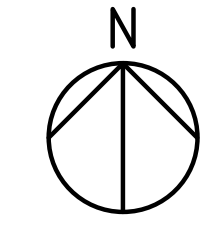
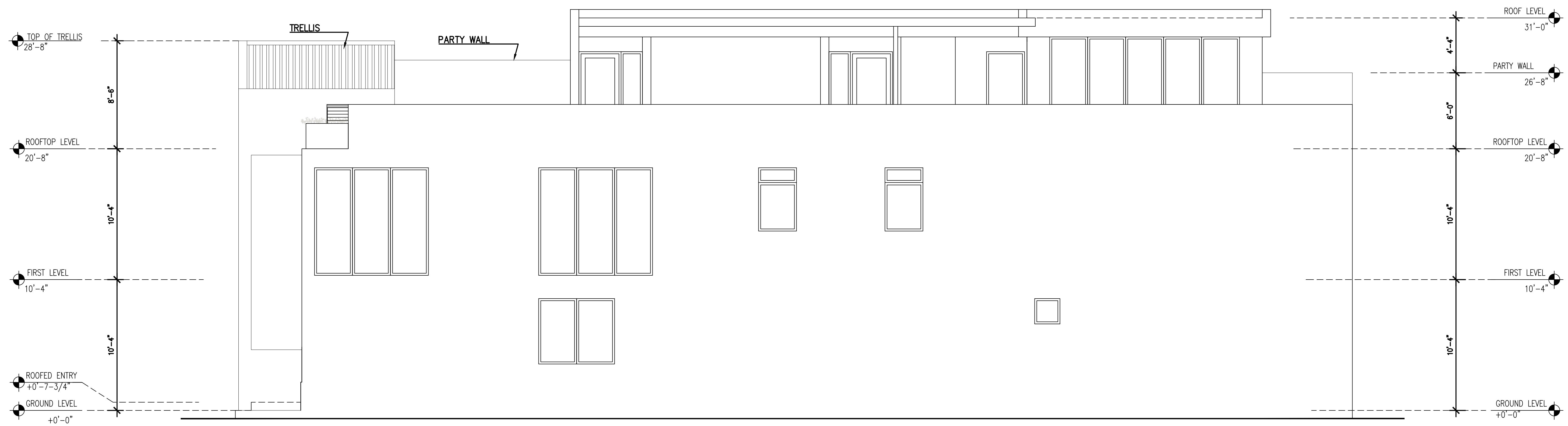


2 FIRST LEVEL PLAN
 SCALE: 3/16" = 1'-0"

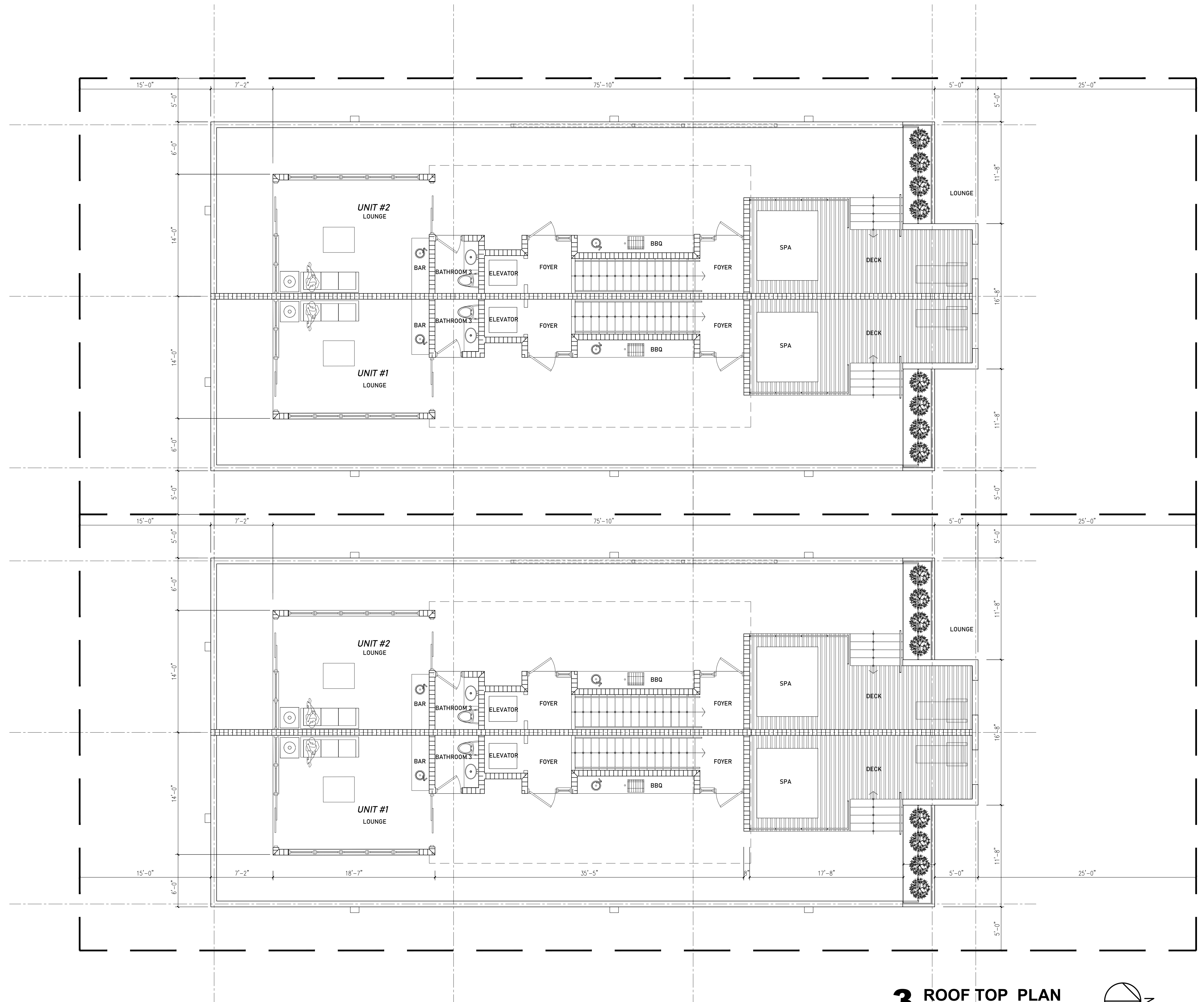




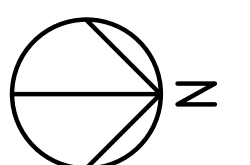
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

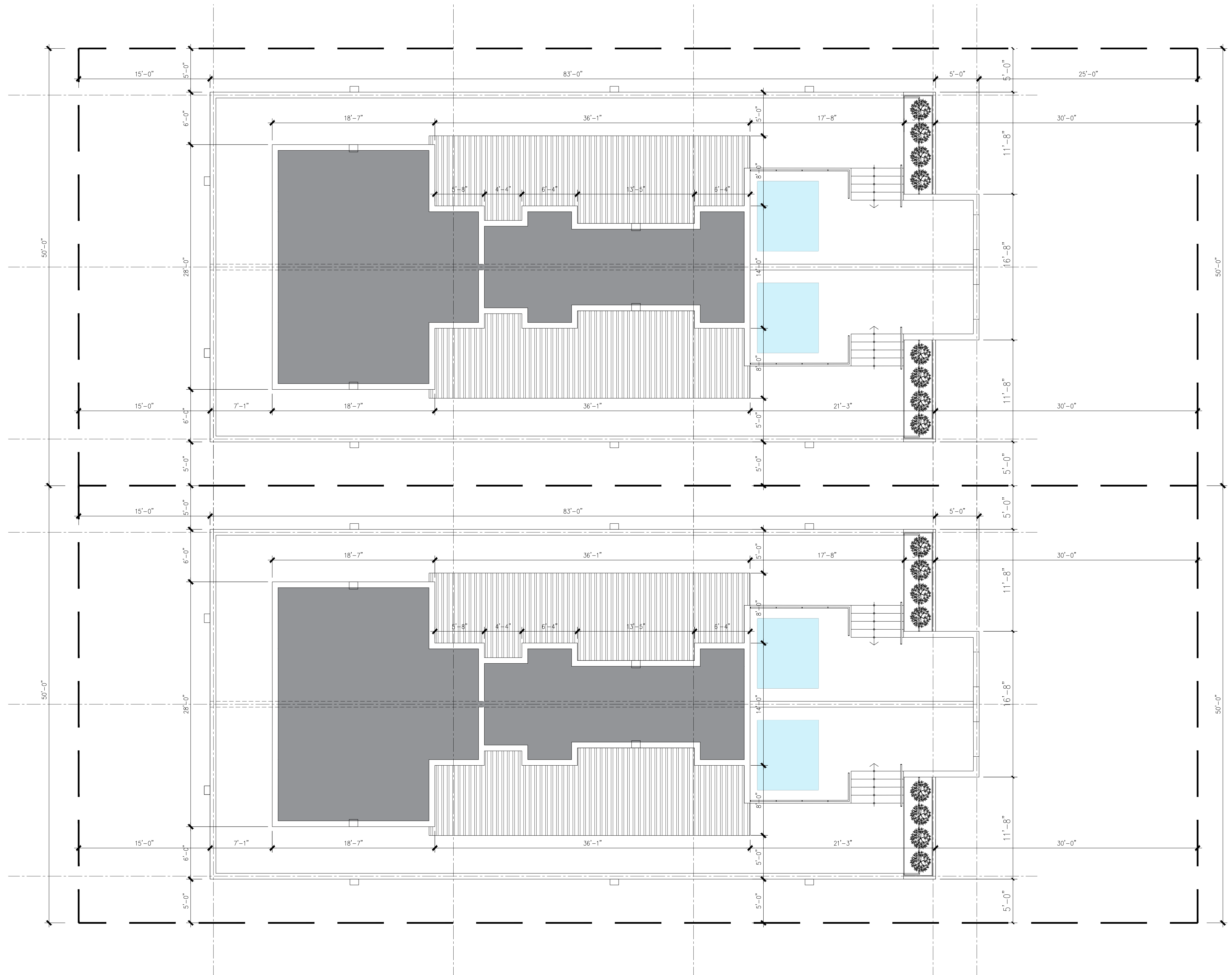


EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

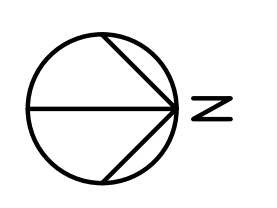


3 ROOF TOP PLAN
 SCALE: 3/16" = 1'-0"

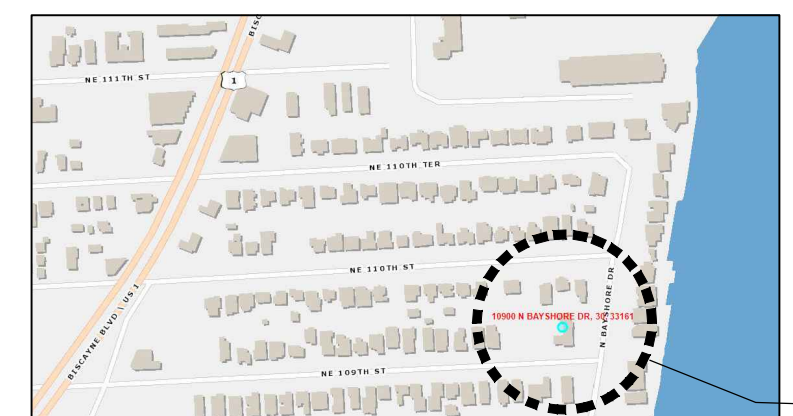
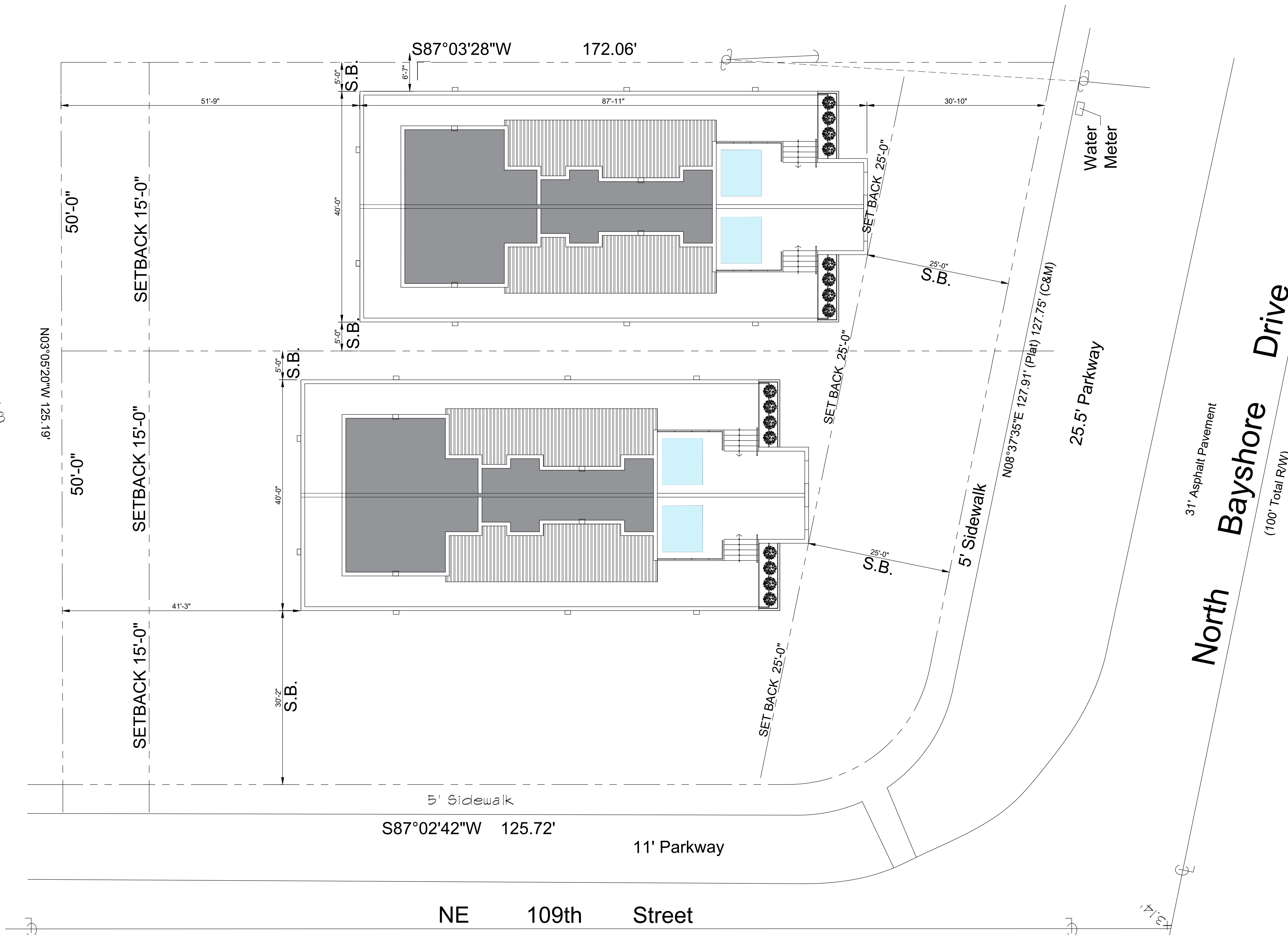




4 ROOF PLAN
SCALE: 3/16" = 1'-0"



Lot 27,
Block 3



LOCATION MAP
N.T.S.

SITE INFORMATION

OWNER: NEW VENTURES INC
 PROPERTY ADDRESS: 10900 N. BAYSHORE DRIVE MIAMI-FL. 33161-7452
 FOLIO: 30-2232-006-0320
 ZONING: RU-2 - DUPLEX
 BUILDING AREA: 4,206.00 SQ. FT.
 LOT AREA: 19,363.75 SQ. FT.

LEGAL DESCRIPTION

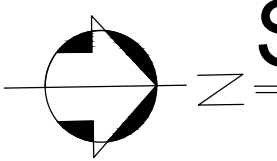
LOTS 28, 29, AND 30, OF AMENDED PLAT OF BAY RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BUILDING TABULATION

OCCUPANCY GROUP:	RU - 2 (RESIDENTIAL) AS PER 7TH EDITION (2020) F.B.C.	
TYPE OF CONSTRUCTION:	V-B (UNPROTECTED) AS PER 7TH EDITION (2020) F.B.C.	
BUILDING AREAS		
UNIT #1 : 3 BEDROOM-2 1/2 BATHROOMS	UNIT #2 : 3 BEDROOM-2 1/2 BATHROOMS	
GROUND LEVEL:	1,649.50 S.F.	GROUND LEVEL: 81.55 S.F.
FIRST LEVEL:	869.39 S.F.	FIRST LEVEL: 2,348.63 S.F.
ROOFTOP LEVEL:	555.41 S.F.	ROOFTOP LEVEL: 555.41 S.F.
TOTAL LIVING =	3,074.30 S.F.	TOTAL LIVING = 2,985.59 S.F.
GARAGE:	712.62 S.F.	GARAGE: 841.33 S.F.
ROOFED ENTRY:	99.90 S.F.	ROOFED ENTRY: 99.94 S.F.
ROOFTOP TERRACE:	1,146.15 S.F.	EXTERIOR TERRACE: 1,146.15 S.F.
TOTAL AREA =	5,031.97 S.F.	TOTAL AREA = 5,073.01 S.F.
TOTAL BUILDING LIVING AREA =	6,059.89 S.F.	
TOTAL BUILDING AREA =	10,104.98 S.F.	

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT:	25'-0"	25'-0"
SIDE:	5'-0" (10% LOT)	5'-0"
REAR:	15'-0"	17'-2"



SITE PLAN

SCALE: 1"=10'-0"