

K L A A C A D E M Y

PROJECT ADDRESS:

1109 SW 4th AVENUE & 1131 SW 4th AVENUE
 MIAMI FL 33130
 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

KLA HOLDING LLC
 1750 CORAL WAY
 SUITE 301
 MIAMI, FL 33145

DATE: OCTOBER 4, 2017

SUBMITTAL: WARRANT
 CIVICA PROJECT #: 160212

ARCHITECT:

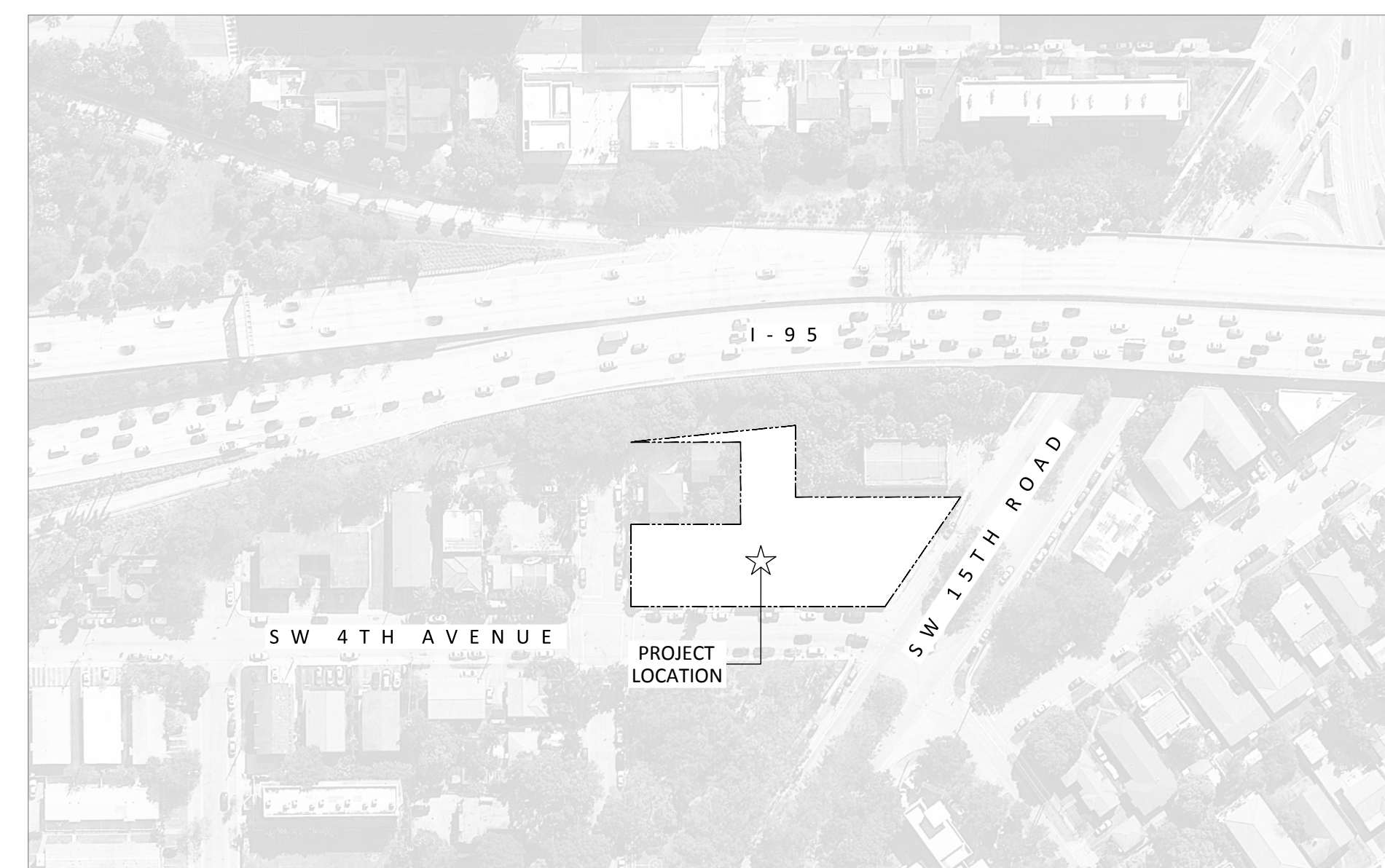
CIVICA

ARCHITECTURE AND URBAN DESIGN

8323 NW 12TH ST
 SUITE 106
 DORAL, FL 33126
 PH. 305.593.9959
 FX. 305.593.9855

LANDSCAPE ARCHITECT:

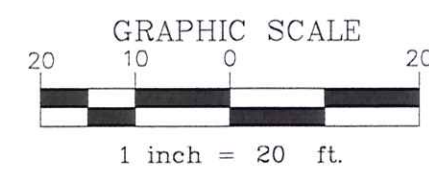
GARDNER + SEMLER
 LANDSCAPE ARCHITECTURE
 GSLA DESIGN, INC.
 17670 NW 78 AVENUE
 SUITE 214
 MIAMI, FL 33015
 PH. 305.392.1016
 FX. 305.392.1019



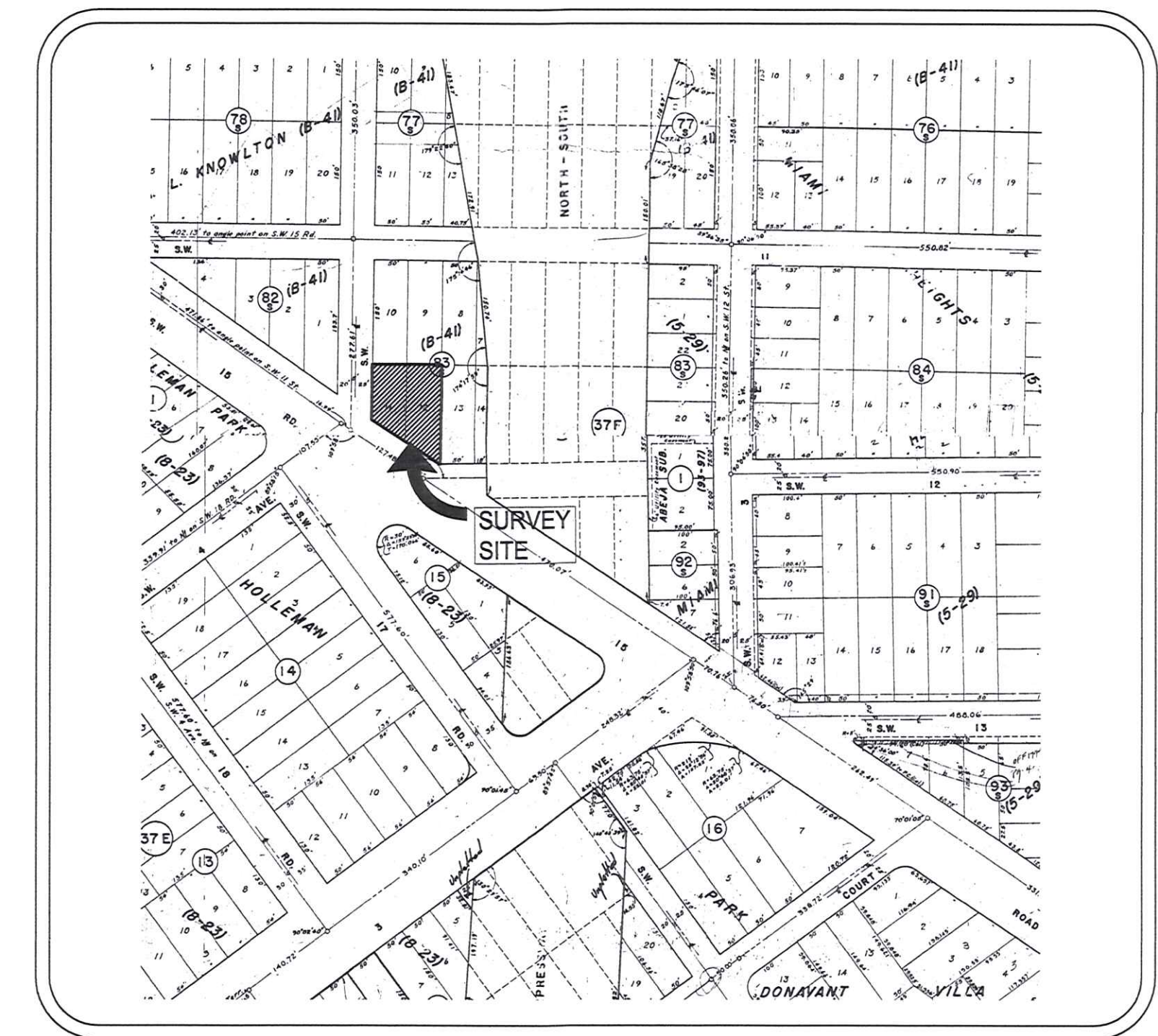
INDEX	
	COVERSHEET
SU-1	SURVEY
SU-2	SURVEY
SP-1	PROPOSED SITE PLAN AND DATA
SP-2	SITE PHOTOGRAPHS AND CONTEXT PLAN
FP-0	BASEMENT LEVEL FLOOR PLAN
FP-1	GROUND LEVEL FLOOR PLAN
FP-2	SECOND LEVEL FLOOR PLAN
FP-3	THIRD LEVEL FLOOR PLAN
FP-4	FOURTH LEVEL FLOOR PLAN
FP-5	FIFTH LEVEL FLOOR PLAN
FP-6	ROOF PLAN
EL-1	ELEVATIONS
EL-2	ELEVATIONS
EL-3	STREET VIEWS
EL-4	AERIAL VIEWS
DT-1	SITE DETAILS
LA1.01	EXISTING TREE DISPOSITION PLAN
LA1.02	PLANTING PLAN
LA1.03	PLANTING NOTES, SPECIFICATIONS & DETAILS



ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY



LOCATION SKETCH:
MIAMI-DADE COUNTY
(NOT TO SCALE)



LEGAL DESCRIPTION:

PARCEL 1:
LOT 12, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 11, LESS THE WEST 19.35 FEET THEREOF, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
THE WEST 19.35 FEET OF LOT 11, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS ONE CONTAINING 11,835 SQUARE FEET OR 0.267 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 455247 A DATED MAY 21, 2017 AND FURNISHED BY THE CLIENT.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 15th ROAD, WHICH BEARS S55°21'45"E.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE SURVEYING DEPARTMENT OF CITY OF MIAMI, FLORIDA.

BENCH MARK: PK & WASHER AT NW CORNER INTERSECTION OF SW 4 AVE & SW 15 RD. ELEVATION=11.242(CITY OF MIAMI DATUM) OR 10.982 (1929 N.G.V.D.) (F.B. 840, PG.52)
FOR TBM INFORMATION SEE SURVEY SKETCH.

BASE FLOOD INFORMATION= BASE FLOOD ZONE: X, COMMUNITY : CITY OF MIAMI, COMMUNITY No.: 120650, MAP No.: 12086C0314, SUFFIX L, ELEVATION: N/A

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.

THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, NOR VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA STATUTES.

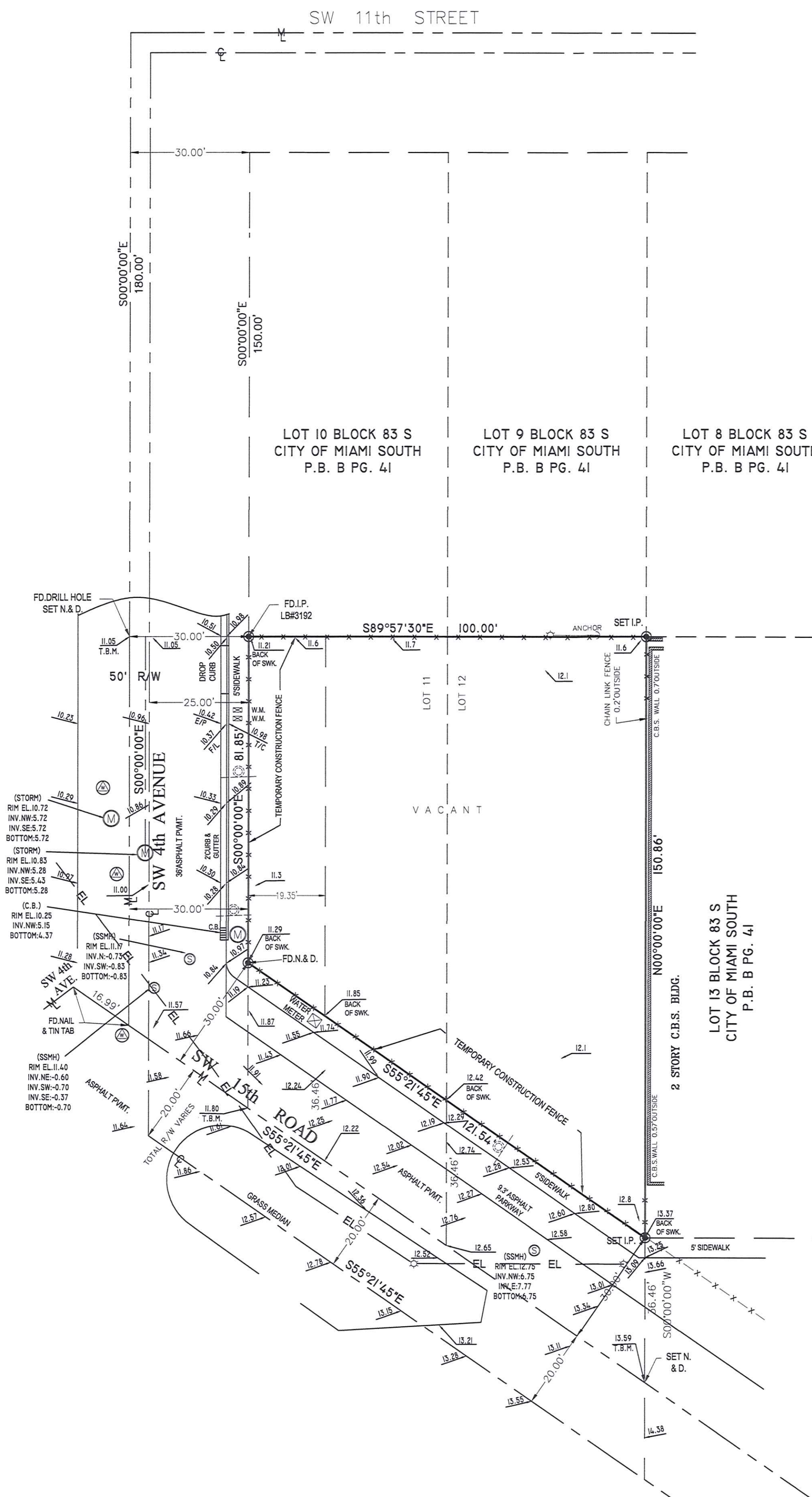
FIELD WORK DATE: 07-07-2017

ABBREVIATIONS:

- SWK = DENOTES SIDEWALK
- AC = DENOTES AIR CONDITIONER
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- FD. = DENOTES FOUND
- I.P. = DENOTES IRON PIPE
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- T.B.M. = DENOTES TEMPORARY BENCH MARK
- N & D = DENOTES NAIL AND DISC
- D.H. = DENOTES DRILL HOLE
- R/W = DENOTES RIGHT-OF-WAY
- ELEV. = DENOTES ELEVATION
- Conc. = DENOTES CONCRETE
- PG. = DENOTES PAGE
- P.B. = DENOTES PLAT BOOK
- F.P.L. = DENOTES FLORIDA POWER & LIGHT
- F.F. = DENOTES FINISHED FLOOR
- W.F. = DENOTES WOOD FENCE
- CH.L.F. = DENOTES CHAIN LINK FENCE
- R = DENOTES RECORD
- M = DENOTES MEASURED
- ID. = DENOTES IDENTIFICATION
- F.F. = DENOTES FINISHED FLOOR

LEGEND:

- ⊙ STORM MAN HOLE
- ⊙ WOOD POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ CENTER LINE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE (CONCRETE)
- ⊙ SIGN
- ⊙ GUARD POST
- ⊙ GUY ANCHOR
- ⊙ WIRE PULL BOX
- ⊙ ELEC. ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ MONITORING WELL
- ⊙ HANDICAP SPACE



PROJECT ADDRESS:

PROPERTY LOCATED ON THE NE CORNER INTERSECTION OF SW 15th ROAD AND SW 4th AVENUE. VACANT LAND.

OWNER'S NAME:

TRIPARK RESIDENCES@WEST

SURVEYOR'S REPORT IN REFERENCE TO OLD REPUBLIC NATIONAL INSURANCE COMPANY SCHEDULE BII COMMITMENT No. 455247 A DATED MAY 21, 2017

ITEM No.:

- 1-7 INCLUSIVE = THESE ITEMS DO NOT CONTAIN ANY INFORMATION TO BE PLOTTED IN THE SURVEY.
- 8. = AGREEMENT IN O.R.B. 30104 PG. 2395 MAKES PROVISIONS FOR THE DEDICATION OF A 12' WATER AND 15' SEWER EASEMENTS WITHIN THE PROJECT, WHEN THE WATER AND SEWER MAINS ARE TO BE INSTALLED.
- 9. = AGREEMENT FOR PAYMENT WITH WASSD IN O.R.B. 30294 PG. 4084 NOT AN EASEMENT.
- 10. DECLARATION OF CONDOMINIUM IN O.R.B. 30194 PG. 2262 THE DOCUMENT REFERS TO CERTAIN EASEMENTS FOR UTILITY SERVICES, AN AIRSPACE EASEMENT WITHIN EACH CONDOMINIUM UNIT, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITY ROOM EASEMENT, PARKING AND WALKWAYS, PUBLIC EASEMENTS AND AN ENCROACHMENT EASEMENT AFFECTING THE SUBJECT PROPERTY. THE DOCUMENT DOES NOT CONTAIN AN EXACT LOCATION FOR SAID EASEMENTS, NOR A LEGAL DESCRIPTION, THEREFORE WE CANT GRAPHICALLY SHOW IT IN THE SURVEY. REFER TO PAGES 35-39 OF 196 OF THE DECLARATION OF CONDOMINIUM DOCUMENT FOR DETAIL DESCRIPTION OF SAID EASEMENTS.

SURVEYOR'S CERTIFICATE:

TO:
BOUNDS LAW OFFICES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
E.C. EDUCATIONAL FUNDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

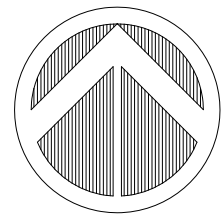
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 14, 16, AND 17, OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 07-07-2017.

DATE OF PLAT OR MAP: 07-07-17

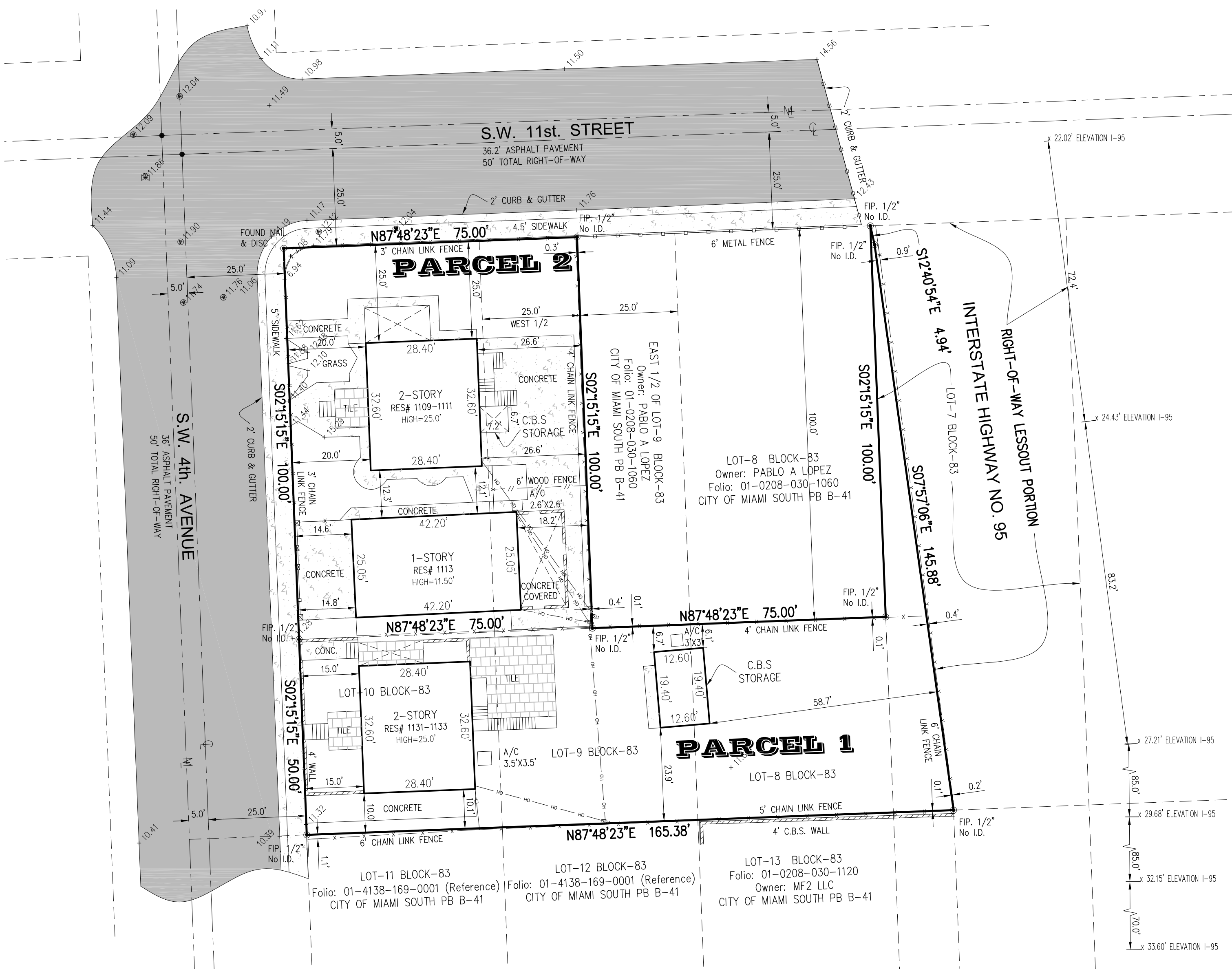
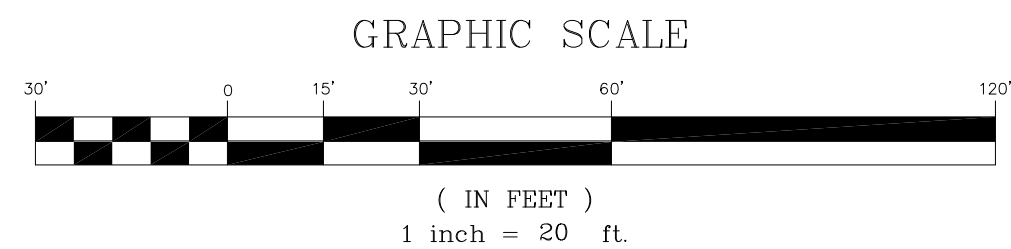
BY:
NAME: MANUEL G. VERA JR.
REGISTERED SURVEYOR AND MAPPER No. 5291.

MANUEL G. VERA & ASSOCIATES
13960 SW 47th STREET
MIAMI, FLORIDA 33175
PHONE NUMBER 305 221 6210

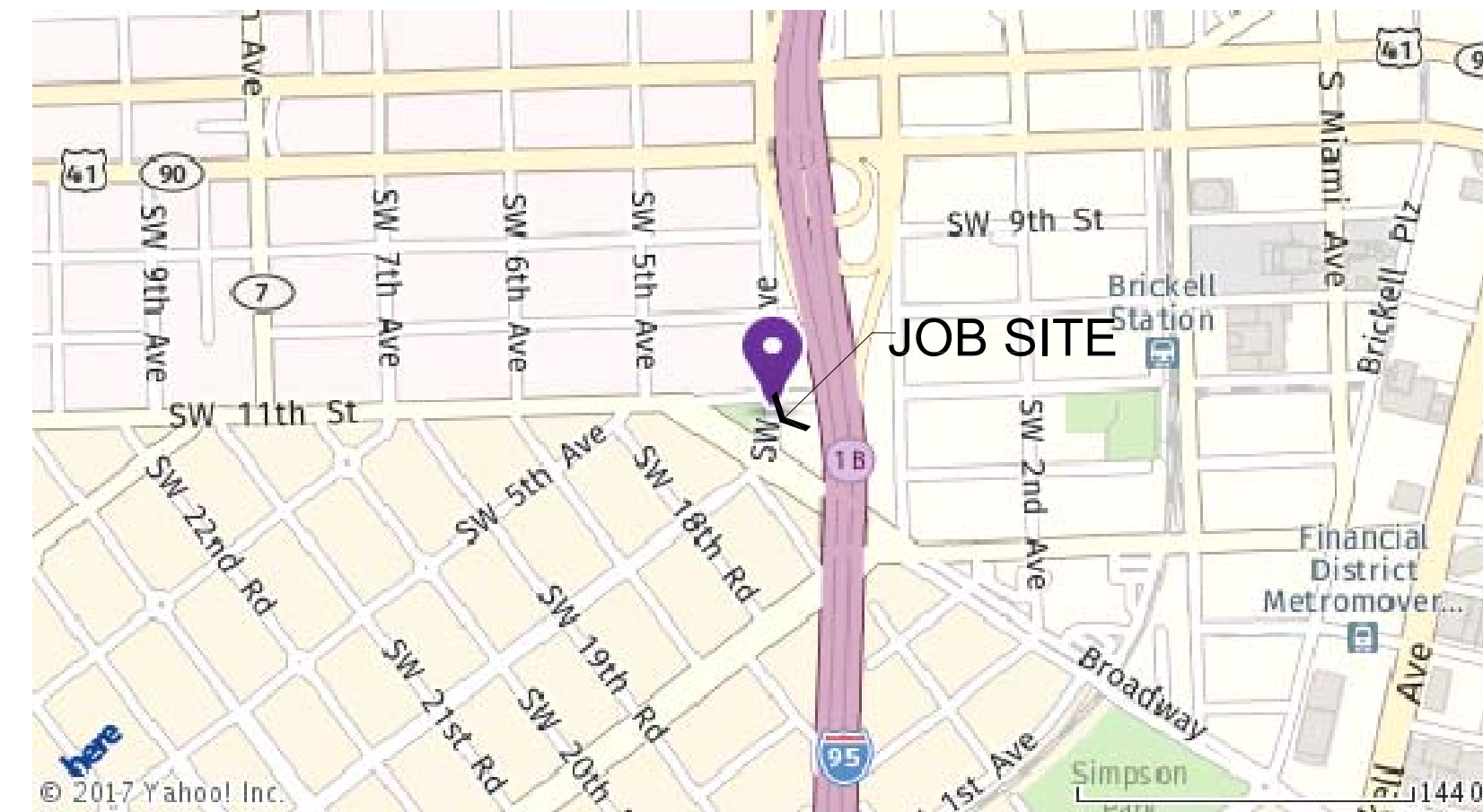
	MANUEL G. VERA & ASSOCIATES, INC.		DATE:	REVISIONS:		
	ENGINEERS • SURVEYORS • MAPPERS 13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210 P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295 www.mgvera.com • e-mail: mgnun@mgvera.com					
ALTA-NSPS LAND TITLE SURVEY BOUNDARY SURVEY		DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
		07-07-2017	SN	1"=20'	888-1	17-05-18 17-553



ALTA/NSPS LAND TITLE SURVEY



LEGEND	
	Overhead Wire Line
	Wood Fence
	Chain Link Fence
	Iron Fence
	Monument Line
	Centerline
	Property Line
	A=Arc
	BRG=Bearing
	Ch=Chord
	D=Delta
	L=Length
	R=Radius
	T=Tangent
	D=Diameter
	Existing Elevations
	Catch Basin
	Water Meter
	Electric Box
	Sanitary Manhole
	Sprinkler Pump
	Wood Pole
	Conc. Pole
	Light Pole
	Fire Hydrant
	Water Valve
	Inlet
	Cable Tv Box
	Electric Meter Box
	Traffic Signal Box
	Gas Valve
	Monitoring Valve
	Manhole
	A/C=Air Conditioner
	Conc.=Concrete
	C.B.S.=Concrete Block & Stucco
	D.E.=Drainage Easement
	D.M.E.=Drainage Maintenance Easement
	F.D.H.=Found Drill Hole
	F.F.E.=Finish Floor Elevation
	F.I.P.=Found Iron Pipe/Pin
	F.I.R.=Found Iron Rebar
	F.N.=Found Nail
	F.N.D.=Found Nail & Disc
	F.P.L.=Florida Power Light Transformer
	H=Height
	L.M.E.=Lake Maintenance Easement
	(M)=Measured
	(P)=Platted
	P.O.B.=Point of Beginning
	P.O.C.=Point of Commencement
(R)=Record symbol"/>	(R)=Record
	Res.=Residence
	SIP/R=Set Iron Pin/Rebar
	S=Spread
	U.E.=Utility Easement



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from CHICAGO TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, OPINION OF TITLE.
- An examination of Commitment issued by CHICAGO TITLE INSURANCE COMPANY, Agent's File No.: 00599-018, effective date: May 29, 2017 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: ALTA/NSPS LAND TITLE SURVEY.
- The North arrow and bearings shown hereon are based on an assumed bearing of N.87°48'23"E. along the centerline of S.W. 11th Street, and all other bearings are relative thereto.
- Flood Zone Data: Community/ Panel #120650/0314/L Dated: 9/11/2009
Flood Zone: "X" Base Flood Elevation = N/A
- Legal Description shown hereon as per above noted title commitment.
- Present Zoning: T5-L (Urban Center Transect Zone)
- Building Setbacks: Source: City of Miami Zoning Department
Setbacks: Front = 10' / Rear & Interior Side = 0'
- Subject property has access to a public right-of-ways: SW 4th Avenue and SW 11th Street.
- All visible above ground utilities noted on survey sketch.
- Area of Site = 16,185 square feet (0.3715+/- acres)
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

PROPERTY ADDRESS:

1109-13 S.W. 4th AVENUE Miami, FLORIDA 33130
 Folio: 01-0208-030-1080
 1131-33 S.W. 4th AVENUE Miami, FLORIDA 33130
 Folio: 01-0208-030-1070

LEGAL DESCRIPTION:

PARCEL 1:
 The South 50 feet of Lots 8, 9 and 10 in Block 83, and Lot 7, Less right-of-way, Block 83, SOUTH CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:
 The West 25 feet of Lot 9, Less the South 50 feet thereof, as and all of Lot 10, except the South 50 feet thereof, Block 83, SOUTH CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida; Also Known As:
 The North 100 feet of Lot 10 and the North 100 feet of the West 1/2 of Lot 9, Block 83S, A.L. KNOWLTON'S MAP OF MIAMI, according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.

TITLE REVIEW NOTES:

SCHEDULE B - SECTION II
 TITLE COMMITMENT PROVIDED BY:
 CHICAGO TITLE INSURANCE COMPANY
 Agent's File No.: 00599-018, effective date: May 29, 2017 @ 8:00 AM
 Items 1 through 4: "General & Special Exceptions".
 5- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of City of Miami, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

- E.C. EDUCATIONAL FUNDING LLC, a Florida limited liability company
- CHICAGO TITLE INSURANCE COMPANY
- MURAI WALD BIONDO & MORENO PLLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (aboveground utilities only) 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on June 21, 2017.

I DO FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of the Florida Statutes and the Florida Administrative Code, Chapter 5J-17 and the standards of practice adopted by the Florida Board of Professional Surveyors and Mappers.

ROYAL POINT LAND SURVEYORS, INC.
 LB No. 7282

BY:
 PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
 State of Florida
 Date of Last Revision: 06/30/2017 (COLLECT ELEVATION)

Survey Performed By:
 ROYAL POINT LAND SURVEYORS, INC.
 6175 N.W. 153rd Street, Suite 321, Miami Lakes, Florida 33014
 Phone: 305-821-1281/ 305-821-1220/ Fax: 305-827-9669

RECORD OF REVISION				
NO.	DATE	DESCRIPTION	BY	APP.

ROYAL POINT LAND SURVEYORS, INC. LB.# 7282 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL. 305-822-6062 ** 305-696-9468 FAX 305-827-9669		TYPE OF PROJECT: ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: E.C. EDUCATIONAL FUNDING LLC 1108 & 1131 S.W. 4th AVENUE, MIAMI, FLORIDA 33130		DRAWN: J.G. CHECKED: P.J.A. SCALE: 1" = 20' FIELD DATE: 04/05/2017 JOB NO.: RP17-0646
SHEET: <div style="font-size: 2em; text-align: center; margin-top: 10px;">1</div>		OF 1 SHEET

F:\DRAWING\ALTA SURVEY\1109 SW 4 AVENUE_RP17-0646.dwg 6/30/2017

CHILD CARE CHECK LIST FOR DAY NURSERY, DAY CARE CENTER, KINDERGARTEN AND PRIVATE SCHOOL.		
SCHOOL NAME:	KLA ACADEMY	
SCHOOL ADDRESS:	1109 & 1131 SW 4 AVENUE, MIAMI, FL 33130 MIAMI, FL 33176	
TAX FOLIO # (S):	01-0208-030-1080 01-0208-030-1070 01-4138-169-0001	
IS THIS AN EXPANSION TO AN EXISTING SCHOOL?	NO	
IF YES, INDICATE # OF STUDENTS, AGE AND GRADE RANGES APPROVED:	N/A	
TOTAL SIZE OF SITE (SF):	27,817	
TOTAL SIZE OF SITE (AC):	0.64	
NUMBER OF STUDENTS / CHILDREN REQUESTED:	600	
AGES:	6 months - 11 years	
NUMBER OF TEACHERS:	34	
NUMBER OF ADMINISTRATIVE AND CLERICAL PERSONNEL:	11	
NUMBER OF CLASSROOMS:	34	
TOTAL CLASSROOM AREA (NET SF):	23,972	
TOTAL NON-CLASSROOM AREA (GROSS SF), (OFFICES, BATHROOMS, KITCHENS, ETC.):	87,503	
TOTAL OUTDOOR RECREATION/PLAY AREA (SF):	30,022	
NUMBER AND TYPE OF VEHICLE(S) THAT WILL BE USED IN CONJUNCTION WITH THE OPERATION OF THE FACILITY	0	
NUMBER OF PARKING SPACES PROVIDED FOR STAFF, VISITORS AND TRANSPORTATION VEHICLES:	REQUIRED	51
	PROVIDED	51
INDICATE THE NUMBER OF AUTO STACKING SPACES:	REQUIRED	N/A
	PROVIDED	13
PROPOSED HEIGHT OF STRUCTURE(S):	5 STORIES	
SIZE OF IDENTIFICATION SIGN:	N/A	
DAYS AND HOURS OF OPERATION:	GENERALLY, MONDAY - FRIDAY 6:00 AM - 6:00 PM (EVENING AND WEEKEND HOURS/USES SUBJECT TO ZONING CONDITIONS).	
DOES THE SUBJECT FACILITY SHARE THE SITE WITH OTHER FACILITIES?	NO	
WILL THE SCHOOL INCLUDE RESIDENTIAL USES?	NO	

CLASSROOM SPACE: CALCULATED BY GRADE LEVEL	
A. DAY NURSERY/KINDERGARTEN, PRESCHOOL AND AFTER-SCHOOL CARE:	35 sq. ft. x 324 (# OF CHILDREN) = 11,340 sq. ft.
B. ELEMENTARY (GRADES 1-6):	30 sq. ft. x 300 (# OF CHILDREN) = 9,000 sq. ft.
C. JUNIOR HIGH AND SENIOR HIGH SCHOOLS (GRADES 7-12):	25 sq. ft. x 0 (NUMBER OF CHILDREN) = N/A
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED:	20,340
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED:	23,972
OUTDOOR RECREATION SPACE	
A. DAY NURSERY/KINDERGARTEN, PRESCHOOL AND AFTER-SCHOOL CARE:	45 sq. ft. x 162 (HALF OF CHILDREN) = 7,290
B. GRADES 1-6:	500 sq. ft. x 30 (first 30 children) = 15,000 300 sq. ft. x 270 (remaining children) = 81,000
C. GRADES 7-12:	800 sq. ft. x 30 (first 30 children) = N/A 300 sq. ft. x 300 (next 300 children) = N/A 150 sq. ft. x 356 (remaining children) = N/A
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED:	103,290
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED:	30,022
TREES	
A. 22 TREES ARE REQUIRED PER NET ACRE (22 x 0.64) = 14.08	REQUIRED 15 PROVIDED 15
B. TEN SHRUBS ARE REQUIRED FOR EACH TREE REQUIRED	REQUIRED 280 PROVIDED 727
C. GRASS AREA FOR ORGANIZED SPORTS/PLAY AREA (SF):	0
D. LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS/PLAY AREA)(SF):	275

PROPERTY INFORMATION	
LOT 1	
ADDRESS:	1109 SW 4 AVENUE MIAMI FL 33130-3908
FOLIO:	01-0208-030-1080
LEGAL DESCRIPTION:	CITY OF MIAMI SOUTH PB B-41 N100FT LOT 10 & N100FT OF W1/2 OF LOT 9 BLK 83 LOT SIZE 75,000 X 100 OR 12309-6 1084 1 COC 25264-1691 01 2007 1
ZONING TRANSECT:	T5-L
EXISTING CONDITION:	2 STORY MULTIFAMILY BUILDING
BUILDING HEIGHT:	(+) 25'
FFE:	(+) 17.79'
FLOOD ZONE:	X
LOT AREA (SF):	7,500
LOT AREA (ACRE):	0.17
LOT 2	
ADDRESS:	1131 SW 4 AVENUE MIAMI FL 33130-3908
FOLIO:	01-0208-030-1070
LEGAL DESCRIPTION:	CITY OF MIAMI SOUTH PB B-41 LOT 7 LESS R/W & S50FT OF LOTS 8-9 & 10 BLK 83 LOT SIZE 8693 SQ FT COC 25264-1739 01 2007 1
ZONING TRANSECT:	T5-L
EXISTING CONDITION:	2 STORY MULTIFAMILY BUILDING
BUILDING HEIGHT:	(+) 25'
FFE:	(+) 17.79'
FLOOD ZONE:	X
LOT AREA (SF):	8,693
LOT AREA (ACRE):	0.20
LOT 3	
ADDRESS:	N/A
FOLIO:	01-4138-169-0001
LEGAL DESCRIPTION:	LOTS 11 AND 12, BLOCK 83 SOUTH, MAP OF MIAMI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS ONE
ZONING TRANSECT:	T5-L
EXISTING CONDITION:	VACANT
BUILDING HEIGHT:	N/A
FFE:	N/A
FLOOD ZONE:	X
LOT AREA (SF):	11,594
LOT AREA (ACRE):	0.27
TOTAL LOT AREA (SF):	27,787
TOTAL LOT AREA (ACRE):	0.64

PROJECT DATA		
ADDRESS:	1109 & 1131 SW 4 AVENUE MIAMI FL 33130	
FOLIOS:	01-0208-030-1080 01-0208-030-1070 01-4138-169-0001	
TOTAL LOT AREA (SF):	27,817	
TOTAL LOT AREA (ACRE):	0.64	
MIAMI 21		
TRANSECT ZONE:	T5-L	
PROJECT DESCRIPTION:	NEW CONSTRUCTION	
PROPOSED USE:	EDUCATIONAL - SCHOOL: PRE-K - 8 (ALLOWED BY WARRANT)	
	ALLOWED BY WARRANT	
INTENSITY		
STUDENTS:	600	
STAFF:	45	
TOTAL OCCUPANCY:	645	
TOTAL NUMBER OF CLASSROOMS:	34	
GROSS FLOOR AREA(SF):	111,475	
TOTAL CLASSROOM AREA (SF):	23,972	
TOTAL NON-CLASSROOM AREA (SF):	87,503	
TOTAL RECREATIONAL PLAY AREA (SF):	30,022	
CLASSROOM SIZE		
CODE REQ.	REQUIRED	PROVIDED
DAY NURSERY AND KINDERGARTEN, PRESCHOOL AND AFTER-SCHOOL CARE:	35 SQUARE FEET PER PUPIL	74
ELEMENTARY (GRADES 1-6):	30 SQUARE FEET PER PUPIL	80
STUDENTS PER AGE GROUP		
GRADE LEVEL	REQUIRED	MAX CAPACITY
INFANT:		20
PRE-K (1):		58
PRE-K (2):		58
PRE-K (3):		58
PRE-K (4):		58
KINDERGARTEN:		58
1ST GRADE:		58
2ND GRADE:		58
3RD GRADE:		58
4TH GRADE:		58
5TH GRADE:		58
TOTAL STUDENTS:		600
HOURS OF OPERATION:		6AM-6PM
LOT OCCUPATION		
	REQUIRED / ALLOWED	EXISTING/PROVIDED
A. LOT AREA:	5,000 SF MIN.; 40,000 SF MAX.	27,817
B. LOT WIDTH:	50' MIN.	CAL
C. COVERAGE (MAX):	80% OF LOT AREA	22,254 79.99% 22,250
D. FLOOR LOT RATIO (FLR):	N/A	N/A
E. FRONTAGE AT FRONT SETBACK:	70% MIN. (OF 109'-5")	76'-7" 70% 76'-7"
F. GREEN/ OPEN SPACE REQUIREMENTS:	10% OF LOT AREA	2,781 20% 5,567
G. DENSITY:	65 DU/ACRE MAX.	N/A
BUILDING SETBACK		
PRINCIPAL FRONT (SW 15th Rd.):	10 ft. min.	10'
SECONDARY FRONT (SW 4th Ave.):	10 ft. min.	10'
SECONDARY FRONT (SW 11th ST.):	10 ft. min.	10'
SIDE 'A':	0 ft. min.	0'
SIDE 'B':	0 ft. min.	0'
SIDE 'C':	0 ft. min.	0'
SIDE 'D':	0 ft. min.	0'
SIDE 'E':	0 ft. min.	0'
BUILDING HEIGHT:	MIN. HEIGHT: 2 STORIES MAX HEIGHT: 5 STORIES	5 STORIES
PARKING		
	REQUIRED / ALLOWED	PROVIDED
EDUCATIONAL USE: PRE-K - 5:	0	0
STAFF PARKING: MINIMUM OF 1 PARKING SPACE FOR EACH FACULTY OR STAFF MEMBER:	45	45
VISITOR PARKING: 1 VISITOR PARKING SPACE PER 100 STUDENTS:	6	6
STUDENT PARKING: N/A (NO STUDENT DRIVERS):	0	0
EXISTING ON-STREET PARKING:		12
TOTAL PARKING:	51	63
HANDICAP PARKING:	3	3
MINIMUM OF 1 BICYCLE RACK SPACE FOR EVERY 20 VEHICULAR SPACES REQUIRED:	2	10

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
AA #26001993
www.civicaagroup.com
info@civicaagroup.com

PROJECT:
KLA ACADEMY
1109 SW 4th AVENUE & 1131 SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

APPLICANT:
KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:
WARRANT
APPROVAL
CIVICA PROJECT No :
160212

No.	DATE	REVISION	BY

DRAWN BY: AD, LH
APPROVED BY: RL
DATE: 10/20/2017
SCALE: 1"=20'

SEAL/SIGNATURE

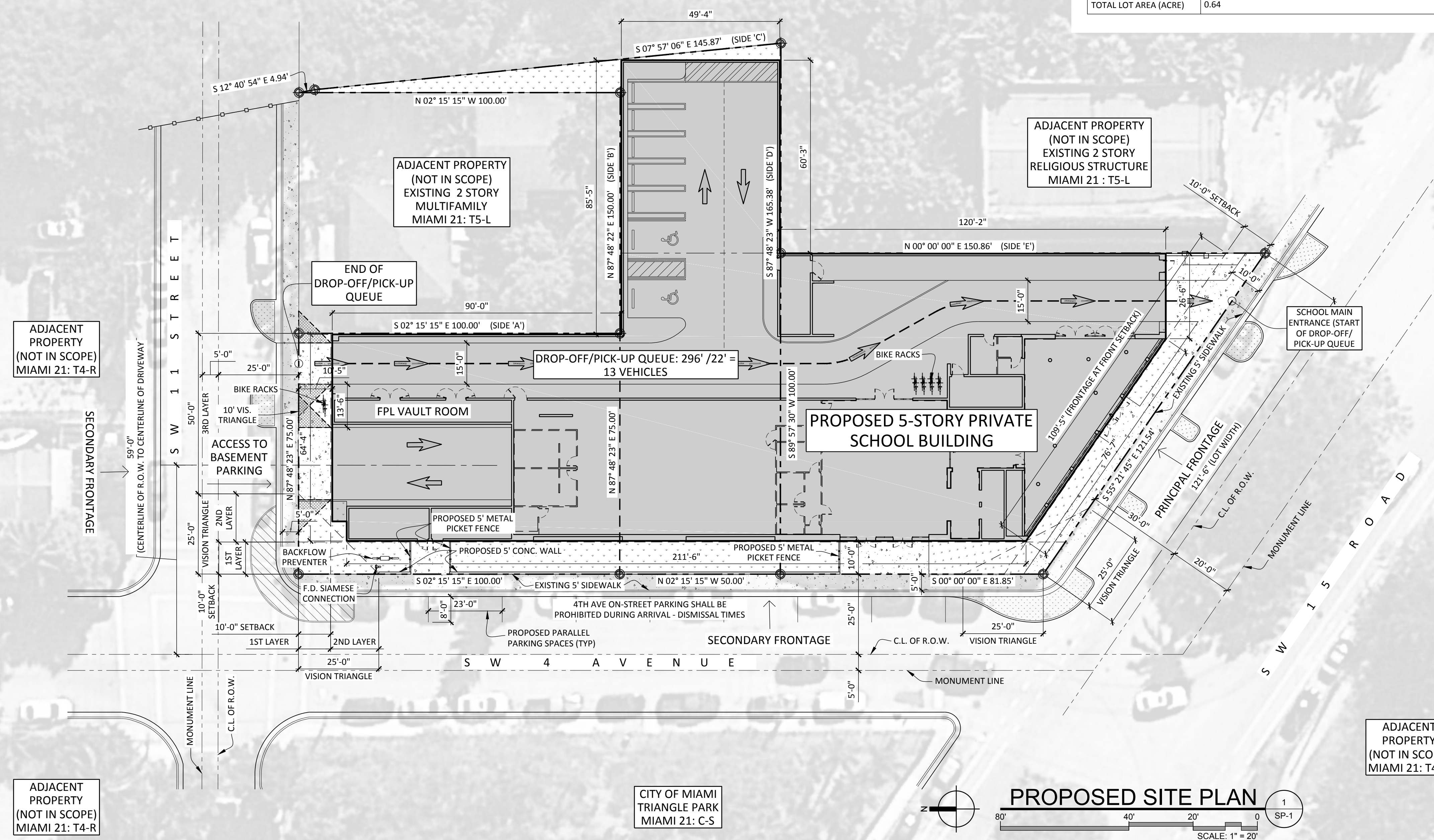
ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE
PROPOSED SITE PLAN & DATA

SHEET NUMBER
SP-1

**U S - 1
I N T E R S T A T E 9 5**



P:\2016\160212\KLA\Arch\01\01\KLA\160212 SP-1.dwg, 11/29/2017 3:05:41 PM, wldc
ARCH Full bleed @ (36.00 x 24.00 inches), 1:1

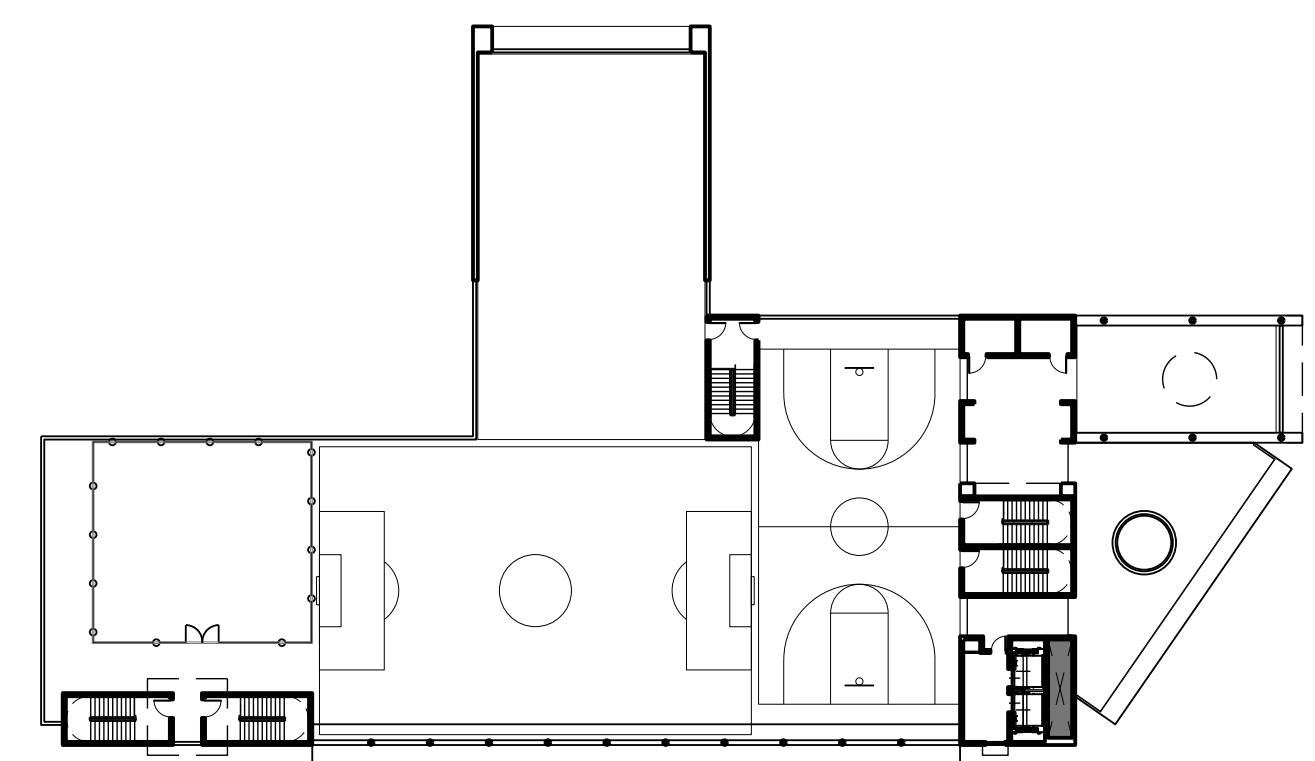
PROJECT:
KLA ACADEMY
1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

APPLICANT:
KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:
WARRANT
APPROVAL

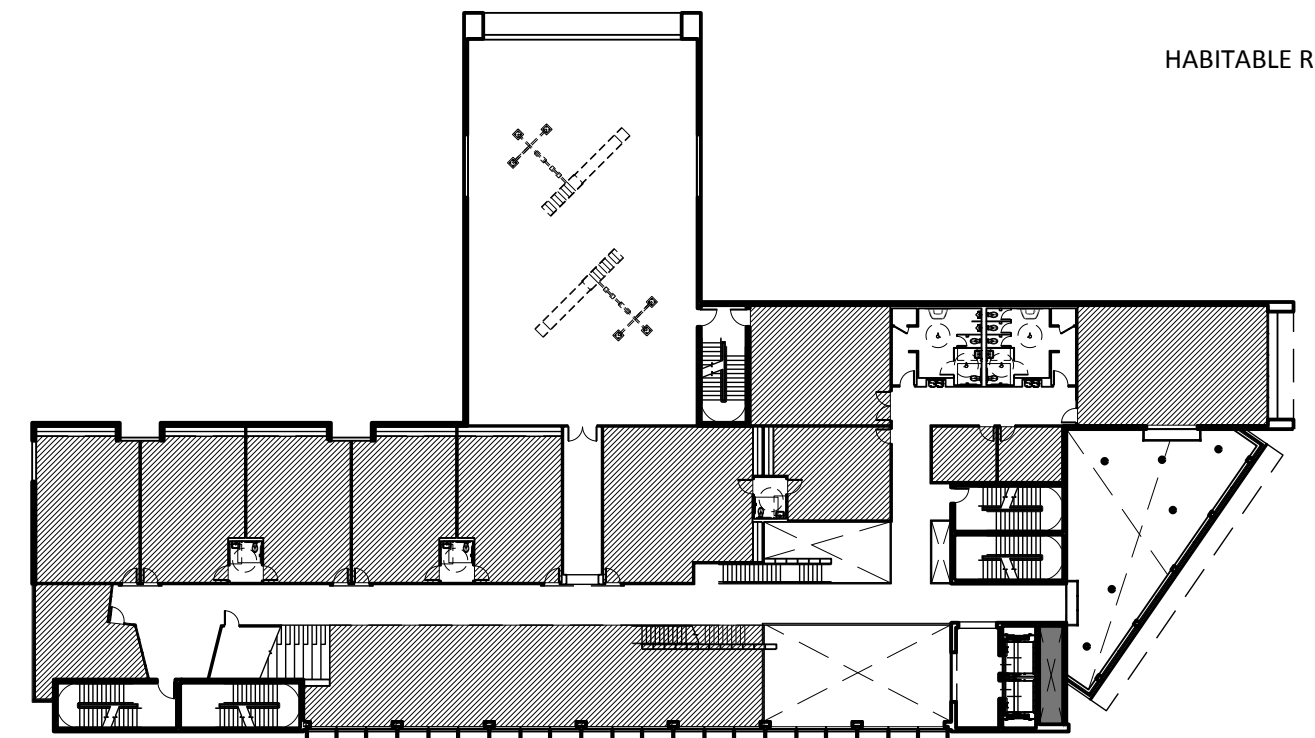
CIVICA PROJECT No :
160212

HABITABLE ROOMS AND SPACES TABLE	
GARAGE	0
FIRST FLOOR	5,822
SECOND FLOOR	8,931
THIRD FLOOR	7,506
FOURTH FLOOR	12,445
FIFTH FLOOR	7,772
ROOF	0
TOTAL HABITABLE AREA (sq. Ft.)	42,476



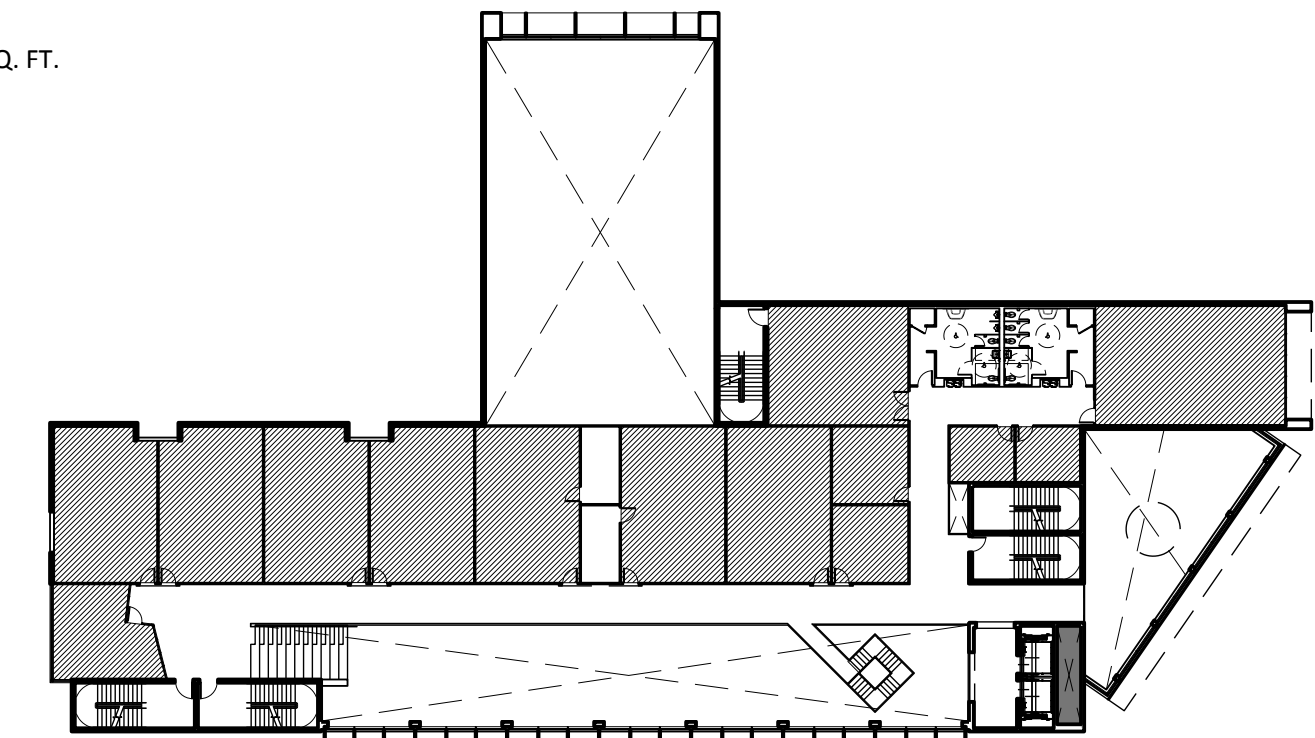
ROOF

HABITABLE ROOMS & SPACES: 0 SQ. FT.



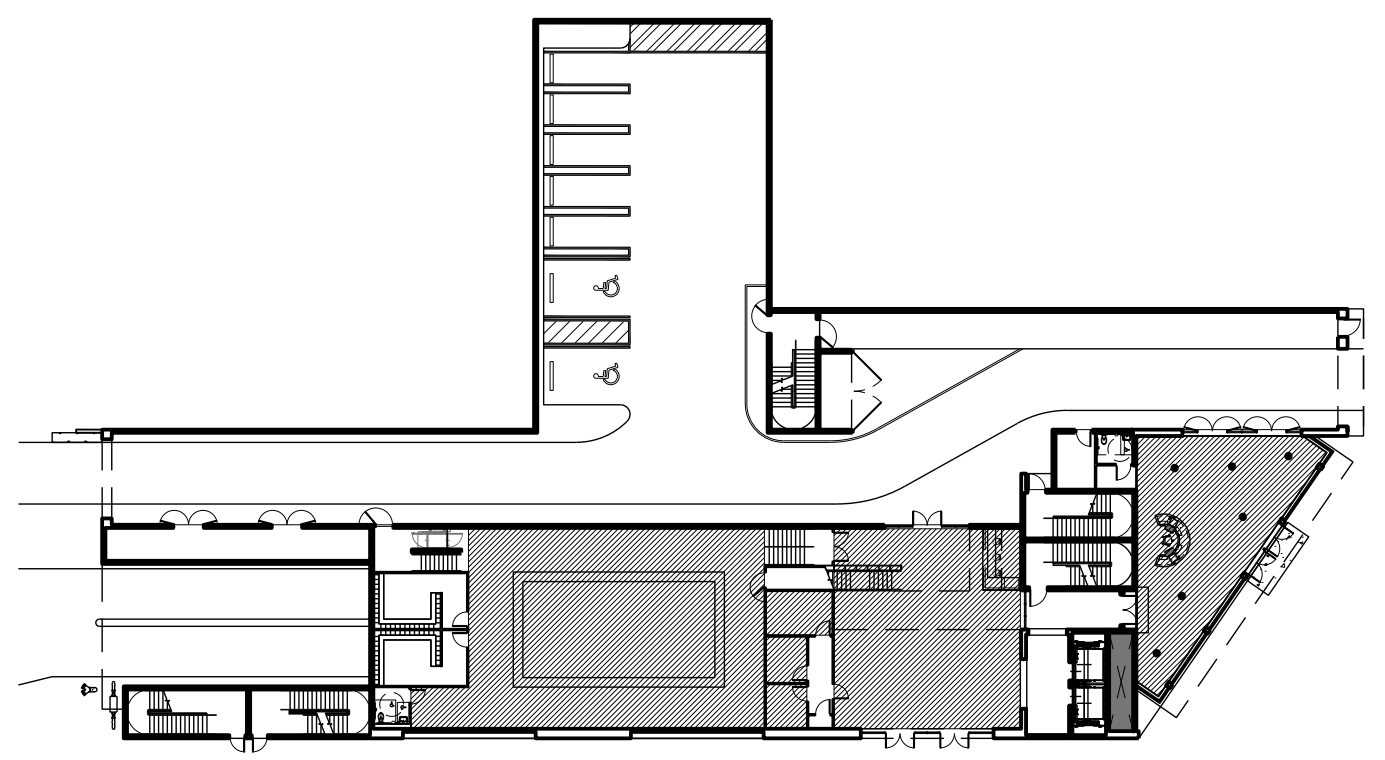
SECOND FLOOR

HABITABLE ROOMS & SPACES: 8,931 SQ. FT.



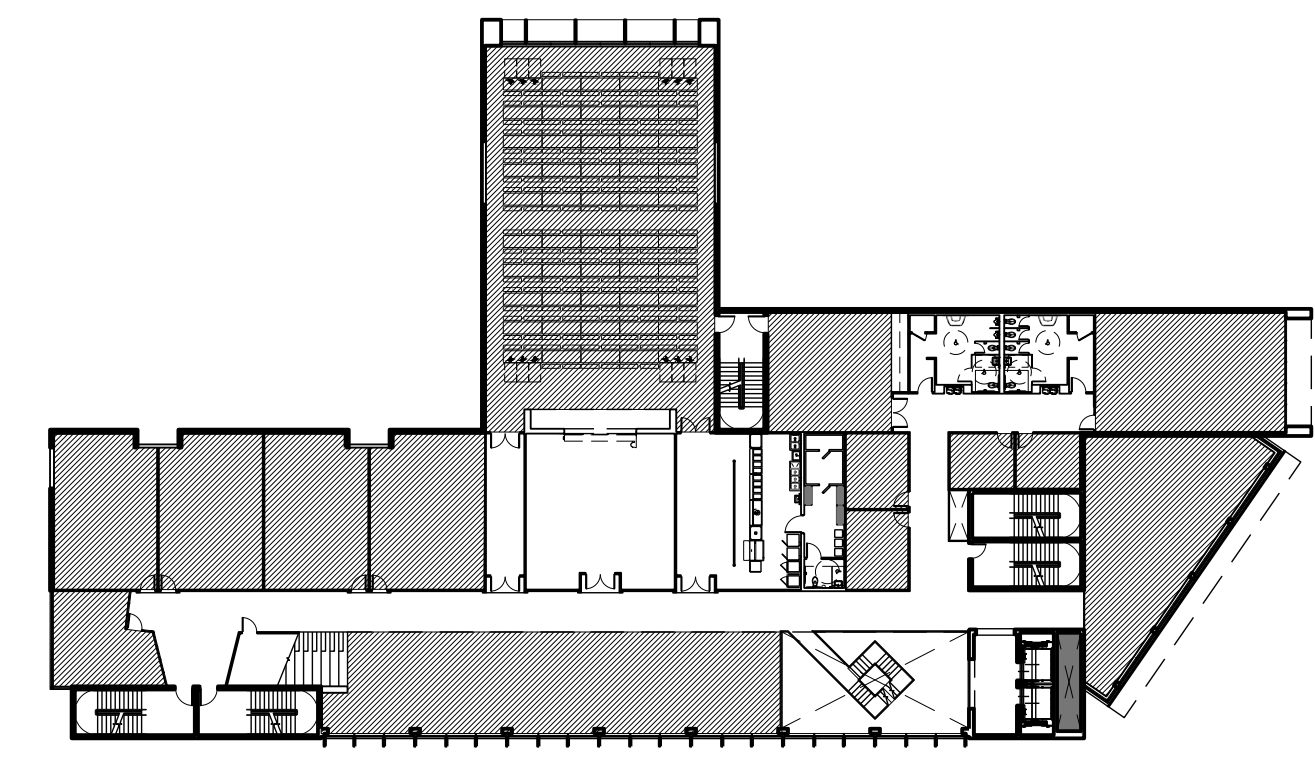
FIFTH FLOOR

HABITABLE ROOMS & SPACES: 7,772 SQ. FT.



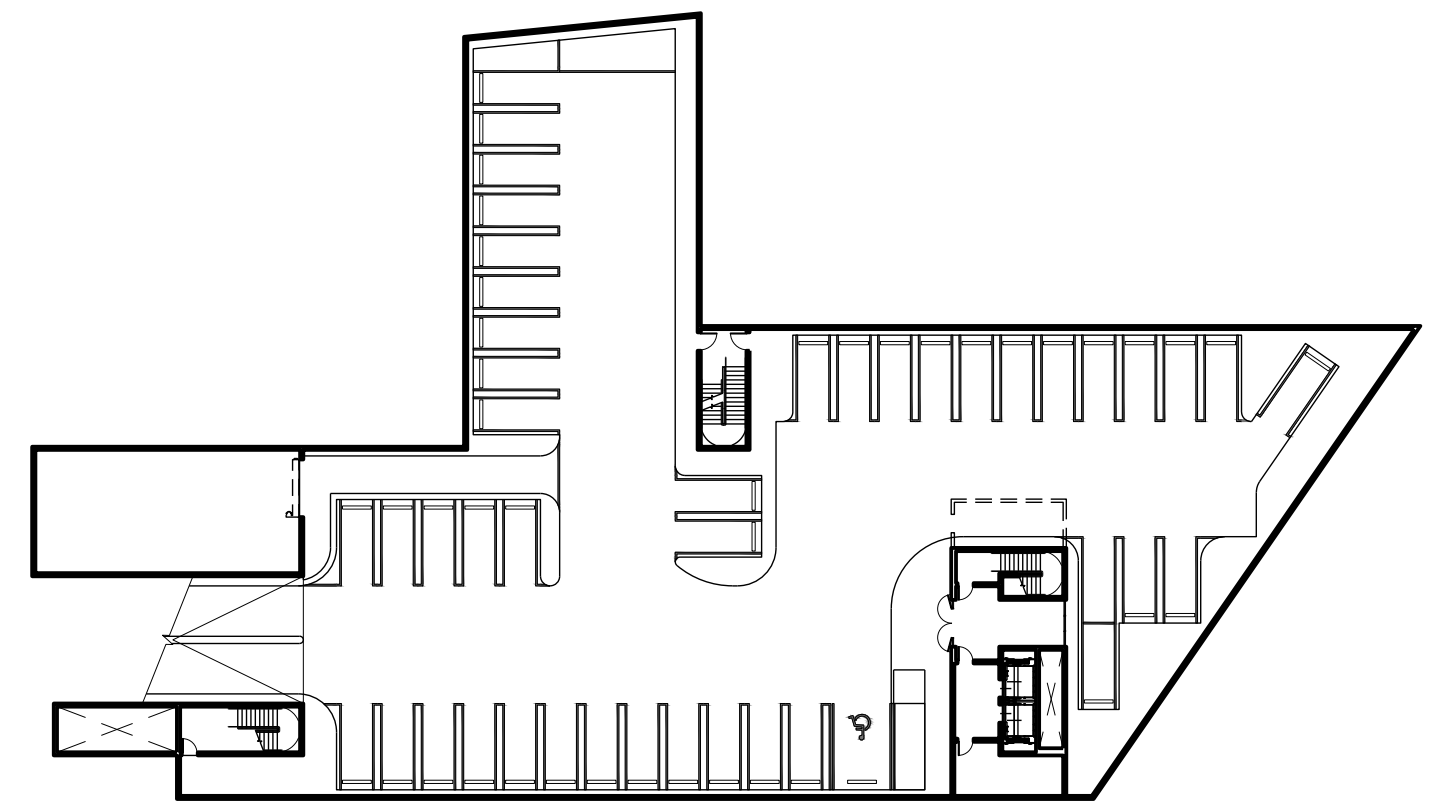
FIRST FLOOR

HABITABLE ROOMS & SPACES: 5,822 SQ. FT.



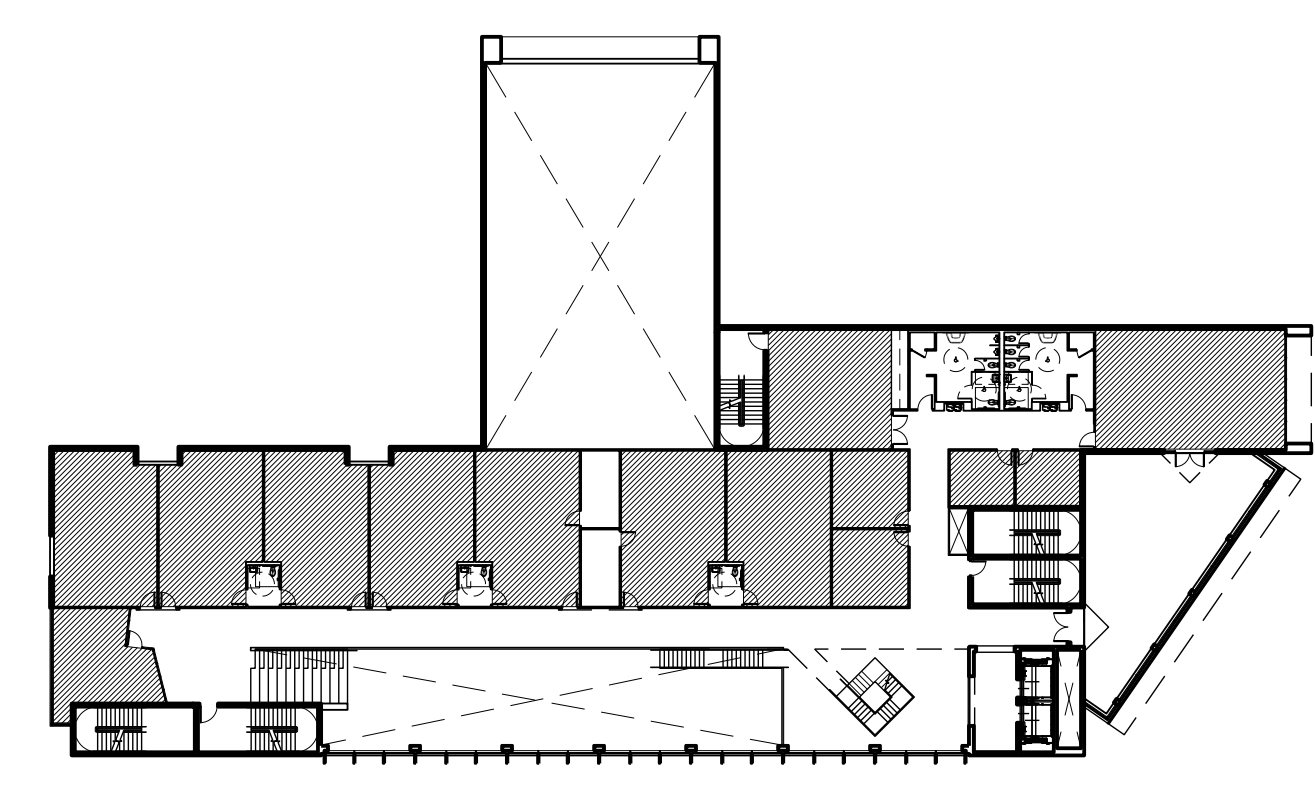
FOURTH FLOOR

HABITABLE ROOMS & SPACES: 12,445 SQ. FT.



GARAGE

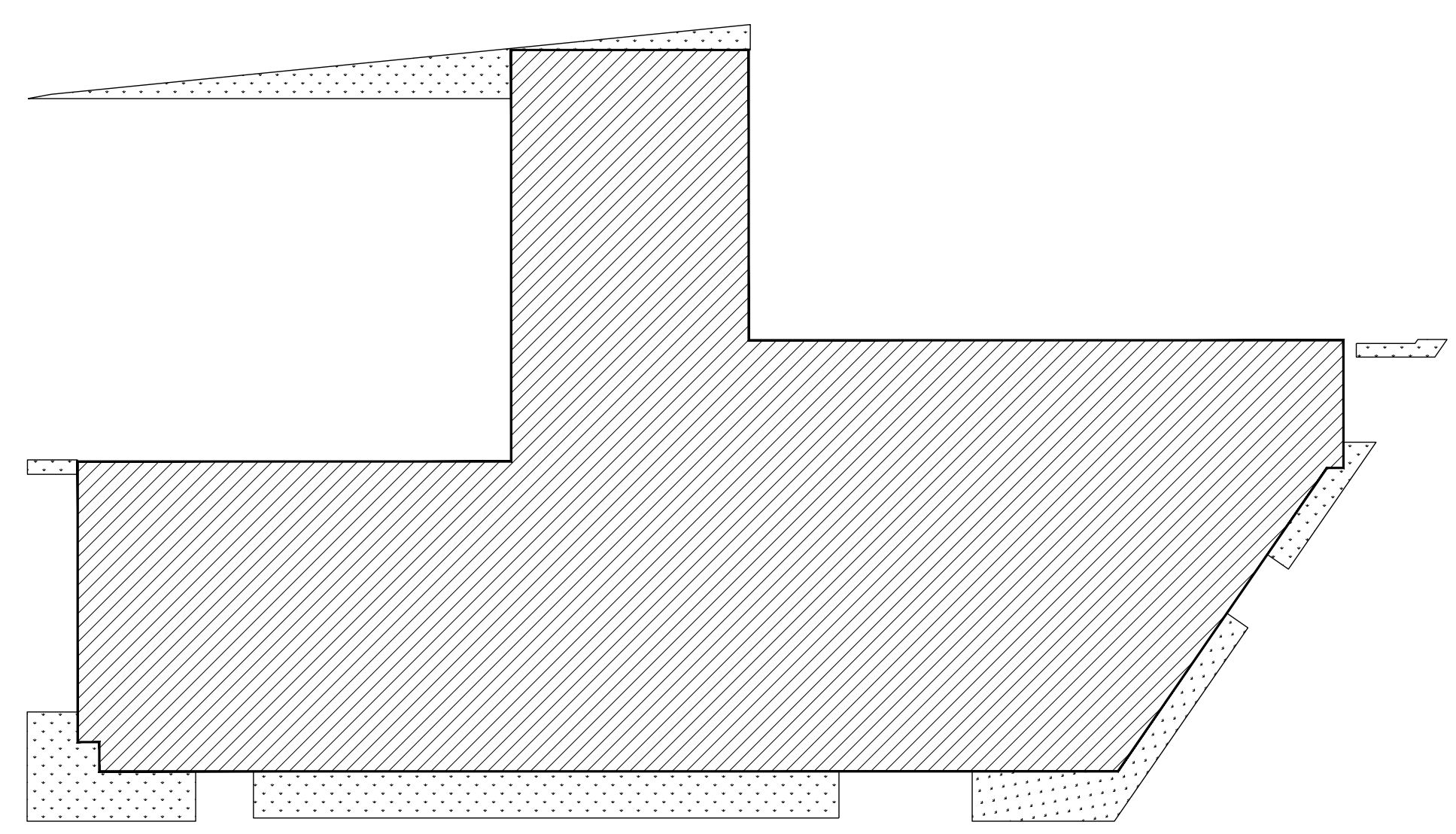
HABITABLE ROOMS & SPACES:
0 SQ. FT.



THIRD FLOOR

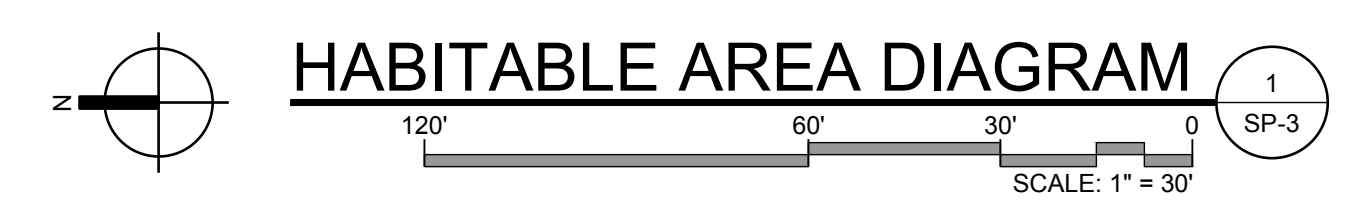
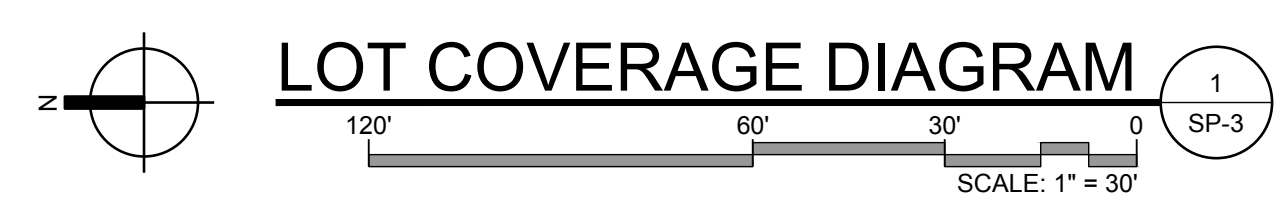
HABITABLE ROOMS & SPACES:
7,506 SQ. FT.

LEGEND:
HABITABLE ROOMS & AREAS



- BUILDING LOT COVERAGE
- PAVED AREA (OPEN SPACE)
- UN-PAVED GREEN SPACE

LOT COVERAGE/OPEN SPACE TABLE				
TOTAL LOT AREA (SF):	27,817			
	REQUIRED/ALLOWED		PROVIDED	
BUILDING LOT COVERAGE (SF):	22,254	80.00%	22,250	79.99%
PAVED AREA - OPEN SPACE (SF):	2,782	10.00%	2,409	10.83%
UN-PAVED GREEN SPACE (SF):	1,391	5%	3,158	11.35%



No.	DATE	REVISION	BY

DRAWN BY: LH
APPROVED BY: RL
DATE: 10/04/2017
SCALE: NOT TO SCALE

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE

DIAGRAMS

SHEET NUMBER

SP-3

PROJECT:

KLA ACADEMY
1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

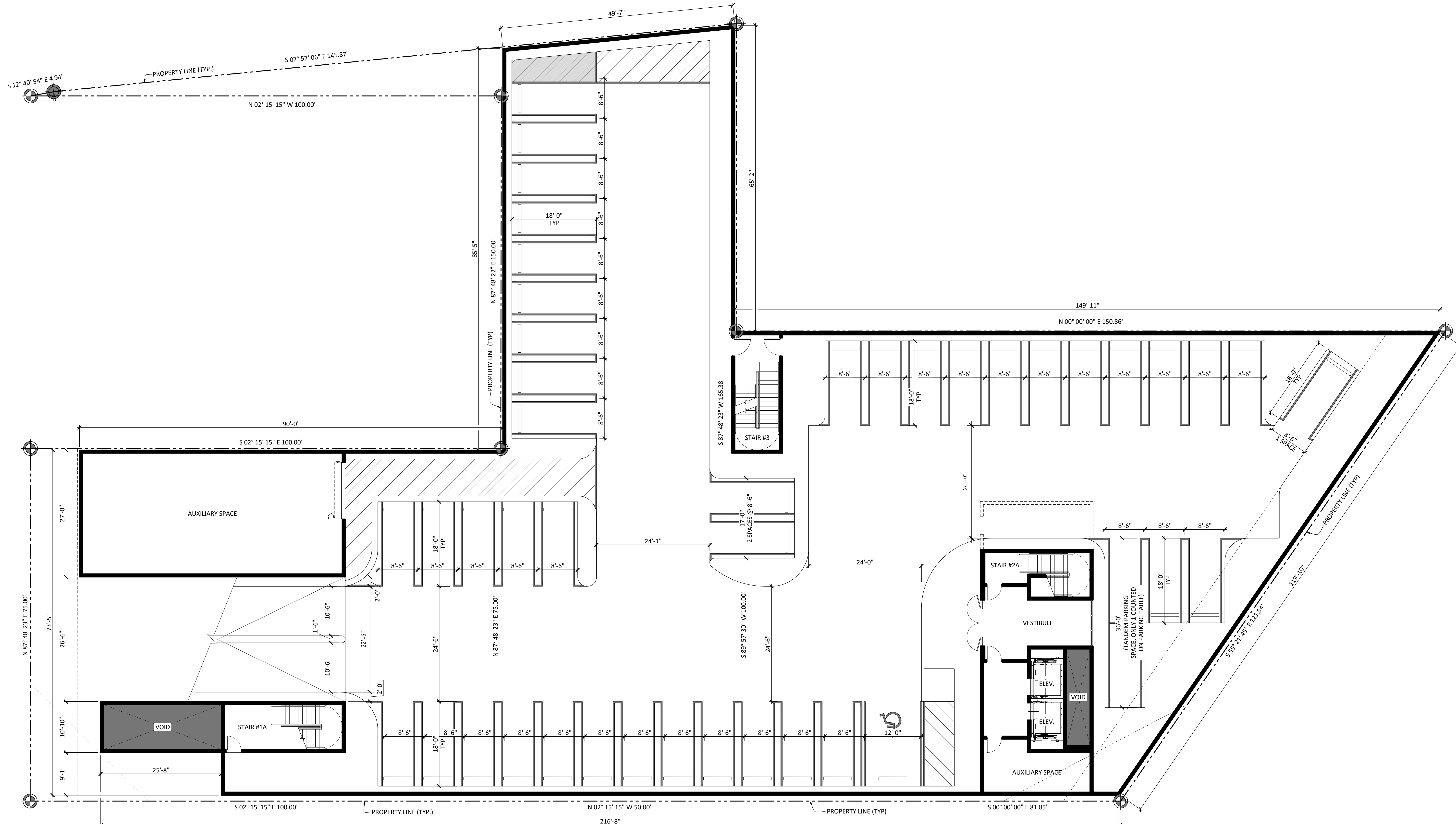
APPLICANT:

KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:

WARRANT
APPROVAL

CIVICA PROJECT No :
160212



No.	DATE	REVISION	BY

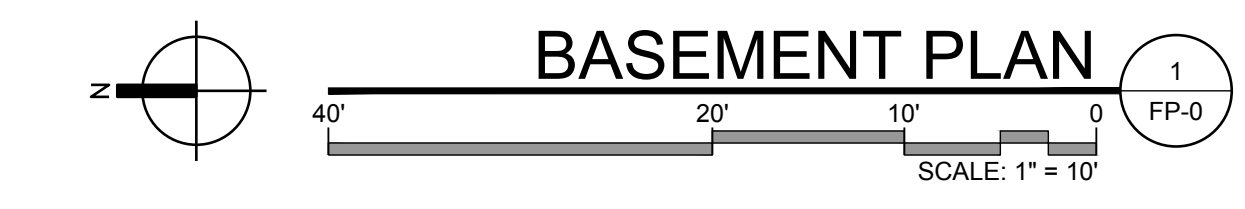
DRAWN BY AD, LH	APPROVED BY RL
DATE 10/04/2017	SCALE: 1" = 10'

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160
This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE
**BASEMENT LEVEL
FLOOR PLAN**

SHEET NUMBER
FP-0



PROJECT:

KLA ACADEMY
1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

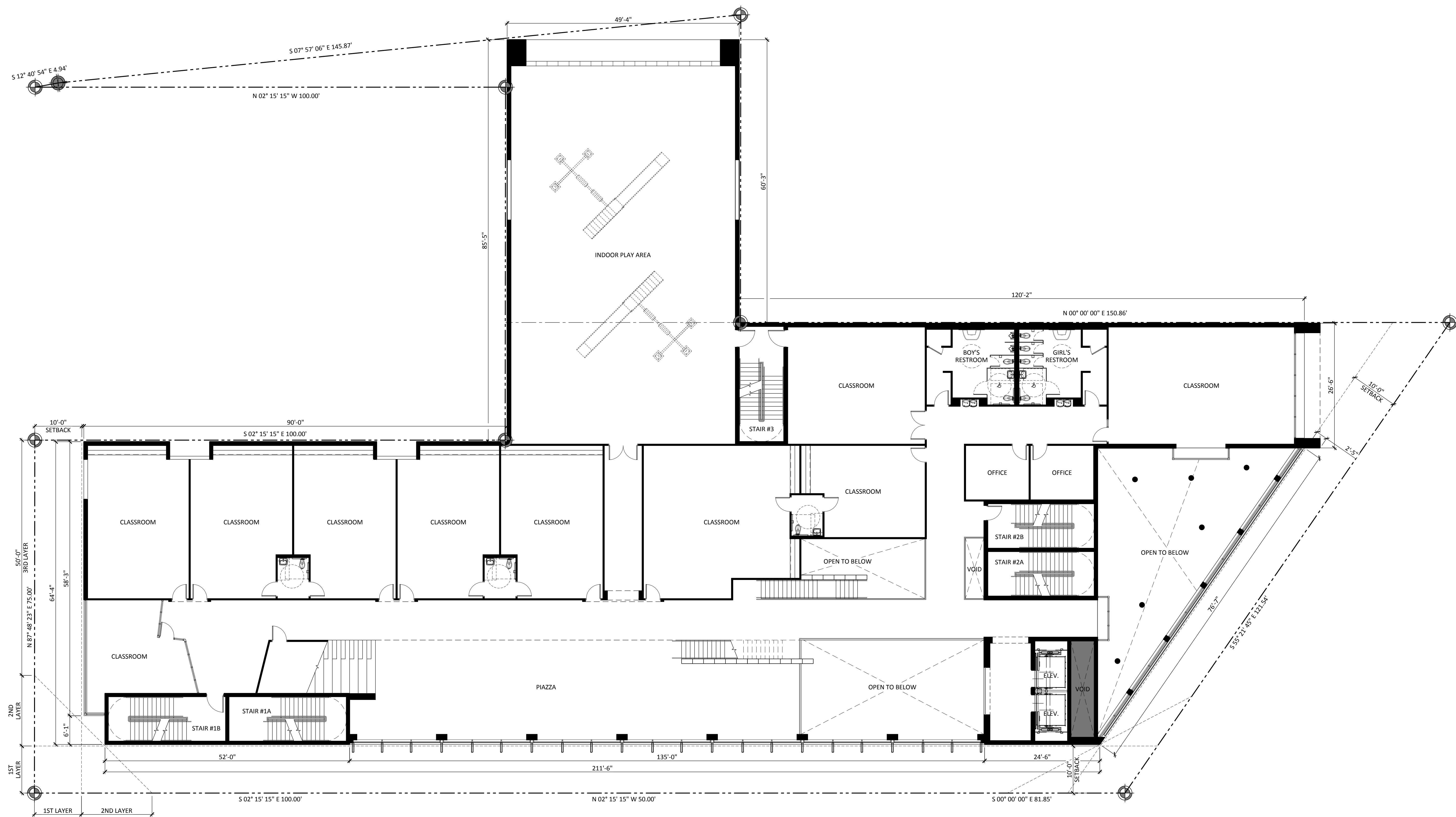
APPLICANT:

KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:

WARRANT
APPROVAL

CIVICA PROJECT No :
160212



No.	DATE	REVISION	BY

DRAWN BY: AD, LH
APPROVED BY: RL
DATE: 10/04/2017
SCALE: 1" = 10'

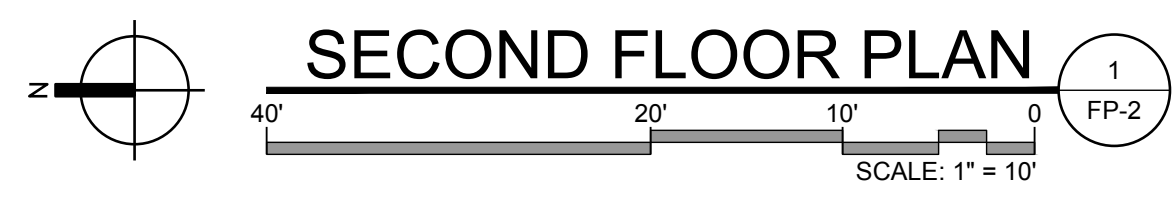
SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE
SECOND LEVEL FLOOR PLAN

SHEET NUMBER
FP-2



SECOND FLOOR PLAN

P:\2016\160212\KLA\Arch\01\160212\FP DWG.dwg, 10/3/2017 2:59 PM, adl
ARCH Full bleed @ (36.00 x 24.00 inches), 1:1

PROJECT:

KLA ACADEMY

1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

APPLICANT:

KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:

WARRANT
APPROVAL

CIVICA PROJECT No :
160212



CONTEXT PLAN

SCALE: N.T.S.



VIEW FROM SW 15TH RD.

SCALE: N.T.S. **4**
EL-3



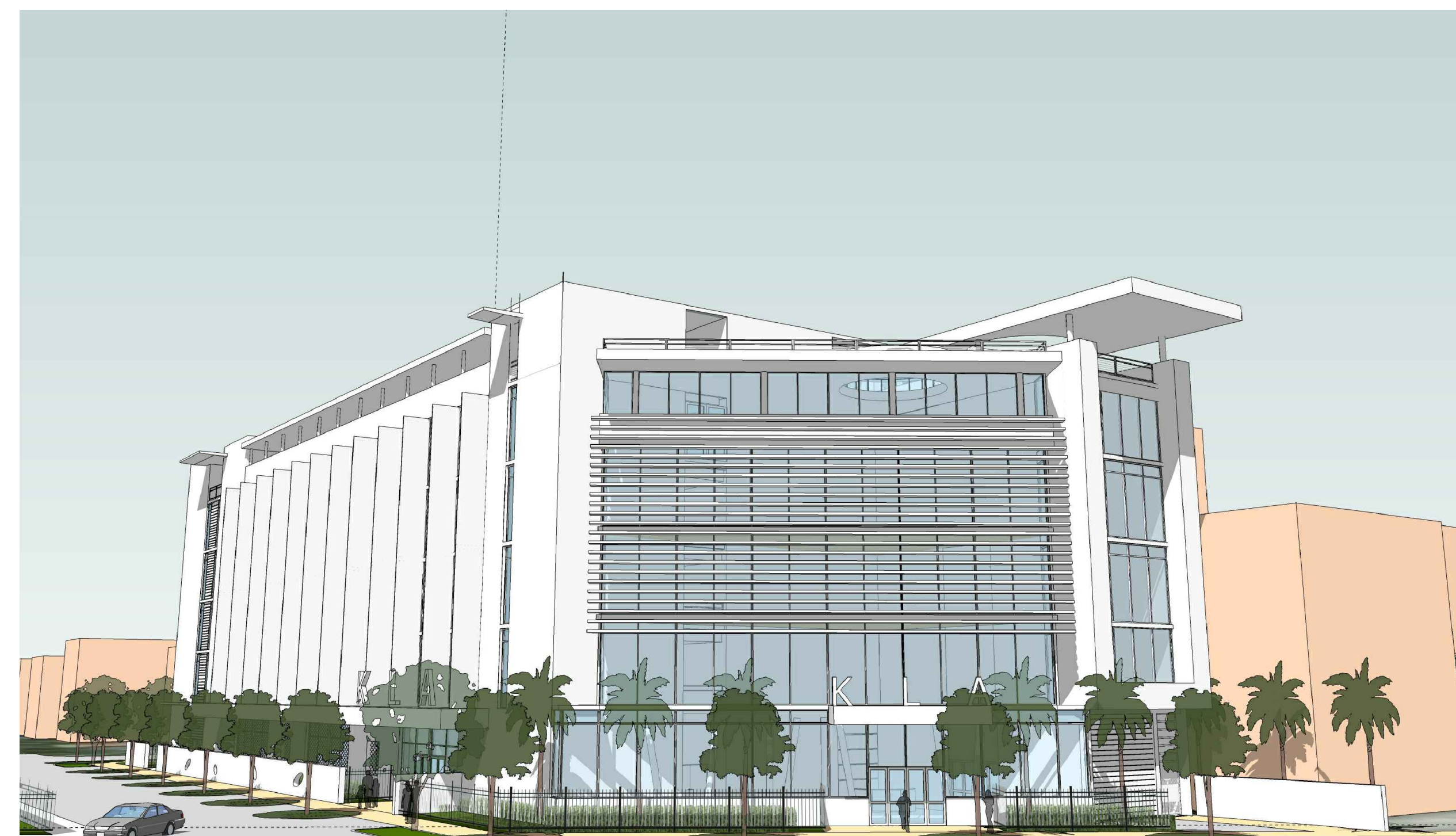
VIEW FROM SW 15TH RD.

SCALE: N.T.S. **2**
EL-3



VIEW FROM SW 4TH AVE.

SCALE: N.T.S. **3**
EL-3



VIEW FROM SW 15TH RD.

SCALE: N.T.S. **1**
EL-3

No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
GA	RL
DATE	SCALE:
10/04/2017	1" = 10'

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE

STREET VIEWS

SHEET NUMBER
EL-3

PROJECT:

KLA ACADEMY
1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

APPLICANT:

KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:

**WARRANT
APPROVAL**

**CIVICA PROJECT No :
160212**



VIEW FROM NORTHWEST ④
SCALE: N.T.S. A-10



VIEW FROM SOUTHWEST ②
SCALE: N.T.S. A-10



VIEW FROM NORTHEAST ③
SCALE: N.T.S. A-10



VIEW FROM SOUTHEAST ①
SCALE: N.T.S. A-10

No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
GA	RL
DATE	SCALE:
10/04/2017	1" = 10'

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.
COPYRIGHT © 2017

SHEET TITLE

**AERIAL
VIEWS**

SHEET NUMBER

EL-4

PROJECT:

KLA ACADEMY
1109 SW 4th AVENUE & 1131
SW 4th AVENUE
MIAMI FL 33130
FOLIO(S) # :
01-0208-030-1080 &
01-0208-030-1070 &
01-4138-169-0001

APPLICANT:

KLA HOLDING LLC
1750 CORAL WAY
SUITE 301
MIAMI, FL 33145

ISSUED FOR:

WARRANT
APPROVAL

CIVICA PROJECT No :
160212

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE SCALE:

SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

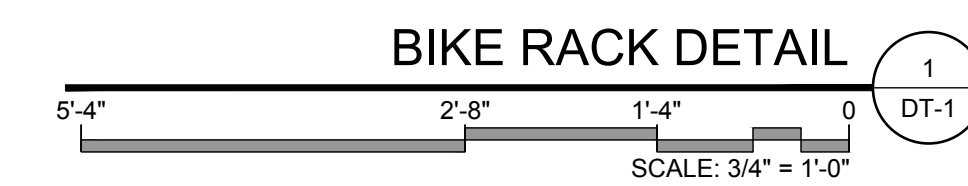
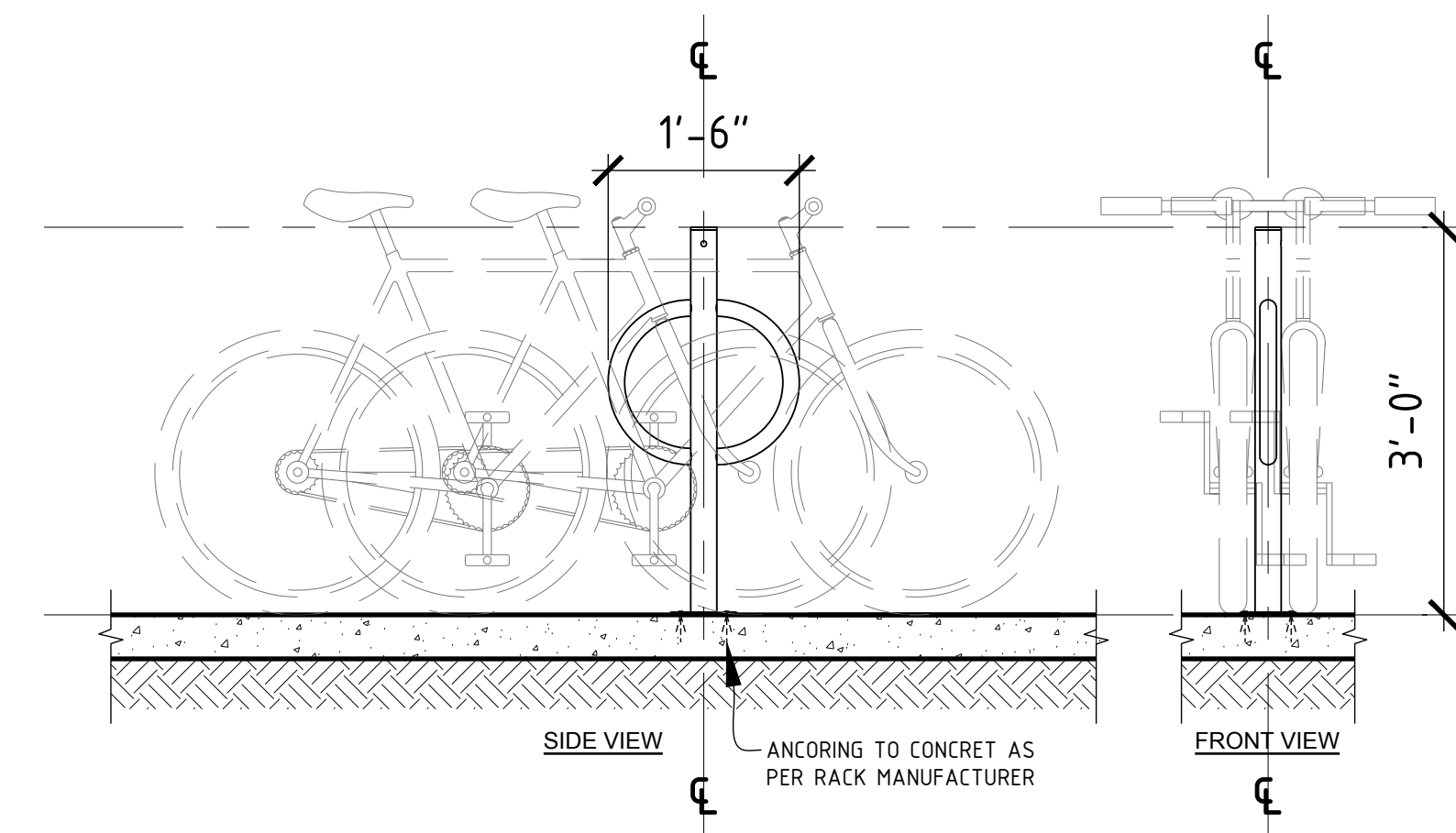
COPYRIGHT © 2017

SHEET TITLE

SITE DETAILS

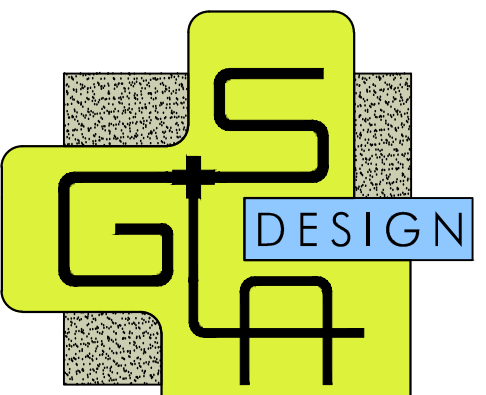
SHEET NUMBER

DT-1



BIKE RACK DETAIL

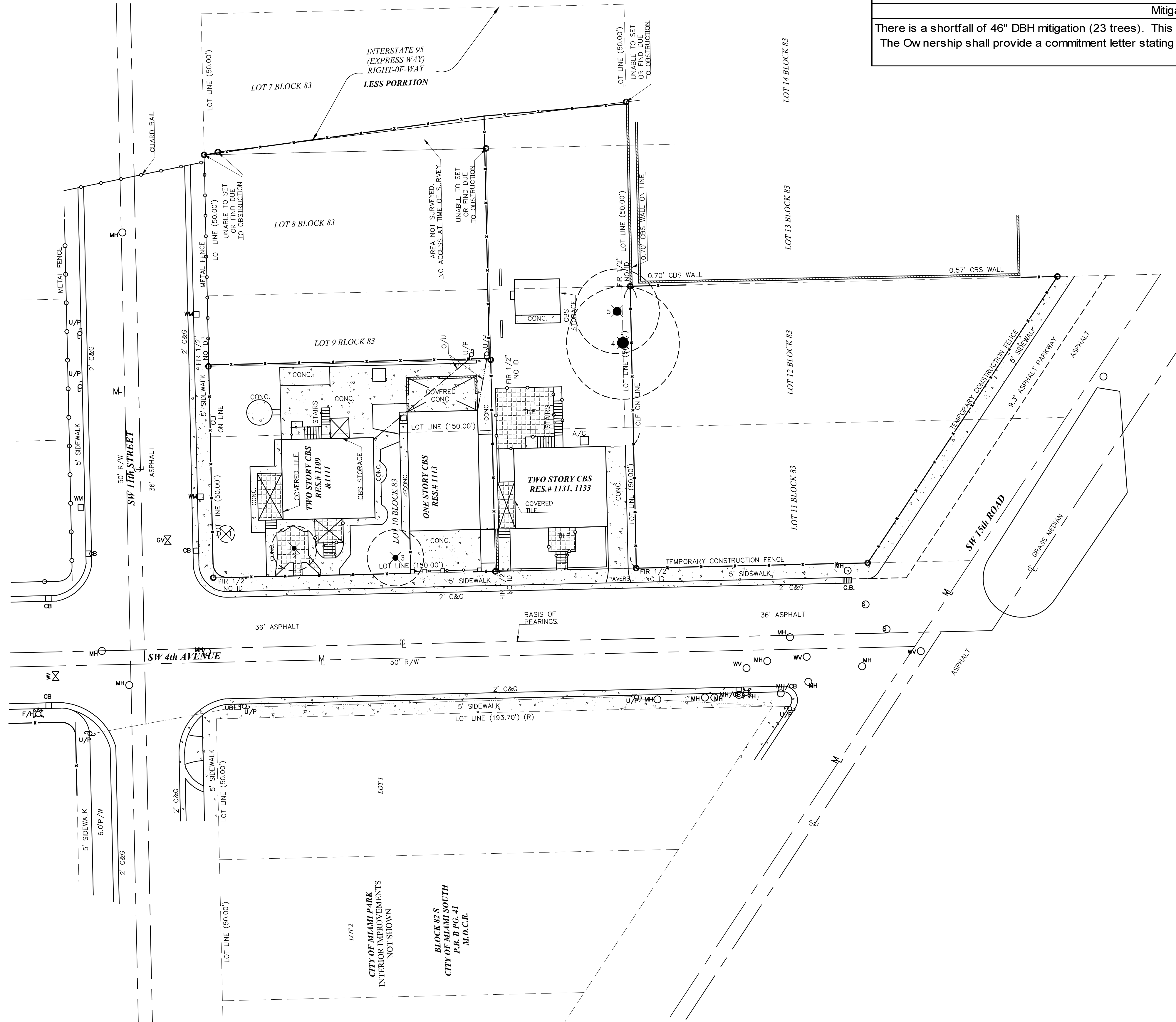
1
DT-1



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P: 305.392.1016 F: 305.392.1019
CORP. ID # 0000266

This drawing is the property of GSLA Design and is not to be reproduced or copied in whole or part without written permission. It is not to be used on any other project and is to be returned on request. Contractor is responsible for verifying all site conditions prior to proceeding with work.
COPYRIGHT © 2017

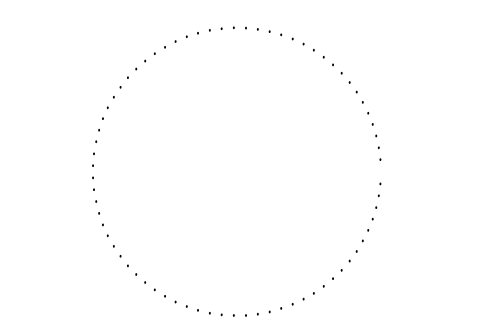
EXISTING TREE DISPOSITION LIST									
KEY	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			MITIGATION
			HT.(ft.)	SPD.(ft.)	DBH.(in.)	REMAIN	REMOVE	TRANSPL.	DBH.(in.)
1	Ptychosperma elegans	Solitaire Palm	16	6	3		X		palm
2	Dracaena marginata	Dragon Tree	16	16	42		X		42
3	Araucaria heterophylla	Norfolk Island Pine	35	20	30		X		30
4	Mangifera indica	Mango Tree	40	40	18		X		18
5	Persea americana	Avocado Tree	30	30	18		X		18
TOTAL DBH INCHES TO BE REMOVED									108
TOTAL DBH INCHES MITIGATION REQUIRED									72" DBH (36 trees) & 1 palm
TOTAL DBH INCHES MITIGATION PROVIDED									26" DBH & 1 palm
Mitigation provided by 3 - 2" DBH Simpson's Stoppers, 5 - 4" DBH Live Oaks and 1 Solitaire Palm									
There is a shortfall of 46" DBH mitigation (23 trees). This will be accomplished by a donation of trees and palms to be planted in a City of Miami Park. The Ownership shall provide a commitment letter stating this intention. If planting these mitigation trees in a City park is unfeasible then a donation to the City of Miami Tree Trust Fund shall be made for a total of \$23,000.									



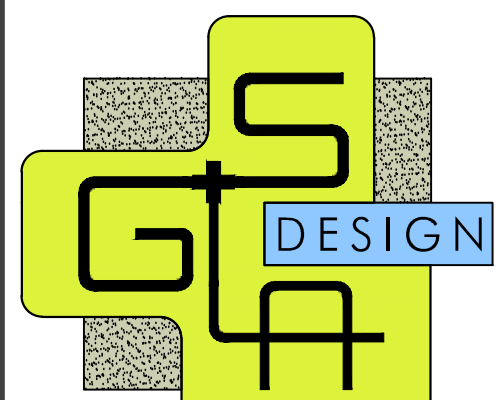
KLA - MIAMI
1109-13 & 1131-33 SW 4TH AVENUE
MIAMI, FL 33130

REV.	
TITLE	EXISTING TREE DISPOSITION PLAN

DATE 10.02.2017
SCALE as noted
SHEET LA1.01



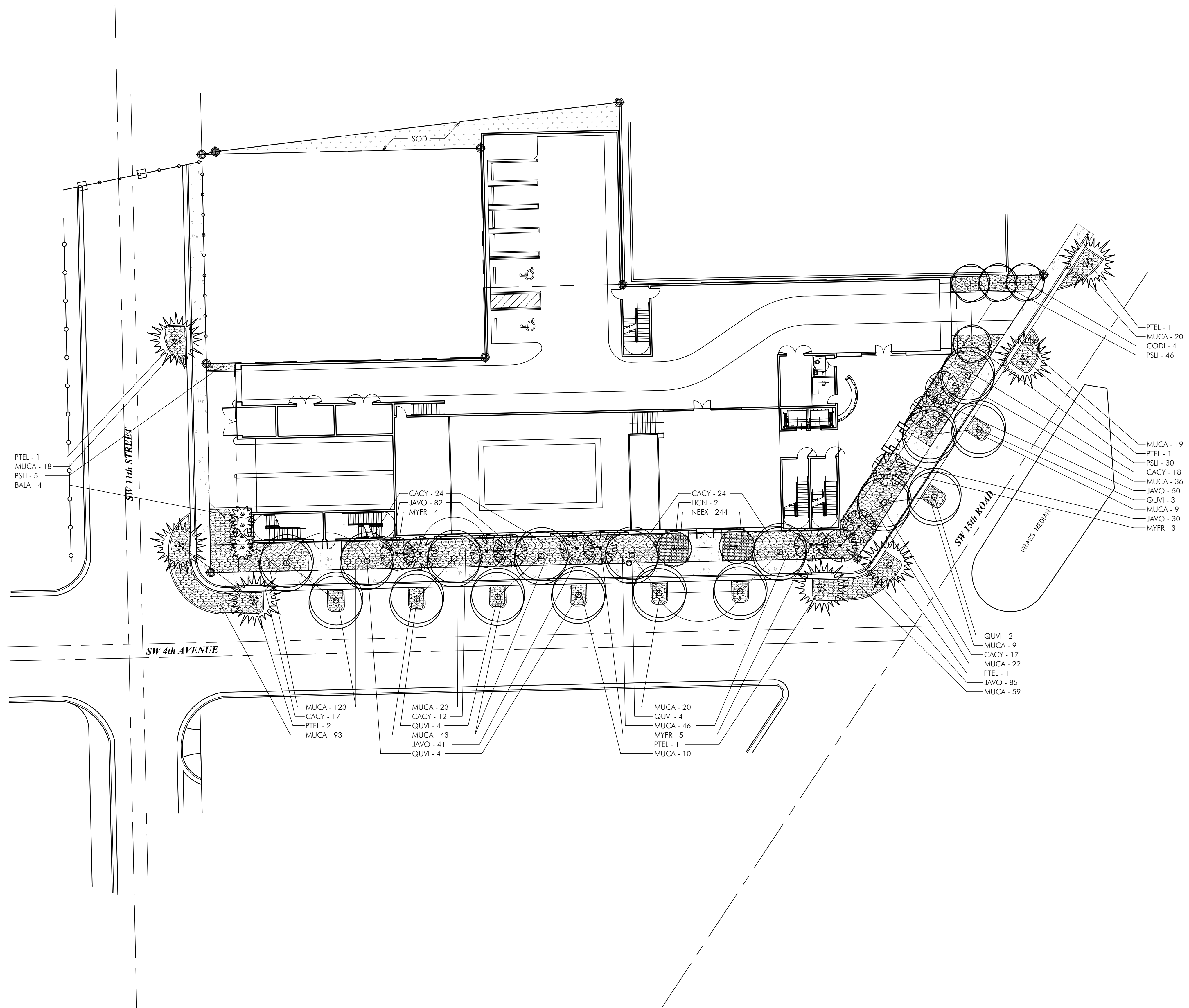
1
LA1.1
SCALE: 1" = 20'
EXISTING TREE DISPOSITION PLAN



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADDESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

This drawing is the property of GSLA Design and is not to be reproduced or copied in whole or part without written permission. It is not to be used on any other project and is to be returned on request. Contractor is responsible for verifying all site conditions prior to proceeding with work.
COPYRIGHT © 2017

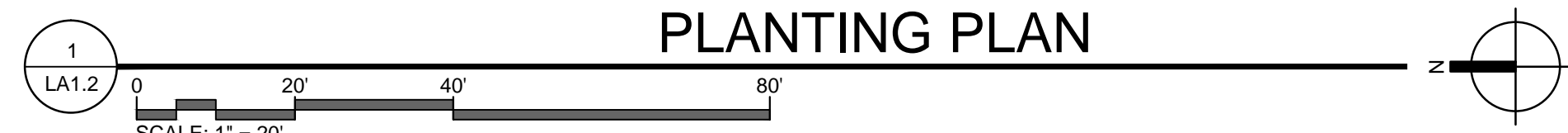
NOTE: AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP WILL BE PROVIDED AT TIME OF PERMITTING.



PLANT LIST					
TREES					
KEY	PLANT NAME	QTY.	UT.	SIZE	
CODI	Coccoloba diversifolia ..Pigeon Plum	4	ea.	12' tall x 5' spread, 2" DBH	
MYFR	Myrcianthes fragrans ..Simpson's Stopper	12	ea.	12' tall x 4'-5' spread, lifted to treeform, 3 trunks max. (totalling 2" DBH)	
QUVI	Quercus virginiana ..Live Oak	17	ea.	16' tall x 6' spread, 4" DBH, 5' CT	
PALMS					
KEY	PLANT NAME	QTY.	UT.	SIZE	
LICN	Livistona chinensis ..Chinese Fan Palm	2	ea.	16' tall overall	
PTEL	Ptychosperma elegans ..Solitaire Palm	7	ea.	16' tall overall, triple trunk, all heads same height	
BAMBOO & OTHER NON-PALMS					
KEY	PLANT NAME	QTY.	UT.	SIZE	
BALA	Bambusa lako ..Tropical Black Bamboo	4	ea.	18'-20' tall, 5-6 culms per clump	
SHRUBS AND GROUNDCOVERS					
KEY	PLANT NAME	QTY.	UT.	SIZE	
CACY	Capparis cynophallophora ..Jamaican Caper	112	ea.	30" x 24", install 30" o.c.	
JAVO	Jasminum volubile ..Wax Jasmine	288	ea.	18" x 18", install 24" o.c.	
MUCA	Muhlenbergia capillaris ..Muhly Grass	550	ea.	3 gallon cans, install 24" o.c.	
NEEX	Nephrolepis exaltata Bostoniensis ..Boston Fern	244	ea.	1 gallon cans, full, install 12" o.c.	
PSLI	Psychotria ligustrifolia ..Dwarf Coffee	81	ea.	18" x 18", install 24" o.c.	
MISCELLANEOUS					
sod	St. Augustine "Floratum"	as req.	s.f.	solid sod	
	Planting Soil	as req.	c.y.		
	80% Silica Sand				
	20% Everglades Muck				
	Shredded Melaluca Mulch	as req.	c.y.		

LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)						
Zoning District:	T-5L (R-3)	Net Lot Area:	0.64	(acres)	27,817	(square feet)
OPEN SPACE						
A.	Square feet of open space required by Miami 21, as indicated on site plan:	REQUIRED	PROVIDED			
	Net Lot area = 27,817 square feet x 5 % = 1,391 square feet	1,391	5,567			
B.	Square feet of parking lot open space required by Article 9, as indicated on site plan:					
	Number of parking spaces 0 x 10 square feet per parking space =					
C.	Total square feet of landscaped open space required: A+B=	1,391	5,567			
LAWN AREA CALCULATION						
A.	Total square feet of landscape open space required by Miami 21	1,391	1,391			
B.	Maximum lawn area (sod) permitted =	278	250			
TREES						
A.	The number of trees required per net lot acre, less exist. number of trees meeting min. req.	15	13			
	$122 \text{ trees} \times 0.64 \text{ net lot acres} = \text{number of existing trees}$	10	4			
B.	% Palms allowed: Number of trees provided x 30%	5	33			
C.	% Natives required: Number of trees provided x 30%	3	33			
D.	% drought tolerant and low maintenance: Number of trees provided x 20%	3	33			
Site tree requirement is being met with 4 Pigeon Plums, 9 Simpson's Stoppers, 2 Solitaire Palms and 2 Chinese Fan Palms (Solitaire Palms and Chinese Fan Palms count as 2 total trees)						
E.	Street trees (max. average spacing of 30' o.c.):	13	13			
	$392 \text{ linear feet along street} / 30 =$	3	4			
	% palms permitted to count towards street trees in 1:1 basis x 30%					
Street tree requirement is being met with 12 Live Oaks and 4 Solitaire Palms						
F.	Street trees located directly beneath power lines: (max. average spacing 25' o.c.):		0			
	$0 \text{ linear feet along street} / 25 =$		0			
Street tree requirement is being met with 12 Live Oaks and 4 Solitaire Palms						
SHRUBS						
A.	Number of shrubs required: Number of trees required x 10 =	280	950			
B.	% Number of Native shrubs required: Number of shrubs provided x 30% =	84	950			
C.	% Drought tolerant and low maintenance required: Number of shrubs provided x 20% =	84	950			
There is an excess of 8 trees (3 Simpson's Stoppers and 5 Live Oaks) and 1 palm (Solitaire Palm). These trees shall be applied to the mitigation requirements for trees being removed.						

KLA - MIAMI
1109-13 & 1131-33 SW 4TH AVENUE
MIAMI, FL 33130



PLANTING PLAN

REV.	TITLE
	PLANTING PLAN

Ken Gardner
Kath Semler
DATE 10.02.2017
SCALE as noted
SHEET LA1.02

