

BEARING
ZONING DISTRICT: R-10
FUTURE SWIMMING POOL SAFETY NOTES:
ACCESS GATES SHALL BE LOCATED OUTWARD AWAY FROM POOL AND HAVE A SELF-CLOSING, SELF-LOCKING DEVICE LOCATED AT 24 INCHES FROM THE BOTTOM OF THE GATE. (2020 FBC 84.001(1), 17.1.9)
DOORS AND WINDOWS WITH DIRECT ACCESS TO SWIMMING POOL SHALL COMPLY WITH EXIT ALARM REQUIREMENTS AS PER 2020 FBC 84.001(1), 17.1.9
THE POOL CONTRACTOR PRIOR TO PROVIDING A POOL PERMIT, SHALL PROVIDE ON HAND, SURE THE PROPERTY IS PROVIDED WITH PERIMETER FENCING BARRIER IN COMPLIANCE WITH 2020 FBC 84.001(1), 17.1.9 THROUGH 84.001(1), 17.1.9

FIRST LAYER CALCULATIONS IMPERVIOUS (PAVED) AREAS

- FIRST LAYER AREA: 1,830 Sq. Ft.
- PERMITTED IMPERVIOUS AREA: 300 Sq. Ft. (20% OF THE AREA)
- PROVIDED IMPERVIOUS AREA: 250 Sq. Ft. (20% OF THE AREA)
- DIAGRAM OF IMPERVIOUS AREA

CONC. DRIVE DETAIL
SCALE: 3/4"=1'-0"

SITE PLAN
SCALE: 3/32"=1'-0"
0 5.33' 10.66' 21.32'

LEGAL DESCRIPTION
8320 NE 3rd AVE, MIAMI, FLORIDA 33138
LOT 7 PUBLICK 1 OF "AMENDED PLAT OF OAKLAND GARDEN" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 67 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SCOPE OF WORK
PROPOSED NEW 2-STORY CBS RESIDENTIAL BUILDING

AREA TABULATION PER STORY Chart 1

2nd FLOOR	1,130 SF
1st FLOOR	1,473 SF
Total Floor Area:	2,603.00 s.f.

Chart 2
1. LOT AREA: 7,880 Sq. Ft.
2. FOOTPRINT AREA: 1,843 Sq. Ft.
This number is the Area of the Footprint used to compute the Lot Coverage. It includes Gross A.T. + Covered Porches.

Chart 3
LOT AREA: 7,880 Sq. Ft.
FOOTPRINT: 1,843 Sq. Ft.
OPEN SPACE: 7,036.157 s.f.
This number is the Area of the Footprint used to compute the Lot Coverage.

PROJECT DATA:

- PROPERTY ADDRESS: 8320 NE 3rd Ave, Miami, FL 33138
- FIRM ZONE & BASE FLOOD ELEV.: "C"
- ZONING DISTRICT: T3 (Urban Core Zone)
- BUILDING TYPE: TYPE IV - FIBC TABLE 301
- BUILDING USE: RESIDENTIAL, SINGLE FAMILY
- BUILDING AREA: 2,603.00 S.F.
- GROUND FLOOR F.P.: 1,473.00 S.F.
- 2nd FLOOR F.P.: 1,130.00 S.F.
- TOTAL S.F.: 2,603.00 S.F.
- BUILDING HEIGHT: 2-STORY (20'-2")

MIAMI 21 CODE:

BUILDING DISPOSITION

LOT OCCUPATION	T3L REQUIRE	PROVIDED
A Lot Area	1,843 s.f. min	7,880.30 s.f.
B Lot Area	800 s.f. min	520.0 s.f.
C Lot Coverage	20% max. for Zone T3	1,843 s.f. / 7,880 s.f. = 23.39%
D Floor Lot Ratio (F.L.R.)	20% max. second floor (T3 & T1)	1,130 s.f. / 7,880 s.f. = 14.34%
E Floor Lot Ratio (F.L.R.)	N/A	N/A
F Maximum Floor Surface	N/A	N/A
G Open Space	25% Lot Area min.	54.8% (for 4,988 s.f.)
H Density	T3-E 4-Build max.	N/A
I Floor Area Ratio	T3-E 4-Build max.	N/A
J Floor Area Ratio	T3-E 4-Build max.	N/A
K Floor Area Ratio	T3-E 4-Build max.	N/A
L Floor Area Ratio	T3-E 4-Build max.	N/A

BUILDING CONFIGURATION

FRONTAGE	T3L REQUIRE	PROVIDED
A Principal Building	7' Street and 20' to same min.	7' Street
B Secondary Building	7' Street and 20' to same min.	N/A
C Side	7' Street and 20' to same min.	N/A
D Rear	7' Street and 20' to same min.	N/A
E Floor	7' Street and 20' to same min.	N/A

BUILDING SETBACKS/TL ONLY

FRONTAGE	T3L REQUIRE	PROVIDED
A Principal Building	7' Street and 20' to same min.	7' Street
B Secondary Building	7' Street and 20' to same min.	N/A
C Side	7' Street and 20' to same min.	N/A
D Rear	7' Street and 20' to same min.	N/A
E Floor	7' Street and 20' to same min.	N/A

REVISIONS
DATE DESCRIPTION

PROJECT: NEW 2-STORY SINGLE RESIDENCE
LOCATION: MIAMI, FL 33138
OWNER:

ADOLFO DANILLO LOPEZ

A11986602 SEFMLS 2026

\$1,950,000

8320 3RD AVE, MIAMI, FL, 33138

<https://equinoxrealtync.com>

Pre-Construction Modern Oasis in Little River 8320 NE 3rd Ave - Minutes from All That's Next in Miami Welcome to 8320 NE 3rd Ave, a fully reimagined home that captures the spirit of Miami's most exciting emerging neighborhood. Perfectly positioned just blocks from the future-forward Miami School visionary Adam Neumann is backing on NE 87th [...]

Amenities

- Features:** Attic, Family Room, First Floor Entry, Garage Converted
- Exterior Features:** Lighting
- Garage YN:** Yes
- Cooling System:** Yes
- Fireplace YN:** No

- Community Features:** Public Road, Sidewalks
- Waterfront available:** No
- Attached Garage YN:** No
- Pool Private YN:** No



Building Details

Cooling features: Central Air

Year built: 2026

ArchitecturalStyle: Attached, Two Story

NewConstructionYN: No

Building Name: OAKLAND GROVE AMD PL

Exterior material: CBS Construction, Frame With Stucco

Roof: Shingle

Heating: Central

Parking: Driveway

