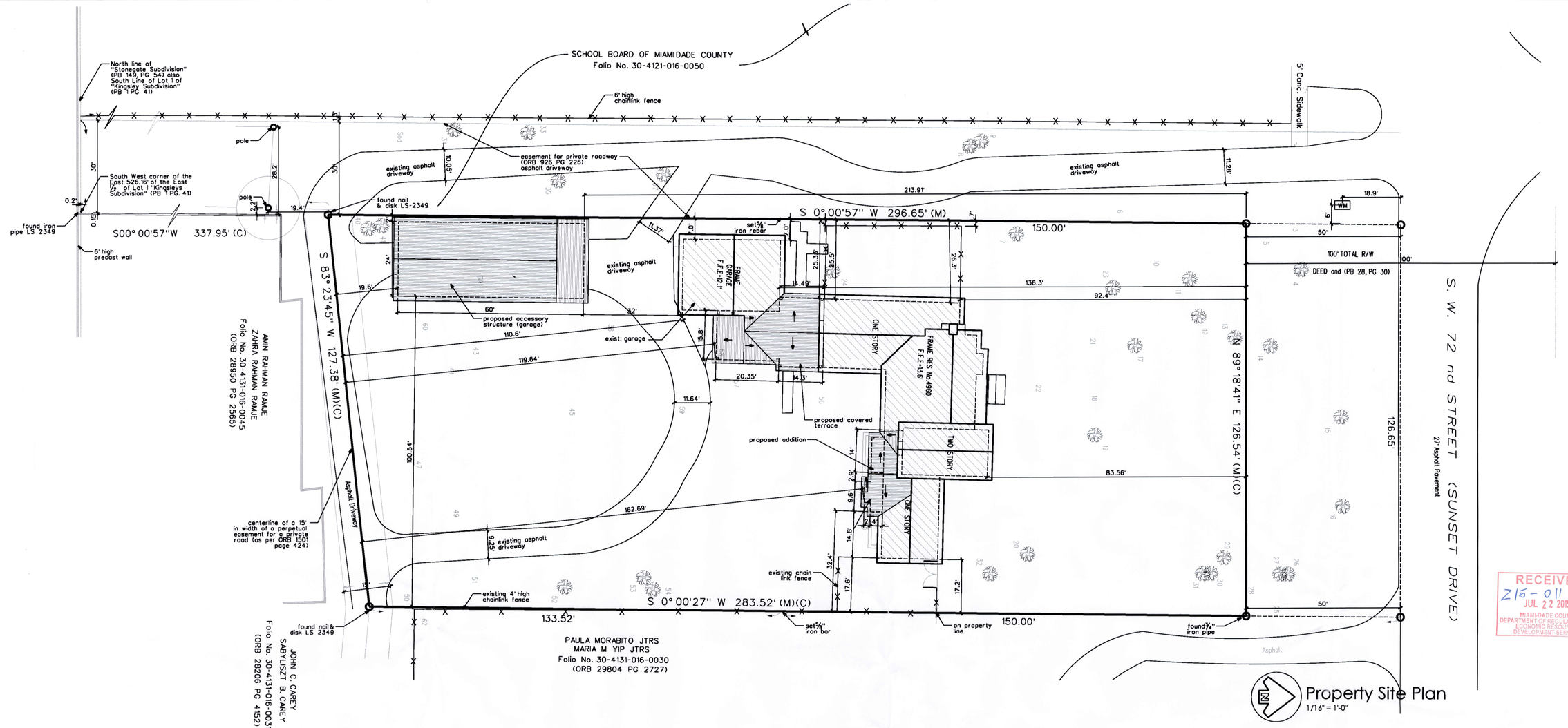


Property Site Plan
1/16" = 1'-0"

RECEIVED
Z15-011
JUL 22 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Zoning Information

ZONING DESIGNATION:

DISTRICT	EU-1

AREA INFORMATION:

AREA OF PROPERTY	36,752 Sq. Ft.
AREA OF RESIDENCE (UNDER AIR)	
EXISTING 1st AREA (UNDER AIR)	2,683 Sq. Ft.
EXISTING 2nd AREA (UNDER AIR)	498 Sq. Ft.
EXISTING GARAGE	711 Sq. Ft.
TOTAL EXISTNG AREA	3,537 Sq. Ft.
NEW COVERED TERRACE	642 Sq. Ft.
NEW ADDITION	148 Sq. Ft.
NEW COVER PORCH	47 Sq. Ft.
NEW DETACHED GARAGE	1,440 Sq. Ft.
ADDITIONAL AREAS:	
DRIVEWAY	3,474 Sq. Ft.
WALKWAYS / SLABS	414 Sq. Ft.

Building Information

EXISTING FINISHED FLOOR	13.43' N.G.V.D.
BASE FLOOD ELEVATION	ZONE X
HEIGHT OF AVG. GRADE (CROWN OF ROAD)	11.25' N.G.V.D.
HEIGHT OF AVG. GRADE (ADJACENT TO RES.)	10.89' N.G.V.D.

ALLOWABLE LOT COVERAGE:

PRINCIPAL STRUCTURE	
MAXIMUM LOT COVERAGE	5,513 Sq. Ft. (15.0 %)
LOT COVERAGE PROPOSED	4,231 Sq. Ft. (11.5%)
ACCESSORY STRUCTURE	
MAXIMUM LOT COVERAGE	1,836 Sq. Ft. (5.0 %)
LOT COVERAGE PROPOSED	1,440 Sq. Ft. (3.9%)

GREENSPACE:

GREENSPACE REQUIRED	15% (Min) = 5,513 Sq. Ft.
GREENSPACE PROPOSED	74% = 27,266 Sq. Ft.

Setback Information

NEW COVERED TERRACE	REQUIRED	PROPOSED
FRONT	50.00'	N/A
SIDE WEST	15.00'	N/A
SIDE EAST	15.00'	79.00'
REAR	25.00'	119.60'

NEW DETACHED GARAGE	REQUIRED	PROPOSED
FRONT	75.00'	213.91'
SIDE WEST	20.00'	2.00'
SIDE EAST	20.00'	100.54'
REAR	7.50'	19.60'

NEW ADDITION	REQUIRED	PROPOSED
FRONT	50.00'	N/A
SIDE WEST	15.00'	N/A
SIDE EAST	15.00'	32.64'
REAR	25.00'	162.69'

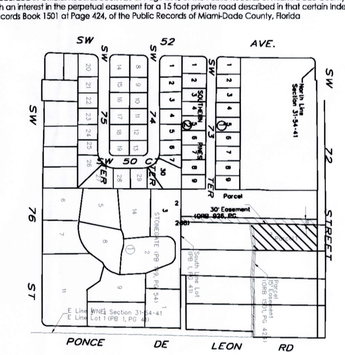
Legal Description

PARCEL 1 (Fee Parcel)

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East 1/2 of Lot 1 of the CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, according to the Plat thereof, recorded in Plat Book 1 at Page 41, of the Public Records of Miami-Dade County, Florida, lying North of the centerline of that certain 15 foot ingress and egress easement recorded in Official Records Book 1501 at Page 424, of the Public Records of Miami-Dade County, Florida, less the North 50 feet thereof for highway purposes recorded in Official Records Book 21684 at Page 1346, of the Public Records of Miami-Dade County, Florida.

PARCEL 2 (Easement Parcel)

The right of use and interest in of that certain 30 foot private roadway easement described in the RIGHT OF WAY EASEMENT, recorded in Official Records Book 926 at Page 266, of the Public Records of Miami-Dade County, Florida; together with an interest in the perpetual easement for a 15 foot private road described in that certain indenture, recorded in Official Records Book 1501 at Page 424, of the Public Records of Miami-Dade County, Florida



Location Map
N.T.S.

BROCKHOUSE
BROCKHOUSE ASSOCIATES PA
4973 S. W. 75th AVENUE
MIAMI, FLORIDA 33155
305 666 2333 ▪ FAX 666 2332
AR 10682 AA 0002456
BRUCE BROCKHOUSE
ARCHITECTURE ▪ INTERIOR DESIGN

PROJECT

An Addition For The:

MATSON RESIDENCE

4960 Sunset Drive
Miami, Florida 33146

SEAL

5/14/15

VARIANCE ISSUE SET

SHEET TITLE

SITE PLAN & ZONING DATA

SHEET TITLE REFERENCE

14014-v-site.dgn

ALL CONCEPTS, DESIGNS, ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE OWNED BY, AND ARE THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONJUNCTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF: BROCKHOUSE ASSOCIATES, PA.

REVISION

DESIGNED BY	B.A.
DRAWN BY	B.A.
APPROVED BY	S.D.
DATE	02-05-15
SCALE	1/16"=1'-0"
PROJECT NO.	14014
SHEET NO.	A.1