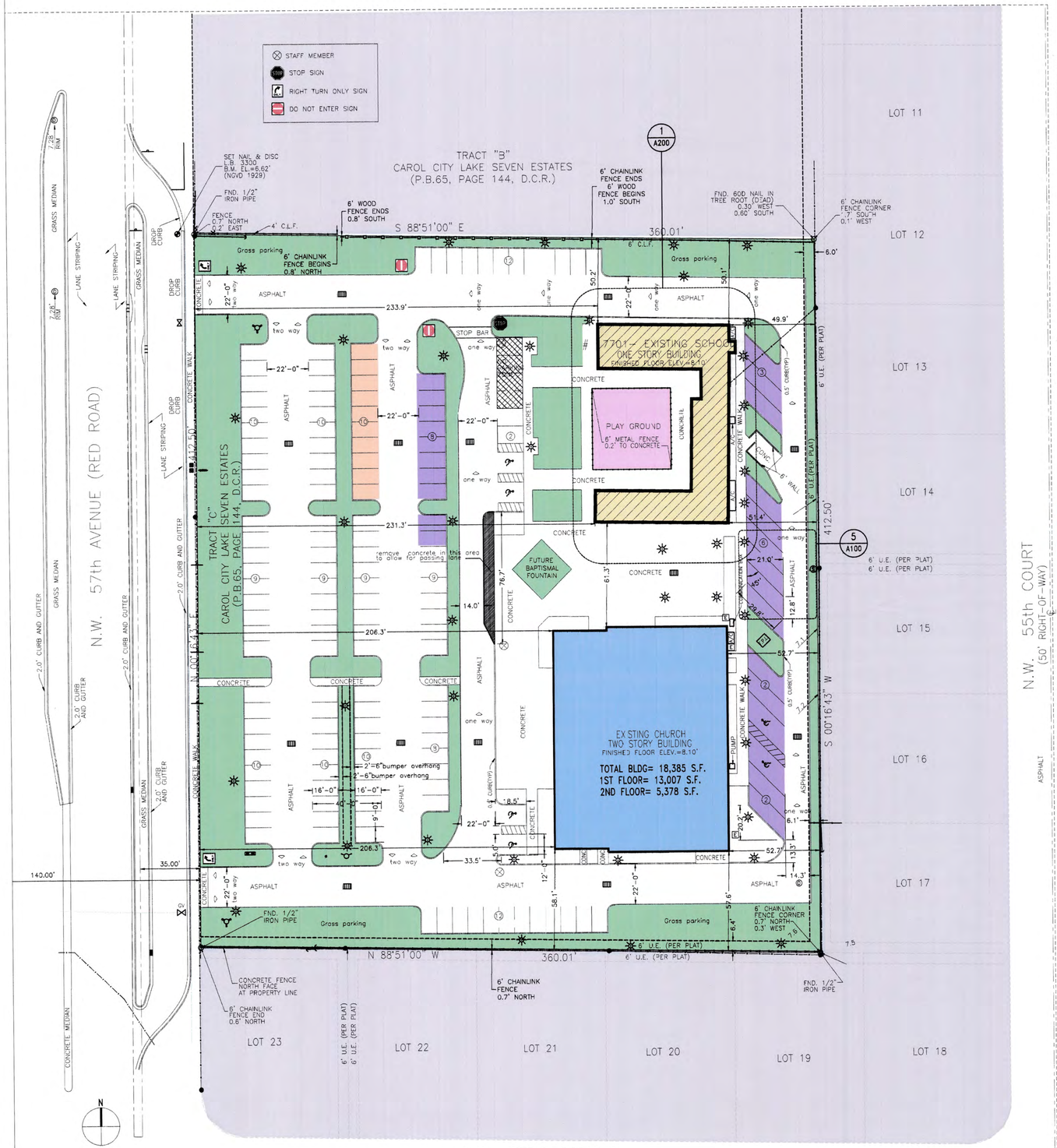
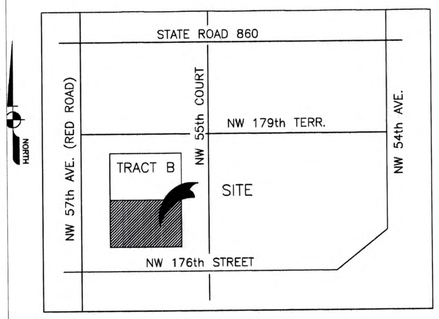


1 Site Plan– No Work Proposed
SCALE: 1/32"= 1'-0"



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: RU-1
NET WT SIZE 148,487 SF = 3.41 ACRES
FOLIO #: 30-2107-005-3140
ADDRESS: 17701 NW 57TH AVE. MIAMI, FL. 33.81

LEGEND	AREA	SQUARE FOOTAGE
	RU-1	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 28 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	23.3
REAR	49.9'
SIDE	50.1

LOT COVERAGE	PROVIDED
LOT COVERAGE	17,811 S.F. / 12%
F.A.R.	23,189 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:	K-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:	126
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

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

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 trees x net lot acreage =	28	
less the existing number of trees that meet minimum requirements (minus)	106	
	98	
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% =	28	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

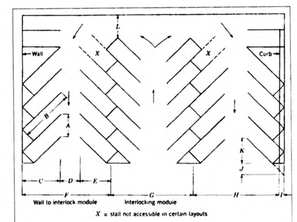


Figure 5-2.

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

RECEIVED
2(6-03)
MAR 16 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
By

SOL ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
AA 26001562
4917 SW 74TH COURT MIAMI FL. 33155
P 305 740 0723 F 305 740 0716
DULCE M. CONDE- RA, ARCHITECT AR0018863
PRIMITIVO E. CONDE- RA, ARCHITECT AR0011406

3-14-14
Dulce M. Conde

WORK BEING DONE: INTERIOR REMODELING OF EXISTING DAY CARE CENTER

HIVE KINDERGARTEN / 3rd GRADE

17701 NW 57th Avenue
MIAMI, FL 33055-3530

REVISION NO.	DATE	COMMENTS

OWNERSHIP AND USE OF THESE DOCUMENTS & IDEAS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND 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 OTHER PROJECTS, FOR ADDITIONS TO THIS 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

Site Plan

SHEET A100