PARKVIEW CONDOMINIUM
ENTRANCE FEATURE 07-EE-05,06, & 07
SEC. 12 TWP. 52 RGE. 40
MUNICIPALITY: DADE
ZONING: RU4L

PROPOSED SITE PLAN ZONING LEGEND

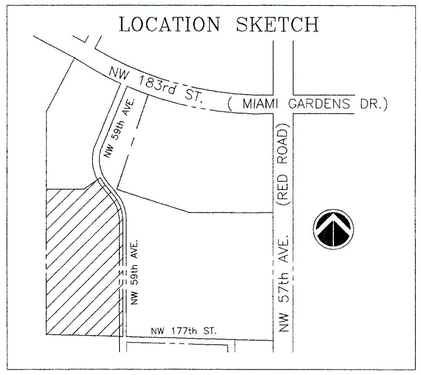
1) SITE ZONING: RU-4L (PROPOSED USE: CONDOMINIUMS)
2) SITE AREA GROSS 19.16 ACRES = 834,610 SQ.FT.
NET 17.99 ACRES = 783,644 SQ.FT.
LAKE ACRES N/A ACRES = N/A SQ.FT.
3) No. OF STORIES 2
4) TOTAL BUILDING HEIGHT 25'-6" REQ. OR ALLOW. PROVIDED
5) GROSS BLDG. COVERAGE GR. FLOOR 256,095 S.F.(30%) 226,244 S.F.
6) LOT COVERAGE 30% MAX. 28.8%
7) TOTAL LANDSCAPE OPEN SPACE (LOS) 26% MIN. 26.4%
8) TOTAL IMPERVIOUS PAVED AREA 46% MAX. 36%
9) DENSITY / NET ACRE 25 ACRE 15.78/ ACRE
10) TOTAL No. UNITS 415 258 @ (5 BDR. UNITS)
94 UNIT A 5 BEDROOM. UNITS @ 1,912 SQ.FT. = 168,224 SQ.FT.
144 UNIT B 5 BEDROOM. UNITS @ 1,488 SQ.FT. = 168,224 SQ.FT.
TOTAL SQUARE FOOTAGE PROVIDED 379,160 SQ.FT.
11) FLOOR AREA RATIO ALLOWED (50% = 391,822 SF)
94 UNIT A 5 BEDROOM. UNITS @ 1,612 SQ.FT. = 151,528 SQ.FT.
144 UNIT B 5 BEDROOM. UNITS @ 1,654 SQ.FT. = 238,296 SQ.FT.
TOTAL FLOOR AREA RATIO PROVIDED 386,824 SQ.FT.
12) TOTAL PARKING REQUIRED = 476 SPACES
(UNIT TYPE "A") 94 (5 BEDROOM) x 2.0 = 188 SPACES
(UNIT TYPE "B") 144 (5 BEDROOM) x 2.0 = 288 SPACES
13) TOTAL PARKING PROVIDED = 950 SPACES
NOTE: REFER TO SHEETS SP-3 FOR PARKING DETAILS — 922 STANDARD, 28 HANDICAP
14) SANITARY & WATER PROVIDED BY WASA
15) GARBAGE & TRASH PICK-UP BY PRIVATE SANITATION COMPANY.
*NOTE: GARBAGE REMOVAL TO BE DONE BY PRIVATE CONTRACTOR.
*NOTE: WATER & SEWER BY MIAMI DADE W.A.S.A.
16) BLDG. TYPE AND UNIT BREAKDOWN
BLDG. A 2 UNITS (2 BLDGS. = 4 UNITS) 4 UNIT B
BLDG. B 3 UNITS (4 BLDGS. = 12 UNITS) 8 UNIT B/ 4 UNIT A
BLDG. C 4 UNITS (16 BLDGS. = 64 UNITS) 32 UNIT B/ 32 UNIT A
BLDG. D 6 UNITS (17 BLDGS. = 102 UNITS) 68 UNIT B/ 34 UNIT A
BLDG. E 7 UNITS (8 BLDGS. = 56 UNITS) 32 UNIT B/ 24 UNIT A
TOTAL NUMBER OF UNITS = 258 UNITS 144 UNIT B/ 94 UNIT A

LEGAL DESCRIPTION

A PORTION OF TRACT E OF MIAMI GARDENS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 145, AT PAGE 97 OF THE PUBLIC RECORDS OF MIAMI –DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

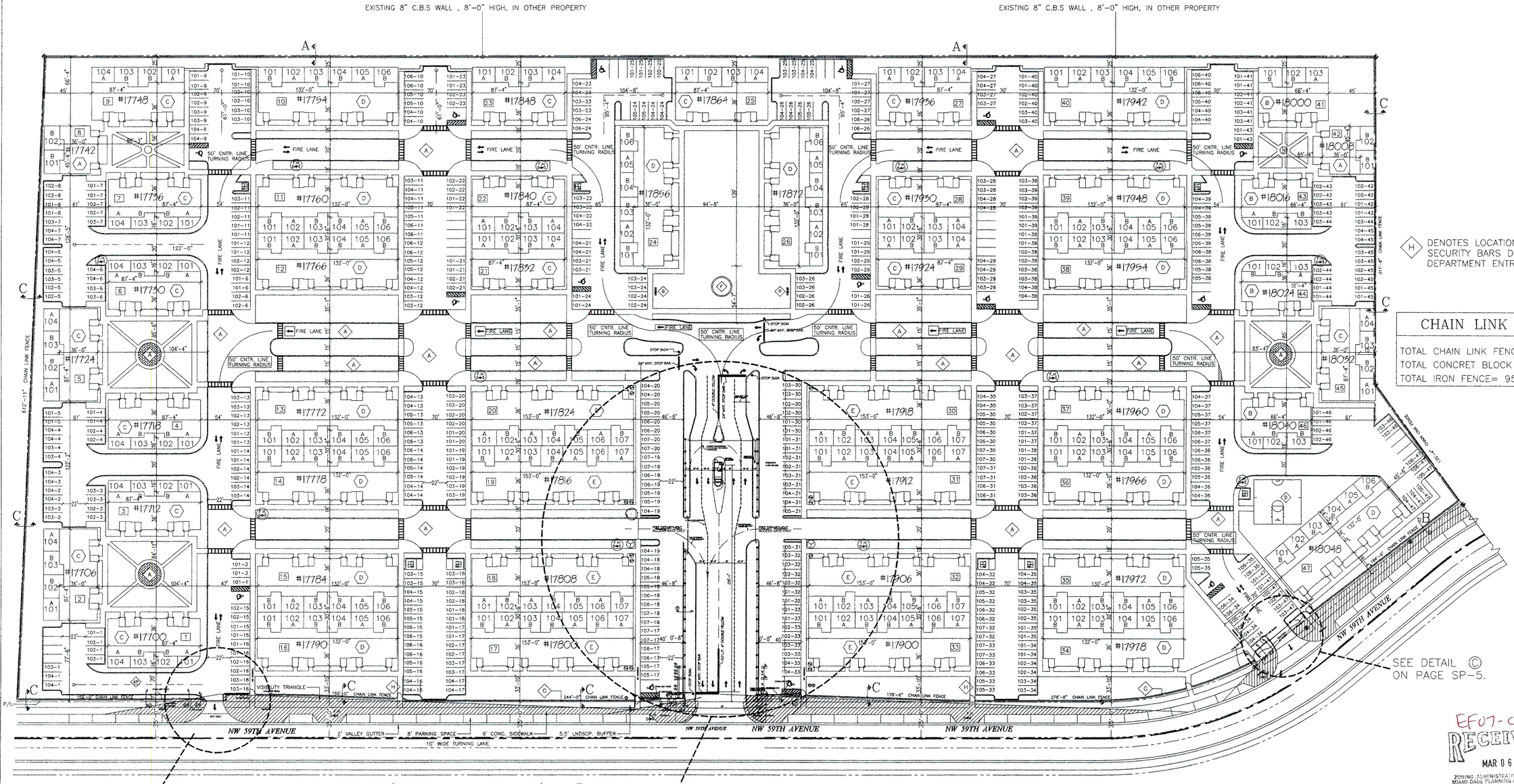
BEGING AT THE SOUTHWEST CORNER OF SAID "TRACT E" THENCE N00D06'59"W ALONG THE WEST BOUNDARY OF SAID "TRACT E" AS A BASIS OF BEARING FOR 1,259.04' FEET. THENCE N89D53'01"E FOR 311.62 FEET. THENCE N53D38'11"E FOR 176.34 FEET TO THE BEGINNING OF A NON–TANGENT CURVE. A RADIAL LINE TO SAID POINT BEARS S59D45'36"W. THENCE 58.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 335.00 FEET. A CENTRAL ANGLE OF 09D59'07" TO A POINT OF TANGENCY. THENCE S40D13'31"E FOR 128.29 FEET TO THE POINT OF CURVATURE, THENCE 234.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 40D06'32" TO A POINT OF TANGENCY, THENCE S00D06'59"E FOR 1,027.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID "TRACT E", THENCE N87D47'25"W FOR 649.95 FEET TO THE POINT OF BEGINNING, CONTAINING 19.01 ACRES M/L.

LOCATION SKETCH



SITE PLAN SYMBOL LEGEND

ID	SYMBOL DESCRIPTTION
A	DENOTES LOCATION OF BRICK PAVERS
B	DENOTES LOCATION OF BICYCLE RACK
C	DENOTES LOCATION OF FOUNTAIN
AP	DENOTES LOCATION OF ASPHALT PAVING
D	DENOTES LOCATION OF BASKETBALL COURT
F	DENOTES LOCATION OF FOUNTAIN
G	DENOTES LOCATION OF 5'–0" HIGH CHAIN LINK PROPERTY LINE FENCE
H	DENOTES LOCATION OF 5'–0" WIDE SECURITY BARS DOOR FOR FIRE DEPARTMENT ENTRANCE.



Ⓗ DENOTES LOCATION OF 5'–0" WIDE SECURITY BARS DOOR FOR FIRE DEPARTMENT ENTRANCE.

CHAIN LINK FENCE

TOTAL CHAIN LINK FENCE= 2,248'– 5"
TOTAL CONCRET BLOCK WALL =143'–6"
TOTAL IRON FENCE= 95'–6"

GENERAL SITE PLAN (OVERALL LAYOUT)

1"= 50'–0"

NOTE : ALL CONCRETE SIDEWALKS FOR THIS PROJECT ARE TO BE 5'–0" MIN. IN WIDTH.

NOTE : ALL CONCRETE SIDEWALKS ADJACENT TO ANY ASPHALT PAVINGFOR THIS PROJECT ARE TO BE 6'–0" MIN. IN WIDTH WITH A THICKENED EDGE

GENERAL SITE PLAN (ENTRANCES)

REVISIONS

NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G
5		O.J.G

OSCAR J. GONZALEZ
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OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883–8881
JOB ADDRESS :

NEW ENTRY FEATURE FOR:
PARKVIEW CONDOMINIUMS

DATE:	01/13/08
SCALE:	AS NOTED
JOB:	AS NOTED

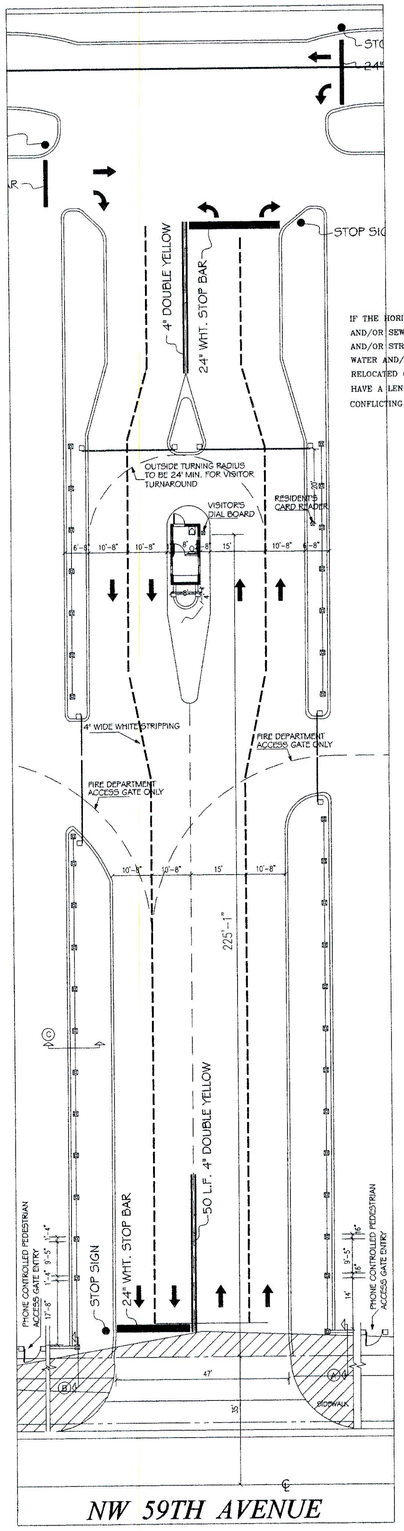
SP–1

Rev.
EF07-005-006-007

RECEIVED
MAR 06 2008
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

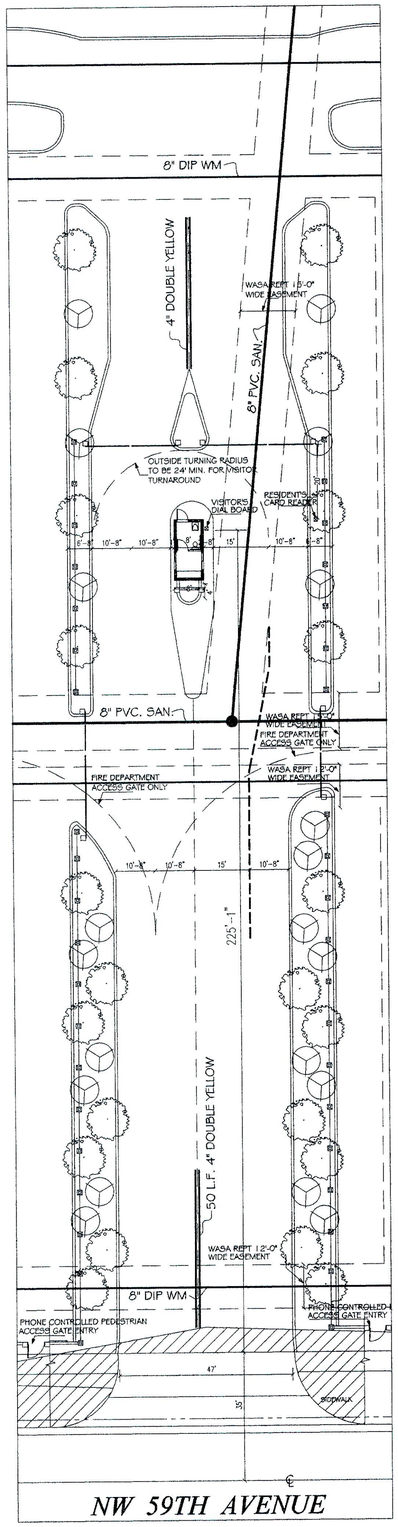
2-14-08

OSCAR GONZALEZ
AR–0010705
DATED: 02/12/07

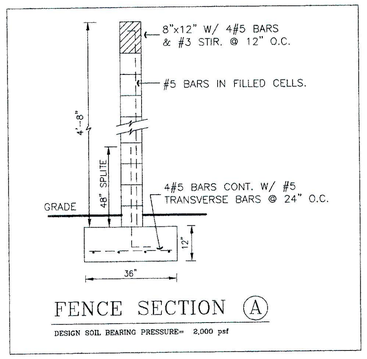


IF THE HORIZONTAL CLEARANCE BETWEEN THE WATER AND/OR SEWER FACILITIES AND THE PROPOSED FENCE AND/OR STRUCTURE IS LESS THAN 5-ft. THEN EXISTING WATER AND/OR SEWER FACILITIES SHALL BE EITHER RELOCATED OR SLEEVED. THE SLEEVED PORTION SHALL HAVE A LENGTH OF 10-FT. CENTERED ON THE CONFLICTING POINT.

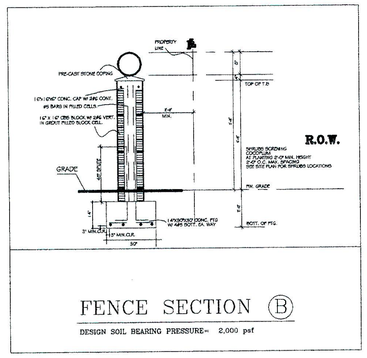
SITE PLAN
1/8" = 1'-0"



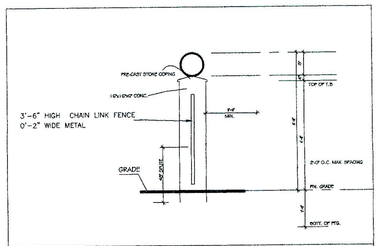
LANDSCAPING–EASEMENT
1/8" = 1'-0"



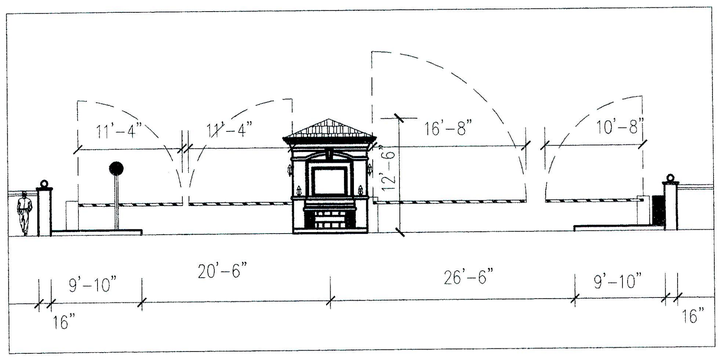
FENCE SECTION (A)
DESIGN SOIL BEARING PRESSURE= 2,000 psf



FENCE SECTION (B)
DESIGN SOIL BEARING PRESSURE= 2,000 psf



FENCE SECTION (C)
DESIGN SOIL BEARING PRESSURE= 2,000 psf



ELEVATION
1/8" = 1'-0"

ARCHITECTURAL

REVISIONS		
NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

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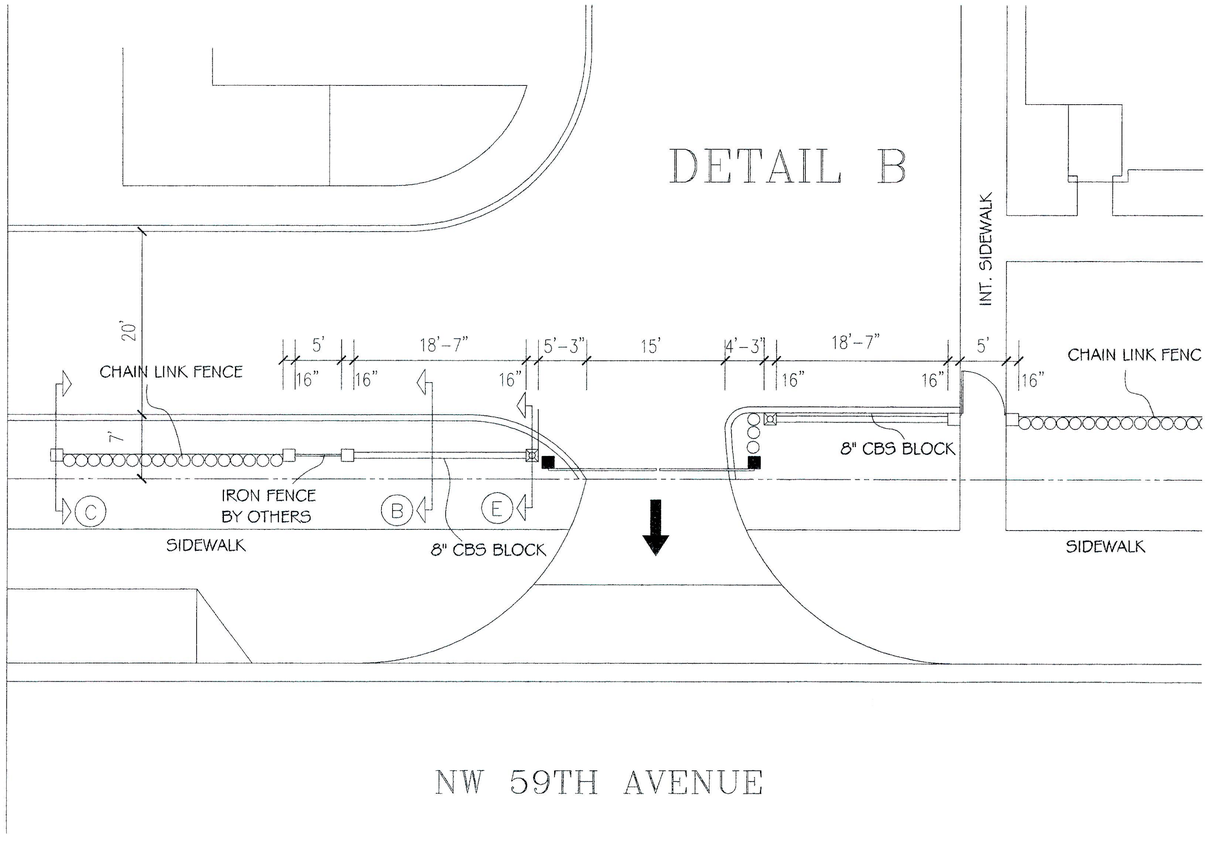
JOB:	AS NOTED

SP-3

2-14-08
OSCAR GONZALEZ
AR-0010705



STRUCTURAL NOTES

MASONRY :1- HOLLOW CONCRETE MASONRY UNITS SHALL BE W/ MIN. REQUIREMENTS OF ASTM C-90 STD. SPECS. FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS.

2- ALL MORTAR SHALL COMPLY W/ PROPERTY AND PROPORTIONS SPECIFICATIONS.

3- GROUT ON MASONRY UNITS SHALL CONFORM WITH ASTM C476 SPECIFICATIONS AND COMPRESSIVE STRENG OF f'c = 3 KSI @ 28 DAYS. (SLUMP 9" ± 1")

4- PRISM STRENGTH OF MASONRY UNITS f'm = 1,710 PSI @ 28 DAYS.

2- SOIL STATEMENT : ARCHITEC WILL VERIFY ON SITE OBSERVATION INDICATES UNDISTURBED ROCKS AND SAND WITH AND ALOWABLE BEARING CAPACITY OF 2,000 PSF MINIMUM . IF OTHER CONDITIONS ARE ENCOUNTERED, CONTACT IN WRITING WITH THE A/E OF RECORD.

3- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, MINIMUM COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS :

A)	FOOTINGS	3"
B)	COLUMNS AND PEDESTALS	2"
C)	SLABS	3/4"
D)	BEAMS	1-1/2"
E)	SLAB ON GRADE	CENTERED IN MIDDLE 1/3"

4- ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF THE CONCRETE.

5- SPLICES IN REINFORCEMENT WHERE PERMITED SHALL BE AS FOLLOWS ±

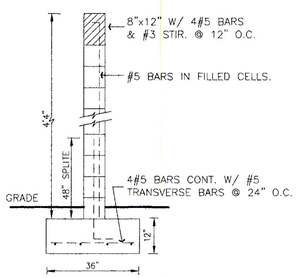
A)	WELDED WIRE FABRIC	6"
B)	TEMPERATURE REINF.	12"
C)	BOTTOM REINF. (BEAMS OR SLABS)	36 BAR DIAMETER
D)	TOP REINFORCEMENT	36 BAR DIAMETER

SPLICES SHALL BE MADE IN TOP BARS OF SLABS OR BEAMS WHEN NECESSARY AT MIDDLE 1/3 OF SPAN.

SPLICES SHALL BE MADE IN BOTTOM BARS WHEN NECESSARY, OVER SUPPORTS.

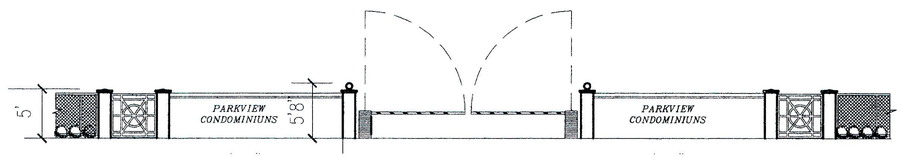
A — 14"X30"X30" CONC. FTG. W/ 3#5 BOTT. EA. WAY

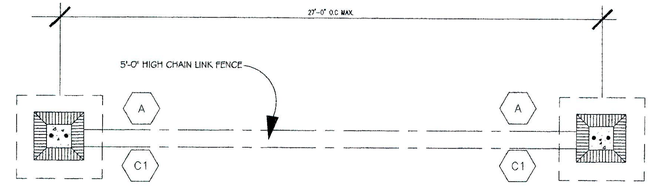
C1 — 16" X 16" CBS BLOCK W/ 2#6 VERT. IN GROUT FILLED BLOCK CELL.



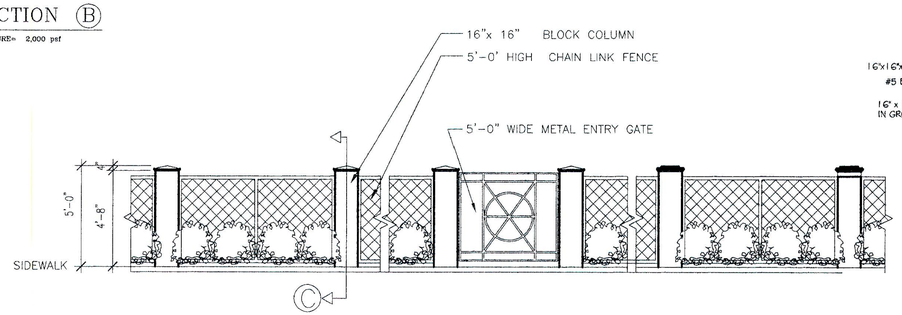
FENCE SECTION (B)

DESIGN SOIL BEARING PRESSURE= 2,000 psf

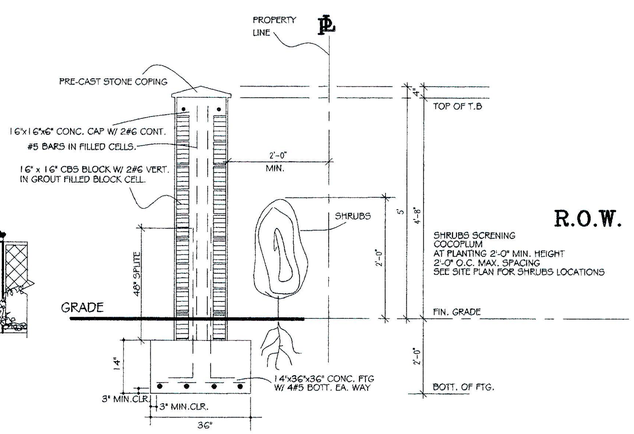




FOUNDATION PLAN SCALE: 1/8"= 1'-0"

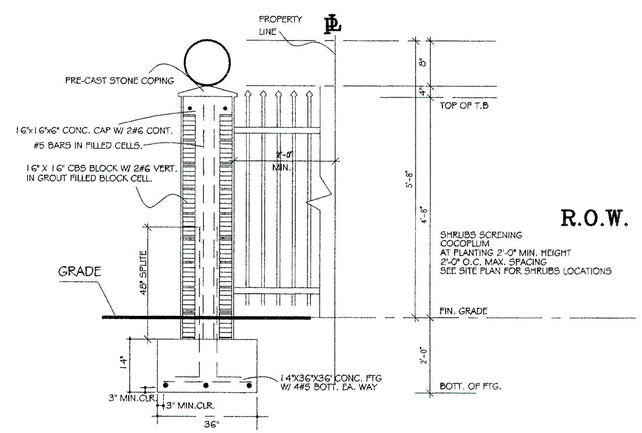


FRONT PROPERTY-LINE FENCE DETAIL



COLUMN SECTION " (C) " SCALE: 3/8"= 1'-0"

DESIGN SOIL BEARING PRESSURE= 2,000 psf



COLUMN SECTION " (E) " SCALE: 1/8"= 1'-0"

DESIGN SOIL BEARING PRESSURE= 2,000 psf

REVISIONS

NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

OSCAR J. GONZALEZ
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JOB ADDRESS :

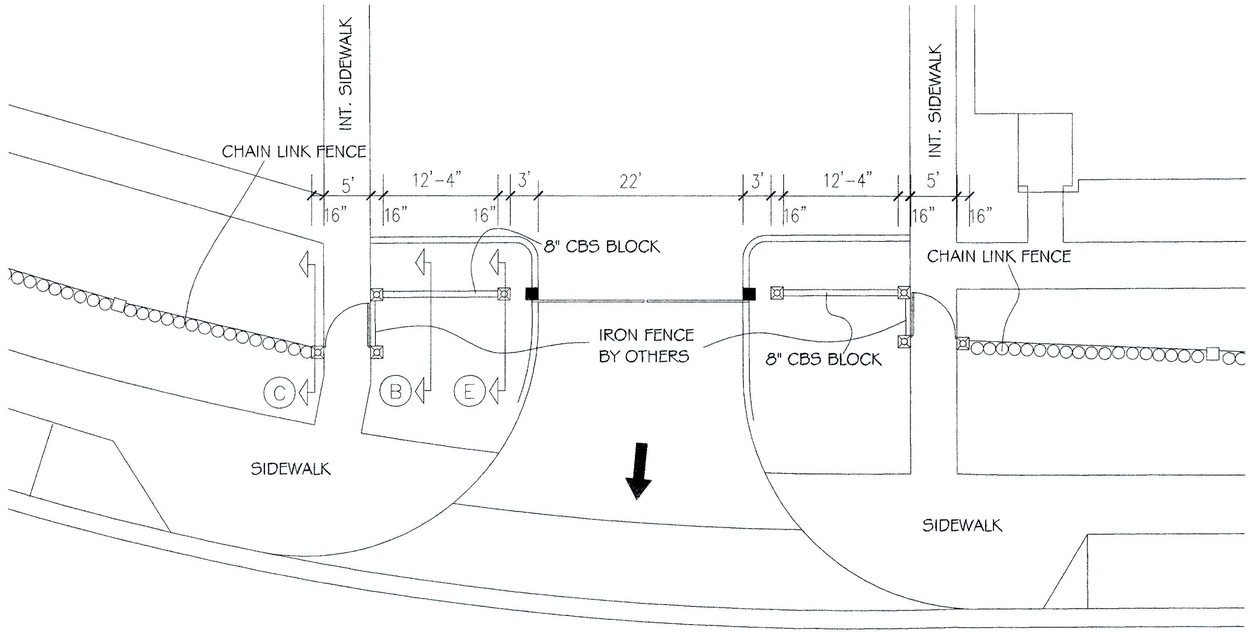
NEW ENTRY FEATURE FOR:
PARKVIEW CONDOMINIUMS

DATE:	08/08/07
SCALE:	AS NOTED
JOB:	AS NOTED

SP-4

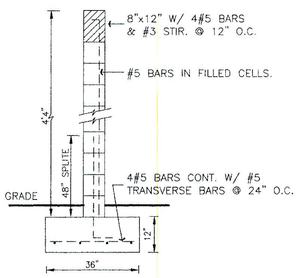
2-14-08

OSCAR GONZALEZ
AR-0010705
DATED: 02/12/07



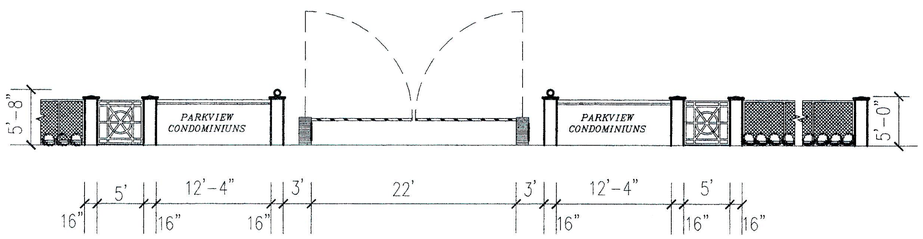
NW 59TH AVENUE

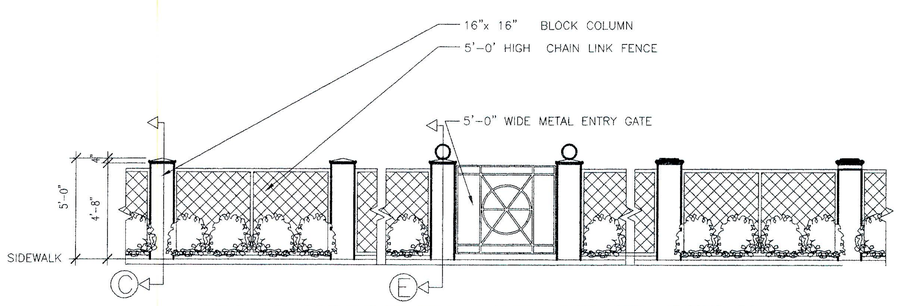
DETAIL C



FENCE SECTION (B)

DESIGN SOIL BEARING PRESSURE= 2,000 psf





FRONT PROPERTY-LINE FENCE DETAIL

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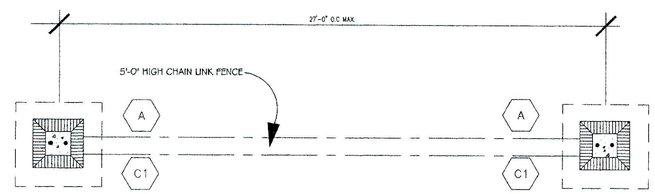
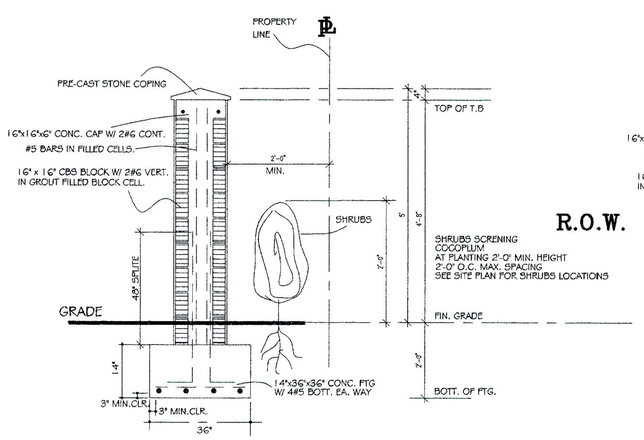
(C1) 16" X 16" CBS BLOCK W/ 2#6 VERT. IN GROUT FILLED BLOCK CELL.



FOUNDATION PLAN

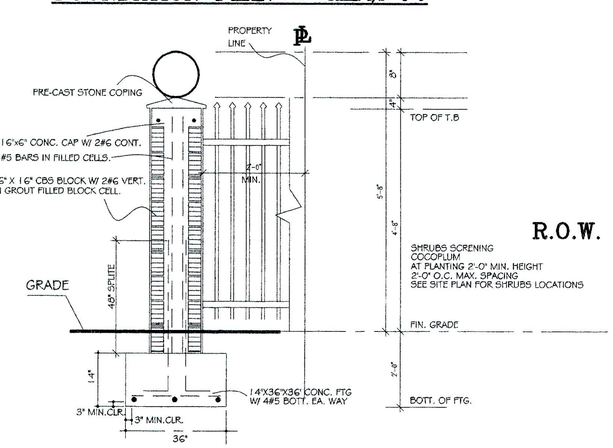
SCALE: 1/2"= 1'-0"



COLUMN SECTION "(C)"

SCALE: 3/8"= 1'-0"

DESIGN SOIL BEARING PRESSURE= 2,000 psf



COLUMN SECTION "(E)"

SCALE: 1/8"= 1'-0"

DESIGN SOIL BEARING PRESSURE= 2,000 psf

REVISIONS		
NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

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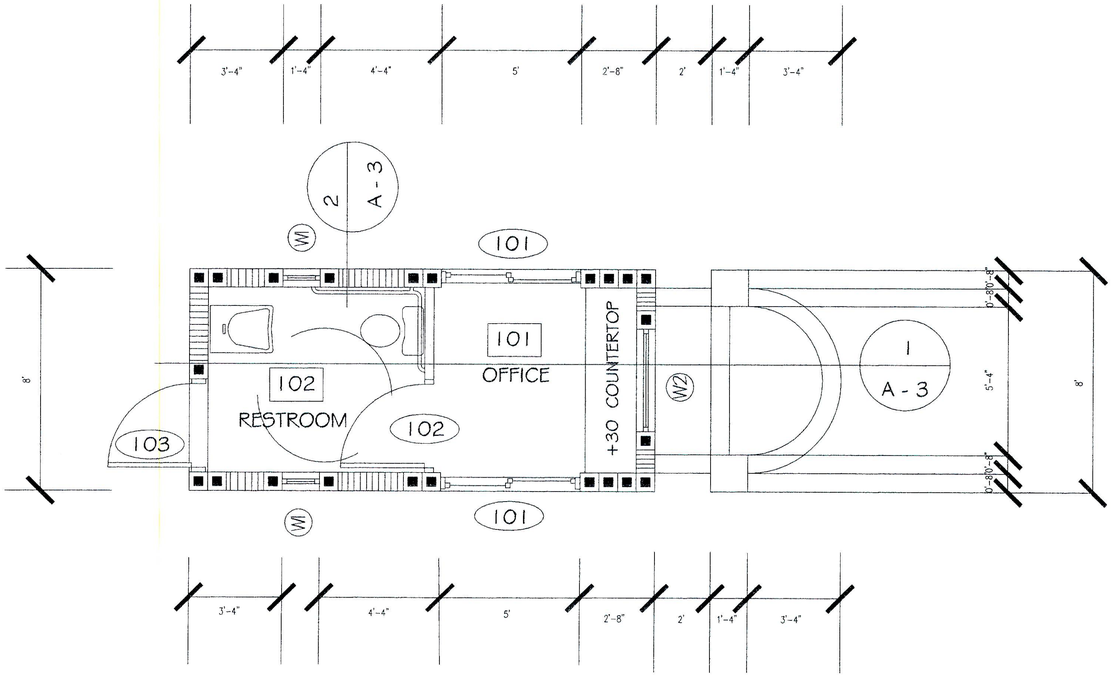
JOB:	AS NOTED

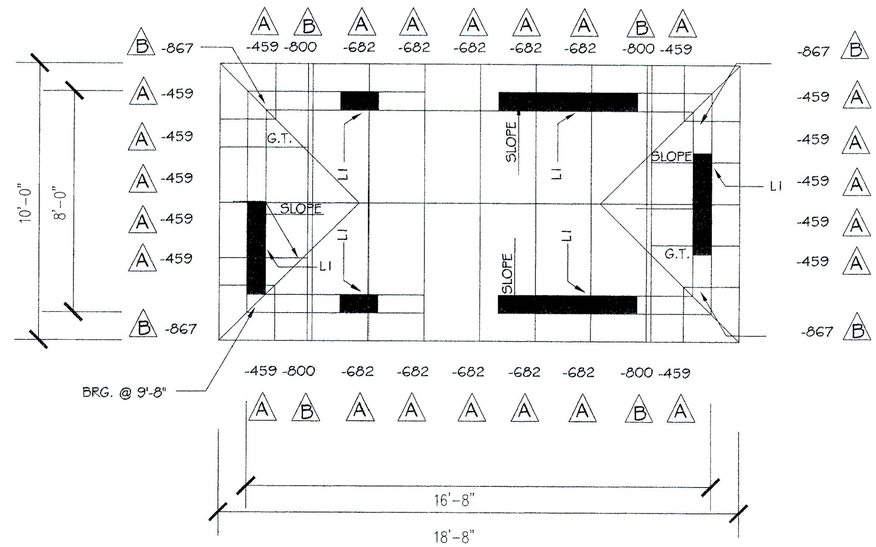
SP-5

2-14-08

OSCAR GONZALEZ
AR-0010705
DATED: 02/12/07

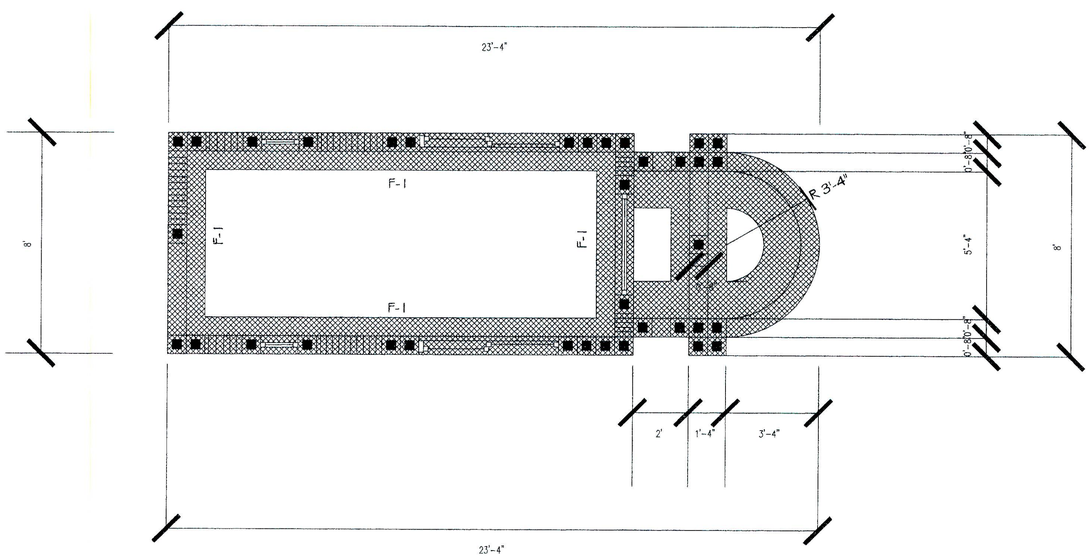


FLOOR PLAN



ROOF FRAMING PLAN

TRUSS CONNECTION SCHEDULE			
MARK	DESCRIPTION	UPLIFT	FLORIDA APP. NO.
A	SIMPSON MTSM20	760psf	FL1423
B	SIMPSON LGT2	1850psf	FL 1423



FUNDATION PLAN

LINTEL AND SCHEDULE		
MARK	DESCRIPTION	REINFORCING
L-1	8" PRECAST UNIT	1-#5 CONT. GROUTED SOLID

LINTEL NOTES:

1. PRESCAT LINTELS SHALL BE INSTALLED TO PROVIDE 8" MIN. BEARING AT EACH END, U.N.O.
2. PRESCAT LINTELS SHALL BE INSTALLED WITH KNOKOUTS ALLOWING THE FREE PASSAGE OF JAMB REINFORCING AND GROUT AT BEARING ENDS.
3. GROUT BELOW LINTEL BEARING SHALL BE INSTALLED PRIOR TO PLACEMENT OF UNITS.
4. LINTELS SHALL BE GROUTED SOLID - INCLUDING ANY REQUIRED DOWELS FOR SCHEDULED WALL VERTICALS - PRIOR TO PLACEMENT AND CONTINUATION OF MASONRY WORK OVER THE LINTEL UNITS.
5. GROUTED LINTELS SHALL CURE FOR 7 DAYS OR BE SHORED PRIOR TO THE CONTINUATION OF MASONRY WORK OVER THE LINTEL.

FOOTING SHEDULE			
MARK	DIMENSIONS	THICKNESS	REINFORCING
F-1	16" X 16"	N/A	2-#5 CONT. & # 4 TRANSFER @ 12" O.C. TOP

LINTEL NOTES:

1. REFER TO SITE/CIVIL PLANS FOR ELEVATIONS OF REFERENCES FLOOR ELEV. 0' - 0"
2. SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES AND MATERIAL SPECIFICATIONS.
3. PROVIDE 1-#5 VERTICAL IN GROUTED CELL WHERE INDICATED ON PLANS.

GUARDHOUSE

REVISIONS

NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

OSCAR J. GONZALEZ
ARCHITECT AR-0010705
ADDRESS: 7777 NW 146 STREET MIAMI, FL.
TELEPHONE: (305) 827-8933

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA

OWNER TELEPHONE : (305) 883-8881

JOB ADDRESS :

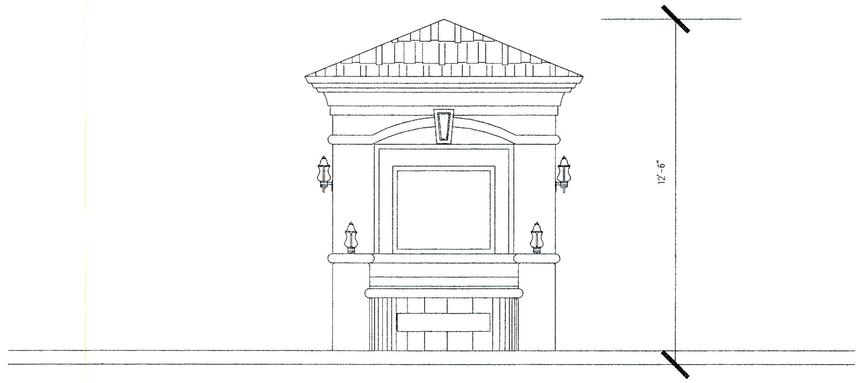
NEW ENTRY FEATURE FOR:
PARKVIEW CONDOMINIUMS

DATE:	08/08/07
SCALE:	AS NOTED
JOB:	AS NOTED

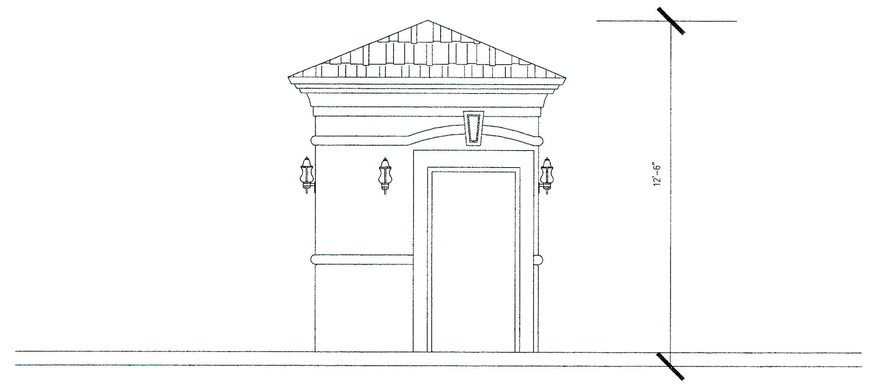
A-1

2-14-08

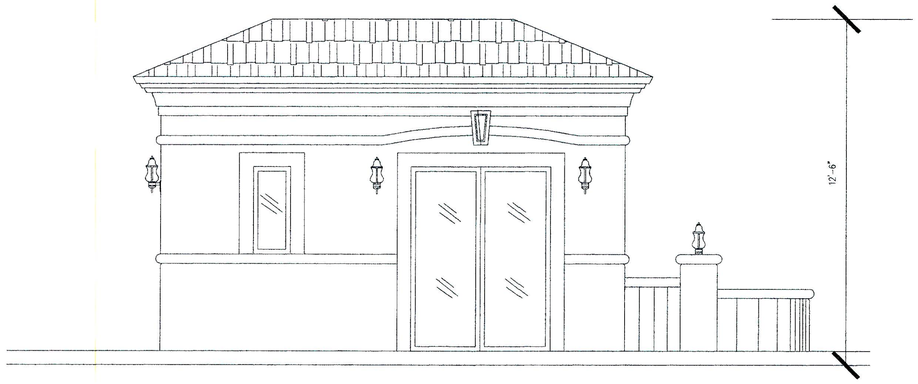
OSCAR GONZALEZ
AR-0010705



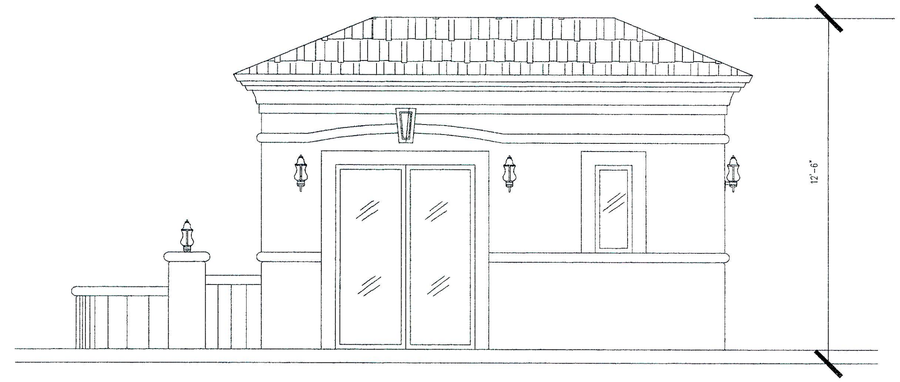
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELAVATION



RIGHT SIDE ELEVATION

Scale : 3/8"=1'-0"

GUARDHOUSE

REVISIONS

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1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

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DATE:	08/08/07
SCALE:	AS NOTED
JOB:	AS NOTED

A-2

2-14-08

OSCAR GONZALEZ
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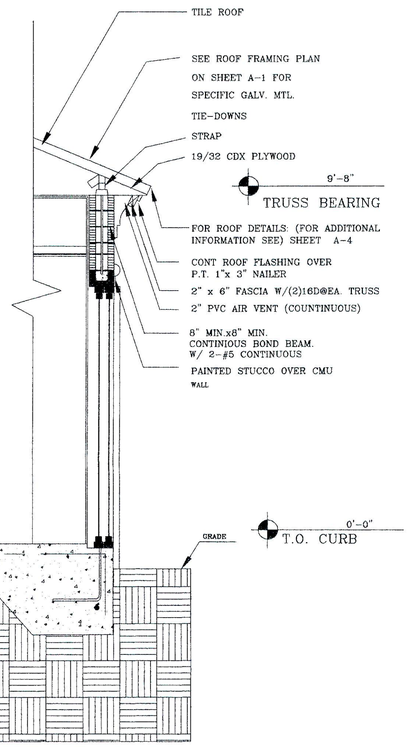
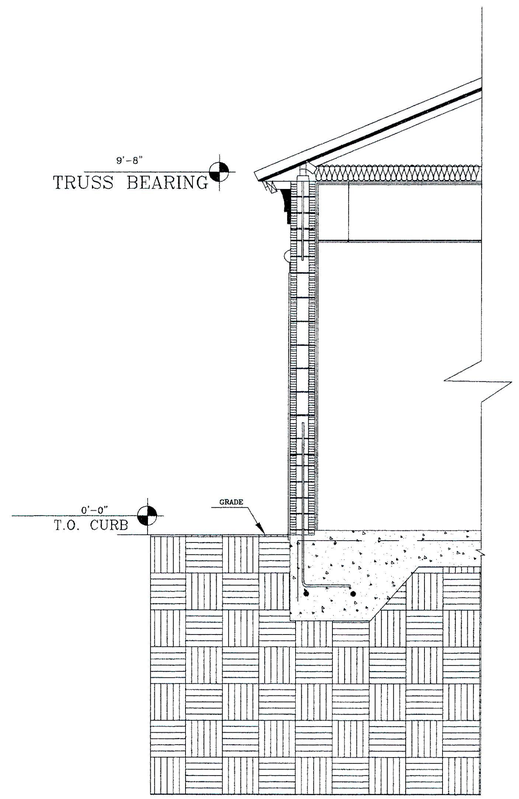
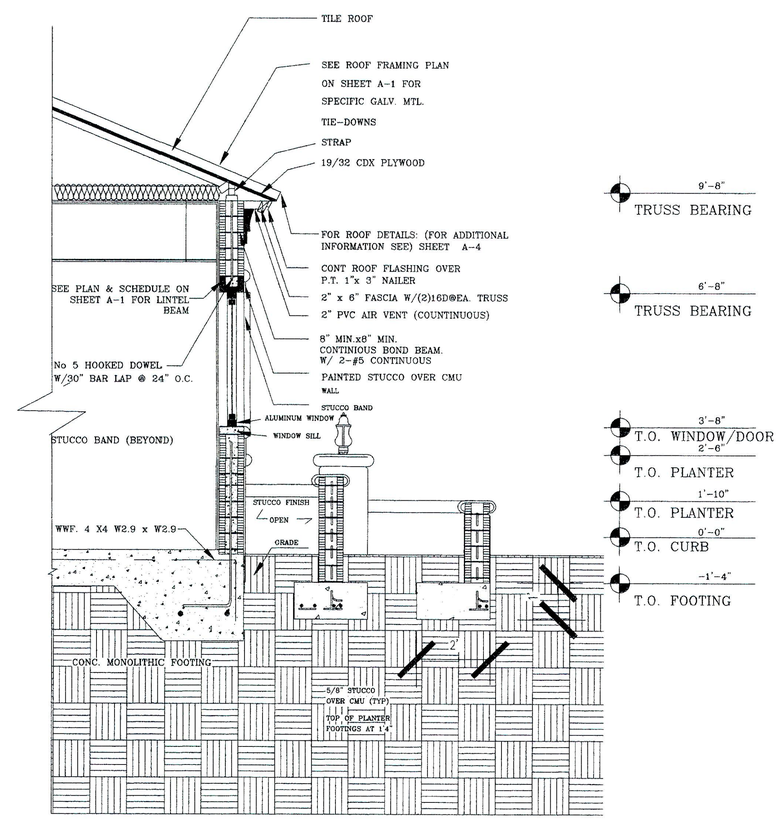




BUILDING SECTION



GUARDHOUSE

REVISIONS		
NO.	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G
4		O.J.G

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A-3

2-14-08

OSCAR GONZALEZ
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