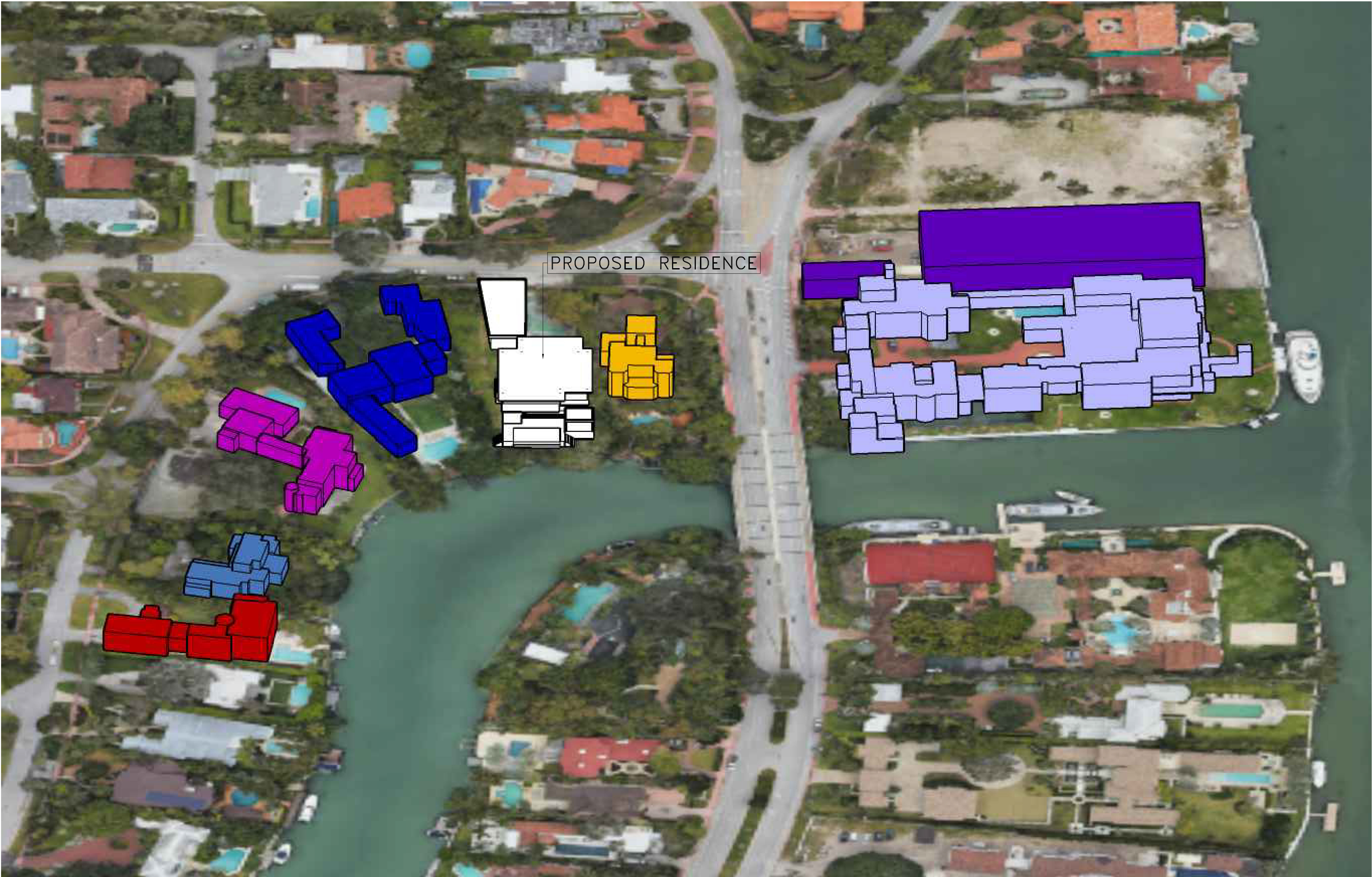


PROPOSED RESIDENCE

420 W 51 ST
LOT SIZE: 28,317 Sq.Ft



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DRB

100% Submission

420 W 51st St
MIAMI BEACH, FL 33140

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
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NEIGHBORHOOD MASSING

Date	11-15-2021	Sheet No.
Scale		A0.09
Project	2144	



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Rev.	Date	Rev.	Date

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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.01
Project	2144	

1 RENDERING FRONT VIEW
N.T.S.



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2 RENDERING FRONT VIEW (CLOSE UP) N.T.S.

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Rev.	Date	Rev.	Date

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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.02
Project	2144	



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3 RENDERING REAR VIEW
N.T.S.

Rev.	Date	Rev.	Date

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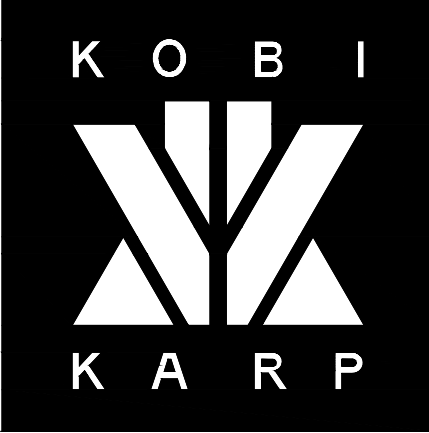
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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.03
Project	2144	



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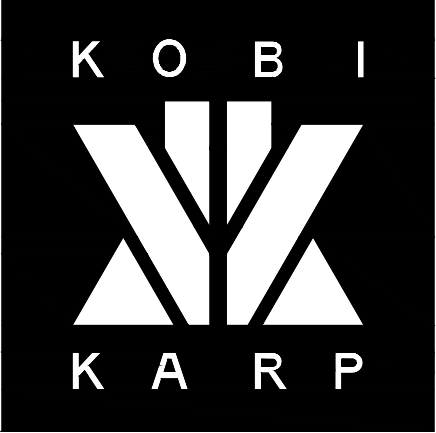
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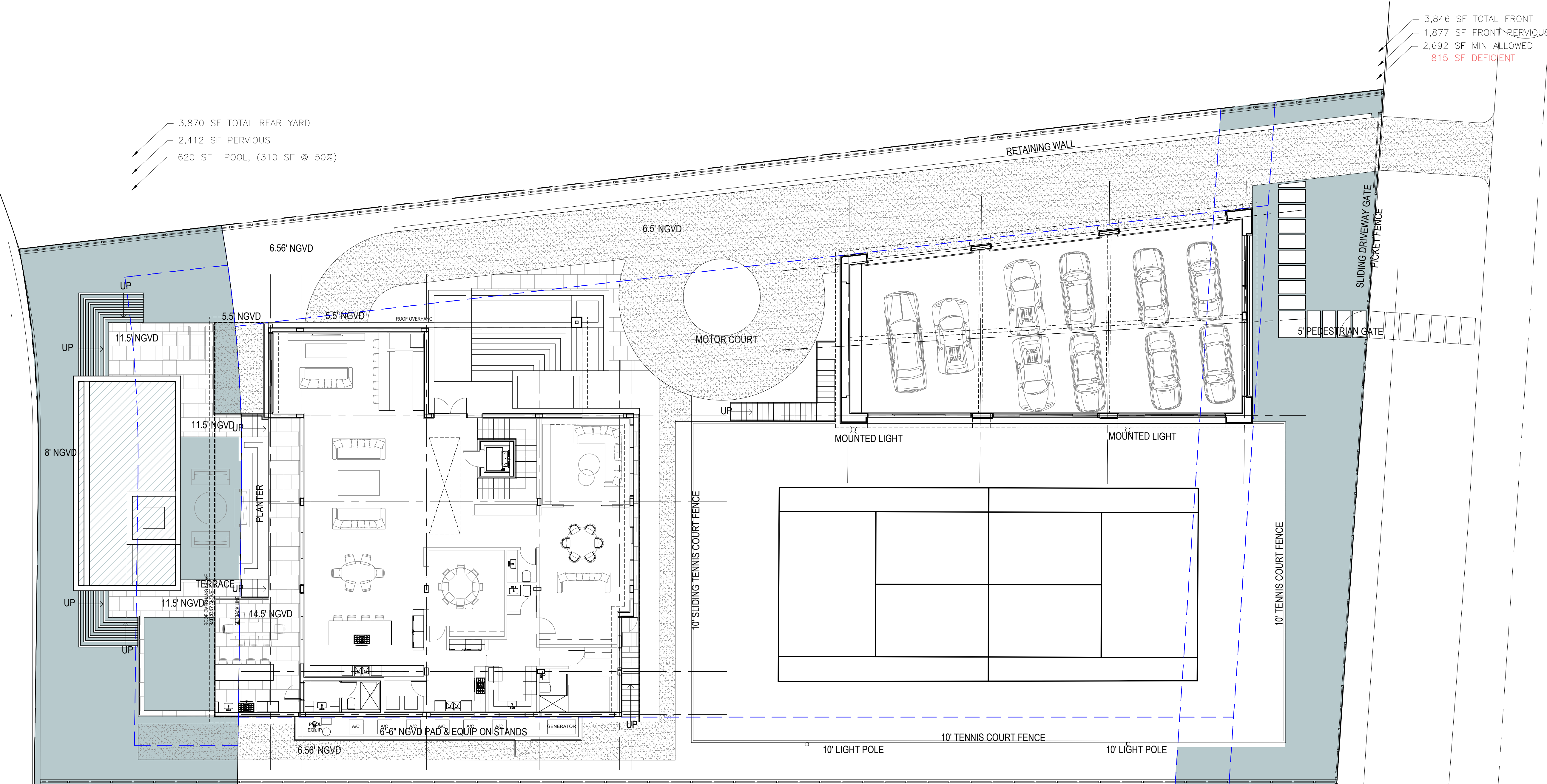


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RENDERINGS

Date	11-08-2021	Sheet No.
Scale		A1.04
Project	2144	



3,846 SF TOTAL FRONT
1,877 SF FRONT PERVIOUS
2,692 SF MIN. ALLOWED
815 SF DEFICIENT

3,870 SF TOTAL REAR YARD
2,412 SF PERVIOUS
620 SF POOL, (310 SF @ 50%)

PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,877 (48.80%) PERVIOUS SPACE PROPOSED (815 SF DEFICIENT)
VARIANCE WILL BE REQUIRED
REQUIRED REAR YARD
3,870 SF = 2,709 SF (70%) MIN. PERVIOUS SPACE REQUIRED
2,722 SF (70.33%) PERVIOUS SPACE PROPOSED

PERVIOUS VARIANCE REQUESTED:
(48.80% @ 30' SETBACK / 65.56% @ 20' SETBACK LINE)

1 PERVIOUS CALCULATIONS

Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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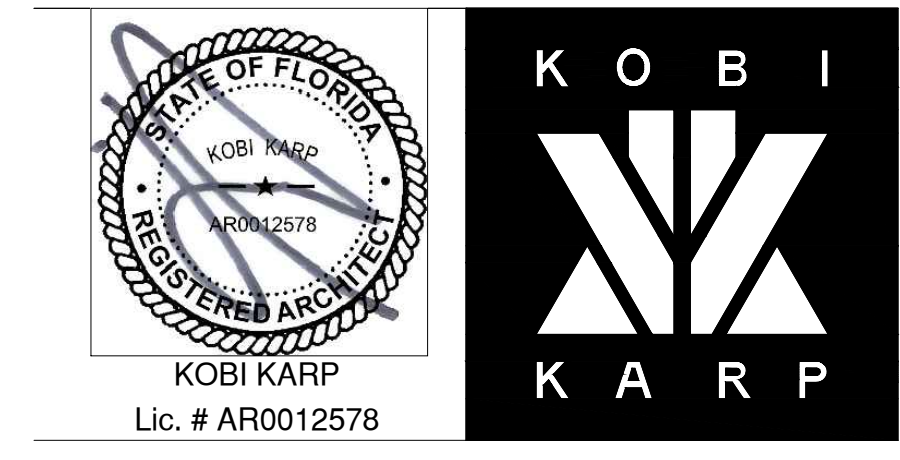
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ZONING DIAGRAMS

Date	11-08-2021	Sheet No.
Scale		A1.10
Project	2144	