

ZONING: OF (COMMUNITY FACILITY)

OCCUPANCY: EDUCATIONAL GROUP 'E' (PRIVATE)

SITE DATA:

SITE AREA: 68,935 SF.
PERVIOUS AREA: 34,191 SF. (49.6%)
EXISTING (2) STORY BUILDING AREA: 5,143 SF.
EXISTING BUILDING FOOTPRINT: 3,864 SF.
NEW MODULAR BUILDING AREA: 11,152 SF.
PROPOSED LOT COVERAGE: 15,016 SF. (21.8%)
MAX. LOT COVERAGE: 20,680 SF. (30% ALLOWABLE)
BUILDING HEIGHT OF MODULARS: 14'-0"

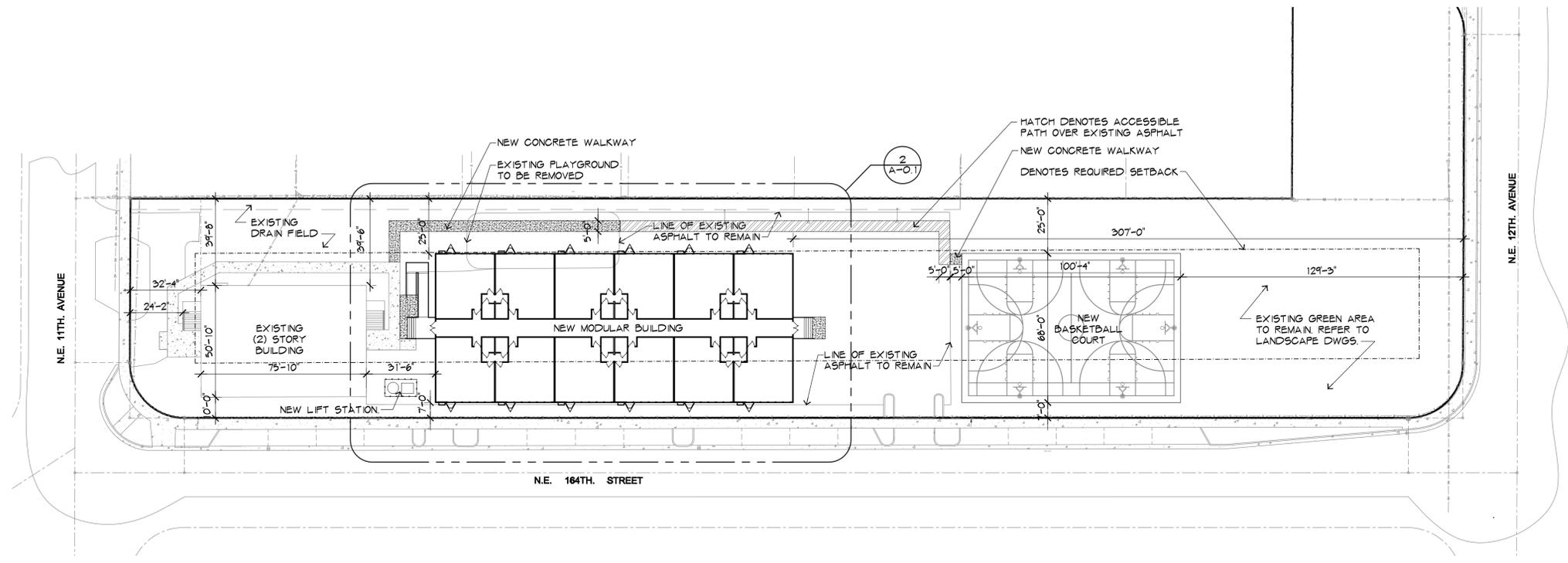
SETBACK REQUIREMENTS:

SITE SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	30'-0"	24'-2"	N/A
REAR	20'-0"	502'-6"	307'-0"
SIDE (INTERIOR)	15'-0"	34'-6"	25'-0"
SIDE (CORNER)	25'-0"	9'-6"	7'-0"
ADJ. RESID. DISTRICT	25'-0"	34'-6"	25'-0"

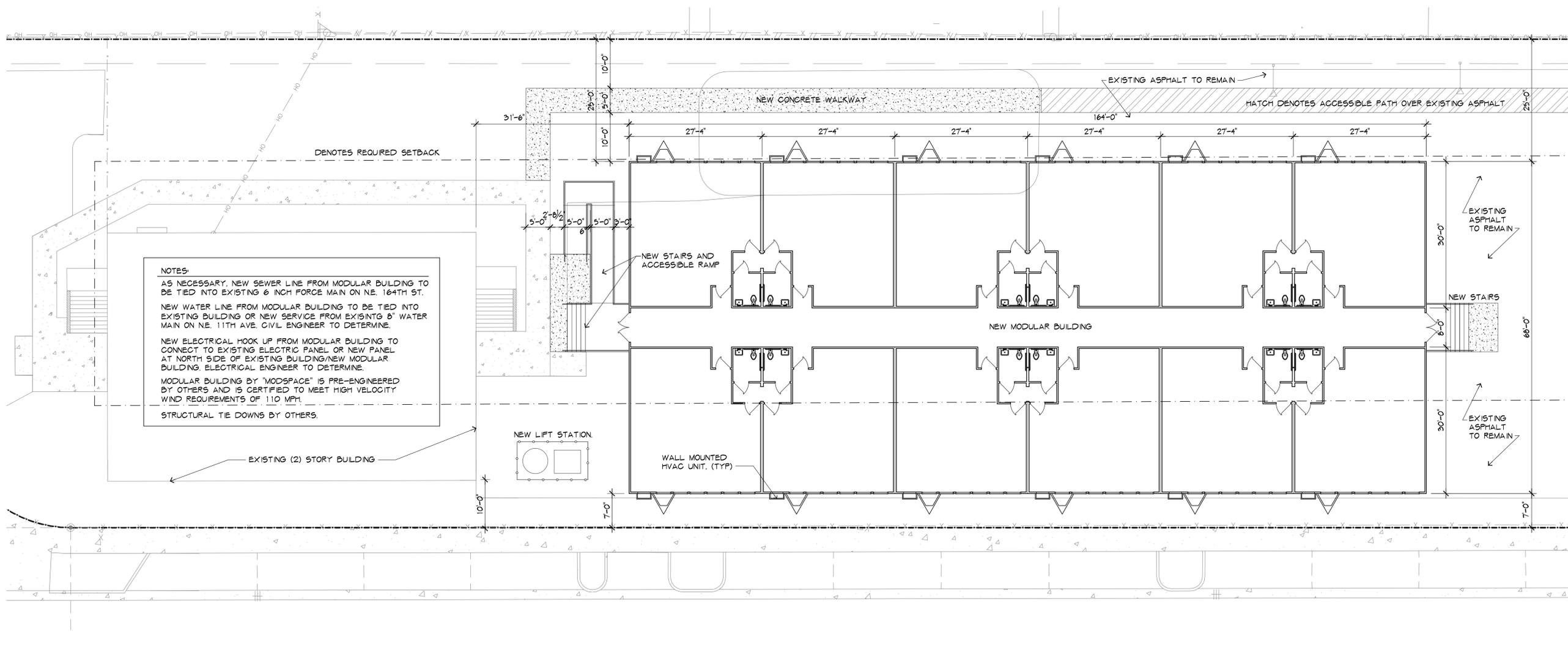
(F = VARIANCE IS REQUIRED)

PARKING: STATS PER APPROVED SITE PLAN & BUILDING PERMIT OF ADJACENT SCHOOL PROPERTY AT 1099 N.E. 164TH ST.

EXISTING STUDENT POPULATION: 510
FUTURE STUDENT POPULATION: 690
EXISTING STAFF POPULATION: 65
FUTURE STAFF POPULATION: 73
STUDENT PARKING REQUIRED: (1 PER 100) 7
STAFF PARKING REQUIRED: (1 PER 4) 19
TOTAL PARKING REQUIRED: 26
TOTAL PARKING PROVIDED: (68 + 3 HC) 71
HC PARKING REQUIRED: 3 HC PARKING PROVIDED: 3
EXISTING PARKING SPACES AT 1099 N.E. 164TH ST.
STANDARD PARKING STALLS: 9FT X 18FT
HC PARKING SPACES: 12FT X 18FT



1 SITE PLAN



2 FLOOR PLAN

Toras Emes Academy
Modular Classrooms
16415 N.E. 11th Avenue
North Miami Beach, Florida

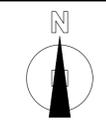
NO. DATE REVISION
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



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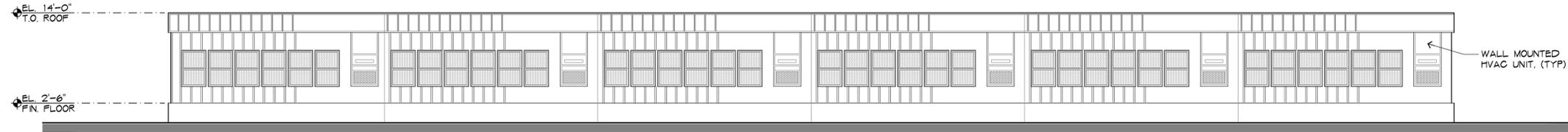
MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AB001720
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
16-004
ISSUE DATE:
2016-03-24
SCALE:
AS NOTED

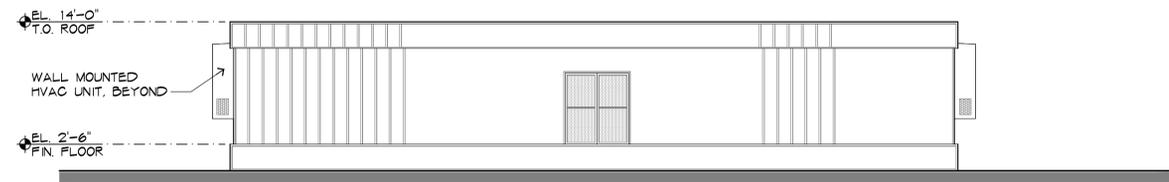


TITLE:
SITE PLAN AND FLOOR PLAN

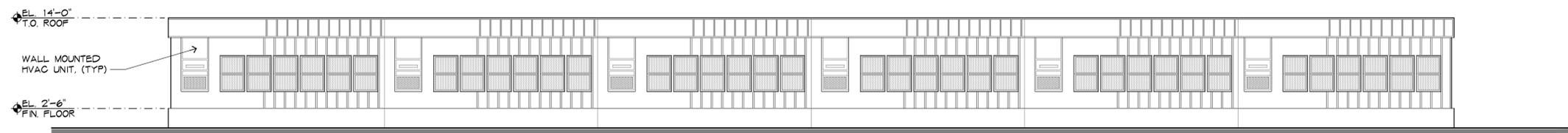
DRAWING NUMBER:
A-0.1



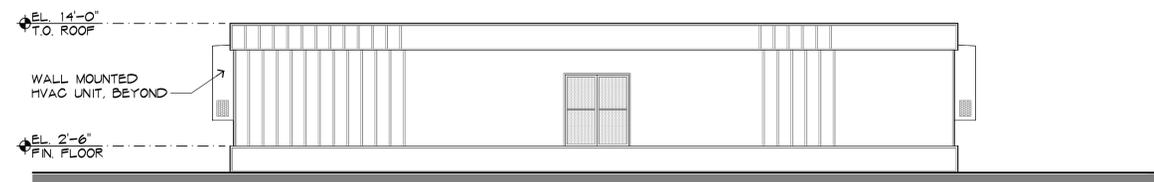
1
1/8"=1'-0" NORTH ELEVATION



2
1/8"=1'-0" EAST ELEVATION



3
1/8"=1'-0" SOUTH ELEVATION



4
1/8"=1'-0" WEST ELEVATION

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MICHAEL W. HANLON
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR001720
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER	
16-004	
ISSUED DATE	
2016-01-28	
SCALE	
1/8"=1'-0"	

TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:
A-1.0

