

T3-R Single Family Residence

Martinez & Alvarez Architects
 2211 Northwest 4th Terrace
 Miami, Florida 33125

Premise

-designed differently to further each code's intent

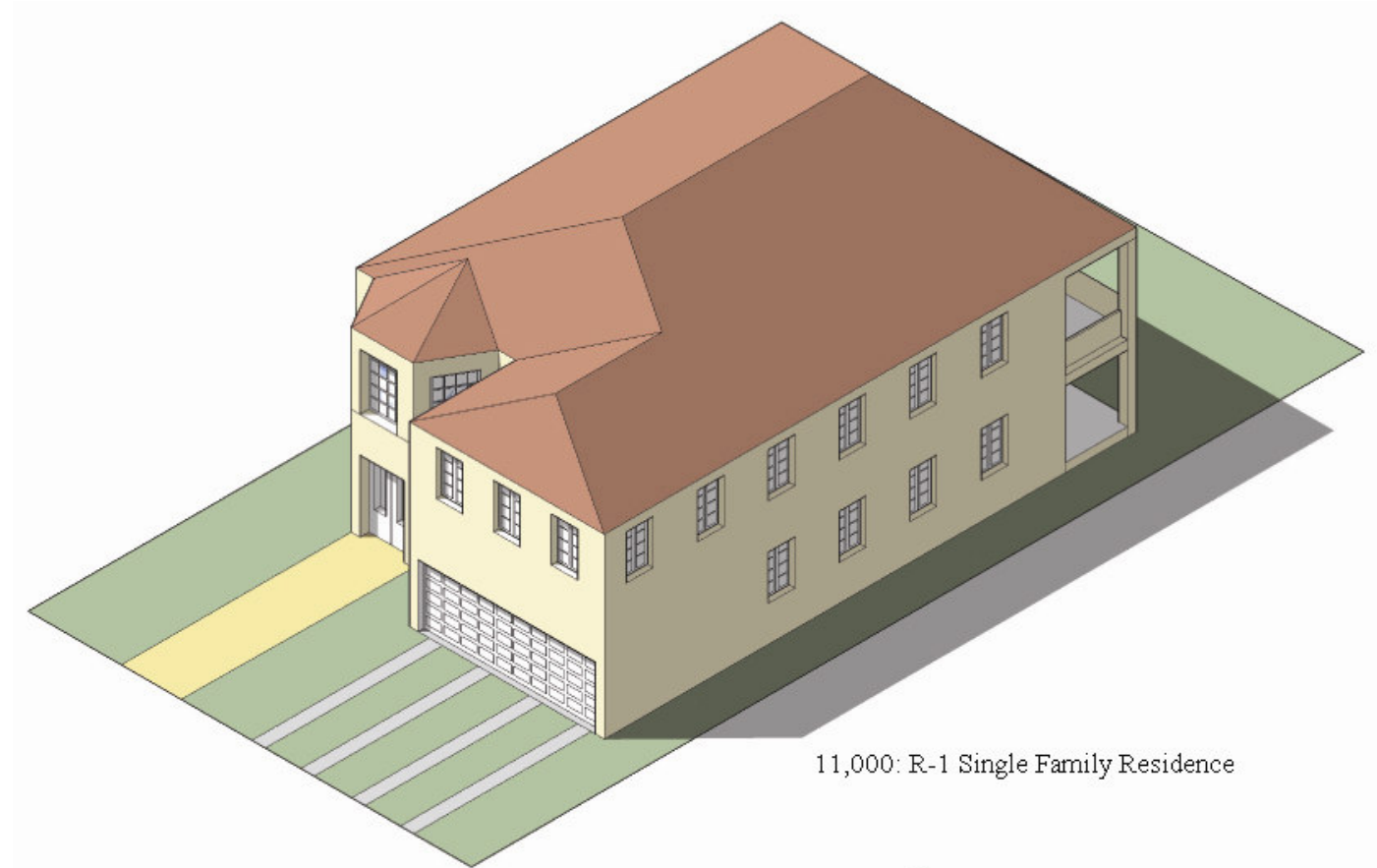
Zoning Table	11,000	Miami 21
Zoning Designation	R-1 (Single Family Residence)	T3-R (Single Family Residence)
Density	9 DUA	9 DUA
Lot Area (50' x 100' interior lot)	6,250 sq.ft. (GLA)	5,000 sq.ft. (NLA)
Capacity Ratio	60% of GLA (FAR) = 3,750 sq.ft. plus spaces not countable towards FAR * = 4,800 sq.ft. plus front porch	N/A
Lot Coverage Allowed	40% of GLA & Setbacks = 2,400 sq.ft. plus front porch	50% of NLA & Setbacks at <u>First Floor</u> = 2,400 sq.ft. plus front porch 30% of NLA at <u>Second Floor</u> = 1,500 sq.ft.
Lot Coverage Provided	2,250 sq.ft.	2,250 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	1,400 sq.ft.	1,500 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	3,900 sq.ft. plus front porch
Area Provided	4,500 sq.ft.	3,750 sq.ft. including front porch
Required Parking	2 Spaces	2 Spaces
Provided Parking	2 Spaces	2 Spaces

Notes/ Special Features:

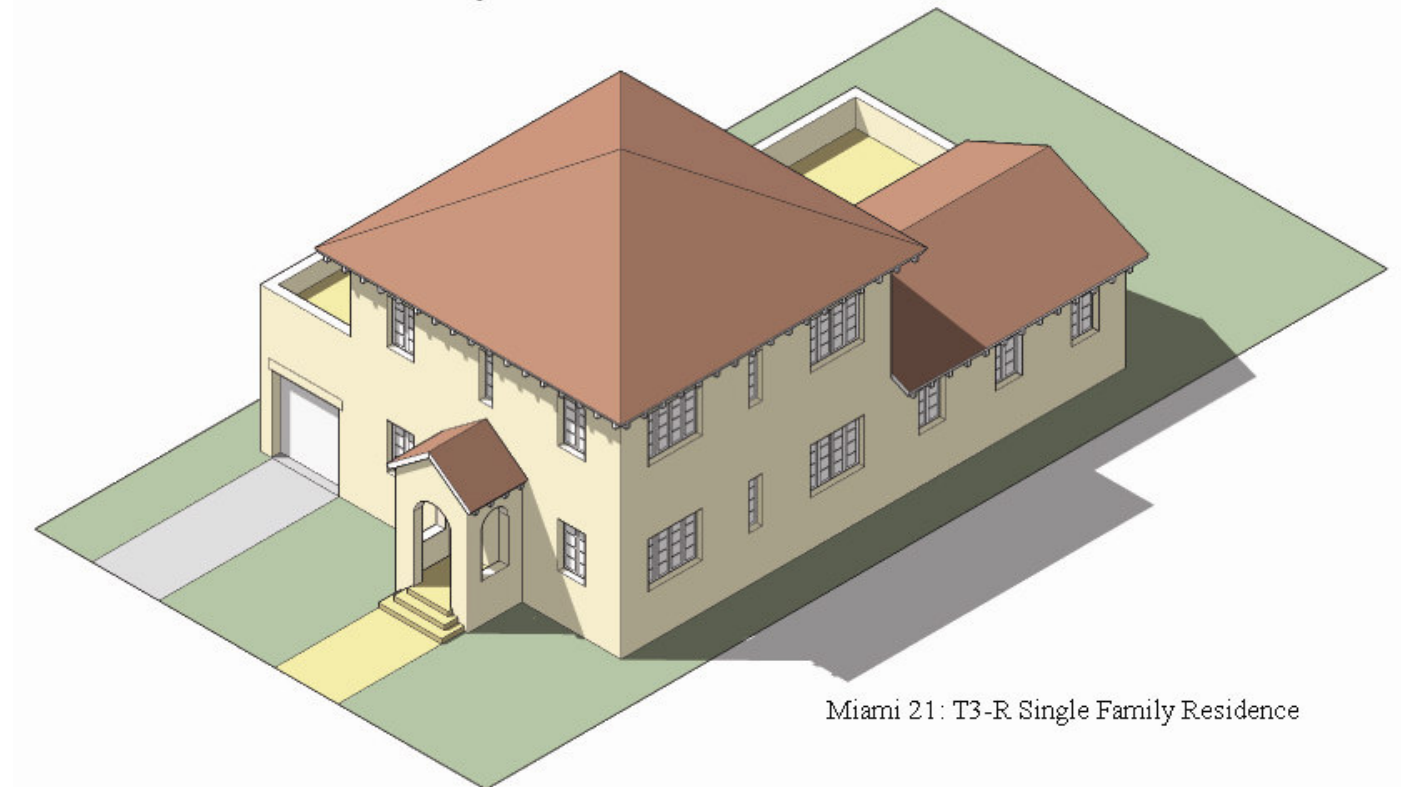
*In the current City of Miami Code the spaces not countable as residential floor area are: open porches, open terraces, patios, atrium or balconies; carports, garages, breezeways, tool sheds; basement space not used for living accommodations; stairways, elevator shafts or mechanical rooms.

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-1 Single Family Residence



Miami 21: T3-R Single Family Residence

T3-L Single Family Residence with Outbuilding

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Miami, Florida 33125

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Zoning Table	11,000	Miami 21
Zoning Designation	R-1 (Single Family Residence)	T3-L (Single Family Residence with Outbuilding)
Density	9 DUA	9 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 at First Floor = 2,500 sq.ft. plus front porch 30% of NLA at Second Floor = 1,500 sq.ft.
Lot Coverage Provided	2,250 sq.ft.	2,400 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	1,400 sq.ft.	1,500 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	4,000 sq.ft. plus front porch
Area Provided	4,500 sq.ft.	3,700 sq.ft. including front porch
Required Parking	2 Spaces	2 Spaces
Provided Parking	2 Spaces	2 Spaces

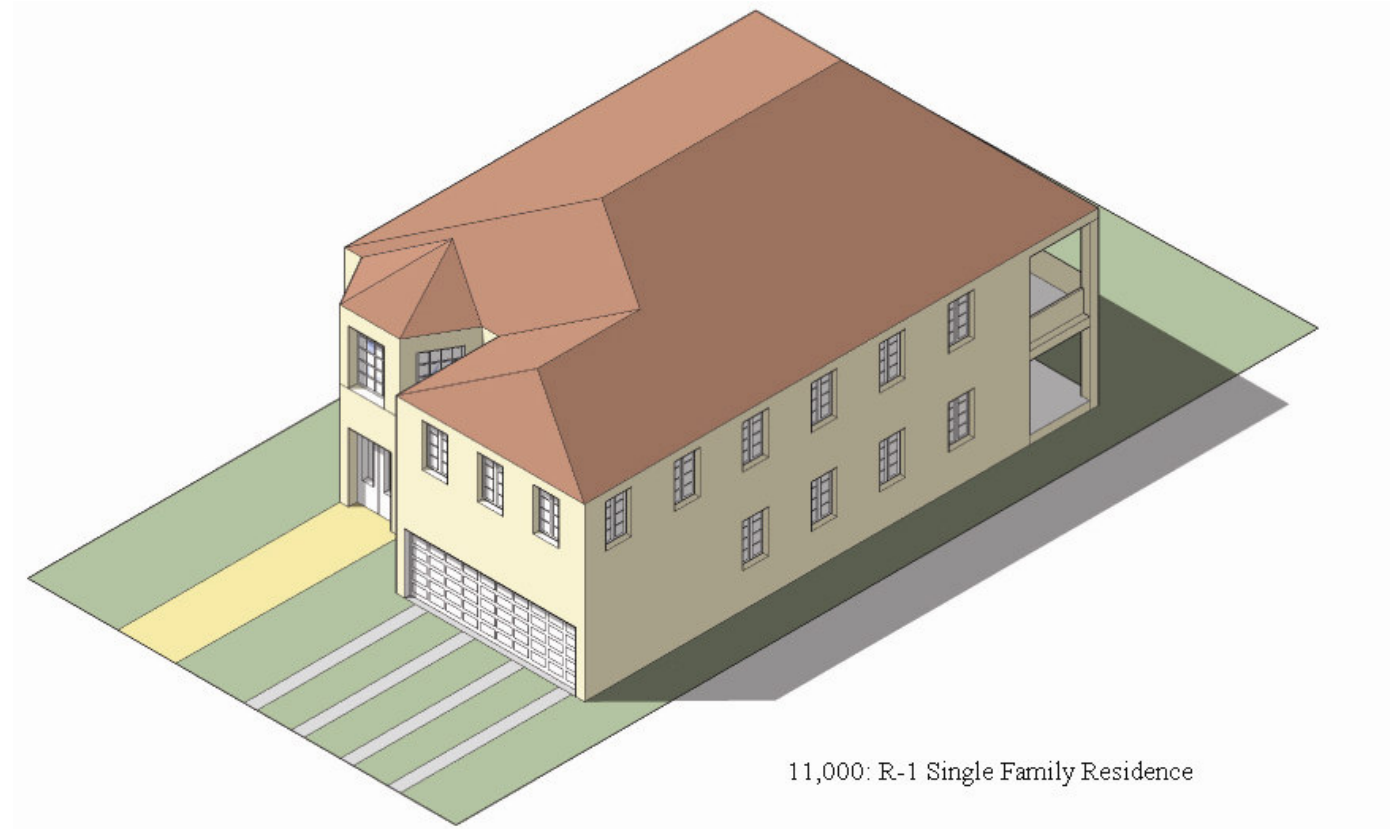
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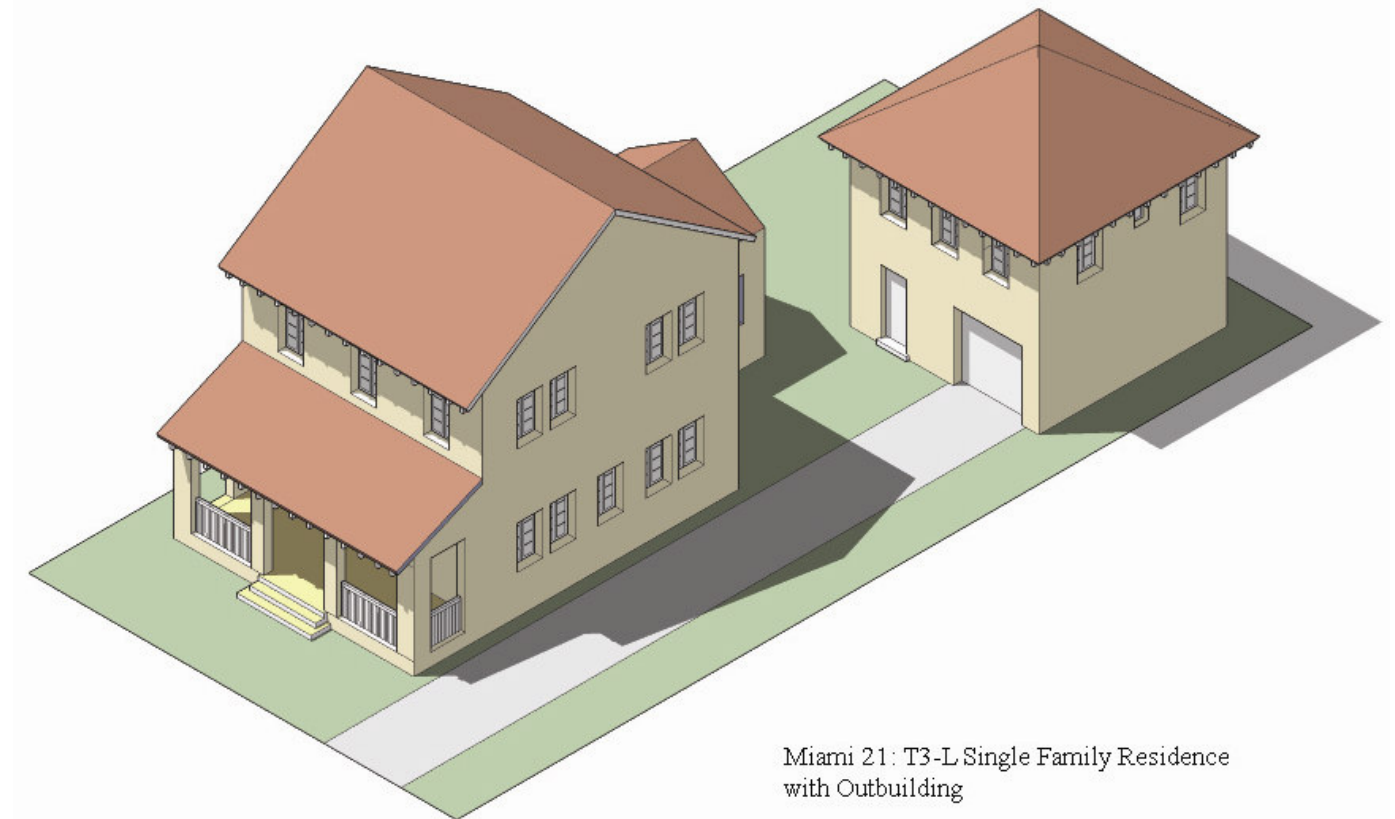
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In the Miami 21 Code, tandem parking is both encouraged and accepted as part of the parking requirement count.

In the Miami 21 Code, transect zone T3-L allows for an outbuilding which may have a smaller rear setback.



11,000: R-1 Single Family Residence



Miami 21: T3-L Single Family Residence with Outbuilding

