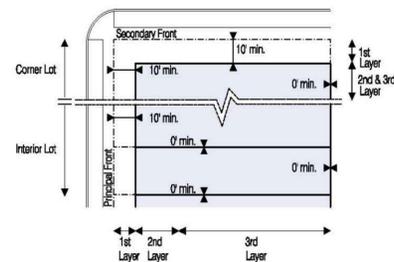


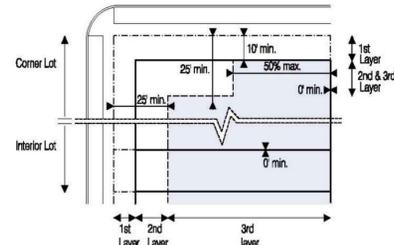
BUILDING DISPOSITION

LOT OCCUPATION		
a. Lot Area	5,000 s.f. min.; 40,000 s.f. max. - With rear vehicular access	22,233 SF (ADJUSTED) 0.51 AC
b. Lot Width	50 ft. min. - With rear vehicular access	105'-6" (ADJUSTED)
c. Lot Coverage	80% max.	13,725 SF 61.7% (RIGHT) 15,475 SF 70.0% (WAIVER)
d. Floor Lot Ratio (FLR)	N/A	
e. Frontage at front Setback	70% min.	
f. Open Space	10% Lot Area min.	
g. Density	65 du/ac max.	33 DU MAX
BUILDING SETBACK		
a. Principal Front	10 ft. min.	
b. Secondary Front	10 ft. min.	
c. Side	0 ft. min.	
d. Rear	0 ft. min.	
e. Abutting Side or Rear T4	6 ft. min.	
f. Abutting Side or Rear T3	10% of Lot depth**min. 1 st through 2 nd Story 26 ft. min. above 2 nd Story	

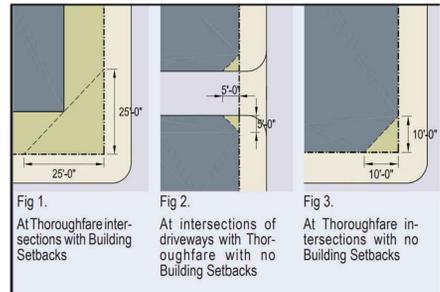
BUILDING PLACEMENT



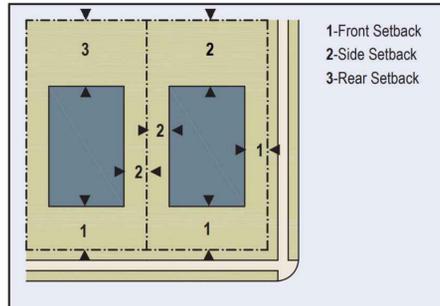
PARKING PLACEMENT



g. VISIBILITY TRIANGLE



f. SETBACK DESIGNATIONS



1 SATELLITE MAP
SCALE: N.T.S.

2 LOCATION MAP
SCALE: N.T.S.

3 ZONING MAP
SCALE: N.T.S.

4 H.E.P MAP
SCALE: N.T.S.

5 CONTRIBUTING STRUCTURES
SCALE: N.T.S.



6 CONTEXT AERIAL PHOTO
SCALE: N.T.S.



DEAN B. LEWIS, AIA
305.556.7252
db@dbarchitect.com
AA0003652 AA0017357 AA0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
**7001-7029 BISC BLVD,
MIAMI, FL, 33137**

PROJECT NUMBER: **2104**

OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION	DATE

REVISION INFORMATION

ISSUE DATE: SEPT 20, 2024

REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

DRAWING NAME:
ZONING ANALYSIS

DRAWING SCALE:
3/32"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"

DRAWING NUMBER:
A101

© 2024 THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DB LEWIS ARCHITECTS. ALL RIGHTS RESERVED.

NE 70th STREET

NE 71st STREET
N.E. 6TH AVENUE

3 STORIES COMMERCIAL BUILDING
UNDER HEPB REVIEW PROCESS

3 STORIES COMMERCIAL BUILDING #7100

1 STORY COMMERCIAL BUILDING #7120

BISCAYNE BOULEVARD

BISCAYNE BOULEVARD

N.E. 6TH AVENUE
70' RIGHT OF WAY
ASPHALT PAVEMENT

N.E. 6TH AVENUE
70' RIGHT OF WAY
ASPHALT PAVEMENT

NE 70th STREET

NE 71st STREET
N.E. 6TH AVENUE

LOT AREA = 25,640 SF (AS PER SURVEY)
LOT AREA (ADJUSTED) = 22,233 SF
EST BUILDABLE AREA

3 STORIES MIX-USE BUILDING #7101
HEPB APPROVED PROJECT

GRND Flr: 8,328 SF
2nd Flr AND ABOVE: 14,390 SF x 2 = 28,780 SF

ESTIMATED TOTAL BUILDABLE AREA
37,108 SF + 7,000 SF ROOF TERRACE
VIA WAIVER

20'-0" SIDE SETBACK
MIN 10% OF LOT DEPTH 1ST THROUGH 2ND STORY



305.456.7252
dbewisarch@gmail.com
AA0003652
THRESHOLDS INTL.
AA0003652

DEAN B. LEWIS, AIA
AR0017357 ID0004536
PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137
PROJECT NUMBER: 2104
OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE: SEPT 20, 2024

REVISION DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

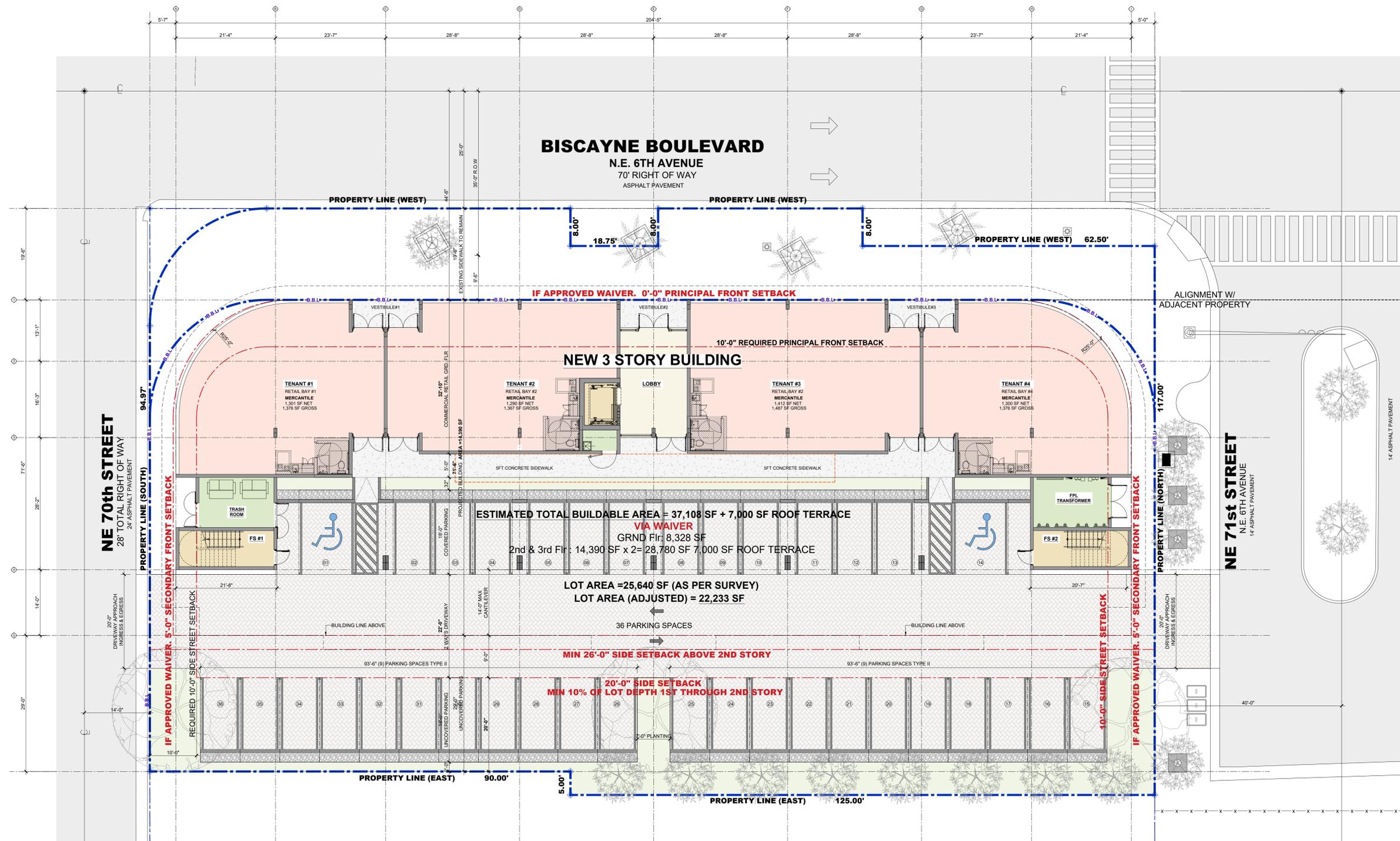
DRAWING NAME:
CONTEXT SITE PLAN

DRAWING SCALE:
3/32"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"

DRAWING NUMBER:

A104





1 GROUND SITE PLAN
SCALE: 3/32" = 1'-0"

PARKING CALCULATION OPTION 'A'

USE	AREA / UNITS	PARKING SPACES / PER NET AREA	REQUIRED PARKING SPACES	AFTER SHARING FACTOR (1.2)	30% REDUCTION BY RIGHT (T.O.D PROXIMITY)
COMMERCIAL RETAIL	5,300	5,300 * 3 / 1000 = 15.9	15.9	16 / 1.2 = 13.25	52 x 0.3 = 15.6 = 16 52 - 16 = 36 SPACES
RESIDENTIAL	24 UNITS	24 * 1.5 = 36	38.4	38.4 + 13.25 = 51.65	
VISITORS	1 SP PER EVERY 10 DU	24 DU / 10 = 2.4 = 3			

TOTAL PARKING SPACES REQUIRED BEFORE REDUCTION	53 SPACES
TOTAL PARKING SPACES REQUIRED AFTER REDUCTION	36 SPACES
TOTAL PARKING SPACES PROVIDED	36 PARKING SPACES

ADDITIONAL REQUIREMENTS	REQUIRED	PROVIDED
HANDICAP PARKING SPACES PROVIDED	1 PER EVERY 25 PS = 1 PS	2 SPACES
BICYCLE PARKING SPACES PROVIDED	1 PER EVERY 20 PS = 1 PS	2 SPACES



DEAN B. LEWIS, AIA
AR0017357 ID0004536
PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE
PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137
PROJECT NUMBER: 2104
OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION INFORMATION

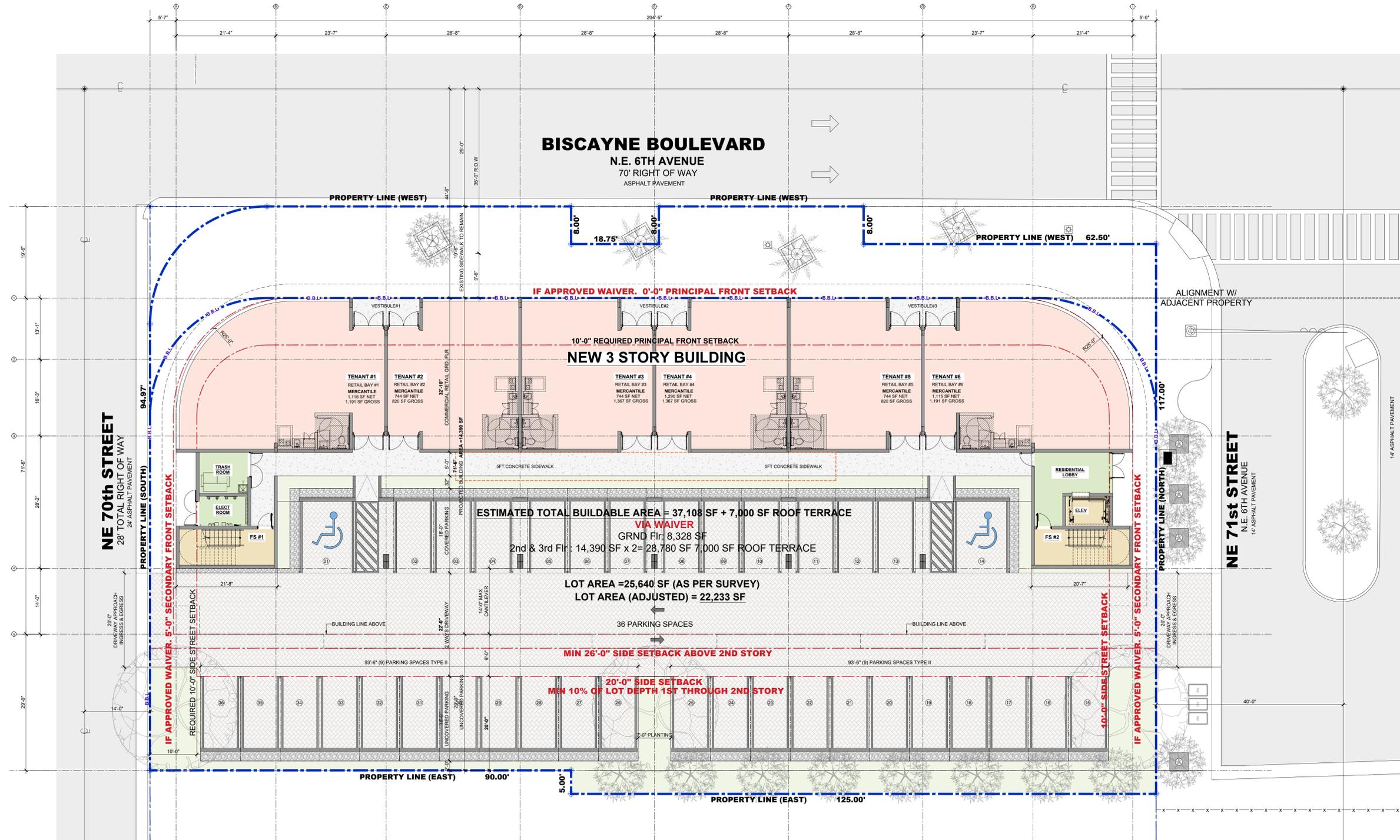
ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN
DRAWING NAME:
SITE PLAN

DRAWING SCALE:
3/32"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"
DRAWING NUMBER:

A103-A



1 GROUND SITE PLAN
SCALE: 3/32" = 1'-0"

PARKING CALCULATION OPTION 'B'

USE	AREA / UNITS	PARKING SPACES / PER NET AREA	REQUIRED PARKING SPACES	AFTER SHARING FACTOR (1.2)	30% REDUCTION BY RIGHT (T.O.D PROXIMITY)
COMMERCIAL RETAIL	5,210	5,210 * 3 / 1000 = 15.63	15.63	16 / 1.2 = 13.25	52 x 0.3 = 15.6 = 16 52 - 16 = 36 SPACES
RESIDENTIAL	24 UNITS	24 * 1.5 = 36	38.4	38.4 + 13.25 = 51.65	
VISITORS	1 SP PER EVERY 10 DU	24 DU / 10 = 2.4 = 3			

TOTAL PARKING SPACES REQUIRED BEFORE REDUCTION	53 SPACES
TOTAL PARKING SPACES REQUIRED AFTER REDUCTION	36 SPACES
TOTAL PARKING SPACES PROVIDED	36 PARKING SPACES

ADDITIONAL REQUIREMENTS	REQUIRED	PROVIDED
HANDICAP PARKING SPACES PROVIDED	1 PER EVERY 25 PS = 1 PS	2 SPACES
BICYCLE PARKING SPACES PROVIDED	1 PER EVERY 20 PS = 1 PS	2 SPACES



DEAN B. LEWIS, AIA
AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137

PROJECT NUMBER: 2104
OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE:	REVISION	DATE
SEPT 20, 2024		

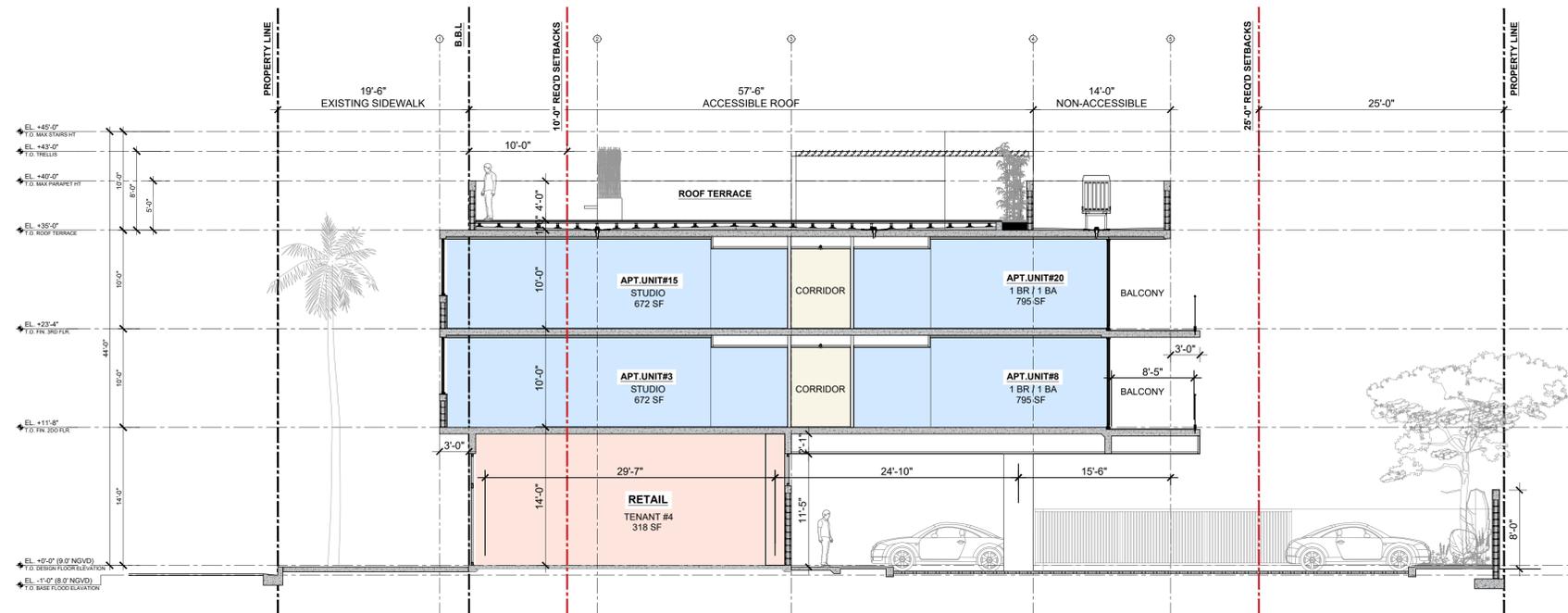
DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

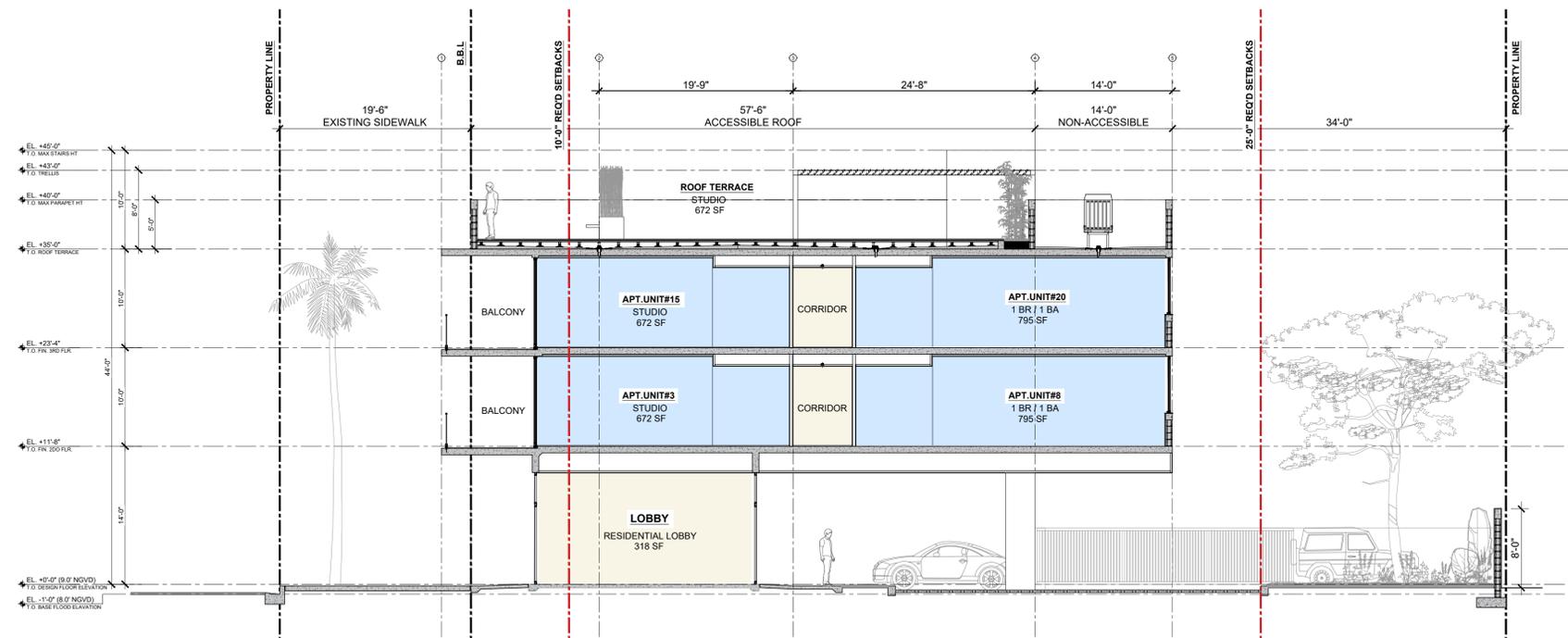
DRAWING NAME:
SITE PLAN

DRAWING SCALE:
3/32"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"

DRAWING NUMBER:
A103-B



2 SECTION #2
SCALE: 1/8" = 1'-0"



1 SECTION #1
SCALE: 1/8" = 1'-0"



THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DEAN B. LEWIS 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.

DEAN B. LEWIS, AIA
AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137

PROJECT NUMBER: 2104

OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

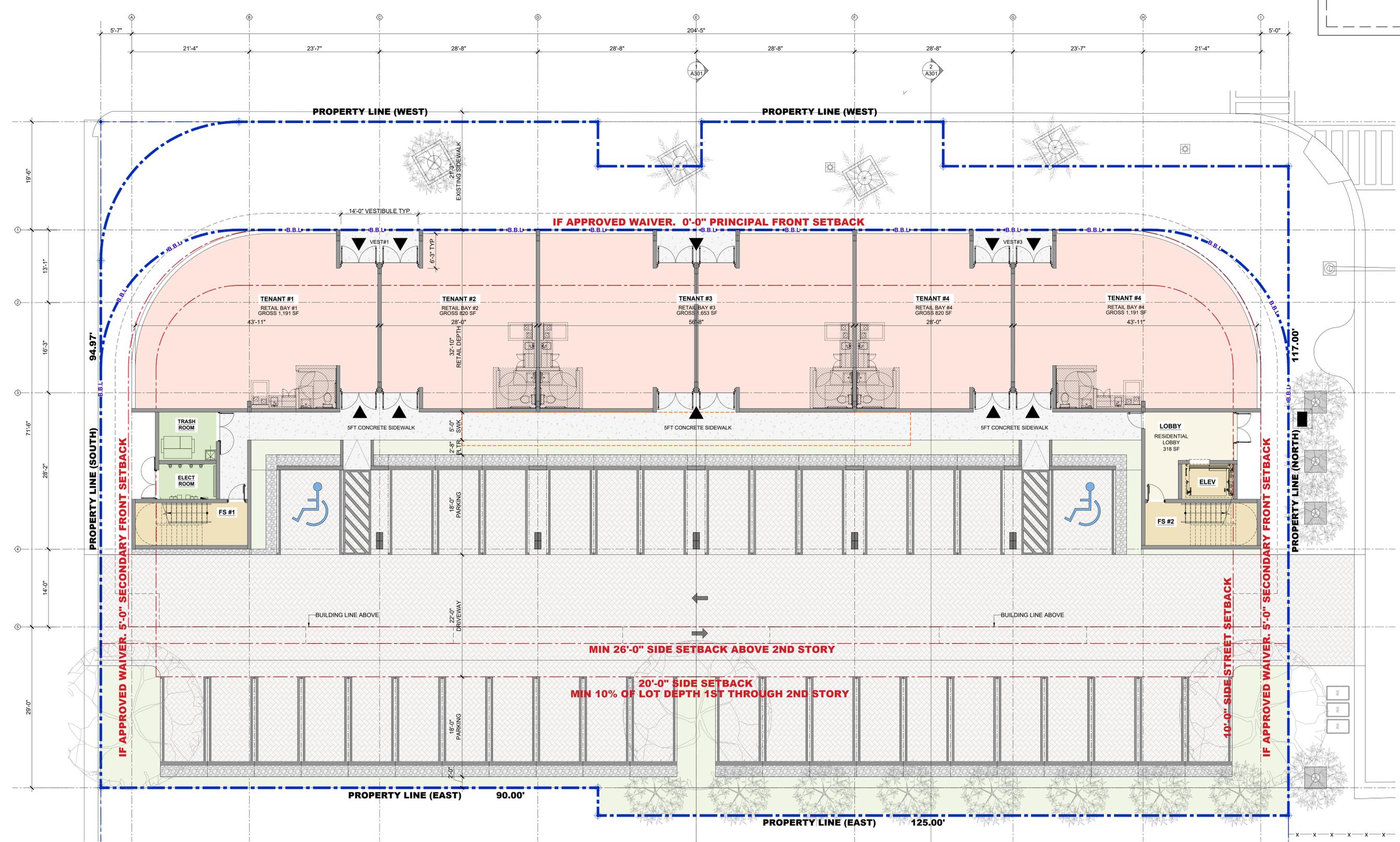
DRAWING NAME:
SECTIONS

DRAWING SCALE:
1/16"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"

DRAWING NUMBER:
A301



GROUND FLOOR OPTION 'B'	
COMMERCIAL RETAIL	5,680 SF
ELEVATOR LOBBY	186 SF
ELEVATOR + STAIRS	376 SF
ELECTRICAL ROOM	165 SF
TOTAL	6,404 SF



1
OPTION 'B'
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DEAN B. LEWIS 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.

DEAN B. LEWIS, AIA
 AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
 7001-7029 BISC BLVD,
 MIAMI, FL, 33137

PROJECT NUMBER: 2104

OWNER INFORMATION:
 MADE INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

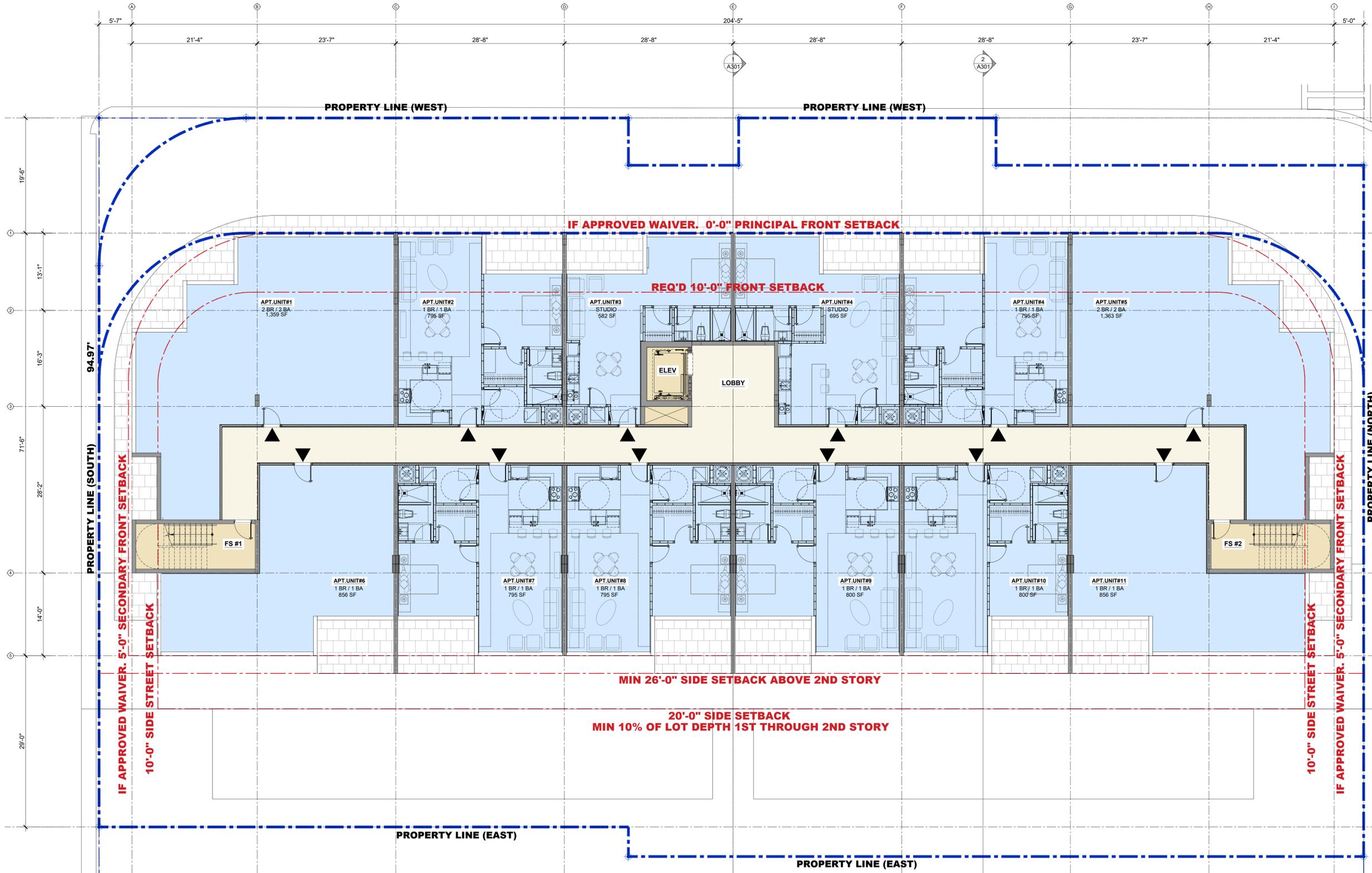
DRAWING PHASE:
 CONCEPT DESIGN

DRAWING NAME:
 OPTION 'B'
 GROUND FLOOR PLAN

DRAWING SCALE:
 1/8"=1'-0" @ 24"x36"
 1/16"=1'-0" @ 11"x17"

DRAWING NUMBER:
 A104-B

OPTION 'A' 2ND & 3RD FLR (CENTER LOBBY)	
RESIDENTIAL (12 UNITS EA FLR)	10,494 SF
ELEVATOR LOBBY + CORRIDOR	1,352 SF
ELEVATOR + STAIRS	396 SF
BALCONY AREAS	2,375 SF
TOTAL (FOR ONE FLOOR)	14,617 SF



THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DEAN B. LEWIS 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.

DEAN B. LEWIS, AIA
AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137

PROJECT NUMBER: 2104

OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

ROLE	NAME
ARCHITECT	DB LEWIS ARCHITECT
OWNER	MADA INVEST LLC

REVISION INFORMATION

ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

DRAWING NAME:
2ND & 3RD TYP
FLOOR PLAN

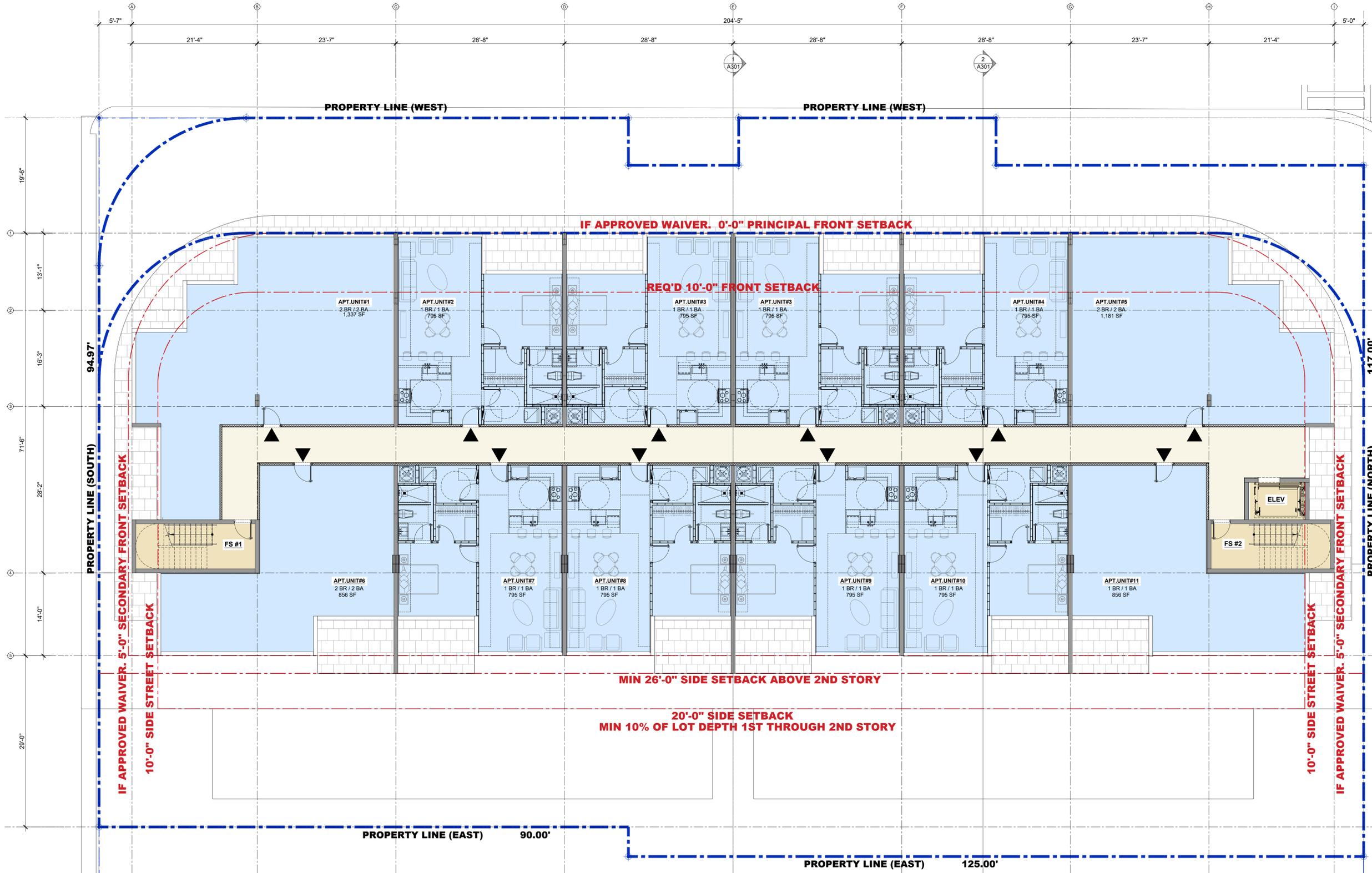
DRAWING SCALE:
3/32"=1'-0" @ 24"x36"
1/32"=1'-0" @ 11"x17"

DRAWING NUMBER:

OPTION 'A'
2nd & 3rd FLOOR PLANS
SCALE: 1/8" = 1'-0"

A105-A

OPTION 'B' 2ND & 3RD FLR CORNER LOBBY	
RESIDENTIAL (12 UNITS)	10,604 SF
ELEVATOR LOBBY + CORRIDOR	1,251 SF
ELEVATOR + STAIRS	380 SF
BALCONY AREAS	2,411 SF
TOTAL (FOR ONE FLOOR)	14,646 SF



THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DEAN B. LEWIS 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.

DEAN B. LEWIS, AIA
AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137

PROJECT NUMBER: 2104

OWNER INFORMATION:
MADA INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

DRAWING NAME:
2ND & 3RD TYP
FLOOR PLAN

DRAWING SCALE:
1/8"=1'-0" @ 24"x36"
1/16"=1'-0" @ 11"x17"

DRAWING NUMBER:

OPTION 'B'
2nd & 3rd FLOOR PLANS
SCALE: 1/8" = 1'-0"

A105-B



THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DEAN B. LEWIS 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.

DEAN B. LEWIS, AIA
AR0017357 ID0004536

PROJECT INFORMATION

PROJECT NAME:
ANTALYA CENTRE

PROJECT ADDRESS:
7001-7029 BISC BLVD,
MIAMI, FL, 33137

PROJECT NUMBER: 2104

OWNER INFORMATION:
MADE INVEST LLC

PROJECT TEAM

REVISION INFORMATION

ISSUE DATE:	SEPT 20, 2024
REVISION	DATE

DRAWING INFORMATION

DRAWING PHASE:
CONCEPT DESIGN

DRAWING NAME:
ROOF TERRACE
FLOOR PLAN

DRAWING SCALE:
1/8"=1'-0" @ 24"x36"
1/16"=1'-0" @ 11"x17"

DRAWING NUMBER:
A106-B

OPTION 'B'
ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0"