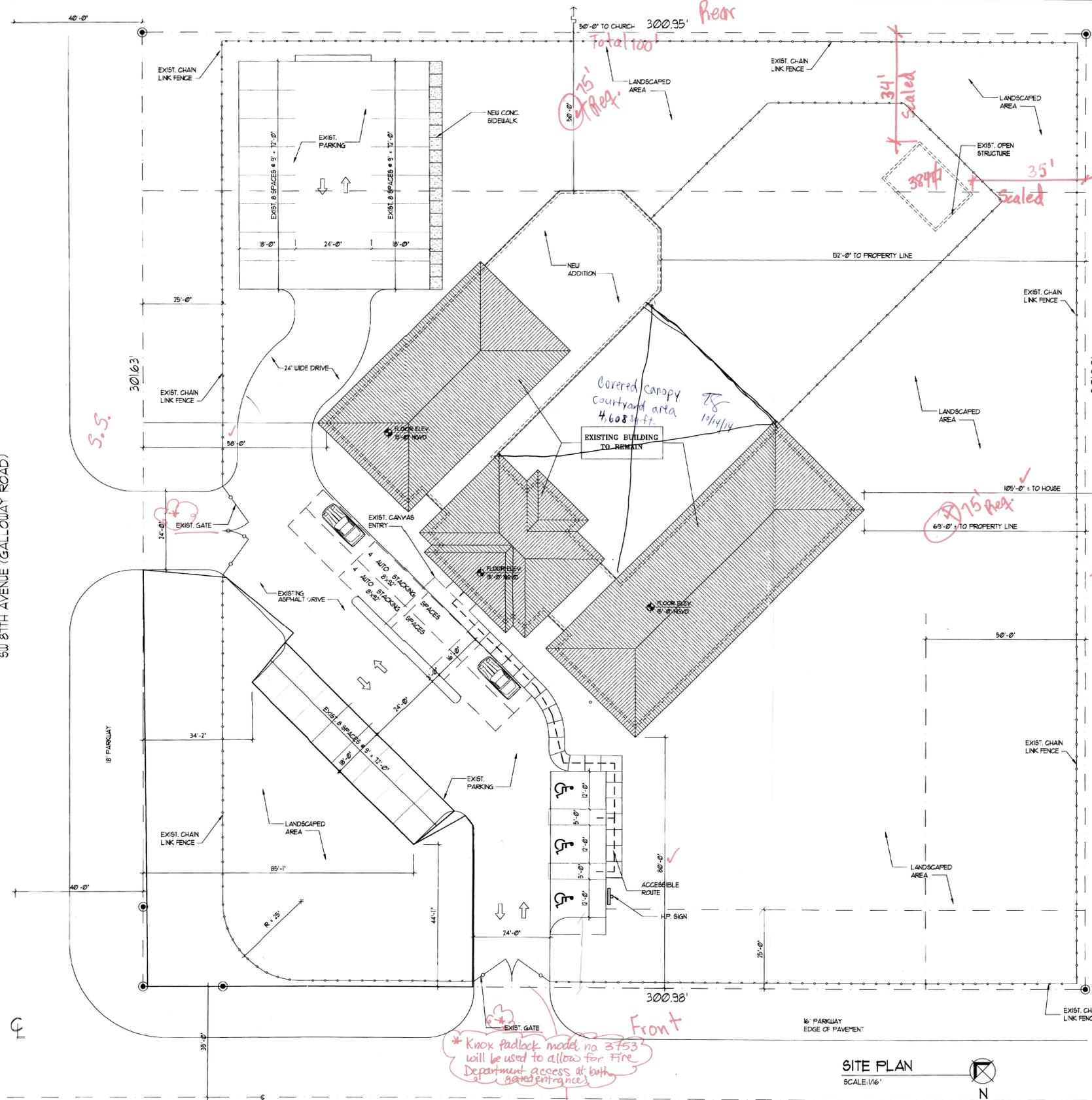


SU 8TH AVENUE (GALLOWAY ROAD)



\* Knox padlock model no 3753 will be used to allow for Fire Department access at both gated entrance.

\* Gates will be open from Mon-Fri 8am-6pm

**SITE PLAN**  
SCALE: 1/16"

**LANDSCAPE LEGEND**

ZONING DISTRICT - E-4H  
NET LOT AREA - 2.08 ACRES/90,601 SF

OPEN SPACE:	REQUIRED	PROVIDED
A. SF OF OPEN SPACE REQUIRED BY CHAPTER 33 AS INDICATED ON SITE PLAN NET LOT AREA = 90,601 SF X 10% = 9,060 SF	9,061 SF	82,286 SF
B. SF OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A AS INDICATED ON SITE PLAN NO. OF PARKING SPACES 71 X 109 SF PER SPACE.	770 SF	6,424 SF
C. TOTAL SF OF LANDSCAPED OPEN SPACE AS REQUIRED BY CHAPTER 33: A+B = 9,831	9,831 SF	82,286 SF

**LAWN AREA CALCULATIONS:**

A. 9,831 TOTAL SF OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MAX LAWN AREA PERMITTED = 60% X 90,601 SF	54,360 SF MAX	53,028 SF

**TREES:**

A. NO. TREES REQUIRED FOR NET LOT ACRES LESS EXIST. NUMBER OF TREES MEETING MIN. REQ. = 9 TREES X NET LOT ACRES	19 TREES	66 TREES
B. % PALM ALLOWED: NO. TREES PROVIDED/2 X 30% =	3 MAX	3
% PALM PERMITTED TO COUNT AS STREET ON A 1/4 BASIS X 30%	0	0
C. % NATIVES REQUIRED: NO TREES PROVIDED X 50% =	6	10
D. STREET TREES (MAX AVERAGE SPACING OF 35' OCC. 60' LINER FEET ALONG E. STREET/35 =	17	17
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES =	0	0

**SHRUBS:**

A. NO. OF TREES REQUIRED: X 10 = NO. OF SHRUBS ALLOWED	190	260
B. NO. OF SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQ'D.	57	60

IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33  
NOT REQUIRED

**ZONING DATA**

ZONING:	EXISTING	NEW
AREA OF PROPERTY	90,616 SF.	-
BUILDING AREA	1,390 SF.	3,052 SF.
OPEN LANDSCAPE AREA	82,286 SF.	-

**SETBACKS:**

	REQUIRED	PROVIDED
FRONT:	25'	58'-0" & 80'-0"
SIDE:	25'	63'-0" ±
REAR:	50'	50'-0"

**PARKING DATA**

PARKING REQUIRED:  
TOTAL SPACES SHALL EQUAL THE COMBINED TOTAL OF PERSONNEL & TRANSPORTATION VEHICLES.

CURRENT PERSONNEL: 21 PERSONS  
REQUIRED 21 SPACES  
PROVIDED 21 SPACES

HEIGHT OF BUILDING - 16'-0"

**LEGAL DESCRIPTION**  
TRACT 21 KENDALL GREEN HOMESITES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40 AT PAGE 52 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Canopy: 4,608 sq ft  
Bldg: 10,293.39 sq ft  
Lot: 90,730.41 sq ft  
Lot Coverage: 11.37%  
Rear Yard: 15,047.51 sq ft  
Accessory Bldg: 384 sq ft  
Rear Yard lot Coverage: 25%

CLASSROOM ADDITION FOR:  
**CHILDREN'S CENTER**  
8571 SW 112 ST. MIAMI, FLORIDA 33156

REV. 06-28-06

Drawn by: HBR/V  
Date: 01/16/06  
Sheet no: **A01**  
Project: 9280

**COHEN • FREEDMAN • ENCINOSA & ASSOC.**  
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305-826-3999

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RESOURCES DEVELOPMENT SERVICES

214,2016

**Check List of Requirements**  
Day Nursery, Day Care, Kindergarten, Private School

School Name: Children's Resource Child Development Center  
School Address: 8751 SW 112th Avenue, Miami-Dade County, FL  
Tax Folio #: 30-5010-007-0380

- Is this an expansion to an existing school?  Yes  No. If so, indicate the number of students: 104 and age and grade ranges originally approved: up to age 8
- Total size of site: 300.96 x 301.46 = 90,676 + 43,560 sq. ft. = 2.08 +/- acres
- Number of children or students requested: 104 Ages: up to age 11
- Number of Teachers: 21; number of administrative & clerical personnel 4
- Number of classrooms: 8 Total square footage or classroom area: 5,323 s.f.
- Total square footage of non-classroom area: 1,246 s.f.
- Amount of exterior recreation / play area in square footage: 9,950 s.f.
- Number of vehicle(s) that will be used in conjunction with the operation of the facility: 0 Type of vehicle(s): N/A
- Number of parking spaces provided for staff, visitors, and transportation vehicles: 27 parking spaces provided 21 parking spaces required by Section 33-124(L).
- Indicate the number of auto stacking spaces: 7 provided 7 required
- Proposed height for the structure(s): 16' See Section 33-151.18(c).
- Size of identification sign: 2 x 3 = 6 sq. ft. See Section 33-151.18(c). signage will require a separate permit. Contact the Permit Section at 375-2475.]
- Days and hours of operation: Monday - Friday 7:30 a.m. to 6:00 p.m.
- Does the subject facility share the site with other facilities  Yes  No (If so, the space which will be used solely for the school facility during the hours of operations must be indicated on the plans, pursuant to Section 33-151.16.)
- If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17?  Yes  No (If yes, describe the residential uses and indicate same on the plans.)

**PHYSICAL STANDARDS, SITE SIZE, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.**

The following information will determine the maximum number of children permitted at the facility based on site size calculations only. **WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.**

**CLASSROOM SPACE:** Calculated by grade levels.

- Day Nursery / Kindergarten, preschool and afterschool care  
35 sq. ft. x 52 (number of children) = 1,820 sq. ft. of classroom area required.
- Elementary Grades 1 - 6  
30 sq. ft. x 52 (number of children) = 1,560 sq. ft. of classroom area required.
- Junior High and Senior High School (Grades 7 - 12)  
25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,380 s.f.  
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 10,442 s.f. proposed

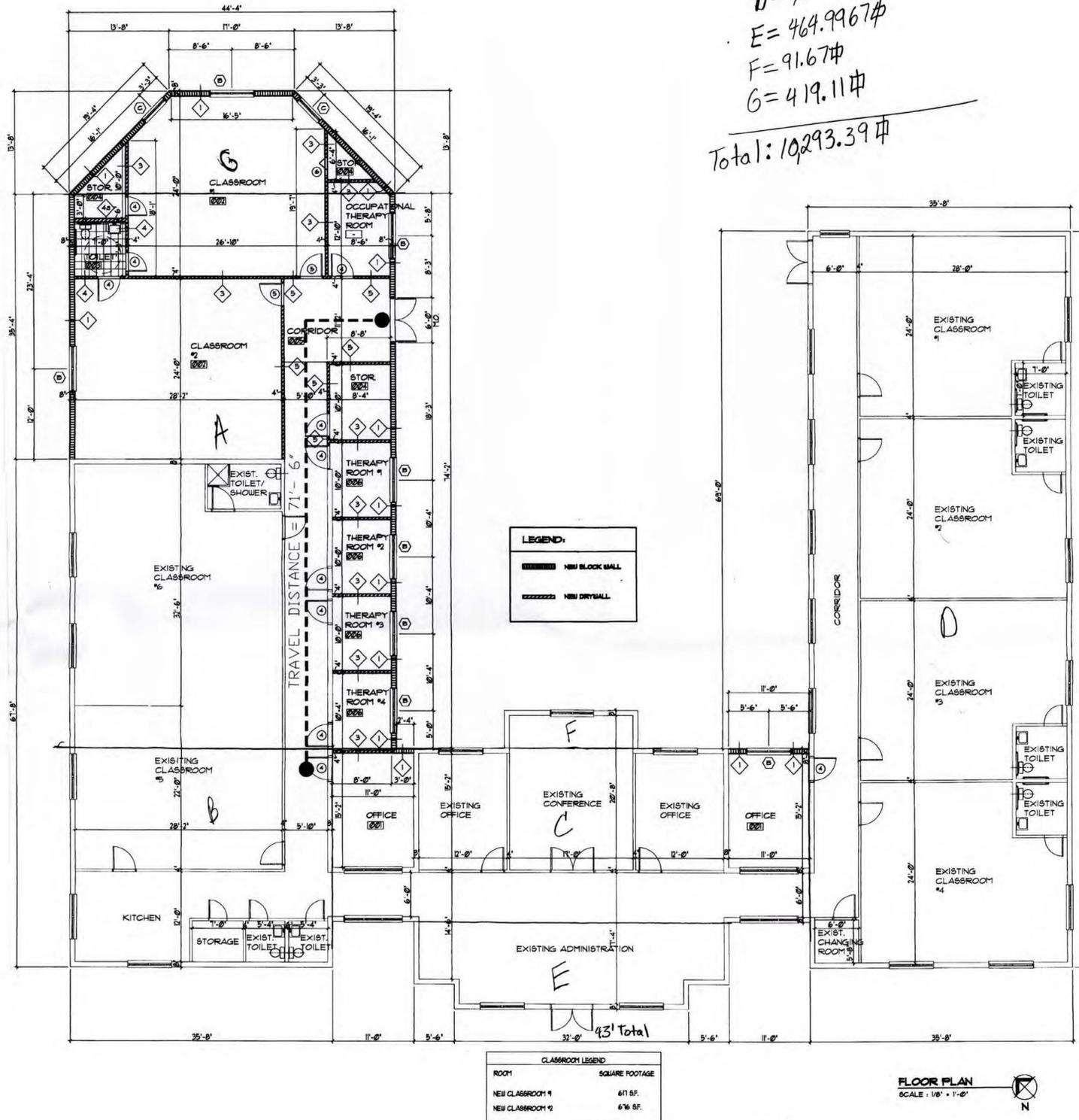
**OUTDOOR RECREATION SPACE**

- Day nursery/kindergarten, preschool and afterschool care  
45 sq. ft. x 26 (1/2 of children) = 1,170 sf
- Grade 1 - 6  
500 sq. ft. x 30 (first 30 children) = 15,000 sf  
300 sq. ft. x 22 (remaining children) = 6,600 sf
- Grade 7 - 12  
800 sq. ft. x 0 (first 30 children) = 0  
300 sq. ft. x 0 (next 30 children) = 0  
150 sq. ft. x 0 (remaining children) = 0

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 22,770 s.f.  
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 82,286 s.f.

**TREES:** See Section 33-151.18(h), and Planning Department for additional requirements

- 28 trees are required per net acre. Trees required: 58 Trees Provided: 66
- Seven shrubs are required for each tree required. Shrubs required: 406 Shrubs provided: 406
- Grass area for organized sports/play area in square feet: 9,950 s.f.
- Lawn area in square feet (exclusive of organized sports/play area): 53,128 s.f.



A=3288.056#  
B=1028.389#  
C=1,505.833#  
D=3,495.333#  
E=464.9967#  
F=91.67#  
G=419.11#  
Total: 10,293.39#

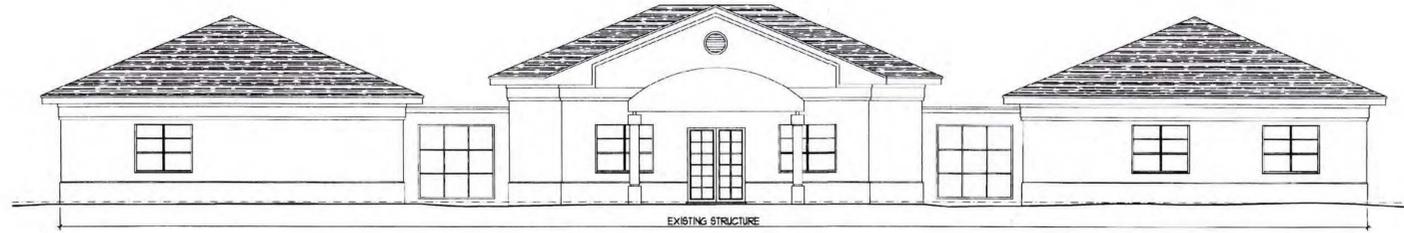
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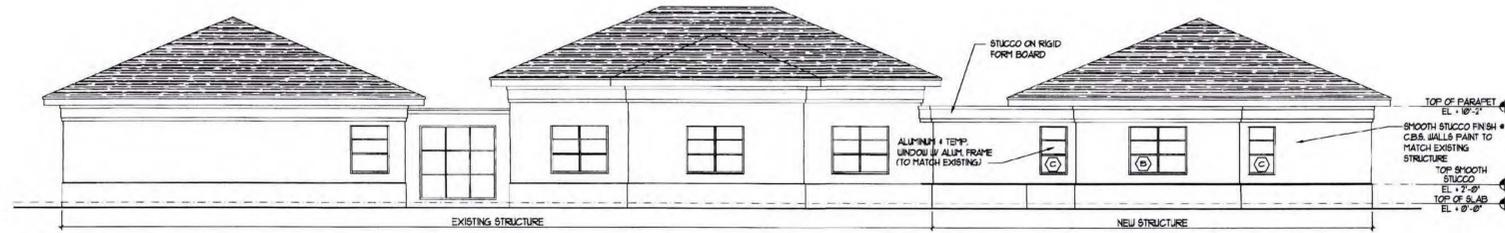
CLASSROOM ADDITION FOR:  
**CHILDREN'S CENTER**  
8571 SW 112 St. MIAMI, FLORIDA 33156

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**A02**  
9280

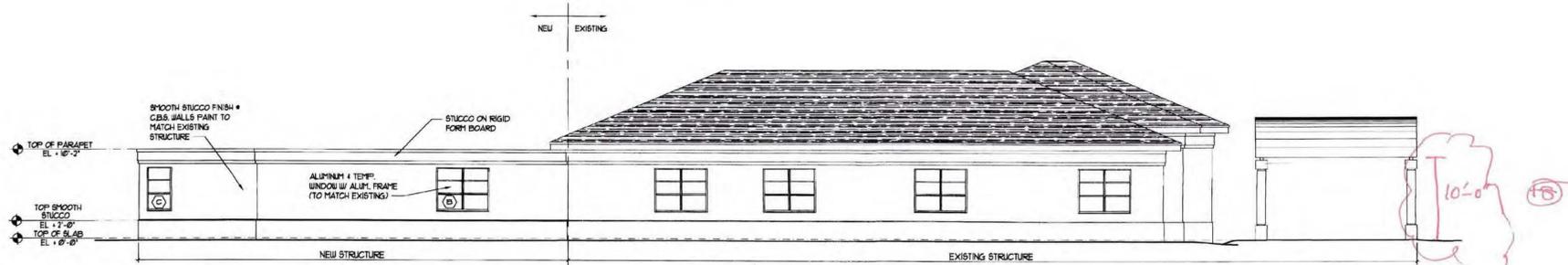
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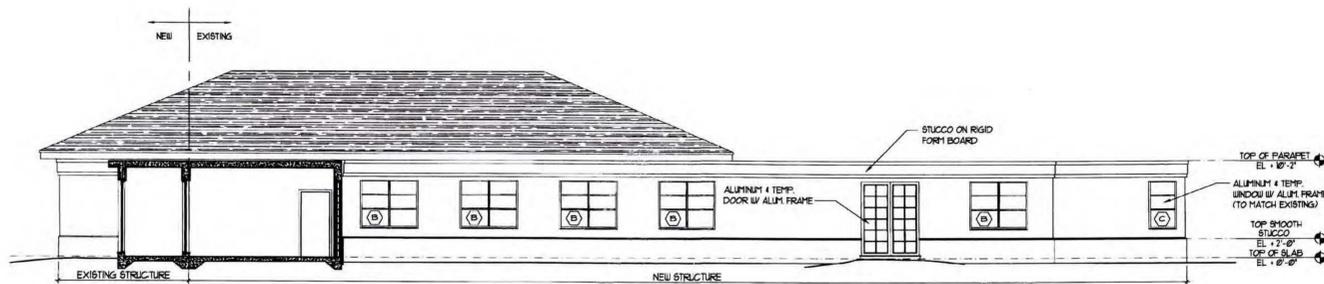
(A) WEST ELEVATION  
1/8" SCALE



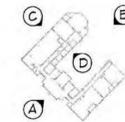
(B) EAST ELEVATION  
1/8" SCALE



(C) NORTH ELEVATION  
1/8" SCALE



(D) SOUTH ELEVATION  
1/8" SCALE



*Handwritten signature*  
6.30.06

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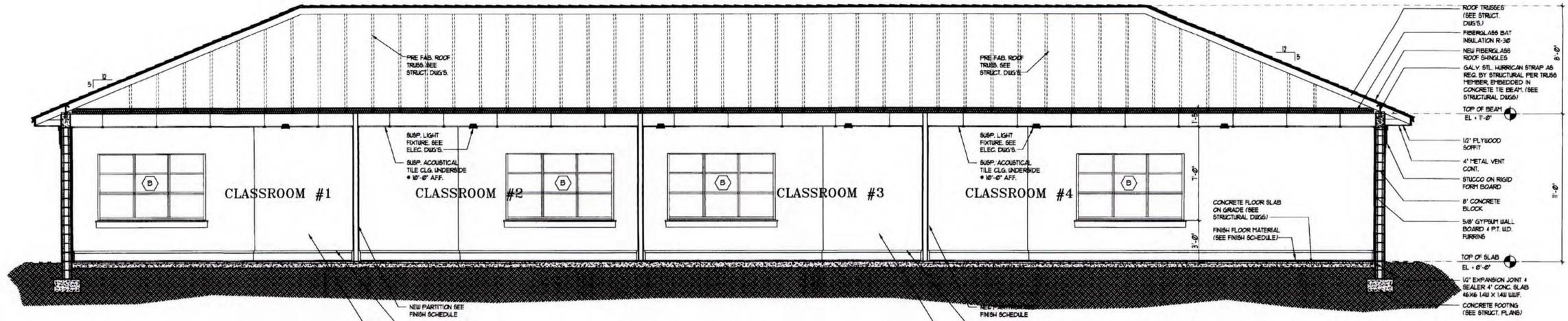
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Date: 01/16/06

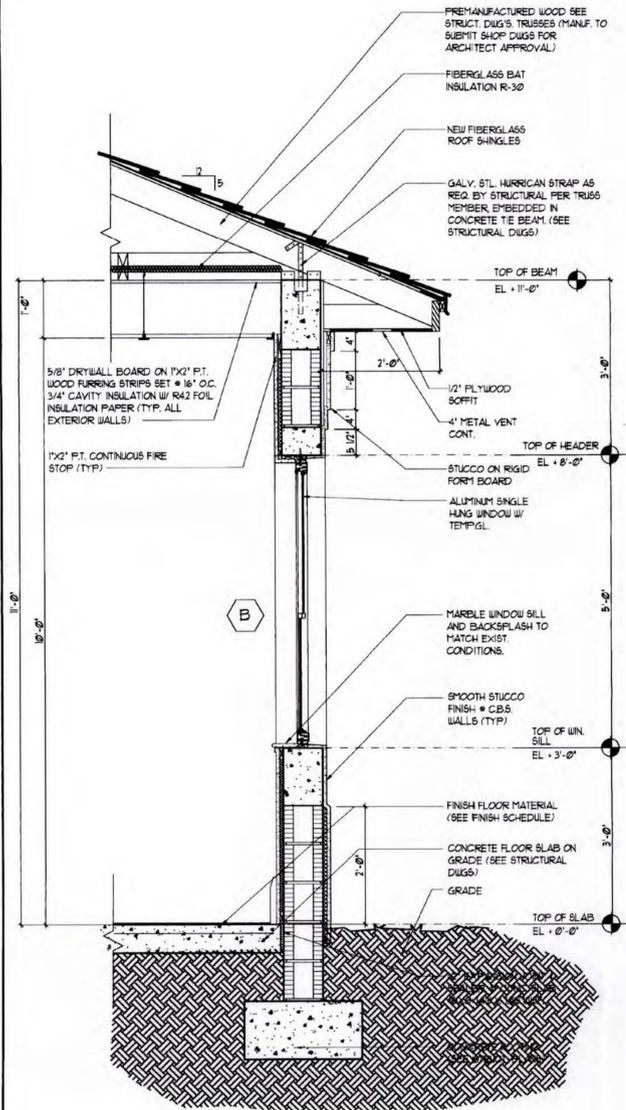
Sheet no: A03

Project: 9280

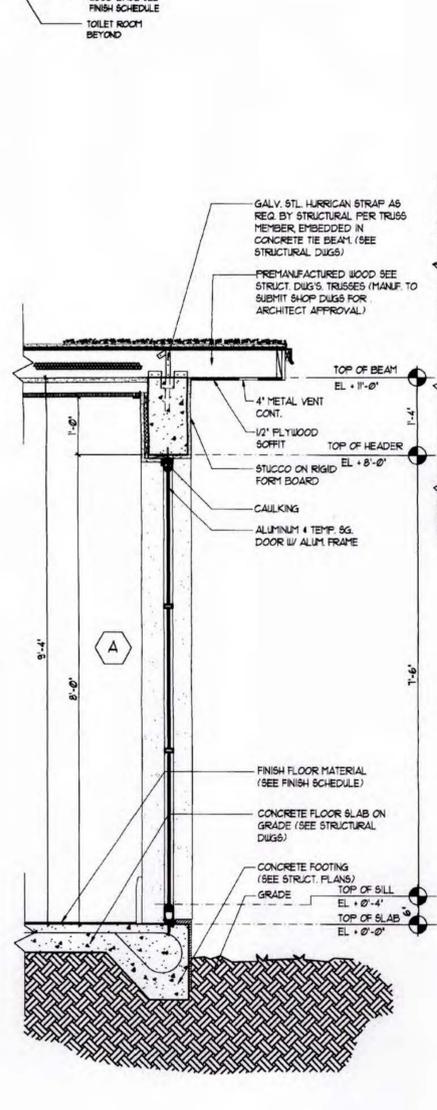
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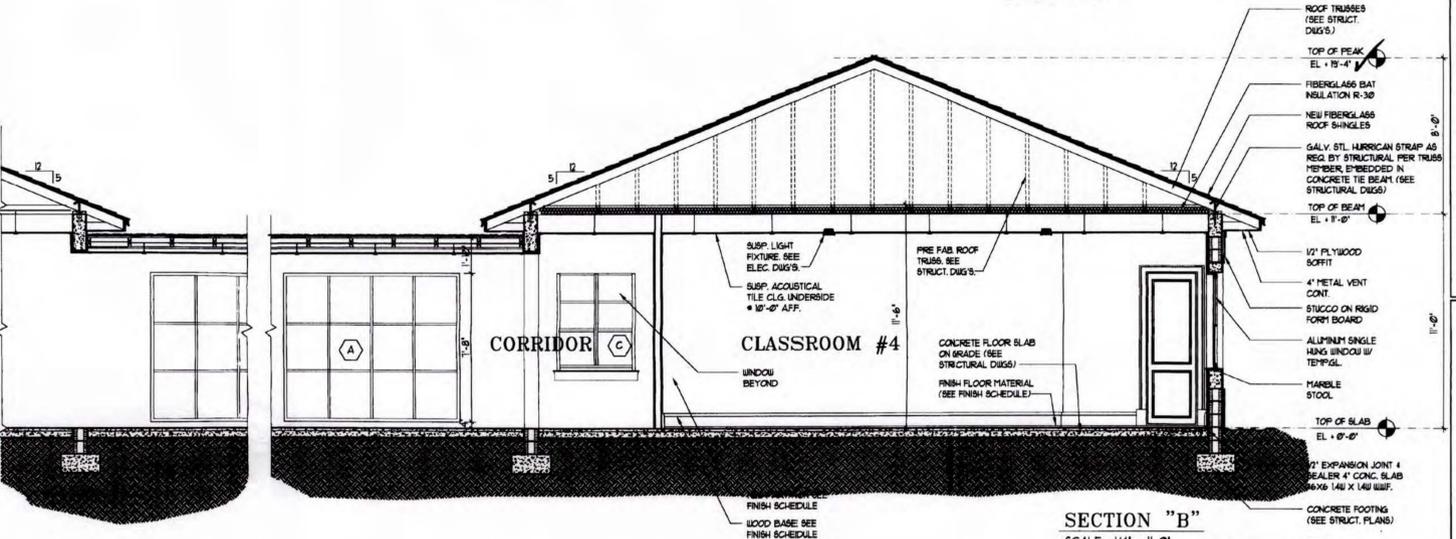
SECTION "A"  
SCALE: 1/4" = 1'-0"



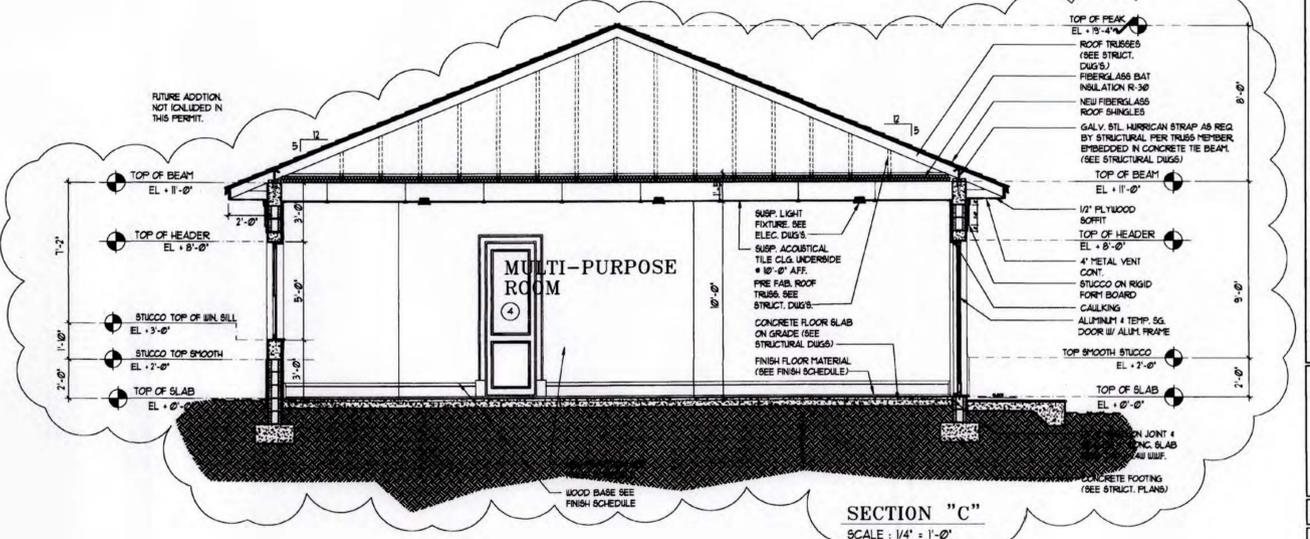
WALL SECTION "A"  
SCALE: 3/4" = 1'-0"



WALL SECTION "B"  
SCALE: 3/4" = 1'-0"



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



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

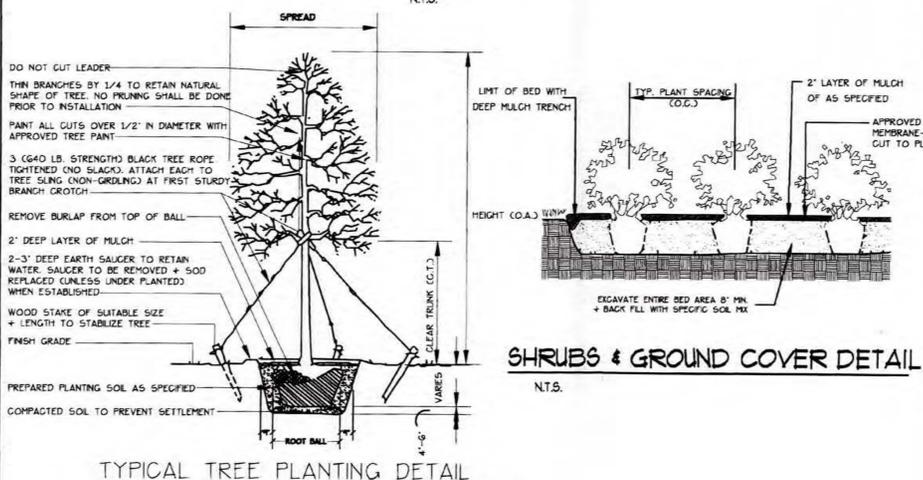
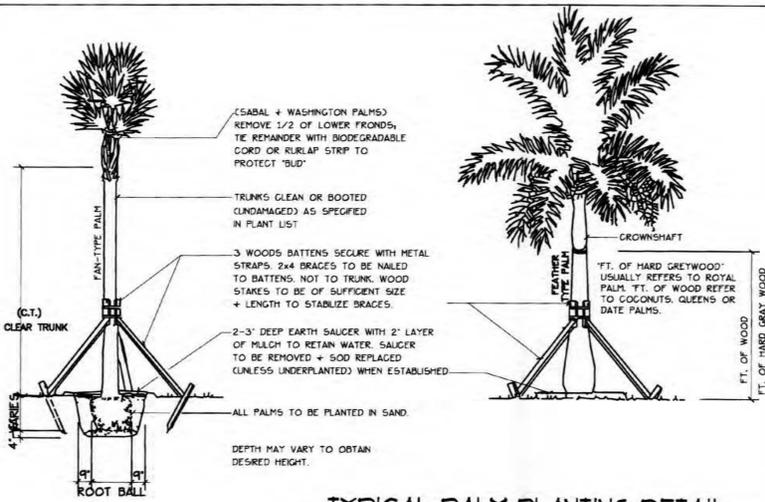
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CLASSROOM ADDITION FOR:  
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**SHRUBS & GROUND COVER DETAIL**  
N.T.S.

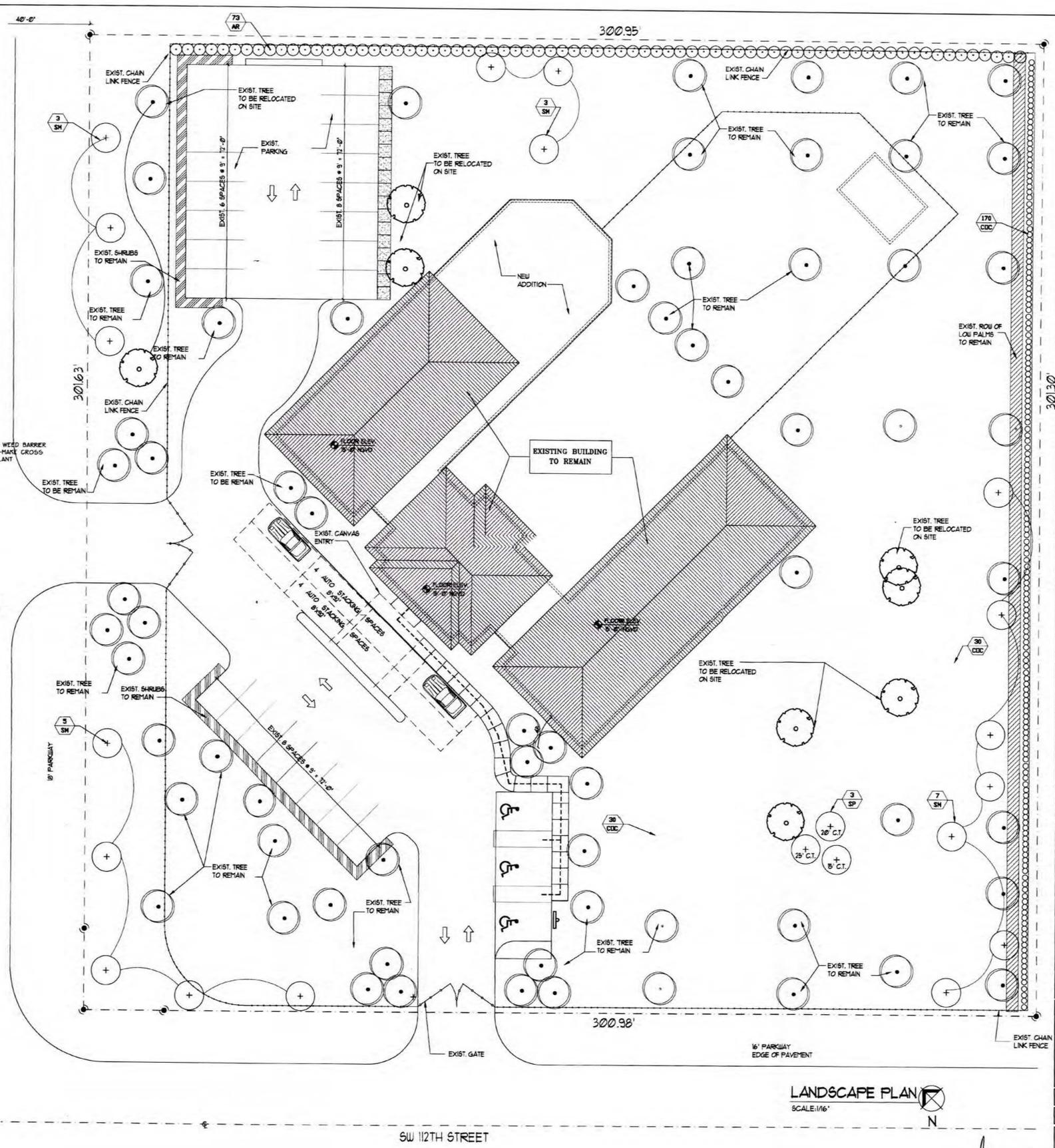
- GENERAL SPECIFICATIONS**
- In case of discrepancy, planting plan takes precedence over list. However contractor is responsible for own take-off.
  - Areas labeled "sod" to receive \_\_\_\_\_ sq.ft. of "Floratan" solid sod laid over 1" of planting soil (or clean muck). All joints to be alternating and abutting, making sure it's all leveled. (Includes both sides of the road)
  - Provide \_\_\_\_\_ yards of planting soil consisting of 45% clean muck, 45% clean sand, and 10% Peat.
  - All plant material to be Florida No. 1 or better as described in Florida Department of Agriculture Grades and Standards.
  - All tree wells, shrubs and ground cover beds to receive a 3" layer of shredded Mulchwood bark Grade A3. Total estimate of \_\_\_\_\_ yards of mulch.
  - All new landscaping to receive 100% irrigation coverage from an automatic system.
  - All installation to comply with applicable codes including verification of underground utility lines type and location, prior to digging.
  - Contractor to itemize the bid, which will be serve as basis for field changes.
  - Mechanically break any hardpan area of crushed stone in parking lot area to allow good drainage. Remove large stones, debris and weeds.
  - No changes or substitutions shall be made without the written consent of the Landscape Architect or the Owner.
  - All plant material to be fertilized with a suitable fertilizer consisting of equal parts of Nitrogen (50% from organic sources), phosphorus and Potash. Granulated slow release.
  - Contractor to deep-water all trees and shrubs for a period of (90) days after planting.
  - Landscape Architect to inspect all planting at the conclusion of the installation and determine if the quality is acceptable. Rejected material shall be quickly replaced at no extra cost.
  - All plant material and workmanship shall be guaranteed for a period of six months (from completion).

- NOTES:**
- SITE LANDSCAPING TO HAVE FULL IRRIGATION SYSTEM AS PER GUIDES + STDs.
- LEGEND:**
- (Symbol: Circle with dot) EXISTING TREE TO REMAIN
  - (Symbol: Circle with cross) EXIST. TREE TO BE RELOCATED ON SITE
  - (Symbol: Circle with plus) NEW TREE

TREES + PALMS						
CODE	QUANTITY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLR. TRK.	REMARKS
SM	18	SMETONA NANOOGAN WEST INDS NANOOGAN	30'-32'	7'-8'	5'-6'	FULL CANOPY 4' CALIPER
SP	3	SABAL PALMETTO CARABAGE PALM	38'-30'	-	-	SEE PLAN FOR HT.
AR	73	ARECA PALM	36'-42'	3'-4'	-	4" ON CENTER

SHRUBS + GROUNDCOVERS						
CODE	QUANTITY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
COG	406	COGONUM	2.5' - 3'	20" - 24"	3 GALLON	FILL TO BASE 2" ON CENTER



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