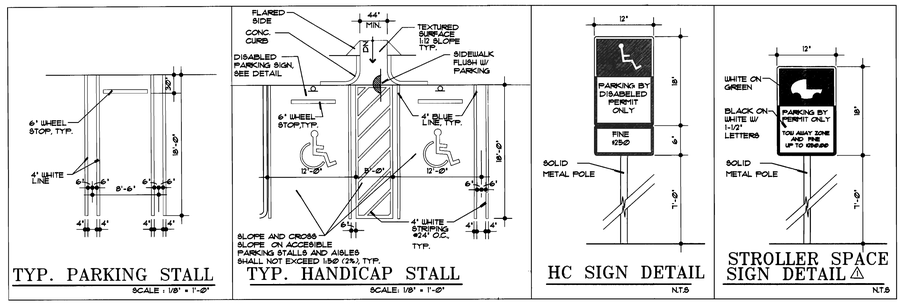
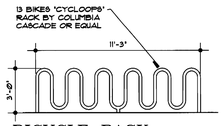
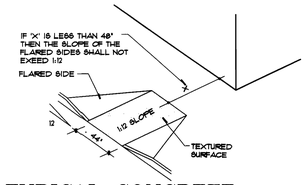




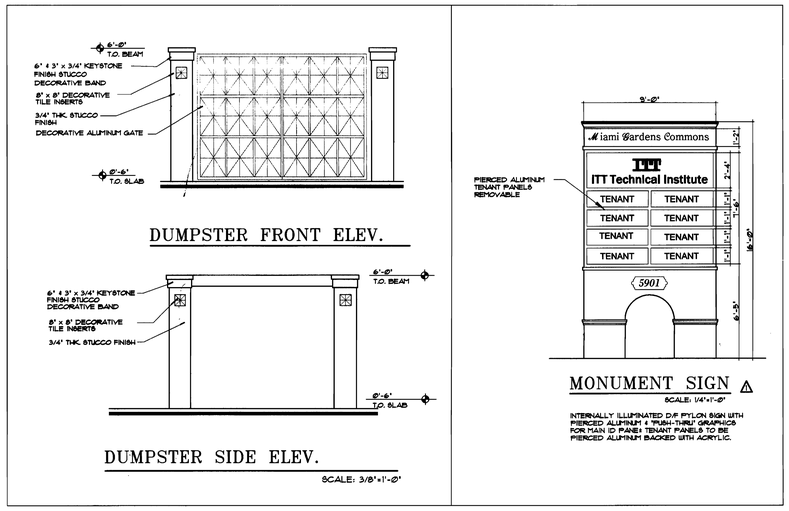
BICYCLE RACK

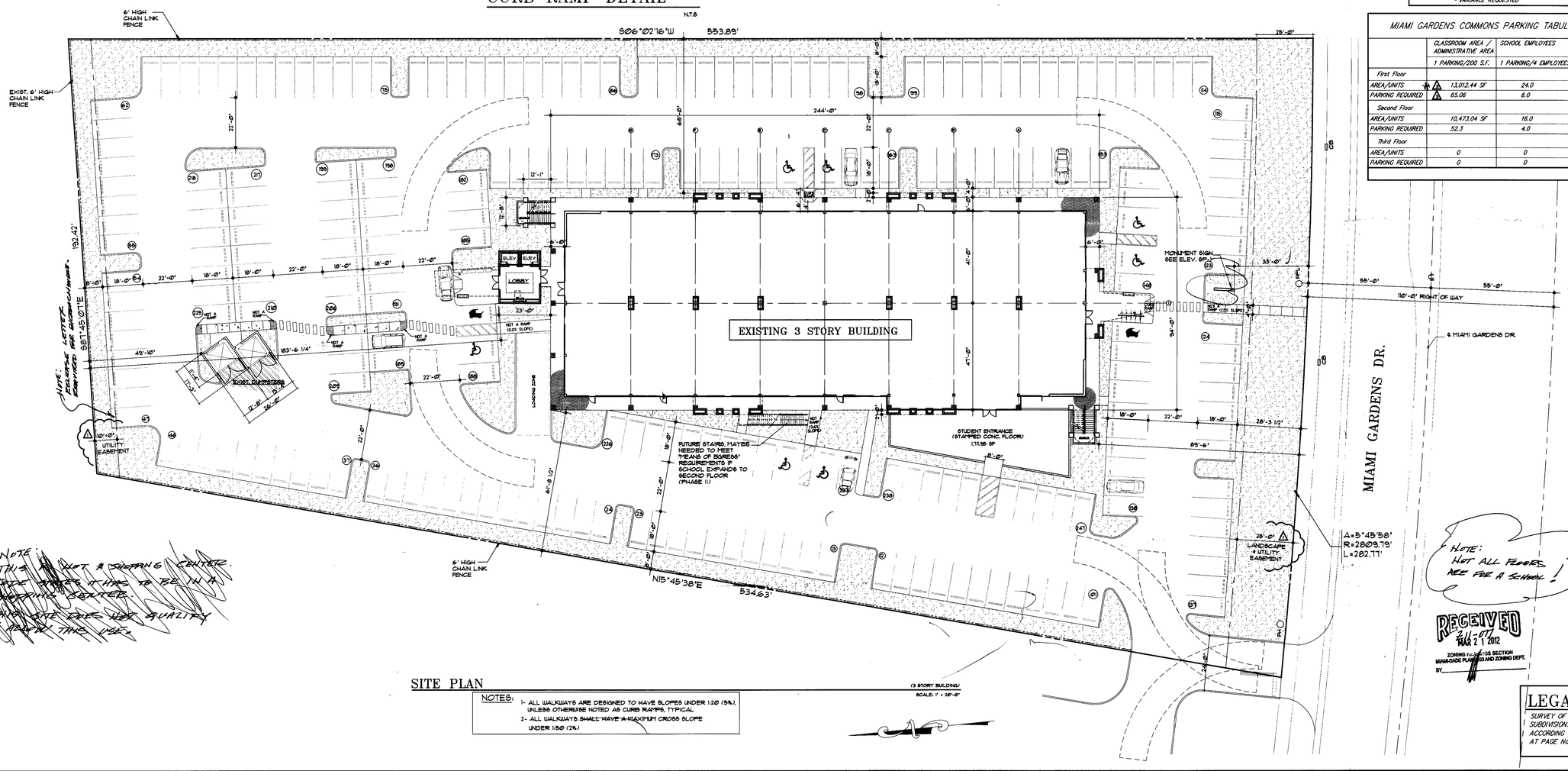
SCALE: 1/4"=1'-0"



TYPICAL CONCRETE CURB RAMP DETAIL

N.T.S





SITE PLAN

(3 STORY BUILDING)

SCALE: 1" = 20'-0"

NOTES:
1- ALL WALKWAYS ARE DESIGNED TO HAVE SLOPES UNDER 1:20 (5%), UNLESS OTHERWISE NOTED AS CURB RAMPS, TYPICAL
2- ALL WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE UNDER 1:50 (2%)

EDUCATIONAL FACILITIES REQUIRED INFORMATION:
(MIAMI DADE ZONING CHAPTER 33 SEC. 33-151.15)

TOTAL SIZE OF THE SITE	128,862 S.F.
MAXIMUM STUDENTS CAPACITY :	1rst. Floor: 422 (Phase I) 2nd. Floor: 485 (Phase 2) TOTAL: 907
APPROXIMATE NUMBER OF TEACHERS AND ADMINISTRATIVE	40 persons
NUMBER OF CLASSROOMS	△ 26 CLASSROOMS
TOTAL SQUARE FOOTAGE OF CLASSROOM SPACE:	1rst. Floor: 7,925.48 sf. (Phase I) 2nd. Floor: 9,233.38 sf. (Phase 2) △ TOTAL: 17,158.86 sf.
TOTAL SQUARE FOOTAGE OF NONCLASSROOM SPACE: (HALLWAY,BATHROOMS,UTILITY & ADMINISTRATIVE AREAS)	△ 13,361.18 S.F.
AMOUNT OF EXTERIOR RECREATIONAL/ PLAY AREA IN SQUARE FOOTAGE:	** 1,711.95 S.F.
NUMBER AND TYPE OF VEHICLES THAT WILL BE USED IN CONJUNTION WITH OPERATION OF THE FACILITY:	0 VEHICLES
NUMBER OF PARKING SPACES PROVIDED FOR STAFF, VISITORS, AND TRANSPORTATION VEHICLES, AND JUSTIFICATION THAT THOSE SPACES ARE SUFFICIENT FOR THIS FACILITY. (SEE PARKING TABULATION)	△ 127.36 AUTOMOBILES
GRADES OR AGE GROUPS THAT WILL BE SERVED	POST SECONDARY/ COLLEGE STUDENTS
DAYS AND HOURS OF OPERATIONS:	DAILY: 6:00 AM TO 11:00 PM
MEANS OF COMPLIANCE WITH REQUIREMENTS BY THE MIAMI DADE COUNTY FIRE DEPT.,	N.F.P.A 101 & F.F.P.C. 2007
MIAMI DADE COUNTY DEPT. OF PUBLIC HEALTH, THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES AND ANY FEDERAL GUIDELINES APPLICABLE TO THE SPECIFIC APPLICATION.	N/A

OUTDOOR AREAS

800 SF. / STUDENT X FIRST 30 STUDENTS = 24,000 SF.
700 SF. / STUDENT X NEXT 300 STUDENTS = 90,000 SF.
△ 150 SF. / STUDENT x (577 STUDENTS) = 86,550 SF.
REQUIRED 200,550 SF
* PROVIDED * 1,711.95 SF △

AUTO STACKING

REQUIRED 5 SPACES
* PROVIDED * 0 SPACES

CLASSROOM SIZE

MINIMUM CLASSROOM SPACE 25 SF/ STUDENT x 907 STUDENTS = 22,675 S.F.
△ PROVIDED = *17,158.86 S.F.

* VARIANCE REQUESTED ** STAMPED CONCRETE FLOOR FOR STUDENT BREAK AREA △△

MIAMI GARDENS COMMONS PARKING TABULATION △△△

	CLASSROOM AREA / ADMINISTRATIVE AREA	SCHOOL EMPLOYEES	RETAIL AREA	BUSINESS/ OFFICE AREA	TOTALS
	1 PARKING/200 S.F.	1 PARKING/4 EMPLOYEES	1 PARKING/250 S.F.	1 PARKING/ 300 S.F.	
First Floor					
AREA/UNITS * △	1,3,012.44 SF	24.0	1,135.66 SF	0	
PARKING REQUIRED △	65.06	6.0	4.5	0	75.56 △
Second Floor					
AREA/UNITS	10,473.04 SF	16.0	0	4,497.74 SF	
PARKING REQUIRED	52.3	4.0	0	14.9	71.2
Third Floor					
AREA/UNITS	0	0	0	18,613.15 SF	
PARKING REQUIRED	0	0	0	62.0	62.0
				TOTAL PARKING REQUIRED	208.76 △

TOTAL PARKING PROVIDED	247

PARKING USE BREAKDOWN △△

SCHOOL	127.36 △
RETAIL	4.5
OFFICE	76.9
TOTAL	208.76 △

INDEX:

SP-1	SITE PLAN
A-1.1	1st. FLOOR PLAN
A-1.2	2nd. FLOOR PLAN
A-1.3	3rd. FLOOR PLAN
A-1.4	ELEVATIONS
L-1	LANDSCAPE PLAN

ZONING DATA LEGEND

ZONING OF PROPERTY	BU-2	
LOT SIZE	2.96 ACRES /128,862 S.F.	
	PROVIDED	
GROSS BLDG. LOT COVERAGE:	24,058.23 S.F. 18.6%	(40% PERMITTED)
TOTAL LANDSCAPE AREA:	26,576.04 S.F. 20.62%	(19% REQUIRED)
TOTAL NUMBER OF BUILDINGS	1	
TOTAL NUMBER OF STORIES	3	
TOTAL BLDG. AREA	72,882 S.F.	
TOTAL BLDG. HEIGHT	51'-0"	(NO LIMIT)
FLOOR AREA RATIO PROVIDED	56.4%	(62% PERMITTED)

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT:	20'-0"	89'-6"
SIDE:	5'-0"	61'-8"
REAR:	20'-0"	183'-6"

LEGAL DESCRIPTION

SURVEY OF TRACT : "B"
SUBDIVISION: MIAMI GARDENS CORPORATION PARK
ACCORDING TO THE PLATE THREOF AS RECORDED IN THE PLAT BOOK No. 130 AT PAGE No. 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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
△ REV. ED. FAC. INFO.	12-19-2011
△ REV. COUNTY COMMENTS	01-19-2012

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253
1.24.12
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 :
SITE PLAN
SCALE: 1"= 20'

JOB No.:
DATE: 06/13/11
SHEET SP-1 OF

SANCHEZ RETAIL