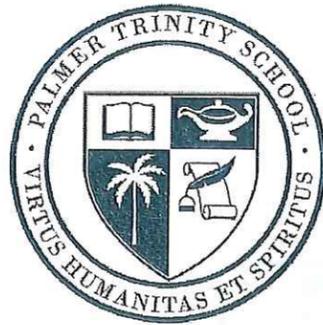


PLANS & SURVEY

PALMER TRINITY PRIVATE SCHOOL, INC.

VPB-14-001



PALMER TRINITY SCHOOL, INC.

7900 SW 176 STREET - Folio # 33-5034-000-0580

8001 SW 184 STREET - Folio # 33-5034-000-0620

PALMETTO BAY, FL 33157

2014 MASTERPLAN UPDATE

19 JUNE 2014

ARCHITECT
MCHARRYASSOCIATES
 ARCHITECTURE / ENGINEERING / INTERIORS
 AAC000984 EB0003443



2780 SW DOUGLAS ROAD, SUITE 302
 MIAMI, FLORIDA 33133 (305)445-3765

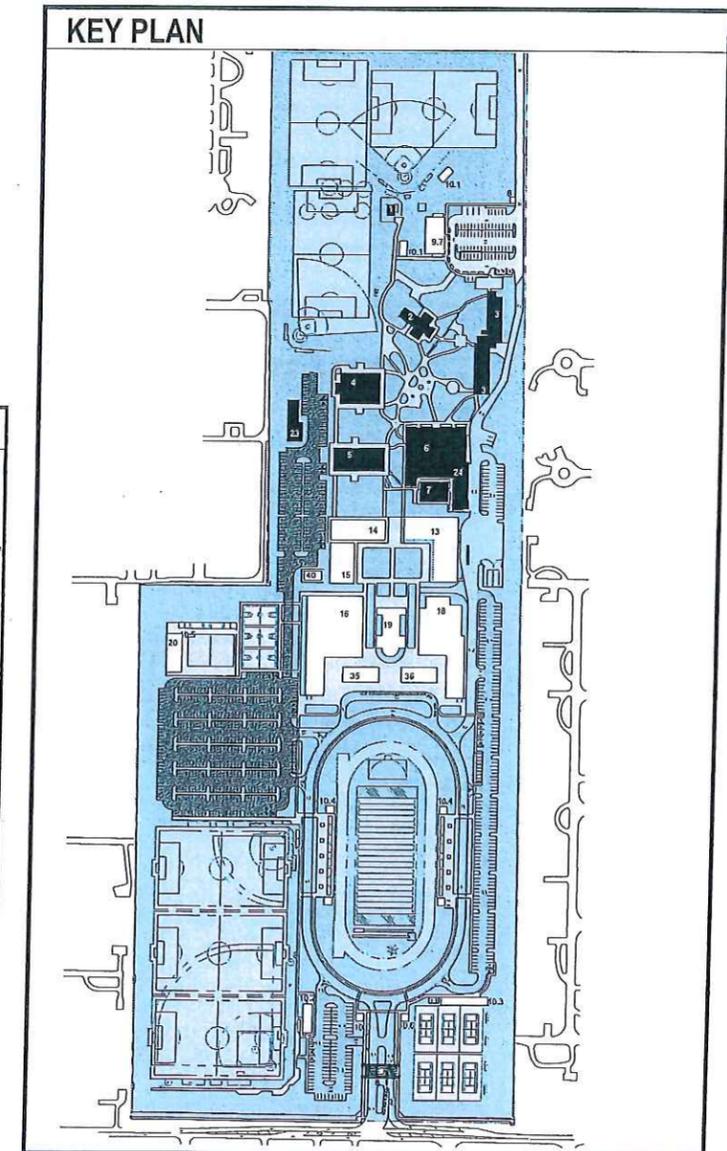
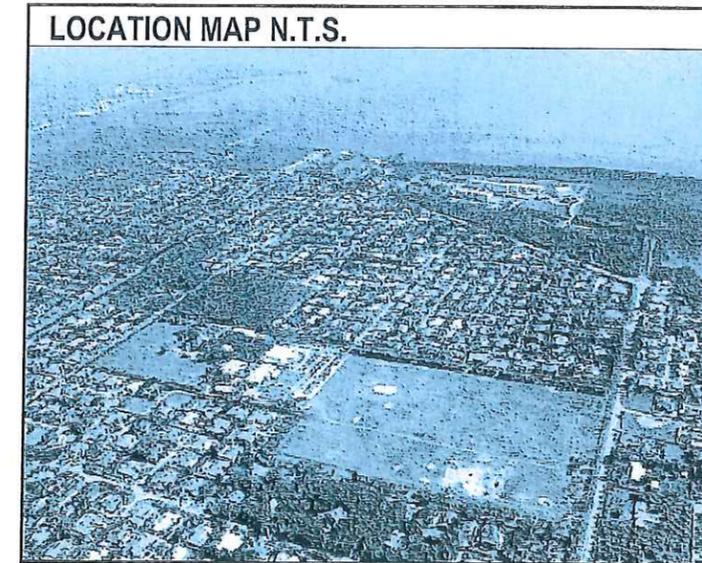
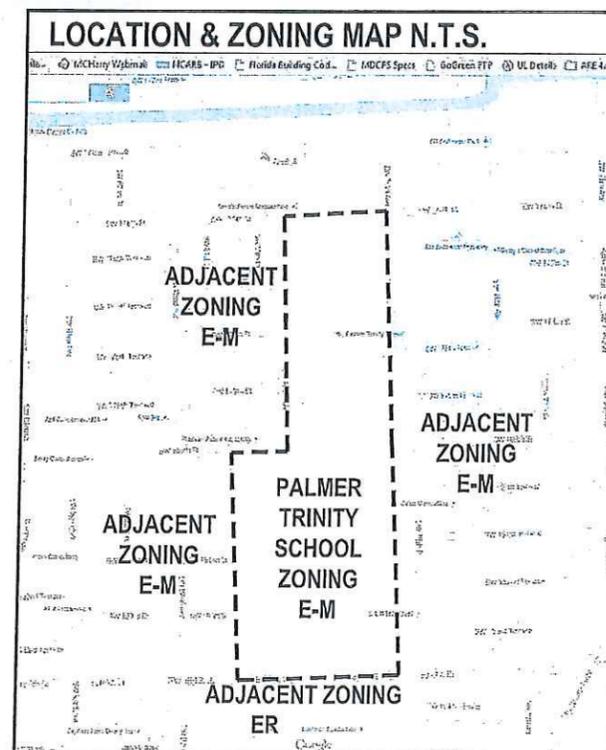
LANDSCAPE ARCHITECT



GEOMANTIC
 DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.

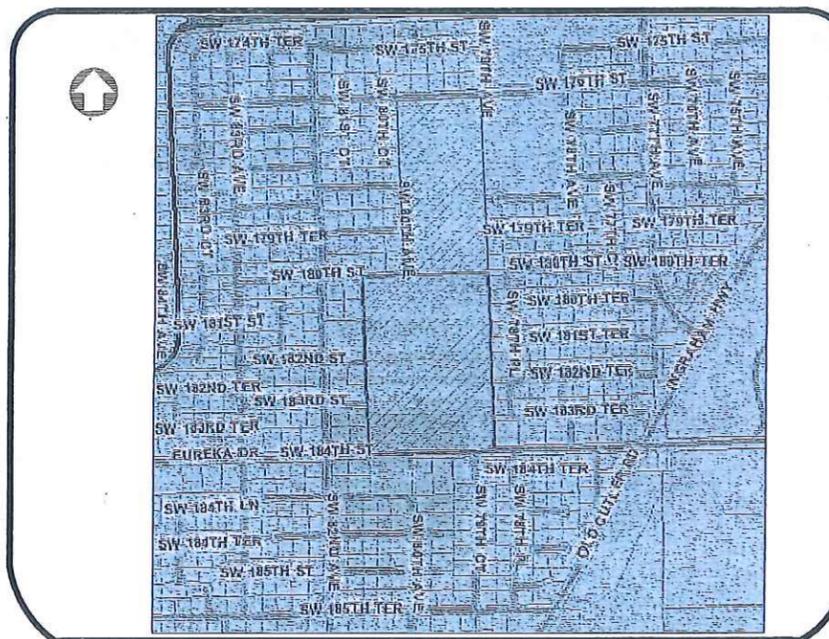
6100 S.W. 81 STREET MIAMI, FL. 33143
 PHONE: 305-685-5988 FAX: 305-688-4108

INDEX OF DRAWINGS:					
	COVER	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL	4TH SUBMITTAL
1 of 5	SURVEY	3/12/14	04/30/14		
2 of 5	SURVEY	3/12/14	04/30/14	06/12/14	
3 of 5	SURVEY	3/12/14	04/30/14	06/12/14	
4 of 5	SURVEY	3/12/14	04/30/14	06/12/14	
5 of 5	SURVEY	3/12/14	04/30/14		
SCHEMATIC ARCHITECTURE					
A0.01	ZONING INFORMATION AND CALCULATIONS	3/12/14	04/30/14	06/12/14	06/19/14
A0.02	GENERAL NOTES		01/30/14	06/12/14	
A1.00	OVERALL CAMPUS MASTERPLAN	3/12/14	04/30/14	06/12/14	06/19/14
A1.01	NORTH CAMPUS MASTERPLAN	3/12/14	04/30/14	06/12/14	06/19/14
A1.02	SOUTH CAMPUS MASTERPLAN	3/12/14	04/30/14	06/12/14	06/19/14
A1.03	CAMPUS CIRCULATION DIAGRAM	3/12/14	04/30/14	06/12/14	06/19/14
A2.01	BUILDING 9.7 - CLASSROOM BUILDING	3/12/14	04/30/14	06/12/14	06/19/14
A2.02	BUILDING 10 - GUARD HOUSE & FIELD HOUSES	3/12/14	04/30/14		
A2.03	BUILDING 13, 14, 15 - CLASSROOM BUILDINGS	3/12/14	04/30/14		
A2.04	BUILDING 16 - GYMNASIUM	3/12/14	04/30/14		
A2.05	BUILDING 18 - AUDITORIUM	3/12/14	04/30/14	06/12/14	
A2.06	BUILDING 19 - CHAPEL	3/12/14	04/30/14	06/12/14	
A2.07	BUILDING 20 - POOL HOUSE	3/12/14	04/30/14	06/12/14	
A2.08	BUILDING 35 - ADMINISTRATION BUILDING	3/12/14	04/30/14		
A2.09	BUILDING 36 - ADMINISTRATION & CLASSROOM BUILDING	3/12/14	04/30/14		
LANDSCAPE PLANS					
LM1.00	NORTH CAMPUS MITIGATION PLAN	3/12/14	04/30/14		
LM2.00	SOUTH CAMPUS MITIGATION PLAN	3/12/14			
LM3.00	EXISTING TREE LIST A	3/12/14			
LM4.00	EXISTING TREE LIST B	3/12/14	04/30/14		
L1.00	OVERALL CAMPUS LANDSCAPE PLAN	3/12/14		06/12/14	
L2.00	NORTH CAMPUS LANDSCAPE PLAN	3/12/14	04/30/14		
L3.00	SOUTH CAMPUS LANDSCAPE PLAN	3/12/14		06/12/14	
L4.00	NOTES & DETAILS	3/12/14			



MAP OF BOUNDARY SURVEY

SECTION 34 - TOWNSHIP 55 SOUTH - RANGE 40 EAST
LYING AND BEING IN PALMETTO BAY, MIAMI-DADE COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on February 24, 2014.

The date of completion of the office drafting work was on February 24, 2014.

LEGAL DESCRIPTION:

Parcel 1:
The East three fourths (E 3/4) of the SW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 40 East, in Miami-Dade County, Florida.

Parcel 2:
The East half (E 1/2) of the NW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 40 East, less the North 35 feet, in Miami-Dade County, Florida.

Containing 50.00 acres more or less.

PROPERTY ADDRESS:

7900 SW 176th STREET, PALMETTO BAY, MIAMI, FL 33157
Foto No.: 33-5034-000-0580 & 33-5034-000-0620

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (linear foot in 7,500 feet) as defined in Rule SJ-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals fifty feet or smaller.

SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of SW 176th STREET with an assumed bearing of N87°10'43"E, said line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 10.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635 (Miami-Dade County), Map No. 0802, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client

LIMITATIONS:

Since no other information were furnished other than that is cited in the sources of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The Survey was ordered for a PERMIT.

Total Trees Located on North and South Campus = 1815
Palm Trees = 430
All other Trees = 1385

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified for:

PALMER TRINITY PRIVATE SCHOOL, INC.

ENCROACHMENTS:

N/A

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule SJ-17.051 through SJ-17.053 of the Florida Administrative Code and its implementing law, Chapter 472.007 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Corporation
Florida Certificate of Authorization Number LB7353

By: 
Edward M. Simek, P.E.
Registered Surveyor and Mapper, License No. 156313
State of Florida

NOTICE: Not valid without the signature and official raised seal of a Florida Licensed Surveyor and Mapper. Addition or deletion to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

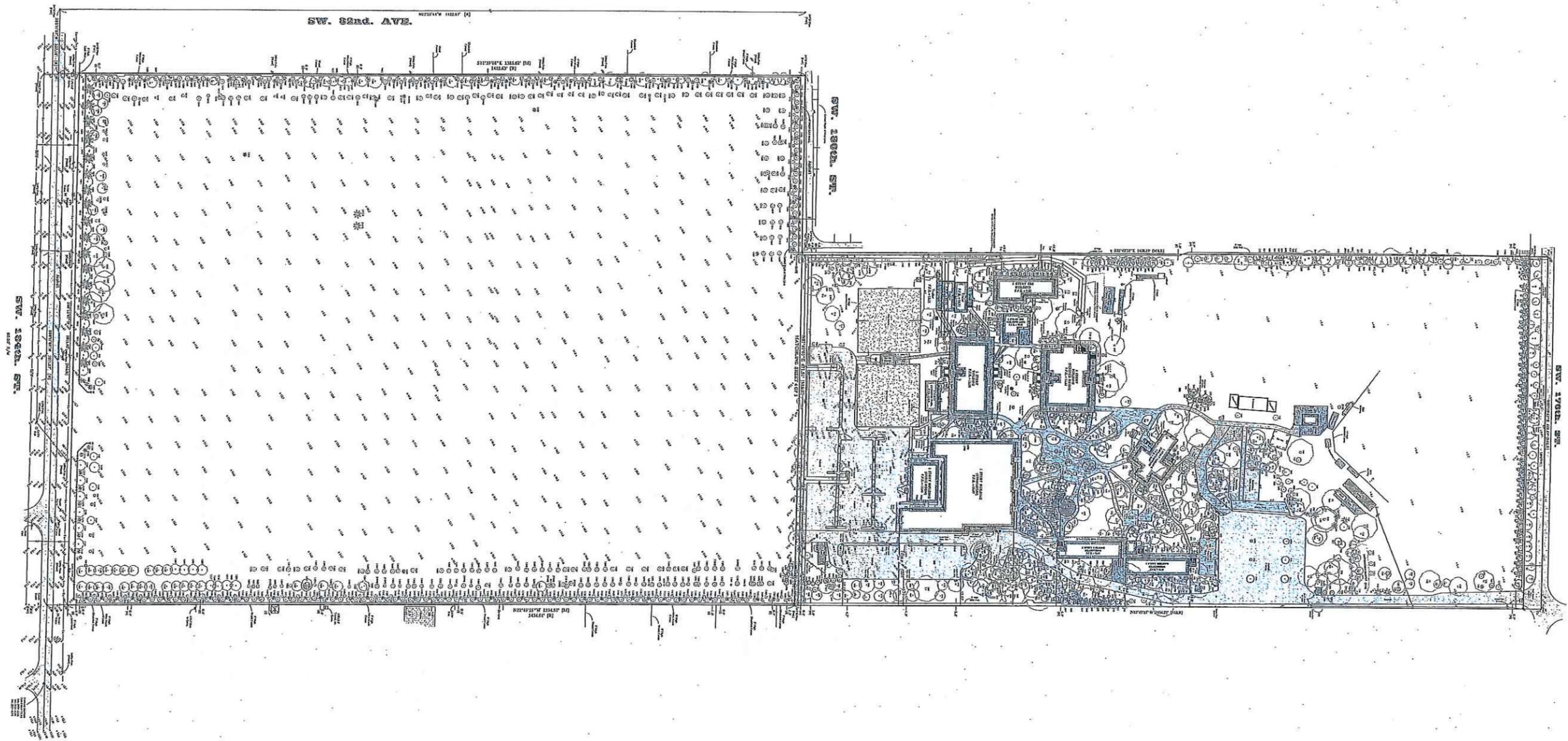
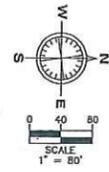
LONGITUDE
SURVEYORS

3900 NW 79th AVENUE, SUITE 601
DORAL, FL 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 13292
FIELD BOOK: EFB

DRAWN BY: ROC
SHEET 1 OF 5

MAP OF BOUNDARY / TREE SURVEY

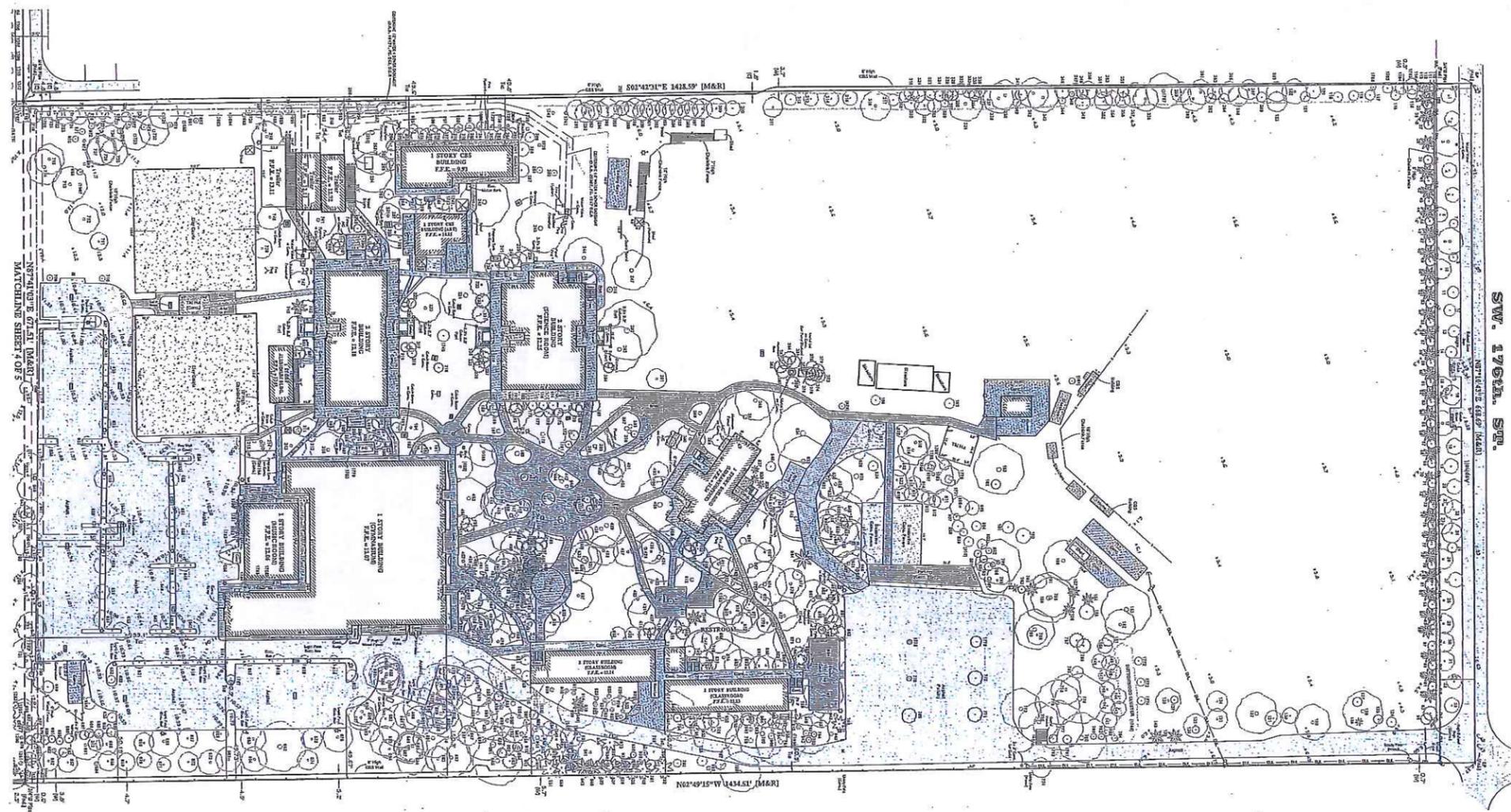
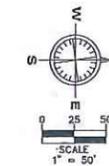


LEGEND			
CONC.	CONCRETE	☆	LIGHT FOOT
CO	COALATED	⊞	ELECTRIC BOX
C.E.S.	CONCRETE BLOCK STUCCO	⊞	SANITARY SEWER MANHOLE
R/W	RIGHT-OF-WAY	⊞	SIGN
C	CONCRETE	⊞	COCOAUT TREE
B	BASE LINE	⊞	PALM TREE
P.B.	PLAY BOOK	⊞	UNIDENTIFIED MANHOLE
F	FENCE	⊞	OVERHEAD WIRE
E	ELEVATION	⊞	IRON FENCE
W.P.P.	WOOD POWER POLE	⊞	CONCRETE LIGHT POLE
C.L.F.	CHAIN LINK FENCE	⊞	STONE DRAINAGE MANHOLE
A	AWK	⊞	ROYAL PALM TREE
B	BASELINE		
C.B.	CATCH BASIN		
W.V.	WATER VALVE		
W.M.	WATER METER		
F.B.	FIRE BOX		
T	TREE		

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JOB NO.: 13292 DRAWN BY: ROC
 FIELD BOOK: EFB SHEET 2 OF 5

MAP OF BOUNDARY SURVEY

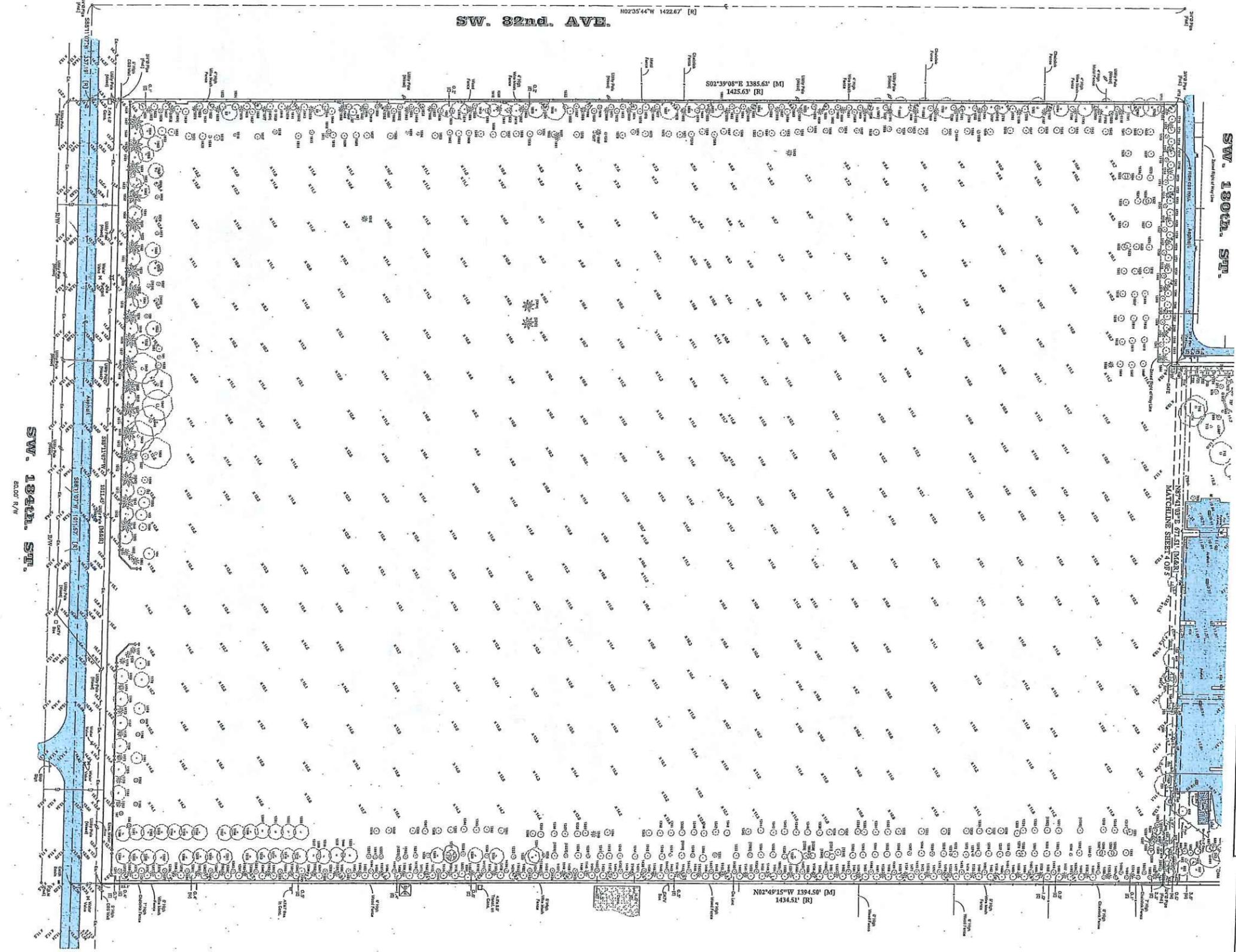
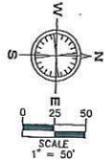


LEGEND			
CONC.	CONCRETE	★	LIGHT POST
CLD	CALCULATED	⊞	ELECTRIC BOX
C.B.S.	CONCRETE BLOCK STUCCO	⊞	SANITARY SEWER MANHOLE
ROW	RIGHT-OF-WAY	⊞	RISE
C	CENTERLINE	★	PALM TREE
B	BASE LINE	★	TREE
P.R.	PLAT ROOM	⊞	UNIDENTIFIED MANHOLE
PAGE	PAGE	⊞	OVERHEAD WIRE
ELEVATION	ELEVATION	⊞	CONCRETE LIGHT POLE
WOOD POWER POLE	WOOD POWER POLE	⊞	STUCCO BRASSISE MANHOLE
CHAIN LINK FENCE	CHAIN LINK FENCE	⊞	QUADRANTAL TREE
CHY ANCHOR	CHY ANCHOR		
BASISLINE	BASISLINE		
CATCH BASIN	CATCH BASIN		
WATER VALVE	WATER VALVE		
WATER METER	WATER METER		
PPAL BOX	PPAL BOX		

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JOB NO.: 13292 DRAWN BY: ROC
 FIELD BOOK: EFB SHEET 3 OF 5

MAP OF BOUNDARY SURVEY



LEGEND			
CONC.	CONCRETE	☆	LIGHT POST
CALC.	CALCULATED	⊛	ELECTRIC BOX
CONC. BLOCK	CONCRETE BLOCK STUCCO	⊙	SANITARY SEWER MANHOLE
R/W	RIGHT-OF-WAY	⊖	SIGN
C	CENTERLINE	⊕	FLAT BOOK
B.L.	BASE LINE	⊗	PAGE
P.B.	FLAT BOOK	⊘	ELEVATION
P.	PAGE	⊙	WOOD POWER POLE
EL.	ELEVATION	⊙	CHAIN LINK FENCE
W.P.P.	WOOD POWER POLE	⊙	CLAY ANCHOR
C.L.F.	CHAIN LINK FENCE	⊙	BASELINE
A.	CLAY ANCHOR	⊙	CATCH BASIN
B.	BASELINE	⊙	WATER VALVE
C.B.	CATCH BASIN	⊙	WATER METER
W.V.	WATER VALVE	⊙	FPAL BOX
W.M.	WATER METER	⊙	CONCRETE LIGHT POLE
FPAL	FPAL BOX	⊙	NEW BUTTWOOD TREE
		⊙	NEW REGULATORY BROTREE

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JOB NO.: 13292 DRAWN BY: ROC
FIELD BOOK: EFB SHEET 4 OF 5

TREE SURVEY LIST

PALM TRACTY EXISTING TREES MASTER LIST
SITE # 1841 (SEE PALM TRACTY MAP)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1
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PALM TRACTY EXISTING TREES MASTER LIST
SITE # 1842 (SEE PALM TRACTY MAP)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
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PALM TRACTY EXISTING TREES MASTER LIST
SITE # 1843 (SEE PALM TRACTY MAP)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
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PALM TRACTY EXISTING TREES MASTER LIST
SITE # 1844 (SEE PALM TRACTY MAP)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1
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ZONING DATA

PALMER TRINITY SCHOOL, INC IS NOT A CHILD CARE FACILITY. SCHOOL WILL HOUSE STUDENTS FROM GRADE K-12. MAXIMUM NUMBER OF STUDENTS WILL BE 1150.
AVERAGE NUMBERS OF STUDENTS PER CLASSROOM IS 9.

LOT INFORMATION		
DESCRIPTION	AREA	ZONING
GROSS AREA	2,338,807 SF	E-M (ESTATE MOODIFIED)
LESS R-D-W EASEMENT	18,502 SF	
NET AREA (SQUARE FEET)	2,320,305 SF	
	REQUIRED	PROVIDED
LOT COVERAGE (32% MAX)	742,498 SF (MAX)	246,794 SF 11 %
LANDSCAPE OPEN SPACE (6&X MIN)	1,577,807 (MIN)	2,073,511 SF 89 %
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM NUMBER OF STORIES	2	2

MINIMUM STANDARDS FOR CLASSROOM AREA				
SEC 30-110.6 (2) g	MINIMUM	MINIMUM	PROVIDED	PROVIDED
KINDERGARTEN	35 SF/ST	770 SF	70 SF/ST	1,537 SF
22 STUDENTS				
ELEMENTARY GRADES (1-6)	30 SF/ST	7,680 SF	70 SF/ST	17,890 SF
256 STUDENTS				
MIDDLE & SENIOR HIGH GRADES (7-12)	25 SF/ST	21,800 SF	70 SF/ST	60,936 SF
872 STUDENTS				
TOTAL SQUARE FOOTAGE		30,250 SF		80,363 SF

PALMER TRINITY SCHOOL SCHOOL INFORMATION		
GRADES SERVED	K-12	
AVERAGE # OF STUDENTS PER GRADE	TOTAL NUMBER OF STUDENTS	
K-5 = 22 STUDENTS	K-5 = 132 STUDENTS	
6-8 = 146 STUDENTS	6-8 = 436 STUDENTS	
9-12 = 145 STUDENTS	9-12 = 580 STUDENTS	
	1150 TOTAL STUDENTS	
K-5 STUDENTS (436) - 11%		
6-8 STUDENTS (436) - 38%		
9-12 STUDENTS (580) - 51%		

STAFFING	
TOTAL FACULTY (9:1 RATIO)	152
K-5 FACULTY = 16	
6-8 FACULTY = 68	
9-12 FACULTY = 78	
ADMINISTRATION / SUPPORT STAFF	115
K-5 FACULTY = 12	
6-8 FACULTY = 44	
9-12 FACULTY = 59	
TOTAL STAFF (FACULTY, ADMINISTRATION & SUPPORT)	267
TOTAL K-5 FACULTY, ADMINISTRATION & SUPPORT	28
TOTAL 6-8 FACULTY, ADMINISTRATION & SUPPORT	102
TOTAL 9-12 FACULTY, ADMINISTRATION & SUPPORT	137

BUILDING CHART									
EXISTING BUILDINGS	# OF STORIES	BUILDING FOOTPRINT	2ND FLOOR	TOTAL BUILDING (FLRS 1&2)	CLASSROOM AREAS	OTHER SQUARE FOOTAGE	STUDENT ACTIVITY	ADMIN AREAS	# OF CLASSROOMS
1 CONCESSIONS BUILDING	1	820 SF		820 SF					
2 LIBRARY / ADMIN BUILDING	2	4,192 SF	2,065 SF	6,257 SF	8,334 SF		4,192 SF	4,192 SF	
3 CLASSROOMS BUILDING	2	8,208 SF	3,285 SF	11,493 SF	22,986 SF	11,610 SF	7,568 SF	3,810 SF	8
4 CLASSROOMS BUILDING	2	9,018 SF	5,130 SF	14,148 SF	28,296 SF	18,040 SF	10,256 SF		8
5 CLASSROOMS BUILDING	2	8,193 SF	5,427 SF	13,620 SF	27,240 SF	16,332 SF	10,908 SF		10
6 GYMNASIUM	1	20,849 SF		20,849 SF	900 SF	19,949 SF		900 SF	1
7 BAND ROOM	1	3,970 SF		3,970 SF			3,970 SF		
23 MAINTENANCE / WOODSHOP / FITNESS BLDG	1	3,862 SF		3,862 SF		1,287 SF	2,575 SF		
24 DINING HALL	1	5,191 SF		5,191 SF		5,191 SF			
EXISTING BUILDING SUBTOTALS		64,103 SF	15,907 SF	80,010 SF	48,882 SF	54,877 SF	10,737 SF	8,905 SF	49

EXISTING ACCESSORIES STRUCTURES									
NORTH BASEBALL DUGOUT & BLEACHERS		1,078 SF		1,078 SF			1,078 SF		
SOCCER BLEACHERS		2,084 SF		2,084 SF			2,084 SF		
WEST SOFTBALL DUGOUT / BATTING CAGE		1,729 SF		1,729 SF			1,729 SF		
TOD HITS (2) (STUDENT SHADED AREAS)		1,871 SF		1,871 SF			1,871 SF		
COVERED WALKWAYS BETWEEN BUILDINGS		6,340 SF		6,340 SF			6,340 SF		
EXISTING ACCESSORIES SUBTOTALS		6,862 SF	6,340 SF	13,202 SF			6,862 SF		

PROPOSED BUILDINGS									
8 GUARD HOUSES (2)	1	398 SF		398 SF		398 SF			
9.7 CLASSROOMS BUILDING	2	5,274 SF	320 SF	5,274 SF	10,548 SF	5,564 SF	4,954 SF		6
10.1 SERVICE BUILDINGS (NORTH CAMPUS) (2)	1	1,600 SF		1,600 SF		1,600 SF			
10.2 SERVICE BUILDING (BASEBALL)	1	1,800 SF		1,800 SF		1,800 SF			
10.3 SERVICE BUILDING (TENNIS)	1	2,475 SF	820 SF	2,475 SF		2,475 SF			
10.4 SERVICE BUILDINGS (FOOTBALL) (4)	1	1,600 SF		1,600 SF		1,600 SF			
10.5 SERVICE BUILDINGS (POOL) (2)	1	468 SF		468 SF		468 SF			
10.6 SERVICE BUILDINGS (ENTRANCE) (2)	1	800 SF		800 SF		800 SF			
13 DINING & STUDENT SERVICES	2	15,843 SF	4,288 SF	7,650 SF	22,798 SF		10,643 SF	7,153 SF	
14 CLASSROOM BUILDING	2	7,388 SF	3,135 SF	10,723 SF	18,311 SF	13,308 SF	5,005 SF		7
15 CLASSROOM BUILDING	2	6,420 SF	2,025 SF	6,420 SF	12,840 SF	11,378 SF	1,462 SF		7
16 GYMNASIUM	2	28,140 SF	831 SF	28,140 SF	56,280 SF		43,267 SF		
18 PERFORMING ARTS	2	20,897 SF	1,334 SF	20,897 SF	43,108 SF	2,188 SF	28,876 SF		1
19 CHAPEL	1	2,188 SF		2,188 SF		2,188 SF			2
20 POOL SUPPORT BUILDING	1	4,122 SF	274 SF	4,122 SF		4,122 SF			
35 ADMINISTRATION & CLASSROOMS	2	3,750 SF	1,145 SF	3,750 SF	7,500 SF			6,453 SF	4
36 ADMINISTRATION	2	3,750 SF	1,145 SF	3,750 SF	7,500 SF	1,047 SF		7,600 SF	
40 UTILITIES BUILDING	1	950 SF		950 SF					
PROPOSED BUILDING SUBTOTALS		113,059 SF	18,012 SF	88,604 SF	200,310 SF	33,483 SF	114,704 SF	7,153 SF	13,953 SF

PROPOSED ACCESSORIES STRUCTURES									
FOOTBALL BLEACHERS (2)		7,244 SF		7,244 SF			7,244 SF		
POOL BLEACHER		1,844 SF		1,844 SF			1,844 SF		
SOLAR CHARGE STATIONS (4)		5,427 SF		5,427 SF			5,427 SF		
BASEBALL BLEACHER & SUPPORT		1,762 SF		1,762 SF			1,762 SF		
SOFTBALL BLEACHER & DUGOUT		1,606 SF		1,606 SF			1,606 SF		
COVERED WALKWAYS BETWEEN BUILDINGS		4,218 SF		4,218 SF			4,218 SF		
SHADE PLAYGROUND (K-5)		400 SF		400 SF			400 SF		
EXISTING ACCESSORIES SUBTOTALS		18,283 SF	4,218 SF	22,501 SF			5,427 SF	12,856 SF	
OVERALL COMBINED BUILDING TOTALS		202,317 SF	44,477 SF	130,057 SF	357,411 SF	80,365 SF	169,581 SF	37,606 SF	22,858 SF
BUILDING FOOTPRINT (GROUND GSF, WALKWAYS, ACCESSORY STRUCTURES)		246,794 SF							104

PALMER TRINITY SCHOOL INFORMATION			
ZONING	E-M (ESTATE MOODIFIED)		
TOTAL LOT SIZE	53.27 AC	2,338,807 SF	2,320,305 SF NET AREA
MINIMUM SITE SIZE (SEC 30-110.6 (2) d)		MINIMUM	PROVIDED
GRADES K-6 - 1 ACRE PER 60 STUDENTS		276 STUDENTS (4.63 AC)	12,888 AC
GRADES 7-12 - 1 ACRE PER 67 STUDENTS		872 STUDENTS (13.01 AC)	40.39 AC
K-6 NUMBER OF STUDENTS - 60 STUDENTS PER ACRE (12.88 AC)		MAXIMUM ALLOWED	REQUESTED
7-12 NUMBER OF STUDENTS - 67 STUDENTS PER ACRE FOR MORE THAN 10 ACRES (40.39 AC)		772 STUDENTS	278 STUDENTS
TOTAL NUMBER OF STUDENTS		2,706 STUDENTS	872 STUDENTS
NUMBER OF PARKING SPACES PROVIDED		3,478 STUDENTS	1150 STUDENTS
NUMBER OF BUSES		851 SPACES	
NUMBER OF PICK UP & DROP-OFF		(2) - SW 178 ST - ELEM & MIDDLE SCHOOL ACCESS	
		(2) - SW 184 ST - HIGH SCHOOL & DELIVERY ACCESS	
DAYS & HOURS OF OPERATION		OPERATIONS HOURS - M-S - 7 AM TO 11 PM	SCHOOL HOURS - M-F 8 AM TO 4 PM

LIST OF ACTIVITIES			
GRADES SERVED	K-12		
MAXIMUM NUMBER OF STAFF	267		
TOTAL NUMBER OF CLASSROOMS	104		
AVERAGE STUDENT TO FACULTY RATIO	9:1		
TOTAL SQUARE FOOTAGE - CLASSROOMS	80,365 SF	TOTAL SQUARE FOOTAGE CLASSROOMS, ADMIN & STUDENT ACTIVITY SPACES	
TOTAL SQUARE FOOTAGE NON-CLASSROOM ADMINISTRATIVE SPACES	22,858 SF		
TOTAL SQUARE FOOTAGE NON-CLASSROOM STUDENT ACTIVITY SPACES	37,606 SF		140,831 SF
TOTAL SF - GRADES K-5 (CLASSROOMS, ADMIN & STUDENT ACTIVITY SPACES) - 11% OF SF	15,491 SF	132 STUDENTS	12 CLASSROOMS
TOTAL SF - GRADES 6-8 (CLASSROOMS, ADMIN & STUDENT ACTIVITY SPACES) - 38% OF SF	33,518 SF	436 STUDENTS	40 CLASSROOMS
TOTAL SF - GRADES 9-12 (CLASSROOMS, ADMIN & STUDENT ACTIVITY SPACES) - 51% OF SF	71,824 SF	580 STUDENTS	52 CLASSROOMS

RECREATION / PLAY AREAS (SEC 30-110.6 (2) b)			
TOTAL STUDENTS		MINIMUM REQUIRED	PROVIDED
K-6 GRADE STUDENTS	278		
7-12 GRADE STUDENTS	872		
TOTAL	1,150 STUDENTS		

K-6 GRADE REQUIRED AREA STUDENTS RATIO			
30 x 500 = 15,000 SF	89,400 SF	187,547 SF	
300 x 300 = 90,000 SF			
542 x 300 = 162,600 SF			
TOTAL 872	165,300 SF	588,276 SF	

7-12 GRADE REQUIRED AREA STUDENTS RATIO			
30 x 800 = 24,000 SF	195,300 SF	588,276 SF	
300 x 300 = 90,000 SF			
542 x 300 = 162,600 SF			
TOTAL 872	195,300 SF		

TOTAL PLAY AREA / RECREATION SF			
	284,700 SF	775,823 SF	

SETBACK REQUIREMENTS					
SETBACK TYPE	REQUIRED	PROVIDED	ACCESSORY STRUCTURES	REQUIRED	PROVIDED
PRINCIPAL STRUCTURE					
FRONT	25 FT	1100 FT	FRONT	75 FT	132 FT
SIDE STREET	25 FT	159 FT	SIDE STREET	30 FT	59 FT
INTERIOR	15 FT	150 FT	INTERIOR	20 FT	62 FT
REAR	25 FT	426 FT	REAR	7.5 FT	59 FT
			DISTANCE BETWEEN BUILDINGS	10 FT	100 FT
POOL					
FRONT	75 FT	1178 FT			
SIDE STREET	30 FT	100 FT			
INTERIOR	20 FT	75 FT			
REAR	7.5 FT	100 FT			
DISTANCE BETWEEN BUILDINGS	5 FT	14 FT			

LOT AREA		
LOT	AREA SF	ACRES
7800 SW 176 STREET	935,852 SF	21.48 AC
8001 SW 184 STREET	1,402,959 SF	32.21 AC
TOTAL COMBINED SITE - LOT AREA	2,338,807 SF	53.69 AC
RIGHT OF WAY EASEMENT	18,502 SF	0.42 AC
TOTAL NET LOT AREA	2,320,305 SF	53.27 AC

IMPERMEABLE AREAS		
LOCATION	AREA SF	ACRES
BUILDING FOOTPRINT (FROM PROGRAM CHART)	246,794 SF	5.67 AC
PARKING AREA A	43,069 SF	0.99 AC
PARKING AREA B	52,823 SF	1.21 AC
PARKING AREA C	52,066 SF	1.20 AC
PARKING AREA D	116,549 SF	2.68 AC
PARKING AREA E	58,454 SF	1.34 AC
PARKING AREA F	30,116 SF	0.69 AC
SW 184 DROP-OFF DRIVEWAY LOOP	58,630 SF	1.35 AC
SW 184 ENTRANCE DRIVE	173,176 SF	3.98 AC
SIDEWALKS & PAVED AREAS	141,762 SF	3.25 AC
TOTAL IMPERMEABLE PAVED AREAS	727,147 SF	16.69 AC

LANDSCAPED BUFFER		
LOCATION	AREA SF	ACRES
NORTH CAMPUS BUFFER - 25 FOOT SETBACK	83,759 SF	1.92 AC
SOUTH CAMPUS BUFFER - 50 FOOT SETBACK	200,339 SF	4.60 AC
TOTAL COMBINED LANDSCAPED BUFFER	284,098 SF	6.52 AC

RECREATION AREAS		
LOCATION	AREA SF	ACRES
NORTH CAMPUS (BASEBALL / SOCCER)	280,917 SF	6.45 AC
SOUTH CAMPUS (BASEBALL / SOCCER)	287,811 SF	6.55 AC
SOUTH CAMPUS (FOOTBALL)	100,371 SF	2.30 AC
TOTAL PERMEABLE RECREATION	649,099 SF	14.90 AC
SOUTH CAMPUS (TRACK)	44,973 SF	1.03 AC
SOUTH CAMPUS (TENNIS)	44,278 SF	1.02 AC
SOUTH CAMPUS (POOL)	22,352 SF	0.51 AC
SOUTH CAMPUS (BASKETBALL)	15,120 SF	0.35 AC
TOTAL IMPERMEABLE RECREATION	126,724 SF	2.91 AC
TOTAL RECREATION AREAS	775,823 SF	17.81 AC

AGGREGATE AREAS		
BUILDING FOOTPRINT	246,794 SF	5.67 AC
PAVED AREA *	653,871 SF	16.60 AC
LANDSCAPED BUFFER	284,098 SF	6.52 AC
RECREATION OPEN AREAS	649,099 SF	14.90 AC
NON-PROGRAMMED LANDSCAPED OPEN AREAS	285,443 SF	6.58 AC
NET LOT AREA	2,320,305 SF	53.50 AC
* TRACK, TENNIS, POOL & BASKETBALL INCLUDED IN PAVED AREAS		

SITE DATA		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	2,338,807 SF
MINIMUM LOT FRONTAGE	120 FEET	667 FEET
MINIMUM LOT DEPTH	115 FEET	2,787 FEET
MAXIMUM LOT COVERAGE	0.32 (742,498 SF)	0.11 (246,794 SF)
MINIMUM OPEN SPACE	0.68 (1,577,807 SF)	0.89 (2,073,511 SF)
MINIMUM LANDSCAPED		

GENERAL NOTES

GENERAL NOTES FOR ZONING ORDINANCE COMPLIANCE

1. COMPLIANCE WITH SECTION 3-50.1 (h), RELATING TO ODORS, LIQUIDS, GASES, DUST, SMOKE, VIBRATION OR NOISE.
2. SIGNS SHALL COMPLY WITH DISTRICT REGULATIONS AS CONTAINED IN 30-90 FOR THE UNDERLYING DISTRICT AND SHALL COMPLY WITH VILLAGE'S LAND DEVELOPMENT CODE AT TIME OF PERMITTING.
3. COMPLIANCE WITH SECTION 30-110.7 (4) RELATED LANDSCAPE BUFFERS AND WALL HEIGHTS, FINISH AND MAINTENANCE. ALL FENCING SHALL COMPLY WITH SECTION 30-60.2.
4. SWIMMING POOLS SHALL COMPLY WITH SECTION 30-110.6 a THRU d AND SECTION 30-60.4.
5. ANY OUTDOOR ATHLETIC FIELD (S)/ COURT (S)/ POOL (S) ON NON-RESIDENTIAL PROPERTIES SHALL BE SITUATED TO MINIMIZE IMPACTS TO ADJACENT SINGLE FAMILY RESIDENTIAL USES.
6. LANDSCAPE WITHIN THE BUFFER AREAS SHALL BE MAINTAINED PERPETUALLY CONSISTENT WITH THE LANDSCAPE PLAN CONSISTENT WITH 30-100.3. WALL SHALL BE MAINTAINED AS PER 30-60.2 (b)(3).
7. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE DURING THE DEVELOPMENT. IF TREES MUST BE REMOVED, TREES WILL BE MITIGATED IN ACCORDANCE WITH VILLAGE AND PERA REQUIREMENTS. IF THE RELOCATED TREES DO NOT SURVIVE, TREES SHALL BE REPLACED IN COMPLIANCE WITH VILLAGE AND PERA REQUIREMENTS AND THE REQUIREMENTS OF SECTION 30-100.4.
8. IRRIGATION PLANS SHALL BE SUBMITTED DURING THE CONSTRUCTION PHASE AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 30-100 AND 18A.
9. AMPLE PARKING FACILITIES FOR BUILDINGS OF PUBLIC ASSEMBLY SHALL BE PROVIDED OFF RIGHTS-OF-WAY. PARKING FACILITIES FOR A BUILDING OF PUBLIC ASSEMBLY IN A RESIDENTIAL DISTRICT MAY BE PERMITTED IN THE SAME DISTRICT WITH THE RELIGIOUS FACILITY, SCHOOL, OR OTHER BUILDINGS USED FOR NON-COMMERCIAL PURPOSES, PROVIDED NOT PARKING LOT OR SPECIAL PARKING AREA IS CLOSER THAN 25 FEET FROM ANY RESIDENTIAL PROPERTY AND SHALL COMPLY WITH THE PARKING REQUIREMENTS OF SECTION 30-70.
10. COMPLIANCE WITH THE VILLAGE'S SUSTAINABLE BUILDING STANDARDS FOUND IN SECTION 5-51 THROUGH SECTION 5-63, RELATING TO ENERGY SAVING FIXTURES AND LED LIGHTING SHALL BE INCLUDED. COMPLIANCE WITH REQUIREMENTS OF SECTIONS 30-60.6, RELATING TO OUTDOOR LIGHTING. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE FLORIDA BUILDING CODE, MIAMI-DADE COUNTY AND VILLAGE ORDINANCE.
11. THE PROJECT SHALL PROVIDE MIAMI-DADE COUNTY CODE AND VILLAGE CODE AND LEED COMPLIANT LIGHTING. PHOTOMETRIC AND SITE LIGHTING PLANS FOR ALL AREAS WITH LIGHTING WILL BE SUBMITTED AT TIME OF PERTINENT BUILDING PERMIT.
12. THE SOUND LEVEL OF SITE OPERATION SHALL NOT EXCEED THE DECIBEL LEVELS IN THE VILLAGE NOISE ORDINANCE SECTION 30-60.29. ACOUSTICIAN SHALL BE PART OF SOUND ATTENUATION STRATEGIES TO BE IMPLEMENTED AT TIME OF PERTINENT BUILDING PERMIT.
13. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.3, RELATED TO UTILITY SHEDS, ACCESSORY BUILDINGS AND SCREENED ENCLOSURES.
14. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.5, RELATED TO GENERATORS.
15. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.7, RELATED TO OUTDOOR STORAGE.
16. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.8, RELATED TO RESIDENTIAL BOAT STORAGE; RECREATIONAL AND CAMPING EQUIPMENT; TENTS; AWNINGS AND CANOPIES.
17. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.18, RELATED TO SPECIAL EVENTS; TEMPORARY USES.
18. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.21, RELATED TO MAINTENANCE OF STRUCTURES.
19. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.24, RELATED TO PERMITS NOT TO BE ISSUED FOR VIOLATIONS.
20. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.25, RELATED TO CERTIFICATES OF USE.
21. COMPLIANCE WITH PROVISIONS OF SECTION 30-60.30 AND 30-60.52, RELATED TO TELECOMMUNICATIONS TOWERS, ANTENNAS AND SATELLITE DISHES.
22. COMPLIANCE WITH PROVISIONS OF SECTION 30-100.6, RELATED TO FLOODPLAIN MANAGEMENT REGULATIONS.
23. COMPLIANCE WITH PROVISIONS OF SECTION 30-100.5, RELATED TO MULTI-AGENCY REVIEW OF NATURAL RESOURCES ISSUES.
24. COMPLIANCE WITH PROVISIONS OF SECTION 30-100.7, RELATED TO CONSERVATION AND EMERGENCY WATER RESTRICTIONS.
25. COMPLIANCE WITH PROVISIONS OF SECTION 30-150, RELATED TO HISTORIC PRESERVATION.
26. COMPLIANCE WITH PROVISIONS OF SECTION 30-180, RELATED TO ART IN PUBLIC PLACES.
27. COMPLIANCE WITH PROVISIONS OF SECTION 14-19 THROUGH 14-30, RELATED TO FALSE ALARMS.
28. COMPLIANCE WITH PROVISIONS OF SECTION 27-51 THROUGH 27-50, RELATED TO LOT MAINTENANCE.
29. COMPLIANCE WITH PROVISIONS OF SECTION 29-15 THROUGH 29-56, RELATED TO UTILITY LINE CLEARING.
30. SERVICE AND DELIVERIES VEHICLES, INCLUDING BUT NOT LIMITED TO SOLID WASTE PICK-UP, SHALL BE RESTRICTED TO MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00 AM TO 7:00 PM CONSISTENT WITH SECTION 30-60.29 (3) (c). WEEKEND DELIVERIES SHALL BE ALLOWED BETWEEN 8:00 AM TO 5:00 PM.
31. OPERATIONAL HOURS OF THE NON-RESIDENTIAL USE SHALL BE SUCH THAT THE IMPACT UPON THE ADJACENT RESIDENTIAL NEIGHBORHOOD IS MINIMIZED.
32. COMPLIANCE WITH REQUIREMENT OF SECTION 30-60.11 RELATED TO PRE-CONSTRUCTION AND CONSTRUCTION STANDARDS FOR SITES.
33. COMPLIANCE WITH REQUIREMENTS OF SECTION 30-60.10 AND 30-60.29 RELATED TO CONSTRUCTION AND DEMOLITION REQUIREMENTS.
34. SERVICE AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO INTERFERE WITH THE LIABILITY OF THE ADJACENT RESIDENTIAL PROPERTIES.
35. SIGNAGE DRAWINGS WILL BE SUBMITTED AFTER CONSTRUCTION DOCUMENTS ARE COMPLETED AND SHALL COMPLY WITH SECTION 30-90 OF THE LAND DEVELOPMENT CODE.
36. THE OWNER SHALL PROVIDE CERTIFIED GEOTECHNICAL PERCOLATION TESTING TO ESTABLISH WATER DRAINAGE THROUGH SOIL AT TIME OF PERTINENT BUILDING PERMIT.
37. THE OWNER SHALL PROVIDE DETAILED PLANS DOCUMENTING THE EXISTING STORMWATER DRAINAGE CONDITION OF THE SITE, THE ADJACENT PROPERTIES AND RIGHTS-OF-WAY AT THE TIME OF PERTINENT BUILDING PERMIT.
38. THE OWNER SHALL PROVIDE A 125 PERCENT OF ESTIMATED COST PERFORMANCE BOND FOR PUBLIC RIGHT-OF-WAY IMPROVEMENTS AT TIME OF PERTINENT BUILDING PERMIT.
39. DEVELOPMENT, WITH PROPER EXPERT TESTIMONY AND ANALYSIS OF MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE PROVIDED PRIOR TO CONSTRUCTION TO ENSURE SAFE PASSAGE OF BOTH PEDESTRIANS AND MOTORIST TRAFFIC ADJACENT TO PROPOSED DRAINAGE WORK.

40. PROVISIONS FOR THE ADEQUATE CONTROL OF DUST, EROSION AND SEDIMENTATION SHALL BE PROVIDED INDICATING THE PROPOSED TEMPORARY AND PERMANENT CONTROL PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED DURING ALL PHASES OF CLEARING, GRADING AND CONSTRUCTION WILL BE PROVIDED AT TIME OF PERTINENT BUILDING PERMIT.
41. EXISTING TOPOGRAPHY WITH A MAXIMUM CONTOUR INTERVAL OF TWO FEET, EXCEPT WHERE EXISTING GROUND IS ON A SLOPE OF LESS THAN TWO PERCENT, IN WHICH CASE EITHER ONE FOOT CONTOURS OR SPOT ELEVATIONS SHALL BE PROVIDED WHERE NECESSARY, BUT NOT MORE THAN 100 FEET APART IN BOTH DIRECTIONS WILL BE PROVIDED AT TIME OF PERTINENT BUILDING PERMIT.
42. ALL HORIZONTAL DIMENSIONS SHOWN ON SITE PLAN SHALL BE IN FEET AND DECIMAL FRACTIONS OF A FOOT TO THE NEAREST ONE-TENTH OF A FOOT; AND ALL BEARINGS IN DEGREES, MINUTES AND SECONDS TO THE NEAREST SECOND.
43. A CIVIL ENGINEER SHALL PROVIDE FINISHED GRADING BY CONTOURS SUPPLEMENTED WHERE NECESSARY BY SPOT ELEVATIONS AND IN PARTICULAR AT THOSE LOCATIONS ALONG LOT LINES AT TIME OF PERTINENT BUILDING PERMIT.
44. WE UNDERSTAND THAT CONCURRENCY COMPLIANCE FACILITIES AND OTHER UTILITIES AND SERVICES ARE REQUIRED UNDER THIS CODE AND WILL BE PROVIDED AT TIME OF PERTINENT BUILDING PERMIT.
45. CERTIFICATE FROM A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THE NON-RESIDENTIAL FLOOD PROOFED BUILDING WILL MEET THE FLOOD PROOFING CRITERIA AND DETAILED PLAN DOCUMENTING SCOPE OF WORK TO ENSURE COMPLIANCE WITH SUBSECTION 30-30.2 (a), 30-100.6 AND THE FLORIDA BUILDING CODE. NOTE: NO NON-RESIDENTIAL FLOOD PROOF BUILDINGS ARE ANTICIPATED IN PROPOSED MASTERPLAN.
46. THE OWNER SHALL PROVIDE ANY ADDITIONAL DATA, PLANS OR SPECIFICATIONS WHICH MAY BE PERTINENT AND WILL ASSIST IN CLARIFYING THE APPLICATION.
47. ALL REQUESTED VARIANCES THAT WOULD REQUIRE APPROVAL OF THE VILLAGE, SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE SITE PLAN APPLICATION. THERE ARE NO REQUESTED VARIANCES.
48. IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED TIMES WHICH APPLICATIONS FOR BUILDING PERMITS ARE INTENDED TO BE FILED IN COMPLIANCE WITH SECTION 30-30.2(K), PHASE ONE SHALL BE BUILT WITHIN 3 YEARS OF SITE APPROVAL. SUBSEQUENT PHASES SHALL BE SCHEDULED WITHIN 15 YEARS.

PROPOSED PHASING PLAN

SINCE THE SCHOOL IS A NOT-FOR-PROFIT ENTITY, CONSTRUCTION ACTIVITIES ARE, OF NECESSITY, SUBJECT TO THE AVAILABILITY OF FUNDS VIA DONATIONS OR FUNDRAISING. THE FOLLOWING PROJECT PHASING PLAN MAY VARY IN ACCORDANCE WITH DONORS' / FUNDRAISING ACTIVITIES.

PHASE 1: IT IS PROJECTED THAT THE ROADWAY AND DRAINWAY INFRASTRUCTURE, UTILITIES, SITE WORK, LANDSCAPING AND ATHLETIC FIELDS WILL BE CONSTRUCTED WITHIN THREE YEARS FROM FINAL ZONING APPROVAL. INTERNAL AND EXTERNAL ROADWAY AND DRAINWAY IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE.

PHASE 2: IT IS PROJECTED THAT APPROXIMATELY 60,000 SQUARE FEET OF STRUCTURES (E.G. CLASSROOMS, CHAPEL, ETC.) WILL BE CONSTRUCTED WITHIN FIVE YEARS FROM FINAL ZONING APPROVAL.

PHASE 3: IT IS PROJECTED THAT THE REMAINING SQUARE FOOTAGE OF THE STRUCTURES WILL BE CONSTRUCTED WITHIN TWENTY YEARS FROM FINAL ZONING APPROVAL.

GENERAL NOTES FOR PRE-CONSTRUCTION AND CONSTRUCTION STANDARDS

1. THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS SHALL COMPLY WITH PROVISIONS SET FORTH BY THE VILLAGE OF PALMETTO BAY ZONING ORDINANCE.
2. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, THE INTERNATIONAL BUILDING CODE AND THE DEPARTMENTAL REQUIREMENTS OF THE MIAMI-DADE COUNTY FIRE DEPARTMENT, MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC HEALTH, THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, AND ANY FEDERAL OR STATE REGULATIONS APPLICABLE TO THE SPECIFIC APPLICATION AND OCCUPANCY.
3. THE PROJECT NOTES SHALL COMPLY WITH THE PROVISIONS OF SECTION 30-60.11, RELATED TO PRE-CONSTRUCTION AND CONSTRUCTION STANDARDS FOR SITES.
4. THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS SHALL APPLY TO THE WORK OF THIS PROJECT. THE GENERAL CONTRACTOR SHALL COORDINATE EACH SUB-CONTRACTORS' PARTICULAR WORK WITH ALL THE OTHER SUB-CONTRACTORS' WORK ASSOCIATED WITH THIS PROJECT.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS AS REQUIRED BY LAW, LIABILITY, BODILY INJURY, AUTOMOTIVE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR.
6. ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICE SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO, OR AT THE TIME OF PERMITTING. ANY REQUIRED CHANGES WILL BE SHOWN, AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE GENERAL CONTRACTOR.
7. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF THE ENGINEERS UPON ISSUANCE OF THE PERMIT. THE GENERAL CONTRACTOR MUST ENSURE THAT THE INSPECTIONS PROCESS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTION 110 "INSPECTIONS", OF THE FLORIDA BUILDING CODE.
8. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO BE AWARE OF ALL COMMENTS AND NOTES MADE BY THE BUILDING OFFICIAL UPON THE PERMITTED, SIGNED AND SEALED JOBSITE SET OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE ALL INFORMATION WITHIN THE APPLICABLE CONTRACTORS' SCOPE OF WORK. IT SHALL, AS WELL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP AN AS-BUILT SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE ARCHITECT OF ANY AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE BUILDING INSPECTORS. AT SUBSTANTIAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF DRAWINGS TO THE ARCHITECT, WILL ALL AUTHORIZED FIELD CHANGES CLEARLY MARKED.

SITE CIVIL NOTES

THE CIVIL / SITE PLANS APPROVAL / PERMIT PROCESSES LISTED BELOW WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE IMPROVEMENTS

DUE TO THE SIZE OF THE SITE AND THE AREA OF IMPERVIOUS SURFACE, THE PROPOSED PALMER TRINITY SCHOOL EXPANSION PROJECT WILL REQUIRE AN ENVIRONMENTAL RESOURCE PERMIT (ERP) FROM THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERE) (FORMERLY KNOWN AS DERU). THE DRAINAGE SYSTEM WILL BE DESIGNED TO TREAT THE 5-YEAR FREQUENCY, 1-DAY DURATION STORM EVENT IN FRENCH DRAINS (EXTRACTION TRENCHES); TO ACCOMMODATE THE 75-YEAR FREQUENCY, 3-DAY DURATION STORM EVENT ON SITE; AND, TO PROTECT THE FIRST FLOOR BUILDING ELEVATION FROM THE 100-YEAR FREQUENCY, 3-DAY STORM EVENT.

THIS SITE IS LOCATED IN FEMA ZONE AE (EL. 10) AND ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 12086C002L. LAST REVISED ON SEPTEMBER 11, 2009. THE FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS WILL BE AT A MINIMUM OF EL. 10.00 OR BE SET BASED ON AVERAGE CROWN OF ROAD AND/OR THE ELEVATION REQUIRED TO MEET THE 100-YEAR FREQUENCY, 3-DAY DURATION STORM EVENT (WHICHEVER IS HIGHER).

GRADING PLANS FOR SITE IMPROVEMENTS WILL BE INCLUDED IN DRAWINGS SUBMITTED FOR PERTINENT BUILDING PERMIT.

STORMWATER POLLUTION PREVENTION (SWPPP)

PALMER TRINITY SCHOOL WILL PREPARE A NPDES STORMWATER POLLUTION PREVENTION PLAN (SOIL EROSION AND CONTROL PLAN) NARRATIVE AND SITE PLAN FOR THE PROJECT, AS REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND LOCAL REGULATORY AGENCIES FOR SITE CONSTRUCTION PROJECTS IN EXCESS OF ONE (1) ACRE IN AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING A NOTICE OF INTENT (NOI) FROM THE FDEP PRIOR TO THE START OF CONSTRUCTION.

WATER & SEWER IMPROVEMENTS

THE SITE IS LOCATED IN THE WATER AND SEWER SERVICE AREA OF THE MIAMI-DADE WATER & SEWER DEPARTMENT (WASD). PALMER TRINITY SCHOOL HAS REQUESTED WATER AND SEWER SERVICE FROM WASD AND A WATER AND SEWER AGREEMENT HAS BEEN OFFERED. WASD ID NO. 192556.

THE WATER POINT OF CONNECTION REQUIRES A NEW CONNECTION TO THE EXISTING 24-INCH WATERMAIN LOCATED IN SW 184TH STREET WITH A NEW ON-SITE 12-INCH WATERMAIN TO BE INTERCONNECTED (LOOPED) TO THE EXISTING ON-SITE 8-INCH WATERMAIN LOCATED IN THE THEORETICAL EXTENSION OF SW 180TH STREET. THERE WILL BE SEVERAL FIRE HYDRANTS LOCATED THROUGHOUT THE SITE BASED ON MEETINGS WITH THE MIAMI-DADE COUNTY FIRE DEPARTMENT AND A 12-FOOT WIRE EASEMENT WILL BE PROVIDED TO WASD FOR ALL WATER MAIN EXTENSIONS. PALMER TRINITY SCHOOL WILL CONTINUE MEETING WITH WASD AND THE MIAMI-DADE COUNTY FIRE DEPARTMENT TO DETERMINE EACH DEPARTMENT'S SPECIFIC REQUIREMENTS; PREPARE THE DRAWINGS FOR THE REQUIRED ON-SITE AND OFF-SITE WATER SERVICES/ EXTENSIONS; AND, SECURE ALL REGULATORY APPROVALS OF THOSE DRAWINGS.

THE SEWER POINT OF CONNECTION REQUIRES A NEW CONNECTION TO THE EXISTING 18-INCH GRAVITY SEWER MAIN LOCATED AT THE INTERSECTION OF SW 184TH STREET AND SW 76TH PLACE; AN 8-INCH GRAVITY SEWER MAIN EXTENSION, AT FULL DEPTH, WESTERLY FROM THIS POINT OF CONNECTION TO THE HYPOTHETICAL EXTENSION OF THE SOUTHWEST PROPERTY CORNER. THERE WILL BE A NEW ON-SITE 8-INCH GRAVITY SEWER MAIN THAT WILL COLLECT ALL DISCHARGE FROM THE PROPOSED BUILDINGS, FACILITIES, ETC. AND CONNECT TO THE PROPOSED 8-INCH SEWER MAIN IN SW 184TH STREET. PALMER TRINITY WILL SUBMIT DRAWINGS FOR THE REQUIRED ON-SITE AND OFF-SITE GRAVITY SEWER / EXTENSIONS; AND, SECURE ALL REGULATORY APPROVALS OF THOSE DRAWINGS.

ROADWAY / ACCESS

PROJECT FRONTS SW 18TH STREET AND WILL BE REVIEWED BY THE HIGHWAY AND TRAFFIC SECTIONS OF THE MIAMI-DADE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS AND PROJECT ACCESS. PALMER TRINITY SCHOOL, VIA ITS AT TEAM HAS HAD SEVERAL MEETINGS WITH THE COUNTY TO REVIEW THE PROJECT IN DETAIL. IN ADDITION, MDCPH TRAFFIC SECTION WILL REVIEW ALL ON-SITE PARKING AND INTERNAL MANEUVERABILITY, INCLUDING SIGNAGE AND STRIPING. DRAWINGS WILL BE PREPARED FOR THE REQUIRED ON-SITE AND OFF-SITE STRIPING AND SIGNAGE; AND SECURE ALL REGULATORY APPROVALS OF THOSE DRAWINGS.

GENERAL NOTES FOR SWIMMING POOL

1. SWIMMING POOL LIGHTS WILL BE PROVIDED AS PER SECTION 30-60.4.
2. SOUND ACOUSTICIAN SHALL DESIGN ALL SOUND MITIGATION STRATEGIES FOR POOL COMPLEX/SOUND
3. SOUND BARRIER WALLS WILL BE PROVIDED AROUND ENTIRE POOL COMPLEX AND DESIGNED BY ACOUSTICAL ENGINEER AT TIME OF PERTINENT BUILDING PERMIT.

GENERAL NOTES FOR NOISE

1. THE SOUND LEVEL OF SITE OPERATION SHALL NOT EXCEED THE DECIBEL LEVELS AS PER SECTION 30-60.9
2. SOUND PRESSURE LEVELS WILL BE MEASURED AT THE PROPERTY LINE UPON WHICH THE EMISSION OCCURS CONSISTENT WITH SECTION 30-60.29, SO THAT IT DOES NOT EXCEED ALLOWABLE DECIBEL LEVELS.
3. PALMER TRINITY SCHOOL'S ACOUSTICAL ENGINEER WILL DESIGN ALL SOUND BARRIERS FOR ENTIRE SITE TO ENSURE THAT DECIBEL LEVELS ARE AS PER SECTION 30-60.9. ACOUSTICAL ENGINEER WILL PROVIDE REPORT TO THE VILLAGE OF PALMETTO BAY FOR REVIEW.

GENERAL NOTES FOR LIGHTING

1. ALL LIGHTING SHALL REQUIRE A DETAILED SITE LIGHTING PLAN WITH LOCATION, HEIGHT, TYPE OF LIGHTS, SHADES, DEFLECTORS, BEAM DIRECTIONS, AND PHOTOMETRIC DATA. ALL PLANS SHALL BE CONSISTENT WITH THE REQUIREMENTS OF SECTION 30-60.2. DETAILED SITE LIGHTING PLANS AND PHOTOMETRIC DATA SHALL BE SUBMITTED FOR APPROVAL AT TIME OF PERTINENT BUILDING PERMIT.
2. EXTERIOR LIGHTING INTENSITIES SHALL BE CONTROLLED TO ASSURE THAT LIGHT SPILLAGE AND GLARE ARE NOT DIRECTED ONTO ADJACENT PROPERTIES OR STREETS AND ALL DIRECT ILLUMINATION WILL BE KEPT WITHIN PROPERTY BOUNDARIES, CONSISTENT WITH THE REQUIREMENTS OF SECTION 30-60.6 (2).
3. NO UPLIGHTING, DIRECTIONAL SOFFIT LIGHTS OR WALL-PACS OUTSIDE OF AN INTERIOR COURTYARD SHALL BE PART OF PLANS SUBMITTED AT TIME OF PERTINENT BUILDING PERMIT.
4. PARKING AREA, CIRCULATION AND SECURITY LIGHT FIXTURES WILL PROJECT LIGHT RAYS DIRECTLY TO THE GROUND SURFACE AND WILL INCLUDE SHIELDS WHICH RESTRICT PROJECTION OF LIGHT RAYS UPWARD TO ADJACENT PROPERTIES OR INTO THE NIGHT SKY, AS PER SECTION 30-60.6 (4). SIGN LIGHTS WILL COMPLY WITH SEC 30-90 AND WILL NOT VIOLATE FLORIDA BUILDING CODE OR MIAMI-DADE COUNTY REGULATIONS. SIGNAGE WILL COMPLY WITH SECT 30-90.
5. LIGHTS FOR PARKING, CIRCULATION AND SECURITY WILL NOT BE INSTALLED ABOVE HEIGHT OF 15 FEET.
6. PARKING AND CIRCULATION LIGHTS WILL BE AS PER MIAMI-DADE COUNTY CODE, FLORIDA BUILDING CODE AND SECTION 30-60.4 (4).

DRAWN BY: LS
CHKD BY: LS
AFFD BY: LS
ISSUE DATE:
12 MARCH 2014
REVISIONS:
No. DATE
19 JUNE 2014

MCHARRYASSOCIATES
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6/19/2014
LOUISE L. SQUARA
ARCH. 14-148



2014 PROPOSED MASTERPLAN
7900 SW 176th STREET,
8001 SW 184th STREET,
PALMETTO BAY, FLORIDA 33157
OWNER:
PALMER TRINITY SCHOOL, INC

FOLIO NO. 33-5034-0000-0580
FOLIO NO. 33-5034-0000-0620

PROJECT TITLE:
2014 PROPOSED MASTERPLAN
7900 SW 176th STREET,
8001 SW 184th STREET,
PALMETTO BAY, FLORIDA 33157
OWNER:
PALMER TRINITY SCHOOL, INC

SCALE: 1/8"=1'-0"
ALL DIMENSIONS SHALL VERIFY ALL DIMENSIONS
AT SITE BEFORE PROCEEDING WITH WORK

GENERAL NOTES

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