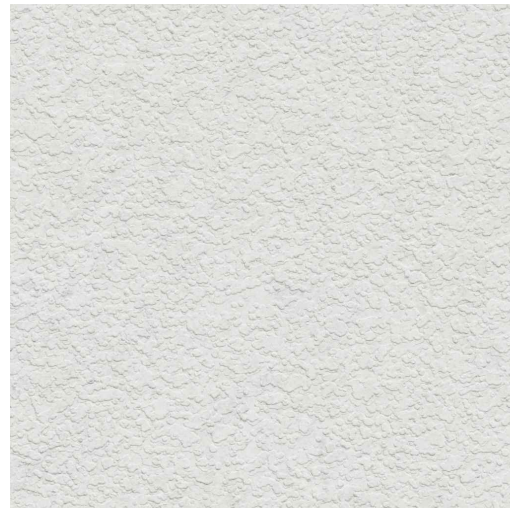
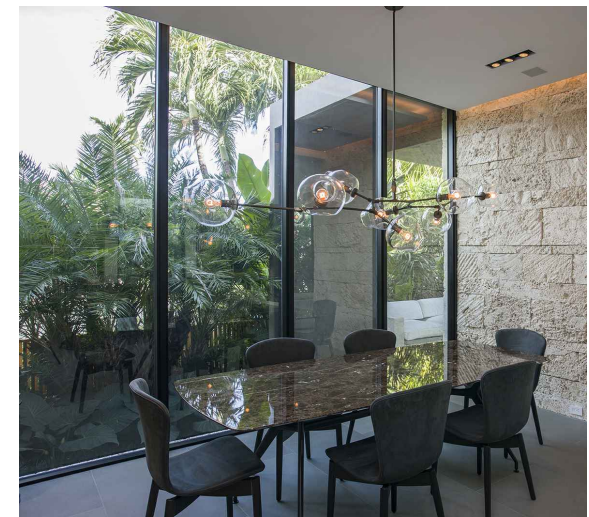


PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:



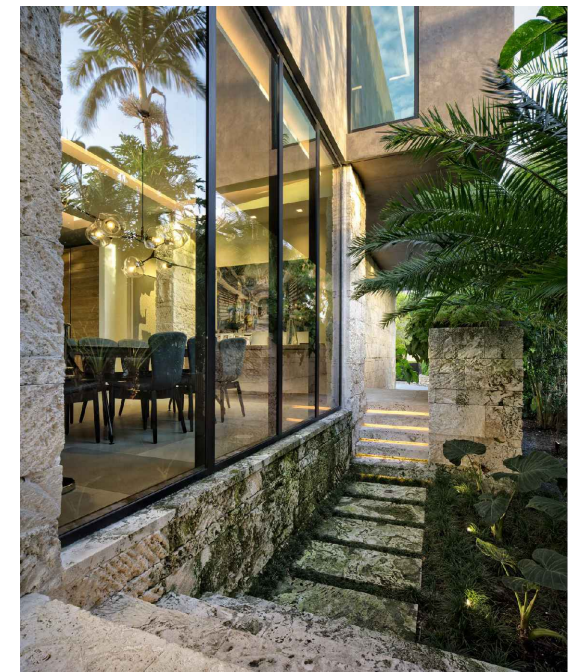
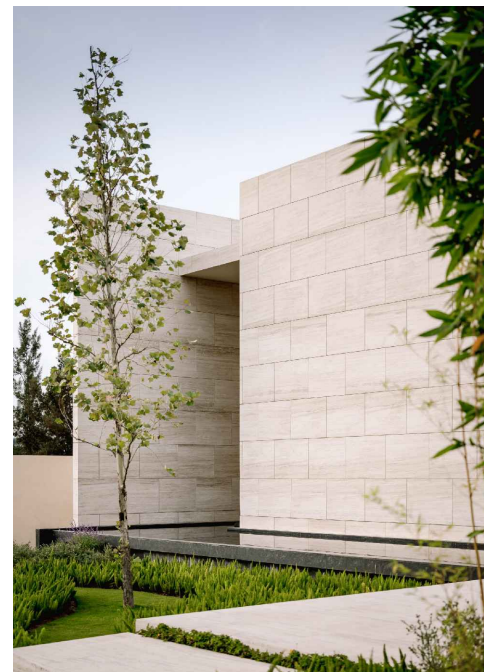
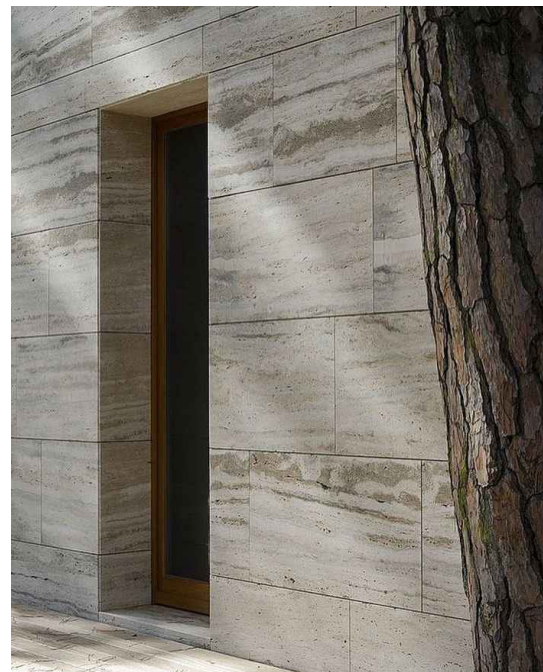
STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS

ARCHITECTURAL
LANGUAGE

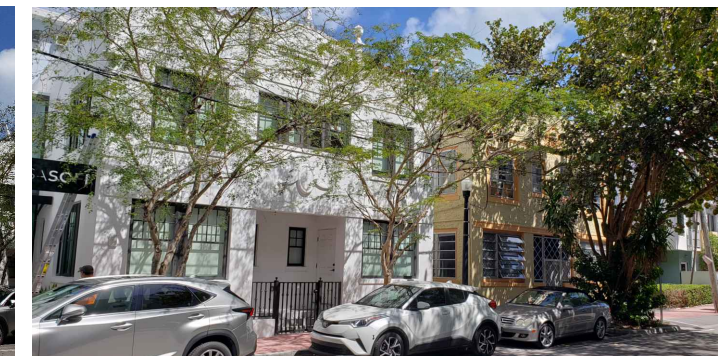
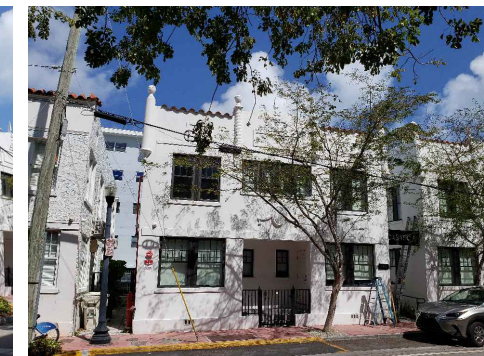
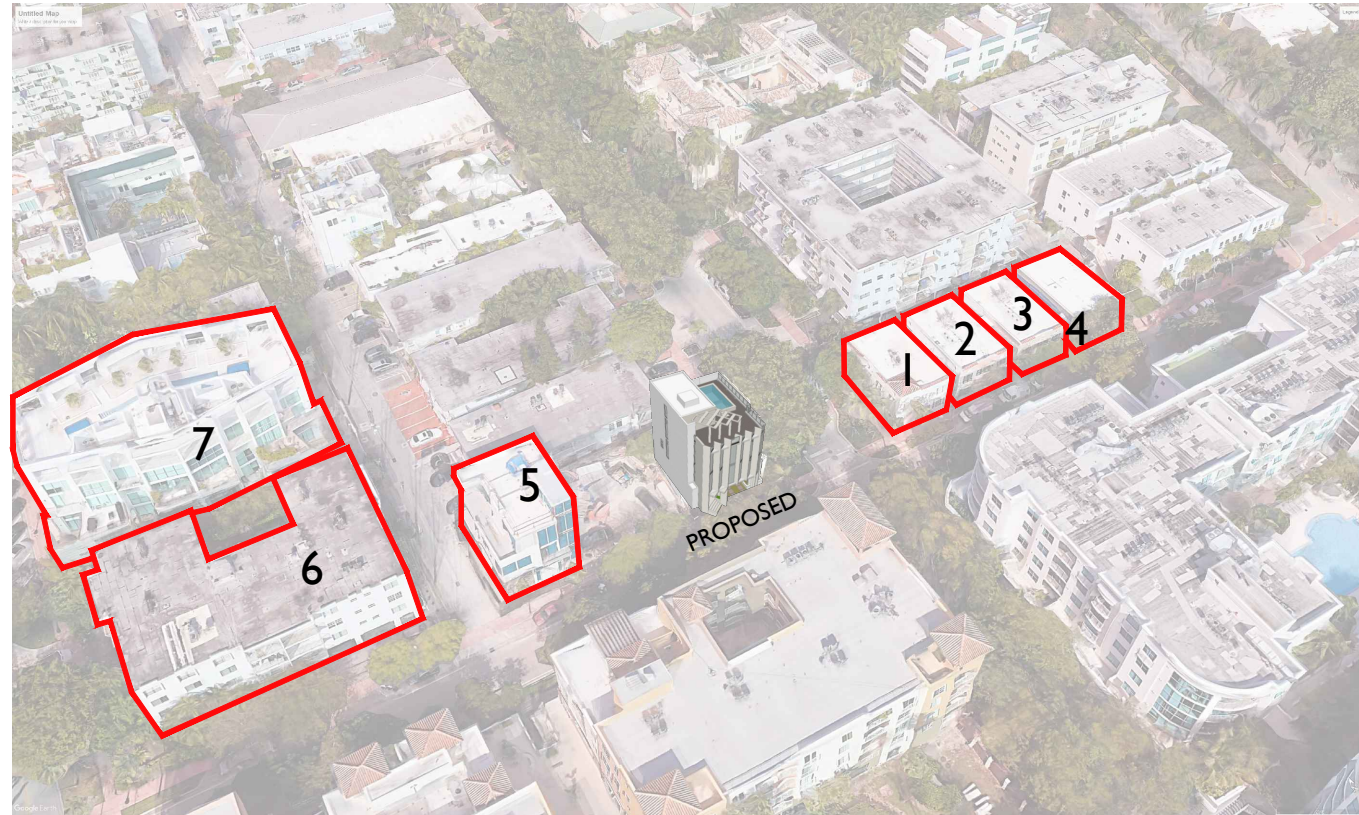


STONE TILE CLADDING

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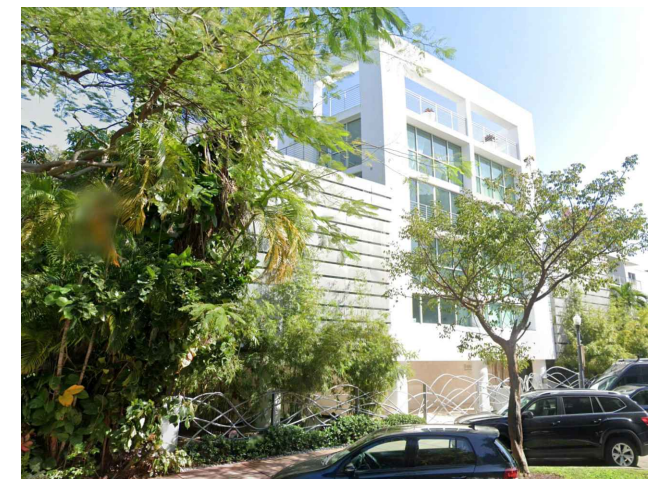
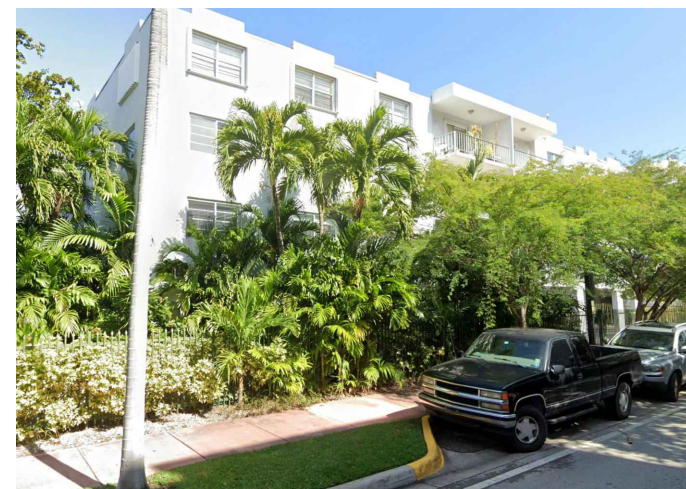
HISTORIC
 NEIGHBORHOOD
 COMPATIBILITY
 DIAGRAMS



1

2

3,4



5

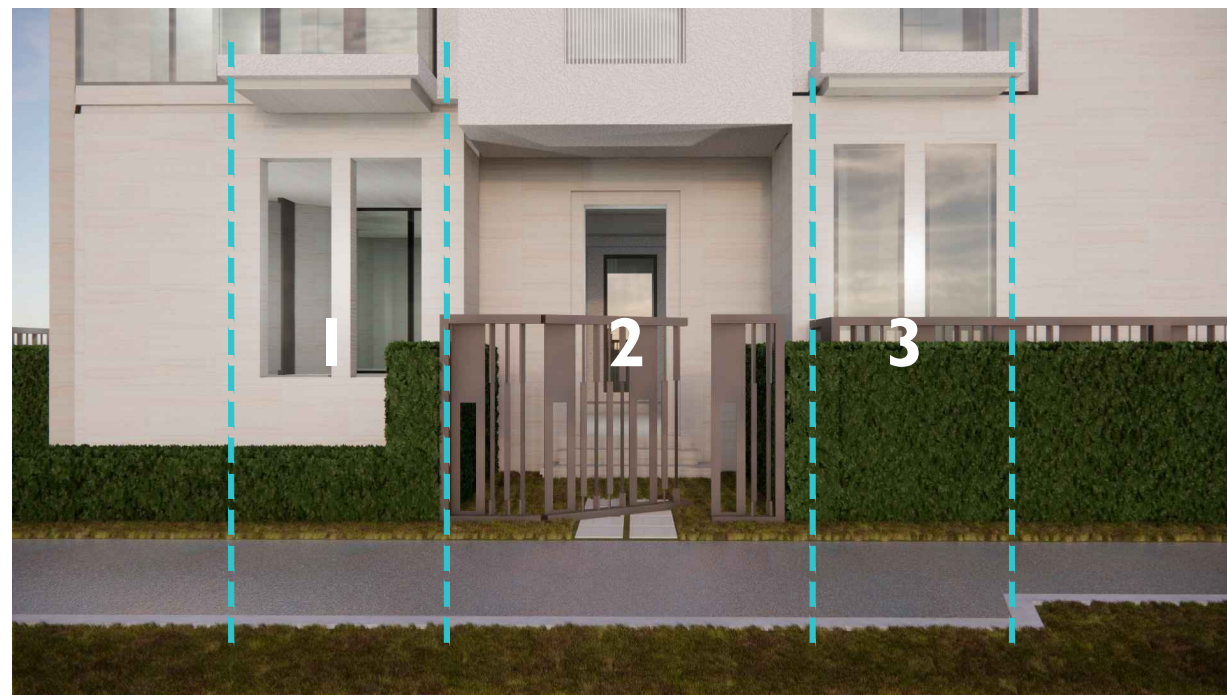
6

7

SCALE:
 SITE, HISTORIC VS CONTEMPORARY

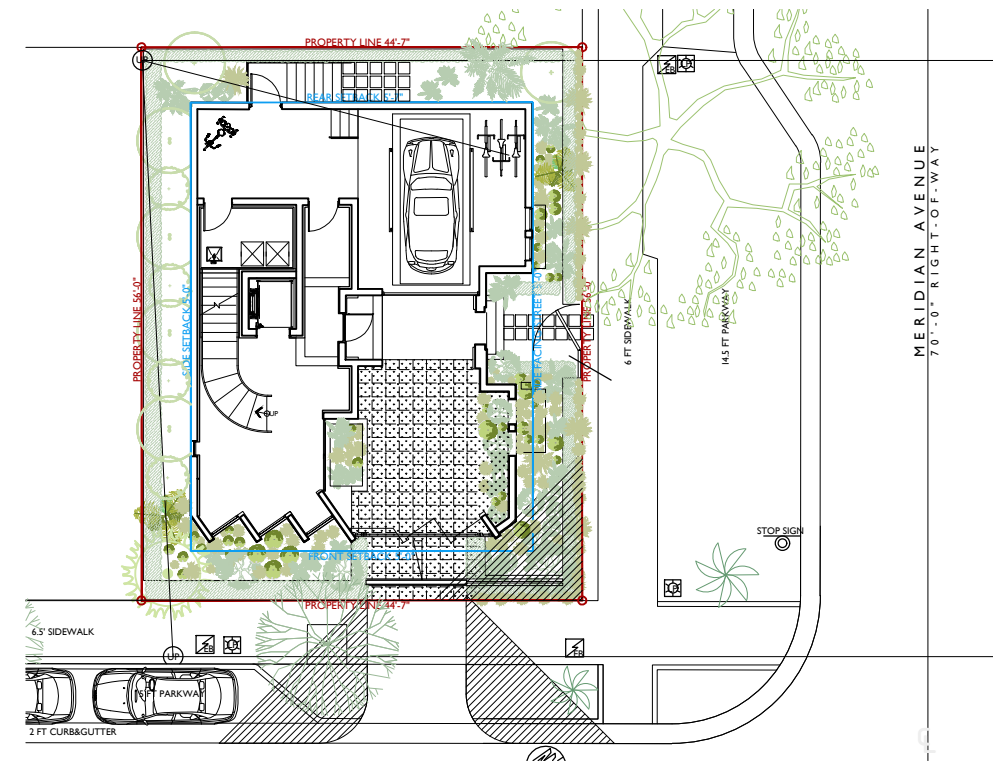
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Reconstructed historic facade wall defining the front yard space

URBAN CONTEXT



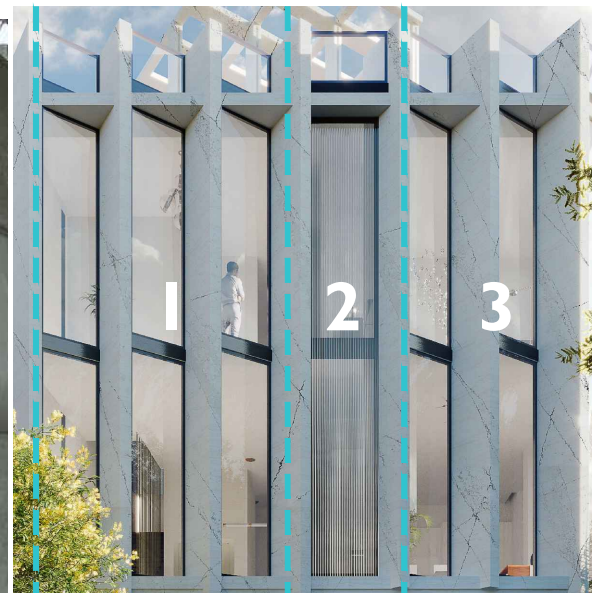
WINDOW ELEMENTS



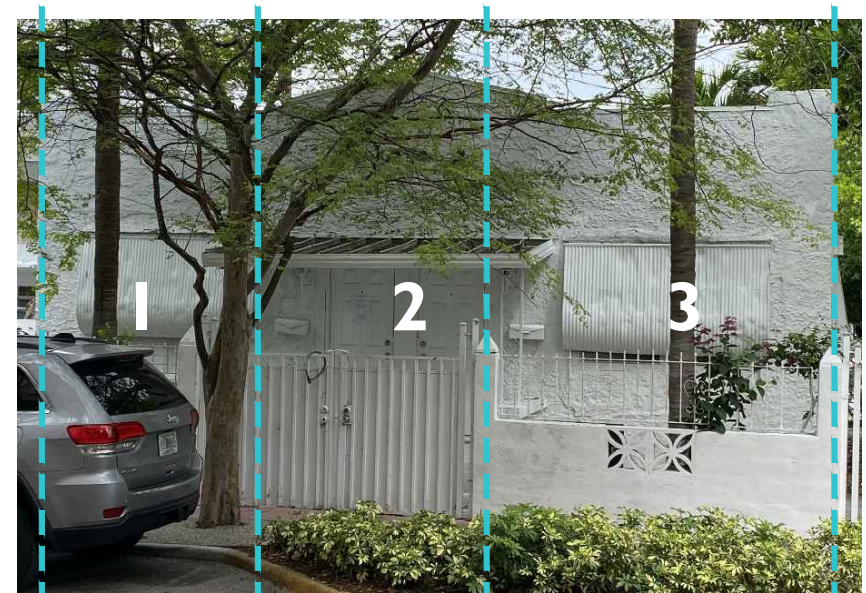
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



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

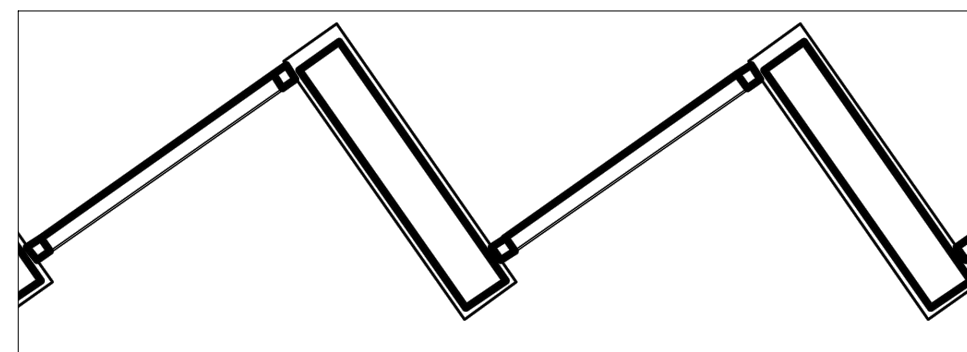
TRIPARTITE FACADE*

ANGLED DETAILS

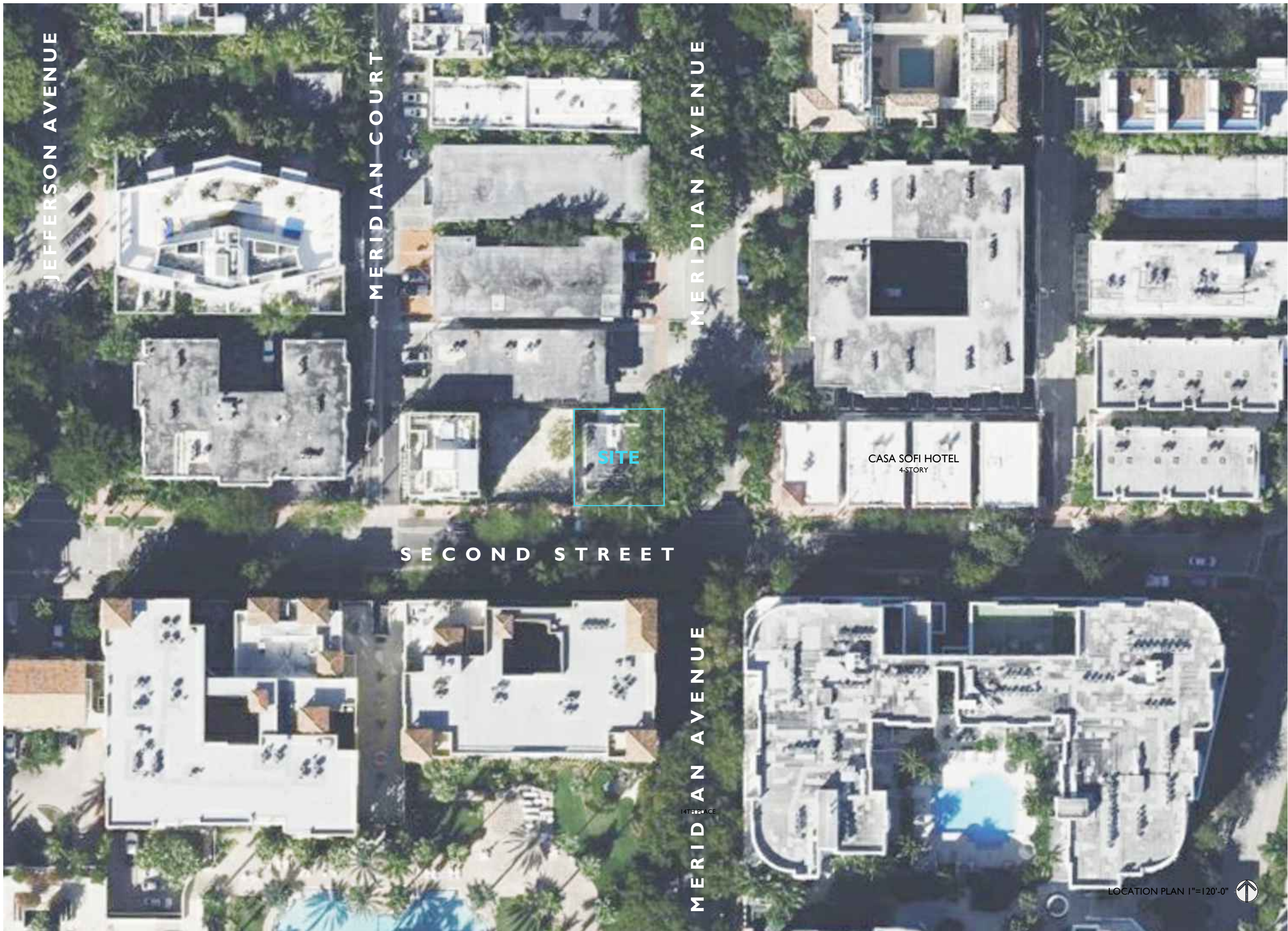


* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J. Marcus

Angled pediment design on facade

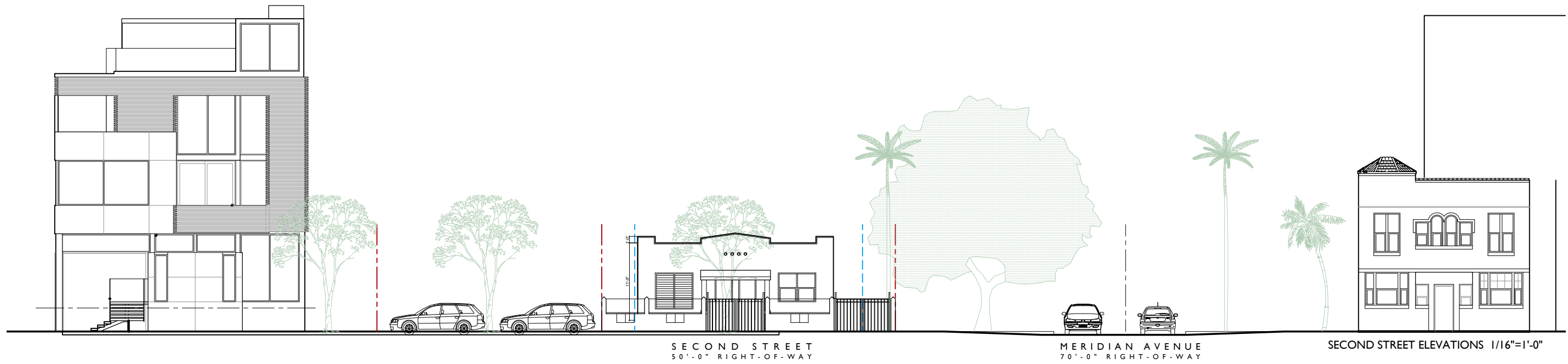


Proposed angled facade design



LOCATION PLAN 1"=120'-0"

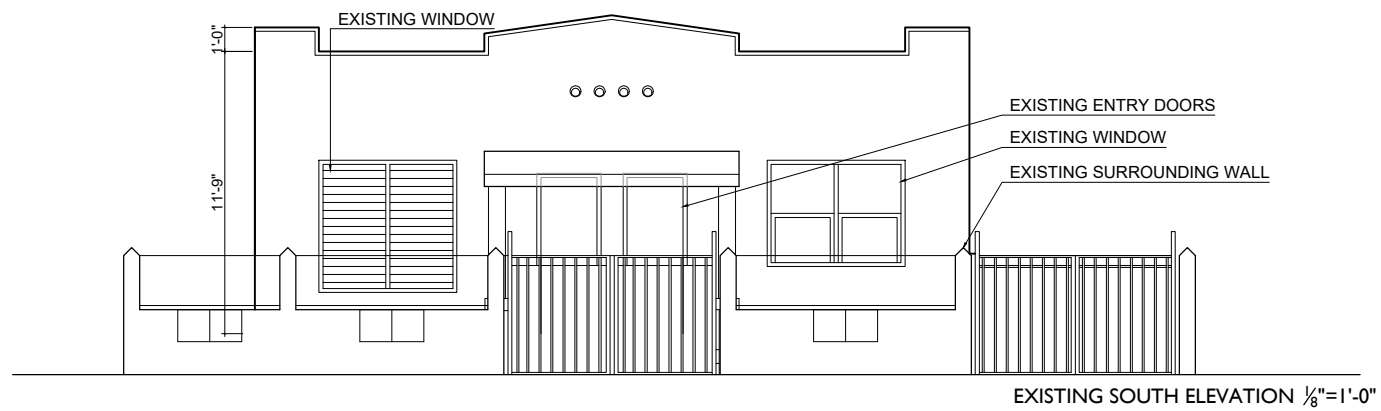




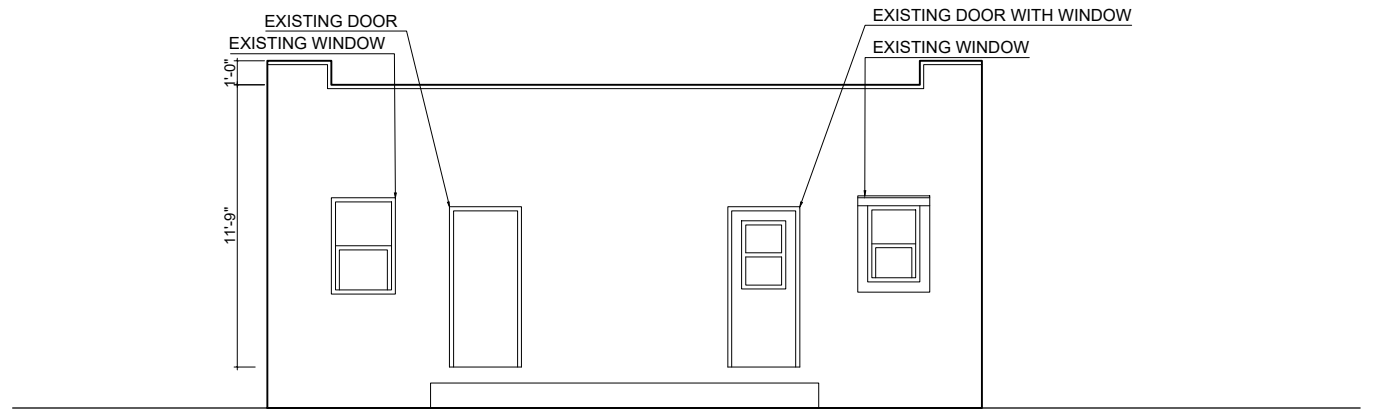
EXISTING
STREET
ELEVATIONS

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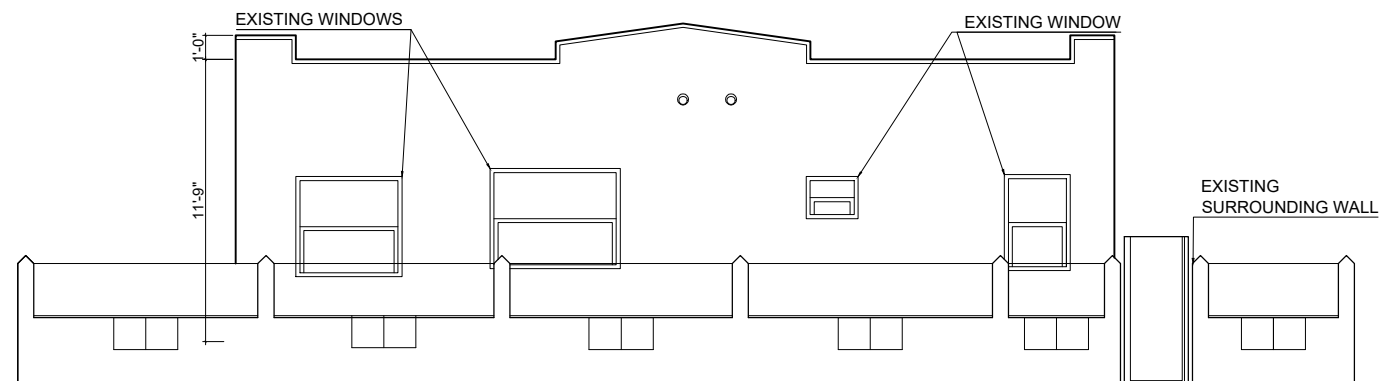
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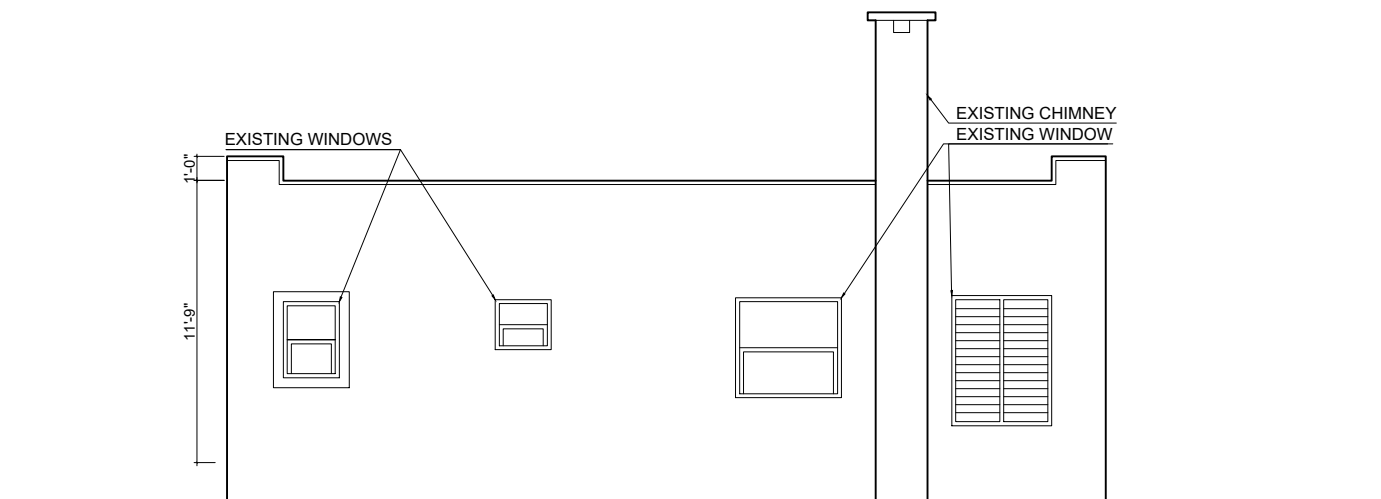
EXISTING SOUTH ELEVATION 1/8"=1'-0"



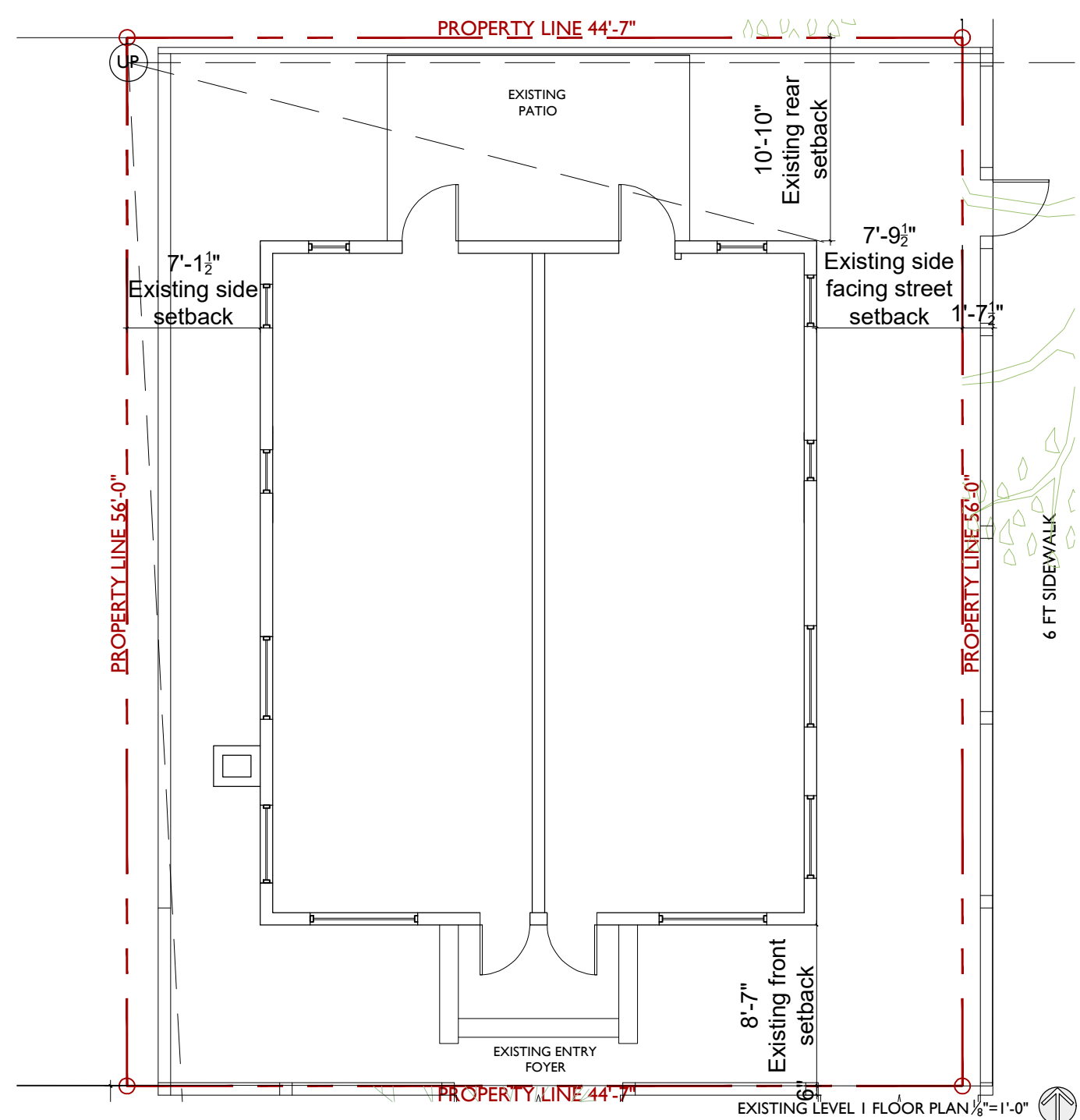
EXISTING NORTH ELEVATION 1/8"=1'-0"



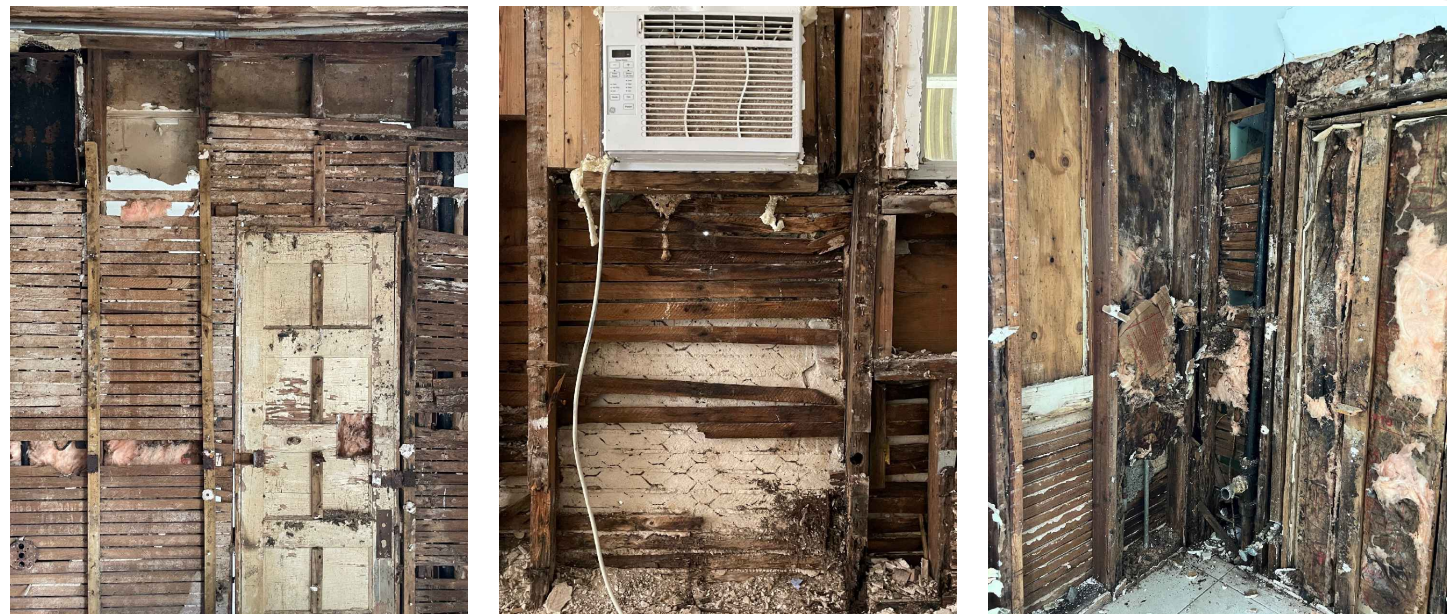
EXISTING EAST ELEVATION 1/8"=1'-0"



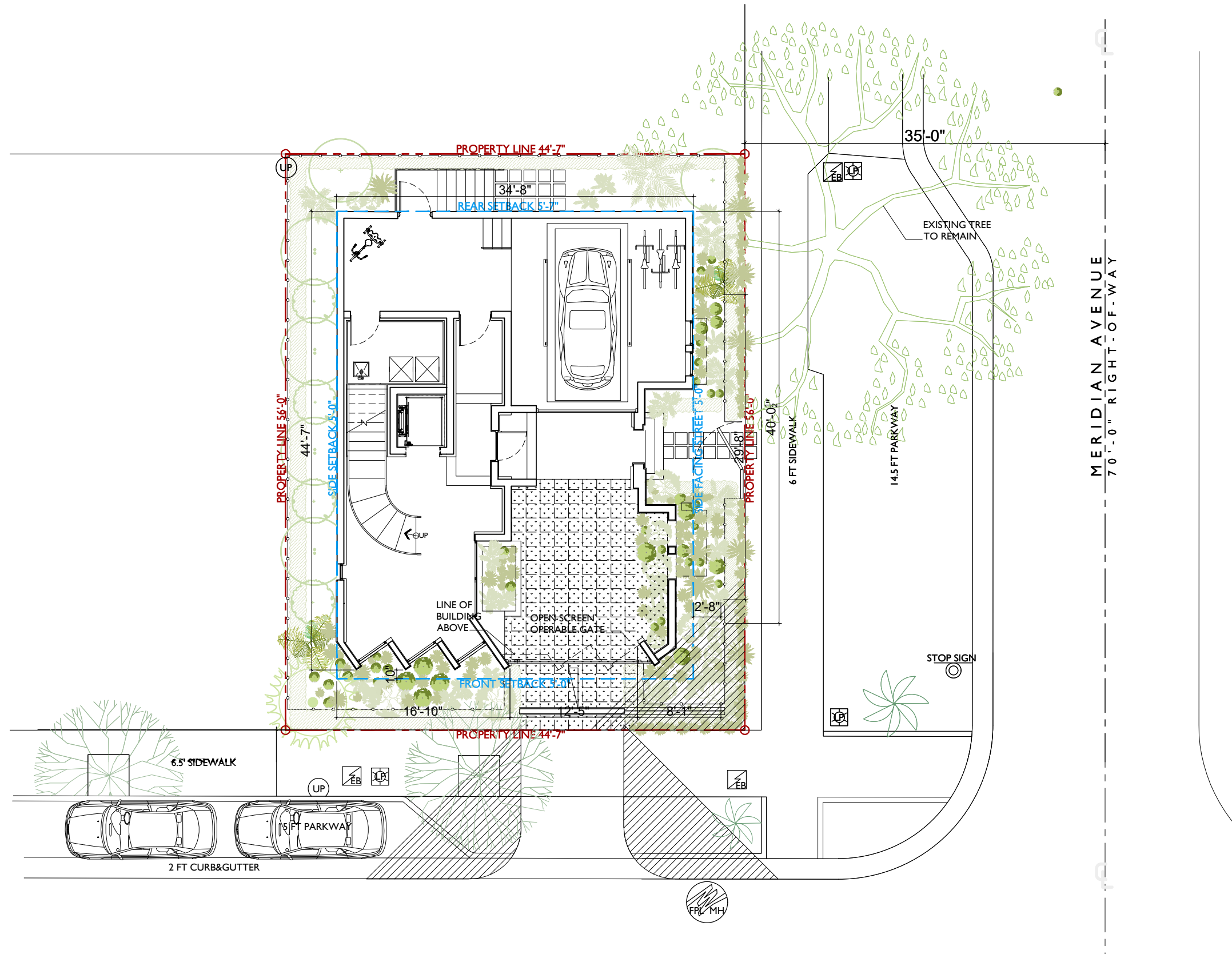
EXISTING WEST ELEVATION 1/8"=1'-0"



EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



EXISTING INTERIOR CONDITIONS PHOTOS

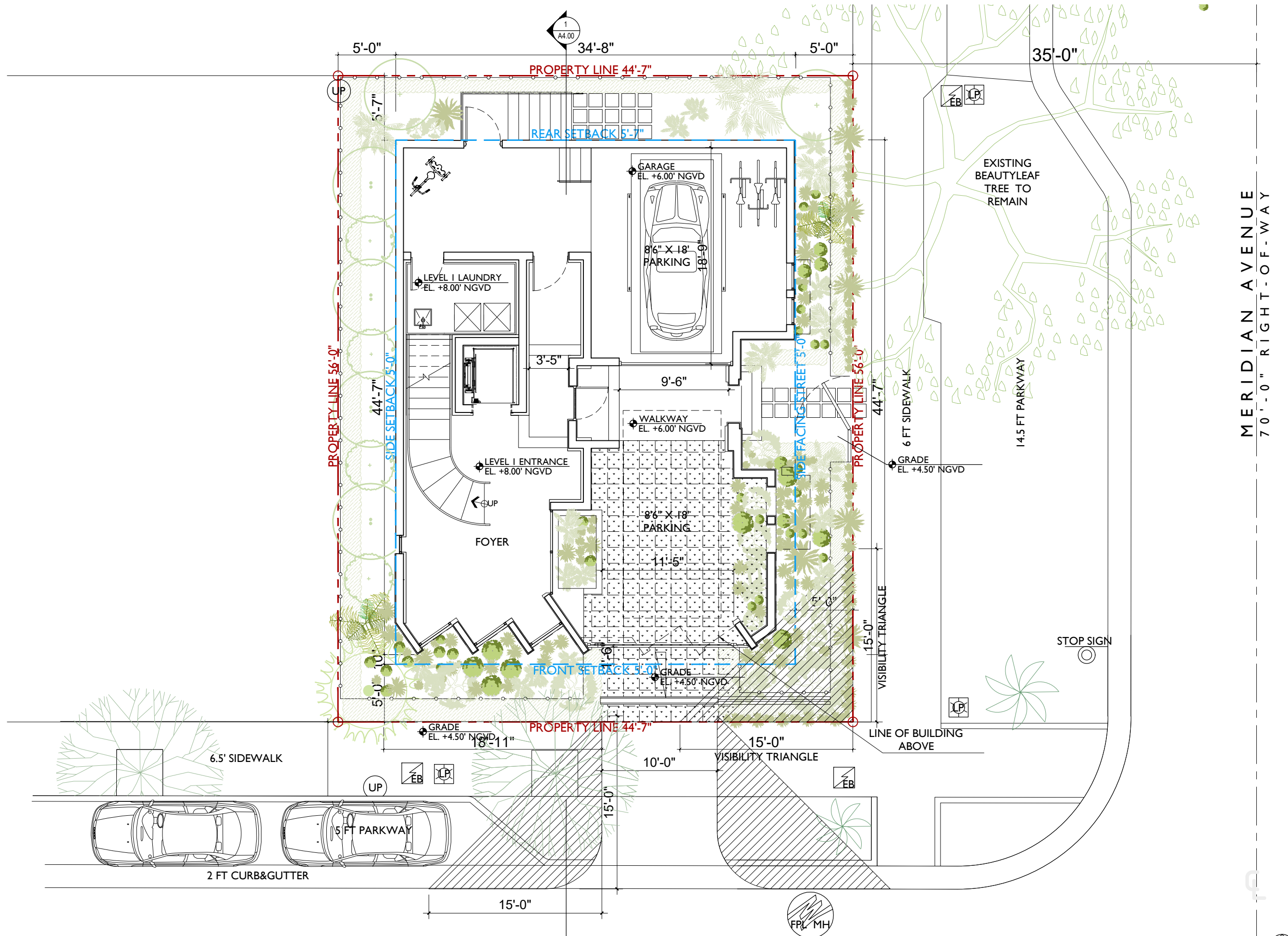


MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

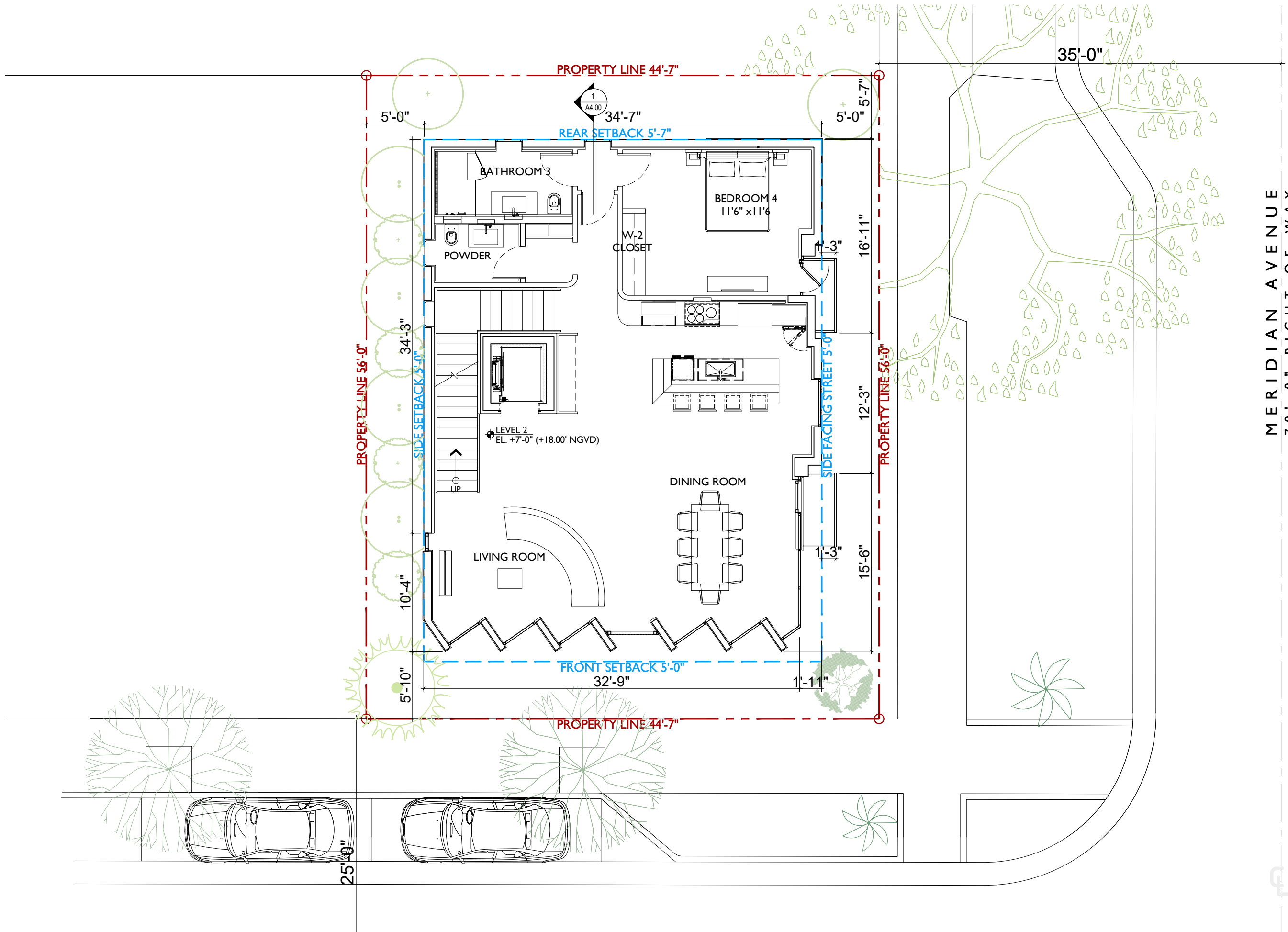
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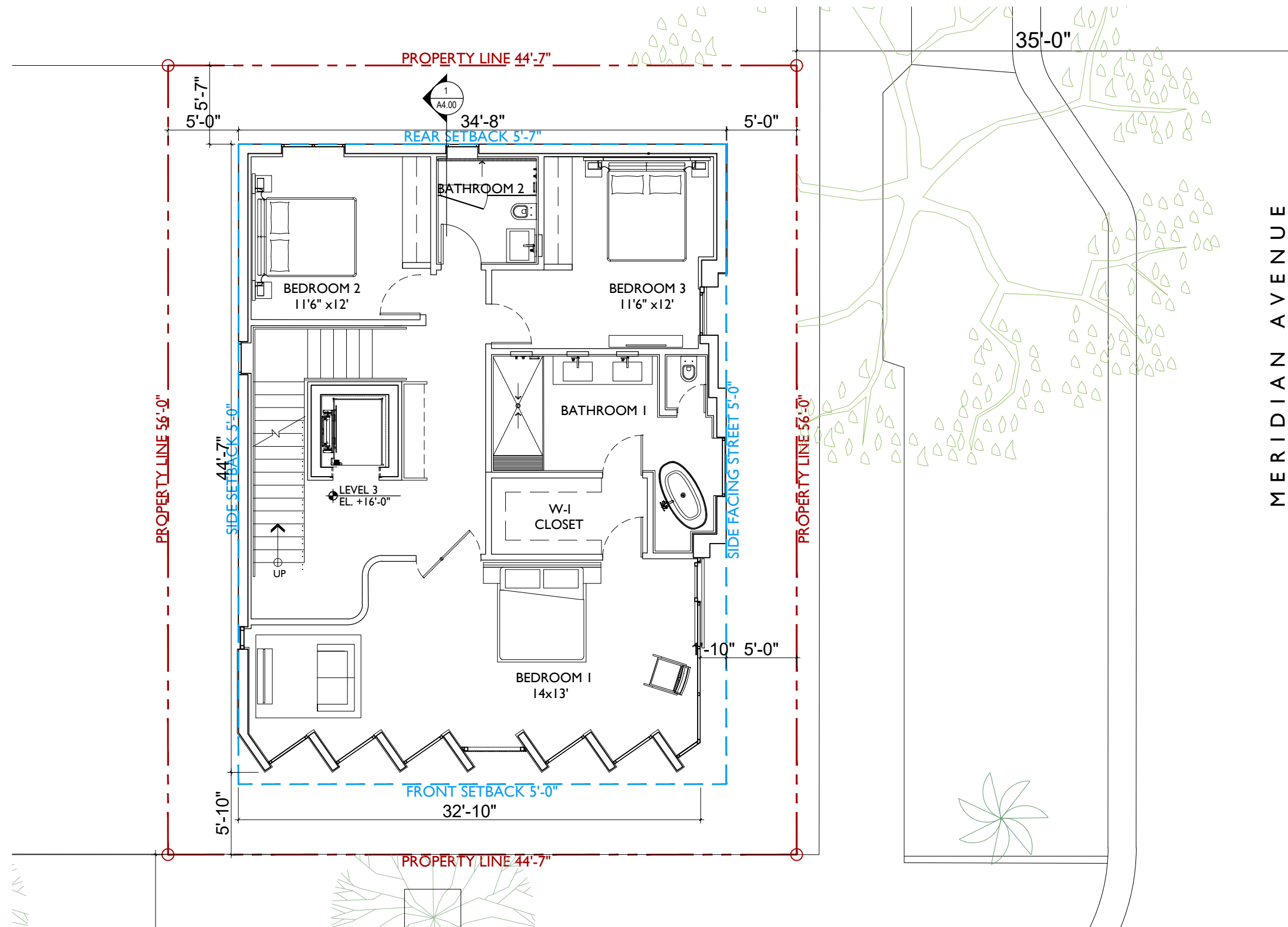


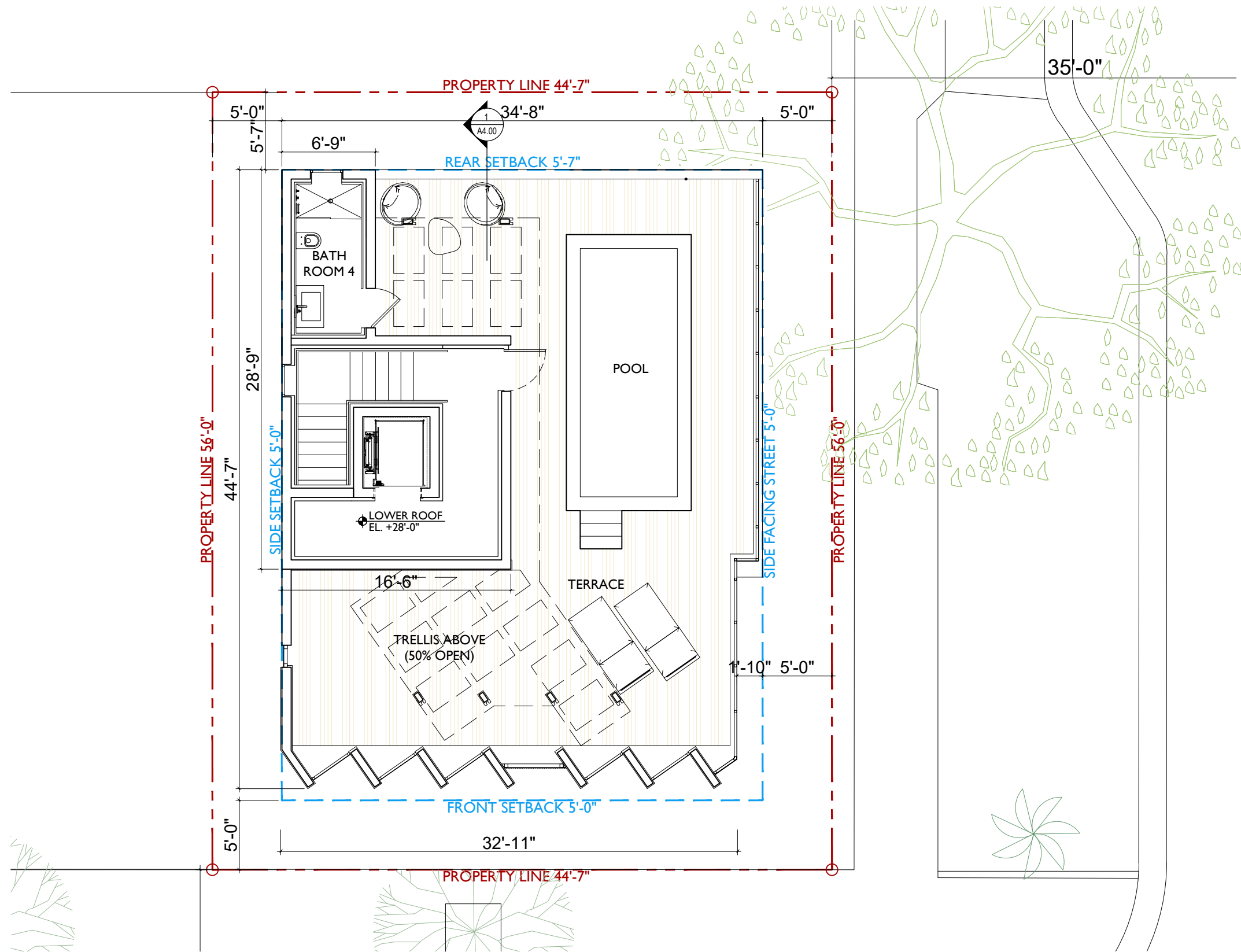
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

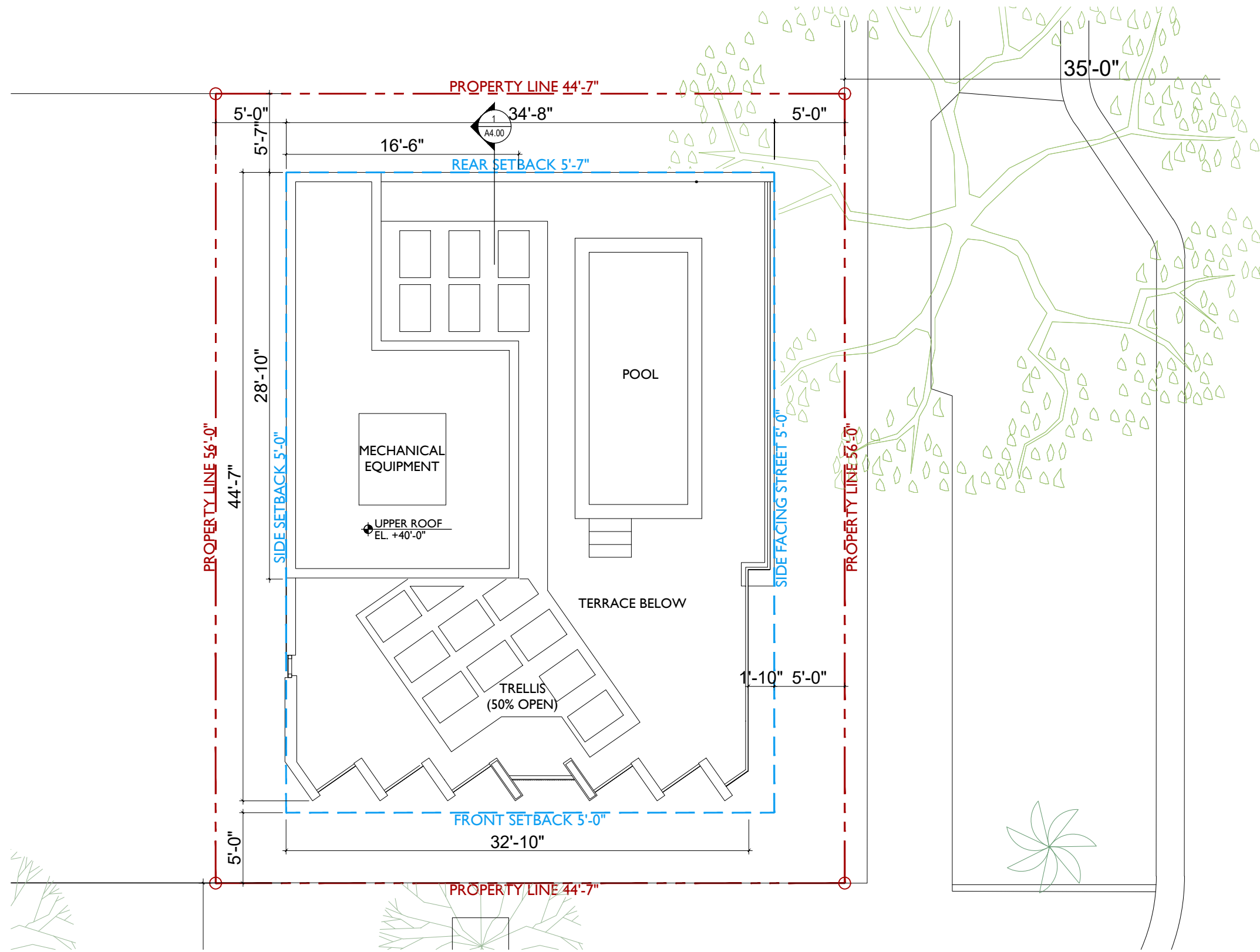


MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

PROPOSED LEVEL 2 FLOOR PLAN 1/8"=1'-0"







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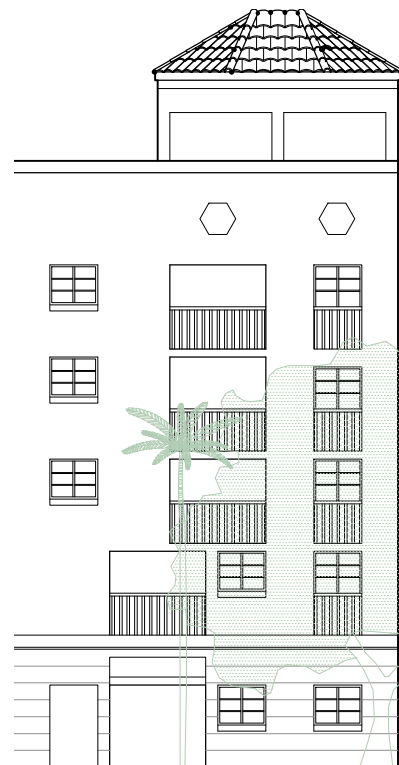
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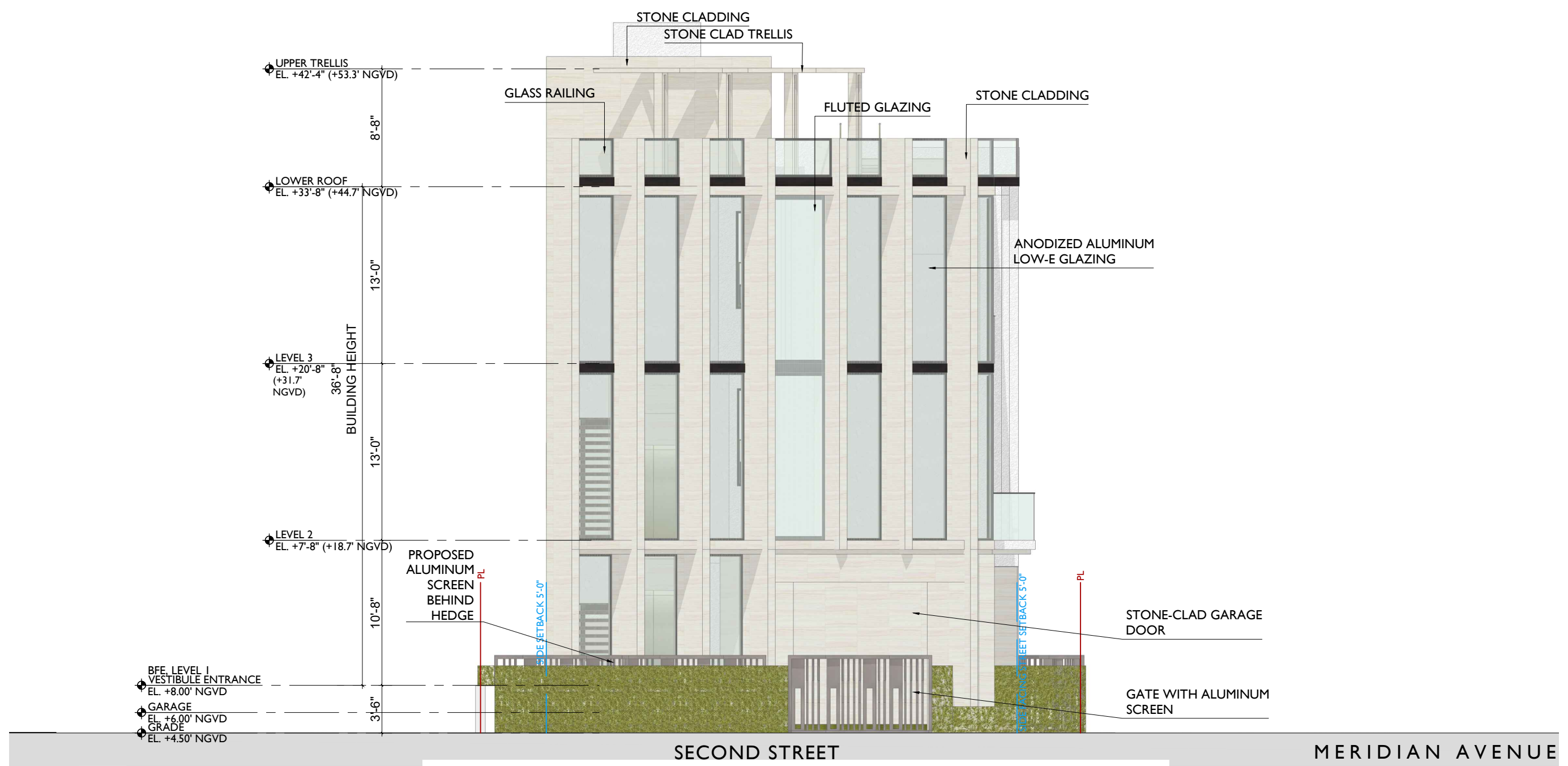
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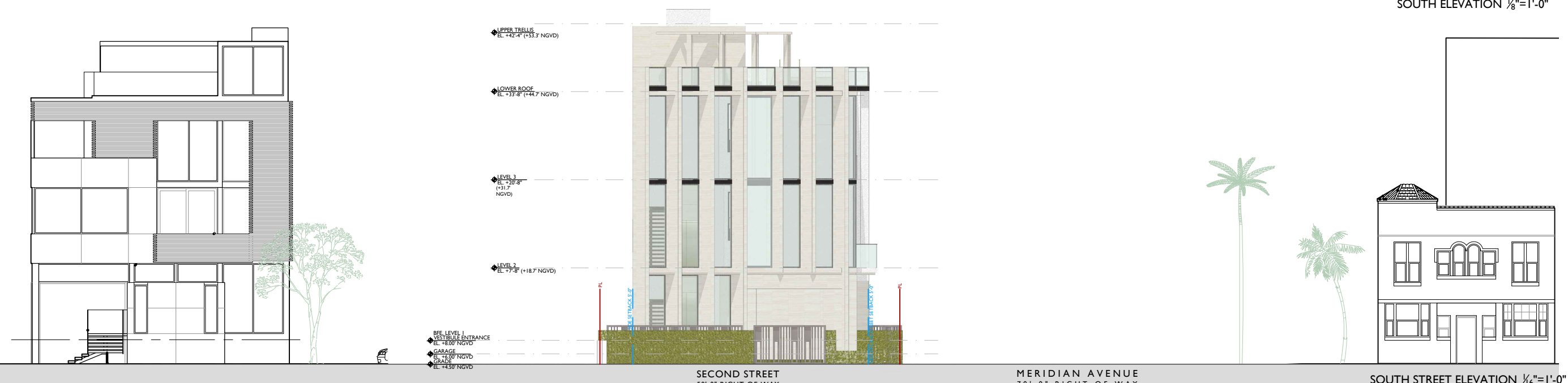
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SOUTH ELEVATION 1/8"=1'-0"



SECOND STREET
50'-0" RIGHT-OF-WAY

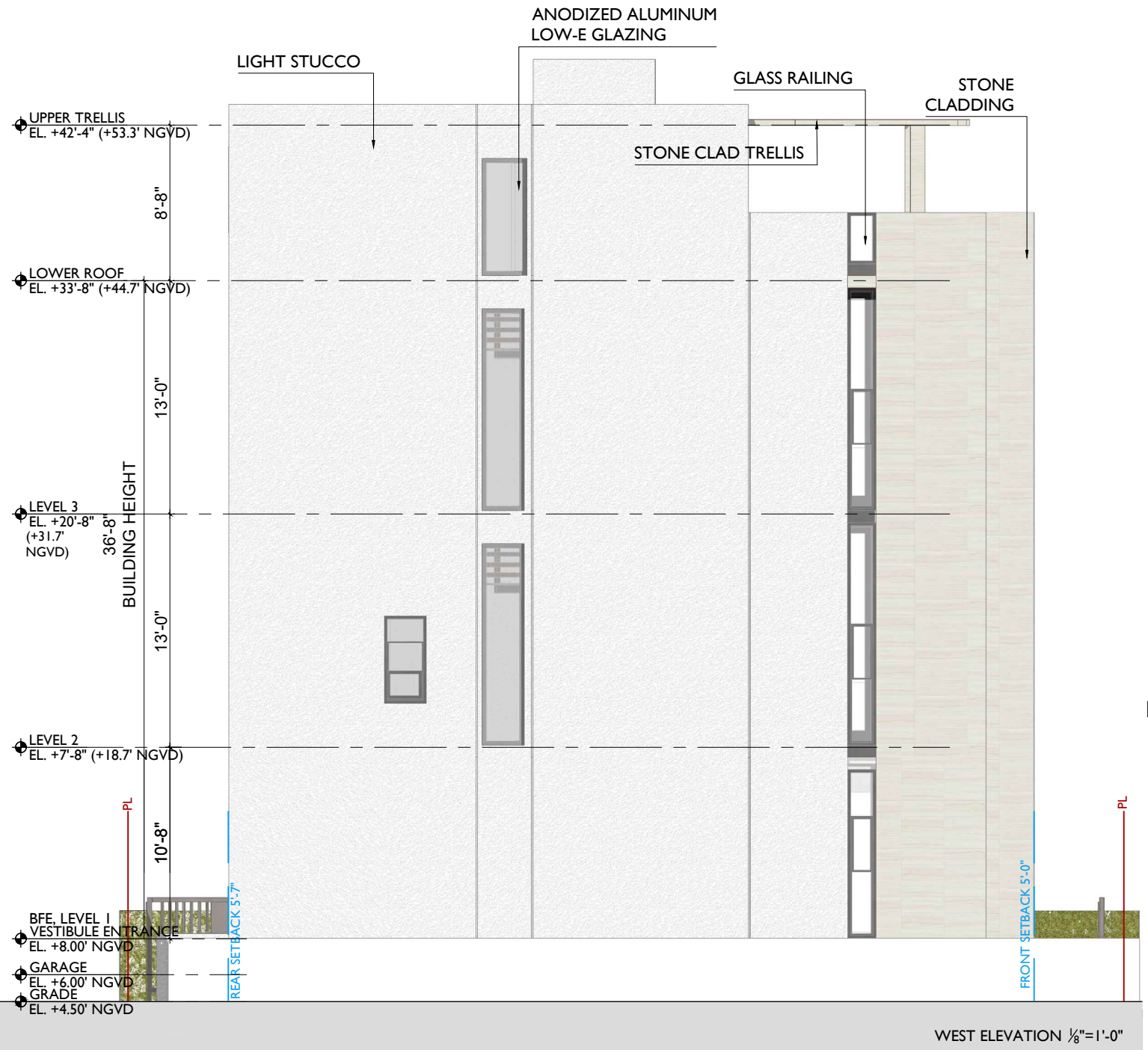
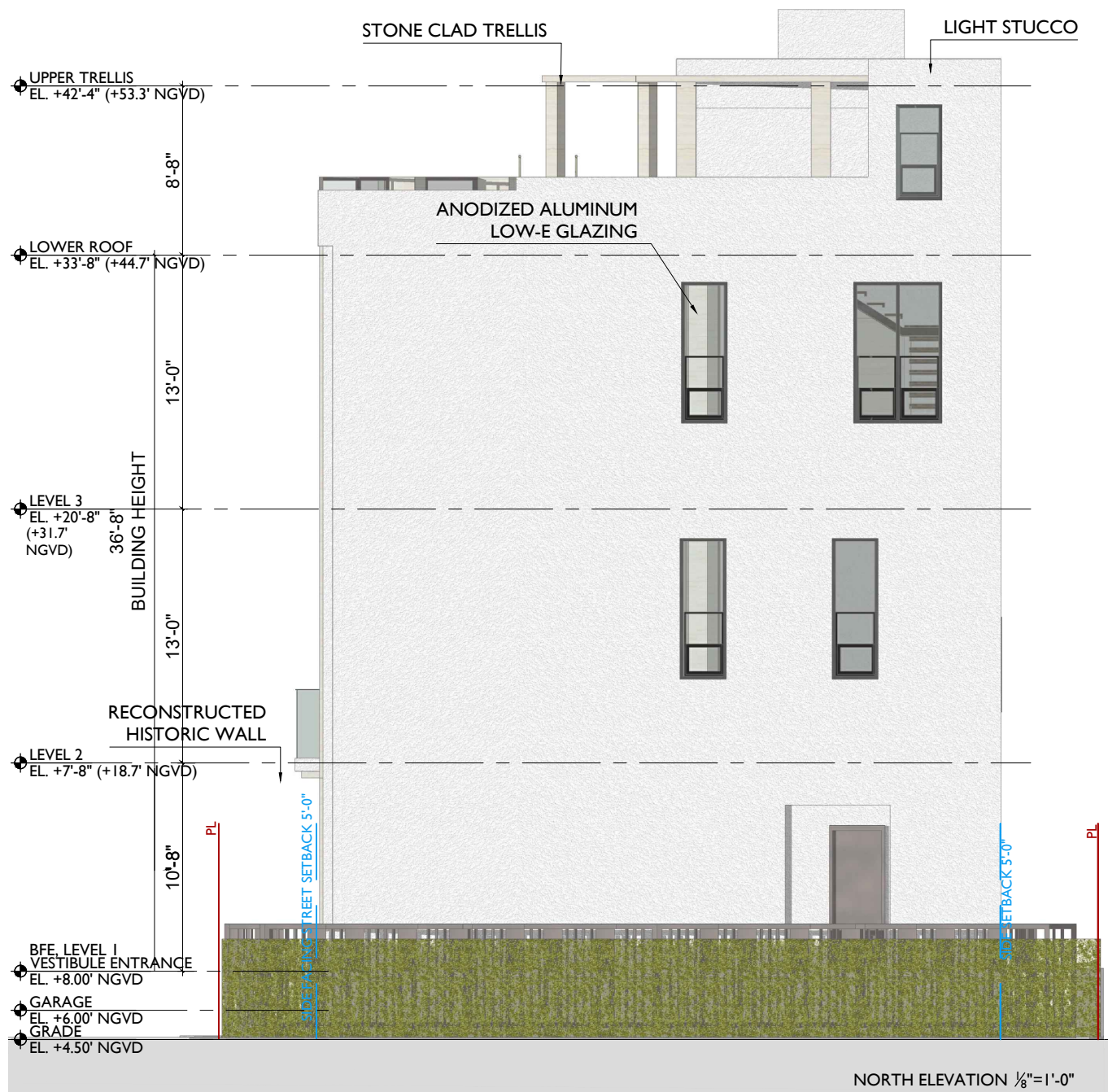
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

SOUTH STREET ELEVATION 1/16"=1'-0"

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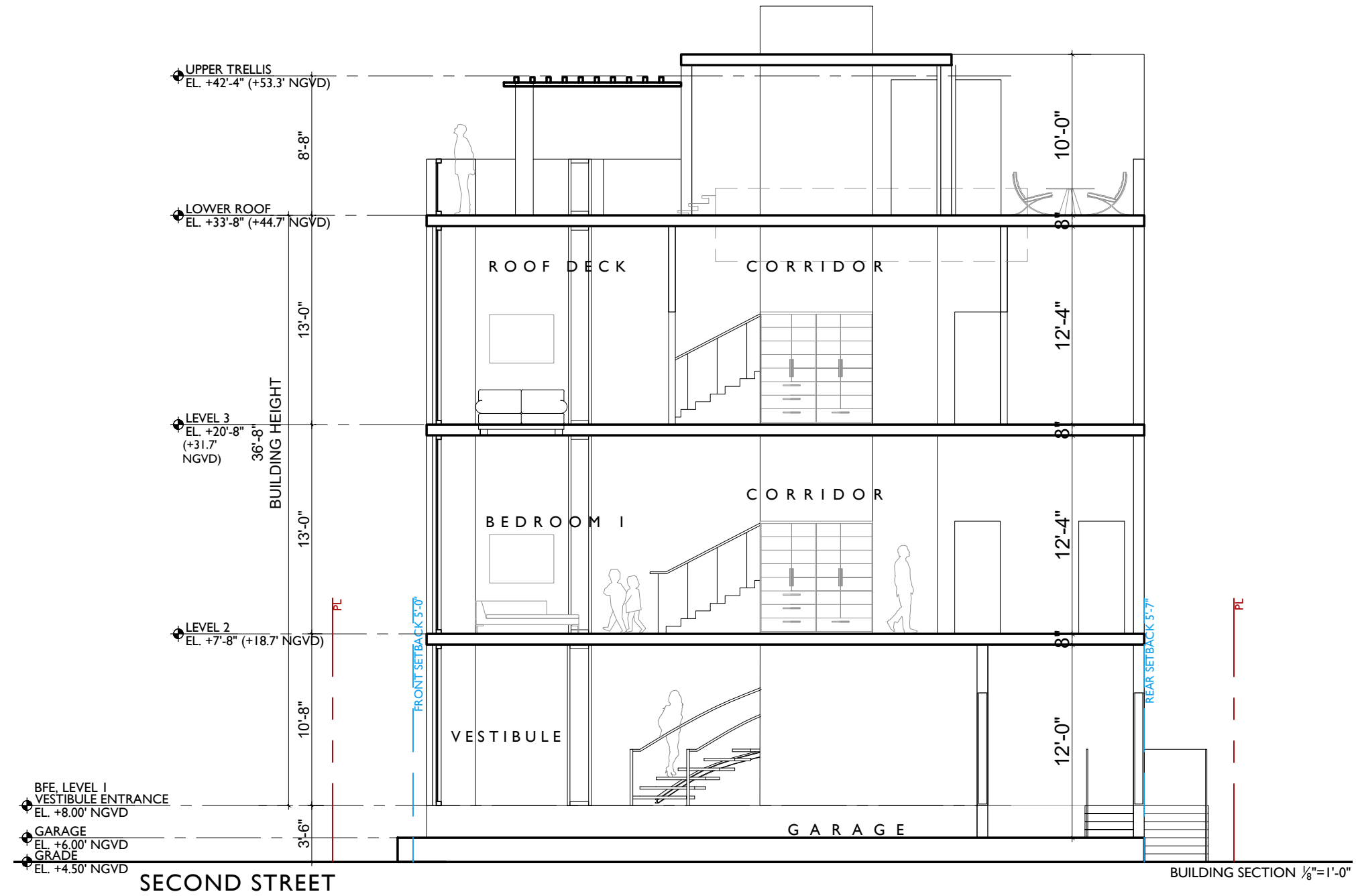
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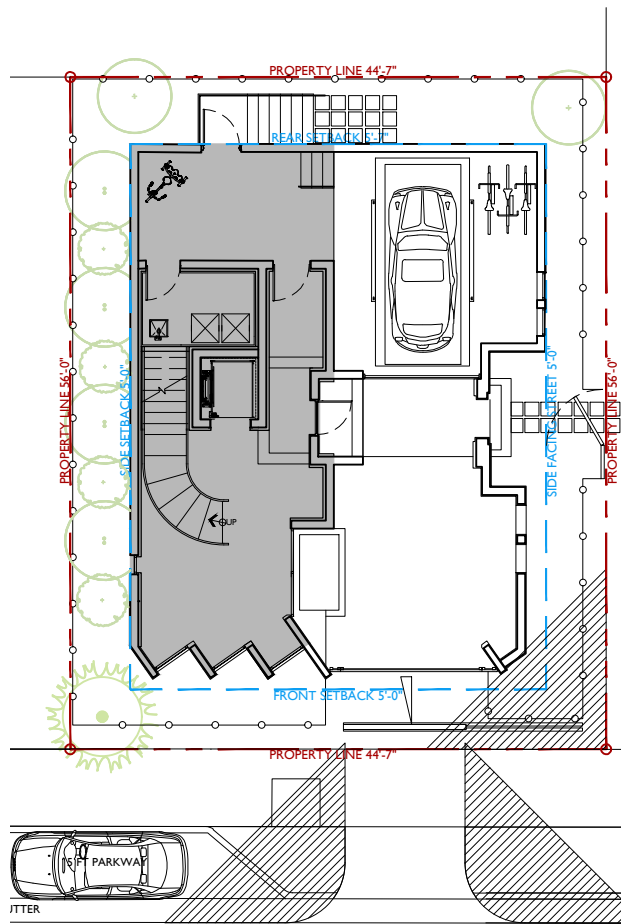
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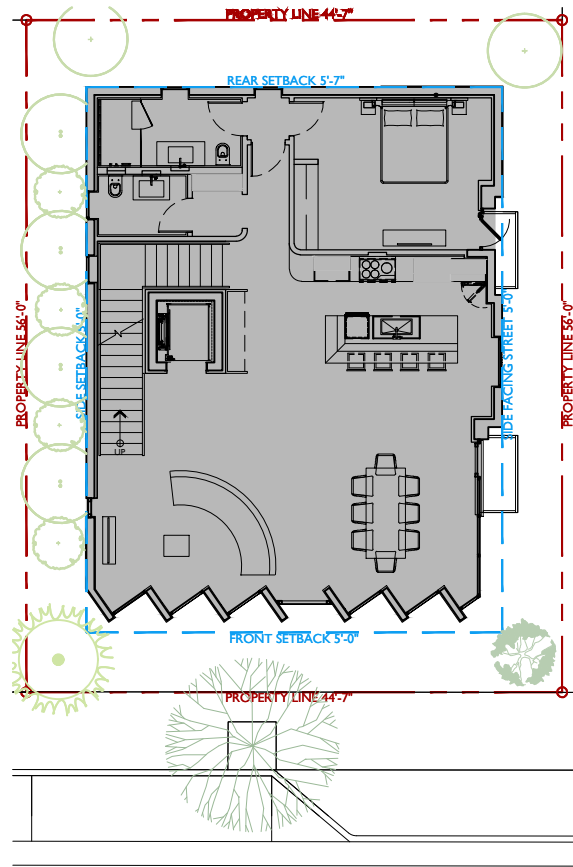
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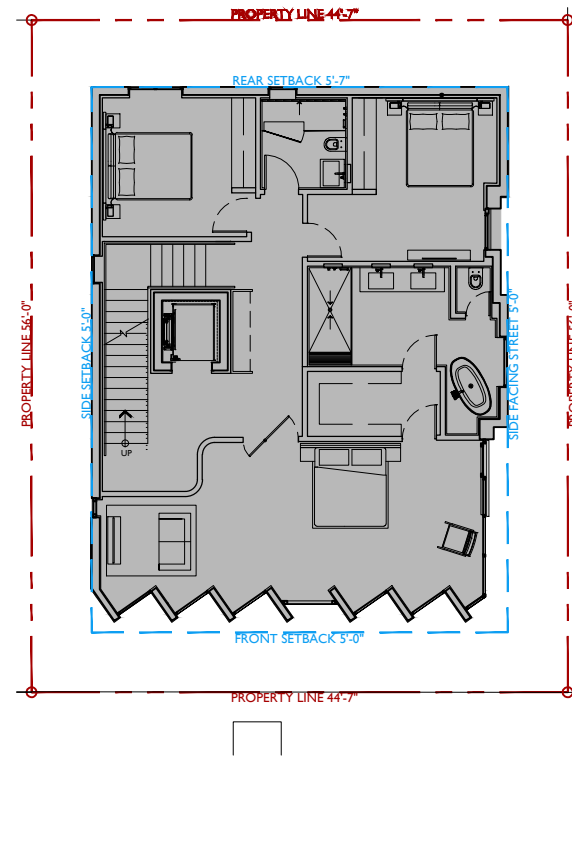
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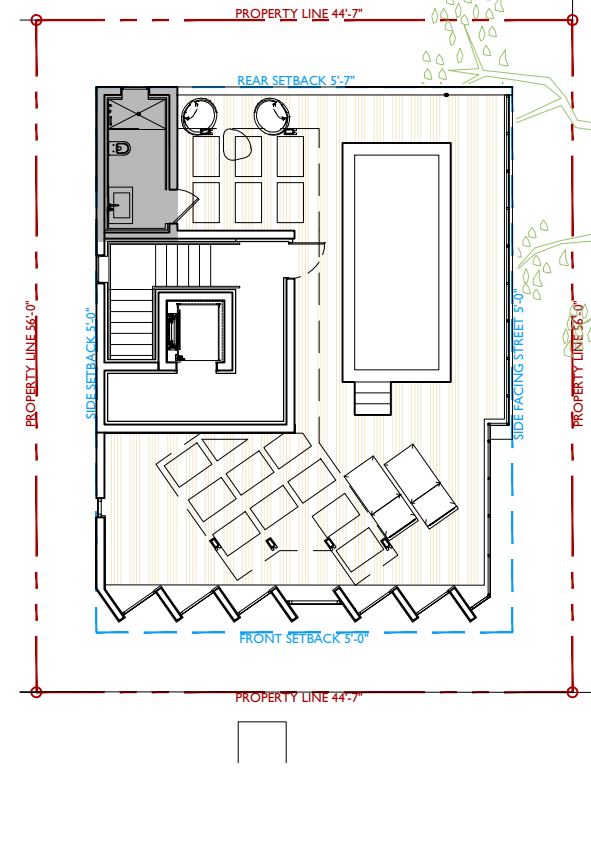
FAR Diagram Level 1 1/16"=1'-0"



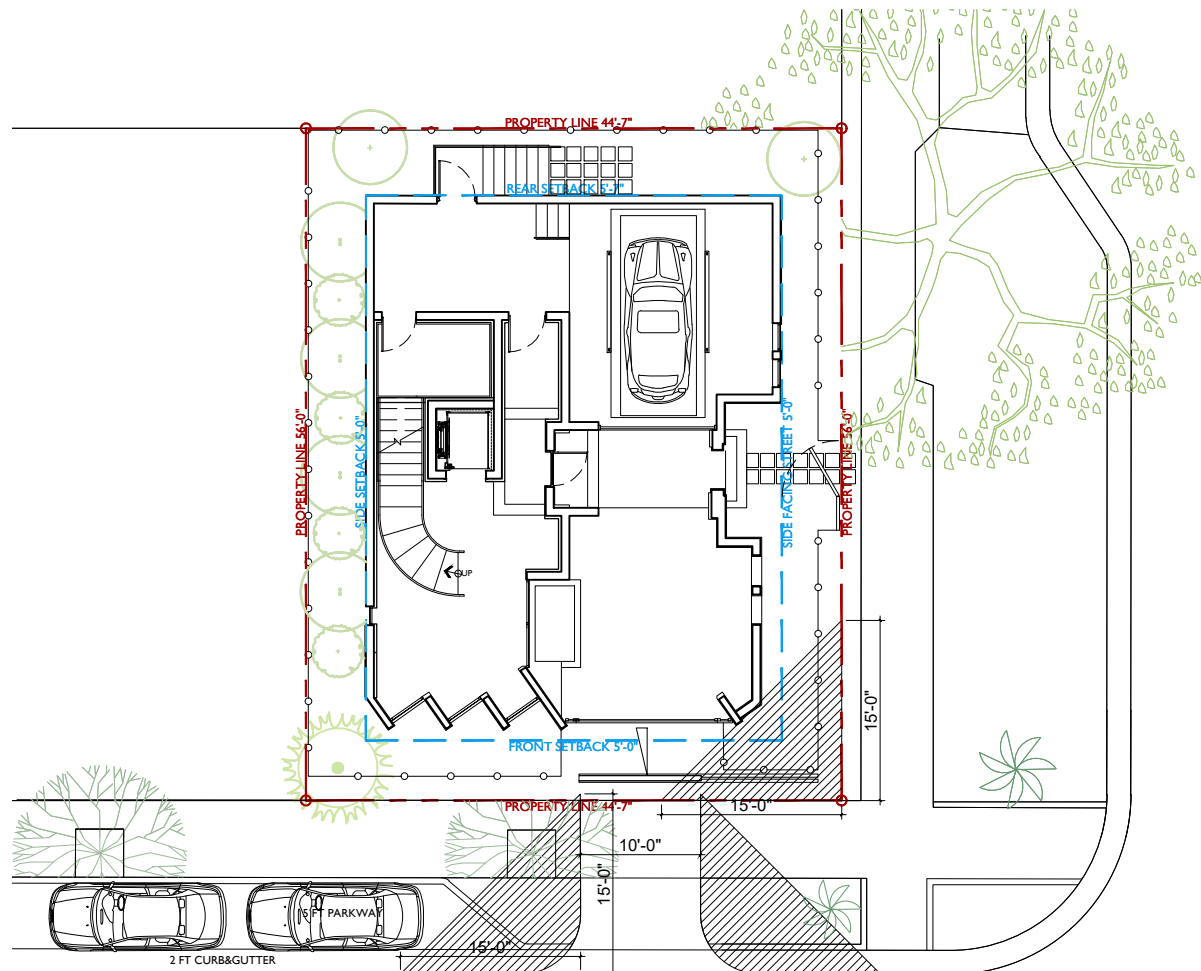
FAR Diagram Level 2 1/16"=1'-0"



FAR Diagram Level 3 1/16"=1'-0"



FAR Diagram Level 4 1/16"=1'-0"



Maneuvering, Visibility Diagram 1/16"=1'-0"

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

FAR	
Floors	Area
Level 1	689 SF
Level 2	1,467 SF
Level 3	1,467 SF
Level 4	87 SF
Total FAR	3,710 SF
Remaining FAR	39 SF

FAR DIAGRAM

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