

PROJECT AND OWNER:

GRAMPS BY THE SEA

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

5TH ST MARINA LLC
341 NW SOUTH RIVER DR.
MIAMI, FL | 33128

ARCHITECT:

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CONSULTING ENGINEERS:

MEP:

CIVIL ENGINEER:

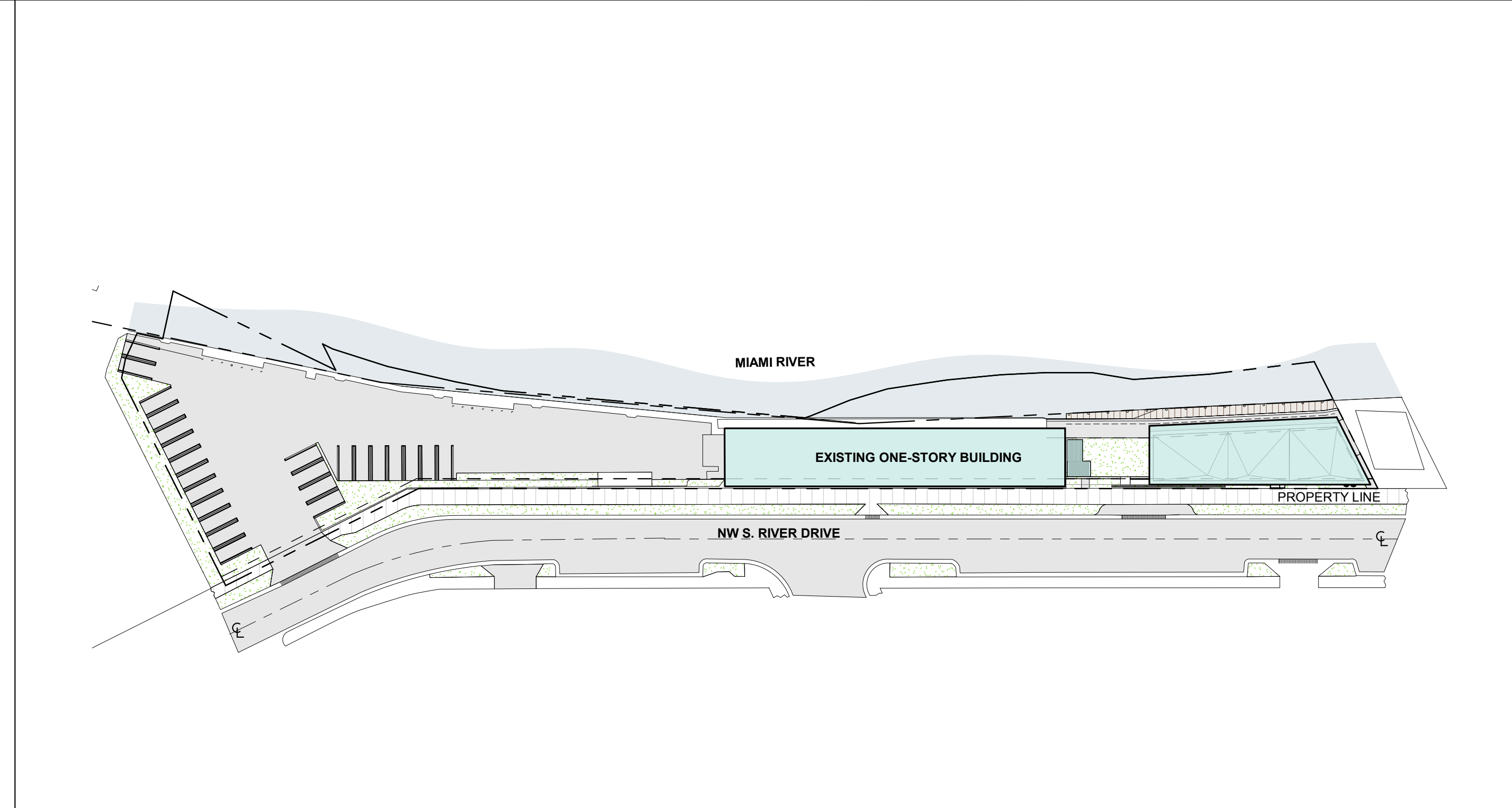
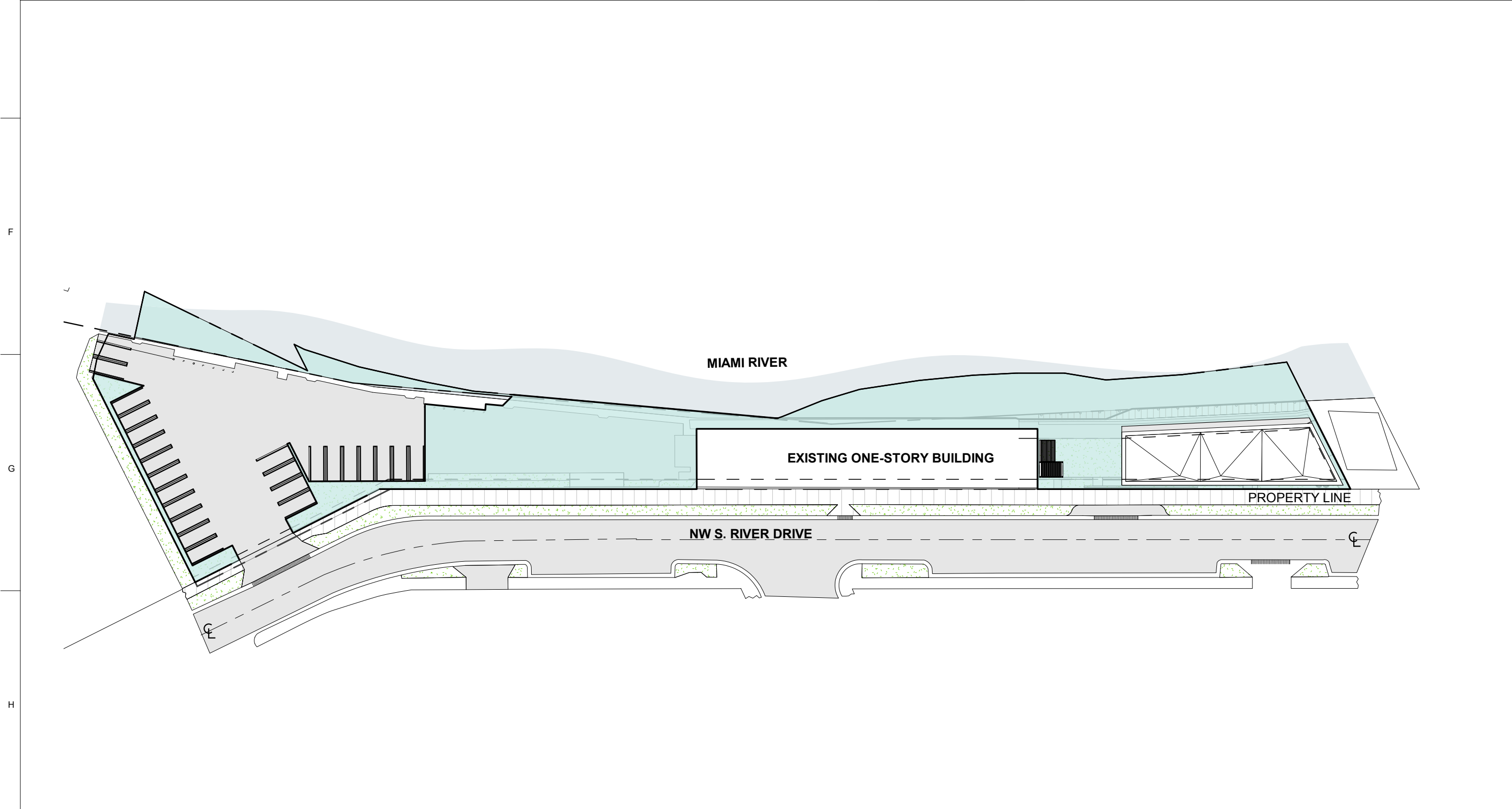
STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

KEY PLAN:

AREA CALCULATIONS	ALLOWED	PROVIDED
	N/A	768 SF = 2.5%
		2 FLR LEVEL 02 SCALE: 1" = 50'-0"

AREA CALCULATIONS	ALLOWED	PROVIDED
	N/A	LEVEL 01 5,530 SF = 18% LEVEL 02 768 SF = 2.5% TOTAL 6,298 SF = 20.5%
		1 FLR LEVEL 01 SCALE: 1" = 50'-0"



INFILL COMMITTEE SET

PERMIT APPLICATION DATE: 11-15-17
PROJECT NO.: 1711
DRAWN BY: JB APPROVED BY: AG

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:



SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
ZONING DIAGRAMS

SCALE:
1" = 50'-0"

SHEET NO:

AREA CALCULATIONS	ALLOWED	PROVIDED
	5% LOT AREA 34,077 * 5% = 1,703 SF	17,400 SF = 51%
		4 OPEN SPACE SCALE: 1" = 50'-0"

AREA CALCULATIONS	ALLOWED	PROVIDED
	90% OF LOT AREA 34,077 * 90% = 30,669 SF	8,786 SF = 26%
		3 LOT COVERAGE SCALE: 1" = 50'-0"

G-3

