



Application No.:

SP 2018-020

Attachment "A"

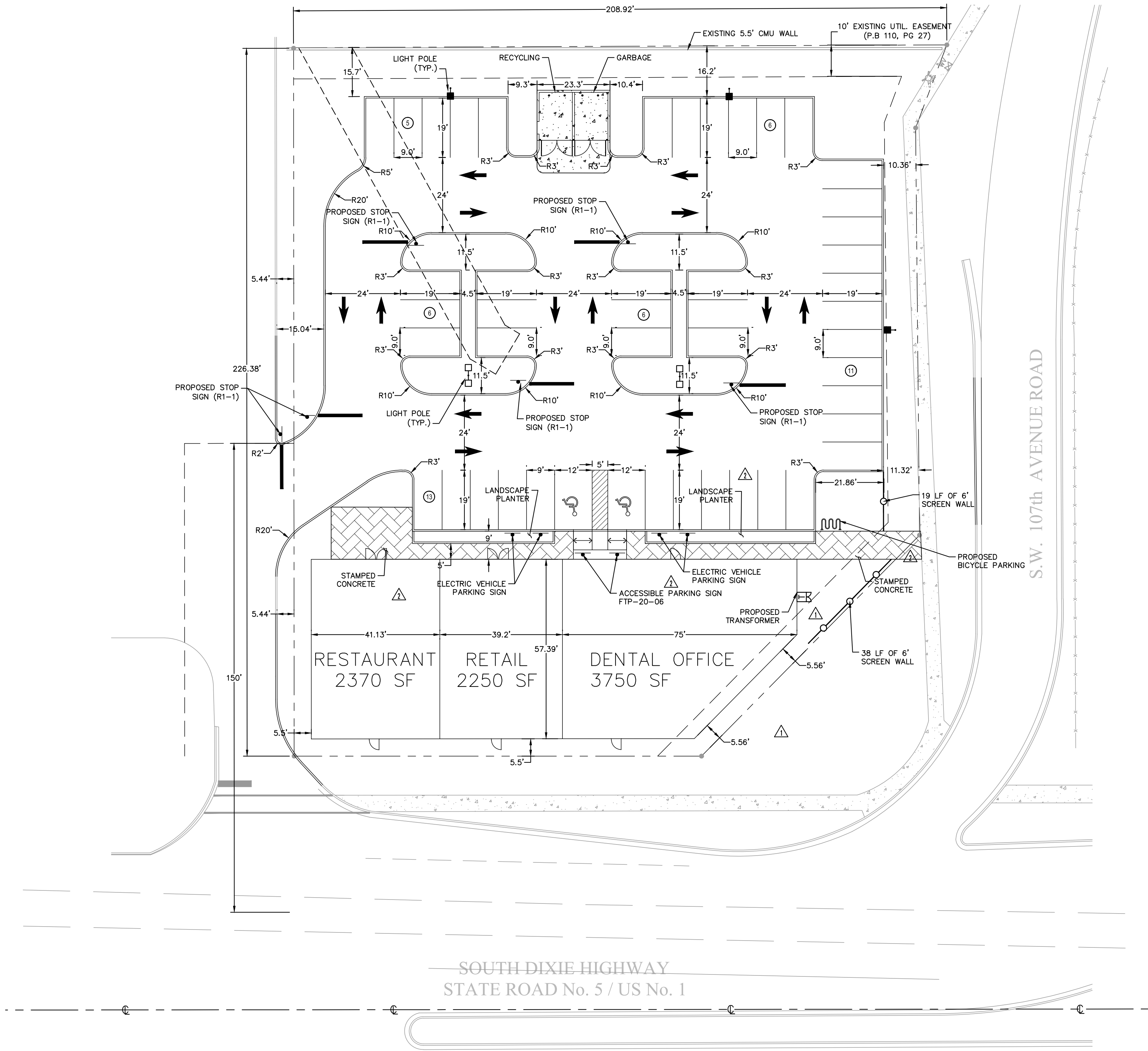
Site Plan

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 02, 2019 10:36:15am K:\VRB-LDEV\047568011 Frontier - Cutler Box\CAD\PlanSheets\C-100 SITE PLAN.dwg
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SIGN LEGEND

WALL MOUNTED ACCESSIBLE PARKING SIGN (FTP-20-06)

PENALTY

30" STOP SIGN (R1-1)

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
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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	1 PER 300 SF = 2250/300 = 7.50 = 8 SPACES
RESTAURANT	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

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

TOTAL PARKING	36	47	47
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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

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
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

FRONTIER CUTLER
PREPARED FOR
FRONTIER DEVELOPMENT
LLC

CUTLER BAY
FLORIDA

SHEET NUMBER
C-101

Kimley»Horn

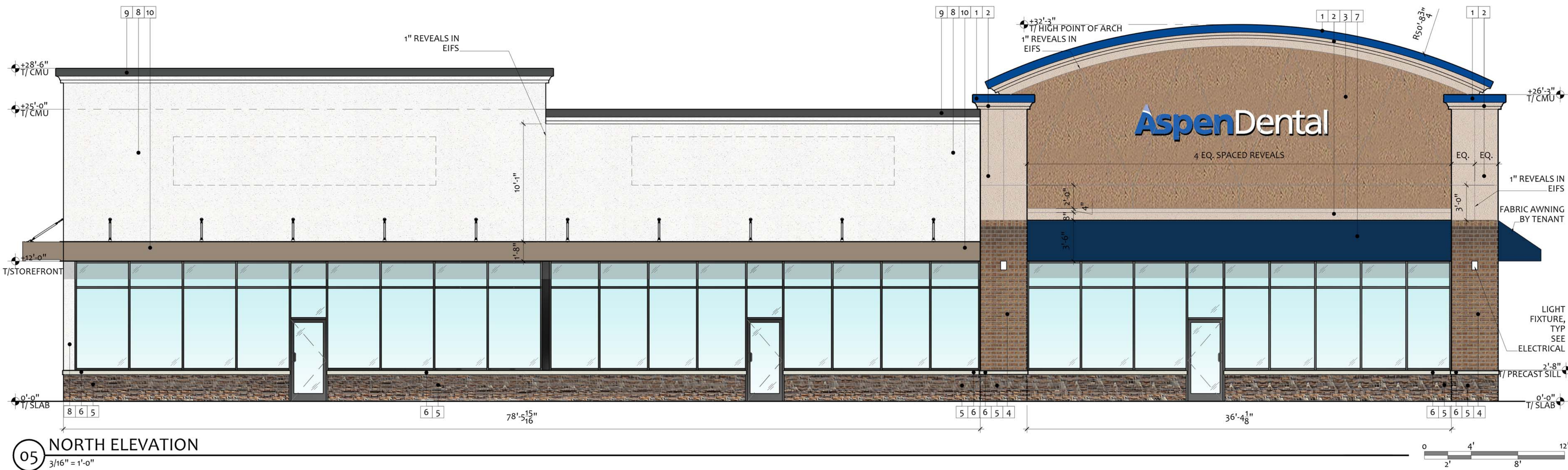
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WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE NUMBER
84598

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

SITE PLAN

PER VILLAGE COMMENTS
01-03-19 ACY
PER VILLAGE COMMENTS
08-14-18 ACY
PER VILLAGE COMMENTS
08-13-18 AMD
REVISIONS
No. DATE BY



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	

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17 AUG 2018

NOT FOR
CONSTRUCTION

☐ Mark Adams, AIA
FL REG.#AR0094473
☐ Kimberly Day McCann, AIA
FL REG.#AR0091738



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	PREFINISHED METAL COPING	FIRESTONE UNA-CLAD	CHARCOAL GRAY
11	EIFS #4	DRYVIT	6104 SMOKE SIGNAL

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ARCHITECTURE
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REVISIONS		
#	DATE	DESC.
-	-	PERMIT SUBMITTAL

PROJECT NAME:

ASPEN DENTAL

19875 S. Dixie Hwy
Cutler Bay, FL 33157

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