

T3-O Duplex

Martinez & Alvarez Architects

2211 Northwest 4th Terrace
Miami, Florida 33125

Premise

- designed differently to further each code's intent

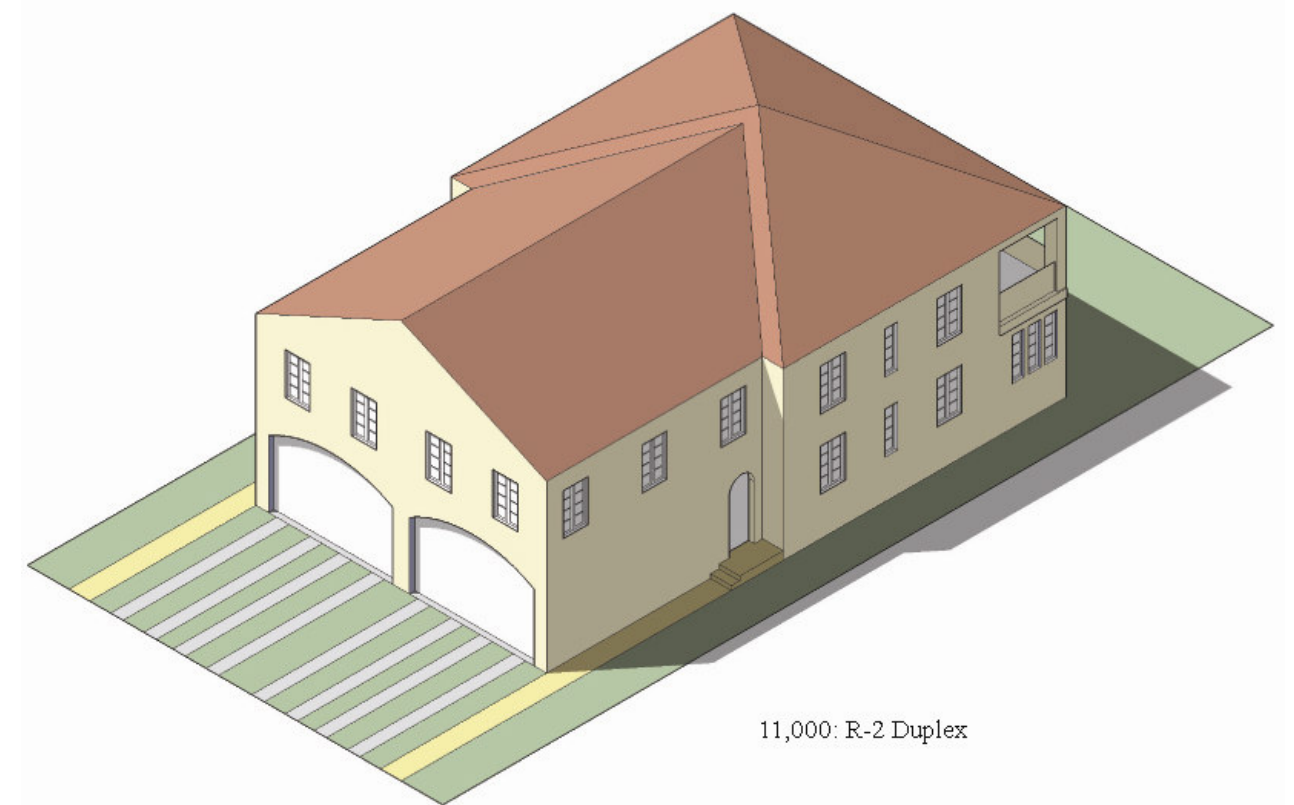
Zoning Table	11,000	Miami 21
Zoning Designation	R-2 (Duplex)	T3-O (Duplex)
Density	18 DUA	18 DUA
Lot Area (50' x 100' interior lot)	6,250 sq.ft. (GLA)	5,000 sq.ft. (NLA)
Capacity Ratio	60% of GLA (FAR) = 3,750 sq.ft. plus spaces not countable towards FAR * = 4,800 sq.ft. plus front porch	N/A
Lot Coverage Allowed	40% of GLA & Setbacks = 2,400 sq.ft. plus front porch	50% of NLA & Setbacks = 2,400 sq.ft. plus front porch
Lot Coverage Provided	2,320 sq.ft.	2,500 sq.ft. including front porch
Green Space Required	15% of GLA = 937.5 sq.ft.	25% of NLA = 1,250 sq.ft.
Green Space Provided	1,300 sq.ft.	1,400 sq.ft.
Height Allowed	25' FT average height/ 2 stories	25' FT to eave/ 2 stories
Height Provided	25' FT average height/ 2 stories	25' FT to eave/ 2 stories
Area Allowed	3,750 sq.ft. plus spaces not countable towards FAR* = 4,800 sq.ft. plus front porch	4,800 sq.ft. plus front porch
Area Provided	4,640 sq.ft.	4,500 sq.ft. including front porch
Required Parking	4 Spaces	4 Spaces
Provided Parking	4 Spaces	4 Spaces

Notes/ Special Features:

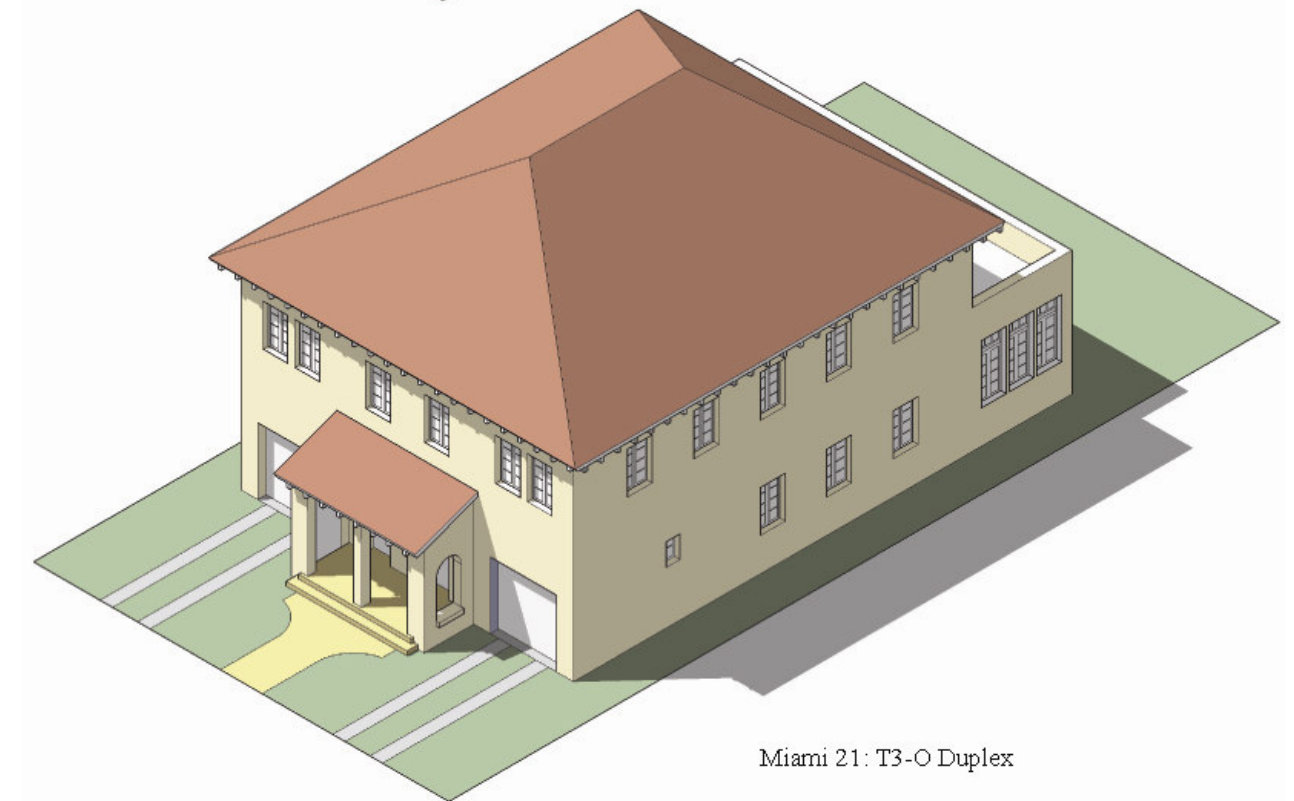
*In the current City of Miami Code the spaces not countable as residential floor area are: open porches, open terraces, patios, atrium or balconies; carports, garages, breezeways, tool sheds; basement space not used for living accommodations; stairways, elevator shafts or mechanical rooms.

In the Miami 21 Code, tandem parking is both encouraged and accepted as part of the parking requirement count.

11/29/07



11,000: R-2 Duplex



Miami 21: T3-O Duplex