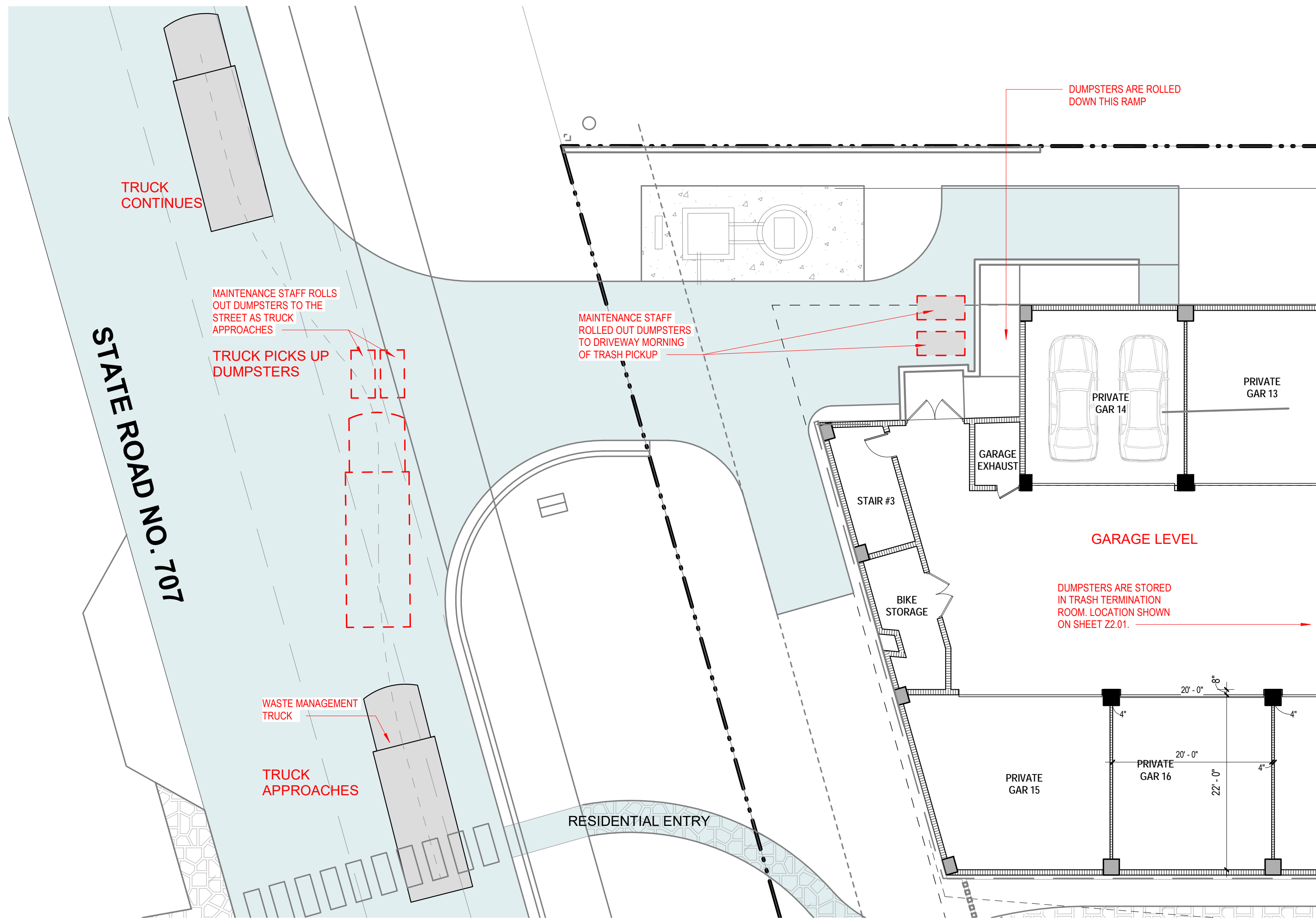


1 OVERALL SITE PLAN  
Z1.01 SCALE: 1" = 20'-0"

SITE DATA

EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING	R-3 MULTIFAMILY RESIDENTIAL
TOTAL SITE AREA	77,366 SQUARE FEET, 1.776 ACRES
ALLOWABLE DENSITY	21 UNITS (12 D.U./ACRE)
PROVIDED DENSITY	21 UNITS (12 D.U./ACRE)
MAX. BUILDING HEIGHT	101'-0" ABOVE TOP OF DUNE
PROPOSED BUILDING HEIGHT	101'-0" ABOVE TOP OF DUNE
LOT COVERAGE DATA	
MAIN BUILDING	25,557 SF (33%)
EXISTING BUILDING	1,481 SF (1.9%)
TOTAL LOT COVERAGE	25,038 SF (34.9%)
LANDSCAPED OPEN SPACE REQUIRED	30% MIN
LANDSCAPED OPEN SPACE PROVIDED	34,993 SF (45%)
PARKING REQUIRED	42 SPACES (2 SPACES/UNIT)
PARKING PROVIDED (TOTAL)	46 (4 EXTERIOR, 42 GARAGE)
PARKING PROVIDED (ADA)	1 EXTERIOR SPACE / 2 INTERIOR SPACES
FLOOD ZONE DESIGNATION	A7 ELEV. 6, V8 ELEV 10 ZONE X, VE BASE EL=10 CURRENT PROPOSED
SITE SETBACKS	SEE ELEVATIONS, SHEET Z3.02



3 WASTE MANAGEMENT AREA  
Z1.01 SCALE: 1" = 10'-0"

ARCHITECT OF RECORD



4942 LE JEUNE RD, SUITE 200  
CORAL GABLES, FL 33146

Tel. 305.663.8182 | Fax 305.663.8882 | WWW.BCARCHITECTS.COM

DESIGN ARCHITECT:

CARLOS  
ZAPATA  
STUDIO

561 Broadway, 4A / 4B New York, NY 10012  
T 212.966.9292 F 212.966.9242

BLOWING ROCKS

1500 BEACH ROAD, TEQUESTA, FLORIDA

OWNER:

TURNBERRY BEACH ROAD, LLC

19950 W. COUNTRY CLUB DRIVE  
SUITE 100 AVENTURA, FL 33180

NO. DATE REVISIONS

SIGNED BY:  
VANESSA A. JIMENEZ  
FLORIDA ARCHITECT

7-12-2018

Comm. Num.:

Drawn:

Checked:

SHEET NUMBER

Z1.01

SHEET TITLE

SITE PLAN, DATA AND WASTE  
MANAGEMENT DIAGRAM

SCALE:  
As indicated

1713  
Author  
Checker

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM  
STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS