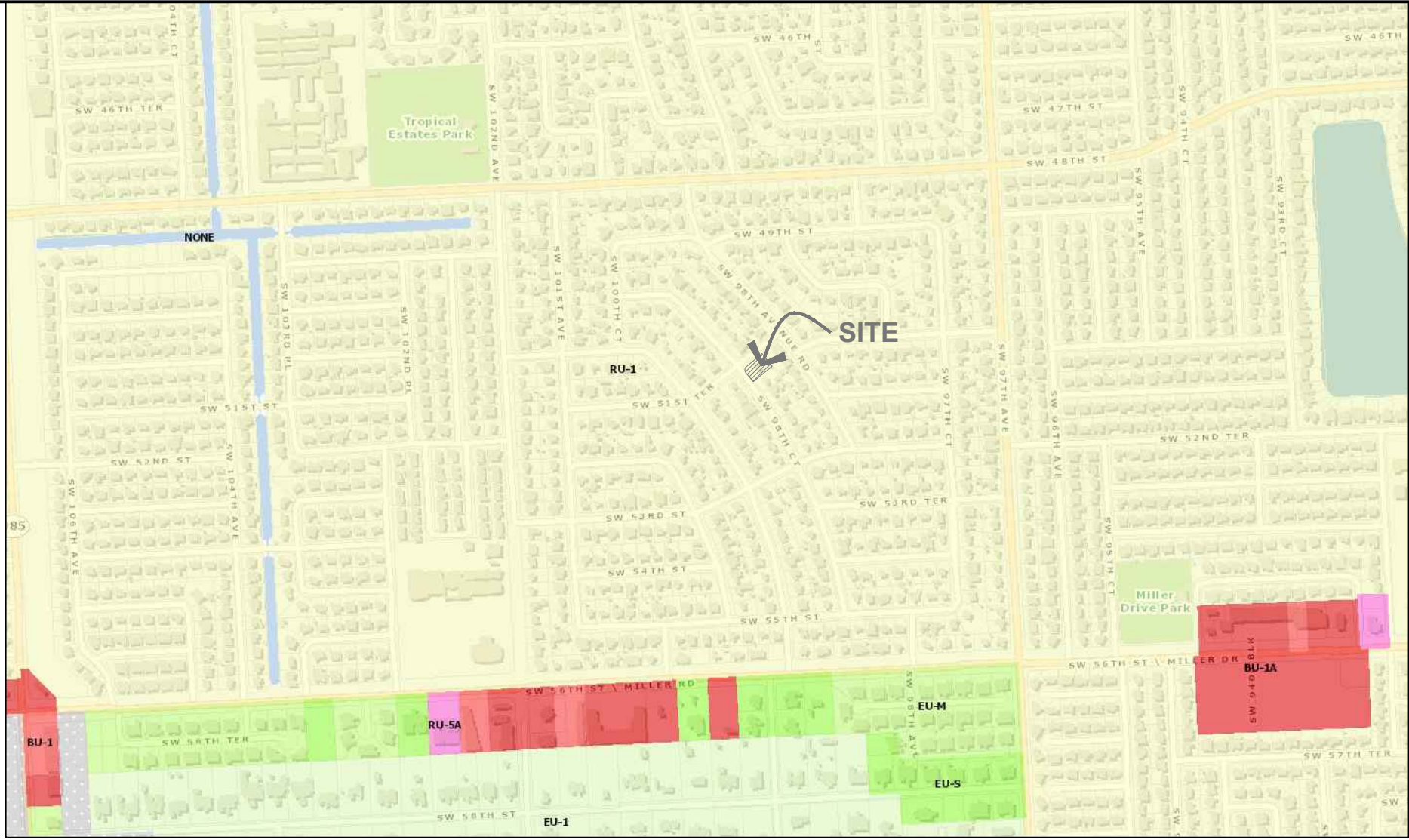


BUILDING ELEVATIONS			
EXISTING CROWN OF ROAD: 8.89' NGVD NEW HOUSE FIN. FL.: 9.90' NGVD			
REFER TO SURVEY FOR ANY ADDITIONAL INFORMATION REGARDING SPOT ELEVATIONS OR FLOOD DESIGNATION			
ZONING INFORMATION			
ZONING	LEGEND	RU-1 SINGLE FAMILY RESIDENTIAL DISTRICT	
		ALLOWED	EXISTING
			PROPOSED
TOTAL SITE AREA		5,000 S.F. MIN.	10,111 S.F.
GROUND AREA COVERAGE (NET LOT AREA)		3,539 SQ.FT.(35%)	2,169 SQ.FT. (21.45%)
COVERED STRUCTURE			1,245 S.F.
OUTDOOR SPACE			186 S.F.
MINIMUM LOT WIDTH		50'	84.31'
GREEN AREA		3,535 SF (35%) MIN.	8,702 SF (86.06%)
IMPERVIOUS AREA		6,564 SF (65%) MAX	2,842 SF (28.11%)
BUILDING SETBACKS			
FRONT :	25'	41.5'	40'
REAR:	25'	49.8'	70'
INTERIOR SIDE: LEFT	15'	21'	15'
RIGHT	7.5'	23.8'	15'-9"
ACCESSORY GENERAL SETBACKS			
FRONT :	75'	103'-10"	103'-10"
REAR:	5'	5'-9"	5'-9"
INTERIOR SIDE: LEFT	20'	66'	66'
RIGHT	7.5'	6'-4" *	6'-4" *
BETWEEN BUILDINGS	10'	18'-10"	18'-10"
BUILDING HEIGHT: MAX HEIGHT		35'	11'-9"
FLOOR AREA RATIO 1ST FLOOR		30%	1,983 SF (18.03%)
* EXISTING NON-CONFORMING			
LEGAL DESCRIPTION			
LOT 9, BLOCK 41, FIRST ADDITION TO TROPICAL ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 53, AT PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION: COMMUNITY: MIAMI-DADE COUNTY UNINCORPORATED AREAS NUMBER: 120635 PANEL: 12086C0451 SUFFIX: L PANEL REVISED DATE: 09/11/2009 FLOOD ZONE: X ELEVATION 10 ELEVATIONS ARE BASED ON BENCHMARK T-802-R			
FOLIO NUMBER: 30-4020-005-3360 (MIAMI-DADE COUNTY PUBLIC RECORDS/PROPERTY APPRAISER'S OFFICE)			
CERTIFY TO: JUAN ROSELLO TUSCANY TITLE AND ESCROW SERVICES CORPORATION DBA TUSCANY TITLE WFG NATIONAL TITLE INSURANCE COMPANY			
APPLICABLE CODES			
FLORIDA BUILDING CODE 2020	RESIDENTIAL		
FLORIDA BUILDING CODE 2020	PLUMBING		
FLORIDA BUILDING CODE 2020	MECHANICAL		
FLORIDA FIRE PREVENTION CODE 5TH			
NFPA 101 2020	LIFE SAFETY		
CONSTRUCTION TYPE	V		



	FLOOR AREA RATIO	LOT COVERAGE	PROPOSED GREEN AND IMPERVIOUS SPACE
EXISTING	<div>EXISTING ONE STORY BLDG.</div> <div>1,190 SF TOTAL F.A.R.</div>	<div>EXISTING ONE STORY BLDG.</div> <div>1,245 SF TOTAL LOT COVERAGE</div>	<div>EXISTING ONE STORY BLDG.</div> <div>7,269 SF PROPOSED GREEN SPACE</div> <div>2,842 SF PROPOSED IMPERVIOUS AREA</div> <div>GREEN SPACE</div>
	FLOOR AREA RATIO	LOT COVERAGE	
PROPOSED	<div>EXISTING ONE STORY BLDG.</div> <div>1,983 SF TOTAL F.A.R.</div>	<div>EXISTING ONE STORY BLDG.</div> <div>2,169 SF TOTAL LOT COVERAGE</div>	

RA

REALIZATION

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REVISIONS

1

BLDG COMMENTS 04.10.23

DATE: 03.16.23

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RAFAEL TAPANES AR 97896

DISCIPLINE / SHEET TITLE:

ZONING INFORMATION

SCALE: AS SHOWN

SHEET NO: A-100