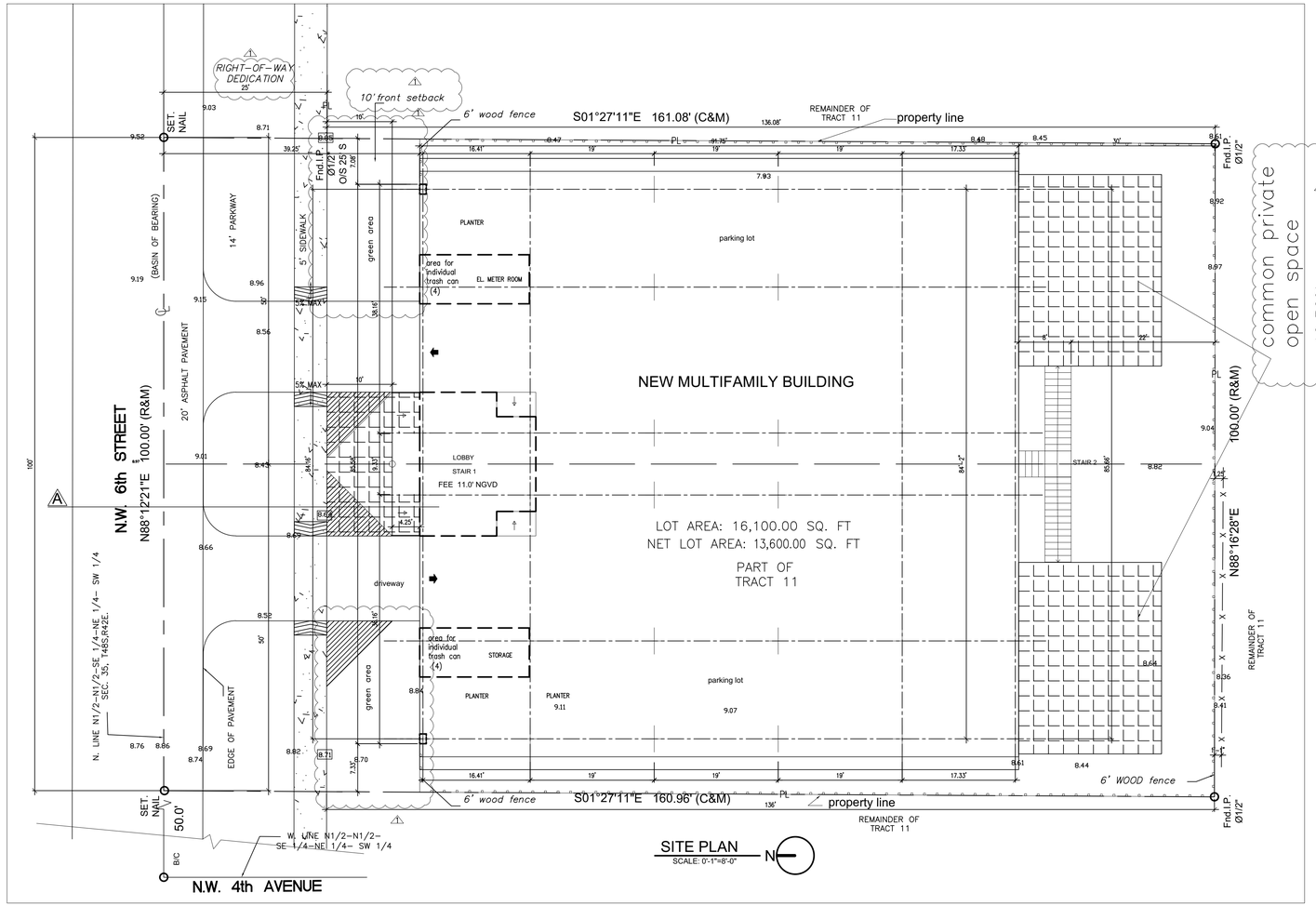
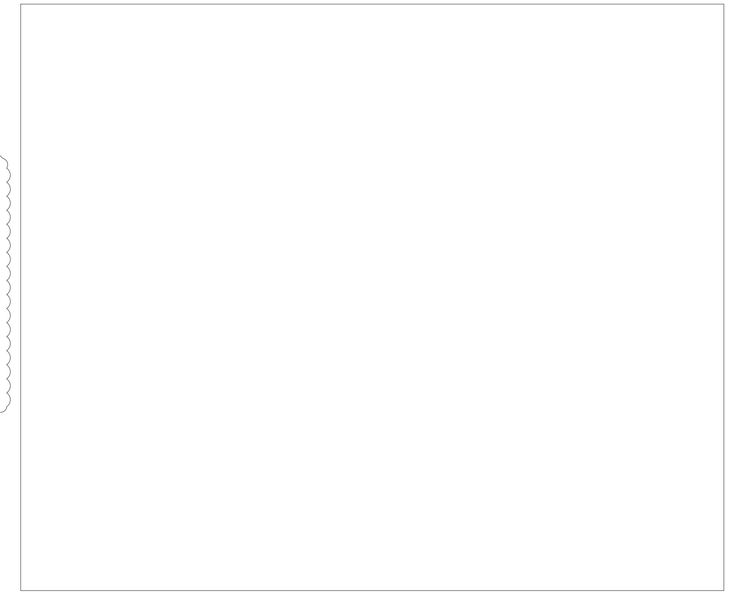


SITE PLAN
SCALE: 0'-1"=8'-0"



LOCATION SKETCH

PROPERTY INFORMATION

ID # 4842 35 02 0100

LEGAL DESCRIPTION (abbreviated)

35-48-42 E 50 OF W 150 OF N1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SW1/4

35-48-42 E 50 OF W 100 OF N1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SW1/4

ZONING INFORMATION

ZONING DISTRICT: TO/DPOD
EDGE SUB-AREAS
NET LOT AREA:(east)_____ 6,800.00 SQF
NET LOT AREA:(west)_____ 6,800.00 SQF
TOTAL---------- 13,600.00 SQF
MO MIX USE OPTIONAL
AS PER TABLE 155.3708.H.2 PRINCIPAL USES REGULATION TABLE
DWELLING MULTIFAMILY PERMITTED
RESIDENTIAL DENSITY (18-36 PER ACRE)

- 8918.60 SQF (FOOT PRINT) (80.20%)
- 3677.10 SQF (GREEN AREA) (27.03%)
- 10907.70 SQF (IMPERVIUS AREA) (11.90%)
- COMMON PRIVATE OPEN SPACE (REQ 10%) 1401.22 =10.30%
- BUILDING HEIGHT: _25'-3" LESS THAN 35' (TOTAL)

APPLICABLE CODES

APPLICABLE CODE FBC 2020 7 th EDITION (2020) ACCESSIBILITY CODE 7th EDITION
FFPC/NFPA 101; 2018 EDITION
NATIONAL ELECTRICAL CODE 2017

AREA BREAKDOWN

	CANT.	S.F.	TOTAL
NET LOT AREA			13600.00
GROUND FLOOR			
PARKING SPACES+ BIKES&MOTOS	12	2540.10	
VEHICULAR ACCESS		4375.50	
LOBBY + STAIR 1	1	469.61	
STAIR 2	1	241.18	
TRASH AREA +STORAGE+EL.METER ROOM	2	246.78	
PLANTERS & OTHERS	3	1045.43	
TOTAL GF		8918.60	
OPEN SPACES		4681.40	
TOTAL		13600.00	13600.00
FIRST FLOOR			
RESIDENTIAL (2b)	4	4286.28	
RESIDENTIAL (1b)	4	3412.24	
STAIR 1	1	130.71	
STAIR 2	1	241.18	
COMMON AREAS+HALLWAYS	1	795.52	
TOTAL AREA		8865.93	

ELEVATION INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH
BASE FLOOD ELEVATION 10 COMMUNITY 120055 PANEL NUMBER 0357 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D., 1988 DATUM,
COUNTY BENCHMARK USED #6993 ELEVATIONS 12.81(NGVD29)FEET B.M. LOCATION NW 3 AVE NW 10 ST

SETBACKS	REQUIRED	PROVIDED
FRONT	10.00 F	10.00 FT
SIDE (EAST)	0.0 F	7.08 FT
SIDE (WEST)	0.0 F	7.33 FT
REAR	30 F	30 FT
* (exterior stair setback 22')		
MAX. HEIGHT (STORIES)	12	2
STREET FRONTAGE =	85.66 LF	85.66 %
FENESTRATION ON GROUND FLOOR STREET-FACING WALLS =	420.47 SF	44.22 %

PARKING SPACE REQUIREMENT

TOTAL APARTMENTS ----------8
PARKING REQUIRED
1 PARKING SPACE PER 1b APARTM. ---------4
1.5 PARKING SPACE PER 2b APARTM. --------6
TOTAL PARKING REQUIRED ----------10

STANDARD SPACES (+1 ADA PROVIDES) ---- 10
guess 1 each 5 apt ---------- 2

TOTAL SPACES ----------12

WILL PROVIDED 280.64 SF FOR BIKE AND MOTORCYCLE'S PARKING SPACE

NOTES

1. All rain water shall be retained within property
2. All approaches to be coordinated with street trees, street lights, fire hydrants, etc
3. Landscaping shall comply with all landscaping regulations as required by the Florida landscape ordinance and the city of Miami.
4. All areas marked "SOD" to be sodded per landscaping plans.
5. Termite protection. All buildings shall have pre construction treatment protection against subterranean termites.
The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect topre-construction soil treatment for protection against subterranean termites.
A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement:

"The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the florida department of agriculture and consumer services"

6. Contractor shall verify if there is an existing septic tank & drain field within the property.
If a septic tank & drain field is present it shall be abandoned as recommended per the florida building code. residential 2007 and as per Miami-Dade county H.R.S. Requirements prior to any new construction.

8. Approved number or address shall be provided in such a position as to be plainly visible and legible from the street fronting the property.

9. Demolition contractors shall provide a buffer strip around the entire property as per sediment and erosion control requirements.

NOTES

--SEPARATE BUILDING APPLICATIONS WILL BE REQUIRED FOR EROSION CONTROL, SITE WORK, TEMPORARY FENCES, MONUMENTAL SIGNAGE AND MISCELLANEOUS SITE STRUCTURES.

--THE ENFORCING AGENCY WILL REQUIRE PRODUCT APPROVALS BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER PRIOR TO SUBMITTAL TO VERIFY THAT SUCH PRODUCTS COMPLY WITH THE DESIGN SPECIFICATIONS. REVIEWED AND APPROVED PRODUCT APPROVALS SHALL THEN BECOME PART OF THE PLANS AND/OR SPECIFICATIONS. PRODUCT APPROVAL SHALL BE FILED WITH THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

--THE ENFORCING AGENCY WILL REQUIRE THAT ALL SHOP CURRENT PROJECT - DEPARTMENT REVIEW STATUS DRAWINGS, (I.E. COMPONENTS ATTACHED TO BUILDING STRUCTURE, TRUSSES/JOISTS, WINDOW WALLS, RAILINGS, AWNINGS, CHUTES .ETC), NECESSARY TO SHOW COMPLIANCE WITH APPLICABLE CODES; SHALL BE APPROVED BY THE ARCHITECT OR PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

THE ENFORCING AGENCY WILL REQUIRE A SPECIAL INSPECTOR FOR VARIOUS COMPONENTS OF THE BUILDING AS DETERMINED BY THE BUILDING OFFICIAL. BUILDING DEPT. WILL REQUIRE SPECIAL INSPECTOR FORM BE COMPLETED AND SUBMITTED FOR APPROVAL.

FOR THRESHOLD BUILDINGS, SHORING AND ASSOCIATED FORMWORK OR FALSE WORK SHALL BE DESIGNED AND INSPECTED BY AN ENGINEER, EMPLOYED BY THE PERMIT HOLDER OR SUBCONTRACTOR, PRIOR TO ANY REQUIRED MANDATORY INSPECTIONS BY THE THRESHOLD BUILDING INSPECTOR.

THE ENFORCING AGENCY SHALL REQUIRE A SPECIAL INSPECTOR TO PERFORM STRUCTURAL INSPECTIONS ON A THRESHOLD BUILDING PURSUANT TO A STRUCTURAL INSPECTION PLAN PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD. THE STRUCTURAL INSPECTION PLAN MUST BE SUBMITTED TO THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A THRESHOLD BUILDING.
THE ENFORCING AGENCY WILL REQUIRE THAT ALL NEW ROOFING CONSTRUCTION, INCLUDING RECOVERING AND REROOFING, REPAIR OR MAINTENANCE SHALL HAVE A HVHZ UNIFORM ROOFING PERMIT APPLICATION, AS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION, COMPLETED AND EXECUTED BY A LICENSED CONTRACTOR.
FBC 1512.3.2 THE UNIFORM ROOFING PERMIT SHALL INCLUDE CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES) OF THIS CODE , UNLESS THE ROOFING ASSEMBLY IS LESS THAN THE HEIGHT/PRESSURE THRESHOLD ALLOWED IN THE APPLICABLE PROTOCOLS HEREIN.
TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE WITH SECTION R802.1.7.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION.

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OWNER INFORMATION:
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SEAL:

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SEAL:

project history:
2.16.2022
date: 1.31.2022
JOB NUMBER:

SP-1

DRC
PZ22-14000004
6/1/2022