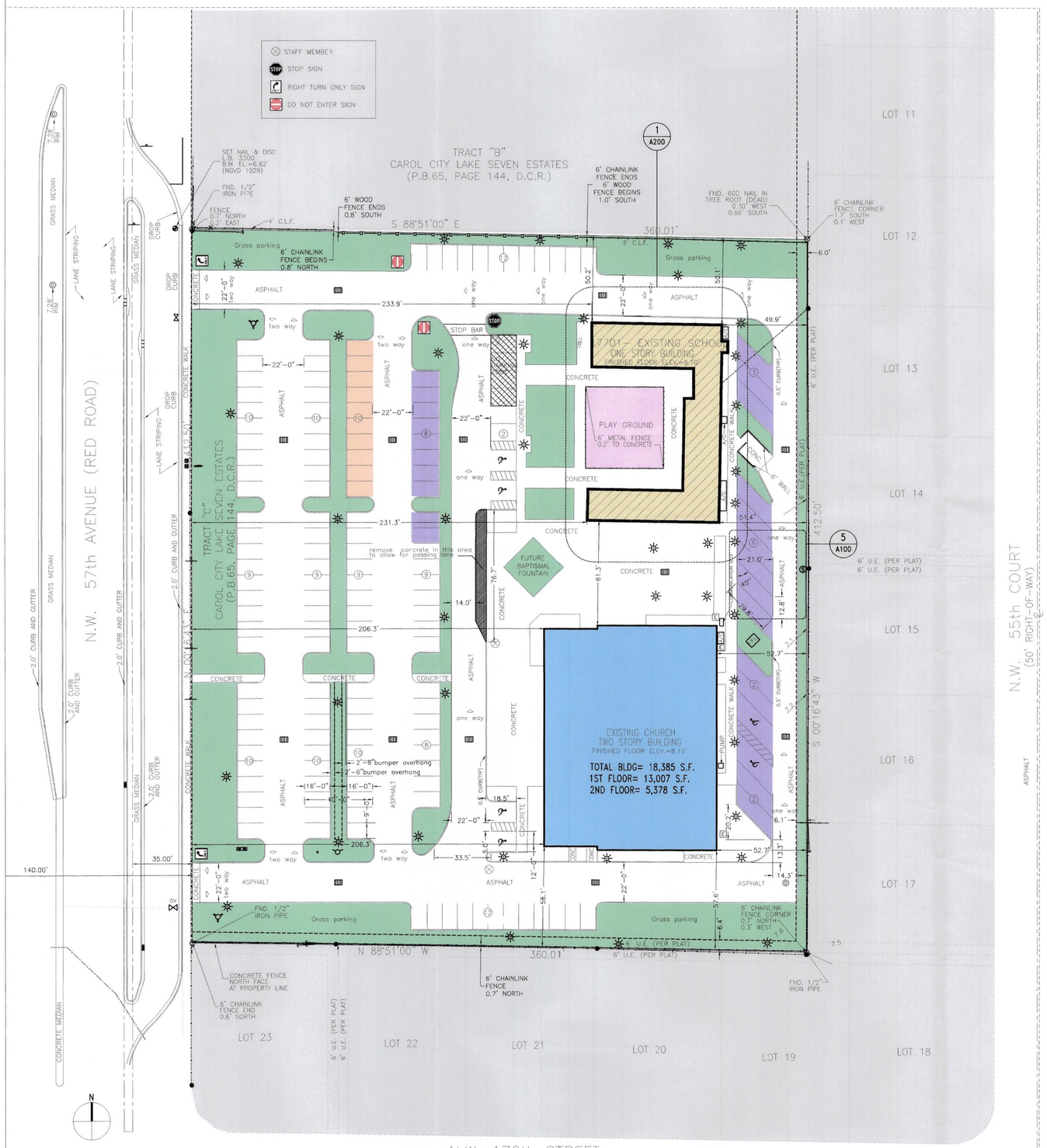
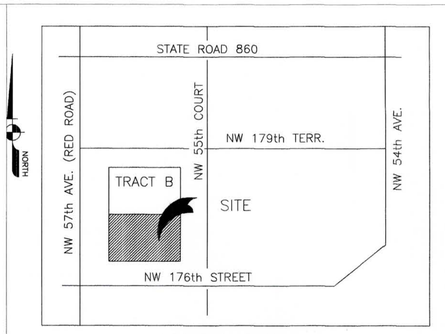


1 Site Plan– No Work Proposed
SCALE: 1/32"= 1'-0"



LOCATION SKETCH
NOT TO SCALE

LAND DESCRIPTION:

A parcel of land in Section 7, Township 52 South, Range 41 East, Dade County, Florida being more particularly described as follows:

Tract"C", Carol City Lake Steven Estates, according to the Plat thereof as recorded in Plat Book 65, Page 144 of the Public Records of Dade County, Florida.

Said lands situate in Dade County, Florida and containing 148,487 square feet (3.41 acres) more or less.

ZONING: RUH
NET WT SIZE 148,487 SF = 3.41 ACRES
FOLIO #: 30-2107-006-3140
ADDRESS: 17701 NW 57TH AVE. MIAMI, FL. 33181

LEGEND	AREA	SQUARE FOOTAGE
	RUH	N/A
	EXISTING CHURCH	18,385 s.f.
	EXISTING SCHOOL	4,208 s.f.
	EXISTING PLAYGROUND	2,152 s.f.
	EXISTING GREEN SPACE	37,019 s.f.
	EXISTING 29 VISITOR PARKING/ DROP-OFF(2)	N/A
	EXISTING 10 TEACHER/ STAFF PARKING	N/A

SETBACKS	PROVIDED
CHURCH- EXISTING	
FRONT	206'
REAR	57.2'
SIDE	57.6'
SCHOOL- EXISTING	
FRONT	231.3'
REAR	49.9'
SIDE	50.1'

LOT COVERAGE	PROVIDED
LOT COVERAGE	17,811 S.F./ 12%
F.A.R.	25,189 S.F./ 16%
GREEN	37,019 S.F./ 25%
HEIGHT (CHURCH/ SCHOOL)	28' / 14'

PARKING	PROVIDED
CHURCH- 6300 s.f./100= 63 SPACES	122 SPACES
SCHOOL	
TEACHER/ STAFF	10 SPACES
PARENT DROP-OFF	25 SPACES
TOTAL	157 SPACES

SQ. FOOTAGE (SCHOOL BLDG)	PROVIDED
CLASSROOM	3,007 S.F.
NON-CLASSROOM	1,207 S.F.
EXTERIOR PLAYGROUND	2,152 S.F.

SCHOOL INFORMATION	
GRADES & AGES SERVED:	E-1/ 5-7
DAYS & HOURS OF OPERATION:	M-F 7:00am - 6:30pm - days of operation same as DOPS schedule
ACTIVITIES OUTSIDE HRS OF OPERATION:	NONE
MAX STUDENTS:	125
TEACHERS/ PERSONNEL:	7 TEACHERS/ 1 ADMINISTRATOR/ 2 STAFF = 10 TOTAL
MAX # & TYPE OF VEHICLES ASSOCIATED W/ OPERATION:	0 - NONE
MAX CLASSROOMS	7

NO PARKING ZONE

2 Site Information
SCALE: NTS

RECEIVED
APR 21 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
14-017

1	No site work is included or anticipated as part of this scope.

RECEIVED
14-017
APR 16 2014
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENT IMPACT COMMITTEE
BY

3 General Notes
SCALE: NTS

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: RU-1 Net Lot Area: 3.41 acres 148,487 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 148,487 square feet x ___ % = ___ square feet	N/A	N/A
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 157 x 10 square feet per parking space =	1570 SF	37,019 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	1570 SF	37,019 SF
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	N/A	
B. Maximum lawn area (St. Augustine sod) permitted = 40 % x 148,487 square feet =	59,394	37,019
TREES		
A. The number of trees required per net lot acre: 28 less the existing number of trees that meet minimum requirements (minus) 106 = 28 trees x net lot acreage =	96	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	0	48(24)
C. Percentage of native trees required = the number of trees provided x 30% =	29	74
D. Street trees (max. average spacing of 35' o.c.): 412 linear feet along street ÷ 35 =	12	12
Palms as street trees (max. average spacing 25' o.c.): 0 linear feet along street ÷ 25 =	0	0
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street ÷ 25 =	0	0
F. Total number of trees provided =	96	106
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	960	1314
B. The number of shrubs required x 30% = the number of native shrubs required	288	802

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X or hose bib ___ provided.

ALL TREES EXISTING - NO ADDITIONAL TREES PROPOSED. (SEE L-1)

4 Landscape Legends
SCALE: NTS

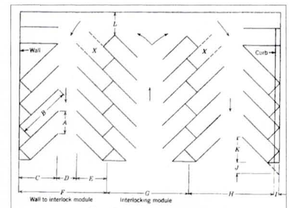


Figure 5-2.

Table 5-2. Parking layout dimensions (ft) for 9 ft stalls at various angles.

STALL LAYOUT ELEMENTS

Dimension	On diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0

5 Parking Stall Dimensions – 45°
SCALE: NTS

SOI ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
4917 SW 74TH COURT, MIAMI FL 33155
PH 305 740 0713 F 305 740 0715
FLLIC M. CONCE RA ARCHITECT #26001563
PRIMITIVO E. CONDE, RA ARCHITECT #26001406
AA 26001582

REVISION NO.	DATE	COMMENTS

WORK BEING DONE: INTERIOR REMODELING OF EXISTING DAY CARE CENTER

HIVE KINDERGARTEN / 1st GRADE

17701 NW 57th Avenue
MIAMI, FL 33055-3530

OWNERSHIP AND USE OF THESE DOCUMENTS & DESIGN IDEAS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJ. NO.:	14-004-00
ISSUE DATE:	3-31-2014
PLOT DATE:	3-31-2014
SCALE:	AS NOTED
DRAWN BY:	PEC
CHECKED BY:	DC/PEC

SHEET: Site Plan
A100