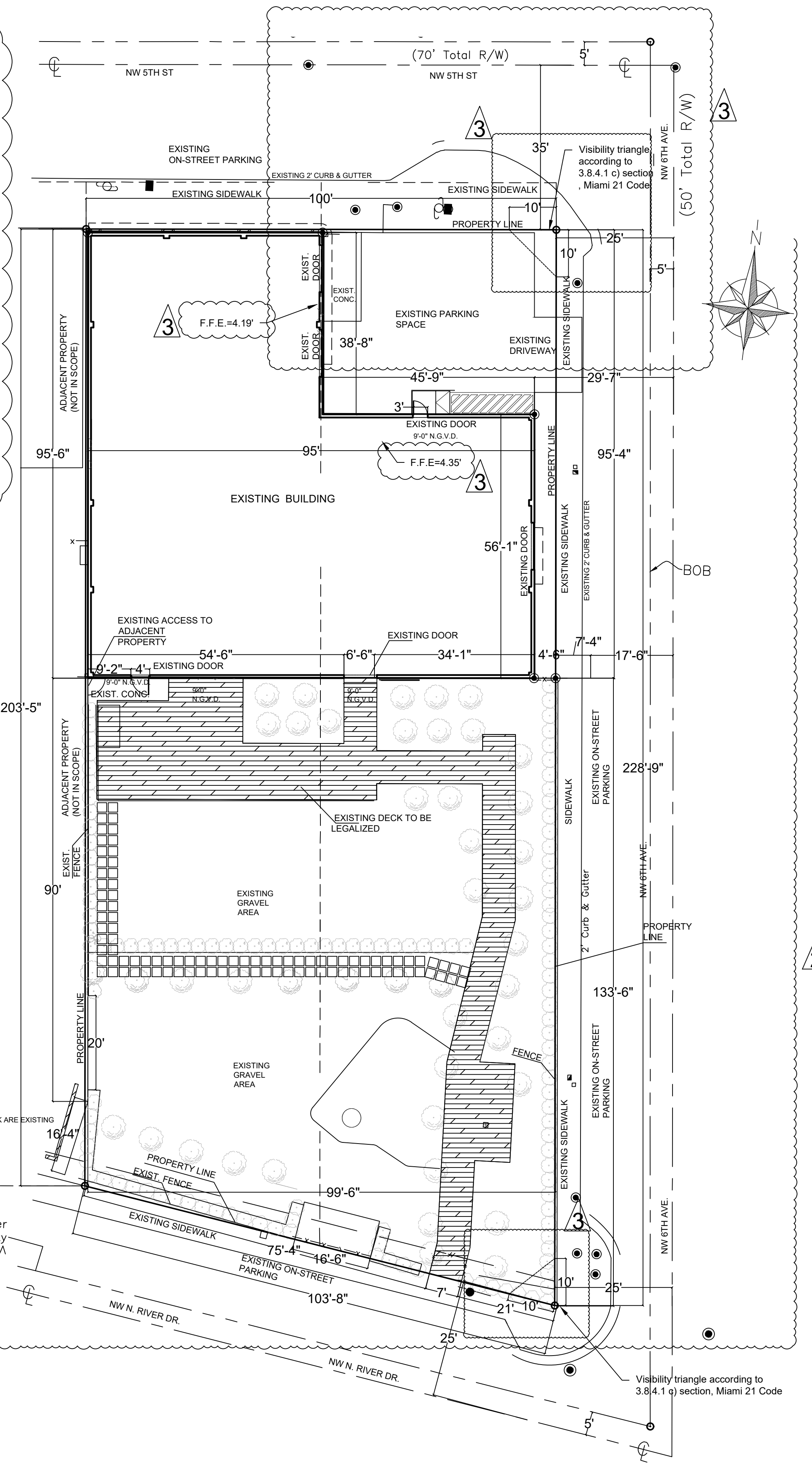


2 GENERAL LAYOUT - PARKING SPACES
SCALE: 1/32" = 1'-0"

PROPERTY ADDRESS: 600 NW 5th STREET, MIAMI, FL 33128		
LEGAL DESCRIPTION: MIAMI NORTH PG 2-99 LOTS 1-E & 1-W LESS N10T BLK 71 LOT SIZE IRREGULAR OR 20212-4892 022002 4 FOLD: 01-0107-010-1010		
ZONING LEGEND: ZONING DISTRICT: Urban Core Zone 16-8-0		
LEGAL LAND USES: Existing Building Use* According Miami Zoning Map; Store-Retail Outlet Change of use: GENERAL COMMERCIAL		
BUILDING: Height (Exist.):	REQUIRED 2 Story max. PROVIDED 1 Story	
BUILDING OCCUPATION: Net Lot Area (Exist.): Lot Width (Exist.): Lot Coverage: 80% max. Green Space/Open Space Req.: 10% lot area min.	REQUIRED 5,000 SF min./40,000 SF max. 50'-0" ft. min. 17,230.40 SF max. 2,153.8 SF min.	PROVIDED 23,538 SF (Existing) 100'-0" ft. (Existing) 8,857 SF (Existing) 12,681 sq.ft. (Existing)
BUILDING SETBACKS: Principal Front (Exist.): Secondary Front (Exist.): Side (Exist.):	REQUIRED 10'-0" min. 10'-0" min. 0'-0" min.	PROVIDED 39.2' 44.9' 108.2'
PARKING: EXISTING ON-STREET PARKING SPACES ALL AROUND THE THREE SIDES OF THE PROPERTY, IN EXISTING DEDICATED AREAS OFF THE TRAFFIC ROAD.		

- SCOPE OF WORK
- LEGALIZING EXISTING WOODEN PLATFORM, CASE #BB202021509
 - LEGALIZING EXISTING ELECTRICAL INSTALLATION OF LIGHTS ALONG EXISTING WOODEN PLATFORM
 - LEGALIZING EXISTING WINDOWS
 - THREE NEW BATHROOMS AND SPACES IN SECOND FLOOR

3

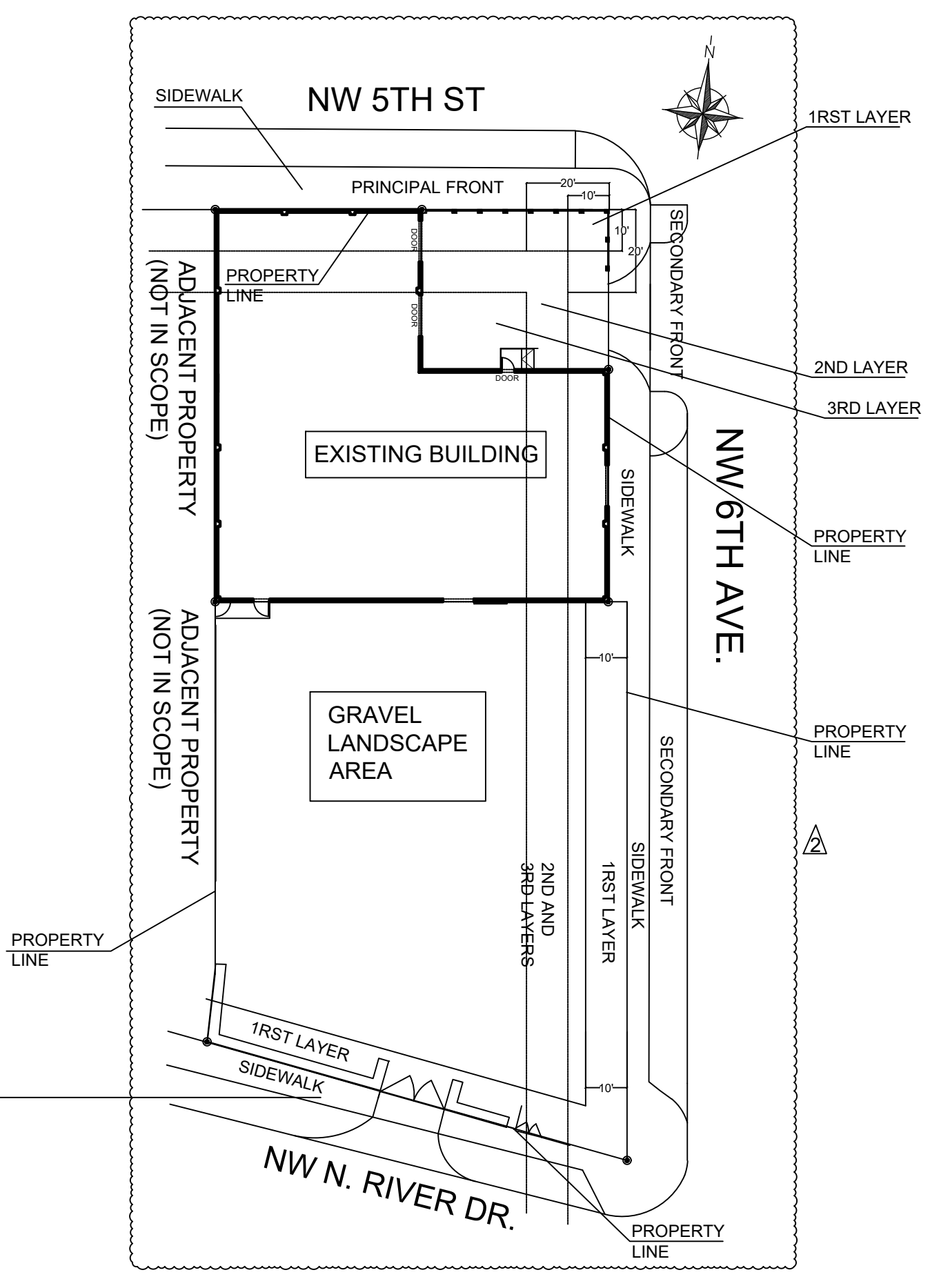


NOTE:
ALL STRUCTURES AND EXTERIOR LANDSCAPE WORK ARE EXISTING UNLESS NOTED OTHERWISE.

Monument Line as per Municipal Atlas City of Miami Sheet 36A

Visibility triangle according to 3.8.4.1 q) section, Miami 21 Code

1 EXISTING SITE PLAN AND GENERAL LAYOUT
SCALE: 1/16" = 1'-0"



2 GENERAL LAYOUT - LAYERS FOR BUILDING PLACEMENT
SCALE: 1/32" = 1'-0"

<p>Engineer Of Record: GENESIS FORTUNE, LLC CONSULTING ENGINEERING 1395 BRICKELL AVE. SUITE 800 MIAMI, FL 33131 TEL: 305.778.7342 EMAIL: jorge@genesisfortune.com CA# 32749</p>	
<p>Consultant: FAUSTO GUERRERO, P.E. PROFESSIONAL ENGINEER 19552 SW 133rd Avenue Miami, FL 33177 Office: (786) 443-1685 frfengineering@AOL.com</p>	<p>Consultant:</p>
<p>Consultant:</p>	<p>Consultant:</p>

This item has been digitally signed and sealed by Fausto Guerrero, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL / SIGNATURE / DATE:

PROJECT / OWNER INFORMATION:
600 NW 5th STREET
GENERAL COMMERCIAL
INTERIOR REMODELING
600 NW 5th Street,
MIAMI, FL 33128

REVISIONS:
1 03/23/2022 BLDG. DEPT.
2 05/12/2022 BLDG. DEPT.
3 01/13/2023 BLDG. DEPT.

PROJECT NO.:
DWG. FILE: A_MEP_Seaplane Gallery_Rev3.dwg
DATE: 5.8.21

SHEET TITLE:
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"
SHEET NO.:

A-3.1