

# 3424 DOUGLAS ROAD

MIAMI, FL 33133



PRESENTATION

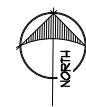
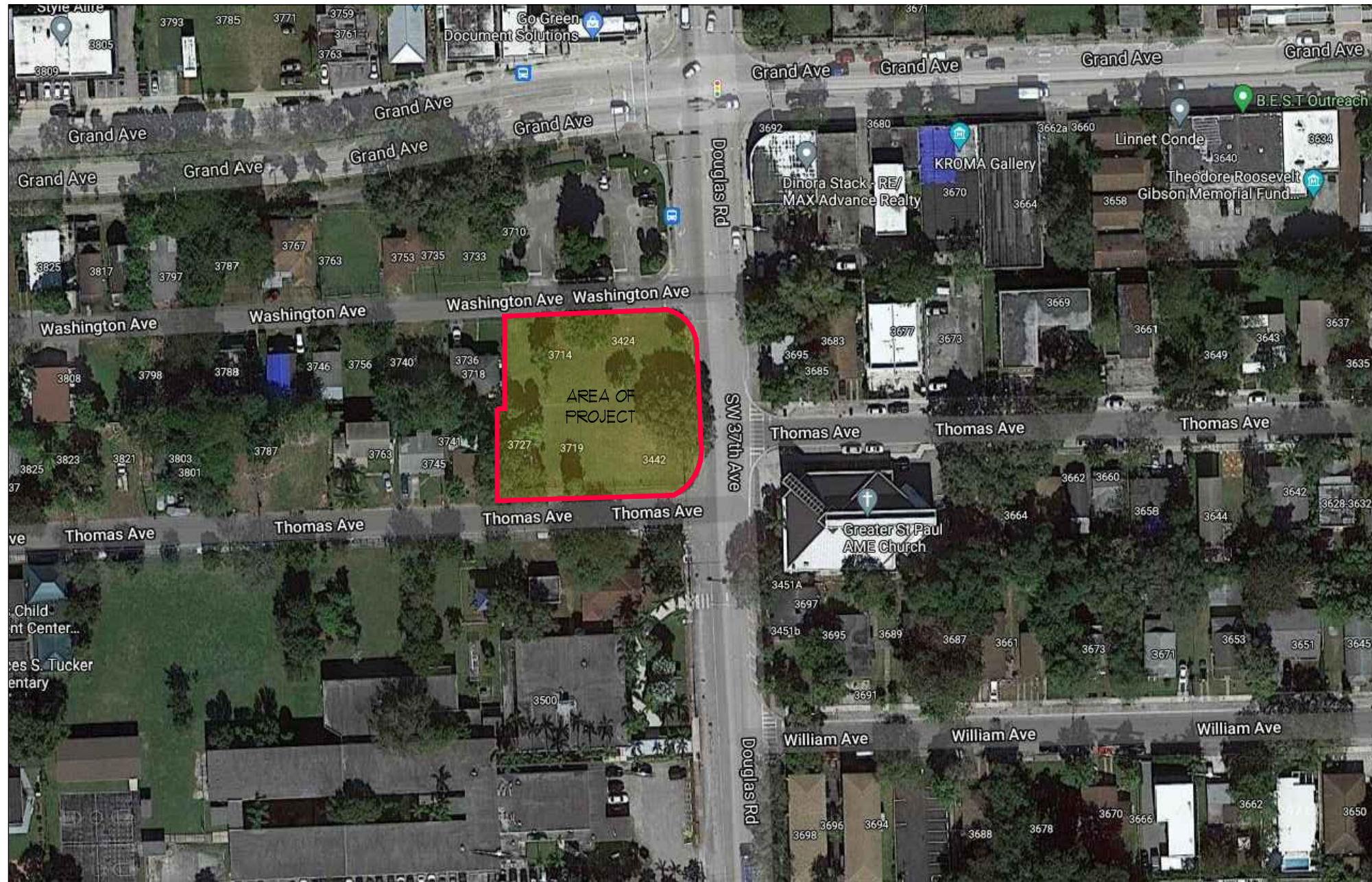
MAY, 2021

3424 SW 37 AVE MIAMI, FLORIDA 33133



COVER

# CONTEXT PLAN



## AERIAL CONTEXT PLAN

Scale: N.T.S.

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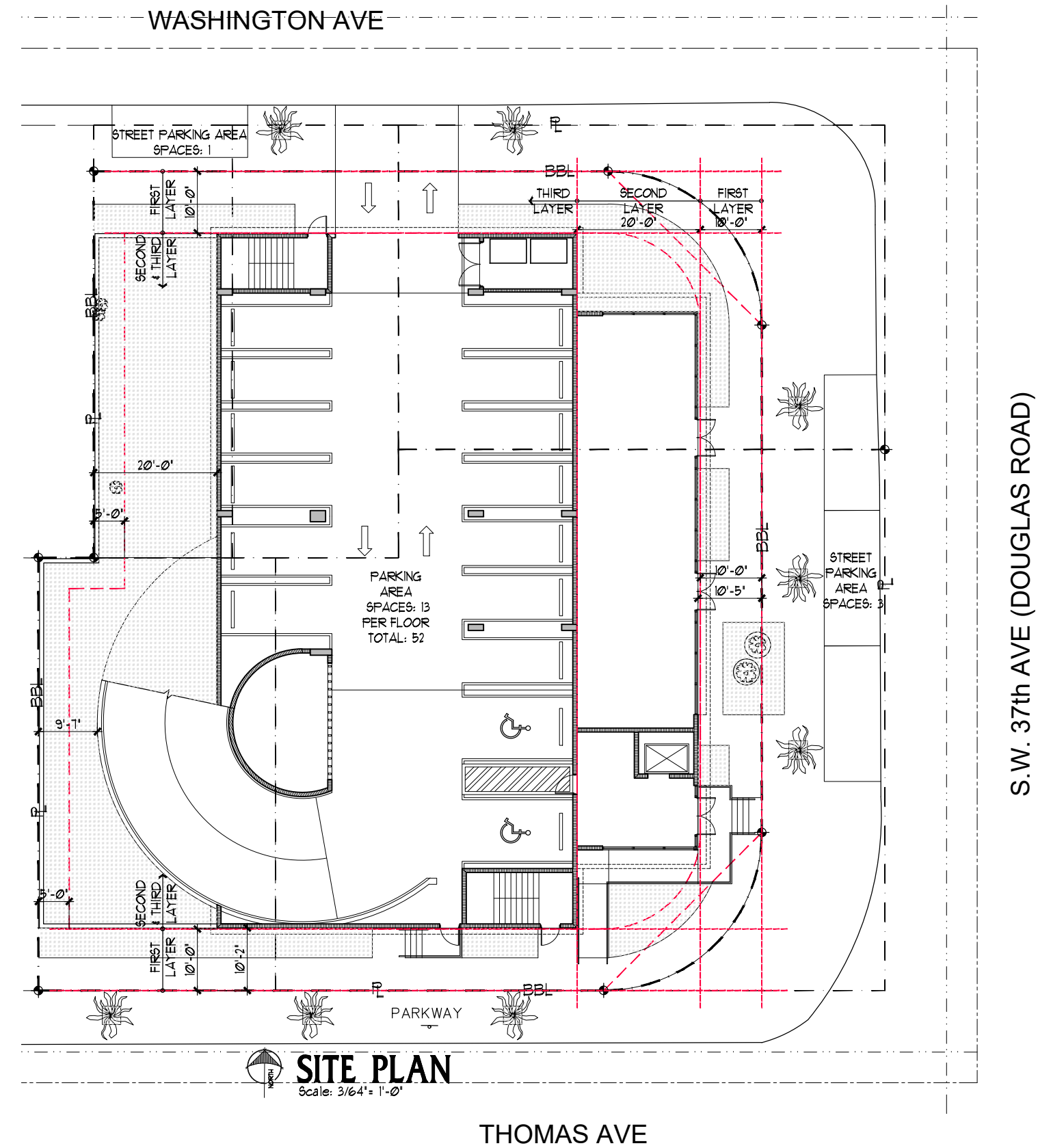


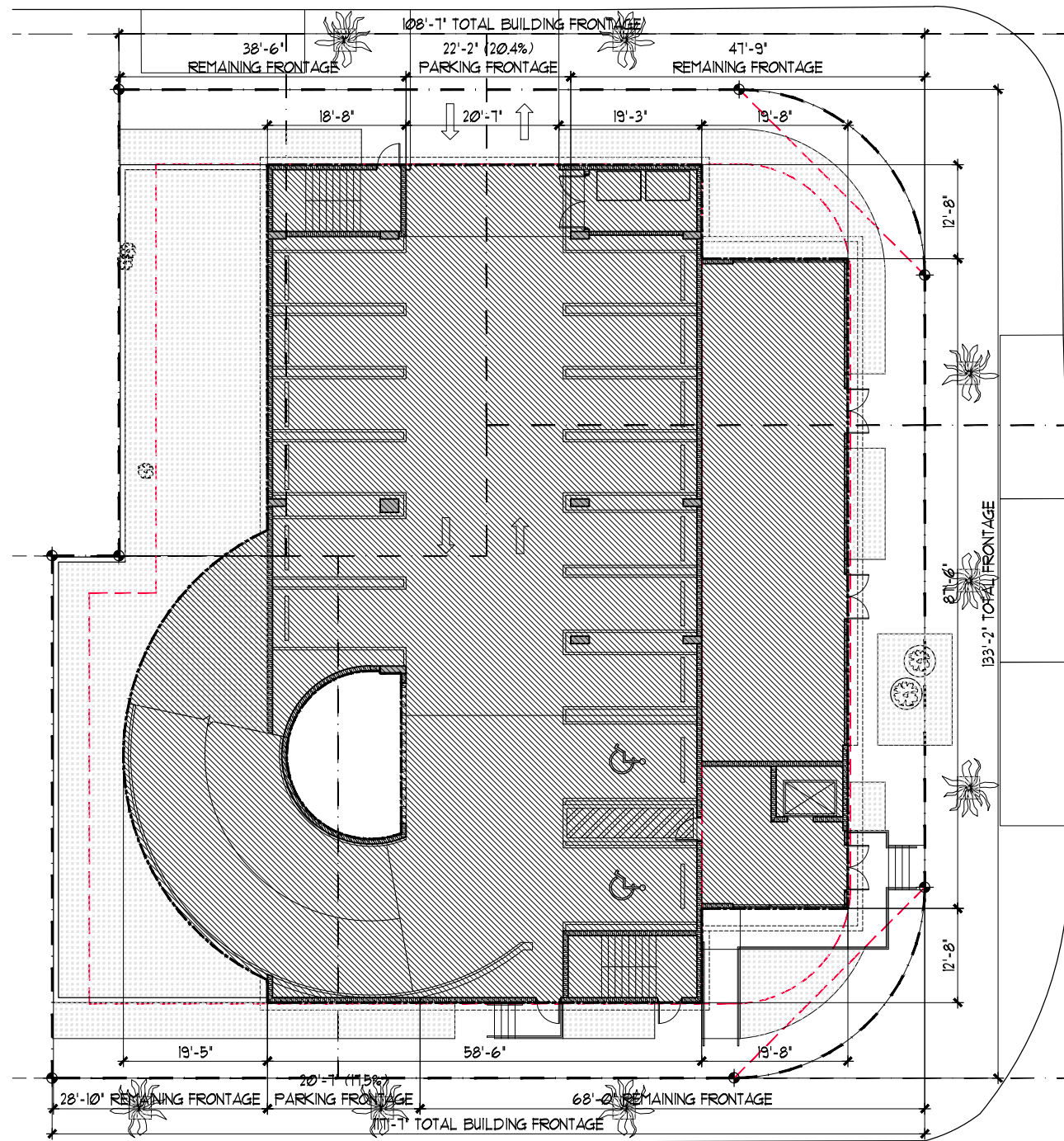
A-0.01

# ZONING DATA + SITE PLAN

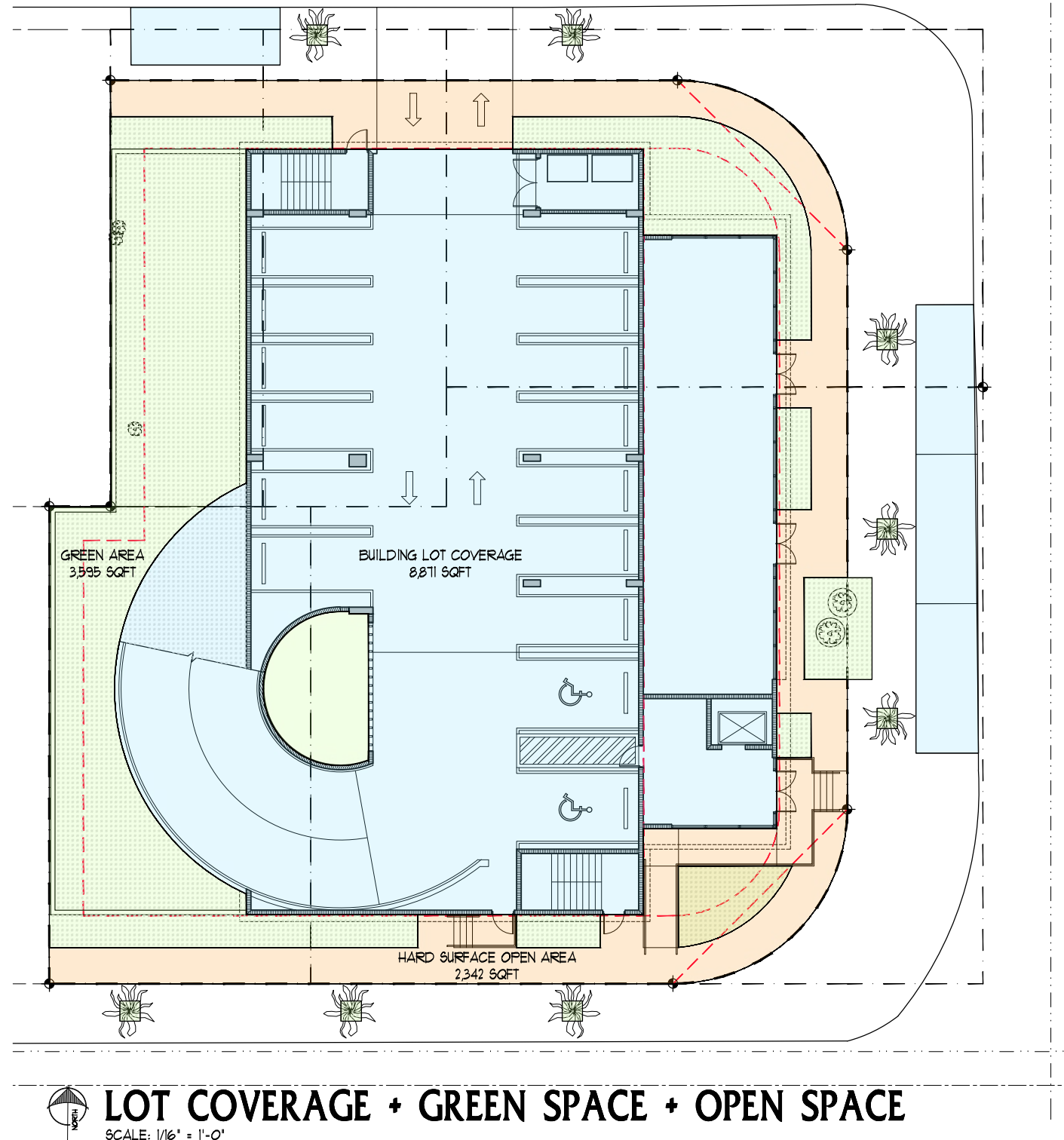
| SITE DATA UNDER MIAMI 21:                 |   |                      |
|---|---|----------------------|
| ZONING:                                   | T4-0 URBAN CENTER ZONE<br>NCD-2                       |                      |
| NET LOT:                                  | 14,801 SQFT.  |                      |
| LOT OCCUPATION                            |   |                      |
|   | REQUIRED  | PROPOSED             |
| A. LOT AREA:                              | 5,000 SQFT. MIN.                                      | 14,801 SQFT.         |
| B. LOT WIDTH:                             | 50 FT. MIN.   | 133'-1"              |
| C. LOT COVERAGE:                          | 60% MAX.<br>(14,801 x 0.60) = 8,880.6 SQFT.           | 8,871 SQFT. (59.91%) |
| D. FL. LOT AREA:                          | N/A   | N/A                  |
| E. FRONTAGE AT FRONT SETBACK:             | 70% MIN. = 78'-3"                                     | 87'-6"               |
| F. OPEN SPACE                             | 15% LOT AREA MIN.<br>(14,801 x 0.15) = 2,220.15 SQFT. | 5,937 SQFT. (40.1%)  |
| G. DENSITY:                               | 36 DU/ACRE MAX.<br>(34 ACRE = 1224 DU.)               | N/A                  |
| MIAMI 21: 5.5.6 B.<br>UNPAVED GREEN SPACE | 5% LOT AREA MIN.<br>(14,801 x 0.05) = 740.05 SQFT.    | 3,595 SQFT. (24.3%)  |
| BUILDING SETBACK                          |   |                      |
|   | REQUIRED  | PROPOSED             |
| A. EAST PRINCIPAL FRONT:                  | 10'-0" MIN  | 10'-5"               |
| B. NORTH SECONDARY FRONT:                 | 10'-0" MIN  | 10'-2"               |
| C. SOUTH SECONDARY FRONT:                 | 10'-0" MIN  | 10'-2"               |
| D. WEST SIDE:                             | 0'-0" MIN   | N/A                  |
| E. ABUTTING SIDE OR REAR T4               | 6'-0" MIN   | N/A                  |
| F. ABUTTING SIDE OR REAR T3               | 5'-0"   | 9'-7"                |

| BUILDING CONFIGURATION FRONTAGE  |                                |           |
|--|--------------------------------|-----------|
|  | REQUIRED                       | PROPOSED  |
| A. COMMON LAWN:  | PROHIBITED                     | N/A       |
| B. PORCH & FENCE:  | PROHIBITED                     | N/A       |
| C. TERRACE OR L.C.   | PROHIBITED                     | N/A       |
| D. FORECOURT   | PERMITTED                      | N/A       |
| E. STOOP   | PERMITTED                      | N/A       |
| F. SHOFFRONT   | PERMITTED                      | N/A       |
| G. GALLERY   | PERMITTED BY SPECIAL AREA PLAN | N/A       |
| H. ARCADE  | PERMITTED BY SPECIAL AREA PLAN | N/A       |
| BUILDING HEIGHT  |                                |           |
|  | REQUIRED                       | PROPOSED  |
| A. MIN. HEIGHT:  | 2 STORIES                      | N/A       |
| B. MAX. HEIGHT:  | 3 STORIES                      | 3 STORIES |
| PARKING  |                                |           |
| REQUIRED   |                                |           |
| MIN 3 PARKING SPACES FOR EVERY 1,000 SQFT. OF NET OFFICE/COMMERCIAL AREA     |                                |           |
| OFFICE / COMMERCIAL NET AREA = 4,128 SQFT. = 12.38 = 13 PARKING SPACES       |                                |           |
| PROPOSED   |                                |           |
| 56 OFF STREET PARKING SPACES 4 ACCESSIBLE SPACES INCLUDED + 4 STREET PARKING |                                |           |
| TOTAL PARKING SPACES : 60 ON SITE + STREET                                   |                                |           |

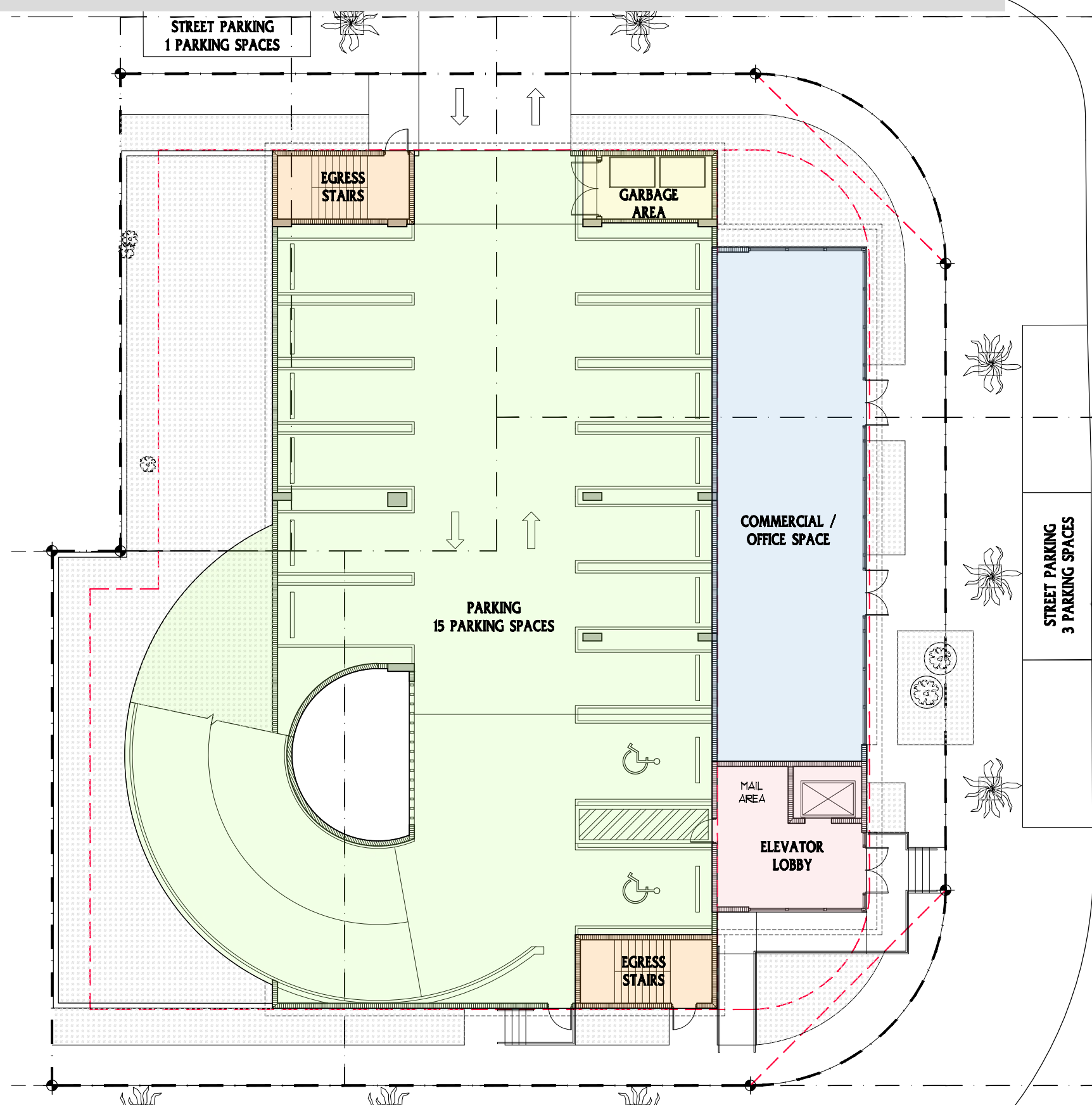




**FRONTAGE DIAGRAM + PEDESTRIAN ENTRANCE DIAGRAM**  
 SCALE: 1/16" = 1'-0"



# FLOOR PLANS



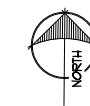
|    |              | REQUIRED               | PROPOSED    |
|----|--------------|------------------------|-------------|
| 1. | GROUND FLOOR |                        |             |
|    | a.           | PARKING GARAGE         | 6,563 SQFT. |
|    | b.           | COMMERCIAL / OFFICE    | 1,376 SQFT. |
|    | c.           | ELEVATOR + ELEV. LOBBY | 403 SQFT.   |
|    | d.           | EGRESS STAIRS (1+2)    | 363 SQFT.   |
|    | e.           | GARBAGE AREA           | 170 SQFT.   |
| 2. | SECOND FLOOR |                        |             |
|    | a.           | PARKING GARAGE         | 6,563 SQFT. |
|    | b.           | COMMERCIAL / OFFICE    | 1,376 SQFT. |
|    | c.           | ELEVATOR + ELEV. LOBBY | 403 SQFT.   |
|    | d.           | EGRESS STAIRS (1+2)    | 363 SQFT.   |
|    | e.           | STORAGE                | 170 SQFT.   |
| 3. | THIRD FLOOR  |                        |             |
|    | a.           | PARKING GARAGE         | 6,563 SQFT. |
|    | b.           | COMMERCIAL / OFFICE    | 1,376 SQFT. |
|    | c.           | ELEVATOR + ELEV. LOBBY | 403 SQFT.   |
|    | d.           | EGRESS STAIRS (1+2)    | 363 SQFT.   |
|    | e.           | STORAGE                | 170 SQFT.   |
|    | f.           | BALCONY                | 178 SQFT.   |
| 4. | ROOF         |                        |             |
|    | a.           | PARKING GARAGE         | 6,178 SQFT. |
|    | b.           | ELEVATOR + ELEV. LOBBY | 403 SQFT.   |
|    | c.           | EGRESS STAIRS (1+2)    | 363 SQFT.   |

| PARKING  |  |
|--|--|
| <b>REQUIRED</b>  |  |
| MIN 3 PARKING SPACES FOR EVERY 1,000 SQFT. OF NET OFFICE/COMMERCIAL AREA |  |
| OFFICE / COMMERCIAL NET AREA= 4,128 SQFT. = 12.38 = 13 PARKING SPACES    |  |
| <b>PROPOSED</b>  |  |
| 56 OFF STREET PARKING SPACES 4 ACCESSIBLE SPACES INCLUDED                |  |
| <b>TOTAL PARKING SPACES : 56 ON SITE</b>                                 |  |

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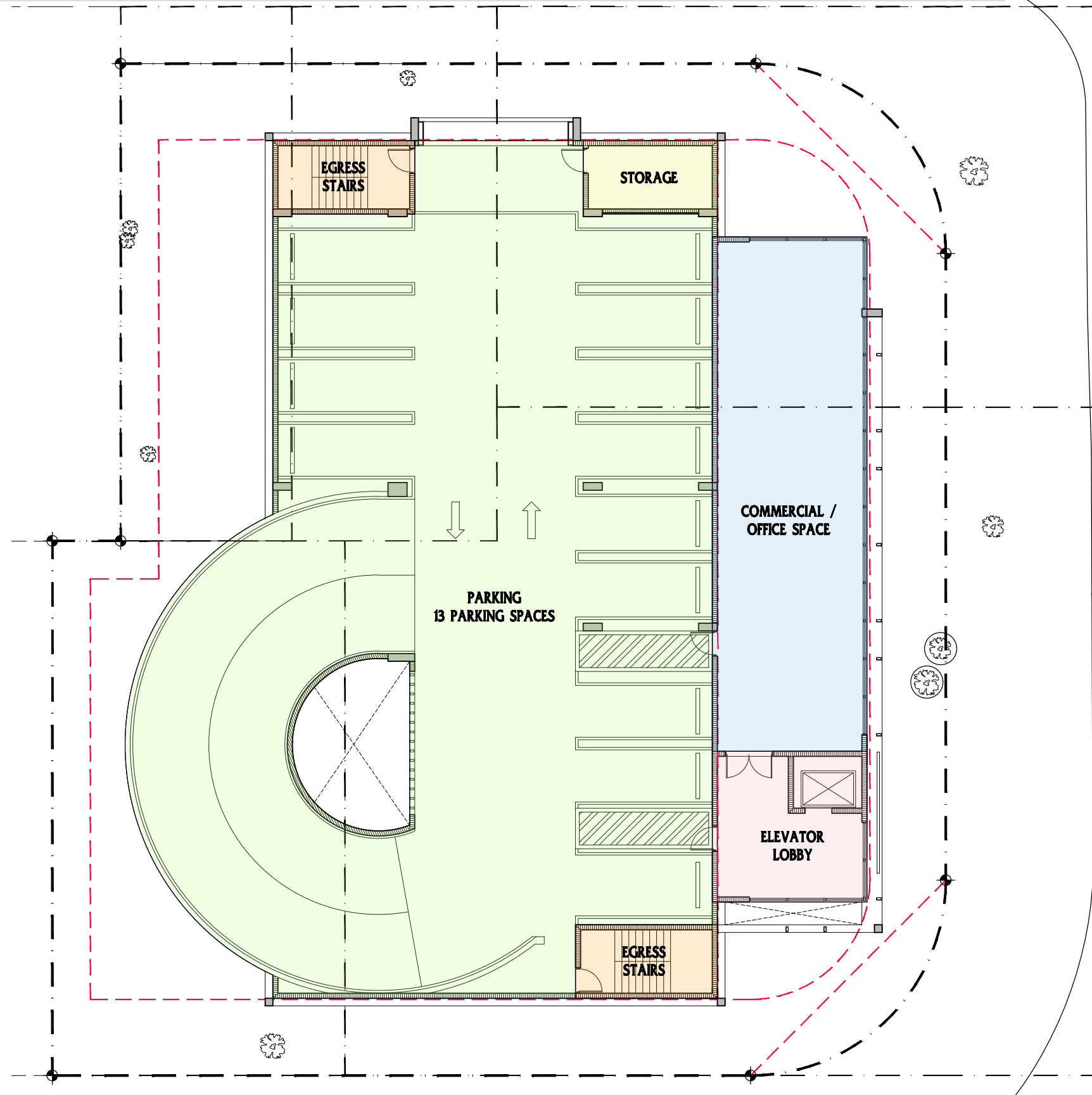
AA 26001949



## GROUND FLOOR PLAN

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

# FLOOR PLANS



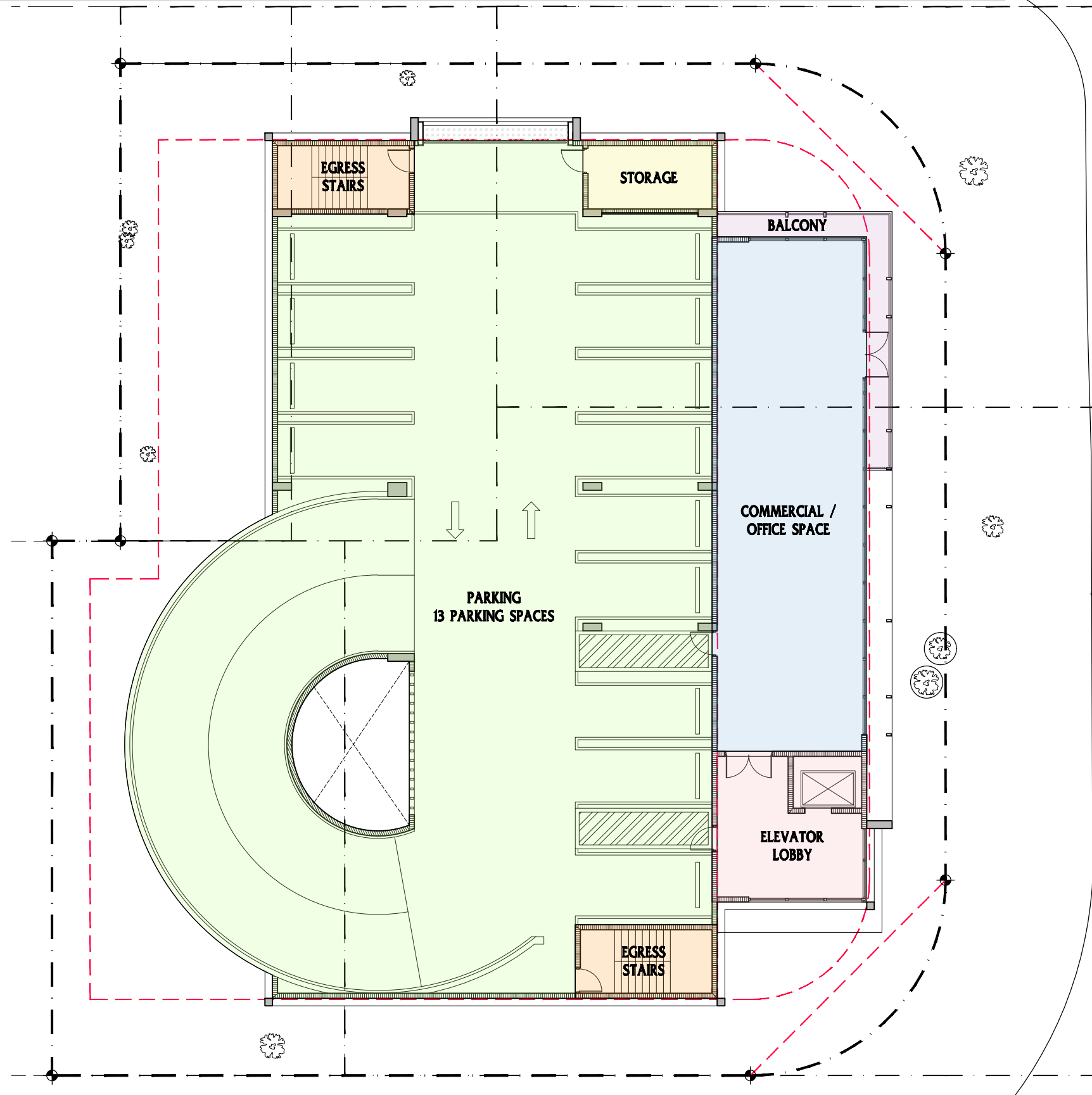
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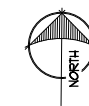
**SECOND FLOOR PLAN**  
Scale: 1/16" = 1'-0"

**A-2.02**

# FLOOR PLANS



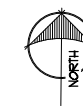
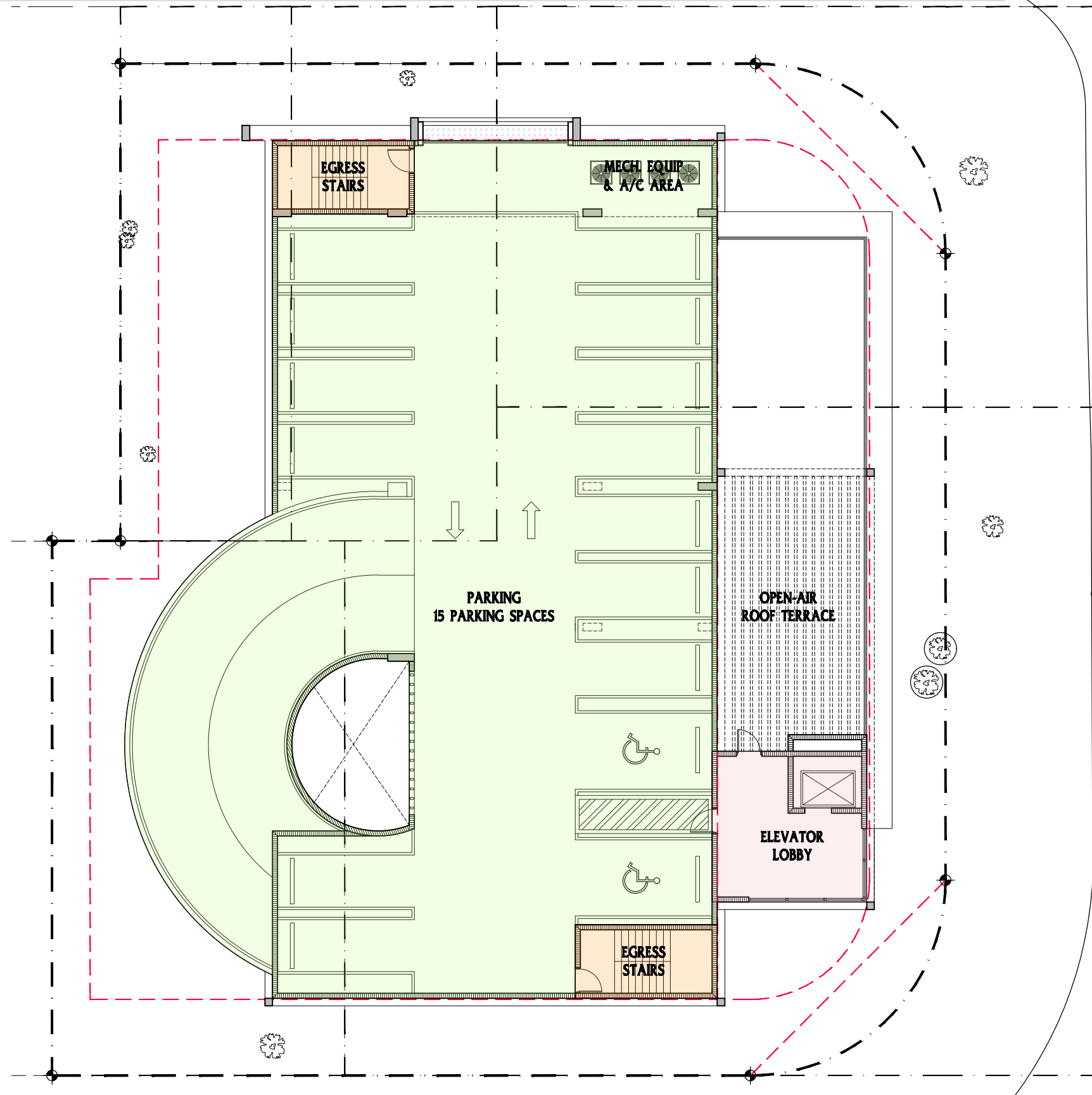
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**THIRD FLOOR PLAN**  
Scale: 1/16" = 1'-0"

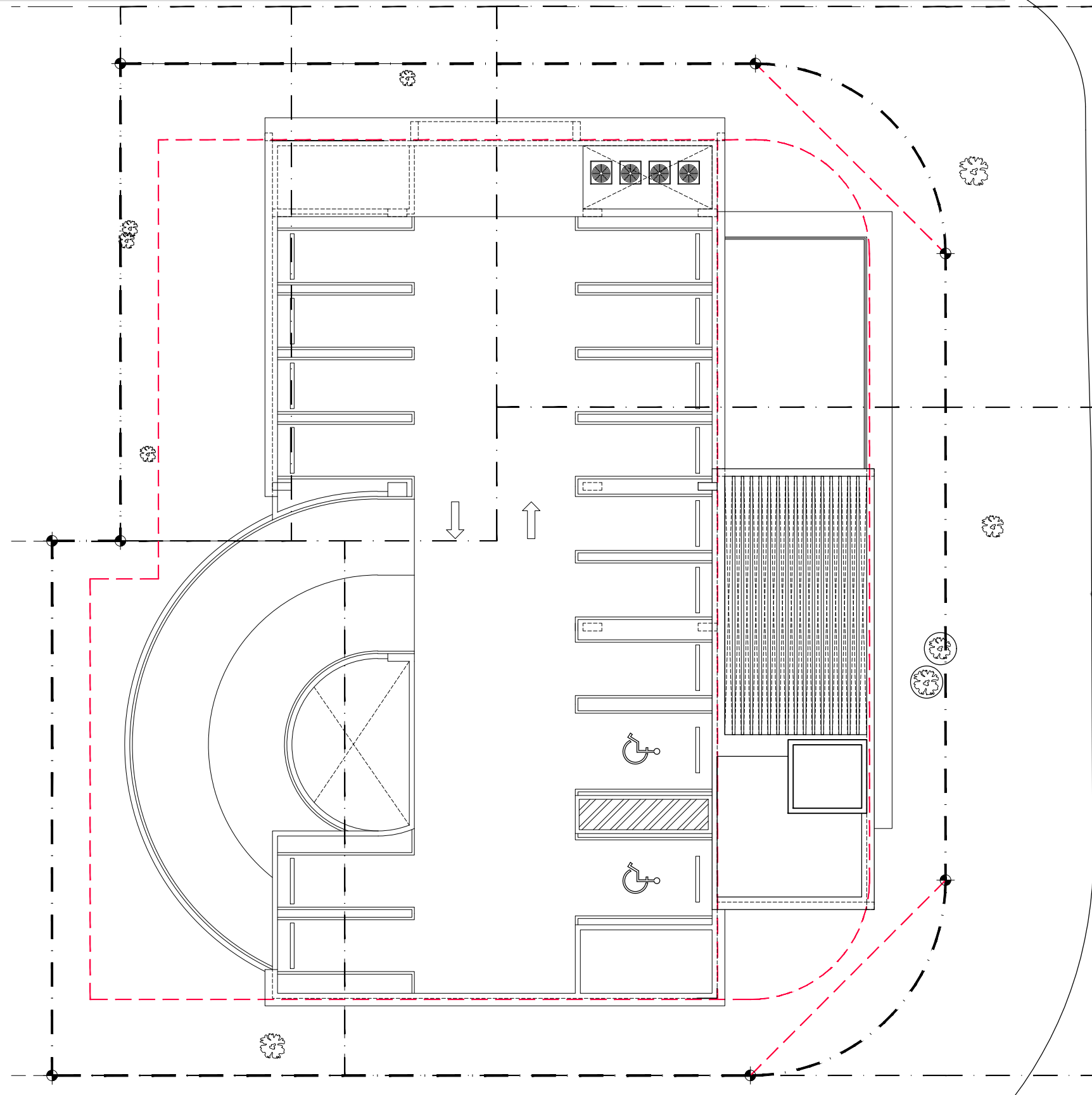
**A-2.03**





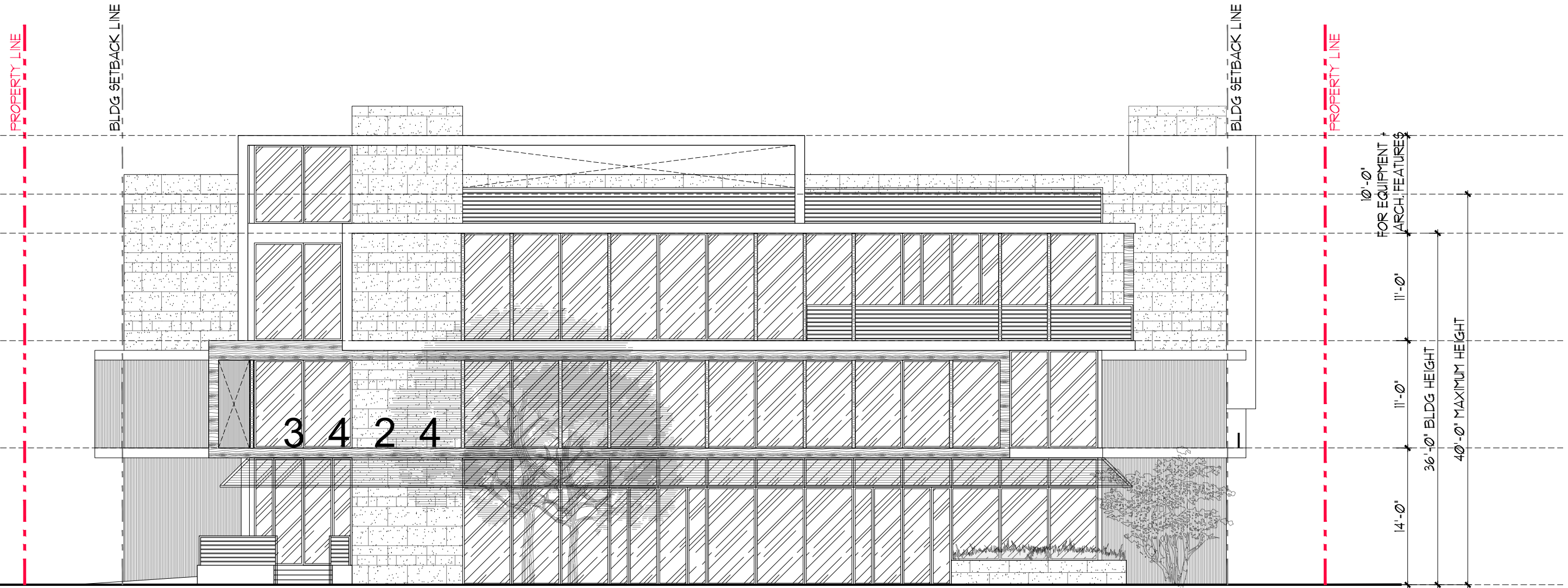
**ROOF TERRACE PLAN**  
Scale: 1/16" = 1'-0"

# FLOOR PLANS



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# ELEVATIONS

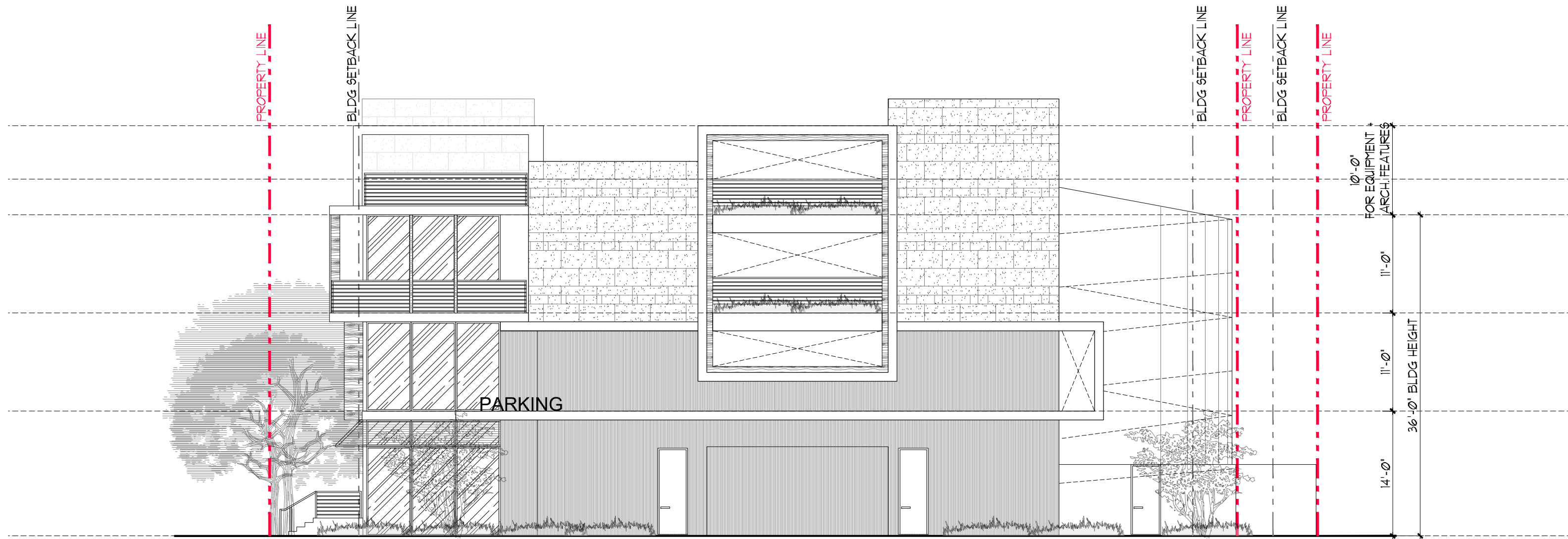


## PRIMARY (EAST) FRONT - DOUGLAS RD.

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

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# ELEVATIONS



## SECONDARY (NORTH) FRONT - WASHINGTON AVE.

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

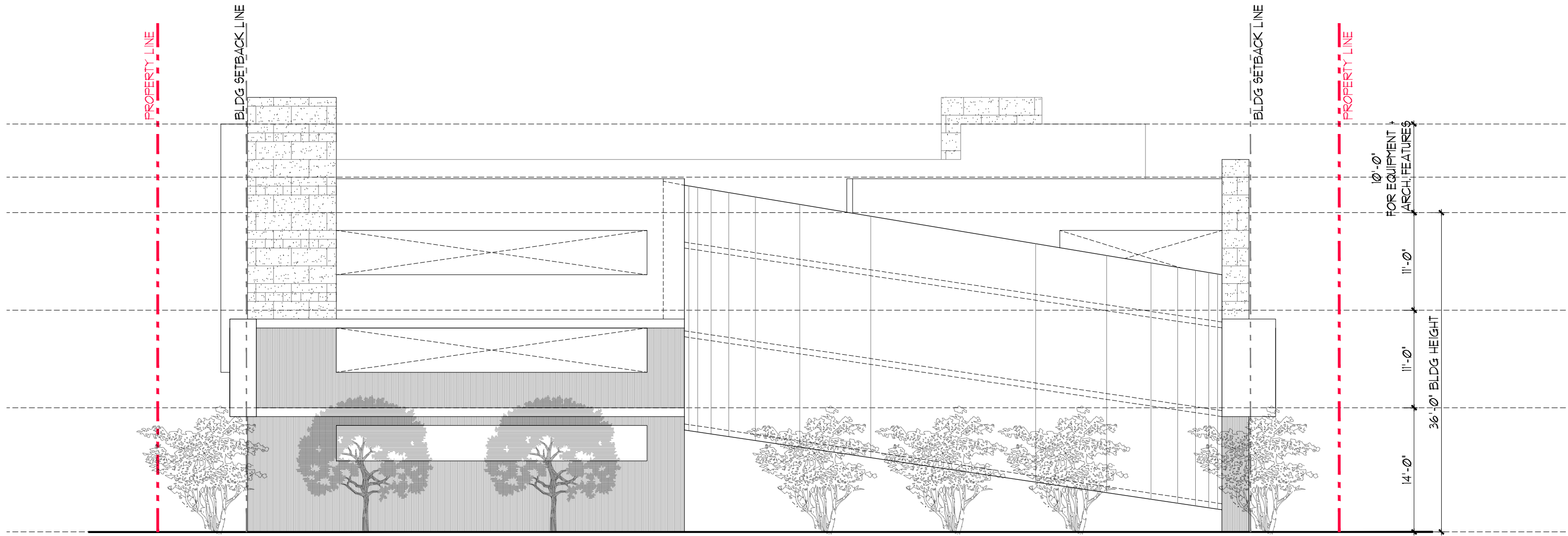
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AA 26001949

A-3.02

# ELEVATIONS



## SIDE (WEST) ELEVATION

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

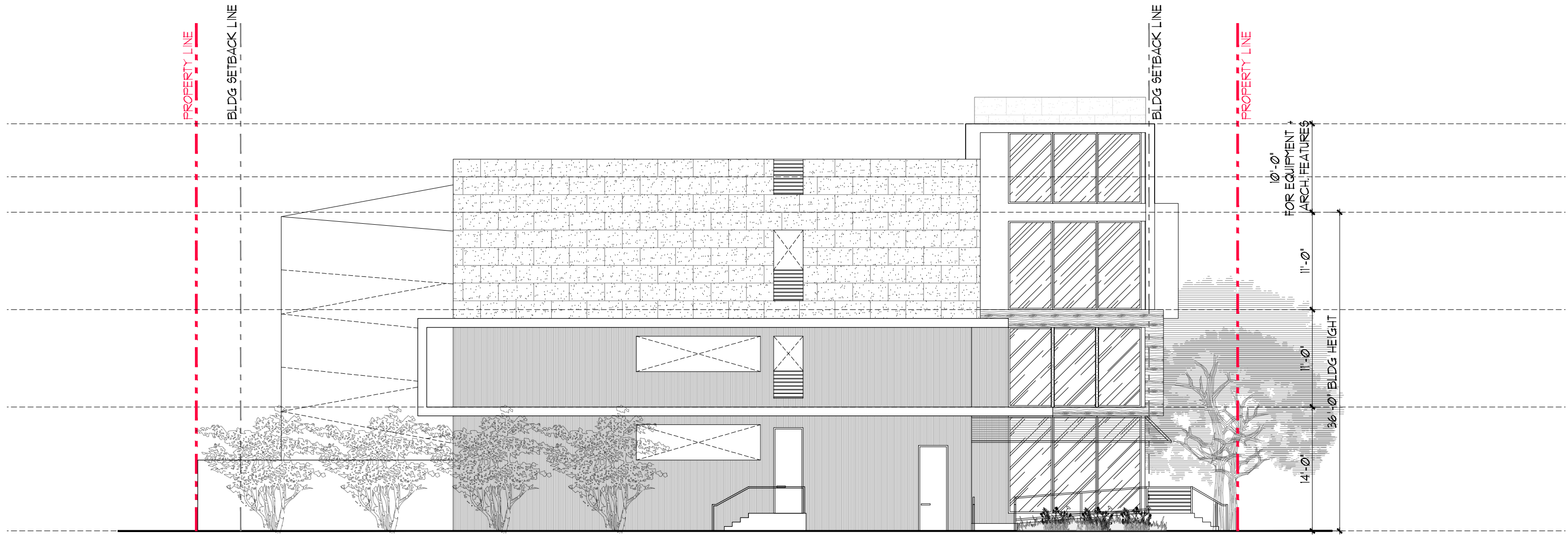
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A-3.03

# ELEVATIONS



## SECONDARY (SOUTH) FRONT - THOMAS AVE.

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

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# RENDERINGS - FRONT RENDER



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