

NEW MIXED USE RETAIL AND RESIDENTIAL DEVELOPMENT

8801 NW 22nd Ave, Miami, Florida 33147

IN PROGRESS 07-02-24

PROJECT TEAM

ARCHITECT OF RECORD:



2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL. 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

OWNER:
MASOOD HAJALI
2000 NW 89 PL 102 DORAL FL 33172
Ph. 305-898 9995
Email: masood@calceng.com

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL:

LANDSCAPE:
LANDSCAPE ARCHITECTURE
Kimberly Moyer, P.L.A.
M, (954) 452-9695
e-mail: k.moyerla@gmail.com

SCOPE OF WORK

NEW STORIES RESIDENTIAL BUILDING

APROX. AREA SF.
RETAIL
RESIDENTIAL UNITS

PARKING SPACES PROPOSED:
OFF STREET SPACES (2 ADA SPACES)
ON STREET.

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 30-3103-022-0110

ADDRESS: 8801 NW 22 AVE

DESRPTION
3 53 41 1.6084 AC
HOME ACRES
PB 5-110
LOT 3 LESS E389.7FT BLK 4 & LESS
W25FT R/W & LESS BEG NW COR E60FT
S25FT W10.10FT SWLY ALG CURVE TO
LEFT 39.17FT S 125.24FT W25FT
N175.15FT TO POB
LOT SIZE 70037 SQ FT
OR 19546-4622 0201 2

PROJECT PRELIMINARY RENDERING

DRAWING INDEX

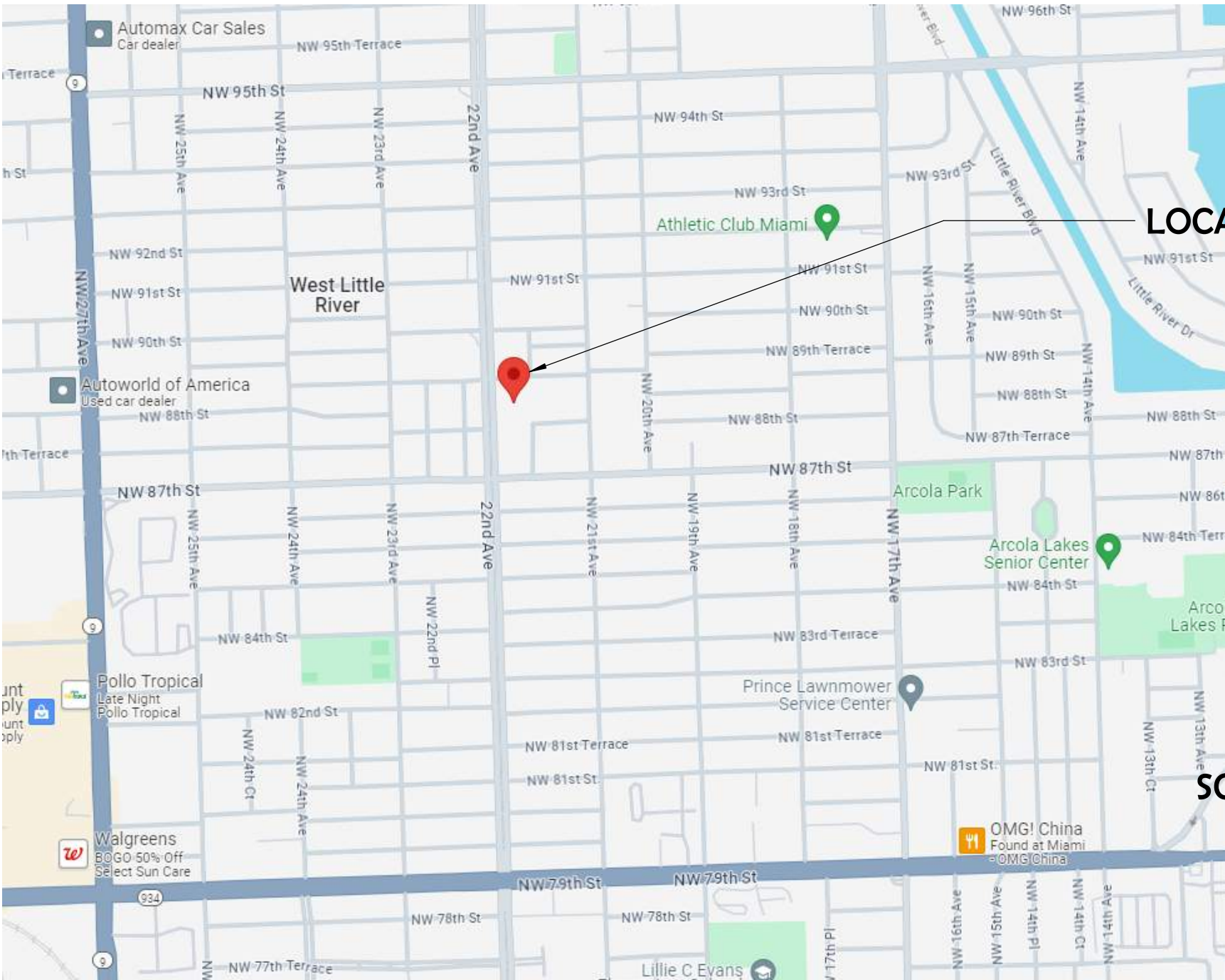
ARCHITECTURE
A0.0 COVER
D-1 DEMOLITION
A0.1 AREA PLANS
A1.0 SITE PLAN
A1.1 SITE PLAN DETAILS
A1.2 SITE PLAN DETAILS- HORIZONTAL SCREEN
A1.3 LINE OF SIGHT DIAGRAM & ADDRESS SIGNAGE
SFP-1 SITE FIRE PROTECTION PLANS
A2.0 GROUND FLOOR
A2.1 2ND FLOOR
A2.2 3RD FLOOR TYP.
A2.3 ROOF PLAN
A3.0 WEST & NORTH ELEVATIONS
A3.1 EAST & SOUTH ELEVATIONS
A4.0 SECTIONS
A5.0 ENLARGED STUDIO UNIT 101 & 102
A5.1 ENLARGED LOBBY
A5.3 ENLARGED UNITS TYPES
A5.2 ENLARGED UNITS TYPES
A6.0 RENDERINGS
PH1.0 PHOTOMETRICS NORMAL
PH1.1 PHOTOMETRICS EM
SURVEY
S SURVEY

LANDSCAPE
L-1 LANDSCAPE PLAN

TD-1 TREE DEPOSITION PLAN
CIVIL
D1 DEMOLITION

P1 POLUTION PREVENTION PLAN
PD1 PAVING, GRADING AND DRAINAGE PLAN
WS1 WATER AND SEWER PLAN

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.



*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL
ARCHITECTURE DRAWINGS ON 05/03/24 (SEE INDEX BELOW)

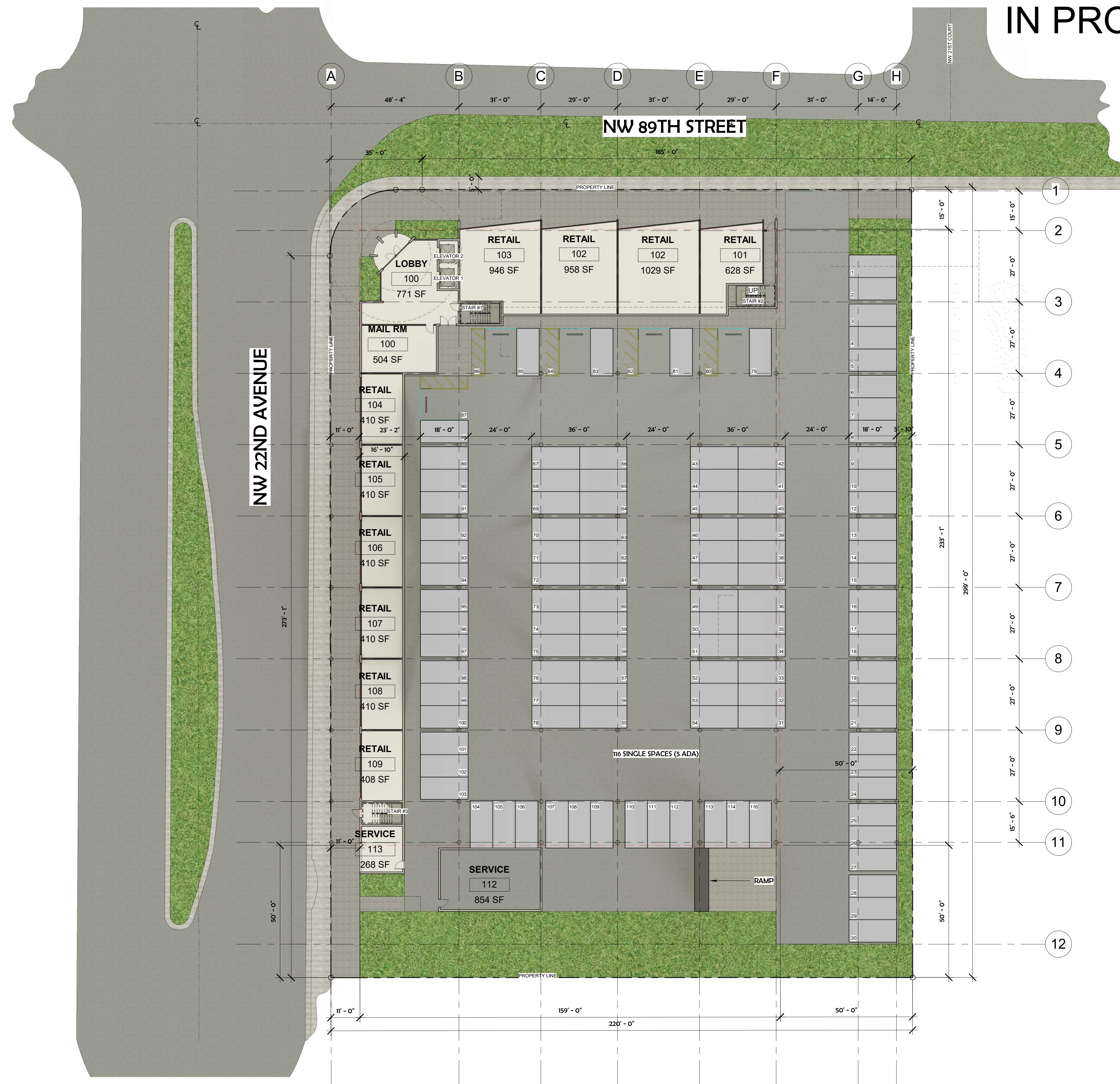
ZONING DATA

GENERAL		
ZONING:	NCUAD - NORTH CENTRAL URBAN CENTER DISTRICT - EDGE	
LAND USE:	MC	
BASE FLOOD ELEVATION (B.F.E.):	FLOOD ZONE: AH-9 N.G.V.D29 = 9.63'	
WATER /WASTEWATER SERVICE PROVIDER:		
REQ'D/ALLOWED	REQUIRED	PROPOSED
LOT SIZE:		70,037 SF
MAX LOT COVERAGE		
BUILDING FRONTAGE		
REQ'D/ALLOWED	REQUIRED	PROPOSED
FRONT:	15 FT - 0 FT WITH A COLONADE (NOTE 3)	
SECONDARY FRONT:	15 FT	
SIDES:	0 FT (Note 1)	
REAR:	0 FT (Note 1)	
BALCONY ENCROACHMENTS:	6 FT ON FRONTS AND 3 FT ON SIDES	
BUILDING HEIGHT:	8/3 STORIES	8 STORIES
HARDSCAPE		
PROPOSED BUILDINGS	N/A	
VEHICULAR USE AREA	N/A	
SIDEWALKS/WALKWAYS	N/A	
TOTAL HARDSCAPE AREA		
OPEN SPACE	REQUIRED	PROPOSED
OPEN SPACE		
GREEN SPACE		
TOTAL PERVIOUS AREA		
DENSITY	REQUIRED	PROPOSED
	60 UNITS PER ACRE/NO MINIMUM HEIGHT BUT MUST MEET THE MINIMUM FLOOR-AREA RATIO OF 0.5 (NOTE 2) LOT SIZE NET= 67,253 SF= 2 ACRE X 60 = 120 UNITS	120 UNITS
120 RESIDENTIAL UNITS		
STUDIO		N/A
1 BEDROOM		96 - 1 BEDROOM UNITS
2 BEDROOM		24 - 2 BEDROOM UNITS
TOTAL		120 UNITS
PARKING	REQUIRED	PROPOSED
RETAIL (5,500 SF)	1 SPACE/250 FT - 5,500SF/250= 22 SPACES	168 PARKING SPACES (8 ADA)
1 BEDROOM UNIT (96 UNITS)	1 SPACES - 96 SPACES	
2 BEDROOM UNIT (24 UNITS)	1.50 SPACES - 36 SPACES	
3 OR MORE BEDROOM UNITS	1.75 SPACES - N/A	
GUEST	10% RESIDENTIAL SP (132) = 13 SPACES	
TOTALS	167 PARKING SPACES REQUIRED	168 PARKING SPACES PROPOSED

1.- Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map of the CDMP, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories

2.- Density calculated on net lot area shall include dedicated road rights-of-way, which means the area between the existing or proposed lot right-of-way line and the street centerline

3.- Colonades shall be two (2) stories high and a minimum of fifteen (15) feet deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than two (2) feet from the curb line. All colonades shall comply with the following:
a. Finished floor elevation of the colonnade shall match the adjoining sidewalk.
b. Colonades shall have a minimum unobstructed clear height of ten (10) feet and a minimum clear width of ten (10) feet. Awnings shall be permitted but shall not count towards the required colonades. Colonades shall not cause roof drainage into the street. Colonades shall be attached to buildings. In no instance shall the depth of a colonnade exceed the colonnade's height.
c. Freestanding colonades shall not satisfy the build-to line requirement.

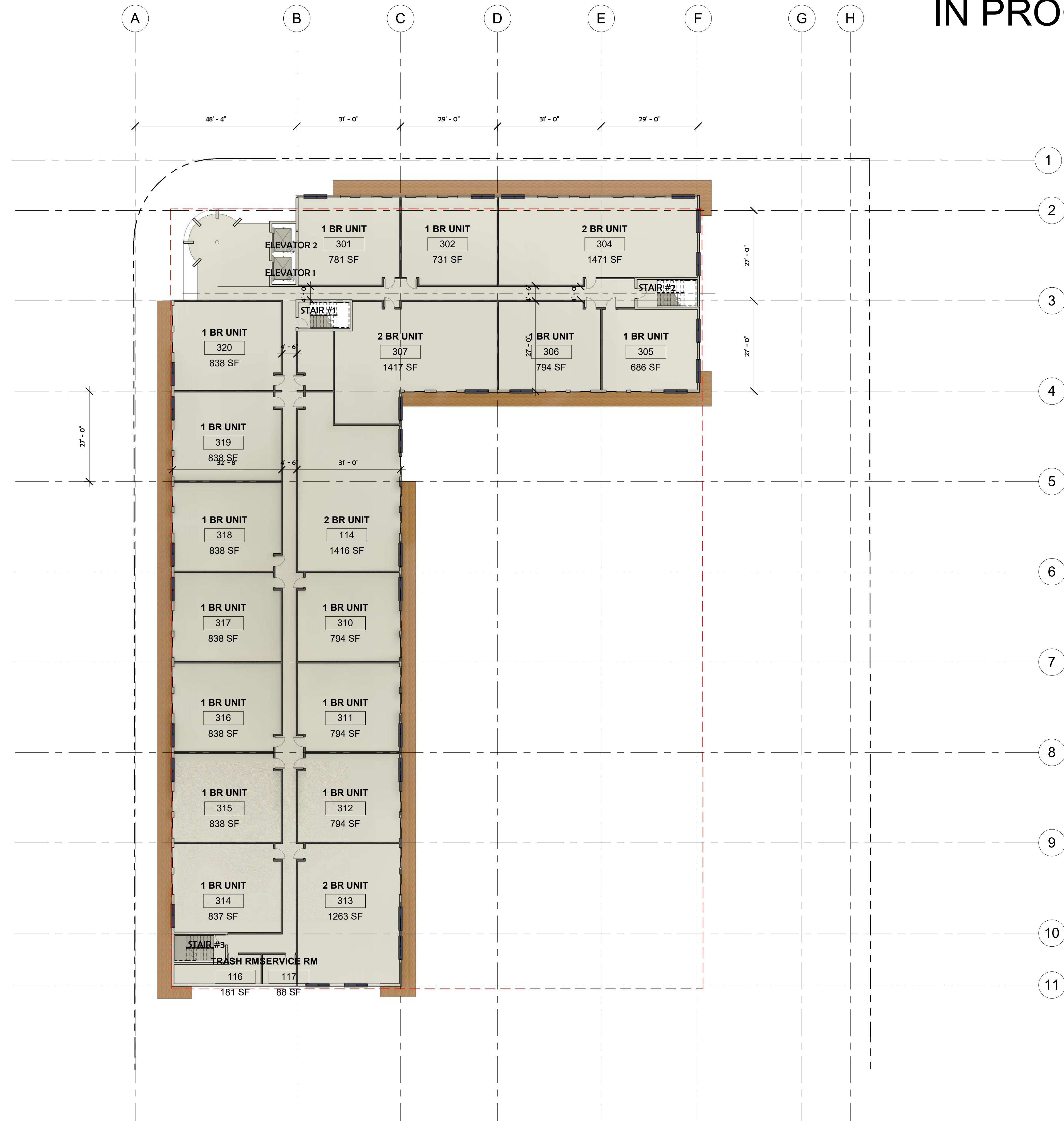


1 SITE PLAN
1" = 20'-0"



① Level 2
1/16" = 1'-0"





① Level 3
1/16" = 1'-0"

