

REQUEST FOR DRB APPROVAL FOR:

MANDEL D'AMICO RESIDENCE

REVISED SUBMITTAL 11/12/19

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

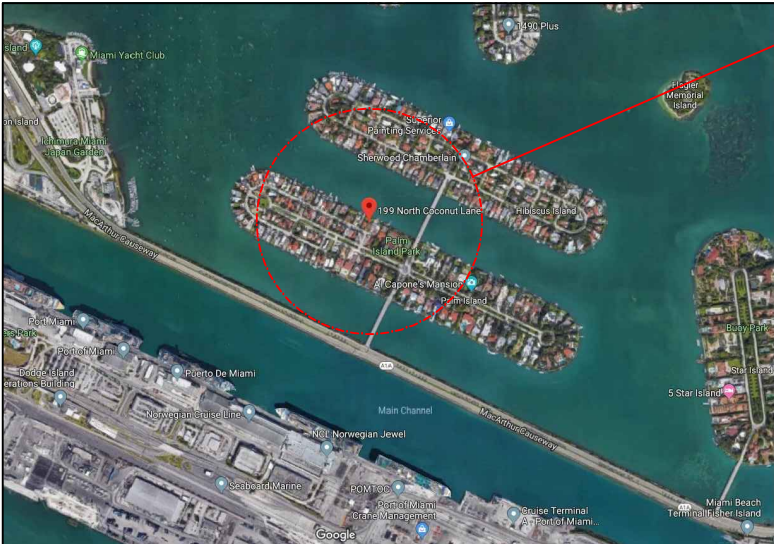
SCOPE OF WORK:
Replacement of existing pre-1942 one-story single-family residence with new two-story single-family residence with variances for lot coverage & waiver for second floor area & additional open space.

REQUEST FOR DRB APPROVAL FOR:

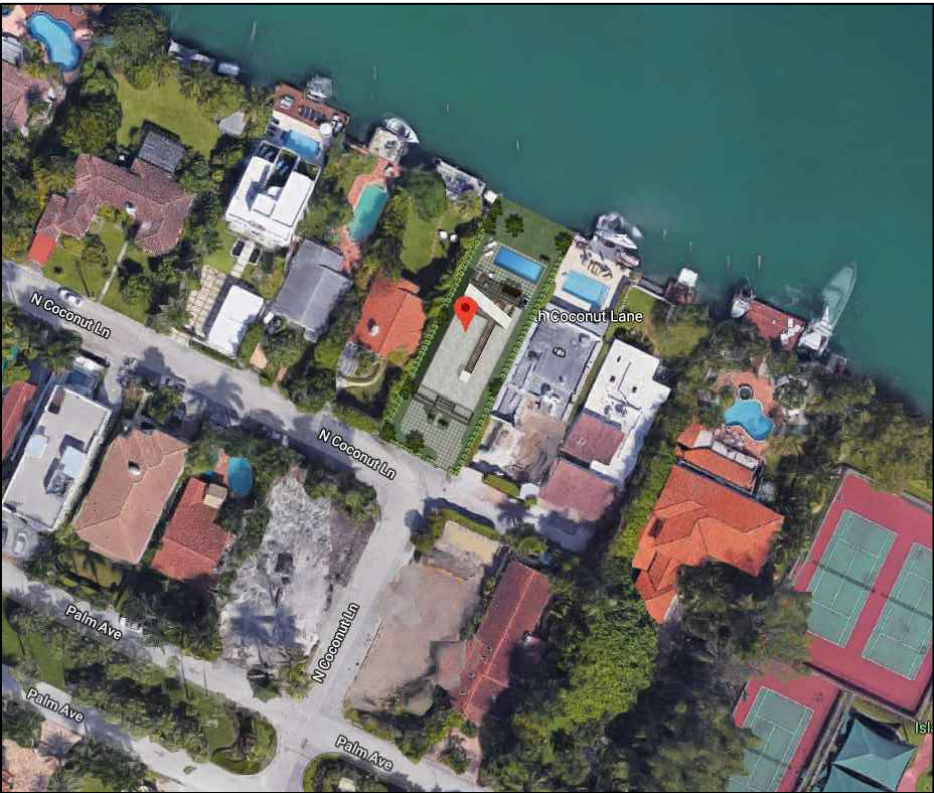
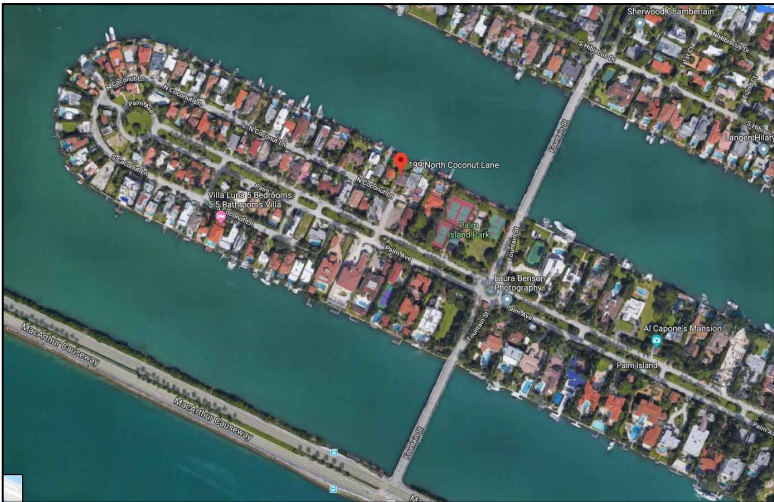
MANDEL D'AMICO RESIDENCE

199 NORTH COCONUT LANE

MIAMI BEACH, FL 33139



1/2 MILE RADIUS CIRCLE



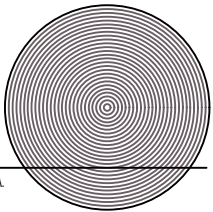
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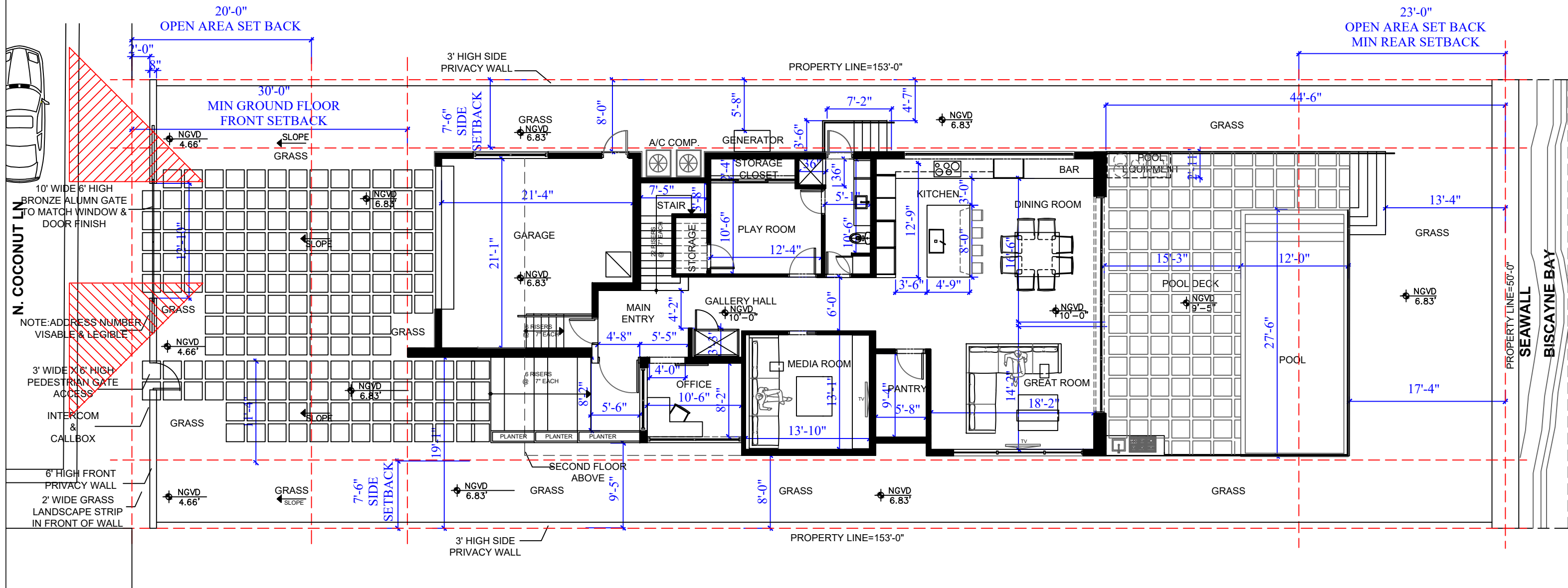
The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

SIGN & SEAL



SHEET NUMBER
A-01

11-12-2019



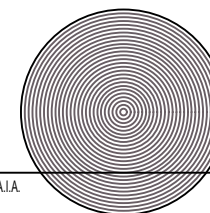
SITE PLAN
SCALE: 3/32"=1'-0"

blue
a design company, inc.

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

PROPOSED

SIGN & SEAL



SHEET NUMBER
PROPOSED A-04
11-12-2019

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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					

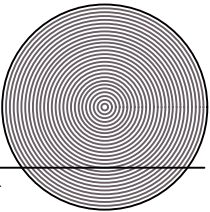


The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

PREVIOUS

SIGN & SEAL

PEDRO G. SUAREZ, A.I.A.
AR-13718 / ID-4763



SHEET NUMBER
PREVIOUS A-05

08-05-2019

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

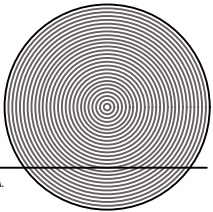
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1	Address:	199 N Coconut Lane, Miami Beach, Fl 33139		
2	Folio number(s):	02-4205-002-0270		
3	Board and file numbers :			
4	Year built:	1936	Zoning District:	RS-4
5	Based Flood Elevation:	9	Grade value in NGVD:	4.66' NGVD
6	Adjusted grade (Flood+Grade/2):	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 %:	2,400 SF 31.4%
10	Existing Lot Coverage SF and %:	1950 SF 25.5%		
11	Front Yard Open Space SF and %:	700 SF 70%	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 %:	3,815 SF 49.9%
13	Existing First Floor Unit Size:	1,847 SF	Proposed First Fl. Unit Size (volume):	1,782 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)	2,003 SF 89.7%
15		N/A		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	478 SF 23.8%

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT	17 FT	24 FT	
18	Setbacks:				
19	Front First level:	30 FT	21.8 FT	30 FT/33 FT	30' to deco wall/33' to garage
20	Front Second level:	30 FT	N/A	39.7 FT	
21	Side 1:	7.5 FT	5.2 FT	8 FT	
22	Side 2 or (facing street):	7.5 FT	5.2 FT	8 FT	
23	Rear:	23 FT	71.5 FT	44'-6" 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	16 FT	
27	Located within a Local Historic District?			Yes or no	
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	

Notes:

If not applicable write N/A
All other data information should be presented like the above format

SIGN & SEAL



PEDRO G. SUAREZ, AIA.
AR-13718 / ID-4763

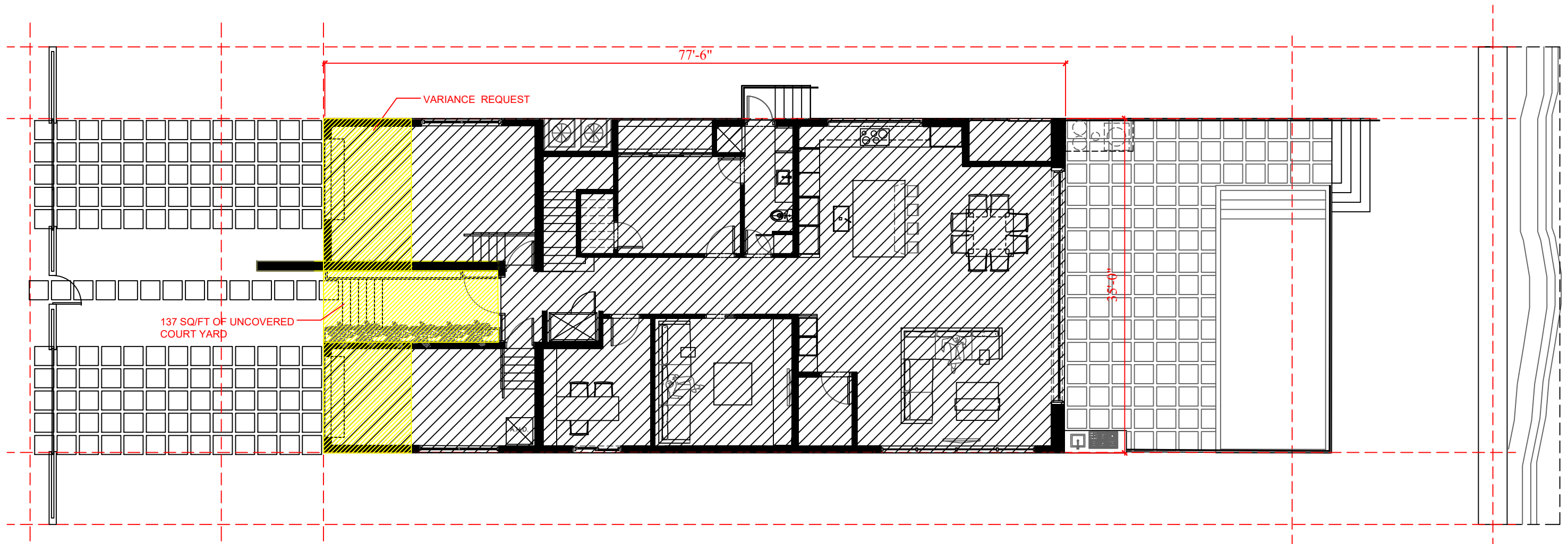
PROPOSED

The Mandel D'Amico Residence
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Miami Beach, Florida 33139

SHEET NUMBER
PROPOSED A-05

11-12-2019





LOT COVERAGE

SITE DATA:

EXISTING LOT SIZE	7,650 SQ/FT (100%)
REQUIERED LOT COVERAGE	2,295 SQ/FT (30%)

PROPOSED LOT COVERAGE	2,722 SQ/FT (35.5%)
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REQUIRED=2,295 SQ/FT (DIFFERENCE OF 427 SQ/FT)



LOT COVERAGE FLOOR PLAN

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

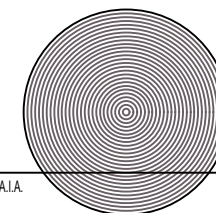
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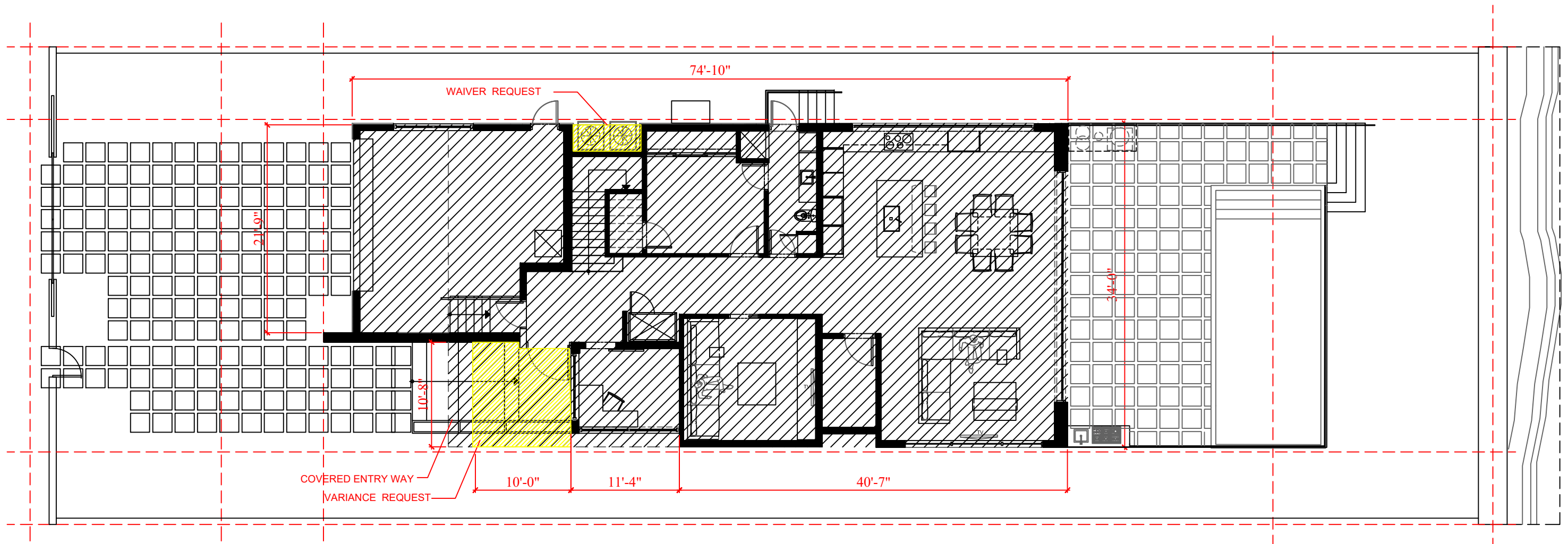
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PEDRO G. SUAREZ, A.I.A.
AR-13718 / ID-4763



SHEET NUMBER
PREVIOUS A-06

08-05-2019



LOT COVERAGE

SITE DATA:

EXISTING LOT SIZE	7,650 SQ/FT (100%)
REQUIERED LOT COVERAGE	2,295 SQ/FT (30%)

PROPOSED LOT COVERAGE	2,400 SQ/FT (31.4%)
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REQUIRED=2,295 SQ/FT (DIFFERENCE OF 105 SQ/FT)



LOT COVERAGE FLOOR PLAN

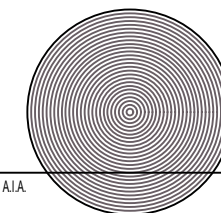
SCALE: 3/32"=1'-0"

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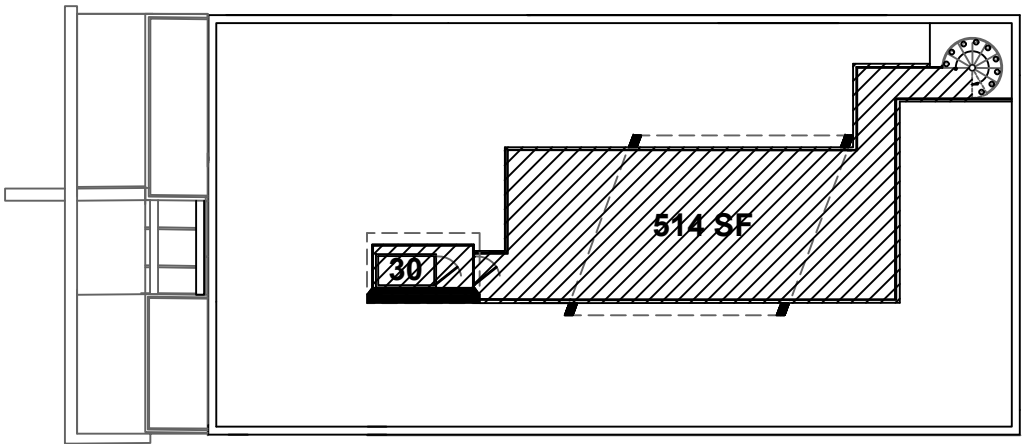
SHEET NUMBER
PROPOSED A-06

11-12-2019

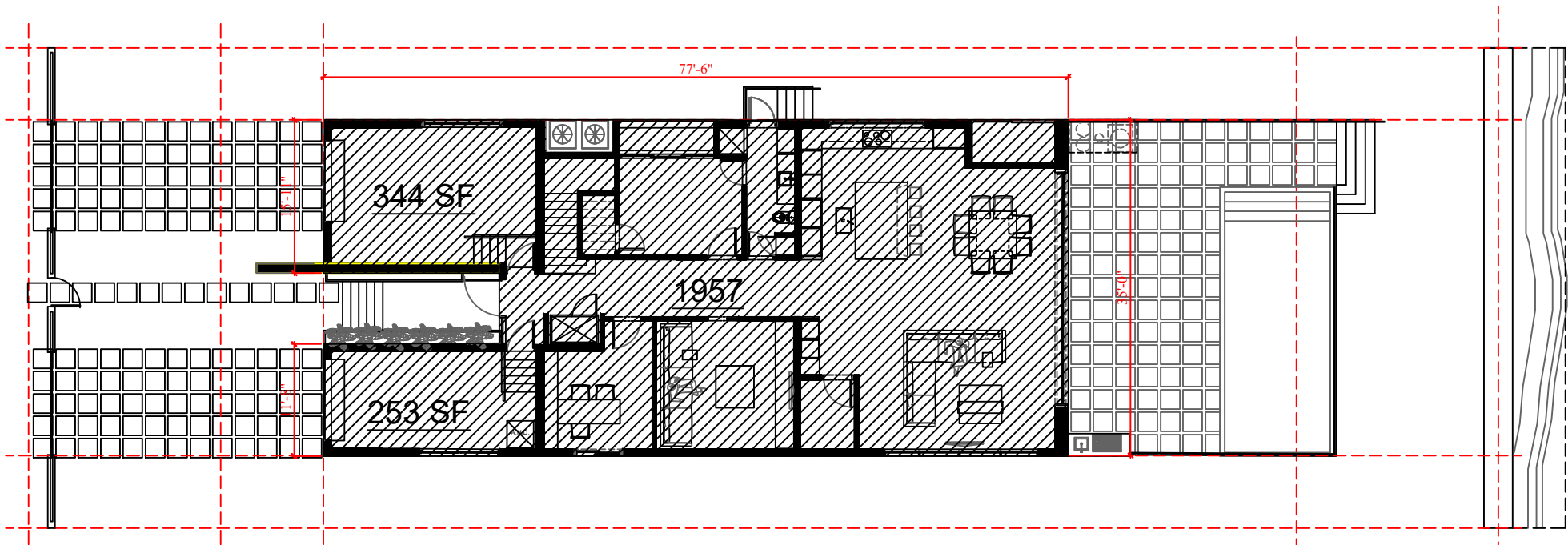
UNIT SIZE CALCULATION

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)

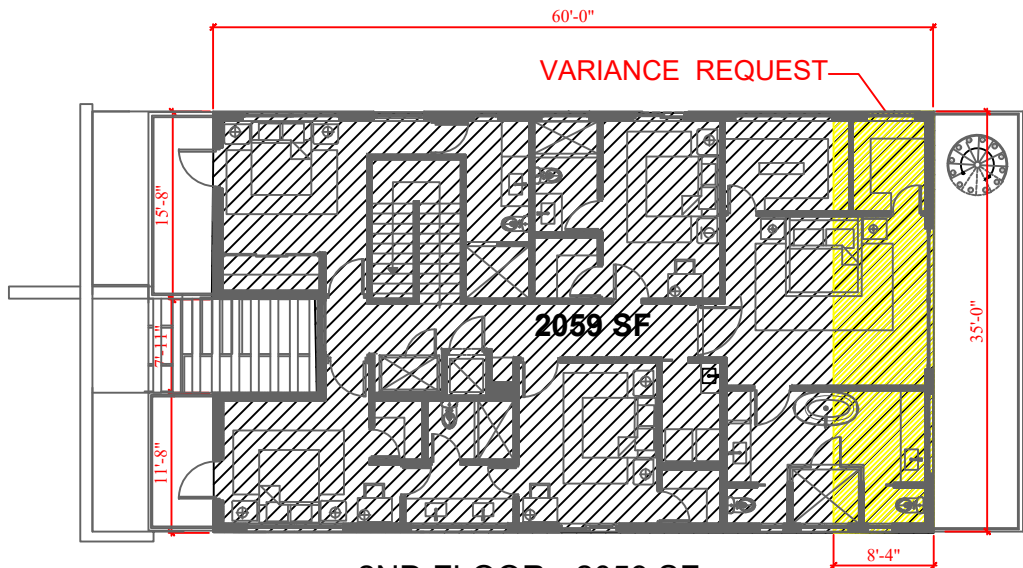


 **ROOF DECK CALCULATIONS**
SCALE: 1/16"=1'-0"



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

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



2ND FLOOR - 2059 SF

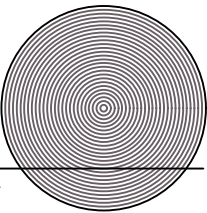
 **SECOND FLOOR UNIT SIZE**
SCALE: 1/16"=1'-0"



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PREVIOUS

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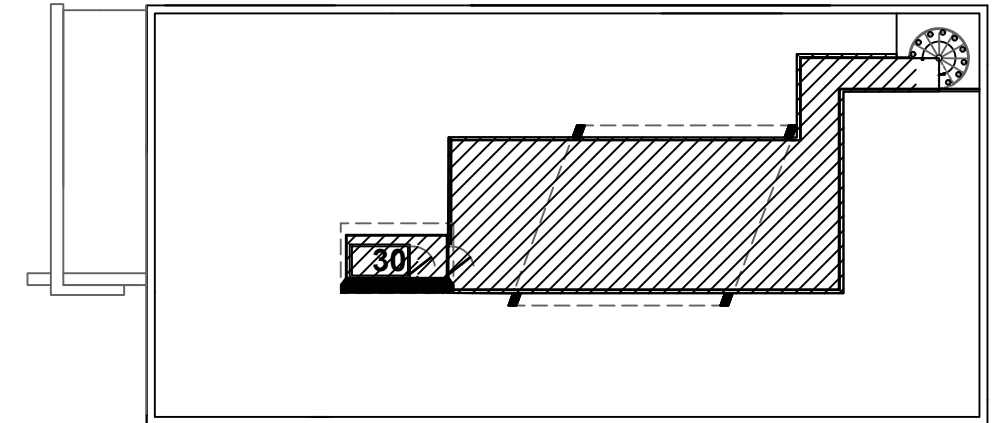
PEDRO G. SUAREZ, A.I.A.
AR-13718 / ID-4763

SHEET NUMBER
PREVIOUS A-07
08-05-2019

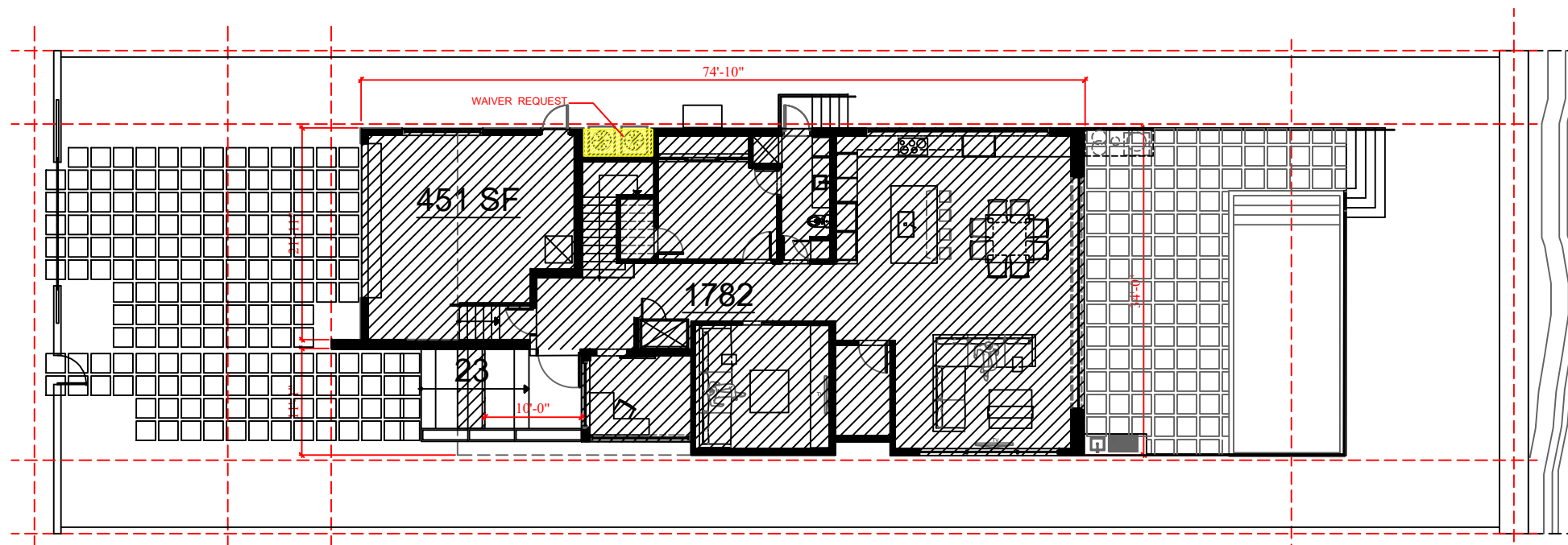
UNIT SIZE CALCULATION

TOTAL FIRST FLOOR AREA	2,233 SQ/FT
TOTAL FIRST FLOOR AREA (-451 garage)	1,782 SQ/FT
TOTAL SECOND FLOOR AREA	2,003 SQ/FT
TOTAL ROOF COVERED AREA	30 SQ/FT

TOTAL 1st FLOOR, 2nd FLOOR, ROOF 3,815 SQ/FT
OF 7,650 SQ/FT OF LOT = 49.9%
REQUIRED=3,825 SQ/FT 50%

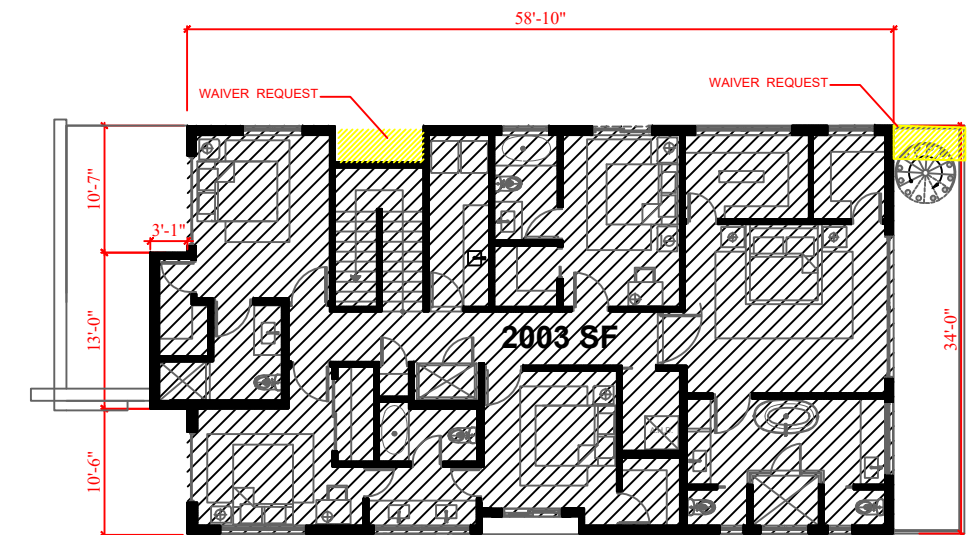


 ROOF DECK CALCULATIONS
SCALE: 1/16"=1'-0"



1ST FLOOR - 2233 SF
TOTAL 1ST FLOOR WITH -451 GARAGE - 1782 SF

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



2ND FLOOR - 2003 SF

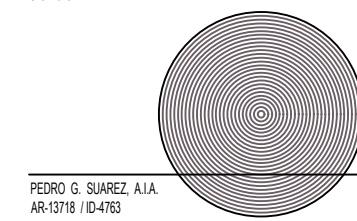
 SECOND FLOOR UNIT SIZE
SCALE: 1/16"=1'-0"



The Mandel D'Amico Residence
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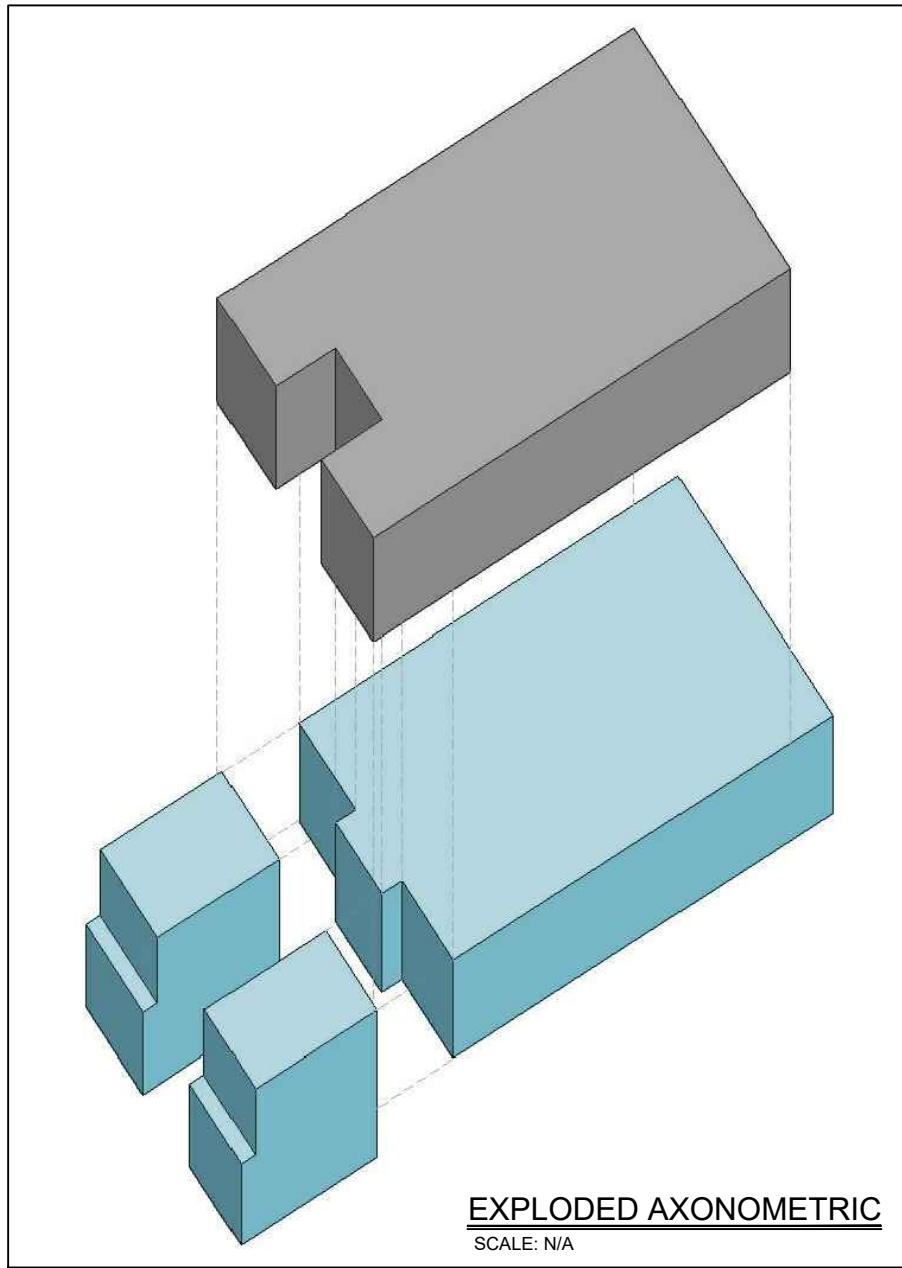
PROPOSED

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SHEET NUMBER
PROPOSED A-07

11-12-2019

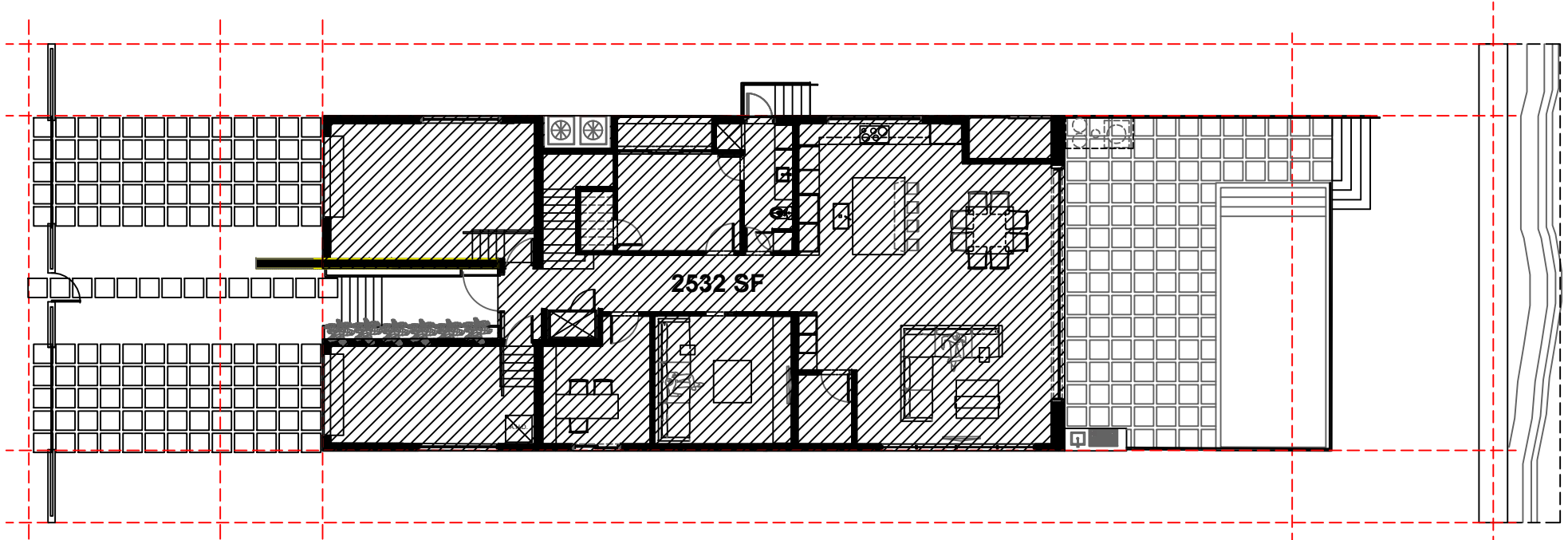
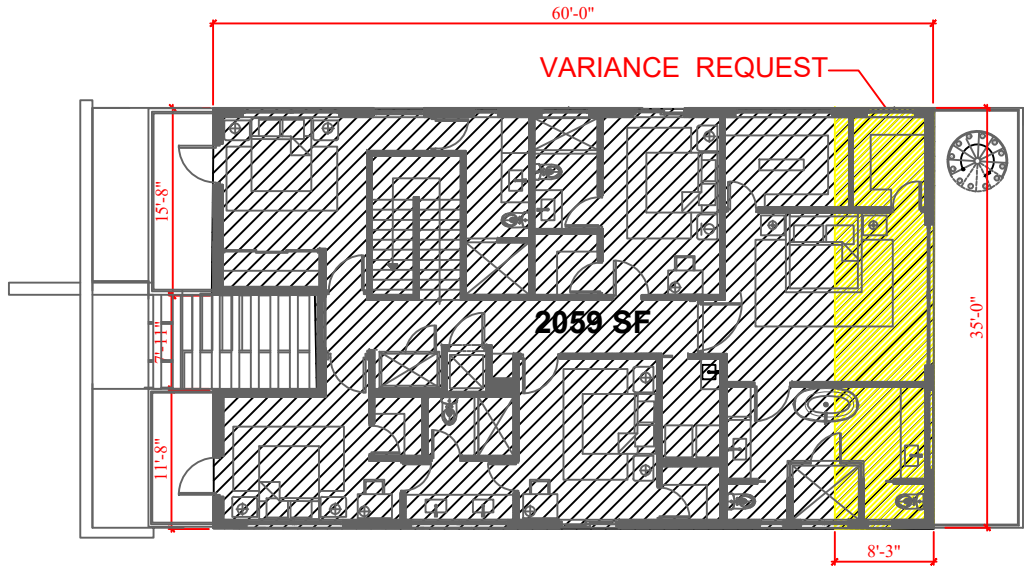
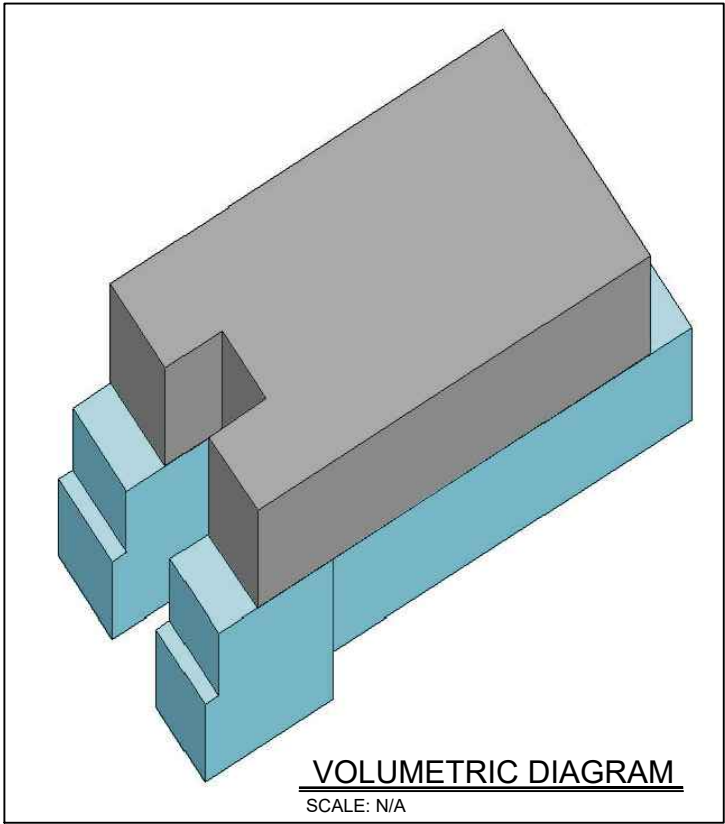


FLOOR RATIO PERCENTAGE

VOLUMETRIC AREA:

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

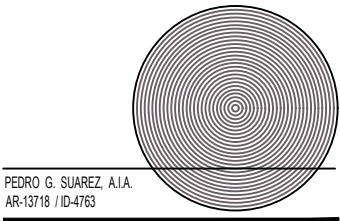
REQUIRED=70% max OF FIRST FLOOR
(DIFFERENCE OF 271 SQ/FT)



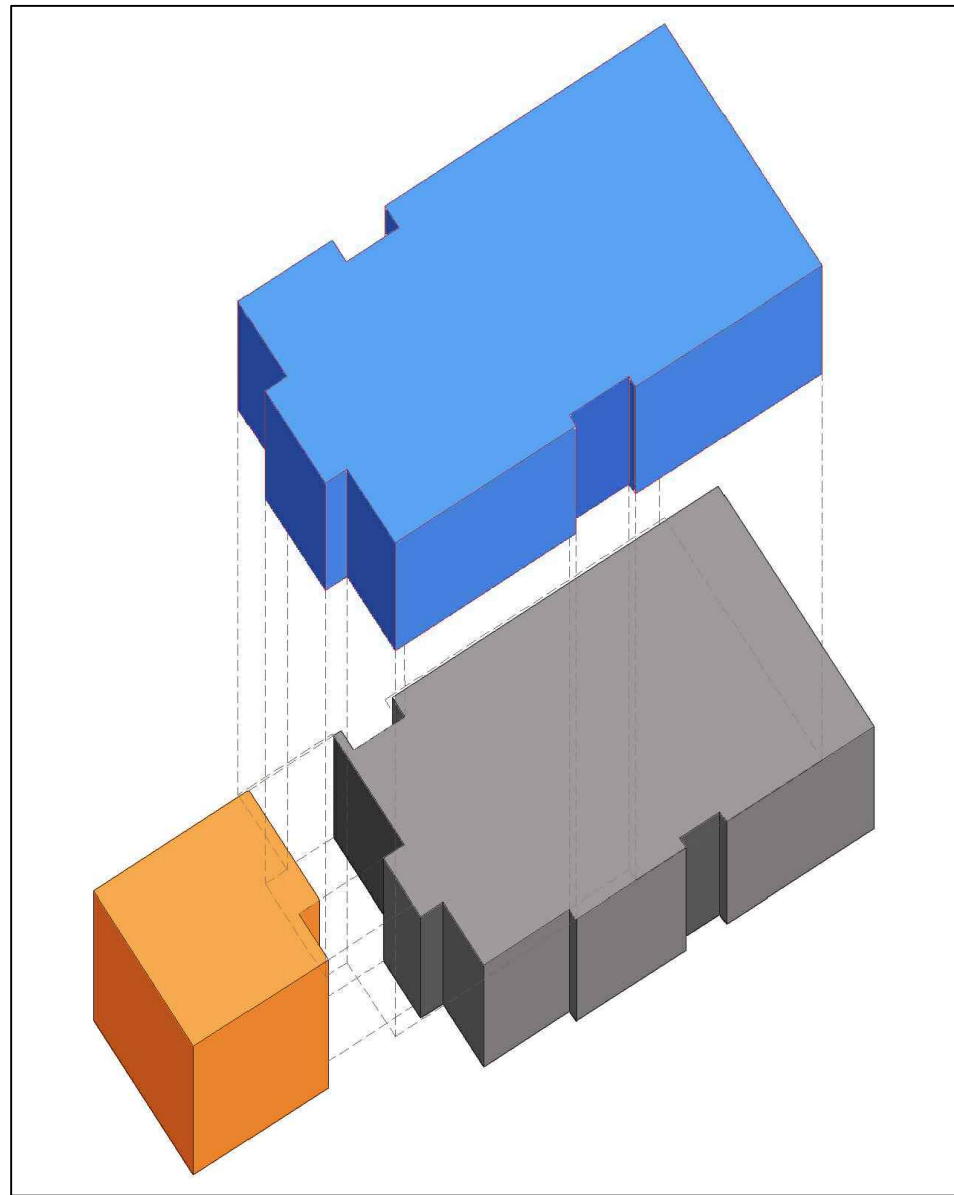
The Mandel D'Amico Residence
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Miami Beach, Florida 33139

PREVIOUS

SIGN & SEAL



SHEET NUMBER
PREVIOUS A-08
08-05-2019



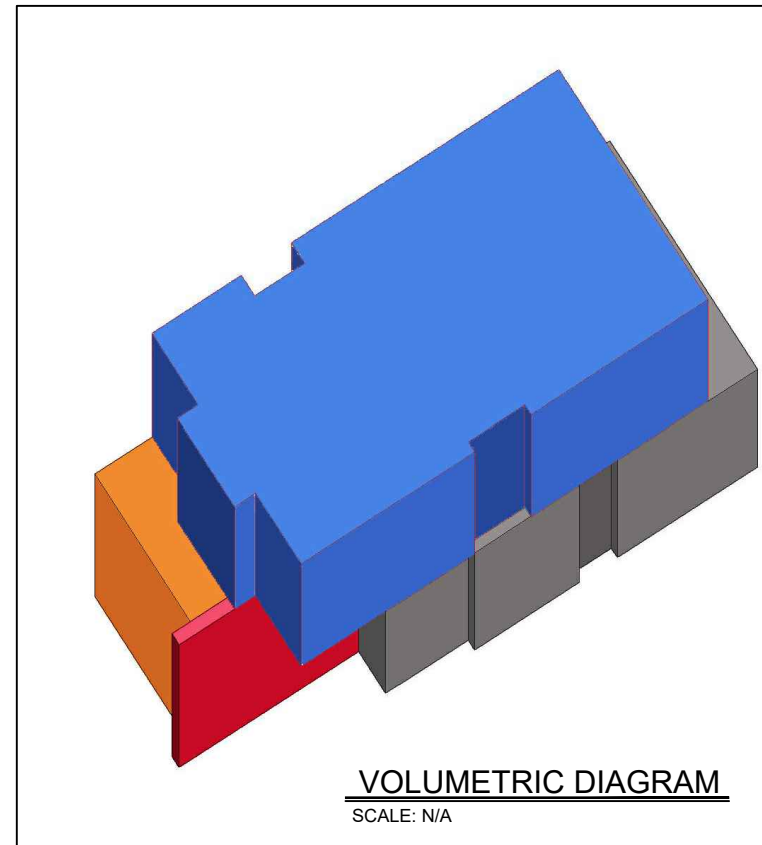
EXPLODED AXONOMETRIC
SCALE: N/A

FLOOR RATIO PERCENTAGE

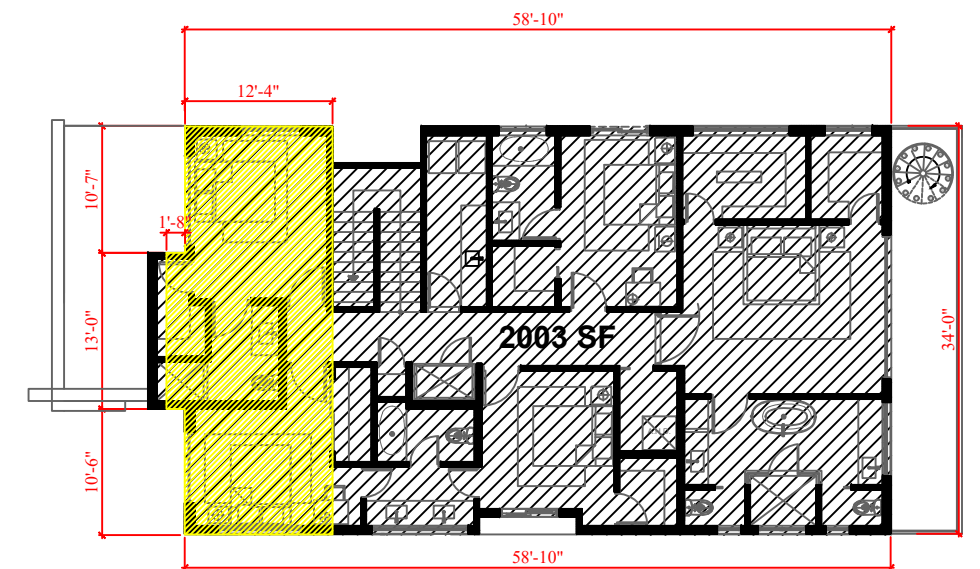
VOLUMETRIC AREA:

TOTAL FIRST FLOOR AREA	2,233 SQ/FT
TOTAL SECOND FLOOR AREA	2,003 SQ/FT
	(89.7%)

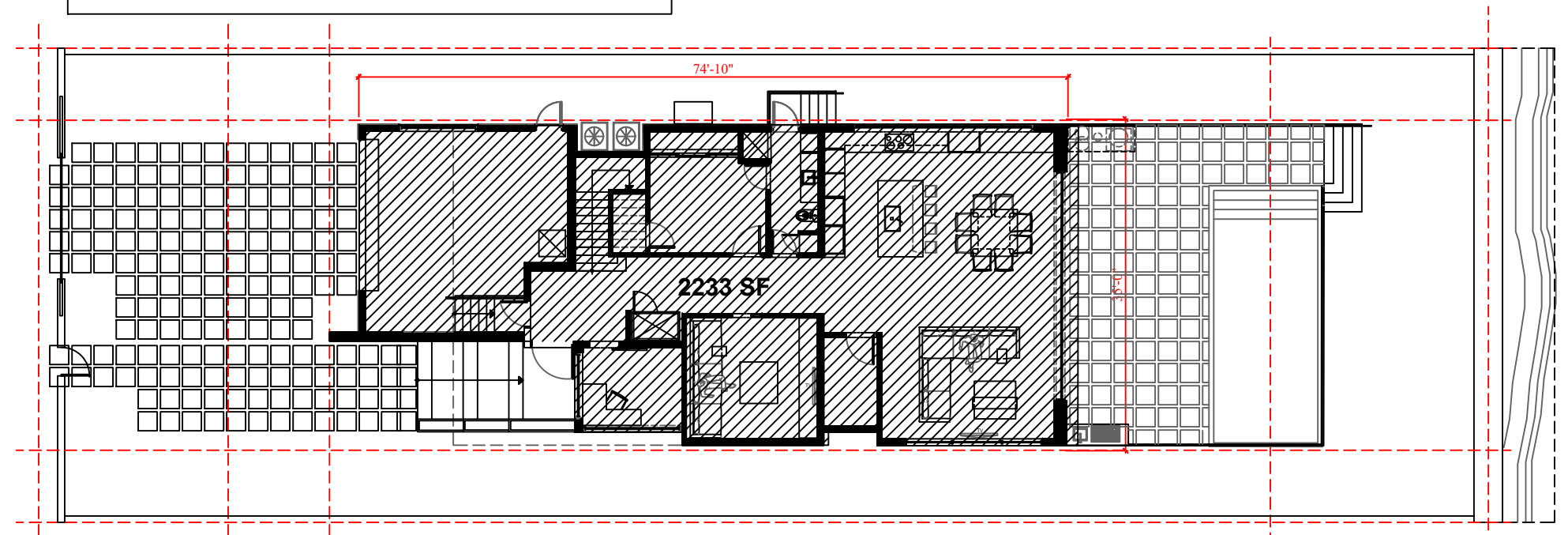
REQUIRED=70% max OF FIRST FLOOR (1,563 SQ/FT)
(DIFFERENCE OF 440 SQ/FT)



VOLUMETRIC DIAGRAM
SCALE: N/A



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



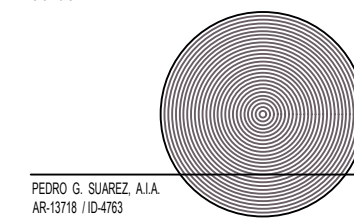
GROUND FLOOR VOLUME AREA
SCALE: 1/16"=1'-0"



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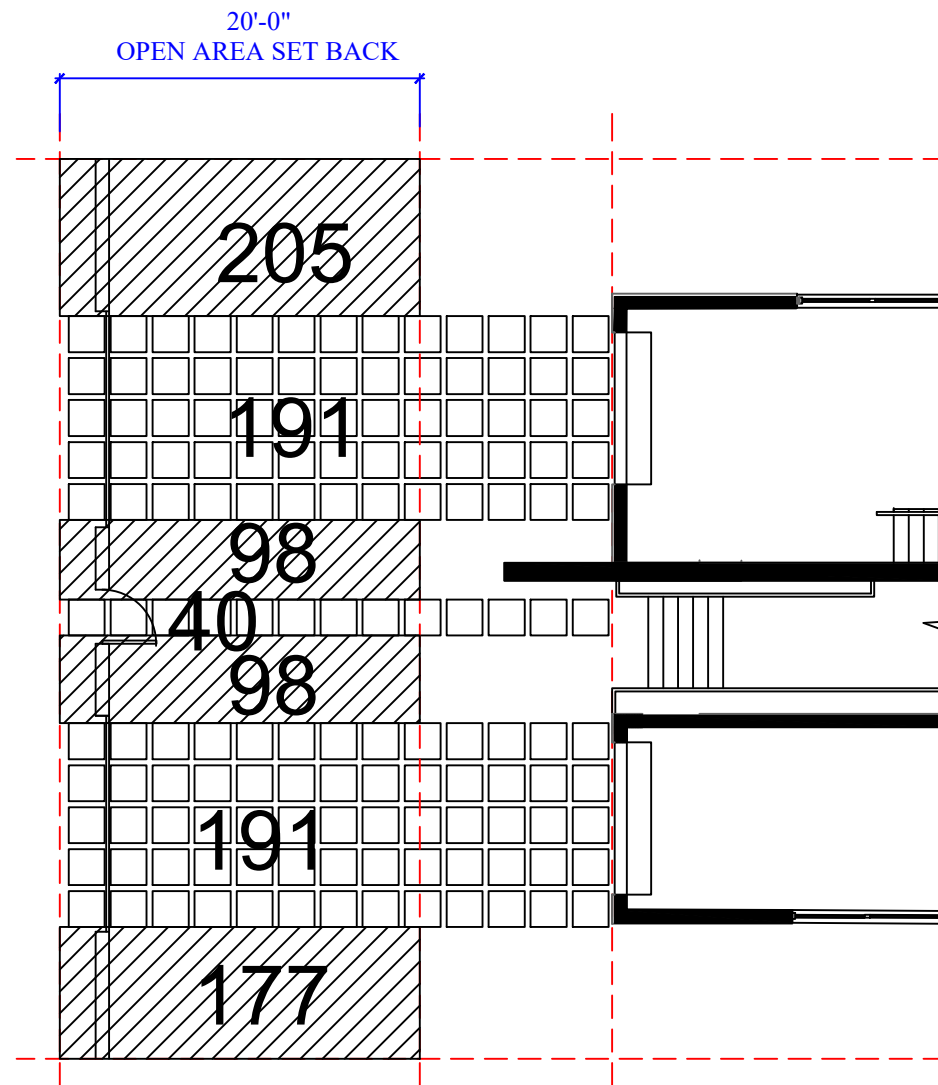
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SHEET NUMBER
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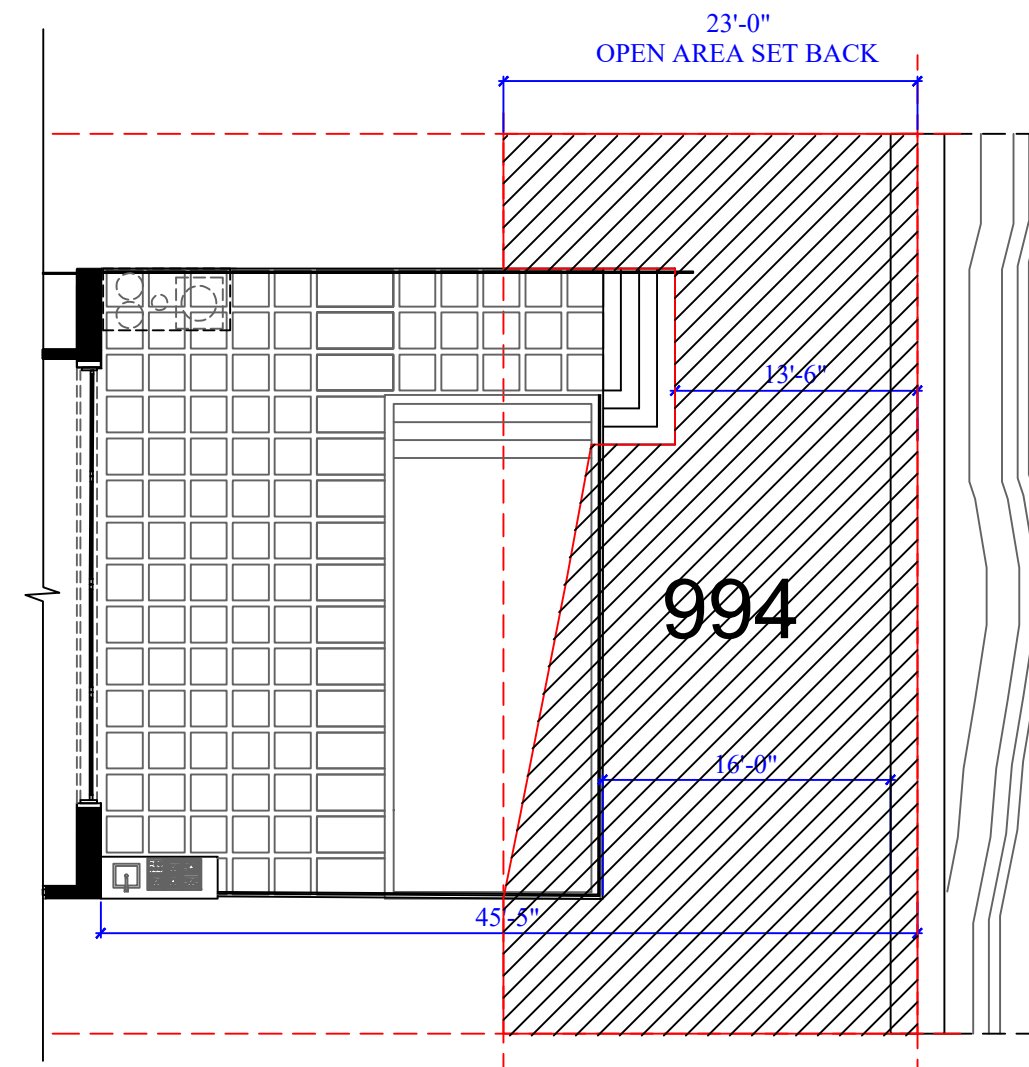
FRONT YARD CALCULATIONS

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"



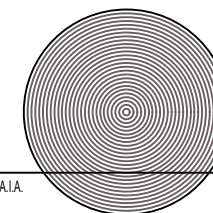
BACK YARD CALCULATIONS

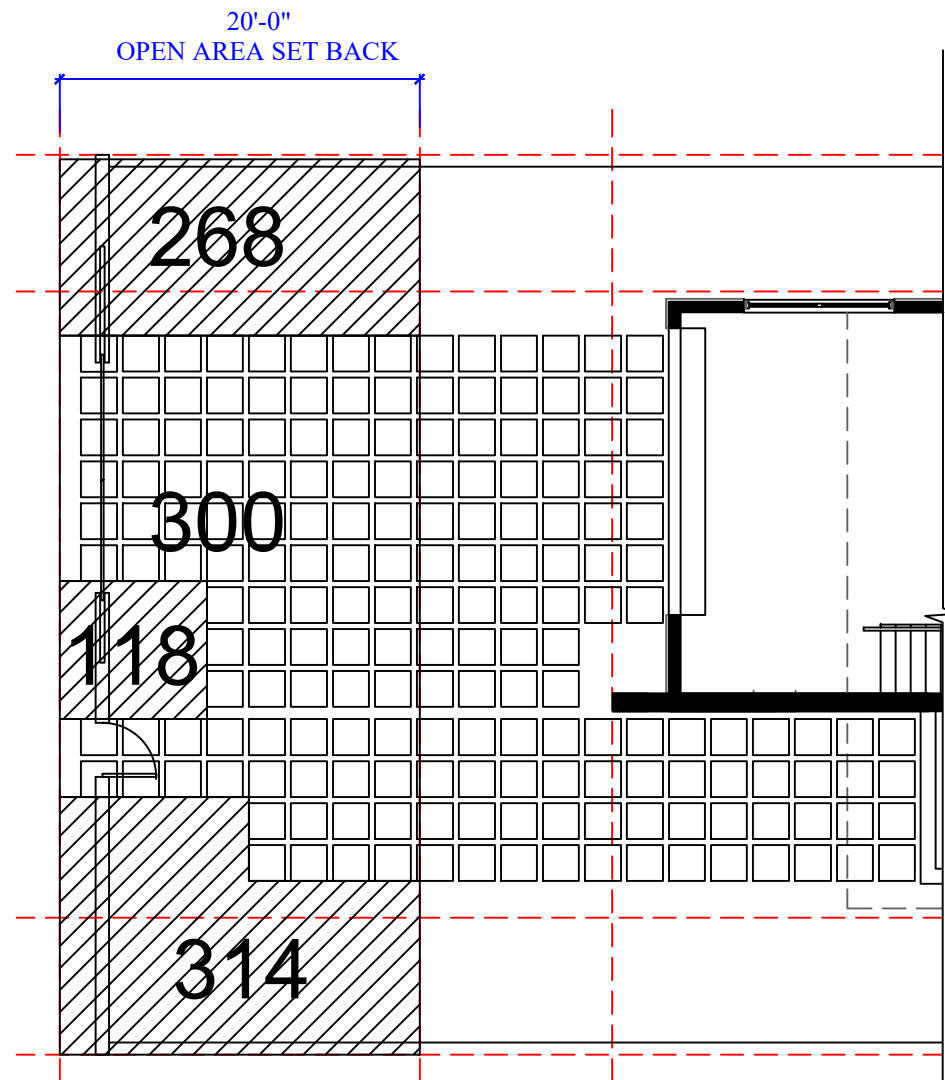
TOTAL AREA: 1,150 SQ/FT
 REQUIRED PERVIOUS AREA: (70%)
 LANDSCAPE PERVIOUS AREA: 994 SQ/FT (86.5%)
 IMPERVIOUS AREA: 156 SQ/FT (13.5%)



BACK YARD CALCULATIONS

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





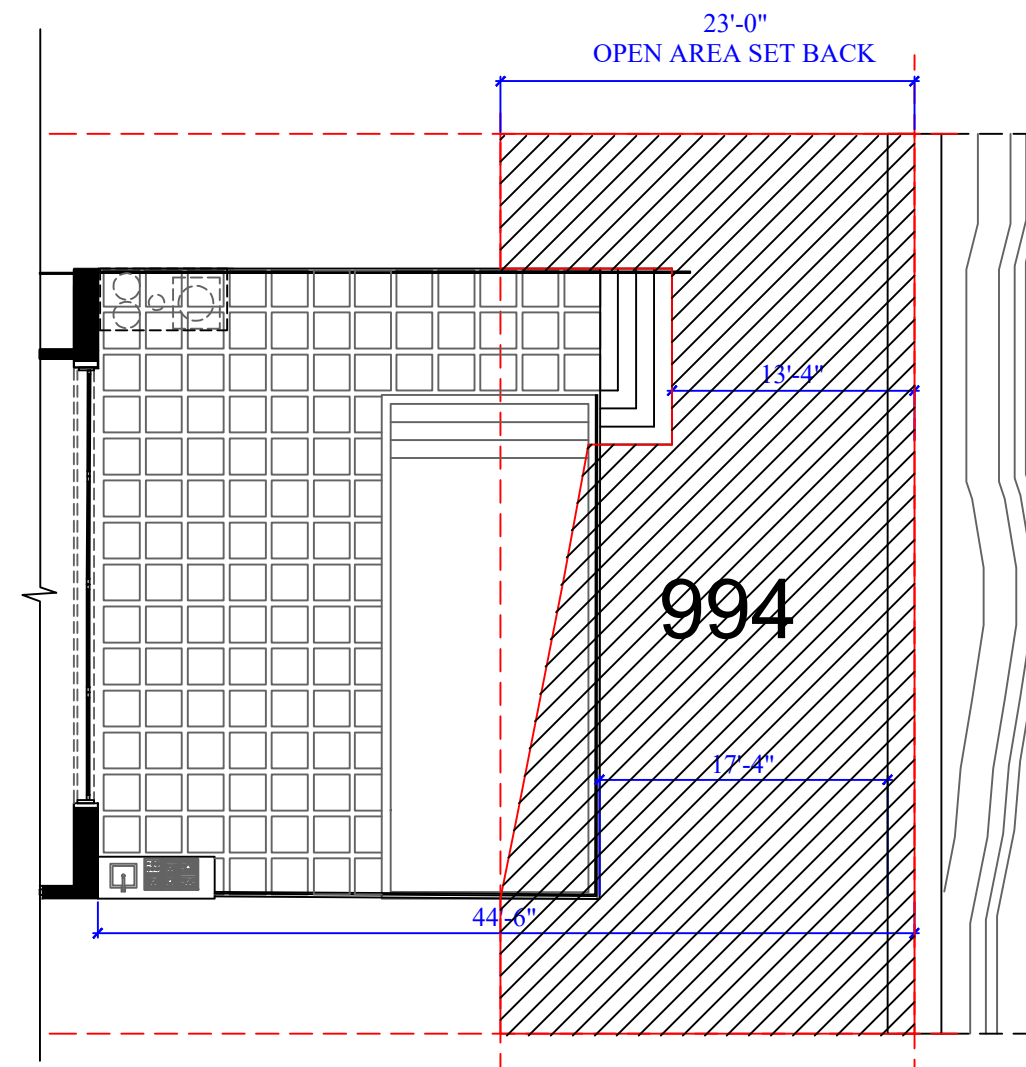
FRONT YARD CALCULATIONS

TOTAL AREA: 1,000 SQ/FT
 REQUIRED PERVIOUS AREA: (50%)
 LANDSCAPE PERVIOUS AREA: 700 SQ/FT (70%)
 IMPERVIOUS AREA: 300 SQ/FT (30%)



FRONT YARD CALCULATIONS

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



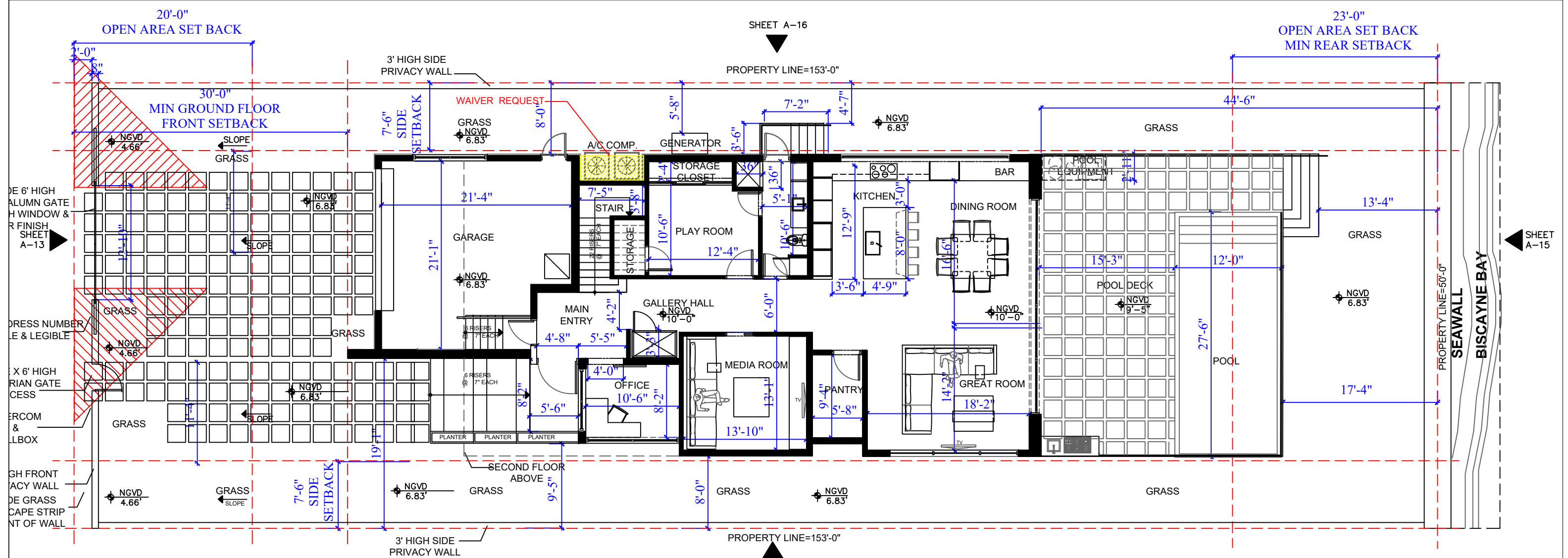
BACK YARD CALCULATIONS

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

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



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



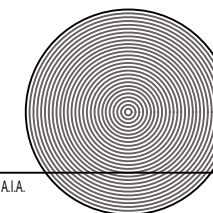
SCALE: 3/32"=1'-0"



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PROPOSED

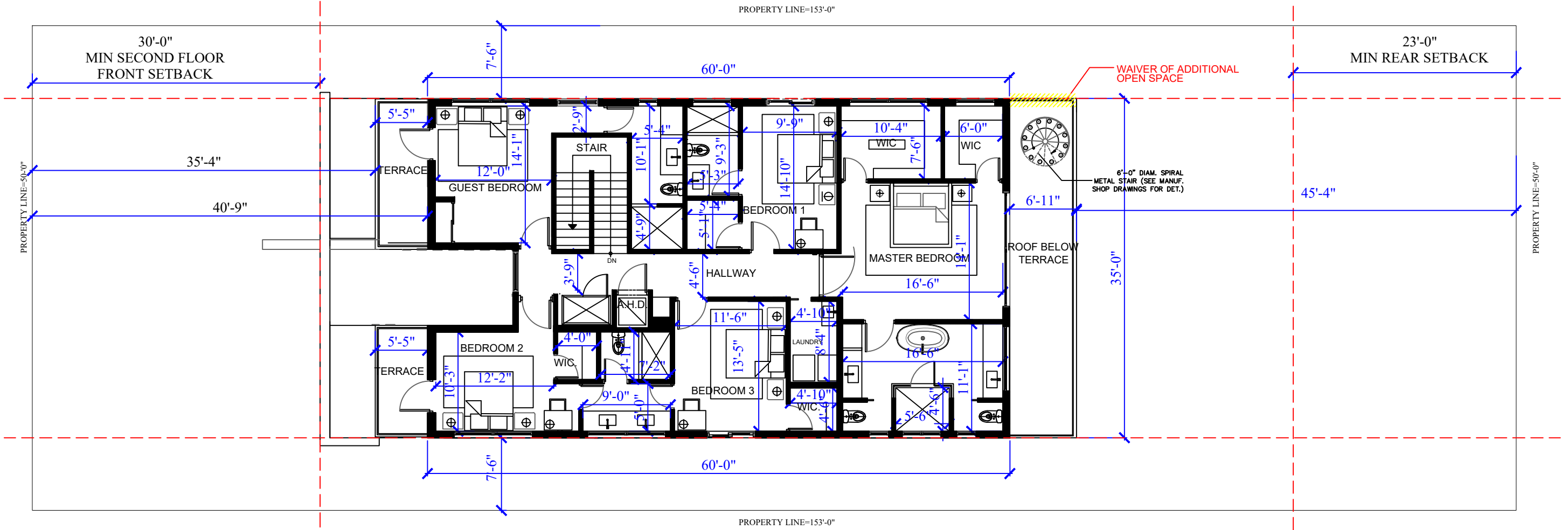
SIGN & SEAL



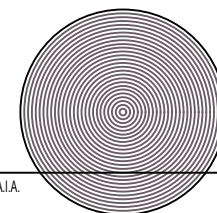
PEDRO G. SUAREZ, A.I.A.
AR-13718 / ID-4763

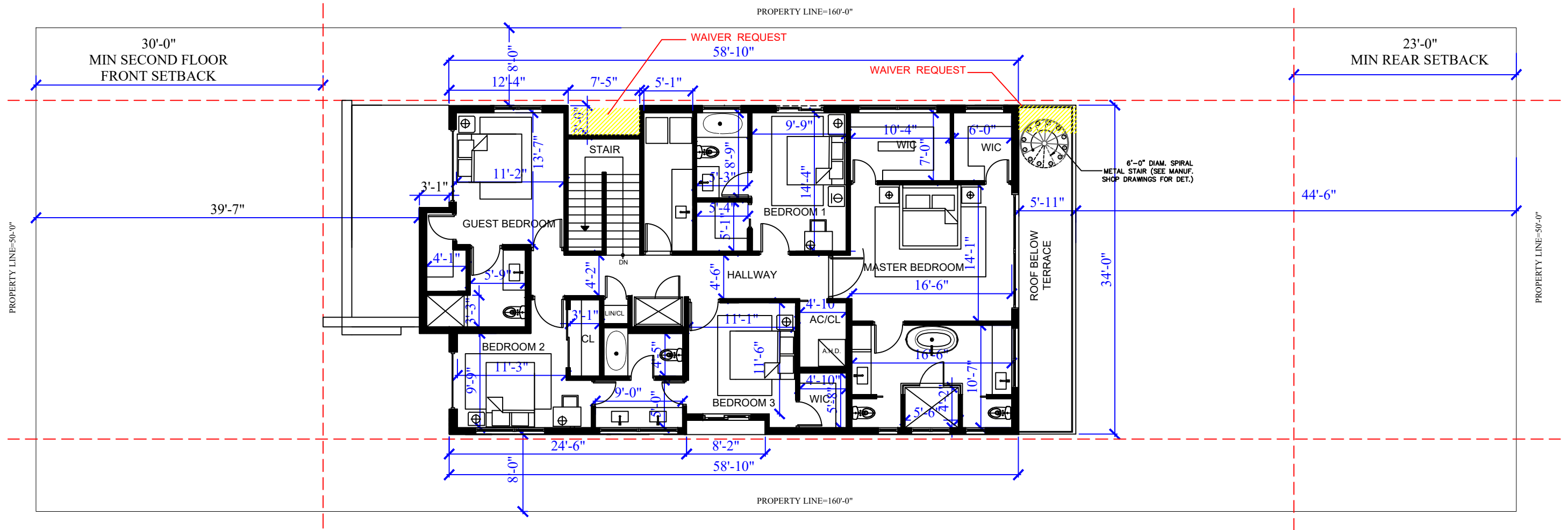
SHEET NUMBER
PROPOSED A-10

11-12-2019

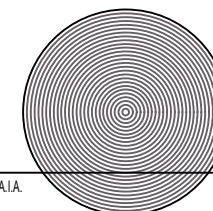


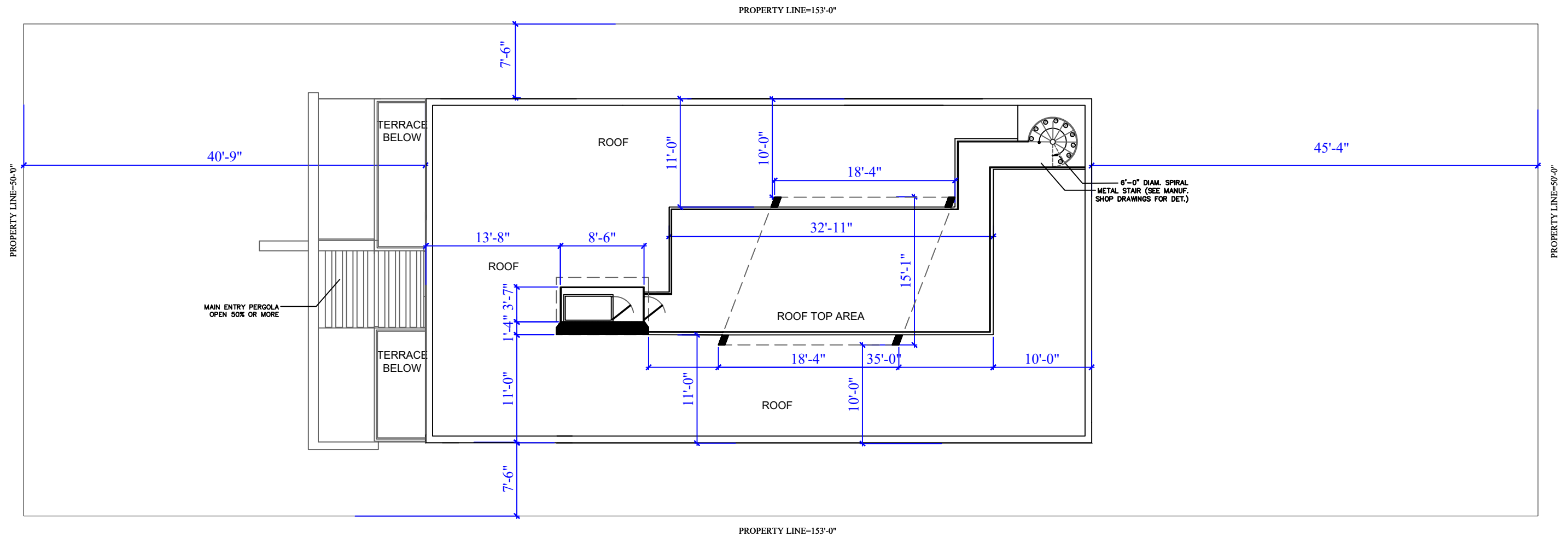
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



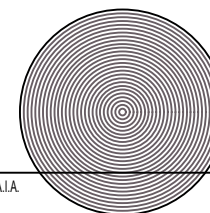


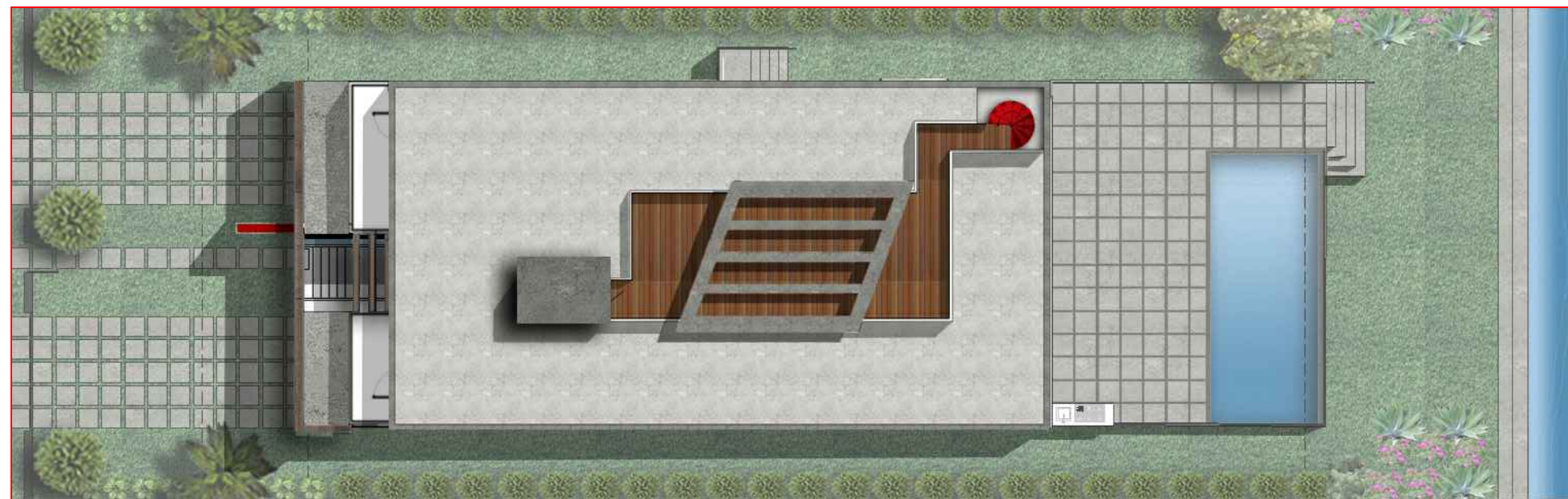
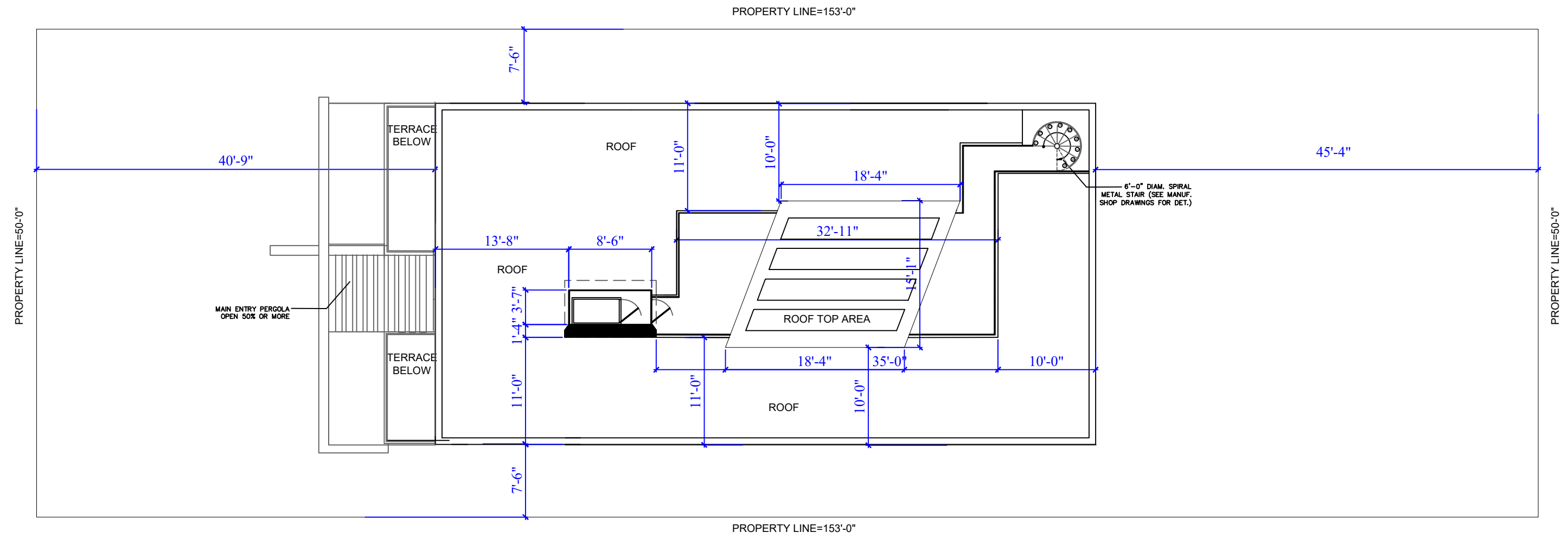
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"





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





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

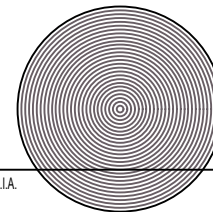


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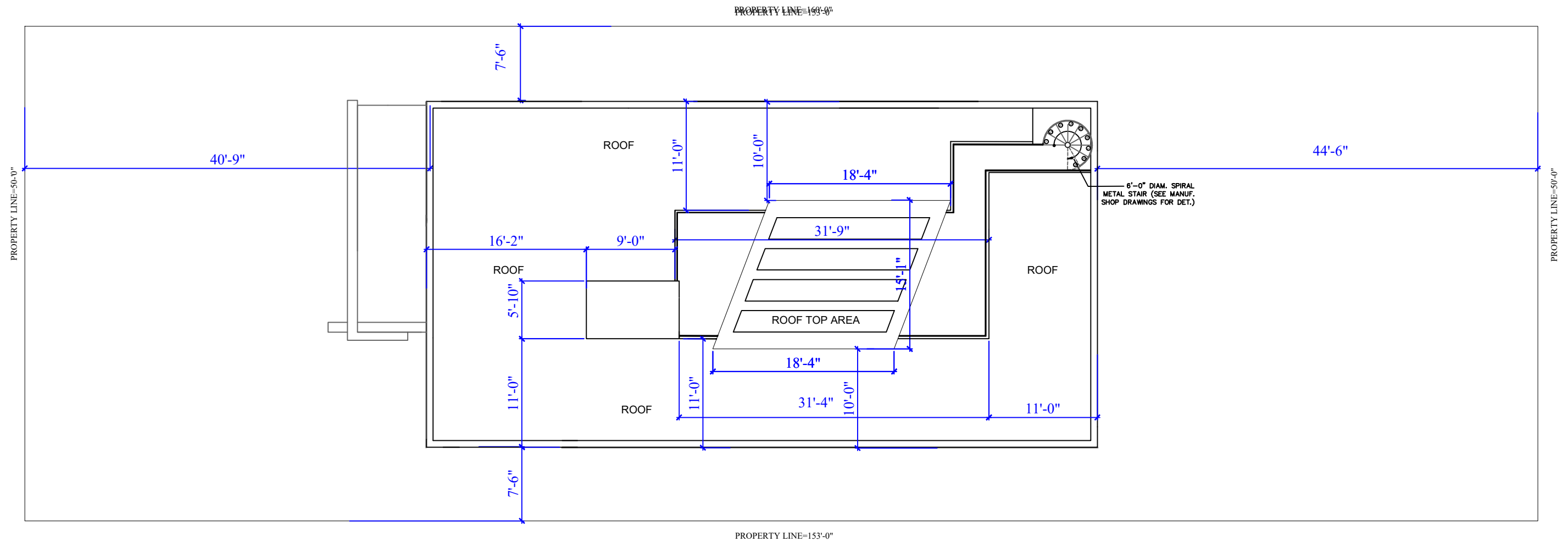
PREVIOUS

SIGN & SEAL

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AR-13718 / ID-4763



SHEET NUMBER
PREVIOUS A-12B



ROOF FLOOR PLAN

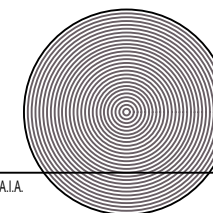
SCALE: 3/32"=1'-0"

blue
a design company, inc.

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PROPOSED

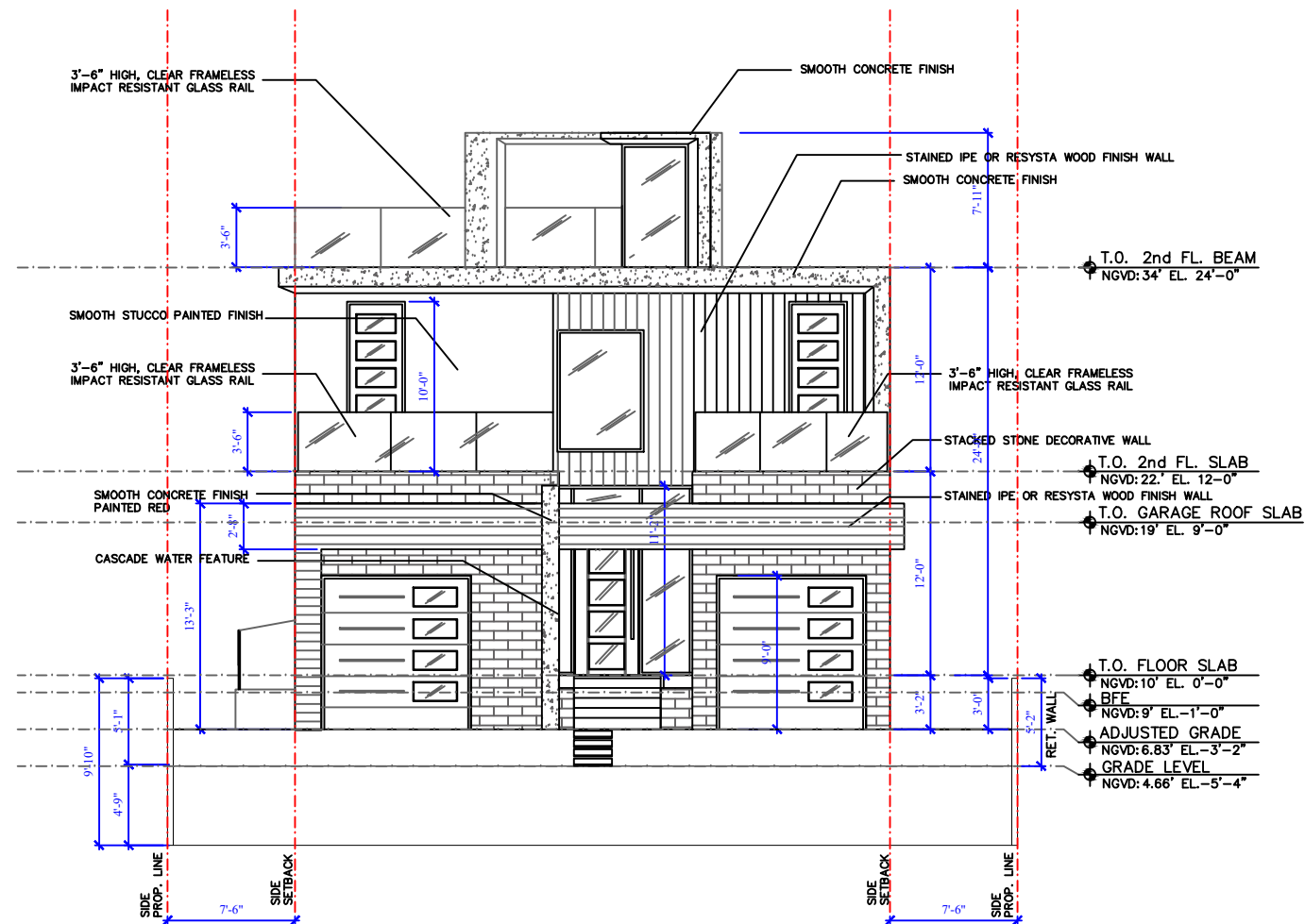
SIGN & SEAL



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AR-13718 / ID-4763

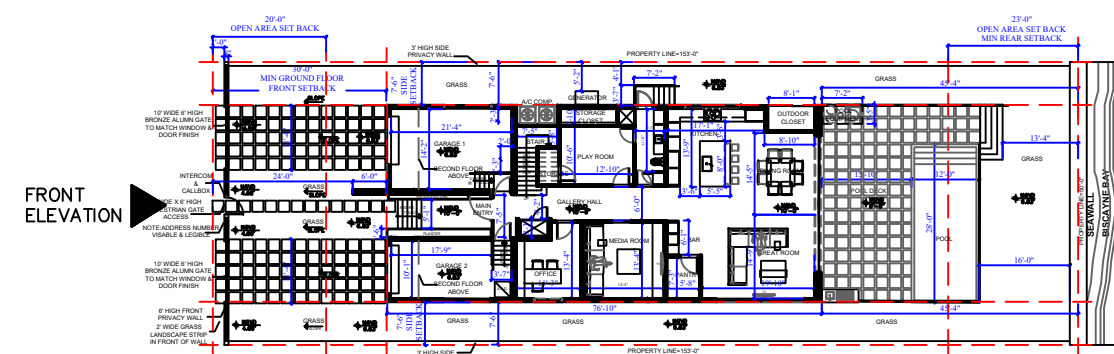
SHEET NUMBER
PROPOSED A-12B

11-12-2019



SOUTH ELEVATION

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



FRONT
ELEVATION

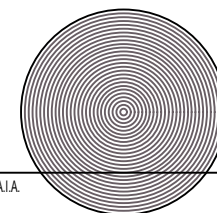
 **KEY PLAN**
SCALE: N/A



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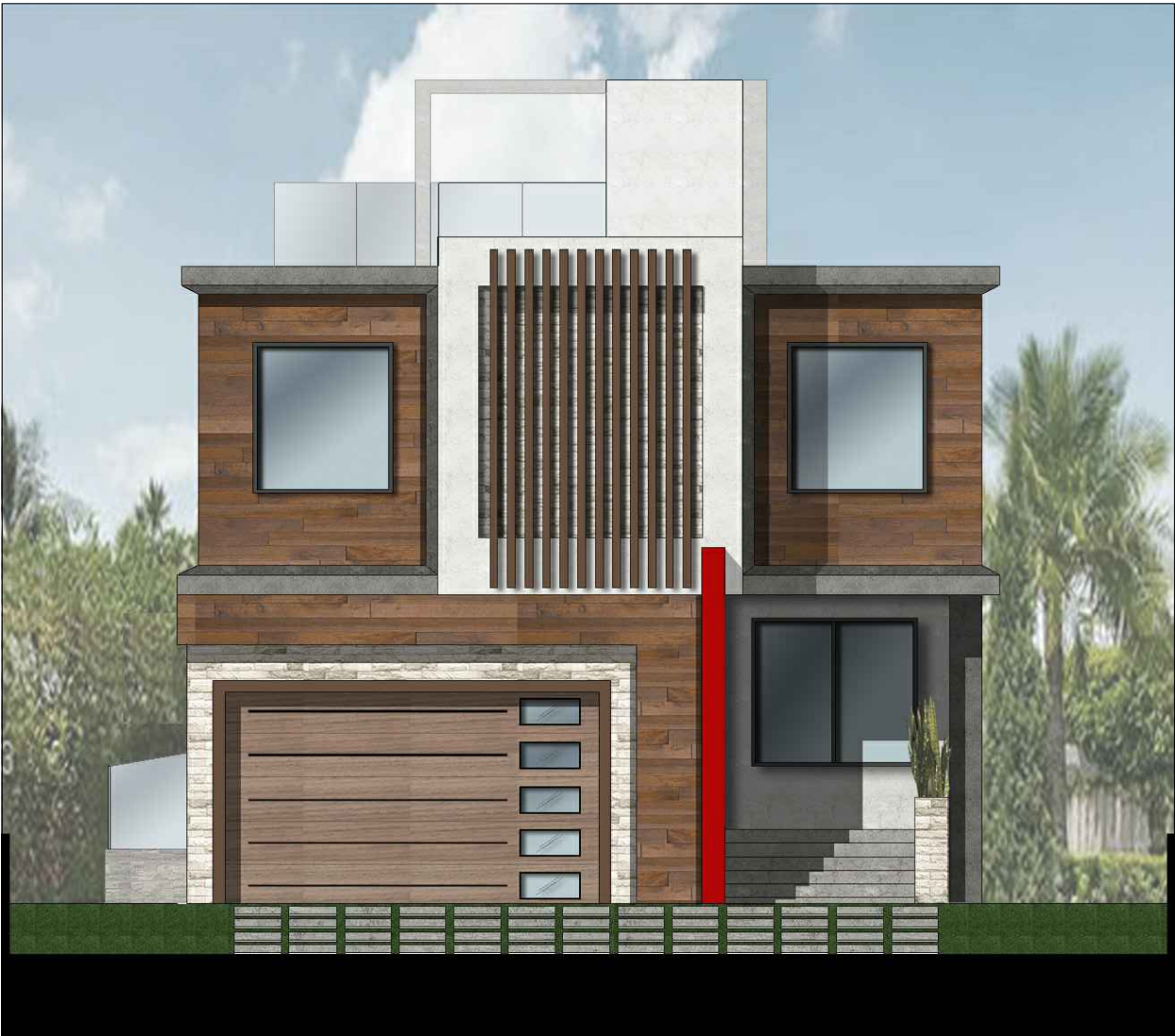
SIGN & SEAL



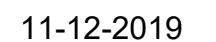
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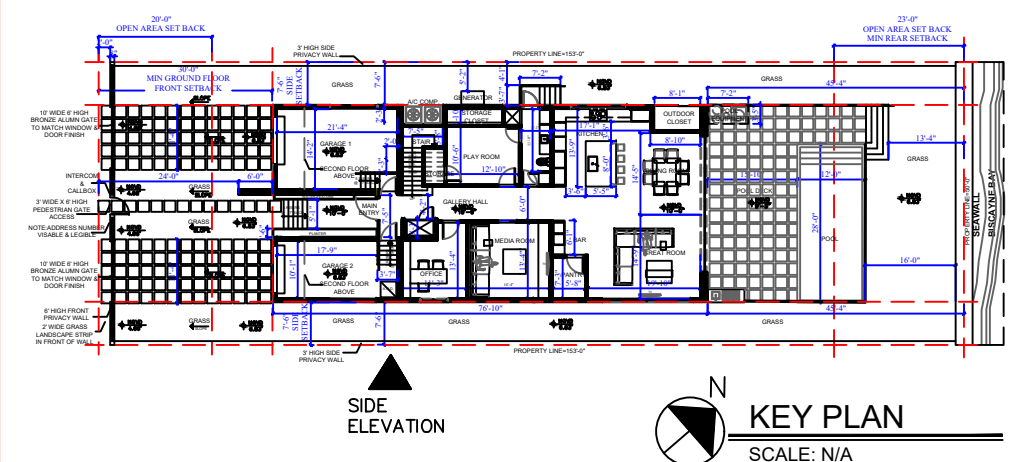
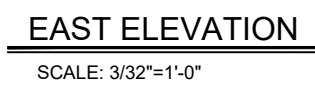
SHEET NUMBER
PREVIOUS A-13

08-05-2019

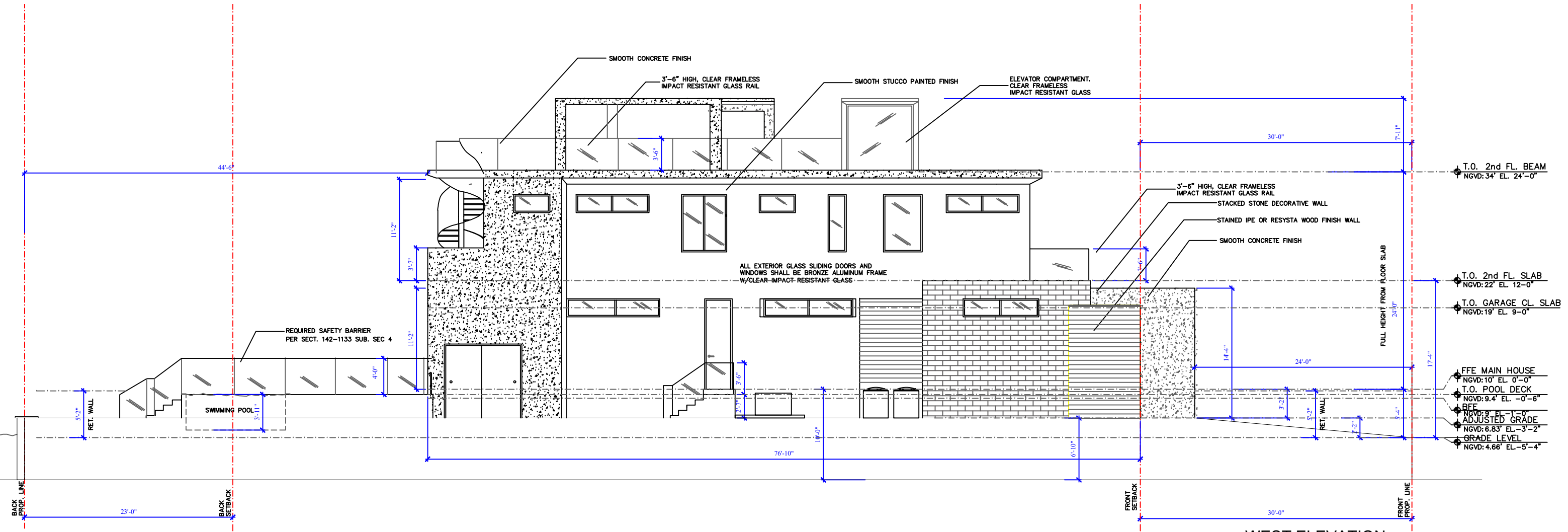


SCALE: 3/32"=1'-0"



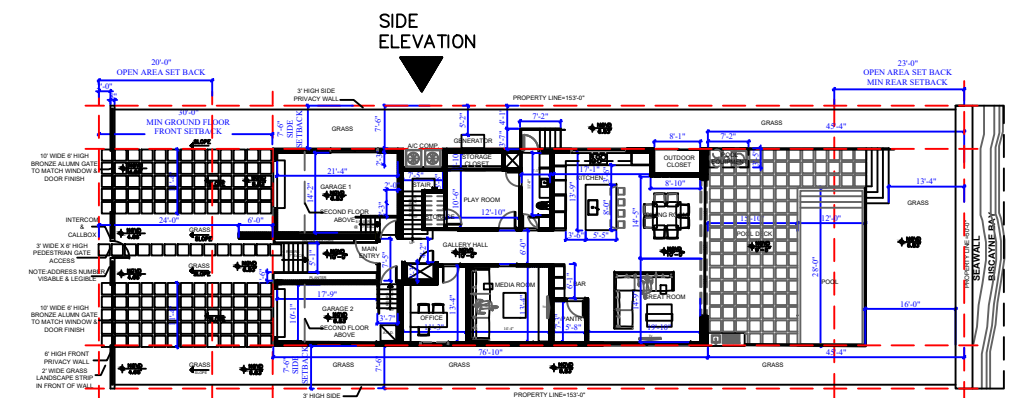
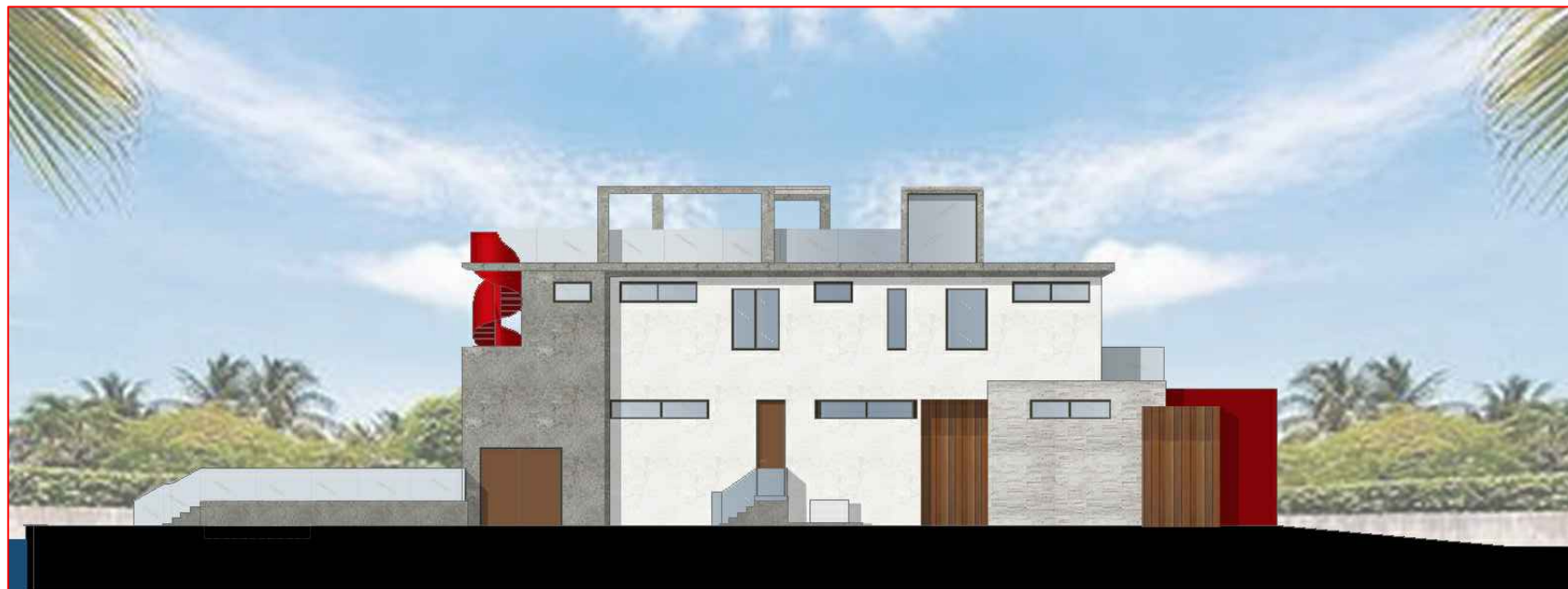


08-05-2019



WEST ELEVATION

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



KEY PLAN
SCALE: N/A

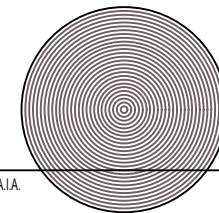
blue
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PREVIOUS

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SHEET NUMBER
PREVIOUS A-16

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