

PROPOSED RESIDENTIAL DEVELOPMENT:

# EL PORTAL MULTI-FAMILY

519 NE 83rd STREET  
MIAMI, FL 33138

PREPARED BY

**V.ALENT ARCHITECT**

14068 NW 82nd Ave.  
Miami Lakes, FL 33016  
(305) 438-6266  
FL CA AA20003582

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PATRICK VALENT  
AR13634

PREPARED FOR

PROJECT INFORMATION

PROPOSED BUILDING FOR:

## EL PORTAL MULTI-FAMILY

519 83rd STREET  
EL PORTAL, FLORIDA 33138

ISSUED DATES	
0 PRELIM	02.08.22

SHEET NAME

TITLE SHEET

SHEET NUMBER

**A-0.0**

### DESIGN TEAM

ARCHITECTURAL

VALENT ARCHITECTURE CORP  
PATRICK VALENT, R.A.

14068 NW 82nd Ave.  
MIAMI LAKES, FL 33016  
PH: 305.439.6266

### PROPERTY SUMMARY

LATITUDE: 25.852039

LONGITUDE: -80.186150

ZONING JURISDICTION: CITY OF MIAMI/ EL PORTAL

### DEIGN CRITERIA

- ALL WORK SHALL COMPLY AS FOLLOWS:
- 2020 17TH EDITION FLORIDA BUILDING CODE- RESIDENTIAL
  - 2020 17TH EDITION FLORIDA BUILDING CODE- MECHANICAL
  - 2020 17TH EDITION FLORIDA BUILDING CODE- PLUMBING
  - 2020 NATIONAL ELECTRIC CODE-NFPA 70
  - 2020 FLORIDA FIRE PREVENTION CODE
  - 2020 FLORIDA BUILDING CODE- ENERGY CONSERVATION

### INDEX OF DRAWINGS

- ARCHITECTURAL
- A-0 TITLE SHEET
  - A-0.1 AERIAL LAYOUT
  - A-0.2 AERIAL PHOTOS
  - A-1.0 SITE PLAN
  - A-2.0 TYPICAL FLOOR PLAN (FLOORS 2-5)
  - A-2.1 TYPICAL FLOOR PLAN (FLOOR 6)
  - A-3.0 TYP. UNIT-A FLOOR PLAN
  - A-3.1 TYP. UNIT-B FLOOR PLAN
  - A-4.0 SITE MASSING PLAN
  - A-5.0 SCHEMATIC RENDERING

### PROJECT RENDERING



### CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.





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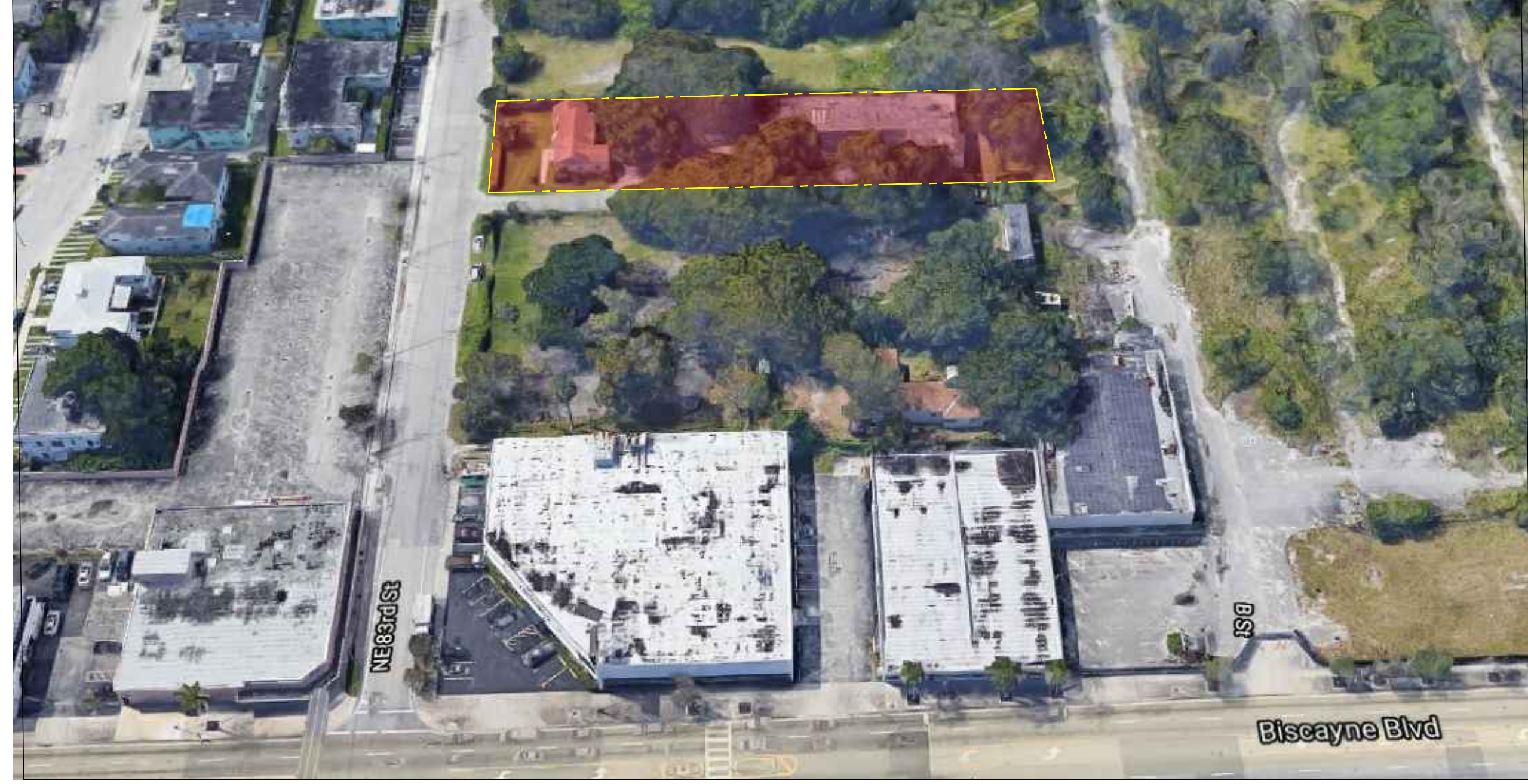
ISSUED DATE	DESCRIPTION
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SHEET NAME  
**AERIAL LAYOUT**

SHEET NUMBER  
**A-0.1**

 **AERIAL LAYOUT**  
 1  
 A-0.1  
 N.T.S.





ISSUED DATE	DESCRIPTION
0	PRELIM 02.08.22

SHEET NAME  
**AERIAL PHOTOGRAPHY**

SHEET NUMBER  
**A-0.2**



### SITE DATA

1) ZONING:	T-5 URBAN CORE EL PORTAL - ZONE 5	
2) LOT AREA: FOLIO: 18-3207-020-0210	27,450 SF	
150 DU/ACRE = 88 UNITS		
PARKING: LESS THAN 650 SF = 5 UNITS LESS THAN 800 SF = 1 UNIT		
	REQUIRED	PROPOSED
82 UNITS x .5	41	53
12 UNITS x 1	12	
VISITOR = 1/10	5	5
	SUBTOTAL:	58
3) SETBACKS	REQUIRED	PROPOSED
FRONT	10'-0"	10'-0"
REAR	0'	5'-0"
SIDE	0'	20'-9" / 22'-6"
4) LOT HEIGHT	6 STORY	6 STORY

NOTES:  
 1. ALL WATER SHALL BE RETAIN WITHIN PROPERTY  
 2. TREES LANDSCAPING AND TREES SHALL BE PROVIDE IN ACCORDANCE WITH NORTH MIAMI LANDSCAPE CODE

### UNITS CALCULATION

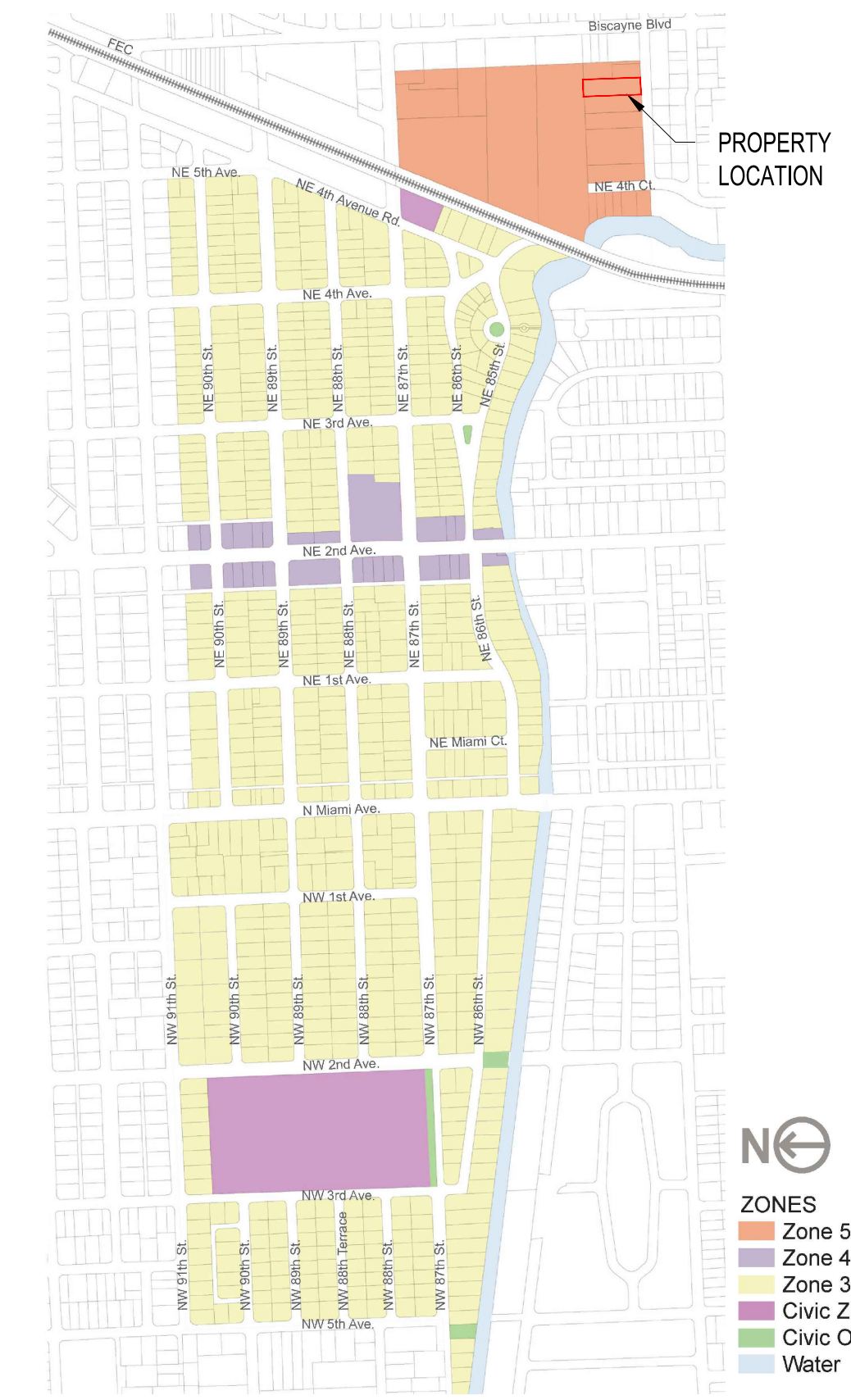
	1BR/1B	2BR/1B		
	UNIT A	UNIT B		
LEVEL 6	2	8		
LEVEL 5	20	1		
LEVEL 4	20	1		
LEVEL 3	20	1		
LEVEL 2	20	1		
TOTAL	82	12		

### LEGAL DESCRIPTION

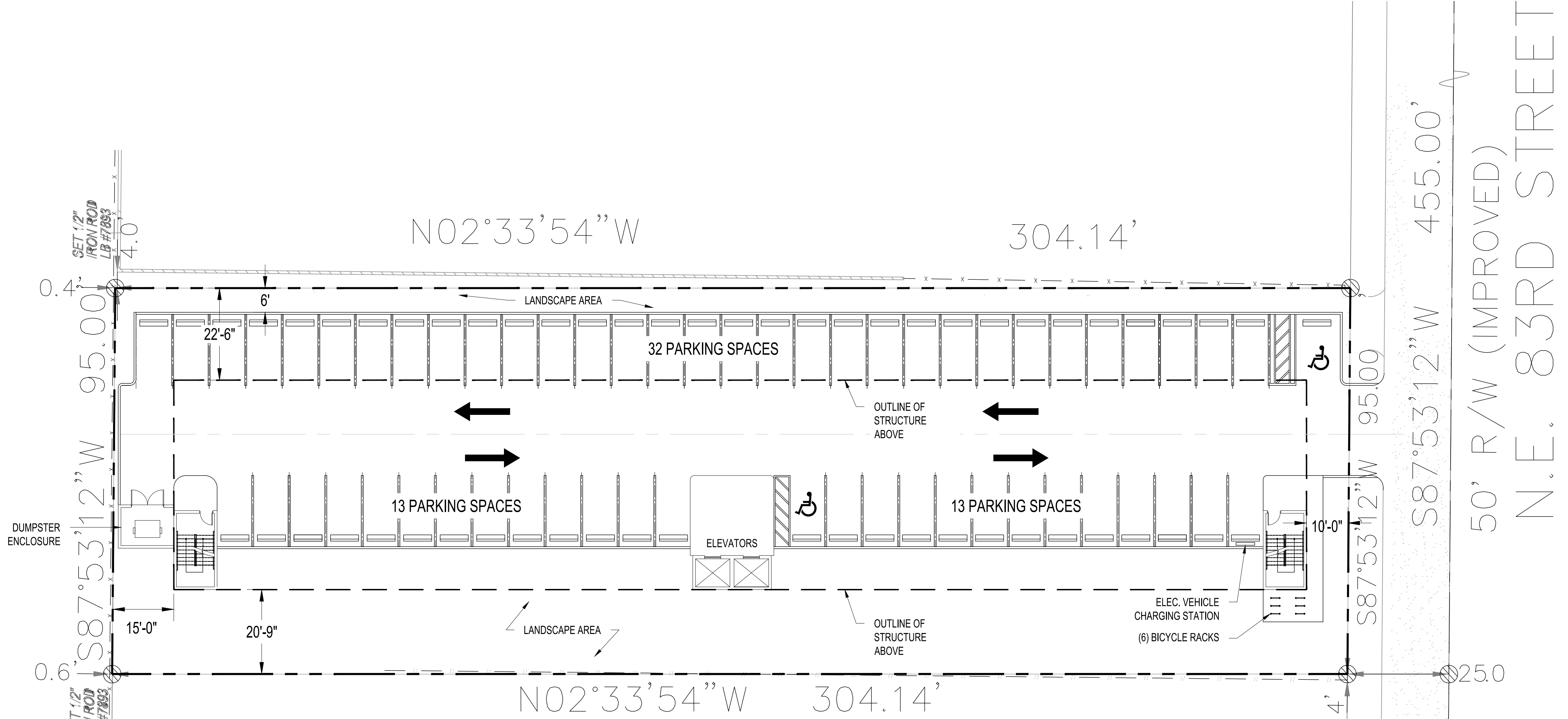
FOLIO: 18-3207-020-0210  
 7.53 42.0 63 AC  
 TUTTLES SUB PB B-3  
 W90FT OF N305FT OF E455FT LOT 4  
 LOT SIZE 90,000 X 305  
 OR 10518-272 0979 1  
 FOLIO: 06-2230-001-0370

### UNIT AREAS

MODEL	A/C SF	BALCONY SF	TOTAL SF	NO. OF BEDROOMS	NO. OF UNITS	%
UNIT A	500	N/A	500	1	82	85%
UNIT B	800	N/A	800	2	12	15%
TOTAL					94	100%



**ZONE MAP**  
 N.T.S.



**PROPOSED SITE PLAN**  
 SCALE: 1/16" = 1'-0"

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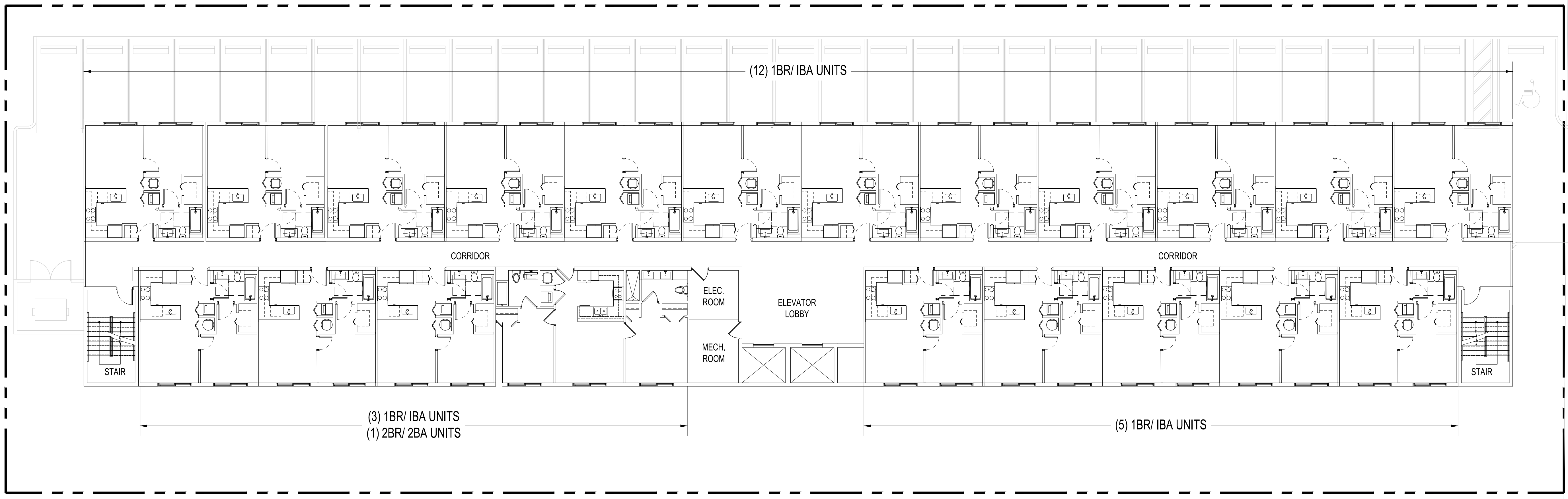
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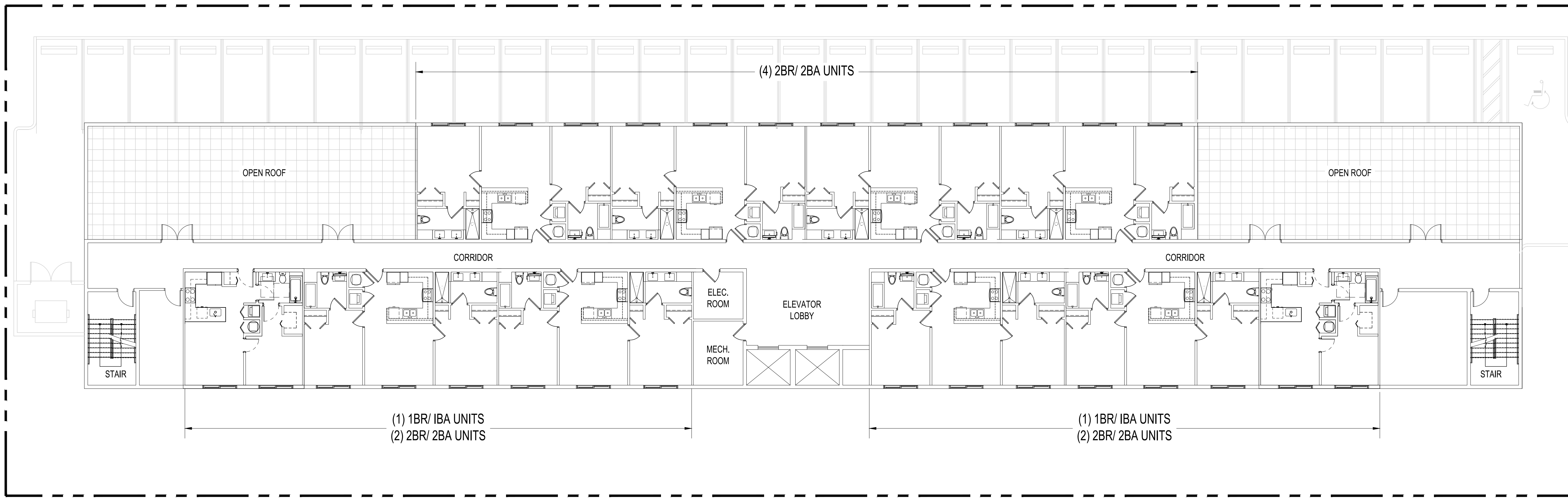
SHEET NAME  
**PROPOSED SITE PLAN**


SHEET NUMBER  
**A-1.0**



1  
 A-2  
**TYPICAL FLOOR PLAN (FLOORS 2-5)**  
 SCALE : 3/32" = 1'-0"

UNIT COUNT:  
 (20) 1BR/ 1BA UNITS  
 (1) 2BR/ 2BA UNITS

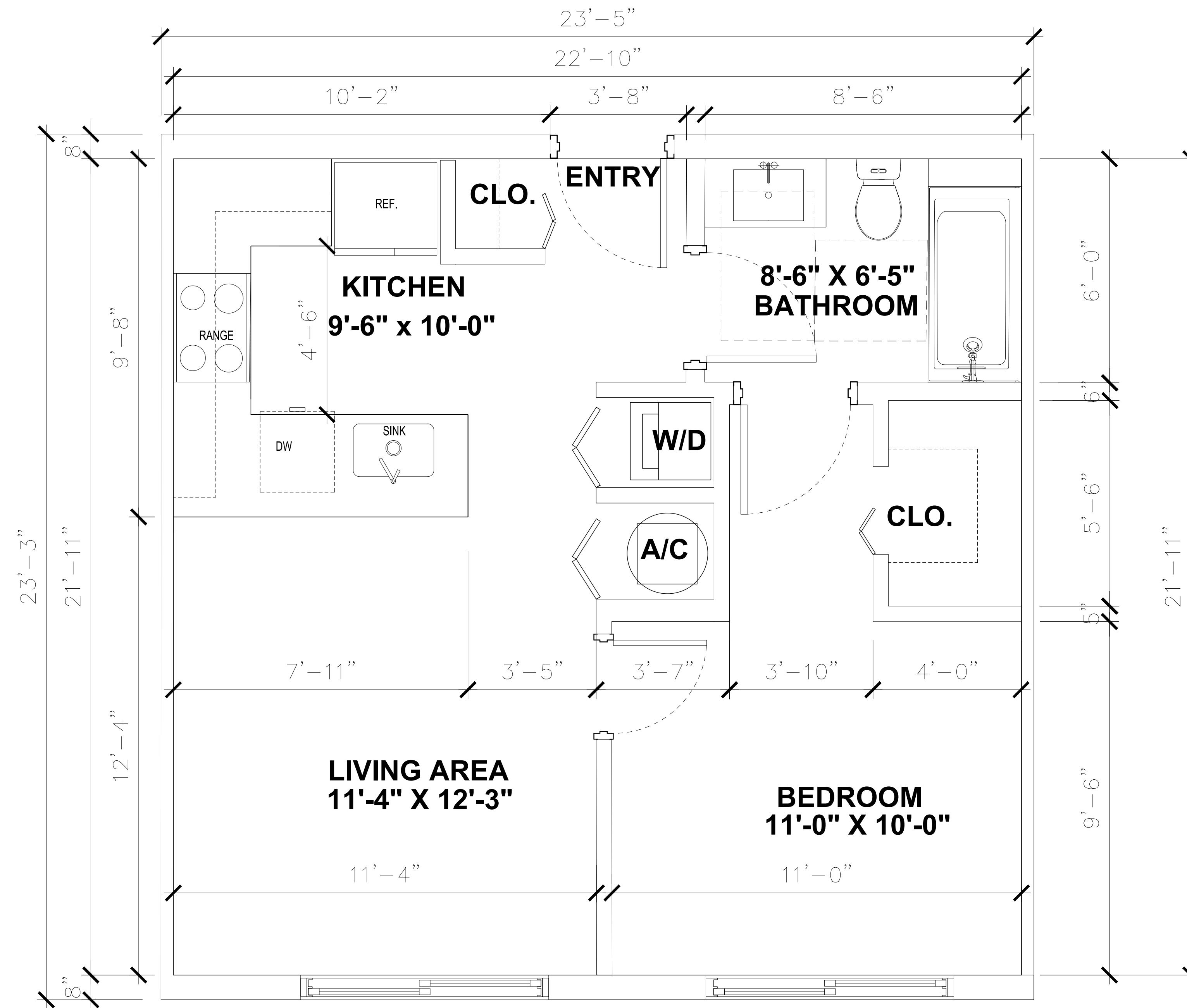



1  
 A-2.1

**TYPICAL FLOOR PLAN (FLOOR 6)**  
 SCALE : 3/32" = 1'-0"

UNIT COUNT:  
 (2) 1BR/ 1BA UNITS  
 (8) 2BR/ 2BA UNITS





**1**  
**A-3**  
**UNIT A - 1BR/ IBA FLOOR PLAN**  
 SCALE : 1/2" = 1'-0"  
 500 SQ.FT

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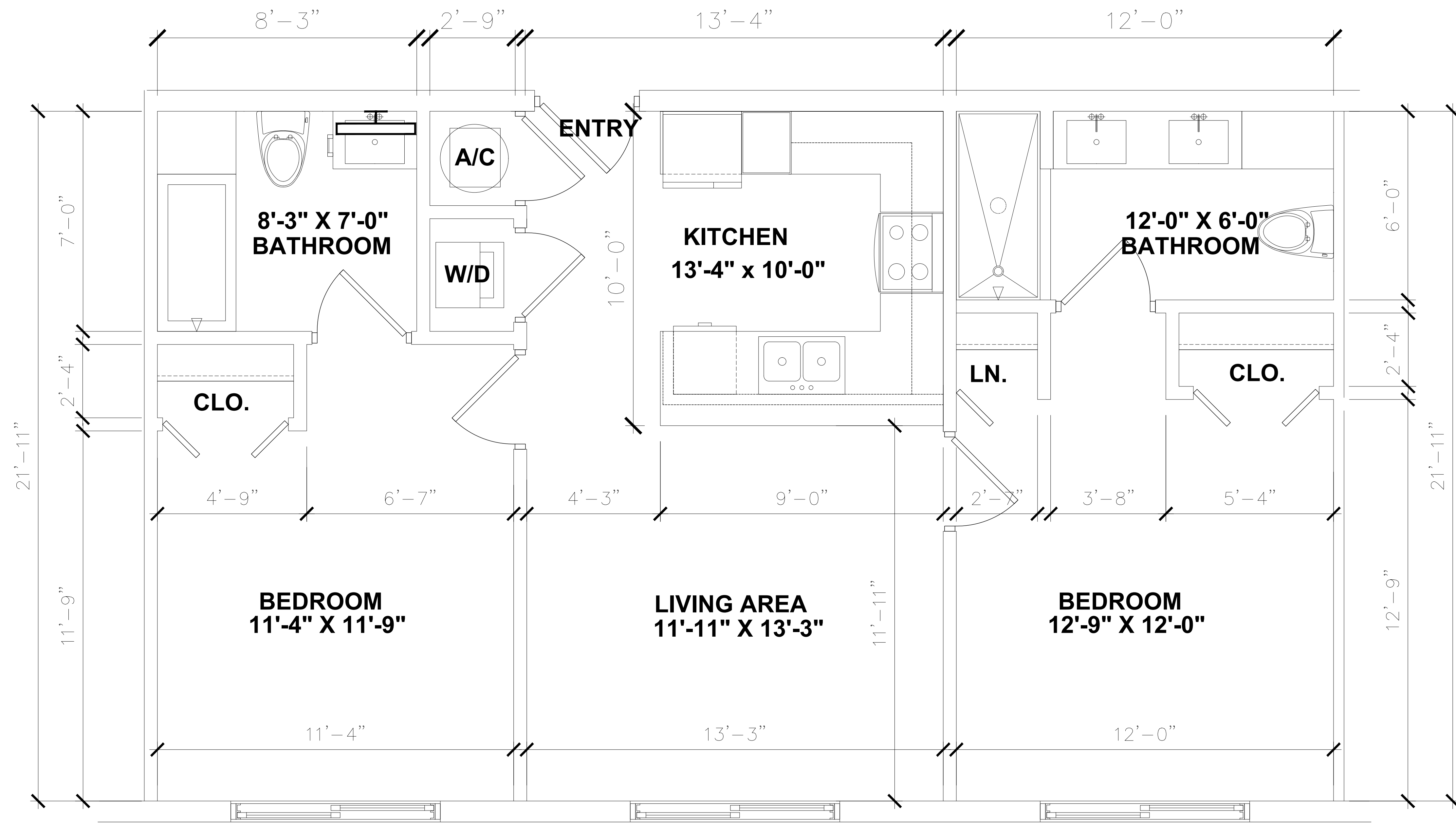
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SHEET NAME  
**UNIT-A FLOOR PLAN**

SHEET NUMBER  
**A-3.0**



1
**UNIT B - 2BR/ 2BA FLOOR PLAN**  
 SCALE : 1/2" = 1'-0"  
 800 SQ.FT

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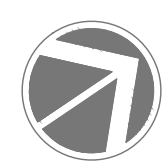
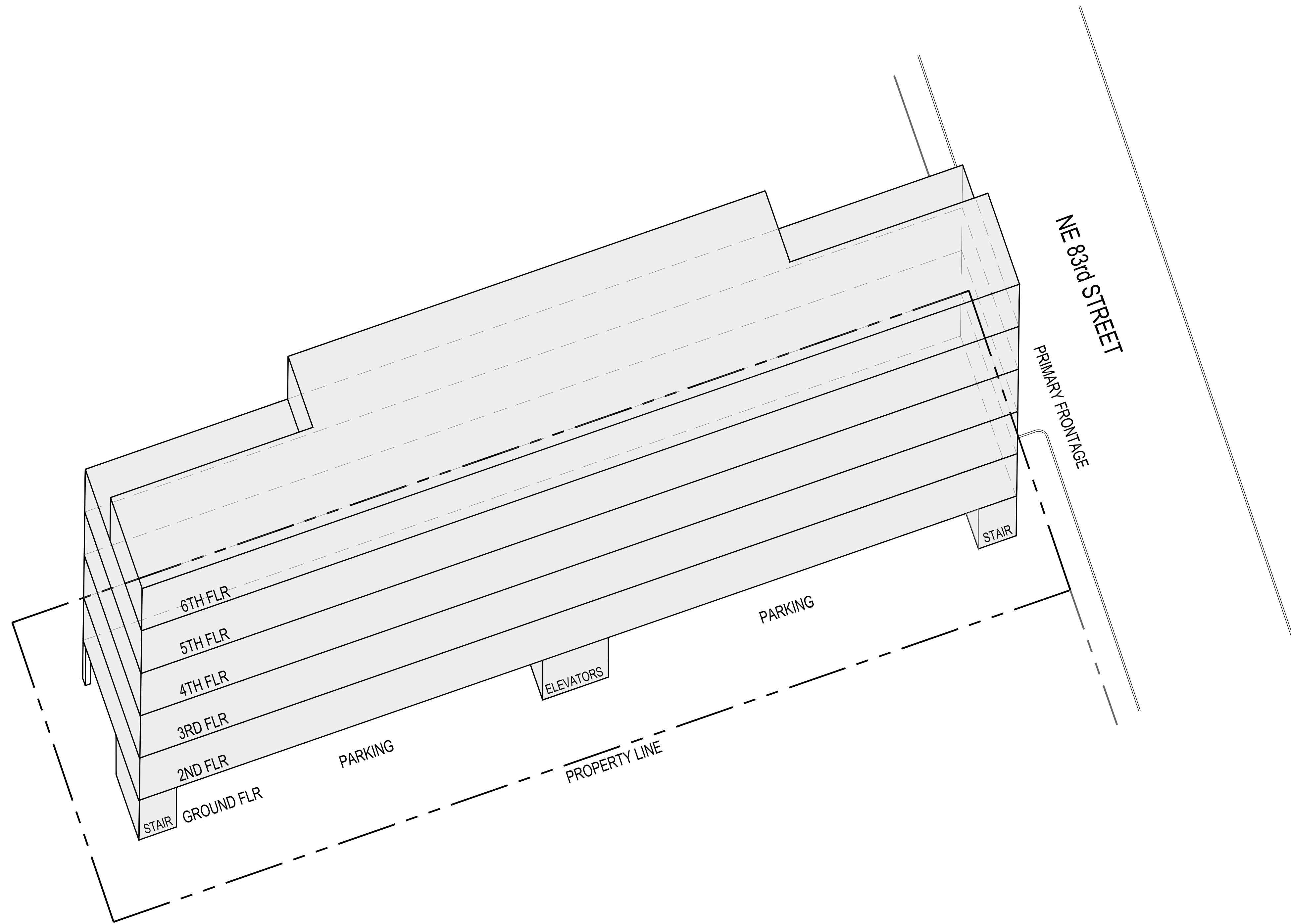
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SHEET NAME  
**UNIT-B FLOOR PLAN**

SHEET NUMBER  
**A-3.1**





1  
A-4

**SITE MASSING PLAN**

SCALE : N.T.S.

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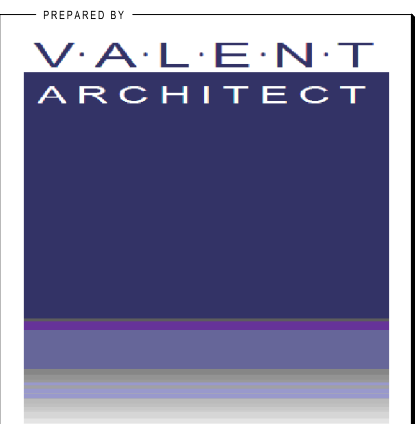
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SHEET NAME  
**SITE MASSING PLAN**

SHEET NUMBER  
**A-4.0**





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SHEET NAME

**SCHEMATIC RENDERING**

SHEET NUMBER

**A-5.0**

