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341 - 361 NW S. RIVER DR MIAMI, FL | 33128

LIST OF DRAWINGS

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OWNER:	ARCHITECT:	MEP ENGINEER:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:	LANDSCAPE ARCHTIECT:
5TH ST MARINA LLC 341 NW SOUTH RIVER DR. MIAMI, FL 33128	itecdesign 14850 NW 44TH CT STE 202 Miami, Fl. 33054 t 305 673 2121 f 305 673 4640 w www.itecdesign.net architecture+design #AA0003394				

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-ARCHITECT:

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MEP:

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

KEY PLAN:

INFILL COMMITTEE SET

DRAWN BY: JB **APPROVED BY:** AG

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ARTURO G. GRIEGO
LIC# AR94011

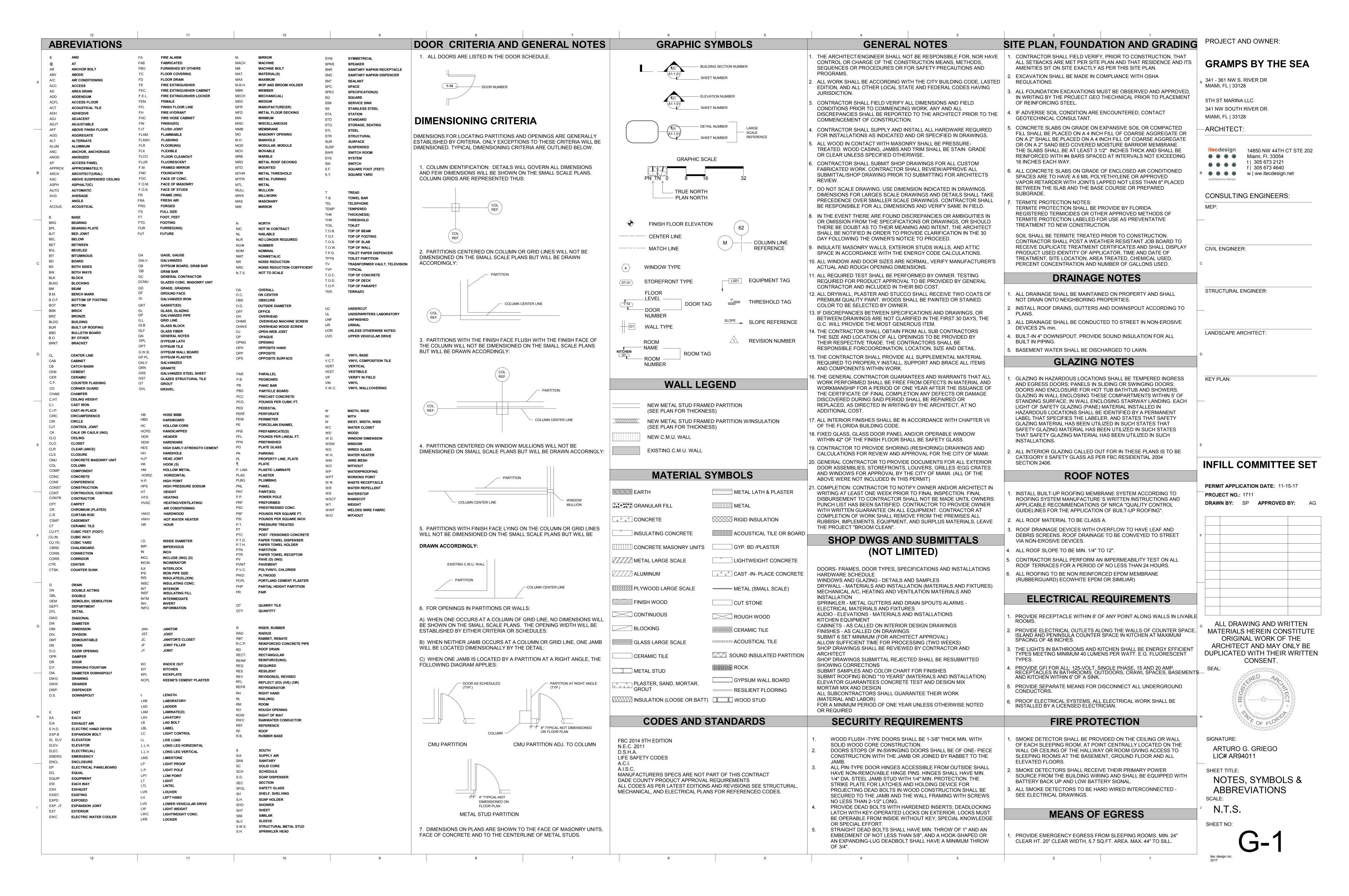
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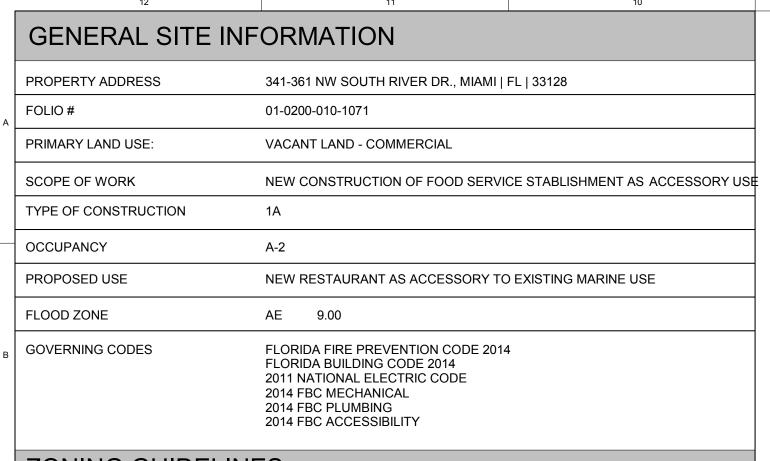
COVER SHEET

SCALE:

N.T.S. SHEET NO:

G-C



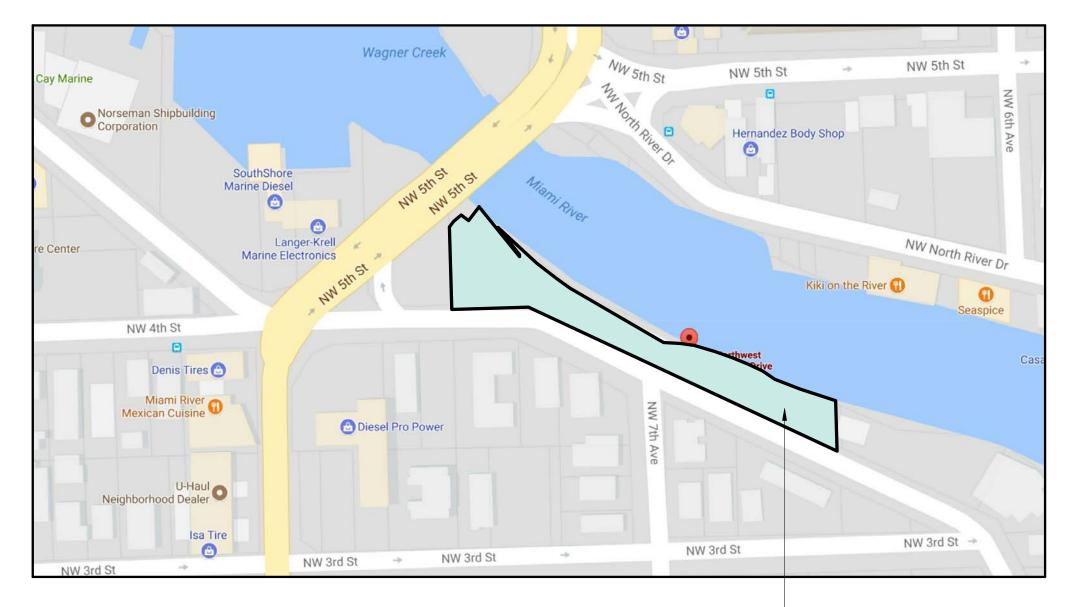


ZONING GUIDELINES:

ZONING: D-3

MUNICIPALITY MIAMI USE DISTRICT D-3 c LOT AREA 34,077 SF

	PROPERTY INFO	ALLOWED/REQUIRED	PROPOSED				
	LOT COVERAGE	90% OF LOT AREA 34,077 * 80% = 30,669 SF	GROUND LEVEL - 9,811 SF (29%)				
	FLOOR LOT RADIO (FLR)	N/A	xx				
	FRONTAGE AT FRONT SETBACK	NONE	NONE				
	OPEN SPACE	5% LOT AREA 34,077 * 5% = 1,703 SF	9,644 SF = 26%				
D	SETBACKS	ALLOWED/REQUIRED	PROPOSED				
		AS PER SECTION 3.11.a.1 OF MIAMI 21 Within D1, D2 and D3 Transect Zones facilities may span across man-made slips with a Structure to conduct marine-related commercial and industrial activities.					
	FRONT	5'	5'-0"				
	SIDE	0'	EAST: 5'-0" WEST: EXISTING (NO CHANGE)				
	REAR	0'	EXISTING (NO CHANGE)				
E	WATERFRONT SETBACK	25% LOT DEPTH EAST LOT DEPTH 41'-2" + WEST LOT DEPTH 35'-7" = 76'-9"/2 = 38'- 4 1/2"	9'- 7"				
		38'-4 1/2" * 25% = 9'-7"					
	CANOPIES	0'					
	BALCONIES AND ROOFS	ENCROACH 3'	3'-0"				
	PARKING	ALLOWED/REQUIRED	PROPOSED				
	VEHICULAR	3 PARKING SPACES / 1000 SF.	28 PARKING SPACES				
		8100 SF / 1000 SF = 8 X 3 = 27					
F	BICYCLE	1 BICYCLE RACK SPACE / 20 VEHICULAR SPACES	1 BICYCLE RACK				
		9/20 = 1					
		•	•				



SUBJECT LOCATION
341 NW SOUTH RIVER DR MIAMI, FL | 33128

LOCATION MAP

- SUBJECT LOCATION 341 NW SOUTH RIVER DR

MIAMI, FL | 33128

AERIAL VIEW

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INFILL COMMITTEE SET

DRAWN BY: SP **APPROVED BY:** AG

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MIAMI, FL | 33128

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LANDSCAPE ARCHITECT:

KEY PLAN:

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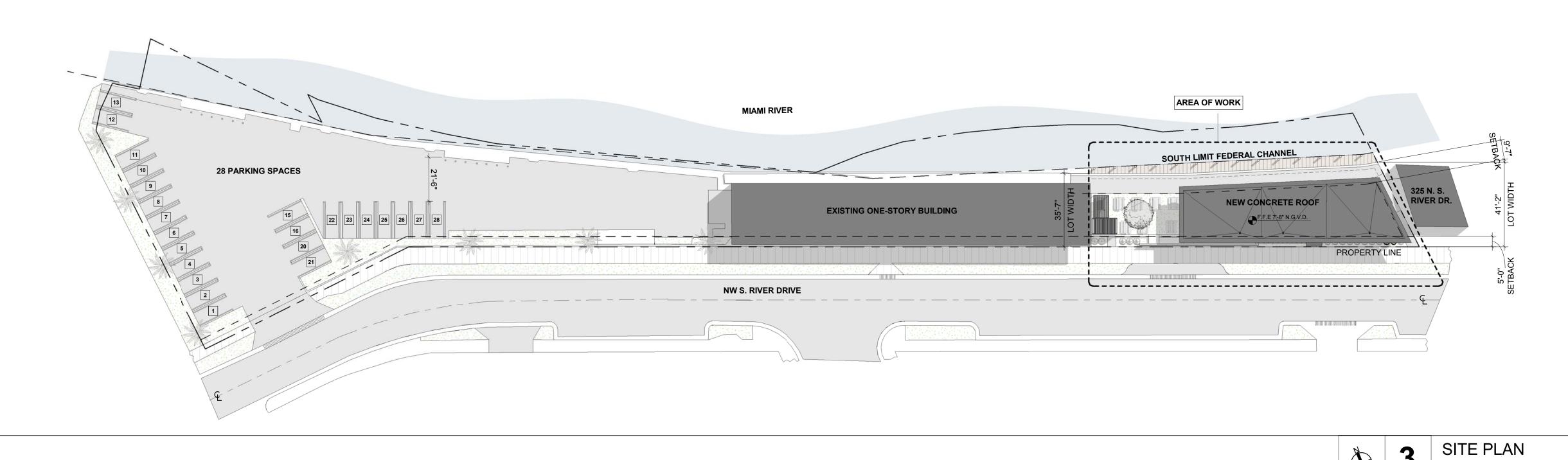
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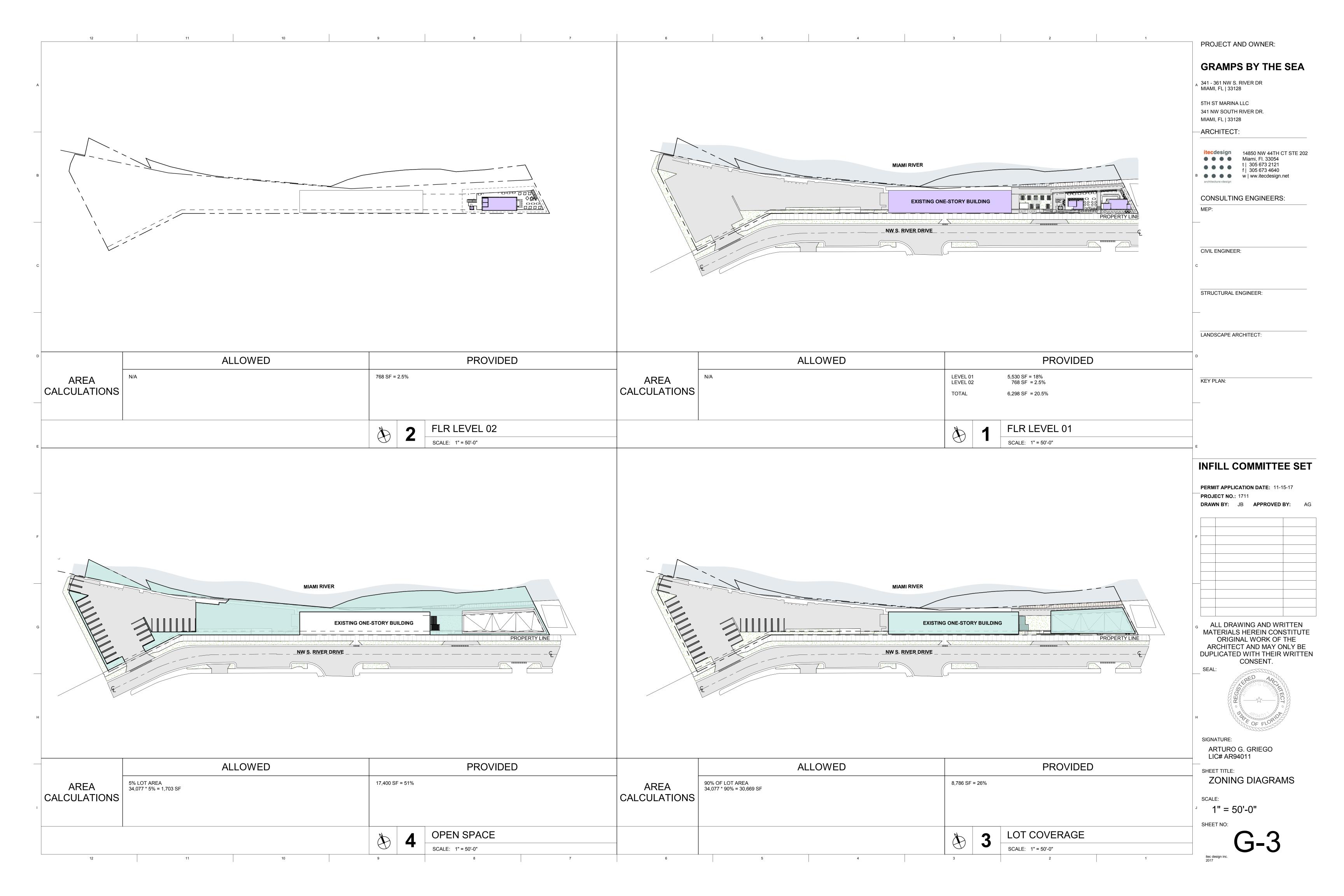


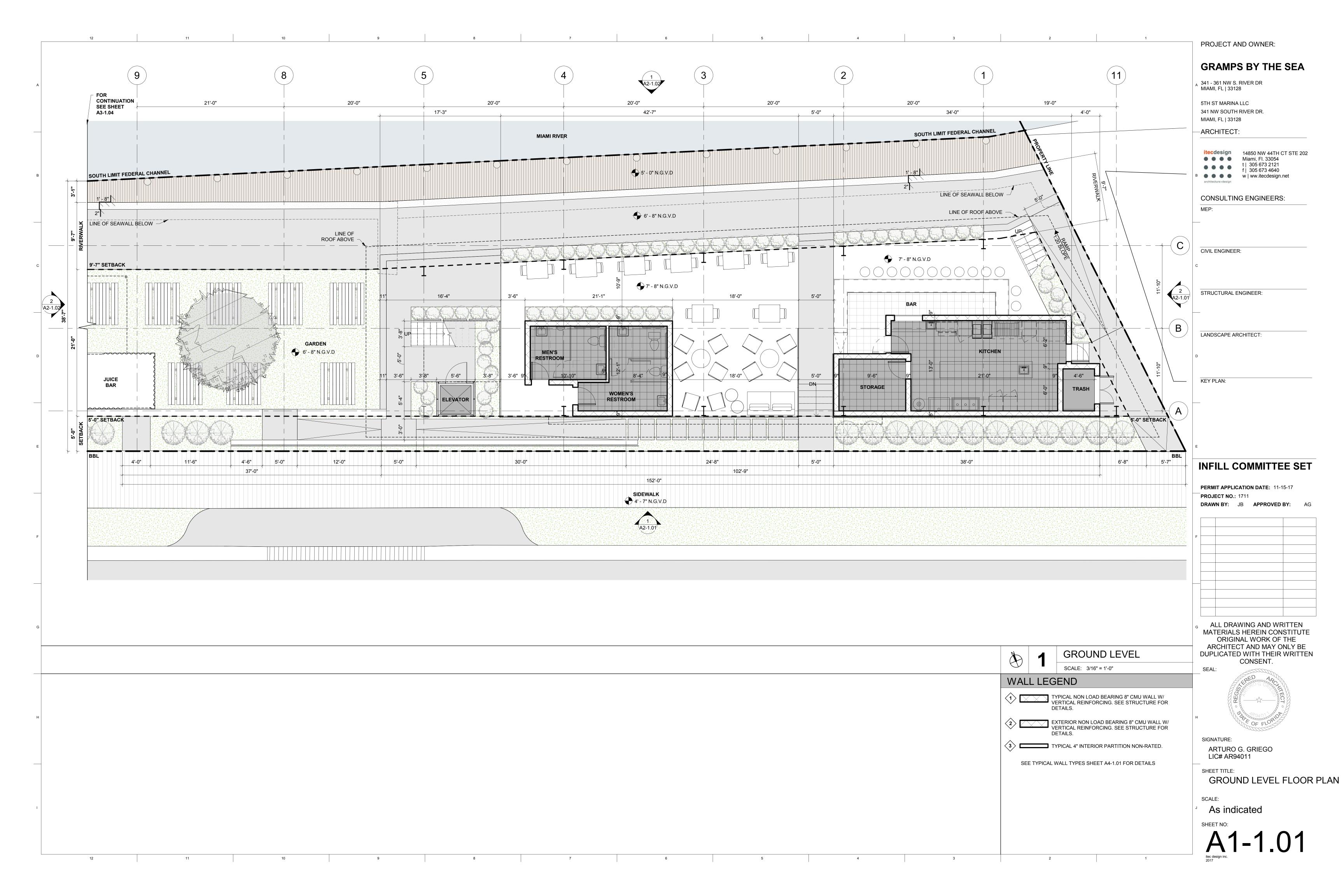
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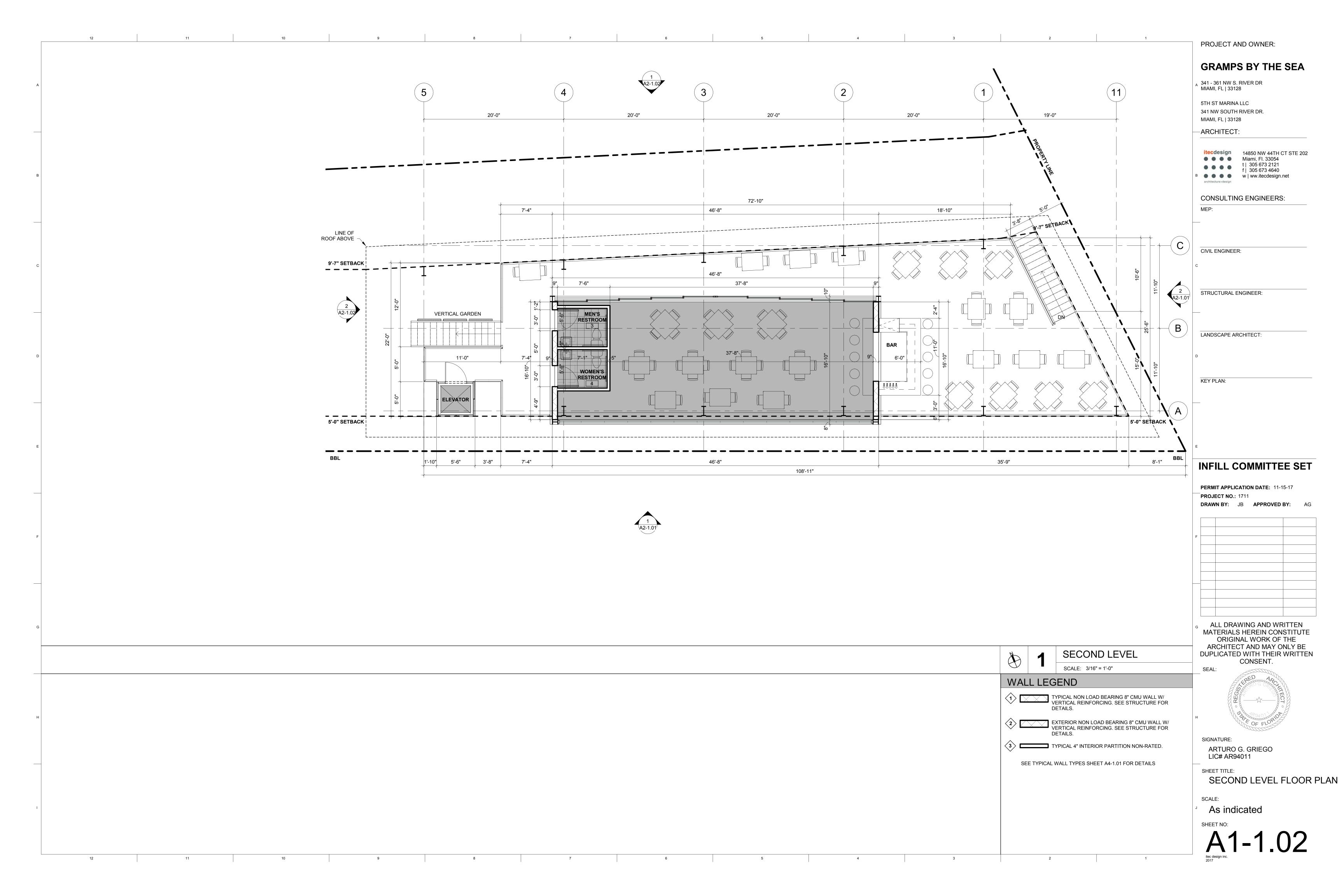
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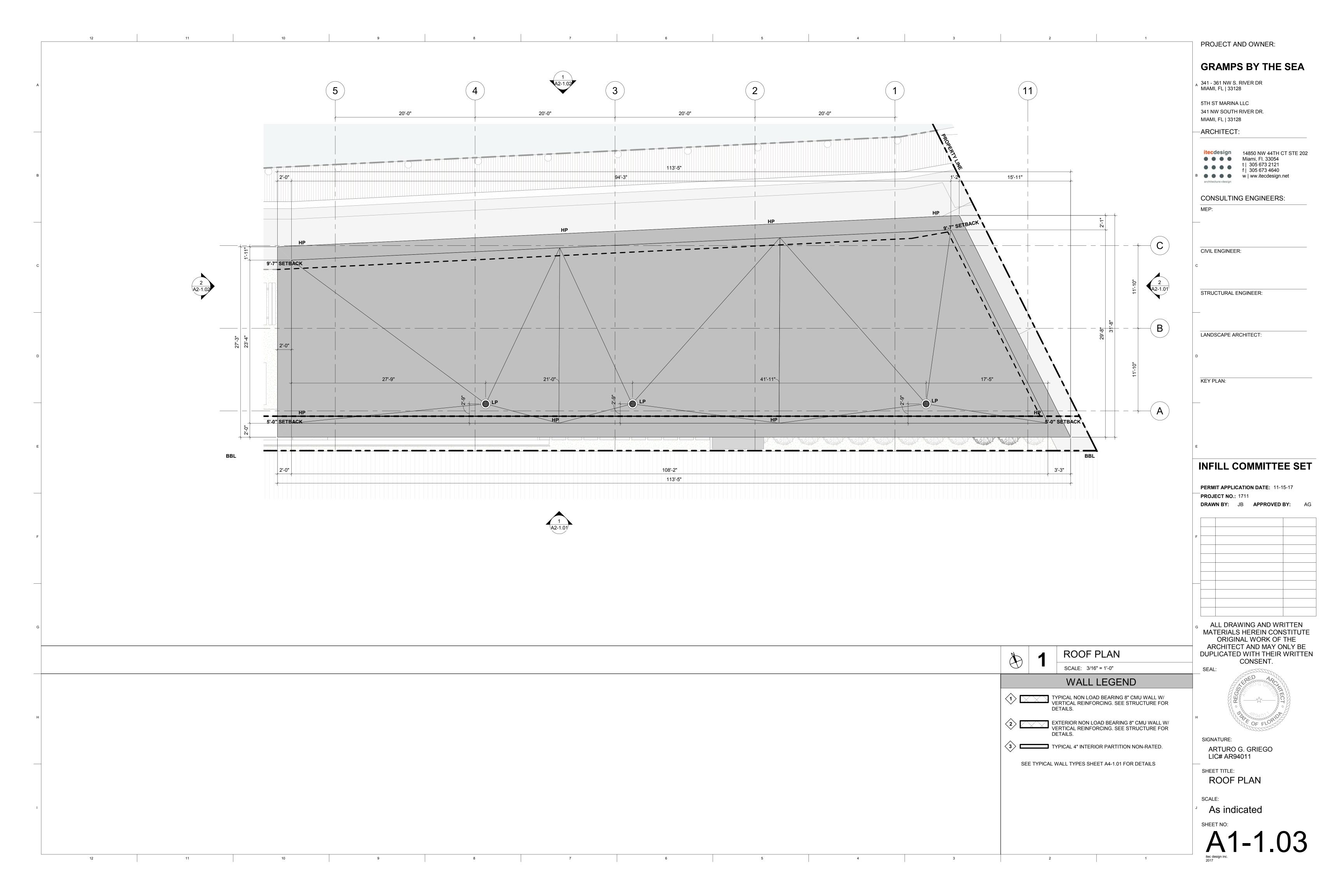
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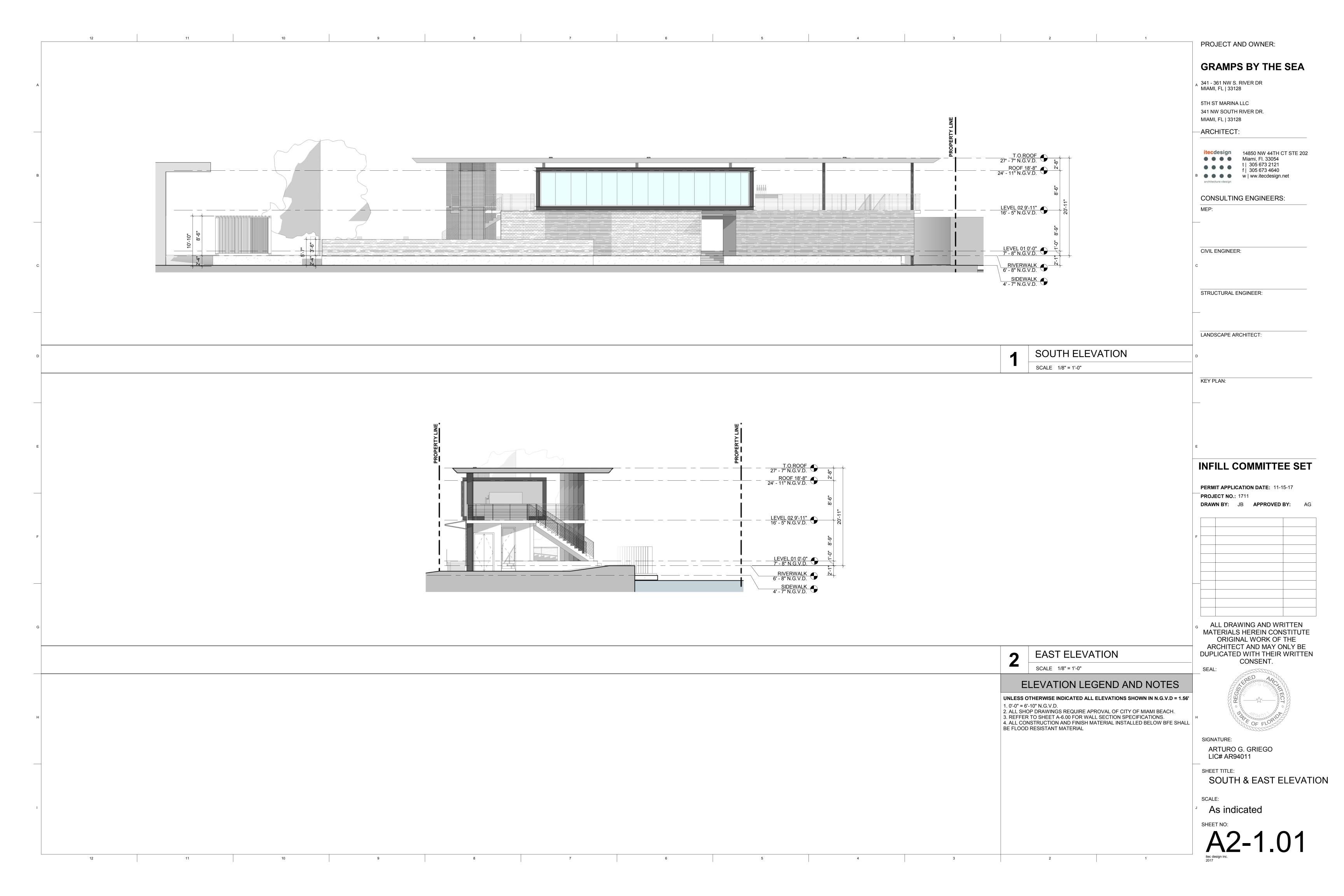


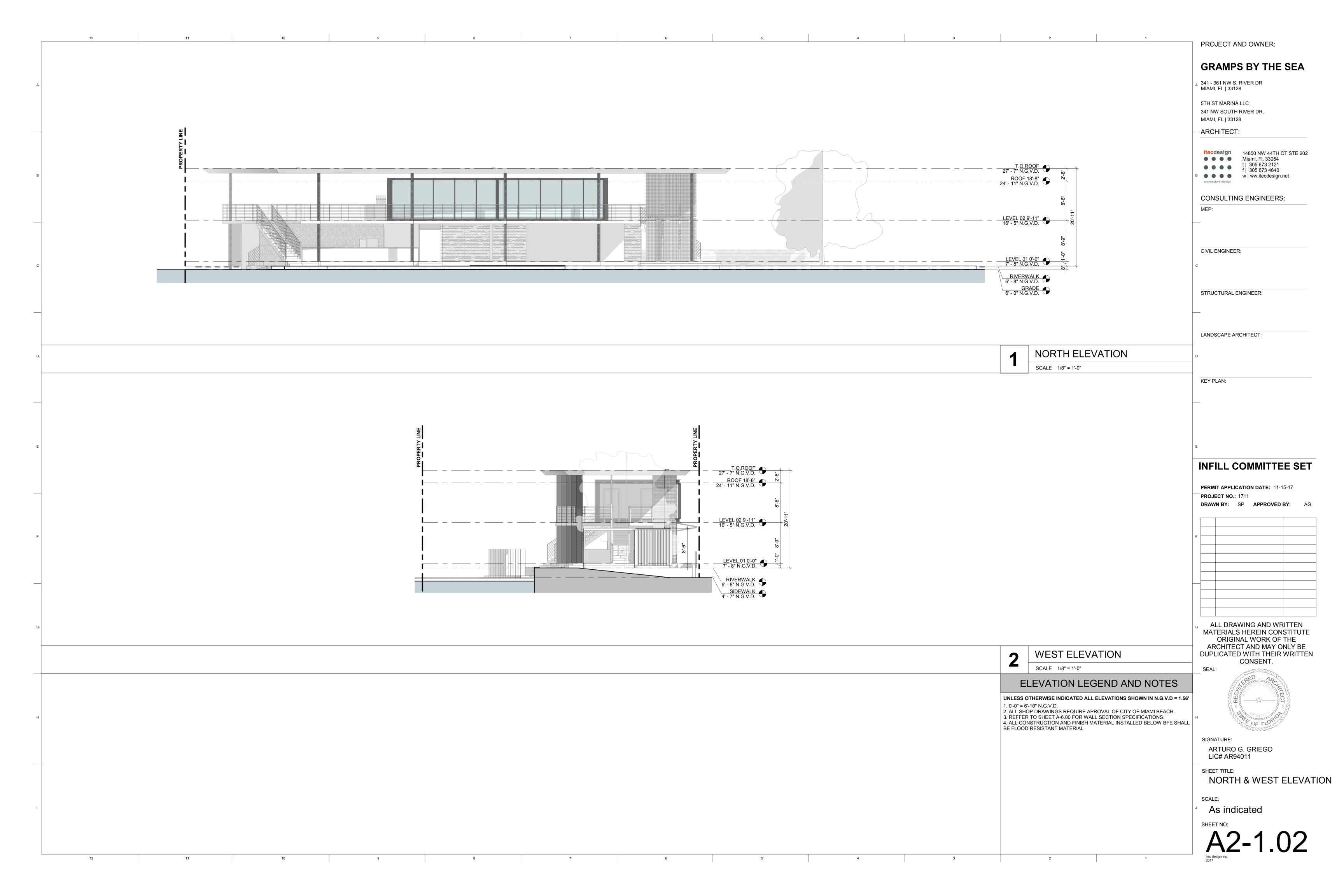


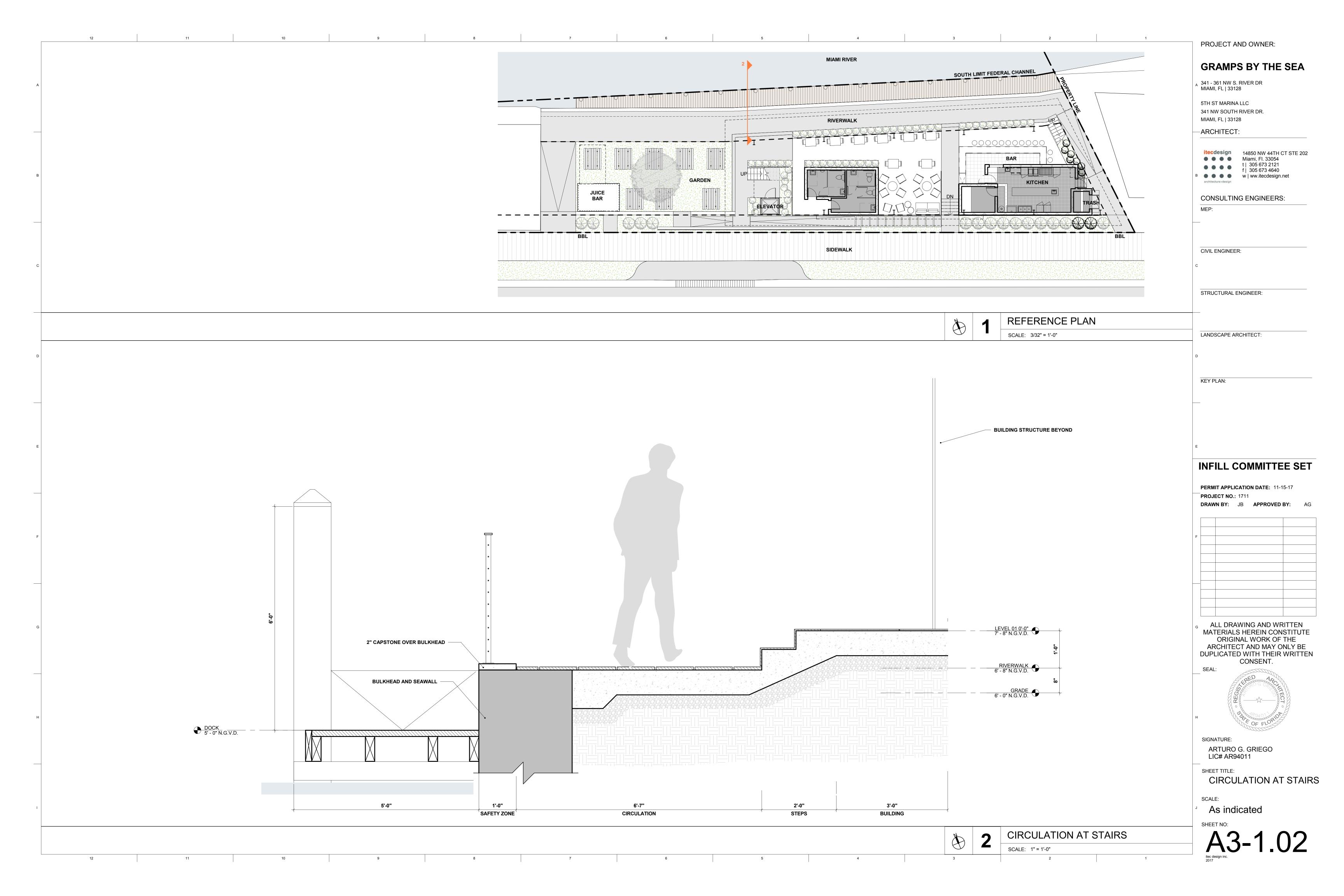


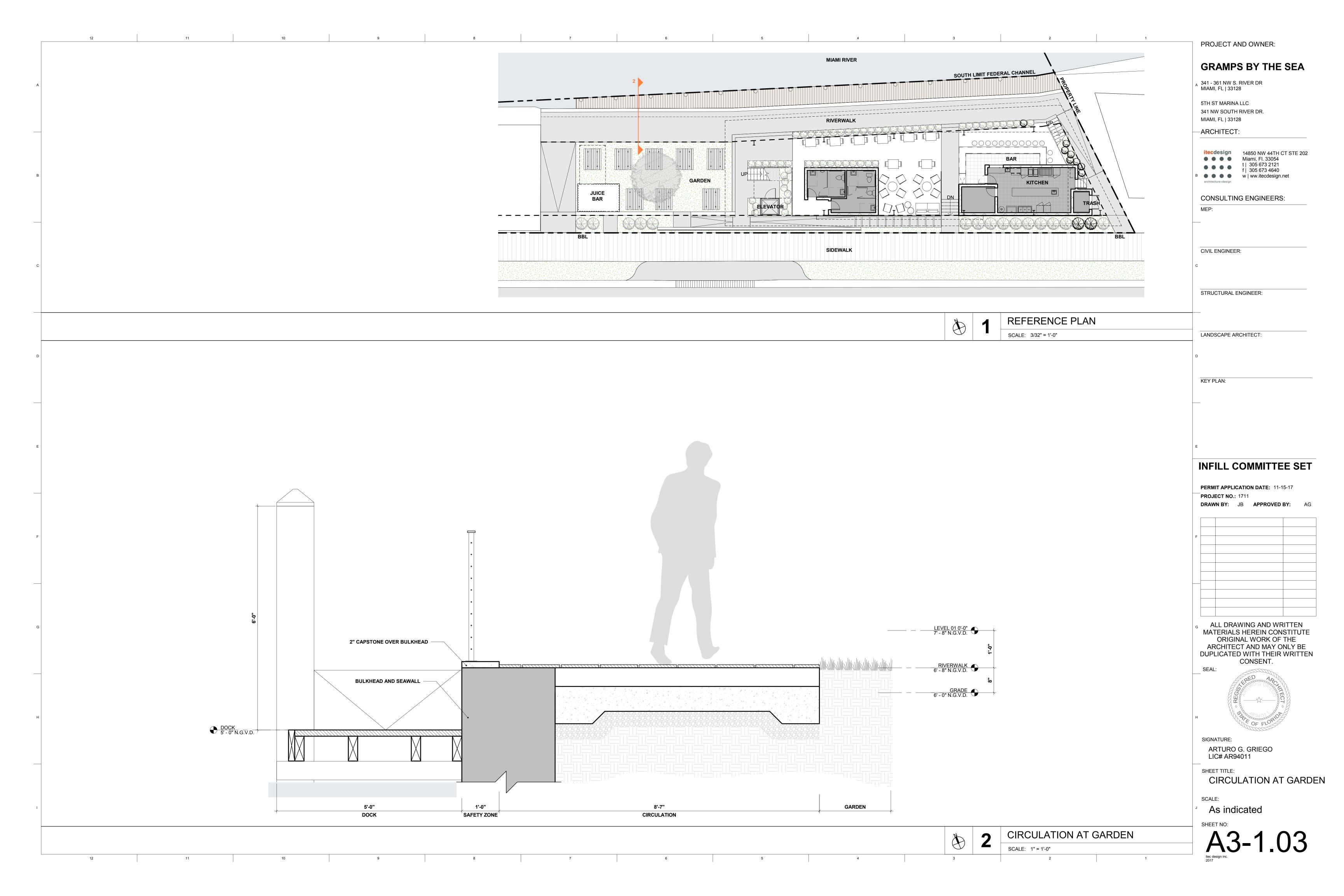


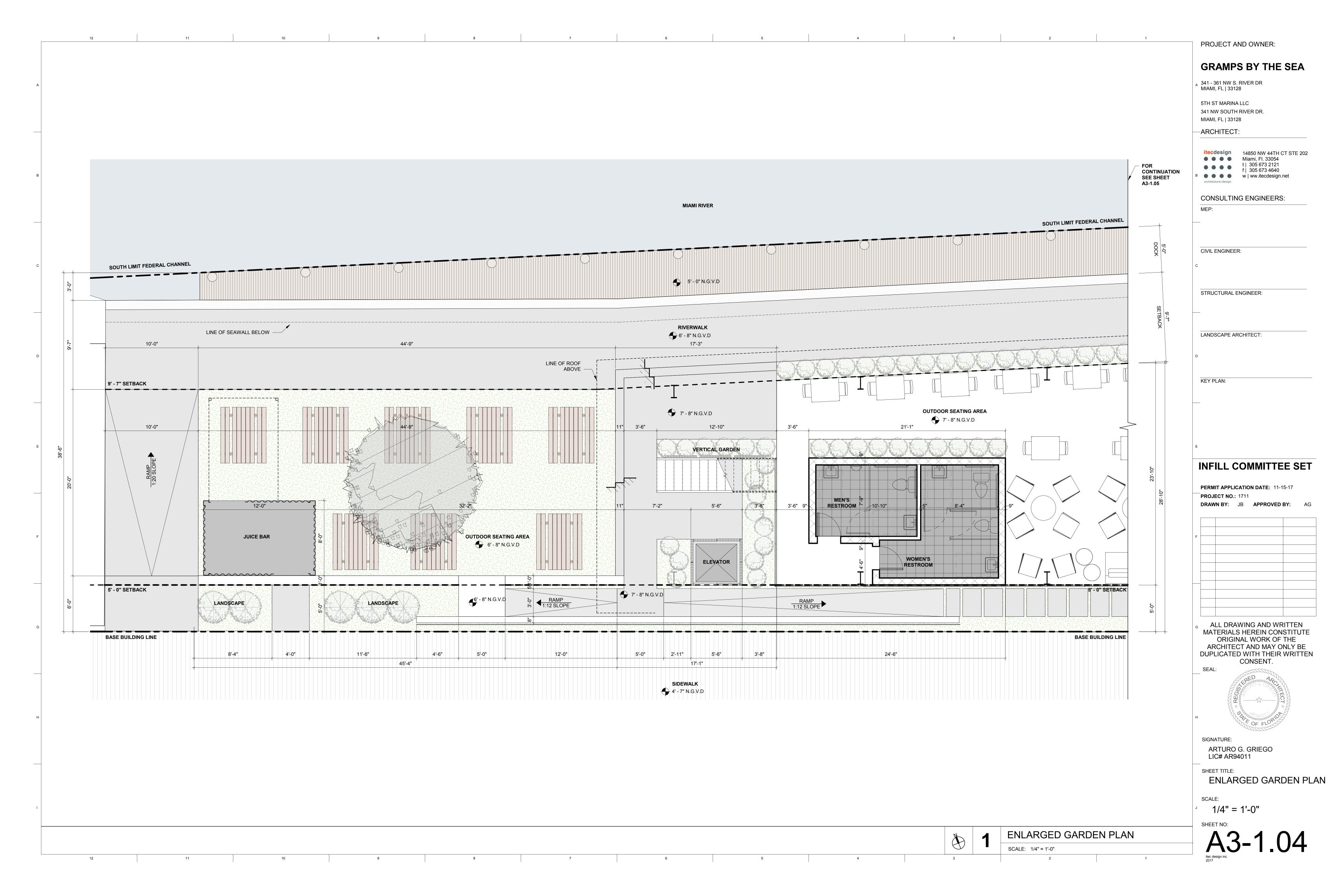


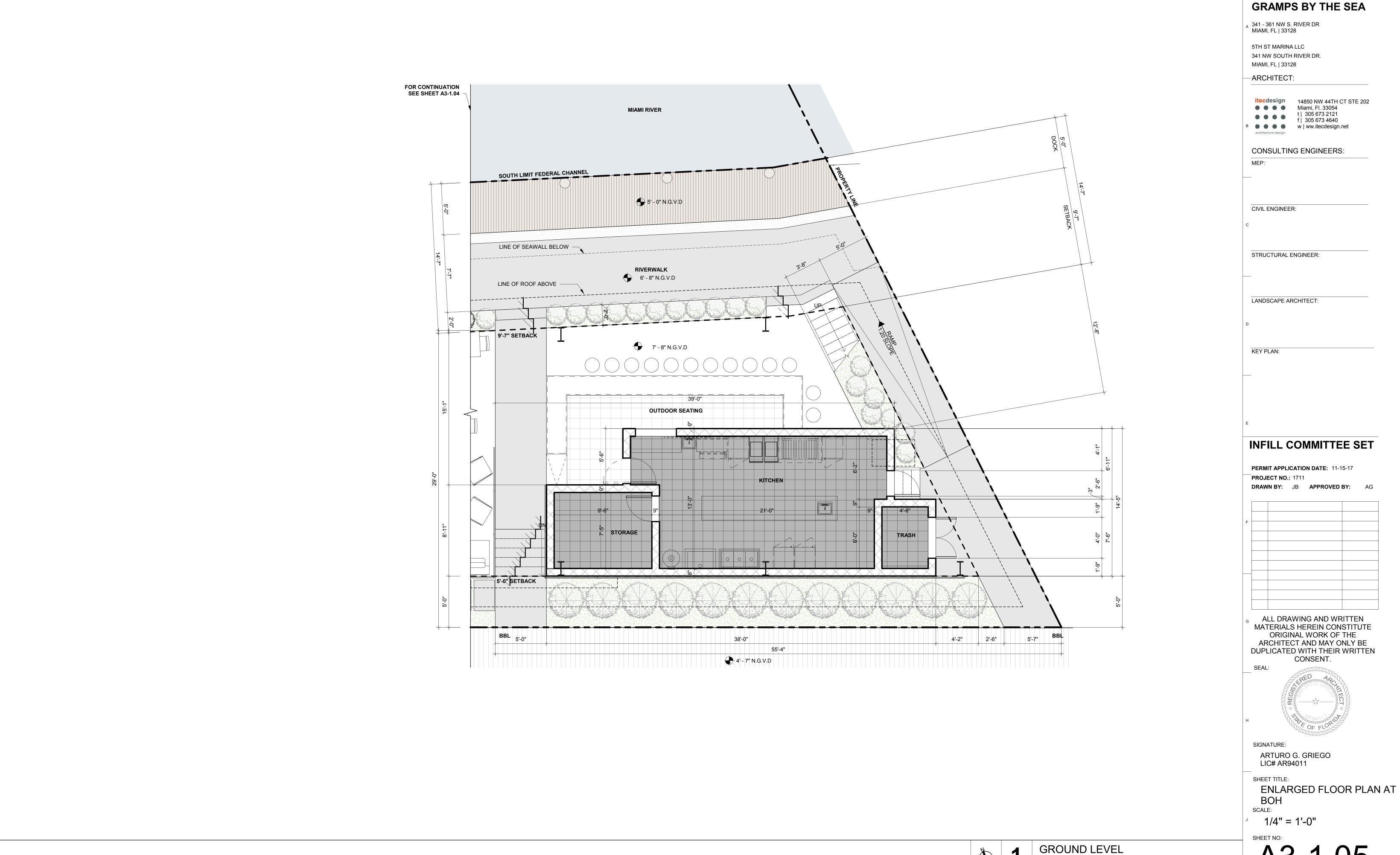












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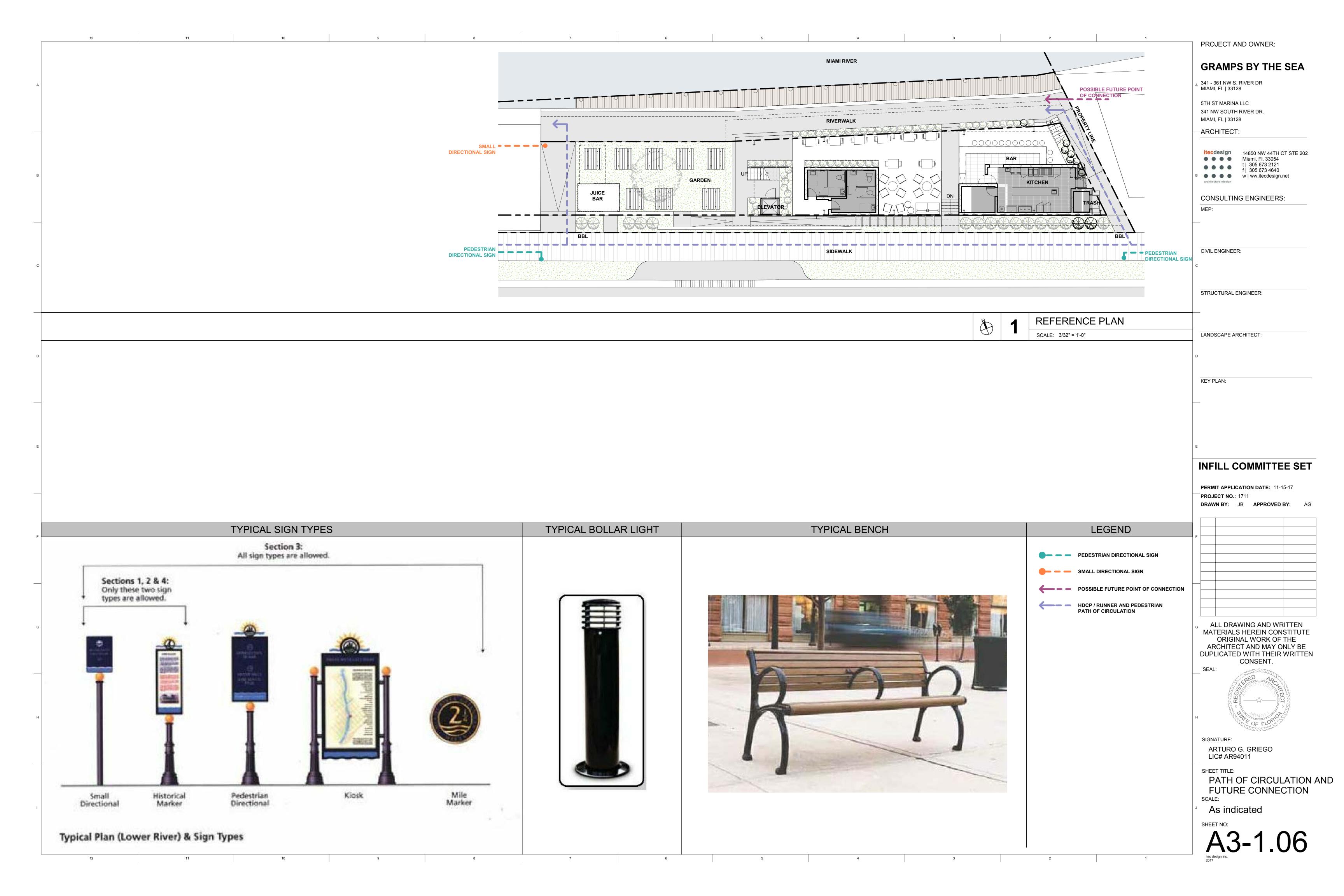
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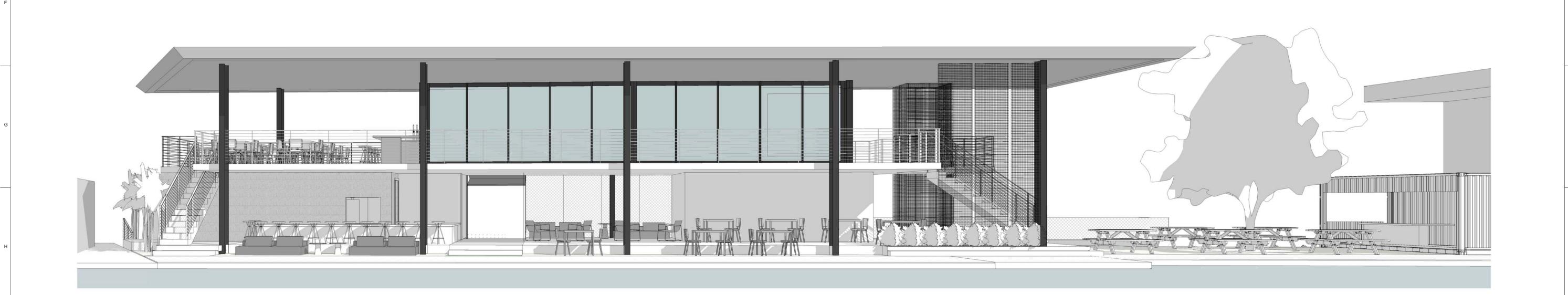
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SCALE: 1/4" = 1'-0"





FRONT PERSPECTIVE



REAR PERSPECTIVE

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STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

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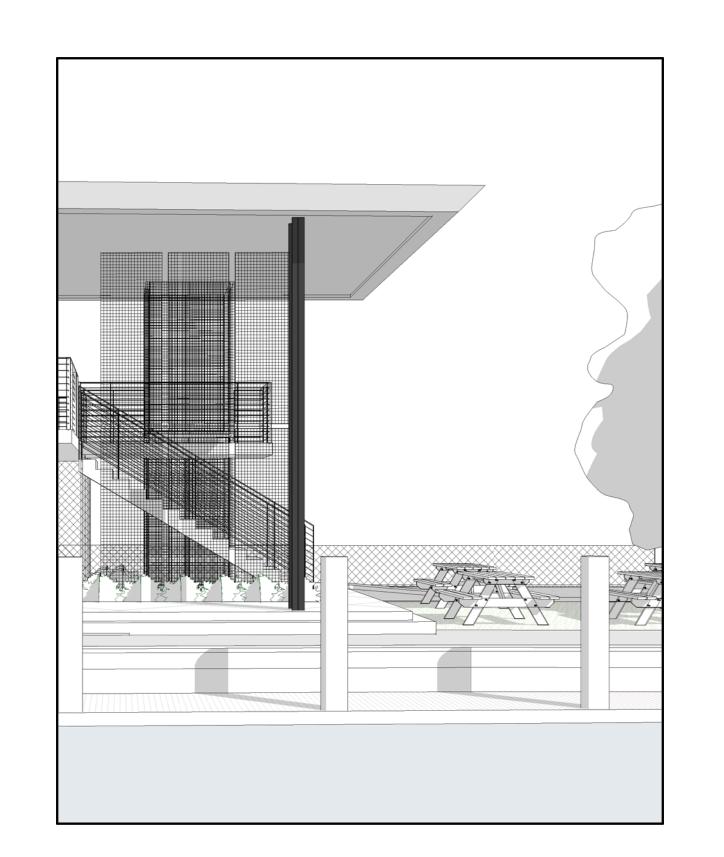


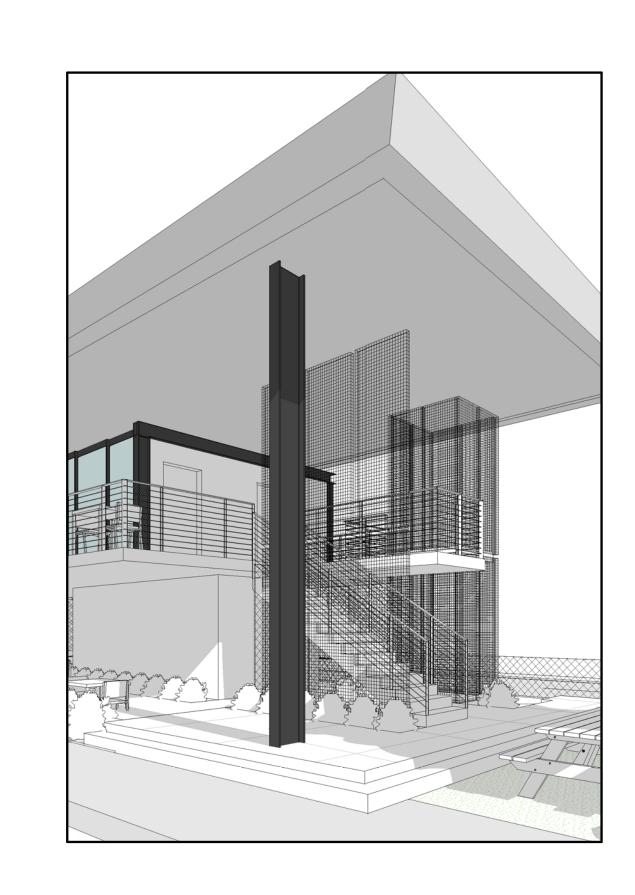
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SHEET TITLE:
PERSPECTIVE VIEWS

SCALE:

A4-1.01









GREEN SCREEN RIVERWALK SECOND LEVEL VERTICAL CIRCULATION

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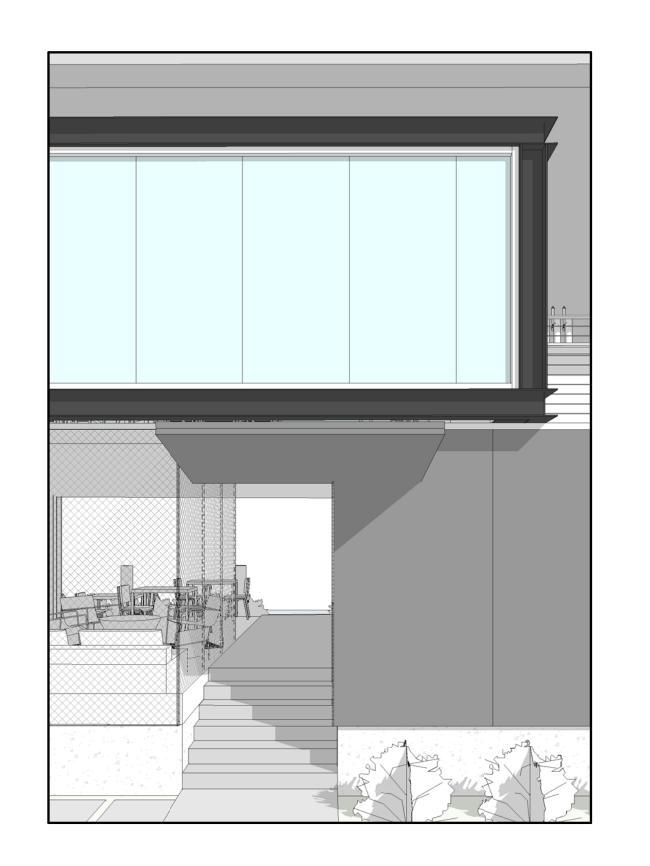
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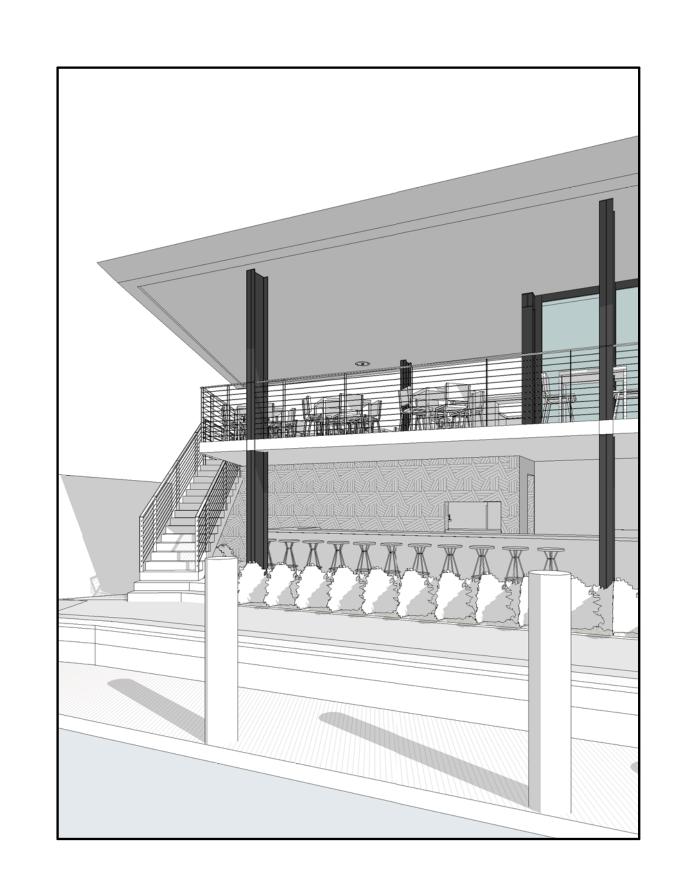
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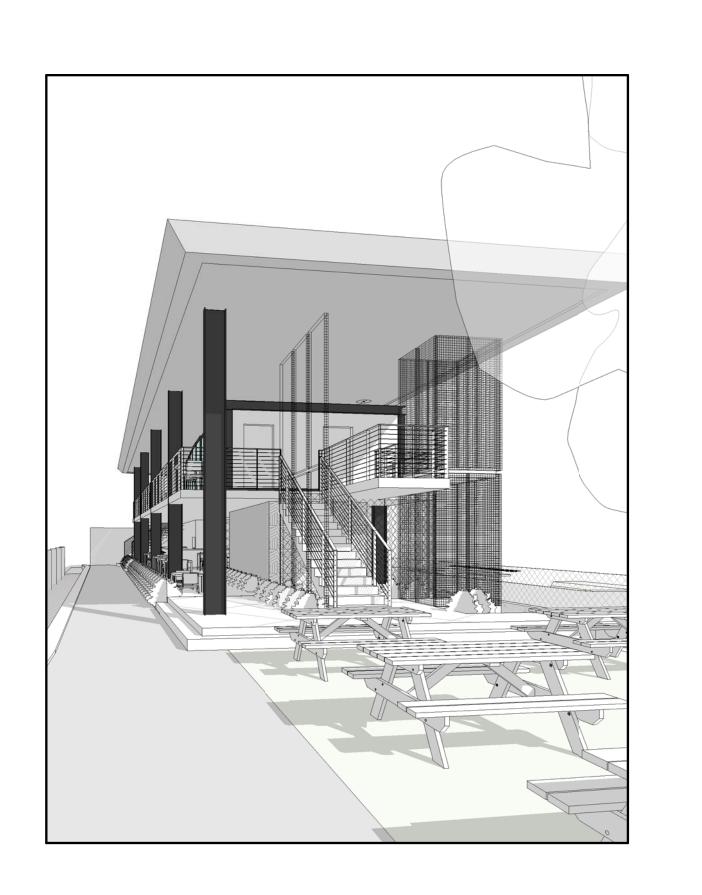


ARTURO G. GRIEGO LIC# AR94011

PERSPECTIVE VIEWS









OUTDOOR SEATING WEST ELEVATION GARDEN ENTRY

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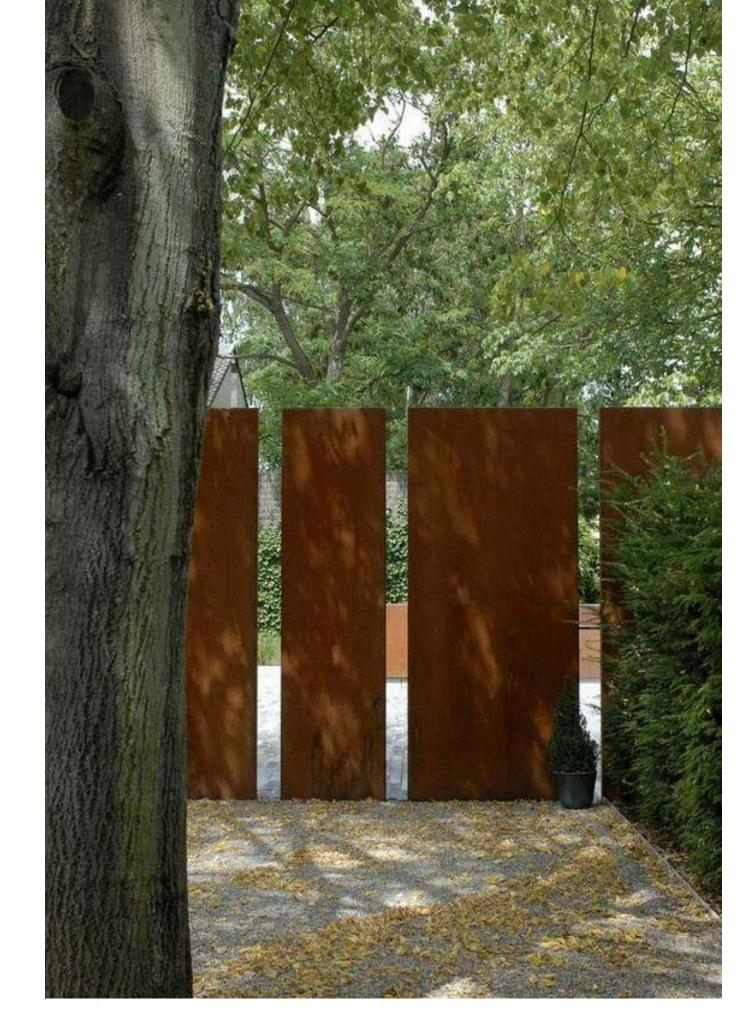
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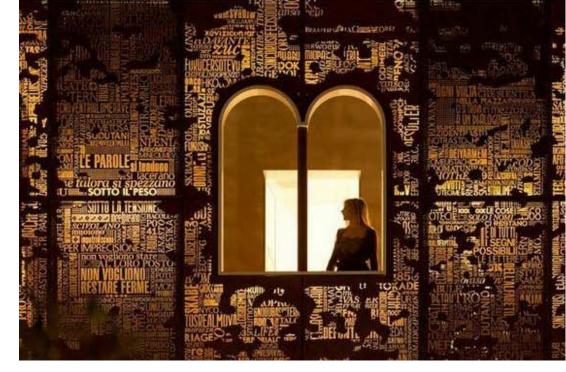
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SCALE:

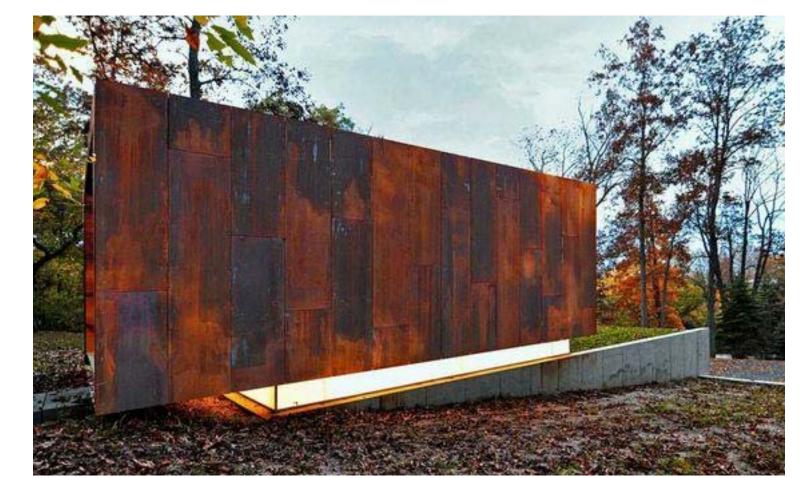




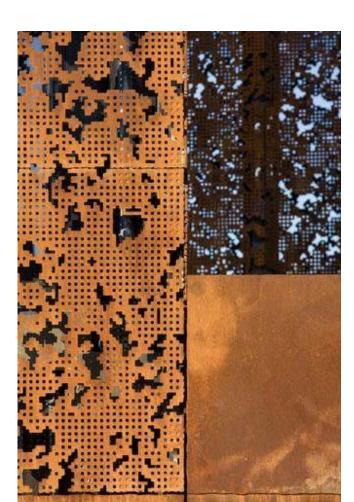


















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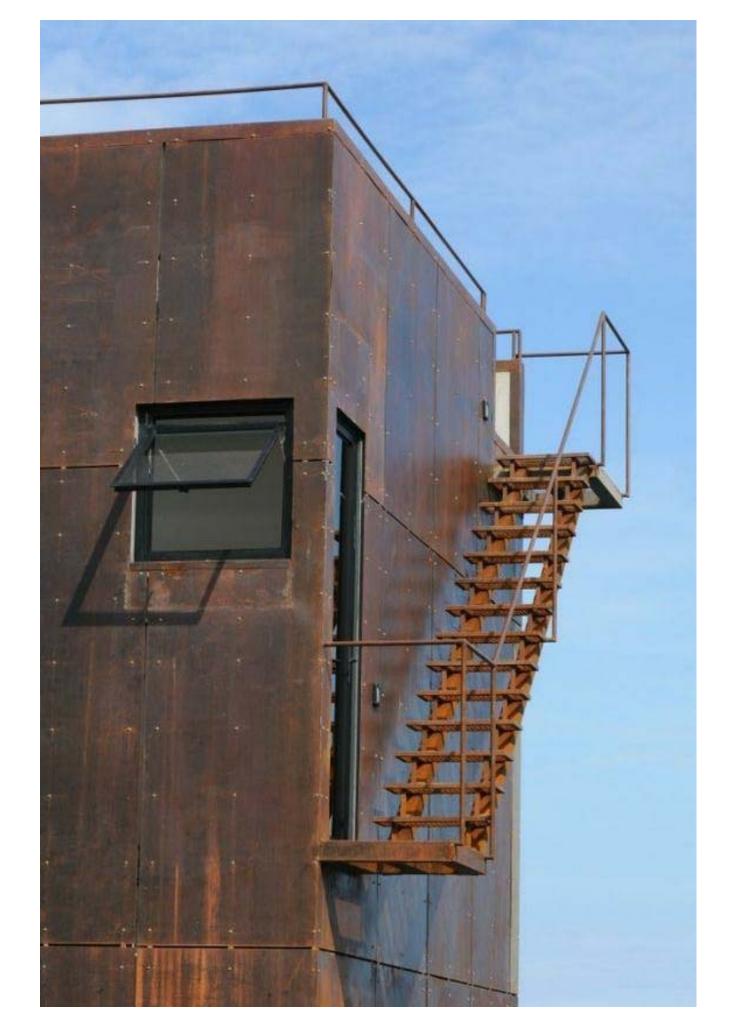
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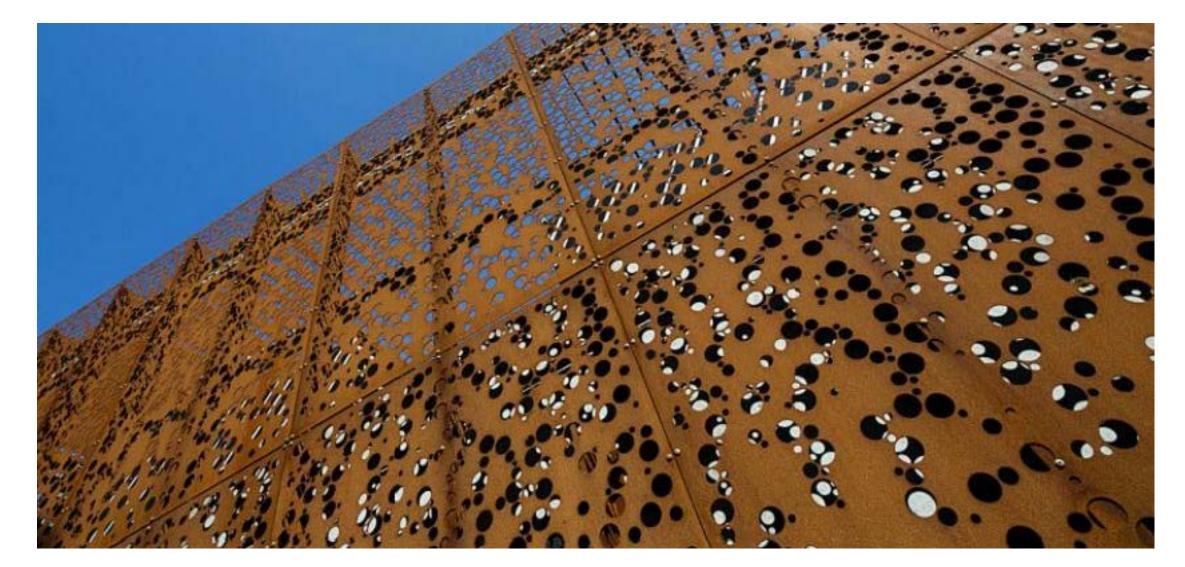
















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