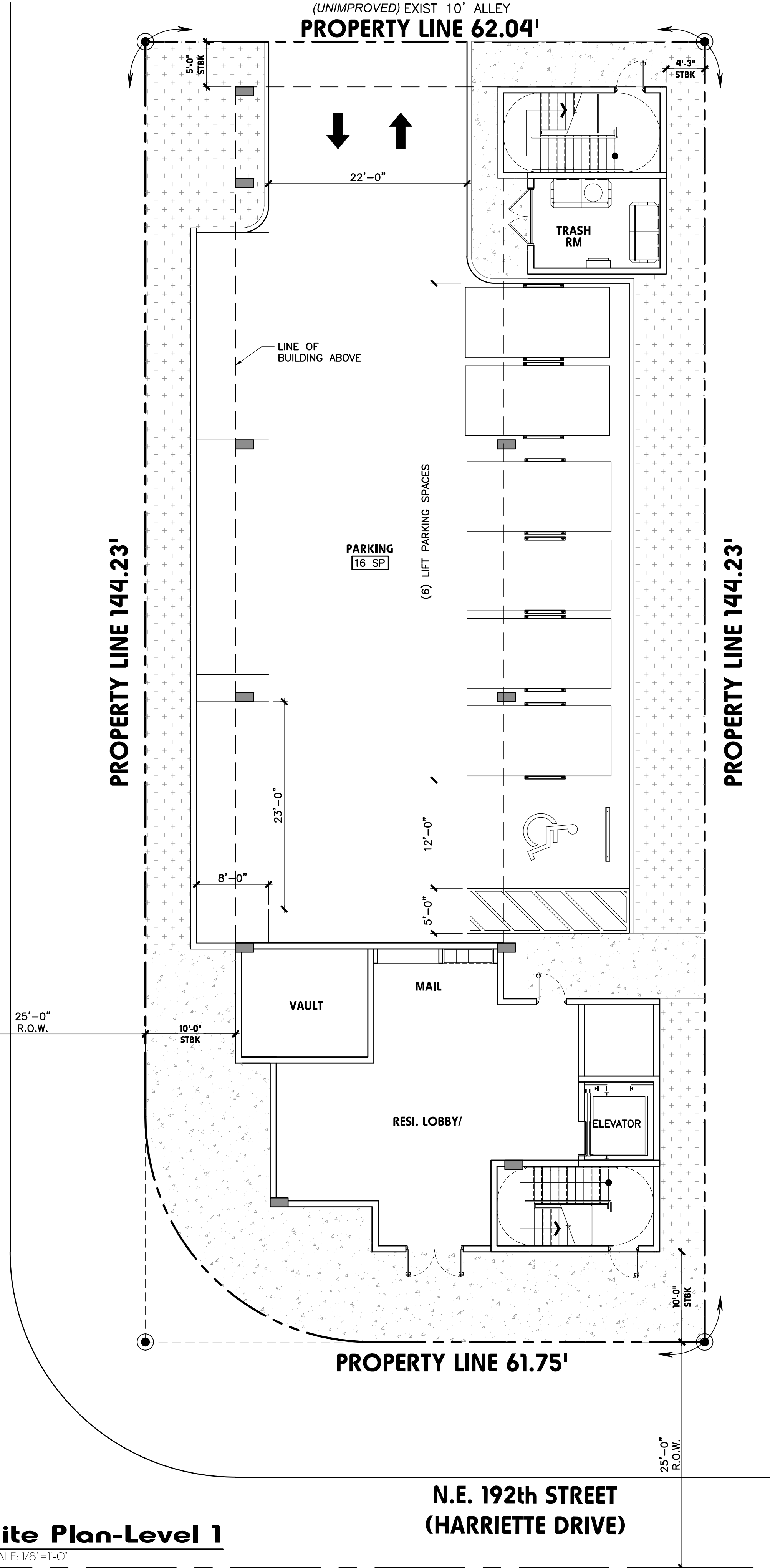


N.E. 25th AVENUE  
(GROVE AVENUE)  
(50.00' TOTAL RIGHT-OF-WAY)

PROPERTY LINE 144.23'



(UNIMPROVED) EXIST 10' ALLEY  
PROPERTY LINE 62.04'

N.E. 192th STREET  
(HARRIETTE DRIVE)

01 Site Plan-Level 1  
SCALE: 1/8"=1'-0"

Development Summary							
<b>Unit Breakdown</b>							
Unit Type	SF/Unit Required	SF/Unit Provided	Levels 2-4 (Per Level)	Levels 5-7 (Per Level)	Total Units	Gross SF.	% of Totals
<b>STUDIO</b>							
ST1	sf	448 sp	5 units	2 units	21 units	9,408 sf	70%
<b>1BD</b>							
A1	sf	577 sf	1 units	units	3 units	1,731 sf	20%
<b>2BD</b>							
B1	sf	1,026 sf	units	1 units	3 units	3,078 sf	
B2	sf	897 sf	units	1 units	3 units	2,691 sf	
<b>Sub-Total</b>			units	2 units	<b>6 units</b>	5,769 sf	
<b>Grand Total</b>			6 units	4 units	<b>30 units</b>	<b>16,908 sf</b>	20%
							564 avg sf/unit

ZONING DATA		
<b>Property Information</b>		
Folio: 30-2204-06-0140		
Property Address: 2511 N.E. 192 Street, Miami FL 33180		
<b>Site Area:</b>	Square Footage (sf)	Acres (ac)
Gross Area	15,165.00 sf	.35 ac
Net Area	8,814.00 sf	.20 ac
<b>Zoning: UC-Center - Ojus Urban Area District</b>		
<b>Landuse: RM Residential Modified</b>		
<b>Permitted Density:</b>	90 du/ac 31 units	
The development is restricted to 60 units per acre per declaration of restrictions.		
<b>Proposed Density: (Based on Gross Area)</b>	30 units	
<b>REGULATORY GUIDELINES</b>		
<b>Building Setbacks</b>	Required	Proposed
Front (NE 192th Street)	10'-0"	10'-0"
Rear (North)	0'-0"	5'-0"
Side Interior (East)	0'-0"	4'-3"
Minor Street (NE 125th Ave)	0'-0"	10'-0"
<b>Site Calcs (Based on Net Area)</b>	Required	Proposed
FAR Min	N/A	2.7   23,780 sf
<b>Building Frontage</b>		
Lot Width: 37.00'	70%   25.9 ft	86%   31.90 ft
<b>Window Fenestration</b>		
NE 192 Street :	30%	0%
<b>Open Space</b>		
Common/Private	10%   881.4 ft	29%   2,551 ft
<b>Permitted Building Height</b>	Permitted Max.	Proposed
	8 Stories	7 Stories
<b>Required Off-Street Parking</b>	# DU or sf	# Spaces
<b>Residential Uses</b>		
1BD Units @ 1.0 sp/unit	3 units	3.0 sp
2BD Units @ 1.5 sp/unit	6 units	9.0 sp
<b>Subtotal Required</b>	<b>9 units</b>	<b>12 sp</b>
Parking Reduction		
Property is less than 15,000 SF up to 100% reduction		
<b>Total Required :</b>		<b>.0 sp</b>
<b>Provided</b>	Standard	HC
Surface ( Off-Street )	9 sp	1 sp
Lift Parking ( Off-Street )	6 sp	sp
Surface ( On-Street )	N/A	
<b>Sub-Total</b>	15 sp	1 sp
<b>Grand Total Provided :</b>	<b>16 sp</b>	
<b>Electric Vehicle or EV</b>	Required	Provided
10 or more spaces. 10% of required parking	20%   .0 EVSE sp	2.0 EVSE sp
<b>Bicycle Parking</b>	Required	Provided
	N/A	4 bike pkg sp



4955 SW 75th Avenue  
Miami, Florida 33155  
T. 786.879.8882  
F. 786.350.1515

www.modisarchitects.com

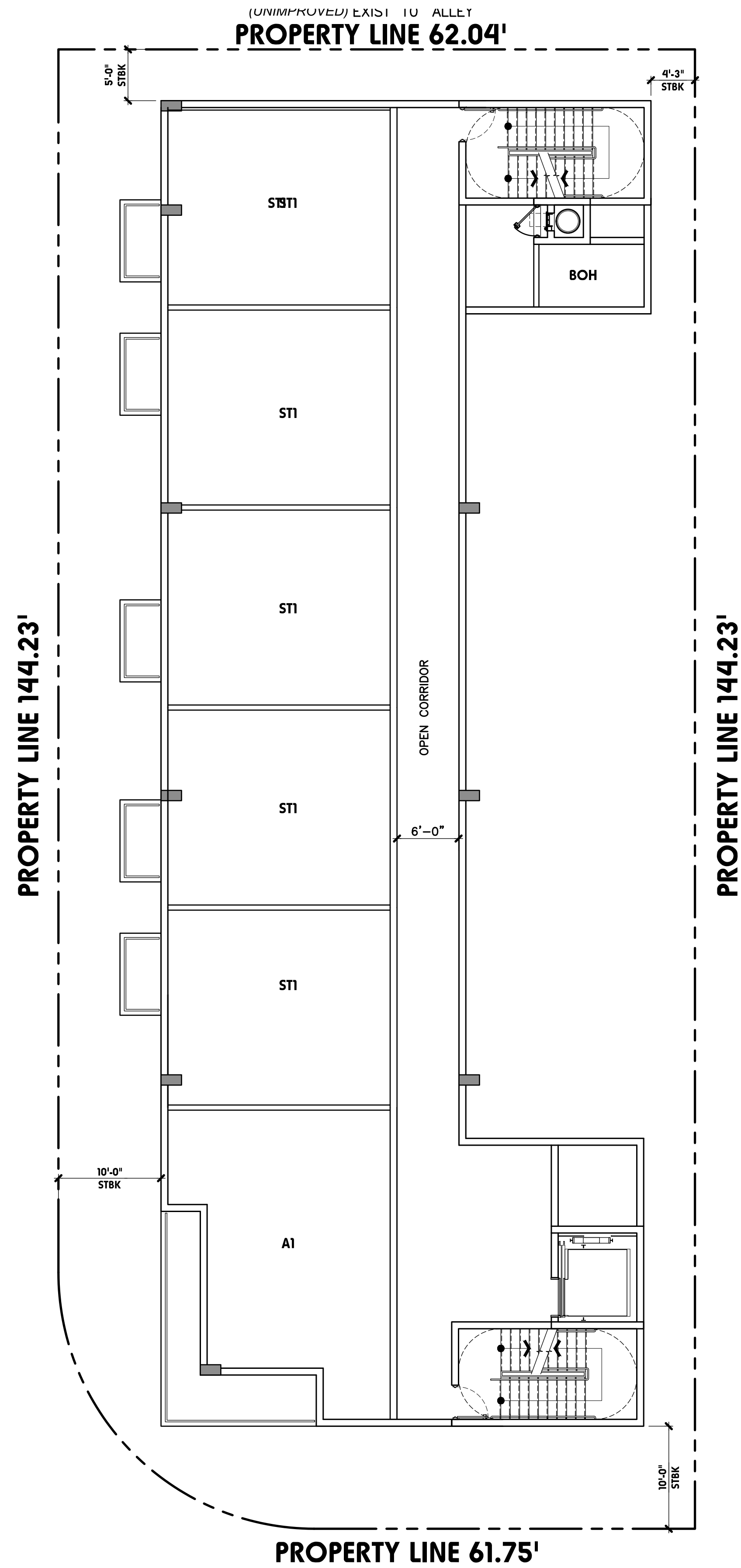
© Copyright 2015 | MODIS ARCHITECTS, LLC | All Rights Reserved

2511 N.E. 192nd Street  
Miami, Florida 33180

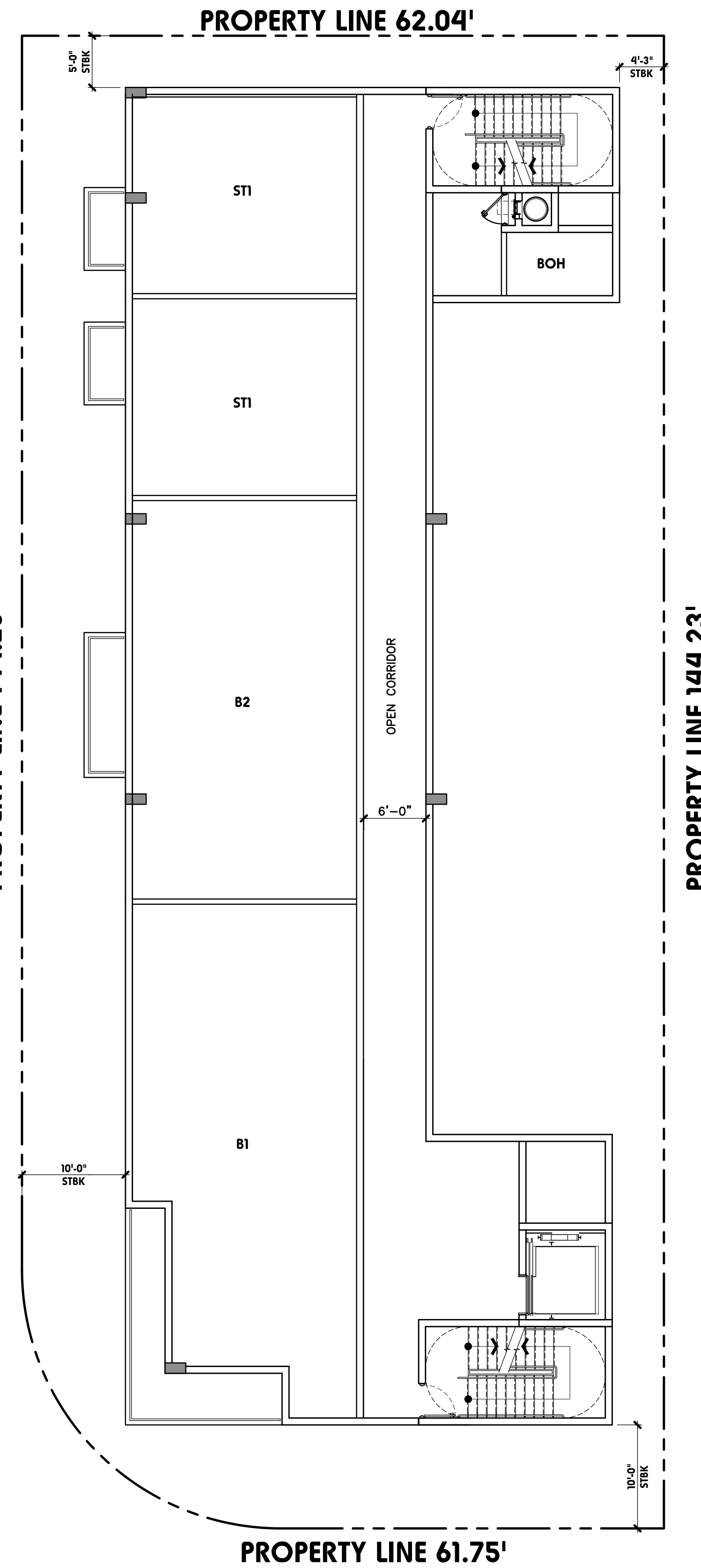
CONCEPTUAL DESIGN  
Site Data  
Site Plan



#23127  
05/18/2023  
SCALE: 1/8"=1'-0"



**01** Floor Plan Levels 2-4  
SCALE: 1/8"=1'-0"



**02** Floor Plan Levels 5-7  
SCALE: 1/8"=1'-0"