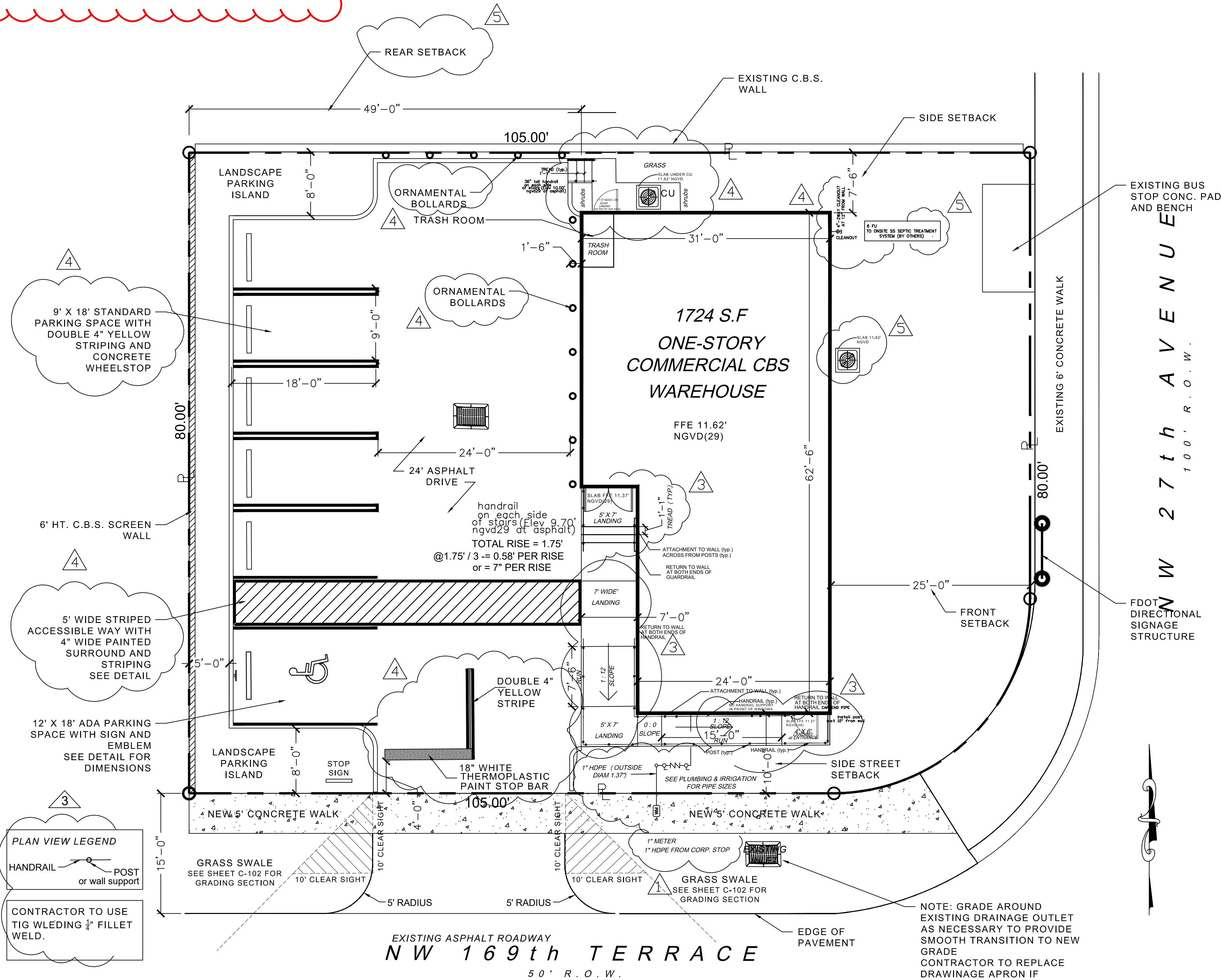
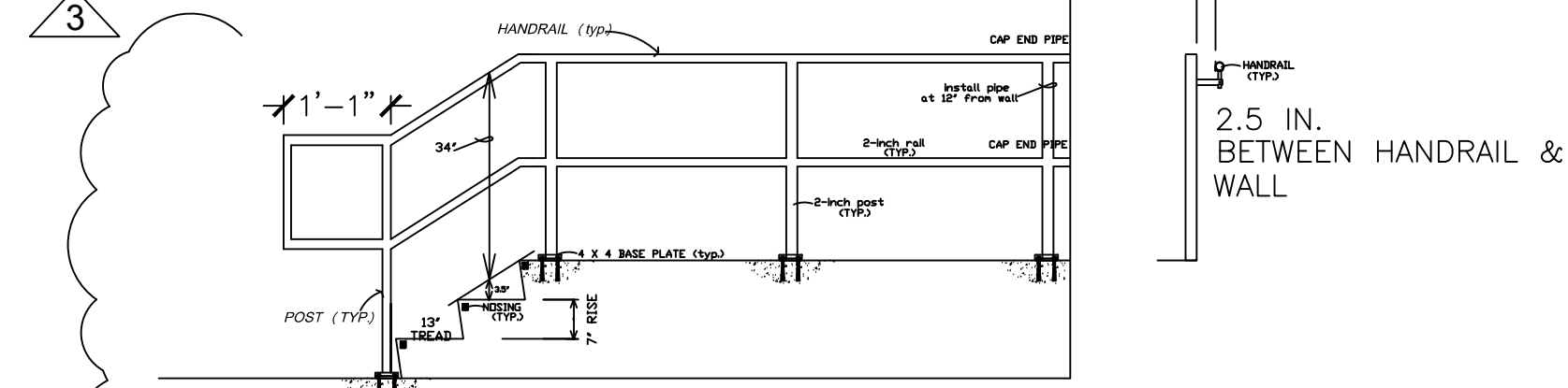


MDFR Note:
Fire department review and approval of this plan is for site access only. Watermain and hydrant review if required must be submitted as a separate Category 0110 application.



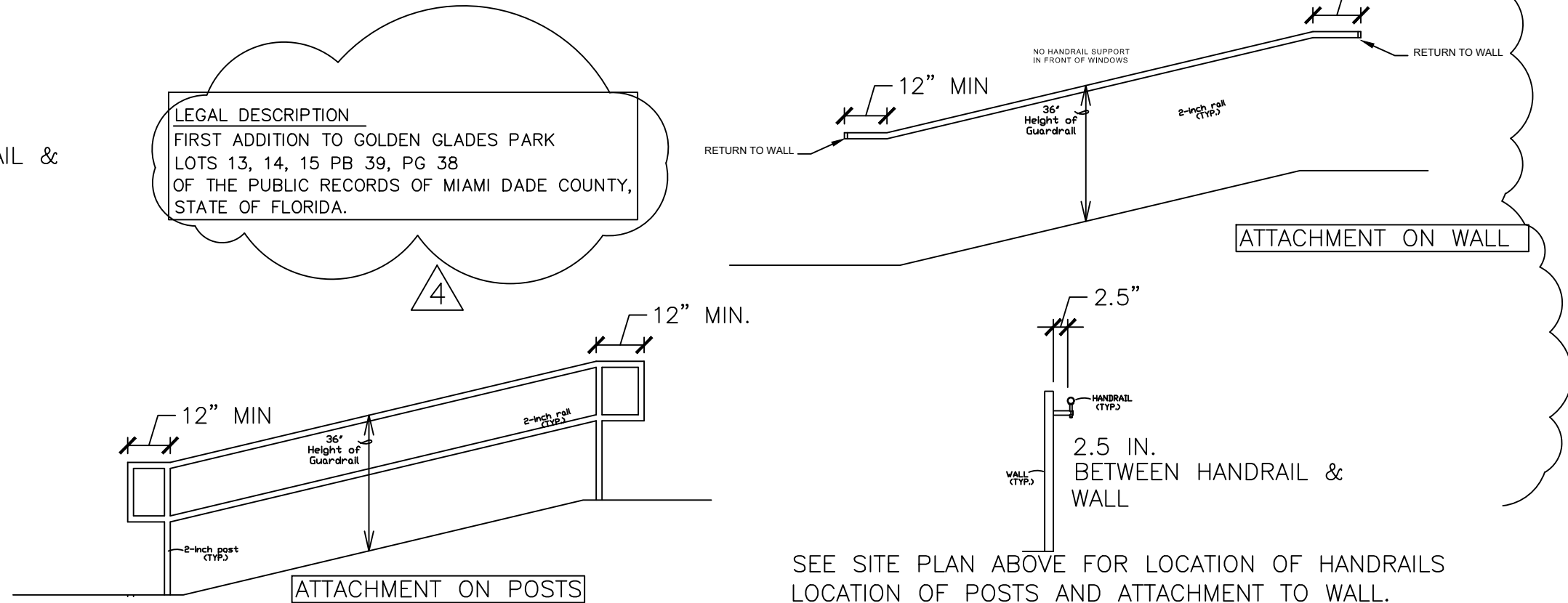
STAIRS & HANDRAILS at double door

SEE SITE PLAN ABOVE FOR LOCATION OF HANDRAILS
LOCATION OF POSTS AND ATTACHMENT TO WALL.



- WELL COMPACTED BASE
HORIZONTAL DISTANCE BETWEEN POSTS ON LANDING IS 24" O.C.
HORIZONTAL DISTANCE BETWEEN POSTS AT STAIRS IS 31" O.C.
- NOTES:
1. CONCRETE: 3,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCEMENT #5 GRADE 60 IN CONCRETE AS SHOWN EACH WAY @ 6" O.C.
1 # 5 IN NOSINGS.
 3. TREADS AND PLATFORM BROOM FINISHED.
 4. SEE ARRANGEMENT OF # 5 REBARS IN DETAIL ON TOP OF SHEET.
 5. use 2-inch DIA, 6061-T6 aluminum posts & rails or approved equal. Use 4x4 base plates attached w/ 4-1/2"X 4" wedge anchors per plate.

STAIRS RAMPS & HANDRAILS

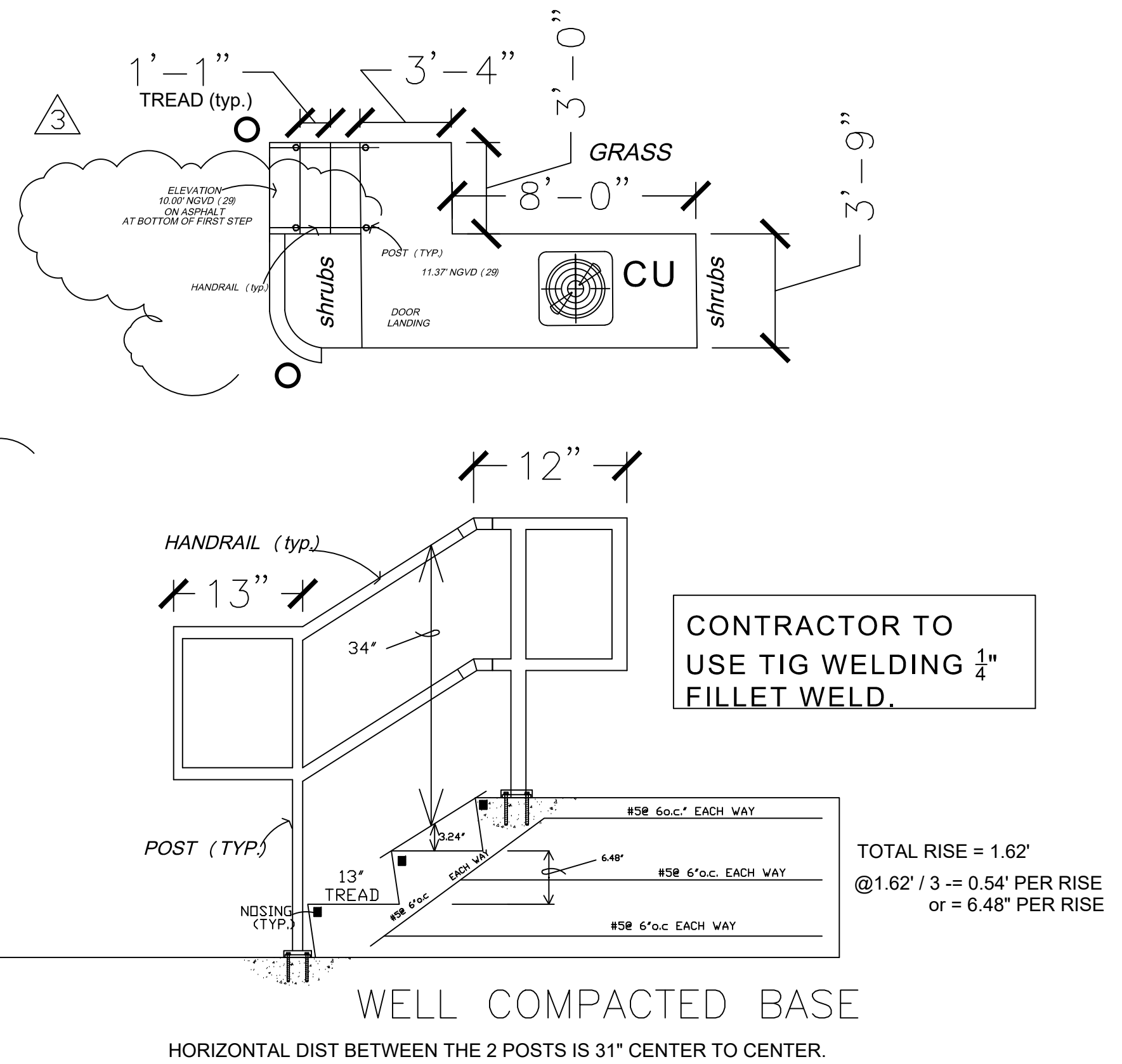


SITE PLAN

SCALE: 1" = 20'

LOT TOTAL AREA 8,400 SQFT
BUILDING TOTAL FOOTPRINT AREA 1,724 SQFT

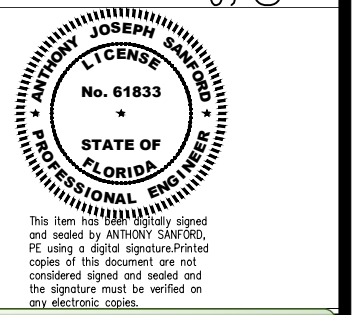
STAIRS & HANDRAILS by trash room



TABULAR DATA CODE CHART

REGULATING DOCUMENT: MIAMI GARDENS LAND DEVELOPMENT CODE, SECTION XIV., SEC. 34		
ZONING LAND USE: ENTERTAINMENT OVERLAY DISTRICT (I-1 SHOWROOM/RETAIL SALES USE)		
SECTION	REQUIRED	PROVIDED
Lot and Density Parameters		
Lot Frontage, Minimum	150 lf	185 lf
Lot Area, Minimum	10,000 SF	8,400 SF
Floor Area Ratio, Maximum	.50 (Single Use)	.21 (Single Use)
Off Street Parking for Showroom/Retail Use		
1 Offstreet Parking Space per 300 sf Building Area @1,724 sf	6 Spaces	6 Spaces
Maximum Impervious Area		
% of Lot Area @ 8,400 sf	70% (5,880 sf)	67% (5,626 SF)
Maximum Height For Buildings And Structures		
Principal Buildings	10 Stories	22'-6"
Principal Building Setbacks and Spacing		
Front Setback	25'	25'
Rear Setback (minimum)	25'	25'
Interior Side Setback	7.5'	7.5'
Side Street Setback (minimum)	10'	10'
Rear Setback Abutting Non-Residential, Non-Industrial Zoning District	N/A	N/A
Rear Setback Abutting Residentially Zoned Lot (minimum)	25'	49'
Rear Setback Separated From Residentially Zoned Lot By Street, Alley Or Other Right-of-Way (minimum)	N/A	N/A

ANTHONY SANFORD, PE
CIVIL - MEP - STRUCTURAL
SUNRISE, FL 33322
OFFICE: (954) 632-9367



APPROVED
By A. Sanford at 1:22 pm, May 23, 2025

NEW COMMERCIAL / RETAIL BUILDING
FOR MR. JAY WILLIAMSON
16910 NW 27TH AVENUE
MIAMI GARDENS, FL 33056

ANTHONY J. SANFORD, P.E.
Digitally signed by
Anthony Sanford
DN: c=US,
o=Unaffiliated,
dnQualifier=A0141,
000000019009375,
7CF0002C704,
cn=Anthony
Sanford
Date: 2025.05.23
13:31:55 -0400
FLORIDA LIC.# 61833

SITE PLAN

DATE: 4/09/2023 DRAWN BY: A.S. CHECKED BY: A.S.

SHEET#

C101