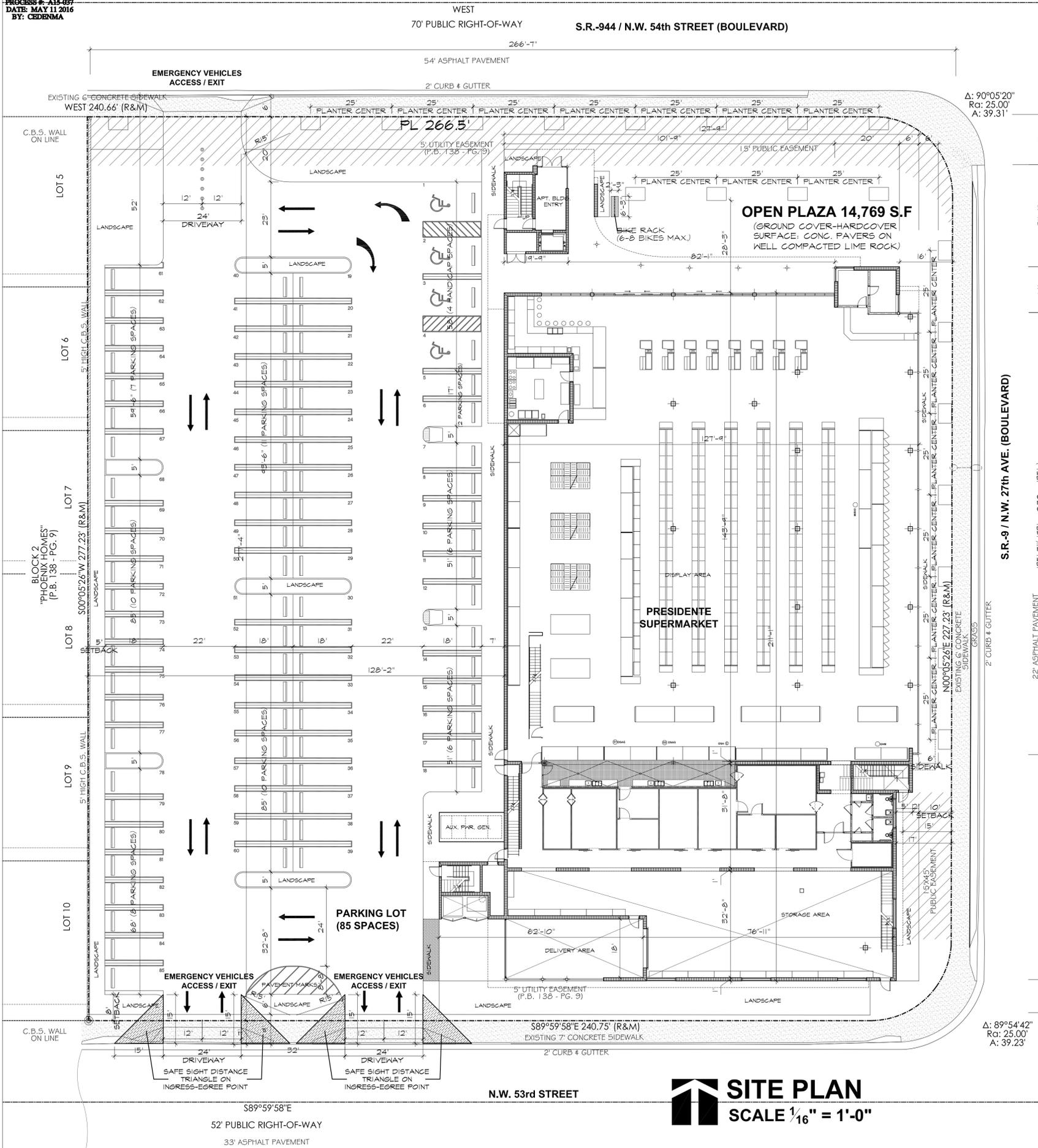
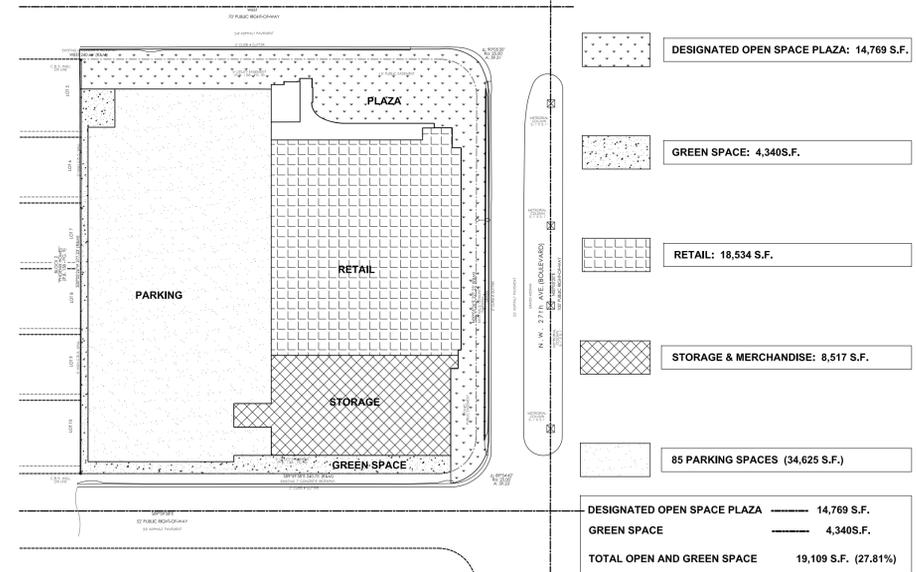


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 DATE: MAY 11 2016
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LEGAL DESCRIPTION	
VACANT LOT	
FOLIO#: 30-3121-057-0190	
PHOENIX HOMES PB 138-9 TR A FAU 30 3121 035 0110	
PRIMARY ZONE: URBAN CENTER	
ORIGINAL LOT AREA: 73,393 S.F. (1.72 ACRES)	
NEW LOT AREA (AFTER 4,700 S.F. OF EASEMENT): 68,693 S.F. (1.62 ACRES)	

PRESIDENTE SUPERMARKET & MULTI FAMILY		
EXISTING USE:	1081 VACANT LAND - COMMERCIAL: VACANT LAND	
LAND USE:	MIXED-USE CORRIDOR (MIXED-USE MULTI FAMILY)	
ZONING:	MCUCD (CORE SUB-DISTRICT)	
BUILDING DISPOSITION	REQUIRED	PROVIDED
LOT OCCUPATION		
MAXIMUM DENSITY (DU / NET ACRE)	60 DU / ACRE	30 UNITS
STRUCTURE HEIGHT (STORIES)	MIN. 4 - MAX. 12	4
BUILDING PLACEMENT STANDARDS (BUILD-TO-LINE)		
STREET TYPE	REQUIRED	PROVIDED
MAJOR ROADWAY	10'-0" SETBACK	10'-0" SETBACK
MINOR ROADWAY	10'-0" SETBACK	10'-0" SETBACK
DESIGNATED OPEN SPACE		
No. 7: PLAZA	REQUIRED	PROVIDED
	10,200 S.F.	14,769 S.F.
OPEN SPACE PERCENTAGE INFORMATION		
GREEN SPACE + PLAZA	REQUIRED	PROVIDED
	10% (6,869.3 S.F.)	27.81% (19,109 S.F.)
PARKING LANDSCAPING REQUIREMENT		
REQUIRED 10 S.F. PER PARKING SPACE (85 PARKING SPACES PROVIDED)	REQUIRED	PROVIDED
	850 S.F.	3,005 S.F.
PARKING		
OCCUPANCY	REQUIRED	PROVIDED
GENERAL RETAIL (1 SPACE / 250 S.F.)	120	(CORE - GROUP 2: LOCATION REDUCTION PERMITTED REDUCTION OF 50%)
MULTI-FAMILY RESIDENTIAL		
1 SPACE / 1 BEDROOM UNIT	24	17 (CORE - GROUP 2: LOCATION REDUCTION PERMITTED REDUCTION OF 50%)
1.5 SPACE / 2 BEDROOM UNIT	6	
1.75 SPACE / 3 BEDROOM UNIT	4	
TOTAL (4 HANDICAP SPACES INCLUDED)		85



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

REVISED | DATE

CLIENT: PRESIDENTE SUPERMARKET AND N.W. 27th AVE (BOULEVARD) MIAMI, FL 33142

SEAL: GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS: GUSTAVO J. RAMOS ARCHITECTURE / PLANNING / INTERIORS PHONE: 305 599 4947

DATE: 03/03/16

SCALE: AS NOTED

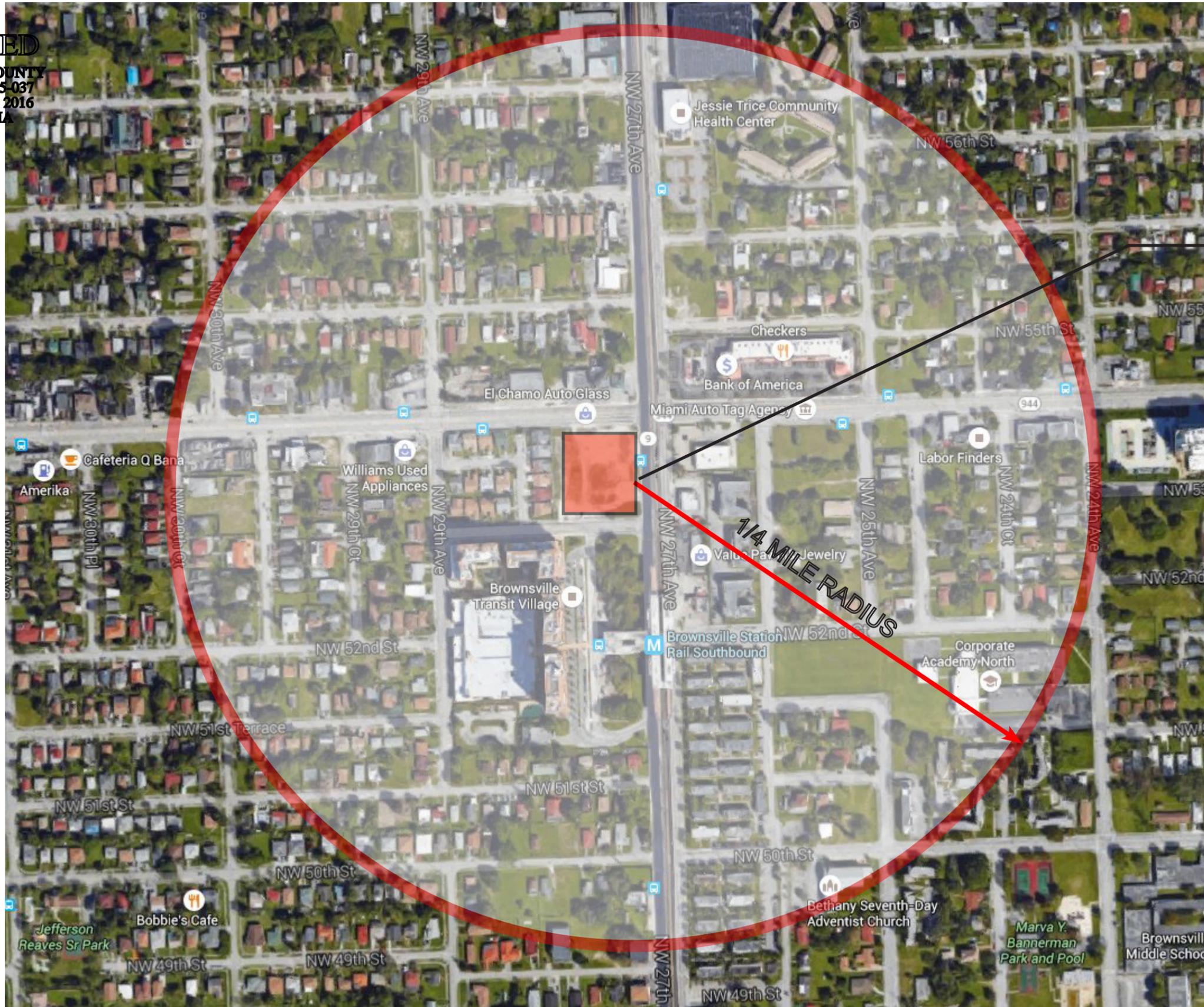
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DRAWING #: 2

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PROJECT SITE
NW 54th ST & NW 27th AVE



LOCATION MAP ON 1/4 MILE RADIUS

Note:
These drawings and copies thereof furnished by the architect are his property, they are not to be used on other work or by other architects and are to be returned on demand at the completion of the project. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes indebted to the architect for full commission.

PRESIDENTE SUPERMARKET
N.W. 54th STREET, MIAMI, FL 33142

CLIENT

SCALE

ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS ARCH. AR 8715
PHONE 305 599 4947



DATE 11/10/15

SCALE AS NOTED

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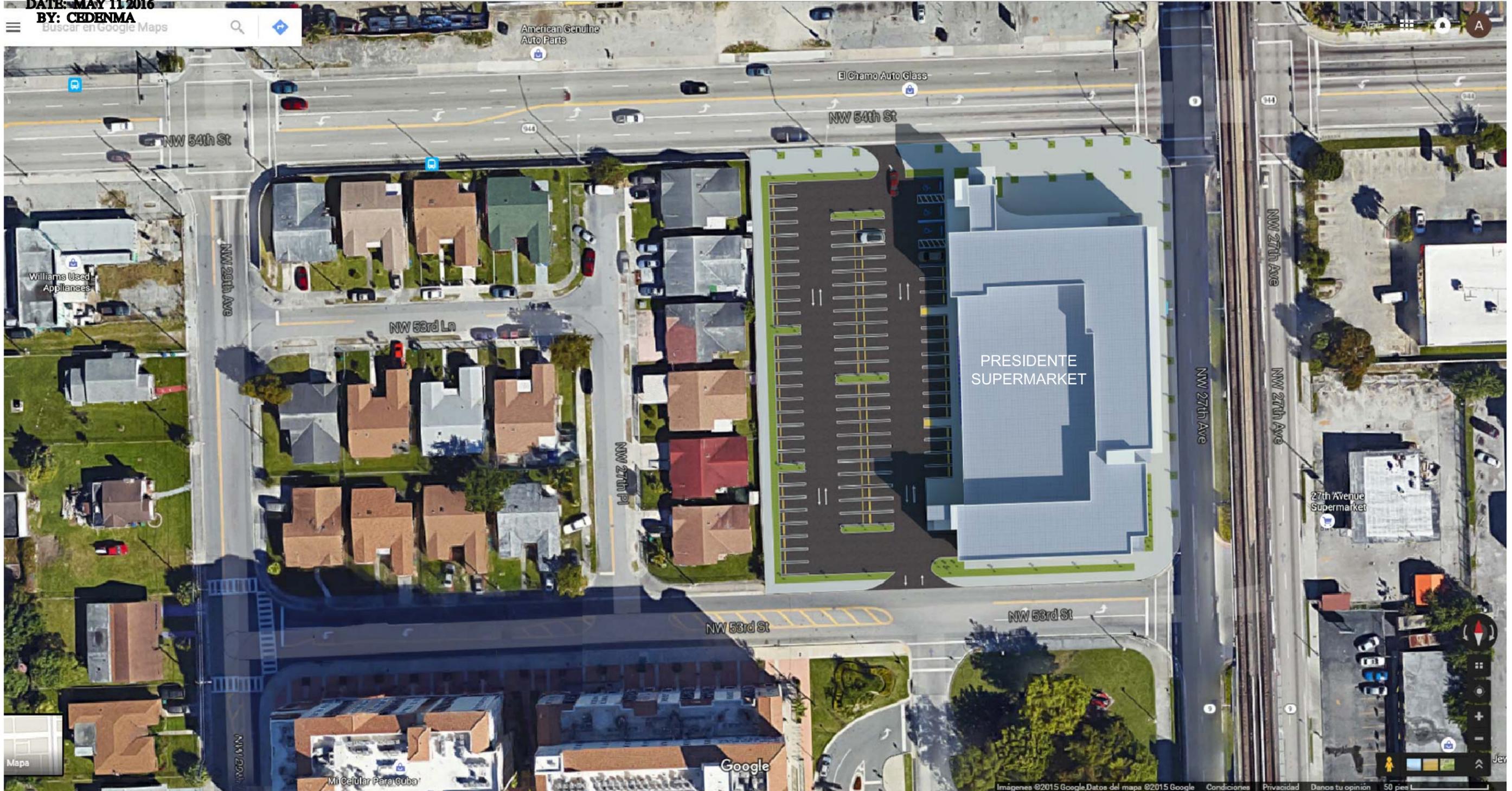
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DATE: MAY 11 2016

BY: CEDENMA

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PRESIDENTE SUPERMARKET
 N.W. 54th STREET, MIAMI, FL 33142

CLIENT

SEAL

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 ARCHITECTURE / PLANNING / INTERIORS
 PHONE 305 599 4947

GUSTAVO J. RAMOS
 10305 NW 41st ST # 113, MIAMI, FL

DATE 11/19/14

SCALE AS NOTED

DRAWN AB & GF

DRAWING #

SHEET OF

 **AERIAL VIEW**