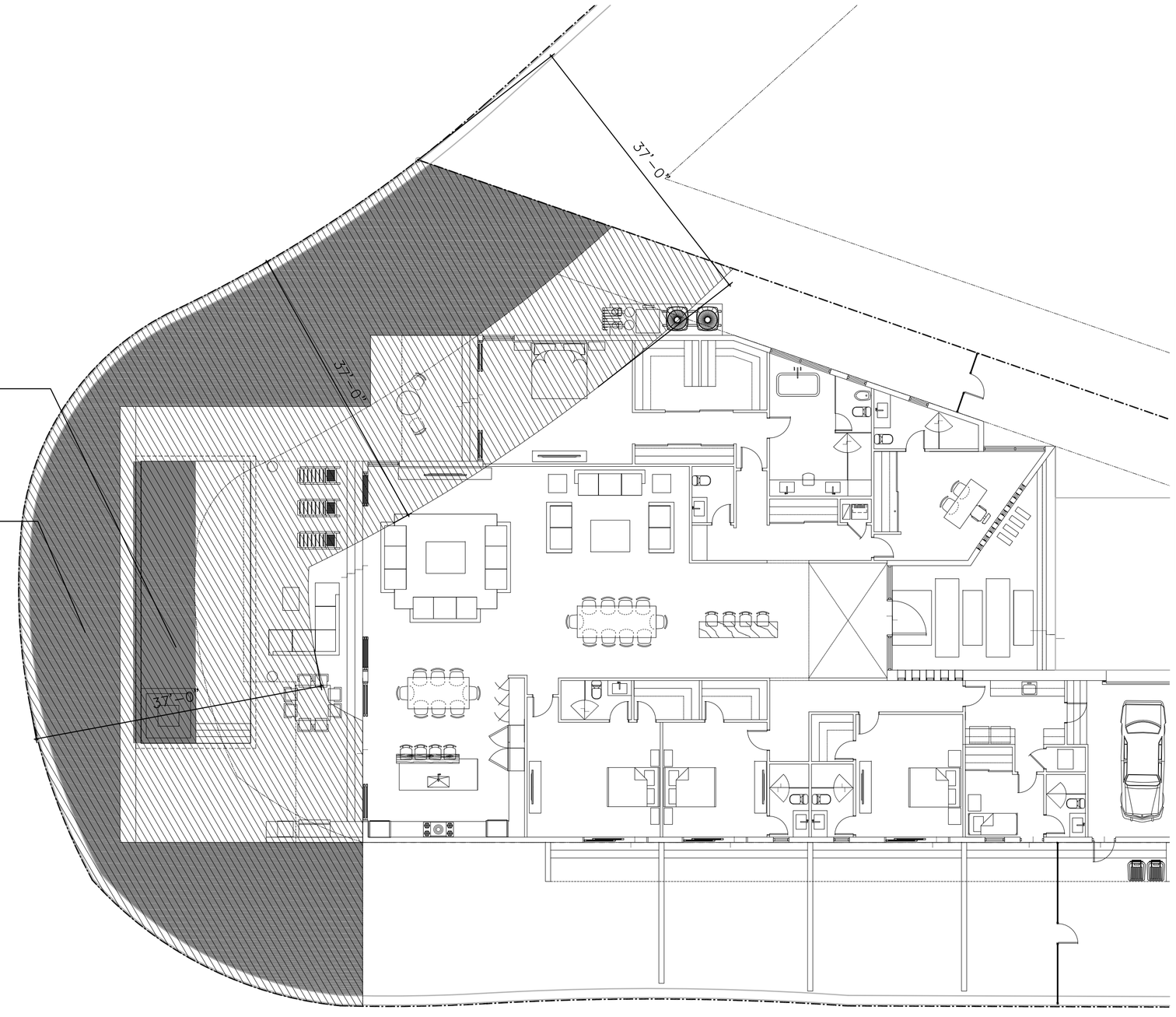
NON-VARIANCE REAR YARD (37'0" SETBACK)

37'-0" SETBACK YARD AREA:
4,585 SF

REQUIRED PERVIOUS AREA:
70% x 4,585 = 3,210 SF

1/2 POOL AREA (WATER):
297 SF

PERVIOUS AREA (GRASS):
2,155 SF



REAR YARD PERVIOUS 2,452 SF 53.5%

TOTAL REAR YARD AREA 4,585 SF

2 SP **REAR YARD AREA (NON-VARIANCE)**
NOT TO SCALE

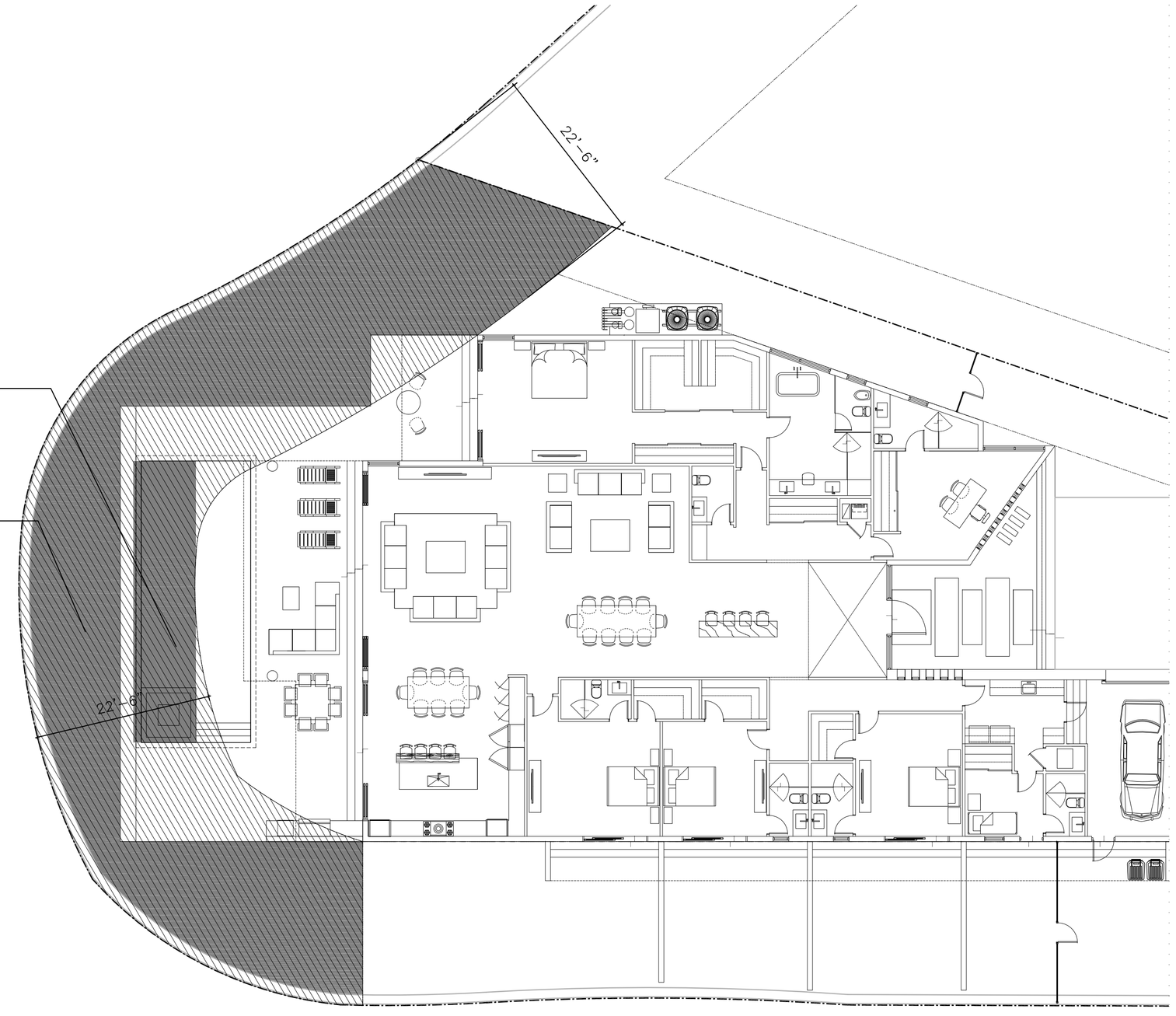
PROPOSED VARIANCE REAR YARD (22'6" SETBACK)

22'-6" SETBACK YARD AREA:
3,082 SF

REQUIRED PERVIOUS AREA:
70% x 3,082 = 2,157 SF

1/2 POOL AREA (WATER):
297 SF

PERVIOUS AREA (GRASS):
2,155 SF



REAR YARD PERVIOUS 2,452 SF 79.6%

TOTAL REAR YARD AREA 3,082 SF

1 SP **PROPOSED REAR YARD**
NOT TO SCALE

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33155

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1134 S. BISCAYNE POINT RD, MIAMI BEACH, FLORIDA 33141 (LOT 2)

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE	ALL LANDSCAPE DATA	305 000 0000
STRUCTURE	-----	305 000 0000
MEP	-----	305 000 0000
CIVIL	-----	305 000 0000
LIGHTING DESIGN	-----	305 000 0000
LOW VOLTAGE DESIGN	-----	305 000 0000
POOL DESIGN	-----	305 000 0000

REVISED

SCALE
1/8"=1'
DESIGNATION
YARD AREAS

A104

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