

LITTLE 22

NE CORNER OF NW 22nd AV & NW 90th ST
MIAMI | FL | 33147

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SCOPE OF WORK:
NEW CONSTRUCTION OF MIXED-USE BUILDING

PROJECT AND OWNER:

LITTLE 22

NE CORNER OF NW 22nd AV & NW 90th ST
MIAMI | FL | 33147

ZZG INVESTMENT LLC

780 NE 69 ST 2505
MIAMI | FL | 33138

ARCHITECT:

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DESIGNER:



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CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KEY PLAN:

SITE PLAN REVIEW

PERMIT APPLICATION DATE:

SHEET ISSUE DATE: 05/13/2022

PROJECT NO.:

DRAWN BY: NB/RP APPROVED BY: YM

1	ASPR COMMENTS	02-07-23
2	ASPR COMMENTS	02-23-23

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO.:

G-0

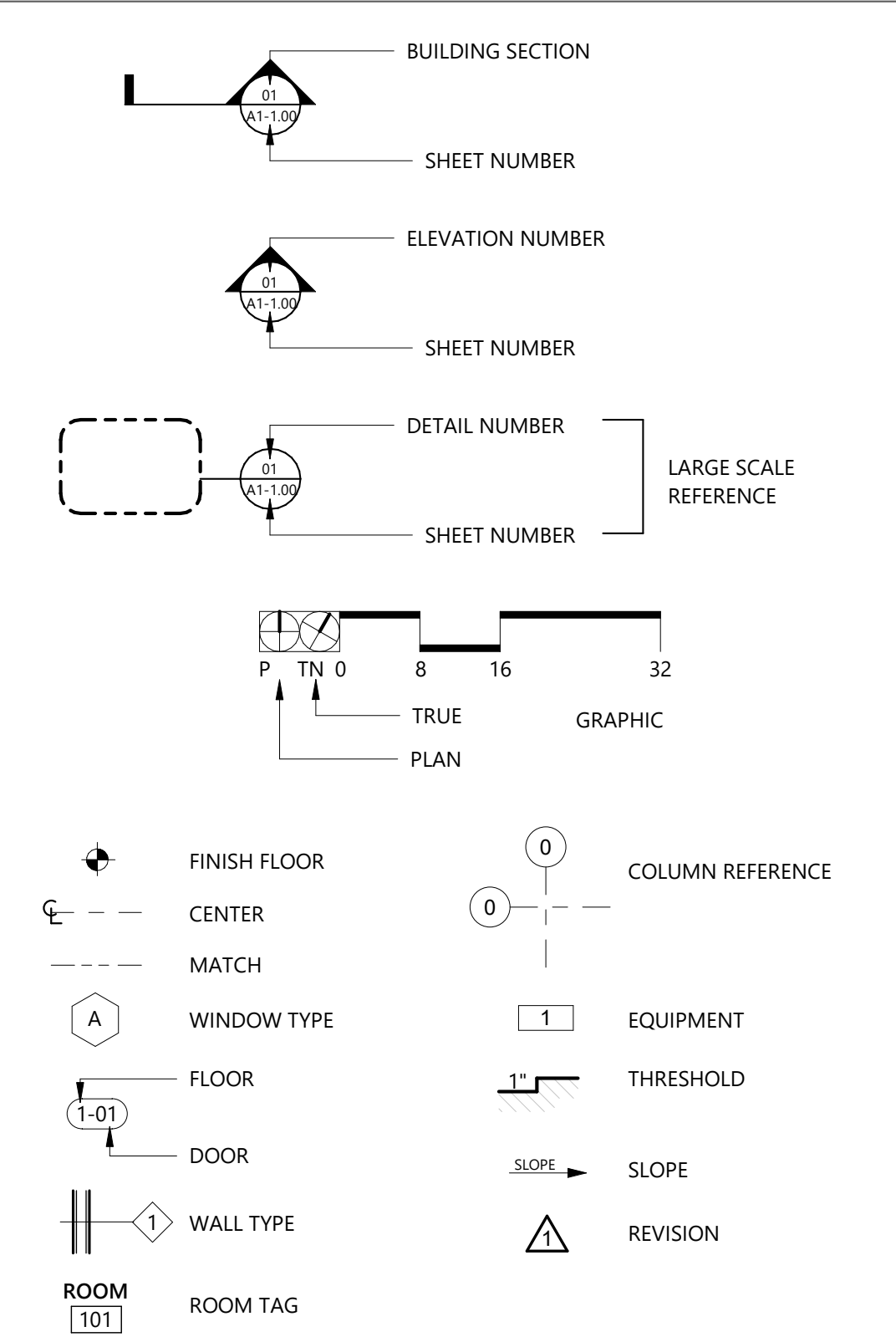
OWNER:	ARCHITECT:	MEP ENGINEER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
ZZG INVESTMENT LLC 780 NE 69 ST 2505 MIAMI FL 33138	MUVE ARCHITECTURE 2030 HABERSHAM TRACE CUMMING GA 30041 t 954 812 6650				

ABBREVIATIONS			
AB	ANCHOR BOLT	FC	FLOOR COVERING
AC	AIR CONDITIONING	FD	FLOOR DRAIN
ACC	ACCESS	FE	FIRE EXTINGUISHER
AD	AREA DRAIN	FCB	FIRE EXTINGUISHER CABINET
ADD	ADDENDUM	F.E.L.	FIRE EXTINGUISHER LOCKER
ACL	ACCESS FLOOR	FEM	FEMALE
ACT	ACCESSORY TILE	FFL	FINISH FLOOR LINE
ADH	ADHESIVE	FI	FIRE WYAND
ADI	ADJACENT	FHC	FIRE HOSE CABINET
ADIT	ADJUSTABLE	FN	FINISHED
AFF	ABOVE FINISH FLOOR	FJT	FLUSH JOINT
AGG	AGGREGATE	FLAS	FLAMMABLE
ALT	ALTERNATE	FLSK	FLASHING
ALUM	ALUMINUM	FLR	FLOORING
ANC	ANCHOR, ANCHORAGE	FLX	FLEXIBLE
ANOD	ANODIZED	FLCO	FLOOR CLEANOUT
AP	ACCESS PANEL	FRD	FRAMED MIRROR
APPROX	APPROXIMATELY	F.M.	FOUNDATION
ARCH	ARCHITECTURAL	FND	FOUNDATION
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONC.
ASPH	ASPHALTIC	F.O.M.	FACE OF MASONRY
AUTO	AUTOMATIC	F.O.S.	FACE OF STUDS
AVG	AVERAGE	FR	FRAME (ING)
ANG	ANGLE	FRA	FRESH AIR
ACOUS.	ACOUSTICAL	FRG	FORGED
		FS	FULL SIZE
		FT	FOOT FEET
		FTG	FOOTING
BRG	BEARING	FLR	FURRED(ING)
BPL	BEARING PLATE	FUT	FUTURE
BPT	BED JOINT		
BELOW			
BET	BETWEEN		
BVL	BEVELED		
BIT	BITUMINOUS	GA	GAGE, GAUGE
BD	BOARD	GALV	GALVANIZED
BDS	BOTH SIDES	GB	GYPSON BOARD, GRAB BAR
BW	BOTH WAYS	GB	GRAB BAR
BLK	BLOCK	GC	GENERAL CONTRACTOR
BLKG	BLOCKING	GC/M	GLAZED CONC. MASONRY UNIT
BEAM	GRADE, GRADING	GD	GROUND
B.M.	BENCH MARK	GF	GLAZED FACE
B.O.F.	BOTTOM OF FOOTING	GI	GALVANIZED IRON
BOTTOM		GKT	GASKET(ED)
BRK	BRICK	GL	GLASS, GLAZING
BRZ	BROUZE	GP	GALVANIZED PIPE
BLDG	BUILDING	GL	GLASS BLOCK
BUR	BUILT UP ROOFING	GF	GLASS FIBER
BBB	BULLETIN BOARD	GN	GENERAL NOTES
B.D	BY OTHER	GPL	GYPSON LATH
BRKT	BRACKET	GPT	GYPSON TILE
		G.W.B.	GYPSON WALL BOARD
		GP.L.	GYPSON PLASTER
CL	CENTER LINE	GALV	GALVANIZED
CAB	CABINET	GRN	GRANITE
CB	CATCH BASIN	GSS	GLAZED STEEL SHEET
CEM	CEMENT	GT	GLAZED STRUCTURAL TILE
CER	CERAMIC	GTV	GROUT
C.F.	COUNTER FLASHING	CHAM	CHAMFER
CG	CORNER GUARD	CHT	CEILING HEIGHT
CHAM	CHAMFER	C.I.	CAST IRON
CIRC	CIRCUMFERENCE	C.I.P.	CAST-IN-PLACE
CR	CIRCLE	HB	HOSE BIBB
CT	CONTROL JOINT	HBD	HARDBOARD
CK	CALL OR CAULK (ING)	HC	HOLLOW CORE
CLG	CEILING	HDR	HANDICAPPED
CLD	CLOSET	HDR	HEADER
CLR	CLEAR (ANCE)	HDW	HARDWARE
CLS	CLOSURE	HES	HIGH EARLY-STRENGTH
CMU	CONCRETE MASONRY UNIT	HH	HANDHOLE
COL	COLUMN	HJT	HEAD JOINT
COMP	COMPONENT	HK	HOOK (S)
CONC	CONCRETE	HM	HOLLOW METAL
CONF	CONFERENCE	HORIZ.	HORIZONTAL
CONST	CONSTRUCTION	H.P.	HIGH POINT
CONT	CONTINUOUS, CONTINUE	HPS	HIGH PRESSURE SODIUM
CONTR.	CONTRACTOR	HT	HEIGHT
CPT	CARPET	HTG	HEATING
CR	CHROMIUM (PLATED)	HVAC	HEATING/VENTILATING/
HWD	HARDWOOD	PNL	PANEL
CASMET	CASIMET	PNT	PAINT(ED)
CT	CERAMIC TILE	P.P.	PREFORMED
CJ.FT.	CUBIC FEET (FOOT)	P.P.	PREFORMED
CJ.N.	CUBIC INCH	PSC	PRESSRESSED CONC.
CU.YD	CUBIC YARD	PSF	POUNDS PER SQUARE FT.
CU.VD	CHALKBOARD	PSI	POUNDS PER SQUARE INCH
CONN.	CONNECTION	P.T.	PRESSURE TREATED
CORR.	CORRIDOR	PT	POINT
CTR.	CENTER	PTC	POST-TENSIONED CONCRETE
CTSK	COUNTER SUNK	P.T.D.	PAPER TOWEL DISPENSER
		P.T.H.	PAPER TOWEL HOLDER
		PTH	PARTITION
		PTR	PAPER TOWEL RECEPTOR
		PAVE (D) (ING)	PAVE (D) (ING)
		P.V.M.	PAVEMENT
		P.V.C.	POLYVINYL CHLORIDE
		PWD	PLYWOOD
		PCPL	PORTLAND CEMENT PLASTER
		PHP	PARTIAL HEIGHT PARTITION
		PH	PAR
		QTY	QUANTITY
		R	RISER, RUBBER
		RAD	RADIUS
		RBT	RABBIT, REBATE
		R.C.P.	REINFORCED CONCRETE PIPE
		R.D.	ROOF DRAIN
		RECT.	RECTANGULAR
		REIN	REINFORCE(ING)
		REQ	REQUIRED
		RES	RESILIENT
		REV	REVISIONS, REVISED
		REFL	REFLECT (ED) (IVE) (OR)
		REFR	REFRIGERATOR
		RH	RIGHT HAND
		RL	RAIL(ING)
		RM	ROOM
		RO	ROUGH OPENING
		ROW	RIGHT OF WAY
		RWC	RAINWATER CONDUCTOR
		REF	REFERENCE
		RF	ROOF
		R.B.	RUBBER BASE
		S	SOUTH
		S/A	SUPPLY AIR
		SAN	SANITARY
		SC	SOLID CORE
		SCH	SCHEDULE
		S.D.	SOAP DISPENSER
		SEC	SECTION
		SEC	SECTION
		SG	SAFETY GLASS
		SH	SHELF, SHELVING
		S.H.	SOAP HOLDER
		SHT	SHOWER SHEET
		SM	SIMILAR
		SLV	SLEEVE
		S.M.S.	STRUCTURAL METAL STUD
		SH	SPRINKLER HEAD
		SYM.	SYMMETRICAL
		SPKR.	SPEAKER
		SNR	SANITARY NAPKIN
		SND	SANITARY NAPKIN DISPENSER
		SNT	SEALANT
		SPC.	SPACE
		SPEC	SPECIFICATION(S)
		SQ	SQUARE
		SSK	SERVICE SINK
		SS	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STG	STORAGE, SEATING
		STL	STEEL
		STR	STRUCTURAL
		SUR	SURFACE
		SUSP	SUSPENDED
		SWR	SWITCH ROOM
		SYS	SYSTEM
		SW	SWITCH
		S.F.	SQUARE FOOT (FEET)
		S.Y.	SQUARE YARD
		T	TREAD
		T.B.	TOWEL BAR
		TEL	TELEPHONE
		TEMP	TEMPERED
		THK	THICKNESS
		THR	THRESHOLD
		TOL	TOILET
		T.O.B.	TOP OF BEAM
		T.O.F.	TOP OF FOOTING
		T.O.P.	TOP OF PARAPET
		T.O.R.	TOP OF ROOF
		T.O.S.	TOP OF SLAB
		T.O.W.	TOP OF WALL
		T.P.D.	TOILET PAPER DISPENSER
		TPN	TOILET PARTITION
		TV	TRANSFORMER VAULT, TELEVISION
		TYP	TYPICAL
		T.O.C.	TOP OF CONCRETE
		T.O.D.	TOP OF DECK
		T.O.P.	TOP OF PARAPET
		TER.	TERAZO
		OH	OVERHEAD
		CHMS	OVERHEAD MACHINE SCREW
		UC	UNDERCUT
		UL	UNDERWRITERS LABORATORY
		UNF	UNFINISHED
		UR	URNAL
		UON	UNLESS OTHERWISE NOTED
		UVD	UPPER VEHICULAR DRIVE
		VB	VINYL BASE
		V.C.T.	VINYL COMPOSITION TILE
		VERT	VERTICAL
		VEST.	VESTIBULE
		VF	VERTIFY IN FIELD
		VIN	VINYL
		V.W.C.	VINYL WALLCOVERING
		W	WIDTH WIDE
		W	WITH
		W	WEST, WIDTH, WIDE
		WC	WATER CLOSET
		WD	WOOD
		W.D.	WINDOW DIMENSION
		WDW	WINDOW
		WG	WIRED GLASS
		WH	WATER HEATER
		WM	WIRE MESH
		WO	WITHOUT
		WP	WATERPROOFING
		WPT	WORKING POINT
		WR	WASTE RECEPTACLE
		WR	WATER REPELLANT
		WS	WATERSTOP
		WSCT	WAINSCOT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC
		W/O	WITHOUT
		X	CROSS
		Y	YIELD
		Z	ZINC

DOOR CRITERIA AND GENERAL NOTES

- ALL DOORS ARE LISTED IN THE DOOR SCHEDULE
-
- DIMENSIONING CRITERIA**
DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.
- COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THIS:
 - PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
 - PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
 - PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
 - PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
 - FOR OPENINGS IN PARTITIONS OR WALLS:
 - WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES.
 - WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL.
 - WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:
 - DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

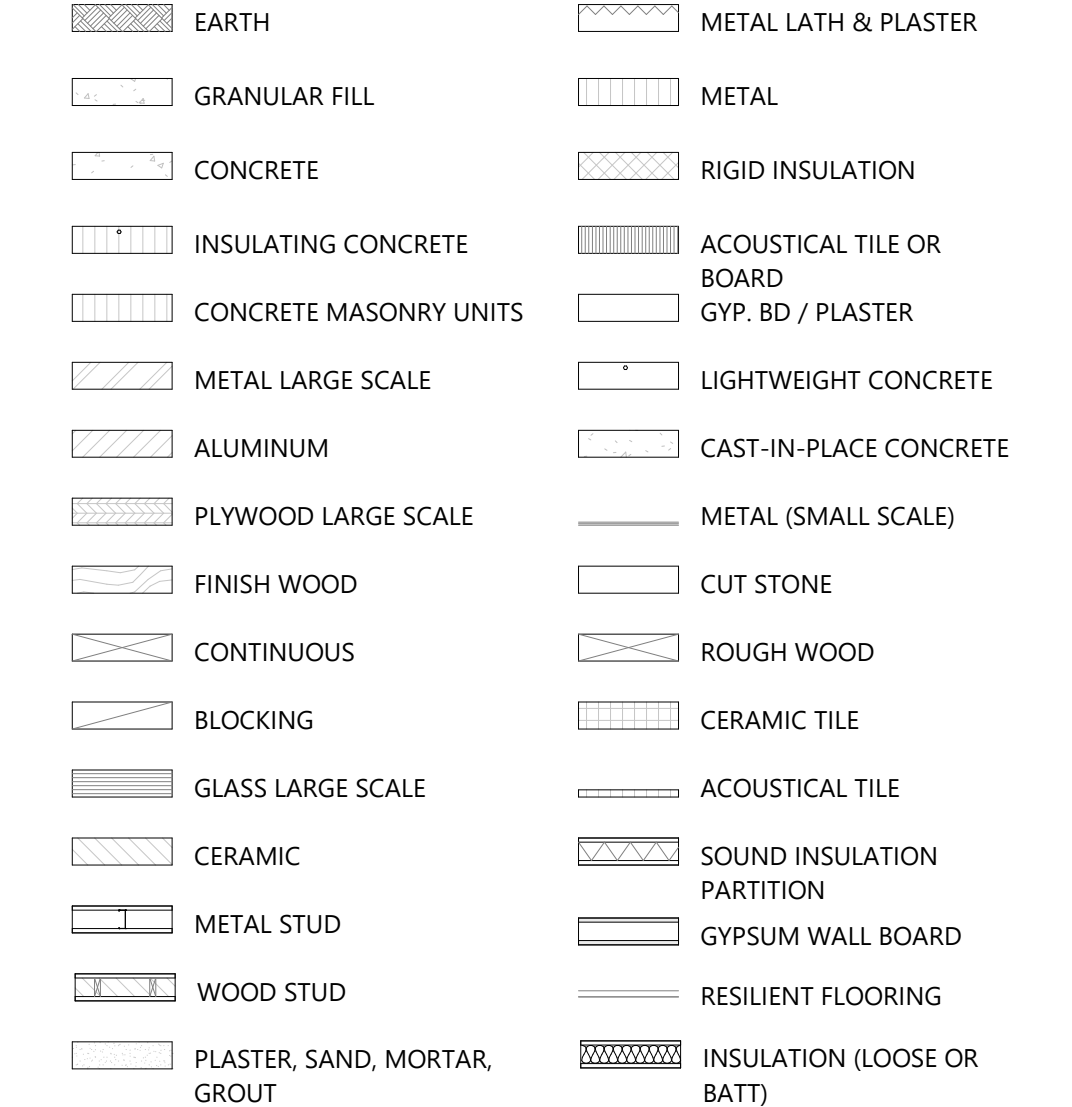
GRAPHIC SYMBOLS



WALL LEGEND

- WALL TYPE 1**
TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
- WALL TYPE 2**
EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
- WALL TYPE 3**
TYPICAL 4" INTERIOR PARTITION NON-RATED.
- WALL TYPE 4**
REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
- WALL TYPE 5**
UNIT DEMISING PARTITION 1 HR FIRE RATED.

MATERIAL SYMBOLS



CODES AND STANDARDS

- LIFE SAFETY CODES
A.C.I.
A.I.S.C.
2017 FLORIDA FIRE PREVENTION CODE
2017 FLORIDA BUILDING CODE EXISTING
2017 NATIONAL ELECTRIC CODE
2017 FBC MECHANICAL
2017 FBC PLUMBING
2017 FBC ACCESSIBILITY
- MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT. DATE COUNTY PRODUCT APPROVAL REQUIREMENTS. ALL CODES AS PER LATEST EDITIONS AND REVISIONS. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES.

GENERAL NOTES

- THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
- ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND/OR SPECIFIED IN DRAWINGS.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED O/W.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.
- DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGE SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
- INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
- ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
- ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
- IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
- THE CONTR. SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
- THE CONTR. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
- THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED, AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
- ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE F.B.C.
- FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
- CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CALC. FOR REVIEW & APPROVAL FROM THE MUNICIPALITY.
- GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES /EGG CRATES AND WINDOWS FOR APPROVAL BY THE MUNICIPALITY. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
- COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNER'S PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

SECURITY REQUIREMENTS

- WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MIN. W/ SOLID WOOD CORE CONST.
- DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
- STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

SHOP DRAWINGS AND SUBMITTALS

- DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS. HARDWARE SCHEDULE. WINDOWS AND GLAZING - DETAILS AND SAMPLES. DRYWALL - MATERIALS AND INSTALLATION (MATERIALS AND FIXTURES), MECHANICAL A/C, HEATING AND VENTILATION MATERIALS AND INSTALLATION. SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS. ALARMS - ELECTRICAL MATERIALS AND FIXTURES. AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS. KITCHEN EQUIPMENT, CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS. FINISHES - AS CALLED ON DRAWINGS. SUBMIT 6 SETS MINIMUM FOR ARCHITECT APPROVAL. ALLOW SUFFICIENT TIME FOR SETTING (TWO WEEKS) SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT. SHOP DRAWINGS SUBMITTED REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS. SUBMIT SAMPLES AND COLOR CHART FOR FINISHES. SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND INSTALLATION). ELEVATOR GUARANTEES CONCRETE TEST AND DESIGN MIX MORTAR MIX AND DESIGN. ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MAT. AND LABOR). FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQ.

SITE PLAN, FOUNDATION & GRADING

- CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
- EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED. IN WRITING BY THE PROJECT GEO TECHNICAL PRIOR TO PLACEMENT OF REINFORCING STEEL.
- IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
- CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2" INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
- ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
- TERMITE PROTECTION NOTES:
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USE IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

DRAINAGE NOTES

- ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
- INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
- ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% min.
- BUILT-IN 4" DOWNSPOUT. PROVIDE SOUND INSULATION FOR ALL BUILT IN PIPING.
- BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

GLAZING NOTES

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB BATHTUB AND SHOWERS. GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE. IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANE) MATERIAL, INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
- ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC RESIDENTIAL 2004 SECTION 2406.

ROOF NOTES

- INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF NRCA "QUALITY CONTROL GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".
- ALL ROOF MATERIAL TO BE CLASS A.
- ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
- ALL ROOF SLOPE TO BE MIN. 1/4" TO 12".
- CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.
- ALL ROOFING TO BE NON REINFORCED EPDM MEMBRANE (RUBBERGUARD) ECOWHITE EPDM OR SIMILAR)

ELECTRICAL REQUIREMENTS

- PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.
- PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48".
- THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT. E.G. FLUORESCENT TYPES.
- PROVIDE GF FOR ALL: 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK.
- PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS.
- PROOF ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.

FIRE PROTECTION

- SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM. AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

MEANS OF EGRESS

- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ.FT. AREA. MAX. 44" TO SILL.

PROJECT AND OWNER:

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	9001 NW 22ND AVE MIAMI FL 33137
FOLIO #	30-3103-023-0010
LEGAL DESCRIPTION	3 53 41, PHELANS MANOR PB 30-6, LOTS 1-2-3-4-5 & S1/2 OF LOT 6, LESS E15FT OF W25FT FOR RD, LOT SIZE SITE VALUE OR 16771-4889 0595 3
LOT AREA:	10,786 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:	REGULAR
LOT NET AREA:	10,786 SQ.FT. = 0.24 ACRES
LOT GROSS AREA:	21,133 SQ.FT. = 0.48 ACRES
URBAN CENTER:	NORTH CENTRAL
LAND USE:	MC
SUB DISTRICT:	CENTER

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	MINIMUM = 2 STORIES MAXIMUM = 8 STORIES	7 STORIES
DENSITY	MAXIMUM = 90DU/ACRE 90 X 0.445 = 40.08 DU = 40 DU DENSITY WHU BONUS = 12.5% WHU SET ASIDE = 25% BONUS = 10 DU TOTAL DENSITY = 50 DU 7 DU SET ASIDE FOR WHU	48 DU TOTAL 5 DU SET ASIDE FOR WHU
PARKING	100% PARKING REDUCTION FOR PARCELS LESS THAN 15,000 SF	10 PARKING SPACES
ELECTRIC VEHICLE SUPPLY EQUIPMENT	20% OF REQUIRED PARKING SPACES	2 SPACES
SETBACKS		
FRONT	10'-0"	10'-0"
FRONT ABOVE 4TH LEVEL	15'-0"	15'-0"
SIDE	0'-0"	0'-0"
REAR	0'-0"	10'-0"

LANDSCAPE LEGEND

MUNICIPALITY: Miami-Dade County

ZONING CLASS: NCUAD LOT AREA: 10,786 SQ. FT. ACRES: .024

OPEN SPACE	REQUIRED/ALLOWED	PROVIDED
A. Sq. Ft. of required Open Space	1079 SF	8245 SF
Lot Area:	10,786	
Multiplier:	10%	

LAWN AREA

A. Maximum Lawn Area	N/A	N/A
Lot Area:	10,786	
Multiplier:	N/A	

TREES

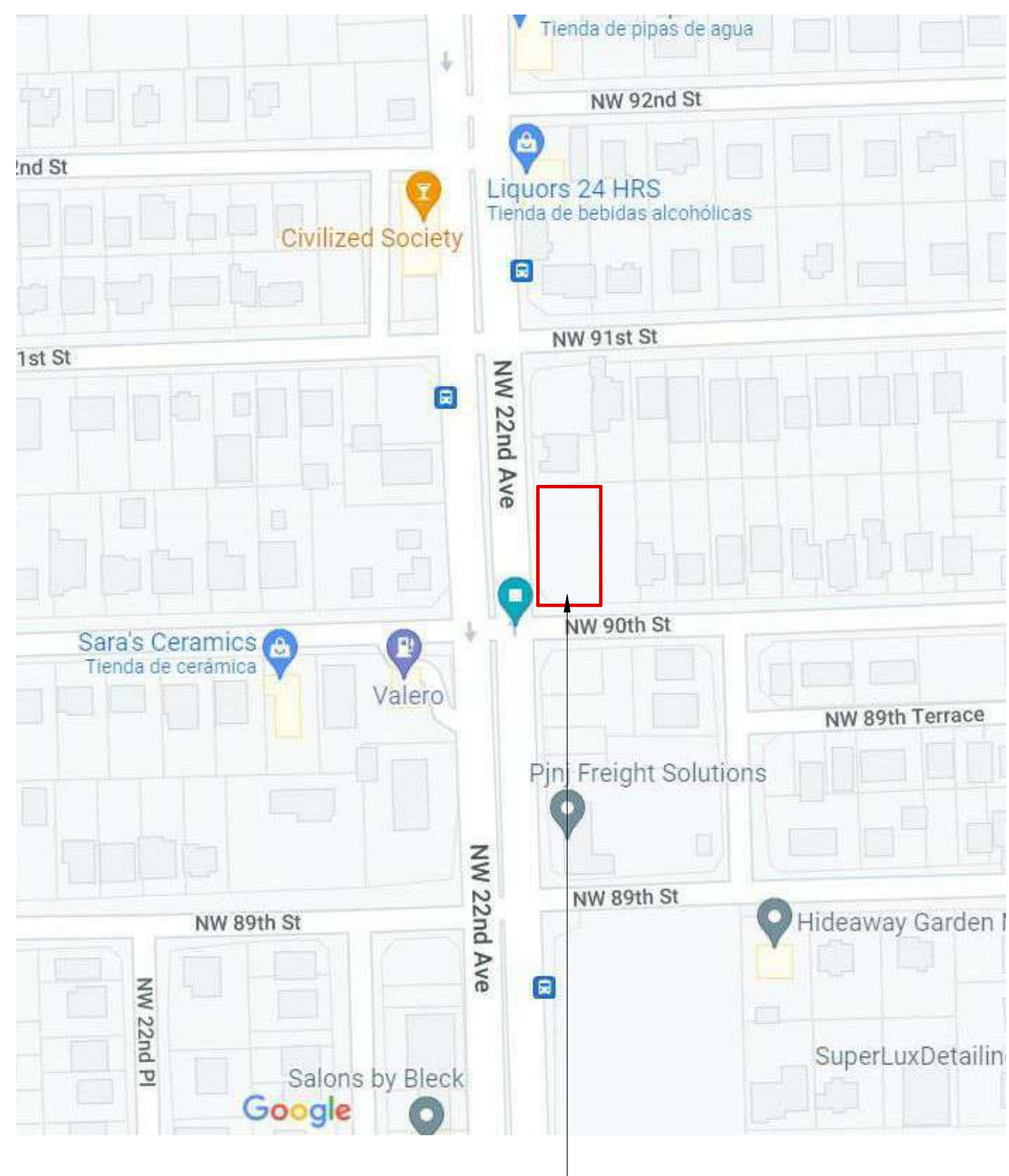
A. Number of trees required	3.84	4
Lot Area:	0.24 (Acres)	
Multiplier:	16	

STREET TREES

A. Street trees (maximum average spacing of 35' O.C.)	6.25	7
Linear Ft. of Frontage:	219	
Divider:	35	

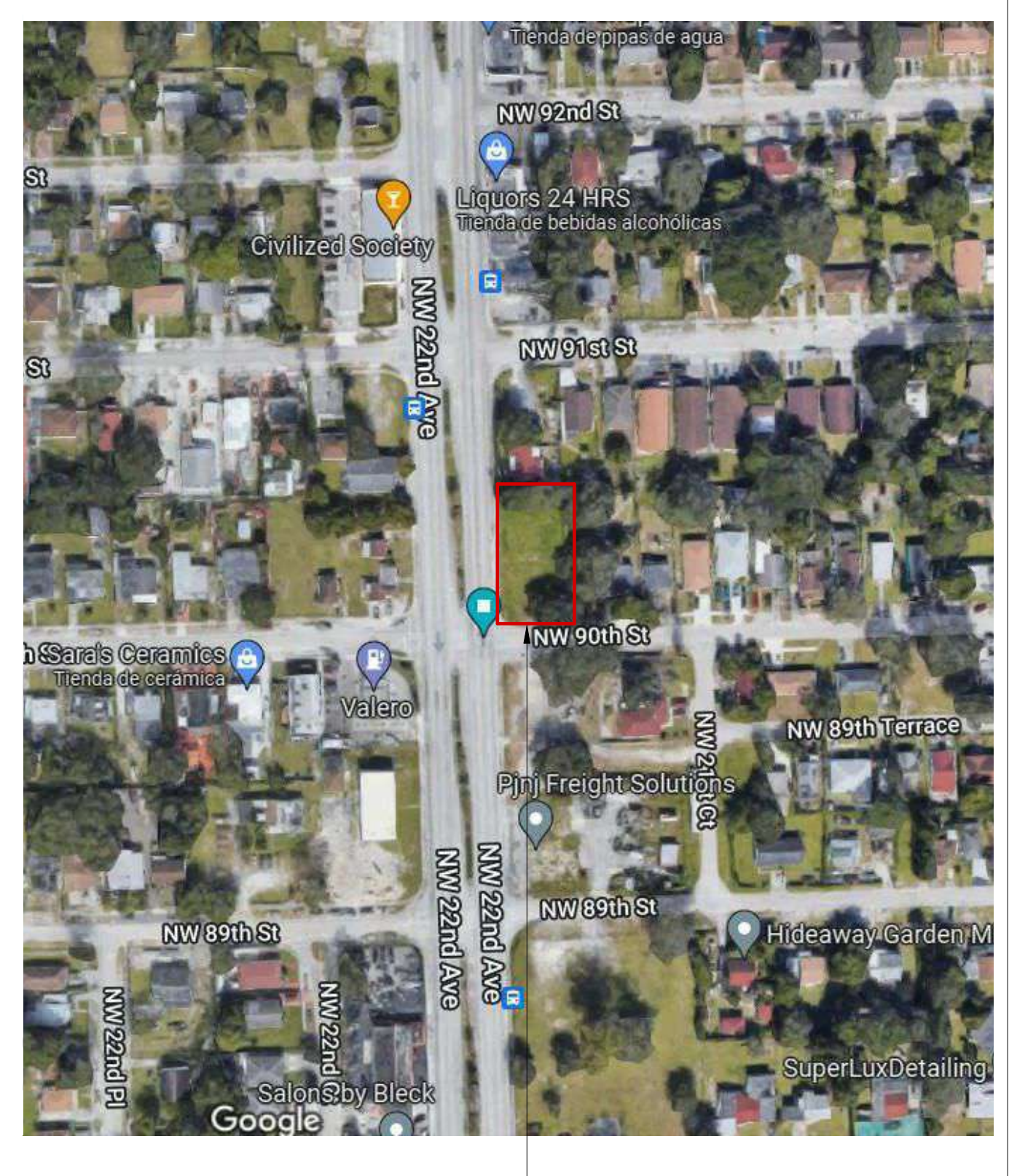
SHRUBS

A. Shrubs ratio: 10 per required tree	101	108
Required trees:	3.84+6.25=10.1	
Multiplier:	10	
B. % Native species required	30.3	58
Shrubs required:	101	
Multiplier:	30%	



SUBJECT LOCATION
9001 NW 22 AVE | MIAMI | FL 33147

1 LOCATION MAP
N.T.S.



SUBJECT LOCATION
9001 NW 22 AVE | MIAMI | FL 33147

2 AERIAL VIEW
N.T.S.



SUBJECT LOCATION
9001 NW 22 AVE | MIAMI | FL 33147

3 URBAN CENTER
N.T.S.



SUBJECT LOCATION
9001 NW 22 AVE | MIAMI | FL 33147

4 ZONING MAP
N.T.S.

PROJECT AND OWNER:

LITTLE 22

NE CORNER OF NW 22nd AV & NW 90th ST
MIAMI | FL | 33147

ZZG INVESTMENT LLC
780 NE 69 ST 2505
MIAMI | FL | 33138

ARCHITECT:
2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

MUVE ARCHITECTURE

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:

SITE PLAN REVIEW

PERMIT APPLICATION DATE:

SHEET ISSUE DATE: 05/13/2022

PROJECT NO.:

DRAWN BY: NB/RP APPROVED BY: YM

NO.	ASPR COMMENTS	DATE
1	ASPR COMMENTS	02-07-23

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
GENERAL SITE INFORMATION

SCALE:
N.T.S.

SHEET NO.:

G-2.0