

FABRIKANT’S RESIDENCE

2801 LUCERNE AVENUE
MIAMI BEACH, FL 33139



SCOPE OF WORK

- D.R.B.:
- MINOR MODIFICATION TO DRB ORDER No 23113
 - ENCLOSURE OF SMALL 2ND FLOOR TERRACE (67SF) ADJACENT TO MASTER BATHROOM

FINAL SUBMITTAL: 02.09.2017

Revisions

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MIAMI BEACH, FL 33139

J.C.D. ARCHITECT , Inc.

JUAN C. DAVID R. A. # 0015344

LEED ACCREDITED PROFESSIONAL

Design & Development

Architecture • Interiors • Planning • Construction

1385 Coral Way, Suite 207 Miami, FL 33145
Ph: (305) 285-4343 Fax: (305) 285-4330



Job No.

Date : 10.28.14

Scale : SHOWN

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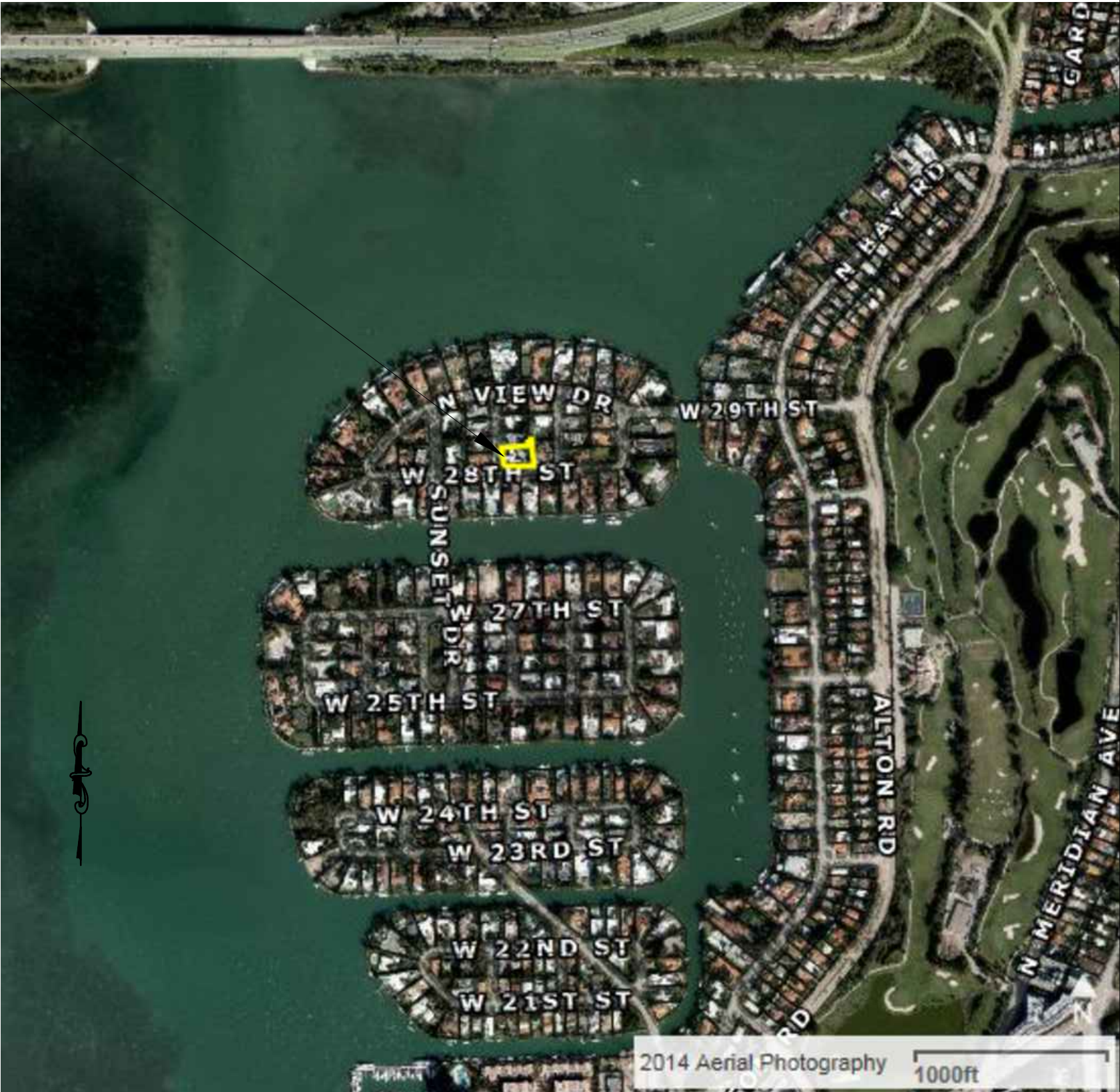
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Sheet No.

COVER

AREA
OF WORK

SINGLE FAMILY RESIDENTIAL–ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	2801 Lucerne Ave. Miami Beach, Florida 33140			
2	FOLIO NUMBER(S):	02–3228–001–0170			
3	BOARD AND FILE NUMBERS:	DRB Order No. 23113			
4	YEAR BUILT:	1936	ZONING DISTRICT:	RS–3	
5	BASED FLOOD ELEVATION	8.0'	GRADE VALUE IN NGVD:	5.86'	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.93'	FREE BOARD:		
7	LOT AREA:	16,745.40 SF			
8	LOT WIDTH:	100.00'	LOT DEPTH:	160.00'	
9	MAX LOT COVERAGE SF AND %:	5,023.62 SF 30%	PROPOSED LOT COVERAGE SF AND %:	4,333.33 SF 25.87%	
10	EXISTING LOT COVERAGE SF AND %:	3,013 SF 18%	LOT COVERAGE DEDUCTED (GARAGE–STORAGE)SF:	500 SF	
11	FRONT YARD OPEN SPACE SF AND %:	1,192.5 SF 63.59%	REAR YARD OPEN SPACE SF AND %:	3,240 SF 100%	
12	MAX UNIT SIZE SF AND %:	8,372.70 SF 50%	PROPOSED UNIT SIZE SF AND %:	6,917 SF 41.30%	
13	EXISTING FIRST FLOOR UNIT SIZE	2,602.33 SF	PROPOSED FIRST FLOOR UNIT SIZE:	4,336 SF	
14	EXISTING SECOND FLOOR UNIT SIZE	1,764.61 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	2,581 SF 72.68%	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,581 SF 72.68%	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	N/A	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	28'/31'	24'/27'	27'–5 1/2"	
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20.00'	39.22'	20.00'	
20	FRONT SECOND LEVEL:	30.00'	39.22'	45.17'	
21	SIDE 1:	10.00'	9.39'	10.00'	
22	SIDE 2 OR (FACING STREET):	15.00'	20.15'	20.00'	
23	REAR:	24.00'	59.00'	30.08'	
	ACCESSORY STRUCTURE SIDE 1:	7.5'	N/A	N/A	
24	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	LOCATED WITHIN A LOCAL HISTORIC DISTRICT		NO		



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)
N.T.S

LOCATION PLAN & ZONING INFO FINAL SUBMITTAL: 02.09.2017

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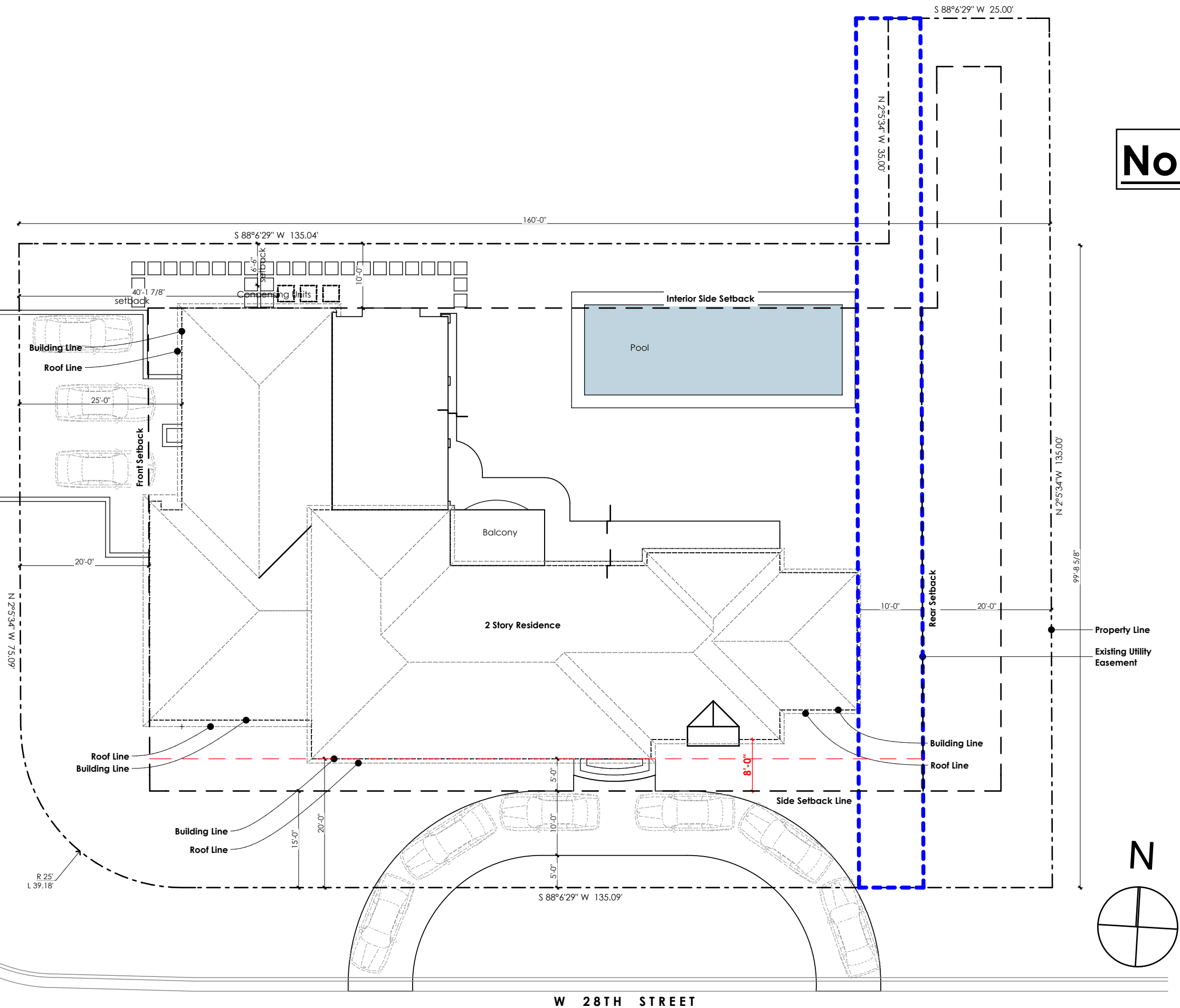
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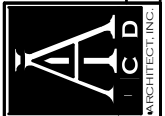


No Change

Revisions
01.24.17 Mstr Bath enlarged

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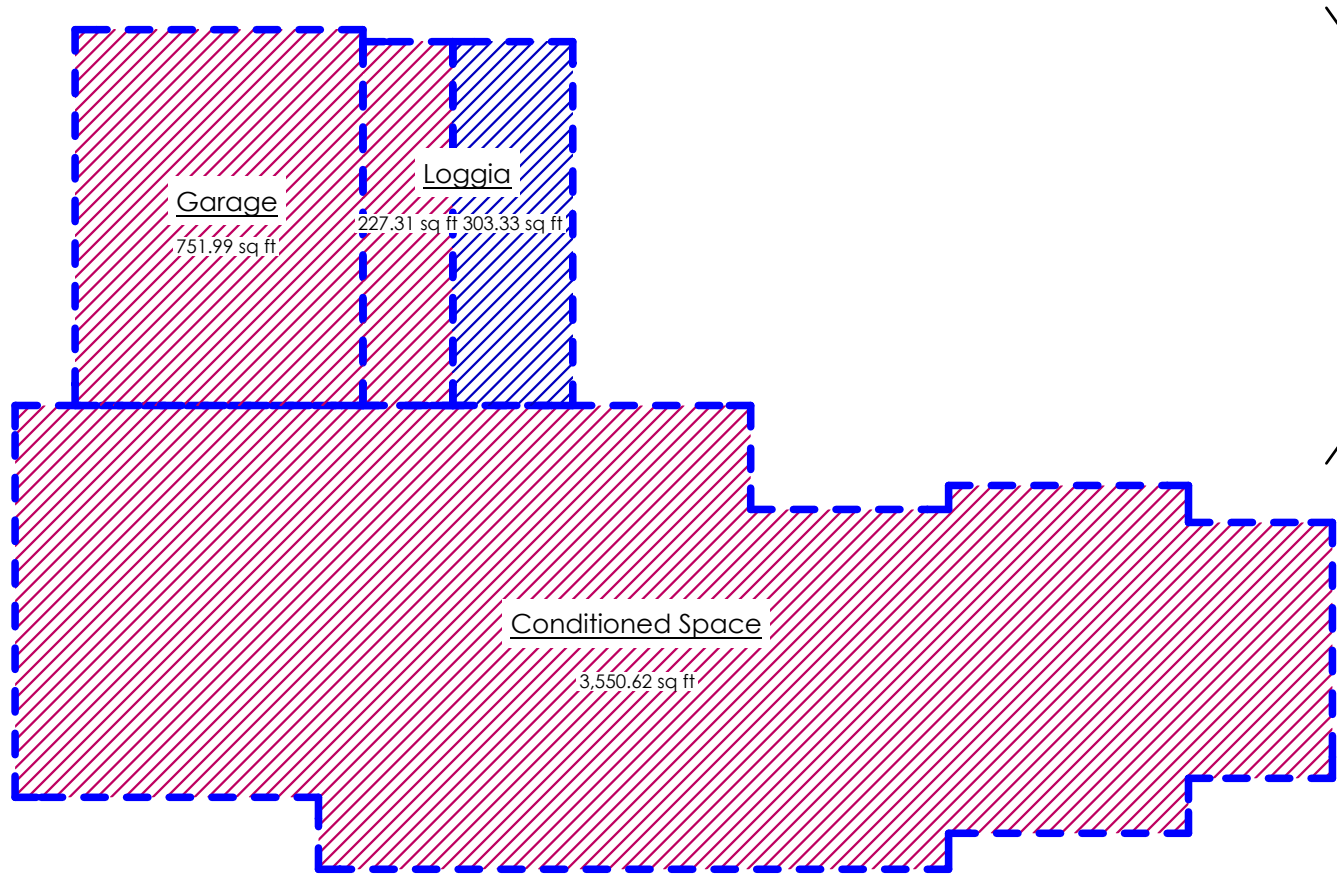
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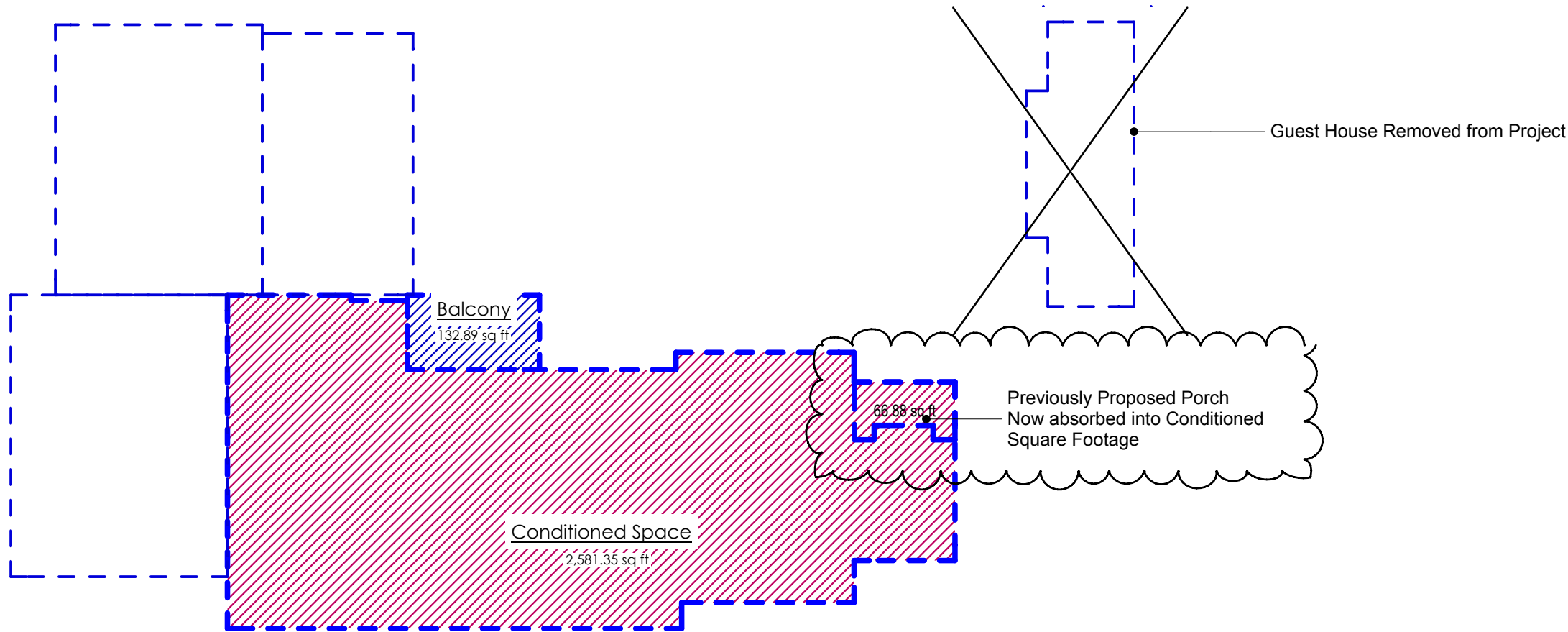
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Unit Size	
1st Floor Conditioned:	3,551 sq ft
Guest House:	373 sq ft
Loggia Oversize:	227 sq ft
2nd Floor Conditioned:	2,581 sq ft
1st Floor Garage:	252 sq ft (752 less 500)
Total:	6,611 sq ft

2 Proposed First Floor FAR



1 Proposed Second Floor FAR

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01.24.17 Mstr Bath enlarged

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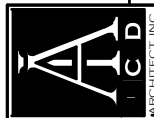
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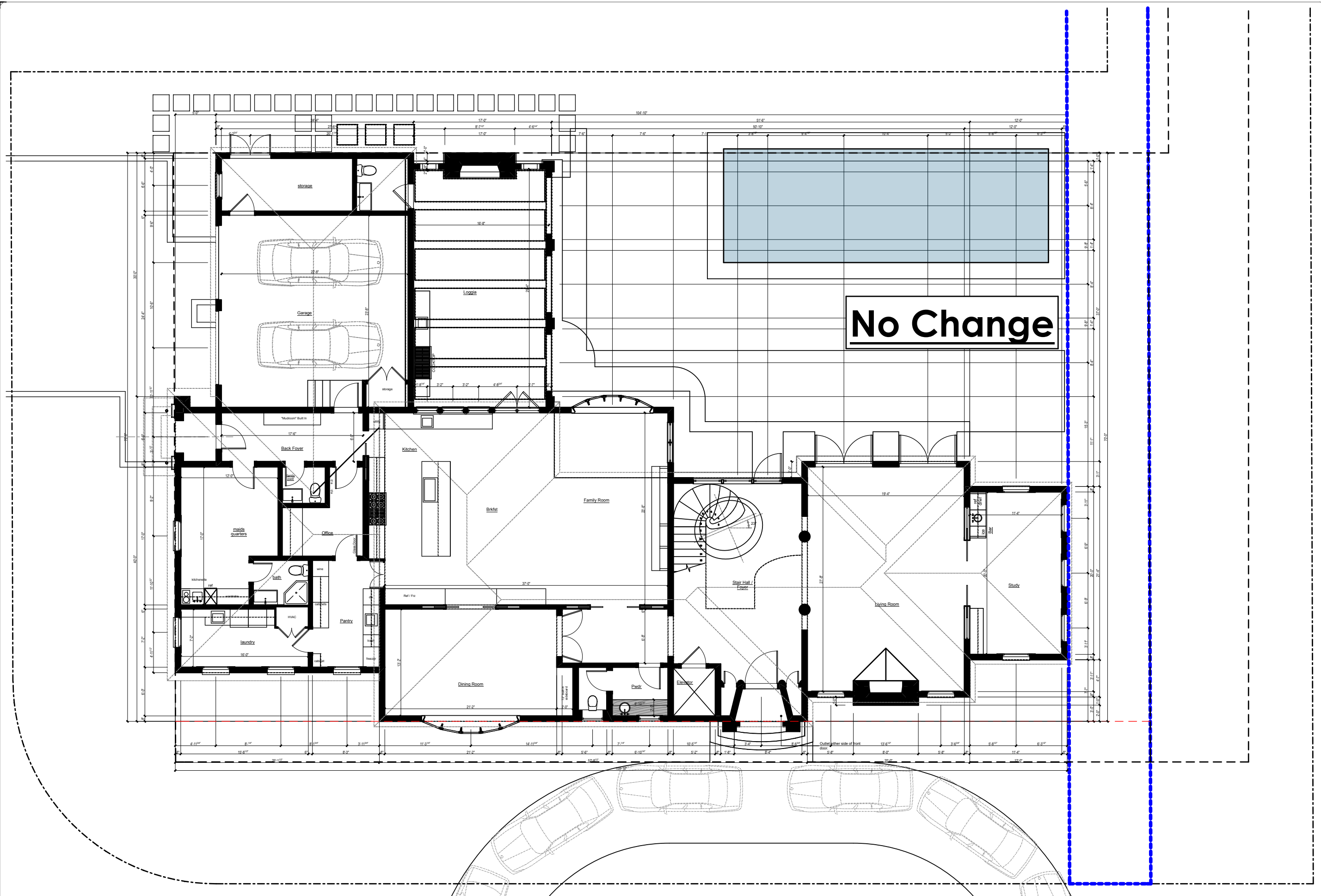
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FINAL SUBMISSION: 02.09.2017



First Floor

FINAL SUBMISSION: 02.09.2017

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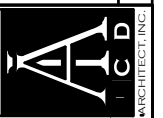
1 01.24.17 Mstr Bath enlarged

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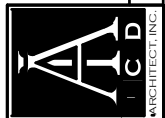
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01.24.17 Mstr Bath enlarged

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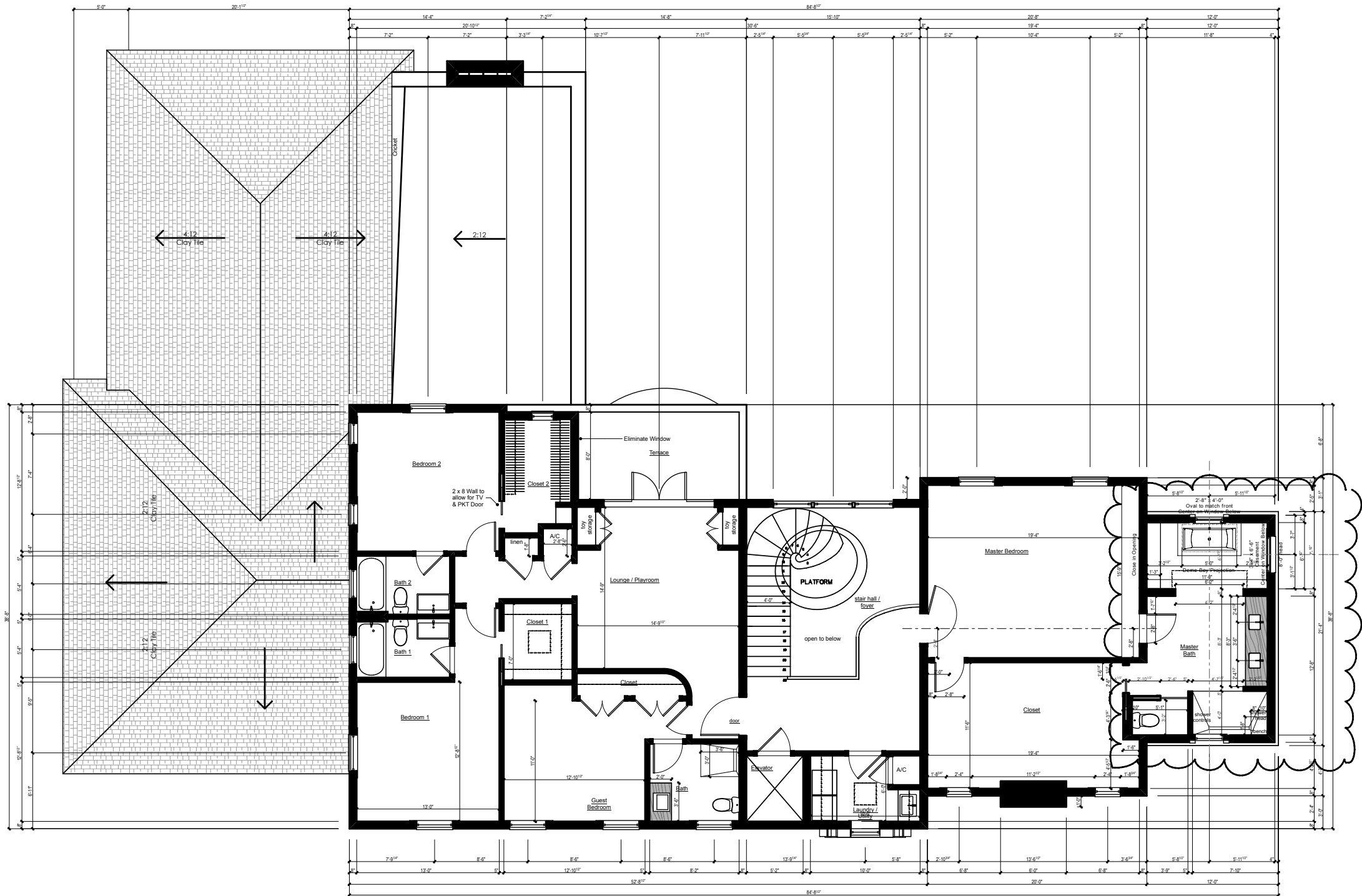
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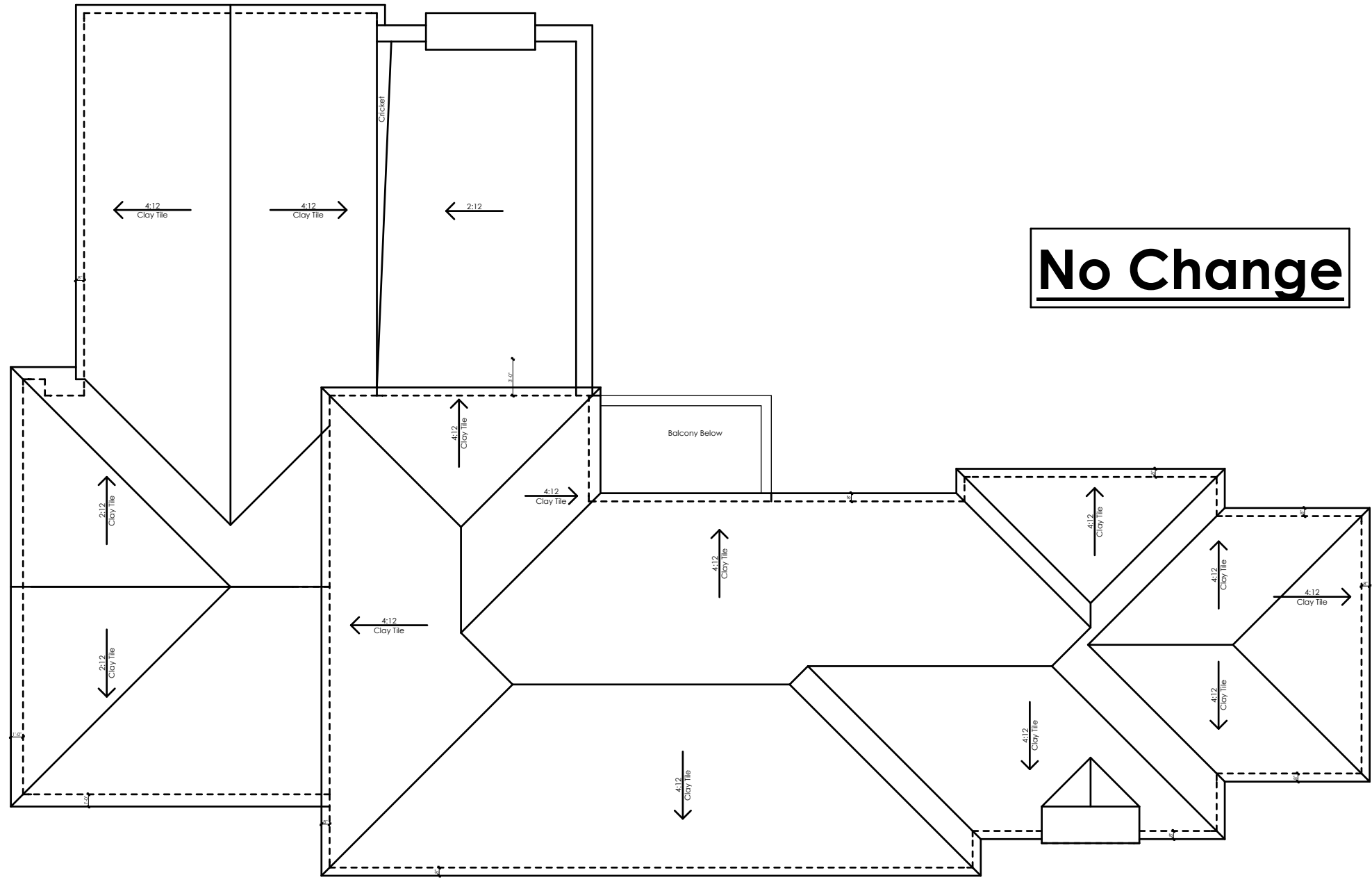
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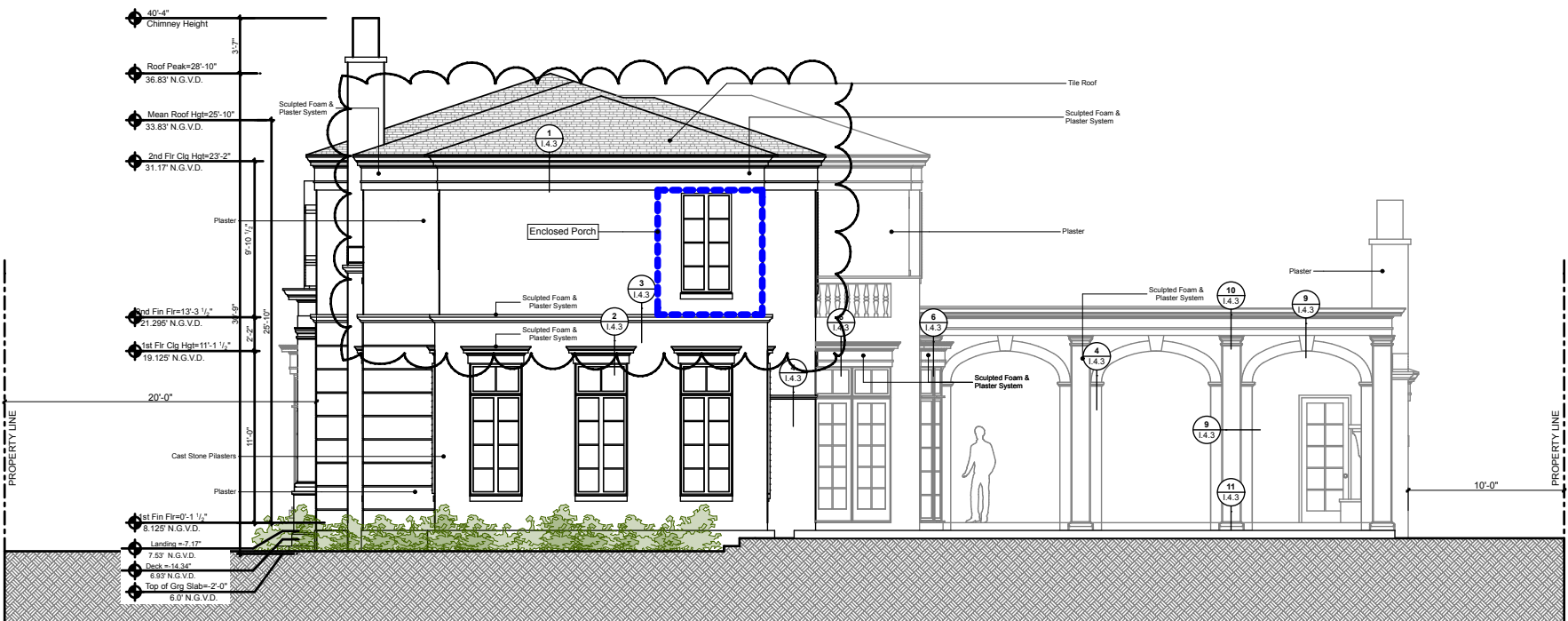
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South Elevation



East Elevation

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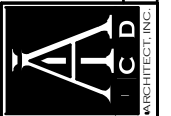
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North Elevation



West Elevation

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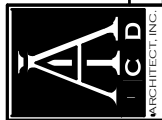
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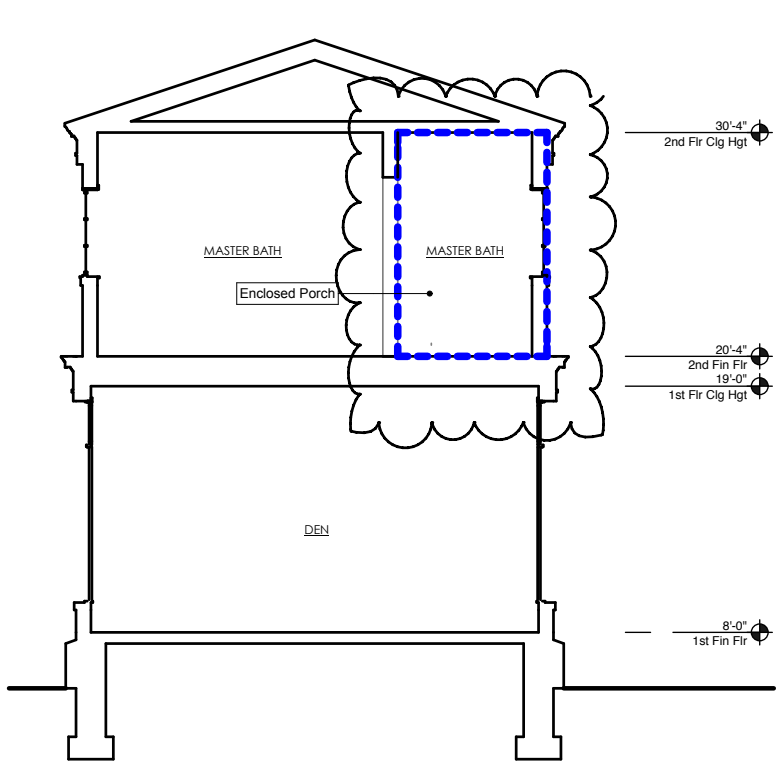
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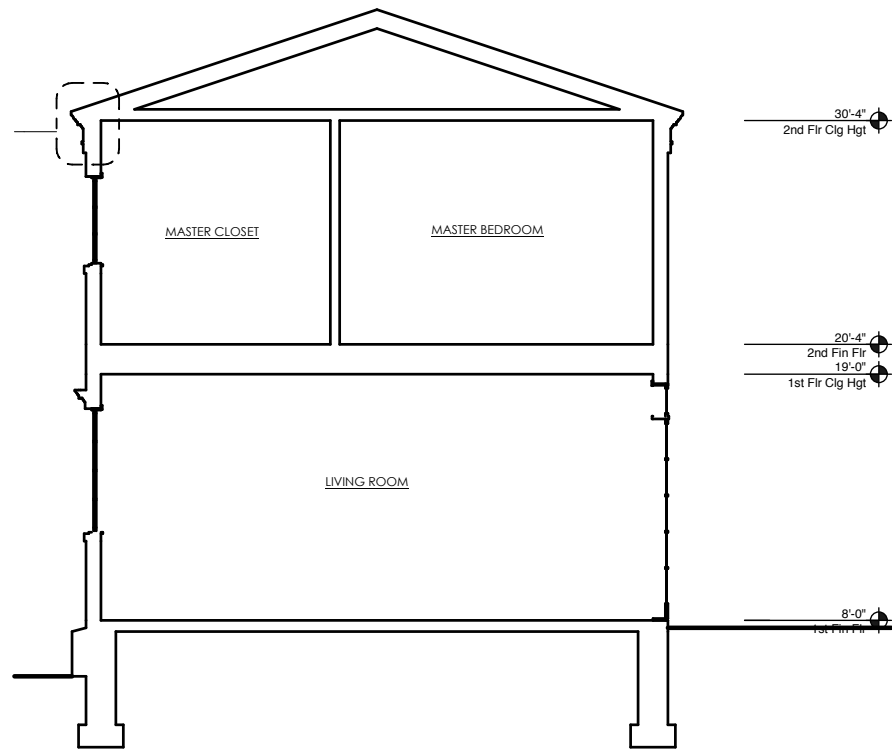
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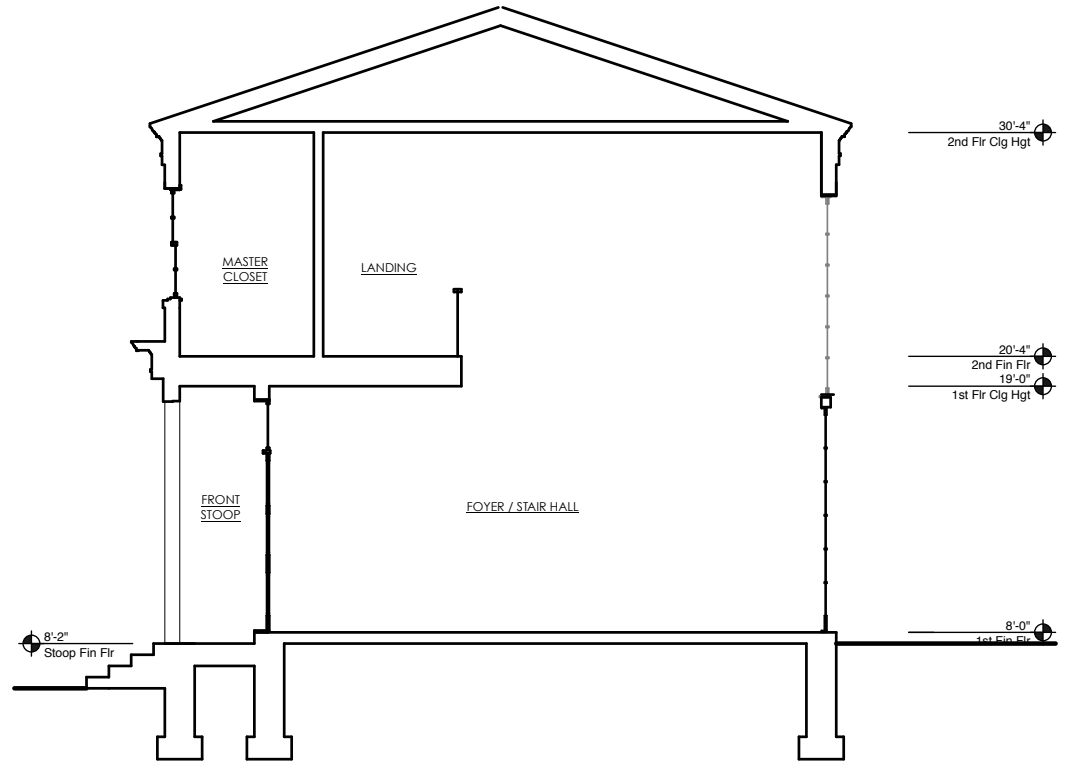
FINAL SUBMISSION: 02.09.2017



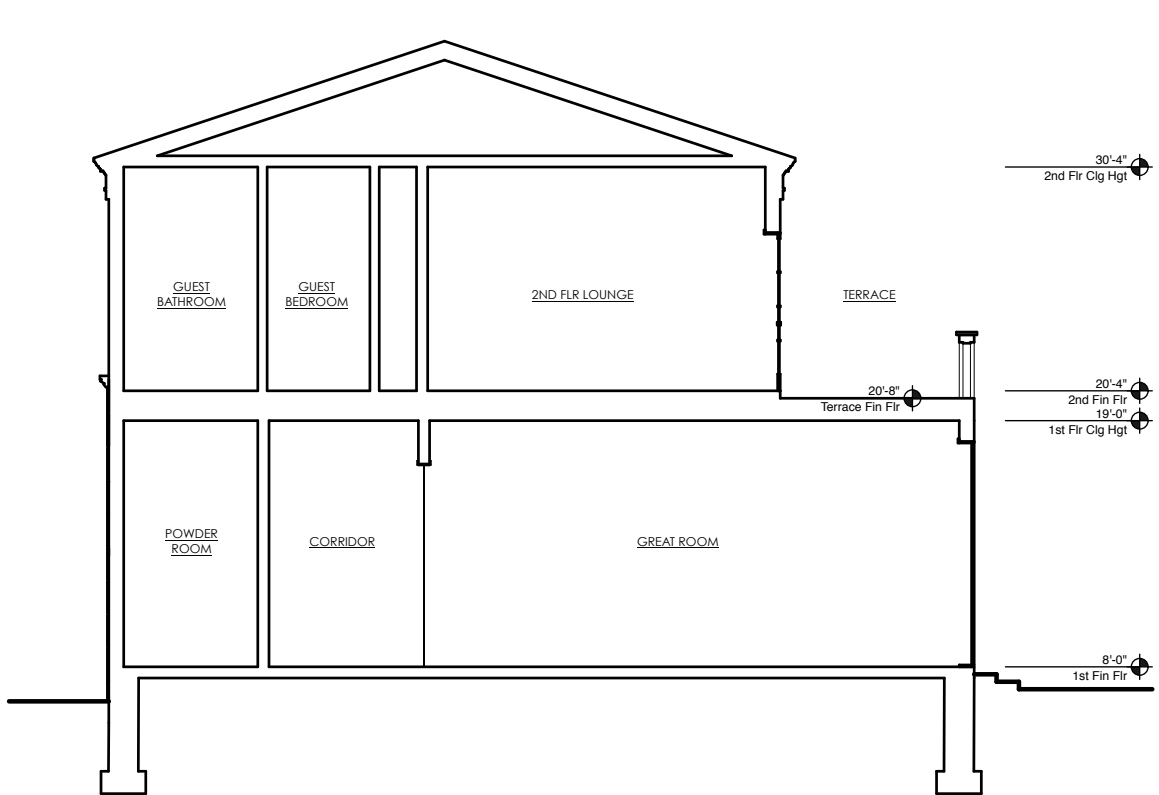
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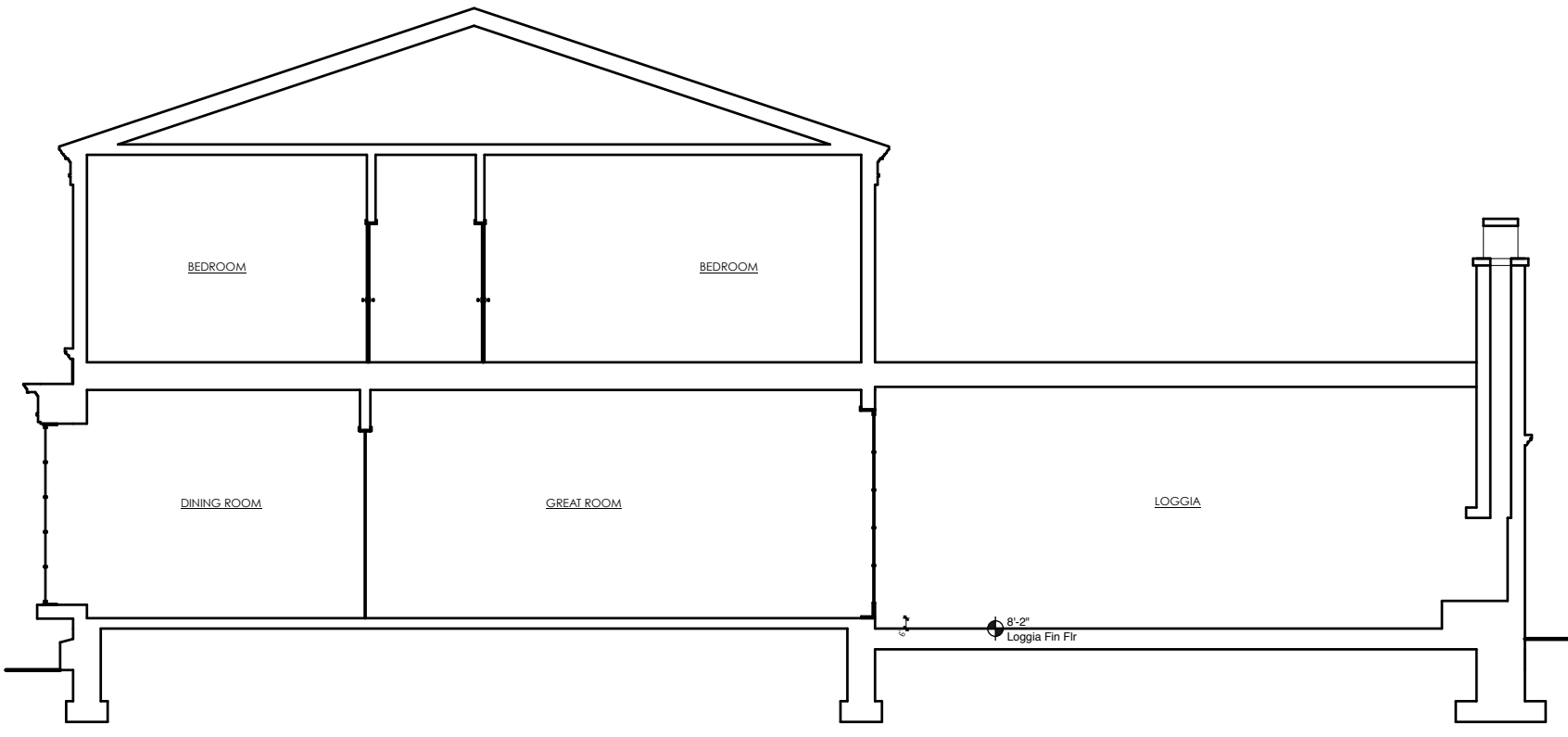
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3 Section 03



4 Section 04



5 Section 05

Revisions

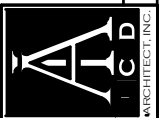
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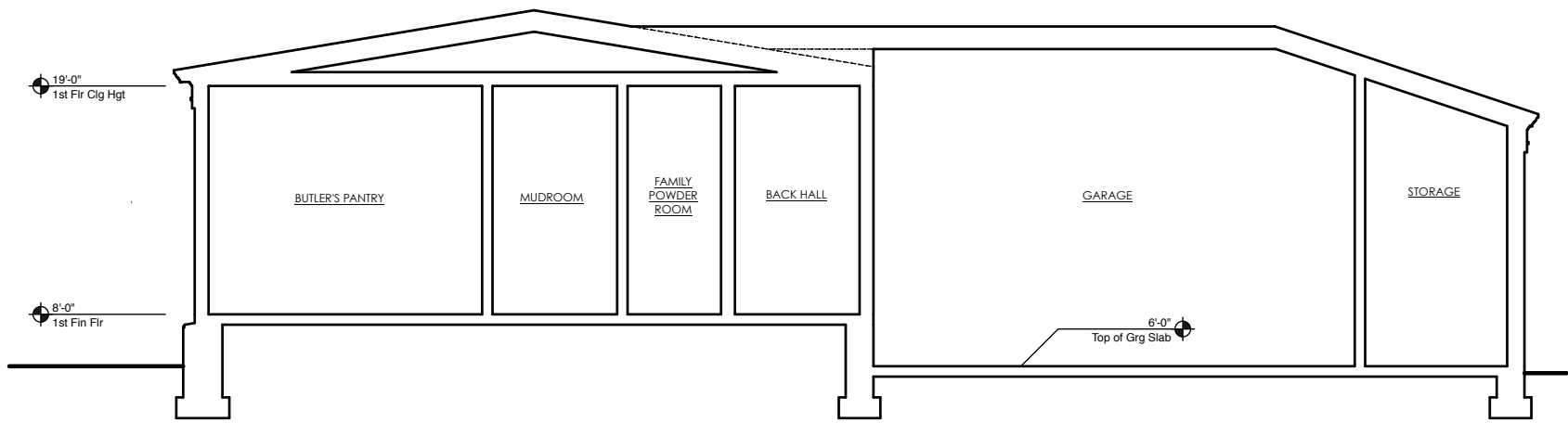
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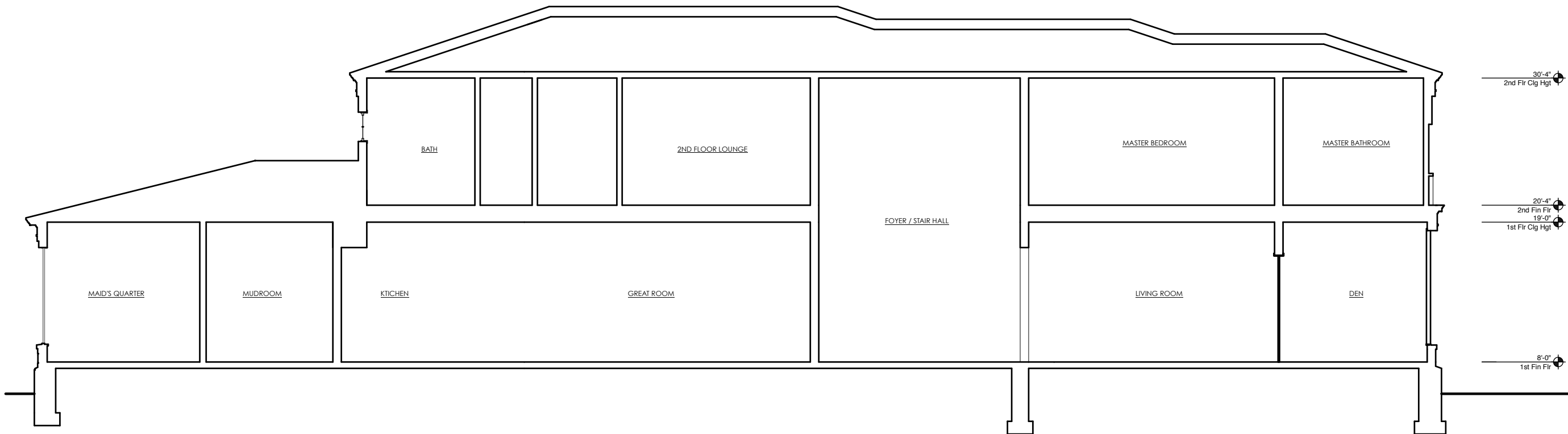
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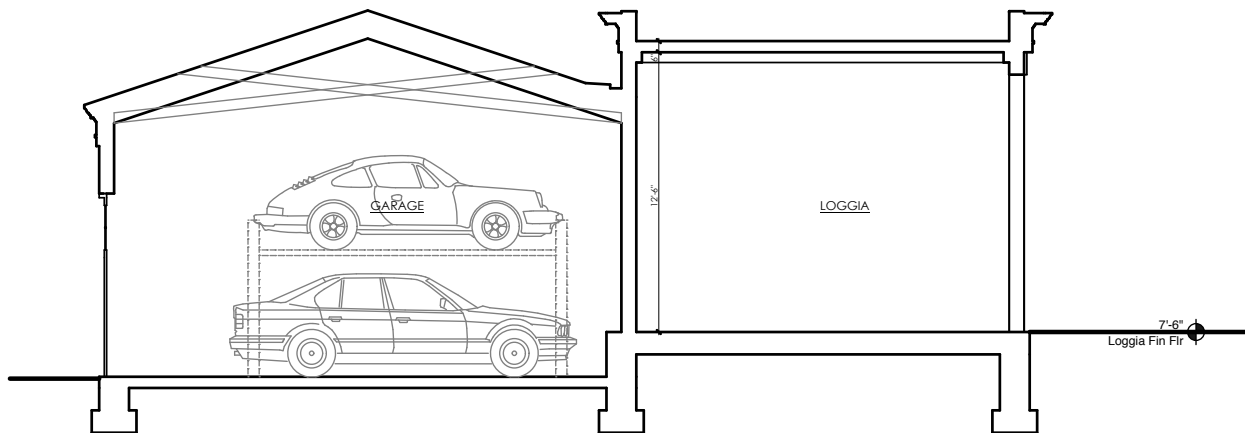


1 Section 06

No Change



2 Section 07



3 Section 08

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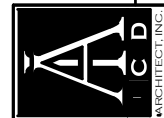
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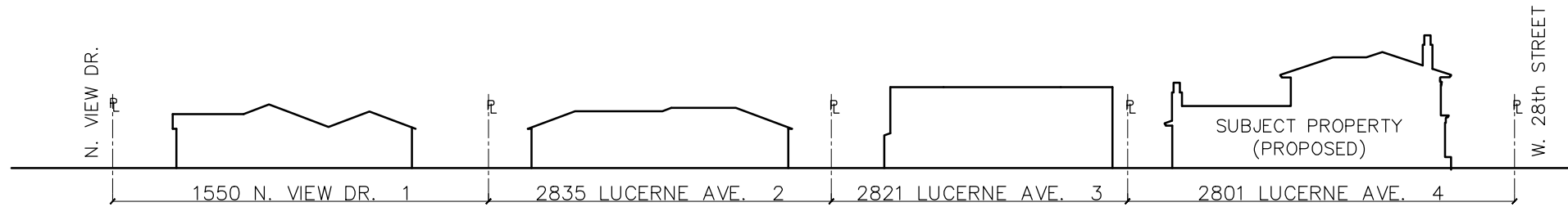
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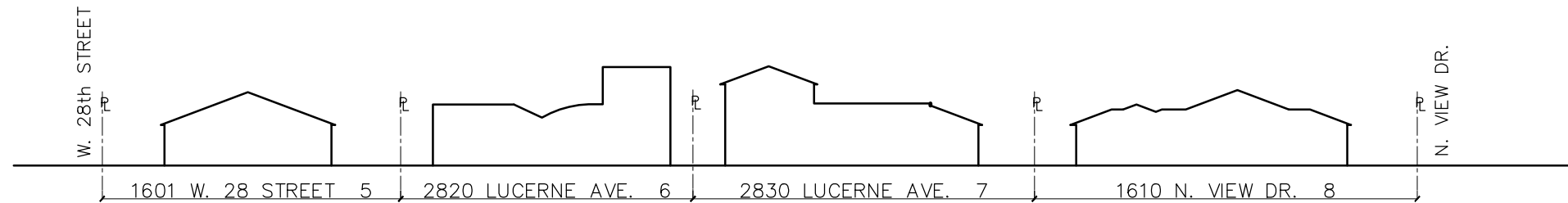
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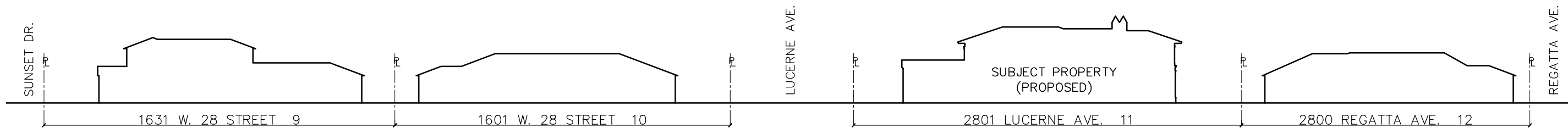
WEST ELEVATION (LUCERNE AVENUE)

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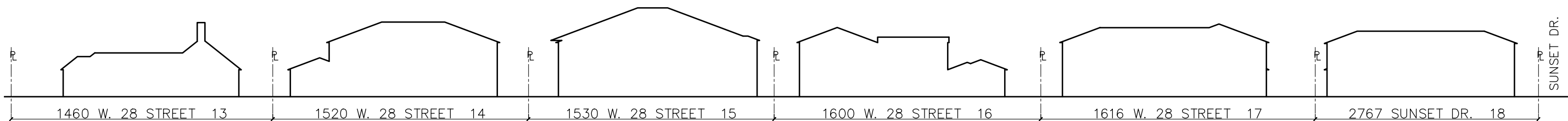
EAST ELEVATION (LUCERNE AVENUE)

SCALE : N.T.S.



SOUTH ELEVATION (28 W. STREET)

SCALE : N.T.S.



NORTH ELEVATION (28 W. STREET)

SCALE : N.T.S.

CONTEXTUAL ELEV. LINE DRAWINGS

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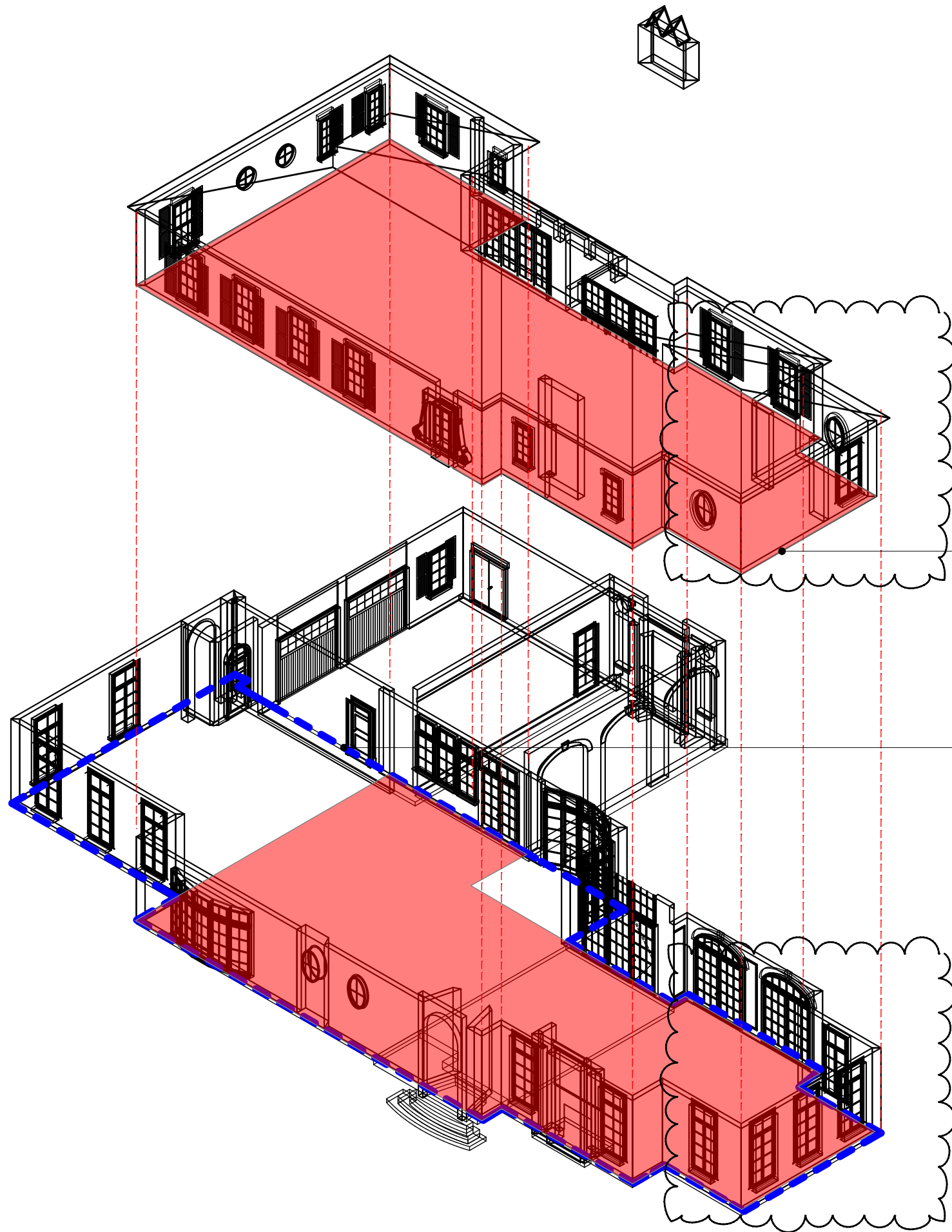
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SECOND FLOOR AREA
2nd Floor Conditioned: 2,581 sq ft
Total: 2,581 sq ft

FIRST FLOOR AREA
1st Floor Conditioned: 3,551 sq ft
Total: 3,551 sq ft

RATIO
2,581 sq ft : 3,551 sq ft = 72.68%

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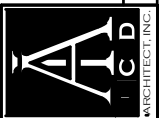
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1 View of Front from East Approach



2 View of Front from West Approach



3 View of Back Terrace from East



4 Aerial View of Back



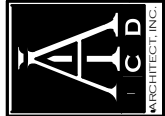
5 View of Back from West

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