



***Application No.:***

***SP 2018-020***

**Attachment "A"**

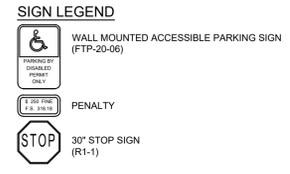
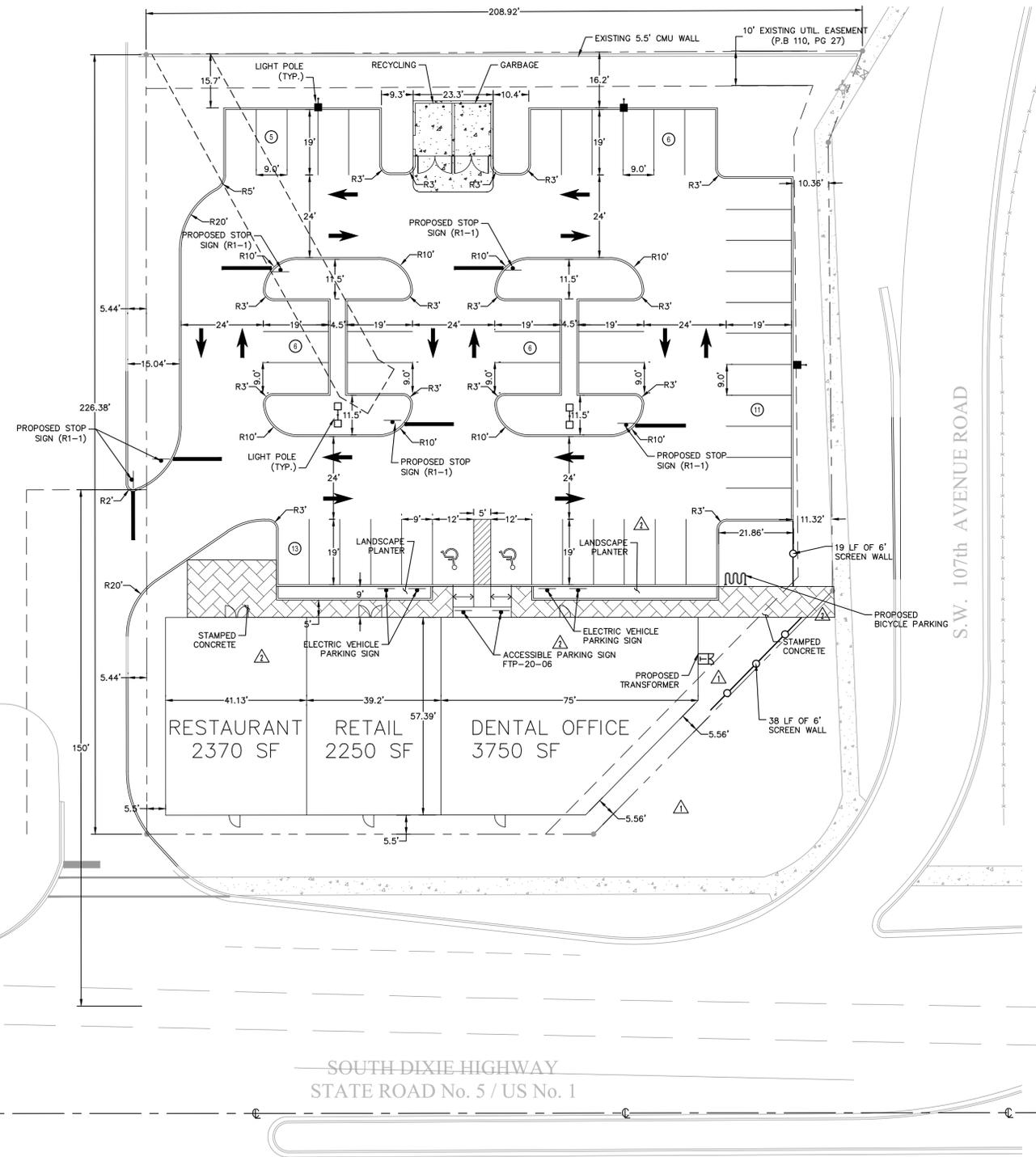
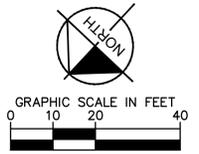
**Site Plan**

Zoning Workshop

Frontier Building Corp.

Development of a Commercial Mixed-Use Project.

Plotted By: Daugherty, Alex - Sheet Set: FRONTIER-CUTLER BAY - Layout: C-101 - SITE PLAN - January 07, 2019 - 10:36:15am - K:\VRB - DEVA\047568011 - Frontier - Cutler - Box\CAD - PlanSheets\C-100 - SITE PLAN.dwg  
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**SITE DATA**

LOCATION: SECTION 5 TOWNSHIP 56 S RANGE 40 E  
 ADDRESS: 19875 SOUTH DIXIE HIGHWAY CUTLER BAY, FL 33157

ZONING: TRC (TRANSIT CORRIDOR)  
 LAND USE: MIXED USE

FLOOD ZONE: BY SCALE DETERMINATION THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NFIP COMMUNITY NUMBER 120219 MAP/PANEL NUMBER 12086C0603, SUFFIX L, FIRM PANEL EFFECTIVE/REVISED DATE 09-11-2009.

SITE AREA: 43,060 SF      0.99 AC

LOT COVERAGE: 43,060 SF      100%  
 BUILDING AREA: 8,370 SF      19.44%  
 IMPERVIOUS AREA: 23,728 SF      55.1%  
 PERVIOUS AREA: 10,962 SF      25.46%

FLOOR AREA RATIO: 8,370 SF / 43,060 SF = 0.19

**PARKING SUMMARY**

REQUIRED PARKING RATIO

DENTAL OFFICE	1 PER 400 SF = 3750/400 = 9.4 = 10 SPACES
COMMERCIAL RETAIL RESTAURANT	1 PER 300 SF = 2250/300 = 7.50 = 8 SPACES
	1 PER 50 SF OF SEATING AREA = 1422/50 = 28.4 = 29 SPACES

\*6 BICYCLE SPACES REQUIRED FOR EVERY 50,000 SF. PROVIDED 6 SPACES  
 \*\*5% OF PARKING REQUIRED MUST BE ELECTRICAL VEHICLE PARKING  
 REQUIRED = 5% OF 47 SPACES = 3 SPACE  
 PROVIDED = 3 SPACES

STANDARD	EXISTING	REQUIRED	PROVIDED
ACCESSIBLE PER ADA	34	45	45
TOTAL PARKING	2	2	2

**UTILITY PROVIDERS**

GAS: FLORIDA CITY GAS  
 POWER: FLORIDA POWER & LIGHT  
 WATER/SEWER: MIAMI DADE WATER AND SEWER DEPARTMENT  
 STORM: MIAMI DADE PUBLIC WORKS AND TRAFFIC



LICENSED PROFESSIONAL

KHA PROJECT: 047568011  
 DATE: 06/20/2018  
 SCALE: AS SHOWN  
 DESIGNED BY: ACY  
 DRAWN BY: ACT  
 CHECKED BY: ERB

BLAINE BERGSTRASSER, P.E.  
 FLORIDA LICENSE NUMBER: 84598

**SITE PLAN**

FRONTIER CUTLER  
 PREPARED FOR  
 FRONTIER DEVELOPMENT  
 LLC

CUTLER BAY FLORIDA

SHEET NUMBER  
**C-101**

SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

**811**  
 Know what's below.  
 Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

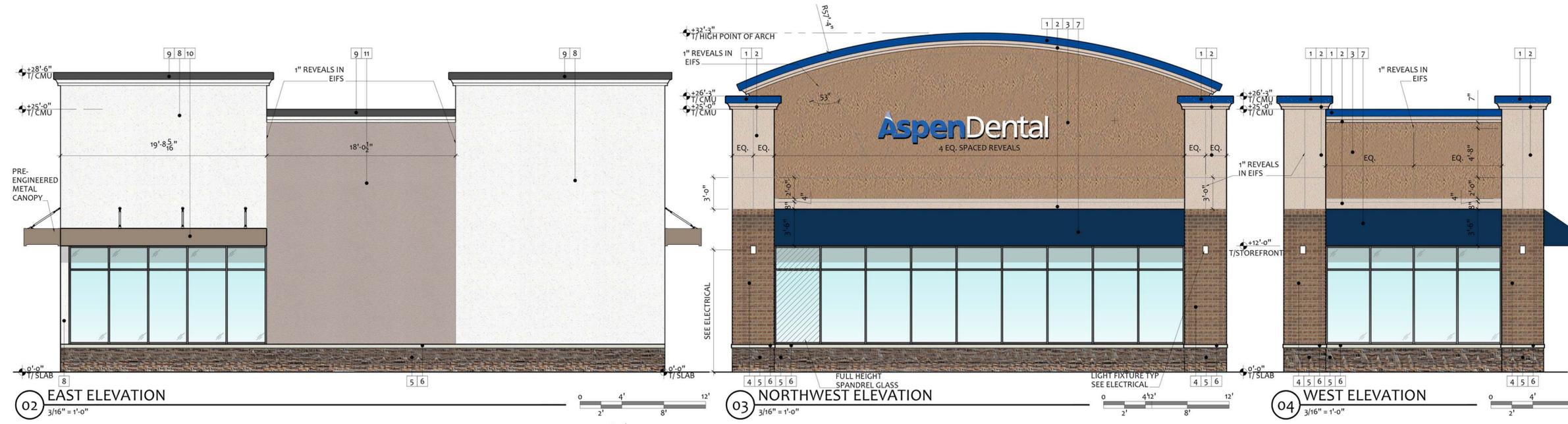


### CUTLER BAY, FL CODE OF ORDINANCES 2/7/2018

Sec. 3-80.- Nonresidential and mixed use.  
 (u) Building shall incorporate a minimum of eight of the following design treatments:

(1) Canopies or portico integrated with the building's massive and style;	PROVIDED
(2) Overhangs with a minimum of three feet in depth along the building facade;	
(3) Arcades with a minimum of eight feet clear in width along the building facade;	
(4) Artwork accessible and visible to the public;	
(5) Raised cornice or building banding with a minimum of two relieves along the building facade;	PROVIDED
(6) Peaked roof forms;	
(7) Consistent pattern of arches across the street level primary building facade;	PROVIDED
(8) Consistent rhythm of display windows across the street level primary building facade;	PROVIDED
(9) Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;	PROVIDED
(10) Projected and covered entry with a minimum of five feet in width;	PROVIDED
(11) Metal or tile roof as the dominant roof material;	
(12) Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consistent of a minimum of 100 square feet;	
(13) Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatments shall minimum of 60 percent of walkway area;	PROVIDED SEE CIVIL
(14) Water elements, such as a decorative fountain or similar water feature, a minimum of 300 square feet in area;	
(15) Integration of porous surfaces over at least 1,000 square feet or 25 percent of a pervious area, whichever is greater.	PROVIDED

05 NORTH ELEVATION  
3/16" = 1'-0"



02 EAST ELEVATION  
3/16" = 1'-0"

03 NORTHWEST ELEVATION  
3/16" = 1'-0"

04 WEST ELEVATION  
3/16" = 1'-0"

### FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	FABRIC AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 1412 POLO BLUE
8	EIFS #3	DRYVIT	101 SUPER WHITE
9	PRE-ENGINEERED CANOPY	PER TENANT INSTRUCTION	PEBBLE GRAY
10	PRE-FINISHED METAL COPING	FIRESTONE UNA-CLAD	CHARCOAL GRAY
11	EIFS #4	DRYVIT	6104 SMOKE SIGNAL

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17 AUG 2018

NOT FOR CONSTRUCTION

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### REVISIONS

#	DATE	DESC.
-	-	PERMIT SUBMITTAL

PROJECT NAME:  
**ASPEN DENTAL**

19875 S. Dixie Hwy  
 Cutler Bay, FL 33157



01 SOUTH ELEVATION  
3/16" = 1'-0"

DATE: 17 AUG 2018	DRAWN BY: ML
JOB NAME: CUTLER BAY FL	CHECKED BY: KDM
SHEET NAME: EXTERIOR ELEVATIONS	<b>A-301</b>