


DRAWING INDEX

ARCHITECTURAL INDEX

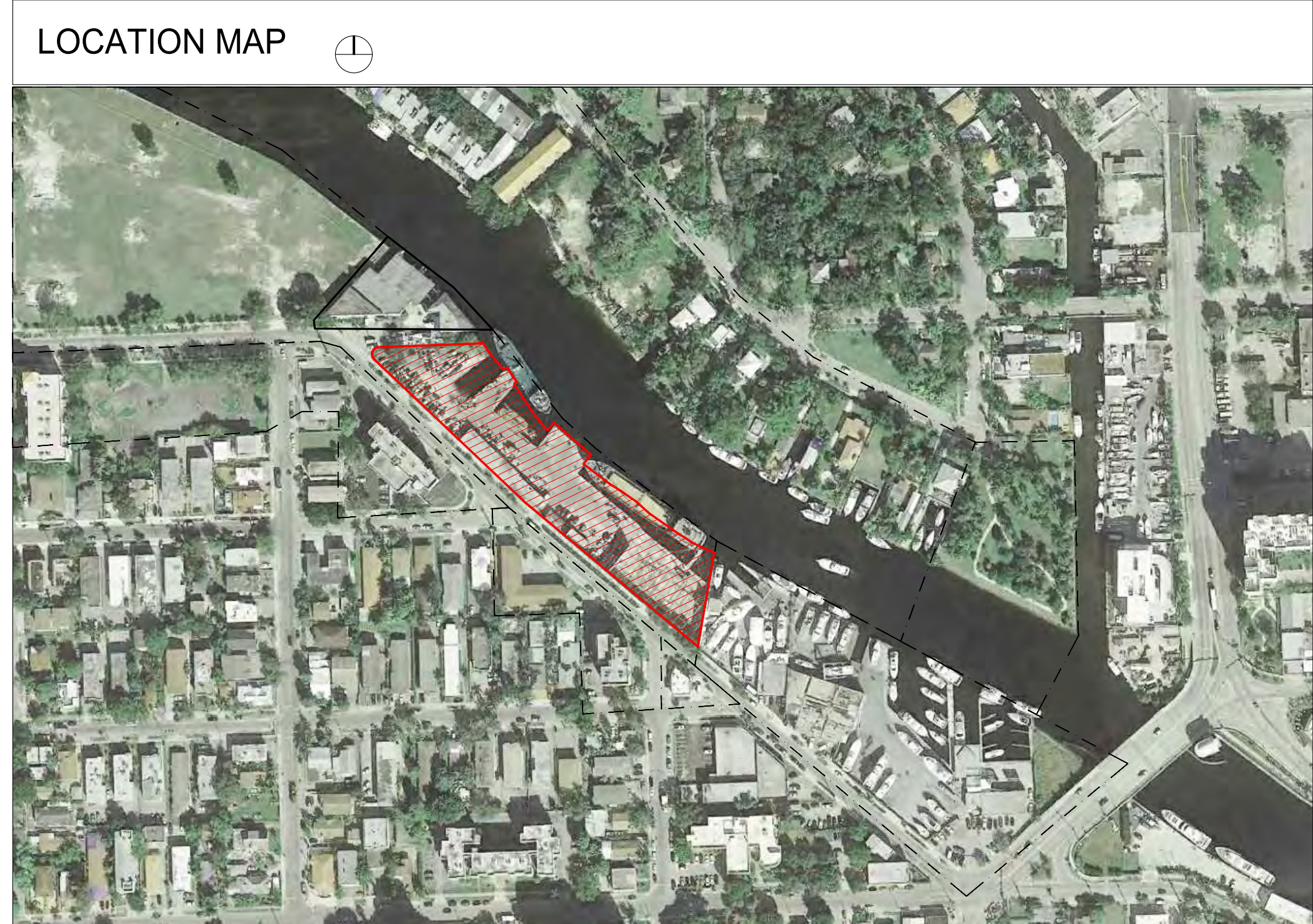
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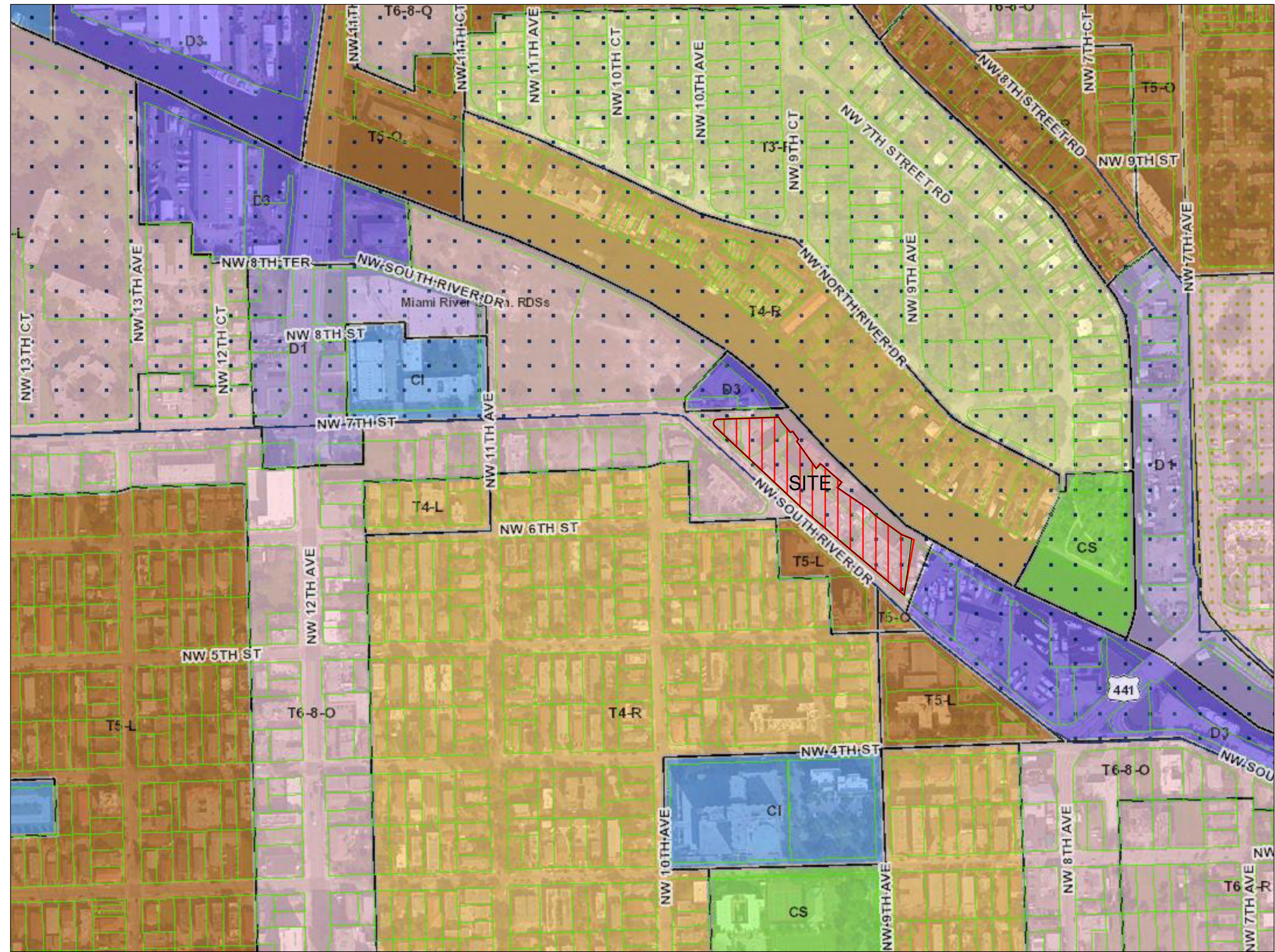


Structural Engineer 99 NW 27Th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9583	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S Date 04/19/2019	555 RIVER HOUSE Title COVER SHEET	Number G000
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WAIVER LIST	
WAIVER # 1:	WAIVER PURSUANT TO SECTION 7.1.2.5(19) OF MIAMI 21 TO PERMIT PARKING ON THE 2ND LAYER ALONG PRIMARY AND SECONDARY FRONTAGES.
WAIVER # 2:	WAIVER PURSUANT TO SECTION 7.1.2.5(14) OF MIAMI 21 TO PERMIT LOADING ACCESS FROM THE PRIMARY FRONTAGE.
WAIVER # 3:	WAIVER PURSUANT TO SECTION 7.1.2.5(15) OF MIAMI 21 TO PERMIT VEHICULAR ENTRIES ON A FRONTAGE TO BE WIDER THAN 30 FEET.
WAIVER # 4:	WAIVER PURSUANT TO SECTION 7.1.2.5 (8) TO REDUCE THE REQUIRED PARKING BY THIRTY PERCENT (30%) WITHIN THE HALF-MILE RADIUS OF A TOD.
WAIVER # 5:	WAIVER PURSUANT TO SECTION 7.2.8 (a) TO CHANGE NON CONFORMING SITE IMPROVEMENTS
WAIVER # 6:	WAIVER PURSUANT TO SECTION 7.1.2.5 (28) TO PERMIT A 10% INCREASE MAX. BUILDING LENGTH
WAIVER #7:	WAIVER PURSUANT TO SECTION 7.1.2.5(a)(10) OF MIAMI 21 TO PERMIT THE SUBSTITUTION OF ONE REQUIRED COMMERCIAL LOADING BERTH FOR ONE RESIDENTIAL LOADING BERTH.
WAIVER #8:	WAIVER PURSUANT TO SECTION 7.1.2.5(a)(3) OF MIAMI 21 TO PERMIT THE PROPOSED BUILDING TO MATCH THE DOMINANT SETBACK OF THE BLOCK AND ITS CONTEXT ALONG NW SOUTH RIVER DRIVE.
WAIVER #9:	WAIVER PURSUANT TO SECTION 3(MM)(III) OF THE CITY CHARTER TO PERMIT REDUCTIONS IN THE REQUIRED WATERFRONT SETBACK AND SIDE SETBACKS.

ZONING SUMMARY			
- FOLIO #: 01-4138-001-0010,01-4138-003-0180, 01-4138-003-0170, 01-4138-004-0090, 01-4138-004-0080			
- PROJECT ADDRESS: 555 NW S. RIVER DR, MIAMI FL, 33136			
- FLOOD ELEVATION: THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120650 PANEL NO. 0314, SUFFIX "L", AND HAVING A BASE FLOOD OF 9.0 FT, BEARING AN EFFECTIVE DATE OF 09/11/2009.			
- GROSS LOT AREA:		DRY LAND ±1.77 ACRES SUBMERGED LANDS ±0.405 ACRES TOTAL AREA ±2.183 ACRES	
ZONING CLASIFICATION T6-8-O			
BUILDING DISPOSITION		REQUIRED	PROPOSED
- LOT OCCUPATION			MODIFICATIONS
a. LOT AREA:	MIN. 5,000 SF - MAX. 40,000 SF		± 95,123 SF
b. LOT WIDTH	MIN. 50 FT		760 FT
c. LOT DEPTH			MIN: 116.4 FT MAX: 147.8 FT
d. LOT COVERAGE:	- 1-8 STORIES: MAX. 80% - ABOVE 8TH STORY: MAX. 15,000 SF FLOORPLATE FOR RESIDENTIAL / LODGING MAX. 30,000 SF FLOORPLATE FOR OFFICE / COMMERCIAL		68.94% (65,576 SF / 95,123 SF X 100) 15,000 SF 15,308 SF
e. FLOOR LOT RATIO:	5 / 25% ADDITIONAL PUBLIC BENEFIT		4 (381,934 SF / 95,123 SF)
f. FRONTAGE AT FRONT SETBACK:	70% MIN.	760'-2" X 0.7 = 532'-1" (MIN.)	70% (217'-9" + 84'-9" + 230'-6" = 533'-0")
g. OPEN SPACE :	10% LOT AREA MIN.	95,123 SF X 0.1 = 9,512.3 SF	23.24% (22,107 SF / 95,123 SF X100)
h. DENSITY:	150 DU/AC MAX.	150X2.183 = 327 DU MAX or 654 LODGING UNITS MAX	(39 RESIDENTIAL UNITS + 175 LODGING UNITS)
- BUILDING SETBACK			
a. PRINCIPAL FRONT	10 FT MIN. ; 20 FT MIN. ABOVE 8TH STORY		0 FT / 20 FT ABOVE 8TH STORY
b. SECONDARY FRONT	10 FT MIN. ; 20 FT MIN. ABOVE 8TH STORY		10 FT / 20 FT ABOVE 8TH STORY
c. SIDE	0 FT MIN. ; 30 FT MIN. ABOVE 8TH STORY		10 FT / 30 FT ABOVE 8TH STORY
d. REAR	0 FT MIN. ; 30 FT MIN. ABOVE 8TH STORY		N / A
WATERFRONT STANDARDS			
a. WATERFRONT	25% OF SITE'S AVERAGE DEPTH	131.669 FT X 0.25 = 32.917 FT	VARIOUS (SEE SHEET G106)
b. SIDE SETBACK (VIEW CORRIDORS)	25% OF WATERFRONT BASED ON AVERAGE LOT WIDTH	677.035 FT X 0.25 = 169.25 FT	171.3 FT (171'-4 1/8") (SEE SHEET G105)
BUILDING CONFIGURATION			
BUILDING HEIGHT	12 STORIES (8 STORIES + 4 MAX BENEFIT HEIGHT)		12 STORIES (4 BONUS FLOORS)
FORECOURT	PERMITTED		
STOOP	PERMITTED		
PARKING SPACE REQUIREMENTS (MIAMI 21, ARTICLE 4. TABLE 4)			
RESIDENTIAL	1.5 SPACES PER DWELLING UNIT 1 ADDITIONAL VISITOR PARKING FOR EVERY 10 DWELLING UNITS	39 UNITS X 1.5 = 59 39 UNITS X 0.1 = 4	PARKING GARAGE G1 FL. LEVEL: 24 CARS G2 FL. LEVEL: 30 CARS G3 FL. LEVEL: 30 CARS G4 FL. LEVEL: 30 CARS G5 FL. LEVEL: 40 SPACES X 2 STACK = 80 CARS G6 FL. LEVEL: 4 SINGLE PARKING = 4 CARS 32 SPACES X 2 STACK = 64 CARS G7 FL. LEVEL: 4 SINGLE PARKING = 4 CARS 28 SPACES X 2 STACK = 56 CARS G8 FL. LEVEL: 47 SPACES X 2 STACK= 94CARS 416 CARS
HOTEL	1 SPACE FOR EVERY 2 LODGING UNITS 1 ADDITIONAL VISITOR PARKING SPACE FOR EVERY 15 LODGING UNITS	175 GUESTROOMS X 0.5 = 88 175 GUESTROOMS / 15 = 12	
OFFICE	3 PARKING SPACES FOR EVERY 1,000 SF OF OFFICE USE	120,000 SF X 0.001 X 3 = 360	
COMMERCIAL	3 PARKING SPACES FOR EVERY 1,000 SF OF COMMERCIAL USE	35,650 SF X 0.001 X 3 = 107	
SUB TOTAL		630 CARS	
TRANSIT CORRIDOR AREA REDUCTION: 30% BY PROCESS OF WAIVER SHARED PARKING REDUCTION: APPLY SHARING FACTOR 1.7 BETWEEN OFFICE AND LODGING		-189 CARS -49 CARS	
		TOTAL PARKING SPACES 392 CARS	
*HANDICAP PARKING PER ADAAG 2010 TABLE 208.2 : 301 TO 400 = 8 ADA parking spaces included in the total. 1 ADA Van included in the ADA parking spaces			
LOADING REQUIREMENTS			
RESIDENTIAL	420 SF (12 FT X 35 FT X15 FT) PER FIRST 100 UNITS	1	1
HOTEL	420 SF (12 FT X 35 FT X15 FT) PER FIRST 300 ROOMS	1	1
COMMERCIAL / OFFICE	420 SF (12 FT X 35 FT X15 FT) PER 25K SF - 50K SF 420 SF (12 FT X 35 FT X15 FT) PER 50K SF - 100K SF 420 SF (12FT X 35 FT X 15 FT) PER 100K SF - 250K SF	3	1 (420 SF LOADING BERTH) 2 (TANDEM 200 SF LOADING BERTHS)
SUSTAINABILITY REQUIREMENTS			
AS PER MIAMI 21, ARTICLE 3, SECTION 3.13.1(b): ALL NEW BUILDINGS OF MORE THAN 50,000 SF OF HABITABLE ROOMS OR HABITABLE SPACE IN THE T5, T6, C1 AND CS ZONES SHALL BE AT A MINIMUM CERTIFIED AS SILVER BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS OR EQUIVALENT STANDARDS ADOPTED OR APPROVED BY THE CITY.			





ZONING MAP ⊕

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 Landscape Architect
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CARLOS ZAPATA STUDIO
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Project Name
 555 NW S River Dr., Miami, FL 33136

555 RIVER HOUSE

Scale
 N.T.S.

Date
 04/19/2019

Title
ZONING MAP

Number
G100A



CONTEXT PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 08

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Project Name
 555 NW S River Dr., Miami, FL 33136

555 RIVER HOUSE

Scale
 N.T.S.

Date
 04/19/2019

Title
CONTEXT PLAN & VIEWS

Number
G100B

- (1) 0 FT EXISTING BUILDING (555 NW S RIVER DR.)
- (2) 0 FT EXISTING WALL (631 NW S RIVER DR.)
- (3) 0 FT EXISTING FENCE (600 NW S RIVER DR.)
- (4) 0 FT EXISTING FENCE (936 NW S RIVER DR.)
- (5) 0 FT EXISTING FENCE (909 NW S RIVER DR.)
- (6) 0 FT EXISTING BUILDING (500 NW S RIVER DR.)



EXISTING BUILDINGS (0'-0" SETBACKS)

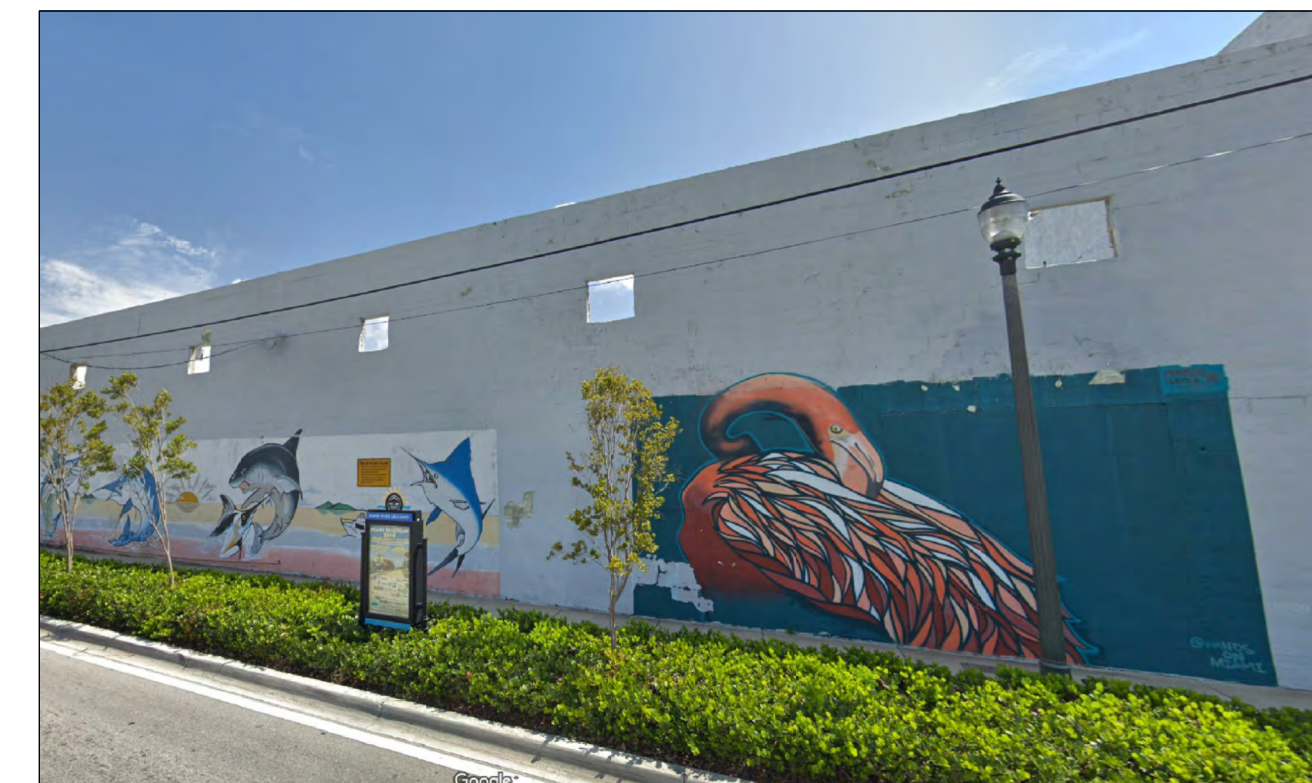
- (9) 0 FT EXISTING FENCE (501 NW S RIVER DR.) CAY MARINE
- (8) 0 FT EXISTING FENCE (437 NW S RIVER DR. NORSEMAN SHIPBUILDING CORPORATION)
- (7) 0 FT EXISTING BUILDING (420 NW S RIVER DR.)



(1) 0 FT EXISTING BUILDING (555 NW S RIVER DR.)



(2) 0 FT EXISTING WALL (631 NW S RIVER DR.)



(3) 0 FT EXISTING FENCE (600 NW S RIVER DR.)



(4) 0 FT EXISTING FENCE (936 NW S RIVER DR.)



(5) 0 FT EXISTING FENCE (909 NW S RIVER DR.)



(6) 0 FT EXISTING BLDG. (500 NW S RIVER DR.)



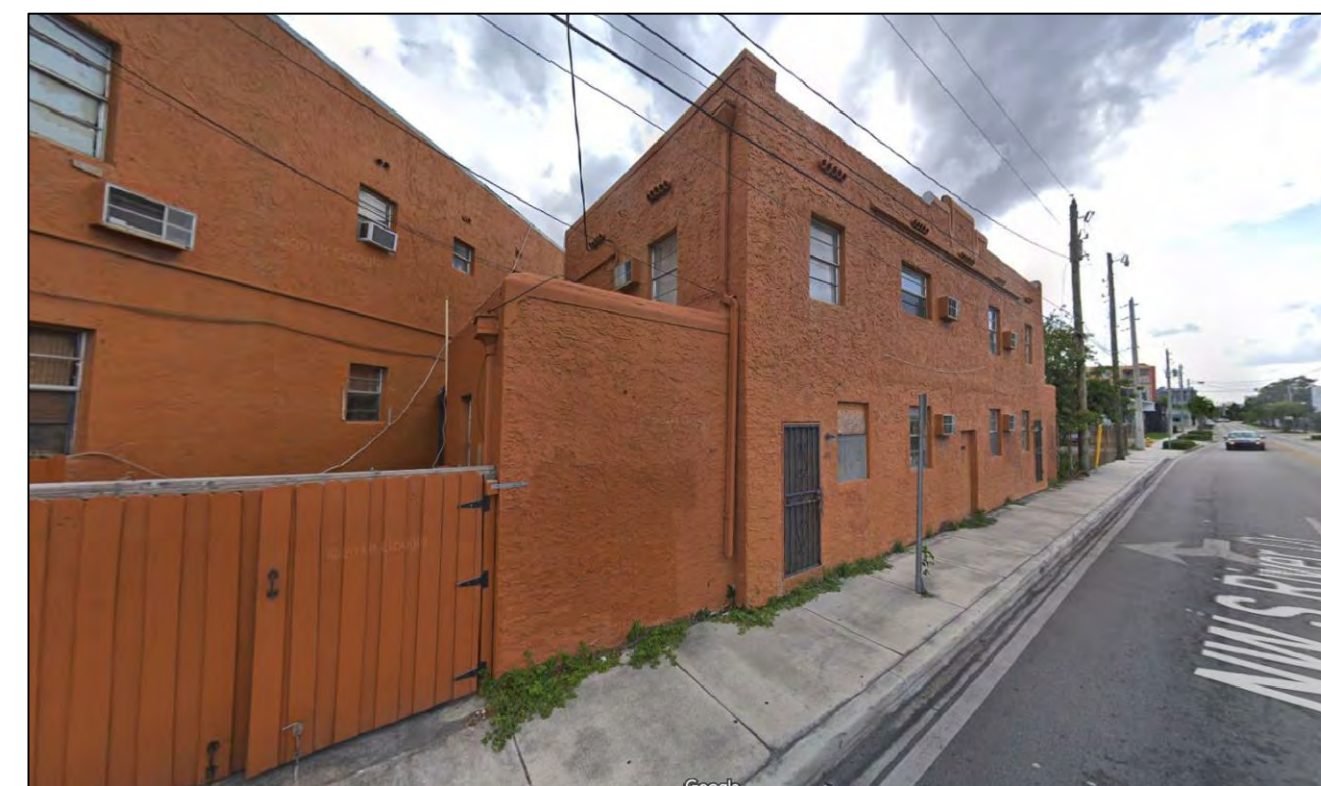
(7) 0 FT EXISTING BLDG. (420 NW S RIVER DR.)



(8) 0 FT EXISTING FENCE (437 NW S RIVER DR.)



(9) 0 FT EXISTING FENCE (501 NW S RIVER DR.)



(9) 0 FT EXISTING FENCE (501 NW S RIVER DR.)

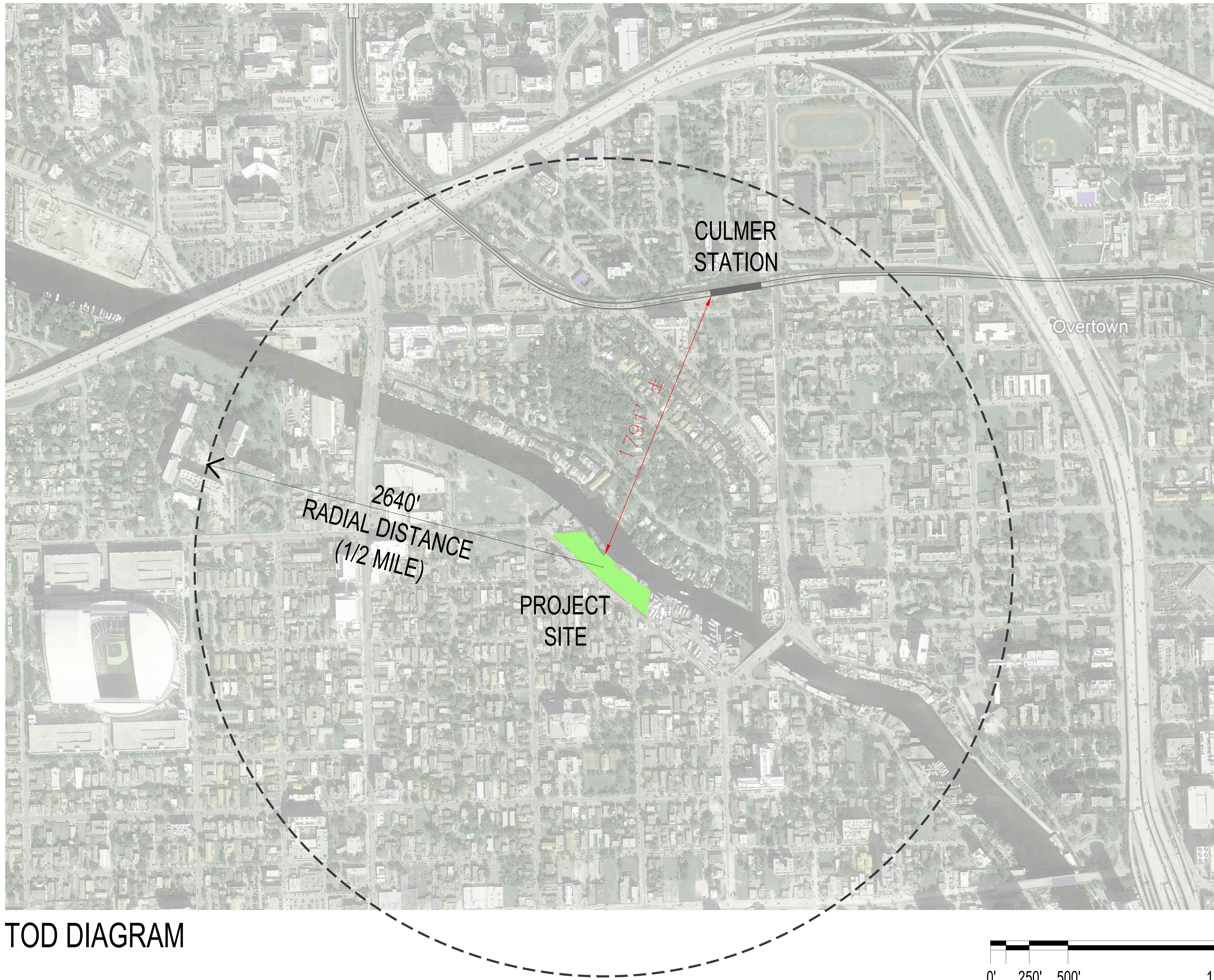


(9) 0 FT EXISTING FENCE (501 NW S RIVER DR.)




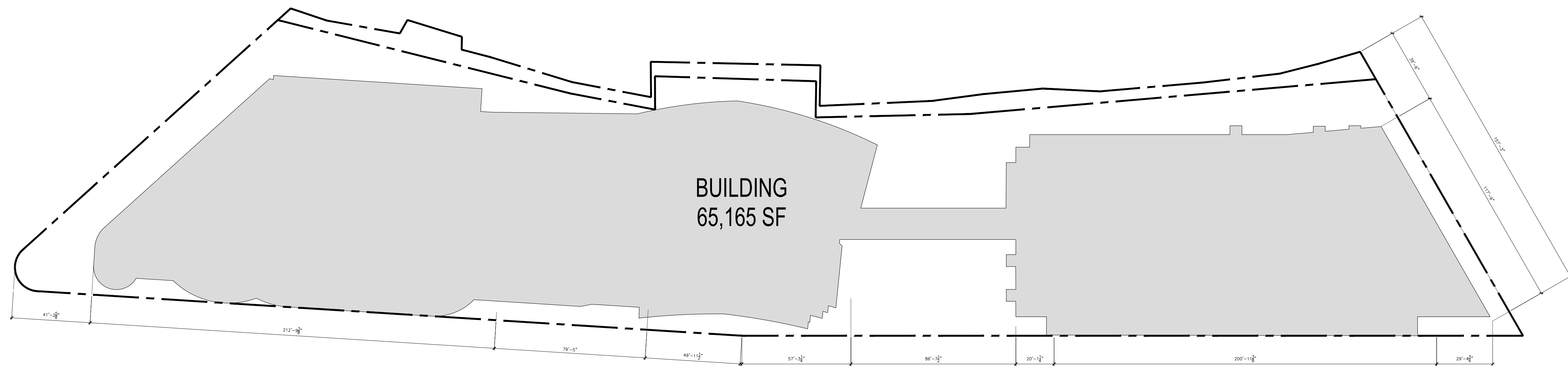
(9) 0 FT EXISTING FENCE (501 NW S RIVER DR.)

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	PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250		CLARO DEVELOPMENT T +1 (305) 324-4700			CARLOS ZAPATA STUDIO T +1 (212) 966 9292		Date 04/19/2019				



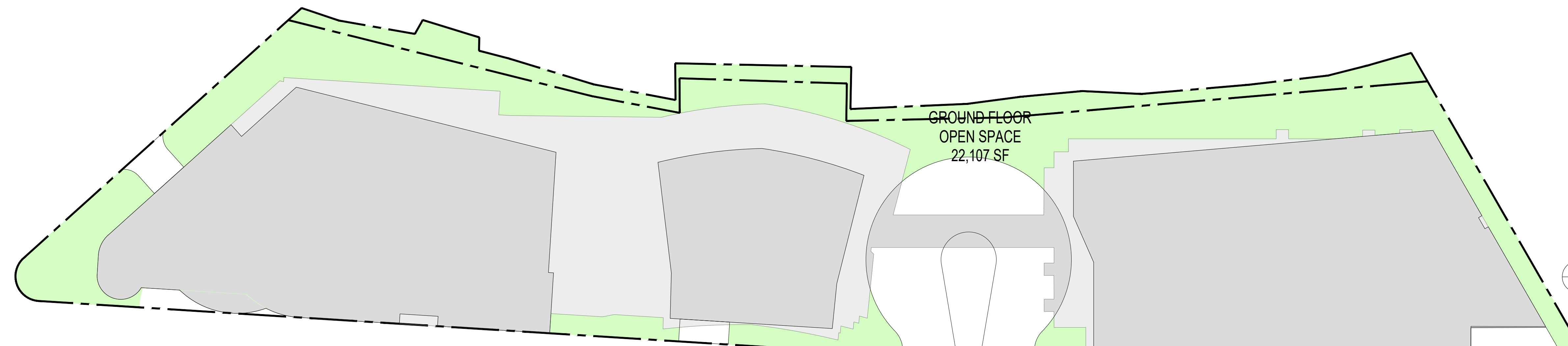
TOD DIAGRAM

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700  Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019 Title TOD DIAGRAM	Number G101
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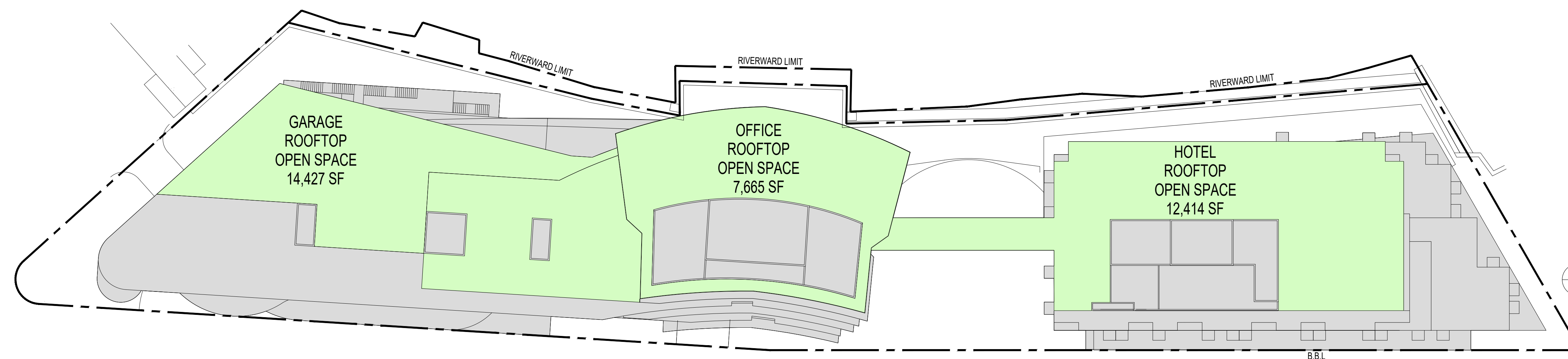


LOT COVERAGE DIAGRAM - ZONING REQUIREMENT: MAX. 80% (76,098 SF) / PROPOSED: 68.50 % (65,165 SF)

1 LOT COVERAGE DIAGRAM
SCALE : 1/32" = 1'-0"



2 OPEN SPACE DIAGRAM
GROUND FLOOR
SCALE : 1/32" = 1'-0"

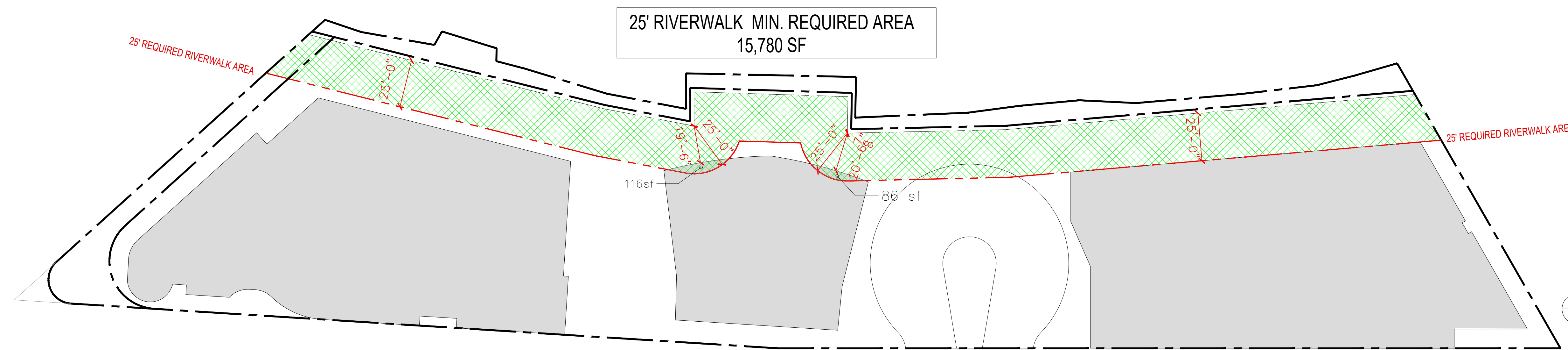


LEGEND
OPEN SPACE AREA

OPEN SPACE AREA PROVIDED	
LEVEL	SF
GROUND FLOOR	22,107
GARAGE ROOF	14,427
OFFICE ROOF	7,865
HOTEL ROOF	12,414
TOTAL	56,813

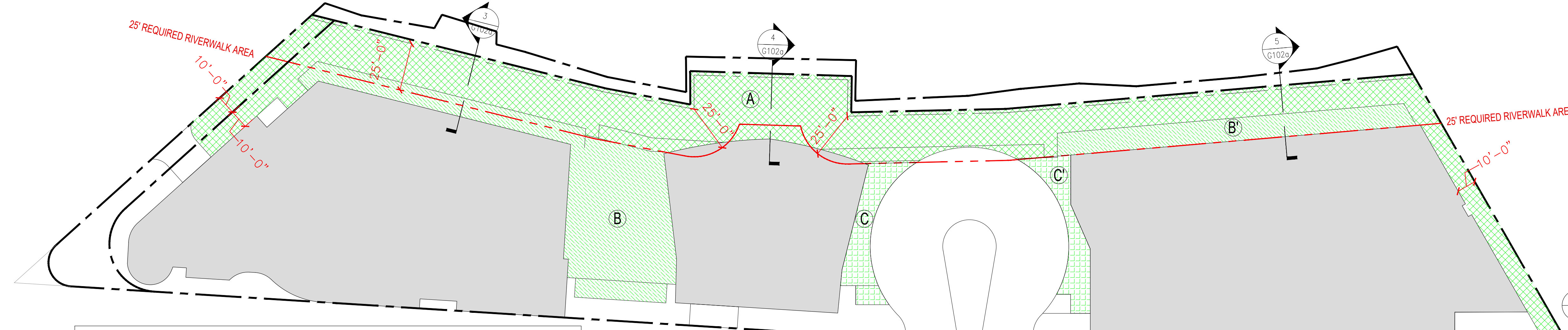
3 OPEN SPACE DIAGRAM
ROOF PLAN
SCALE : 1/32" = 1'-0"

OPEN SPACE DIAGRAM - ZONING REQUIREMENT: MIN. 10% (9,512 SF) / NEW PROPOSAL: 59.73% (56,813 SF)



25' RIVERWALK MIN. REQUIRED AREA
15,780 SF

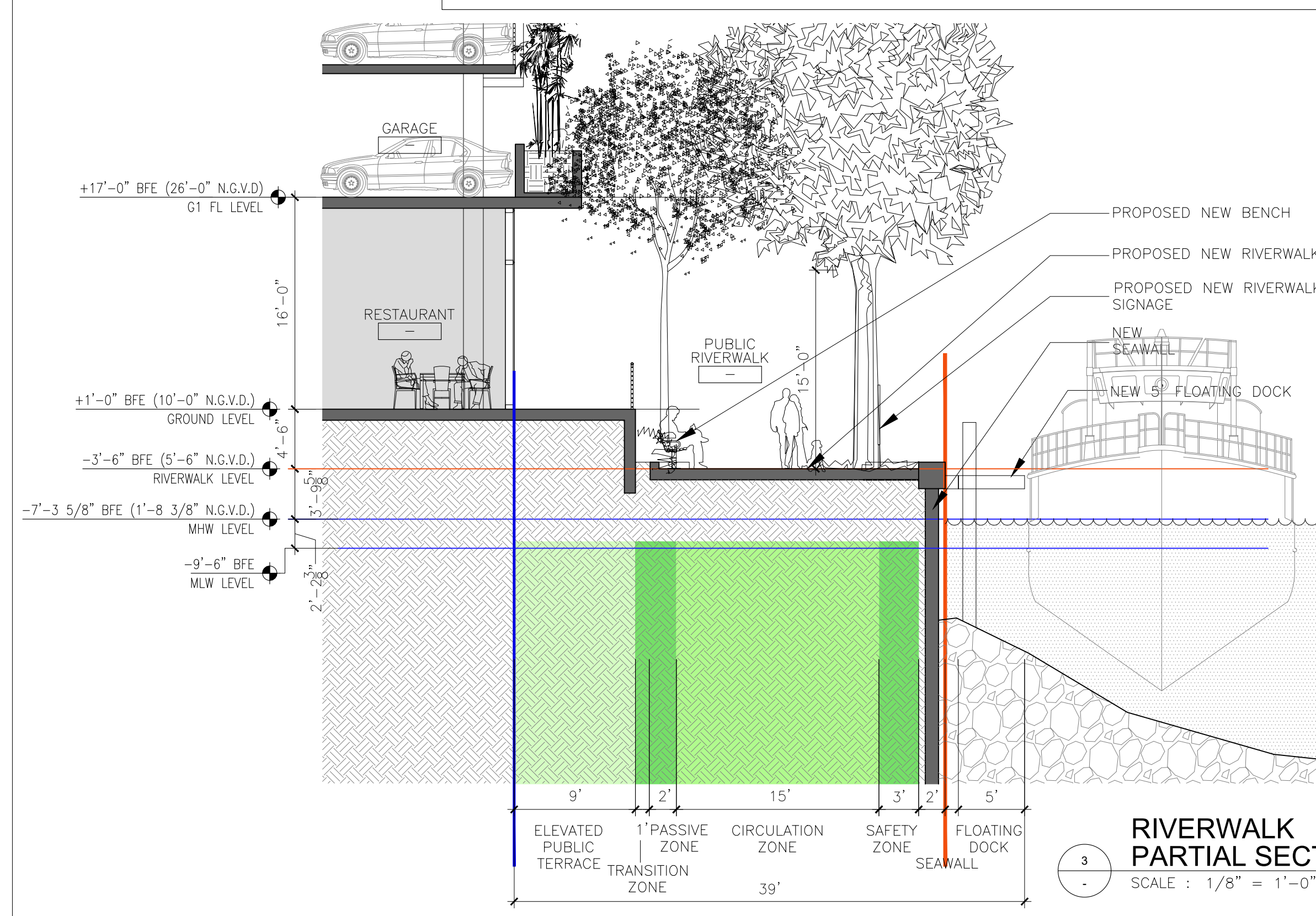
1 RIVERWALK DIAGRAM
SCALE : 1/32" = 1'-0"



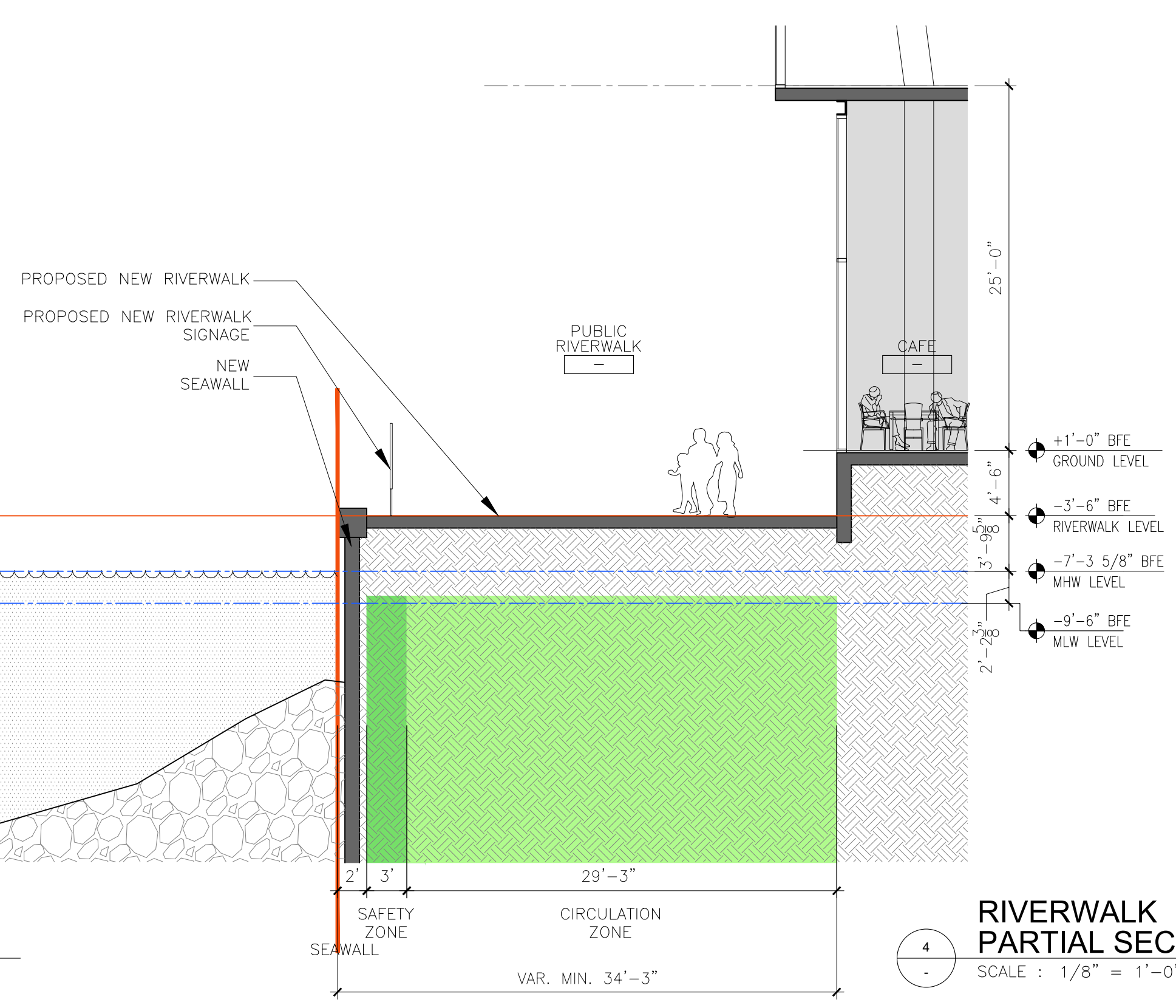
2 GROUND FLOOR OPEN SPACE DIAGRAM
SCALE : 1/32" = 1'-0"

(A)	RIVERWALK AREA	16,666 SF
(B)+(B')	ELEVATED PUBLIC TERRACE / PLAZA AREA	8,105 SF
(C)+(C')	ELEVATED PUBLIC PATHWAY AREA	2,022 SF
TOTAL GROUND FLOOR OPEN SPACE		26,793 SF

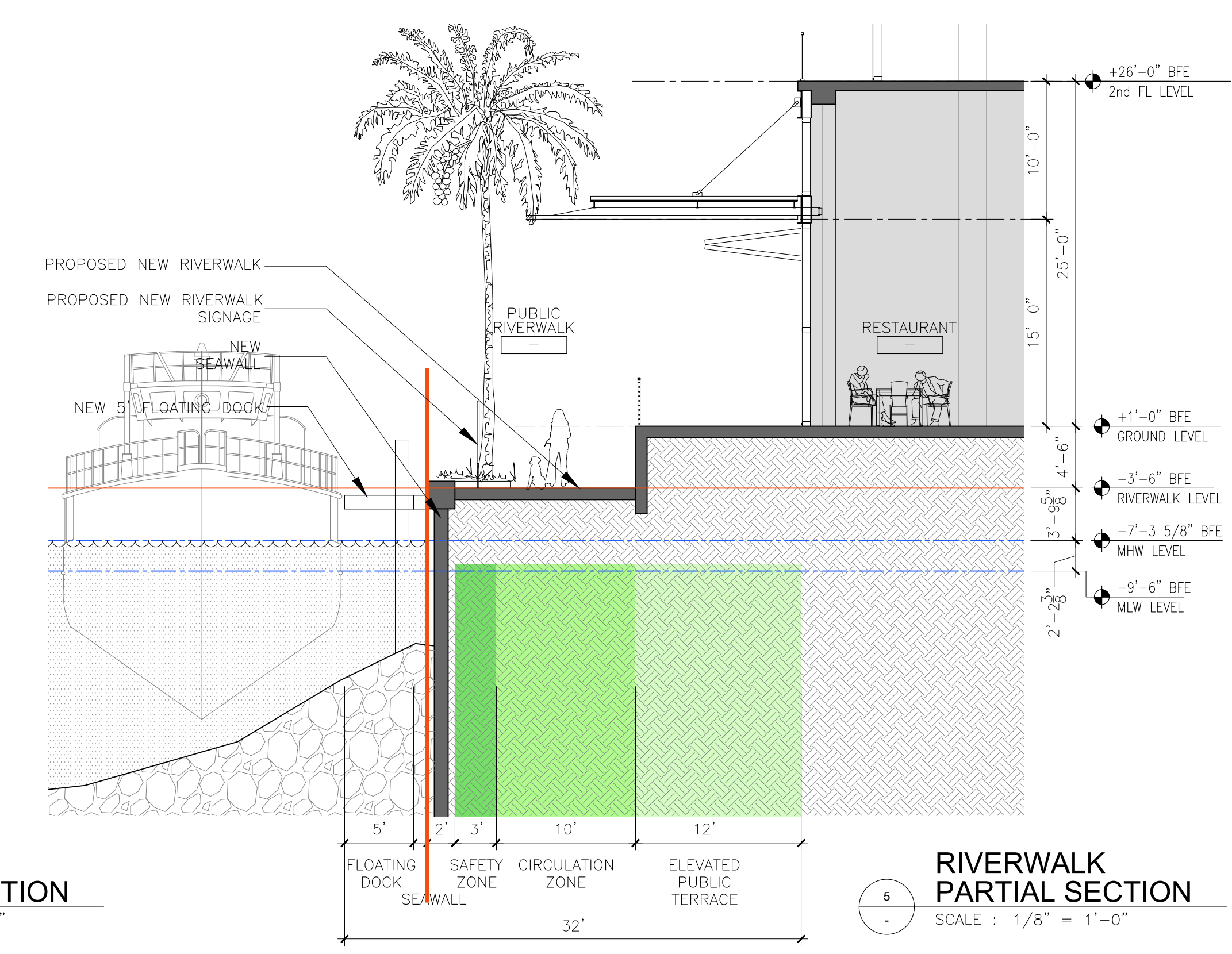
PERCENTAGE OF GROUND FLOOR OPEN SPACE PROVIDED VS. REQUIRED RIVERWALK AREA:
169.79% = 26,793 SF / 15,780 SF X 100



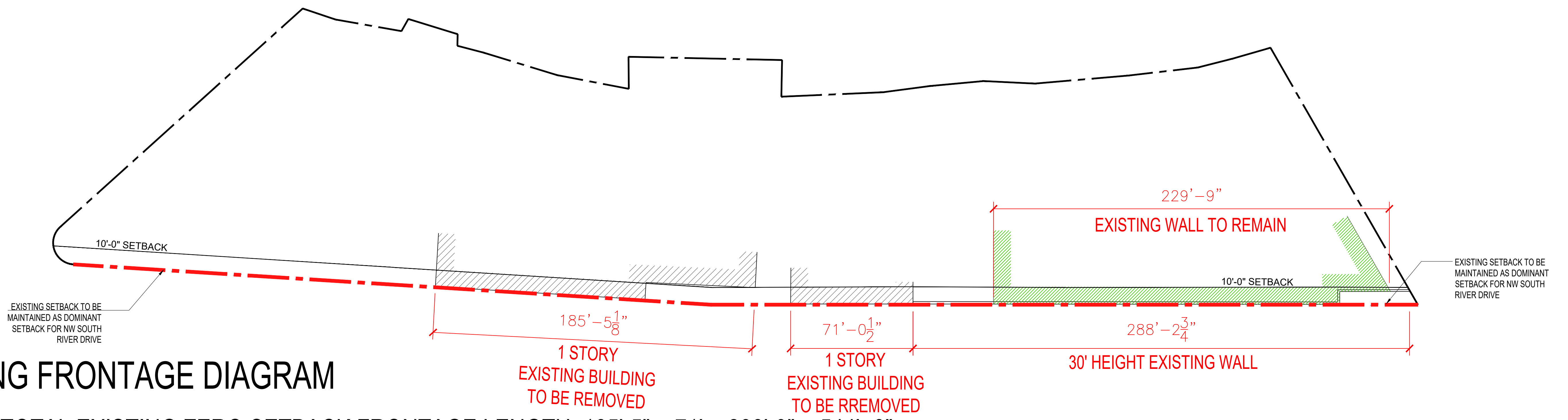
3 RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"



4 RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"

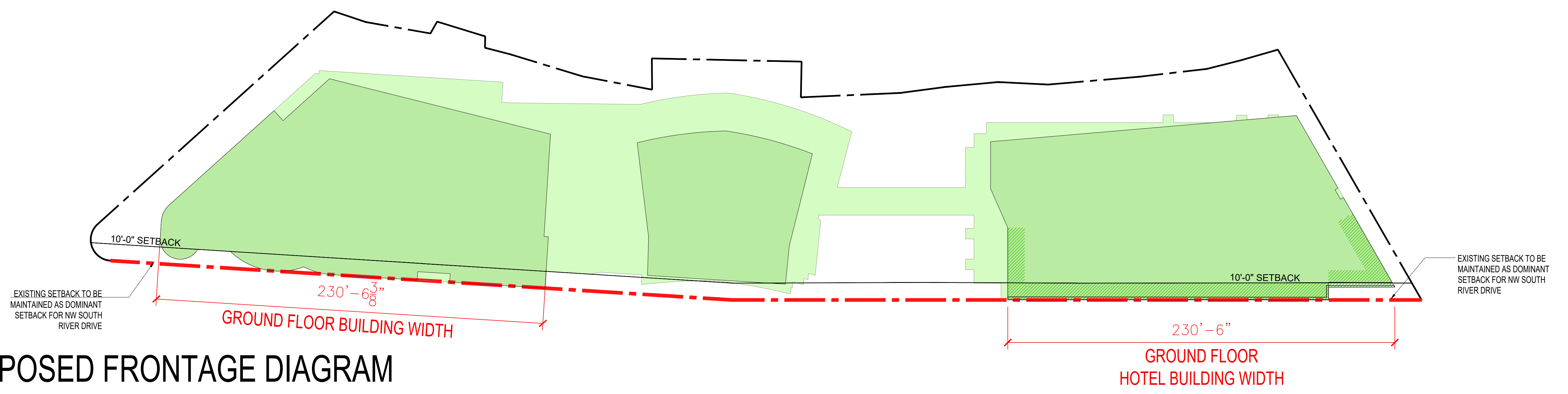


5 RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"



EXISTING FRONTAGE DIAGRAM

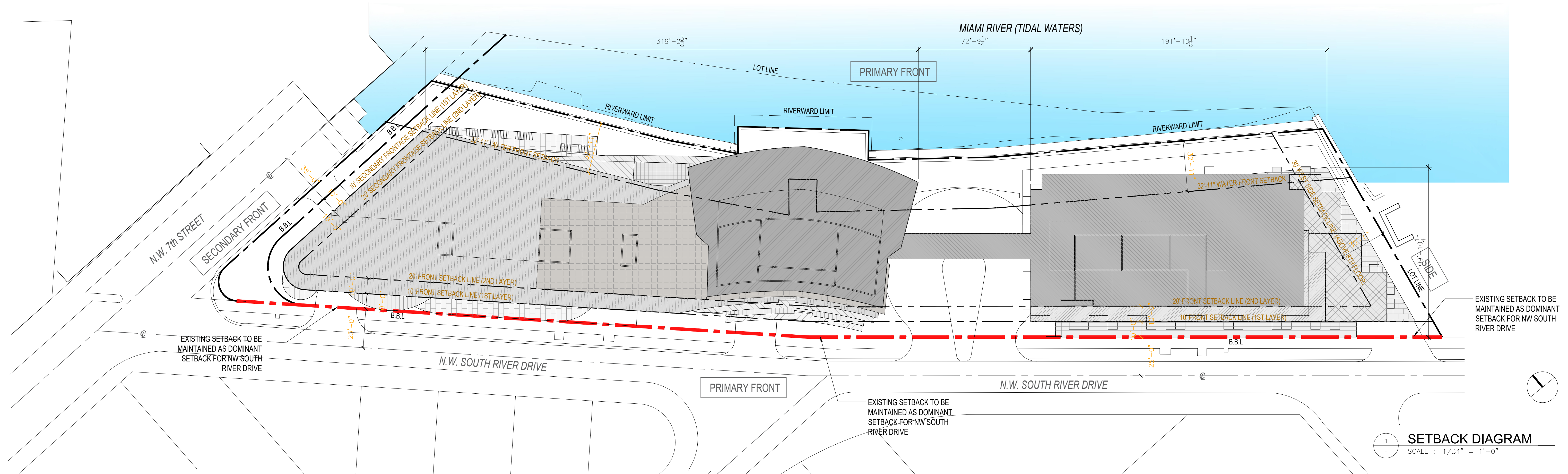
TOTAL EXISTING ZERO SETBACK FRONTAGE LENGTH: $185'-5'' + 71' + 288'-3'' = 544' -8''$



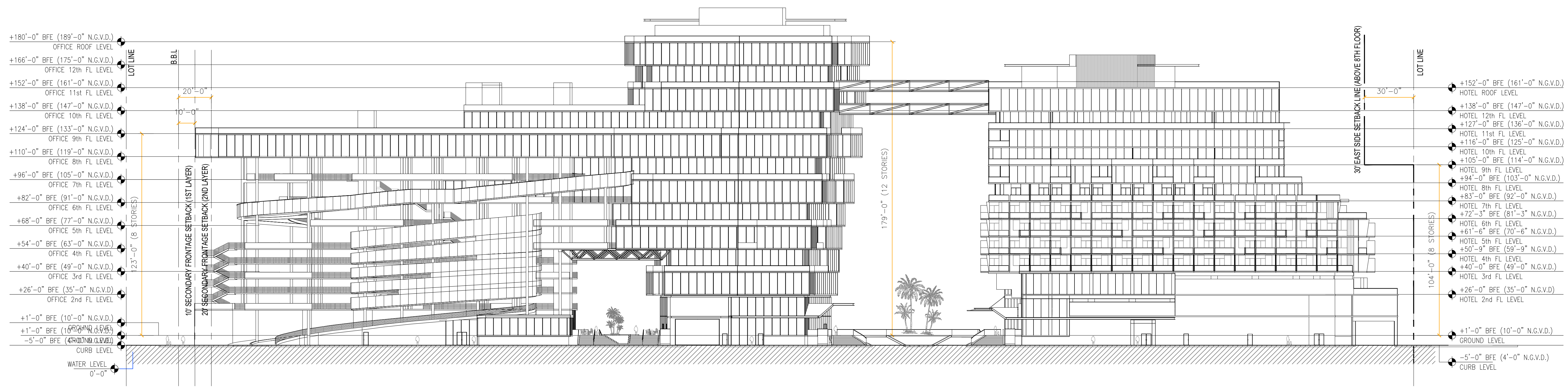
PROPOSED FRONTAGE DIAGRAM

TOTAL PROPOSED ZERO SETBACK FRONTAGE LENGTH: $230'-7'' + 230'-6'' = 461' -1''$ PURSUANT TO SECTION 7.2.8 (a) OF MIAMI 21

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019	555 RIVER HOUSE FRONTAGE DIAGRAM	Number G103
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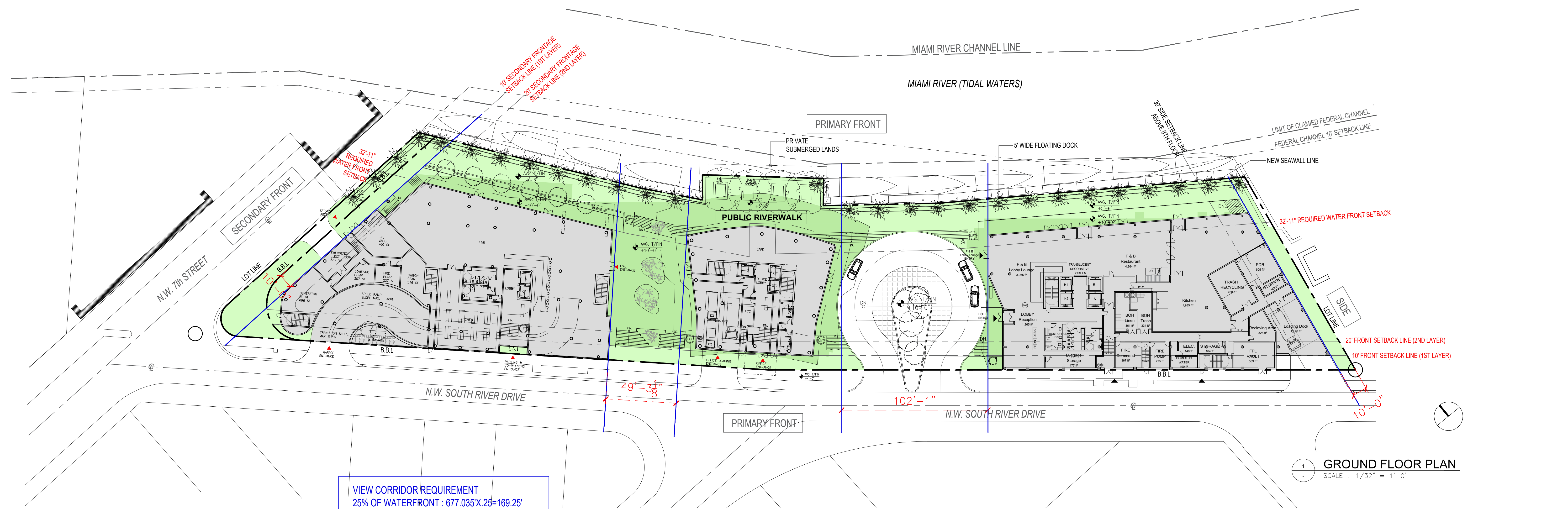


	OFFICE ROOF		OFFICE 10TH FLOOR / UPPER AMENITY DECK		OFFICE 9TH FLOOR / LOWER AMENITY DECK		OFFICE 7TH FLOOR		OFFICE 6TH FLOOR		OFFICE 5TH FLOOR		OFFICE 3RD FLOOR		G1 LEVEL FLOOR
	HOTEL ROOF		HOTEL 8TH FLOOR		HOTEL 7TH FLOOR		HOTEL 3RD FLOOR		HOTEL 2ND FLOOR						

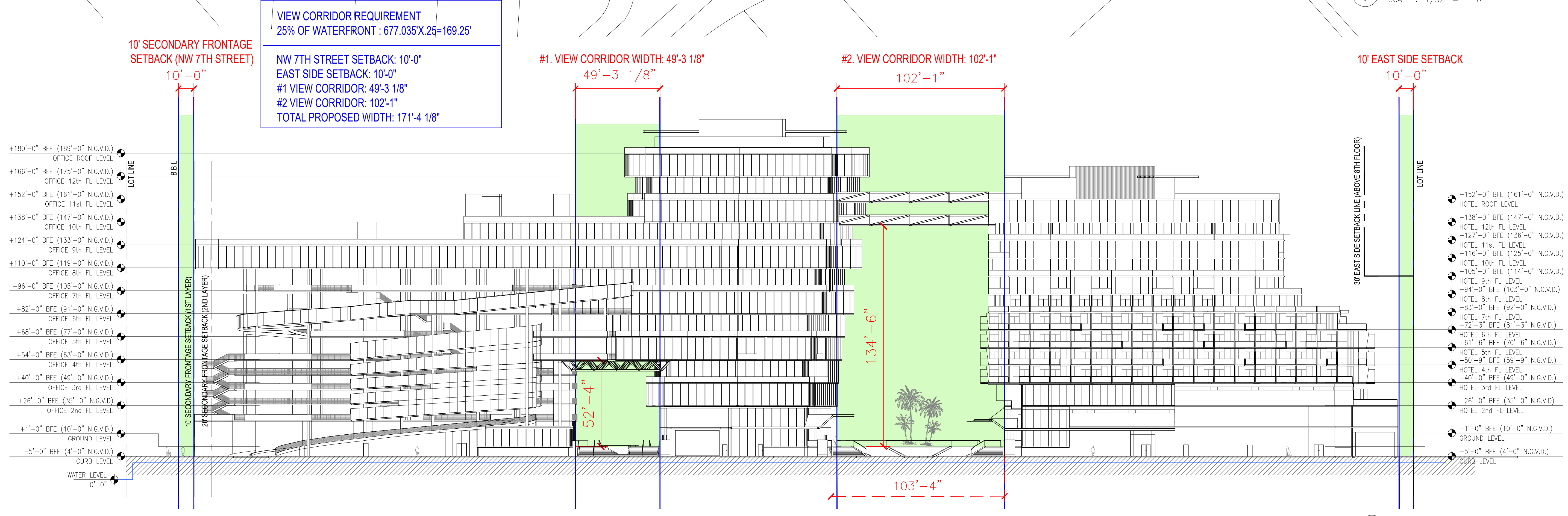


SETBACK DIAGRAM

2 SITE ELEVATION
SCALE: 1/32" = 1'-0"



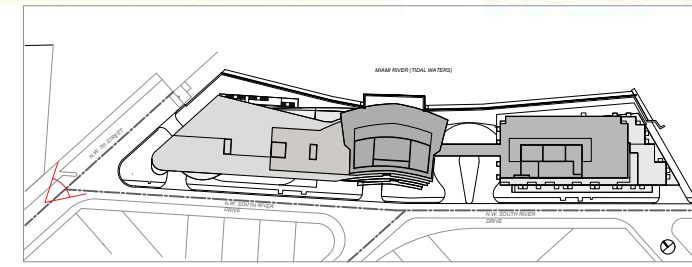
1 GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"



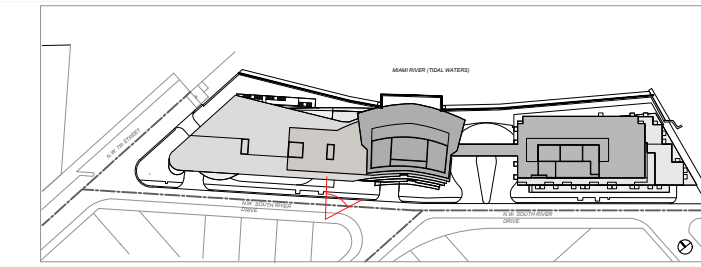
2 SITE ELEVATION
SCALE : 1/32" = 1'-0"

VIEW CORRIDOR DIAGRAM

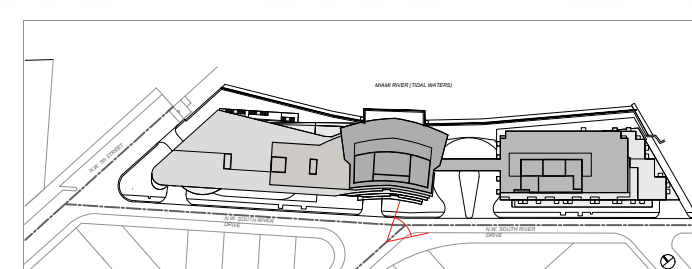
Structural Engineer 99 NW 27th Ave Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE VIEW CORRIDOR DIAGRAM Number G105
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1 **STREETSIDE VIEW 01**
SCALE -




2 **STREETSIDE VIEW 02**
SCALE -

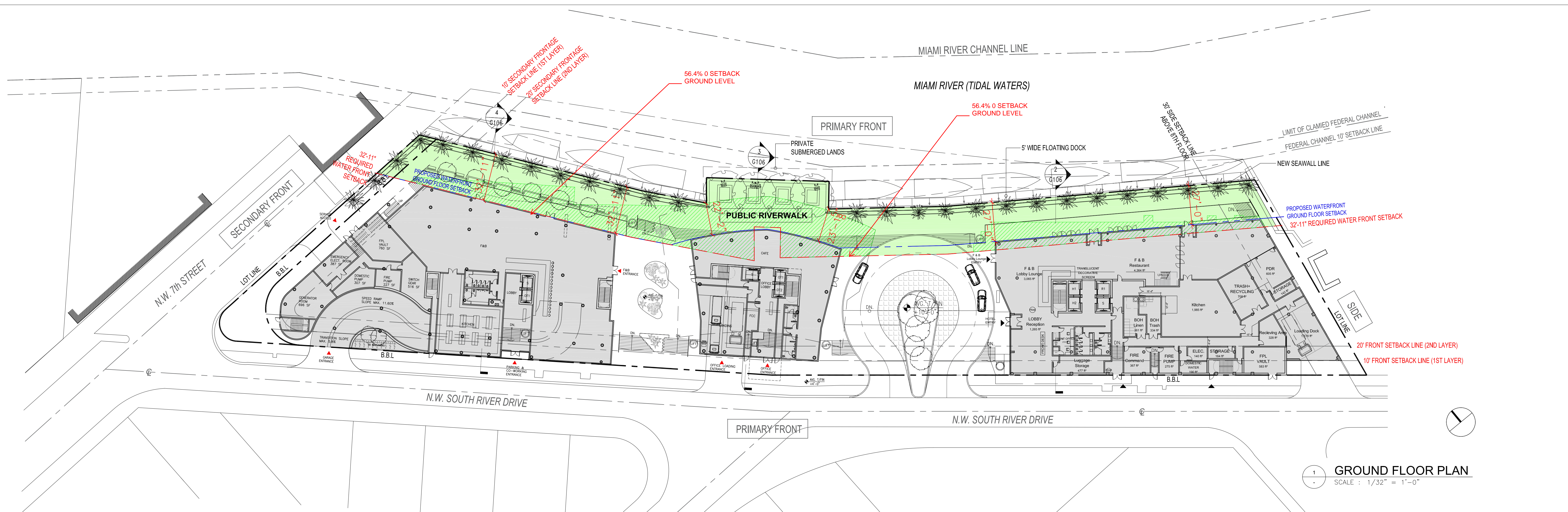


3 **STREETSIDE VIEW 03**
SCALE -

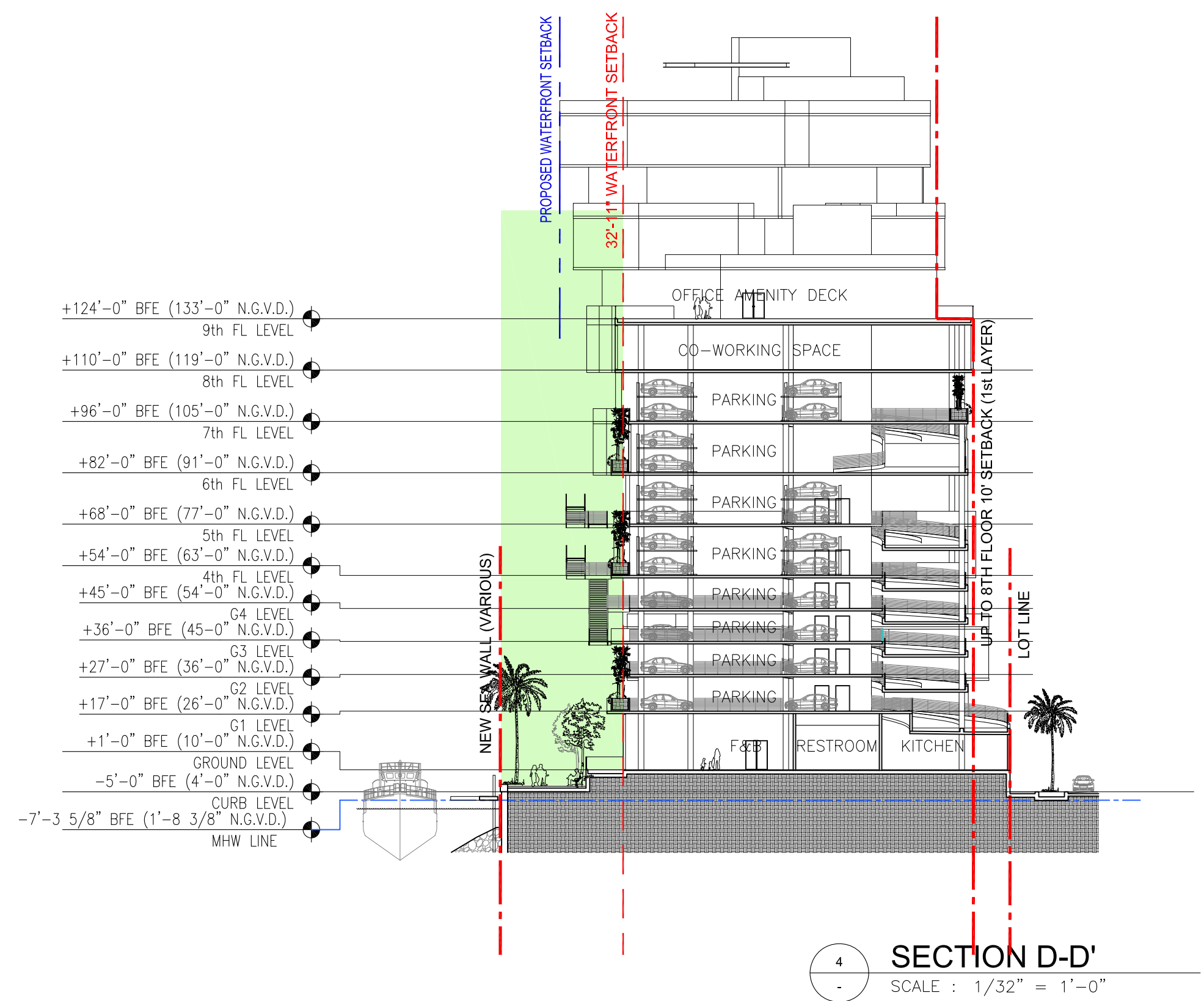


4 **STREETSIDE VIEW 04**
SCALE -

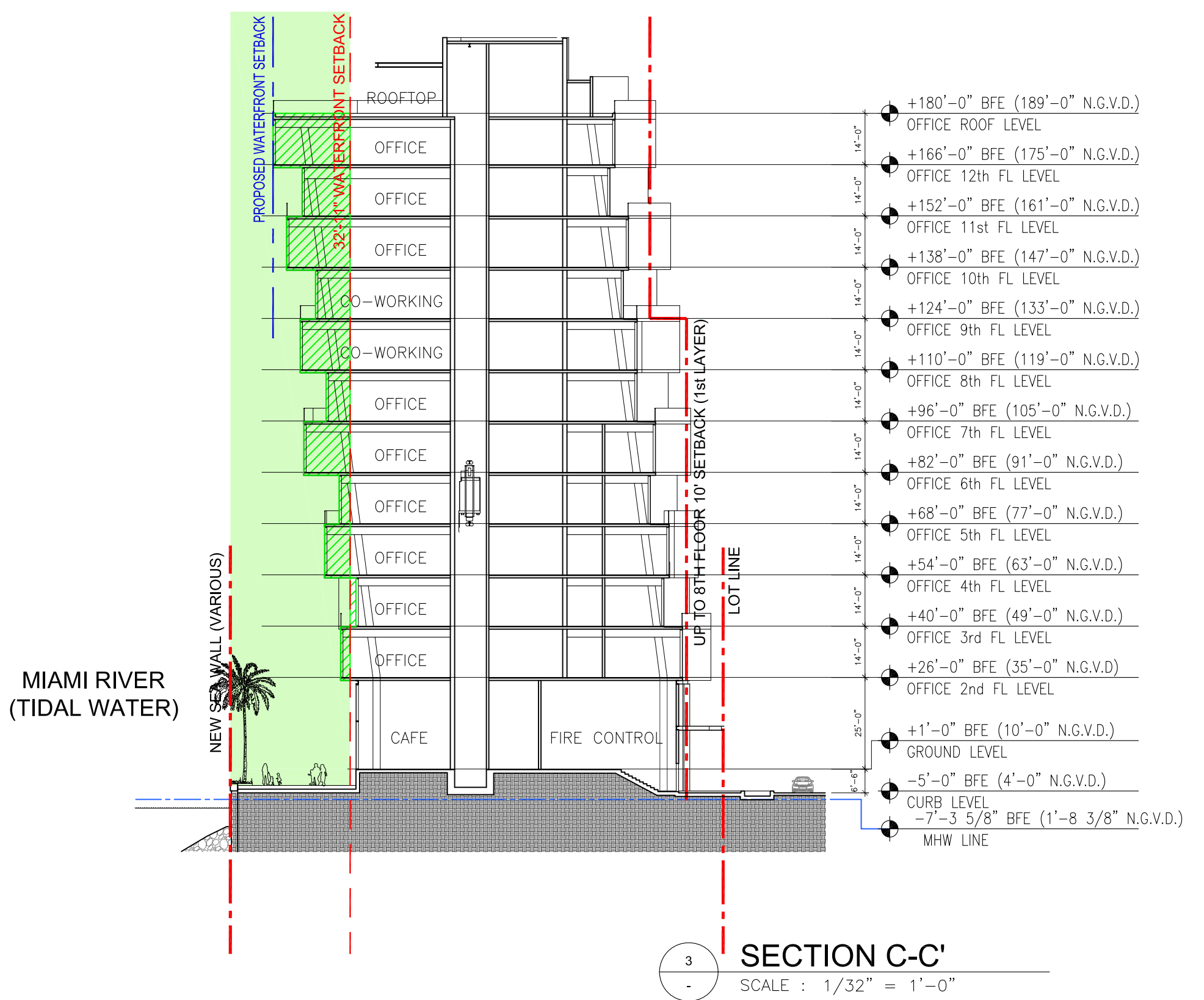
Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title VIEW CORRIDOR RENDERINGS	Number G105A
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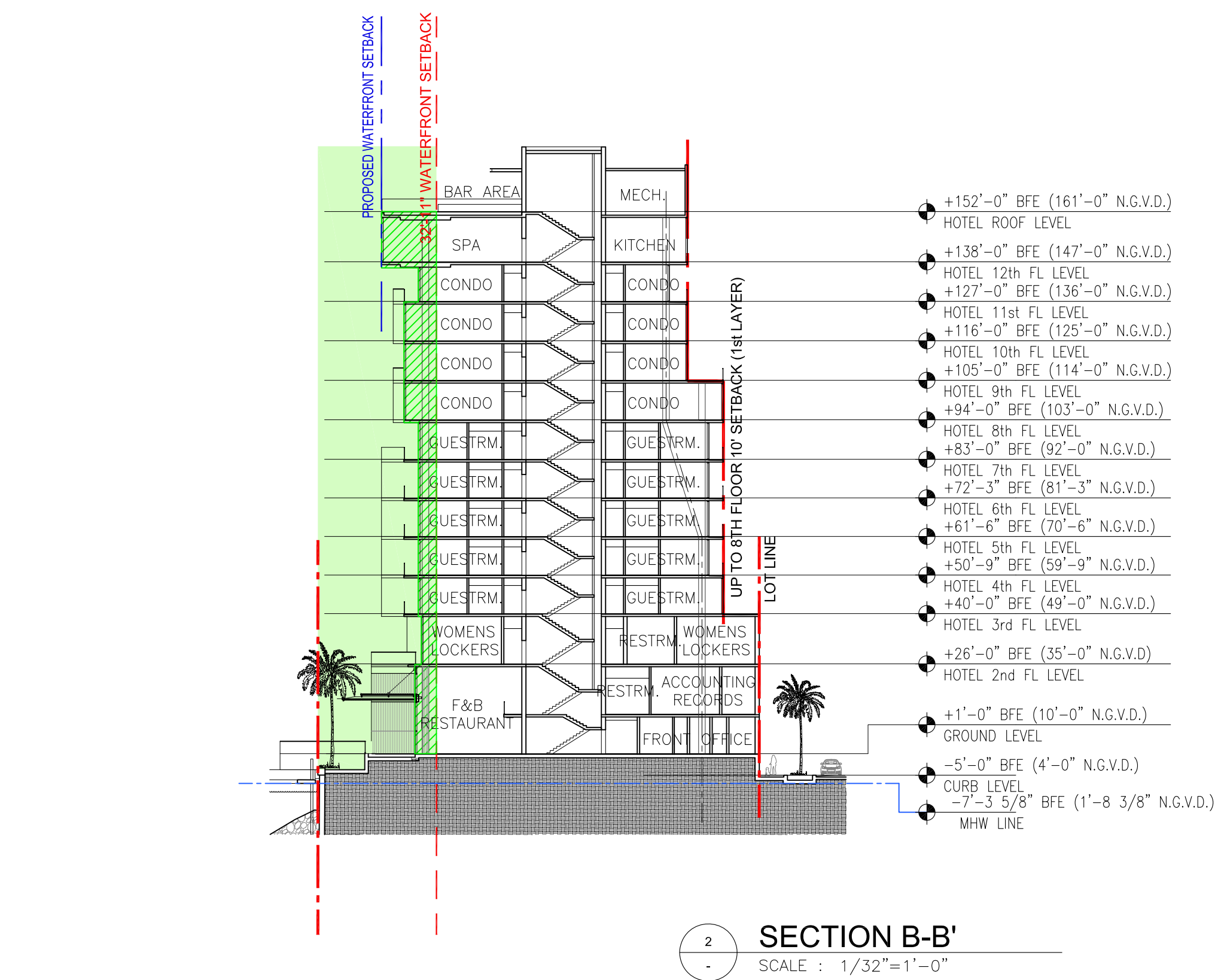
1 GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"



4 SECTION D-D'
SCALE : 1/32" = 1'-0"



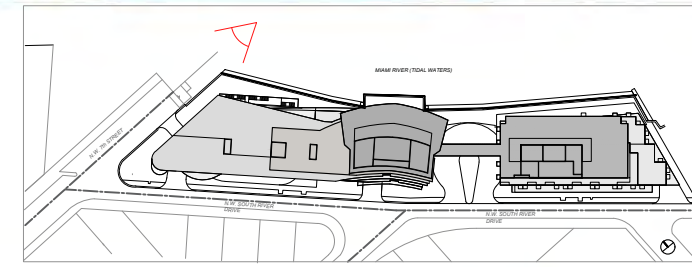
3 SECTION C-C'
SCALE : 1/32" = 1'-0"



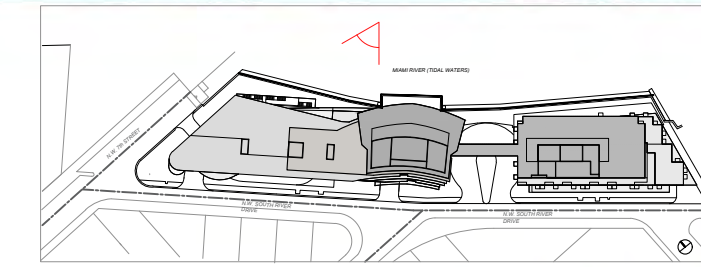
2 SECTION B-B'
SCALE : 1/32" = 1'-0"

WATER FRONT SETBACK ENCROACHMENT DIAGRAM

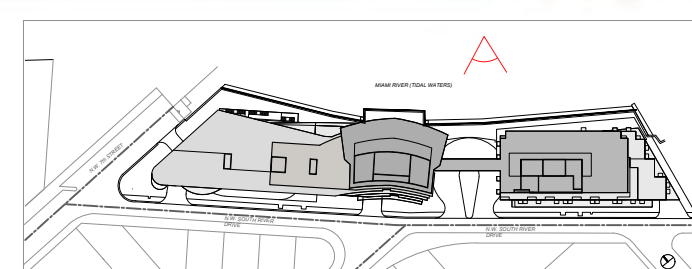
Structural Engineer LERA in association with YHCE 99 NW 27th Ave Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title WATERFRONT SETBACK ENCROACHMENT DIAGRAM Number G106
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1 WATERFRONT VIEW 01
SCALE -



2 WATERFRONT VIEW 02
SCALE -



3 WATERFRONT VIEW 03
SCALE -



4 WATERFRONT VIEW 04
SCALE -

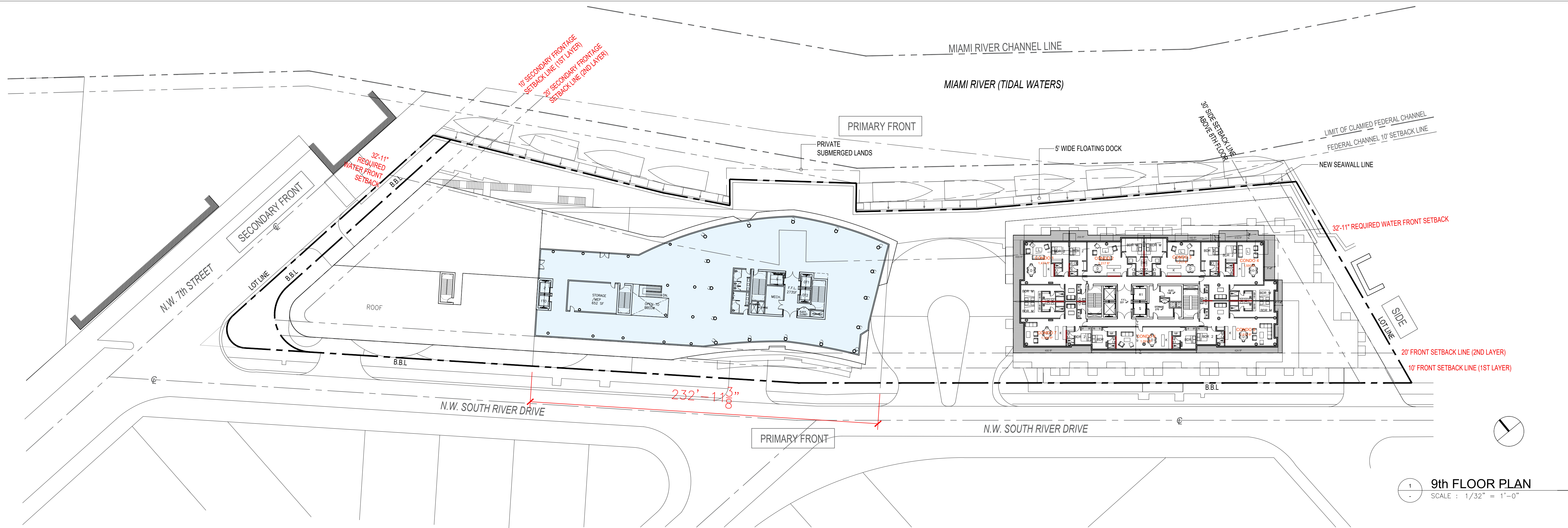
Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave, Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd, Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201 Miami, FL 33136


 Kurt Dannwolf
 FL. Architect Reg. No: AR92042

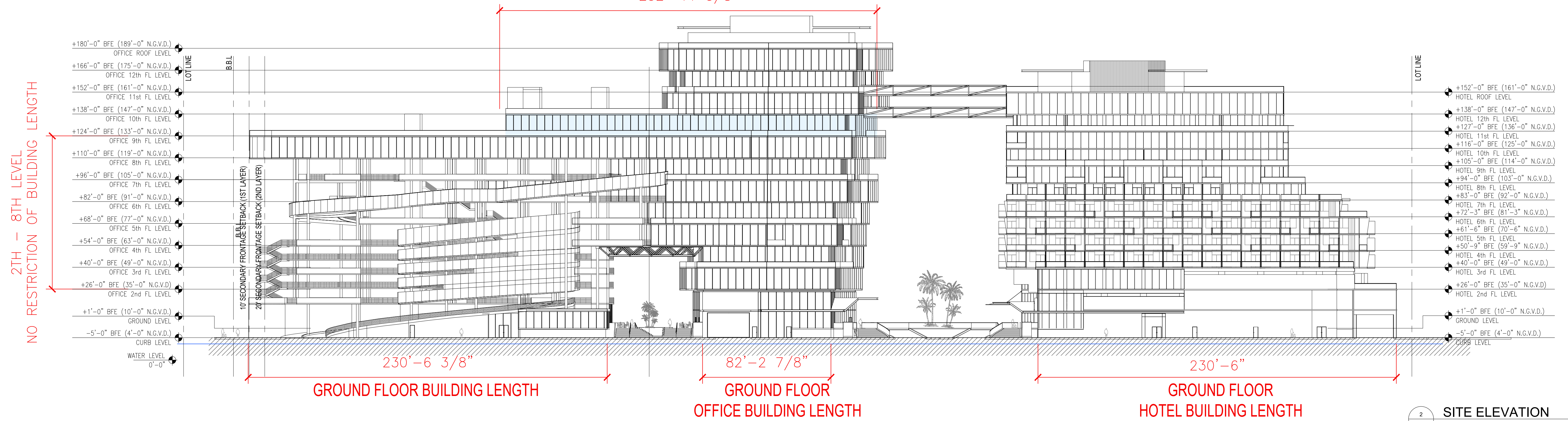
Client
555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC
 7272 NE 6th Ct, Ste 10 Miami, FL 33138
 Design Consultant
CARLOS ZAPATA STUDIO
 561 Broadway, 4A/B New York, NY 10012

Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale 1/32" = 1'-0"
 Date 04/19/2019
 Title
WATERFRONT RENDERINGS
 Number
G106A



1 9th FLOOR PLAN
SCALE : 1/32" = 1'-0"

MAX. BUILDING LENGTH ABOVE 8TH FLOOR
 $215' + 10\% = 236'-6"$
 $232'-11 \frac{3}{8}"$



2 SITE ELEVATION
SCALE : 1/32" = 1'-0"

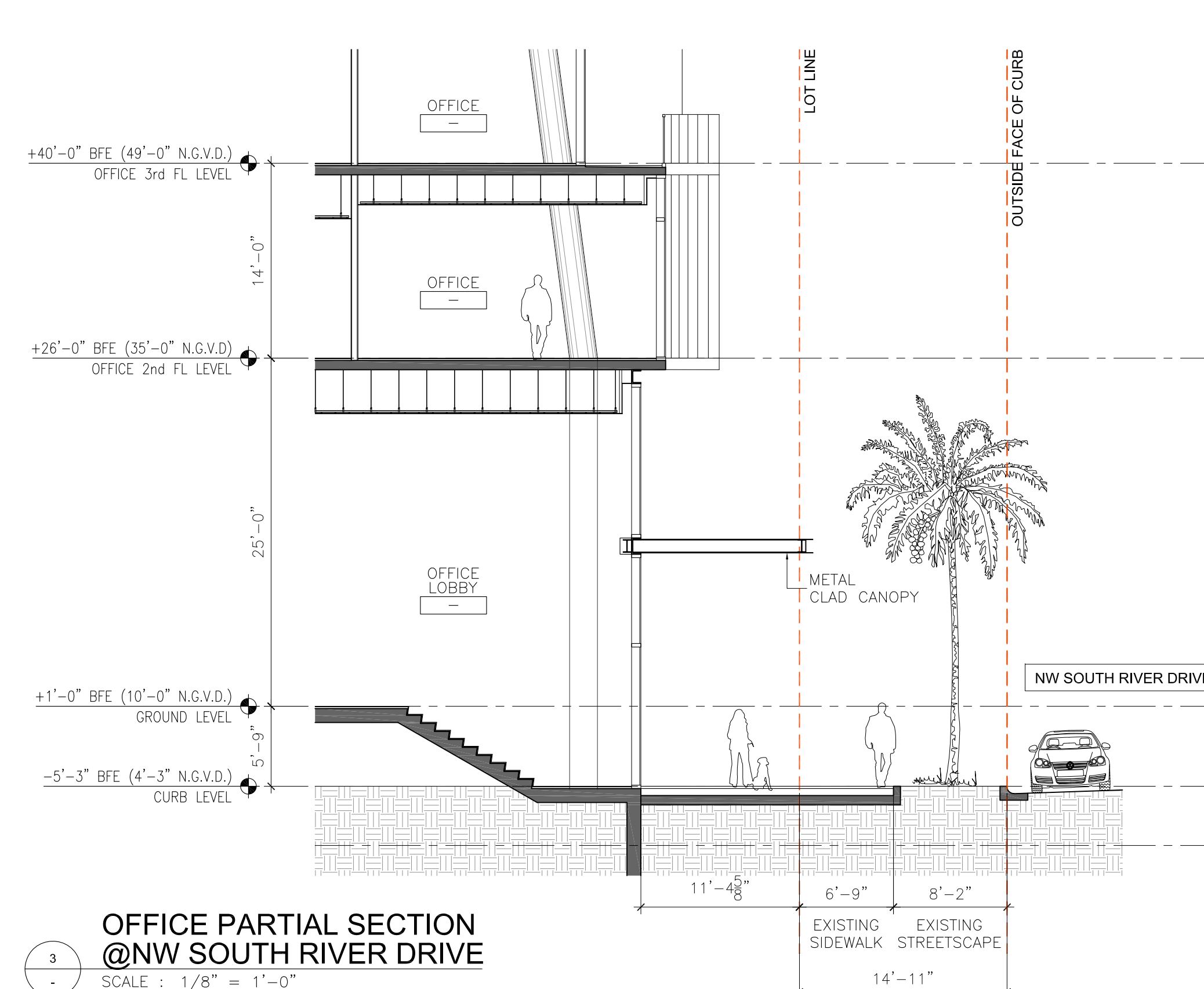
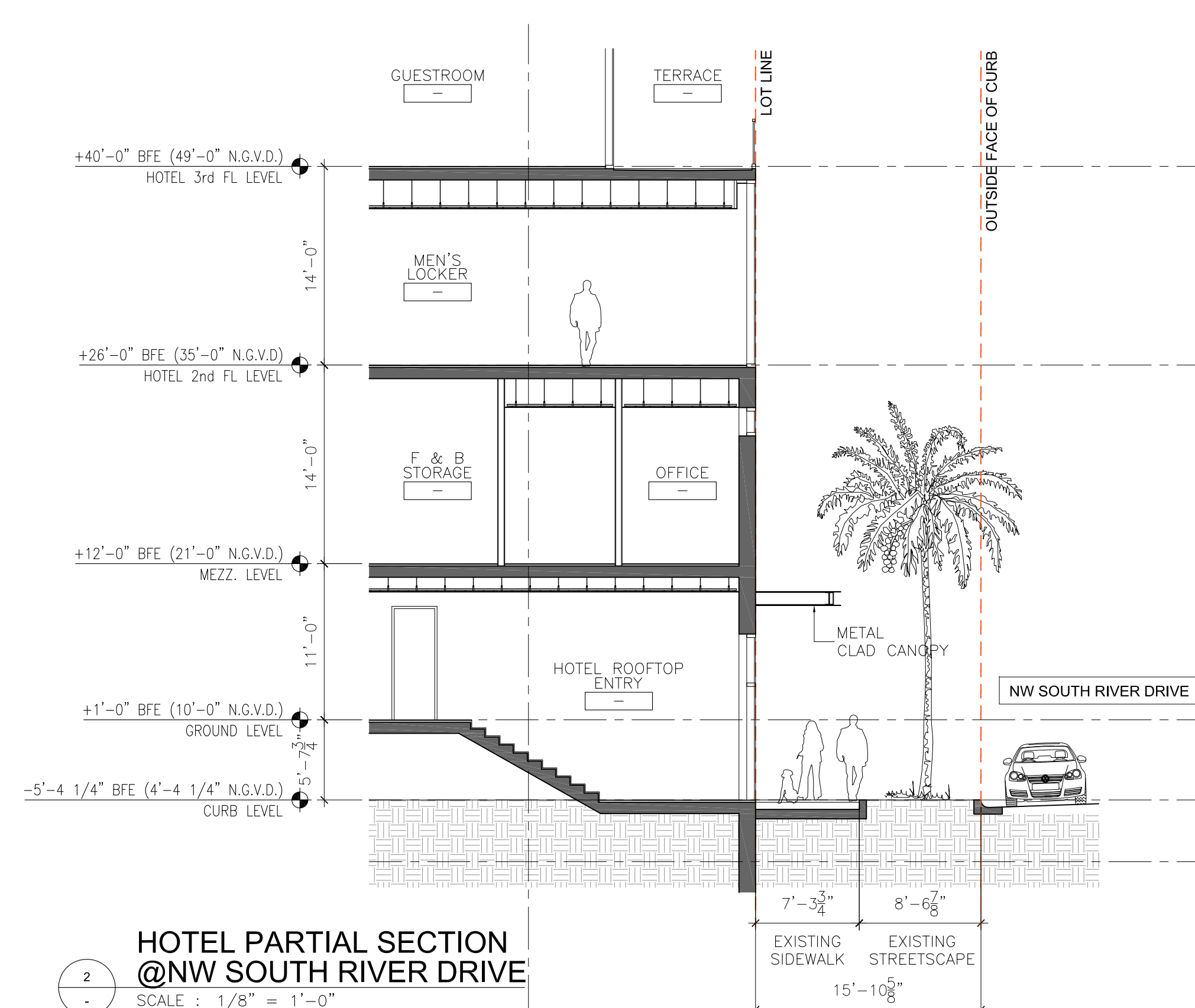
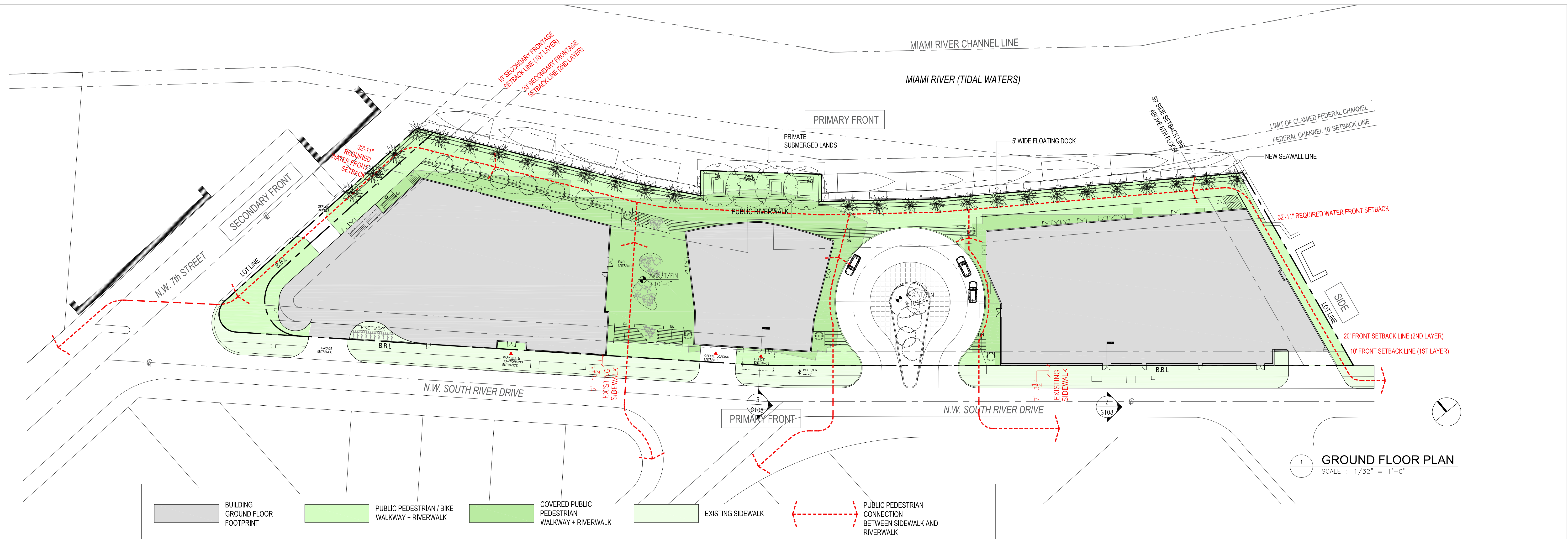
MAXIMUM BUILDING LENGTH DIAGRAM

GROUND FLOOR BUILDING LENGTH
 $230'-6 \frac{3}{8}"$

GROUND FLOOR OFFICE BUILDING LENGTH
 $82'-2 \frac{7}{8}"$

GROUND FLOOR HOTEL BUILDING LENGTH
 $230'-6"$

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33125 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0"	555 RIVER HOUSE MAXIMUM BUILDING LENGTH DIAGRAM Date 04/19/2019	Number G107
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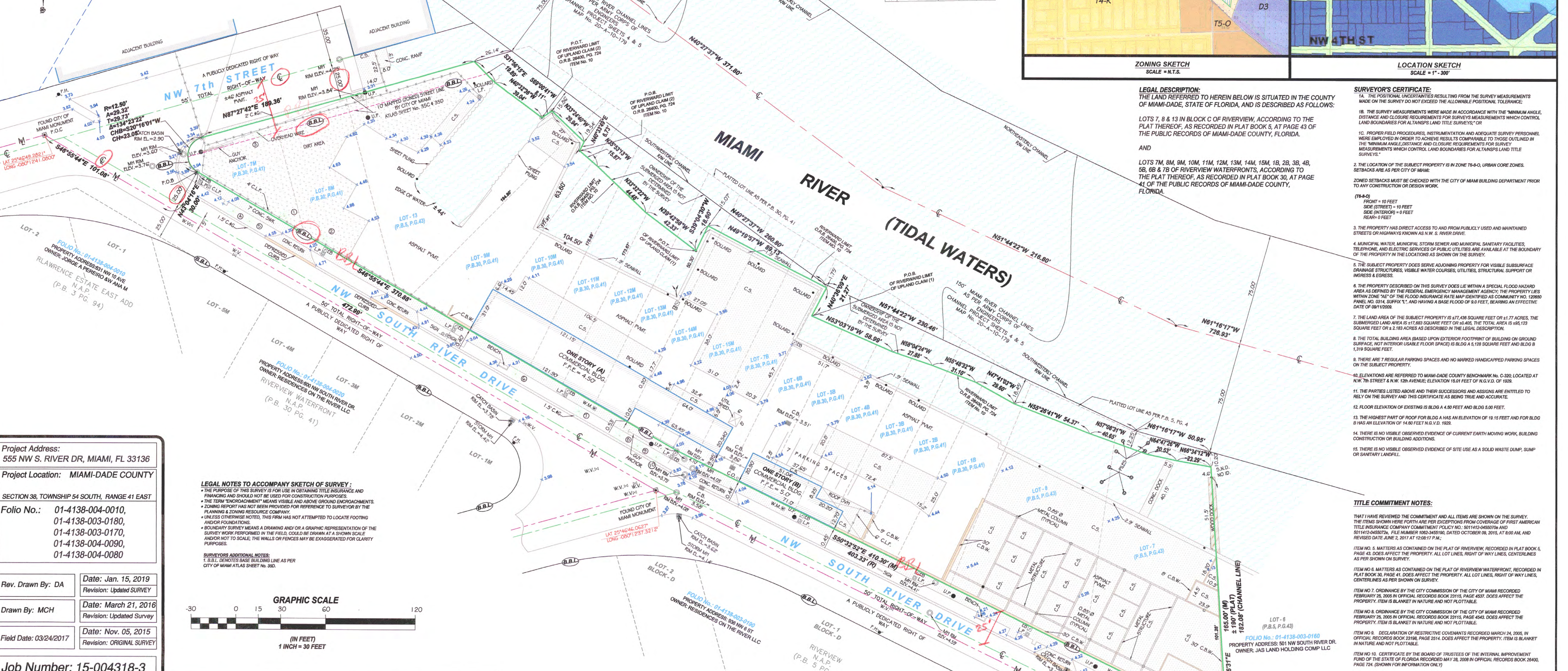
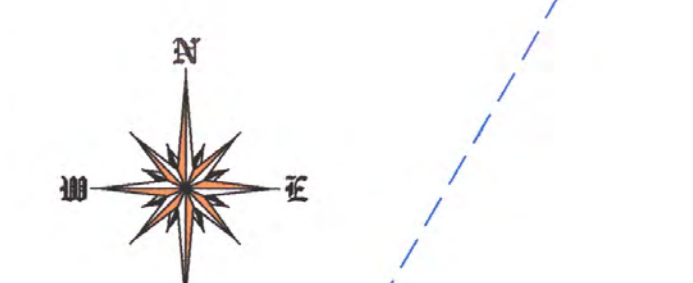
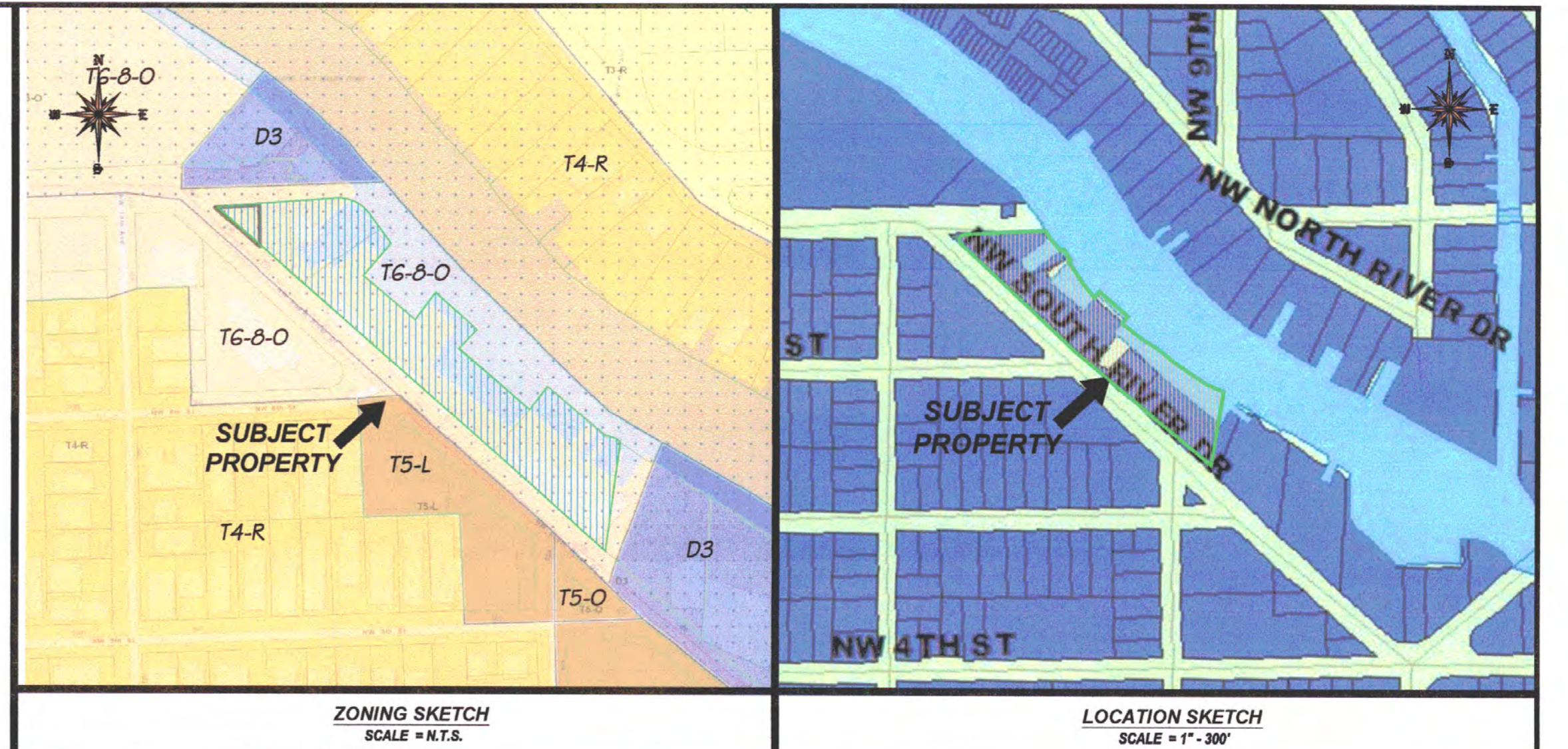


Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave. West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title PEDESTRIAN ACCESS DIAGRAM	Number G108
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JOHN IBARRA & ASSOCIATES, INC.
 Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
 PH: (305) 262-0400 FAX: (305) 262-0401
 4040 DEL PRADO BLVD. SUITE # 823 CAPE CORAL, FL 33904
 PH: (239) 540-2660 FAX: (239) 540-2664

ALTA/NSPS Land Title Survey

No.	Name	Diameter (PL)	Height (PL)	Spread (PL)
1	TORTAL PALM (2)	1.0	30	12
2	TORTAL PALM (2)	1.0	30	12
3	MANGONIA	1.5	40	35
4	SILVER BUTTWOOD	0.4	12	0
5	SILVER BUTTWOOD	0.4	12	0
6	SILVER BUTTWOOD	0.4	12	0
7	CRANE MYRTLE	1.0	15	0
8	CRANE MYRTLE	1.0	15	0
9	CRANE MYRTLE	1.0	15	0
10	CRANE MYRTLE	1.0	15	0
11	CRANE MYRTLE	1.2	15	0
12	CRANE MYRTLE	1.2	15	0
13	CRANE MYRTLE	1.2	15	0
14	CRANE MYRTLE	1.2	15	0
15	CRANE MYRTLE	1.2	15	0
16	CRANE MYRTLE	1.2	15	0
17	FIGS	3.0	40	35



Project Address:
555 NW S. RIVER DR, MIAMI, FL 33136

Project Location: MIAMI-DADE COUNTY

SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST

Folio No.: 01-4138-004-0010, 01-4138-003-0180, 01-4138-003-0170, 01-4138-004-0090, 01-4138-004-0080

Rev. Drawn By: DA **Date:** Jan. 15, 2019
Revision: Updated SURVEY

Drawn By: MCH **Date:** March 21, 2016
Revision: Updated SURVEY

Field Date: 03/24/2017 **Date:** Nov. 05, 2015
Revision: ORIGINAL SURVEY

Job Number: 15-004318-3

777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33128
 FAX (305) 262-0401 TELEPHONE: (305) 262-0400
 www.ibarralandsurveyors.com

John Ibarra And Assoc., Inc.
 LAND SURVEYORS

L.B.# 7806

JOHN IBARRA
 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

555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS
AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS
 555 NW S. RIVER DRIVE, MIAMI, FL 33136

BASED UPON TITLE COMMITMENT POLICY NO. 5011412-0455070e AND 5011412-0455070e
 FILE NUMBER: 1062-3455199
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2015 AT 8:00 AM; REVISED ON JUNE 2nd, 2017 AT 12:08:17 P.M.

SURVEYOR'S CERTIFICATION

TO: 555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 11, 13, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2018.

John Ibarra 01/15/2019
 JOHN IBARRA (DATE OF SURVEY)
 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)

REVISOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS ALTA/NSPS 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 64-7, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 474.027, FLORIDA STATUTES.

LEGEND

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

ABBREVIATIONS AND MEANINGS

A = A.C. (ALUMINUM ROD)
 C = CONCRETE
 C.C. = CONCRETE CURB
 C.D. = CONCRETE DRIVE
 C.F. = CONCRETE FLOOR
 C.G. = CONCRETE GROUND
 C.H. = CONCRETE HOUSING
 C.I. = CONCRETE INTERIOR
 C.L. = CONCRETE CURB LINE
 C.M. = CONCRETE MASONRY
 C.N. = CONCRETE NAIL
 C.O. = CONCRETE OILING
 C.P. = CONCRETE PAVEMENT
 C.R. = CONCRETE REINFORCED
 C.S. = CONCRETE SURFACE
 C.T. = CONCRETE TOP
 C.U. = CONCRETE UNDERLAYER
 C.V. = CONCRETE VENEER
 C.W. = CONCRETE WALL
 C.X. = CONCRETE EXTERIOR
 C.Y. = CONCRETE YARD
 C.Z. = CONCRETE ZONE

B = BRICK
 B.C. = BRICK CURB
 B.D. = BRICK DRIVE
 B.F. = BRICK FLOOR
 B.G. = BRICK GROUND
 B.H. = BRICK HOUSING
 B.I. = BRICK INTERIOR
 B.L. = BRICK LAYING
 B.M. = BRICK MASONRY
 B.N. = BRICK NAIL
 B.O. = BRICK OILING
 B.P. = BRICK PAVEMENT
 B.R. = BRICK REINFORCED
 B.S. = BRICK SURFACE
 B.T. = BRICK TOP
 B.U. = BRICK UNDERLAYER
 B.V. = BRICK VENEER
 B.W. = BRICK WALL
 B.X. = BRICK EXTERIOR
 B.Y. = BRICK YARD
 B.Z. = BRICK ZONE

W = WOOD
 W.C. = WOOD CURB
 W.D. = WOOD DRIVE
 W.F. = WOOD FLOOR
 W.G. = WOOD GROUND
 W.H. = WOOD HOUSING
 W.I. = WOOD INTERIOR
 W.L. = WOOD LAYING
 W.M. = WOOD MASONRY
 W.N. = WOOD NAIL
 W.O. = WOOD OILING
 W.P. = WOOD PAVEMENT
 W.R. = WOOD REINFORCED
 W.S. = WOOD SURFACE
 W.T. = WOOD TOP
 W.U. = WOOD UNDERLAYER
 W.V. = WOOD VENEER
 W.W. = WOOD WALL
 W.X. = WOOD EXTERIOR
 W.Y. = WOOD YARD
 W.Z. = WOOD ZONE

Handwritten note: OR, RW 1/31/19 BBL only

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 7, 8 & 13 IN BLOCK C OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 AND
 LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B OF RIVERVIEW WATERFRONTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

- THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS; OR
- PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL, TELEPHONE AND ELECTRIC SERVICES FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS; OR
- THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE T6-8-O, URBAN CORE ZONES. SETBACKS ARE AS PER CITY OF MIAMI.
- ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
- FRONT = 10 FEET
 SIDE (STREET) = 10 FEET
 SIDE (INTERIOR) = 0 FEET
 REAR = 0 FEET
- THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS N.W. S. RIVER DRIVE.
- MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE AND ELECTRIC SERVICES FOR PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
- THE SUBJECT PROPERTY DOES NOT ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120660 PANEL NO. 0314 SUPPL. 1, AND HAVING A BASE FLOOD OF 9.0 FEET, BEARING AN EFFECTIVE DATE OF 09/11/2009.
- THE LAND AREA OF THE SUBJECT PROPERTY IS 277,436 SQUARE FEET OR 6.37 ACRES. THE SUBMERGED LAND AREA IS 177,863 SQUARE FEET OR 4.04 ACRES. THE TOTAL AREA IS 455,299 SQUARE FEET OR 10.38 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
- THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS BLDG A 5,128 SQUARE FEET AND BLDG B 1,319 SQUARE FEET.
- THERE ARE 7 REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
- ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BENCHMARK NO. C-320, LOCATED AT N.W. 7th STREET & N.W. 12th AVENUE; ELEVATION 15.01 FEET OF N.G.V.D. OF 1929.
- THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
- FLOOR ELEVATION OF EXISTING IS BLDG A 4.80 FEET AND BLDG 5.00 FEET.
- THE HIGHEST PART OF ROOF FOR BLDG A HAS AN ELEVATION OF 14.15 FEET AND FOR BLDG B HAS AN ELEVATION OF 14.60 FEET N.G.V.D. OF 1929.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
 THE ITEMS SHOWN HEREIN ARE SUBJECT TO THE COVERAGE OF FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011412-0455070e AND 5011412-0455070e, FILE NUMBER 1062-3455199, DATED OCTOBER 09, 2015, AT 8:00 AM, AND REVISED DATE JUNE 2, 2017 AT 12:08:17 P.M.

ITEM NO. 5 MATTERS AS CONTAINED ON THE PLAT OF RIVERVIEW, RECORDED IN PLAT BOOK 5, PAGE 43, DOES AFFECT THE PROPERTY. ALL LOT LINES, RIGHT OF WAY LINES, CENTERLINES AS PER SHOWN ON SURVEY.

ITEM NO. 6 MATTERS AS CONTAINED ON THE PLAT OF RIVERVIEW WATERFRONT, RECORDED IN PLAT BOOK 30, PAGE 41, DOES AFFECT THE PROPERTY. ALL LOT LINES, RIGHT OF WAY LINES, CENTERLINES AS PER SHOWN ON SURVEY.

ITEM NO. 7. ORDINANCE BY THE CITY COMMISSION OF THE CITY OF MIAMI RECORDED FEBRUARY 25, 2005 IN OFFICIAL RECORDS BOOK 2315, PAGE 4537. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.

ITEM NO. 8. ORDINANCE BY THE CITY COMMISSION OF THE CITY OF MIAMI RECORDED FEBRUARY 25, 2005 IN OFFICIAL RECORDS BOOK 2315, PAGE 4548. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.

ITEM NO. 9. REGULATION OF RESTRICTIVE COVENANTS RECORDED MARCH 14, 2005, IN OFFICIAL RECORDS BOOK 2318A, PAGE 2514. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.

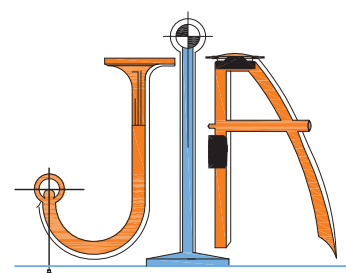
ITEM NO. 10. CERTIFICATE BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED MAY 28, 2009 IN OFFICIAL RECORDS BOOK 26400, PAGE 724. (SHOWN FOR INFORMATION ONLY)

ITEM NO. 11. SUBJECT TO THE RIGHT OF WAY OF N.W. SOUTH RIVER DRIVE AS REFLECTED ON THE PLAT OF RIVERVIEW WATERFRONTS RECORDED IN PLAT BOOK 30, PAGE 41, AS SAME AFFECTS LOT 13, BLOCK C OF RIVERVIEW AS RECORDED IN PLAT BOOK 5, PAGE 43, DOES AFFECT THE PROPERTY. AS SHOWN ON SURVEY.

ITEM NO. 12. TERMS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED SEPTEMBER 1, 2011 BETWEEN PACIFIC NATIONAL BANK, N.A., LESSOR, AND 5TH STREET TERMINAL, INC., A FLORIDA CORPORATION, LESSEE, AS AFFECTED BY ASSIGNMENT OF LEASE FROM PACIFIC NATIONAL BANK, N.A., ASSIGNOR, TO 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES AFFECT THE PROPERTY. BLANKET IN NATURE AND CANNOT BE PLOTTED.

ITEM NO. 13. NOTICE OF UNSAFE STRUCTURE VIOLATION RECORDED JULY 28, 2013 IN OFFICIAL RECORDS BOOK 28748, PAGE 3887. DOES AFFECT THE PROPERTY. BLANKET IN NATURE AND CANNOT BE PLOTTED.

ITEM NO. 14. SURVEY PREPARED BY JOHN IBARRA AND ASSOC., INC., DATED MARCH 21, 2016 REVISED MARCH 24, 2017, JOB NO. 15-004318-3, REVEALS THE FOLLOWING:
 1. WOOD DOCKS AND PILES ENDOACH INTO THE MIAMI RIVER ADJACENT TO LOT 7, BLOCK C OF RIVERVIEW, PLAT BOOK 5, PAGE 43.
 2. PILES ENDOACH INTO THE MIAMI RIVER ADJACENT TO LOT 8, BLOCK C OF RIVERVIEW, PLAT BOOK 5, PAGE 43.
 3. OVERHEAD WIRES AND GUY ANCHORS ON NORTH SIDE OF LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B, INDICATE POSSIBLE EASEMENT.
 4. OVERHEAD WIRES AND UTILITY POLE ON NORTH SIDE OF LOT 13, BLOCK C, P.B. 5, P.G. 43, INDICATE POSSIBLE EASEMENT.
 5. DOES AFFECT THE PROPERTY. AS SHOWN ON SURVEY.



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

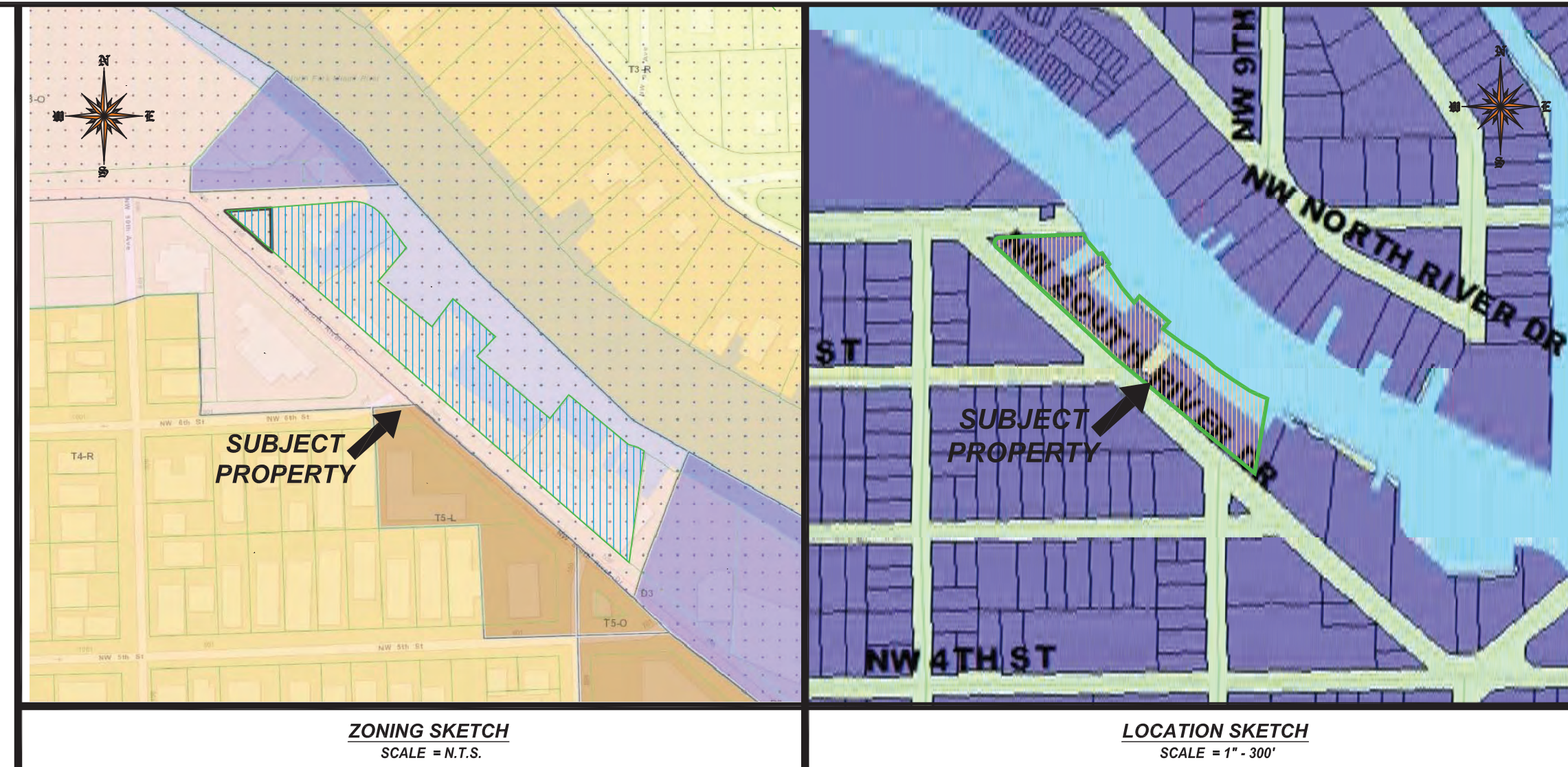
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

4040 DEL PRADO BLVD S.
SUITE # 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/NSPS Land Title Survey

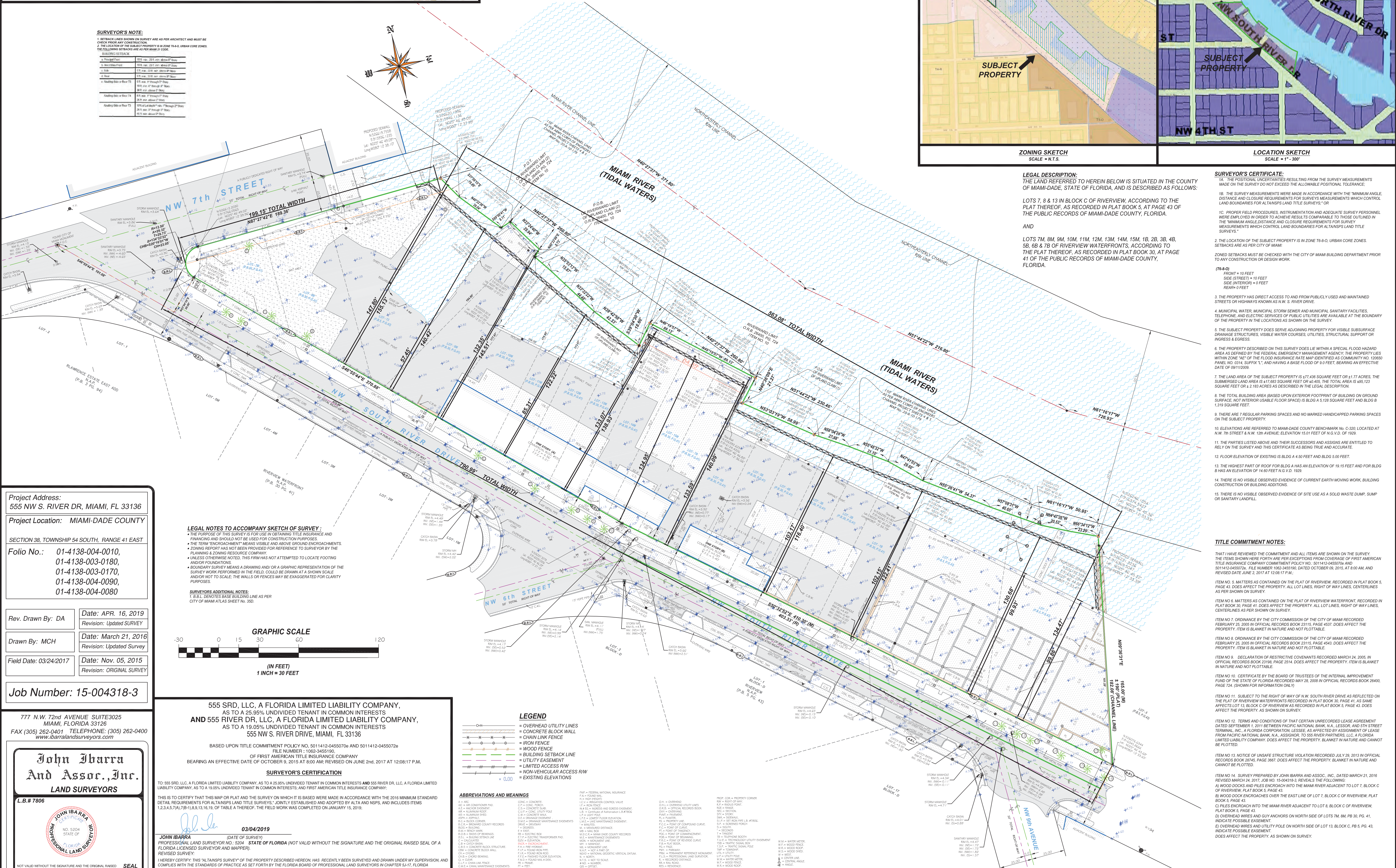


ZONING SKETCH
SCALE = N.T.S.

LOCATION SKETCH
SCALE = 1" = 300'

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LOTS 7, 8 & 13 IN BLOCK C OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 16B, 28B, 38B, 48B, 58B & 78B OF RIVERVIEW WATERFRONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:
1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS" OR
3. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."
4. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE T6-8-U URBAN CORE ZONES. SETBACKS ARE AS PER CITY OF MIAMI AS PER CITY OF MIAMI BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
(T6-8-U)
FRONT = 10 FEET
SIDE (STREET) = 10 FEET
SIDE (INTERIOR) = 0 FEET
REAR = 0 FEET
5. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS N.W. S. RIVER DRIVE.
6. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
7. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
8. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 12889 PANEL NO. 0314. SUFFIX "L", AND HAVING A BASE FLOOD OF 9.0 FEET, BEARING AN EFFECTIVE DATE OF 09/11/2009.
9. THE LAND AREA OF THE SUBJECT PROPERTY IS 177,438 SQUARE FEET OR 41.77 ACRES. THE SUBMERGED LAND AREA IS 17,893 SQUARE FEET OR 40.465. THE TOTAL AREA IS 195,331 SQUARE FEET OR 44.233 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
10. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS BLDG A 5,128 SQUARE FEET AND BLDG B 1,319 SQUARE FEET.
11. THERE ARE 7 REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
12. ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BENCHMARK NO. C-202, LOCATED AT N.W. 7th STREET & N.W. 12th AVENUE; ELEVATION 15.01 FEET OF N.G.V.D. OF 1929.
13. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
14. FLOOR ELEVATION OF EXISTING IS BLDG A 4.50 FEET AND BLDG B 5.00 FEET.
15. THE HIGHEST PART OF ROOF FOR BLDG A HAS AN ELEVATION OF 19.15 FEET AND FOR BLDG B HAS AN ELEVATION OF 14.80 FEET N.G.V.D. 1929.
16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



Project Address:
555 NW S. RIVER DR, MIAMI, FL 33136
Project Location: MIAMI-DADE COUNTY
SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST
Folio No.: 01-4138-004-0010,
01-4138-003-0180,
01-4138-003-0170,
01-4138-004-0090,
01-4138-004-0080

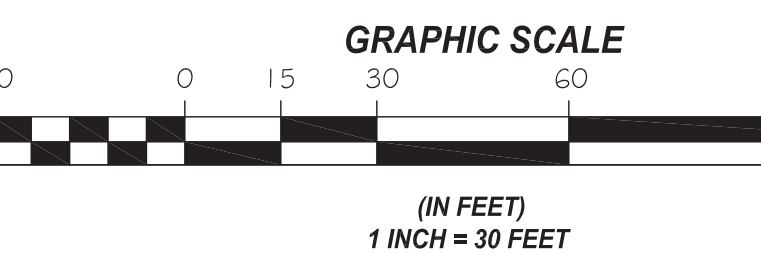
Rev. Drawn By: DA
Date: APR. 16, 2019
Revision: Updated SURVEY
Drawn By: MCH
Date: March 21, 2016
Revision: Updated Survey
Field Date: 03/24/2017
Date: Nov. 05, 2015
Revision: ORIGINAL SURVEY

Job Number: 15-004318-3

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

SURVEYOR'S ADDITIONAL NOTES:
1. E.L.L. DENOTES BASE BUILDING LINE AS PER CITY OF MIAMI ATLAS SHEET No. 35D.



555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS
555 NW S. RIVER DRIVE, MIAMI, FL 33136
BASED UPON TITLE COMMITMENT POLICY NO. 5011412-04550706 AND 5011412-04550726
FILE NUMBER: 1062-3455190
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2015 AT 8:00 AM; REVISED ON JUNE 2nd, 2017 AT 12:08:17 P.M.

SURVEYOR'S CERTIFICATION
TO: 555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 13.9, 13.15, 15.19, OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2019.

JOHN IBARRA (DATE OF SURVEY)
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).
REVISION SURVEY:
I HEREBY CERTIFY THIS ALTA/NSPS 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 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

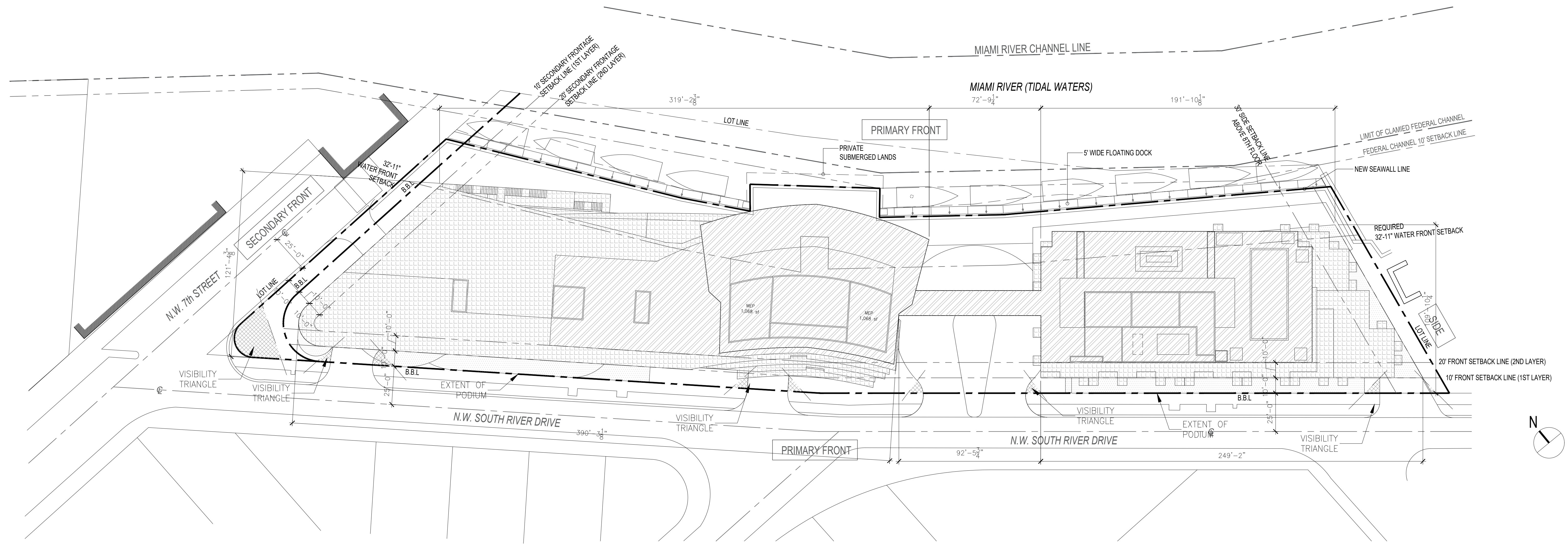
LEGEND

(Symbol)	OVERHEAD UTILITY LINES
(Symbol)	CONCRETE BLOCK WALL
(Symbol)	CHAIN LINK FENCE
(Symbol)	IRON FENCE
(Symbol)	WOOD FENCE
(Symbol)	BUILDING SETBACK LINE
(Symbol)	UTILITY EASEMENT
(Symbol)	LIMITED ACCESS RW
(Symbol)	NON-VEHICULAR ACCESS RW
(Symbol)	EXISTING ELEVATIONS

ABBREVIATIONS AND MEANINGS

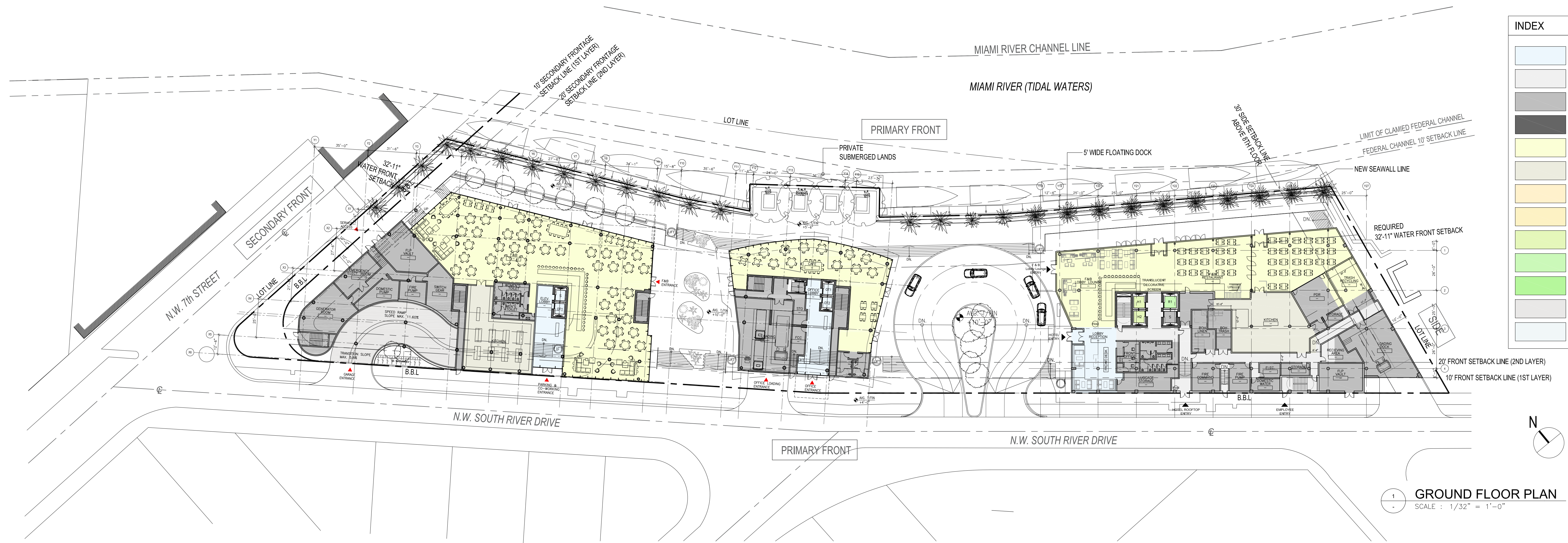
A = A/C	AK = AIR CONDITIONER	AN = ANCHOR	AP = APPROXIMATE POSITION	AR = ALUMINUM ROD	AS = ALUMINUM STRIP	AT = ANCHOR TIE	AV = ALUMINUM VEE	AW = ALUMINUM WIRE	AX = ALUMINUM X	BA = BRASS ANCHOR	BB = BRASS BOLT	BC = BRASS CHAIR	BD = BRASS DOWEL	BE = BRASS EYE BOLT	BF = BRASS FITTING	BG = BRASS GROUND ROD	BH = BRASS HOOK	BI = BRASS IRON	BJ = BRASS JOINT	BK = BRASS KEY	BL = BRASS LUG	BM = BRASS MOUNTING	BN = BRASS NUT	BO = BRASS O-RING	BP = BRASS PLATE	BQ = BRASS QUARTER ROUND	BR = BRASS ROD	BS = BRASS SCREW	BT = BRASS TIE	BV = BRASS VEE	BW = BRASS WIRE	BX = BRASS X	CA = CONCRETE ANCHOR	CB = CONCRETE BOLT	CC = CONCRETE CHAIR	CD = CONCRETE DOWEL	CE = CONCRETE EYE BOLT	CF = CONCRETE FITTING	CG = CONCRETE GROUND ROD	CH = CONCRETE HOOK	CI = CONCRETE IRON	CJ = CONCRETE JOINT	CK = CONCRETE KEY	CL = CONCRETE LUG	CM = CONCRETE MOUNTING	CN = CONCRETE NUT	CO = CONCRETE O-RING	CP = CONCRETE PLATE	CQ = CONCRETE QUARTER ROUND	CR = CONCRETE ROD	CS = CONCRETE SCREW	CT = CONCRETE TIE	CV = CONCRETE VEE	CW = CONCRETE WIRE	CX = CONCRETE X	DA = DRAIN ANCHOR	DB = DRAIN BOLT	DC = DRAIN CHAIR	DD = DRAIN DOWEL	DE = DRAIN EYE BOLT	DF = DRAIN FITTING	DG = DRAIN GROUND ROD	DH = DRAIN HOOK	DI = DRAIN IRON	DJ = DRAIN JOINT	DK = DRAIN KEY	DL = DRAIN LUG	DM = DRAIN MOUNTING	DN = DRAIN NUT	DO = DRAIN O-RING	DP = DRAIN PLATE	DQ = DRAIN QUARTER ROUND	DR = DRAIN ROD	DS = DRAIN SCREW	DT = DRAIN TIE	DV = DRAIN VEE	DW = DRAIN WIRE	DX = DRAIN X	EA = ELECTRICAL ANCHOR	EB = ELECTRICAL BOLT	EC = ELECTRICAL CHAIR	ED = ELECTRICAL DOWEL	EE = ELECTRICAL EYE BOLT	EF = ELECTRICAL FITTING	EG = ELECTRICAL GROUND ROD	EH = ELECTRICAL HOOK	EI = ELECTRICAL IRON	EJ = ELECTRICAL JOINT	EK = ELECTRICAL KEY	EL = ELECTRICAL LUG	EM = ELECTRICAL MOUNTING	EN = ELECTRICAL NUT	EO = ELECTRICAL O-RING	EP = ELECTRICAL PLATE	EQ = ELECTRICAL QUARTER ROUND	ER = ELECTRICAL ROD	ES = ELECTRICAL SCREW	ET = ELECTRICAL TIE	EV = ELECTRICAL VEE	EW = ELECTRICAL WIRE	EX = ELECTRICAL X	FA = FEDERAL NATIONAL INSURANCE	FB = FEDERAL BENCHMARK	FC = FEDERAL CONTROL POINT	FD = FEDERAL DOWEL	FE = FEDERAL EYE BOLT	FF = FEDERAL FITTING	FG = FEDERAL GROUND ROD	FH = FEDERAL HOOK	FI = FEDERAL IRON	FJ = FEDERAL JOINT	FK = FEDERAL KEY	FL = FEDERAL LUG	FM = FEDERAL MOUNTING	FN = FEDERAL NUT	FO = FEDERAL O-RING	FP = FEDERAL PLATE	FQ = FEDERAL QUARTER ROUND	FR = FEDERAL ROD	FS = FEDERAL SCREW	FT = FEDERAL TIE	FV = FEDERAL VEE	FW = FEDERAL WIRE	FX = FEDERAL X	GA = GALVANIZED ANCHOR	GB = GALVANIZED BOLT	GC = GALVANIZED CHAIR	GD = GALVANIZED DOWEL	GE = GALVANIZED EYE BOLT	GF = GALVANIZED FITTING	GG = GALVANIZED GROUND ROD	GH = GALVANIZED HOOK	GI = GALVANIZED IRON	GJ = GALVANIZED JOINT	GK = GALVANIZED KEY	GL = GALVANIZED LUG	GM = GALVANIZED MOUNTING	GN = GALVANIZED NUT	GO = GALVANIZED O-RING	GP = GALVANIZED PLATE	GQ = GALVANIZED QUARTER ROUND	GR = GALVANIZED ROD	GS = GALVANIZED SCREW	GT = GALVANIZED TIE	GV = GALVANIZED VEE	GW = GALVANIZED WIRE	GX = GALVANIZED X	HA = HARDWOOD ANCHOR	HB = HARDWOOD BOLT	HC = HARDWOOD CHAIR	HD = HARDWOOD DOWEL	HE = HARDWOOD EYE BOLT	HF = HARDWOOD FITTING	HG = HARDWOOD GROUND ROD	HH = HARDWOOD HOOK	HI = HARDWOOD IRON	HJ = HARDWOOD JOINT	HK = HARDWOOD KEY	HL = HARDWOOD LUG	HM = HARDWOOD MOUNTING	HN = HARDWOOD NUT	HO = HARDWOOD O-RING	HP = HARDWOOD PLATE	HQ = HARDWOOD QUARTER ROUND	HR = HARDWOOD ROD	HS = HARDWOOD SCREW	HT = HARDWOOD TIE	HV = HARDWOOD VEE	HW = HARDWOOD WIRE	HX = HARDWOOD X	IA = IRON ANCHOR	IB = IRON BOLT	IC = IRON CHAIR	ID = IRON DOWEL	IE = IRON EYE BOLT	IF = IRON FITTING	IG = IRON GROUND ROD	IH = IRON HOOK	II = IRON IRON	IJ = IRON JOINT	IK = IRON KEY	IL = IRON LUG	IM = IRON MOUNTING	IN = IRON NUT	IO = IRON O-RING	IP = IRON PLATE	IQ = IRON QUARTER ROUND	IR = IRON ROD	IS = IRON SCREW	IT = IRON TIE	IV = IRON VEE	IW = IRON WIRE	IX = IRON X	JA = JAIL ANCHOR	JB = JAIL BOLT	JC = JAIL CHAIR	JD = JAIL DOWEL	JE = JAIL EYE BOLT	JF = JAIL FITTING	JG = JAIL GROUND ROD	JH = JAIL HOOK	JI = JAIL IRON	JJ = JAIL JOINT	JK = JAIL KEY	JL = JAIL LUG	JM = JAIL MOUNTING	JN = JAIL NUT	JO = JAIL O-RING	JP = JAIL PLATE	JQ = JAIL QUARTER ROUND	JR = JAIL ROD	JS = JAIL SCREW	JT = JAIL TIE	JV = JAIL VEE	JW = JAIL WIRE	JX = JAIL X	KA = KILN ANCHOR	KB = KILN BOLT	KC = KILN CHAIR	KD = KILN DOWEL	KE = KILN EYE BOLT	KF = KILN FITTING	KG = KILN GROUND ROD	KH = KILN HOOK	KI = KILN IRON	KJ = KILN JOINT	KK = KILN KEY	KL = KILN LUG	KM = KILN MOUNTING	KN = KILN NUT	KO = KILN O-RING	KP = KILN PLATE	KQ = KILN QUARTER ROUND	KR = KILN ROD	KS = KILN SCREW	KT = KILN TIE	KV = KILN VEE	KW = KILN WIRE	KX = KILN X	LA = LAMP ANCHOR	LB = LAMP BOLT	LC = LAMP CHAIR	LD = LAMP DOWEL	LE = LAMP EYE BOLT	LF = LAMP FITTING	LG = LAMP GROUND ROD	LH = LAMP HOOK	LI = LAMP IRON	LJ = LAMP JOINT	LK = LAMP KEY	LL = LAMP LUG	LM = LAMP MOUNTING	LN = LAMP NUT	LO = LAMP O-RING	LP = LAMP PLATE	LQ = LAMP QUARTER ROUND	LR = LAMP ROD	LS = LAMP SCREW	LT = LAMP TIE	LV = LAMP VEE	LW = LAMP WIRE	LX = LAMP X	MA = MASONRY ANCHOR	MB = MASONRY BOLT	MC = MASONRY CHAIR	MD = MASONRY DOWEL	ME = MASONRY EYE BOLT	MF = MASONRY FITTING	MG = MASONRY GROUND ROD	MH = MASONRY HOOK	MI = MASONRY IRON	MJ = MASONRY JOINT	MK = MASONRY KEY	ML = MASONRY LUG	MM = MASONRY MOUNTING	MN = MASONRY NUT	MO = MASONRY O-RING	MP = MASONRY PLATE	MQ = MASONRY QUARTER ROUND	MR = MASONRY ROD	MS = MASONRY SCREW	MT = MASONRY TIE	MV = MASONRY VEE	MW = MASONRY WIRE	MX = MASONRY X	NA = NAIL ANCHOR	NB = NAIL BOLT	NC = NAIL CHAIR	ND = NAIL DOWEL	NE = NAIL EYE BOLT	NF = NAIL FITTING	NG = NAIL GROUND ROD	NH = NAIL HOOK	NI = NAIL IRON	NJ = NAIL JOINT	NK = NAIL KEY	NL = NAIL LUG	NM = NAIL MOUNTING	NN = NAIL NUT	NO = NAIL O-RING	NP = NAIL PLATE	NQ = NAIL QUARTER ROUND	NR = NAIL ROD	NS = NAIL SCREW	NT = NAIL TIE	NV = NAIL VEE	NW = NAIL WIRE	NX = NAIL X	OA = OAK ANCHOR	OB = OAK BOLT	OC = OAK CHAIR	OD = OAK DOWEL	OE = OAK EYE BOLT	OF = OAK FITTING	OG = OAK GROUND ROD	OH = OAK HOOK	OI = OAK IRON	OJ = OAK JOINT	OK = OAK KEY	OL = OAK LUG	OM = OAK MOUNTING	ON = OAK NUT	OO = OAK O-RING	OP = OAK PLATE	OQ = OAK QUARTER ROUND	OR = OAK ROD	OS = OAK SCREW	OT = OAK TIE	OV = OAK VEE	OW = OAK WIRE	OX = OAK X	PA = PINE ANCHOR	PB = PINE BOLT	PC = PINE CHAIR	PD = PINE DOWEL	PE = PINE EYE BOLT	PF = PINE FITTING	PG = PINE GROUND ROD	PH = PINE HOOK	PI = PINE IRON	PJ = PINE JOINT	PK = PINE KEY	PL = PINE LUG	PM = PINE MOUNTING	PN = PINE NUT	PO = PINE O-RING	PP = PINE PLATE	PQ = PINE QUARTER ROUND	PR = PINE ROD	PS = PINE SCREW	PT = PINE TIE	PV = PINE VEE	PW = PINE WIRE	PX = PINE X	QA = QUARTER ANCHOR	QB = QUARTER BOLT	QC = QUARTER CHAIR	QD = QUARTER DOWEL	QE = QUARTER EYE BOLT	QF = QUARTER FITTING	QG = QUARTER GROUND ROD	QH = QUARTER HOOK	QI = QUARTER IRON	QJ = QUARTER JOINT	QK = QUARTER KEY	QL = QUARTER LUG	QM = QUARTER MOUNTING	QN = QUARTER NUT	QO = QUARTER O-RING	QP = QUARTER PLATE	QQ = QUARTER QUARTER ROUND	QR = QUARTER ROD	QS = QUARTER SCREW	QT = QUARTER TIE	QV = QUARTER VEE	QW = QUARTER WIRE	QX = QUARTER X	RA = RAIL ANCHOR	RB = RAIL BOLT	RC = RAIL CHAIR	RD = RAIL DOWEL	RE = RAIL EYE BOLT	RF = RAIL FITTING	RG = RAIL GROUND ROD	RH = RAIL HOOK	RI = RAIL IRON	RJ = RAIL JOINT	RK = RAIL KEY	RL = RAIL LUG	RM = RAIL MOUNTING	RN = RAIL NUT	RO = RAIL O-RING	RP = RAIL PLATE	RQ = RAIL QUARTER ROUND	RR = RAIL ROD	RS = RAIL SCREW	RT = RAIL TIE	RV = RAIL VEE	RW = RAIL WIRE	RX = RAIL X	SA = SAND ANCHOR	SB = SAND BOLT	SC = SAND CHAIR	SD = SAND DOWEL	SE = SAND EYE BOLT	SF = SAND FITTING	SG = SAND GROUND ROD	SH = SAND HOOK	SI = SAND IRON	SJ = SAND JOINT	SK = SAND KEY	SL = SAND LUG	SM = SAND MOUNTING	SN = SAND NUT	SO = SAND O-RING	SP = SAND PLATE	SQ = SAND QUARTER ROUND	SR = SAND ROD	SS = SAND SCREW	ST = SAND TIE	SV = SAND VEE	SW = SAND WIRE	SX = SAND X	TA = TIE ANCHOR	TB = TIE BOLT	TC = TIE CHAIR	TD = TIE DOWEL	TE = TIE EYE BOLT	TF = TIE FITTING	TG = TIE GROUND ROD	TH = TIE HOOK	TI = TIE IRON	TJ = TIE JOINT	TK = TIE KEY	TL = TIE LUG	TM = TIE MOUNTING	TN = TIE NUT	TO = TIE O-RING	TP = TIE PLATE	TQ = TIE QUARTER ROUND	TR = TIE ROD	TS = TIE SCREW	TT = TIE TIE	TU = TIE TIE	TV = TIE VEE	TW = TIE WIRE	TX = TIE X	UA = UGHT ANCHOR	UB = UGHT BOLT	UC = UGHT CHAIR	UD = UGHT DOWEL	UE = UGHT EYE BOLT	UF = UGHT FITTING	UG = UGHT GROUND ROD	UH = UGHT HOOK	UI = UGHT IRON	UJ = UGHT JOINT	UK = UGHT KEY	UL = UGHT LUG	UM = UGHT MOUNTING	UN = UGHT NUT	UO = UGHT O-RING	UP = UGHT PLATE	UQ = UGHT QUARTER ROUND	UR = UGHT ROD	US = UGHT SCREW	UT = UGHT TIE	UV = UGHT VEE	UW = UGHT WIRE	UX = UGHT X	VA = VALVE ANCHOR	VB = VALVE BOLT	VC = VALVE CHAIR	VD = VALVE DOWEL	VE = VALVE EYE BOLT	VF = VALVE FITTING	VG = VALVE GROUND ROD	VH = VALVE HOOK	VI = VALVE IRON	VJ = VALVE JOINT	VK = VALVE KEY	VL = VALVE LUG	VM = VALVE MOUNTING	VN = VALVE NUT	VO = VALVE O-RING	VP = VALVE PLATE	VQ = VALVE QUARTER ROUND	VR = VALVE ROD	VS = VALVE SCREW	VT = VALVE TIE	VV = VALVE VEE	VW = VALVE WIRE	VX = VALVE X	WA = WATER ANCHOR	WB = WATER BOLT	WC = WATER CHAIR	WD = WATER DOWEL	WE = WATER EYE BOLT	WF = WATER FITTING	WG = WATER GROUND ROD	WH = WATER HOOK	WI = WATER IRON	WJ = WATER JOINT	WK = WATER KEY	WL = WATER LUG	WM = WATER MOUNTING	WN = WATER NUT	WO = WATER O-RING	WP = WATER PLATE	WQ = WATER QUARTER ROUND	WR = WATER ROD	WS = WATER SCREW	WT = WATER TIE	WV = WATER VEE	WW = WATER WIRE	WX = WATER X	XA = X ANCHOR	XB = X BOLT	XC = X CHAIR	XD = X DOWEL	XE = X EYE BOLT	XF = X FITTING	XG = X GROUND ROD	XH = X HOOK	XI = X IRON	XJ = X JOINT	XK = X KEY	XL = X LUG	XM = X MOUNTING	XN = X NUT	XO = X O-RING	XP = X PLATE	XQ = X QUARTER ROUND	XR = X ROD	XS = X SCREW	XT = X TIE	XV = X VEE	XW = X WIRE	XX = X X
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John Ibarra And Assoc., Inc.
LAND SURVEYORS
L.B.# 7806
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



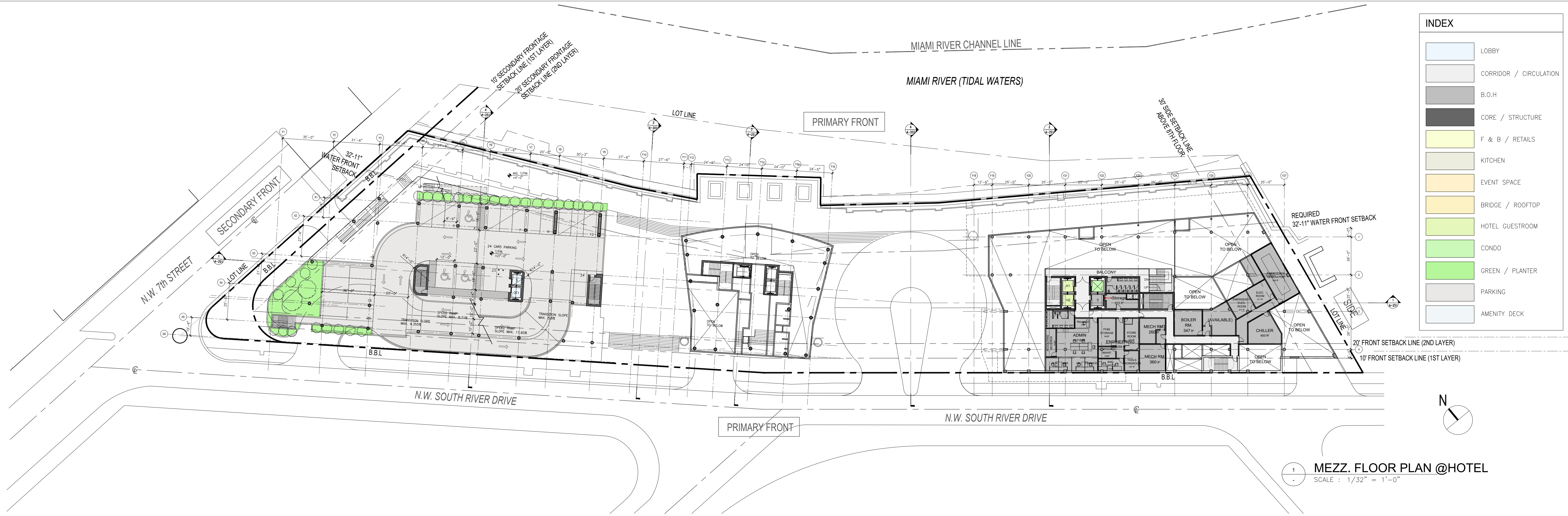
1 SITE PLAN
SCALE : 1/32" = 1'-0"

<p>Structural Engineer LERA in association with YHCE 99 NW 27th Ave, Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd, Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201, Miami, FL 33136</p>	<p>Client 7272 NE 6th Ct, Ste 10, Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B, New York, NY 10012</p>	<p>555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (954) 518 0833 T +1 (786) 558 9593 T +1 (212) 966 9292</p>	<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019 Title SITE PLAN</p>	<p>Number A100</p>
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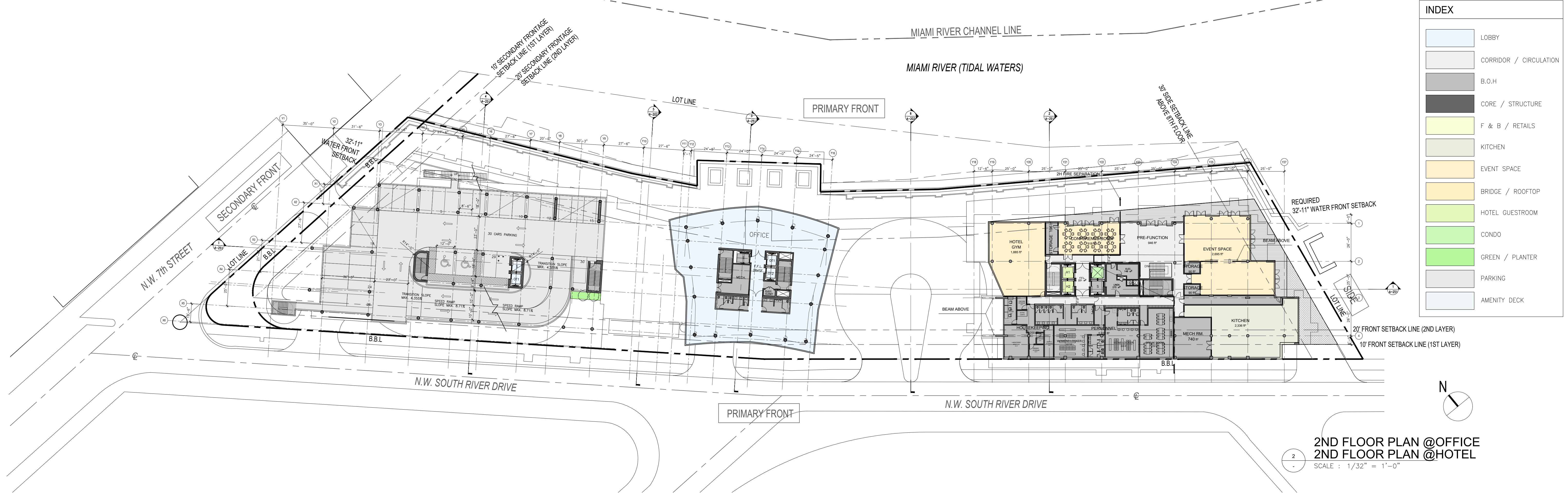


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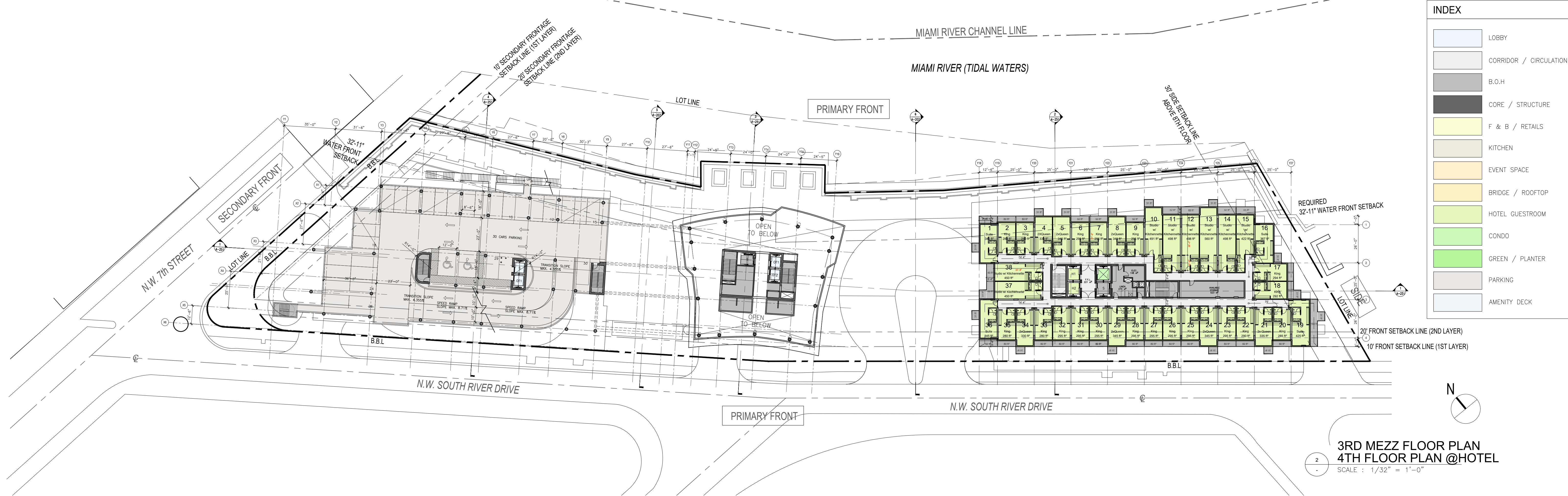
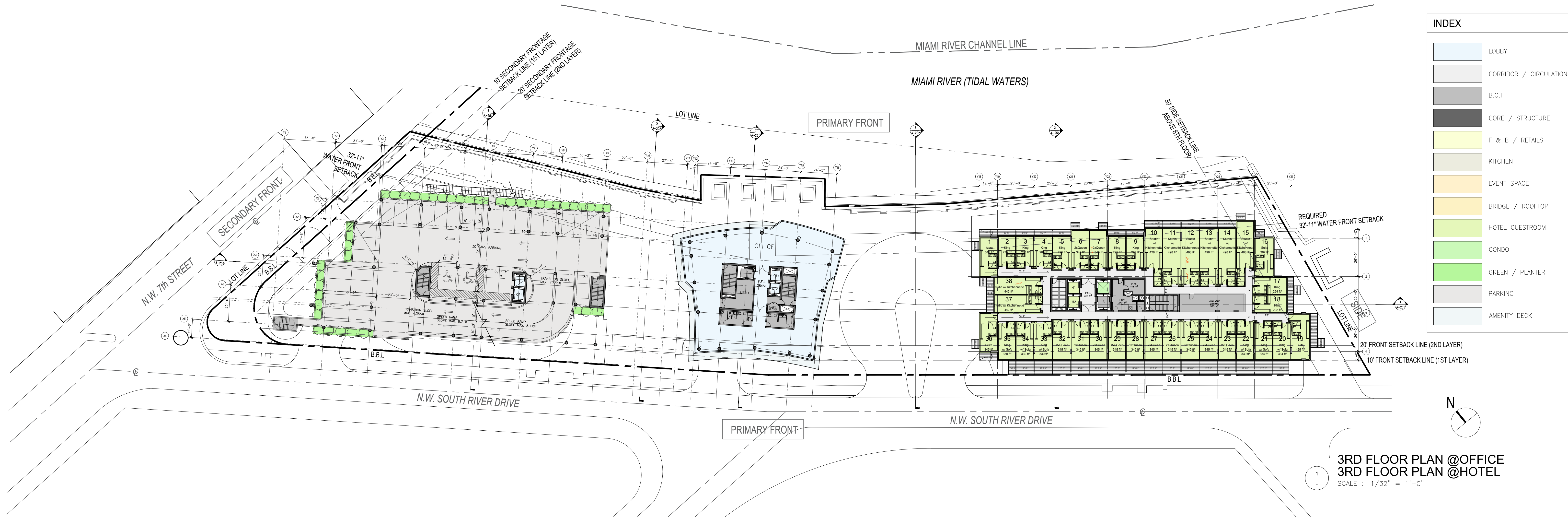
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GROUND FLOOR PLAN
 SCALE : 1/32" = 1'-0"



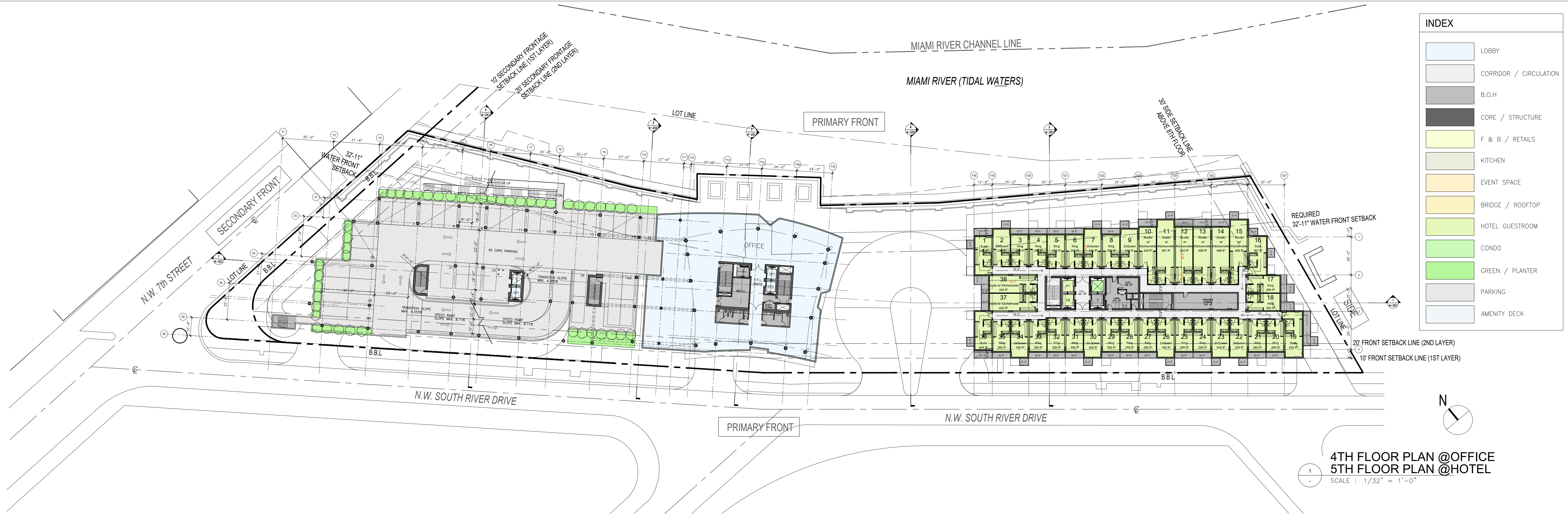
MEZZ. FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



2ND FLOOR PLAN @OFFICE
2ND FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



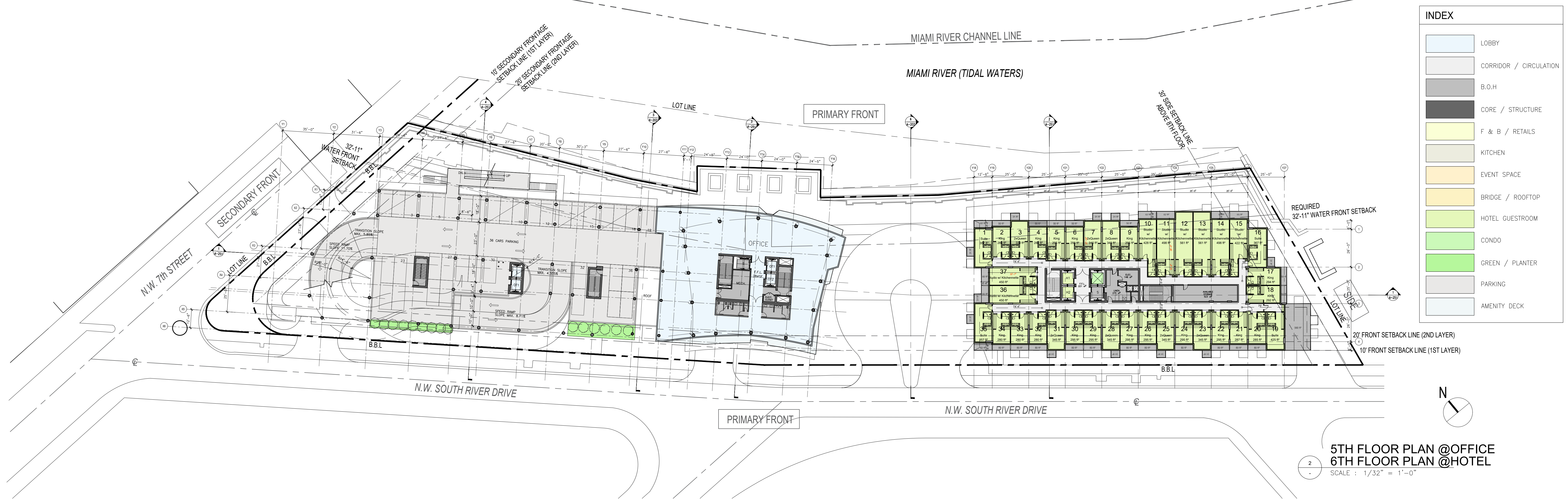
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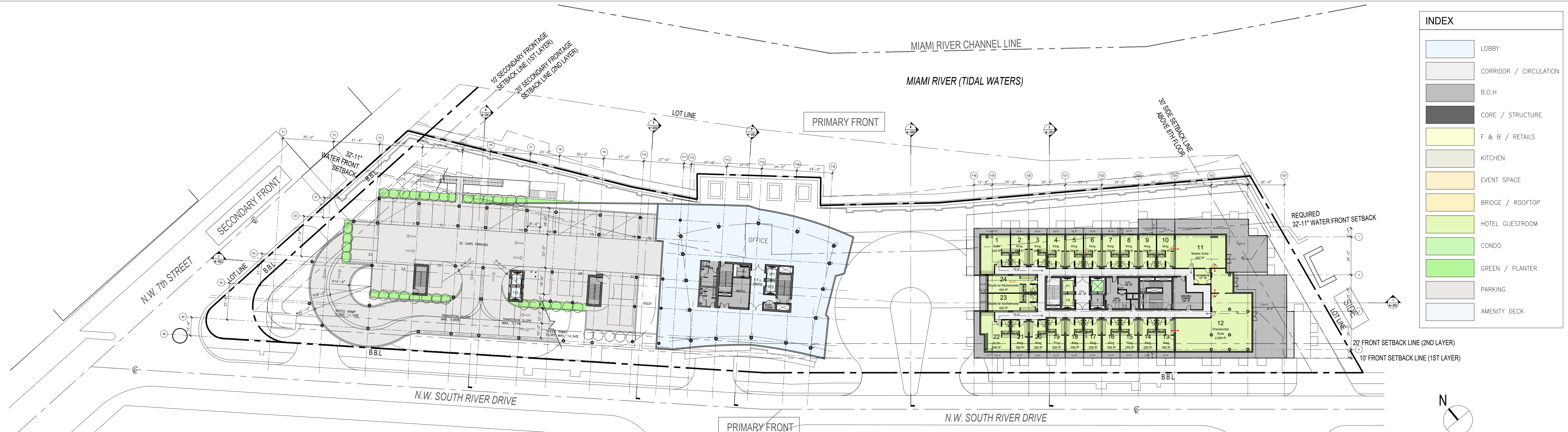
4TH FLOOR PLAN @OFFICE
5TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



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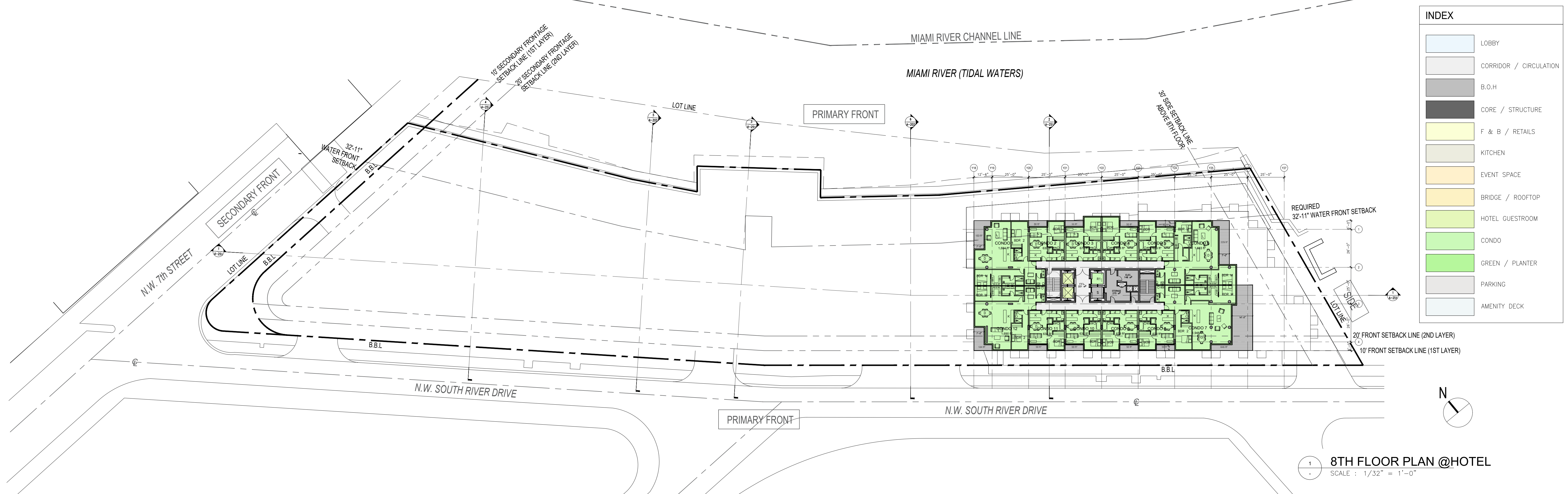
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[Dark Green]	GREEN / PLANTER
[Light Blue-Grey]	PARKING
[White]	AMENITY DECK

5TH FLOOR PLAN @OFFICE
6TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



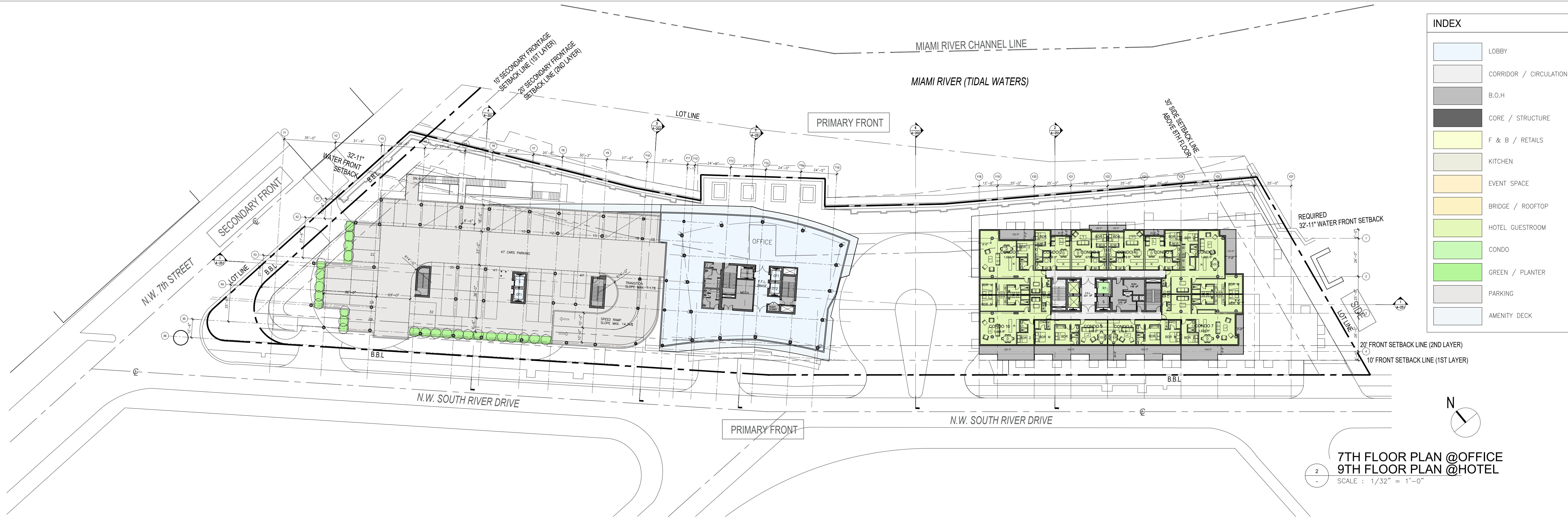
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[Green Box]	CONDO
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[Grey Box]	PARKING
[Blue Box]	AMENITY DECK

6TH FLOOR PLAN @OFFICE
7TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



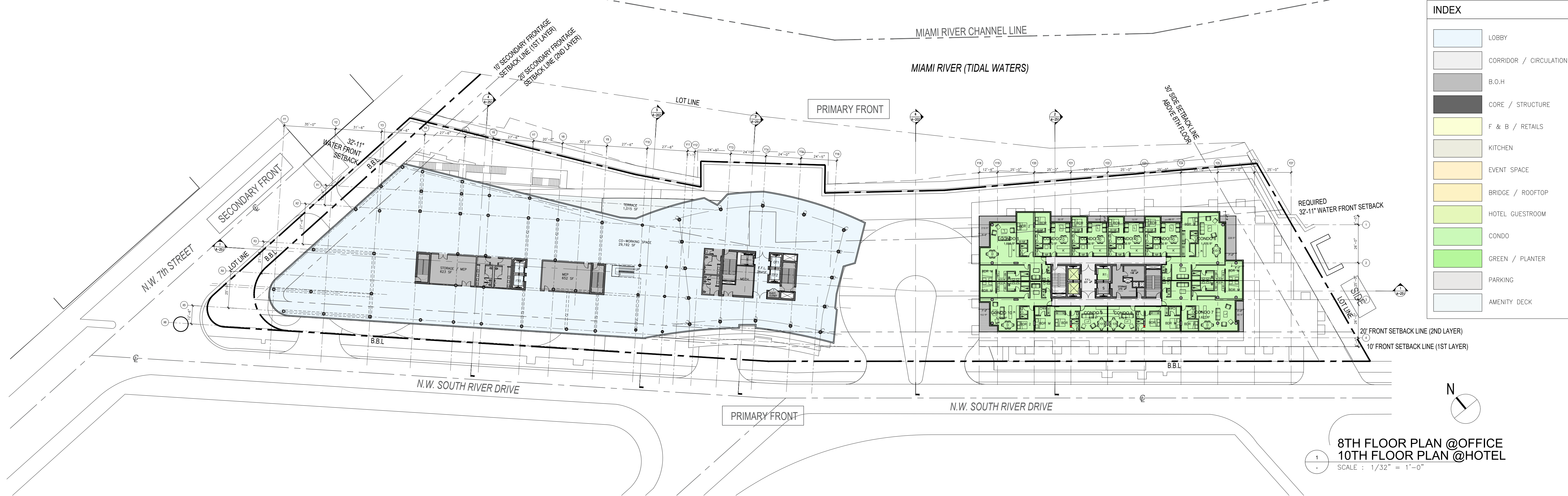
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[Blue Box]	AMENITY DECK

8TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



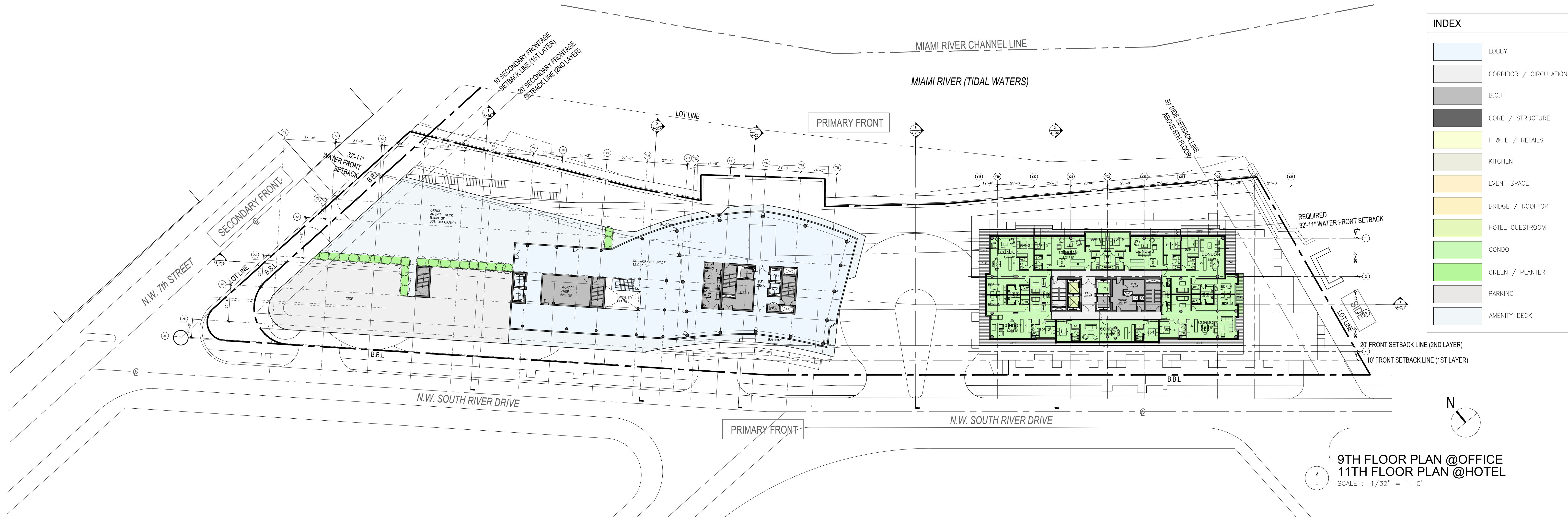
7TH FLOOR PLAN @OFFICE
9TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"

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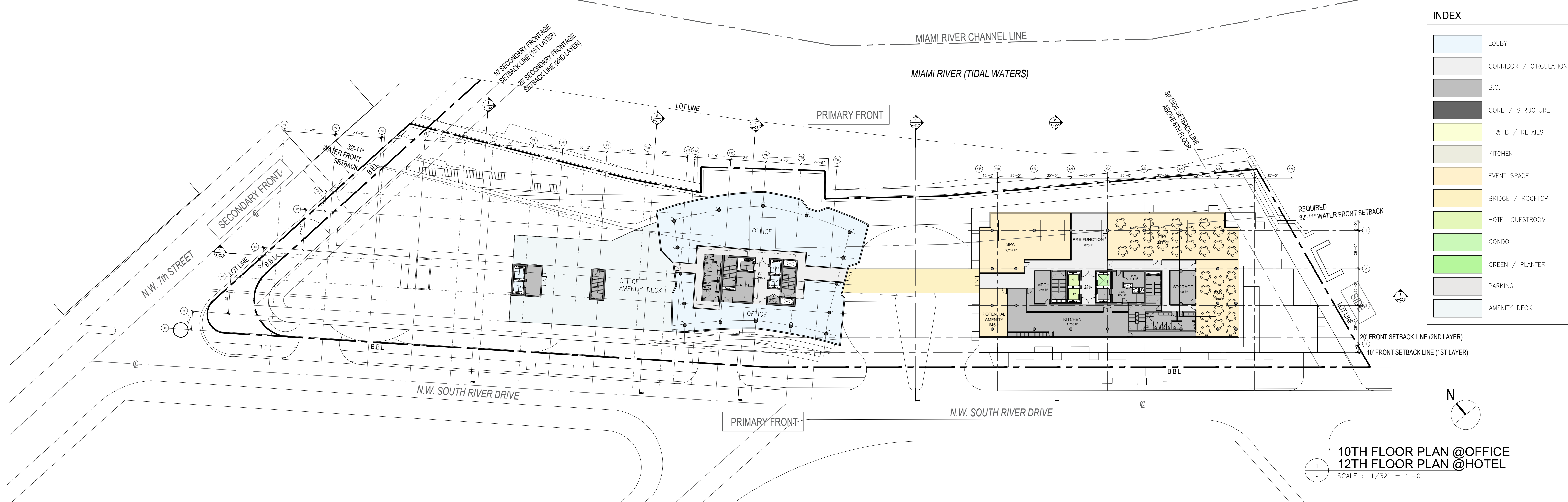
8TH FLOOR PLAN @OFFICE
10TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"

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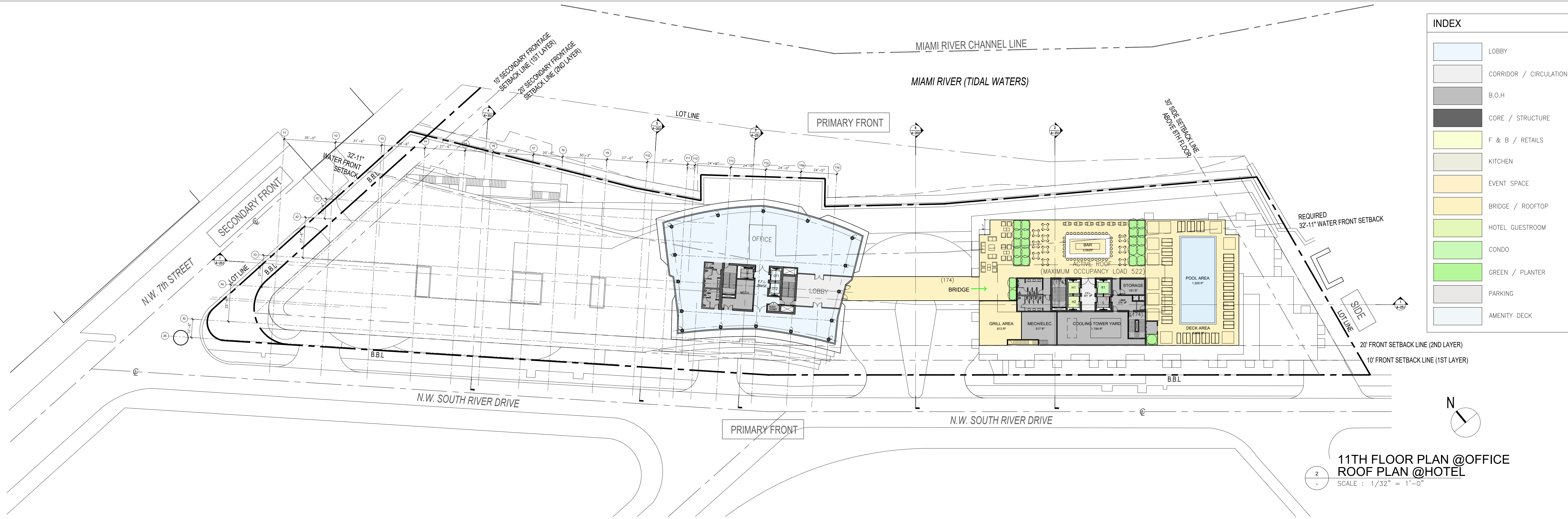
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9TH FLOOR PLAN @OFFICE
11TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



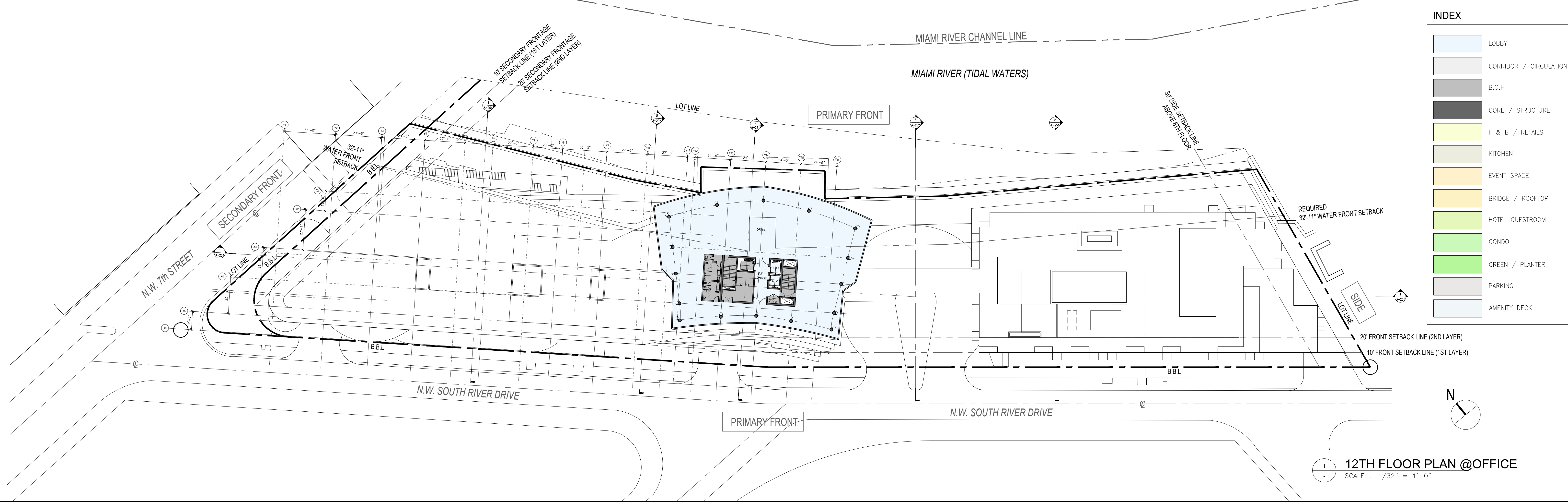
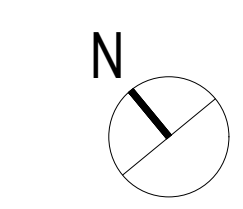
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[Green Box]	CONDO
[Dark Green Box]	GREEN / PLANTER
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10TH FLOOR PLAN @OFFICE
12TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



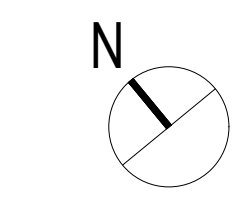
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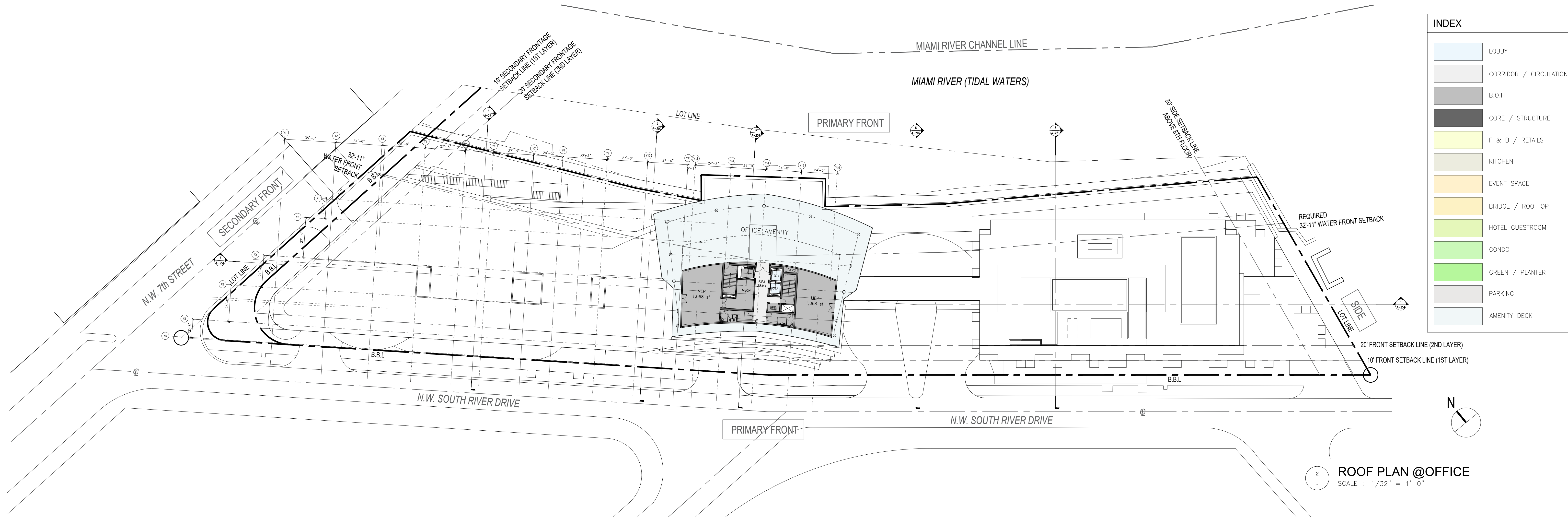
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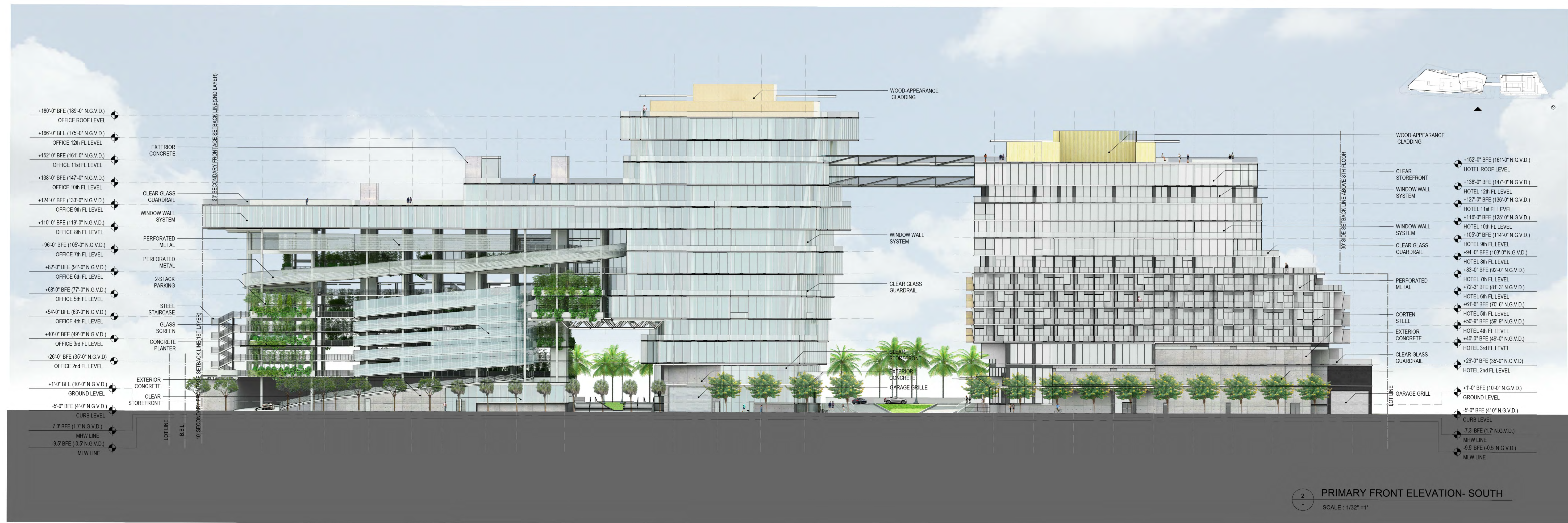




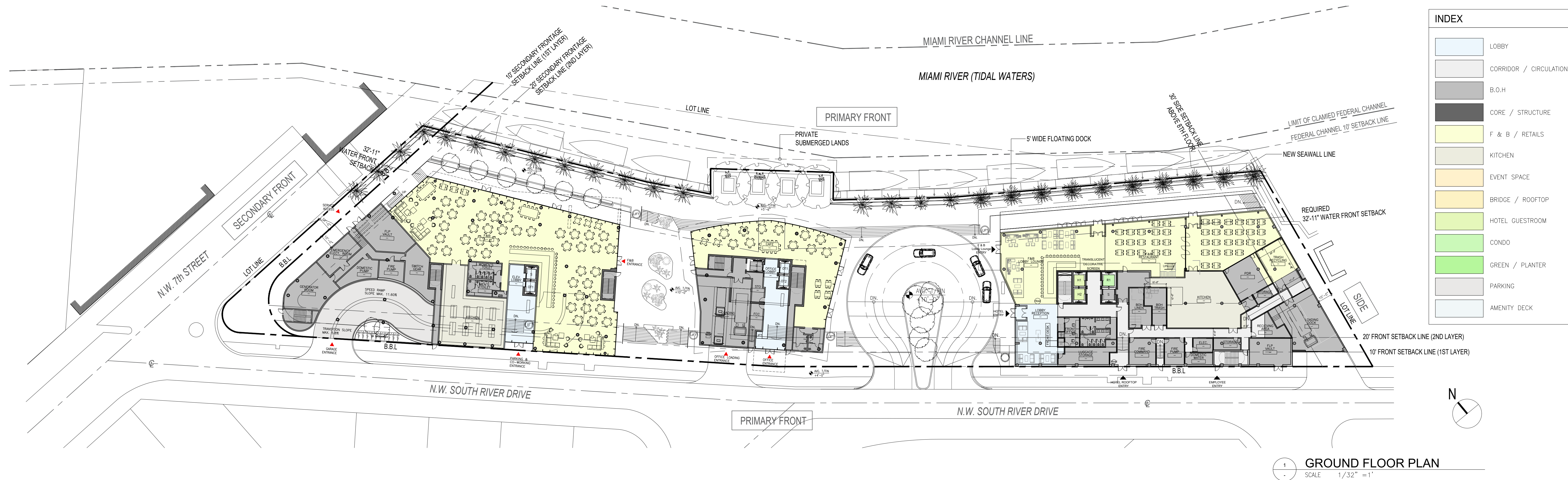
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[Light Green Box]	HOTEL GUESTROOM
[Green Box]	CONDO
[Light Green Box]	GREEN / PLANTER
[Grey Box]	PARKING
[Light Blue Box]	AMENITY DECK

2 ROOF PLAN @OFFICE
SCALE : 1/32" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019 Title ROOF PLAN	Number A109
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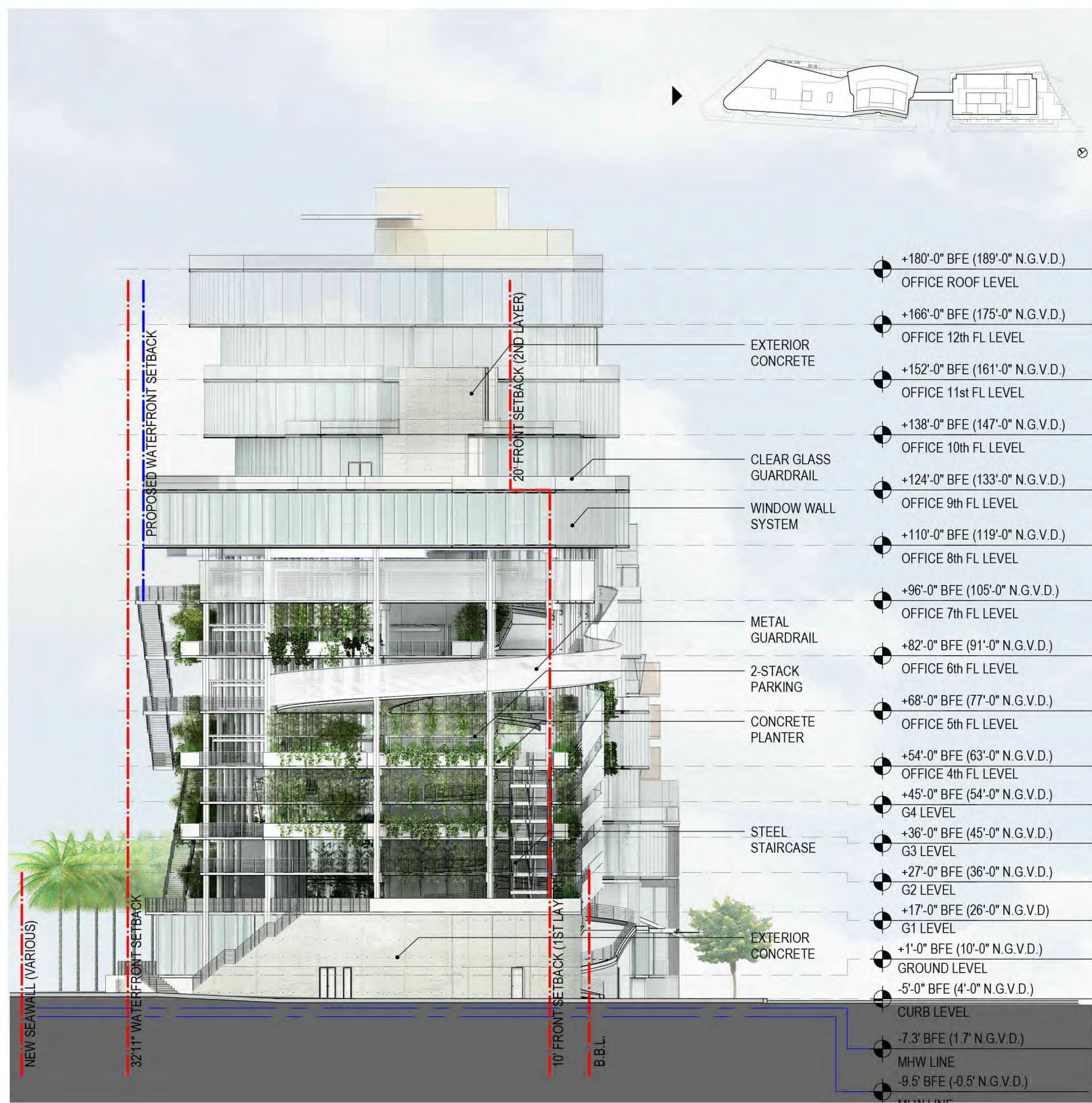


2 PRIMARY FRONT ELEVATION- SOUTH
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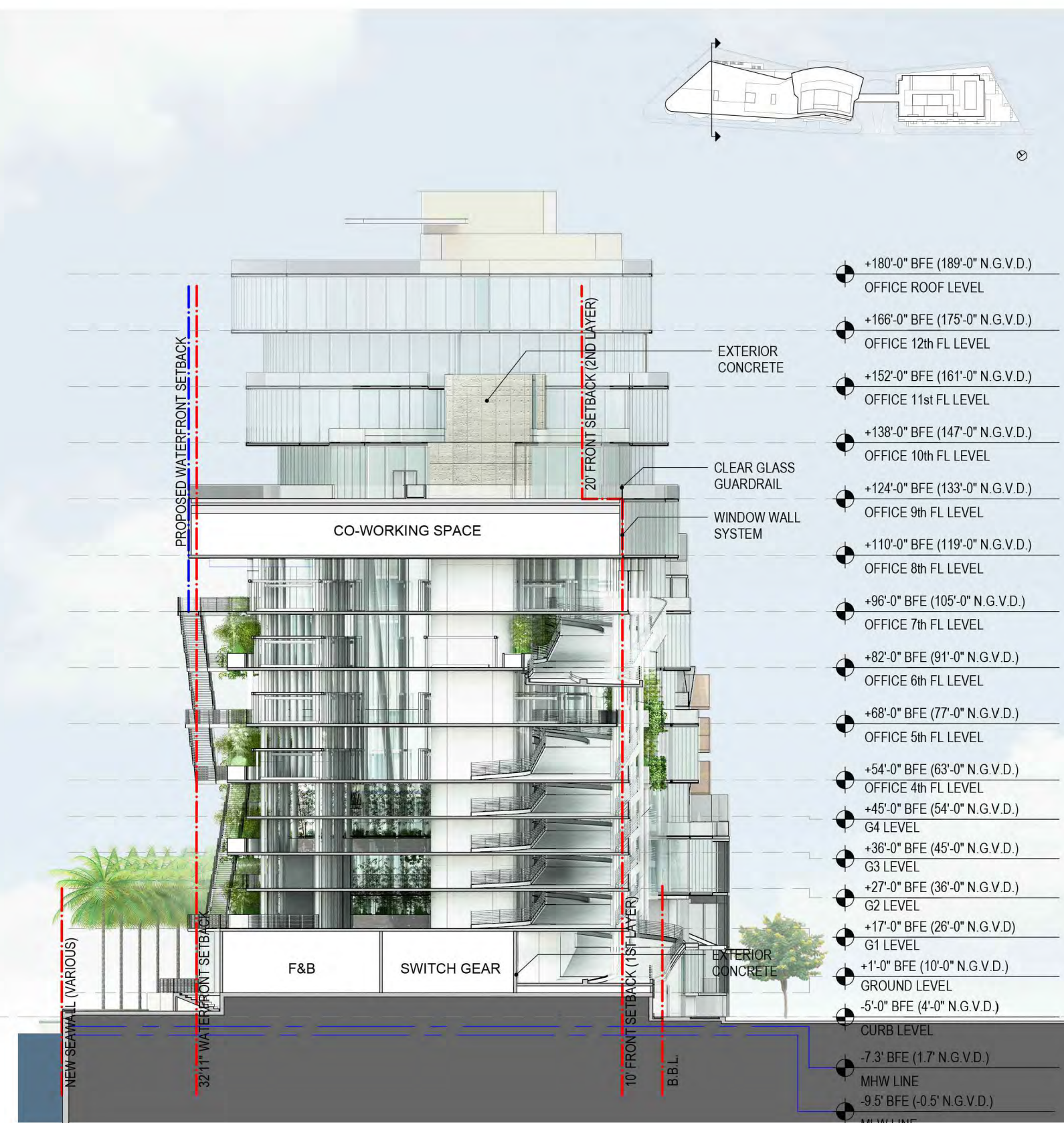


1 GROUND FLOOR PLAN
SCALE: 1/32" = 1'

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE PRIMARY FRONT ELEVATION	Number A201
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4 SECONDARY FRONT ELEVATION - WEST
SCALE: 1/32" = 1'



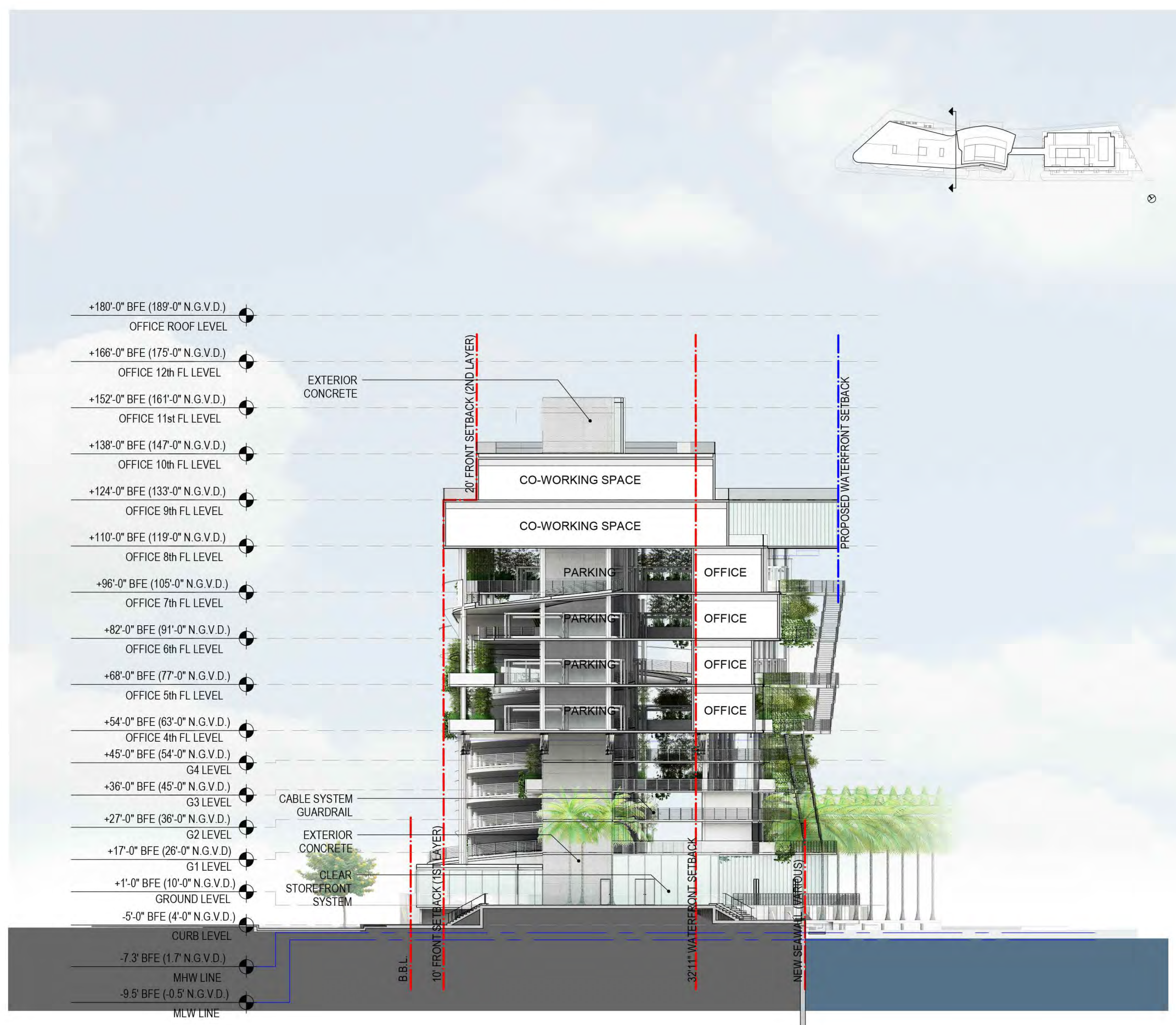
5 SECONDARY FRONT ELEVATION - WEST
SCALE: 1/32" = 1'
NOTE: DEEPEST POINT OF THE LOT



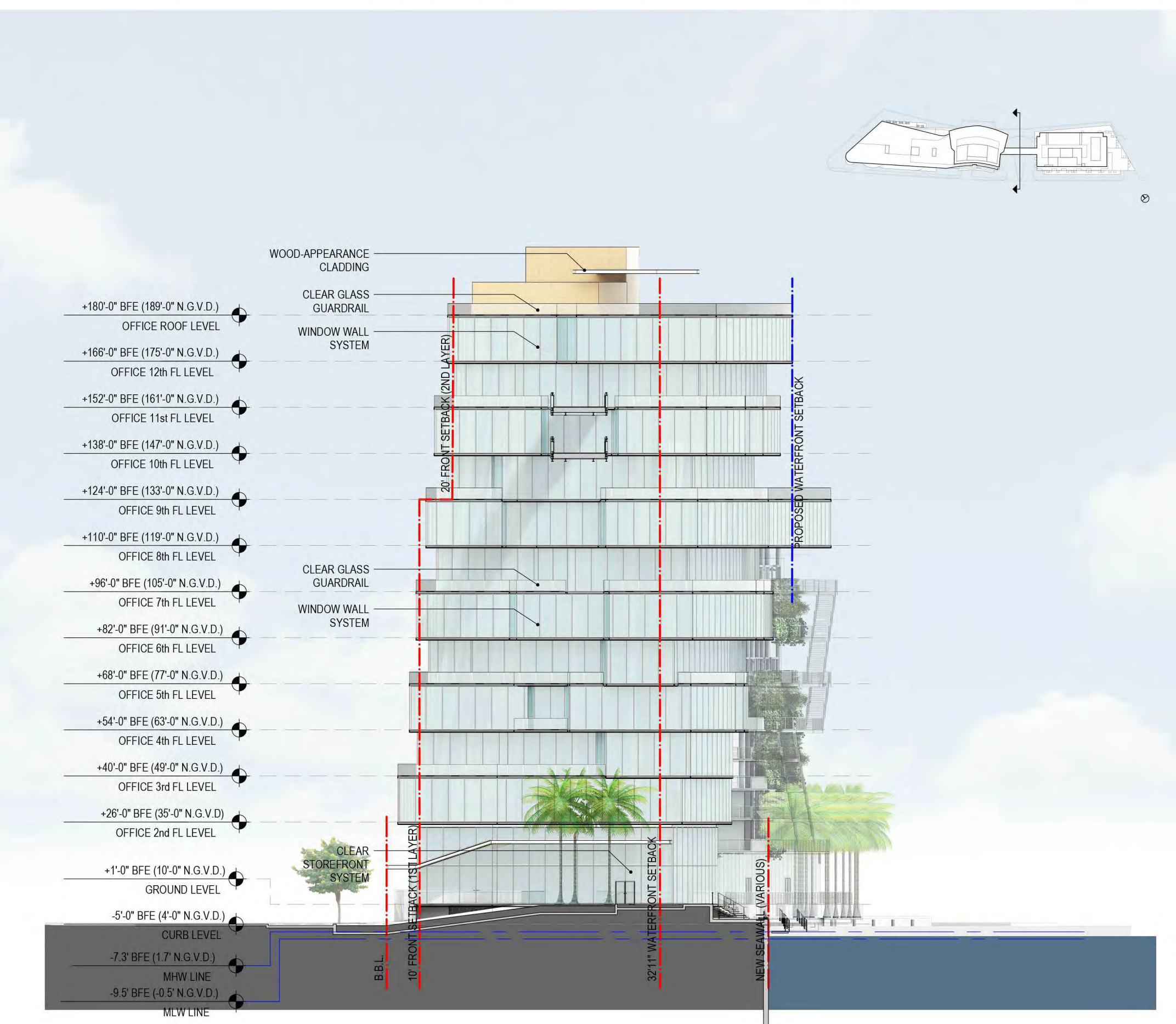
6 INTERIOR ELEVATION - OFFICE WEST
SCALE: 1/32" = 1'
NOTE: SHORTEST POINT OF THE LOT



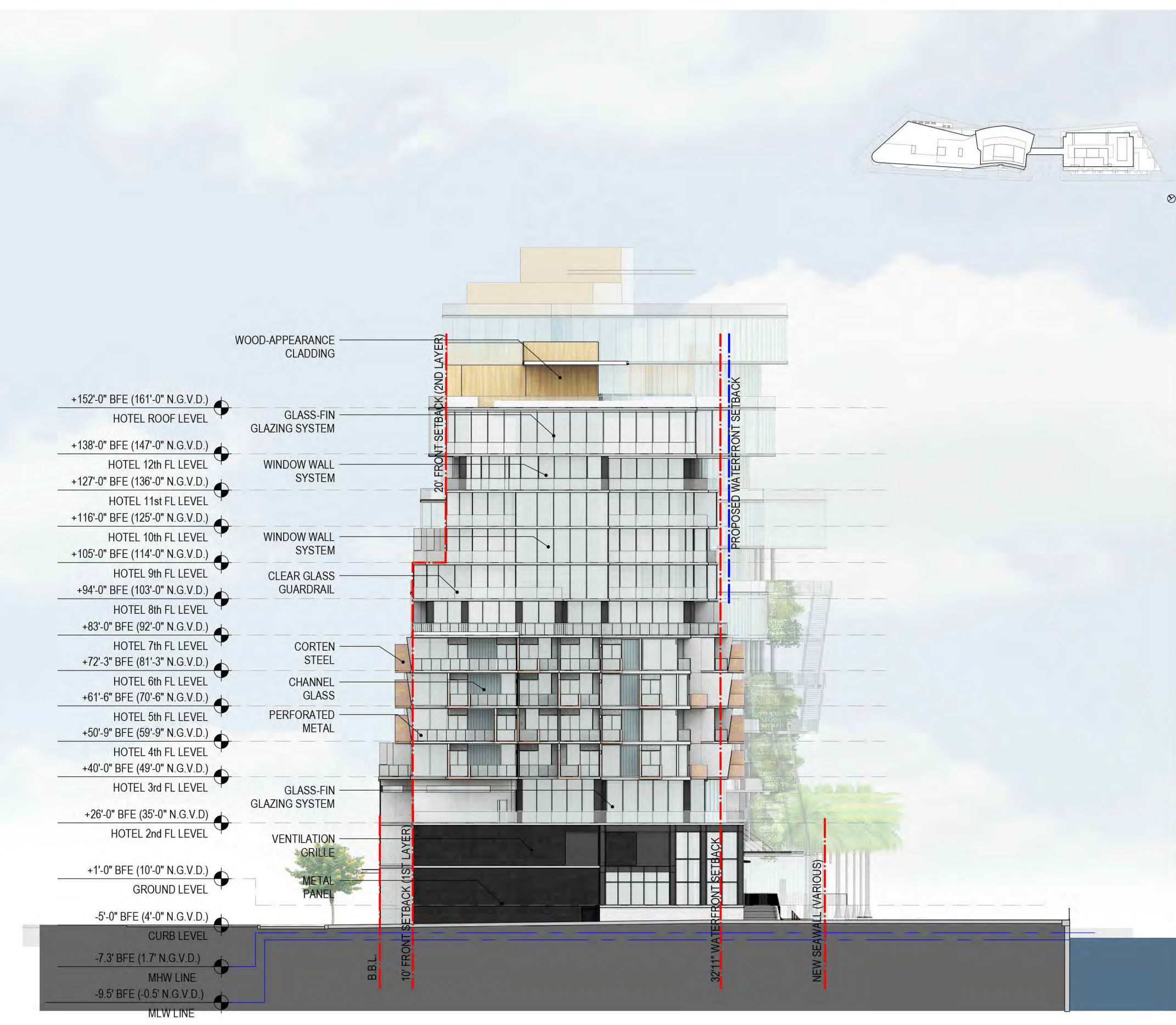
7 INTERIOR ELEVATION - HOTEL
SCALE: 1/32" = 1'



1 INTERIOR ELEVATION - GARAGE
SCALE: 1/32" = 1'



2 INTERIOR ELEVATION - OFFICE EAST
SCALE: 1/32" = 1'



3 SECONDARY FRONT ELEVATION - EAST
SCALE: 1/32" = 1'

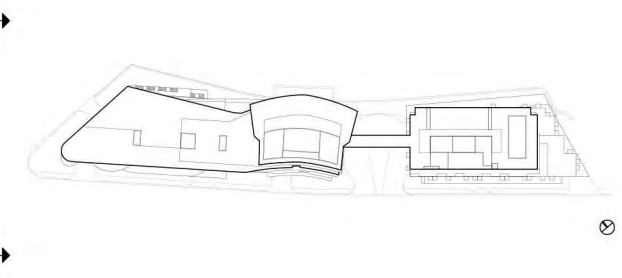
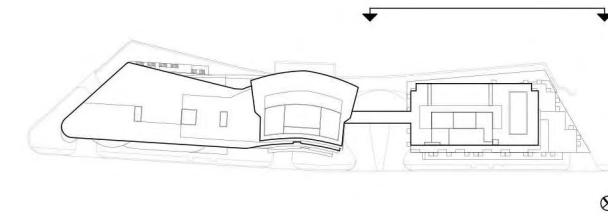
Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave
 West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd.
 Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136

Kurt Dannwolf
 FL. Architect Reg. No: AR92042

Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 Design Consultant
CARLOS ZAPATA STUDIO

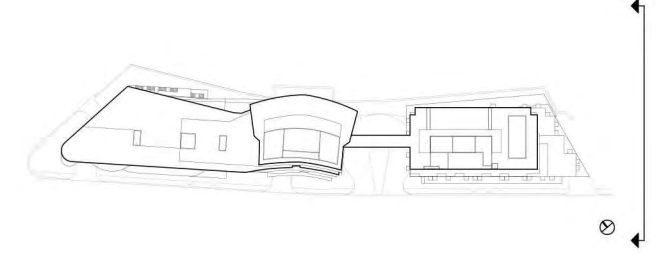
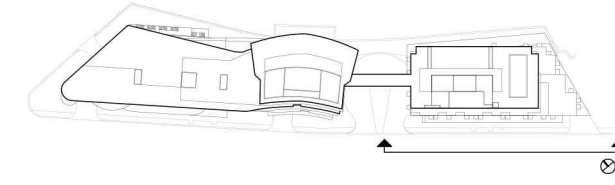
Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
1/32" = 1'-0"
 Date
04/19/2019
 Title
SECONDARY FRONT ELEVATIONS
 Number
A203



ENLARGED NORTH ELEVATION
@ HOTEL
SCALE: 1/16" = 1'

ENLARGED WEST ELEVATION
@ HOTEL
SCALE: 1/16" = 1'

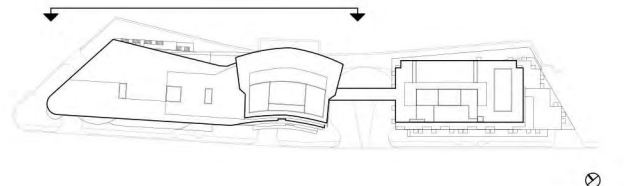
Structural Engineer LERA in association with YHCE 99 NW 27th Ave, Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ HOTEL	Number A204
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ENLARGED SOUTH ELEVATION @ HOTEL
SCALE: 1/16" = 1'

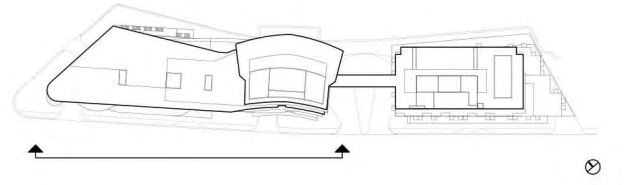
ENLARGED EAST ELEVATION @ HOTEL
SCALE: 1/16" = 1'

Structural Engineer LERA in association with YHCE 99 NW 27th Ave, Miami, FL 33125 T +1 (305) 441 0755 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401 T +1 (786) 671 8250	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd, Hollywood, FL 33020 T +1 (954) 518 0833 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201, Miami, FL 33136 T +1 (305) 324-4700	Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10, Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B, New York, NY 10012 T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ HOTEL	Number A205
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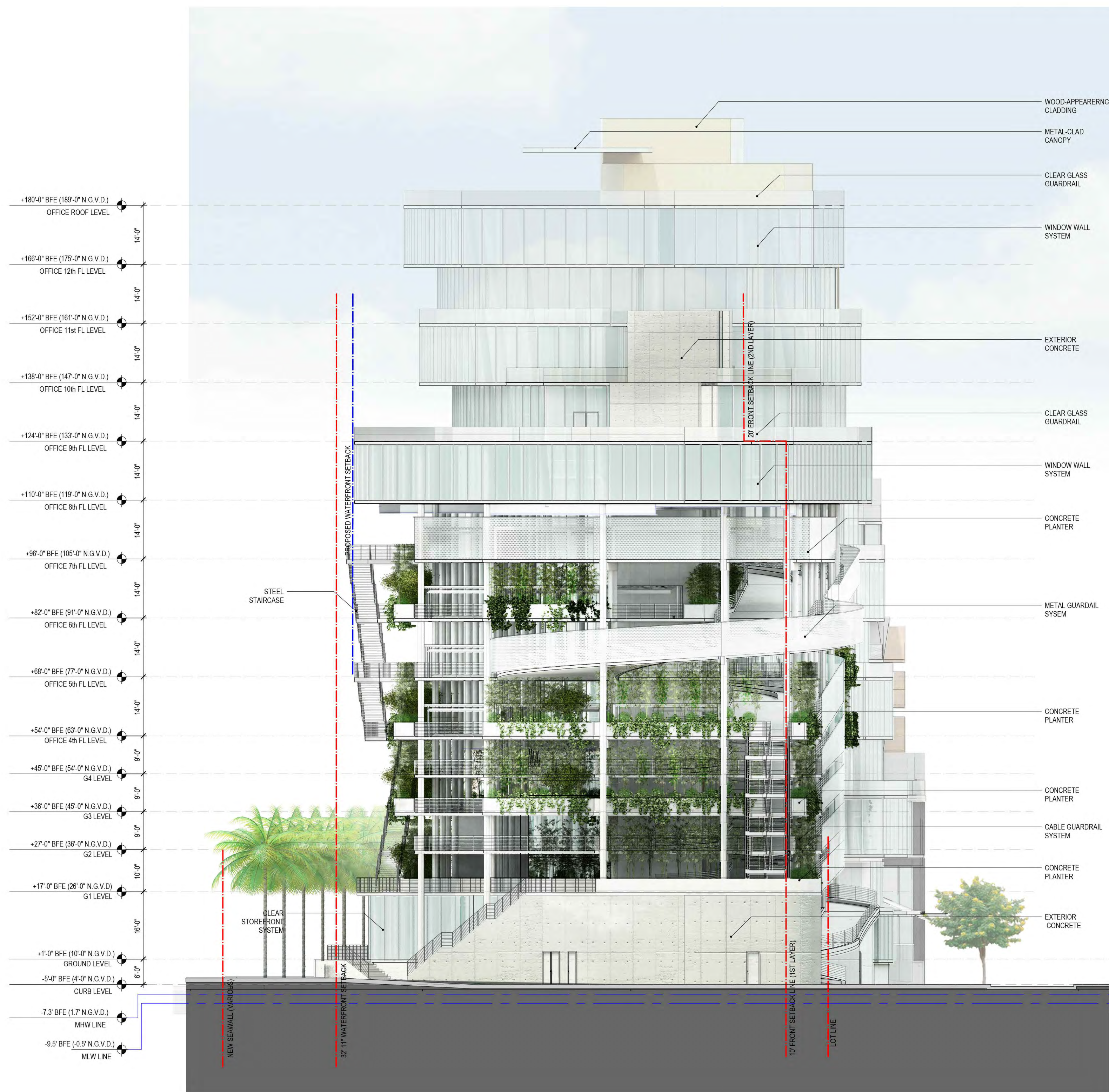
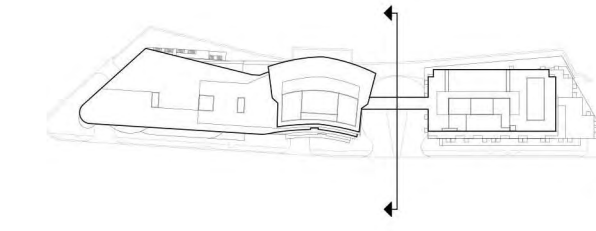
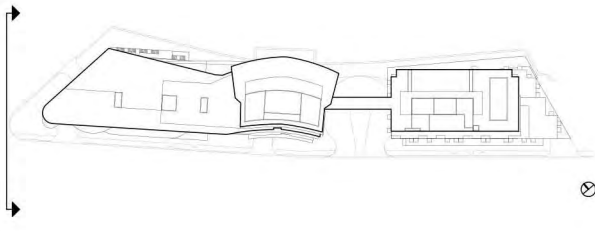
ENLARGED NORTH ELEVATION
@ OFFICE & GARAGE
SCALE: 1/16" = 1'

Structural Engineer LERA in association with YHCE 99 NW 27th Ave, Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd, Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ OFFICE & GARAGE	Number A206
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ENLARGED SOUTH ELEVATION
@ OFFICE & GARAGE
SCALE: 1/16" = 1'

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ OFFICE & GARAGE	Number A207
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ENLARGED WEST ELEVATION @ GARAGE
SCALE: 1/16" = 1'



ENLARGED EAST ELEVATION @ OFFICE
SCALE: 1/16" = 1'

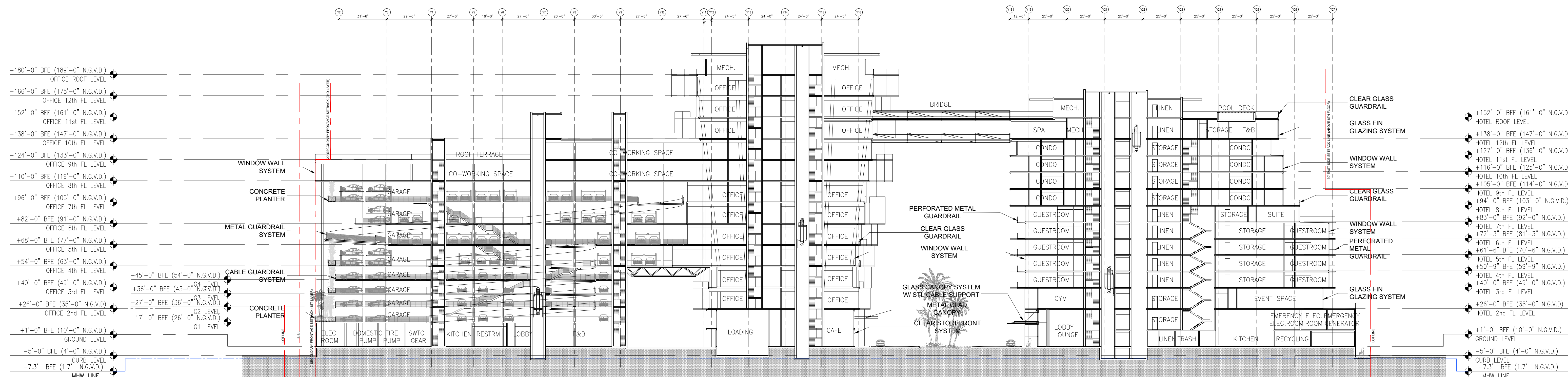
Structural Engineer
LERA in association with YHCE
99 NW 27th Ave, Miami, FL 33125
Landscape Architect
PARADELO BURGESS DESIGN STUDIO
421 South Olive Ave West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
2432 Hollywood Blvd, Hollywood, FL 33020
Project Management
CLARO DEVELOPMENT
1035 N Miami Ave, Suite 201 Miami, FL 33136

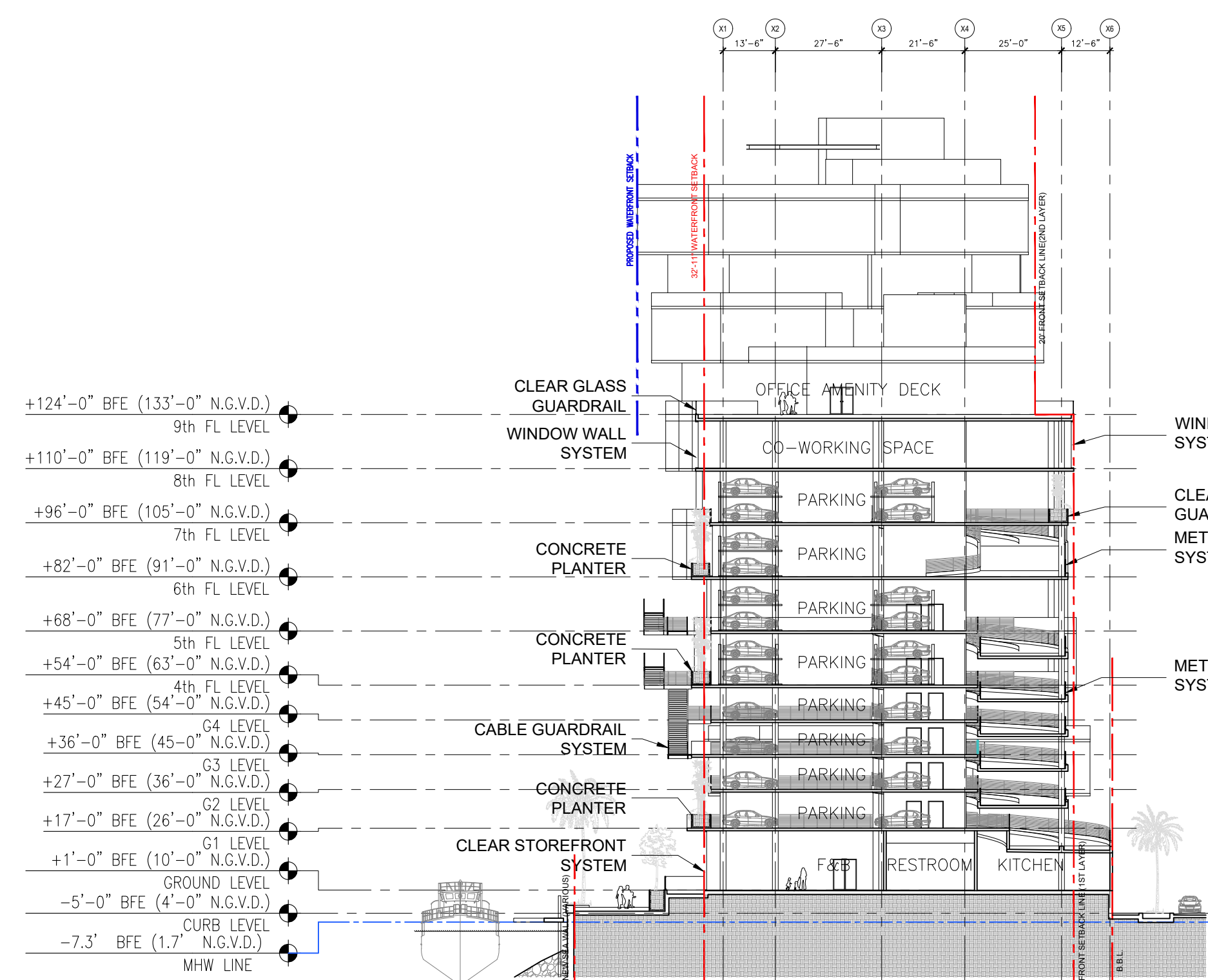
Client
555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC
Design Consultant
CARLOS ZAPATA STUDIO

Project Name
555 NW S River Dr., Miami, FL 33136
Scale
1/16" = 1'-0"
Date
04/19/2019

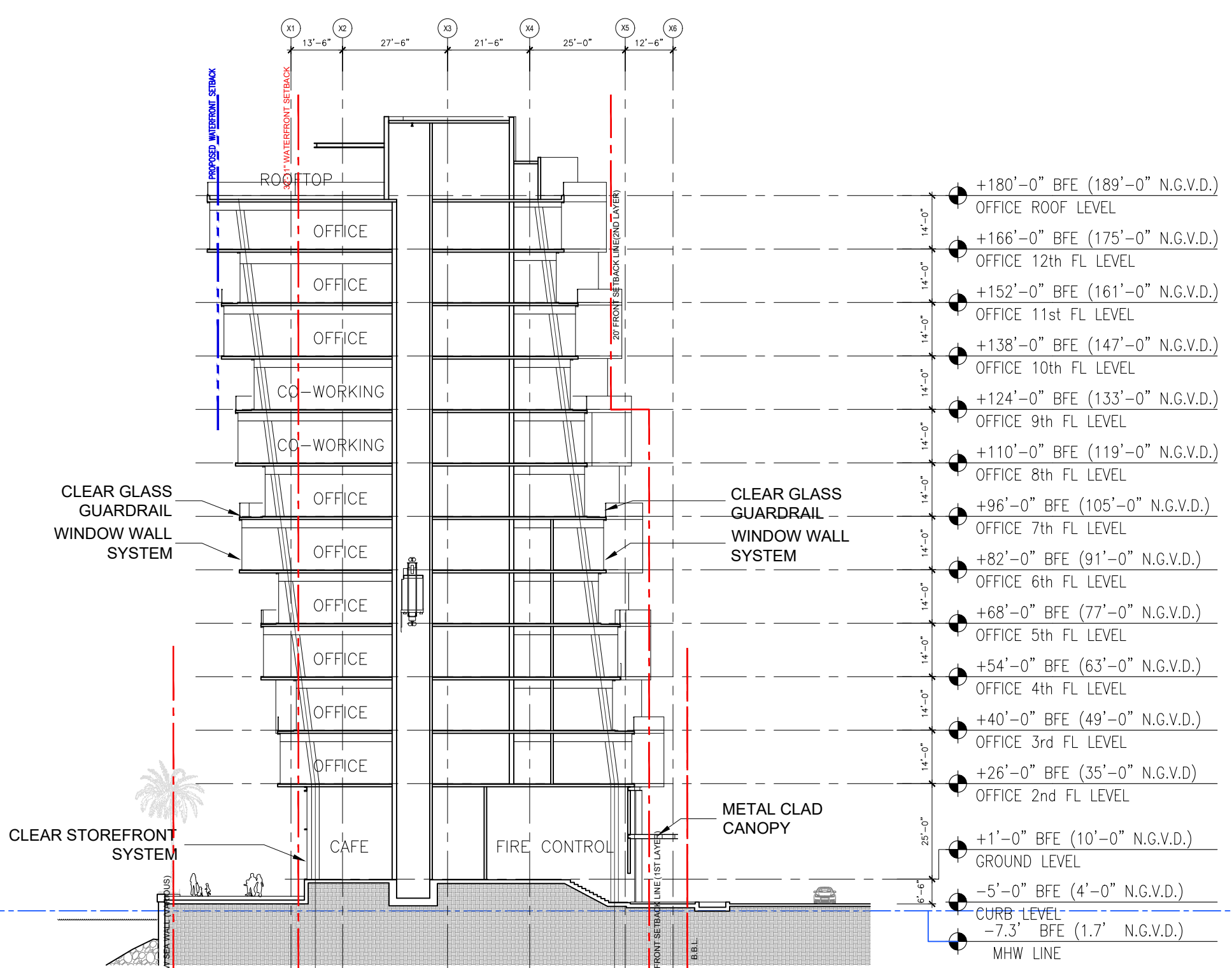
555 RIVER HOUSE
ENLARGED ELEVATIONS @ OFFICE & GARAGE
Number
A208



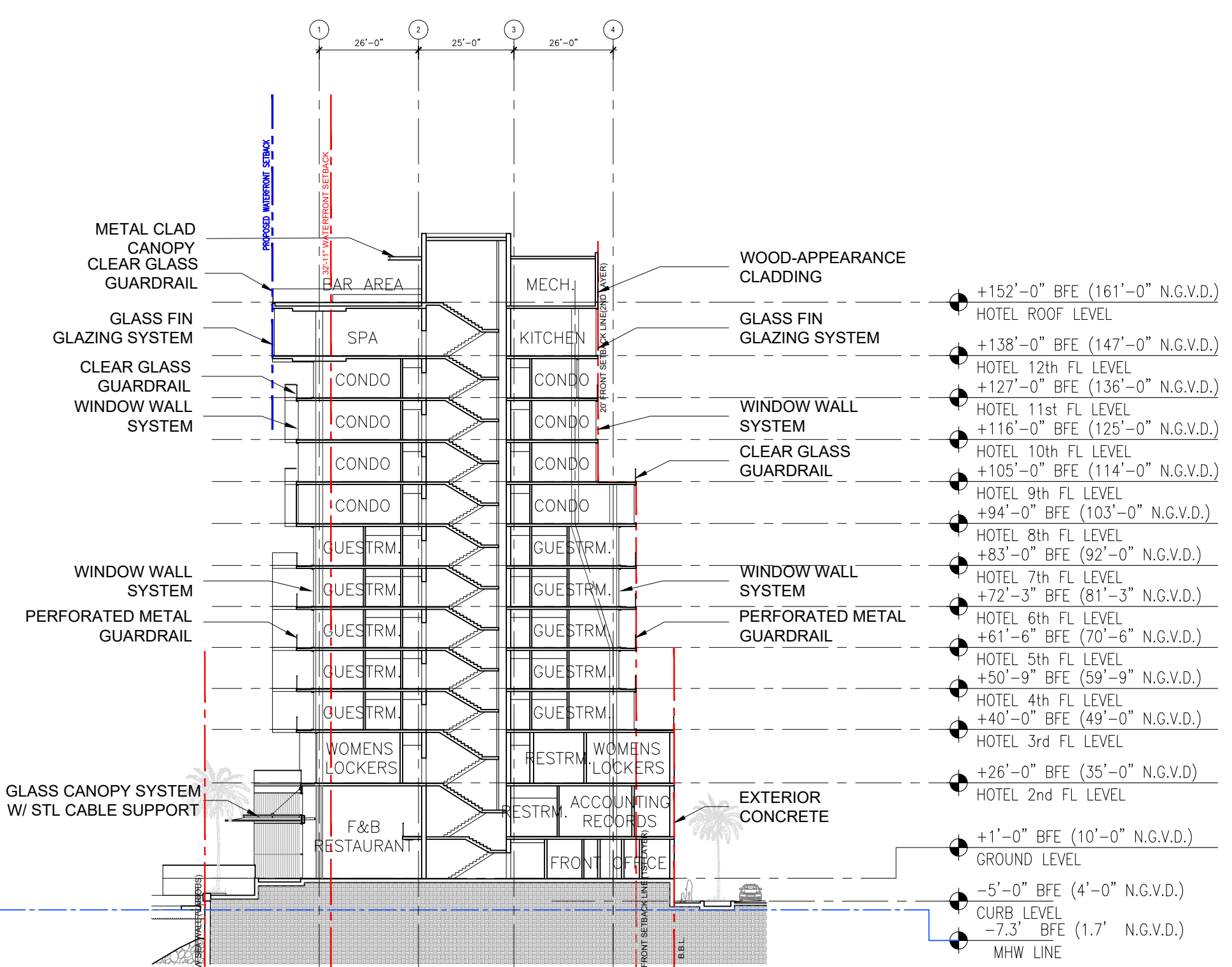
1 SECTION A-A
SCALE : 1/32" = 1'-0"



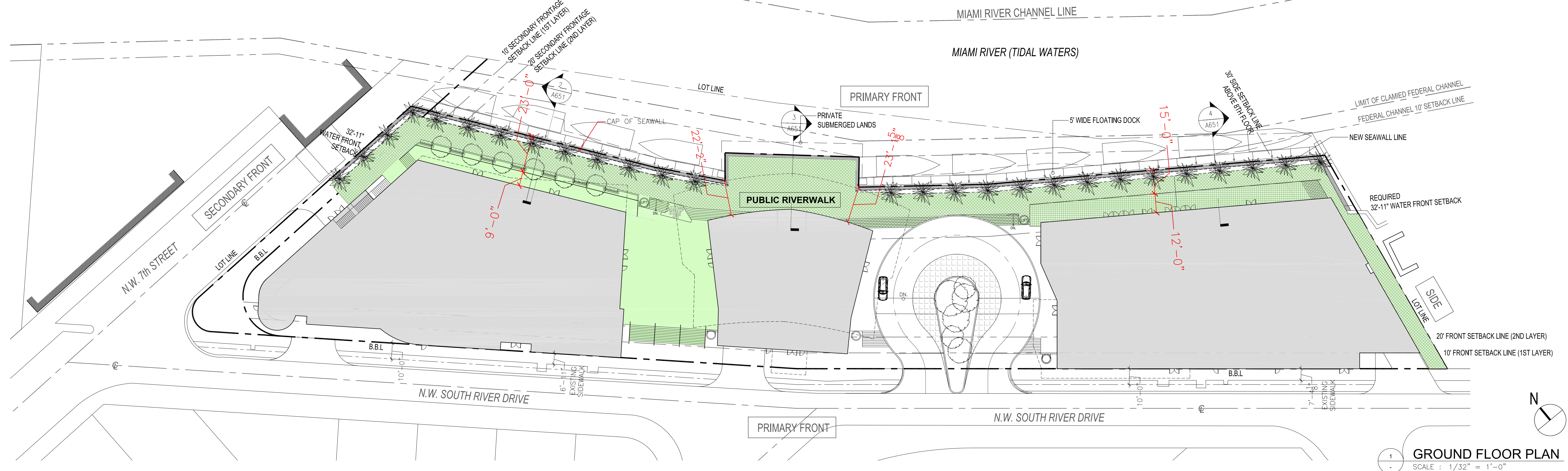
4 SECTION D-D
SCALE : 1/32" = 1'-0"



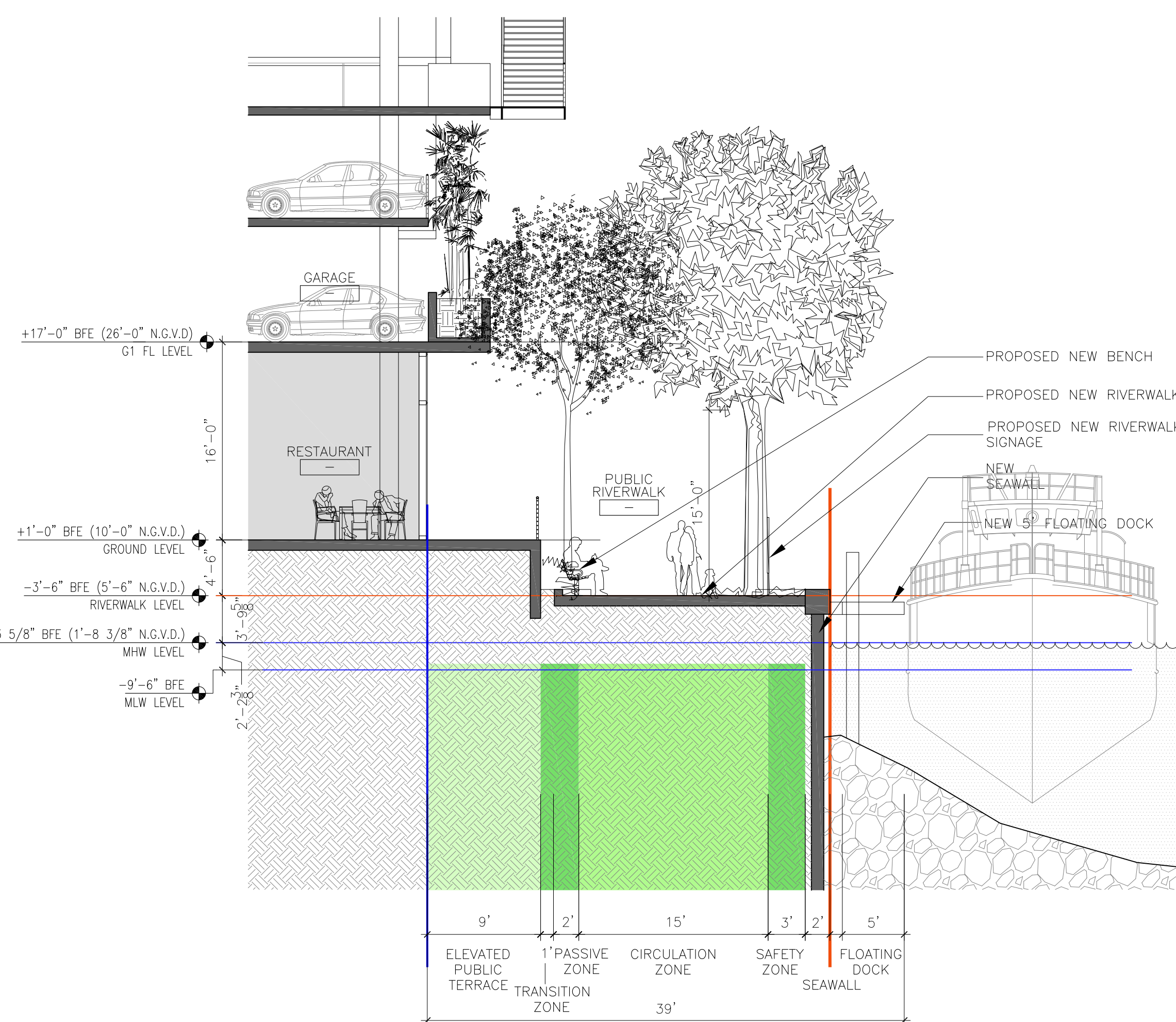
3 SECTION C-C
SCALE : 1/32" = 1'-0"



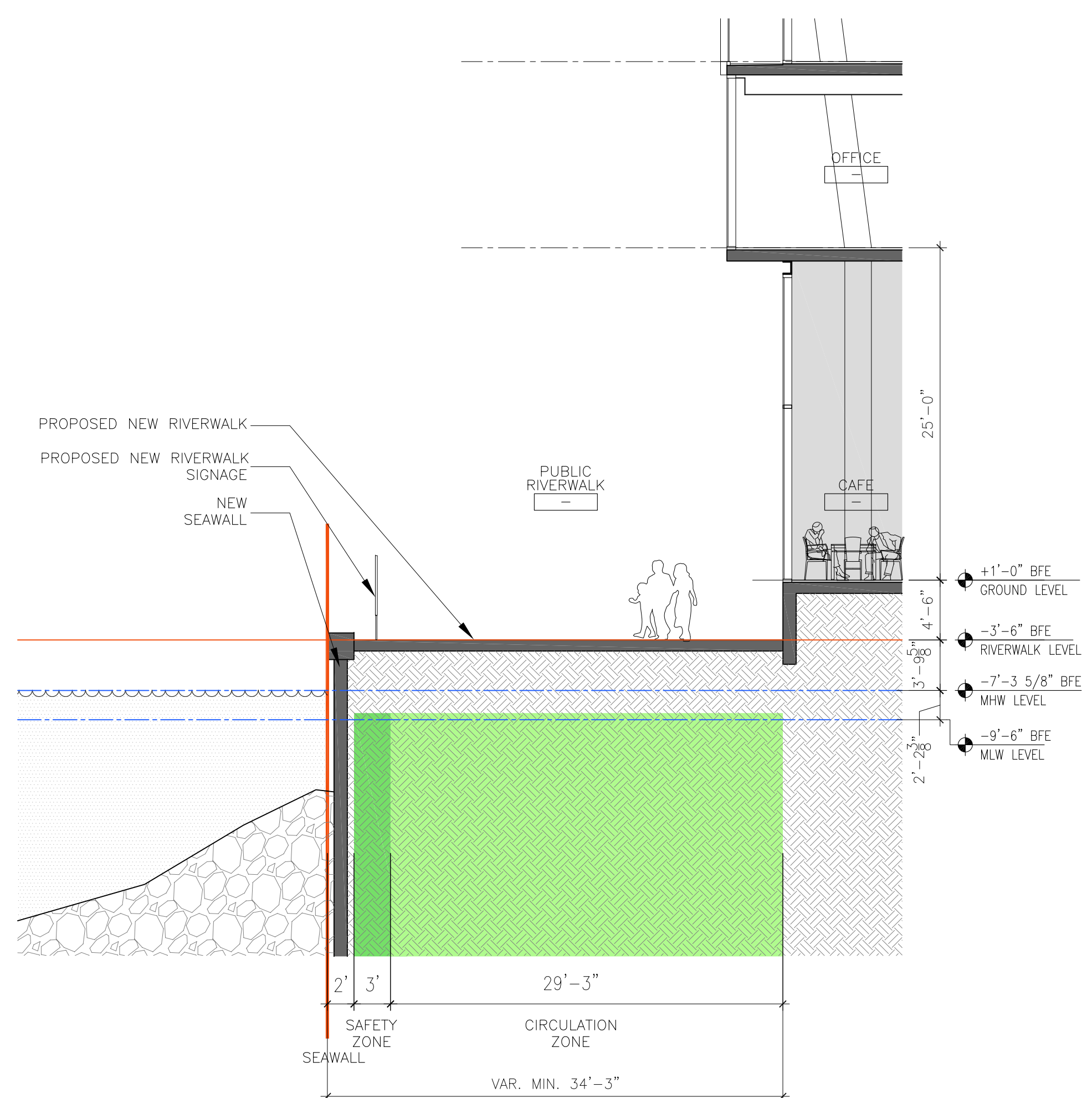
2 SECTION B-B
SCALE : 1/32" = 1'-0"



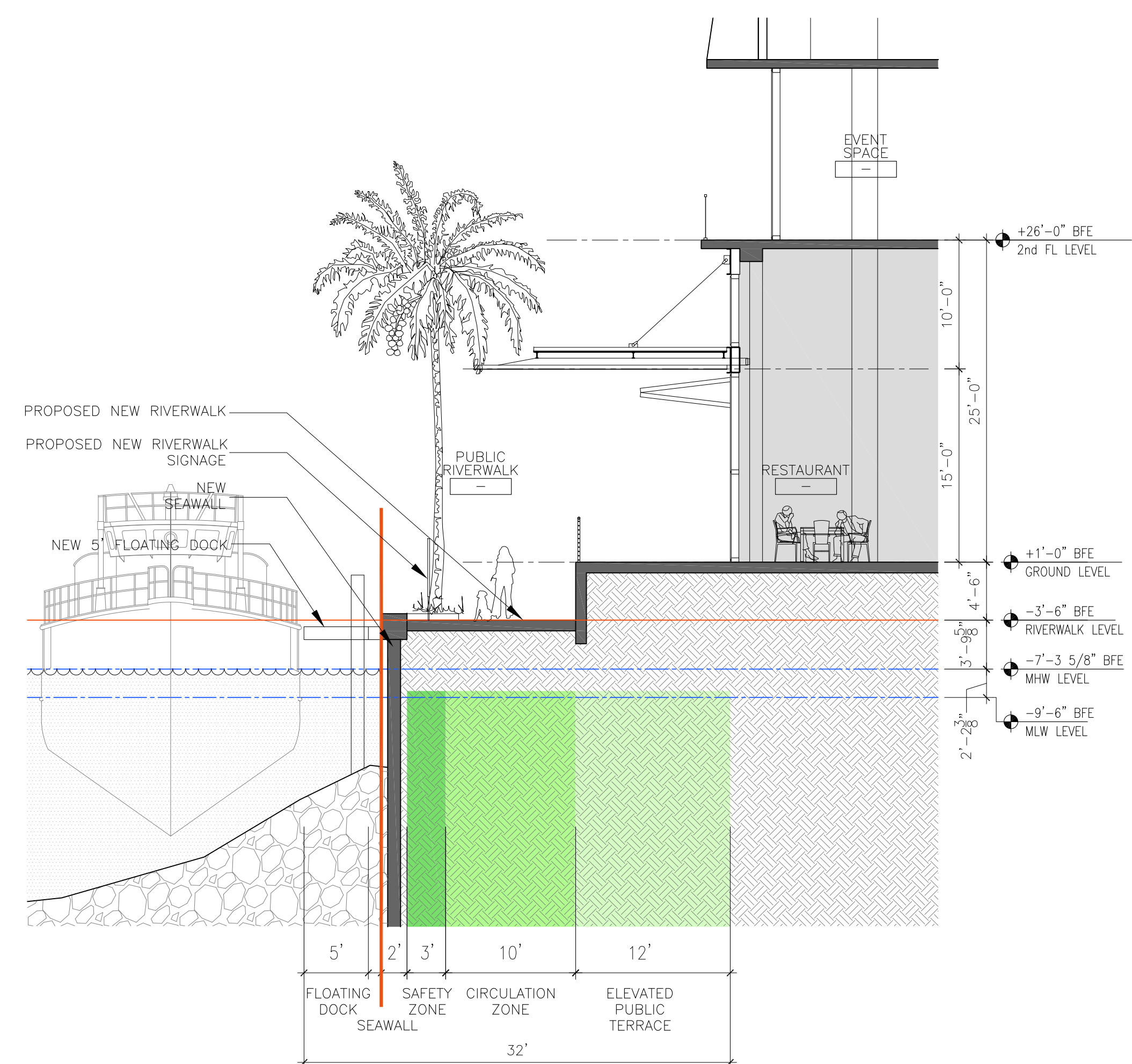
GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"



RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"

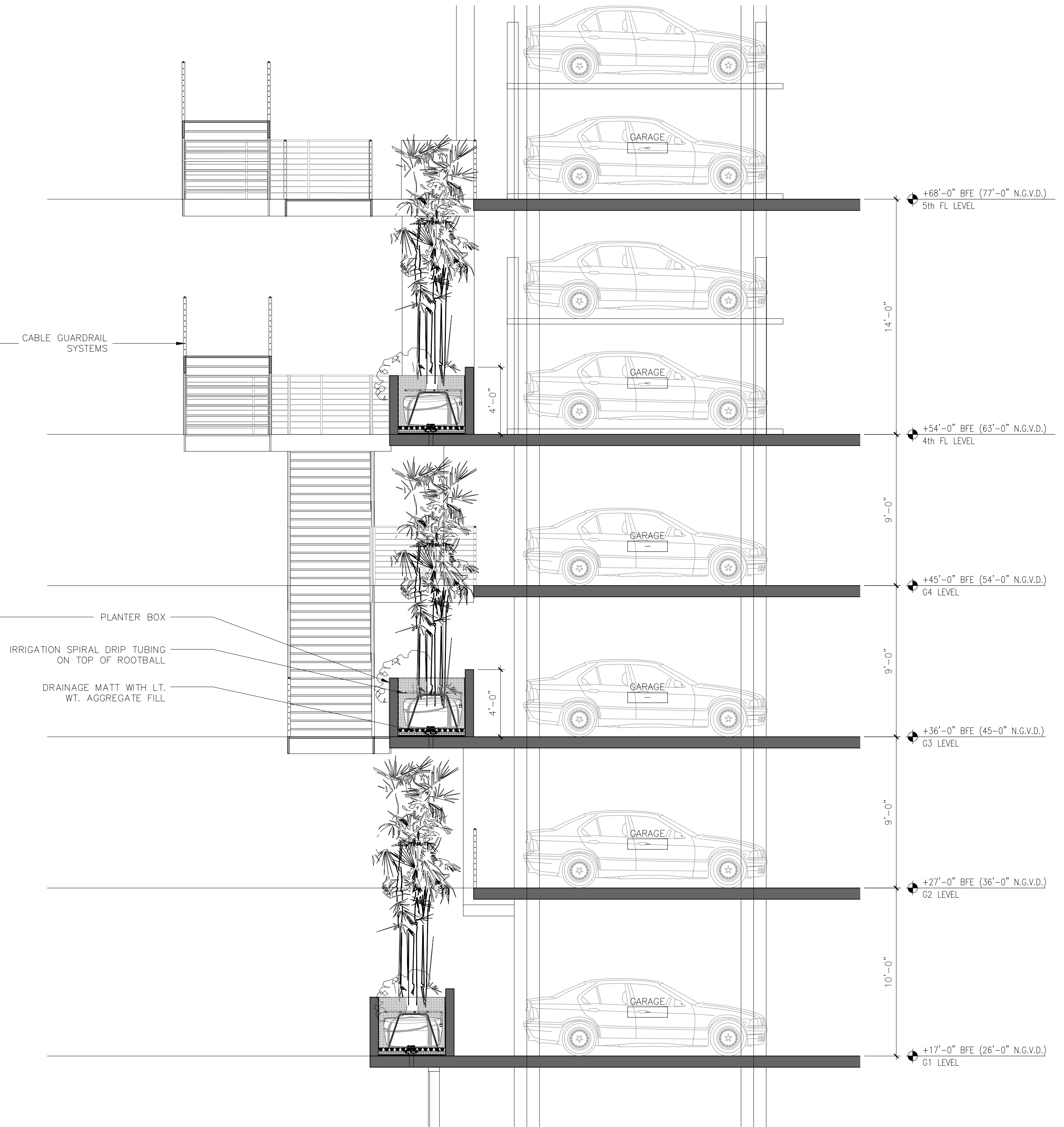


RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"



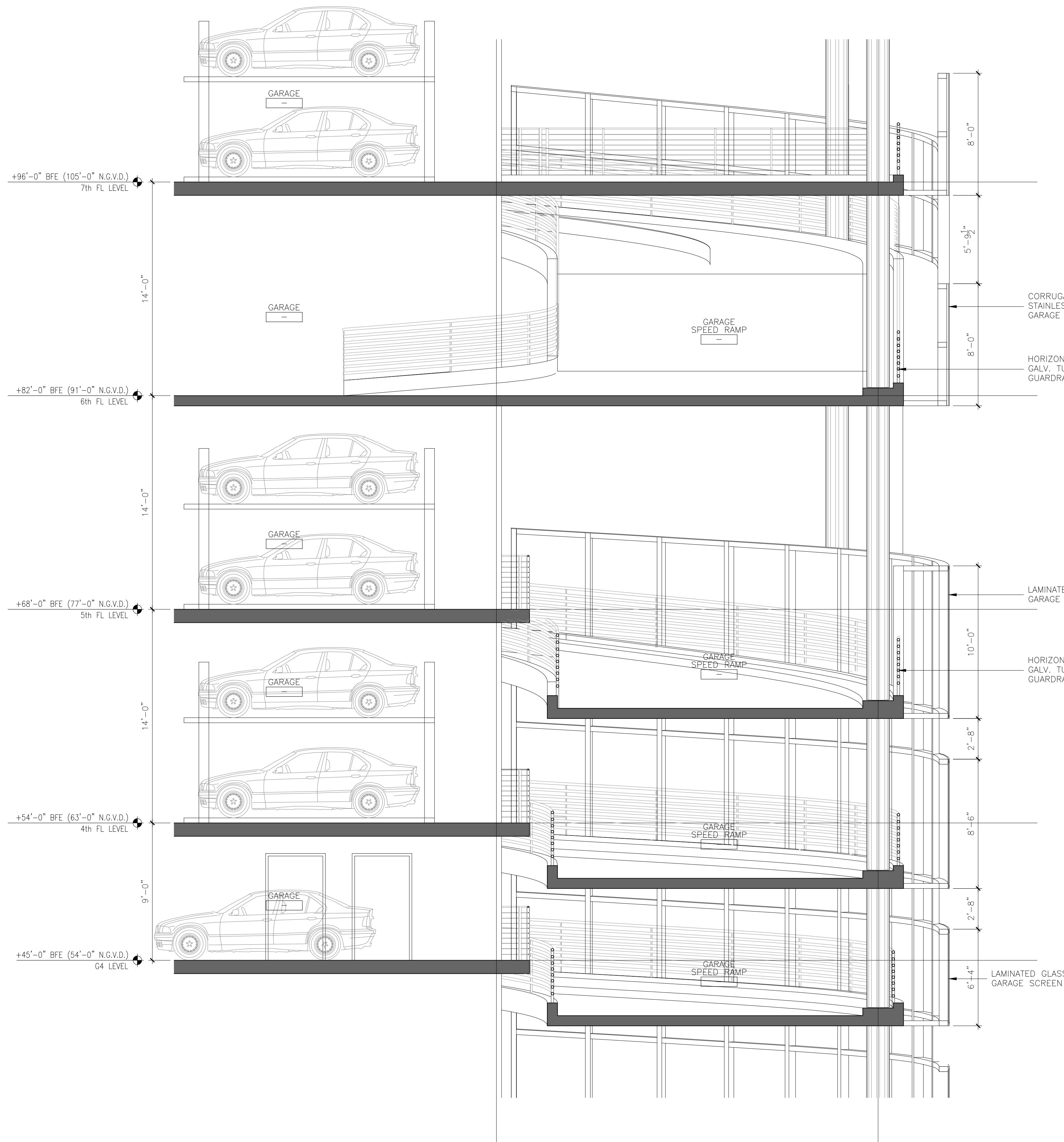
RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Title ENLARGED PLAN AND SECTION @RIVER WALK Date 04/19/2019	Number A651
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PLANTER BOX @GARAGE
PARTIAL SECTION
 SCALE : 1/4" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019	PARTIAL SECTION @GARAGE PLANTER BOX	Number A652
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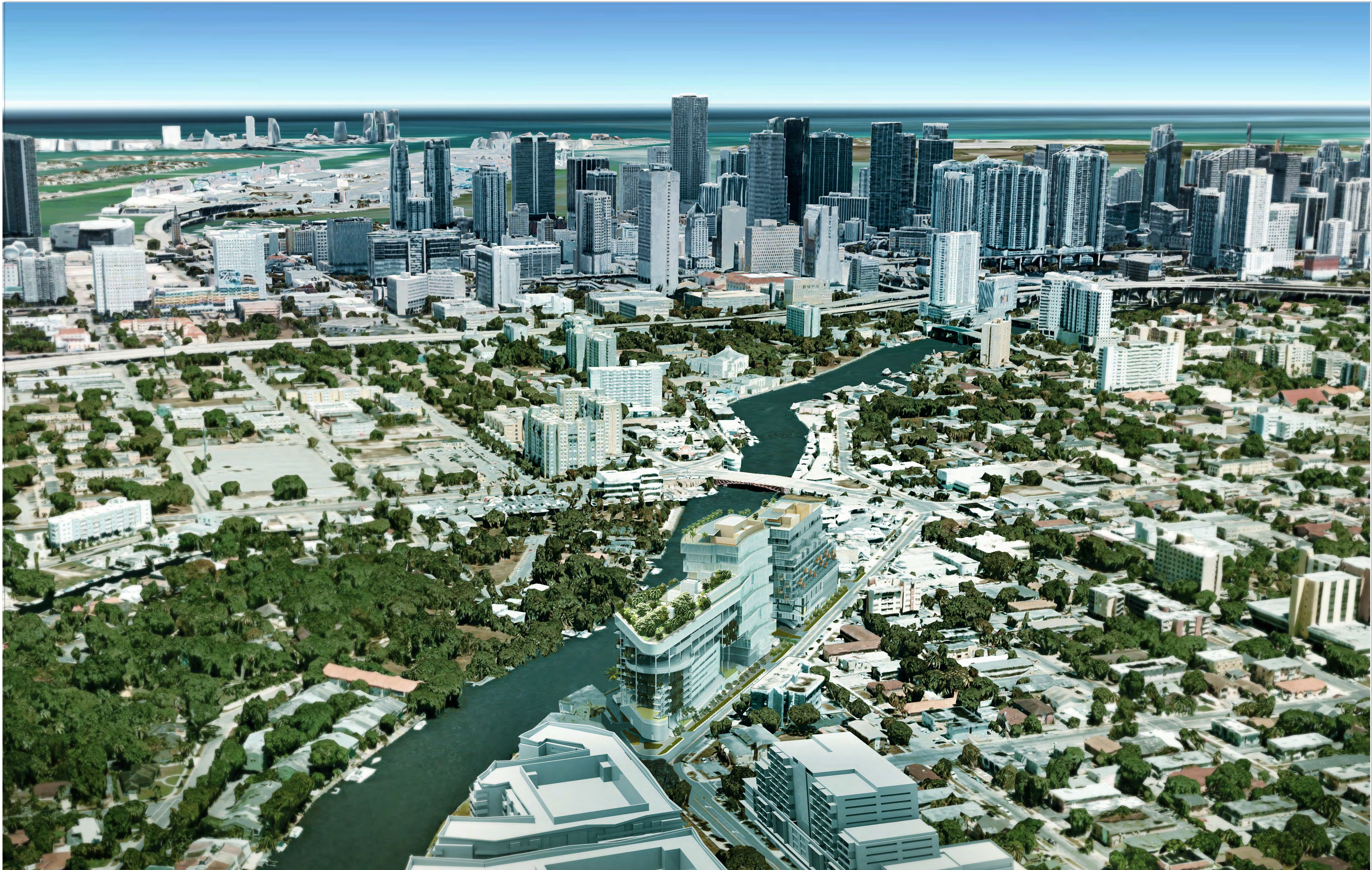
GARAGE SCREEN @GARAGE RAMP
PARTIAL SECTION
 SCALE : 1/4" = 1'-0"




Structural Engineer LERA in association with YHCE 99 NW 27th Ave, Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	T +1 (305) 441 0755 T +1 (954) 518 0833  Kurt Dannwolf FL Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019 Title PARTIAL SECTION @GARAGE SPEED RAMP Number A653
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<p>LERA in association with YHCE T +1 (305) 441 0755</p>		<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management T +1 (954) 518 0833</p>		<p>Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant T +1 (786) 558 9593</p>		<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale Title</p>	
<p>Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401 T +1 (786) 671 8250</p>		<p>Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136 T +1 (305) 324-4700</p>		<p>Kurt Dannwolf FL. Architect Reg. No: AR92042</p>		<p>Date 04/19/2019</p>	
<p>Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012 T +1 (212) 966 9292</p>						<p>Rendering RENDERING IMAGE</p>	
							<p>Number A900</p>



Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct. Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale Title RENDERING IMAGE Date 04/19/2019 Number A901
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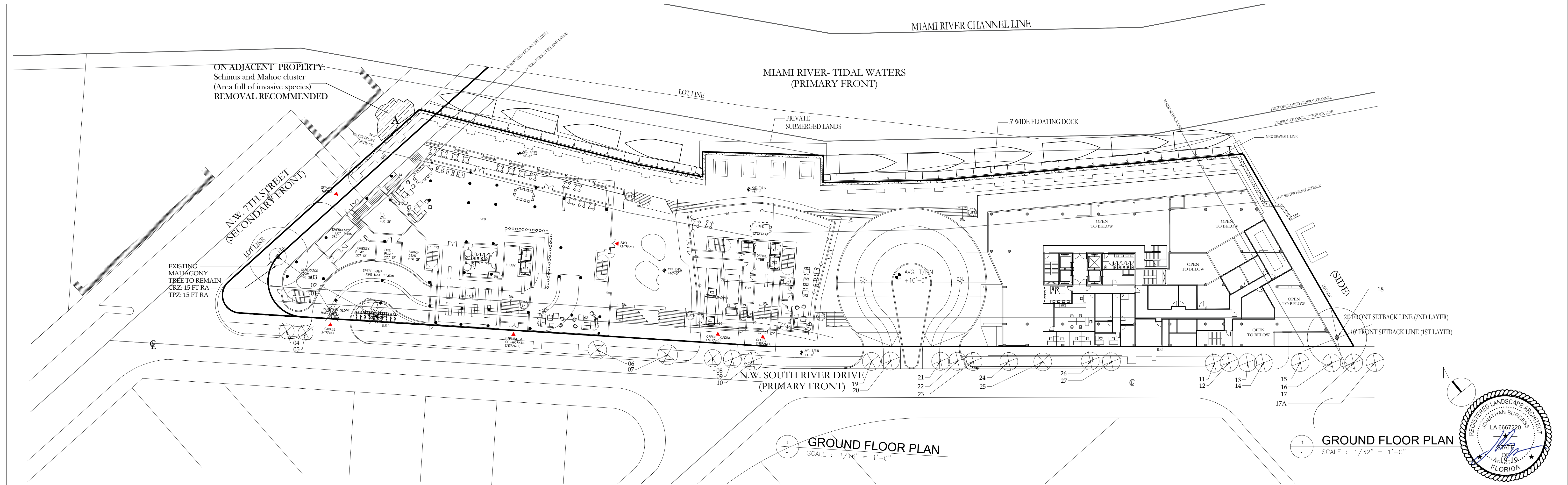
ALLOWED 8 STORIES
& 90% LOT COVERAGE
BY RIGHT.

<p>Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136</p>	<p>Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012</p>	<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019</p>	<p>Number A902 RENDERING IMAGE WITH PROPOSED PROJECTS IN THE VICINITY</p>
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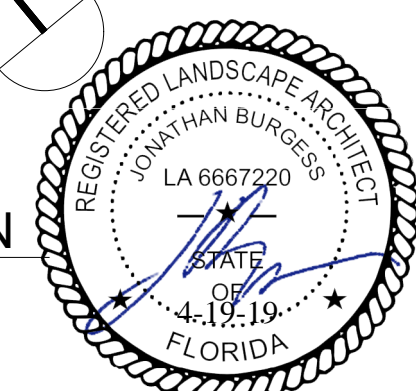
1 4.19.19

VEGETATION SURVEY / TREE DISPOSITION											REV. 04.16.19
Tree ID	Scientific name	Common name	DBH	Ht	Canopy	Condition	TPZ	RETAIN	RELOCATE	REMOVE	MITIGATION REQUIRED
1	Roystonea regia	Royal palm	23"	35'	25'	Good	4'			X	2
2	Roystonea regia	Royal palm	25"	30'	25'	Good	4'			X	2
3	Swietenia mahagoni	Mahogany	19"	40'	45'	Good	15'	X			
4	Conocarpus erectus sericeus	Silver buttonwood	6"	16'	15'	Good	3'			X	
5	Conocarpus erectus sericeus	Silver buttonwood	4"	12'	15'	Moderate	3'			X	
6	Conocarpus erectus sericeus	Silver buttonwood	7"	15'	12'	Good	4'			X	
7	Lagerstroemia indica	Crape myrtle	15"	18'	18'	Good	6'			X	
8	Lagerstroemia indica	Crape myrtle	13"	18'	12'	Good	6'			X	
9	Lagerstroemia indica	Crape myrtle	18"	18'	15'	Good	6'			X	
10	Lagerstroemia indica	Crape myrtle	22"	18'	15'	Good	6'			X	
11	Lagerstroemia indica	Crape myrtle	12"	20'	18'	Good	6'			X	
12	Lagerstroemia indica	Crape myrtle	24"	24'	18'	Good	6'			X	
13	Lagerstroemia indica	Crape myrtle	14"	22'	18'	Good	6'			X	
14	Lagerstroemia indica	Crape myrtle	22"	22'	18'	Good	6'			X	
15	Lagerstroemia indica	Crape myrtle	10"	25'	18'	Moderate	6'			X	
16	Lagerstroemia indica	Crape myrtle	10"	22'	18'	Moderate	6'			X	
17	Lagerstroemia indica	Crape myrtle	12"	18'	12'	Moderate	6'			X	
17a	Lagerstroemia indica	Crape myrtle	5"	20'	10'	Poor				X	
18	Ficus aurea	Strangler fig	43"	40'	55'	Moderate	15'			X	7
19	Eugenia foetida	Spanish stopper	>2"	12'	6'	Poor				X	
20	Eugenia foetida	Spanish stopper	2"	12'	4'	Poor				X	
21	Eugenia foetida	Spanish stopper	2"	12'	6'	Poor				X	
22	Eugenia foetida	Spanish stopper	2"	15'	8'	Poor				X	
23	Eugenia foetida	Spanish stopper	2"	15'	8'	Poor				X	
24	Eugenia foetida	Spanish stopper	>2"	14'	6'	Moderate	3'			X	
25	Eugenia foetida	Spanish stopper	2"	15'	6'	Moderate	3'			X	
26	Eugenia foetida	Spanish stopper	2"	16'	7'	Moderate	3'			X	
27	Eugenia foetida	Spanish stopper	2"	15'	8'	Moderate	3'			X	
REQ. REPLACEMENT PALMS: (16ft ht / 6 IN dbh) *GRADE 1											4
REQ. REPLACEMENT TREES: (16ft ht/ 8 ft sprd / 4 IN dbh) *GRADE 1											7

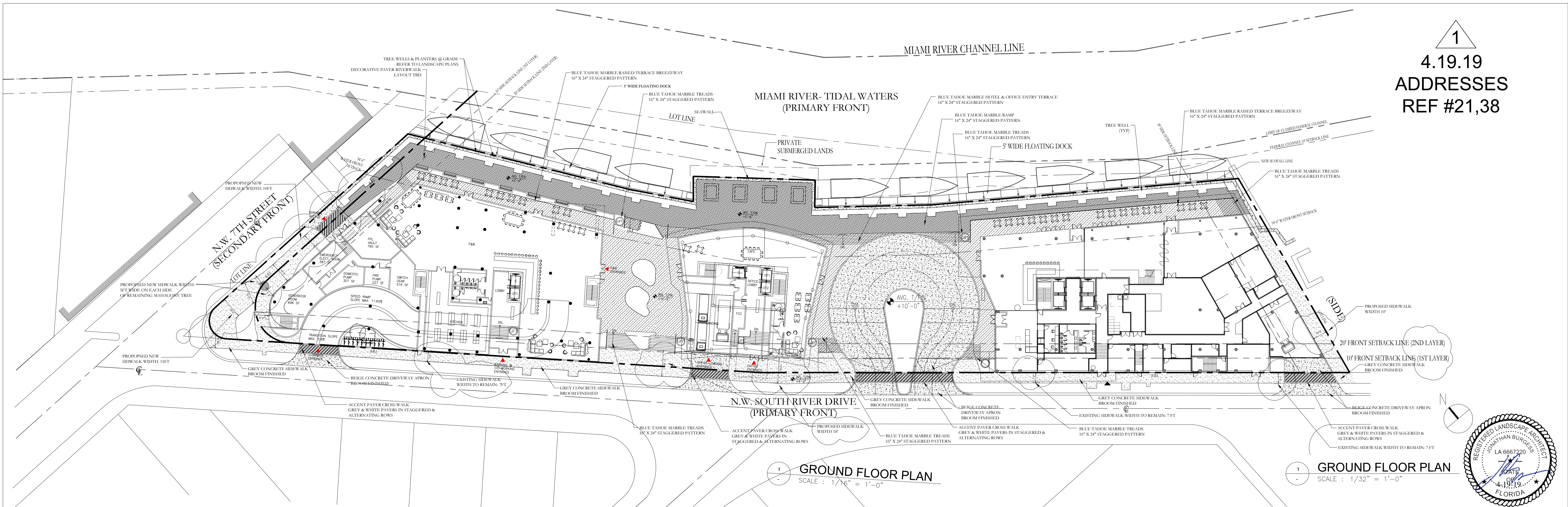
1 NOTE: ADDRESSES REF #28 CITY COMMENT



Project Management: CLARO DEVELOPMENT 777 NW 72 Ave, Suite 3025 Miami, FL, 33126 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Structural Engineer LERA IN ASSOCIATION WITH YHCE 99 NW 27 AVE MIAMI, FL 33125	Client 555 RIVER PARTNERS LLC; MRP#1 LLC; 555 RIVER DR. LLC 7272 NE 6th Ct, Ste 10, Miami, FL, 33138 Design Architect CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVERHOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title TREE DISPOSITION PLAN Number L101
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MATERIAL IMAGE	AREA & GENERAL SPECIFICATIONS
	ENTRY & SERVICE DRIVEWAYS + C12 MESA BEIGE SCOTLED CONCRETE W/BROOM FINISH (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	COMMON AREA SIDEWALKS + GREY CONCRETE W/BROOM FINISH (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	CROSS WALK ACCENT PAVERS + CONCRETE PAVING: GREY PAVERS IN HERRINGBONE PATTERN & TRUNCATED WALKING PAVERS @ EACH DRIVE OR STREET CROSSING (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	CONCRETE PAVERS ALONG RIVERWALK WALKWAY PAVING + CONCRETE PAVERS IN VARIOUS PATTERNS & SIZES (ACCENT COLORS & SIZES TBD) (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	BLUE TAIHOE MARBLE RAISED PLANTER WALL COP + BLUE TAIHOE MARBLE: 12" X 24" W/ EASED EDGE PROFILE FLOOR PAVING + BLUE TAIHOE MARBLE: 16" X 24", 24" X 24" STAGGERED PATTERN TREADS + BLUE TAIHOE MARBLE: 16" X 24" W/ EASED EDGE PROFILE



1
4.19.19
ADDRESSES
REF #21,38

Structural Engineer
LERA in association with YHCE
99 NW 27th Ave.
Miami, FL 33125
Landscape Architect
PARADELO BURGESS DESIGN STUDIO
421 South Olive Ave
West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
2432 Hollywood Blvd.
Hollywood, FL 33020
Project Management
CLARO DEVELOPMENT
1035 N Miami Ave, Suite 201
Miami, FL 33136

T +1 (305) 441 0755
T +1 (954) 518 0833
T +1 (305) 324-4700
Kurt Dannwolf
FL Architect Reg. No: AR92042

Client
7272 NE 6th Ct, Ste 10
Miami, FL 33138
Design Architect
CARLOS ZAPATA STUDIO
561 Broadway, 4A/B
New York, NY 10012

Project Name
555 RIVER HOUSE
555 NW S River Dr., Miami, FL 33136
Scale
1/32" = 1'-0"
Date
04/19/2019
Title
**HARDSCAPE PLAN-
GROUND FLOOR**

Number
L112