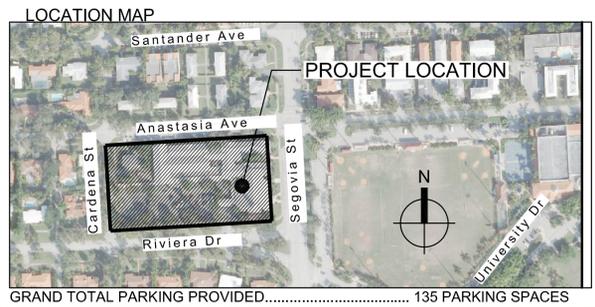


**PROPOSED PARKING DESIGNATION**

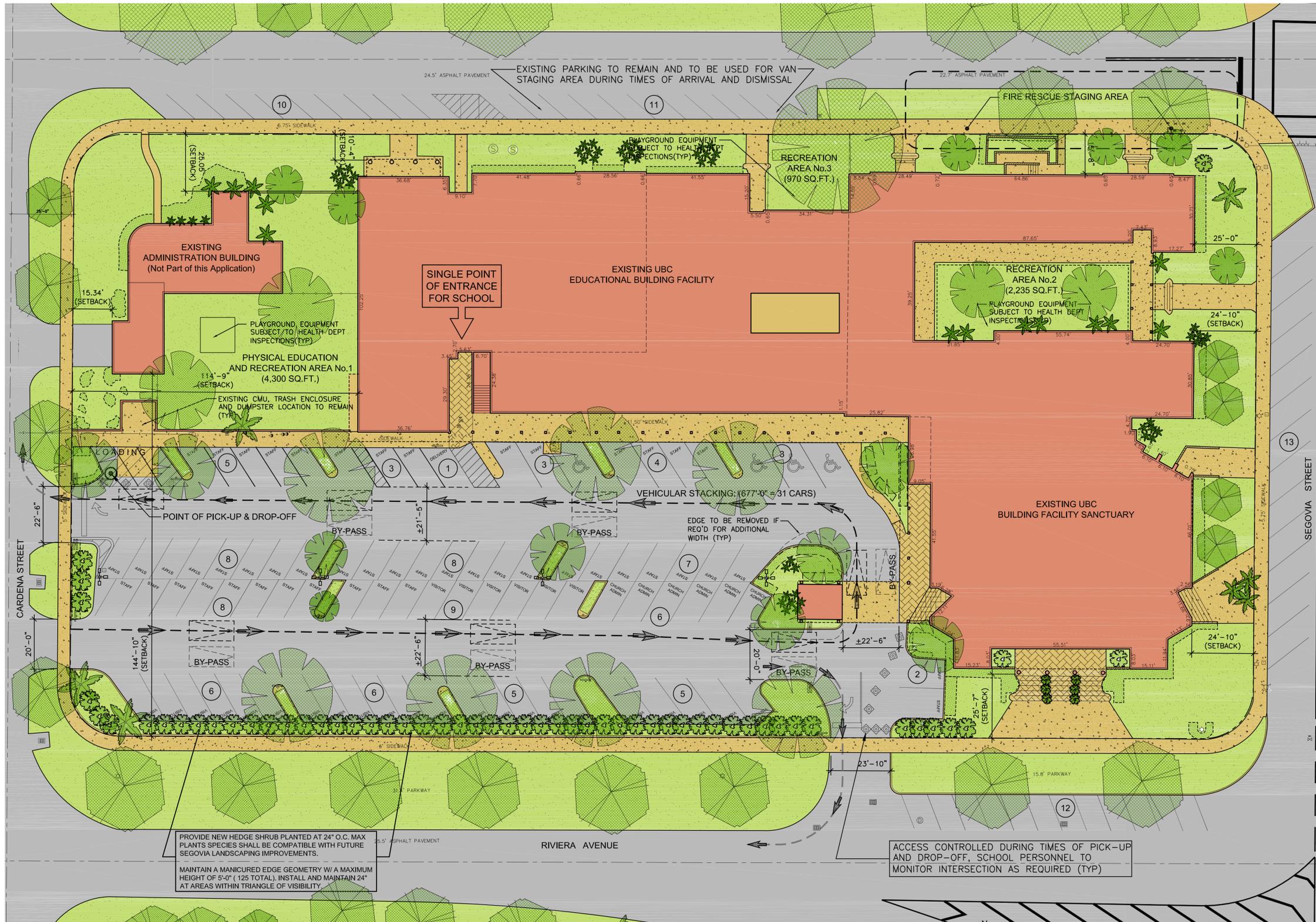
SCHOOL STAFF.....	50 PKG SPACES RESERVED
CHURCH ADMIN.....	6 PKG SPACES RESERVED
VISITORS.....	28 PKG SPACES RESERVED
ACCESSIBLE SPACES.....	4 PKG SPACES PROVIDED
DELIVERY VAN / VEHICLE.....	1 PKG SPACE PROVIDED
<b>TOTAL PARKING PROVIDED.....</b>	<b>89 PARKING SPACES</b>

**OCCUPANCY NOTE:**

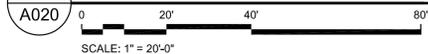
PRE-K AND CHARTER SCHOOL STUDENTS.....	735 STUDENTS (MAX)
MAX PROPOSED SCHOOL STAFF.....	50 STAFF (MAX)
NO SHOWERS PROPOSED.....	N/A
FOOD TO BE DELIVERED CATERED TO SCHOOL.....	NO COOKING KITCHEN



GRAND TOTAL PARKING PROVIDED..... 135 PARKING SPACES



**1 EXISTING SITE PLAN**



**ZONING TABLE:**

TOP OF MAIN RIDGE LINE.....	±47'-0" (EXISTING)
<b>EXISTING BUILDING SETBACKS: (MAIN BUILDING)</b>	
NORTH SIDE.....	±10'-4" (EXISTING)
SOUTH SIDE.....	±25'-7" (EXISTING)
EAST SIDE.....	±24'-10" (EXISTING)
WEST SIDE.....	±114'-9" (EXISTING)
<b>EXISTING BUILDING SETBACKS: (ADMIN BUILDING)</b>	
NORTH SIDE.....	±25'-1" (EXISTING)
SOUTH SIDE.....	±144'-10" (EXISTING)
EAST SIDE.....	±391'-2" (EXISTING)
WEST SIDE.....	±15'-4" (EXISTING)
<b>SITE AREA (EXISTING TO REMAIN).....</b>	
±114,201 SQ.FT. (2.62 ACRES)	
<b>LANDSCAPING AREA (EXISTING TO REMAIN).....</b>	
±32,765 SQ.FT. (28.69%)	
<b>MAIN BUILDING AREA (EXISTING TO REMAIN).....</b>	
±65,737 SQ.FT.	
<b>OFFICE BUILDING AREA (EXISTING TO REMAIN).....</b>	
±2,441 SQ.FT.	
<b>PHYSICAL EDUCATION &amp; RECREATION AREAS PROVIDED:</b>	
RECREATION AREA No.1.....	±4,300 SQ.FT.
RECREATION AREA No.2.....	±2,235 SQ.FT.
RECREATION AREA No.3.....	±970 SQ.FT.
<b>TOTAL AREA PROVIDED.....</b>	<b>±7,505 SQ.FT.</b>
<b>FACILITY AREAS BREAKDOWN</b>	
Sanctuary/assembly area.....	8,500 sq.ft (includes stage)
Classrooms.....	17,889 sq.ft.
Library.....	735 sq.ft.
Offices.....	2,761 sq.ft.
Cafetorium / Multipurpose Rms.....	7,140 sq.ft.
Service/maintenance (Includes Food Serving).....	2,755 sq.ft.
Residential/office building.....	2,441 sq.ft.
Circulation/Restrooms/Storage.....	25,957 sq.ft.
<b>Total.....</b>	<b>68,178 sq.ft.</b>

**CIVICA**  
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**PROJECT:**  
**SOMERSET UBC**  
624 ANASTASIA AVENUE  
CORAL GABLES, FLORIDA 33134

**APPLICANT:**  
**SOMERSET UBC**  
624 ANASTASIA AVENUE  
CORAL GABLES, FLORIDA 33134

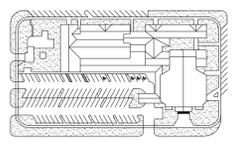
**CIVICA PROJECT No:**  
090136

**ISSUED FOR:**  
**CHANGE IN LAND USE**

No.	DATE	REVISION	BY
△ 06.01.10		DRG COMMENTS (CORAL GABLES)	IAF
△ 07.01.10		COORDINATION (DADE-COUNTY PWKS DEPT)	IAF

**DRAWN BY:** CP  
**APPROVED BY:** RL  
**DATE:** 2009  
**SCALE:** As Shown

**KEY PLAN**  
N.T.S.



**SEAL/SIGNATURE**

04-15-2011  
ROLANDO LLANES, AIA  
AR - 0013160

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SHEET TITLE

**EXISTING SITE PLAN**

SHEET NUMBER  
**A020**