

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	4110 NW 22 AVE MIAMI FL 33142
FOLIO #	30-3122-023-0060
LEGAL DESCRIPTION	MONNAH PARK PB 33-10, LOT 7 LESS E25FT FOR R/W BLK 1, PR ADD 4110 NW 22 AVE, LOT SIZE 50,000 X 113, OR 21110-2595-2596 0303 5, COC 24887-3154 08 2006 5
LOT AREA:	5633 SQ.FT. / 0.129 Acre
YEAR BUILT:	N/A

SCOPE OF WORK
 THE PROPOSED BUILDING IS TO BE TYPE 1 - B CONSTRUCTION WITH AN OCCUPANCY TYPE: RESIDENTIAL, MERCANTILE AND BUSINESS AREAS.
FIRE RESISTANCE BUILDING ELEMENTS: TYPE 1 - B BY TABLE 601 FBC 2023
 THE PROPOSED BUILDING IS TO INCORPORATE A COMPLETE SPRINKLER SYSTEM WITH FBC SECTION 903.3.1.1
TYPE OF CONSTRUCTION: TYPE 1B - 1B CONSTRUCTION
 CONCRETE COLUMNS, CONCRETE SLABS, CBS EXTERIOR WALLS
OCCUPANCY GROUP: RESIDENTIAL GROUP R-2
TOTAL BUILDING AREA: 22,847 SF

GOVERNING CODES
 FLORIDA FIRE PREVENTION CODE 2023
 FLORIDA BUILDING CODE 2023
 2023 NATIONAL ELECTRIC CODE
 2023 FBC MECHANICAL
 2023 FBC PLUMBING
 2023 FBC ACCESSIBILITY

ZONING GUIDELINES:

ZONING: MCUCD (MODEL CITY URBAN CENTER DISTRICT)

FLOOD ZONE:	X
LOT SIZE:	REGULAR
LOT NET AREA:	5633 SQ.FT. = 0.12 ACRES
LOT GROSS AREA:	8133 SQ.FT. = 0.186 ACRES
URBAN CENTER:	NORTH CENTRAL
LAND USE:	MC
SUB DISTRICT:	CENTER

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	MINIMUM = 2 STORIES MAXIMUM = 10 STORIES	5 STORIES
DENSITY	MAXIMUM = 90DU/ACRE 90 X 0.186 = 16.74 DU = 16 DU DENSITY WHU BONUS = 12.5% WHU SET ASIDE = 25% BONUS = 4 DU TOTAL DENSITY = 20 DU 3 DU SET ASIDE FOR WHU	20 DU TOTAL 3 DU SET ASIDE FOR WHU 1B 1B 8 2B 1B 8 STUDIO 4 WAITING AREA 1 TOTAL UNITS: 21
PARKING	100% PARKING REDUCTION FOR PARCELS LESS THAN 15,000 SF 1 PS / 1B = 1 X 12 = 12 PS 1 PS / 2B = 1.5 X 8 = 12 PS 1 PS / 250 SF RETAIL = 1 X (2,888 SF/280 SF) = 12 PS TOTAL REQUIRED = 36 PS	0 PARKING SPACES

SETBACKS

FRONT	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
REAR	10'-0"	10'-0"

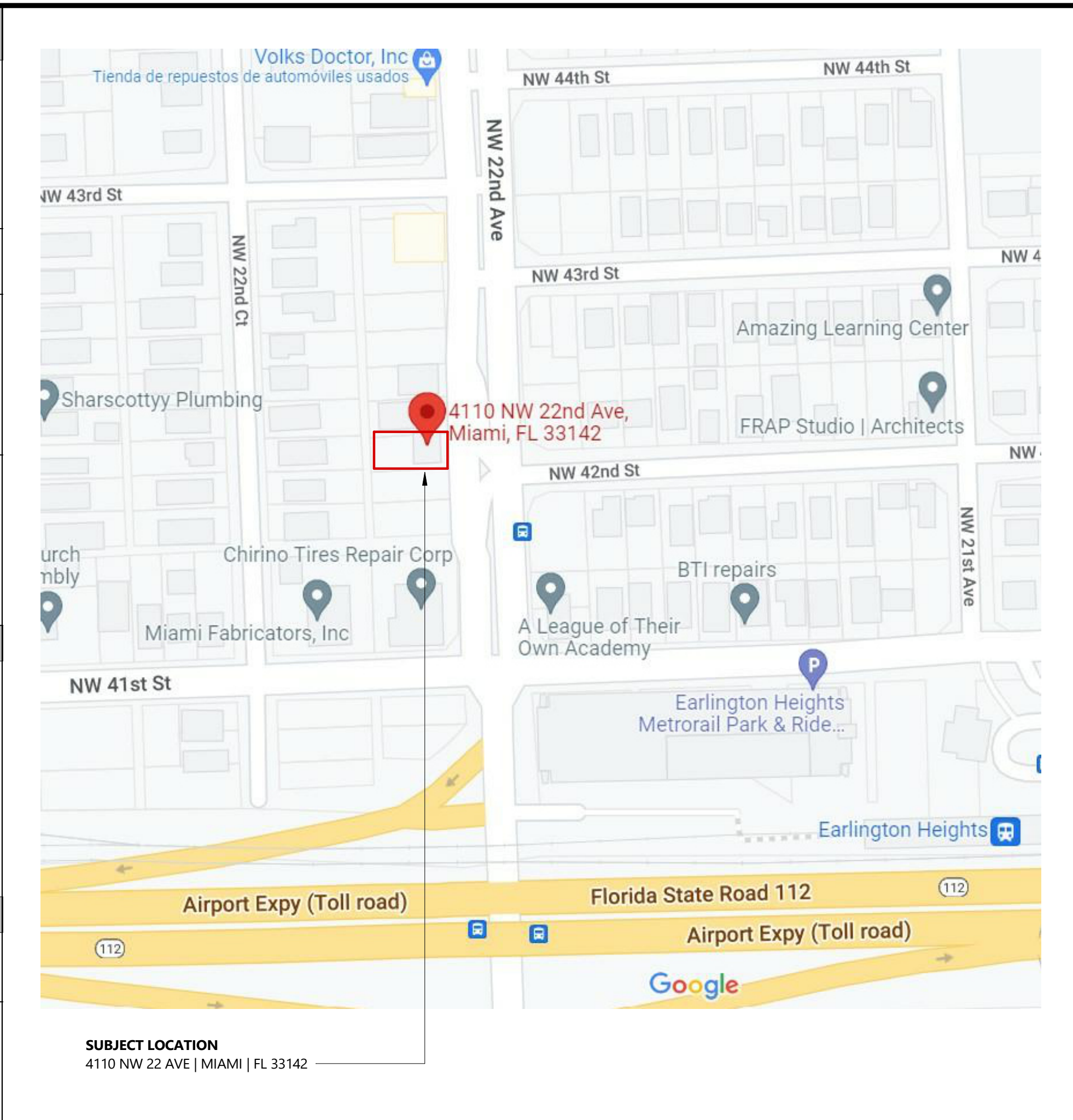
UNIT BREAKDOWN

UNIT TYPES	# OF UNITS	UNIT AREA	MIN UNIT SIZE	AVERAGE UNIT SIZE	TOTAL UNITS SF.
UNIT "A" 1 BED / 1 BATH	4	626 SF			
UNIT "B" 2 BED / 1 BATH	4	511 SF			
UNIT "C" 2 BED / 1 BATH	4	622 SF			
UNIT "D" 1 BED / 1 BATH	3	906 SF			
UNIT "D-2" 1 BED / 1 BATH	3	906 SF			
UNIT "E" 1 BED / 1 BATH	1	781 SF			
UNIT "E-2" 1 BED / 1 BATH	1	781 SF			

RESIDENTIAL UNITS		OFFICES UNITS	RETAIL UNIT	ASPR - AREAS	
1 BED / 1 BATH	8	2 UNITS TOTAL	1 UNITS TOTAL	OFFICE	1,574 SF
2 BED / 1 BATH	8			WAITING AREA	987 SF
STUDIO	2			UNITS	14,035 SF
20 UNITS TOTAL					

FINANCIAL INFO:

THIS PROJECT IS 100% PRIVATELY FINANCED AND UNDERTAKEN BY A PRIVATE ENTITY. IT DOES NOT RECEIVE FEDERAL FINANCIAL ASSISTANCE AND IS NOT CARRIED OUT BY ANY STATE OR LOCAL PUBLIC ENTITY. THEREFORE, THIS PROJECT IS NOT SUBJECT TO THE HUD SECTION 504 REGULATIONS OR TITLE II OF THE ADA. ALL ACCESSIBILITY REQUIREMENTS WILL BE MET IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2020, SECTION 233.3.



1 LOCATION MAP
N.T.S.



4 ZONING MAP
N.T.S.



2 AERIAL VIEW
N.T.S.



3 URBAN CENTER
N.T.S.

PROJECT AND OWNER:
SUNSHINE RESIDENCE
 4110 NW 22 AVE
 MIAMI | FL | 33142
 FLORIDA SUNSHINE 9 LLC

ARCHITECT:
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MUVE ARCHITECTURE

DESIGNER:
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CONSULTING ENGINEERS:
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 14650 SW 26th Street Suite 215
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 t | 305-921 9937

STRUCTURAL ENGINEER:
 EASTERN ENGINEERING
 3401 NW 82nd Ave, Suite 370
 Doral, FL, 33122
 t | 305-599-8133

CIVIL ENGINEER:
 CMLX
 2140 S. Dixie Highway, Suite 308
 Miami, FL 33133
 t | 786-256 0786

KEY PLAN:

PERMIT SET

PERMIT APPLICATION DATE:	08-01-2024
SHEET ISSUE DATE:	08-01-2024
PROJECT NO.:	2206
DRAWN BY:	RV APPROVED BY: YM
2 Revision 2	01-06-25
3 Revision 3	06-03-25
4 Revision 4 Building	06-16-25

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
 GENERAL SITE INFORMATION
SCALE:
 N.T.S.
SHEET NO.: