



LOCATION MAP

OWNER AND ADDRESS:

0520 VL LLC
6330 SUNSET DRIVE, MIAMI, FL 33143
Folio. No. 25-3935-002-0300, 25-3935-002-0301

LEGAL DESCRIPTION

LOTS 1, 2, 25 AND 26, BLOCK 2, WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND
LOTS 3 AND 24, BLOCK 2, WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND
PORTION OF THE N.W. 16TH STREET PUBLIC RIGHT-OF-WAY AS SHOWN ON PLAT OF "WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 33, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY BLOCK 7 OF SAID PLAT OF "WESTERN MIAMI SECTION "B", BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION THE WEST LINE OF SAID BLOCK 2, SAID LINE BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-LINE OF N.W. 129TH AVENUE, AS SHOWN ON SAID PLAT OF "WESTERN MIAMI SECTION "B", AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2, SAID LINE BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-LINE OF N.W. 128TH AVENUE, AS SHOWN ON SAID PLAT OF "WESTERN MIAMI SECTION "B" OF SAID PLAT OF "WESTERN MIAMI SECTION "B". SAID PORTION OF N.W. 16TH STREET PUBLIC RIGHT-OF-WAY CLOSED PER CITY OF SWEETWATER RESOLUTION NO. 5051, RECORDED IN OFFICIAL RECORDS BOOK 34090, AT PAGE 4346, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: "AH" BASE FLOOD ELEVATION: 8 FEET. (NGVD) COMMUNITY NUMBER: 120635 (MIAMI DADE COUNTY) MAP PANEL No. 120880267, SUFFIX L OCCUPANCY TYPE : MODERATE-HAZARD STORAGE (S-1) & BUSINESS (B) CONSTRUCTION TYPE: V-B UNPROTECTED/ SPRINKLERED NEW CONSTRUCTION		
SCOPE OF WORK: CONSTRUCTION OF A TWO BAY WAREHOUSE AND PARKING AREAS ON A VACANT LOT.		
ELEVATION DATA	N.G.V.D.	ARQ. ELEV.
CROWN OF ROAD LOWER ELEVATION	7.2'	
CROWN OF ROAD UPPER ELEVATION	8.7'	
BACK OF SIDEWALK LOWER ELEVATION	-	
BACK OF SIDEWALK UPPER ELEVATION	-	
MIN. ALLOWABLE F.F.E. (B.F.E. + 1 FT) AS PER CODE 20-3.(11)a: 8' + 1'	9.0'	
FLOOR FINISH ELEVATION PROVIDED	12.2'	0'-0"

PUBLIC UTILITIES NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPEC. OF THE MDC / DEPARTMENT OF PUBLIC WORKS, ENGINEERING AND CONSTRUCTION SERVICES DIVISION AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- DRIVEWAY APPROACH TO BE REPAIRED OR CONSTRUCTED AS INDICATED BY MDC FOR DESIGN AND CONSTRUCTION. REFER TO CIVIL PLANS FOR DETAILS.
- CONCRETE DRIVEWAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FOLLOWING CONDITIONS MDC CODE OF ORDINANCES:
 - MINIMUM 6-INCH 3,000 PSI CONCRETE OR 5-INCH FIBER MESH MAY BE USED ON PRIVATE PROPERTY.
 - NO FIBER MESH IS ALLOWED FOR CONCRETE APRON WITHIN THE RIGHTS-OF-WAY AND SHALL BE FINISHED FLUSH WITH THE EXISTING ROADWAY.
 - CONTROL JOINTS SHALL BE LOCATED APPROXIMATELY EVERY 250 SQUARE FEET.
 - SAWCUT EXISTING ASPHALT AT ROADWAY.
 - THE NEWLY CONSTRUCTED DRIVEWAY AND/OR APRON SHALL BE FLUSH WITH EXISTING ROADWAYS AND ADJACENT SIDEWALKS.
- RIGHT OF WAY CLOSURE SUB PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
- DOCUMENTATION OF COMPLIANCE WITH ENERGY EFFICIENT DESIGN AND CONSTRUCTION REQUIREMENTS SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SIGNED BY GENERAL CONTRACTOR PRIOR TO ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OCCUPANCY.
- OUTDOOR GRAY CONCRETE PAVEMENT (TYP) W/ SOLAR REFLECTANCE = 0.35
- ALL UTILITY EQUIPMENT SHALL BE PLACED 1FT ABOVE F.F.E. (MIN. 11.22' NGVD)
- NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
- PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE.

Zoning - Site Information	Sq. Ft.	Acres
Zoning District	IU-1 - Industrial, Light Manufacturing	
Net Lot Area	41,363.00	0.95

Site Data	Allwd./Reqd.	Provided
Minimum Lot Area	7,500	6,988
Minimum Lot Width	75'	142.07'
Building Height	R.O.W. of Width (80')	30'

Setback Data	Allwd./Reqd.	Provided
Front Setback	20'	21'-1"
Side Street Setback	15'	76'-4"
Side Interior Setback	0	0
Rear Setback	0	0

Site Calculations	Allwd./Reqd.	Prov. Area	%
Building Coverage Area		17,442.00	42.17%
Parking/Loading/Driveway Areas		14,030.00	33.92%
Perdrestrian Areas (walkways starways)		2,580.00	6.24%
Dumpster		72.00	0.17%
Min. Landscape Open Space, Greenbelts	10% - 4,137 S.F.	7,239.0	17.50%
Total		41,363.00	100.00%

Parking Calculations	Required	Provided
One space per 1,000 square feet of gross floor area up to 10,000 square feet and then one space for each 2,000 square feet of gross warehouse floor area thereafter.	14	20
One space per 300 square feet of gross Office		
Total	14	20

Handicap Parking	Required	Provided
Spaces (FBC: 11-4.1.2 - 1-25 Parking Spaces = 1)	2	2

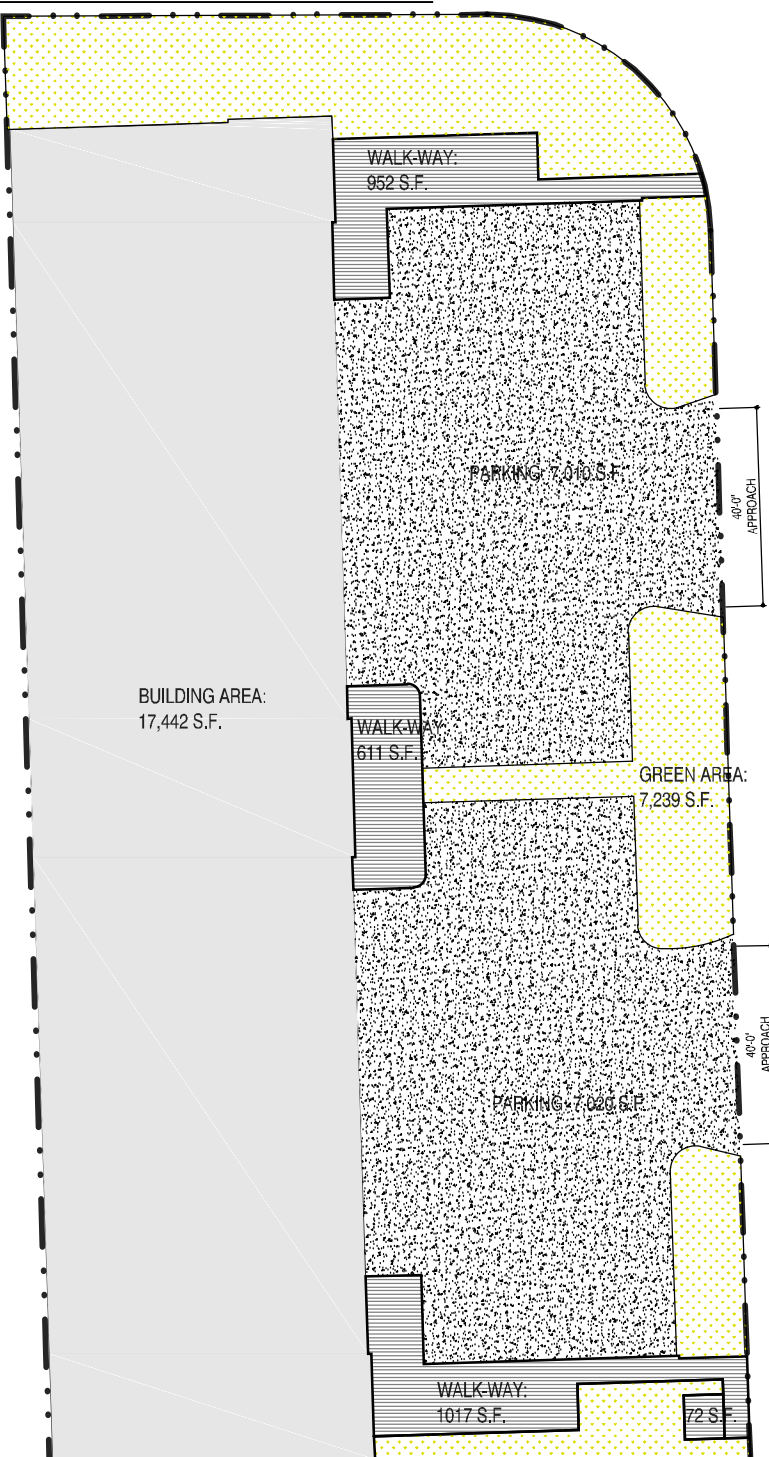
Building Calculations	Prov. Area	Total
Warehouse 1		
Open Office	666	8,721
Service Rooms	235	
Storage	7,820	
Warehouse 2		
Open Office	666	8,721
Service Rooms	235	
Storage	7,820	
Total Building Area	17,442.00	

ADMINISTRATIVE VARIANCE REQUESTS - PUBLIC WORKS

4- Variance of minimum distance from a street right-of-way line to the outer edge of parking space measured perpendicular to street from 35'-0" to 21'-0". (Sec. 77-48)

5- Variance of minimum distance between the access point and property line for a local road from 10'-0" to 5'-0". (Sec. 77-83)

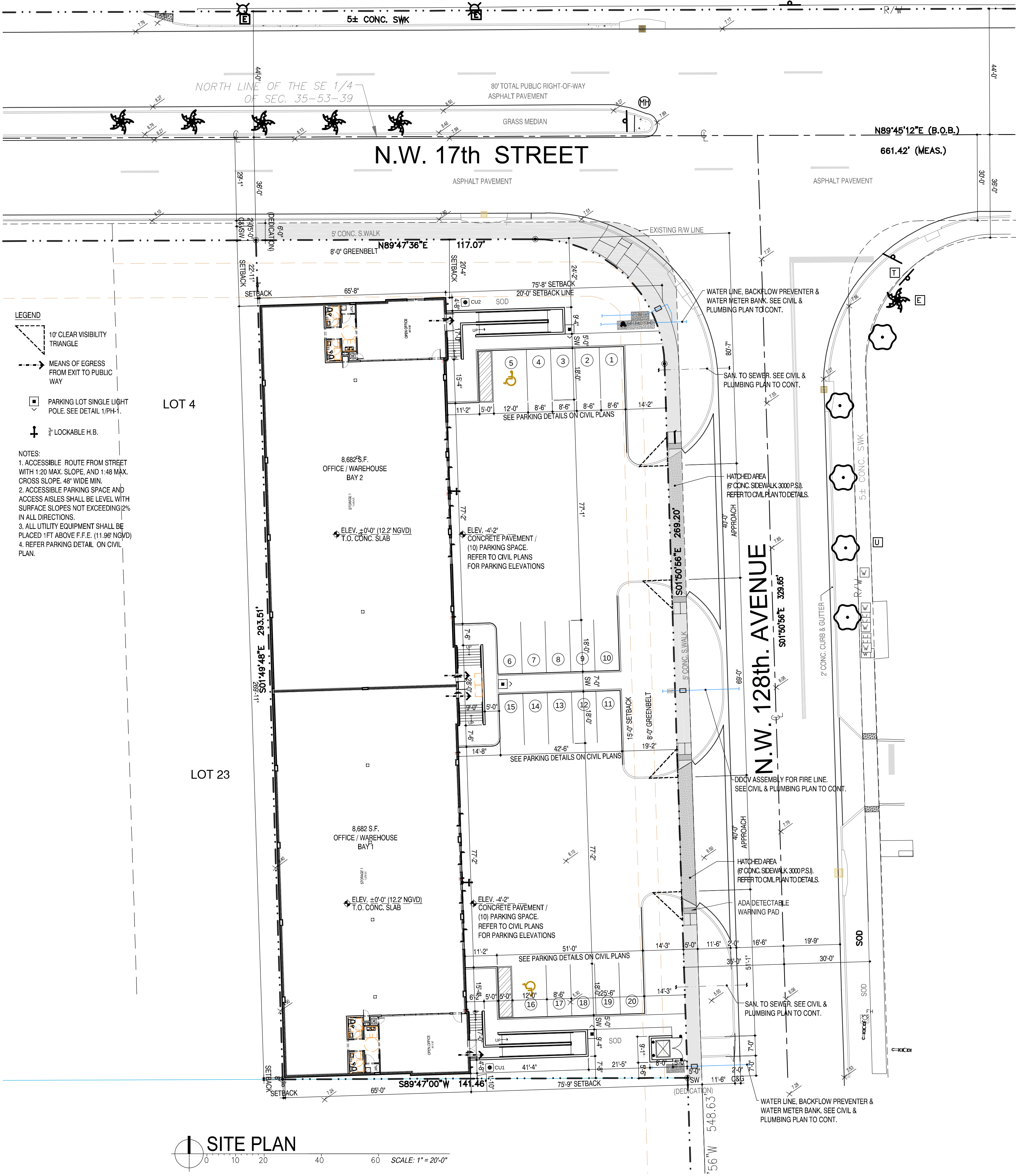
6- Variance of minimum required radio for the access drive from 20'-0" to 10'-0". (Sec. 77-84)



LOT AREA CALCULATION	
GREEN AREA: 17.50%	IMPERVIOUS AREA (DRIVEWAY): 33.92%
IMPERVIOUS AREA (WALKWAY): 6.24%	FOOTPRINT BUILDING: 42.17%

AREA CALCULATION

N.T.S.



SITE PLAN

0 10 20 40 60 SCALE: 1" = 20'-0"

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NEW YORK
11 ERIE STREET
2ND FLOOR
JERSEY CITY, NJ 07302

128th Avenue Warehouse

FOR
0520 VL LLC

AT
17XX NW 128TH AVENUE
SWEETWATER, FLORIDA 33182

STRUCTURAL ENGINEER: SEAL:

MECHANICAL ENGINEER:

CIVIL ENGINEER: 06/13/2026

LANDSCAPE ARCHITECT:

ARCHITECT:
HUMBERTO RAMOS
A/E 0017833

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KEY PLAN:

COMM. NO.: 26-102 NO: REVISION: DATE:

DATE: 01/18/2026

DRAWN BY:

CONTENT: SITE PLAN

SHEET NUMBER:

A-101