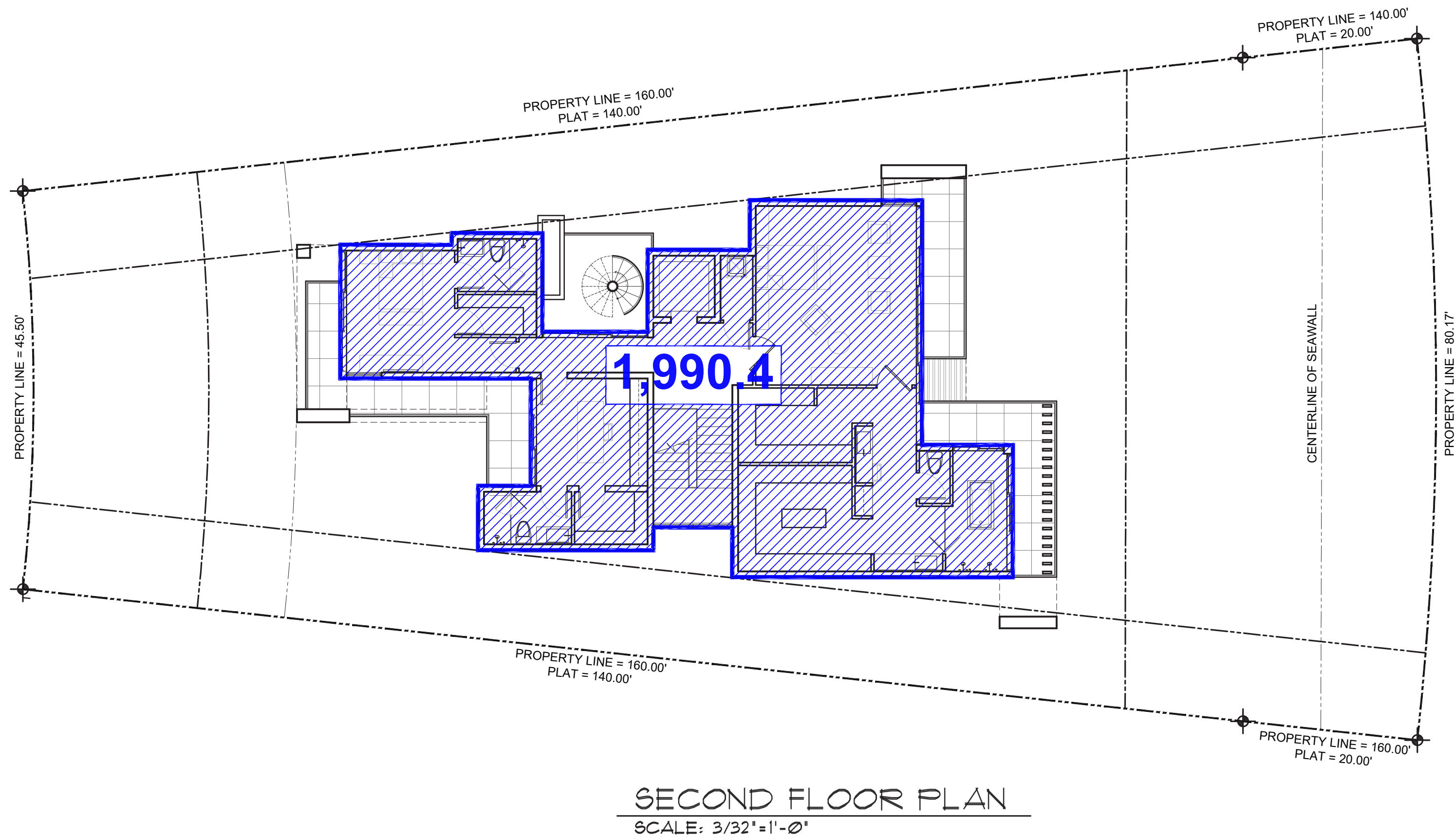
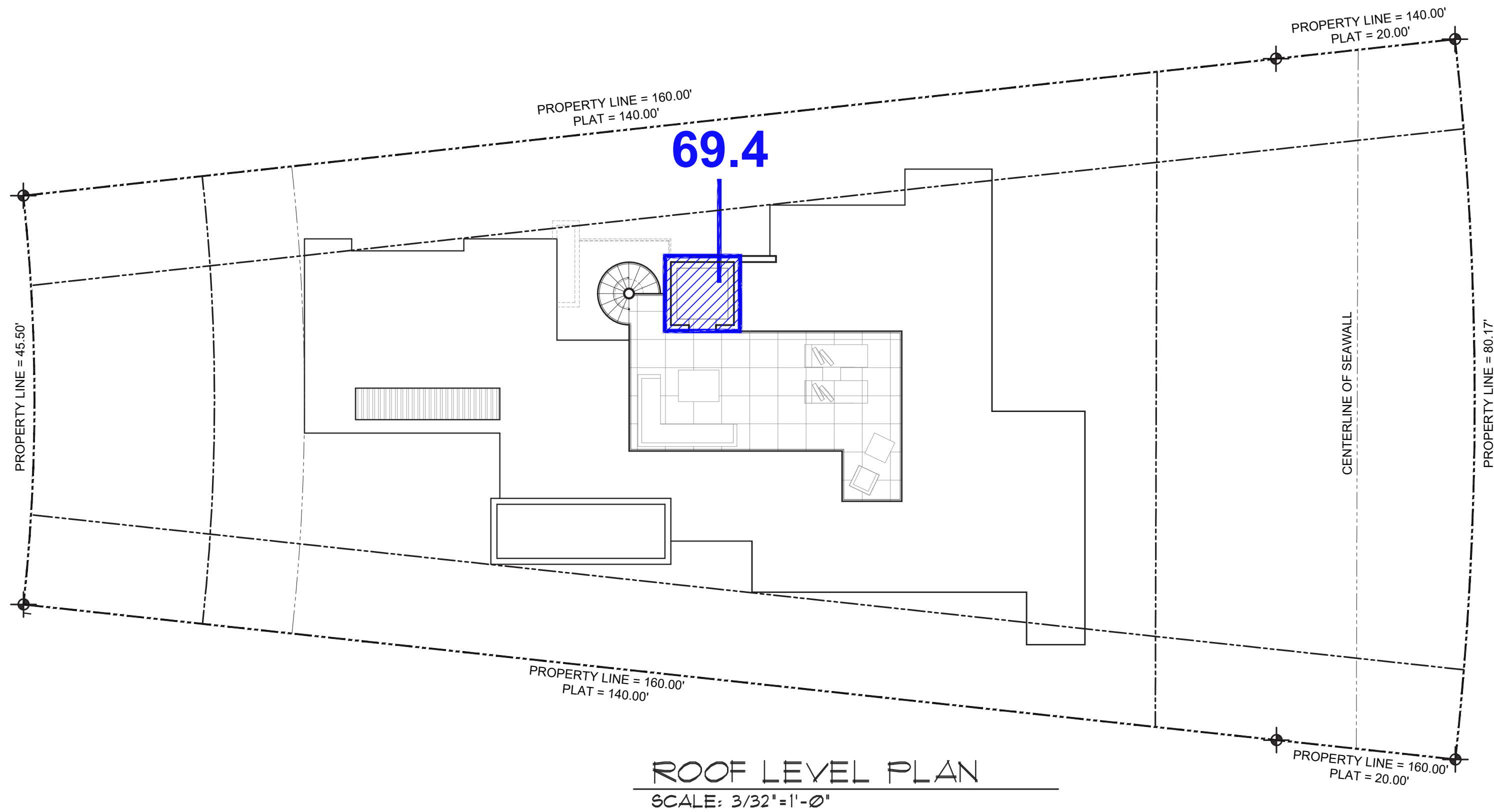


UNIT SIZE :

LOT SIZE:	9,080 S.F.
UNDER STORY	312 S.F.
FIRST FLOOR	2,126.6 S.F.
SECOND FLOOR	1,990.4 S.F.
ROOF ELEVATOR	69.4 S.F.
TOTAL	4,498.4 S.F.
UNIT / LOT SIZE	49.5% (50% MAX)

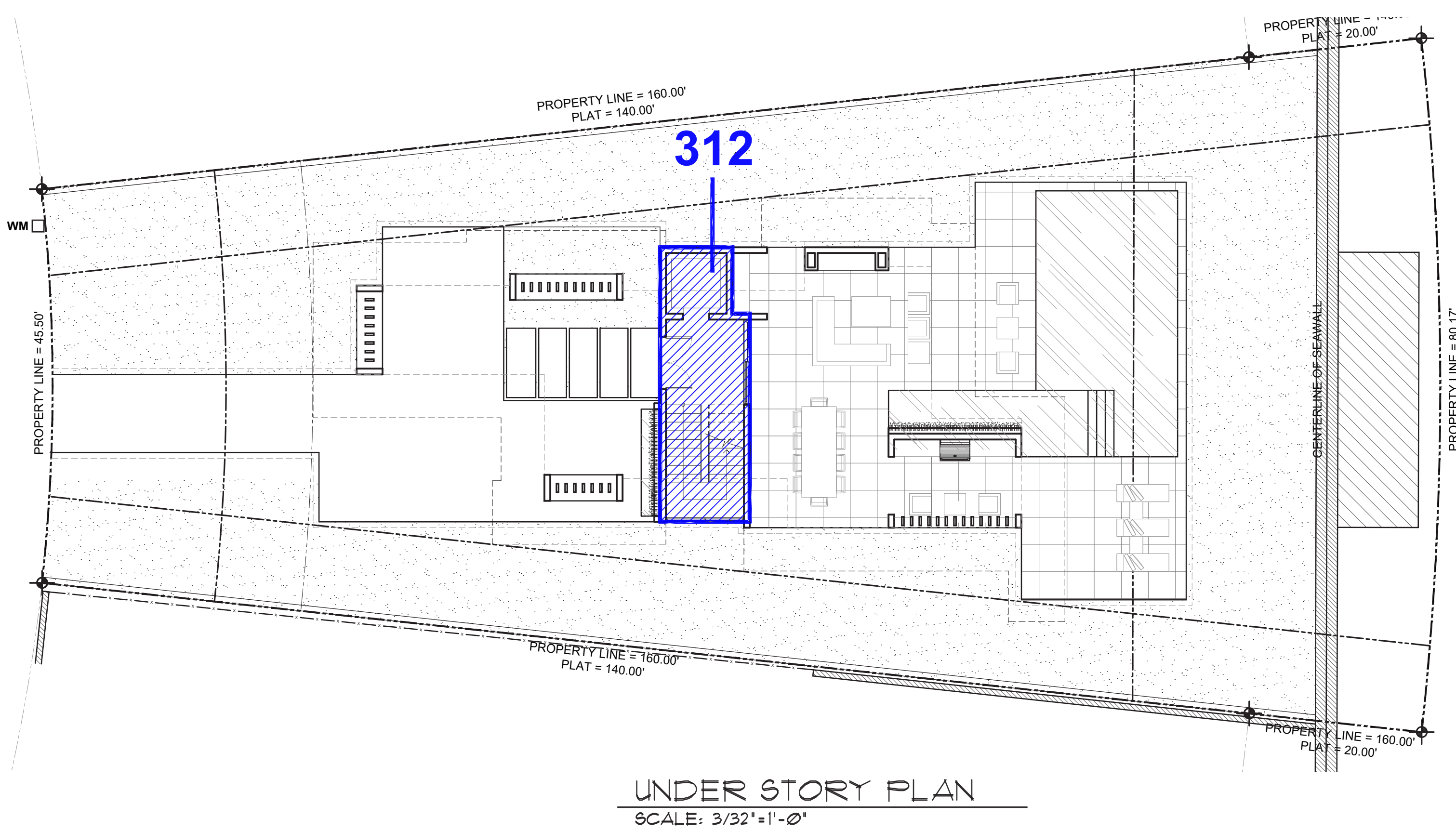
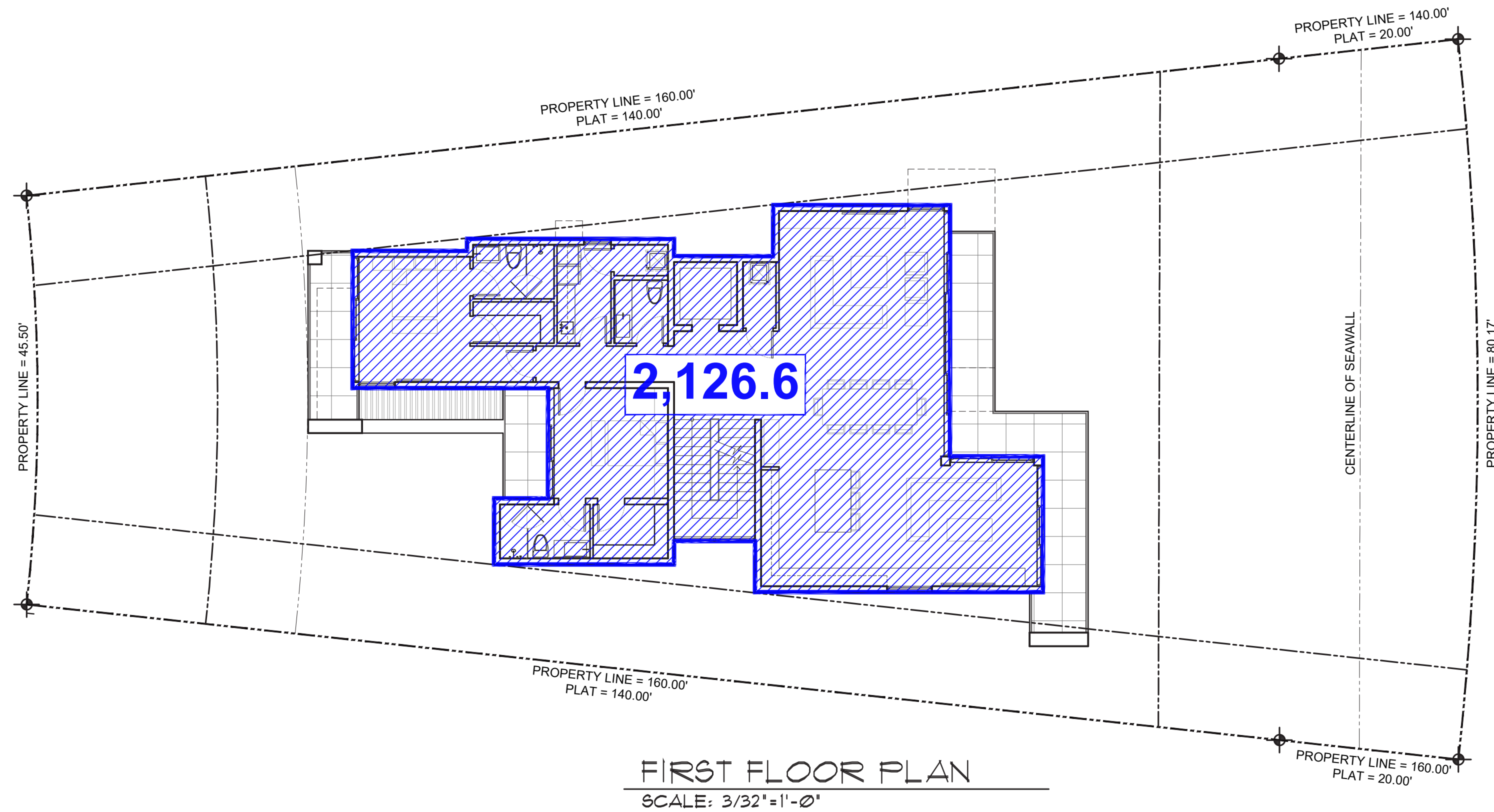


UNDERSTORY A/C AREA

LOT SIZE:	9,080 S.F.
UNDER STORY	312 S.F.
PERCENT	49.7% (3% MAX)

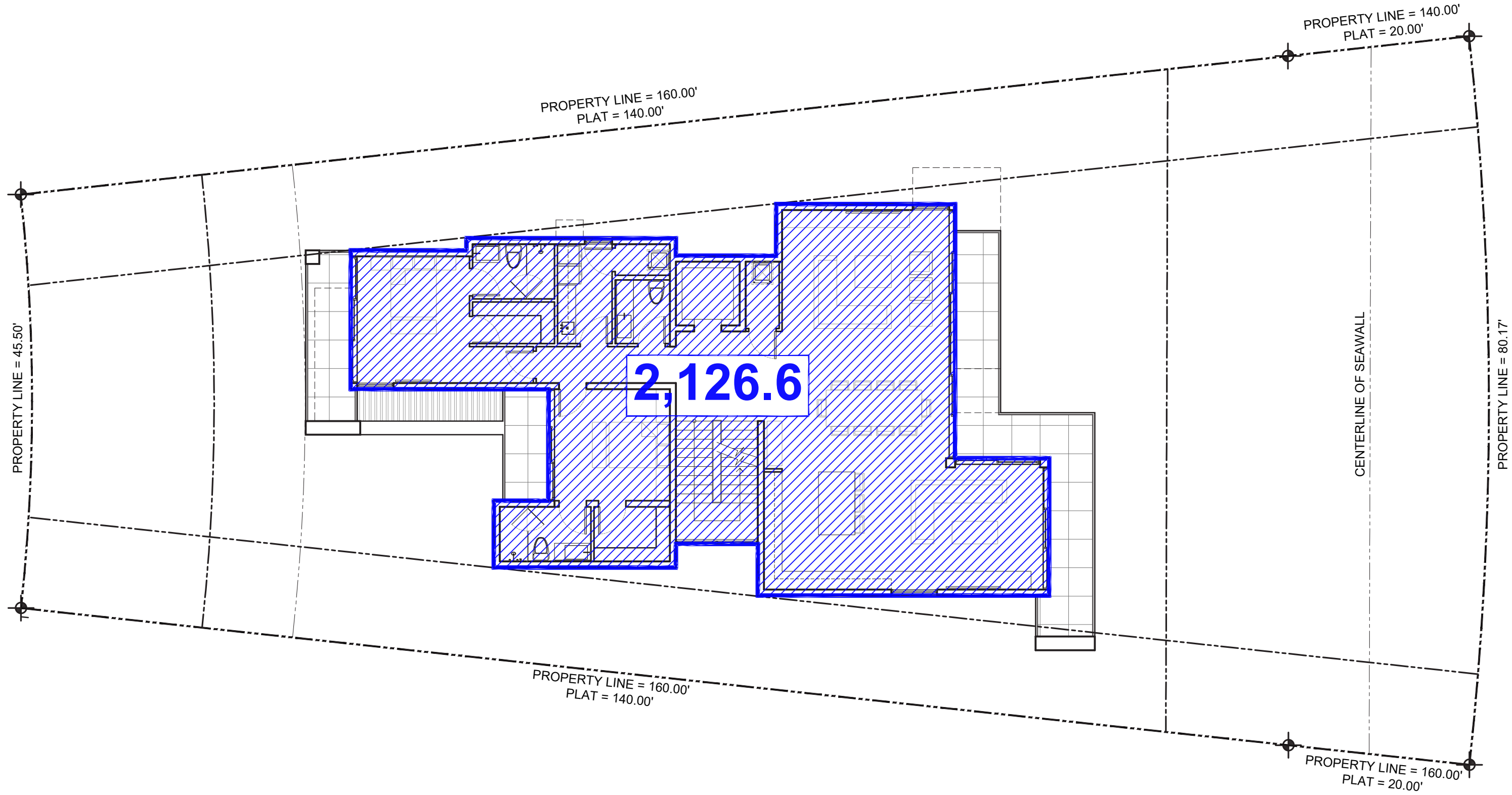
VARIANCE REQUESTED FOR 39.6 SF OVER THE ALLOWED 272.4 SF

SEC. 142-105b(4)3 STATES THAT THIS AREA SHALL NOT BE GREATER THAN 3% OF LOT SIZE, OTHERWISE YOU WILL NEED A VARIANCE.



LOT COVERAGE (FOOTPRINT) :

LOT SIZE:	9,080 S.F.
FIRST FLOOR	2,126.6 S.F.
SECOND FLOOR LIVABLE SPACE O.H.	0 S.F.
TOTAL	2,126.6 S.F.
UNIT / LOT SIZE	23.4% (30% MAX)



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

GARZA RESIDENCE
297 NORTH COCONUT LANE
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2010

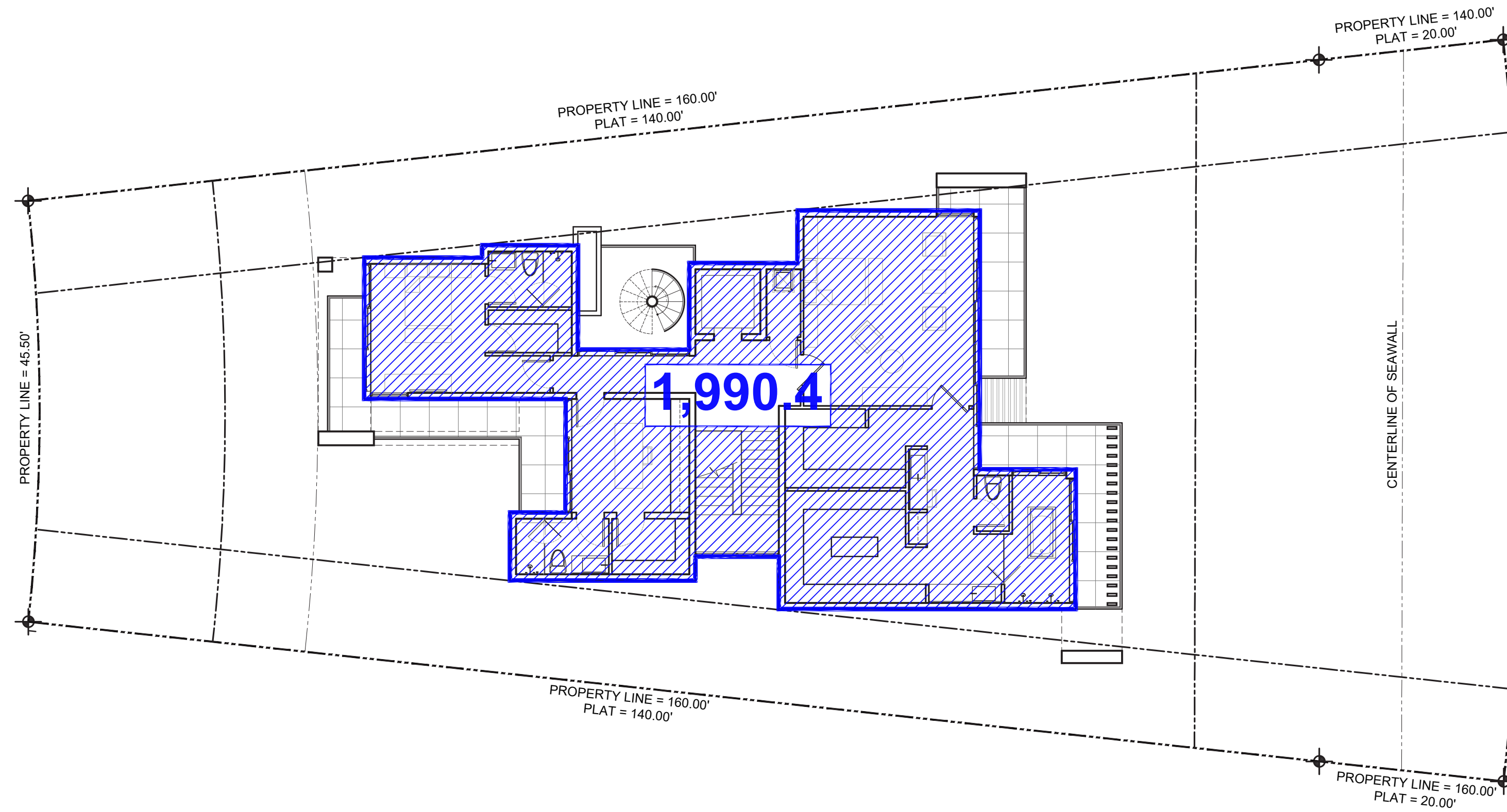
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06/04/2020

revised:

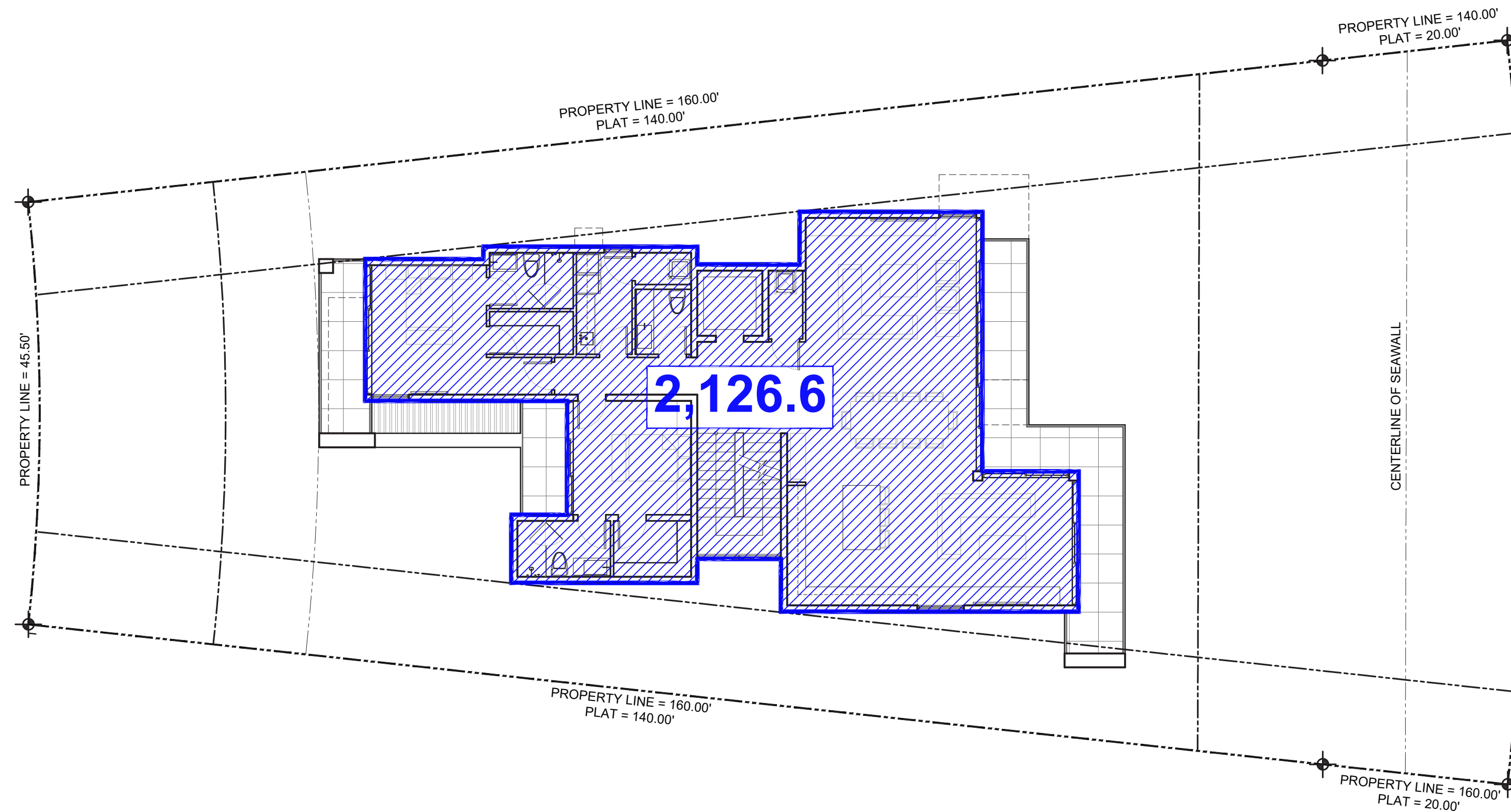
sheet no.

A-2.1

JULY 7, 2020



SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"



FIRST FLOOR PLAN
SCALE: 3/32" = 1' - 0"

SECOND / FIRST FLOOR RATIO :

LOT SIZE: _____ 9,080 S.F.
FIRST FLOOR (INCLUDING ADDITIONAL ROOF AREAS) _____ 2,126.6 S.F.
SECOND FLOOR _____ 1,990.4 S.F.
SECOND / FIRST FLOOR _____ 93.5%
(70% MAX)

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date:
06/04/2020

revised:

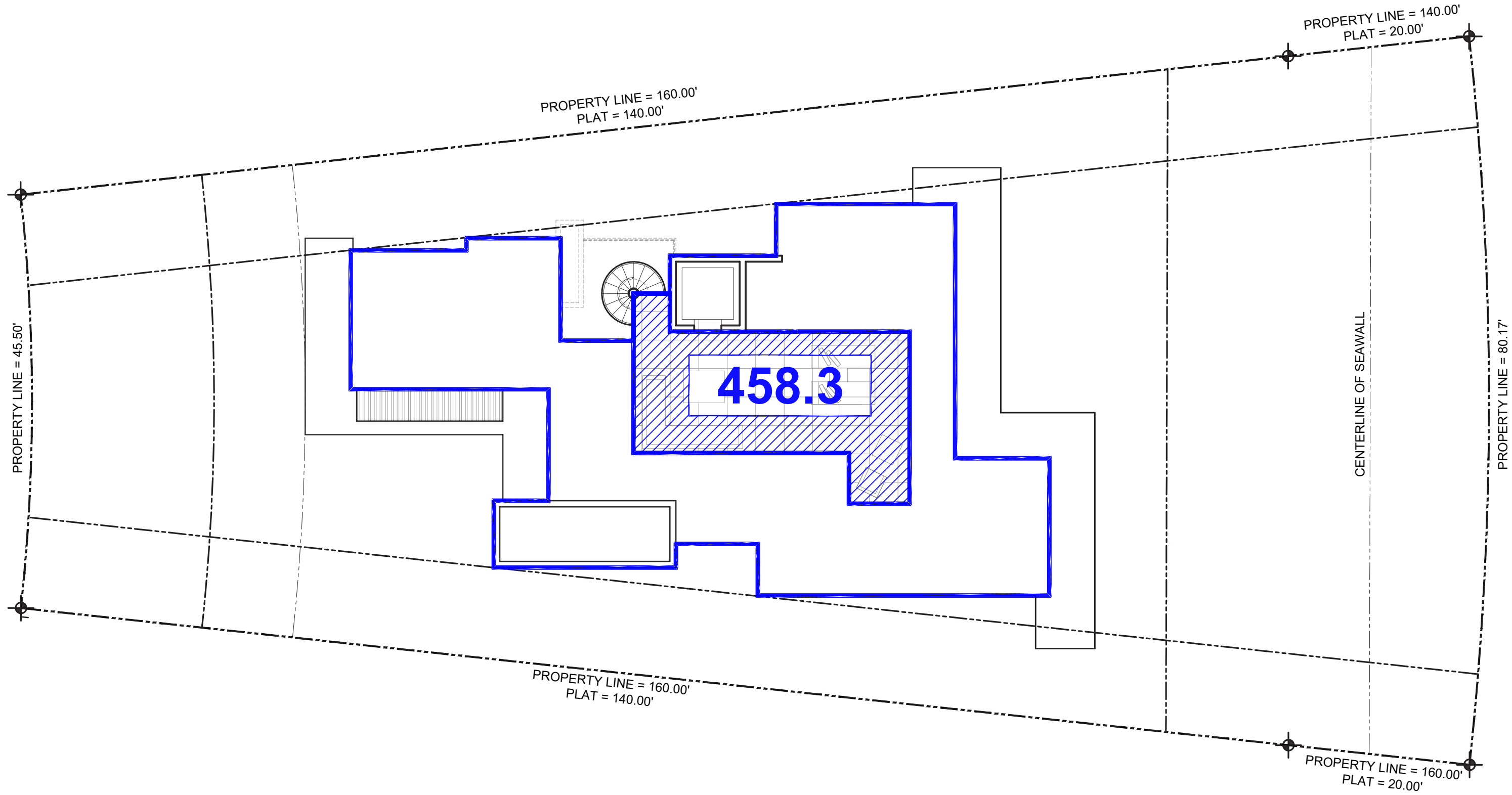
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A-2.2

JULY 7, 2020

ROOF TOP USE:

ROOF AREA TOTAL 1,990.4 S.F.
ROOF LOUNGE 458.3 S.F.
ROOF LOUNGE / ROOF AREA TOTAL 23.0%
(25% MAX)



ROOF LEVEL PLAN
SCALE: 3/32"=1'-0"

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A-2.3

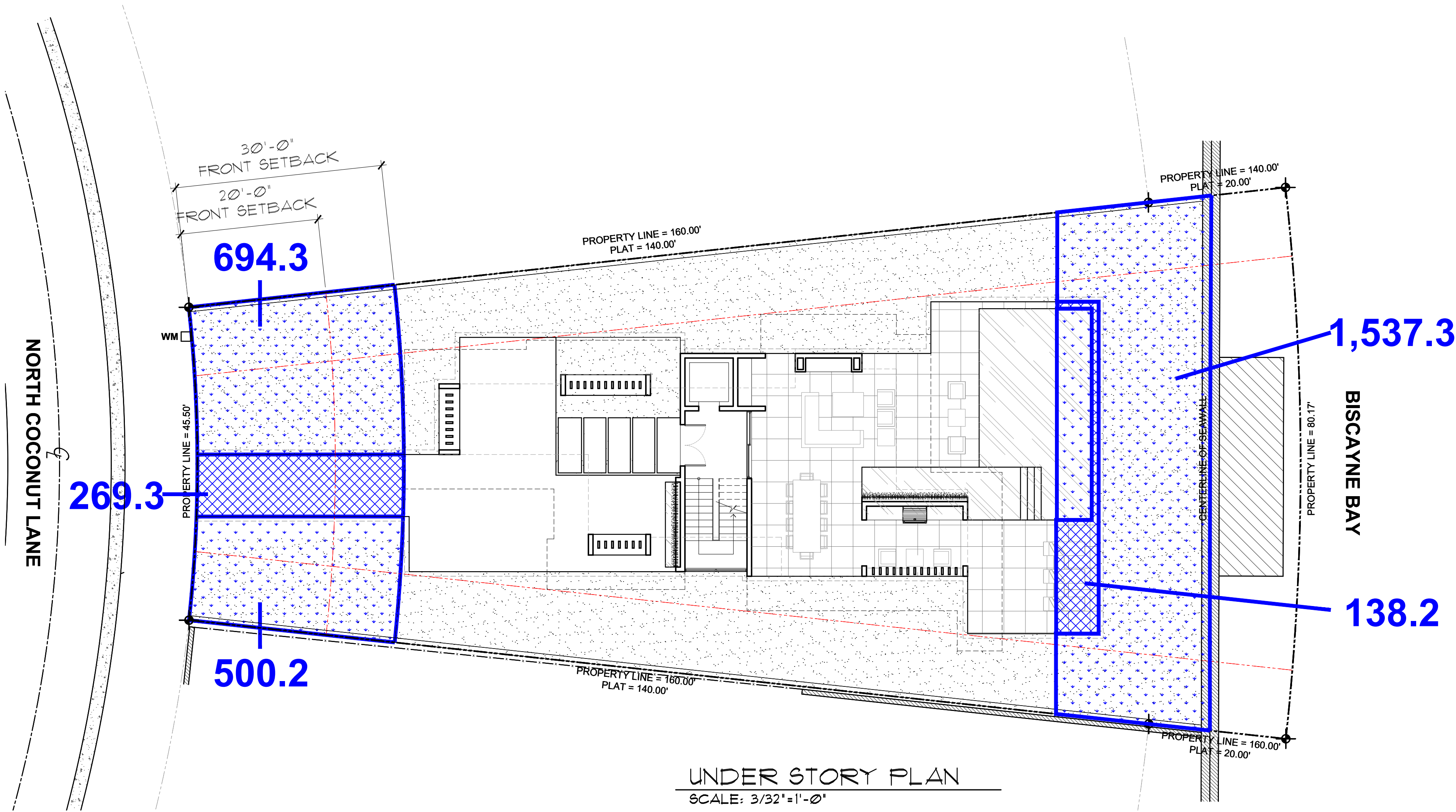
JULY 7, 2020

FRONT YARD CALCULATIONS :

AREA: 1,463.8 S. F. 100%
IMPERVIOUS AREA: 269.3 S. F. 18.4%
PERVIOUS AREA: 1,194.5 S. F. 81.6%
(50% MIN.)

REAR YARD CALCULATIONS :

AREA: 1,675.5 S. F. 100 %
IMPERVIOUS AREA: 138.2 S. F. 8.2%
PERVIOUS AREA: 1,537.3 S. F. 91.8 %
(70% MIN.)



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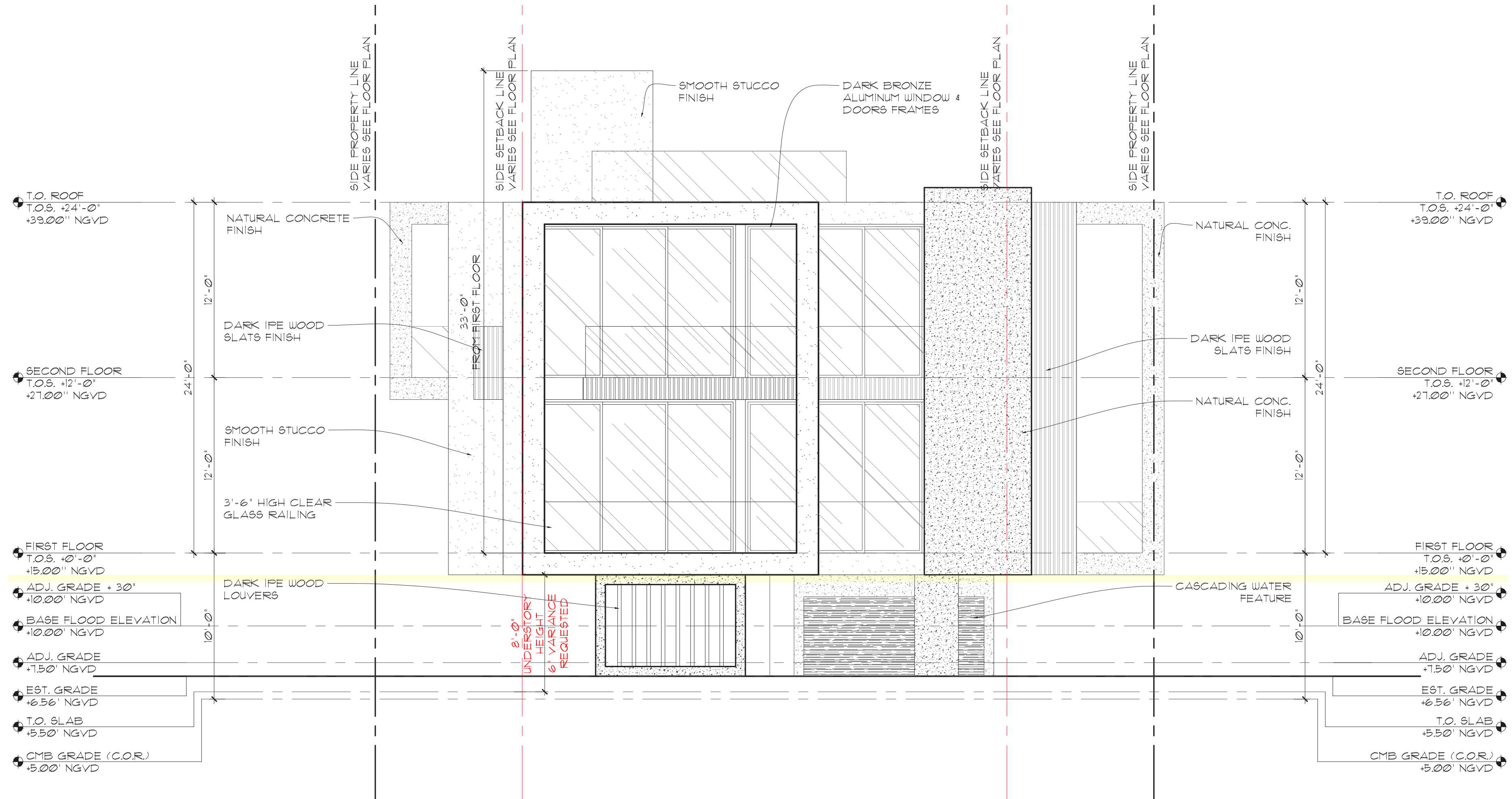
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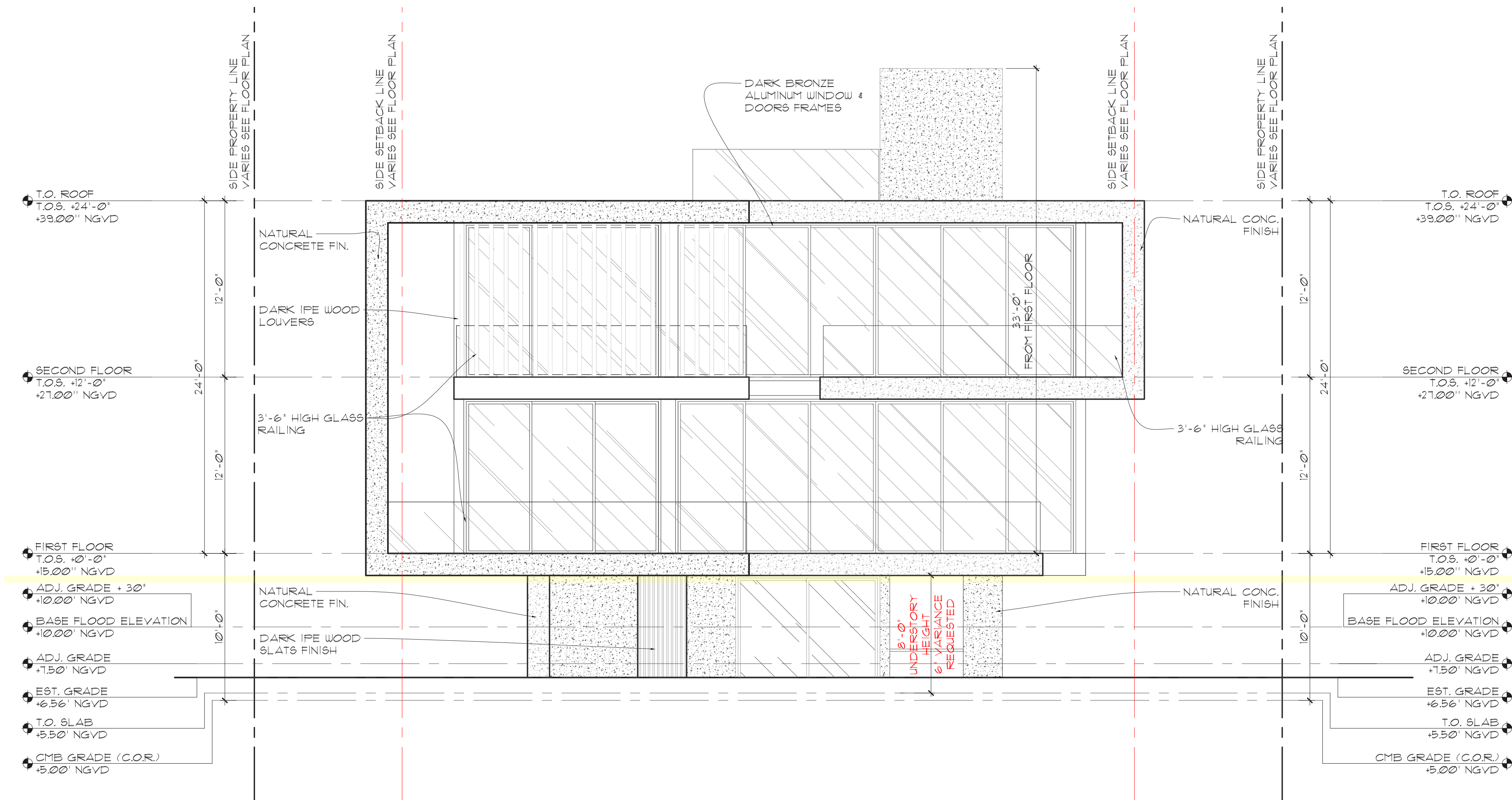
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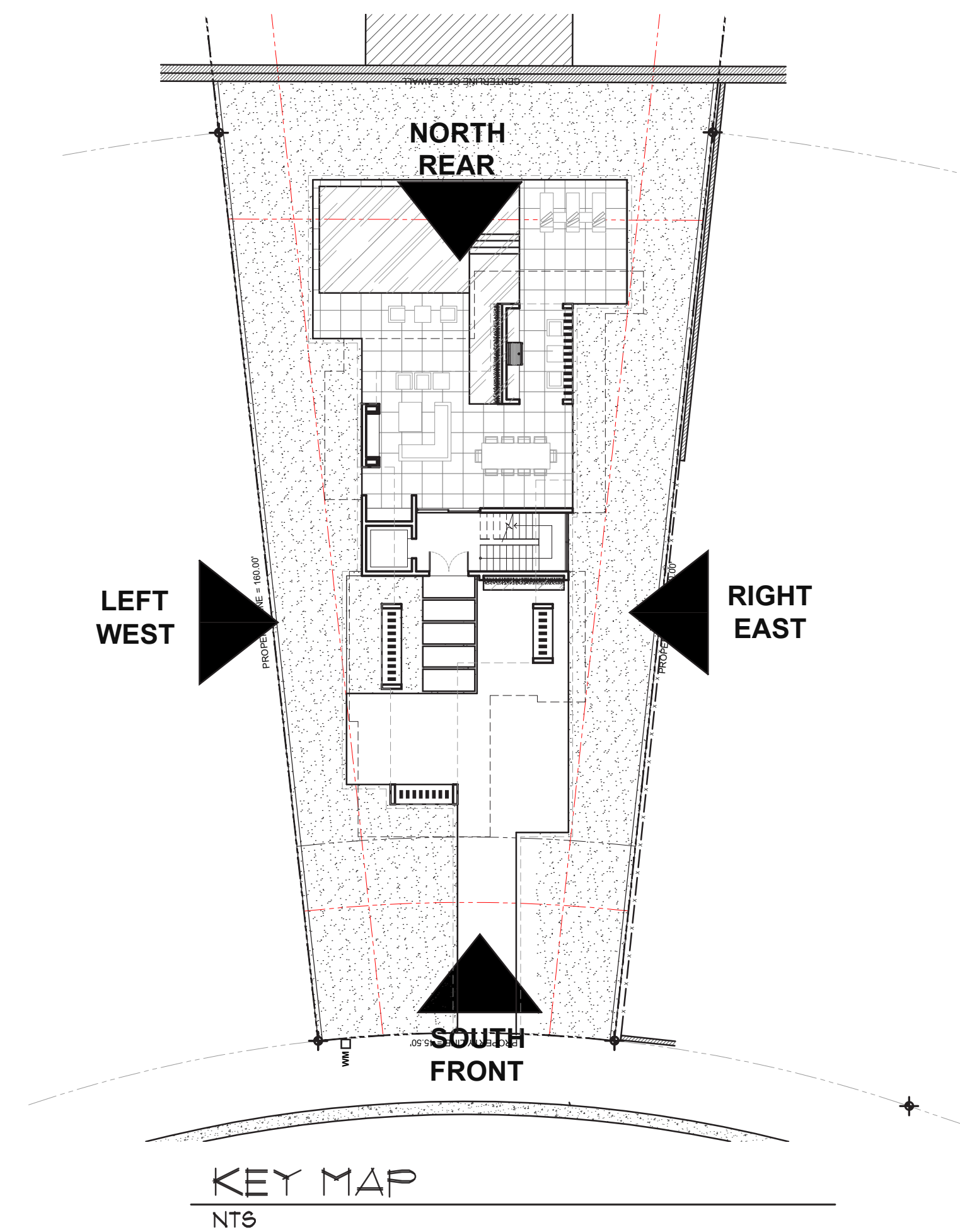
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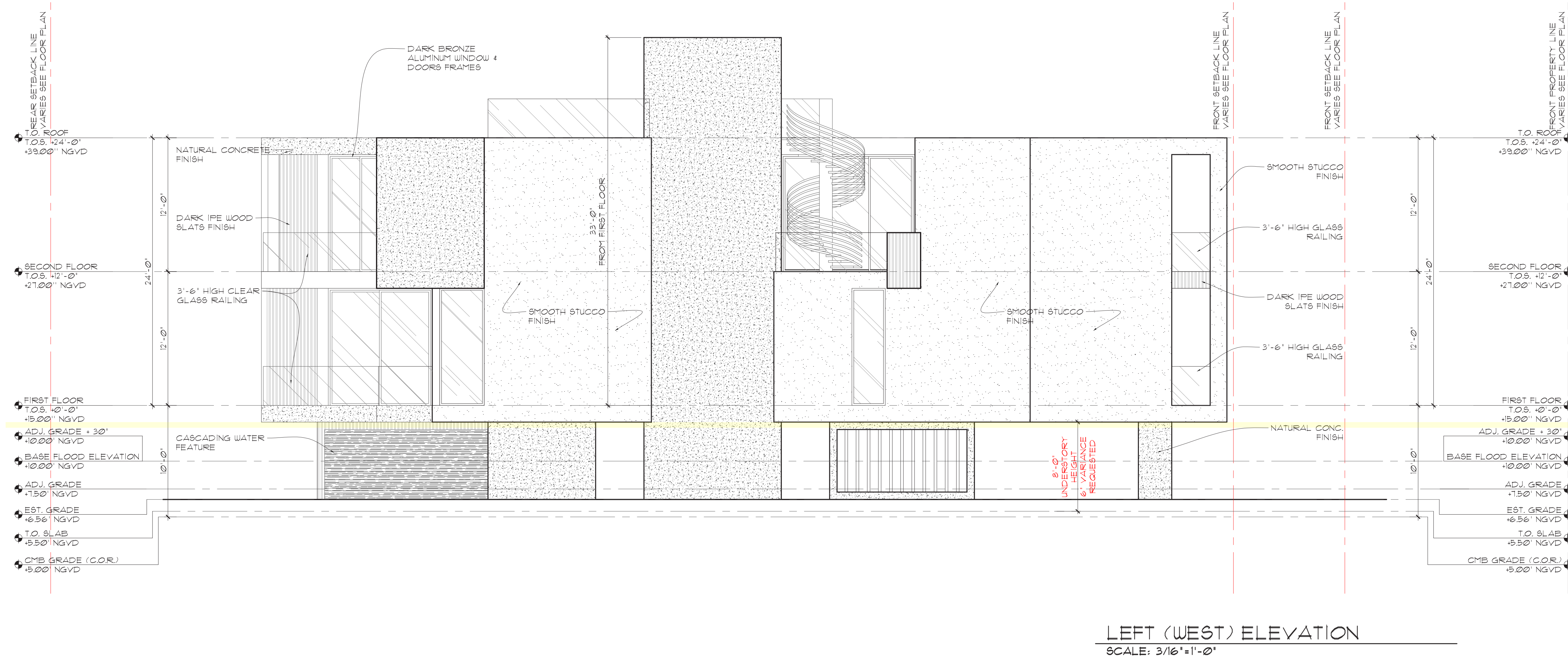
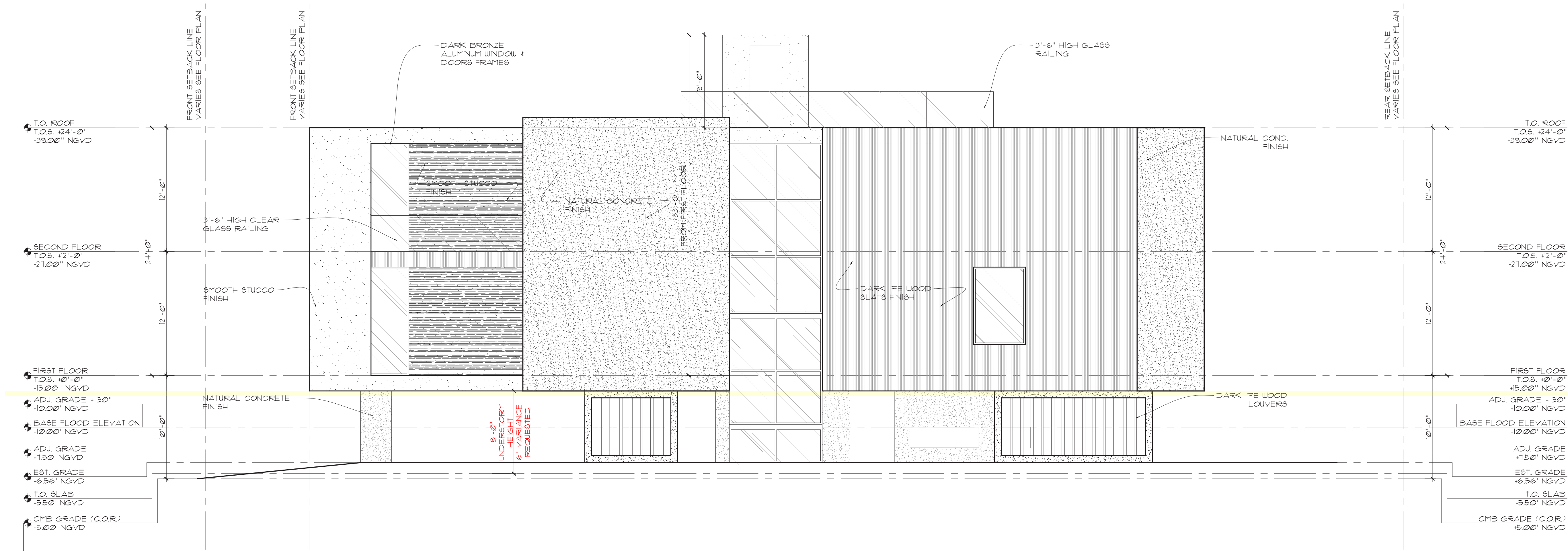


FRONT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



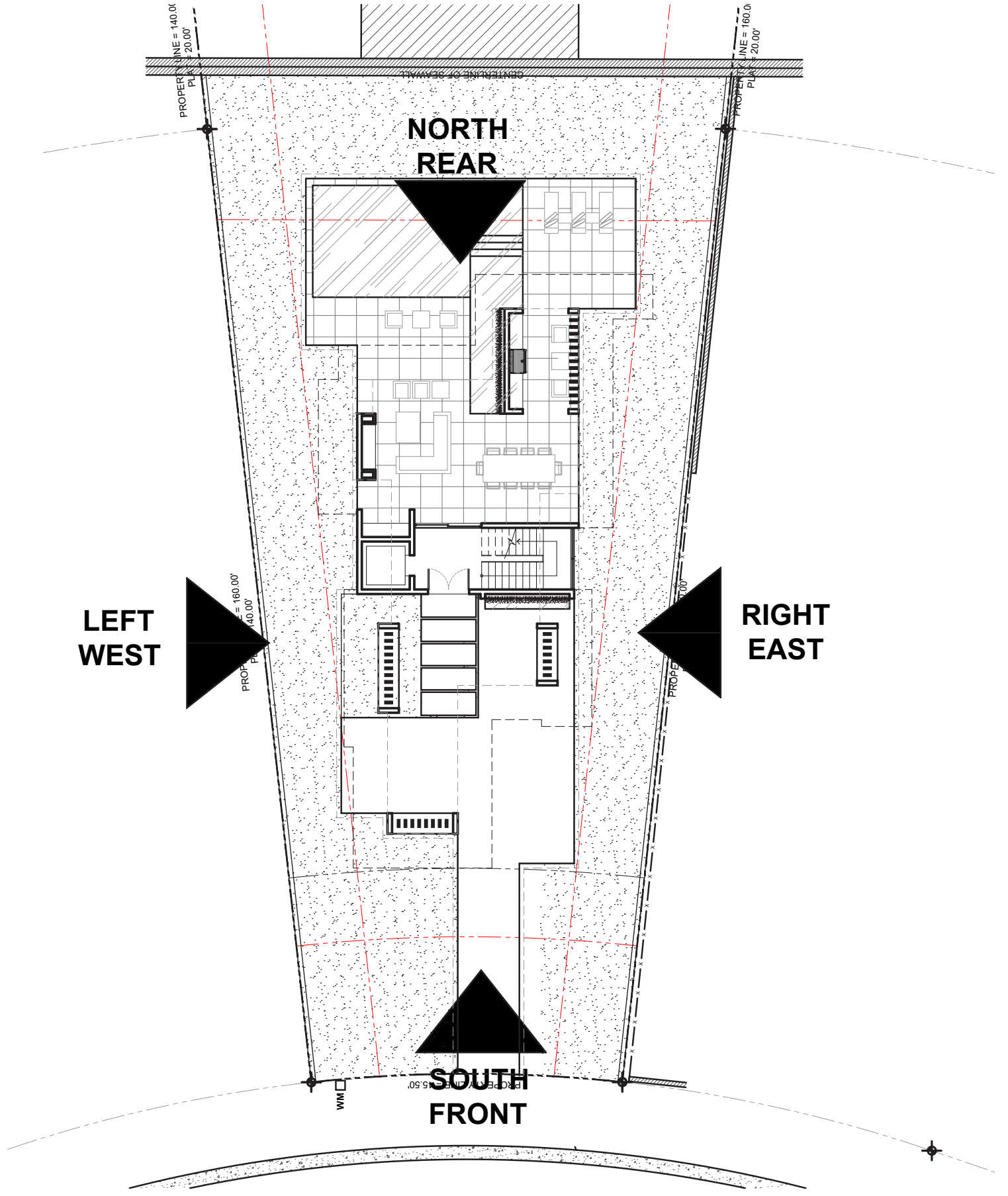
REAR (NORTH) ELEVATION
SCALE: 3/16"=1'-0"







FRONT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



KEY MAP
NTS



REAR (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

GARZA RESIDENCE
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MIAMI BEACH, FL 33139

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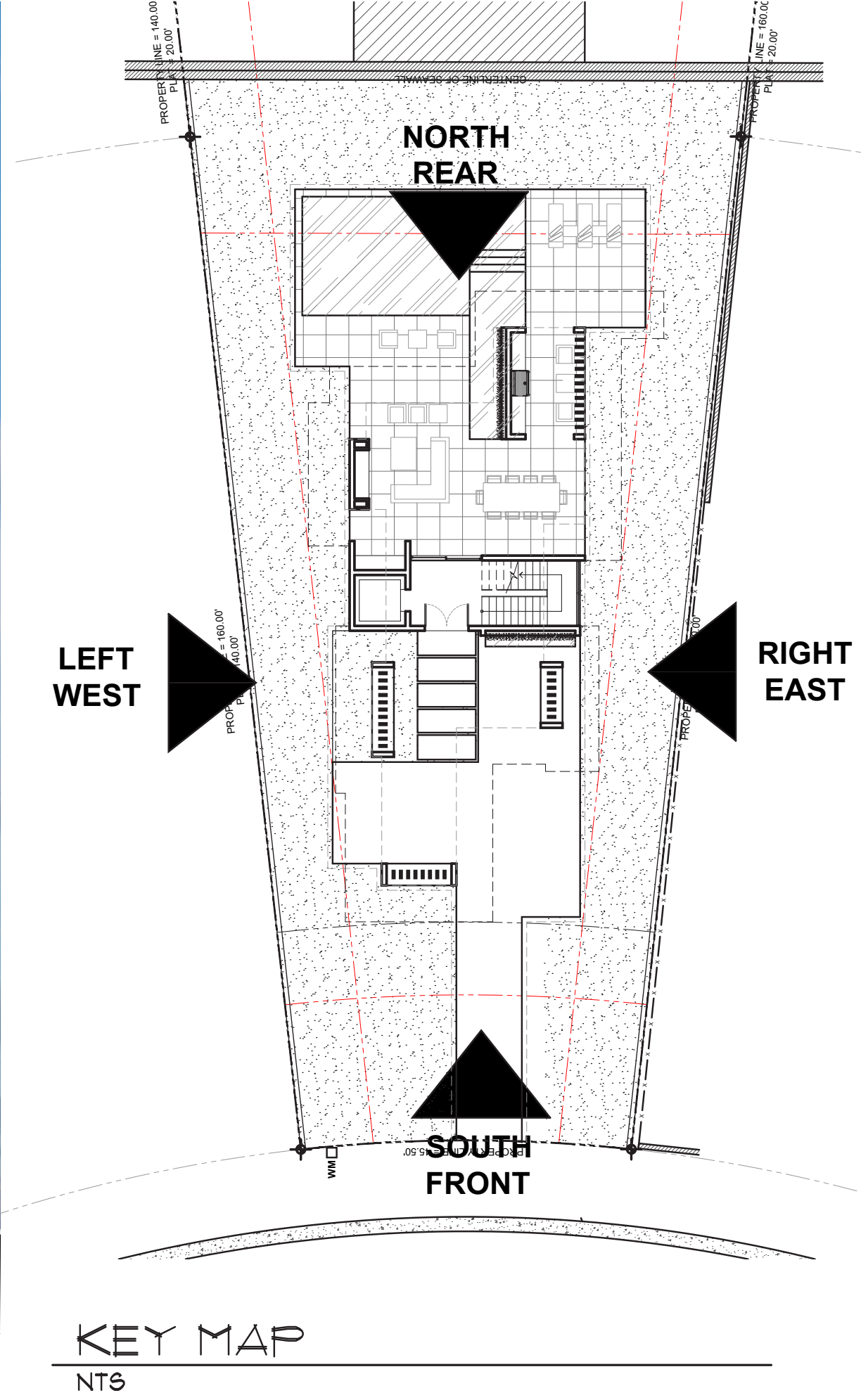
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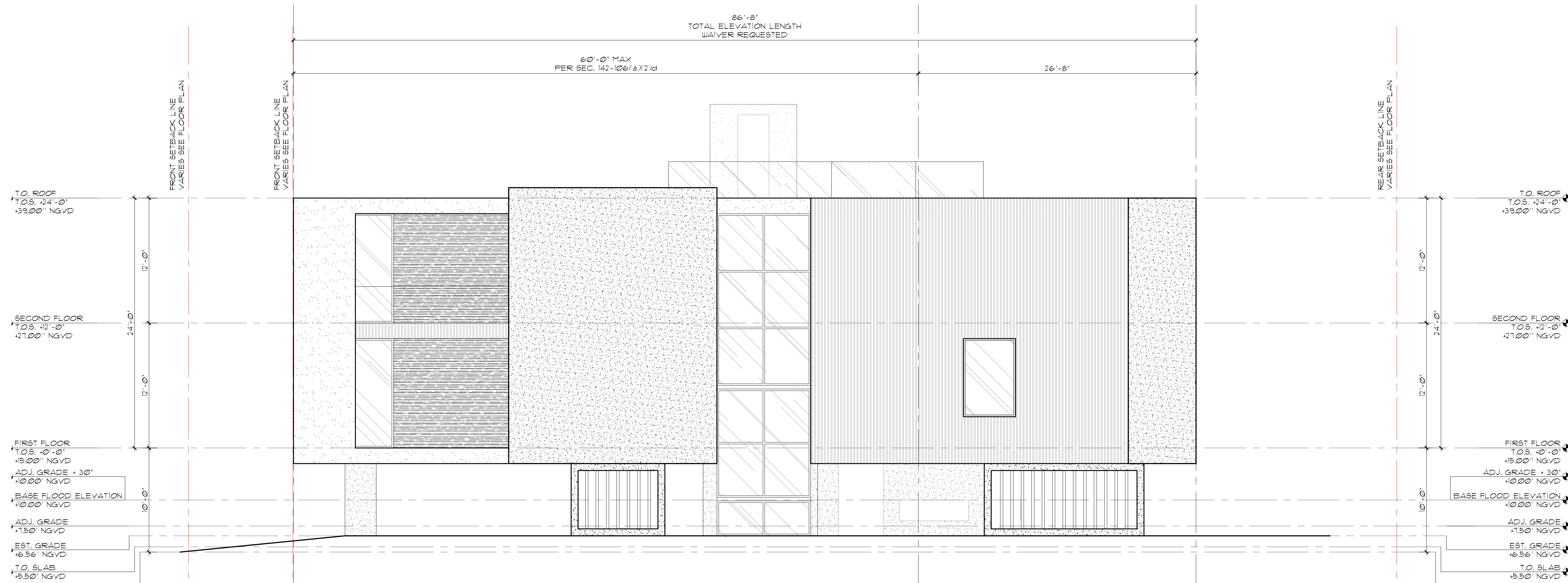
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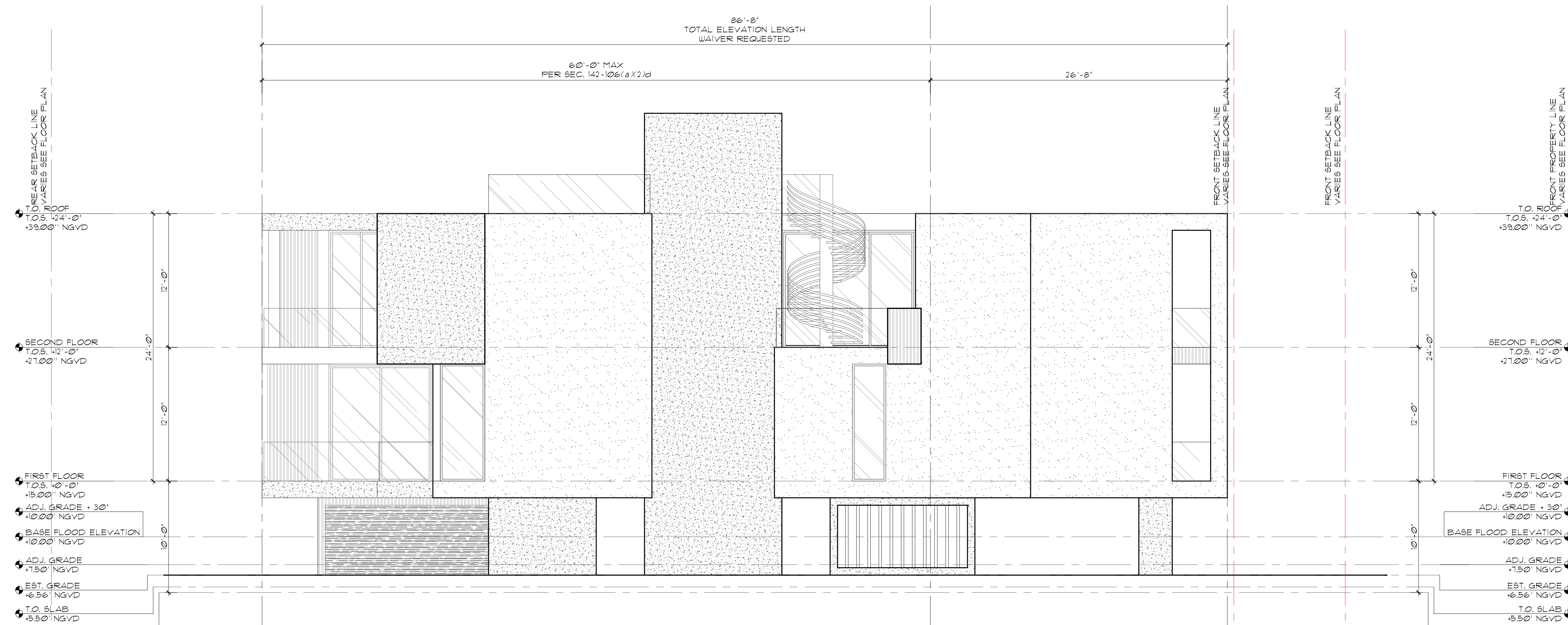
A-4.0

JULY 7, 2020





RIGHT (EAST) ELEVATION
SCALE: 3/16"=1'-0"



LEFT (WEST) ELEVATION
SCALE: 3/16"=1'-0"