ZAROFF RESIDENCE

244 WEST RIVO ALTO DRIVE | MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3233-001-0200

FINAL SUBMITTAL

[STRANG] ARCHITECTURE

FIRM LICENSE NO. AA26001123
2900 SW 28th TERRACE, STE 301 MIAMI, FL 33133
PH:305.373.4990 FAX: 305.373.4991
WWW.STRANG.DESIGN

INDEX OF DRAWINGS

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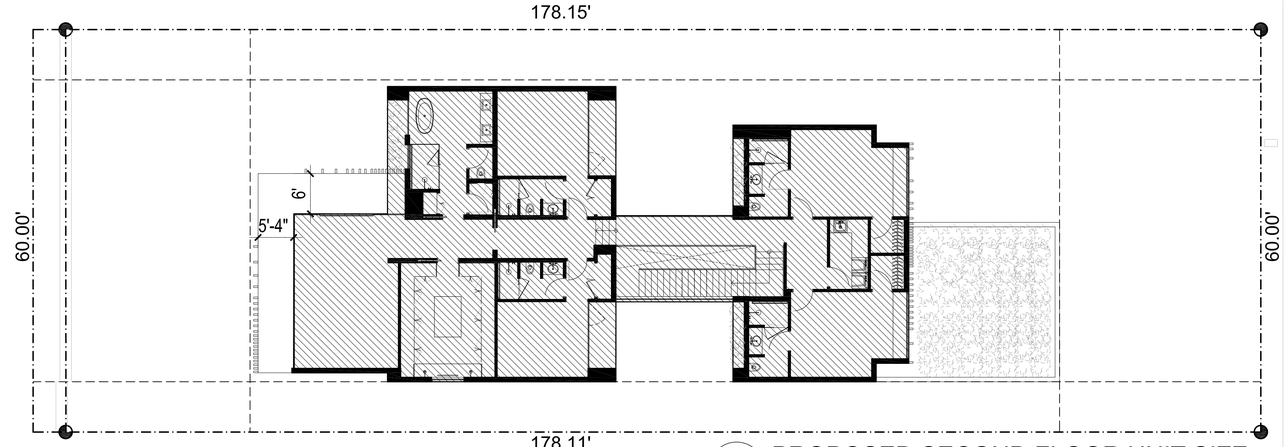
SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	ADDRESS:	244 WEST RIVO ALTO DRIVE		
2	FOLIO NUMBER(S):	02-3233-001-0200		
3	BOARD & FILE NUMBERS:	DRB17-0206		
4	YEAR BUILT:	1928	ZONING DISTRICT:	RS-3
5	BASE FLOOD ELEVATION:	9.0' NGVD	GRADE VALUE IN NGVD:	4.31' NGVD
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.65' NGVD	FREE BOARD:	10.0' NGVD
7	LOT AREA:	10,688 SF		
8	LOT WIDTH:	60'	LOT DEPTH:	178.13'
9	MAX LOT COVERAGE SF AND %:	3,206 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,087 SF (28.9%)
10	EXISTING LOT COVERAGE SF AND %:	2,190 SF (20.5%)	LOT COVERAGE DEDUCTED (GARAGE/STORAGE) SF:	500 SF
11	FRONT YARD OPEN SPACE SF AND %:	1,079 SF (60%)	REAR YARD OPEN SPACE SF AND %:	1,153 SF (72%)
12	MAX UNIT SIZE SF AND %:	5,344 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,340 SF (49.9%)
13	EXISTING FIRST FLOOR UNIT SIZE:	2,190 SF	PROPOSED FIRST FLOOR UNIT SIZE:	2,818 SF
14	EXISTING SECOND FLOOR UNIT SIZE:	1,811 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: PROJECT IS REQUESTING DRB APPROVAL FOR WAIVER OF 70% REQUIREMENT:	107% OF FIRST FLOOR UNIT SIZE
15			PROPOSED SECOND FLOOR UNIT SIZE:	3,022 SF
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	0 SF (0%)

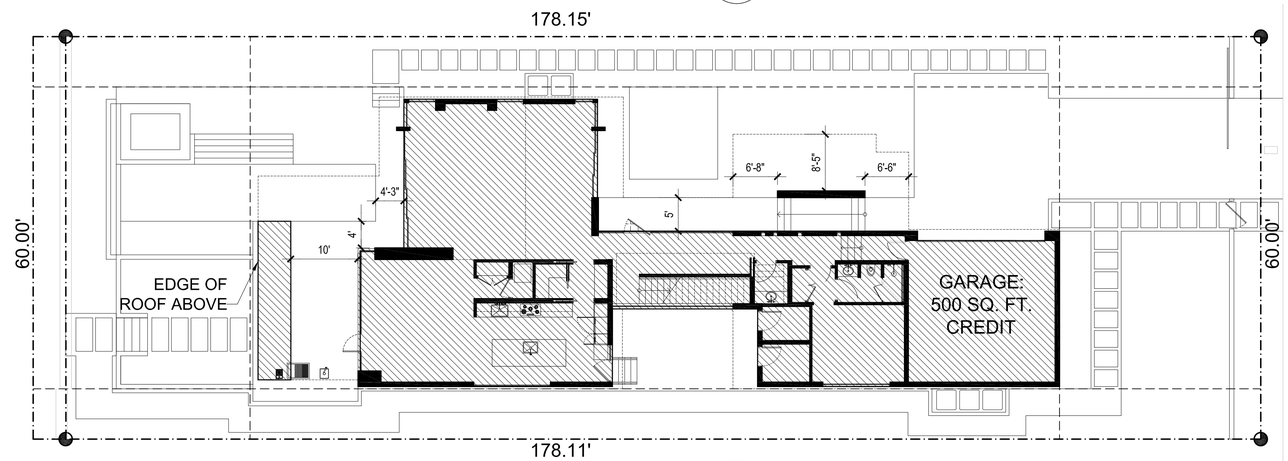
ITEM #		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' (28' W/ DRB WAIVER)	27'	28'	N/A
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30'	36'-3"	30'	N/A
20	FRONT SECOND LEVEL:	30'	97'-8"	52'	N/A
21	SIDE 1:	7'-6"	12'-0"	7'-6"	N/A
22	SIDE 2 or (FACING STREET):	7'-6"	6'-8"	8'-6"	N/A
23	REAR:	20' OR 15% OF LOT DEPTH (26'-9")	32'-0"	28'-8"	N/A
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	N/A
24	ACCESSORY STRUCTURE SIDE 2:	7'-6"	N/A	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	15'	N/A	N/A	N/A
26	SUM OF SIDE YARD:	15' OR 10% OF LOT WIDTH (12')	18'-8"	15'-0"	N/A

27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES

4 ZONING LEGEND
SCALE: N.T.S.

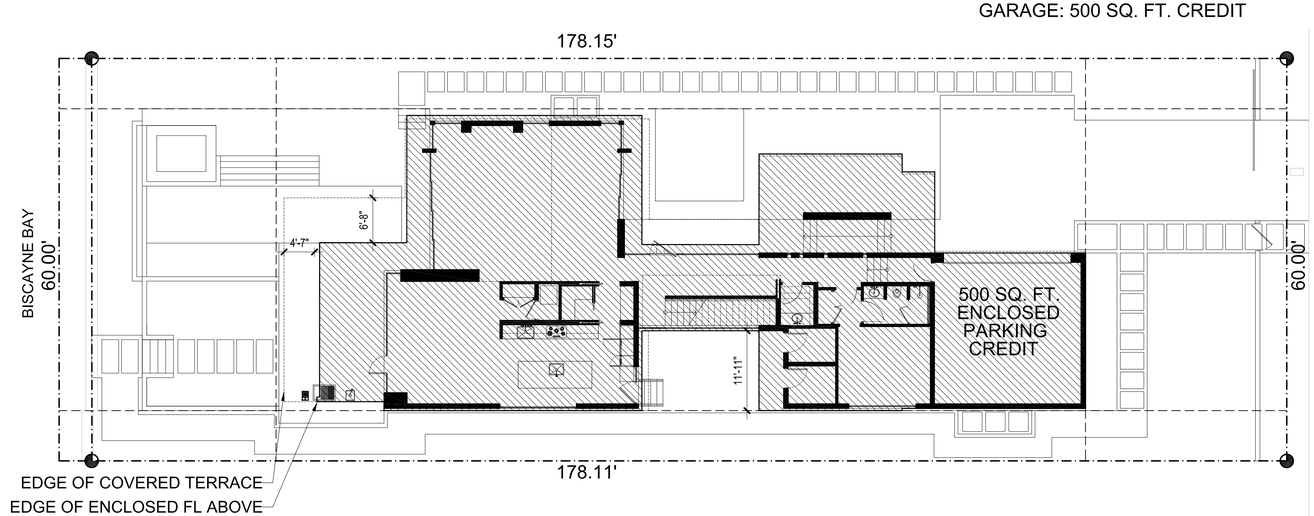


3 PROPOSED SECOND FLOOR UNIT SIZE
SCALE: 3/32" = 1'
RESIDENCE: 3,022 SQ. FT.



1ST FLOOR UNIT SIZE:
2,818 SQ. FT.

2 PROPOSED FIRST FLOOR UNIT SIZE
SCALE: 3/32" = 1'
TERRACE: 115 SQ. FT.
COLUMN: 13 SQ. FT.
RESIDENCE: 2,690 SQ. FT.
GARAGE: 500 SQ. FT. CREDIT



1 PROPOSED LOT COVERAGE CALCULATION
SCALE: 3/32" = 1'
LOT COVERAGE: 3,587 SQ. FT.
GARAGE: 500 SQ. FT. CREDIT

NOTE: SEE SHEETS A-002 & A-003 FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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PROJECT LOCATION:
244 WEST RIVO ALTO
MIAMI BEACH, FL 33139

PROJECT CLIENT(S) / OWNER(S):
REED ZAROFF

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
3326 MARY ST #301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
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PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
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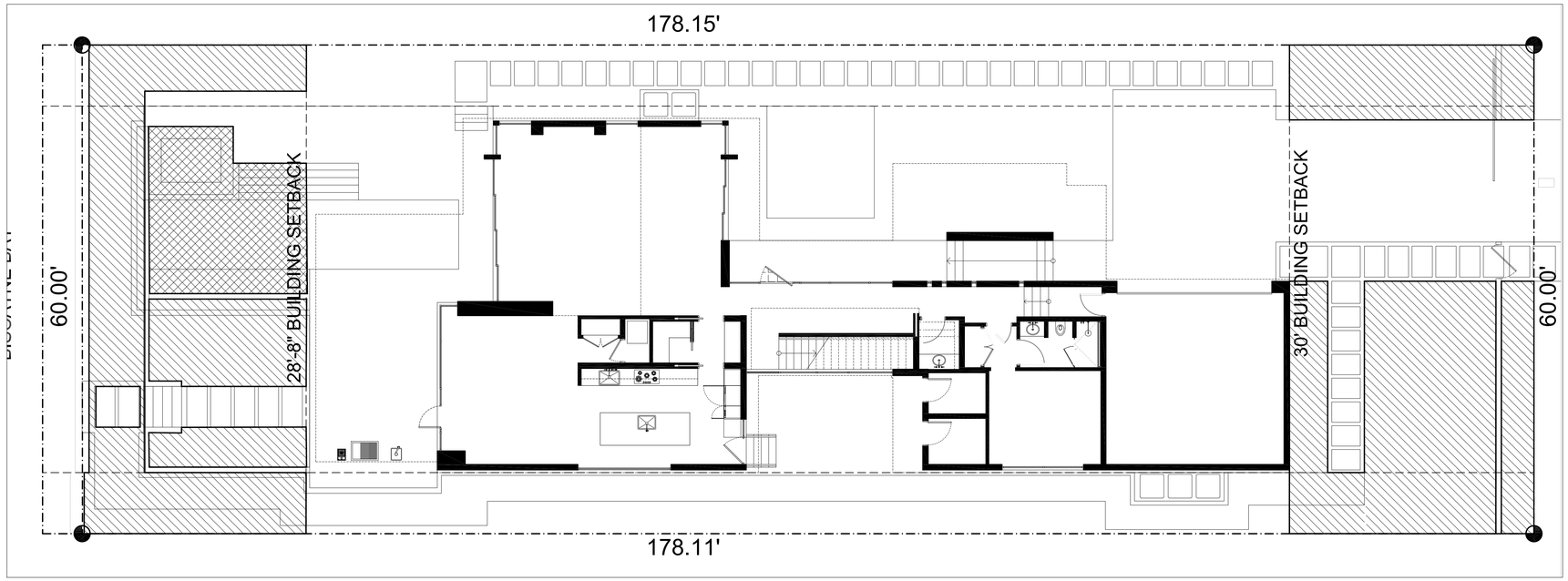
Sheet Title:
ZONING DATA

Sheet No:
A-001



1 PROPOSED OPEN SPACE DIAGRAMS
SCALE: 1/8" = 1'

REAR YARD:
REQUIRED: 70% OF 1,600 SF = 1,120 SQ. FT.
PROPOSED : 72% = 1,153 SQ. FT.

FRONT YARD:
REQUIRED: 35% OF 1,800 SQ. FT. = 630 SQ. FT.
PROPOSED : 60% = 1,079 SQ. FT.

NOTE: SEE SHEETS A-001 & A-003 FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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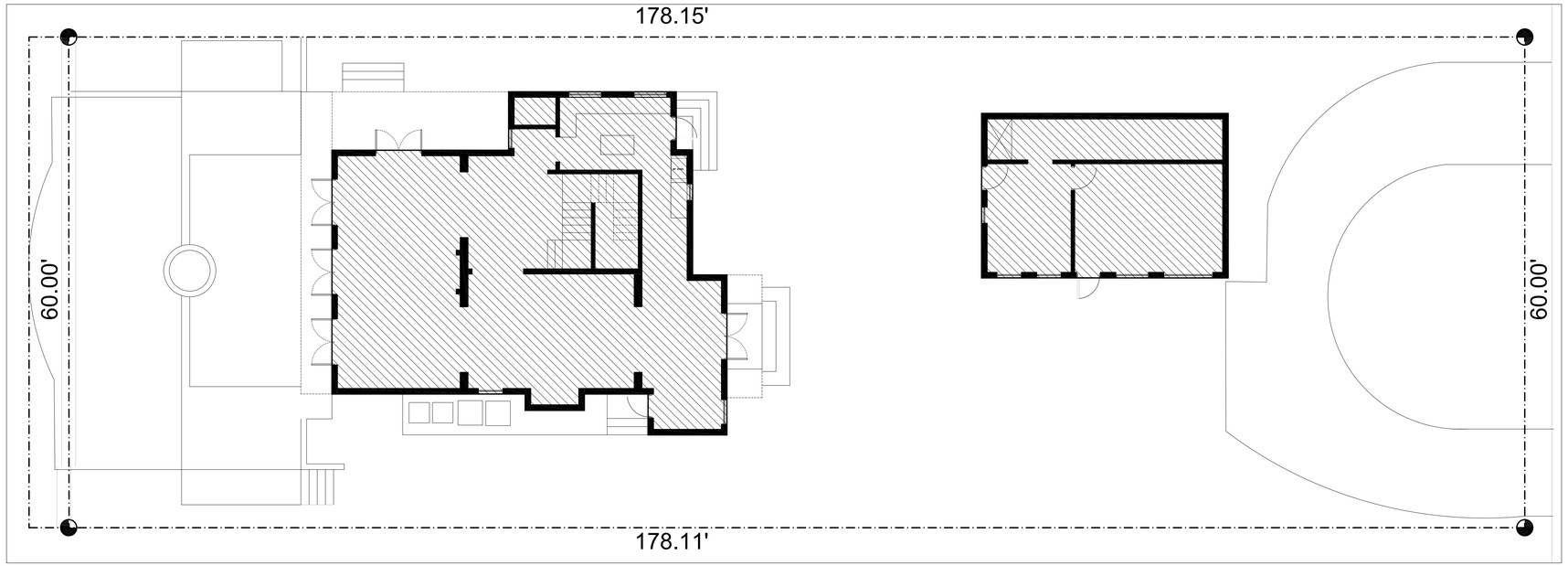
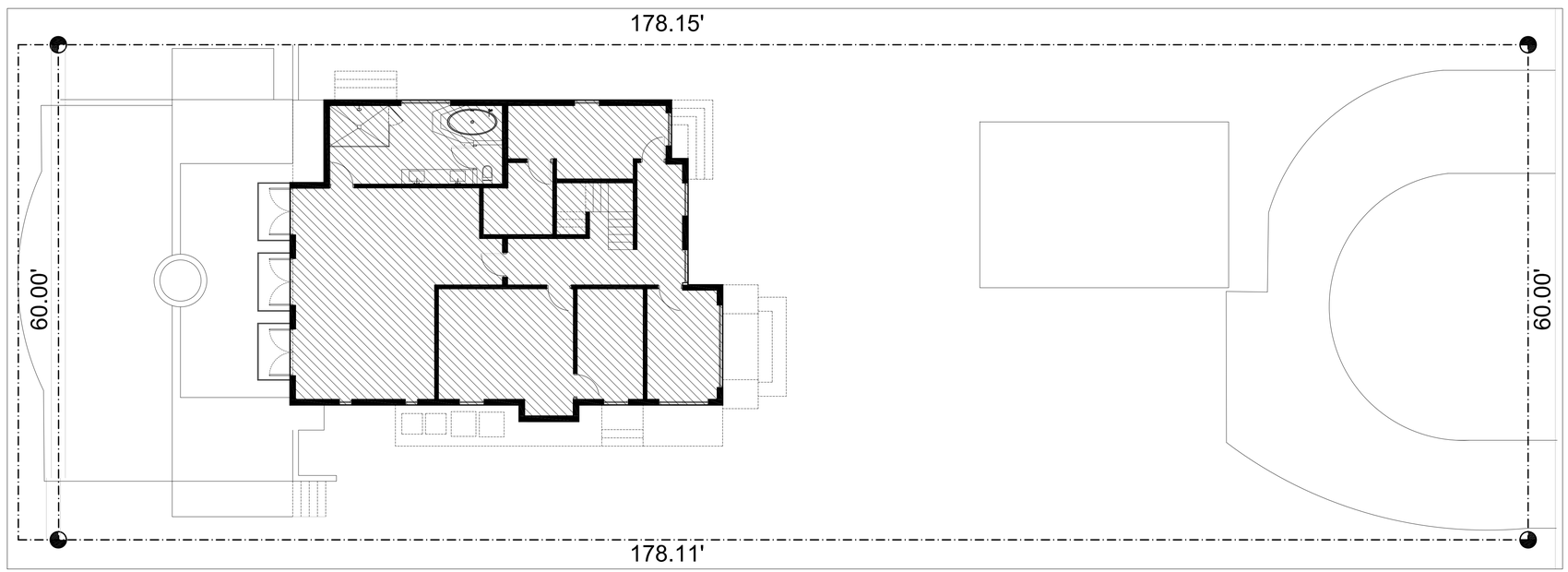
A-002



2 EXISTING FIRST FLOOR UNIT SIZE
SCALE: 1/8" = 1'
RESIDENCE: 1,584 SQ. FT.
GUEST POD: 606 SQ. FT.



1 EXISTING SECOND FLOOR UNIT SIZE
SCALE: 1/8" = 1'
RESIDENCE: 1,811 SQ. FT.

NOTE: SEE SHEETS A-001 AND A-002 FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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Sheet Title:
ZONING DATA

Sheet No:
A-003

WEST ELEVATION 1
SCALE: N.T.S.

SOUTH ELEVATION 2
SCALE: N.T.S.

EAST ELEVATION 3
SCALE: N.T.S.

NORTH ELEVATION 4
SCALE: N.T.S.

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Sheet Title:
EXISTING CONDITIONS

Sheet No:
A-004

FRONT YARD ELEVATION
SCALE: N.T.S.
1

SOUTH SIDE YARD
SCALE: N.T.S.
2

REAR YARD
SCALE: N.T.S.
3

NORTH SIDE YARD
SCALE: N.T.S.
4

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Sheet Title:
EXISTING CONDITIONS

Sheet No:
A-005

GUEST HOUSE WEST ELEVATION (1)
SCALE: N.T.S.

GUEST HOUSE SOUTH ELEVATION (2)
SCALE: N.T.S.

GUEST HOUSE EAST ELEVATION (3)
SCALE: N.T.S.

GUEST HOUSE NORTH ELEVATION (4)
SCALE: N.T.S.

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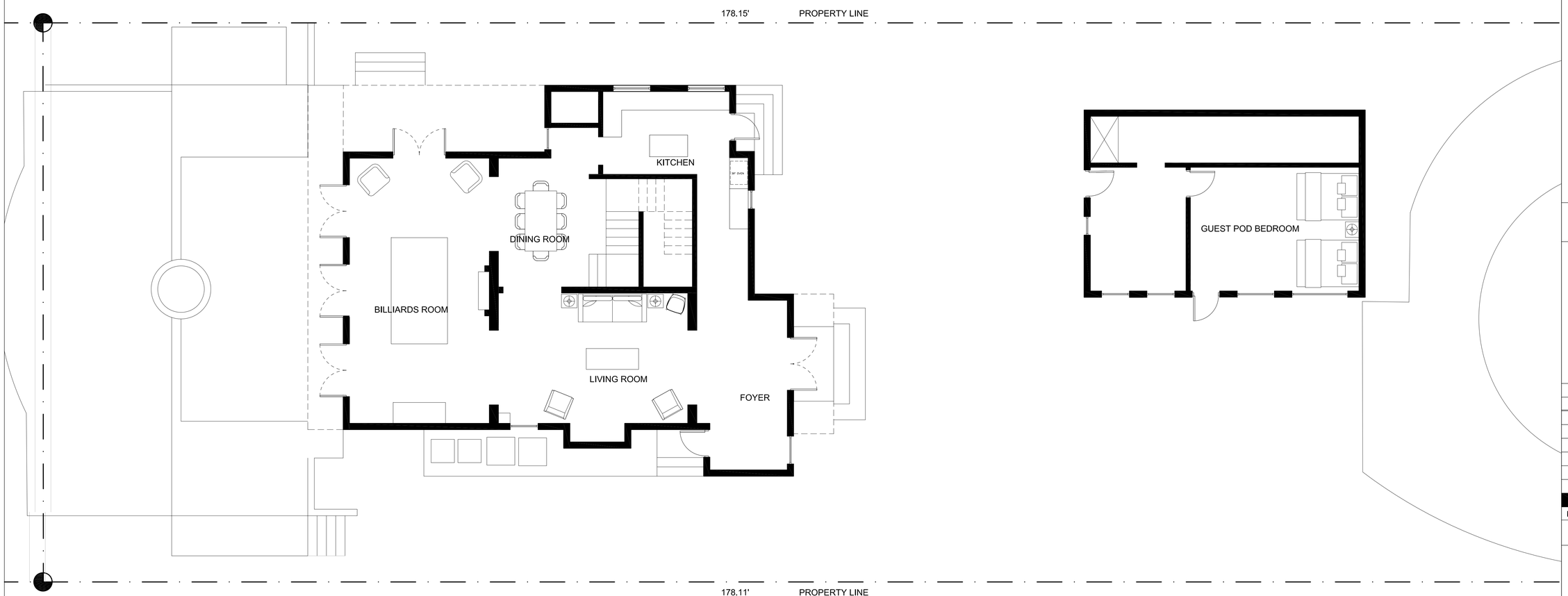
EXISTING CONDITIONS

Sheet No:
A-006



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
1

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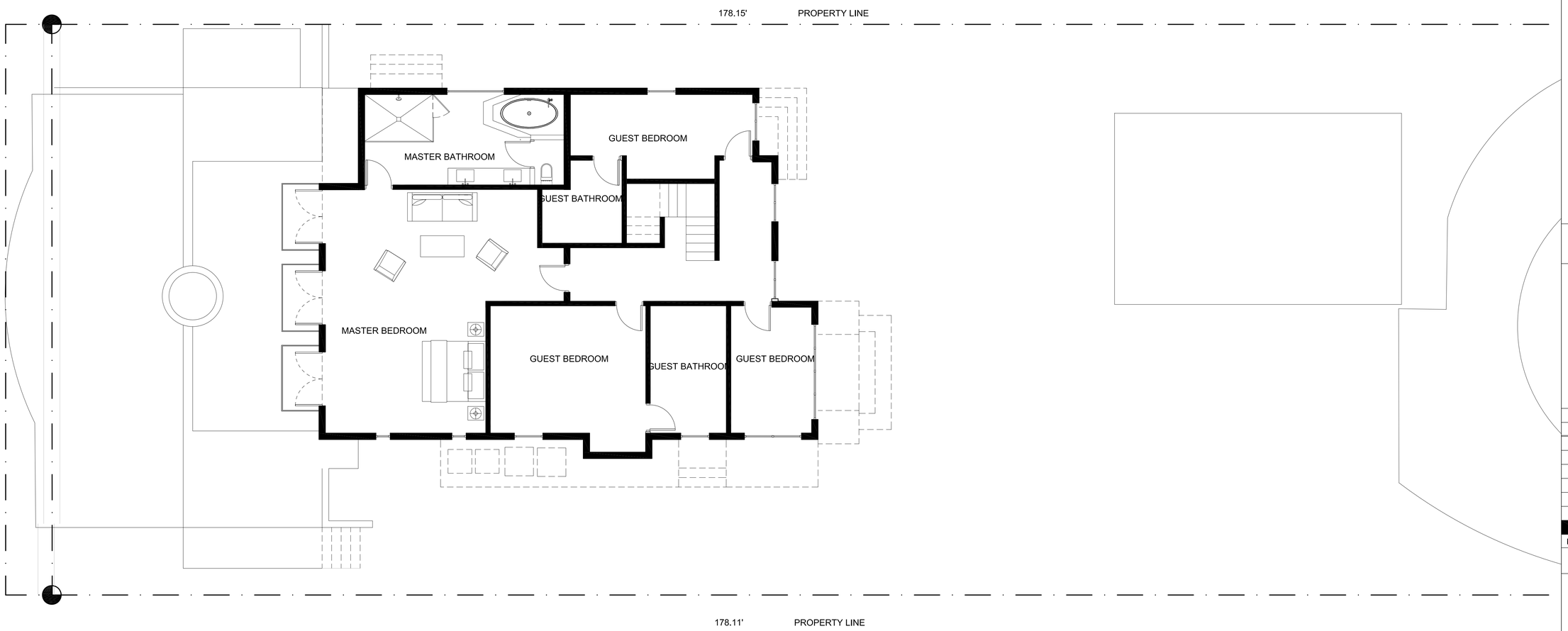
EXISTING FIRST FLOOR PLAN

Sheet No:
A-007



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
1

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Print Date: 11.20.2017	Scale: AS NOTED

Sheet Title:
SECOND FLOOR PLAN

Sheet No:
A-008

A

C

B

CONTEXT PHOTOS KEY

Images taken November 07, 2017 by MSA

SURROUNDING CONTEXT

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MEP ENGINEERING:
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Sheet Title:
CONTEXT PHOTOGRAPHS

Sheet No:
A-009

D

F

E

CONTEXT PHOTOS KEY

SURROUNDING CONTEXT

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CONTEXT PHOTOGRAPHS

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A-010