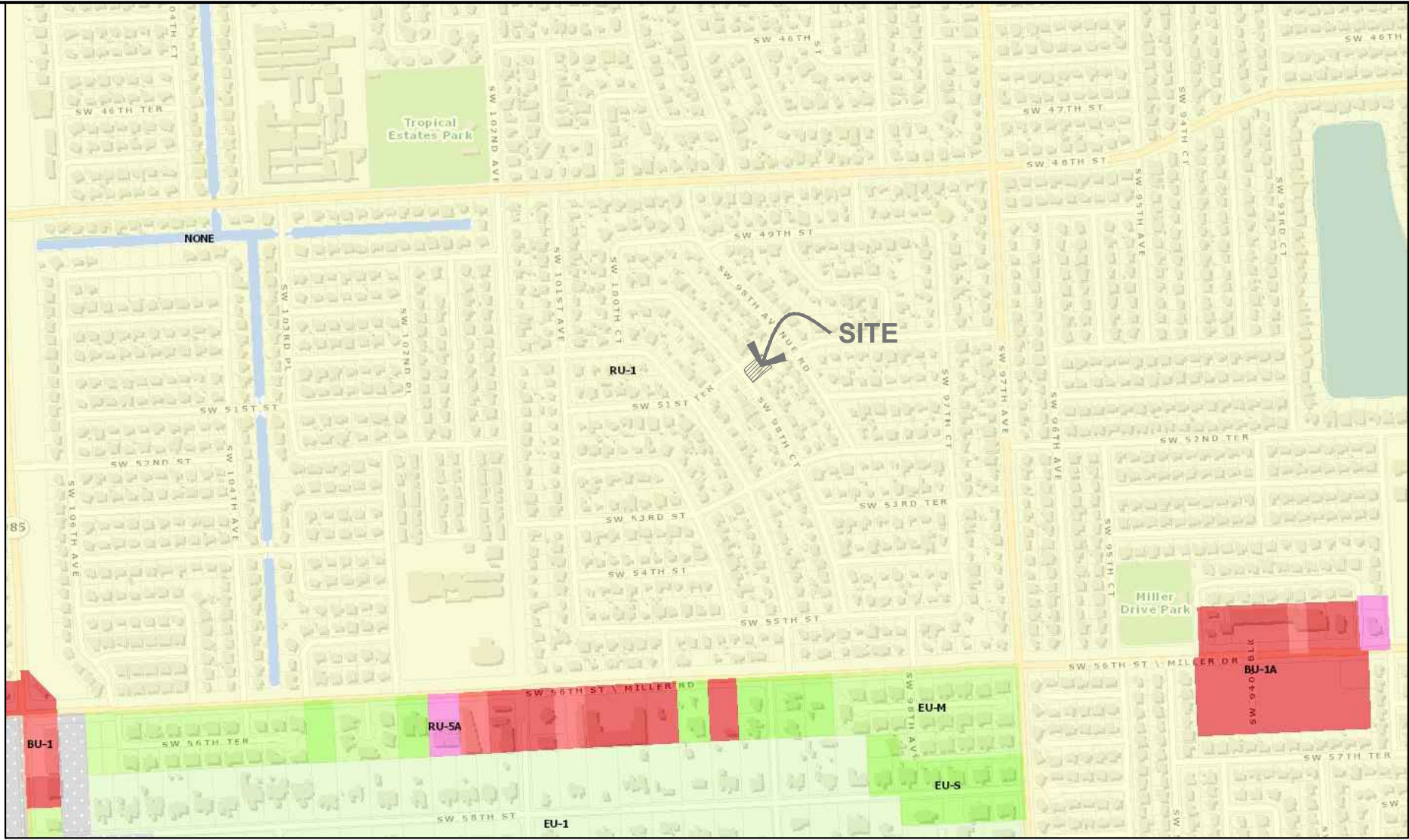


BUILDING ELEVATIONS			
EXISTING CROWN OF ROAD: 8.61' NGVD NEW HOUSE FIN. FL.: 9.90' NGVD			
REFER TO SURVEY FOR ANY ADDITIONAL INFORMATION REGARDING SPOT ELEVATIONS OR FLOOD DESIGNATION			
ZONING INFORMATION			
ZONING	LEGEND RU-1 SINGLE FAMILY RESIDENTIAL DISTRICT		
	ALLOWED	EXISTING	PROPOSED
TOTAL SITE AREA	5,000 S.F. MIN.	10,111 S.F.	10,111 S.F.
GROUND AREA COVERAGE (NET LOT AREA)	3,539 SQ.FT.(35%)	1,245 SQ.FT. (12.31%)	2,169 SQ.FT. (21.45%)
COVERED STRUCTURE		1,245 S.F.	1,983 S.F.
OUTDOOR SPACE		N/A	186 S.F.
MINIMUM LOT WIDTH	50'	84.31'	84.31'
GREEN AREA	3,535 SF (35%) MIN.	8,702 SF (86.06%)	7,269 SF (71.89%)
IMPERVIOUS AREA	6,564 SF (65%) MAX	1,409 SF (13.94%)	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"	17'
FLOOR AREA RATIO 1ST FLOOR	30%	1,190 SF	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-602-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 FLORIDA BUILDING CODE 2020 FLORIDA BUILDING CODE 2020 FLORIDA FIRE PREVENTION CODE 5TH NFPA 101 2020 CONSTRUCTION TYPE	RESIDENTIAL PLUMBING MECHANICAL LIFE SAFETY V		



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



1701 PONCE DE LEON | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

JUAN ROSELLO
5125 SW 98 CT
MIAMI, FL 33165

CONSULTANTS:

ATRIUM
CONSULTING ENGINEERS
390 W 33RD ST.
HIALEAH, FL 33012
ATRIUM.INFO@ATRIUMENGINEERS.COM
786.991.7299

REVISIONS

DATE: 03.16.23

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RAFAEL TAPANES AR 97896

DISCIPLINE / SHEET TITLE:

ZONING INFORMATION

SCALE: AS SHOWN

SHEET NO:

A-100