



EXISTING



blue
a design company, inc.

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

SHEET NUMBER
A-22

08-05-2019



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SHEET NUMBER
A-23

08-05-2019



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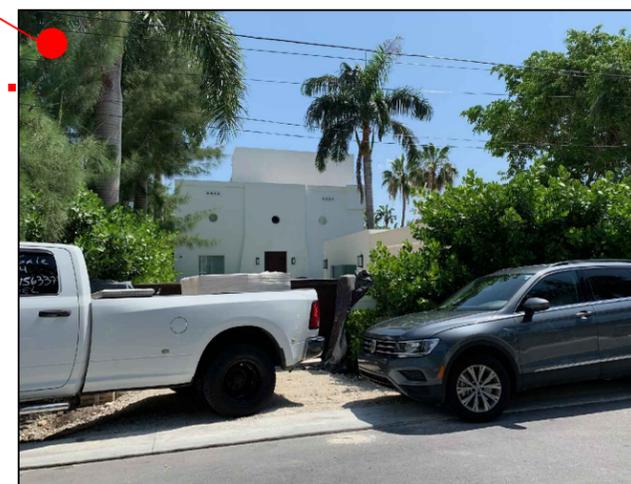
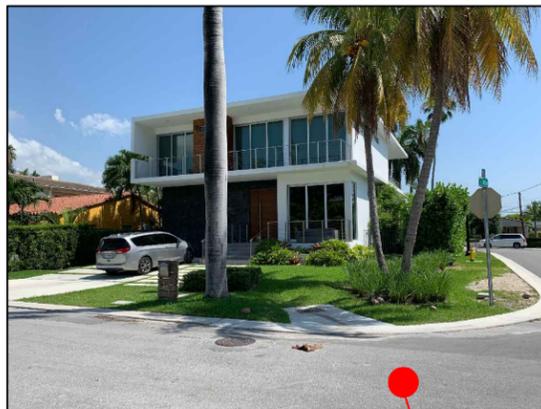
SHEET NUMBER
A-24

08-05-2019





PROPOSED DESIGN



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SHEET NUMBER
A-27

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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.



KEY PLAN

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



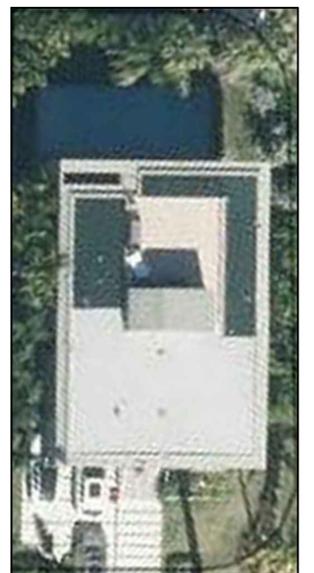
4. LOT SIZE: 7,000 SQ/FT
66% UNIT SIZE COVERAGE.
4,635 SQ/FT COVERAGE.

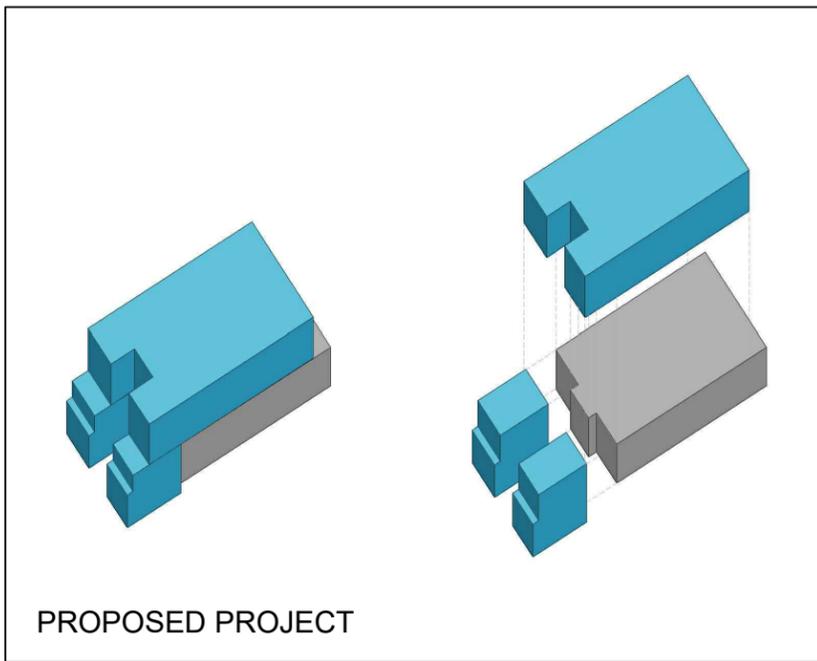


5. LOT SIZE: 6,000 SQ/FT
76% UNIT SIZE COVERAGE.
4,551 SQ/FT COVERAGE.



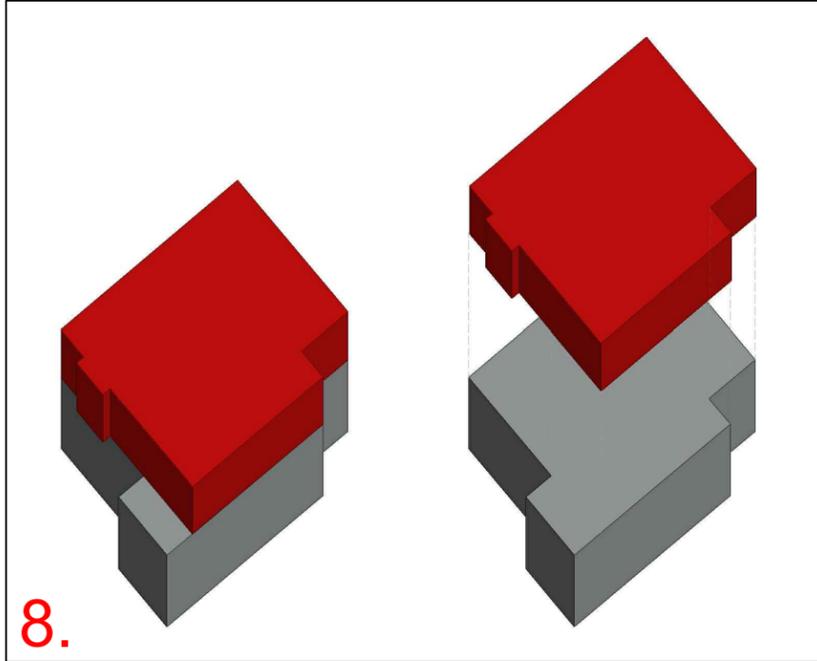
7. LOT SIZE: 7,800 SQ/FT
55% UNIT SIZE COVERAGE.
4,142 SQ/FT COVERAGE.





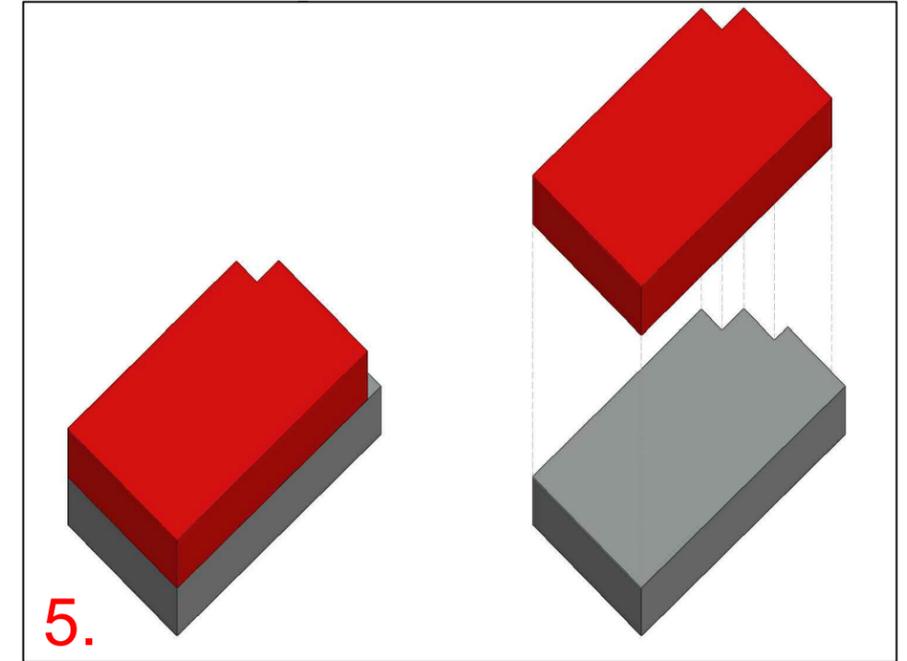
PROPOSED PROJECT

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%



8.

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%

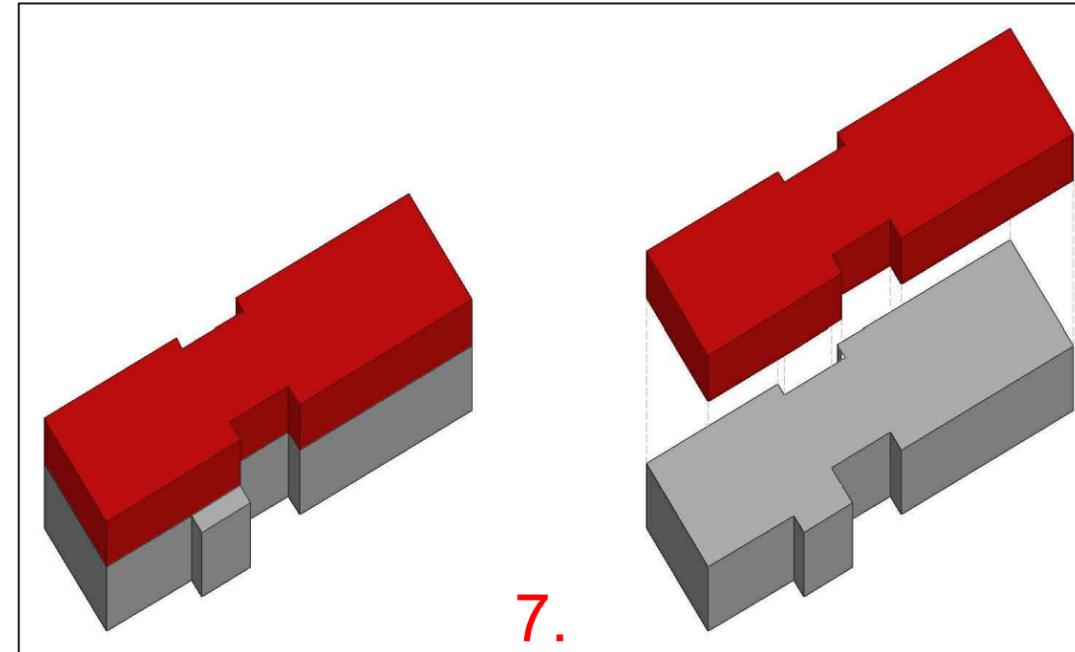


5.

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



7.

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%