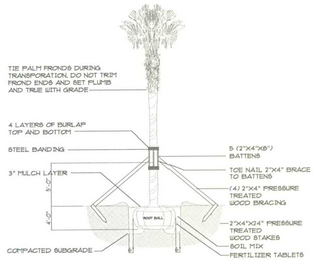
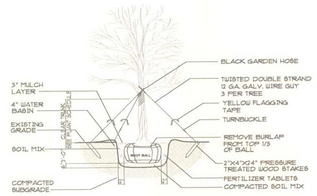
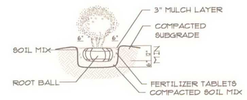


PALM PLANTING DETAIL
NOT TO SCALE



CANOPY TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

RU-3M LANDSCAPE LEGEND

Zoning District:		RU-3M
Gross Land Area:		210,660 Sq. Ft.
Net Land Area:		210,660 Sq. Ft.
Water Bodies:		N/A
Max. Lawn Area (60% of 25% Open Space):	Required 31,599 Sq. Ft.	Provided 31,599 Sq. Ft.
Trees per Net Lot (28 per Acre):	136	136
Street Trees per Lot (35' Max.):	94	94
Total Trees:	230	230
Total Shrubs per Lot (10 per Tree):	2,300	2,300

PLANT CALCULATIONS

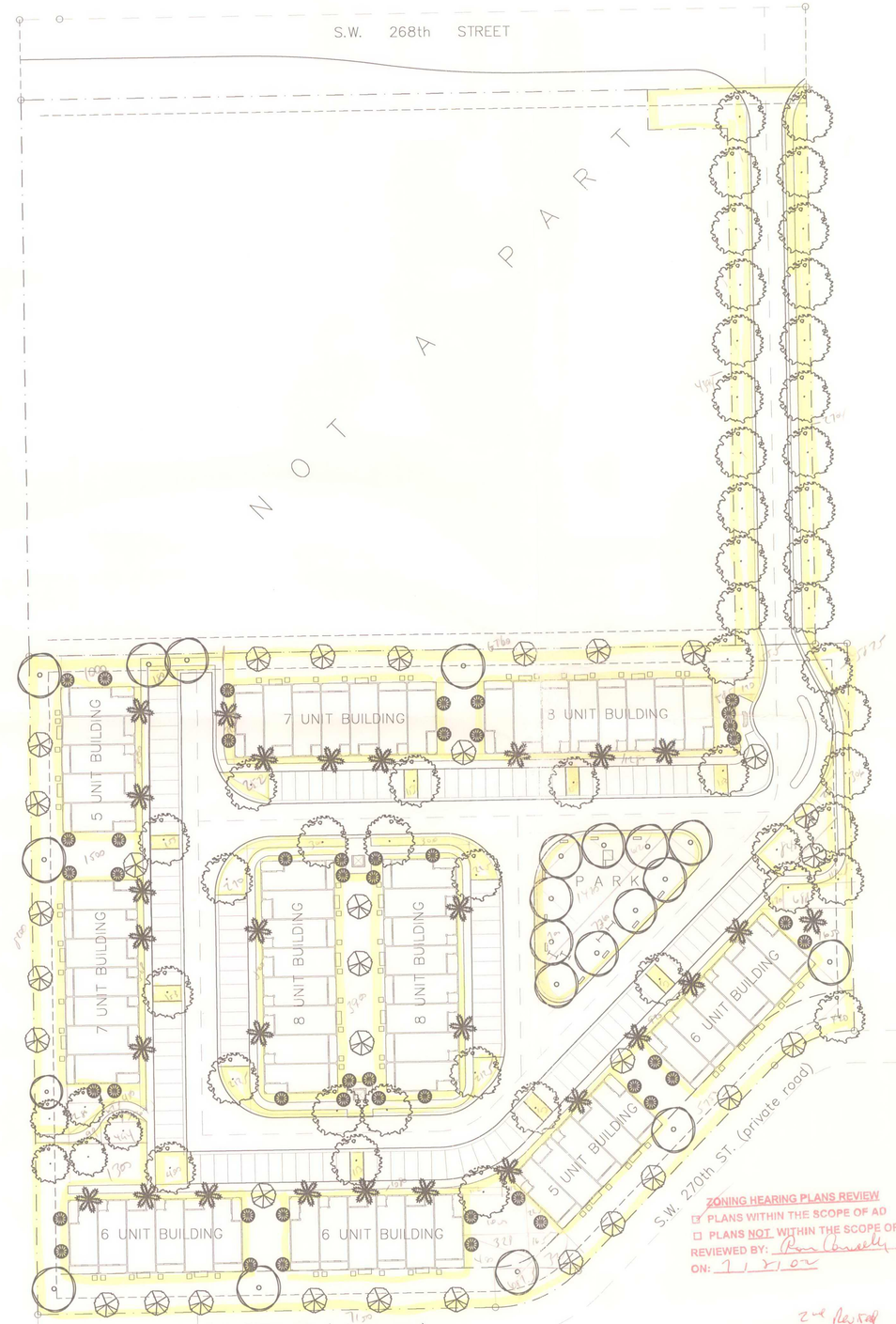
PLANT MATERIAL	NO. REQUIRED	NO. PROVIDED	NATIVE	HEIGHT REQ.	HEIGHT PROV.	DIA.
Trees	136	136	Yes/No	8'-0"	8'-0"	5'-0"
Street Trees	94	94	Yes	12'-0"	12'-0"	5'-0"
Shrubs	2,300	2,300	Yes	2'-0"	2'-0"	2'-0"

PLANT SCHEDULE

SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Shrubs							
*	736	*		Liriope Muscari	Liriope	Yes	1 Gal. @ 18" O.C.
*	446	*		Ixora	Ixora SP	No	2'-0" Max. Height
*	474	*		Conocarpus Erectus	Silver Buttonwood	Yes	2'-0" Max. Height
*	372	*		Philodendron selloun	Tree Philodendron	No	2'-0" Max. Height
*	272	*		Cycas Revoluta	Dwarf Sago Palm	No	1 Gal.
	2,300						

PLANT SCHEDULE

SYMB	QTY.	NEW	EXIST.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS
Trees							
	33	*			Gumbo Limbo	Yes	12' Ht. x 5' Spr.
	44	*		Swentnia Mahogani	Mahogany	Yes	12' Ht. x 5' Spr.
	37	*			Oak	Yes	12' Ht. x 5' Spr.
	35	*		Roystonea Elata	Queen Palm	Yes	8' Gill.
	54	*			Hibiscus Alexandria	No	6' Ht.
	27	*			Pigun Plum	No	8' Ht.
	230						



ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Ron Connally
ON: 7/1/02

2nd Plan Set
RECEIVED
JUL 01 2002
ZONING HIEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY:

Raphaele C. Chiappetta
Architect
11845 SW 82nd Road, Miami, FL 33156
(305) 238-0380 Reg. #11596

OEM Drafting
Octavio Enrique Mendizabal
21801 SW 98th Place Miami, FL 33190
(786) 586-6921 (305) 580-1902

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Client:
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(305) 232-5837

Revisions:
1 01/30/02 P. & Z. C.
2 04/17/02 P.D.C.
3 06/28/02 OWNER

Job No.:	0199
Date:	January 07, 2002
Checked:	R.C.C.
Drawn By:	O.E.M.
Scale:	1" - 40'-0"

Sheet
SP-2

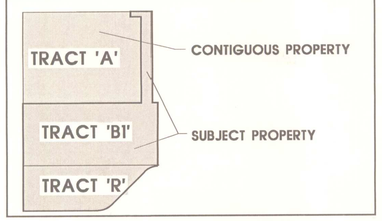
Seal:
6/28/02

- SUBJECT PROPERTY SIZE ▪ 4.84 ACRES
- EXISTING ZONING DISTRICT ▪ BU1A & RU3M
- PROPOSED ZONING DISTRICT ▪ RU3M + S.U.R.'s
- UNITS ALLOWED

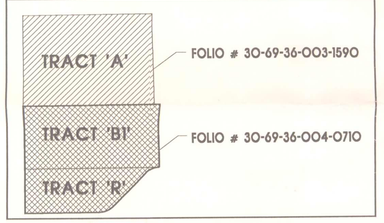
RU3M ZONING DISTRICT ▪ 62
(MAX. ALLOWED ▪ 12.9 UNITS PER ACRE x 4.84 ACRES)

RU3M ZONING DISTRCIT + 4 S.U.R.'s ▪ 66
(MAX. ALLOWED ▪ 15 UNITS PER ACRE x 4.84 ACRES ▪ 72)

LEGAL DESCRIPTION LEGEND



PROPERTY LEGEND



- DRAWING INDEX

SP-1	SITE PLAN & LEGEND
SP-2	LANDSCAPING PLAN
SP-3	SITE DETAILS
A1-01	BLDG. TYPE 5 - FLOOR PLANS
A1-02	BLDG. TYPE 5 - ROOF PLAN
A1-03	BLDG. TYPE 5 - ELEVATIONS
A1-04	BLDG. TYPE 6 - FLOOR PLANS
A1-05	BLDG. TYPE 6 - ROOF PLAN
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A2-01	UNIT A - FLOOR PLANS & ELEVATIONS
A2-02	UNIT B - FLOOR PLANS & ELEVATIONS
A2-03	UNIT C - FLOOR PLANS & ELEVATIONS

LEGAL DESCRIPTION - SUBJECT PROPERTY

A portion of land located in the SW1/4, NE 1/4 of 36-56-39, being more particulary described as follows: The East 50 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida, along with the West 50 feet of the East 100 feet of the North 75 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida. and Tract B-1 and R in CUTLER LANDINGS REPLAT according to the Plat thereof as recorded in Plat Book 135, Page 58, of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION - CONTIGUOUS PROPERTY

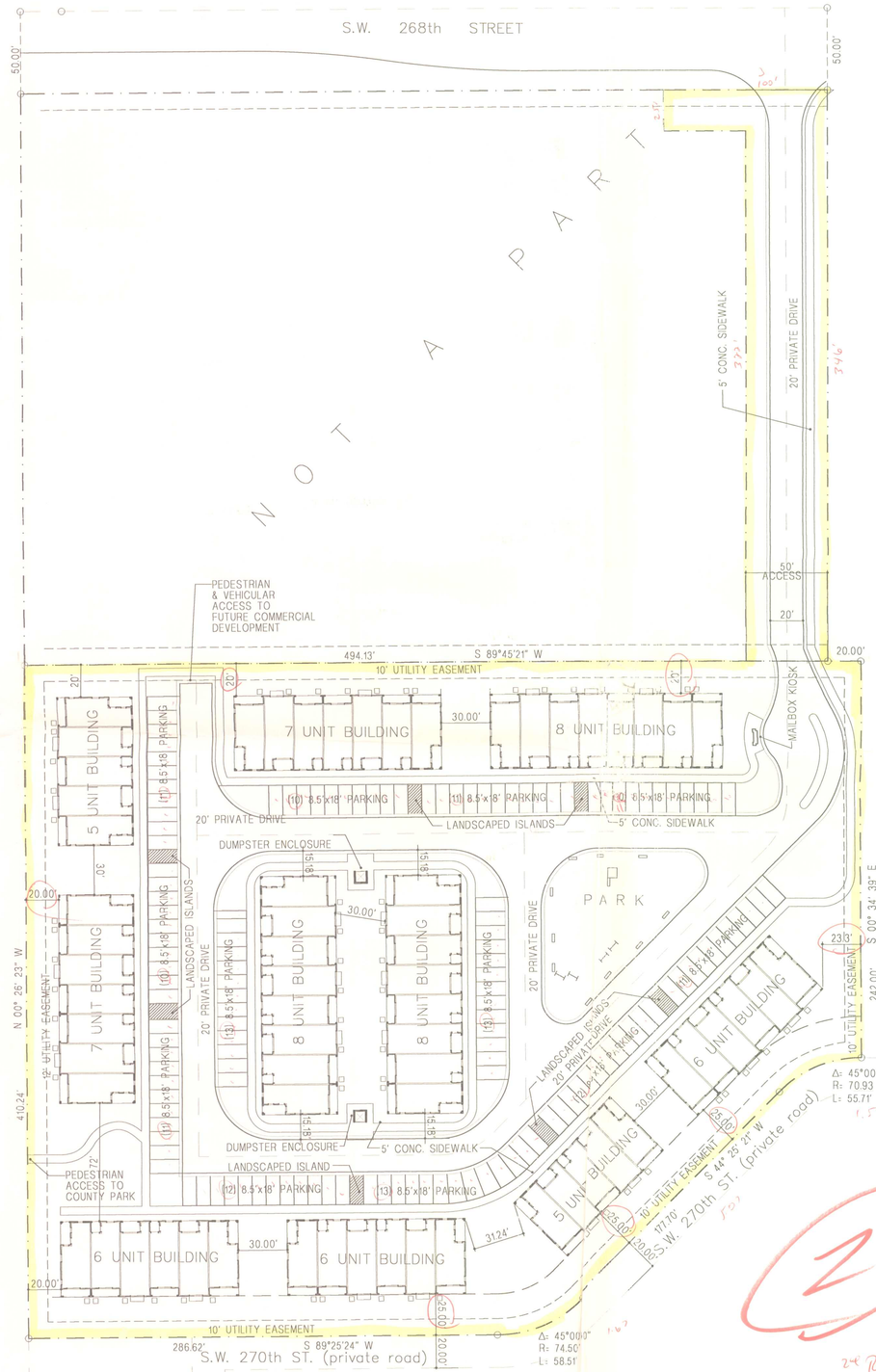
Tract A in CUTLER LANDINGS, according to the plat thereof as recorded in Plat Book 131, Page 39, of the Public Records of Miami-Dade County, Florida.

SITE CALCULATIONS

Gross Area:	210,660 Sq. Ft.	4.84 Acres
Net Dry Residential Area:	210,660 Sq. Ft.	4.84 Acres
Total Units:		66
Gross Density:		13.63 Units/Acres
Net Residential Density:		13.63 Units/Acres
Site Area:	210,660 Sq. Ft.	100.00 %
Impervious Area:		
Structures:		
Residential Bldg. Area:	54,957.00 Sq. Ft.	26.09 %
Accessways & Parking:		
Private Drive Area:	29,698.05 Sq. Ft.	14.10 %
Ingress and Egress:	13,750.81 Sq. Ft.	6.53 %
Parking Area:	20,806.03 Sq. Ft.	9.88 %
Other Areas:		
Pedestrian Walkways:	12,654.62 Sq. Ft.	6.01 %
Pervious Area:		
Green Areas: Required 52,707.65		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Site Data:	Required/Allowed	Provided
Site Areas:		
Allowable Floor Area Ratio:	0.50	0.4767
Maximum Lot Coverage:	30.00 %	26.09 %
Setbacks:		
Front Setback:	25'-0"	25'-0"
Front - Interior Edge	20'-0"	20'-0"
Side Street Setback:	25'-0"	25'-0"
Side 2 Sty. Interior Setback:	15'-0" 30'-0"	20'-0" 20'-0"
Side 3 Sty. Interior Setback:	20'-0"	20'-0"
Rear Setback:	25'-0"	25'-0"
Building Data:		
Building Separation w/o Windows:	20'-0"	20'-0"
Building Separation w/ Windows:	30'-0"	30'-0"
Maximum Building Height:	35'-0" 75'-0"	32'-0"
Parking:		
Standard (1.75 Spaces / 2 Bedroom): 23 units =	41	41
Standard (2 Spaces / 3 Bedroom): 43 units =	86	86
Visitor Spaces:	0	10
Total Standard Spaces:	127	~~137~~ 138

OPEN SPACE CALCULATIONS

Green Areas:		
Landscaped Areas:	78,793.49 Sq. Ft.	37.40 %
Other Areas:		
Pedestrian Walks Area:	12,654.62 Sq. Ft.	6.01 %
Ingress & Egress Drives:	13,750.81 Sq. Ft.	6.53 %
Totals:		
Total Open Space Area:	105,198.20 Sq. Ft.	49.94 %



REVIEW
PLANS WITHIN THE SCOPE OF AD
PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:
DATE: 7/2/02

RECEIVED
JUL 01 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Raphaele C. Chiappetta
Architect
11845 SW 82nd Road, Miami, FL 33156
(305) 238-0380 Reg. #11596

OEM Drafting
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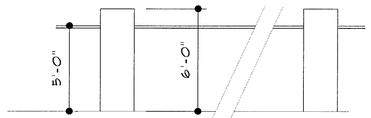
Sheet
SP-1

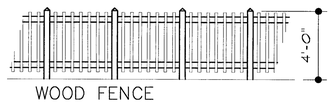
Seal:

6/28/02

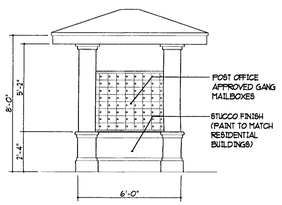
CHAIN–LINK & FICUS HEDGE
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'–0"



MASONRY WALL
PROJECT ENCLOSURE OPTION
SCALE: 1/4" = 1'–0"

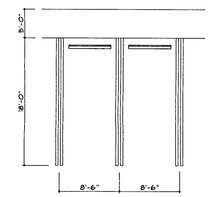


WOOD FENCE
PARK ENCLOSURE
SCALE: 1/4" = 1'–0"

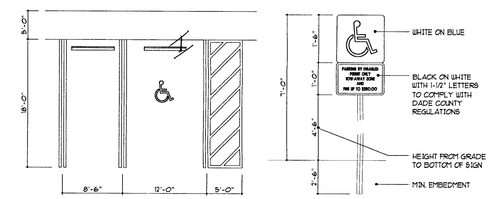


FRONT ELEVATION

MAIL KIOSK
SCALE: 1/4" = 1'–0"



STANDARD PARKING DETAIL
NOT TO SCALE



HANDICAP STALL & SIGNAGE
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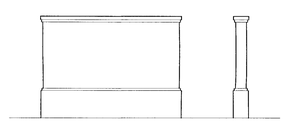
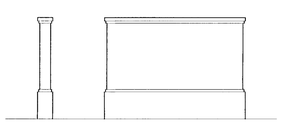
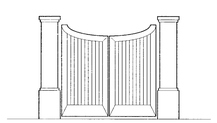


RIGHT ELEVATION

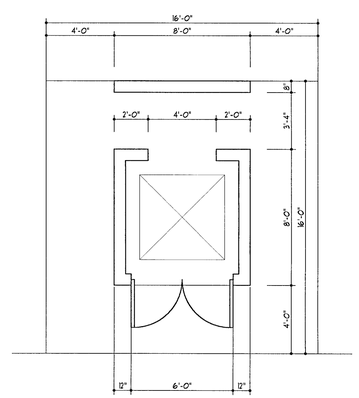
REAR ELEVATION



LEFT ELEVATION

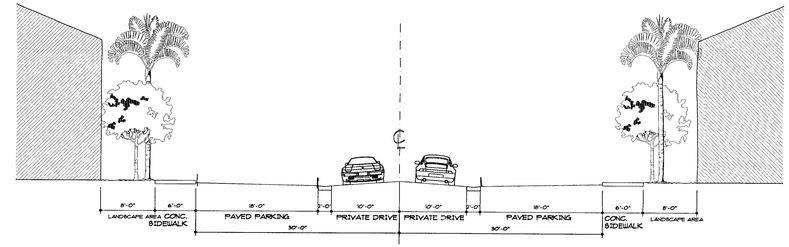


FRONT ELEVATION

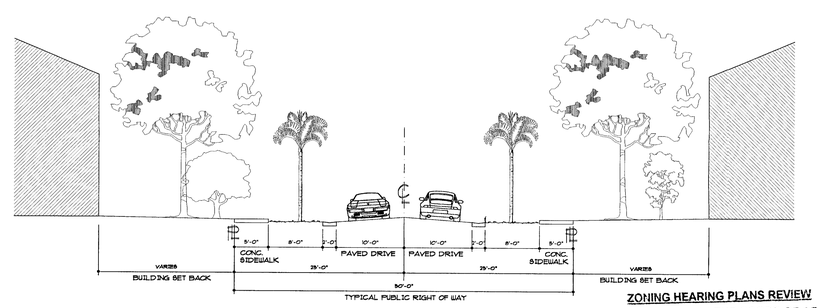


FLOOR PLAN

TRASH DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'–0"



STREET SECTION C–C
SCALE: 1" = 10'



STREET SECTION E–E
SCALE: 1" = 10'

ZONING HEARING PLANS REVIEW

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REVIEWED BY: _____

ON: ____/____/____

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SP-3

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1/7/02