

# BUILDING SITE SEPARATAION

FOR:

# 728 Navarre, LLC

AT:

728 Navarre Avenue Coral Gables FL 33134

# **Exhibit D**

Bellin & P	ratt
architects,	
AA26000863	
285 sevilla avenue coral gables. florida. 33134	
tel 305.447.1927 - fax 305.443.598	36
CONSULTANTS:	
Consultant	
Address Address	
Phone Fax	
e-mail	
L	]
@ 2016 BELLIN & PRATT ARCHI	FECTS, LLC
THE DESIGN AND DRAWINGS FOR THIS PRO PROPERTY OF THIS ARCHITECT AND ARE PRO	JECT ARE THE
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CONSENT OF BELLIN & PRATT ARCHITE	515, LLU.
PROJECT NAME:	
SINGLE FAMI	
RESIDENCE	
PROPERTY ADDRESS	
728 Navarre Avenue Coral Gables 33134	
OWNER INFORMATION	
Robert D Beliman (Trust)	
Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables	
Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables	
Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables 33134	
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Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables 33134 LOT SPLIT ISSUE DATE: 06/07/2016 PROJECT No.: 2015-14	
Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables 33134 <b>LOT SPLIT</b> ISSUE DATE: 06/07/2016 PROJECT No.: 2015-14 DRAWN BY: D.F.	
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Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables 33134 LOT SPLIT ISSUE DATE: 06/07/2016 PROJECT NO.: 2015-14 DRAWN BY: D.F. APPROVED BY: M.B. & G.P. REVISIONS: No. Description ALL DRAWINGS AND WRITTEN M HEREIN CONSTITUTE ORIGINAL THE ARCHITECT AND MAY OD DUPLICATED WITH THEIR WRITTE SEAL: SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 SHEET TITLE: COVER	Date Date
Robert D Beliman (Trust)         728 Navarre Avenue Coral Gables         33134         LOT SPLIT         ISSUE DATE:       06/07/2016         PROJECT No.:       2015-14         DRAWN BY:       D.F.         APPROVED BY:       M.B. & G.P.         REVISIONS:	Date
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# WEST PROPERTY DATA

ZONING INFORMATION
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СІТҮ	CITY OF CORAL GABLES	
PROPERTY TAX FOLIO	03-4108-001-4270	
PROPERTY ADDRESS	728 NAVARRE AVENUE, CORAL GABLES FL. 33134	
PROPERTY OWNER	Robert D Beilman (Trust) 728 Navarre ave, Coral Gables FL 33134	
LEGAL DESCRIPTION	LOTS 8 ,9 AND 10, BLOCK 25, OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
APPLICABLE CODES	Coral Gables Zoning Code	
	2014 FLORIDA BUILDING CODE : Building	
ZONING CLASIFICATION	SFR - Single Family Residence	
SITE AREA	GROSS SQ.FT. (75.00' FRONT x 112.5' DEPTH) 8,437.5 SQ.FT.	
	GROSS ACREAGE: 1 Acre = 43,560 SQ.FT. 0.193 Acres	
GROUND FLOOR AREA	NET SQ.FT. (75.00' FRONT, 112.5' SIDE, 75.00' REAR, 112.5' SIDE) 8,437.5 SQ.FT.	
	NET ACREAGE: 1 Acre = 43,560 SQ.FT. 0.193 Acres	
		-

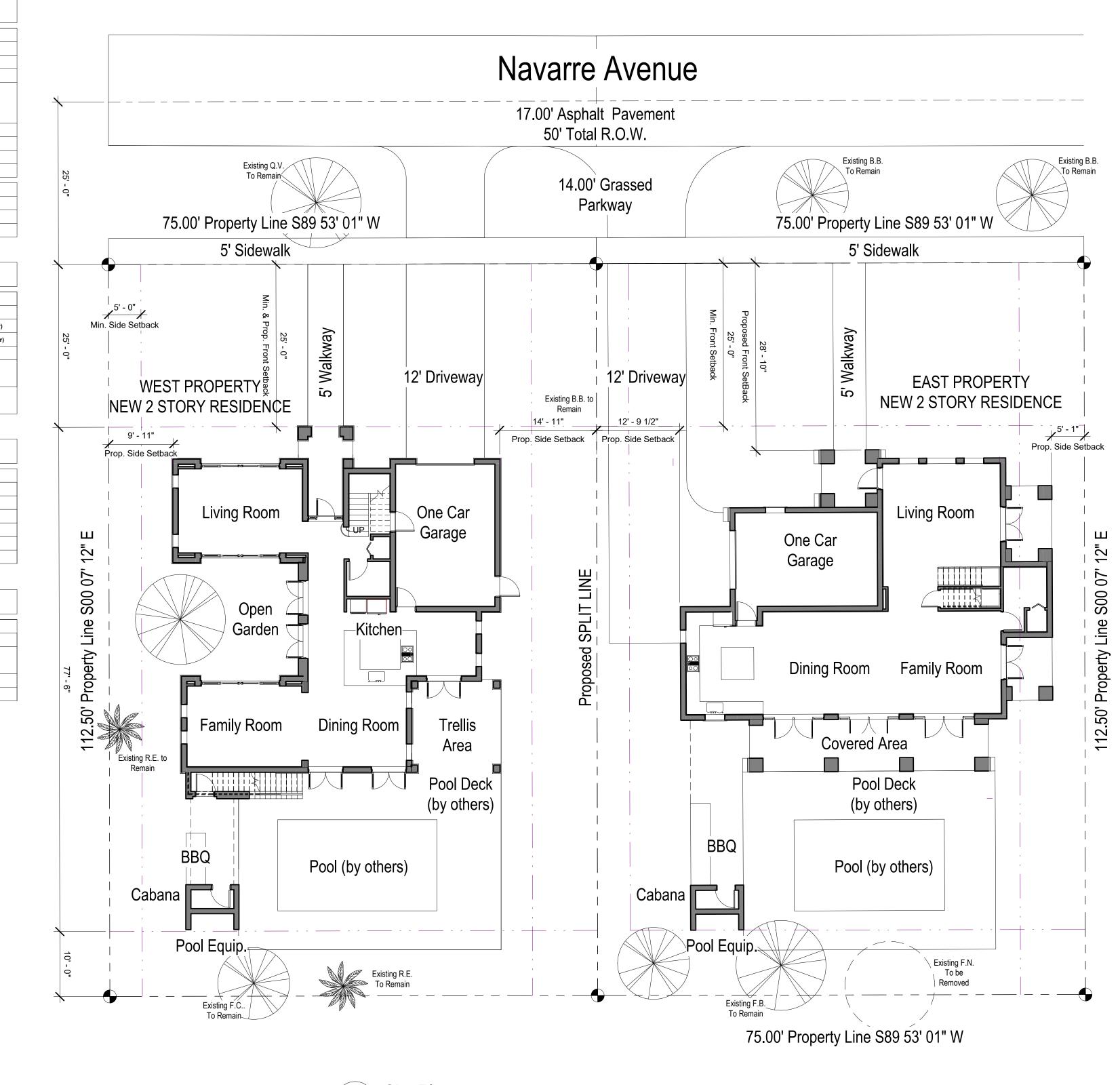
	F.A	A.R.	
Description	EXISTING OVERALL LOT 150X112.5	EACH LOT ALLOWED BY CODE	WEST LOT PROPOSED
LOT AREA	16,875 SQ.FT.	8,437.5 SQ.FT.	8,437.5 SQ.FT.
1st 5,000 SQ.FT.@48%	5,000 sq.ft. x 48% =2,400 sq.ft.	5,000 sq.ft. x 48% =2,400 sq.ft.	1,743 sq.ft. (Proposed 1st Floor)
2nd 5,000 SQ.FT. @ 35%	5,000 sq.ft. x 35% =1,750 sq.ft.	3,437.5 sq.ft. x 35% =1,203.12 sq.ft.	1,363 sq.ft. (Proposed 2nd Floor)
Balance @ 30%	6,875 sq.ft.x 30% = 2,062.5 sq.ft.		
Total F.A.R.	6,212.5 sq.ft.	3,603.12 sq.ft. per Lot 7,206.24 sq.ft. (two Lots)	3,106 sq.ft.
Akcnowledge F.A.R.	6,212.5 sq.ft. (The F.A.R. for the Origi	nal Lot is more restrictive)	

## SETBACKS

Description	WEST LOT PROPOSED (75'x112.5')	
	ALLOWED	PROVIDED
Front Setback (north)	25'-0" Ft	25'-0" Ft.
Interior Side Setback (east)	10'-0" Ft.	14'-11" Ft.
Interior Side Setback (west)	5'-0" Ft.	9'-11" Ft.
Rear Setback (south)	10'-0" Ft.	30'-5" Ft.

LOT COVERAGE

Description	WEST LOT PROPOSED (75'x112.5')	
	ALLOWED PROVIDED	
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft	
	2,953.12 sq.ft.	1,920 sq.ft.
Auxiliary Structure	10% of 8,437.5 sq.ft=843 sq. ft.	341.83 sq.ft.
Total Lot Coverage	2,953.12 sq.ft.	1.920 sq.ft. = 22.75%



**1** Site Plan 1" = 10'-0"

# EAST PROPERTY DATA

ZONING	INFORMATION
2011110	

СІТҮ	CITY OF CORAL GABLES	
PROPERTY TAX FOLIO	03-4108-001-4270	
PROPERTY ADDRESS	728 NAVARRE AVENUE, CORAL GABLES FL. 33134	
PROPERTY OWNER	Robert D Beilman (Trust) 728 Navarre ave, Coral Gables FL 33134	
LEGAL DESCRIPTION	LOTS 8 ,9 AND 10, BLOCK 25, OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
APPLICABLE CODES	Coral Gables Zoning Code	
	2014 FLORIDA BUILDING CODE : Building	
ZONING CLASIFICATION	SFR - Single Family Residence	
SITE AREA	GROSS SQ.FT. (75.00' FRONT x 112.5' DEPTH) 8,437.5 SQ.FT.	
	GROSS ACREAGE: 1 Acre = 43,560 SQ.FT. 0.193 Acres	
GROUND FLOOR AREA	NET SQ.FT. (75.00' FRONT, 112.5' SIDE, 75.00' REAR, 112.5' SIDE) 8,437.5 SQ.FT.	
	NET ACREAGE: 1 Acre = 43,560 SQ.FT. 0.193 Acres	

## F.A.R.

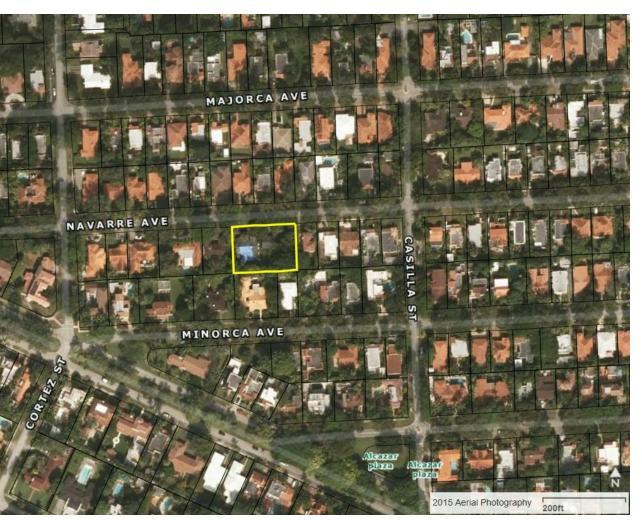
Description	EXISTING OVERALL LOT 150X112.5	EACH LOT ALLOWED BY CODE	EAST LOT PROPOSED
LOT AREA	16,875 SQ.FT.	8,437.5 SQ.FT.	8,437.5 SQ.FT.
1st 5,000 SQ.FT.@48%	5,000 sq.ft. x 48% =2,400 sq.ft.	5,000 sq.ft. x 48% =2,400 sq.ft.	1,768 sq.ft. (Proposed 1st Floor)
2nd 5,000 SQ.FT. @ 35%	5,000 sq.ft. x 35% =1,750 sq.ft.	3,437.5 sq.ft. x 35% =1,203.12 sq.ft.	1,338 sq.ft. (Proposed 2nd Floor)
Balance @ 30%	6,875 sq.ft.x 30% = 2,062.5 sq.ft.		
Total F.A.R.	6,212.5 sq.ft.	3,603.12 sq.ft. per Lot	3,106 sq.ft.
		7,206.24 sq.ft. (two Lots)	
Akcnowledge F.A.R.	6,212.5 sq.ft. (The F.A.R. for the Origin	nal Lot is more restrictive)	

## SETBACKS

Description	EAST LOT PROPOSED (75'x112.5')	
	ALLOWED	PROVIDED
Front Setback (north)	25'-0" Ft	28'-10" Ft.
Interior Side Setback (east)	10'-0" Ft.	13-0-1/2" Ft.
Interior Side Setback (west)	5'-0" Ft.	11'-9-1/2" Ft.
Rear Setback (south)	10'-0" Ft.	30'-2" Ft.

# LOT COVERAGE

Description	EAST LOT PROPOSED (75'x112.5')	
	ALLOWED	PROVIDED
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft	
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Auxiliary Structure	10% of 8,437.5 sq.ft=843 sq. ft.	341.83 sq.ft.
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Bellin & P architects,		
AA26000863		
285 sevilla avenue coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.598	6	
CONSULTANTS:		
Address Address Phone Fax		
e-mail		
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SINGLE FAMI RESIDENCE		
PROPERTY ADDRESS		
728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION		
Robert D Beliman (Trust) 728 Navarre Avenue Coral Gables 33134		
LOT SPLIT		
ISSUE DATE: 06/07/2016		
PROJECT No.: 2015-14 DRAWN BY: V.G. & D.F. APPROVED BY: M.B. & G.P.		
REVISIONS:	Date	
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT		
SEAL:		
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608		
SHEET TITLE:		
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SCALE: As indicated

**C1.2** 

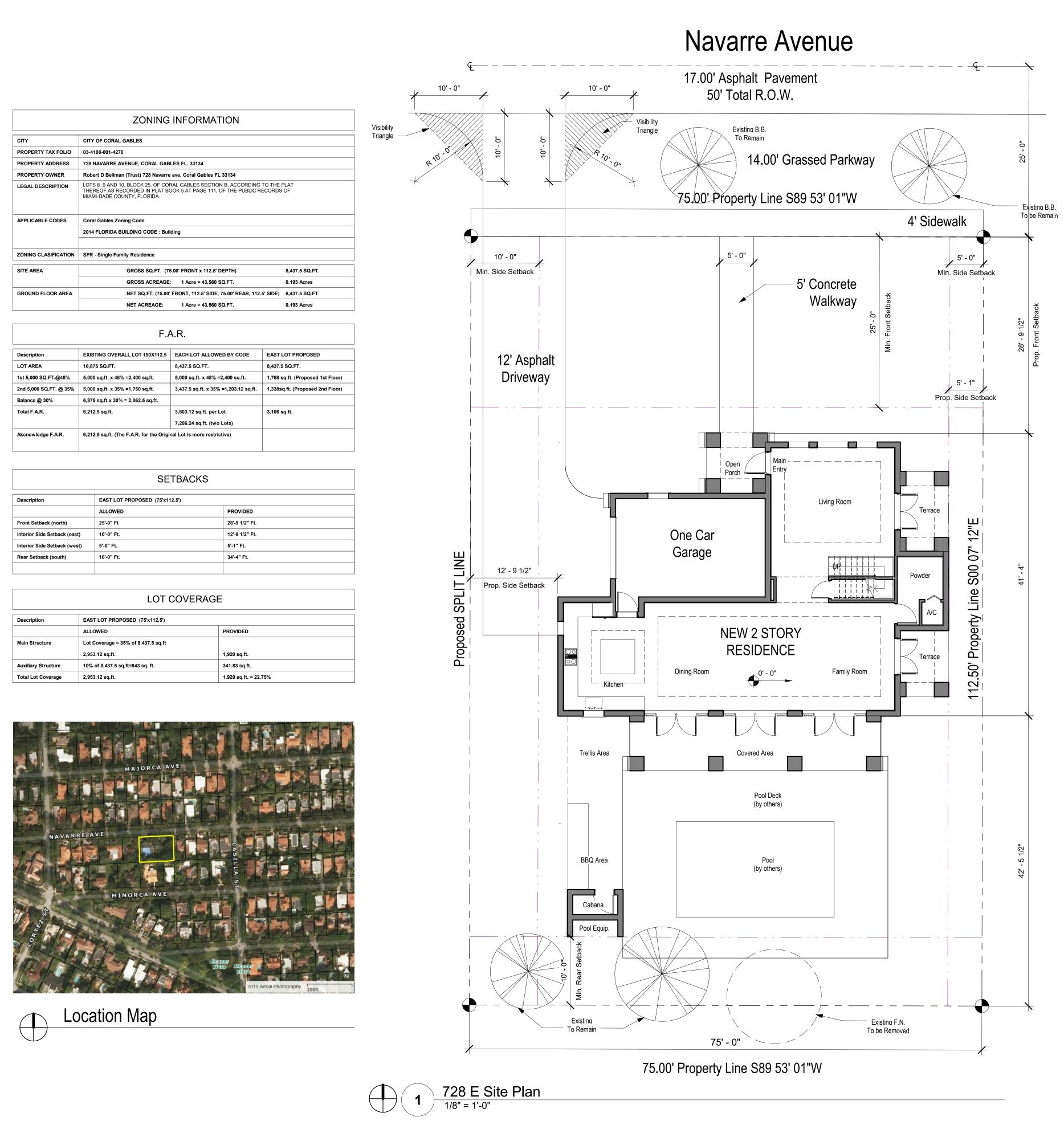
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PROPERTY OWNER	Robert D Beilman (Trust) 728 Navarre ave, Coral Gables FL 33134			
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	2014 FLORIDA BUILDING	CODE : Buildin	ng	
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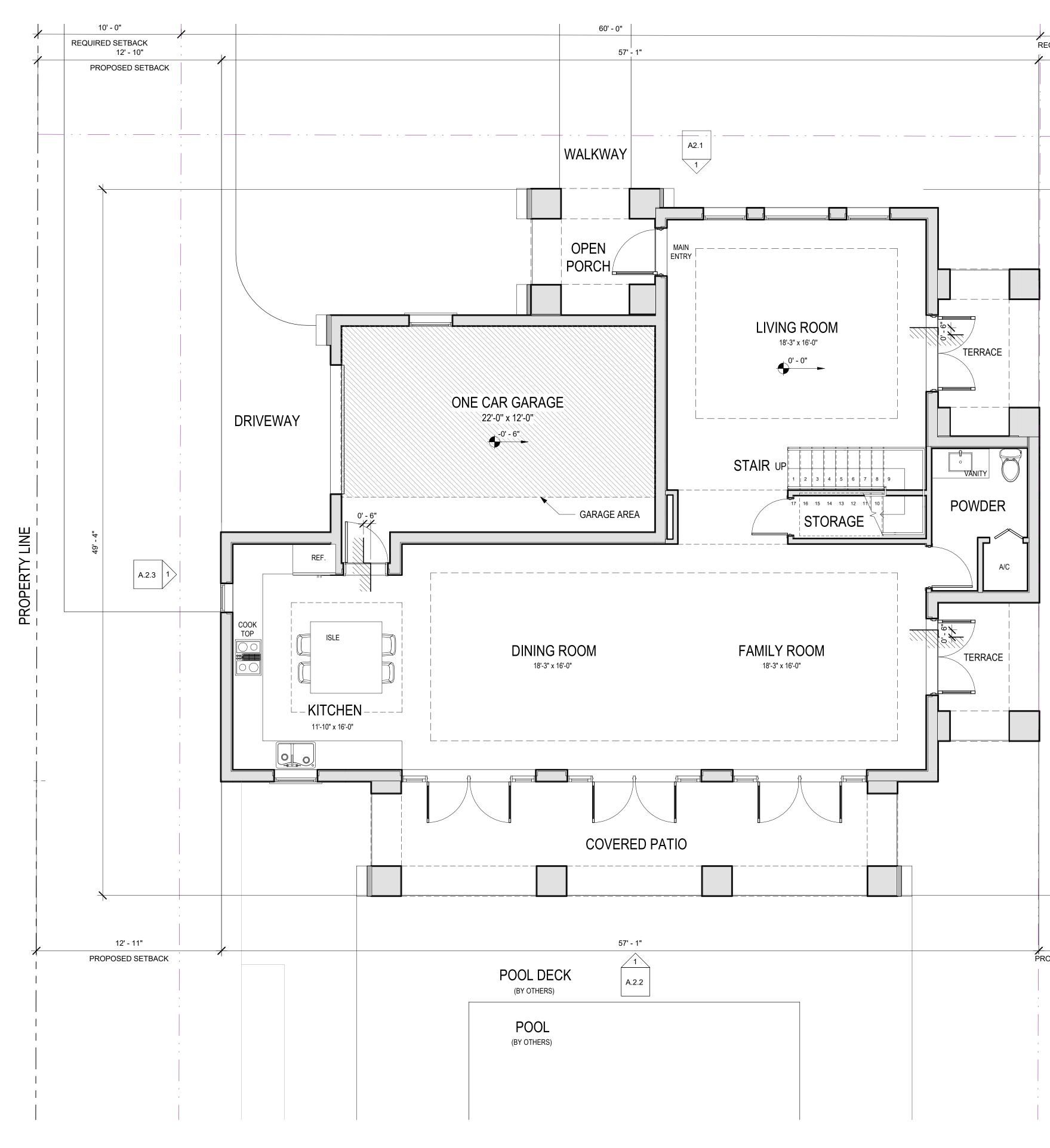
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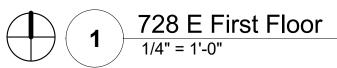
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	ALLOWED	PROVIDED	
Front Setback (north)	25'-0" Ft	28'-9 1/2" Ft.	
Interior Side Setback (east)	10'-0" Ft.	12'-9 1/2" Ft.	
Interior Side Setback (west)	5'-0" Ft.	5'-1" Ft.	
Rear Setback (south)	10'-0" Ft.	34'-4" Ft.	

	LOT COVE	RAGE
Description	EAST LOT PROPOSED (75'x112.5')	
	ALLOWED	PROVIDED
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft	
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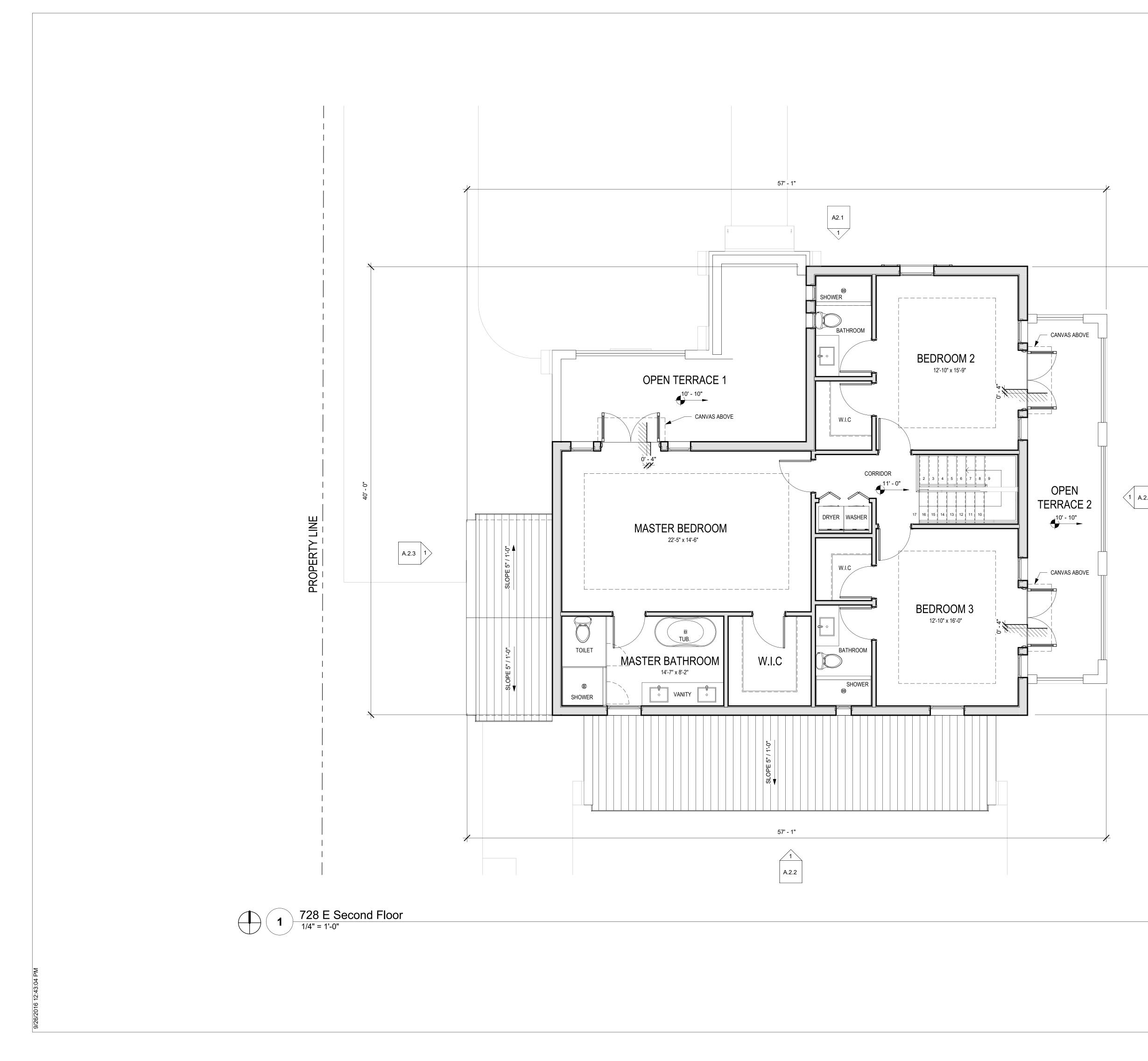


ARCHITECT:
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REPRODUCE, DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.
PROJECT NAME: SINGLE FAMILY RESIDENCE
PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral
Gables FL 33134
ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS:
No. Description Date
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT
SEAL: SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
SHEET TITLE: Lot E - Site Plan, Zoning info & Building data SCALE: As indicated SHEET No.:
C1.2

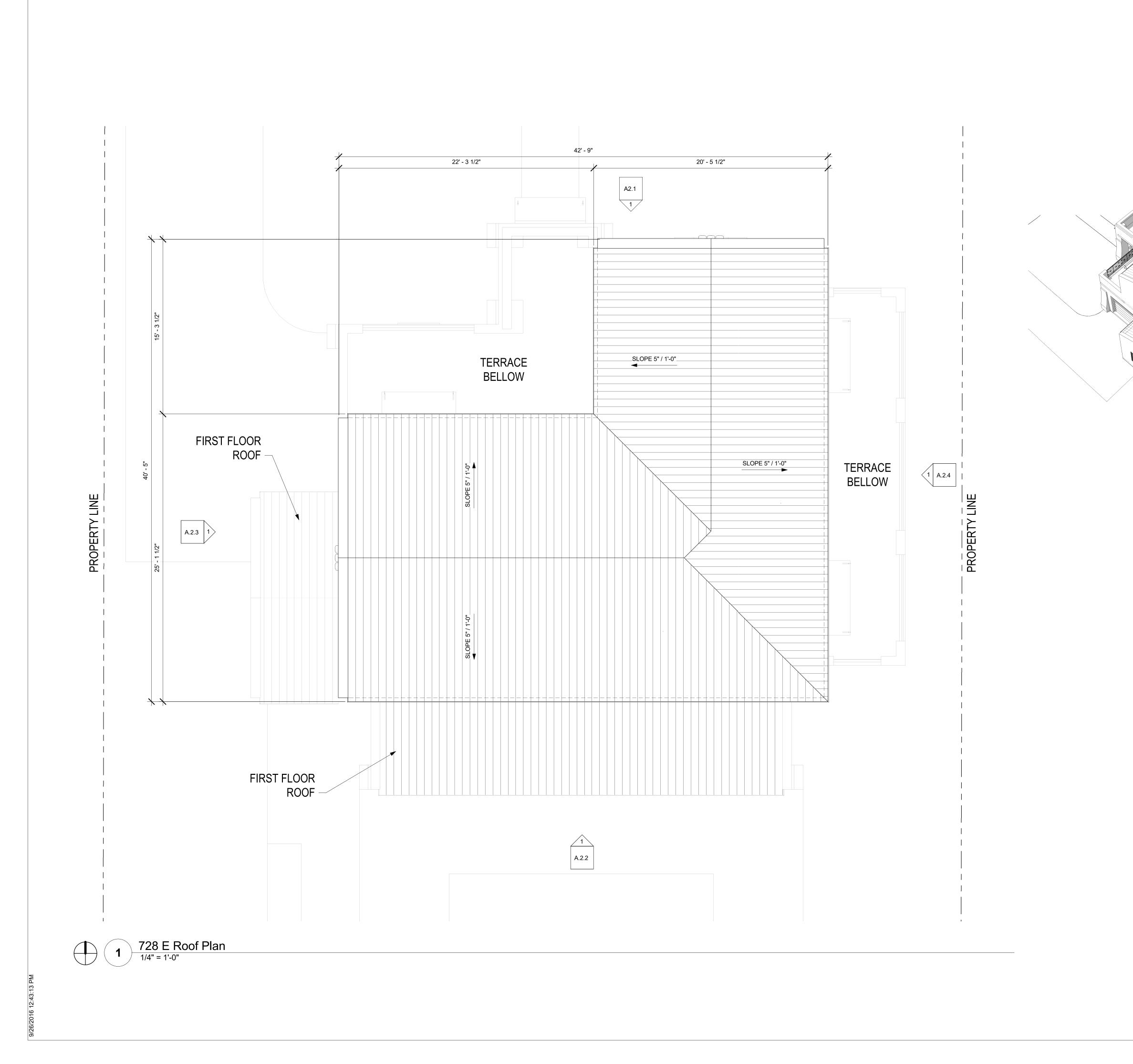


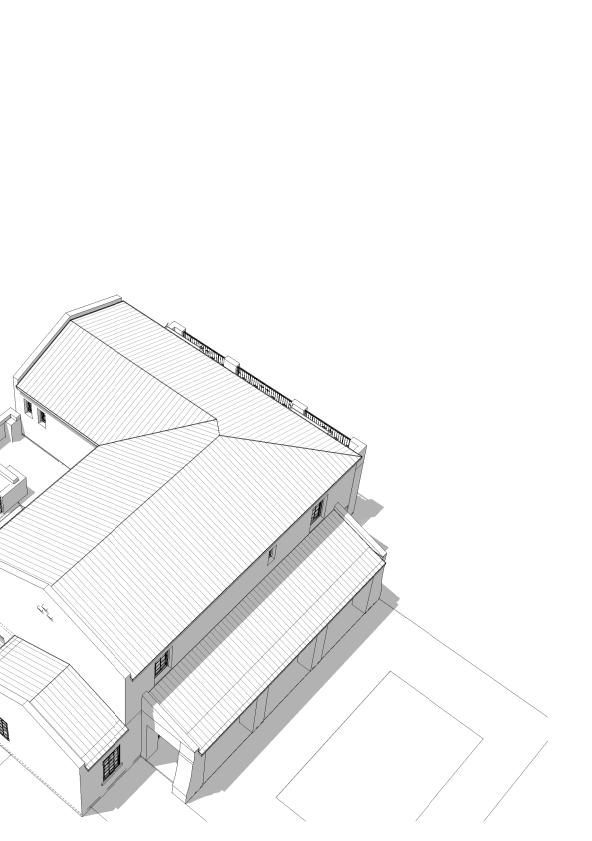


			ARCHITECT:
5' - 0"	<u>/</u>		Bellin & Pratt
QUIRED SETBACK 5' - 1"	/		architects, LLC
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			AA26000863
I			
			285 sevilla avenue coral gables. florida. 33134
			tel 305.447.1927 - fax 305.443.5986 CONSULTANTS:
			Consultant
		<u>×</u>	Address
			Phone Fax
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			@ 2016 BELLIN & PRATT ARCHITECTS, LLC
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1 A.2.4			PROJECT NAME: SINGLE FAMILY
	ш.		RESIDENCE
	LINE 49' - 4"		RESIDENCE
	RT		PROPERTY ADDRESS 728 Navarre Avenue
	DE		Coral Gables 33134
	PROPERTY		OWNER INFORMATION Robert D Beilman (Trust),
			728 Navarre Avenue. Coral Gables FL 33134
			LOT SPLIT
1			
			ISSUE DATE: 10/13/2015
			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G.
			PROJECT No.: 2015-18
			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G.
			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B.
			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS:
			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS:
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			PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS:
	-		PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS:
			PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.         REVISIONS:
		5	PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.         REVISIONS:         No.       Description         Date
		5	PROJECT No.: 2015-18   DRAWN BY: D.F & V.G.   APPROVED BY: G.P. & M.B.     REVISIONS:     No. Description     Date     Image: Description     Description     Description     Image: Description     Image: Description     Image: Description
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5' - 0" DPOSED SETBACK	-	5	PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.         REVISIONS:
/		5	PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.         REVISIONS:
/		5	PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.         REVISIONS:
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/		Σ	PROJECT NO: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B. REVISIONS: No.         Description         Date           Image: Image

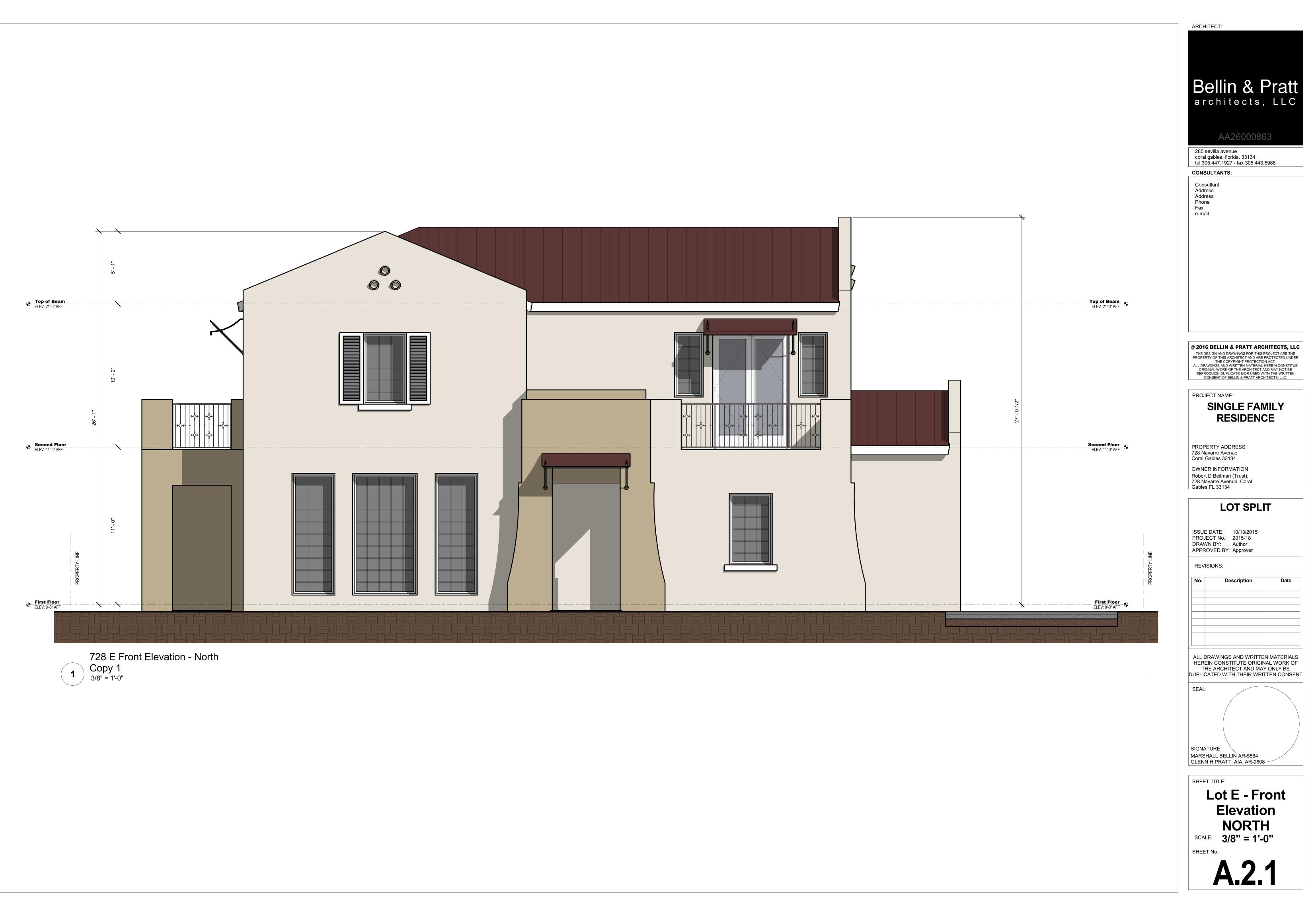


		ARCHITECT:
		Bellin & Pratt
		architects, LLC
i I		AA26000863
		285 sevilla avenue coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.5986
		CONSULTANTS:
   		Address Address Phone Fax
		e-mail
	$\rightarrow$	
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		PROJECT NAME:
		SINGLE FAMILY RESIDENCE
2.4	40' - 0"	PROPERTY ADDRESS
		728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION
PERTY LINE		Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134
PROPE		LOT SPLIT
		ISSUE DATE: 10/13/2015
		PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B.
		REVISIONS:
		No.     Description     Date
		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF
		THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL:
		SEAL:
		SIGNATURE:
Ι		MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
		SHEET TITLE: Lot E - Second
	-	Floor
		SCALE: 1/4" = 1'-0"
		SHEET No.:
		A1.2

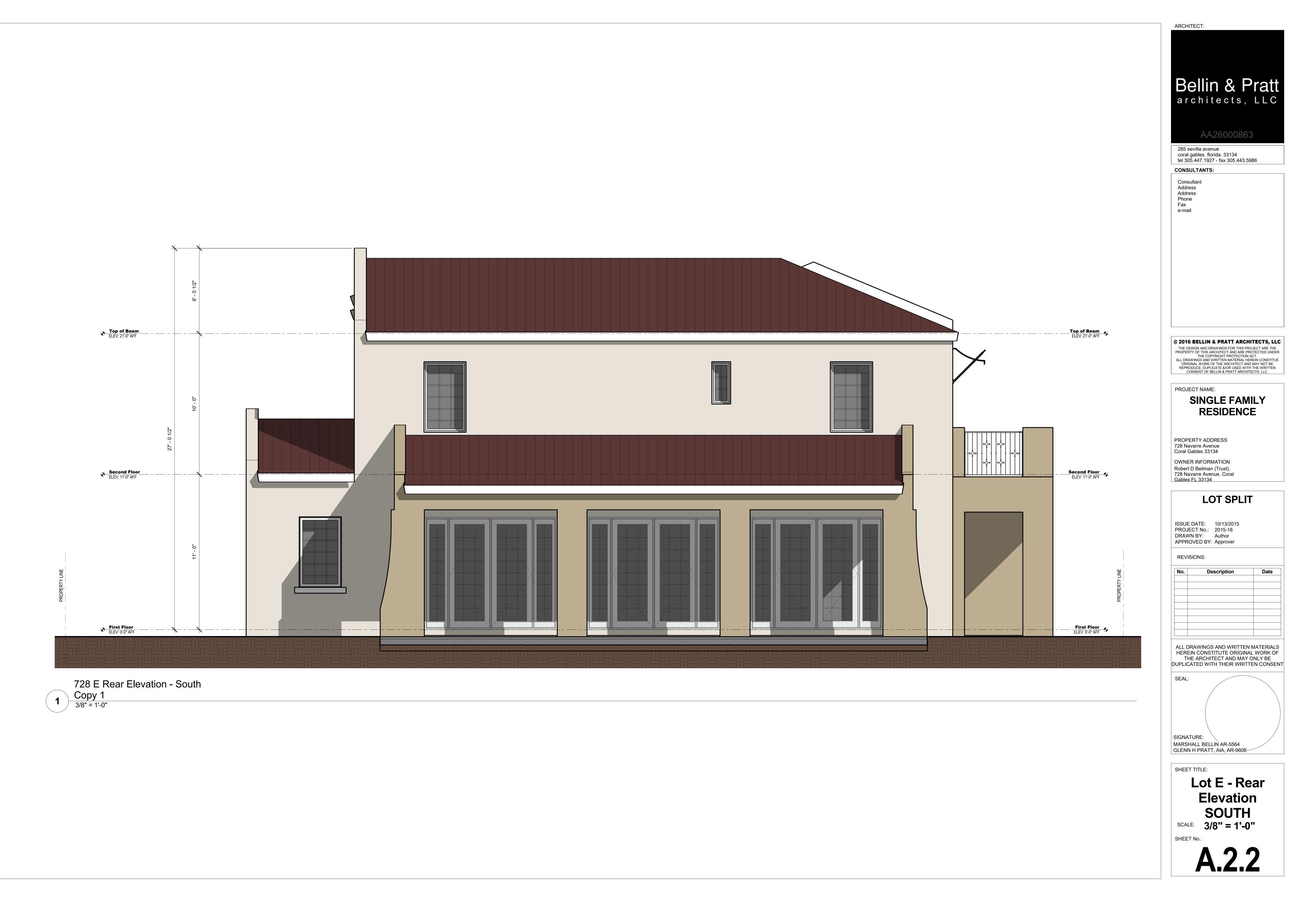




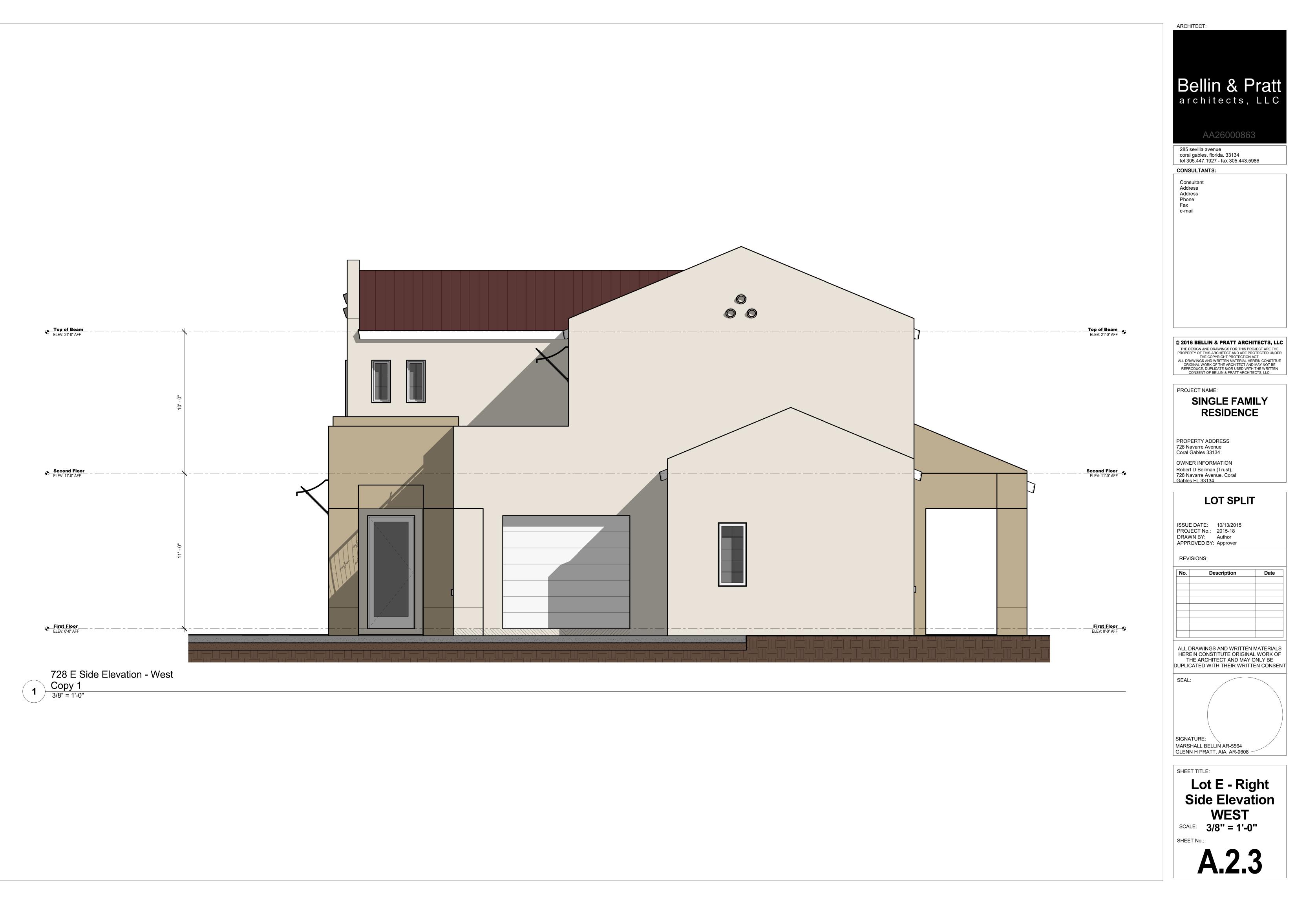
ARCHITECT:	
Bellin & P	ratt
architects,	LLC
AA26000863 285 sevilla avenue coral gables. florida. 33134	3
tel 305.447.1927 - fax 305.443.59 CONSULTANTS:	86
Consultant Address Address Phone Fax e-mail	
@ 2016 BELLIN & PRATT ARCH THE DESIGN AND DRAWINGS FOR THIS PRO PROPERTY OF THIS ARCHITECT AND ARE PR THE COPYRIGHT PROTECTION A ALL DRAWINGS AND WRITTEN MATERIAL HEL ORIGINAL WORK OF THE ARCHITECT AND REPRODUCE, DUPLICATE &/OR USED WITH CONSENT OF BELLIN & PRATT ARCHITE	DJECT ARE THE DTECTED UNDER CT. REIN CONSTITUE MAY NOT BE THE WRITTEN
PROJECT NAME: SINGLE FAM RESIDENC	
PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134	
LOT SPLIT	-
ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18 DRAWN BY: Author APPROVED BY: Approver	
REVISIONS:  No. Description	Date
ALL DRAWINGS AND WRITTEN HEREIN CONSTITUTE ORIGINA	L WORK OF
THE ARCHITECT AND MAY O DUPLICATED WITH THEIR WRITT SEAL:	
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608-	
SHEET TITLE: Lot E - Roof	Plan
SCALE: 1/4" = 1'-0 SHEET No.:	
A1.3	5



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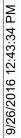
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	ARCHITECT:
	Bellin & Pratt
	architects, LLC
	AA26000863
	285 sevilla avenue
	coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.5986
	CONSULTANTS:
	Consultant Address Address
	Phone Fax
	e-mail
	@ 2016 BELLIN & PRATT ARCHITECTS, LLC
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	PROJECT NAME:
	SINGLE FAMILY
	RESIDENCE
	PROPERTY ADDRESS 728 Navarre Avenue
<u>Second Floor</u> ELEV: 11'0" AFF	Coral Gables 33134
	OWNER INFORMATION Robert D Beilman (Trust),
	728 Navarre Avenue. Coral Gables FL 33134
	LOT SPLIT
	ISSUE DATE: 10/13/2015
	PROJECT No.: 2015-18 DRAWN BY: Author
	APPROVED BY: Approver
	REVISIONS:
	No. Description Date
	ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF
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	SEAL:
	SIGNATURE:
	MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
	Lot E - Left Side
	Elevation EAST
	SCALE: 3/8" = 1'-0"
	SHEET No.:
	<b>A.2.4</b>

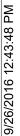




1 3D View 1 - North View



AR	RC⊦	IITECT:	
2	85 85	ellin & P chitects, AA26000863	ratt LLC
	-	05.447.1927 - fax 305.443.598 SULTANTS:	6
C A P F e	Cons ddi ddi Phoi ax -ma	sultant ress ress ne ail	
T PR( ALI	HE D OPE L DR ORI REPF	6 BELLIN & PRATT ARCHIT DESIGN AND DRAWINGS FOR THIS PROJ RTY OF THIS ARCHITECT AND ARE PRO THE COPYRIGHT PROTECTION AC AWINGS AND WRITTEN MATERIAL HERE GINAL WORK OF THE ARCHITECT AND M SODUCE, DUPLICATE &/OR USED WITH T CONSENT OF BELLIN & PRATT ARCHITEC	ECT ARE THE TECTED UNDER T. EIN CONSTITUE MAY NOT BE THE WRITTEN
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728 Co OV Ro 728	8 N ral VNI ber 8 N	PERTY ADDRESS avarre Avenue Gables 33134 ER INFORMATION t D Beilman (Trust), avarre Avenue. Coral s FL 33134	
		LOT SPLIT	
PF DF	ROJ RAV	E DATE: 10/13/2015 IECT No.: 2015-18 VN BY: D.F & V.G. OVED BY: M.B. & G.P.	
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SE	EAL	:	
MA	RS	ATURE: HALL BELLIN AR-5564 N H PRATT, AIA, AR-9608	
SF		TITLE: Assing Stu	udy
		LE: IT No.:	
		<b>A8.1</b>	



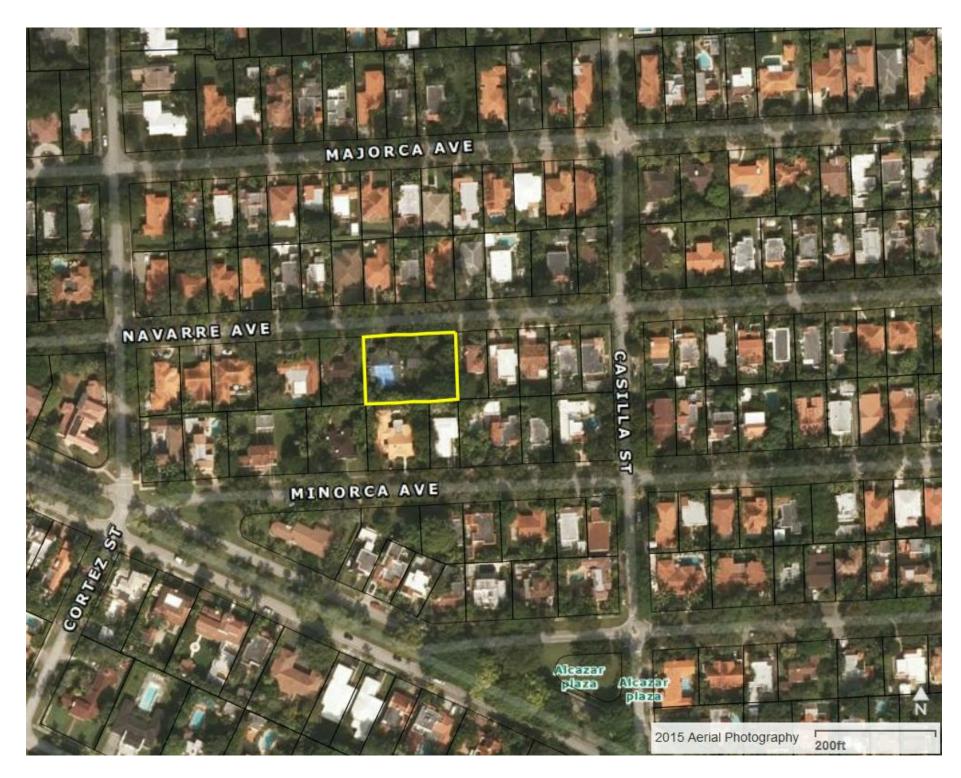


1 3D View 3 - South-West View



2 3D View 4 - South-East View

ARCHITECT:
Bellin & Pratt architects, LLC AA26000863
CONSULTANTS:
Consultant Address Address Phone Fax e-mail
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PROJECT NAME: SINGLE FAMILY RESIDENCE
PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134
LOT SPLIT
ISSUE DATE:       10/13/2015         PROJECT No.:       2015-18         DRAWN BY:       D.F & V.G.         APPROVED BY:       G.P. & M.B.
REVISIONS:
No.     Description     Date
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT
SEAL:
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
SHEET TITLE: Massing Study
SCALE: SHEET No.: <b>A8.2</b>



# Location Map

#### ZONING INFORMATION

CITY OF CORAL GABLES		
03-4108-001-4270		
728 NAVARRE AVENUE, CORAL GABLES FL. 33134		
Robert D Beilman (Trust) 728 Navarre ave, Coral Gables FL 33134		
LOTS 8 ,9 AND 10, BLOCK 25, OF CORAL GABLES SECTION B, AC THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111, OF THE MIAMI-DADE COUNTY, FLORIDA.		
Coral Gables Zoning Code		
2014 FLORIDA BUILDING CODE : Building		
SFR - Single Family Residence		
GROSS SQ.FT. (75.00' FRONT x 112.5' DEPTH)		
GROSS ACREAGE: 1 Acre = 43,560 SQ.FT.		
NET SQ.FT. (75.00' FRONT, 112.5' SIDE, 75.00'		
NET ACREAGE: 1 Acre = 43,560 SQ.FT.		

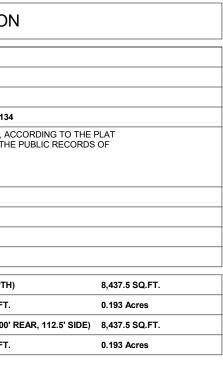
#### F.A.R.

EXISTING OVERALL LOT 150X112.5	EACH LOT ALLOWED BY
16,875 SQ.FT.	8,437.5 SQ.FT.
5,000 sq.ft. x 48% =2,400 sq.ft.	5,000 sq.ft. x 48% =2,400 s
5,000 sq.ft. x 35% =1,750 sq.ft.	3,437.5 sq.ft. x 35% =1,203
6,875 sq.ft.x 30% = 2,062.5 sq.ft.	
6,212.5 sq.ft.	3,603.12 sq.ft. per Lot
	7,206.24 sq.ft. (two Lots)
6,212.5 sq.ft. (The F.A.R. for the Original Lot is more restrictive)	
	5,000 sq.ft. x 48% =2,400 sq.ft. 5,000 sq.ft. x 35% =1,750 sq.ft. 6,875 sq.ft.x 30% = 2,062.5 sq.ft. 6,212.5 sq.ft.

#### LOT COVERAGE

Description	WEST LOT PROPOSED (75'x112.5')	
	ALLOWED	PROV
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft	
	2,953.12 sq.ft.	1,920 s
Auxiliary Structure	10% of 8,437.5 sq.ft=843 sq. ft.	341.83
Total Lot Coverage	2,953.12 sq.ft.	1.920 s

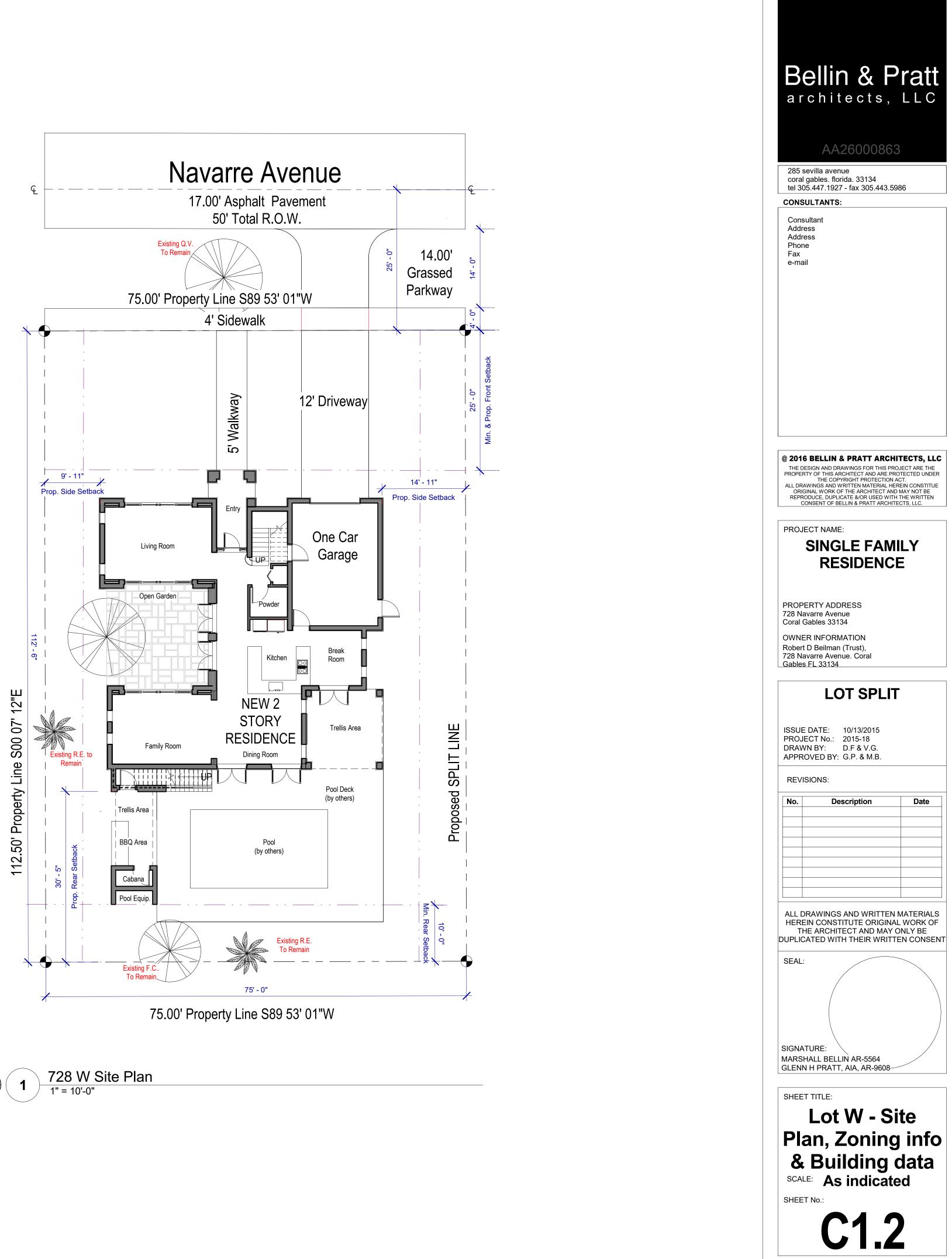
SETBACKS				
Description WEST LOT PROPOSED (75'x112.5')				
	ALLOWED PROVIDED			
Front Setback (north)	25'-0" Ft	25'-0" Ft.		
Interior Side Setback (east)	erior Side Setback (east) 10'-0" Ft. 14'-11" Ft.			
Interior Side Setback (west)	5'-0" Ft.	9'-11" Ft.		
Rear Setback (south)	10'-0" Ft.	30'-5" Ft.		



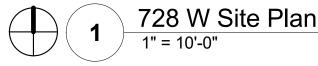
ODE	WEST LOT PROPOSED
	8,437.5 SQ.FT.
q.ft.	1,743 sq.ft. (Proposed 1st Floor)
12 sq.ft.	1,363 sq.ft. (Proposed 2nd Floor)
	3,106 sq.ft.

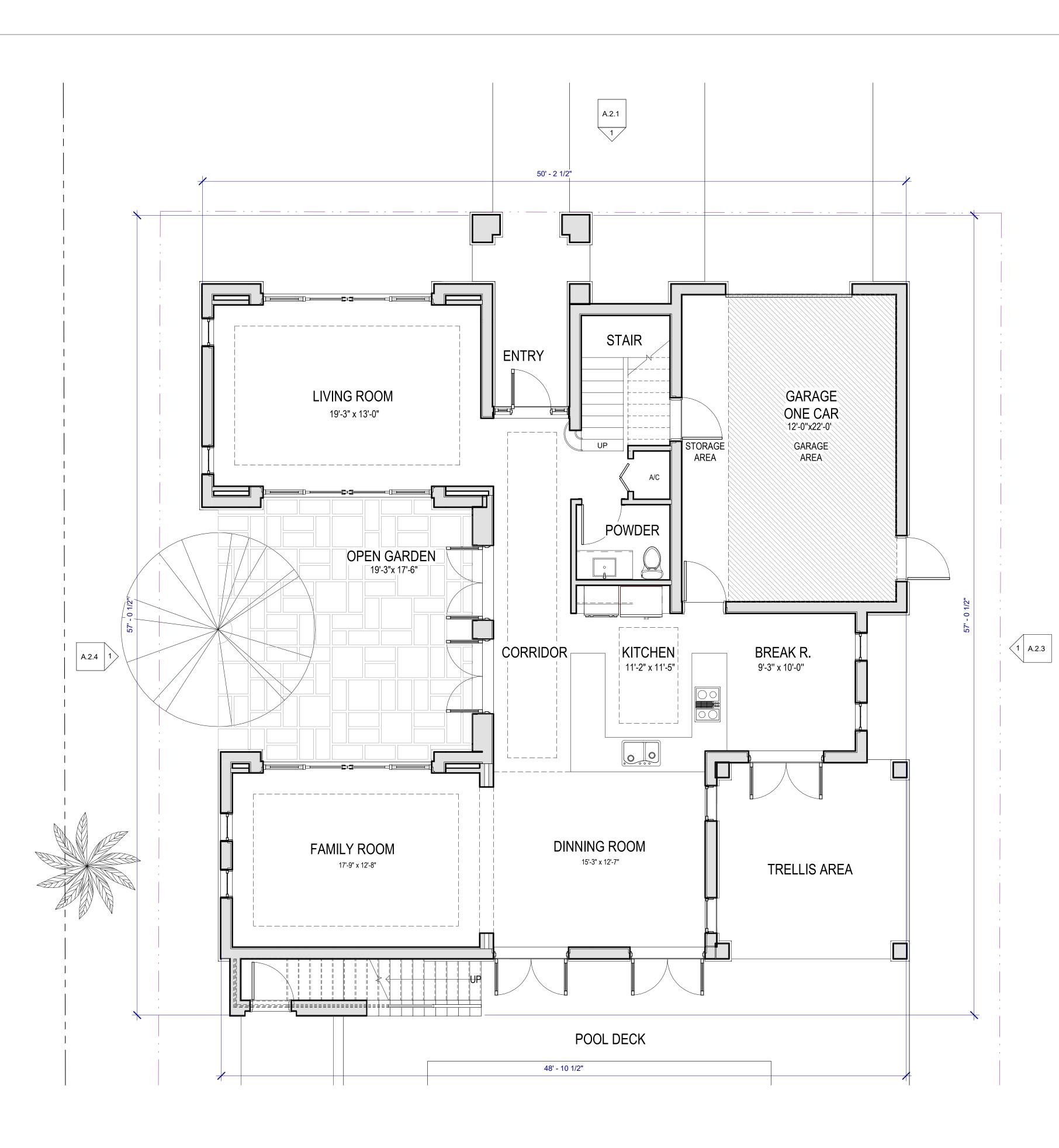
# VIDED

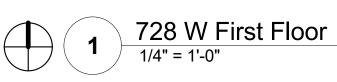
0 sq.ft. 83 sq.ft. 20 sq.ft. = 22.75%

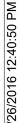


ARCHITECT:







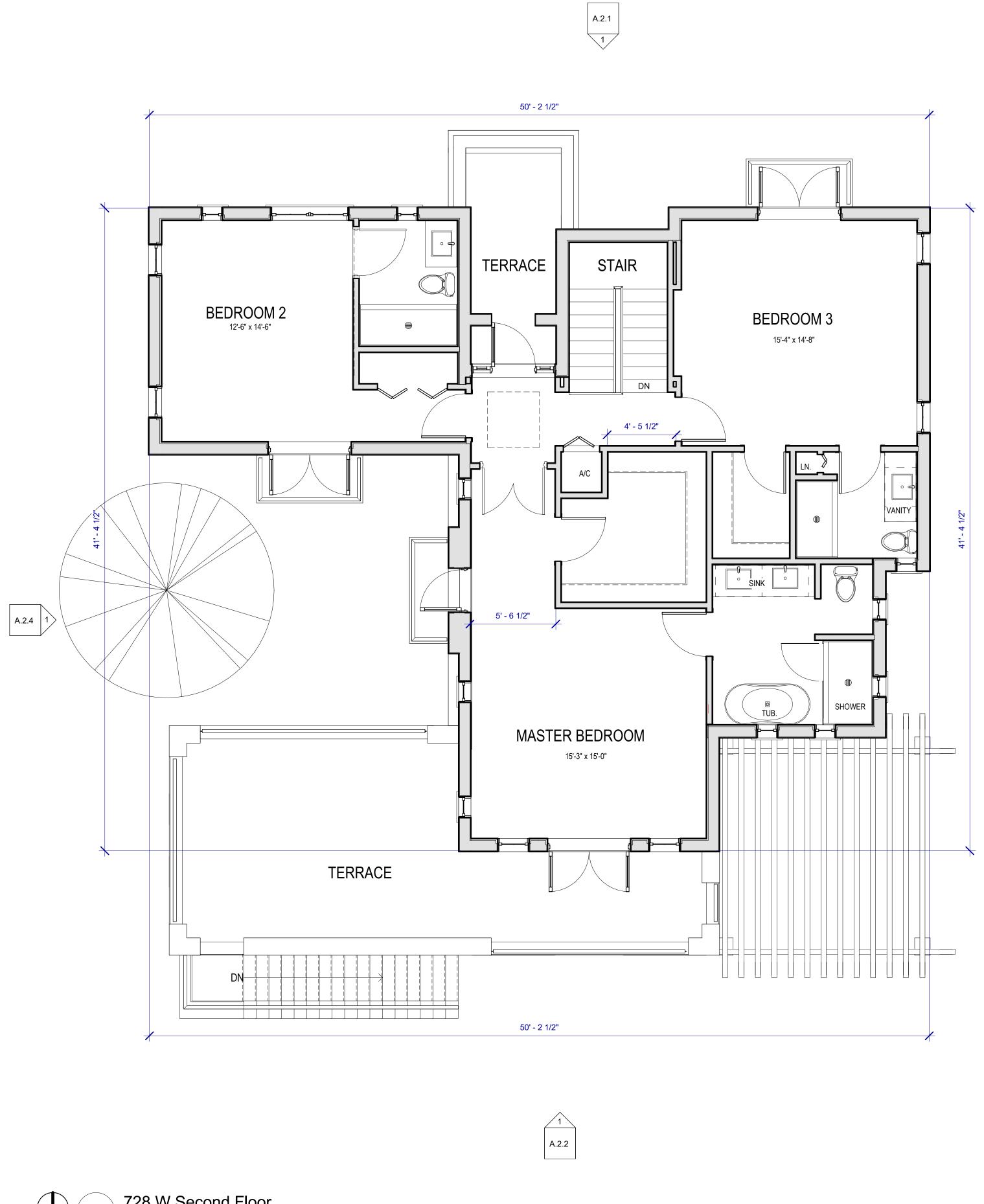


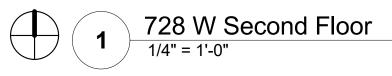
ARCHITECT:	
Bellin & Pratarchitects, LLC	
AA26000863 285 sevilla avenue coral gables. florida. 33134	
tel 305.447.1927 - fax 305.443.5986 CONSULTANTS: Consultant	
Address Address Phone Fax e-mail	
e-mai	
<ul> <li>@ 2016 BELLIN &amp; PRATT ARCHITECTS, LI THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UND THE COPYRIGHT PROTECTION ACT.</li> <li>ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITU ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &amp;/OR USED WITH THE WRITTEN CONSENT OF BELLIN &amp; PRATT ARCHITECTS, LLC.</li> </ul>	ER JE
PROJECT NAME: SINGLE FAMILY	
RESIDENCE	
PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134	
OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134	
LOT SPLIT	
ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18 DRAWN BY: D.F & V.G. APPROVED BY: G.P. & M.B.	
REVISIONS:           No.         Description         Date	
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK C	
THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSE SEAL:	
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608	/
SHEET TITLE: Lot W - First	
Floor Plan	
SCALE: <b>As indicated</b> SHEET No.:	
A1.1	

LEGE	LEGEND	
(101)	DOOR NUMBER REFER TO DOOR SCHEDULE SHEET A6.1	
	WINDOW NUMBER REFER TO WINDOW SCHEDULE SHEET A6.1	

1i STOREFRONT NUMBER REFER TO STOREFRONT SCHEDULE SHEET A6.1

(1) WALL TYPE REFER TO PARTITION TYPES SCHEDULE SHEET A5.2





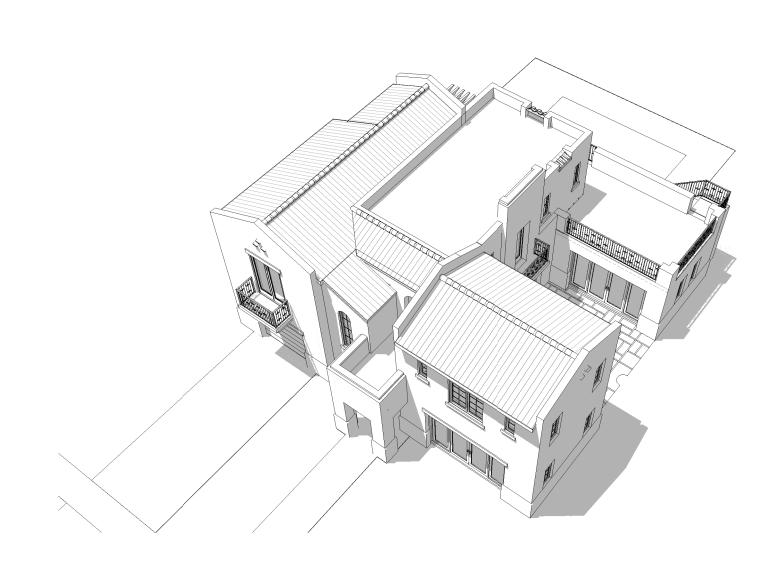
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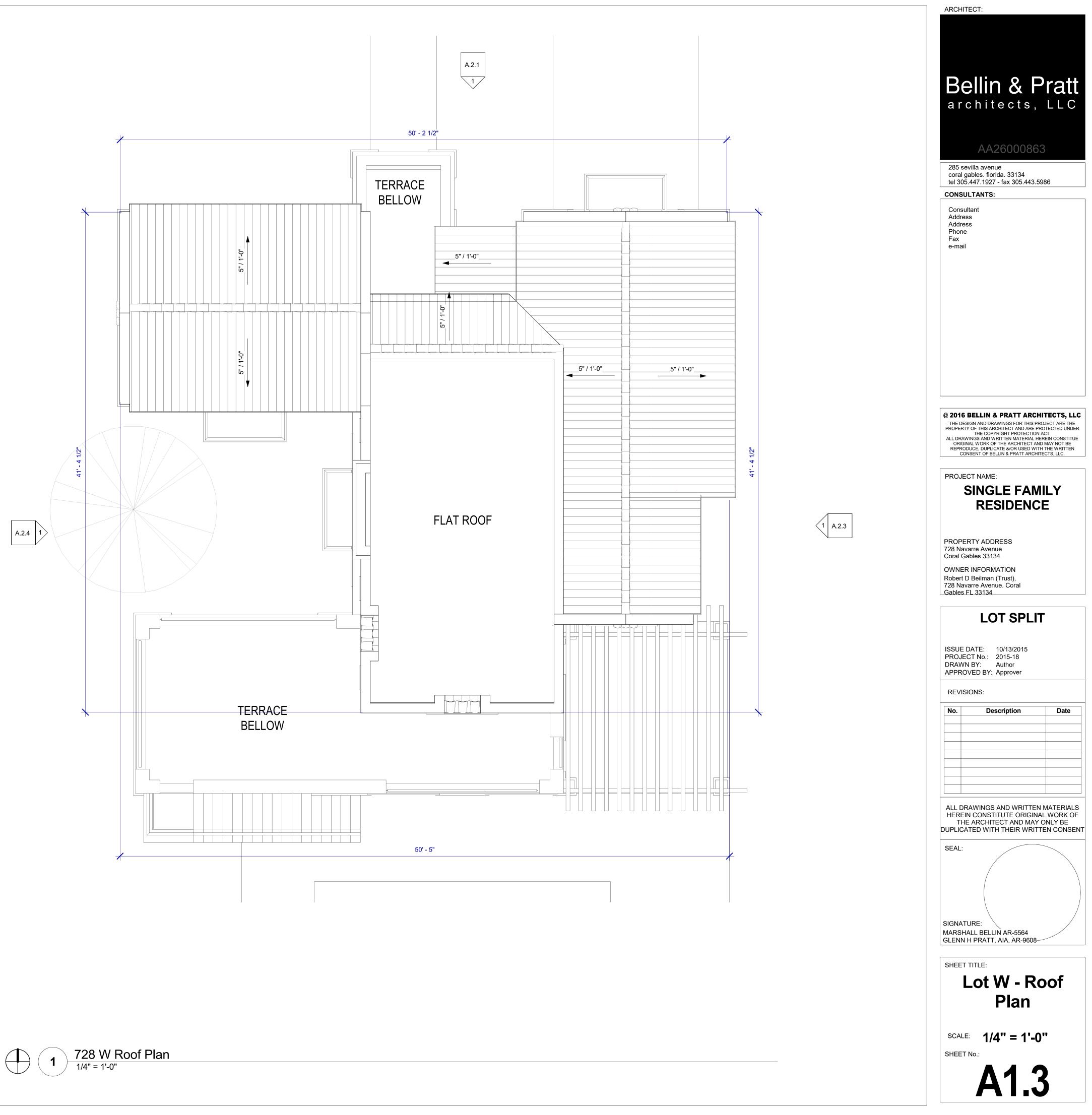
## LEGEND

101	DOOR NUMBER REFER TO DOOR SCHEDULE SHEET A6.1
1t	WINDOW NUMBER REFER TO WINDOW SCHEDULE SHEET A6.1
1i	STOREFRONT NUMBER REFER TO STOREFRONT SCHEDULE SHEET A6.1
$\wedge$	

(1) WALL TYPE REFER TO PARTITION TYPES SCHEDULE SHEET A5.2

ARCHIT	ECT:	
	ellin & F	
aro	chitects,	LLC
	AA2600086	3
coral g	villa avenue ables. florida. 33134 .447.1927 - fax 305.443.5	986
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Addres Addres Phone Fax	-	
e-mail		
@ 2046		
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REPROE	JAL WORK OF THE ARCHITECT AN DUCE, DUPLICATE &/OR USED WIT NSENT OF BELLIN & PRATT ARCHIT	H THE WRITTEN
	ct name: SINGLE FAM	ILY
	RESIDENC	E
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OWNER Robert D	R INFORMATION D Beilman (Trust), arre Avenue, Coral	
Gables F	FL 33134	
		ſ
PROJE DRAWN	DATE: 10/13/2015 CT No.: 2015-18 N BY: D.F & V.G.	
REVIS	VED BY: G.P. & M.B.	
No.	Description	Date
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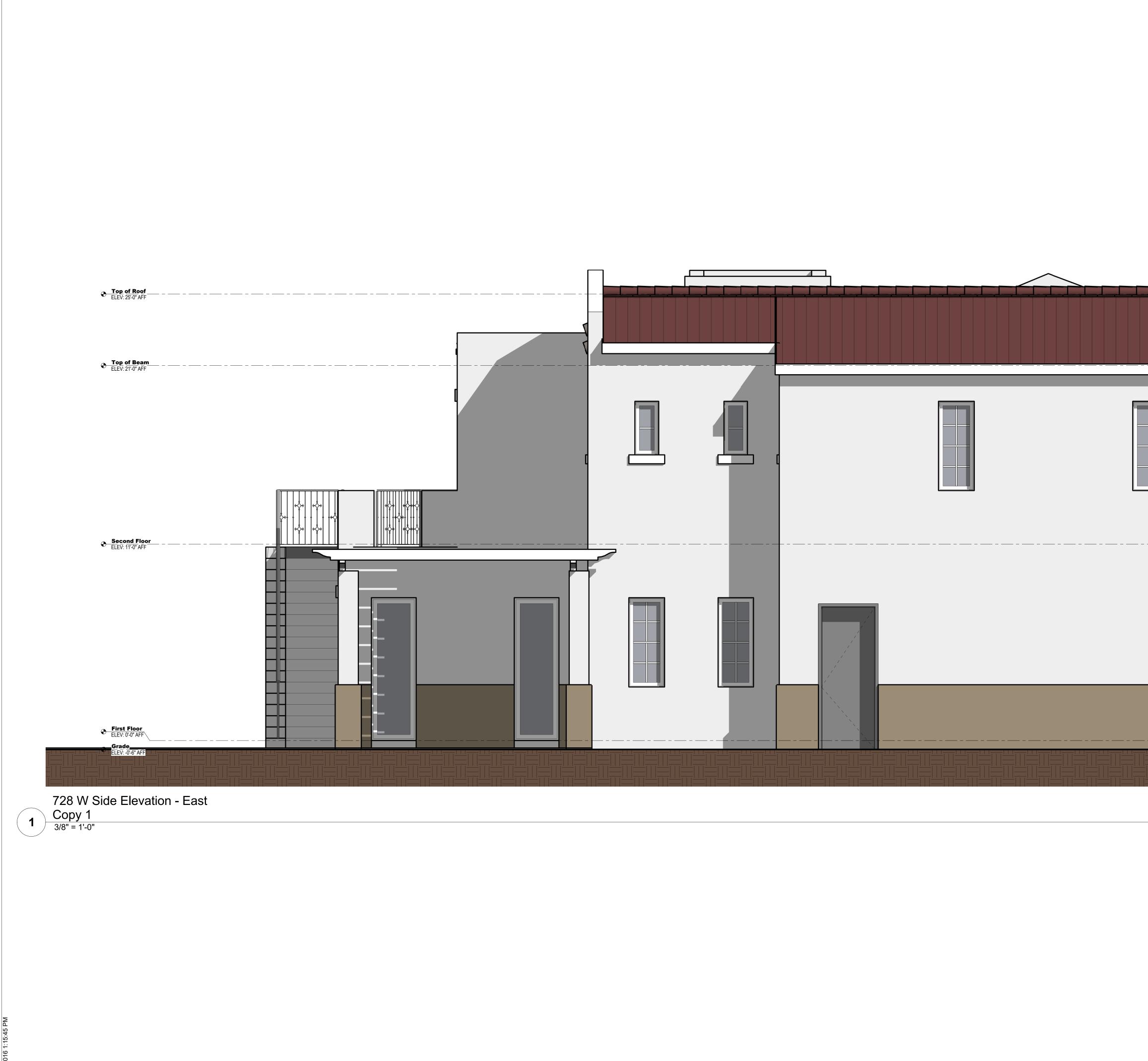




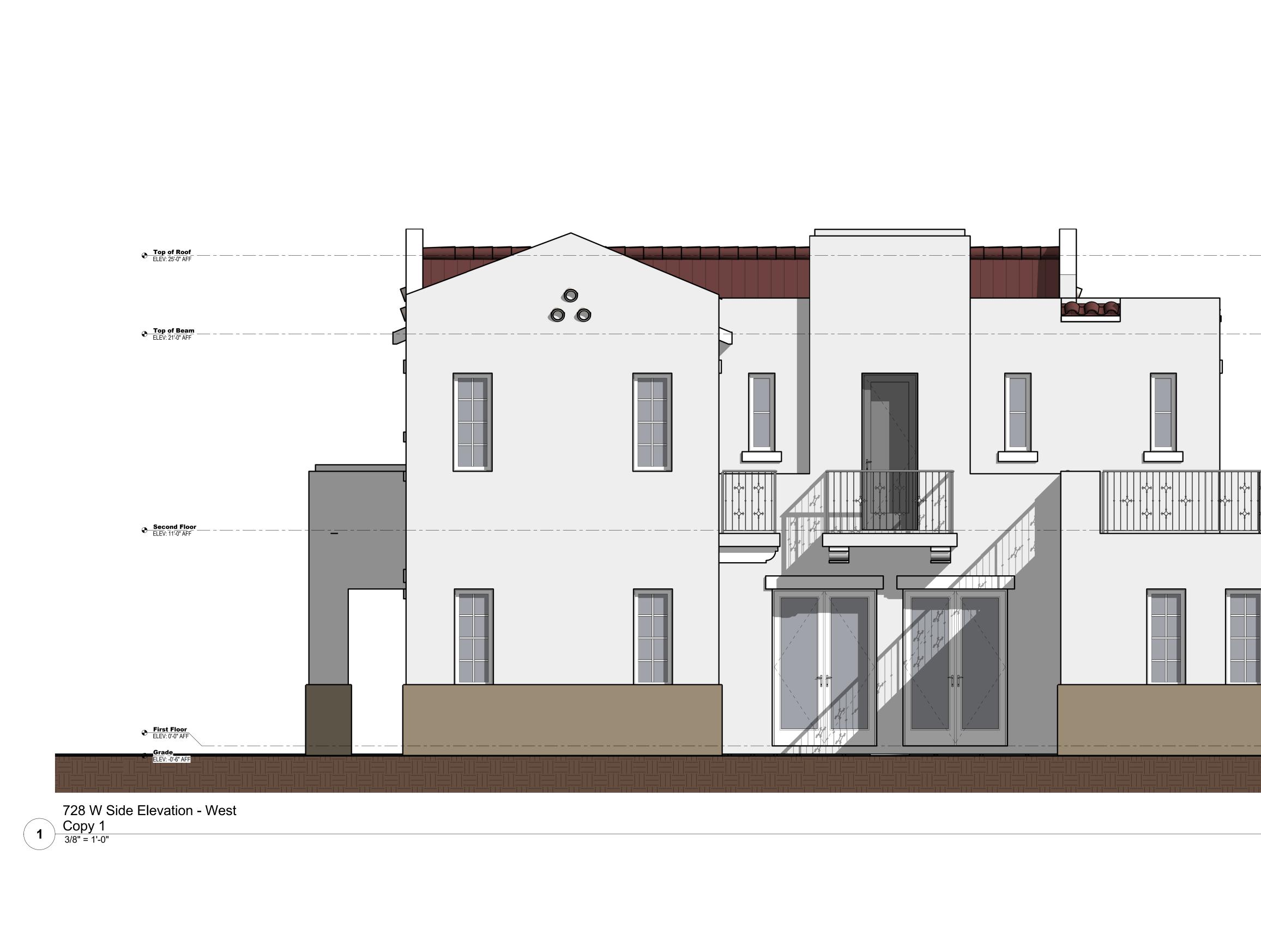
	ARCHITECT:
	ARCHITECT: Bellin & Pratt architects, LLC ACACOOO863 285 sevilla avenue coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.5986 COnsultant Address Address Phone Fax e-mail
	<ul> <li>@ 2016 BELLIN &amp; PRATT ARCHITECTS, LLC THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.</li> <li>ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &amp;/OR USED WITH THE WRITTEN CONSENT OF BELLIN &amp; PRATT ARCHITECTS, LLC.</li> </ul>
	PROJECT NAME: SINGLE FAMILY RESIDENCE
 <u>Second Floor</u> ELEV: 11'-0" AFF	PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134
	ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18 DRAWN BY: Author APPROVED BY: Approver
	REVISIONS: No. Description Date
First Floor	
	ALL DRAWINGS AND WRITTEN MATERIALS
	HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT
	SEAL:
	SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
	SHEET TITLE: Lot W - Front Elevation NORTH SCALE: 3/8" = 1'-0"
	SHEET No.: A.2.1



	ARCHITECT:
	Bellin & Pratic architects, LLCbellin & Pratic architects, LLCbellin & Consultant Address Address Phone Fax e-mail
Top of Roof ELEV: 25'-0" AFF	
ELEV: 25'-0" AFF	
Top of Beam ELEV: 21'-0" AFF	
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	PROJECT NAME: SINGLE FAMILY RESIDENCE
Second Floor ELEV: 11'-0" AFF	PROPERTY ADDRESS 728 Navarre Avenue Coral Gables 33134 OWNER INFORMATION Robert D Beilman (Trust),
	728 Navarre Avenue. Coral Gables FL 33134
	LOT SPLIT         ISSUE DATE:       10/13/2015         PROJECT No.:       2015-18         DRAWN BY:       Author         APPROVED BY:       Approver         REVISIONS:       No.         Description       Date
_ First Floor ELEV: 0'-0"AFF	
ELEV: -0'-6" ÄFF	ALL DRAWINGS AND WRITTEN MATERIALS
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	SEAL:
	SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608
	SHEET TITLE:
	Lot W - Rear Elevation SOUTH SCALE: 3/8" = 1'-0" SHEET NO.:
	A.2.2



		ARCHITECT:
		Bellin & Pratt a r c h i t e c t s , L L C ACACOOO863 285 sevilla avenue coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.5986 CONSULTANTS: Consultant Address Address Phone Fax e-mail
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		PROJECT NAME: SINGLE FAMILY RESIDENCE
		PROPERTY ADDRESS 728 Navarre Avenue
•_•_•_ <u>  L_L_L_L_L_</u>		Coral Gables 33134 OWNER INFORMATION
		Robert D Beilman (Trust), 728 Navarre Avenue. Coral Gables FL 33134
		LOT SPLIT ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18 DRAWN BY: Author APPROVED BY: Approver
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	First Floor ELEV: 0'-0" AFF	
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		SIGNATURE: MARSHALL BELLIN AR-5564
		GLENN H PRATT, AIA, AR-9608
		Lot W - Left Side Elevation EAST
		SCALE: 3/8" = 1'-0"
		SHEET No.:
		<b>H.Z.J</b>



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	Bellin & F	
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	285 sevilla avenue coral gables. florida. 33134	
	tel 305.447.1927 - fax 305.443.5	986
	Consultant Address	
	Address Phone Fax	
	e-mail	
 <b>Top of Beam</b> ELEV: 21'-0" AFF		
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<u>Second Floor</u> ELEV: 11'-0" AFF	728 Navarre Avenue Coral Gables 33134	
	OWNER INFORMATION Robert D Beilman (Trust), 728 Navarre Avenue. Coral	
	Gables FL 33134	
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	ISSUE DATE: 10/13/2015 PROJECT No.: 2015-18	
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	SEAL.	
	SIGNATURE: MARSHALL BELLIN AR-5564	
	GLENN H PRATT, AIA, AR-9608-	]
	SHEET TITLE: Lot W - Ri	aht
	Side Eleva	
	WEST	
	SCALE: <b>3/8'' = 1'-0</b>	)''
	<b>A.2.</b>	4





**1** 3D View 1 (North Elevation)



**2** 3D View 2 (South Elevation)

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	-	05.447.1927 - fax 305.443.598 SULTANTS:	6
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**1** 3D View 3 (West Elevation)



2 3D View 4 (East Elevation)

ARCHITECT:
Bellin & Pratt architects, LLC AA26000863
CONSULTANTS:
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SHEET TITLE: Massing Study
SCALE: SHEET No.: A822