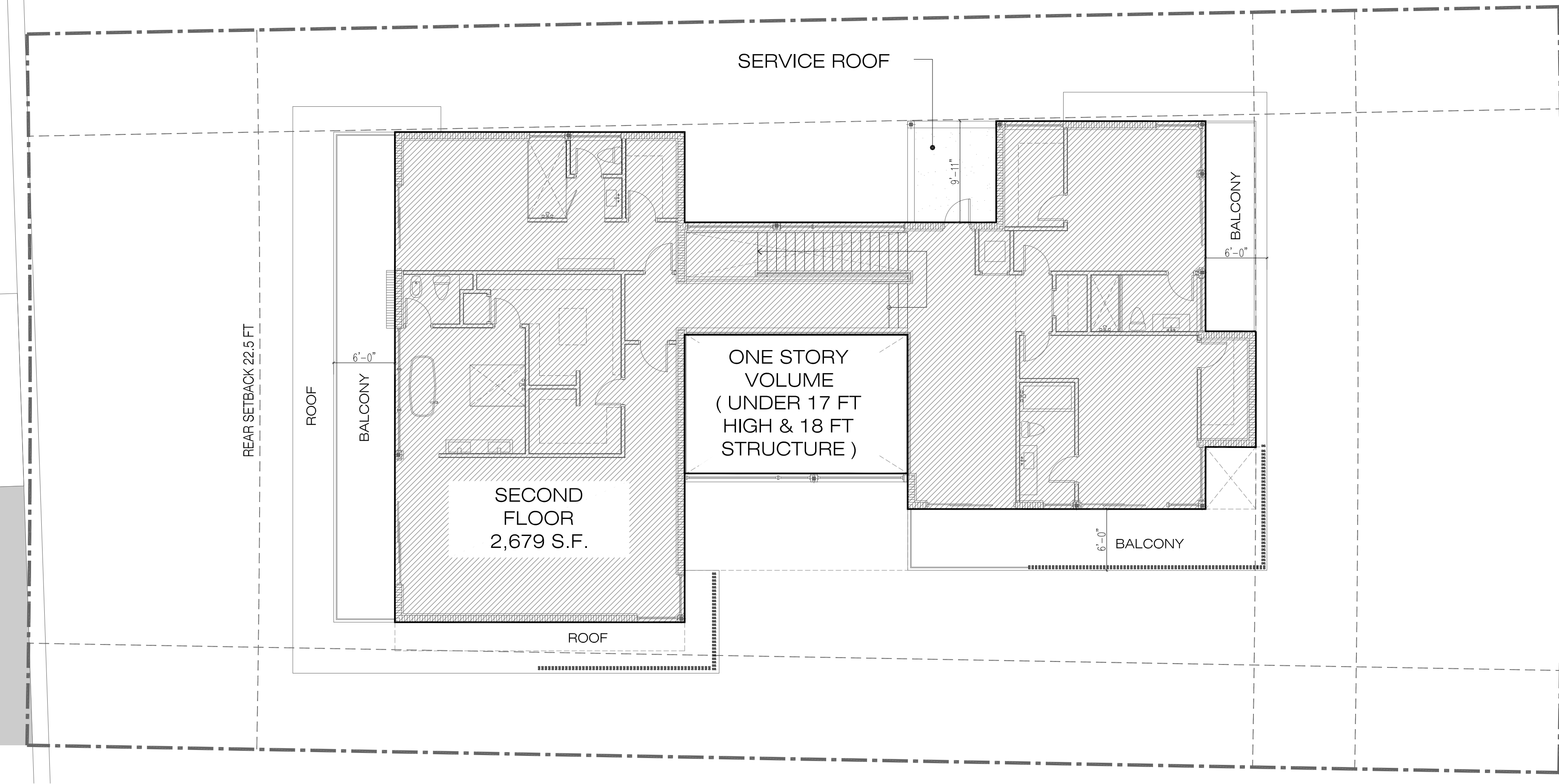


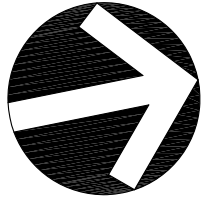
BISCAYNE BAY

BISCAYNE BAY



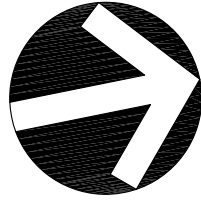
UNIT SIZE: SECOND FLOOR SHADED DIAGRAM

1/8"=1'-0"



UNIT SIZE: FIRST FLOOR SHADED DIAGRAM

1/8"=1'-0"



UNIT SIZE CALCULATION

LOT AREA	10,849 Sq. Ft.
MAX. UNIT SIZE (50%)	5,424 Sq. Ft.
1ST FLOOR A/C	2,580 Sq. Ft.
REAR TERRACE (PAST 10 FT)	60 Sq. Ft.
GARAGE (AFTER EXCLUDING 500 S.F.)	19 Sq. Ft.
FIRST FLOOR UNIT SIZE	2,659 Sq. Ft.
2ND FLOOR A/C	2,679 Sq. Ft.
REAR TERRACE (PAST 10 FT)	0 Sq. Ft.
TOTAL UNIT SIZE	5,338 Sq. Ft.
PERCENTAGE PROPOSED	49.2%

Project: **NEW RESIDENCE**
1410 SOUTH BISCAYNE POINT RD
MIAMI BEACH, FLORIDA. 33141

Client: **MR. & MRS. OWADE**

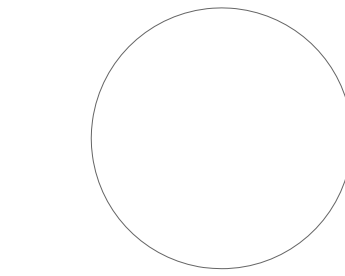
Drawing Title
UNIT SIZE DIAGRAMS

Revision	Date
1 DRB COMMENTS	03-07-17

Scale: As Shown
Date 01-20-17

Dwg: **A-1.3**

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