

COVERED PORCH

SALI PROPERTY LLC

230 WEST RIVO ALTO

MIAMI BEACH, FLORIDA 33139



GONZALEZARCHITECTURE

4304 NE 2ND AVENUE

MIAMI FLORIDA 33137

create@gonzalezarchitecture.com

WWW.GONZALEZARCHITECTURE.COM

VINCENT FILIGENZI DESIGN

LANDSCAPE ARCHITECTURE + PLANNING + IMPLEMENTATION
ASLA + FASLA

MIAMI BEACH FLORIDA

P: 786.346.8909

INSTAGRAM: VINCENTFILIGENZIDESIGN

WWW.VINCENTFILIGENZI.COM

SCOPE OF WORK

1. DEMOLISH EXISTING GUEST HOUSE
2. KEEP EXISTING ELEVATED SLAB AND FOUNDATIONS
3. EXTEND EXTERIOR COVERED PORCH OVER EXISTING ELEVATED SLAB AND FOUNDATIONS FROM DEMOLISHED GUEST HOUSE.
4. ADD NEW HIGH IMPACT FLOOR TO CEILING GLASS PARTITIONS, ADD STEEL SUPPORT COLUMNS AND CONCRETE ROOF CANOPY
5. NEW ELECTRICAL, LIGHTING, AND PLUMBING CONNECTIONS
6. RECONFIGURATION OF EXISTING CONDENSING UNITS TO ACCOMMODATE THE NEW PORCH LAYOUT

INDEX

ARCHITECTURAL

- A0.0 COVER, INDEX SCOPE OF WORK AND ZONING DATA SHEET
 - A0.1 EXIST. SITE PLAN, AERIAL LOCATION AND PROJECT DATA
 - A0.2 PROPOSED SITE PLAN, LOT COVERAGE, UNIT SIZE DIAGRAMS
 - A0.3 SITE PLAN OPEN SPACE PERVIOUS AREA DIAGRAMS
 - A0.4 EXISTING PHOTO - REAR VIEW FROM BAY
 - A0.5 EXISTING PHOTO - VIEW FROM VENETIAN WAY
 - A0.6 PROPOSED DAY RENDERING
 - A0.7 PROPOSED NIGHT RENDERING
 - A0.8 CONTEXT PHOTOS
 - A0.9 CONTEXT PHOTOS
 - A1.0 PROPOSED & EXISTING FIRST FLOOR PLAN
 - A1.1 PROPOSED & EXISTING SECOND FLOOR PLAN
 - A2.0 VARIANCE DIAGRAM / ENLARGED FIRST FLOOR PLAN
 - A3.0 PROPOSED REFLECTED CEILING PLAN AND LIGHTING PLAN
 - A4.0 PROPOSED ELEVATIONS
 - A4.1 EXISTING ELEVATIONS
- ### LANDSCAPE ARCHITECTURE
- L-100 EXISTING TREE DISPOSITION PLAN
 - L-200 PROPOSED PLANTING PLAN

FINAL SUBMITTAL BOA JULY 6, 2018

PLANNING ZONING DATA SHEET

ITEM #	Zoning Information 230 W. Rivo Alto Drive, Miami Beach 33139			
1	Address:	230 W. RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139		
2	Folio number(s):	02-3233-001-0180		
3	Board and file numbers :	ZBA18-0072		
4	Year built:	2010	Zoning District:	RS-3
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	4'-4 3/16" NGVD 4.35' NGVD
6	Adjusted grade (Flood+Grade/2):	6'-8 1/8"	Free board:	10'-0" NGVD
7	Lot Area:	10,846 SF		
8	Lot width:	60'-0"	Lot Depth:	183'-0"
9	Max Lot Coverage SF and %:	3,254 SF / 30%	Proposed Lot Coverage SF and %:	3,165 SF 29.2%
10	Existing Lot Coverage SF and %:	2,907 SF / 26.8%	Lot coverage deducted (garage-storage) SF:	N/A N/A
11	Front Yard Open Space SF and %:	673 SF / 77.8%	Rear Yard Open Space SF and %:	1,164 SF 70.7%
12	Max Unit Size SF and %:	5,423 SF / 50%	Proposed Unit Size SF and %:	5,075 SF 46.8%
13	Existing First Floor Unit Size:	N/A (No Modification to the Main House)	Proposed First Floor Unit Size:	N/A (No Modification to the Main House) See Diagram
14	Existing Second Floor Unit Size	N/A (No Modification to the Main House)	Proposed Second Floor volumetric Unit Size SF and %:	N/A (No Modification to the Main House) See Diagram
15			Proposed Second Floor Unit Size SF and % :	N/A (No Modification to the Main House) See Diagram
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A (No Modification to the Main House) N/A (No Modification to the Main Home)
		Required	Existing	Proposed
17	Height:	27'-0" MAX	24'-0 (approximate)	N/A N/A
18	Setbacks:			
19	Front First level:	30'-0"	37'-2"	N/A N/A
20	Front Second level:	30'-0"	38'-11"	N/A N/A
21	Side 1:	7'-6"	7'-6"	N/A N/A
22	Side 2 or (facing street):	15'-0"	15'-0"	11'-5 1/2"" 3'-6 1/2""
23	Rear:	27'-5 1/2"	26'-3"	27'-6" N/A
	Accessory Structure Side 1:	N/A	N/A	N/A N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A N/A
25	Accessory Structure Rear:	N/A	N/A	N/A N/A
26	Sum of Side yard :	15'-0" (25% of 60'-0")	22'-6"	18'-11 1/2" N/A
27	Located within a Local Historic District?	NO		
28	Designated as an individual Historic Single Family Residence Site?	NO		
29	Determined to be Architecturally Significant?	NO		



4304 NE 2ND AVENUE
MIAMI FLORIDA 33137
T: 305.440.4314
F: 866.443.1486
E: create@gonzalezarchitecture.com

SEAL / SIGNATURE

ENRIQUE RENE GONZALEZ

STATE OF FLORIDA
REGISTRATION AR#4719

DRAWING ISSUE

06-18-2018 BOA FIRST SUBMITTAL

07-06-18 FINAL SUBMITTAL

COVERED PORCH

OWNER: SALI PROPERTY LLC

230 W. RIVO ALTO

MIAMI BEACH, FLORIDA 33139

DESCRIPTION

COVER SHEET

SCALE: N.T.S.

SHEET

A0.0

© 2017 Gonzalez Architecture P.A.