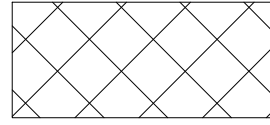
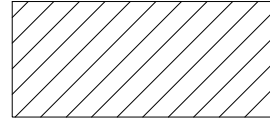


GROUND LEVEL FLOOR AREA:

	PROPOSED FAR = 1,999 SF
	EXISTING FAR = 4,059 SF
TOTAL	= 6,058 SF

FAR DIAGRAM
SCALE: 1/8"=1'-0"

LOT AREA = 6,500 SF
 FAR RATIO= 1.5
 ALLOWED = 6,500 X 1.5 = 9,500 SF
 PROVIDED = 6,058 SF

FOLIO NUMBER

02-4203-014-0190

CODE SUMMARY:

APPLICABLE CODES:

Florida Building Code, Existing - 2014

Florida Fire Prevention Code - 2014 Edition

City of Miami Beach zoning code - Latest edition

LEGAL DESCRIPTION:

OCEAN BEACH ADD NO 2 PB 2-56

LOT 16 BLK 26

LOT SIZE 50.000 X 130

OCCUPANCY:

CD-2 ,COMMERCIAL MEDIUM DENSITY

ZONING DATA:

OCCUPANCY: CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

HISTORIC PRESERVATION DISTRICT: FLAMINGO

TOTAL SITE AREA: 6,500 SF (LOT SIZE: 130' X 50')

SCOPE OF WORK:

1. RECONSTRUCTION OF ORIGINAL FACADE
2. REPLACEMENT OF ROOF
3. REAR ADDITION
4. ADA BATHROOMS
5. TRASH ROOM

SETBACKS:

	ALLOWED:	PROVIDED:
FRONT	0'-0"	0'-0"
REAR	5'-0"	5'-0"
NORTH SIDE	0'-0"	0'-0"
SOUTH SIDE	0'-0"	0'-0"

BUILDING HEIGHT:

	ALLOWED:	PROVIDED:
# OF STORIES:	5 STORIES (50')	1

FLOOD CRITERIA:

FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 8' NGVD

SUBJECT PROPERTY



LOCATION MAP
SCALE: N.T.S.

DRAWN BY:
 REVISIONS:

A40003569
 ANTHONY LEON
 0016752
3 DESIGN ARCHITECTURE
 3260 NW 7TH ST, Miami, FL 33125
 P: 305.438.9377 | F: 305.438.9379

SEAL

HISTORIC PRESERVATION BOARD
 FOR
 1427 WASHINGTON AVE
 MIAMI BEACH, FL 33141

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

HPB-1.0
 ZONING DATE AND FAR DIAGRAM