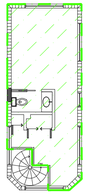
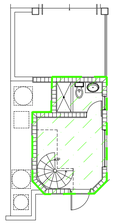


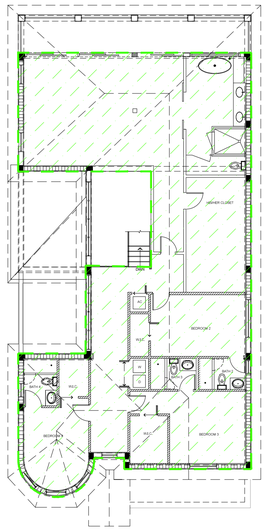
MAXIMUM ALLOWED:
50% OF LOT AREA
10,846 SF X 50% = 5,423 SF



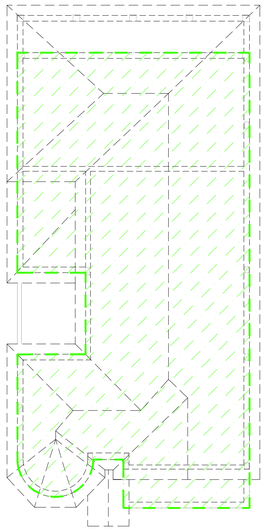
UNIT SIZE EXISTING

EXISTING UNIT SIZE

GROUND FLOOR	2,729 SF
SECOND FLOOR	2,390 SF
TOTAL:	5,119 SF
LOT AREA:	10,846 SF
UNIT SIZE:	47.2%



SECOND FLOOR

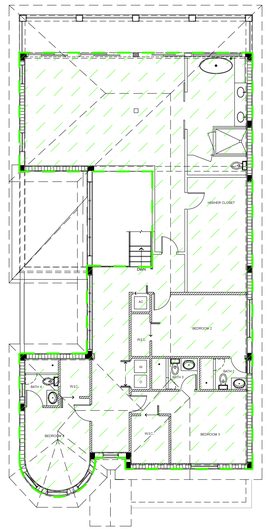


GROUND FLOOR

MAXIMUM ALLOWED:
50% OF LOT AREA
10,846 SF X 50% = 5,423 SF

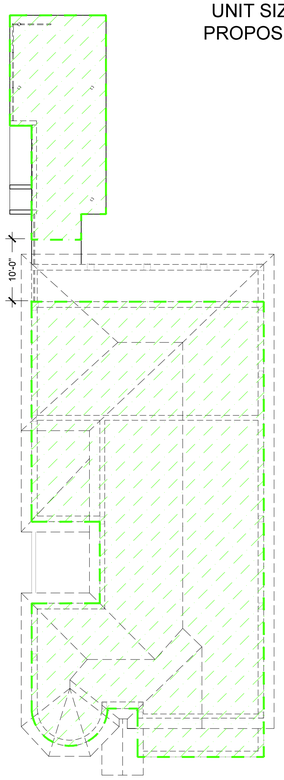
PROPOSED UNIT SIZE

GROUND FLOOR	2,525 SF
COVERED PORCH	480 SF
SECOND FLOOR	2,070 SF
TOTAL:	5,075 SF
LOT AREA:	10,846 SF
UNIT SIZE:	46.8%



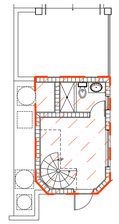
SECOND FLOOR

UNIT SIZE PROPOSED



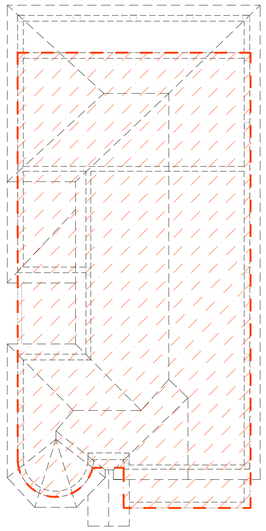
GROUND FLOOR

MAXIMUM ALLOWED:
30% OF LOT AREA
10,846 SF X 30% = 3,254 SF



EXISTING LOT COVERAGE

MAIN HOUSE	2,685 SF
GUEST HOUSE	222 SF
TOTAL:	2,907 SF
LOT AREA:	10,846 SF
LOT COVERAGE:	26.8%

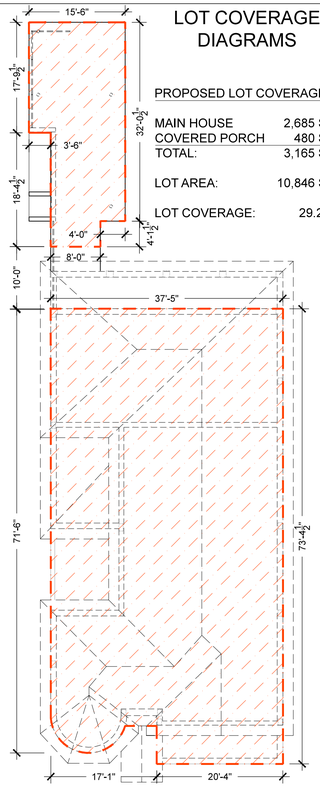


EXISTING LOT COVERAGE

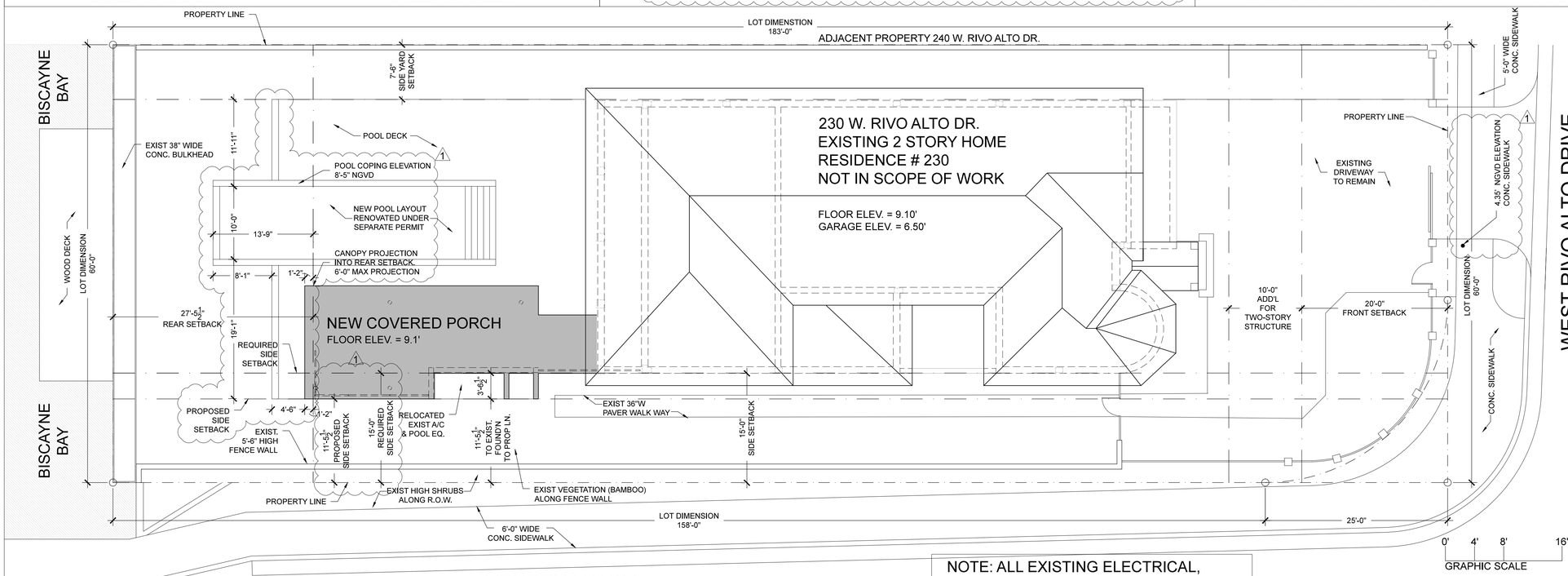
LOT COVERAGE DIAGRAMS

PROPOSED LOT COVERAGE

MAIN HOUSE	2,685 SF
COVERED PORCH	480 SF
TOTAL:	3,165 SF
LOT AREA:	10,846 SF
LOT COVERAGE:	29.2%



PROPOSED LOT COVERAGE



NOTE: ALL EXISTING ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MACHINERY NEEDS TO REMAIN ELEVATED TO BFE+ 9'.00' NGVD

01 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
GRAPHIC SCALE

NORTH

SHEET NOTES

1. ALL CONTRACTORS SHALL FIELD MEASURE AND VERIFY ALL DIMENSIONS.
2. ALL CONTRACTORS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.
3. APPLICABLE PERMIT SHALL BE POSTED ON SITE AT ALL TIMES.
4. GC TO PROVIDE SHOP DRAWINGS FOR ALL SPECIALTY WORK, INCLUDING BUT NOT LIMITED TO WINDOWS, STEEL, MILLWORK ETC.
5. ALL WORK TO COMPLY WITH: FLORIDA BUILDING CODE 2014, FLORIDA ACCESSIBILITY CODE 2014, NFPA 70 - NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE 2012 EDITION, NFPA 101 LIFE SAFETY CODE, NFPA 72 NATIONAL FIRE ALARM CODE.

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SEAL / SIGNATURE

ENRIQUE RENE GONZALEZ
STATE OF FLORIDA
REGISTRATION AR94719

DRAWING ISSUE

06-18-2018 BOA FIRST SUBMITTAL
1 07-06-18 FINAL SUBMITTAL

COVERED PORCH

OWNER: SALI PROPERTY LLC
230 W. RIVO ALTO
MIAMI BEACH, FLORIDA 33139

DESCRIPTION

PROPOSED SITE PLAN AND DIAGRAMS

SCALE: 1/8" = 1'-0"

SHEET

A0.2

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