

1

EXISTING SITE PLAN

3/32"=1'-0"



DNA
DESIGN
& ARCHI
TECTURE

1333 South Miami Ave
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T 305/350-2993
F 305/350-2524
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AA26000789

Consultant

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JONES RESIDENCE

3100 PINE TREE DRIVE
MIAMI BEACH, FLORIDA 33140

Client:
Conrad Jones

Contact:
Conrad Jones
206.661.6398

Architectural Registration
State of Florida
Rodrigo A. Carrion
Registration No: AR 91744

SEAL

Not Released for Construction
Date: 05/11/2016
Job Number: 01500700
Drawing History

No.	Issue	Date

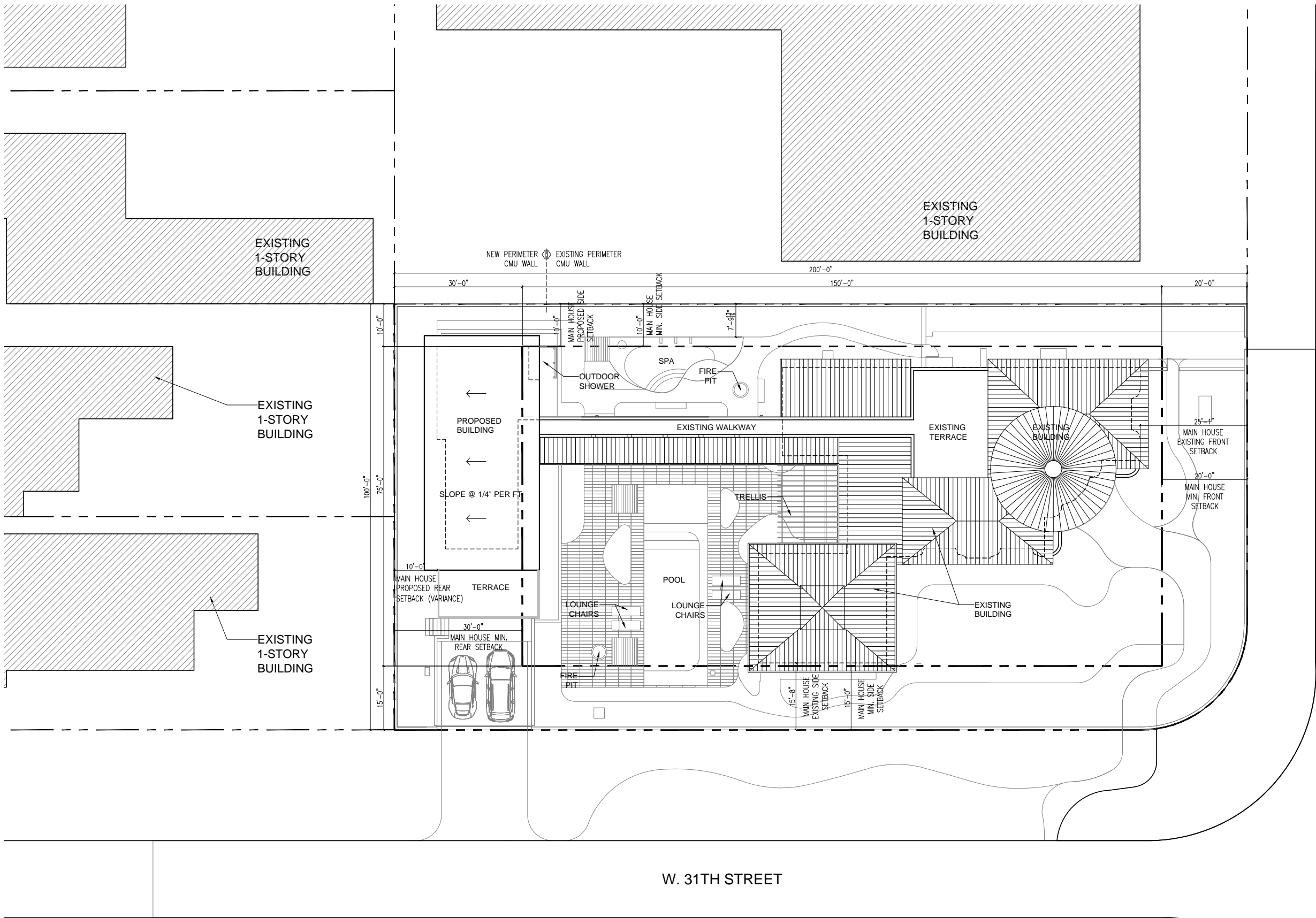
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EXISTING SITE PLAN

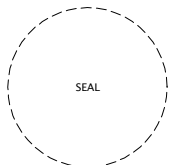
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S-1

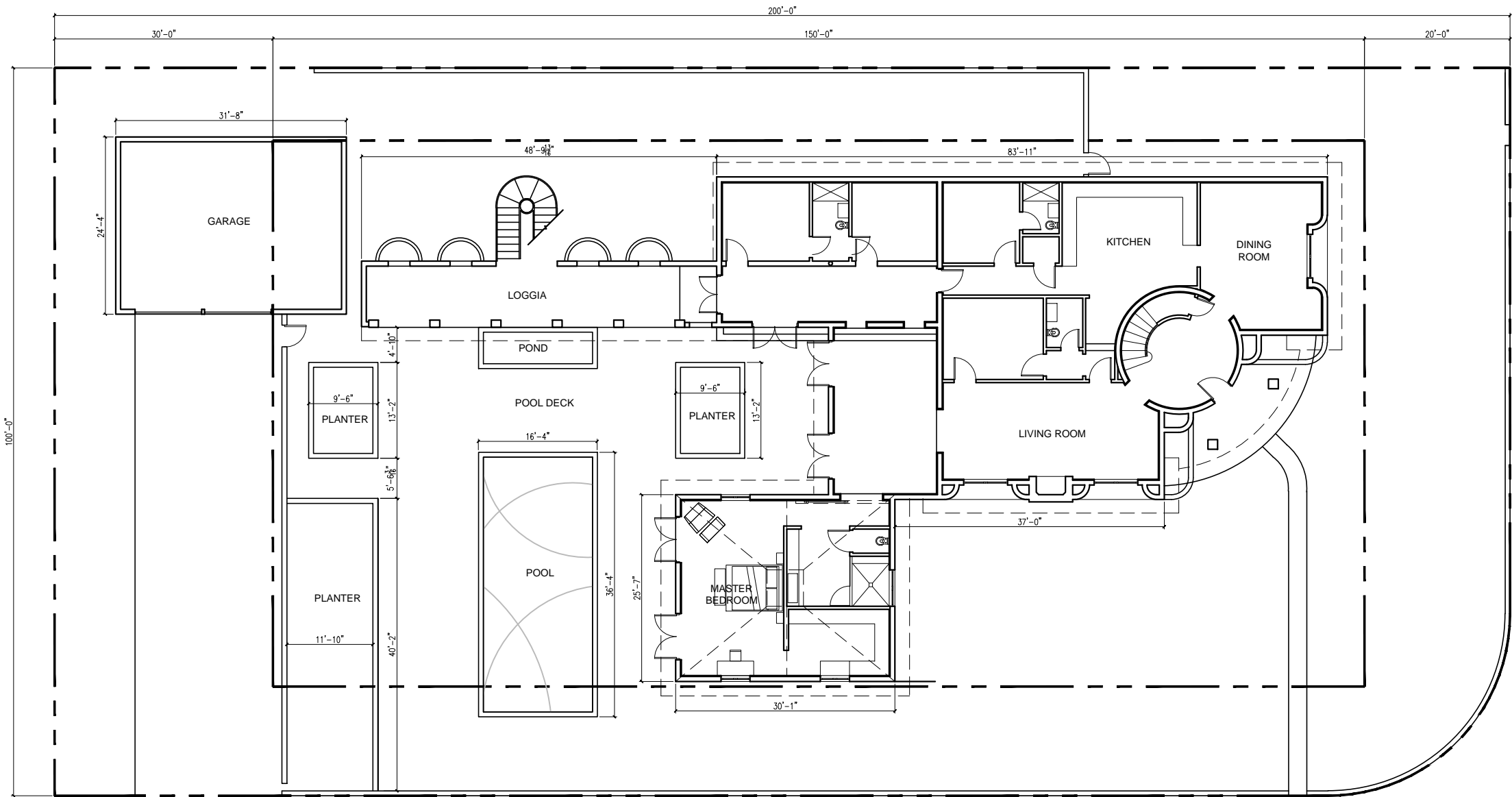
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1 PROPOSED SITE PLAN
3/32"=1'-0"



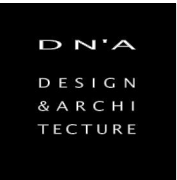
No.	Issue	Date



W. 31TH STREET

1 EXISTING GROUND FLOOR PLAN

1/8"=1'-0"



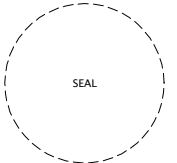
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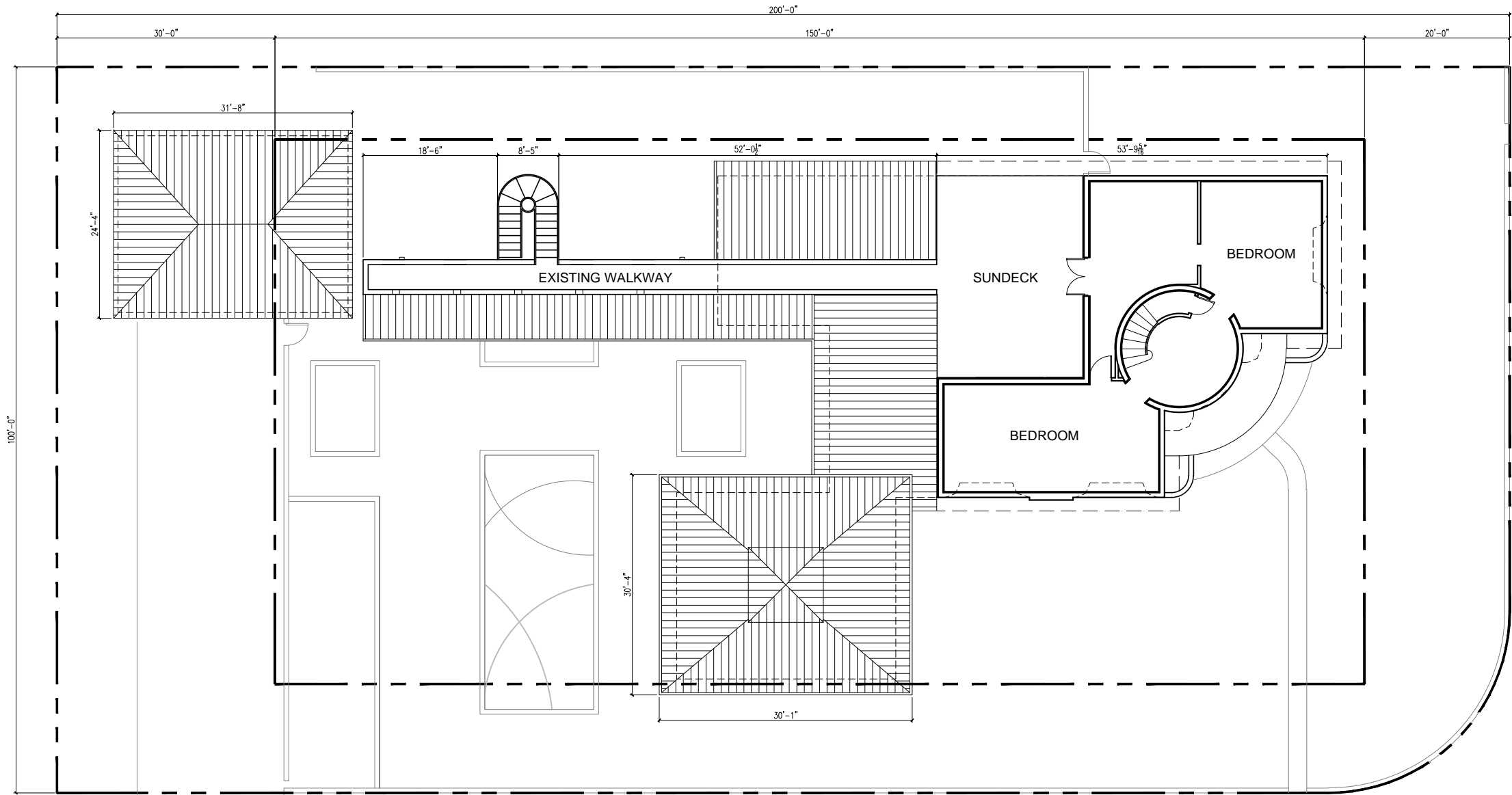


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No.	Issue	Date

Sheet Title
EXISTING GROUND FLOOR PLAN
Sheet

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Design Review Board Submittal
Date: 05/11/16



W. 31TH STREET

1 EXISTING SECOND FLOOR PLAN

1/8"=1'-0"



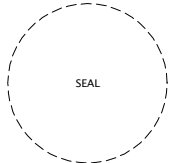
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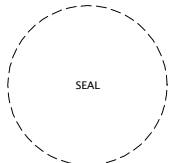


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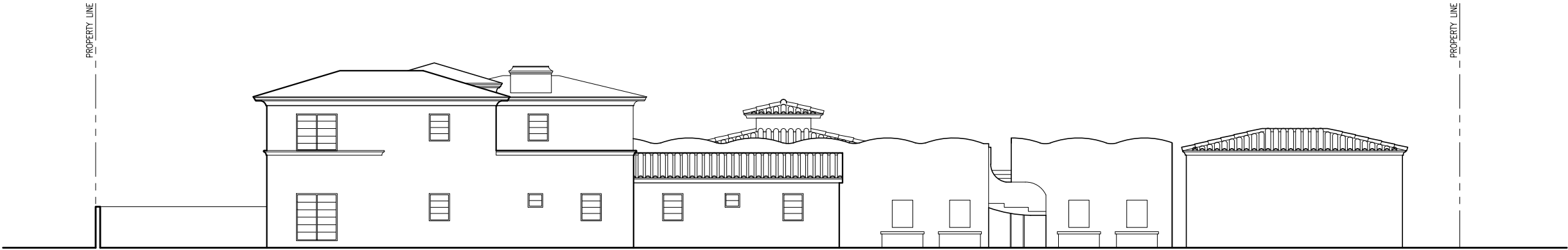
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No.	Issue	Date

Sheet Title
EXISTING SECOND
FLOOR PLAN
Sheet

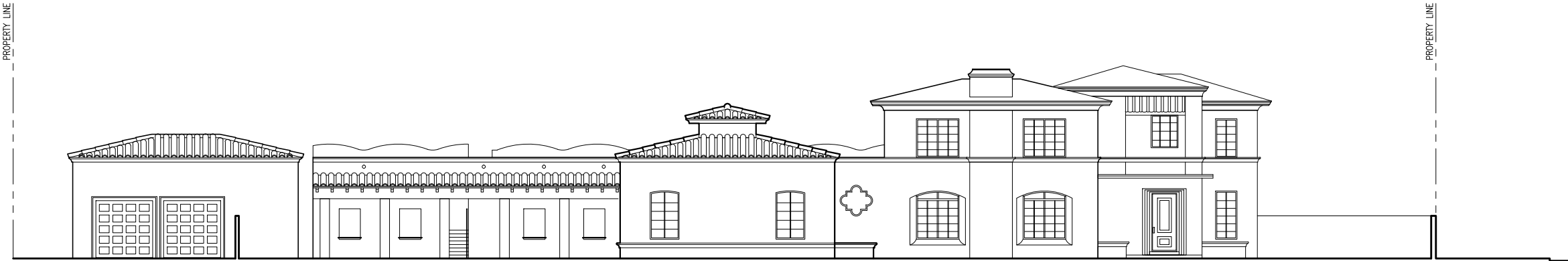
E-2
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No.	Issue	Date



1 EXISTING NORTH ELEVATION
1/8"=1'-0"



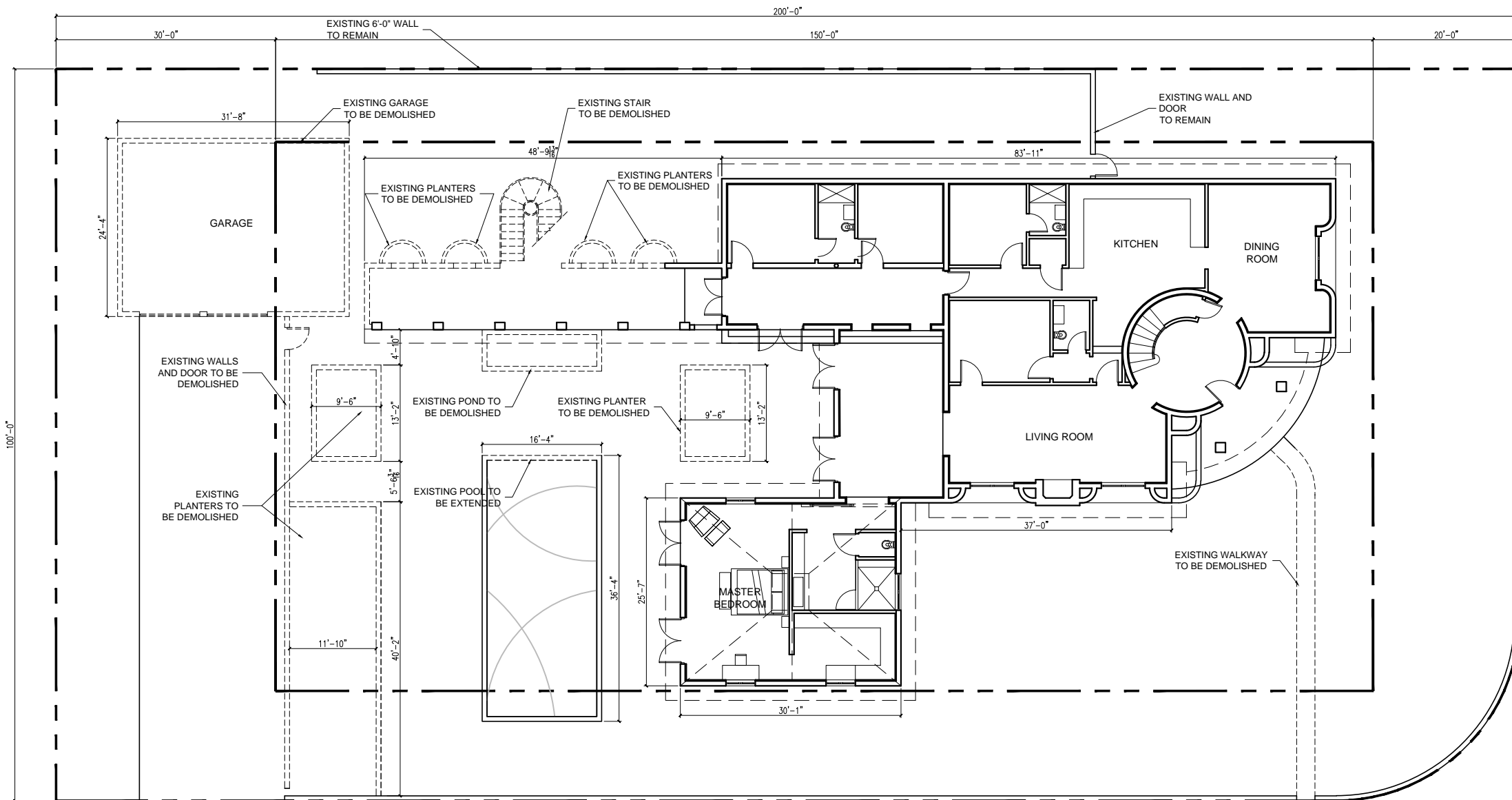
2 EXISTING SOUTH ELEVATION
1/8"=1'-0"



3 EXISTING EAST ELEVATION
1/8"=1'-0"

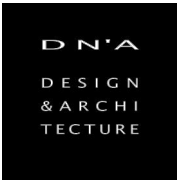


3 EXISTING WEST ELEVATION
1/8"=1'-0"



W. 31TH STREET

1 GROUND FLOOR PLAN DEMOLITION
1/8"=1'-0"

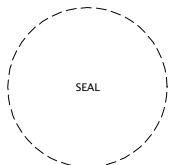


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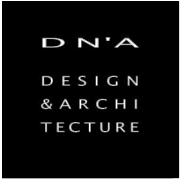
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Date: 05/11/2016
Job Number: 01500700
Drawing History

No.	Issue	Date

Sheet Title
GROUND FLOOR PLAN
DEMOLITION
Sheet

D-1

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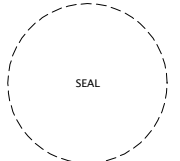
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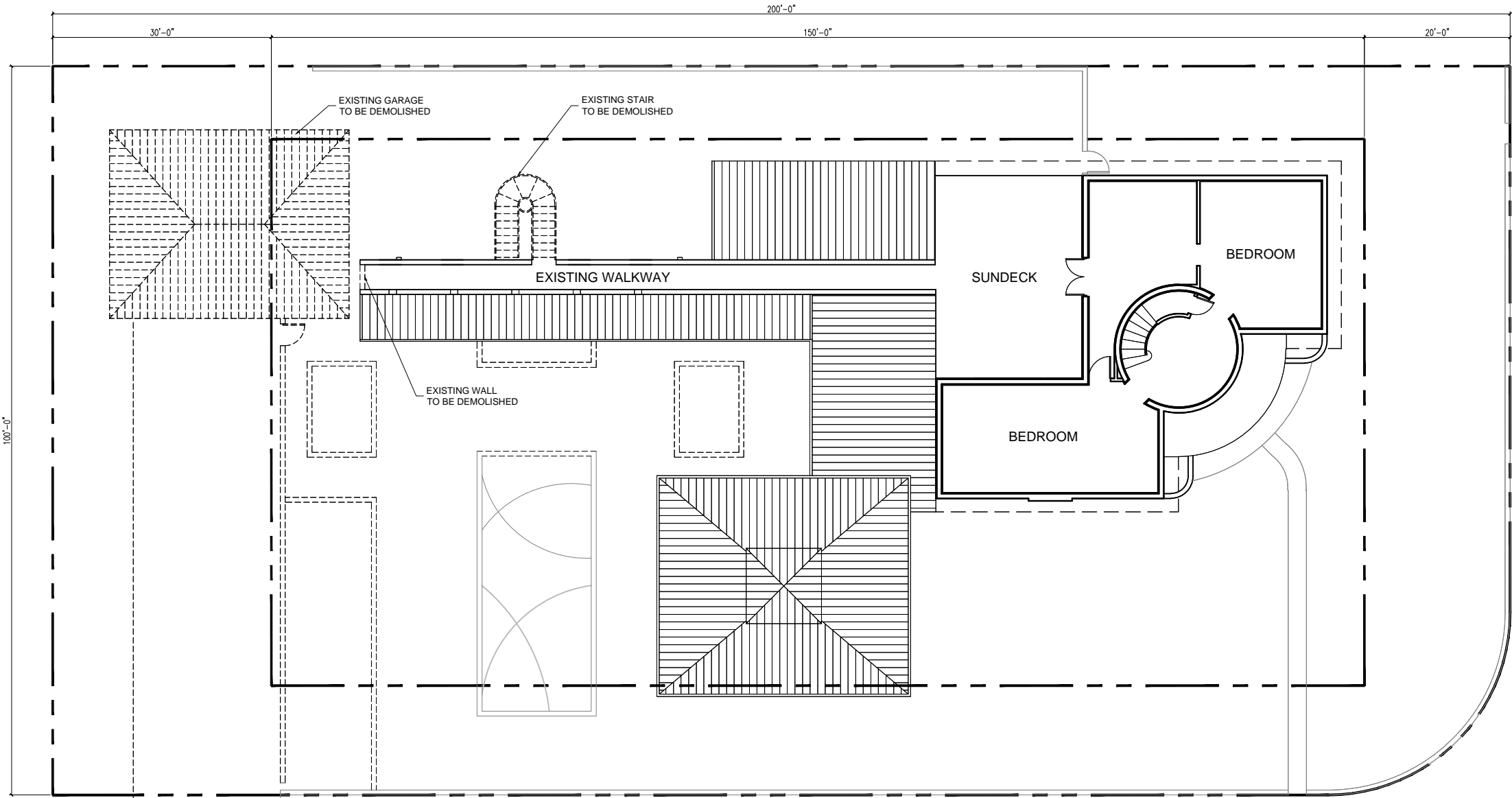


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Date: 05/11/2016
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Drawing History		
No.	Issue	Date

Sheet Title
SECOND FLOOR PLAN
DEMOLITION
Sheet

D-2
Submittal
Design Review Board Submittal
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1 SECOND FLOOR PLAN - DEMOLITION
1/8"=1'-0"





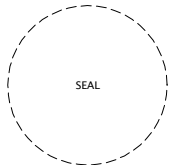
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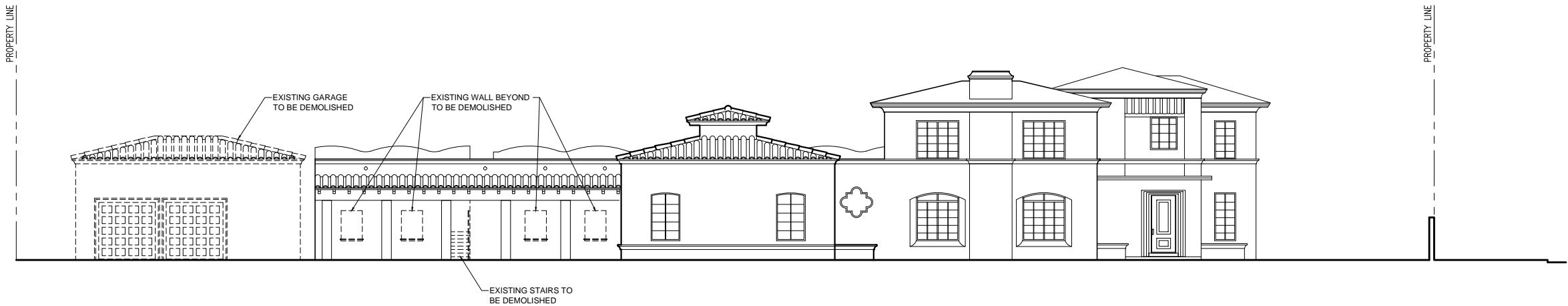
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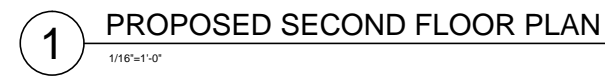
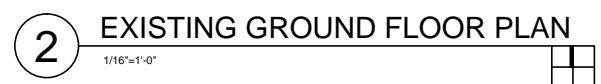
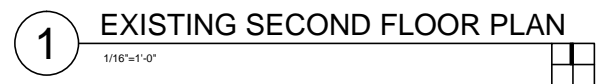
Sheet Title
DEMOLITION ELEVATION

Sheet
D-3

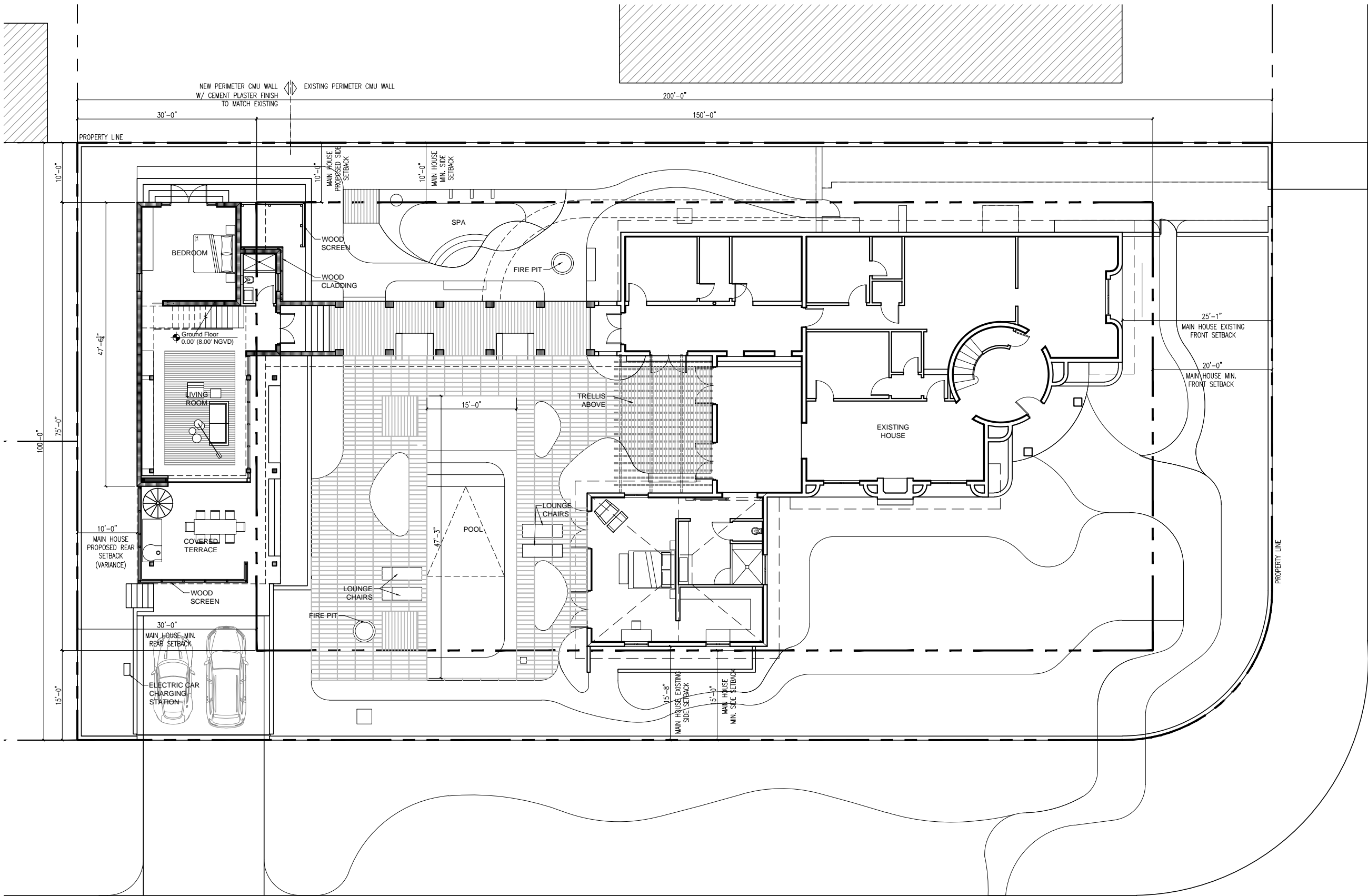
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1 DEMOLITION ELEVATION
1/8"=1'-0"



UNIT SIZE CALCULATIONS:	LOT COVERAGE CALCULATIONS:	SETBACKS:
<p>EXISTING FLOOR AREA</p> <p>FIRST FLOOR: 4,458 SQ FT</p> <p>SECOND FLOOR: 1,415 SQ FT</p> <p>TOTAL EXISTING FLOOR AREA: 5,873 SQ FT</p> <p>PROPOSED FLOOR AREA</p> <p>FIRST FLOOR: 4,040 + 1,075 = 5,115 SQ FT</p> <p>SECOND FLOOR: 1,415 + 916 = 2,331 SQ FT</p> <p>TOTAL PROPOSED FLOOR AREA: 7,446 SQ FT</p> <p>ALLOWABLE UNIT SIZE: 60% OF 20,000 SQ FT = 12,000 SQ FT</p>	<p>LOT OCCUPATION: RS-2</p> <p>LOT DIMENSIONS: 100' X 200'</p> <p>PROPOSED LOT COVERAGE: 5,115 SQ FT</p> <p>ALLOWABLE LOT COVERAGE: 40% OF 20,000 SQ FT = 8,000 SQ FT</p>	<p>MINIMUM PROPOSED DEFICIENCIES</p> <p>FRONT SETBACK: 20'-0" 25'-1"</p> <p>SIDE SETBACK: 10'-0" 10'-0"</p> <p>SIDE SETBACK: 15'-0" 15'-8"</p> <p>REAR SETBACK: 30'-0" 10'-0" 20'-0" (VARIANCE)</p>



1

GROUND FLOOR PLAN

1/8"=1'-0"



W. 31TH STREET



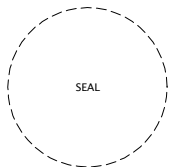
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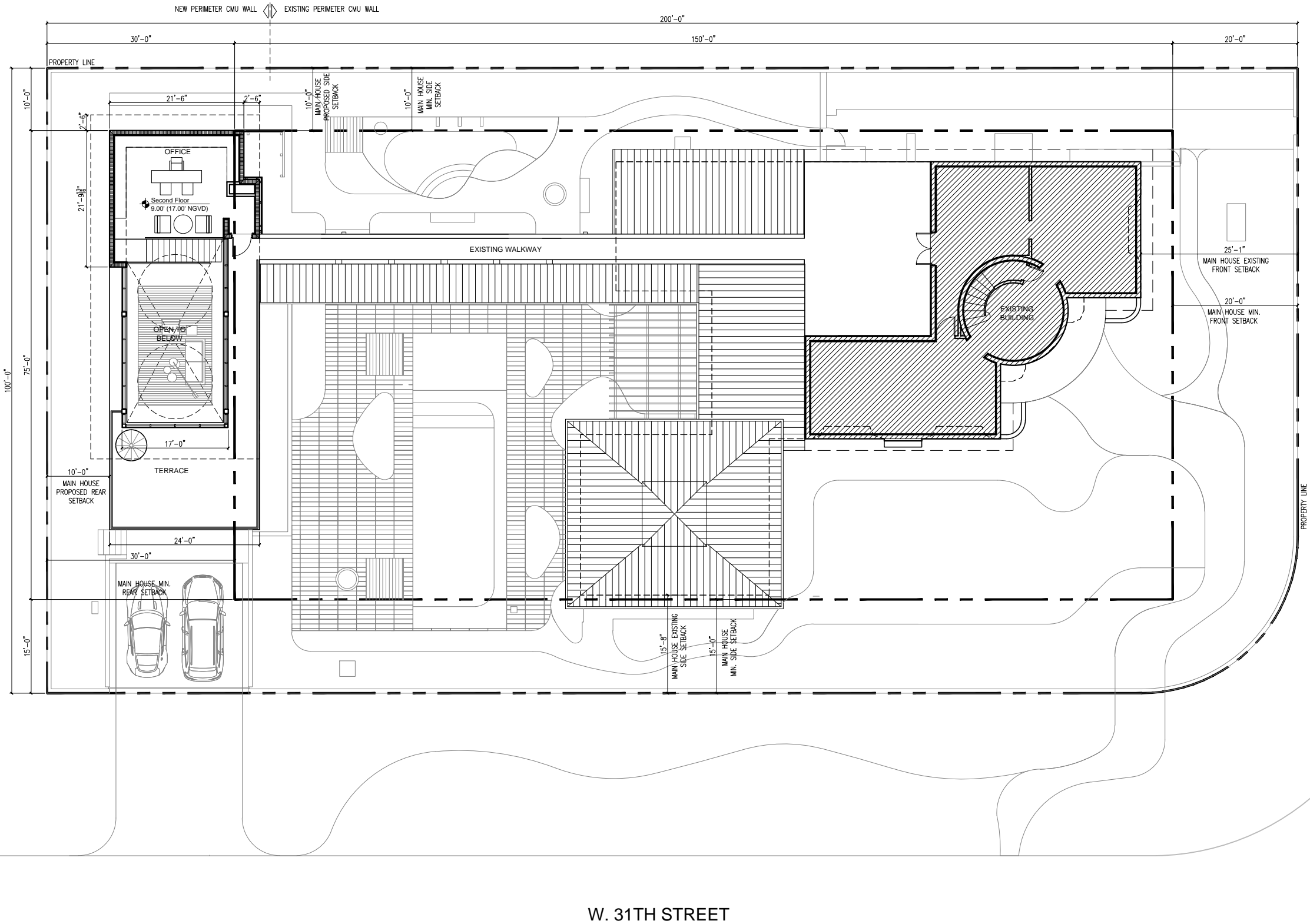
No.	Issue	Date

Sheet Title
**PROPOSED GROUND
FLOOR PLAN**

Sheet

A-1

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1

SECOND FLOOR PLAN

1/8"=1'-0"



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Drawing History

No.	Issue	Date

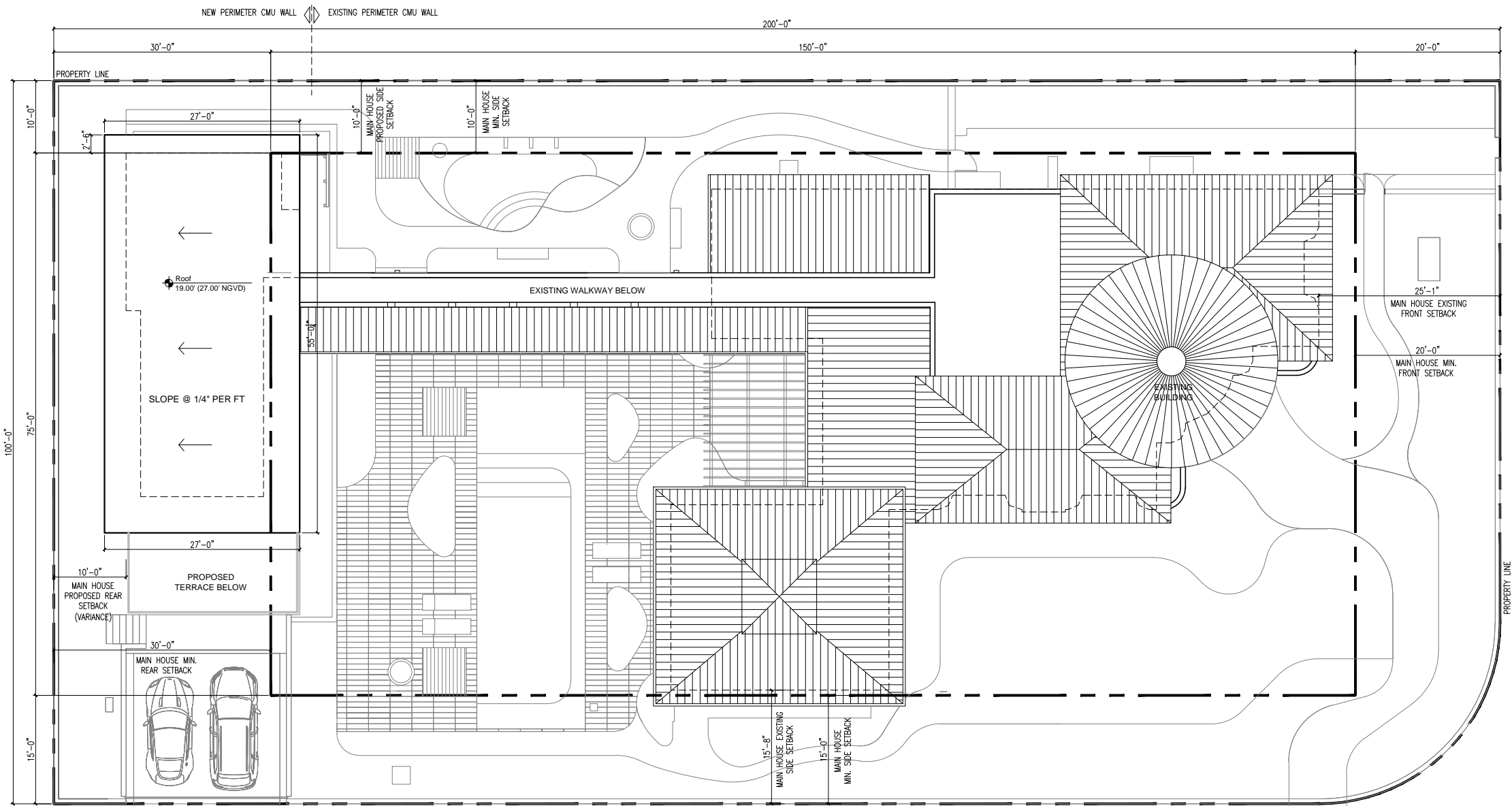
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PROPOSED SECOND
FLOOR PLAN

Sheet

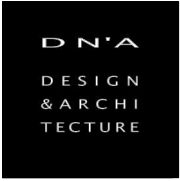
A-2

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Design Review Board Submittal
Date: 05/11/16



1 ROOF PLAN
1/8"=1'-0"

W. 31TH STREET



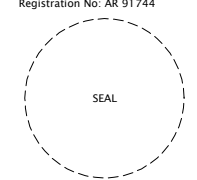
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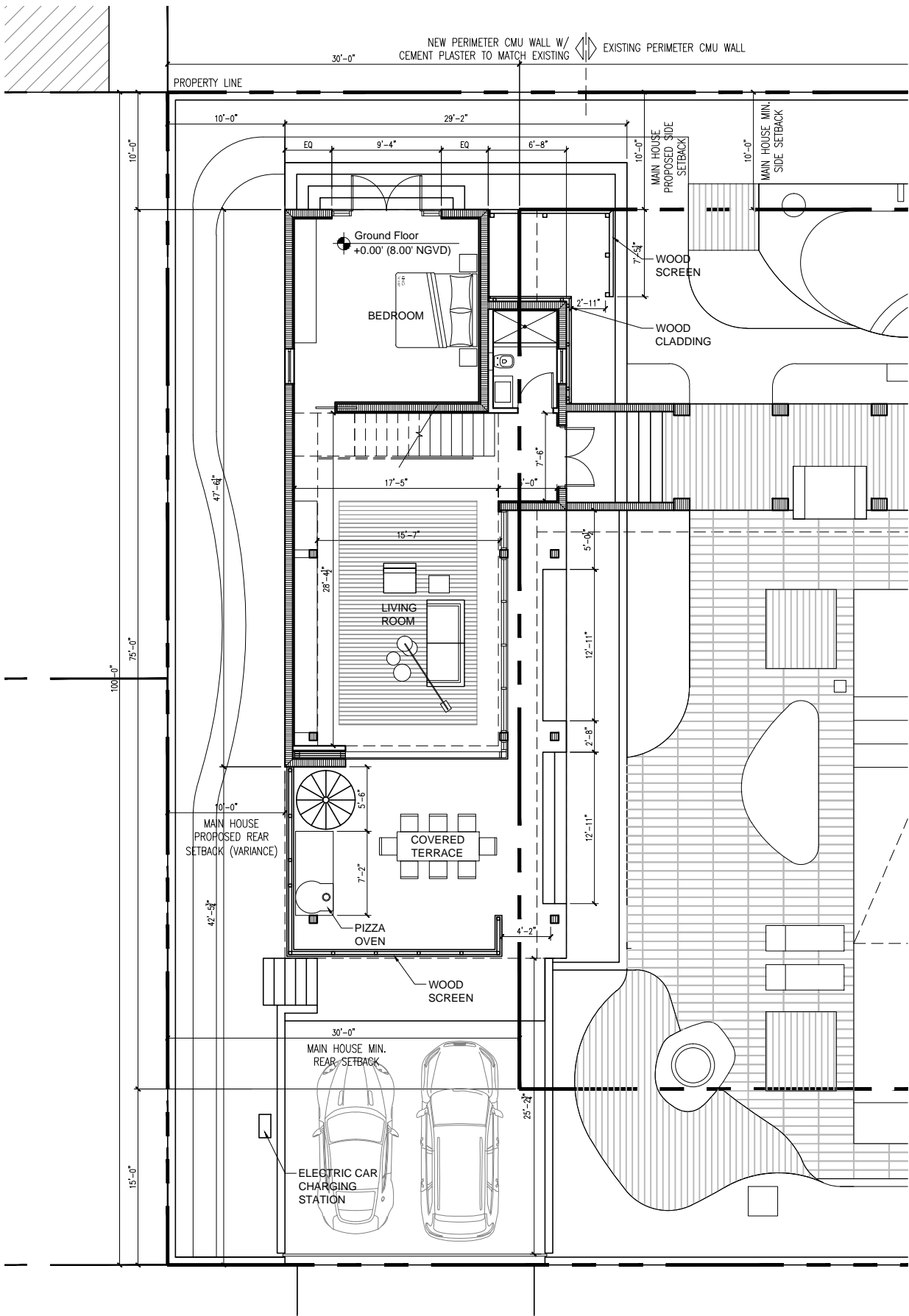


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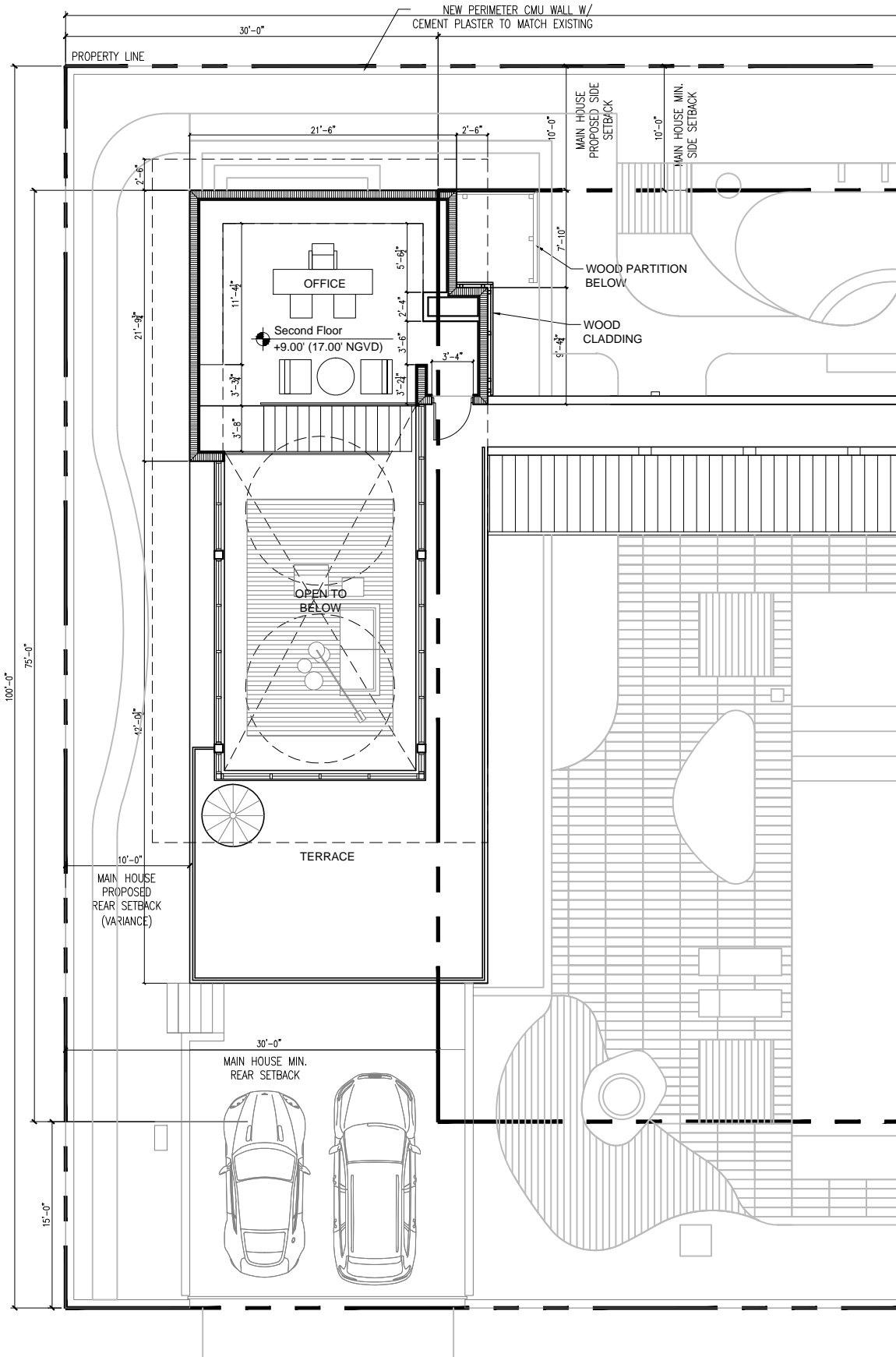
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No.	Date

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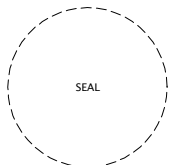
Sheet
A-3
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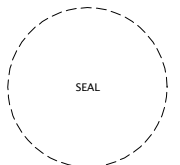
1 GROUND FLOOR PLAN
3/16"=1'-0"



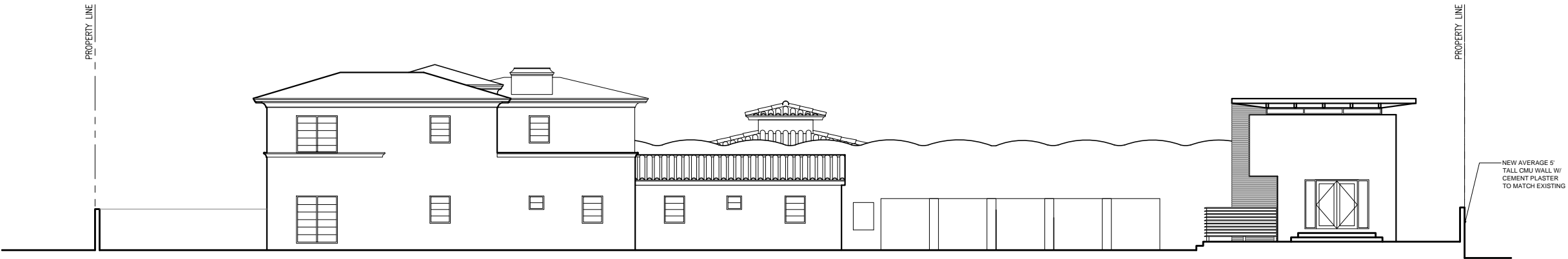
2 SECOND FLOOR PLAN
3/16"=1'-0"



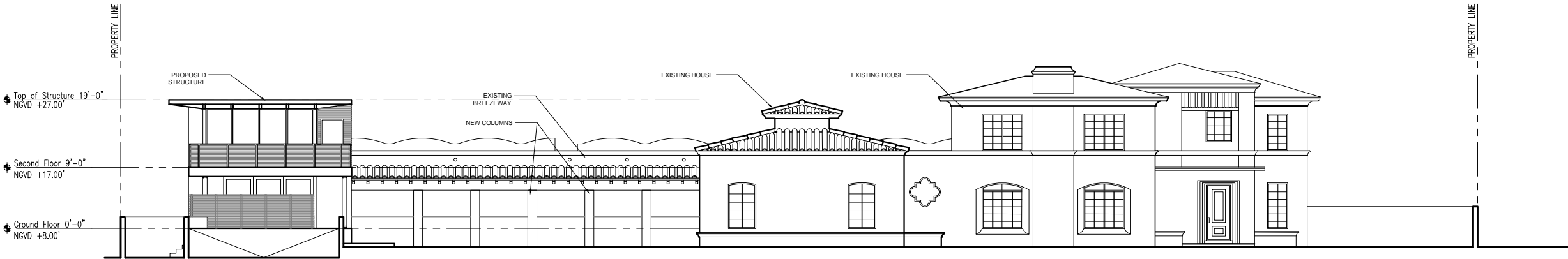
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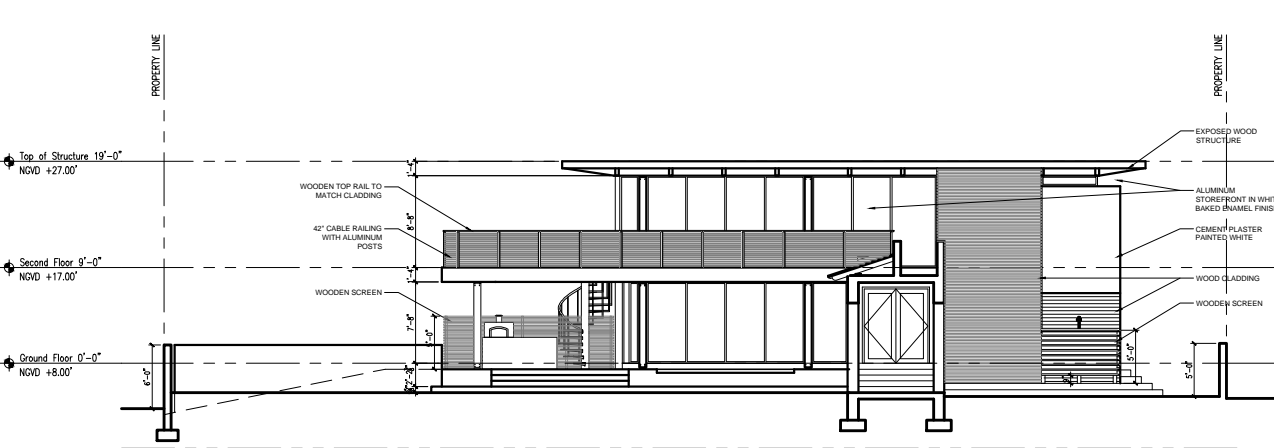
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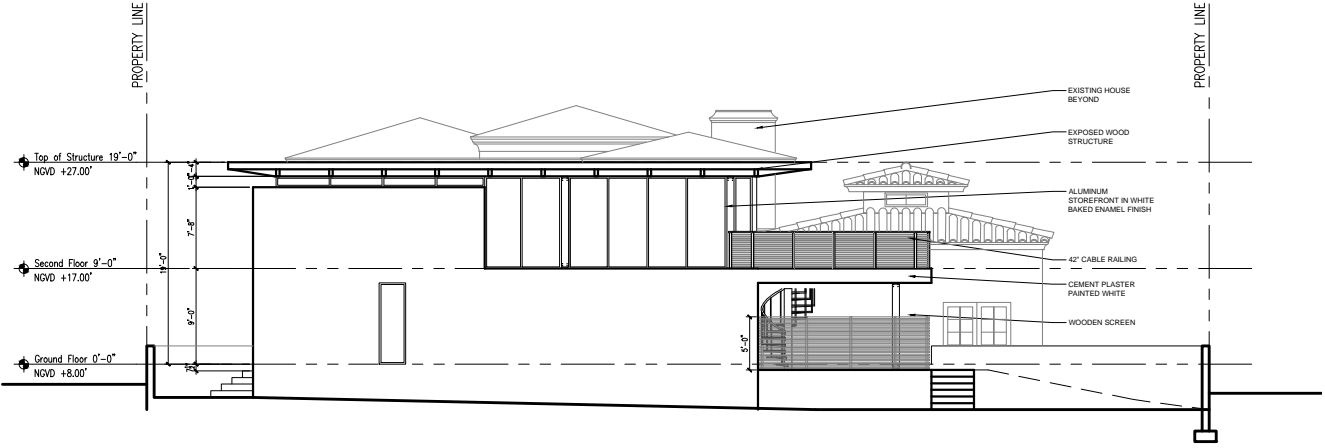
1 PROPOSED NORTH ELEVATION
1/8"=1'-0"



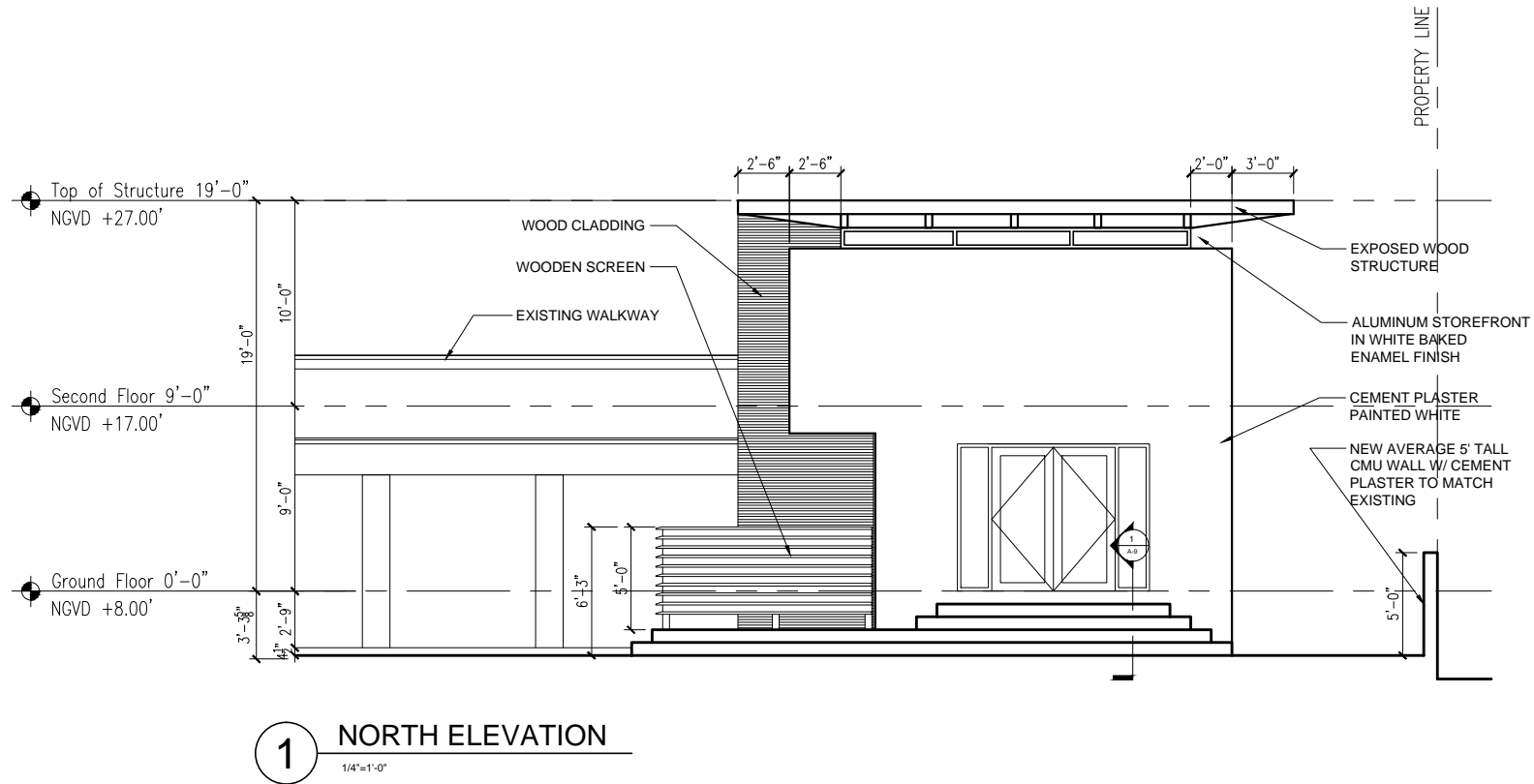
2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"



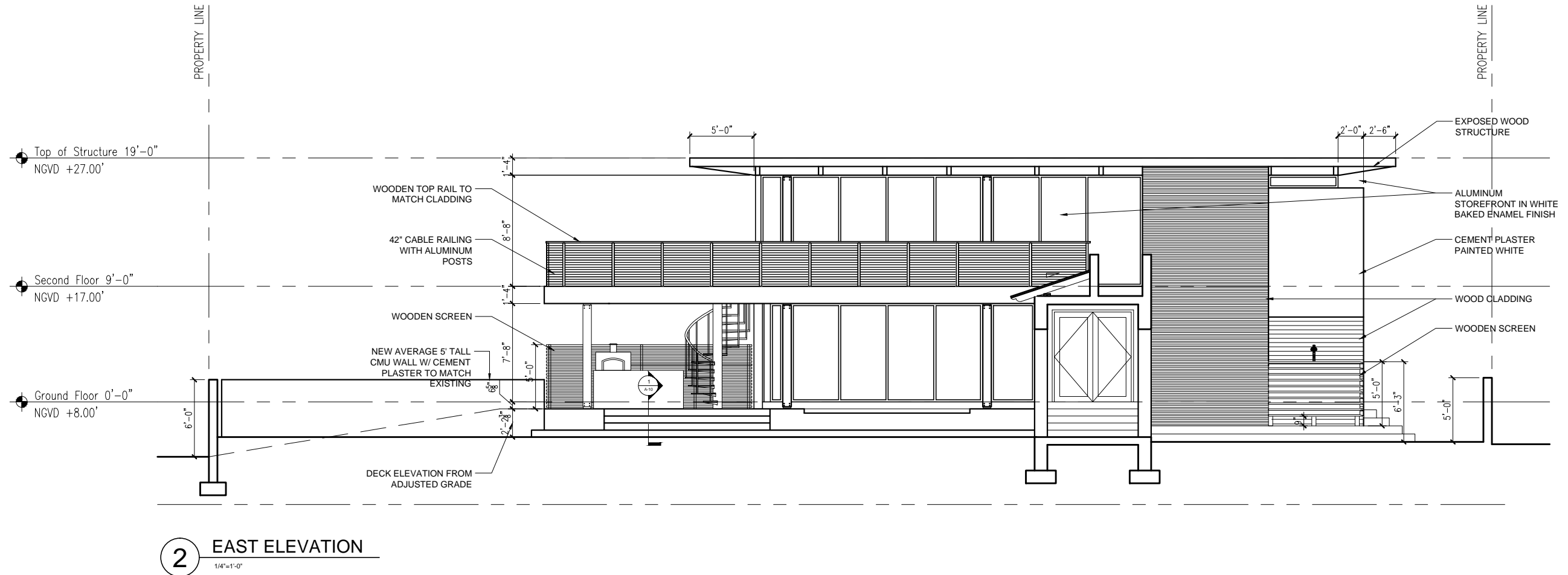
3 PROPOSED EAST ELEVATION
1/8"=1'-0"



4 PROPOSED WEST ELEVATION
1/8"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



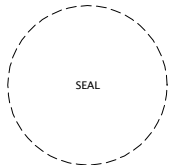
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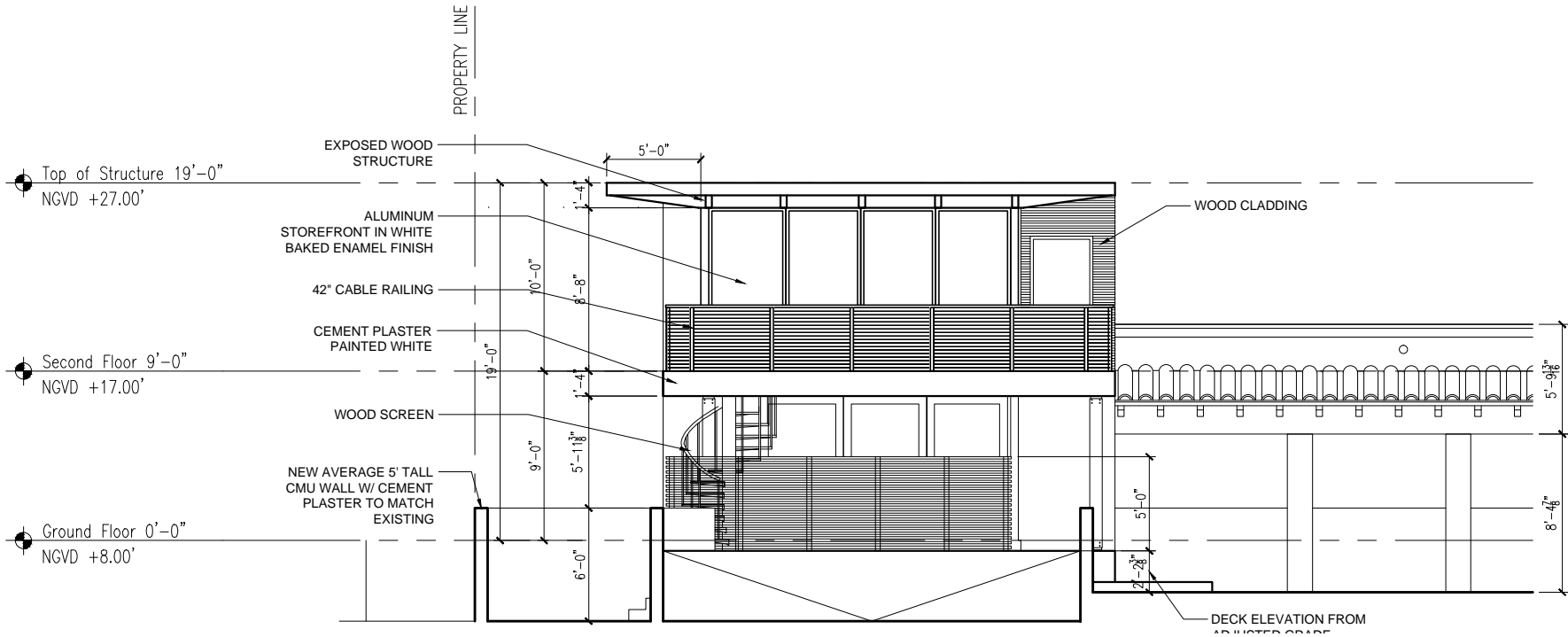


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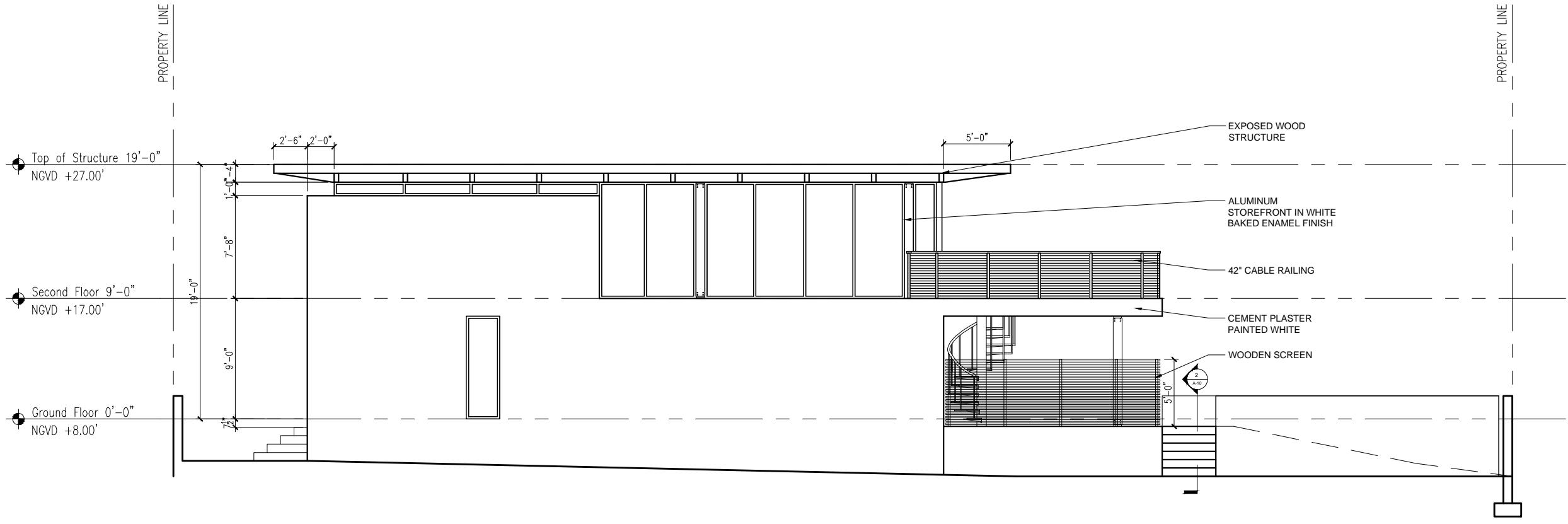
No.	Issue	Date

Sheet Title
PROPOSED ELEVATIONS

Sheet
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Submittal
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1 SOUTH ELEVATION
1/4\"/>



2 WEST ELEVATION
1/4\"/>



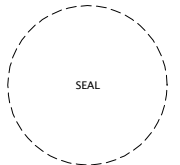
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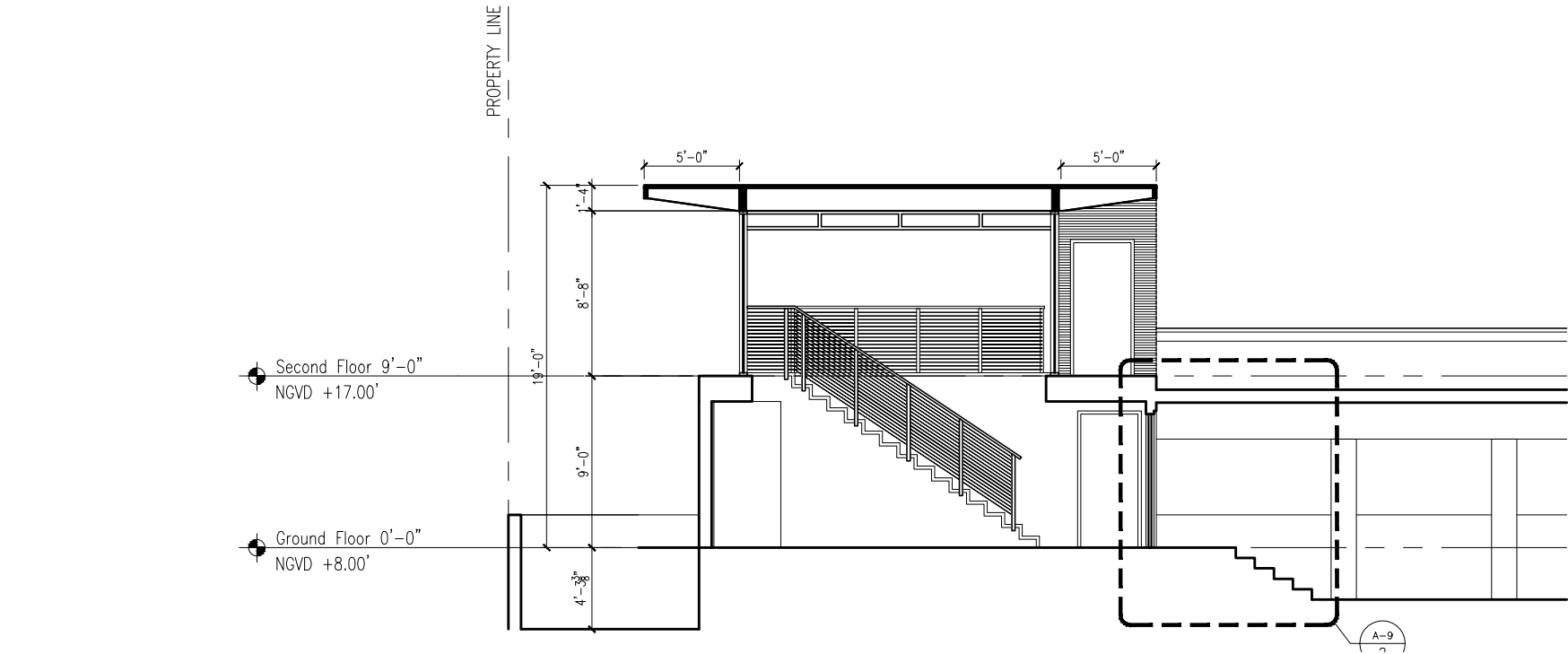


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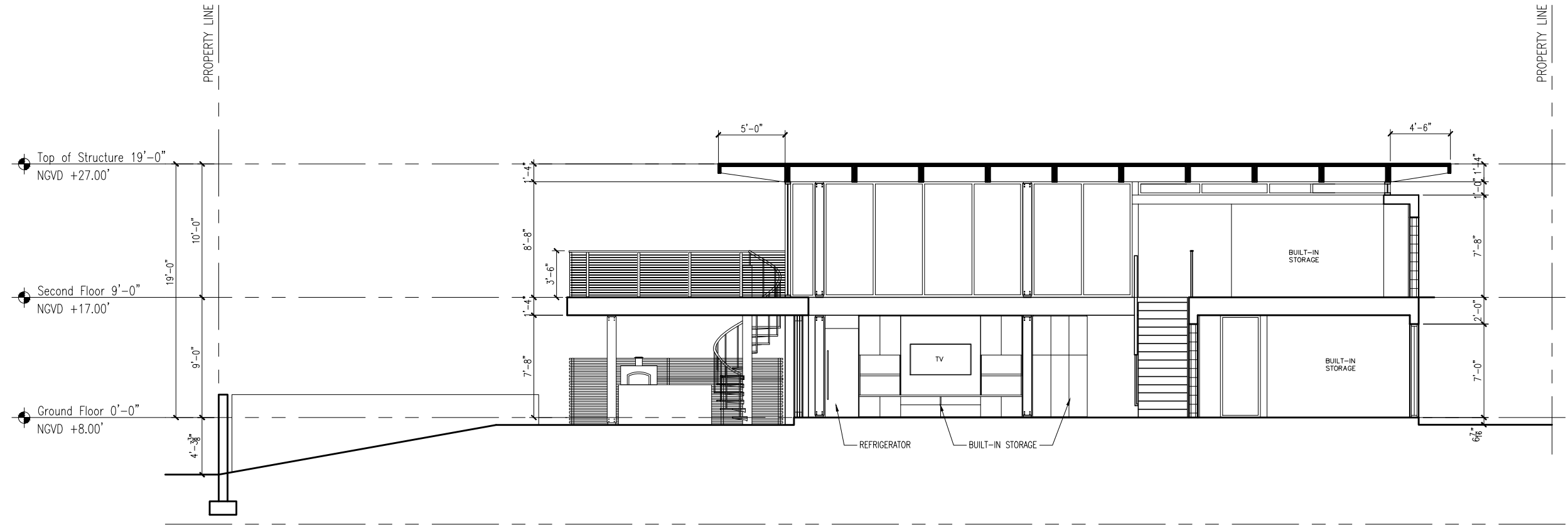
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Sheet Title
PROPOSED SECTIONS

Sheet
A-8
Submittal
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Date: 05/11/16



1 SECTION
1/4"=1'-0"



2 SECTION
1/4"=1'-0"



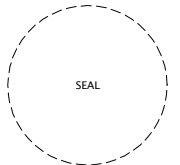
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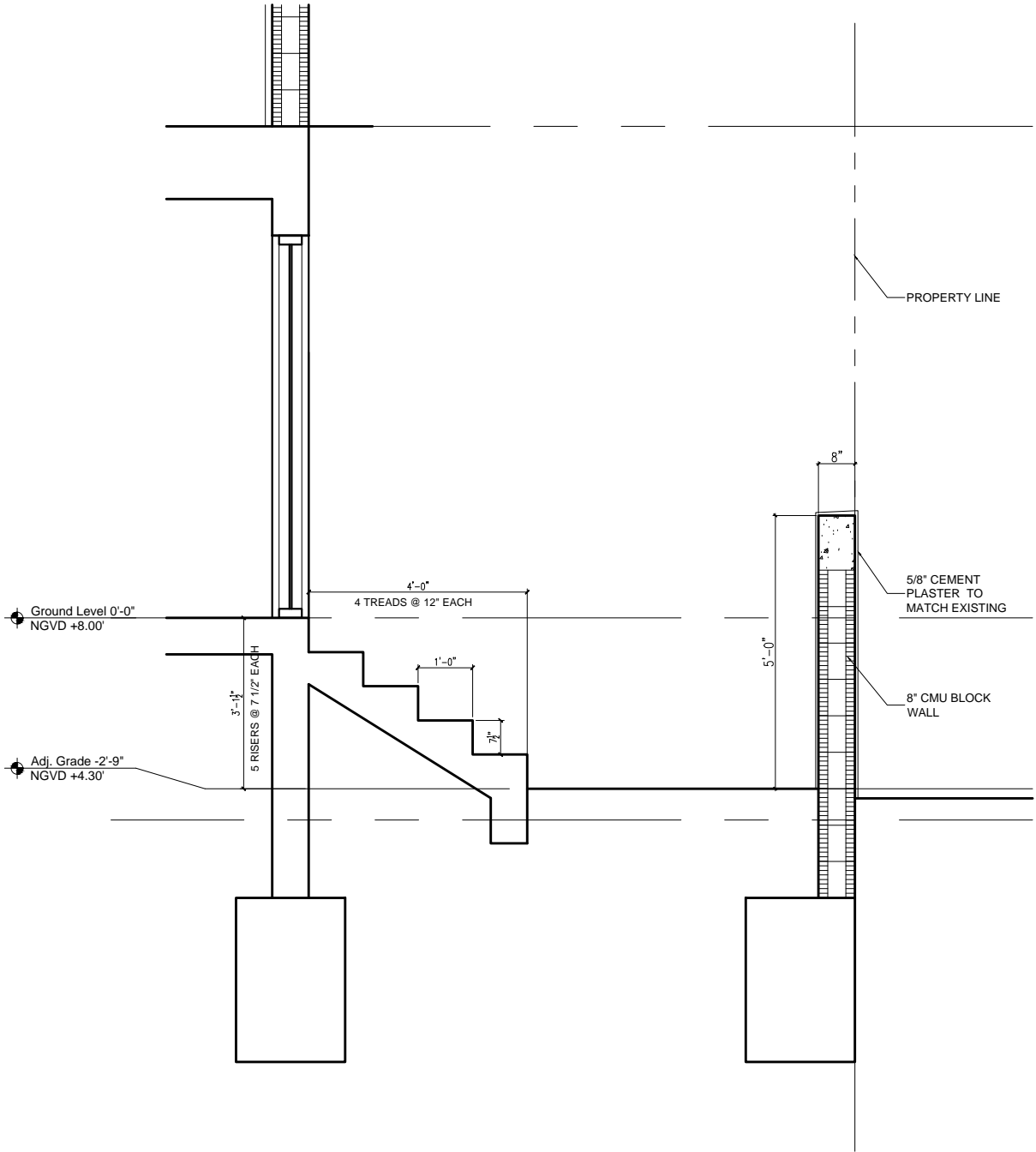


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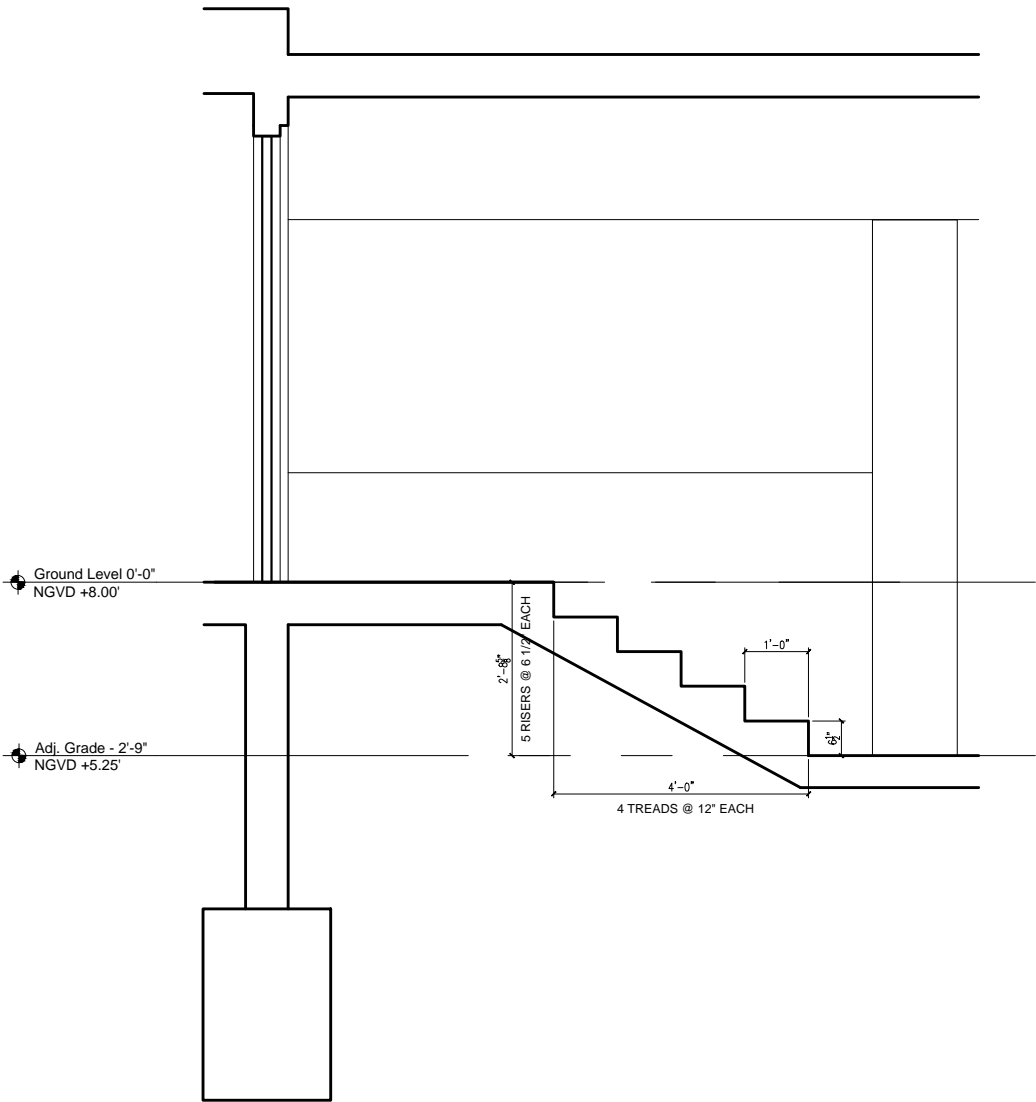
Drawing History		
No.	Issue	Date

Sheet Title
PROPOSED SECTION
DETAILS
Sheet

A-9
Submittal
Design Review Board Submittal
Date: 05/11/16



1 SECTION
3/4"=1'-0"



2 SECTION
3/4"=1'-0"



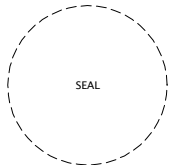
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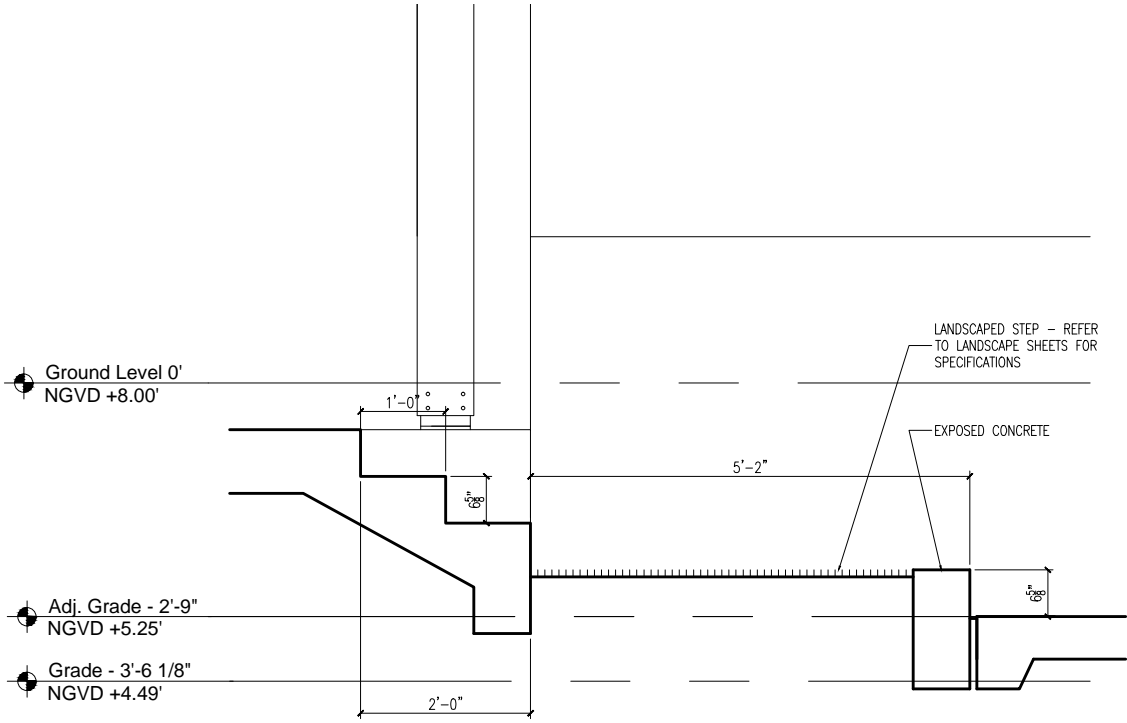


Not Released for Construction
Date: 05/11/2016
Job Number: 01500700

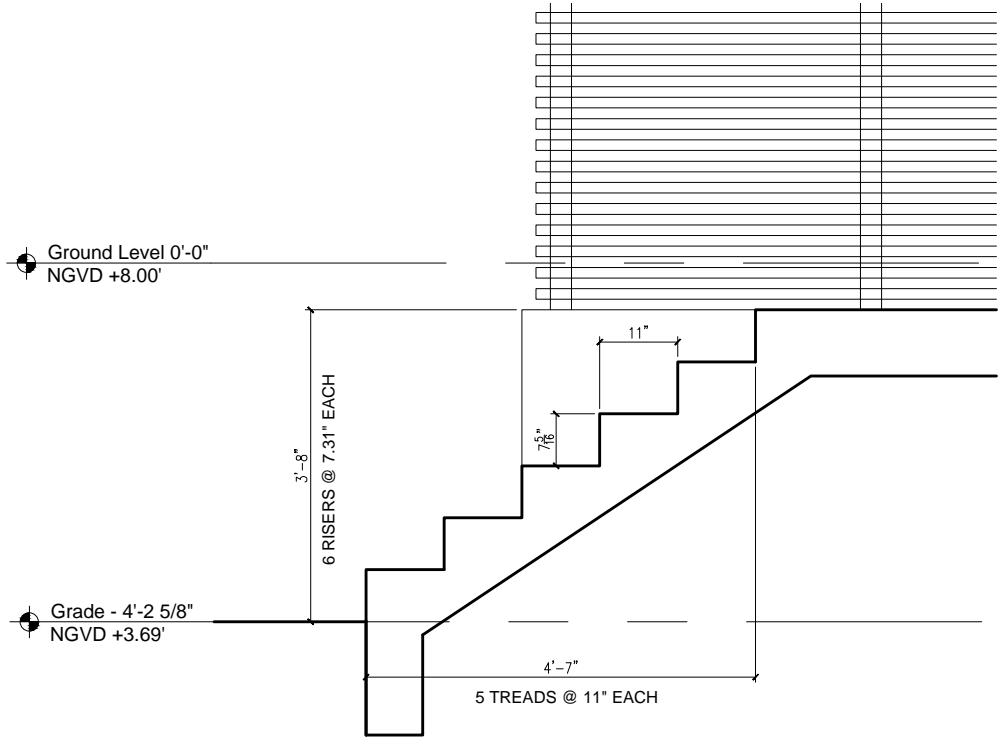
Drawing History		
No.	Issue	Date

Sheet Title
PROPOSED SECTION
DETAILS

Sheet
A-10
Submittal
Design Review Board Submittal
Date: 05/11/16



1 SECTION
1"=1'-0"



2 SECTION
1"=1'-0"