

ZONING LEGEND			
ADDRESS: 10800 SW 70TH AVENUE, MIAMI, FL 33156			
1. ZONING DESIGNATION	RUM		
2. LOT AREA	10,400 SF (7.56 AC)		
3. LOT COVERAGE	ALLOWED/REQUIRED	EXISTING	PROPOSED
35% MAX. BUILDING COVERAGE	4,967 SF	11,300 SF	5,400 SF (25%)
4. IMPERVIOUS SURFACE RATIO (I.S.R.)			
35% MAX.	10,100 SF	4,967 SF	5,915 SF (27.9%)
5. MAX. GREEN SPACE			
35% MIN.	6,500 SF	10,119 SF	8,779 SF (50.1%)
6. SETBACKS			
FRONT (BAYT)	20'-0"	20'-0"	20'-0"
REAR (NORTH)	10'-0"	10'-0"	10'-0"
REAR (SOUTH)	10'-0"	20'-0"	10'-0"
REAR (WEST)	20'-0"	20'-0"	20'-0"
7. BUILDING HEIGHT	1 STORY 30'-0" MAX.	10'	10'-0"
8. FLOOD ZONE	ZONE AE 10		

PROJECT SQUARE FOOTAGES

10,400 SF TOTAL LOT AREA
10,100 SF TOTAL I.S.R.
10,100 SF TOTAL GREEN SPACE

TYPE OF CONSTRUCTION

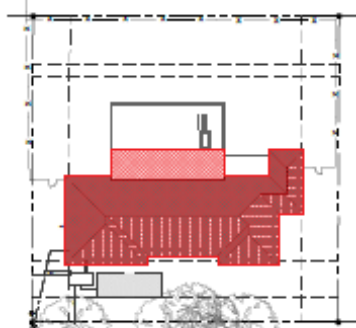
Construction - 10'

GOVERNING CODES

- Florida State and Countywide Flood Hazard Insurance Act (Flood Hazard Insurance Act)
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BUILDING AREAS

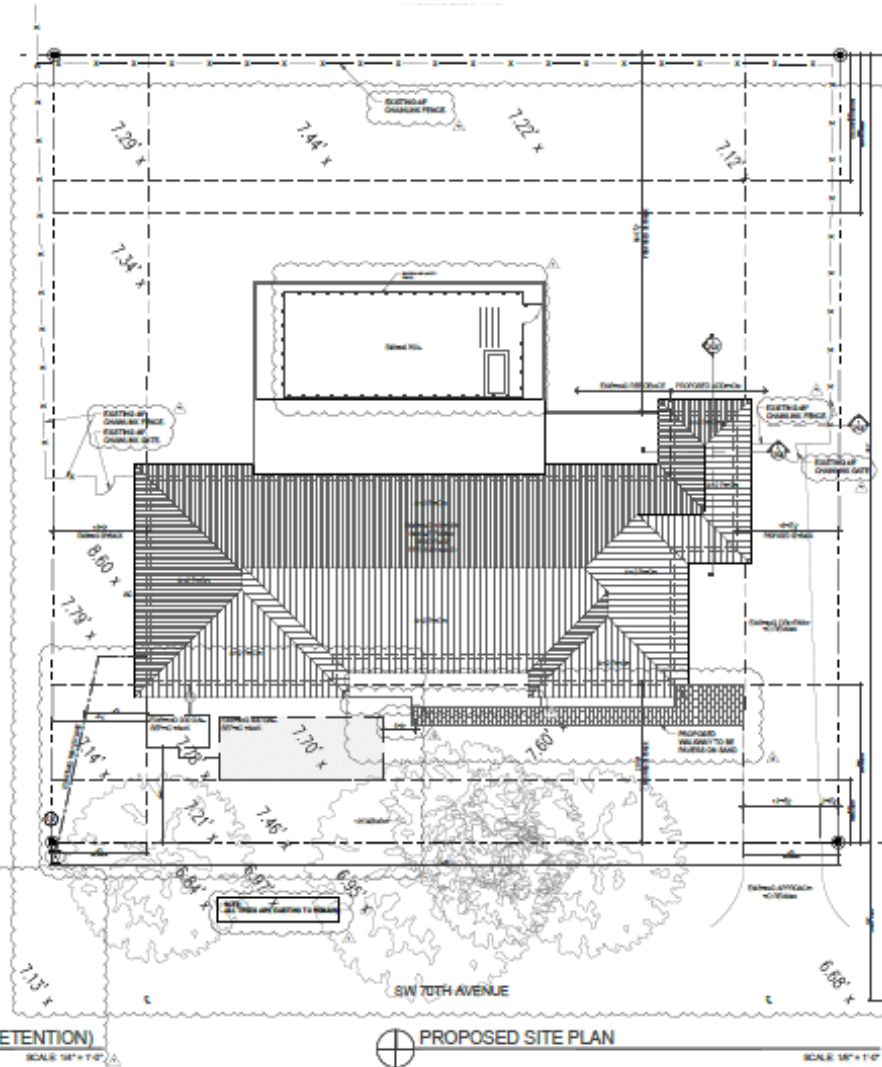
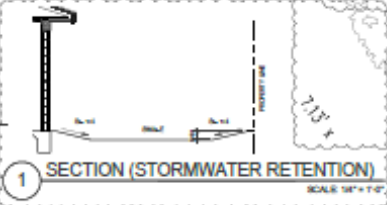
- Existing lot area
- Existing lot area
- Existing lot area
- Existing lot area
- Existing lot area



EXISTING COVERAGE
4.967 SF (25.1%)
TOTAL 4.967 SF (25.1%)



PROPOSED COVERAGE
5.915 SF (27.9%)
TOTAL 5.915 SF (27.9%)



ARIO ARCHITECTURE, LLC
3000 SW 10TH AVE, SUITE 200
MIAMI, FL 33135
www.arioarchitecture.com
305.555.1000

ADDITION & RESTORATION FOR:
**MAZZINI & MELINE
RESIDENCE**
10800 SW 70TH AVENUE
MIAMI, FL 33156



DATE: 10/1/2010
BY: [Signature]
CHECKED BY: [Signature]

REVISIONS

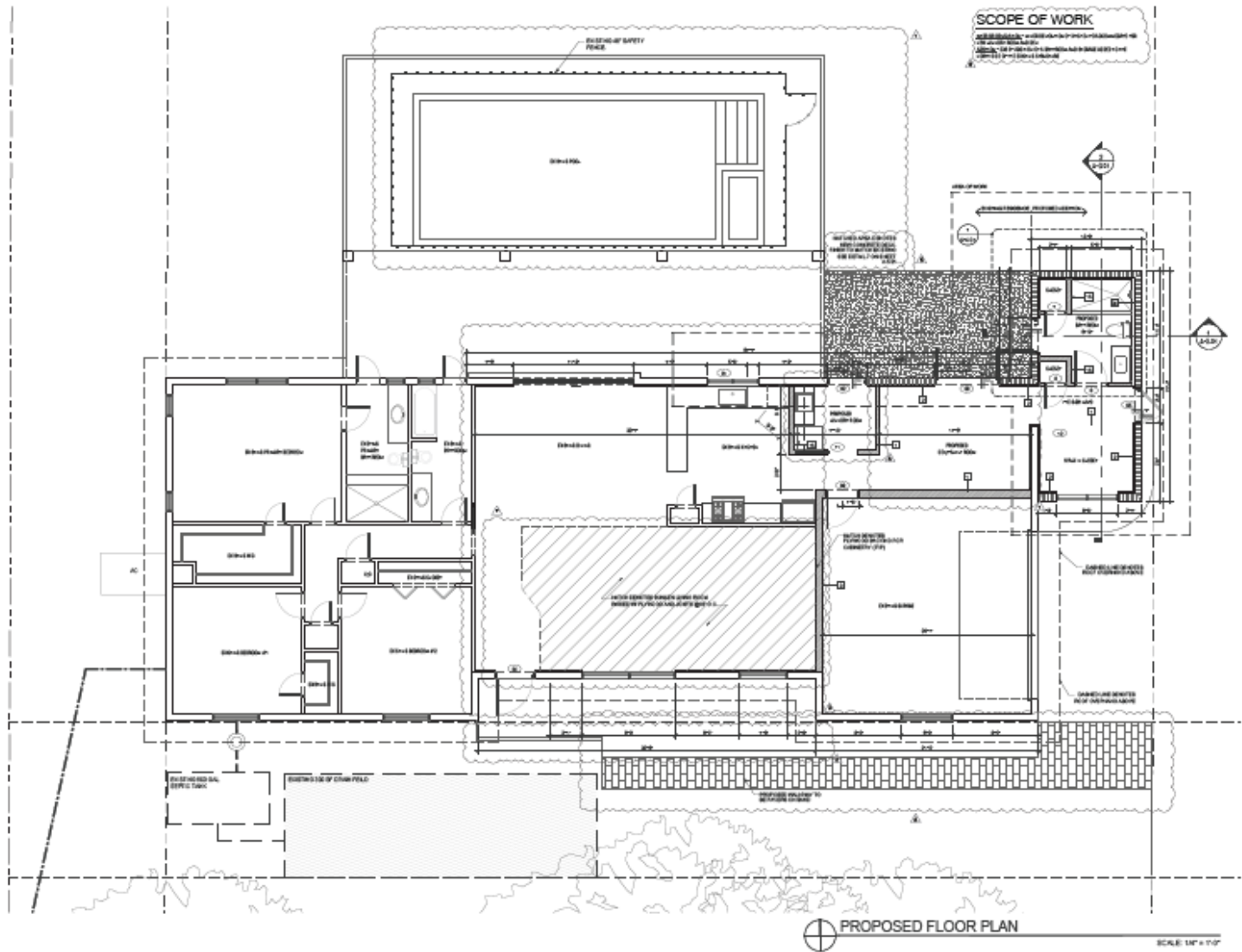
1	Initial	Revised	Revised
2	Initial	Revised	Revised
3	Initial	Revised	Revised
4	Initial	Revised	Revised

PROPOSED SITE PLAN

CONSTRUCTION DOCUMENTS

A-1.01

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL PLUMBING CODE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL PLUMBING CODE.





ARKO ARCHITECTURE, LLC
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305.444.4444
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ADDITION & RESTORATION FOR:
MAZZINI & MELINE
RESIDENCE
11800 SW 70TH AVE.
MIAMI, FL 33156



DESIGNED BY: **DAVID E. SMITH**
01/2015 04/2015 01/2016

REVISIONS

NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Revised Design
4	Revised Design
5	Revised Design
6	Revised Design
7	Revised Design
8	Revised Design
9	Revised Design
10	Revised Design

PROPOSED FLOOR PLAN

CONSTRUCTION DOCUMENTS

A-1.02

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PROPOSED SOUTH ELEVATION (FRONT)

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



PROPOSED NORTH ELEVATION (REAR)

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

- NOTES:
- 1. CONSULT WITH LOCAL BUILDING DEPARTMENT FOR ANY SPECIFIC REQUIREMENTS.
 - 2. REFER TO OTHER SHEETS FOR DETAILS.
 - 3. REFER TO OTHER SHEETS FOR DETAILS.



ARKO ARCHITECTURE, LLC
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TEL: 214.415.1234
WWW.ARKOARCHITECT.COM

ADDITION & RESTORATION FOR:

**MAZZINI & MELINE
RESIDENCE**

10000 N. 15TH AVE.
SUITE 100
DALLAS, TX 75244



ISSUED BY: [Signature]
DATE: 08/15/2024
SUBJECT: ARCHITECTURAL
REVISIONS

EXISTING NORTH
AND EAST
ELEVATIONS

CONSTRUCTION DOCUMENTS

A-2.01

