

MIAMI 21 ZONING DATA SHEET-TRANSECT ZONE T5

BUILDING DISPOSITION LOT OCCUPATION	Miami 21 Zoning Code	Required (#'s)	Provided (#'s)
a. Lot Area -With rear vehicular access	5,000 sf. min., 40,000 sf. max 1,200 sf. Min., 40,000 sf. Max.	5,000 SF MIN.	7,500
b. Lot Width -With rear vehic. access	50 ft. min. 16 ft. min.	50 LF	50 LF
c. Lot Coverage	80% max.	6,000 SF	5,674 (75.6%)
d. Floor Lot Ratio (FLR)	N/A		
e. Frontage at Front Setback	70% min.	35'-0"	46'-0" (92%)
f. Open Space requirements Green Open Space	10% Lot Area min. 5% Lot Area min.	750 SF 375 SF	1,826 SF (24.3%) 876 SF (11.6%)
g. Density	65 du/acre max.	10.6 UNITS	21 DU (Attainable Mixed Income)
BUILDING SETBACK			
a. Principal Front (north)	10 ft. min.	10'-0"	10'-0"
b. East Side	0 ft. min.	0'-0"	0'-0" (1st) 3'-1" (2nd)
c. West Side	0 ft. min.	0'-0"	3'-1"
e. Abutting Rear T4(south)	6 ft. min.	6'-0"	5'-5" (10% by Waiver)
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 (T5-L & T5-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	1 Story Abutting D1		
PARKING			
	21 Units x 1.5 park Spac	32 (HC)	
		plus 2 visitors	34 Total required
Parking Excerpt. (Struct. Less than 10,000 SF) Art. 4 Table 4		100% reduction	0

WAIVER/WARRANT APPLICATION (see L.O.I.):

Art. 3 Section 15.6(a): To apply for density bonus (20 Studios & 1 Unit Proposed, Total 21)
Art. 3 Section 15.6(a): Affordable & Attainable Mixed-Income Housing abutting a T-4 requires a Warrant.
Art. 7 Section 7.1.2.29: - To allow for a 10% deviation for 100% parking reduction.
- To allow for a 10% rear setback reduction (5'-5" Proposed)

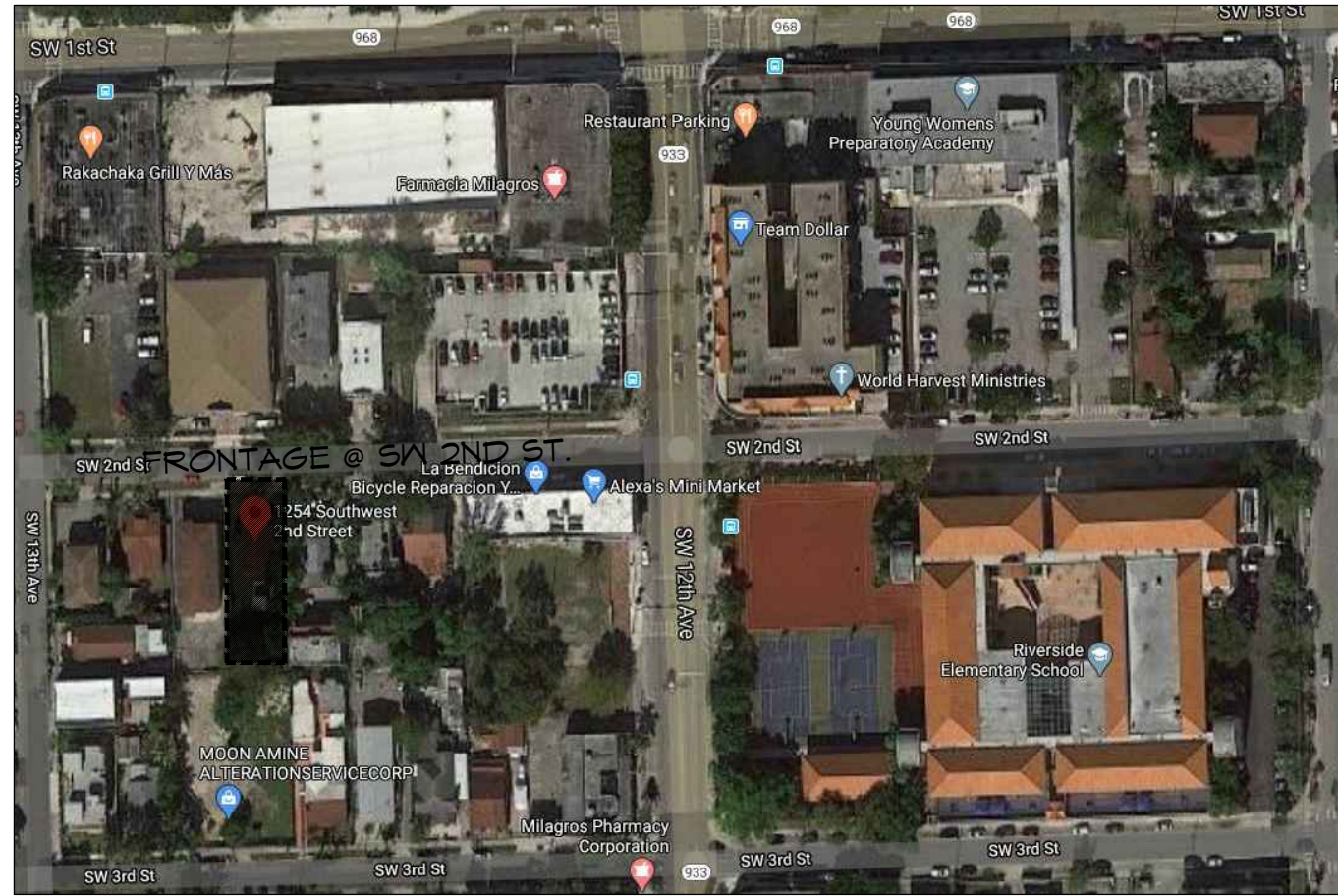
UNITS/STUDIOS BREAKDOWN								TOTAL	
	STUDIOS							STUDIOS	UNIT
SQ.FT.	400	420	430	450	470	500	550		
GROUND				2	1		1	4	1
SECOND	1	1	1	7		1		11	

LEGAL DESCRIPTION:

LOT 7, LESS THE NORTH 7.5 FEET, BLOCK 81, OF LAWRENCE ESTATE LAND CO'S SUBDIVISION. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

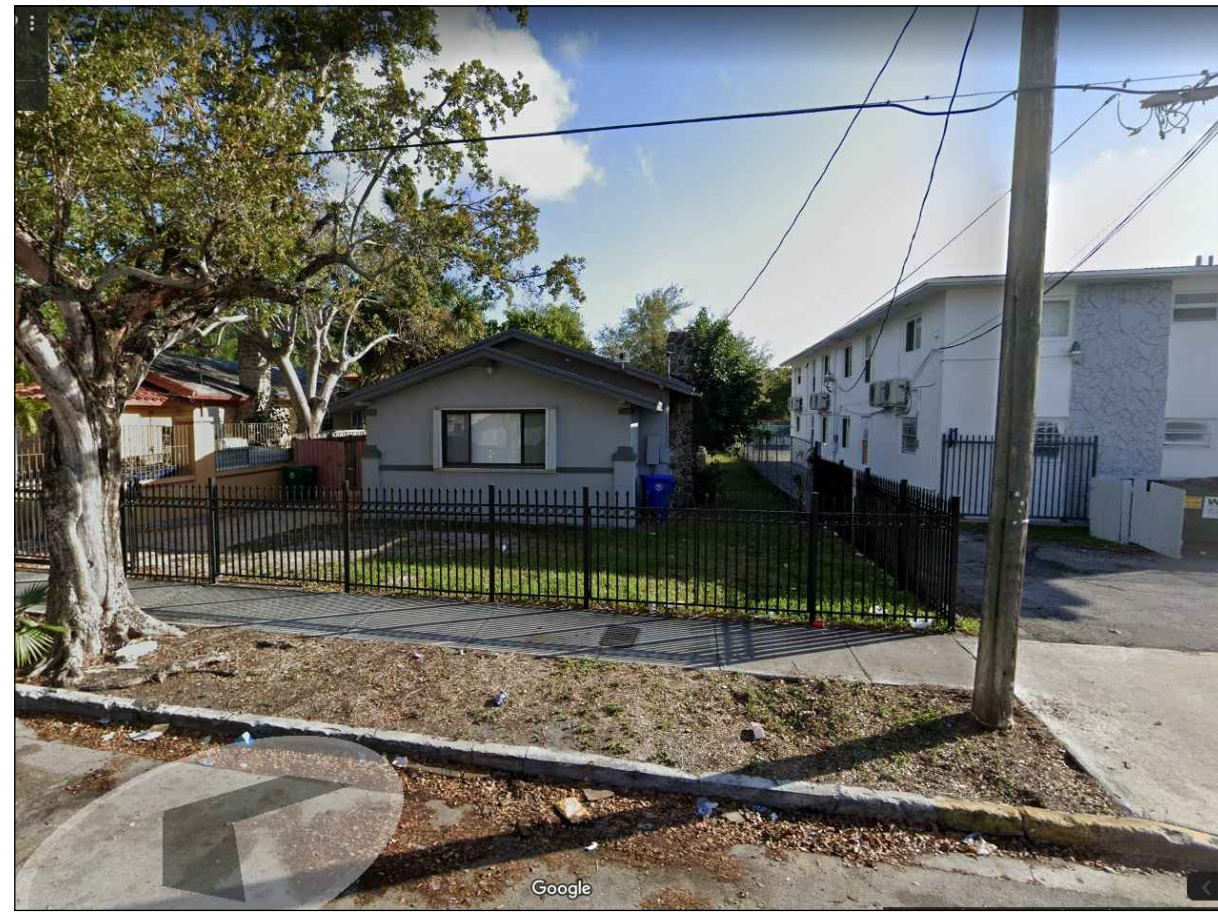
GENERAL NOTES

THE WORK SHALL INCLUDE THE FURNISHING OF ALL TRANSPORTATION, LABOR, MATERIALS, SCAFFOLDING, APPARATUS AND EQUIPMENT NEEDED FOR THE PERFORMANCE OF ALL THE WORK SPECIFIED TO BE PROVIDED UNDER THE TRADE SUBDIVISION REQUIRED TO PRODUCE THE CONSTRUCTION OF THE PROJECT.
THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JUDGE OF THE PERFORMANCE THEREUNDER BY BOTH THE OWNER AND THE CONTRACTOR. IN MATTERS RELATED TO ARTISTIC EFFECTS THE ARCHITECT'S DECISIONS WILL BE FINAL IF CONSISTENT WITH THE CONTRACT DOCUMENTS.
THE OWNER SHALL FURNISH ALL SURVEYS, AND HE SHALL SECURE AND PAY FOR EASEMENTS FOR PERMANENT CHANGES IN EXISTING FACILITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT DOCUMENTS.
REFERENCES MUST BE MADE TO THE EXISTING BUILDING SITE, AS THE DRAWING FOR ALL MEASUREMENTS BEFORE ORDERING ANY WORK. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING FOR HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR ON ACCOUNT OF DIFFERENCES IN ACTUAL DIMENSIONS AND THE MEASUREMENTS SHOWN BY THE DRAWINGS. ANY NOTICEABLE DISCREPANCY IN THIS RESPECT SHALL BE REPORTED TO THE ARCHITECT FOR HIS CONSIDERATION AND DECISION.
ALL MATERIAL AND WORKMANSHIP SHALL BE THE BEST OF THEIR KIND AND INSTALLED IN THE BEST STANDARD OF THE TRADE INVOLVED. NO SUBSTITUTIONS WILL BE PERMITTED EXCEPT WITH A WRITTEN CHANGE ORDER FROM THE ARCH.
SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED GROUND ELEVATION OF THE ROAD ABUTTING THE PROPERTY.
AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM-WATER INTO LAKE OR CANAL. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.



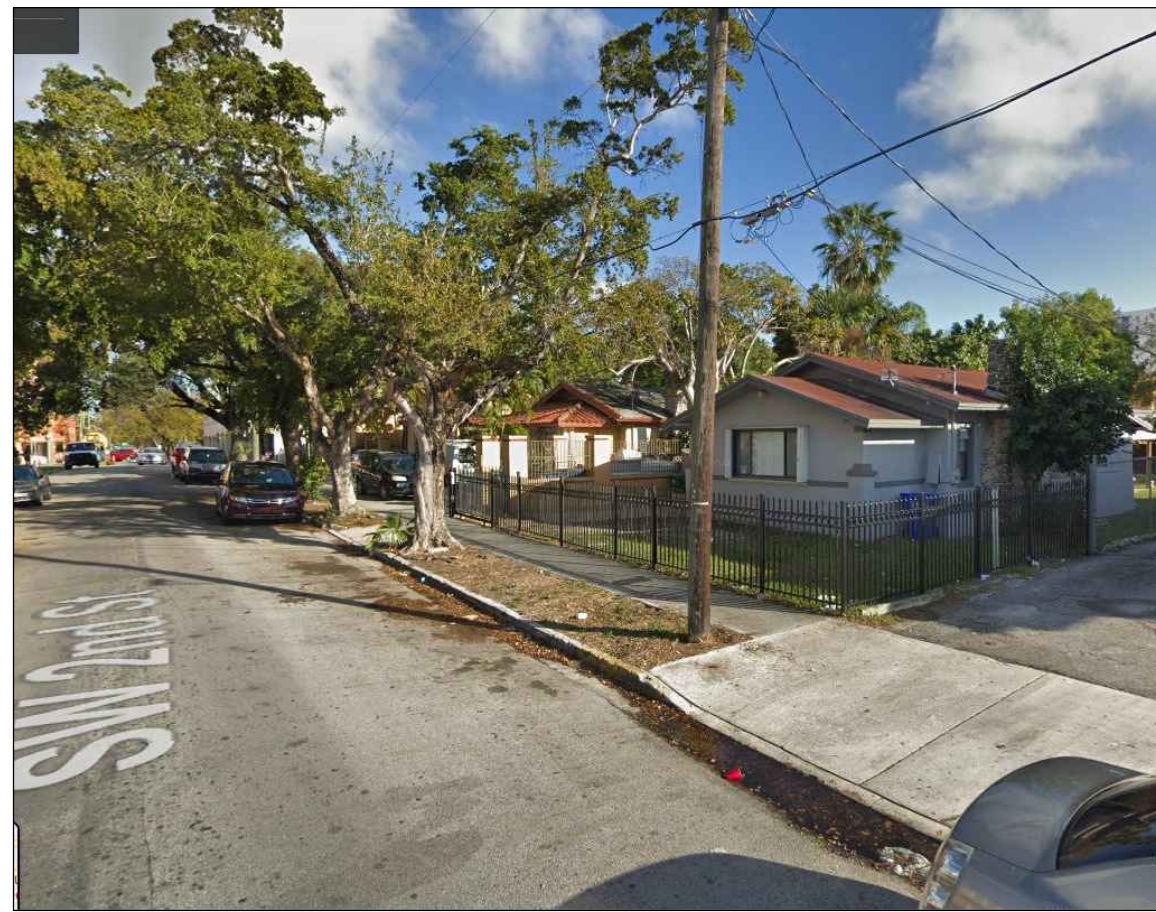
LOCATION MAP

N.T.S



LOT FRONT VIEW

N.T.S

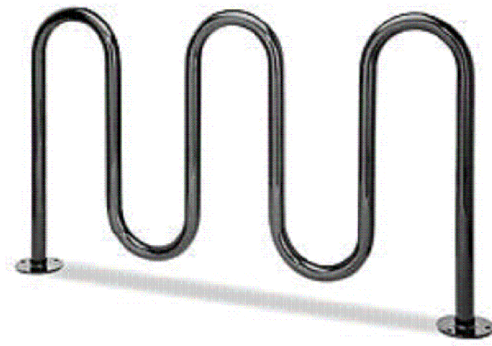


LOT SIDE VIEW

N.T.S

BIKE RACK DETAIL & CALCULATION

5-Loop Wave Style Bike Rack - 7 Bike Capacity, Black



More Images

Upscale stylish look for downtown shopping and business districts.

- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Concrete mounting hardware sold separately.

BIKE RACK: 31.5/20 x 1.5 REQUIRED
PROVIDED: 2

NOTE:

- ALL WORK SHALL COMPLY WITH CITY OF MIAMI STANDARD SPECIFICATIONS, MATERIALS, SEC. 302-1, AND METHODS, SEC. 408.
- SUB GRADE SHALL BE COMPACTED TO 95% DENSITY AASHTO T-99.
- VALLEY GUTTER SHALL BE CONSTRUCTED IN 50' MAXIMUM SECTIONS WITH 1/2" TO 3/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.

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 AND ALL SURROUNDING STRUCTURES, OPEN AREAS, SODDING OR PLANTING WHICH ARE TO REMAIN.
G.C. SHALL CLEAN AND GRUB ALL SUBTERRANEAN OR SURFACE MATERIALS FROM THE SITE AND ALL THE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND 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.

SCOPE OF WORK

NEW MULTIFAMILY BUILDING WITH 21 UNITS (ATTAINABLE-MIXED INCOME), 2 STORIES AND 10,769 OF TOTAL GROSS CONSTRUCTION AREA.

THE DESIGN SHALL COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2020

NOTE:

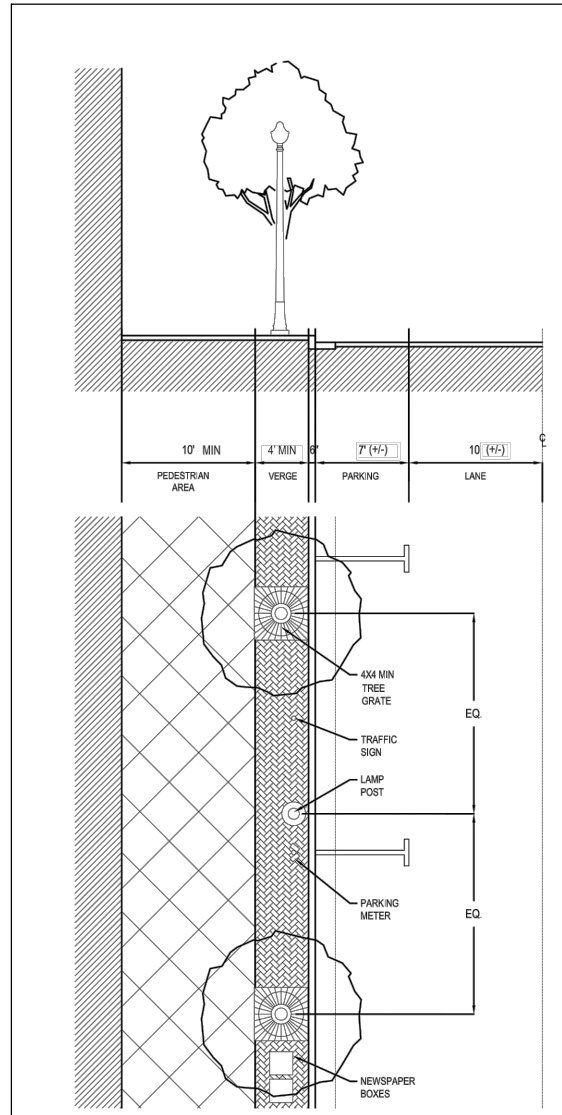
HOSE BIBS PROVIDED AS IRRIGATION

NOTE:

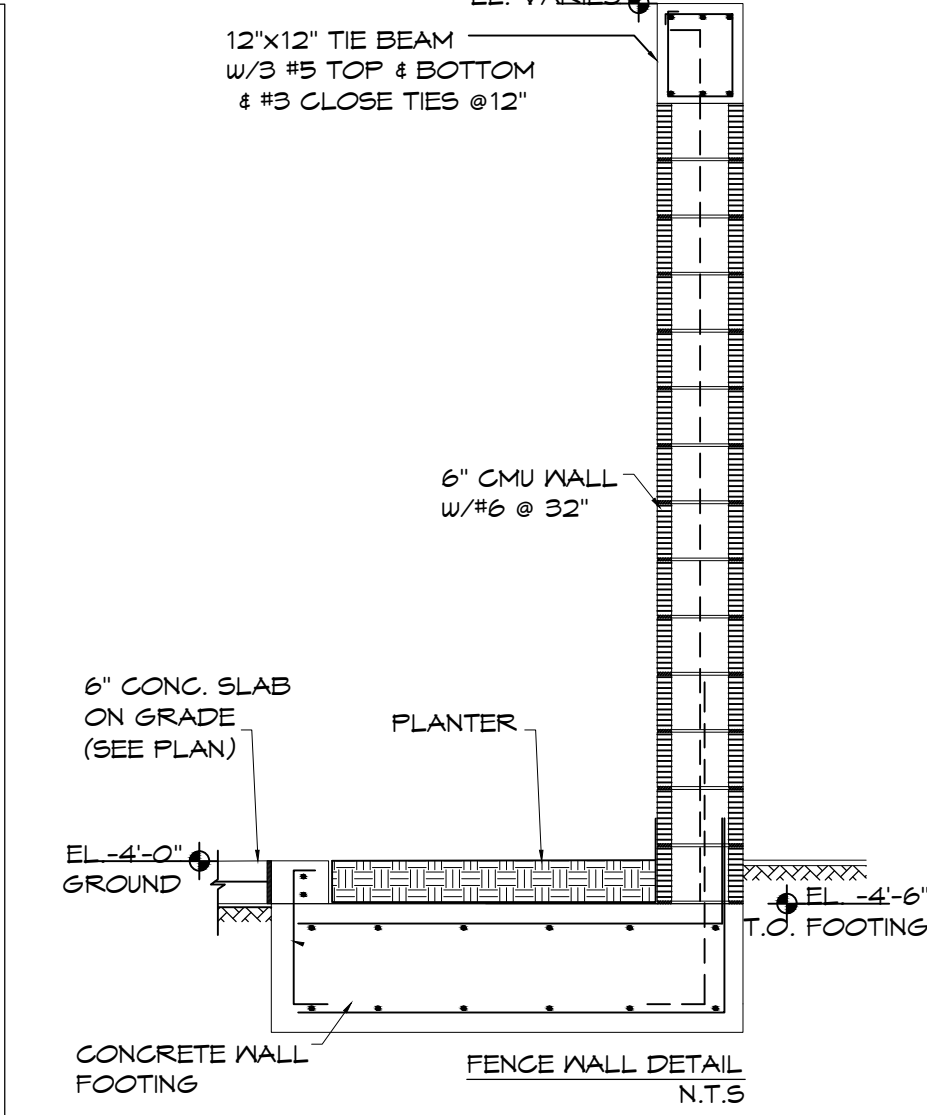
FOR APPROVED FIRE PENETRATION ASSEMBLY FOR DEMISING WALL BETWEEN UNITS TO MAINTAIN FIRE RATING SEE SHEET D-3 AND D-5

LEGEND:

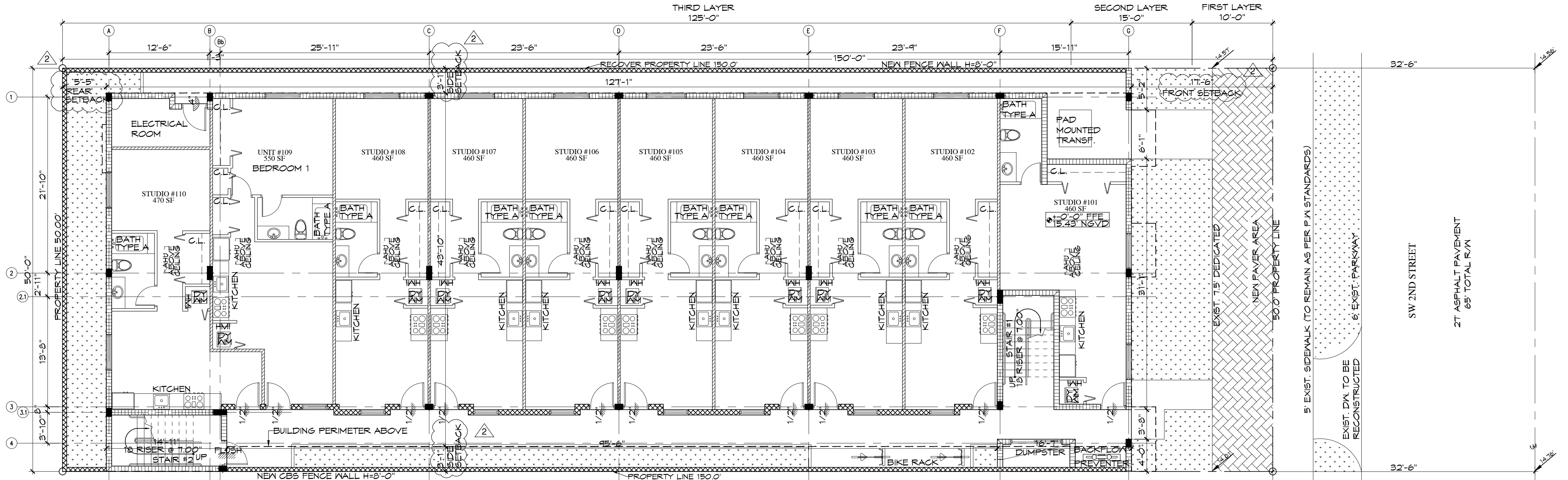
- 8" WIDE CONCRETE MASONRY UNIT (C.M.U.) WALL IN ACCORDANCE IVACI 530-42 / ASCE 5-42/TMS 402-42. (SEE STRUC. PLANS)
- 8" CMU NON-LOAD BEARING WALL (SEE STRUC. PLANS)
- 4" WIDE, 1-HR FIRE-RATED PARTITION UNIT
- 4" WIDE, PARTITION
- CONCRETE
- PROPERTY CORNER
- PROPERTY LINE
- WATER METER
- GREEN AREA (GRASS)
- PARKING LOT SPACE



IDEAL CONDITION
Sidewalk may be scored concrete. Varga may be permeable pavement. All vertical elements shall be located within verge and neatly aligned.
ARTICLE 8. ILLUSTRATION 8.4



FIRST 10'-0" FOR PEDESTRIAN CIRCULATION. THE 1ST LAYER ALONG ALL FRONTAGE (AS IDEAL CONDITION SHOWN IN ART. 8, ILLUSTR. 8.4 FOR THE DESIRED SIDEWALK TREATMENT)



SITE PLAN

SC:1/8"=1'

DIVINE E. AMOAH
ARCHITECT

AR # 0016936
2307 S. DOUGLAS RD, SUITE: 501
MIAMI, FLORIDA 33145
PHONE: (305) 441-1365

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF DIVINE EPHRAIM AMOAH WHETHER THE PROJECT IS EXECUTED OR NOT, THEY ARE NOT USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO DIVINE EPHRAIM AMOAH ARCHITECT.

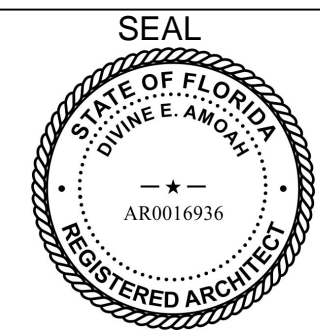
NEW MULTIFAMILY BUILDING (21 UNITS)

ADDRESS: 1254 SW 2ND STREET
MIAMI FLORIDA 33135

OWNER: URBANA 1254 LLC

REVISIONS

1	06.11.21
2	09.2021



DIVINE E. AMOAH
ARCHITECT
AR # 0016936

DATE: 04/2021

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