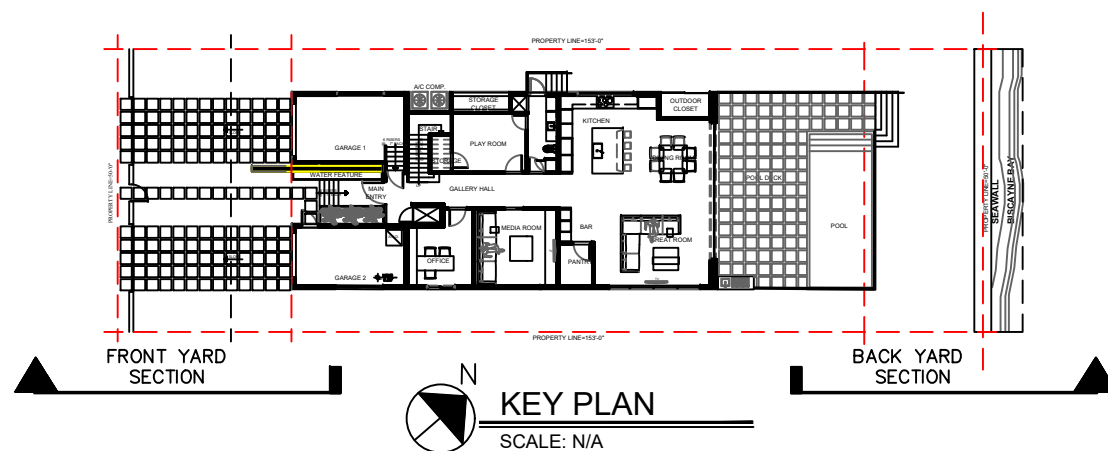
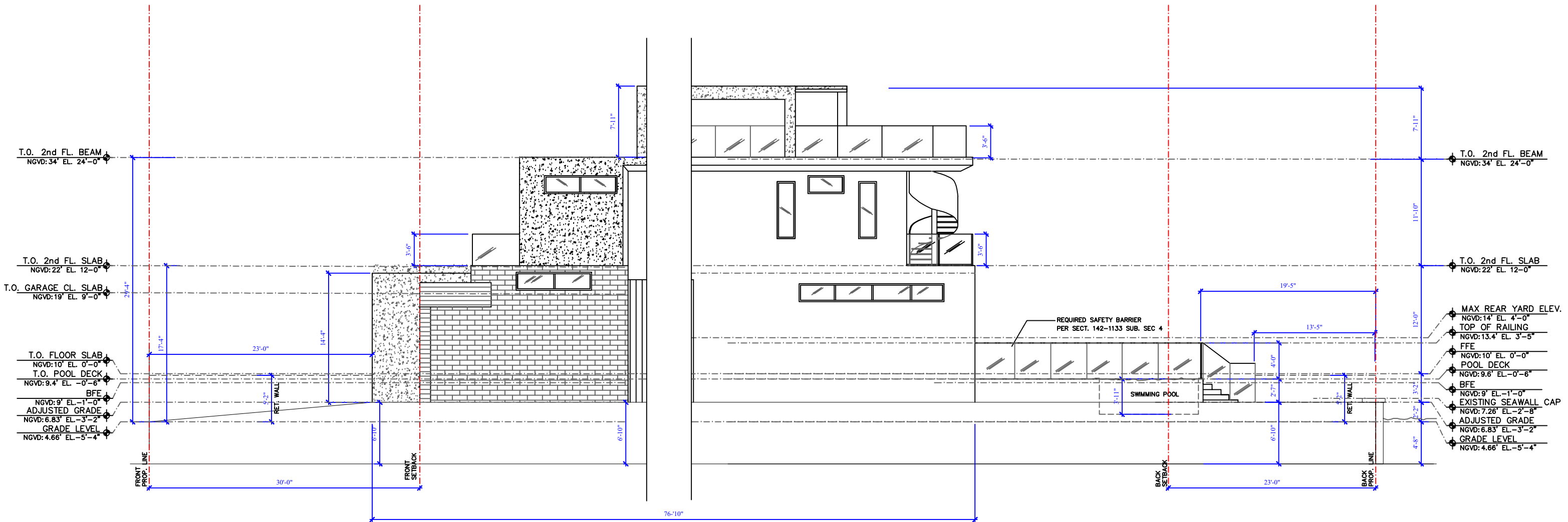


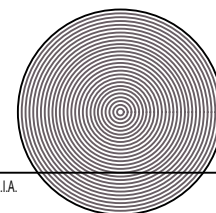


The Mandel D'Amico Residence
 199 North Coconut Lane
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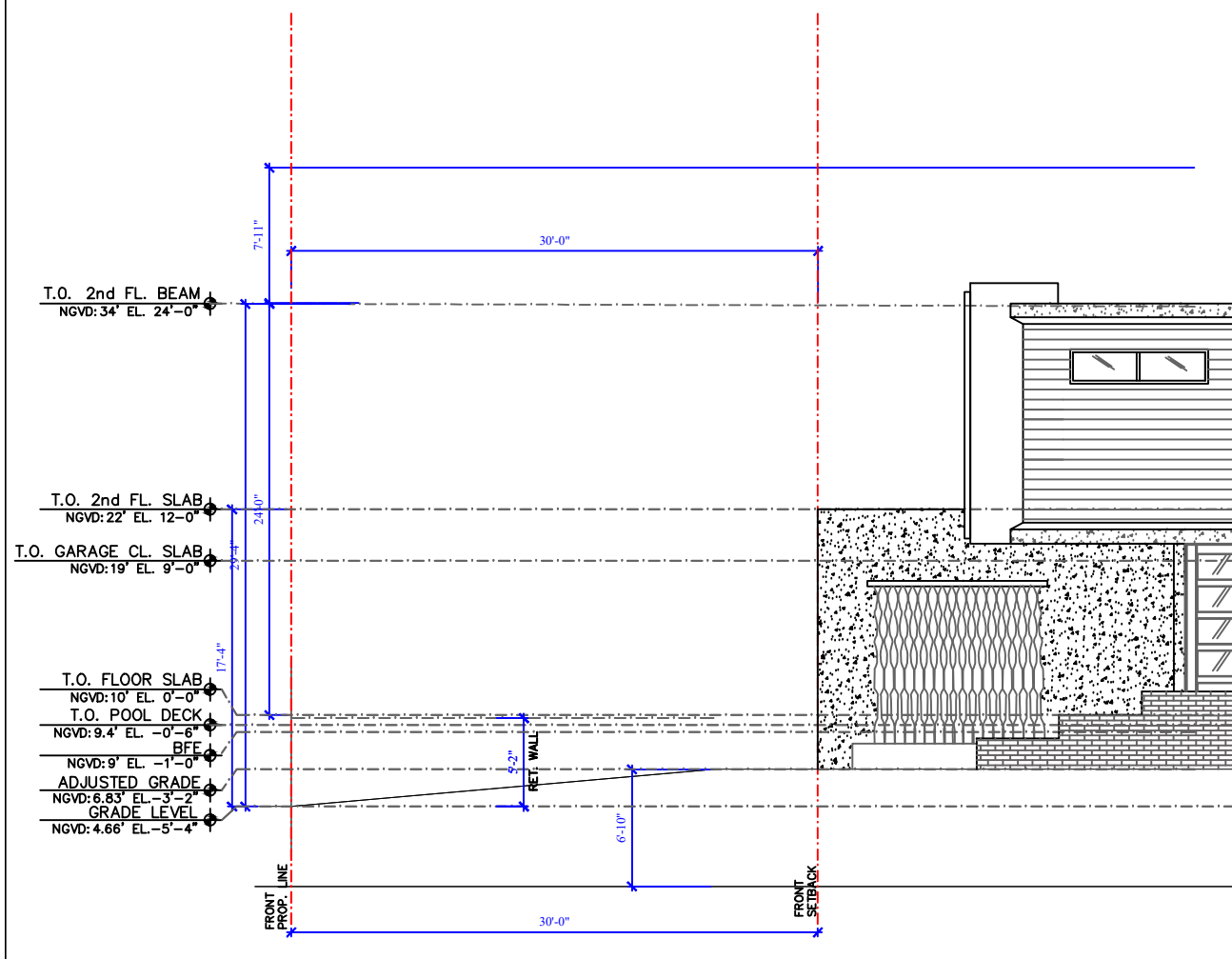
SIGN & SEAL

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



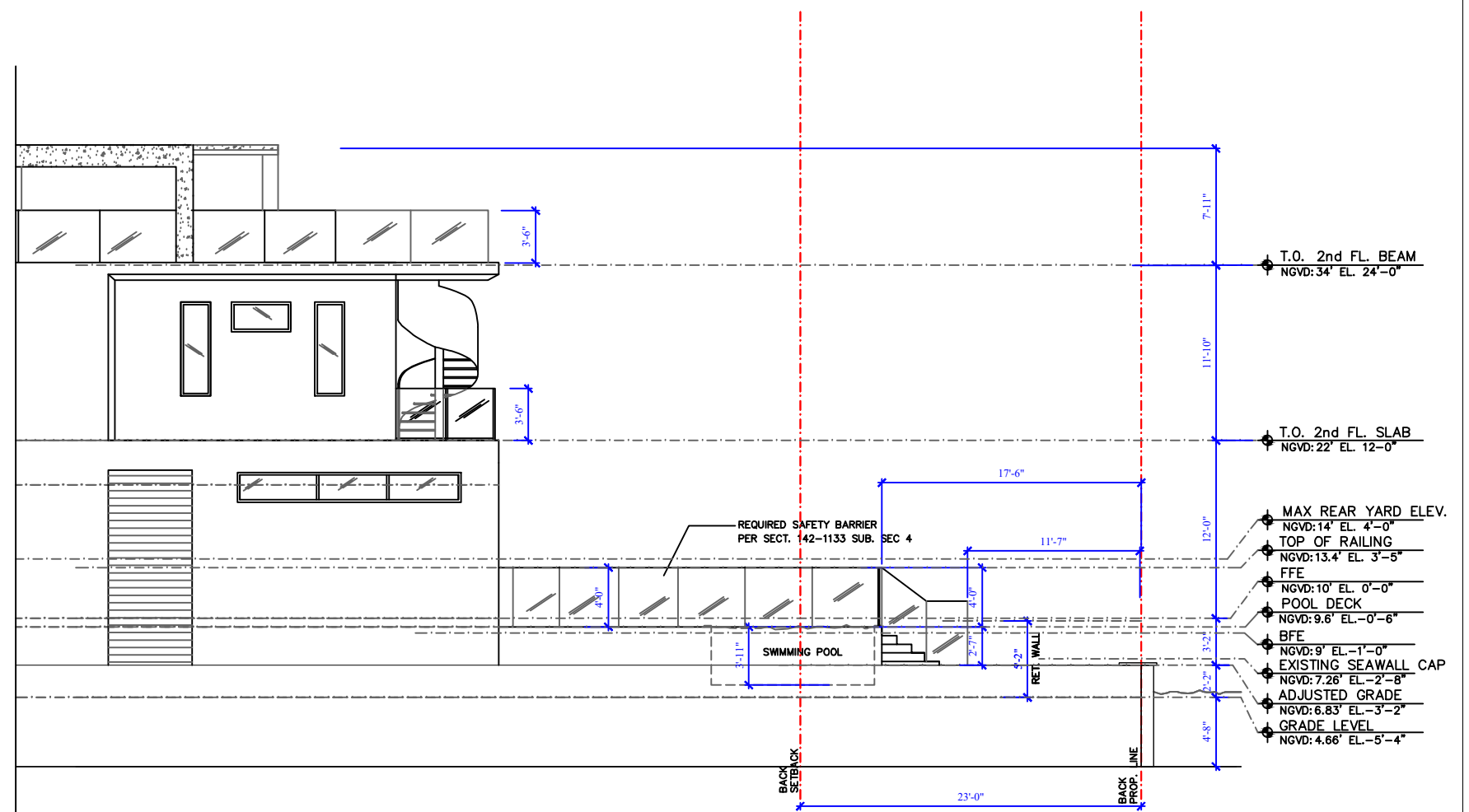
SHEET NUMBER
 PREVIOUS A-17

08-05-2019



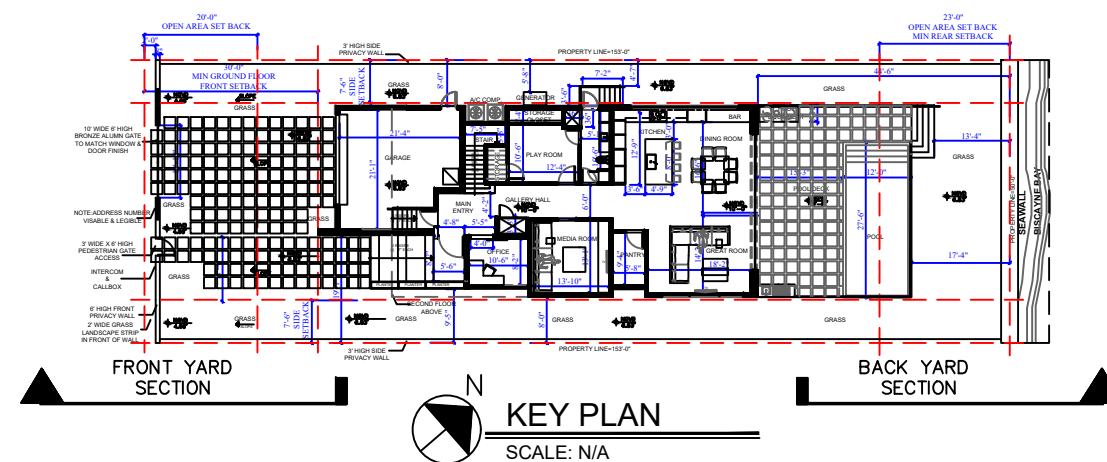
FRONT YARD SECTION

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



BACK YARD SECTION

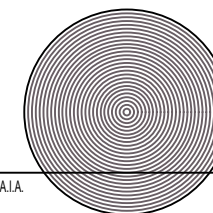
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The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

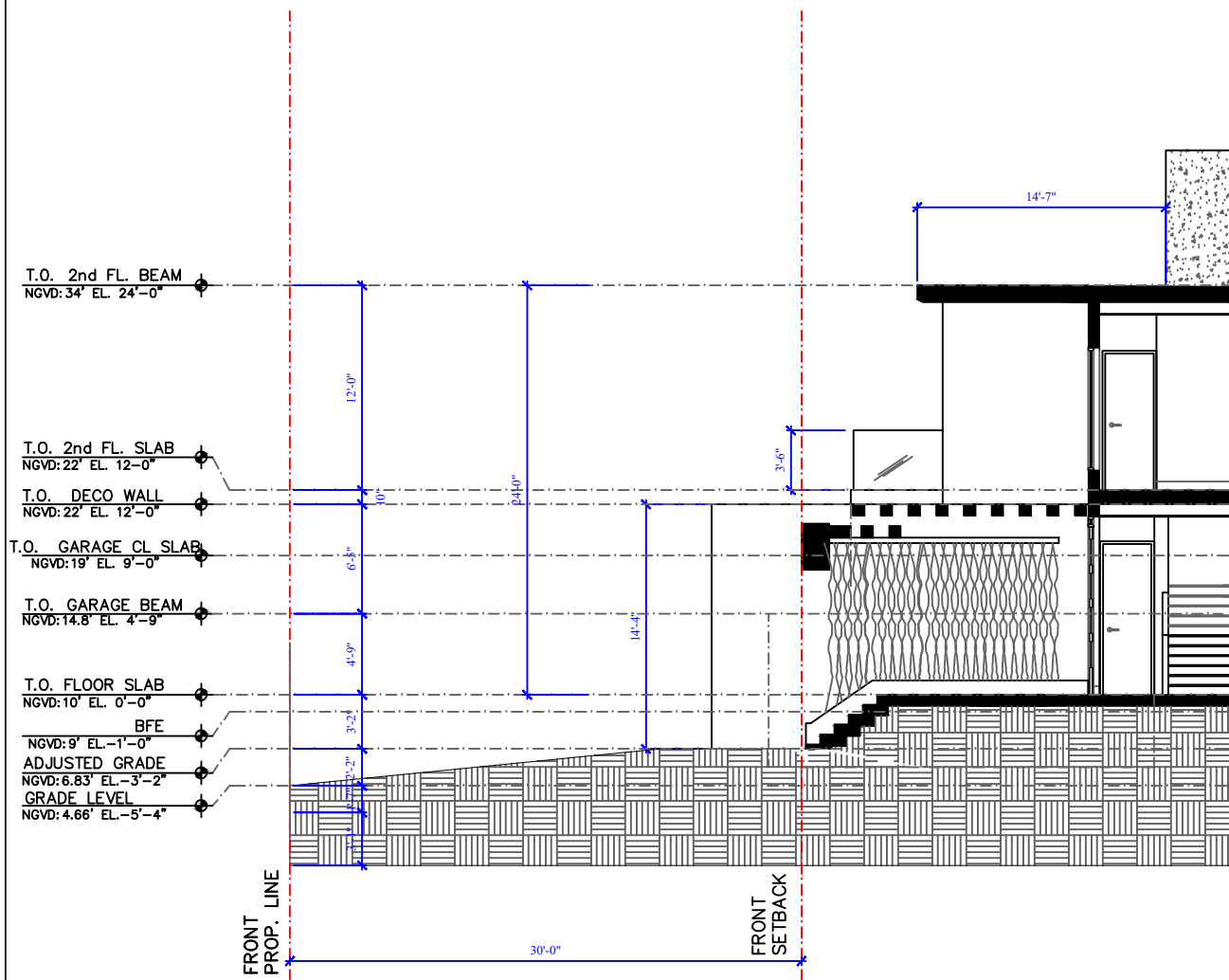
PROPOSED

SIGN & SEAL



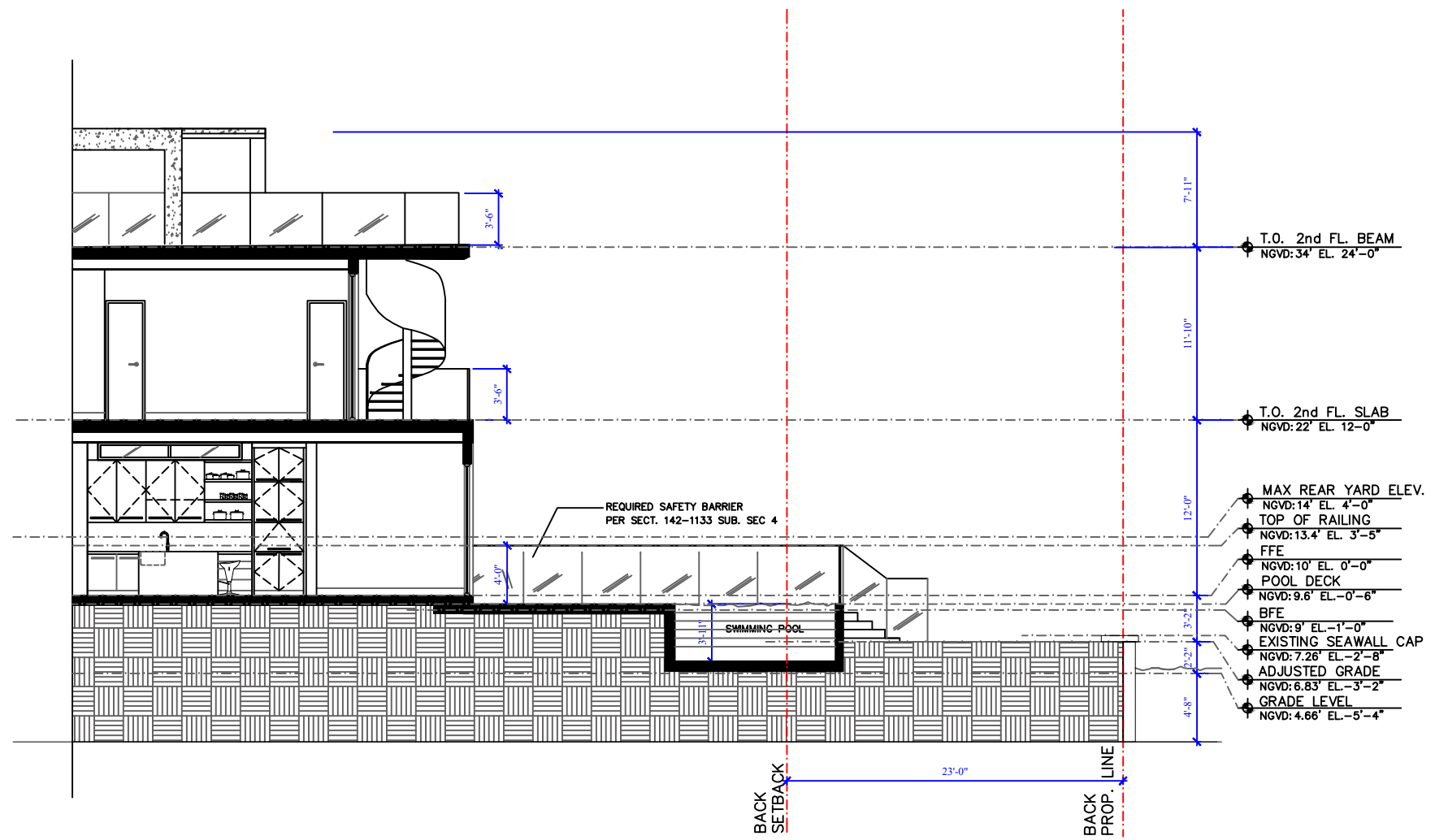
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PROPOSED A-17

11-12-2019



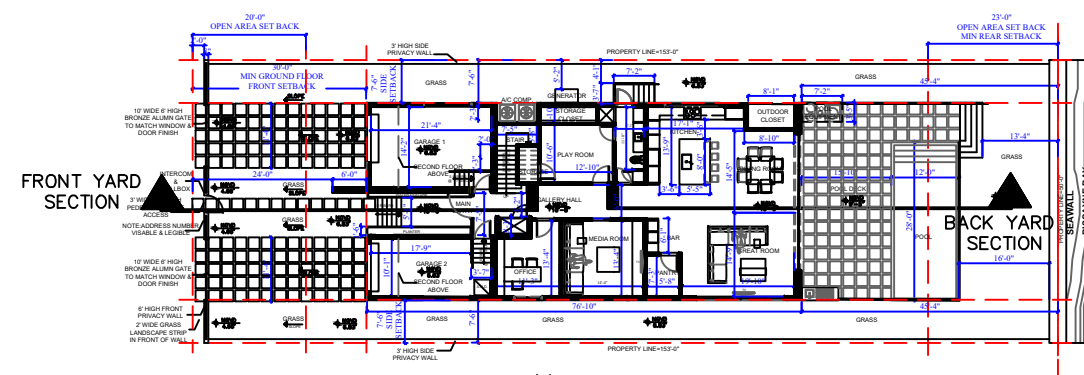
FRONT YARD SECTION

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



BACK YARD SECTION

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



KEY PLAN
SCALE: N/A

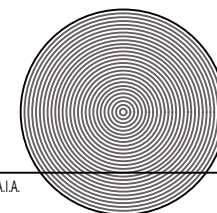


The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

PREVIOUS

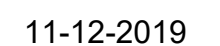
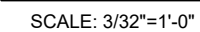
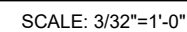
SIGN & SEAL

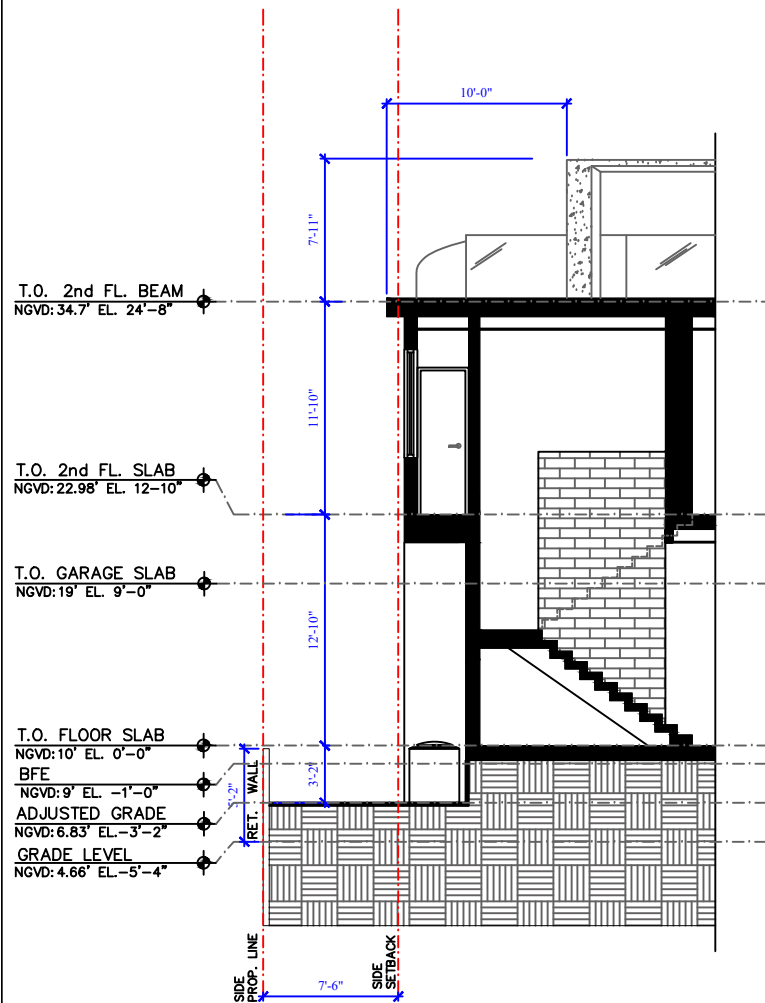
PEDRO G. SUAREZ, A.I.A.
AR-13718 / ID-4763



SHEET NUMBER
PREVIOUS A-18

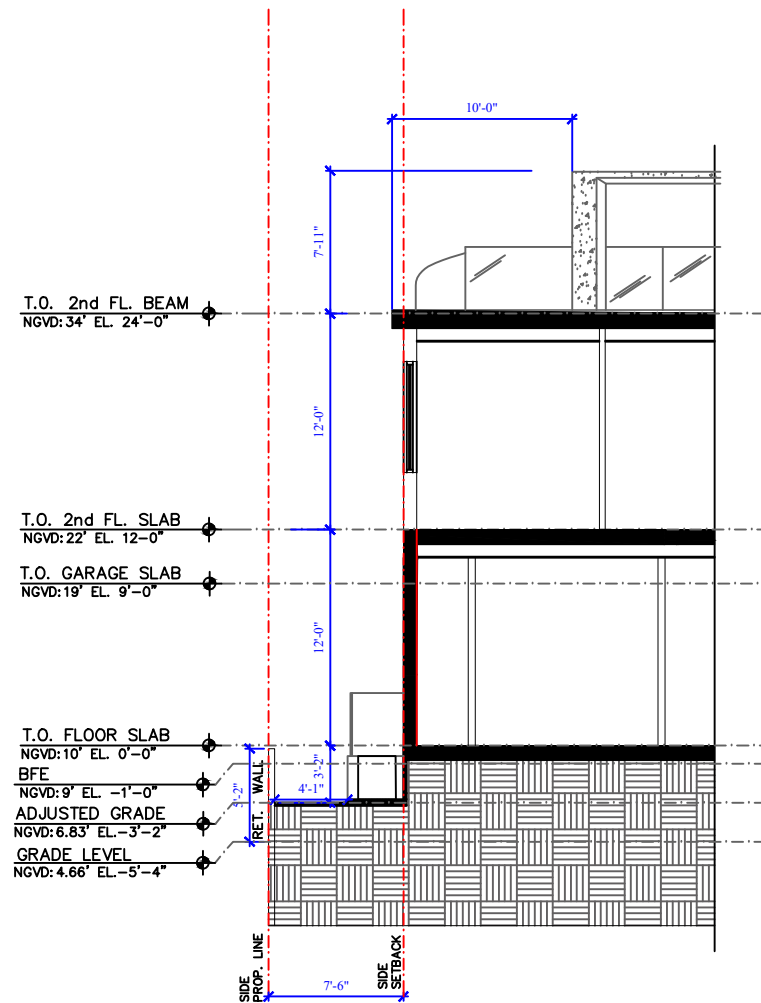
08-05-2019





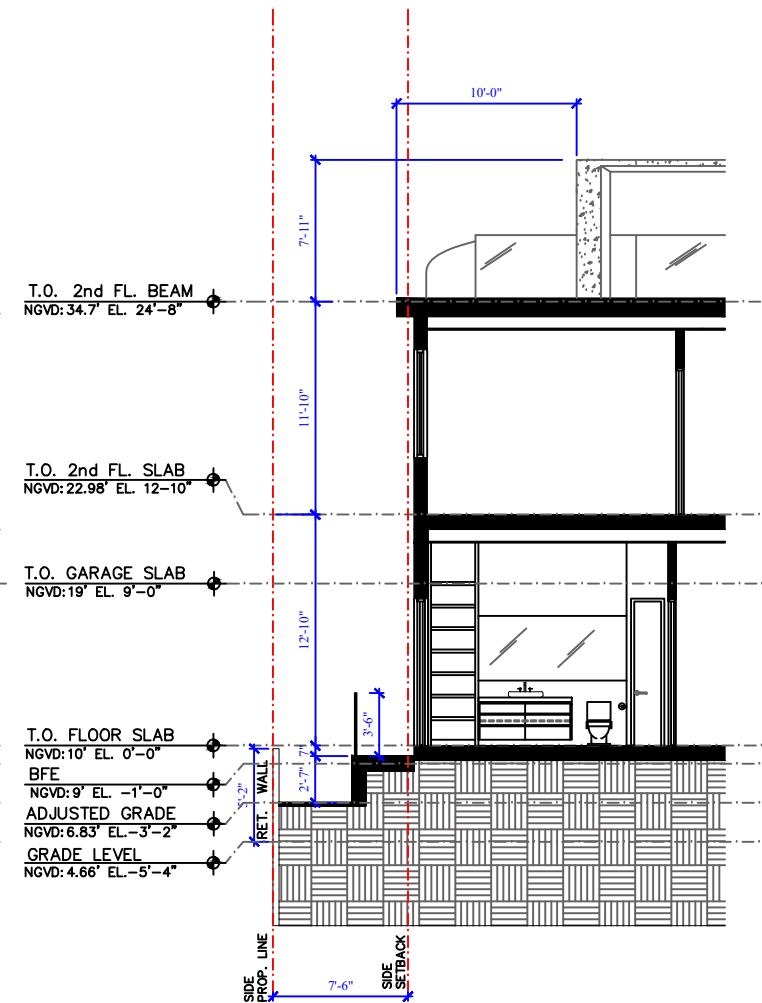
SIDE SECTION D

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



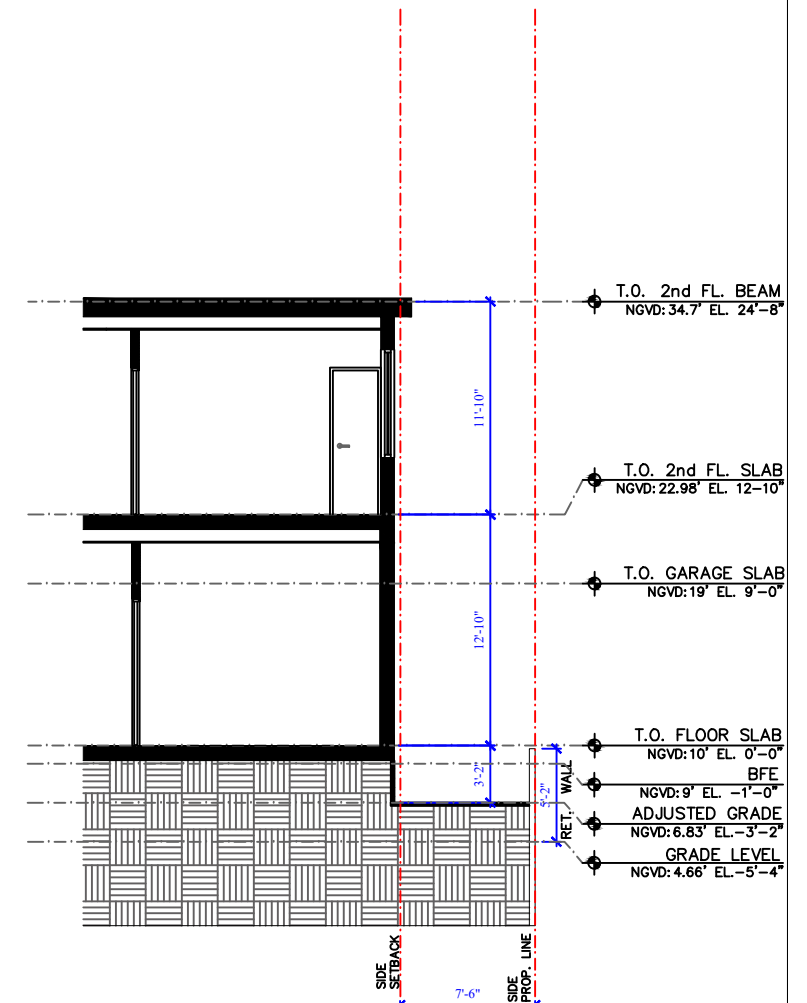
SIDE SECTION C

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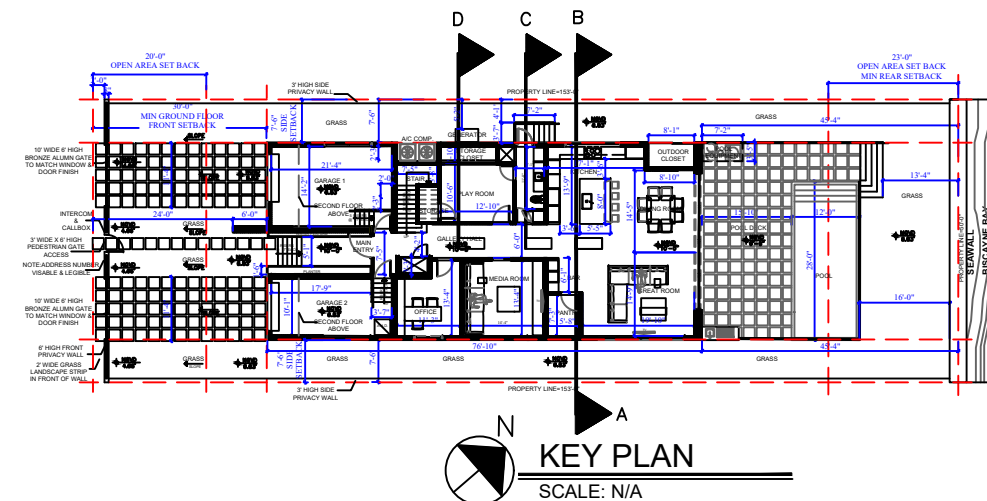
SIDE SECTION B

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



SIDE SECTION A

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



KEY PLAN
SCALE: N/A

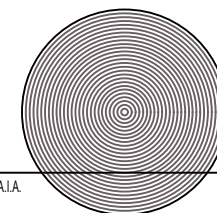
blue
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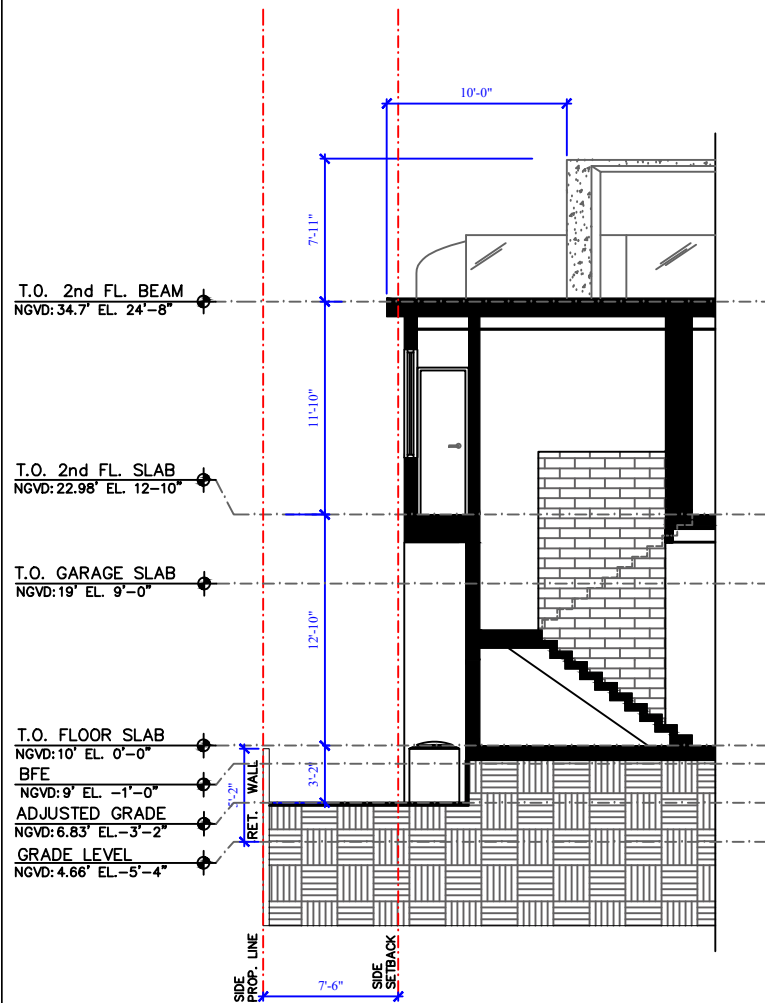
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AR-13718 / ID-4763



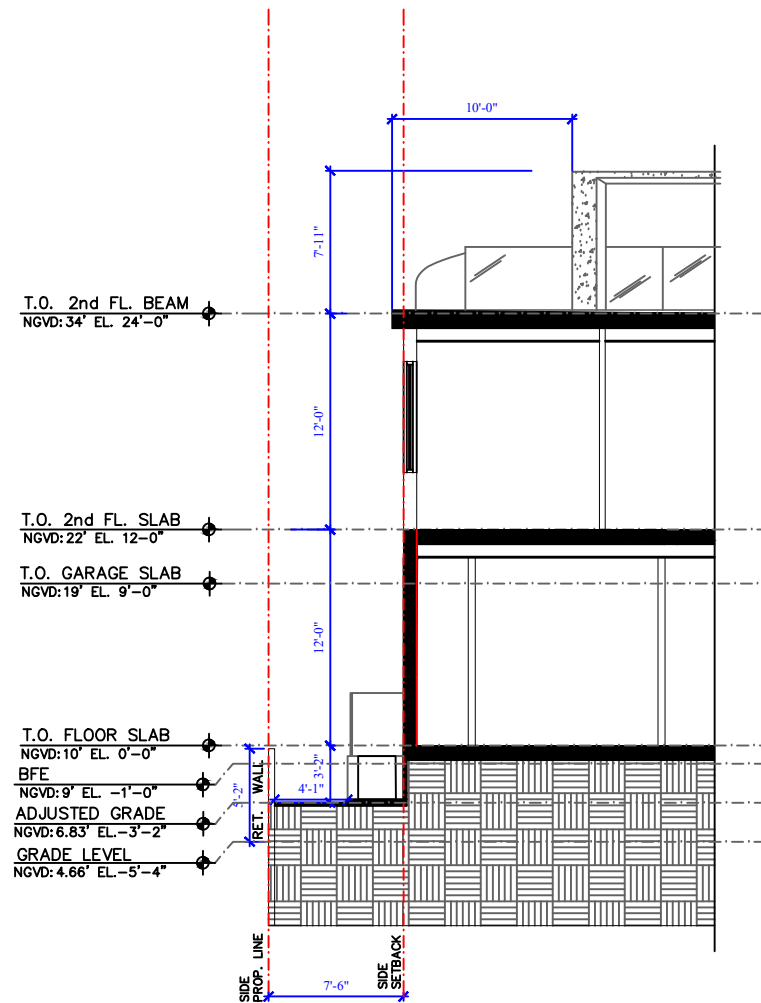
SHEET NUMBER
PREVIOUS A-19

08-05-2019



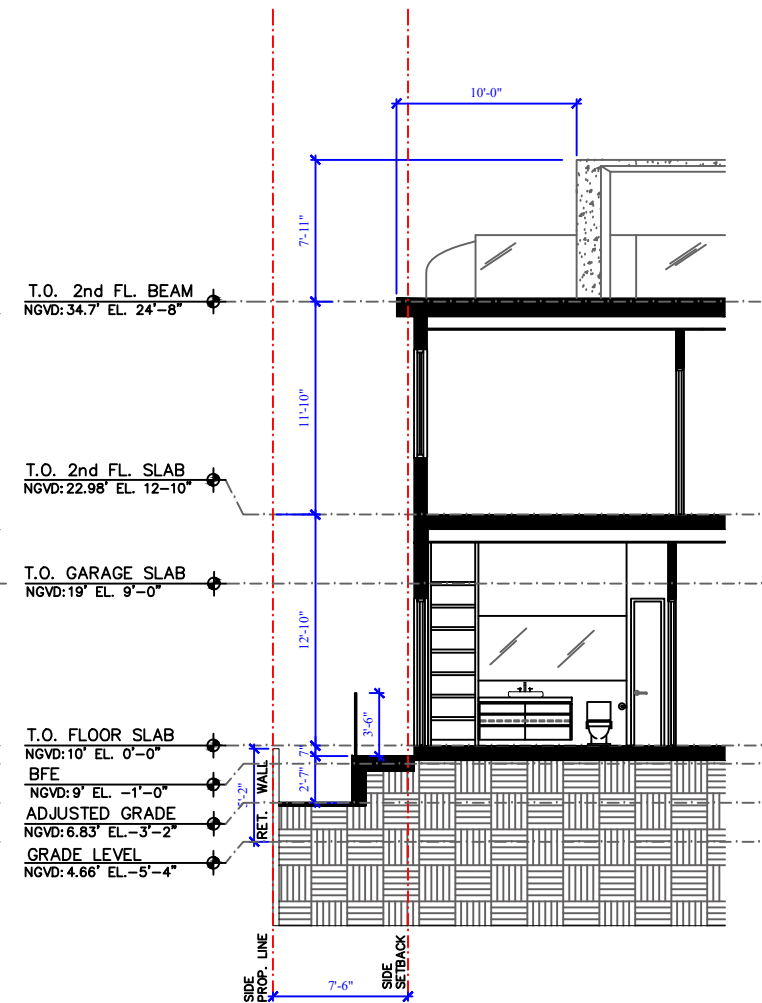
SIDE SECTION D

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



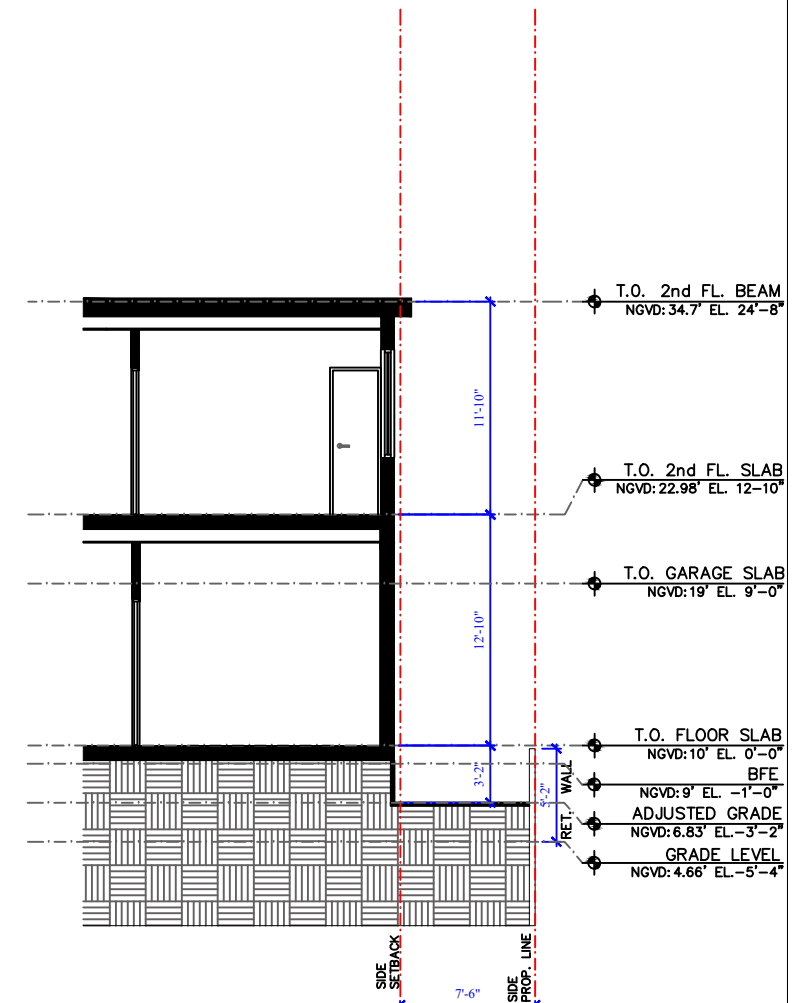
SIDE SECTION C

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



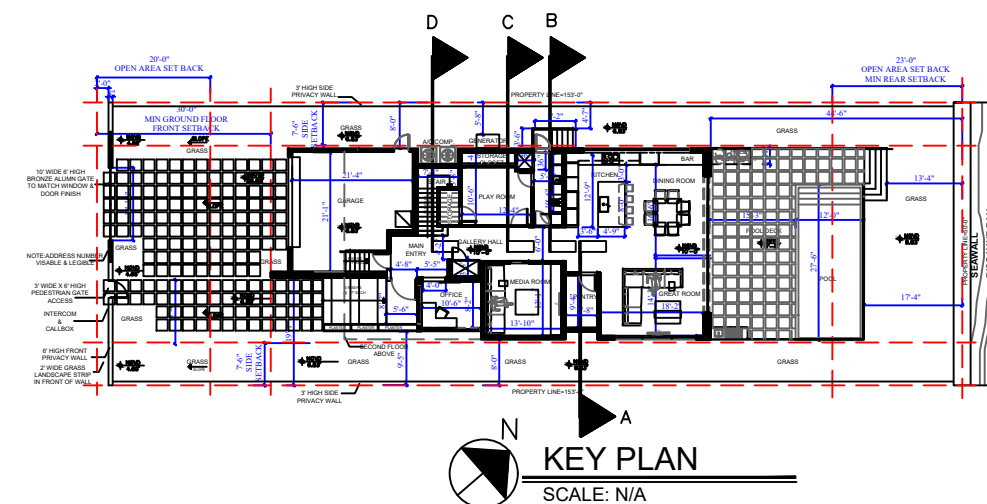
SIDE SECTION B

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



SIDE SECTION A

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



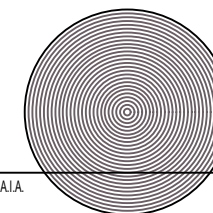
KEY PLAN
SCALE: N/A

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PROPOSED

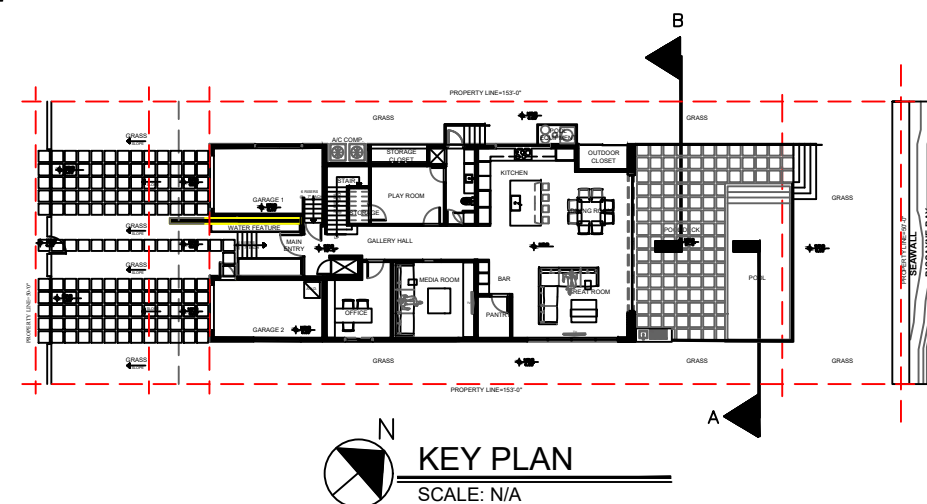
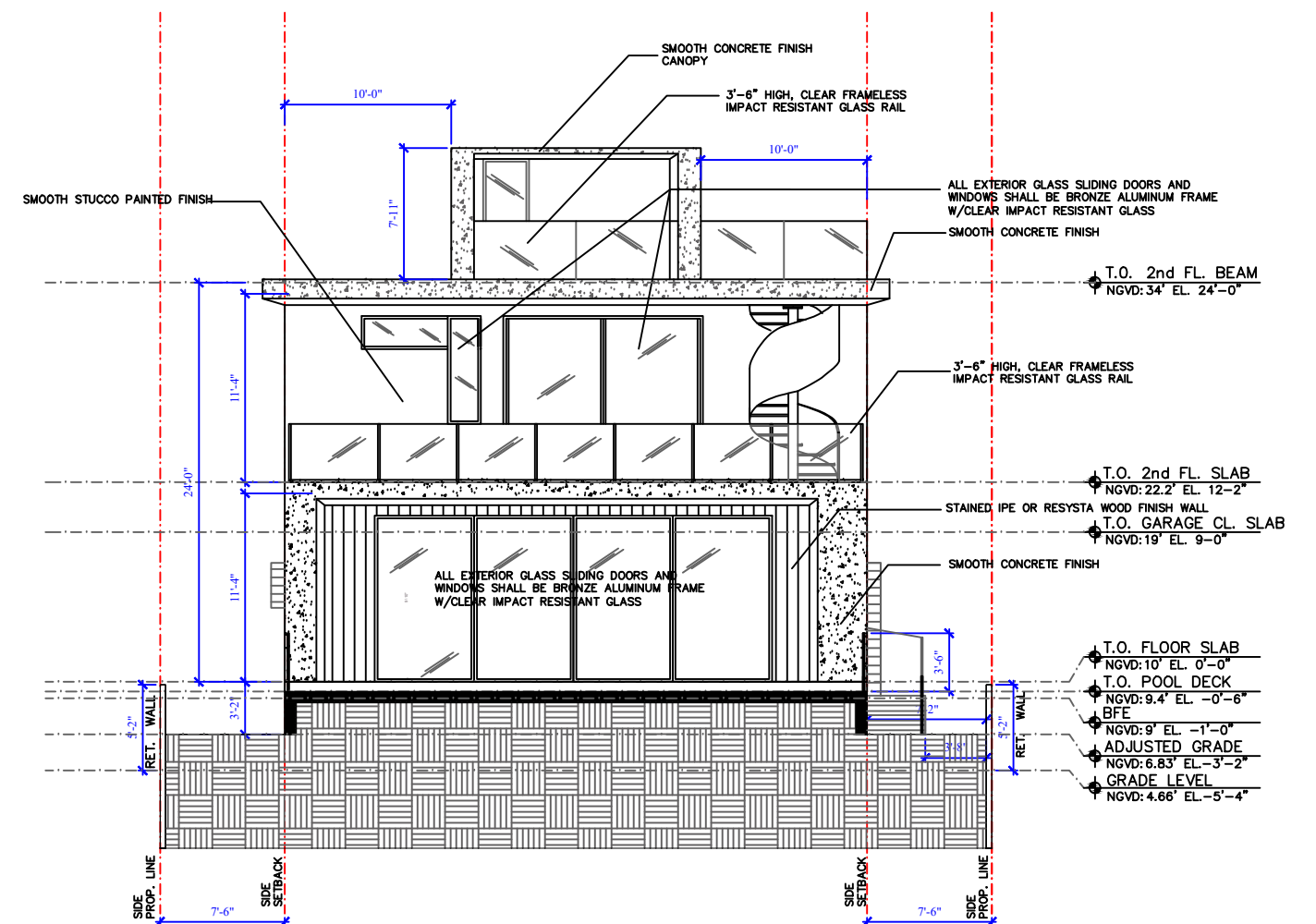
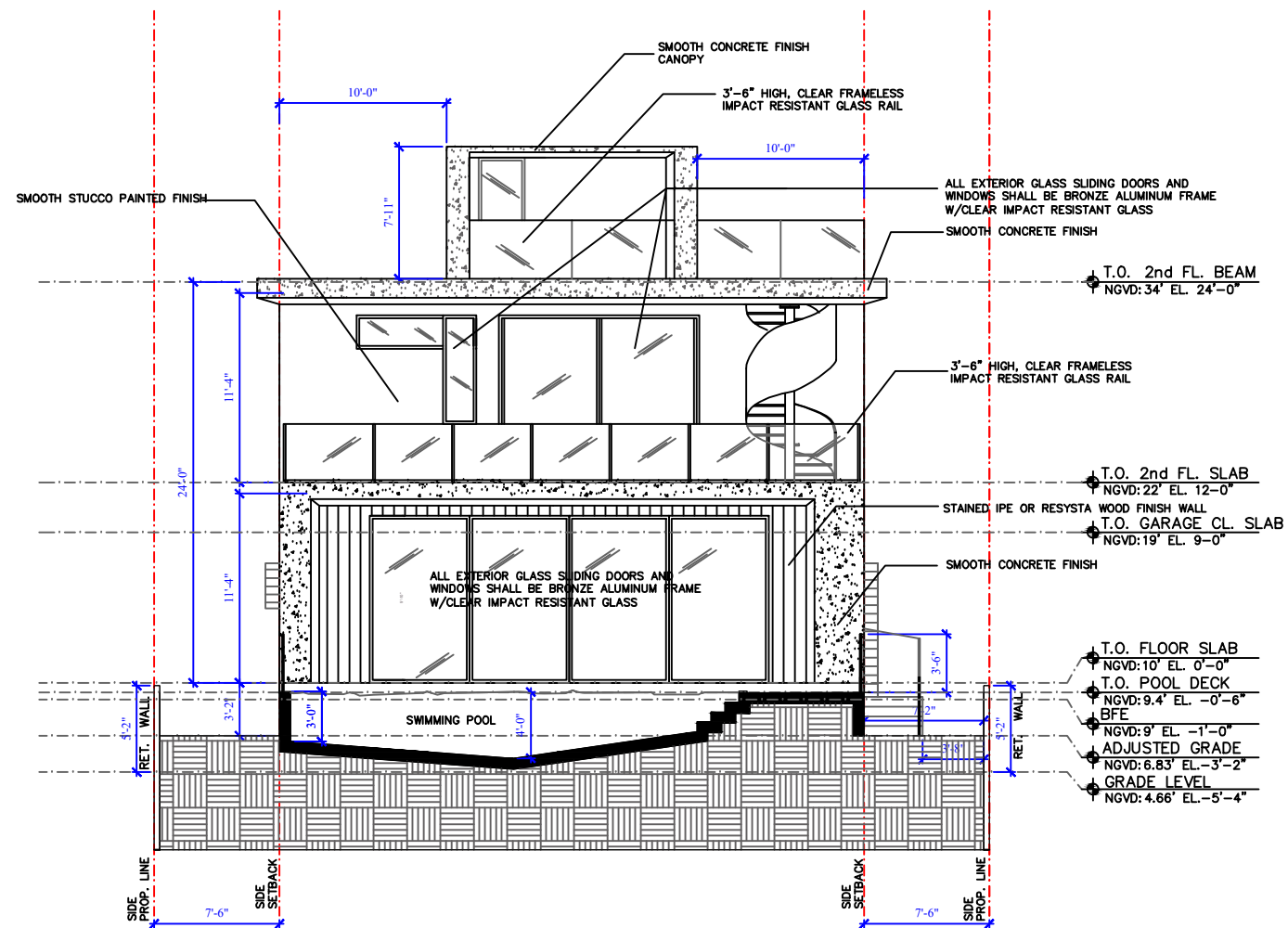
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AR-13718 / ID-4763

SHEET NUMBER
PROPOSED A-19

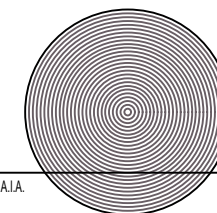
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The Mandel D'Amico Residence
199 North Coconut Lane
Miami Beach, Florida 33139

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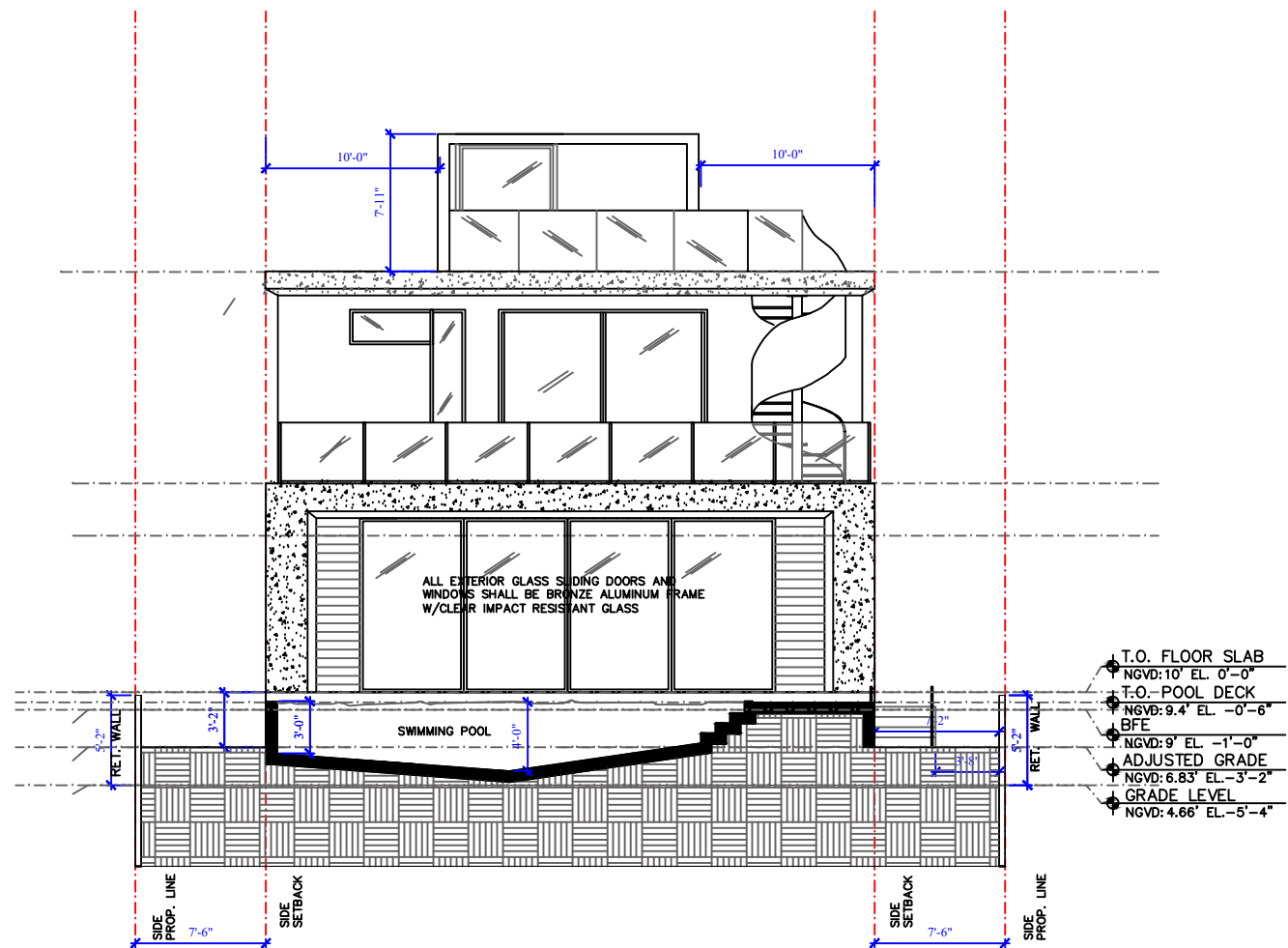
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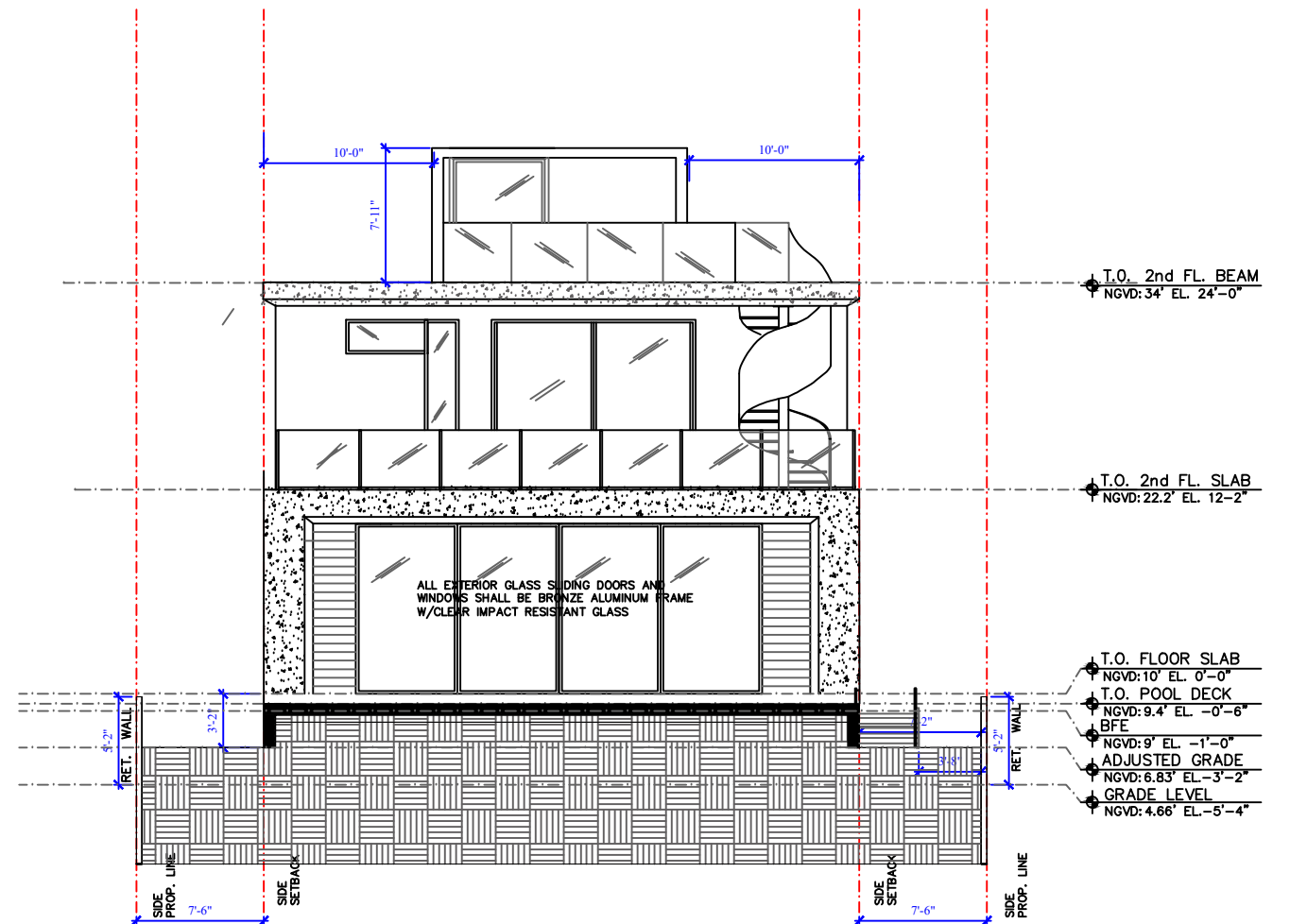
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PREVIOUS A-20

08-05-2019



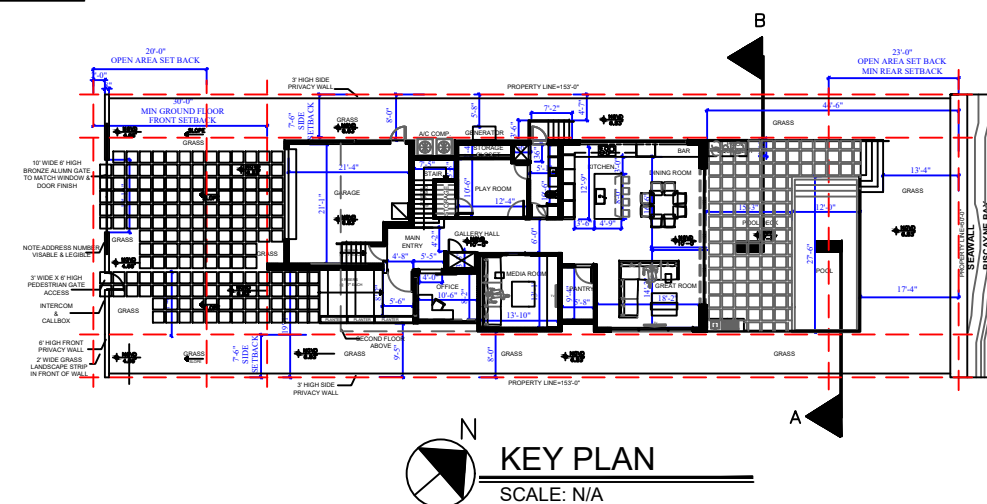
BACK SECTION A

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

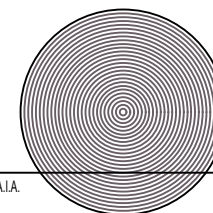


BACK SECTION B

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



KEY PLAN
SCALE: N/A

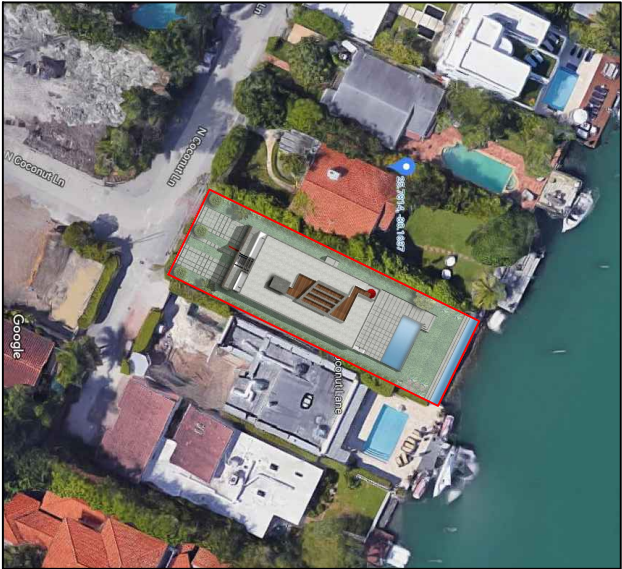




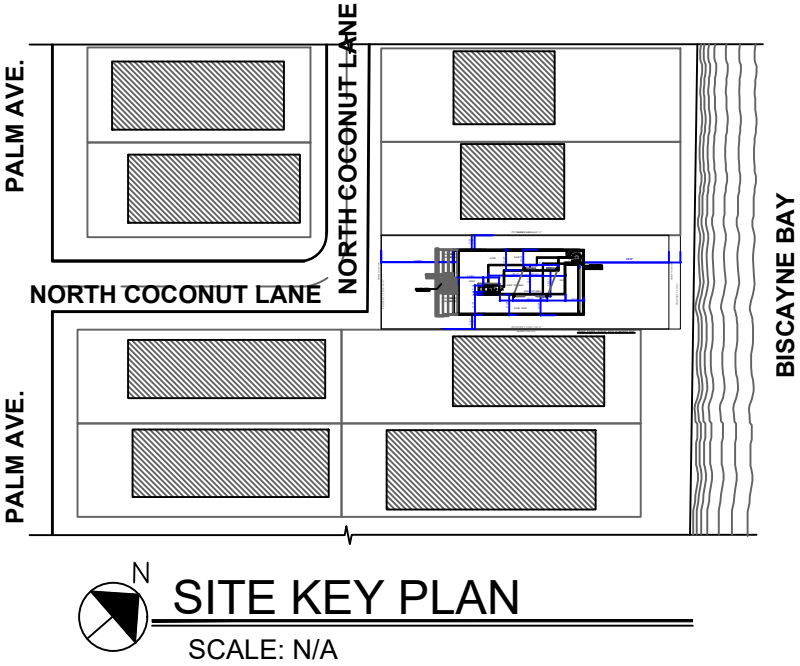
PROPOSED STREET VIEW FROM N.COCONUT LANE



PROPOSED STREET VIEW FROM PALM AVENUE

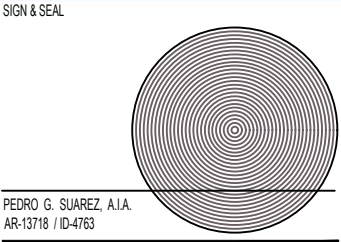


SKY VIEW OF PROPOSED DESIGN



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

PREVIOUS



SHEET NUMBER
 PREVIOUS A-21B

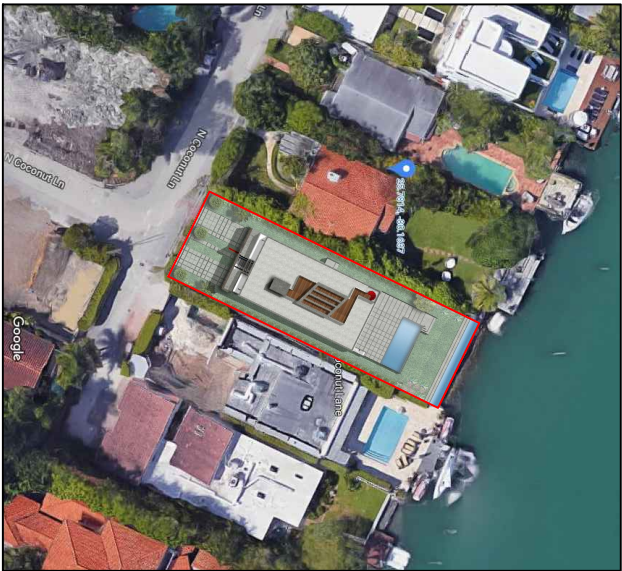
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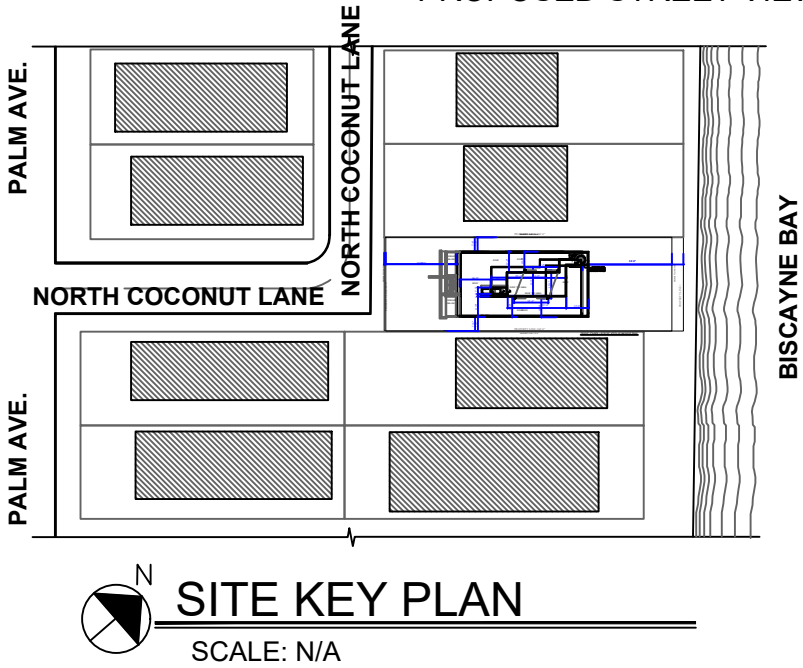
PROPOSED STREET VIEW FROM N.COCONUT LANE



PROPOSED STREET VIEW FROM PALM AVENUE

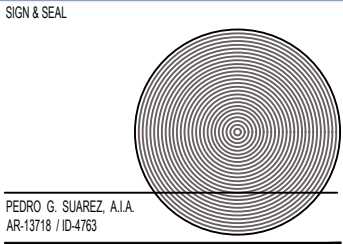


SKY VIEW OF PROPOSED DESIGN



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

PROPOSED



SHEET NUMBER
 PROPOSED A-21B

11-12-2019



EXISTING



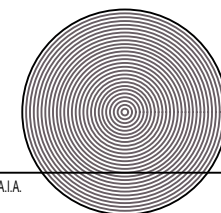
blue
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AR-13718 / ID-4763



SHEET NUMBER
PREVIOUS A-22

08-05-2019

RENDERING BEING REVISED

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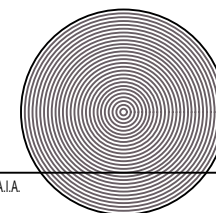


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AR-13718 / ID-4763

A-22

08-05-2019



EXISTING



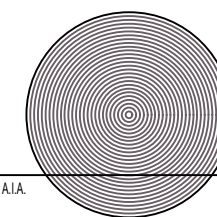
blue
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Miami Beach, Florida 33139

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SHEET NUMBER
PREVIOUS A-23

08-05-2019

RENDERING BEING REVISED

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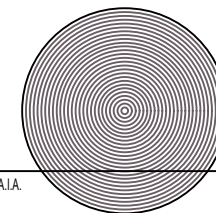


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199 North Coconut Lane
Miami Beach, Florida 33139

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AR-13718 / ID-4763

SHEET NUMBER
A-23

08-05-2019



EXISTING



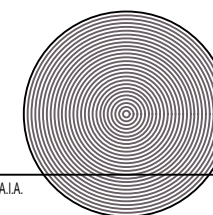
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Miami Beach, Florida 33139

PREVIOUS

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SHEET NUMBER
PREVIOUS A-24

08-05-2019

RENDERING BEING REVISED

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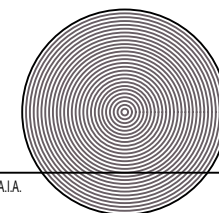


blue
a design company, inc.

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PROPOSED

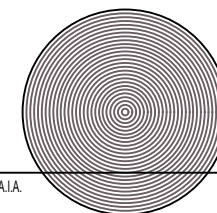
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AR-13718 / ID-4763

SHEET NUMBER
A-24

08-05-2019



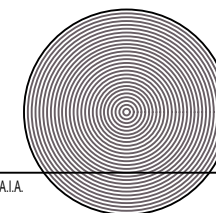
RENDERING BEING REVISED



The Mandel D'Amico Residence
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SHEET NUMBER
A-25

08-05-2019

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



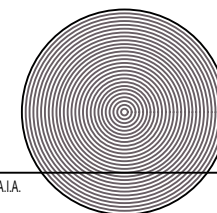
blue
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The Mandel D'Amico Residence
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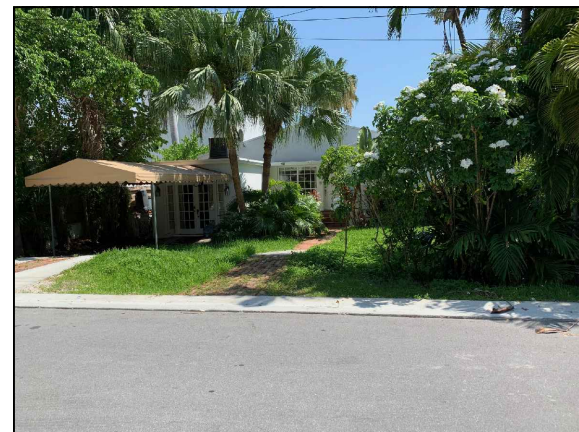
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AR-13718 / ID-4763



SHEET NUMBER
PROPOSED A-27

08-05-2019



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

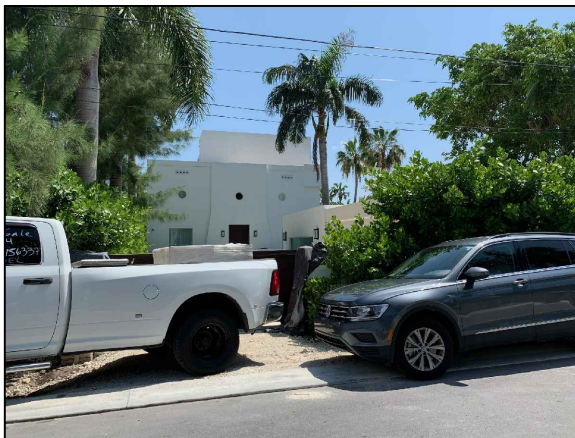
LOT SIZE: 7,650 SQ/FT
54.1% UNIT SIZE COVERAGE.
4,143 SQ/FT COVERAGE.



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.

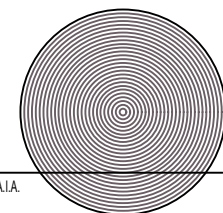
7. LOT SIZE: 7,800 SQ/FT
55% UNIT SIZE COVERAGE.
4,142 SQ/FT COVERAGE.



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

PREVIOUS

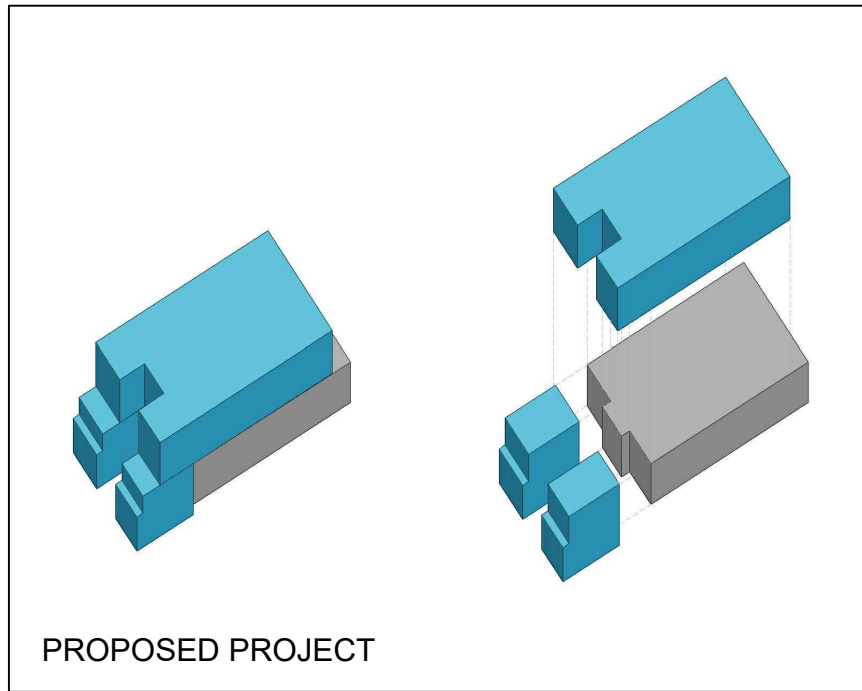
SIGN & SEAL



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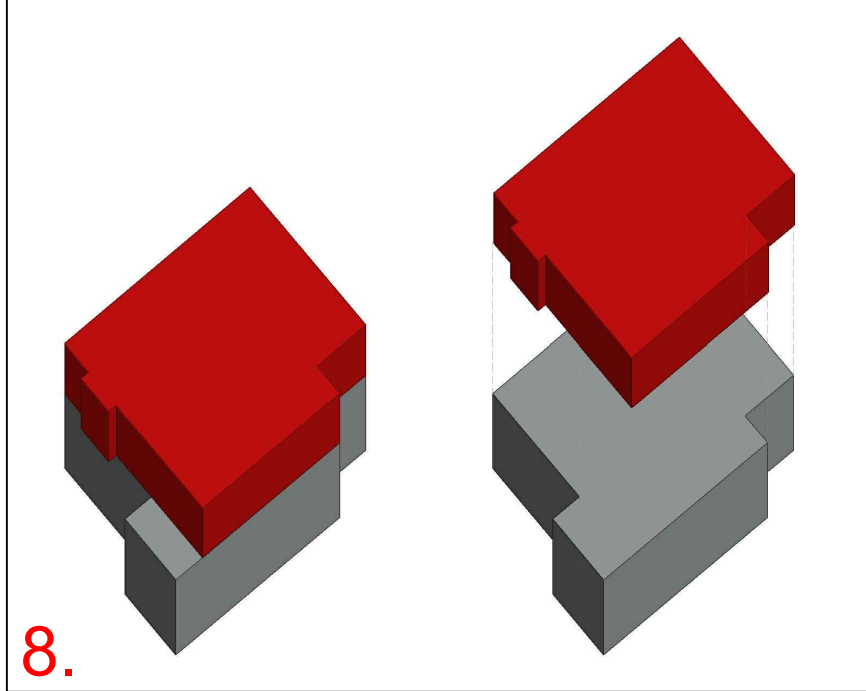
SHEET NUMBER
A-28

08-05-2019



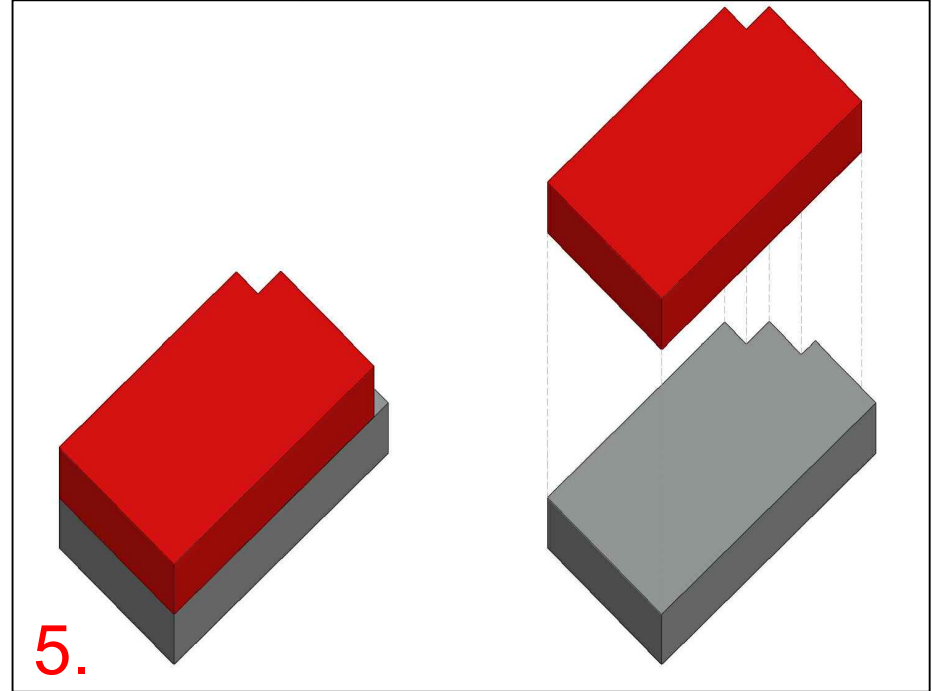
PROPOSED PROJECT

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%

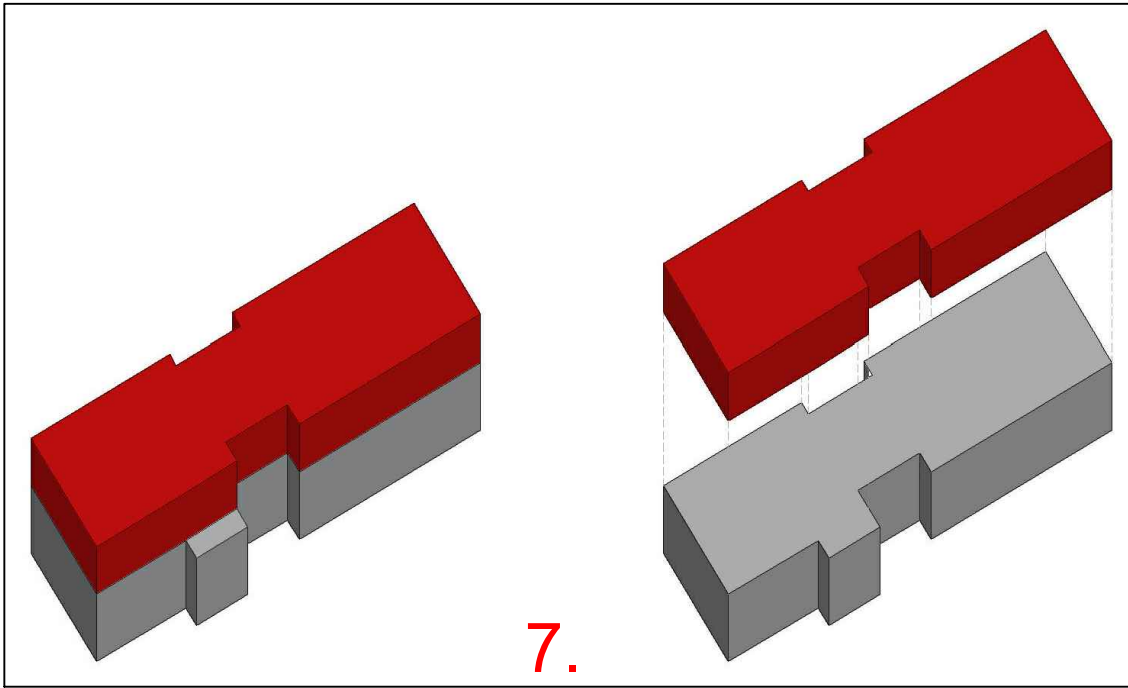


5.

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.

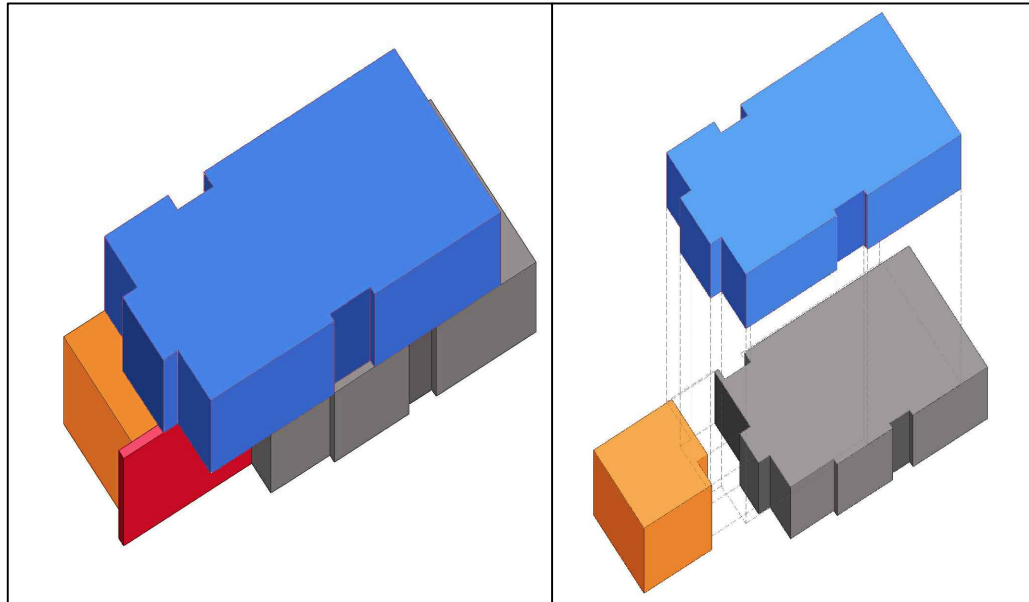
SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2098 SQ/FT	3,710 TOTAL SQ/FT
GROUND FLOOR= 2112 SQ/FT	ON A 7,000 SQ/FT LOT
99%	53%



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

SHEET NUMBER
A-29

08-05-2019



SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2003 SQ/FT	3,815 TOTAL SQ/FT
GROUND FLOOR= 2233 SQ/FT	ON A 7,650 SQ/FT LOT
89.7%	49.9%

8.

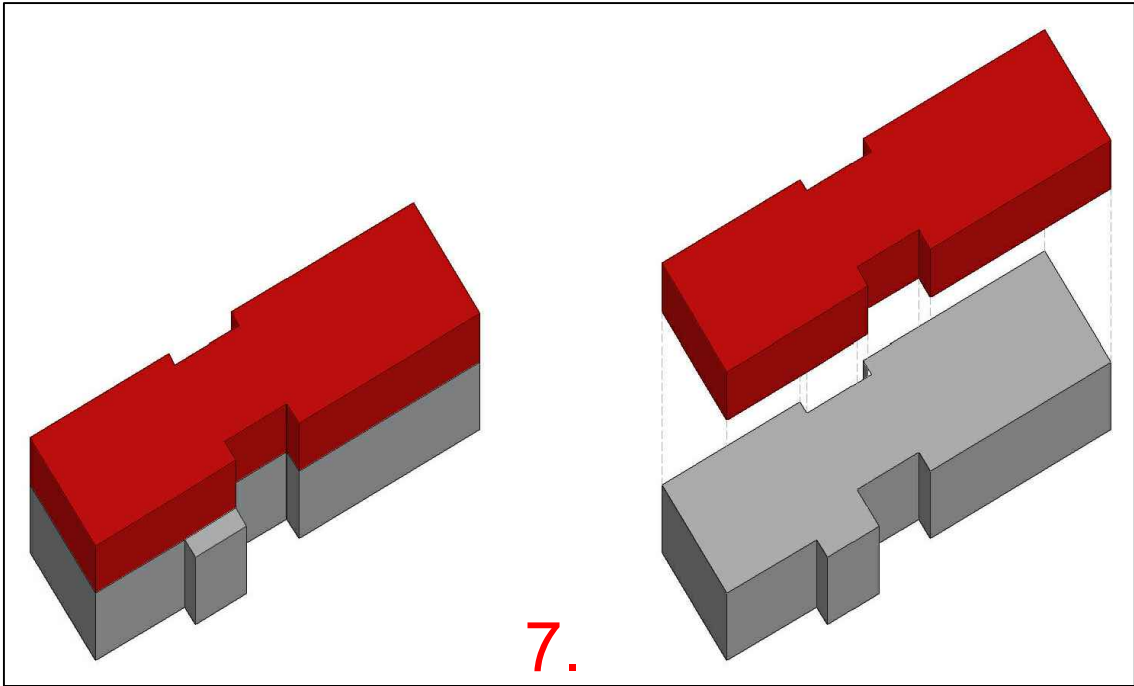
SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2016 SQ/FT	4,142 TOTAL SQ/FT
GROUND FLOOR= 2128 SQ/FT	ON A 7,800 SQ/FT LOT
94.7%	55%

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.

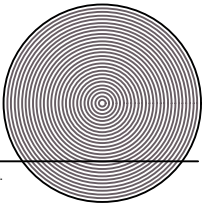
SECOND TO FIRST FLOOR RATIO	UNIT SIZE COVERAGE
SECOND FLOOR= 2098 SQ/FT	3,710 TOTAL SQ/FT
GROUND FLOOR= 2112 SQ/FT	ON A 7,000 SQ/FT LOT
99%	53%

PROPOSED



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

SIGN & SEAL



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

SHEET NUMBER
PROPOSED A-29

11-12-2019