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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	3,206 SF	3,430 SF (22%)
4. IMPERVIOUS SURFACE RATIO (I.S.R.)			
65% MAX	10,156 SF	4,905 SF	5,915 SF (37.8%)
5. MAX. GREEN SPACE			
55% MIN.	8,593 SF	10,719 SF	9,79 SF (62.1%)
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 - IIIB

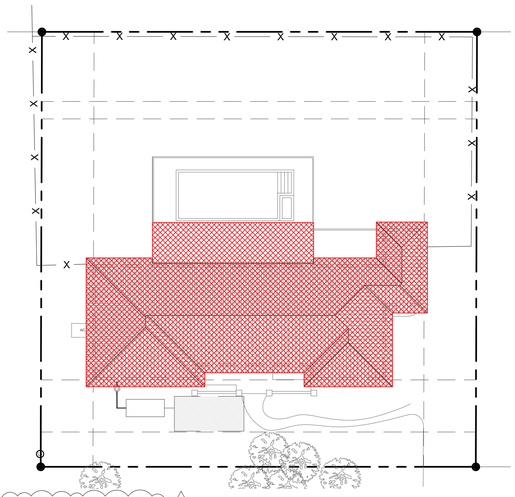
GOVERNING CODES

- 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 (FEBC)
- FLORIDA RESIDENTIAL BUILDING CODE 2020 (FBC)
- FLORIDA BUILDING CODE 2020 (FBC)

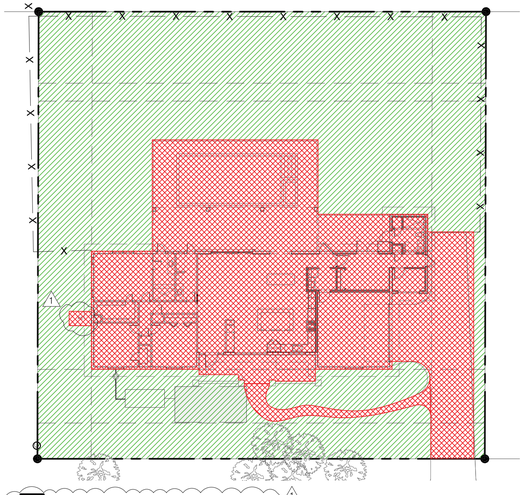
BUILDING AREAS

EXISTING A/C: 2,193 SF
EXISTING NON A/C (GARAGE): 458 SF
EXISTING NON A/C (COVERED TERRACE): 560
TOTAL: 3,211 SF

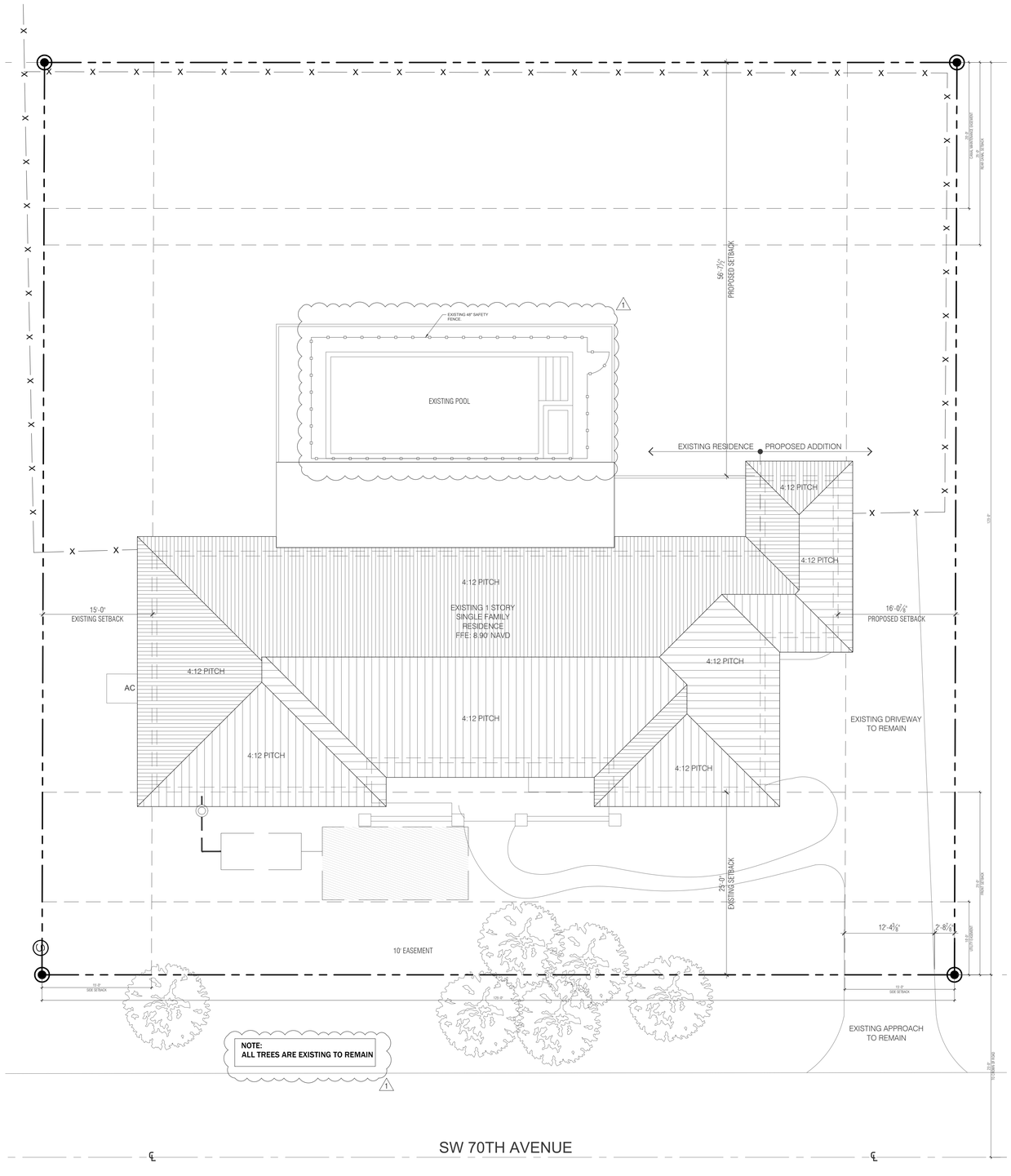
PROPOSED A/C: 2,422 SF
EXISTING NON A/C (GARAGE): 458 SF
EXISTING NON A/C (COVERED TERRACE): 560
TOTAL: 3,440 SF



BUILDING COVERAGE:
A/C SPACE: 2,421 SF
NON A/C SPACE: 1,009 SF
TOTAL: 3,430 SF (25%)



PERVIOUS COVERAGE: 9,709 SF (62.1%)
IMPERVIOUS COVERAGE: 5,915 SF (37.8%)



PROPOSED SITE PLAN

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

ARKO ARCHITECTURE, LLC
2490 CORAL WAY. SUITE 301
MIAMI, FL 33145
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eduardo@thearkogroup.com
www.thearkogroup.com
p: 305.400.8133

ADDITION & RESTORATION FOR:

MAZZINI & MELINE RESIDENCE

10300 SW 70TH AVE.
MIAMI, FL 33156

Digitally signed by Edgardo J Betancourt Santiago
Date: 2024.02.09 11:07:40-05'00'

STATE OF FLORIDA
EDGARDO J BETANCOURT SANTIAGO
AR99726
REGISTERED ARCHITECT

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

REVISIONS

1 10.06.23 BUILDING DEPARTMENT COMMENTS

CONSTRUCTION DOCUMENTS

A-1.01