

SITE DATA	
ZONING	T6-8-O (ADJACENT TO T4-L)
GROSS LOT AREA	23,064 sf
LOT WIDTH	159.72 ft
TOTAL F.L.R. (x5)	115,320 sf MAX
FLOOD ZONE	N/A
PROPOSED USE	PUBLIC STORAGE

LEGAL DESCRIPTION
 Per Schedule B-II, Commitment for Title Insurance prepared by Chicago Title Insurance Company, Order No. 4706235. Effective date: February 19, 2014, at 11:59 PM

Lots 10 and 11, Block 1, Northern Boulevard Tract, according to plat thereof, as recorded in Plat Book 2, page 29 of the Public Records of Miami-Dade County, Florida, less and except the North 5 feet of Lot 10 as dedicated to the City of Miami for street widening purposes by instrument recorded in Deed Book 608, page 360, of the Public Records of Miami-Dade County, Florida.

Per Schedule B-II, Commitment for Title Insurance prepared by Chicago Title Insurance Company, Order No. 4742646. Effective date: March 19, 2014, at 11:59 PM

Lots 12, Block 1, Northern Boulevard Tract, according to plat thereof, as recorded in Plat Book 2, page 29 of the Public Records of Miami-Dade County, Florida.

	ALLOWED / REQ	PROVIDED
LOT COVERAGE - 80%	18,451 sf MAX	16,097 sf
BUILDING HEIGHT	8 STORIES MAX	7 STORIES
VEHICULAR DRIVE (NOT TO BE INCLUDED IN OPEN SPACE VALUE)		2,175 sf
OPEN SPACE - 10% LOT AREA	2,306 sf MIN	4,755 sf
GREEN SPACE - 10% O.S. 2nd & 3rd LAYER	502 sf MIN	1,815 sf
FRONTAGE @ FRONT SETBACK - 70%	112 ft	122 ft

SETBACKS	ALLOWED / REQ	PROVIDED
PRINCIPAL FRONT	10'-0" MIN	10'-0"
SECONDARY FRONT	10'-0" MIN	11'-8"
SIDE	0'-0" MIN	2'-0"
REAR (abutting T-4, 1st-5th Story)	6'-0" MIN	26'-0"
(abutting T-4, above 5th Story)	26'-0" MIN	26'-0"
ABOVE 8 STORIES		
PRINCIPAL FRONT	20'-0" MIN	N/A
SECONDARY FRONT	20'-0" MIN	N/A
SIDE	30'-0" MIN	N/A
REAR	46'-0" MIN	N/A

PROPOSED GROSS BUILDING AREAS	
1st FLOOR COVERED PARKING / LOADING	9,845 sf
1st FLOOR RETAIL (M)	1,102 sf
1st FLOOR OFFICE (B)	1,151 sf
1st FLOOR PUBLIC STORAGE (S-1)	3,999 sf
1st FLOOR SUB-TOTAL	16,097 sf
2nd-7th FLOOR PUBLIC STORAGE (S-1)	(6x) 16,097 sf
2nd-7th FLOOR SUB-TOTAL	96,582 sf
GROSS BUILDING AREA TOTAL	112,679 sf

PROPOSED BUILDING HEIGHT	ALLOWED / REQ	PROVIDED
PUBLIC STORAGE (S-1)		
TOTAL STRUCTURE HEIGHT (STORIES)	8 STORIES MAX	7 STORIES
TOTAL STRUCTURE HEIGHT (FEET)	95 ft	83 ft
* HIGHEST OCCUPIED FLOOR (FEET)		72 ft

* PER 2010 FLORIDA BUILDING CODE, SEC 202: PROPOSED BUILDING IS NOT A HIGH-RISE. HIGHEST OCCUPIED FLOOR IS LESS THAN 75' ABOVE FIRE DEPARTMENT VEHICLE ACCESS.

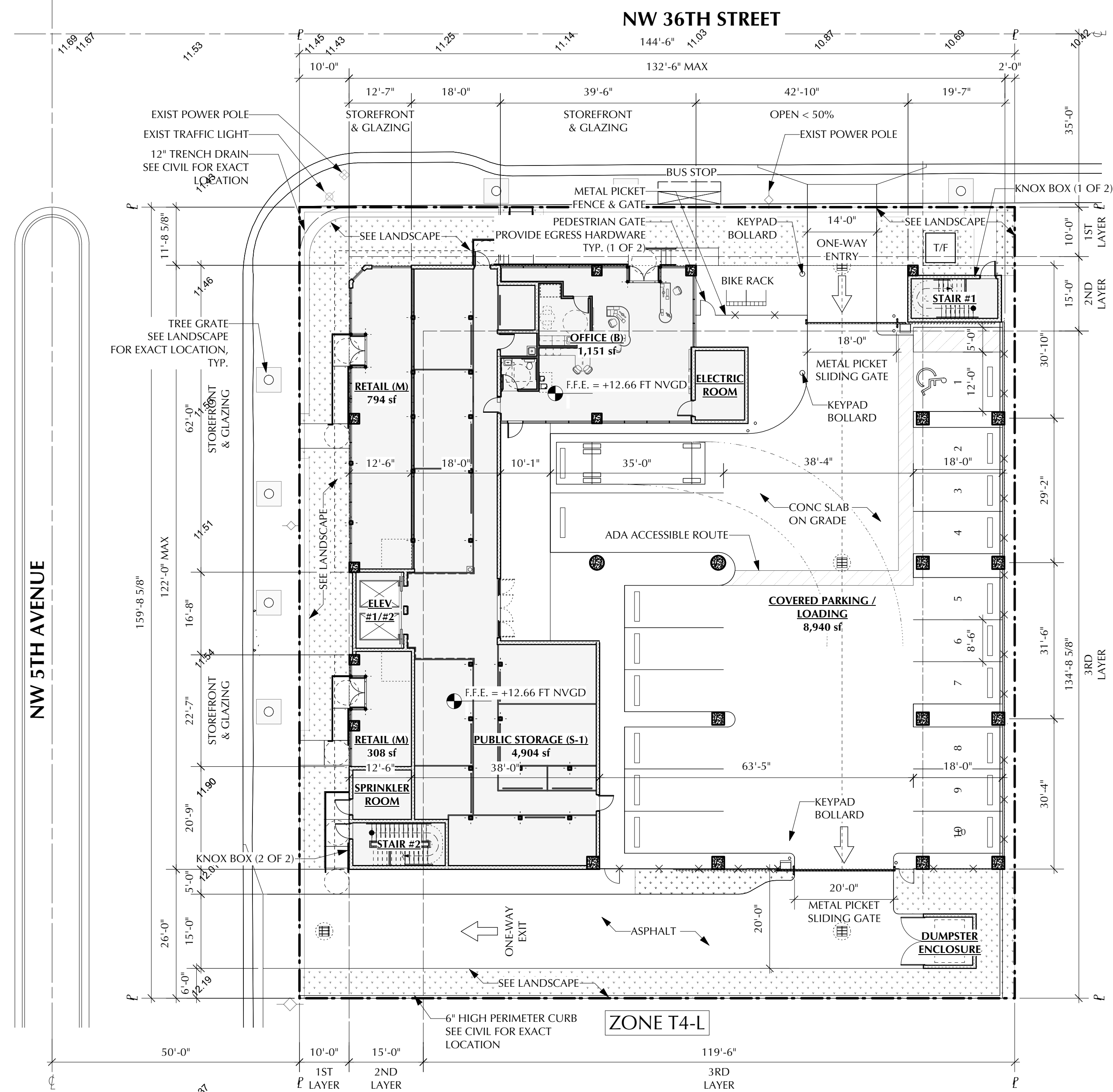
PARKING	REQUIRED	PROVIDED
TOTAL PUBLIC STORAGE UNIT AREA (S-1)	8	8
72,055 sf NET (71% of gross)	1/10,000 sf w/ 8 min	
OFFICE / RETAIL HABITABLE AREA (B)	3	3
994 sf NET	3/1,000 sf	
RETAIL HABITABLE AREA (M)	2.9	3
982 sf NET	3/1,000 sf	

STREET PARKING	REQUIRED	PROVIDED
TOTAL	13.9	16
H.C. (INCLUSIVE)	1	1
BICYCLE RACK	1	1

LOADING	REQUIRED	PROVIDED
1st 25k to 50k	420 sf	12' x 35'
2nd 50k to 100k	420 sf	12' x 35'

NOTES

- NO SINGLE PUBLIC STORAGE UNIT SHALL EXCEED 400sf IN AREA.
- THIS FACILITY SHALL HAVE CONTROLLED ACCESS AND SECURITY SURVEILLANCE THROUGHOUT.
- THIS FACILITY WILL NOT PROVIDE BOAT OR VEHICLE STORAGE.
- HOURS OF OPERATION SHALL BE LIMITED TO BETWEEN THE HOURS OF 5:00AM & 11:00PM.

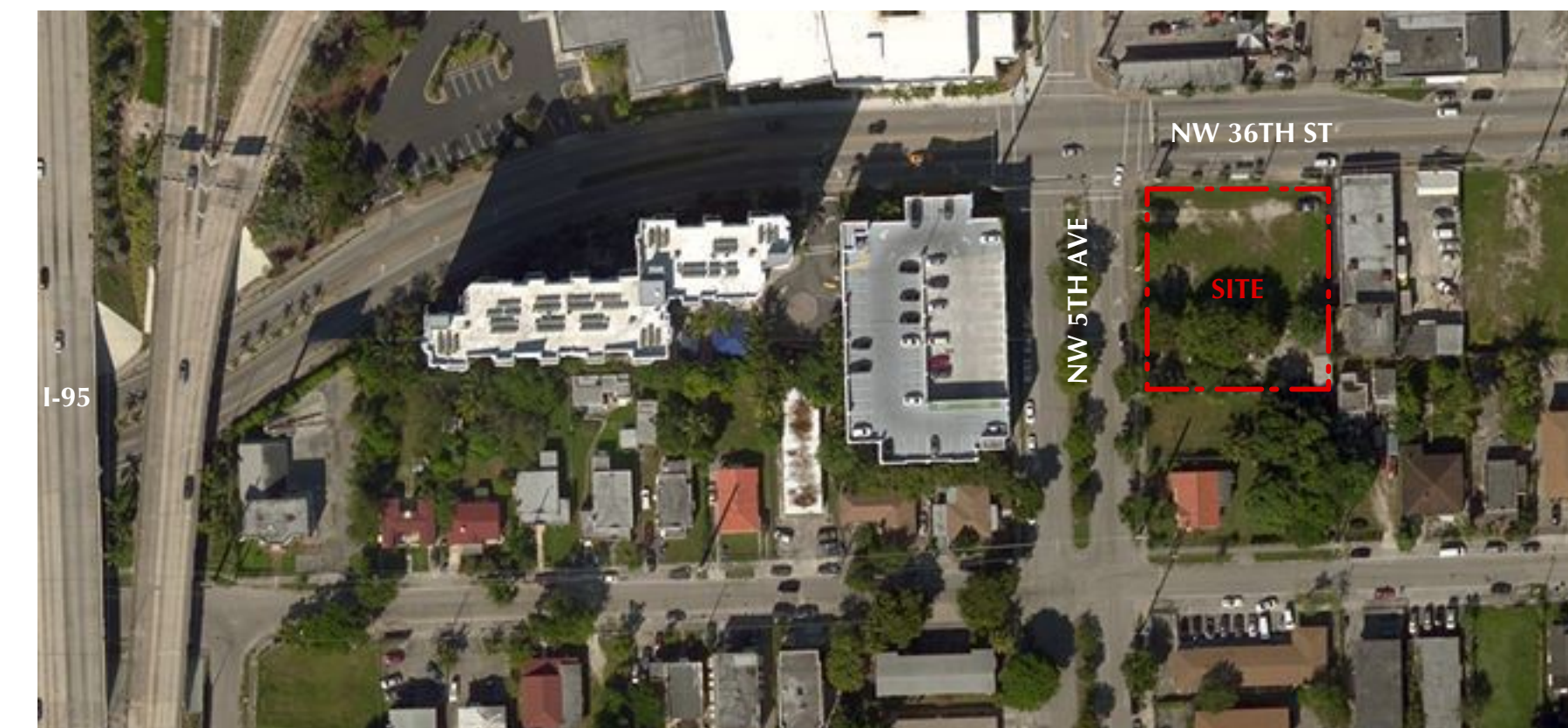


1 SITE PLAN / FIRST FLOOR PLAN
 A002 Scale: 1/16" = 1'-0"

DISCLAIMER:
 EXISTING CROWN OF ROAD ELEVATIONS SHOWN ARE PER THE ALTA/ACSM LAND SURVEY OF 490 N.W. STREET, MIAMI, FL & 3521 N.W. 5TH AVENUE, MIAMI, FL, LEGAL DESCRIPTION: PER SCHEDULE B-II, COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 4706235. EFFECTIVE DATE: APRIL 2, 2015 AT 11:59 P.M. SURVEY PROVIDED BY EXACTA COMMERCIAL LAND SURVEYORS SURVEY BASED ON FLORIDA STATE PLANE COORDINATION SYSTEM, EAST ZONE 901



AERIAL PERSPECTIVE
 N.T.S.



LOCATION PLAN
 N.T.S.

ISSUE DATE:	
1. Demo Permit	06.24.15
2. Foundation Permit	06.24.15
3. Permit Set	07.27.15
4. Bid Set	11.25.15

REVISION DATE:	
1. Permit Response	11.06.15

5th & 36th Street Self Storage

Miami City Self Storage
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