## 6801 GRANADA BLVD - LOT 2 (150' WIDTH) - ZONING ANALYSIS

**R.J. HEISENBOTTLE ARCHITECTS** 06/17/2014

**CURRENT ZONING - CITY OF CORAL GABLES**

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

| | |
|---|---|
| GROSS SITE AREA - LOT 1: | 77,432 SF. (1.78 AC.) |
| GROSS SITE AREA - LOT 2: | 51,682 SF. (1.18 AC.) |
| TOTAL COMBINED SITE AREA | 129,114 SF. (2.96 AC.) |

**ZONING REQUIREMENTS**

| | REQUIRED | PROVIDED |
|---|---|---|
| LOT 1 | | |
| MINIMUM LOT WIDTH: | 100 FT. | 307.83 FT. |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES | 2 STORIES |
| LOT 2 | | |
| MINIMUM LOT WIDTH: | 100 FT. | 150.00 FT. / 104 FT. |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES | 2 STORIES |
| MAX. GROUND AREA COVERAGE: | | |
| LOT 1 | | |
| principal structure Max. 35% | 27,101 SF. | 8,510 SF. |
| principal+auxiliary struct. Max 45% | 34,844 SF. | 9,692 SF. |
| LOT 2 | | |
| principal structure Max. 35% | 18,088 SF. | 18,088 SF. |
| principal+auxiliary struct. Max 45% | 23,256 SF. | N/A |
| COMBINED LOT 1 AND 2 | | |
| principal structure Max. 35% | 45,190 SF. | 8,510 SF. |
| principal+auxiliary struct. Max 45% | 58,101 SF. | 9,692 SF. |
| MAX. SF. FLOOR AREA: | | |
| 45% X first 5000 SF. | 2,250 GSF. | |
| 35% X second 5000 SF. | 1,750 GSF. | |
| 30% X remainder SF. | 20,230 GSF. (LOT 1) | |
| | 12,505 GSF. (LOT 2) | |
| | 35,734 GSF (COMBINED LOT 1 AND 2) | |
| LOT 1 | | |
| TOTAL MAX. SF. FLOOR AREA | 24,230 GSF. | 11,261 GSF |
| MIN. SITE AREA OPEN LANDSCAPE | 30,973 SF. (40%) | 51,762 S.F. (61%) |
| LOT 2 | | |
| TOTAL MAX. SF. FLOOR AREA | 15,504 GSF. | 15,504 GSF |
| MIN. SITE AREA OPEN LANDSCAPE | 20,673 SF. (40%) | |
| COMBINED LOT 1 AND LOT 2 | | |
| TOTAL MAX. SF. FLOOR AREA | 39,734 GSF. | 11,261 GSF |
| MIN. SITE AREA OPEN LANDSCAPE | 51,646 SF. (40%) | |
| SETBACKS: | | |
| LOT 1 | | |
| FRONT: | 25 FT. | 148 FT. 7 IN. |
| SIDE: | 5 FT. | 20 FT. 0 IN. |
| SIDE AT CANAL (MAHI CANAL SPECIFIC): | 35 FT. | 23 FT. 3 IN. |
| REAR AT CANAL (CANAL SPECIFIC): | 35 FT. | 35 FT. 0 IN. |
| LOT 2 | | |
| FRONT (GRANADA BLVD, SPECIFIC): | 25 FT. | 101 FT. 5 IN. |
| SIDE (EAST): | 10 FT. | 10 FT. 0 IN. |
| SIDE (WEST): | 10 FT. | 10 FT. 0 IN. |
| REAR AT CANAL (CANAL SPECIFIC): | 35 FT. | 110 FT. 9 IN. |

**AREA TABULATION**

LOT 1

**HISTORIC HOUSE AREA TABULATIONS:**

| | | |
|---|---|---|
| 1ST FLOOR = | 8,510 GSF | |
| 2ND FLOOR = | 2,437 GSF | |
| **ACCESSORY STRUCTURES:** | | |
| POOL PAVILION = | 314 GSF | **314 GSF.** |
| TOTAL AREA - HISTORIC HOUSE = | | **11,261 GSF.** |

# 6801 GRANADA BOULEVARD
# PROPOSED LOT 2 (150 FT.)
# ILLUSTRATIVE SITE PLAN

SCALE: 1"= 20'-0"

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