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CHANGE OF USE

SPORT FACILITIES

8234 NW 56 ST
DORAL, FL 33166

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PROJECT:
SOCCER FIELD FOR:
TMC INTERAMERICAN CORP
8234 NW 56 ST
DORAL, FL 33166

CHANGE OF USE

STATE OF FLORIDA
DANIEL GOMEZ
AR96826
LICENSED ARCHITECT

Digitally signed by Daniel Gomez
Date: 2026.02.12 16:07:39 -05'00'

SIXSIDES ARCHITECTURE, INC.
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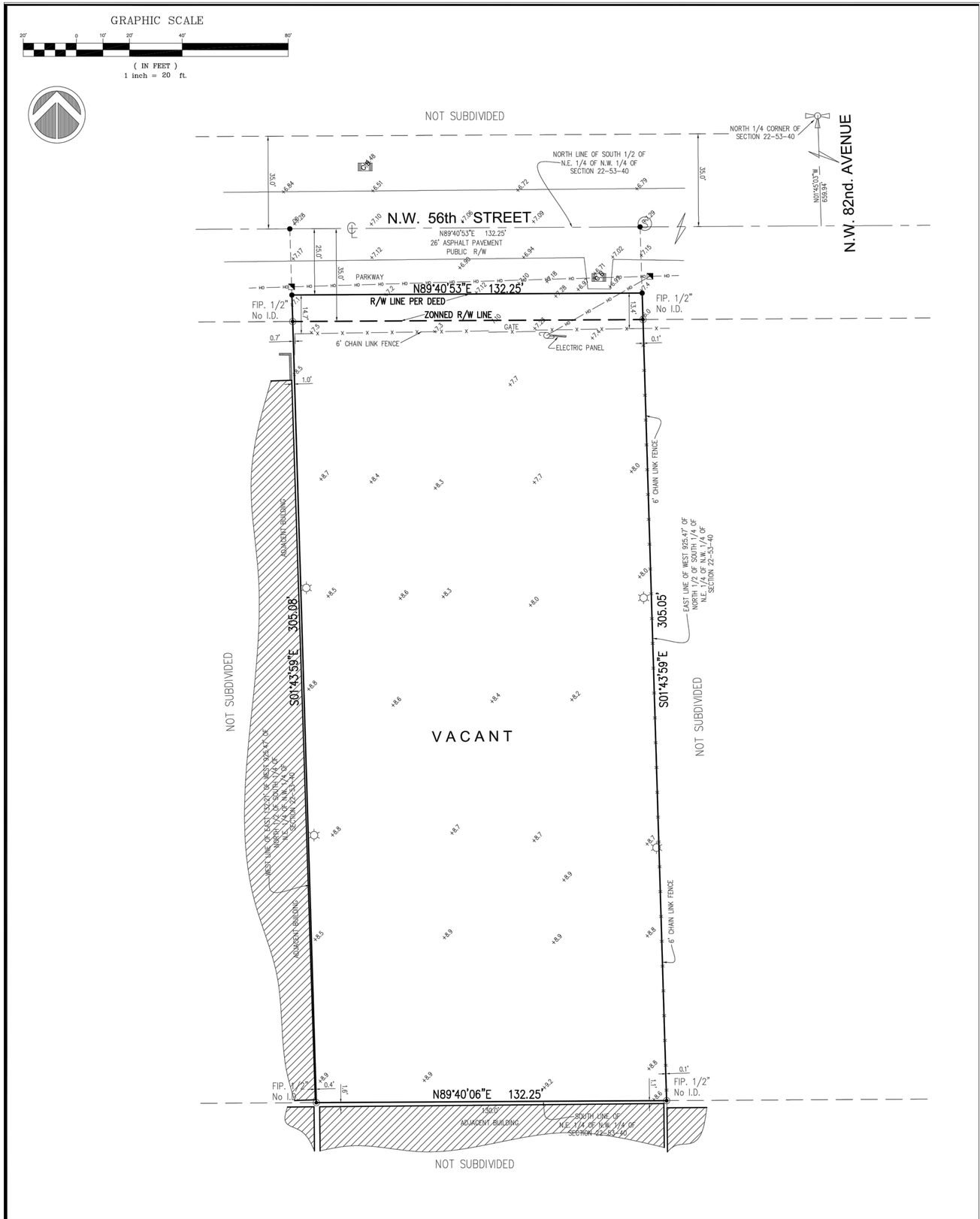
REVISED:

COVER

250918SSSF

09/18/2025

A-001



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REVISED:

SURVEY

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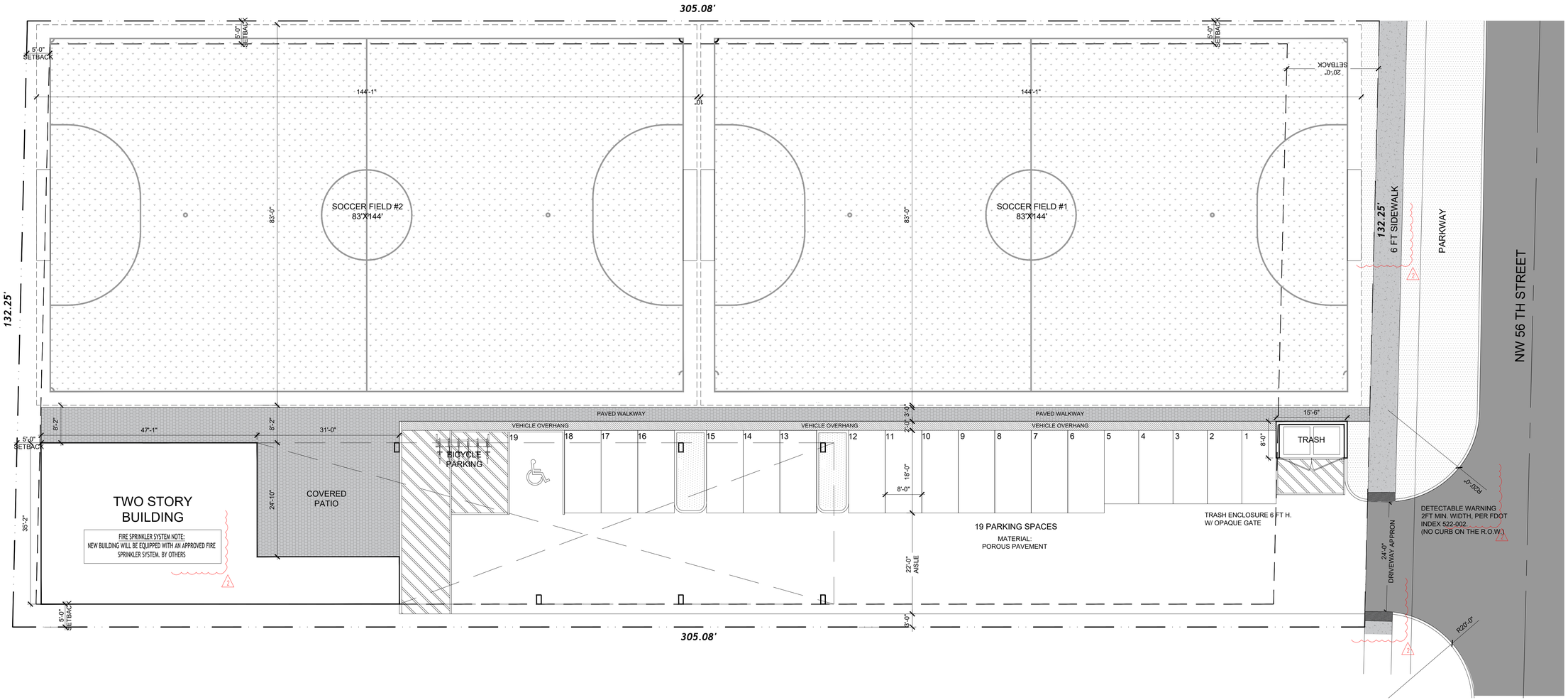
A-002

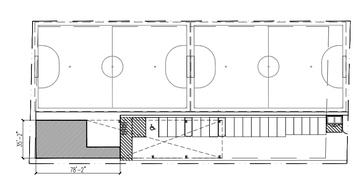


1 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

N

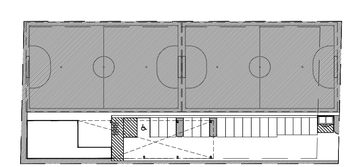
ZONING, SITE AND AREA LEGEND:			
ZONING DISTRICT			
DOWNTOWN DORAL ARTS DISTRICT			
LAND USE			
INDUSTRIAL W/ ADAPTIVE REUSE AREA			
LOT DATA		REQUIRED	PROVIDED
	LOT AREA:	7,500 SQ. FT. MIN.	37,620 SQ. FT.
	LOT WIDTH:	75 FT. MIN.	132.25 FT.
	LOT DEPTH:	N/A	305.08 FT.
	LOT COVERAGE:	50% MAX. (18,810 SQ.FT.)	5.2% (1,980 SQ.FT.)
BUILDING SETBACKS & DATA		REQUIRED	PROVIDED
BUILDING SETBACKS			
	FRONT (NORTH):	20 FT.	20 FT.
	REAR (SOUTH):	5 FT	5 FT
	SIDE (EAST):	5 FT	5 FT
	SIDE (WEST):	5 FT	5 FT

BUILDING DATA			
	PROPOSED FIRST FLOOR AREA		1,970 SQ. FT.
	PROPOSED SECOND FLOOR AREA		6,085 SQ. FT.
	TOTAL AREA:		8,150 SQ. FT.
BUILDING HEIGHT		REQUIRED	PROVIDED
	HEIGHT	Right-of-way width	28 FT
PARKING		REQUIRED	PROVIDED
	OFFICE, GYM, CAFE & PATRON AREA (1 SPACE PER 400) OPEN LOT RECREATION USE (1 SPACE PER 4 PERSONS	19 SPACES	19 SPACES
LANDSCAPE		REQUIRED	PROVIDED
	IMPERVIOUS AREA	50% (18,810 SQ.FT.)	11.9% (4,510 SQ. FT.)
	PERVIOUS AREA	50% (18,810 SQ.FT.)	88% (33,110 SQ.FT.)



LOT COVERAGE
5.2%

LOT COVERAGE DIAGRAM & CALCULATIONS:			
	AREA	REQUIRED	PROVIDED
LOT COVERAGE	37,620 SQ. FT.	50% MAX (18,810 SQ.FT)	5.2% (1,980 SQ. FT.)



GREEN AREA
70.2%

GREEN AREA DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
GREEN AREA	37,620 SQ. FT.	-	70.2% (26,427 SQ. FT.)

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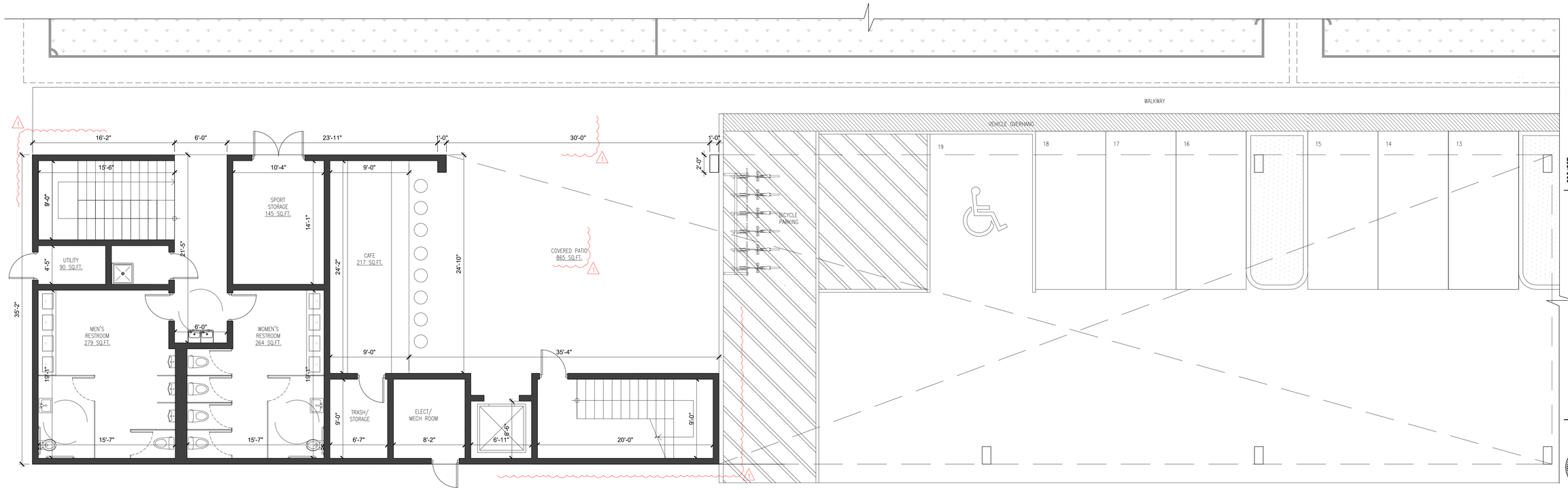
REVISED:
1 REVIEW COMMENT 01-14-26
2 REVIEW COMMENT 02-11-26

SITE PLAN

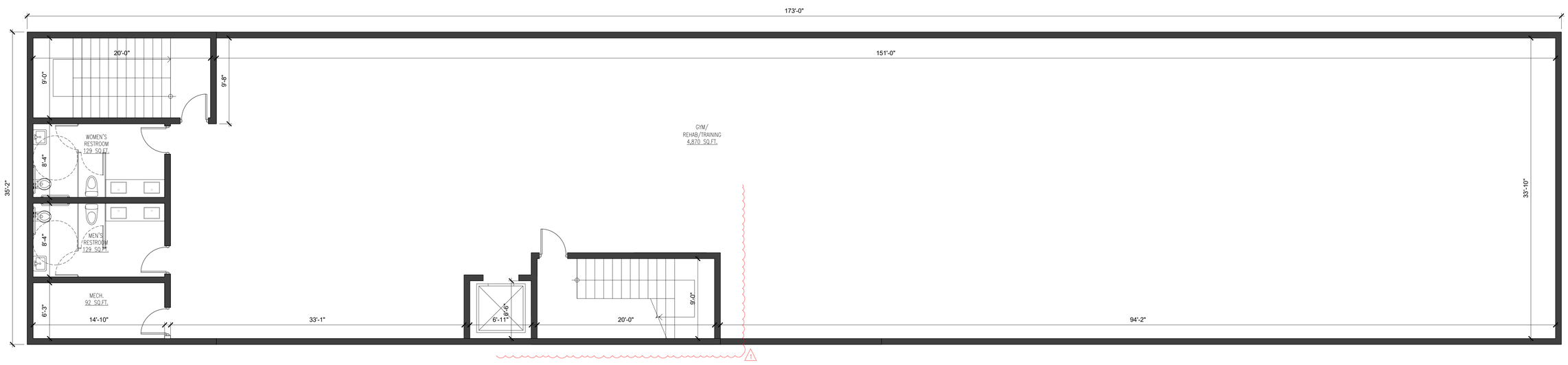
250918SSSF

09/18/2025

A-003



1 PROPOSED FIRST FLOOR
Scale: 3/16" = 1'-0"



2 PROPOSED SECOND FLOOR
Scale: 3/16" = 1'-0"

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REVISED:

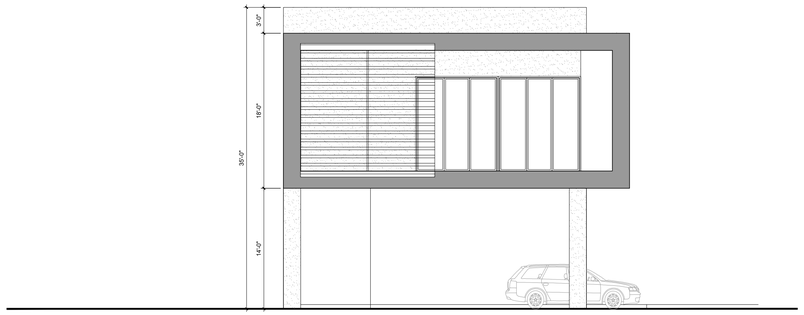
1 REVIEW COMMENT 01-14-26

FLOOR PLANS

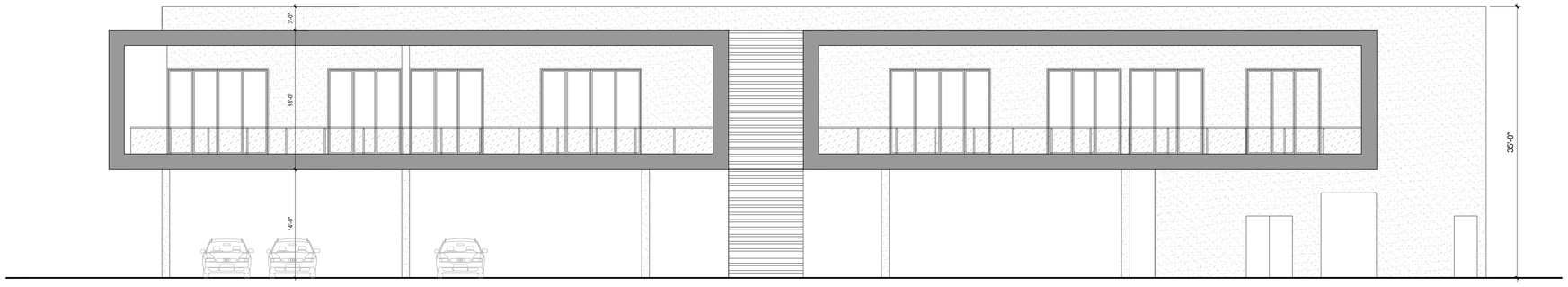
250918SSSF

09/18/2025

A-004



1 ELEVATION NORTH
Scale: 1/8" = 1'-0"



2 ELEVATION WEST
Scale: 1/8" = 1'-0"

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ELEVATIONS

250918SSSF

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A-005

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REVISED:

RENDERS

250918SSSF

09/18/2025

A-006

PROJECT:

SOCCER FIELD FOR:
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8234 NW 56 ST
DORAL, FL 33166

CHANGE OF USE

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REVISED:

RENDERS

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09/18/2025

A-007