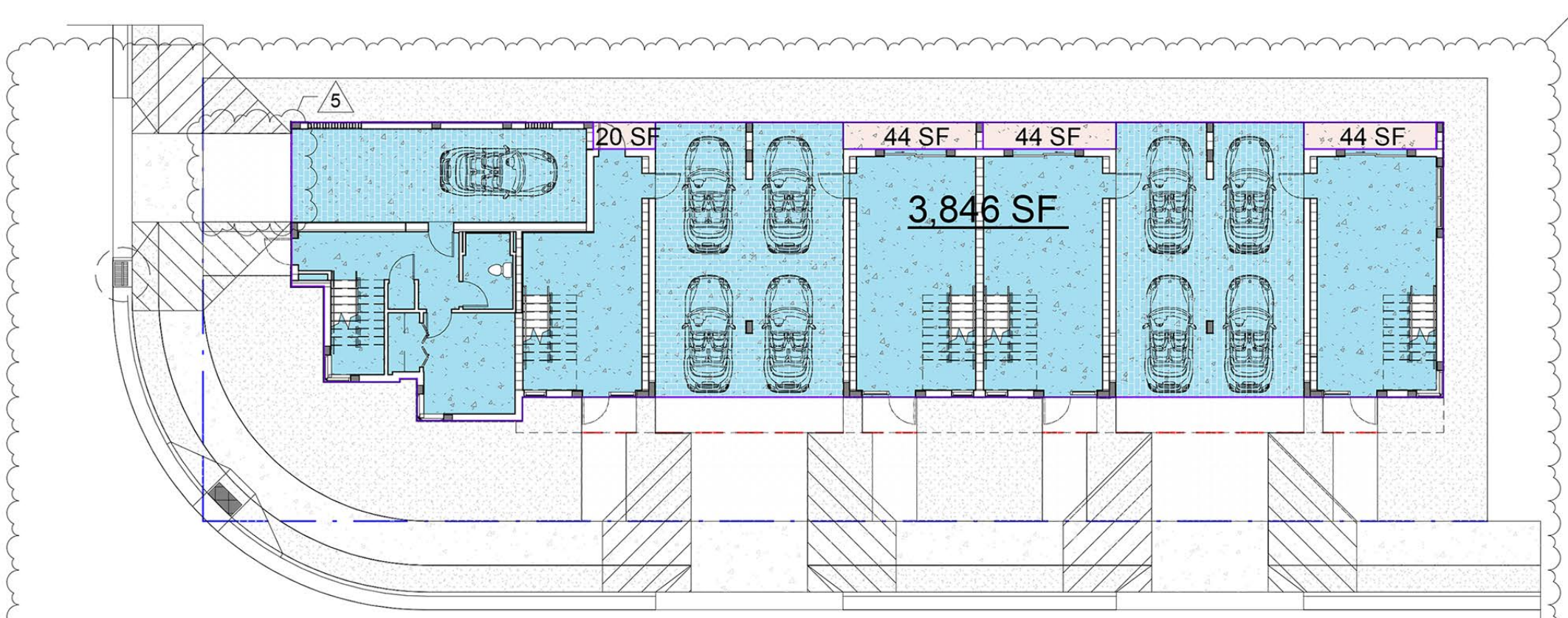


GROSS FLOOR AREA CALCULATION

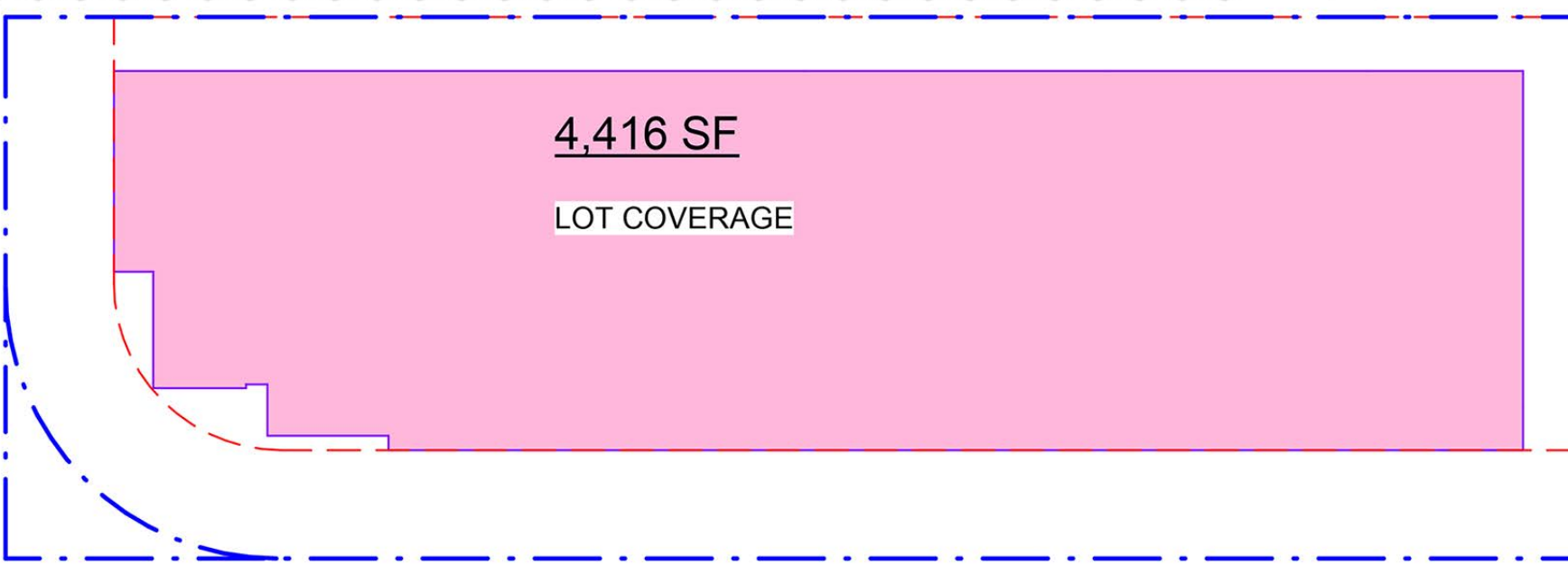


BALCONIES = 152 SF
 FLOOR = 3,846 SF
 GROSS FLOOR AREA = 3,998 SF

GROUND FLOOR

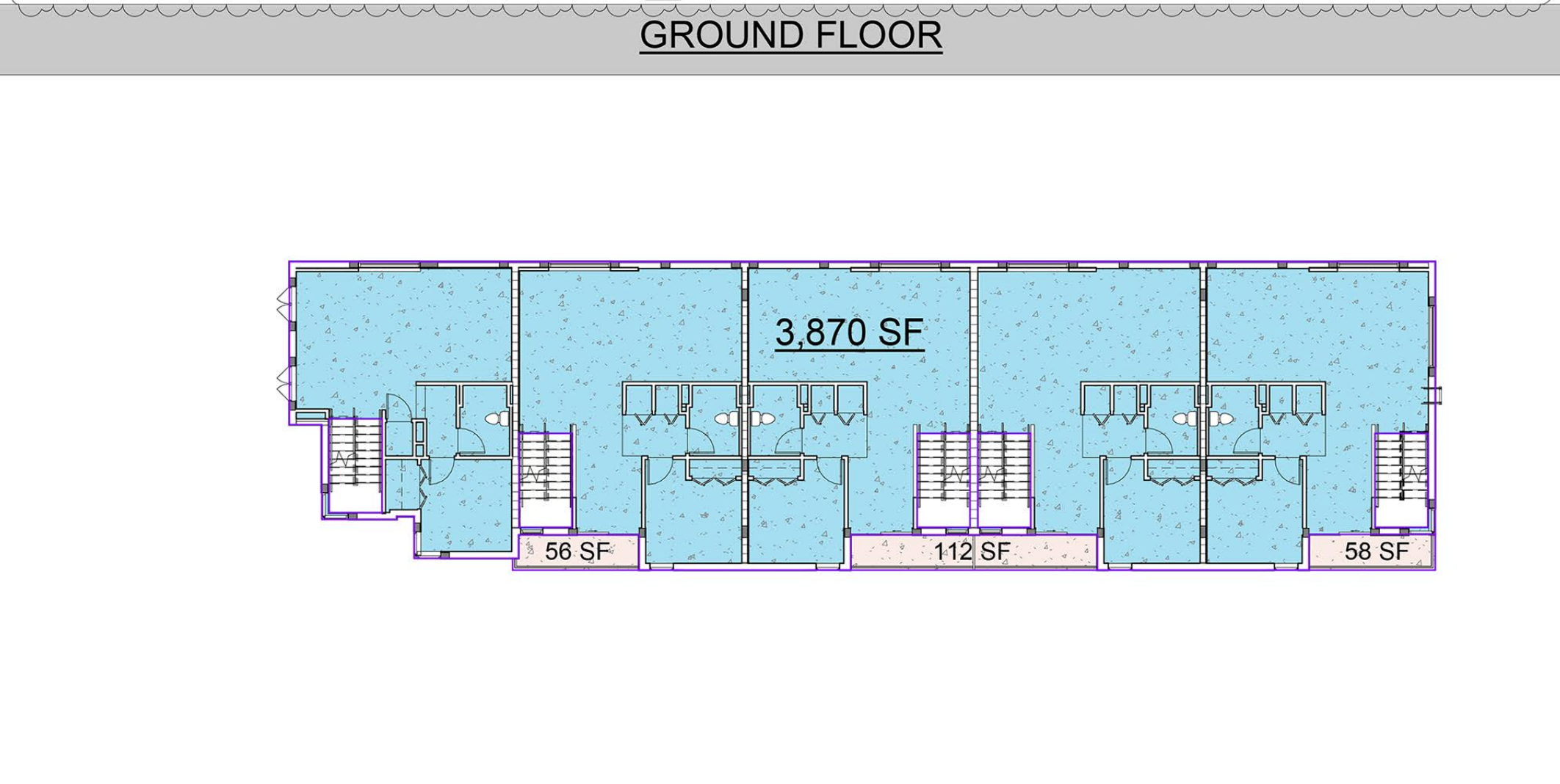
BUILDING REQUIREMENTS

MAX. 60% LOT COVERAGE = 4,269.48 SF (60% MAX)
 MAX. 60% LOT COVERAGE + 10% WAIVER = 4,696.42 SF (66% MAX)



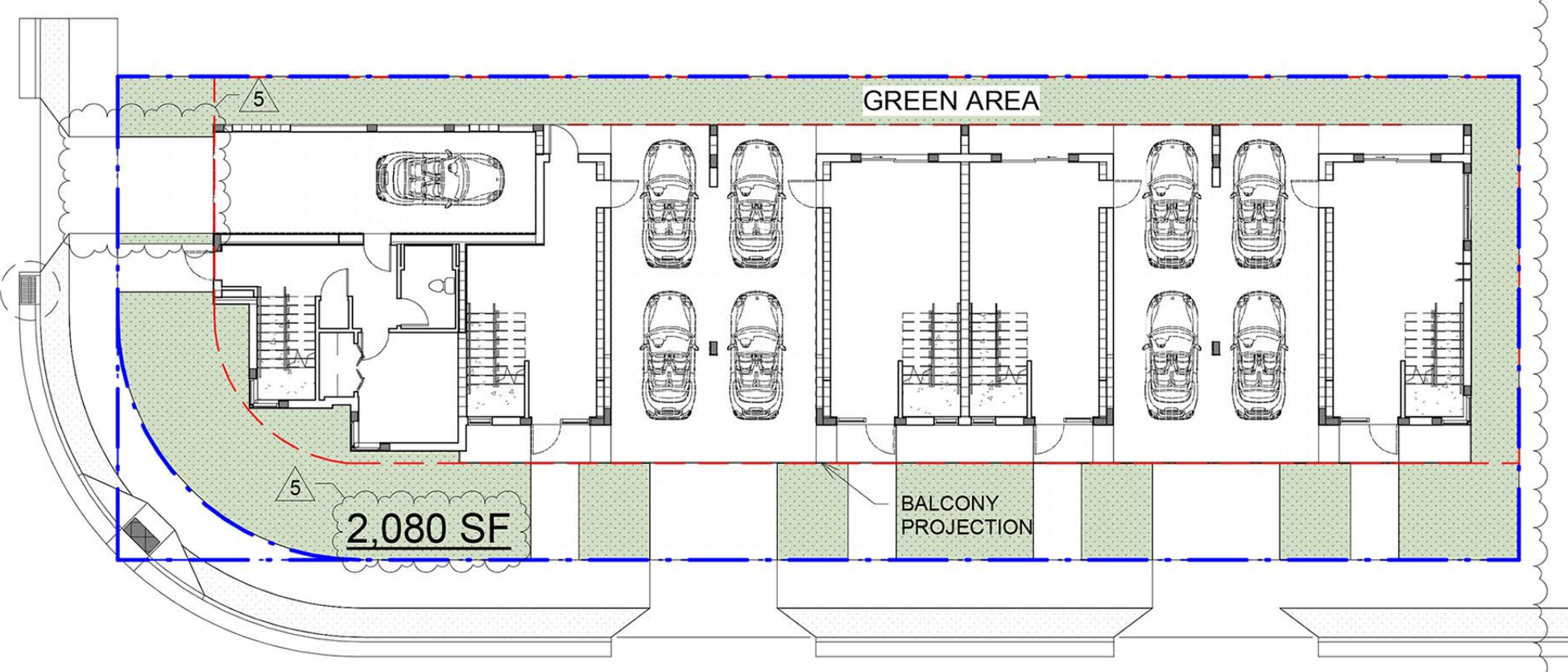
LOT COVERAGE = 4,416 SF (62%)

LOT COVERAGE WITH WAIVER



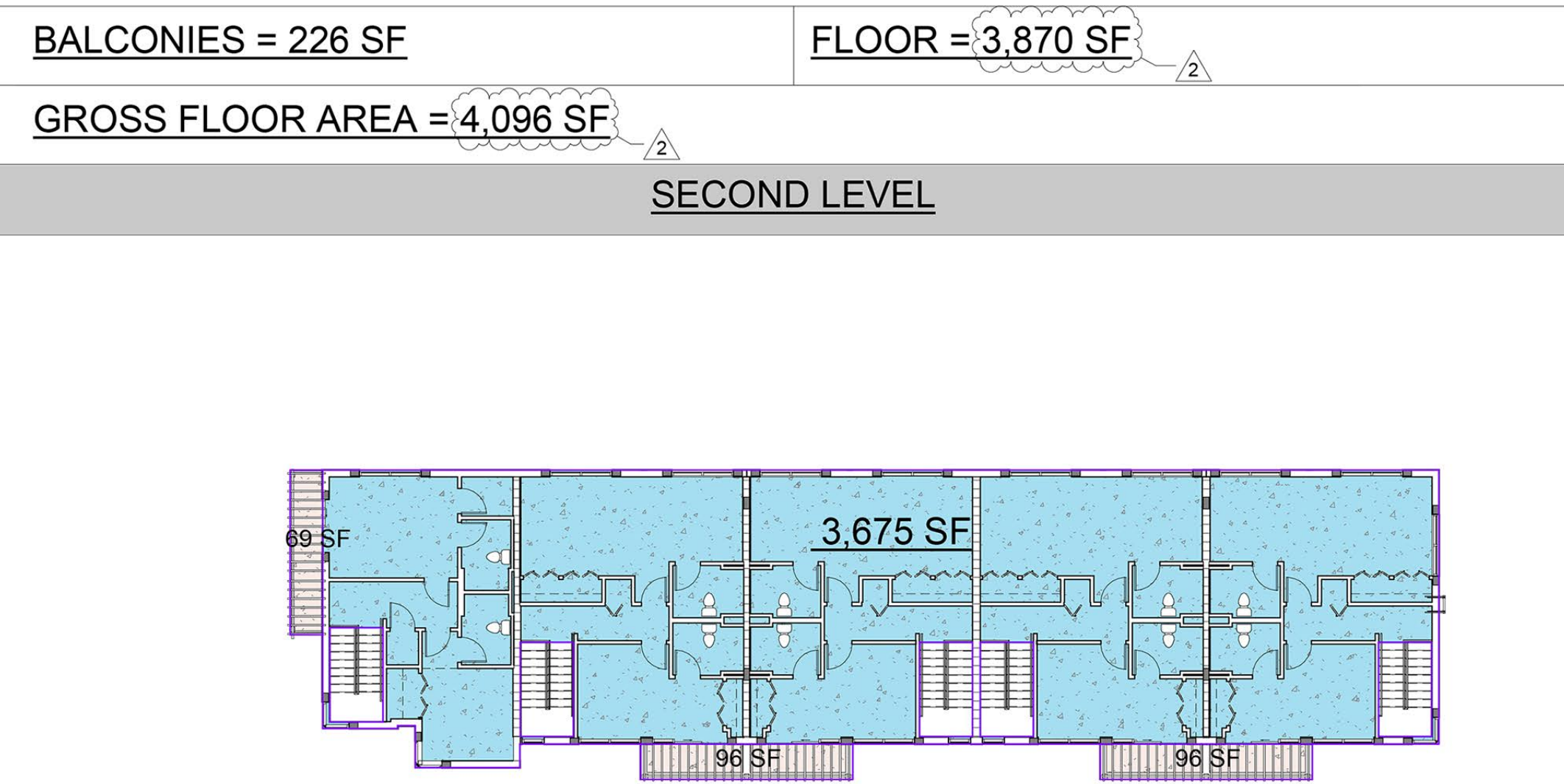
BALCONIES = 226 SF
 FLOOR = 3,870 SF
 GROSS FLOOR AREA = 4,096 SF

SECOND LEVEL



GREEN AREA = 2,080 SF

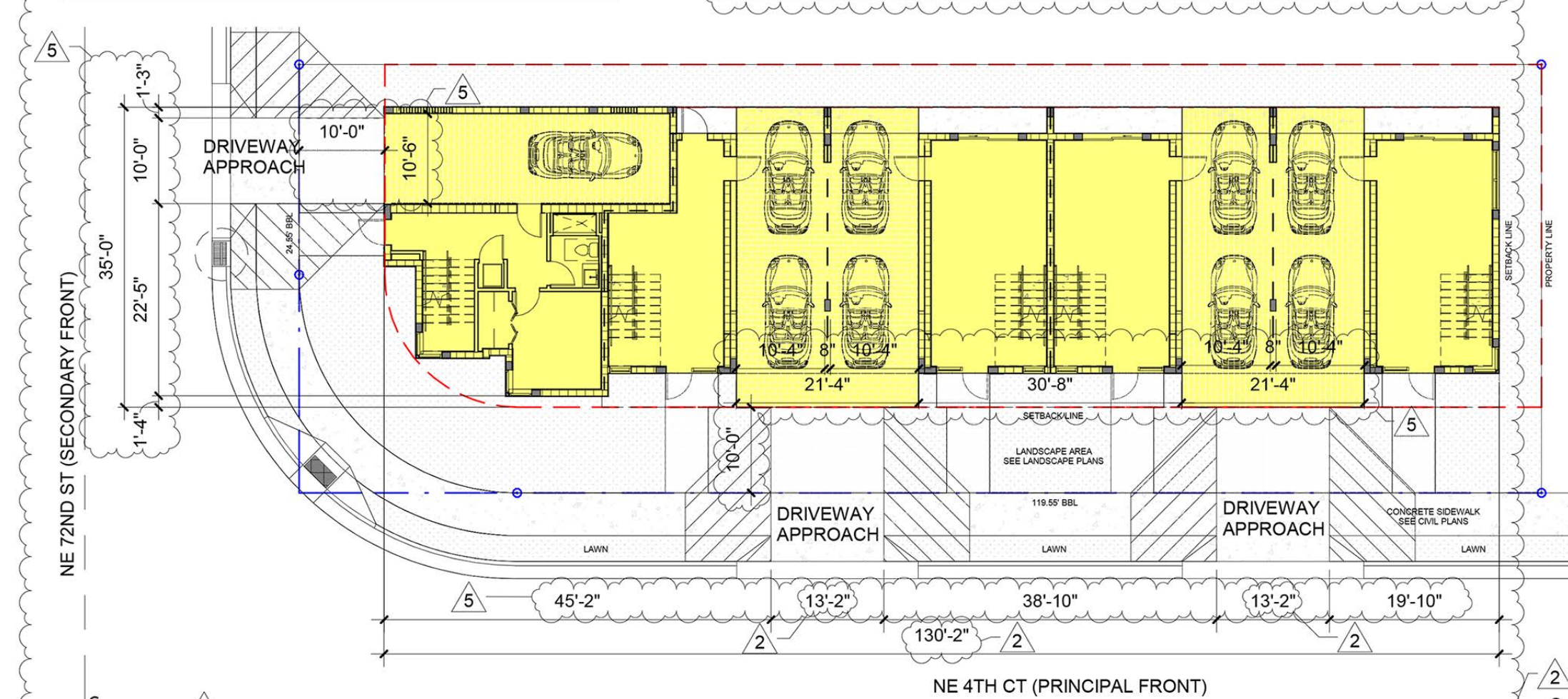
GREEN AREA



BALCONIES = 261 SF
 FLOOR = 3,675 SF
 GROSS FLOOR AREA = 3,870 SF

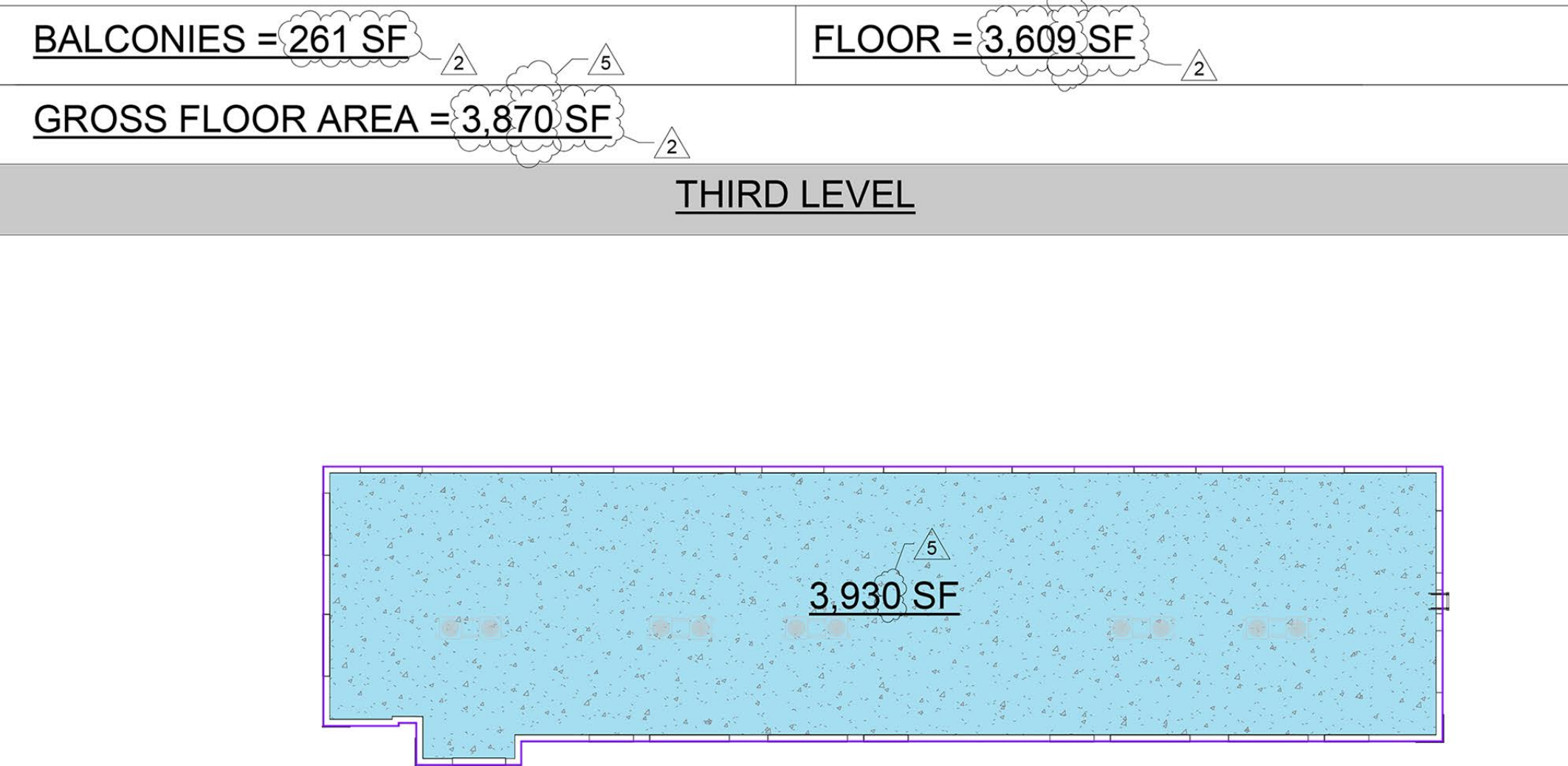
THIRD LEVEL

MAX. 30% OF FACADE
 NE 72ND ST = 35'-0" X 0.3 = 10'-6"
 MAX. 30% OF FACADE + 10% WAIVER = 33%
 NE 4TH CT = 130'-0" X 0.33 = 42'-11"



NE 72ND ST (<30%) = 10'-6"
 NE 4TH CT (<33%) = 21'-4" X 2 = 42'-8"

CARPOT FRONTAGE CALCULATION

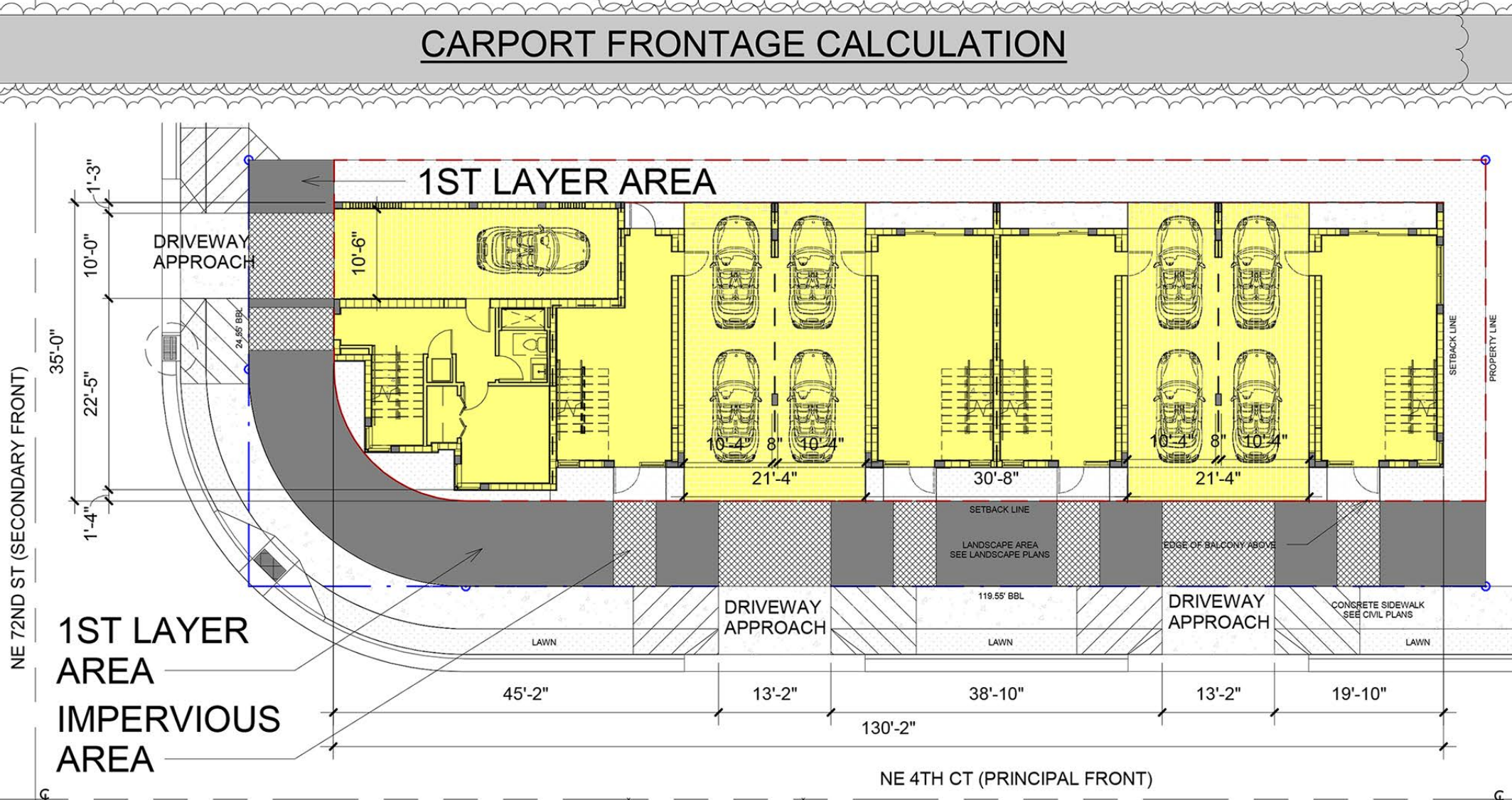


ROOFS ARE NON-HABITABLE AND FOR MAINTENANCE USE ONLY

GROSS FLOOR AREA = 3,930 SF

ROOF LEVEL

TOTAL AREA = 15,616 SF



TOTAL AREA AT 1ST LAYER: 1,762 SF TOTAL AREA ALLOWED: 704.8 SF (40%)

IMPERVIOUS PAVEMENT AT 1ST LAYER AREA CALCULATION

TOTAL IMPERVIOUS PAVEMENT: 613.33 (34.80%) OF TOTAL 1ST LAYER AREA

CODE SUMMARY TABLE

PROJECT SUMMARY:

NEW 3 STORY ROWHOUSE STRUCTURE CONSISTING OF 5 UNITS. EACH UNIT WILL BE PROVIDED WITH PRIVATE CARPORT. EACH RESIDENCE IN ROWHOUSE IS CATEGORIZED AS AN INDIVIDUAL UNIT.

GENERAL SITE NOTES / LEGAL DESCRIPTION:

FOLIO NUMBER: 01-3207-040-2790
 PARCEL 1:
 LOT 8, BLOCK 21, AMENDED PLAT OF FEDERAL WAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FLOOD INFORMATION:

COMMUNITY NAME AND NUMBER:
 CITY OF MIAMI 120650
 MAP AND PANEL NUMBER: 12086C0304L
 PANEL DATE: 09-11-2009
 INDEX DATE: 09-11-2009
 FLOOD ZONE: "X"
 BASE FLOOD ELEVATION: N/A

APPLICABLE CODES:

BUILDING FLORIDA BUILDING CODE, BUILDING, 7th EDITION (2020)
 FIRE PREVENTION FLORIDA FIRE PREVENTION CODE, 7th EDITION (2020)
 MECHANICAL FLORIDA BUILDING CODE, BUILDING, 7th EDITION (2020)
 PLUMBING FLORIDA BUILDING CODE, BUILDING, 7th EDITION (2020)

CONSTRUCTION TYPE: V

TERMITE PROTECTION:

TERMITE PROTECTION ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES SHALL DEEM AS APPROVED WITH RESPECT TO PRE-CONSTRUCT. SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. F.B.C. 1816.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BENCHMARK INFORMATION:

X-Z-R 1958 ELEV. 7.65' NGVD1929

CERTIFICATION:

CERTIFIED TO:
 PATAK HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY
 CERTIFIED BY:
 ROBERT L. THOMPSON
 LICENSE NO. 3889 - STATE OF FLORIDA

ZONING:

THE MIAMI 21 ZONING CODE - T4-R

LANDSCAPE STANDARDS:

MIAMI 21, IN CONJUNCTION WITH OTHER CITY OF MIAMI EFFORTS, HAS A GOAL OF INCREASING THE TREE CANOPY AND INCREASING GREEN SPACE. TO THIS EFFECT, THE FOLLOWING REGULATIONS APPLY TO T4 ZONES:
 1. 15% OF THE LOT AREA SHALL BE GREEN SPACE
 2. A MINIMUM OF ONE SHADE TREE SHALL BE PLANTED EVERY 50 FT. IN THE FRONTAGE AREA
 3. IMPERVIOUS PAVEMENT (I.E. CONCRETE) SHALL BE LIMITED (30% OF FIRST LAYER, 60% OF SECOND LAYER)

SITE DATA:

LOT AREA: 7,115.8 (0.163 ACRE)

LAND USE CATEGORY:

ROWHOUSE

DESIGN AND CONSTRUCTION REQUIREMENTS (FAIR HOUSING ACT):

AT LEAST FIVE (5) PERCENT OF THE PROP. DWELLING UNITS SHALL COMPLY WITH THE SCOPE OF DESIGN AND CONSTRUCTION REQUIREMENTS OF THE FAIR HOUSING ACT, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 TH-5 - COMPLY WITH THE SCOPE OF DESIGN AND CONSTRUCTION REQUIREMENTS OF THE FAIR HOUSING ACT.

PROPOSED PARKING:

REQUIRED:	1.5 SPACES/UNITS	7.5 SPACES
PROVIDED:	9 SPACES	

LOT OCCUPATION:

LOT AREA:	ALLOWED N/A	PROVIDED 7,250 SF GROSS (0.166 ACRE) 7,115.8 SF NET (0.163 ACRE)
LOT WIDTH:	50'-0" MIN.	50'-0"
LOT COVERAGE:	4,269.48 SF (60% MAX)	4,416 SF (62%)
10% WAIVER:	4,696.42 SF (66% MAX)	N/A
FLR:	N/A	N/A
FRONTAGE AT FRONT SETBACK:	50% MIN.	89.65%
GREEN AREA:	1,067 SF (15% MIN)	2,080 SF (29.23%)
CARPOT FRONTAGE - NE 4TH CT:	37'-10 1/2" (30% MAX)	42'-8" (<33%)
10% WAIVER:	42'-11" (33% MAX)	
NE 72ND ST:	10'-6" (30% MAX)	10'-6" (<30%)
MAX. HEIGHT:	3 STORIES 42'-0" MAX.	3 STORIES 36'-6"

BUILDING SETBACKS:

PRINCIPAL FRONT (NE 4TH CT)	REQUIRED 10'-0"	PROVIDED 10'-0"
PRINCIPAL FRONT (NE 72ND ST)	10'-0"	10'-0"
SIDE SOUTH	0'-0"	5'-0"
SIDE EAST	0'-0"	5'-0"

UNIT BREAKDOWN:

UNIT NAME - SIZE	UNIT AREA	BALCONIES	CARPOT	TOTAL
TH-1 - 3B/3B	2,721 SF	150 SF	346 SF	3,217 SF
TH-2 - 3B/3B	2,682 SF	148 SF	346 SF	3,176 SF
TH-3 - 3B/3B	2,682 SF	148 SF	346 SF	3,176 SF
TH-4 - 3B/3B	2,622 SF	124 SF	346 SF	3,092 SF
TH-5 - 4B/4B	2,571 SF	69 SF	384 SF	3,233 SF
TOTAL:	13,487 SF	639 SF	1,768 SF	15,894 SF

BUILDING AREA BREAKDOWN:

LEVEL	UNITS	BALCONIES	TOTAL
GROUND LEVEL:	3,846 SF	152 SF	3,998 SF
SECOND LEVEL:	3,870 SF	226 SF	4,096 SF
THIRD LEVEL:	3,609 SF	261 SF	3,870 SF
ROOF LEVEL (NON-HABITABLE):	3,930 SF	0 SF	3,930 SF
TOTAL BUILDING:	15,255 SF	639 SF	15,894 SF