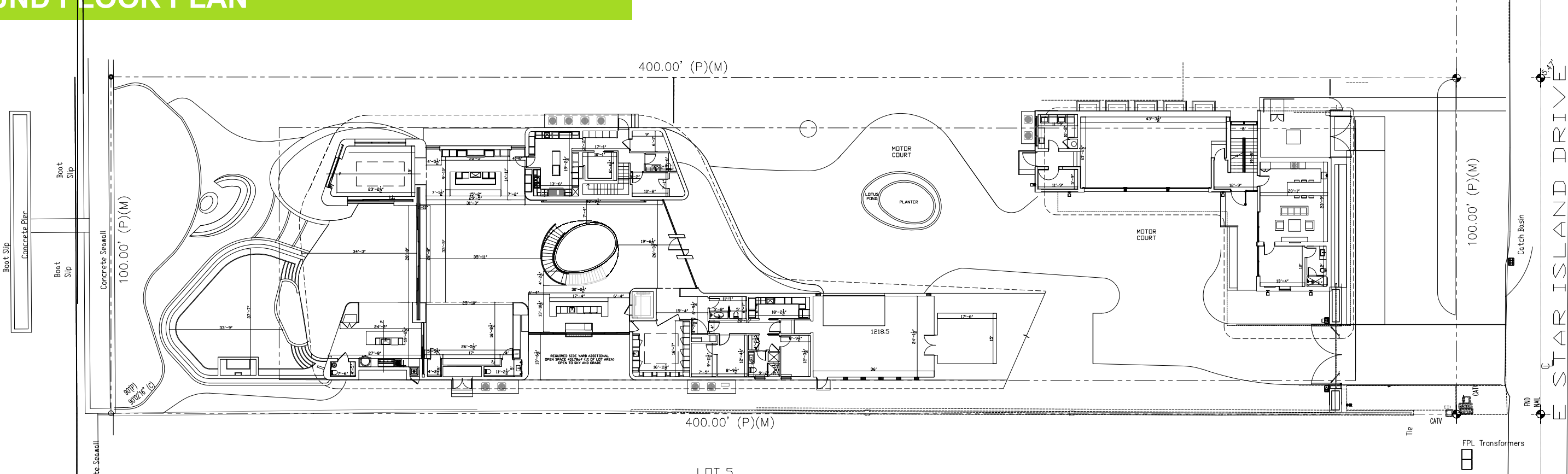


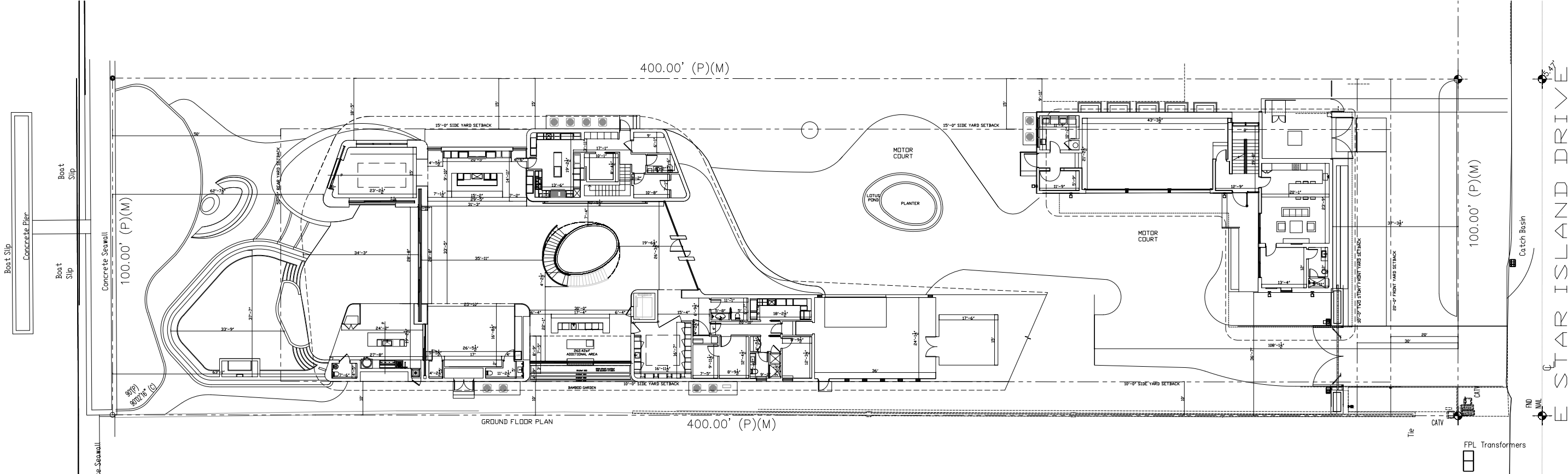
GROUND FLOOR PLAN

BISCAYNE BAY



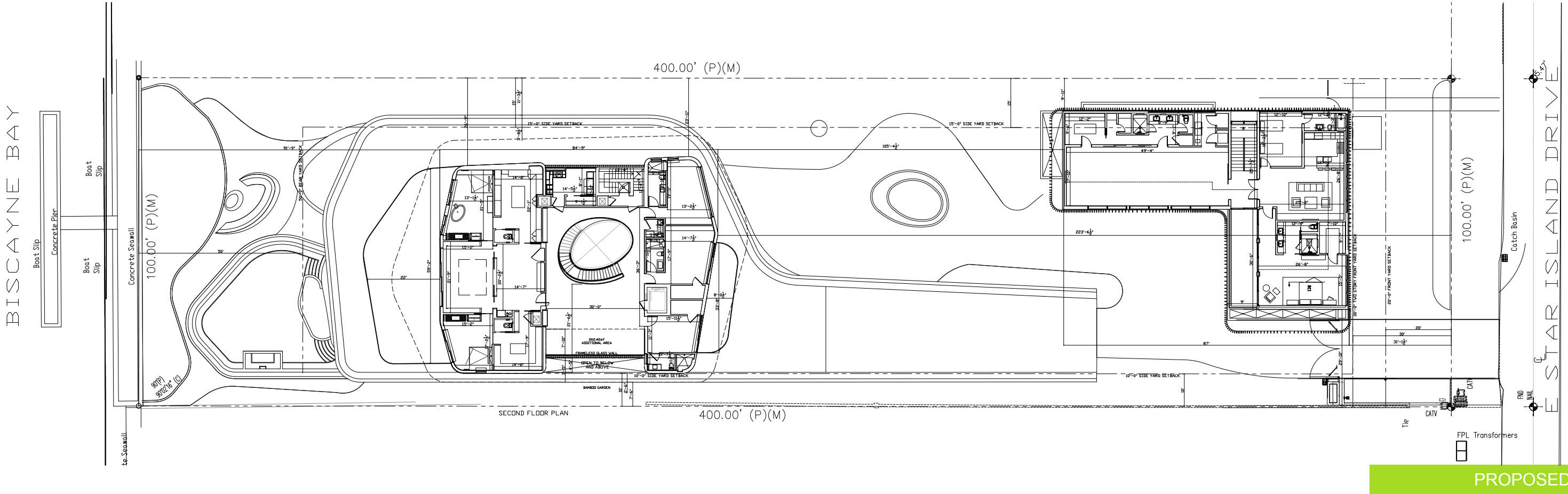
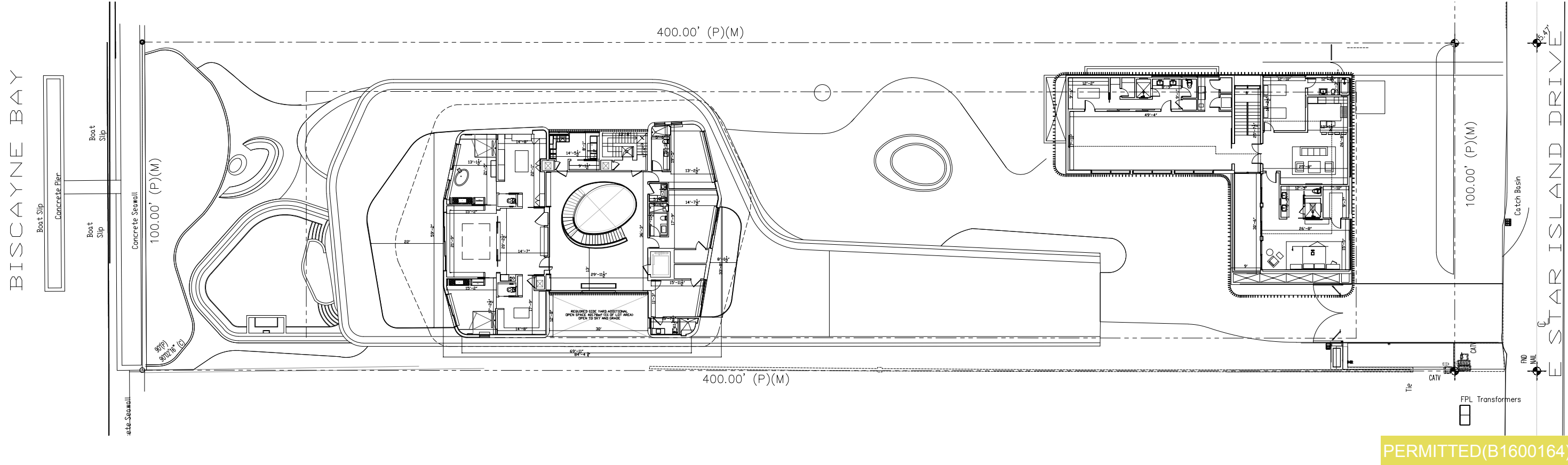
PERMITTED (B1600164)

BISCAYNE BAY

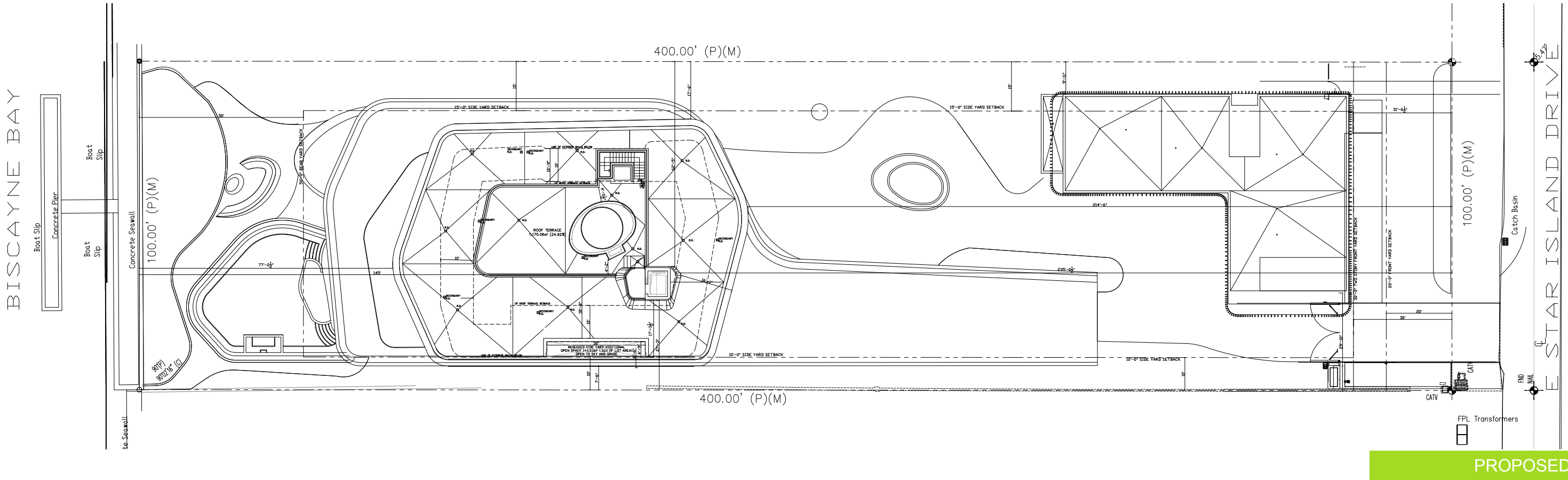
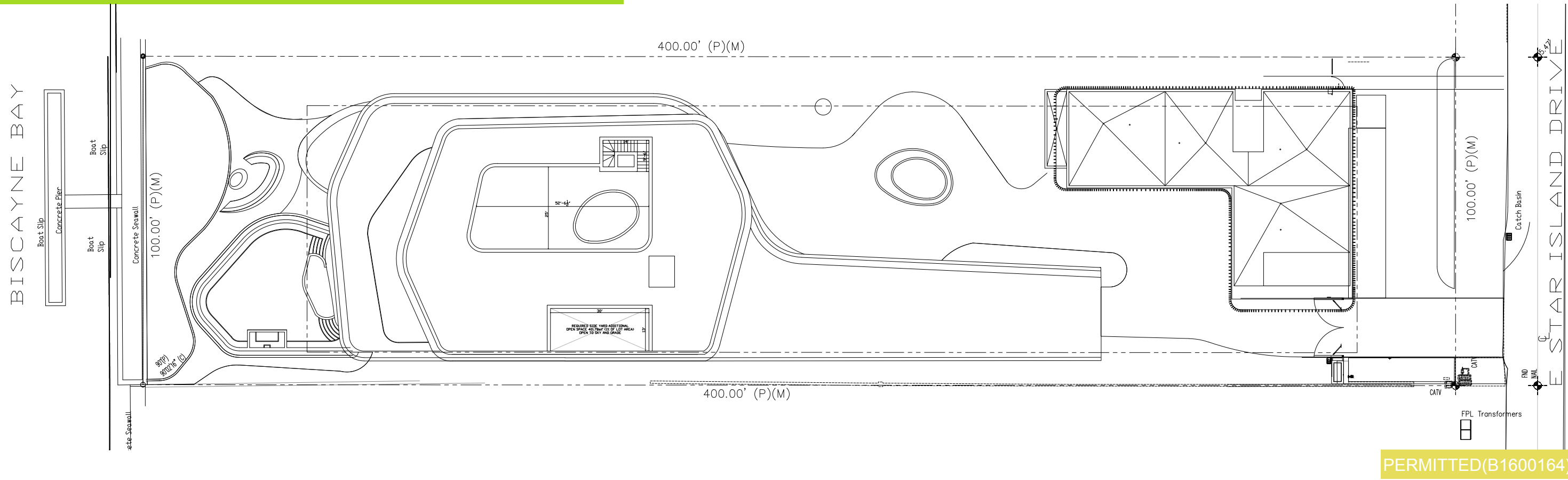


PROPOSED

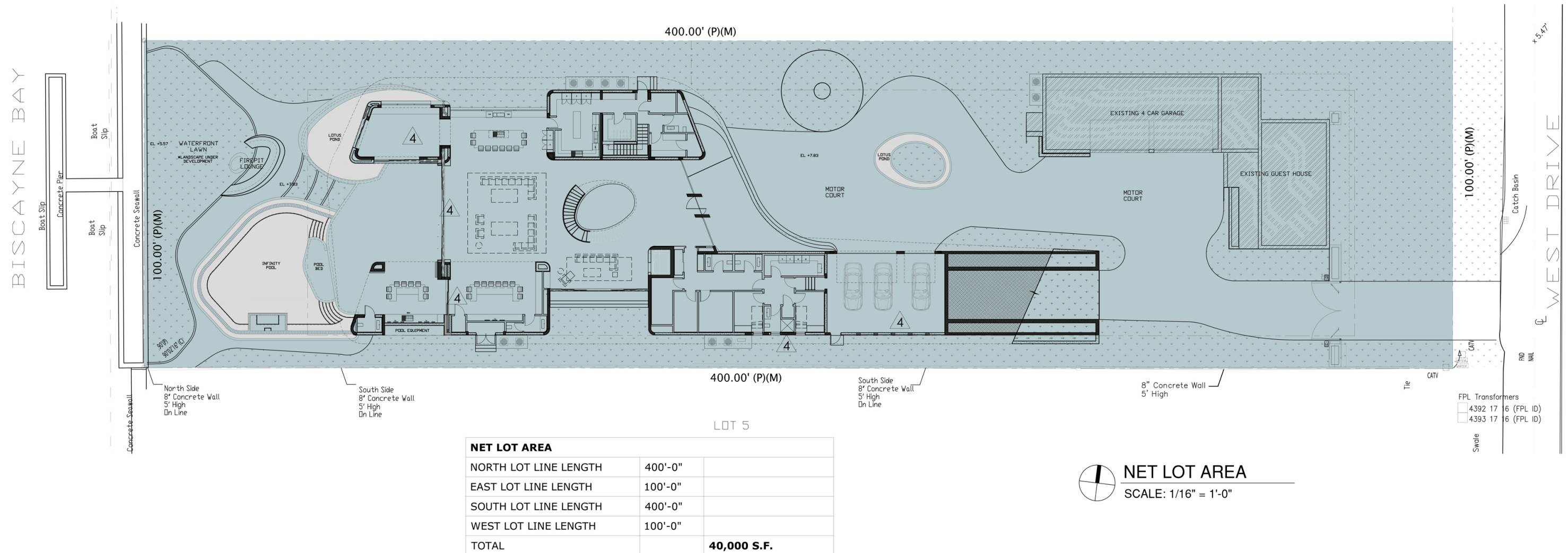
SECOND FLOOR PLAN



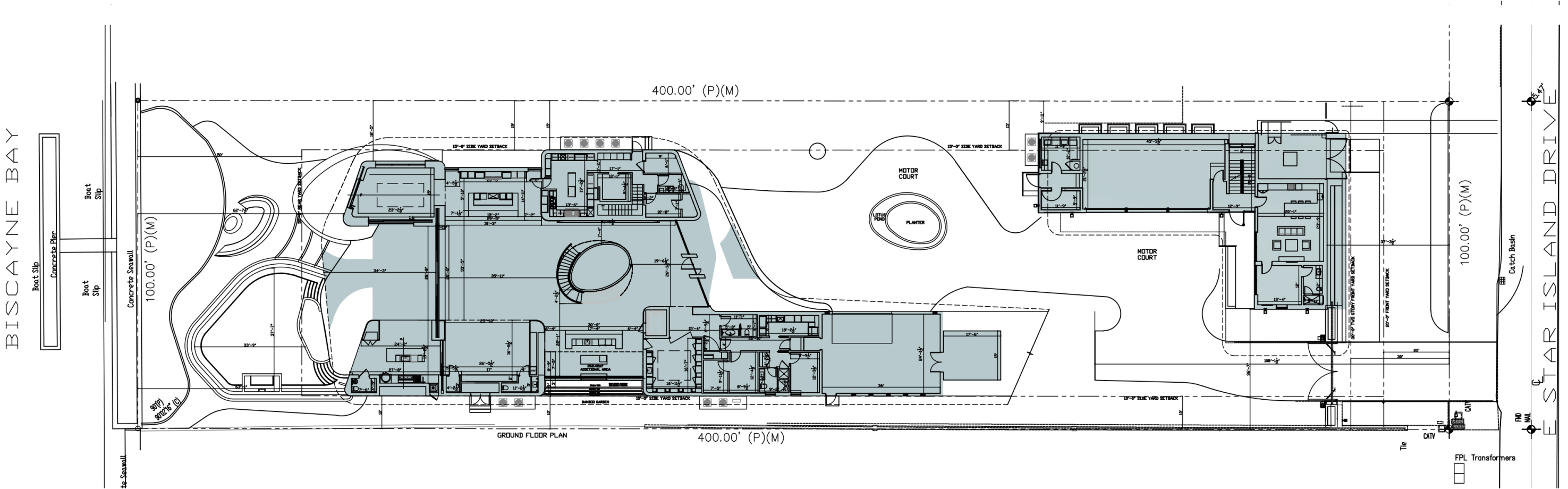
ROOF PLAN



ZONING DIAGRAM - LOT AREA



ZONING DIAGRAM - PROPOSED LOT COVERAGE

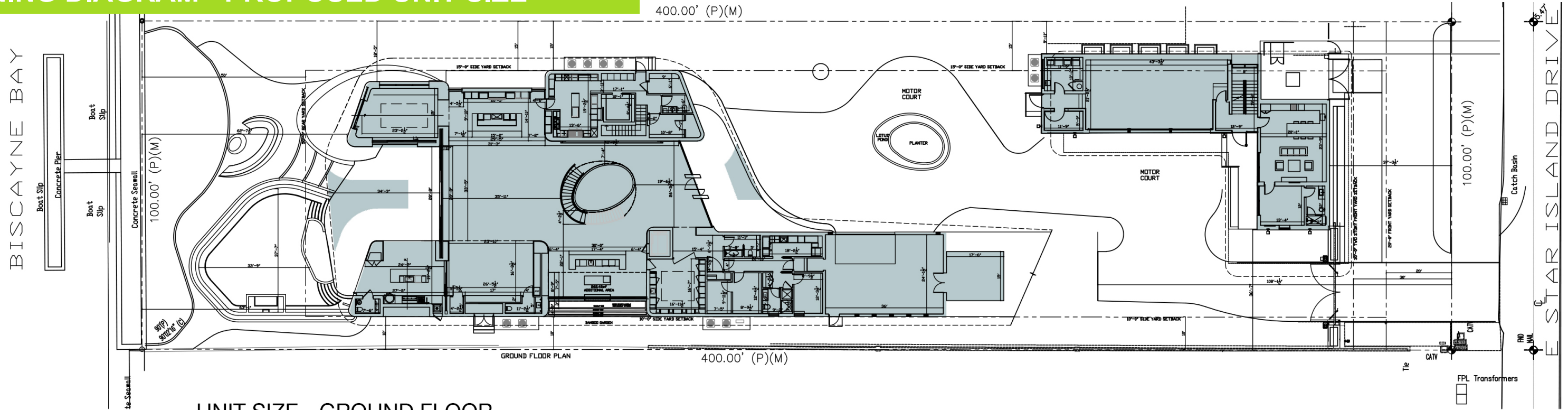


LOT COVERAGE

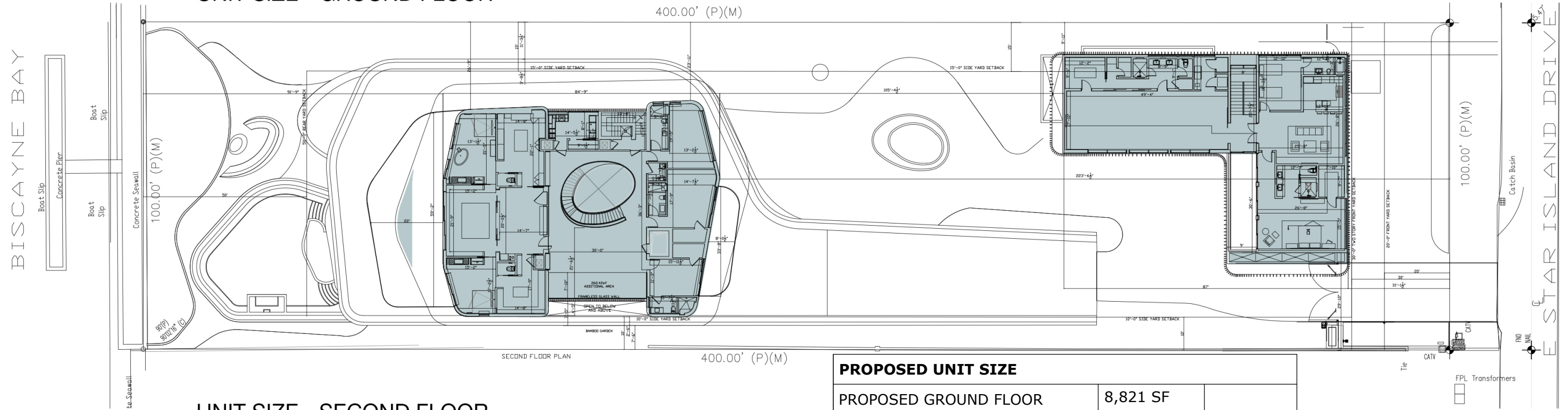
LOT COVERAGE -MAX ALLOWED	
LOT AREA	40,000 S.F.
MAX UNIT SIZE	12,000 S.F. (50%)

PROPOSED LOT COVERAGE		
PROPOSED NEW STRUCTURE	10,442 SF	
EXISTING ACCESSORY STR.	2,377 SF	
TOTAL	12,819 SF	32.05%

ZONING DIAGRAM - PROPOSED UNIT SIZE



UNIT SIZE - GROUND FLOOR



UNIT SIZE - SECOND FLOOR

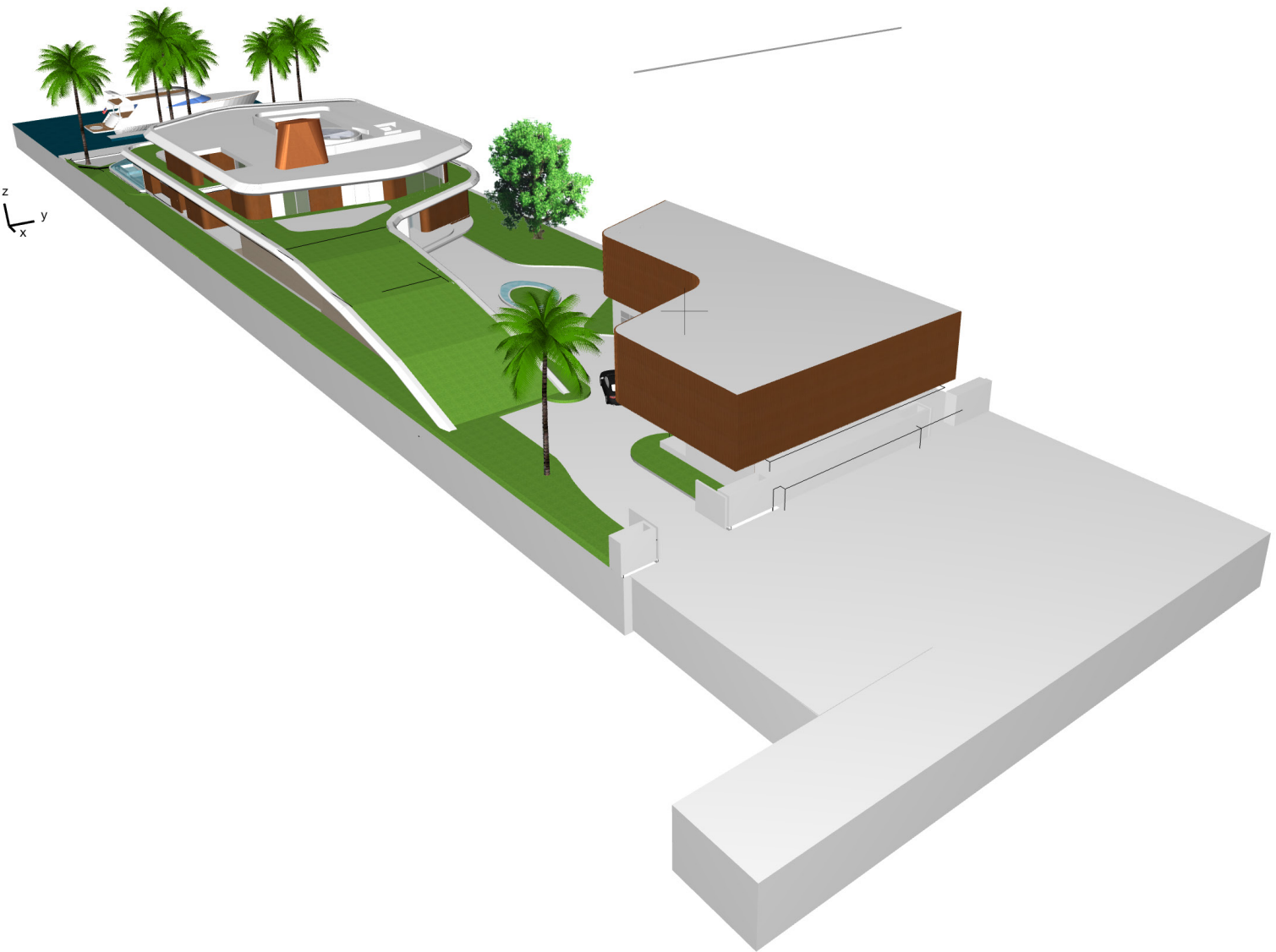
UNIT SIZE-MAX ALLOWED	
LOT AREA	40,000 S.F.
MAX UNIT SIZE	20,000 S.F. (50%)

PROPOSED UNIT SIZE		
PROPOSED GROUND FLOOR	8,821 SF	
PROPOSED SECOND FLOOR	4,957 SF	
PROPOSED ROOF (ELEVATOR)	150 SF	
EXISTING ACCESSORY STR.	3,341 SF	
OVERHANGS/TERRACES	2,155 SF	
TOTAL	19,424 SF	48.6%

PROPOSED VOLUMETRIC RATIO OF NEW STRUCTURE 56.2%



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PROPOSED



PERMITTED(B1600164)

PROPOSED

PERMITTED BUILDING - AXONOMETRIC



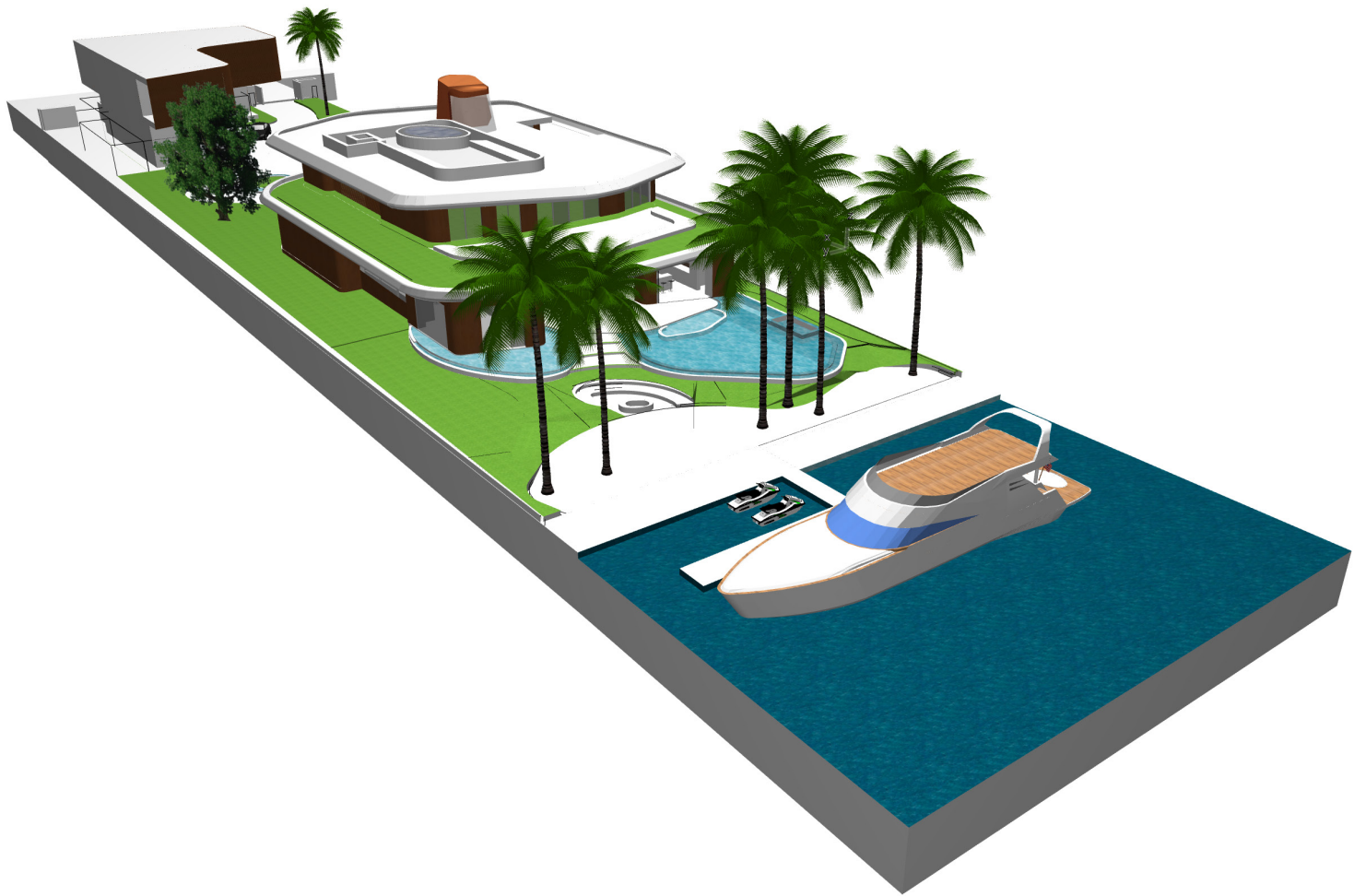
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PROPOSED

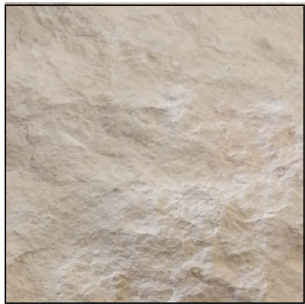


PERMITTED(B1600164)

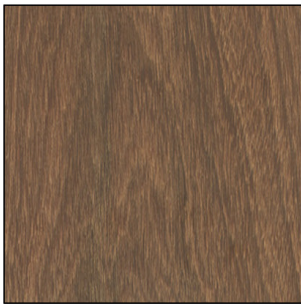


PROPOSED

MATERIAL BOARD



ST1 CAPRI MARINA LIMESTONE
CLADDING - SPLIT FACE



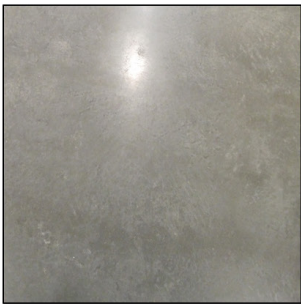
WD1 FAUX WOOD FINISHED
ALUMINUM CLADDING



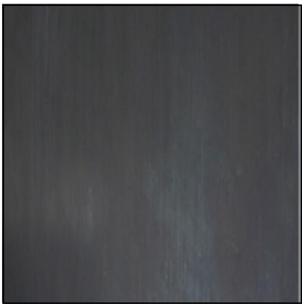
WD2 FAUX WOOD FINISHED
ALUMINUM LOUVERS



ST2 CAPRI MARINA LIMESTONE
CLADDING - HONED FINISH



MC1 MICROCEMENT FINISH

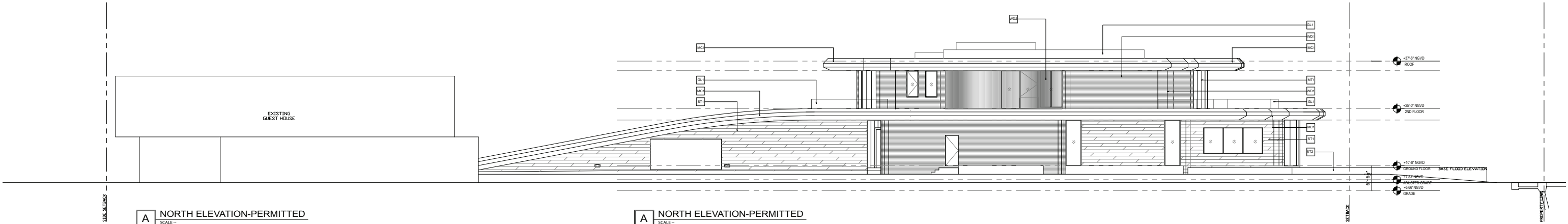


MT1 BRONZE FINISH ALUMINUM

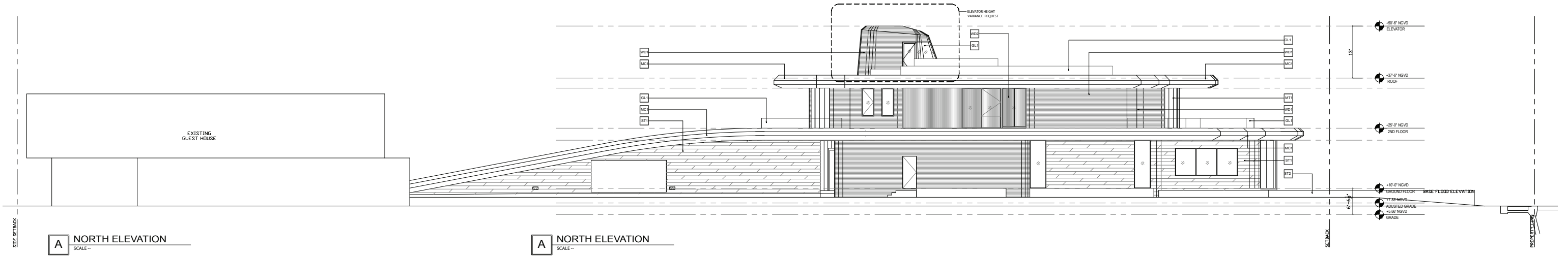


GL1 CLEAR GLAZING

NORTH ELEVATION



PERMITTED(B1600164)



PROPOSED