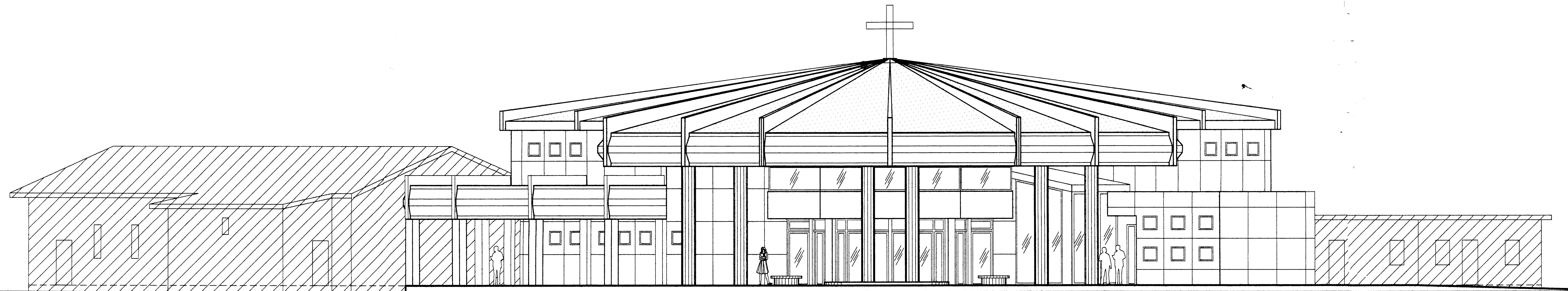


PROPOSED EXPANSION FOR TRIUMPHANT CHURCH OF GOD OF PHROPHECY



MAIN ELEVATION
SCALE: 1/8"=1'-0"

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CARLOS J. MOURIN
PROFESSIONAL ARCHITECT
STATE OF FLORIDA
LICENSE No. 7671

SEAL

DATE	SYM	REVISION-RECORD	CK
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PROPOSED EXPANSION FOR
TRIUMPHANT CHURCH
OF GOD OF PHROPHECY
21450 SW 112 rd AVE
MIAMI GOULDS FLORIDA 33189

DRAWN: ISMAEL ALLENDES
DATE: 071706
SCALE: 1/8"=1'-0"
FILE: 2006-02
APPROVED: _____

Sheet
A-1
1 OF 4

LEGAL DESCRIPTION:

A PORTION OF NORTH 225 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 7 AND RUN NORTH 01°01'34" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR 480.26 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SOUTH 89°11'31" WEST, 293.25 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, NORTH 0°59'07" WEST, 182.79 FEET; THENCE ALONG THE NORTH LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, NORTH 89°04'02" EAST 158.20 FEET; THENCE SOUTH 01°01'34" EAST, 75 FEET, THENCE NORTH 89°04'02" EAST, 135 FEET; THENCE PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 TO THE POINT OF BEGINNING, SOUTH 01°01'34" EAST 108.43 FEET; LAYING AND BEING IN MIAMI DADE COUNTY, FLORIDA, AND THE NORTH 75 FEET OF THE EAST 185 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 AND RANGE 40 EAST.

PROJECT INFORMATION

ZONING INFORMATION:
AREA AND ZONING INFORMATION:

ZONING :	RU-2
GROSS LOT AREA :	62,854 SF
NET LOT AREA 183.11' X 293.19' :	53,693 SF
MAX. LOT COVERAGE 35% OF NET AREA:	18,793 SF
EXISTING BUILDING "A" :	2,951 SF
EXISTING BUILDING "B" :	589 SF
TOTAL EXISTING BUILDING "A" + "B" :	3,540 SF
EXPANSION CHURCH FIRST FLOOR :	6,495 SF
EXPANSION CHURCH SECOND FLOOR :	3,217 SF
TOTAL EXPANSION CHURCH :	9,712 SF
EXTERIOR CORRIDOR AND PLAZA :	1,358 SF
PROPOSED CHILD CARE :	1,717 SF
FOOTPRINT :	13,110 SF
BUILDING HEIGHT REQUIRED:	35'-0"
BUILDING HEIGHT PROPOSED:	34'-0"
NUMBERS OF STORIES :	TWO

LANDSCAPE INFORMATION
 GREEN AREA REQ'D 15% = 1,564 SF
 PROPOSED GREEN AREA X % = 6,703 SF

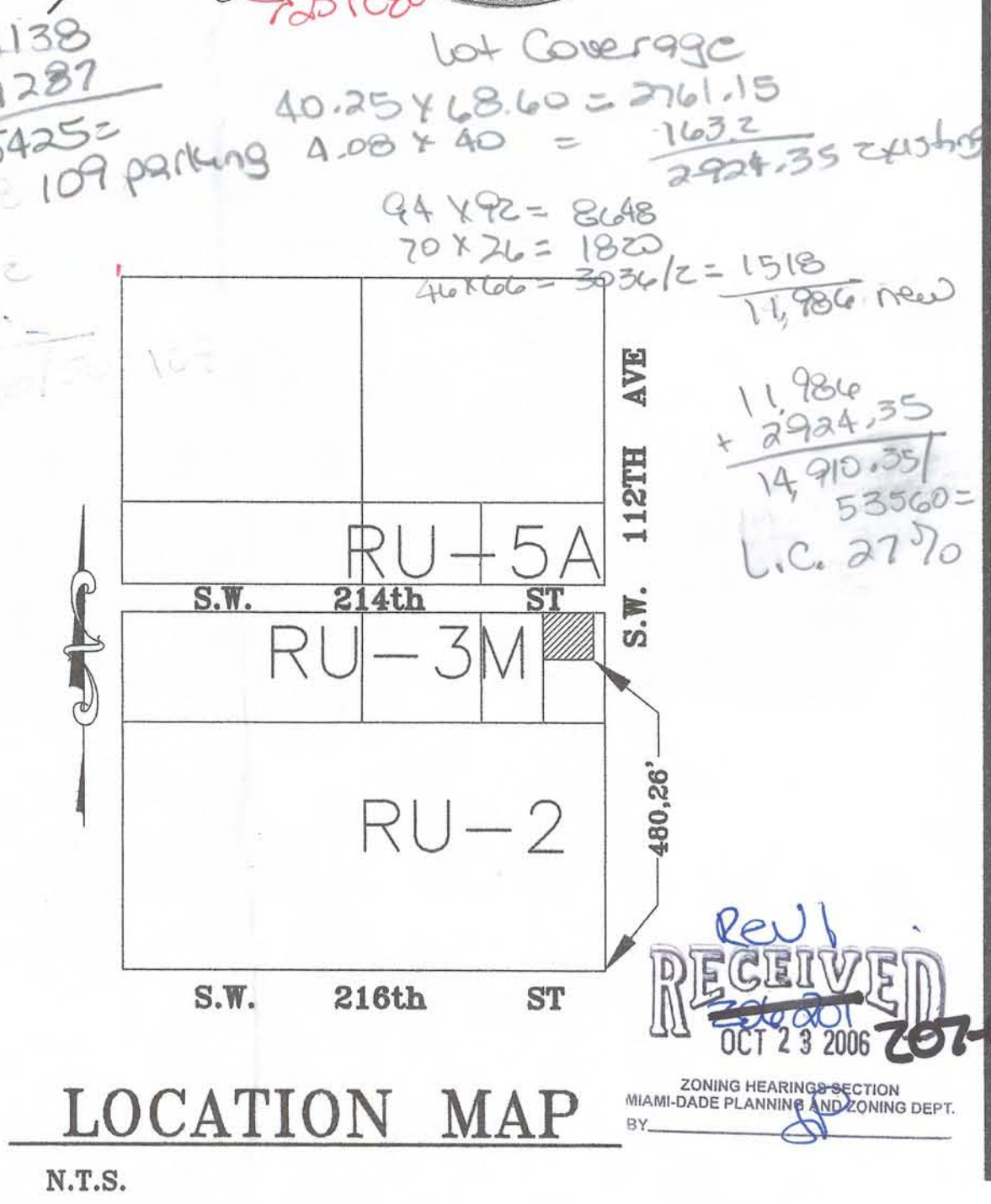
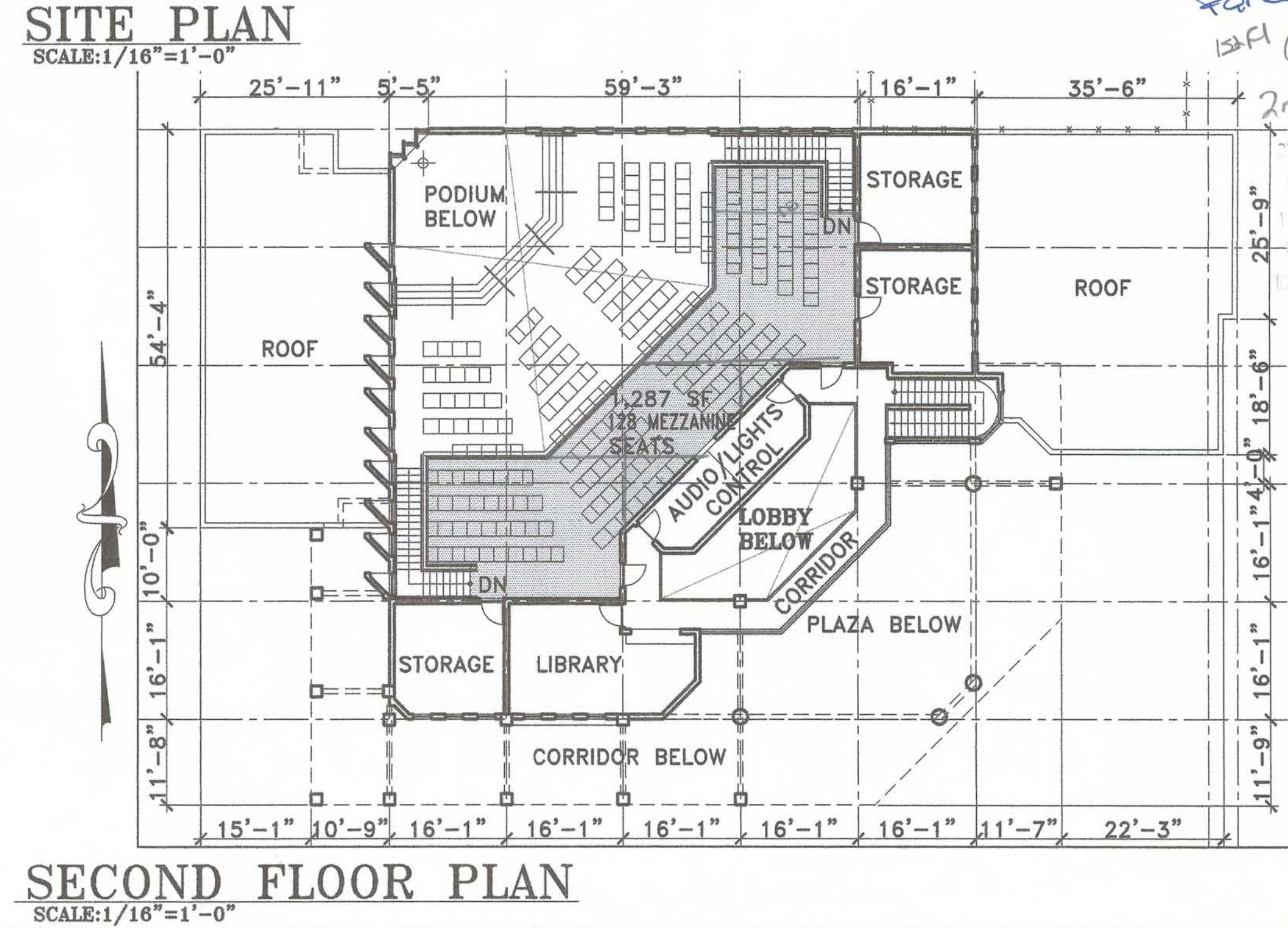
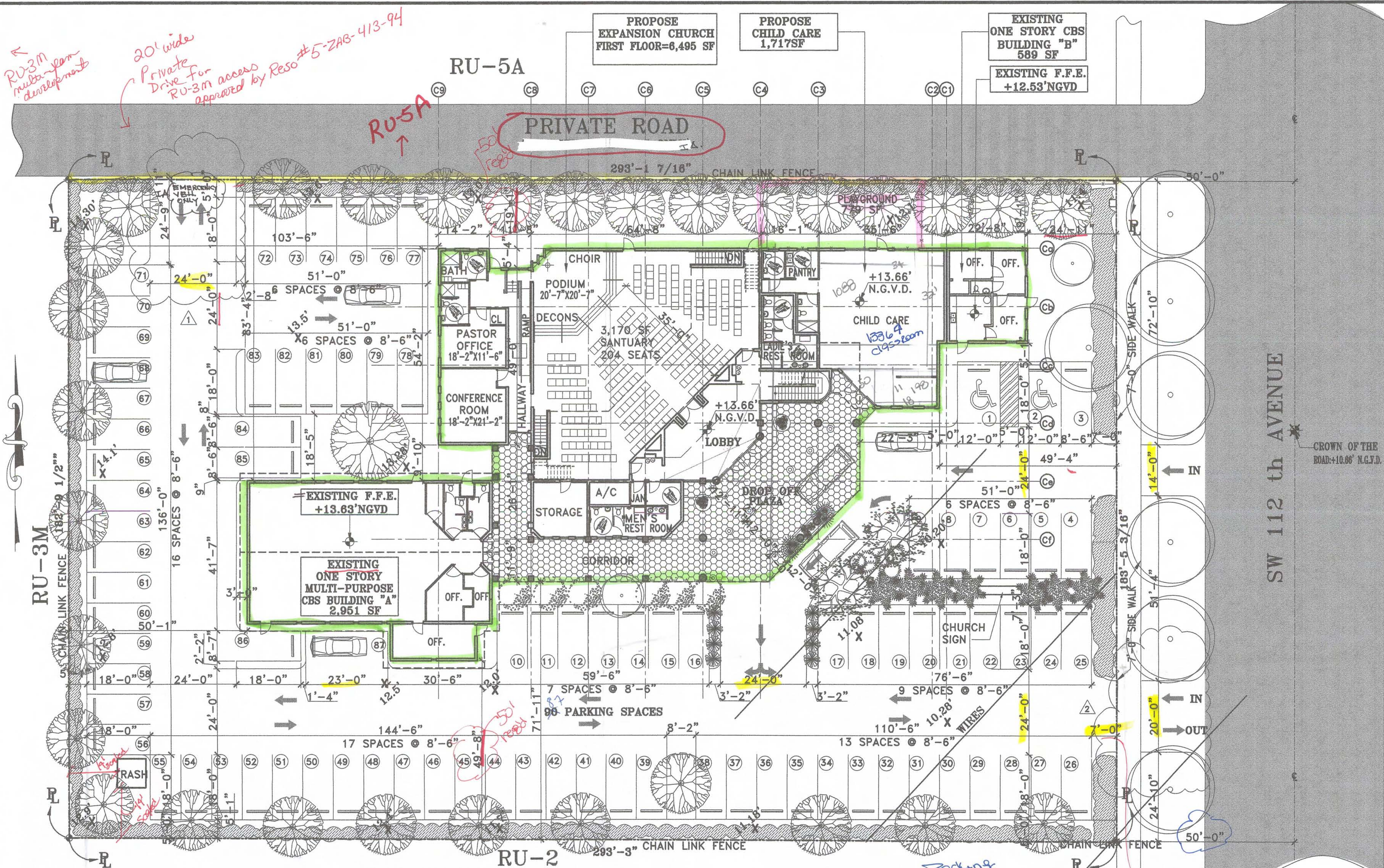
SET BACKS:	FRONT:	REAR:	SIDE:
REQUIRED	25'-0"	50'-0"	50'-0"
EXISTING	25'-0"	50'-1"	49'-8"
PROPOSED	49'-4"	103'-6"	19'-1"/71'-11"

PARKING:

REQUIRED:	PROVIDED
REGULAR STALLS: 93	87 (INCLUDED 2 ACCESSIBLE)

FLOOD INFORMATION
 FLOOD ZONE = X

SCOPE OF WORK
 SPECIAL EXCEPTION TO EXPAND A PREVIOUS APPROVED CHURCH RESOLUTION NO 4 -ZAB-149-88. 93 PARKING REQUIRED AND 90 PROVIDED. 50'-0" SET BACK REQUIRED FOR PUBLIC ASSEMBLY AND 19'-1" PROVIDED. PARKING WITHIN 25'-0" OF THE FRONT.



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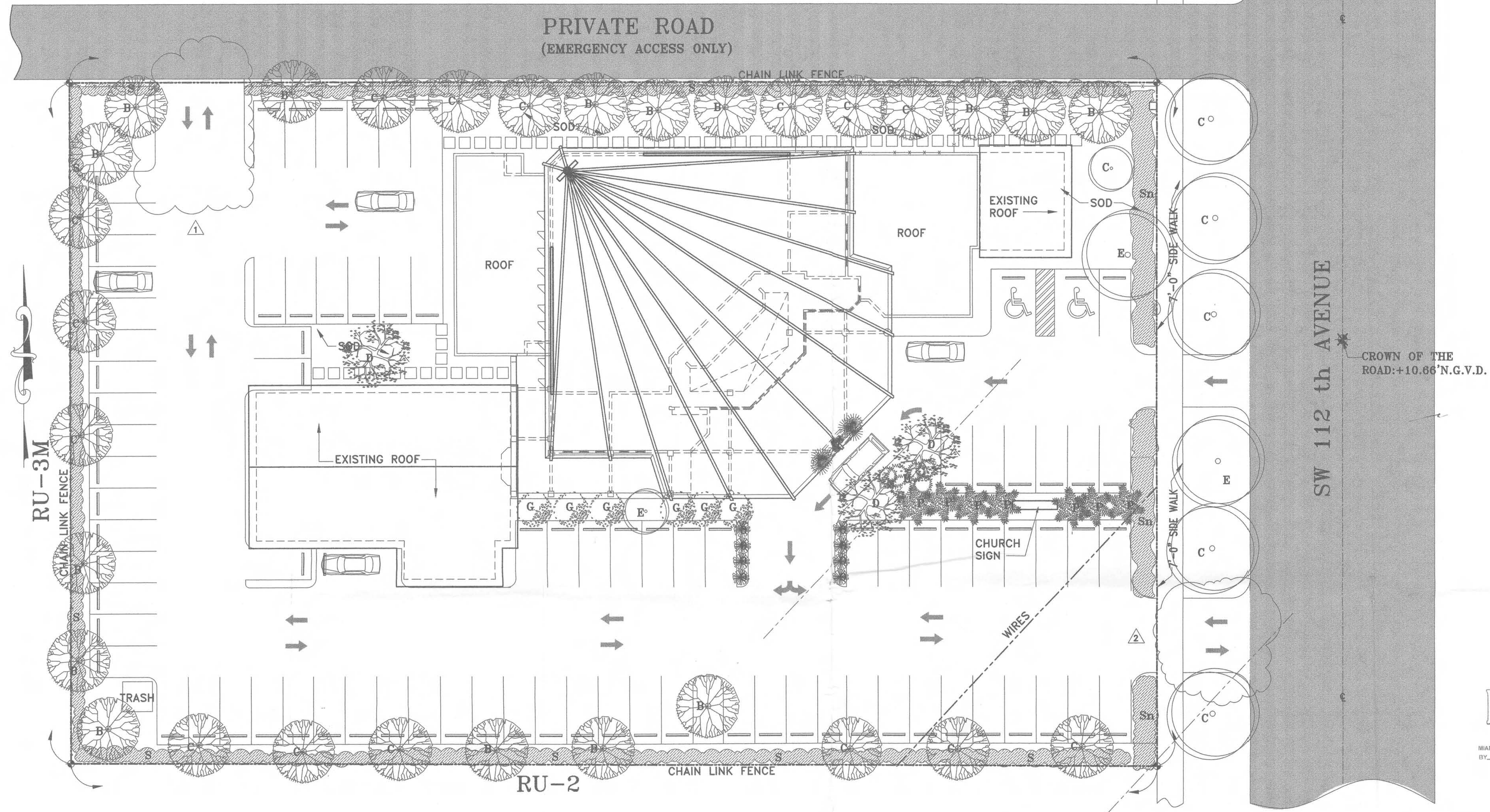
CARLOS J. MOURIN
 PROFESSIONAL ARCHITECT
 STATE OF FLORIDA
 LICENSE No 7671

DATE: 08/25/06
 CK: 102306
 FIRE COMMENTS: 2
 PUBLIC WORKS COMMENTS: 2

PROPOSED EXPANSION FOR TRIUMPHANT CHURCH OF GOD OF PHROPHCY
 21450 SW 112nd AVE
 MIAMI GOULDS FLORIDA 33189

DRAWN: ISMAEL ALLENDES
 DATE: 07/17/06
 SHEET: A-2
 FILE: 2006-02
 APPROVED: 2 OF 4

RU-5A



• LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA : 53,693 SF ACRES 1.23 S.F.

OPEN SPACE REQUIRED PROVIDED

A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: 53,693 S.F. 26,575 S.F.
NET LOT AREA= 53,693 S.F. X 26,845 S.F. =

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, 900 S.F. 27,118 S.F.
AS INDICATED ON SITE PLAN:
No. PARKING SPACES 90 X 10 S.F. PER PARKING SPACE=900

C. TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY CHAPTER 33: A+B= 54,593 S.F. 53,693 S.F.

LAWN AREA CALCULATION

A. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 54,593 S.F. 53,693 S.F.

B. MAXIMUM LAWN AREA (SOD) PERMITTED= 54,593 S.F. X 60% S.F.=32,755 S.F.
BAHIA, BERMUDA + ZOYSIA GRASS TREES

A. No. TREES REQUIRED PER NET LOT ACRE:
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
= 28 TREES X NET LOT ACRES=

B. % PALMS ALLOWED: No TREES PROVIDED X 30%=
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%

LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

C. % NATIVES REQUIRED: No TREES PROVIDED X 30%=

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.):
LINEAR FEET ALONG STREET /35=

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES
(MAXIMUM AVERAGE SPACING OF 25' O.C. LINEAR FEET ALONG STREET /25=

F. TOTAL TREES REQUIRED
A+D+E= TOTAL TREES

SHRUBS

A. No TREES REQUIRED X10= No OF SHRUBS ALLOWED

B. No SHRUBS ALLOWED X 30%= No OF NATIVE SHRUBS REQUIRED

IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33
TABLE: CONTAINING INFORMATION AS INDICATED IN SAMPLE BELOW:

* 1 TREE EVERY 25' O.C. ALONG DISIMILAR USES

REQUIRED	PROVIDED
11	20
6	6
41	42
410	450
123	150

SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
				INSTALLED	ESTIMATED AT MATURITY*		
(A)	EXISTING TREES						3
(B)	SWIETENIA MAHOGANI MAHAGONI	●		8'-10"	40'-75'		15
(C)	BURSERIA SIMARUBA GUMBO LIMBO	●		8'-10"	20'-50'		20
(D)	QUERCUS VIRGINIANA LIVE OAK	●		8'-10"	40'-50'		3
(E)	ROYSTONEA REGIA CUBAN ROYAL PALM	●		8'-10"	50'-75'		7
(F)	SWIETENIA MAHOGANI PARADISE TREE	●		8'-10"	30'-50'		6
(G)	HYOPHORBE LANGENICAULIA BOTTLE PALM	●		4'-6"	15'-25'		6
(H)	JASMINUM NITIDUM SHINING JASMINE	●		5'-6"	5'-6"		9
(I)	HIBISCUS SCHIZOPETALUS FRINGED HIBISCUS	●	●	4'-6"	8'-12"		6
(Su)	CHRYSOBALANUS ICACO COCOPLUM	●		3'-0"	3'-15"		150
(S)	Calliropa American American Beauty-Berry	●		3'-0"			300

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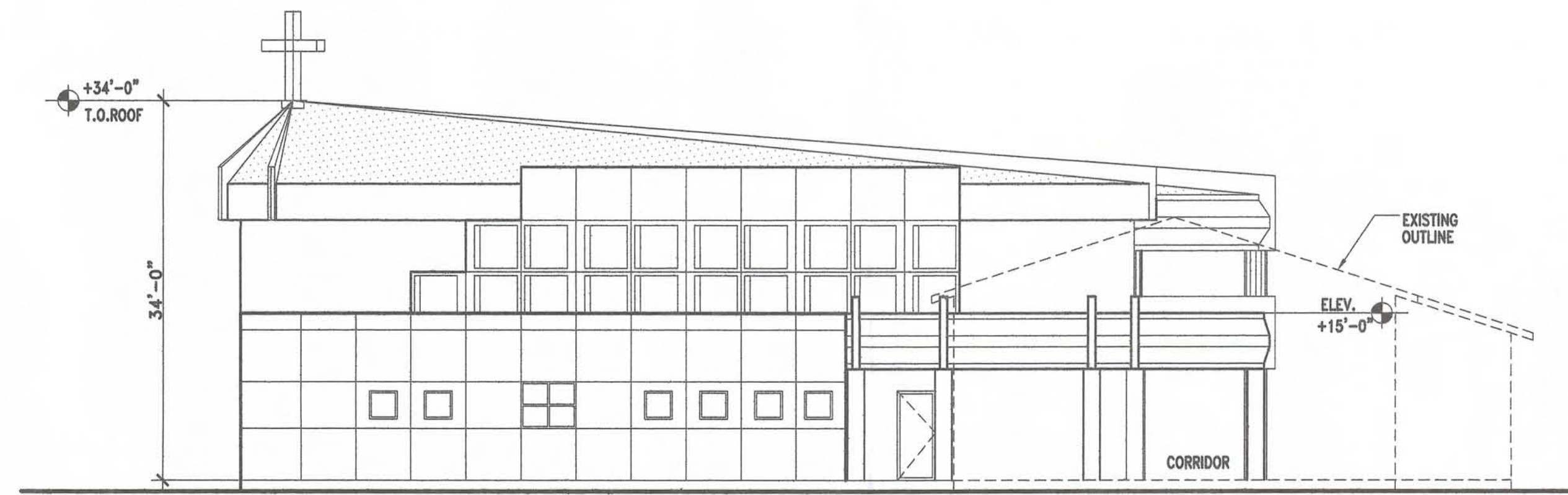
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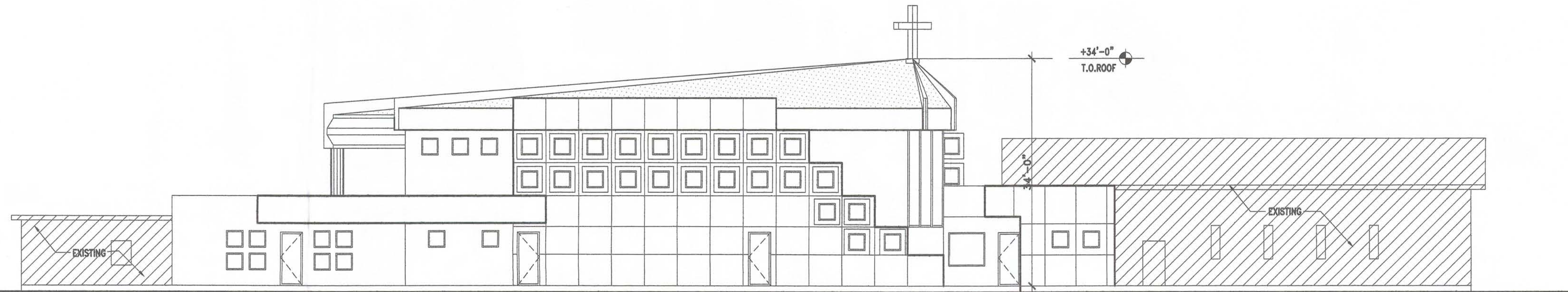
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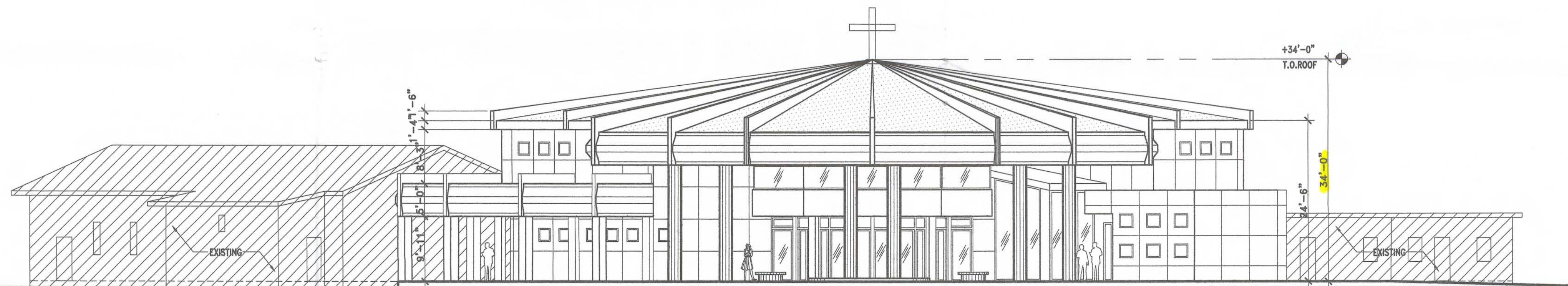
WEST ELEVATION

SCALE: 3/32" = 1'-0"



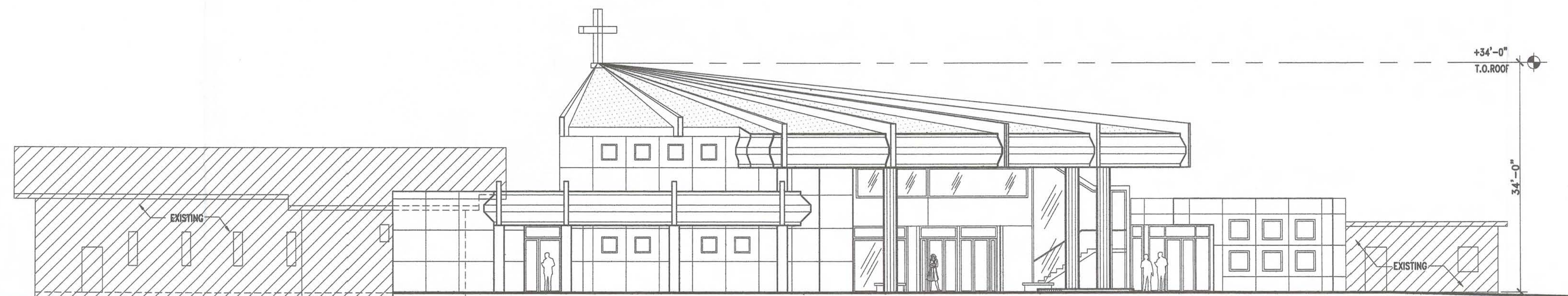
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



MAIN ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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