

ZONING DATA

ADDRESS: 603 MINORCA AVENUE  
FOLIO: 03-4129-027-2590

LEGAL DESCRIPTION  
LOTS 14, BLOCK 18, REVISED PLAT OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

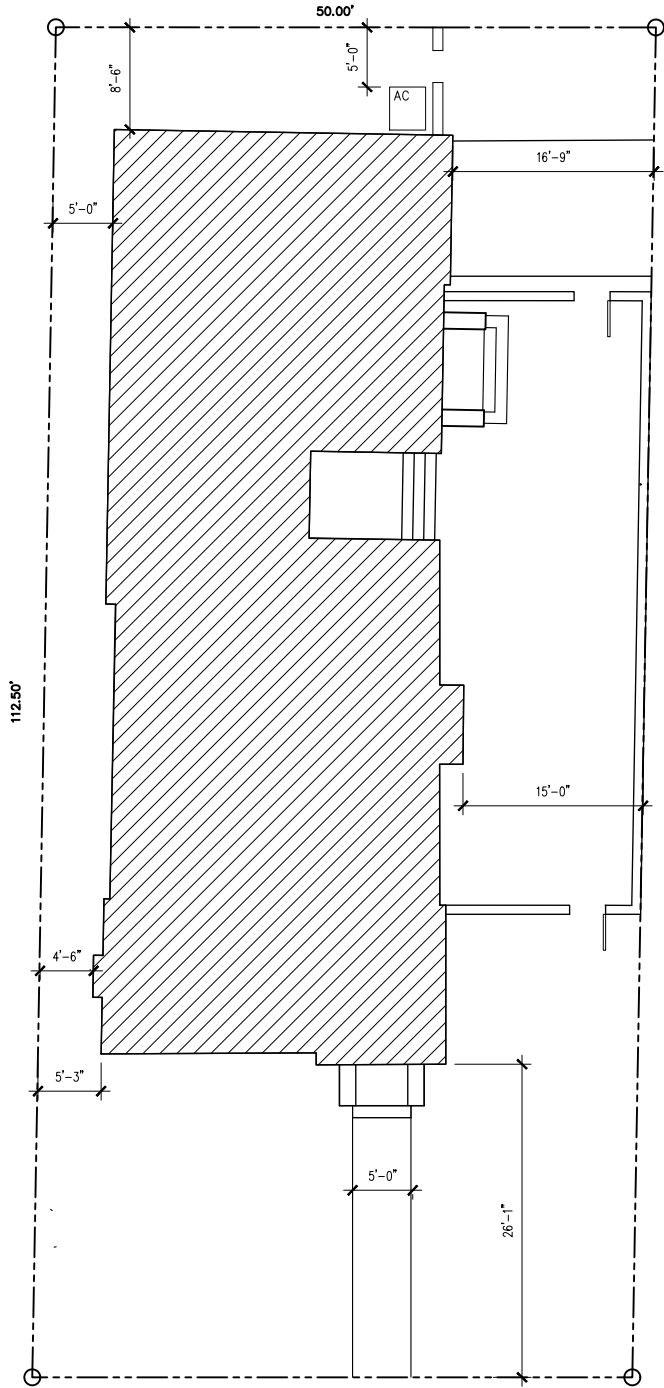
SCOPE OF WORK  
ADDITION TO EXISTING RESIDENCE

SETBACKS  
FRONT  
25'-0" REQUIRED  
26'-1" PROVIDED

INTERIOR SIDE  
20% OF LOT WITH 5'-0" MIN. 20'-0" COMBINED REQUIRED  
20'-0" PROVIDED TO HOUSE WITH CHIMNEY ENCROACHMENT OF 6" PROVIDED

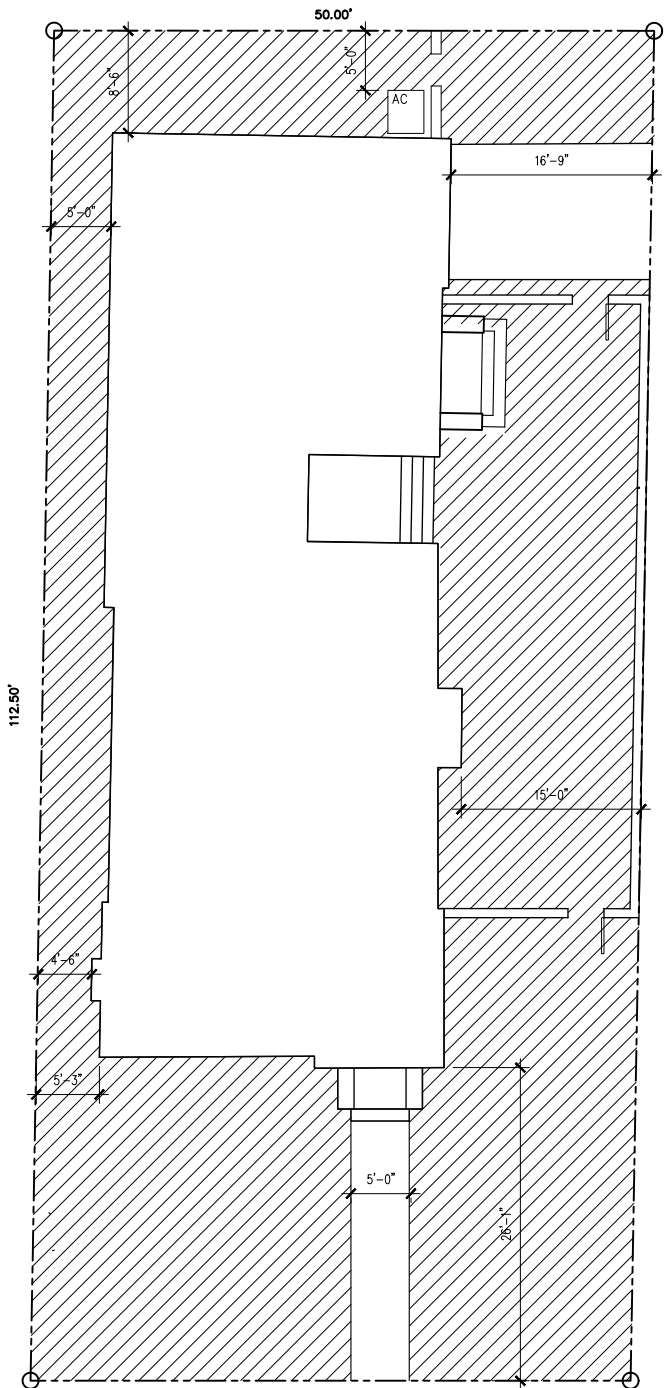
REAR  
10'-0" REQUIRED  
5'-0" PROVIDED AS PER BOA APPROVAL

SIDE STREET  
15'-0" REQUIRED  
15'-0" PROVIDED



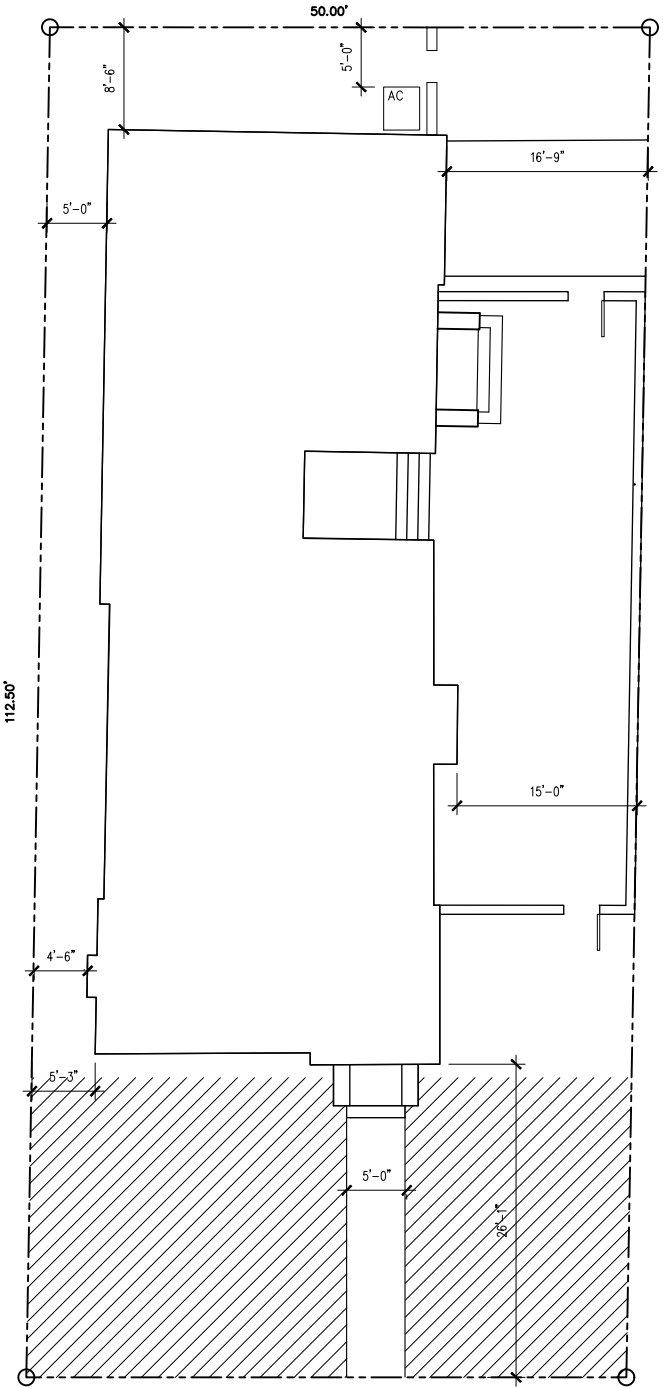
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT  
5,625 X 40% = 2,250 S.F.  
GREEN AREA PROPOSED  
3,014 S.F. = 54%



FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT  
2,250 S.F. X 20% = 450 S.F.  
GREEN AREA PROPOSED = 1,123 S.F.



DRAWING NOTES

DRAWING REVISIONS

THE  
GOLDSTEIN RES  
603 MINORCA AVE

PROJECT NO: 18-11.14

ZONING DATA LEGEND

SCALE:

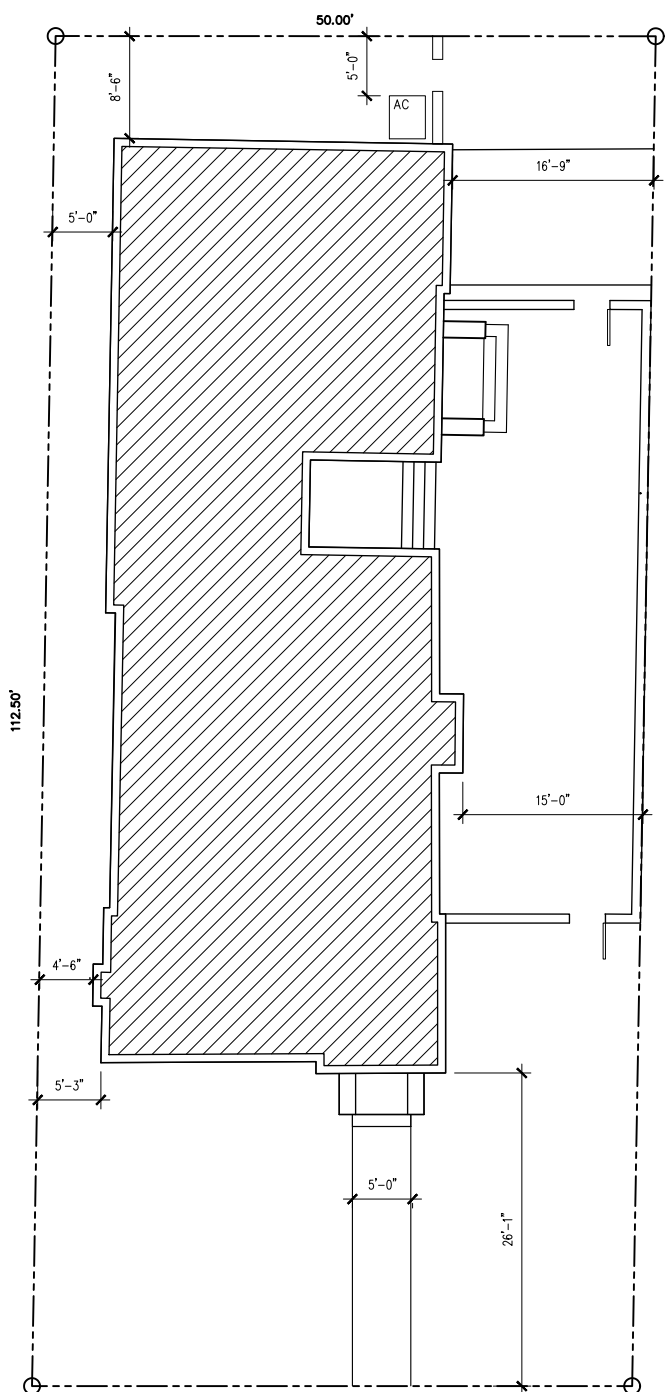
A.1.4

DATE: MAY 2020

CALLUM GIBB ARCHITECT P A  
ARCHITECTURE • PLANNING • INTERIORS

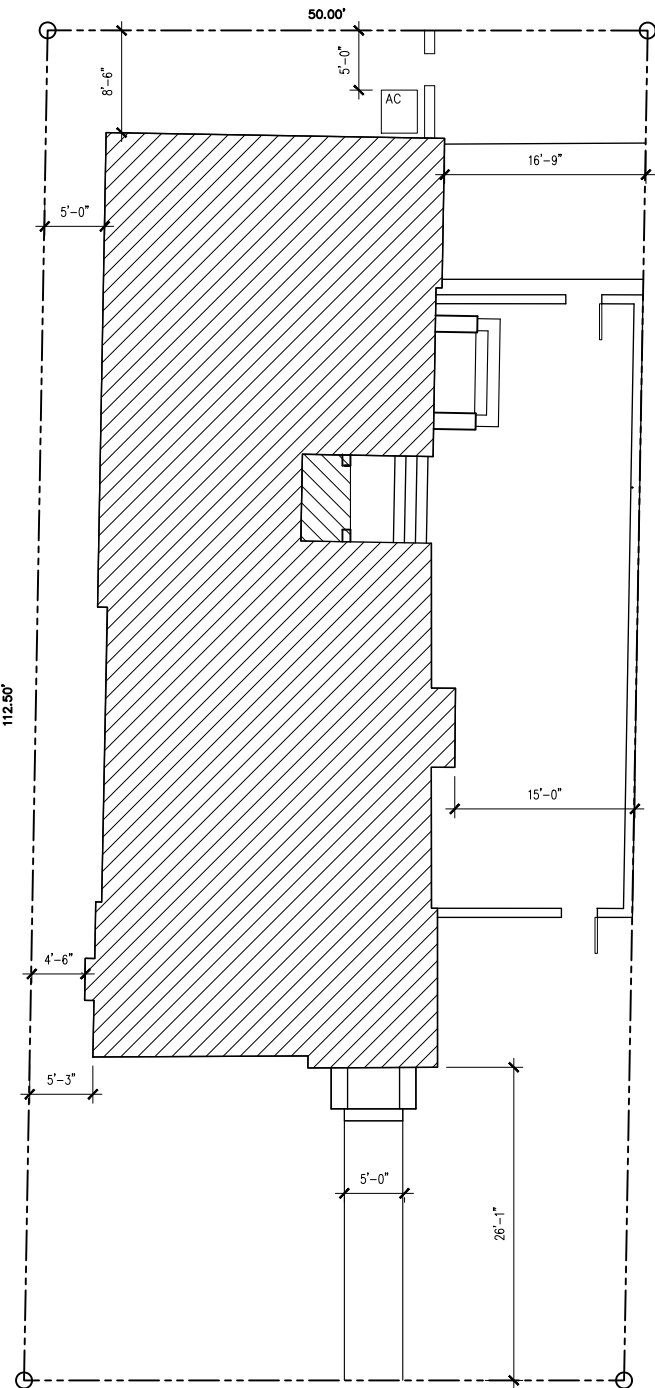
FAR

5,000 X 48%	= 2,400	
625 X 35%	= 219	
MAXIMUM ALLOWED	= 2,619	TOTAL PROVIDED = 1,921 S.F.



GROUND COVERAGE

35% GROUND COVERAGE	MAIN HOUSE	= 2,081 S.F.
5,625 X 35% 1,969 S.F.	COVERED PORCH	= 29 S.F.
5,625 X 45% 2,531 S.F.	TOTAL	= 2,110 S.F. 38%
MAX PER CODE WITH CONDITIONS		



LOT COVERAGE

5,625 X 45% 2,531 S.F.	MAIN HOUSE	= 2,081 S.F.
	COVERED PORCH	= 29 S.F.
	TOTAL	= 2,110 S.F. 38%

