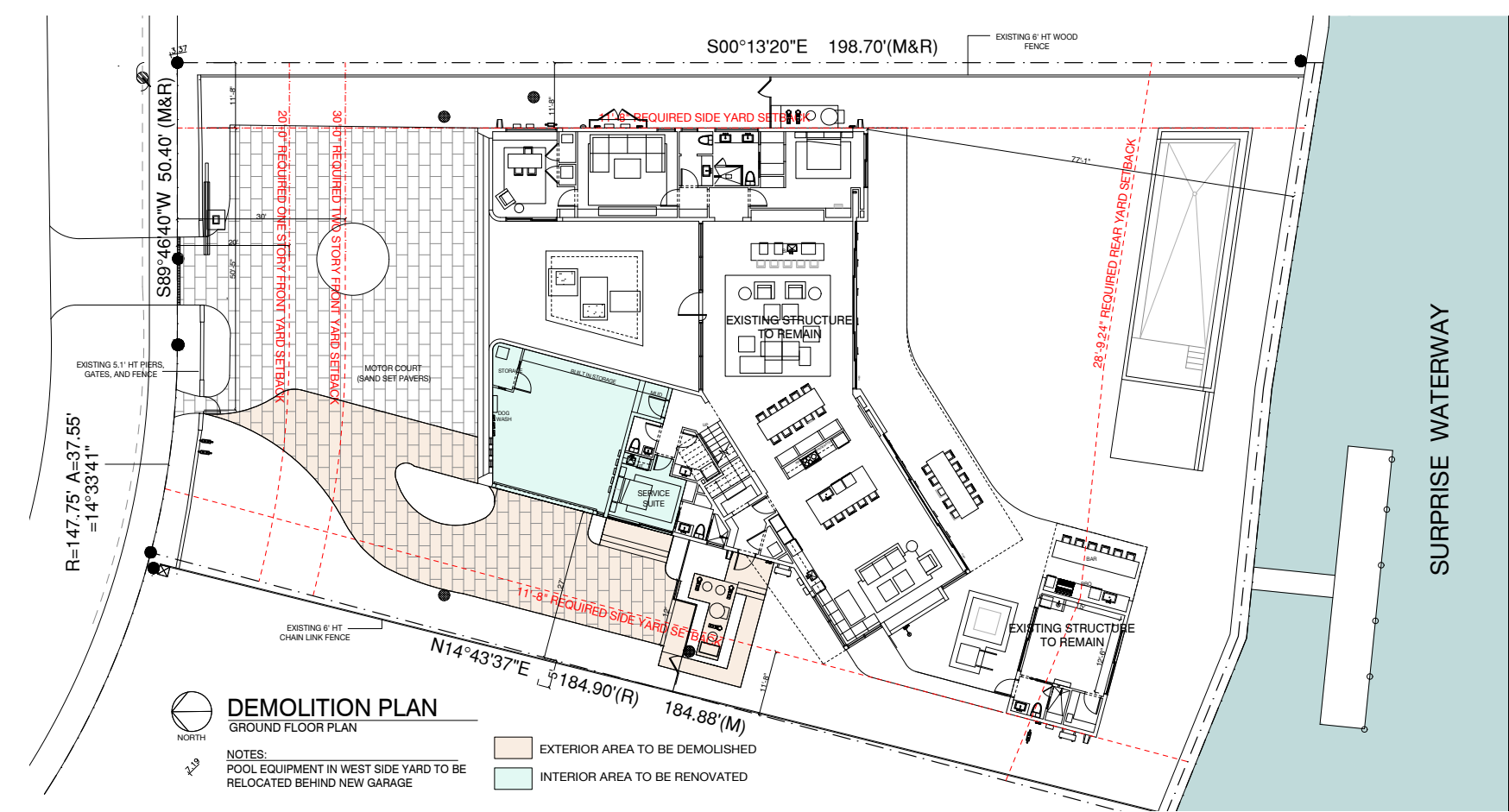
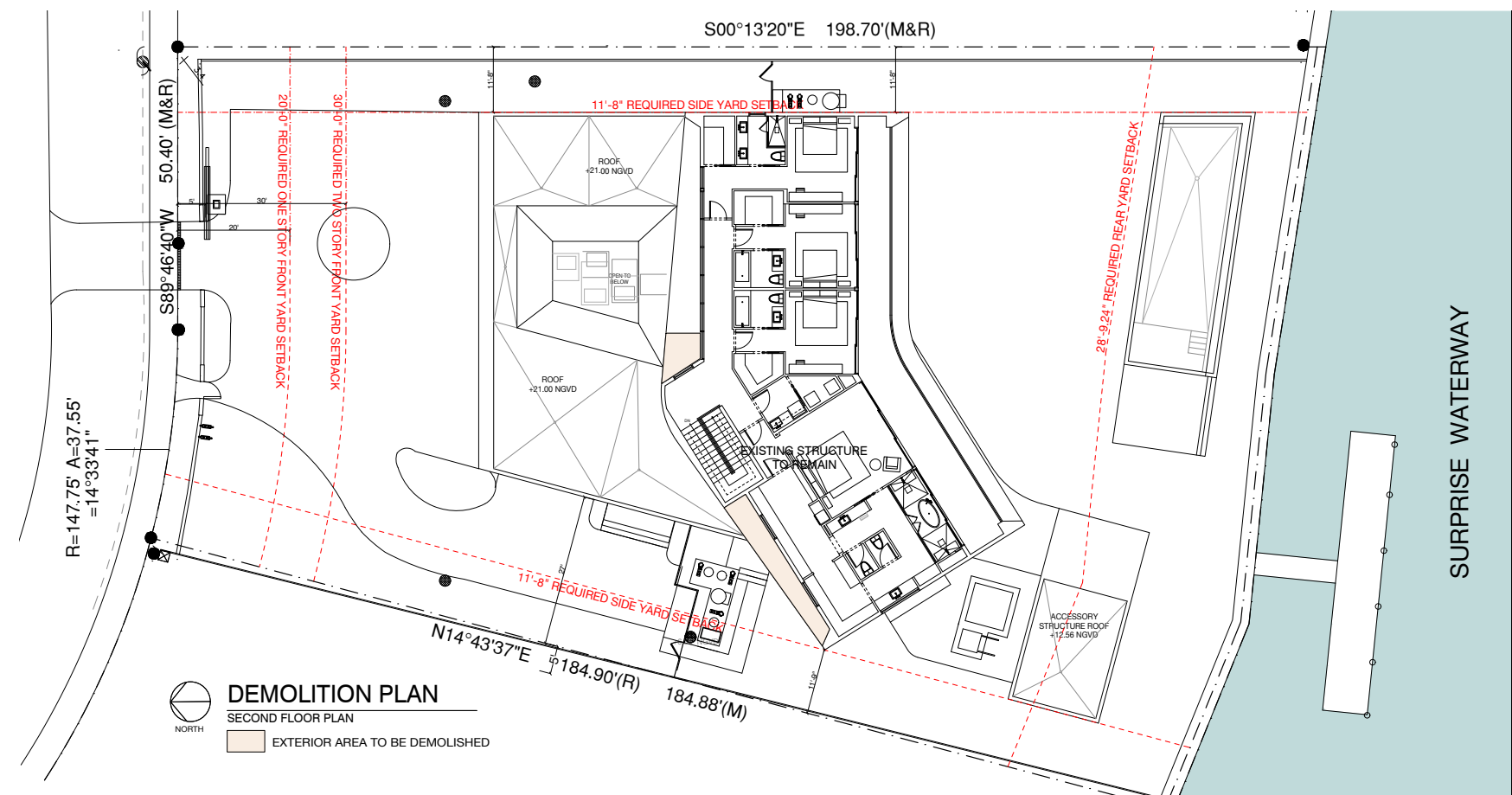
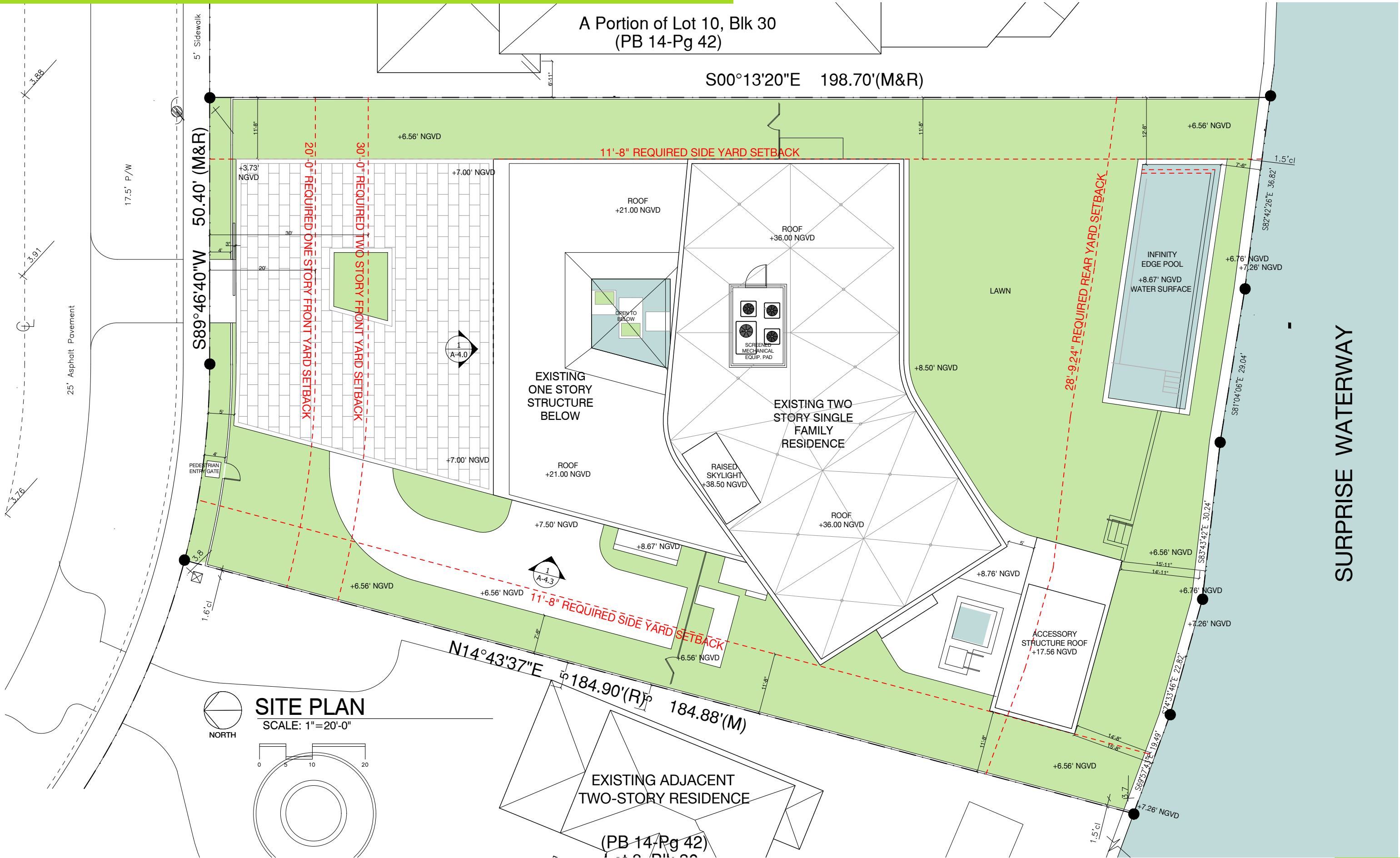


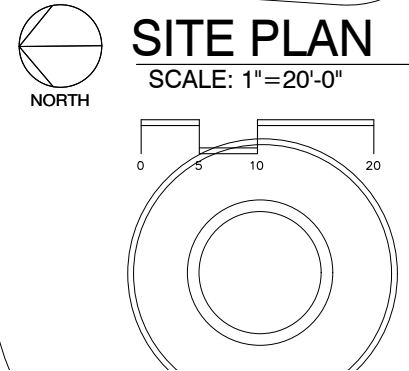
DEMOLITION PLANS



EXISTING SITE PLAN- PREVIOUSLY APPROVED (DRB18-0348)



SITE PLAN
SCALE: 1"=20'-0"

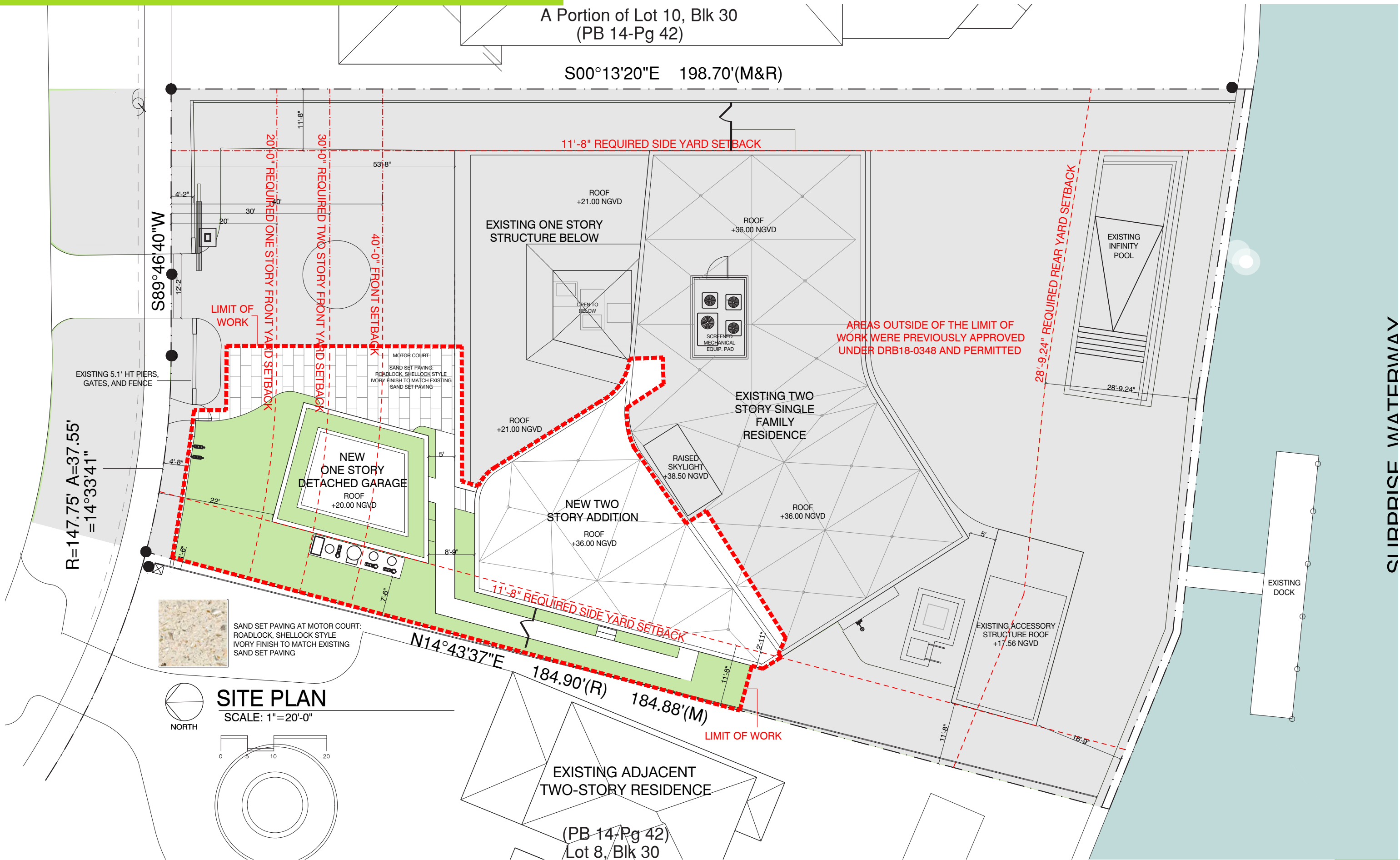


SURPRISE WATERWAY

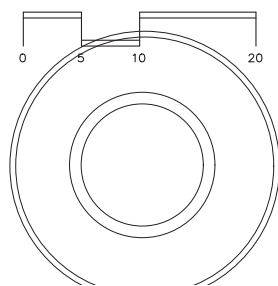
PROPOSED ADDITION - SITE PLAN

A Portion of Lot 10, Blk 30
(PB 14-Pg 42)

S00°13'20"E 198.70'(M&R)



SITE PLAN
SCALE: 1"=20'-0"



AREAS OUTSIDE OF THE LIMIT OF WORK WERE PREVIOUSLY APPROVED UNDER DRB18-0348 AND PERMITTED

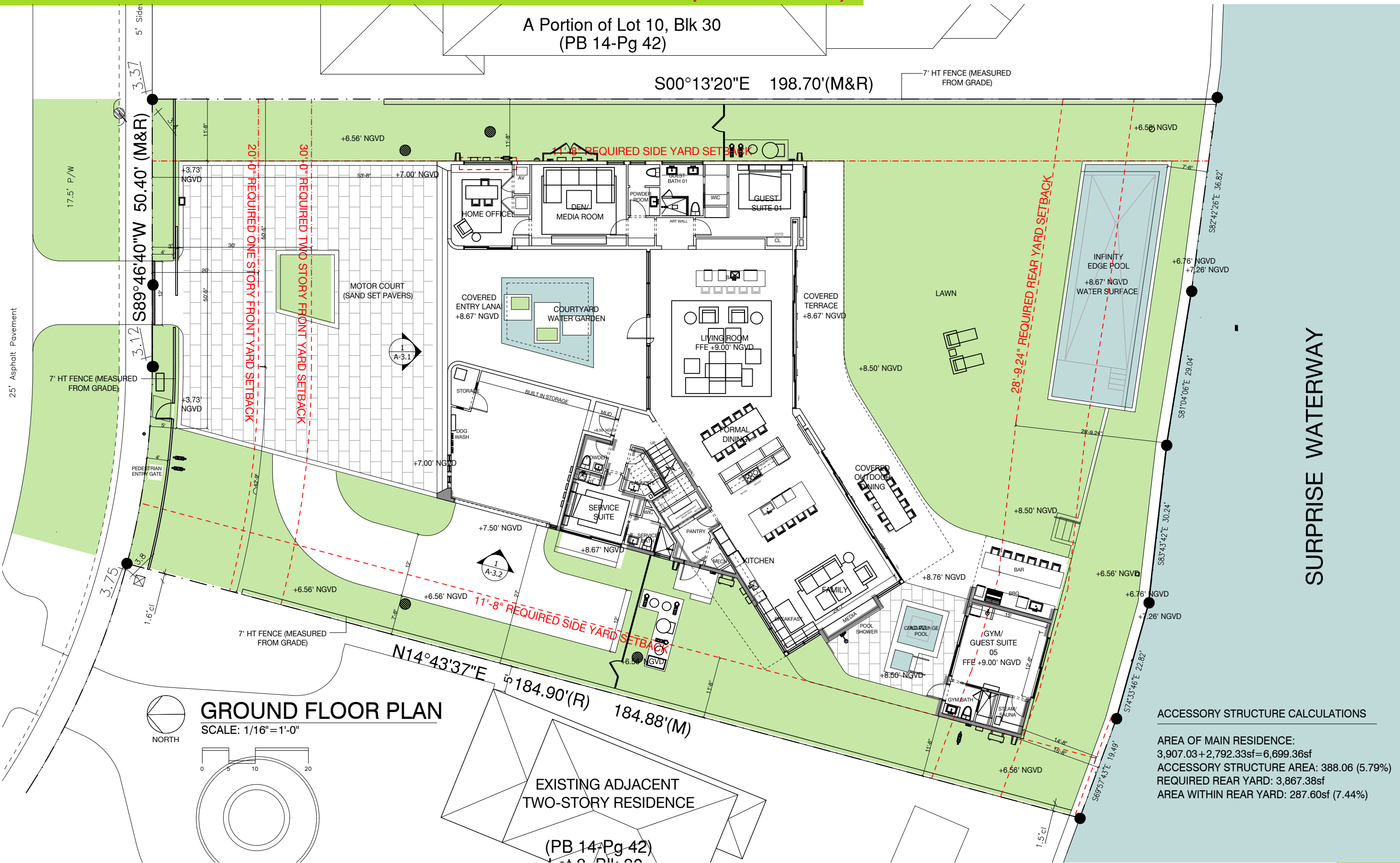
CLIPDRIVE WATERWAY

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

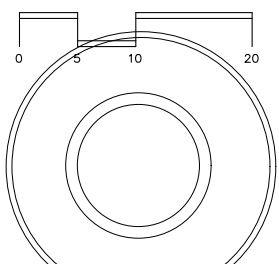
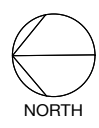
A Portion of Lot 10, Blk 30
(PB 14-Pg 42)

S00°13'20"E 198.70'(M&R)

7' HT FENCE (MEASURED FROM GRADE)



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



11'-8" REQUIRED SIDE YARD SETBACK

28'-9.24" REQUIRED REAR YARD SETBACK

20'-0" REQUIRED ONE STORY FRONT YARD SETBACK

30'-0" REQUIRED TWO STORY FRONT YARD SETBACK

EXISTING ADJACENT
TWO-STORY RESIDENCE

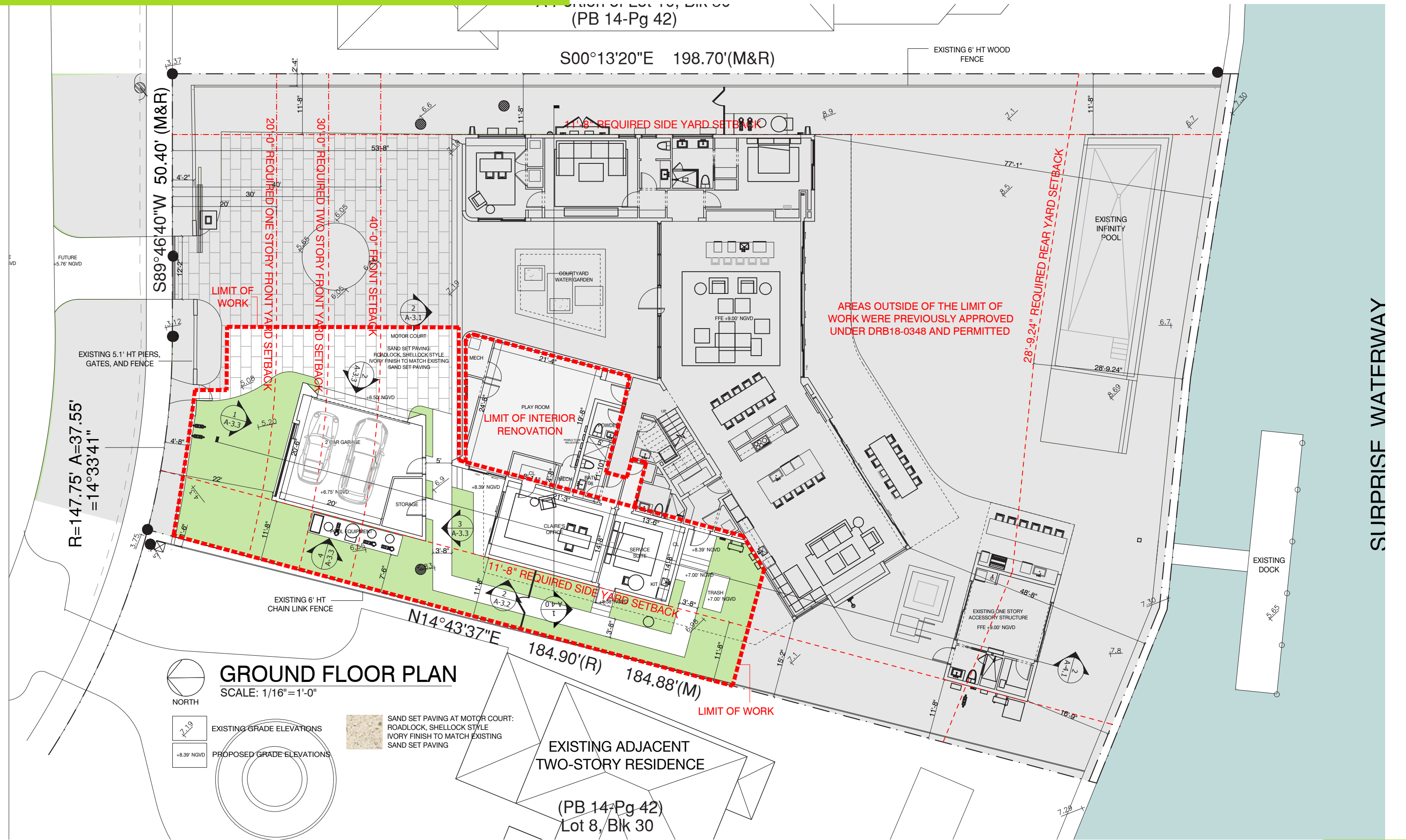
(PB 14-Pg 42)

SURPRISE WATERWAY

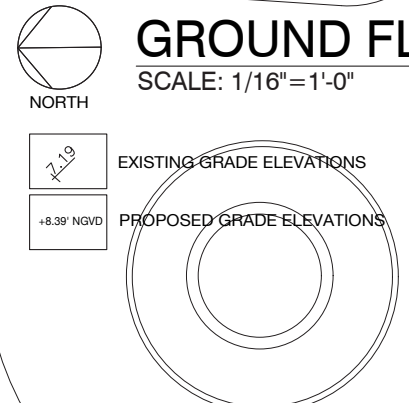
ACCESSORY STRUCTURE CALCULATIONS

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



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



SAND SET PAVING AT MOTOR COURT:
ROADLOCK, SHELLOCK STYLE
IVORY FINISH TO MATCH EXISTING
SAND SET PAVING

EXISTING ADJACENT
TWO-STORY RESIDENCE

(PB 14-Pg 42)
Lot 8, Blk 30

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

790 LAKEVIEW DRIVE
MIAMI BEACH, FLORIDA

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

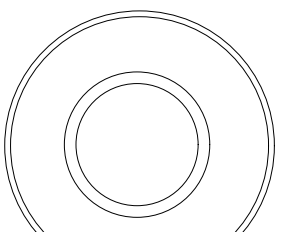
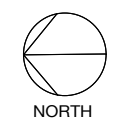
A Portion of Lot 10, Blk 30
(PB 14-Pg 42)

S00°13'20"E 198.70'(M&R)

S89°46'40"W 50.40' (M&R)

R=147.75' A=37.55'
=14°33'41"

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



11'-8" REQUIRED SIDE YARD SETBACK

20'-0" REQUIRED ONE STORY FRONT YARD SETBACK

30'-0" REQUIRED TWO STORY FRONT YARD SETBACK

28'-9.24" REQUIRED REAR YARD SETBACK

11'-8" REQUIRED SIDE YARD SETBACK

N14°43'37"E 184.90'(R) 184.88'(M)

EXISTING ADJACENT
TWO-STORY RESIDENCE

(PB 14-Pg 42)

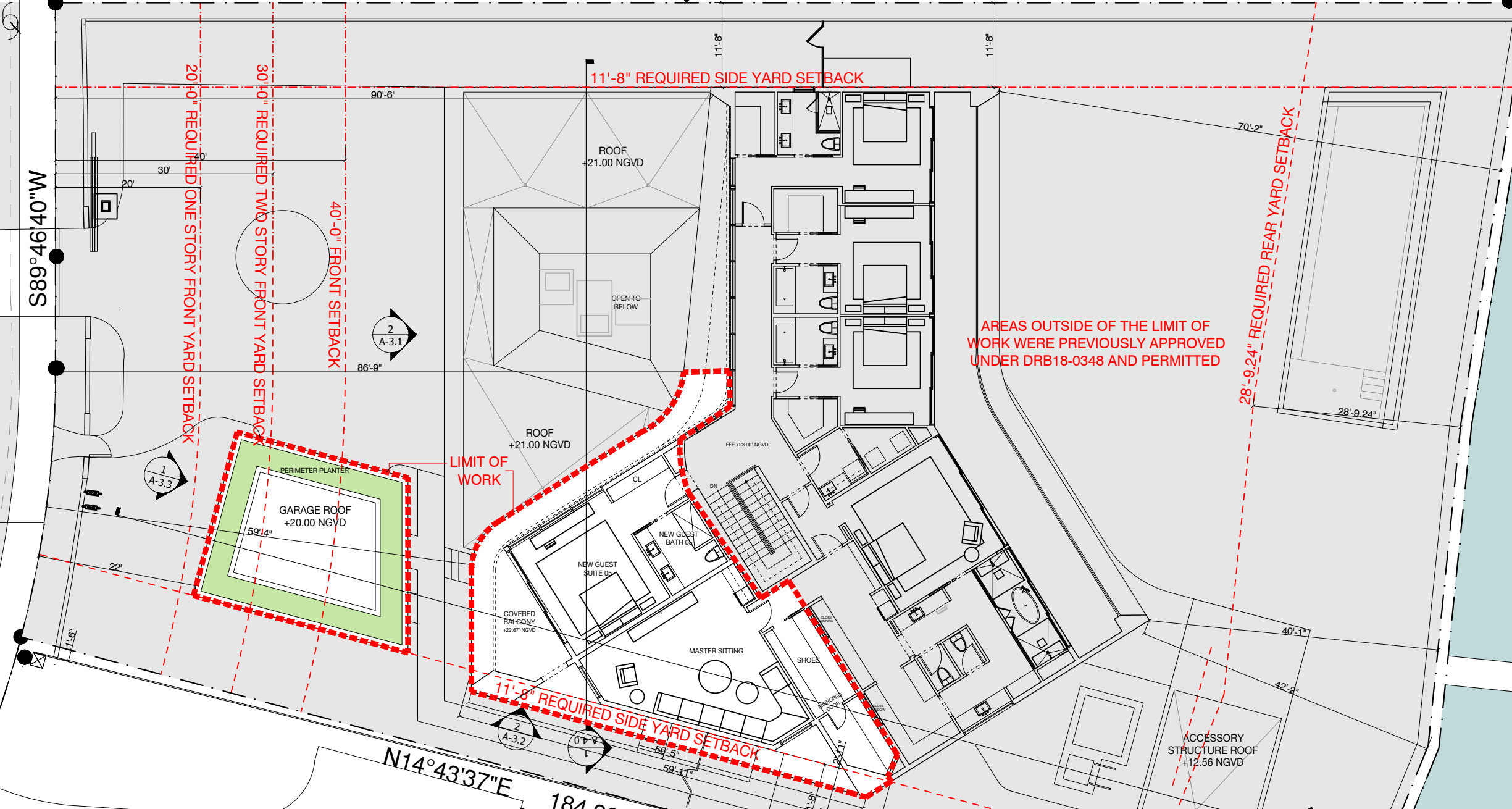
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

SURPRISE WATERWAY

PROPOSED ADDITION - SECOND FLOOR PLAN

(PB 14-Pg 42)

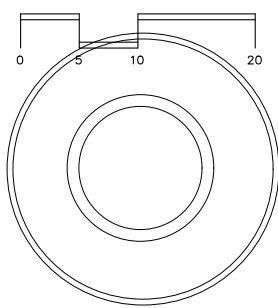
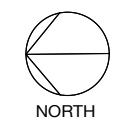
S00°13'20"E 198.70'(M&R)



AREAS OUTSIDE OF THE LIMIT OF WORK WERE PREVIOUSLY APPROVED UNDER DRB18-0348 AND PERMITTED

LIMIT OF WORK

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



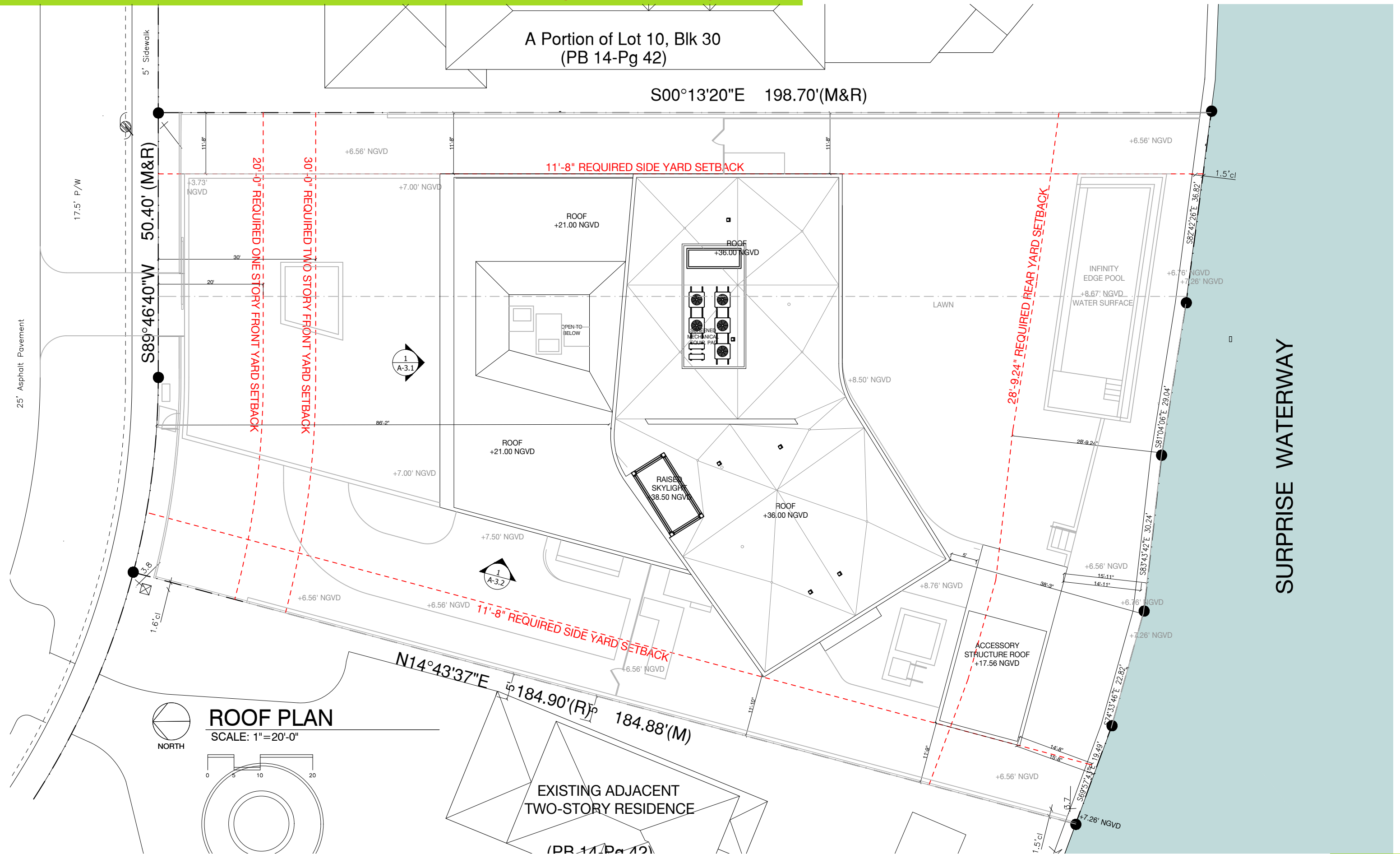
EXISTING ADJACENT TWO-STORY RESIDENCE

(PB 14-Pg 42)
Lot 8, Blk 30

SURPRISE WATERWAY

EXISTING DOCK

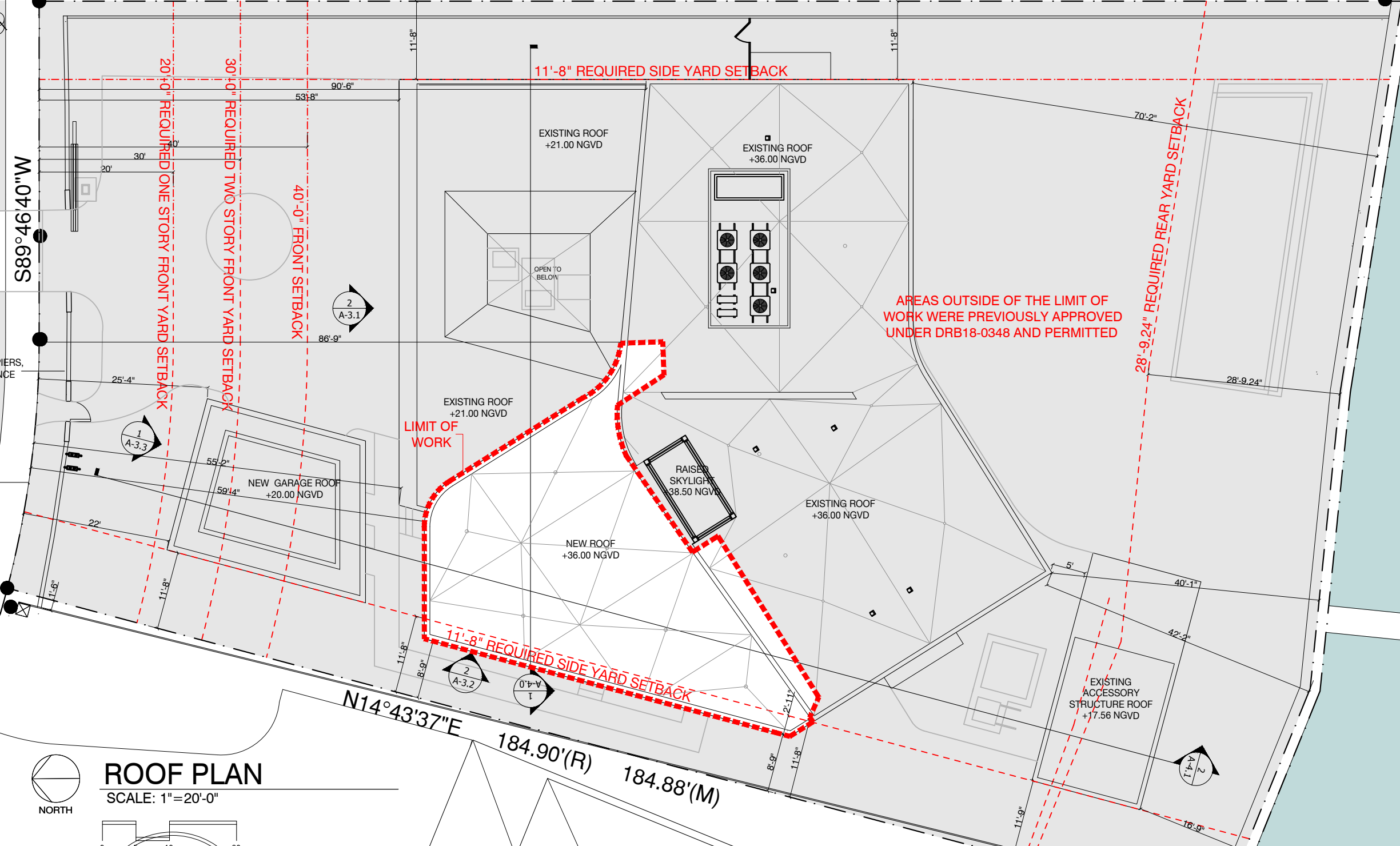
EXISTING ROOF PLAN - PREVIOUSLY APPROVED (DRB18-0348)



SURPRISE WATERWAY

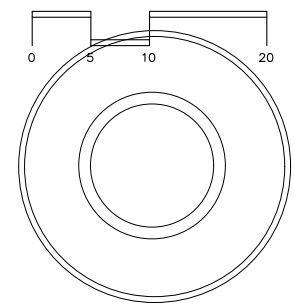
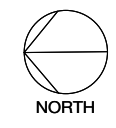
PROPOSED ADDITION - ROOF PLAN

(PB 14-Pg 42)
 S00°13'20"E 198.70'(M&R)



AREAS OUTSIDE OF THE LIMIT OF WORK WERE PREVIOUSLY APPROVED UNDER DRB18-0348 AND PERMITTED

ROOF PLAN
 SCALE: 1"=20'-0"



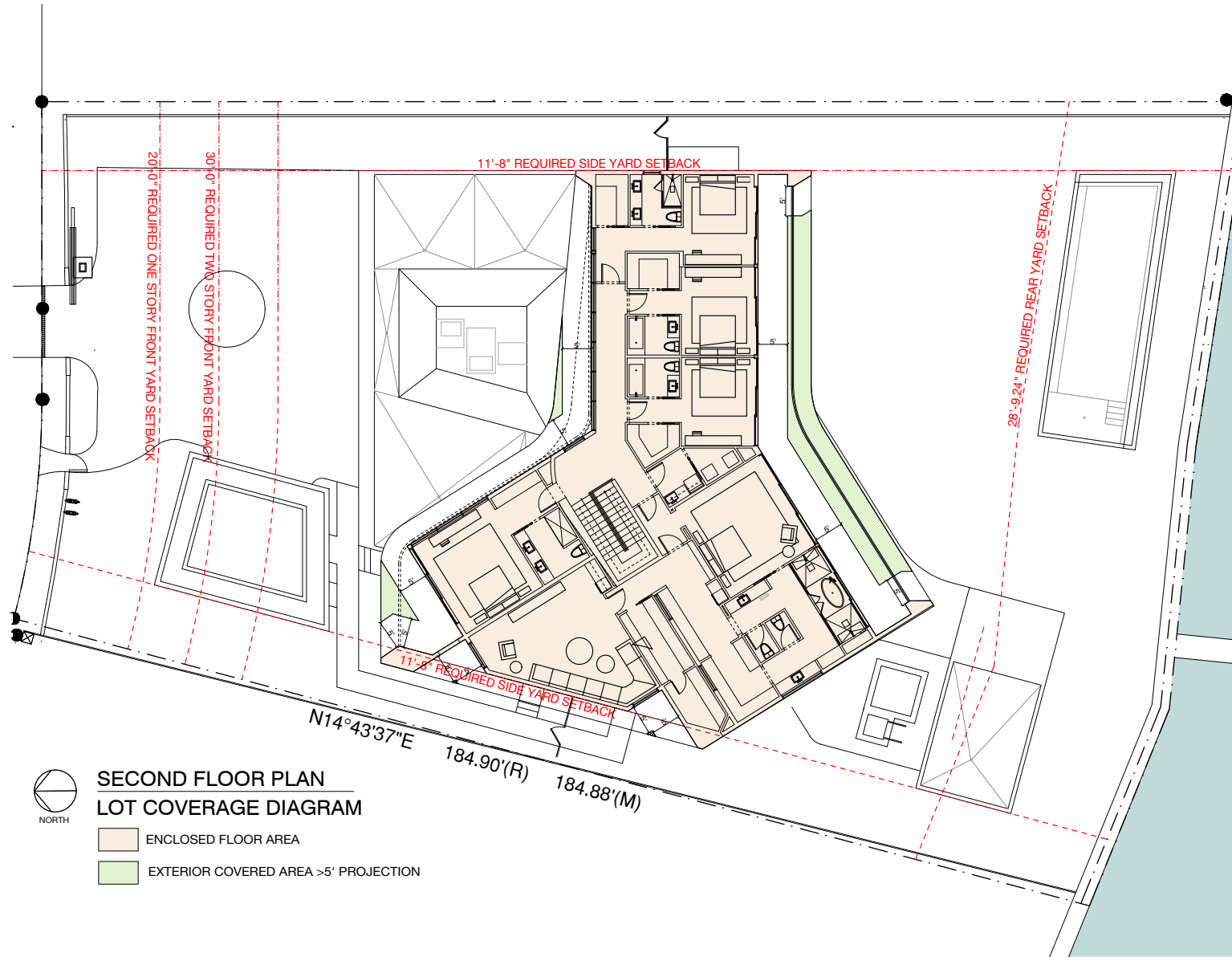
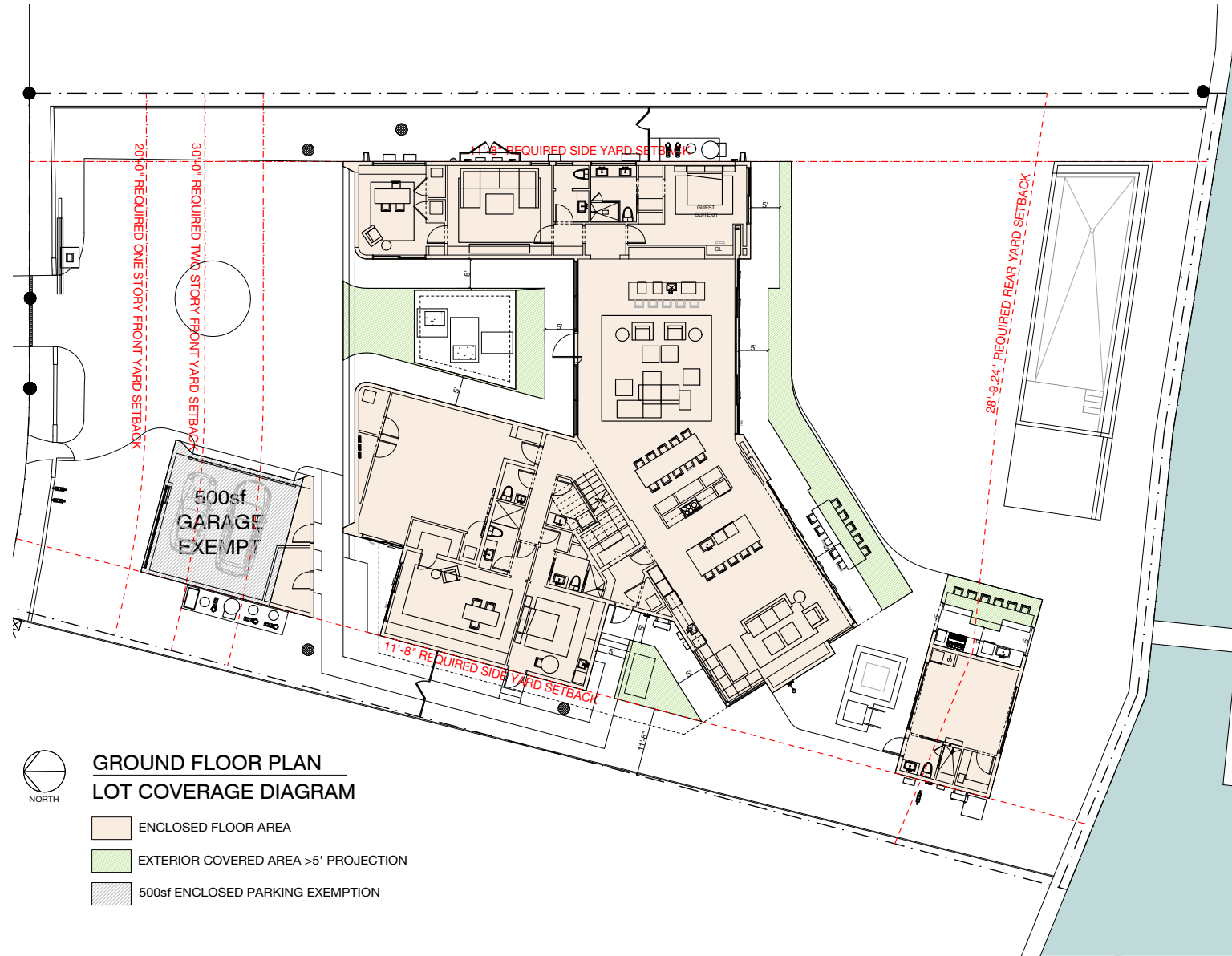
EXISTING ADJACENT TWO-STORY RESIDENCE

(PB 14/Pg 42)
 Lot 8, Blk 30

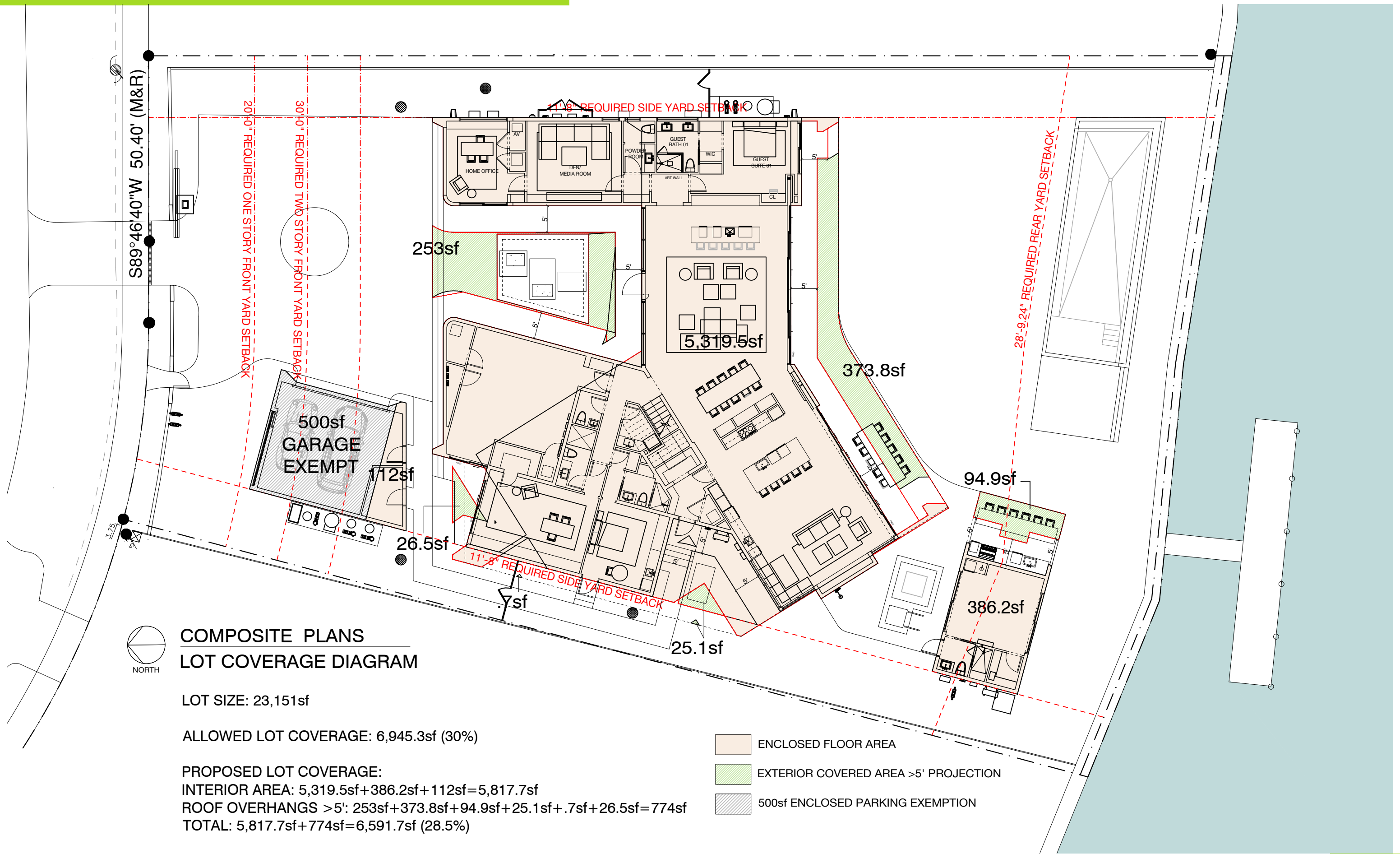
SURPRISE WATERWAY

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
17	Height:	24'-0" (28'-0" DRB)		27'-0"
18	Setbacks:			
19	Front First level:	20'-0"	53'-8"	22' (GARAGE)
20	Front Second level:	30'-0"	86'-3"	59'-4"
21	Side 1: WEST	11'-8"	11'-8"	11'-8"
22	Side 2: EAST	11'-8"	11'-8"	N/A
23	Rear:	28'-9.24"	38'-0"	N/A
	Accessory Structure Side 1: WEST	7'-6"	11'-9"	N/A
24	Accessory Structure Side 2: EAST	7'-6"	82'-3"	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				

ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - LOT COVERAGE COMPOSITE



COMPOSITE PLANS LOT COVERAGE DIAGRAM

LOT SIZE: 23,151sf

ALLOWED LOT COVERAGE: 6,945.3sf (30%)

PROPOSED LOT COVERAGE:

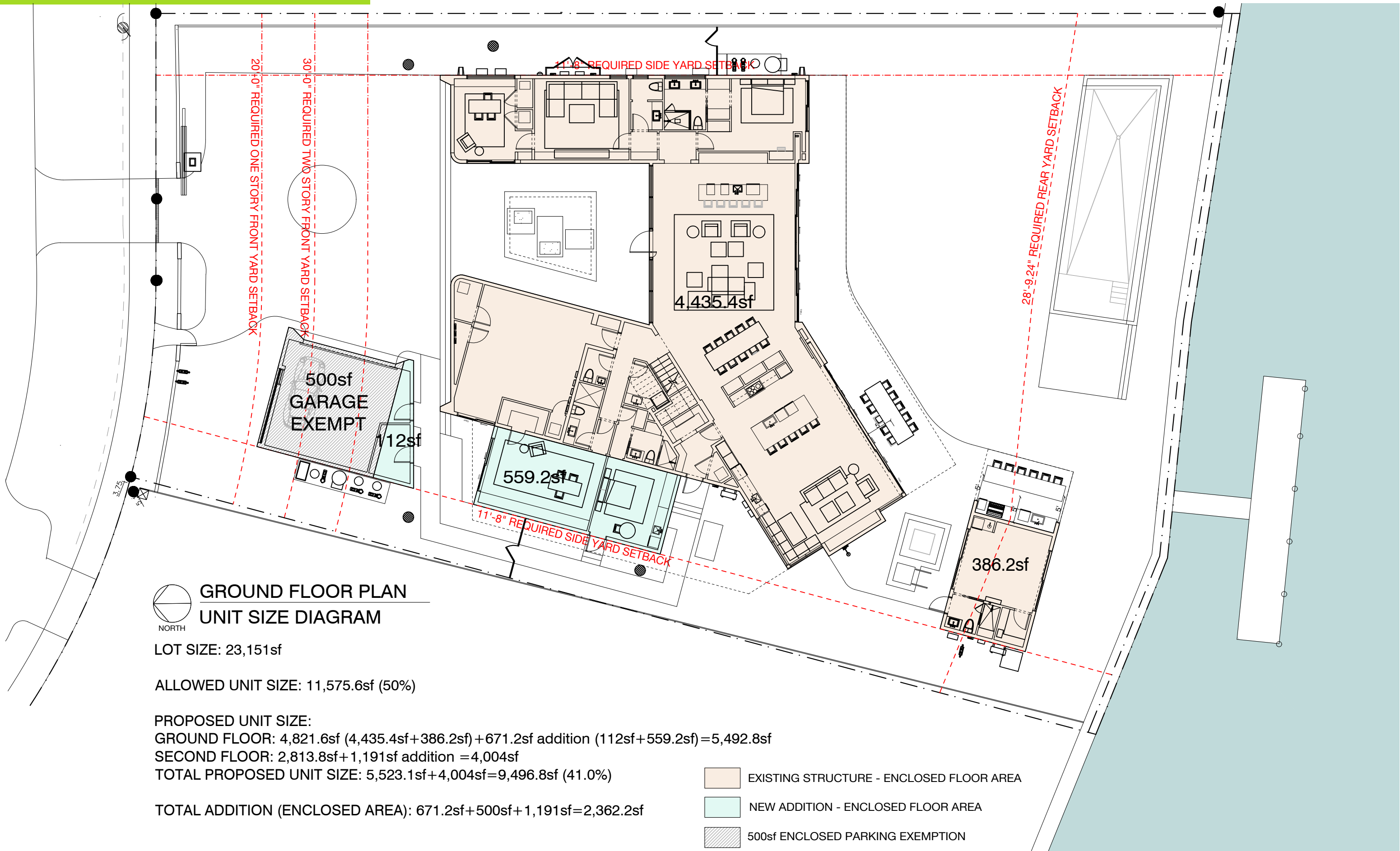
INTERIOR AREA: 5,319.5sf+386.2sf+112sf=5,817.7sf

ROOF OVERHANGS >5': 253sf+373.8sf+94.9sf+25.1sf+.7sf+26.5sf=774sf

TOTAL: 5,817.7sf+774sf=6,591.7sf (28.5%)

- ENCLOSED FLOOR AREA
- EXTERIOR COVERED AREA >5' PROJECTION
- 500sf ENCLOSED PARKING EXEMPTION

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

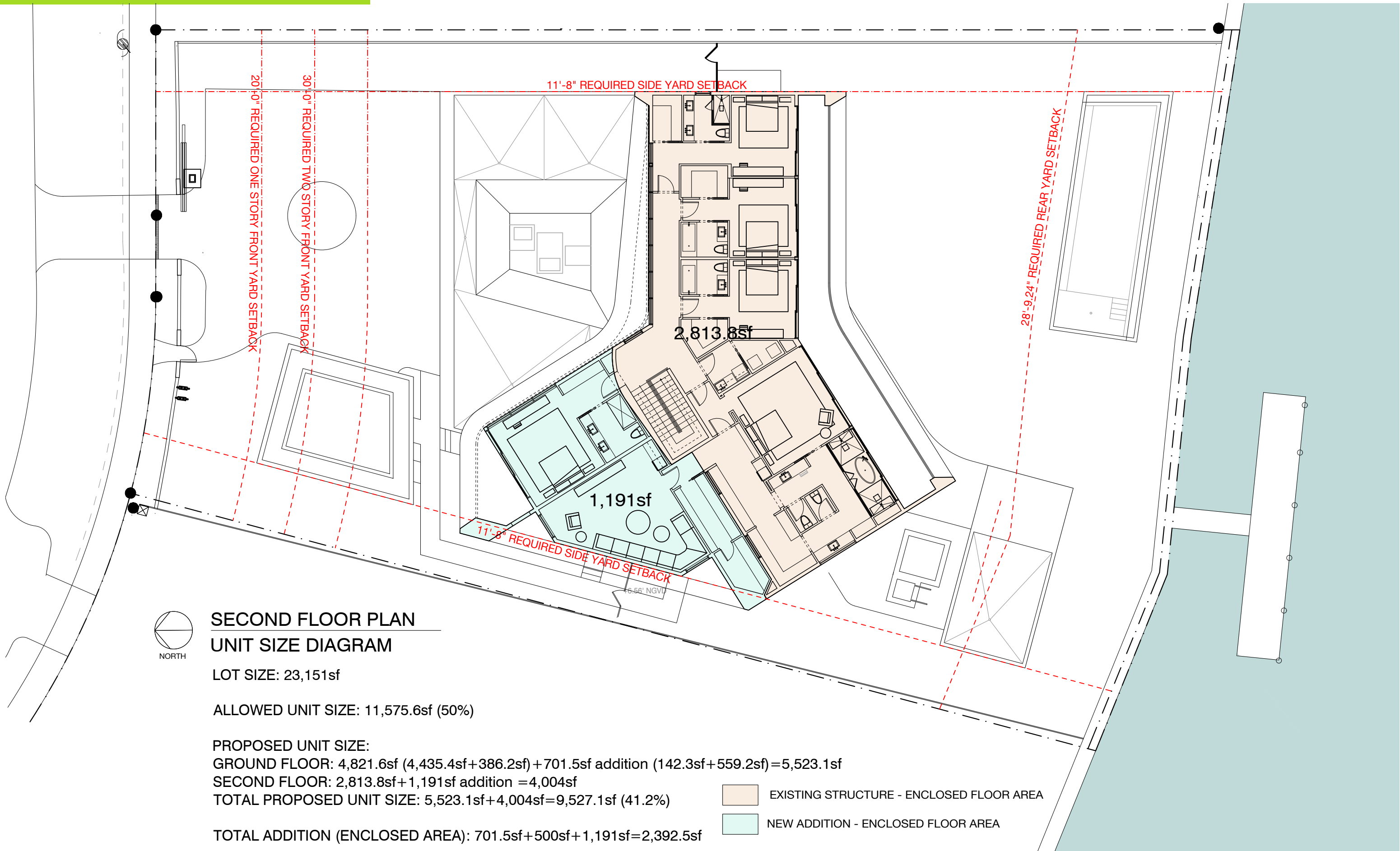
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf

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

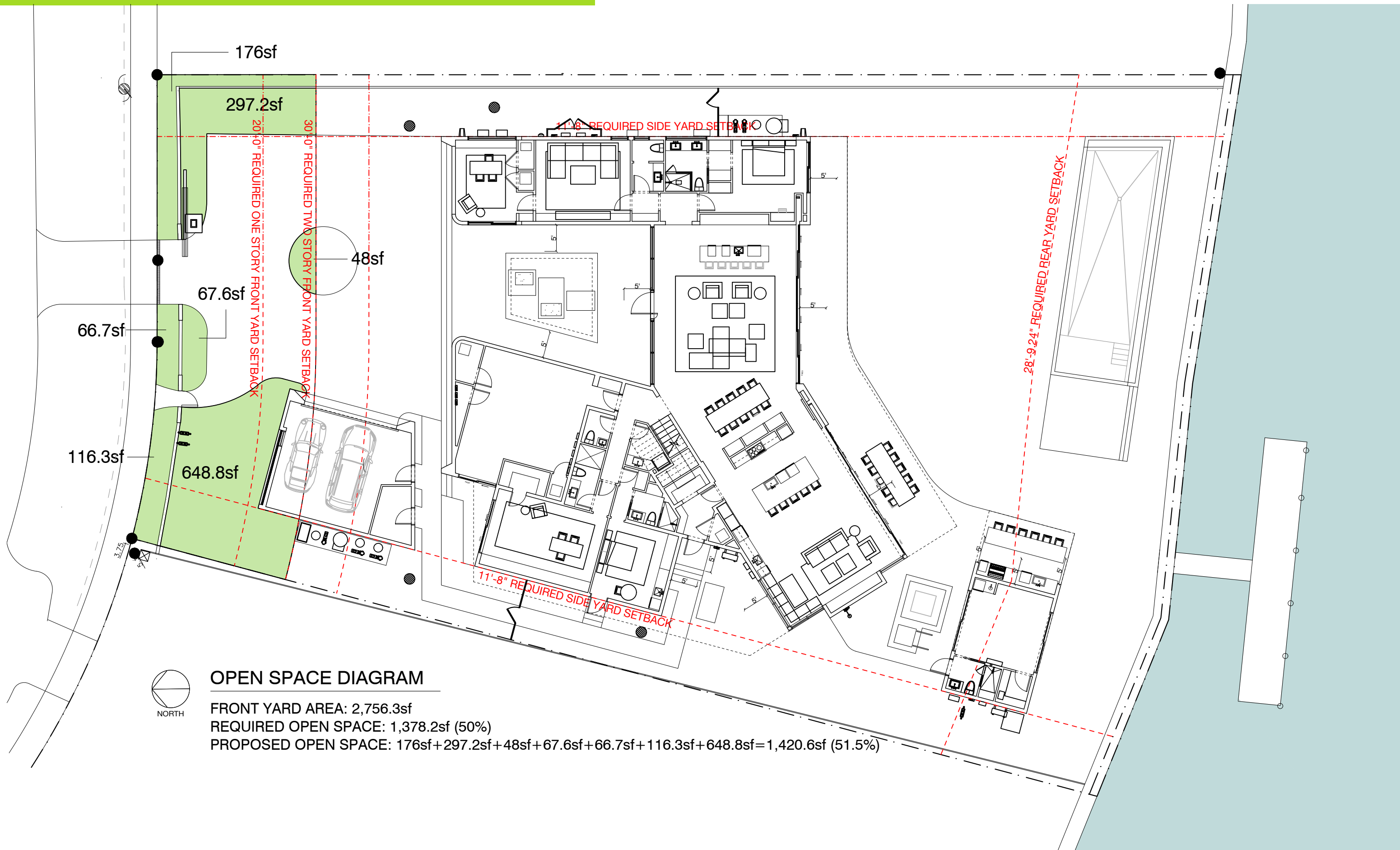
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf

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



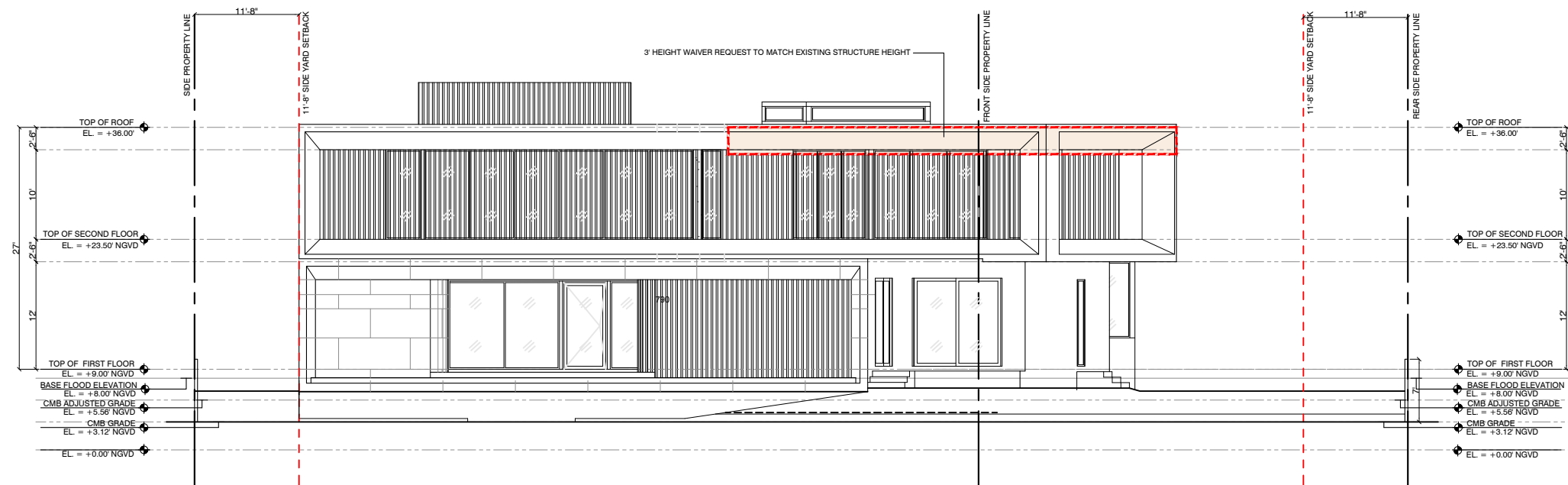
OPEN SPACE DIAGRAM

FRONT YARD AREA: 2,756.3sf

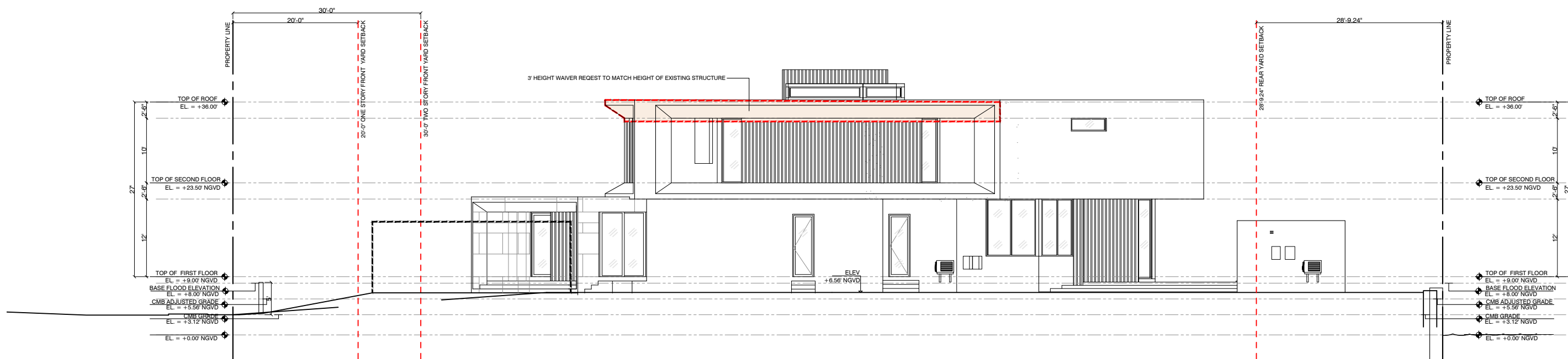
REQUIRED OPEN SPACE: 1,378.2sf (50%)

PROPOSED OPEN SPACE: 176sf+297.2sf+48sf+67.6sf+66.7sf+116.3sf+648.8sf=1,420.6sf (51.5%)

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



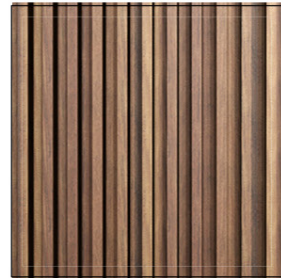
ST2

STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1

CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



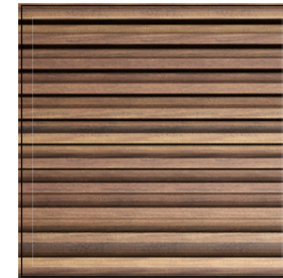
WD1

ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1

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



WD1

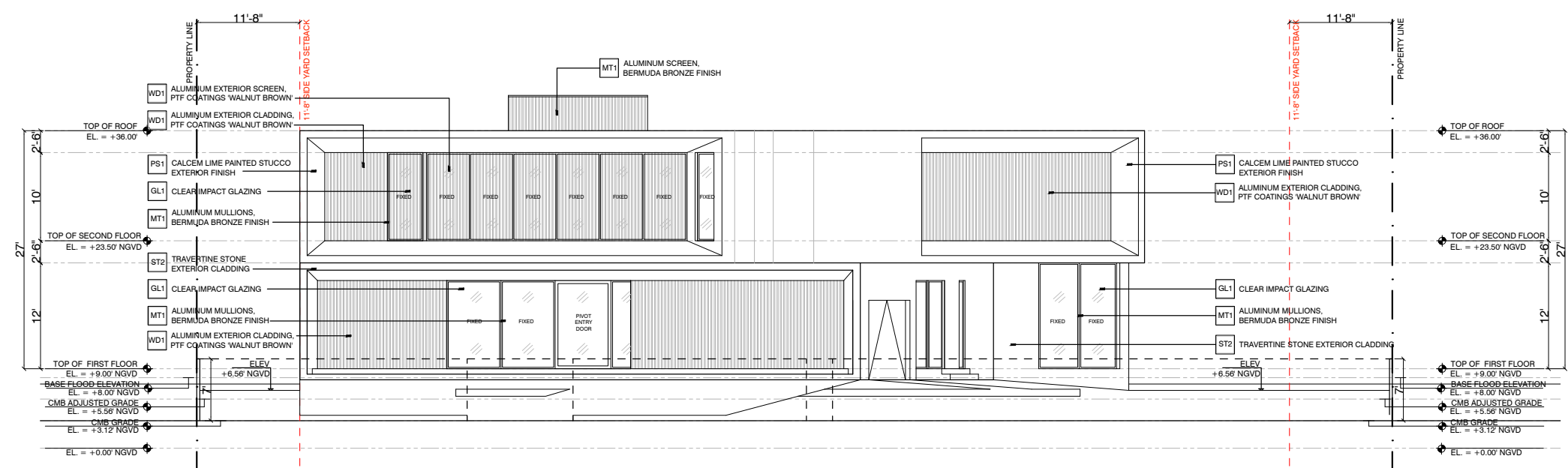
EXISTING GARAGE DOOR
TO BE REUSED



GL1

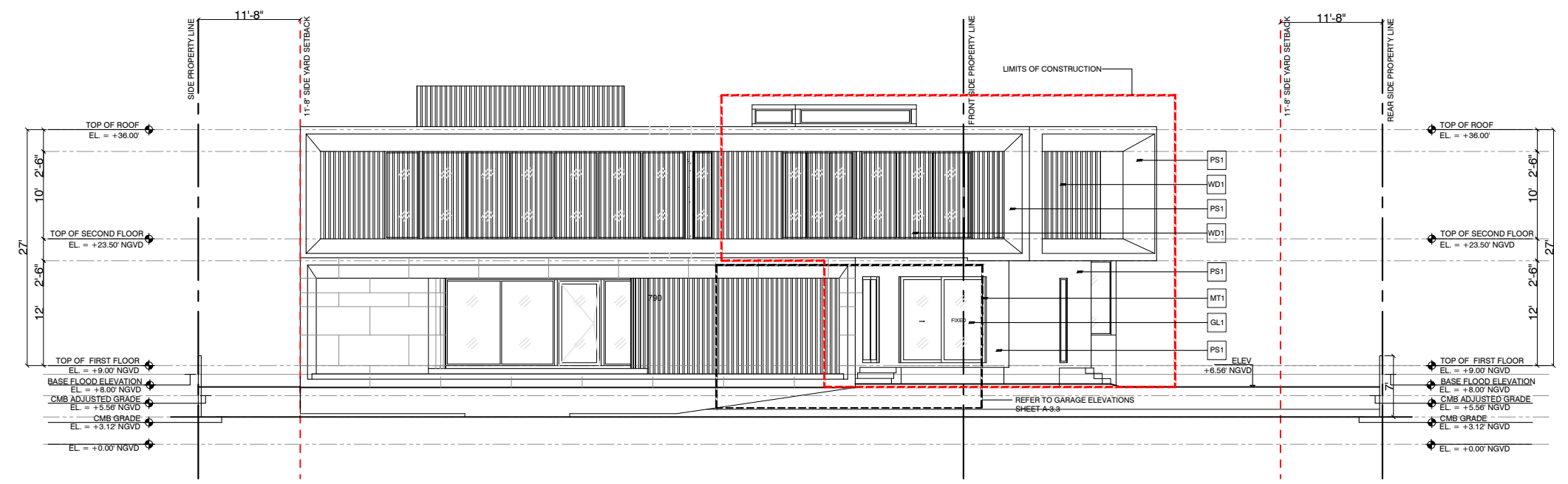
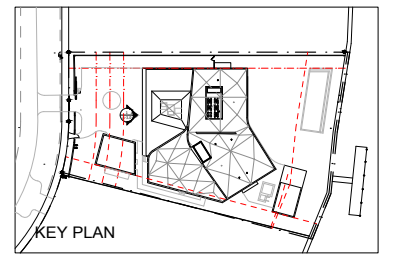
CLEAR IMPACT GLAZING

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



1 NORTH 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'



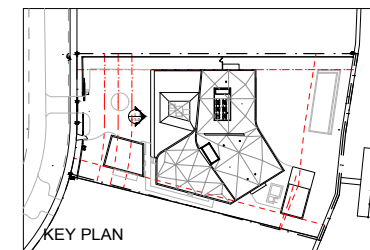
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



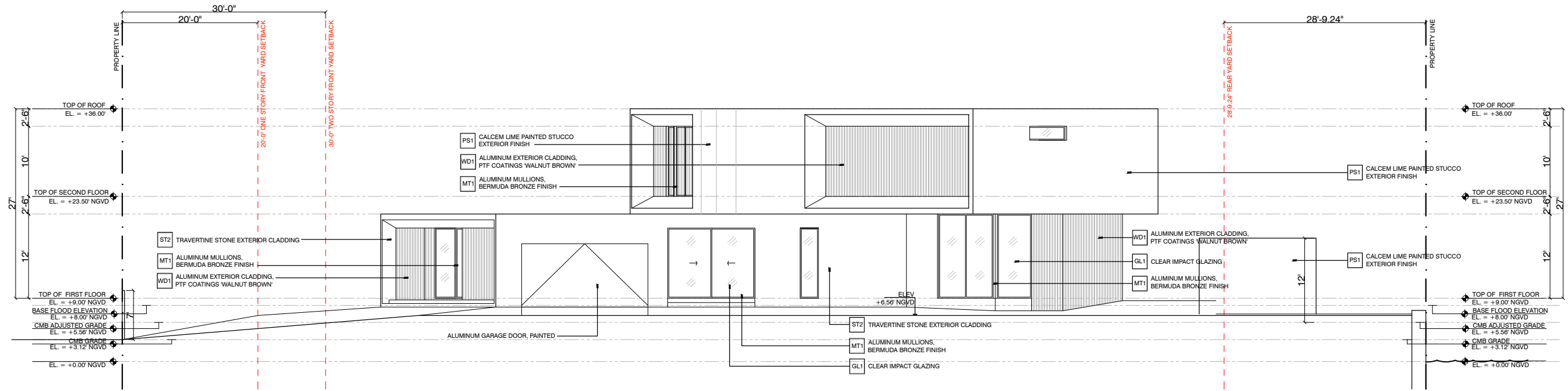
PT1
EXISTING GARAGE DOOR
TO BE REUSED



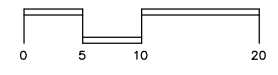
GL1
CLEAR IMPACT GLAZING



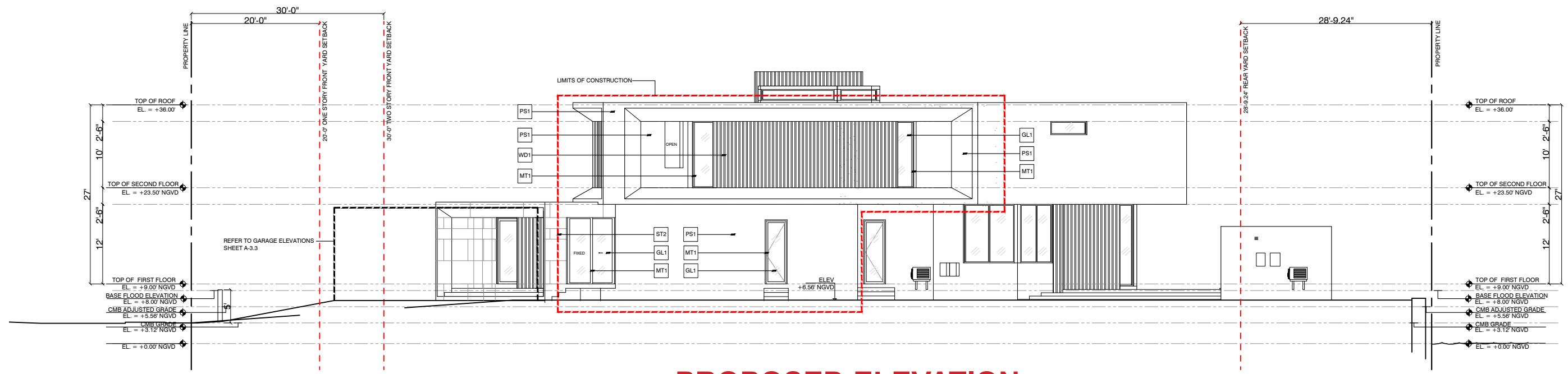
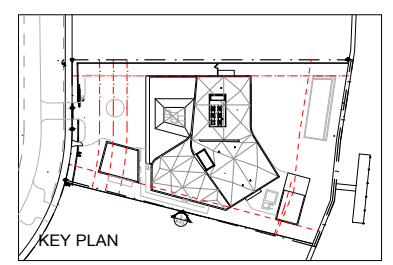
ELEVATIONS - WEST



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'



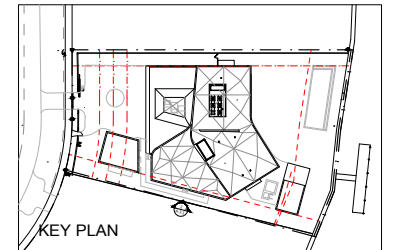
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



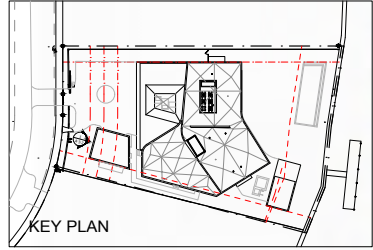
PT1
EXISTING GARAGE DOOR
TO BE REUSED



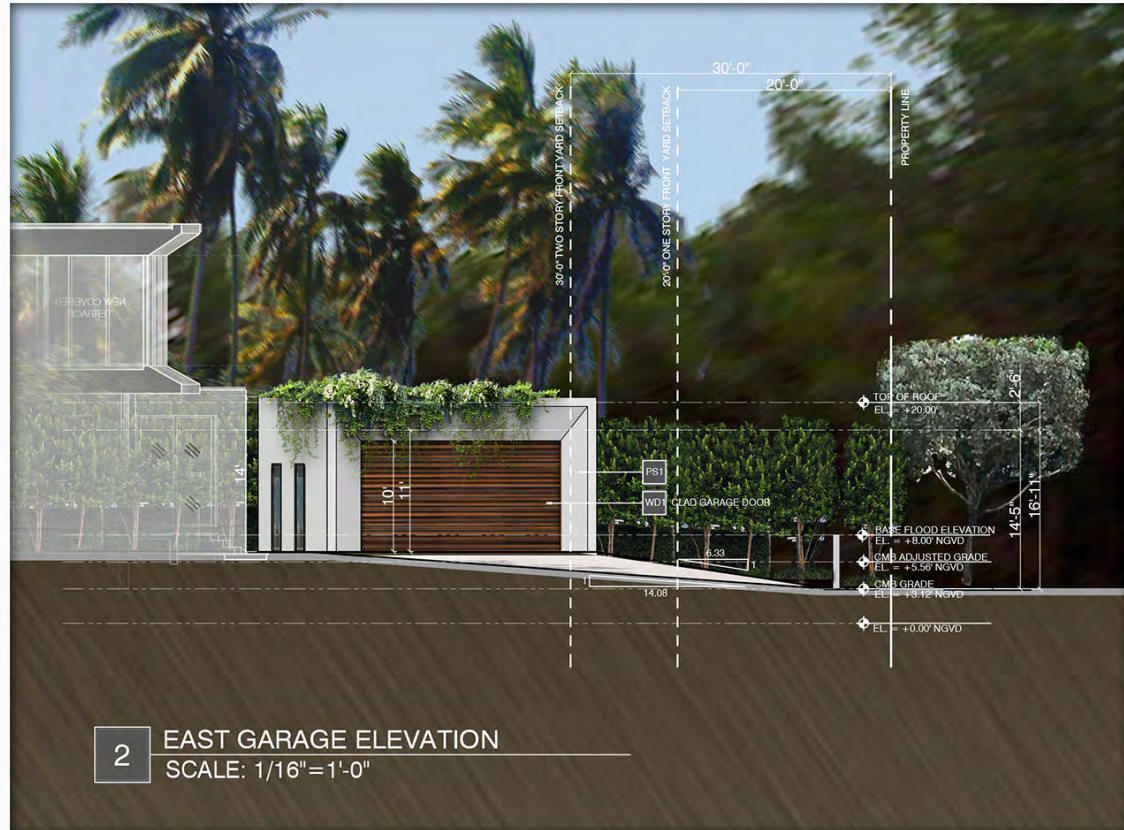
GL1
CLEAR IMPACT GLAZING



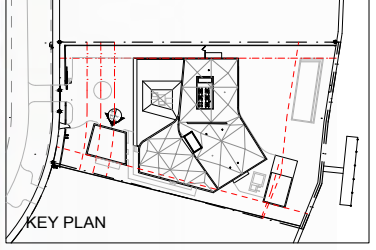
ELEVATIONS - GARAGE



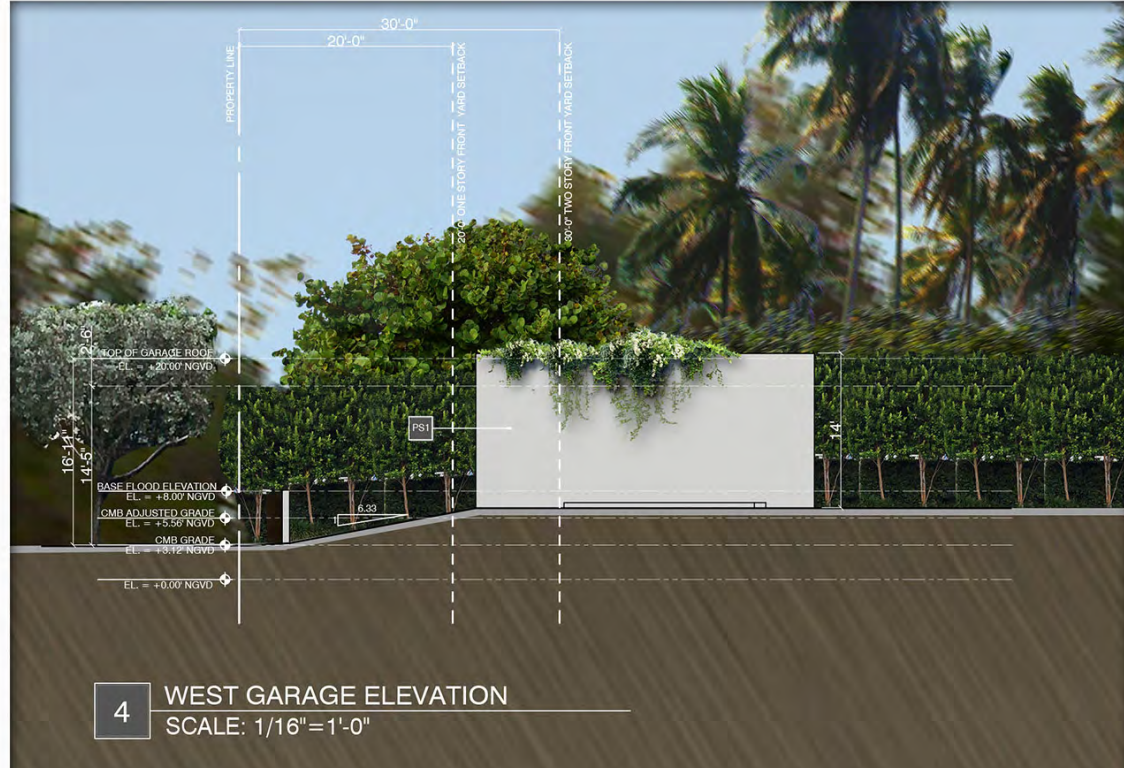
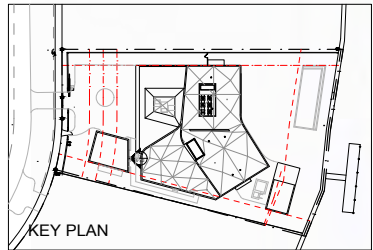
1 NORTH GARAGE ELEVATION
SCALE: 1/16" = 1'-0"



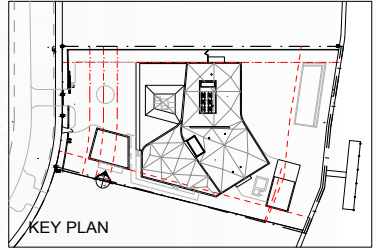
2 EAST GARAGE ELEVATION
SCALE: 1/16" = 1'-0"



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

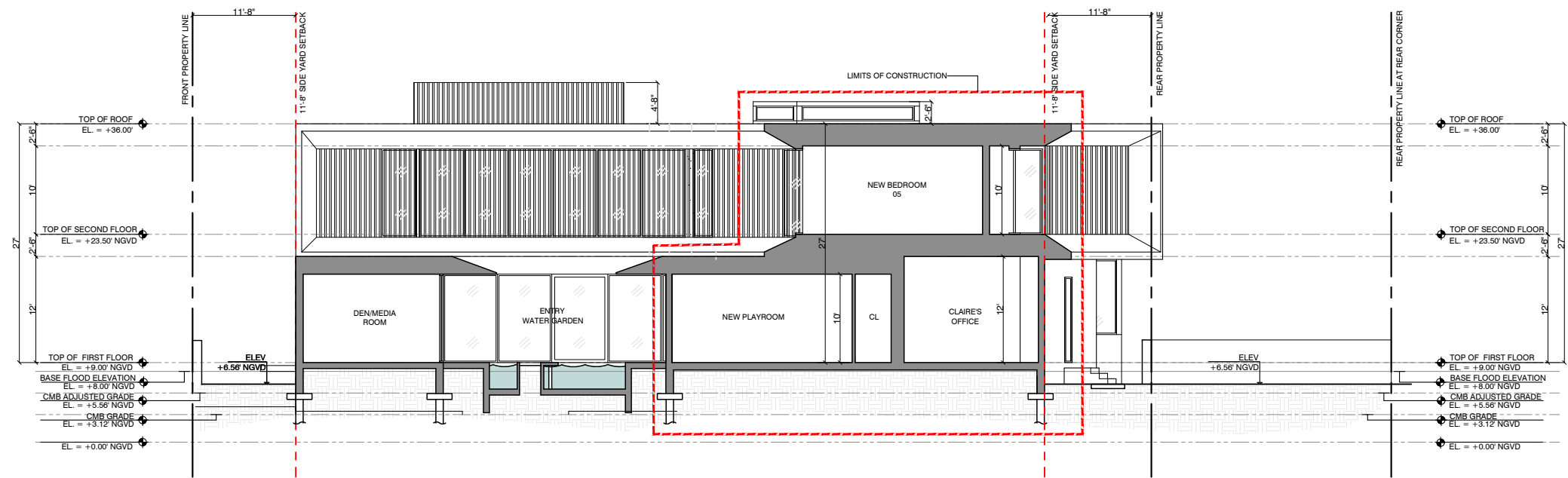


PT1
EXISTING GARAGE DOOR
TO BE REUSED

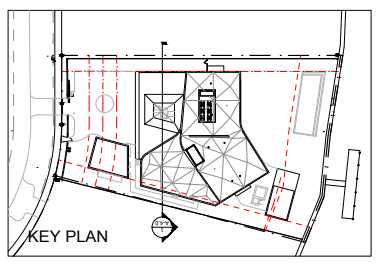


GL1
CLEAR IMPACT GLAZING

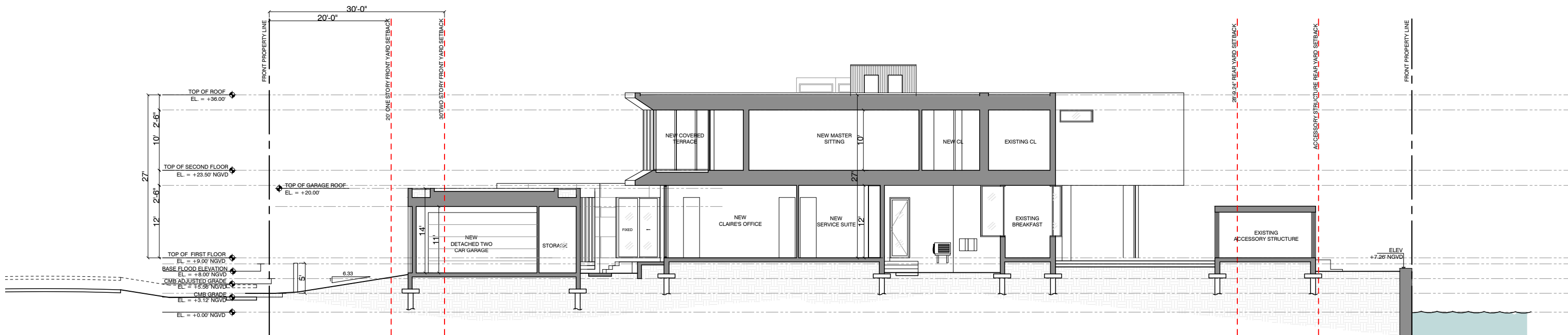
SECTIONS- TRANSVERSE



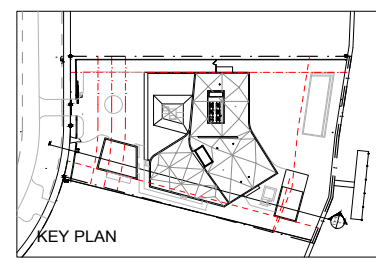
1 TRANSVERSE SECTION
SCALE: 1/16"=1'-0"



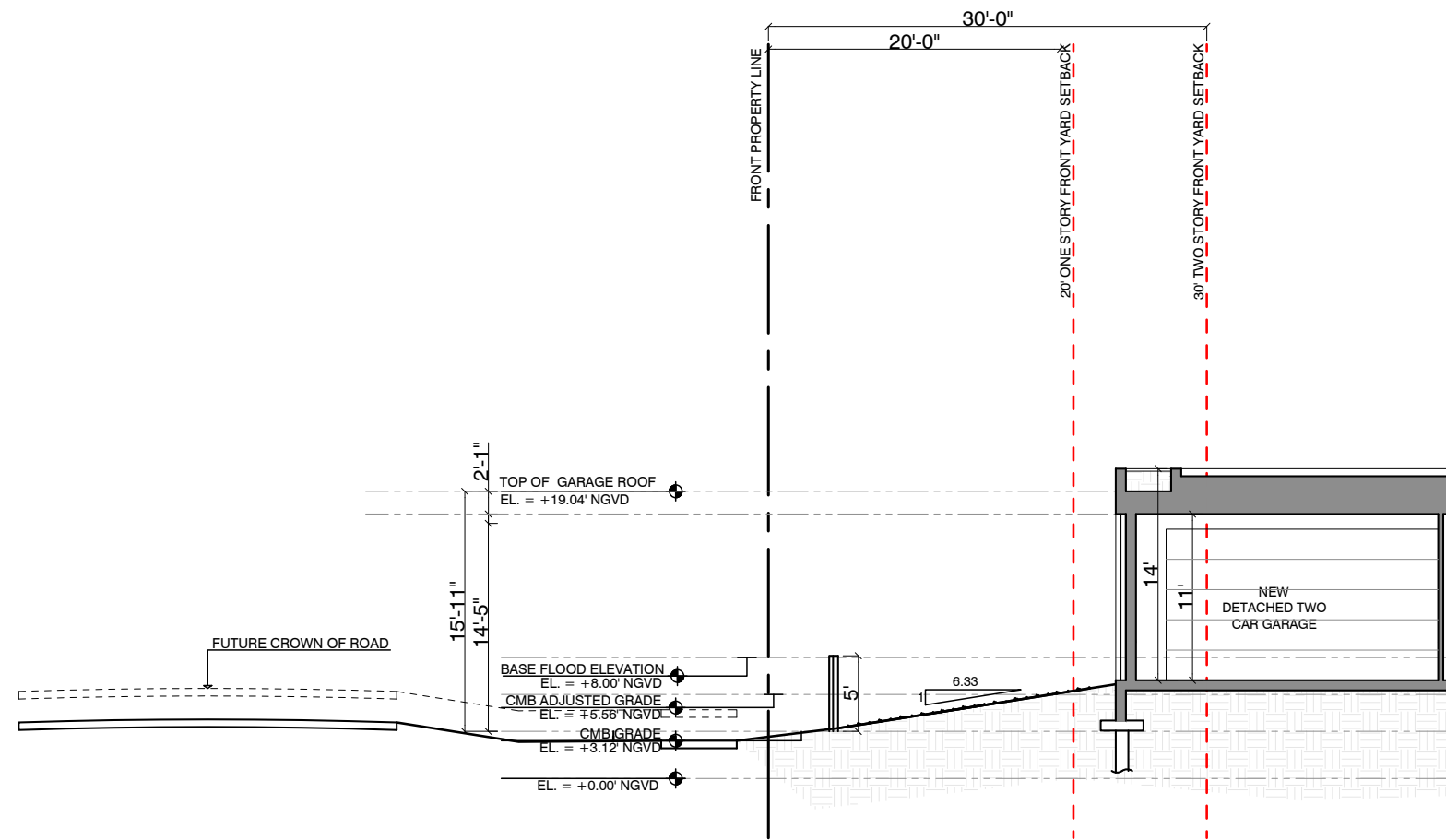
SECTIONS- LONGITUDINAL



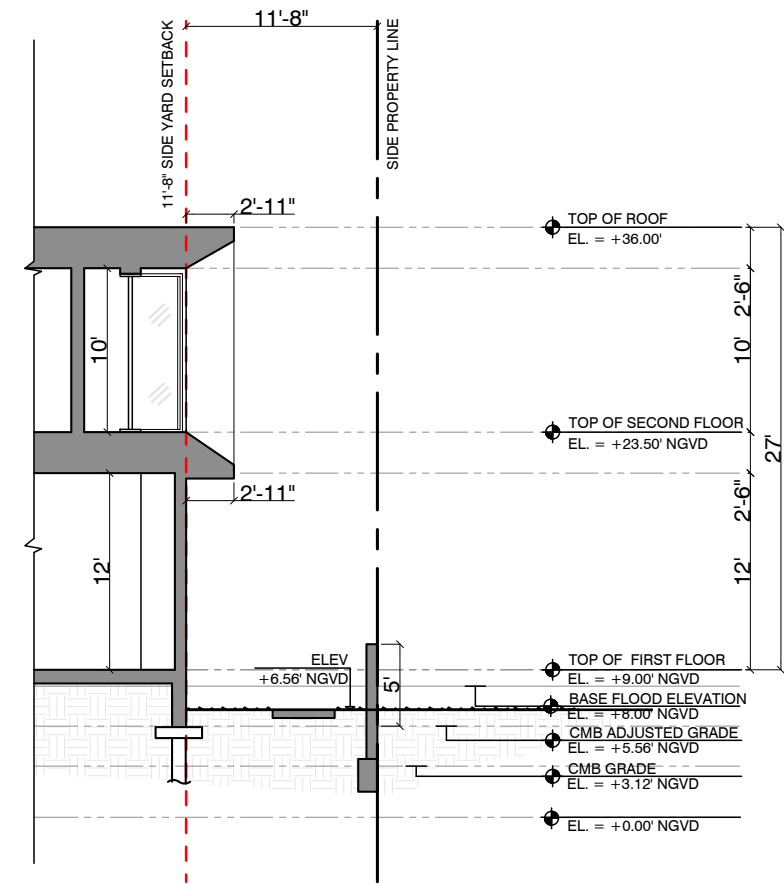
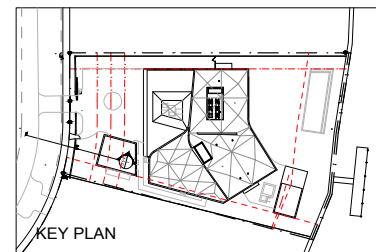
1 LONGITUDINAL SECTION
SCALE: 1/16" = 1'-0"



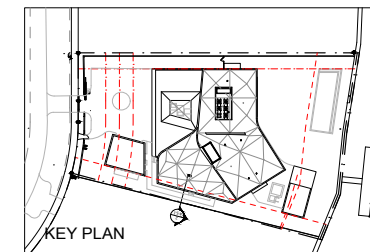
YARD SECTIONS - NORTH FRONT AND WEST SIDE



1 NORTH FRONT YARD SECTION
SCALE - 3/32" = 1'-0"



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





DETACHED GARAGE REMOVED FOR CLARITY





DETACHED GARAGE REMOVED FOR CLARITY

