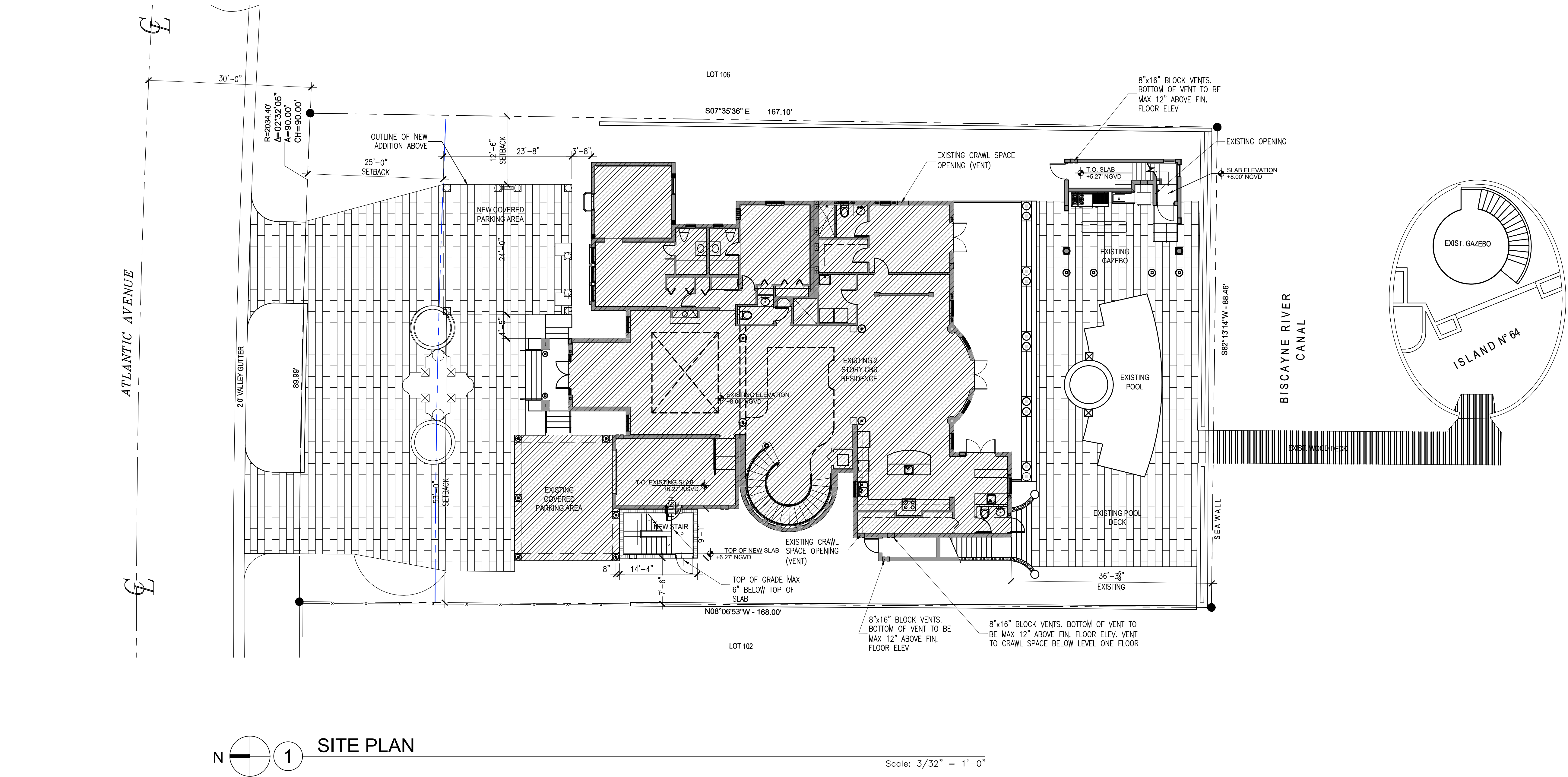




PROJECT DATA

ALTERATIONS FOR: 270 ATLANTIC AVENUE, SUNNY ISLES BEACH, FL 33160			
LEGAL DESCRIPTION		SETBACK REQUIREMENTS	
14 52 42 ATLANTIC ISLAND PB 34-17 LOTS 103 104 & 105 & ISLAND 64 & PROPR INT IN PT LOT 96 PB 5-35 PER DB 3887-597		REQUIRED	PROVIDED
ZONING INFORMATION		MAIN RESIDENCE (EXISTING)	
ZONING SUBDIVISION	R-1	FRONT- NORTH (ATLANTIC AVENUE)	25'-0"
FLOOD ELEVATION	FLOOD ZONE 'AE 8'	INTERIOR SIDE- EAST	7'-6"
MIN. LOT AREA	7,500 SQFT MIN	INTERIOR SIDE- WEST	7'-6"
MIN. LOT WIDTH	75 FT MIN	REAR- SOUTH	15'-0"
MAX. LOT COVERAGE	6,874 SQFT. MAX 42% TOTAL LOT AREA	DETACHED STRUCTURE (EXISTING)	
MAX. BUILDING HEIGHT	35'-0"	FRONT- NORTH	-
		INTERIOR SIDE- EAST	6'-0"
		INTERIOR SIDE- WEST	-
		REAR- SOUTH	6'-0"
		MAIN RESIDENCE (NEW ADDITION)	
		FRONT- NORTH (ATLANTIC AVENUE)	25'-0"
		INTERIOR SIDE- EAST	7'-6"
		INTERIOR SIDE- WEST	7'-6"
		REAR- SOUTH	15'-0"
		INTERIOR SIDE- WEST (NEW STAIR)	7'-6"

BUILDING AREA TABLE:

EXISTING HOUSE	INTERIOR A/C SPACE	INTERIOR NON A/C	BALCONY PORCH/ TERRACE	CARPORT
LEVEL 1	4,175	209	809	430
LEVEL 2	1,785		573	
SUB-TOTAL	5,960 SQFT	209 SQFT	1,382 SQFT	430 SQFT
PROPOSED MAIN HOUSE NEW ENCLOSURE:				
LEVEL 1	465		41	
LEVEL 2				
SUB-TOTAL	465 SQFT	0 SQFT	41 SQFT	0 SQFT
PROPOSED MAIN HOUSE NEW ADDITION:				
LEVEL 1	129 SQFT			567
LEVEL 2	764 SQFT			
SUB-TOTAL	893 SQFT	0 SQFT	0 SQFT	567 SQFT
EXISTING DETACHED ACCESSORY STRUCTURE				
LEVEL 1	137		321	
LEVEL 2	378		22	
LEVEL 3	378		22	
SUB-TOTAL	893 SQFT	0 SQFT	365 SQFT	0 SQFT
TOTALS	8,211 SQFT	209 SQFT	1,788 SQFT	997 SQFT

F.A.R CALCULATION:
F.A.R Includes only INTERIOR space

Building area (interior)	8,420 SQFT
Lot Area	16,367 SQFT
F.A.R	51.44%

