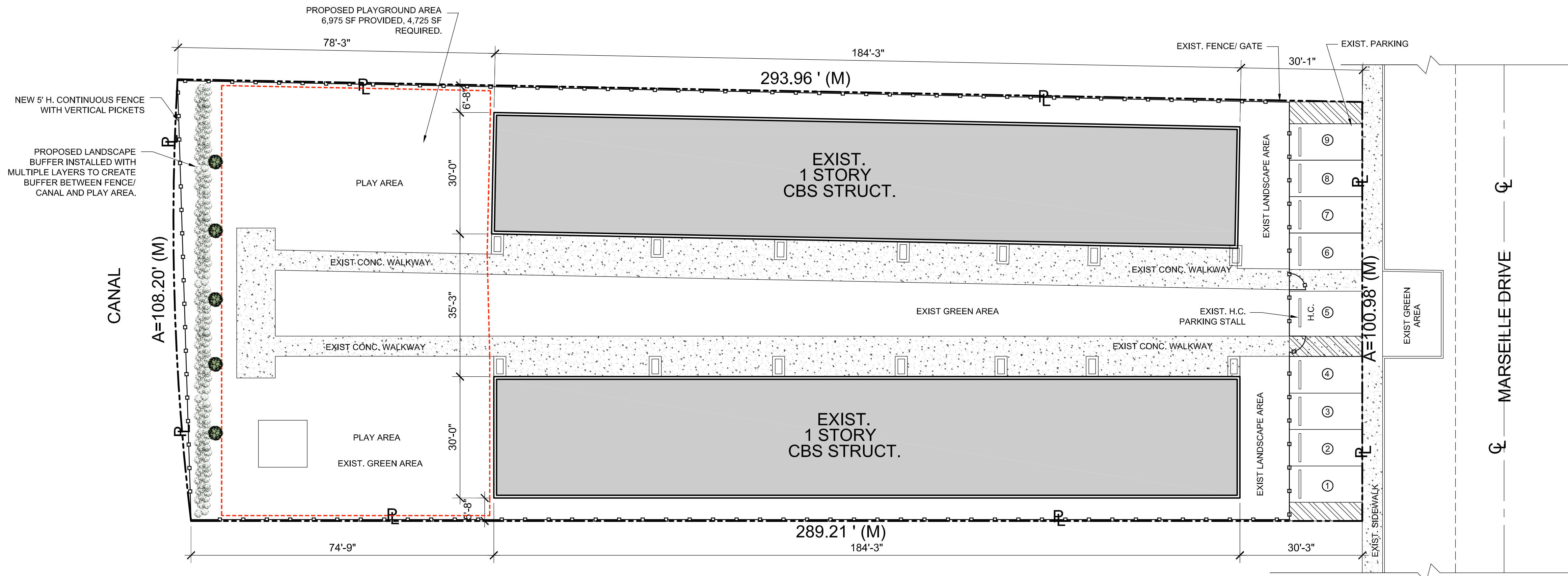


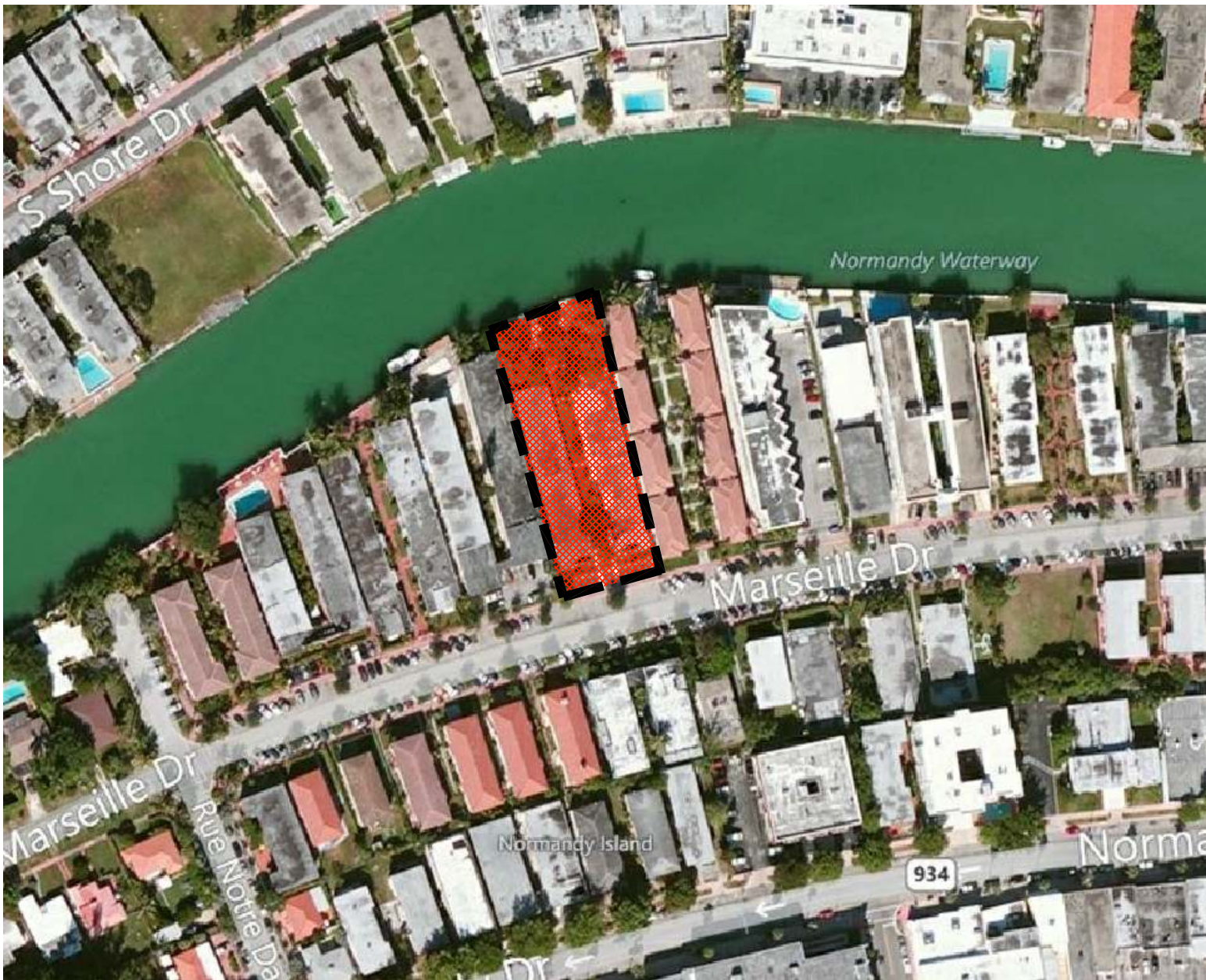


EXISTING SITE PLAN

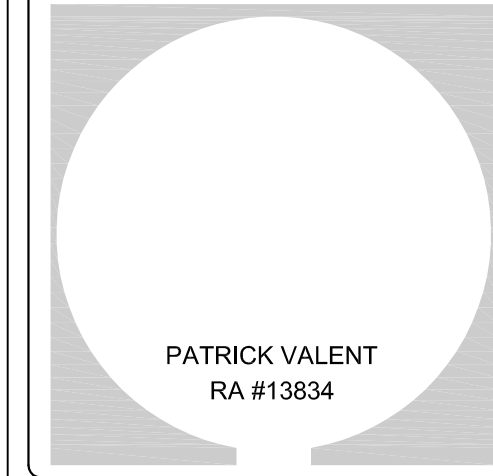
1/16" = 1'-0"

NOTE:
DIMENSIONS ARE APPROXIMATE
SURVEYED DIMENSIONS TAKE
PRECEDENCE

ZONING INFORMATION		
PROPERTY ADDRESS:		1211 MARSEILLE DRIVE MIAMI BEACH, FLORIDA
ZONING:		RM-1
NET LOT AREA:		30,300 SQ. FT.
LEGAL DESCRIPTION : LOTS 7B AND 7C BLOCK 80F "SECOND REVISED PLAT OF PORTIONS OF OCEAN SIDE SECTION AND TROUVILLE SECTION OF ISLE OF NORMANDY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 35 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. SUBJECT TO DEDICATIONS, RESTRICTIONS, RESERVATIONS, OR LIMITATIONS, IF ANY THAT MAY AFFECT THIS PROPERTY.		
	ALLOWED/REQUIRED	EXISTING
MAXIMUM BUILDING HEIGHT	50'-0"	+/- 45'-0"
AREAS		EXISTING
BUILDING FOOTPRINT		+/- 11,054 SF
GREENSPACE		+/- 13,591 SF
SETBACKS	ALLOWED/REQUIRED	EXISTING
FRONT (MARSEILLE DR)	EXIST.	30'-0"
REAR 10 % OF LOT DEPTH	EXIST.	73'-0"
SIDE (EAST) 8 % OF LOT WIDTH (100'-0")	EXIST.	6'-3"
SIDE (WEST) 8 % OF LOT WIDTH (100'-0")	EXIST.	5'-6"
MIN. OFF STREET PARKING:	ALLOWED/REQUIRED	EXISTING
EXISTING TO REMAIN	-	-



LOCATION PLAN



CHANGE OF USE:
PROPOSED DAYCARE
1211 - 1219 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA