

MIAMI 21 ZONING DATA SHEET-TRANSECT ZONE TS-R			
BUILDING DISPOSITION	Miami 21 Zoning Code	Required (#s)	Provided (#s)
LOT OCCUPATION			
a. Lot Area	5,000 sf. min., 40,000 sf. max	7,500 SF	12,988 SF
-With rear vehicular access	1,200 sf. Min., 40,000 sf. Max.		
b. Lot Width	50 ft. min.	50 LF	105 LF
-With rear veh. access	16 ft. min.		
c. Lot Coverage	80% max (12,977x80%)	10,390.60	10,170(78.3%)
d. Floor Lot Ratio (FLR)	N/A		
e. Frontage at Front Setback	70% min.	73'-5"	77'-0"
f. Open Space requirement	10% Lot Area min. (12,988x10%)	1,298.80	2818 SF (21.6%)
Green Open Space	5% Open Space min. (12,988x5%)	650.2 SF	874 SF (6.7%)
g. Density	65 du/acre max.	19 UNITS	19 UNITS
BUILDING SETBACK			
a. Principal Front	10 ft. min.	10'-0"	10'-0"
b. Secondary Front	10 ft. min.	10'-0"	10'-0"
c. East Side	0 ft. min.	0'-0"	3'-1"
d. South side	0 ft. min.	0'-0"	3'-1"
e. Abutting Side or Rear T4	6 ft. min.	n/a	n/a
f. Abutting Side or Rear T3	10% of Lot depth** min. 1st through 2nd Story 26 ft. min. above 2nd	n/a	n/a
BUILD. CONFIG.			
FRONTAGE			
d. Forecourt	Permitted		
e. Stoop	Permitted		
f. Shopfront	Permitted (TS-L & TS-O only)		
g. Gallery	Permitted by Special Area Plan		
h. Arcade	Permitted by Special Area Plan		
BUILDING HEIGHT			
Min. Height	2 Stories	2	2
Max. Height	5 Stories	5	2
Max. Benefit Height	Unlimited		



LOCATION MAP

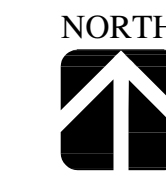


LOT VIEW

UNITS AREA TABULATION						
	UNITS	COR./LOB	STAIR/ELEV.	STORGS	PARKING	TOTAL
GROUND FLOOR	UNIT 101, 102, 103, 104 850 SF EACH UNIT	464 SF	350 SF	623 SF	6,421 SF	10,069 SF
	TOTAL A/C 2,200 SF					
SECOND FLOOR	UNIT 201, 202, 203; 201, 210, 211; 212, 213, 214, 215 (850 SF EACH UNIT)	1,384 SF	350 SF			10,174 SF
	UNIT 204, 206 (810 SF EACH ONE)					
	UNIT 205 = 840 SF					
	UNIT 208 = 650 SF					
	UNIT 204 = 560 SF					
	TOTAL A/C 8,440 SF					
	BUILDING TOTAL A/C 10,640 SF + 1,893 SF	700 SF	623 SF	6,421 SF		20,243 SF

PROJECT MUST COMPLY W/ NFPA 101-2018 EDITION CODE SECTION, CHAPTER 7 SECTION 7.5 ARRANGEMENT OF MEANS OF EGRESS.

SITE WORK NOTES
GENERAL CONTRACTOR SHALL KEEP ALL EXCAVATIONS, PITS, TRENCHES, FOOTINGS, ETC. ENTIRELY FREE OF DEBRIS AND WATER.
GENERAL CONTRACTOR SHALL EXECUTE ALL SITE WORK IN AN ORDERLY MANNER WITH CONSIDERATION TO ANY & ALL SURROUNDING STRUCTURES, OPEN AREAS, SODDING OR PLANTING WHICH ARE TO REMAIN.
G.C. SHALL CLEAN & GRUB ALL SUBTERRANEAN OR SURFACE MATERIALS FROM THE SITE & ALL THE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED BY HIS CREW.
G.C. SHALL PROVIDE THE OWNER WITH A ONE YEAR WARRANTY FROM A LICENSED PEST CONTROL COMPANY FOR SOIL POISONING AGAINST TERMITE INFESTATION.

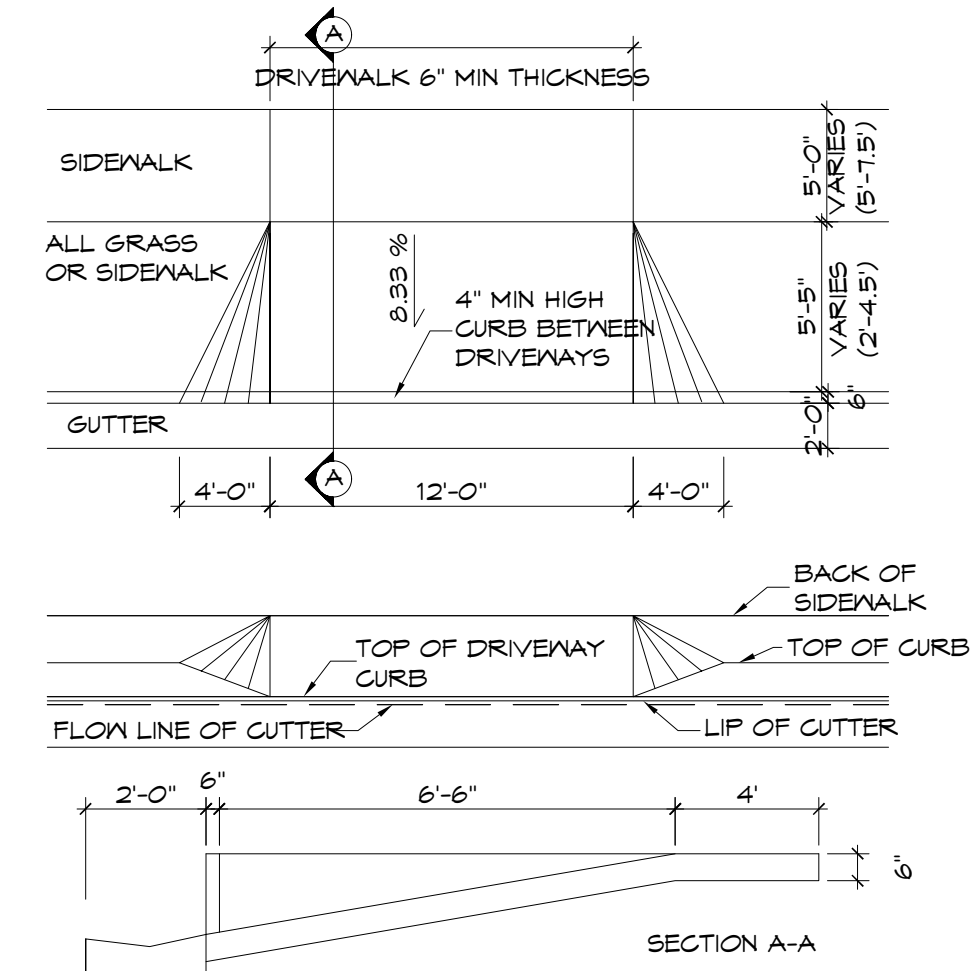


THE DESIGN SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, 7th EDITION AND FHA.

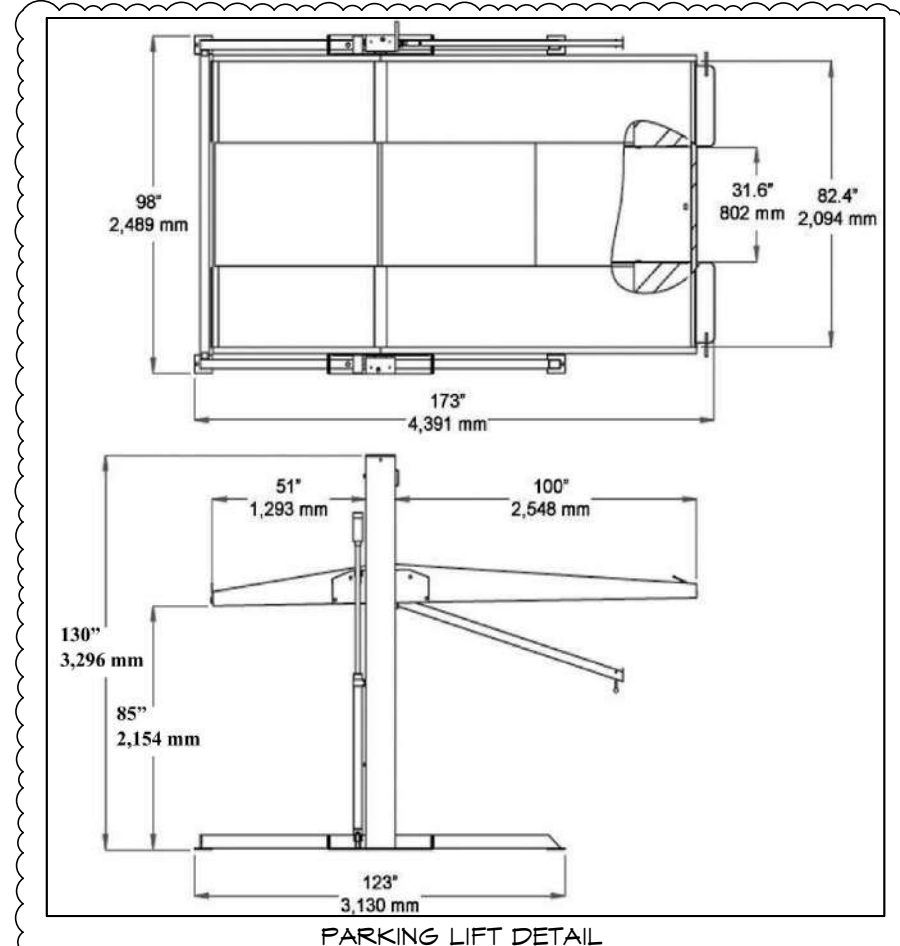
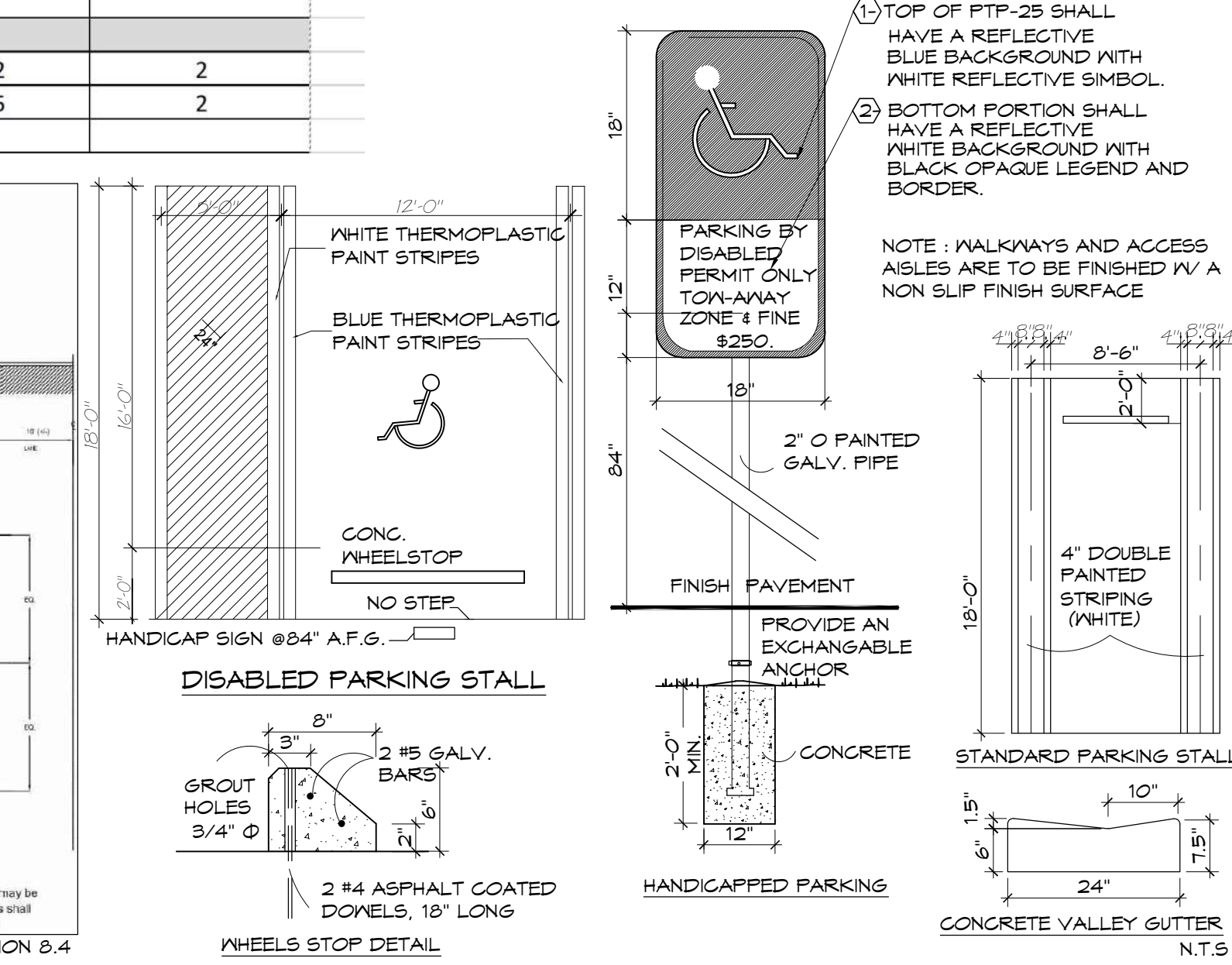
PARKING CALCULATIONS
PARKING REQUIRED: 19 UNITS x 1.5 = 28.5 SPACES
VISITOR REQUIRED: 19 UNITS / 10 = 1.9 SPACES
TOTAL REQUIRED: 30.4 SPACES
TOTAL PARKING PROVIDED = 28 SPACES PLUS 4 OFF-STREET = 32 PARKING PROVIDED
OFF-STREET PARKING PROVIDED = 4 SPACES (SEE PARKING AUTHORITY LETTER)
28 SPACES PROVIDED X 20% = 6 PARKING SPACES MUST BE EV CAPABLE
BIKE RACK: 28.5 / 20 = 1.4 REQUIRED PROVIDED: 3

LEGAL DESCRIPTION
LOT 3 LESS EAST 120', BLOCK 3, PER UNIT OF TITLE OR 31415-2111, LE JUNE GARDENS ESTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 97, OF THE RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE:
1. ALL WORK SHALL COMPLY WITH CITY OF MIAMI STANDARD SPECIFICATIONS, MATERIALS: SEC. 302-1, AND METHODS: SEC. 408.
2. SUB GRADE SHALL BE COMPACTED TO 95% DENSITY AASHTO T-99.
3. VALLEY GUTTER SHALL BE CONSTRUCTED IN 50' MAXIMUM SECTIONS WITH 3/8" TO 1/2" OPEN EXPANSION JOINT BETWEEN EACH SECTION & CONTRACTION JOINTS AT 10' INTERVALS.



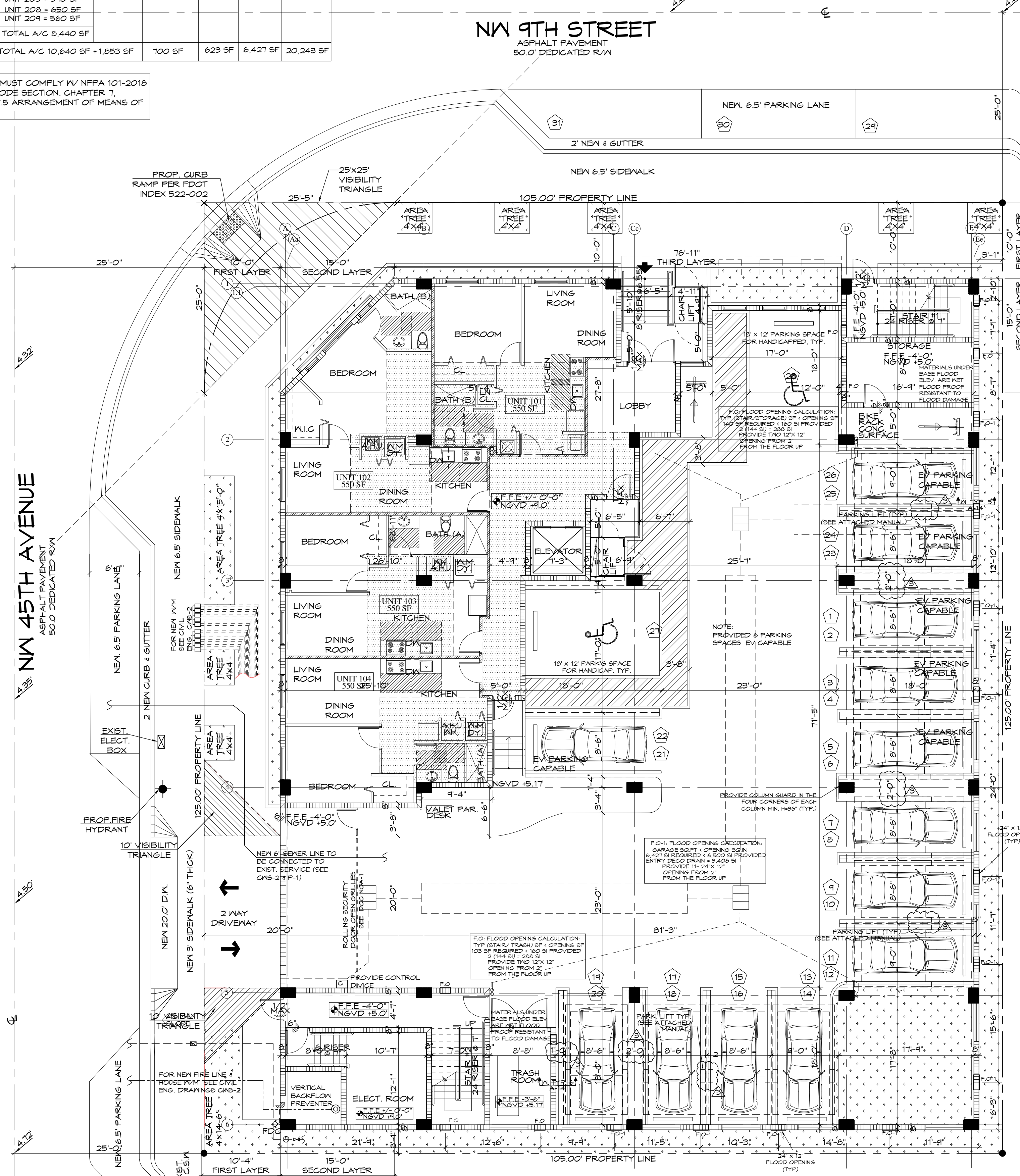
STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY LESS THAN 7'-6" IN WIDTH.



MODEL	PL-7000XR
Lifting Capacity	7,000 Lbs. / 3,175 Kg.
A - Height Overall	130" (3,296 mm)
B - Rise	85 3/4" (2,154 mm)
Overall Length	173" (4,391 mm)
Overall Width	98" (2,489 mm)
Platform Length	162 1/2" (4,127 mm)
Platform Width	82.4" (2,096 mm)
Speed of Rise	55 Seconds
Motor (*)	220 VAC / 60 Hz. 1Ph.

EACH PARKING STALL SHALL BE MARKET WITH PAINTED OR THERMOSTATIC LINES BETWEEN A SPACES WIDTH OF EACH LINE SHALL BE (4) INCHES & MUST CONFORM WITH THE CITY AND DADE COUNTY PUBLIC WORKS ENGINEERING STANDARDS. COLOR YELLOW; FOR STANDARD PARKING STALL LINES. COLOR BLUE; FOR HANDICAPPED SIGN & HANDICAP PARKING STALL LINES & STRIPPED. COLOR WHITE; FOR DIRECTIONAL ARROWS, STRIPES CROSS SIGN AND THE (6) INCHES DOTTED DIRECTIONAL TRAFFIC LINES. EACH PARKING STALL SHALL BE PROVIDED WITH A PRECAST CONCRETE WHEEL STOP SHALL BE LOCATED AT (2) FEET FROM THE END OF EACH STALL. ALL PAVING IN PUBLIC AREAS SHALL COMPLY WITH THE FLORIDA D.O.T. ENGINEERING: I. "HANDICAP SIGN", MUST BE CONFORM WITH THE UNIFORM TRAFFIC CONTROL DEVICES. ST "STOP SIGN", MUST CONFORM WITH THE UNIFORM TRAFFIC CONTROL DEVICES. II. "RELATIVE HIGH GRADE. GB "CASH BASIN" RELATIVE LOW GRADE. DIRECTION OF OVERLAND FLOW", LOT TO BE GRADE SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES.

LEGEND:	
#	PARKING LOT SPACE
▭	CONCRETE
○	PROPERTY CORNER
—	PROPERTY LINE
⊕	WATER METER
■	GREEN AREA (GRASS)
■	CONC. COLUMN (SEE STRUCT. PLANS)



SITE PLAN

SC:1/8"=1'

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P.H.A. # (305) 968-2155
12237 S.W. 204 TERRACE
MIAMI, FLORIDA 33177

SEAL:
Ruben J Pujol
2023.02.16
17:07:42-05:00'

CONSULTANTS:
Adonal Design & Construction, Inc.
2307 S. Douglas Rd
Ste. 501
Miami, FL 33145

project information:
NEW MULTIFAMILY BUILDING (19 UNITS)
855 NW 45 AVENUE
MIAMI, FL 33126

project history:
REV 11-03-2022
REV 01-03-2023
REV 02-15-2023
REV

DATE: MAY 2022
JOB NUMBER:
TITLE: SITE PLAN

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