

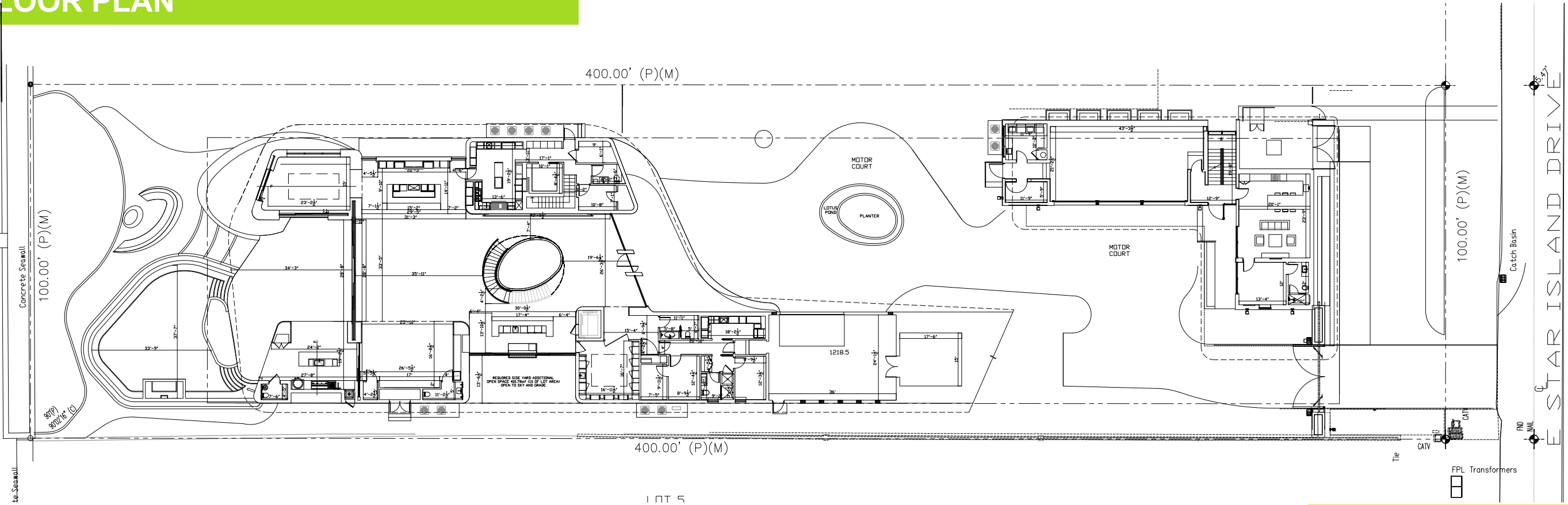
GROUND FLOOR PLAN

BISCAYNE BAY

Boat Slip
Concrete Pier
Boat Slip

Boat Slip

Concrete Seawall
100.00' (P)(M)



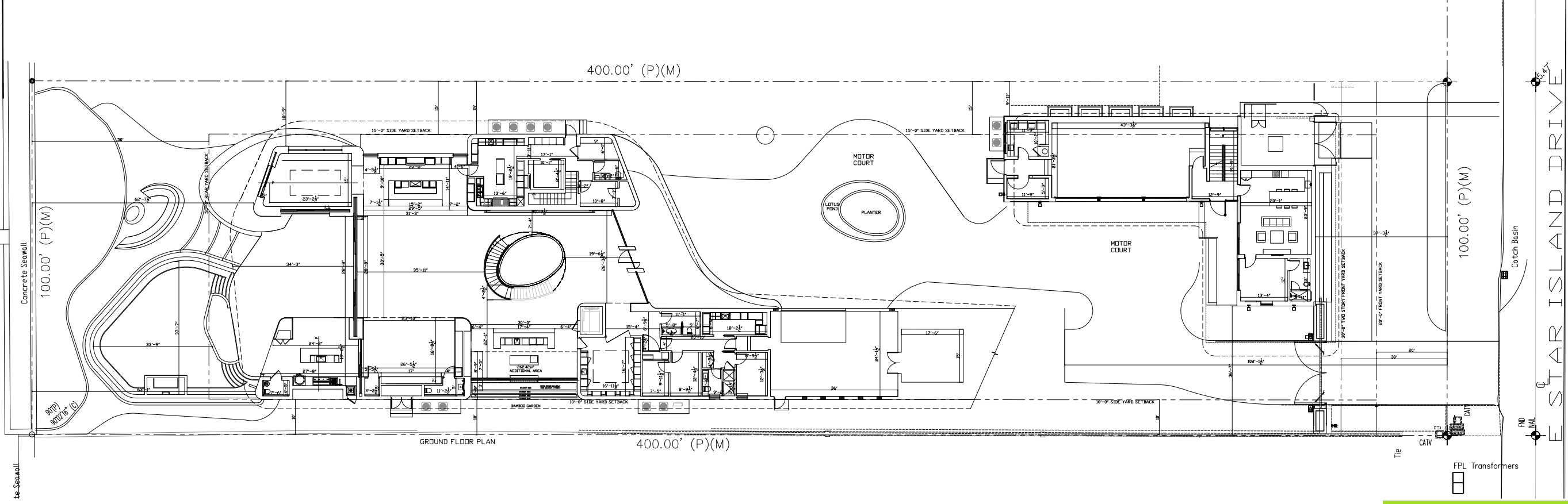
PERMITTED (B1600164)

BISCAYNE BAY

Boat Slip
Concrete Pier
Boat Slip

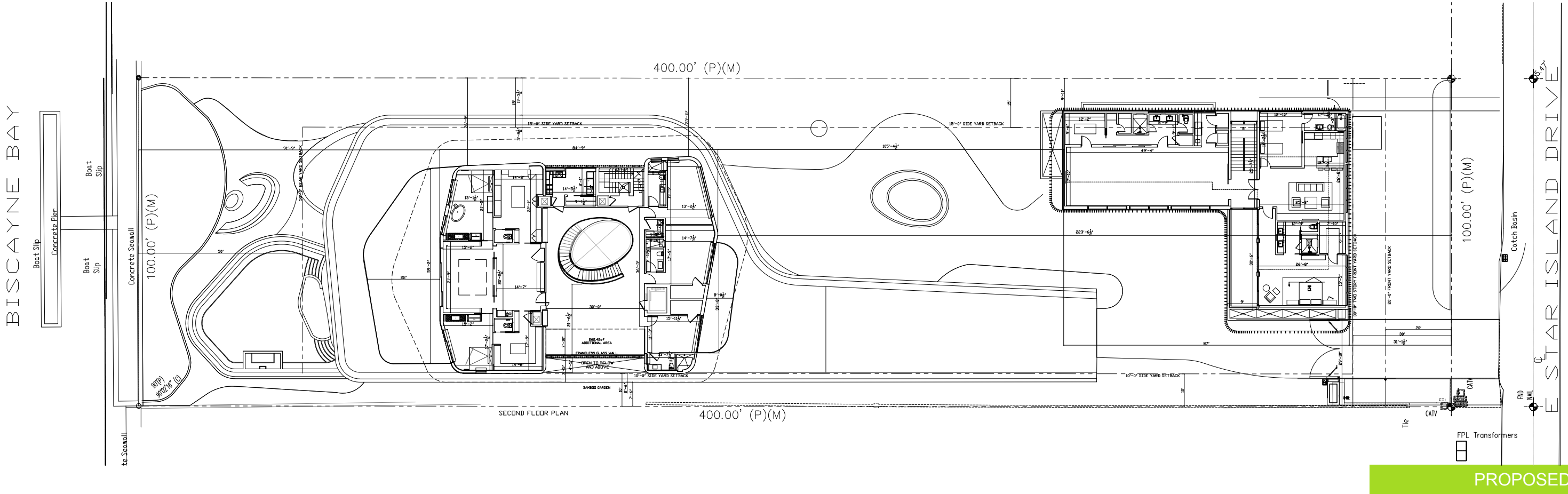
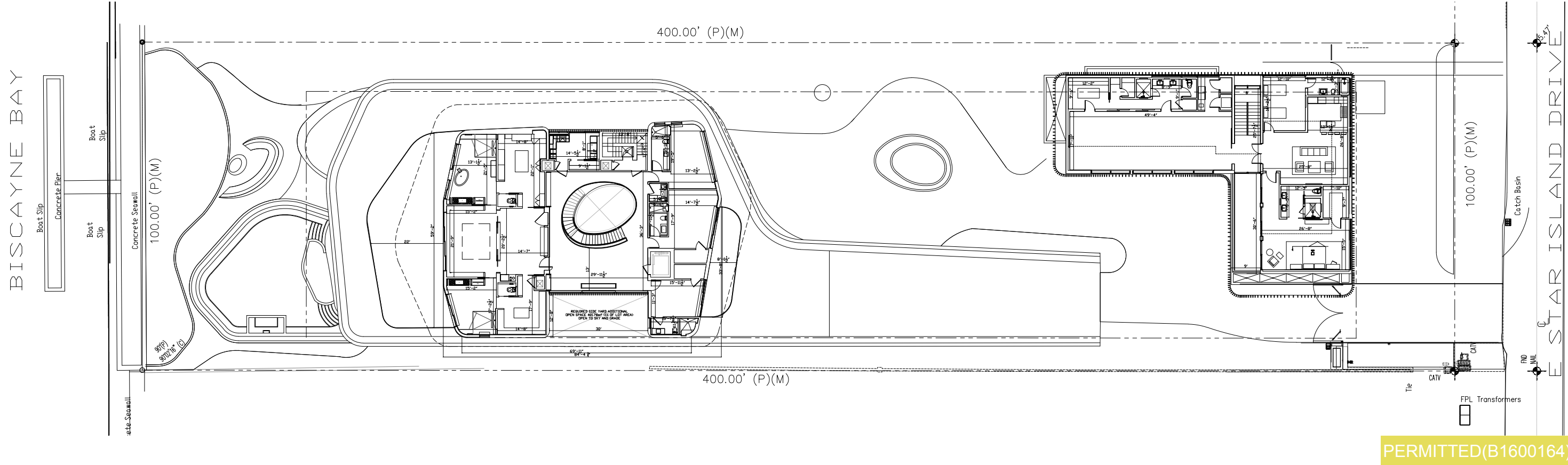
Boat Slip

Concrete Seawall
100.00' (P)(M)

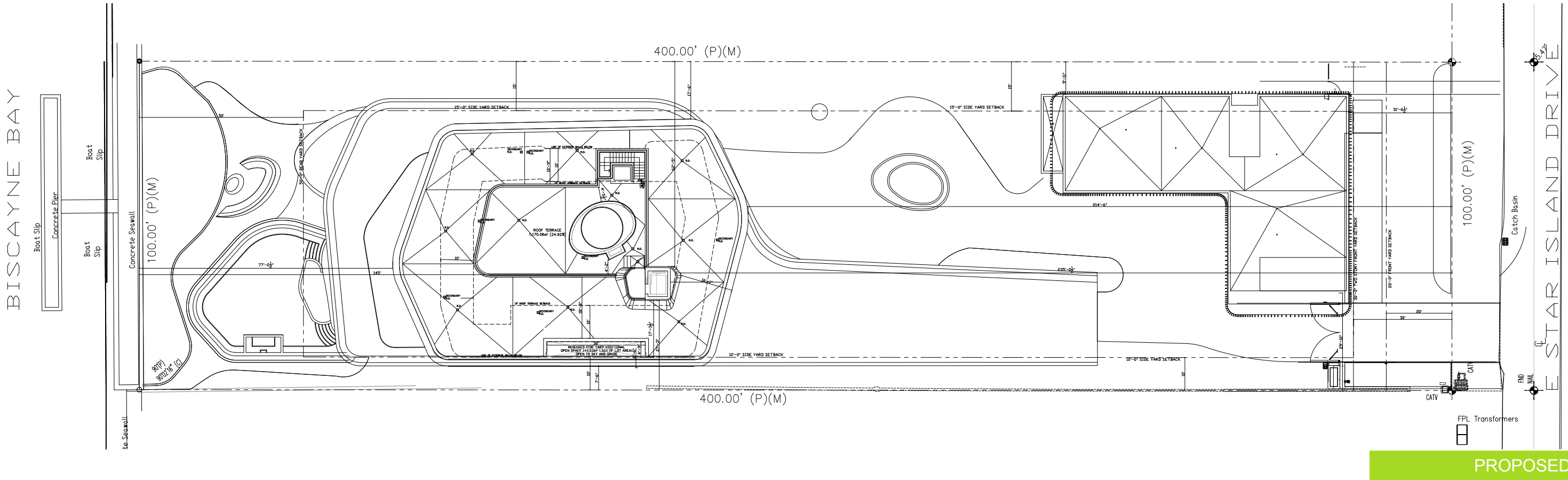
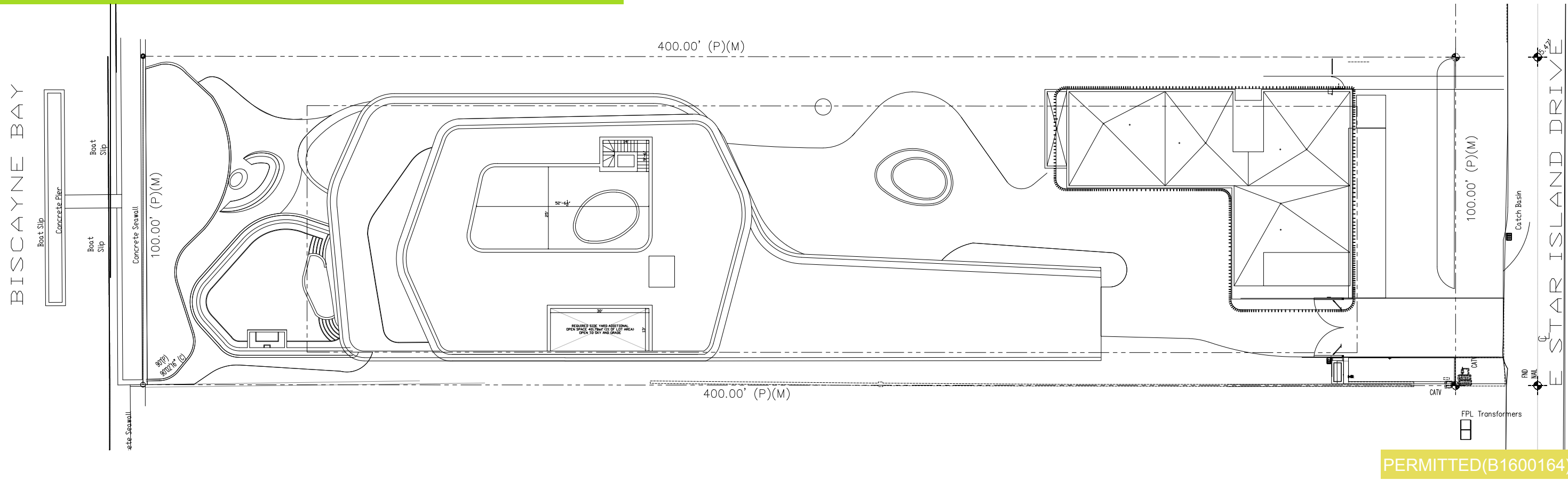


PROPOSED

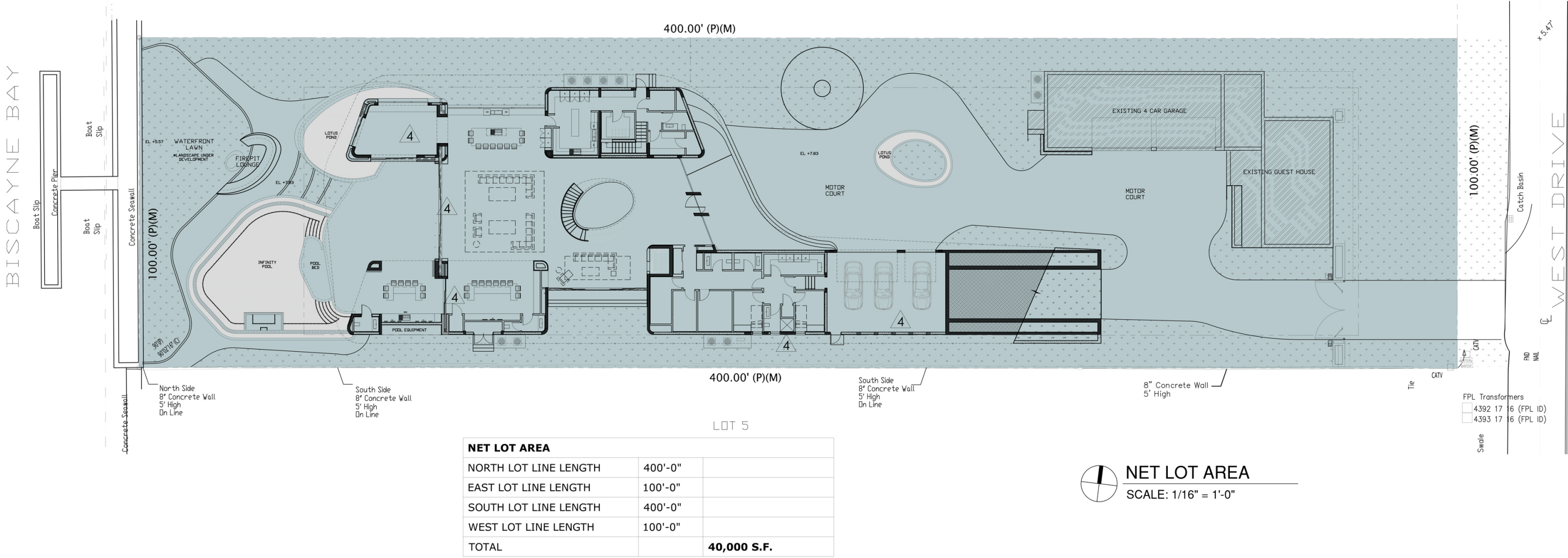
SECOND FLOOR PLAN



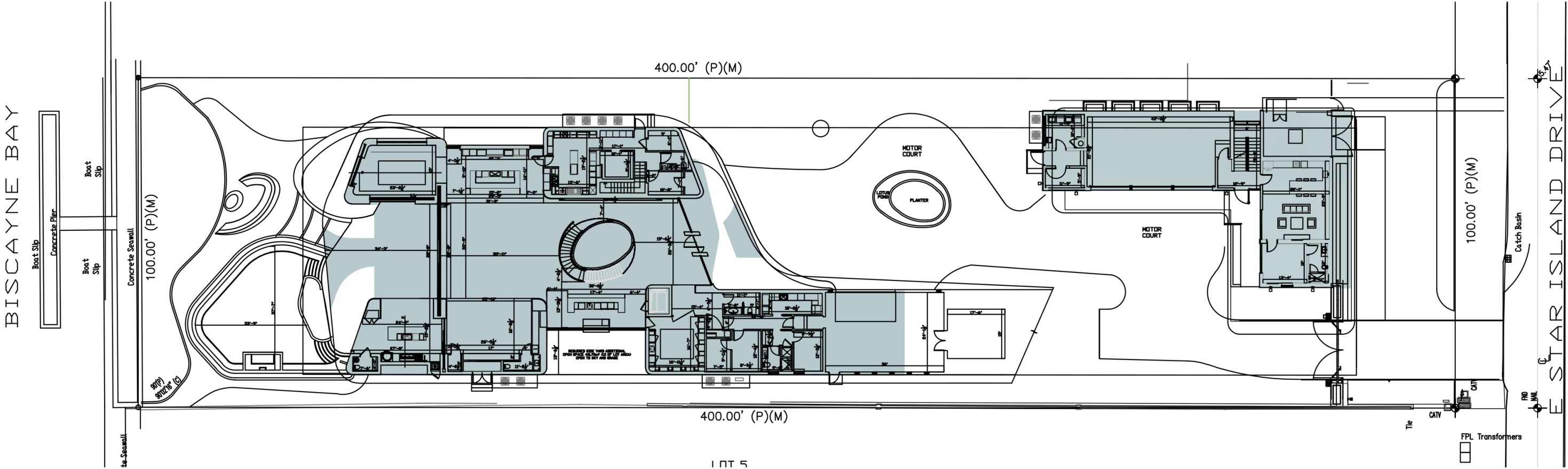
ROOF PLAN



ZONING DIAGRAM - LOT AREA



ZONING DIAGRAM - PERMITTED LOT COVERAGE (B1600164)

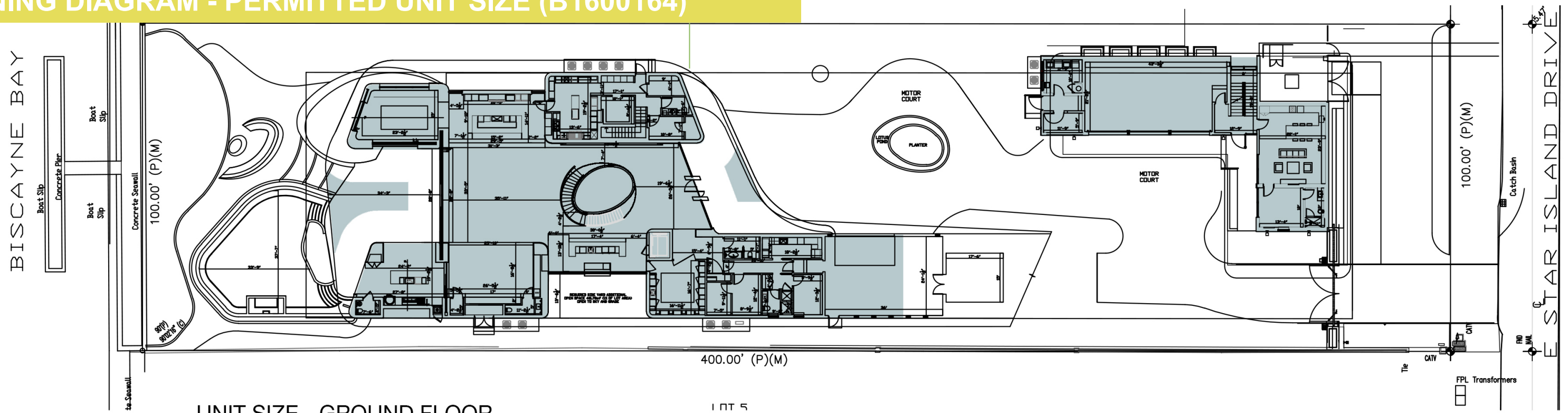


LOT COVERAGE

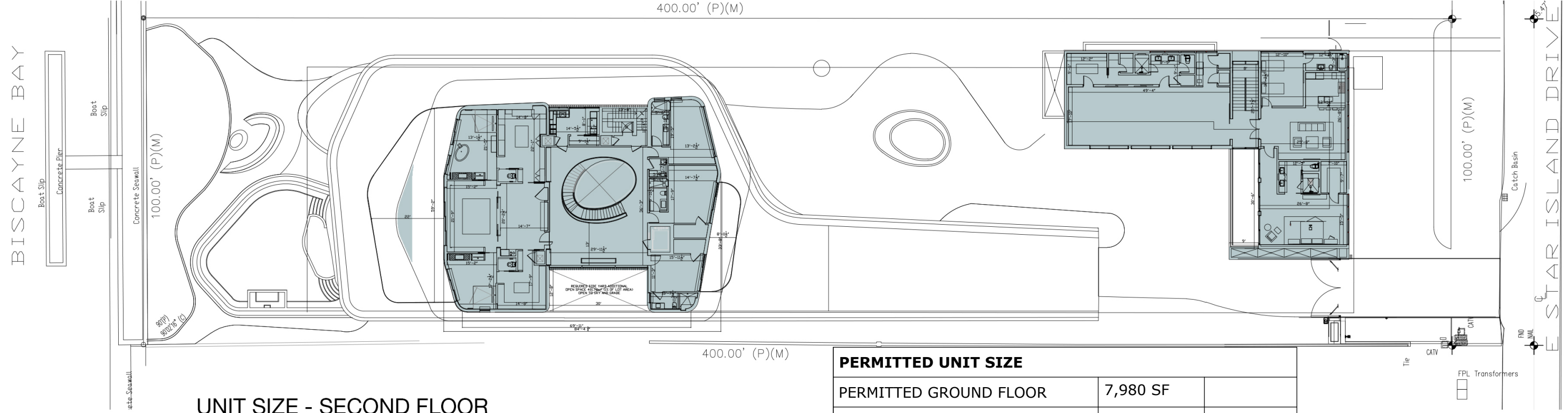
LOT COVERAGE -MAX ALLOWED	
LOT AREA	40,000 S.F.
MAX UNIT SIZE	12,000 S.F. (50%)

PERMITTED LOT COVERAGE		
PROPOSED NEW STRUCTURE	9,601 SF	
EXISTING ACCESSORY STR.	2,377 SF	
TOTAL	11,978 SF	29.95%

ZONING DIAGRAM - PERMITTED UNIT SIZE (B1600164)



UNIT SIZE - GROUND FLOOR



UNIT SIZE - SECOND FLOOR

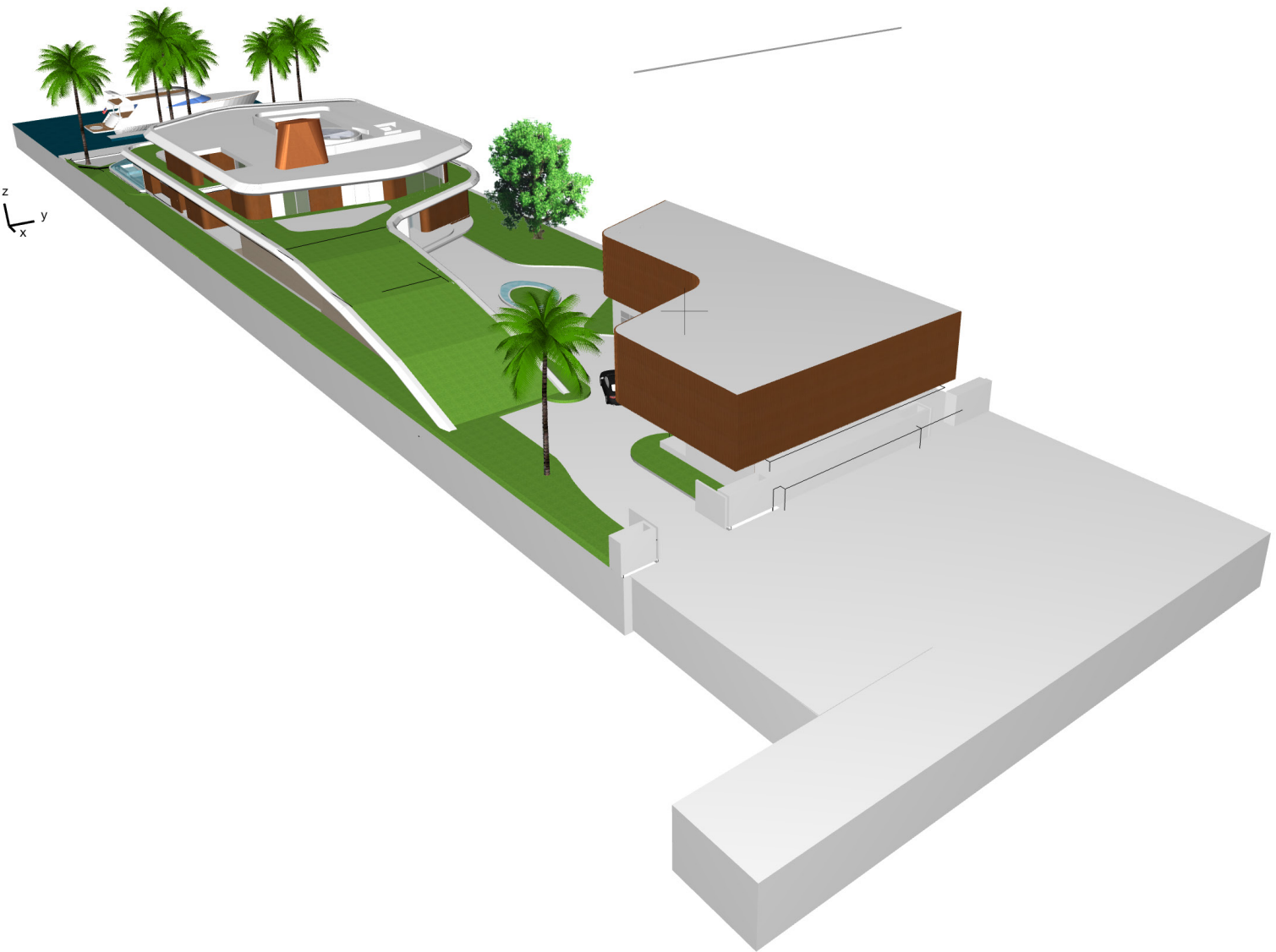
UNIT SIZE-MAX ALLOWED	
LOT AREA	40,000 S.F.
MAX UNIT SIZE	20,000 S.F. (50%)

PERMITTED UNIT SIZE		
PERMITTED GROUND FLOOR	7,980 SF	
PERMITTED SECOND FLOOR	4,695 SF	
PERMITTED ROOF (ELEVATOR)	0 SF	
EXISTING ACCESSORY STR.	3,341 SF	
OVERHANGS/TERRACES	2,155 SF	
TOTAL	18,171 SF	45.4%

PERMITTED VOLUMETRIC RATIO OF NEW STRUCTURE 58.8%



PERMITTED(B1600164)



PROPOSED



PERMITTED(B1600164)

PROPOSED

PERMITTED BUILDING - AXONOMETRIC



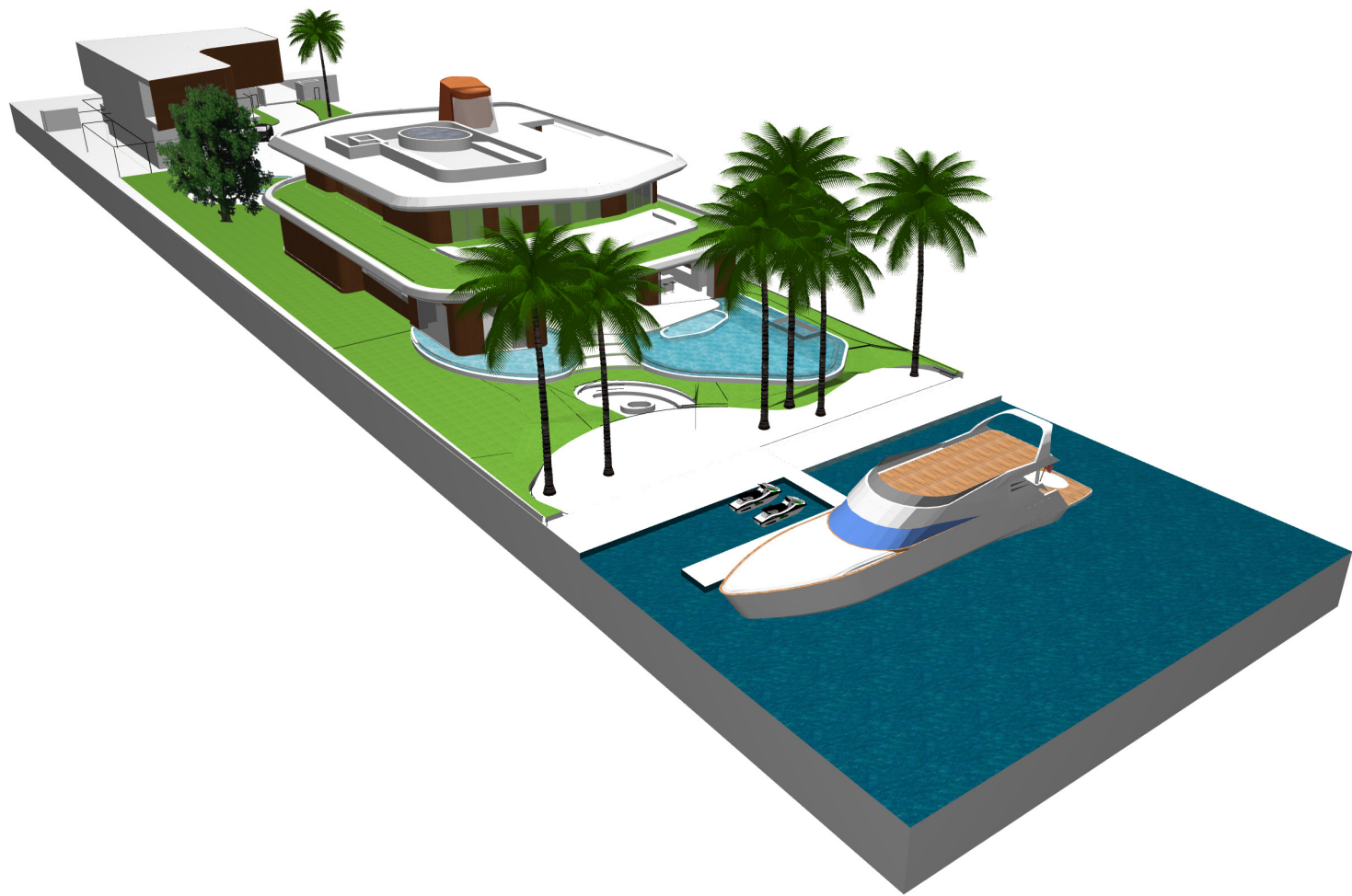
PERMITTED(B1600164)



PROPOSED

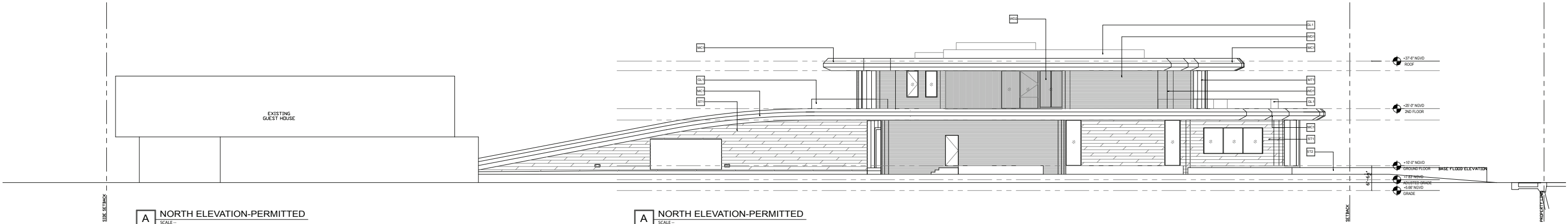


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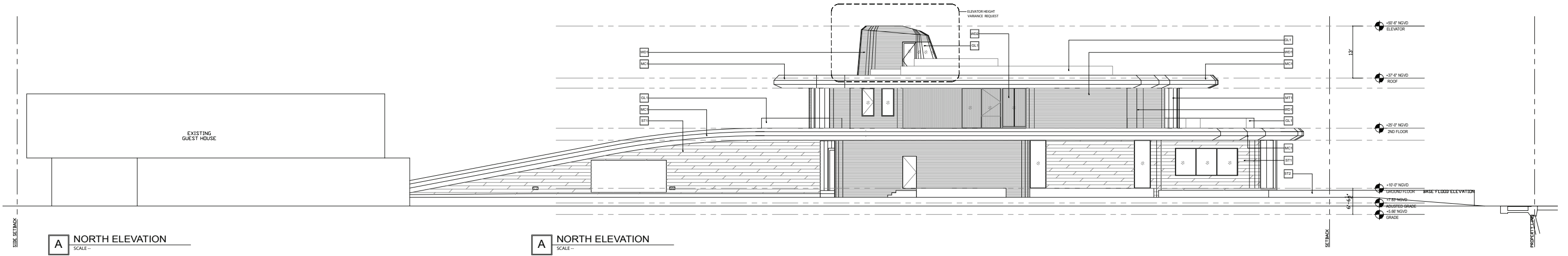


PROPOSED

NORTH ELEVATION

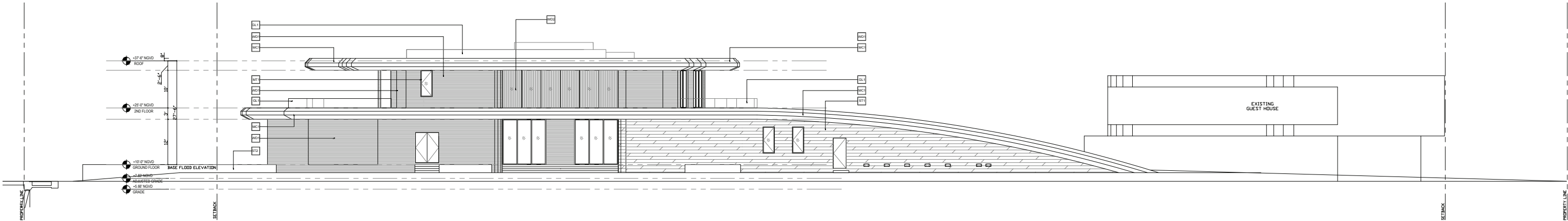


PERMITTED(B1600164)



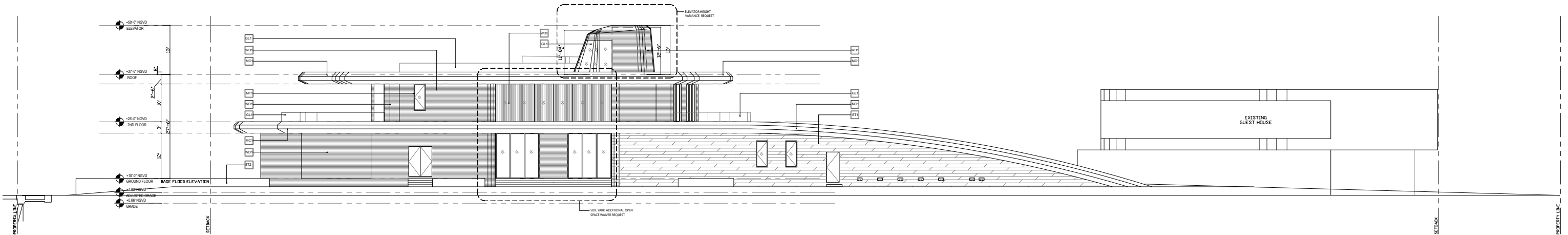
PROPOSED

SOUTH ELEVATION



B SOUTH ELEVATION-PERMITTED
SCALE -

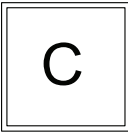
PERMITTED(B1600164)



B SOUTH ELEVATION
SCALE -

PROPOSED

PERMITTED WEST ELEVATIONS (B1600164)



WEST ELEVATION-PERMITTED

SCALE --

PERMITTED EAST ELEVATIONS (B1600164)

