

MR. ELIAS MITRANI
1711 CLEVELAND ROAD
MIAMI BEACH, FL 33141



AREA MAP – 1711 CLEVELAND ROAD.

SINGLE FAMILY RESIDENTIAL–ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	1711 CLEVELAND RD. Miami Beach, Florida 33139		
2	FOLIO NUMBER(S):	02–3203–001–1080		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	1952	ZONING DISTRICT:	RS–3
5	BASED FLOOD ELEVATION	8.0’	GRADE VALUE IN NGVD:	3.10’
6	ADJUSTED GRADE (FLOOD+GRADE/2)	5.55’	FREE BOARD:	
7	LOT AREA:	11,265.0 SF		
8	LOT WIDTH:	75.10’	LOT DEPTH:	150.00’
9	MAX LOT COVERAGE SF AND %:	3,379.50 SF 30%	PROPOSED LOT COVERAGE SF AND %:	4,058.09 SF 36.02%
10	EXISTING LOT COVERAGE SF AND %:	3,858.31 SF 34.25%	LOT COVERAGE DEDUCTED (GARAGE–STORAGE)SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	766.0 SF 51.06%	REAR YARD OPEN SPACE SF AND % (EXISTING)	912.35 SF 54.00%
12	MAX UNIT SIZE SF AND %:	5,632.5 SF 50%	PROPOSED UNIT SIZE SF AND %:	4,981.24 SF 44.27%
13	EXISTING FIRST FLOOR UNIT SIZE	3,203.61 SF	PROPOSED FIRST FLOOR UNIT SIZE:	3,403.39 SF
14	EXISTING SECOND FLOOR UNIT SIZE	1577.85 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	1,577.85 SF 46.36%
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	N/A
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’	25.0’	25.0’
18	SETBACKS:			
19	FRONT FIRST LEVEL:	30.00’	15.0’	15.0’
20	FRONT SECOND LEVEL:	30.00’	15.0’	15.0’
21	SIDE 1:	10.00’	7.5’	7.5’
22	SIDE 2 OR (Facing Street):	10.00’	5.0’	5.0’
23	REAR:	22.5’	57.0’	57.0’
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	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NO	
28	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO	

- SCOPE OF WORK
- B.O.A. SUBMITTAL
- APPROVAL OF 36.02% LOT COVERAGE
 - (30% REQ'D.)

FINAL SUBMITTAL: 07.18.2017

Revisions

07.18.17

CITY COMM.

NEW DEN ADDITION TO RESIDENCE

ELIAS MITRANI & W. AIDA

1711 CLEVELAND ROAD.

MIAMI BEACH, FL 33141

J.C.D. ARCHITECT , Inc.

JUAN C. DAVID R. A. # 0015344

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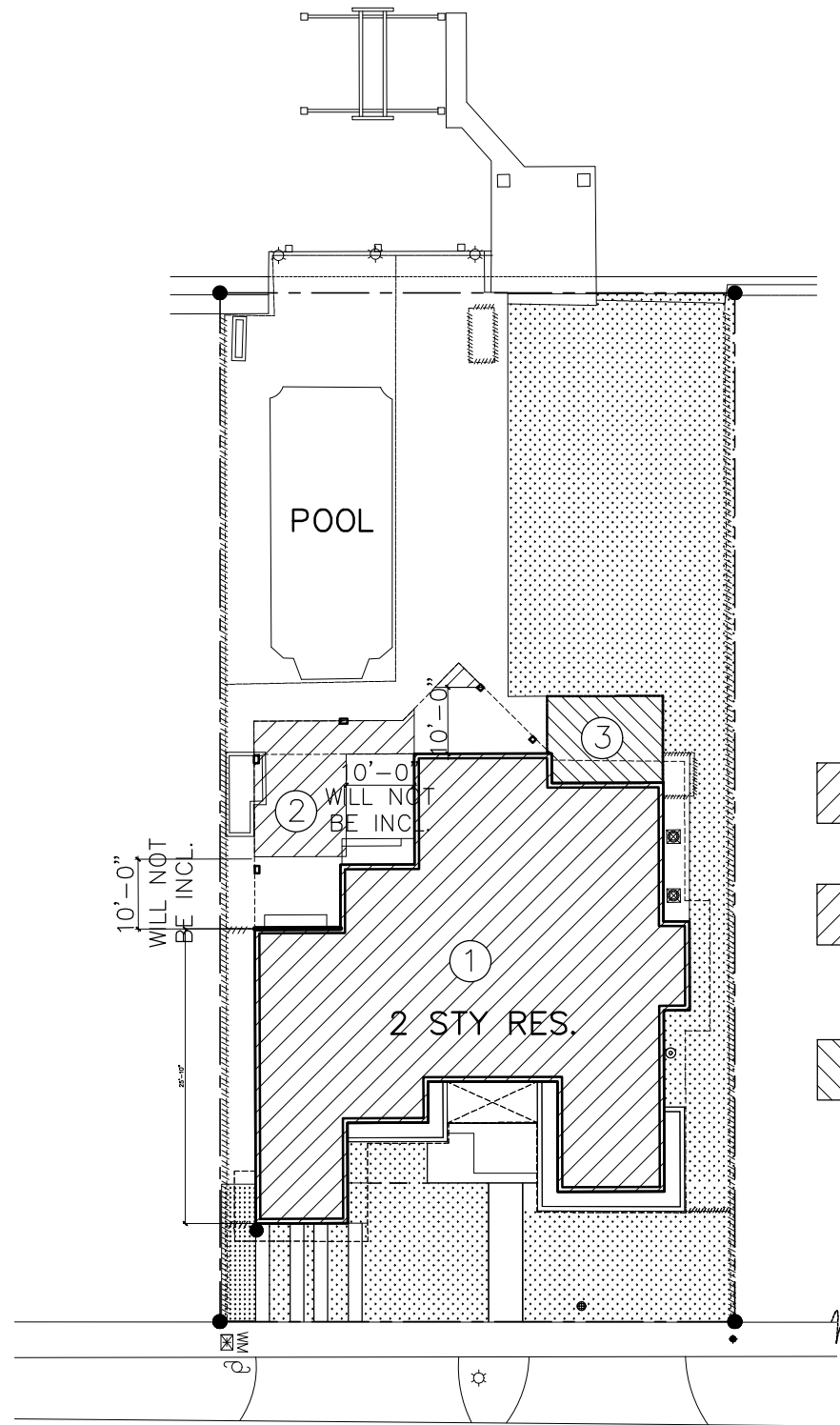
Fax: (305) 285-4330

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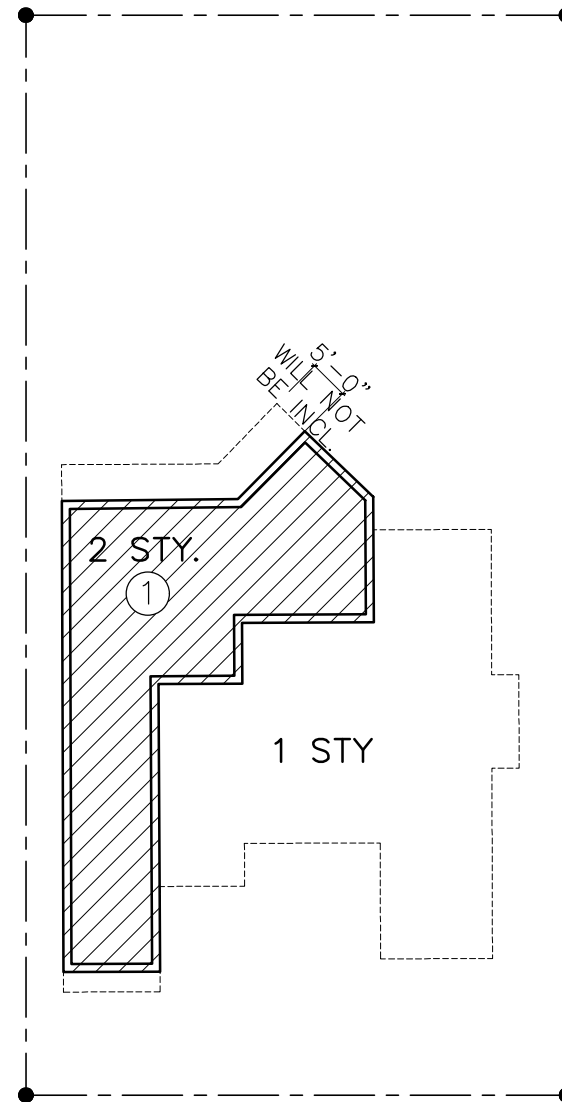


- ① EXIST. LIVING AREA & GARAGE
(FIRST FLOOR)
AREA: 2,873.21 S.F.
- ② PORTION OF THE REAR PORCH
THAT IS INCLUDED IN THE
UNIT SIZE
AREA: 330.40 S.F.
- ③ PROPOSED NEW ADDITION
(FIRST FLOOR)
AREA: 199.78 S.F.

SITE PLAN
N.T.S.

EXIST 1ST FLOOR (#1 & #2) = 3,203.61 SF + 2ND. FLOOR = 1,577.85 SF -TOT. = 4,781.46 SF (42.5%)	
PROP'D ADD (#3) = 199.78 SF	
UNIT SIZE AREA: EXIST = 4,781.46 SF (42.5%)	
INCL. PROP'D ADD (199.78 SF) = 4,981.24 S.F. (44.27%)	

UNIT SIZE DIAGRAMS



- ① EXISTING UNIT AREA (AC)
(SECOND FLOOR)
AREA: 1,577.85 S.F.

CALCULATIONS	
LOT SIZE:75.10' x 150.00'	
LOT AREA: 11,265 S.F.	
1. UNIT AREA: SEC. 142-105(4)	
ALLOWED: (MIN. 1,800 SF) (MAX. 50% LOT AREA)	PROPOSED
MAX. 5,632.5 S.F. (50%)	AREA: 4,981.24 S.F. (44.27%)
TOTAL UNIT AREA: EXIST. RESIDENCE: FIRST FLOOR: A. EXISTING FLOOR AREA (A/C).....2,662.52 S.F. B. GARAGE..... 210.69 S.F. 3,203.61 S.F. C. PORTION-REAR PORCH (L.C.)330.40 S.F. SECOND FLOOR: D. EXISTING FLOOR AREA (A/C)..... 1,577.85 S.F. NEW ADDITION: A. EXISTING FLOOR AREA (A/C).....199.78 S.F. TOTAL UNIT AREA..... 4,981.24 S.F. (44.27%).	

FINAL SUBMITTAL: 07.18.17

Revisions

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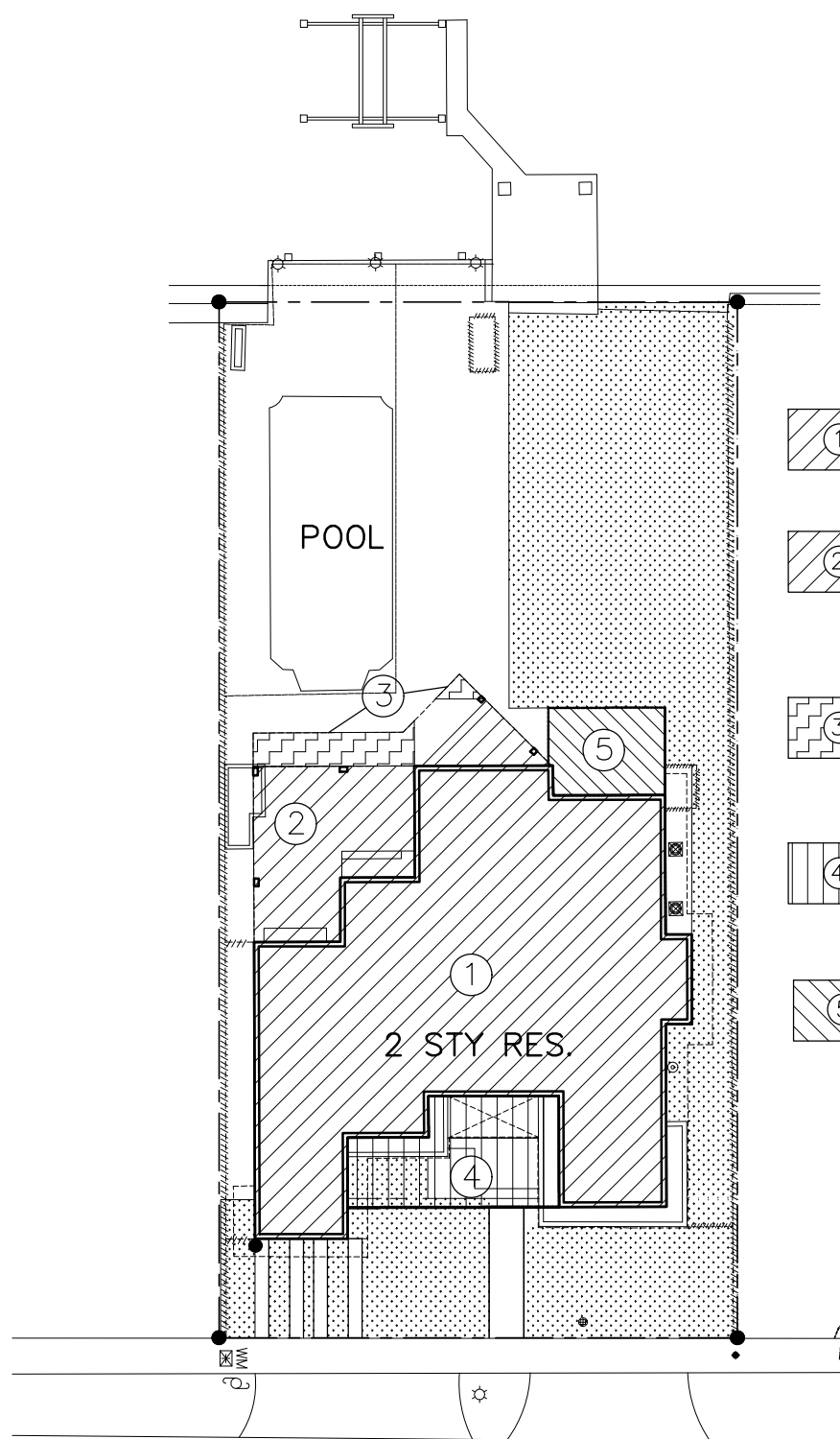
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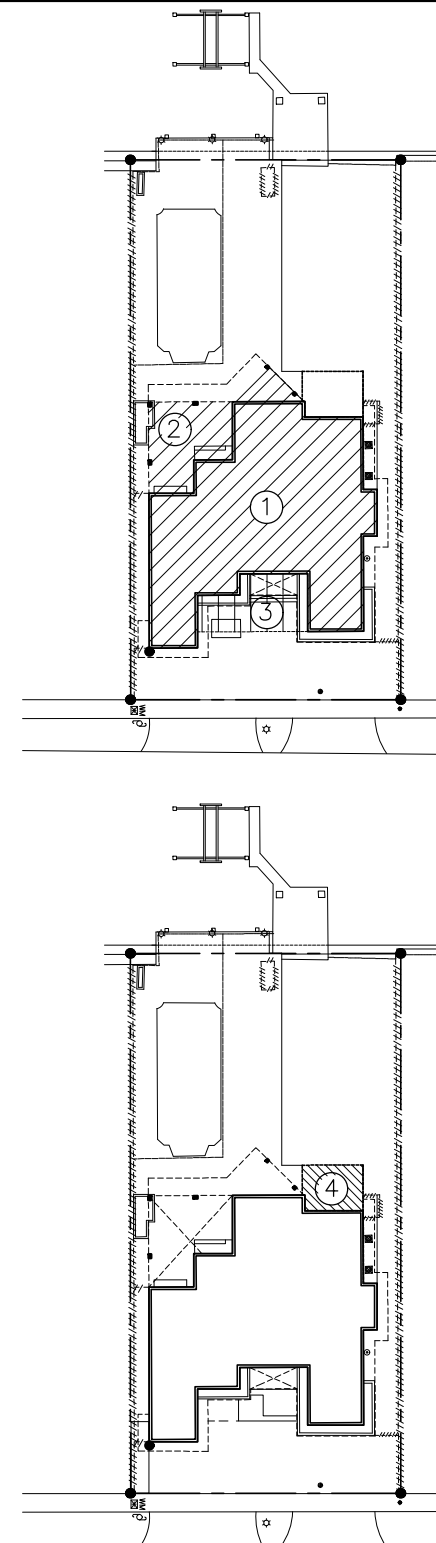


- ① EXIST. LIVING AREA & GARAGE (FIRST FLOOR)
AREA: 2,873.21 S.F.
- ② PORTION OF THE REAR PORCH THAT IS INCLUDED IN THE LOT COVERAGE (2ND FLR PROJECTION)
AREA: 562.20 S.F.
- ③ AREA BEYOND 10' IS WITHIN 2% & NOT INCLUDED (2% = 225.30 S.F.)
AREA: 125.63 S.F. = 1.11%
- ④ EXISTING INTERNAL COURTYARD
AREA: 422.90 S.F.
- ⑤ PROPOSED NEW ADDITION (FIRST FLOOR)
AREA: 199.78 S.F.
VARIANCE REQ'D

SITE PLAN
N.T.S.

2. LOT COVERAGE: SEC. 142–105(5)b		LOT COVERAGE:	
ALLOWED (MAX. 30% LOT AREA)	PROPOSED	EXIST. RESIDENCE:	
MAX. 3,379.50 S.F. (30%)	AREA: 4,058.09 S.F. (36.02%) VARIANCE REQ'D	FIRST FLOOR:	
		A. EXIST. FLOOR AREA (A/C).....2,662.52 S.F. B. GARAGE..... 210.69 S.F. 3,858.31 S.F. (34.25%) C. PORTION–REAR PORCH (L.C.)..... 562.20 S.F. D. EXIST. INTERNAL COURTYARD.....422.90 S.F.	
		NEW ADDITION:	
		A. EXISTING FLOOR AREA (A/C). VARIANCE REQ'D 199.78 S.F. (1.77%) TOTAL LOT COVERAGE AREA..... 4,058.09 S.F. (36.02%).	

LOT COVERAGE



- ① EXIST. LIVING AREA & GARAGE (FIRST FLOOR)
AREA: 2,873.21 S.F.
- ② PORTION OF THE REAR PORCH THAT IS INCLUDED IN THE LOT COVERAGE (2ND FLR PROJECTION)
AREA: 562.20 S.F.
- ③ EXISTING INTERIOR COURTYARD
AREA: 422.90 S.F.

EXISTING

- ④ PROPOSED NEW ADDITION (FIRST FLOOR)
AREA: 199.78 S.F. (1.77%)
VARIANCE REQ'D

EXIST = 3,858.31 SF
NEW ADD = 199.78 SF
TOT. = 4,058.09 SF

FINAL SUBMITTAL: 07.18.17

Revisions

Δ 07.18.17 CITY COMM.

NEW DEN ADDITION TO RESIDENCE

MANGANARO RESIDENCE
2179 MERIDIAN AVENUE
MIAMI BEACH, FL 33139

J.C.D. ARCHITECT , Inc.

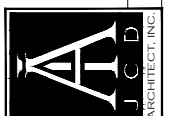
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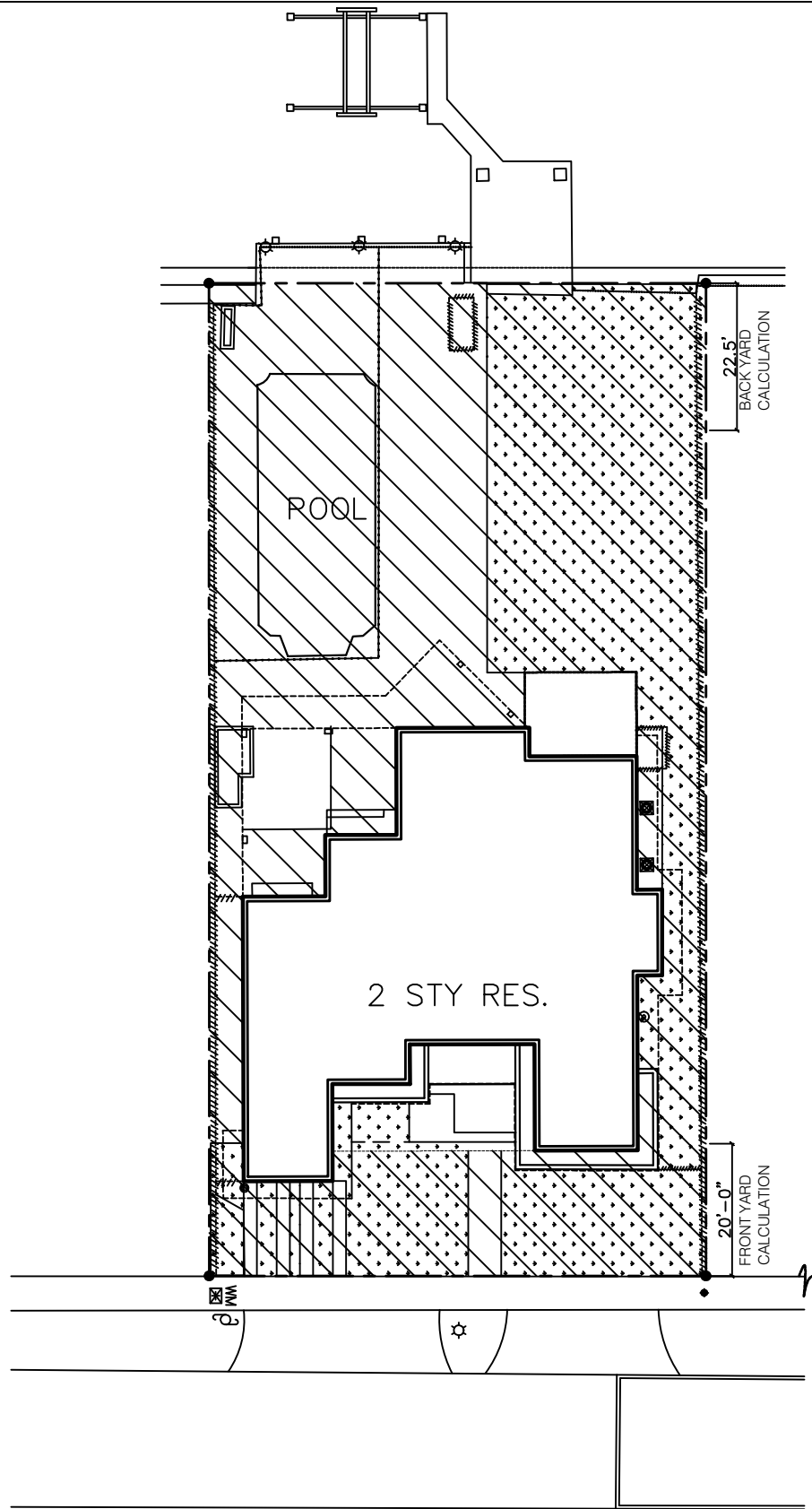
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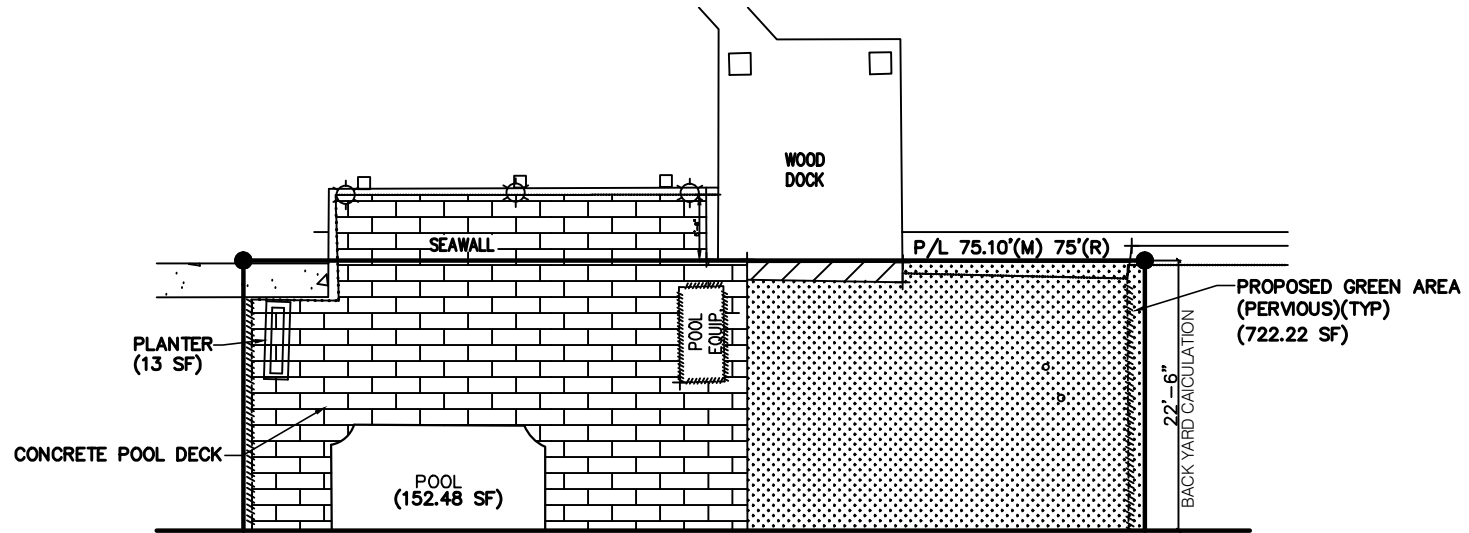
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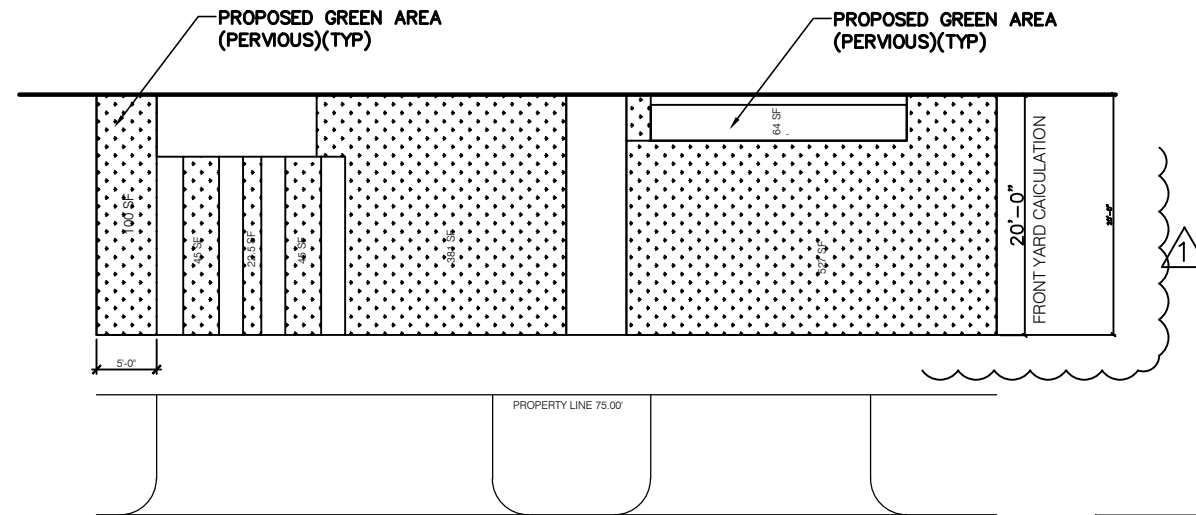
SITE PLAN
N.T.S.



BACK YARD CALC.
SCALE 1/16"=1'-0"

BACK YARD CALCS:1

BACK YARD AREA 75'x22.5'=1,689.75 SF.
REQ'D 70% GREEN AREA = 1,182.83 SF
PROV'D 52.53% GREEN AREA = 887.7 SF.(EXISTING)



FRONT YARD CALC.
SCALE 1/16"=1'-0"

FRONT YARD CALCS:1

FRONT YARD AREA 75'x20'=1,500 SF.
REQ'D 50% GREEN AREA = 750 SF
PROV'D 74.7% GREEN AREA =1,120.5 SF.

3. OPEN SPACE:

ALLOWED (MIN. 70% LOT AREA)	PROPOSED
MIN. 7,885.50 S.F. (70%)	AREA: 7,564.64 S.F. (67.15%)

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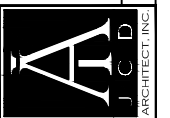
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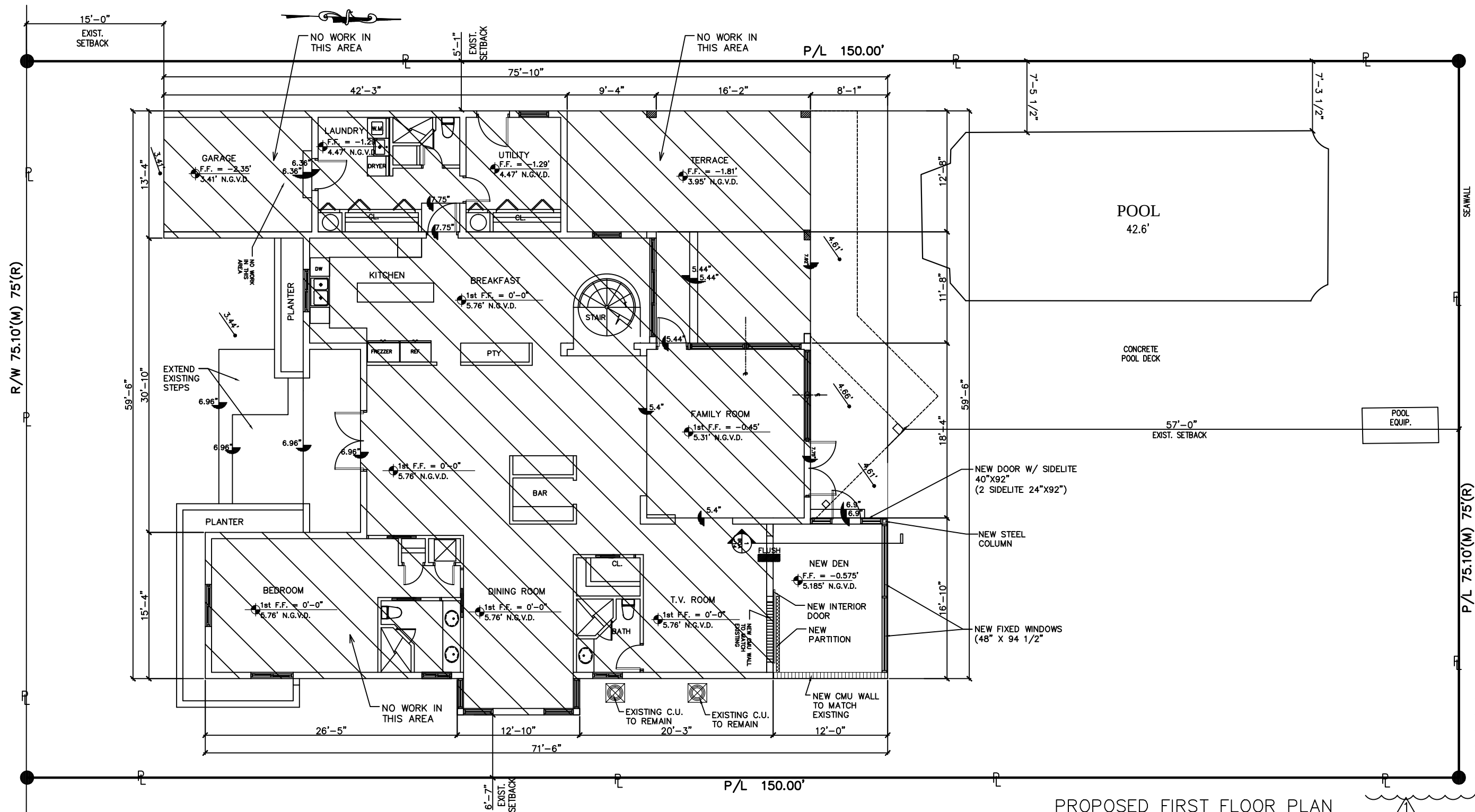
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PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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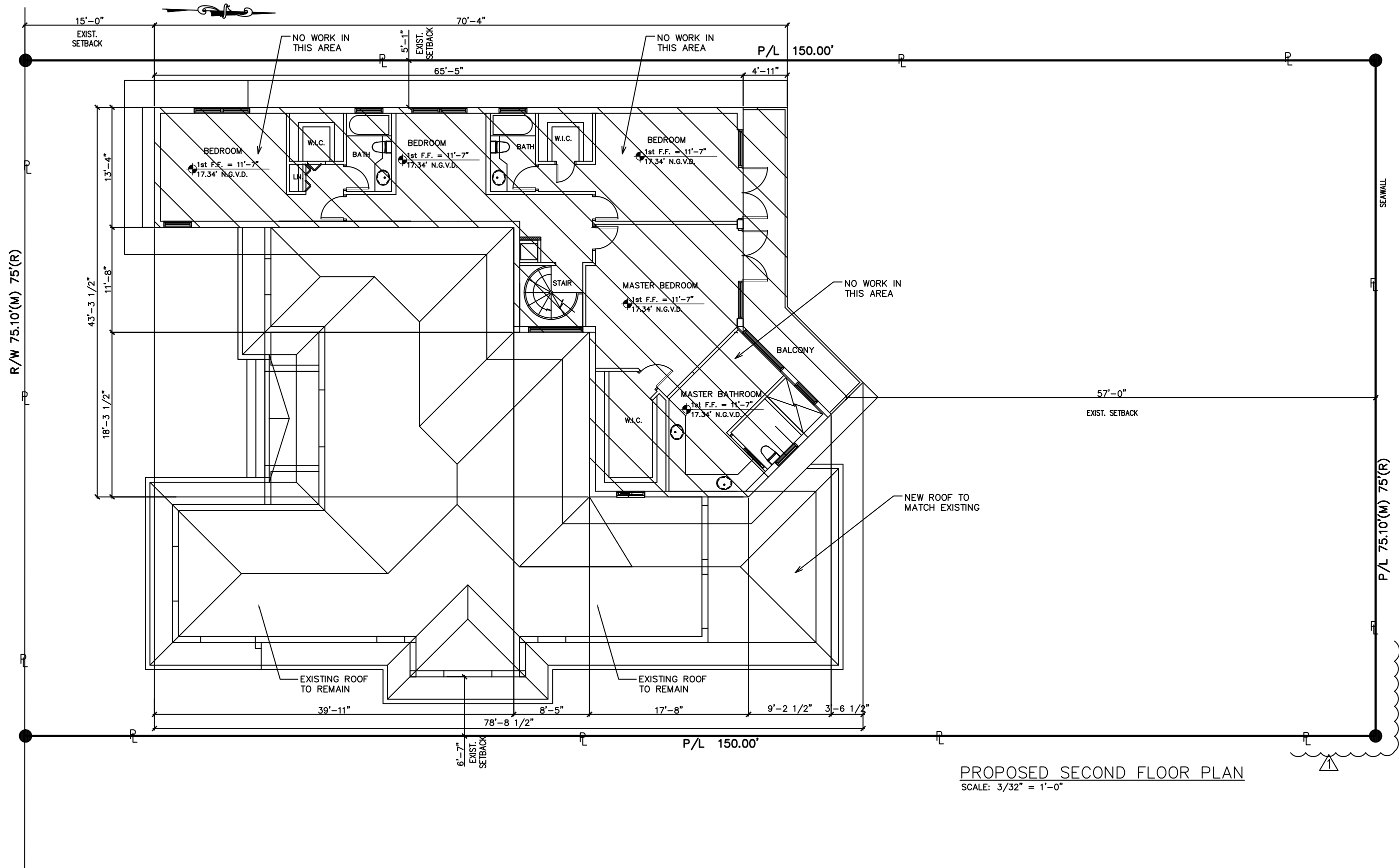
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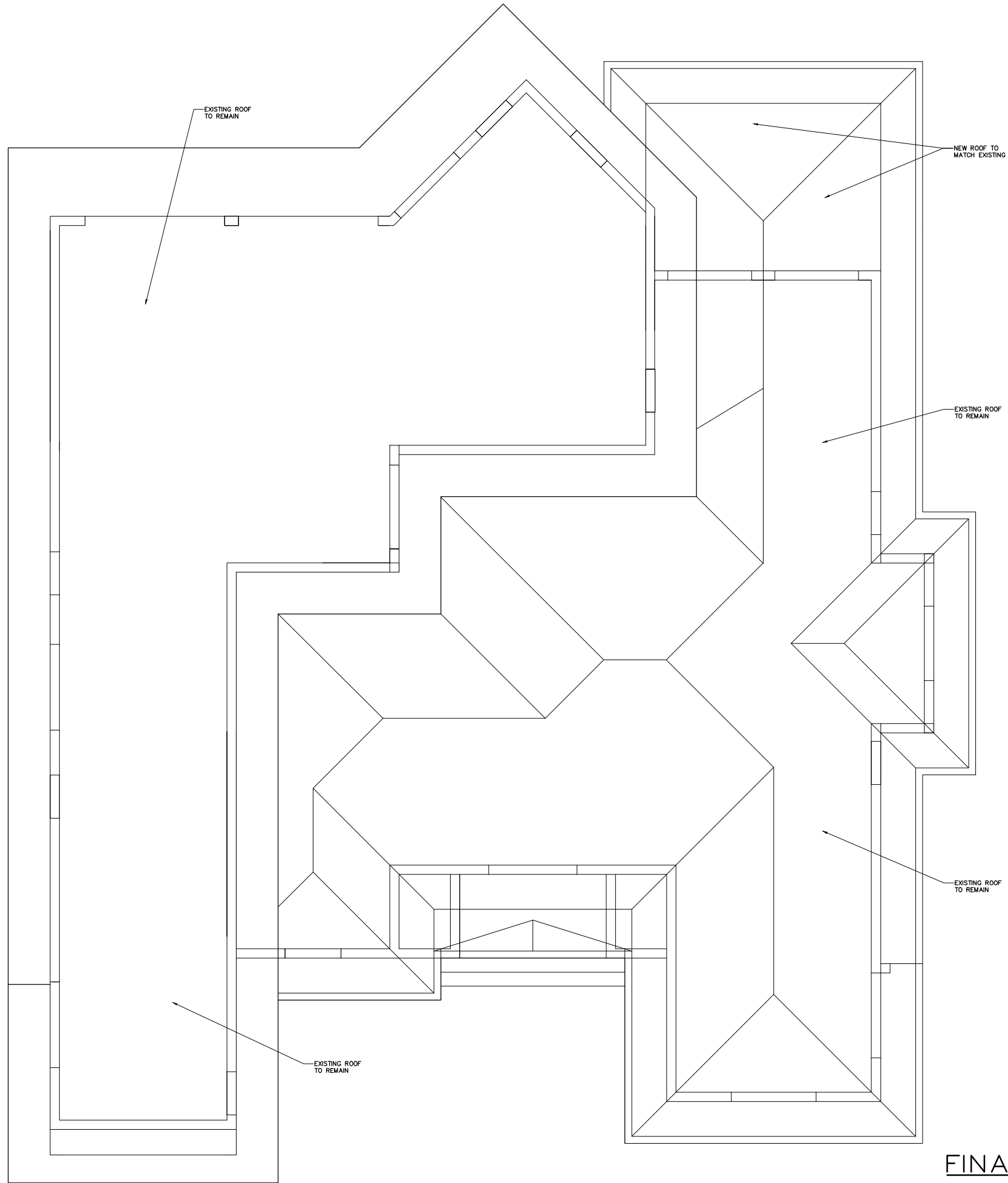
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PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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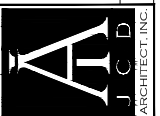
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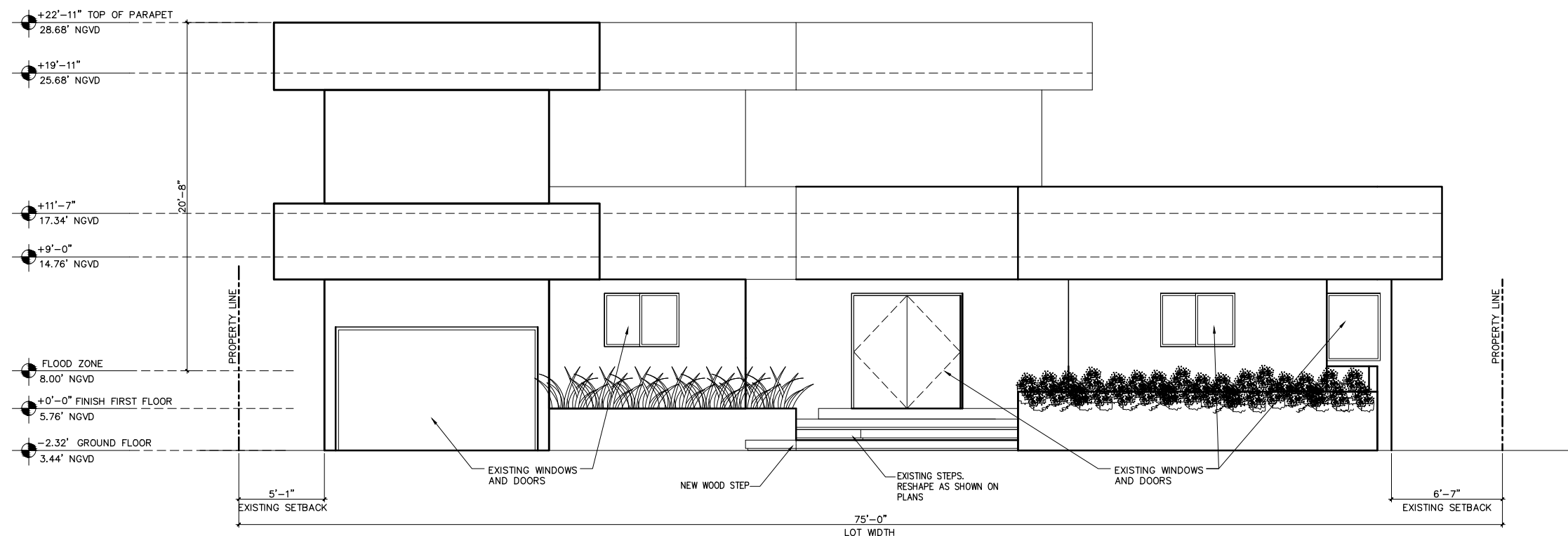
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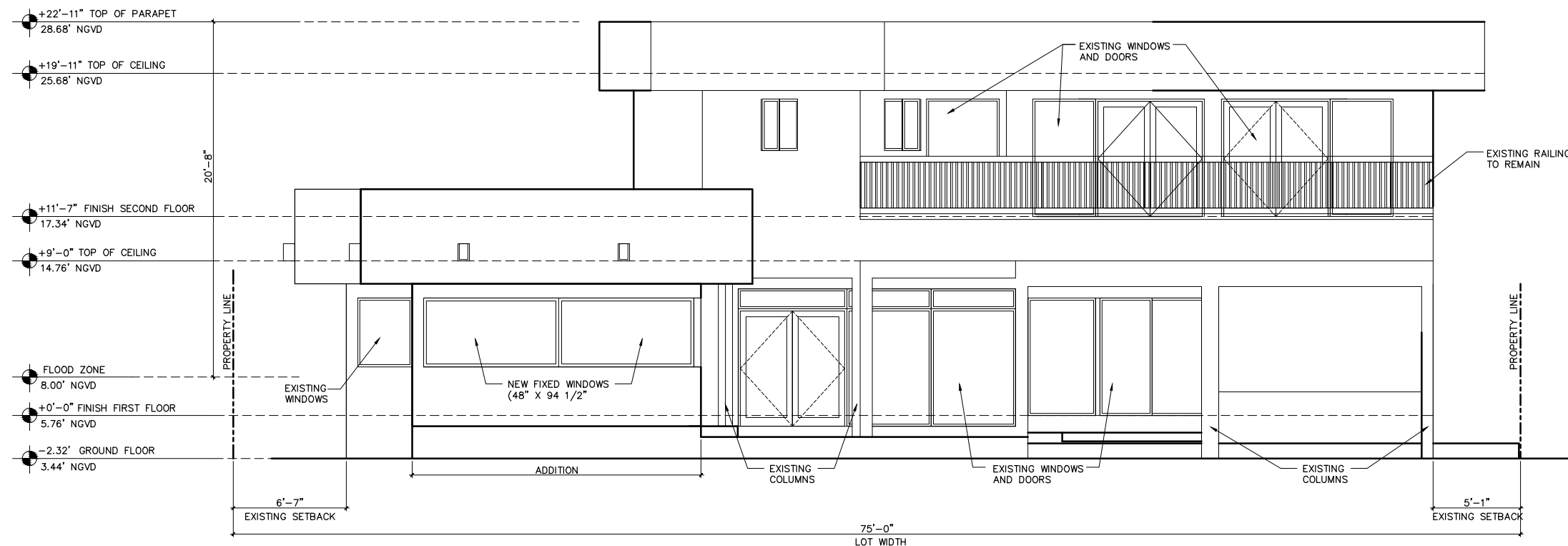
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PROPOSED SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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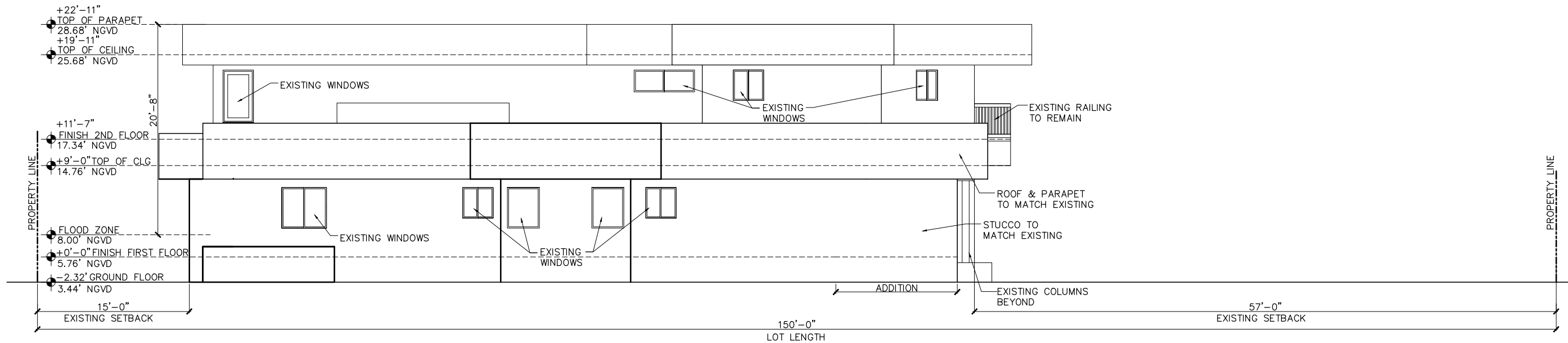
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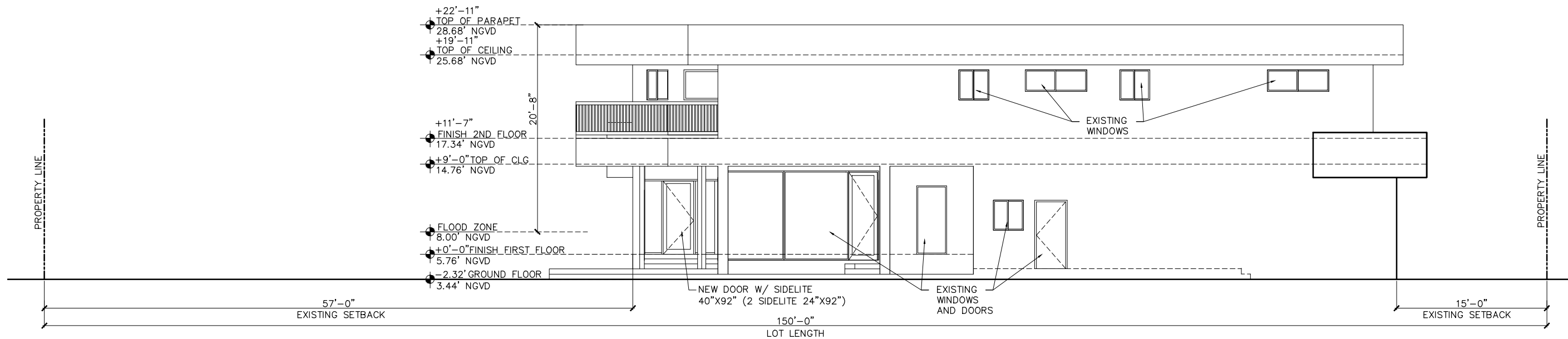
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PROPOSED EAST ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"

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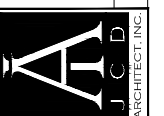
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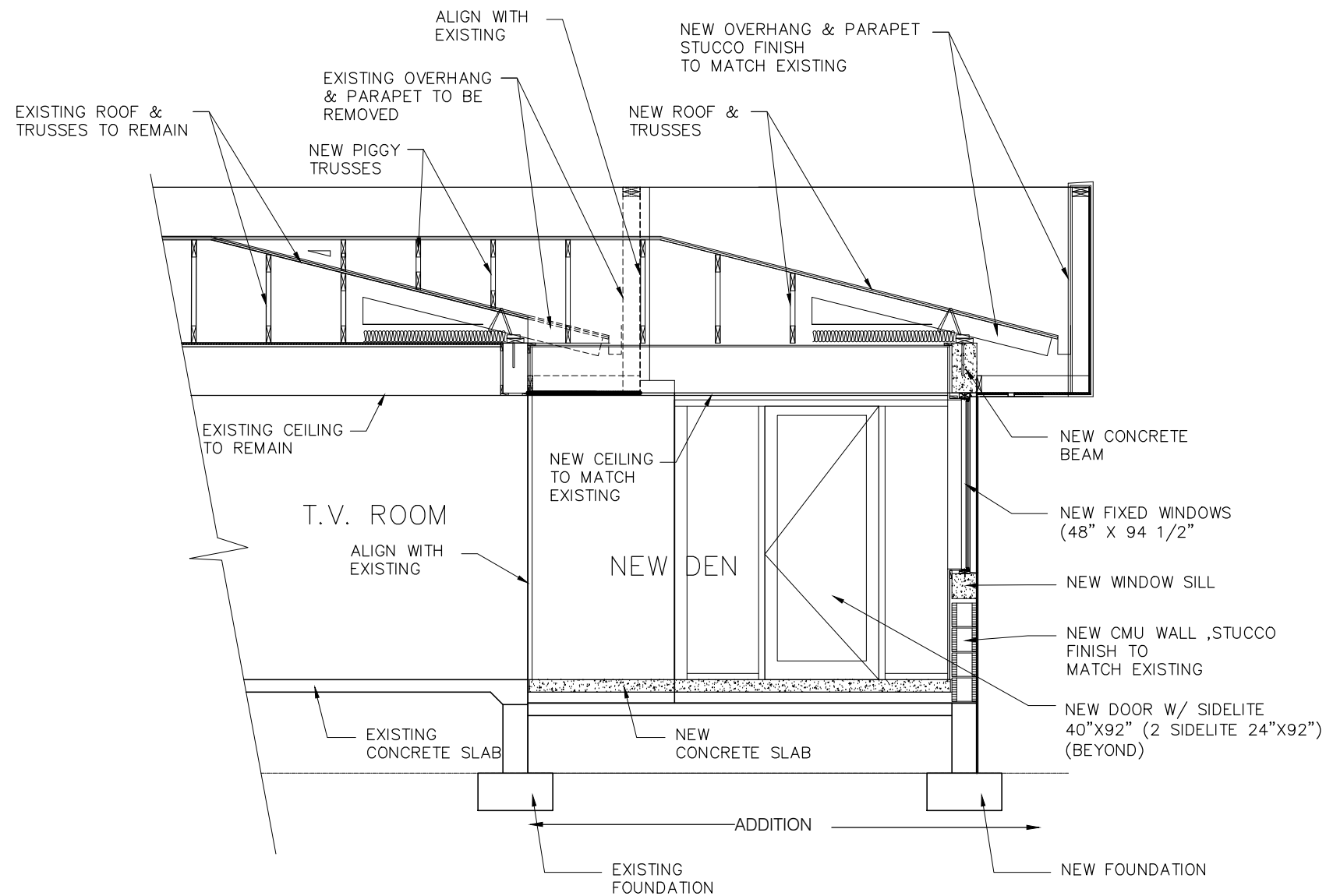
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SECTION # 1
SCALE: 1/4" = 1'-0"

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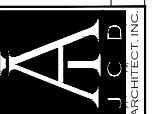
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