



EXISTING





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PROPOSED MATERIAL

	DESCRIPTION	APPLICATION
1	STACKED STONE	GARAGE WALLS-PLANTERS
2	RESYSTA WOOD	WALL DETAILS-DECORATIVE ARCH-DOORS
3	TEXTURED RED STUCCO	DECORATIVE ARCHITECTURAL WALL
4	SMOOTH GRAY STUCCO	MAIN OUTER WALLS
5	SMOOTH CONCRETE	ROOF AND COLUMNS

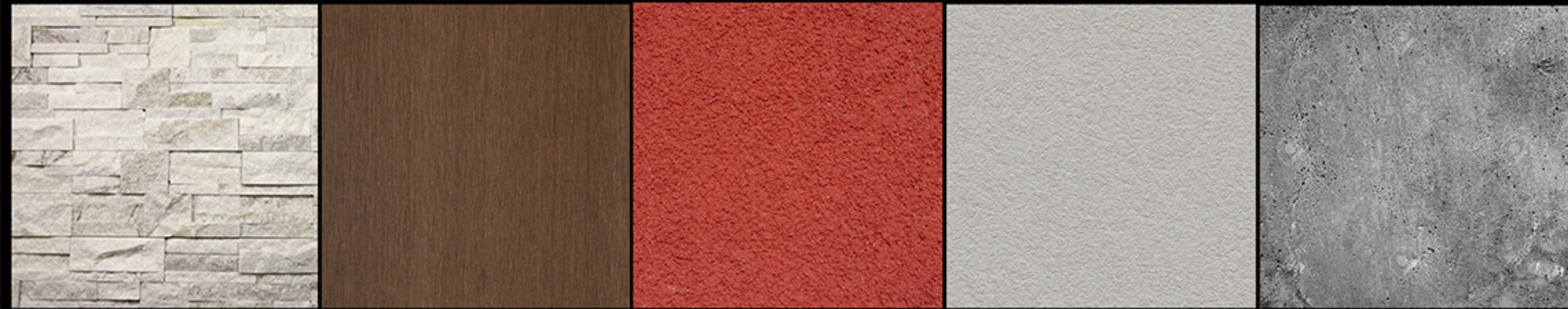
1

2

3

4

5



MATERIAL: STACKED LEDGESTONE
FINISH: SNOW WHITE

MATERIAL: RESYSTA WOOD
FINISH: PALISANDER-1069

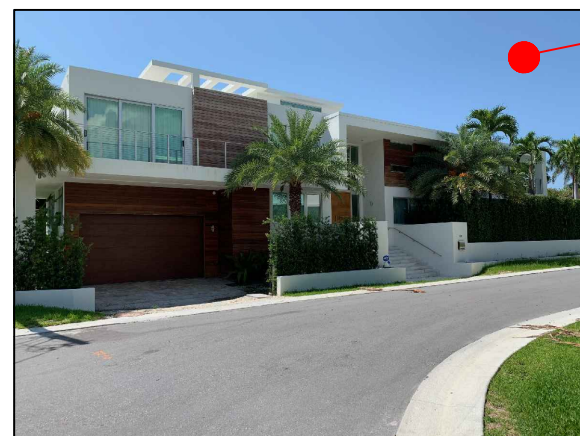
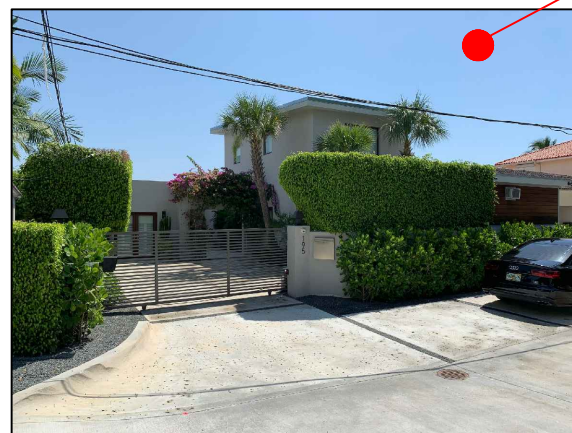
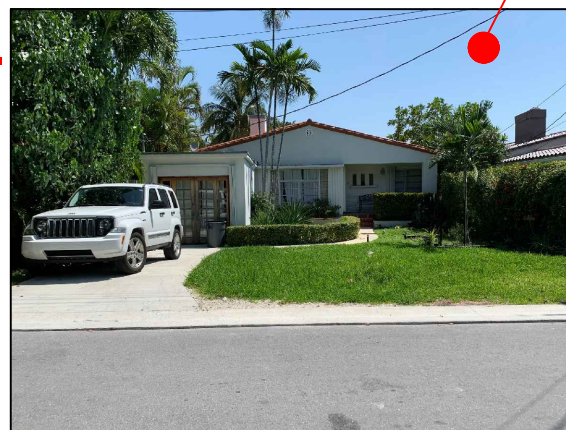
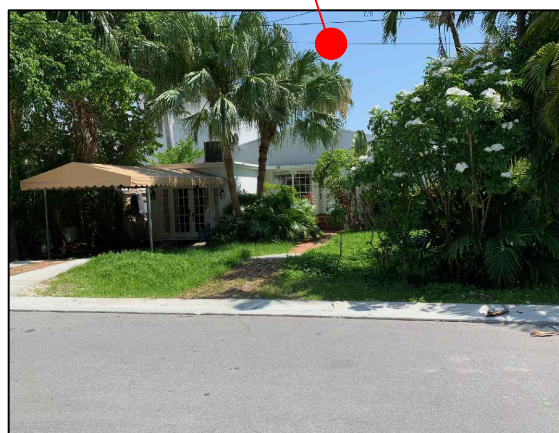
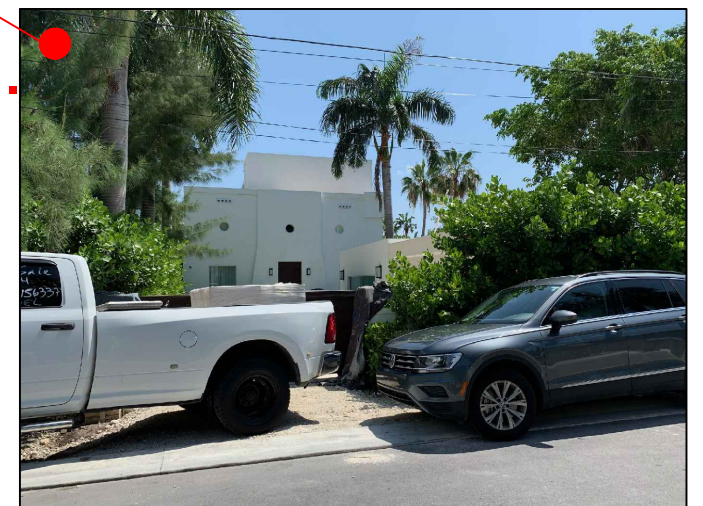
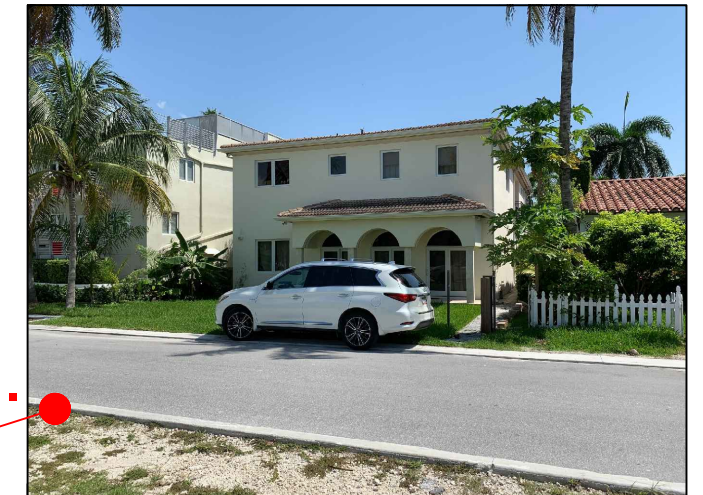
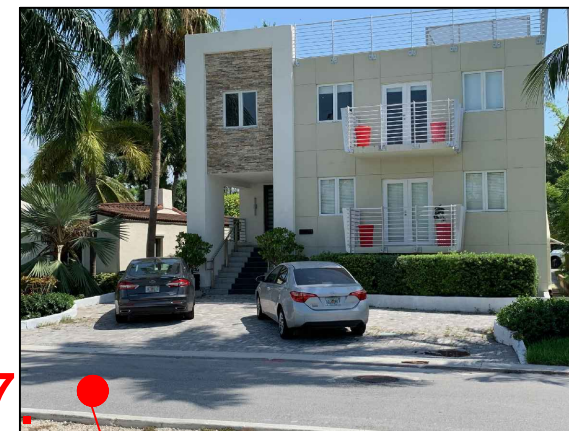
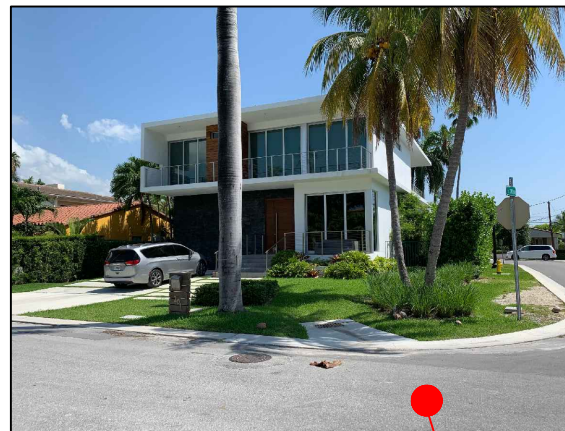
MATERIAL: TEXTURED STUCCO
FINISH: RED

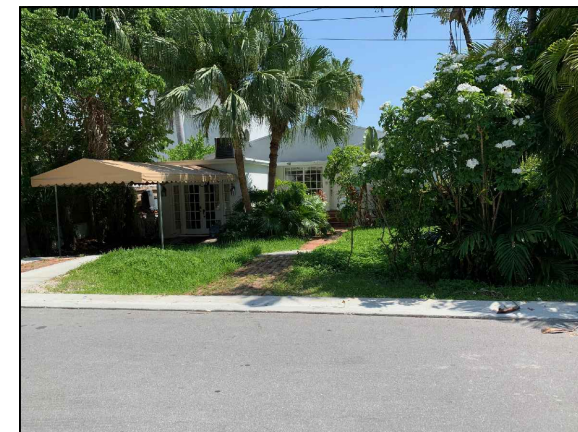
MATERIAL: SMOOTH STUCCO
FINISH: LIGHT GRAY

MATERIAL: SMOOTH CONCRETE
FINISH: DARK GRAY



PROPOSED DESIGN





1. LOT SIZE: 8,000 SQ/FT
47% UNIT SIZE COVERAGE.
3,785 SQ/FT COVERAGE.

2. LOT SIZE: 7,000 SQ/FT
29% UNIT SIZE COVERAGE.
2,024 SQ/FT COVERAGE.

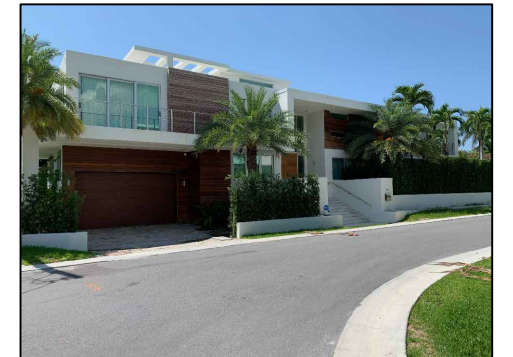
3. LOT SIZE: 7,000 SQ/FT
27% UNIT SIZE COVERAGE.
1,895 SQ/FT COVERAGE.

PROPOSED DESIGN

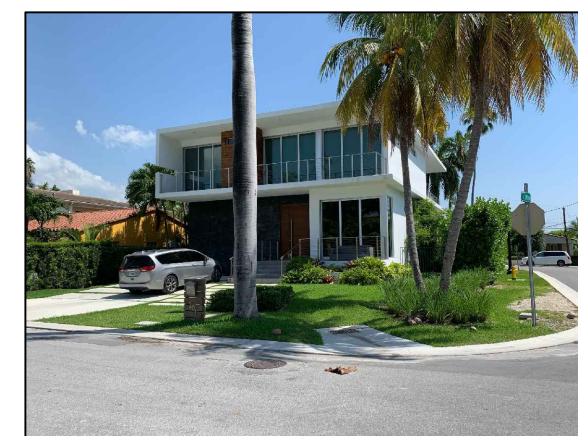
LOT SIZE: 7,650 SQ/FT
54.1% UNIT SIZE COVERAGE.
4,143 SQ/FT COVERAGE.



8. LOT SIZE: 7,000 SQ/FT
53% UNIT SIZE COVERAGE.
3,710 SQ/FT COVERAGE.



KEY PLAN



4. LOT SIZE: 7,000 SQ/FT
66% UNIT SIZE COVERAGE.
4,635 SQ/FT COVERAGE.

5. LOT SIZE: 6,000 SQ/FT
76% UNIT SIZE COVERAGE.
4,551 SQ/FT COVERAGE.

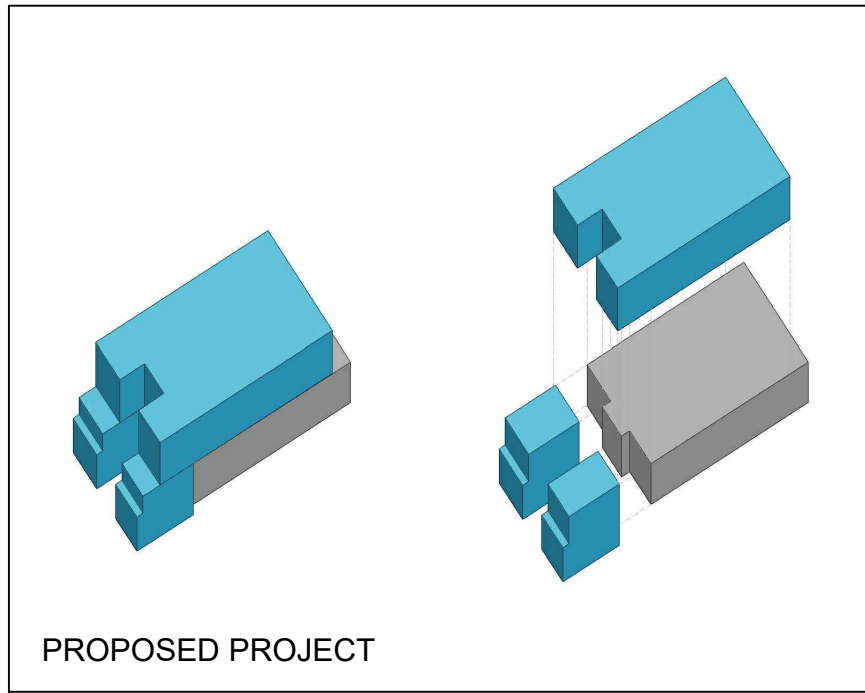
7. LOT SIZE: 7,800 SQ/FT
55% UNIT SIZE COVERAGE.
4,142 SQ/FT COVERAGE.



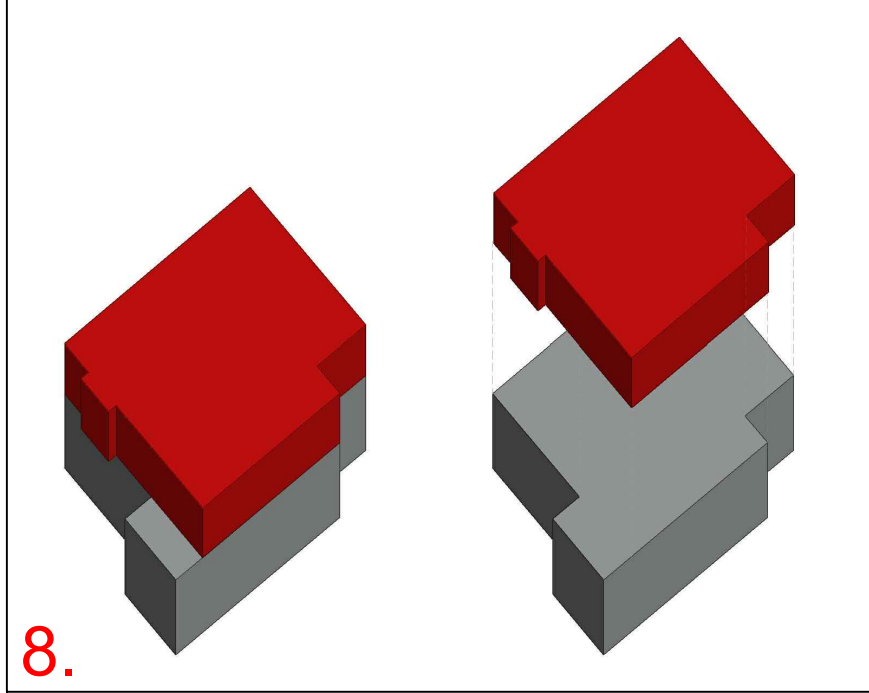
The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

SHEET NUMBER
A-28

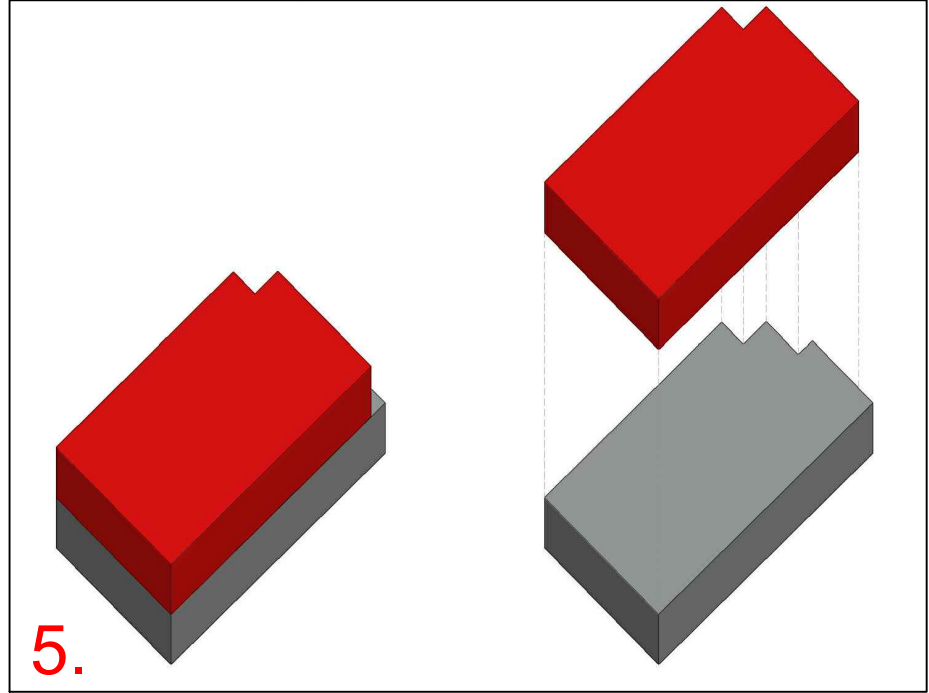
08-05-2019



SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2059 SQ/FT	4,143 TOTAL SQ/FT
GROUND FLOOR= 2054 SQ/FT	ON A 7,650 SQ/FT LOT
80.1%	54.1%



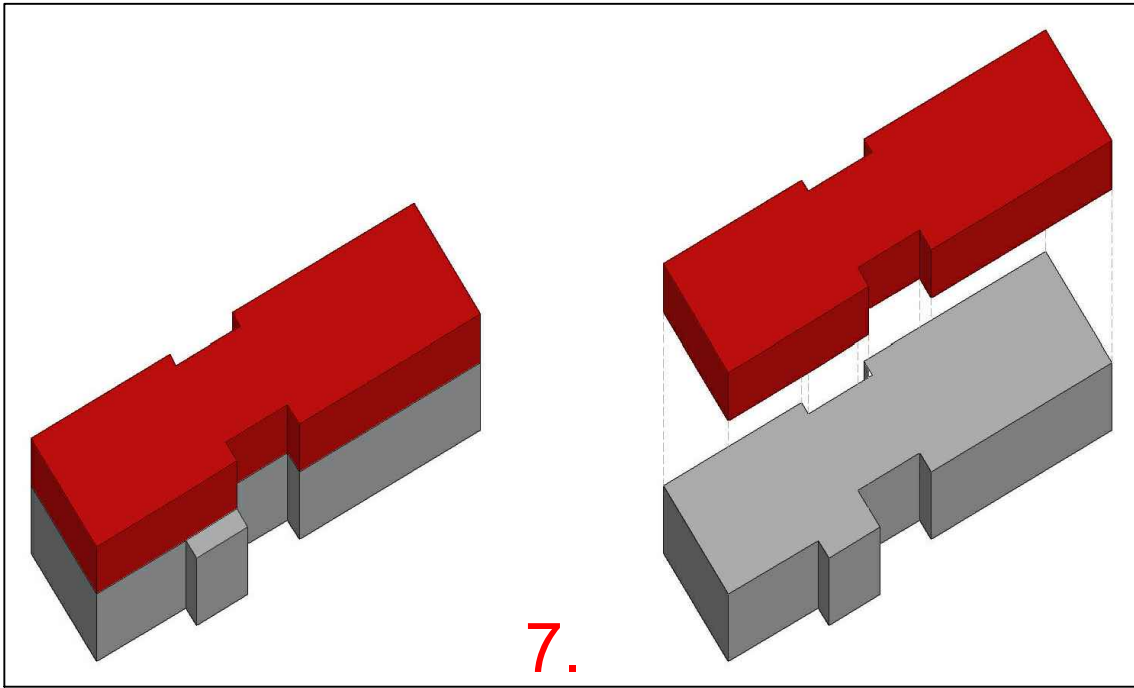
SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2016 SQ/FT	4,142 TOTAL SQ/FT
GROUND FLOOR= 2128 SQ/FT	ON A 7,800 SQ/FT LOT
94.7%	55%



SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2571 SQ/FT	4,551 TOTAL SQ/FT
GROUND FLOOR= 2669 SQ/FT	ON A 6,000 SQ/FT LOT
96.5%	76%



KEY FLOOR PLAN



SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2098 SQ/FT	3,710 TOTAL SQ/FT
GROUND FLOOR= 2112 SQ/FT	ON A 7,000 SQ/FT LOT
99%	53%



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SHEET NUMBER
A-29

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