

LITTLE 79

2151 NW 79th St
MIAMI | FL | 33147



PROJECT AND OWNER:

LITTLE 79

2151 NW 79th St
MIAMI | FL | 33147

ZZG INVESTMENTS LLC

780 NE 69 ST 2505
MIAMI | FL | 33138

ARCHITECT:

2030 HABERSHAM TRACE | CUMMING | GA 30041

954 812 6650

RICARDO@MUVEARCH.COM

AA#26003161



DESIGNER:



1535 NORTH PARK DR | SUITE 102

WESTON | FL 33327

954 533 4492

ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KEY PLAN:

60% PROGRESS SET

PERMIT APPLICATION DATE: TBD

SHEET ISSUE DATE: 04/04/2023

PROJECT NO.:

DRAWN BY: RP / APPROVED BY: YM

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SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET

LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO.:

G-0

SCOPE OF WORK:
NEW CONSTRUCTION OF MIXED-USE BUILDING

| OWNER: | ARCHITECT: | MEP ENGINEER: | STRUCTURAL ENGINEER: | CIVIL ENGINEER: | LANDSCAPE ARCHITECT: |
|--|---|---------------|----------------------|-----------------|----------------------|
| ZZG INVESTMENTS LLC 780 NE 69 ST 2505 MIAMI FL 33138 | MUVE ARCHITECTURE 2030 HABERSHAM TRACE CUMMING GA 30041 t 954 812 6650 | | | | |

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GENERAL SITE INFORMATION:

| | |
|-------------------|--|
| PROPERTY ADDRESS | 2151 NW 79th St MIAMI FL 33137 |
| FOLIO # | 30-3110-057-1840 |
| LEGAL DESCRIPTION | 10 53 41 .20 AC REV PL W LITTLE RIVER PB 34-19 S90FT OF E80FT OF W190FT TR 21 LOT SIZE 80.000 X 90 OR 15651-2933 0992 2(2) COC 22815-0013 10 2004 2 |
| LOT AREA: | 7,200 Sq.Ft |
| YEAR BUILT: | N/A |

SCOPE OF WORK

NEW CONSTRUCTION OF MIXED-USE BUILDING

GOVERNING CODES

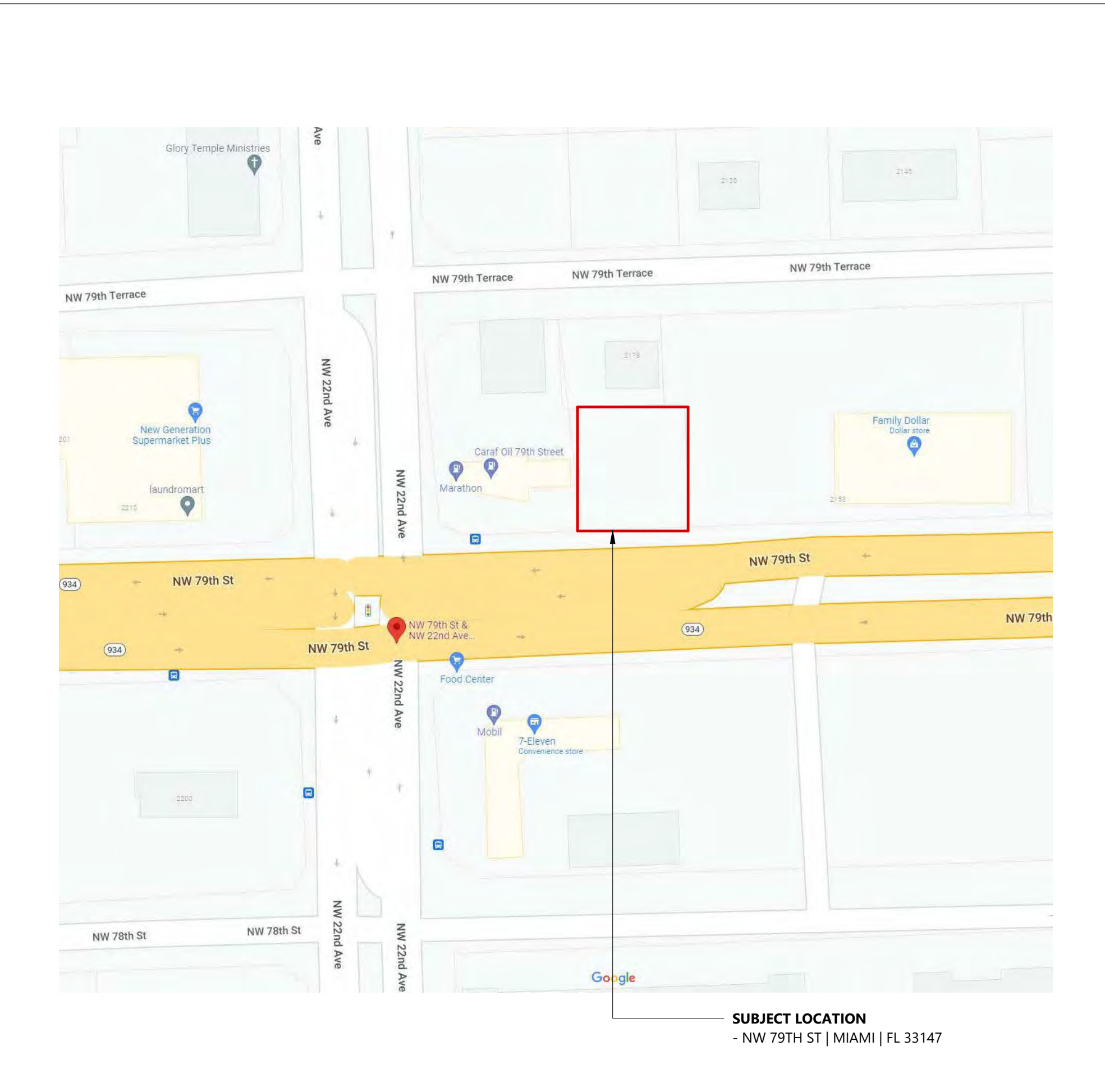
| |
|-----------------------------------|
| FLORIDA FIRE PREVENTION CODE 2020 |
| FLORIDA BUILDING CODE 2020 |
| 2020 NATIONAL ELECTRIC CODE |
| 2020 FBC MECHANICAL |
| 2020 FBC PLUMBING |
| 2020 FBC ACCESSIBILITY |

ZONING GUIDELINES:

ZONING: NCUAD (NORTH CENTRAL URBAN AREA DISTRICT)

| | |
|-----------------|----------------------------|
| FLOOD ZONE: | X |
| LOT SIZE: | IRREGULAR |
| LOT NET AREA: | 7200 SQ.FT. = 0.165 ACRES |
| LOT GROSS AREA: | 11200 SQ.FT. = 0.257 ACRES |
| URBAN CENTER: | NORTH CENTRAL |
| LAND USE: | MC |
| SUB DISTRICT: | CENTER |

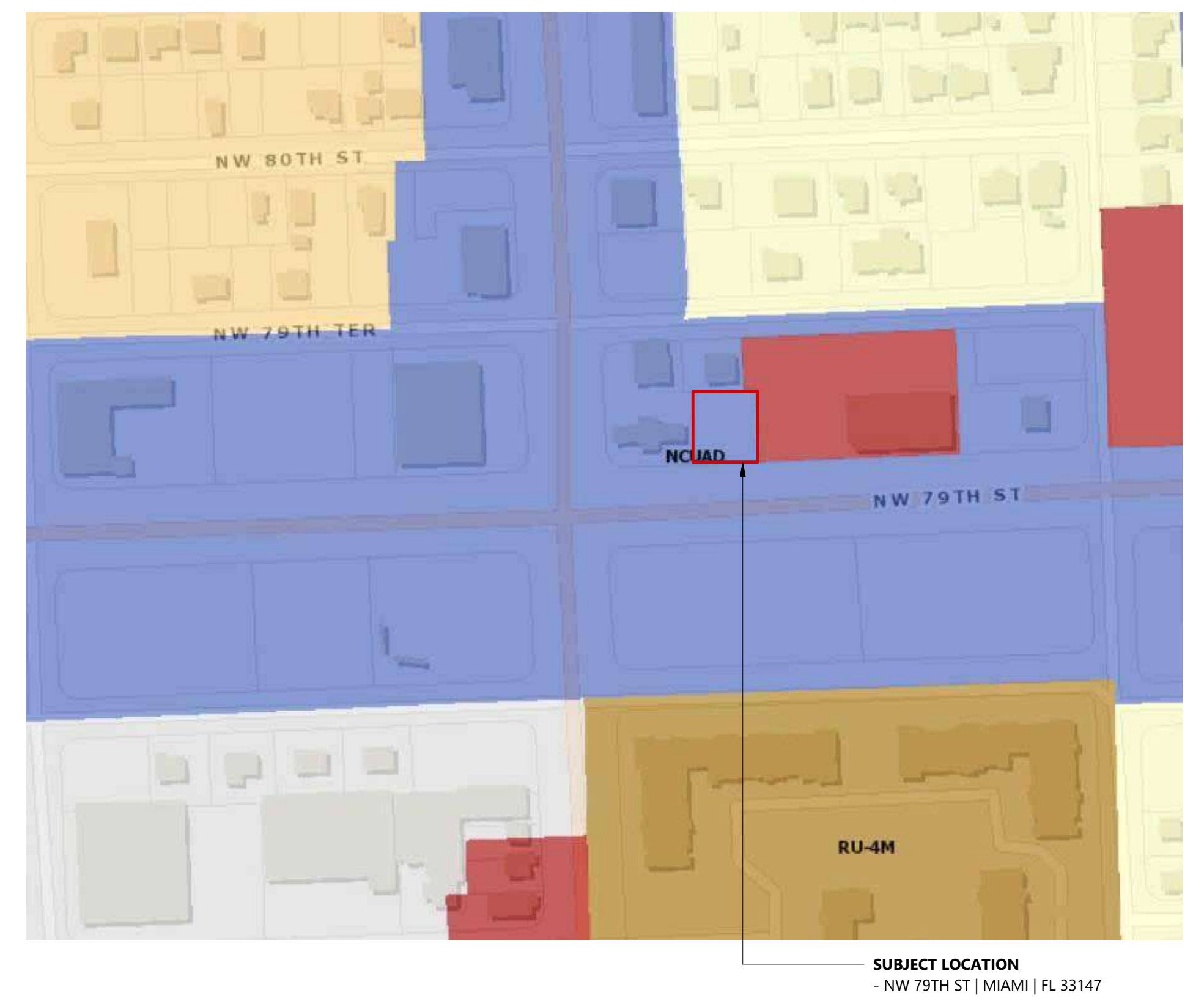
| PROPERTY INFO | ALLOWED/REQUIRED | PROVIDED |
|-----------------|--|---------------------------------------|
| BUILDING HEIGHT | MINIMUM = 2 STORIES MAXIMUM = 8 STORIES | 4 STORIES |
| DENSITY | MAXIMUM = 60 DU/ACRE 60 X 0.257 = 15.42 DU = 15.42 DU DENSITY WHU BONUS = 12.5 % WHU SET ASIDE = 25% BONUS = 3.85 DU TOTAL DENSITY = 19 DU 3 DU SET ASIDE FOR WHU | 18 DU TOTAL 3 DU SET ASIDE FOR WHU |
| PARKING | 100% PARKING REDUCTION FOR PARCELS LESS THAN 15,000 SF | 0 |
| SETBACKS | | |
| FRONT | 10'-0" | 10'-0" |
| SIDE | 0'-0" | 0'-0" |
| REAR | 0'-0" | 0'-0" |
| AREAS | | |
| OFFICE | 1913 SF | |
| RETAIL SPACE | 1727 SF | |
| UNITS | 11941 SF | |



1 LOCATION MAP-
N.T.S.



2 AERIAL VIEW-
N.T.S.



3 ZONING MAP-
N.T.S.



4 URBAN CENTER PRESENTATION
1 : 5

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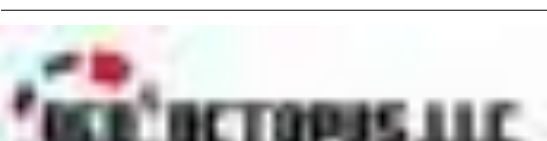
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