



LOCATION MAP

Scale: N.T.S.



ZONING INFORMATION:

CITY: CITY OF SUNNY ISLES BEACH
ZONING DISTRICT: SINGLE FAMILY RESIDENCE (SFR)
NET LOT AREA: 9,340 SQFT. ± ± 0.214 ACRE
FLOOD ZONE: ZONE: 'AE' ELEVATION: +8'-0" (+1' ± 9'-0" MIN. B.F.E.)

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT	25'-0"	25'-8"
SIDE (WEST)	7'-6"	8'-2"
SIDE (EAST)	7'-6"	7'-6"
REAR	15'-0"	35'-5"

POOL SETBACKS:	MIN. REQUIRED	PROPOSED
SIDE (WEST)	9'-6"	32'-5"
SIDE (EAST)	9'-6"	7'-5"
REAR	7'-0"	10'-10"

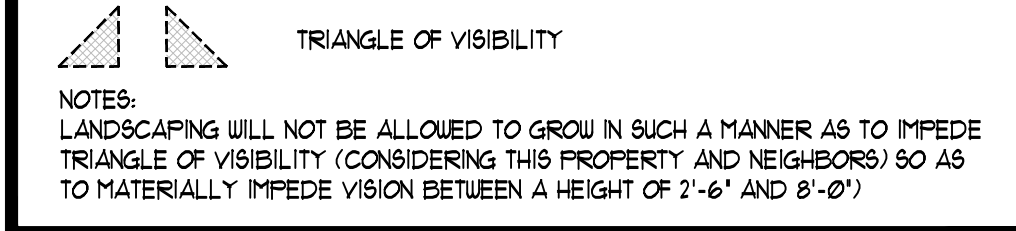
MAX BUILDING HEIGHT:	MAX. ALLOWED	PROPOSED
	35'-0" FROM AVG. CROWN OF ROAD	34'-11"

LOT COVERAGE:		
NET AREA x 42%	3,923 SQFT.	3,916 SQFT

GROSS SQFT		
	8,241 SQFT	

ALL RAINWATER MUST REMAIN ON THIS PROPERTY

LEGEND & NOTES - TRIANGLE OF VISIBILITY



LEGAL DESCRIPTION

LOT 55 AND 56, OF ATLANTIC ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CODES

- FLORIDA BUILDING CODE, FIFTH EDITION, 2011
 - CITY OF SUNNY ISLES - SINGLE FAMILY RESIDENCE ZONING CODE

WATERWAY CONSTRUCTION NOTE:

NOTE: WATERWAY CONSTRUCTION IS NOT PART OF THIS PERMIT

OUTSIDE-PROPERTY CONSTRUCTION NOTE:

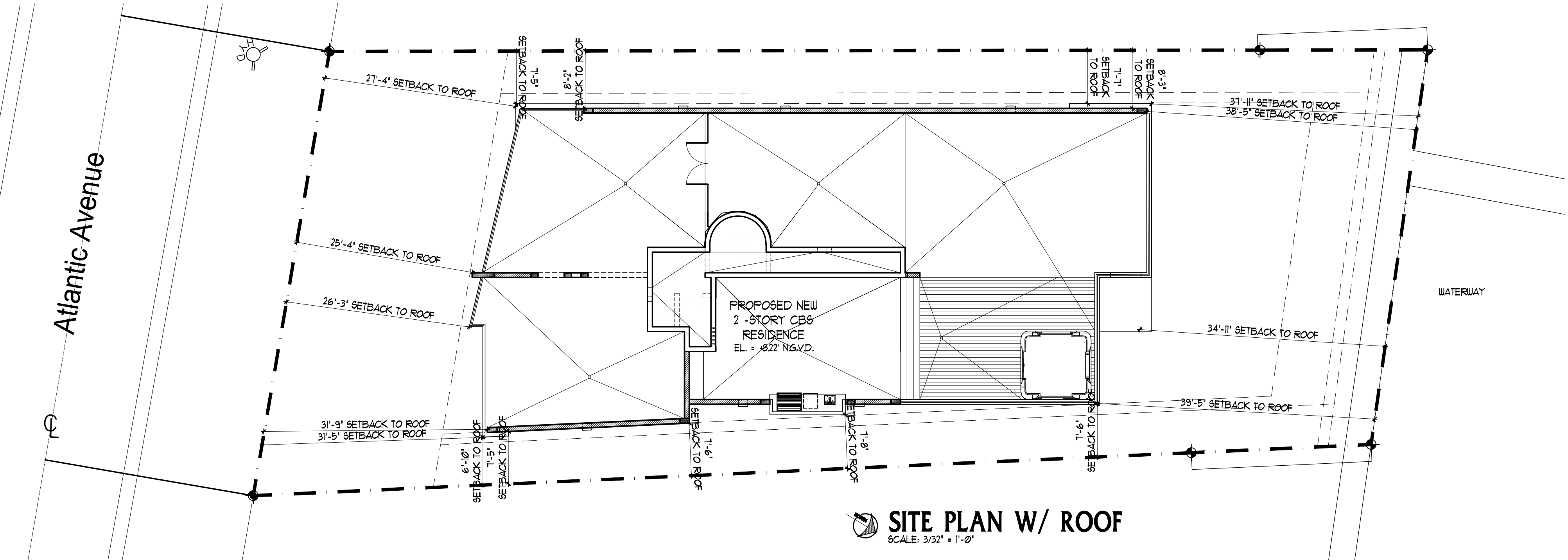
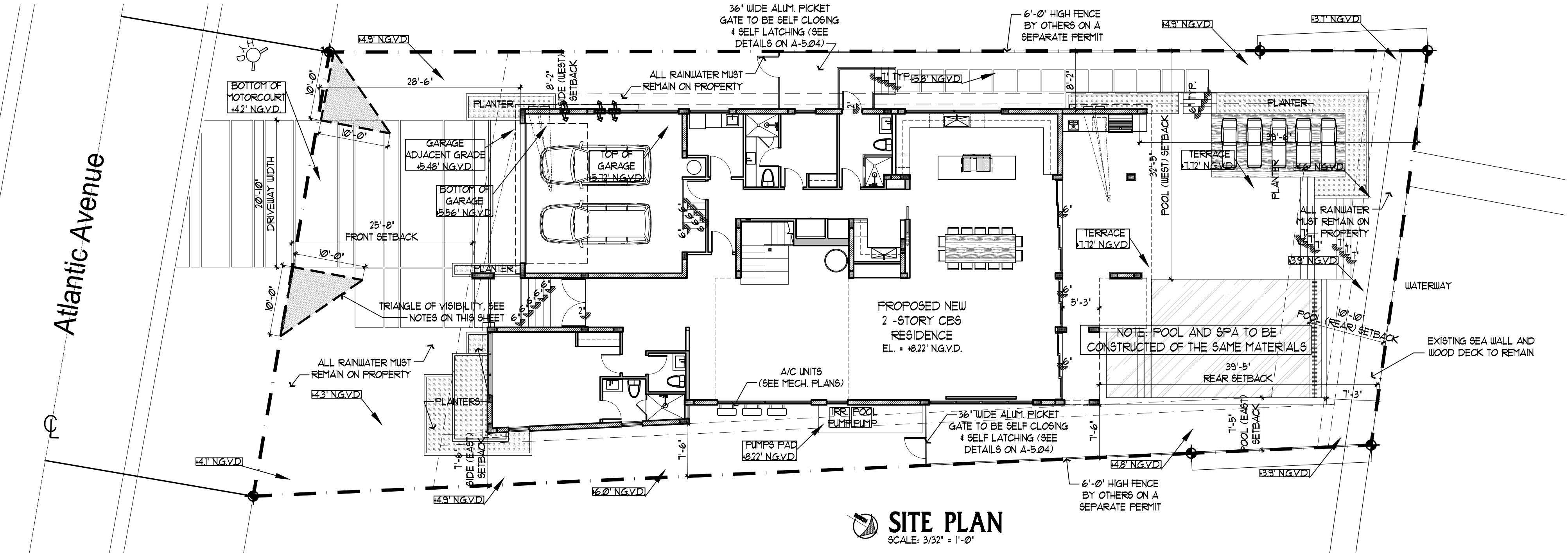
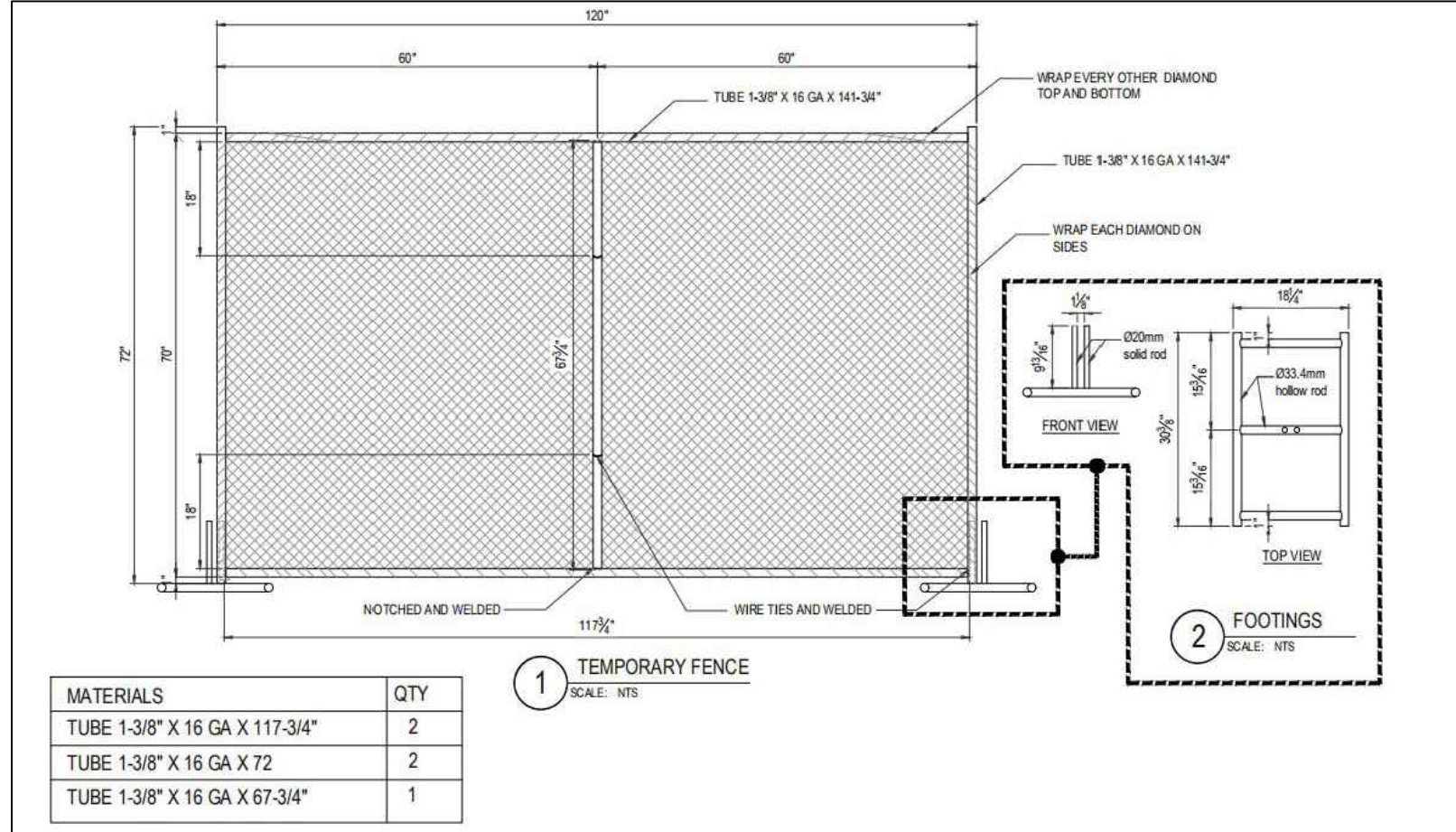
NOTE: ALL ITEMS OUTSIDE OF PROPERTY LINE AND ON RIGHT-OF-WAY SHALL BE ON A SEPARATE PERMIT

SEPARATE PERMIT NOTE:

- NOTE: THE FOLLOWING ITEMS SHALL BE ON A SEPARATE PERMIT, SHOP DRAWINGS, & DETAILS:
- POOL
 - DRIVEWAY
 - WINDOWS & DOORS
 - FENCE
 - GATE
 - GARAGE DOOR
 - ROOF
 - FENCE
 - HANDRAIL
 - BALCONY RAILING
 - WOOD DECK
 - INTERIOR MAIN STAIR
 - INTERIOR SPIRAL STAIR
 - ELEVATOR
 - JACUZZI

TEMPORARY CONSTRUCTION FENCE NOTES:

- EACH FENCE CONSTRUCTED OR MAINTAINED SHALL BE CONSTRUCTED AND ANCHORED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND MEET MINIMUM STANDARDS SET FORTH IN THE FENCE MANUAL MAINTAINED BY THE DEVELOPMENT SERVICES DEPARTMENT
- A TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED IN THE FRONT, SIDE, AND REAR PROPERTY LINES
- A TEMPORARY CONSTRUCTION FENCE IS PERMITTED A MAXIMUM HEIGHT OF 12 FEET AND A MINIMUM HEIGHT OF 6 FEET
- TEMPORARY FENCE SHALL REMAIN ON THE PROPERTY UNTIL THE COMPLETION OF CONSTRUCTION, PROVIDED THAT IS SHALL BE REMOVED IN ACCORDANCE WITH THE TERMS OF THE FLORIDA BUILDING CODE



No.	REVISIONS	BY

NOTICE:
 GENERAL CONTRACTOR: YOUR RESPONSIBILITY TO WORK TOGETHER WITH THE ARCHITECTURAL & ENGINEERING DRAWINGS, IF ANY DISCREPANCIES APPEAR, CALL THE ARCHITECTS & ENGINEERS OF RECORD BEFORE CONTINUING ANY WORK.

In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes. This document and the information it contains is the exclusive property of CALIL ARCHITECTS and may not be reproduced or used for other purposes other than the specific project for which it was prepared without the explicit consent of CALIL ARCHITECTS.

PROPOSED NEW RESIDENCE FOR:
FORSE, LLC

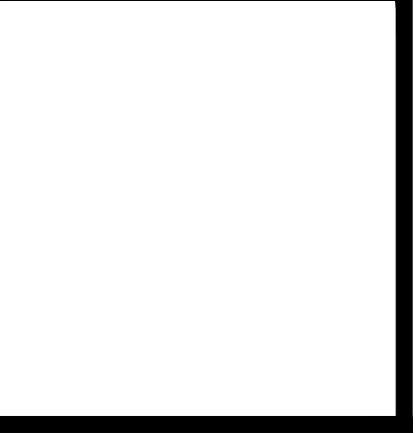
PROJECT TITLE

LOCATED AT:
 31 ATLANTIC AVE
 SUNNY ISLES BEACH, FL 33160

PROJECT LOCATION

CALIL ARCHITECTS

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 EDUARDO A. CALIL ARCHITECT LICENSE NO. AR 0009350
 WWW.CALILARCHITECTS.COM



SHEET No.

A-1.01

DRAWN	EAC, JR. KEF.
CHECKED	EAC.
DATE	JUNE '22
SCALE	SHOWN
JOB No.	2022-009