

REQUEST FOR DRB APPROVAL FOR:

MANDEL D'AMICO RESIDENCE

FINAL SUBMITTAL 08/05/19

199 NORTH COCONUT LANE

MIAMI BEACH, FL 33139



blue
a design company, inc.

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

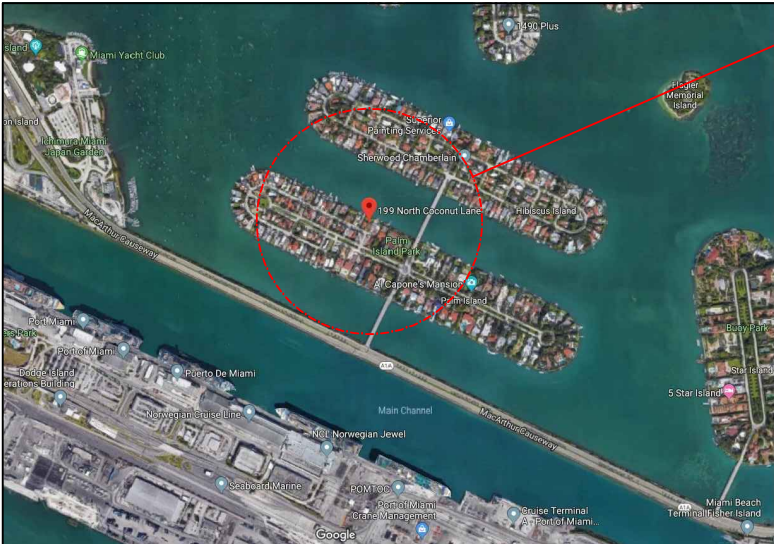
SCOPE OF WORK:
Replacement of existing pre-1942 one-story single-family residence with new two-story single-family residence with variances for lot coverage, unit size & front setback for decorative wall and waivers for second floor area & additional open space..

REQUEST FOR DRB APPROVAL FOR:

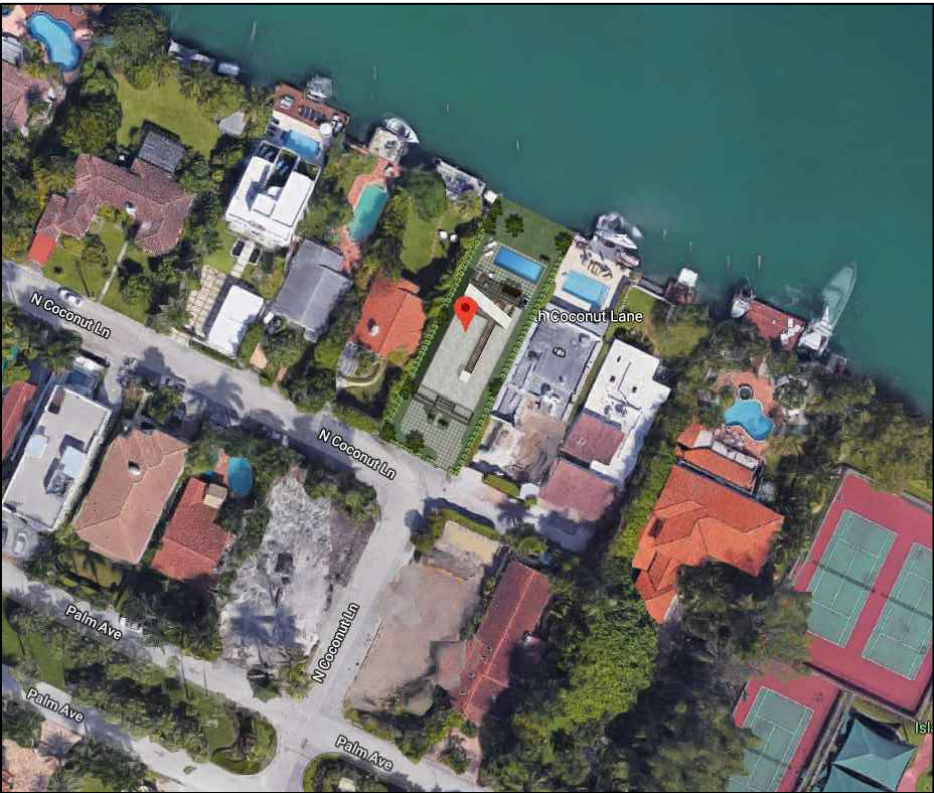
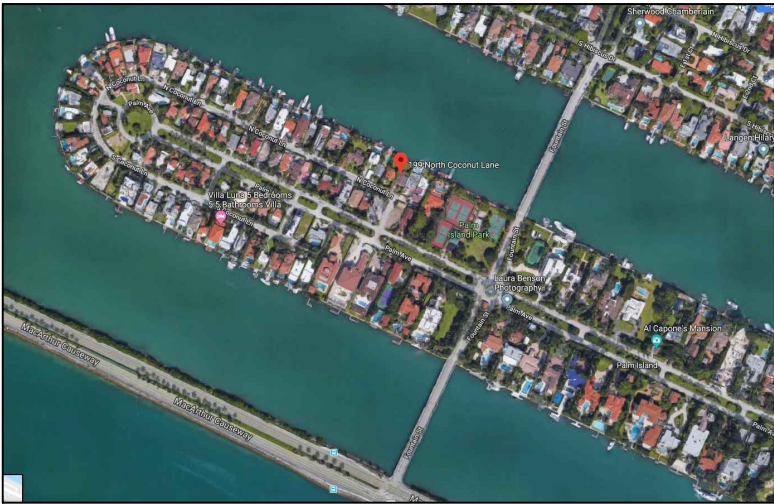
MANDEL D'AMICO RESIDENCE

199 NORTH COCONUT LANE

MIAMI BEACH, FL 33139



1/2 MILE RADIUS CIRCLE



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L-05	LANDSCAPING



The Mandel D'Amico Residence
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SHEET NUMBER
A-01

08-05-2019

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

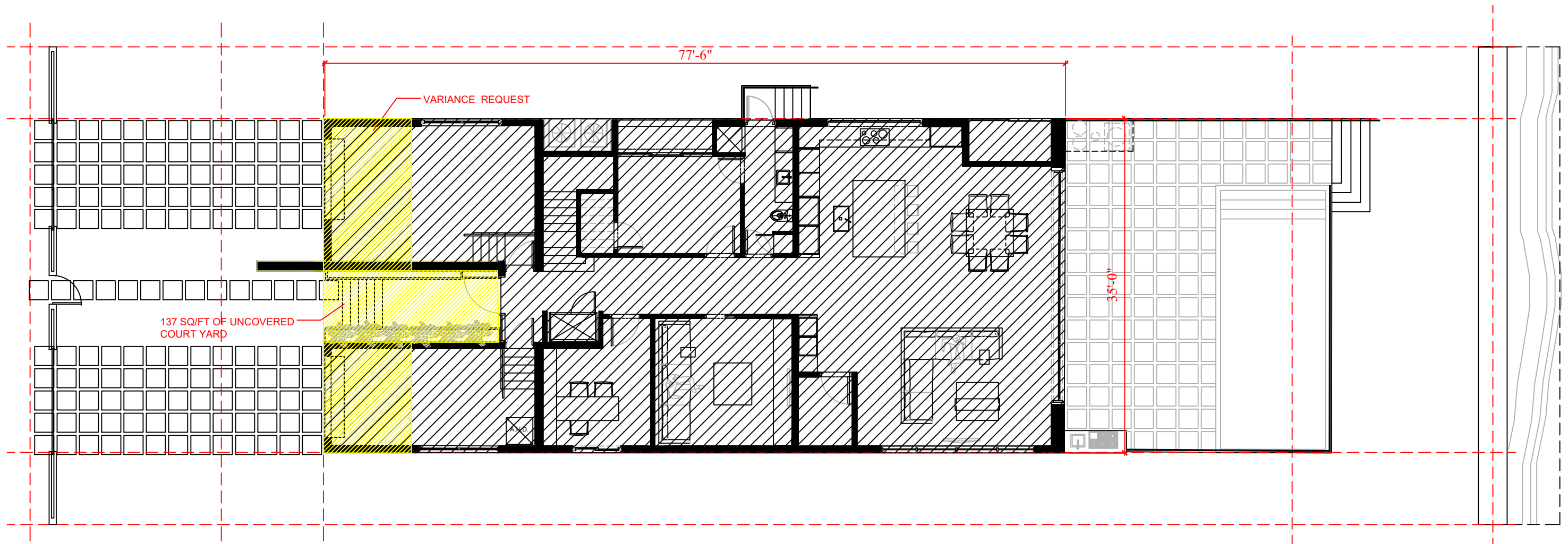
ITEM #	Zoning Information				
1	Address:		199 N Coconut Lane, Miami Beach, Fl 33139		
2	Folio number(s):		02-4205-002-0270		
3	Board and file numbers :				
4	Year built:	1936	Zoning District:	RS-4	
5	Based Flood Elevation:	9	Grade value in NGVD:	4.66' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.83' NGVD	Free board:	1';9+1=10.00' NGVD	
7	Lot Area:	7,650 SQ/FT			
8	Lot width:	50 FT	Lot Depth:	153 FT	
9	Max Lot Coverage SF and %:	2,295 SF 30%	Proposed Lot Coverage SF and %:	2,722 SF 35.5%	
10	Existing Lot Coverage SF and %:	1950 SF 25.5%			
11	Front Yard Open Space SF and %:	578 SF 58%	Proposed Rear Yard Open Space SF and %:	994 SF 86.5%	
12	Max Unit Size SF and %:	3,825 SF 50%	Proposed Total Unit Size SF and %:	4,143 SF 54.1%	
13	Existing First Floor Unit Size:	1,847 SF	Proposed First Fl. Unit Size (volume):	2,554 SF	
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)	2,059 SF 80.1%	
15		N/A			
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	514 SF 25%	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT	17 FT	24 FT	
18	Setbacks:				
19	Front First level:	30 FT	21.8 FT	24 FT/30 FT	24' to deco wall/30' to garage
20	Front Second level:	30 FT	N/A	35.5 FT	
21	Side 1:	7.5 FT	5.2 FT	7.5 FT	
22	Side 2 or (facing street):	7.5 FT	5.2 FT	7.5 FT	
23	Rear:	23 FT	71.5 FT	45'-4" FT	
	Accessory Structure Side 1:	7.5 FT	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	7.5 FT	N/A	N/A	
25	Accessory Structure Rear:	13.2 FT	N/A	N/A	
26	Sum of Side yard :	15 FT	10.4 FT	15 FT	
27	Located within a Local Historic District?		Yes or no 8		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no 8		
29	Determined to be Architecturally Significant?		Yes or no 8		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					



The Mandel D'Amico Residence
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SHEET NUMBER
A-05

08-05-2019



LOT COVERAGE

SITE DATA:

EXISTING LOT SIZE	7,650 SQ/FT (100%)
REQUIRED LOT COVERAGE	2,295 SQ/FT (30%)
PROPOSED LOT COVERAGE	2,722 SQ/FT (35.5%)
REQUIRED=2,295 SQ/FT (DIFFERENCE OF 427 SQ/FT)	

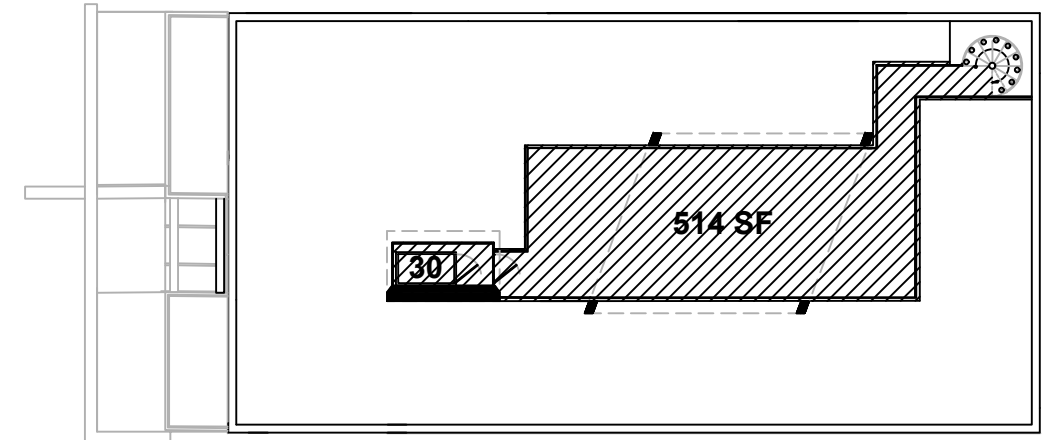


LOT COVERAGE FLOOR PLAN

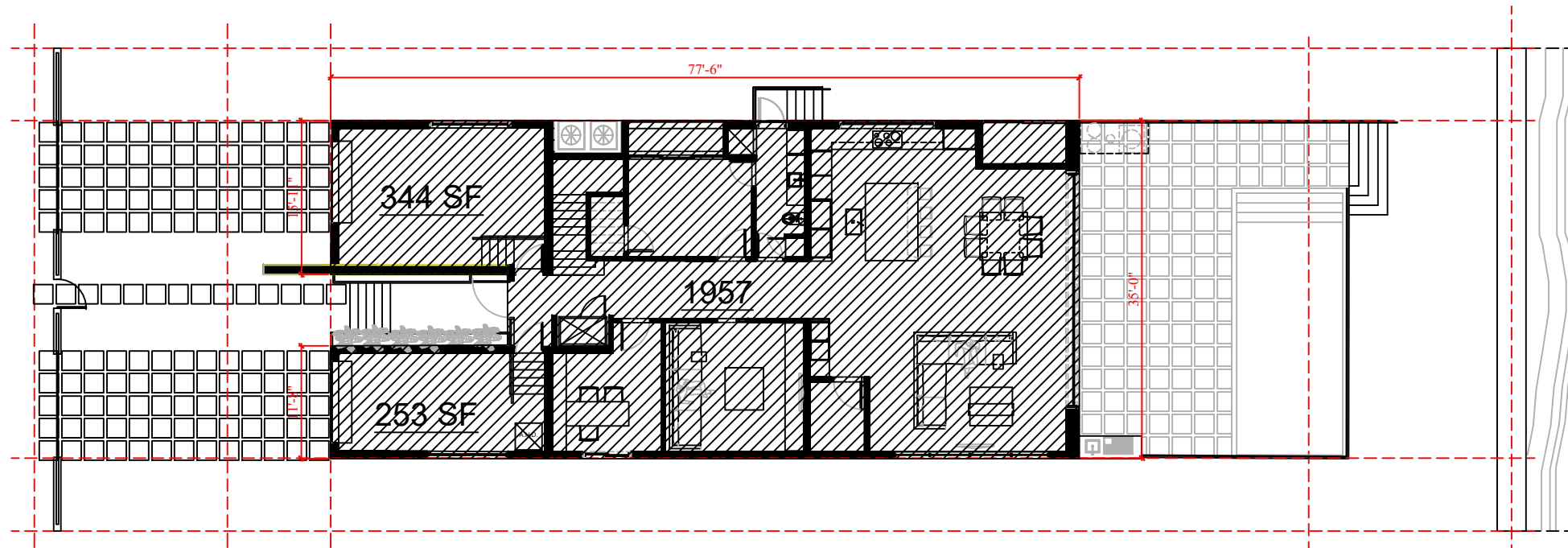
SCALE: 3/32"=1'-0"

UNIT SIZE CALCULATION

TOTAL FIRST FLOOR AREA	2,554 SQ/FT
TOTAL FIRST FLOOR AREA (-500 garage)	2,054 SQ/FT
TOTAL SECOND FLOOR AREA	2,059 SQ/FT
TOTAL ROOF DECK AREA	30 SQ/FT
	(25% of second floor)
TOTAL 1st FLOOR, 2nd FLOOR, ROOF	4,143 SQ/FT
OF 7,650 SQ/FT OF LOT	= 54.1%
REQUIRED=3,825 SQ/FT 50%	(DIFFERENCE OF 318 SQ/FT)

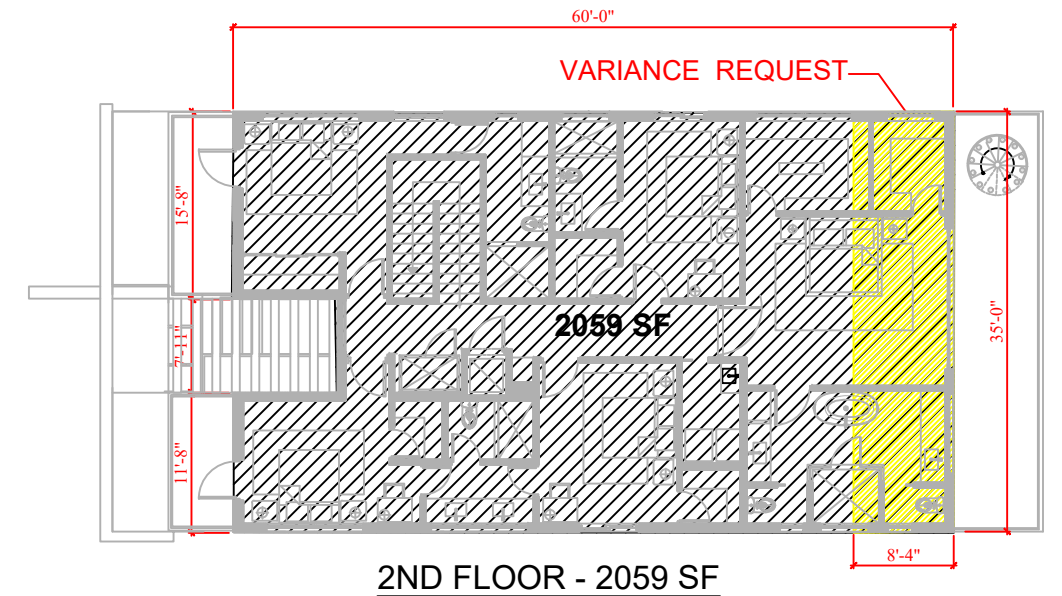


 ROOF DECK CALCULATIONS
SCALE: 1/16"=1'-0"

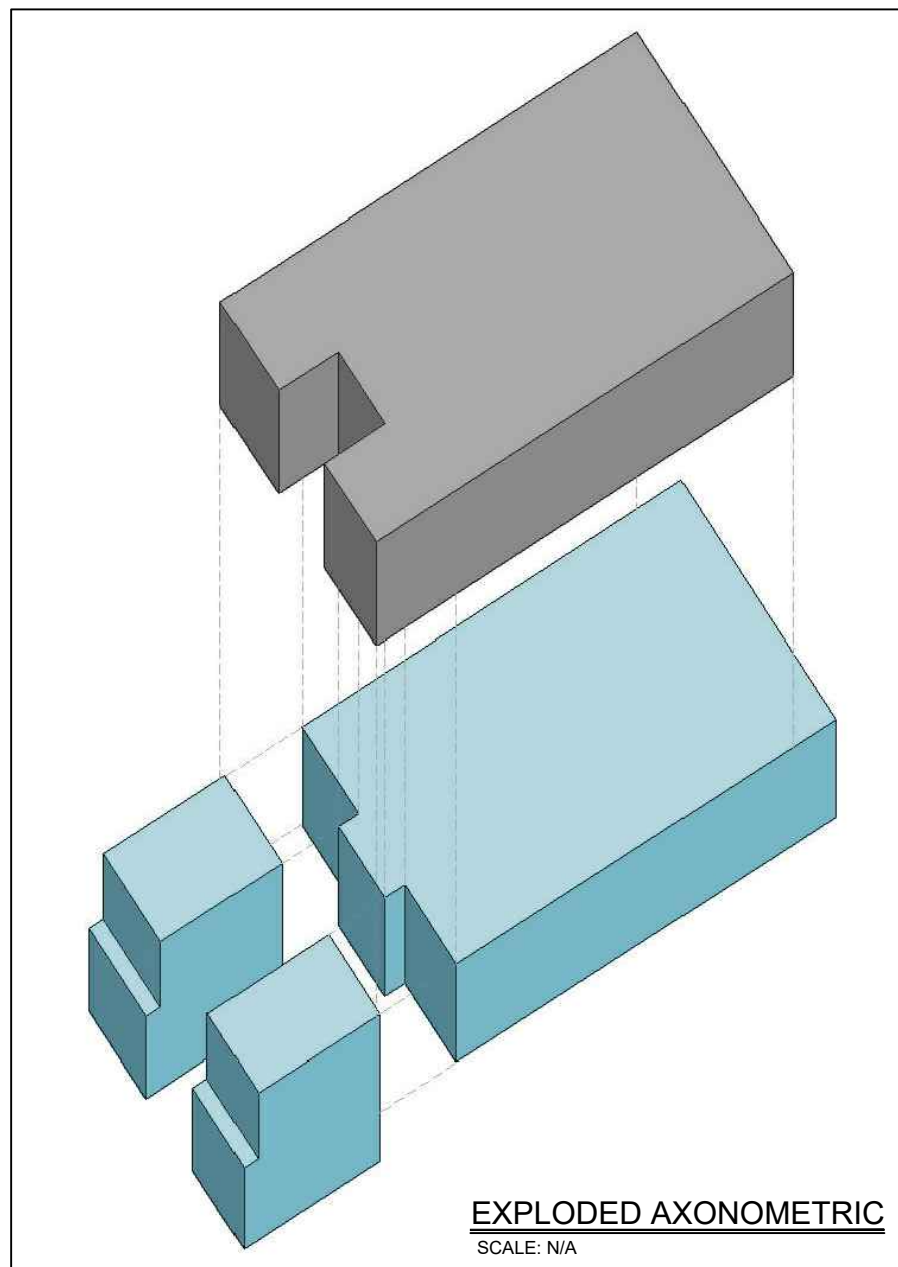


1ST FLOOR - 2554 SF
TOTAL 1ST FLOOR WITH -500 GARAGE - 2054 SF

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



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

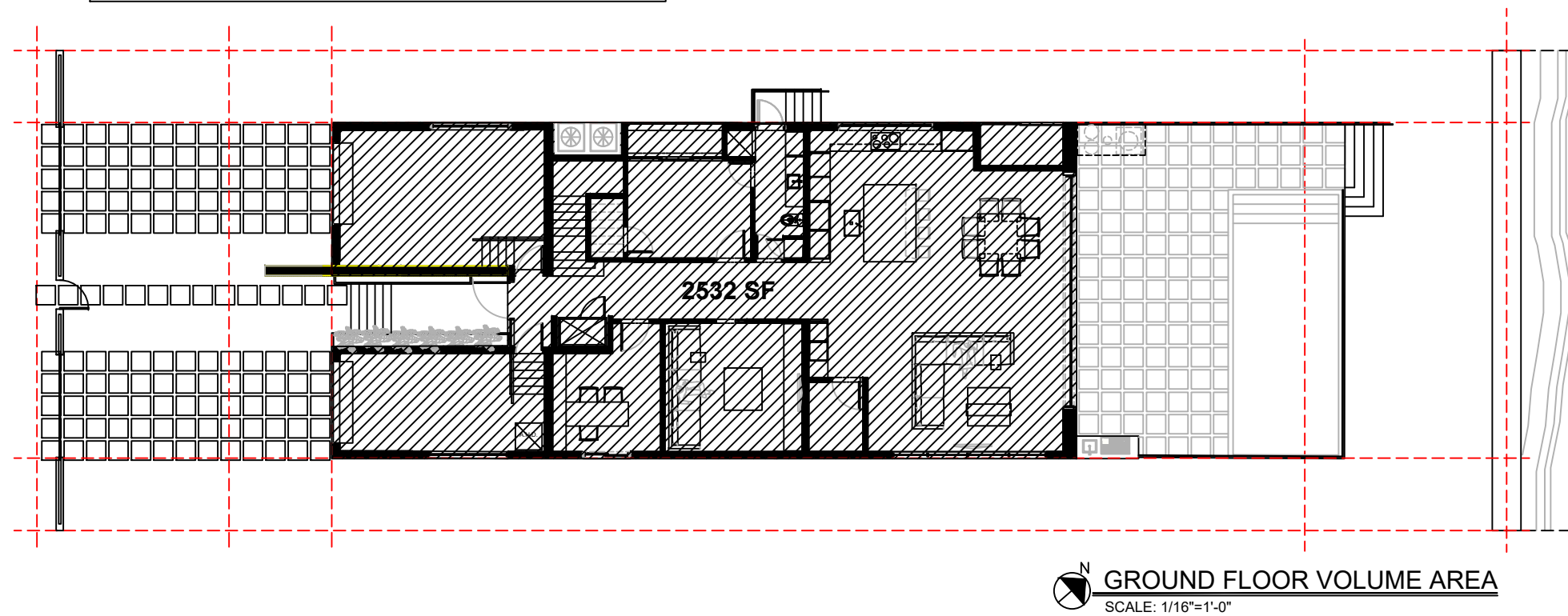
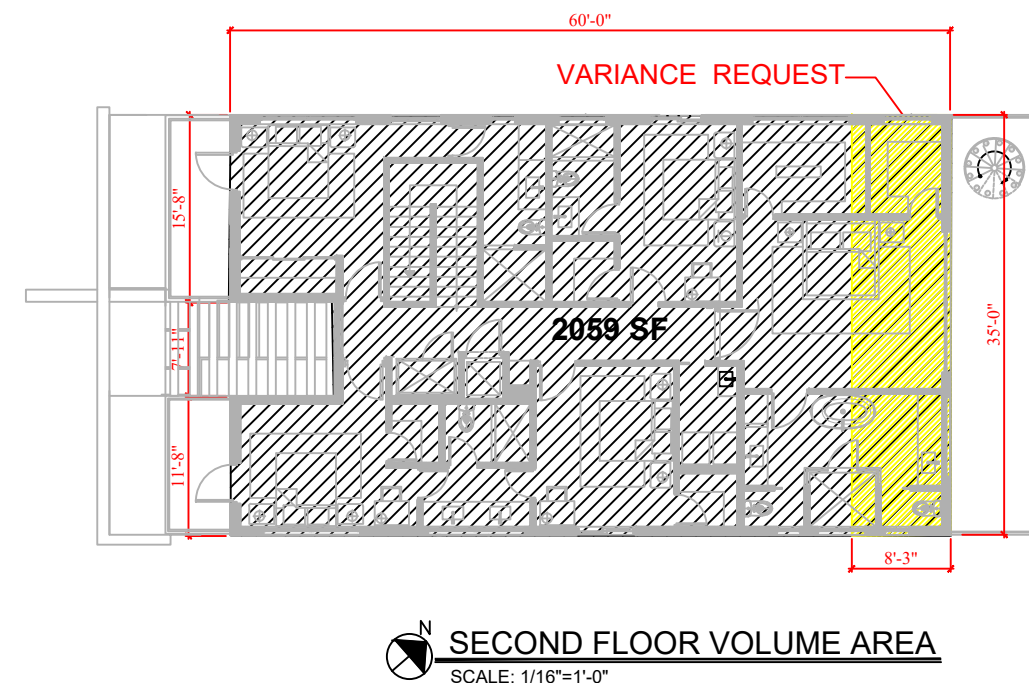
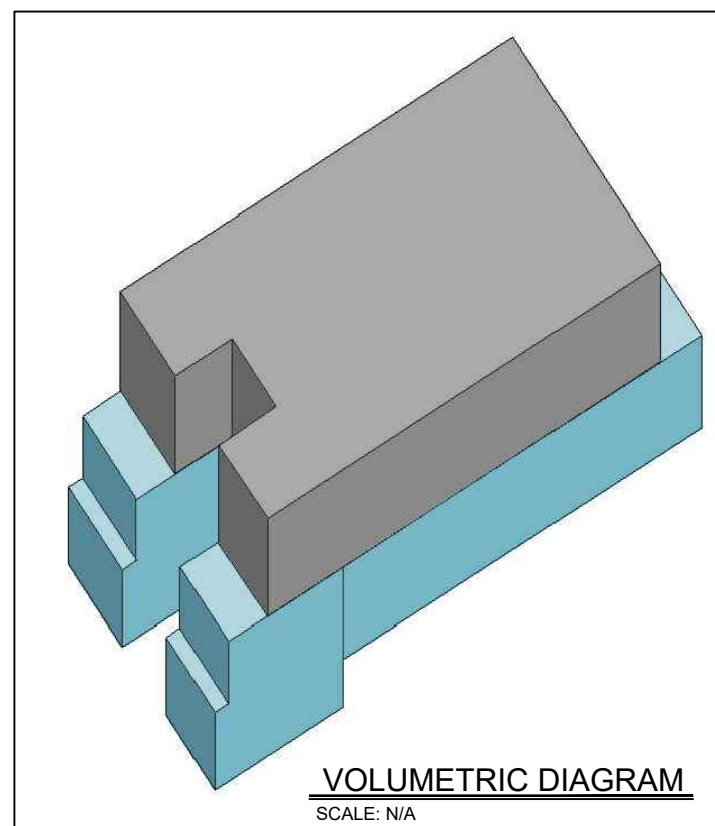


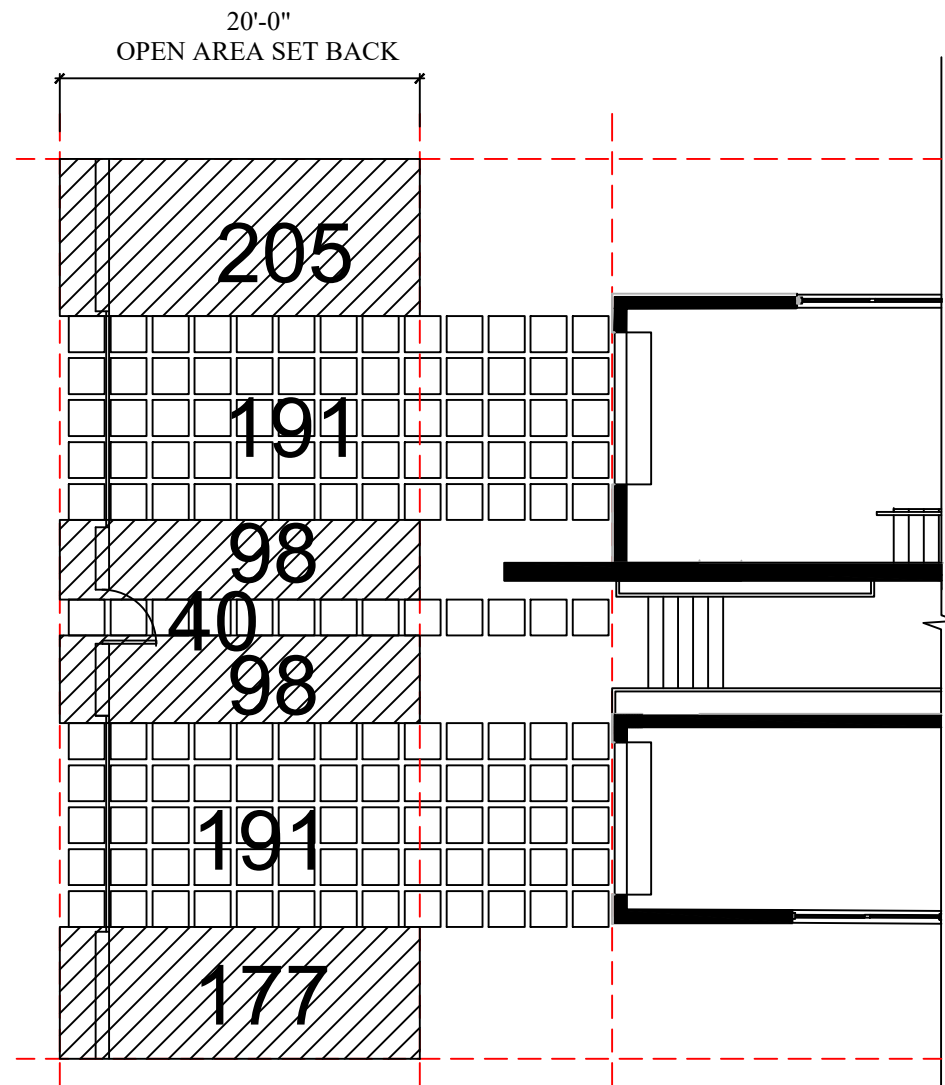
FLOOR RATIO PERCENTAGE

VOLUMETRIC AREA:

TOTAL FIRST FLOOR AREA	2,554 SQ/FT
TOTAL SECOND FLOOR AREA	2,059 SQ/FT
	(80.1%)

REQUIRED=70% max OF FIRST FLOOR
(DIFFERENCE OF 271 SQ/FT)





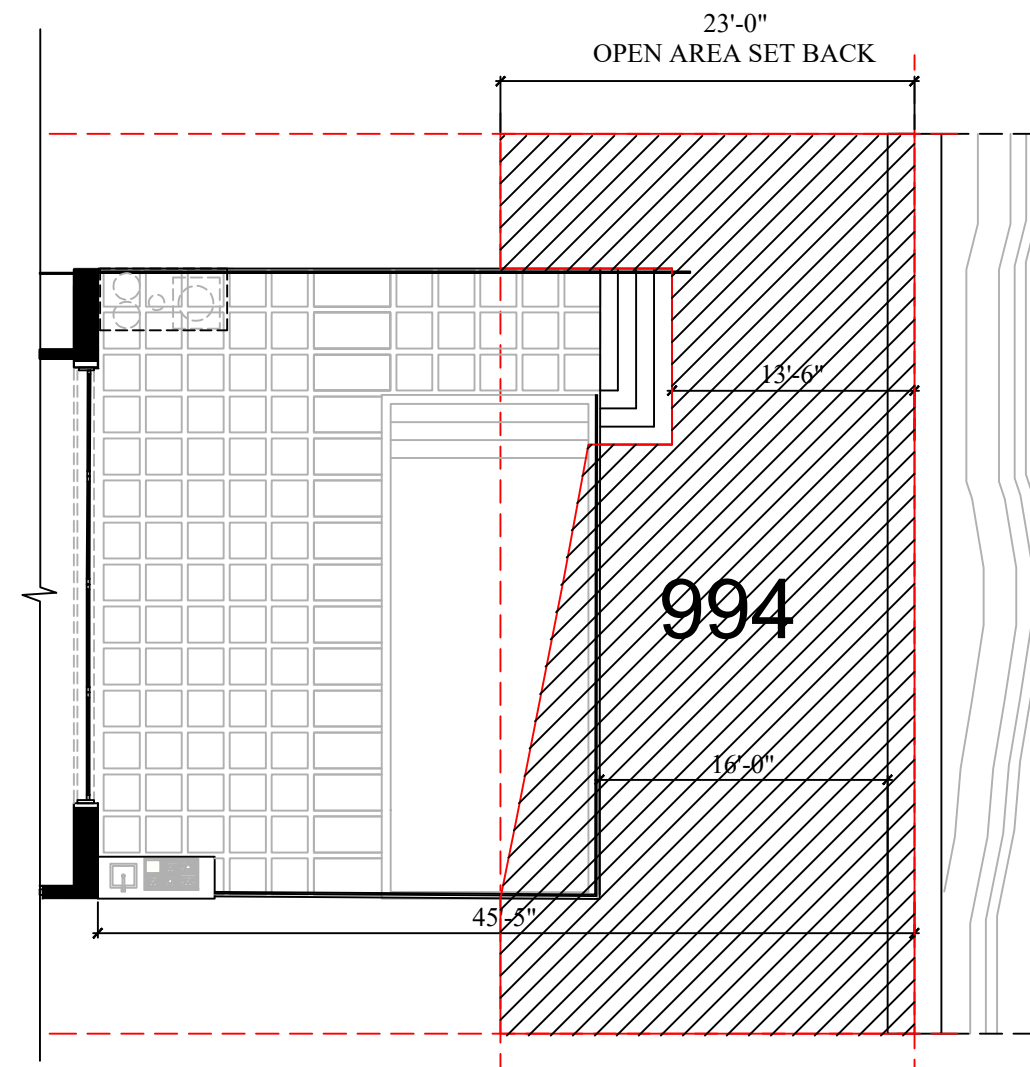
FRONT YARD CALCULATIONS

TOTAL AREA:	1,000 SQ/FT
REQUIRED PERVIOUS AREA:	(50%)
LANDSCAPE PERVIOUS AREA:	578 SQ/FT (58%)
IMPERVIOUS AREA:	422 SQ/FT (42%)



FRONT YARD CALCULATIONS

SCALE: 3/32"=1'-0"



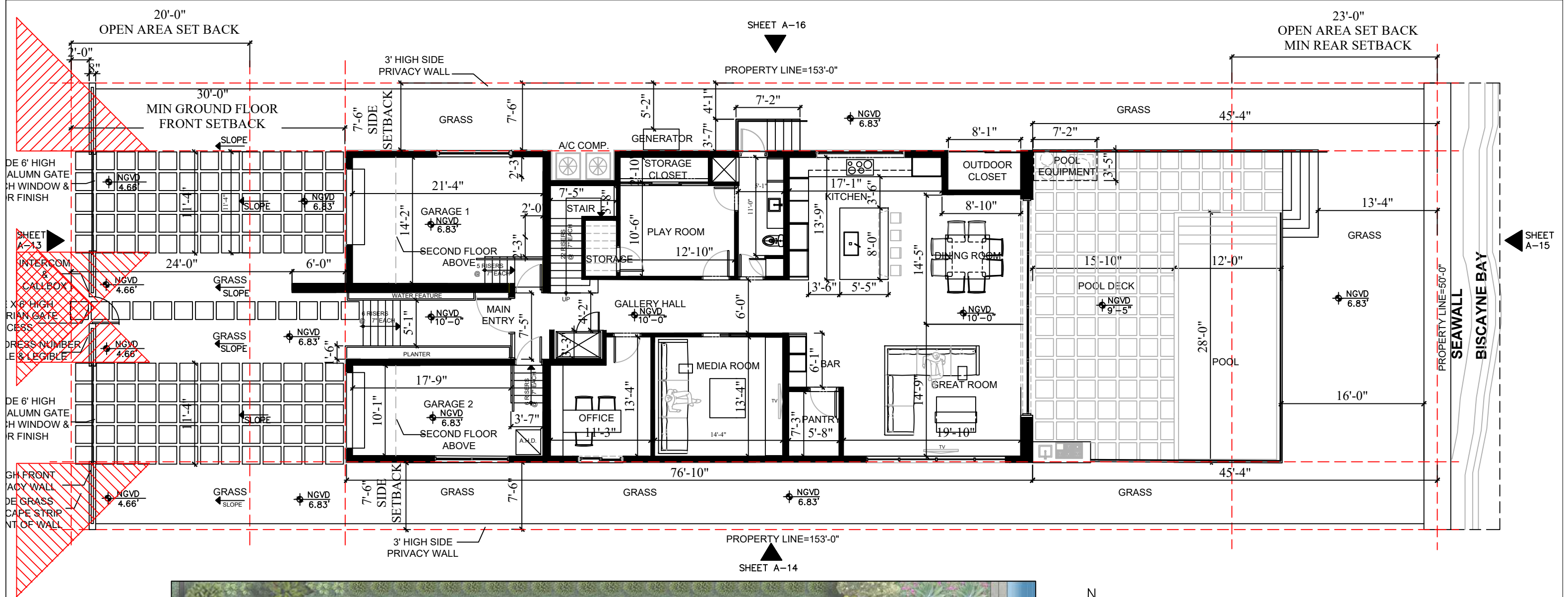
BACK YARD CALCULATIONS

TOTAL AREA:	1,150 SQ/FT
REQUIRED PERVIOUS AREA:	(70%)
LANDSCAPE PERVIOUS AREA:	994 SQ/FT (86.5%)
IMPERVIOUS AREA:	156 SQ/FT (13.5%)

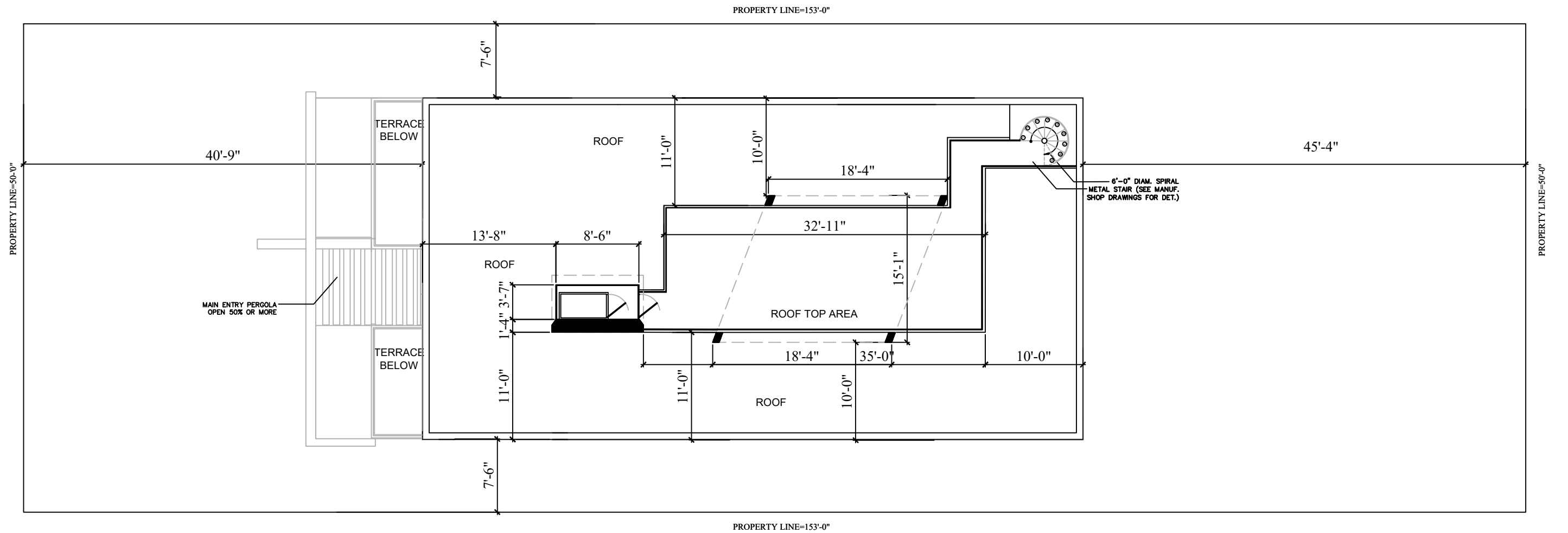


BACK YARD CALCULATIONS

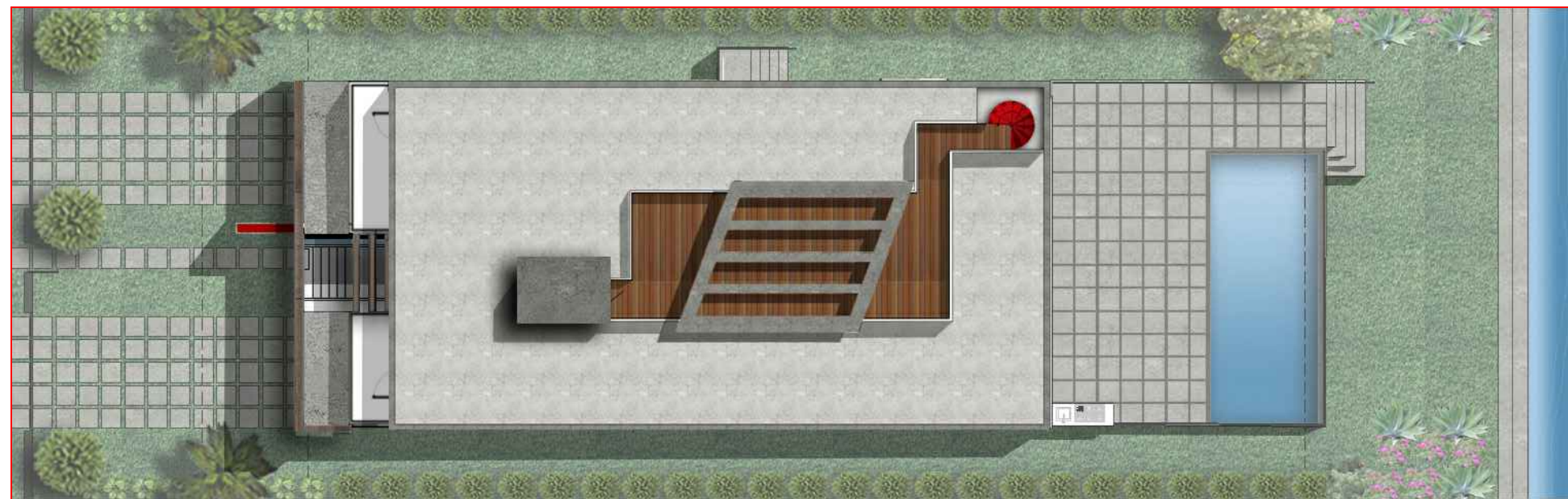
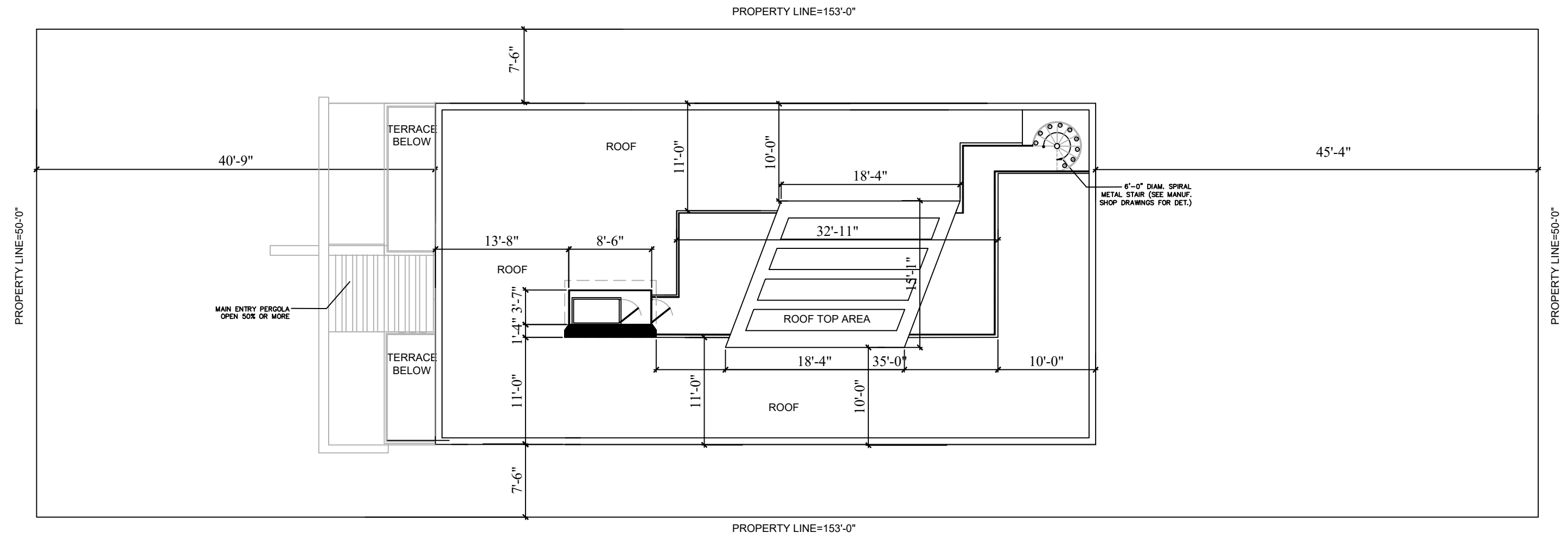
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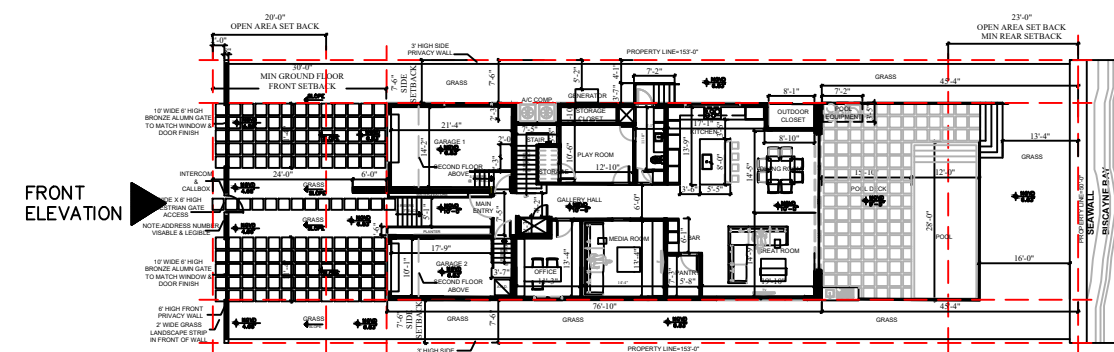
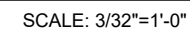
N
GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

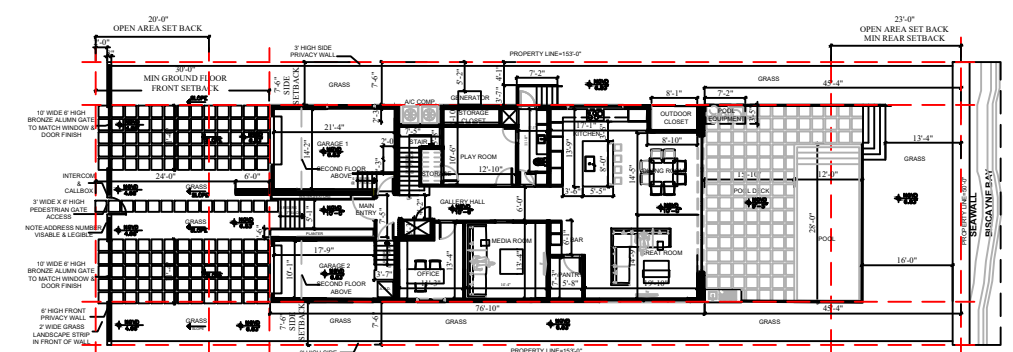
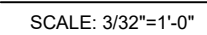


ROOF FLOOR PLAN
 SCALE: 3/32"=1'-0"

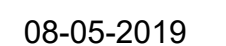


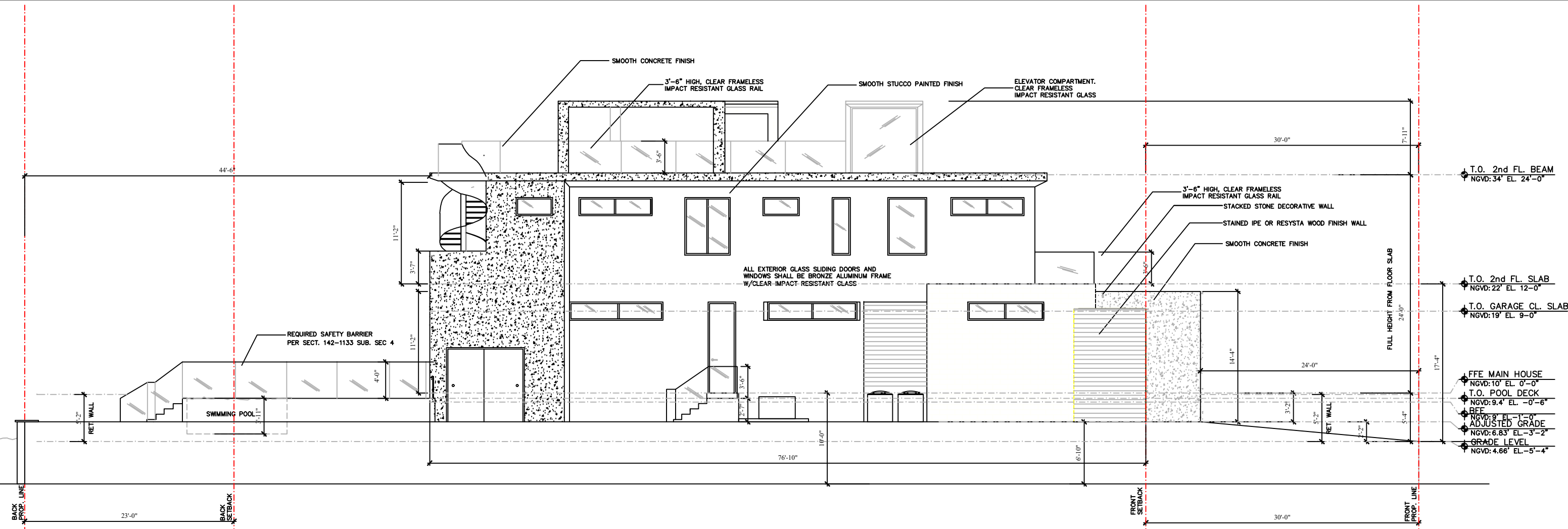
ROOF FLOOR PLAN
 SCALE: 3/32"=1'-0"





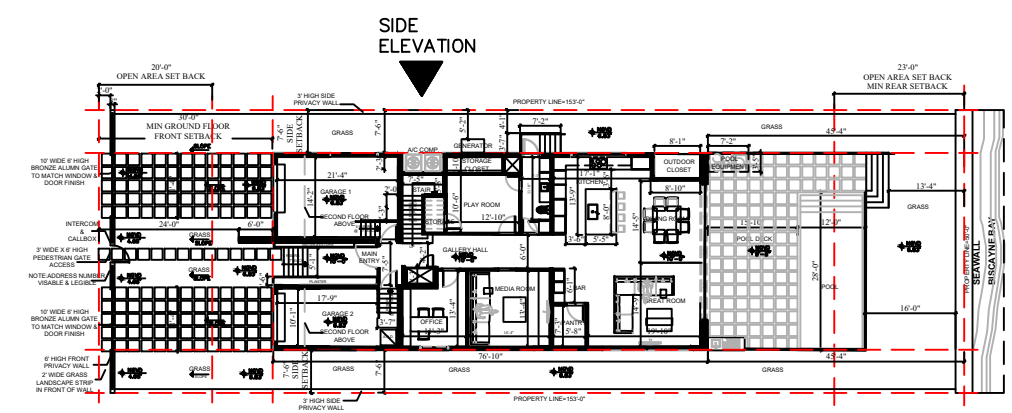
SCALE: N/A





WEST ELEVATION

SCALE: 3/32"=1'-0"



SIDE ELEVATION



KEY PLAN

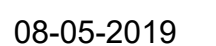
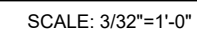
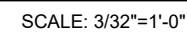
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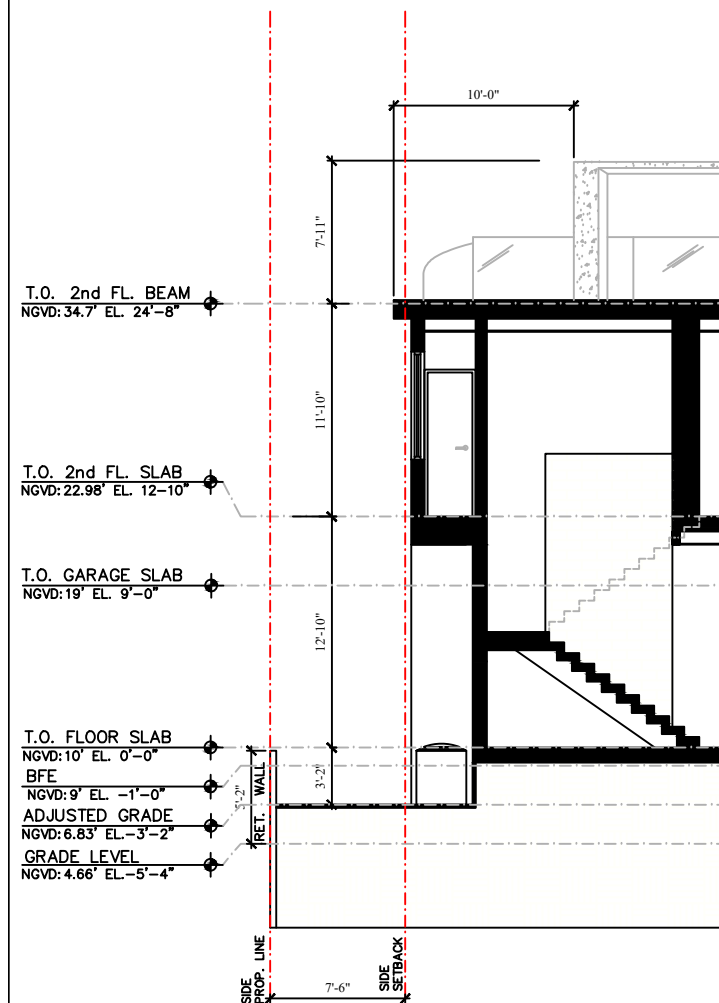


The Mandel D'Amico Residence
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SHEET NUMBER
A-16

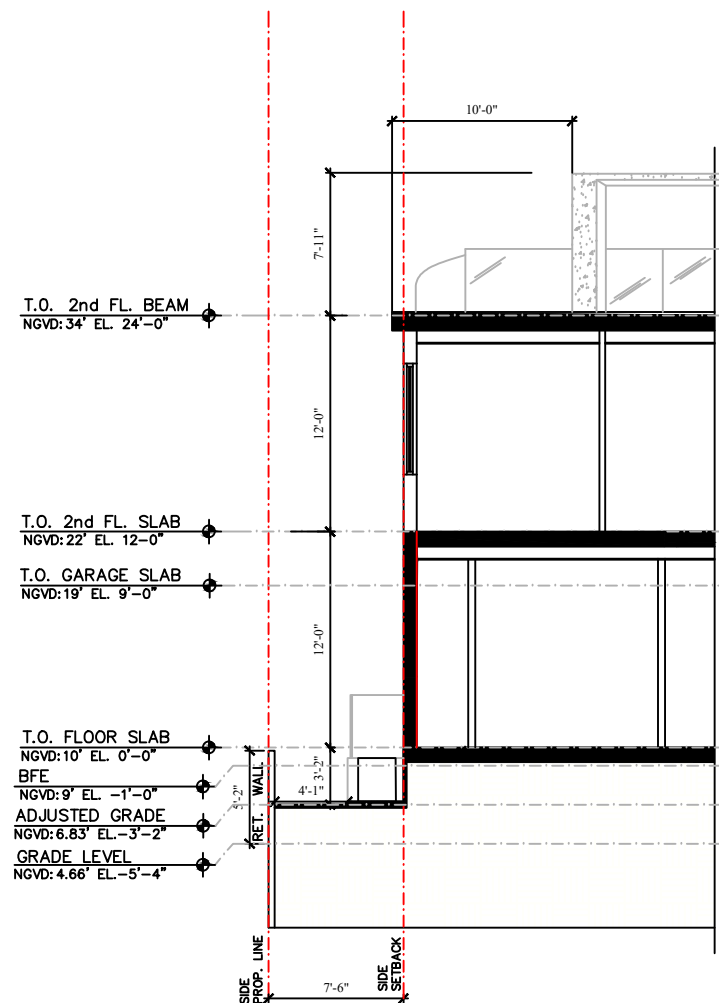
08-05-2019





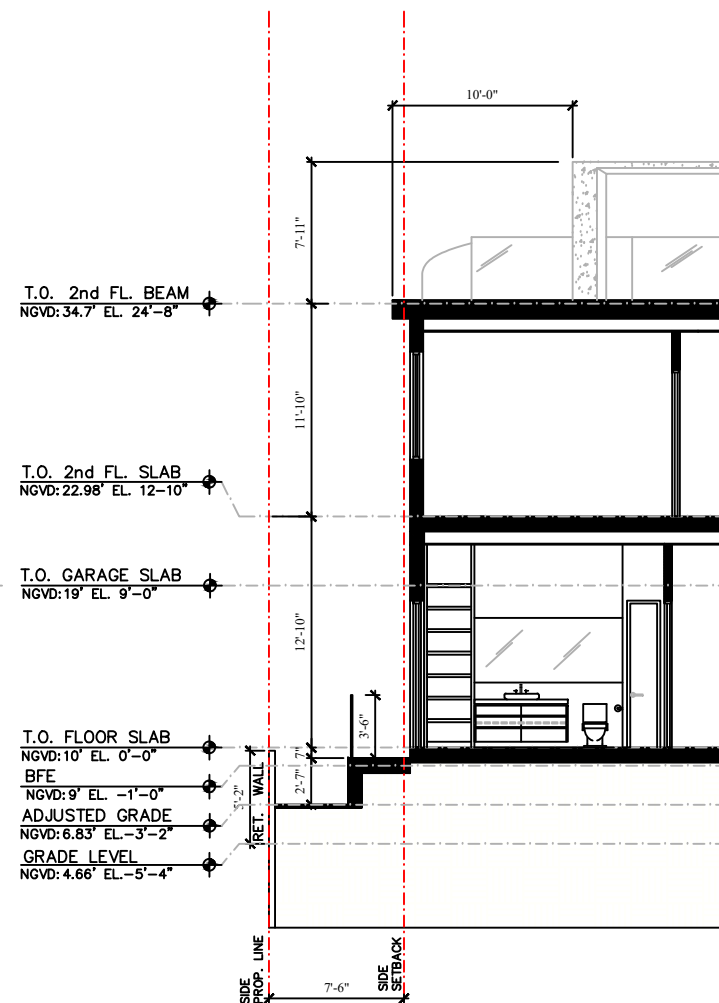
SIDE SECTION D

SCALE: 3/32"=1'-0"



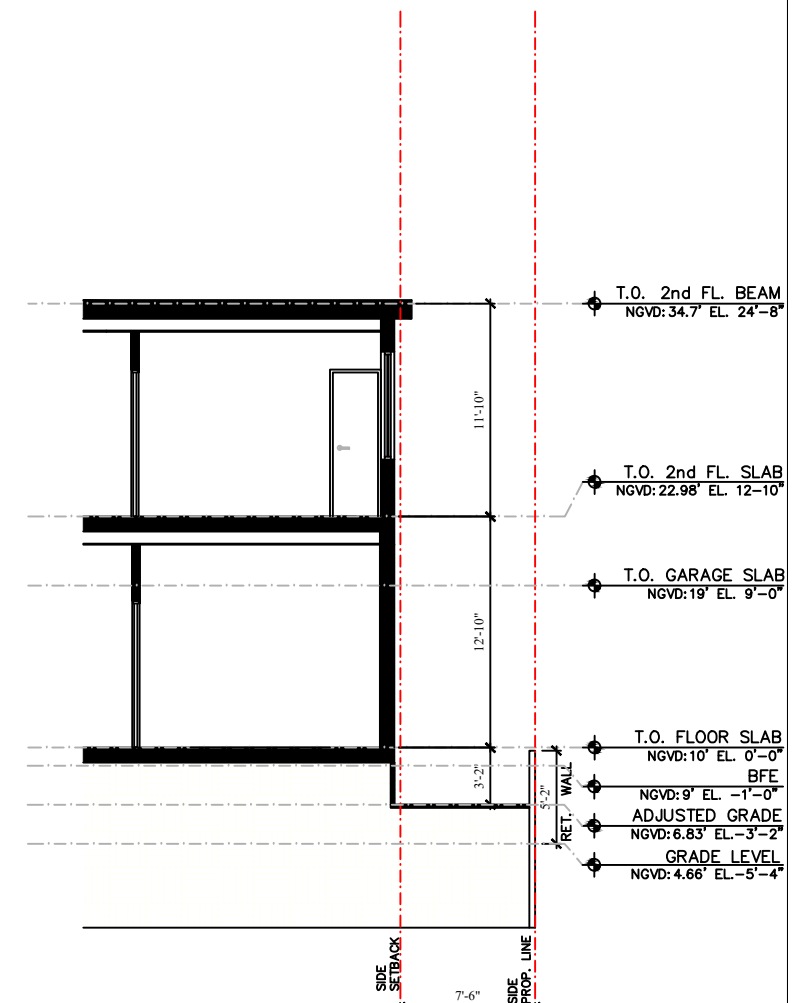
SIDE SECTION C

SCALE: 3/32"=1'-0"



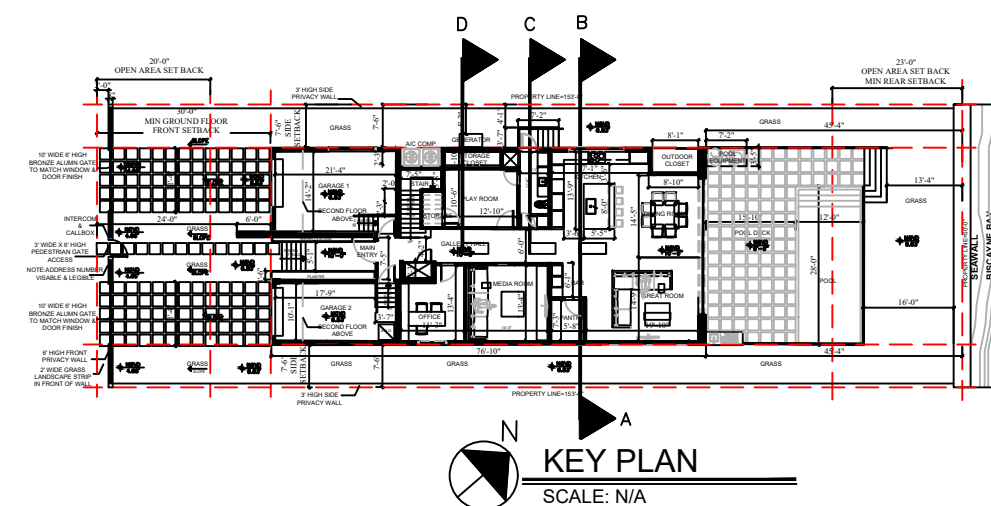
SIDE SECTION B

SCALE: 3/32"=1'-0"



SIDE SECTION A

SCALE: 3/32"=1'-0"



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SHEET NUMBER
A-19

08-05-2019



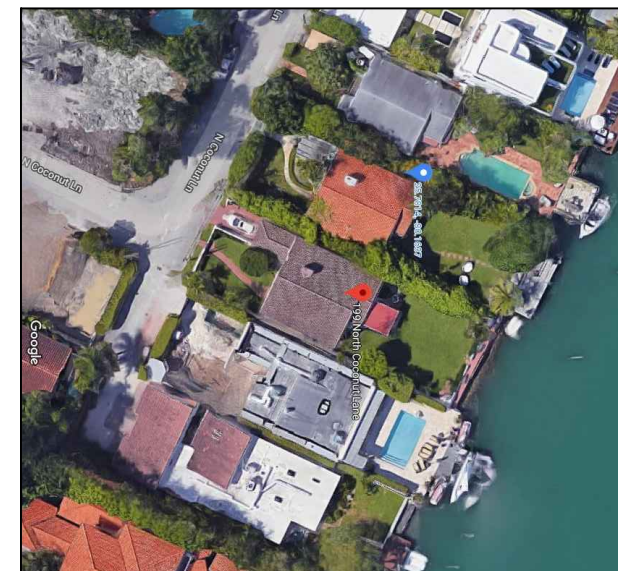
EXISTING STREET VIEW FROM N.COCONUT LANE



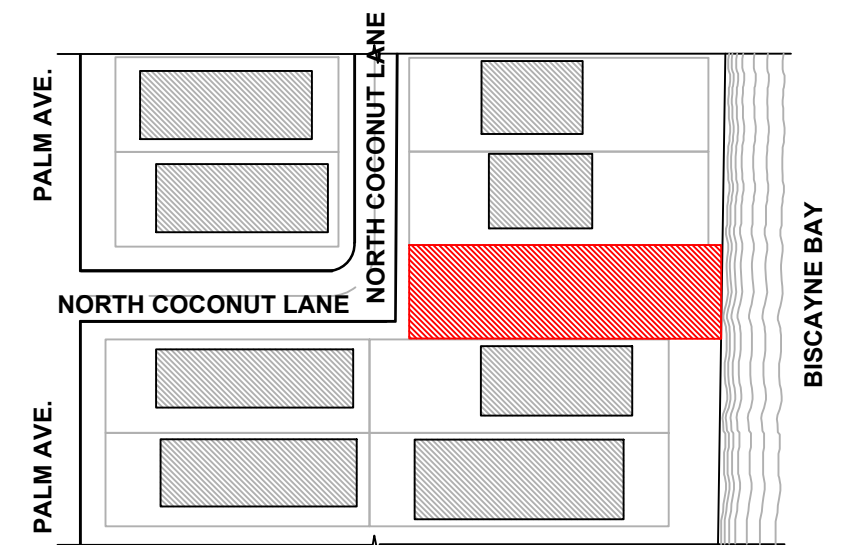
EXISTING STREET VIEW FROM PALM AVENUE



EXISTING HOUSE VIEW FROM N.COCONUT LANE



SKY VIEW OF EXISTING PROPERTY



SITE KEY PLAN
SCALE: N/A



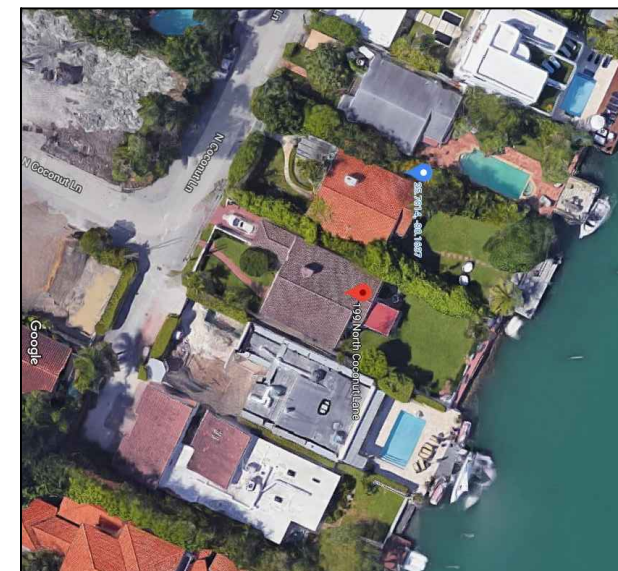
EXISTING STREET VIEW FROM N.COCONUT LANE



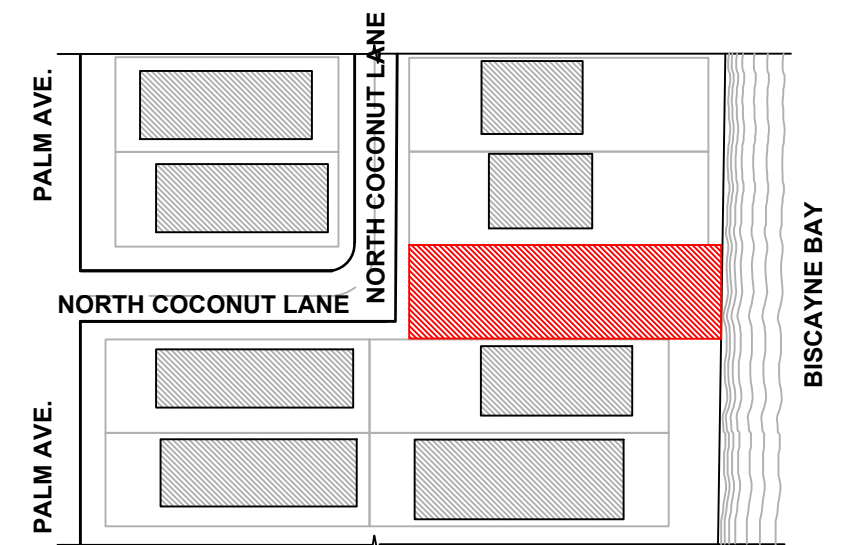
EXISTING STREET VIEW FROM PALM AVENUE



EXISTING HOUSE VIEW FROM N.COCONUT LANE



SKY VIEW OF EXISTING PROPERTY



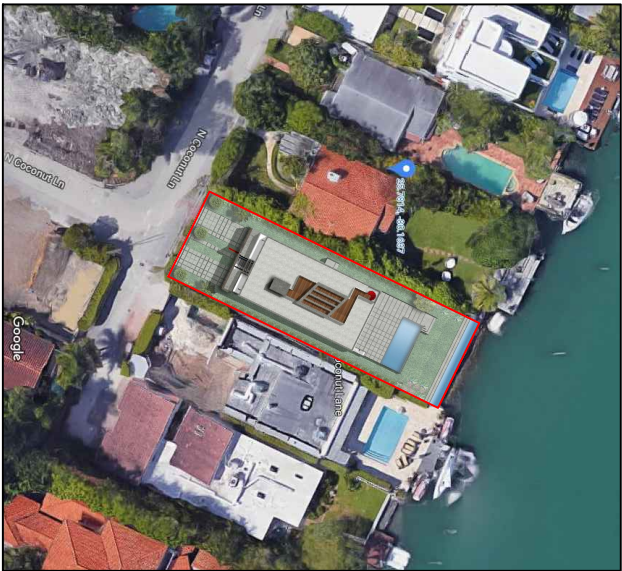
SITE KEY PLAN
SCALE: N/A



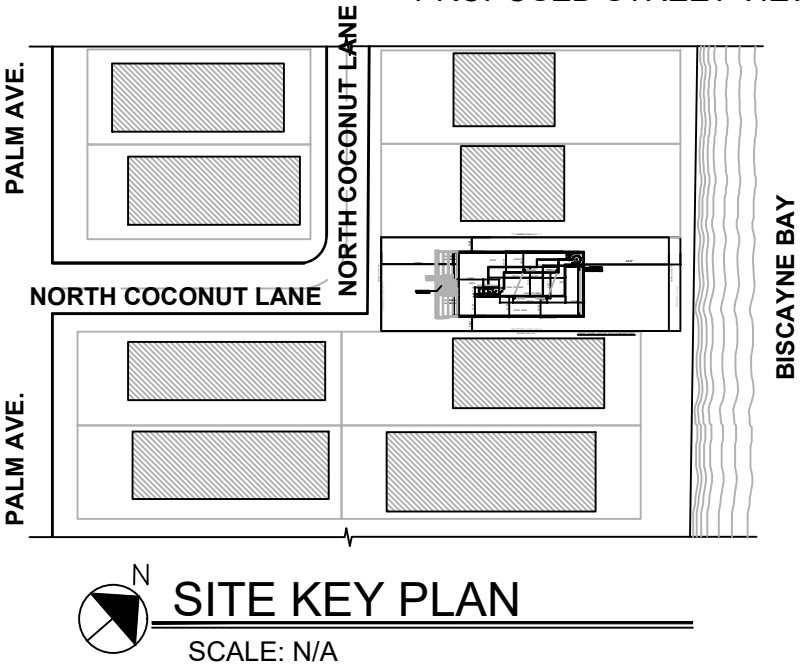
PROPOSED STREET VIEW FROM N.COCONUT LANE



PROPOSED STREET VIEW FROM PALM AVENUE



SKY VIEW OF PROPOSED DESIGN



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

SHEET NUMBER
 A-21B

08-05-2019