PRINCETON GROVE

Property Owner: Affordable Housing Solutions, LLC. 12895 SW 132nd Street, Suite 202, Miami, FL. 33186

16- EF-002-NEW
26-56-39

ENTRY FEATURE

13000 SW 248th STREET
MIAMI-DADE COUNTY, FL 33032

PROJECT LOCATION
SCALE: 1" = 300'

FOLIO No.: 30-6926-000-0730
and 30-6926-000-0045

CHISHOLM

PRINCETON GROVE- Project # 1213EF

INDEX OF DRAWINGS:

COVER SHEET

ARCHITECTURAL

AS100	SITE PLAN
A100	ENLARGED ENTRY FEATURE PLAN
REF100	SEWER AND WATER REFERENCE
A200	ELEVATION
A201	ELEVATION
A400	ENTRY FEATURE DETAILS

JUN 17 2016

SUBMITTAL: PERMIT

DATE: 06.17.2016

ahs DEVELOPMENT GROUP

PMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
7168 SW 47 ST, SUITE B-4, MIAMI, FL 33155
PH: (305) 661-9918 CA 9135
FX: (305) 675-2350
PAUL A. MARTINEZ
FLORIDA REG. No. 42650

CAMERO & ASSOCIATES, INC.
CIVIL ENGINEERS PLANNERS
JORGE L. CAMERO, P.E. FLA. REG. NO. 32545
7400 SW 50th TERR. S. 204 MIAMI, FL 33155
(305) 665-7602 FAX (305) 665-8408

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PRINCETON GROVE- Project # 1213EF

SITE DATA

DESCRIPTION		ALLOWED/REQ'D	PROPOSED
1. PROPERTY ZONING DESIGNATION:	PRINCETON CHARRETTE	ID / RM	ID / RM
2. SUBJECT PROPERTY SIZE (GROSS) =	345,445 SQ. FT = 7.93 ACRES		
3. NET LAND SQUARE FOOTAGE = (GROSS MINUS FUTURE RIGHT OF WAY DEDICATION AT: SW 131st AVE and SW 130th AVE)	297,331 SQ. FT = 6.83 ACRES		
4. BUILDING COVERAGE @ GROUND LEVEL			
1) GARDEN STYLE APARTMENTS :	73,047 SQ.FT. 1.68 ACRES		
2) AMENITY BUILDING : (INCLUDING MAINTENANCE SPACE)	4,312 SQ.FT. 0.09 ACRES		
	77,359 SQ.FT. 1.78 ACRES		77,359 SQ. FT. 26%
5. DEDICATED OPEN SPACE		39,000 SQ. FT.	39,000 SQ. FT.
6. COMMON OPEN SPACE REQUIREMENTS:			
1)TOTAL REQ'D = 10% OF GROSS ACREAGE, OR DEDICATED OPEN SPACE, WHICHEVER IS GREATER (GROSS AREA: BEFORE R.O.W. DEDICATION)		39,000 SQ. FT. 0.90 ACRES 11%	119,089 SQ. FT.* 2.73 ACRES 34%
2)TOTAL REQ'D = 10% OF NET ACREAGE, OR DEDICATED OPEN SPACE, WHICHEVER IS GREATER (NET AREA: AFTER R.O.W. DEDICATION)		39,000 SQ. FT. 0.90 ACRES 13%	112,513 SQ. FT.* 2.58 ACRES 38%
* INCLUDING DEDICATED OPEN SPACE			

DESCRIPTION		ALLOWED/REQ'D	PROPOSED
7. SETBACKS- GARDEN STYLE APARTMENTS (AND AMENITY BUILDING-ACCESSORY STRUCTURE)			
1) FRONT PROPERTY LINE		10 FEET	10 FEET
2) INTERIOR SIDE PROPERTY LINE		0 FEET MIN.	N/A
3) SIDE STREET PROPERTY LINE		6 FEET	6 FEET
4) REAR PROPERTY LINE		0 FEET	30 FEET
5) PROPERTY LINE ADJOINING SINGLE FAMILY RESIDENTIAL		30 FEET MIN.	30 FEET
8. TABLE OF BUILDINGS BY HEIGHT, STORY, GARDEN STYLE APARTMENTS :		2 FLOORS MIN. 4 FLOORS MAX.	3 STORY
AMENITY BUILDING - ACCESSORY STRUCTURE		1 STORY	1 STORY
9. DENSITY: (BASED ON NET LAND SQUARE FOOTAGE) 1) ID + RM DENSITY = 216 UNITS / 7.93 NET (BEFORE R.O.W.DEDICATION) 1) ID + RM DENSITY = 216 UNITS / 6.83 NET (AFTER R.O.W.DEDICATION)		36 UNITS/ACRE MAX.	27 UNITS/ACRE 32 UNITS/ACRE
10. TOTAL DWELLING UNITS PROPOSED:		285 UNITS (BEFORE RIGHT OF WAY DEDICATION)	
GARDEN STYLE APARTMENTS			216 UNITS
NOTE: INCLUSION OF AMENITY CENTER DOES NOT CHANGE UNIT COUNTS. REFER TO PARKING FOR UNIT BREAKDOWN		245 UNITS (AFTER RIGHT OF WAY DEDICATION)	
11. PUBLIC ROADS (FUTURE): FUTURE DEDICATED R/W : SW 131st AVE and SW 130th AVE 48,114 SQ.FT. 1.10 ACRES			1.10 ACRES

DESCRIPTION	ALLOWED/REQ'D	PROPOSED
12. NAME OF WATER UTILITY COMPANY: MIAMI-DADE WATER AND SEWER AUTHORITY		
13. NAME OF SEWER UTILITY COMPANY: MIAMI-DADE WATER AND SEWER AUTHORITY		
14. TABLE OF PARKING REQUIREMENTS AND PROVIDED:		
GARDEN STYLE APARTMENTS : (24) 1BR X 1.00 PARKING SPACES = 24 (144) 2BR X 1.50 PARKING SPACES = 216 (48) 3BR X 1.75 PARKING SPACES = 84		
TOTAL APARTMENT PARKING REQUIRED = 324	324 SPACES	324 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED = 2% MIN. OF COVERED DWELLING UNITS (216 * 2%)	5 SPACES	11 SPACES
15. TOTAL TREES REQUIRED AND PROVIDED: REFER TO LANDSCAPE PLAN		

NOTE: I HEREBY CERTIFY THAT ALL OF THE ROADS FOR THE SUBJECT PROPERTY WILL, AT TIME OF PERMIT, COMPLY WITH ALL OF THE APPLICABLE PORTIONS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (FLORIDA GREEN BOOK) REGARDING: DESIGN SPEED, LANE WIDTHS, HORIZONTAL ALIGNMENT, VERTICAL ALIGNMENT, STOPPING SIGHT DISTANCE, SIGHT DISTANCE, HORIZONTAL CLEARANCE, VERTICAL CLEARANCE, SUPER ELEVATION, SHOULDER WIDTHS, GRADES, AND BRIDGE WIDTHS.

LEGAL DESCRIPTION:

PARCEL I:
THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA LESS THE NORTH 40 FEET THEREOF, AND LESS THE SOUTH 306.11 FEET OF THE NORTH 431.89 FEET OF THE WEST 142.00 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, OF SAID SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND ALSO LESS THE WEST 65 FEET OF THE NORTH 125.12 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:
THAT PORTION OF THE SW 1/4 OF NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING NORTHEASTERLY OF THE C-102 CANAL RIGHT-OF-WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

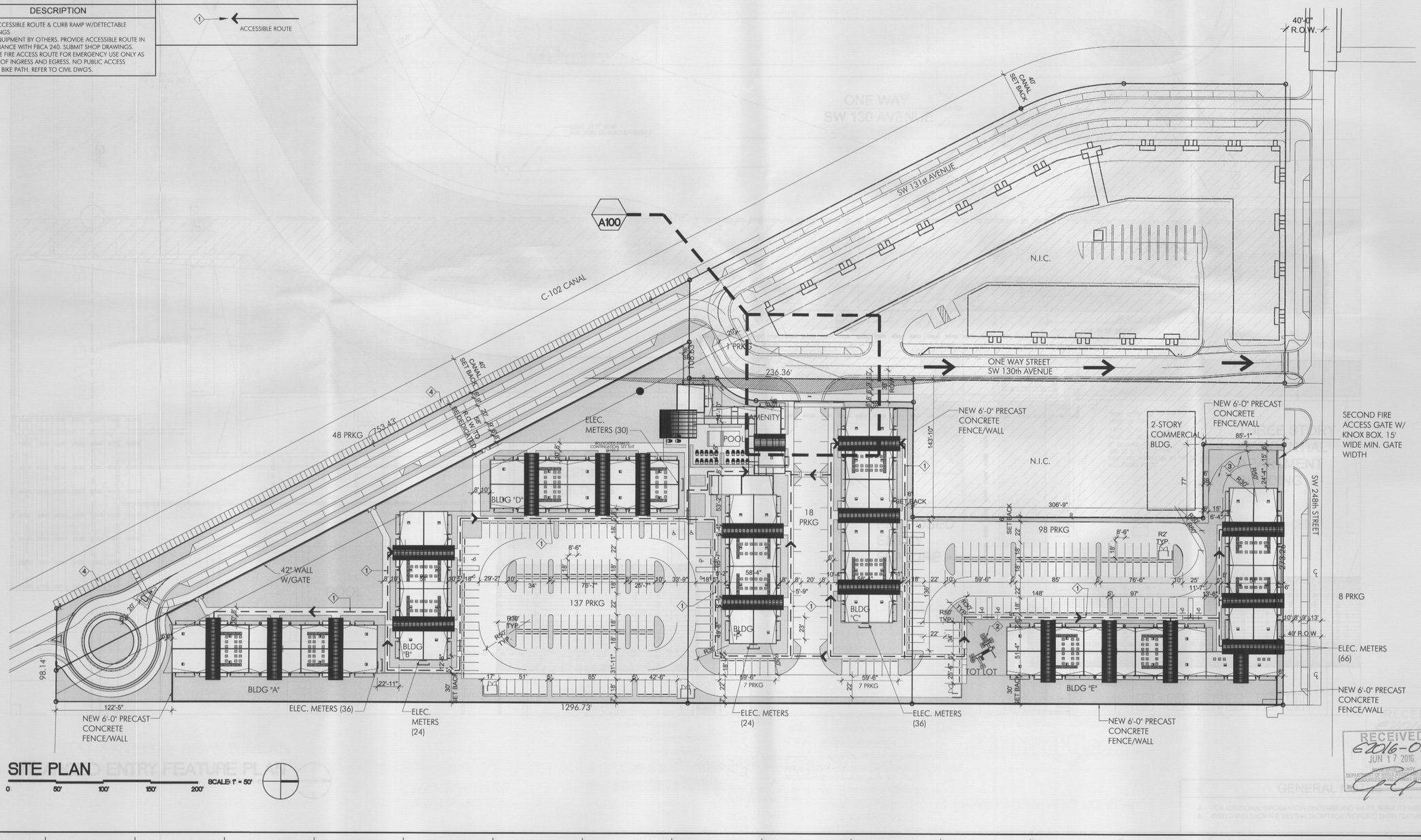
A. FOR ENTRY FEATURE DIMENSIONS REFER TO SHEET A400.
B. ENTRY FEATURE WILL SERVICE ALL 216 UNITS ONSITE, INCLUDING THE AMENITY CENTER.

KEY NOTES

NO.	DESCRIPTION
1	NEW ACCESSIBLE ROUTE & CURB RAMP W/DETECTABLE WARNINGS
2	PLAY EQUIPMENT BY OTHERS. PROVIDE ACCESSIBLE ROUTE IN COMPLIANCE WITH FBCA 240. SUBMIT SHOP DRAWINGS.
3	15' WIDE FIRE ACCESS ROUTE FOR EMERGENCY USE ONLY AS MEANS OF INGRESS AND EGRESS. NO PUBLIC ACCESS
4	FUTURE BIKE PATH. REFER TO CIVIL DWG'S.

LEGEND

① ACCESSIBLE ROUTE



SITE PLAN

0 50' 100' 150' 200' SCALE: 1" = 50'

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www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

Project Name:
PRINCETON GROVE ENTRY FEATURE
13000 SW 248th STREET MIAMI, FL 33032

Property Owner:
Affordable Housing Solutions, LLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

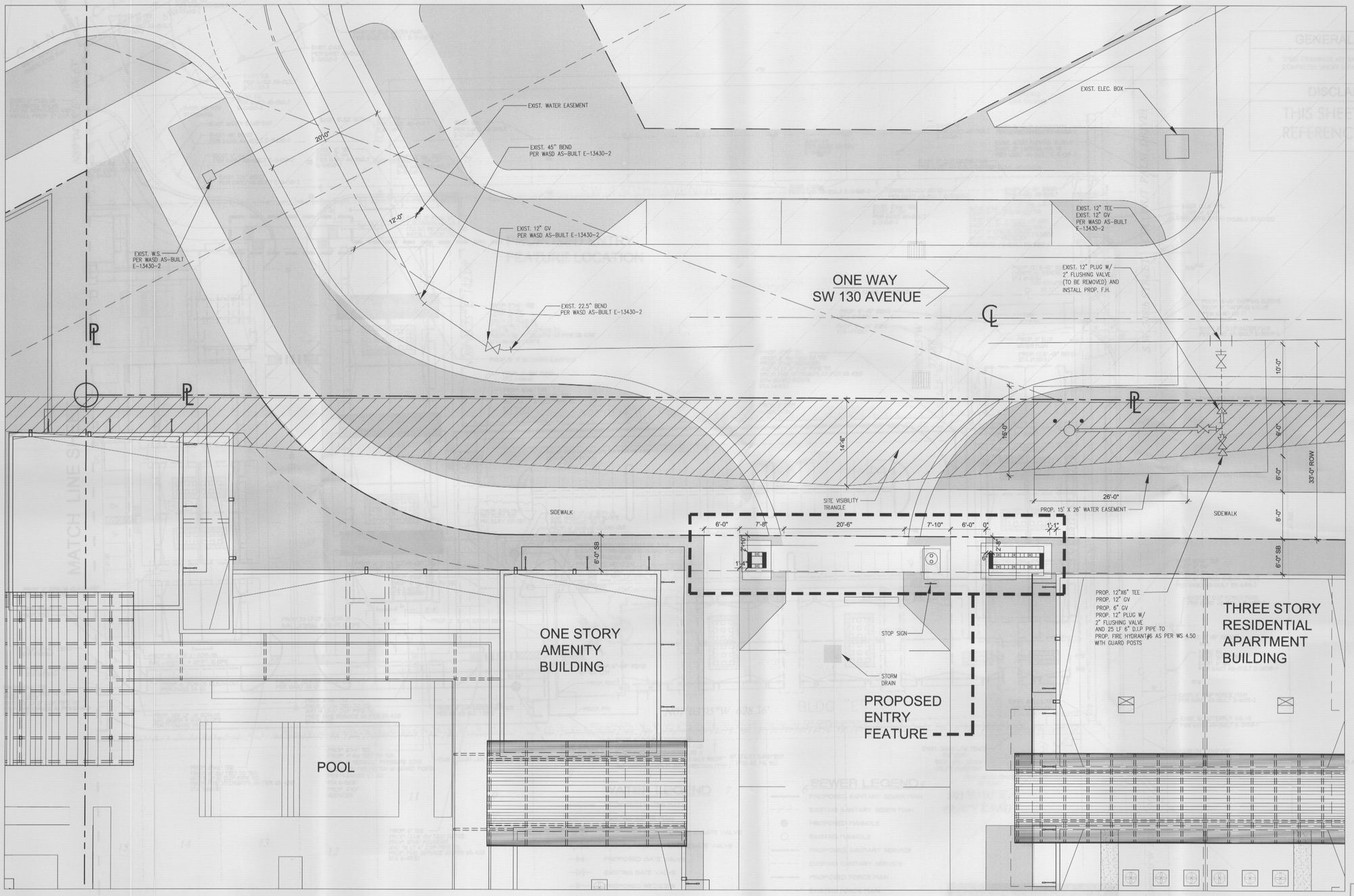
Revisions

No.	Description	Date

ARCHITECT
JUN 17 2016
ROBERT E. CHISHOLM, FAIA
AR0007442

CONSULTANTS

Project No. 1213-EF
Scale: AS SHOWN
Date: 06/16/16
Drawn: RM
Checked: MP
Submittal: PERMIT
Cad File: AS100
Drawing Title:
SITE PLAN
Sheet No. **AS100**



ENLARGED ENTRY FEATURE PLAN

SCALE: 1/8" = 1'-0"

0 8' 16' 24' 32'

GENERAL NOTES

A. FOR ADDITIONAL INFORMATION ON SEWER AND WATER, REFER TO SHEET REF100.
B. EVERYTHING SHOWN IS EXISTING EXCEPT FOR PROPOSED ENTRY FEATURE.

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GENERAL NOTES
DISCLAIMER
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Cad File: A100
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ENLARGED ENTRY FEATURE PLAN

Sheet No. A100

X REFS

T23398

GENERAL NOTES

A. THESE DRAWINGS ARE BASED ON EXISTING WORK COMPLETED UNDER SEPARATE PERMIT.

DISCLAIMER

THIS SHEET IS FOR REFERENCE ONLY.

MATCH LINE SHEET

PROPOSED ENTRY FEATURE LOCATION

N.I.C.

CANAL C-102-1

SW 130th AVENUE

SW 248th STREET (COCONUT PALM DRIVE)

EXISTING C.B.S. BUILDING

BLDG "F"

BLDG "E"

TOT LOT

CHANTE-CLARE (P.B. 137 - PG. 93)

NORTH LINE OF SECTION 26-56-39

NE CORNER OF SECTION 26-56-39 P.O.C.

M-DWASD AGREEMENT NO. 21540

NO STRUCTURES WILL BE ALLOWED INSIDE M-DWASD EASEMENTS INCLUDING LARGE TREES

WATER LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT W/GATE VALVE
- EXISTING FIRE HYDRANT W/GATE VALVE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED REDUCER
- EXISTING REDUCER
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED REDUCED PRESSURE BACKFLOW PREVENTOR
- DOUBLE DETECTOR CHECK VALVE

SEWER LEGEND

- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- DIRECTION OF FLOW OF SANITARY SEWER

DADE COUNTY PUBLIC WORKS MANUAL RESTORATION PER STANDARD DETAIL R2.1

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WATER + SEWER PLAN

SCALE IN FEET 1" = 30'

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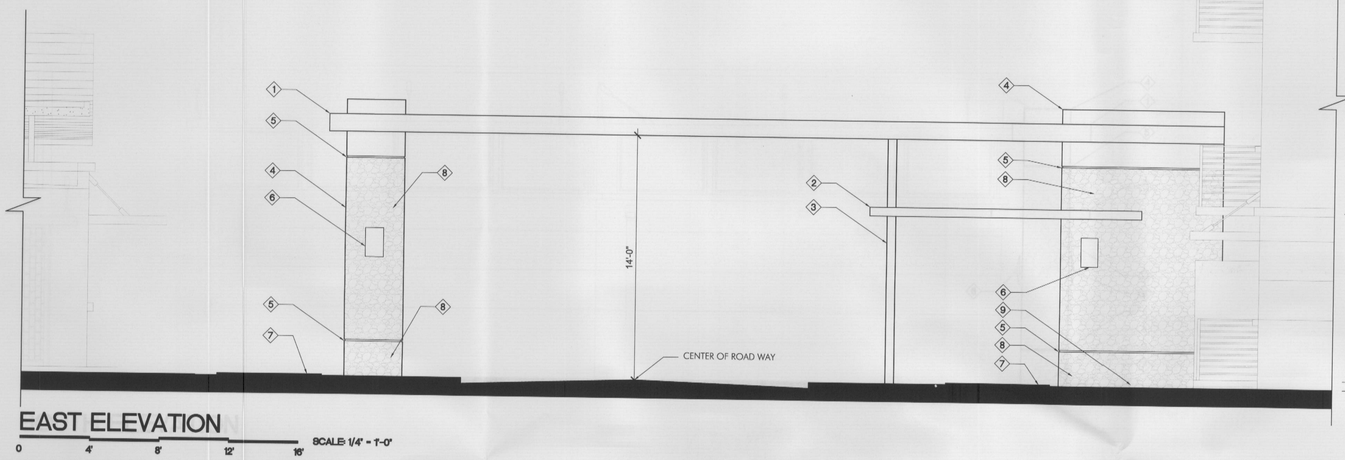
Cad File: REF100
Drawing Title:

WATER AND SEWER REFERENCE

Sheet No. **REF100**



EAST ELEVATION

0 4' 8' 12' 16' SCALE: 1/4" = 1'-0"

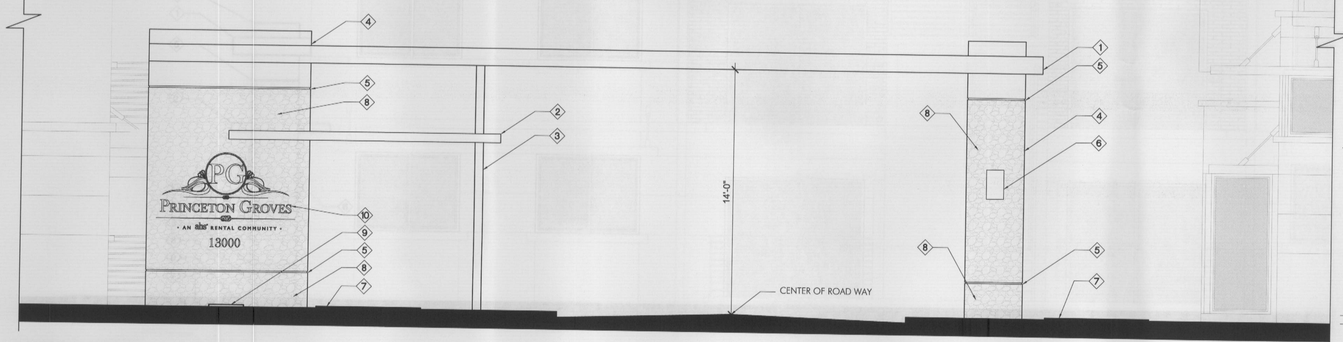
TOP OF ENTRY FEATURE STRUCTURE 15'-4"

TOP OF ST. EYEBROW STRUCTURE 14'-6"

TOP OF SIDEWALK EYEBROW STRUCTURE 9'-7"

GROUND FLOOR SLAB OF ADJACENT BLDGS 0'-0"

EXISTING GRADE ELEVATION -0'-6"



WEST ELEVATION

0 4' 8' 12' 16' SCALE: 1/4" = 1'-0"

TOP OF ENTRY FEATURE STRUCTURE 15'-4"

TOP OF ST. EYEBROW STRUCTURE 14'-6"

TOP OF SIDEWALK EYEBROW STRUCTURE 9'-7"

GROUND FLOOR SLAB OF ADJACENT BLDGS 0'-0"

EXISTING GRADE ELEVATION -0'-6"

KEY NOTES

NO.	DESCRIPTION
1	12" DEEP CONC. ROOF SLAB SPANNING OVER ROADWAY.
2	6" DEEP CONC. ROOF SLAB OVER PEDESTRIAN PATH.
3	6" WIDE STEEL COLUMNS.
4	ENTRY FEATURE FREE STANDING STRUCTURE.
5	1" WIDE SCORE LINE.
6	WALL MOUNTED SCONE LIGHT.
7	6' WIDE PEDESTRIAN PATH.
8	STONE VENEER.
9	GROUND SIGNAGE LIGHT.
10	SIGNAGE.

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PRINCETON GROVE ENTRY FEATURE

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Scale: AS SHOWN
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Checked: MP
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Drawing Title:

ENTRY FEATURE WEST AND EAST ELEVATION

Sheet No. **A200**

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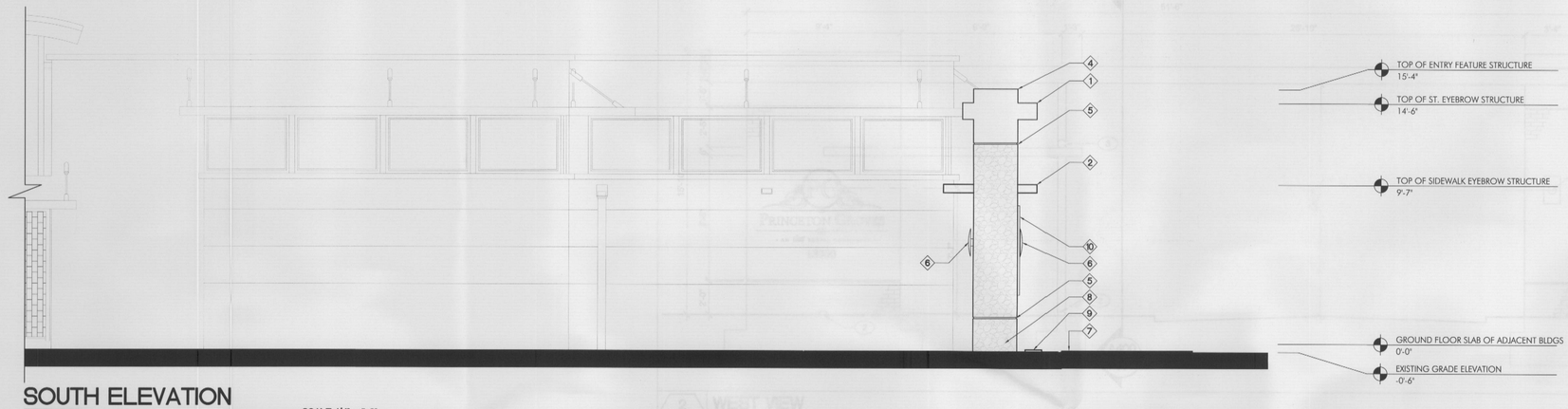
KEY NOTES

NO.	DESCRIPTION
1	12" DEEP CONC. ROOF SLAB SPANNING OVER ROADWAY.
2	6" DEEP CONC. ROOF SLAB OVER PEDESTRIAN PATH.
3	6" WIDE STEEL COLUMNS.
4	ENTRY FEATURE FREE STANDING STRUCTURE.
5	1" WIDE SCORE LINE.
6	WALL MOUNTED SCONE LIGHT.
7	6' WIDE PEDESTRIAN PATH.
8	STONE VENEER.
9	GROUND SIGNAGE LIGHT.
10	SIGNAGE.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 4' 8' 12' 16'

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 4' 8' 12' 16'

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Submittal: PERMIT
Cad File: A201

Drawing Title:

ENTRY FEATURE NORTH AND SOUTH ELEVATION

Sheet No. **A201**

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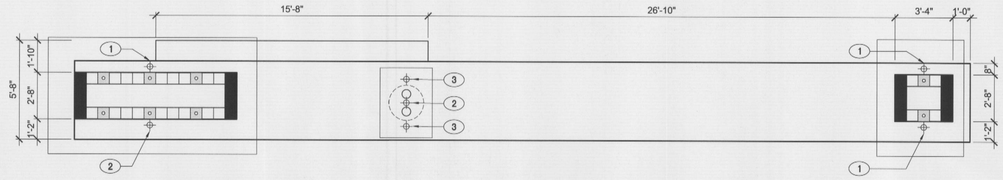
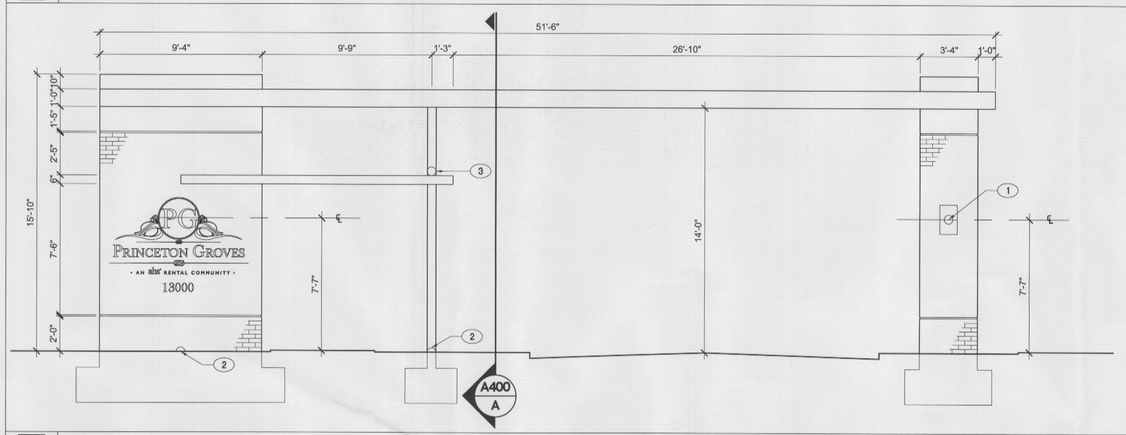


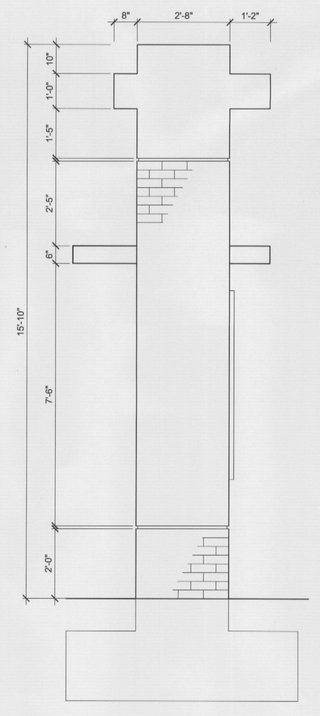
1 A400 **ENTRY FEATURE PLAN VIEW**

SCALE: 1/4" = 1'-0"



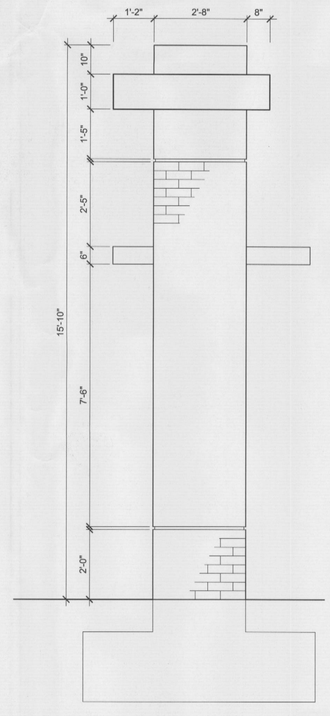
2 A400 **WEST VIEW**

SCALE: 1/4" = 1'-0"



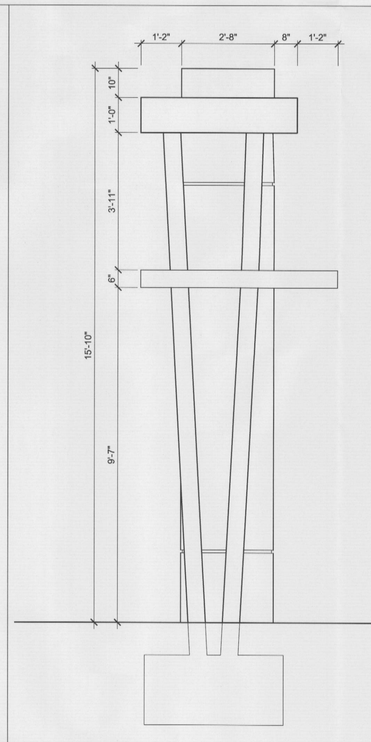
3 A400 **NORTH VIEW**

SCALE: 1/2" = 1'-0"



4 A400 **SOUTH VIEW**

SCALE: 1/2" = 1'-0"



A A400 **SECTION A**

SCALE: 1/2" = 1'-0"

GENERAL NOTES

A. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION ON FOUNDATIONS

B. REFER TO SHEETS A200 AND A201 FOR ADDITIONAL INFORMATION MATERIALS.

LIGHTING LEGEND

1	WALL MOUNTED SCONCE
2	GROUND MOUNTED LIGHT FIXTURE
3	LIGHT MOUNTED AT PEDESTRIAN EYEBROW

ELECTRICAL NOTES

1. CONNECT CIRCUIT TO EXISTING HOUSE PANEL AT AMENITIES

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AR0007442

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ENTRY FEATURE ENLARGED VIEWS

Sheet No. **A400**

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