

LEGAL DESCRIPTION:
 LOTS 4, 5 AND 6, BLOCK 79C, OF A RESUBDIVISION OF BLOCKS 67 AND 79 OF
 ALTON BEACH REALTY CO'S ALTON BEACH BAY FRONT SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE
 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1312 14th TERRACE, MIAMI BEACH, FL 33139

CERTIFICATION:
1414 WEST AVENUE LLC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEYED PROPERTY AND THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS SPECIFIED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
 THE NRIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
 FLOOD ZONE: AE*
 BASE FLOOD ELEVATION: 8.0 FT.
 COMMUNITY: 120651
 PANEL: 0317
 SUFFIX: L
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH BENCH MARK ID: CMB 1506; ELEVATION IS 2.26 FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: John Barra **05/18/2017**
JOHN IBARRA (DATE OF FIELD WORK)

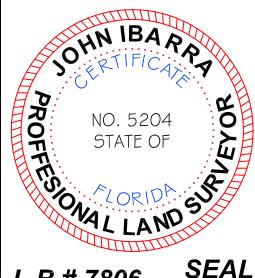
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER).

REVISED ON: UPDATED SURVEY 05/18/2017

REVISED ON: UPDATED SURVEY 05/15/2015

REVISED ON: UPDATED SIDEWALK 07/20/2012

DRAWN BY:	EA
FIELD DATE:	05/18/2017
SURVEY NO:	10-002738-6
SHEET:	1 OF 1

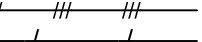


ABBREVIATIONS

AC = AIRC
ACB = AIR CONDITIONER PAD
AE = ANCHOR EASEMENT
AL = ALUMINUM FROD
AS = ALUMINUM SHEET
ASPH = ASPHALT
BC = BUILD CORNER
BDG = BUILDING
BM = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.C.S. = BROWARD COUNTY SURVEY
BSL = BUILDING SETBACK LINE
C = CALCULATED
CB = CATCH BASIN
CB.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CHB = CHORD BEARING
CHL = CHORD LENGTH
CL = CL
C = CLEAN OUT
CL.F. = CHAIN LINK FENCE
CL.M. = CANCEL MAINTENANCE EASEMENT
CON = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
DEG = DEGREES
EB = ELECTRIC BOX
E.C.P. = ELECTRIC TRANSFORMER PAD
ELE = ELEVATION
ENCX = ENCROACHMENT
F.H. = FINE HYDANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FEE = FEE
F.M.P. = FOUND MISC. PLUMBING
F.N.D. = FOUND NAIL
F.H. = FOUND HOLE
F.H. = FOUND HOLE (OR HIGHER)
IN.GE. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
R = RENEW
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT

M = MINUTES
 MBL = MEASURED DISTANCE
 M.B. = MAIL BOX
 M.D.C.R. = MISSOURI DECADE COUNTY RECORDS
 M.H. = MAIL HOUSE
 M.H.P. = MAIL HOUSE PO BOX
 M.N. = MANHOLE
 M.N.P. = NOT A PART OF
 N.W. = NORTH WEST CORNER
 N.T.S. = NOT TO SCALE
 N.V. = NUMBER OF VERTICAL DATUM
 # OF CD = NUMBER OF CURB DOWNS
 O.S. = OFFSET
 O.H. = OVERHEAD
 O.H.U. = OVERHEAD UTILITY LINES
 O.R.B. = OFFICIAL RECORDING BOOK
 O.V.H. = OVERHANG
 P.B. = PAVEMENT
 P.L. = PLASTER
 P.P. = PROPERTY LINE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.C. = POINT OF CURVATURE
 P.O. = POINT OF TANGENCY
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.R. = POINT OF REVERSE CURVATURE
 P.W.Y. = PARKWAY
 P.R.M. = PERMANENT REFERENCE MONUMENT
 P.S. = PROFESSIONAL LAND SURVEYOR
 P. = POWER POLE
 P.P. = POWER POLE
 P.U. = PUBLIC UTILITY SLAB
 P.U.E. = PUBLIC UTILITY EASEMENT
 R.R. = RECORD DISTANCE
 R.R. = RAIL ROAD
 R. = RESIDENCE
 R.W. = RIGHT-OF-WAY
 S.E.D. = RADII OF RADIAL
 S.E. = RANGE
 R.O.E. = ROAD OVERHANG EASEMENT
 S.E.C. = SECTION
 S.T. = STORY
 S.W. = SIDEWALK
 S.U.P. = SUTHERLAND PIPE
 S. = SOUTH
 S.C.P. = SCREENED PORCH
 S.V. = SEWER VALVE
 S. = SECONDS
 T. = TANGENT
 T.B. = TELEPHONE BOOTH
 T.B.M. = TRIPSTATION BENCHMARK
 T.E. = TECHNOLOGY UTILITY EASEMENT
 T.S. = TRAFFIC SIGNAL BOX
 T.S. = TRAFFIC SIGNAL POLE
 T.S. = TRAFFIC SIGNAL
 T.W. = TOWNSHIP
 U.T. = UTILITY
 U.T.E. = UTILITY EASEMENT
 U. = UTILITY POLE
 W.M. = WATER METER
 W.F. = WOOD FENCE
 W.P. = WOOD PORCH
 W.R. = WOOD ROOF
 W.V. = WATER VALVE
 M. = MONUMENT LINE
 C. = CENTER LINE
 D.E.T. =

LEGEND


 = OVERHEAD UTILITY LINES
 = CONCRETE BLOCK WALL
 = CHAIN LINK FENCE
 = IRON FENCE
 = WOOD FENCE
 = BUILDING SETBACK LINE
 = UTILITY EASEMENT
 = LIMITED ACCESS R/W
 = NON-VEHICULAR ACCESS R/W
 = EXISTING ELEVATIONS

FOURTEEN 14
1414 WEST AVENUE
MIAMI BEACH, FLORIDA

LANDSCAPE ARCHITECT:
GSLA DESIGN, INC.

Landscape Architecture
17670 NW 78th Avenue
Miami, FL 33015
PH: 305.392.1016

ARCHITECT:
URVANX Inc.

Architecture - Interior Design
4981 SW 74th Court
Miami, FL 33155
PH: 305.615.2943

TRAFFIC ENGINEER:
RICHARD GARCIA & ASSOCIATES

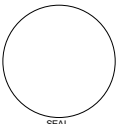
8065 NW 98th ST
Hialeah Gardens, FL 33016
PH: 305.362.0677

4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

URVAN^x

Carlos J. Bravo, R.A. AR17584

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD SET

REVISIONS

[illegible]

COVER

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

Project Number	1612
----------------	------

SHEET **A-000**

INDEX OF DRAWINGS	
Sheet Number	Sheet Name
A-000	COVER
A-001	SITE DATA, LOCATION MAP
A-002	CONTEXT PHOTOS
A-003	CONTEXT PHOTOS
A-004	CONTEXT PHOTOS
A-005	CONTEXT PHOTOS
A-100	SITE PLAN
A-101	LOT COVERAGE DIAGRAM
A-101A	LOT COVERAGE WAIVER DIAGRAM
A-102	SITE SETBACK DIAGRAM
A-103	YARD DIAGRAMS
A-104	SITE PLAN - AERIAL CONTEXT MAP
A-105	F.A.R. CALCULATIONS - FIRST FLOOR
A-106	F.A.R. CALCULATIONS - SECOND FLOOR
A-107	F.A.R. CALCULATIONS - THIRD FLOOR
A-108	F.A.R. CALCULATIONS - FOURTH FLOOR
A-109	F.A.R. CALCULATIONS - ROOF/POOL DECK
A-201	FIRST FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-203	THIRD FLOOR PLAN
A-204	FOURTH FLOOR PLAN
A-205	ROOF/POOL DECK
A-500	NORTH ELEVATION
A-501	SOUTH ELEVATION
A-502	EAST ELEVATION
A-503	WEST ELEVATION
A-504	AXONOMETRIC - SOUTHEAST VIEW
A-505	AXONOMETRIC - SOUTHWEST VIEW
A-506	AXONOMETRIC - NORTHWEST VIEW
A-507	AXONOMETRIC - NORTHEAST VIEW
A-508	AXONOMETRIC - POOL DECK
A-601	SECTIONS
A-900	RENDERINGS
A-901	RENDERINGS
LA-101	EXISTING TREE DISPOSITION PLAN
LA-201	GROUND FLOOR PLANTING PLAN
LA-202	SECOND FLOOR PLANTING PLAN
LA-203	ROOF DECK PLANTING PLAN
LA-204	PLANTING DETAILS

SCOPE OF WORK

- NEW CONSTRUCTION OF A 14-UNIT MULTIFAMILY CONDOMINIUM BUILDING
- CONTAINING AN ENCLOSED PARKING GARAGE
- ROOFTOP AMENITIES DECK WITH POOL
- PRIVATE ROOFTOP TERRACES FOR PENTHOUSE UNITS.

FINAL SUBMITTAL
08.03.2017

PARCEL 1
LOT 4, 5, AND 6, BLOCK 79C, OF ALTON BEACH REALTY
COMPANY'S BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 16, AT PAGE 1, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID
LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA CONTAINING APPROXIMATELY
15,952 SQUARE FEET (0.37 ACRES).

FLORIDA BUILDING CODE (FBC) 5TH EDITION (2014)
FBC ACCESSIBILITY 5TH EDITION (2014)
FLORIDA FIRE PREVENTION CODE 5TH EDITION (2014)
FBC PLUMBING 5TH EDITION (2014)
FBC MECHANICAL 5TH EDITION (2014)
FBC RESIDENTIAL 5TH EDITION (2014)
NATIONAL ELECTRIC CODE 2012

RESIDENTIAL - R2
STORAGE - S2 (PARKING GARAGE)

NEW CONSTRUCTION



AREA OF PROJECT

ITEM #	Zoning Information		
1	Address:	1414 West Avenue	
2	Board and file numbers:	DRB17-0155	
3	Folio number(s):	02-3233-016-0470, 02-3233-016-0460	
4	Year constructed:	N/A	Zoning District: RM-1
5	Based Flood Elevation:	8.0 FT	Grade value in NGVD: 3'-4-1/2" NGVD
6	Adjusted grade (Flood+Grade/2):	5'-8"	Lot Area: 15,962 SF
7	Lot width:	160'-0"	Lot Depth: 100'-0"
8	Minimum Unit Size	550 SF	Average Unit Size: 1,163.4 SF
9	Existing use:	VACANT LOT	Proposed use: MULTI-FAMILY RESIDENTIAL

		Maximum	Existing	Proposed	Deficiencies
10	Height	50.0 FT	N/A	46' 3"	N/A
11	Number of Stories	5 STORIES	N/A	5 STORIES	N/A
12	FAR	19,940 SF	N/A	19,735 SF	N/A
13	Gross square footage	N/A	N/A	41,029.5 SF	N/A
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	N/A		14 N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A			

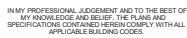
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'		N/A	
20	Side Setback:	8'		N/A	
21	Side Setback:	N/A		N/A	
22	Side Setback facing street:	8'		N/A	
23	Rear Setback:	0'		N/A	
	At Grade Parking:				
24	Front Setback:	20'		N/A	
25	Side Setback:	8'		N/A	
26	Side Setback:	N/A		N/A	
27	Side Setback facing street:	8'		N/A	
28	Rear Setback:	5'		N/A	
	Pedestal:				
29	Front Setback:	20'		20'	
30	Side Setback:	12.8'		12.8'	
31	Side Setback:	N/A			
32	Side Setback facing street:	12.8'		12.8'	
33	Rear Setback:	10'		10'	
	Tower:				
34	Front Setback:	20'		N/A	
35	Side Setback:	16.3'		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A		N/A	
37	Side Setback facing street:	12.8'		N/A	
38	Rear Setback:	15'			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces	14	N/A	14	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	14	N/A	14	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	14	N/A	14	
43	Parking Space Dimensions	9' X 18'	N/A	9' x 18'	
44	Parking Space configuration (45o,60o,90o, Parallel)	90 DEGREE	N/A	90 DEGREE	
45	ADA Spaces	1	N/A	1	
46	Tandem Spaces	N/A	N/A	0	
47	Drive aisle width	22'-0"	N/A	22'-0"	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	N/A	N/A	N/A	
50	racks	14	N/A	15	

UFRVAX

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

REVISIONS

[illegible]

SHEET TITLE:

Project Number

SHEET **A-001**



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

URVANX

Carlos J. Bravo, R.A. AR17584

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD SET

[illegible]

CONTEXT PHOTOS

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

Project Number	1612
----------------	------

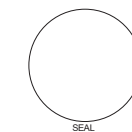
SHEET **A-002**



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

INVEST

Carlos J. Bravo, R.A. AR17584



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD
SET

[illegible]

CONTEXT PHOTOS

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

Project Number	1612
----------------	------

SHEET **A-003**



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

URVANX

Carlos J. Bravo, R.A. AR17584

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD SET

[illegible]

CONTEXT PHOTOS

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

Project Number	1612
----------------	------

SHEET

ET A-004



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

4981 SW 74 CT

Miami, FL 33155
786.615.2943 Q

786.615.2945 F

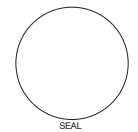
cbravo@urvanx.com
AA26002656

IB26001472

URVANX

Carlos J. Bravo, R.A. AR17584

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD SET

REVISIONS

[illegible]

CONTEXT PHOTOS

SHEET TITLE

DATE 08.03.2017

DRAWN BY T.S.REVIEWED BY C.J.B.

Project Number

1612

SHEET **A-005**

URVAN^x

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.

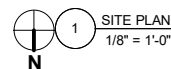


CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

[illegible]

SHEET TITLE

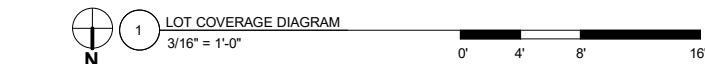
Project Number

SHEET **A-100**

PROVIDED PARKING SPACE DIMENSIONS:
STANDARD SPACE MINIMUM DIMENSIONS: 8'-6" x 18'-0"
ACCESSIBLE PARKING SPACE DIMENSIONS: 12'-0" x 18'-0"

1. THERE ARE NO PARALLEL PARKING SPACES
2. ALL REQUIRED OFF-STREET PARKING SPACES ARE LOCATED WITHIN AN ENCLOSED GARAGE STRUCTURE.
3. DRIVE AISLES ARE 22'-0" IN WIDTH AND COLUMNS ARE SETBACK A MINIMUM OF 1'-0" FROM THE EDGE OF THE DRIVE AISLE.
4. THE DRIVE AISLES AND PARKING SPACES HAVE AN ALL-WEATHER SURFACE - INTERIOR: CONCRETE SLAB - NON SLIP SURFACE. EXTERIOR: DRIVEWAY-RATED ASPHALT PAVING.
5. PARKING SPACES ARE DELINEATED WITH PAINTED STRIPES AND HAVE CONCRETE CAR STOPS A MINIMUM OF 2'-6" FROM THE END OF THE PARKING SPACE.
6. GARAGE LIGHTING SHALL BE OF E.D.M. LIGHT STRIPS PROVIDING A MINIMUM OF 1 FOOTCANDLE (LEDE MINIMUM IS 0.4 FOOTCANDLE).

ALL ELEVATIONS NOTED
ARE N.G.V.D. U.O.N.



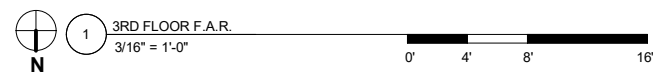
**REQUESTING WAIVER FOR
LOT COVERAGE**

[illegible]

URVANX

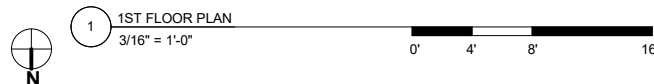
SEAL

SHEET **A-103**




ALL ELEVATIONS NOTED
ARE N.G.V.D. U.O.N.

SHEET **A-107**

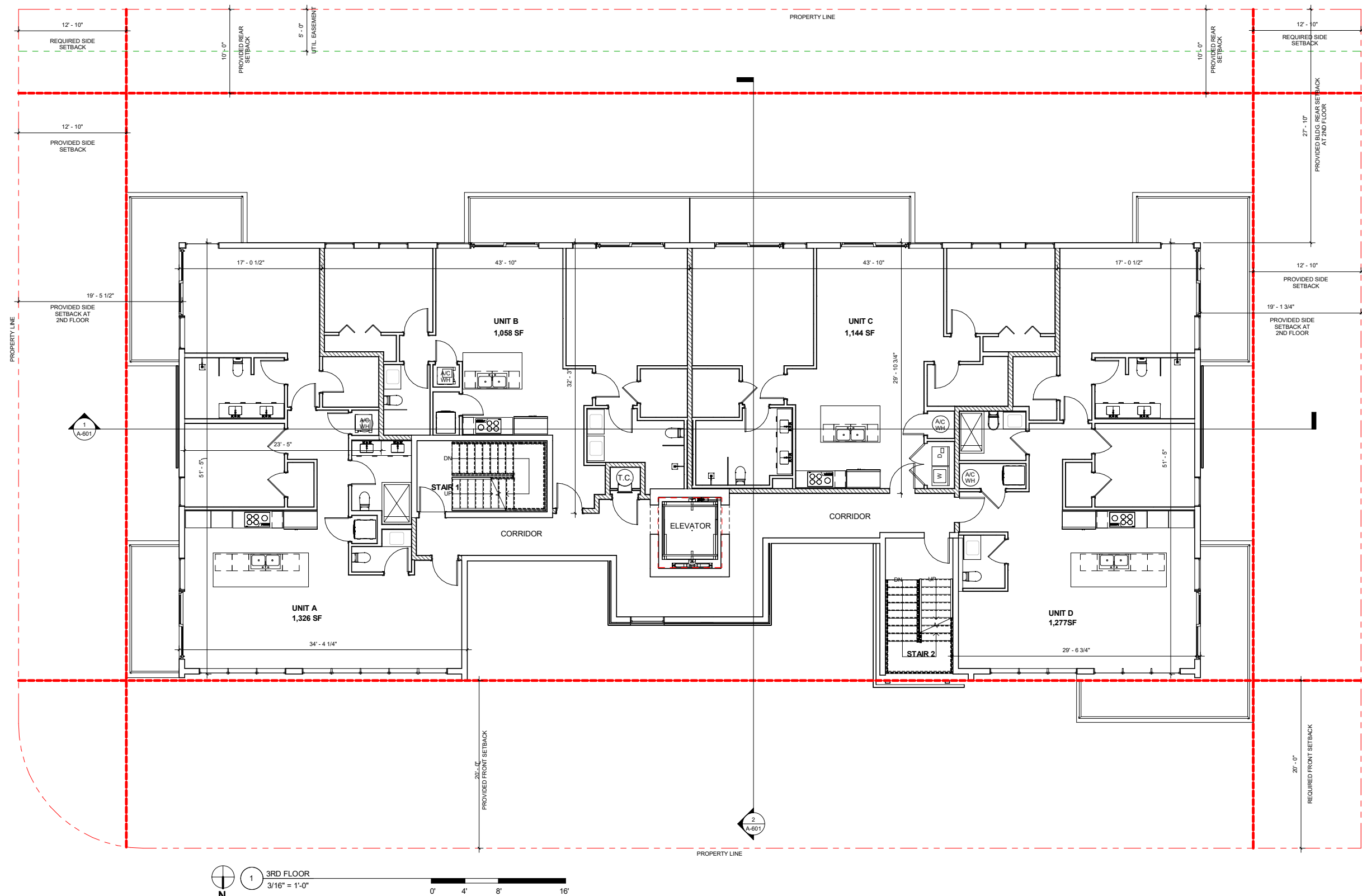


URVAN^x

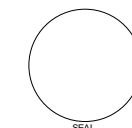


SEAL

SHEET **A-201**



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472



Fourteen 14

DESIGN REVIEW BOARD SET

THIRD FLOOR
PLAN

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

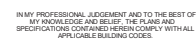
SHEET **A-203**



SHEET **A-204**

URVANX

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



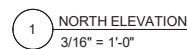
CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

[illegible]

SHEET TITLE

Project Number
1612

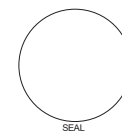
SHEET **A-500**



A horizontal number line is shown with tick marks at 0, 4, 8, and 16. The segment between 4 and 8 is shaded in gray.

UFRVAX

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE SOLE PROPERTY OF URVANX, INC. AND MAY NOT BE COPIED OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF



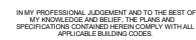
IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

SHEET **A-501**

0' 4' 8' 16'

URVANX

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



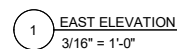
CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

[illegible]

SHEET TITLE

Project Number
1612

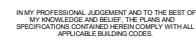
SHEET



0' 4' 8' 16'

URVAN^x

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



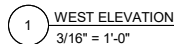
CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

[illegible]

SHEET TITLE

Project Number
1612

SHEE





INVEST

THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF
URVANK, INC.



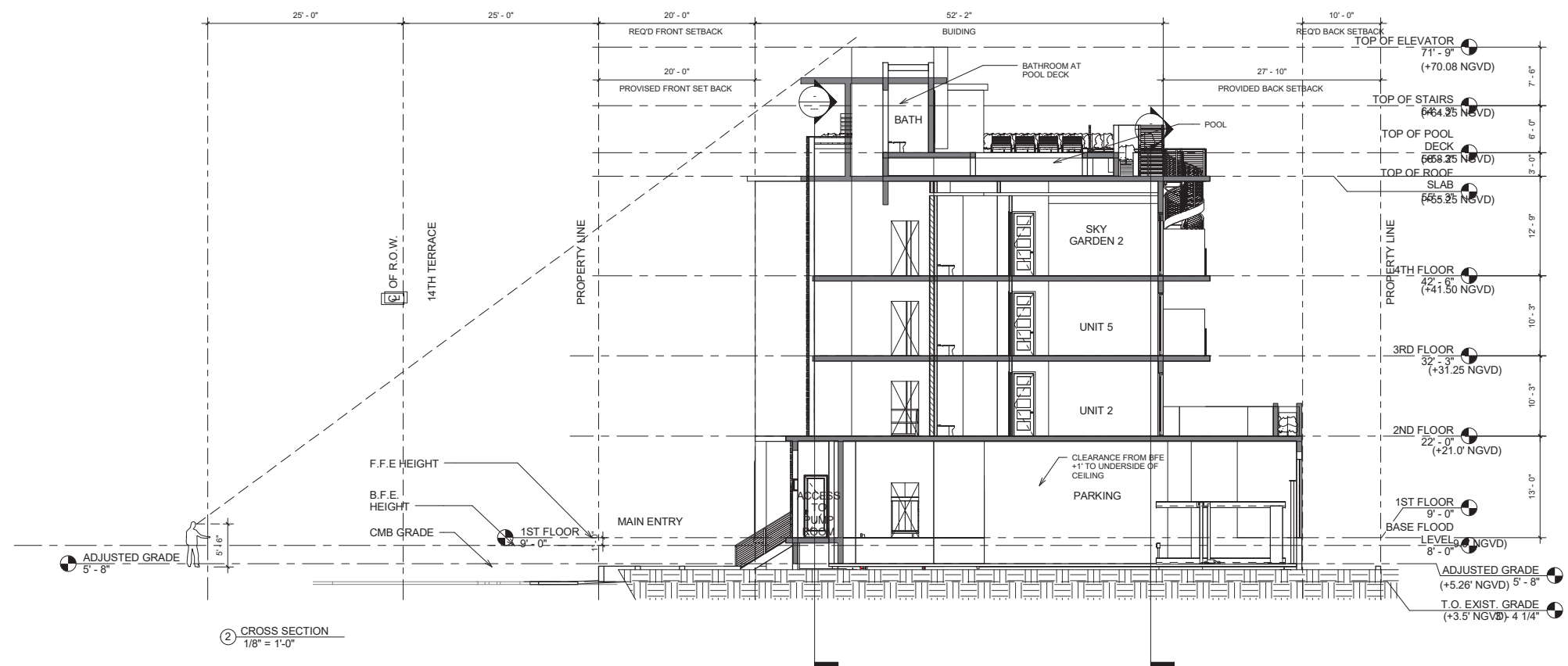
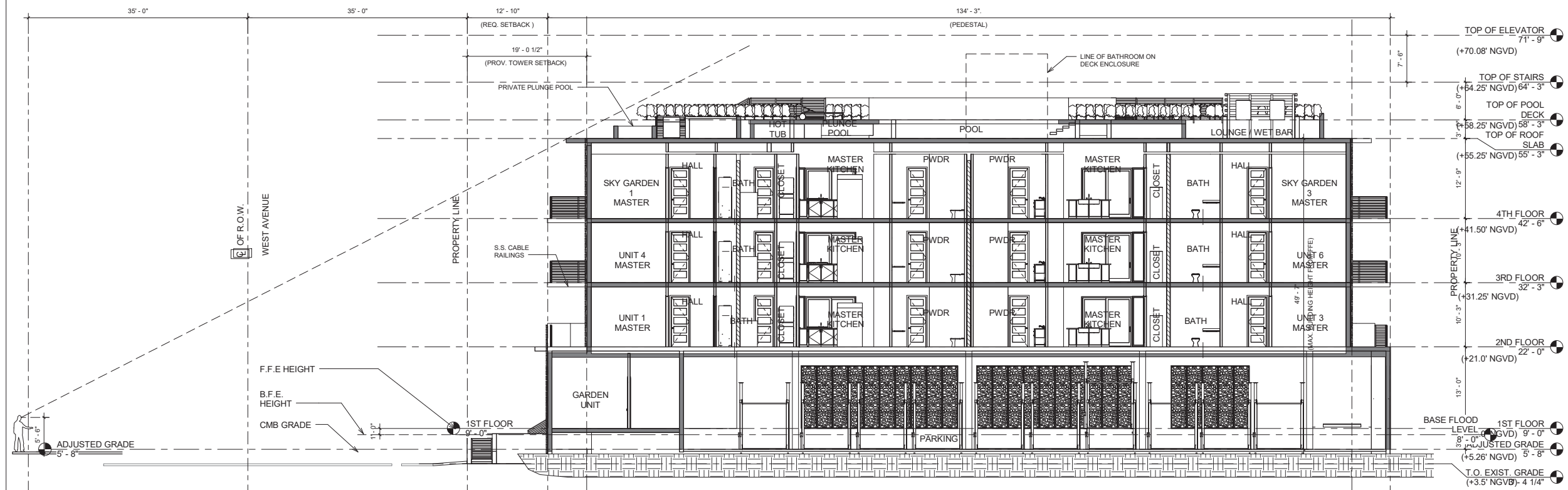
IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THE PLANS AND
SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL
APPLICABLE BUILDING CODES.

[illegible]

SHEET TITLE

Project Number	1612
----------------	------

SHEET **A-505**



4981 SW 74 CT
Miami, FL 33155
786.615.2943 O
786.615.2945 F
cbravo@urvanx.com
AA26002656
IB26001472

IBVANI

Carlos J. Bravo, R.A. AR17584
THE DESIGNS AND DRAWINGS PRESENT HEREIN ARE THE
SOLE PROPERTY OF URVANK, INC. AND MAY NOT BE COPIED
OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF



IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, THE PLANS AND
SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL
APPLICABLE BUILDING CODES.

Fourteen 14

1414 West Avenue
Miami Beach, FL 33139

CasaLuna LLC
1414 WEST AVENUE MIAMI
BEACH, FL 33139

DESIGN REVIEW BOARD
SET[illegible]

SECTIONS

SHEET TITLE

DATE 08.03.2017
DRAWN BY T.S.
REVIEWED BY C.J.B.

Project Number	1612
----------------	------

SHEET **A-601**

