

1510 NW 19 TERACE
MIAMI, FLORIDA 33125

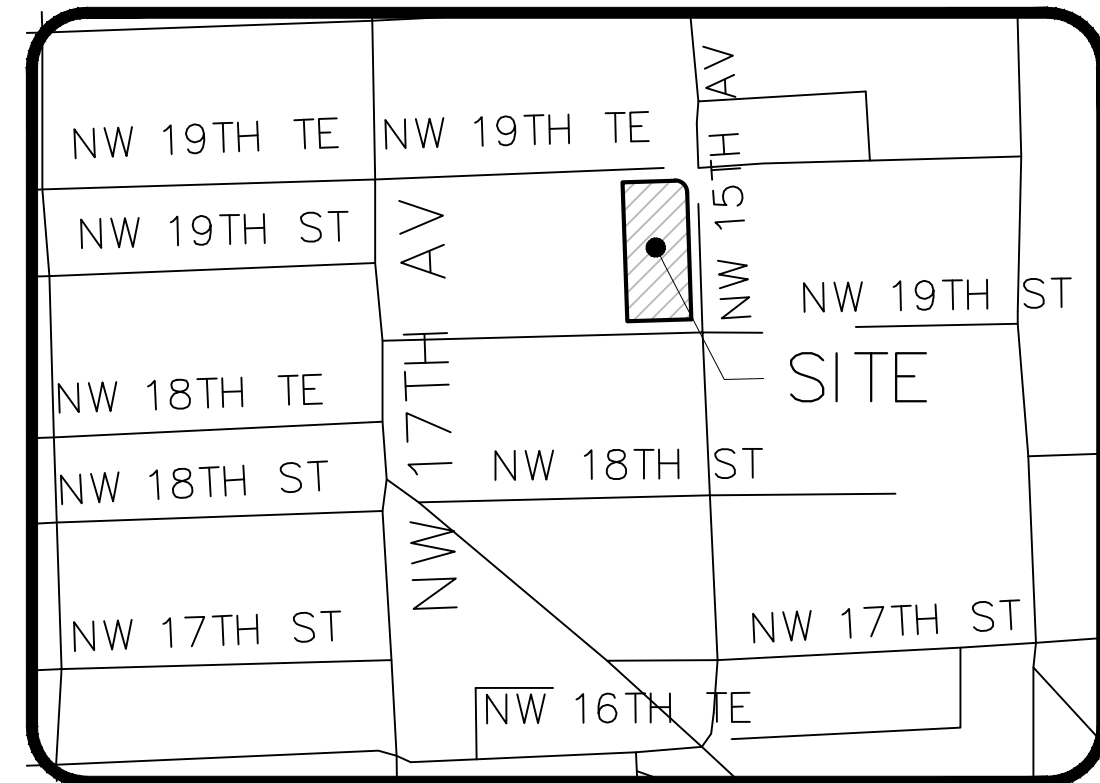
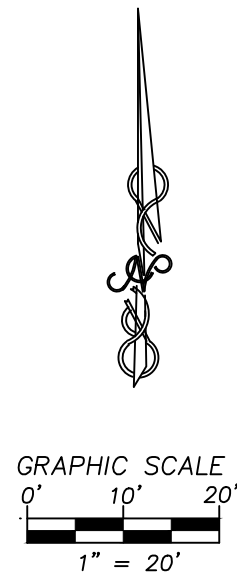
BEHAR • FONT
P A R T N E R S , P . A .
ARCHITECTURE • PLANNING • INTERIORS

CORAL GABLES • ATLANTA



A/C	Air Conditioner
Asph	Asphalt
B	Baseline
BFP	Backflow Preventer
C	Calculated
C	Centerline — — —
C.A.	Central Angle of Curve
C.B.D.	Chord Bearing Distance
C.L.F.	X — Chain Link Fence
CONC.	Concrete
CO	Cleanout
C.B.S.	Concrete Block Structure
C.&G.	Curb & Gutter
(D)	Dead
D	Diameter
Dim.	Dimension
DBH	Diameter @ Breast Height
DIP	Ductile Iron Pipe
D.W.	Driveway
D.M.H.	Drill Hole
EB	Electric Box
E.W.	Edge of Water
ELEV.	Elevation
ENCR.	Encroachment
FDC	Fire Department Connection
F.F.E.	Finish Floor Elevation
FH	Fire Hydrant
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
G.P.	Guard Post
G.R.	————— Guardrail
HDPE	High Density Polyethylene
ID.	Identification
L	Length of Curve
M	Manhole
(MH)	Measured
M.F.	————— Metal Fence
M	Monument Line
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Tangency
P.B.	Plot Book
PG.	Page
P.L.	Property Line
PVC	Polyvinyl Chloride
R	Radius
(R)	Recorded
R/W	————— Right-of-Way
SEC.	Section
SWK.	Sidewalk
SF.	Square Feet
T.O.B.	Top of Bank
T.O.P.	Top of Pipe
TYP.	Typical
U.E.	Utility Easement
VCP	Vitrified Clay Pipe
W.F.	————— Wood Fence
1-15-5	DBH=Height—Spread

	Anchor
	Basketball Stand
	Bell South Manhole
	Bike Rack
	Brick
	Cable Box
	Catch Basin
	Concrete Light Pole
	Cross Walk Sign
	Concrete Power Pole
	Concrete Column
	Drain
	Drainage Manhole
	Dual Cross Walk Sign
	Electric Manhole
	FPL Box
	Fiber Optic Box
	Fire Hydrant
	Gas Valve
	Grease Trap
	Irrigation Valve
	Light Pole
	Lot Corner
	Mail Box
	Metal Cover
	Metal Light Pole
	Monitoring Well
	Palm (No Identified)
	Parking Meter
	Parking Bumper
	Pedestrian Lighting
	Roofed Area
	Section Corner
	Septic Tank
	Sewer Manhole
	Sewer Valve
	Shrub
	Spot Elevation
	Street Lighting Box
	Sign
	Telephone Box
	Telephone Manhole
	Traffic Street Box
	Tree (No Identified)
	Utility Concrete Power Pole
	Unknown Manhole
	Water Meter
	Water Valve
	Water Manhole
	Wood Utility Power Pole
	Communication Line
	Electric Line
	Force Main Line
	Gas Line
	Sanitary Line
	Storm Line
	Water Line
	Overhead Wire



NOT TO SCALE
SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

Lots 1 thru 11 of "BRADDOCK SUBDIVISION No. 4", according to the plat thereof, as recorded in Plat Book 3 at Page 61 of the Public Records of Miami-Dade County, Florida.

Folio Numbers: 01-3135-005-1990, 01-3135-005-1980, 01-3135-005-1940 & 01-3135-005-1930.

1. Last day of field work was performed on August 19, 2020.

2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
3. Bearings shown hereon are based on an assumed Bearing of N88°03'07"E along the centerline of SW 19th Terrace, said line to be considered a well monumented line.
4. By scaled determination the subject property appears to lie in Flood Zone AE, Elevation 9', as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650, Map No. 12086C0311, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
6. Any use of this Survey for purposes other than which it was intended, without written verification, will be the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
7. All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
8. Vertical Control: Field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 ft. times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
9. Horizontal Control: The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
10. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
11. Fence ownership not determined.
12. Legal descriptions provided by client or attesting title company.
13. Boundary survey means a drawing and/ or a graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale; the walls or fences may be exaggerated for clarity purposes.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED		
BENCHMARK	DESCRIPTION	ELEVATION
N-3004-A	NW 20 ST --- 25' SOUTH OF PROJECTED SOUTH EDGE OF PAVEMENT NW 12 AVE --- 1' WEST OF C/L PK NAIL AND BRASS WASHER IN CONC GUTTER OF TRAFFIC DIVIDER.	10.41'
N-3009	NW 14 ST --- 360' SOUTH OF C/L NW 17 AVE --- 36' EAST OF C/L LOOKING TO THE SOUTH PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.	13.29'

ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

Project Name:

NEW ALLAPATTAH SURVEY

**1510 NW 19 TERRACE
1930 NW 15 AVENUE,
1900 NW 15 AVENUE,
1515 NW 19 STREET
MIAMI, FL 33125**

Property Owner:

JJF
INVESTMENTS
LLC

Revisions

[illegible]

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY
AND
TOPOGRAPHIC
SURVEY

LAND SURVEYOR & MAPPER

Jorge R. Avila, PSM No. 4996
Land Surveyor & Mapper

Project No. 20124.00

Scale: AS SHOWN

Date: 08/20/2020

Drawn: A.B.

Checked: JRA

Submittal:

Cad File:

D. J. ELLIS

Conclusions

SU-1

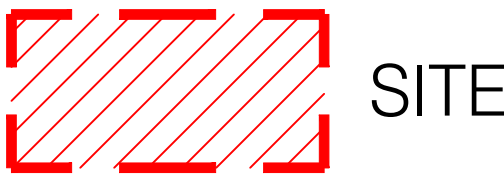
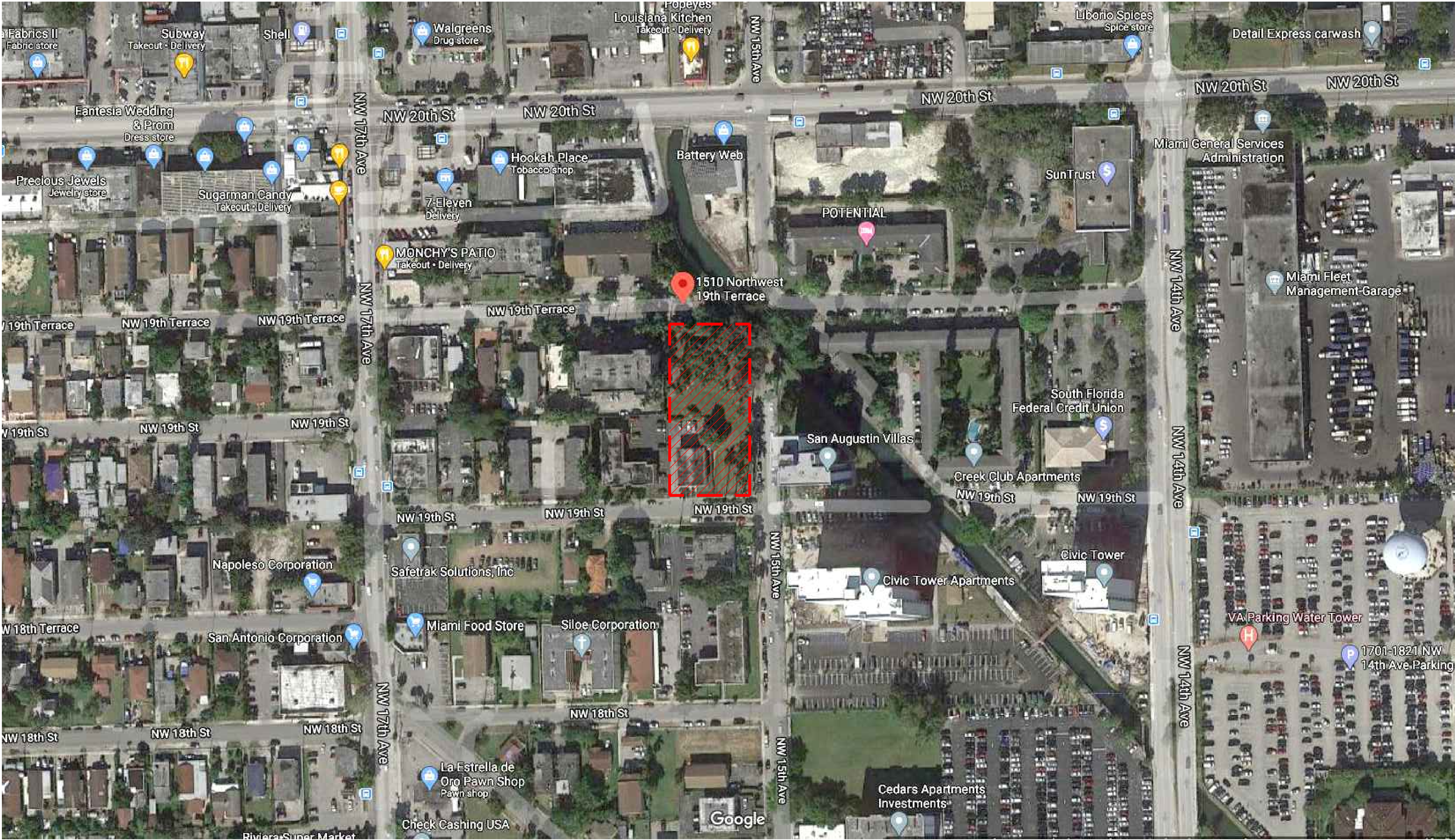
Sheet No. 1 OF 1

SEAL :

ROBERT BEHAR AR No. 14339

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SITE

LOCATION PLAN

SCALE: NTS

DATE: 09-21-2020
PROJECT NO: 20-030
DRAWING NAME:
SHEET NO:

CP-0.1

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A-1.0

ZONING INFORMATION BUILDING 1									
1510 N.W. 19th Terrace Miami, Florida 33125									
					REQUIRED / ALLOWED	PROVIDED	REMARKS		
ZONING DISTRICT					T6-8-R	N/A	As per Miami 21 Zoning Code		
LOT AREA SUMMARY									
GROSS LOT AREA (SF)					38,341.68				
GROSS LOT AREA (ACRES)					.88 AC.				
TOTAL NET LOT AREA (SF)					38,341.68				
TOTAL NET LOT AREA (ACRES)					.88 AC.				
LOT OCCUPATION									
LOT AREA					5,000 SF MIN.	23,939 SF /0.55 AC.			
LOT WIDTH					50 FT. MIN.	133'-3"			
LOT COVERAGE									
1-8 STORIES 80% MAX.					38,342 SF X .80	30673 SF. MAX	28,039 SF (73.9%)		
ABOVE 8TH STORY									
RESIDENTIAL 15,000 SF MAX. FLOORPLATE						15,0000 SF MAX.	XXX SF.		
FLOOR LOT RATIO (FLR) 5 / 25% ADDTL					38,342 SF X 5	191,708 SF. BY RIGHT	191,708 SF. BY RIGHT		
PUBLIC BENEFIT					191,708 SF X .25	47,927 SF. THRU PUBLIC BENEFIT	16,115 SF. THRU PUBLIC BENEFIT		
					191,708 SF +47,927 SF.	UP TO A TOTAL OF 239,636 SF	TOTAL 207,823 SF		
FRONTAGE AT FRONT SETBACK					70% MIN.	NW 15TH AVENUE : 200'-0" X 7%= 140'-0" MIN.	228'-10"		
OPEN SPACE 10% LOT AREA MIN.					38,342 SF X .10	3834.168	2,970 SF (13.5%)		
DENSITY (RESIDENTIAL) 150 DU/AC MAX.					150 X .88	132 UNITS	160 UNITS		
TOD BENEFIT					132 UNITS X 2	264 UNITS			
BUILDING SETBACK									
PRINCIPAL FRONT (NW 36TH STREET)					10 FT MIN // 10 FT MIN. ABOVE 8TH STORY				
REAR (SOUTH)					0 FT MIN // 30 FT MIN. ABOVE 8TH STORY				
SIDE (EAST)					0 FT MIN // 30 FT MIN. ABOVE 8TH STORY				
SIDE (WEST)					0 FT MIN // 30 FT MIN. ABOVE 8TH STORY				
BUILDING HEIGHT									
MIN. HEIGHT					2 STORIES				
MAX. HEIGHT					8 STORIES				
MAX. BENEFIT HEIGHT					4 STORIES ABUTTING ALL	12 STORIES			
					TRANSECTS ZONES (EXCEPT T3)				
					* 125'-0" WITH NO LIMITATION ON # STORIES				
BUILDING LENGTH									
MAX. BUILDING LENGTH					180'-0" ABOVE 8TH STORY	125'-0"			
PARKING REQUIREMENTS									
RESIDENTIAL PARKING									
MICRO UNITS					13 UNITS X .0	.0 SPACES			
1 BEDROOM					90 UNITS X 1.5	135.0 SPACES			
2 BEDROOM					57 UNITS X 1.5	85.5 SPACES			
					TOTAL SPACES REQUIRED	220.5 SPACES	* See Parking Reductions		
MINIMUM OF 1 ADDTL VISITOR PARKING					160 UNITS / 10	16.0 SPACES	16		
SPACE FOR EVERY 10 DWELLING UNITS									
SUBTOTAL:						221 SPACES			
PARKING REDUCTIONS									
30% PARKING REDUCTION BY WAIVER					220.5 SPACES X .70	154.4 SPACES			
TOTAL PARKING						171 SPACES	172 SPACES + 11 ON STREET PARKING		
BICYCLE RACK									
MINIMUM OF 1 BICYCLE RACK FOR EVERY 20 VEHICULAR SPACES REQUIRED					171 SPACES / 20	8.55	9 SPACES		
LOADING BERTHS									
RESIDENTIAL						(1) 420 SF PER FIRST 100 UNITS	(1) 420 SF		
						(1) 200 SF PER EACH ADDTL 100 UNITS OR FRACTION OF 100	(1) 200 SF		

LEVEL	PARKING	FLR	GROSS	LEASABLE
	SF	SF	SF	SF
GROUND	12	26335	31,200	5,700
2ND	75	28139	28,228	0
3RD	85	28139	28,228	0
4TH REC		16235	27,281	10,914
5TH		16235	18,409	13,598
6TH		16235	18,409	13,598
7TH		16235	18,409	13,598
8TH		16235	18,409	13,598
9TH		11331	18,409	9,498
10TH		11331	12,871	9,498
11TH		11331	12,871	9,498
12TH		11331	12,871	9,498
TOTAL	172	209112	245,595	108,998

UNIT MATRIX				
LEVEL	M.UNITS	1BR	2BR	TOTAL
	SF	SF	SF	
GROUND	0	7	2	9
2ND	0	0	0	0
3RD	0	0	0	0
				0
4TH REC	1	7	7	15
5TH	2	11	7	20
6TH	2	11	7	20
7TH	2	11	7	20
8TH	2	11	7	20
9TH	1	8	5	14
10TH	1	8	5	14
11TH	1	8	5	14
12TH	1	8	5	14
TOTAL	13	90	57	160

ZONING INFORMATION

SCALE: NTS

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RENDERING

SCALE: N.T.S

DATE: 09-21-2020
PROJECT NO: 20-030
DRAWING NAME:

SHEET NO:

R-0.1

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DRAWING NAME:
SHEET NO:
R-0.6

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SEAL :

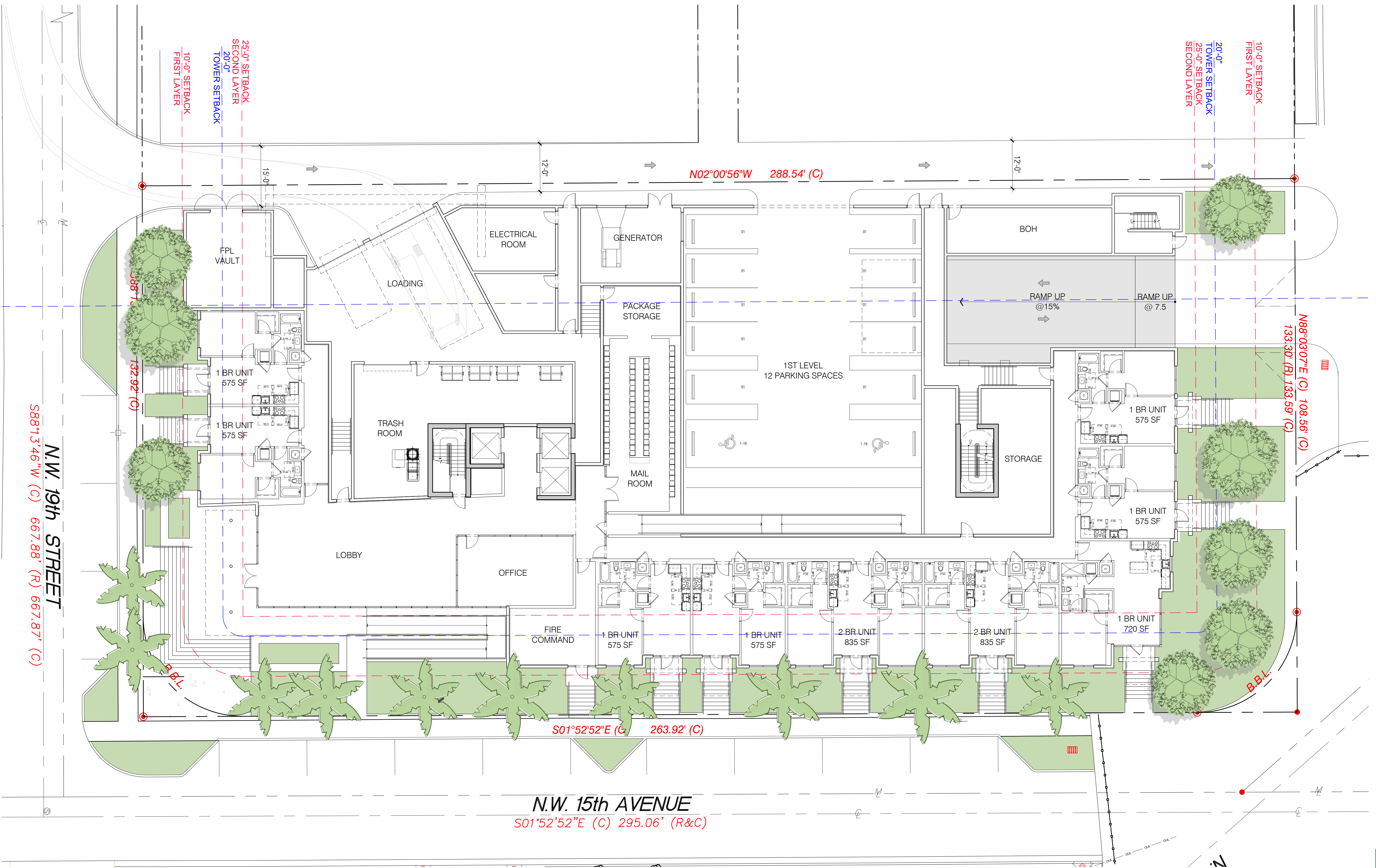
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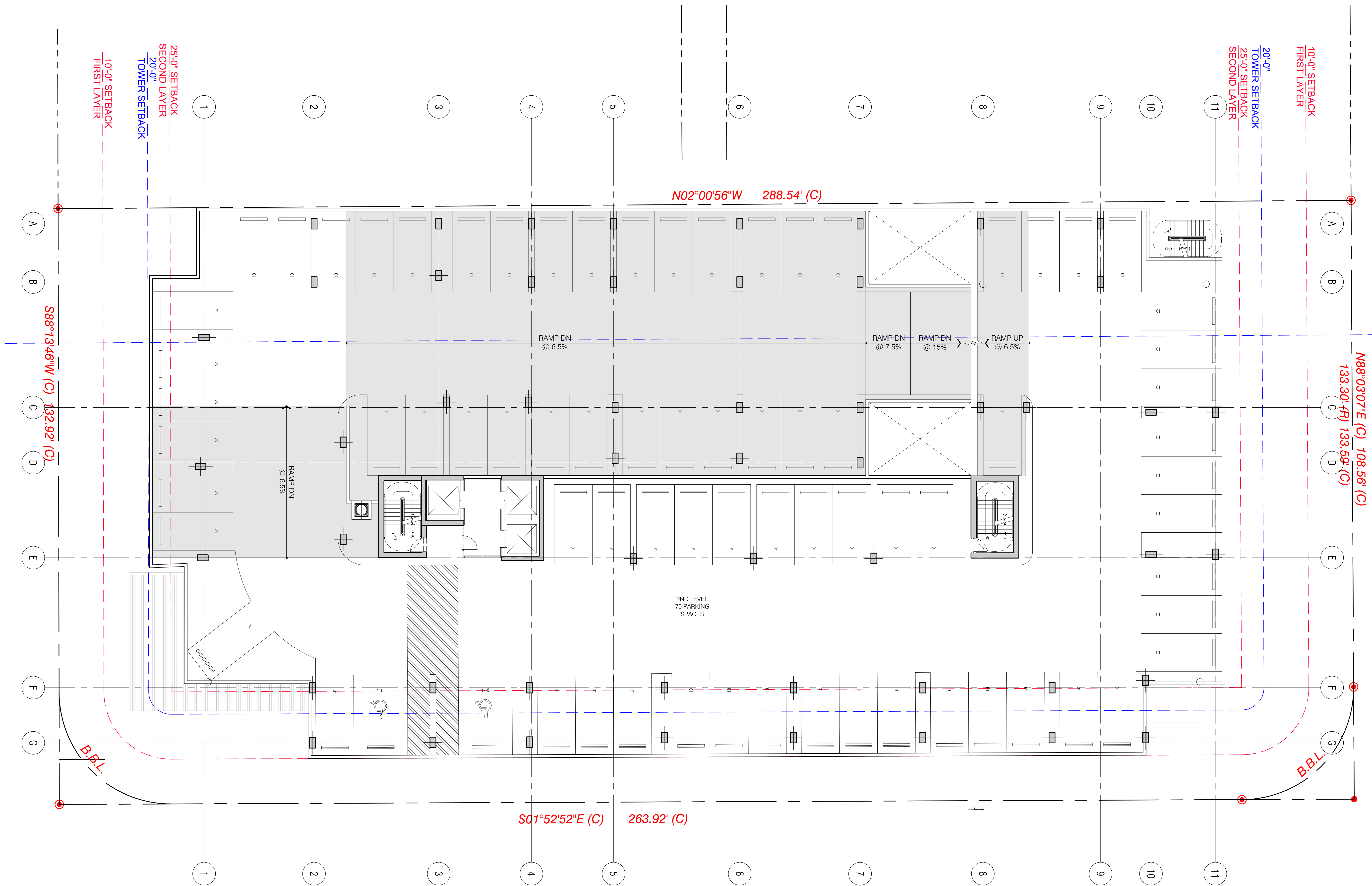
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A-1.1



2ND LEVEL PARKING

SCALE: 3/32" = 1'-0"



SEAL :

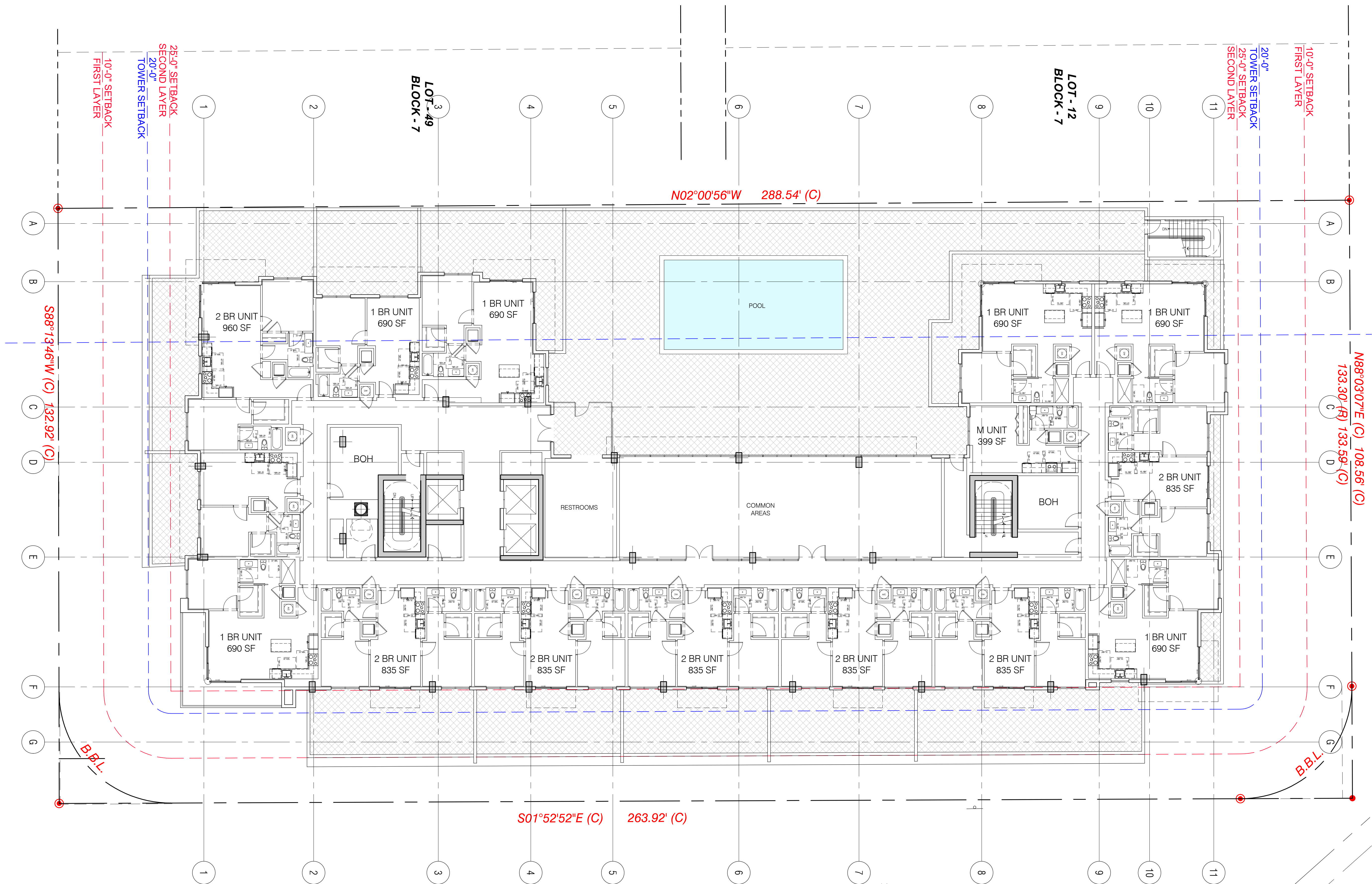
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4TH RECREATIONAL LEVEL (POOL DECK)
SCALE: 3/32" = 1'-0"

SEAL :

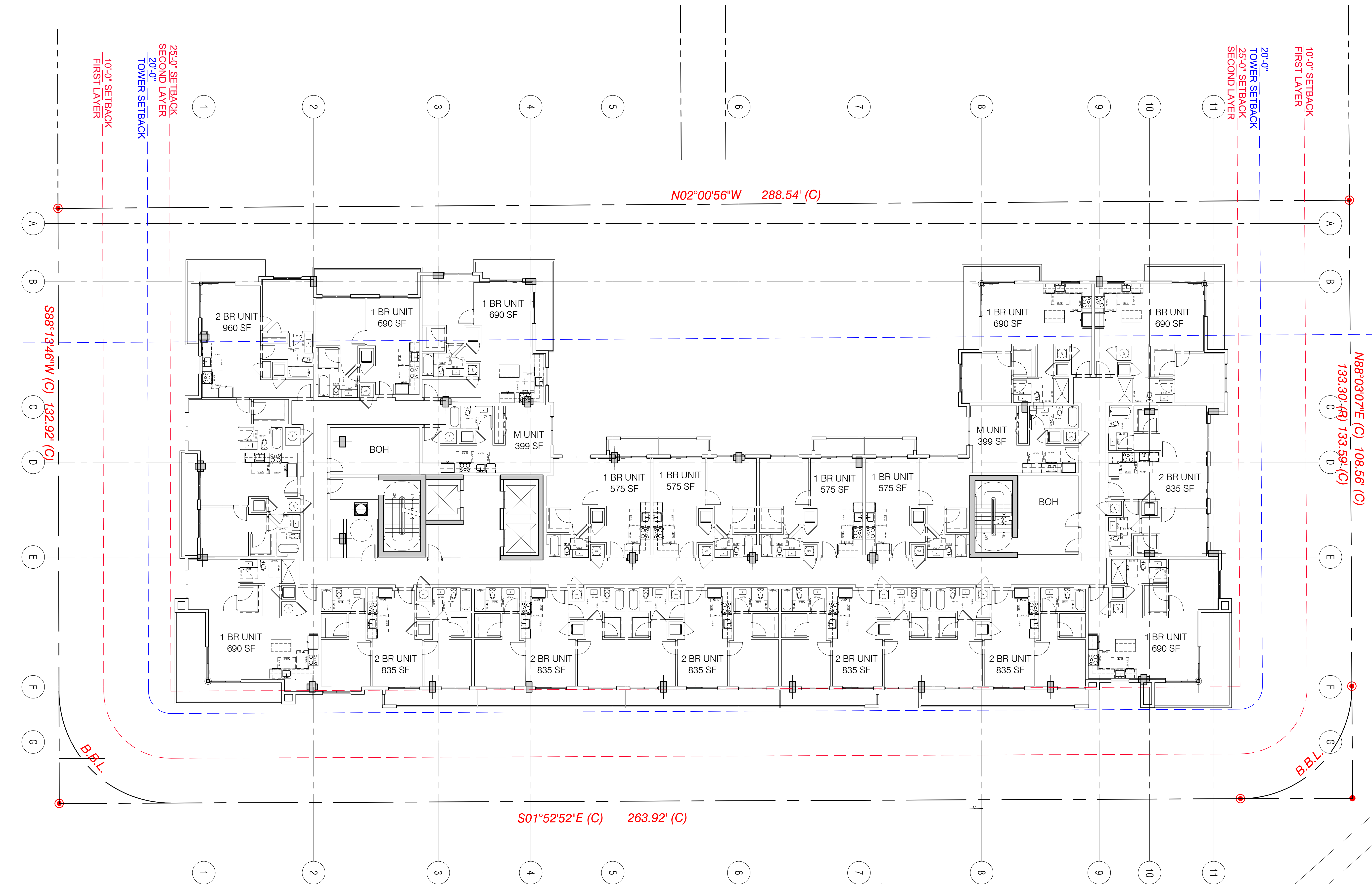
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5TH - 8TH TYPICAL LEVELS

SCALE: 3/32" = 1'-0"

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A-1.5

10'-0" SETBACK
FIRST LAYER
20'-0"
TOWER SETBACK
25'-0" SETBACK
SECOND LAYER

25'-0" SETBACK
SECOND LAYER
20'-0"
TOWER SETBACK
10'-0" SETBACK
FIRST LAYER

N02°00'56"W 288.54' (C)

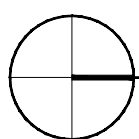
N88°03'07"E (C) 108.56' (C)
133.30' (R) 133.59' (C)

S88°13'46"W (C) 132.92' (C)

S01°52'52"E (C) 263.92' (C)

B.B.L.

B.B.L.



9TH - 12TH TYPICAL LEVELS

SCALE: 1/16" = 1'-0"