

SCOPE OF WORK:

PROPOSED NEW TWO STOREY ADDITION TO AN EXISTING RESIDENCE
A VARIANCE IS REQUIRED FOR A NEW 15.00' FRONT SETBACK

CODES APPLICABLE

FLORIDA BUILDING CODE 2010 (RESIDENTIAL)
FLORIDA BUILDING CODE 2010 EXISTING STRUCTURES
NEC 2008

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 10 AND THE WEST 25 FEET OF LOT 11 IN BLOCK 6, OF
BILTMORE HEIGHTS RED ROAD ADDITION FIRST SECTION ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PG 45, PAGE 62 OF THE PUBLIC
RECORDS OF MIAMI DADE COUNTY, FLORIDA

ZONING LEGEND

SITE DATA

EXISTING ZONING CLASSIFICATION:	R-1
LAND USE	SINGLE FAMILY RESIDENTIAL
OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	UNPROTECTED

EXISTING BUILDING	EXISTING	ALLOWED
FRONT SETBACK (SOUTH)	25.50'	25.00'
SIDE SETBACK (EAST)	15.00'	7.50'
REAR SETBACK (NORTH)	32.50'	15.00'
SIDE SETBACK (WEST)	14.60'	7.50'
EXISTING LOT COVERAGE	1,234 S.F.	3,150 S.F.
FAR AREA		
EXISTING HEIGHT	11.00'	35 FT.
EXISTING GREEN AREA	5,244 SQ FT	1,875 S.F.

NEW BUILDING	PROPOSED	ALLOWED
FRONT SETBACK (SOUTH)	15.00'	25.00'
SIDE SETBACK (EAST)	15.00'	7.50'
REAR SETBACK (NORTH)	32.50'	15.00'
SIDE SETBACK (WEST)	7.50'	7.50'
NEW LOT COVERAGE	2,452 S.F.	3,150 S.F.
FAR AREA (SEE CALCULATIONS BELOW)	3,915 S.F.	4,500 S.F.
NEW HEIGHT	29.50'	35 FT.
NEW GREEN AREA	4,650 S.F.	1,875 S.F.

	SQ. FEET	PROVIDED	ALLOWED	ALLOWED
EXISTING AC BUILDING AREA	1,234 S.F.			
NEW AC BUILDING AREA	2,681 S.F.			
EXISTING LOT COVERAGE	1,234 S.F.	16.45 %	3,150 S.F.	42% OF LOT
NEW LOT COVERAGE	2,452 S.F.	32.22 %	3,150 S.F.	42% OF LOT
LOT AREA	7,500 S.F.			
FRONT YARD OPEN AREA (FRONT YARD: 1494.5 SF.)	1,300 S.F.	69.5 %	30% Min.	562.50'

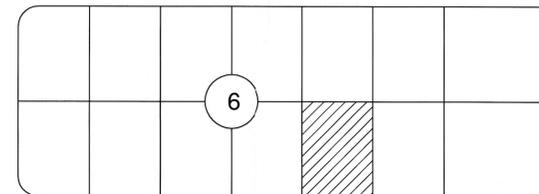
32.28%
107.00'

AREA OF NEW CONSTRUCTION AND ALTERATION

EXISTING	1,234 SF.
NEW CONSTRUCTION GROUND FLOOR	1,218 SF.
NEW CONSTRUCTION SECOND FLOOR	1,463 SF.

PUBLIC WORKS GENERAL NOTES:

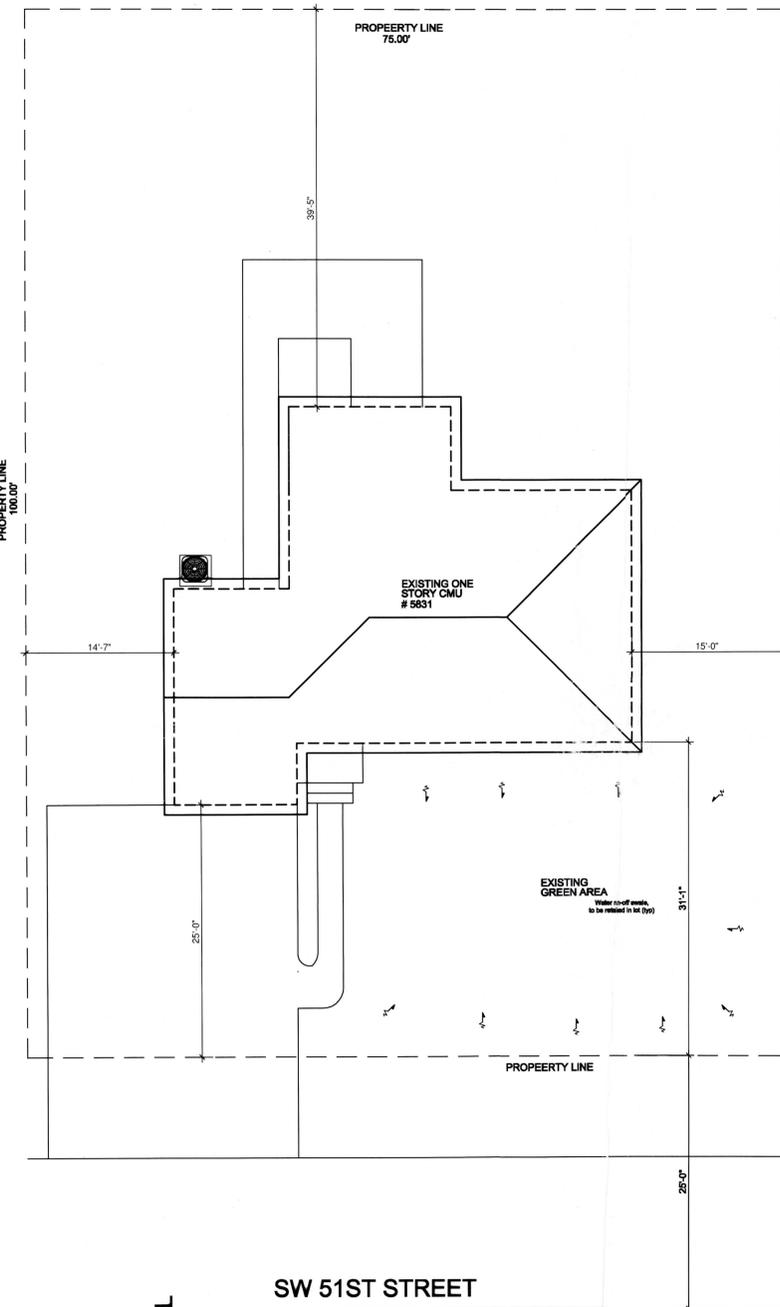
1. CONTRACTOR TO SUBMIT TO THE PUBLIC WORK DEPARTMENT
DETAIL PLANS OF ANY IMPROVEMENT TO THE EXISTING RIGHT OF WAY
INCLUDING SIDEWALKS, DRIVEWAYS POTABLE AND SANITARY SEWER,
STORM WATER DRAINAGE, WATERWAYS, ROADWAY PAVEMENTS MARKINGS
AND SIGNAGE, LIGHTING, LANDSCAPING & IRRIGATION (NIC).
2. CONSTRUCTION FOR FRONTAGE/REAR / SIDE PROPERTY LINES OF THE
PROPERTY MUST NOT ENCROACH THE RIGHT OF WAY UNDER OR ABOVE
GROUND (AS APPLIES TO FOOTING FOR FENCES, EASEMENTS, OR LANDSCAPE).
3. CONTRACTOR TO PROVIDE CIVIL PLANS FOR NEW LATERAL SANITARY CONNECTION
TO EXISTING 8" SANITARY LINE AT WEST 44 ST TO PROVIDE FOR NEW SERVICE AS PER
PLANS.
4. CONTRACTOR TO FIELD VERIFY THAT NO RUN-OFF WATER IS ALLOWED TO GO INTO
ADJACENT PROPERTY OR RIGHT OF WAY. SEE TYPICAL SECTION AND ELEVATIONS
FOR SECTIONS PROFILES.
5. POOL DISCHARGE, POOL, POOL DECK AND POOL EQUIPMENT IS NOT PART OF THIS
PERMIT, CONTRACTOR TO PROVIDE DETAIL PLANS AND PERMITS AS REQUIRED, (NIC).
6. LANDSCAPE PLANTING IN THE RIGHT OF WAY IN SEPARATE PERMIT.
7. ALL WORK REQUIRED IN THE RIGHT OF WAY WILL BE REQUIRED FROM THE PUBLIC WORK
DEPARTMENT A SEPARATE PERMIT PRIOR TO PERFORMING ANY WORK.
8. CONTRACTOR TO FIELD VERIFY EXISTING WATER METER AND TO PROVIDE
DRAWINGS AND PERMITS FOR ANY MODIFICATIONS TO THE EXISTING SERVICE
(NIC).



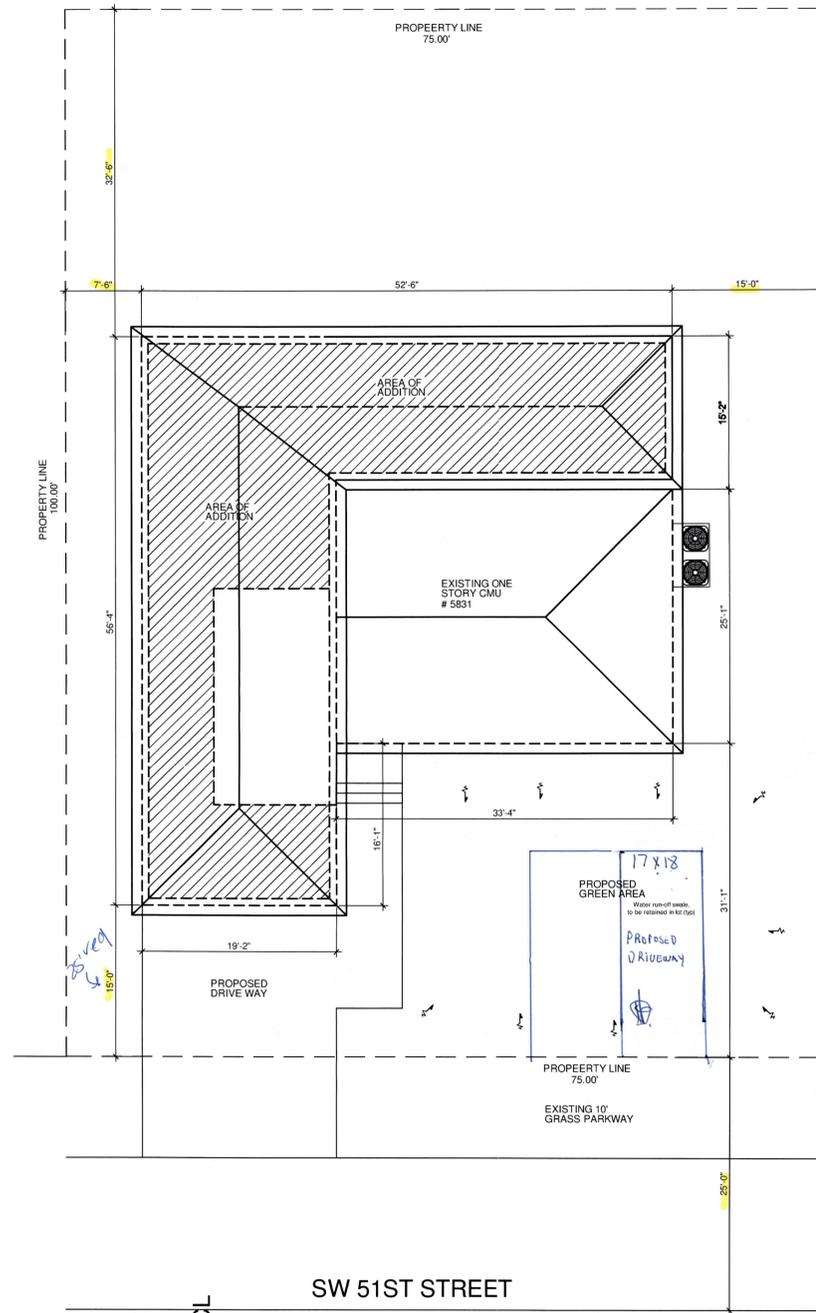
SW 51ST STREET
LOCATION PLAN NTS.

SITE NORTH

PLAN 1/8"



SW 51ST STREET
EXISTING SITE PLAN



SW 51ST STREET
PROPOSED SITE PLAN

NOTES:

WE THE NEIGHBORS HAVE NO OBJECTION TO THESE PLANS,
WHICH ARE BEING SUBMITTED FOR AN ZONING HEARING APPLICATION

1-25-15 1/21/15 1/31/15 2/7/15
 1-28-15 2/1/15 1-28-15



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PROJECT NO.
1440
DATE
12/22/14
REVISIONS
0/0/00

SHEET NO

A-1