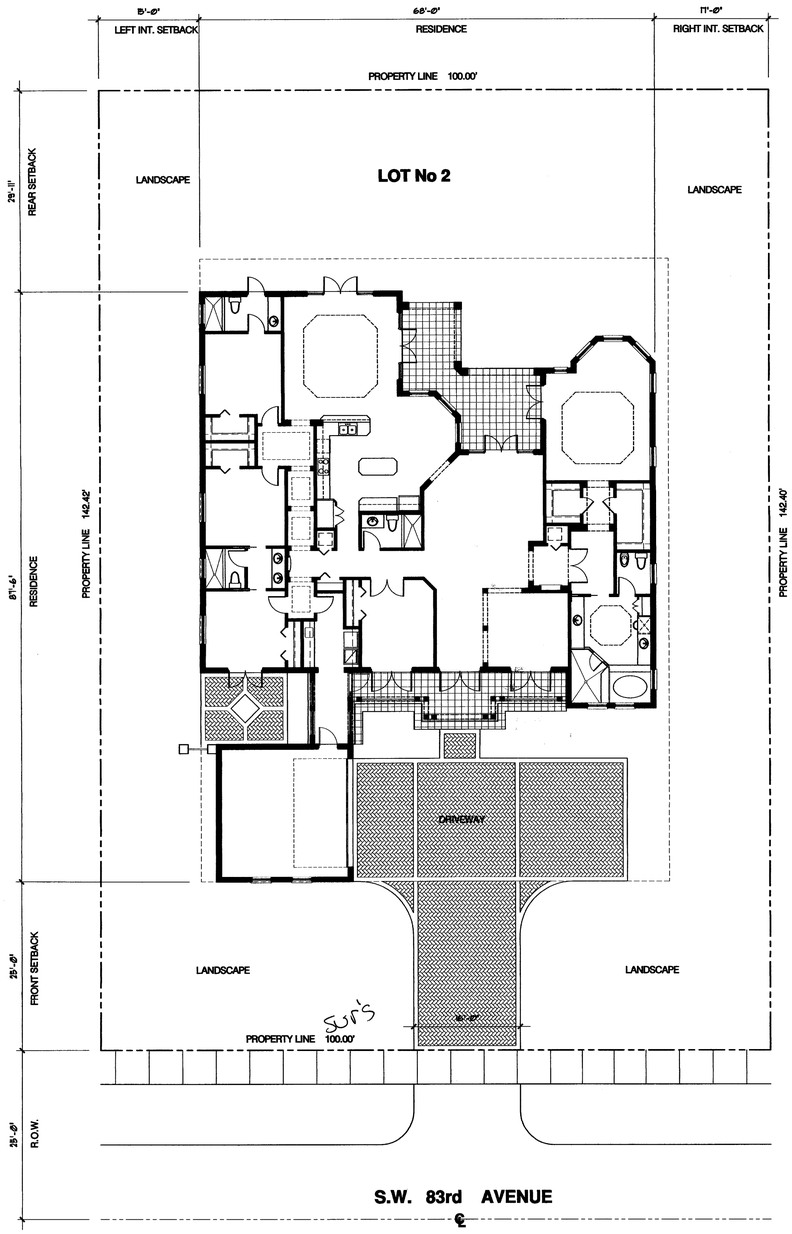


Site Plan Scale: 3/32" = 1'-0"

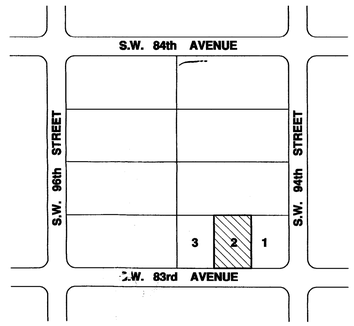
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,240.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,272.00 Sq. Ft.
LOT COVERAGE PROVIDED (29.91%) :	4,260.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	24'-6"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	29'-11"
INTERIOR SIDE (RIGHT)	15'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED
SEP 16 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SEP 15 08

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

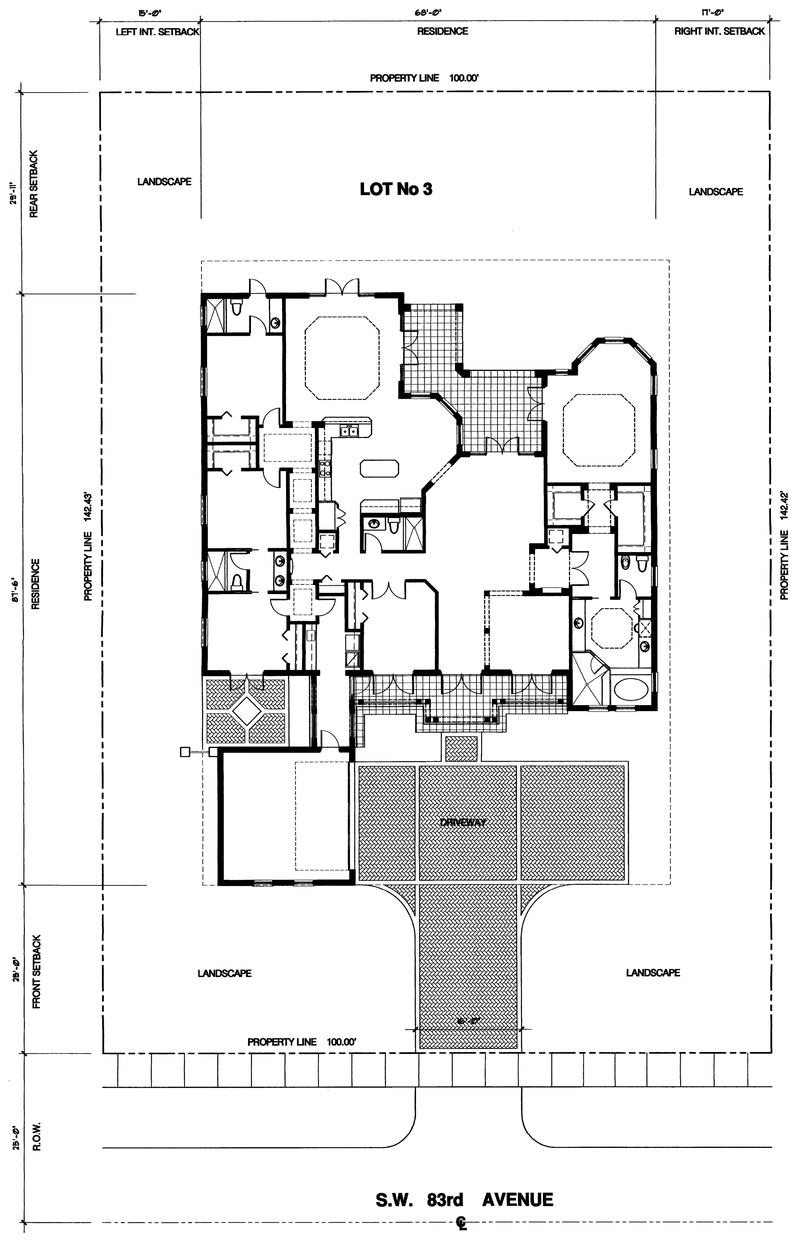
Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

Art-Tech design group, corp.
CONSULTING DESIGNERS

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	A-1.1

COPYRIGHT 1999 ©, MENDEZ PROFESSIONAL ENGINEERING CORP. All ideas, details, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.



Site Plan Scale: 3/32" = 1'-0"

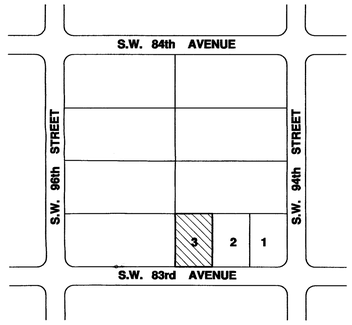
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,240.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,272.00 Sq. Ft.
LOT COVERAGE PROVIDED (29.91%) :	4,260.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	24'-6"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	29'-11"
INTERIOR SIDE (RIGHT)	15'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED 07314 SEP 16 2008 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

SEP 15 08

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

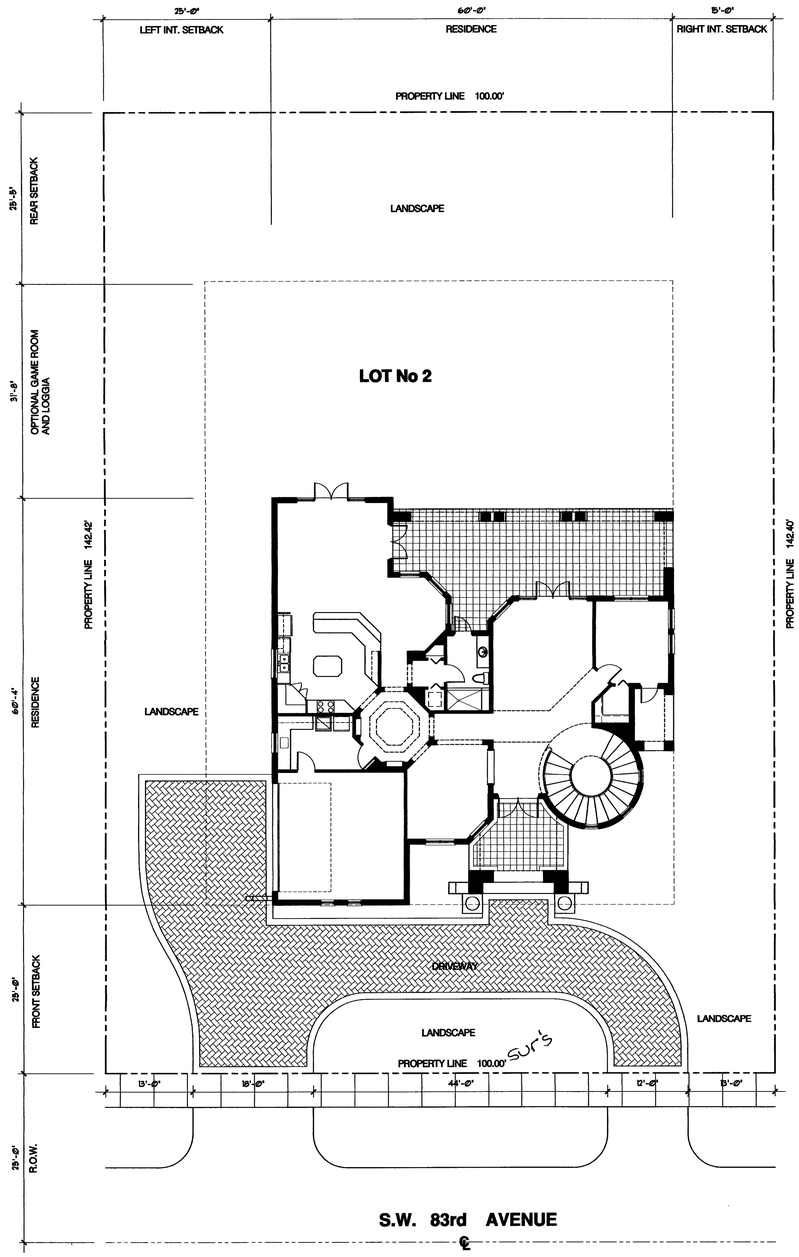
Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

Art-Tech design group, corp.
CONSULTING DESIGNERS

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	A-1.2

COPYRIGHT 1999 ©, MENDEZ PROFESSIONAL ENGINEERING CORP. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.



Site Plan

Scale: 3/32" = 1'-0"

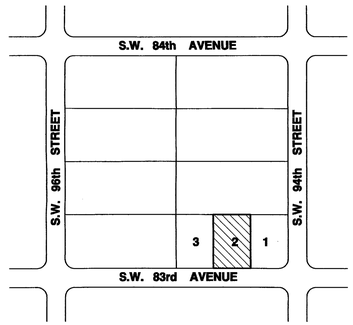
MODEL "B" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,200.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,260.00 Sq. Ft.
LOT COVERAGE PROVIDED (22.1%) : EXCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,140.00 Sq. Ft.
LOT COVERAGE PROVIDED (25.4%) : INCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,610.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR (EXCLUDING OPTIONS)	25'-0"	57'-1"
REAR (INCLUDING OPTIONS)	25'-0"	25'-5"
INTERIOR SIDE (RIGHT)	15'-0"	15'-0"
INTERIOR SIDE (LEFT)	15'-0"	25'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTON 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Rev
RECEIVED
SEP 16 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Art-Tech design group, corp.
CONSULTING DESIGNERS

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

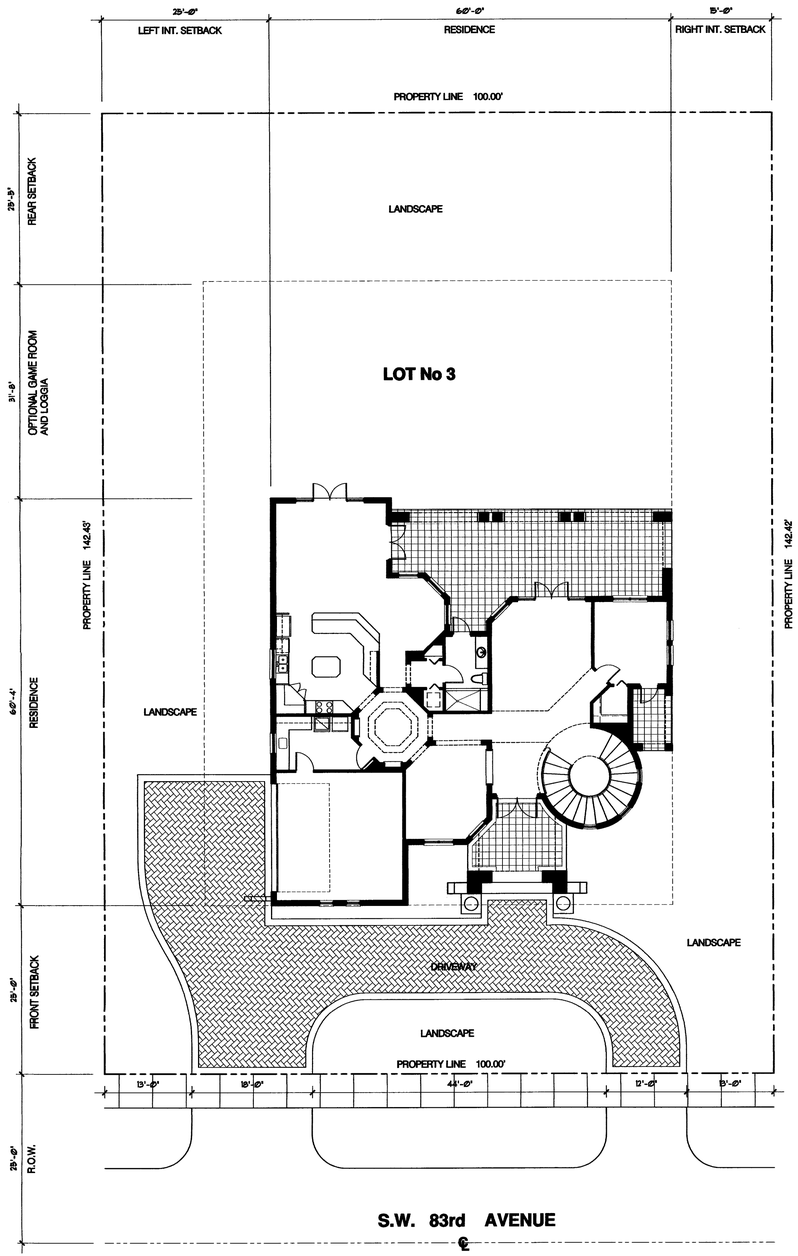
Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	B-1.1

COPYRIGHT 1999 ©, MENDEZ PROFESSIONAL ENGINEERING CORP. - All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp, and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.



Site Plan Scale: 3/32" = 1'-0"

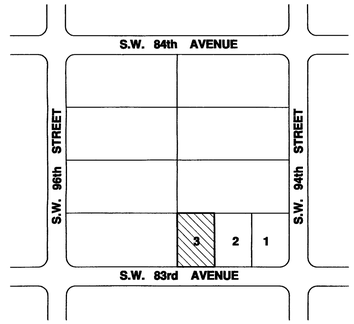
MODEL "B" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,200.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,260.00 Sq. Ft.
LOT COVERAGE PROVIDED (22.1%) : EXCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,140.00 Sq. Ft.
LOT COVERAGE PROVIDED (25.4%) : INCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,610.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR (EXCLUDING OPTIONS)	25'-0"	57'-1"
REAR (INCLUDING OPTIONS)	25'-0"	25'-5"
INTERIOR SIDE (RIGHT)	15'-0"	15'-0"
INTERIOR SIDE (LEFT)	15'-0"	25'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED SEP 15 2008 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

SEP 15 08

REVISIONS

BAPTIST MANOR

S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Art-Tech design group, corp. CONSULTING DESIGNERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	B-1.2

COPYRIGHT 1999 © MENDEZ PROFESSIONAL ENGINEERING CORP. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp., and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred in any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.