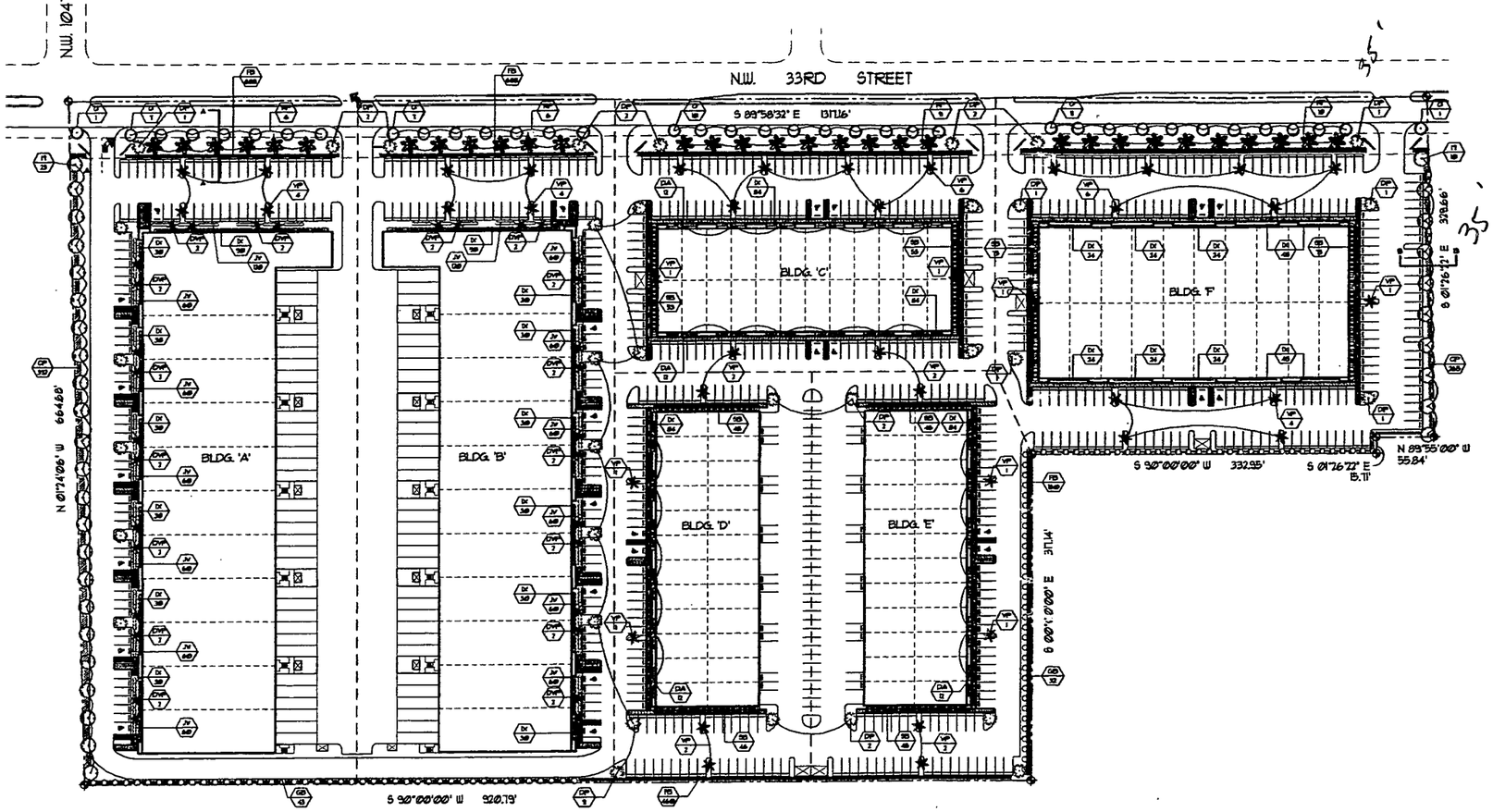
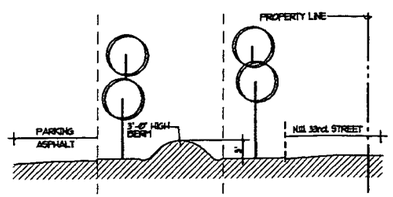
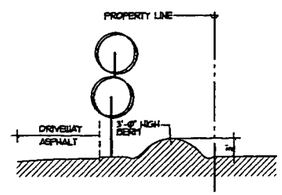


Landscape Plan 1"=60'

NORTH



Detail-A N.T.S.



Detail-B N.T.S.

Landscape Legend
Chapter 18A - Ordinance 95-222

ZONE IU-1
DISTRICT

GROSS LAND 11.18 (acres) NET LAND 10.12 (acres) WATER BODIES -0- (acres)

	REQ.	PROV.
LANDSCAPE OPEN SPACE (If applicable)	15 %	51.85 %
GREENBELT WIDTH (If applicable)	10'-0" feet	20'-0" feet
LAWN AREA (As defined in Ordinance)	10 %	10 %
TREES		
TREES PER NET LOT (NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES, NO MORE THAN 10% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM))		318
STREET TREES (TREES IN THE RIGHT OF WAY (*) OR IN PRIVATE PROPERTY) (**NB. REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	35	35
TOTAL NUMBER OF TREES	303	346
SHRUBS (10 SHRUBS FOR EACH TREE REQUIRED) * 30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES. * IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE	3030	4721

BUSINESS (BU) AND INDUSTRIAL (IU) ZONES

A1. OPEN SPACE REQUIRED PER SECTION 33 OF ZONING CODE
NET LOT AREA sq. ft. 440,775 x 10 % = 44,078 sq. ft.

B1. PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6 (J)
NUMBER OF PARKING SPACES 305 x 15 sq. ft. = 4,575 sq. ft.

C1. ADD A + B = 11,328 sq. ft. (total tree area required)

D1. MAXIMUM LAWN AREA (sod) PERMITTED 30% OF A + B = 14,846 sq. ft.
11,328 x 30 = 14,846 sq. ft.

E1. MAXIMUM LAWN AREA PROVIDED 14,846 sq. ft.

			TREE NAME		NOTES
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	
M	33		SWIETENIA MAHAGONI	MAHOGANY	10'-12' HT. 30'-0" O.C.
GB	125		CONOCARPUS ERECTUS	GREEN BUTTONWOOD	8', 10' HT. 10'-0" O.C.
O	33		QUERCUS VIRGINIANA	LIVE OAK	12' 14' HT. 30'-0" O.C.
DP	34		PHOENIX DACTYLIFERA	PEDIGREE DATE PALM	NATIVE
RP	71		ROYSTONEA ELATA	FLORIDA ROYAL PALM	
VP	34		VETCH-R HONGCOPERUNA	VETCHI PALM	
DVP	39		VETCH-R HONGCOPERUNA	DOUBLE VETCHI PALM	14', 16' HT.
DA	49		ARCHONTOPHOENIX ALEXANDRAE	DOUBLE ALEXANDRA PALM	12'-14'
SHRUBS					
CP	781		CHRYSOBALANUS ICACO (RED TIPS)	COCOPLUM	3 GAL. • 24" O.C. (NATIVE)
FB	1148		FICUS BENJAMINA	FICUS	24" O.C. (NON-NATIVE)
SS	440		CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GALLON (NATIVE)
DI	359		DIONA NORA GRANT	NORA	3 GALL. 24" O.C. (NON NATIVE)
JV	840		JASMIN VOLUBILE	SAM JASMIN	3 GALL. (NON NATIVE)

LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER
2. CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR A COMPLETE LAWN IRRIGATION SYSTEM OF ALL SODDED / LANDSCAPED AREAS.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
4. SOD SHALL BE INDIGENOUS SPECIES.
5. CONTRACTOR SHALL PROVIDE, AFTER GRADING, A SUITABLE TOP SOIL SURFACE FOR SODDING.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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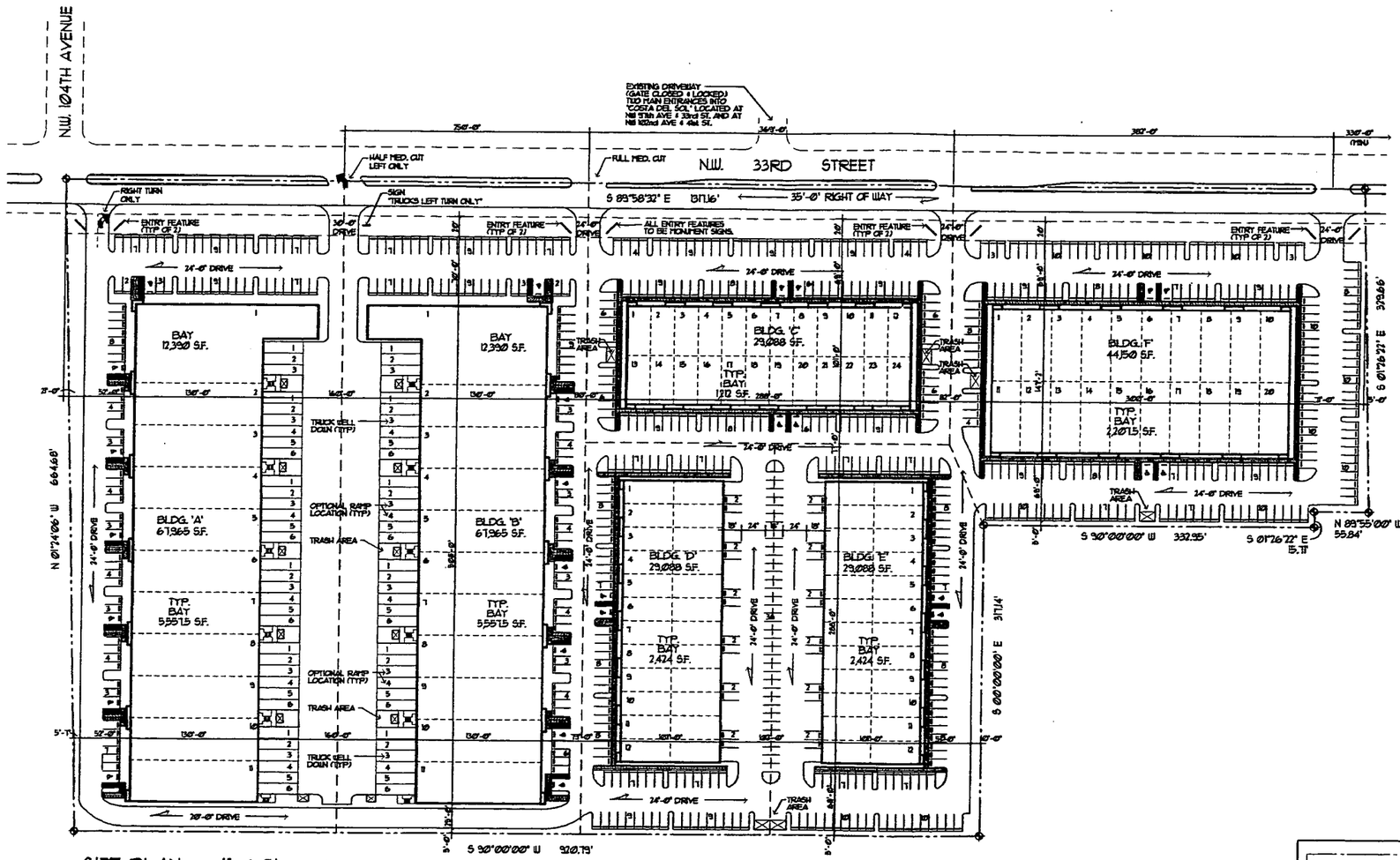
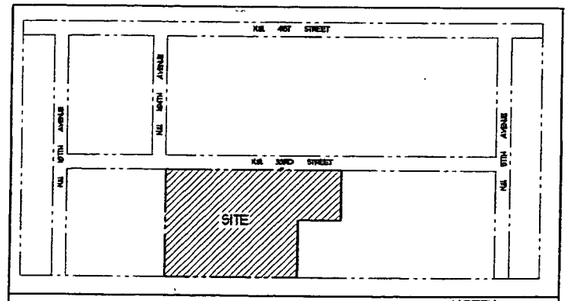


SITE PLAN 1"=60'

NORTH

SITE GENERAL INFORMATION

ZONING	GU (EXISTING)
	I-1 (PROPOSED)
LAND AREA	748,480 S.F. = 17.18 AC. (GROSS)
	702,373 S.F. = 16.12 AC. (NET)
BUILDING AREA & PARKING REQ.	
BUILD. 'A'	
LOT AREA	170,122 S.F. = 3.96 AC. (NET)
WAREHOUSE	58,665 S.F.
OFFICES	9,300 S.F.
TOTAL BLDG. AREA	67,965 S.F.
PARKING REQ.	66 P.S.
PARKING PROVIDED	81 P.S.
BUILD. 'B'	
LOT AREA	157,203 S.F. = 3.61 AC. (NET)
WAREHOUSE	58,665 S.F.
OFFICES	9,300 S.F.
TOTAL BLDG. AREA	67,965 S.F.
PARKING REQ.	66 P.S.
PARKING PROVIDED	81 P.S.
BUILD. 'C'	
LOT AREA	84,614 S.F. = 1.94 AC. (NET)
OFFICE CONDOMINIUMS	29,088 S.F.
PARKING REQ.	81 P.S.
PARKING PROVIDED	123 P.S.
BUILD. 'D'	
LOT AREA	76,209 S.F. = 1.75 AC. (NET)
WAREHOUSE	14,544 S.F.
OFFICES	14,544 S.F.
TOTAL BLDG. AREA	29,088 S.F.
PARKING REQ.	62 P.S.
PARKING PROVIDED	121 P.S.
BUILD. 'E'	
LOT AREA	83,555 S.F. = 1.92 AC. (NET)
WAREHOUSE	14,544 S.F.
OFFICES	14,544 S.F.
TOTAL BLDG. AREA	29,088 S.F.
PARKING REQ.	62 P.S.
PARKING PROVIDED	109 P.S.
BUILD. 'F'	
LOT AREA	128,876 S.F. = 2.94 AC. (NET)
OFFICE CONDOMINIUMS	44,150 S.F.
PARKING REQ.	111 P.S.
PARKING PROVIDED	156 P.S.
TOTAL BLDG. AREA	261,344 S.F.
LOT COVERAGE	38.06% (NET)
TOTAL PARKING REQUIRED	550 SPACES
TOTAL PARKING PROVIDED	703 SPACES
LANDSCAPE REQ.	77,328 SQ. FT.
LANDSCAPE PROV.	± 77,761 SQ. FT.



LOCATION MAP N.T.S.

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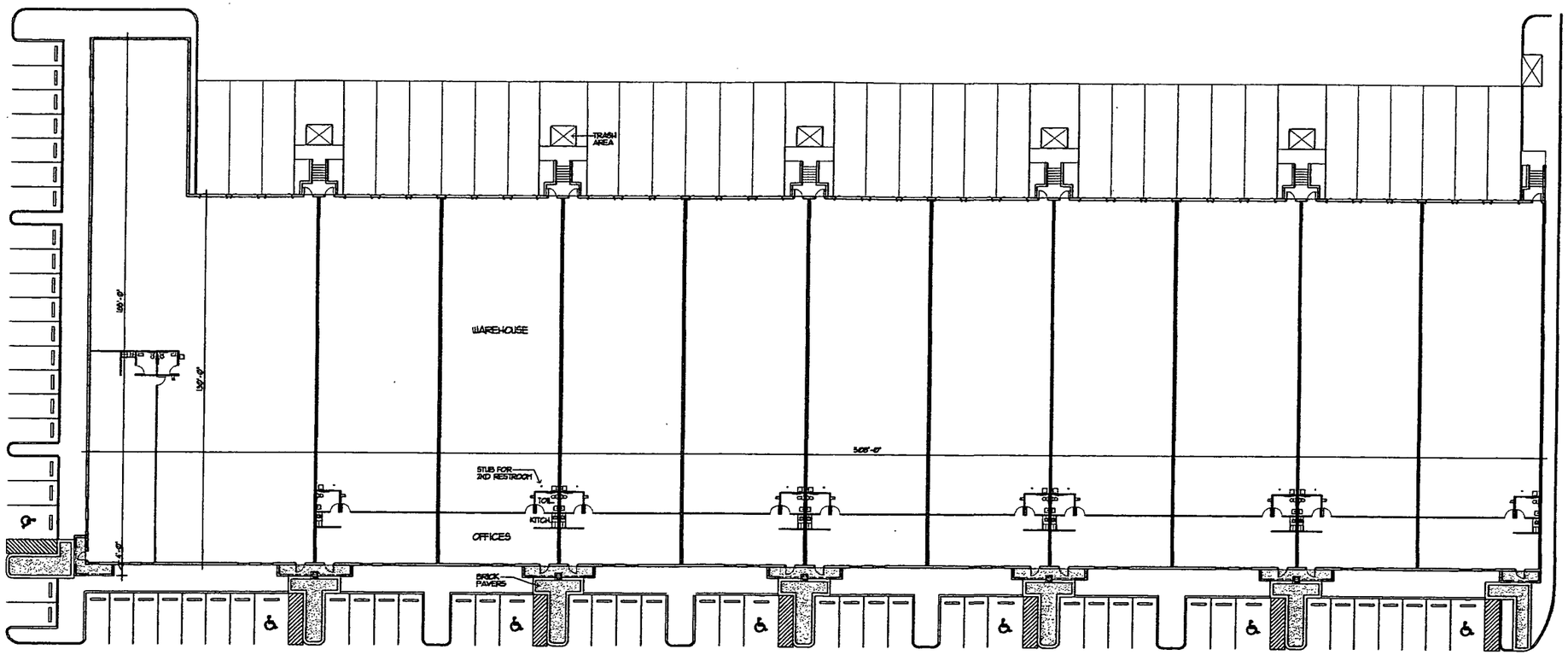

DOCK HEIGHT BLDG PLAN 1"=20'

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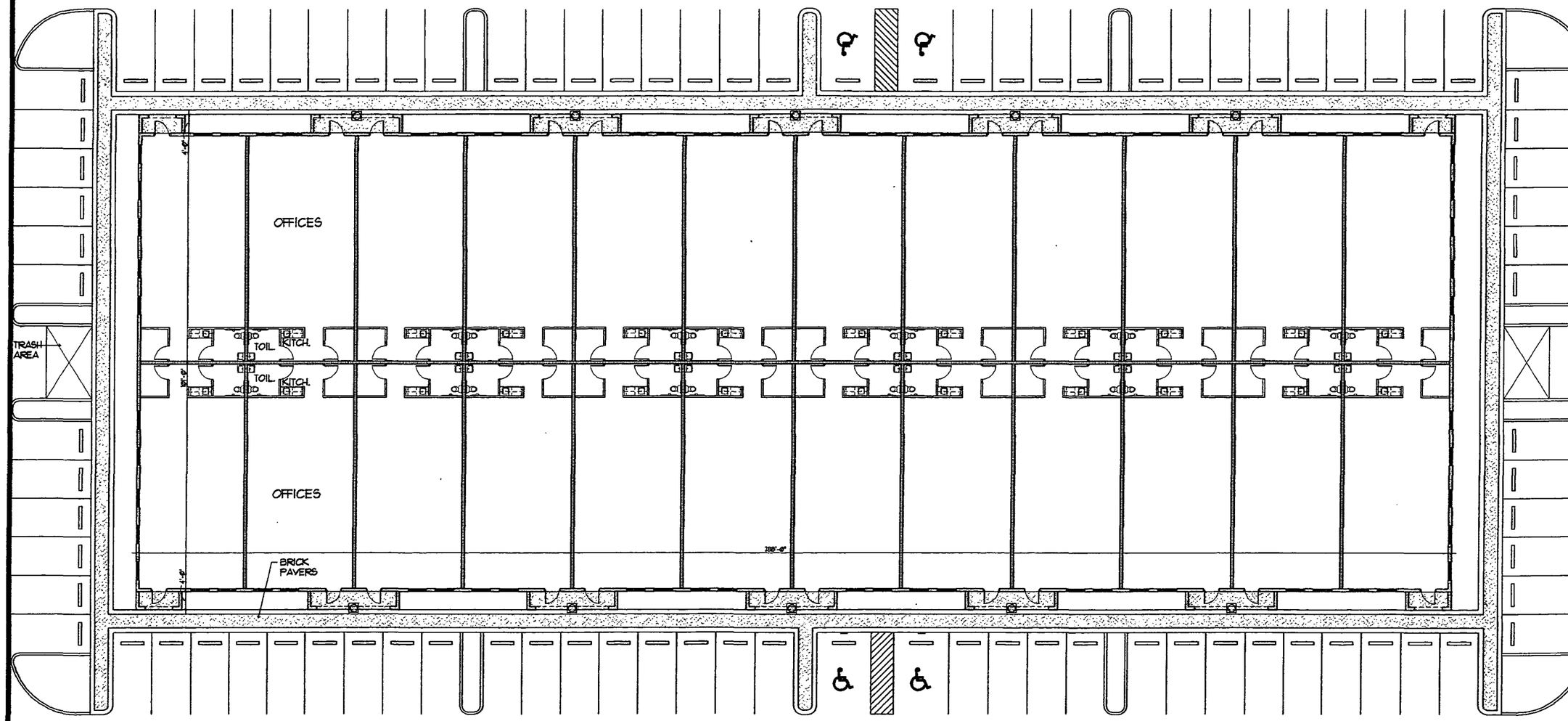

OFFICE BLDG PLAN 3/32"

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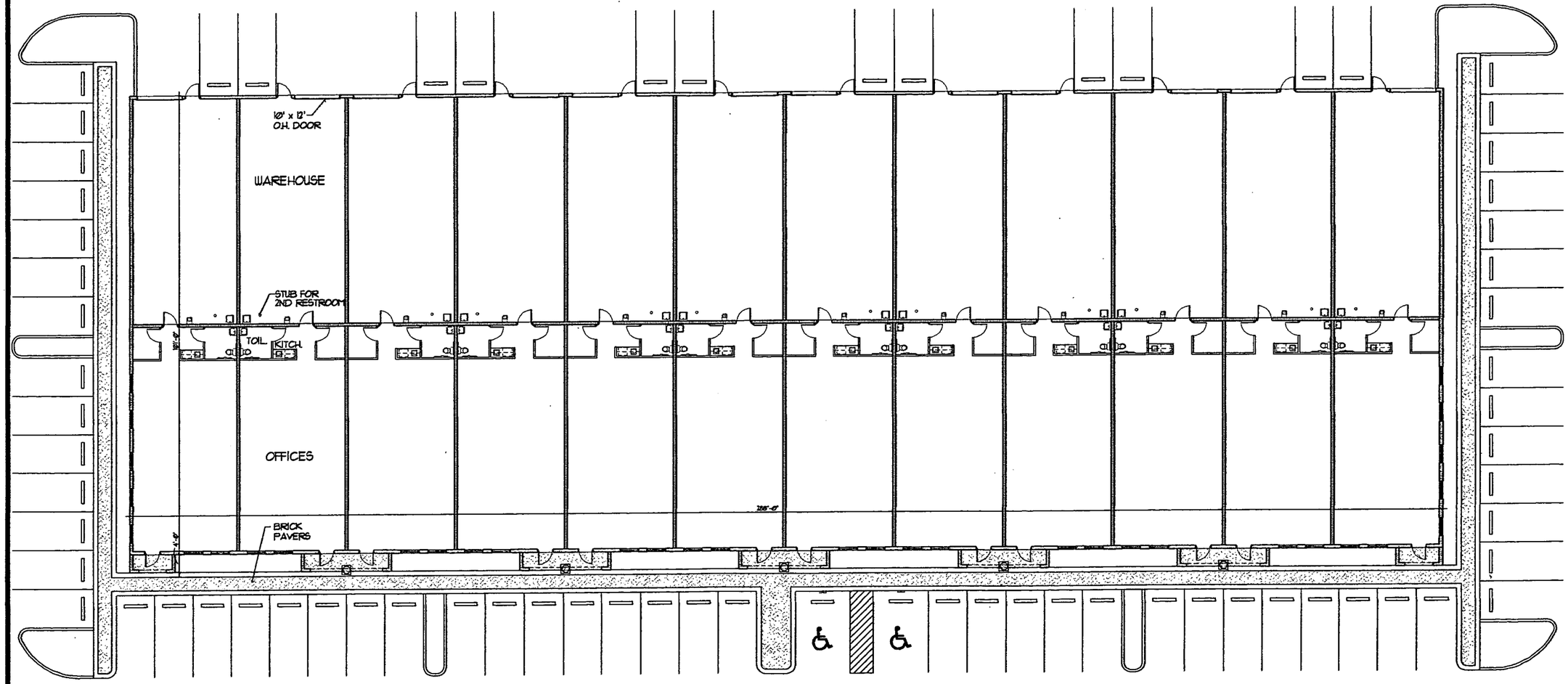

FLEX BLDG PLAN 3/32"

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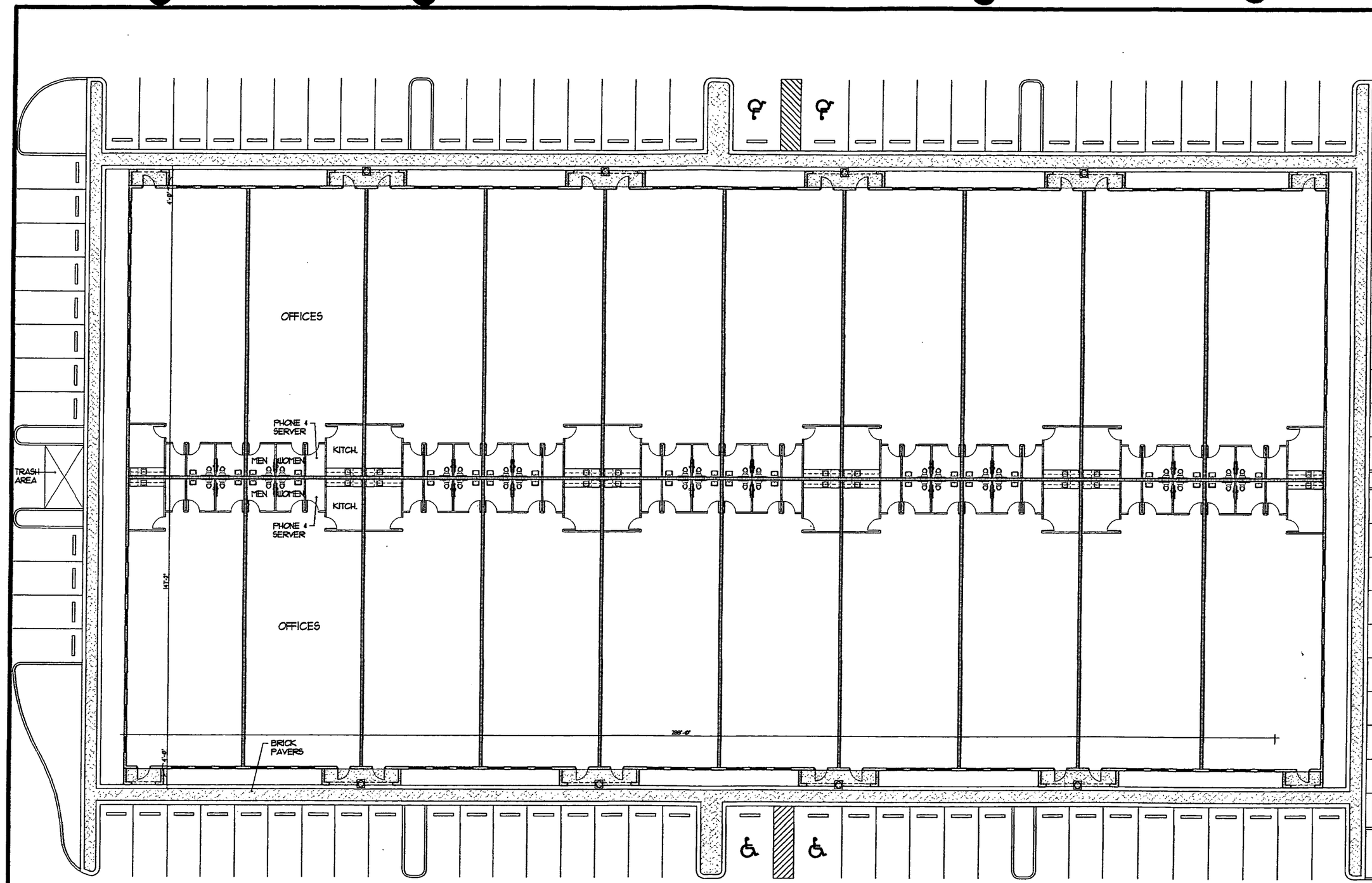

OFFICE BLDG PLAN 3/32"

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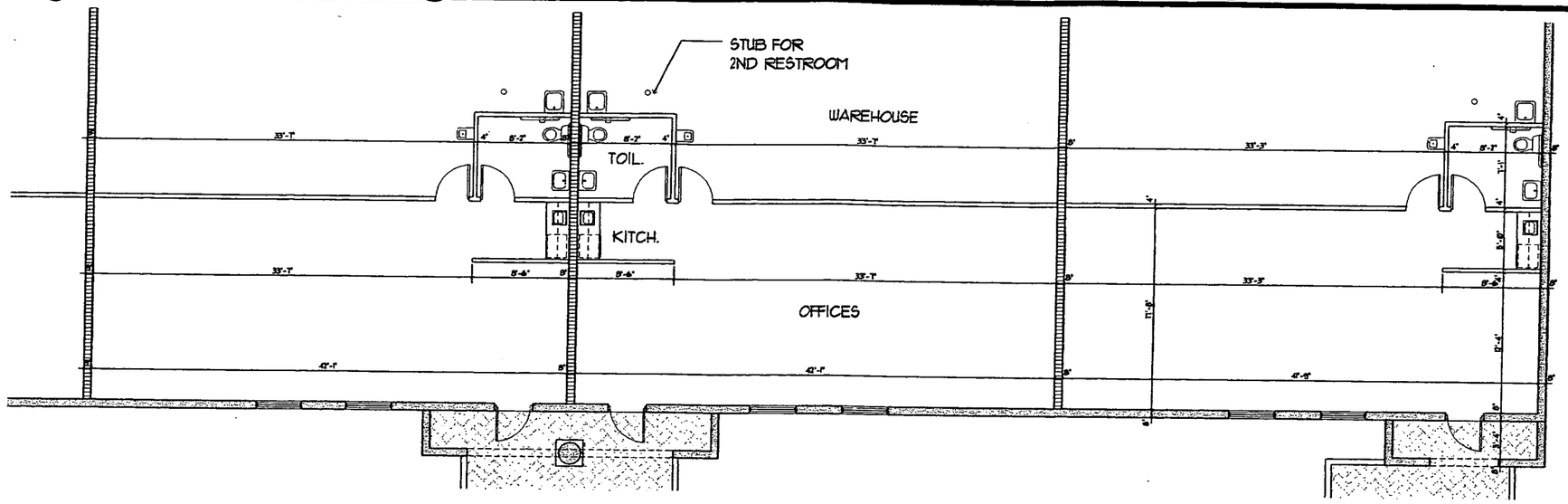
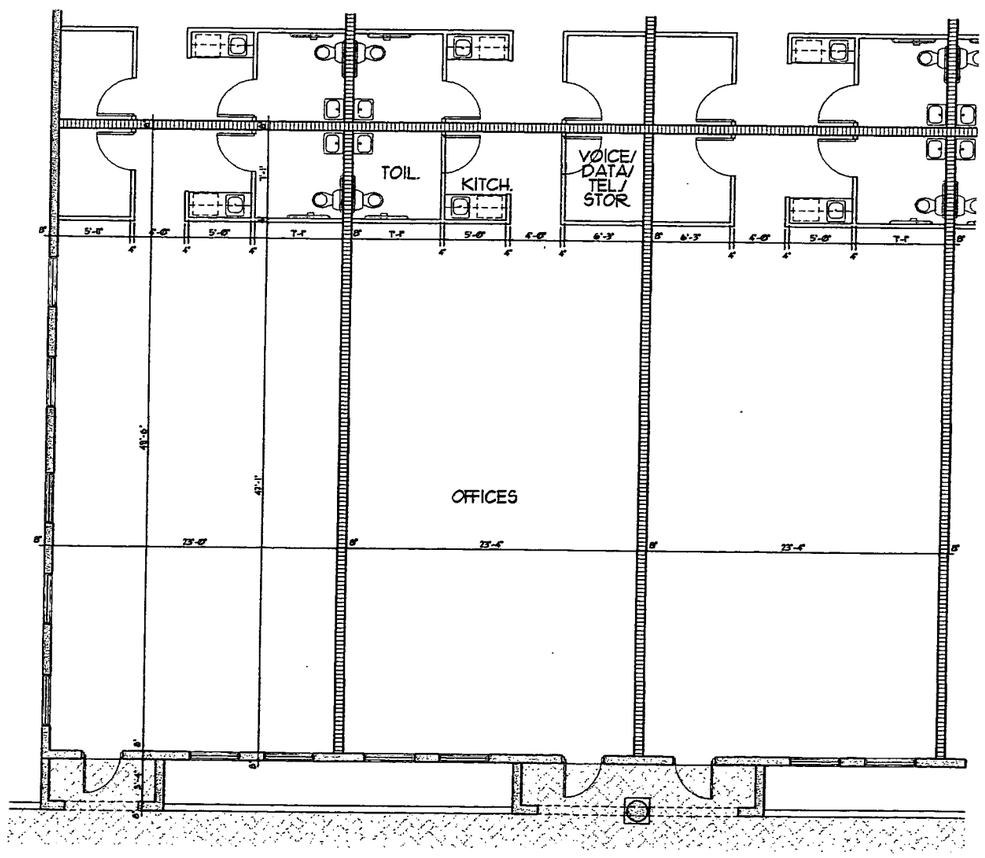
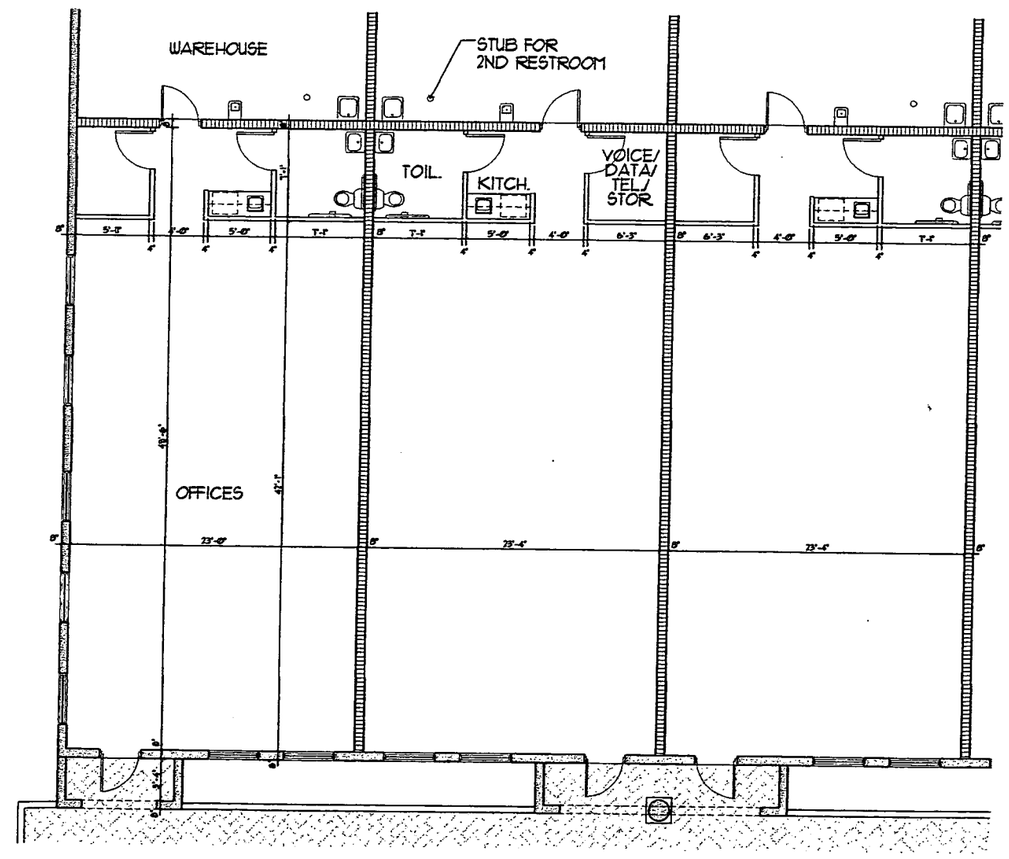


ENLARGED DOCK HEIGHT BLDG PLAN 3/16"



ENLARGED OFFICE BLDG PLAN 3/16"



ENLARGED FLEX BLDG PLAN 3/16"

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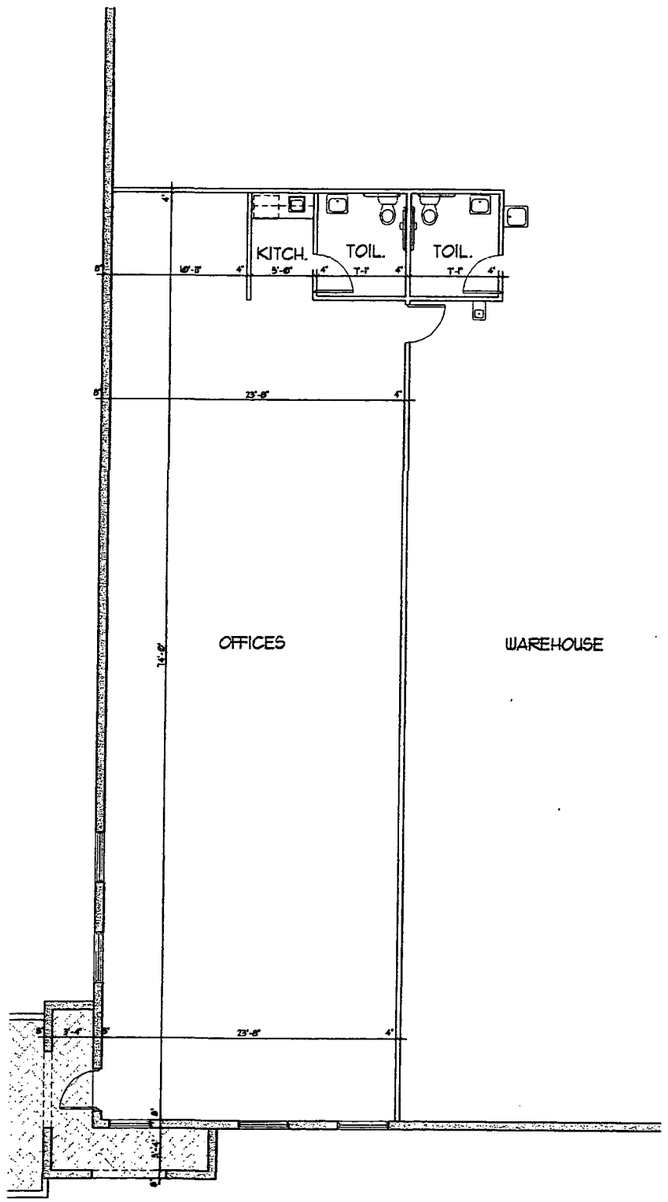
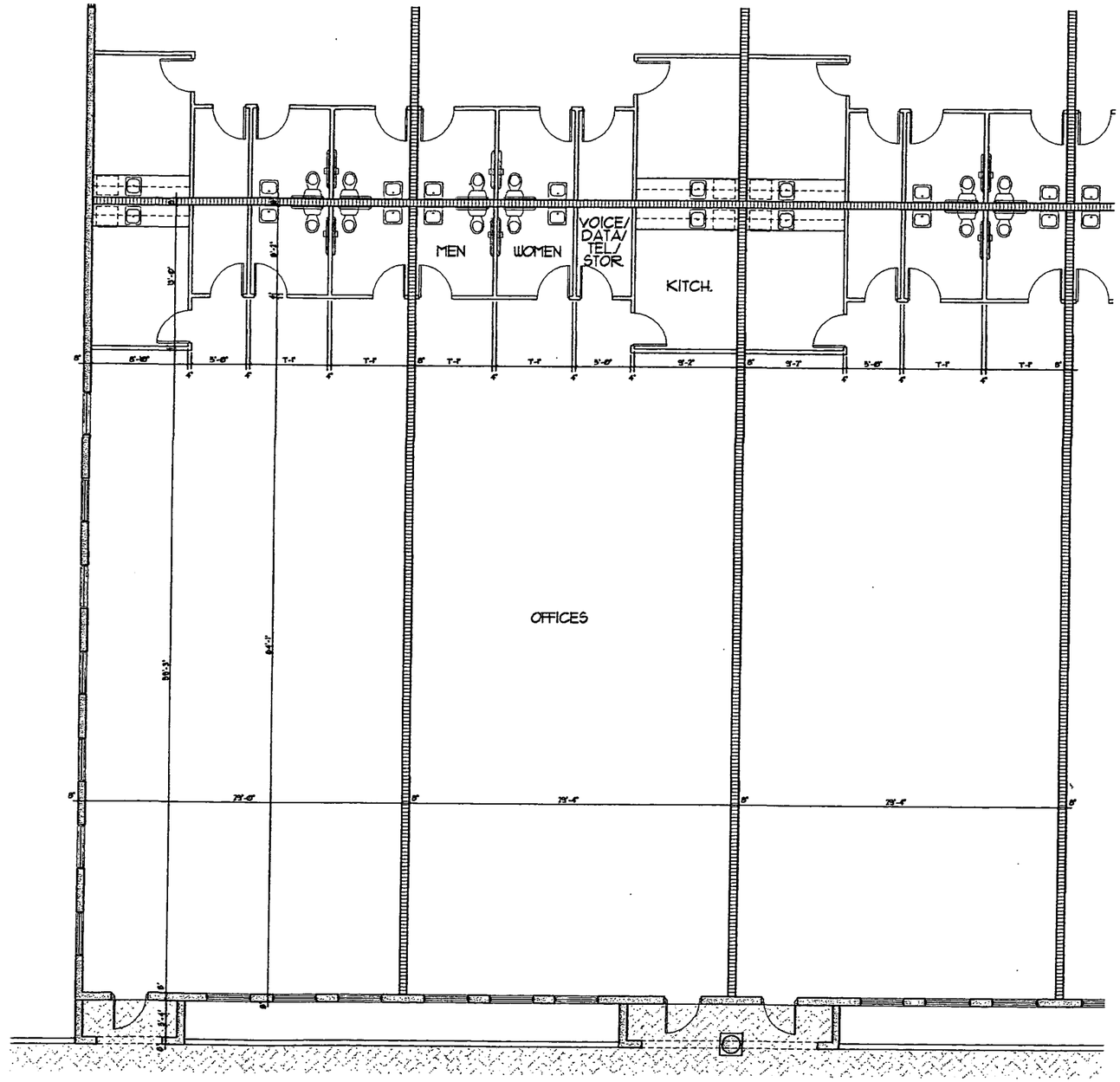


ENLARGED DOCK HEIGHT BLDG PLAN 3/16"



ENLARGED OFFICE BLDG PLAN 3/16"

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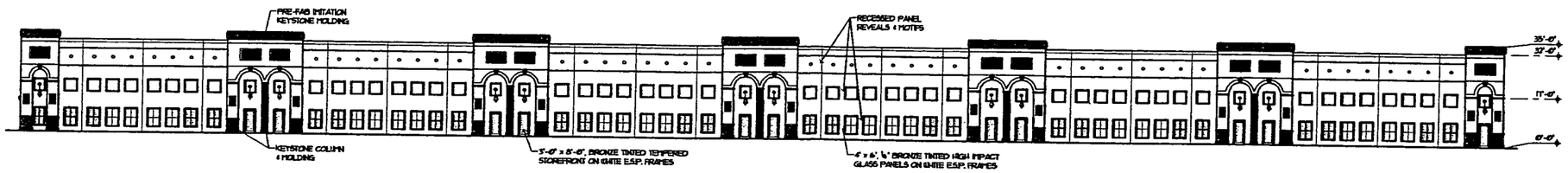
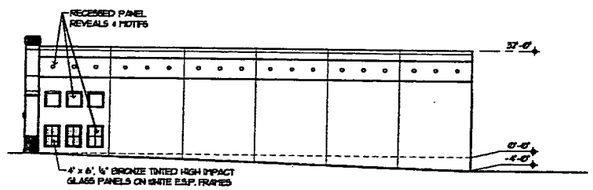


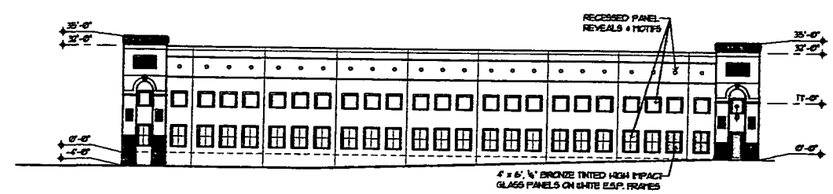
FRONT ELEVATION 1"=20'

DOCK HEIGHT BLDG



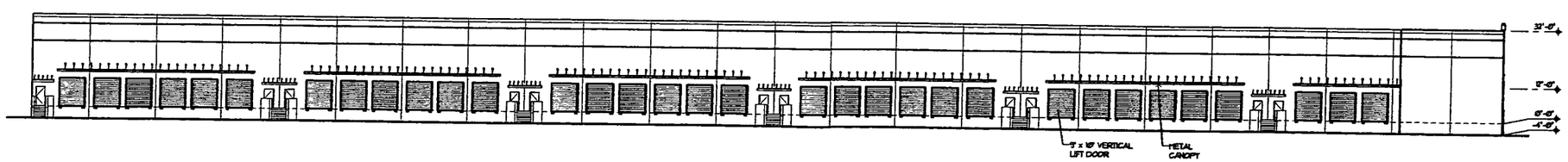
RIGHT SIDE ELEVATION 1"=20'

DOCK HEIGHT BLDG



LEFT SIDE ELEVATION 1"=20'

DOCK HEIGHT BLDG



REAR ELEVATION 1"=20'

DOCK HEIGHT BLDG

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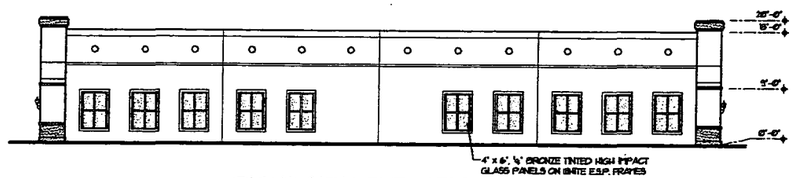
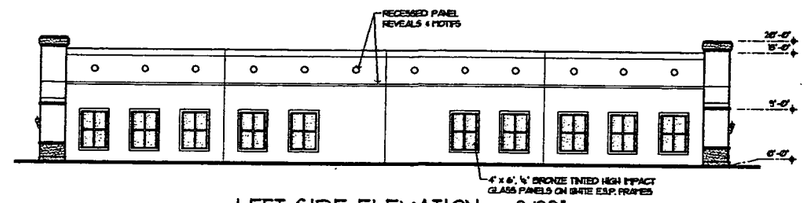
FRONT ELEVATION 3/32"

OFFICE BLDG



RIGHT SIDE ELEVATION 3/32"

OFFICE BLDG



LEFT SIDE ELEVATION 3/32"

OFFICE BLDG

REAR ELEVATION 3/32"

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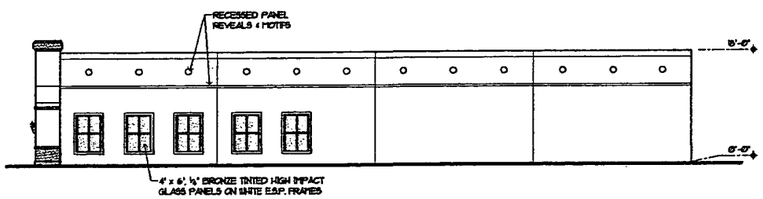
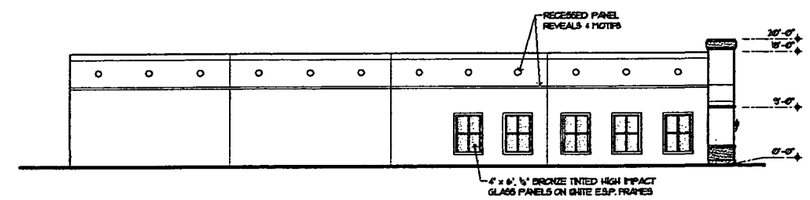
FRONT ELEVATION 3/32"

FLEX BLDG



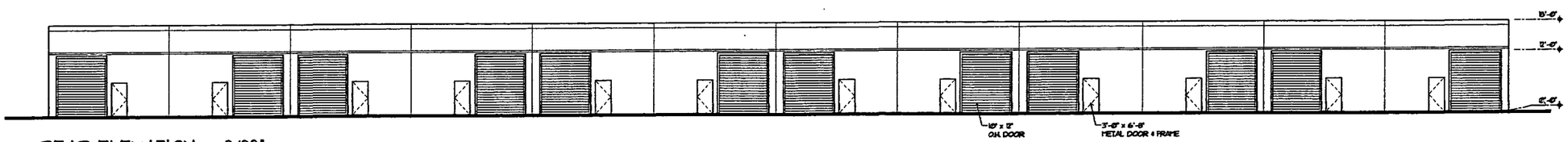
RIGHT SIDE ELEVATION 3/32"

FLEX BLDG



LEFT SIDE ELEVATION 3/32"

FLEX BLDG



REAR ELEVATION 3/32"

FLEX BLDG

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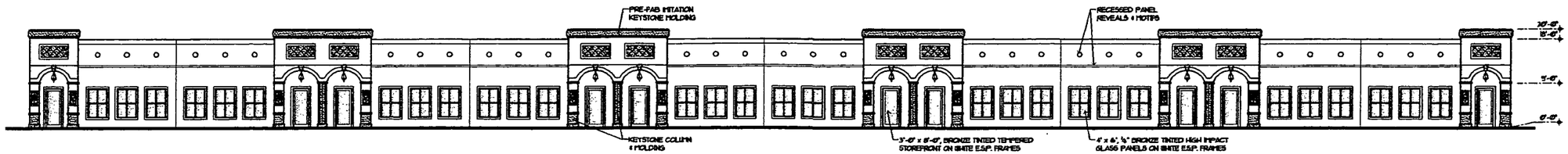
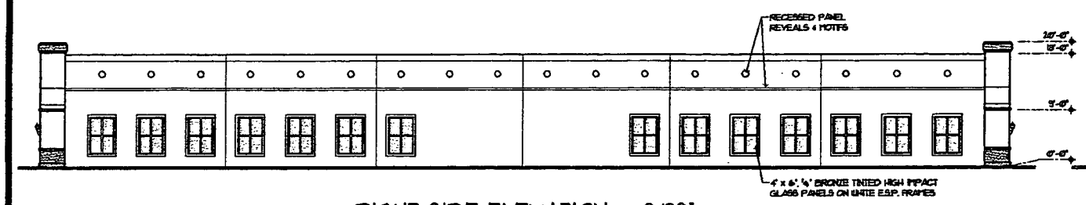


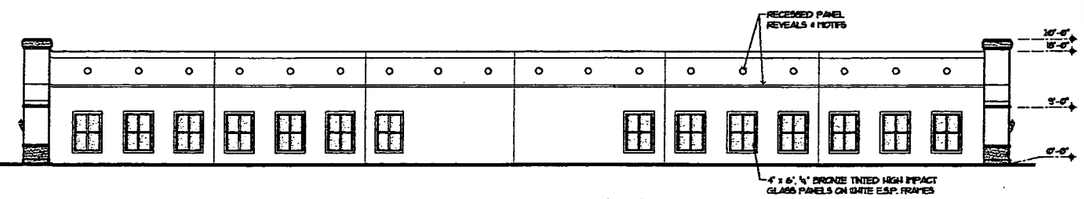
FRONT ELEVATION 3/32"

OFFICE BLDG



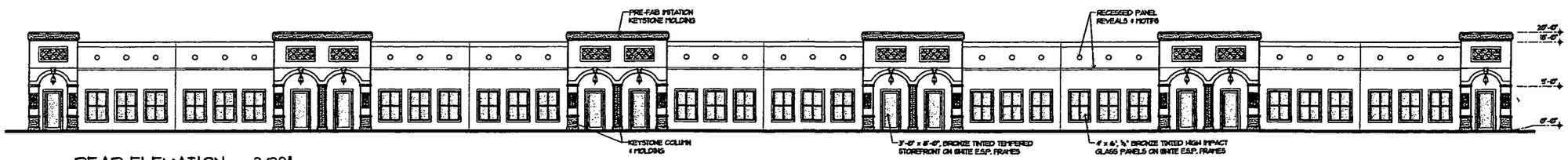
RIGHT SIDE ELEVATION 3/32"

OFFICE BLDG



LEFT SIDE ELEVATION 3/32"

OFFICE BLDG



REAR ELEVATION 3/32"

OFFICE BLDG

RODRIGUEZ PEREIRA ARCHITECTS, INC.

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Space Planning
Interior Design
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OFFICE/WAREHOUSE FACILITIES FOR:

BEACON AT DORAL

C&S DEVELOPMENT

REVISIONS	BY

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THE BOX

Date	4-9-03
Scale	
Drawn	
Job	
Sheet	A-11
Of	Sheets