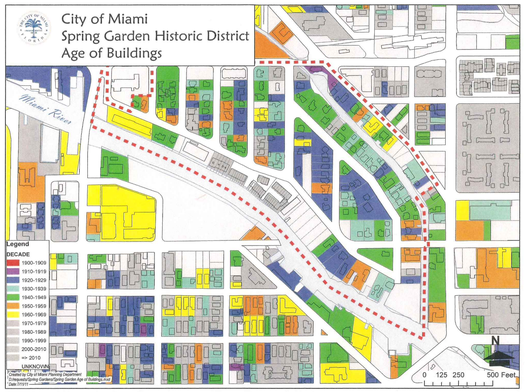
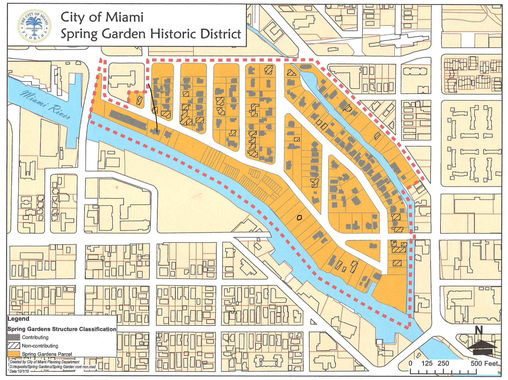
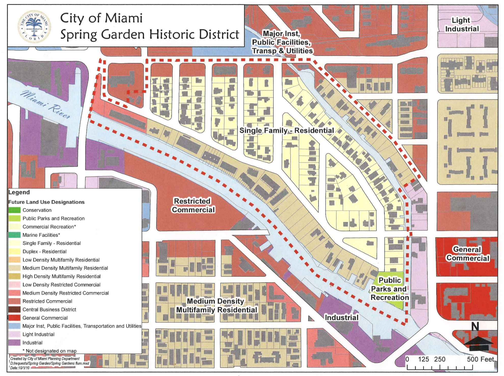






ZONING INFORMATION:

SITE INFORMATION

PROPERTY ADDRESS:
734 NW North River Dr, Miami, FL

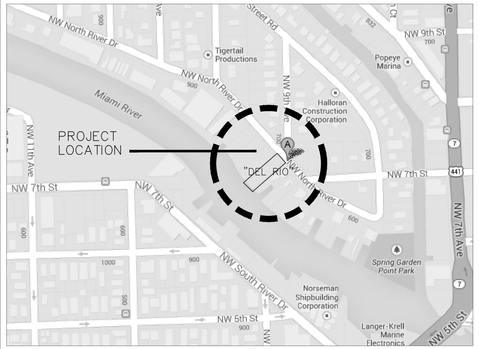
ZONING DISTRICTS:
CITY OF MIAMI
MIAMI–DADE COUNTY

ZONING DESIGNATION :
URBAN GENERAL T–4

MIAMI 21 MULTIFAMILY RESIDENCE.

LEGAL DESCRIPTION:

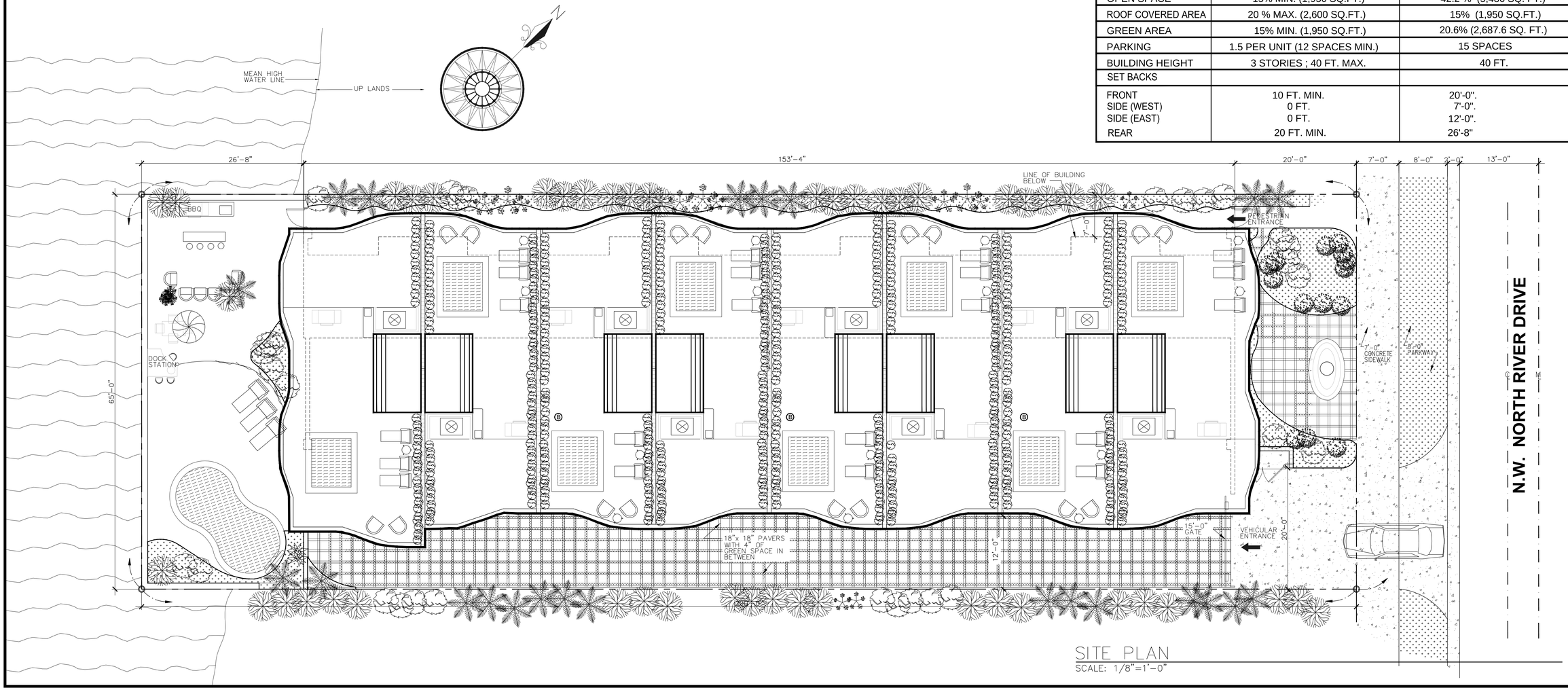
SPRING GARDEN PB 5–38
LOT 6 BLK 12
LOT SIZE 13000 SQ. FT.
OR20835–3367 11 2002 1



LOCATION MAP
SCALE: NTS

SITE CALCULATIONS

ZONING DATA	ALLOWED / REQUIRED	PROVIDED
LOT AREA	5,000 SQ. FT. MIN. ; 20,000 SQ.FT. MAX.	13,000 SQ. FT.
LOT WIDTH	50 FT. MIN.	65 FT.
LOT COVERAGE	60% MAX (7,800 SQ.FT.)	57.8 % (7,514 SQ. FT.)
OPEN SPACE	15% MIN. (1,950 SQ.FT.)	42.2 % (5,486 SQ. FT.)
ROOF COVERED AREA	20 % MAX. (2,600 SQ.FT.)	15% (1,950 SQ.FT.)
GREEN AREA	15% MIN. (1,950 SQ.FT.)	20.6% (2,687.6 SQ. FT.)
PARKING	1.5 PER UNIT (12 SPACES MIN.)	15 SPACES
BUILDING HEIGHT	3 STORIES ; 40 FT. MAX.	40 FT.
SET BACKS		
FRONT SIDE (WEST) SIDE (EAST) REAR	10 FT. MIN. 0 FT. 0 FT. 20 FT. MIN.	20'-0". 7'-0". 12'-0". 26'-8"



SITE PLAN
SCALE: 1/8"=1'–0"

JUSTEN INVESTMENTS
196 NW 24 Street
Miami, FL 33127

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ARCHITECT P.A.
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9431 SW 21 STREET
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REVISIONS	DATE

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PROJECT:
"DEL RIO"
ADDRESS:
734 N.W. NORTH RIVER DR.
MIAMI, FL 33136

SIGNATURE & SEAL
AMELIA ENSENAT COHEN
RA 0012612

DATE: 10/22/2013
SCALE: 1/8" = 1'–0"

DRAWING TITLE. :
SITE PLAN
DRAWING NO. :
A0.01