

PRIVATE RESIDENCE

5661 PINE TREE DR
MIAMI BEACH, FL 33140
FINAL DBR SUBMITTAL - 11/10/2021

SCOPE OF WORK

NEW CONSTRUCTION OF A 2 STORY RESIDENTIAL BUILDING .

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

5661 PINE TREE DRIVE
MIAMI BEACH, FL 33140

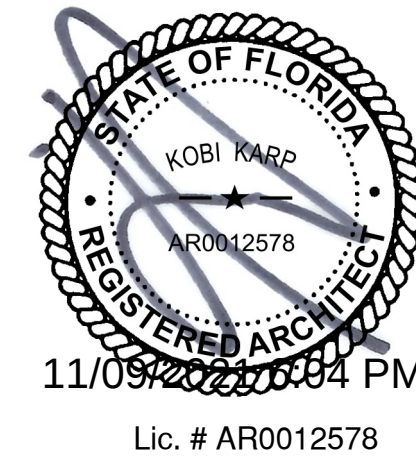
Owner:
Name OWNER
Address OWNER_ADDRESS1
Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573-1818
E-mail: info@kobi-karp.com



COVER PAGE

Date	11-10-2021	Sheet No.
Scale	--	A0.00
Project	2187	

ARCHITECT
KOBİ KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 Biscayne Blvd. Suite 200
Miami , Florida 33137
Tel: (305) 573-1818
Fax: (305) 573-3766

FINAL DBR SUBMITTAL - 11/10/2021



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	5661 PINE TREE DRIVE, MIAMI BEACH FL 33140		
2	Folio number(s):	02-3214-003-0340		
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	1934 / 1979	Zoning District:	RS-3
5	Base Flood Elevation:	10'-0" NGVD	Grade value in NGVD:	4.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.125' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	13,623 SF		
8	Lot width:	75' - 0"	Lot Depth:	173' - 6"
9	Max Lot Coverage SF and %:	4,086 SF (30.00%)	Proposed Lot Coverage SF and %:	3,673 (26.12%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,190 SF (76.22%)	Rear Yard Open Space SF and %:	3,159.5 SF (70.44%)
12	Max Unit Size SF and %:	6,811.5,SF (50.00%)	Proposed Unit Size SF and %:	6,383 SF (46.85%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,374 SF (20.76%)
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 requires Board Approval)	N/A PER ORDINANCE 2020-4359
			Proposed Second Floor Unit Size SF and % :	3,465 SF (25.43%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	
16				826.5 SF (23.68%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		28'-0"	4'-0" (WAIVER)
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	10'-0" MIN.		10'-0"	
22	Side 2 or (facing street):	8'-9" MIN.		8'-9"	
23	Rear:	15% OF 173'-6" = 26'-0"		26'-0"	
24	Accessory Structure Side 1:	7'-6"		7'-6"	
	Accessory Structure Side 2 or (facing street) :	7'-6"		7'-6"	
	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	18'-9" (25% of Lot Width)		18'-9"	
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	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

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SHEET NUMBER	SHEET NAME
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A0.03	IMAGE KEY PLAN
A0.04	CONTEXTUAL IMAGES
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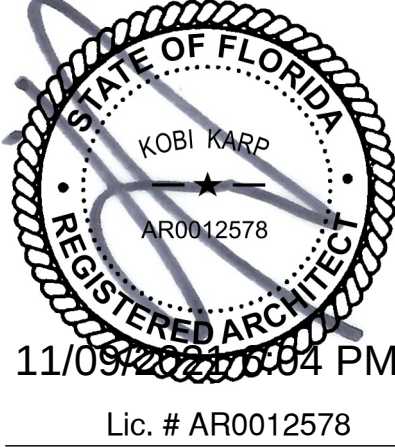
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Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 2722



PROJECT DATA

Date	11-10-2021	Sheet No.
Scale	--	A0.01
Project	2187	

FINAL DBR SUBMITTAL - 11/10/2021

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 20-0000951-1

SHEET No. 1 OF 1

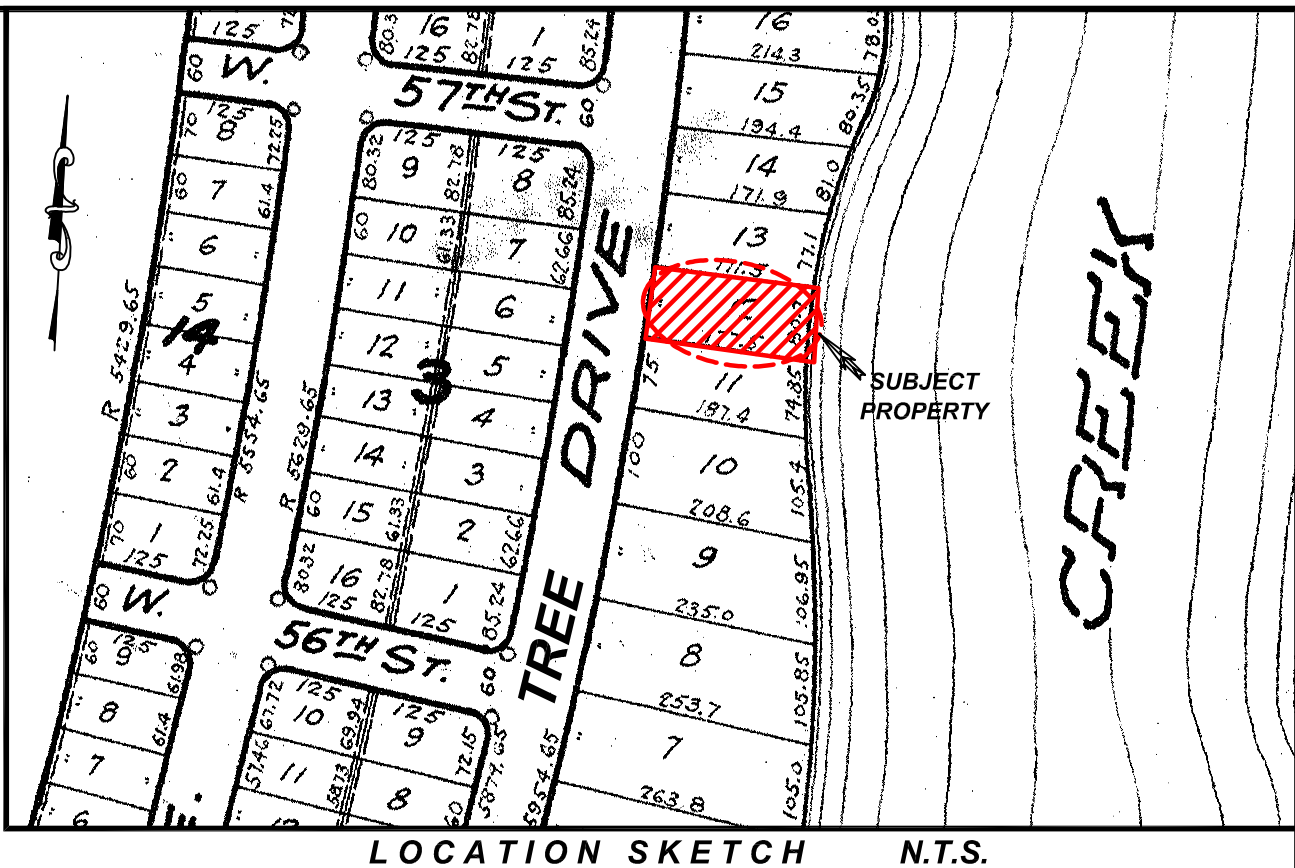
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BOUNDARY SURVEY

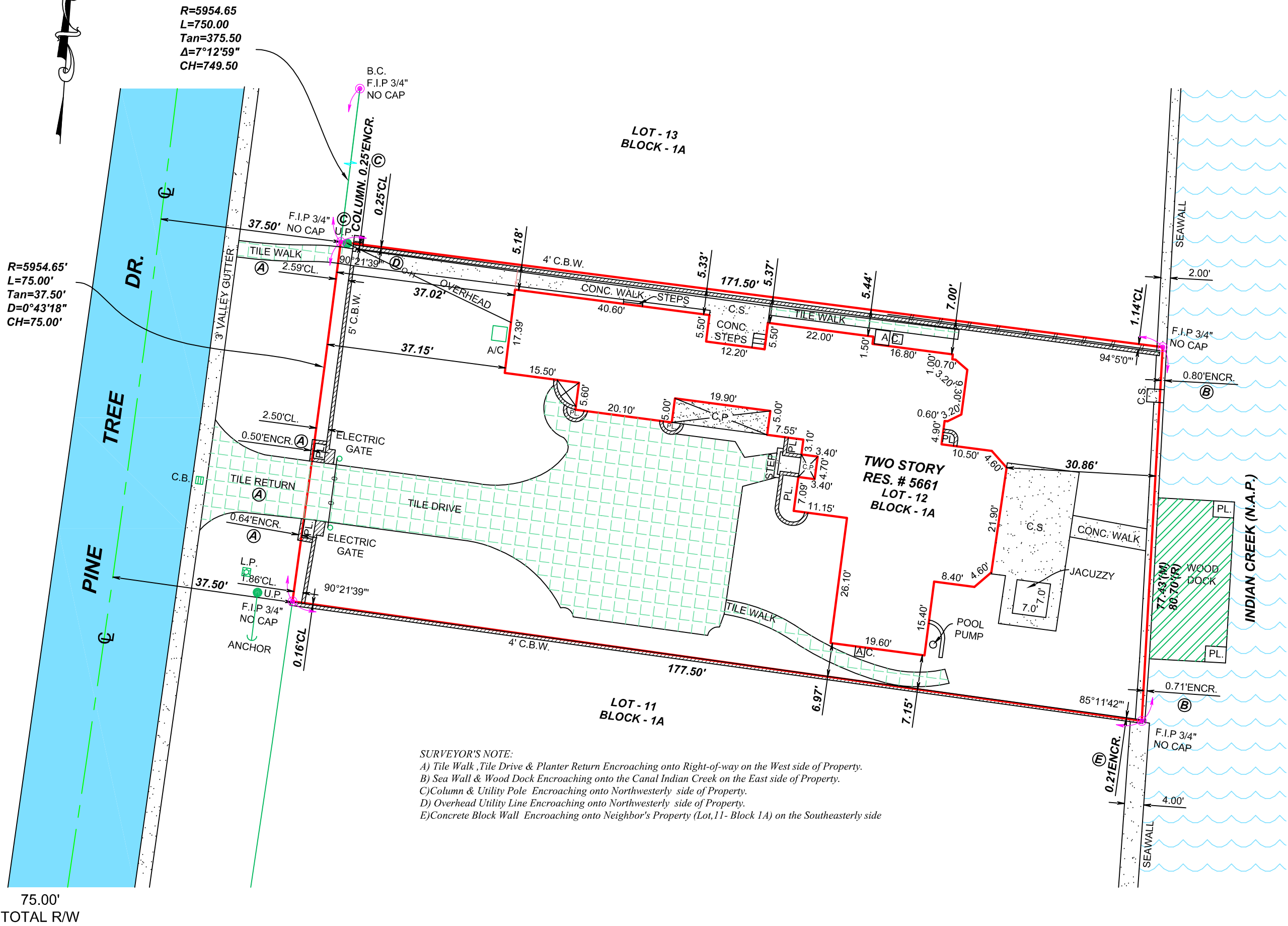
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH N.T.S.



SURVEYOR'S NOTE:
A) Tile Walk, Tile Drive & Planter Return Encroaching onto Right-of-way on the West side of Property.
B) Sea Wall & Wood Dock Encroaching onto the Canal Indian Creek on the East side of Property.
C) Column & Utility Pole Encroaching onto Northwestern side of Property.
D) Overhead Utility Line Encroaching onto Northwestern side of Property.
E) Concrete Block Wall Encroaching onto Neighbor's Property (Lot 11- Block 1A) on the Southeast side

LEGAL DESCRIPTION:

SURVEY OF LOT 12, BLOCK 1A, OF BEACH VIEW
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 9,
PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5661 PINE TREE DR
MIAMI BEACH, FL 33140

CERTIFICATIONS:

LORI KAREN SHILLER
PINNACLE TITLE GROUP, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON,
AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND
SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027,
FLORIDA STATUTES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120635/0328/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELL SOUTH MANHOLE
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
BLDG. = BUILDING.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.

PROP. COR. = PROPERTY CORNER
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
P.V.M.T. = PAVEMENT.
PL. = PLANTER.
P.L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PW. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
S. = SECONDS.
T = TANGENT.
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

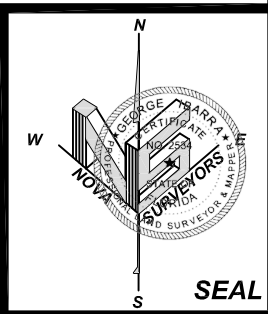
— = IRON FENCE.
— = WOOD SHED.
W. = WEST.
— = CENTER LINE.
— = CENTRAL ANGLE.
— = ANGLE.
— = WOOD FENCE.
— = CHAIN LINK FENCE.
— = C.B.S. WALL (C.B.W.)
— = EXISTING ELEVATIONS.
— = PROPOSED ELEVATIONS.
— = TRAFFIC FLOW
— = DRAINAGE MH

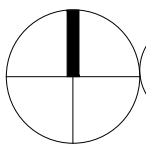
BY: George Ibarra 12/24/2020
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

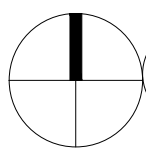
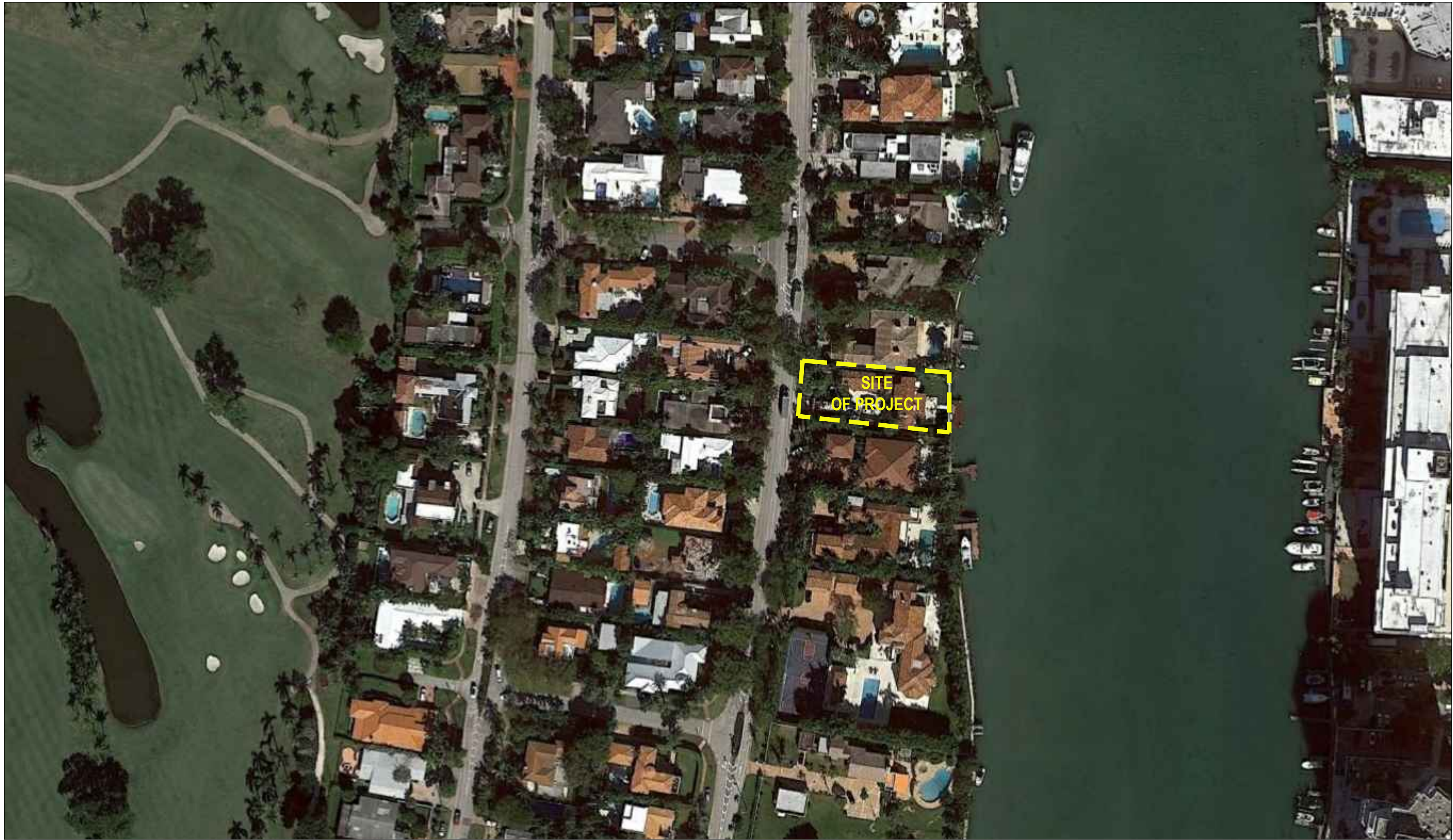
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1 LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



2 LOCATION MAP

Scale: N.T.S.

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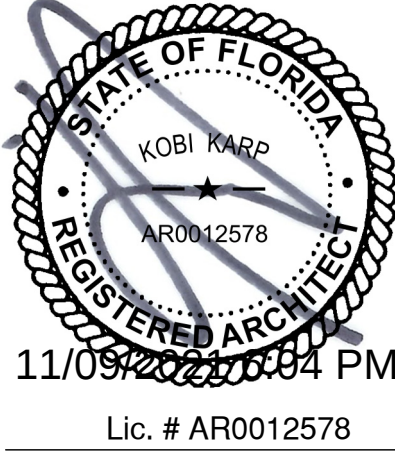
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Email: OWNER_EMAIL

Consultant:
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Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
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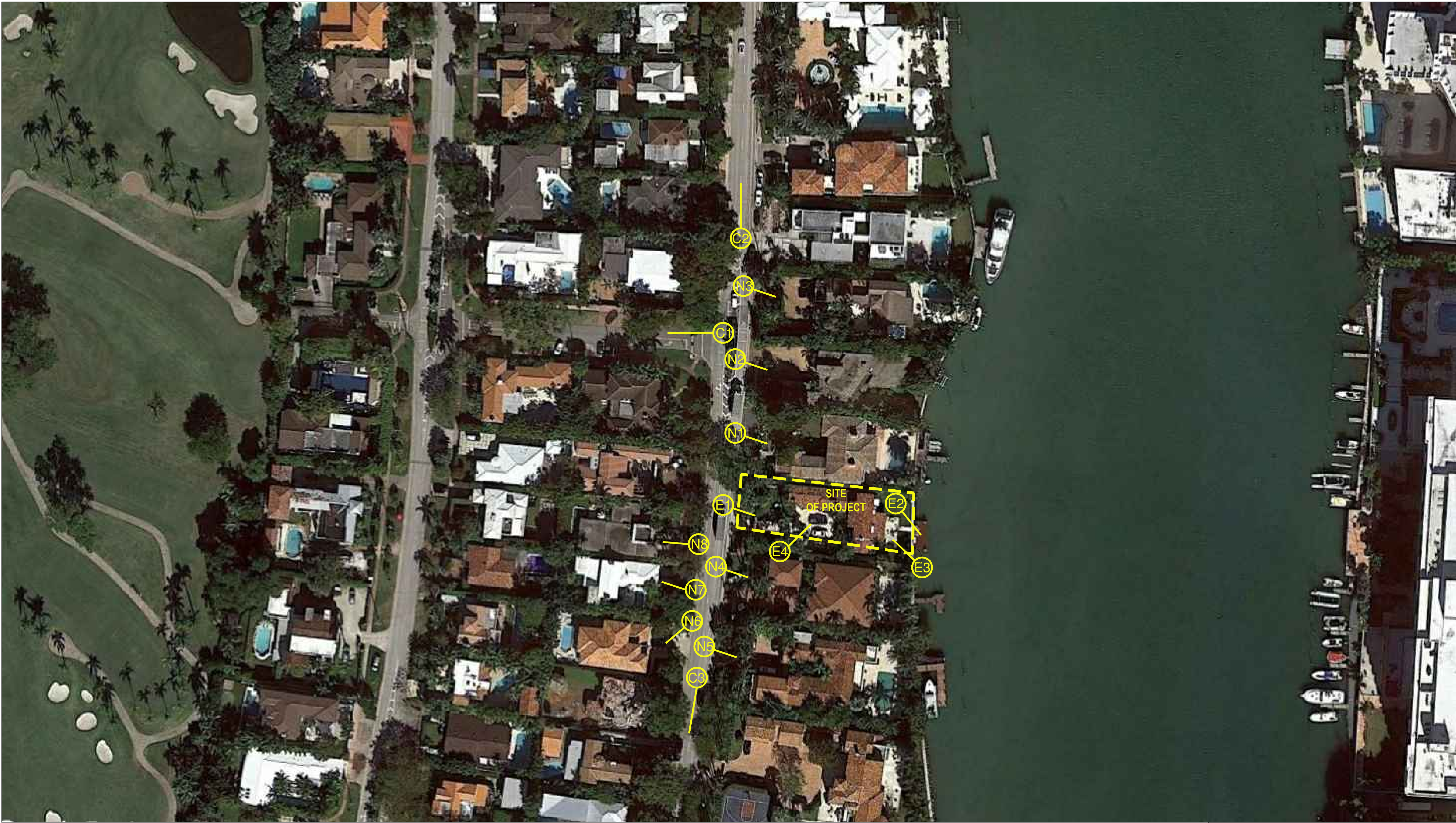
Architect:
Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
Tel: +1(305) 573-1818
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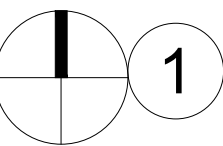


LOCATION MAP

Date	11-10-2021	Sheet No.
Scale	--	A0.02
Project	2187	

FINAL DBR SUBMITTAL - 11/10/2021



 1
IMAGE KEY PLAN
Scale: N.T.S.

IMAGES ON SHEET A0.04-CONTEXT
C1 - W 57TH ST
C2 - PINE TREE DR - NORTH
C3 - PINE TREE DR - SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - REAR YARD
E3 - REAR YARD
E4 - SIDE YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5681 PINE TREE DR
N2 - 5699 PINE TREE DR
N3 - 5701 PINE TREE DR
N4 - 5655 PINE TREE DR

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 5641 PINE TREE DR
N6 - 5640 PINE TREE DR
N7 - 5650 PINE TREE DR
N8 - 5656 PINE TREE DR

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PRIVATE RESIDENCE
5661 PINE TREE DRIVE
MIAMI BEACH, FL 33140

Owner:
Name OWNER
Address OWNER_ADDRESS1
Address2 OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573-1818
Fax: +1(305) 573-2722

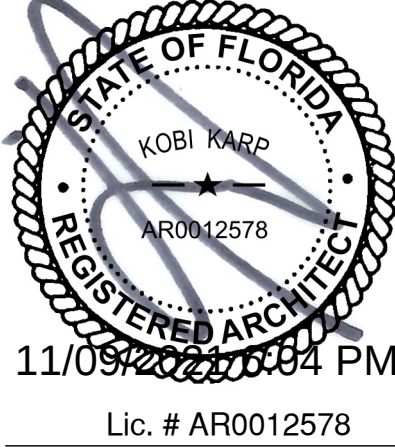


IMAGE KEY PLAN

Date	11-10-2021	Sheet No.
Scale	--	A0.03
Project	2187	



1 C1
Scale: N.T.S.



2 C2
Scale: N.T.S.



3 C3
Scale: N.T.S.

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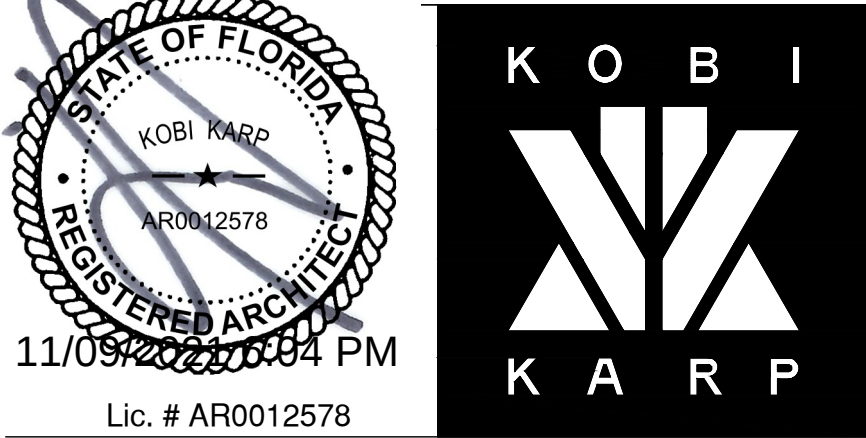
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Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573-1818
Fax: +1(305) 573-2722



CONTEXTUAL IMAGES

Date	11-10-2021	Sheet No.
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FINAL DBR SUBMITTAL - 11/10/2021



1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



1 E3
Scale: N.T.S.



2 E4
Scale: N.T.S.

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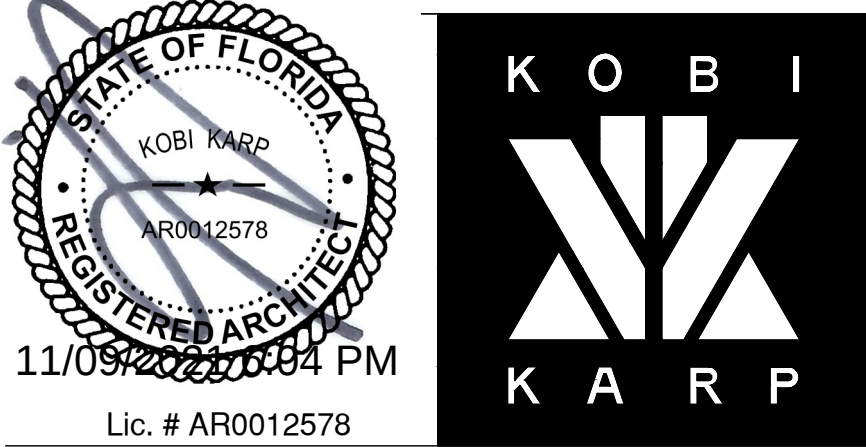
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Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573-1818
Fax: +1(305) 573-2722



EXISTING HOME IMAGES

Date	11-10-2021	Sheet No.
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Project	2187	

FINAL DBR SUBMITTAL - 11/10/2021



1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



3 N3
Scale: N.T.S.



4 N4
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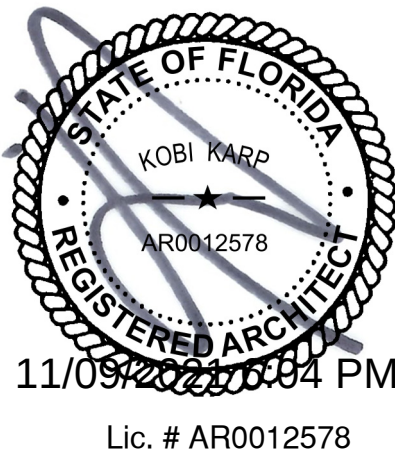
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Consultant:
Name:
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Tel:
Email:

Consultant:
Name:
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Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
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1 N5
Scale: N.T.S.



2 N6
Scale: N.T.S.



3 N7
Scale: N.T.S.



4 N8
Scale: N.T.S.

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5661 PINE TREE DRIVE
MIAMI BEACH, FL 33140

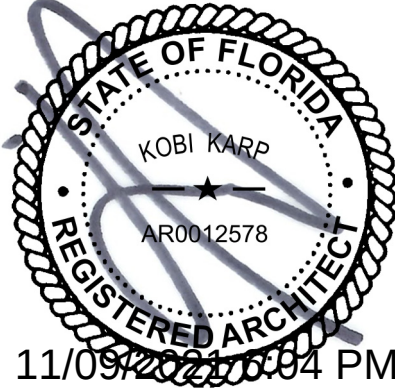
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Consultant:
Name
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Consultant:
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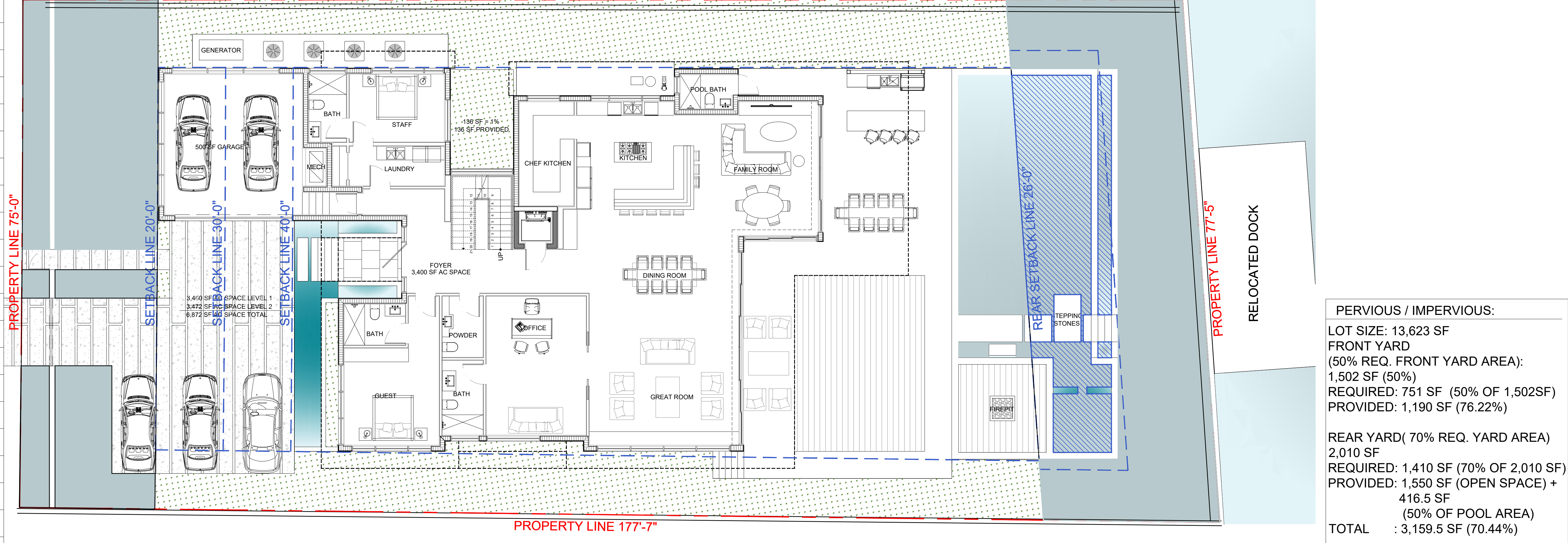
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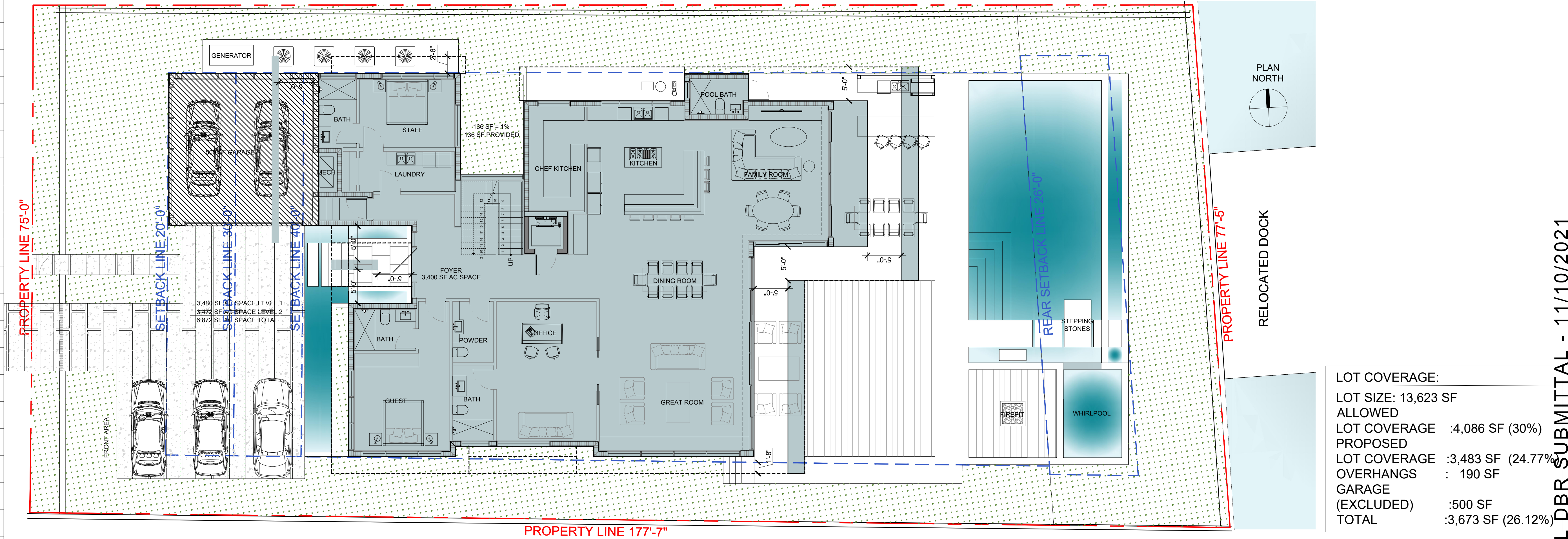
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FINAL DBR SUBMITTAL - 11/10/2021



PERVIOUS / IMPERVIOUS:	
LOT SIZE: 13,623 SF	
FRONT YARD	
(50% REQ. FRONT YARD AREA):	
1,502 SF (50%)	
REQUIRED: 751 SF (50% OF 1,502SF)	
PROVIDED: 1,190 SF (76.22%)	
REAR YARD(70% REQ. YARD AREA)	
2,010 SF	
REQUIRED: 1,410 SF (70% OF 2,010 SF)	
PROVIDED: 1,550 SF (OPEN SPACE) +	
416.5 SF	
(50% OF POOL AREA)	
TOTAL : 3,159.5 SF (70.44%)	

A ZONING DIAGRAMS-PERVIOUS CALCS. Scale: 1/8" = 1'-0"



LOT COVERAGE:	
LOT SIZE: 13,623 SF	
ALLOWED	
LOT COVERAGE :4,086 SF (30%)	
PROPOSED	
LOT COVERAGE :3,483 SF (24.77%)	
OVERHANGS : 190 SF	
GARAGE	
(EXCLUDED) :500 SF	
TOTAL :3,673 SF (26.12%)	

B ZONING DIAGRAMS-LOT COVERAGE Scale: 1/8" = 1'-0"

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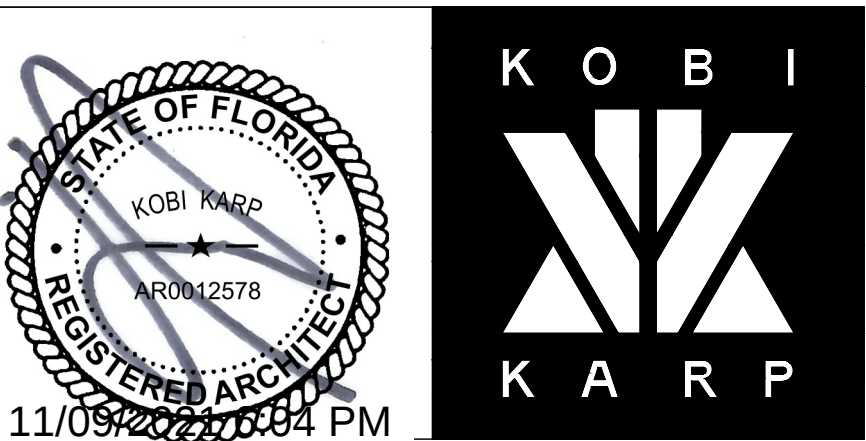
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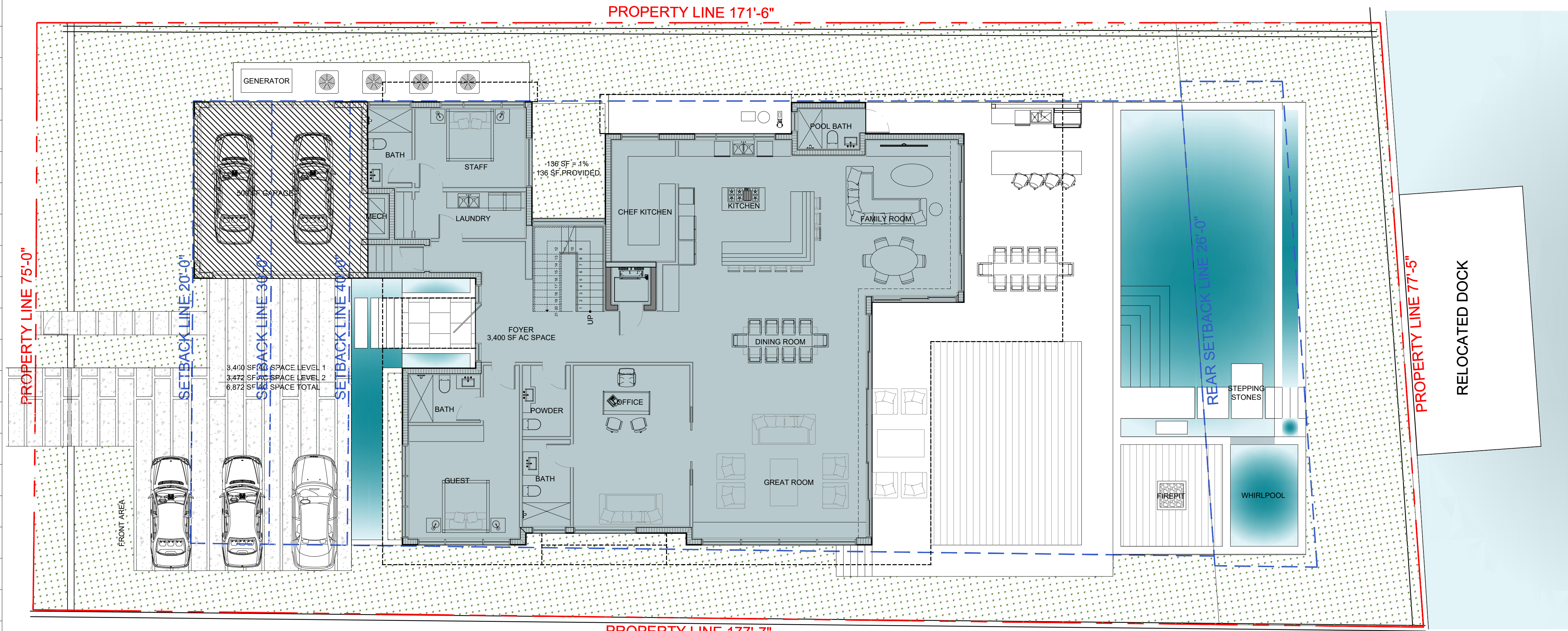
Consultant:
Name
Address
Address
Tel:
Email

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ZONING DIAGRAMS

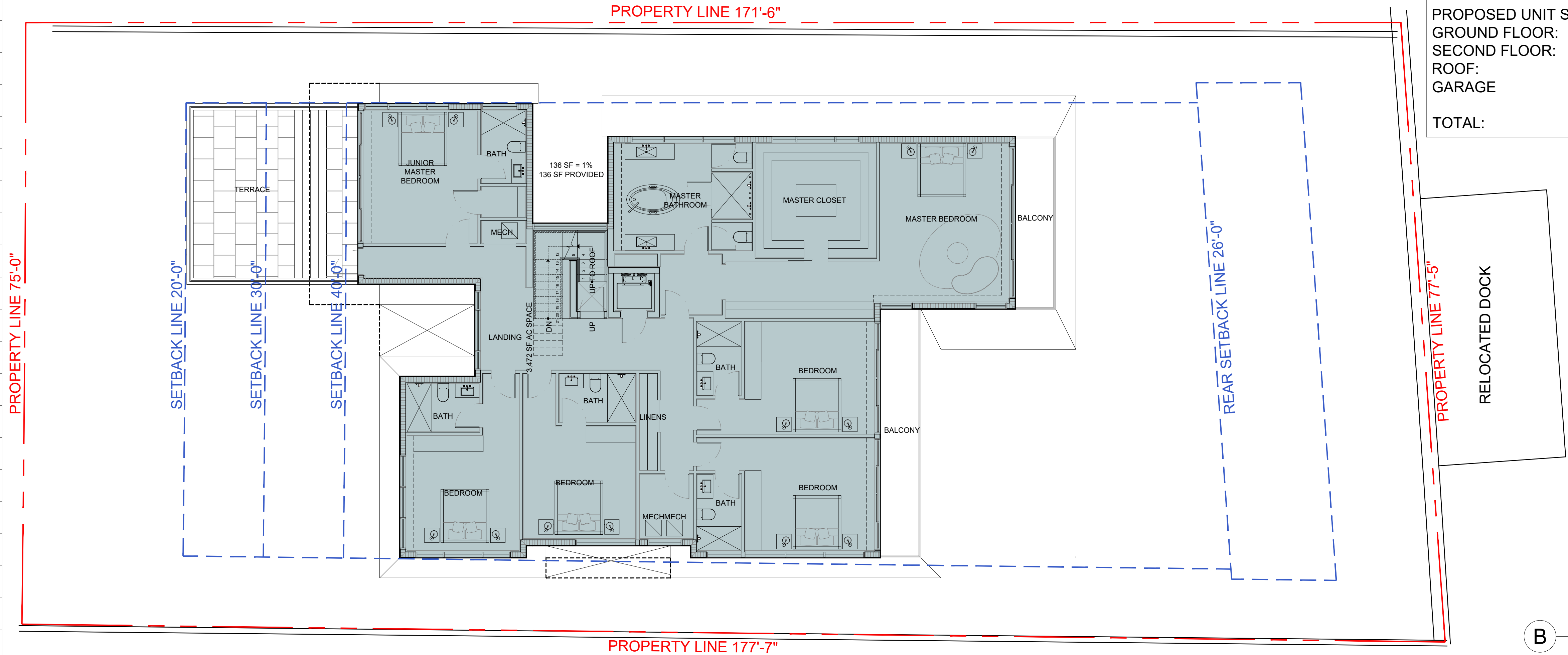
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Project	2187	



A UNIT SIZE-GROUND FLOOR

Scale: 1/8" = 1'-0"

UNIT SIZE LEGEND:	
LOTE SIZE:	13,623 SF
ALLOWED UNIT SIZE:	6,811.5 SF (50%)
PROPOSED UNIT SIZE:	
GROUND FLOOR:	3,374 SF (24.76%)
SECOND FLOOR:	3,465 SF (25.43%)
ROOF:	44 SF (0.32%)
GARAGE:	- 500 SF
TOTAL:	6,383 SF (46.85%)



B UNIT SIZE-SECOND FLOOR

Scale: 1/8" = 1'-0"

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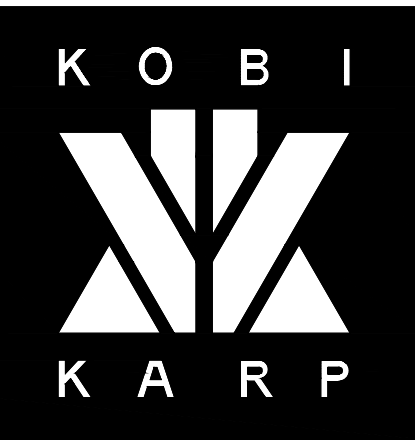
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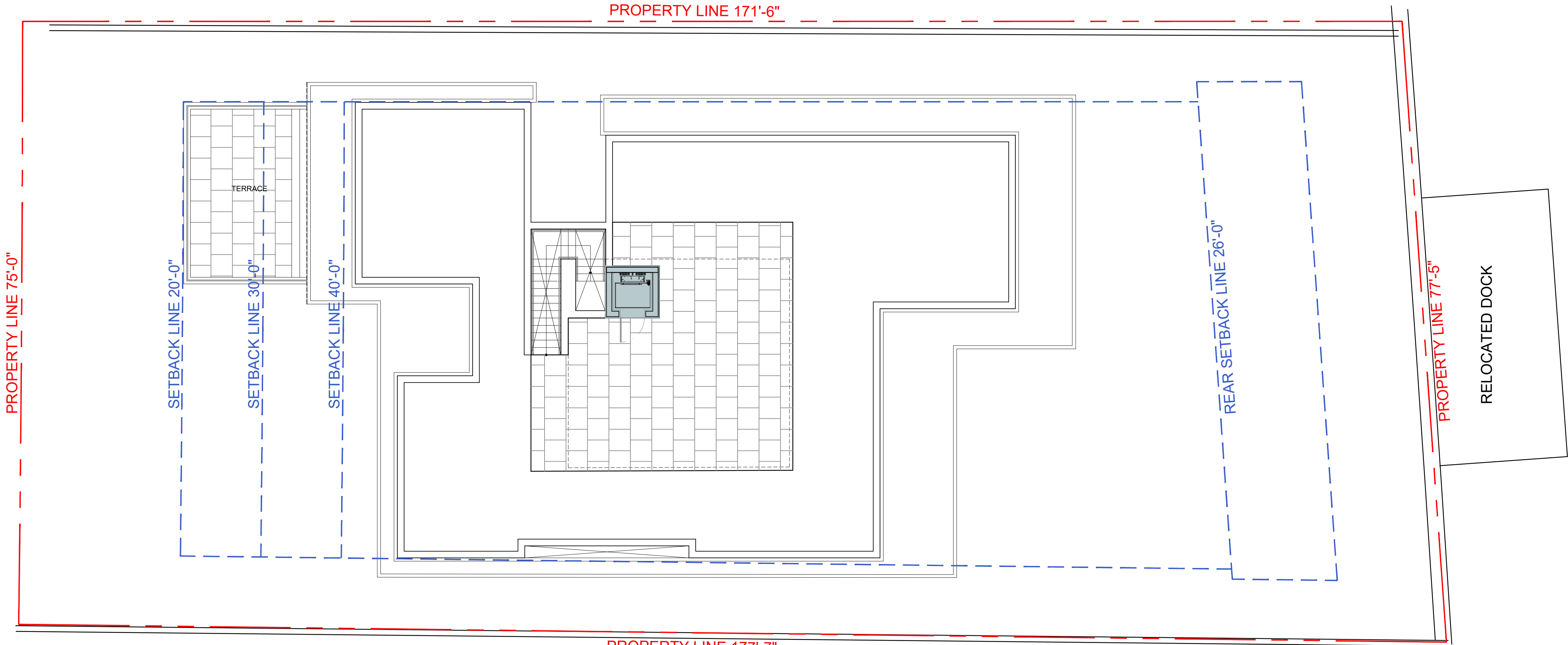
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ZONING DIAGRAMS

Date	11-10-2021	Sheet No.
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A UNIT SIZE-ROOF PLAN
Scale: 1/8" = 1'-0"

UNIT SIZE LEGEND:	
LOTE SIZE:	13,623 SF
ALLOWED UNIT SIZE:	6,811.5 SF (50%)
PROPOSED UNIT SIZE:	
GROUND FLOOR:	3,374 SF (24.76%)
SECOND FLOOR:	3,465 SF (25.43%)
ROOF:	44 SF (0.32%)
GARAGE	- 500 SF
TOTAL:	6,383 SF (46.85%)

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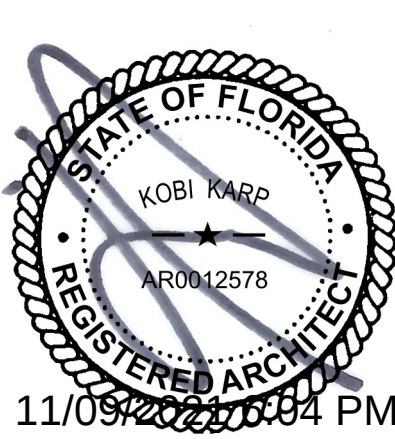
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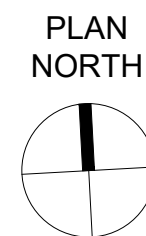
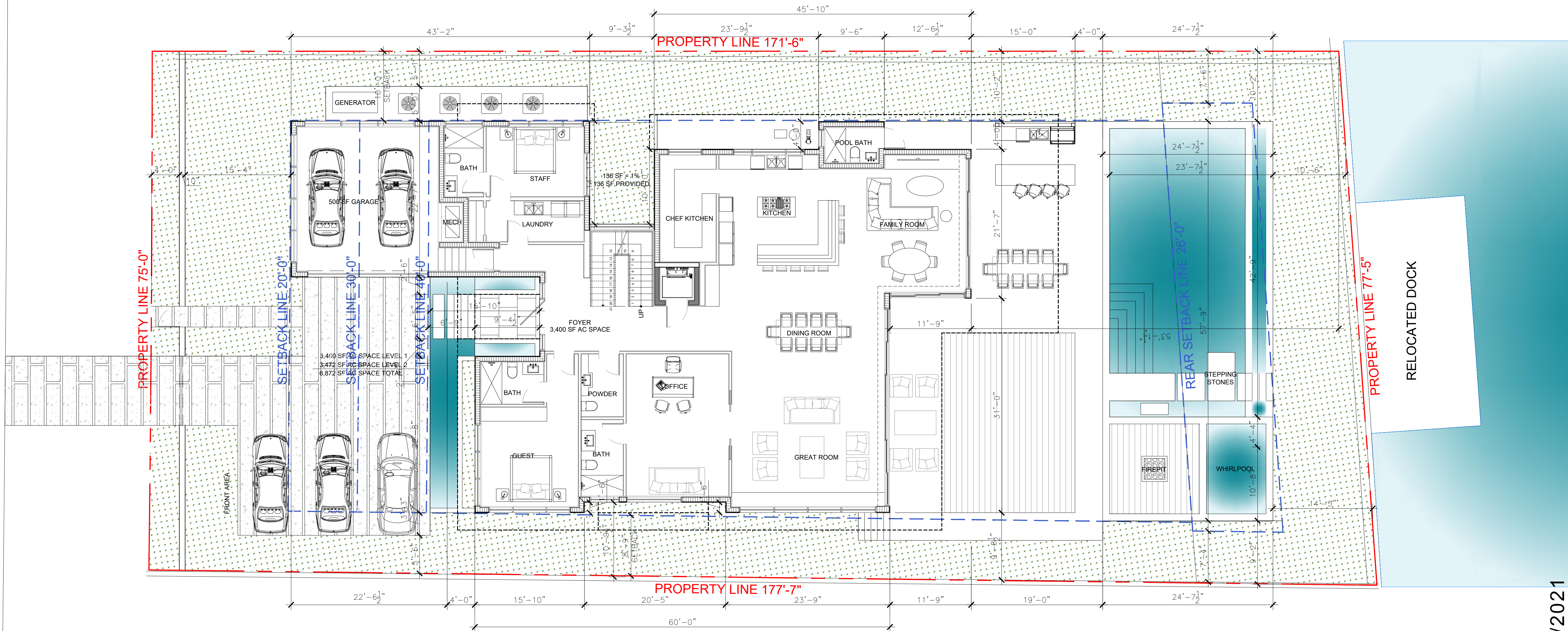
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ZONING DIAGRAMS

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A

PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

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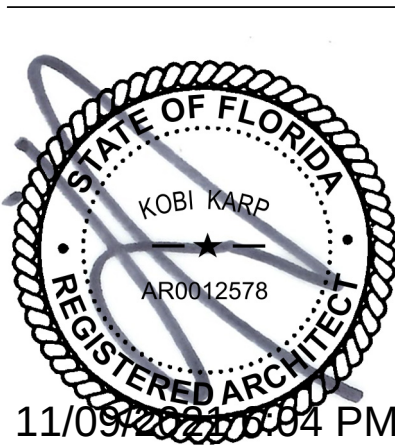
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PROPOSED SITE PLAN

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