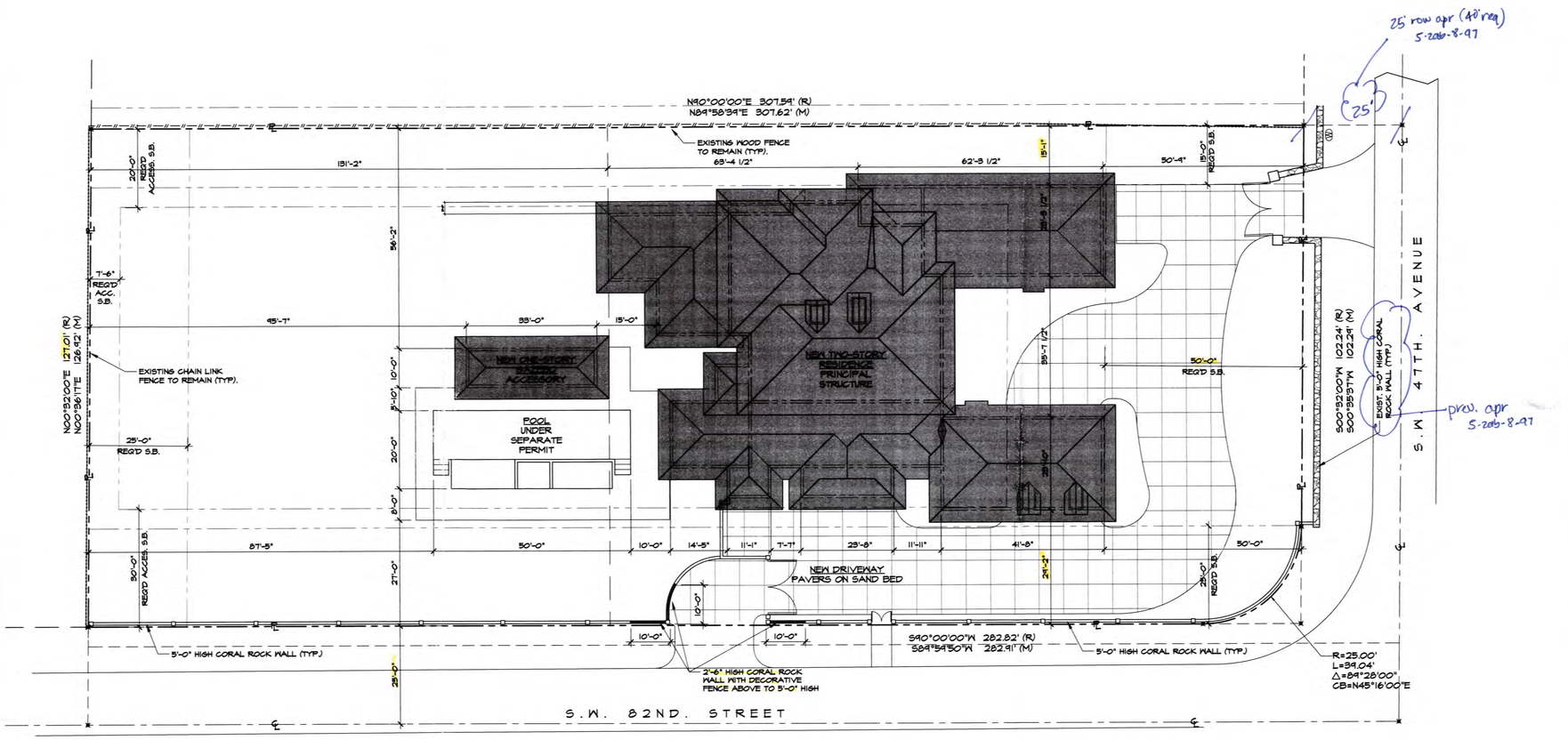


1 SITE PLAN
SCALE: 1/16" = 1'-0"

n/a lot cov
131'-2" X 127.01 = 16,659 X 5% = 832 SF

* 2nd floor not more than 2/3 of the 1st floor, therefore, residence is considered as a 1 story (@ 20% lot coverage will be req.

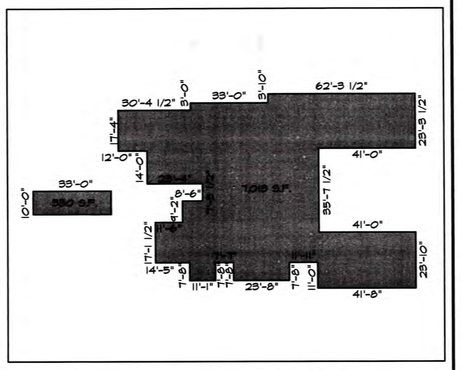
RECEIVED
214-094
MAR 26 2015
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING, PLANT AND ECONOMIC RESOURCES / DEVELOPMENT SERVICES
By: AH

LEGAL DESCRIPTION:

THE SOUTH 132 FEET OF TRACT 80 OF "SECOND AMENDED PLAT OF COCOAPLUM HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

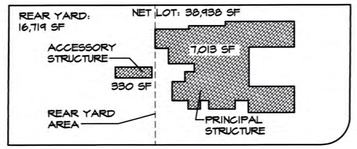
LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

THE SOUTH 5 FEET OF TRACT 80 "SECOND AMENDED PLAT OF COCOAPLUM HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE EAST 25 FEET OF THE SOUTH 132 FEET OF TRACT 80 OF "SECOND AMENDED PLAT OF COCOAPLUM HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND THE EXTERNAL AREA BOUNDED BY THE WEST LINE OF THE EAST 25.00 FEET OF TRACT 80 OF "SECOND AMENDED PLAT OF COCOAPLUM HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BOUNDED BY THE NORTH LINE OF THE SOUTH 5.00 FEET OF SAID TRACT 80 AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST. SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.



2 BUILDING FOOTPRINT DIAGRAM
N.T.S.

LOT COVERAGE DIAGRAM:



* req. *see note below

LOT COVERAGE CALCULATION:

LOT SIZE: 2.079	38,938 SQ. FT.
ALLOWABLE @ 15% (PRINCIPAL):	5,840 SQ. FT.
ALLOWABLE @ 5% OF REAR YARD (ACCESSORY)- 16,719 SF @ 5%:	~~835~~ 832 SQ. FT.
ACTUAL (PRINCIPAL):	7,013 SQ. FT. (18.0%)
ACTUAL (ACCESSORY):	330 SQ. FT. (2.0%)
ACTUAL (TOTAL):	7,343 SQ. FT.

3 LOT COVERAGE DIAGRAM
N.T.S.

ZONING INFORMATION:

FOLIO: 30-4131-025-0011

ADDRESS: 8180 ERWIN ROAD (SW 47 AVE), MIAMI, FL 33143

ZONING DISTRICT: EU-1 (ESTATES SINGLE FAMILY)

NET LOT AREA: 38,938 SF (0.89 ACRES)

LOT FRONTAGE: ± 127'-0"

FLOOD ZONE: X BASE FLOOD ELEVATION: N/A

LOT COVERAGE:

ALLOWABLE	15% OF NET LOT AREA	5,839 SF

SETBACKS:

PRINCIPAL STRUCTURE	REQUIRED	PROVIDED
FRONT	50'-0"	50'-0"
REAR	25'-0"	131'-2"
INTERIOR SIDE	15'-0"	15'-1"
STREET SIDE	25'-0"	29'-2"
ACCESSORY STRUCTURE		
FRONT	75'-0"	179'-0"
REAR	7'-6"	45'-7"
INTERIOR SIDE	20'-0"	56'-2"
STREET SIDE	30'-0"	60'-10"

4 ZONING INFORMATION

SEAL:

DAVID WEARNE JOHNSON AIA
ARCHITECT
7740 SW 104th Street, Suite 101 Miami, FL 33156
PH. (305)661-8387 FAX. (305)661-7621
AR 0008624

PROJECT TITLE: NEW RESIDENCE FOR THE SCHEINER FAMILY
8180 SW 47th AVENUE (ERWIN ROAD)
Miami, Florida 33143

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CONSULTANT

DRAWING TITLE: SITE PLAN, ZONING INFORMATION & PROJECT DATA

REVISION	DATE

DATE
DESIGN PRELIMINARY/ VARIANCE SUBMITTAL 02/18/2015

SHEET NO.
A-1