YESHIVA TORAS CHAIM TORAS EMES

1099 NE 164th STREET.
NORTH MIAMI BEACH, FLORIDA 33162

CITY COMMISSION - SITE PLAN REVIEW JANUARY 20, 2022

SURVEY
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153 ST., SUITE 321
MIAMI LAKES, FL. 33014
TEL: 305-822-6062

SURVEY
COUSIN SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL. 33314
TEL: 954.689-7766

ARCHITECT
KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
2915 BISCAYNE BOULEVARD, SUITE 200
MIAMI, FL 33137
TEL: 305.573.1818

OWNER
RABBI HARAYL ASKOTZKY
1025 NE MIAMI GARDENS DRIVE
NORTH MIAMI BEACH, FL. 33179
TEL: 000-000-0000

Rev.		Date	Rev.		Date
1	TRAD COMMENTS	08.05.2021			
2	TRAD COMMENTS	10.15.2021			

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TORAS EMES

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STATE OF FLORIDA
KOBI KARP
AR0012578
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COVER

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
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Project:	1675	

DRAWING INDEX

		TRAD 10-29-2020	REVISION 01 OF TRAD PACKAGE (08.05.2021)	TRAD SUBMISSION REVISION 02 10.15.2021)	
	ARCHITECTURE (KKAID)				
A000	COVER	●	●	●	
A001	INDEX	●	●	●	
	SURVEY	●		●	
A002	LOCATION MAP	●	●	●	
A003	CONTEXT PHOTOS	●	●	●	
A004	RENDERING 1	●	●	●	
A005	RENDERING 2	●	●	●	
A006	RENDERING 3	●	●	●	
A007	PROJECT DATA	●	●	●	
A008	SUN STUDY	●	●	●	
A200	SITE PLAN	●	●	●	
A200A	SETBACK PLAN			●	
A200B	FENCE PLAN			●	
A200C	PHASE PLAN			●	
A200D	SIDEWALK PLAN			●	
A201	FIRE STAGING PLAN	●	●	●	
A201A	ENLARGED PLANS			●	
A202	TEMPORARY CONSTRUCTION FENCING PLAN	●	●	●	
A203	PARKING DIAGRAM	●	●	●	
A203B	PARKING DIAGRAM	●	●	●	
A204	OPEN SPACE DIAGRAM	●	●	●	
A205	STREET SECTIONS			●	
A301	LEVEL 1 FLOOR PLAN	●	●	●	
A302	LEVEL 2 FLOOR PLAN	●	●	●	
A303	LEVEL 3 FLOOR PLAN	●	●	●	
A304	LEVEL 4 FLOOR PLAN	●	●	●	
A305	ROOF PLAN	●	●	●	
A306	UPPER ROOF PLAN	●	●	●	
A401	COLOR ELEVATIONS	●	●	●	
A402	COLOR ELEVATIONS	●	●	●	
A403	ENLARGED ELEVATIONS	●	●	●	
A404	ENLARGED ELEVATIONS	●	●	●	
A405	ENLARGED ELEVATIONS		●	●	
A406	ENLARGED ELEVATIONS	●	●	●	
A500	BUILDING SECTIONS	●	●	●	
	CIVIL (OCEAN ENGINEERING)				
C100	GENERAL NOTES AND SPECIFICATIONS	●	●	●	
C200	PAVING GRADING AND DRAINAGE PLAN	●	●	●	
C300	WATER AND SEWER PLAN	●	●	●	
C302	WATER DETAILS	●	●	●	
C400	DRAINAGE DETAILS	●	●	●	
C500	SEDIMENTATION AND EROSION CONTROL PLAN	●	●	●	
C600	SEDIMENTATION AND EROSION CONTROL NOTES	●	●	●	
C700	SIGNAGE AND STRIPING PLAN		●	●	
	TRAFFIC (DAVID PLUMMER & ASSOCIATES, INC.)				
2	ARRIVAL \ DISMISSAL OPERATION PLAN - ALT. #1		●	●	
3	ARRIVAL \ DISMISSAL OPERATION PLAN - ALT. #1	●	●	●	
4	ARRIVAL \ DISMISSAL OPERATION PLAN - ALT. #2	●	●	●	
	EXHIBIT 1 VALET OPERATIONS ARRIVAL			●	
	EXHIBIT 2 VALET OPERATIONS DEPARTURE			●	

		TRAD 10-29-2020	REVISION 01 OF TRAD PACKAGE (08.05.2021)	TRAD SUBMISSION REVISION 02 10.15.2021)	
	LANDSCAPE (WITKIN HULTZ + PARTNERS)				
L1	INDEX \ OVERALL PLAN	●	●	●	
L2	LANDSCAPE PLAN	●	●	●	
L3	LANDSCAPE PLAN	●	●	●	
L4	LANDSCAPE PLAN	●	●	●	
L5	LANDSCAPE DETAILS	●	●	●	
L6	LANDSCAPE DETAILS		●	●	
TD-1	TREE DISPOSITION PLAN		●	●	
	MEP (FLORIDA ENGINEERING SERVICES)				
PH-1	PHOTOMETRIC SITE PLAN	●		●	

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TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

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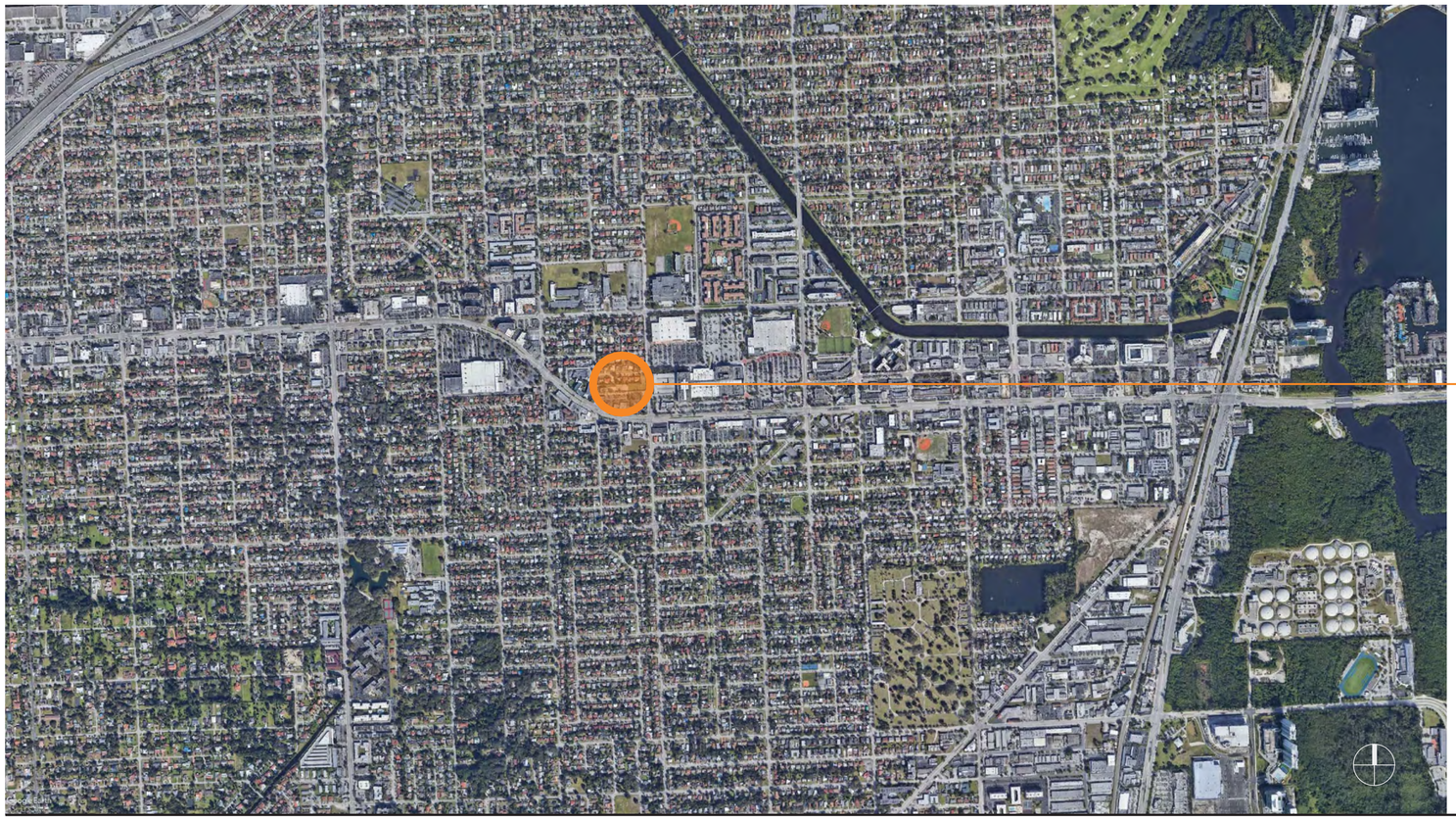

SITE

LOCATION MAP

PROPOSED SCHOOL EXTENSION

EXISTING CAMPUS TO REMAIN

NEIGHBORHOOD CONTEXT

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LOCATION MAP

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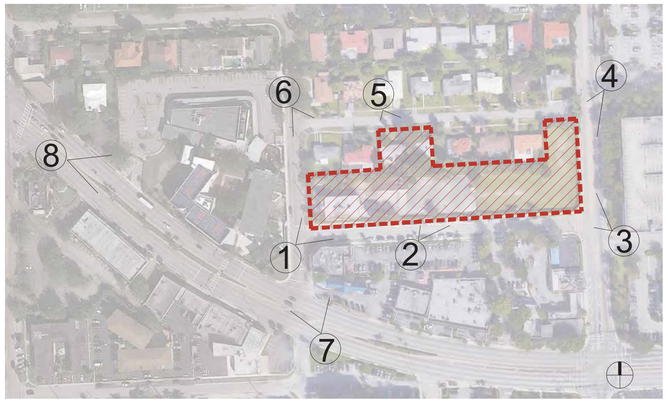
1- CONTEXT VIEW

2- CONTEXT VIEW

3- CONTEXT VIEW

4- CONTEXT VIEW



CONTEXT MAP

5- CONTEXT VIEW

6- CONTEXT VIEW

7- CONTEXT VIEW

8- CONTEXT VIEW

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

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CONTEXT PHOTOS

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RENDERING 1

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RENDERING 2

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RENDERING 3

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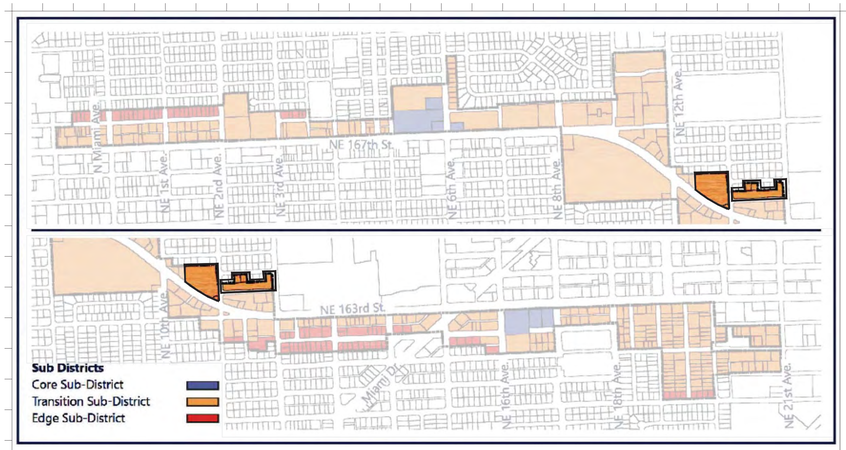

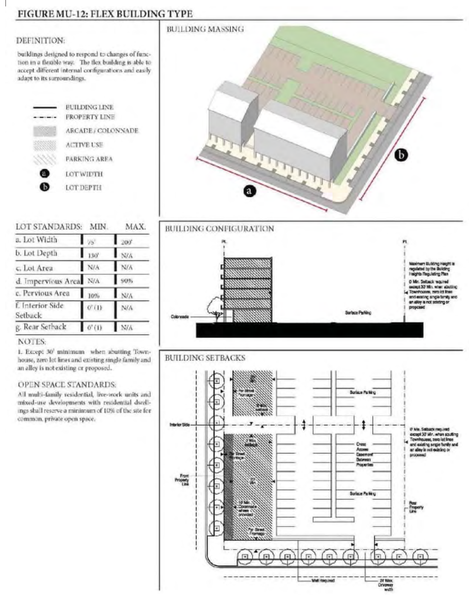

01 FLEX BUILDING TYPOLOGY DIAGRAM

Scale: N.T.S.

MAX. RESIDENTIAL DENSITY BY SUB-DISTRICT	
Sub District	Maximum Residential Density
Core	125 du/acre
Transition	80 du/acre
Edge	40 du/acre

02 ZONING DESIGNATION

Scale: N.T.S.

ZONING INFORMATION

PROJECT NAME	YESHIVA TORAS CHAIM TORAS EMES
PROJECT ADDRESS	1099 NE 164 STREET / 16415 NE 11TH AVENUE / 1136 NE 165 STREET / 1150 NE 165 STREET, NORTH MIAMI BEACH, FLORIDA 33162
JURISDICTION	CITY OF NORTH MIAMI BEACH
ZONING	MIXED-USE INTERNATIONAL BOULEVARD
LOT SIZE	83,869 S.F. (1.9253 ACRES)
FEMA FLOOD ZONE	ZONE X / BASE FLOOR ELEV: N/A
FOLIO	07-2217-013-0850, 07-2217-013-1180, 07-2217-013-1110 & 07-2217-013-1120
WATER SERVICE PROVIDER	NORTH MIAMI BEACH WATER SERVICE AREA
SEWER PROVIDER	MIAMI-DADE WATER AND SEWER SERVICE AREA

SITE INFORMATION - FLEX BUILDING TYPOLOGY

		REQUIRED		PROPOSED	
	LOT AREA	N/A		83,869 S.F.	
	LOT WIDTH	N/A		610.67 FT.	
	LOT COVERAGE	80% MAX. OF LOT AREA (83,869 S.F.) = 67,095.20 S.F.		31,976 S.F.	38.12%
	FLOOR PLATE	N/A	N/A		
	FLOOR AREA RATIO (F.A.R.)	N/A		N/A	
1	IMPERVIOUS AREA	90% MIN. OF LOT AREA (83,869 S.F.) = 75,482 S.F.		64,888 S.F.	77.37%
	PERVIOUS AREA	10% MIN. OF LOT AREA (83,869 S.F.) = 8,387 S.F.		18,981 S.F.	22.63%
	BUILDING HEIGHT	(4 STORIES) MAX.		56 FT.	
	DENSITY	N/A		N/A	
	FRONTAGE AT FRONT SETBACK	(*) FRONTAGE (0'-0")	FRONTAGE (10'-0")	(*) (305'-4")	(305'-4")
		0'-0" FOR SCHOOL LOCATED ON SECONDARY STREETS WITH 100' OR LESS			

SETBACK REQUIREMENTS

			REQUIRED		PROPOSED	
		FRONTAGE	PEDESTAL	TOWER	PEDESTAL	TOWER
2	SECONDARY FRONTAGE SETBACK	WEST	N.E. 11TH AVENUE	10 FT. MIN.	N/A	19.29 FT.	N/A
	SECONDARY FRONTAGE SETBACK	SOUTH	N.E. 164TH STREET	(*) 0 FT. / 10 FT. MIN.	N/A	(*) 62.67 FT.	N/A
	SECONDARY FRONTAGE SETBACK	EAST	N.E. 12TH AVENUE	(*) 0 FT. / 10 FT. MIN.	N/A	(*) 2 FT. / 10 FT.	N/A
	INTERIOR/SIDE SETBACK	NORTH	EX. BUILDINGS (HOUSES)	20 FT. MIN.	N/A	20 FT.	N/A
	(*) PLEASE REFER TO LOT DIMENSIONS AND BUILDING STANDARDS (SETBACKS AND BUILDING FRONTAGE)						

PARKING REQUIREMENTS

		RATE	REQUIRED		PROPOSED
3	WEST SIDE - EXISTING BUILDING OF SCHOOL	1 PER 4 STUDENTS	690 STUDENTS	173 P.S.	(*) 72 P.S.
	EAST SIDE - EXISTING BUILDING OF SCHOOL	1 PER 4 STUDENTS	0 STUDENTS	0 P.S.	0 P.S.
	EAST SIDE - PROPOSED BUILDING OF SCHOOL	1 PER 4 STUDENTS	576 STUDENTS	144 P.S.	(**) 22 P.S.
	TOTAL			317 P.S.	94 P.S.
	(*) CITY OF NORTH MIAMI BEACH APPROVED VARIANCE FOR 101 PARKING SPACES THROUGH RESOLUTION No. R2011-19.				
	(**) 22 SURFACE PARKING SPACES ARE PROVIDED ON THE EAST SIDE.				
	VARIANCE REQUESTED FOR 122 PARKING SPACES. OWNERSHIP SEEKING AGREMEENT WITH MALL LOCATED ON THE EAST TO PROVIDE PARKING SPACES.				

BICYCLE REQUIREMENTS

		RATE	REQUIRED		PROPOSED
3	BICYCLE	1 BICYCLE RACK (AT LEAST 4 BIKE STATION) FOR EVERY 10 VEHICULAR SPACES	207/10	20.06667	21.000

LOADING REQUIREMENTS

		BERTH	REQUIRED	PROPOSED
4				

WAIVERS REQUIRED

		REQUIRED	PROPOSED	ZONING CODE
5				

AREA CALCULATIONS

	FLOORS	GROSS (S.F.)	CLASSROOMS	CIRCULATION	OFFICES	BOH	CAFETERIAS	GYM
6	LEVEL 01	26399	5391	6222	2098	1491	4094	7103
	LEVEL 02	15238	10736	3841		660		
	LEVEL 03	16084	7207	3841	1518	660	2853	
	LEVEL 04	16000	8641	3841	2853	660		
	ROOF LEVEL	1197		1211		76		
	UPPER ROOF							
	TOTAL (S.F.)	74918.000	31975.000	18956.000	6469.000	3547.000	6947.000	7103.000

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Rev.		Date	Rev.		Date
1	TRAD COMMENTS	08.05.2021			
2	TRAD COMMENTS	10.15.2021			

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1099 NE 164th STREET
North Miami Beach, Florida 33162

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Email

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Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

Digitally signed by Kobi Karp
Date: 2022.01.21
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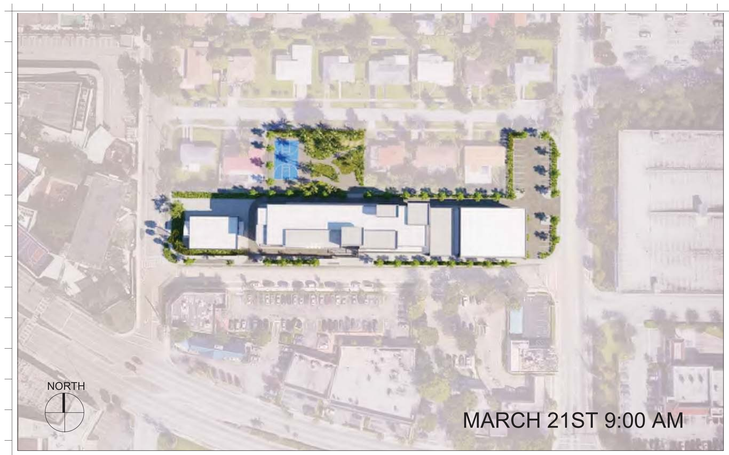
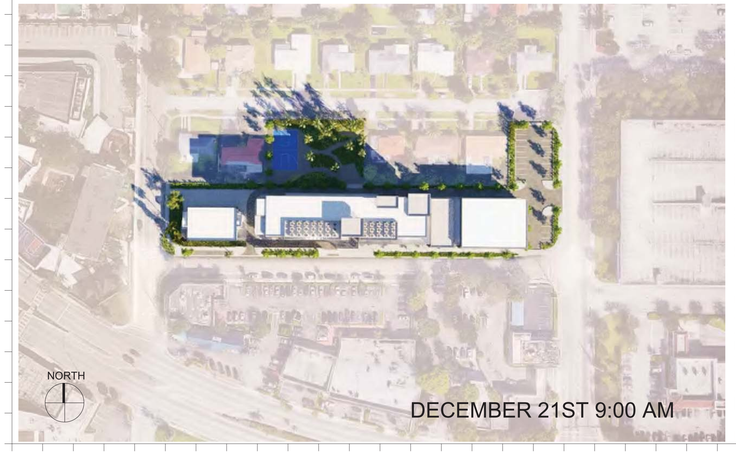
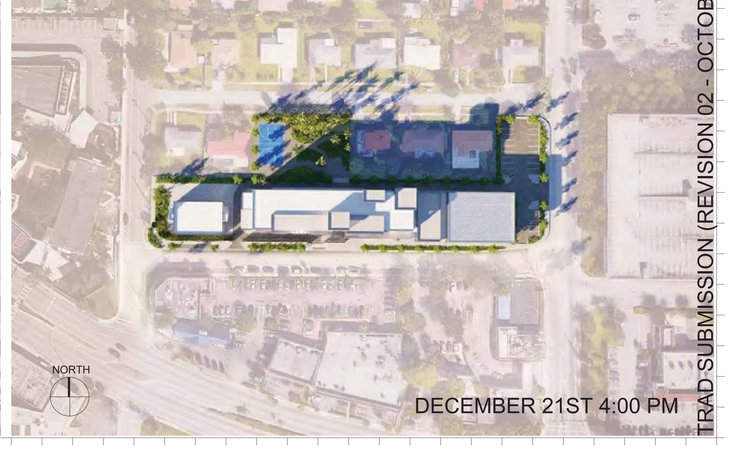
KOBI KARP

PROJECT DATA

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A0.07
Project:	1675	







TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Rev.	Date	Rev.	Date

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STATE OF FLORIDA
KOBI KARP
AR0012578
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KOBI KARP

SUN STUDY

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A0.08
Project:	1675	

MAX. RESIDENTIAL DENSITY BY SUB-DISTRICT	
Sub-District	Maximum Residential Density
Core	125 du/acre
Transition	80 du/acre
Edge	40 du/acre

1 ZONING DESIGNATION

Scale: N.T.S.

ZONING INFORMATION

PROJECT NAME	YESHIVA TORAS CHAIM TORAS EMES
PROJECT ADDRESS	1099 NE 164 STREET / 16415 NE 11TH AVENUE / 1136 NE 165 STREET / 1150 NE 165 STREET, NORTH MIAMI BEACH, FLORIDA 33162
JURISDICTION	CITY OF NORTH MIAMI BEACH
ZONING	MIXED-USE INTERNATIONAL BOULEVARD
LOT SIZE	83,869 S.F. (1.9253 ACRES)
FEMA FLOOD ZONE	ZONE X / BASE FLOOR ELEV: N/A
FOLIO	07-2217-013-0850, 07-2217-013-1180, 07-2217-013-1110 & 07-2217-013-1120
WATER SERVICE PROVIDER	NORTH MIAMI BEACH WATER SERVICE AREA
SEWER PROVIDER	MIAMI-DADE WATER AND SEWER SERVICE AREA

SITE INFORMATION

		REQUIRED		PROPOSED	
1	LOT AREA	N/A		83,869 S.F.	
	LOT WIDTH	N/A		610.67 FT.	
	LOT COVERAGE	80% MAX. OF LOT AREA (83,869 S.F.) = 67,095.20 S.F.		00,000.00 S.F.	33.29%
	FLOOR PLATE	STORIES 1-4	00,000.00 S.F.	00,000.00 S.F.	33.29%
	FLOOR AREA RATIO (F.A.R.)	N/A		N/A	
	PERVIOUS AREA	20% MIN. OF LOT AREA (83,869 S.F.) = 16,773.80 S.F.		23,907 S.F.	28.51%
	BUILDING HEIGHT	(4 STORIES) MAX.		56 FT.	
	DENSITY	N/A		N/A	
	FRONTAGE AT FRONT SETBACK	(*) FRONTAGE (0'-0")	FRONTAGE (10'-0")	(*) (305'-4")	(305'-4")
		0'-0" FOR SCHOOL LOCATED ON SECONDARY STREETS WITH 100' OR LESS			

SETBACK REQUIREMENTS

				REQUIRED		PROPOSED	
			FRONTAGE	PEDESTAL	TOWER	PEDESTAL	TOWER
2	SECONDARY FRONTAGE SETBACK	WEST	N.E. 11TH AVENUE	10 FT. MIN.	N/A	19.29 FT.	N/A
	SECONDARY FRONTAGE SETBACK	SOUTH	N.E. 164TH STREET	(*) 0 FT. / 10 FT. MIN.	N/A	(*) 62.67 FT.	N/A
	SECONDARY FRONTAGE SETBACK	EAST	N.E. 12TH AVENUE	(*) 0 FT. / 10 FT. MIN.	N/A	(*) 2 FT. / 10 FT.	N/A
	INTERIOR/SIDE SETBACK	NORTH	EX. BUILDINGS (HOUSES)	20 FT. MIN.	N/A	20 FT.	N/A
	(*) PLEASE REFER TO LOT DIMENSIONS AND BUILDING STANDARDS (SETBACKS AND BUILDING FRONTAGE)						

PARKING REQUIREMENTS

		RATE	REQUIRED		PROPOSED
3	WEST SIDE - EXISTING BUILDING OF SCHOOL	1 PER 4 STUDENTS	690 STUDENTS	173 P.S.	(*) 72 P.S.
	EAST SIDE - EXISTING BUILDING OF SCHOOL	1 PER 4 STUDENTS	124 STUDENTS	31 P.S.	(**) 23 P.S.
	EAST SIDE - PROPOSED BUILDING OF SCHOOL	1 PER 4 STUDENTS	640 STUDENTS	160 P.S.	(***) 0 P.S.
	TOTAL			363 P.S.	95 P.S.
	(*) CITY OF NORTH MIAMI BEACH APPROVED VARIANCE FOR 101 PARKING SPACES THROUGH RESOLUTION No. R2011-19.				
	(**) 23 SURFACE PARKING SPACES ARE PROVIDED ON THE EAST SIDE.				
	(***) VARIANCE REQUESTED FOR 168 PARKING SPACES. OWNERSHIP SEEKING AGREMEENT WITH MALL LOCATED ON THE EAST TO PROVIDE UP TO 150 PARKING SPACES.				

BYCICLE REQUIREMENTS

		RATE	REQUIRED		PROPOSED
3	BICYCLE	1 BICYCLE RACK (AT LEAST 4 BIKE STATION) FOR EVERY 10 VEHICULAR SPACES	363 / 15	24.20000	25.000

LOADING REQUIREMENTS

		BERTH	REQUIRED	PROPOSED
4				

WAIVERS REQUIRED

		REQUIRED	PROPOSED	ZONING CODE
5				

AREA CALCULATIONS

	FLOORS	GROSS (S.F.)	CLASSROOMS	CIRCULATION	OFFICES	BOH	CAFETERIAS	GYM
6	LEVEL 01	26399	5391	6222	2098	1491	4094	7103
	LEVEL 02	22380	10737	3841		660		7142
	LEVEL 03	16260	7294	3844	1575	660	2887	
	LEVEL 04	16033	8642	3844	2887	660		
	ROOF LEVEL	0						
	UPPER ROOF							
	TOTAL (S.F.)	81072.000	32064.000	17751.000	6560.000	3471.000	6981.000	14245.000

Rev.	Date	Rev.	Date

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KOBI KARP
AR0012578
REGISTERED ARCHITECT

Digitally signed by Kobi Karp
Date: 2022.01.21 14:00:13-05'00'

KOBI KARP

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

PROJECT DATA

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A007
Project:	1675	

LIGHT BOLLARD
SCALE: NTS

NOTES:

1. ALL LETTERS ARE 1" SERIES "C".

2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.

3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

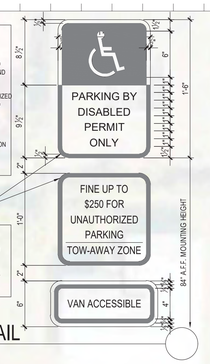
4. MOUNT SIGN ON POLE 84" ABOVE PAVEMENT.

5. VAN ACCESSIBLE SIGNAGE AT LOCATIONS SPECIFIED ON SITE PLAN ONLY.

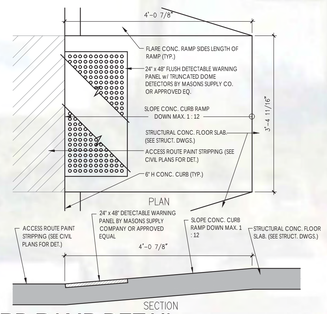
1-1/2" RADUS AT ALL CORNERS, TYPICAL

HANDICAPPED PERSON SPACE SIGNS:

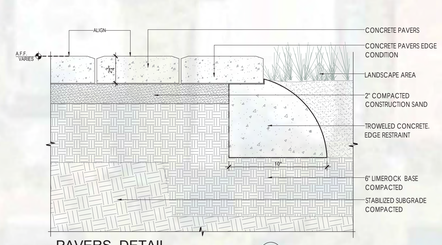
ENAMELED METAL SIGN, 12 X 18" IN COLORS AND WITH TEXT AND SYMBOLS COMPLYING WITH CITY OF MIAMI REQUIREMENTS. MOUNTS ON STAINLESS STEEL HAT CHANNEL STANDARD WITH THEFT RESISTANT S.S. BOLTS.



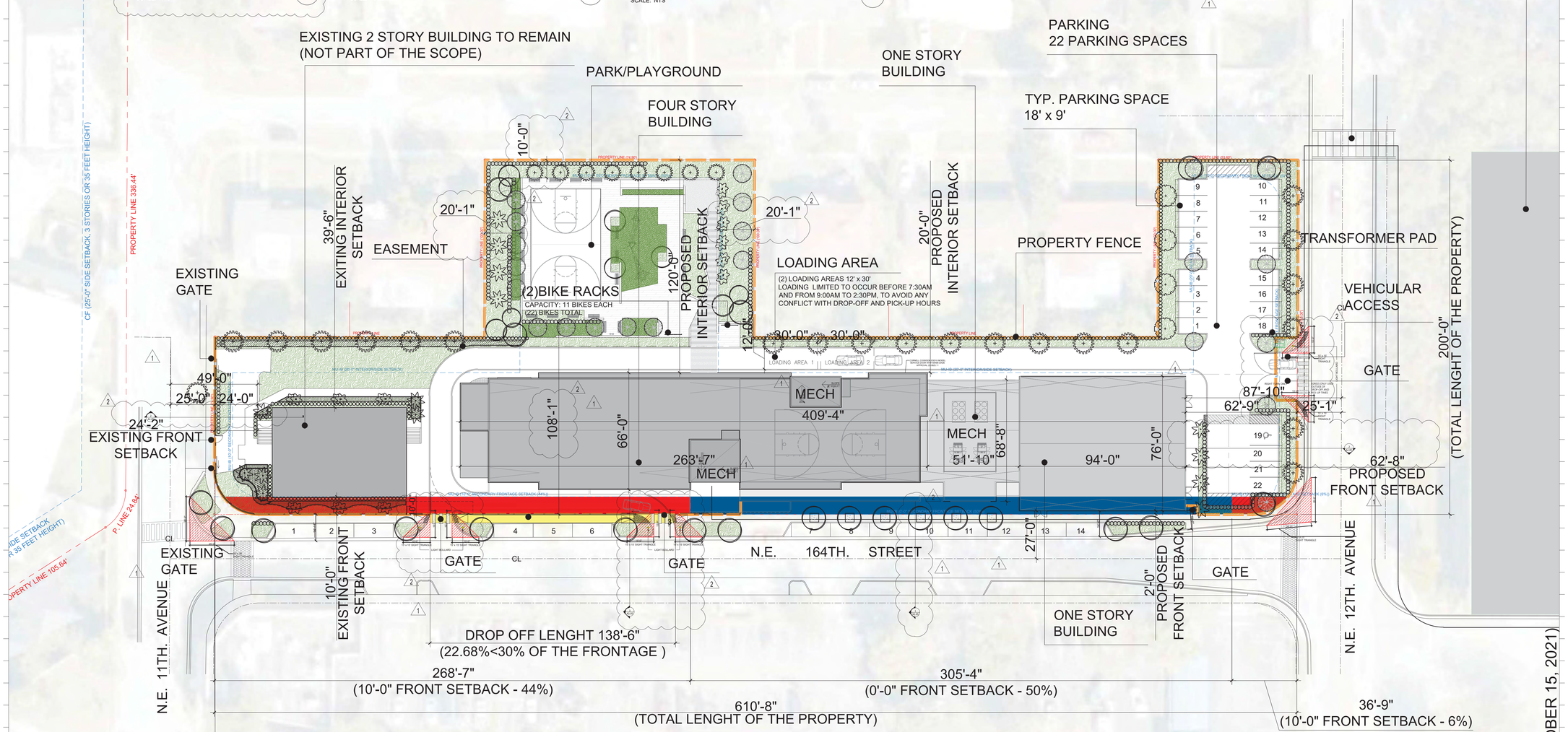
HC SIGNAGE DETAIL
SCALE: 1 1/2" = 1'-0"



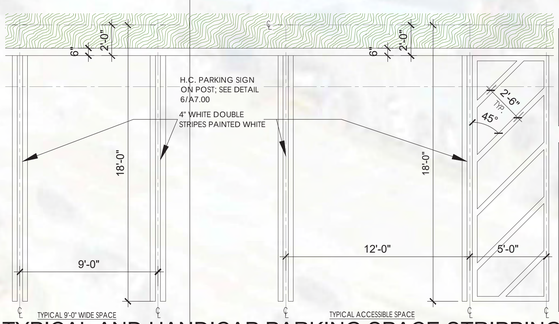
CURB RAMP DETAIL
SCALE: NTS



PAVERS DETAIL
SCALE: NTS



1 Site Plan
Scale: 25'=1"



TRAFFIC PAINT:

PAVEMENT-MARKING PAINT FOR ACCESIBLE PARKING SPACES: BLUE PAINT CONFORMING TO FLORIDA STATUTE 553.5041 - "PARKING SPACES FOR PERSONS WHO HAVE DISABILITIES" EQUAL TO PITSBURGH PAINTS TRAFFIC AND ZONE MARKING PAINT, 11-23 SERIES.

TRAFFIC PAINT:

FOR CONCRETE: VINYL ACRYLIC LATEX, WHITE RECOMMENDED BY MANUFACTIRER FOR APPLICATION TO CONCRETE SURFACES, EQUAL TO PITSBURGH PAINTS. TRAFFIC AND MARKING PAINT, 11-23 SERIES VINYL ACRYLIC LATEX, MAX APPLICATION OF 16 WET MILLS.

TRAFFIC LANES: THERMOPLASTIC, GLASS BEADS: AASHTO M 247, TYPE 1.

FOR ASPHALT: CONFORM TO FDOT SPECIFICATIONS, T-1, WHITE.

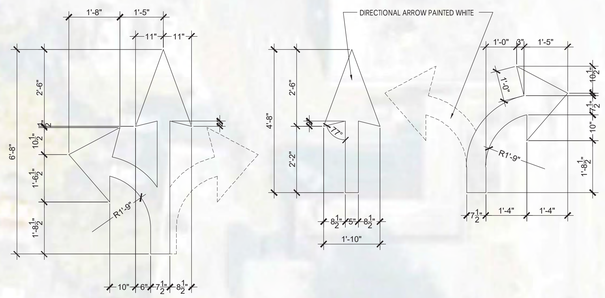
TRAFFIC LANES: THERMOPLASTIC, GLASS BEADS: AASHTO M247, TYPE 1.

TYPICAL AND HANDICAP PARKING SPACE STRIPPING
SCALE: 1/2" = 1'-0"

TRAFFIC PAINT:

PAVEMENT-MARKING PAINT FOR ACCESIBLE PARKING SPACES: BLUE PAINT CONFORMINGTO FLORIDA STATUTE 553.5041 - "PARKING SPACES FOR PERSONS WHO HAVE DISABILITIES" EQUAL TO PITSBURGH PAINTS TRAFFIC AND ZONE MARKING PAINT, 11-23 SERIES.

HANDICAP SYMBOL DETAIL
SCALE: 1/2" = 1'-0"



DIRECTIONAL ARROW DETAILS
SCALE: 1/2" = 1'-0"

Rev.	Date	Rev.	Date
1 TRAD COMMENTS	08.05.2021		
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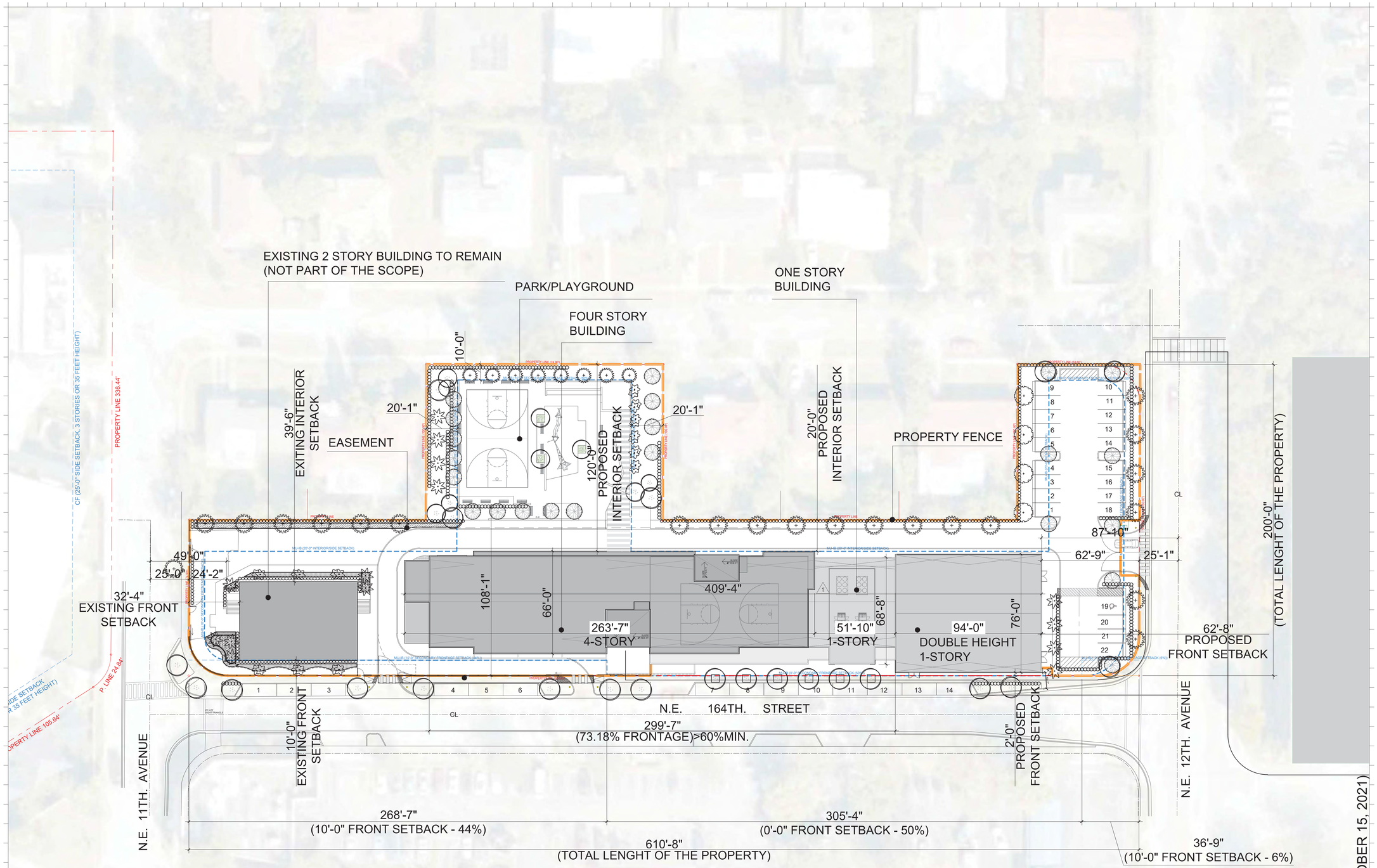
Digitally Signed by Kobi Karp
Date: 2022.01.21 14:00:44-05'00'

KOBI KARP

SITE PLAN

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.00
Project:	1675	



1 SETBACK PLAN

Scale: 25'=1"

Rev.		Date	Rev.		Date
1	TRAD COMMENTS	10.15.2021			

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Date: 2022.01.21
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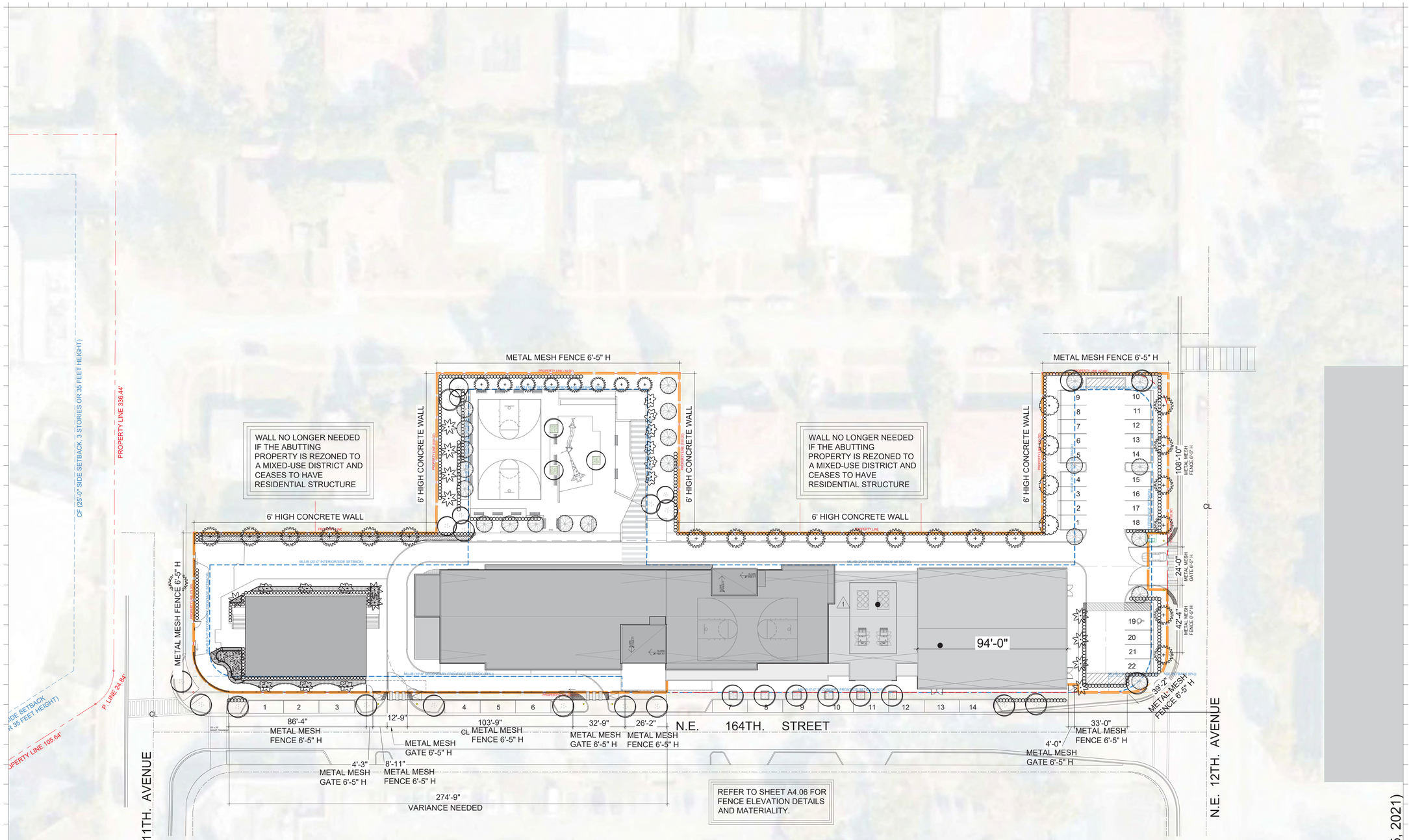
KOBI KARP

SETBACK PLAN

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.00A
Project:	1675	



1 FENCE PLAN

Scale: 25'=1"

Rev.	Date	Rev.	Date
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STATE OF FLORIDA
KOBI KARP
AR0012578
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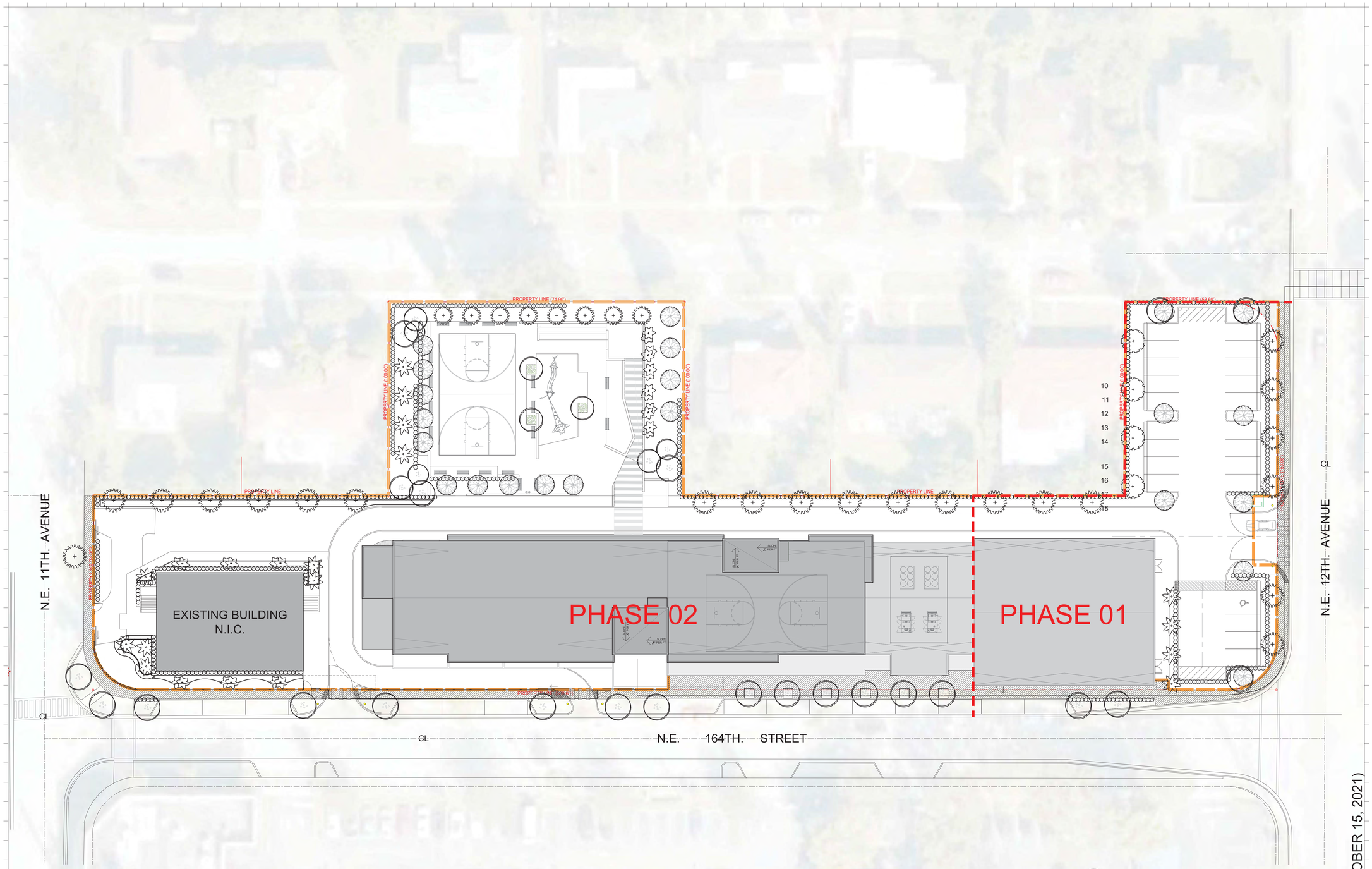
Date: 2022.01.21
14:02:55-05'00'

KOBI KARP

FENCE & WALL PLAN

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.00B
Project:	1675	



1 PHASE PLAN

Scale: 1" = 20'-0"

Rev.	Date	Rev.	Date
1 TRAD COMMENTS	10.15.2021		

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Date: 2022.01.21 14:03:59-05'00'

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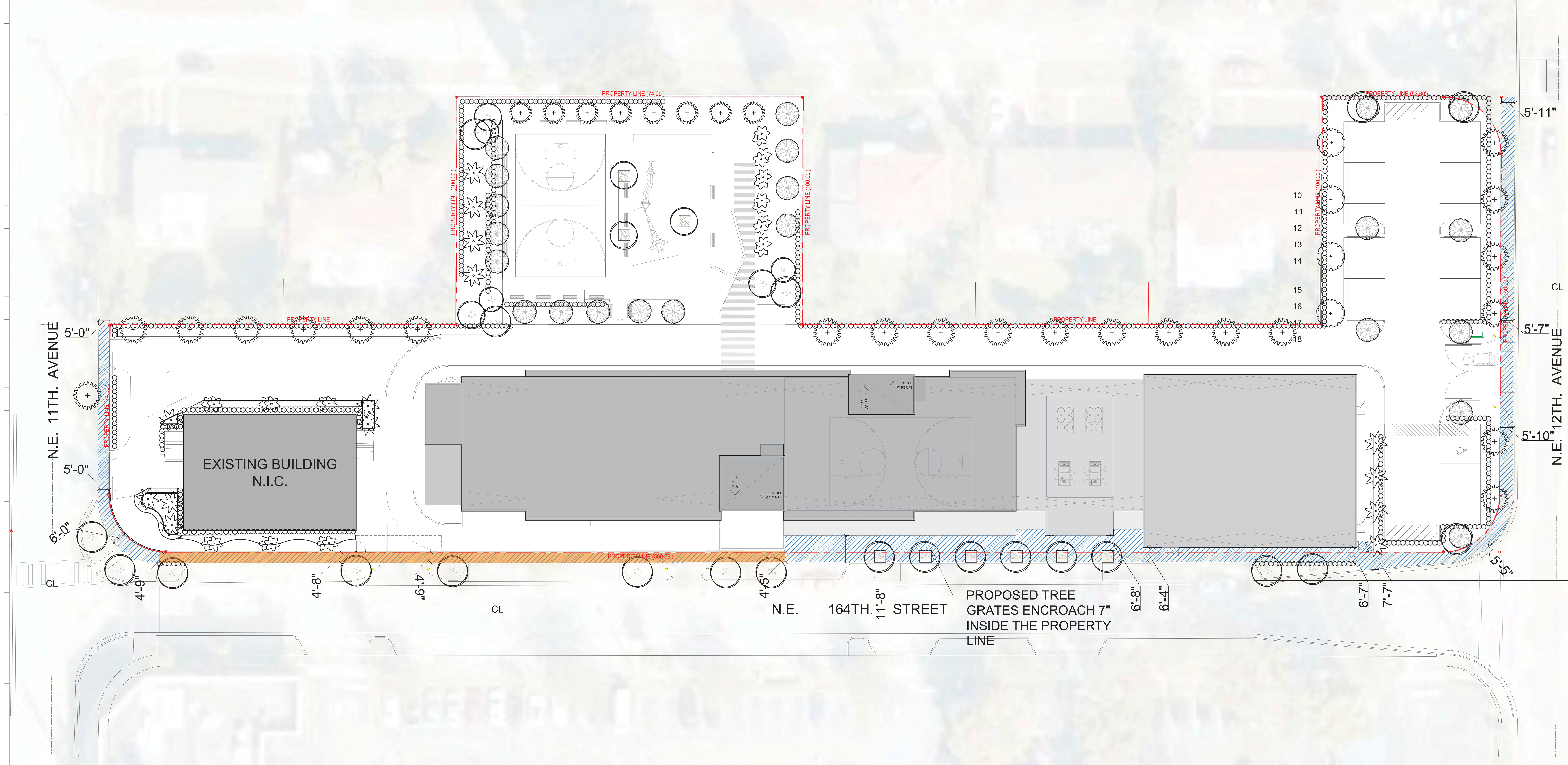
PHASE PLAN

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.00C
Project:	1675	



LEGEND

SIDEWALK

NON-COMPLIANT PORTION OF SIDEWALK

1 SIDEWALK PLAN

Scale: 1" = 20'-0"

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Rev.	Date	Rev.	Date
2 TRAD COMMENTS	10.15.2021		

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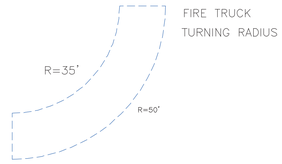
SIDEWALK PLAN

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.00D
Project:	1675	

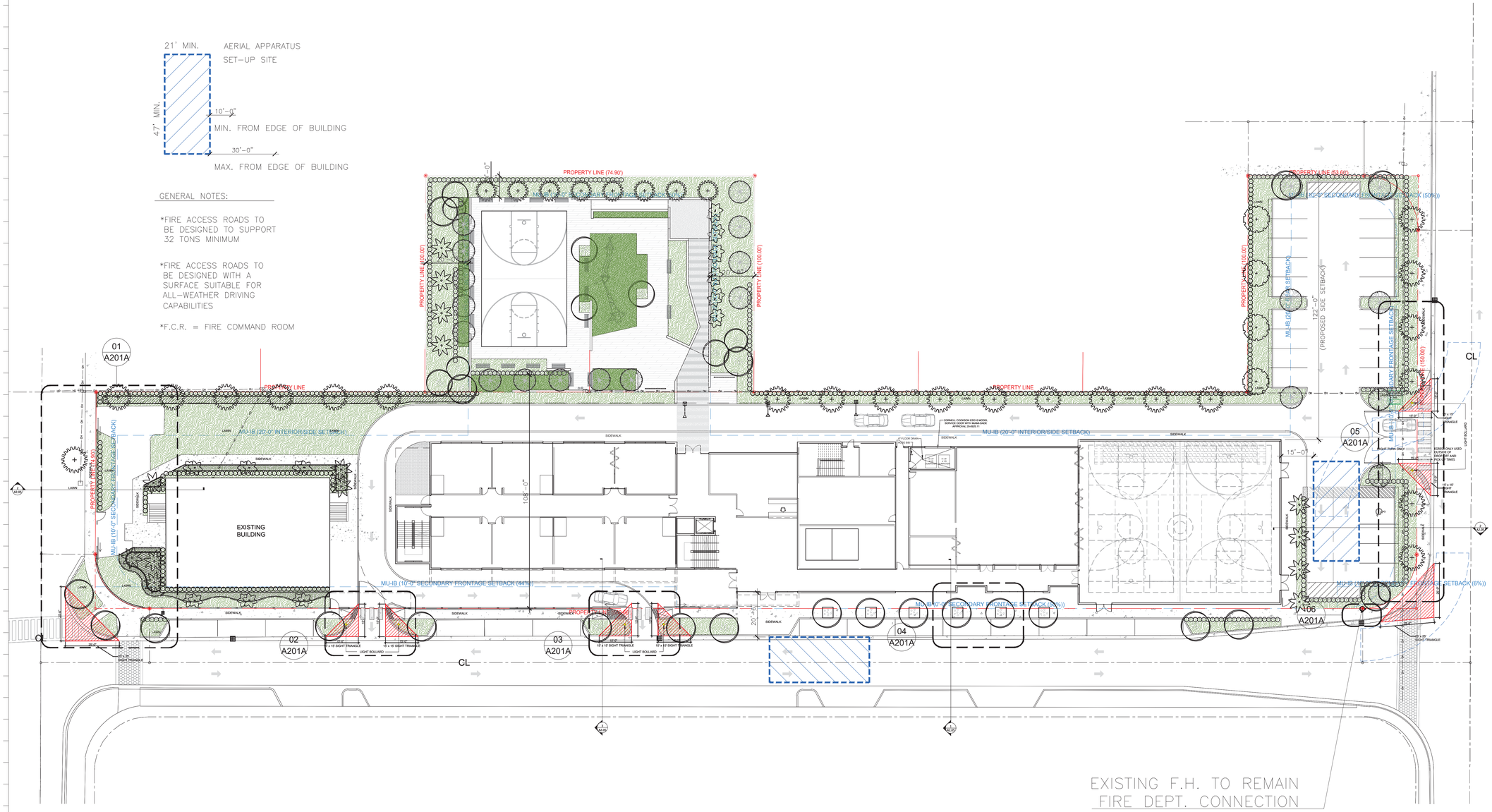


GENERAL NOTES:

*FIRE ACCESS ROADS TO BE DESIGNED TO SUPPORT 32 TONS MINIMUM

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM



1 FIRE STAGING PLAN

Scale: 1"=20'

Rev.		Date Rev.	Date
1	TRAD COMMENTS	10.15.2021	

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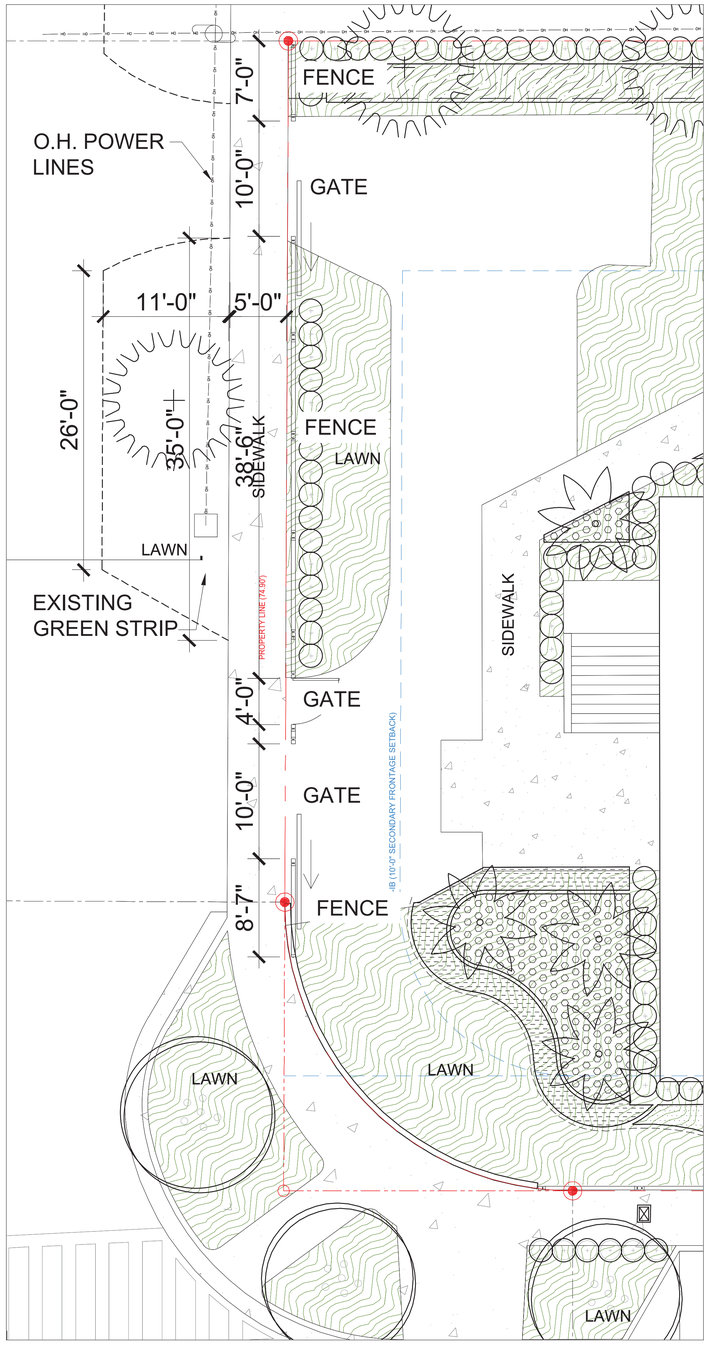
FIRE STAGING PLAN

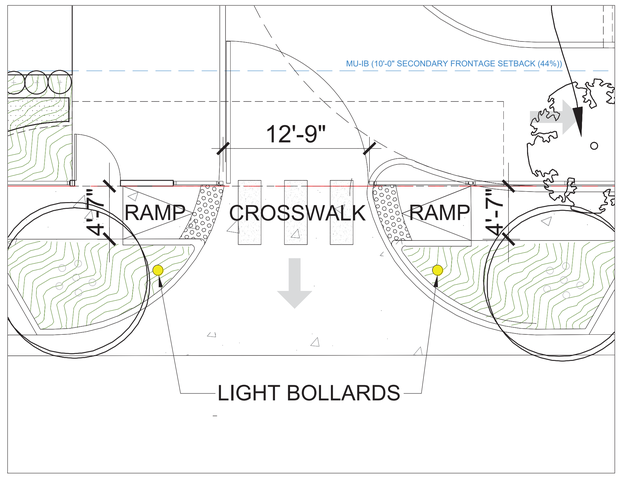
Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.01
Project:	1675	

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)



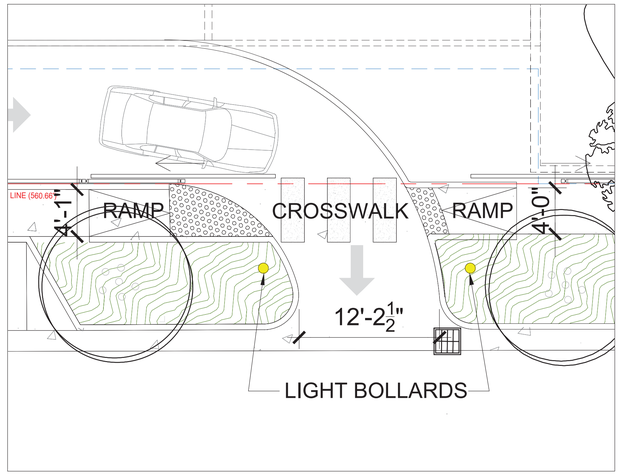
1 ENLARGED PLAN @ 11TH AVENUE

Scale: 3/16"=1'-0"



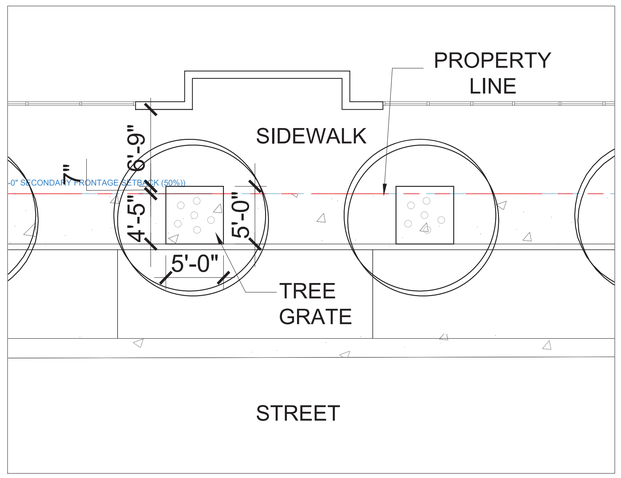
02 ENLARGED PLAN @ NE 164TH STREET ENTRANCE

Scale: 3/16"=1'-0"



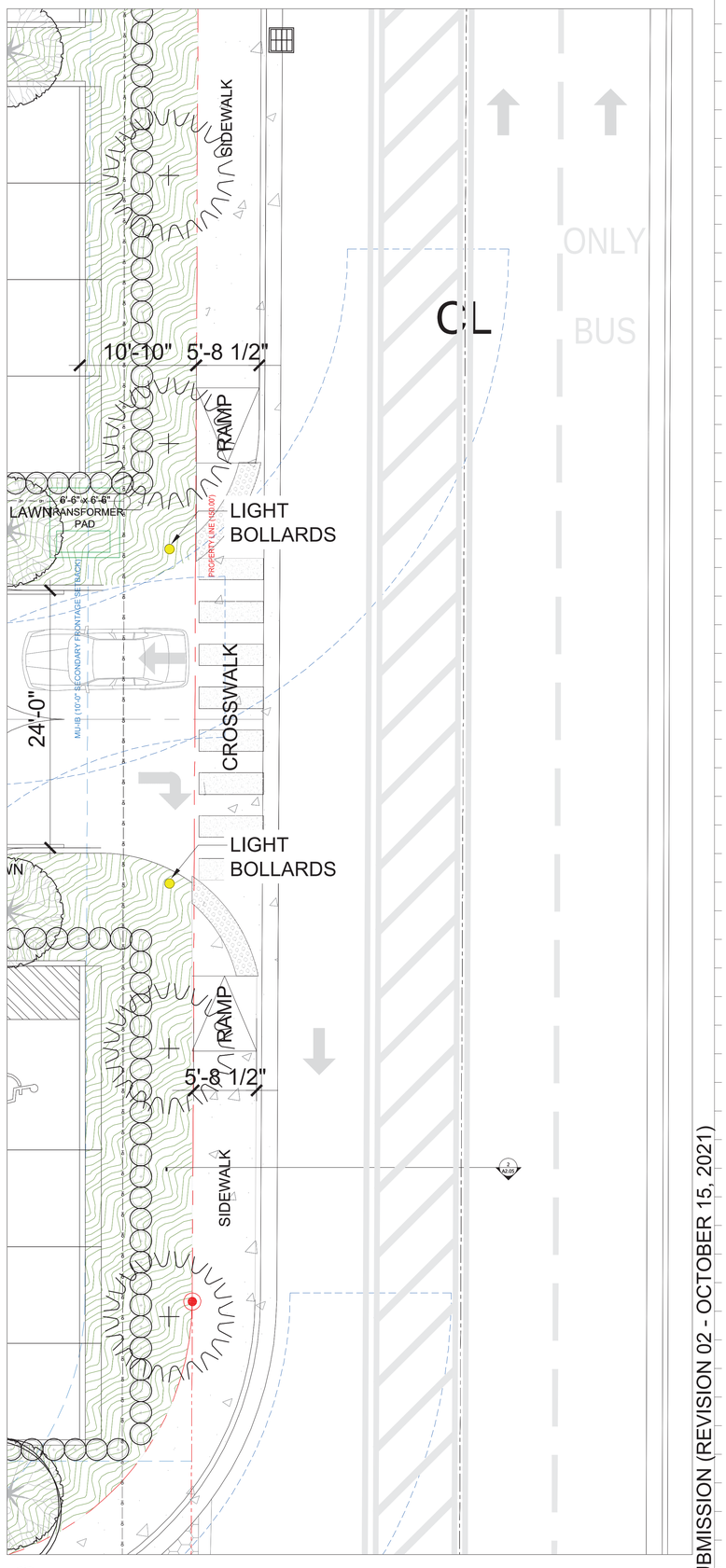
03 ENLARGED PLAN @ NE 164TH STREET ENTRANCE

Scale: 3/16"=1'-0"



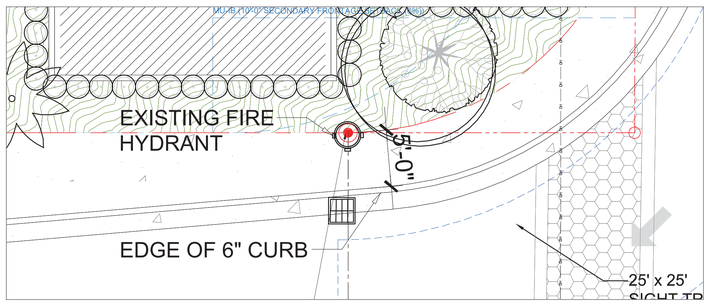
04 ENLARGED PLAN @ NE 164TH ST. TREE GRATES

Scale: 3/16"=1'-0"



05 ENLARGED PLAN @ 12TH AVENUE ENTRANCE

Scale: 3/16"=1'-0"



6 ENLARGED PLAN @ FIRE HYDRANT

Scale: 3/16"=1'-0"

Rev.	Date	Rev.	Date
1 TRAD COMMENTS	10.15.2021		

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ENLARGED PLANS

TRAD SUBMISSION (REVISION 02 - OCTOBER 15, 2021)

Date:	10.29. 2020	Sheet No.
Scale:	AS INDICATED	A2.01A
Project:	1675	