

NEW BUILDING

1690 NE 19TH STREET.

MIAMI, FLORIDA 33147



PROJECT TEAM

Architect

ANTHONY LEON #0016752

3 DESIGN, INC.

3260 NW 7th St.

MIAMI, FLORIDA

33125

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GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF 3DESIGN, Inc. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
2. ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE NATIONAL ELECTRIC CODE AND F.B.C.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION.
4. DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
5. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
6. ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
7. THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
9. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
10. PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
11. THE GENERAL CONTRACTOR SHALL PROVIDE AN ONSITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
12. IT IS THE INTENT OF 3DESIGN, Inc. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
13. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
14. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
15. 3DESIGN, Inc. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
16. ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET 3DESIGN, Inc. SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
17. THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.
18. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
19. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
20. ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNER'S APPROVAL.
22. ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
23. THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
24. THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

FOLIO NUMBER

0131350052060

LEGAL DESCRIPTION

BRADDOCKS SUB NO 4 PB 3-61 LOTS 27 THRU 30 BLK 7 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 14300 SQ FT M/L OR 15594-1254 0792 1 COC 26405-3536 02 2007 5

SITE PLAN INFORMATION:

ZONING LAND USE:..... T6-8-O

FLOOD ZONE:..... "AE"

BASE FLOOD ELEVATION:..... 9

FLOOR FINISH ELEVATION:..... +10'-0" N.G.V.D.

GOVERNING CODES:

FLORIDA BUILDING CODE 2020 7th EDITION - BUILDING

FLORIDA FIRE PREVENTION CODE 2020 7th EDITION

CITY OF MIAMI ZONING CODE MIAMI Z1 - LATEST EDITION

SCOPE OF WORK:

NEW 5-STORY BUILDING FOR LODGING PURPOSES.

(NOT AFFORDABLE HOUSING)

CLASSIFICATION OF WORK:

NEW CONSTRUCTION

CONSTRUCTION TYPE:

3B

SCOPE OF WORK

NEW 11 STORY BUILDING G APARTMENTS

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ARCHITECTURE

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DRAWN BY:

REVISIONS:

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A-0.0

COVER SHEET

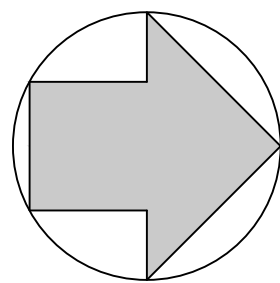
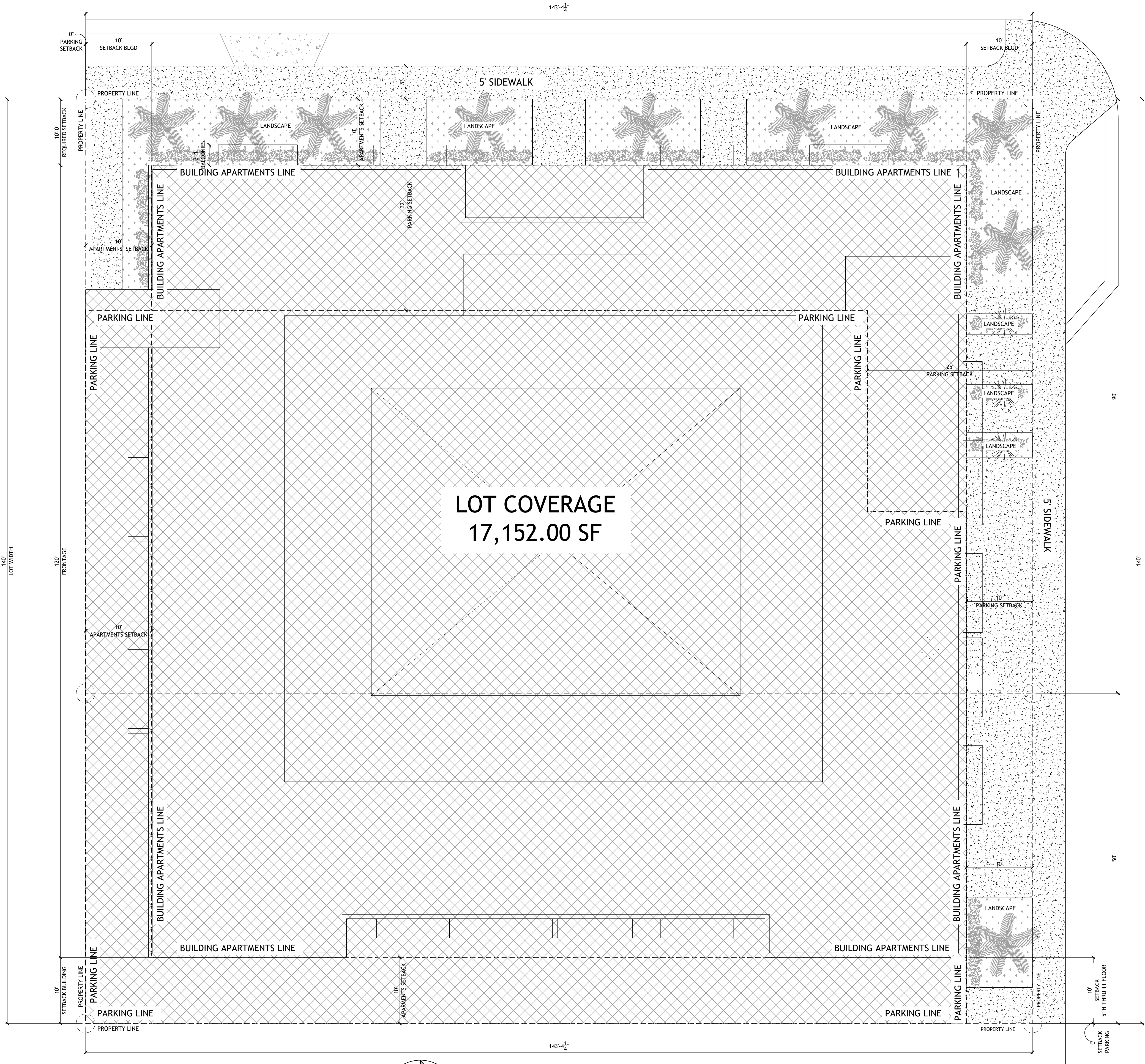
PROJECT ZONING DATA TABLE

BUILDING DISPOSITION		
Lot Occupation		
ZONING DISTRICT	T6-80 (INSIDE URBAN DEVELOPMENT BOUNDARY)	
LOT AREA	20,069 SF (0.46 acres)	
LOT WIDTH	140 FT.	
LOT DEPTH	143.5 FT.	
FLOOR LOT RATIO (FLR)	5/25% ADDITIONAL PUBLIC BENEFIT	
FLOOD ZONE	"X"	
BASE FLOOD ELEVATION	N/A	
LOT COVERAGE	ALLOWED:	PROPOSED:
MAX. LOT COVERAGE RATIO	80% Max + 10%18,062.00 SF	17,152 SF (88.88%)
	ALLOWED:	PROPOSED:
FLOOR LOT RATIO (FLR)	5 /25 % ADDITIONAL PUBLIC BENEFIT	4.8
FRONTAGE	ALLOWED:	PROPOSED:
MIN. Required @ Front Setback	70% (Min.)30 FT.	120'
OPEN SPACE	ALLOWED:	PROPOSED:
MIN. OPEN SPACE REQUIRED	10% Lot Area (Min.)2,069 SF	1,656.26 SF (8.0% of Lot Area)
DENSITY	ALLOWED:	PROPOSED:
MAX. DENSITY (DWELLING UNITS) 150 D.U./Acre (Max.)	69 (MIN.) Units	146 Units
BUILDING SETBACKS	REQUIRED:	PROVIDED:
PRINCIPAL FRONT	10'-0" (MIN.)	10'- 0"
SECONDARY FRONT	10'-0" (MIN.)	10'-0"
SIDE	0'-0" (MIN.) abutting a setback	0'-0"
REAR	0'-0" (MIN.) abutting a setback	0'-0"

BUILDING CONFIGURATION		
FRONTAGE	ALLOWED:	PROPOSED:
Permitted configuration	SHOPFRONT (Permitted)	SHOPFRONT
BUILDING HEIGHT	ALLOWED:	PROPOSED:
MIN. BUILDING HEIGHT	2 Stories	
MAX. BUILDING HEIGHT	8 max** Above 8th Story 15,000 sf. max.	11 stories
MAX. Benefit Heigth	4 stories Abutting all transects Zones	4
** Note: Refer to Article 5 for Specific Transect Zone Regulations		

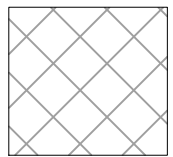
PROPOSED FLOOR AREA	
ENTRANCE LOBBY & RETAIL UNDER AC- 1ST FLOOR	6,099.00 SF
PARKING AREA 1ST FLOOR (32 PARKING)	12,958.00 SF
LOBBY ELEVATORS & APARTMENTS - 2ND FLOOR	3,562.00 SF
PARKING AREA 2ND FLOOR (32 PARKING)	13,595.00 SF
LOBBY ELEVATORS & APARTMENTS - 3RD FLOOR	3,562.00 SF
PARKING AREA 3RD FLOOR (32 PARKING)	13,595.00 SF
LOBBY ELEVATORS & APARTMENTS - 4TH FLOOR	3,562.00 SF
PARKING AREA 4TH FLOOR (9 PARKING)	5,418.00 SF
LOBBY ELEV & APTOS-HALLWAYS - 4TH TO 10TH FLOORS	80,969.00 SF
TOTAL AREAS BUILDING	142,022.00 SF
TOTAL # OF PARKING (102 SPACES)	

APARTMENTS STUDIOS	112
APARTMENTS 1 BED	21
APARTMENTS 2 BED	10
APARTMENTS 3 BED	3
TOTAL APARTMENTS	146



SITE PLAN

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



LOT COVERAGE 17,152.00 SF

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A-1.0

SITE PLAN
ZONING INFO

PERMIT SET ISSUED 5-22-2021

NE 17TH TERRACE

10% of LOT AREA

LOT AREA
20,069.00 SF

PERVIOUS OPEN AREA:.....1,658 SF
(8.2%)

IMPERVIOUS OPEN AREA:.....1,244.27 SF

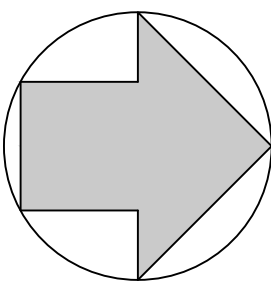
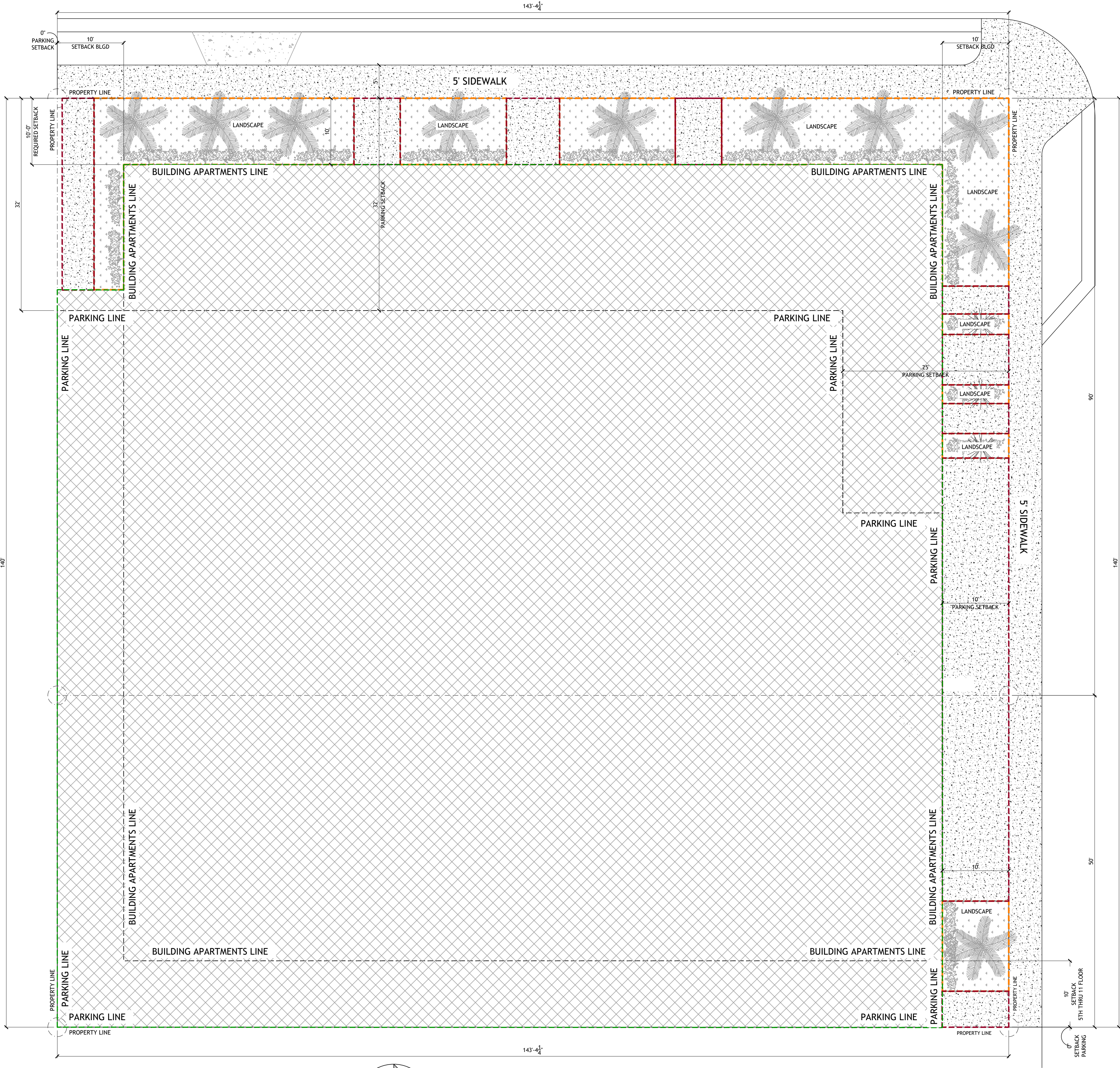
LOT COVERAGE:

MAX. 80% of LOT AREA
(+10% ADDITIONAL)

MAX. ALLOWED
16,055.20 SF

LOT COVERAGE AREA:.....17,152.00 SF
(88.88%)

PROPOSED
(88.88%)



SITE DIAGRAM PLAN

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

NW 19TH TERRACE

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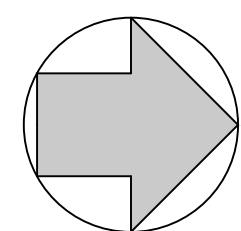
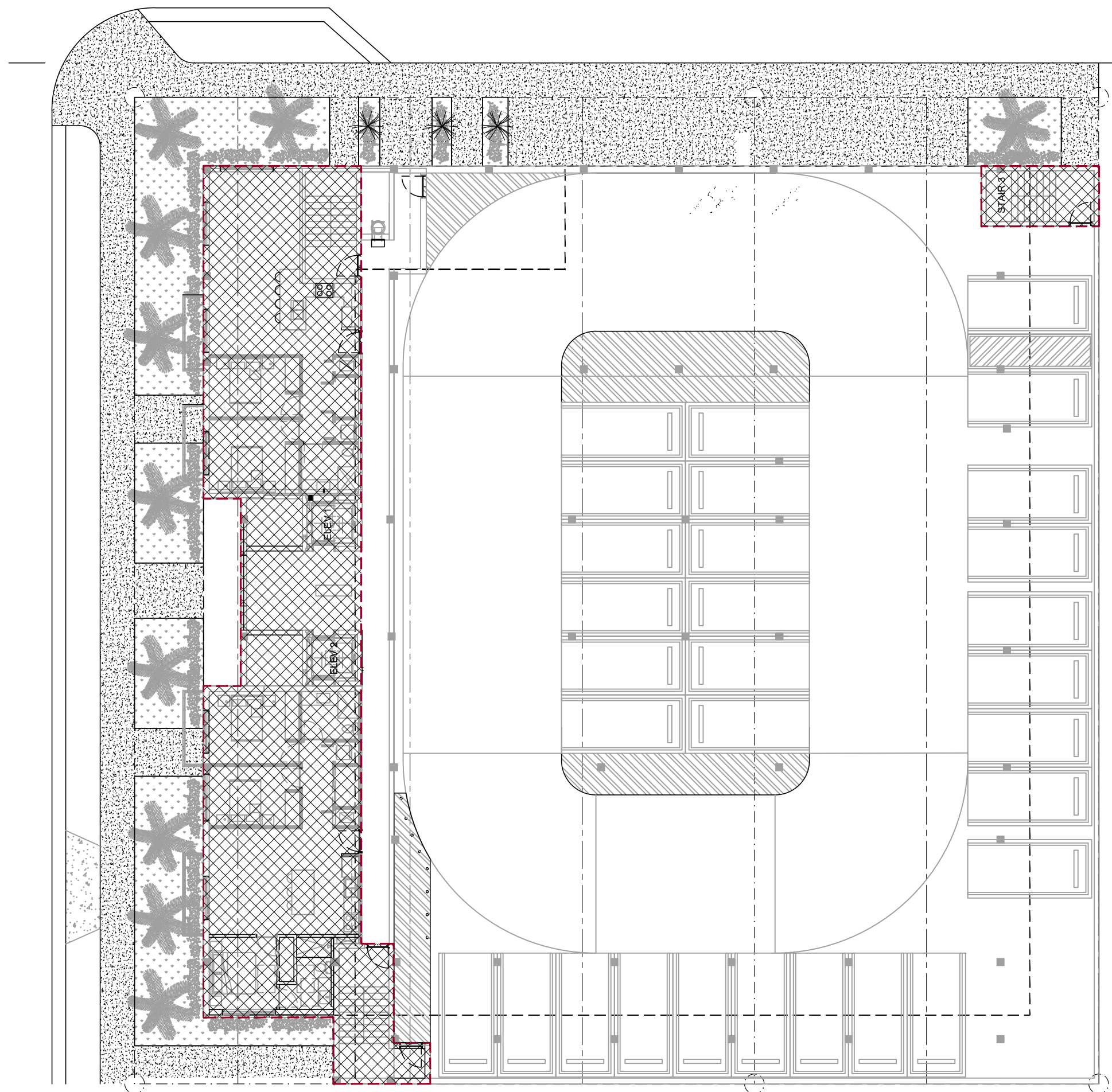
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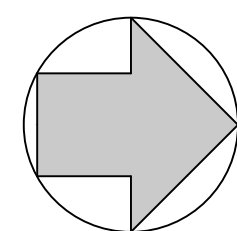
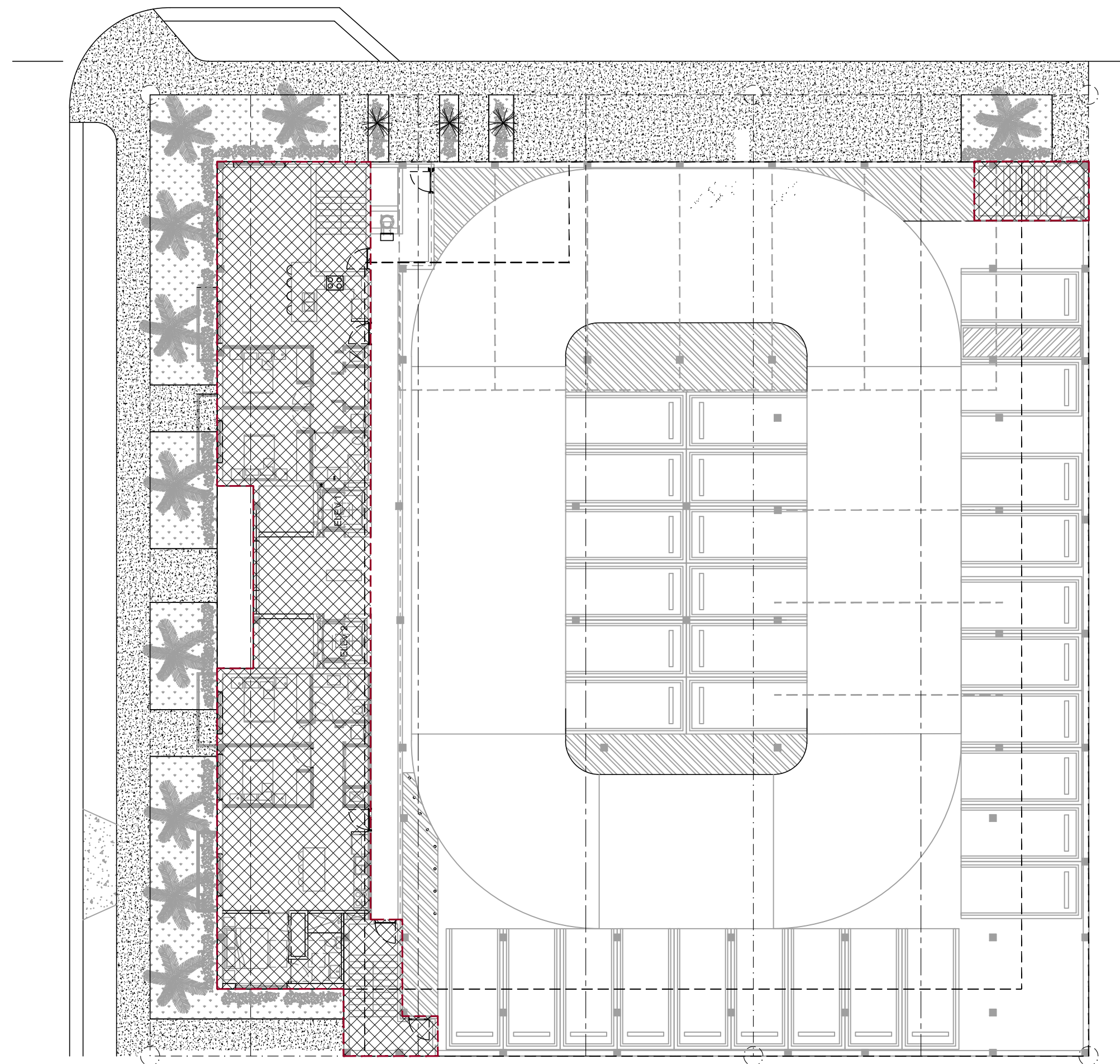
A-1.1

SITE DIAGRAM PLAN



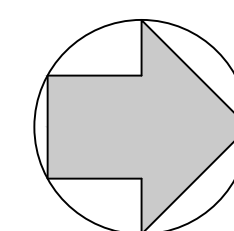
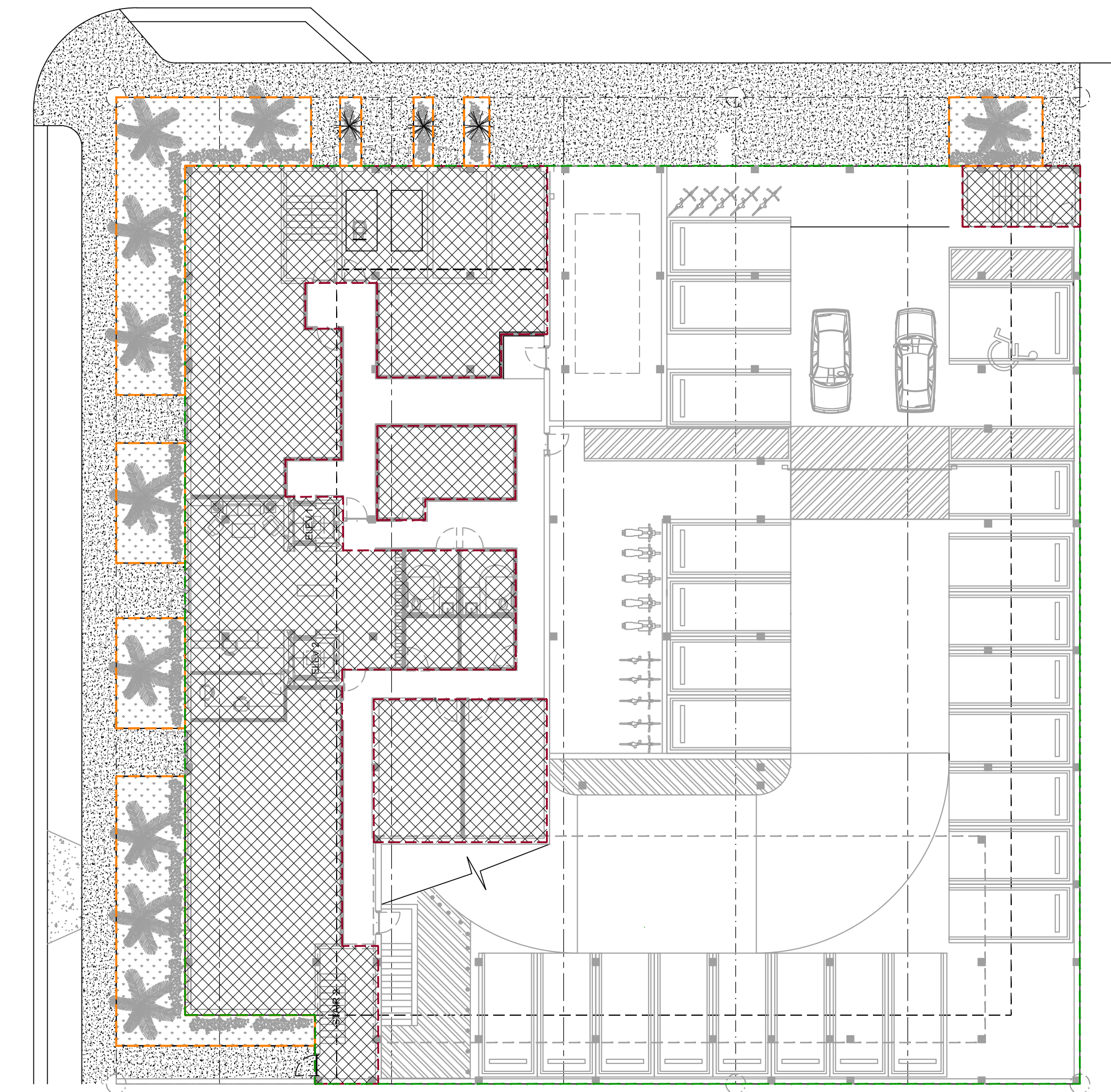
3rd FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"  FLR : 2,996.00 SF
(DOES NOT INCLUDE OPENS CORRIDOR, BALCONIES AND DECKS)



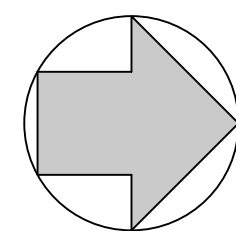
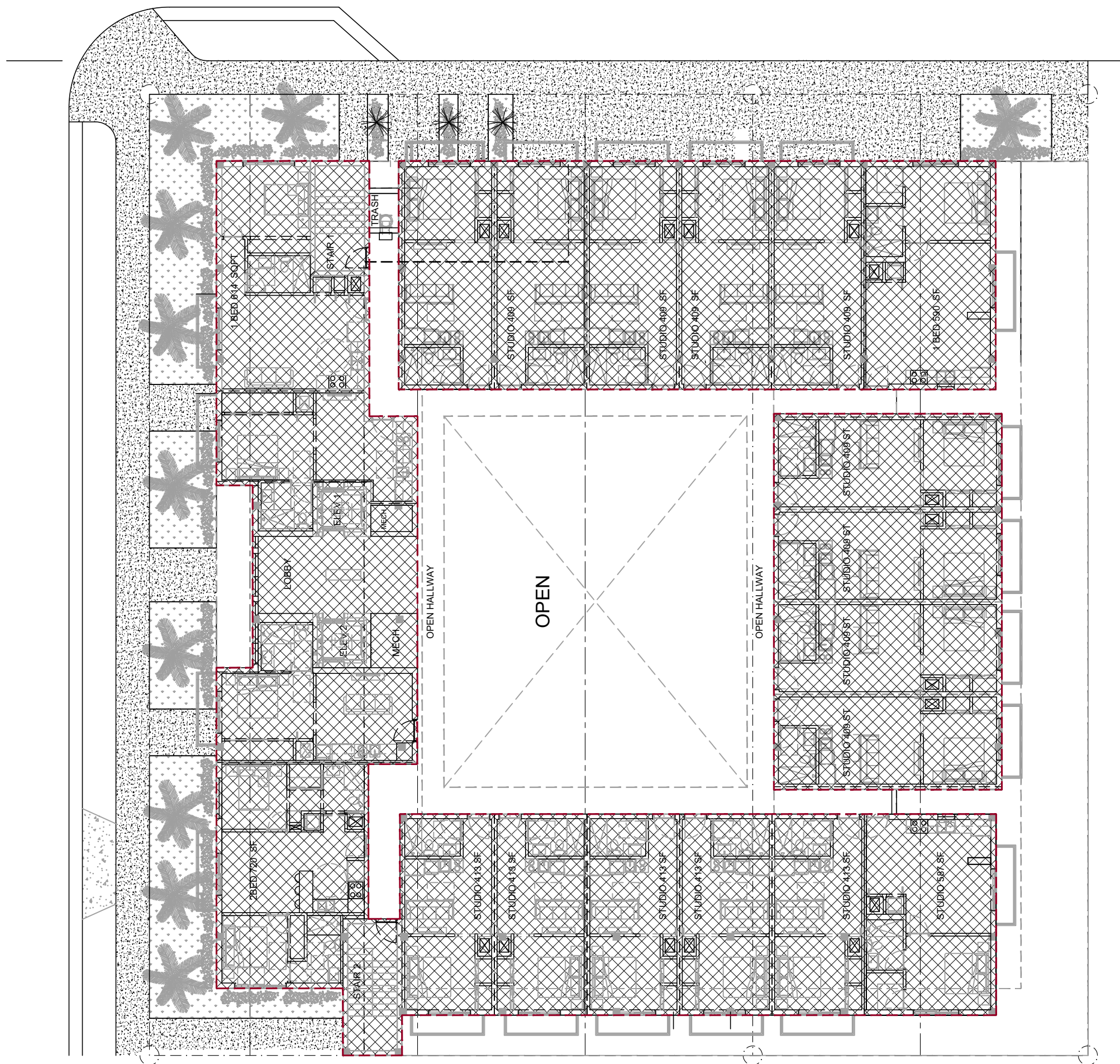
2nd FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"  FLR : 2,996.00 SF
(DOES NOT INCLUDE OPENS CORRIDOR, BALCONIES AND DECKS)



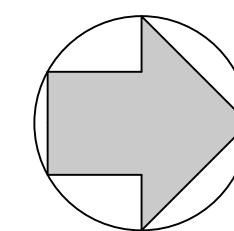
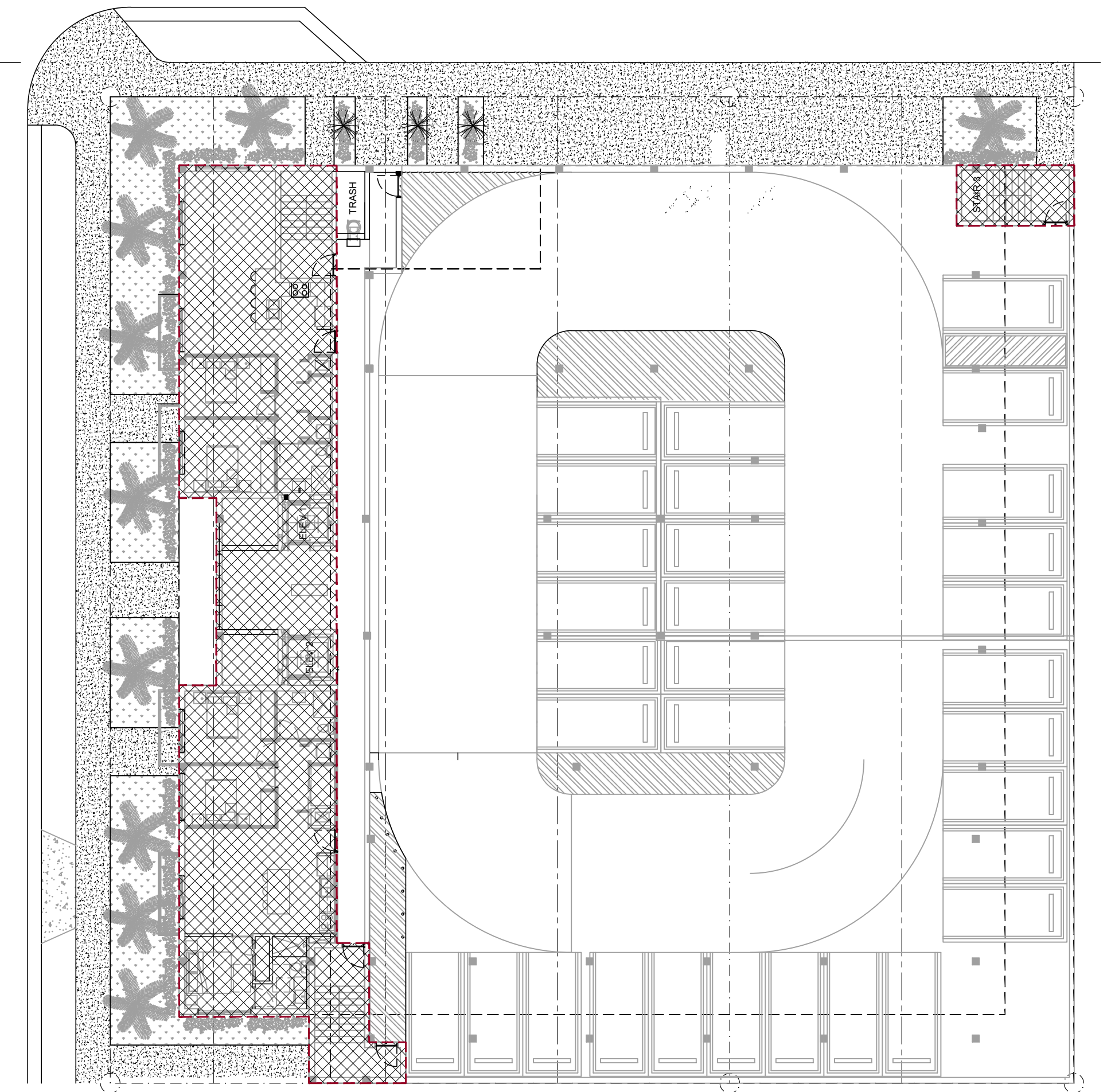
1st FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"  FLR : 5,023.83 SF
(DOES NOT INCLUDE OPENS CORRIDOR, BALCONIES AND DECKS)



5th THRU 11th FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"  FLR : 75,477.78 SF
(DOES NOT INCLUDE OPENS CORRIDOR, BALCONIES AND DECKS)



4th FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"  FLR : 2,996.00 SF
(DOES NOT INCLUDE OPENS CORRIDOR, BALCONIES AND DECKS)

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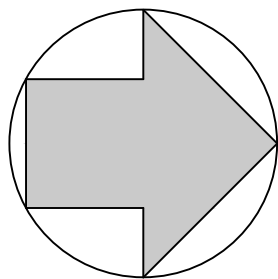
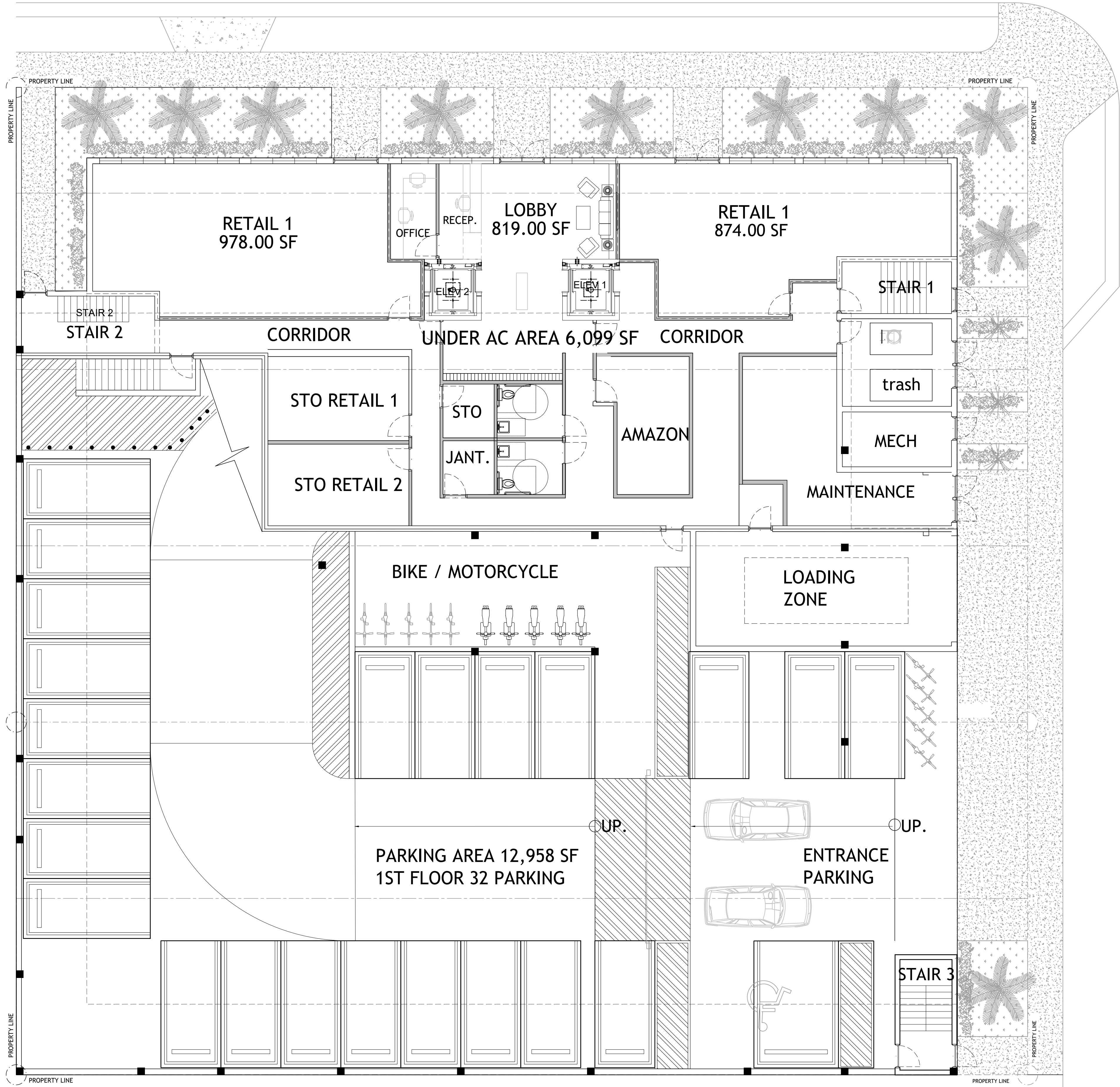
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A-1.1
FLOORING AREA
DIAGRAM PLAN

PERMIT SET ISSUED 5-22-2021

NE 17TH TERRACE



1st FLOOR PLAN

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

NW 19TH TERRACE

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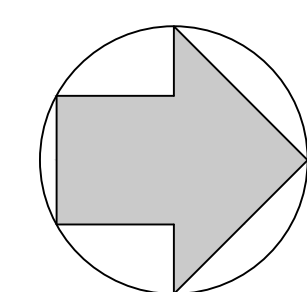
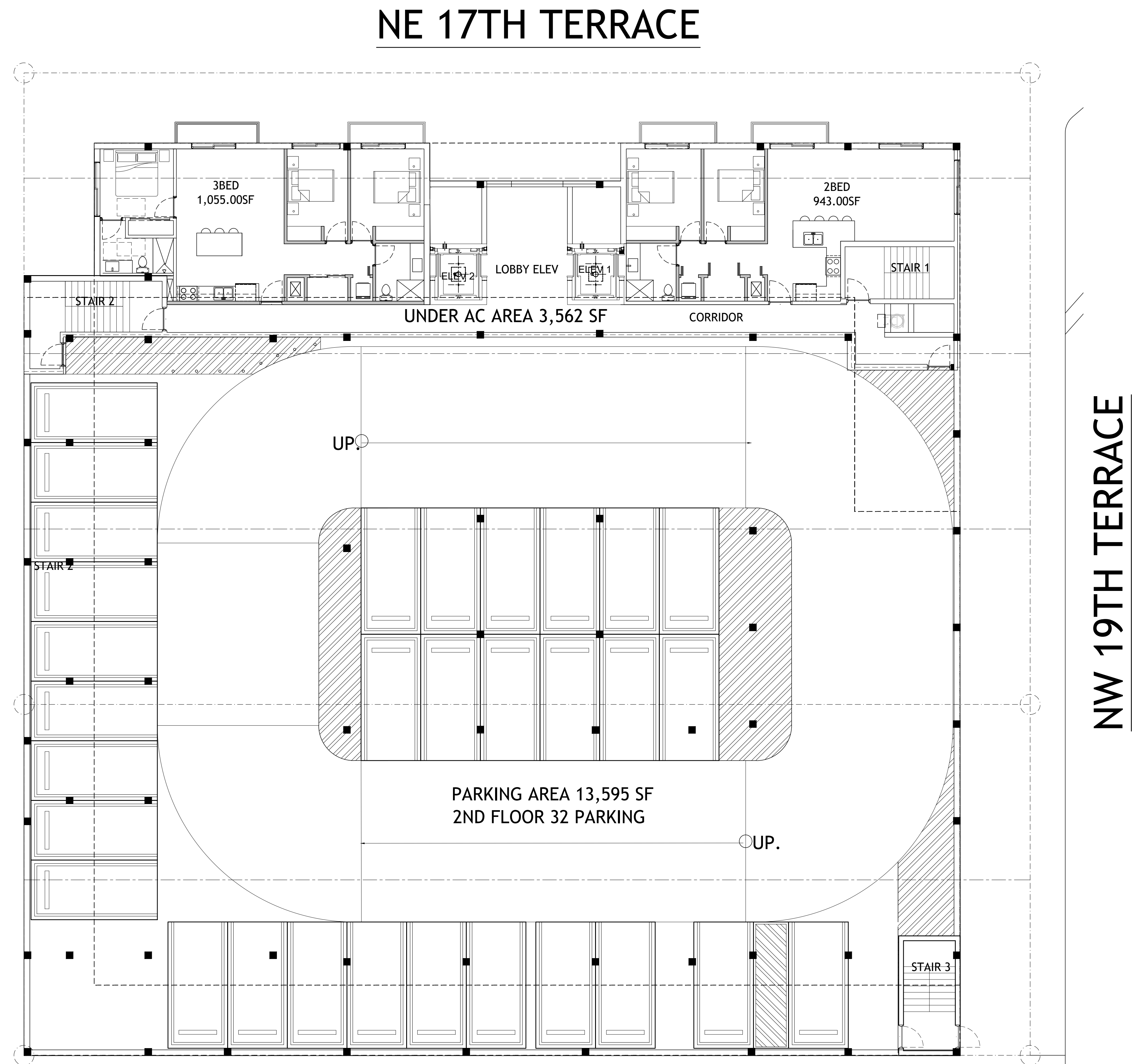
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A-2.0
1st FLOOR PLAN

PERMIT SET ISSUED 5-22-2021



2nd FLOOR PLAN
SCALE: 1/8"=1'-0"

NE 17TH TERRACE

NW 19TH TERRACE

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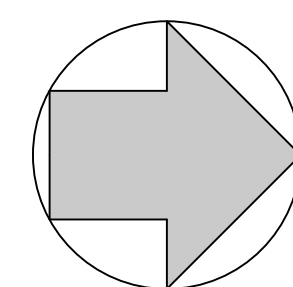
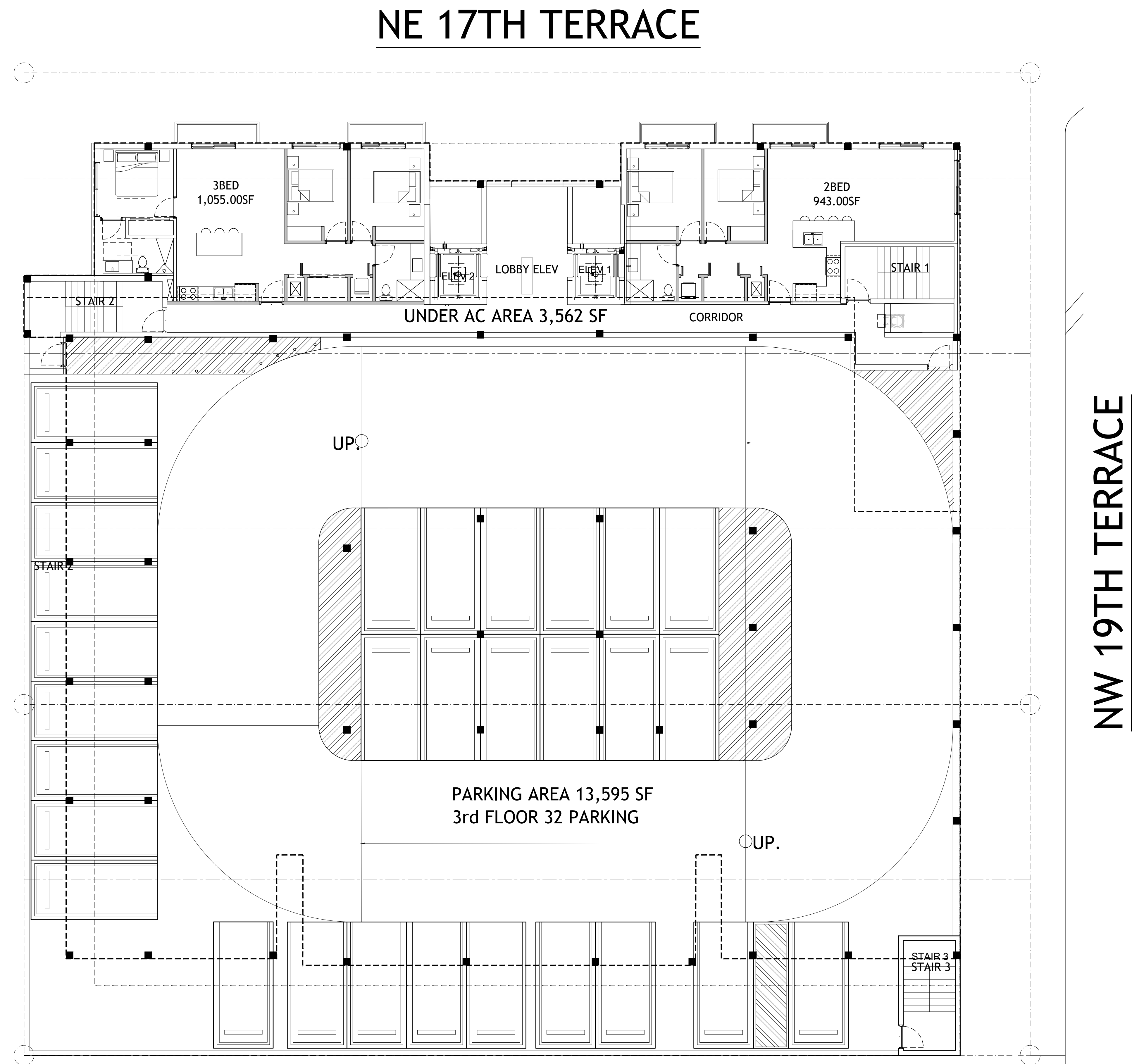
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A-2.1
2nd FLOOR PLAN

PERMIT SET ISSUED 5-22-2021



3rd FLOOR PLAN

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

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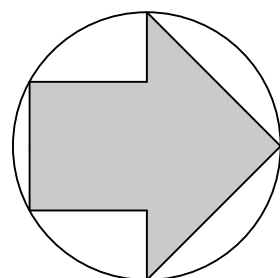
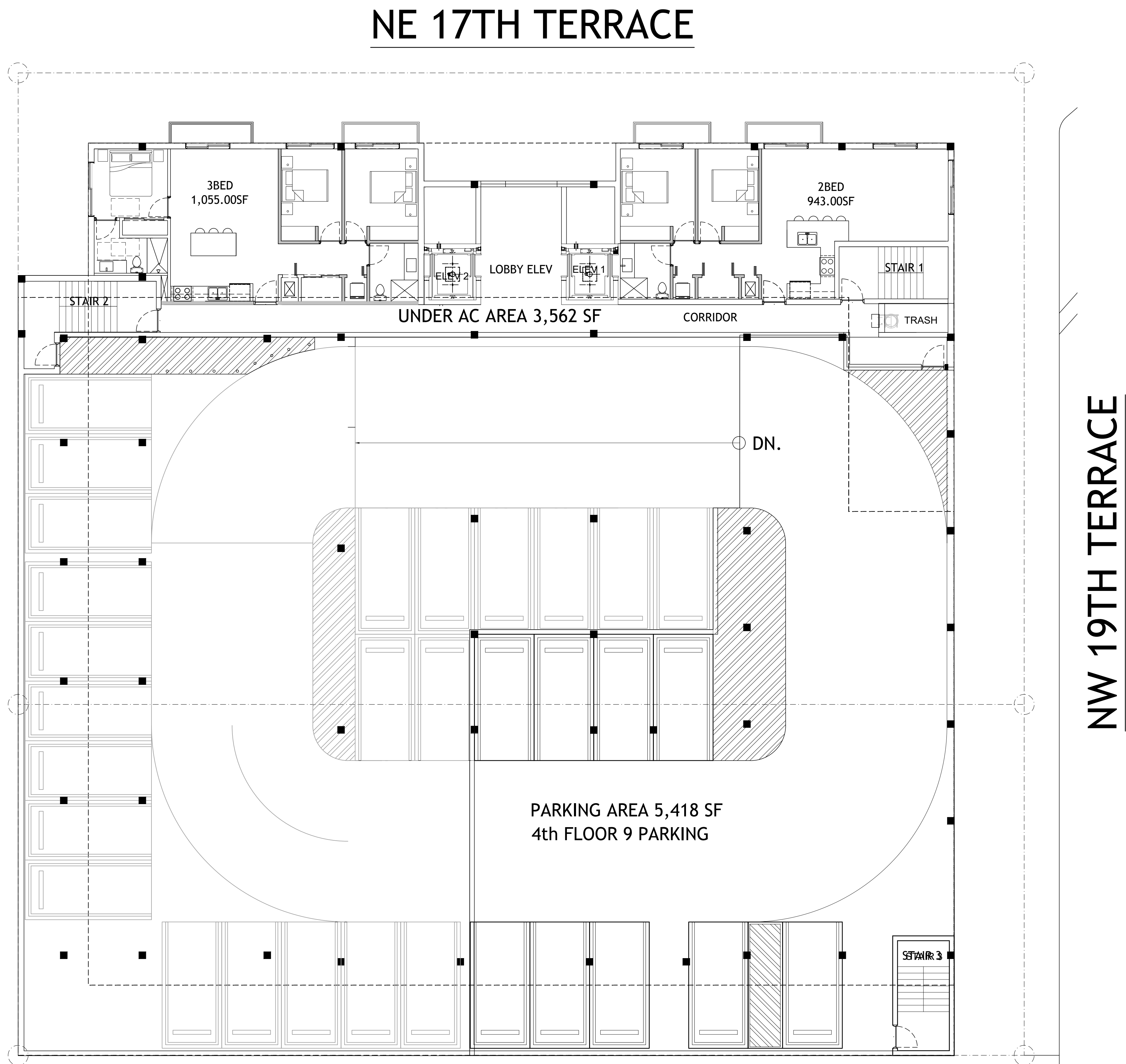
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3rd FLOOR PLAN

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4th FLOOR PLAN

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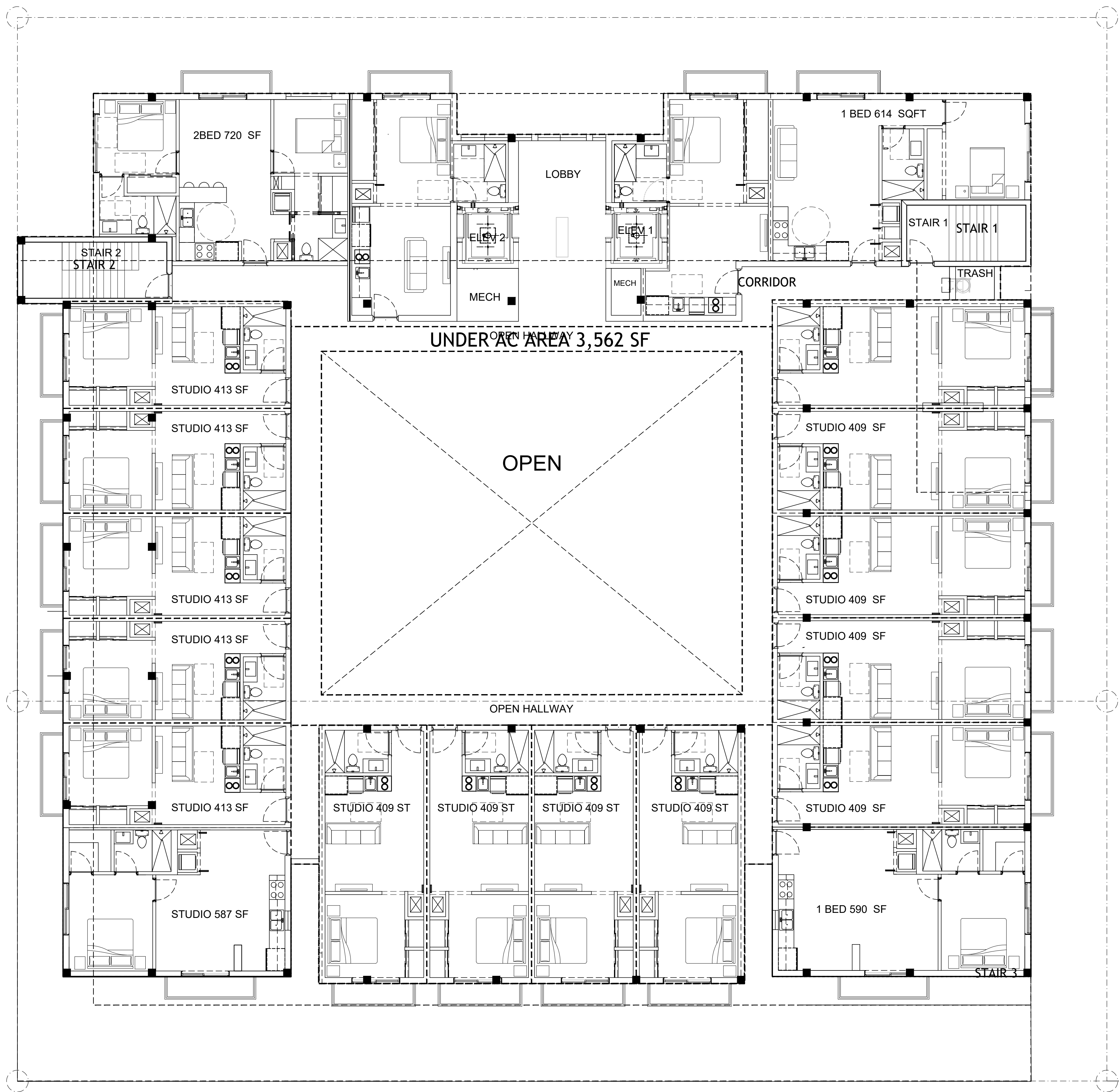
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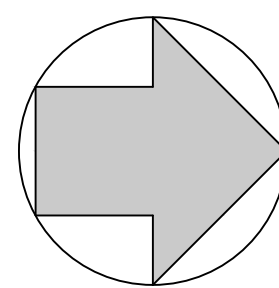
A-2.3
4th FLOOR PLAN

PERMIT SET ISSUED 5-22-2021

NE 17TH TERRACE



NW 19TH TERRACE



5TH THRU 11TH FLOOR PLAN

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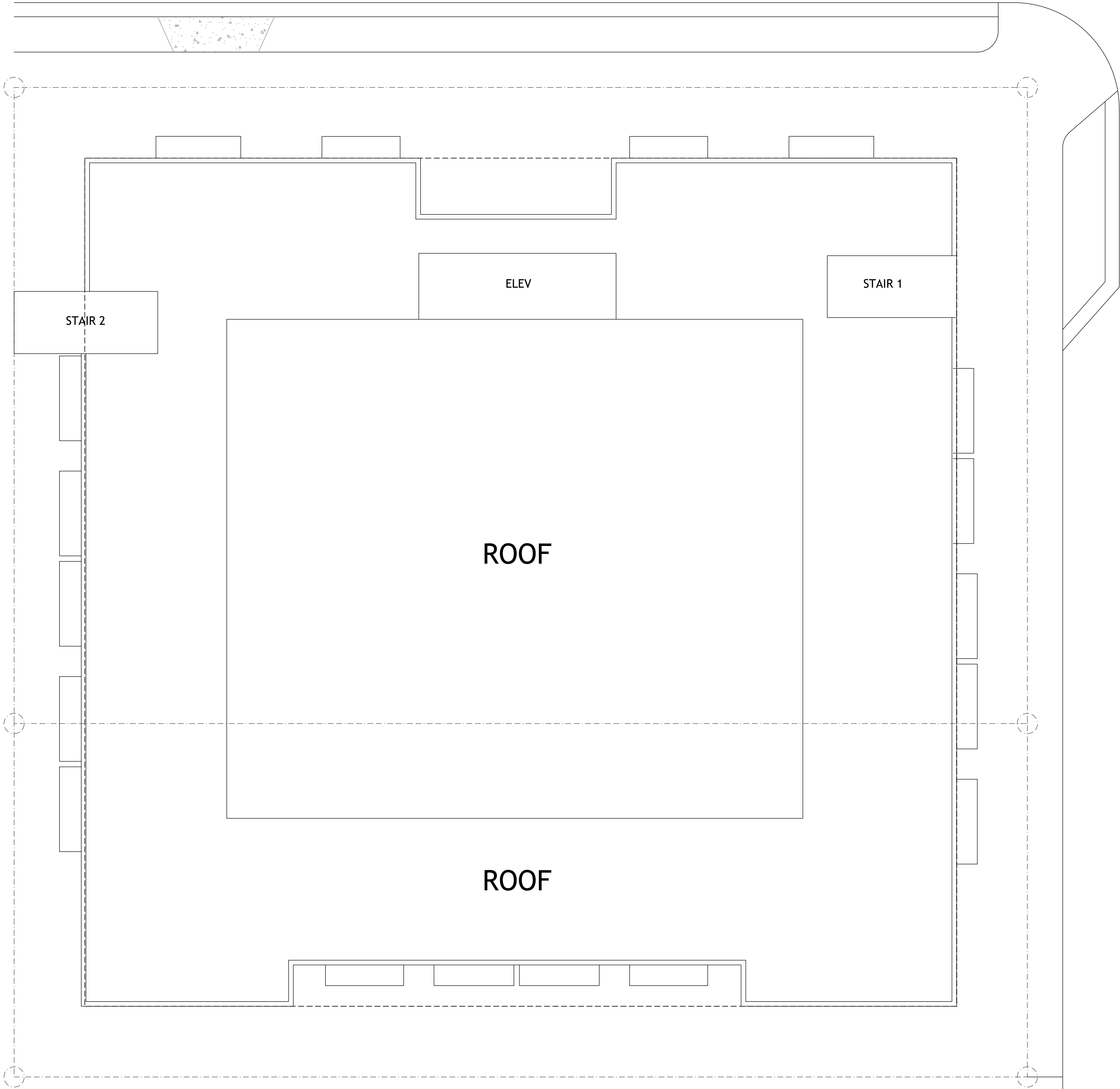
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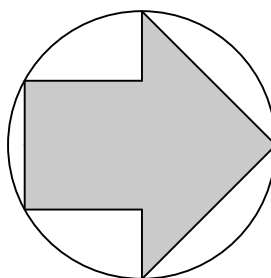
A-2.4
4th THRU 11TH
FLOOR PLAN

PERMIT SET ISSUED 5-22-2021

NE 17TH TERRACE



NW 19TH TERRACE



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

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REVISIONS:

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ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

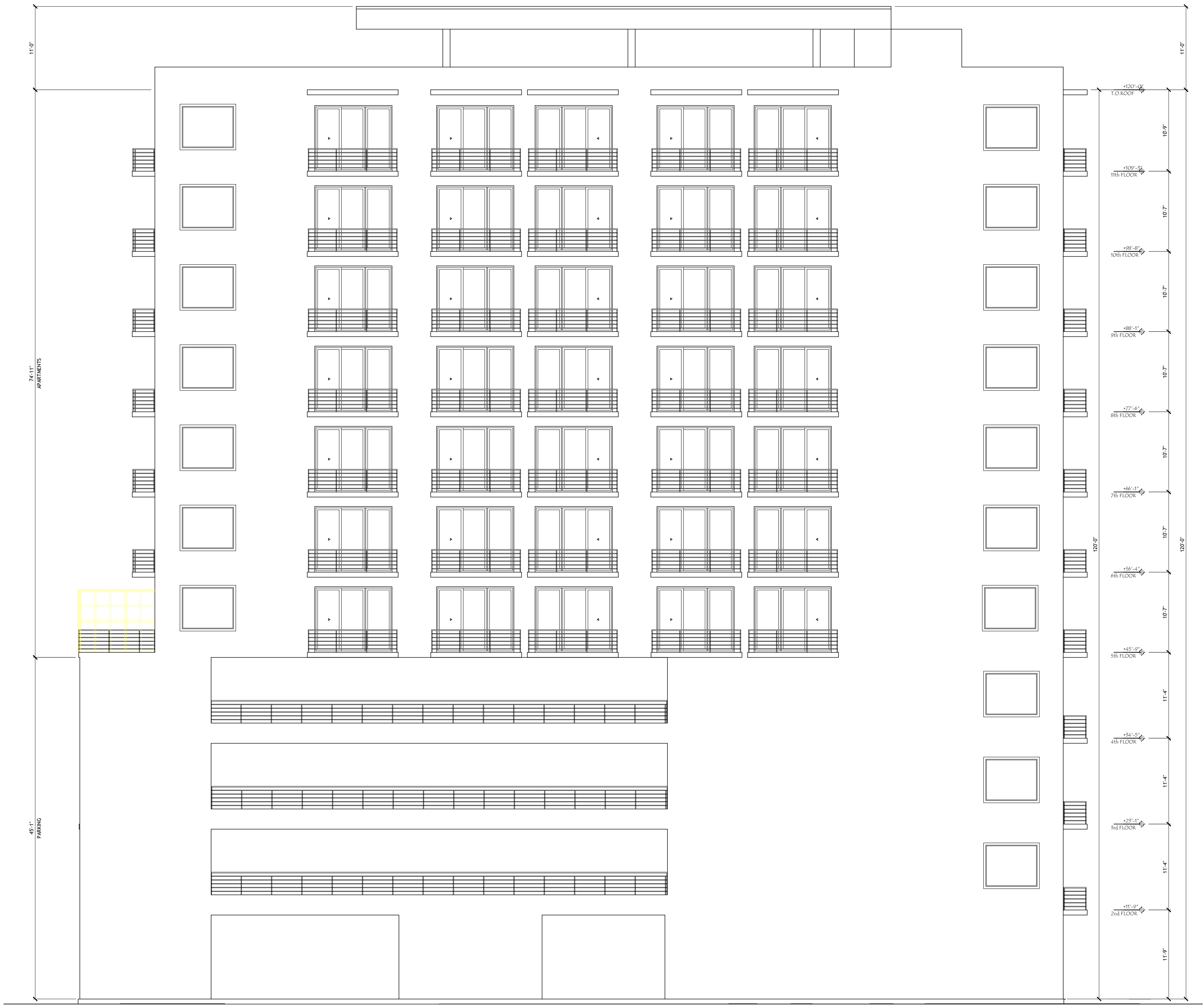
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SEAL

NEW BUILDING
FOR
1690 NW 19 Th TERRACE
MIAMI , FL 33125

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-2.5
ROOF PLAN



NORTH ELEVATION

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

DRAWN BY:
REVISIONS:

AA0003669
ANTHONY LEON
0016752

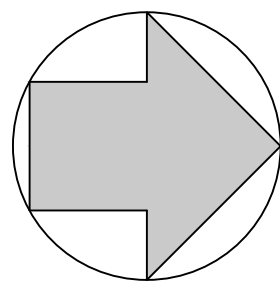
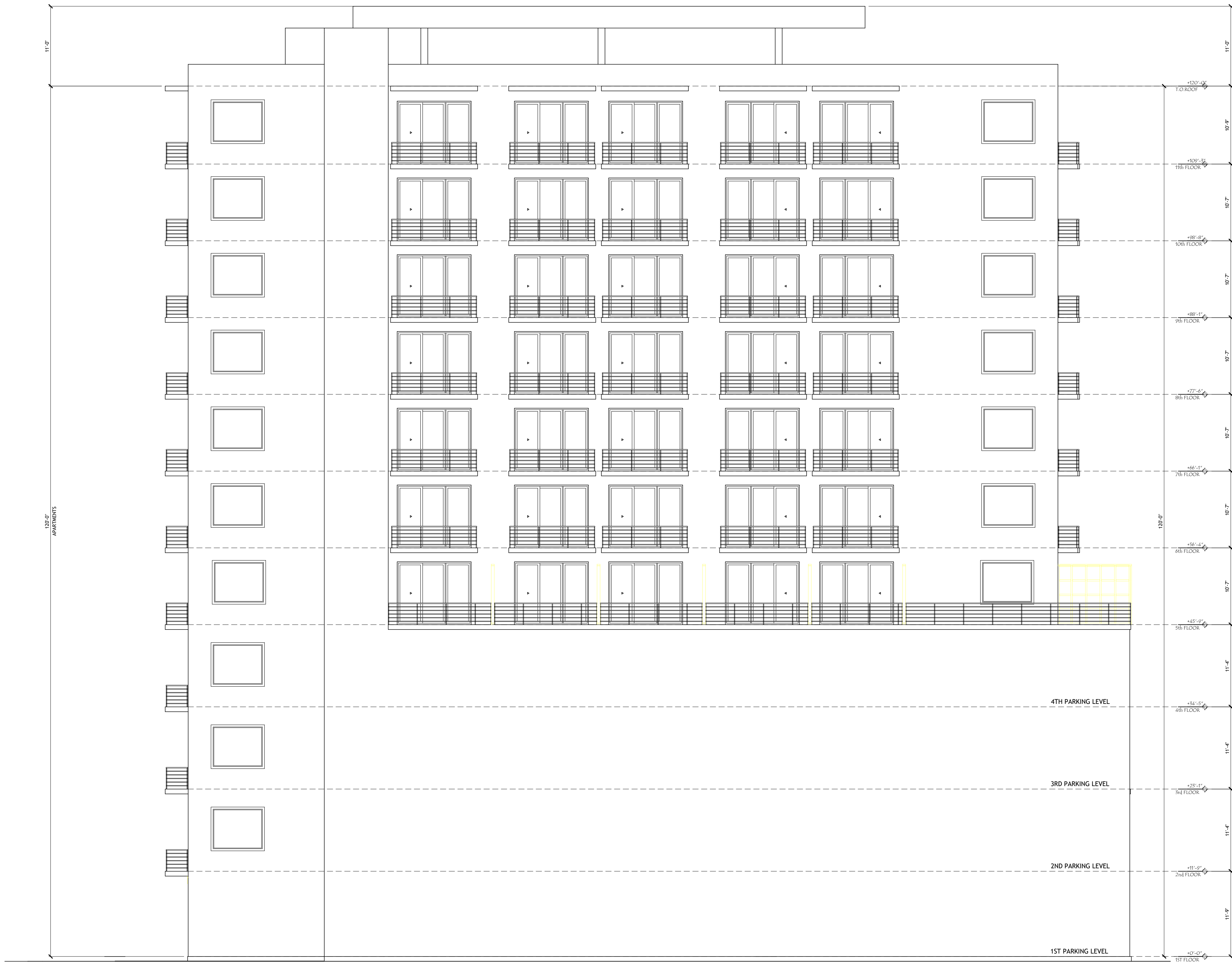
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SEAL

NEW BUILDING
FOR
1650 NW 19 Th TERRACE
MIAMI , FL 33125

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A-3.0
NORTH ELEVATION



SOUTH ELEVATION

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

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0016752

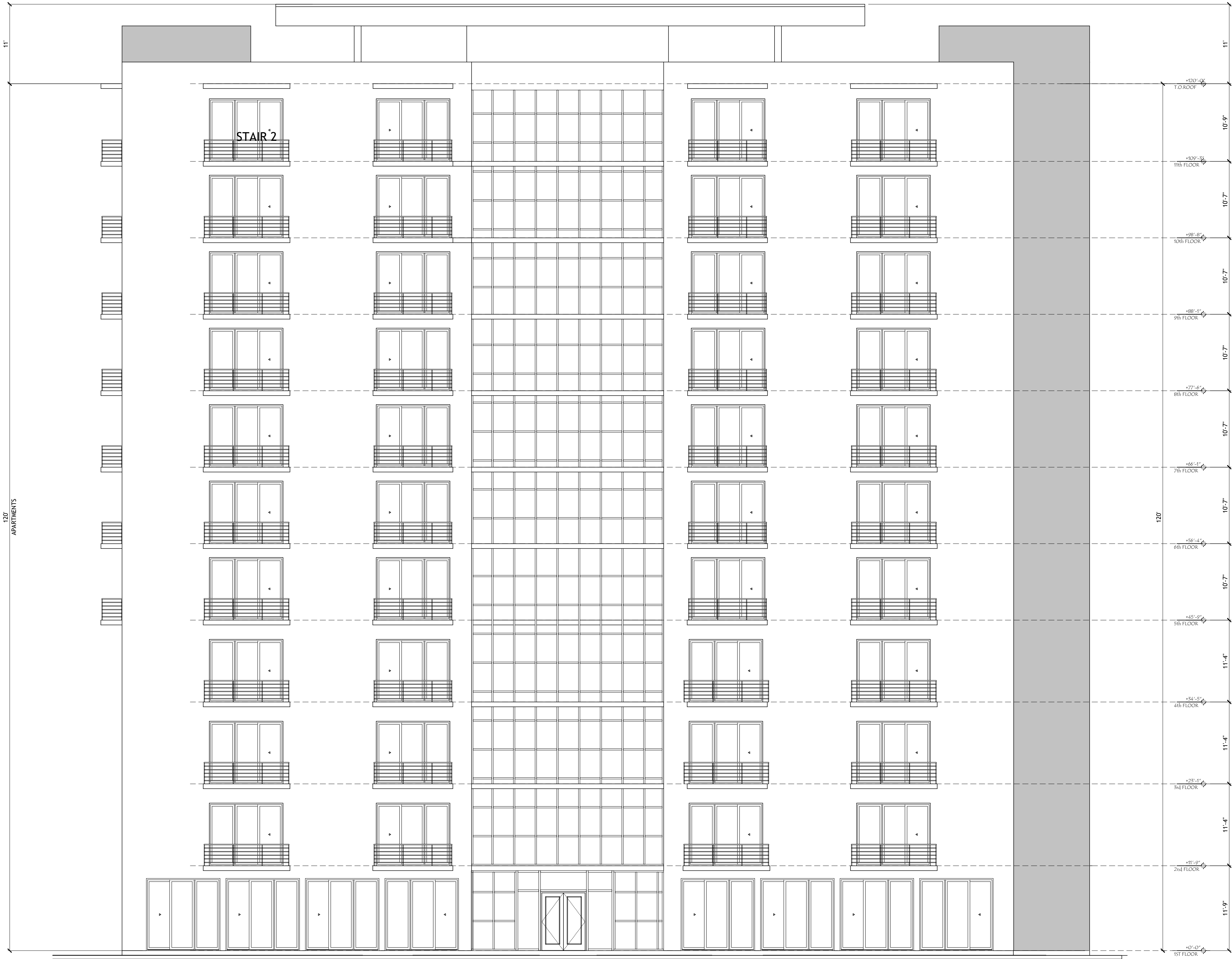
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SEAL

NEW BUILDING
FOR
1600 NW 19 Th TERRACE
MIAMI , FL 33125

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A-3.1
SOUTH ELEVATION



WEST ELEVATION

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

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ANTHONY LEON
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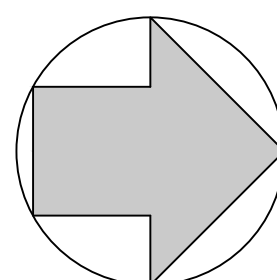
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SEAL

NEW BUILDING
FOR
1650 NW 19 Th TERRACE
MIAMI , FL 33125

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A-3.2
WEST ELEVATION



EAST ELEVATION

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

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SEAL

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A-3.3
EAST ELEVATION



3D MASSING

DRAWN BY:
REVISIONS:

AA0003668
ANTHONY LEON
0016752

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SEAL

NEW BUILDING
FOR
1650 NW 19 Th TERRACE
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A-4.0
3D MASSING