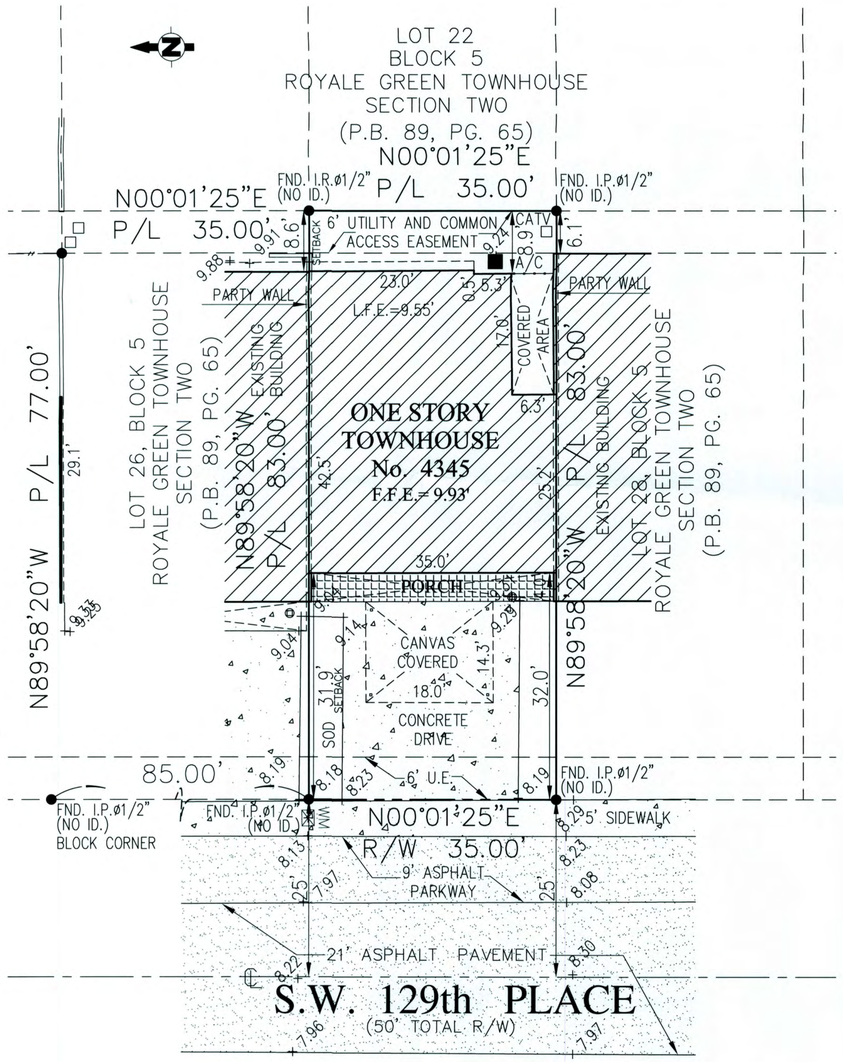


EXISTING SITE PLAN

SCALE: 1" = 10'-0"

PROJECT TITLE

HERNANDEZ RESIDENCE

PROJECT LOCATION

4345 SW 129TH PLACE
MIAMI, FL 33175

ZONING LEGEND

ZONING:		
PRIMARY ZONE	RU-TH - TOWNHOUSE	
HEIGHT (TO RIDGE OF ROOF)	22.95'	N.G.V.D.
NET LAND AREA	2,905	S.F.
LOT COVERAGE (EVERYTHING UNDER ROOF)	1,623	S.F.
SETBACKS:	**REQUIRED**	**EXISTING**
FRONT	15.0'	31.9'
SIDE	N/A	N/A
SIDE STREET	N/A	N/A
REAR	10.0'	8.6'

SITE PLAN DATA

TOTAL NET LAND:	2,905	S.F. (0.067 ACRES)
GROSS BUILDING LOT COVERAGE:	1,810	S.F. (0.043 ACRES)
TOTAL PARKING AREA	700	S.F. (24%)
TOTAL WALKS:	N/A	S.F. (%)
TOTAL DRIVES:	N/A	S.F. (%)
TOTAL OPEN SPACE PROVIDED:	1,035	S.F. (36%)
TOTAL OPEN SPACE REQ'D:	872	S.F. (30%)
TOTAL PATIO AREA PROVIDED:	340	S.F. (12%)
TOTAL PATIO AREA REQ'D:	400	S.F. (14%)

FLOOD CRITERIA

FLOOD ZONE	AH	
BASE FLOOD ELEV.:	9.0'	N.G.V.D.
CROWN OF ROAD ELEV.:	8.30'	N.G.V.D.
LOWEST FIN. FLOOR ELEV:	9.55'	N.G.V.D.
A/C PAD ELEV.:	9.24'	N.G.V.D.
ELECTRIC METER ELEV.:	14.75'	N.G.V.D.

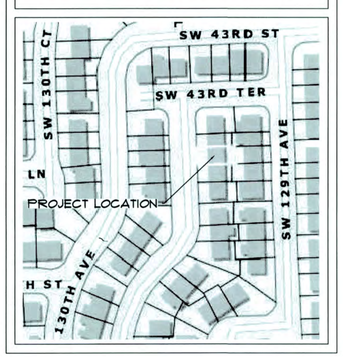
FOLIO NUMBER

30-4923-004-0900

LEGAL DESCRIPTION

ROYALE GREEN TOWNHOUSE SECTION 2
PB 89-65
LOT 27 BLK 5
OR 20711-1301 1002 4

PROJECT LOCATION



RECEIVED
JUL 29 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

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PAPER SIZE: ARCH D (24" X 36")

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NESTOR A. CUETO, P.E.
FL P.E. LIC#71988 - CA LIC#29935

SITE PLAN

HERNANDEZ RESIDENCE
4345 SW 129TH PLACE
MIAMI, FL 33175

SEAL
NESTOR ANTONIO CUETO
LICENSE
No. 71988
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PREPARED BY: JA

CHECKED BY: NAC

REV	DATE	DESCRIPTION
0	4/4/16	ISSUED FOR BLDG DEPT REVIEW

SCALE: AS NOTED

JOB NO.: 2016-0031

SHEET NO.	REV
SP-1	0