RECEIVED
MIAMI-DADE COUNTY
PROCESS #: A15-032
DATE: JAN 13 2016
BY: CEDENMA

NEW 3-STORY CLIMATE-CONTROLLED SELF-STORAGE BUILDING AND THREE 1-STORY NON-SPRINKLERED ACCESSORY STORAGE (S-1) STRUCTURE AT

11459 NW 7TH AVE.

MIAMI, FL 33168

OWNER:

SAFEGUARD STORAGE PROPERTIES, LLC

ARCHITECT:

SULLIVAN GOULETTE & WILSON ARCHITECTS

ARCHITECT:
SULLIVAN GOULETTE WILSON, LTD.
444 N. MICHIGAN AVENUE - SUITE 1850
CHICAGO, IL 60611
TEL. (312) 988-7412
FAX. (312) 988-7409
www.sgwarch.com

CIVIL ENGINEER:
ROSS ENGINEERING, INC.
3325 S. UNIVERSITY DRIVE - SUITE 111
DAVIE, FL 33328
TEL: (954) 318-0624

OWNER:
SAFEGUARD STORAGE PROPERTIES
105 MAXESS ROAD - SUITE 12S
MELVILLE, NY 11747
TEL: (631) 539-0200

LANDSCAPE ARCHITECT:
ROSENBERG GARDNER DESIGN
17670 NW 78TH AVENUE - SUITE 214
MIAMI, FL 33015
TEL: (305) 392-1016

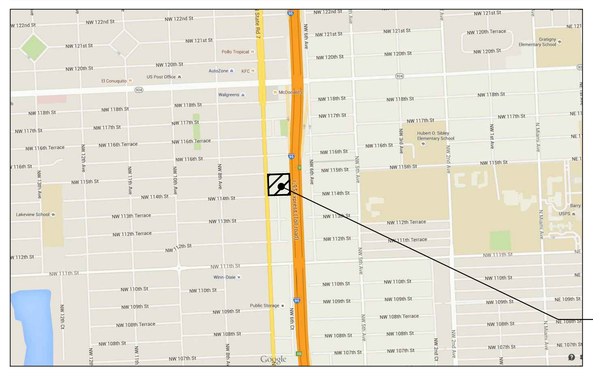
ABBREVIATIONS

ALT	ALTERNATE
A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ARF	ABOVE RAISED FLOOR
AT	ACOUSTIC TILE
BD	BOARD
BLD	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BR	BRUSHED
BRG	BEARING
CA	CLEAR ANODIZED
CAB	CABINET
CPT	CARPET
CL	CENTERLINE
CLG	CEILING
CJ	CONTROL JOINT
CMU	CONC. MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CI	CAST IRON
CO	CLEAN OUT
CW	COLD WATER
CP	CEMENT PLASTER
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DET	DETAIL
DW	DRY WALL
DWG	DRAWING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELECT	ELECTRICAL
EL	ELEVATION
EJ	EXPANSION JOINT
EP	EPOXY PAINT
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FD	FLOOR DRAIN
FLR	FLOOR
FOM	FACE OF MASONRY TO FACE OF MASONRY
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GL	GLASS
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HW	HOT WATER
INT	INTERIOR
INSUL	INSULATION
JT	JOINT
LC	LIGHTWEIGHT CONC.
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HAND
MFR	MANUFACTURER
MO	MASONRY OPENING
MWK	MILLWORK
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
OPP	OPPOSITE
PNT	PAINT
PR	PAIR
PLAM	PLASTIC LAMINATE
PL	PLATE
QT	QUARRY TILE
RAD	RADIUS
R	RISER
RH	RIGHT HAND
REQ'D	REQUIRED
RO	ROUGH OPENING
SB	SANDBLAST
SC	SOLID CORE
SCHED	SCHEDULE
SM	SHEET METAL
SHT	SHEET
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
THK	THICK
TRANS	TRANSPARENT
T	TREAD
TO	TOP OF
T & G	TONGUE AND GROOVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
WD	WOOD
WP	WALL PHONE
WWF	WELDED WIRE FABRIC

LEGEND

- ROOM # — ROOM NAME/NUMBER TAG
- FLOOR EL.+X'-X" — ELEVATION TAG/ MARK
- DRAWING REVISION TAG
- NOTE TAG
- ### — DOOR TAG (See A5-# series dwgs)
- XX — WINDOW TAG (See A5-# series dwgs)
- XX — WALL TYPE (See A4-# series dwgs)
- DETAIL # / DWG # — DETAIL TAG
- ELEVATION # / XX.X.X SHEET # — INTERIOR ELEVATION TAG
- ELEVATION # / XX.X.X SHEET # — EXTERIOR ELEVATION TAG
- SECTION # / X.X SHEET # — SECTION TAG
- 0'-0" — RCP ELEVATION TAG
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- NEW PARTITION- SEE PLANS FOR TYPE
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING N.I.C.
- EXISTING CONSTRUCTION TO REMAIN
- ACOUSTIC TILE
- ALUMINUM
- BATT. INSUL. OR SOUND ATTN. BLANKET
- BRICK (PLAN & SECTION)
- BRICK (ELEV.)
- CONCRETE
- CONCRETE MASONRY UNIT (C.M.U.)
- EXISTING DOOR TO REMAIN
- GLASS (ELEV.)
- GLASS (SECT.)
- MORTAR, GROUT, THINSET OR CEMENT
- GYPSUM BOARD
- METAL LATH & PLASTER
- PLYWOOD
- QUARRY TILE OR CERAMIC TILE
- RIGID INSULATION
- STEEL
- TERRAZZO
- WOOD STYLE
- WOOD-ROUGH OR FRAMING
- 2 x 2 LAY-IN ACOUSTICAL TILE CEILING
- GYP. BD. CLG./SOFFIT

LOCATION MAP



PROJECT LOCATION

DRAWING INDEX

DWG #	DESCRIPTION	PRE-APPLICATION REVIEW	PRE-APPLICATION CORRECTIONS	ADMINISTRATIVE SITE PLAN REVIEW	ZONING
GENERAL - SULLIVAN GOULETTE WILSON LTD.					
G0-0	TITLE SHEET, PROJECT DESCRIPTION, LOCATION MAP, DRAWING INDEX, ABBREVIATIONS & SYMBOLS LEGEND	●	●	●	●
G0-1	EXTERIOR PERSPECTIVES	●	●	●	●
LANDSCAPE - ROSENBERG GARDNER DESIGN					
L1-1	LANDSCAPE PLAN	●	●	●	●
L1-2	LANDSCAPE PLAN	●	●	●	●
L1-3	LANDSCAPE PLAN	●	●	●	●
CIVIL - ROSS ENGINEERING, INC.					
C1	CROSS SECTIONS	●		●	●
C2	FIRE TRUCK TURN AROUND	●		●	●
ARCHITECTURAL - SULLIVAN GOULETTE WILSON LTD.					
A0-0	SURVEY				●
A0-1	SITE PLAN	●	●	●	●
A0-1A	FIRE TRUCK RADIUS				●
A0-2	OPEN SPACE DIAGRAM	●	●	●	●
A1-1	FIRST, SECOND & THIRD FLOOR PLAN				●
A1-2	OUTBUILDING PLAN	●	●	●	●
A2-1	EXTERIOR ELEVATIONS AND GLAZING DIAGRAMS	●	●	●	●
A2-2	EXTERIOR ELEVATIONS AND GLAZING DIAGRAMS		●	●	●
A3-1	BUILDING SECTIONS		●	●	●
A3-2	STREET CROSS SECTIONS				●
SITE LIGHTING- ON-SITE LIGHTING & SURVEY, LLC					
SL1.0	PHOTOMETRIC PLAN				●

ZONING DATA

Project Address		**11459 NW 7th Ave., Miami, FL, 33168**	SULLIVAN GOULETTE & WILSON ARCHITECTS
Last Updated		**12/14/2015**	
BULK AND DENSITY		**Existing Zoning**	**Proposed Project**
Lot Area [SF]		76,146.00	76,146.0
Zoning District *		NCUAD	NCUAD
Land Use Group		MCS-Mixed Use Special and Core Subdistrict	MCS-Mixed Use Special and Core Subdistrict
Min Bldg First Floor Storefront Building Frontage [%]		70% of 405' = 288.71'	Proposed Total 290.0'
	NW 114th Street	70% of 207' = 144.9'	Proposed 90.0
	NW 115th Street	70% of 211.3' = 147.9'	Proposed 0'
	NW 7th Ave	70% of 137' = 95.9'	Proposed 56.0
	I-95	NA	Proposed NA
Minimum Required Glazing on streetwalls (%)		30% of 16,233 SF = 4,869.9 SF	Proposed Total 3,322 SF
	NW 114th Street	30% of 8,411 SF = 2,523 SF	Proposed 1,540.0
	NW 115th Street	30% of 2,210 SF = 663 SF	Proposed 0.0
	NW 7th Ave	30% of 5,612 SF - 1,683.6 SF	Proposed 1,462.0
	I-95	NA	Proposed 320.0
YARDS/HEIGHT			
Build-to-line	Major Roadway	10.0	Proposed NA
	Minor Roadway	10.0	Proposed 10.0
	Main Street	10.0	Proposed NA
	Service Road	0.0 (min)	Proposed 0.0
	Pedestrian Passage	0.0 (min)	Proposed 0.0
Maximum Building Height [ft]		6 Stories	Proposed 3 Stories
PARKING/LOADING			
Required Off Street Parking Spaces	Office	1 / 400 SF= 930/400= 2.33 + 1 / Manager's Apt. = NA	Provided 3.0
	Storage	0-20,000 SF = 1 / 5,000 SF= 4.0 + 20,001+ SF = 1 / 10,000 SF = 77,876/20,000= 3.89	Provided 12.0
Required Accessible Parking Spaces		1-25 = 1 space	Provided 1.0
Required Off Street Loading		NA	Provided 2- 10'x35' Ext. Berths
Required Bicycle Parking		NA	Provided NR
LANDSCAPING			
Required Parkway Trees		1 per 25' of street frontage	Provided 1 per 25' of street frontage
Vehicular Use Area Landscaping		Required	
Trash Area Screening Required		Required	

Notes:
- Self-Service Mini-Warehouse Storage Facilities are regulated by BU-3 Liberal Business District Land Use Regulations & The Standard Urban Centers District Regulations for bulk, density, and building placement requirements.
- Z

Disclaimer:
Square footage figures presented are provided for the sole and exclusive use of the Developer. These square footage figures are reported for the purpose of demonstrating the way by which the Developers project feasibility, program and zoning c

NO.	DATE	ISSUE DESCRIPTION
5	12/14/2015	ZONING REVIEW
4	12/08/2015	FIRE REVISIONS
4	09/21/2015	ADMIN SITE PLAN REVIEW
3	09/04/2015	APPLICATION CORRECTIONS
2	08/12/2015	PRE-APP. CORRECTIONS
1	07/15/2015	PRE-APPLICATION REVIEW

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: BM/EC

SULLIVAN GOULETTE & WILSON ARCHITECTS
444 N. MICHIGAN AVENUE
SUITE 1850
CHICAGO, IL 60611
Ph. 312. 988. 7412
Fx. 312. 988. 7409
www.sgwarch.com
PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2017

11459 NW 7th AVENUE

MIAMI, FLORIDA 33168

TITLE SHEET & DRAWING INDEX

NORTH

G0-0