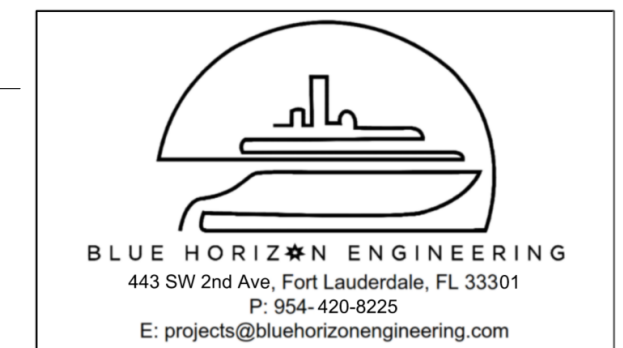
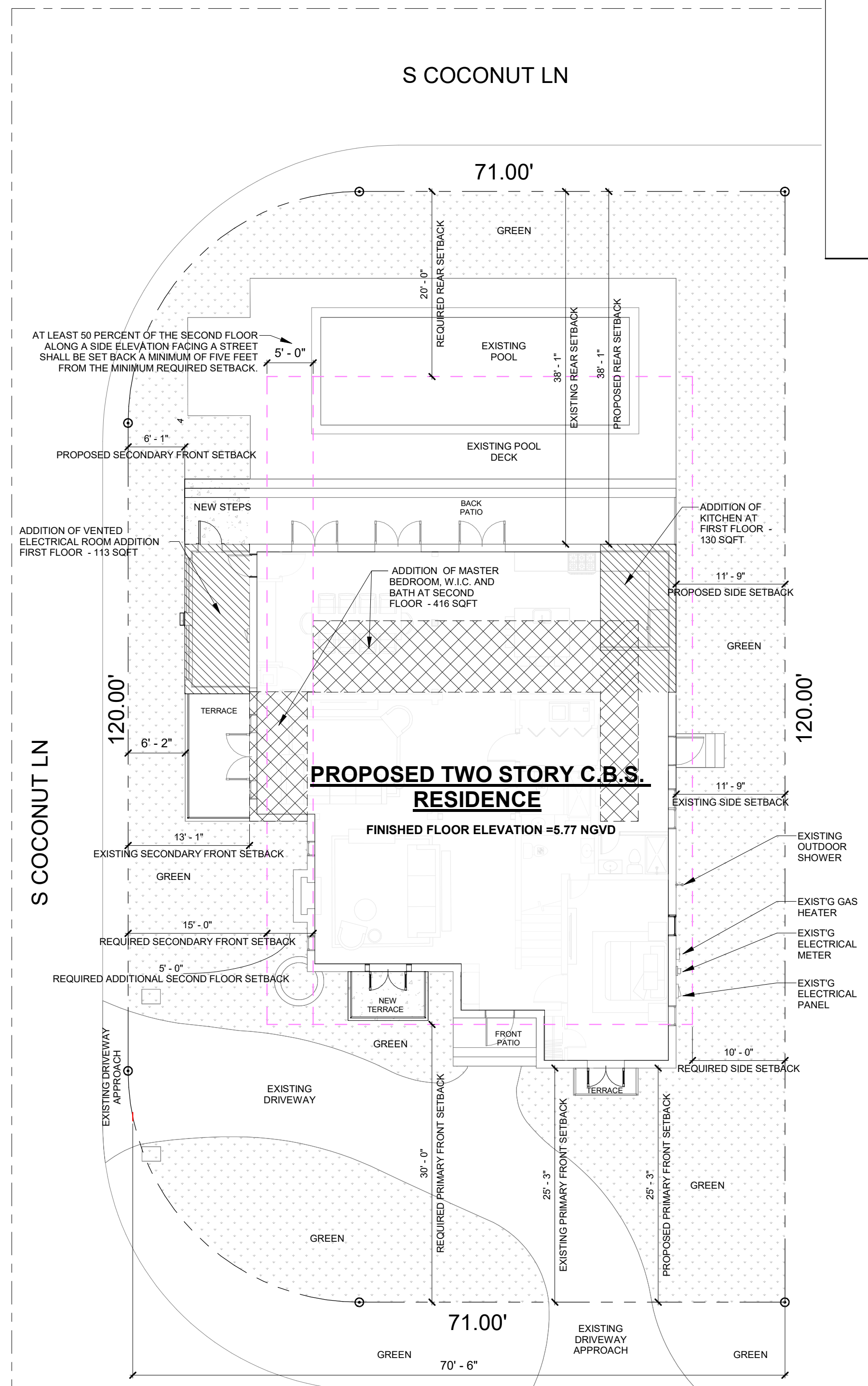


- DEMOLITION WORK**
- WOOD TRELLIS TO BE COMPLETELY REMOVED.
  - EXISTING CONCRETE COLUMNS TO BE REMOVED.
  - ACU UNITS & POOL EQUIP. TO BE RELOCATED. CONCRETE SLAB BASE TO BE CUTOUT & REMOVED.
  - OPEN TERRACE WITH BALUSTERS TO BE COMPLETELY REMOVED.
  - CONCRETE STAIR STEP TO BE REMOVED.

**EXISTING SITE PLAN**  
1" = 10'-0"

ZONING SUMMARY				
	SQFT	ACRES	LENGTH	WIDTH
LOT AREA	8250 SQFT	0.1893939	120' - 0"	71' - 0"
<b>LEGAL DESCRIPTION</b>				
RIVIERA 1ST & 2ND ADDN AMD LOT 6 LESS NWLY10FT & W1/2 LOT 7 BLK E 2 PB 32-37 LOT SIZE 65.000 X 120 OR 21191-4527 04 2003 1 COC 25896-4969 08 2007 5				
<b>FLOOD ZONE INFO</b>		FLOOD ZONE - AE BASE FLOOD ELEVATION - +9' FLOOD MAP - 12086C0318L		
<b>ZONING CLASSIFICATION</b>		<b>RS-4</b>		
<b>FLOOR AREA RATIO</b>				
	ALLOWABLE	EXISTING	PROPOSED	
	N/A	N/A	N/A	
<b>SETBACKS</b>				
	REQUIRED	EXISTING	PROPOSED	
PRIMARY FRONT:	30' - 0"	25' - 3"	25' - 3"	
SECONDARY FRONT:	15' - 0"	13' - 1"	6' - 1"	
REAR:	15' - 0"	38' - 1"	38' - 1"	
SIDE (W):	10' - 0"	11' - 9"	11' - 9"	
<b>MAXIMUM HEIGHT</b>				
	ALLOWABLE	EXISTING	PROPOSED	
MAXIMUM BUILDING HEIGHT	27' - 0"	23' - 4"	23' - 4"	
<b>GROUND LANDSCAPE AREA</b>				
	REQUIRED	EXISTING	PROPOSED	
(LANDSCAPE DETERMINED BY THE SETBACKS)	N/A	3685 SF 44.6 %	3517 SF 42.6 %	
<b>LOT COVERAGE</b>				
	ALLOWABLE	EXISTING	PROPOSED	
	2475 SF 30%	2107 SF 25.5 %	2353 SF 28.5 %	
<b>BUILDING DATA</b>				
		EXISTING	PROPOSED	
FIRST FLOOR (A/C)		2,089 SF	2,336 SF	
SECOND FLOOR (A/C)		947 SF	1,368 SF	
COVERED TERRACE, PATIO, BALCONIES (NON-A/C) AT FIRST FLOOR		618 SF	587 SF	
TERRACE AND BALCONIES (NON-A/C) AT SECOND FLOOR		878 SF	976 SF	
TOTAL (A/C)		3,036 SF	3,720 SF	
<b>TOTAL GROSS S.F.</b>		4,532 SF	5,283 SF	
<b>SITE DATA</b>				
	ALLOWABLE	PROPOSED		
LOT COVERAGE MAX. ALLOWED (30%)	2,340 SF	3,334 SF		
TOTAL IMPERVIOUS AREA HOUSE FOOTPRINT+ DECK+POOL+DRIVEWAY+ETC.		4,857 SF		
TOTAL GREEN AREA:		2,943 SF		
		<b>7,800 SF</b>		
EXISTING SQUARE FOOTAGE:		3,036 SF		
ADDITION / IMPROVEMENT:		298 SF		
ADDITION / IMPROVEMENT ACCOUNT FOR APPROXIMATELY:		10 % OF EXISTING RESIDENCE		

- SITE NOTES:**
- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED.
  - A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO. TCO OR BUILDING INSPECTION IS ISSUED. (FBC-R 110.3.



**ENGINEER:**  
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**HOME RENOVATION AND ADDITION**  
230 Palm Ave, Miami Beach, FL 33139, USA

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

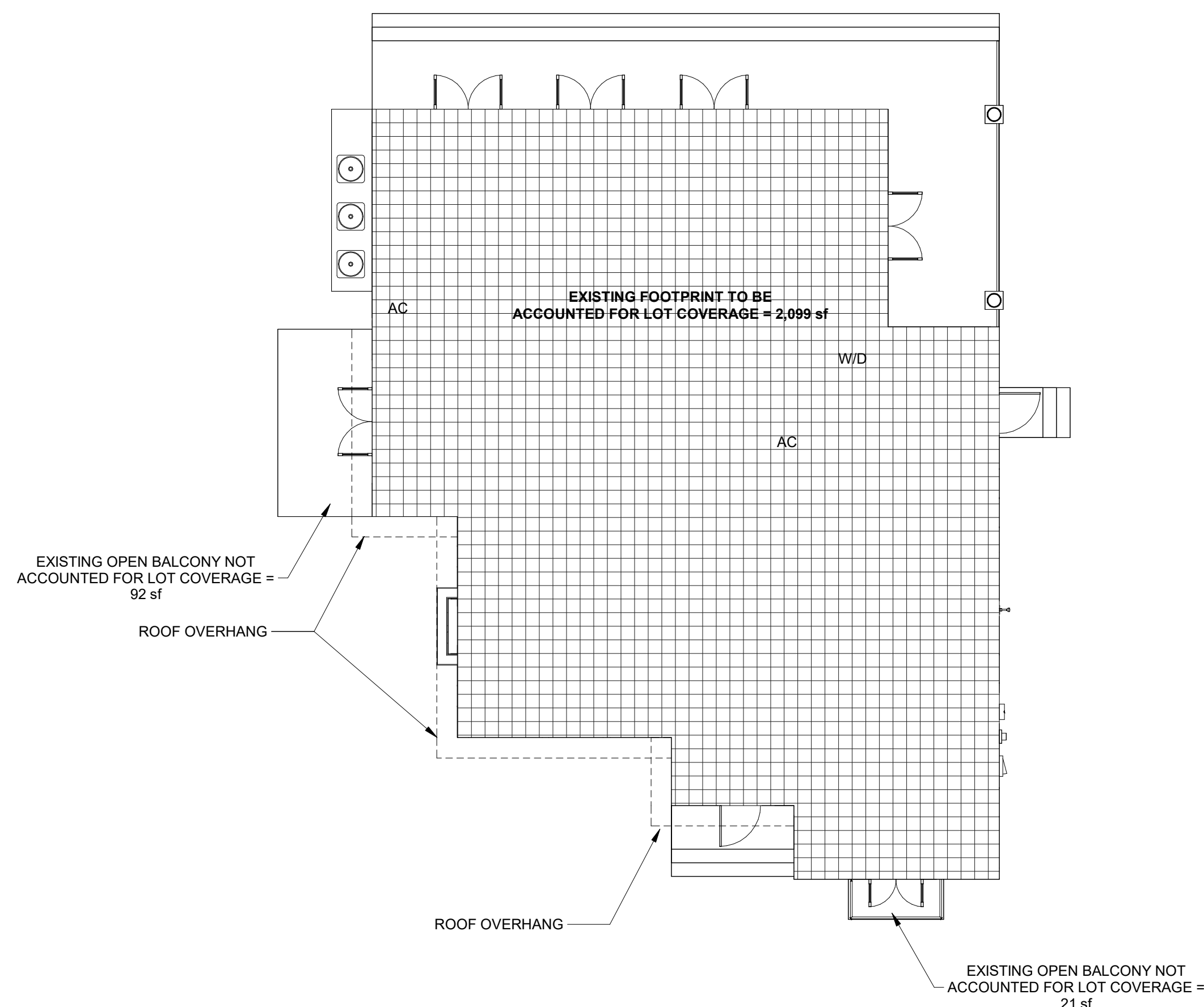
**CLIENT:**  
Judith Wecker Trs and Samuel Jacobson Irrev Tr

**DRAWN BY:** BS  
**DESIGNED BY:** KM  
**CHECKED BY:** KM  
**PROJECT NUMBER:** 250404

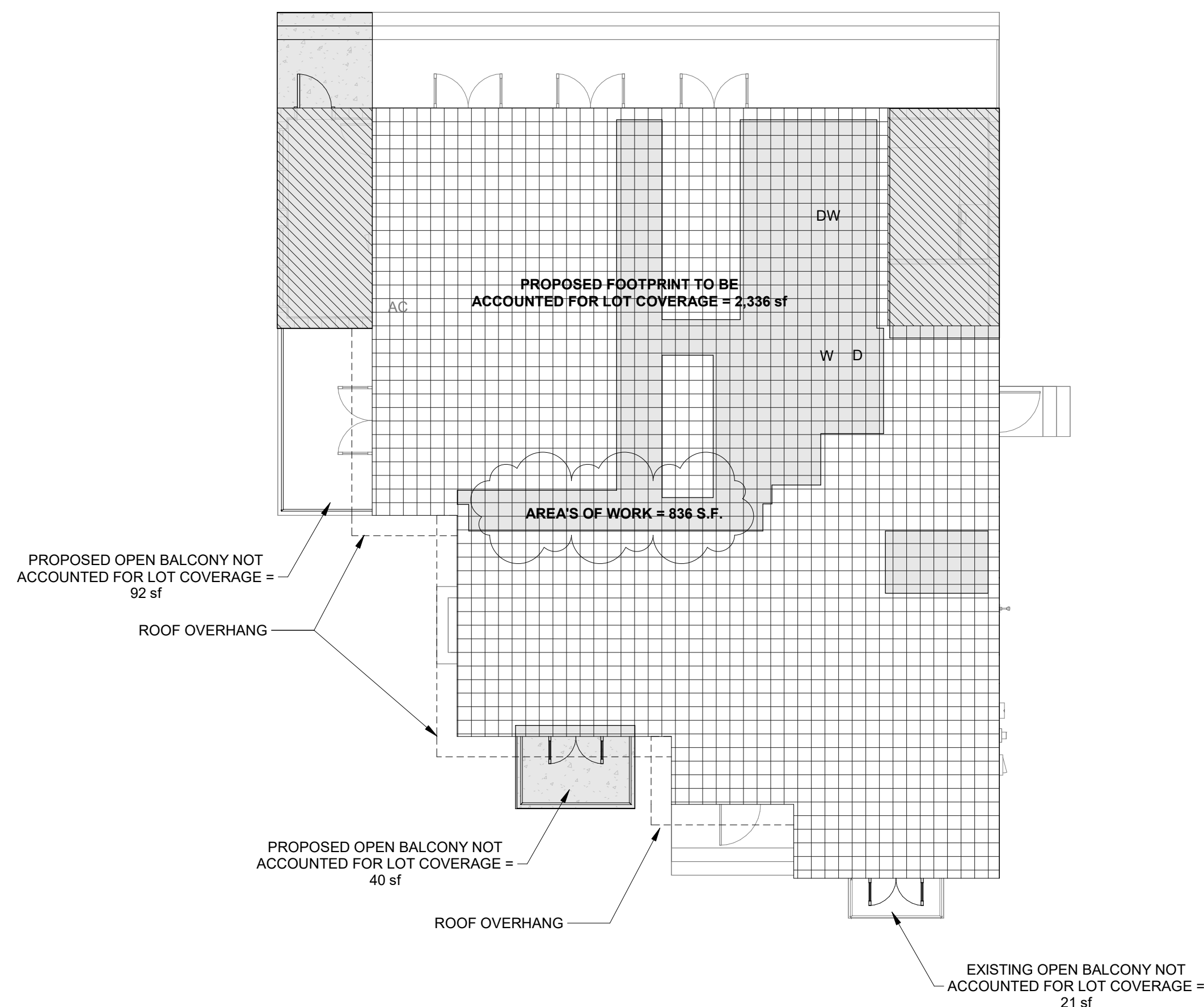
**A-002**  
SHEET NUMBER

**PROPOSED SITE PLAN**  
1" = 10'-0"





1 EXISTING FIRST FLOOR PLAN UNIT SIZE  
1/8" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN UNIT SIZE  
1/8" = 1'-0"

**LEGEND:**

- EXISTING SIZE IN GROSS S.F. UNDER AIR
- PROPOSED SIZE IN GROSS S.F. UNDER AIR
- AREA'S OF WORK

TOTAL AREA OF WORK (OR ALTERATION) = 2,419 S.F.

**AREA REQUIREMENTS:**

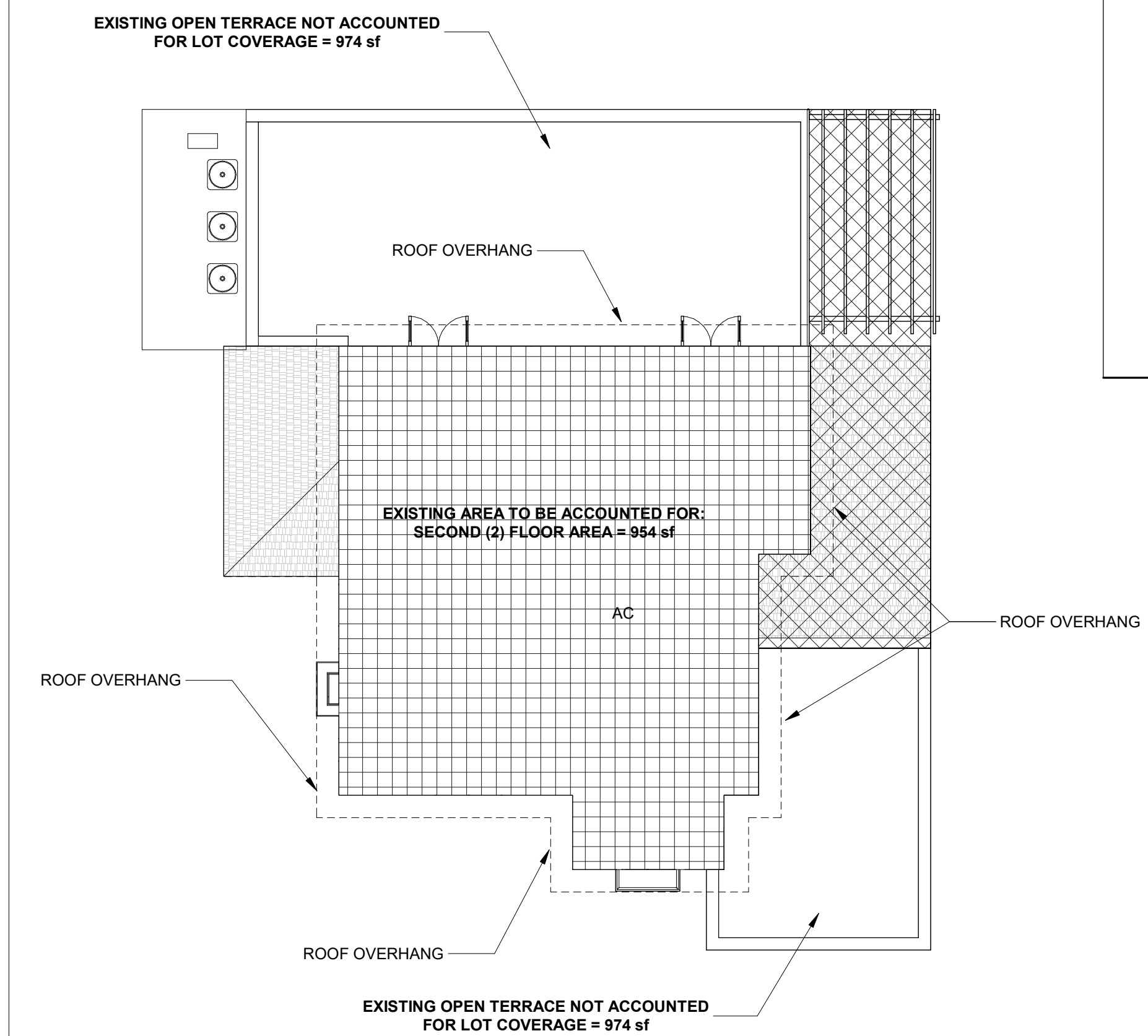
AS PER SECTION 142-105, MIAMI BEACH CODES AND ORDINANCES:  
 MAXIMUM LOT COVERAGE FOR A TWO (2) STORY HOME: 30% LOT AREA  
 MAXIMUM UNIT SIZE: 50% LOT AREA

**UNIT SIZE AREA:**

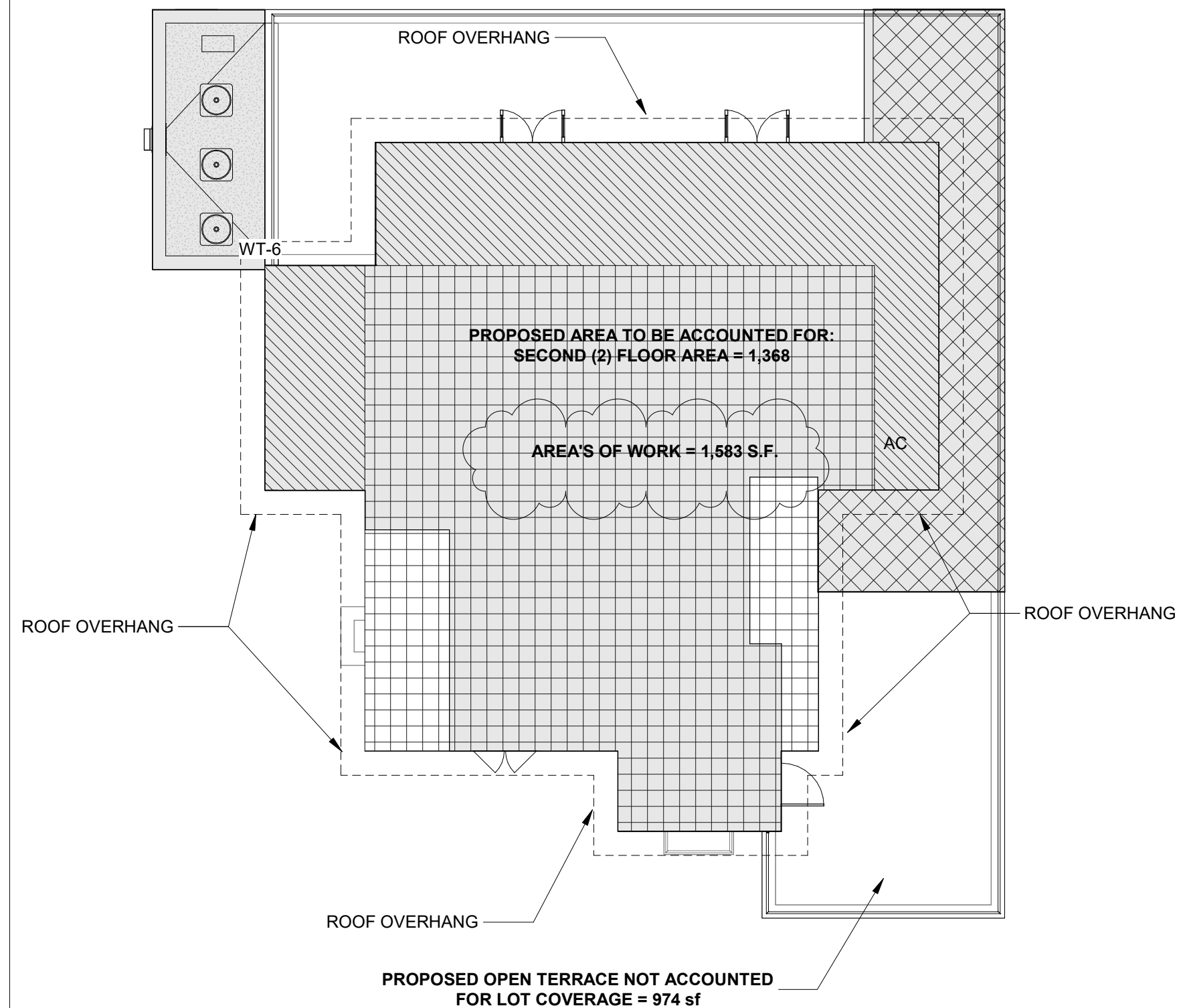
ACCOUNTABLE AREA ONLY  
 FIRST (1) FLOOR ENCLOSED AREA: 39.9% 2,336 sf  
 SECOND (2) FLOOR ENCLOSED AREA: 1,368 sf  
 TOTAL ACCOUNTABLE AREA: 3,704 sf

**BEDROOM / BATHROOM ACCOUNT:**

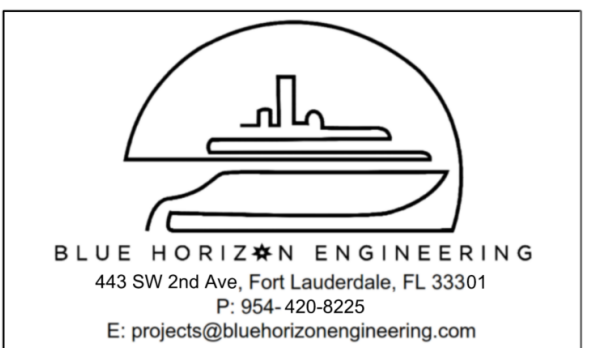
FIRST (1) FLOOR: 1 / 2.5  
 SECOND (2) FLOOR: 3 / 3  
 TOTAL PROPOSED BED/BATHS: 4 / 5.5



2 2nd FLOOR EXISTING PLAN SIZE  
1/8" = 1'-0"



4 2nd FLOOR PLAN UNIT SIZE  
1/8" = 1'-0"



ENGINEER:  
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**HOME RENOVATION AND ADDITION**

230 Palm Ave, Miami Beach, FL 33139, USA

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1
2	Revision 2	10-13-2025

CLIENT:  
 Judith Wecker Trs and Samuel Jacobson Irrev Tr

DRAWN BY: Author  
 DESIGNED BY: Designer  
 CHECKED BY: Checker

PROJECT NUMBER:  
 250404

**A-004**

SHEET NUMBER































