

GENERAL SITE INFORMATION:

PROPERTY ADDRESS 566 NW 1st ST
MIAMI | FL | 33128

FOLIO # 01-0201-000-1080

LEGAL DESCRIPTION THE NORTH 100 FEET OF LOT 10, BLOCK 10, SOUTH IN THE CITY OF MIAMI, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE(S) 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT AREA: +/- 5000 Sq.Ft

YEAR BUILT: 1920

SCOPE OF WORK

RESIDENTIAL MULTIFAMILY

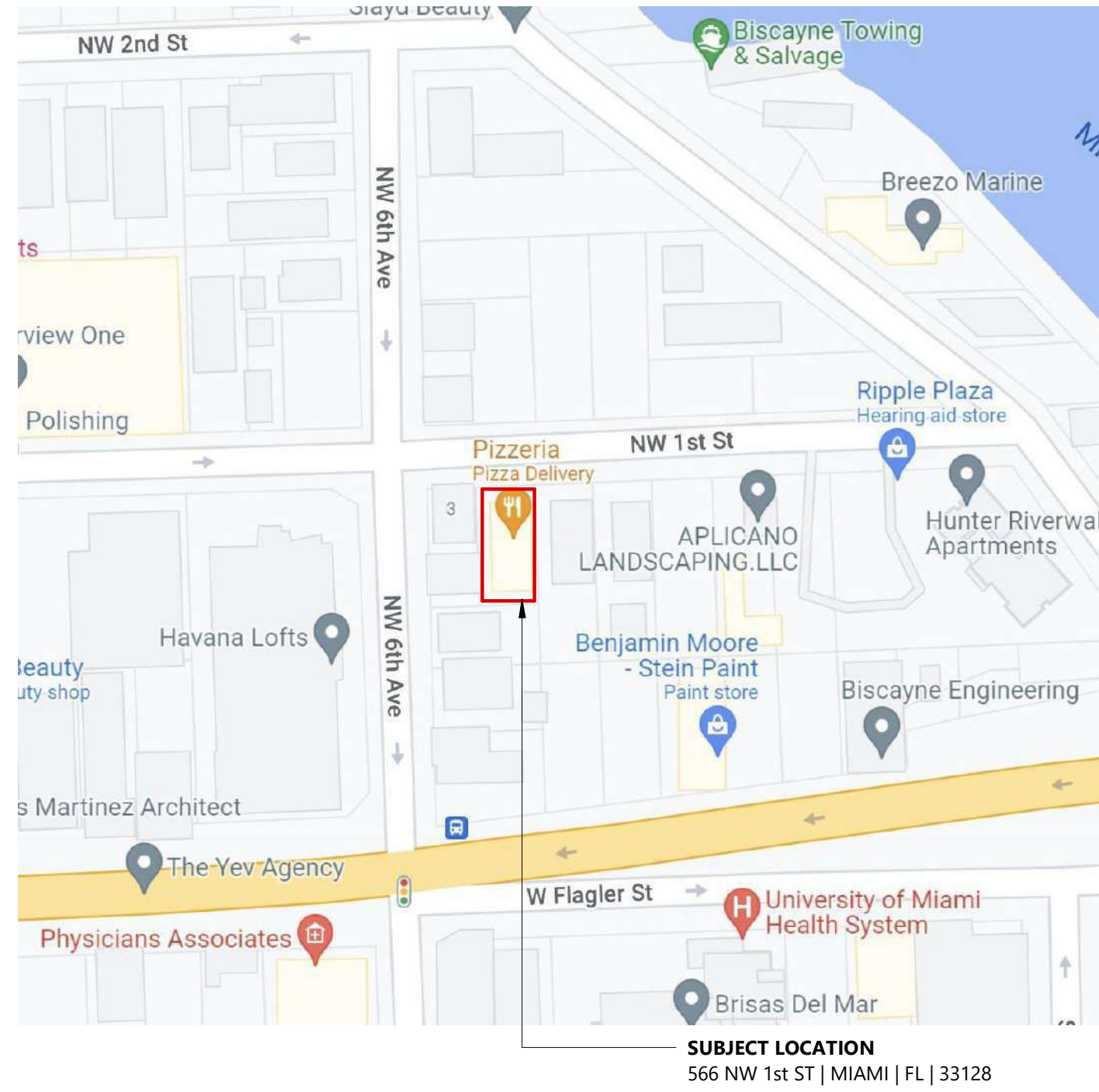
GOVERNING CODES

FLORIDA FIRE PREVENTION CODE 2020
FLORIDA BUILDING CODE 2020
2020 NATIONAL ELECTRIC CODE
2020 FBC MECHANICAL
2020 FBC PLUMBING
2020 FBC ACCESSIBILITY

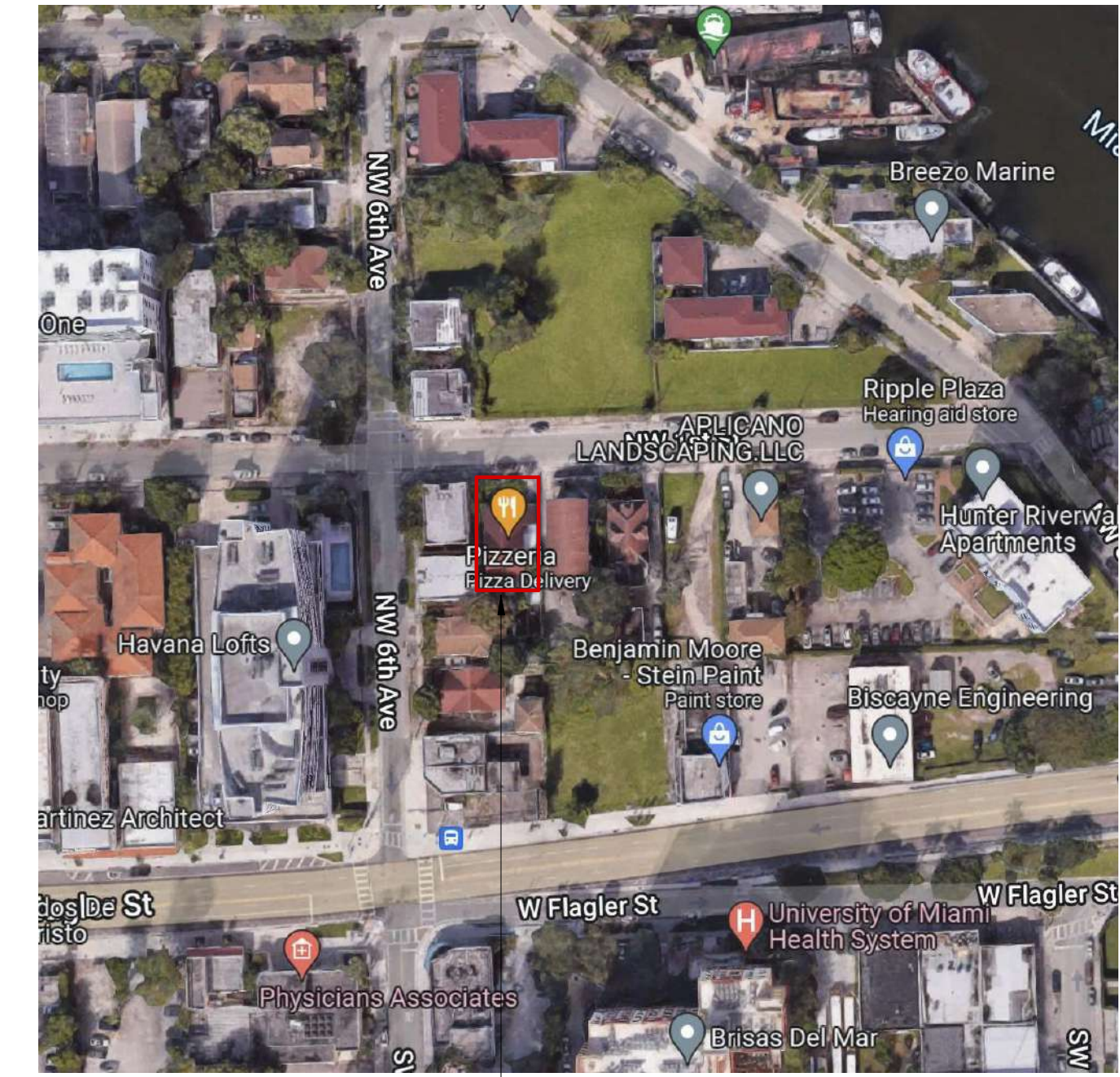
ZONING GUIDELINES:

ZONING: T6-8

FLOOD ZONE: EA ELEV: 9' N.G.V.D.
LOT SIZE: IRREGULAR
LOT NET AREA: 5,000 SQ.FT. = 0.115 ACRES
T6-8: URBAN CORE TRANSECT



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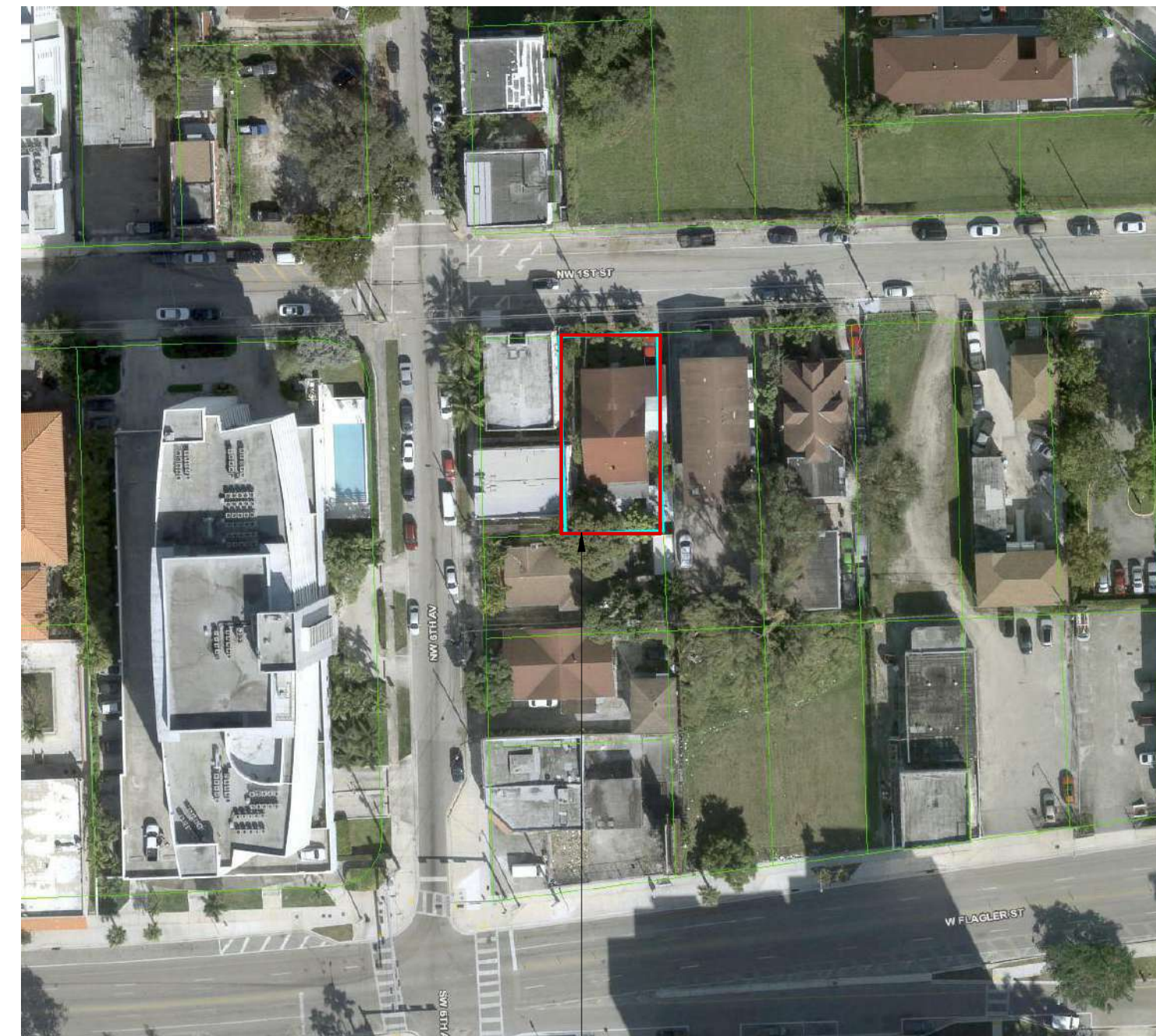


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PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	MINIMUM = 2 STORIES MAXIMUM = 8 STORIES	8 STORIES
DENSITY	MAXIMUM = 150DU/ACRE 150 X 0.115 = 17.25 DU = 17 DU OPEN SPACE REQUIREMENTS: 10% LOT AREA MIN.	14 DU TOTAL
PARKING	PARKING CALCULATIONS: 1.5 SPACE / 1 DWELLING UNIT: 21 SPACES 1 ADD VISITOR PARKING FOR EVERY 10 DU: 1.4 SPACES TOTAL: 23 SPACES	24 PARKING SPACES
SETBACKS		
FRONT	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

1 LOCATION MAP.
N.T.S.

2 AERIAL VIEW.
N.T.S.



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3 ZONING MAP.
N.T.S.

