

PHYSICAL VOLUME RATIO AXONOMETRIC DIAGRAM  
ALLOWED:  
TOTAL SECOND FLOOR AREA NOT TO EXCEED 70.0% OF FIRST FLOOR TOTAL AREA  
PROVIDED:  
TOTAL FIRST FLOOR ( ORANGE).....3,673.00 S.F.  
TOTAL SECOND FLOOR ( BLUE) .....2,303.00 S.F.( 62.7% OF FIRST FLOOR)

2 AXONOMETRIC VOLUME STUDY  
N.T.S.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	117 W. 1ST CT.		
2	Folio number(s):	02-3232-005-0300		
3	Board and file numbers :	N/A		
4	Year built:	N/A	Zoning District:	RS-4
5	Based Flood Elevation:	10.00' NGVD	Grade value in NGVD:	5.42' NGVD
6	Adjusted grade (Flood+Grade/2):	7.71' NGVD	Free board:	D.F.E. = 15.00' NGVD (+5.00' BFE)
7	Lot Area:	9,750 SF		
8	Lot width:	78.00'	Lot Depth:	125.00'
9	Max Lot Coverage SF and %:	2,925.00 SF- 30%	Proposed Lot Coverage SF and %:	2,837.00 SF - 29.10%
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,095 SF - 70.2%	Rear Yard Open Space SF and %:	1,094 SF - 70.2%
12	Max Unit Size SF and %:	4,875 SF - 50%	Proposed Unit Size SF and %:	4,871 SF - 49.96%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	32 SF Ground / 2,825 SF 1st Floor
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	Volumetric Unit Size Areas: 1st Floor: 3,673 SF 2nd Floor: 2,303 SF - 62.7%
15			Proposed Second Floor Unit Size SF and % :	2,014 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	437 SF - 21.7%

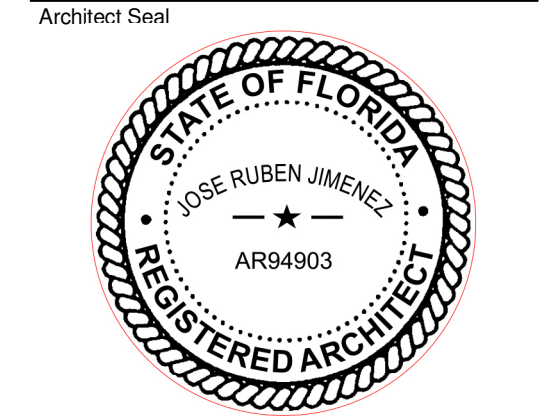
		Required	Existing	Proposed	Deficiencies
17	Height:	24' - FLAT ROOFS	N/A	24' FLAT ROOFS	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	10'-0"	N/A	10'-1"	N/A
22	Side 2 or (facing street):	10'-0"	N/A	10'-1"	N/A
23	Rear:	20'-0"	N/A	30'-9.5"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	19'-6"	N/A	20'-2"	N/A
27	Located within a Local Historic District?			Yes or no	
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

1 ZONING DATA SHEET  
N.T.S.



JOSE RUBEN JIMENEZ FLORIDA REGISTERED ARCHITECT No. AR 94903 NOT VALID UNLESS IT BEARS SEAL AND ORIGINAL SIGNATURE	
Submittal / Revision No.	Date
FOR PERMITTING	11 / 15 / 17
1 Bldg Dept. Comments	01 / 19 / 18
2 Bldg Dept. Comments	03 / 13 / 18
3 Owner Revisions	07 / 30 / 19
4 Constr. Coord/Owner Revisions	1 / 29 / 20
5 Constr. Coord/Owner Revisions	3 / 26 / 20
6 PW Comments for Revisions	6 / 23 / 20
7 Owner for Revisions	2 / 04 / 21
8 Spiral Stair Variance Submittal	08 / 16 / 21

NEW SINGLE FAMILY RESIDENCE AT:  
117 W. 1st COURT  
MIAMI BEACH, FL.

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Project Number	17-0701
Date	11-15-17
Drawing Name	

Zoning Data  
Sheet & Volume  
Study Diagram