NORTH ELEVATION

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

WALL SIGNS CALCULATIONS △

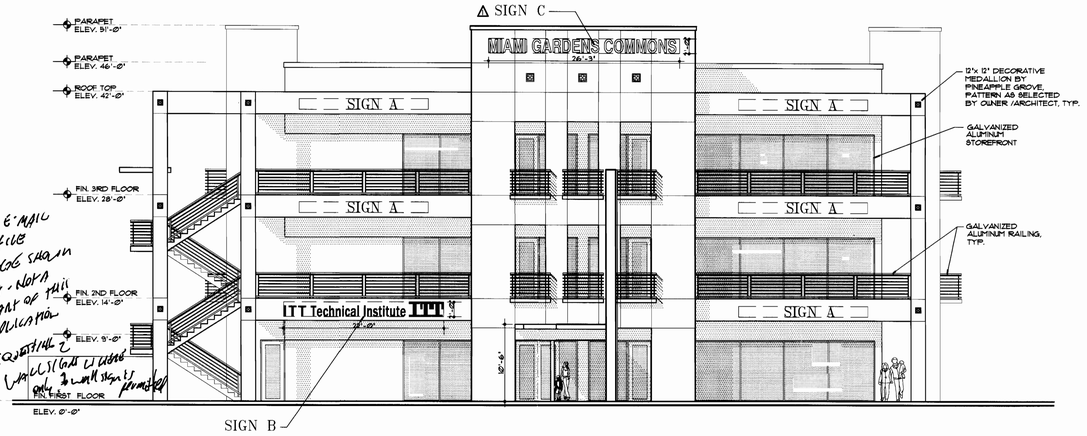
BUILDING WALL SIZE BELOW 15 FEET HT.	11,682 SF.
BASIC AREA OF WALL SIGNS ALLOWED (10%) (PLUS 15%)	1,682 SF.
WALL SIGNS AREA INCREASE ALLOWED:	
1.5 % x 24' (BUILDING HT. ABOVE 15' TO BOTTOM OF SIGN)	36 %
TOTAL WALL SIGN ALLOWED:	1,588.48 SF
WALL SIGN PROPOSED:	
SIGN A 26 sf x 55 signs = 1,430 SF	
SIGN B	44 SF.
SIGN C	53 SF.
SIGN D	52 SF.
TOTAL 58 SIGNS	1,579 SF

SEE E-MAIL IN FILE SIGNAGE SHOWN AS A - NOT A PART OF THIS APPLICATION REQUESTING 2 WALL SIGNS WHERE ONLY 2 WALL SIGNS PERMITTED

2 wall signs for (tenant - only 2 sign permitted for tenant)

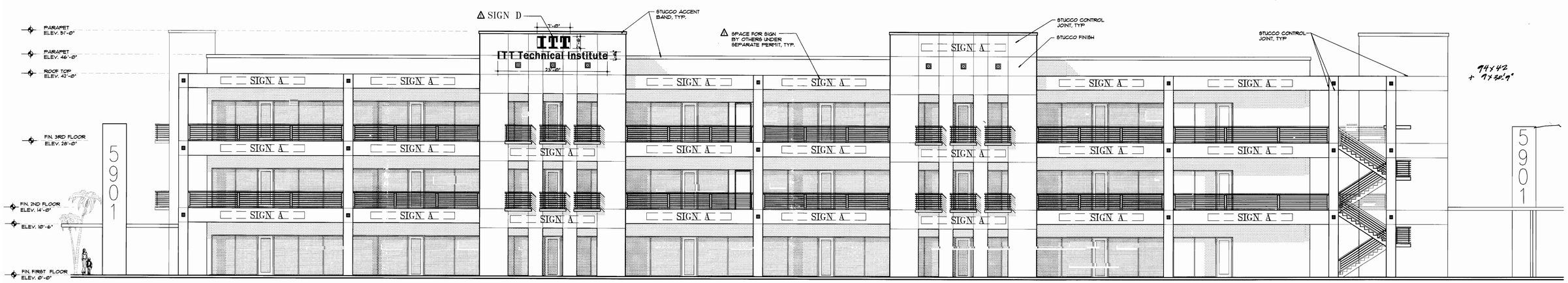
SIGN CALC.

BLDG. SIZE = 94' x 42'
94' x 15' = 1,410 x 10% = 141 #
94' x 27' = 2,538 x 1.5% = 38.07 #
30.75' x 9 = 276.75 x 1.5% = 4.15 #
183.2 # MAX. WALL SIGN PERMITTED



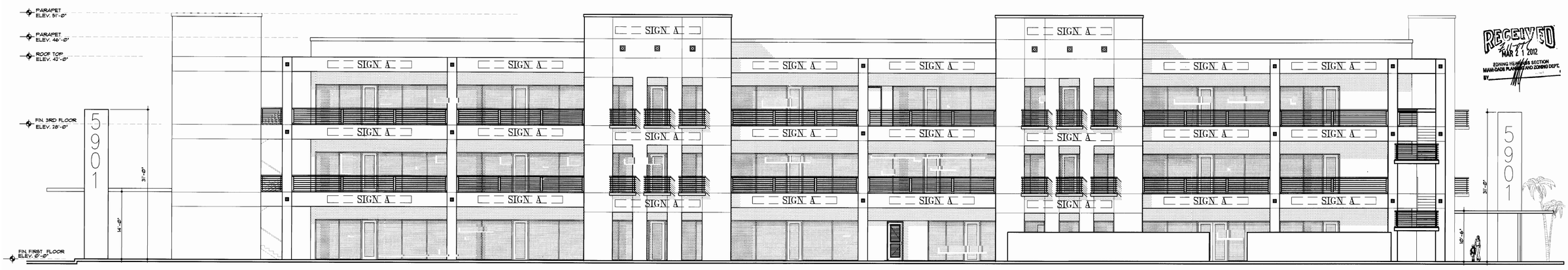
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

RECEIVED
MAR 2 1 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GUTIERREZ & LOZANO ARCHITECTS
2830 W. STATE ROAD 84, SUITE117
FT. LAUDERDALE, FL. 33312
PHONE: (954) 321-3442
FAX: (954) 321-3864

REVISIONS
△ AMEND.VARIANCE 11-21-2011

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253
11-21-11
SEAL
CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:

MIAMI GARDEN COMMONS

5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL.

SHEET TITLE :
ELEVATIONS
SCALE: 1/8" = 1'-0"

JOB No.:
DATE: 06/13/11
SHEET
A-1.4
OF

SANCHEZ RETAIL