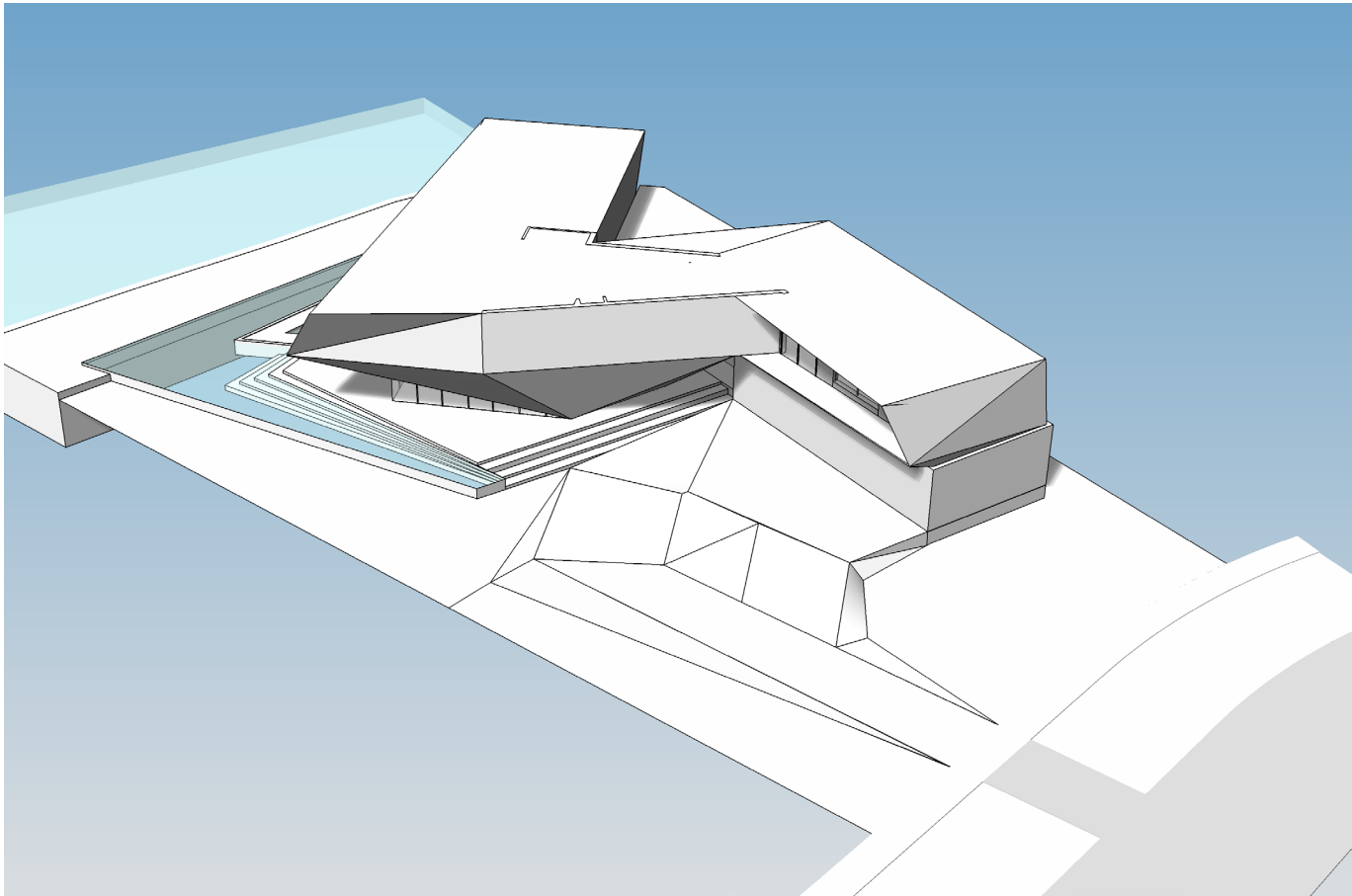
PROPOSED BUILDING - ROOF PLAN



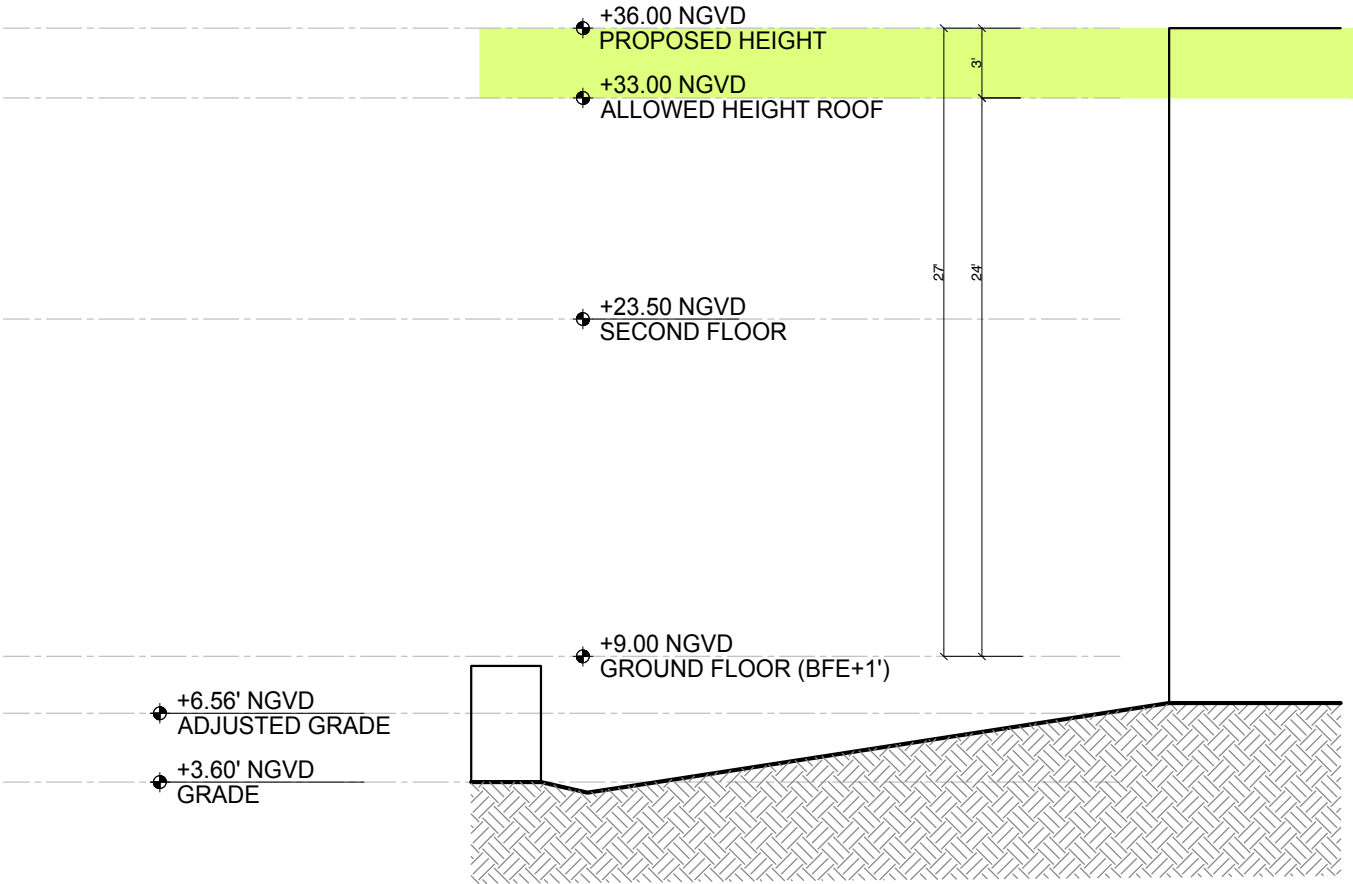
ZONING DIAGRAM - OPEN SPACE



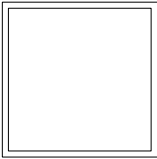
ZONING DIAGRAM - MASSING



ZONING DIAGRAM - HEIGHT WAIVER DIAGRAM



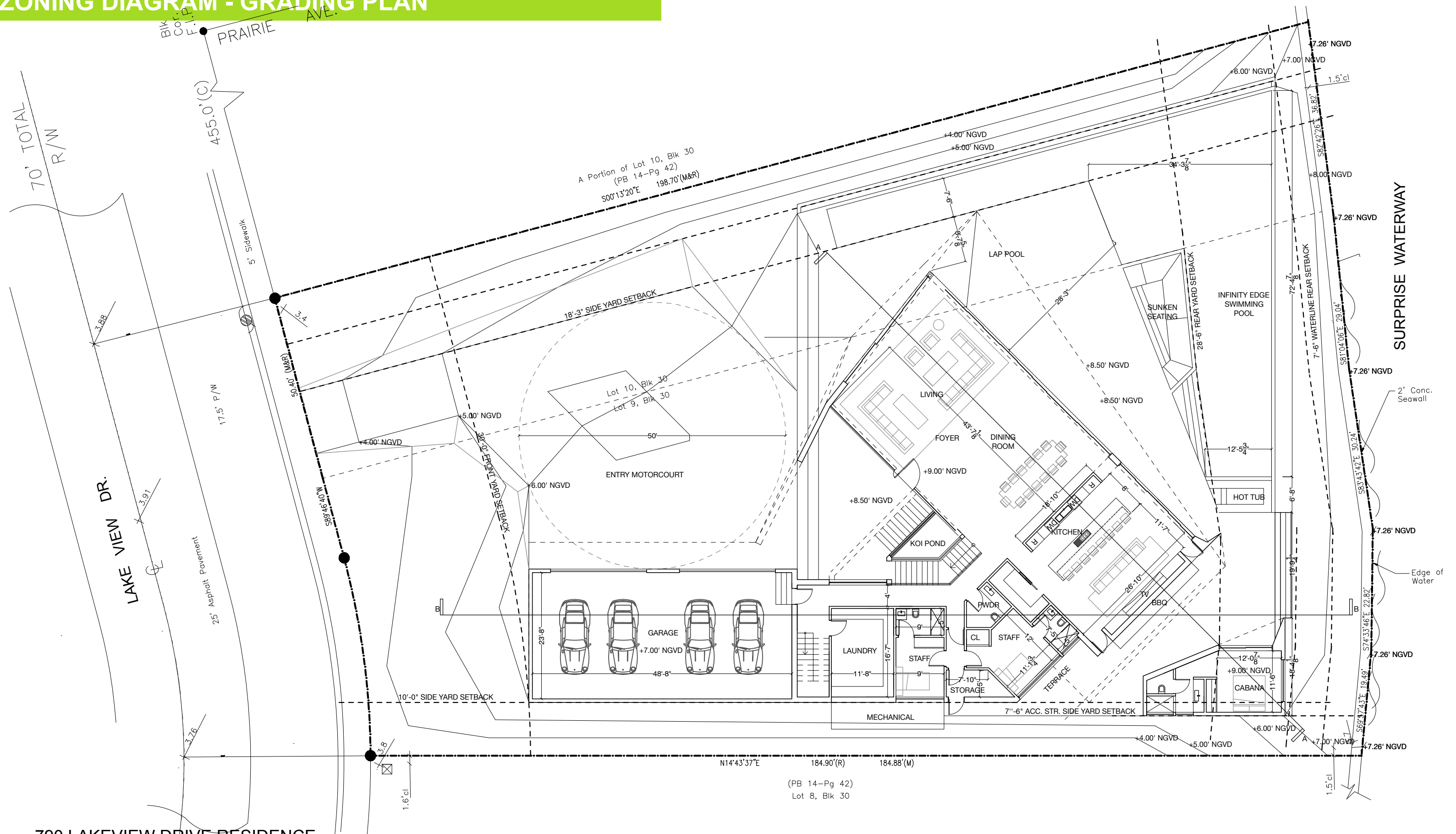
LEGEND
REGION ABOVE ALLOWED HEIGHT



HEIGHT WAIVER DIAGRAM

SCALE 3/32" = 1'-0"

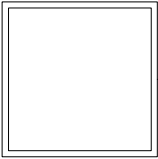
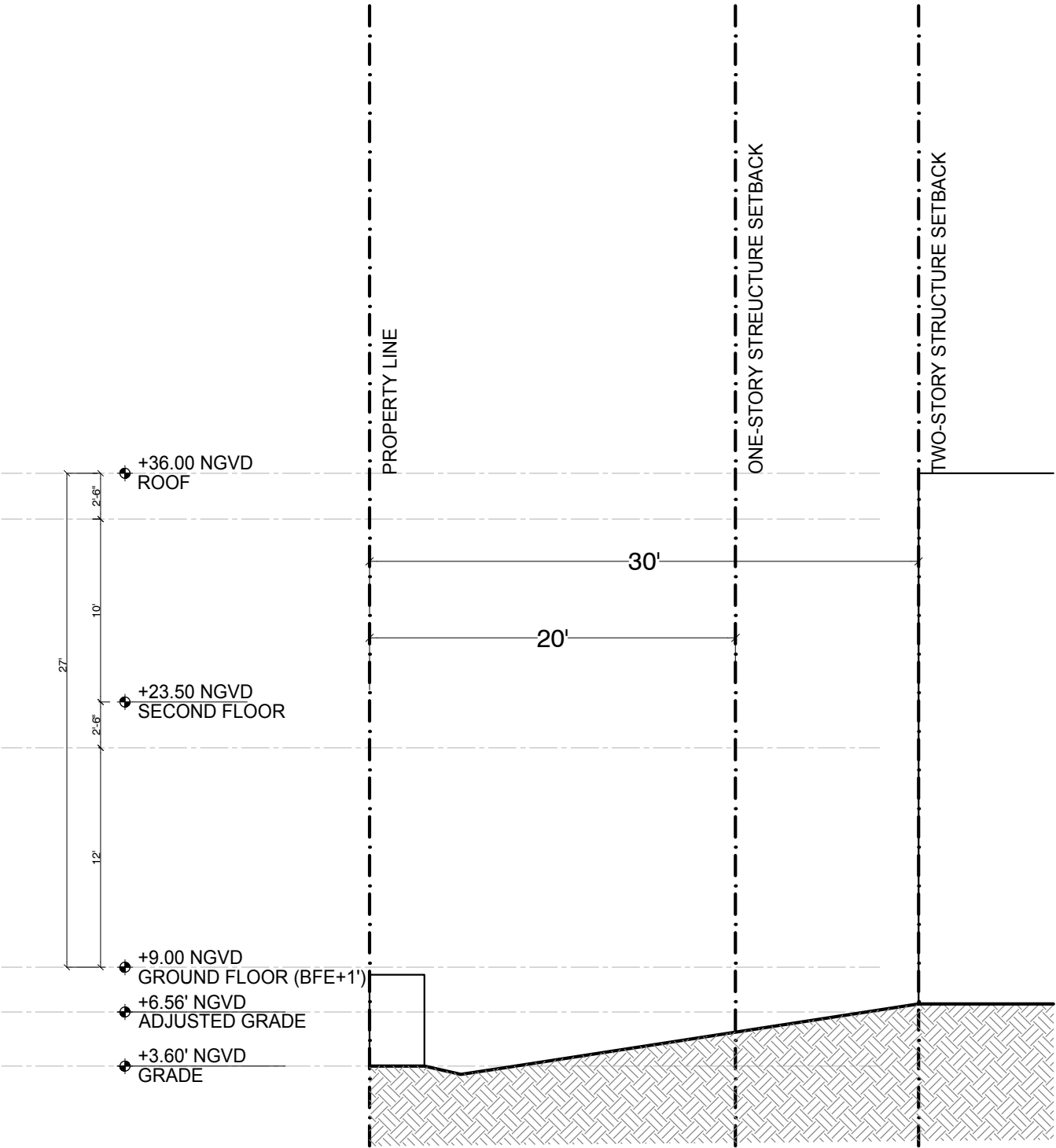
ZONING DIAGRAM - GRADING PLAN



790 LAKEVIEW DRIVE RESIDENCE

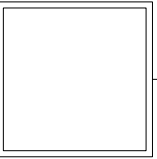
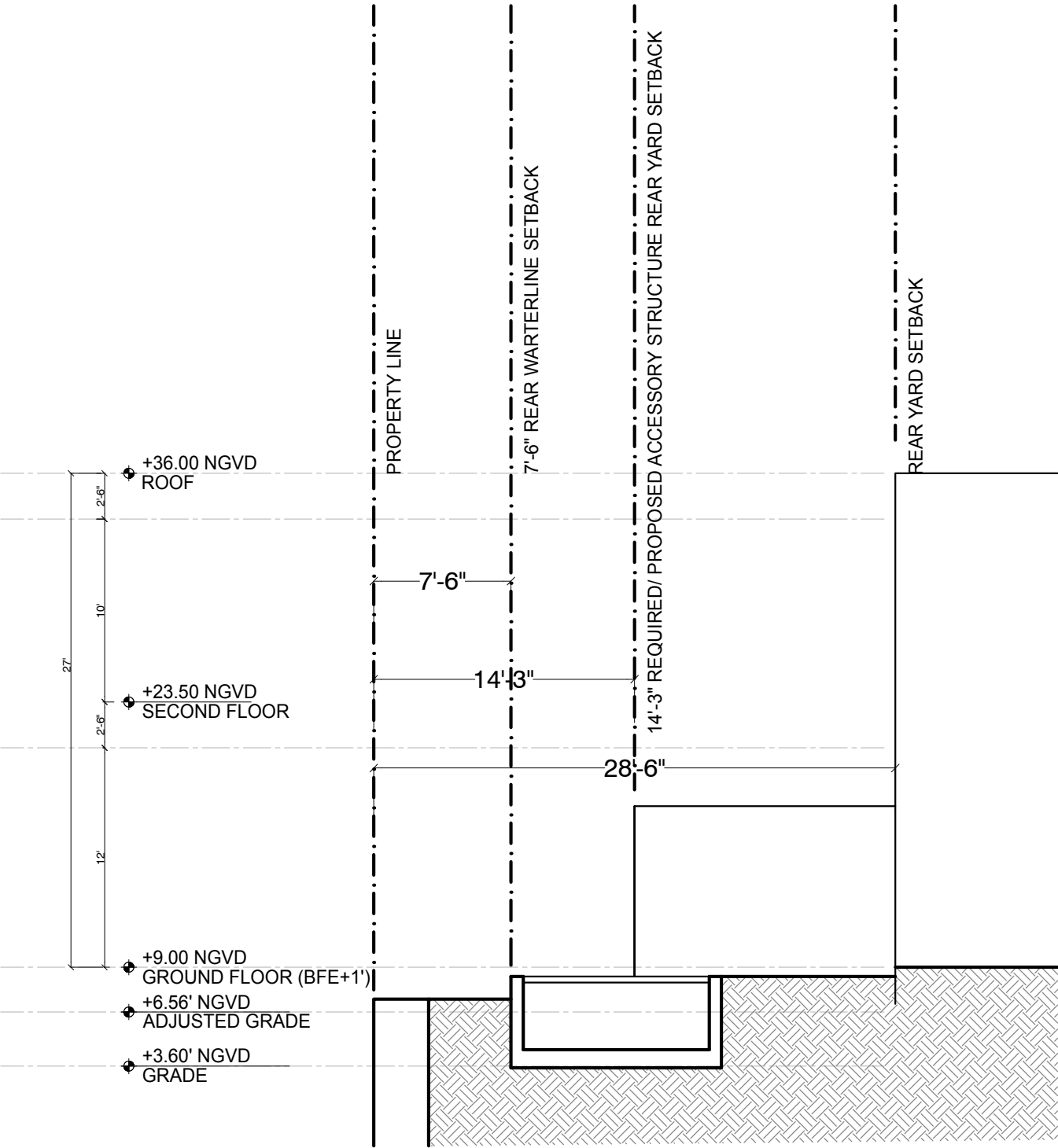
GRADING PLAN

ZONING DIAGRAM - YARD GRADE DIAGRAM



FRONT YARD SECTION

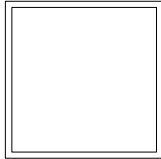
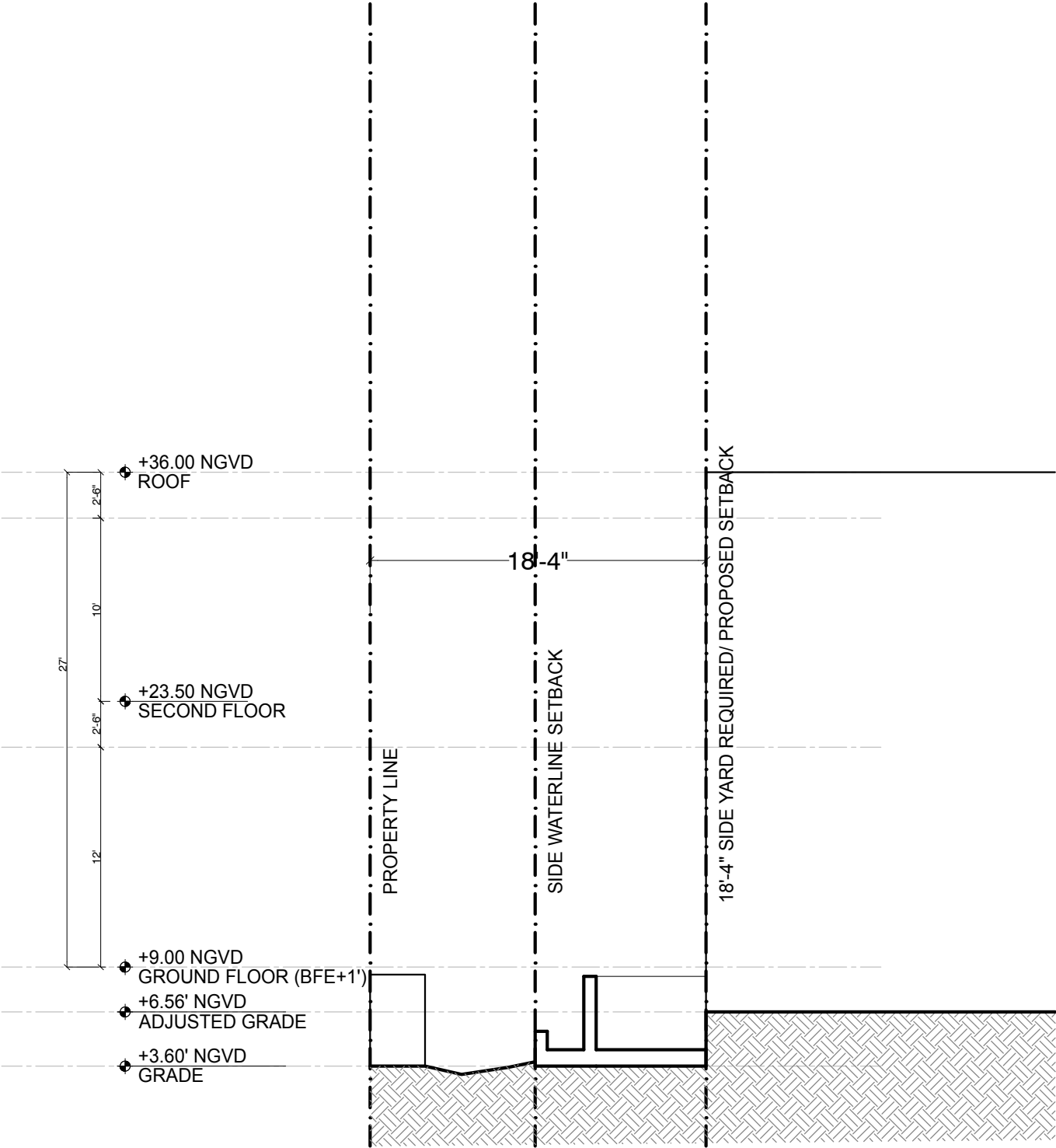
SCALE 1/8" = 1'-0"



REAR YARD SECTION

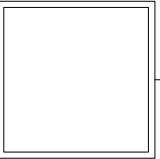
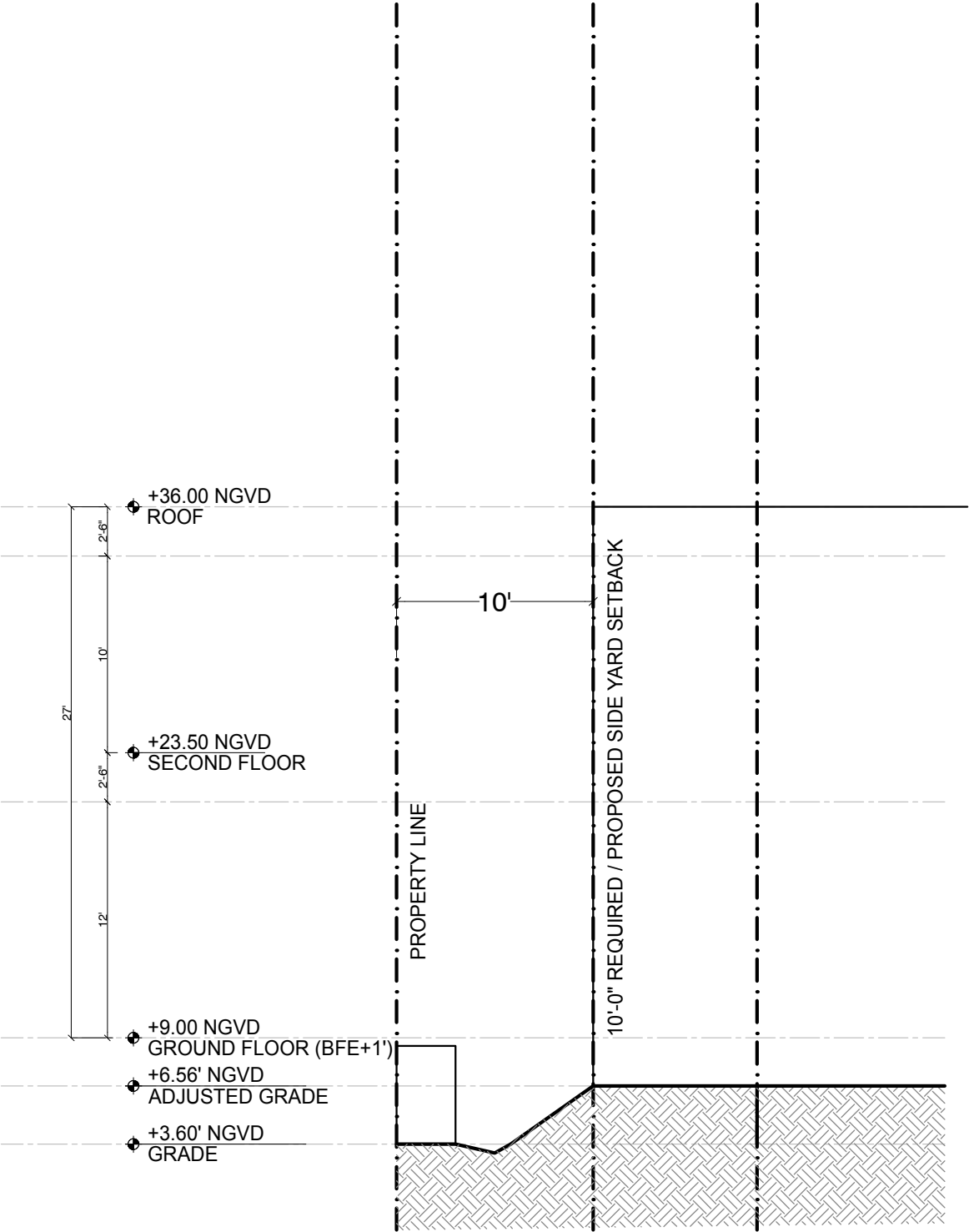
SCALE 1/8" = 1'-0"

ZONING DIAGRAM - YARD GRADE DIAGRAM



EASTERN SIDE YARD SECTION

SCALE 1/8" = 1'-0"



WESTERN SIDE YARD SECTION

SCALE 3/32" = 1'-0"

MATERIAL BOARD



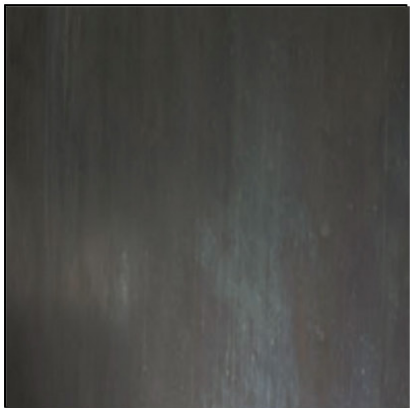
ST2 CORALSTONE
CLADDING



ST1 CALCEM LIME PAINTED
STUCCO FINISH



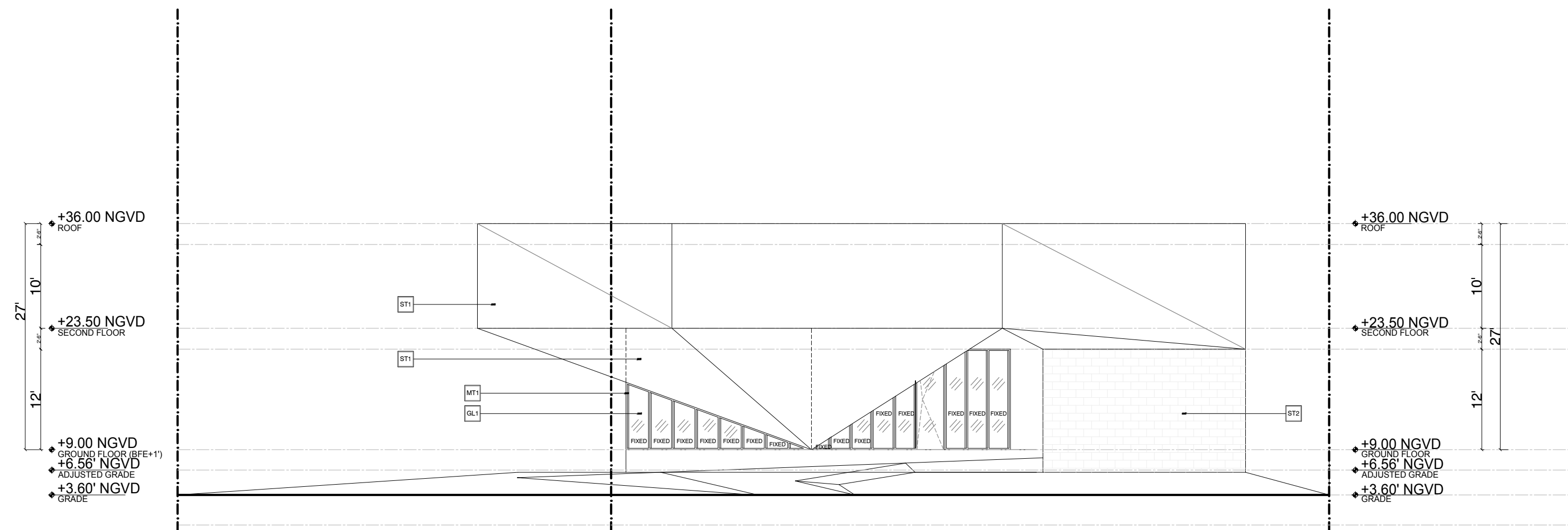
WD1 COMPOSITE WOOD
CLADDING- AGED



MT1,2 BRONZE METAL
FINISH



GL1 CLEAR GLAZING



1 NORTH ELEVATION
SCALE 3/32" = 1'-0"



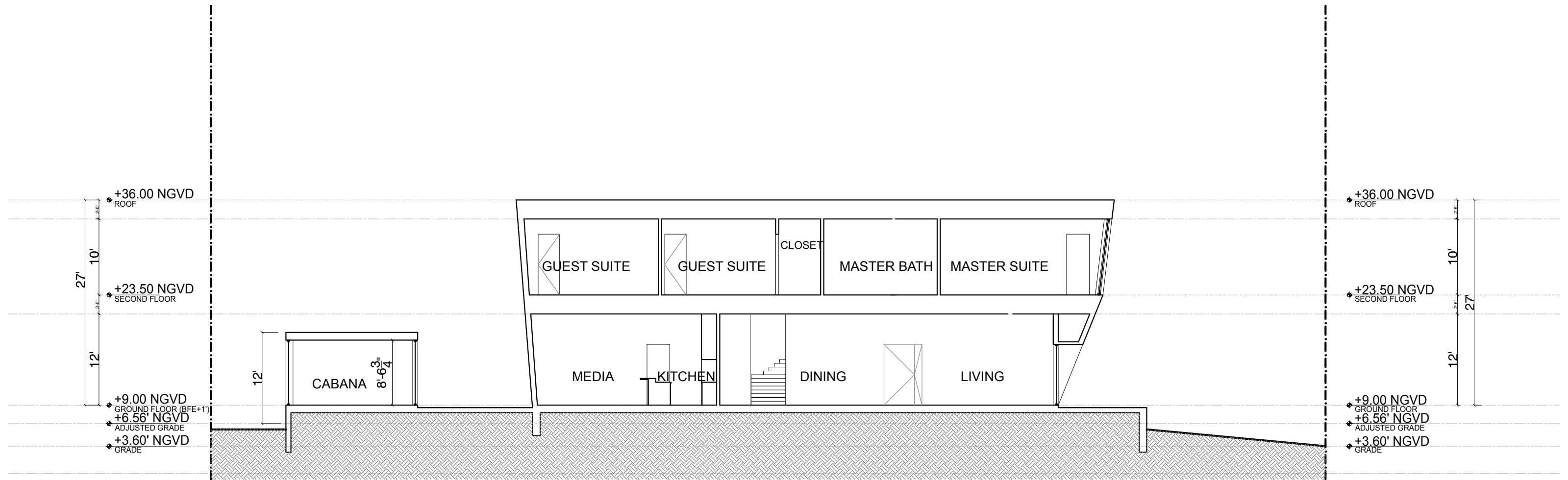
2 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



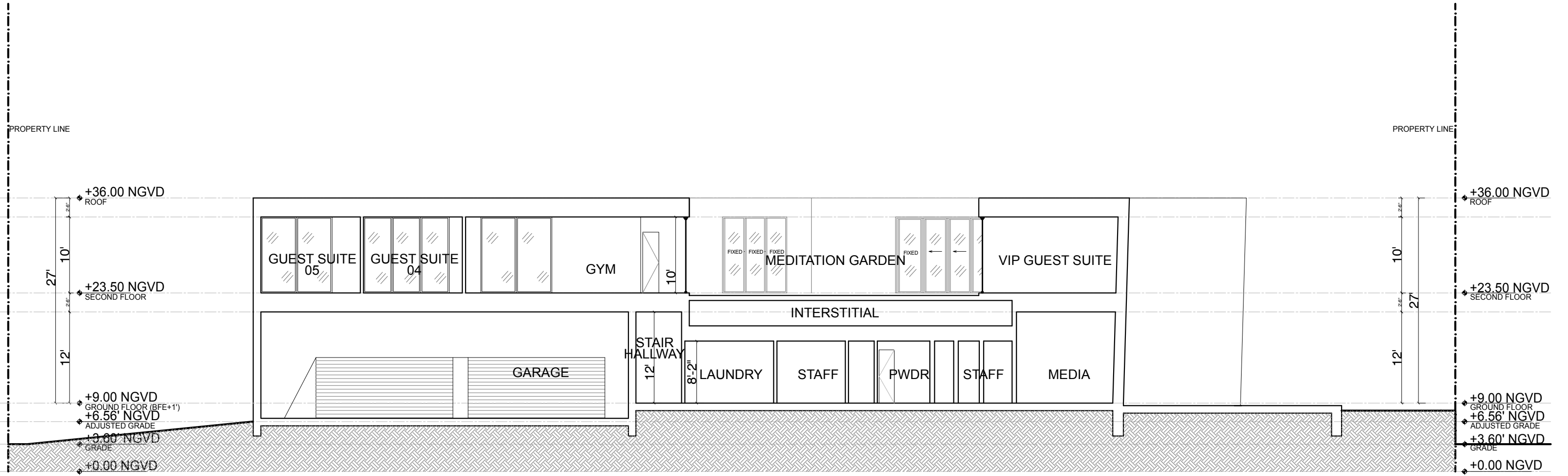
3 EAST ELEVATION
SCALE 3/32" = 1'-0"



4 WEST ELEVATION
SCALE 3/32" = 1'-0"



2 SECTION A
SCALE 3/32" = 1'-0"



2 SECTION B
SCALE 3/32" = 1'-0"



MAIN ENTRY VIEW



REAR VIEW





WEST APPROACH



EAST APPROACH