PROPOSED SITE PLAN ZONING LEGEND

1) SITE ZONING: RU-4L (PROPOSED USE: CONDOMINIUMS)
2) SITE AREA GROSS: 8.20 ACRES = 357,549 SQFT.
NET: 8.20 ACRES = 357,549 SQFT.
LAKE ACRES: N/A ACRES = N/A SQFT.
3) No. OF STORIES: 2
4) TOTAL BUILDINGS HEIGHT: 29'-6" REQ. OR ALLOW. / PROVIDED
5) GROSS BLDG. COVERAGE OF FLOOR: 107,209 SF (.50 %) / 91,820 SF (.NV CLUBHOUSE)
6) LOT COVERAGE: 50 % MAX. / 27.57 % (98,623 SF.)
7) TOTAL LANDSCAPE OPEN SPACE (LOS): 28% MIN. / 28.7 % (102,699 SF.)
8) TOTAL IMPERVIOUS PAVED AREA: 49 % MAX. / 43.95 % (156,955 SF.)
9) DENSITY / NET ACRE: 25 ACRE / 21.70 / ACRE
10) TOTAL No. UNITS: 178 / 180 @ (146 2 BDR. UNITS & 32 ENDR. UNITS)
52 UNIT A 1 BEDROOM UNITS @ 810 SQFT. = 29,920 SQFT.
146 UNIT B 2 BEDROOM UNITS @ 968 SQFT. = 141,328 SQFT.
TOTAL SQUARE FOOTAGE PROVIDED 167,248 SQFT.
11) FLOOR AREA RATIO ALLOWED (.50% - 178,675 SF)
52 UNIT A 1 BEDROOM UNITS @ 810 SQFT. = 29,920 SQFT.
146 UNIT B 2 BEDROOM UNITS @ 968 SQFT. = 141,328 SQFT.
CLUBHOUSE = 1,930 SQFT.
LAUNDRY ROOM (16 @ 68 SF.) = 1,088 SQFT.
TOTAL FLOOR AREA RATIO PROVIDED 170,266 SQFT.
12) TOTAL PARKING REQUIRED = 504 SPACES
(UNIT TYPE "A1") 52 (1 BEDROOM) x 1.5 = 78 SPACES
(UNIT TYPE "B2") 146 (2 BEDROOM) x 1.75 = 256 SPACES
13) TOTAL PARKING PROVIDED = 541 SPACES — 550 STANDARD / 11 HANDICAP
NOTE : REFER TO SHEETS SP-5 FOR PARKING DETAILS
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 (8 UNITS (1 BLDG. = 8 UNITS) 2 UNIT A/ 6 UNIT B
BLDG. AR (8 UNITS (1 BLDG. = 8 UNITS) 2 UNIT A/ 6 UNIT B
BLDG. B (10 UNITS (4 BLDGS. = 40 UNITS) 2 UNIT A/ 8 UNIT B
BLDG. C (12 UNITS (6 BLDGS. = 72 UNITS) 2 UNIT A/ 10 UNIT B
BLDG. CR (12 UNITS (5 BLDGS. = 56 UNITS) 2 UNIT A/ 10 UNIT B
BLDG. D (14 UNITS (1 BLDG. = 14 UNITS) 2 UNIT A/ 12 UNIT B
TOTAL NUMBER OF UNITS = 178 UNITS

LOT COVERAGE DATA

BLDG TYPE	NO. OF BLDGS	LOT COVERAGE
BLDG. A	1 BUILDINGS	4,231SF
BLDG. AR	1 BUILDINGS	4,231SF
BLDG. B	4 BUILDINGS	5,390SF
BLDG. C	6 BUILDINGS	6,347SF
BLDG. CR	3 BUILDINGS	6,347SF
BLDG. D	1 BUILDING	7,546SF
CLUBHOUSE	1 BUILDING	1,930SF

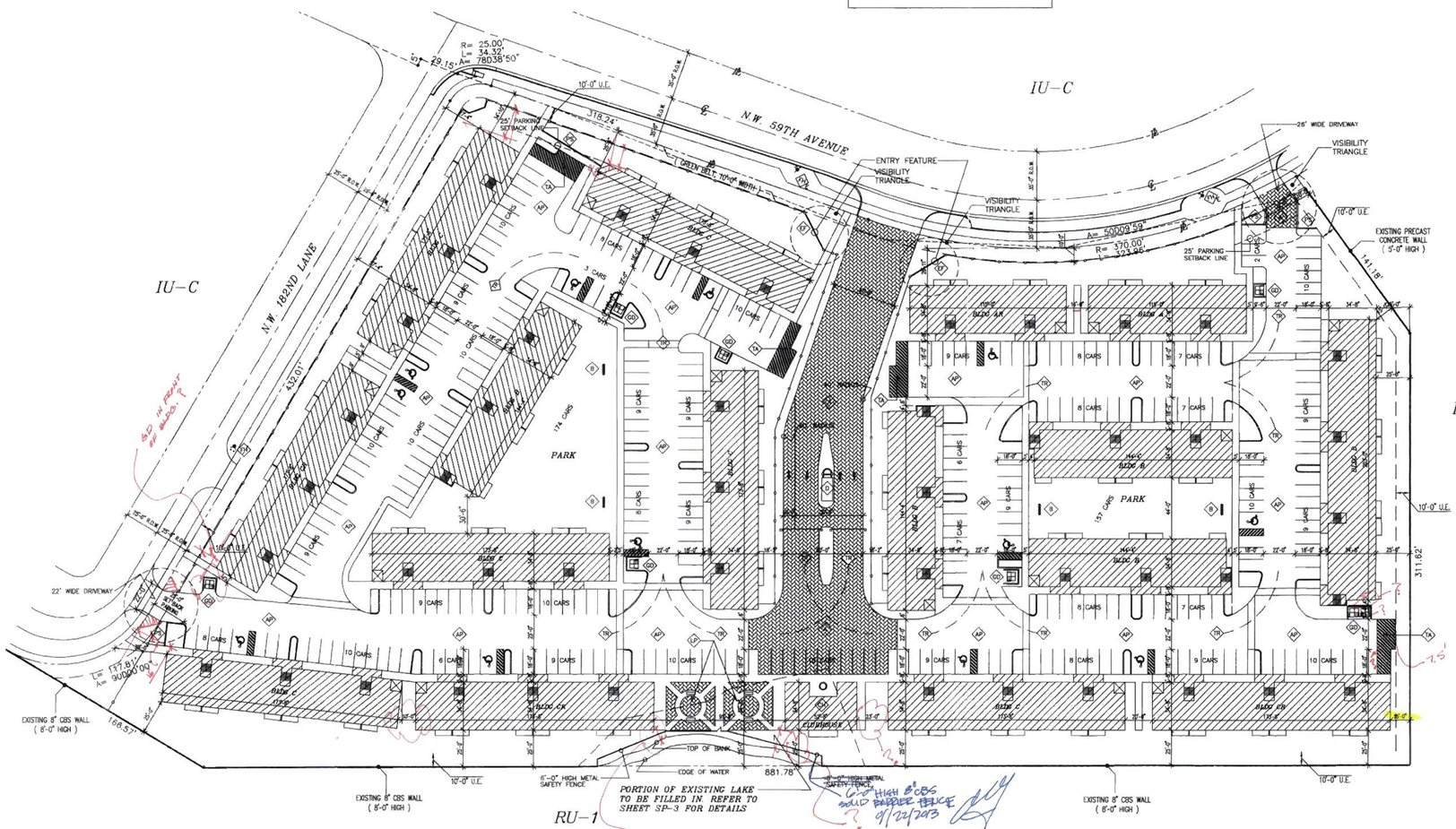
LOT COVERAGE CALCULATIONS

BLDG TYPE		
BLDG. A	1 @ 4,231 SF	= 4,231 SF
BLDG. AR	1 @ 4,231 SF	= 4,231 SF
BLDG. B	4 @ 5,390 SF	= 21,560 SF
BLDG. C	6 @ 6,347 SF	= 38,082 SF
BLDG. CR	3 @ 6,347 SF	= 19,041 SF
BLDG. D	1 @ 7,546 SF	= 7,546 SF
CLUBHOUSE	1 @ 1,930 SF	= 1,930 SF
TOTAL LOT COVERAGE		96,623 SF

LEGAL DESCRIPTION

TRACT A OF GARDENS PARK SUBDIVISION
PLAT BOOK 167 PAGE 29
OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY

LOCATION SKETCH



GENERAL SITE PLAN

1"= 40'-0"

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
GH	DENOTES LOCATION OF GUARDHOUSE SEE SHEET GH-1 FOR DETAILS
CH	DENOTES LOCATION OF CLUBHOUSE SEE SHEET CH-1 FOR DETAILS
TR	DENOTES 50' FIRETRUCK CL TURNING RADIUS
EF	DENOTES LOCATION OF ENTRY FEATURE
PS	DENOTES LOCATION OF 30" HIGH PARKING STALL SCREEN WALL
GD	DENOTES LOCATION OF GARBAGE DUMPSTER
TA	DENOTES LOCATION OF PARKING TURNAROUND AREA, TO BE STRIPPED AND LABELED AS NO PARKING TURNAROUND ONLY
LP	DENOTES LOCATION OF BRICK PAVERED LAKEVIEW PLAZA

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OCT 25 2012
ZONING ANALYSIS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GENERAL SITE PLAN

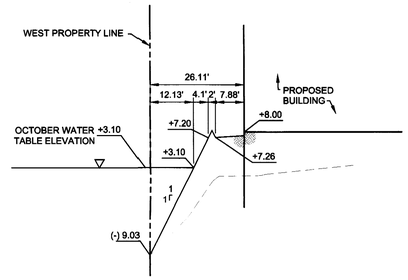
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	SP-1

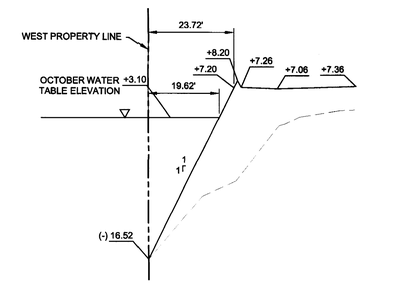
OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1	10/17/12	O.J.G
2		O.J.G
3		O.J.G



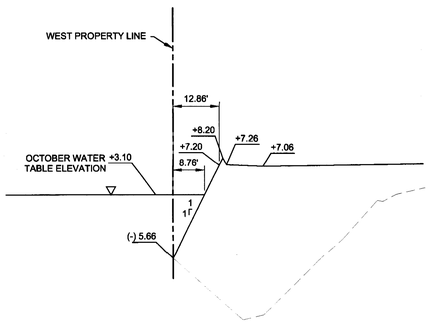
PROPOSED LAKE CROSS SECTION @ (-)10.45

SCALE: 1"=10'V,1"=20'H (LOOKING NORTH)



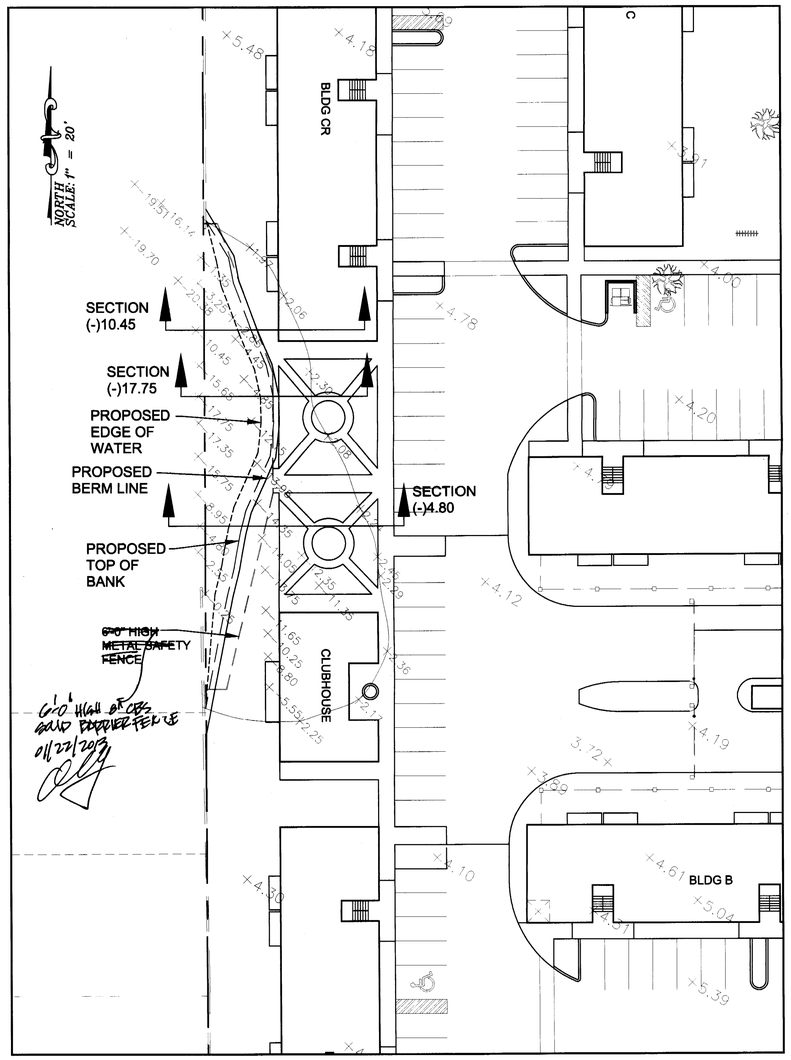
PROPOSED LAKE CROSS SECTION @ (-)17.75

SCALE: 1"=10'V,1"=20'H (LOOKING NORTH)



PROPOSED LAKE CROSS SECTION @ (-)4.80

SCALE: 1"=10'V,1"=20'H (LOOKING NORTH)



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

NO.	DATE	DESCRIPTION	BY	APP

LAKE SECTION

EXHIBIT

GARDENS PARK

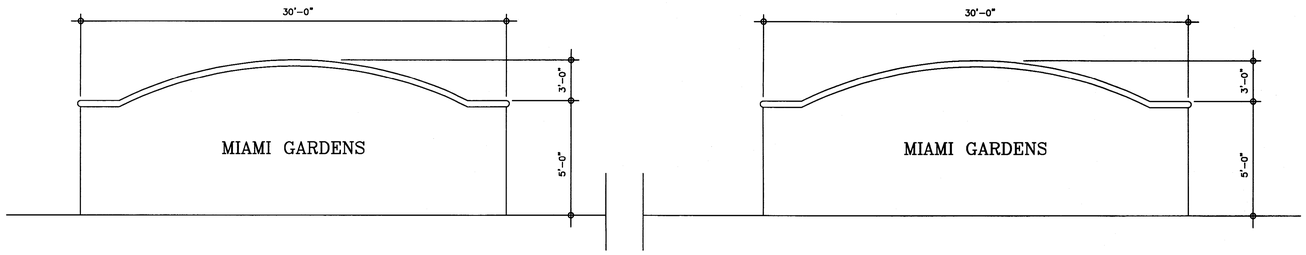
RAFULS & ASSOCIATES CONSTRUCTION COMPANY

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 - 305/448-1600 - LB 1012

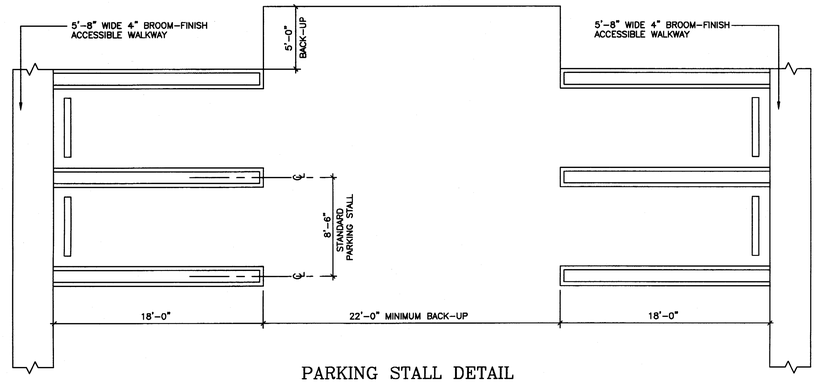
SEAL

10/22/12
ANDREW W. ADAMS
REGISTERED ENGINEER #55315
STATE OF FLORIDA

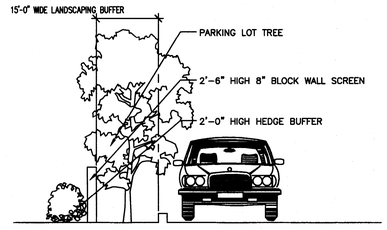
DESIGNED:	AWA
DRAWN:	AWA
CHECKED:	AWA
SCALE:	AS NOTED
DATE:	10/15/12
PROJ. NO.	2005-12
SHEET	SP-3
	OF 3 SHEETS



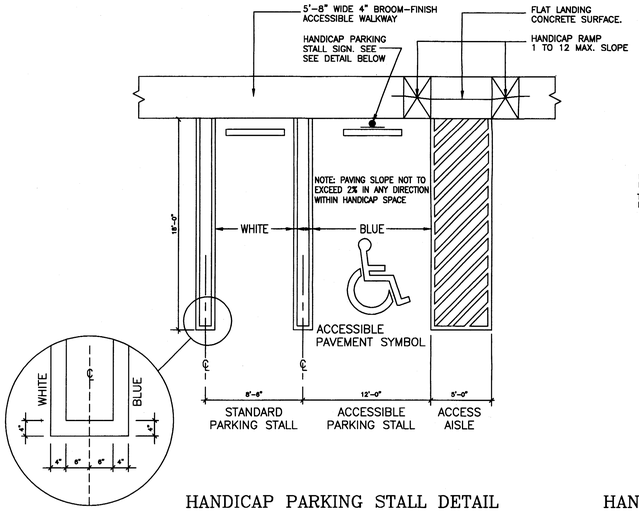
ENTRY FEATURE DETAIL



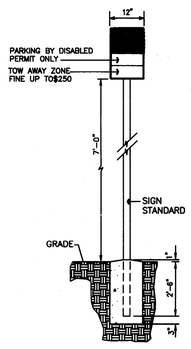
PARKING STALL DETAIL



PROPERTY-LINE PARKING SCREEN DETAIL



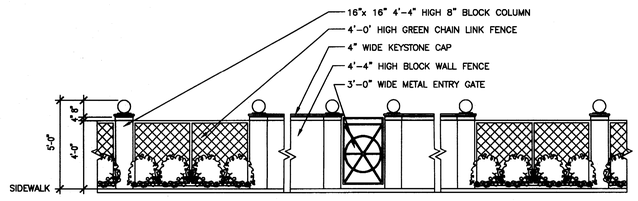
HANDICAP PARKING STALL DETAIL



HANDICAP PARKING SIGN DETAIL

HANDICAP PARKING SIGN NOTES

1. TOP PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH WHITE OPAQUE LEGEND AND BORDER.
3. SIGN TO BE USED AS PER FLORIDA STATUTES. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE GROUND SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SUCH SYMBOL AND CAPTION (SEE SIGN DETAIL) SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.



FRONT PROPERTY-LINE FENCE DETAIL

RECEIVED
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SITE PLAN DETAILS

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TELEPHONE : (305) 332-4059 AR-0010705

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