



2206

PROJECT: RESIDENCE

803 Second Street Miami Beach, FL 33139

DRAWING:











STUCCO





FLUTED IMPACT GLASS

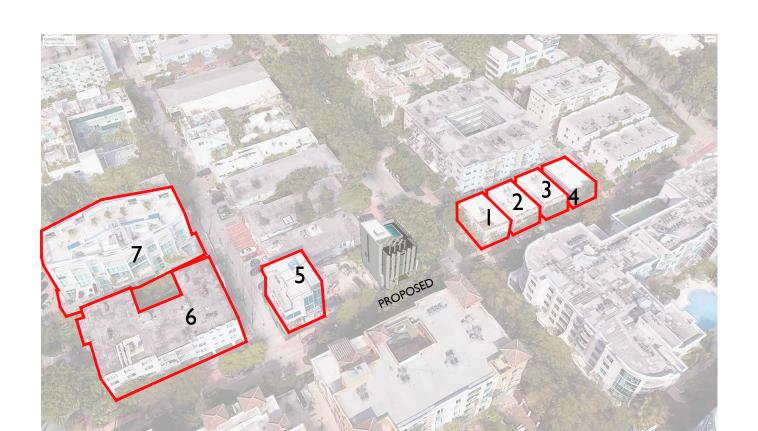


STONE TILE CLADDING

CHECK:

JMcG 12/19/2022

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HISTORIC NEIGHBORHOOD COMPATIBILITY DIAGRAMS



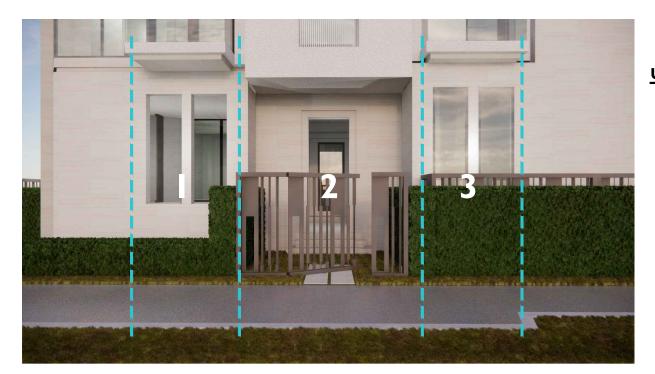




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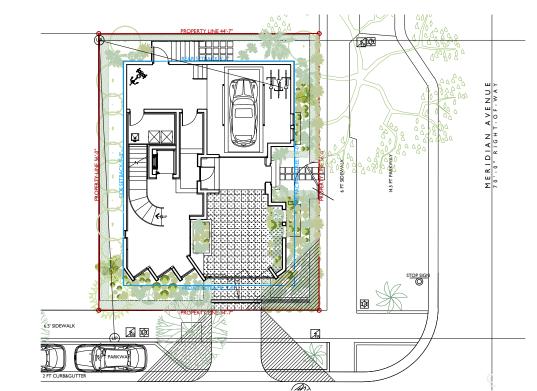
JMcG 12/19/2022 DATE:

SCALE: SITE, HISTORIC VS CONTEMPORARY A0.21



Reconstructed historic facade wall defining the front yard space

URBAN CONTEXT



TRIPARTITE FACADE*

A CHITECTURE

7500 NE 4th Court Studio 102 Miami, FL 33138

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HISTORIC BUILDING COMPATIBILITY DIAGRAM

WINDOW ELEMENTS



Aluminum fold down awnings installed in 1974 for privacy and solar protection

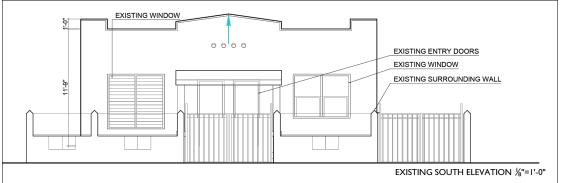


Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



Simple tripartite facade design with entrances at center

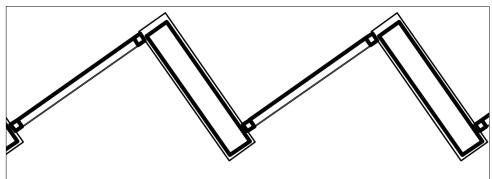
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



Angled pediment design on facade

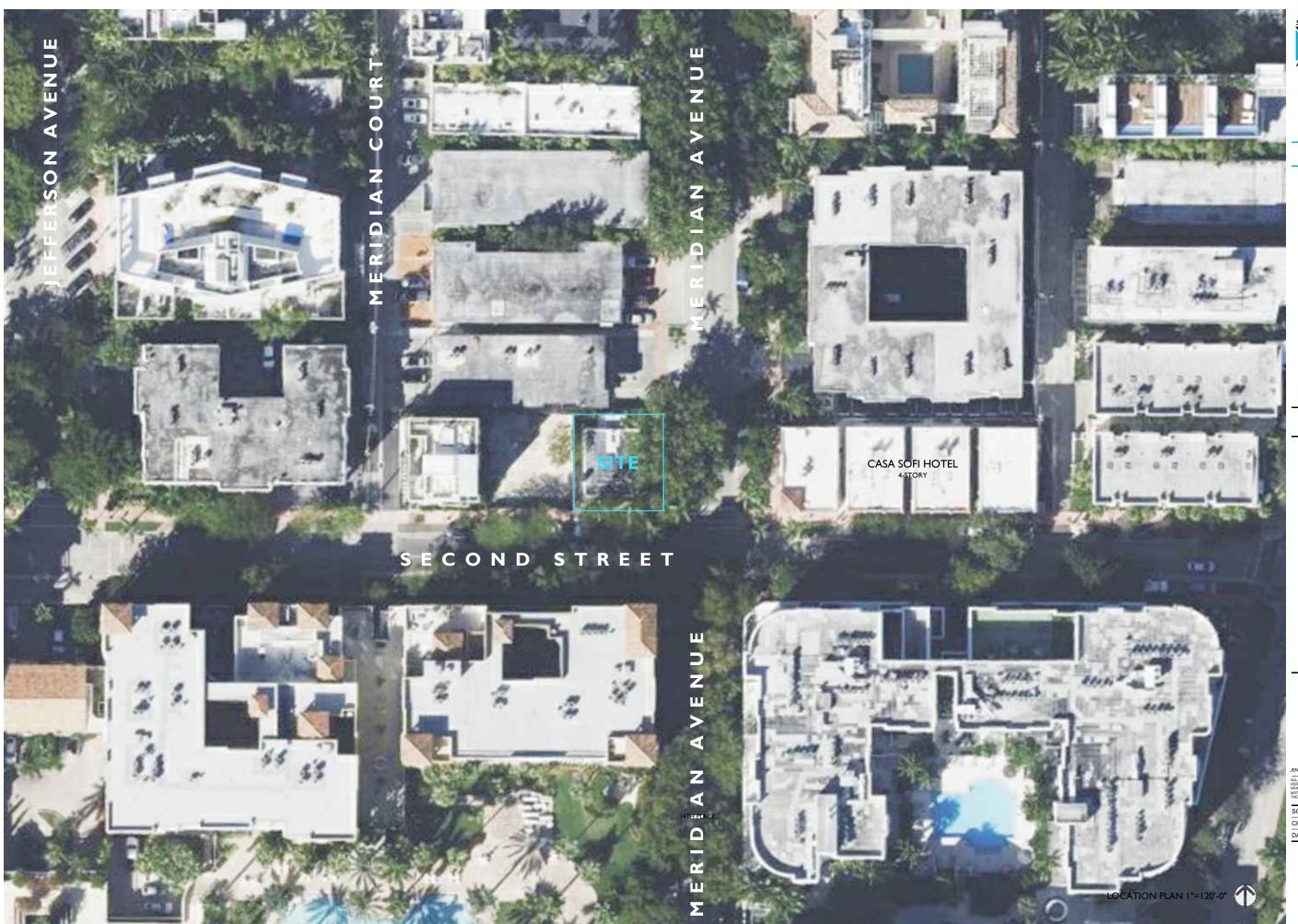
* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J.Marcus

ANGLED DETAILS



	SCALE:	
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	DATE:	12/19/202

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DRAWING:

LOCATION PLAN

ENNIFER McCONNEY FLORIDA LIC# AR9304

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CALE: 1"=120'-0"
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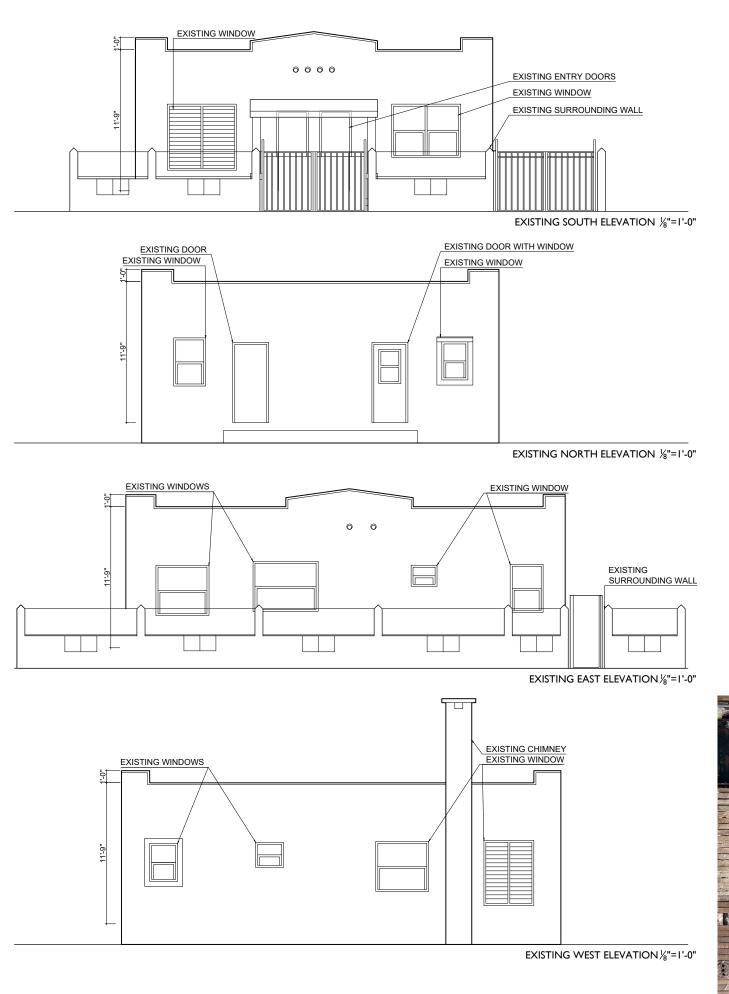


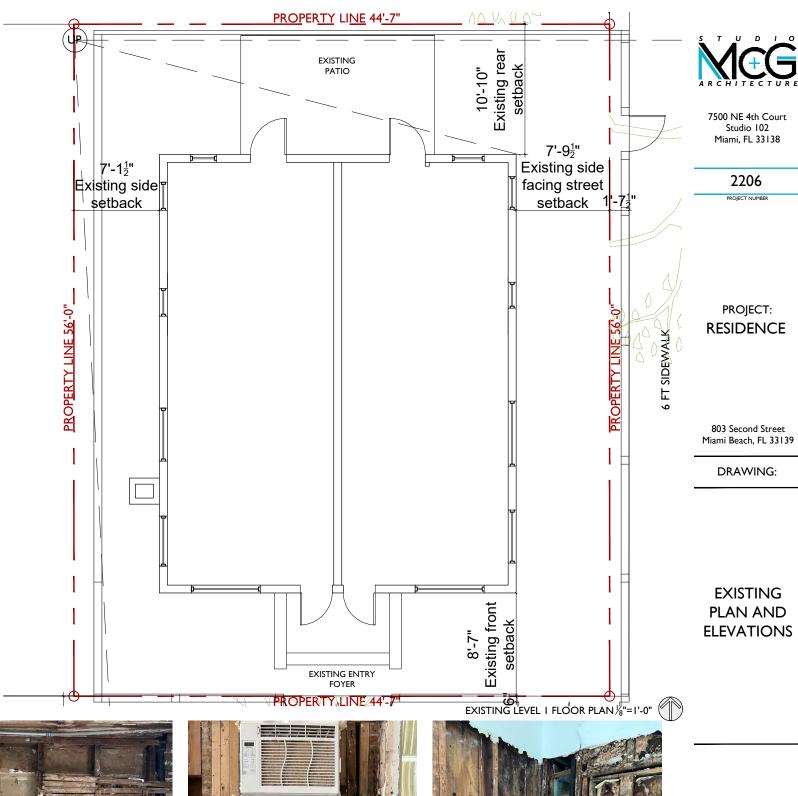
STREET **ELEVATIONS**

EXISTING

CHECK: JMcG DATE: 12/19/2022 SHEET NUMBER

MERIDIAN AVE ELEVATIONS 1/16"=1'-0"











JENNIFER McCONNEY FLORIDA LIC# AR930

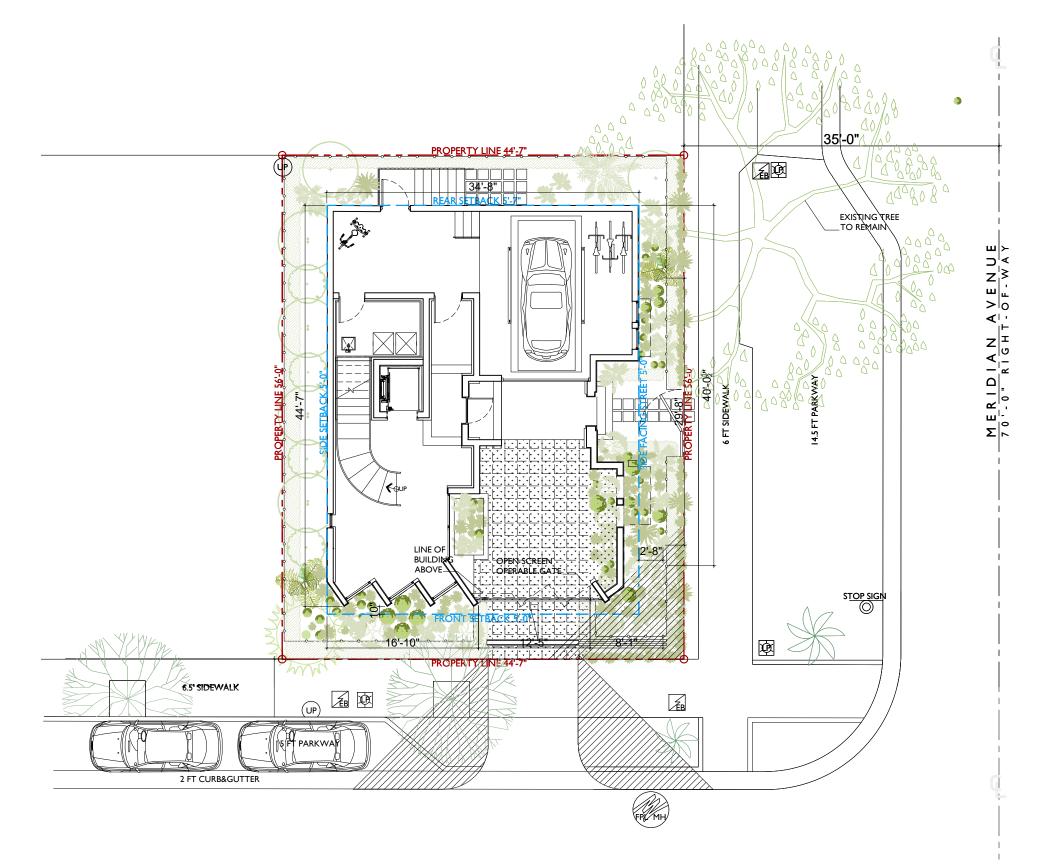
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ARCHITE SCALE:

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DATE: 12/19/2022

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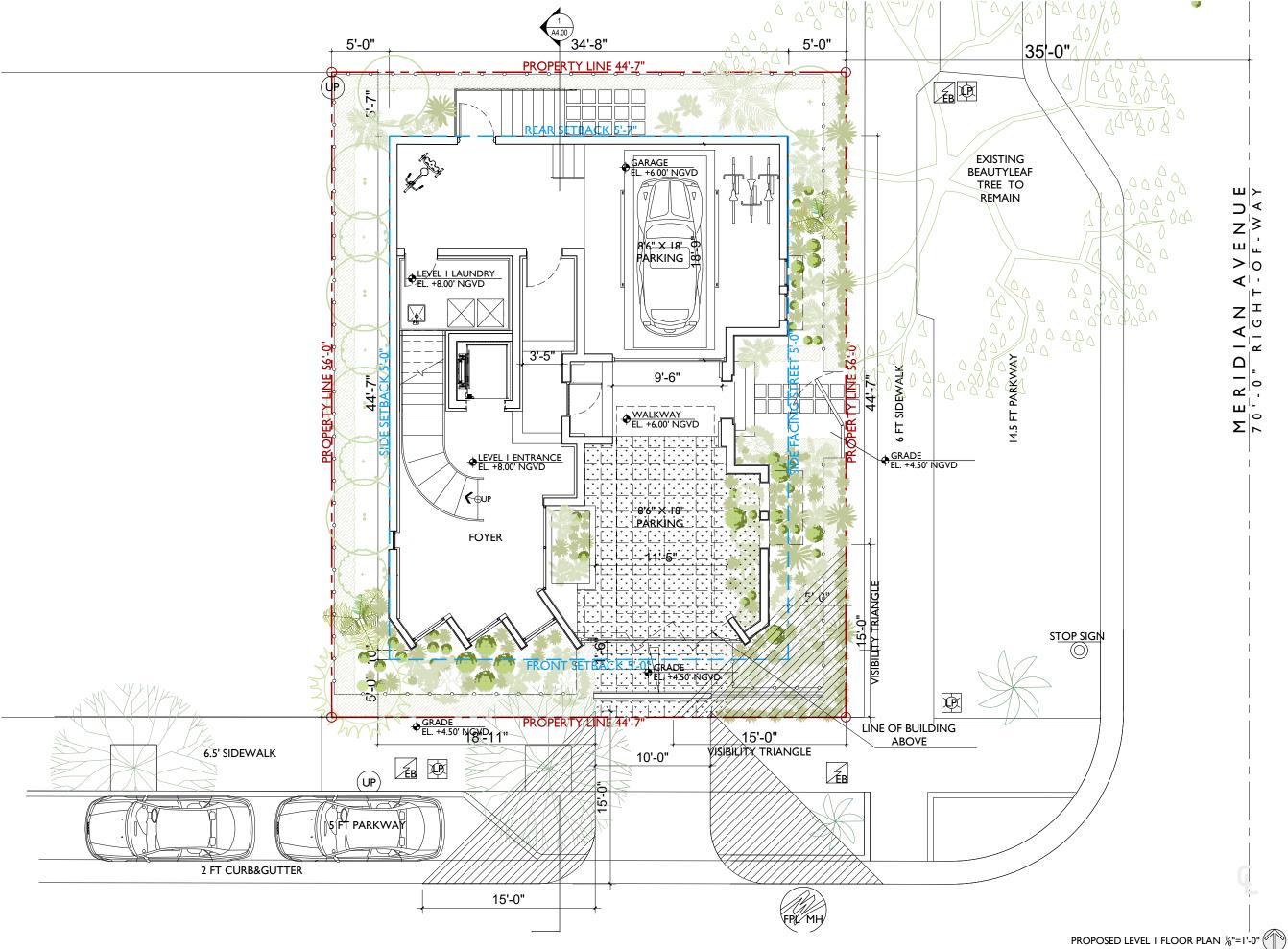
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SITE PLAN

JENNIFER McCONNEY FLORIDA LIC# AR9

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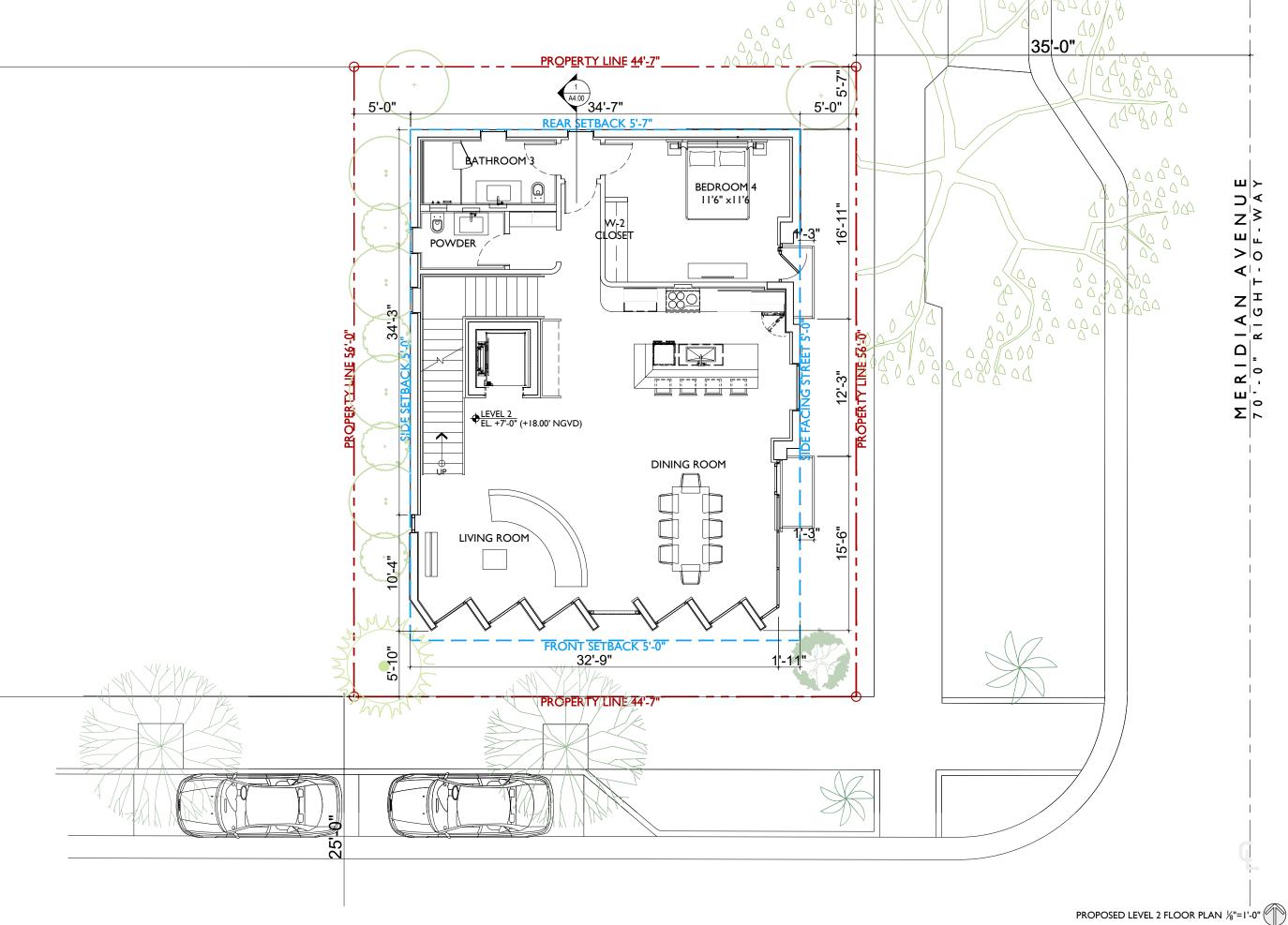
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DRAWING:

PROPOSED LEVEL I

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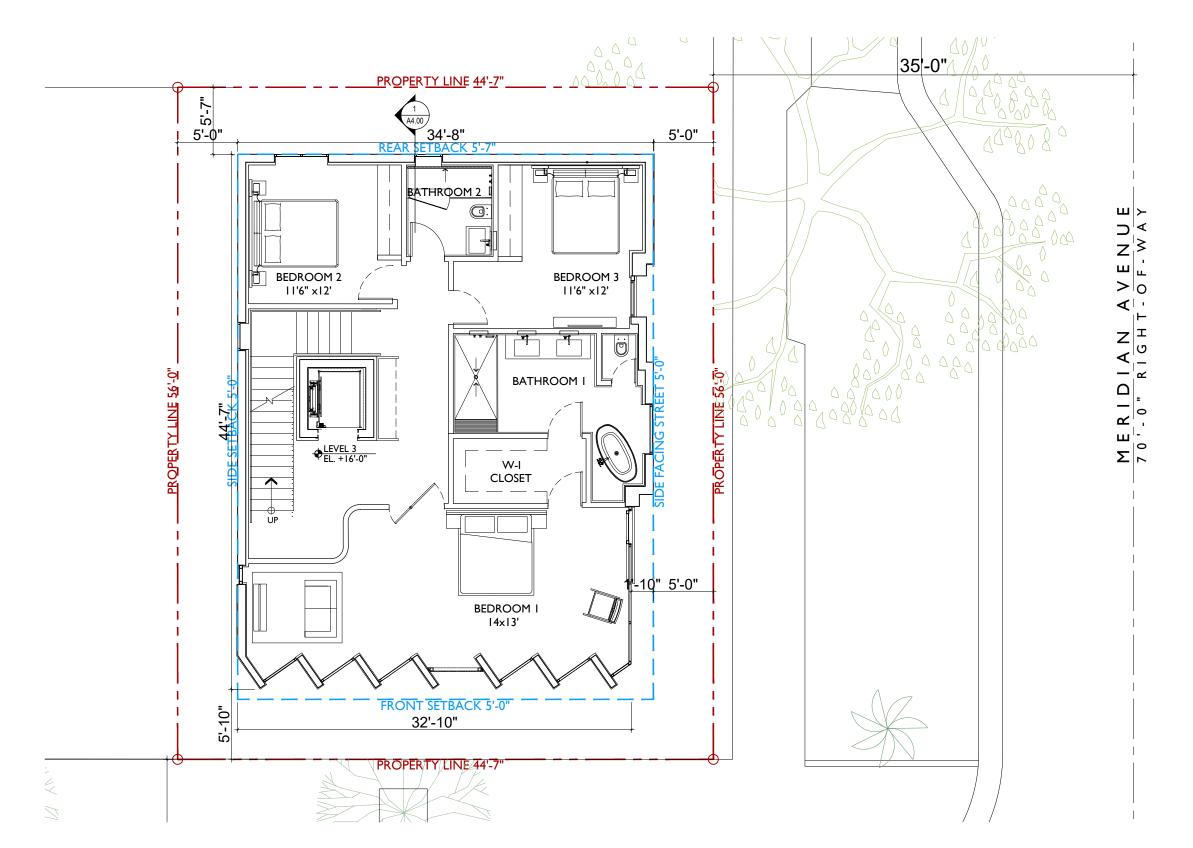
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DRAWING:

PROPOSED LEVEL 2

CHECK: JMcG DATE: 12/19/2022

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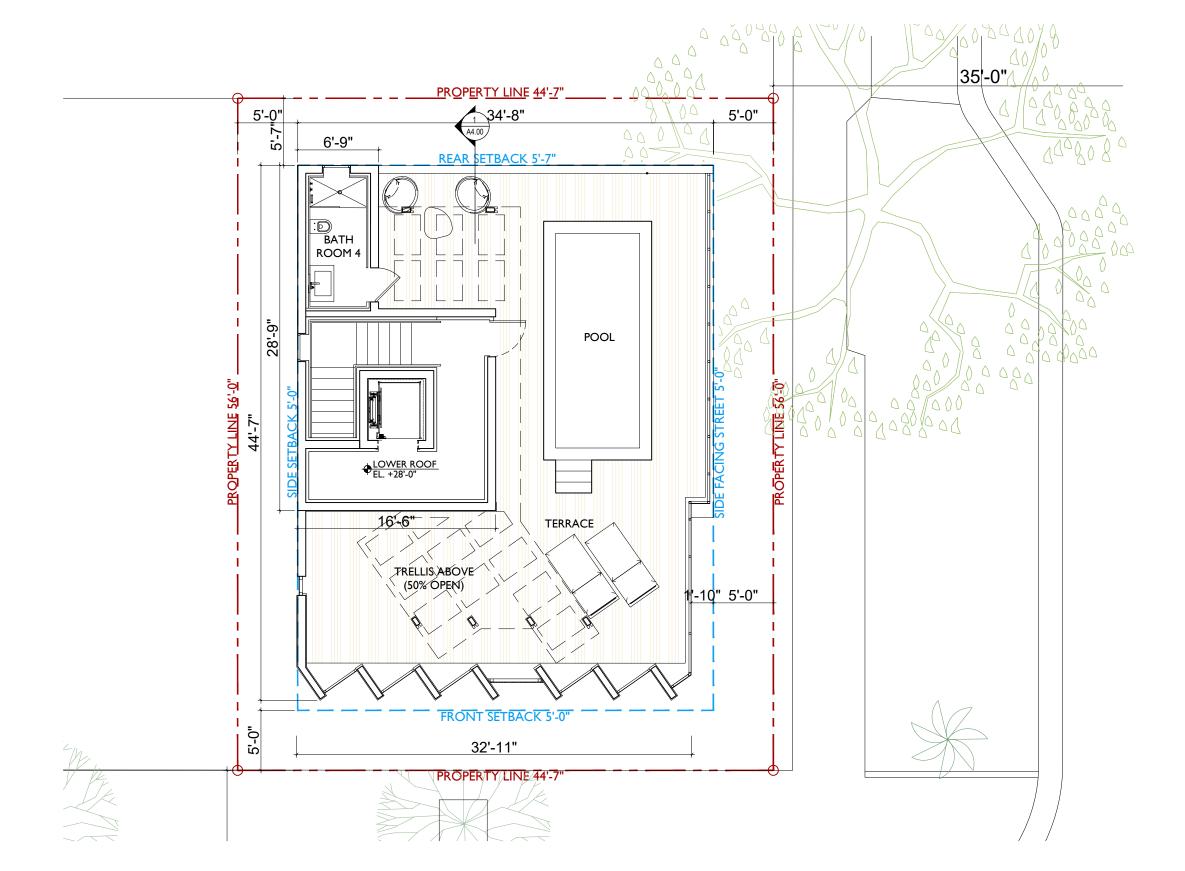
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PROPOSED LEVEL 3

JENNIFER McCONNEY FLORIDA LIG# AR93/
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SCALE:





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PROPOSED LEVEL 4 ROOF DECK

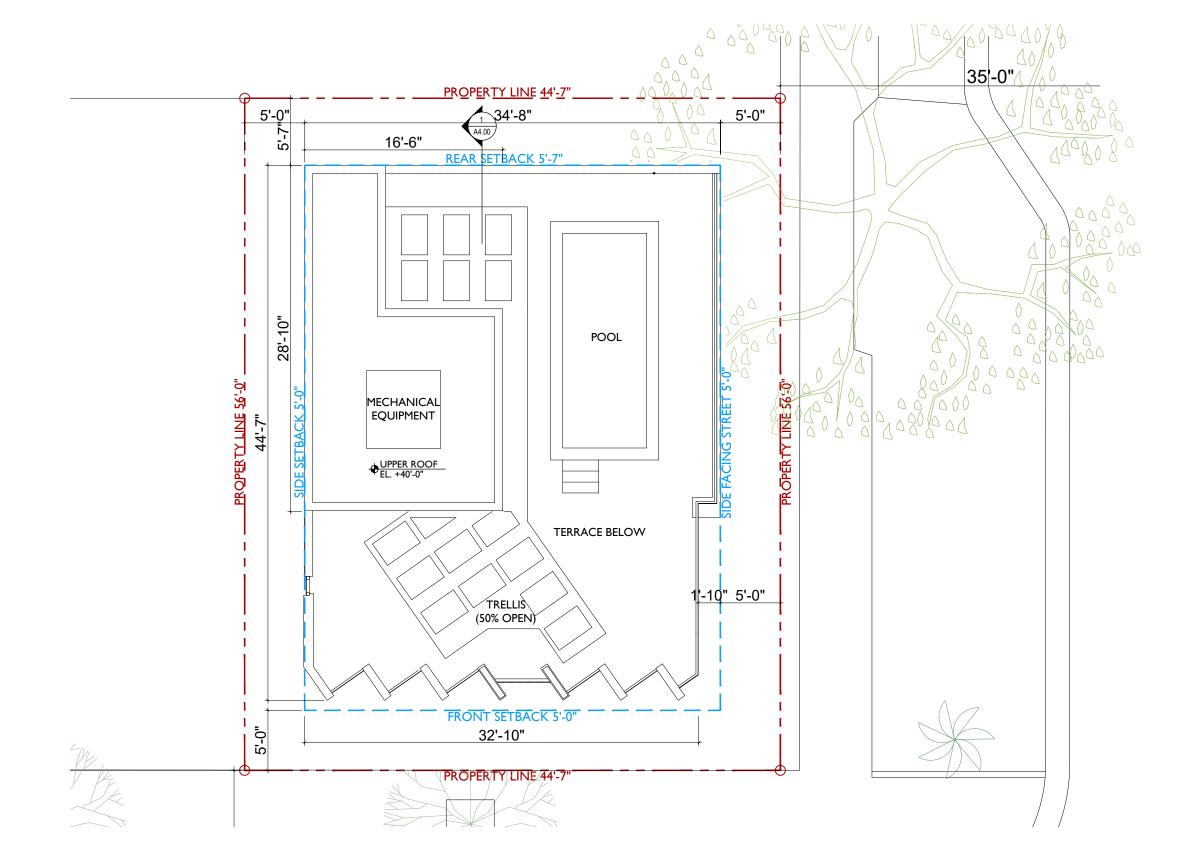
JENNIFER McCONNEY FLORIDA LIC# ARK

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DATE: 12/19/2022





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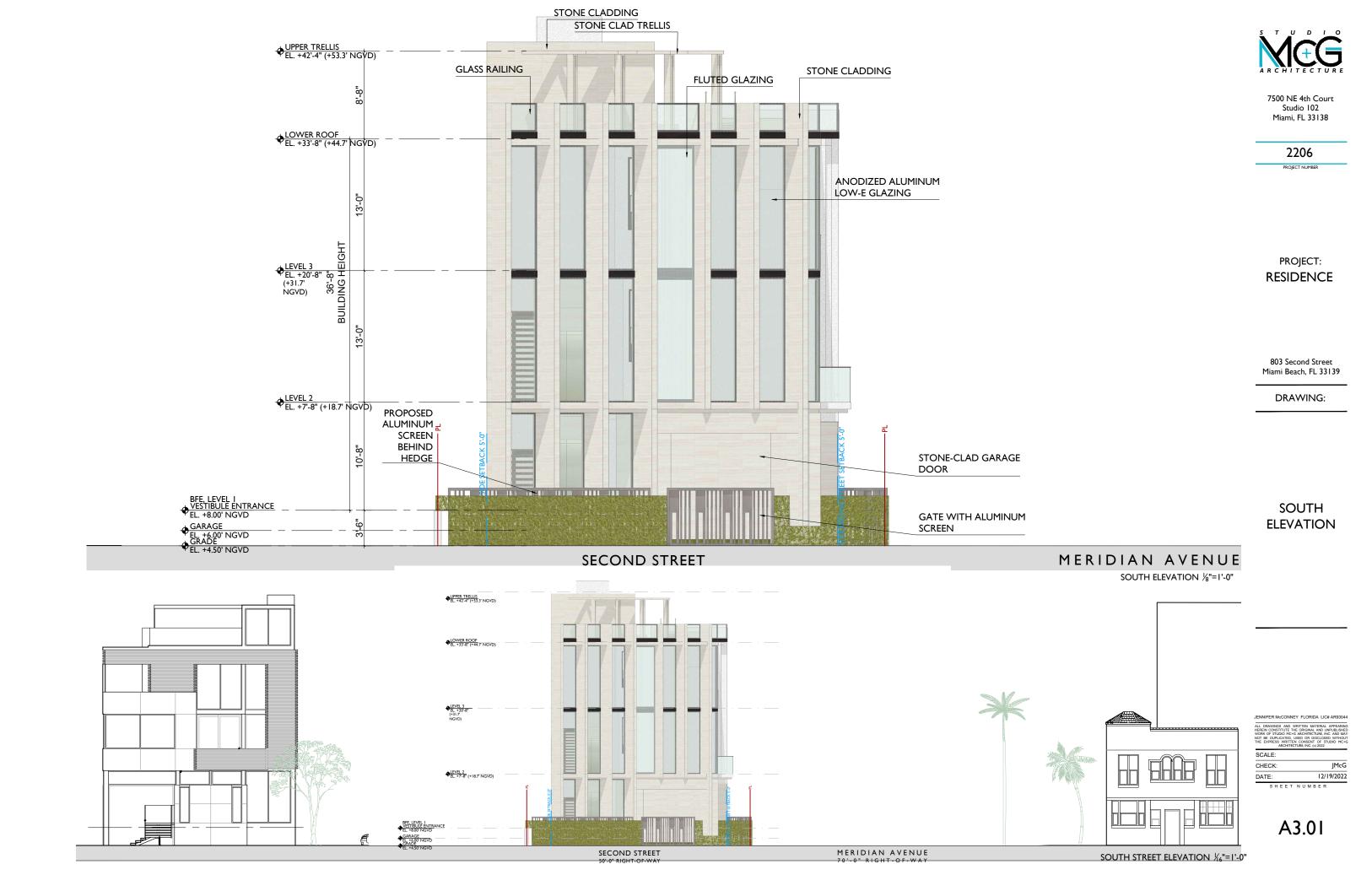
PROPOSED ROOF PLAN

JENNIFER McCONNEY FLORIDA LIC# AR930

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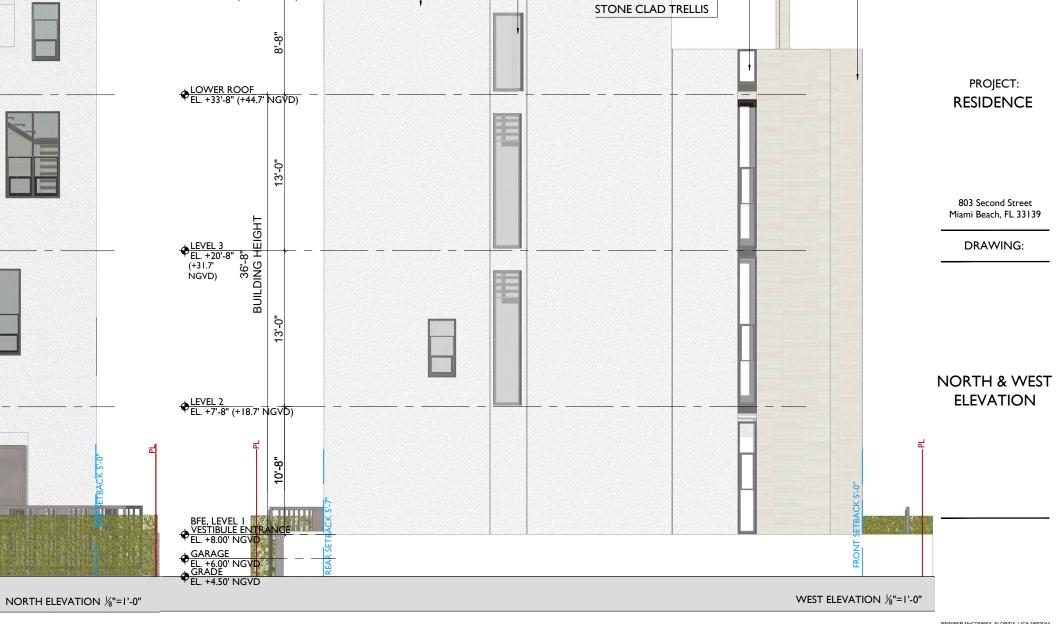
SCALE:







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ANODIZED ALUMINUM LOW-E GLAZING

GLASS RAILING

STONE CLADDING

LIGHT STUCCO

⊕ UPPER TRELLIS EL. +42'-4" (+53.3' NGVD)

LIGHT STUCCO

STONE CLAD TRELLIS

+ LOWER ROOF EL. +33'-8" (+44.7' NGVD)

RECONSTRUCTED HISTORIC WALL

DEVEL 2 (+18.7' NGVD)

BFE, LEVEL I
VESTIBULE ENTRANCE
EL. +8.00' NGVD

GARAGE
EL. +6.00' NGVD
GRADE
EL. +4.50' NGVD

ANODIZED ALUMINUM LOW-E GLAZING

JENNIFER McCONNEY FLORIDA LIC# AR930
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SCALE: CHECK:

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 DATE:
 12/19/2022

 S H E E T N U M B E R



> 2206 PROJECT NUMBER

PROJECT: RESIDENCE

803 Second Street Miami Beach, FL 33139

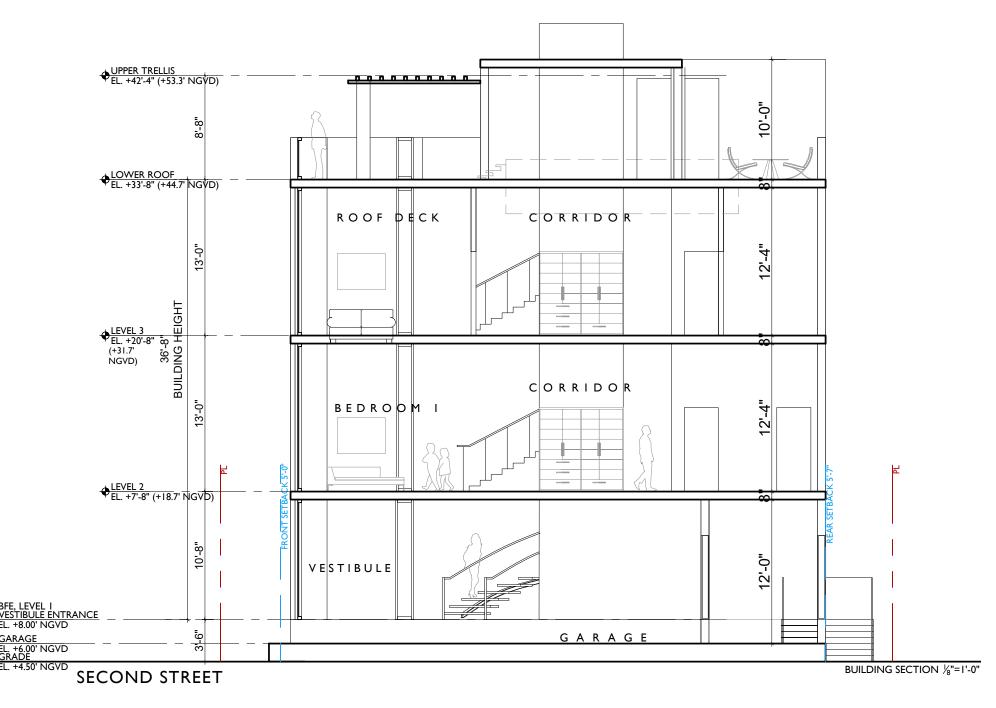
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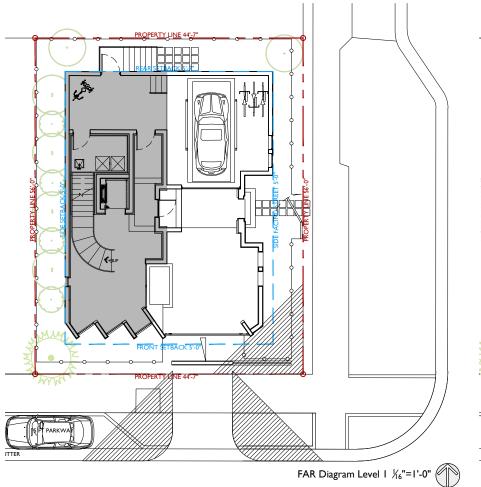
BUILDING SECTION

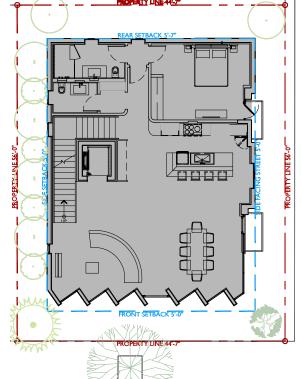
ENNIFER McCONNEY FLORIDA LIC# AR93044

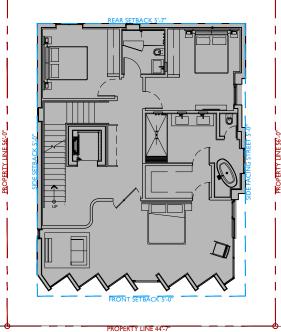
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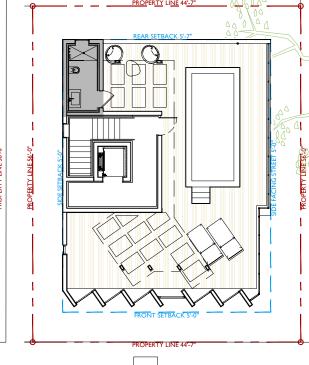








FAR Diagram Level 3 1/6"=1'-0"





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FAR Diagram Level 4 1/6"=1'-0"

	Allowable FAR				
7	Zoning	Lot Area	FAR	FAR SF	
F	R-PS2	2,499 SF	1.5	3,749 SF	

FAR DIAGRAM

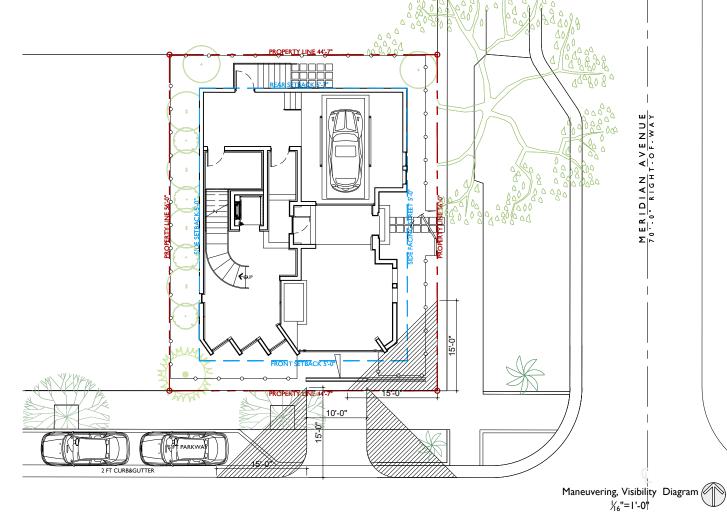
FAR					
Area					
689 SF					
1,467 SF					
1,467 SF					
87 SF					
3,710 SF					
39 SF					

JENNIFER McCONNEY FLORIDA LIC# AR830.

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ANCHITECTURE, NC. (e) 2022

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FAR Diagram Level 2 1/6"=1'-0"