LEGAL DESCRIPTION

BEGINNING AT THE N.W CORNER OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4, THENCE RUN EAST ALONG BAUER DRIVE EAST 165.00 FEET THENCE SOUTH 3 00.0 FEET THENCE WEST 165.00 FEET THENCE NORTH 300.00 TO POINT OF BEGINNING, LESS NORTH 35 FEET THEREOF. IN SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SITE ACCESSIBILITY NOTES

ALL HANDICAPPED ACCESS AISLES AND WALKWAY ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50 (2 %). THERE WILL BE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE ENTRY DOORS AND FROM THE ACCESSIBLE PARKING SPACES TO THE ENTRY DOORS.

SOIL TERMITE PROTECTION STATEMENT

FBC, SECT. 1816 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LEVELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION, UPON OF COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT , A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES . TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

APPLICABLE CODES

1. FLORIDA BUILDING CODE, 2023 8th EDITION
2. FLORIDA MECHANICAL CODE, 2023 8th EDITION
3. FLORIDA PLUMBING CODE, 2023 8th EDITION
4. NATIONAL ELECTRIC CODE, 2020 EDITION
5. FLORIDA FIRE PREVENTION CODE, 2023 8th EDIT.
6. CITY OF HIALEAH GARDEN, ZONING CODE

ZONING LEGEND

Zoning District: NCUC

Nranja/Community/Urban Center District

Note:

Edge Subdistrict		NUMBER OF DWELLING UNITS:	16
		TOTAL ACREAGE:	1
	Maximum density @ 16units per acre	DENSITY PER ACRE:	16

GROSS AREA (acres)	65,400 SF (1 acres)		SETBACK REQUIREMENTS		
Less 1-row	8,078 SF		MINIMUM SETBACK REQUIRED		PROVIDED
Less Water	N/A		FRONT (major roadway)	10'	18'
Less Other	N/A		Build-to-line		
NET AREA (sq. ft.)	56,561 SF	100%	REAR	5'	5'
Lot Coverage (40% max)	13,990 SF	35. 2%	SIDE ST (minor roadway	10'	18'
Paved Area	12,079 SF	30. 3%	Build-to-line		
Landscaped Open Space	13,942 SF	34. 3%	INTERIOR SIDE	8'	1'

UNIT MODEL DATA

Model Type	Area (Sq. Ft.)	No. of bedrooms
Model TYPE A	1,519 SF	4
Model TYPE B	1,519 SF	4
Model TYPE C	1,519 SF	4
Model		
Model		

FAR AND HEIGHT REQUIREMENTS

MAX HEIGHT OF PROPOSED BLDGS	27'-0"
MAX NUMBER OF STORIES PERMITTED	2
MAX NUMBER OF STORIES PROPOSED	2
F.A.R. PERMITTED	0.5 max. (18,864 SF)
F.A.R. PROPOSED	0.68 (27,518 SF)

PRIVADE FOOTPRINT SQ. FT. PER BUILDING TYPE

BLDG. TYP.	FOOTPRINT (gross sq. ft.)	BLDG. TYP.	FOOTPRINT (gross sq. ft.)
1	4,852 SF		
2	4,852 SF		
3	4,852 SF		

PROVIDE TOTAL GROSS SQ. FT. PER BUILDING TYPE

BLDG. TYP.	FOOTPRINT (gross sq. ft.)	BLDG. TYP.	FOOTPRINT (gross sq. ft.)
1	9,172 SF		
2	9,172 SF		
3	9,172 SF		

PARKING REQUIREMENTS

Total number of dwelling units with less than 2 bedrooms =	0	x 1.00 =	0
Total number of dwelling units with 2 bedrooms =	0	x 1.50 =	0
Total number of dwelling units with more than 2 bedrooms =	18	x 1.75 =	31.5
		TOTAL PARKING SPACES REQUIRED =	32
		TOTAL PARKING SPACES PROVIDED =	32

- CONSTRUCT FLARED TYPE DRIVEWAY CONNECTION PER FDOT STANDARD DETAIL
- PLANS ARE IN COMPLIANCE WITH FDOT STANDARD PLANS AND ALL APPLICABLE CRITERIA.

LEGEND:

36' MIN. ACCESSIBLE ROUTE CONNECTING ALL SITE ELEMENTS & TO R.O.W. THERE ARE NO CHANGES IN LEVEL ALONG ROUTE UNLESS BY CURB RAMPS, SLOPED SIDEWALKS LESS THAN 1:20.

TYPE OF CONSTRUCTION

FBC 2023 , S ECTION 310.4
OCCUPANCY CLAS SIFICATION : RESIDENTIAL GROUP R-2 (APARTMENTS HOUSES)

FBC 2023 , TABLE 504.3, 504.4 & 506.2
CONSTRUCTION TYPE : V-B - SPRINKLERED

	ALLOWED	PROVIDED
BUILDING HEIGHT	60'-0"	26'-10"
BUILDING STORIES	3 STORY	2 STORY
FLOOR AREA- TOTAL	21,000 SF	9, 172 S F

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - FBC TABLE 601.

	REQUIRED	PROVIDED
1. STRUCTURAL FRAME INCLUDING COLUMN, GIRDER, AND TRUSSES	0 hr	0 hr
2. BEARING WALLS EXTERIOR INTERIOR	0 hr	1/2 hr*
3. NONBEARING WALLS AND PARTITIONS EXTERIOR (SEE BELOW)	-	-
4. NONBEARING WALL PARTITION INTERIOR	0 hr	0 hr
5. FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr
6. ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 hr	0 hr

* 4 HR PROVIDED FOR WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING (FBC-R 705.1 & 706.3)

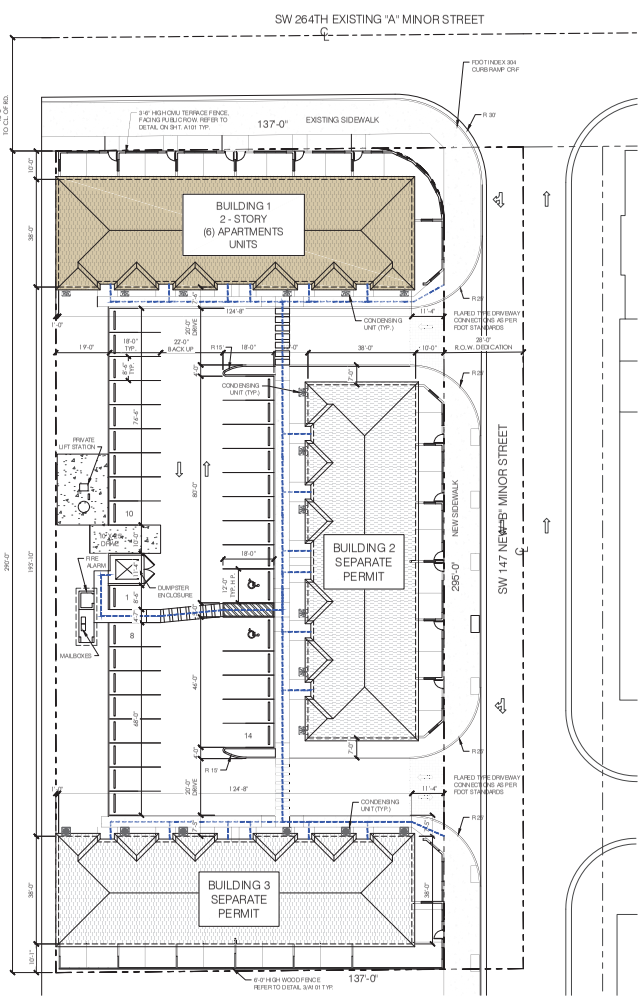
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS - FBC TABLE 705.5

	REQUIRED	PROVIDED
LESS THAN 5 FT.	1 HR	1 HR *
BETWEEN 5 FT. TO 10FT.	1 HR	1 HR *
10FT. TO 30FT.	0 HR	0 HR.
GREATER THAN 30FT.	0 HR	0 HR.

* REFER LOCATION ON FLOOR PLANS.

MAXIMUM AREA OF OPENINGS ALLOWED OF EXTERIOR WALL - FBC TABLE 705.8

DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	PROVIDED
BUILDING 1		
(NORTH ELEV.) 10 TO 15'	UNPROTECTED, SPRINKLERED	45% X 2,369 = 1,066 SF	33% = 778 SF
(EAST ELEV.) 10 TO 15'	UNPROTECTED, SPRINKLERED	45% X 722 = 324 SF	18% = 130 SF
BUILDING 2		
(EAST ELEV.) 10 TO 15'	UNPROTECTED, SPRINKLERED	45% X 2,369 = 1,066 SF	33% = 778 SF
BUILDING 3		
(EAST ELEV.) 10 TO 15'	UNPROTECTED, SPRINKLERED	45% X 722 = 324 SF	20% = 144 SF
(WEST ELEV.) 0 TO 10'	UNPROTECTED, SPRINKLERED	25% X 1,848 = 462 SF	24% = 458 SF
(WEST ELEV.) 10 TO 15'	UNPROTECTED, SPRINKLERED	45% X 525 = 236 SF	45% = 236 SF



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

BUILDING 1

REVISIONS:

AMC @ NARANJA PARK

CLIENT: AMC DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 14790 SW 264th ST, MIAMI, FLORIDA 33032

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DATE: 00/00/2024
DRAWN: LSO
CHECKED BY: MAC
JOB NO.: 27-01-22

SEAL

SHEET NO.
A100-B1

SITE PLAN