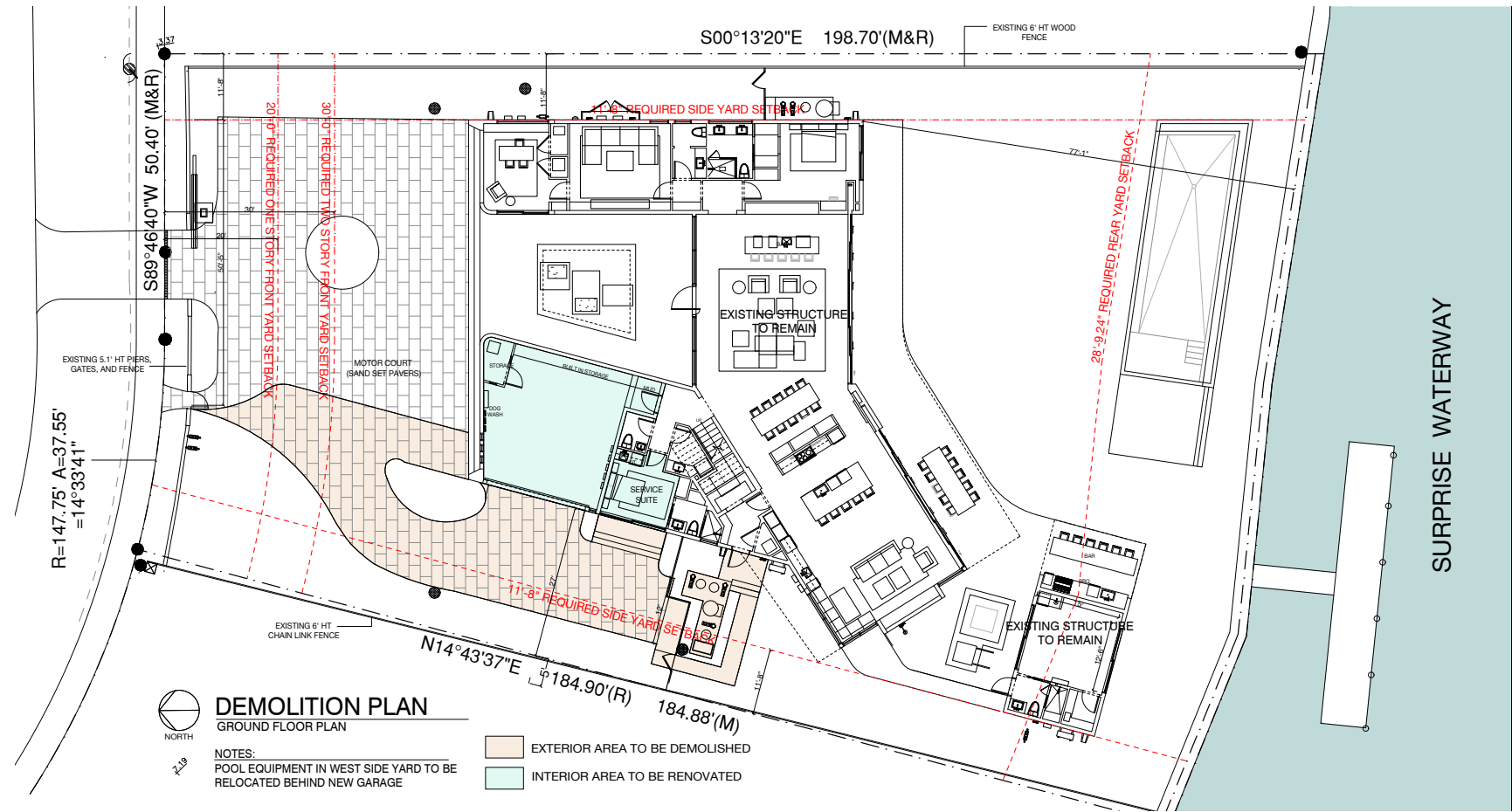
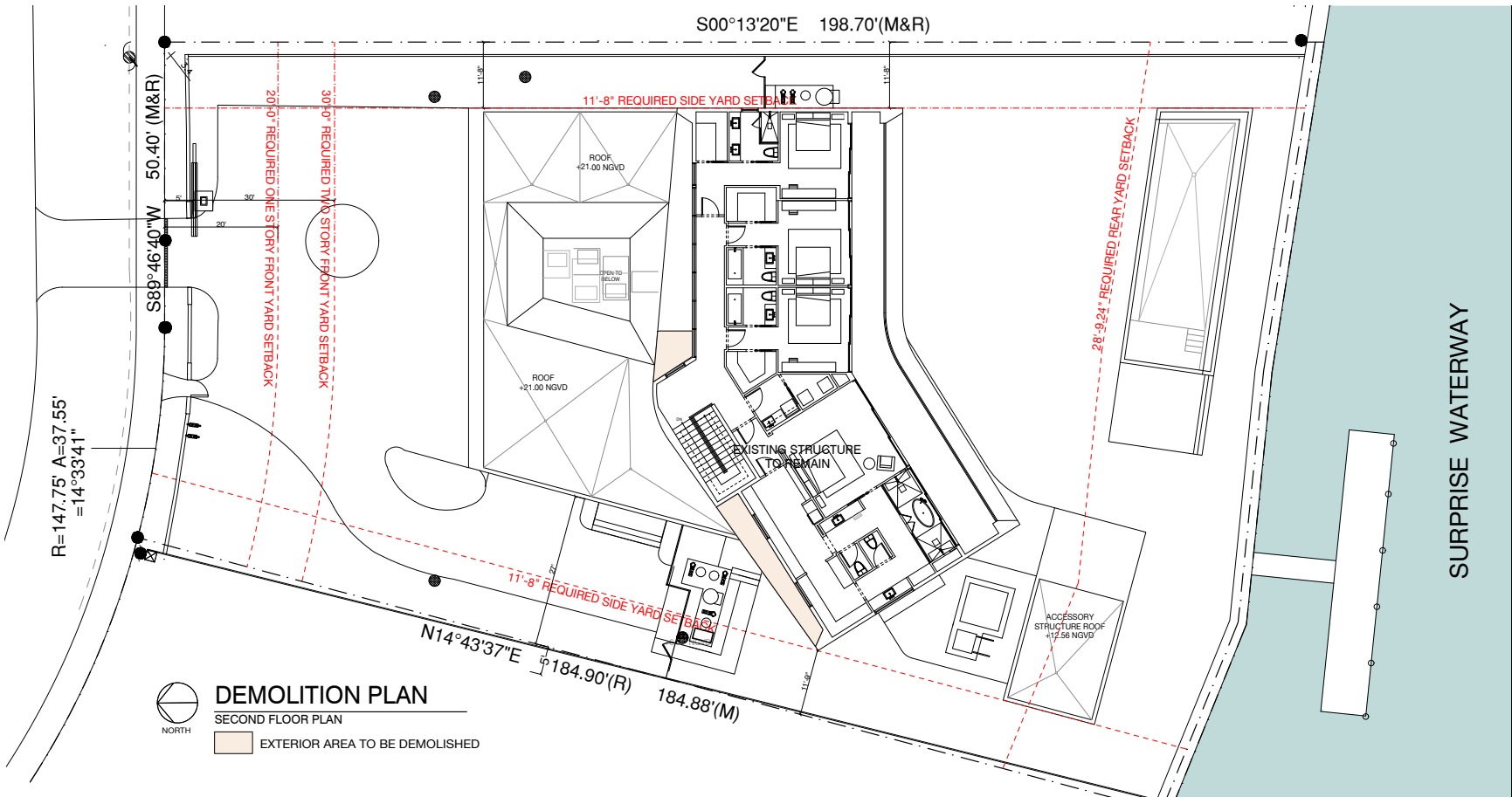
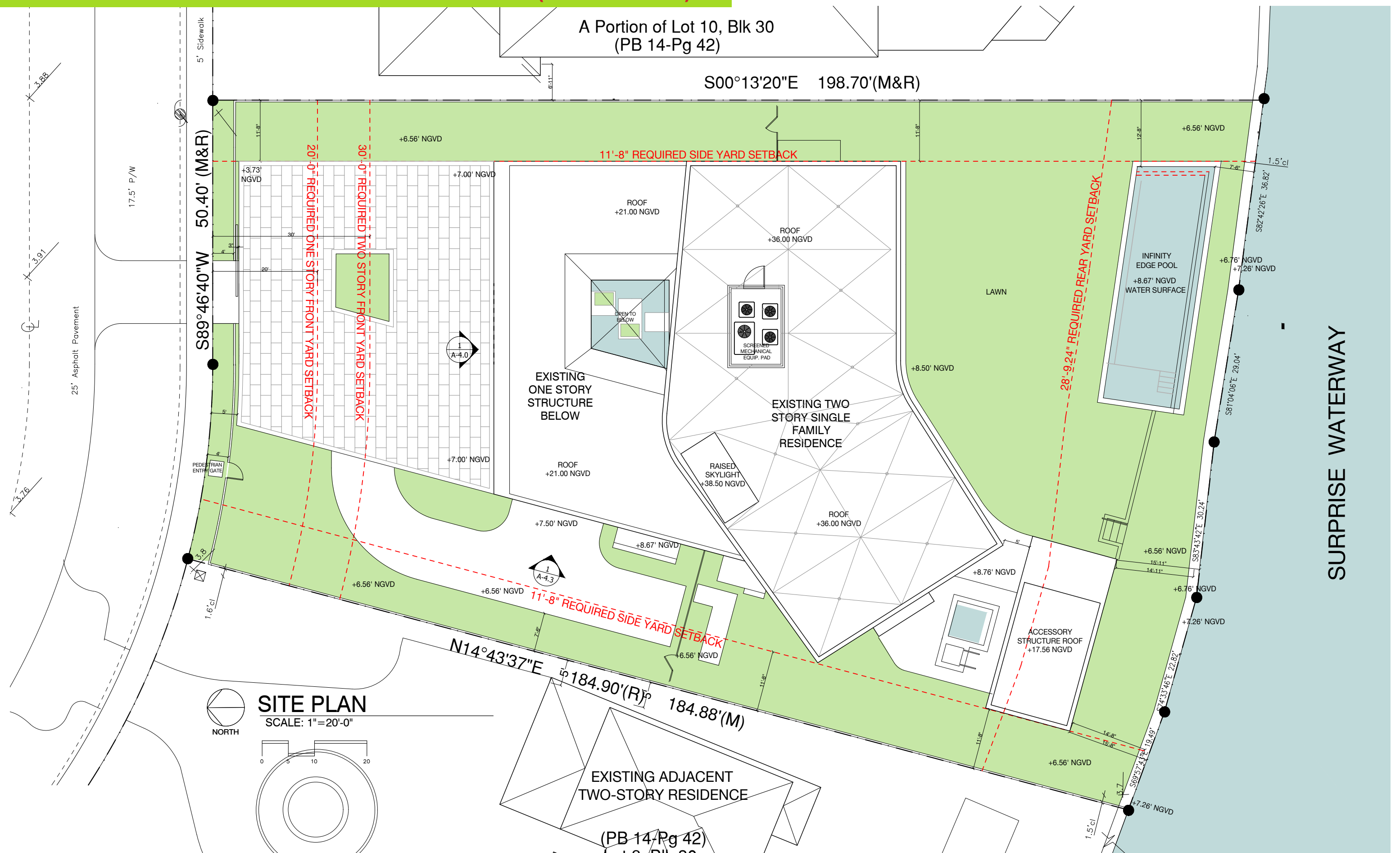


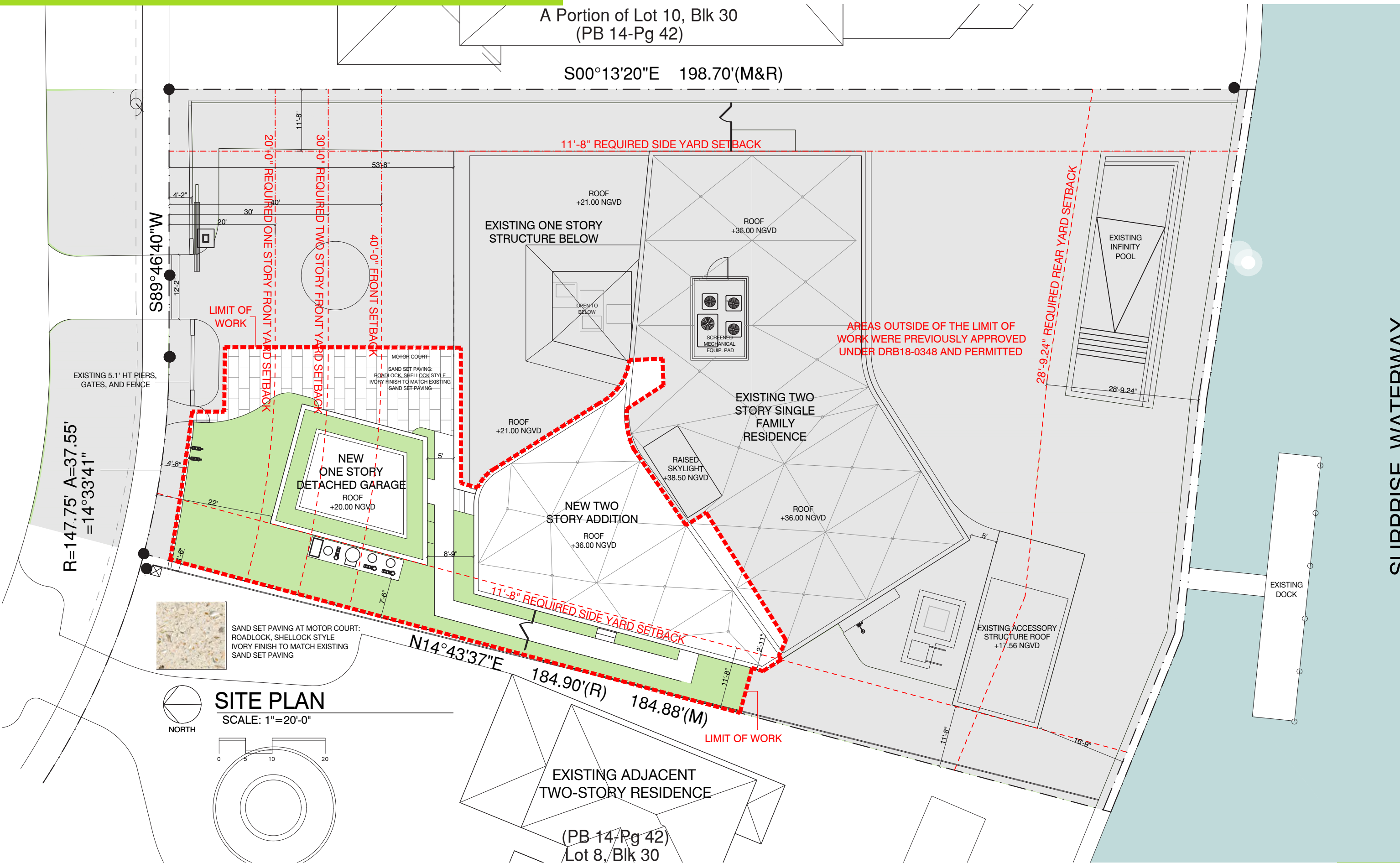
DEMOLITION PLANS



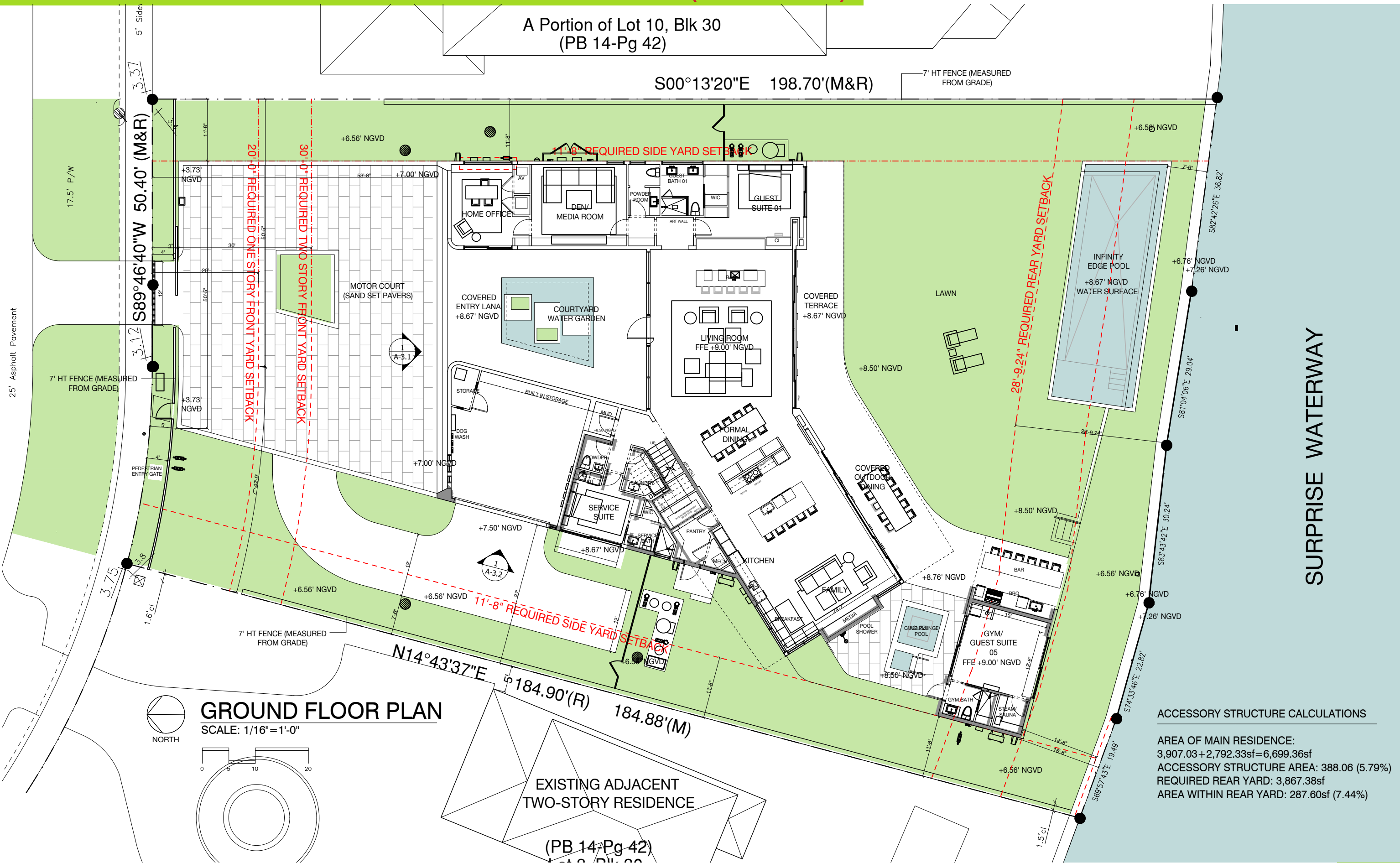
EXISTING SITE PLAN- PREVIOUSLY APPROVED (DRB18-0348)



PROPOSED ADDITION - SITE PLAN



EXISTING GROUND FLOOR PLAN - PREVIOUSLY APPROVED (DRB18-0348)

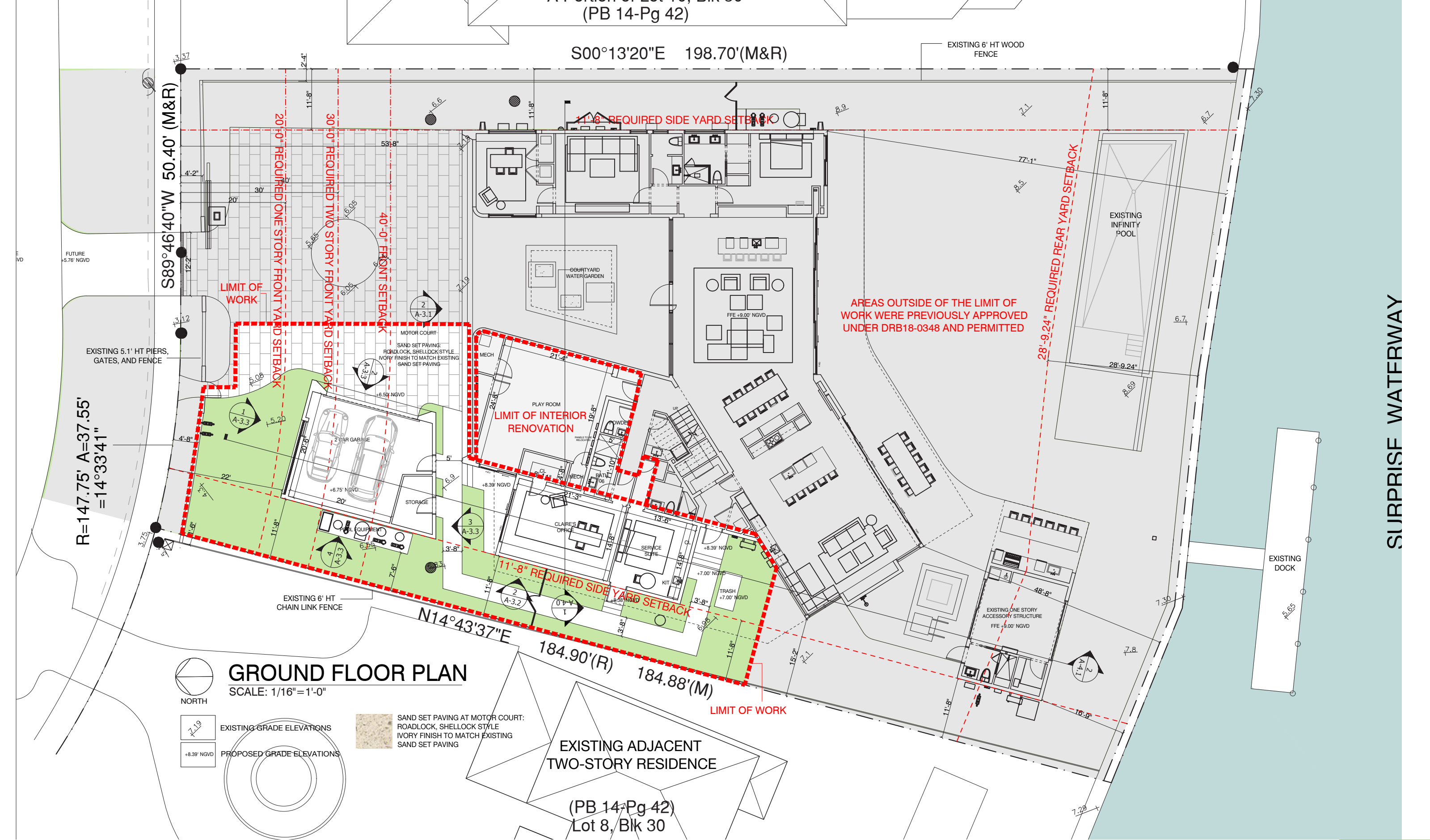


GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

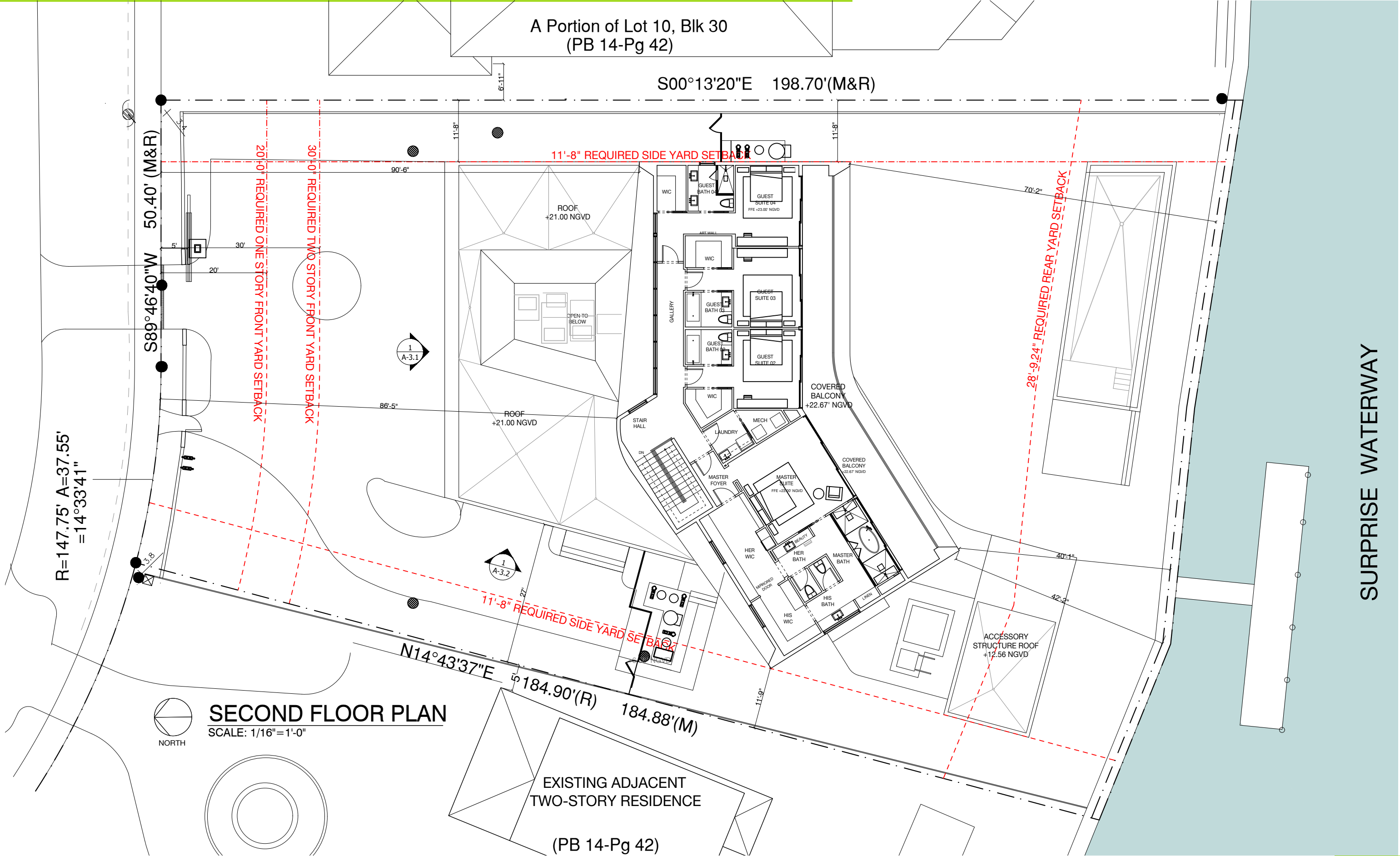
ACCESSORY STRUCTURE CALCULATIONS

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%)

PROPOSED ADDITION - GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN - PREVIOUSLY APPROVED (DRB18-0348)

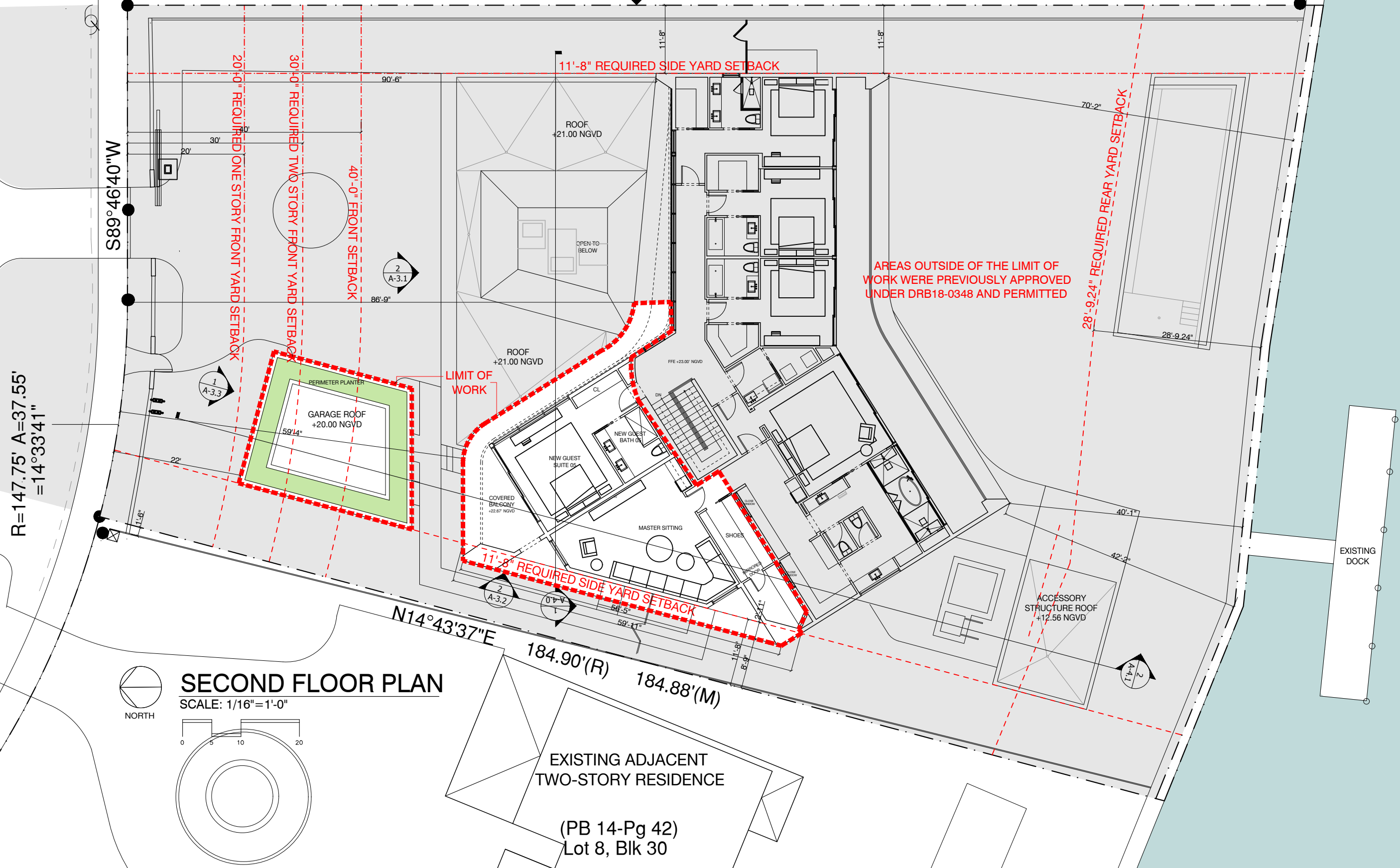


PROPOSED ADDITION - SECOND FLOOR PLAN

(PB 14-Pg 42)



S00°13'20"E 198.70'(M&R)



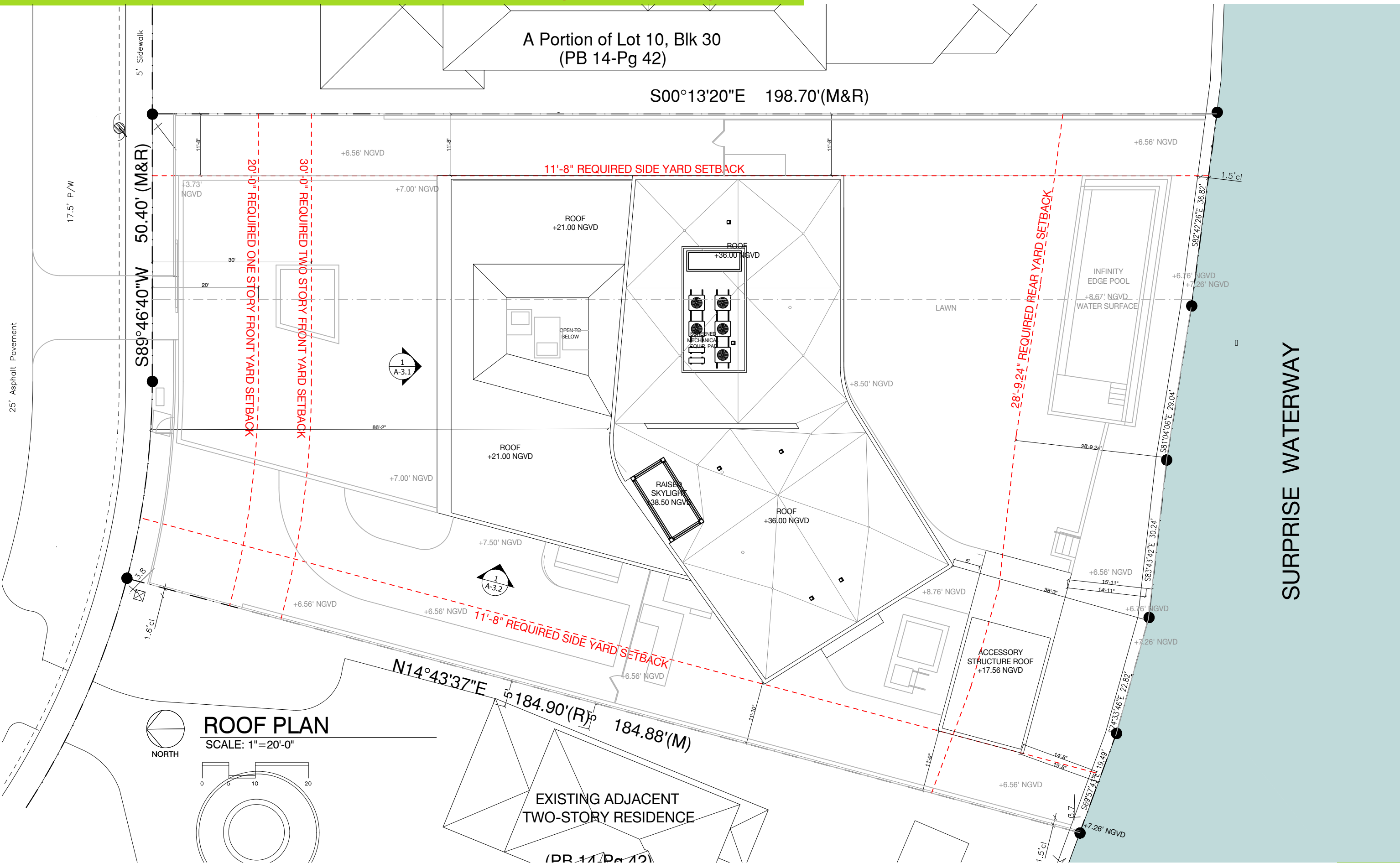
SURPRISE WATERWAY

790 LAKEVIEW DRIVE
MIAMI BEACH, FLORIDA

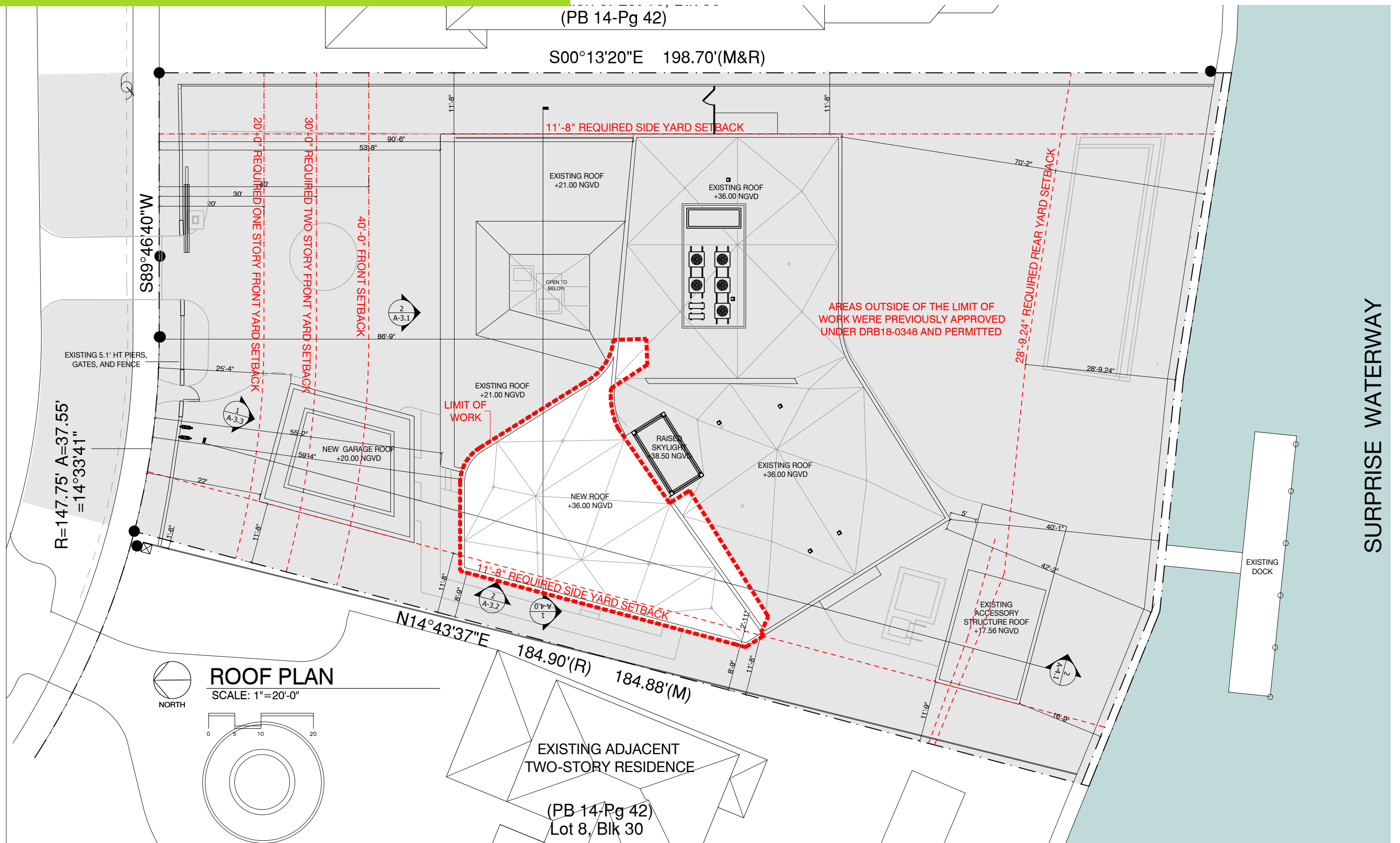
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

A-1.2b

EXISTING ROOF PLAN - PREVIOUSLY APPROVED (DRB18-0348)

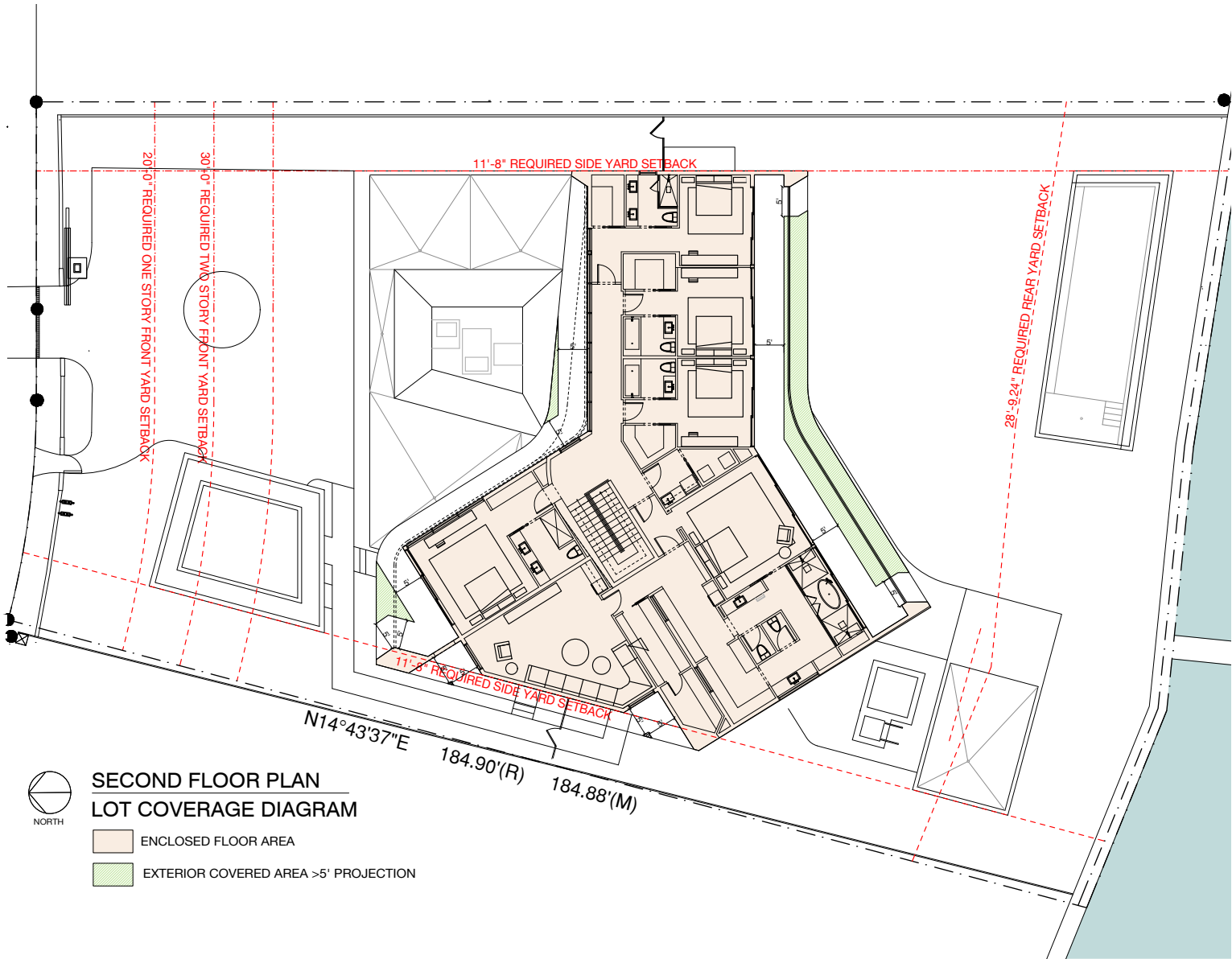
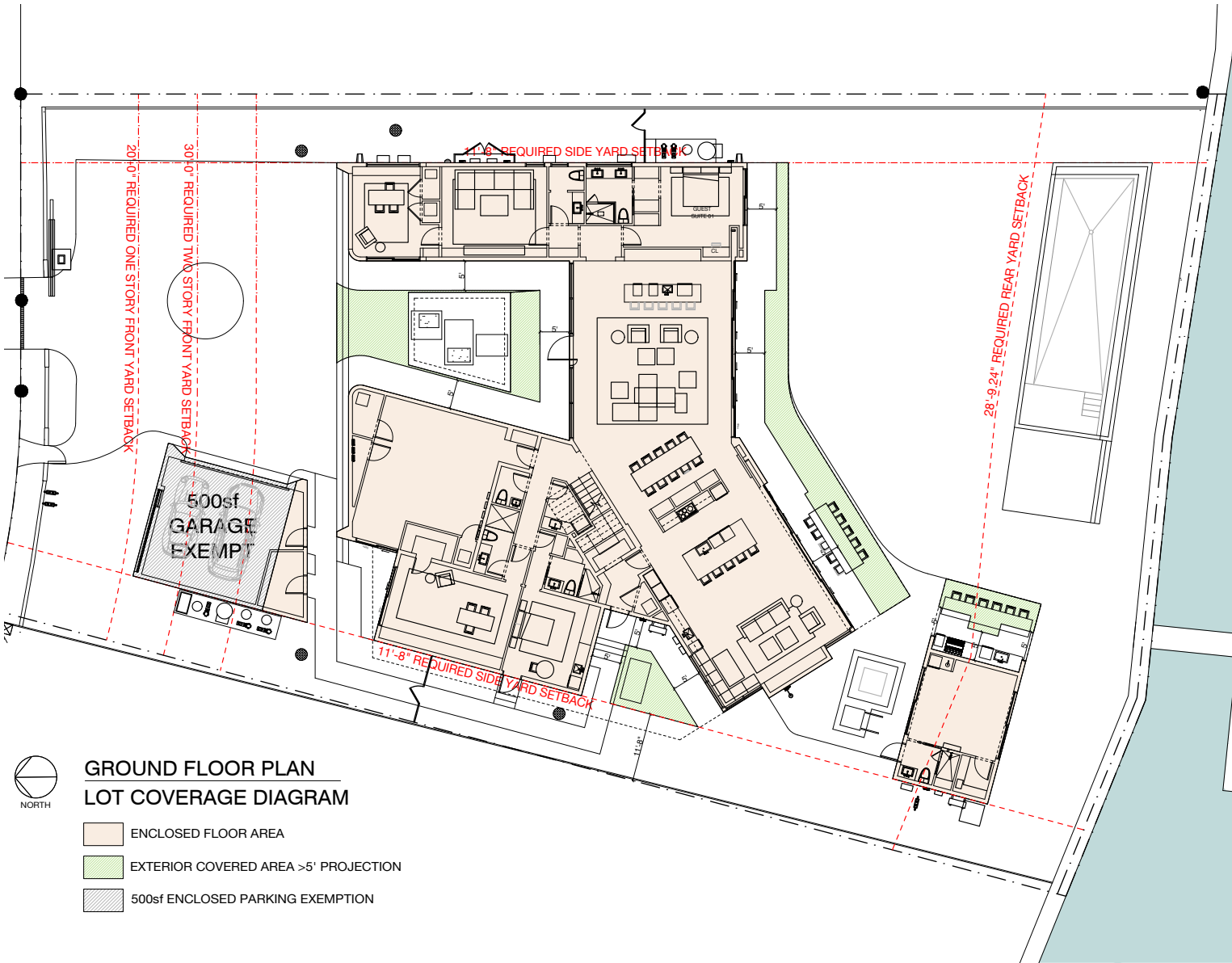


PROPOSED ADDITION - ROOF PLAN

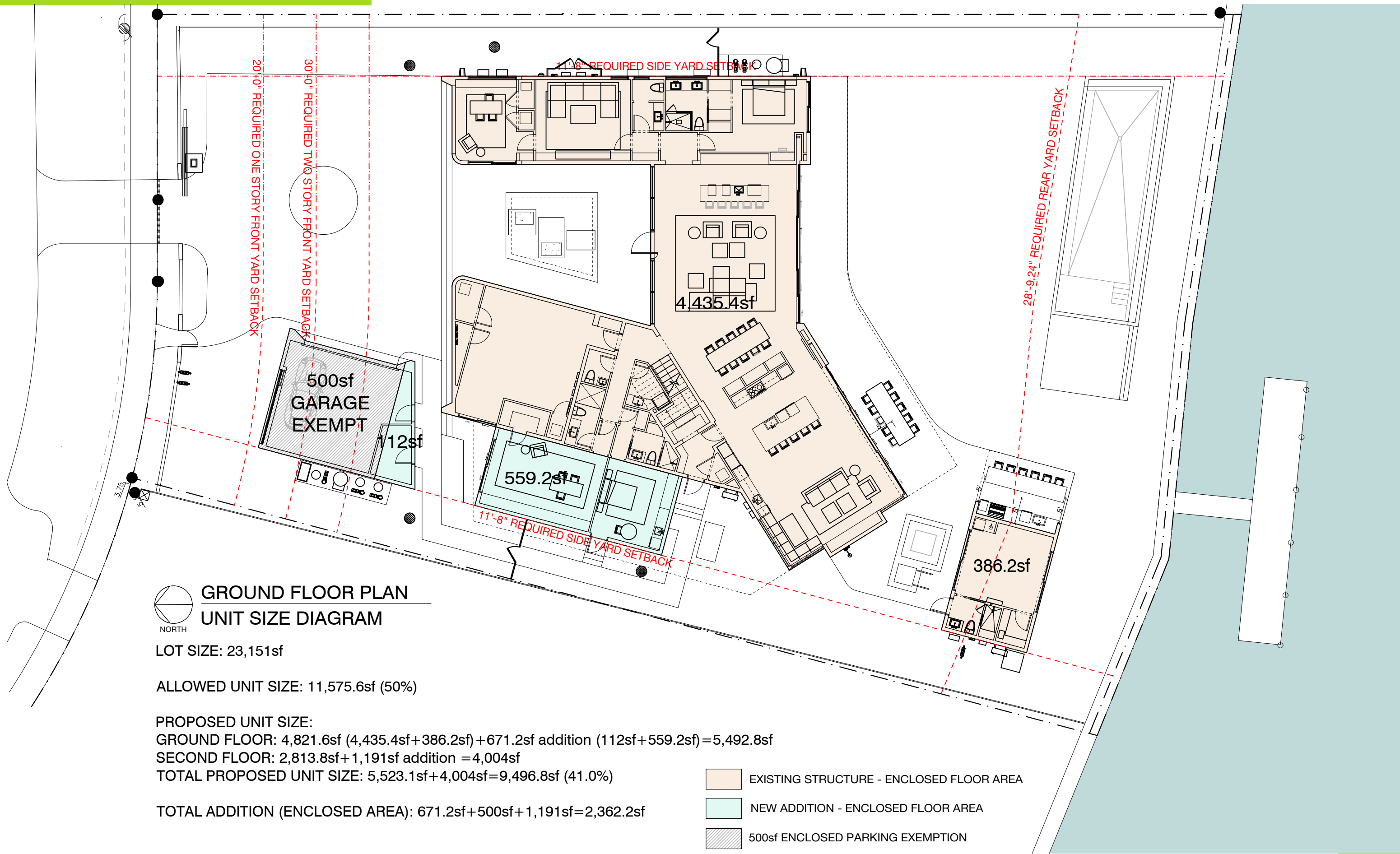


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	790 LAKEVIEW DRIVE, MIAMI BEACH FL 33140			
2	Folio number(s):	02-3222-022-1370			
3	Board and file numbers :	DRB24-1071			
4	Year built:	2020	Zoning District:	RS-3	
5	Based Flood Elevation:	+8'-0"NGVD	Grade value in NGVD:	+3.12' NGVD	
6	Adjusted grade (Flood+Grade/2):	+5.56' NGVD	Free board:	1	
7	Lot Area:	23,151sf			
8	Lot width:	93'-2"	Lot Depth:	191'-9.6"	
9	Max Lot Coverage SF and %:	6,945sf (30%)	Proposed Lot Coverage SF and %:	6,591.7sf (28.5%)	
10	Existing Lot Coverage SF and %:	5,579sf (24.1%)	Lot coverage deducted (garage-storage) SF:	500sf	
11	Front Yard Open Space SF and %:	1,420.6sf (51.5%)	Rear Yard Open Space SF and %:	N/A	
12	Max Unit Size SF and %:	11,575.55 SF (50%)	Proposed Unit Size SF and %:	9,496.8sf (41.0%)	
13	Existing First Floor Unit Size:	4,821.6sf	Proposed First Floor Unit Size:	5,492.8sf	
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		2,813.8sf	Proposed Second Floor Unit Size SF and % :	4,004sf	
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"	53'-8"	22' (GARAGE)	N/A
20	Front Second level:	30'-0"	86'-3"	59'-4"	N/A
21	Side 1: WEST	11'-8"	11'-8"	11'-8"	N/A
22	Side 2: EAST	11'-8"	11'-8"	N/A	N/A
23	Rear:	28'-9.24"	38'-0"	N/A	N/A
	Accessory Structure Side 1: WEST	7'-6"	11'-9"	N/A	N/A
24	Accessory Structure Side 2: EAST	7'-6"	82'-3"	N/A	N/A
25	Accessory Structure Rear:	14'-4.62"	15'-8"	N/A	N/A
26	Sum of Side yard :	23'-3.5"	23'-4"	N/A	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					

ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - UNIT SIZE



GROUND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 23,151sf

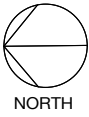
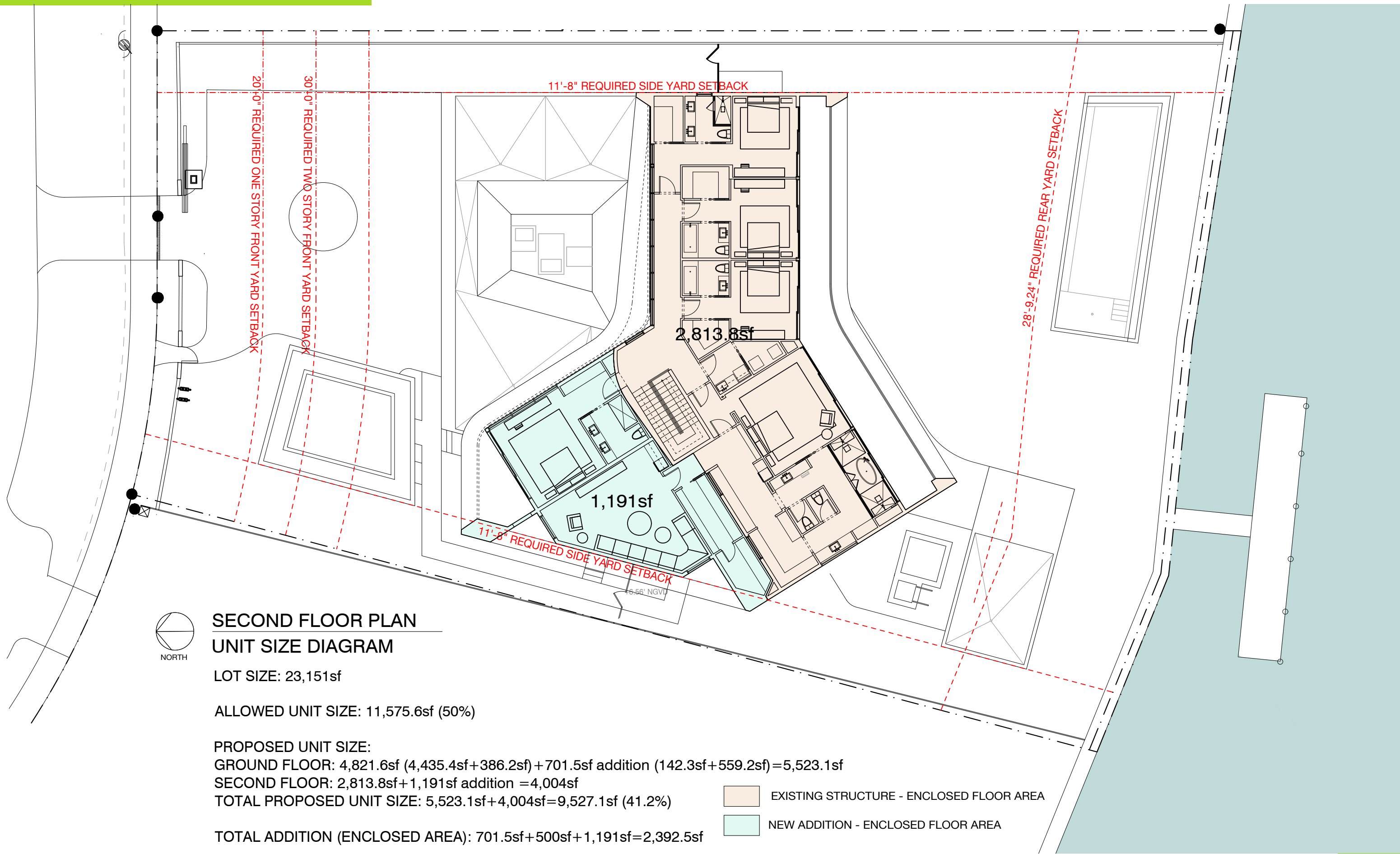
ALLOWED UNIT SIZE: 11,575.6sf (50%)

PROPOSED UNIT SIZE:
GROUND FLOOR: 4,821.6sf (4,435.4sf+386.2sf)+671.2sf addition (112sf+559.2sf)=5,492.8sf
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf
TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,496.8sf (41.0%)

TOTAL ADDITION (ENCLOSED AREA): 671.2sf+500sf+1,191sf=2,362.2sf

- EXISTING STRUCTURE - ENCLOSED FLOOR AREA
- NEW ADDITION - ENCLOSED FLOOR AREA
- 500sf ENCLOSED PARKING EXEMPTION

ZONING DIAGRAM - UNIT SIZE



SECOND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 23,151sf

ALLOWED UNIT SIZE: 11,575.6sf (50%)

PROPOSED UNIT SIZE:

GROUND FLOOR: 4,821.6sf (4,435.4sf+386.2sf)+701.5sf addition (142.3sf+559.2sf)=5,523.1sf

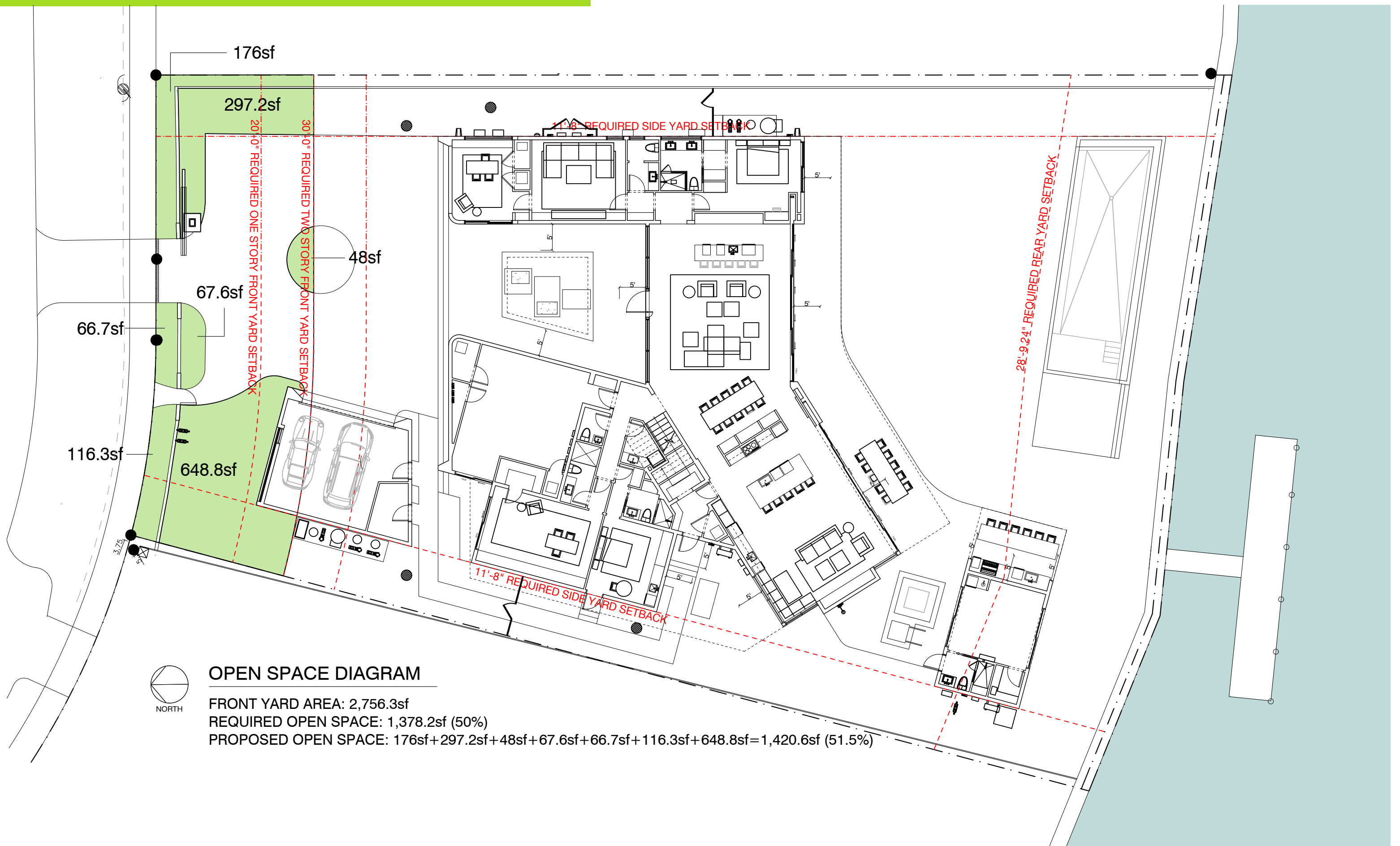
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf

TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,527.1sf (41.2%)

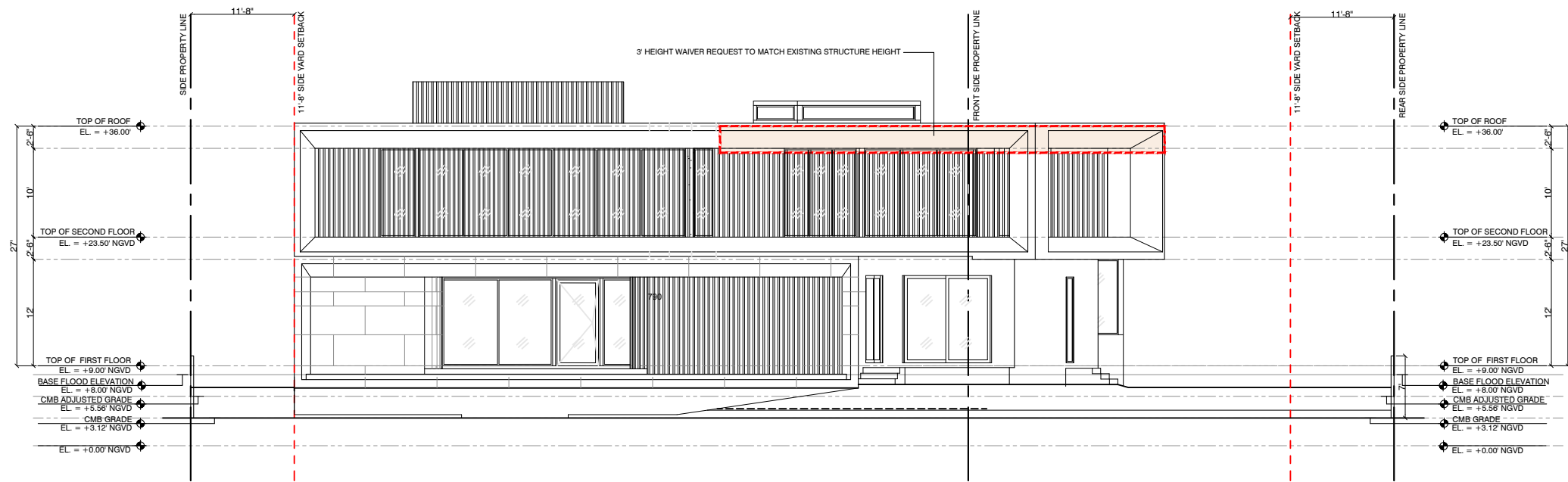
TOTAL ADDITION (ENCLOSED AREA): 701.5sf+500sf+1,191sf=2,392.5sf

- EXISTING STRUCTURE - ENCLOSED FLOOR AREA
- NEW ADDITION - ENCLOSED FLOOR AREA

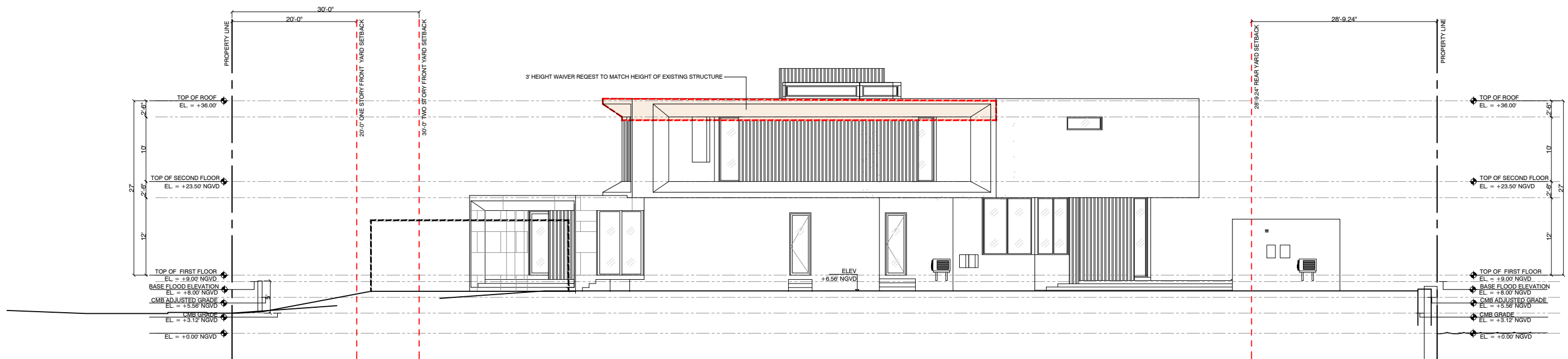
ZONING DIAGRAM - FRONT YARD OPEN SPACE



HEIGHT WAIVER DIAGRAM



1 HEIGHT WAIVER DIAGRAM
NORTH ELEVATION



2 HEIGHT WAIVER DIAGRAM
WEST ELEVATION

EXTERIOR MATERIAL PALETTE



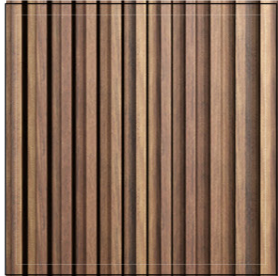
ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



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

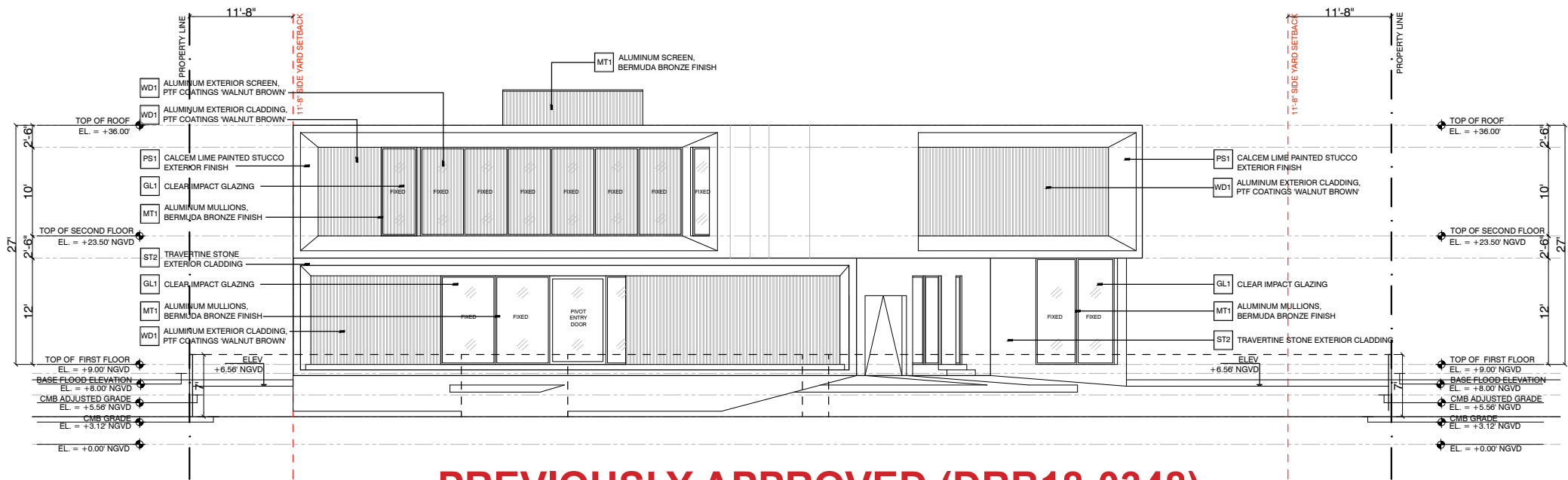


WD1
EXISTING GARAGE DOOR
TO BE REUSED



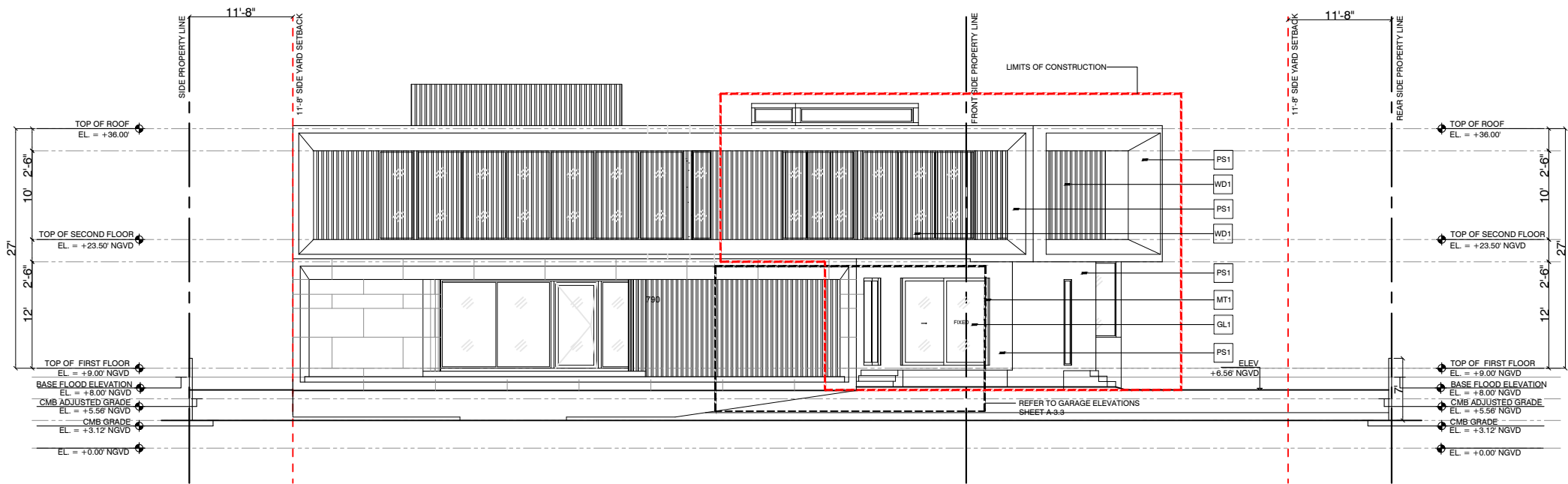
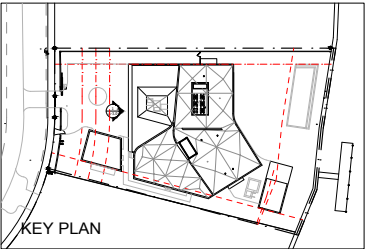
GL1
CLEAR IMPACT GLAZING

ELEVATIONS - NORTH



PREVIOUSLY APPROVED (DRB18-0348)

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



PROPOSED ELEVATION

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

RENDERED ELEVATION - NORTH



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



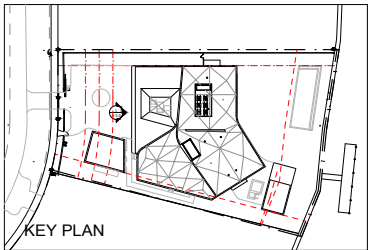
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



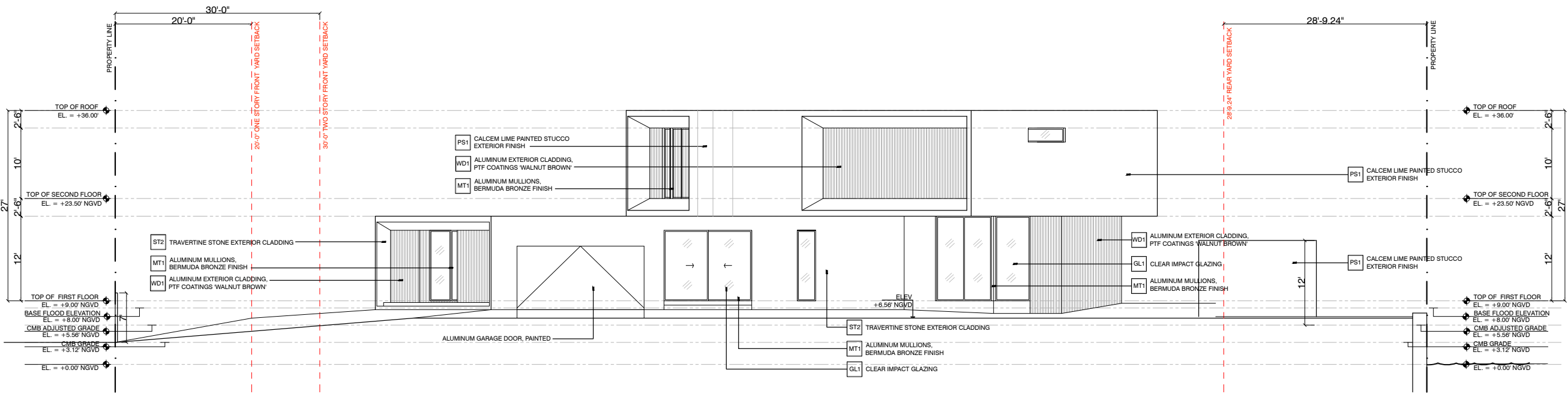
PT1
EXISTING GARAGE DOOR
TO BE REUSED



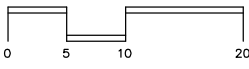
GL1
CLEAR IMPACT GLAZING



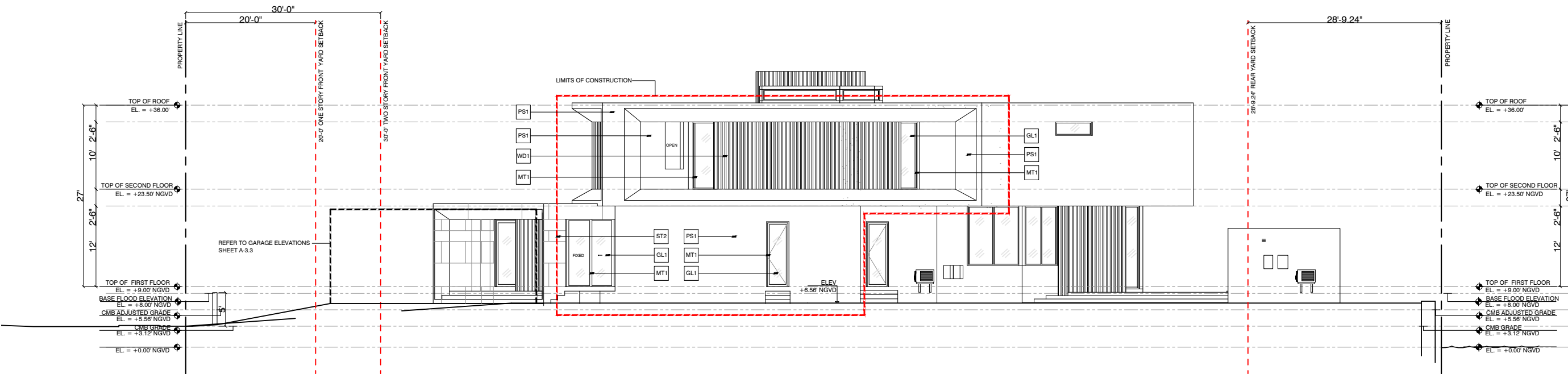
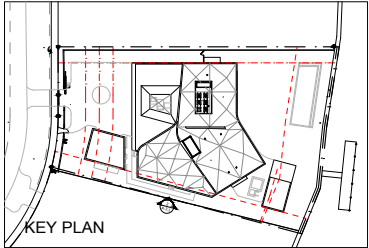
ELEVATIONS - WEST



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



PREVIOUSLY APPROVED (DRB18-0348)



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

PROPOSED ELEVATION

RENDERED ELEVATION - WEST



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



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



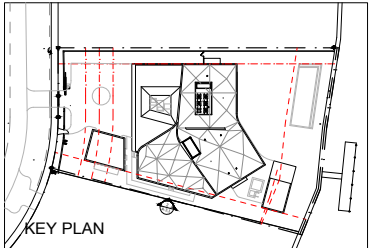
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



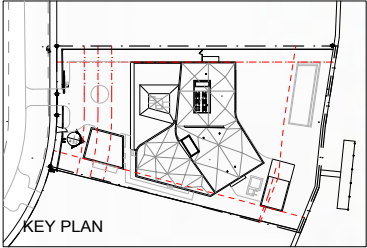
PT1
EXISTING GARAGE DOOR
TO BE REUSED



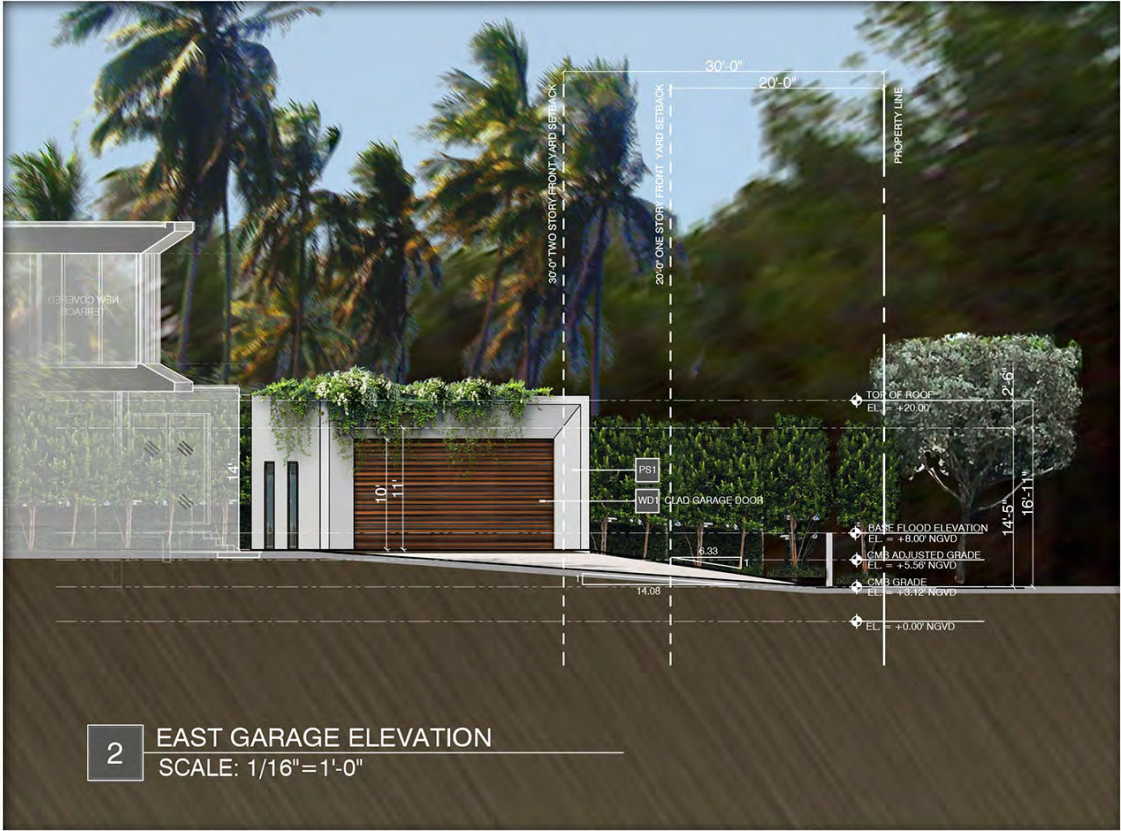
GL1
CLEAR IMPACT GLAZING



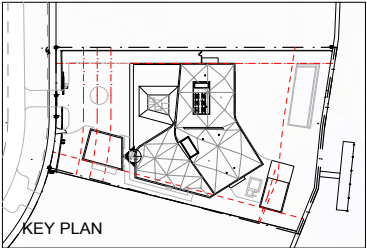
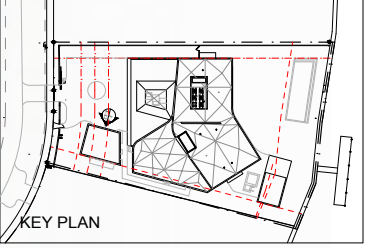
ELEVATIONS - GARAGE



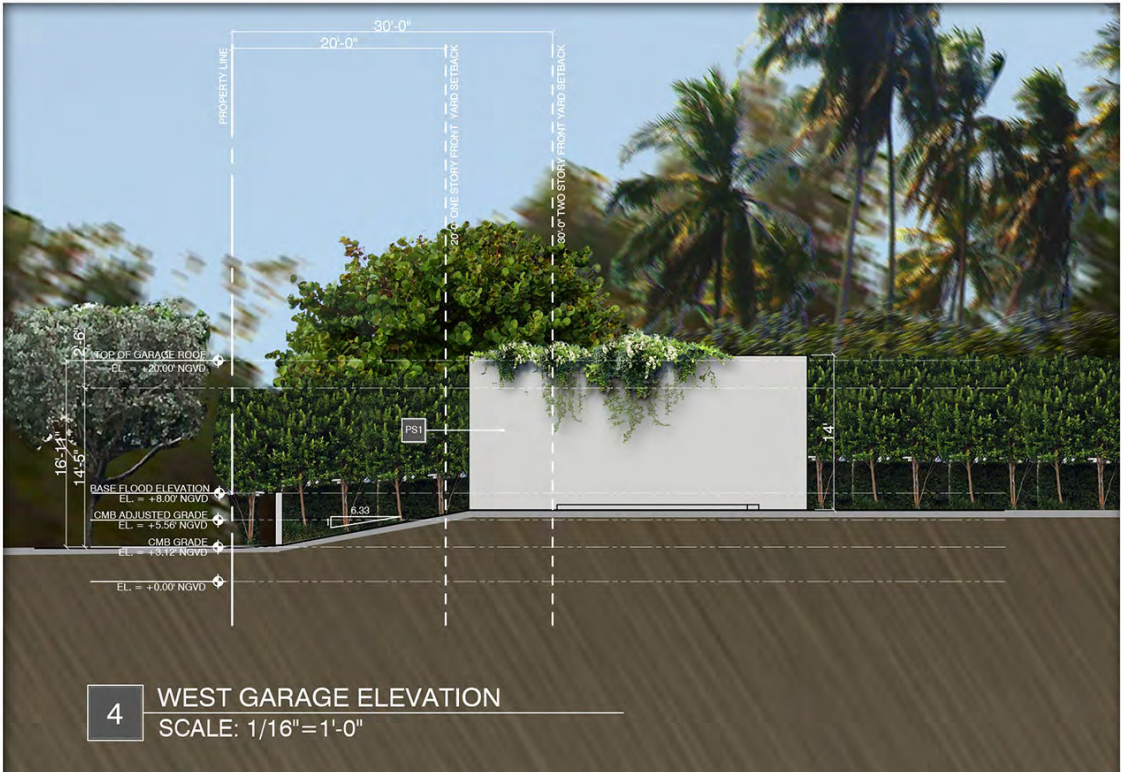
1 NORTH GARAGE ELEVATION
SCALE: 1/16"=1'-0"



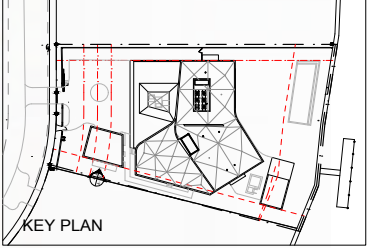
2 EAST GARAGE ELEVATION
SCALE: 1/16"=1'-0"



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



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



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS WALNUT BROWN



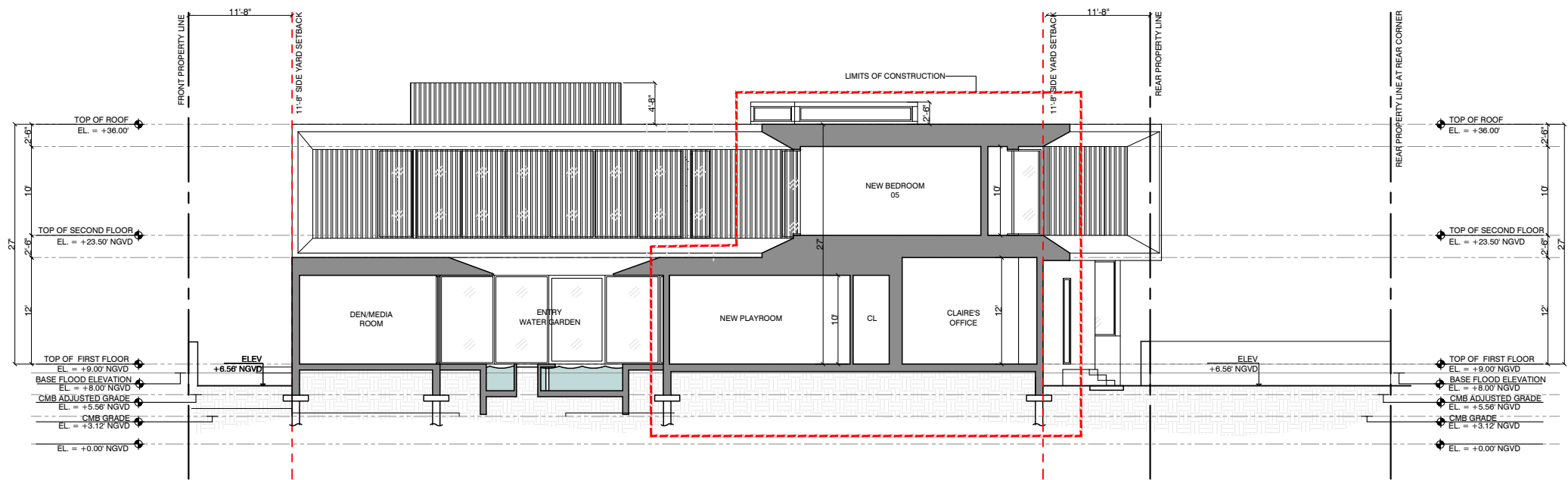
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



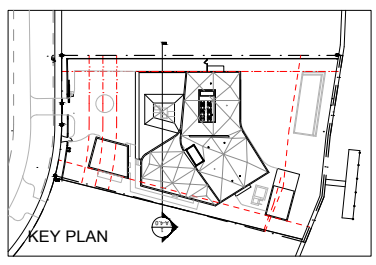
PT1
EXISTING GARAGE DOOR
TO BE REUSED

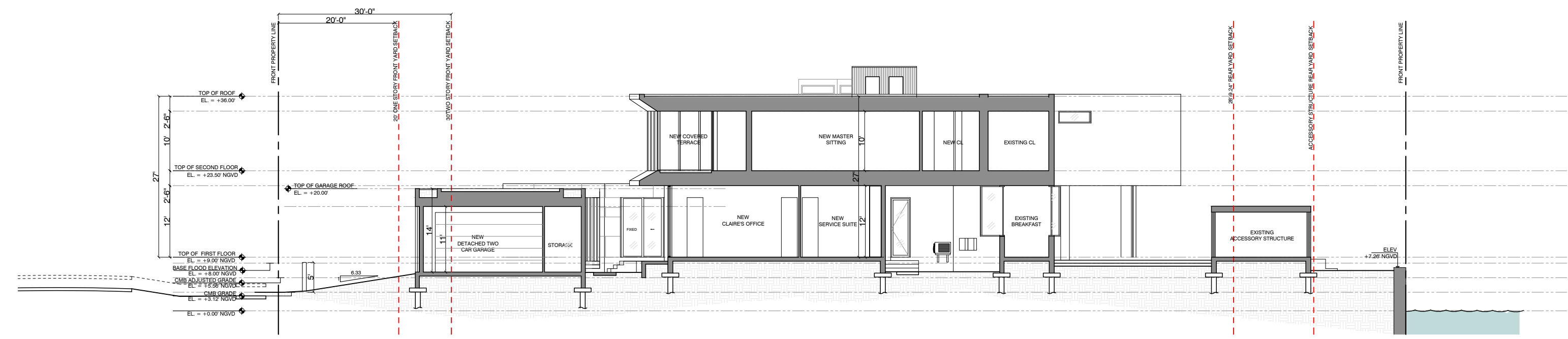


GL1
CLEAR IMPACT GLAZING

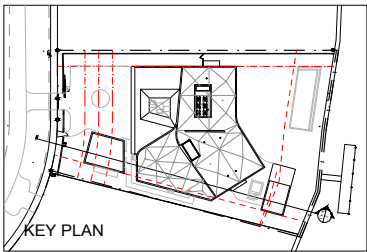


1 TRANSVERSE SECTION
SCALE: 1/16"=1'-0"

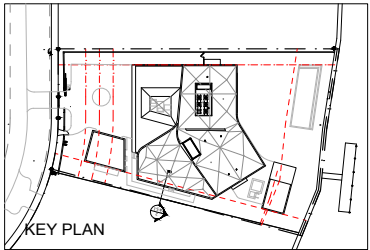
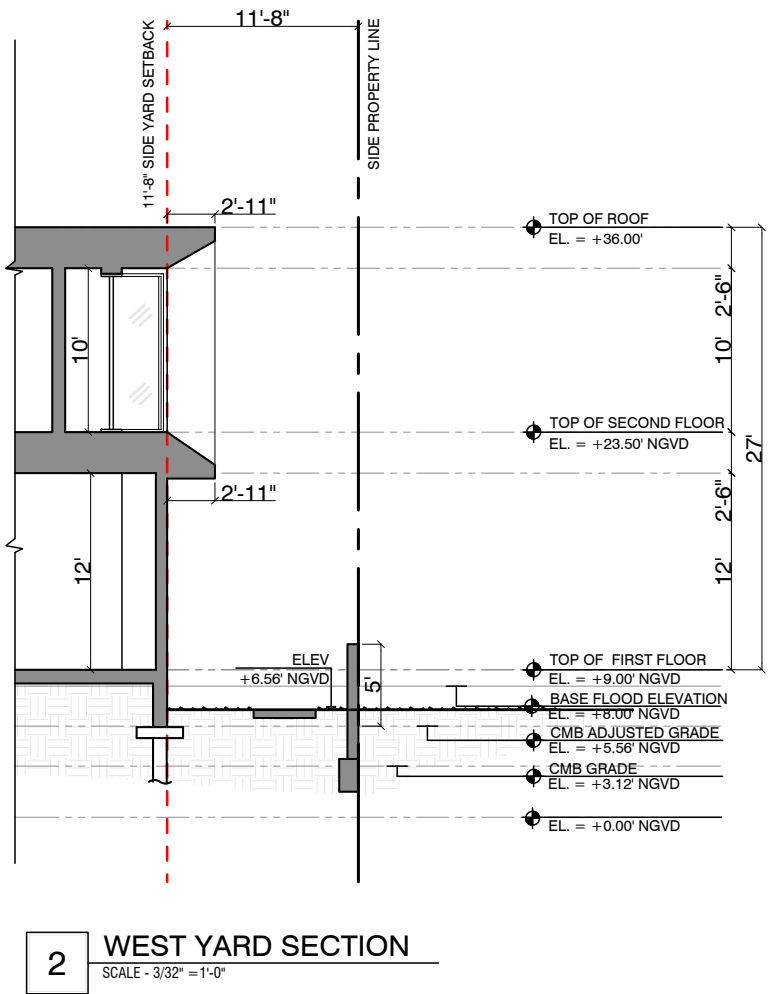
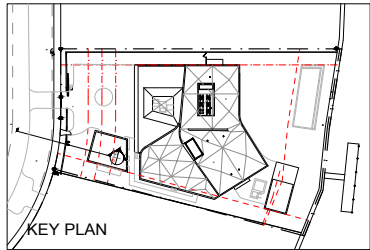
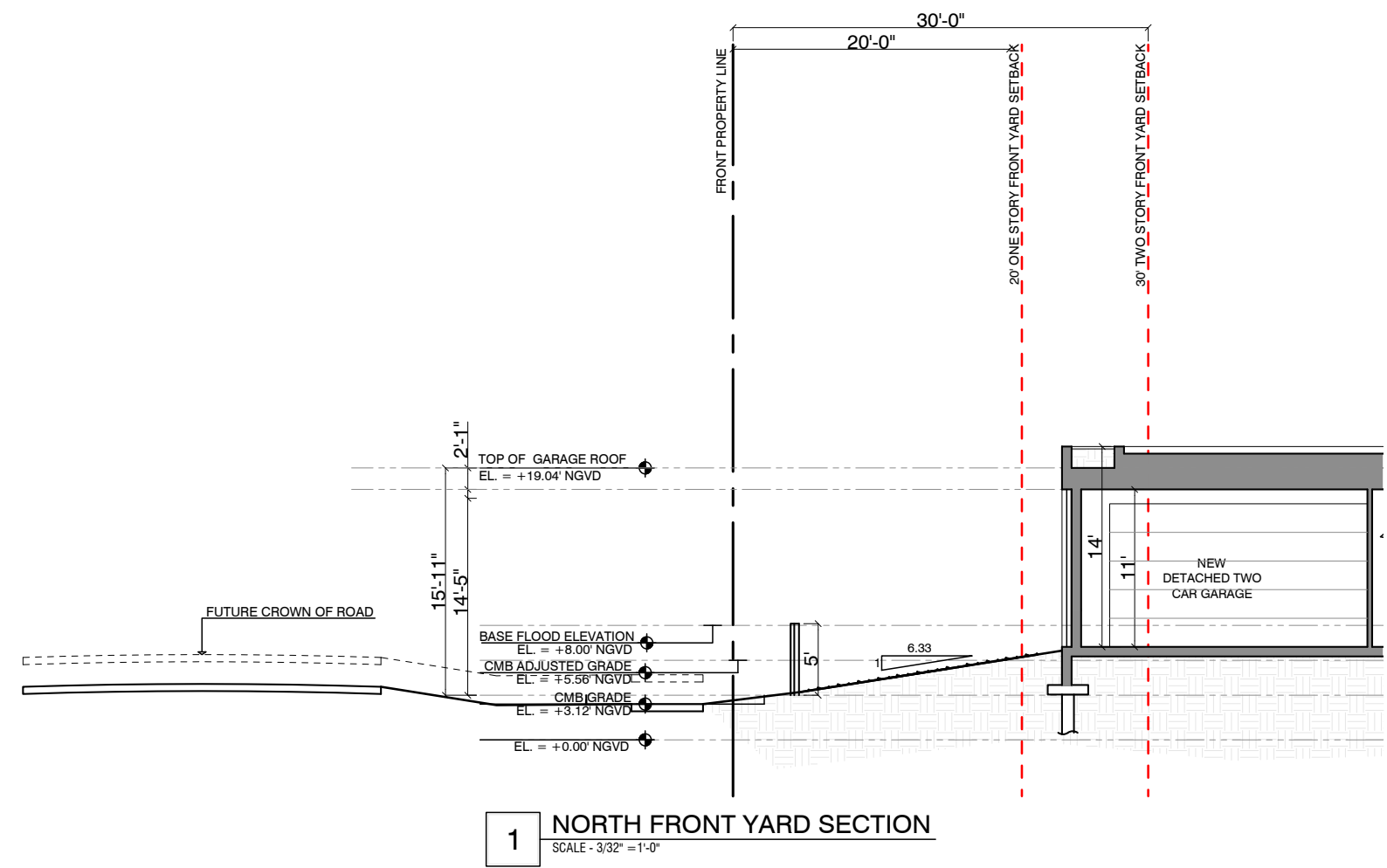




1 LONGITUDINAL SECTION
SCALE: 1/16"=1'-0"



YARD SECTIONS - NORTH FRONT AND WEST SIDE





DETACHED GARAGE REMOVED FOR CLARITY





DETACHED GARAGE REMOVED FOR CLARITY

