## SITE DATA

LOT AREA: 219,931 SQFT (5.05 ACRES)

BUILDING "A" : 47,250 SQFT BUILDING AREA
BUILDING "B" : 47,250 SQFT BUILDING AREA
BUILDING "C" : 6,890 SQFT BUILDING AREA
TOTAL AREA: 101,390 SQFT BUILDING AREA

MAX. LOT COVERAGE ALLOWED (50%) = 109,965.5 SQFT
MAX. LOT COVERAGE PROVIDED (48%) = 105,360 SQFT

FRONT SETBACK REQUIRED; 7'-0"
FRONT SETBACK PROVIDED; 7'-0"

INTERIOR SIDE SETBACK REQUIRED; 10'-0"
INTERIOR SIDE SETBACK PROVIDED; 10'-0"

REAR SETBACK REQUIRED; 10'-0"
REAR SETBACK PROVIDED; 10'-0"

7'-0" MIN LANDSCAPE BUFFER REQUIRED
7'-0" / 17'-0" LANDSCAPE BUFFER PROVIDED

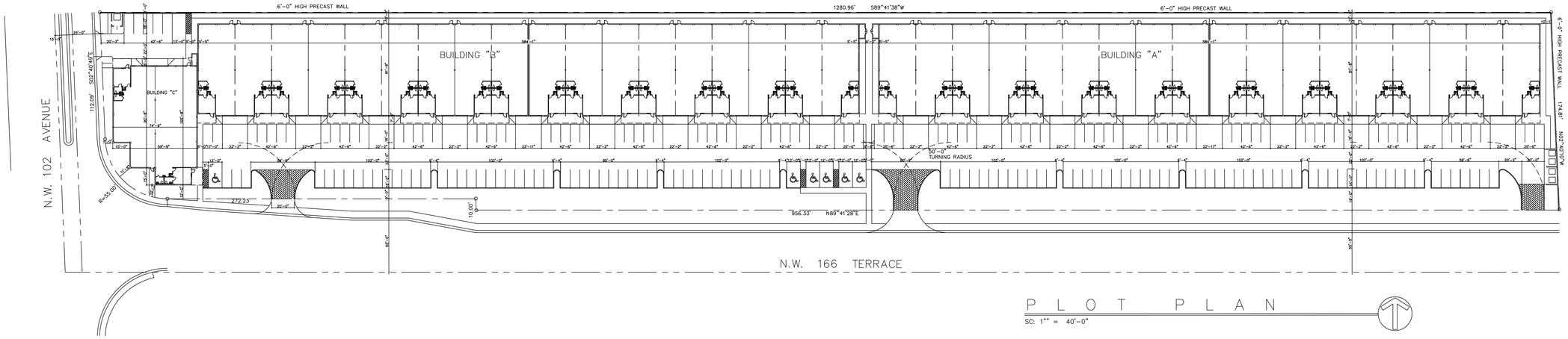
MINIMUM BUILDING FRONTAGE REQUIRED (65%) = 110'-0"
MINIMUM BUILDING FRONTAGE PROVIDED = 110'-0"

MINIMUM BUILDING FRONTAGE REQUIRED (65%) = 832.0'
MINIMUM BUILDING FRONTAGE PROVIDED = 1,238.0'

TOTAL PARKING SPACES PROVIDED: 204 PARKING SPACES
1 / 516 SQFT PARKING PROVIDED

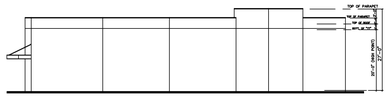
## LEGAL DESCRIPTION:

A PORTION OF TRACT 13, LESS THE SOUTH 100 FEET OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION N^ 1" AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA LYING IN THE NE 1/4 OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 40 EAST CITY OF HIALEAH, MIAMI DADE COUNTY FLORIDA.

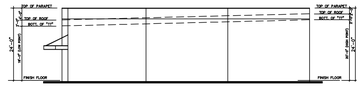



PLOT PLAN
SC: 1"" = 40'-0"

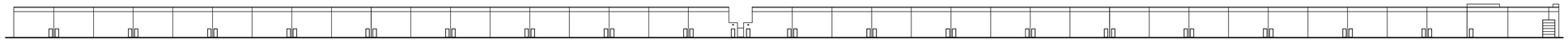
FRONT ELEVATION
SC: 1" = 40'-0"



LEFT-SIDE ELEVATION
SC: 1" = 20'-0"



RIGHT-SIDE ELEVATION
SC: 1" = 20'-0"



REAR ELEVATION
SC: 1" = 40'-0"

| REVISIONS | BY |
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# PROPOSED INDUSTRIAL PROJECT FOR: HIALEAH HEIGHTS FLEX SPACE

JOB ADDRESS: 11205 W. 40TH AVE. HIALEAH, FLORIDA


ALBERT O. GONZALEZ ARCHITECT P.A.
AA26003246
16400 NW 59TH AVE.
MIAMI LAKES, FLORIDA 33014


| | |
|---|---|
| DATE: | |
| SCALE: | |
| DRAWN: | |
| JOB: | |
| SP-1 | |