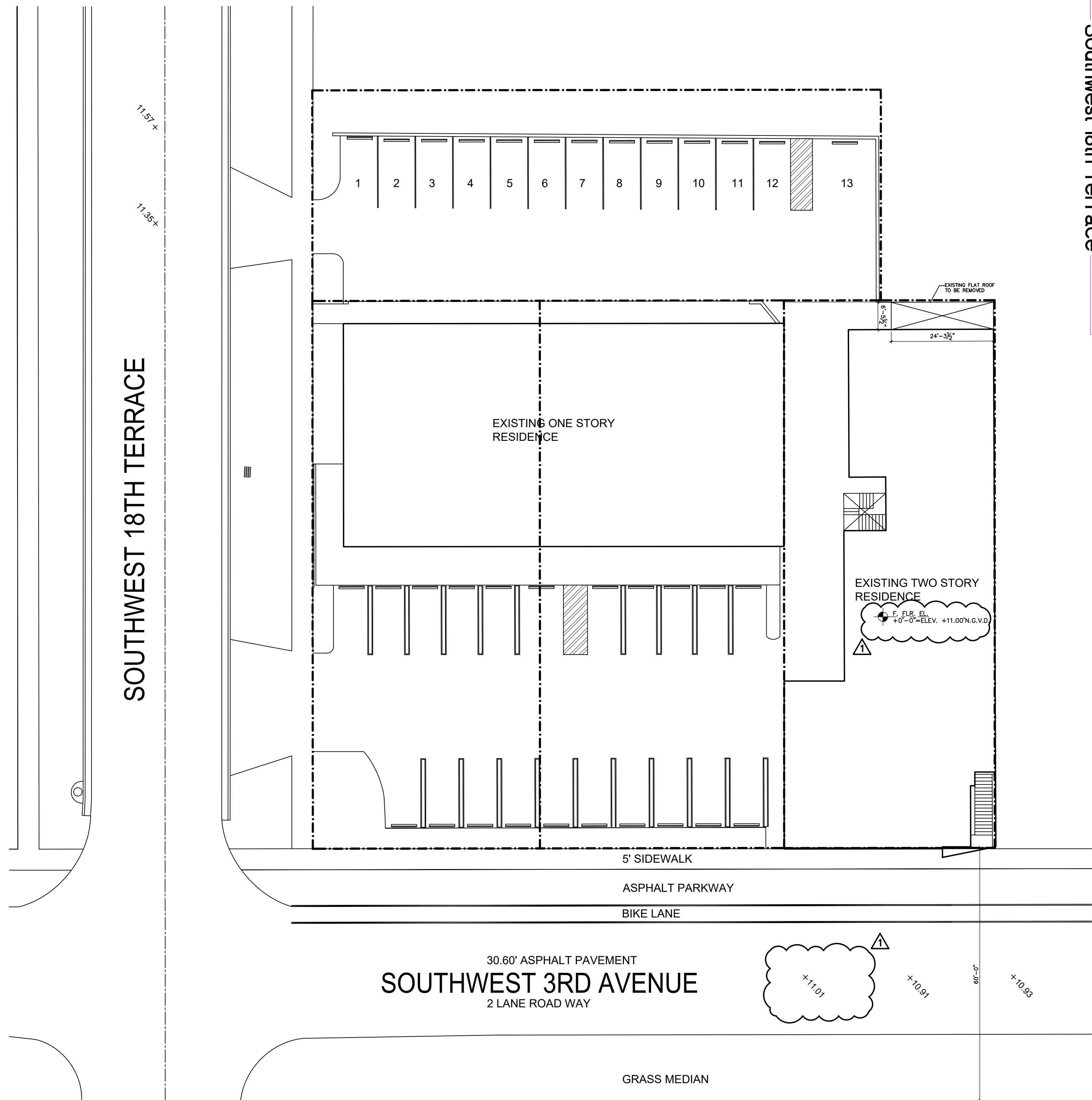


PROPERTY INFORMATION

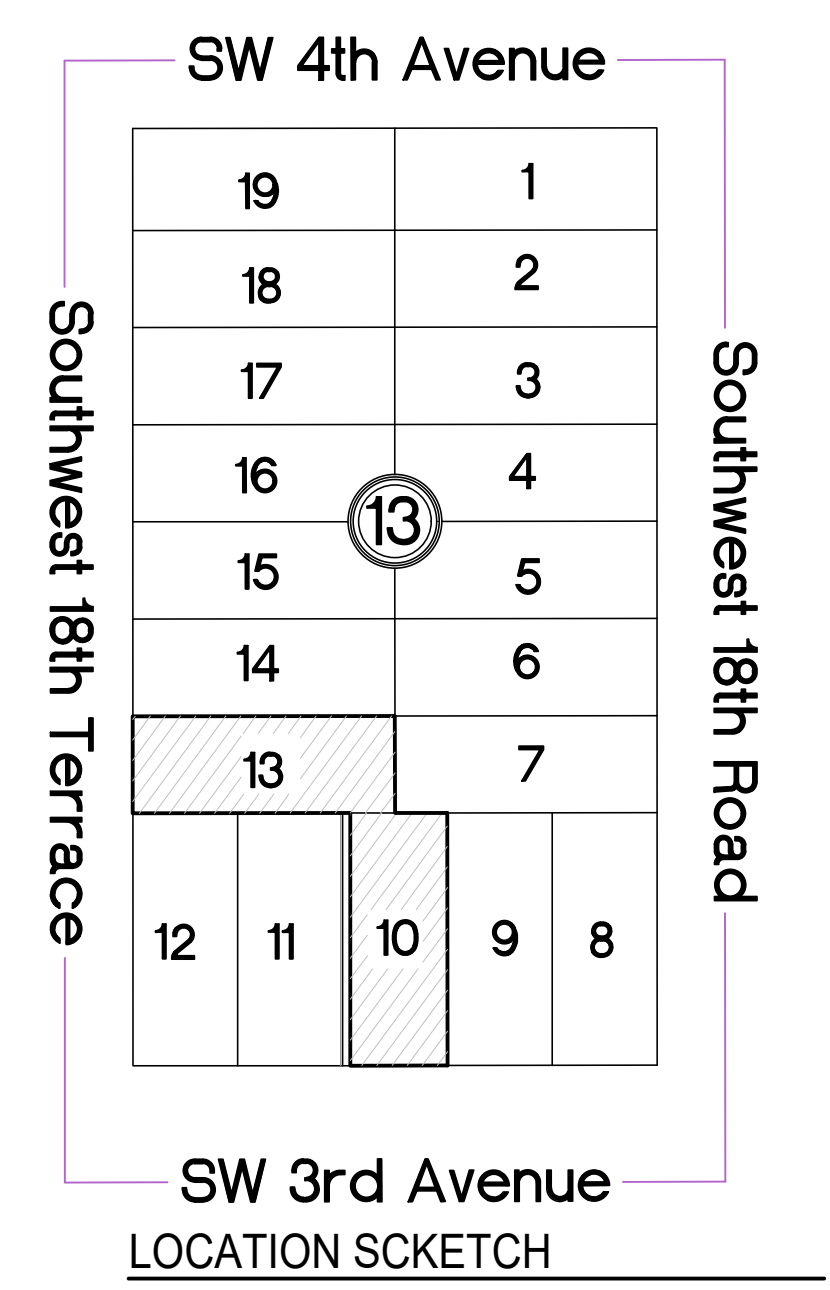
FOLIO #: 01-4138-001-1910
 Property Type: Commercial
 Property Address: 1820 SW 3RD AVE., MIAMI, FL 33129-1417
 Current Owner: 1820 SW 3 AVE LLC
 Property Use: 12 / MIXED USE-STORE/RESIDENTIAL
 Land Use: MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL (1209)
 Zoning: T6-8 O
 Lot Size: 0.1492 acres / 6,500 sf
 Subdivision: HOLLEMAN PARK
 Legal Description: 38-39 54 41 HOLLEMAN PARK PB 8-23 NELY50FT LOT 10 BLK 13 LOT SIZE 50.000 X 130 OR 20557-2804 0402 4 (2)
 Description: Area that is determined to be outside the 1% and 0.2% chance floodplains.
 COMMON PANEL: 120650
 Panel #: 12086C0314L
 FLOOD ZONE DETAILS: Zone: X
 BASE FLOOD ELEVATION: N/A
 F.F. ELEV#1820: +11.00' N.G.V.D.

ZONING	LOT 10	LOT 13
GROSS LOT AREA	10,260 SF	7,350 SF
L.U.I.	CR-2/7	RS-2/2
MAXIMUM F.A.R.	(10,260 X 1.21)=12,415 SF	
MINIMUM O.S.R.	(10,260 X 0.68)=6,967 SF	
GROSS FLOOR AREA	SHELL: 4,100 SF OFFICE: 1,040 SF RESIDENTIAL: 1,569 SF TOTAL: 6,709 SF	
ACTUAL OPEN SPACE	6,328 SF(LOT 10)+4,250 SF(LOT 13) TOTAL: 10,578 SF	
REQUIRED PARKING	RESIDENTIAL(2 X 1.5)=3 SHELL/OFFICE: 3 PARKING/1000 SF SHELL/OFFICE: 5,140 SF=15 PARKING 18 PARKING SPACES	
PROVIDED PARKING	PROVIDED ON SITE =13 PROVIDED OFF SITE WITHIN 500 FEET = 5	



SITE PLAN

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




OLR
 ARCHITECT

ORESTES LOPEZ-RECIO
 ARO009350
 5895 SW 32 ST
 MIAMI, FLORIDA 33155
 PHONE: (305)360-2838

OWNER:
 1820 SW 3 AVE LLC
 90 SW 3ST UNIT 7 (IVY LOBBY)
 MIAMI FL 33130

PROPOSED INTERIOR
 LEGALIZATION FOR:
 1820 SW 3 AVE LLC
 1820 SW 3RD AVE
 MIAMI FLORIDA, 33129

SEAL

REVISIONS
 B.D.C. 10.12.24

DATE 07-31-24
 SCALE AS SHOWN
 DRAWN : OLR
 JOB NO. : 24-2670

A-01

SHEET NO.: OF