



VILLA JAGGI
DESIGN REVIEW BOARD FINAL SUBMITTAL: NOV DRB

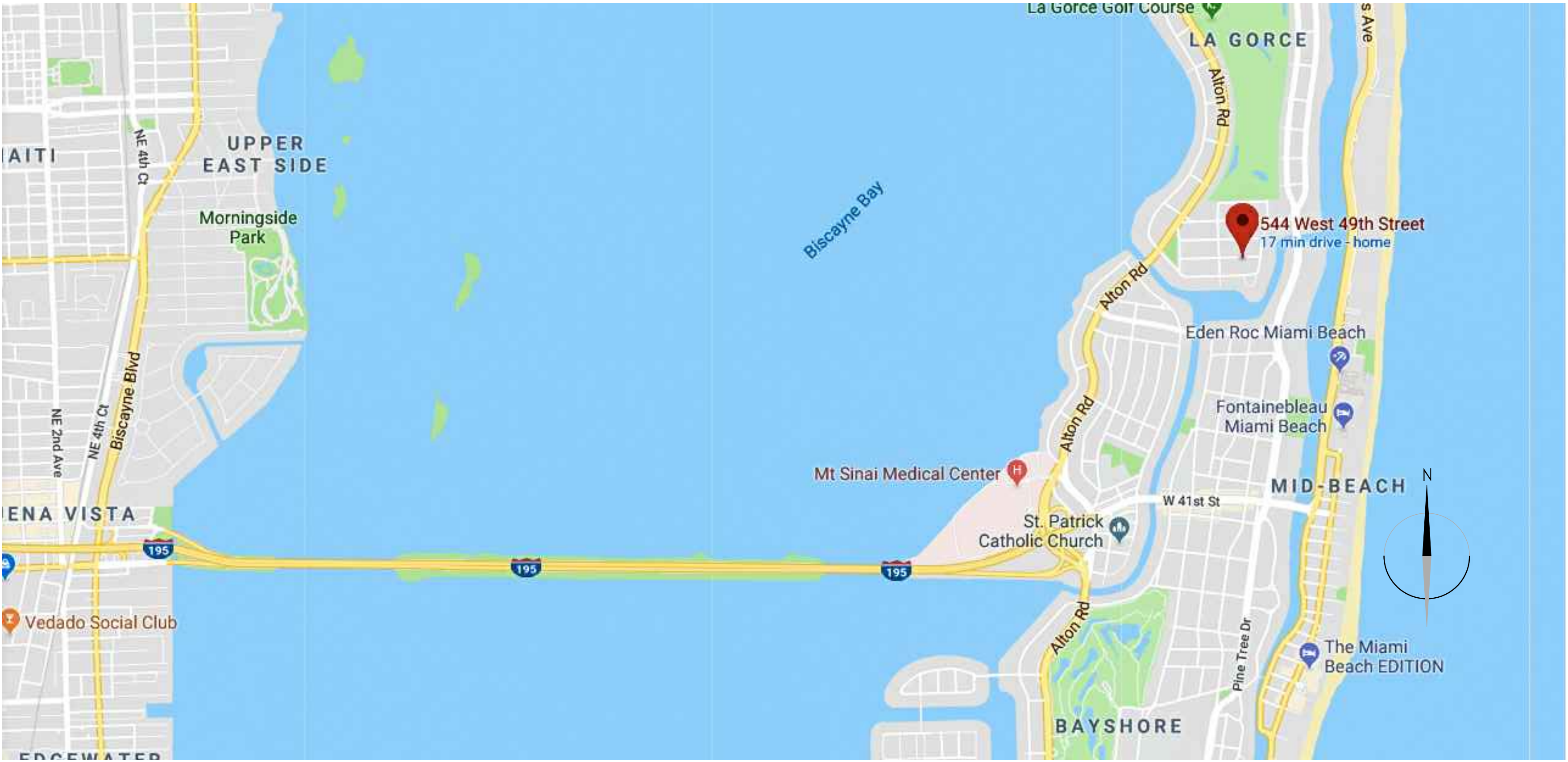
SCOPE OF WORK

- 1. DESCRIPTION OF WORK: New construction 2 story single family residence.
- 2. SCOPE OF WORK INCLUDES:
 - 2.1 Demolition of existing structure
 - 2.2 New Construction 2 story single family residence with detached summer kitchen

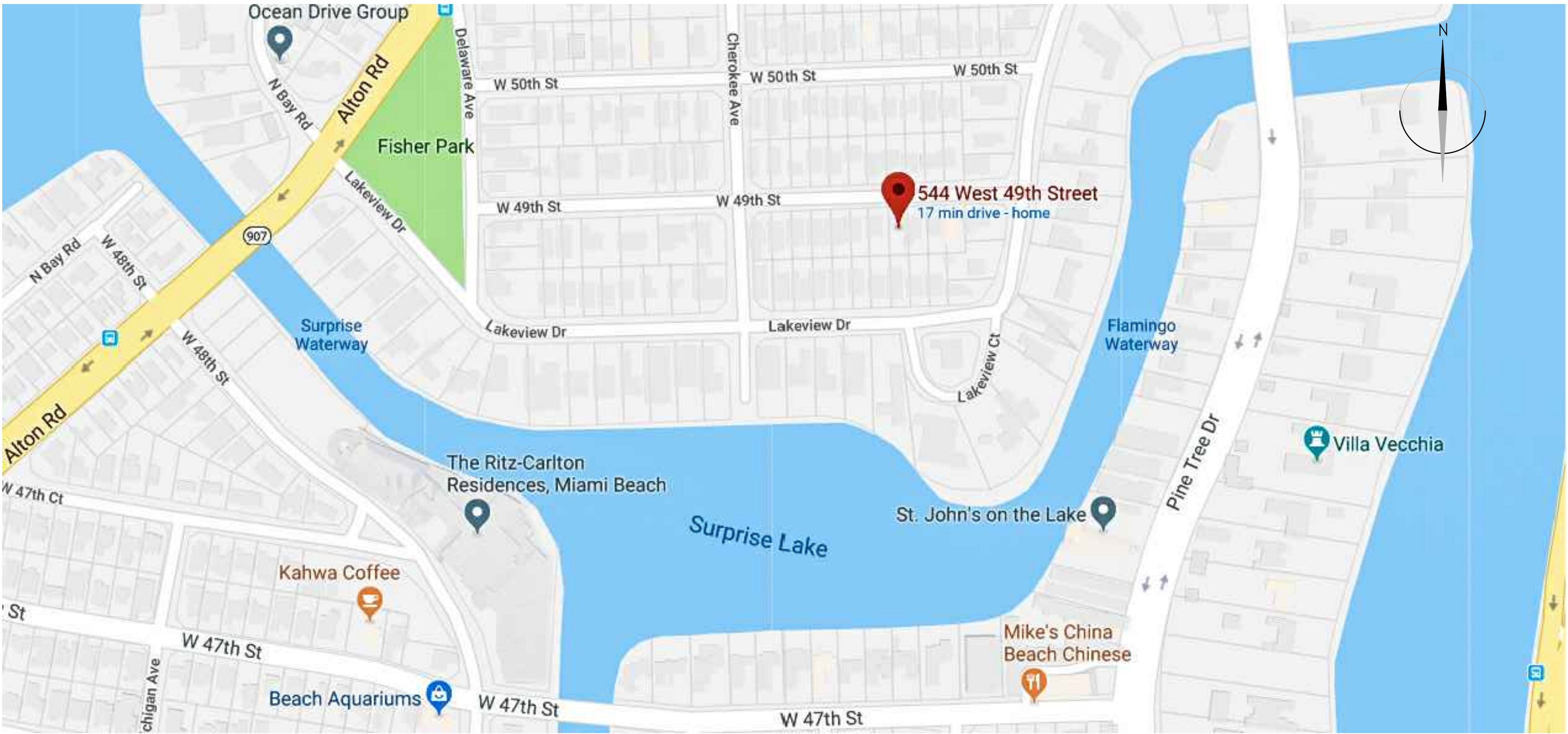
544 W 49TH STREET
MIAMI BEACH, FLORIDA 33140

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COVER	
DATE:	09/07/2018
SCALE:	NTS
A-0.0	



CITY MAP



NEIGHBORHOOD MAP

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ARCHITECTURE

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LANDSCAPE

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FRONT RENDERING
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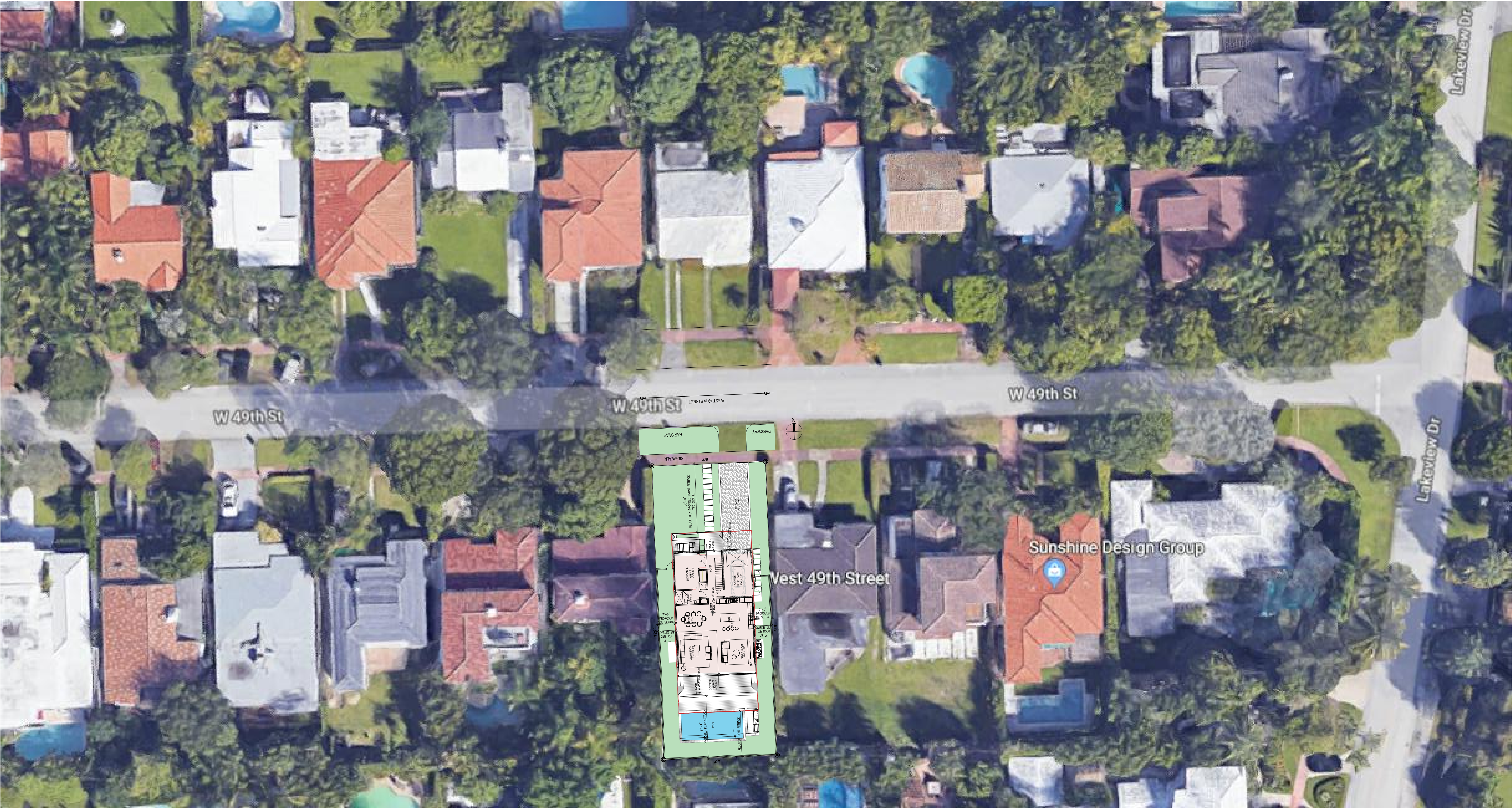


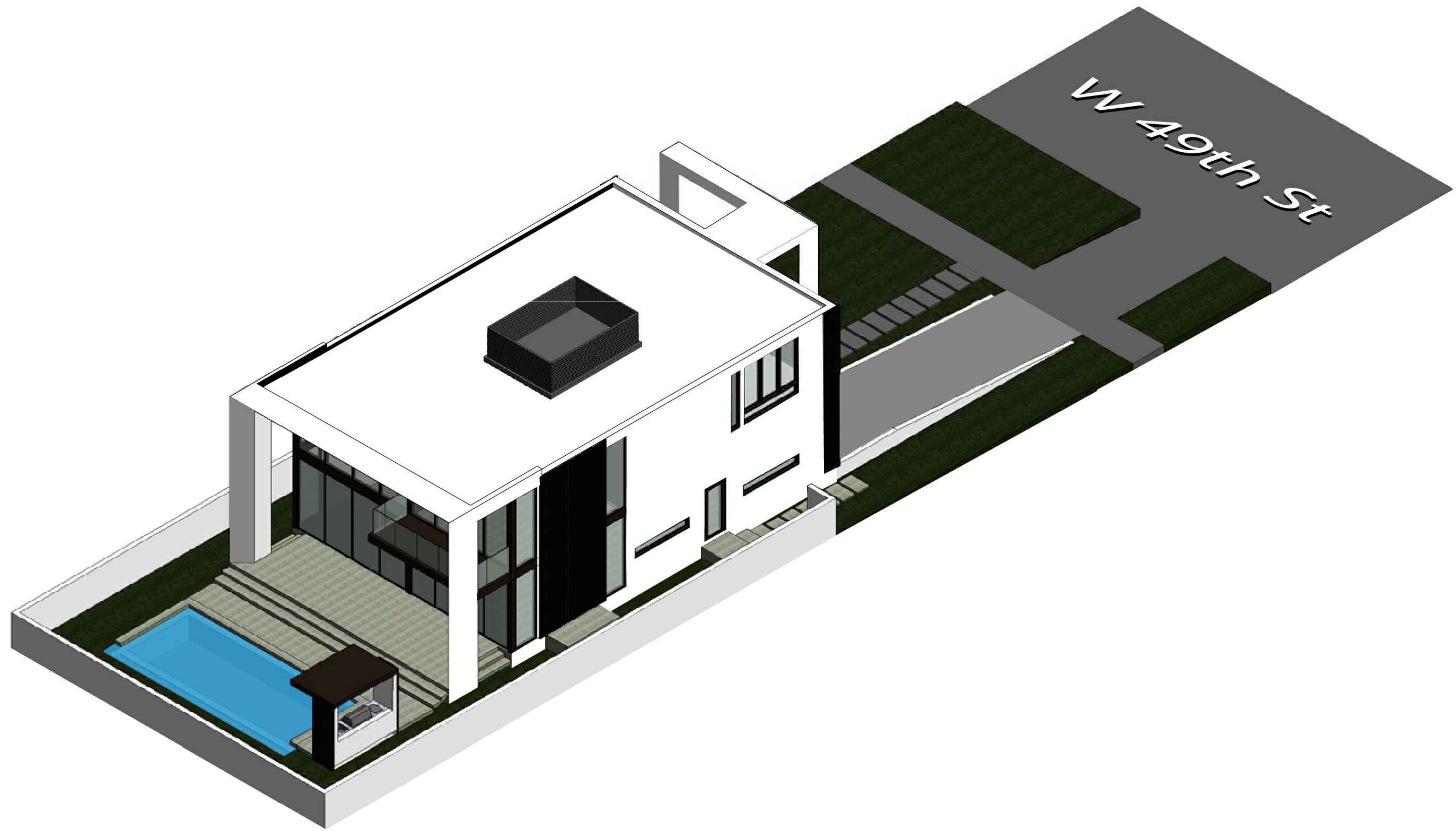
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REAR RENDERING
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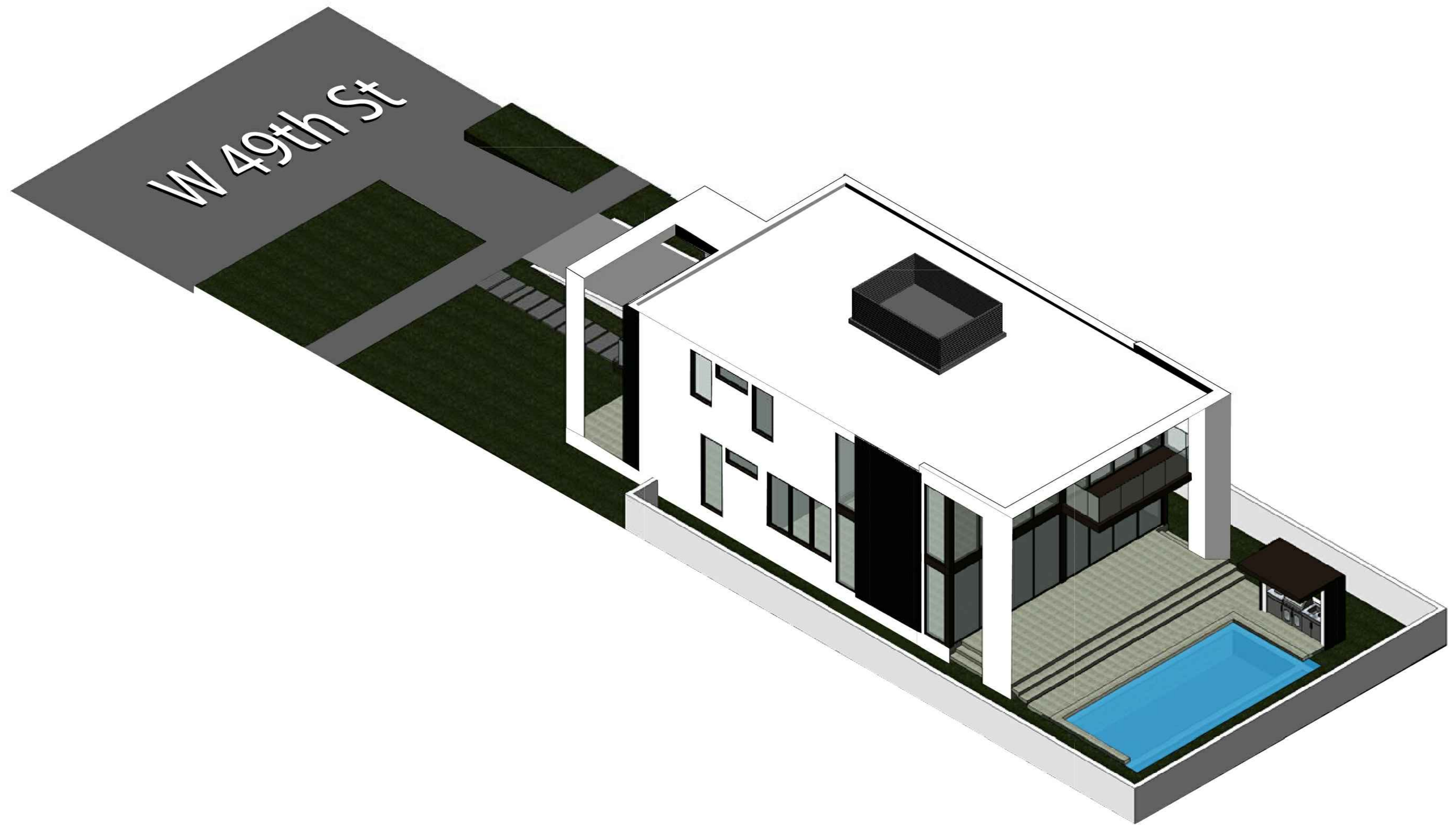
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SE AXONOMETRIC VIEW

AXONOMETRICS	
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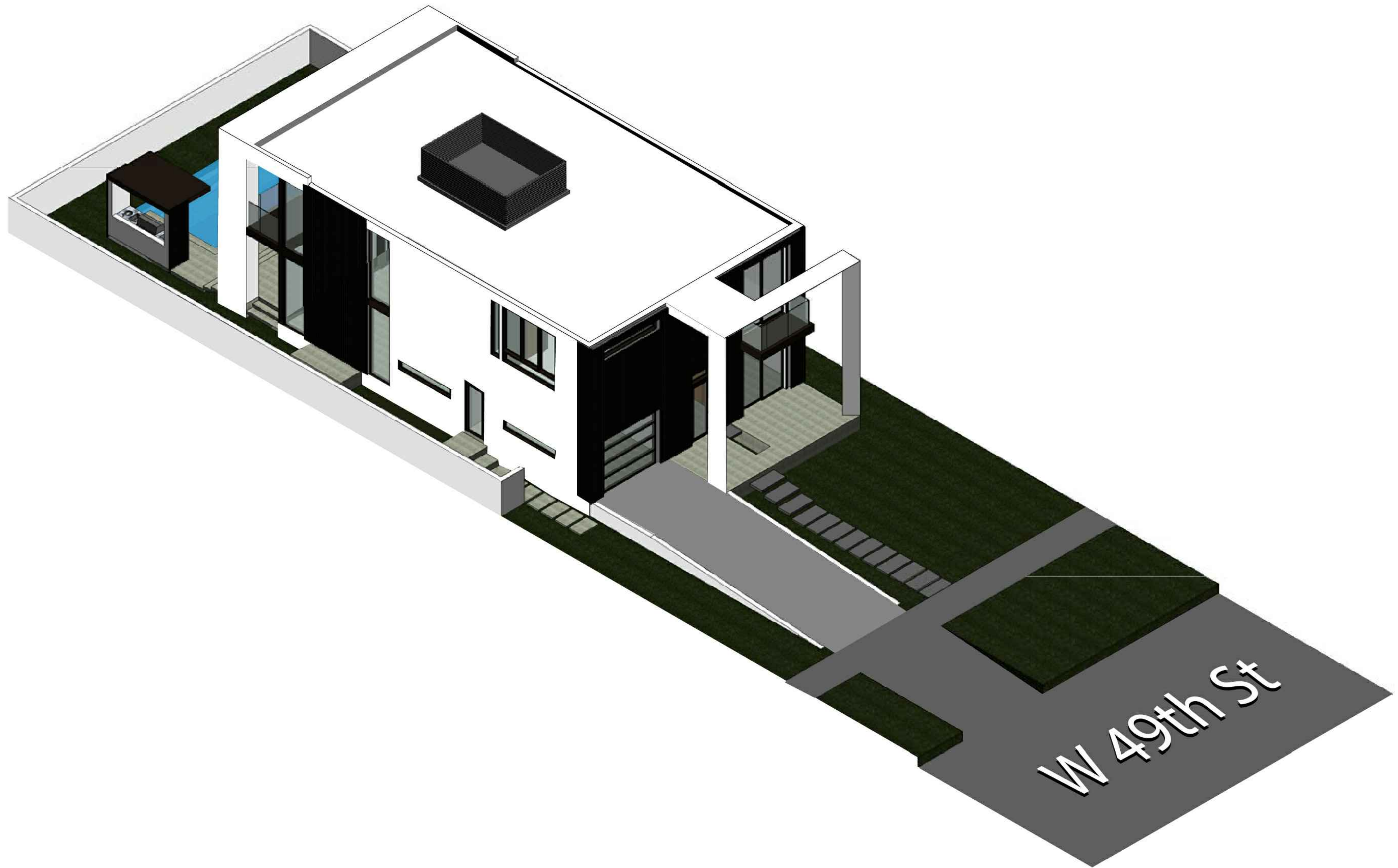
SW AXONOMETRIC VIEW

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AXONOMETRICS
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SW AXONOMETRIC VIEW

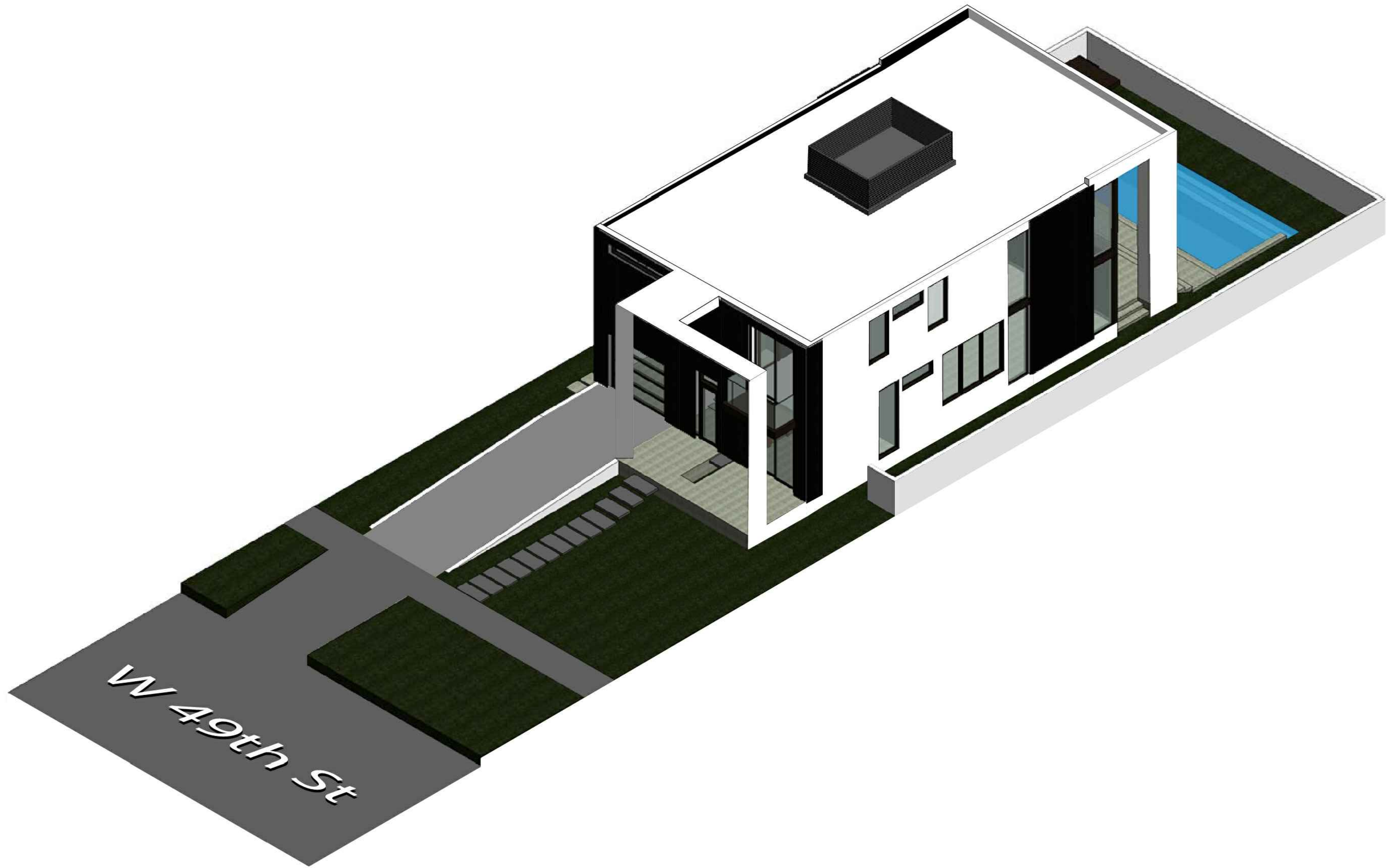
NE AXONOMETRIC VIEW

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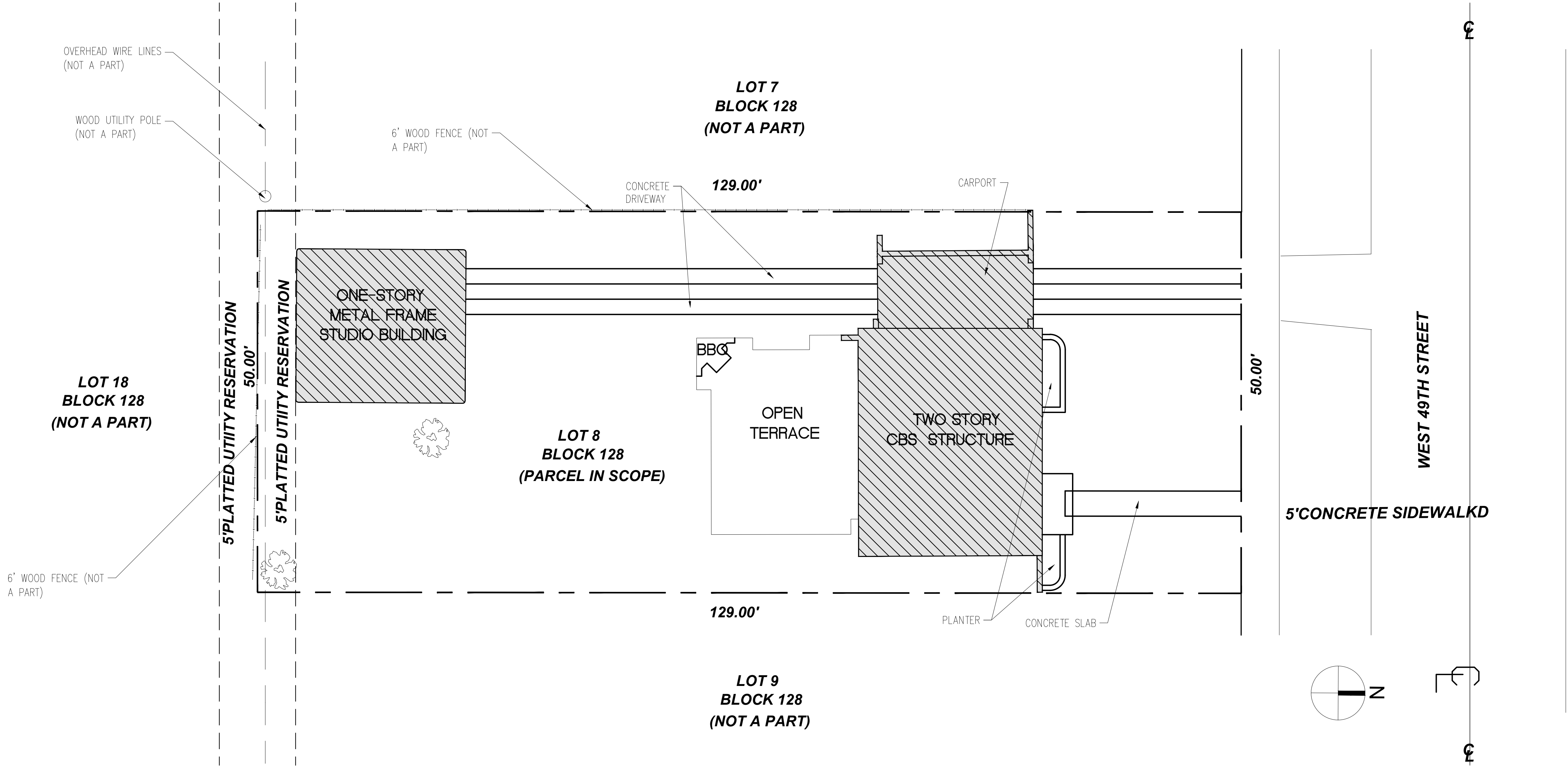
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SCALE: NTS

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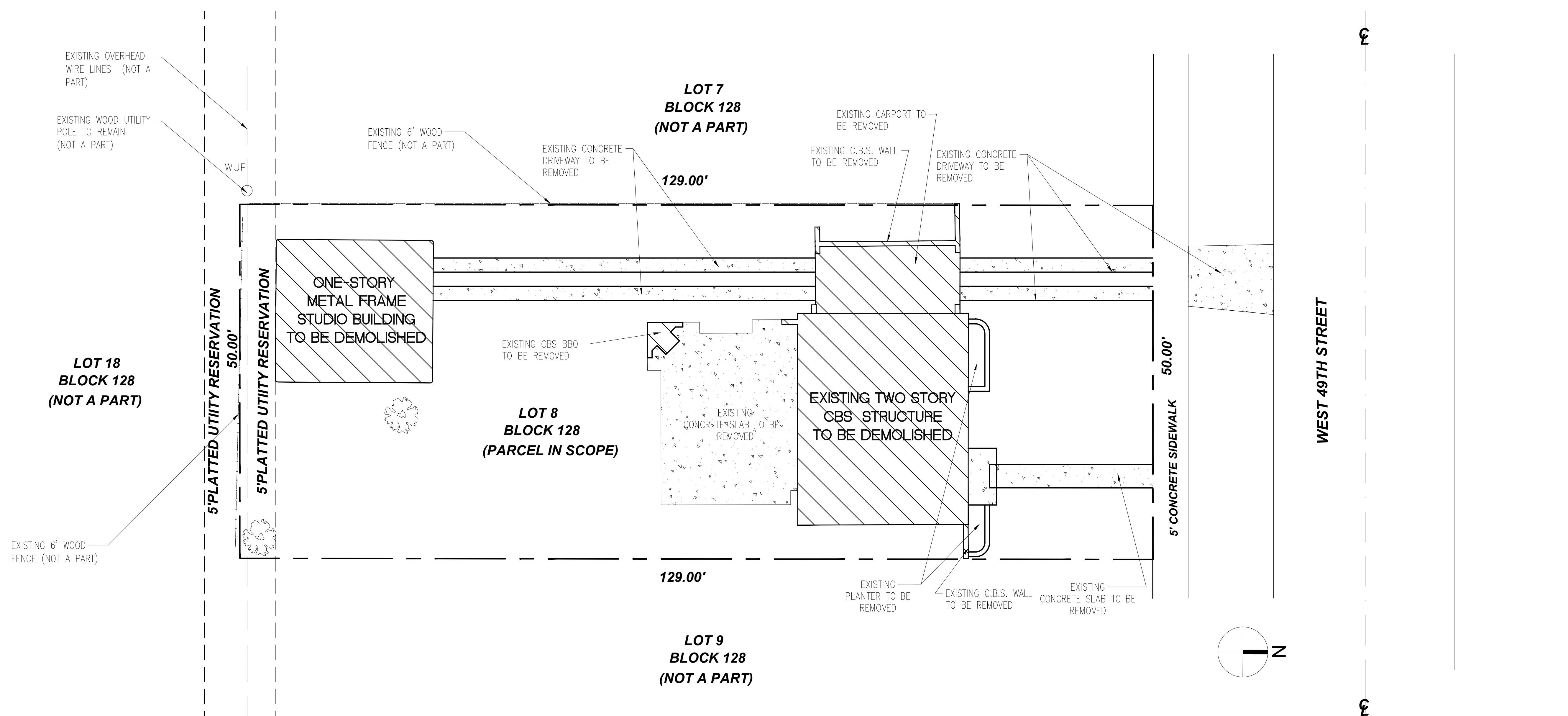
LEGEND

- LOT SIZE 26,104 SF
- LOT COVERAGE 2,610 SF (10%)



 CONCRETE PAVE AREA
TO BE REMOVED

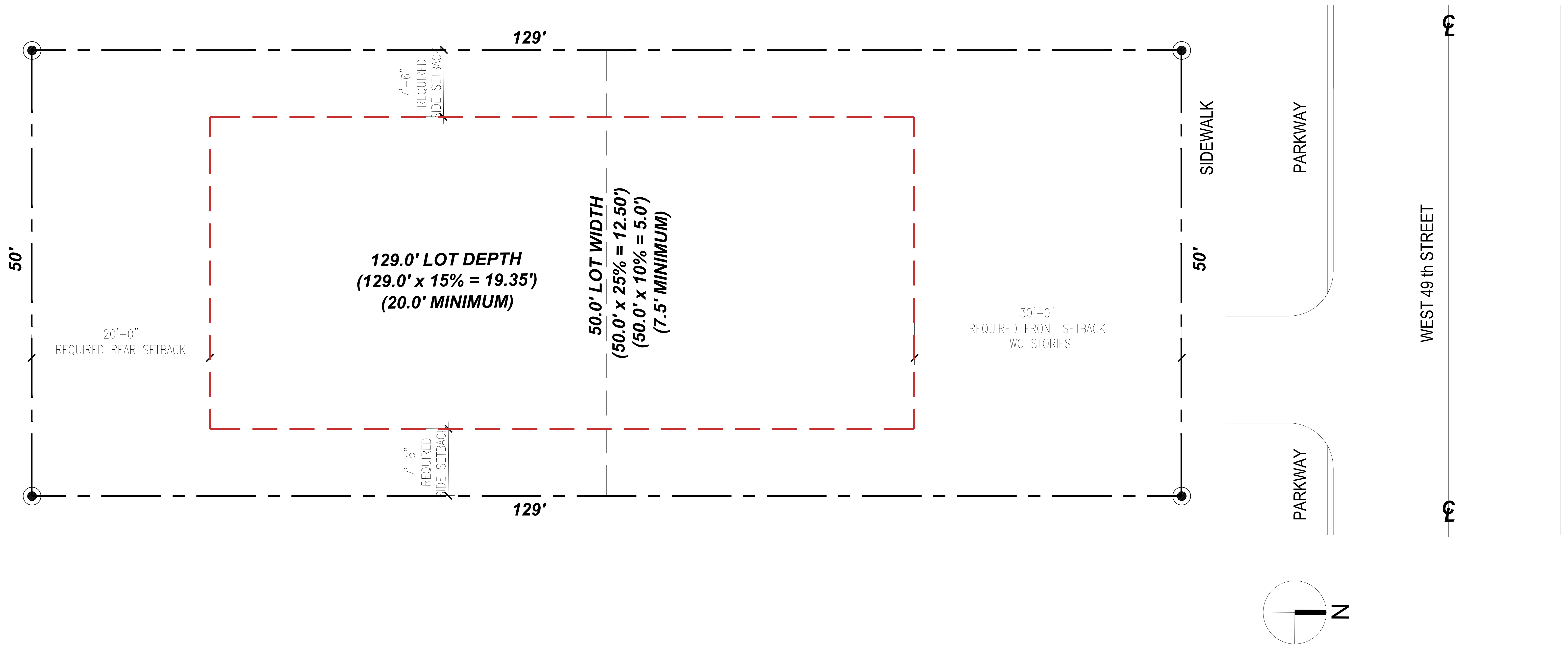
 CBS STRUCTURE
TO BE REMOVED

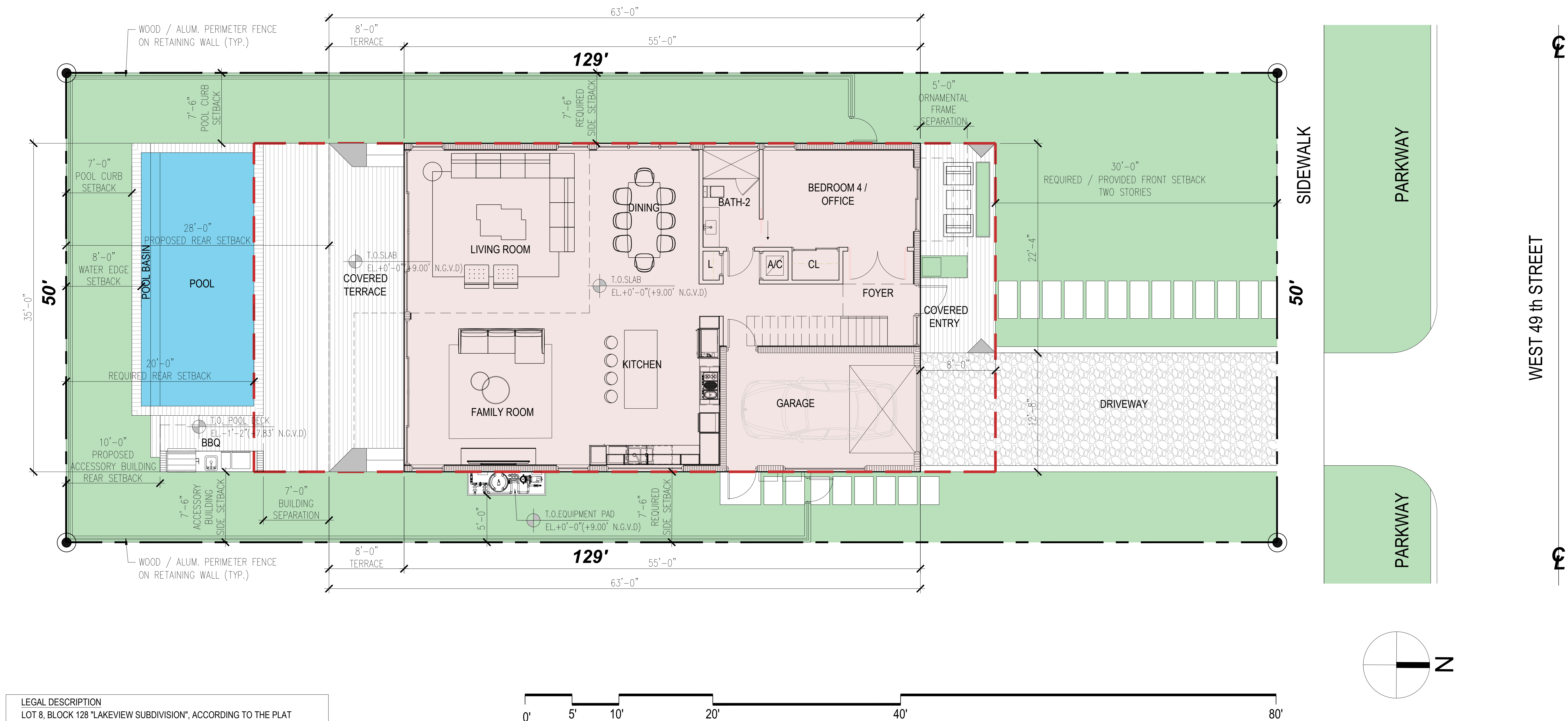


ZONING DATA SHEET

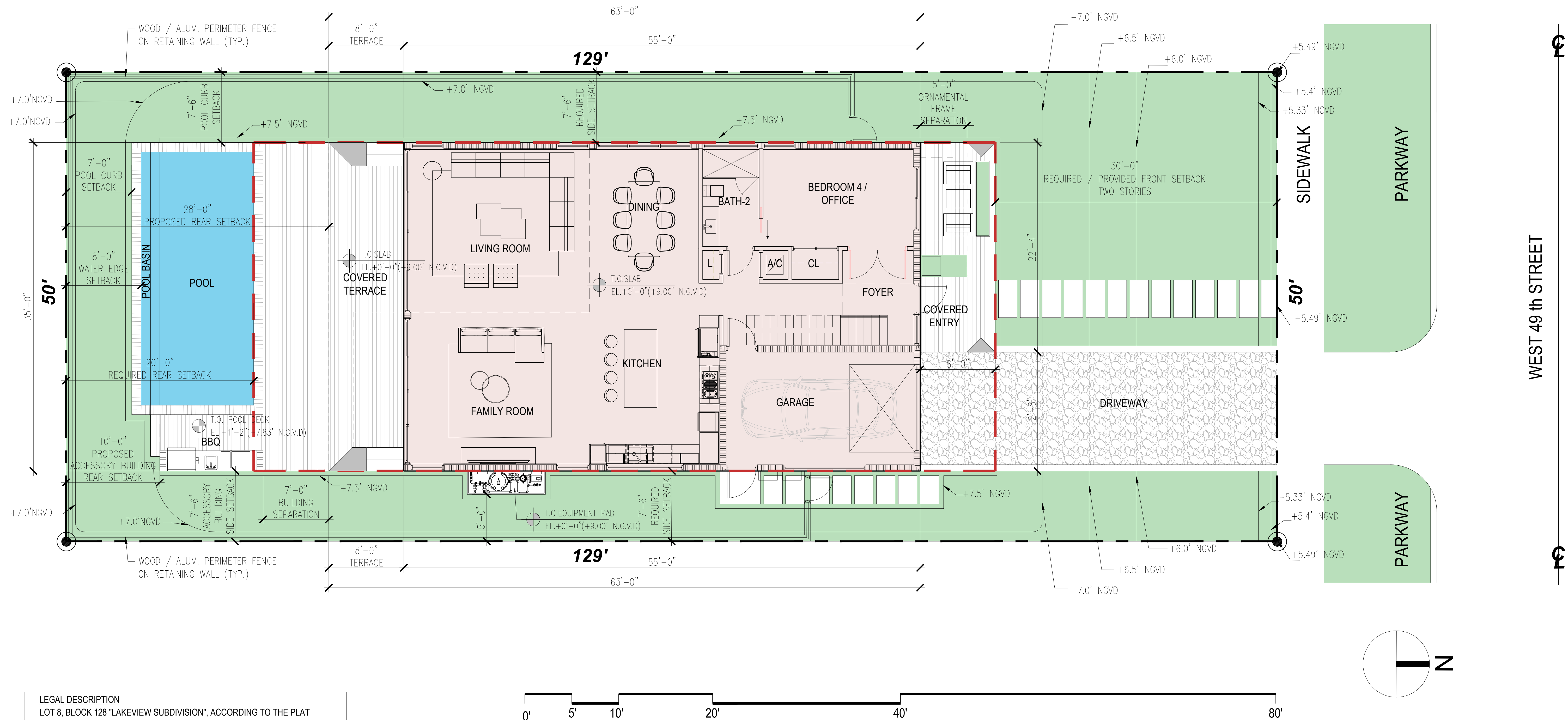
ITEM #	Zoning Information				
1	Address:	544 W 49 th STREET. MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):	02-3222-022-1130			
3	Board and file numbers :	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0’ NGVD	Grade value in NGVD:	5.49’ NGVD	
6	Adjusted grade (Flood+Grade/2):	6.745’ NGVD	Free board: (FEMA+1’)	9.0’ NGVD	
7	Lot Area:	6,450 sf			
8	Lot width:	50.0 ft.	Lot Depth:	129.0 ft.	
9	Max Lot Coverage SF and %:	1,935 sf (30%)	Proposed Lot Coverage SF and %:	1,925 sf (29.8%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	653 sf (65.3% of 1,000 sf)	Rear Yard Open Space SF and %:	720 sf (72% of 1,000 sf)	
12	Max Unit Size SF and %:	3,225 sf (50%)	Proposed Unit Size SF and %:	3,225 sf (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,663 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)	1,925 sf (115.7%)	
15			Proposed Second Floor Unit Size SF:	1,562 sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed 1,475 sf floor area immediately below): 368 sf	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	N/A	24 ft.	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	30 ft.	
20	Front Second level:	30 ft.	N/A	30 ft.	
21	Side 1:	7.5 ft.	N/A	7.5 ft.	
22	Side 2 or (facing street):	7.5 ft.	N/A	7.5 ft.	
23	Rear:	20 ft.	N/A	26 ft.	
	Accessory Structure Side 1:	7.5 ft.	N/A	7.5 ft.	
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A	
25	Accessory Structure Rear:	7.5 ft.	N/A	10 ft.	
26	Sum of Side yard :	12.5 ft. (25% of lot width)	N/A	15 ft.	
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?	No			

Notes:

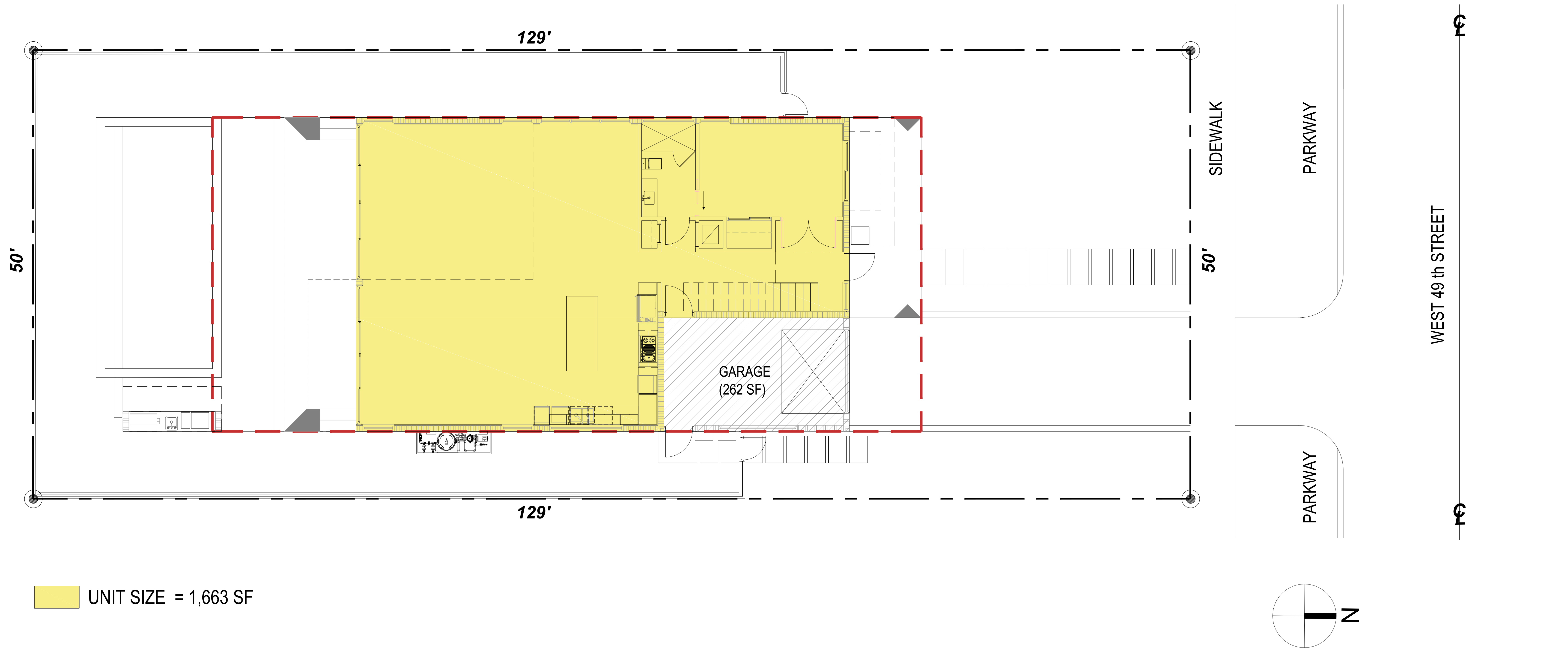




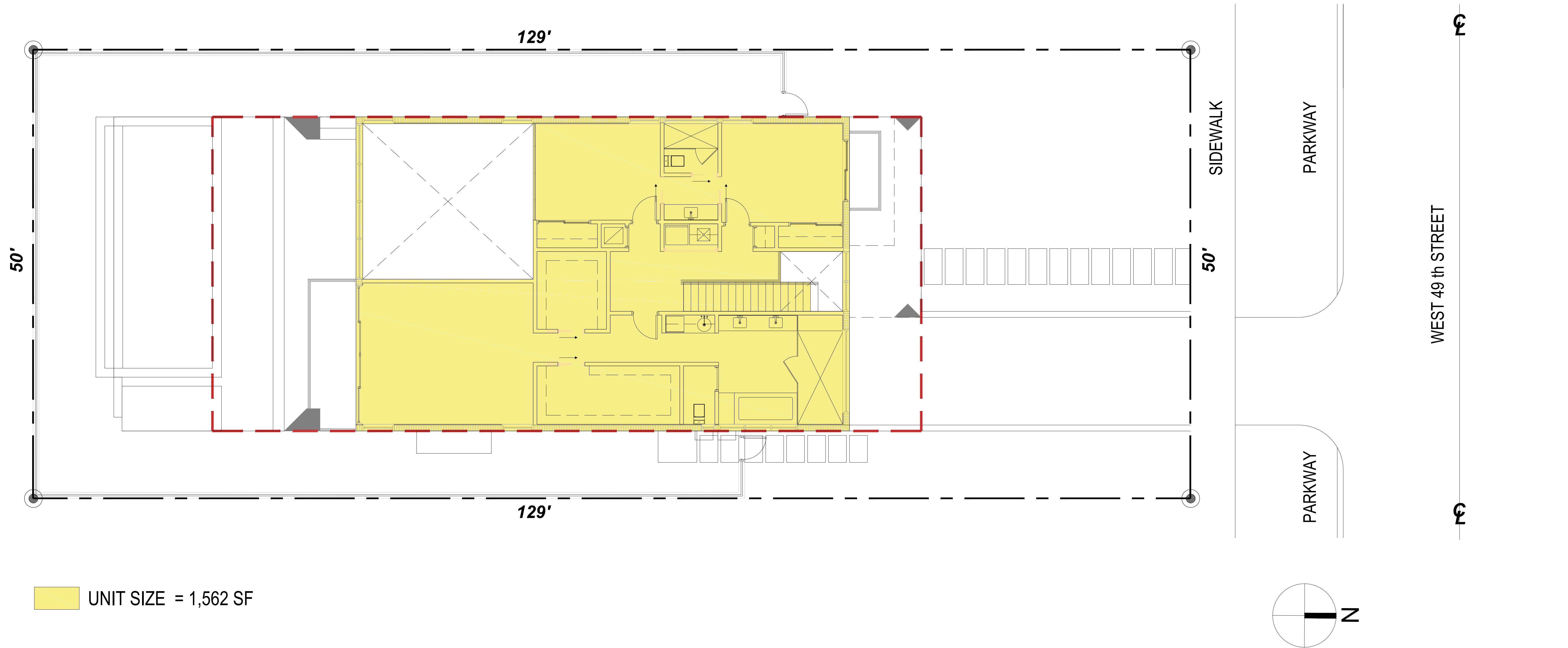
LEGAL DESCRIPTION
LOT 8, BLOCK 128 "LAKEVIEW SUBDIVISION", ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 42, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

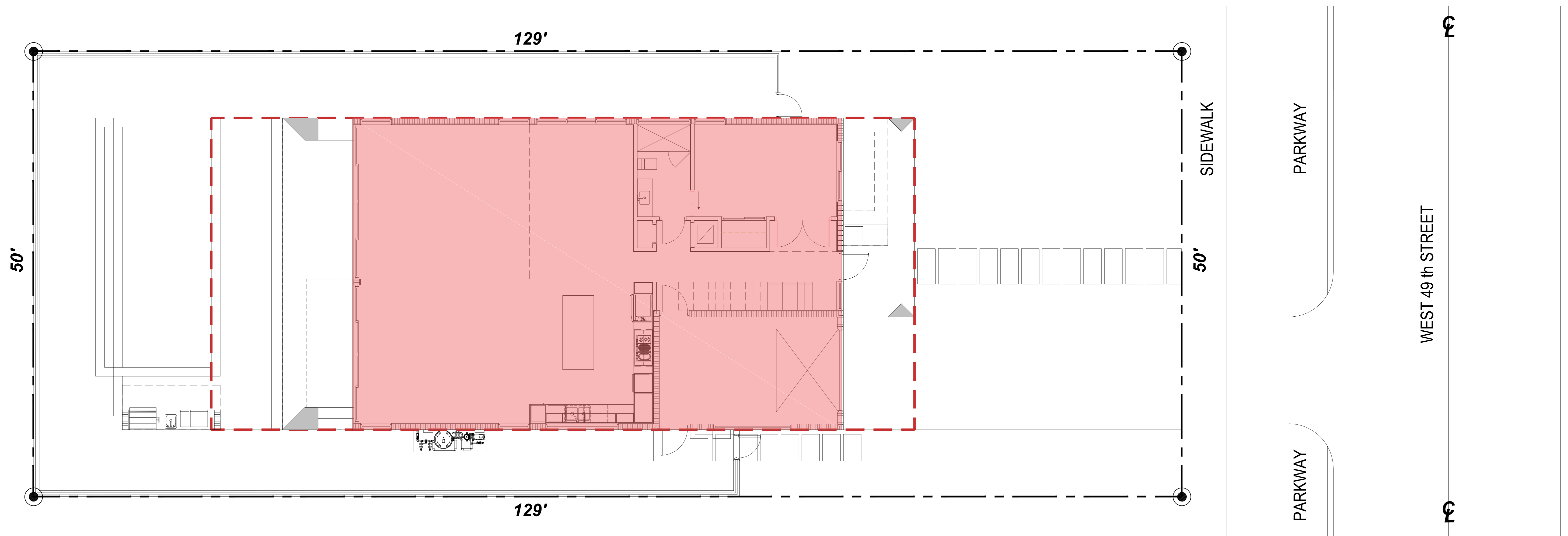


	ALLOWED	PROVIDED
LOT SIZE	10,000 SF MIN.	6,450 SF
LOT COVERAGE	1,935 SF MAX. (30% MAX.)	1,925 SF (29.8%)
UNIT SIZE	3,225 SF MAX. (50% MAX.)	3,225 SF (50%)
1ST LEVEL		1,663 SF
2ND LEVEL		1,562 SF



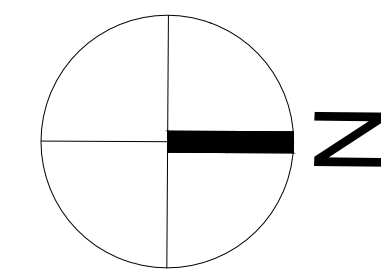
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UNIT SIZE	3,225 SF MAX. (50% MAX.)	3,225 SF (50%)
1ST LEVEL		1,663 SF
2ND LEVEL		1,562 SF





LOT COVERAGE= 1,925 SF (29.8%)

LOT AREA: 6,450 SF
 MAXIMUM ALLOWED LOT COVERAGE: 1,935 SF
 (30% OF LOT AREA)



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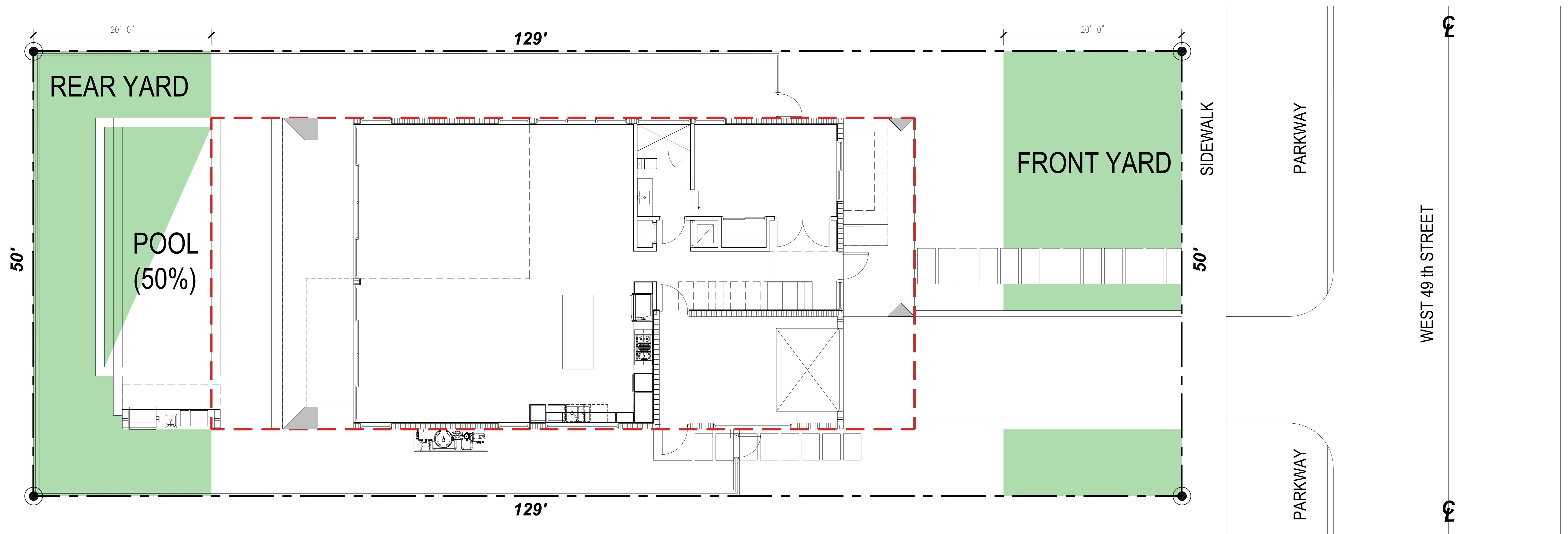
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01 LOT COVERAGE DIAGRAM

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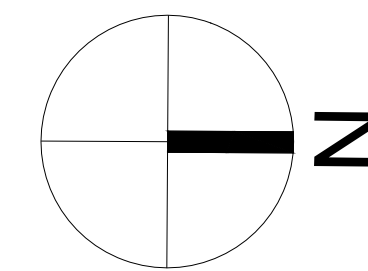
ZONING DIAGRAMS
 DATE: 09/07/2018
 SCALE: 3/32" = 1'-0"

A-1.6



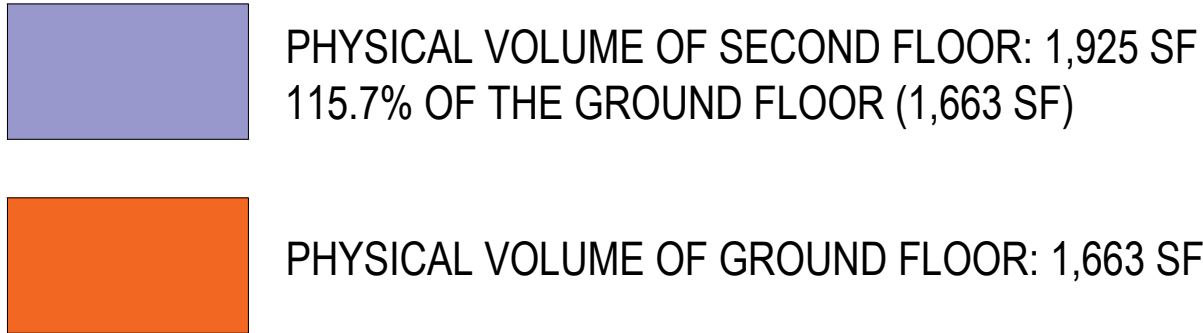
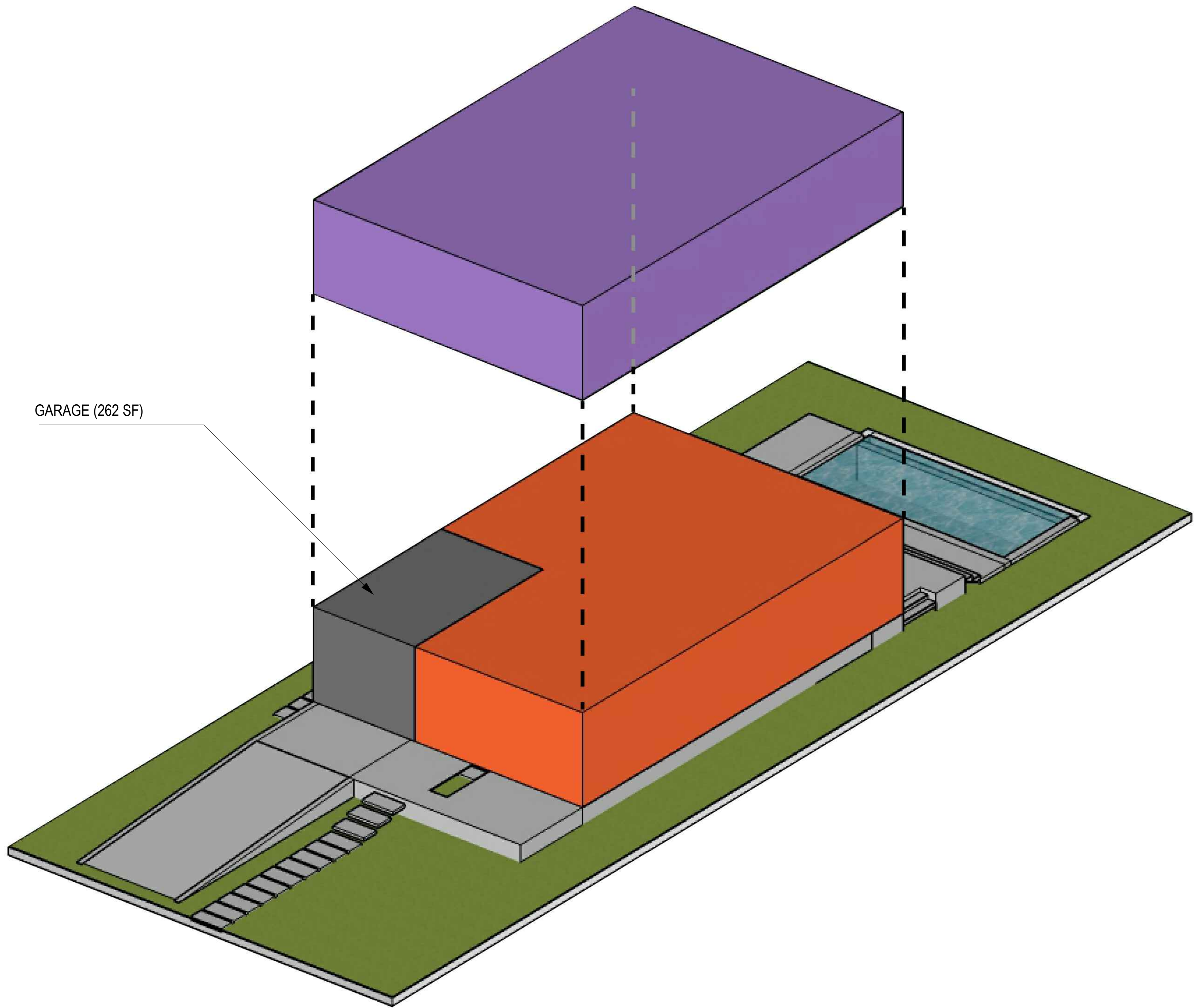
REAR YARD AREA: 1,000 sf
 MINIMUM ALLOWED LANDSCAPE: 700 sf (70% of rear yard area)
 PROPOSED REAR YARD LANDSCAPE AREA: 720 SF (72.0%)

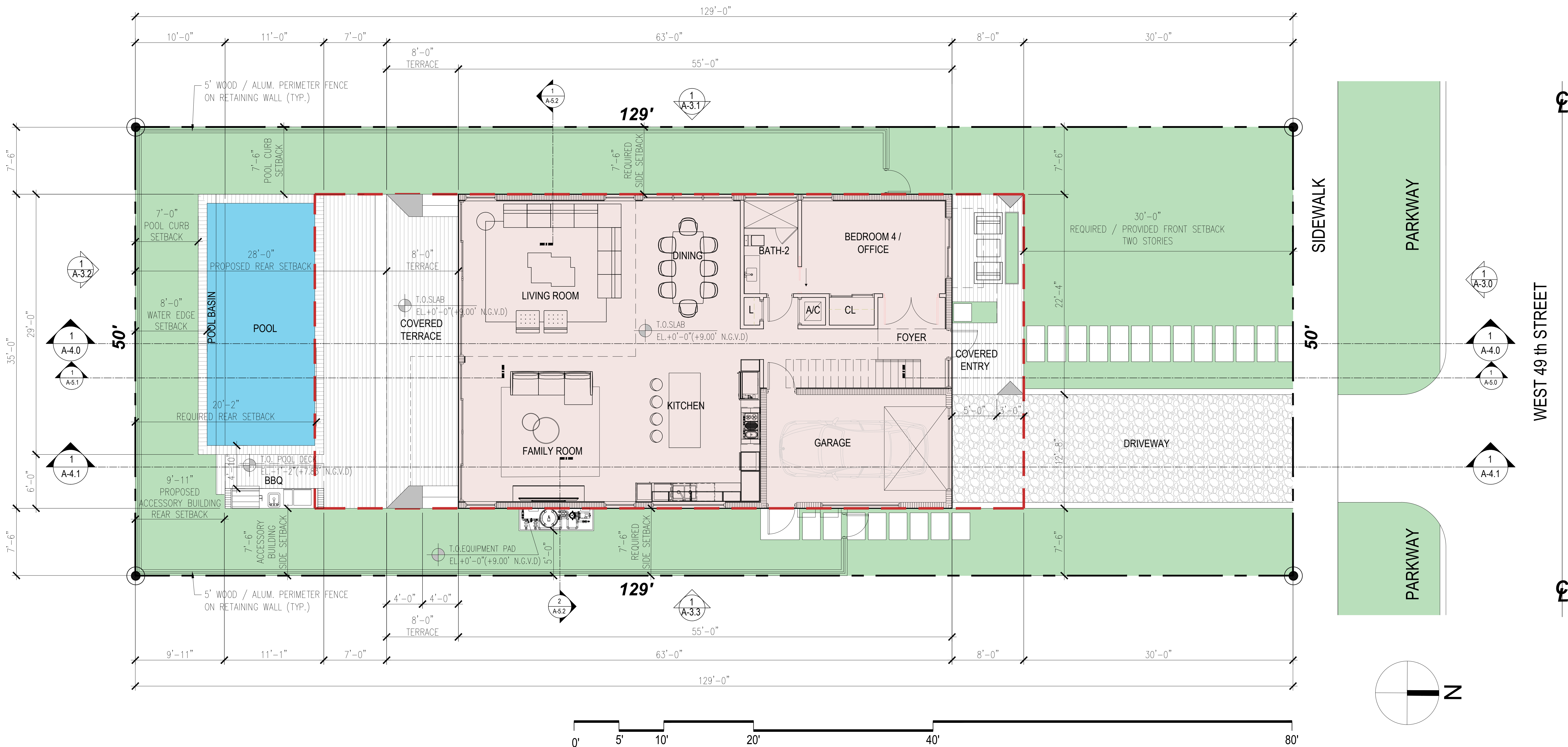
FRONT YARD AREA: 1,000 sf
 MINIMUM ALLOWED LANDSCAPE: 600 sf (60% of front yard area)
 PROPOSED FRONT YARD LANDSCAPE AREA: 653 SF (65.3%)



RELEVANT CODE INFORMATION

"For two stories homes with an overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure." (142-105 (b) (4) c.



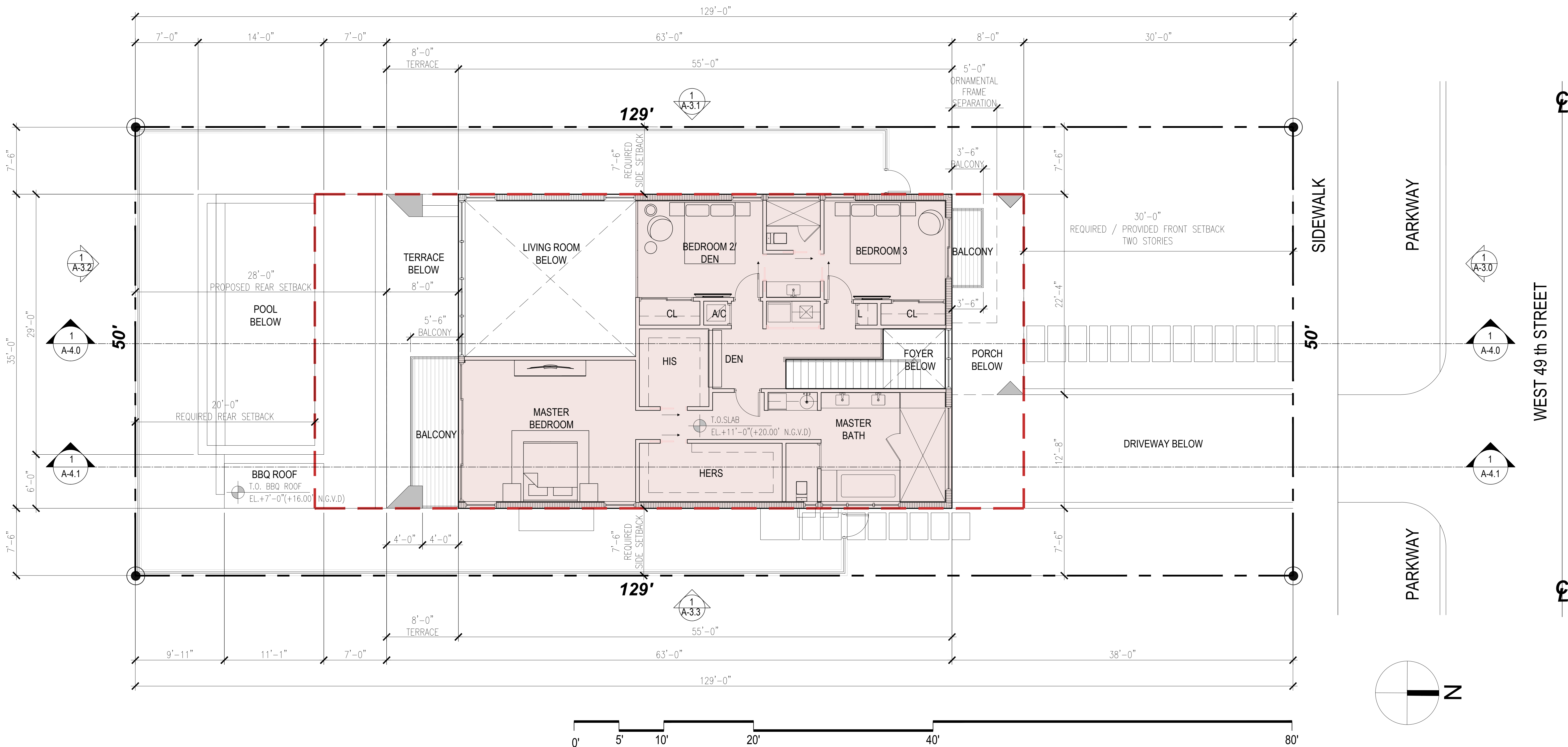


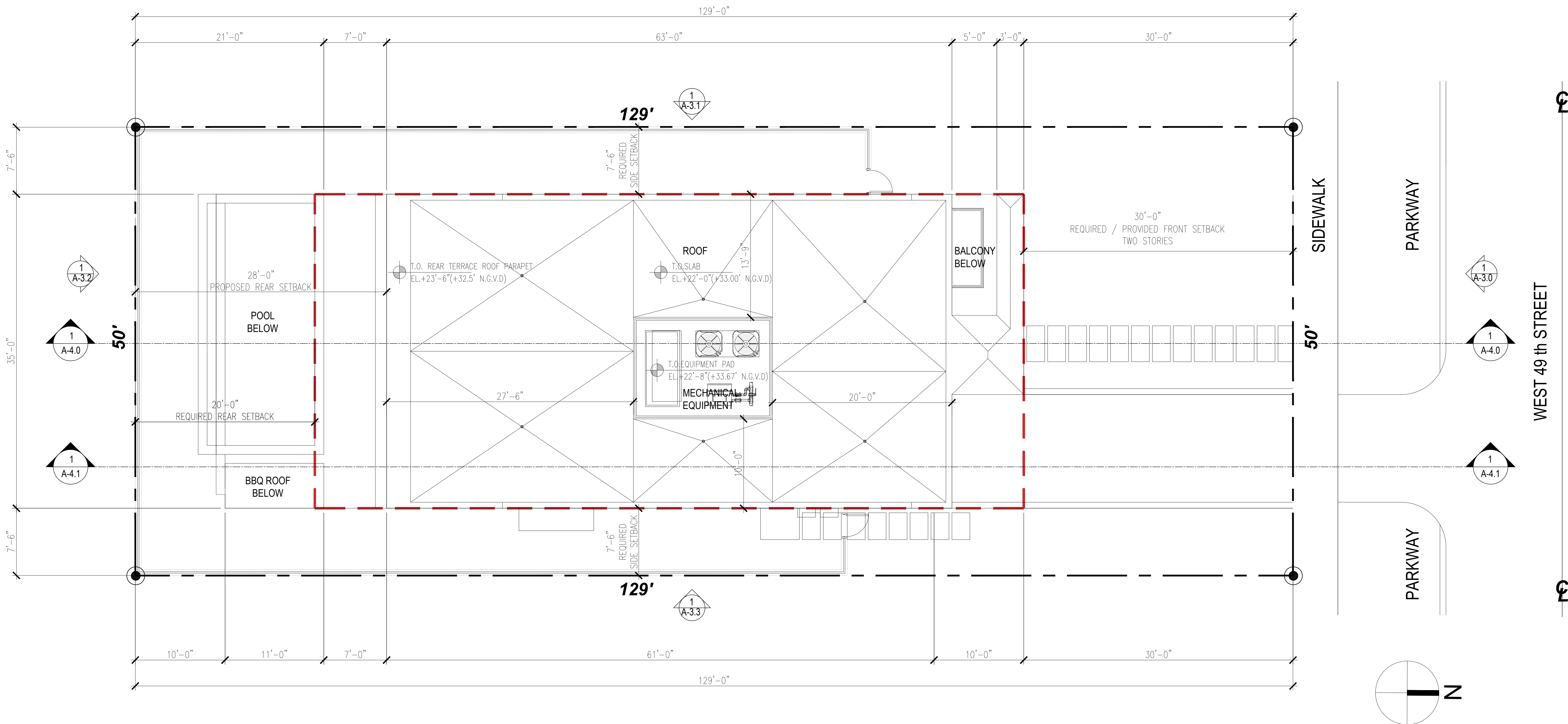
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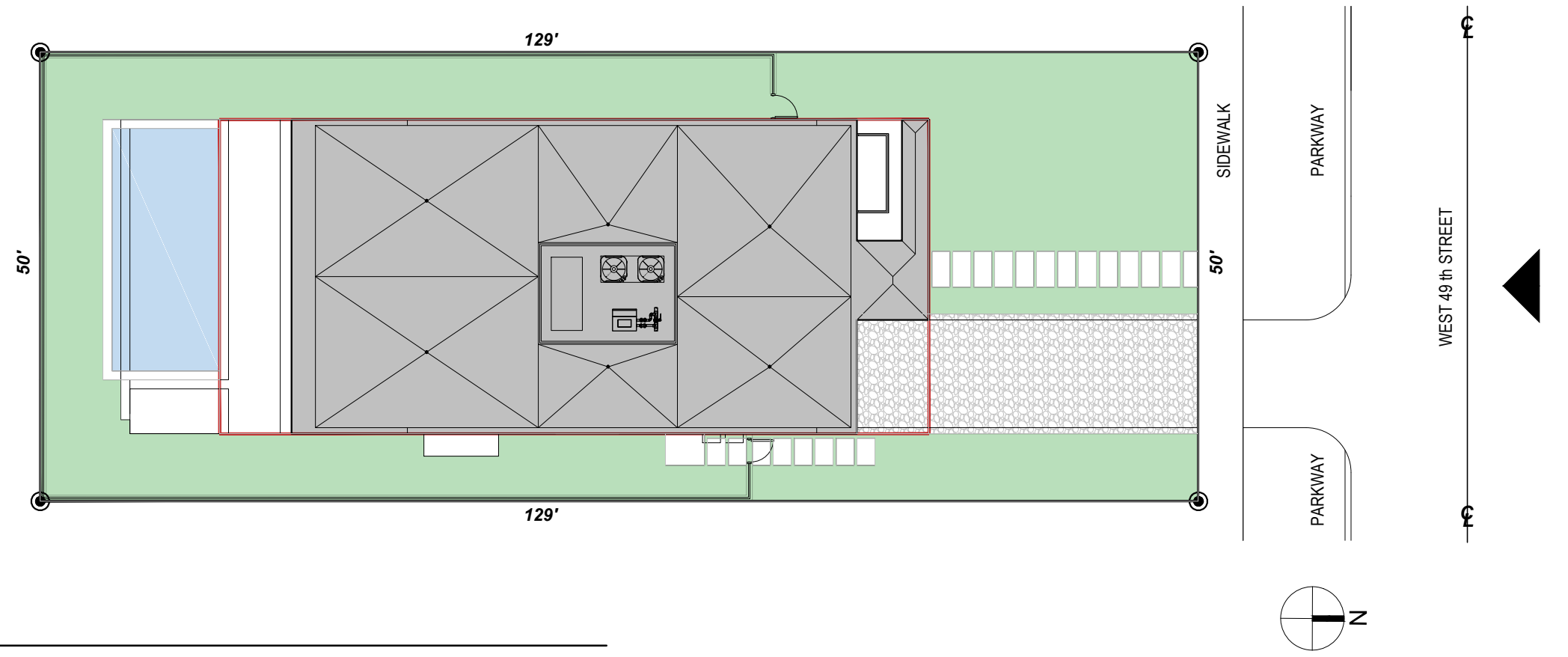
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GROUND FLOOR PLAN
DATE: 09/07/2018
SCALE: NTS
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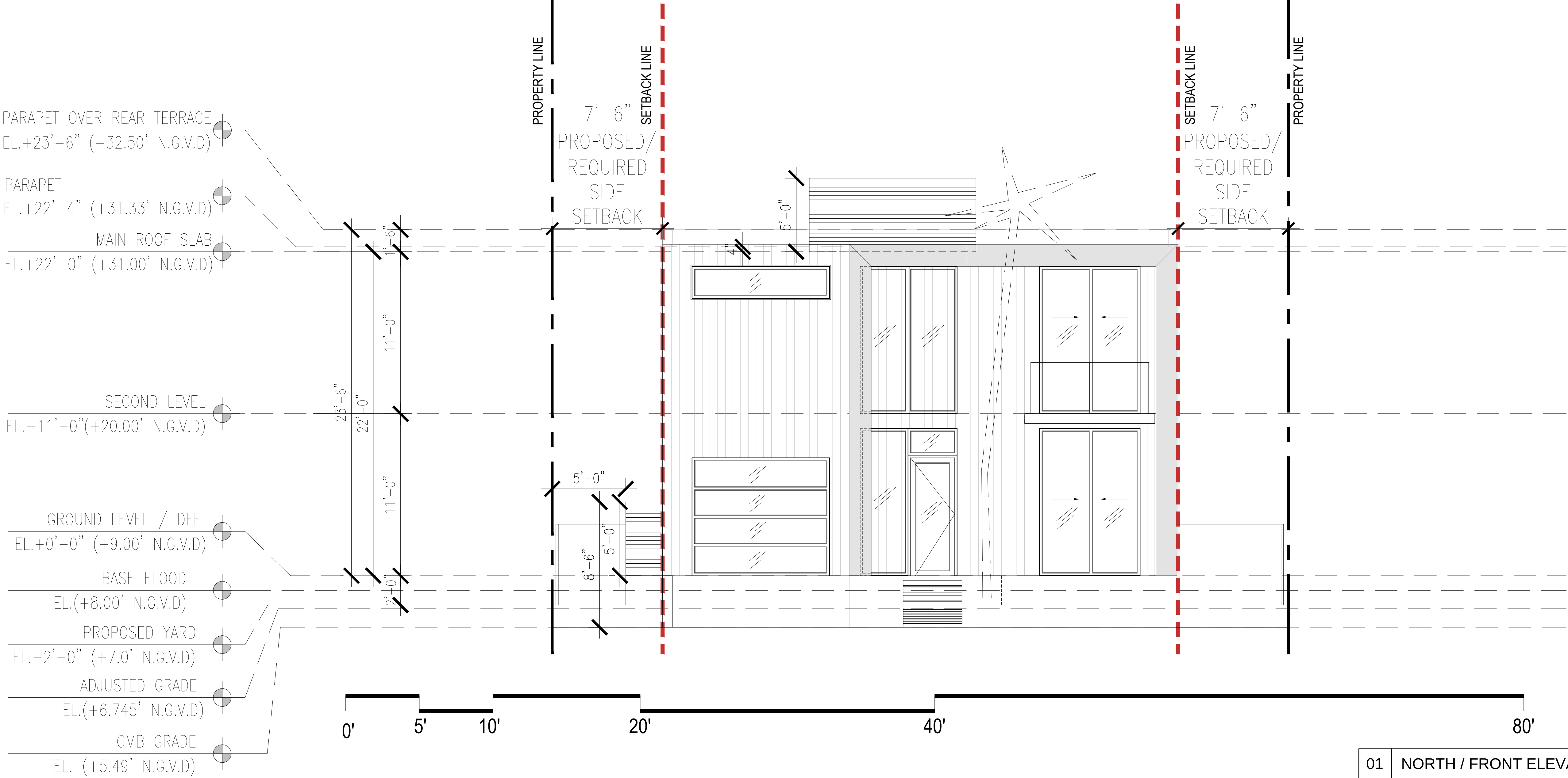




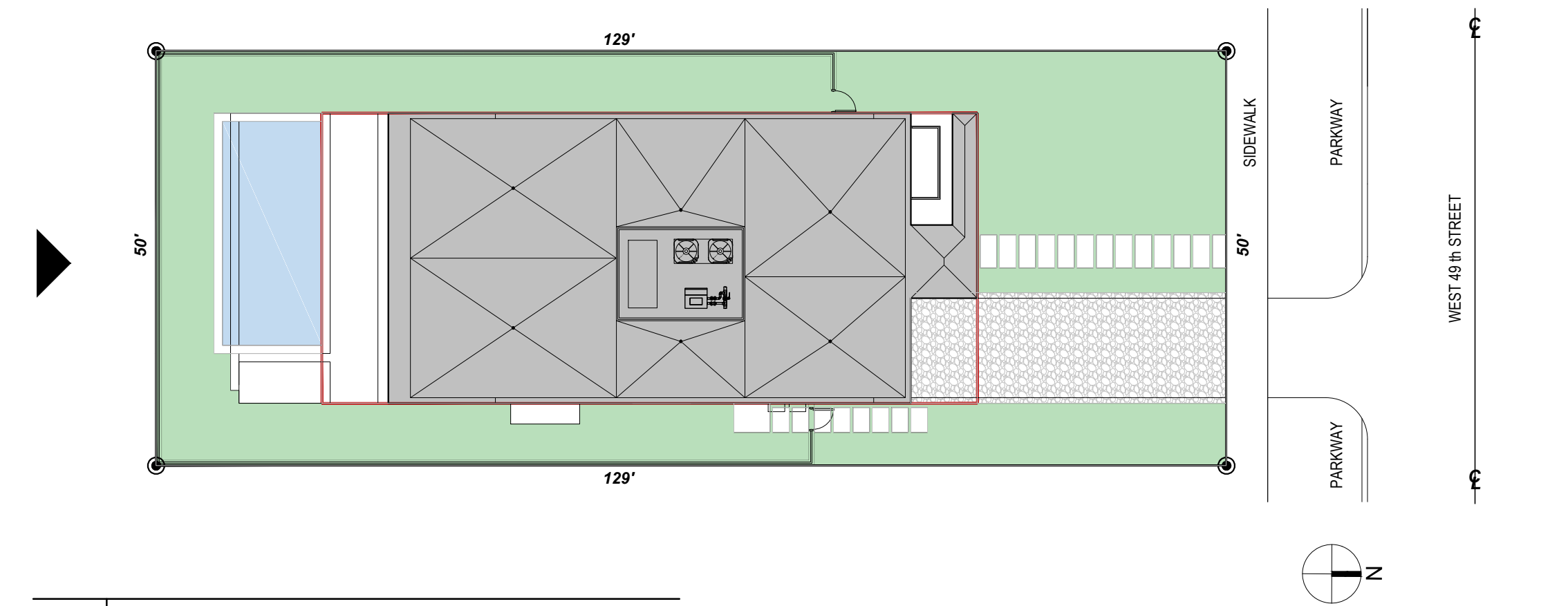


FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	LAMINATED GLASS RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	ORNAMENTAL ALUMINUM / FINS TO MATCH MULLIONS BRONZE FINISH
7	BREAK METAL FRAME TO MATCH WINDOWS MULLIONS BRONZE FINISH
8	ALUMINUM & GLASS IMPACT RESISTANT FROSTED GLASS GARAGE DOOR
9	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 KEYPLAN

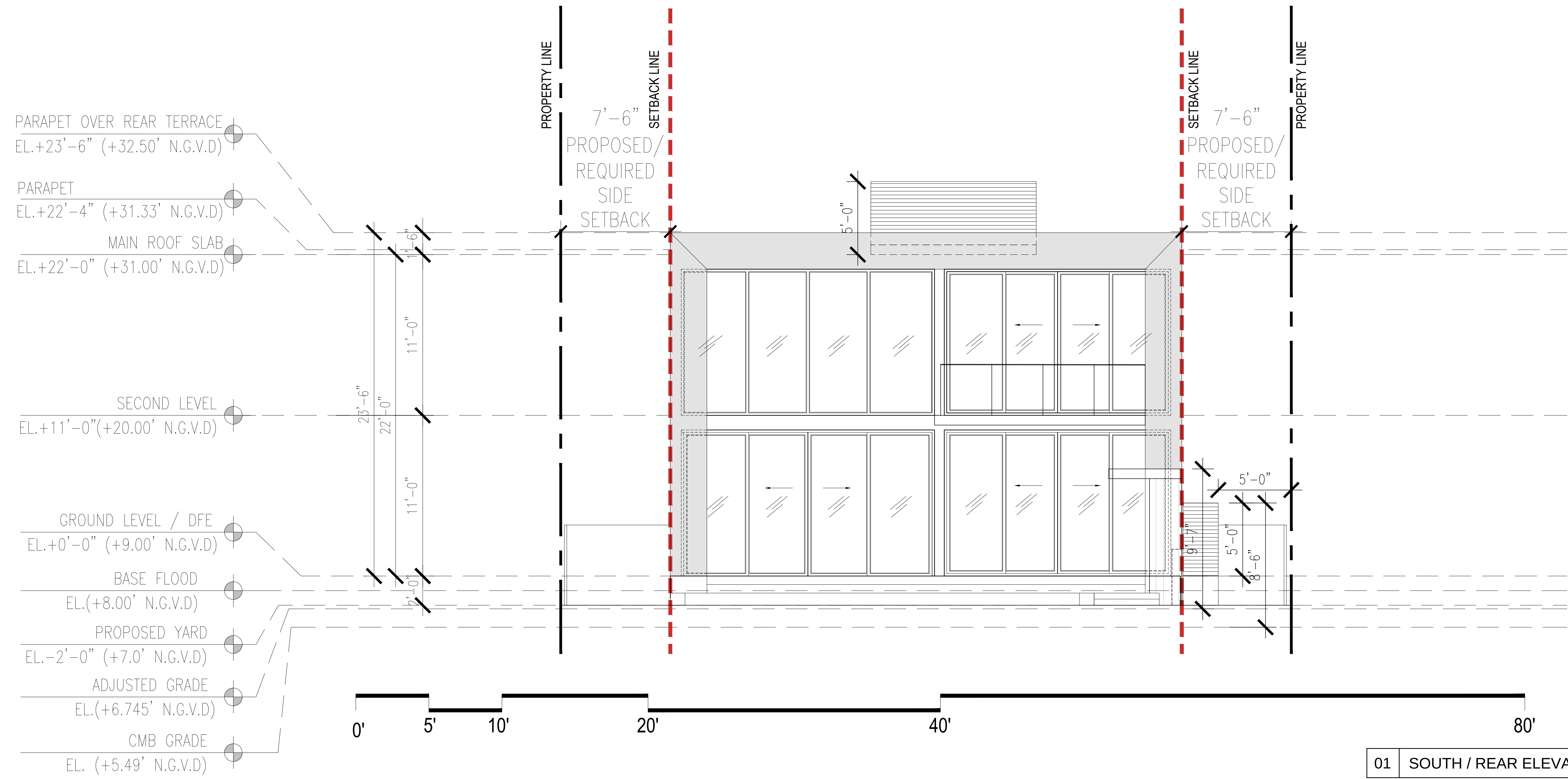


01 NORTH / FRONT ELEVATION

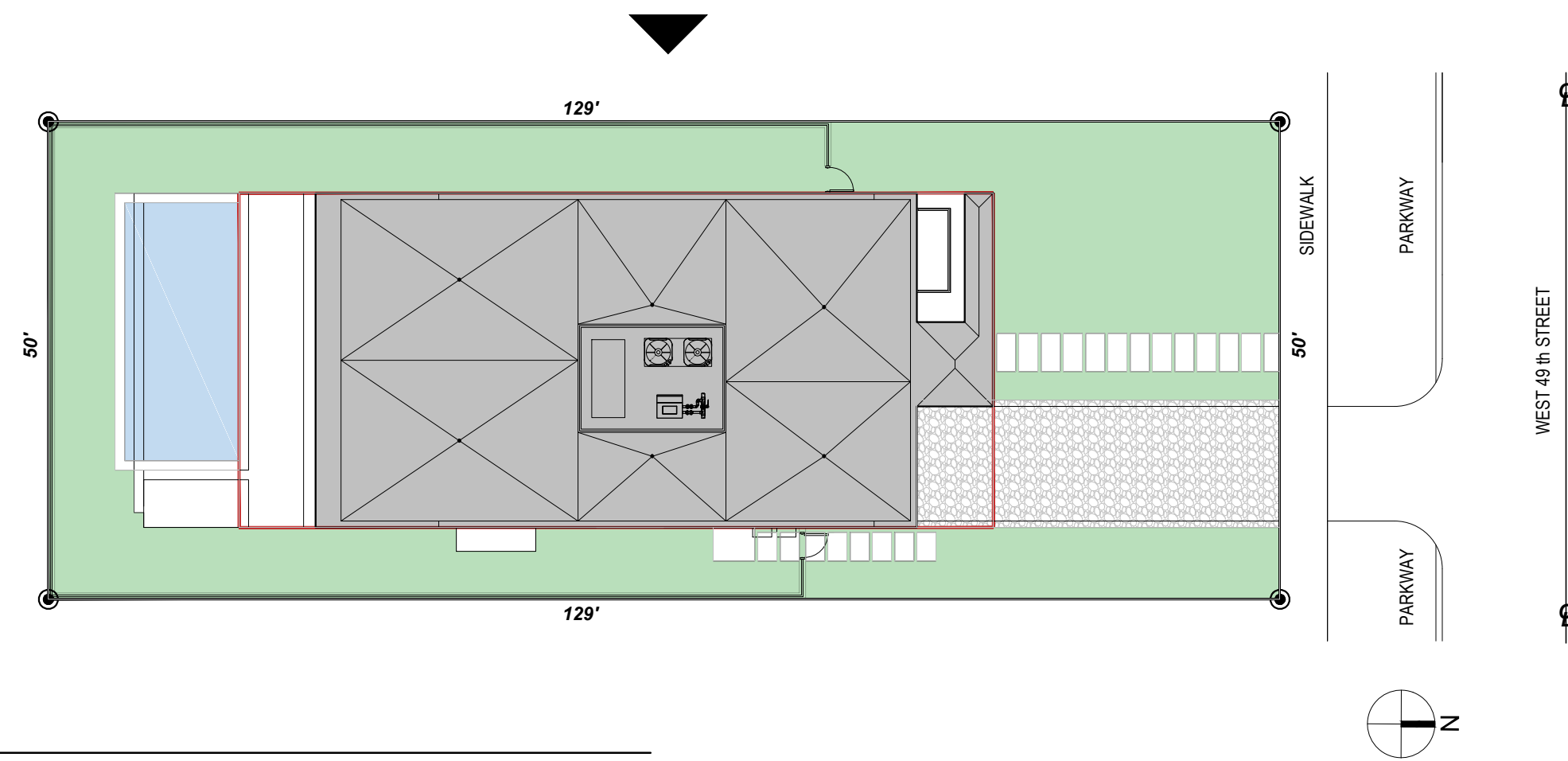


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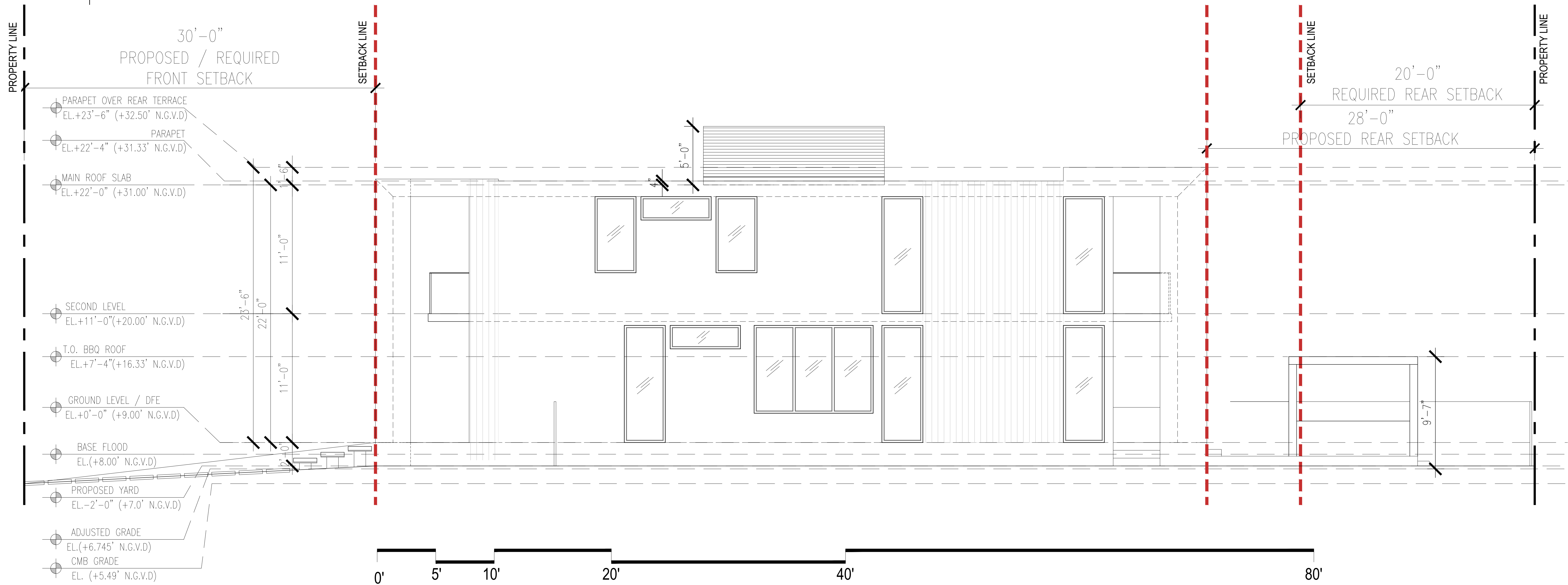


01 SOUTH / REAR ELEVATION

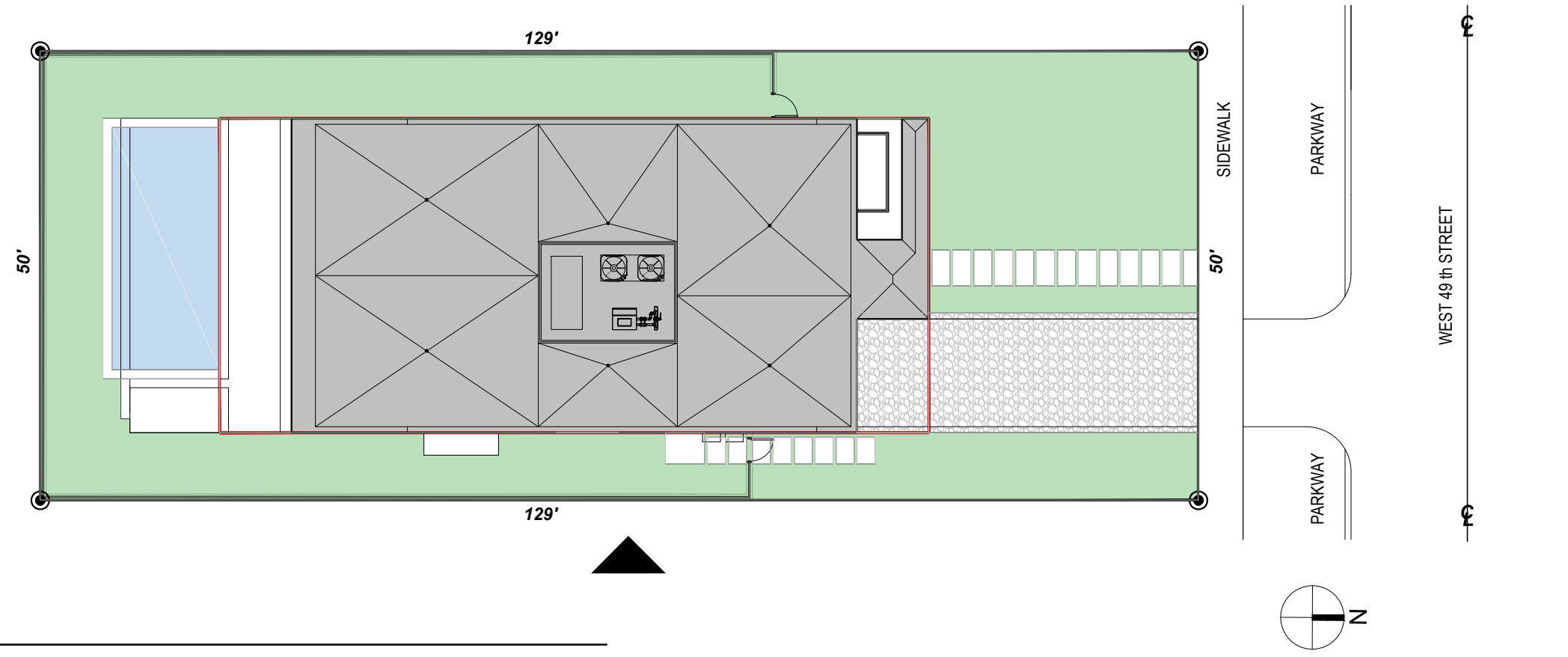


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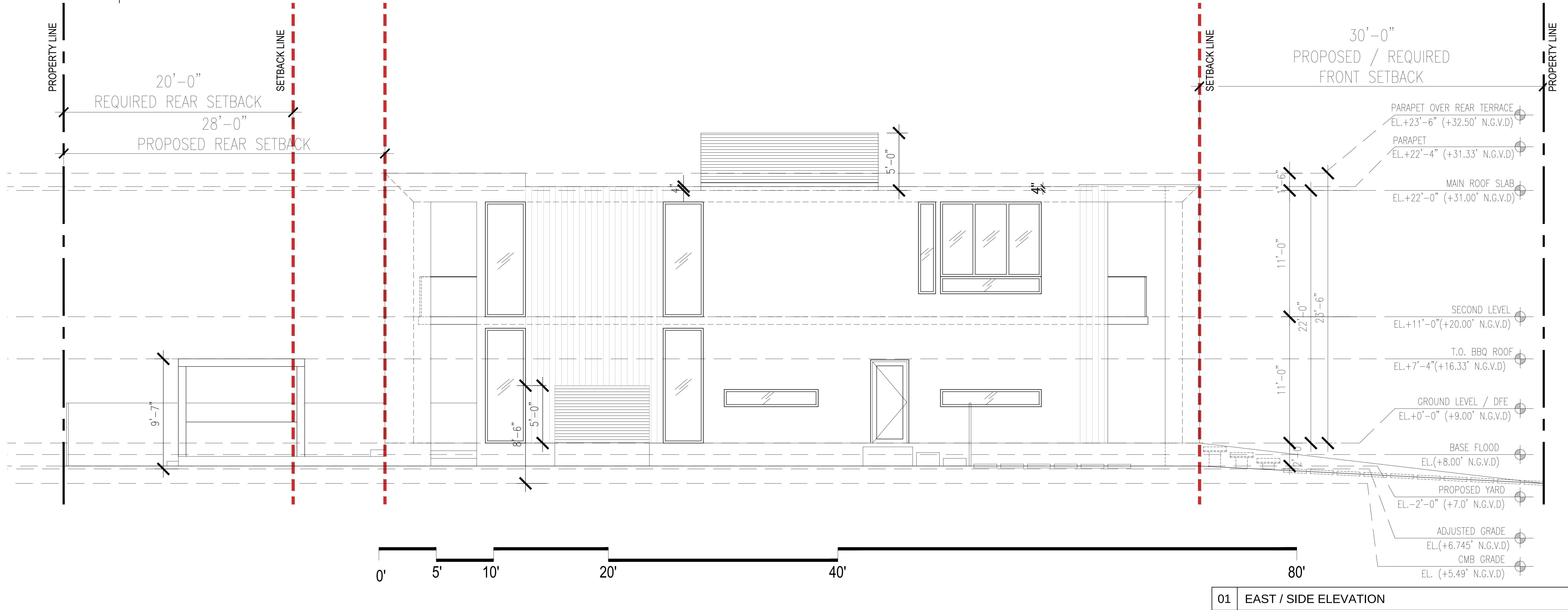


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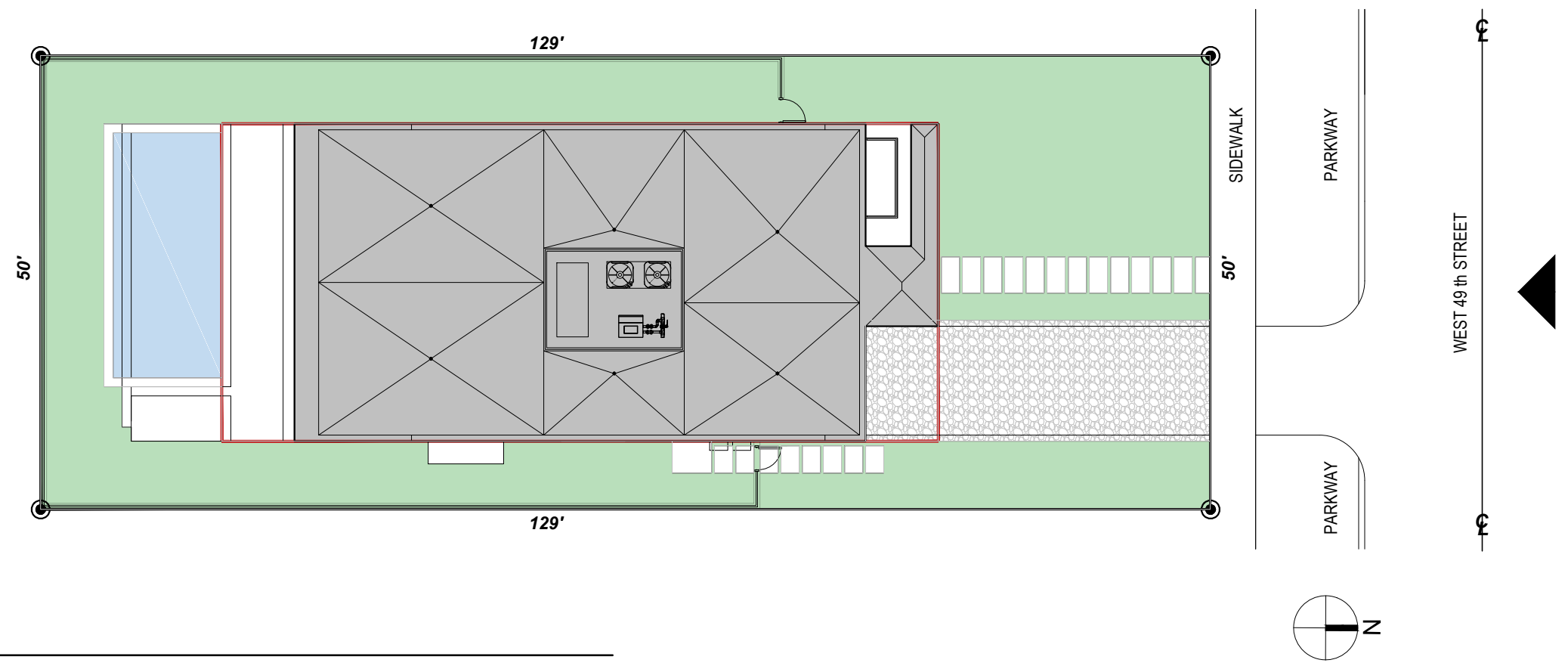


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01 EAST / SIDE ELEVATION

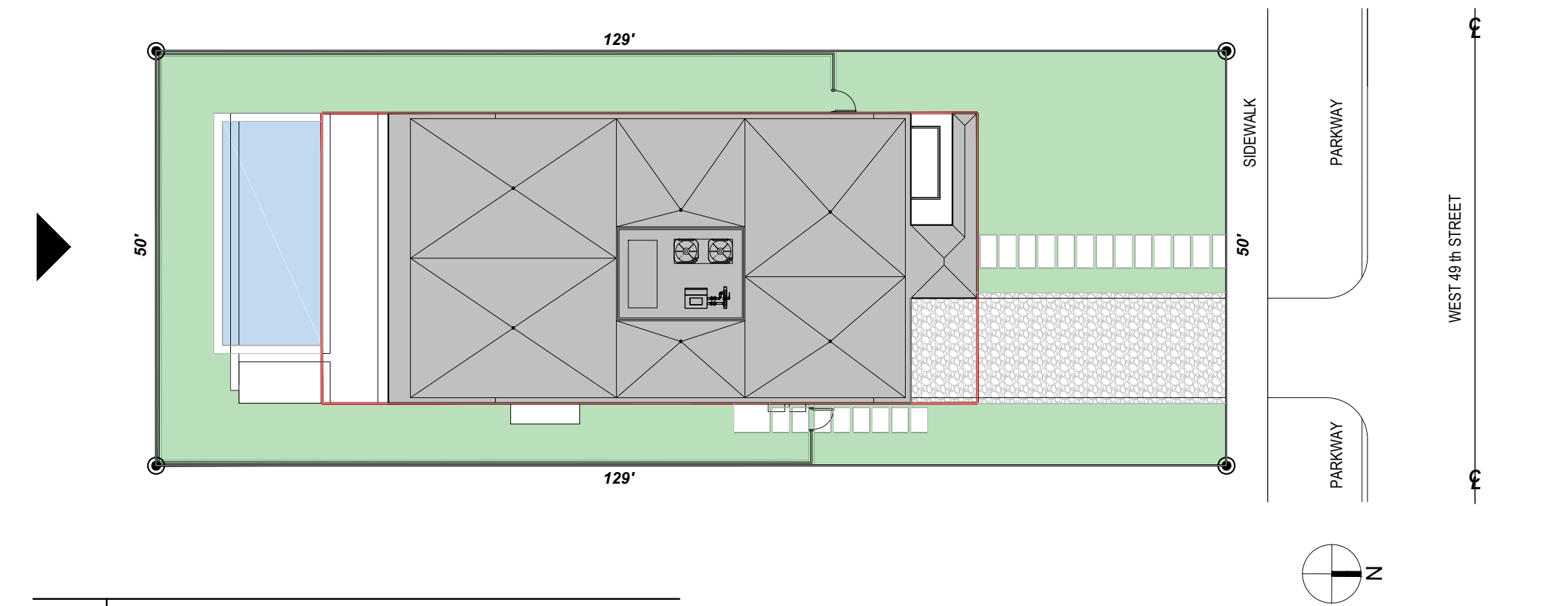


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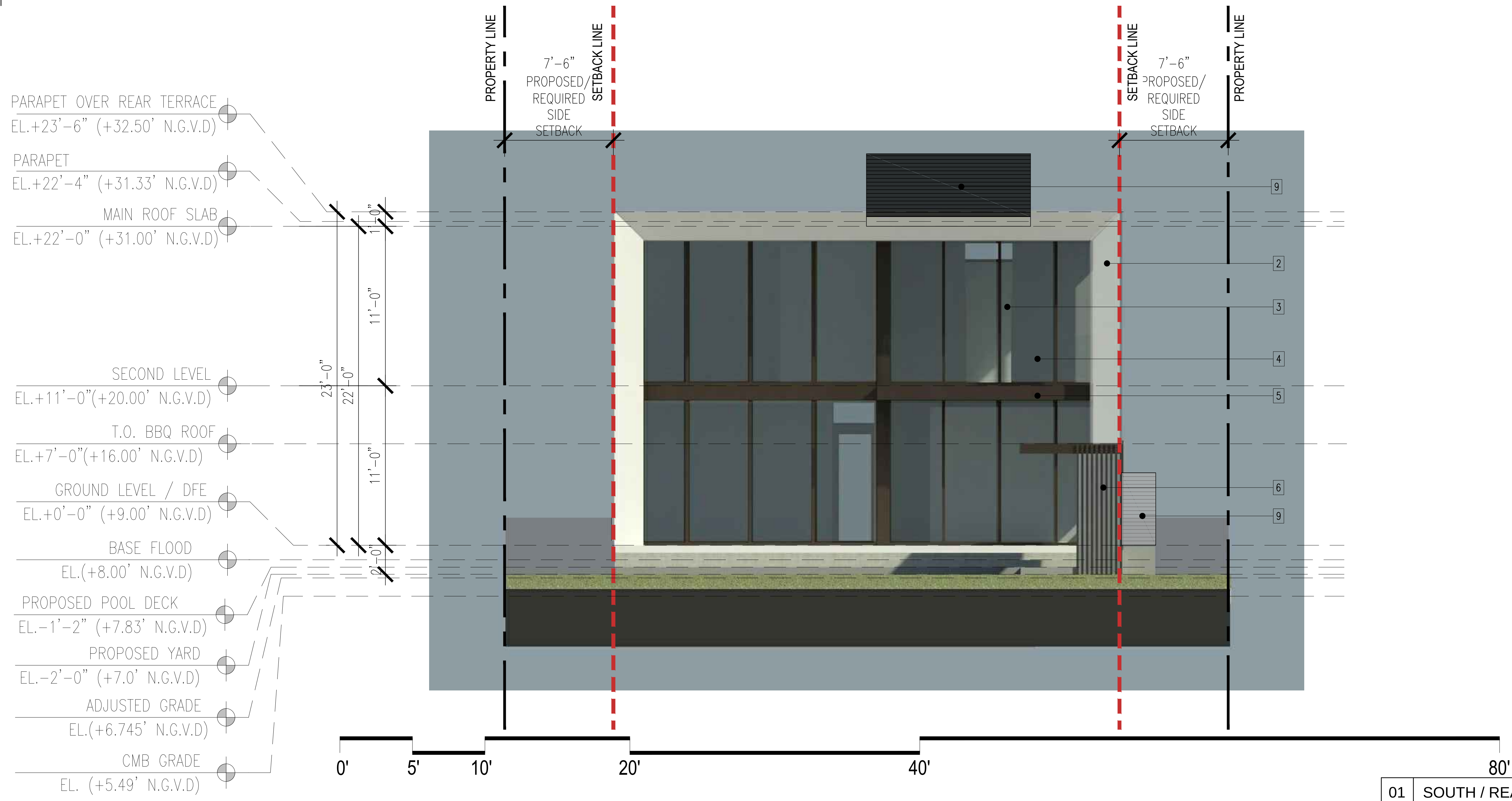


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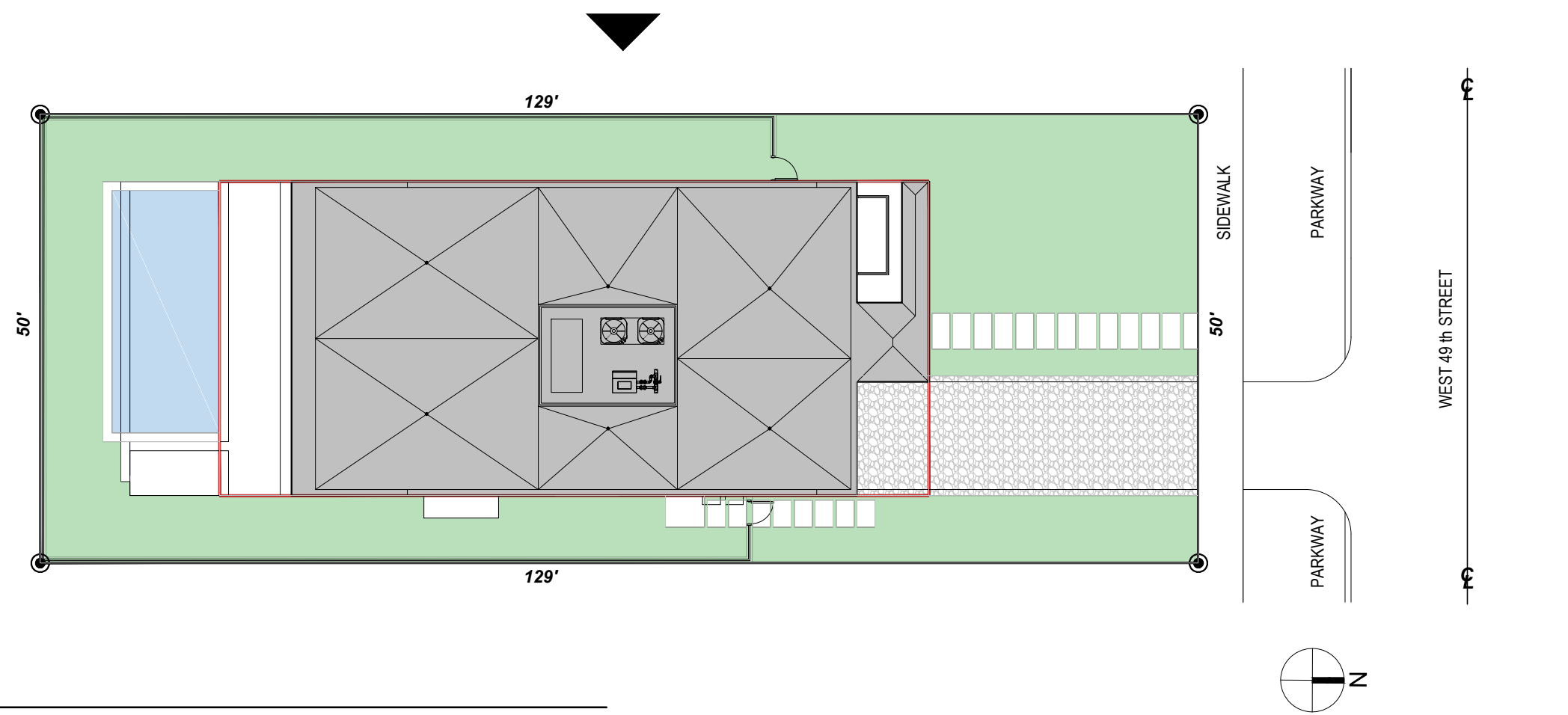


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02 KEYPLAN



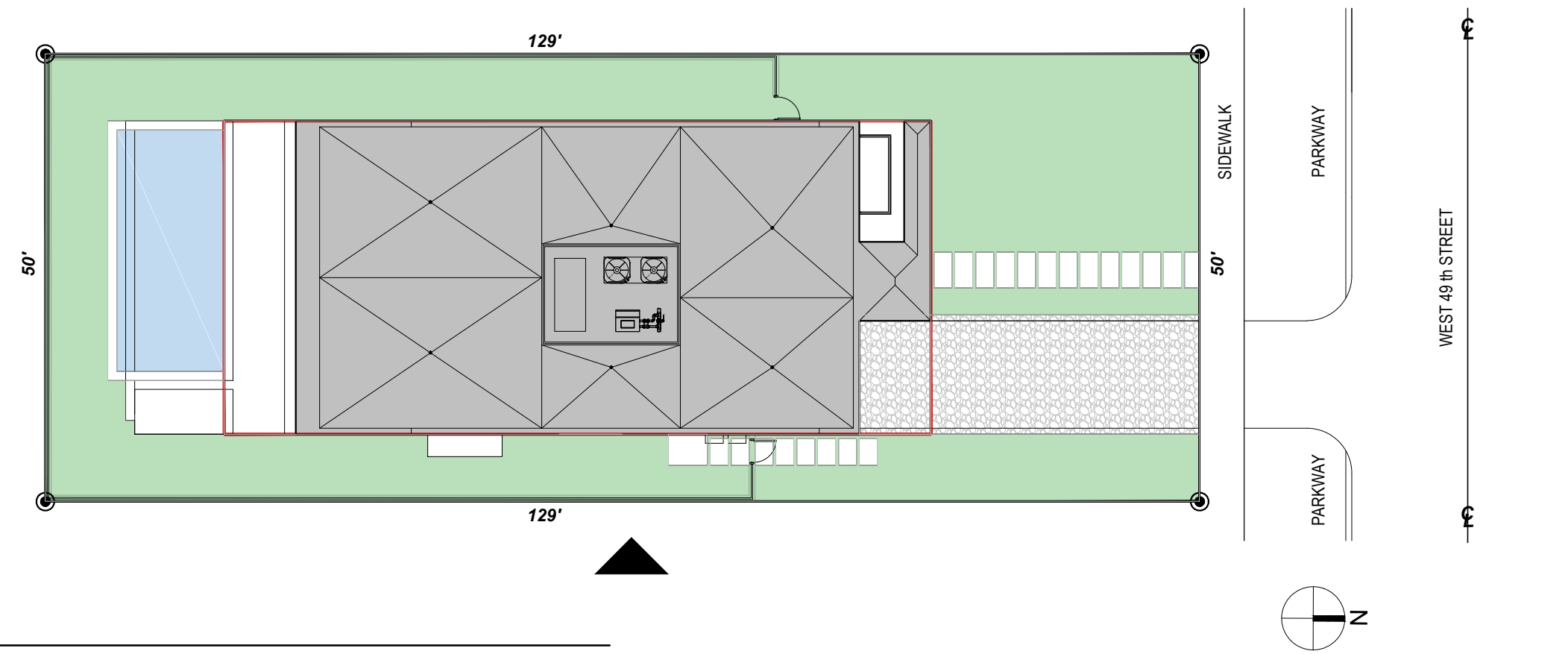
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RENDERED ELEVATIONS
DATE: 09/07/2018
SCALE: NTS
A-3.6



FINISH LEGEND	
[1]	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
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[4]	LAMINATED GLASS RAILING 42" A.F.F.
[5]	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
[6]	ORNAMENTAL ALUMINUM / FINS TO MATCH MULLIONS BRONZE FINISH
[7]	BREAK METAL FRAME TO MATCH WINDOWS MULLIONS BRONZE FINISH
[8]	ALUMINUM & GLASS IMPACT RESISTANT FROSTED GLASS GARAGE DOOR
[9]	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE PAD

02 | KEYPLAN



01 | EAST / SIDE ELEVATION

VILLA JAGGI
DESIGN REVIEW BOARD SUBMITTAL

544 W 49TH STREET
MIAMI BEACH, FLORIDA 33140

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RENDERED ELEVATIONS
DATE: 09/07/2018
SCALE: NTS
A-3.7



1. ALUMINUM & GLASS IMPACT RESISTANT (WINDOWS & DOORS WITH BRONZE COATED MULLION)



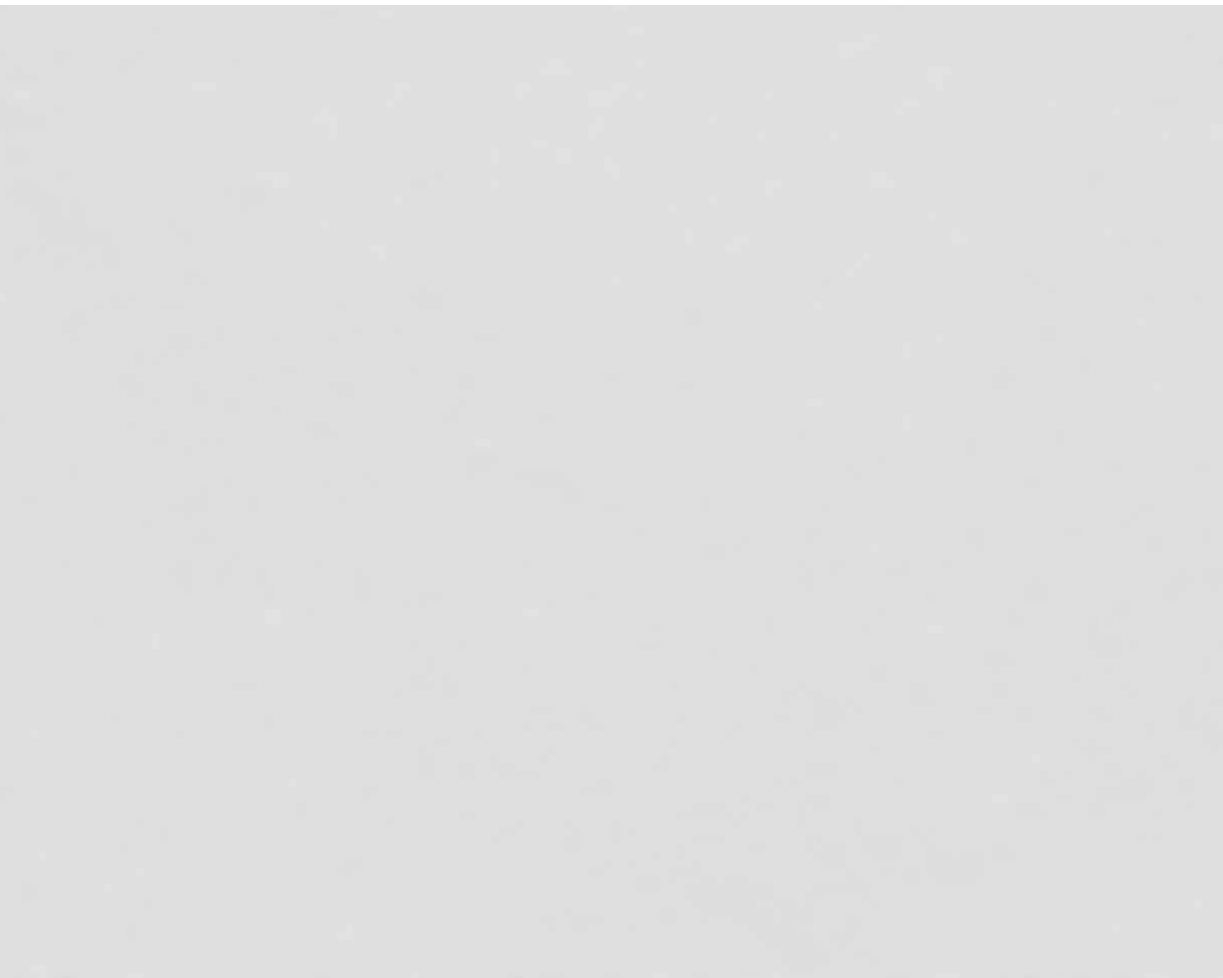
2. ALUMINUM FINS



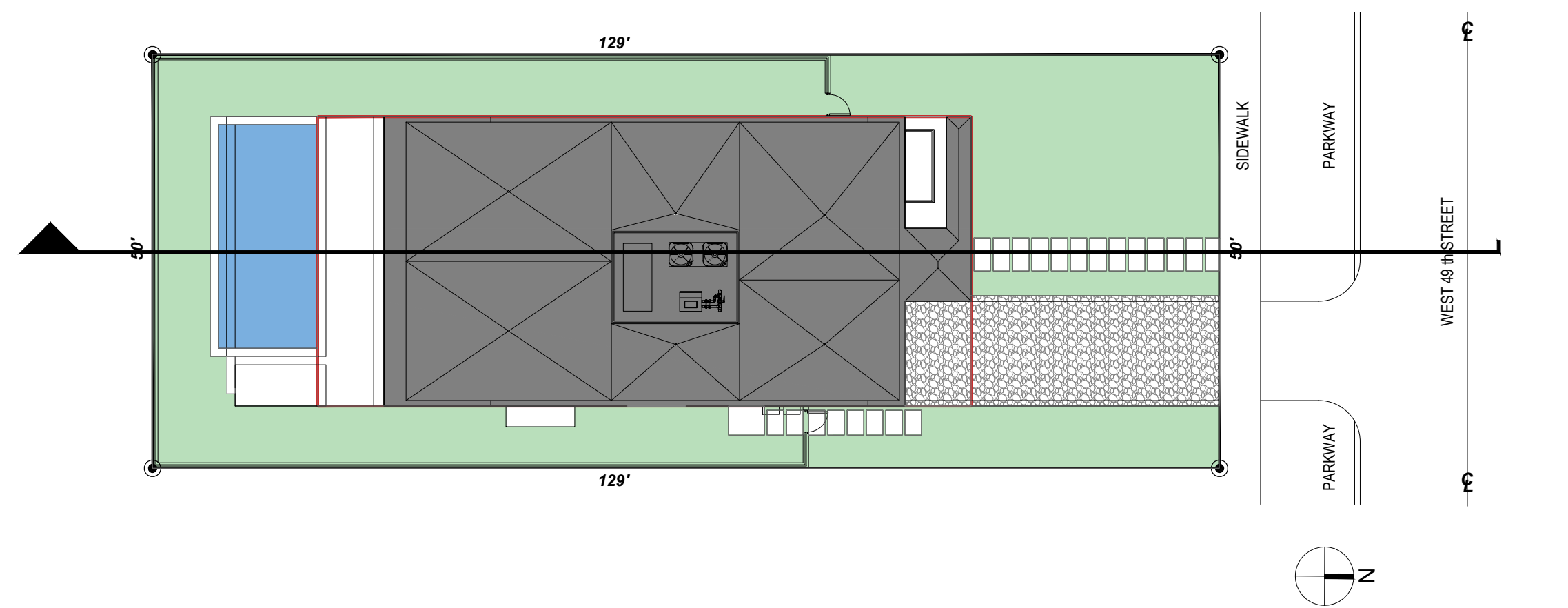
3. ALUMINUM & GLASS GARAGE DOOR



4. LAMINATED GLASS RAILING 42" A.F.F.



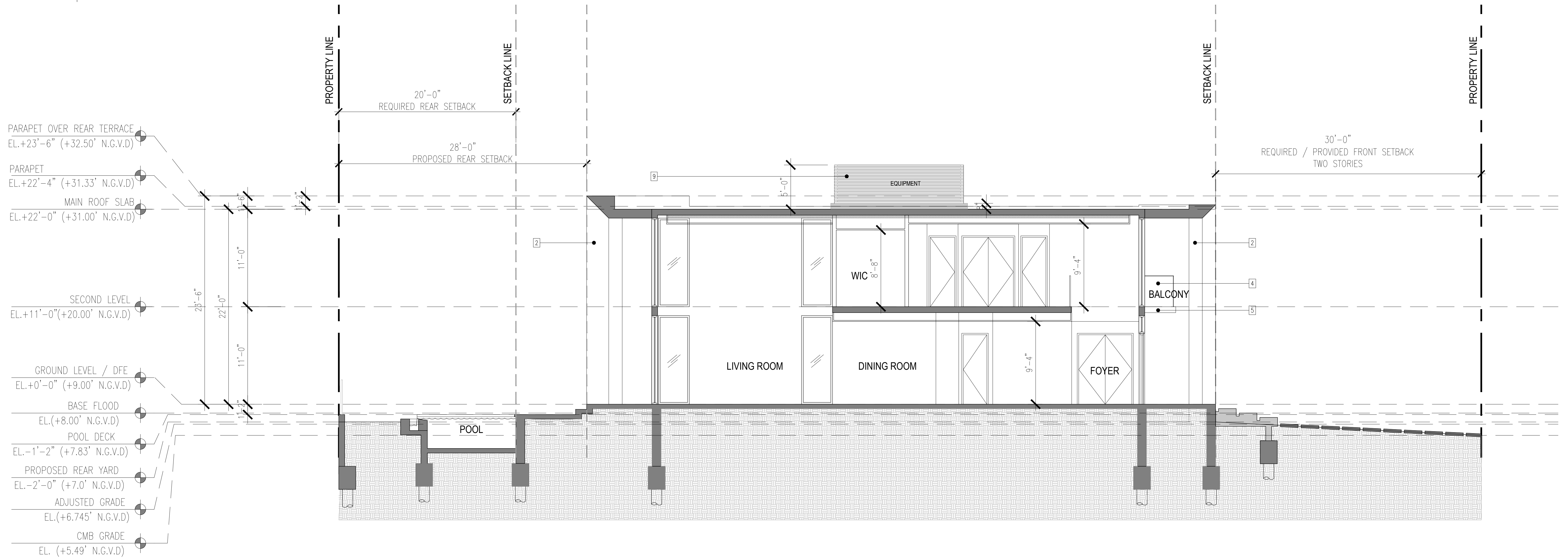
5. SMOOTH STUCCO PAINTED WHITE



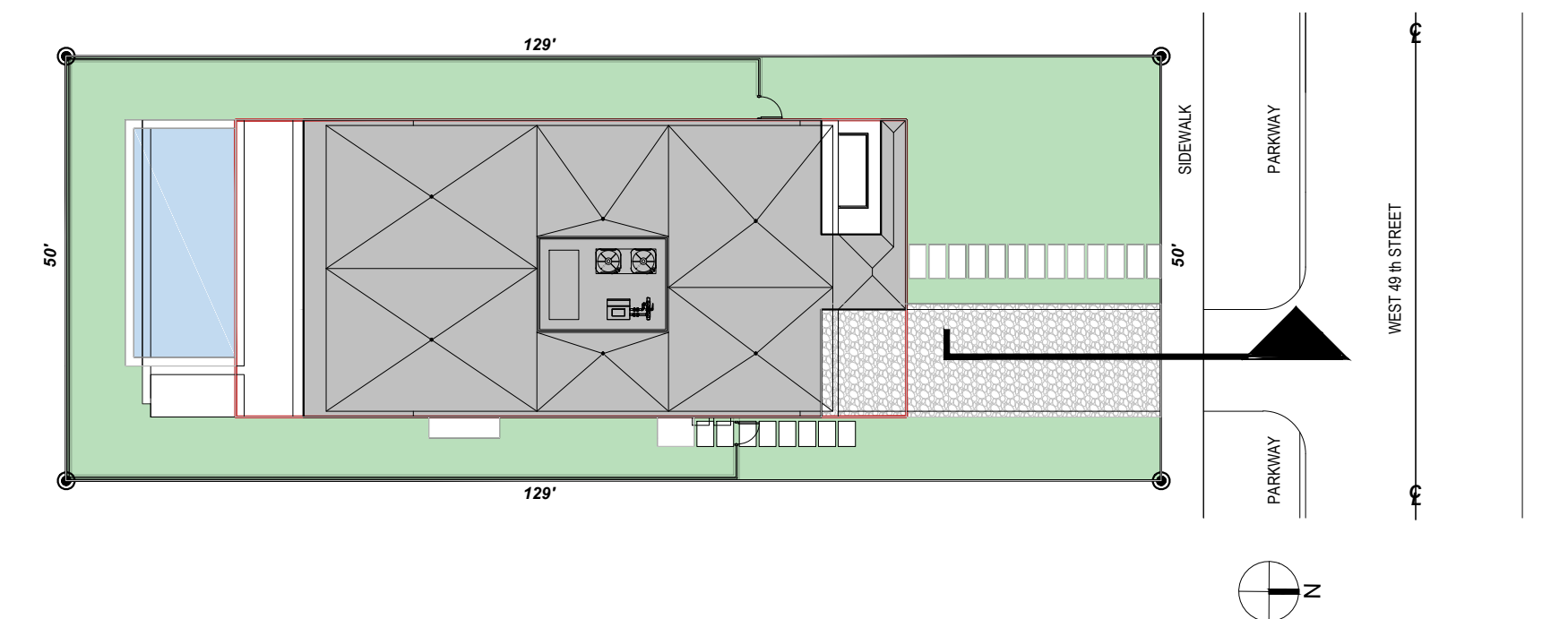
02 KEYPLAN

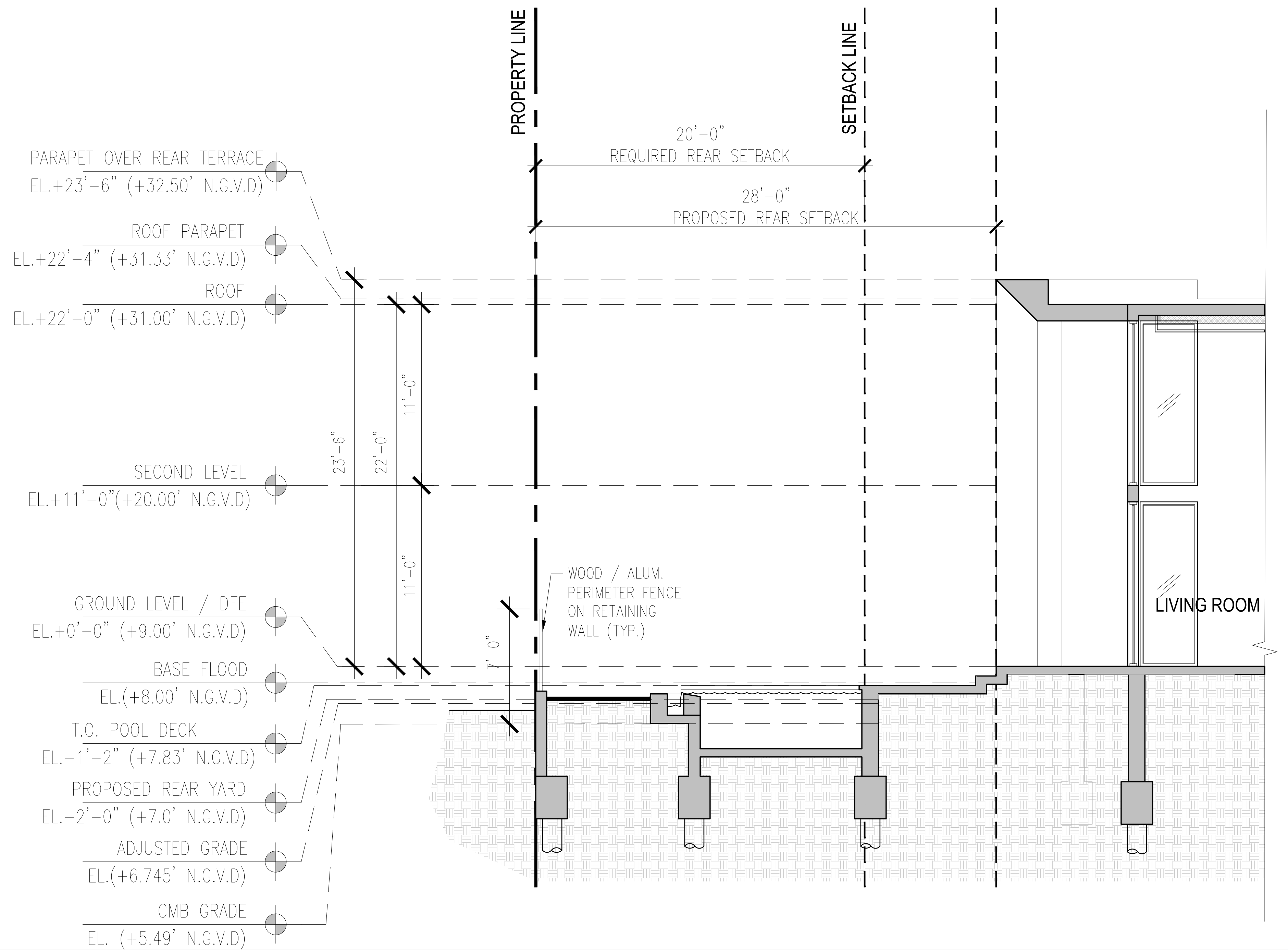
FINISH LEGEND

- 1 ACCESS SOLID DOOR
- 2 CUSTOM AUTOMATED ALUM./GLASS GARAGE DOOR
- 3 SMOOTH STUCCO FINISH
- 4 STONE VENEER (EQUITONE OR SIMILAR)
- 5 ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
- 6 LAMINATED GLASS RAILING 42" A.F.F.
- 7 INFINITY EDGE
- 8 ARCHITECTURAL CONCRETE EYEBROW / BALCONY SLAB
- 9 5' ALUMINUM LOUVER AND DOOR SYSTEM.
- 10 MECHANICAL EQUIPMENT BEHIND MAX 5' ABOVE MAIN ROOF (+24" ABOVE DFE, (32.0' NGVD))
- 11 STEEL COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
- 12 ELECTRICAL METER/DISCONNECT (TO BE PLACED ABOVE BASED FLOOD ELEVATION)
- 13 FLOOD VENT/ VENTILATION OPENING OPENING
- 14 OVERFLOW SCUPPER
- 15 ORNAMENTAL METAL SCREEN
- 16 ORNAMENTAL CONCRETE/MASONRY FRAME

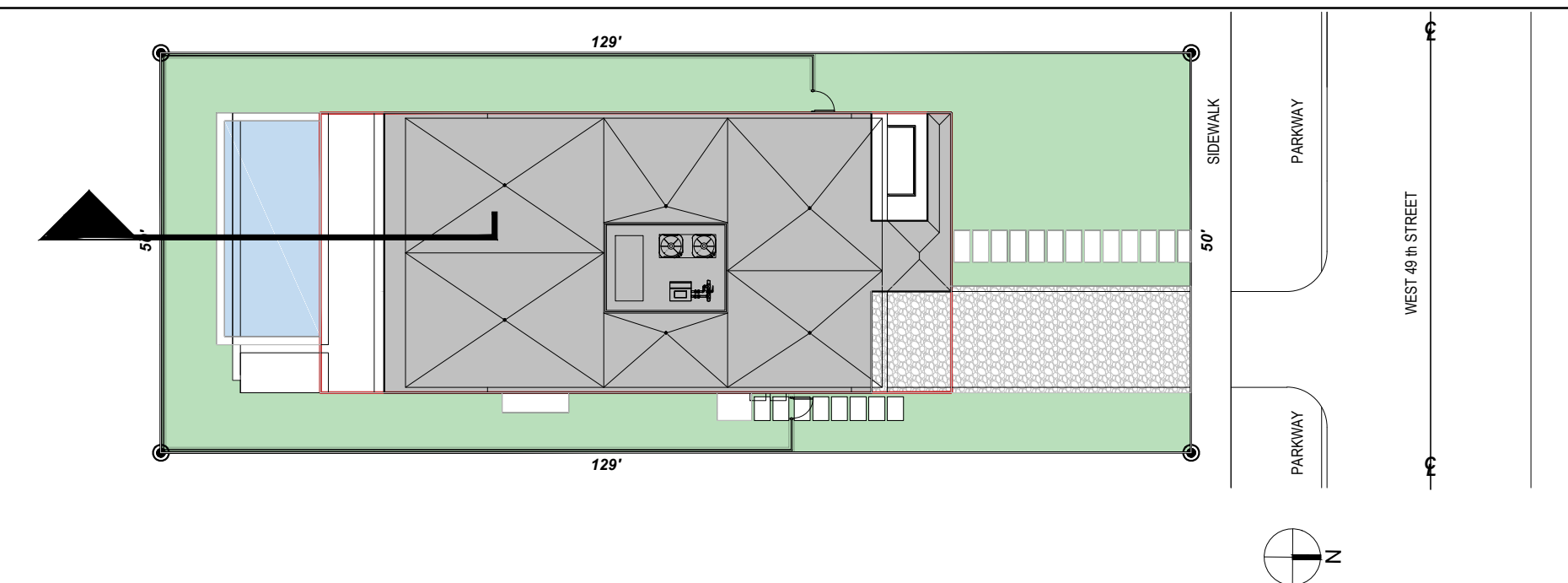


01 SECTION 4.1





01 REAR YARD SECTION 1/4" = 1'-0"



02 KEYPLAN

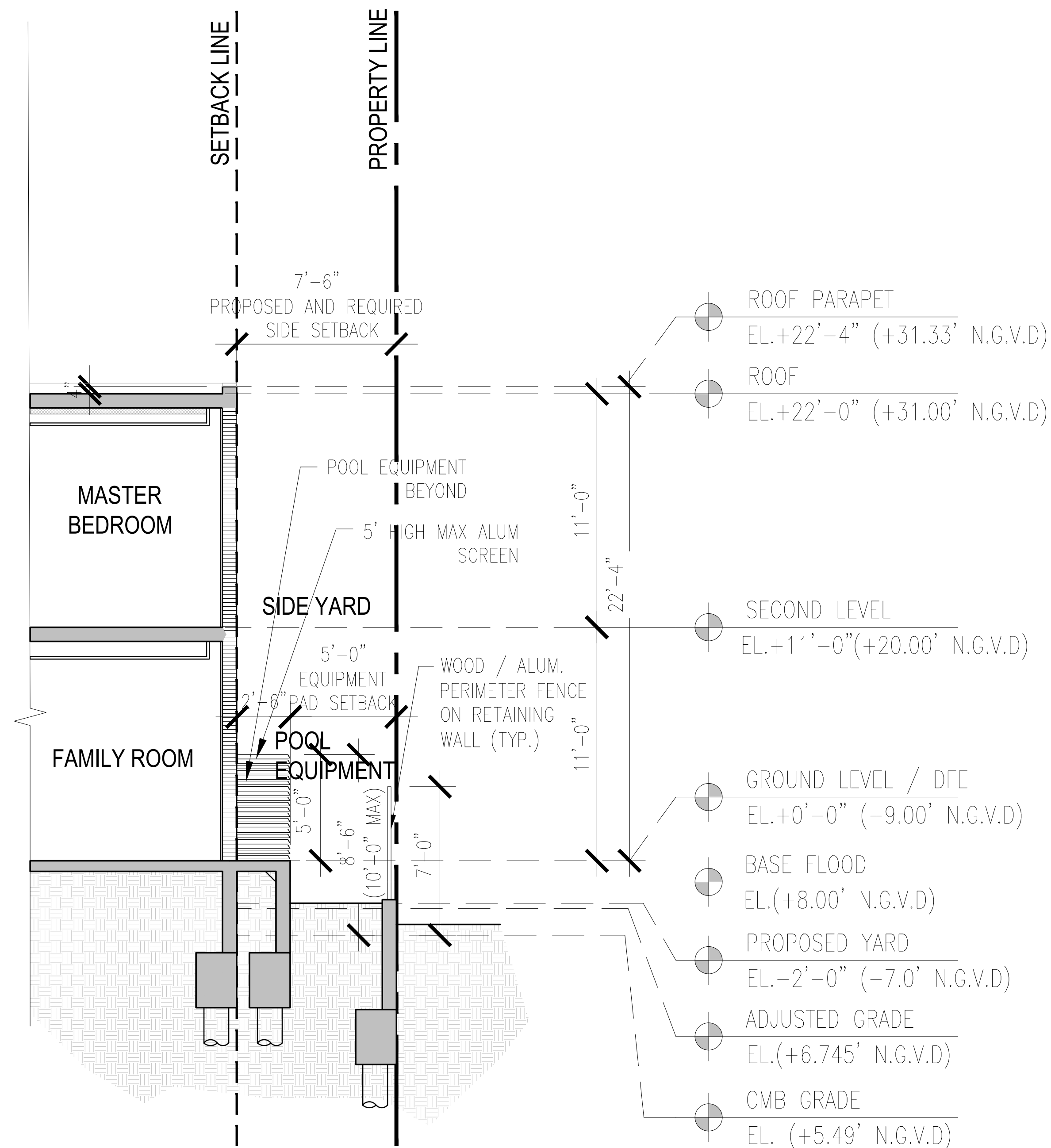
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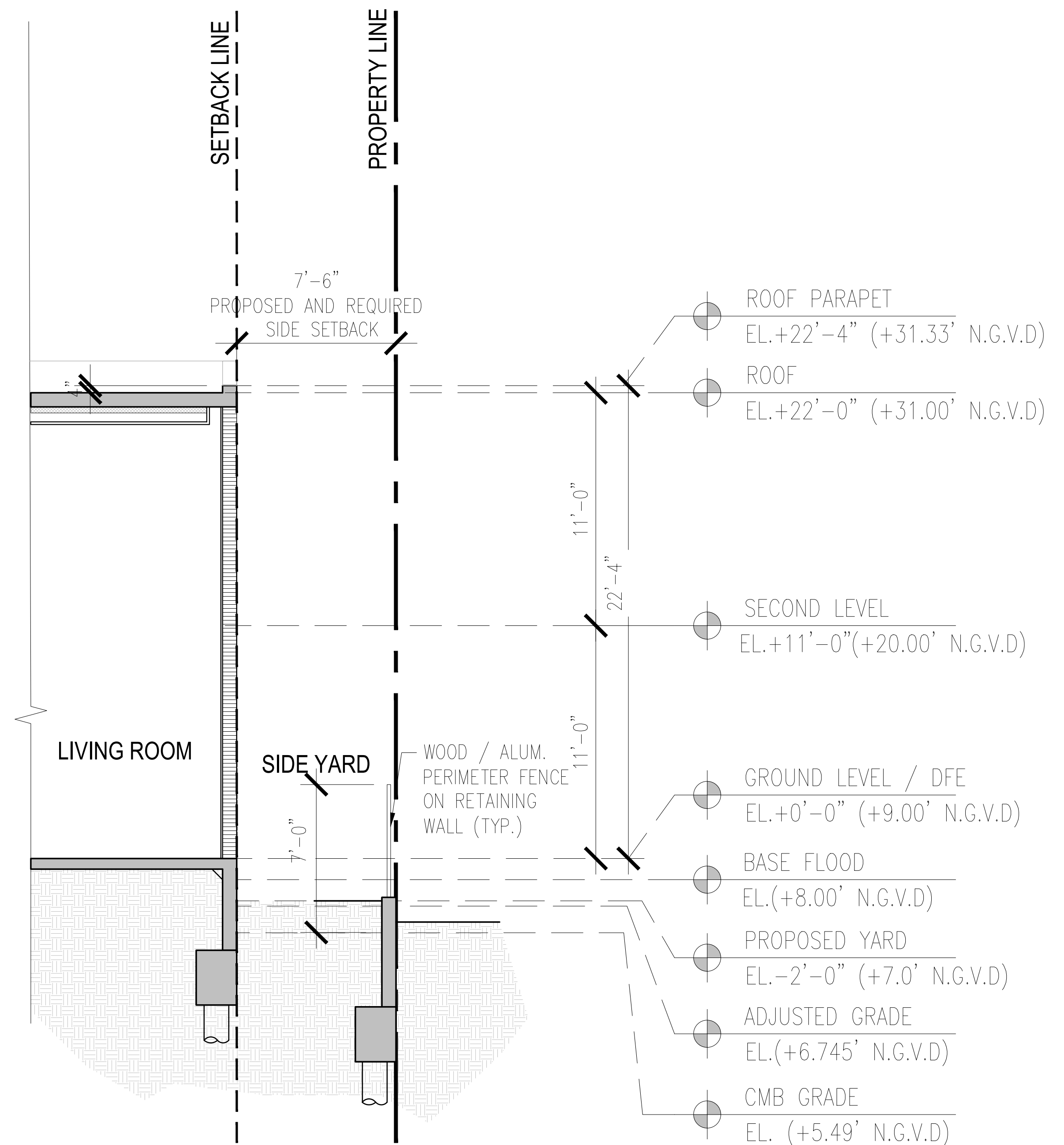
YARD SECTIONS
DATE: 09/07/2018
SCALE: NTS

A-5.1

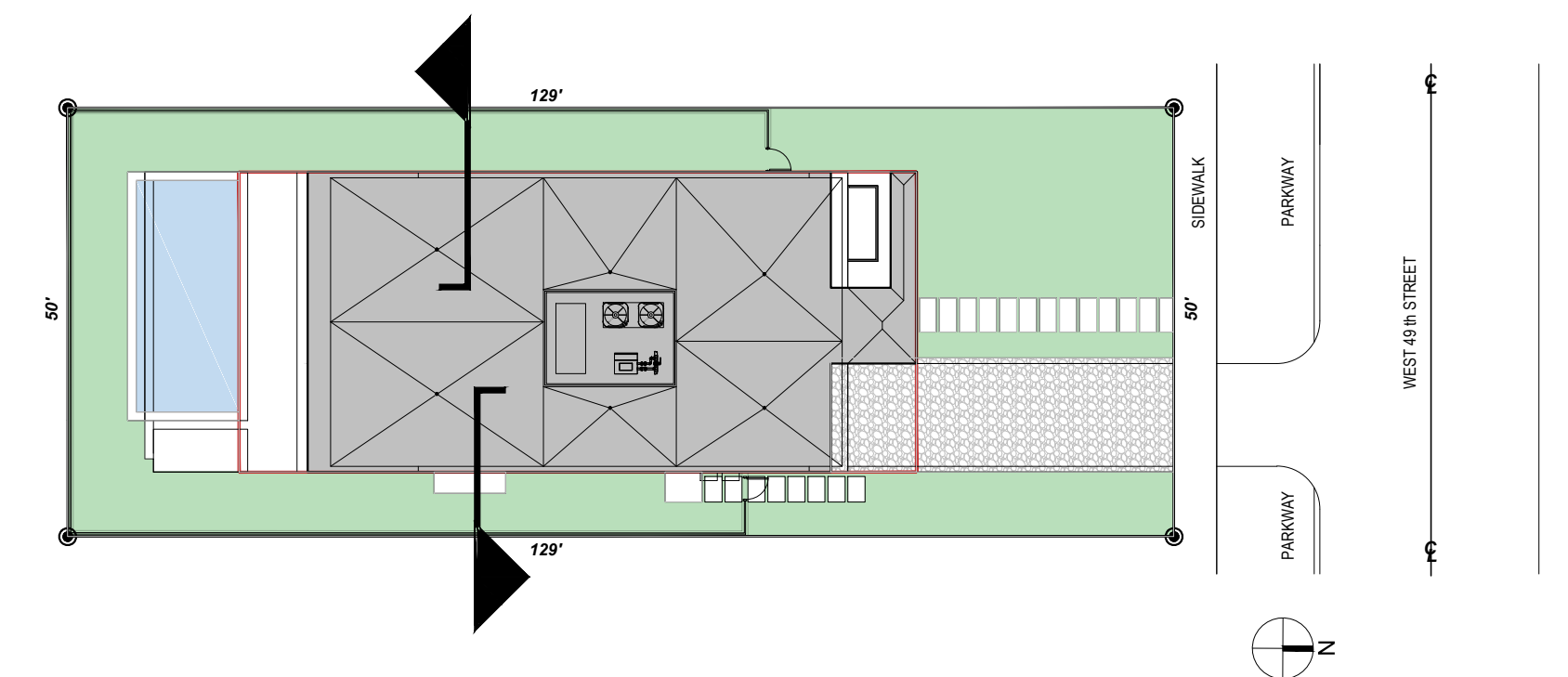
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01 SIDE YARD SECTION 1/4" = 1'-0"



02 SIDE COURTYARD SECTION 1/4" = 1'-0"



03 KEYPLAN