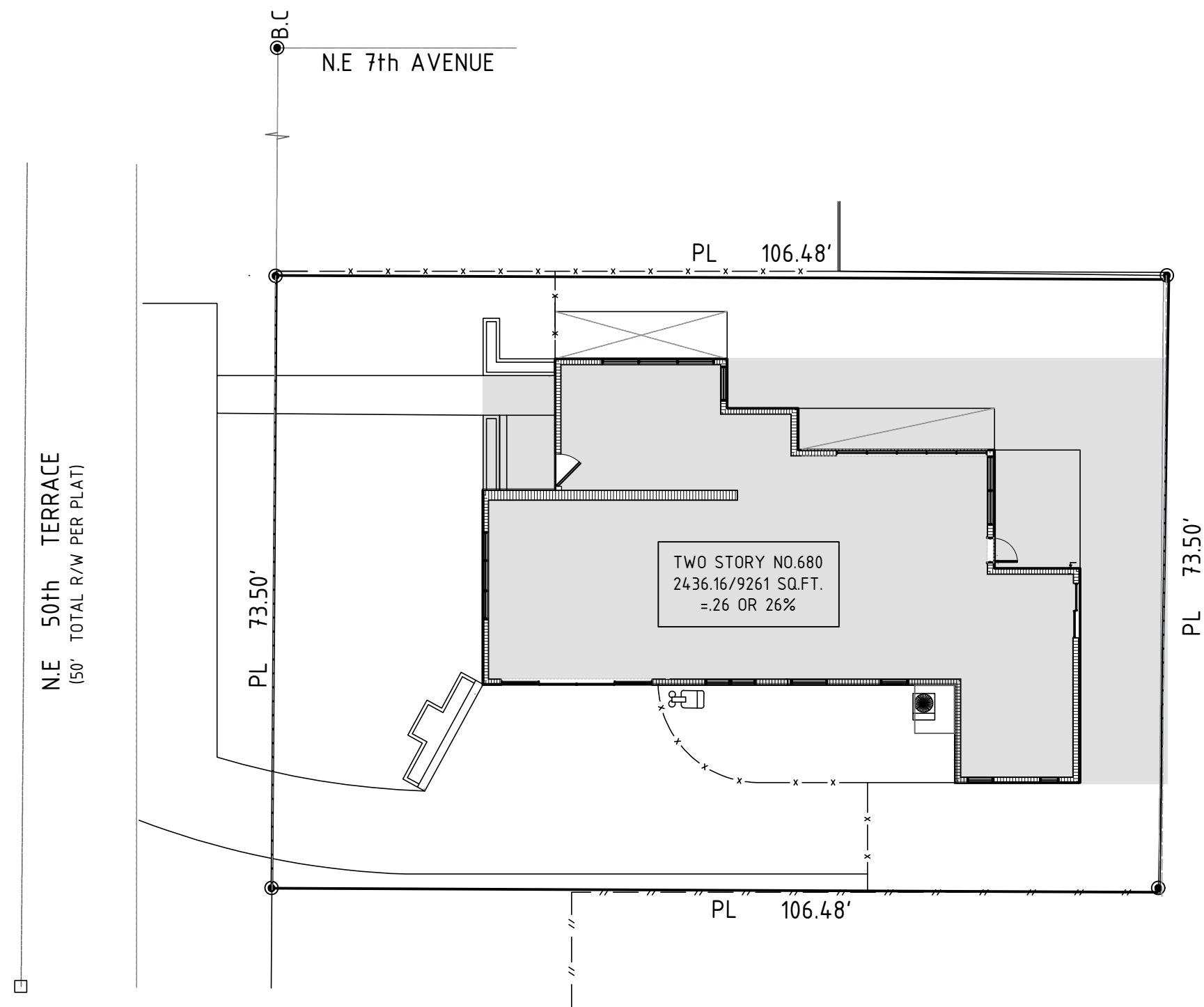
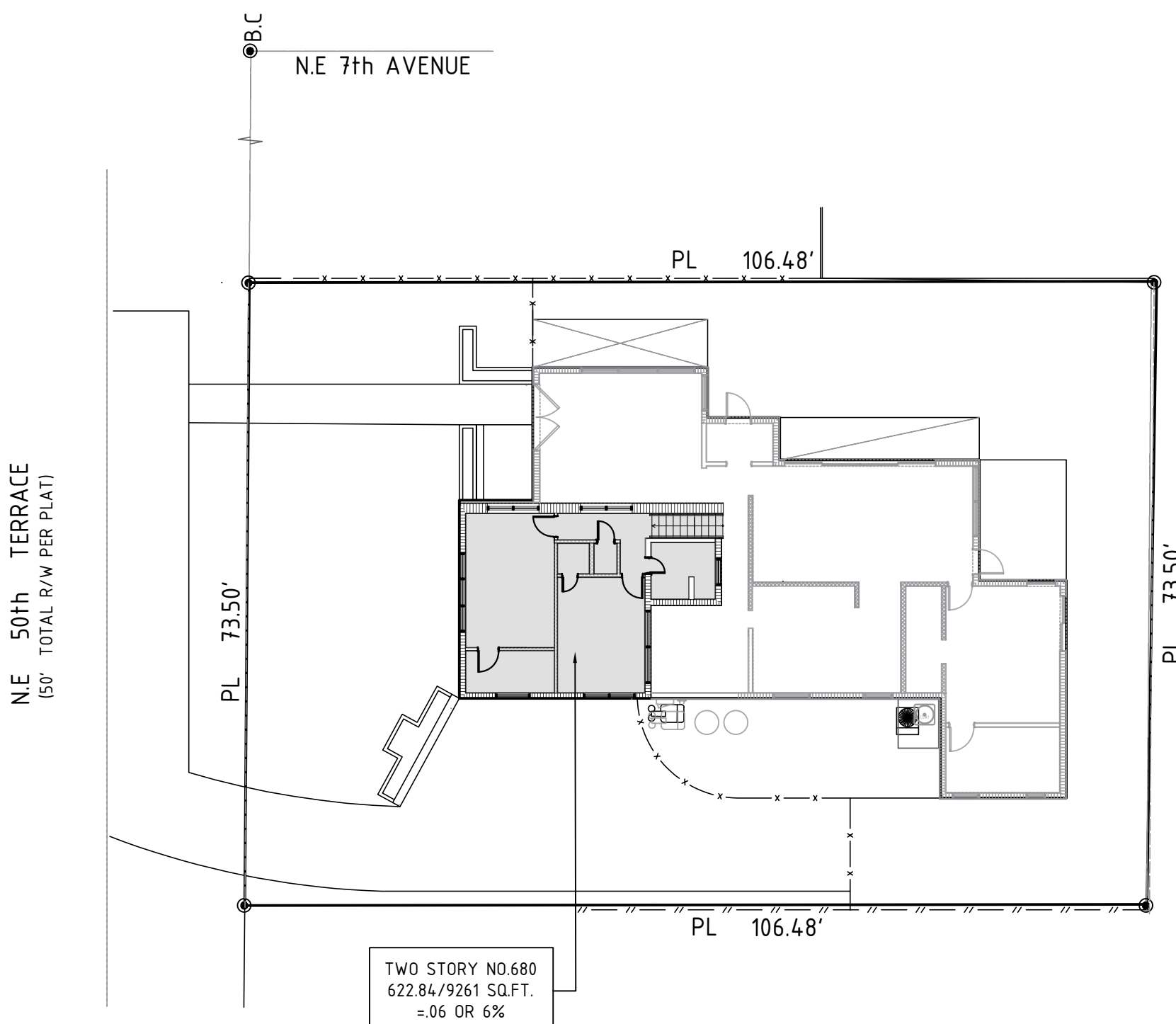
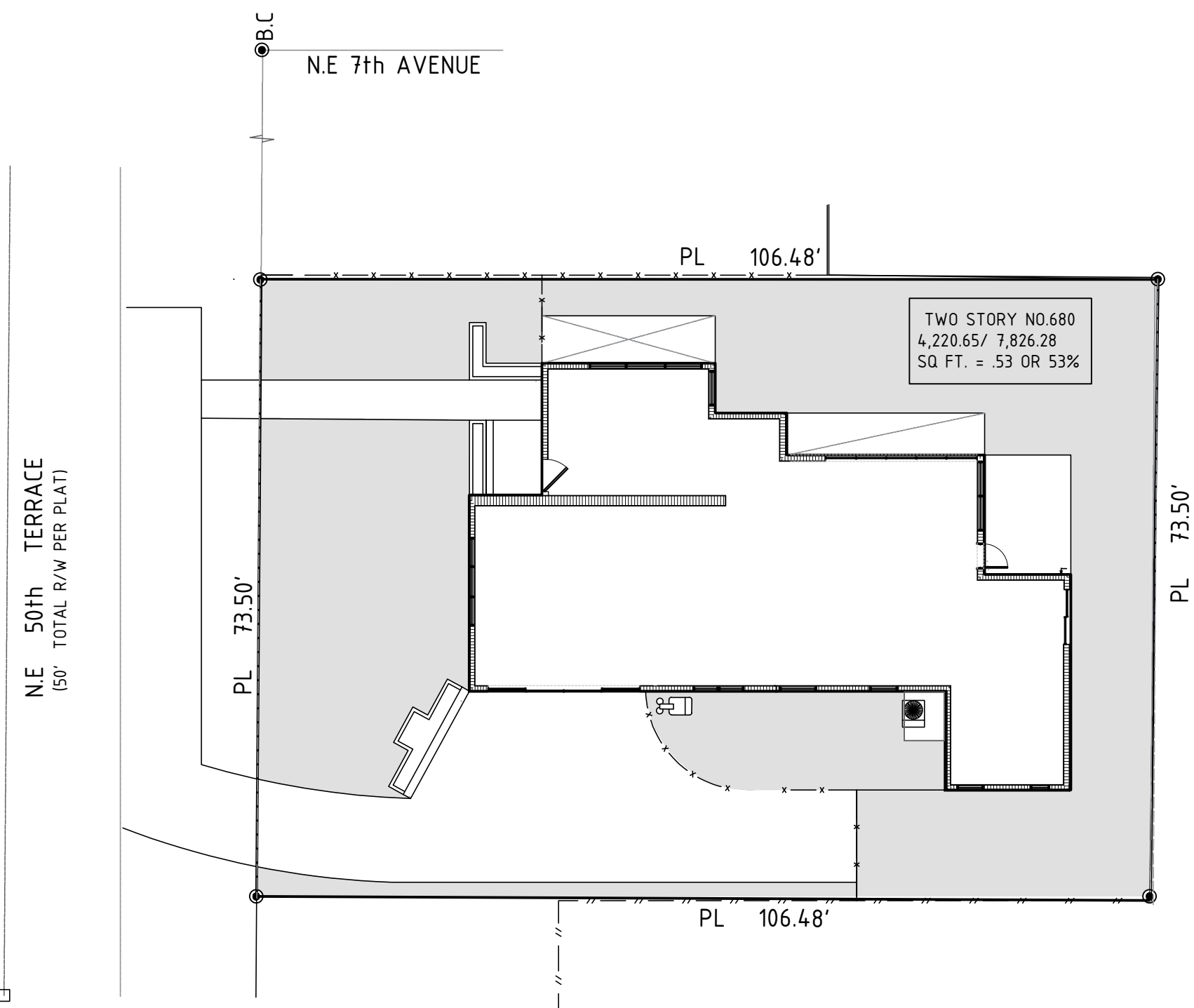




1 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR LOT COVERAGE
SCALE: 1/16" = 1'-0"



3 GREEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

ZONING DATA PER MIAMI 21 ARTICLE 5, T3-R	REQUIRED	PROVIDED
LOT AREA	5,000 SQ. FT. MIN.	7,826.28 SQ.FT. MIN.
LOT WIDTH	50 FT MIN.	73.5' FT
LOT COVERAGE	50% MAX. 1ST FLOOR	2436.16/7,826.28 SQ.FT. = 31
	30% MAX. 2ND FLOOR	622.84/7,826.28 SQ.FT. = 08
GREEN SPACE	25% LOT AREA MIN.	4,220.65/ 7,826.28 SQ. FT. = 53 OR 53%
BUILDING SETBACK		
PRINCIPAL FRONT	20FT MIN.	25 FT
SECONDARY FRONT	N/A	N/A
SIDE	5FT MIN.	10 FT EAST - SIDE SETBACK. 13.7 FT WEST - SIDE SETABCK.
REAR	N/A	N/A

LANDSCAPE MINIMUM REQUIREMENT CALCULATION
25% MINIMUM LANDSCAPE REQUIREMENT
7,826.28 X 25% = 1956.57 MIN. REQUIRED
25% GREEN AREA PROPOSED
4,220.65/ 7,826.28 SQ. FT. = 53 OR 53%

LOT COVERAGE CALCULATION
5000 X 48% = 2,400
5000 X 35% = 1,750
5000 X 30% = 1,500
MAX. ALLOWED = 5,650
FIRST FLOOR = 2436.16
SECOND FLOOR = 622.84
PROPOSED = 3,059



REVISIONS	BY
09/20/2023	BLDG.

CESAR CASTILLO, PE
Consulting Engineer - FL Reg # 68447
4908 SW 72nd Ave, Ste. A, Miami, FL 33155
Phone: (954) 803-8968 - ccastillo@panamamericac.com

2 STORY RESIDENCE
REMODELING
680 NE 50TH TERRACE,
MIAMI, FL 33137

ROBERT LASALLE
680 NE 50TH TERRACE,
MIAMI, FL 33137

PROFESSIONAL SEAL:
Cesar Castillo, PE
Digitally signed by Cesar Castillo, PE
DN: cn=US, cn=Cesar Castillo, PE, email=cesarcastillo@panamamericac.com, Date: 2023.10.04 15:19:34 -04'00'

LAST DATE REV.:
05-12-2023

LOT COVERAGE
DIAGRAMS

SHEET:

SP-02