GENERAL ZONING NOTES:

1. APPLICANT WILL BE PROVIDING A SUPERIOR LANDSCAPING ALTERNATIVE IN LIEU OF COMPLYING WITH SECTION 155.5203.D.5 LANDSCAPE BETWEEN VEHICULAR USE AREAS AND BUILDINGS.

2. PER 155.5604.C.4 OFF-STREET PARKING AREAS.
   OFF-STREET SURFACE PARKING AREAS LOCATED ADJACENT TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL BE SCREENED "TYPE-C" PERIMETER BUFFER IN ACCORDANCE WITH SECTION 155.5203.F, PERIMETER BUFFERS.

FLORIDA BUILDING CODE

SECTION 1804.3 SITE GRADING.
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

SCOPE OF WORK

PROPOSED PRINCIPAL USE: MULTIFAMILY RESIDENTIAL
PROPOSED ACCESSORY USE(S): MAINTENANCE ROOM, TRASH ENCLOSURE

UNIT MIX CHART

	1BR 1B	2BR 2B	3BR 2B	
	UNIT A	UNIT B	UNIT C	TOTAL
BLDG. #1	18	17	3	38
BLDG. #2	24		–	24
BLDG. #3		24	–	24
BLDG. #4	18	21	3	42
TOTAL	60	62	6	128

UNITS AREAS

MODEL	A/C	BALCONY	TOTAL	No. OF BEDROOMS	No. OF UNIT
UNIT-A	687	–	–	1	60
UNIT-B	982	–	–	2	62
UNIT-C	1,268	–	–	3	6

NOTE:
1. TOT LOT - EQUIPMENT UNDER SEPARATE PERMIT.
2. TOT LOT EQUIPMENT MUST COMPLY WITH FLORIDA BUILDING CODE 240.2.1.1

FBCA 7TH EDITION (2020)
240 PLAY AREAS
240.2.1.1 MINIMUM NUMBER AND TYPES.WHEREGROUND LEVEL PLAY COMPONENTS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 1008.4.
240.2.1.2 ADDITIONAL NUMBER AND YPES. WHERE ELEVATED PLAY COMPONENTS ARE PROVIDED, GROUND LEVEL PLAY COMPONENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 240.2.1.2 AND SHALL COMPLY WITH 1008.4.

EXCEPTION: IF AT LEAST 50 PERCENT OF THE ELEVATED PLAY COMPONENTS ARE CONNECTED BY A RAMP AND AT LEAST 3 OF THE ELEVATED PLAY COMPONENTS CONNECTED BY THE RAMP ARE DIFFERENT TYPES OF PLAY COMPONENTS, THE PLAY AREA SHALL NOT BE REQUIRED TO COMPLY WITH 240.2.1.2.

BUILDING HEIGHT:

BUILDING #1:	35'-4" SF
BUILDING #2:	35'-4" SF
BUILDING #3:	35'-4" SF
BUILDING #4:	35'-4" SF

FIRE DEPARTMENT NOTES:

1. ADDRESS NUMBERS MUST BE PLACED IN A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, MINIMUM 6 INCH LETTERS FOR ALL COMMERCIAL STRUCTURES AND MINIMUM 3 INCH LETTERS FOR RESIDENTIAL UNIT NUMBERS. (FLORIDA FIRE PREVENTION CODE 5TH EDITION, NFPA 1 2012 EDITION CHAPTER 10 SECTIONS 10.12)

2. SIGN MUST HAVE THE COMPLEX'S NAME AND THE ADDRESSES WITHIN THE COMPLEX. THIS SIGN SHALL BE PLACED IN THE LOCATION REQUIRED BY THE AUTHORITY HAVING JURISDICTION. (COPB ORD. 2012-09). (SIGNAGE - SEPARATE PERMIT REQUIRED).

FBCA 502.6.1

EACH SUCH PARKING SPACE MUST BE STRIPED IN A MANNER THAT IS CONSISTENT WITH THE STANDARDS OF THE CONTROLLING JURISDICTION FOR OTHER SPACES AND PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY, TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS.

WHO HAVE DISABILITIES. THE SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN OF A COLOR AND DESIGN APPROVED.

BY THE DEPARTMENT OF TRANSPORTATION, WHICH IS PLACED ON OR AT LEAST 60 INCHES (1525 MM) ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION PARKING BY DISABLED PERMIT ONLY. SUCH A SIGN, ERECTED AFTER OCTOBER 1, 1996, MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE. ANY PROVISION OF THIS SECTION TO THE CONTRARY NOTWITHSTANDING, IN A THEME PARK OR AN ENTERTAINMENT COMPLEX AS DEFINED IN SECTION 509.013 IN WHICH ACCESSIBLE PARKING IS LOCATED IN DESIGNATED LOTS OR AREAS, THE SIGNAGE INDICATING THE LOT AS RESERVED FOR ACCESSIBLE PARKING MAY BE LOCATED AT THE ENTRANCES TO THE LOT IN LIEU OF A SIGN AT EACH PARKING PLACE.

FBCA 502.4 FLOOR OR GROUND SURFACES.

PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

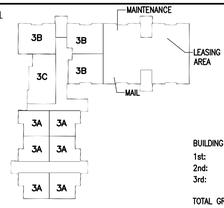
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

PROVIDE 1:20 MAX. SLOPE @ CONCRETE SIDE WALKS. ALL GROUND FLOOR UNITS NEED TO COMPLY FAIR HOUSIGN ACT REQUIREMENTS AND FBC 6TH ED. (2017) (FLORIDA ACCESSIBILITY CODE) REFER TO CIVIL DOCUMENTS-GRADING PLAN FOR ACTUAL ELEVATIONS.

SITE NOTES:
1.CLEAN AND SEAL ALL ENTRY DRIVE PAVERS 2 COATS H&C CLEAR SEALER, FINISH SCHEDULE, BEFORE TRAFFIC IS PERMITTED.
2.CONCRETE SLABS FOR ALL BACKFLOWS FIRE & DOMESTIC.
3.CONCRETE SLABS AND 4 BOLLARDS FOR ALL TRANSFORMER.
4.6' FENCE & GATE SURROUNDING IRRIGATION EQUIPMENT TO PREVENT UNAUTHORIZED ACCESS (SEPARATE PERMIT REQUIRED).
5.ACCESS CONTROL CALL BOX WITH POWER ON PEDESTRIAN GATES TO INCLUDE MAG LOCK TYPE SYSTEM.
6.TRASH RECEPTACLE AT PLAYGROUND PLUS AT ONE AT EACH OTHER BENCH LOCATION WHICH MUST BE ON ACCESSABLE ROUTE.
7.BIKE RACKS AS REQUIRED AND ACCESIBABLE PER ADA.

BUILDINGS UNIT MIX

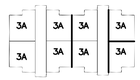
BUILDING #1



(18) UNITS 'A'
(17) UNITS 'B'
(3) UNITS 'C'

BUILDING AREA:
1st: 14,803 SF
2nd: 14,803 SF
3rd: 14,803 SF
TOTAL GROSS AREA : 44,409 SF

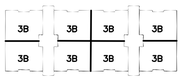
BUILDING #2



(24) UNITS 'A'

BUILDING AREA:
1st: 6,998 SF
2nd: 6,998 SF
3rd: 6,998 SF
TOTAL GROSS AREA : 20,994 SF

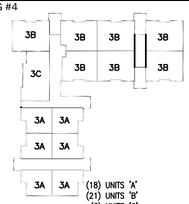
BUILDING #3



(24) UNITS 'B'

BUILDING AREA:
1st: 9,257 SF
2nd: 9,257 SF
3rd: 9,257 SF
TOTAL GROSS AREA : 27,771 SF

BUILDING #4



(18) UNITS 'A'
(21) UNITS 'B'
(3) UNITS 'C'

BUILDING AREA:
1st: 14,964 SF
2nd: 14,964 SF
3rd: 14,964 SF
TOTAL GROSS AREA : 46,371 SF

LOCATION MAP

SCALE: 1: 300

ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS

REVISIONS:

REV.	REV. ISSUE
1	05/10/2022

2203

GATEWAY LUXURY APARTMENTS

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Pablo Burgos
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Date: 2022.05.11 14:27:24 -04'00'

DATE	11/09/21
DRAWN	CR
PROJECT No.	2203
SCALE	AS-SHOWN

SITE DATA

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DRC
PZ22-12000008
6/15/2022