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ZONING LEGEND

ADDRESS: 10300 SW 70TH AVENUE, MIAMI, FL 33156

1. ZONING DESIGNATION	EU-M		
2. LOT AREA	15,625 SF / 0.34 AC.		
3. LOT COVERAGE	ALLOWED/REQUIRED	EXISTING	PROPOSED
30% MAX. BUILDING COVERAGE	4,687 SF	3,720 SF	3,923 SF (25%)
4. IMPERVIOUS SURFACE RATIO (I.S.R.)			
65% MAX	10,156 SF	4,905 SF	5,890 SF (37.7%)
5. MAX. GREEN SPACE			
55% MAX	8,593 SF	10,719 SF	9,733 SF (62.3%)
6. SETBACKS			
FRONT (EAST)	25'-0"	25'-0"	25'-0"
SIDE (NORTH)	15'-0"	16'-0"	15'-0"
SIDE (SOUTH)	15'-0"	25'-0"	15'-0"
REAR (WEST)	25'-0"	67'-0"	25'-0"
7. BUILDING HEIGHT	1 STORY 35'-0" MAX.	16'	19'-8"
8. FLOOD ZONE	ZONE AE 10		

PROJECT SQUARE FOOTAGES

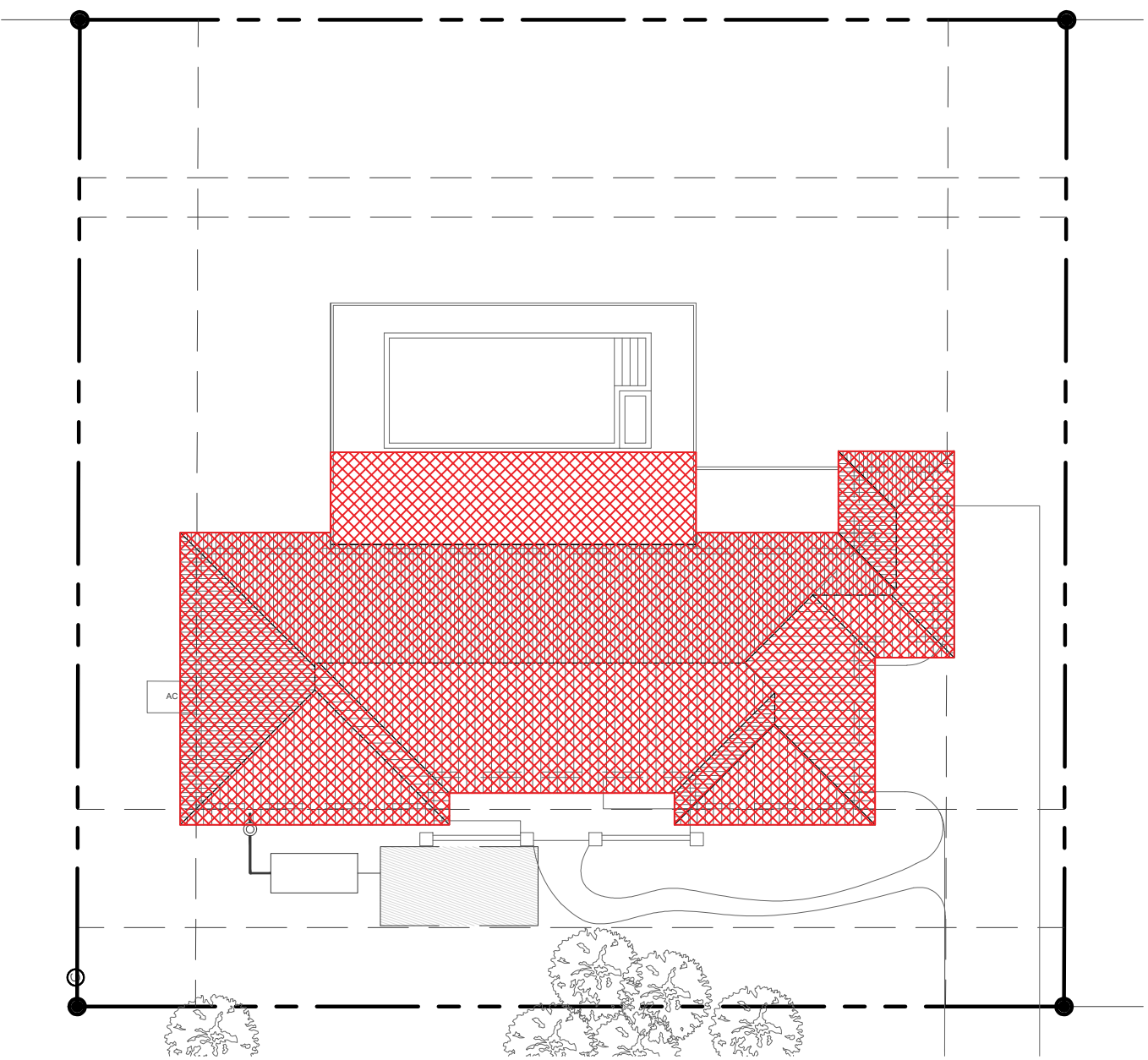
EXISTING A/C LIVING AREA: 2,650 SF
NEW A/C LIVING AREA: 1,653 SF
TOTAL NEW AREA UNDER ROOF: 4,303 SF

TYPE OF CONSTRUCTION

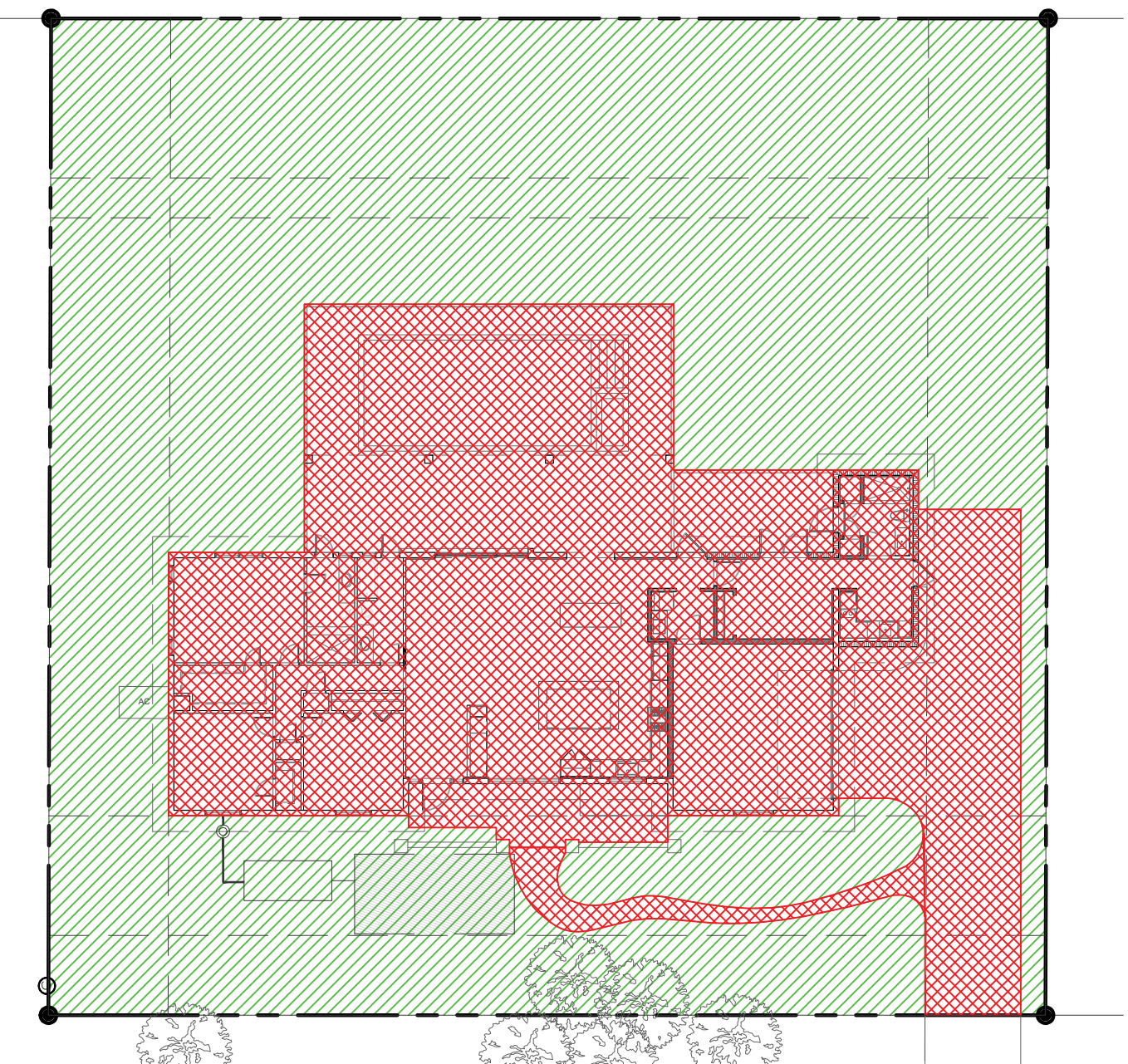
CONSTRUCTION TYPE - III-B

GOVERNING CODES

- GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION WITH ALL REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.
- FLORIDA EXISTING BUILDING CODE 2020 (FEB-C)
- FLORIDA RESIDENTIAL BUILDING CODE 2020 (FBC)
- FLORIDA BUILDING CODE 2020 (FBC)

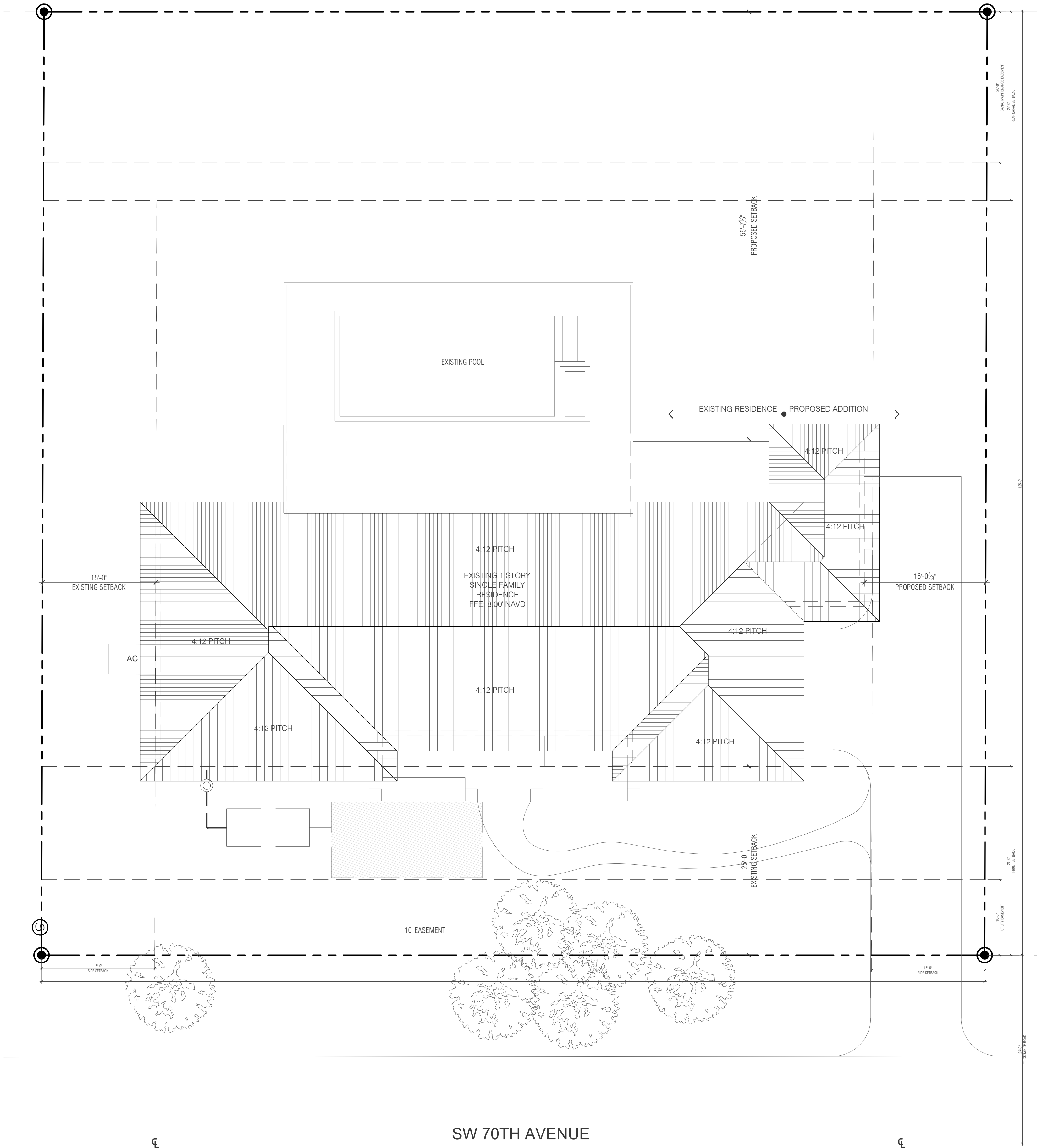


BUILDING COVERAGE: 3,923 SF (25%)

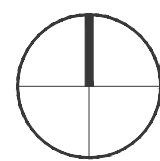


GREEN SPACE: 9,733 SF (62.3%)

IMPERVIOUS SURFACE: 5,890 SF (37.7%)

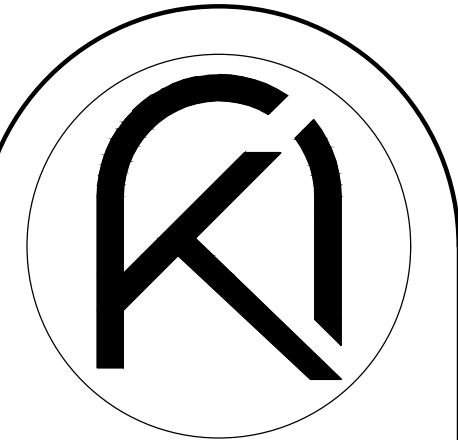


SW 70TH AVENUE



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



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ADDITION & RESTORATION FOR:

MAZZINI & MELINE
RESIDENCE

10300 SW 70TH AVE,
MIAMI, FL 33156



Digitally signed by
Edgardo J Betancourt
Santiago
Date: 2023.08.24
16:08:27-04'00'



DRAWN BY
DATE 03.29.23 MV
CHECKED BY EV PROJECT
22-84

REVISIONS

PROPOSED SITE
PLAN

CONSTRUCTION DOCUMENTS

A-1.00