

MANGANARO RESIDENCE

2179 MERIDIAN AVENUE
MIAMI BEACH, FL 33139



SCOPE OF WORK

D.R.B.:

- FULL DEMOLITION OF 1928 RESIDENCE
- NEW 5,199 SF (A/C) RESIDENCE
- WAIVER TO FOREGO 70% OF 2ND FLOOR VOLUME FOR 80.1%

FINAL SUBMITTAL: 04.15.2016

Revisions

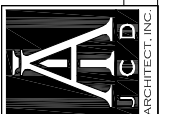
NEW RESIDENCE
MANGANARO RESIDENCE
2179 MERIDIAN AVENUE
MIAMI BEACH, FL 33139

J.C.D. ARCHITECT, Inc.

JUAN C. DAVID R. A. # 0015344

LEED ACCREDITED PROFESSIONAL

Design & Development



Job No.

Date : 04.01.16

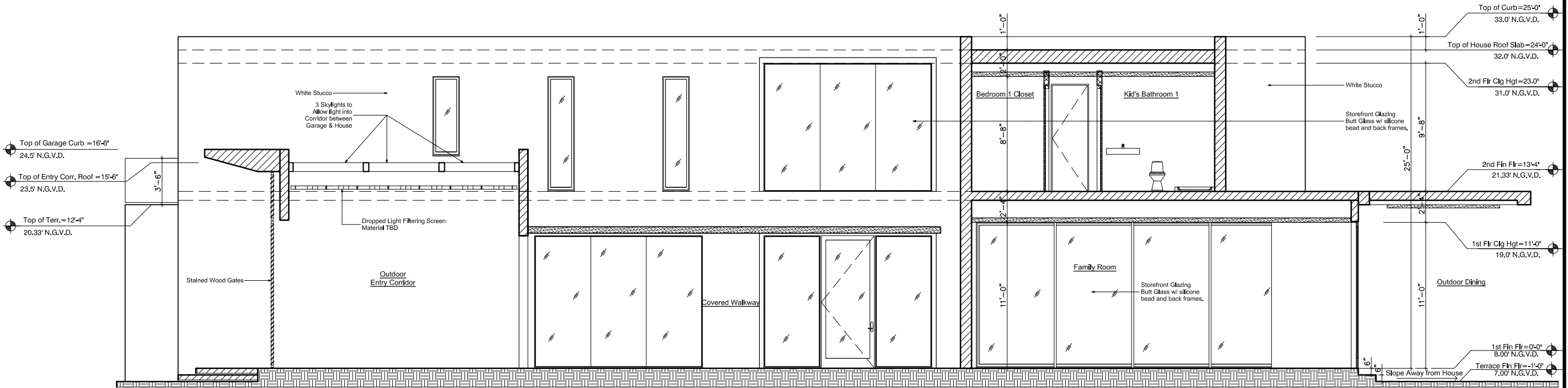
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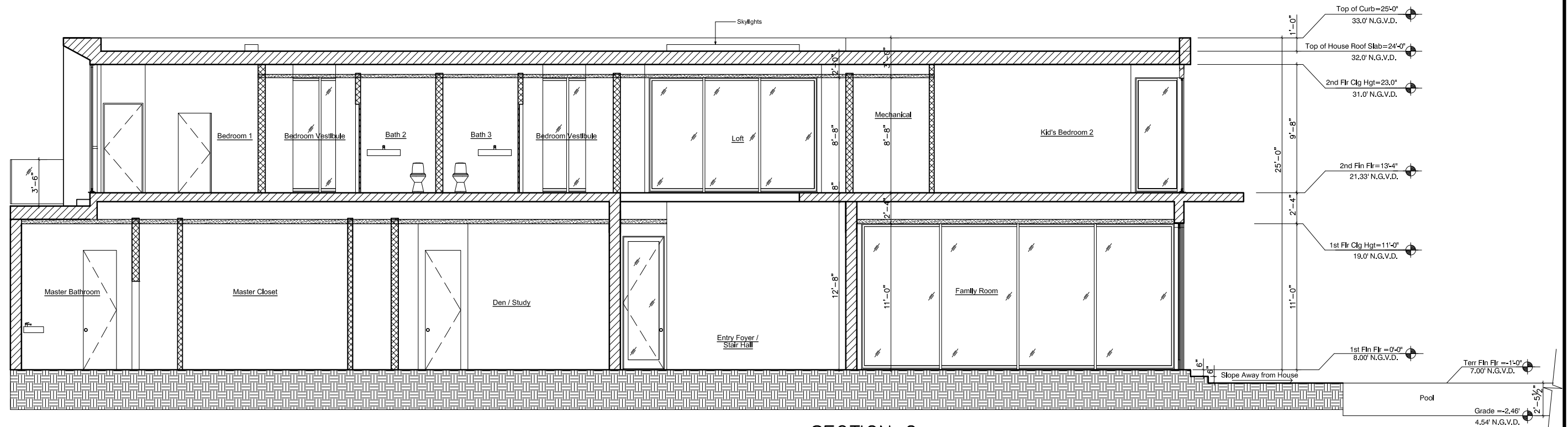
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COVER



SECTION 1
SCALE: 1/8" = 1'



SECTION 2
SCALE: 1/8" = 1'

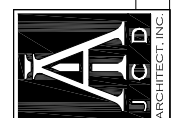
SECTIONS

FINAL SUBMITTAL: 04.15.16

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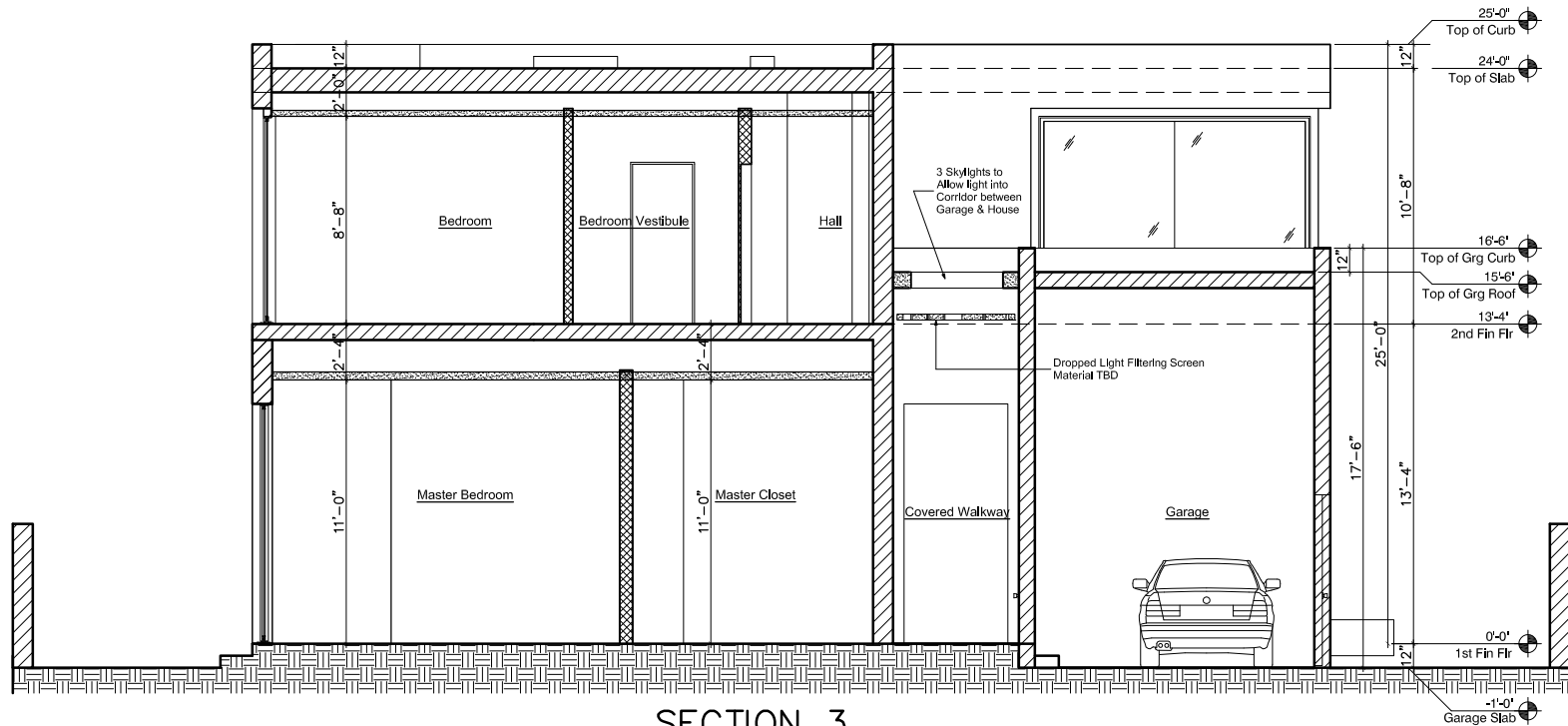
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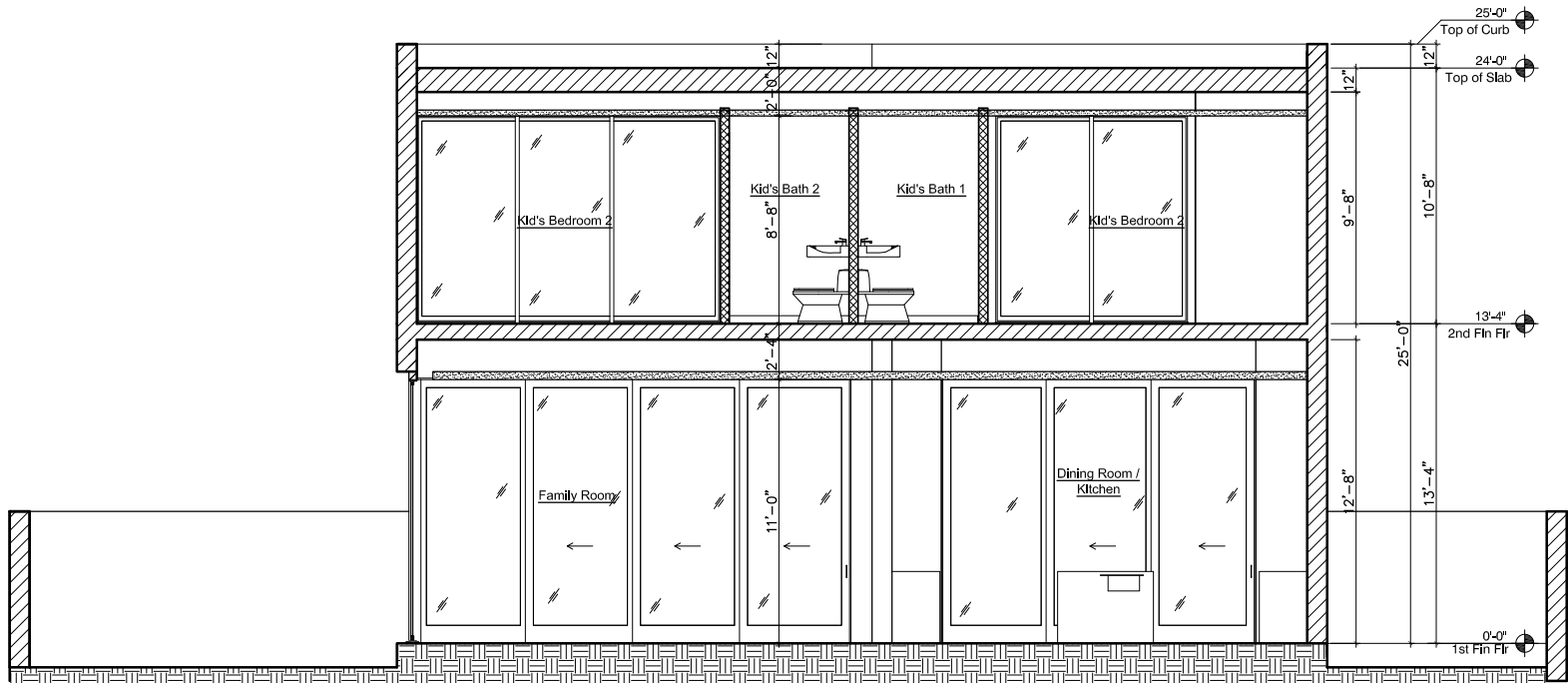


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Date : 04.01.16
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SECTION 3
SCALE: 1/8" = 1'



SECTION 4
SCALE: 1/8" = 1'

SECTIONS

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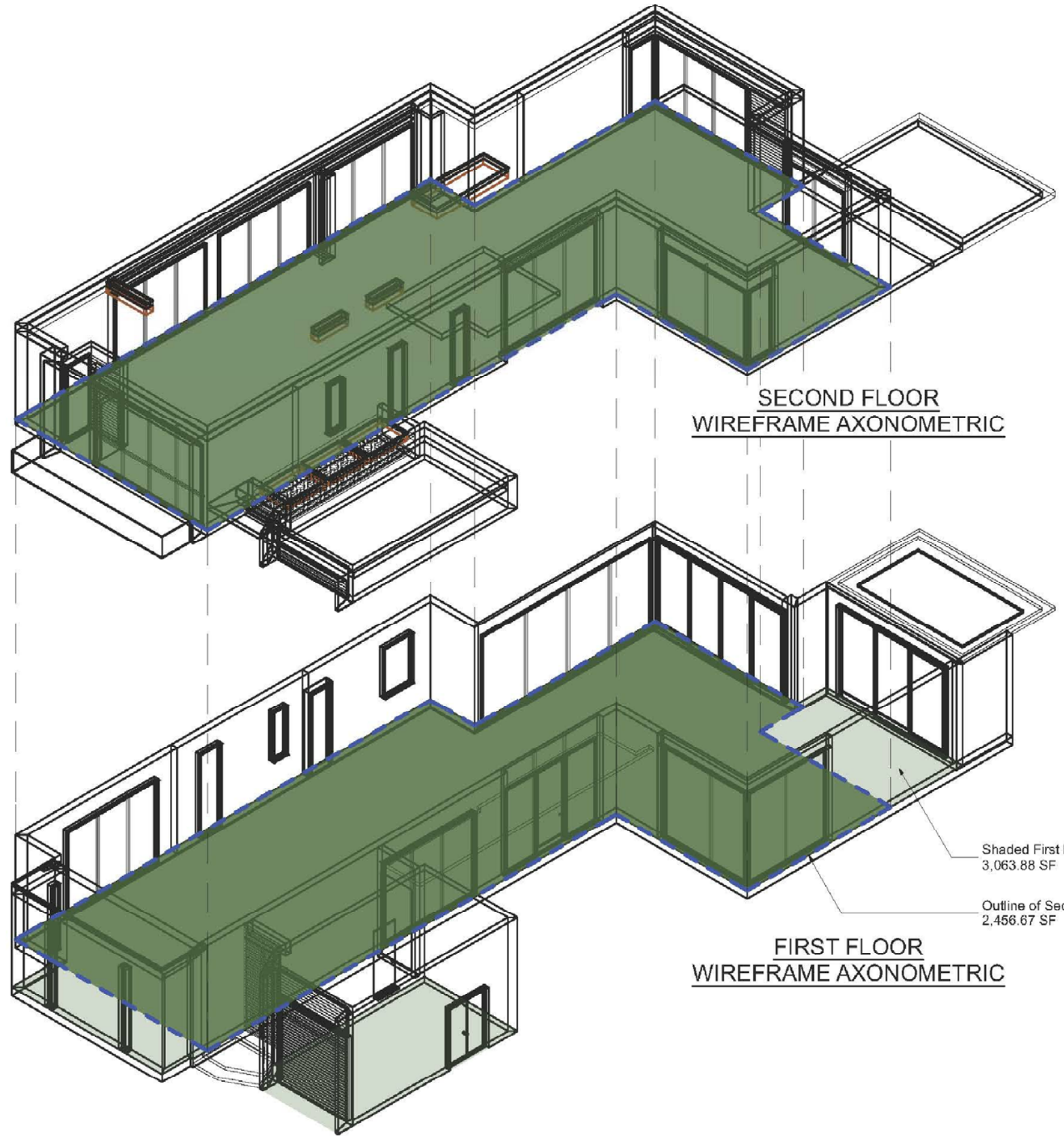
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SECOND FLOOR
WIREFRAME AXONOMETRIC

FIRST FLOOR
WIREFRAME AXONOMETRIC

Shaded First Floor:
3,063.88 SF

Outline of Second Floor Overlay:
2,456.67 SF

2nd FLOOR RATIO:

AREA INCLUDED IN THE CALCULATION OF RATIO	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,743.05 S.F.
GARAGE (COVERED PARKING)	320.83 S.F.
TOTAL 1st FLOOR	3,063.88 S.F.
MAIN HOUSE (2nd FLOOR)	2,456.67 S.F.

RATIO OF 2nd FLOOR COMPARED TO 1st FLOOR
(2nd FLOOR / 1st FLOOR) = (2,456.67 / 3,063.88) 80.18%*

*REQUESTING WAIVER PER SECTION 142-105(4)(c)

EXPLODED AXONOMETRIC

FINAL SUBMITTAL: 04.15.16

Revisions

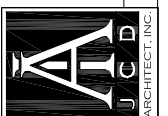
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VIEW OF FRONT FROM SOUTHWEST



VIEW OF REAR FROM SOUTHEAST



VIEW OF INTERIOR COURTYARD FROM SOUTHWEST



AERIAL VIEW OF RESIDENCE FROM SOUTHWEST

PERSPECTIVE VIEWS

FINAL SUBMITTAL: 04.15.16

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NEW RESIDENCE

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MIAMI BEACH, FL 33139

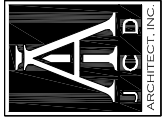
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AERIAL VIEW OF NORTH ELEVATION



AERIAL VIEW OF INTERIOR COURTYARD



VIEW OF INTERIOR COURTYARD FROM SOUTHEAST



REAR TERRACE VIEW FROM NORTHEAST

PERSPECTIVE VIEWS

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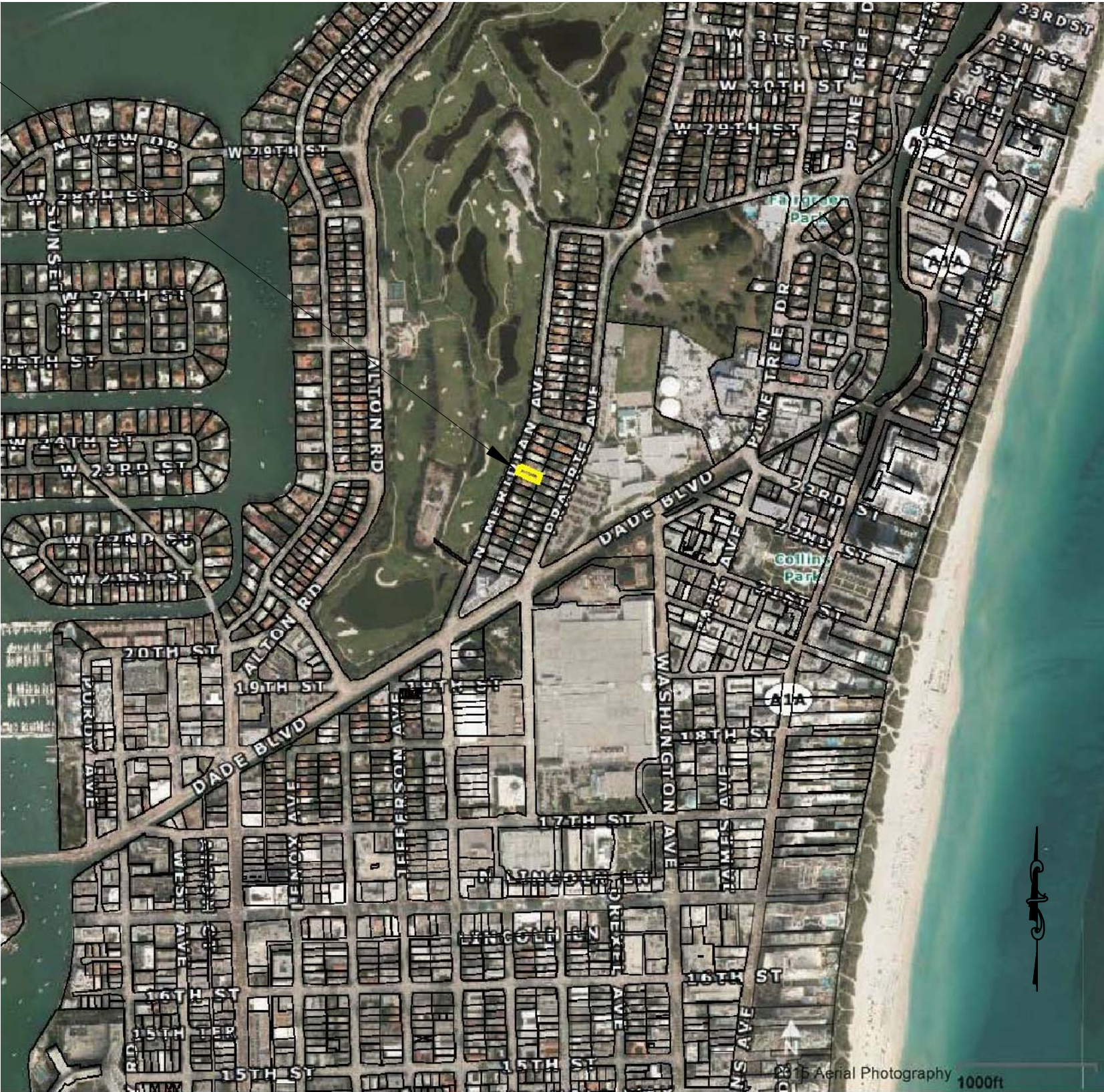
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AREA
OF WORK

SINGLE FAMILY RESIDENTIAL-ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	2179 MERIDIAN Ave. Miami Beach, Florida 33139		
2	FOLIO NUMBER(S):	02-3227-006-0190		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	1928 (91, 11, 12)	ZONING DISTRICT:	RS-3
5	BASED FLOOD ELEVATION	8.0'	GRADE VALUE IN NGVD:	4.54'
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.27'	FREE BOARD:	
7	LOT AREA:	10,400.0 SF		
8	LOT WIDTH:	65.00'	LOT DEPTH:	160.00'
9	MAX LOT COVERAGE SF AND %	3,120.00 SF 30%	PROPOSED LOT COVERAGE SF AND %	2,891.44 SF 27.80%
10	EXISTING LOT COVERAGE SF AND %	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE)SF:	500 SF
11	FRONT YARD OPEN SPACE SF AND %	1,316.72 SF 67.52%	REAR YARD OPEN SPACE SF AND %	1,158.47 SF 74.26%
12	MAX UNIT SIZE SF AND %	5,200 SF 50%	PROPOSED UNIT SIZE SF AND %	5,199.72 SF 49.99%
13	EXISTING FIRST FLOOR UNIT SIZE	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	2,743.05 SF
14	EXISTING SECOND FLOOR UNIT SIZE	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	2,456.67 SF 80.18%
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	2,456.67 SF 80.18%
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	N/A
		REQUIRED	EXISTING	PROPOSED
17	HEIGHT:	25.0'	N/A	25.0'
18	SETBACKS:			
19	FRONT FIRST LEVEL:	30.00'	N/A	30.00'
20	FRONT SECOND LEVEL:	30.00' (20'=50%)	N/A	30.00'
21	SIDE 1:	10.00'	N/A	10.00'
22	SIDE 2 OR (Facing Street):	10.00'	N/A	10.00'
23	REAR:	24.00'	N/A	37.00'
24	ACCESSORY STRUCTURE SIDE 1:	7.5'	N/A	N/A
	ACCESSORY STRUCTURE SIDE 2 OR(FACING STREET) :	15.00'	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	7.5'	N/A	N/A
26	SUM OF SIDE YARD:	22.5'	N/A	N/A
27	POOL SETBACKS:			
28	REAR YARD SETBACK :			
	-FROM REAR PROP. LINE TO SWIMMING POOL DECK	6.0'	N/A	6.0'
	-FROM THE REAR PROP. LINE TO THE WATER'S EDGE OF THE SWIMMING POOL	7.5'	N/A	7.5'
29	SIDE YARD SETBACK :			
	-FROM SIDE PROP. LINE TO SWIMMING POOL DECK	7.5'	N/A	5.625' & 10.83'
	-FROM THE SIDE PROP. LINE TO THE WATER'S EDGE OF THE SWIMMING POOL	9.0'	N/A	20.41' & 34.58'
30	SIDE YARD FACING A STREET :	N/A	N/A	N/A
31	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO		
32	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	PENDING DETERMINATION FROM PLANNING DIRECTOR		
33	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO		



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)
N.T.S

LOCATION PLAN & ZONING INFO

FINAL SUBMITTAL: 04.15.16

Revisions

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Job No.

Date : 04.01.16

Scale : SHOWN

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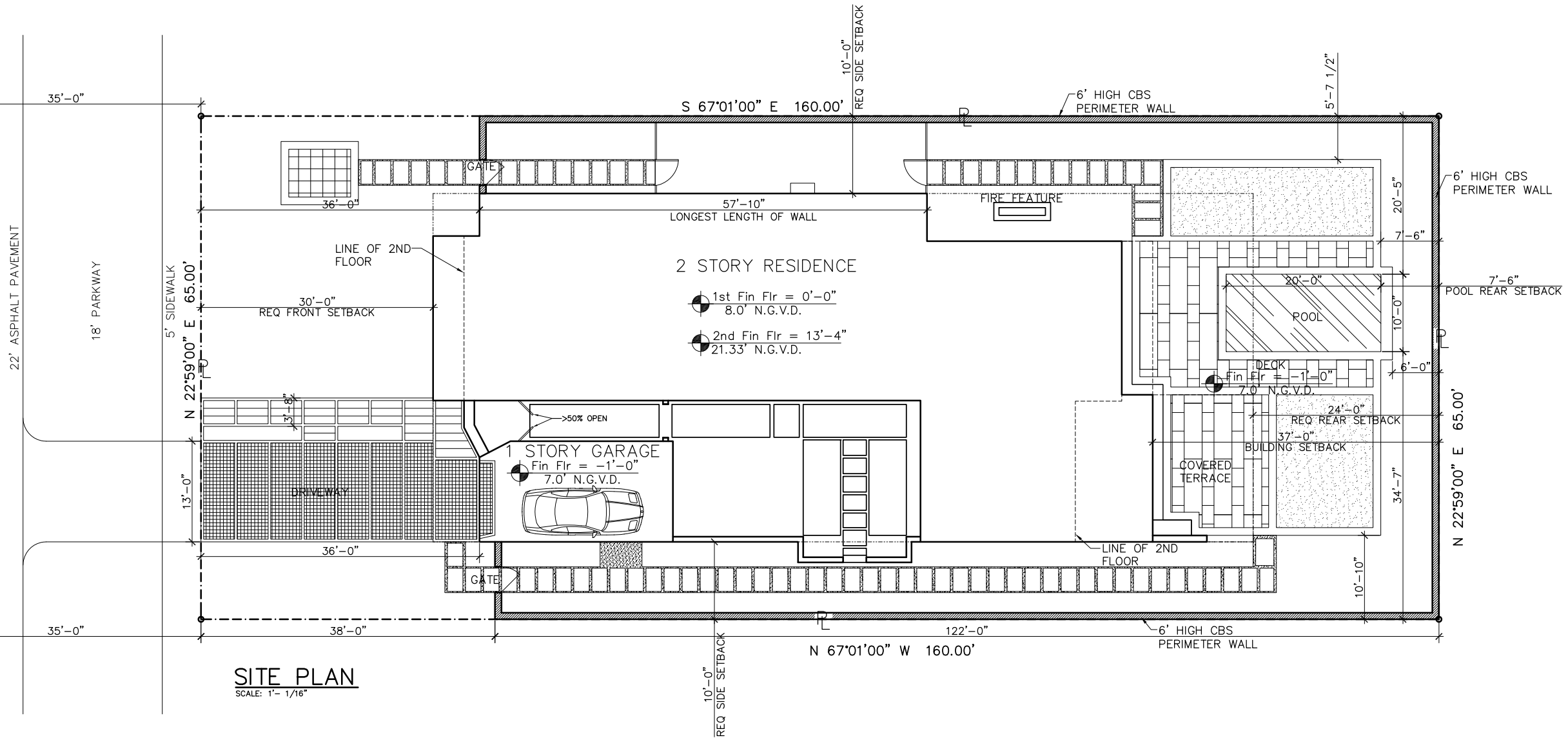
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MERIDIAN AVENUE



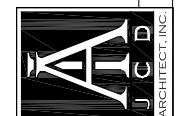
PROPOSED SITE PLAN

FINAL SUBMITTAL: 04.15.16

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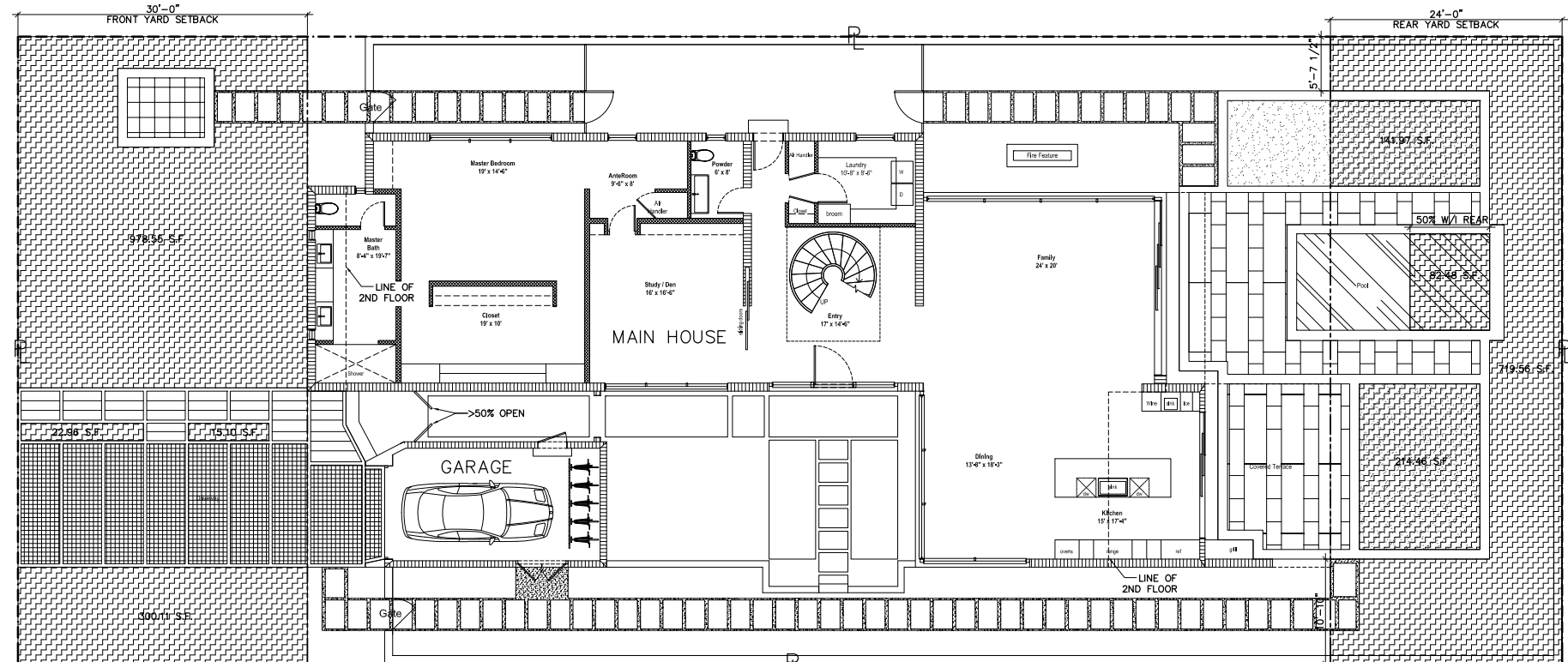
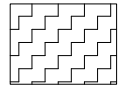
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AREA INCLUDED IN THE CALCULATION OF OPEN SPACE	AREA(S.F.) AND %
FRONT YARD (30' SETBACK X 65' LOT WIDTH = 1,950 X 35% =)	682.50 S.F. 35% REQUIRED
FRONT YARD (300.11 + 15.10 + 22.96 + 978.55 =)	1,316.72 S.F. 67.52% PROVIDED
REAR YARD (24' SETBACK X 65' LOT WIDTH = 1,560 X 70% =)	1,092 S.F. 70% REQUIRED
REAR YARD (719.56 + 214.46 + 82.48 + 141.97 =)	1,158.47 S.F. 74.26% PROVIDED

AREA INCLUDED IN THE
CALCULATION OF OPEN
SPACE



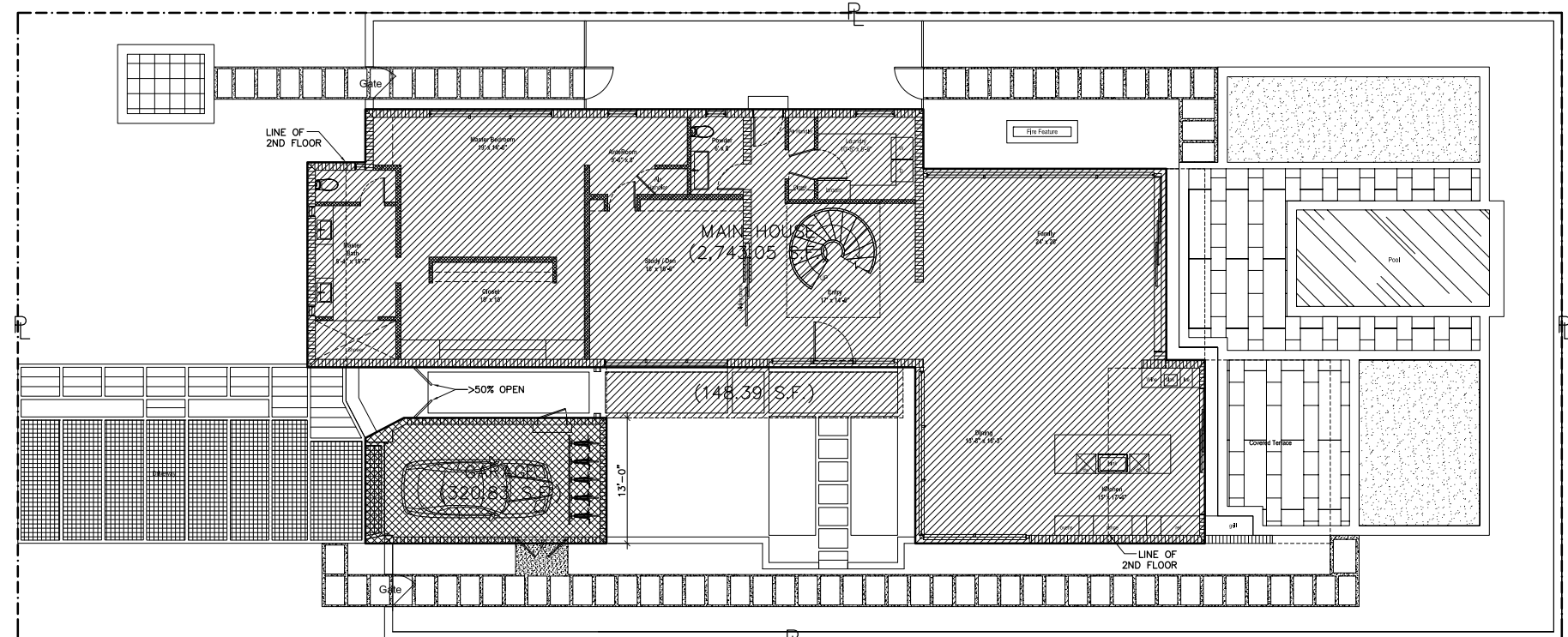
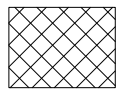
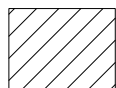
SCALE: N.T.S.

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,743.05 S.F.
INTERIOR COURTYARD (COVERED BREEZEWAY)	148.39 S.F.
GARAGE (320.83 LESS 320.83)	00.00 S.F.
TOTAL LOT COVERAGE PROPOSED	2,891.44 S.F.

MAX. LOT COVERAGE ALLOWED 30% OF LOT AREA (LOT AREA X 0.30) = 10,400.00 X 0.30)	3,120.00 S.F. (30%)
LOT COVERAGE PROVIDED	2,891.44 S.F.(27.80%)

AREA INCLUDED IN THE
CALCULATION OF LOT
COVERAGE

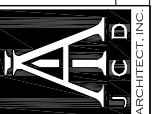
AREA NOT INCLUDED IN
THE CALCULATION OF LOT
COVERAGE



SCALE: N.T.S.

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PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 04.15.16

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2nd FLOOR RATIO:

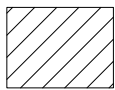
AREA INCLUDED IN THE CALCULATION OF RATIO	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,743.05 S.F.
GARAGE (COVERED PARKING)	320.83 S.F.
TOTAL 1st FLOOR	3,063.88 S.F.
MAIN HOUSE (2nd FLOOR)	2,456.67 S.F.
RATIO OF 2nd FLOOR COMPARED TO 1st FLOOR (2nd FLOOR / 1st FLOOR) = (2,456.67 / 3,063.88)	
80.18%*	
*REQUESTING WAIVER PER SECTION 142-105(4)(c)	

UNIT SIZE CALCULATION :

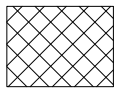
AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	2,743.05 S.F.
GARAGE (320.83 LESS 320.83)	00.00 S.F.
MAIN HOUSE (2nd FLOOR)	2,456.67 S.F.
TOTAL UNIT SIZE PROPOSED	5,199.72 S.F.
MAX. UNIT SIZE REQUIRED 50% OF LOT AREA (LOT AREA X 0.50) = 10,400.00 X 0.50)	
5,200.00 S.F. (50%)	
UNIT SIZE PROVIDED	5,199.72 S.F. (49.99%)

LEGEND :

AREA INCLUDED IN THE
CALCULATION OF UNIT
SIZE

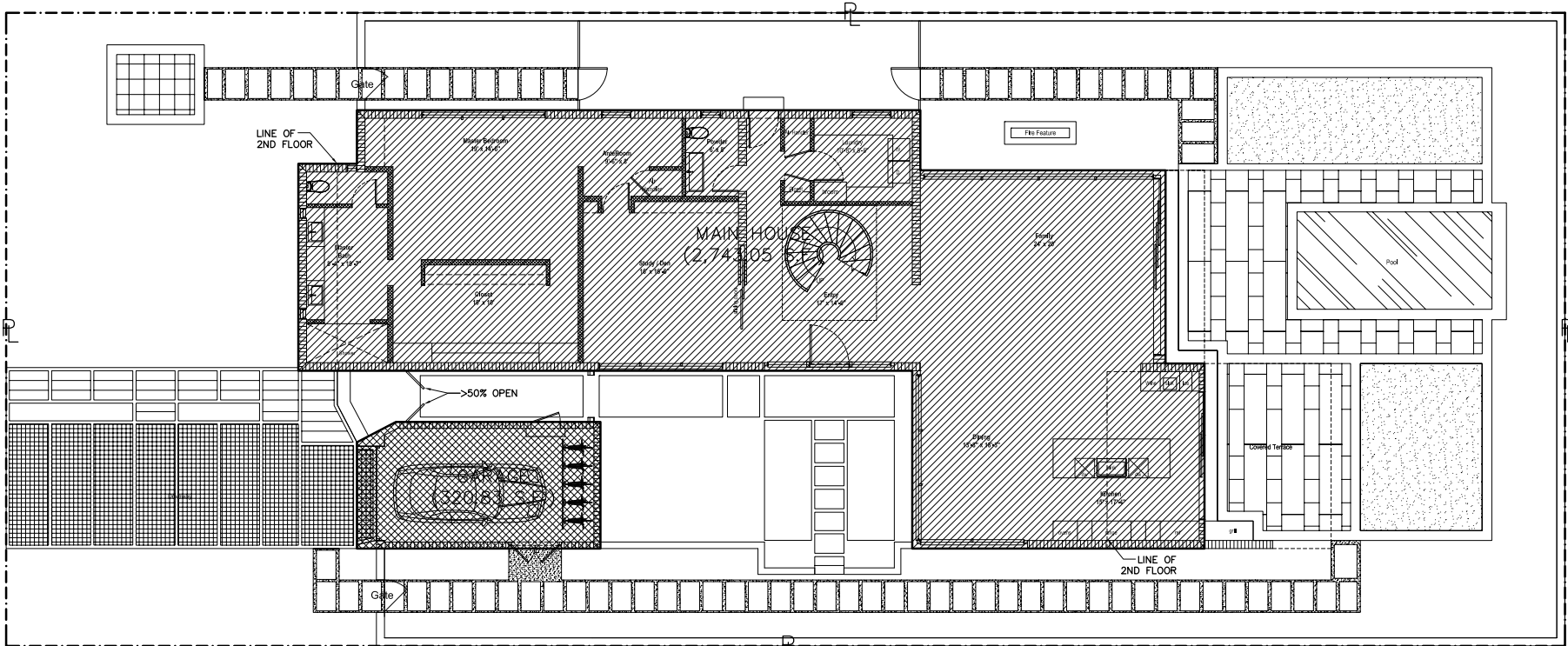


AREA NOT INCLUDED IN
THE CALCULATION OF UNIT
SIZE



UNIT SIZE DIAGRAM – 2nd FLOOR

SCALE: N.T.S.

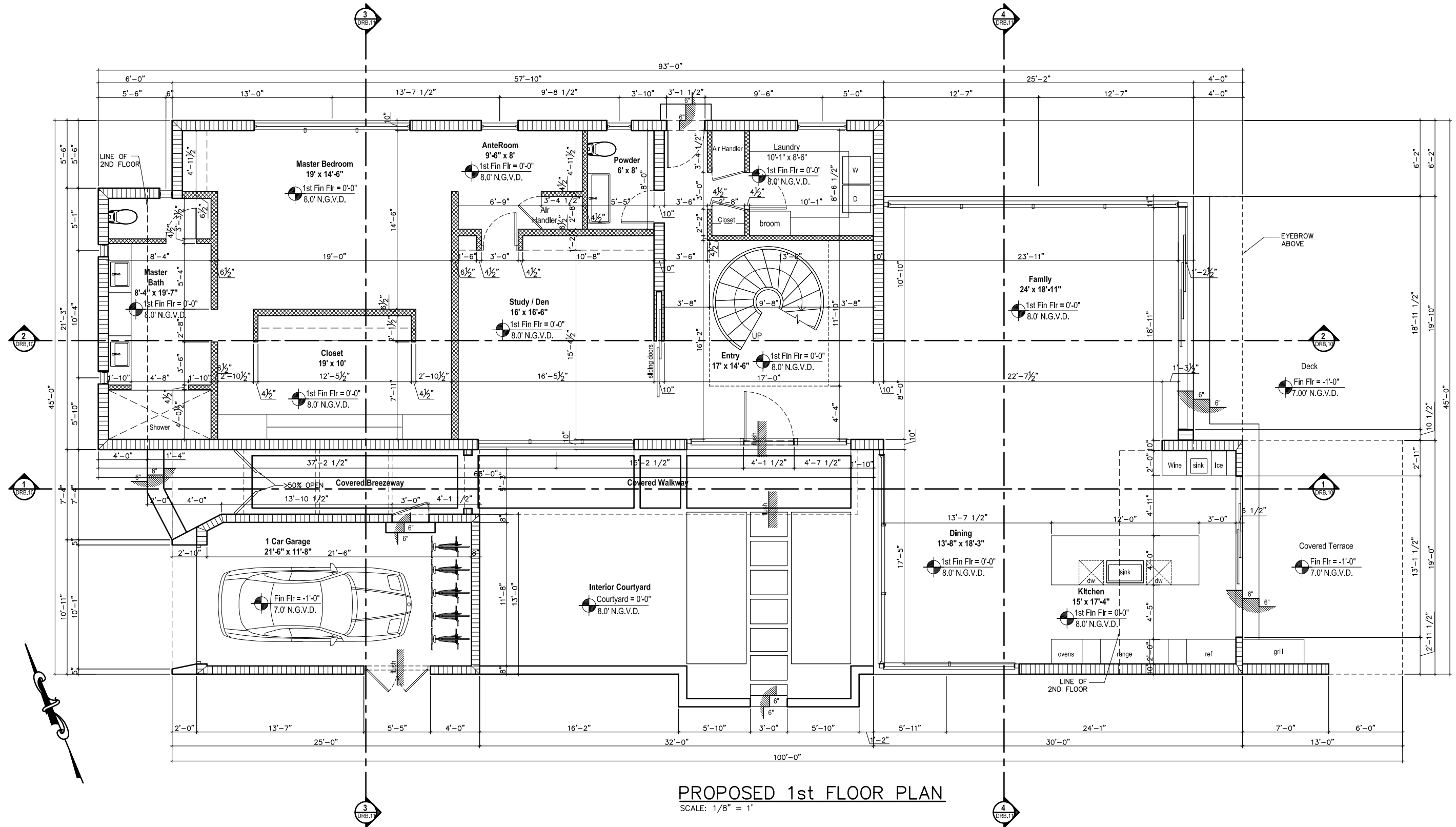


UNIT SIZE DIAGRAM – 1st FLOOR

SCALE: N.T.S.

PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 04.15.16



PROPOSED 1st FLOOR

FINAL SUBMITTAL: 04.15.16

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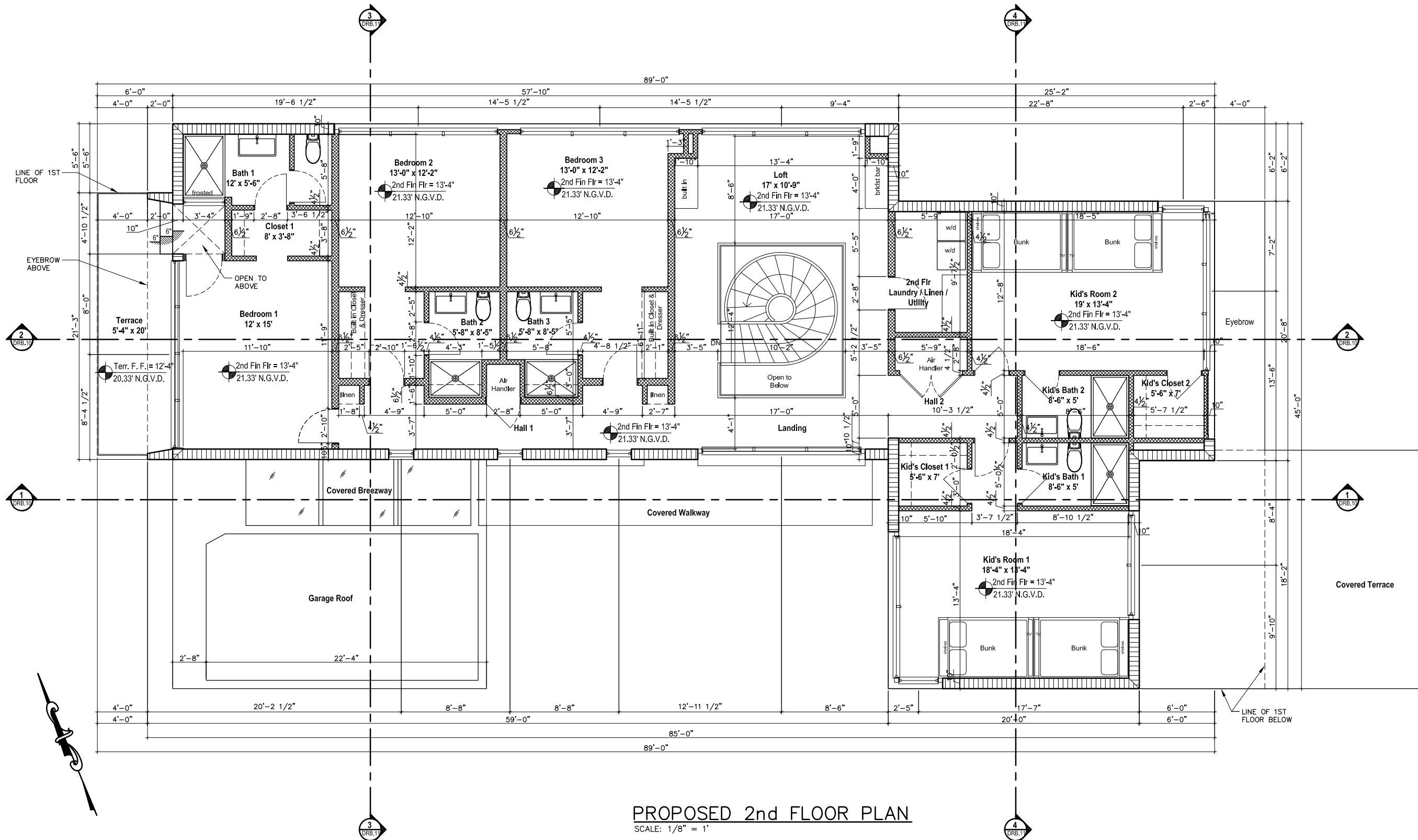
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PROPOSED 2nd FLOOR

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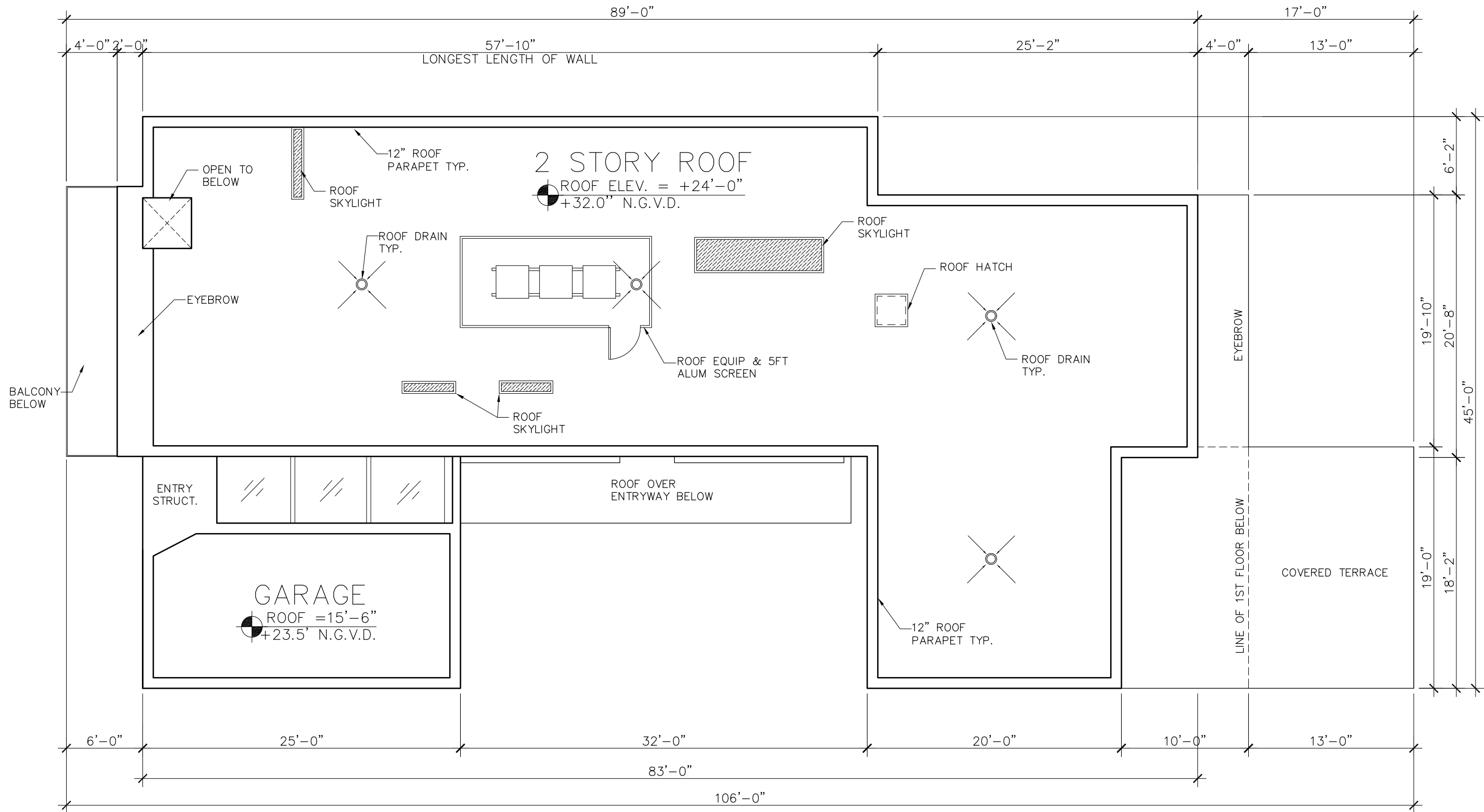
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ROOF PLAN

SCALE: 1' = 1/8"

PROPOSED ROOF PLAN

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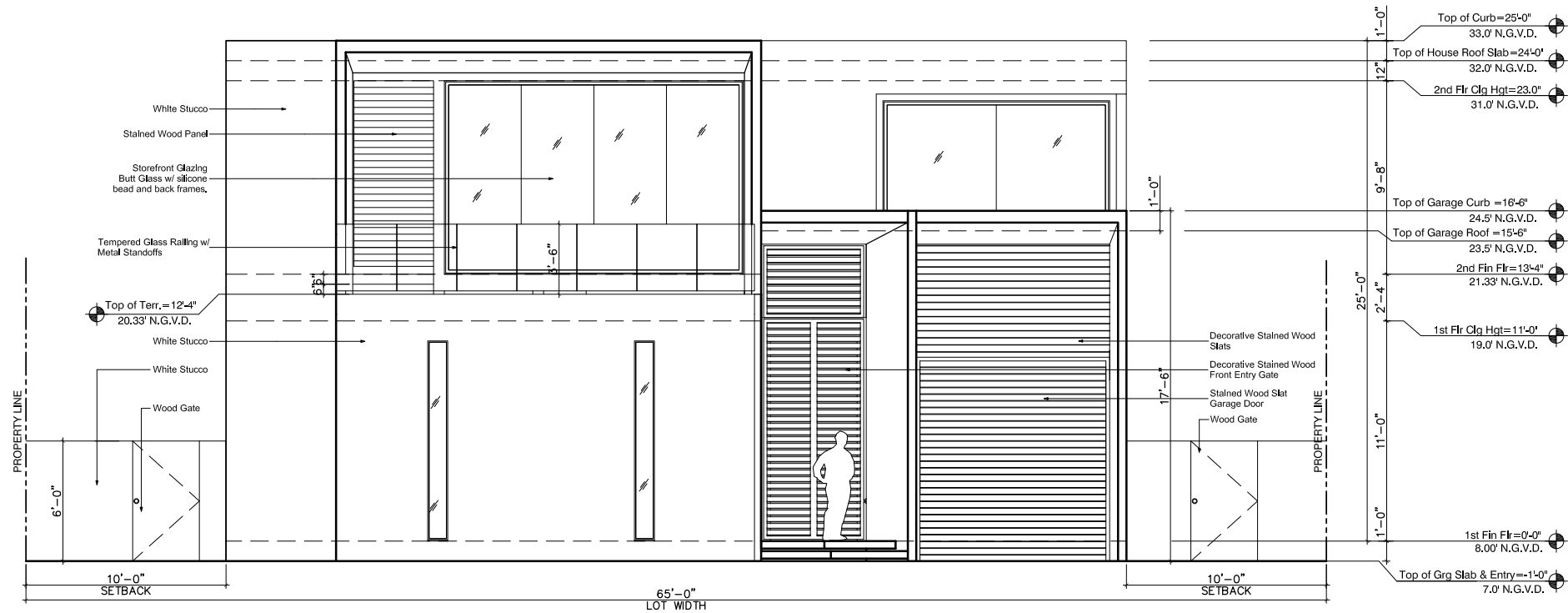
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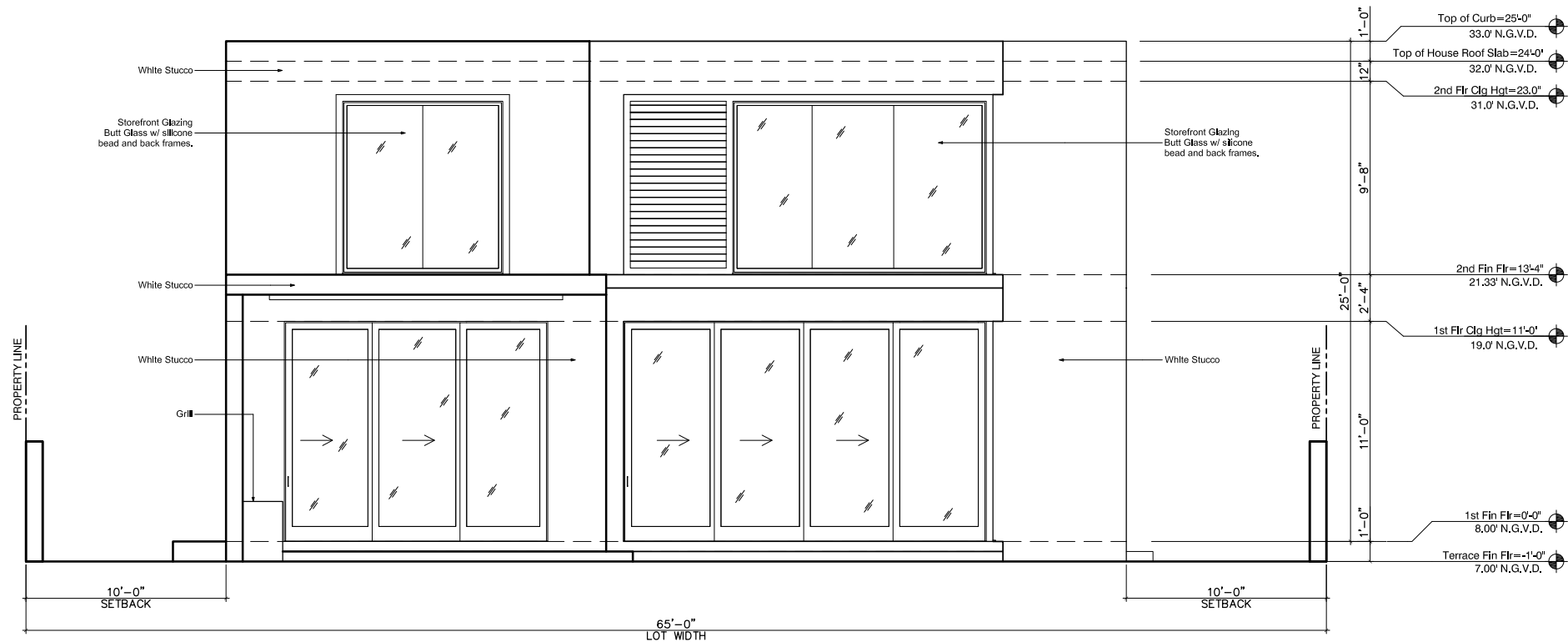
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WEST ELEVATION
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'

PROPOSED ELEVATIONS

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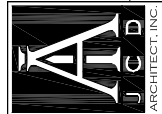
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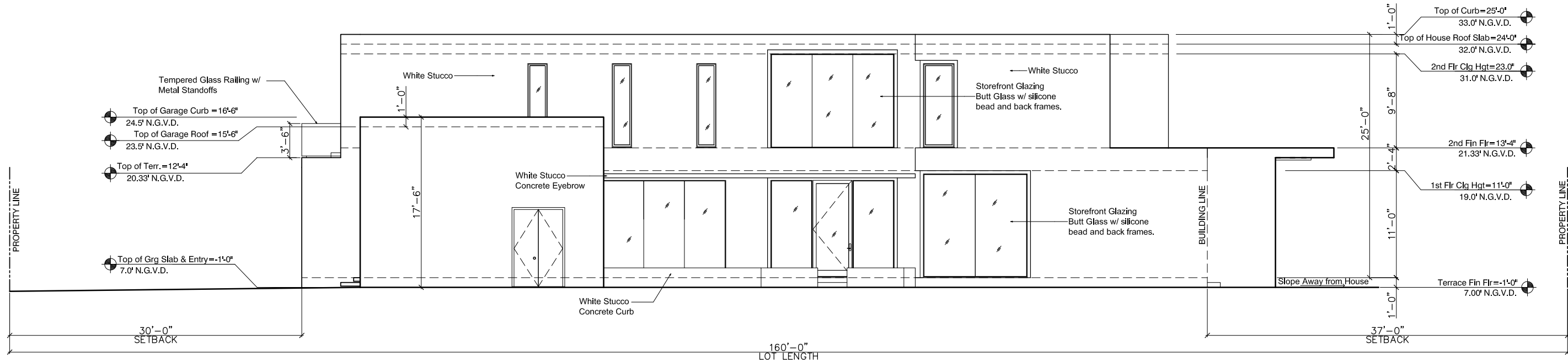
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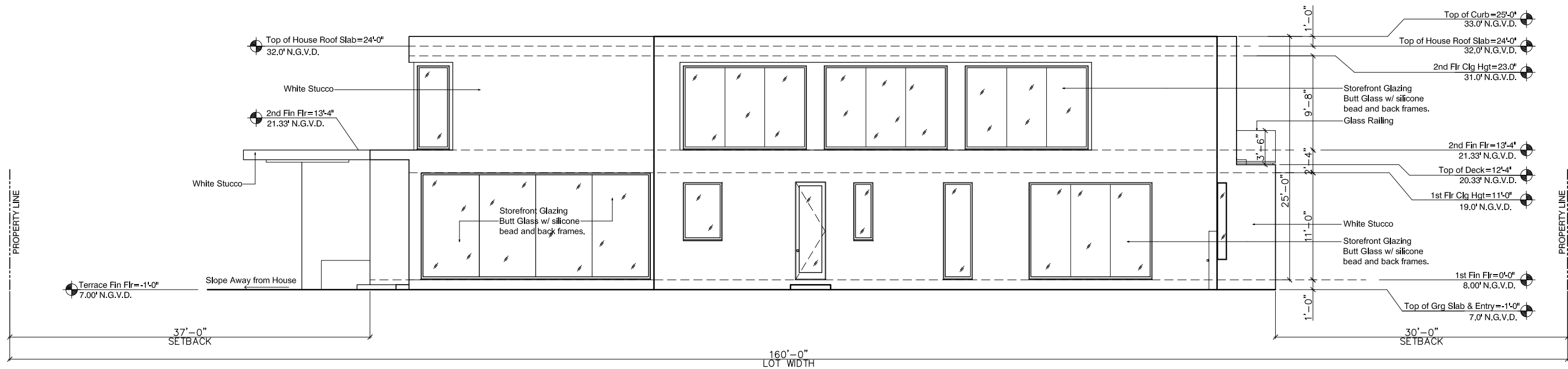
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SOUTH ELEVATION
SCALE: 3/32" = 1'



NORTH ELEVATION
SCALE: 3/32" = 1'

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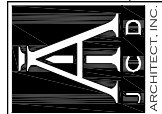
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