

SCOPE OF WORK

- Request waiver to exceed the 24’-0” height restriction, 26'-0" requested
- Request waiver to exceed 70% second to first floor ratio requirement. Ratio requested is 79.8%



ARCHITECT’S LETTER OF INTENT:

We are seeking modifications to the DRB approval to allow the height of the house at 26’ above BFE +1’ freeboard, and to exceed the 70% ratio of the 2nd floor to 1st floor by 9.8%.

On February 6th, 2017, this project came before the Design Review Board (DRB). While the design was approved, the “waiver” requests were not. This application outlines new and downsized “waiver” requests for the consideration of the DRB. There are also several factors that were not presented to the DRB in the least application which are outlined on this one. As well, there seemed to be a misconception that this project had come before this Board twice before and was rejected both times, which is untrue.

A DRB hearing was held in 2013 for a proposed new residence on this property. The application was approved, but it was for a one-story residence, so this isn’t comparable to our application for a new two story residence. On October 6th, 2015, an application came before the DRB for a new two story residence. The applicant requested, and was granted, a height “waiver” to 27’-0” above the BFE (Finished First Floor). It was stated at the hearing date of February 6th, 2017, that this application was denied when it was approved. Our revised application is requesting a “waiver” to construct the top of the roof at 26’-0” above the Finished First Floor, which is compliant with the required base flood elevation plus 1’-0” free-board. This will make the residence lower than what was previously approved for this property on October 6th, 2015.

On the previous application, the finished first floor was proposed at +11’-0” NGVD. This was due to erroneous information that we received in that the FEMA BASE Flood elevation for this area was +10’ NGVD plus the 1’ Free-board. It has been discovered that the actual FEMA Base Flood elevation for this area is +9’-0” NGVD. When we add the 1’-0” Free-Board required, the new first finished floor elevation will be +10’-0” NGVD, or 1’-0” lower than was previously proposed. As well, the previous application requested a “waiver” of 4’ for the roof height to construct the top of the roof at 28’-0” above the finished first floor. This application lowers that requested height “waiver” by 2’-0”, so that the top of the roof would now be 26’-0” above the finished floor. The reduction of the roof “waiver” request along with the lowering of the finished first floor reduces this residence to +36’-0” NGVD to the top of the roof, whereas the previous application had it at +39’-0” NGVD. This means a total reduction of 3’-0” in height.

One of the “waivers” requested was for the second floor to first floor ratio. Our application is requesting a “waiver” from the 70% rule to allow for 79.8% second floor to first floor ratio. The neighbors have a higher existing ratio, whereas 34 West Dilido has a ratio of 82%, while 20 West Dilido has a ratio of 86%. This data can also be found in our submitted package which has been revised and added to. The DRB reviews the “waiver” request to assure that the design works and is compatible with the architectural intent of the design. There are many residences that come before the DRB which are called upside-down residences, in which the percentage of calculated space of the second floor far exceeds the first floor. In some cases, this can be over 100% of which the DRB has previously approved. Again, the intent is to judge and verify that the architect’s design works. In the case of this residence the design was approved. The design is achieved using this 79.8% ratio as requested. If the ratio were lower than this, the entire residence design would change. The adjoining neighborhood average of second floor to first floor ration on the residences we could obtain information for is 88.76%.

We completed a study of adjoining residences to 28 West Dilido that are waterfront lots. The study was conducted starting at 39 East Dilido and wraps around past our site to 212 West Dilido. Accurate information was obtained on most of the properties. We have provided a map along with a study of these residence in this submission for your perusal. The conclusion is as follows:

The average size of the lots in this area as studied is 15,794.76 square feet, while our lot is 14,225 square feet. The average unit size percentage to lot size is 47.6%, while our percentage is 49.2%. The average lot coverage, or footprint, is 27.9%, while ours is 28.3%. By right, we are allowed 50% and 30% respectively. The average height from finished first floor in this area is 26’-9” to the top of the roof, while we are requesting 26’-0”. The average second floor to first floor ratio in this area is 88.76%, while we are asking for 79.8%.

The design presentation of this proposed new residence was given on February 6th, 2017 at the DRB hearing, so I believe the DRB is familiar with the design. This application requests that the DRB reconsider these new revised “waiver” requests of the roof height to 26’ above the finished first floor and a second floor to first floor ratio of 79.8%. The design itself is exciting and elegant. Along with these lowered waiver expectations, we respectfully request that the DRB approve this application.

FINAL DESIGN CONCEPT

DOCUMENT 1

- REFERENCES & 3D INFORMATION
- REFERENCE IMAGES

· 3D RENDERS

· LUMION 3D VIEWS
- DRAWINGS AND EXHIBITS
- PLANS

· ELEVATIONS

· SECTIONS

· EXHIBITS

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

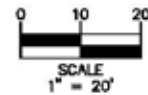
ITEM #	Zoning Information		
1	Address:	28 W Dilido Dr Miami Beach, FL 33139	
2	Folio number(s):	02-3232-011-0091	
3	Board and file numbers :	DRB16-0084	
4	Year built:	1933	Zoning District: RS-3
5	Based Flood Elevation:	9'-0"	Grade value in NGVD: 6'-3"
6	Adjusted grade (Flood+Grade/2):	7'-10"	Free board: 10'-0" 'BFE +1'-0")
7	Lot Area:	14,225 SF	
8	Lot width:	77.73' (AVG)	Lot Depth: 183.66' (AVG)
9	Max Lot Coverage SF and %:	4,267.5 SF (30%)	Proposed Lot Coverage SF and %: 4,013 SF (28.2%)
10	Existing Lot Coverage SF and %:	2,498 SF (17.6%)	Lot coverage deducted (garage-storage) SF: - 500 SF
11	Front Yard Open Space SF and %:	1,222 SF (76%)	Rear Yard Open Space SF and %: 1,795 SF (70%)
12	Max Unit Size SF and %:	7,112.5 SF (50%)	Proposed Unit Size SF and %: 6,992 SF (49.2%)
13	Existing First Floor Unit Size:	2,150 SF	Proposed First Floor Unit Size: 3,986 SF
14	Existing Second Floor Unit Size	1,075 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 3,183 SF (79.8%)
15			Proposed Second Floor Unit Size SF and % : 3,183 SF (79.8%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	26'-0"	28'-0"	
18	Setbacks:				
19	Front First level:	30'-0"	19'-0"	30'-0"	
20	Front Second level:	30'-0"	35'-6"	30'-0"	
21	Side 1:	10'-0"	9'-6"	10'-0"	
22	Side 2 or (facing street):	10'-0"	19'-6"	10'-0"	
23	Rear:	27'-7"	67'-0"	31'-0"	
	Accessory Structure Side 1:	7'-6"	N/A	10'-0"	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	13'-9"	N/A	13'-9"	
26	Sum of Side yard :	19'-6"	29'-0"	20'-0"	
27	Located within a Local Historic District?		Yes or <u>NO</u>		
28	Designated as an individual Historic Single Family Residence Site?		Yes or <u>NO</u>		
29	Determined to be Architecturally Significant?		Yes or <u>NO</u>		





MAP OF BOUNDARY SURVEY



LOT 13 BLOCK 1

POINT OF CURVATURE
F.I.P. 1/2"
(NO I.D.)

R=175.00'
L=18.98'
Tan=10.17°
Δ=25.5127°

F.I.P. 1/2"
(NO CAP)

DELTA=16°02'09"
R=175.00'
L=48.98'
Tan=24.65°

LOT 12 BLOCK 1
PLAT BOOK 8 PAGE 36

CBS WALL
(ONLINE)

7 PARKWAY

BRICK DRIVEWAY

ONE-STORY

UTILITY ROOM

A/C

ONE & TWO-STORY
CBS BUILDING

No. 28

FFE= 7.70 (LOW 1st FLOOR)

FFE= 8.42 (HIGH 1st FLOOR)

FFE= 17.80 (2nd FLOOR)

COVERED TERRACE

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Here is the pertinent information regarding the residences currently surrounding 28 West Dilido that are relevant, as they are located on waterfront lots. I have attached a site map with addresses on it so that you can see the relationship to the site.

- 35 East Dilido:
- Lot size: 14,221.69 square feet
 - Unit Size: 6,967.66 square feet (48.9%)
 - Lot Coverage (Footprint): 4,263.6 square feet (29.9%)
 - Height from finished first floor to top of roof (flat roof): 27'-0"
 - Second Floor to First Floor Ratio: unknown

- 33 East Dilido:
- Lot size: 14,223 square feet
 - Unit Size: 7,077.8 square feet (49.7%)
 - Lot Coverage (Footprint): 3,860.8 square feet (27.1%)
 - Height from finished first floor to top of roof (flat roof): 28'-0"
 - Second Floor to First Floor Ratio: 99.6%

- 27 East Dilido:
- Lot size: 14,224 square feet
 - Unit Size: 6,719 square feet (47.2%)
 - Lot Coverage (Footprint): 4,412 square feet (31%)
 - Height from finished first floor to top of roof (sloped roof): 31'-0" to midpoint of roof and 36'-11" to midpoint of stair tower
 - Second Floor to First Floor Ratio: 95.1%

- 11 East Dilido:
- Lot size: 21,330 square feet
 - Unit Size: 12,368 square feet (57.98%)
 - Lot Coverage (Footprint): 7,231 square feet (33.9%)
 - Height from finished first floor to top of roof (flat roof): 31'-0"
 - Second Floor to First Floor Ratio: 85.6%

- 1 East Dilido:
- Lot size: 16,702 square feet
 - Unit Size: 8,089.3 square feet (48.4%)
 - Lot Coverage (Footprint): 4,984.92 square feet (29.8%)
 - Height from finished first floor to top of roof (flat roof): 24'-7"
 - Second Floor to First Floor Ratio: 111% (upside down residence design)

- 16 West Dilido:
- Lot size: 16,702 square feet (according to Miami-Dade County records)
- Received microfilms of existing residence which are totally illegible
Unit size on Miami-Dade County records is incorrect.

- 20 West Dilido:
- Lot size: 13,408 square feet (according to Miami-Dade County records)
- Received microfilms of second floor to first floor ratio scaled to 86%.
Other dimensions on microfilm are illegible. Unit size cannot be caclulated and neither can height.

28 West Dilido (Our Site)

- 34 West Dilido (Krieger):
- Lot size: 14,156 square feet
 - Unit Size: 5,552 square feet (39.2%)
 - Lot Coverage (Footprint): 2,667 square feet (18.8%)
 - Height from finished first floor to top of roof (sloped roof): 22'-8" from fin floor to midpoint of slope
 - Second Floor to First Floor Ratio: 82%

- 50 West Dilido:
- Lot Size: 21,000 square feet (according to Miami-Dade County records)
- Could not get microfilms.
Unit size on Miami-Dade County records is incorrect.

- 108 West Dilido:
- Lot Size: 14,815 square feet (according to Miami-Dade County records)
- Could not get microfilms
Unit size on Miami-Dade County records is incorrect.

- 118 Dilido:
- Lot size: 17,385 square feet
 - Unit Size: 7,432 square feet (42.7%)
 - Lot Coverage (Footprint): 4,213 square feet (24.2%)
 - Height from finished first floor to top of roof (flat roof): 25'-6" plus 10' stair and elevator tower
 - Second Floor to First Floor Ratio: 76.4%

- 122 West Dilido:
- Lot size: 10,500 square feet
 - Unit Size: 4,730 square feet (45%)
 - Lot Coverage (Footprint): 2,880 square feet (27.4%)
 - Height from finished first floor to top of roof (flat roof): 24'-0"
 - Second Floor to First Floor Ratio: 80.6%

- 204 West Dilido:
- Lot Size: 10,500 square feet
- Could not get microfilms.
Unit size on Miami-Dade County records is incorrect.

- 212 West Dilido:
- Lot size: 21,960 square feet
 - Unit Size: 10,951 square feet (49.9%)
 - Lot Coverage (Footprint): 6,489 square feet (29.5%)
 - Height from finished first floor to top of roof (flat roof): 26'-5" plus additional 10'-0" to top of stair/elevator tower
 - Second Floor to First Floor Ratio: 79.8%

- Synopsis:
- The average lot size for all the properties shown on the site map: 15,794.76 square feet
 - The average unit size where unit size could be officially obtained as shown above: 47.6%
 - The average lot coverage where lot coverage could be officially obtained as shown above: 27.9%
 - The average residence height as taken from the Finished Floor elevation to top of roof where measurements could be officially obtained as shown above: 26'-9"
 - Average second floor to first floor ratio: 88.76%



DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 06, 2015

FILE NO: 23074

PROPERTY: 28 West Dilido Drive

LEGAL: Dilido Island Lot 11 of Block 1 and an 8 foot strip of land contiguous to southwesterly border of same, according to Plat thereof as recorded in Plat Book 8, Page 36 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for modifications to a previously issued Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home. Specifically, the applicant is requesting several design changes and greater height for the proposed residence, including the elimination of a condition requiring that the maximum height of the proposed residence along the two-story portion shall not exceed 27'-0" to the top of the main roofline when measured from BFE.

MODIFIED ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review Approval

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 6, and 7 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

a. The maximum height of the proposed residence along the two-story portion shall not exceed 27'-0" to the top of the main roofline when measured from BFE.

b. ~~Any portion of the ground floor area covered by the "floating" residence's slab, with the exception of a 10'-0" wide strip around the entirety of the perimeter shall be included in the unit size calculations, which shall not exceed a maximum of 50% of the lot area.~~

c. ~~The applicant shall further refine the design of the side elevations (north and south) in a more articulated and defined manner, including with the introduction of additional fenestration and/or projections and recessions, or changes in plane, in a manner more commensurate with the front and rear (north and south) façades, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.~~

d. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

e. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. Prior to the issuance of a building and demolition permit, a Tree Report prepared by a Certified Tree Arborist shall be submitted, which identify, protect and preserve mature trees on site, which are suitable for retention and relocation.

b. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

c. Any trees identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed



home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff. A segregated direct pedestrian access to the site from the street and sidewalk shall be provided to the main entrance, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- d. The landscape plan shall be further developed and shall include additional landscaping along the south side yard, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. Creeping vines or similar hanging plantings shall be incorporated into the landscape plan within the front trellis area as depicted in the submitted rendering entitled "Exhibit A", in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. Direct pedestrian access to the site from the street and sidewalk shall be provided to the main entrance, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. Any fence or gate at the front of the property shall be designed to be consistent with the home's proposed architecture, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- i. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
- j. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

- k. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- n. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

- A. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an eight foot (8'-0") high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the

contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- F. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Residence Mr. Alain Berdouare" as prepared by **VHR Architecture**, signed sealed and dated August 17, 2015, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate

handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 7th day of October, 20 15.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)
SS)

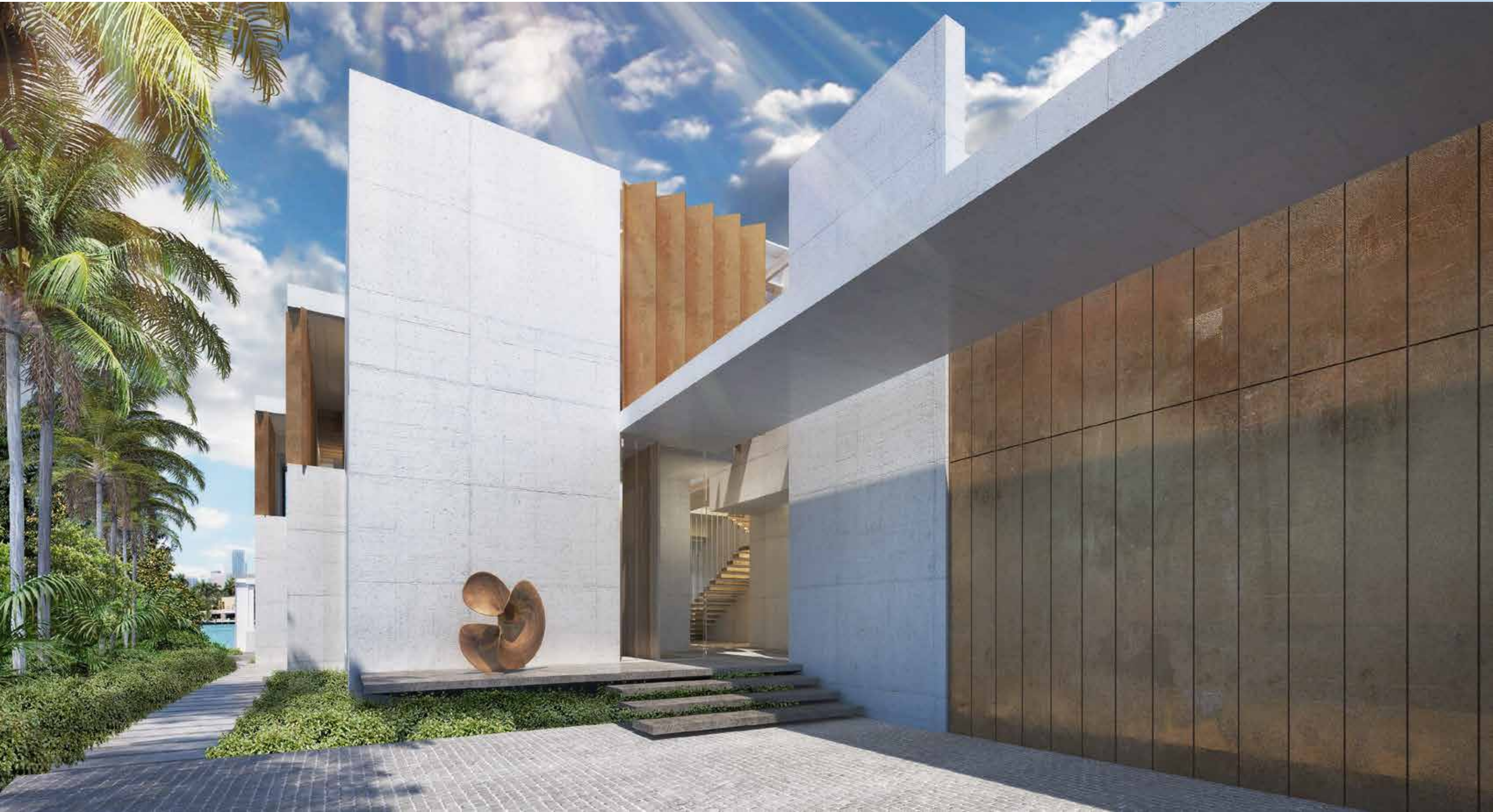
The foregoing instrument was acknowledged before me this 7th day of October, 20 15 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07-26-2015

Approved As To Form: [Signature]
City Attorney's Office: [Signature] (10/7/2015)

Filed with the Clerk of the Design Review Board on [Signature] (10-7-15)





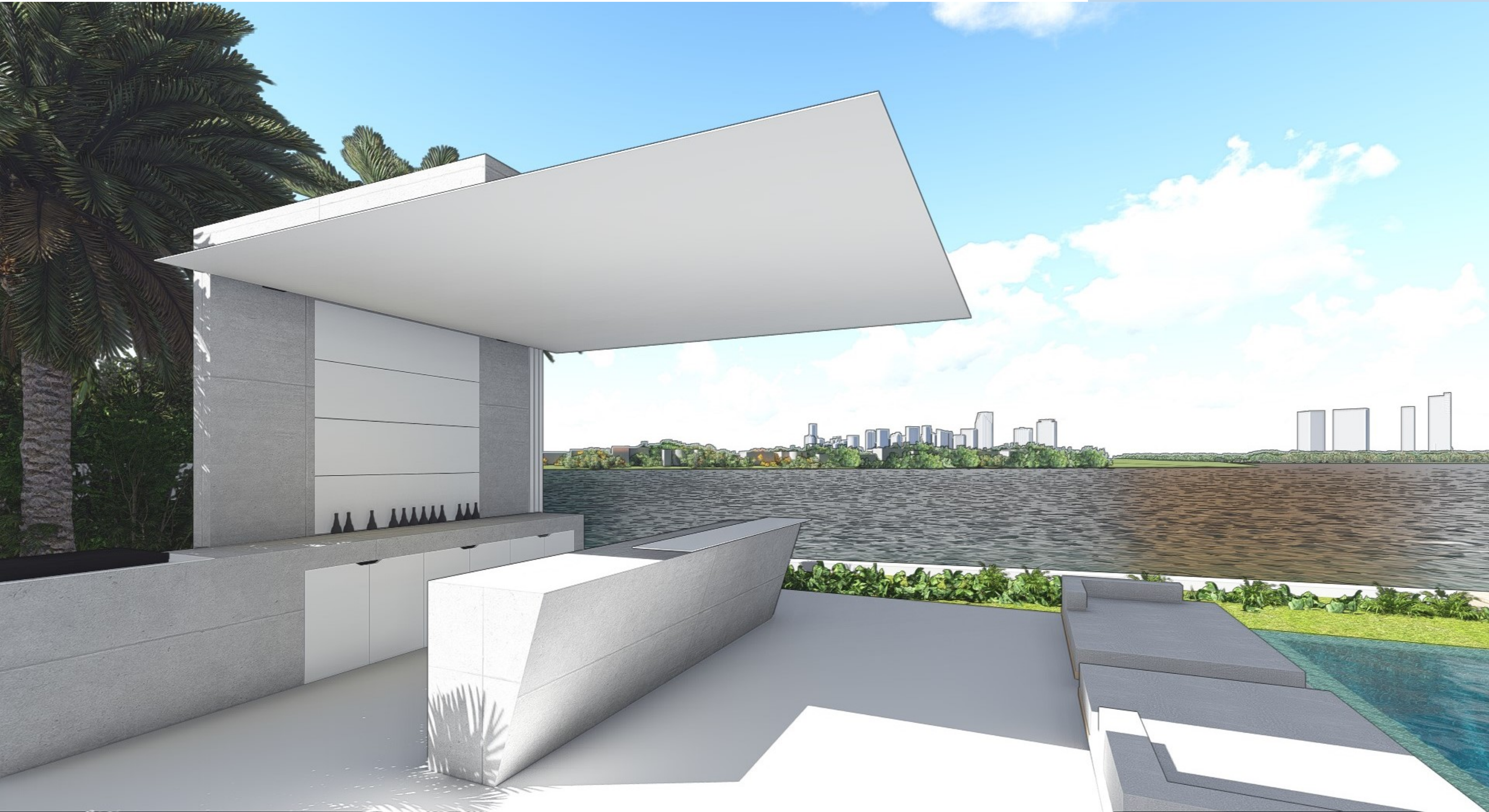




FRONT FAÇADE WITH ADDED FENESTRATION









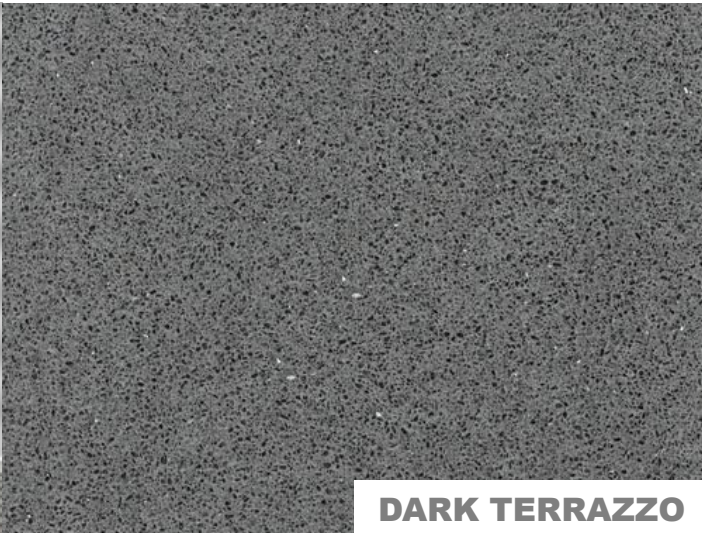




WHITE FAIRFACE CONCRETE



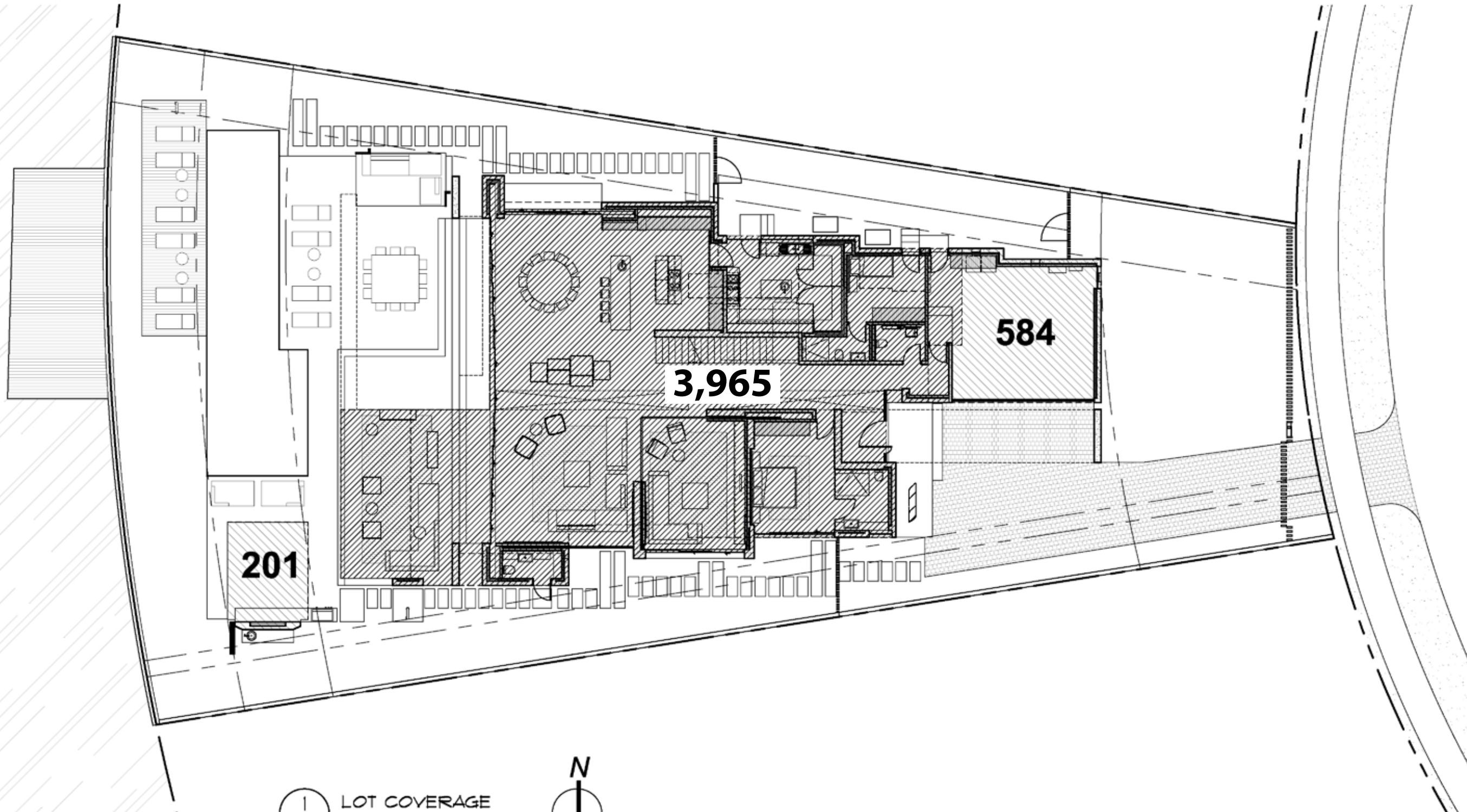
CORTEN STEEL



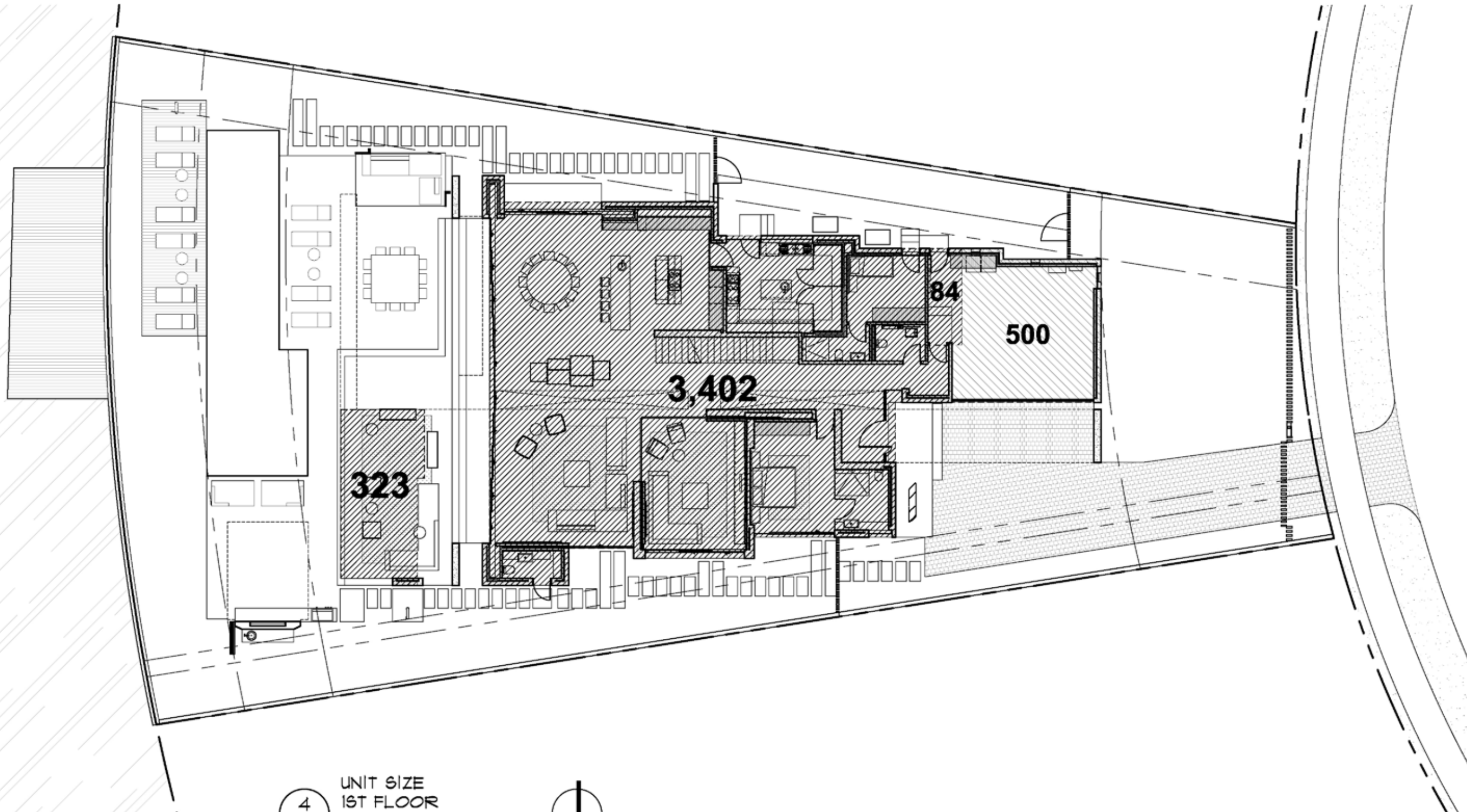
DARK TERRAZZO



WHITE STEEL

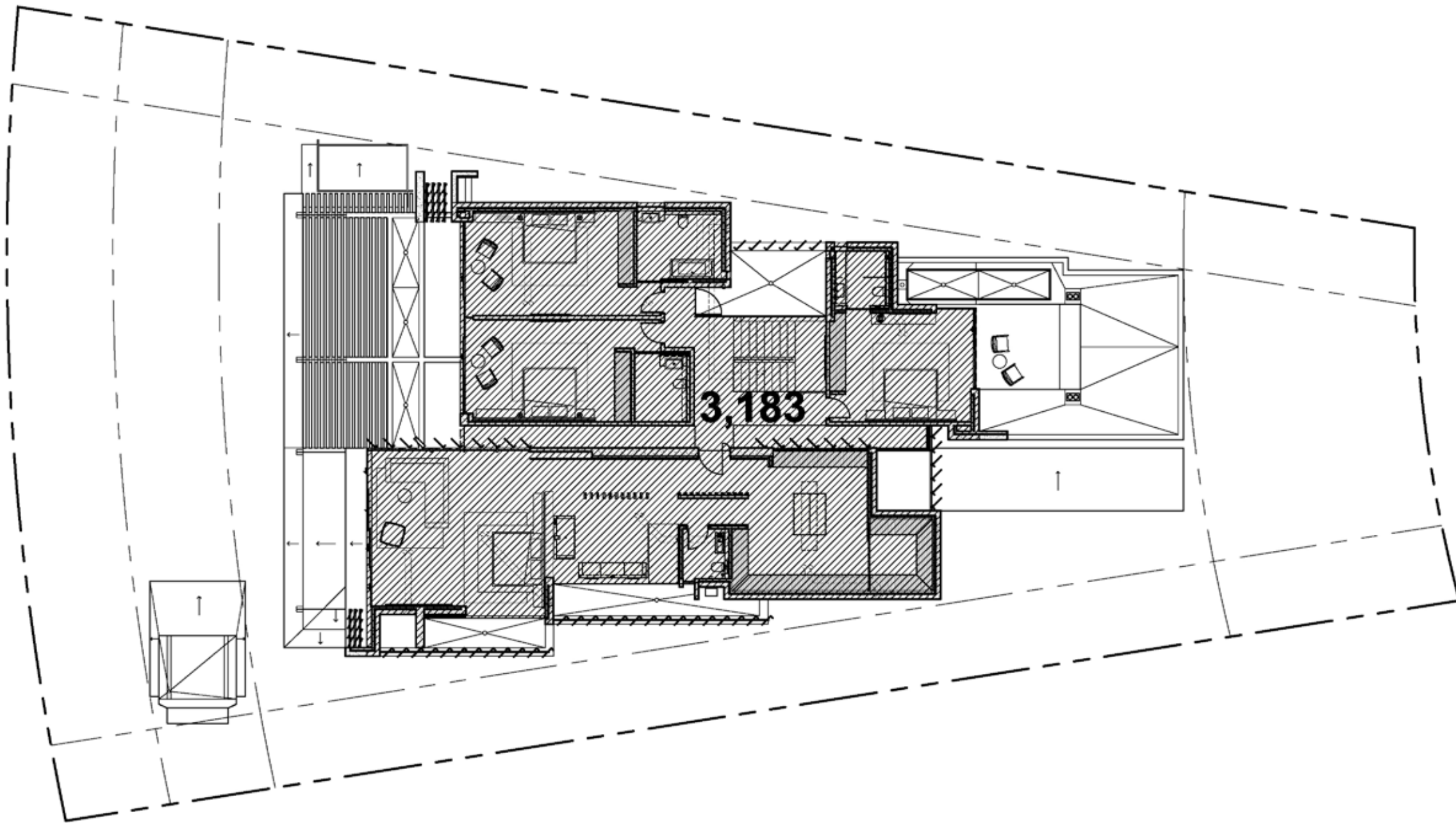


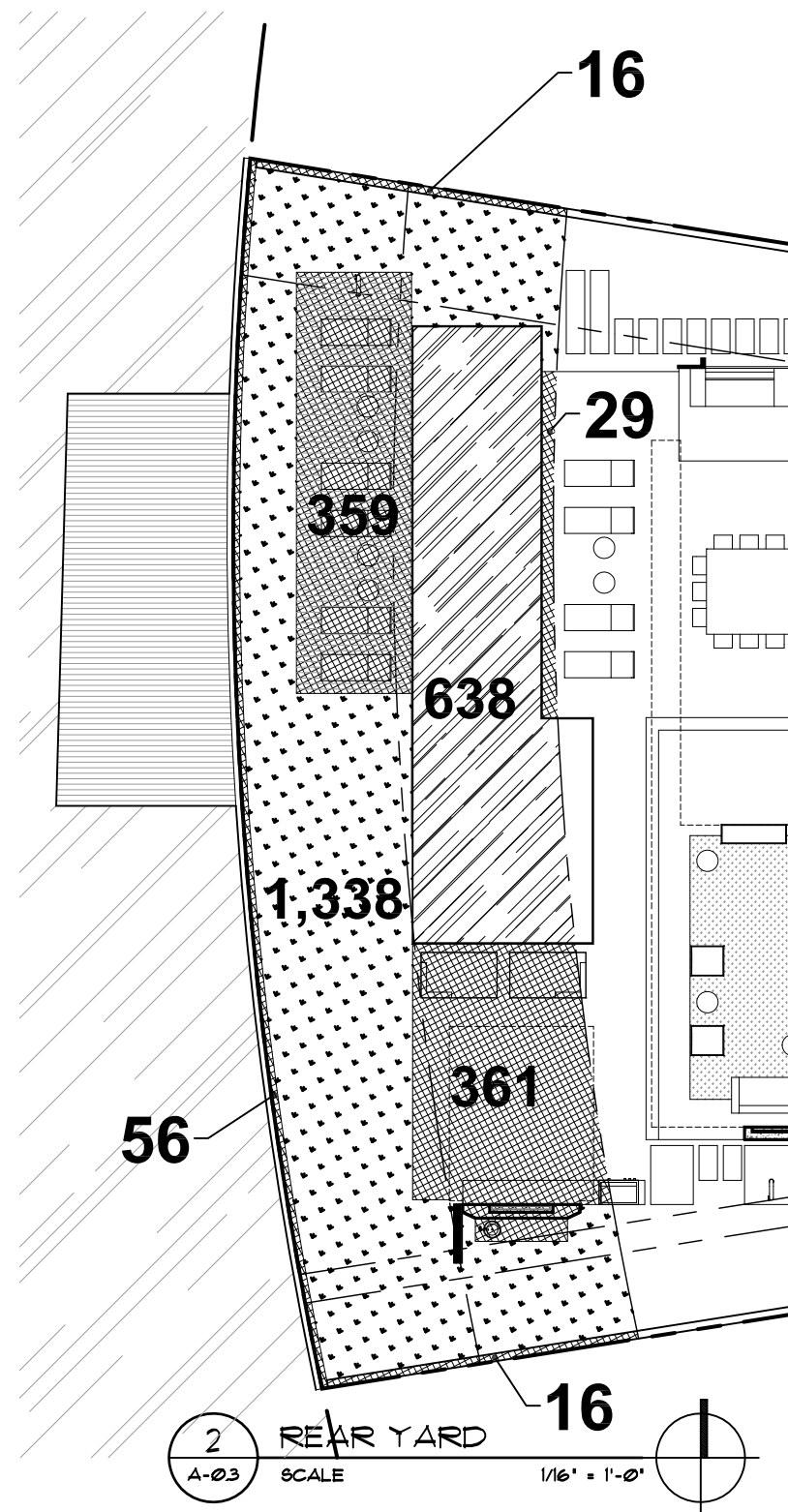
SITE DATA	
EXISTING LOT SIZE:	14,225 S. F. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	3,965 S. F.
GARAGE (584 SQFT-500 SQFT)	84 S. F.
CABANA (201 SQFT, LESS 2% LOT SIZE)	0 S. F.
TOTAL BLDG. LOT COVERAGE:	4,013 SQ. FT. (28.2%)



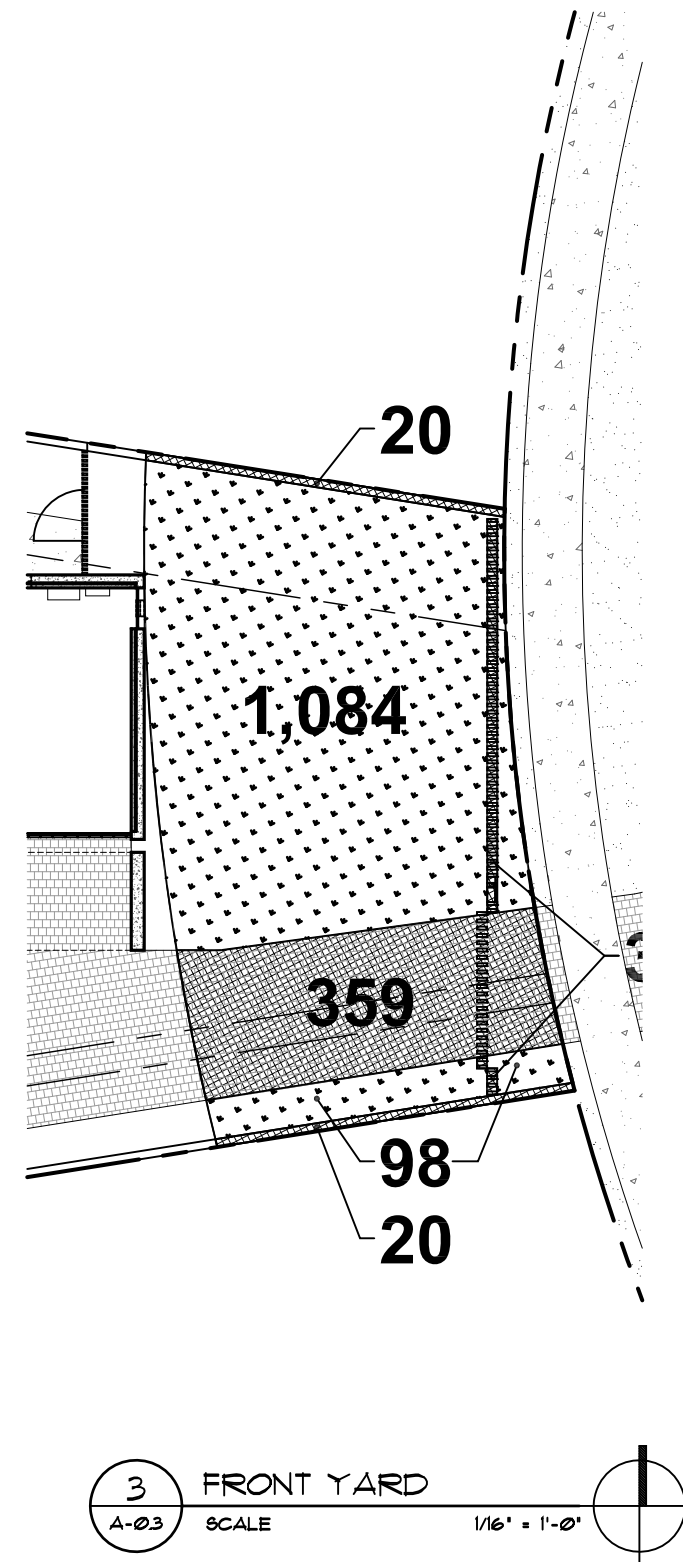
BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	3,402 S. F.
SECOND FLOOR (AC)	3,183 S. F.
TOTAL (AC):	6,585 S. F.
GARAGE (584 SQFT - 500 SQFT)	
BALCONIES & OVERHANGS	84 S. F.
TOTAL (NON AC):	323 S. F.
TOTAL UNIT SIZE (AC + NON AC):	6,932 SQ. FT. (49.2%)

FLOOR RATIO PERCENTAGE	
MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	3,986 S. F.
TOTAL SECOND FLOOR (VOLUMETRIC)	3,183 S. F.
TOTAL:	79.8%





REAR SETBACK CALCULATIONS			
AREA:	2,564 S. F.	100%	
IMPERVIOUS AREA:	768 S. F.		
LANDSCAPE AREA:	1,796 S. F.	70.0%	



FRONT SETBACK CALCULATIONS			
AREA:	1,611 S. F.	100%	
IMPERVIOUS AREA:	521 S. F.		
LANDSCAPE AREA:	1,084 S. F.	67.3%	