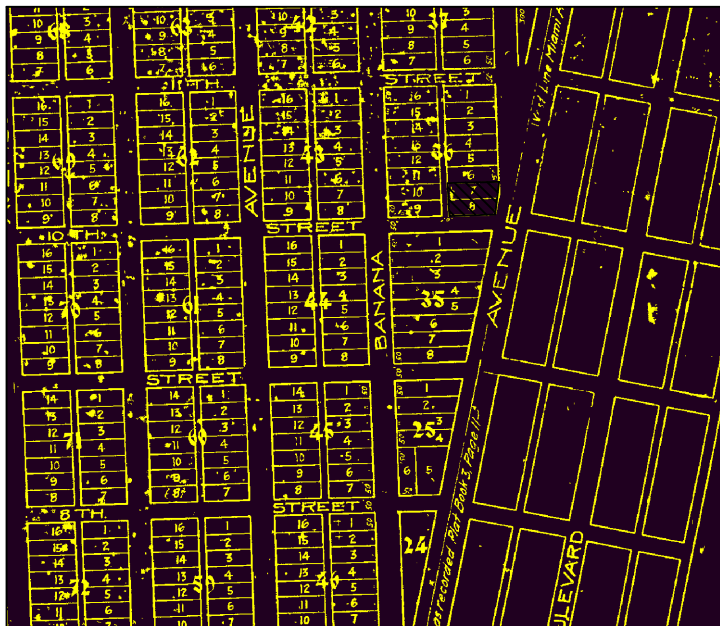
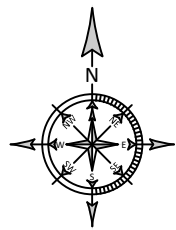


BEILLINSON
GOMEZ
ARCHITECTS *pa*

10th &
WASHINGTON

LOCATION MAP

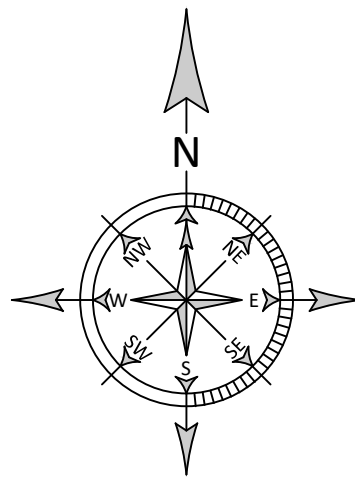
N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BOUNDARY SURVEY



LEGEND

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	PLAT BOOK
	PAGE
	SQUARE FEET
	MORE OR LESS
	ELEVATION
	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
	ENCROACHMENT
	MEASURED
	PLAT
	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
	TEMPORARY BENCH MARK
	STREET LIGHT POLE

LEGAL DESCRIPTION:

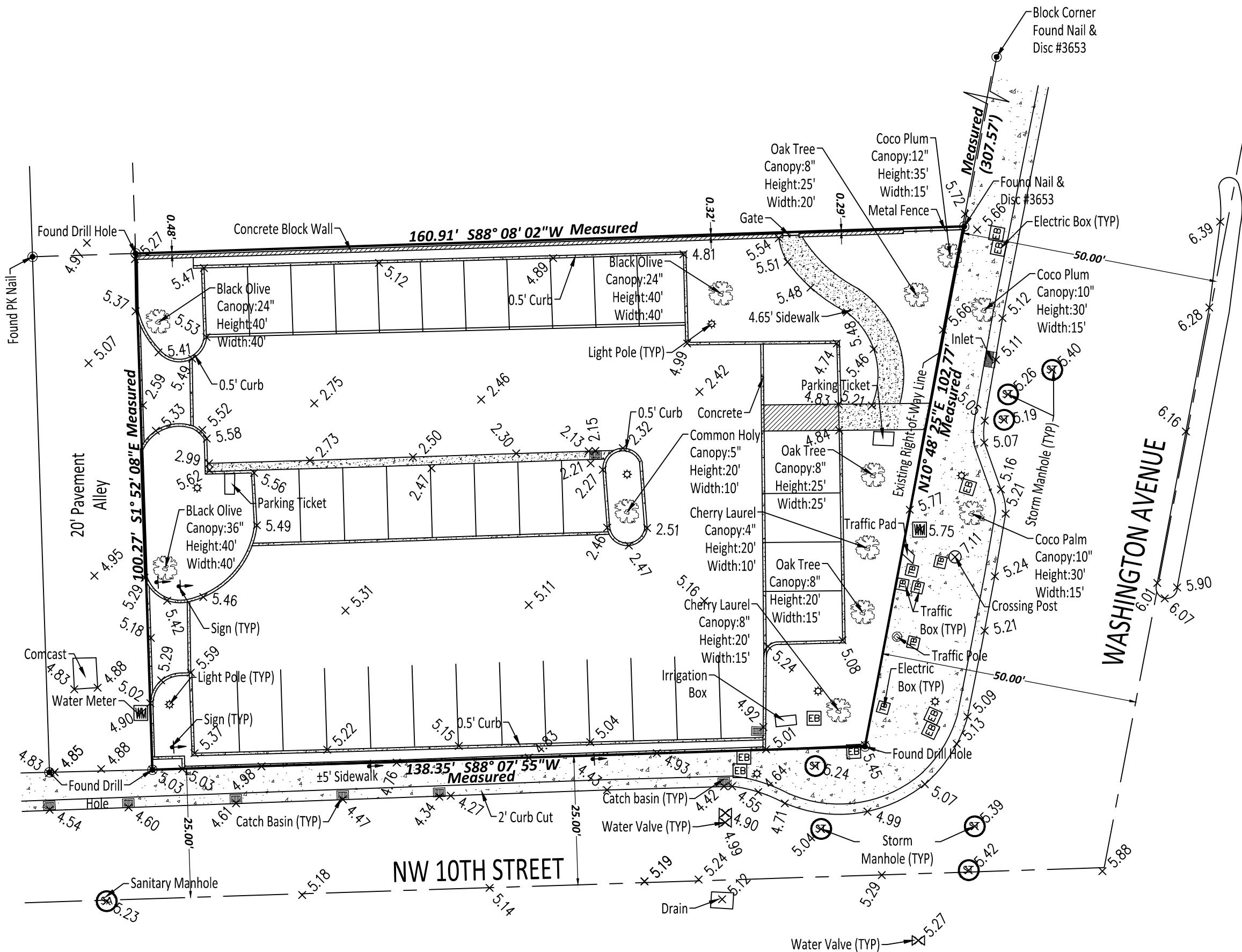
Lot 7 & 8, Block 36, OCEAN BEACH ADDITION #3, according to the Plat thereof, as recorded in Plat Book 2, Page 81 of the Public Records of Miami-Dade County, Florida.

Together With:

With that portion of Right-of-Way abutting Lot 7 & 8 and Westerly of Washington Avenue.

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the East Right-of-Way line of Washington Avenue, being $N10^{\circ}48'25''E$.



ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: X-310-R. DESCRIPTION: US C & G BRASS DISC IN CORAL ROCK BASE OF AMERICAN LEGION WAR MEMORIAL. LOCATION: 11 ST --- 55' NORTH OF NORTH EDGE OF PAVEMENT, WASHINGTON AVE --- 105' WEST OF WEST EDGE OF PAVEMENT. ELEVATION: +8.12'

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, 83284 ON JUNE 10, 2021 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST. DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, 83284 ON JUNE 10, 2021.

Waldo F Paez
Paez:A01410C0000017
8327A29DB00004AD6
FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
13301 S.W. 132 Avenue, Suite 117
Miami, Florida 33186
PHONE: (786) 429-1024 FAX: (786) 592-1152
Delta Mapping & Surveying, Inc

ADDRESS:
FOLIO NO.: 02-4203-009-0290

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER
CITY OF MIAMI BEACH 120651
FLOOD ZONE(S)
MAP/PANEL NUMBER
12086C0319 L
FIRM PANEL
EFFECTIVE/REVISED DATE
09-11-2009

SHEET:

1

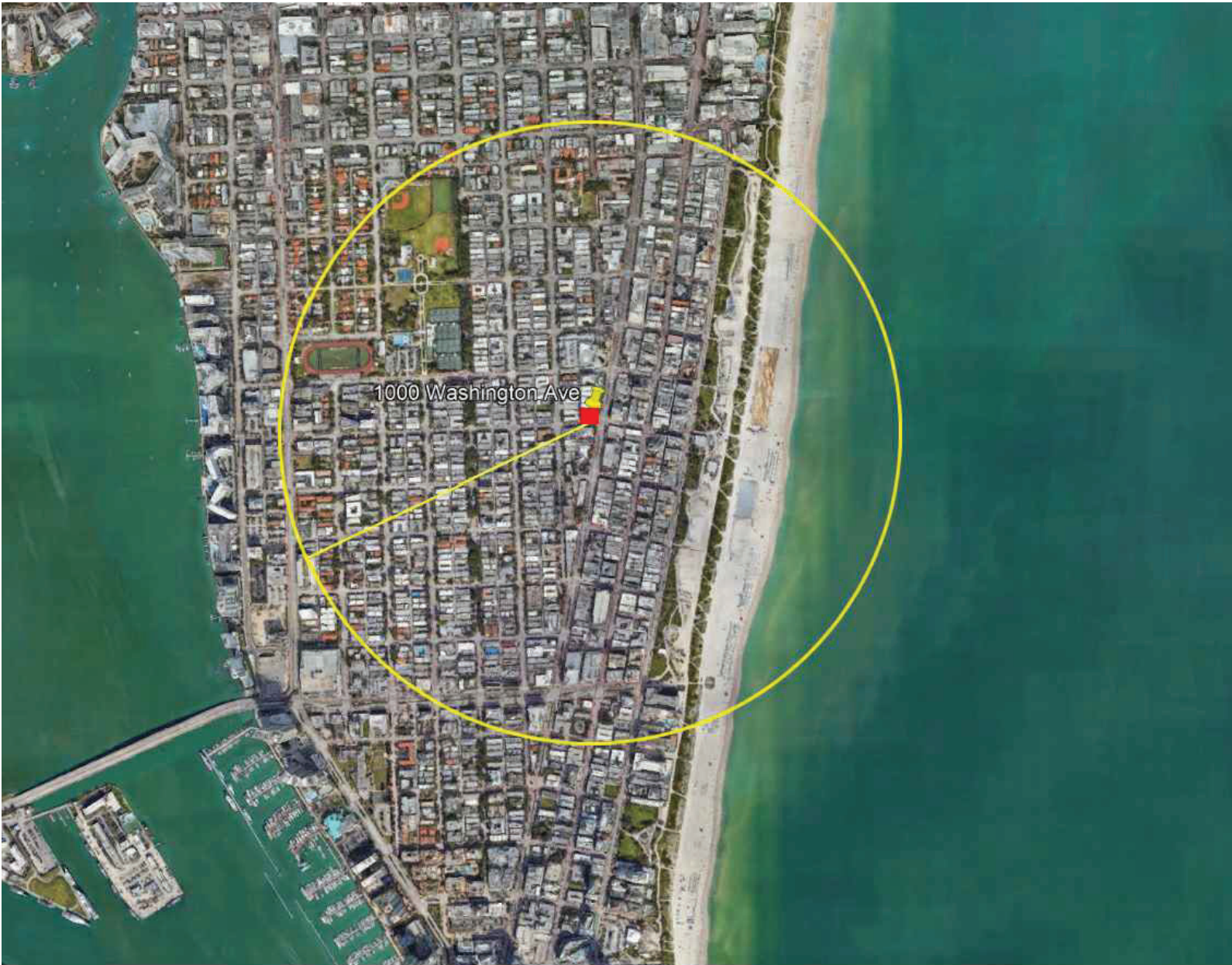
OF 1 SHEET(S)

SURVEY DATE:

04-14-2021

JOB NO.:

21-0128



LOT SIZE 15,000 S.F. = 0.34 ACRES

TOTAL COMMERCIAL AREA 4,540 S.F.

PROPOSED PARKING SPACES 137 (INCLUDING 01 ADA)

EXISTING PARKING SPACES 37

RESIDENTIAL UNITS

- OPTION 01: 11 RESIDENTIAL UNITS PER LEVEL
- OPTION 02: 5 RESIDENTIAL UNITS AND 12 MICRO

TOTAL RESIDENTIAL UNITS

- OPTION 01: 33 RESIDENTIAL UNITS
- OPTION 02: 15 RESIDENTIAL UNITS AND 36 MICRO UNITS

TOTAL GROSS AREA OF CORPORATE OFFICE 8,535 S.F.

TOTAL BUILDING GROSS AREA 75,905 S.F.

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

Digitally
signed by
Jose L. Gomez
Date:
2021.06.11
10:33:14
-04'00'

DATE REVISION

DWG. TITLE
ZONING AND MAP
LOCATION

SCALE

N.T.S.

PROJECT NO.

2021-06

DATE

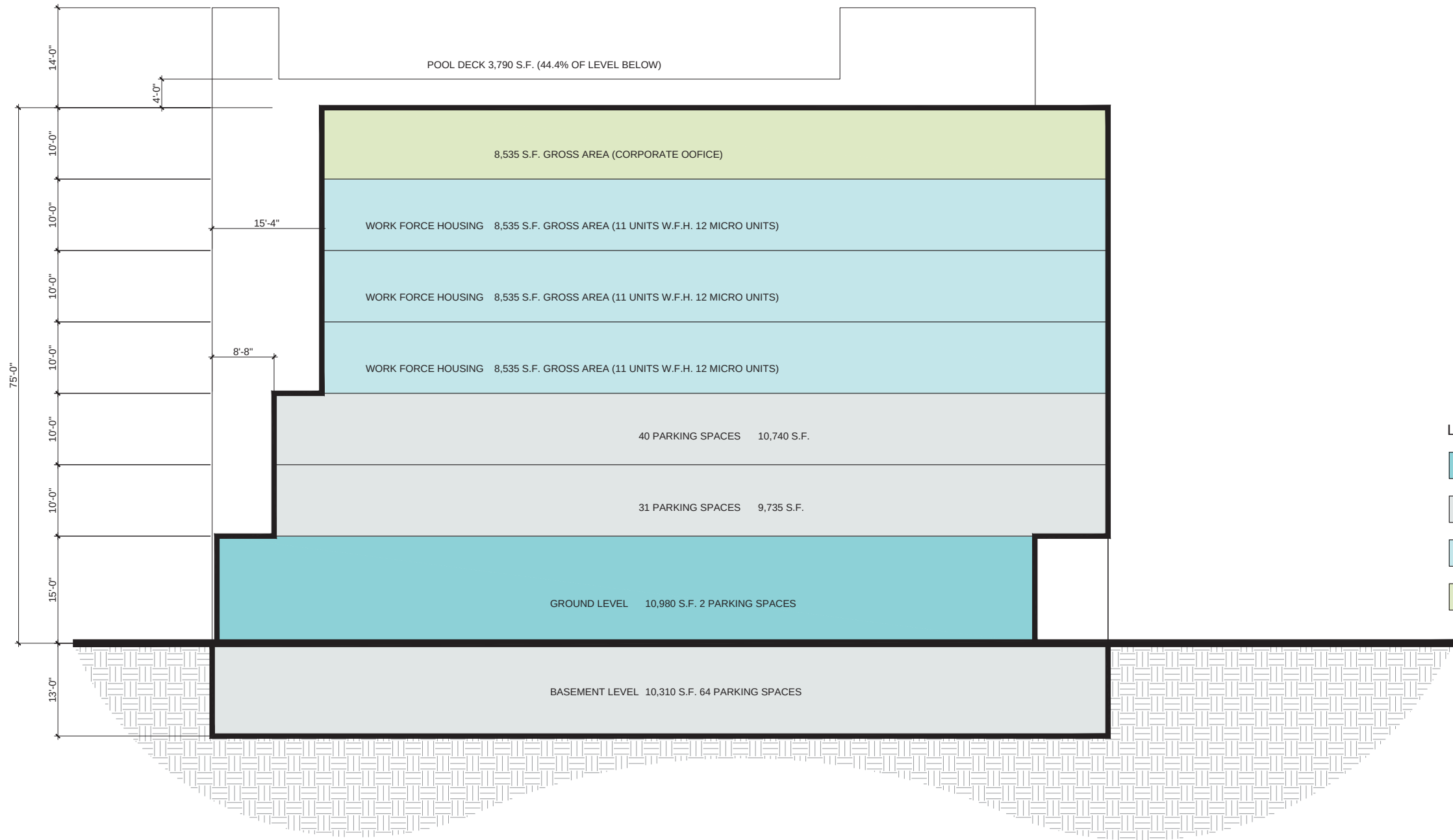
05-14-21

SHEET NUMBER

G-001

LOCATION MAP
SCALE 1/8"=1'-0"





- LEGEND
- COMMERCIAL
 - PARKING
 - RESIDENTIAL
 - CORPORATE OFFICE

MASSING

SCALE: N.T.S.

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

Digitally signed
by Jose L. Gomez
Date: 2021.06.11
10:33:34 -04'00'

DATE REVISION

DWG. TITLE
SCHEMATIC SECTION

SCALE
AS SHOWN

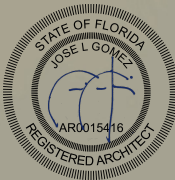
PROJECT NO.
2021-06

DATE
05-14-21

SHEET NUMBER
A-301



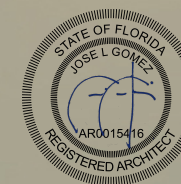
10TH & WASHINGTON

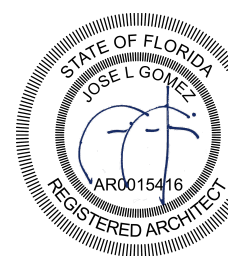


Digitally
signed by
Jose L Gomez
Date:
2021.06.11
10:34:46
-04'00'

BEILINSON
GOMEZ

ARCHITECTS *pa*





DATE REVISION

DWG. TITLE

BASEMENT LEVEL

SCALE

AS SHOWN

PROJECT NO.

2021-06

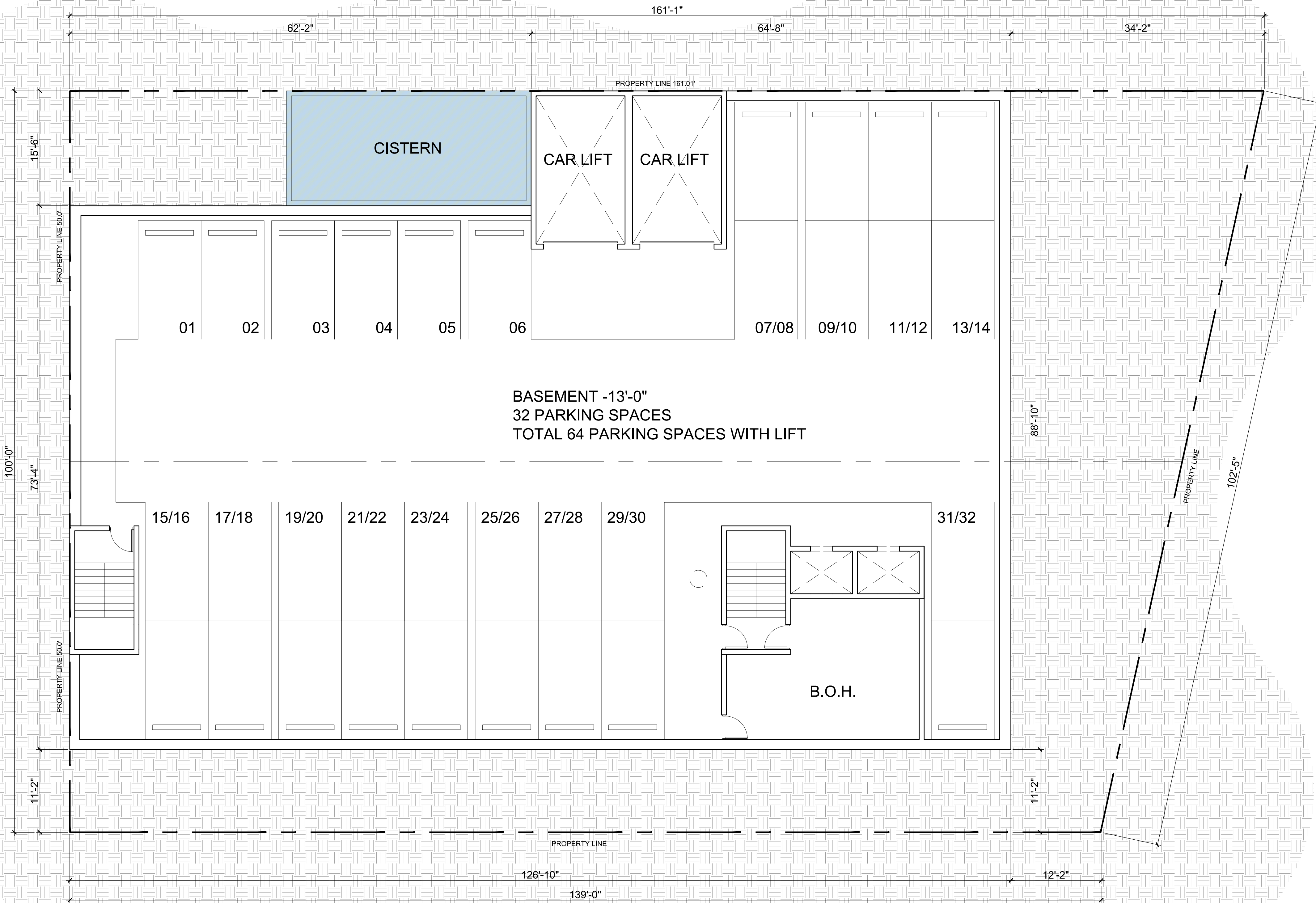
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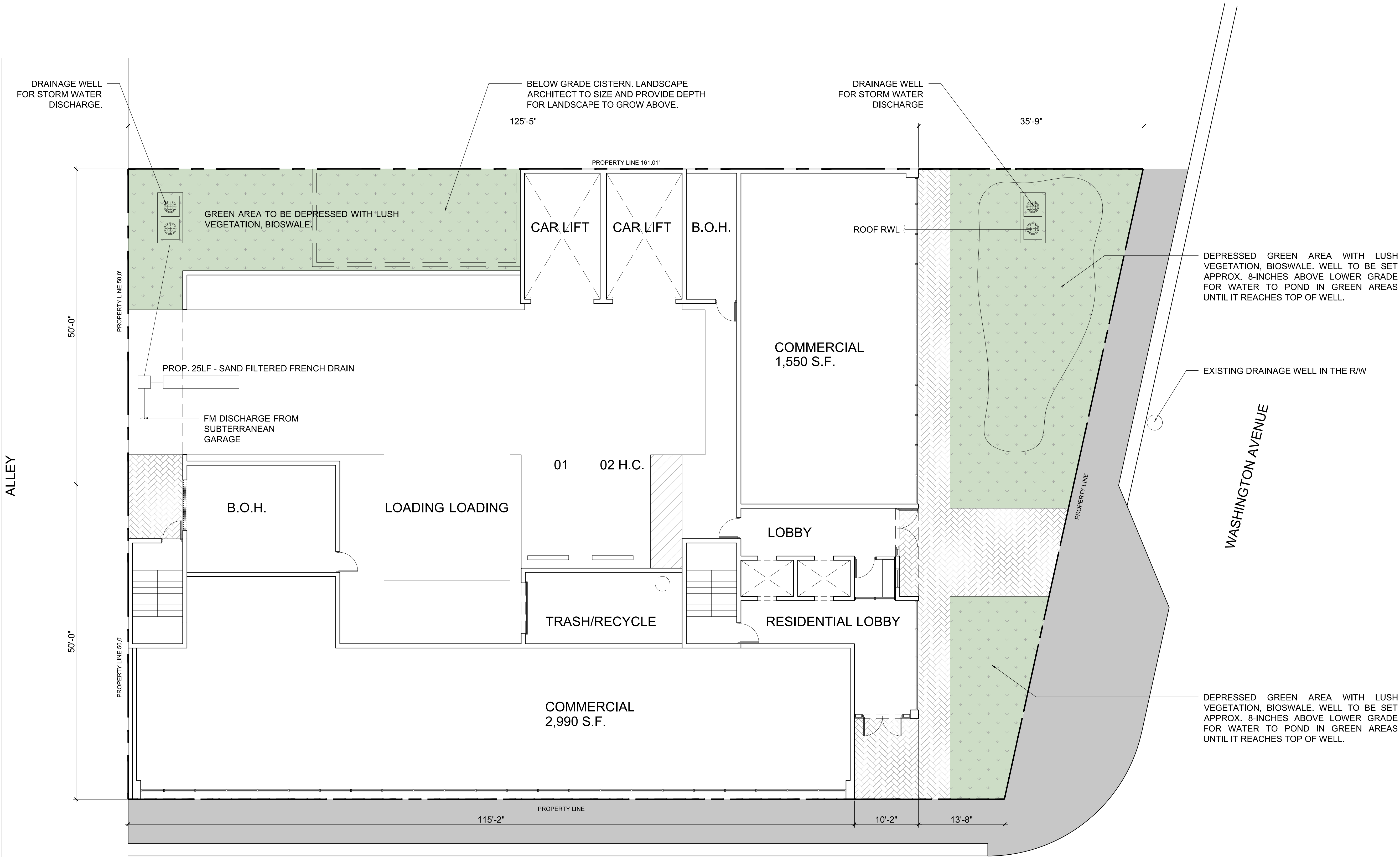
05-14-21

SHEET NUMBER

A-100

BASEMENT LEVEL
SCALE 1/8"=1'-0"





ALLEY

50'-0"

50'-0"

PROPERTY LINE 50.0'

PROPERTY LINE 50.0'

125'-5"

35'-9"

PROPERTY LINE 161.01'

CAR LIFT

CAR LIFT

B.O.H.

ROOF RWL

COMMERCIAL
1,550 S.F.

DEPRESSED GREEN AREA WITH LUSH
VEGETATION, BIOSWALE. WELL TO BE SET
APPROX. 8-INCHES ABOVE LOWER GRADE
FOR WATER TO POND IN GREEN AREAS
UNTIL IT REACHES TOP OF WELL.

EXISTING DRAINAGE WELL IN THE R/W

WASHINGTON AVENUE

DEPRESSED GREEN AREA WITH LUSH
VEGETATION, BIOSWALE. WELL TO BE SET
APPROX. 8-INCHES ABOVE LOWER GRADE
FOR WATER TO POND IN GREEN AREAS
UNTIL IT REACHES TOP OF WELL.

01

02 H.C.

B.O.H.

LOADING LOADING

LOBBY

TRASH/RECYCLE

RESIDENTIAL LOBBY

COMMERCIAL
2,990 S.F.

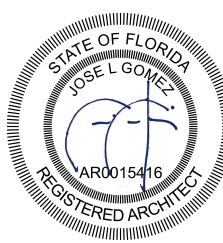
115'-2"

PROPERTY LINE

10'-2"

13'-8"

GROUND LEVEL
SCALE 1/8"=1'-0"



NW CORNER LOTS 10TH & WASHINGTON

NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

Digitally
signed by
Jose L Gomez
Date:
2021.06.11
10:35:59
-04'00'

DATE REVISION

DWG. TITLE

GROUND SITE PLAN

SCALE

AS SHOWN

PROJECT NO.

2021-06

DATE

05-14-21

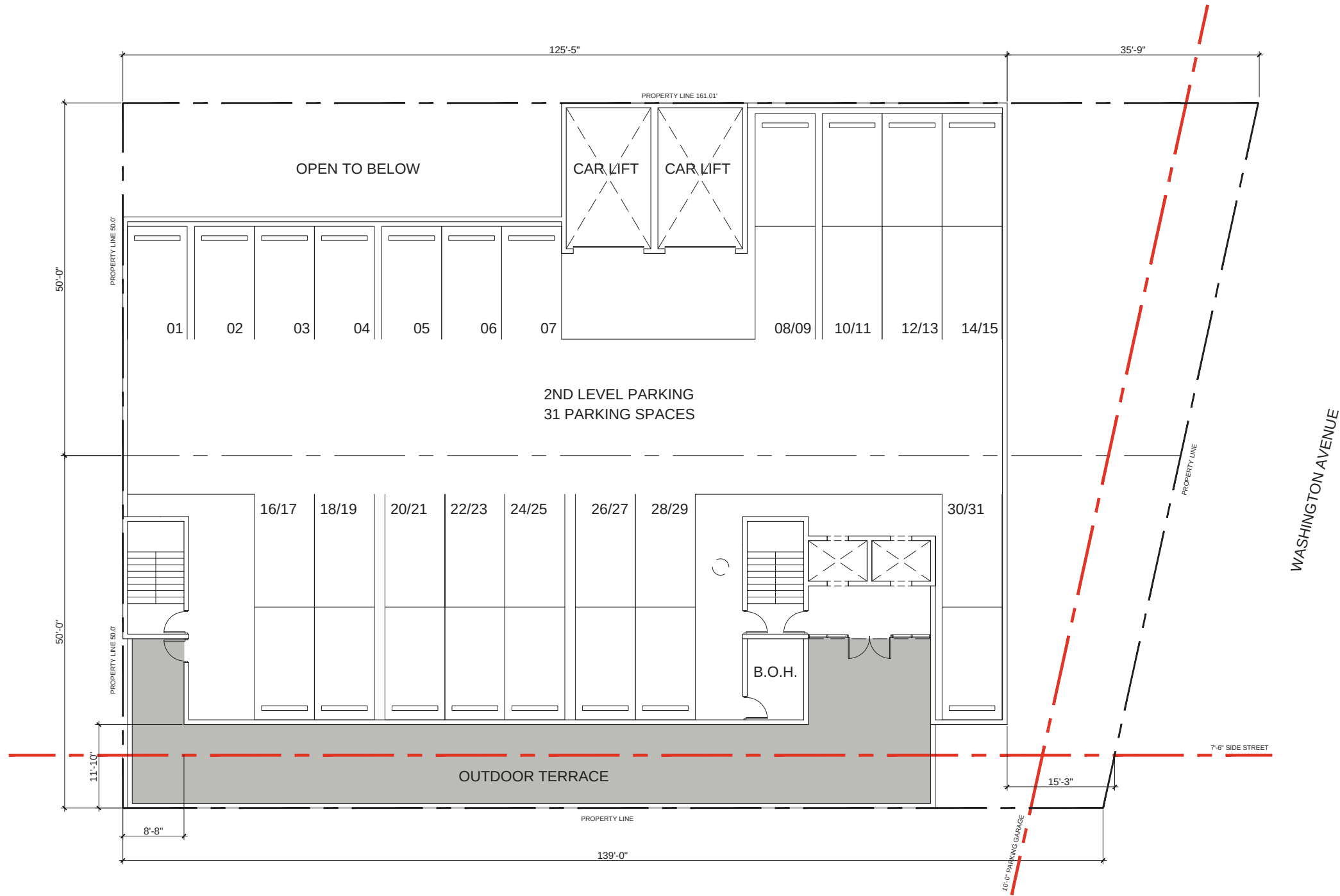
SHEET NUMBER

A-101

BEILINSON
GOMEZ
ARCHITECTS P.A.
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL (305) 559-1250
FAX (305) 551-1740
beilinsonarchitectspa.com

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PENNSYLVANIA AVENUE



2ND LEVEL PARKING

SCALE 1/8"=1'-0"

BEILINSON
GOMEZ

ARCHITECTURE AAC001082
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

NW CORNER LOTS 10TH & WASHINGTON

NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

Digitally
signed by Jose
L Gomez
Date:
2021.06.11
10:36:31
-04'00'



DATE REVISION

DWG. TITLE

2ND LEVEL PARKING

SCALE

AS SHOWN

PROJECT NO.

2021-06

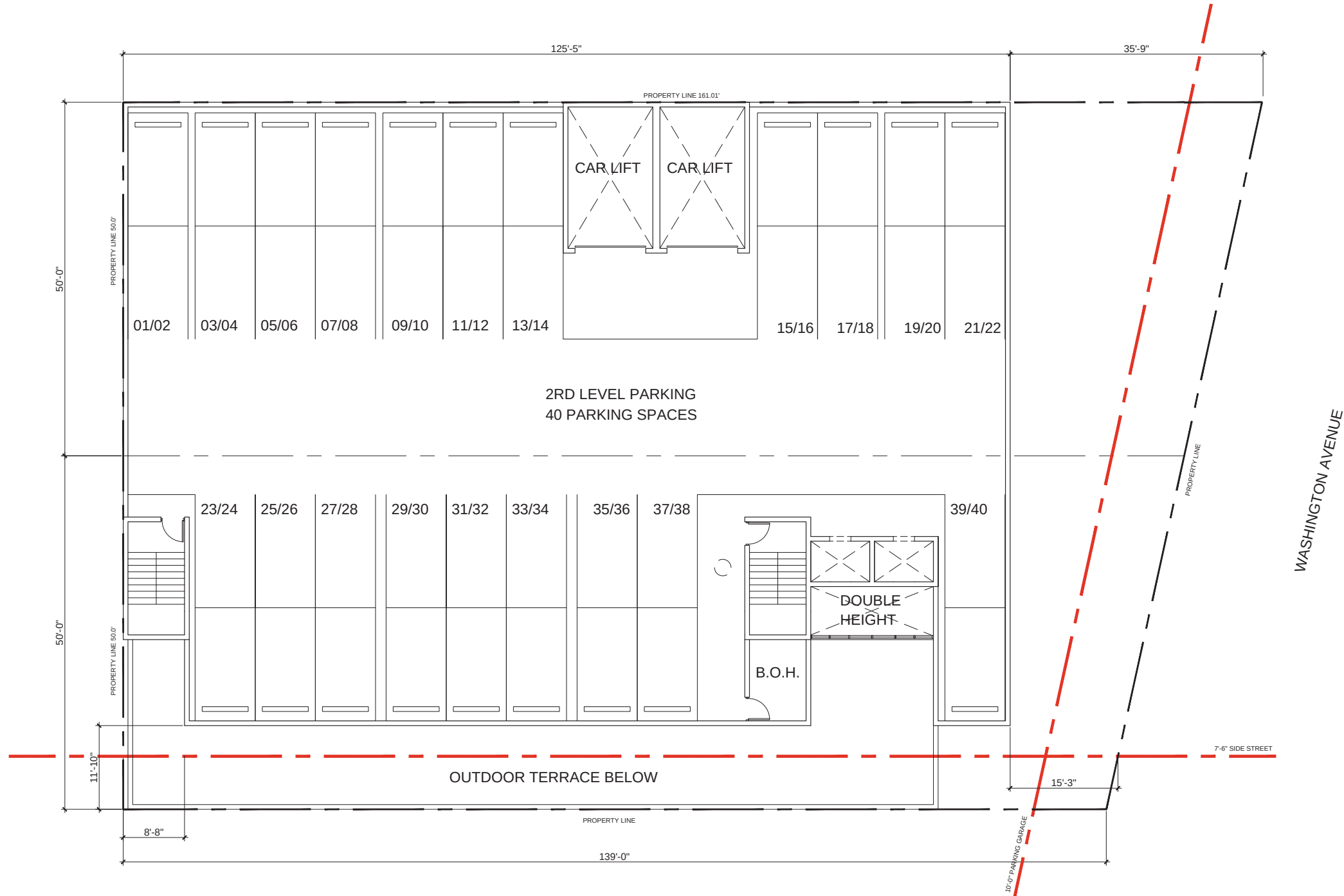
DATE

05-14-21

SHEET NUMBER

A-102

PENNSYLVANIA AVENUE



WASHINGTON AVENUE

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

BEILINSON
GOMEZ
ARCHITECTS
ARCHITECTURE AAC001082
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
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Digitally signed
by Jose L. Gomez
Date: 2021.06.11
10:36:54 -04'00'

DATE REVISION

DWG. TITLE

3RD LEVEL PARKING

SCALE

VARIES

PROJECT NO.

2021-06

DATE

09-23-15

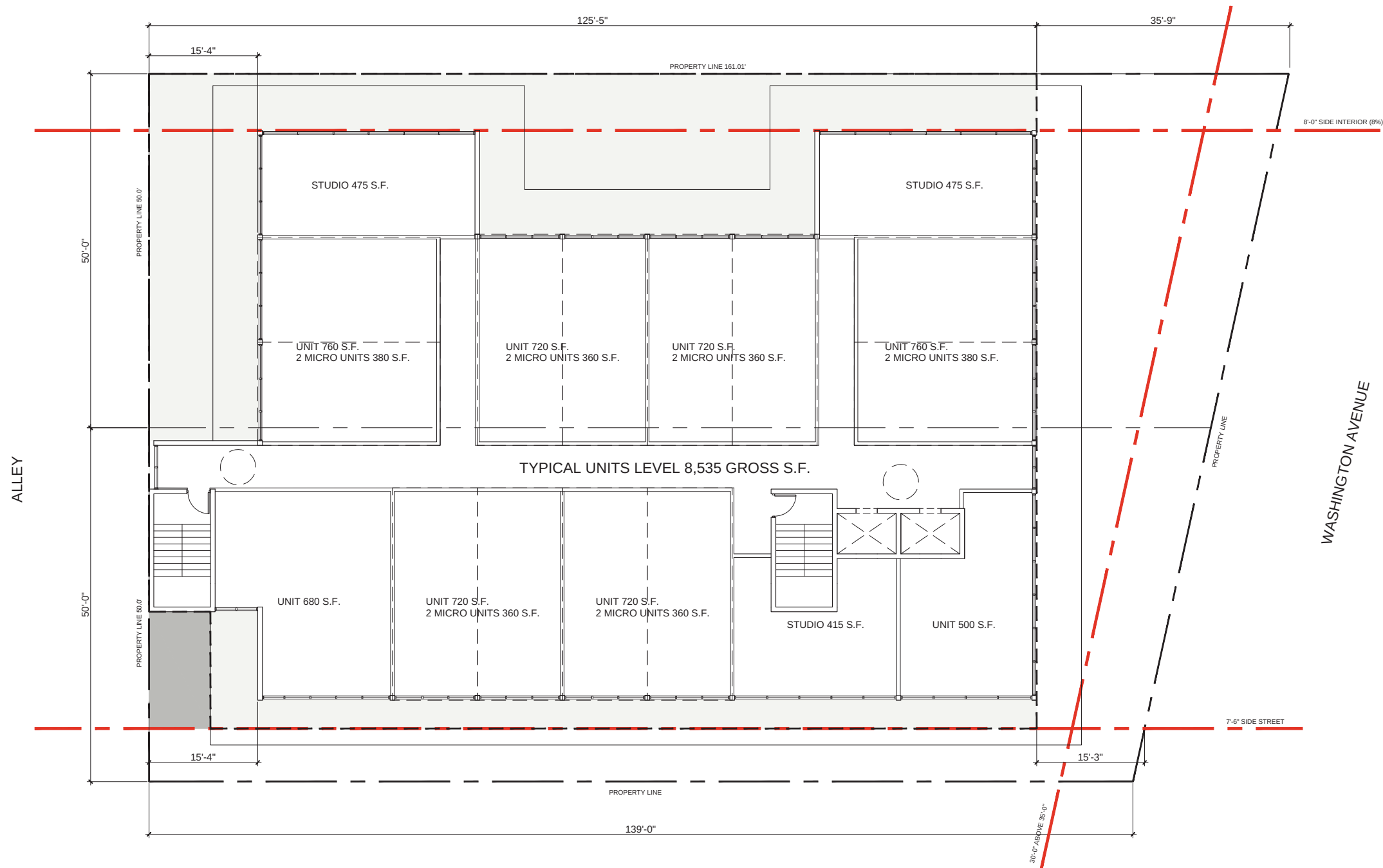
SHEET NUMBER

A-103

3RD LEVEL PARKING

SCALE 1/8"=1'-0"





ABOVE 30 FEET

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA



Digitally signed
by Jose L
Gomez
Date:
2021.06.11
10:37:17 -04'00

DATE REVISION

DWG. TITLE

UNITS LEVELS

SCALE

AS SHOWN

PROJECT NO.

2021-06

DATE

05-14-21

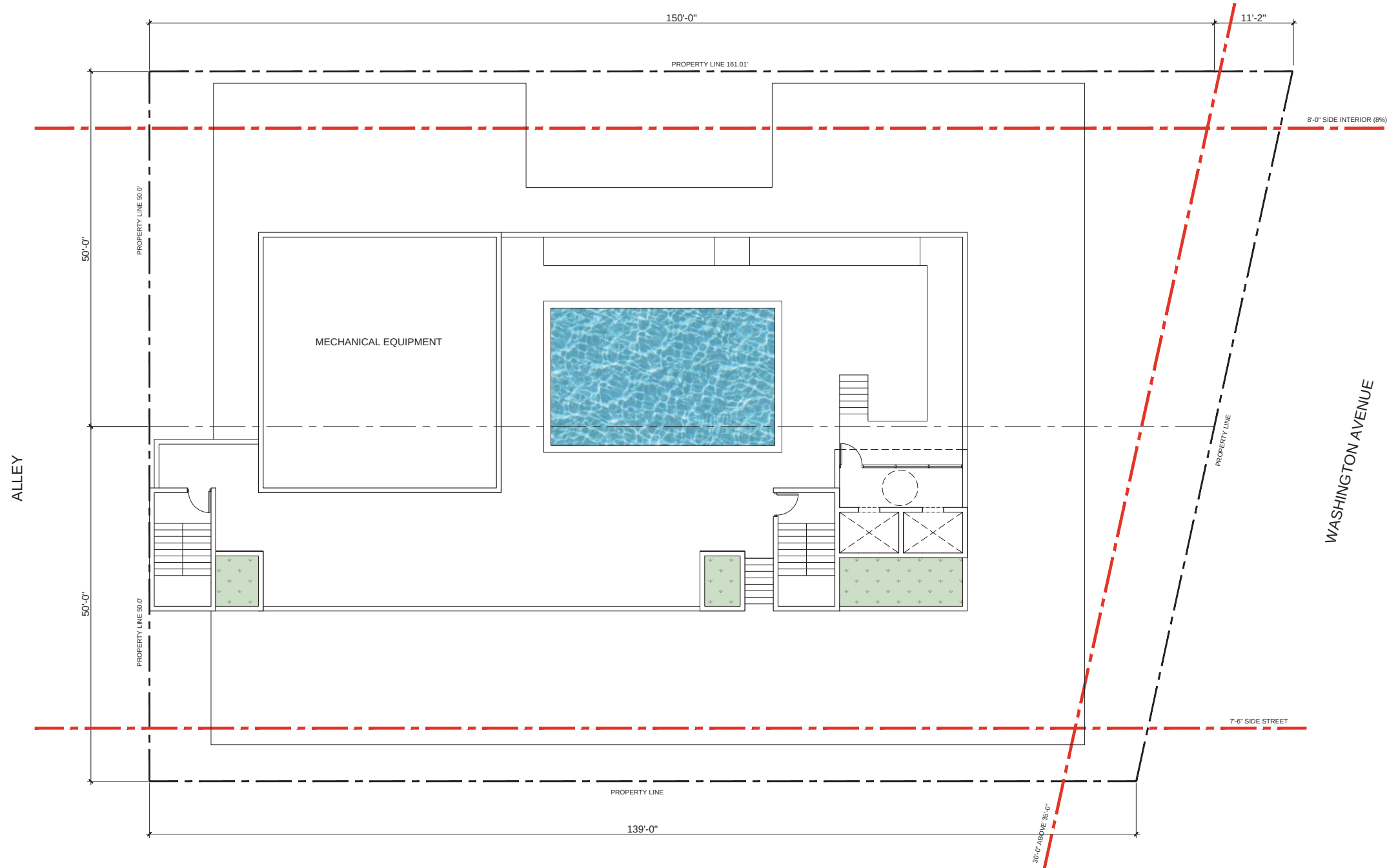
SHEET NUMBER

A-103

TYPICAL UNITS LEVEL / CORPORATE OFFICE

SCALE 1/8"=1'-0"





ABOVE 30 FEET

ALLEY

WASHINGTON AVENUE

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA



Digitally
signed by
Jose L. Gomez
Date:
2021.06.11
10:37:42
-04'00'

DATE REVISION

DWG. TITLE

ROOF DECK

SCALE

AS SHOWN

PROJECT NO.

2021-06

DATE

05-14-21

SHEET NUMBER

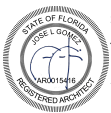
A-104

ROOF LEVEL
SCALE: N.T.S.



NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA

Digitally
signed by
Jose L Gomez
Date:
2021.06.11
10:38:10
-04'00'



△	DATE	REVISION
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DWG. TITLE

EAST ELEVATION

SCALE _____

AS SHOWN

PROJECT NO.	2021-06
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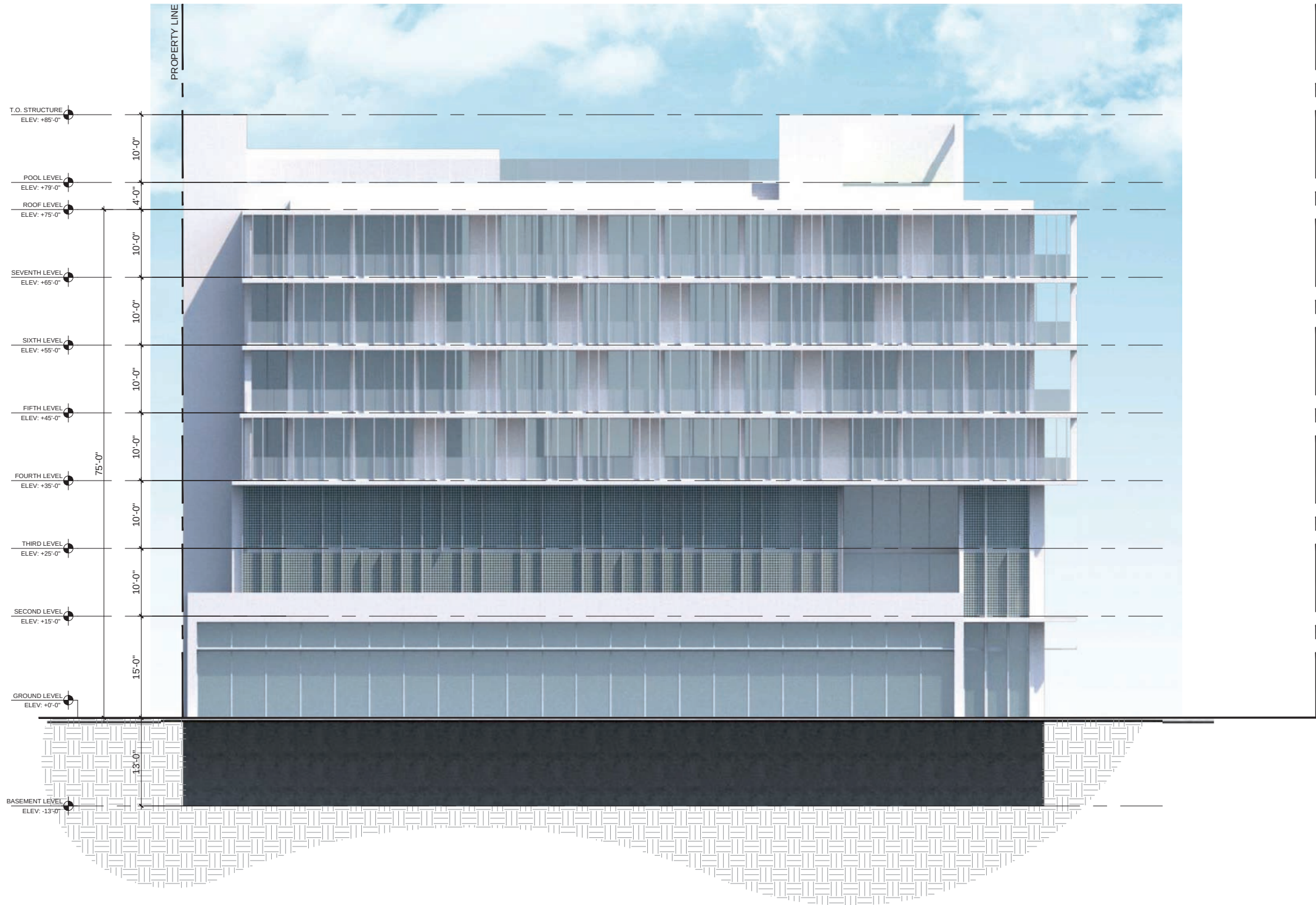
DATE	05-14-21
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A-201

EAST ELEVATION

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





NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA



Digitally
signed by Jose
L Gomez
Date:
2021.06.11
10:38:39 -04'00

DATE	REVISION

DWG. TITLE
SOUTH ELEVATION

SCALE
AS SHOWN

PROJECT NO.

DATE
05-14-21

SHEET NUMBER

A-202

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

NW CORNER LOTS 10TH & WASHINGTON

NW CORNER LO
NW CORNER LOTS 10TH & WASHINGTON
MIAMI BEACH, FLORIDA



Digitally signed
by Jose L
Gomez
Date:
2021.06.11
10:39:08 -04'00'

DATE
REVISION

DWG. TITLE

WEST ELEVATION

SCALE

PROJECT NO.

DATE _____

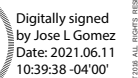
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A-203

WEST ELEVATION

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

NW CORNER LOTS 10TH & WASHINGTON
NW CORNER LOTS 10TH & WASHINGTON



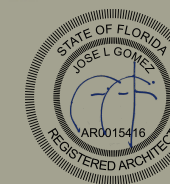
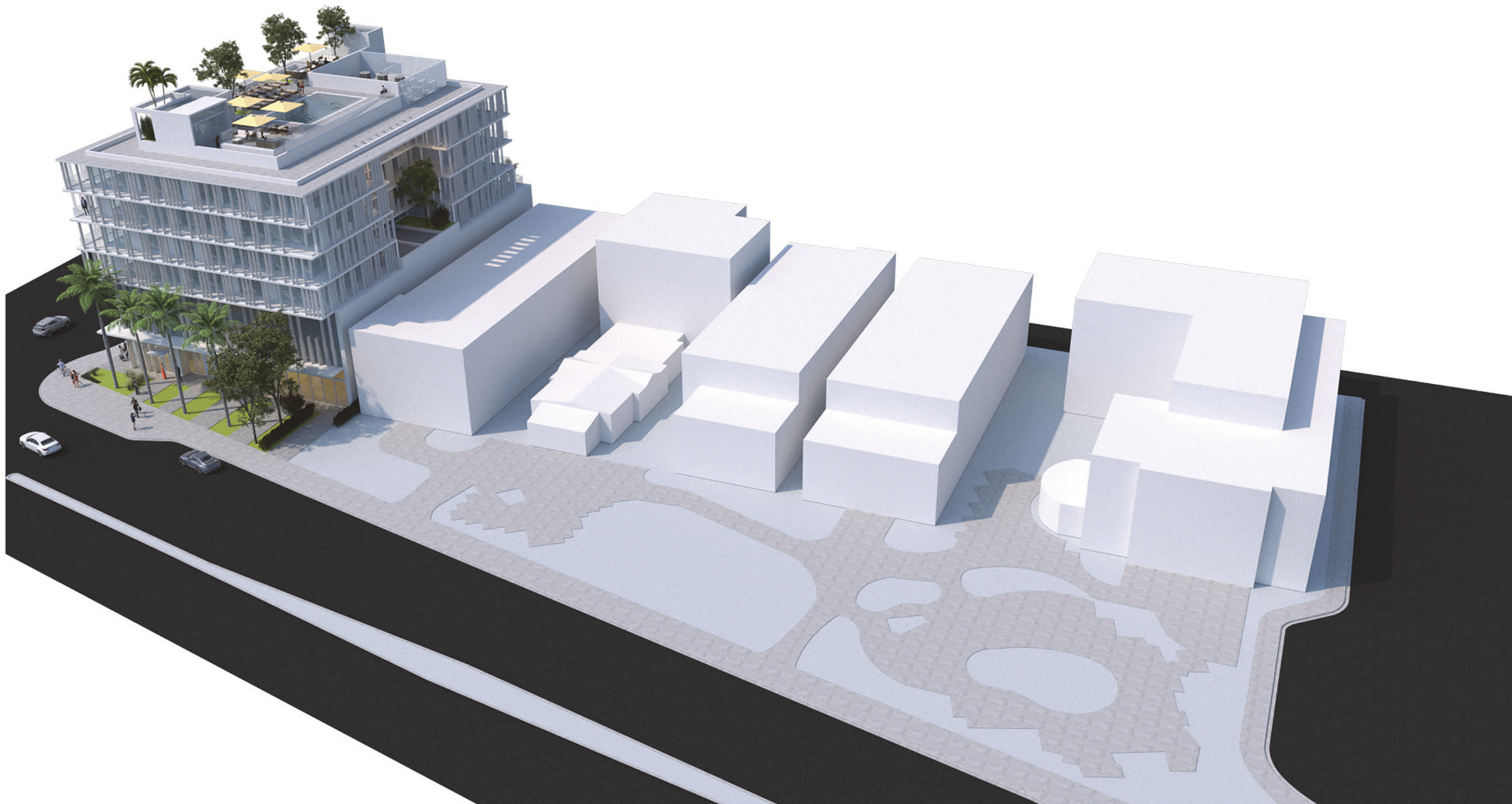
	DATE	REVISION
DWG. TITLE		
NORTH ELEVATION		
SCALE		
AS SHOWN		
PROJECT NO.		
2021-06		
DATE		
05-14-21		
SHEET NUMBER		

A-203

NORTH ELEVATION

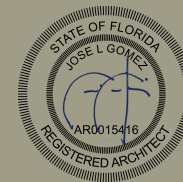
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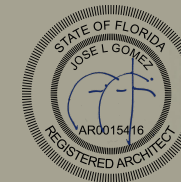








10TH & WASHINGTON



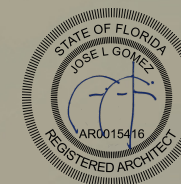
Digitally
signed by
Jose L Gomez
Date:
2021.06.11
10:43:53
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BEILINSON
GOMEZ

ARCHITECTS *spa*



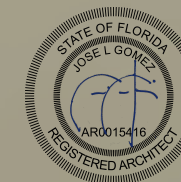
10TH & WASHINGTON

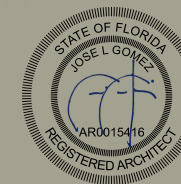


Digitally
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2021.06.11
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BEILINSON
GOMEZ

ARCHITECTS *pa*

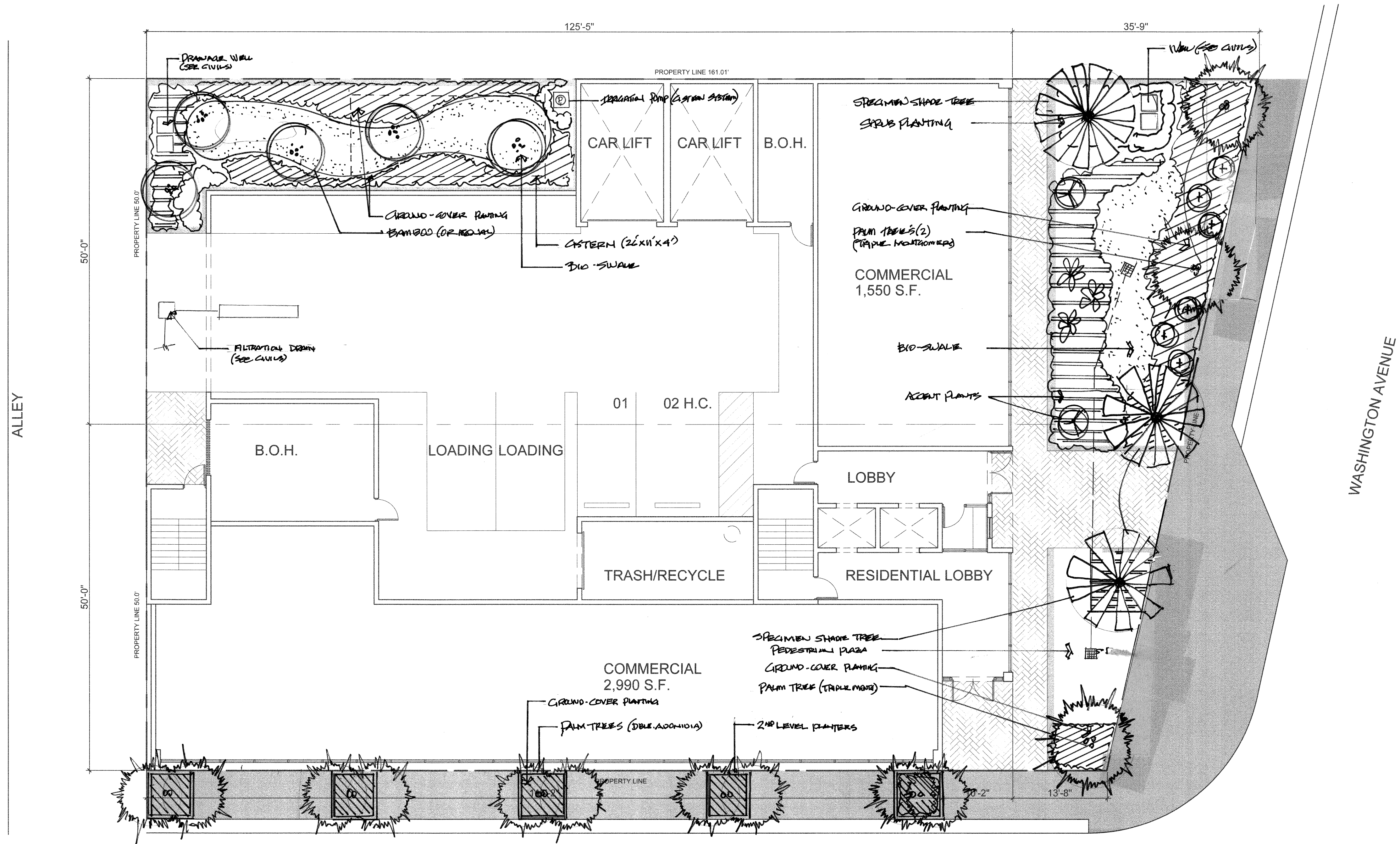




BEILLINSON
GOMEZ

ARCHITECTS *pa*

10th &
WASHINGTON

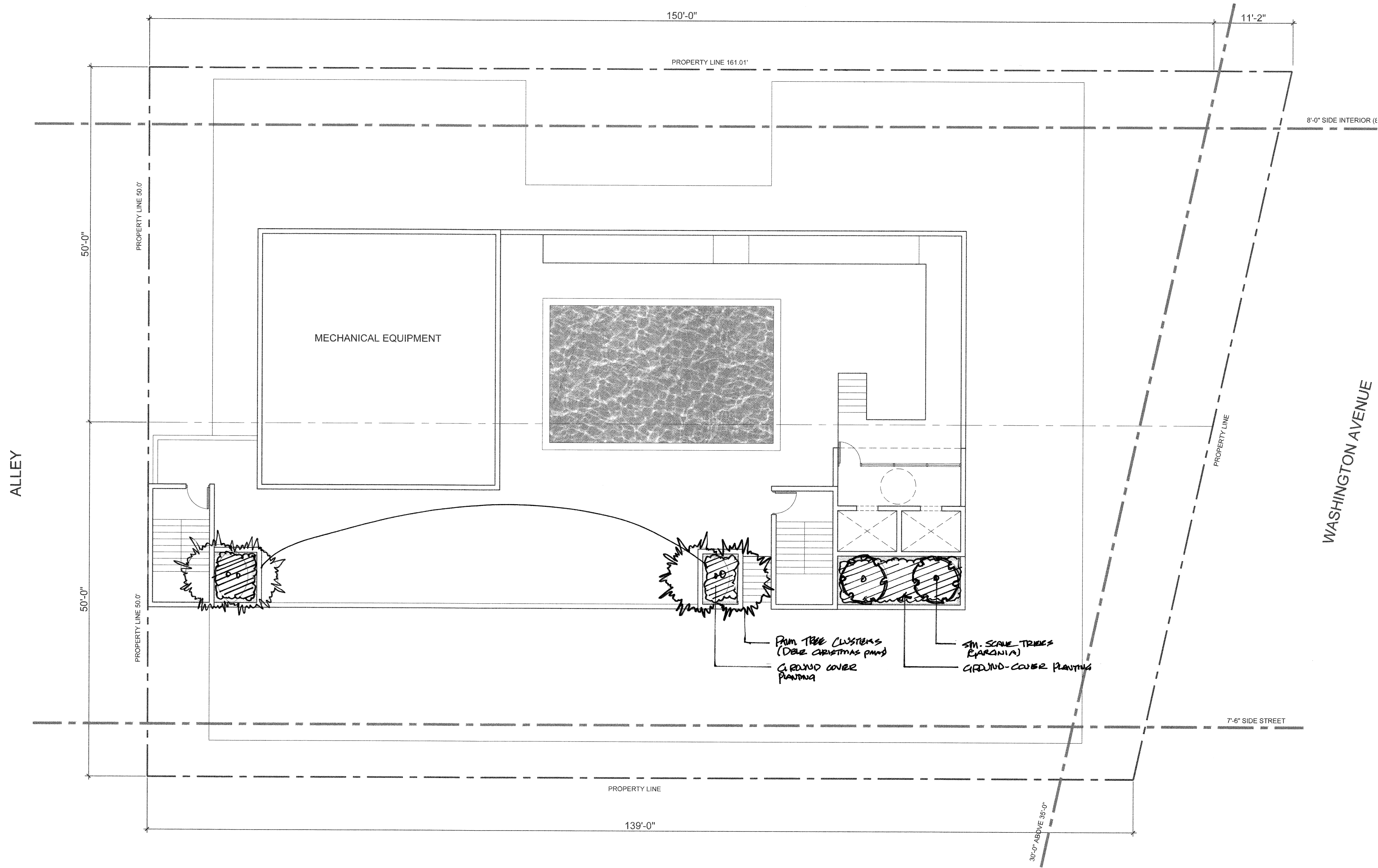


REVISIONS	BY

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621 M. 561.239.8284 LA. 831

CONCEPTUAL LANDSCAPE PLANS FOR:
NW CORNER LOTS 10th & WASHINGTON
MIAMI BEACH, FL.

DRAWN
CHECKED Dan Carter
DATE 6.11.21
SCALE 1/8" = 1'-0"
JOB NO. 61121
SHEET
L-1
OF SHEETS



ROOF LEVEL PLAN

REVISIONS	BY

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621 M. 561.239.8284 LA. 831

CONCEPTUAL LANDSCAPE PLANS FOR:
NW CORNER LOTS 10th & WASHINGTON
MIAMI BEACH, FL.

DRAWN
CHECKED Dan Carter
DATE 6.11.21
SCALE 1/8" = 1'-0"
JOB NO. 61121
SHEET