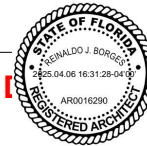


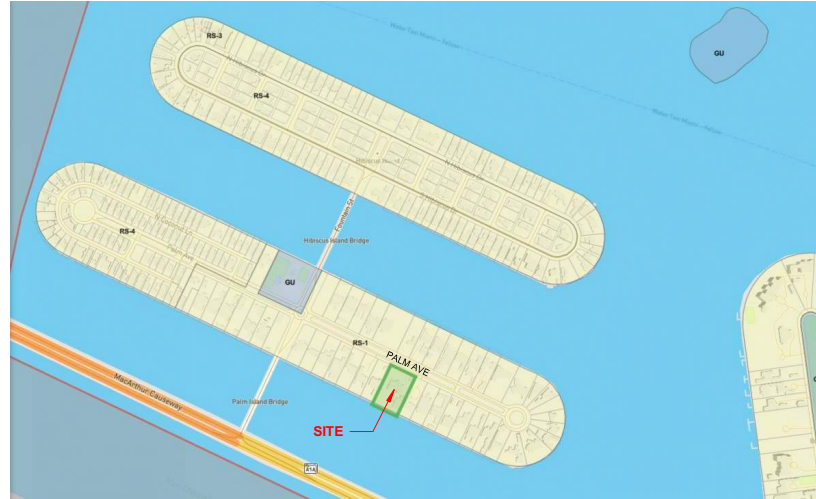
**DRB25-1087**  
**mod. DRB24-1026**

**Design Review Board**  
**June 12, 2025**





CONTEXT AERIAL  
N.T.S.



CONTEXT SITE PLAN  
N.T.S.



CFN: 20240750144 BOOK 34433 PAGE 2419  
DATE: 10/04/2024 08:33:44 AM  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

**DESIGN REVIEW BOARD**  
City of Miami Beach, Florida

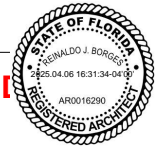
MEETING DATE: September 3, 2024

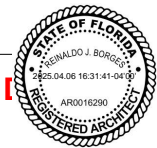
PROPERTY: 94 Palm Island 02-4205-001-0330

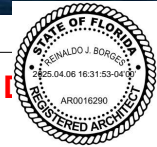
FILE NO: DRB24-1026

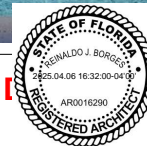
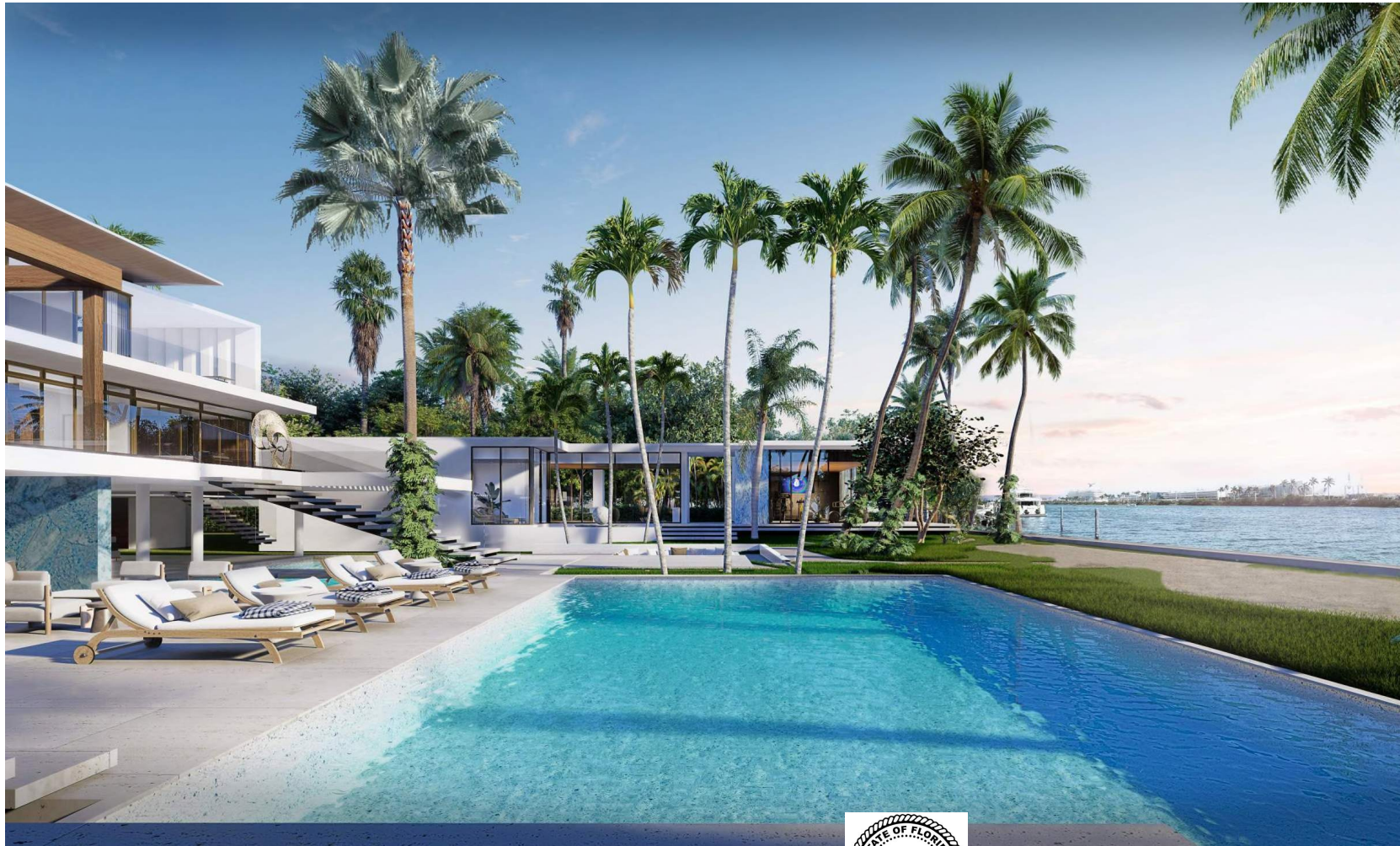
- Approval of two-story residence with an understory
- Variances
  - Reductions of front and side setbacks to retain an existing two-story structure
- Waivers
  - East side additional open space
  - Parking or vehicle storage within side yard

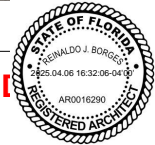




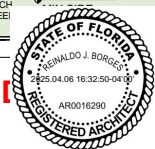
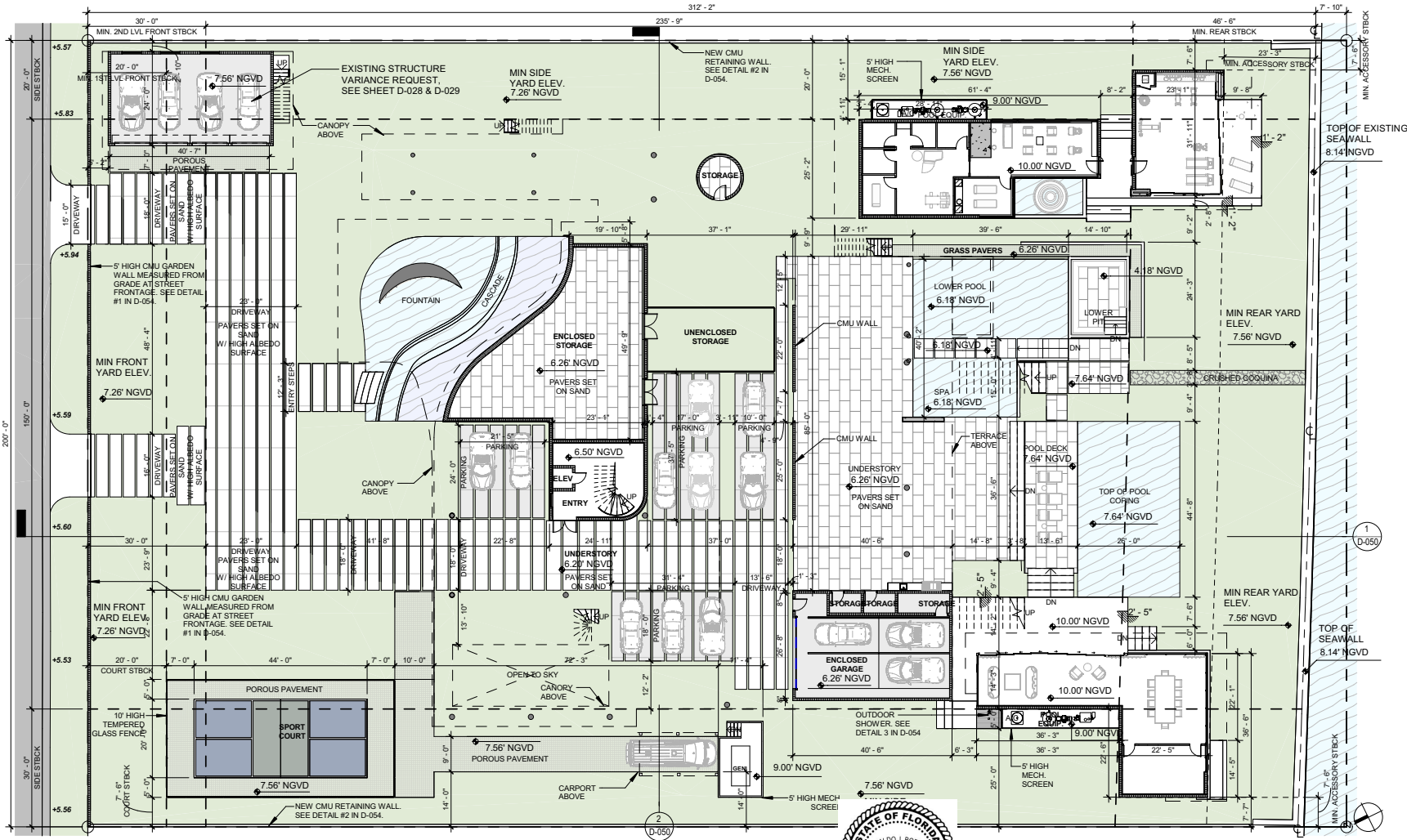


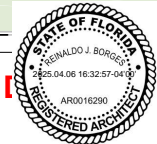
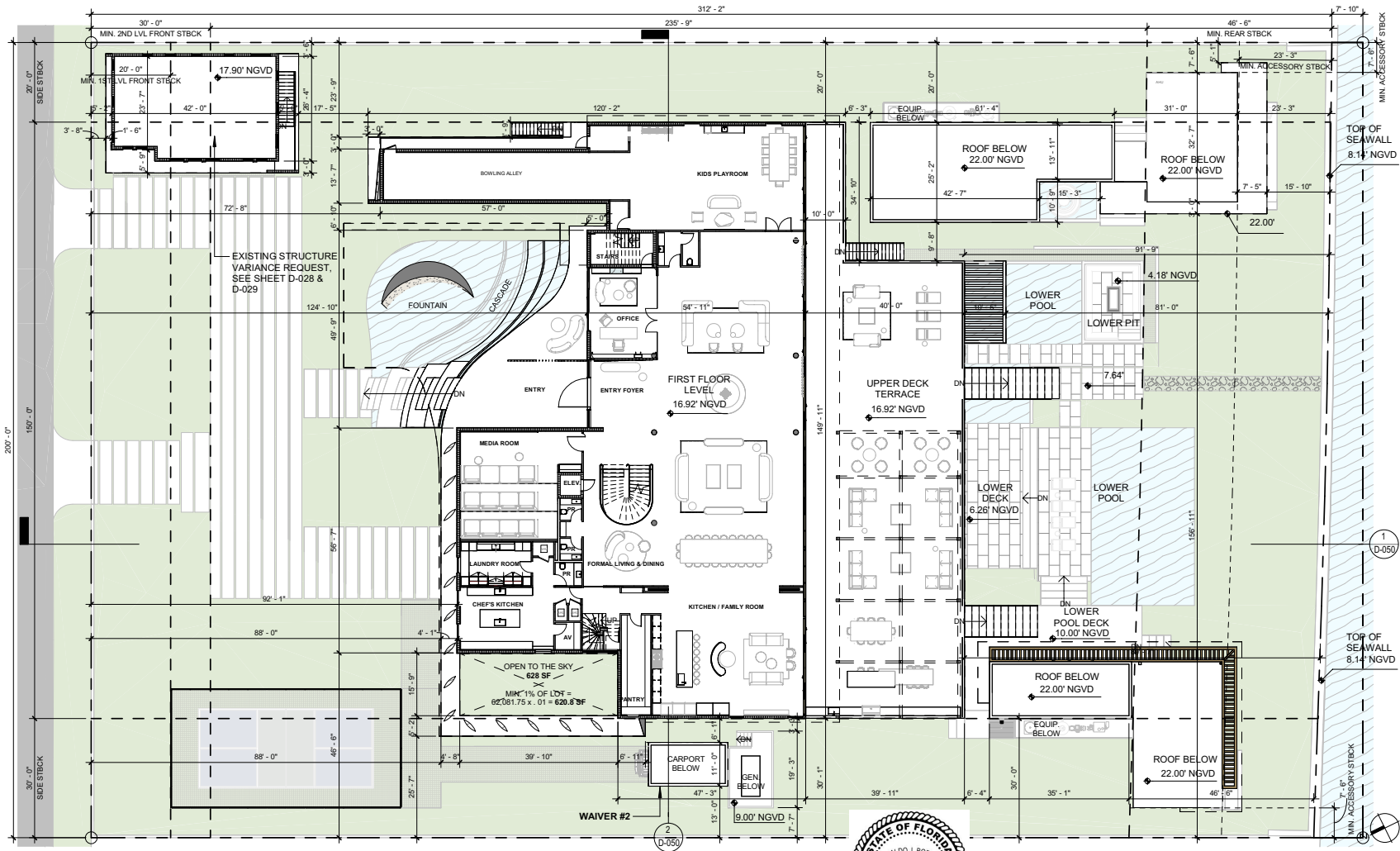


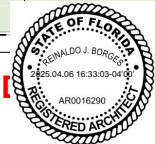
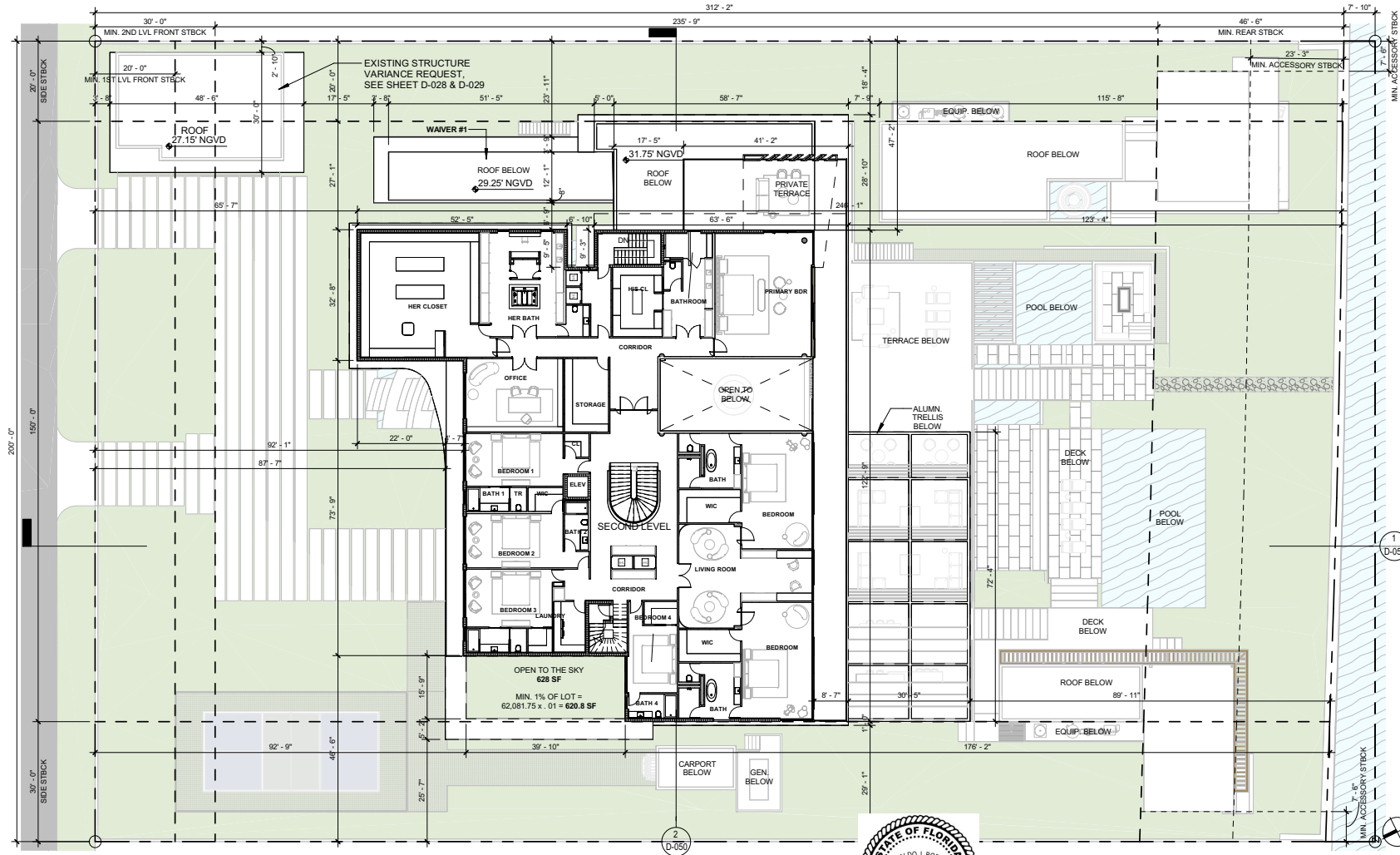


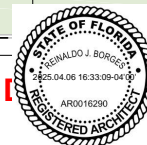
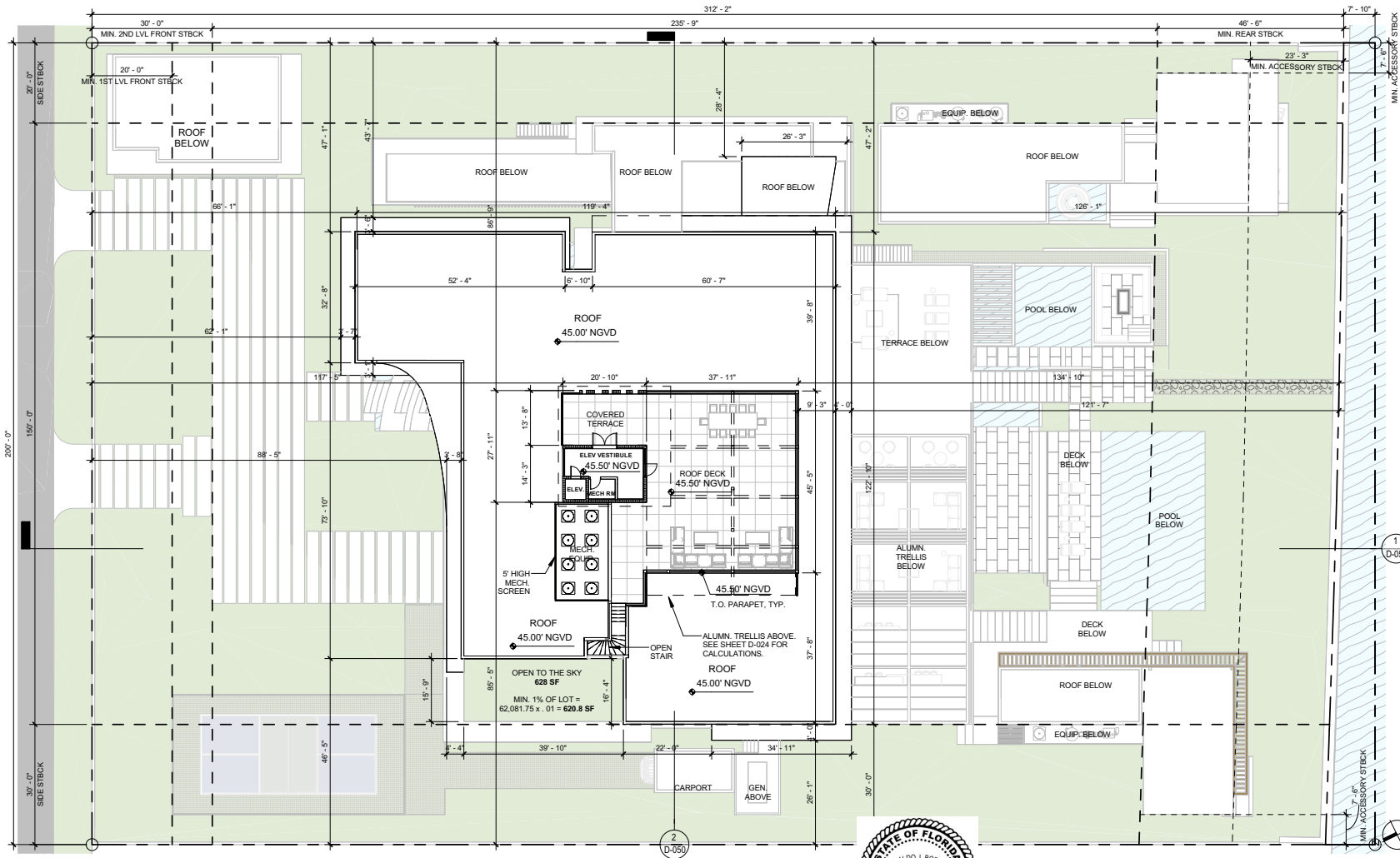








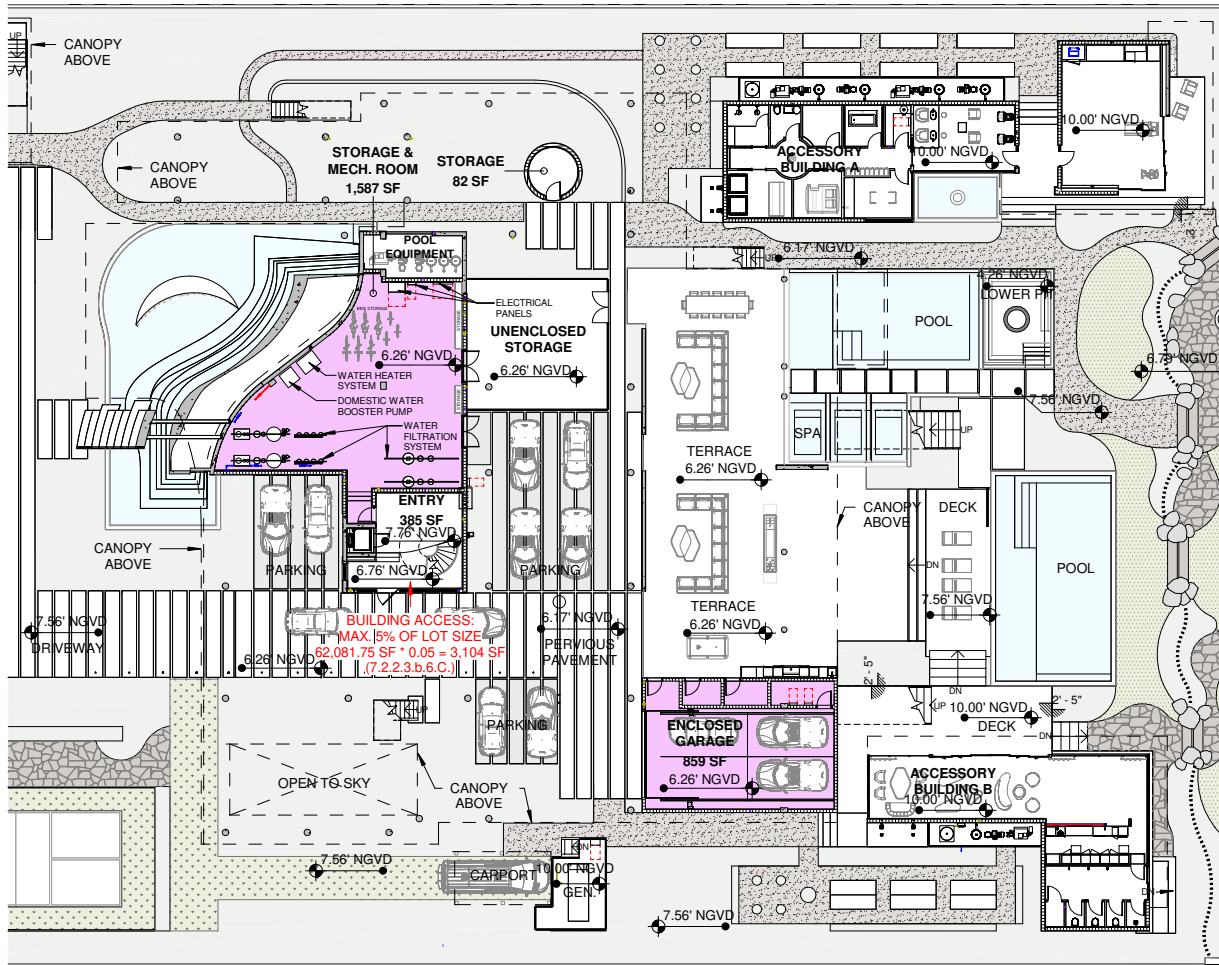




# Variance Requests

1. Enclosed, air-conditioned storage areas within understory
2. Concrete within understory, limited to structural columns and pool areas
3. Exceed lot coverage by 4.15% to provide operable aluminum trellis
4. Exceed mechanical equipment and screening elements by 4'-5" and 5'-7" within interior side setback



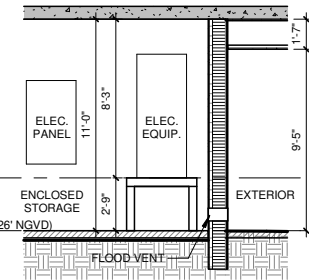


1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1

**VARIANCE REQUEST 1:**  
Provide an enclosed, air-conditioned storage area within the understory.

**LEGEND**

PROPOSED AREA WITH CONC. SLAB

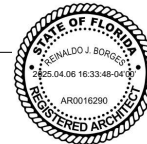


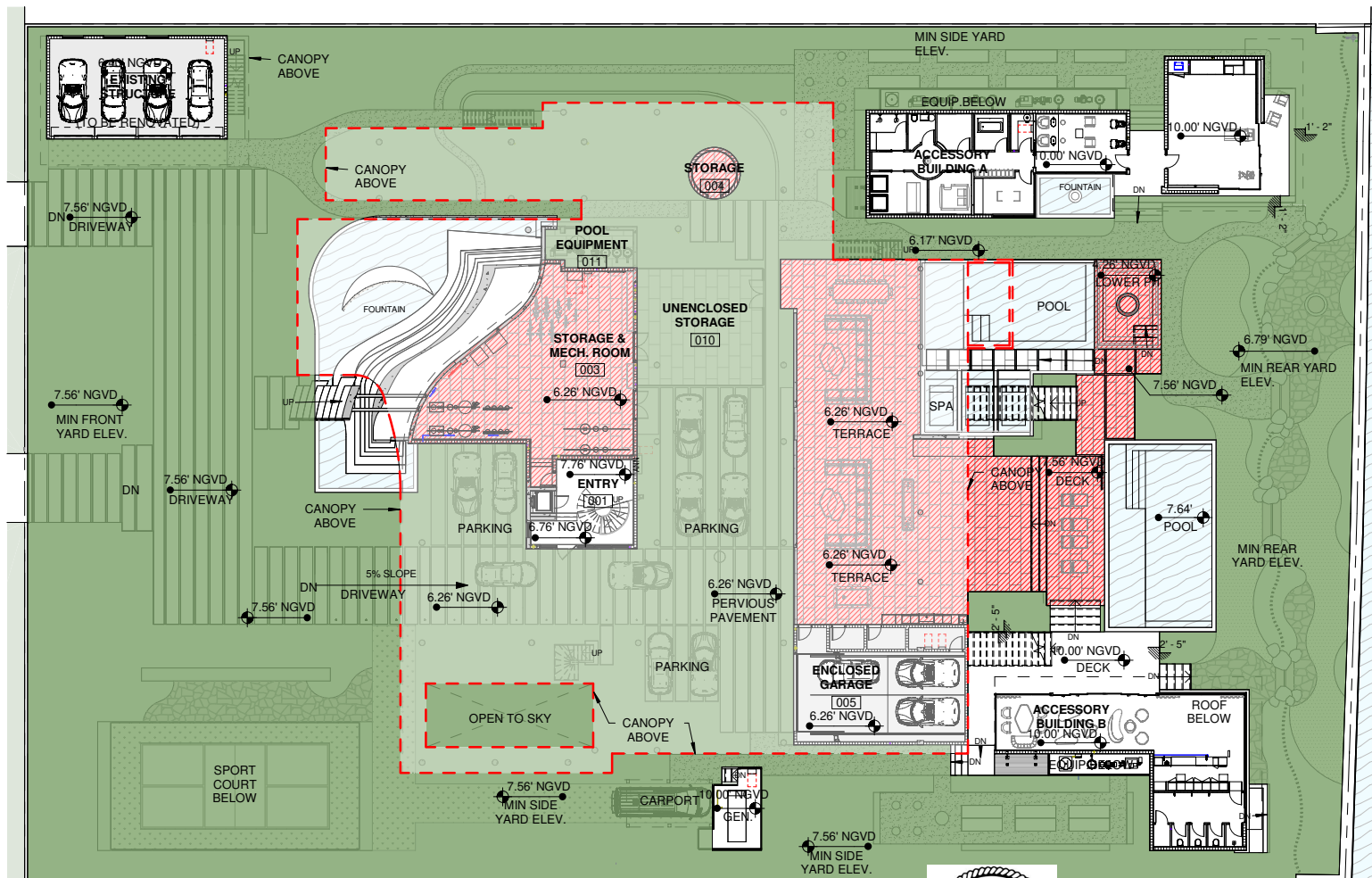
B.F.E. (9.00' NGVD)  
EL: +8' - 11"

CROWN OF ROAD (6.26' NGVD)  
EL: +11' - 7/8"

PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMENTS, AND COMPONENTS TO BE LOCATED AT OR ABOVE B.F.E.

2 EQUIPMENT LOCATION DIAGRAM





**VARIANCE REQUEST 2:**  
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

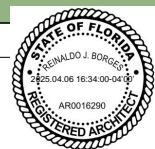
**LEGEND**

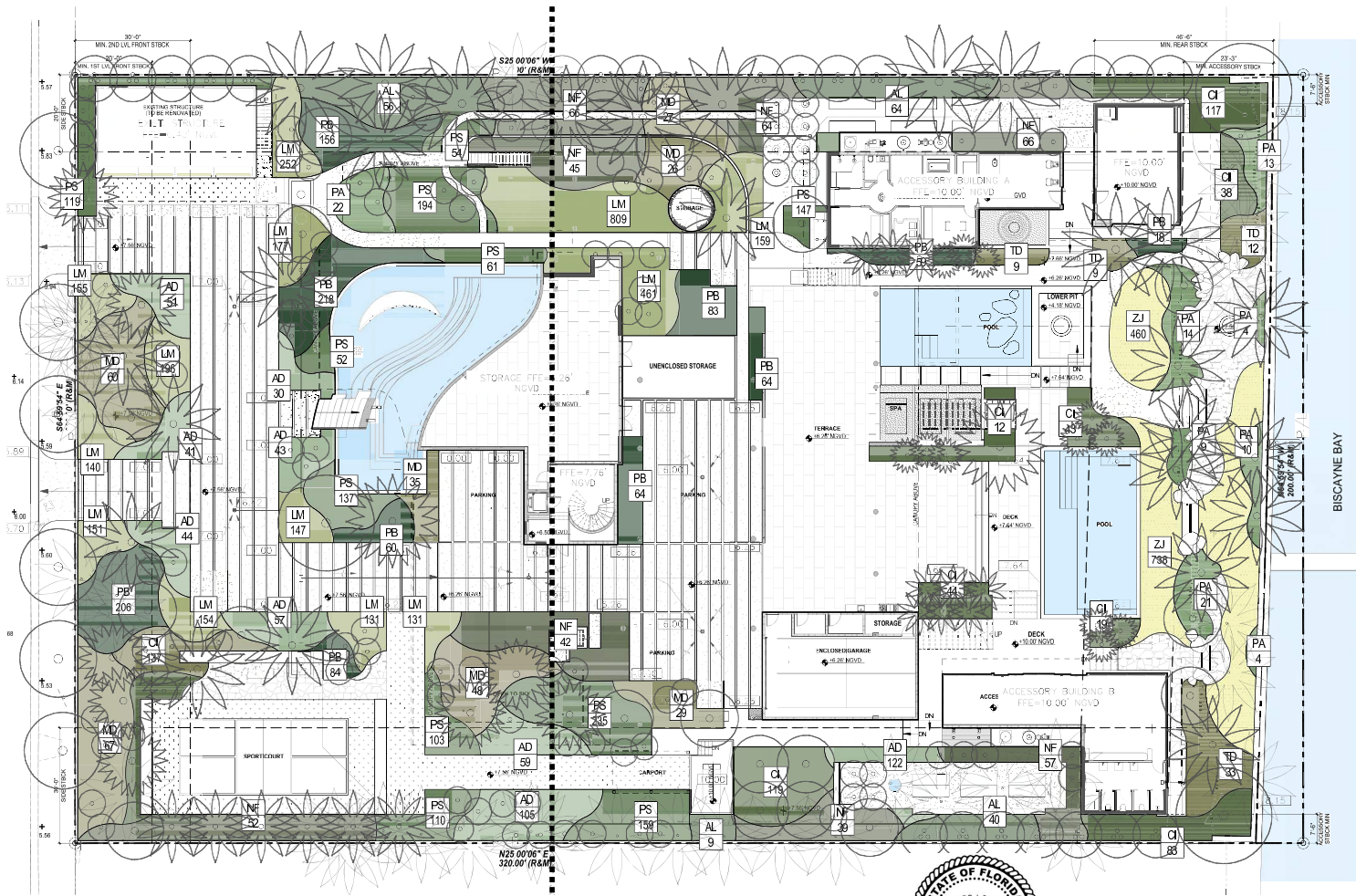
**PERVIOUS AREA**  
41,521 SF = 67% OF LOT

**PROPOSED CONC. SLAB**  
6,119 SF = 9.7% OF LOT

**LOT AREA:** 62,081.75 SF

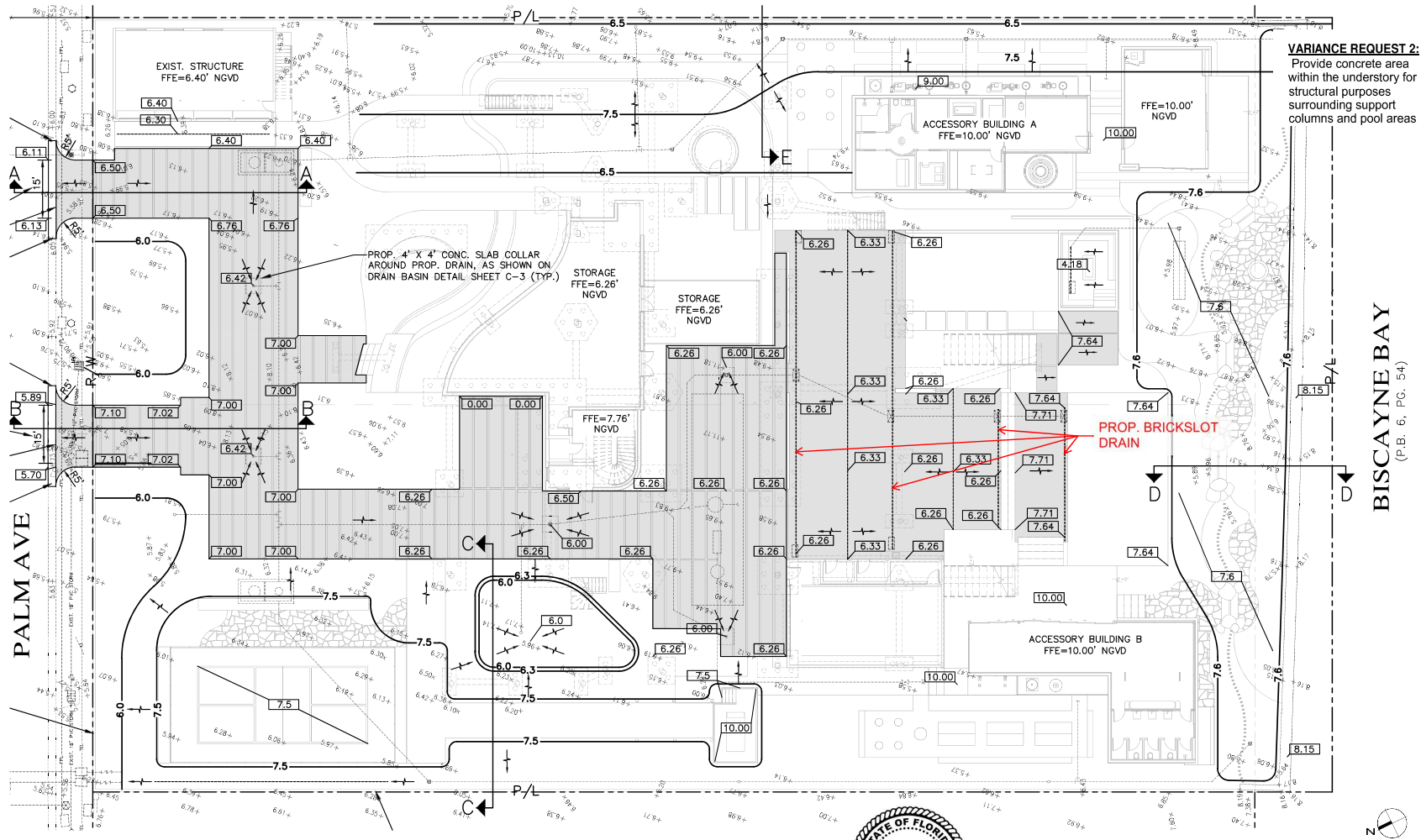
**BUILDING ABOVE**





**VARIANCE REQUEST 2:**  
 Provide concrete area within the understory for structural purposes surrounding support columns and pool areas





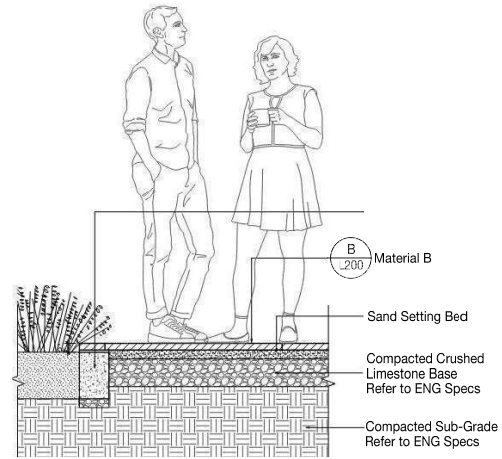
**VARIANCE REQUEST 2:**  
 Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

**BISCAYNE BAY**  
 (P.B. 6, P.C. 54)





PAVER INSTALLATION DETAIL



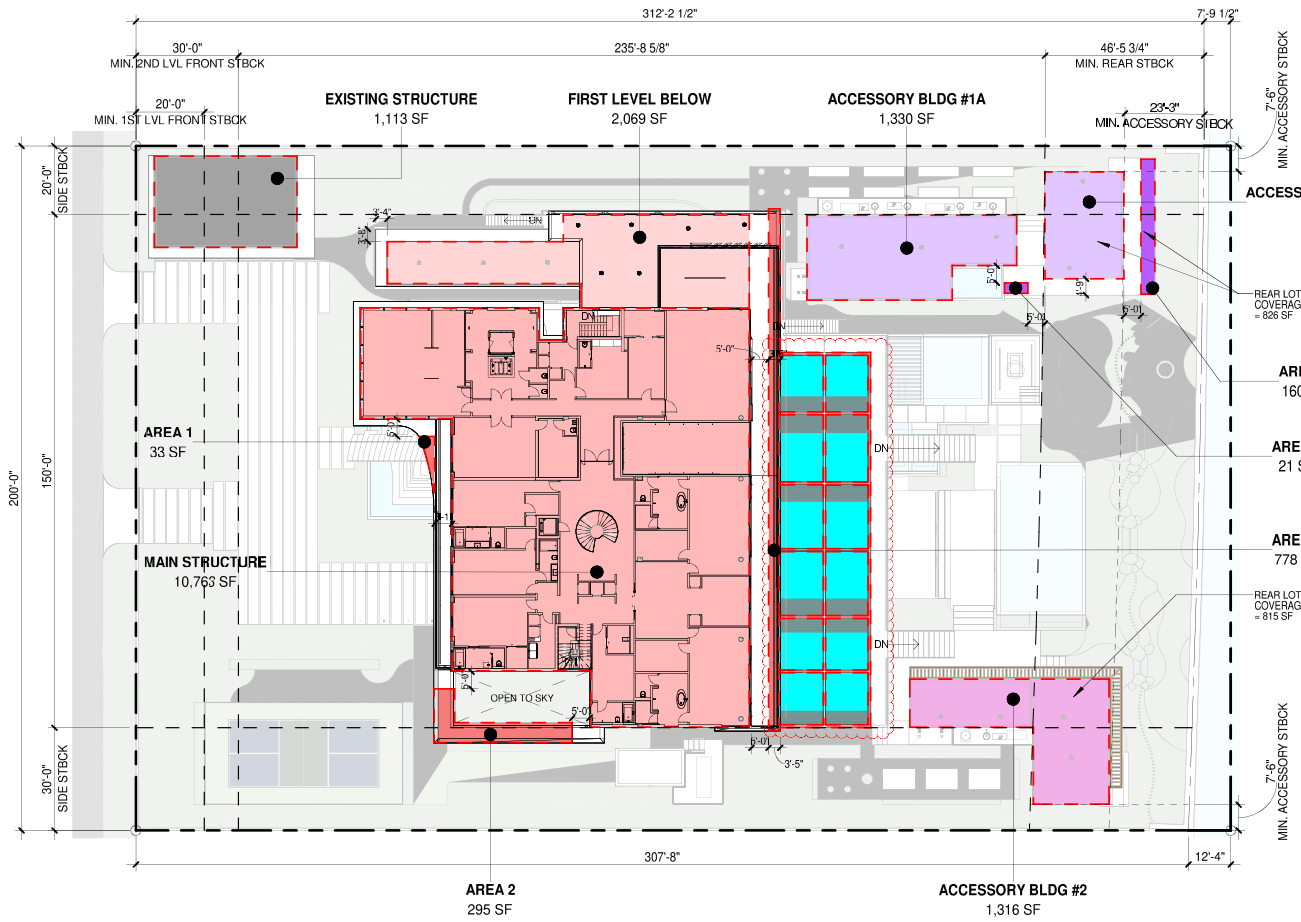
SECTION

**VARIANCE REQUEST 2:**  
 Provide concrete area within the understorey for structural purposes surrounding support columns and pool areas



PAVER SETTLEMENT PHOTO

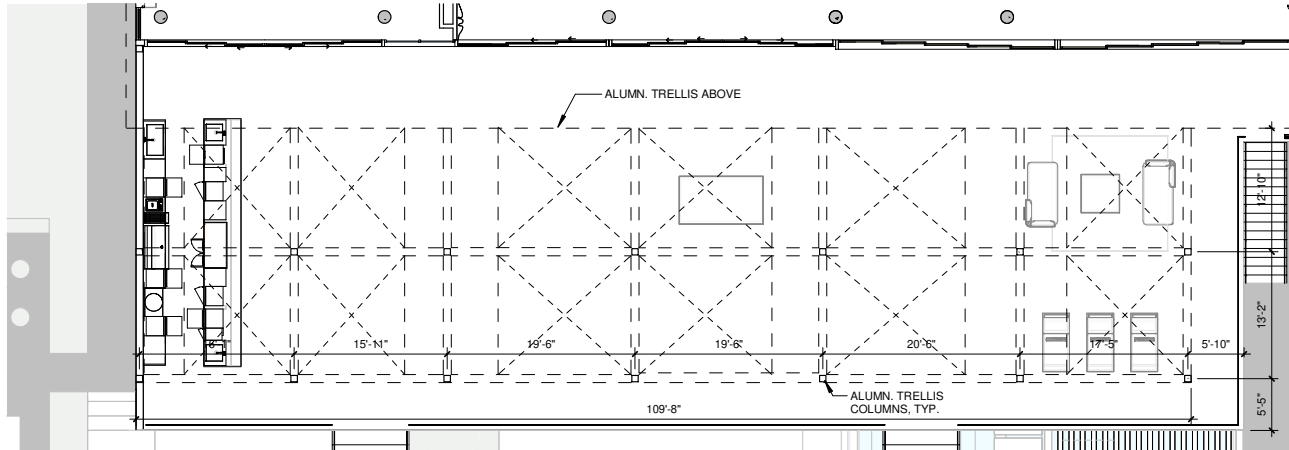




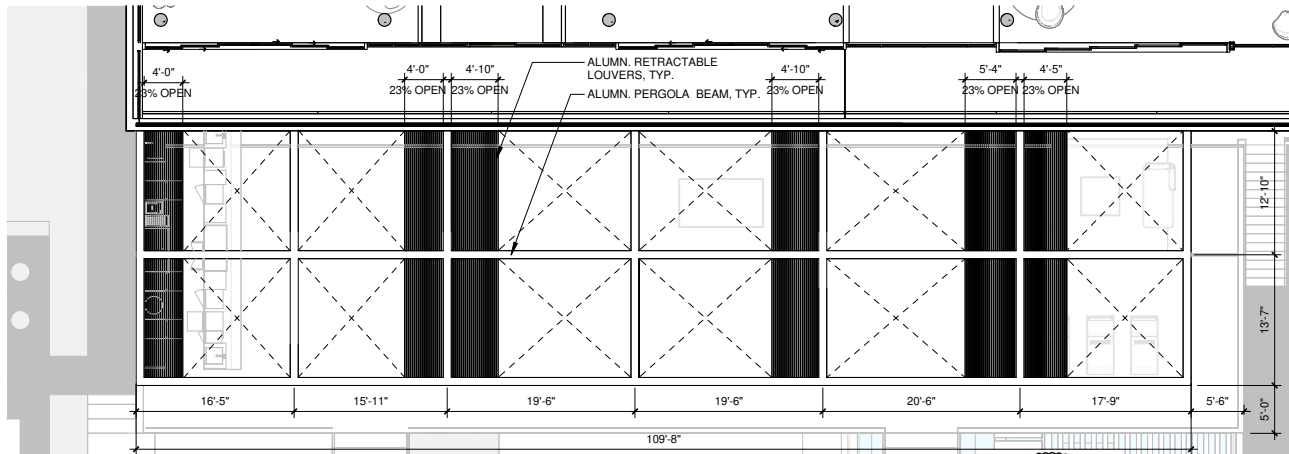
MAXIMUM LOT COVERAGE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
30% OF LOT AREA	
62,081.75 x .30 = <b>18,624.53</b>	
PROVIDED	
	COLOR LEGEND
MAIN STRUCTURE	10,763
COVERED AREA 1	33
COVERED AREA 2	295
COVERED AREA 3	778
FIRST LEVEL BELOW	2,069
ACCESSORY BLDG #1A	1,330
ACCESSORY BLDG #1B	720
COVERED AREA 4	21
COVERED AREA 5	160
ACCESSORY BLDG #2	1,316
EXISTING STRUCTURE	1,113
<b>TOTAL</b>	<b>18,598</b>
	<b>29.96%</b>
TRELLIS	2,604
	4.19% OF LOT
<b>TOTAL WITH TRELLIS</b>	<b>21,202</b>
	<b>34.15%</b>

1 SECOND LEVEL - Dependent 1  
1" = 30'-0"



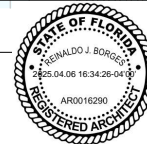


1 PERGOLA PLAN - FIRST LEVEL



2 PERGOLA PLAN - SECOND LEVEL

**VARIANCE REQUEST 3:**  
 Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.





**VARIANCE REQUEST 3:**  
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



**VARIANCE REQUEST 3:**  
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

PERGOLA WITH ALUMN. LOUVERS



**VARIANCE REQUEST 3:**  
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

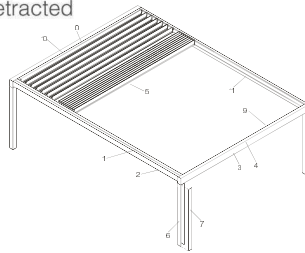
PERGOLA WITH FABRIC ENCLOSURE

## ALUMINIUM PERGOLA DETAILS

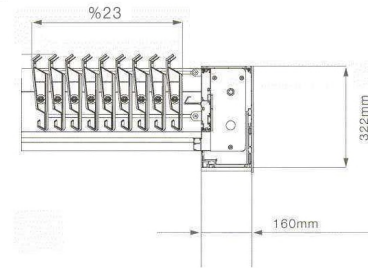
Fully Closed



Retracted



Side Elevation



Retracted & Tilted

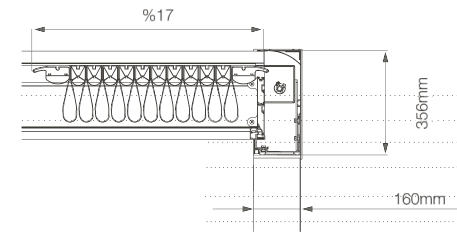
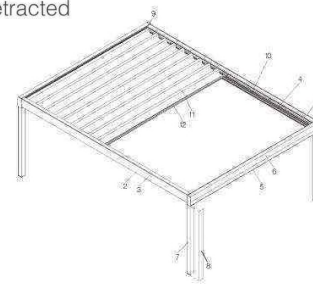


## FABRIC PERGOLA DETAILS

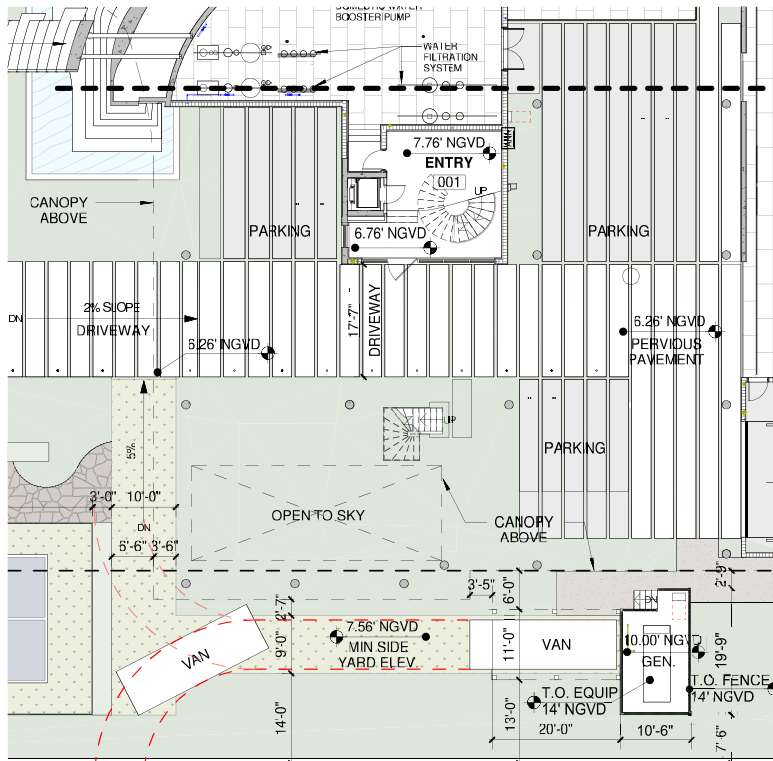
Fully Closed



Retracted

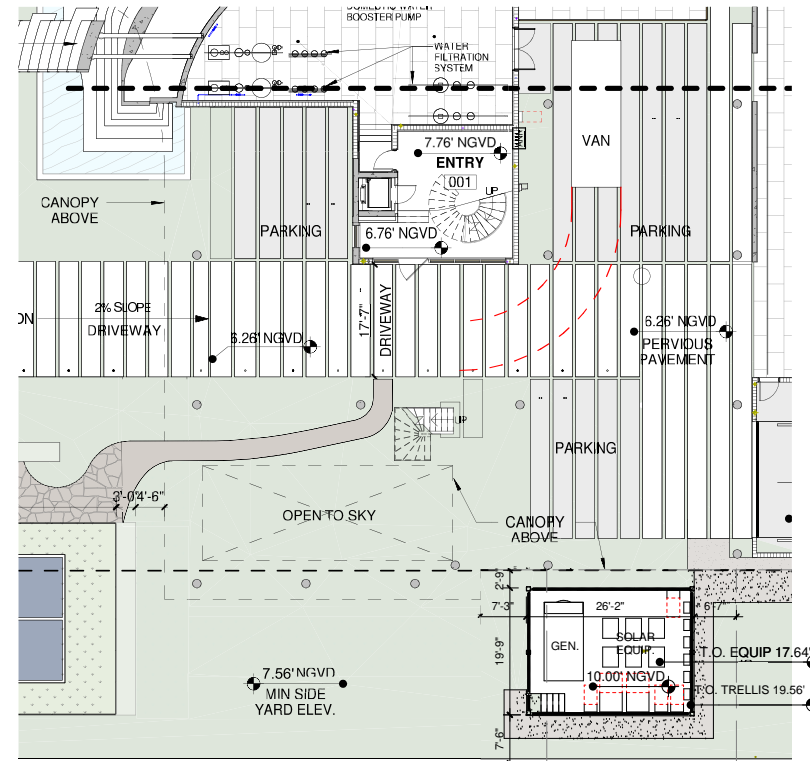


**VARIANCE REQUEST 3:**  
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



**ORIGINAL DRB PLAN**

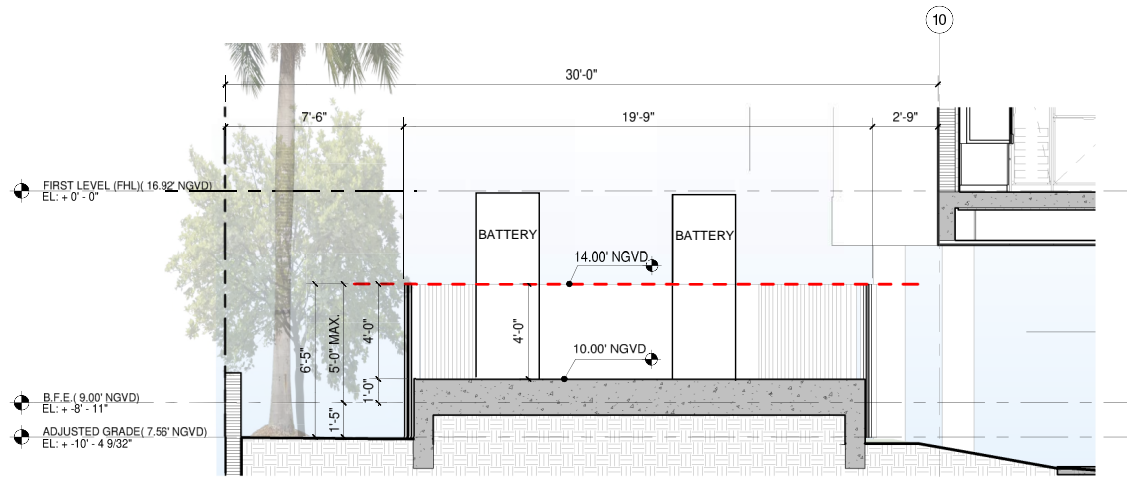
MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



**VARIANCE REQUEST**

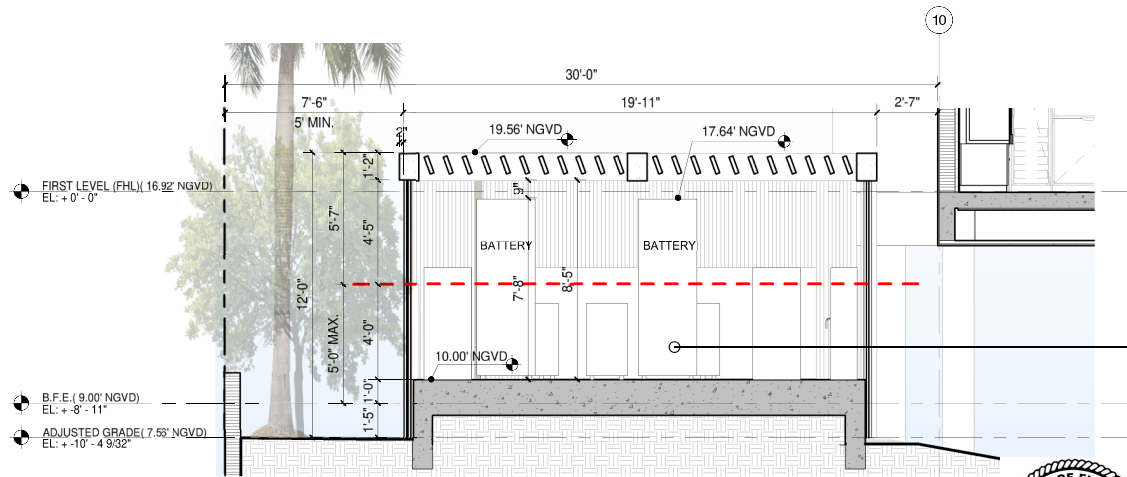
PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD  
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





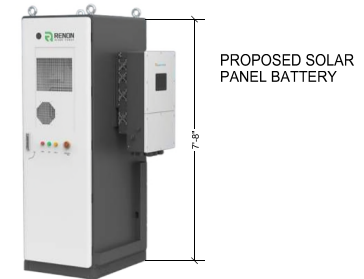
**ORIGINAL DRB PLAN**

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')

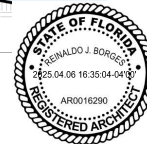


**VARIANCE REQUEST**

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD  
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD



PROPOSED SOLAR PANEL BATTERY





**ORIGINAL DRB PLAN**

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



**VARIANCE REQUEST**

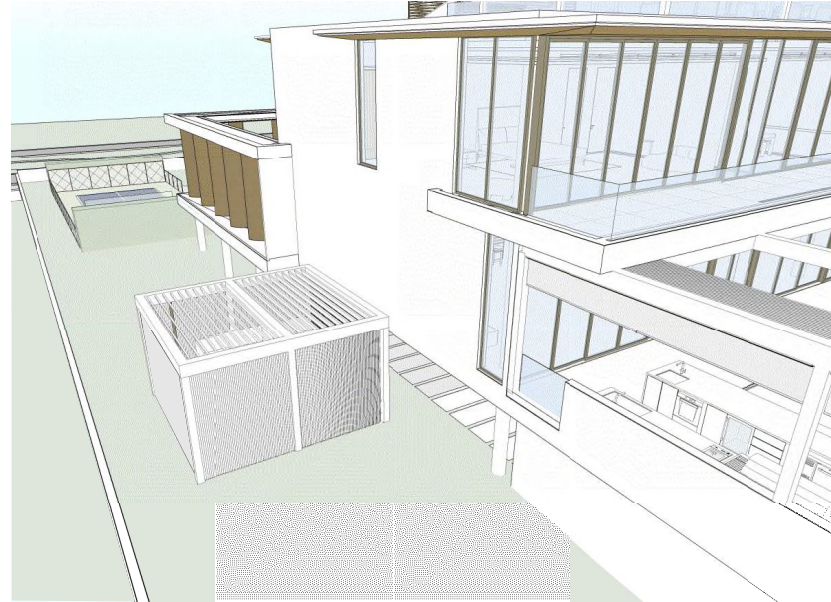
PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD  
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





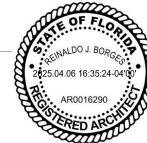
**ORIGINAL DRB PLAN**

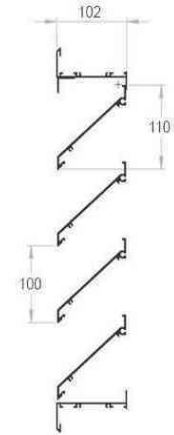
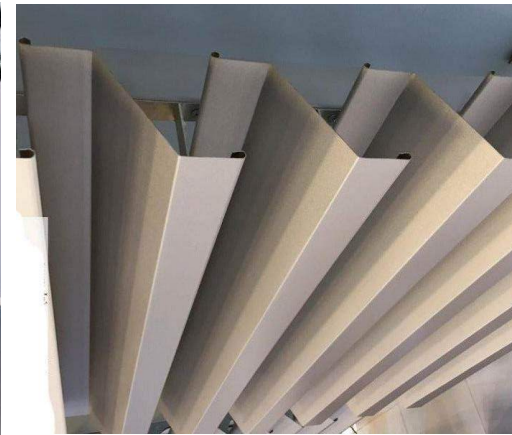
MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. '9' +5')



**VARIANCE REQUEST**

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD  
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD







**PS-01** PAINTED SMOOTH STUCCO FINISH

**VP-01** VENETIAN PLASTER FINISH

**MT-01** METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

**ST-01** EXTERIOR TILE CLADDING LARGE FORMAT

**ST-02** EXTERIOR STONE CLADDING LARGE FORMAT

**ST-03** EXTERIOR TILE CLADDING SMALL FORMAT.

**WD-01** CLADDED IN SOLID HARDWOOD

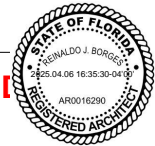


**PD-01** PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD

**MS-01** ALUMINIUM MECHANICAL SCREEN

**GL-01** IMPACT GLAZING - CLEAR W/ BRONZE FRAME

**GLR** IMPACT GLASS HANDRAIL - CLEAR





**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH

**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT

**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT

**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT

**WD-01**  
CLAPPED IN SOLID HARDWOOD

**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

**GLR**  
IMPACT GLASS HANDRAIL - CLEAR

**WT**  
ALUMINIUM TRELLIS  
CLAPPED IN WOOD



**PS-01** PAINTED SMOOTH STUCCO FINISH  
**VP-01** VENETIAN PLASTER FINISH  
**ST-01** EXTERIOR TILE CLADDING LARGE FORMAT  
**ST-02** EXTERIOR STONE CLADDING LARGE FORMAT  
**ST-03** EXTERIOR TILE CLADDING SMALL FORMAT  
**WD-01** CLADDEN IN SOLID HARDWOOD



**MS-01** ALUMINIUM MECHANICAL SCREEN  
**GL-01** IMPACT GLAZING - CLEAR W/ BRONZE FRAME  
**GLR** IMPACT GLASS HANDRAIL - CLEAR



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**MT-01**  
METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



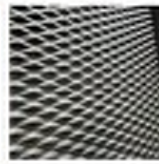
**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN



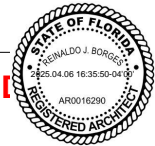
**MS-02**  
METAL SCREEN

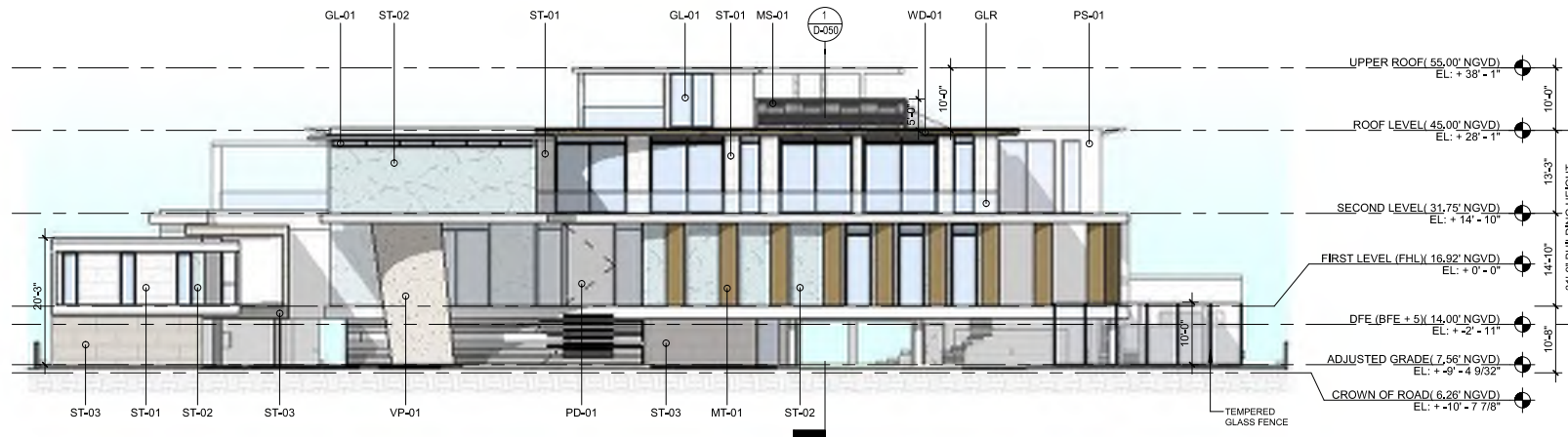


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME



**GLR**  
IMPACT GLASS HANDRAIL - CLEAR





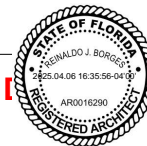
① NORTH ELEVATION  
1/16" = 1'-0"

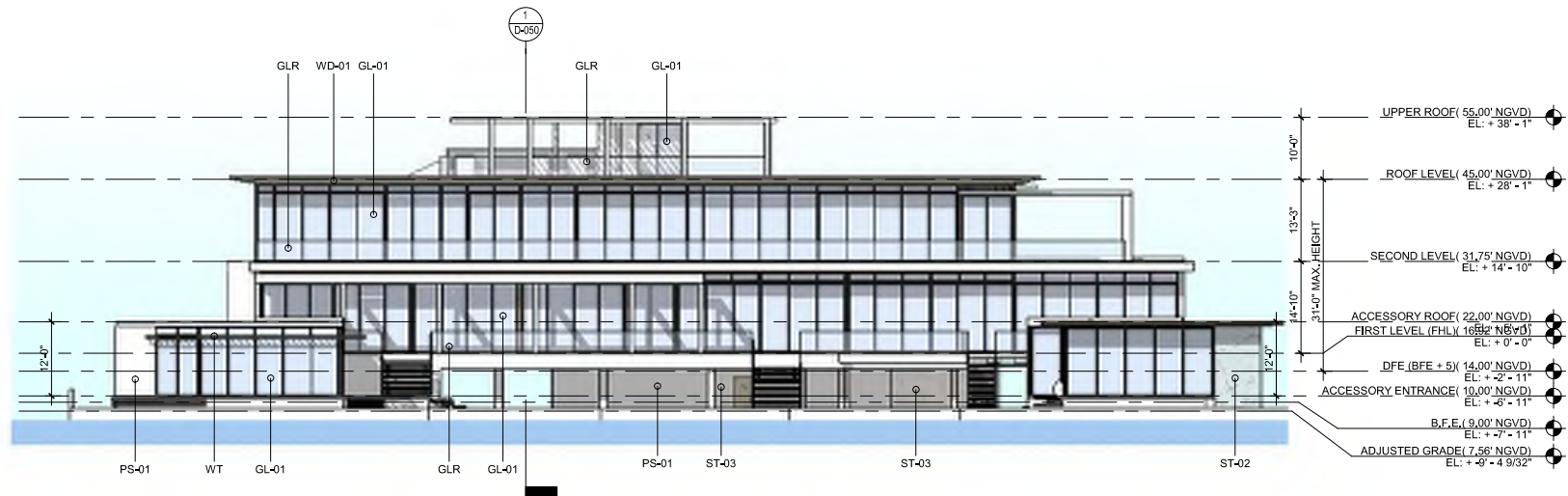


**PS-01** PAINTED SMOOTH STUCCO FINISH  
**VP-01** VENETIAN PLASTER FINISH  
**MT-01** METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH  
**ST-01** EXTERIOR TILE CLADDING LARGE FORMAT  
**ST-02** EXTERIOR STONE CLADDING LARGE FORMAT  
**ST-03** EXTERIOR TILE CLADDING SMALL FORMAT.  
**WD-01** CLADDEN IN SOLID HARDWOOD



**PD-01** PIVOT ALUMINIUM DOOR CLADDEN IN HARDWOOD  
**MS-01** ALUMINIUM MECHANICAL SCREEN  
**GL-01** IMPACT GLAZING - CLEAR W/ BRONZE FRAME  
**GLR** IMPACT GLASS HANDRAIL - CLEAR



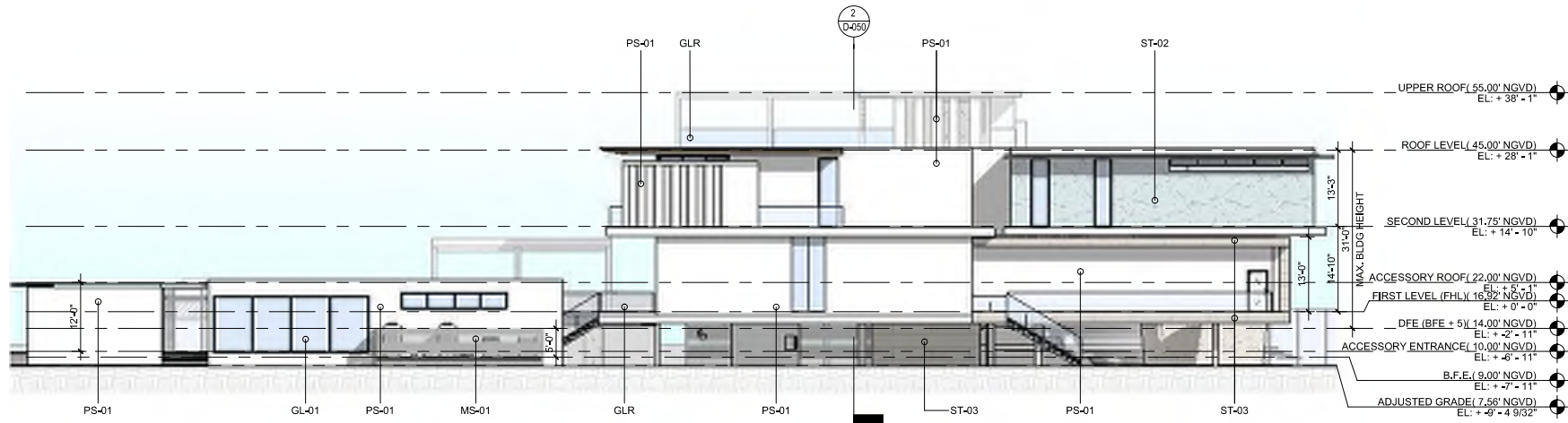


① SOUTH ELEVATION  
1/16" = 1'-0"



- PS-01**  
PAINTED SMOOTH  
STUCCO FINISH
- ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT
- ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT
- ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.
- WD-01**  
CLADDEN IN SOLID HARDWOOD
- GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME
- GLR**  
IMPACT GLASS HANDRAIL - CLEAR
- WT**  
ALUMINIUM TRELLIS  
CLADDEN IN WOOD





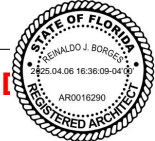
① EAST ELEVATION  
1/16" = 1'-0"

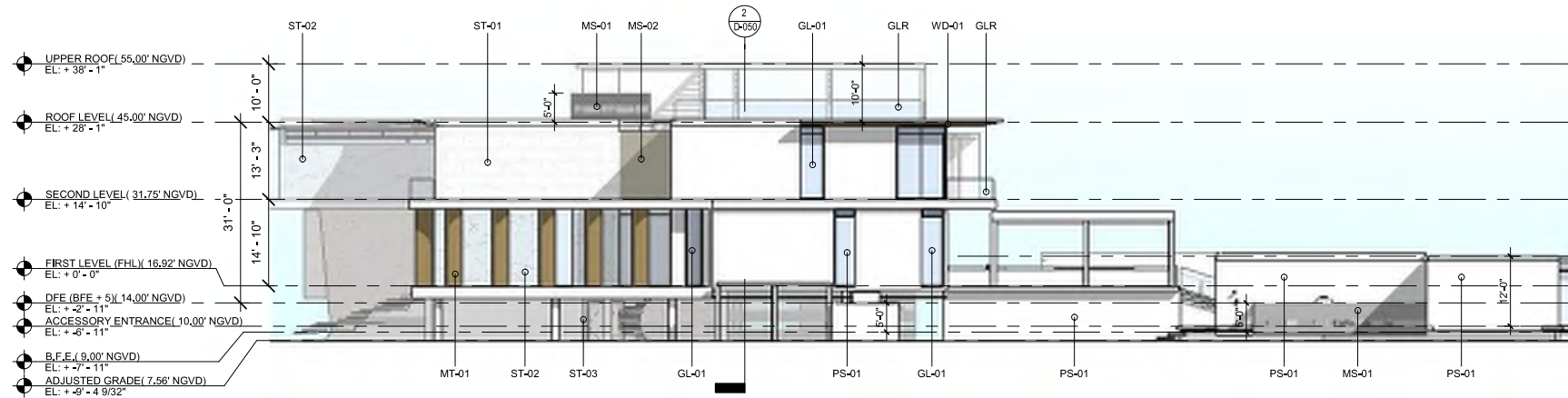


**PS-01** PAINTED SMOOTH STUCCO FINISH  
**VP-01** VENETIAN PLASTER FINISH  
**ST-01** EXTERIOR TILE CLADDING LARGE FORMAT  
**ST-02** EXTERIOR STONE CLADDING LARGE FORMAT  
**ST-03** EXTERIOR TILE CLADDING SMALL FORMAT  
**WD-01** CLADDEN IN SOLID HARDWOOD



**MS-01** ALUMINUM MECHANICAL SCREEN  
**GL-01** IMPACT GLAZING - CLEAR W/ BRONZE FRAME  
**GLR** IMPACT GLASS HANDRAIL - CLEAR





① WEST ELEVATION  
1/16" = 1'-0"



**PS-01**  
PAINTED SMOOTH  
STUCCO FINISH



**GLR**  
IMPACT GLASS HANDRAIL - CLEAR



**MT-01**  
METAL COLUMN COVER, BRUSHED  
BRONZE ALUMINIUM FINISH



**ST-01**  
EXTERIOR TILE CLADDING LARGE  
FORMAT



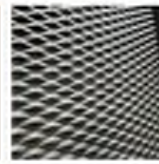
**ST-02**  
EXTERIOR STONE CLADDING  
LARGE FORMAT



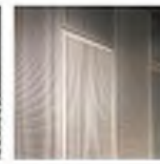
**ST-03**  
EXTERIOR TILE CLADDING SMALL  
FORMAT.



**WD-01**  
CLADDEN IN SOLID HARDWOOD



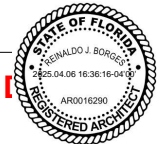
**MS-01**  
ALUMINIUM MECHANICAL  
SCREEN

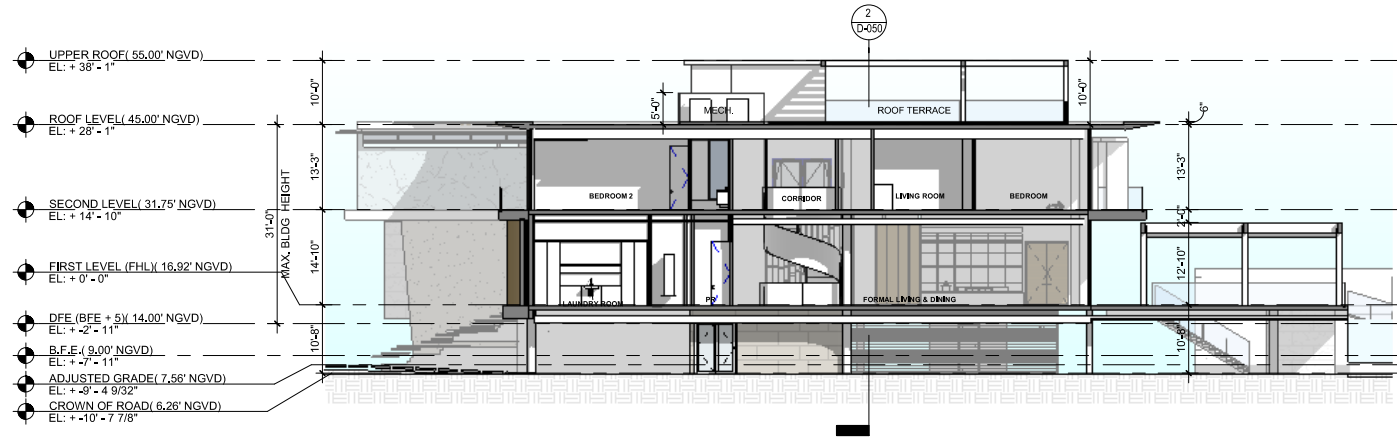


**MS-02**  
METAL SCREEN

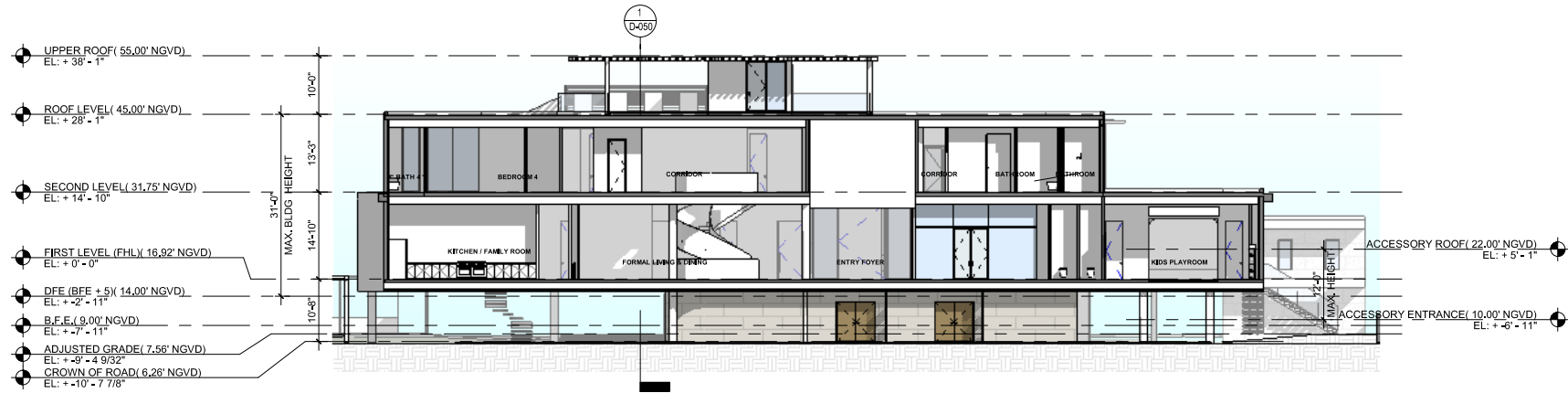


**GL-01**  
IMPACT GLAZING - CLEAR W/  
BRONZE FRAME

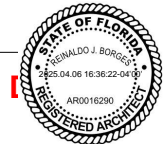




① Section 2  
1/16" = 1'-0"



② Section 1  
1/16" = 1'-0"



**SCOPE OF WORK**

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

VARIANCE REQUEST 2: Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

VARIANCE REQUEST 3: Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

VARIANCE REQUEST 4: Provide mechanical equipment and screening elements in side yard to exceed maximum height of B.F.E. + 3.

**PROPERTY OWNER**

94 PALM RESIDENCE LLC

**ARCHITECT**

BORGES ARCHITECTS + ASSOCIATES

237 S Dixie Hwy, Floor 4, Suite 419  
Coral Gables, Florida 33131  
O: 305.374.9216

Reinaldo Borges - rborges@borgesarchitects.com  
Emilia Garcia - egarcia@borgesarchitects.com

**LANDSCAPE ARCHITECT**

L&ND

7294 NW 1st Court  
Miami, FL

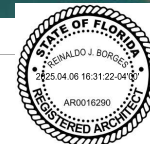
O: +1-614-439-4895  
Matthew Lewis - matt@land.design

**SHEET INDEX**

**ARCHITECTURE**

- D-000 COVER
- D-001 INDEX & SITE LOCATION
- D-002.a RENDER
- D-002.b RENDER
- D-002.c RENDER
- D-002.d RENDER
- D-002.e RENDER
- D-002.f RENDER
- D-002.g RENDER
- D-002.h RENDER
- D-005 NEIGHBORHOOD ANALYSIS
- D-010 ZONING DATA
- D-011 NET LOT AREA CALCULATION
- D-012 SITE PLAN
- D-013 GRADE LEVEL PLAN
- D-014 FIRST LEVEL FLOOR PLAN
- D-015 SECOND LEVEL FLOOR PLAN
- D-016 ROOF LEVEL FLOOR PLAN
- D-020 LOT COVERAGE DIAGRAM
- D-021 UNIT SIZE DIAGRAM
- D-022 UNIT SIZE DIAGRAM
- D-023 UNIT SIZE DIAGRAM
- D-024 UNIT SIZE DIAGRAM
- D-032 VARIANCE 1 - DIAGRAM
- D-033.a VARIANCE 2 - DIAGRAM
- D-033.b VARIANCE 2 - DIAGRAM
- D-033.c VARIANCE 2 - DIAGRAM
- D-033.d VARIANCE 2 - DIAGRAM
- D-033.e VARIANCE 2 - DIAGRAM
- D-034.a VARIANCE 3 - DIAGRAM
- D-034.b VARIANCE 3 - DIAGRAM
- D-034.c VARIANCE 3 - DIAGRAM
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- D-034.e VARIANCE 3 - DIAGRAM

- D-035.a VARIANCE 4 - DIAGRAM
- D-035.b VARIANCE 4 - DIAGRAM
- D-035.c VARIANCE 4 - DIAGRAM
- D-035.d VARIANCE 4 - DIAGRAM
- D-035.e VARIANCE 4 - DIAGRAM
- D-040 RENDERED NORTH ELEVATION
- D-041 RENDERED SOUTH ELEVATION
- D-042 RENDERED EAST ELEVATION
- D-043 RENDERED WEST ELEVATION
- D-045 NORTH ELEVATION
- D-046 SOUTH ELEVATION
- D-047 EAST ELEVATION
- D-048 WEST ELEVATION
- D-050 SECTION

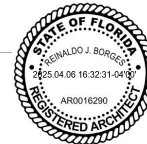


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

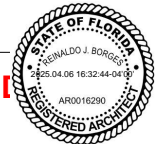
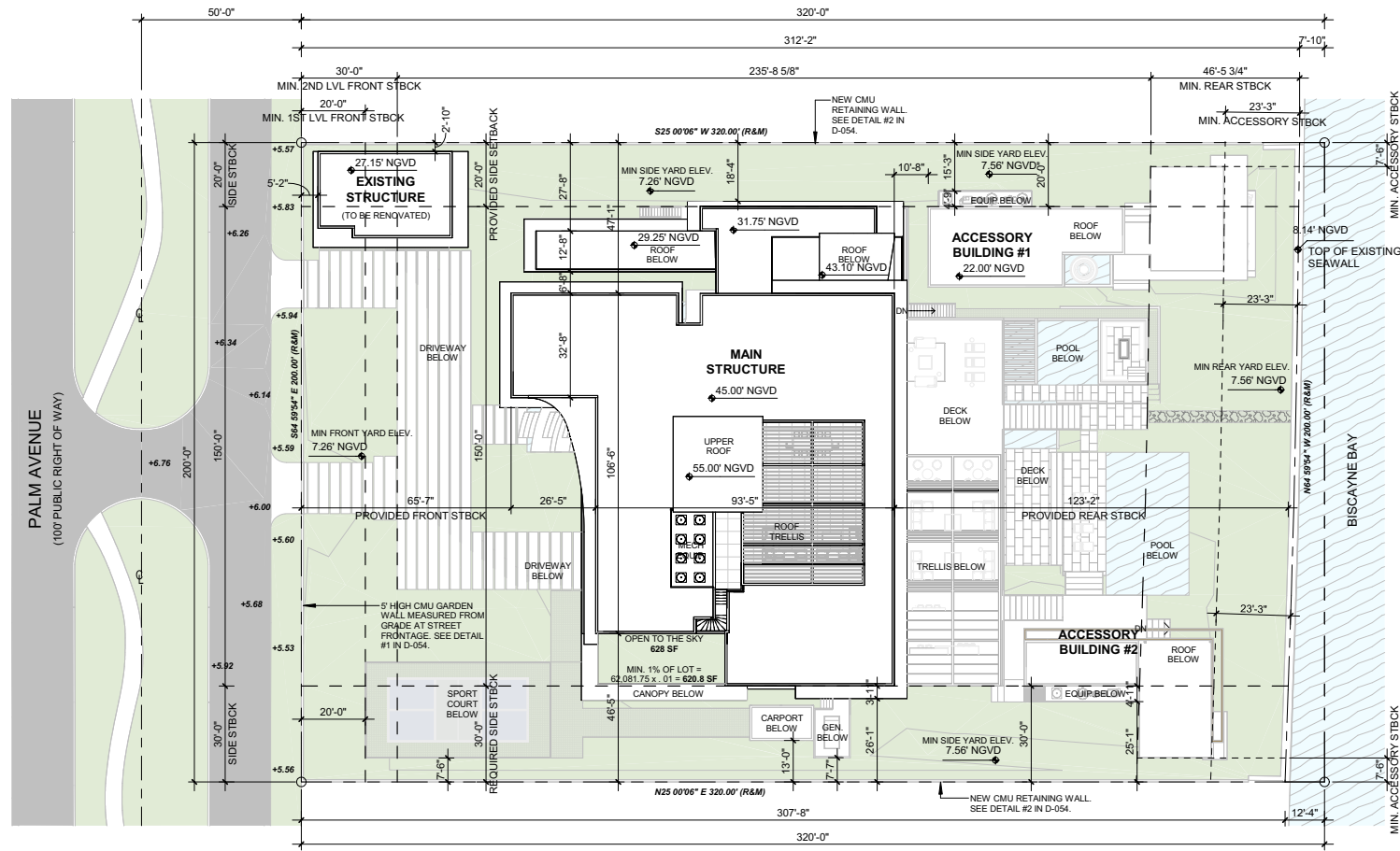
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

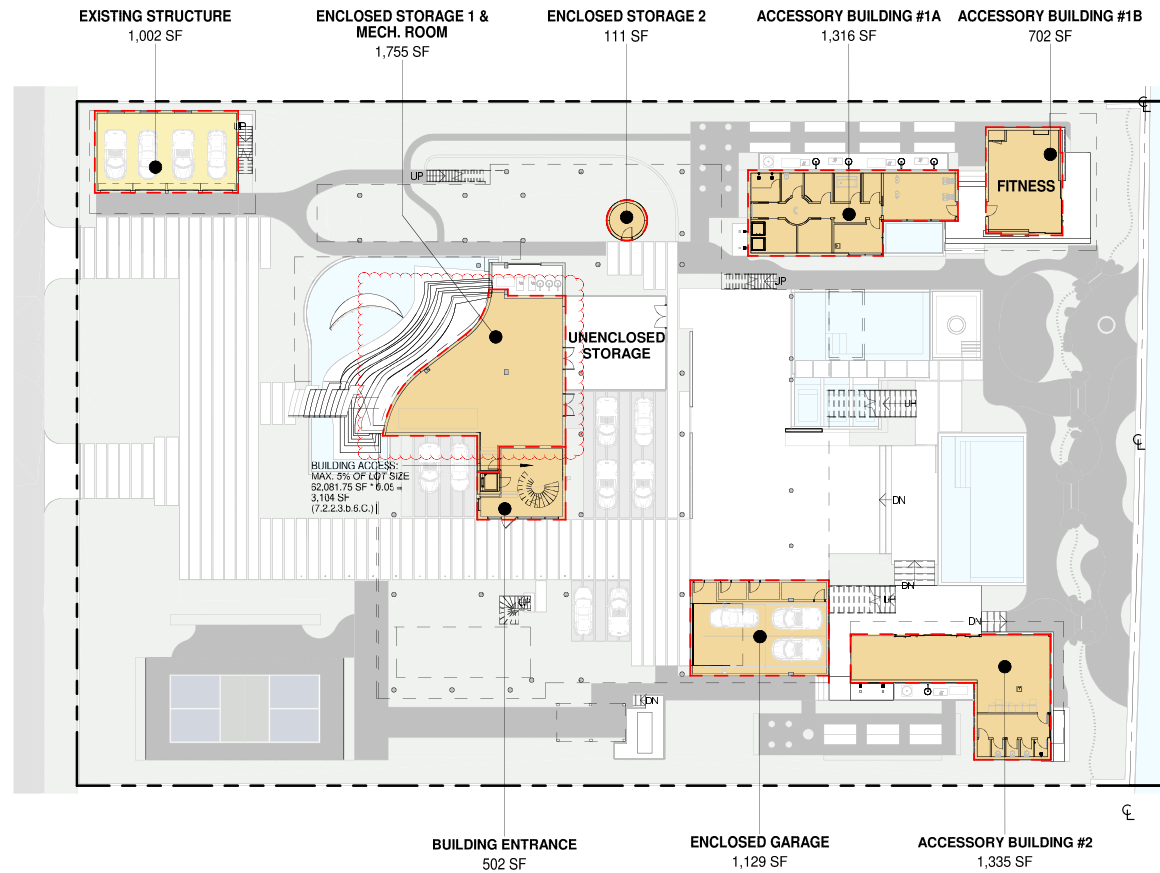
ITEM #	Project Information				
1	Address:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001-0330			
3	Board and file number(s):	DRB25-1087			
4	Year built: 2003	Zoning District:	RS-1		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	9 & 10	Grade value in NGVD:	6.12'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	(9+6.12)/2=7.56'	Free board:	5	
10	30" above grade:	8.62	Lot Area:	64,288 SF (32,000 SQ FT) (20,000 SQ FT)	
11	Lot width:	200'	Lot Depth:	320'	
12	Max Lot Coverage SF and %:	18,624.63 SF / 30%	Proposed Lot Coverage SF and %:	21,202 SF / 34.15%	
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	4,228 SF / 70.47%	Rear Yard Open Space SF and %:	6,526 SF / 70.18%	
15	Max Unit Size SF and %:	31,040.88 SF / 50%	Proposed Unit Size SF and %:	29,414 SF / 47.38%	
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	10,637 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,947 SF / 20.21%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES		
<b>ZONING INFORMATION / CALCULATION</b>		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
19	Height measured from B.F.E. plus freeboard	31'		31'	N/A
	Front Setbacks:	30'		65'-7"	N/A
20	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65'-7"	N/A
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		65'-7"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	N/A
22	Sum of side yard :	50'-0"		50'-0"	N/A
23	Side 1:	20'-0"		20'-0"	N/A
24	Side 2 or (facing street):	20'-0"		30'-0"	N/A
25	Rear:	46'-5 3/4"		123'-2"	N/A
26	Accessory Structure Side 1:	7'-8"		7'-8" / 20'-0"	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-8"		7'-8" / 30'-0"	N/A
28	Accessory Structure Rear:	23'-3"		23'-3"	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.



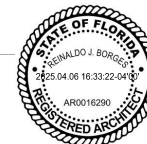


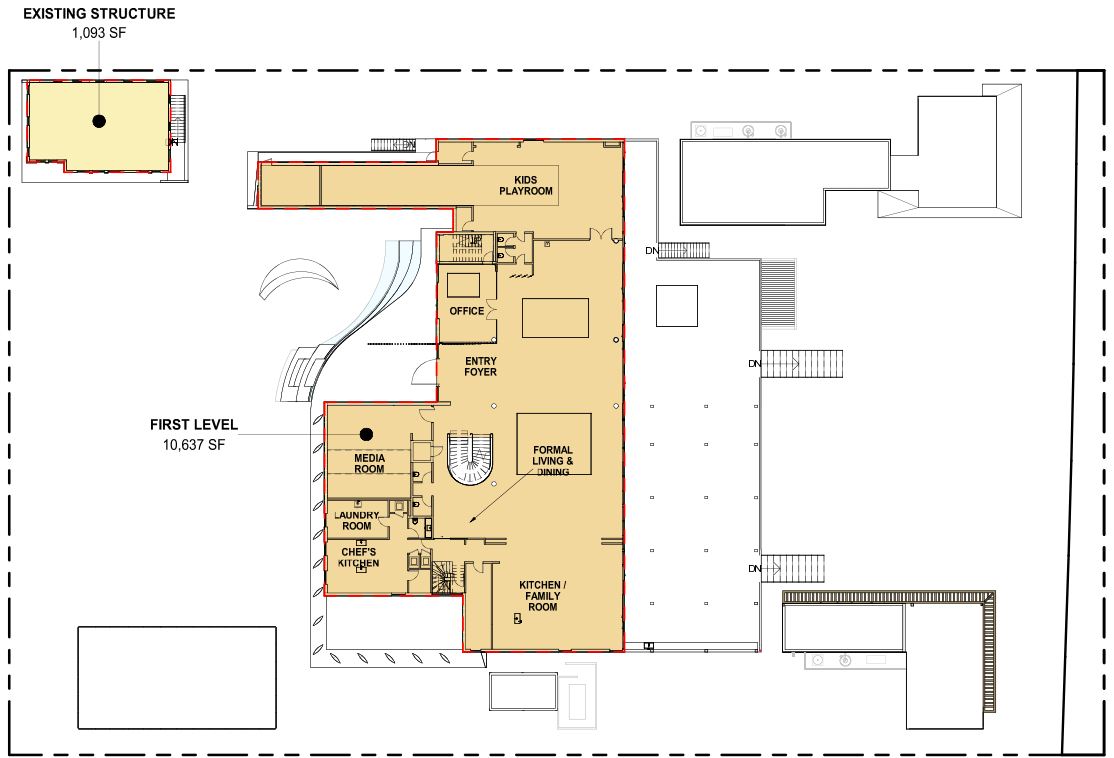




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = <b>31,040.88</b>	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,773</b>
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
<b>TOTAL</b>	<b>30,014</b>
	<b>48.35%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,414</b>
	<b>47.38%</b>

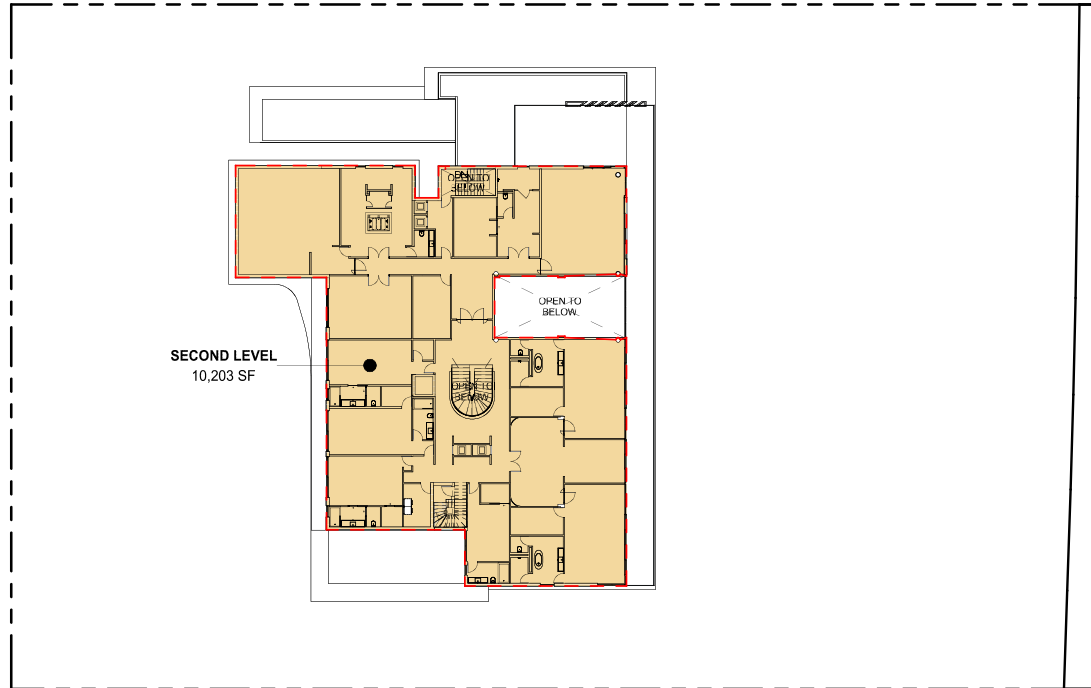
1 UNDERSTORY LEVEL  
1" = 30'-0"





1 FIRST MAIN FLOOR  
1" = 30'-0"

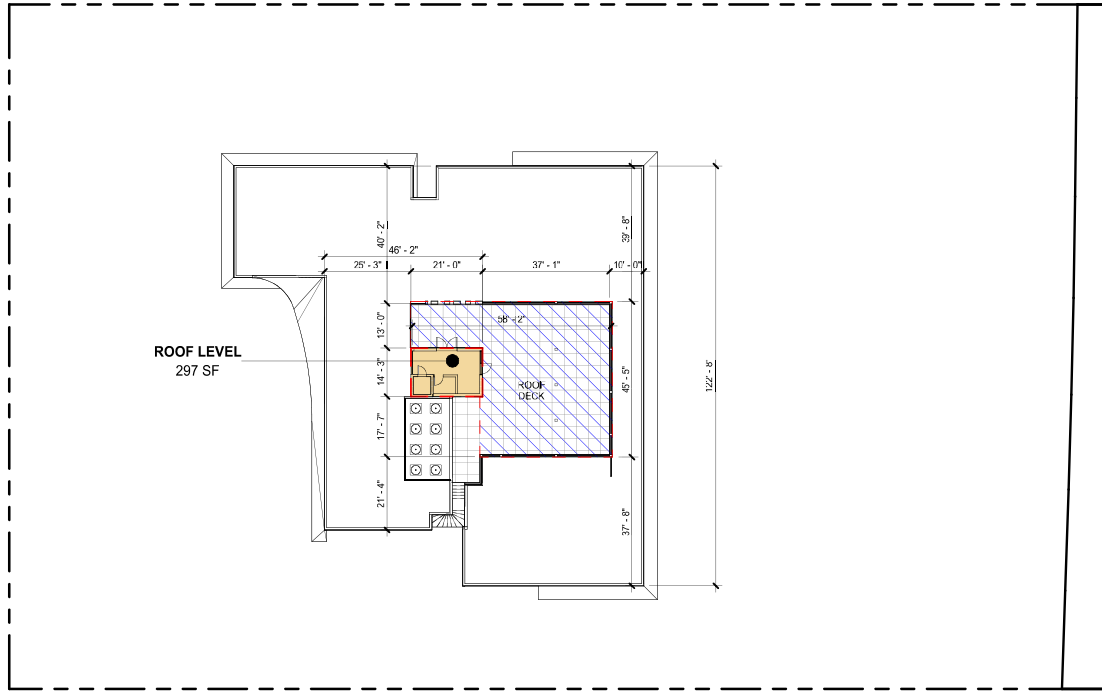
MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
<b>ALLOWABLE</b>	
50% OF LOT AREA	
62,081.75 x .50 = <b>31,040.88</b>	
<b>PROVIDED</b>	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,092
<b>TOTAL</b>	<b>7,773</b>
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
<b>TOTAL</b>	<b>30,014</b>
	<b>48.35%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,414</b>
	<b>47.38%</b>



1 SECOND LEVEL  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = <b>31,040.88</b>	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
<b>TOTAL</b>	<b>7,773</b>
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
<b>TOTAL</b>	<b>11,730</b>
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
<b>TOTAL</b>	<b>30,014</b>
	<b>48.35%</b>
GARAGE CREDIT	-600.00
<b>TOTAL</b>	<b>29,414</b>
	<b>47.38%</b>





1 ROOF LEVEL  
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

ROOF STANDARDS		
ALLOWABLE	PROVIDED	COLOR LEGEND
ROOF DECK AREA		
25% OF ENCLOSED FLOOR BELOW		
AREA OF LEVEL BELOW=10,214	2,113 SF PROVIDED	
10,214 SF x .25 = 2,553.5 SF ALLOWED	20.69%	
ROOF COVERED STRUCTURE		
20% OF ENCLOSED FLOOR BELOW		
AREA OF LVL BELOW = 10,214	2,023 SF PROVIDED	
10,214 SF x .20 = 2,042.8 SF ALLOWED	19.81%	

