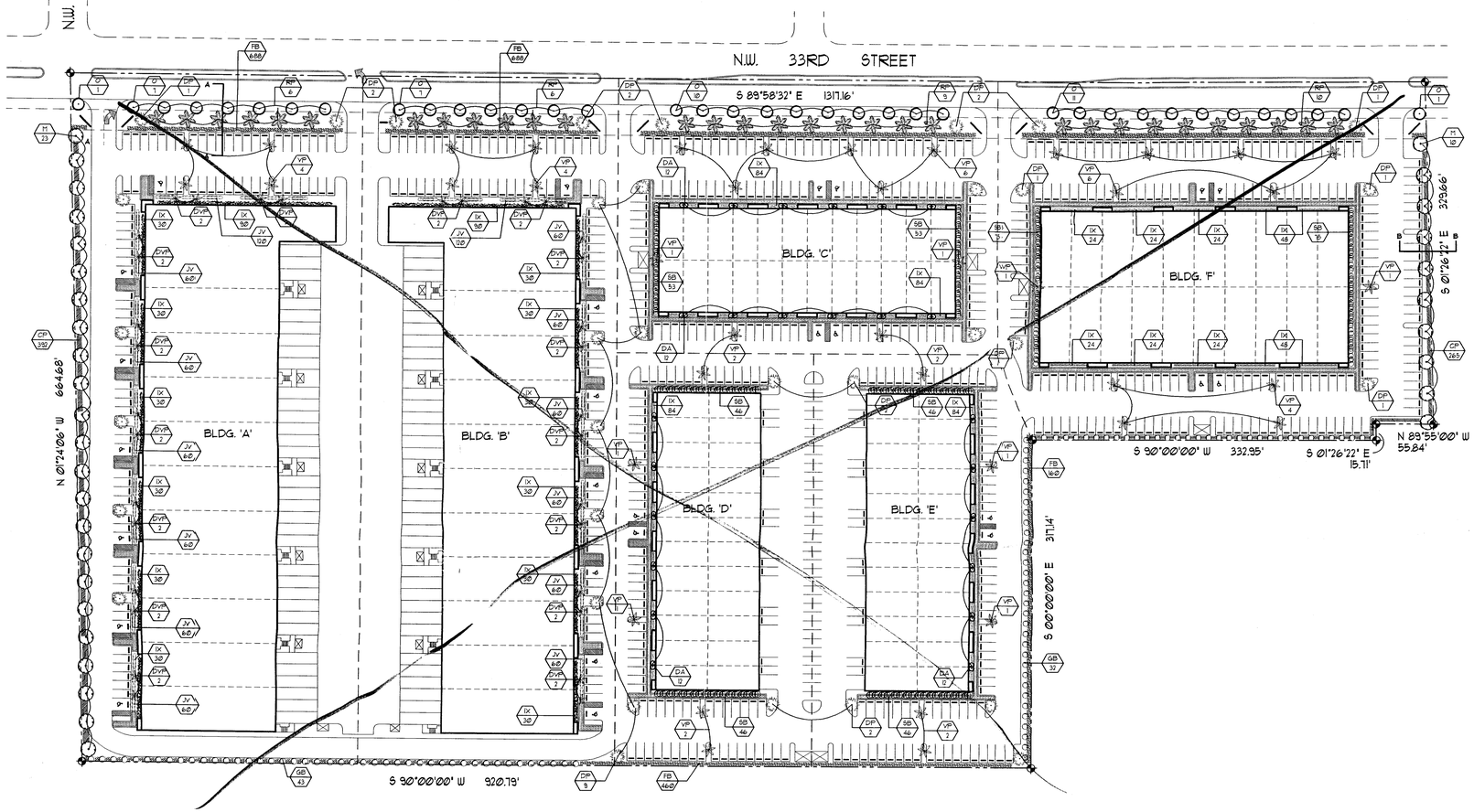
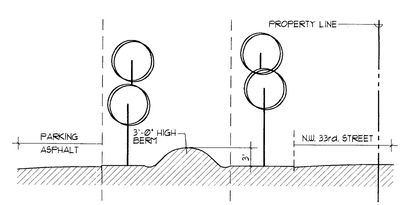
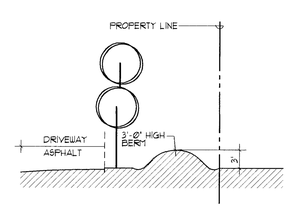



Landscape Plan 1"=60'

NORTH




Detail-A N.T.S.




Detail-B N.T.S.

## Landscape Legend
Chapter 18A - Ordinance 95-222

ZONE DISTRICT IU-1

GROSS LAND 17.18 (acre) NET LAND 16.12 (acre) WATER BODIES -0- (acre)

| | REQ. | PROV. |
|---|---|---|
| LANDSCAPE OPEN SPACE (if applicable) | 15 % | 15.89 % |
| 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 20% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM)) | 315 | |
| STREET TREES (TREES IN THE RIGHT OF WAY (*) OR IN PRIVATE PROPERTY) *WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT. | 33 | 33 |
| TOTAL NUMBER OF TREES | 323 | 346 |
| SHRUBS (10 SHRUBS FOREACH TREE REQUIRED) *30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES. *IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE | 3230 | 4221 |

BUSINESS (BU) AND INDUSTRIAL (IU) ZONES

A: OPEN SPACE REQUIRED PER SECTION 33 OF ZONING CODE
NET LOT AREA/sq ft) 702,378 X 10 % = 70,238 sq. ft.

B: PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6 (J)
NUMBER OF PARKING SPACES= 309 X 10sq. ft. = 3,090 sq. ft.

C: ADD A + B = 73,328 sq. ft. (total lawn area required)

D: MAXIMUM LAWN AREA (sod) PERMITTED 20% OF A + B = 14,666 sq. ft.
73,328 X 20 = 14,666 sq. ft.

E: MAXIMUM LAWN AREA PROVIDED 14,666 sq. ft.

| SYMBOL | NEW | EXIST. | TREE NAME SCIENTIFIC | TREE NAME COMMON | NOTES |
|---|---|---|---|---|---|
| M | 33 | | SWIETENIA MAHOGANI | MAHOGANY | 10'-12'HT. 30"-35" O/C |
| GB | 109 | | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | 8', 10' HT 10'-18" O/C |
| O | 33 | | QUERCUS VIRGINIANA | LIVE OAK | 12', 14' HT. 35"-0" O/C |
| DP | 34 | | PHOENIX DACTELIFERA | TED JOOL DATE PALM | (NATIVE) |
| RP | 77 | | ROYSTONEA ELATA | FLORIDA ROYAL PALM | |
| VP | 34 | | VETCHII MONTGOMERIANA | VETCHII PALM | |
| DVP | 28 | | VETCHII MONTGOMERIANA | DOUBLE VETCHII PALM | 14', 18' HT. |
| DA | 48 | | ARCHONTOPHOENIX ALEXANDRAE | DOUBLE ALEXANDRA PALM | 12'-14' |
| | | | SHRUBS | | |
| CP | 781 | | CHRYSOBALANUS ICACO (RED TIPE) | COCOPLUM | 3 GAL @ 24" O/C (NATIVE) |
| FB | 1148 | | FICUS BENJAMINA | FICUS | 24" O/C (NON-NATIVE) |
| SB | 448 | | CONOCARPUS ERECTUS | SILVER BOTTONWOOD | 3 GALLON (NATIVE) |
| IX | 936 | | IXORA NORA GRANT | IXORA | 3 GALL 24" O/C (NON NATIVE) |
| JV | 840 | | JASMIN VOLUBILE | WAX JASMIN | 3 GALL (NON NATIVE) |

Z

## 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 GUARANTIED 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.

**ZONING HEARING PLANS REVIEW**
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Bob Colen
ON: 4/12/03

Rev - Plns

RECEIVED
202-319
APR 11 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC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OFFICE/WAREHOUSE FACILITIES FOR:
# BEACON AT DORAL
C&S DEVELOPMENT

| REVISIONS | BY |
|---|---|
| | |

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX

| | |
|---|---|
| Date | 4-9-03 |
| Scale | |
| Drawn | |
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| Of | Sheets |

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