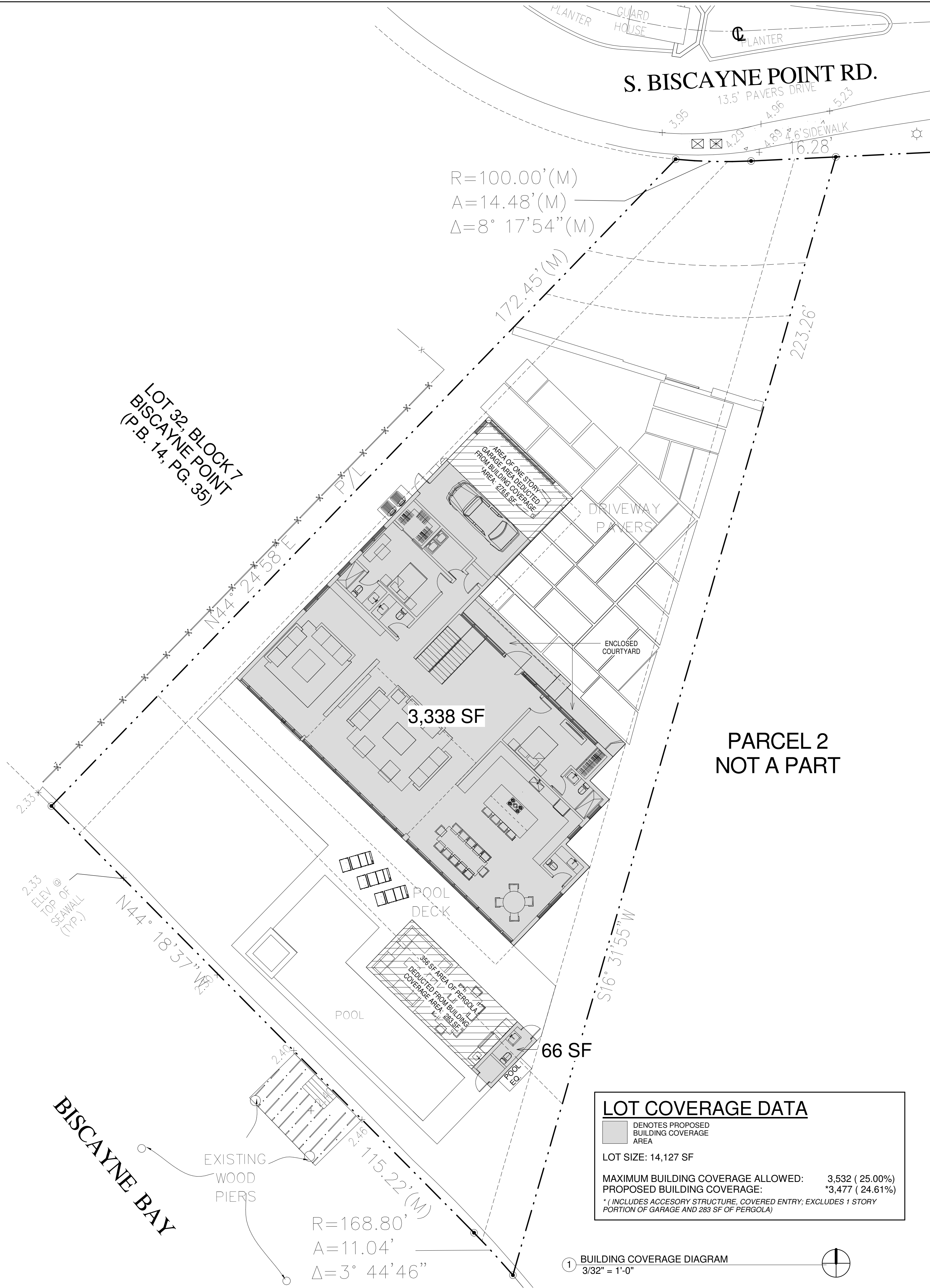




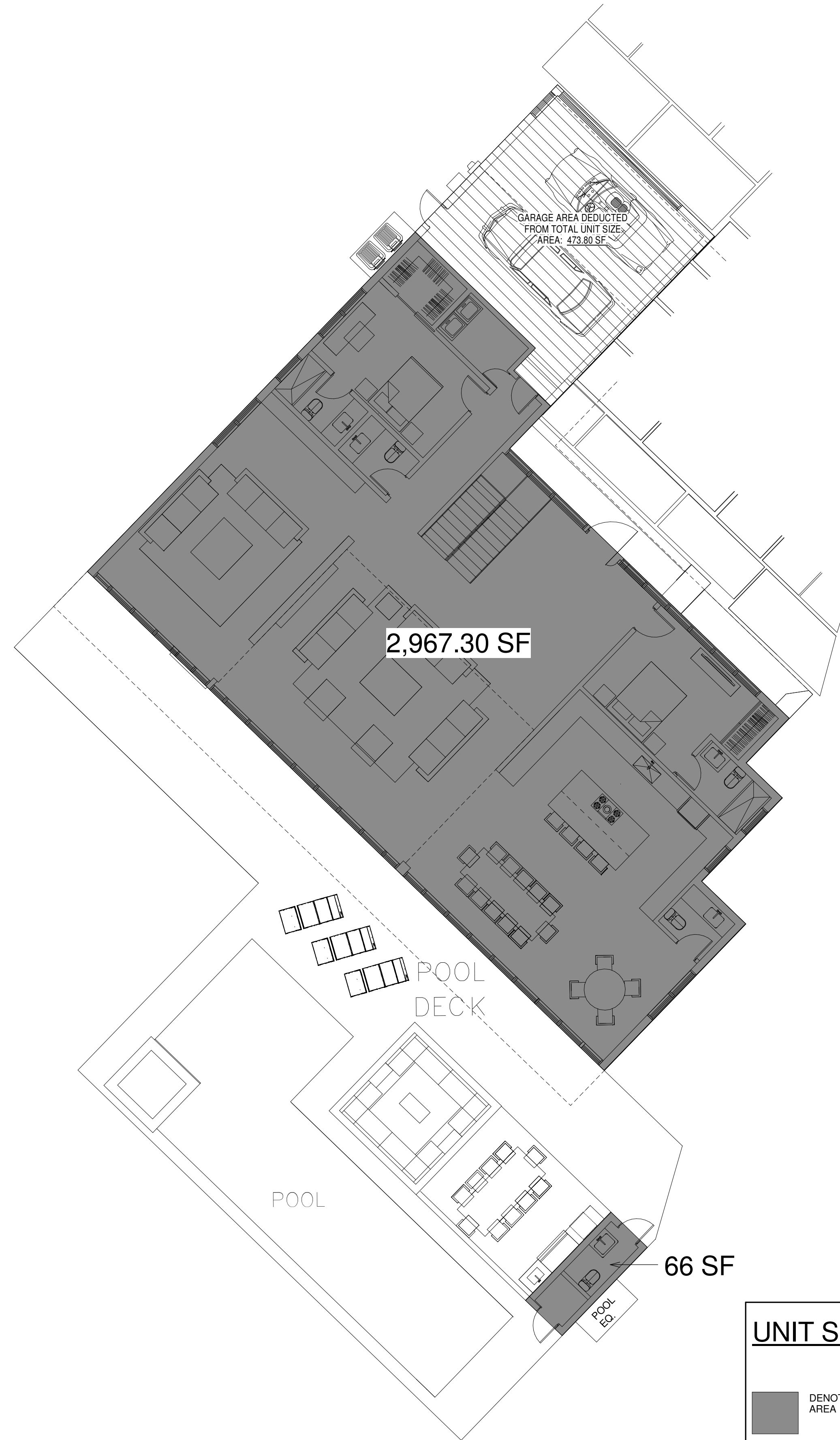
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PROPOSED DESIGN FOR A NEW SINGLE
FAMILY RESIDENCE
1134 S. BISCAYNE POINT RD.
PARCEL 1
MIAMI BEACH, FL. 33141

Project Number
15-0801
Date
05/01/17
Drawing Name
Lot Coverage
Diagram

Sheet Number
A 100.a



② SECOND FLOOR UNIT SIZE
1/8" = 1'-0"



① FIRST FLOOR UNIT SIZE
1/8" = 1'-0"

UNIT SIZE DATA	
DENOTES UNIT SIZE AREA	DENOTES UNIT SIZE AREA BEING DEDUCTED
LOT SIZE: 14,127 SF	
MAXIMUM UNIT SIZE ALLOWED:	5,651.00 (40.00%)
PROPOSED FIRST FLOOR UNIT SIZE:	*3,033.30
PROPOSED SECOND FLOOR UNIT SIZE:	2,616.40
TOTAL UNIT SIZE:	5,649.70 (39.90%)
* EXCLUDES GARAGE SF:	473.80

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Project Number 15-0801
Date 05/01/17
Drawing Name
Unit Size
Diagrams
Sheet Number

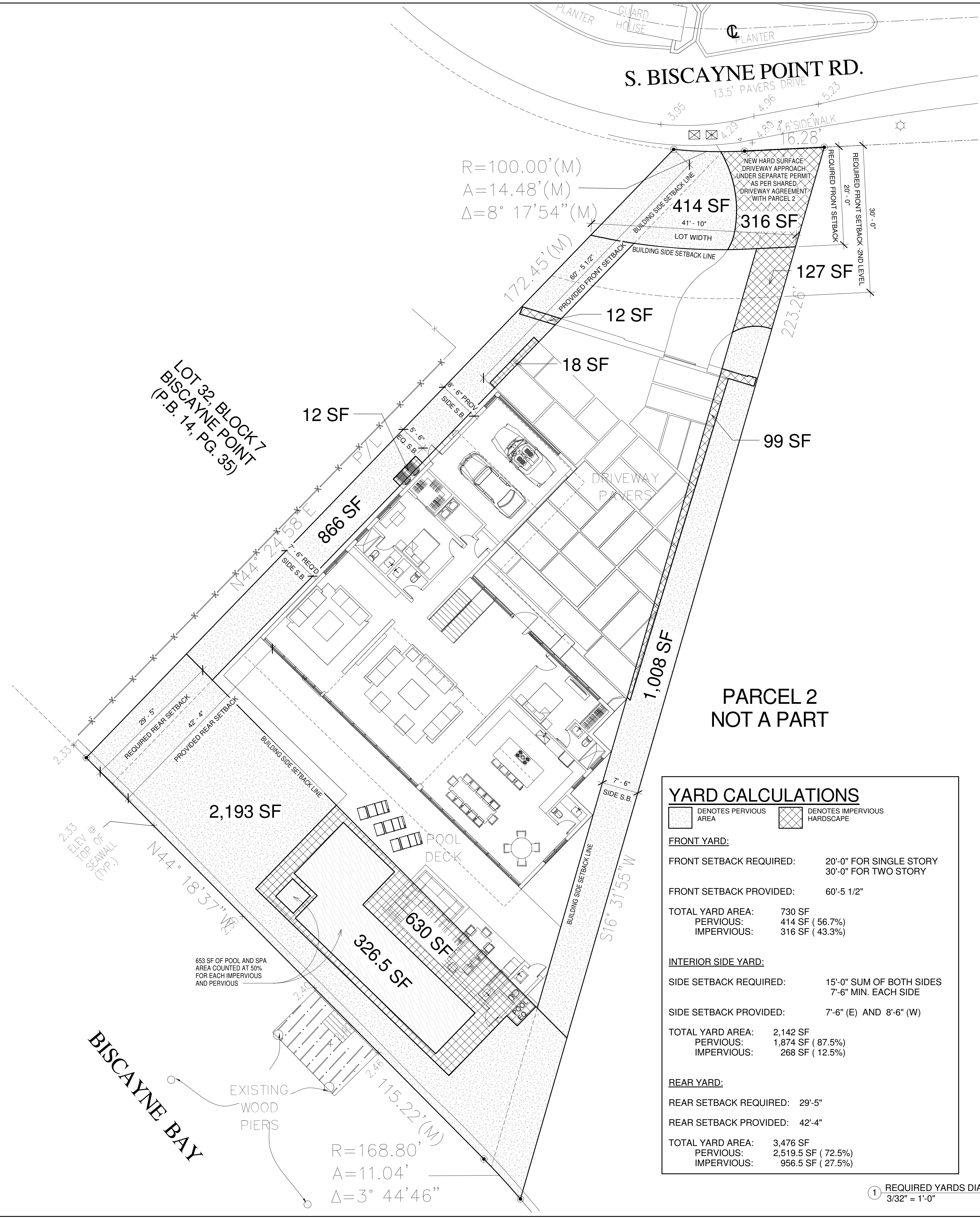
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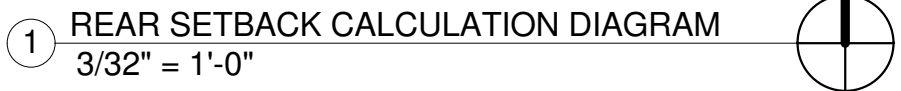


YARD CALCULATIONS				
	DENOTES PERVIOUS AREA			DENOTES IMPERVIOUS HARDCAPE
<u>FRONT YARD:</u>				
FRONT SETBACK REQUIRED:		20'-0" FOR SINGLE STORY 30'-0" FOR TWO STORY		
FRONT SETBACK PROVIDED:		60'-5 1/2"		
TOTAL YARD AREA:		730 SF		
PERVIOUS:		414 SF (56.7%)		
IMPERVIOUS:		316 SF (43.3%)		
<u>INTERIOR SIDE YARD:</u>				
SIDE SETBACK REQUIRED:		15'-0" SUM OF BOTH SIDES 7'-6" MIN. EACH SIDE		
SIDE SETBACK PROVIDED:		7'-6" (E) AND 8'-6" (W)		
TOTAL YARD AREA:		2,142 SF		
PERVIOUS:		1,874 SF (87.5%)		
IMPERVIOUS:		268 SF (12.5%)		
<u>REAR YARD:</u>				
REAR SETBACK REQUIRED:		29'-5"		
REAR SETBACK PROVIDED:		42'-4"		
TOTAL YARD AREA:		3,476 SF		
PERVIOUS:		2,519.5 SF (72.5%)		
IMPERVIOUS:		956.5 SF (27.5%)		

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PARCEL 1
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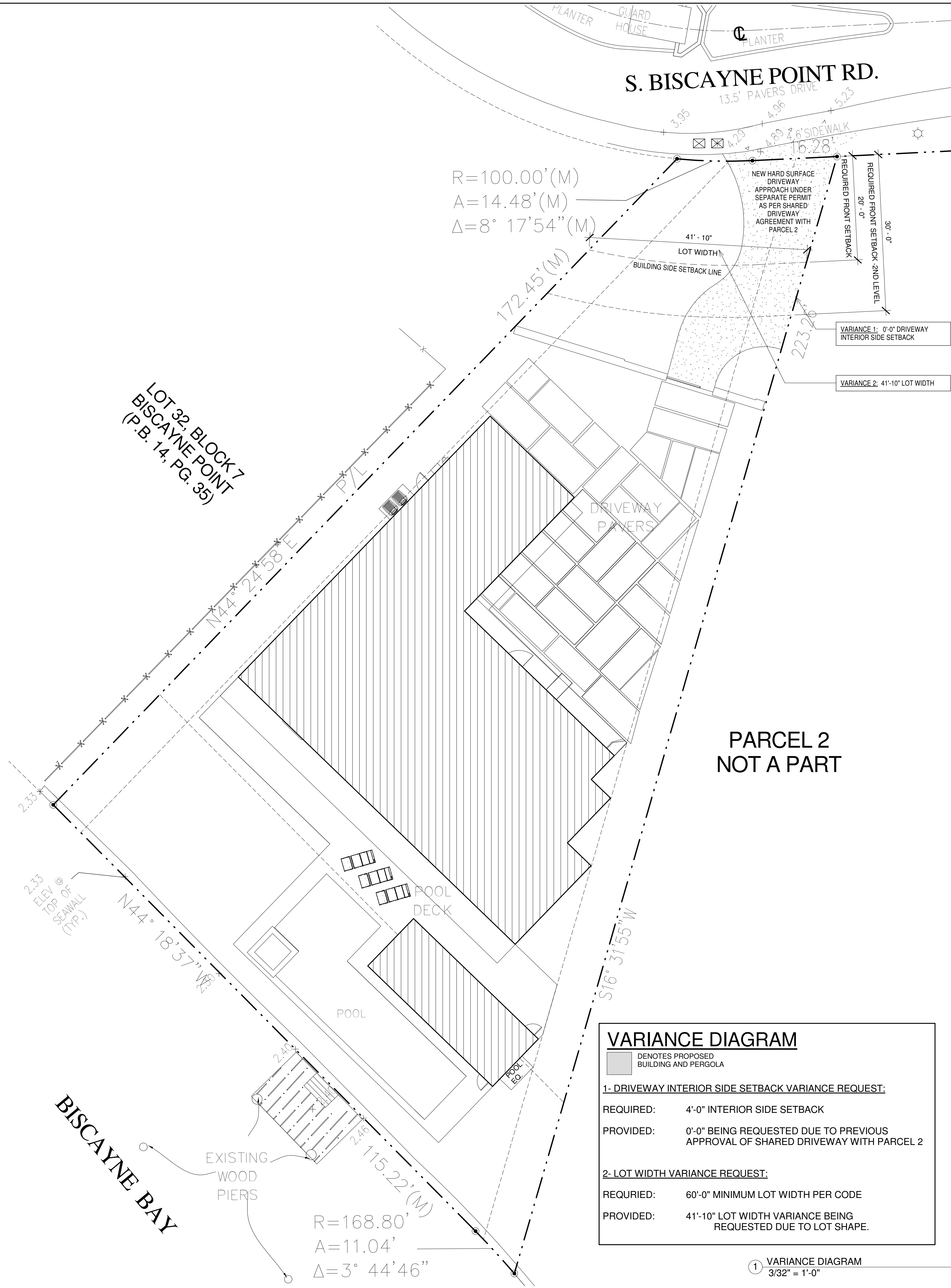
Project Number	15-0801
Date	05/01/17
Drawing Name	Required Yards Diagram
Sheet Number	A 100.c



Project Number	15-0801
Date	05/01/17
Drawing Name	
Rear Setback Calculation Diagram	
Sheet Number	

A 100.d

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VARIANCE DIAGRAM

DENOTES PROPOSED BUILDING AND PERGOLA

1- DRIVEWAY INTERIOR SIDE SETBACK VARIANCE REQUEST:

REQUIRED: 4'-0" INTERIOR SIDE SETBACK

PROVIDED: 0'-0" BEING REQUESTED DUE TO PREVIOUS APPROVAL OF SHARED DRIVEWAY WITH PARCEL 2

2- LOT WIDTH VARIANCE REQUEST:

REQUIRED: 60'-0" MINIMUM LOT WIDTH PER CODE

PROVIDED: 41'-10" LOT WIDTH VARIANCE BEING REQUESTED DUE TO LOT SHAPE.

1 VARIANCE DIAGRAM
3/32" = 1'-0"

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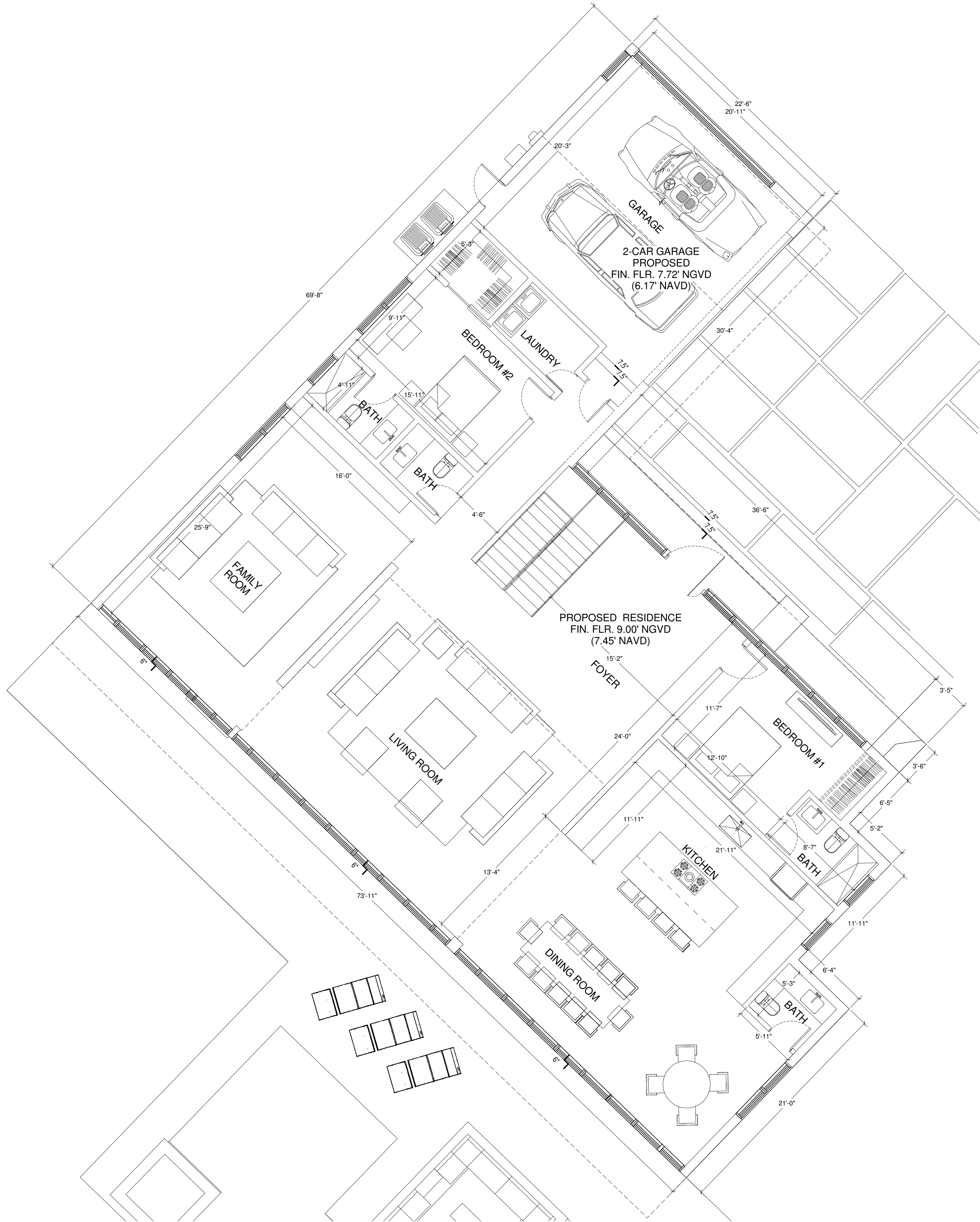
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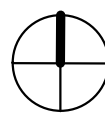
Drawing Name
Variance
Diagram

Sheet Number

A 100.e



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"



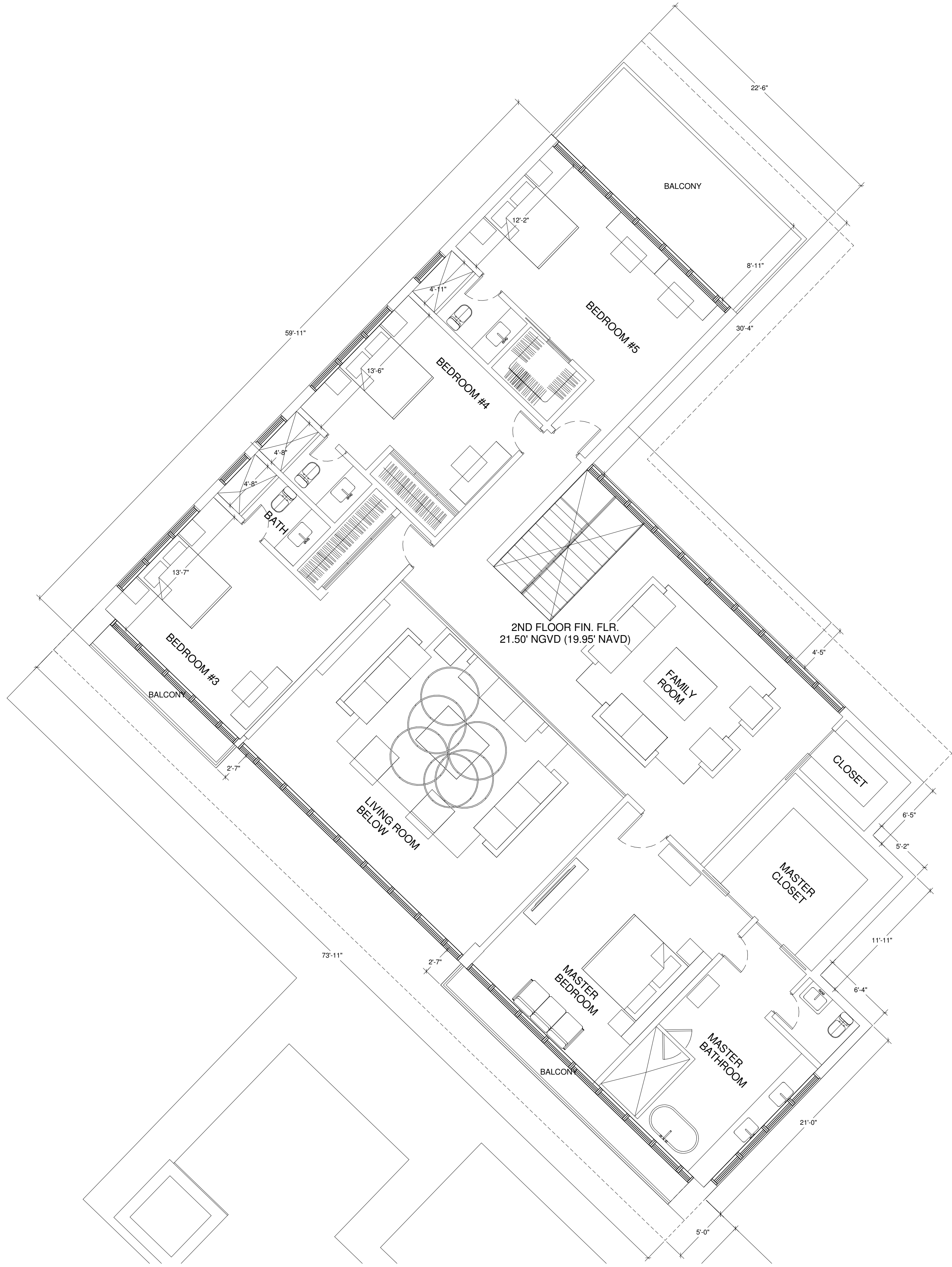
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FAMILY RESIDENCE
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PARCEL 1
MIAMI BEACH, FL. 33141

Project Number 15-0801
Date 05/01/17
Drawing Name
Proposed First Floor Plan
Sheet Number

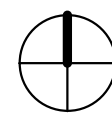
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1 LEVEL 2 FIN. FLOOR
3/16" = 1'-0"



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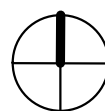
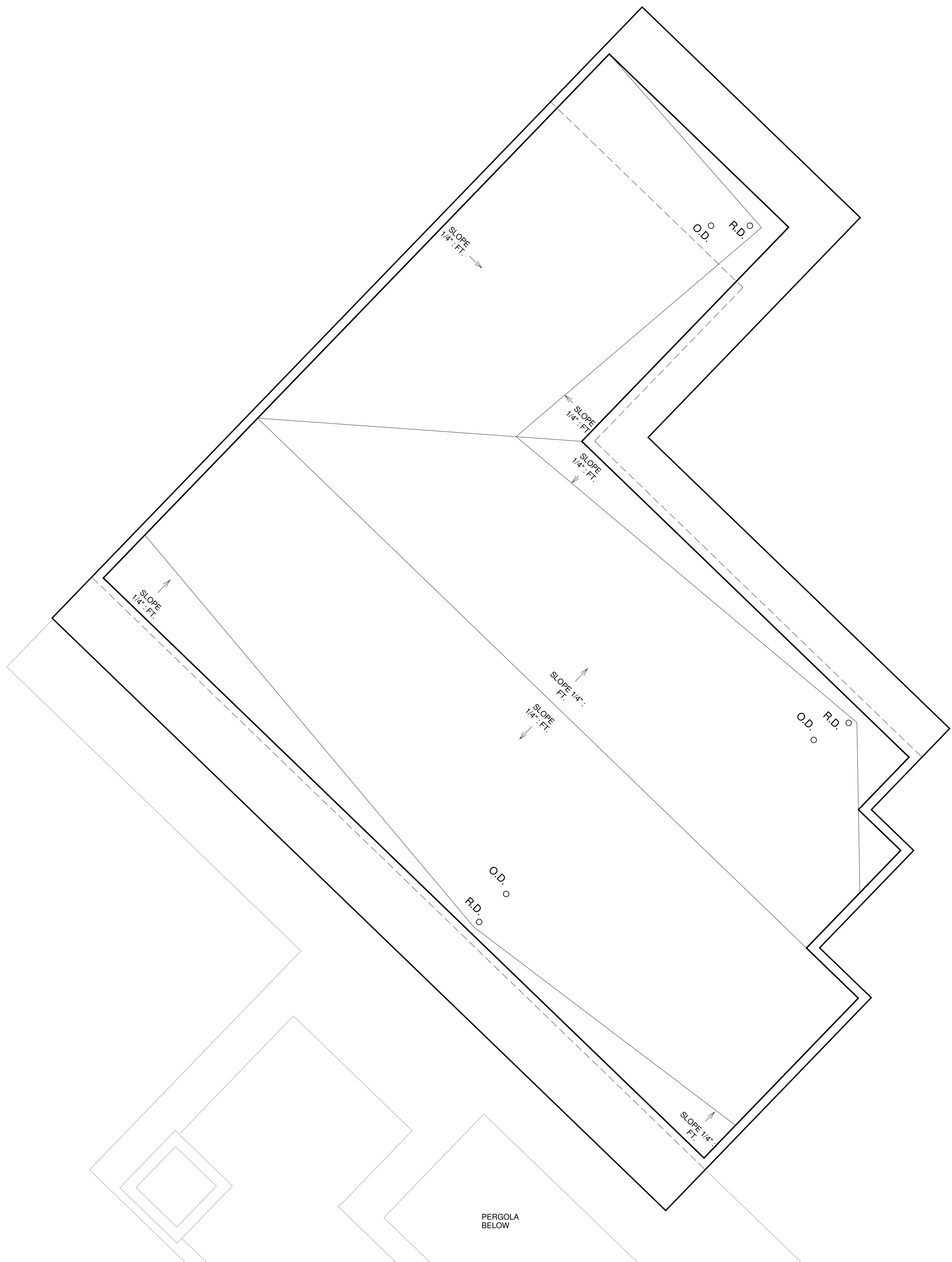
Project Number 15-0801
Date 05/01/17
Drawing Name
Proposed
Second Floor
Plan
Sheet Number

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Project Number	15-0801
Date	05/01/17
Drawing Name	Proposed Roof Plan
Sheet Number	A 103

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