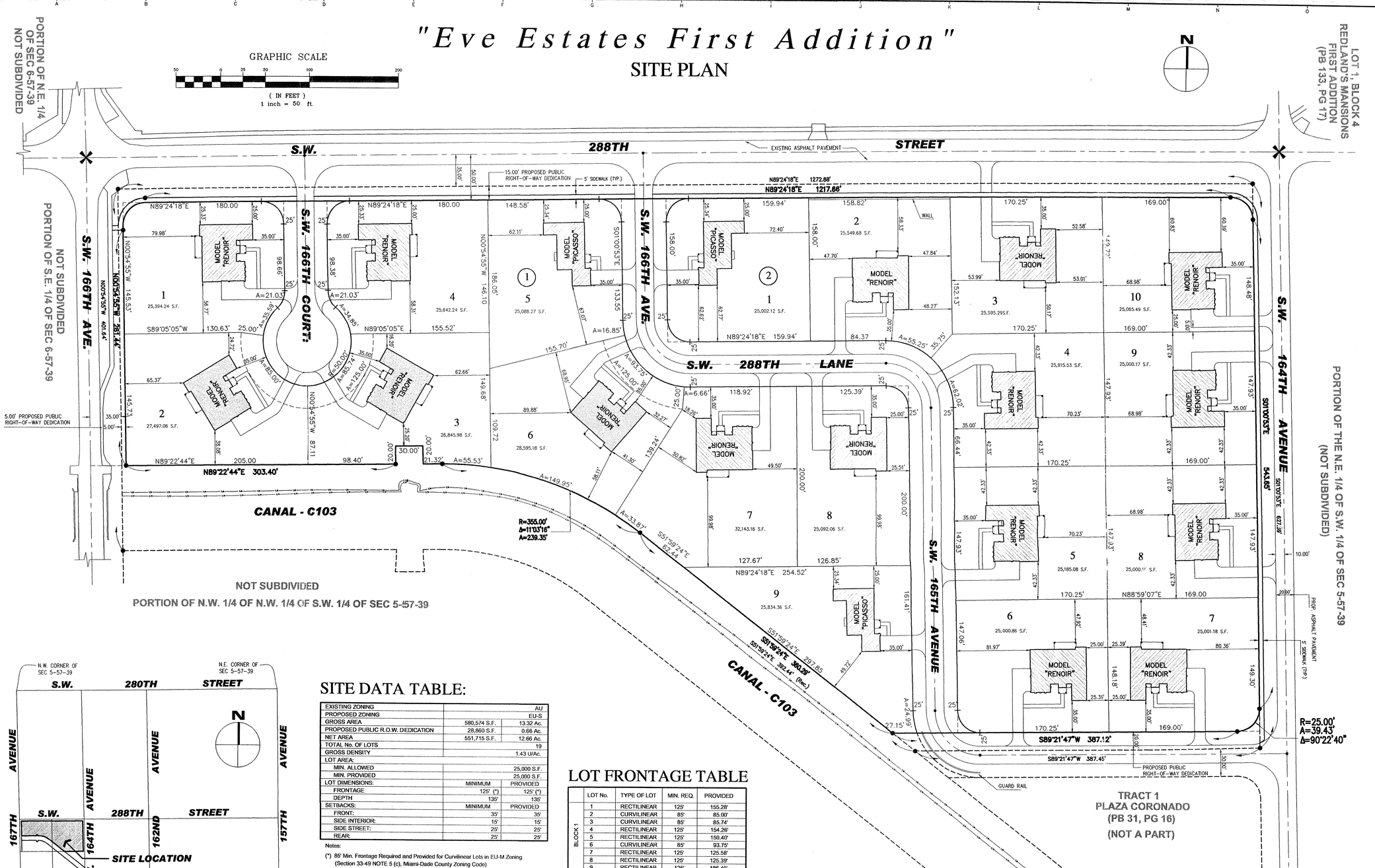
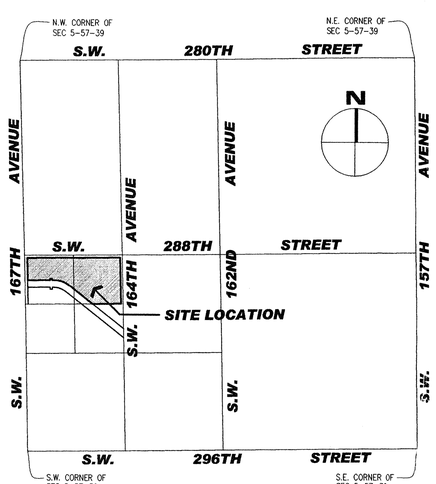
"Eve Estates First Addition"

SITE PLAN





LOCATION MAP

NOT TO SCALE

SITE DATA TABLE:

EXISTING ZONING		AU
PROPOSED ZONING		EU-S
GROSS AREA	580,574 S.F.	13.32 Ac.
PROPOSED PUBLIC R.O.W. DEDICATION	28,860 S.F.	0.66 Ac.
NET AREA	551,715 S.F.	12.66 Ac.
TOTAL No. OF LOTS		19
GROSS DENSITY		1.43 U/Ac.
LOT AREA:		
MIN. ALLOWED		25,000 S.F.
MIN. PROVIDED		25,000 S.F.
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	125' (*)	125' (*)
DEPTH	135'	135'
SETBACKS:	MINIMUM	PROVIDED
FRONT:	35'	35'
SIDE INTERIOR:	15'	15'
SIDE STREET:	25'	25'
REAR:	25'	25'

Notes:

(*) 85' Min. Frontage Required and Provided for Curvilinear Lots in EU-M Zoning (Section 33-49 NOTE 5 (c), Miami-Dade County Zoning Code) (See Lot Frontage Table below for details)

DRAWING INDEX:

BOUNDARY SURVEY	S-1 OF 1
SITE PLAN - PROPOSED LAYOUT	SP-1 OF 1
LANDSCAPE PLAN & LEGEND	L-1 OF 1
ARCHITECTURAL PLAN - MODEL "PICASSO"	A-1 OF 3
ARCHITECTURAL PLAN - MODEL "RENOIR"	A-2 OF 3
ARCHITECTURAL PLAN - ELEVATIONS	A-3 OF 3

LOT FRONTAGE TABLE

	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
BLOCK 1	1	RECTILINEAR	125'	155.28'
	2	CURVILINEAR	85'	85.00'
	3	CURVILINEAR	85'	85.74'
	4	RECTILINEAR	125'	154.26'
	5	RECTILINEAR	125'	150.40'
	6	CURVILINEAR	85'	93.75'
	7	RECTILINEAR	125'	125.58'
	8	RECTILINEAR	125'	125.39'
	9	RECTILINEAR	125'	186.40'
BLOCK 2	1	RECTILINEAR	125'	159.94'
	2	RECTILINEAR	125'	139.62'
	3	RECTILINEAR	125'	170.25'
	4	RECTILINEAR	125'	128.46'
	5	RECTILINEAR	125'	147.93'
	6	RECTILINEAR	125'	170.25'
	7	RECTILINEAR	125'	169.00'
	8	RECTILINEAR	125'	147.93'
	9	RECTILINEAR	125'	147.93'
	10	RECTILINEAR	125'	148.48'

Ref. from 2

202-303

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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L.B. No. 6557

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN

SHEET NAME: SITE PLAN, LOCATION MAP AND SITE DATA TABLE

CLIENT: Shores Development, Inc.

CLIENT ADDRESS: 277 Galian Court, Coral Gables, Florida.

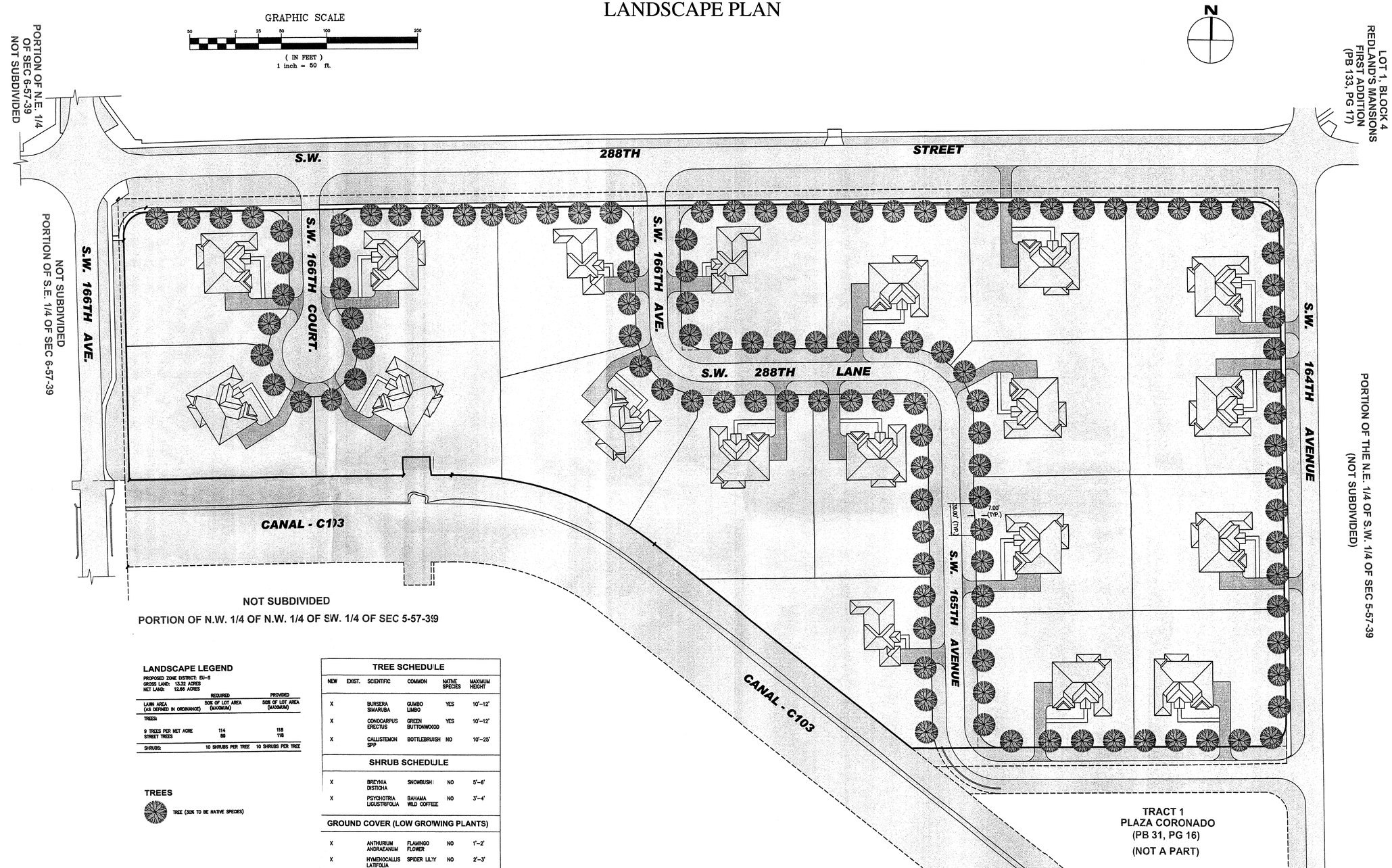
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE, FLORIDA

SCALE:	As Shown
DRAWN BY:	J. Lopez/L.E.
DWG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	12-03-03
PROJECT No:	02-201
SHEET:	SP-1 OF 1 SHEETS

C:\...\PLANNING\SITE PLAN\02-201 EVE ESTATES FIRST ADDITION\02-201-1102 EVE ESTATES FIRST ADDITION SP 22 SUBMS.DWG

"Eve Estates First Addition"

LANDSCAPE PLAN



LANDSCAPE LEGEND

PROPOSED ZONE DISTRICT: EU-S
GROSS LAND: 13.32 ACRES
NET LAND: 12.66 ACRES

	REQUIRED	PROVIDED
LAWN AREA (AS DEFINED IN ORDINANCE)	50% OF LOT AREA (MAXIMUM)	50% OF LOT AREA (MAXIMUM)
TREES:		
9 TREES PER NET ACRE	114	118
STREET TREES	89	118
SHRUBS:	10 SHRUBS PER TREE	10 SHRUBS PER TREE

TREES

TREE (30% TO BE NATIVE SPECIES)

TREE SCHEDULE

NEW	EXIST.	SCIENTIFIC	COMMON	NATIVE SPECIES	MAXIMUM HEIGHT
X		BURSERA SIMARUBA	GUMBO LIMBO	YES	10'-12'
X		CONOCARPUS ERECTUS	GREEN BUTTONWOOD	YES	10'-12'
X		CALLISTEMON SPP	BOTTLEBRUISH	NO	10'-25'
SHRUB SCHEDULE					
X		BREYNIA DISTICHA	SNOWBUSH	NO	5'-6'
X		PSYCHOTRIA LIGUSTRIFOLIA	BAHAMA WILD COFFEE	NO	3'-4'
GROUND COVER (LOW GROWING PLANTS)					
X		ANTHURIUM ANDRAEANUM	FLAMINGO FLOWER	NO	1'-2'
X		HYMENOCALLIS LATIFOLIA	SPIDER LILIY	NO	2'-3'
LAWN SCHEDULE					
X		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	NO	N/A

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

NOT FOR CONSTRUCTION

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN

SHEET NAME: LANDSCAPE PLAN AND LEGEND

CLIENT: Shores Development, Inc.

CLIENT ADDRESS: 277 Galiian Court, Coral Gables, Florida.

PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE: As Shown

DRAWN BY: J. Lopez/L.E.

CHKD. CHECKED BY:

QUALITY CONTROL:

DATE: 12-03-03

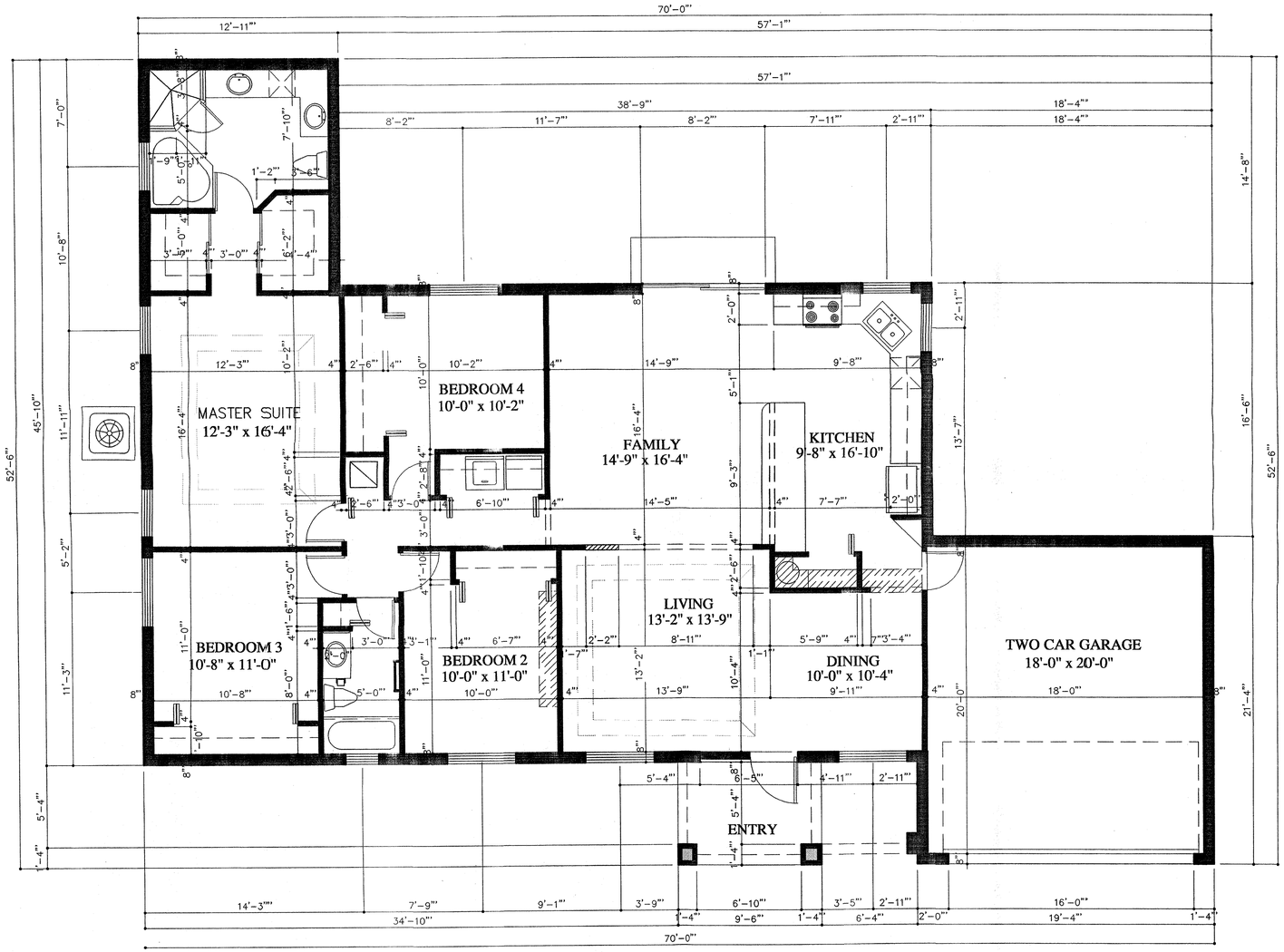
PROJECT No: 02-201

SHEET: L-1 OF 1 SHEETS

Q:\...\PLANNING\SITE PLAN\02-201 EVE ESTATES FIRST ADDITION\02-201-1102 EVE ESTATES FIRST ADDITION SP 22 SUBM5.DWG

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN

SHEET NAME: ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN

CLIENT: Shores Development, Inc.

CLIENT ADDRESS: 277 Galian Court, Coral Gables, Florida

PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: 1/4" = 1'-0"

DRAWN BY: J. Lopez

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: 06-26-03

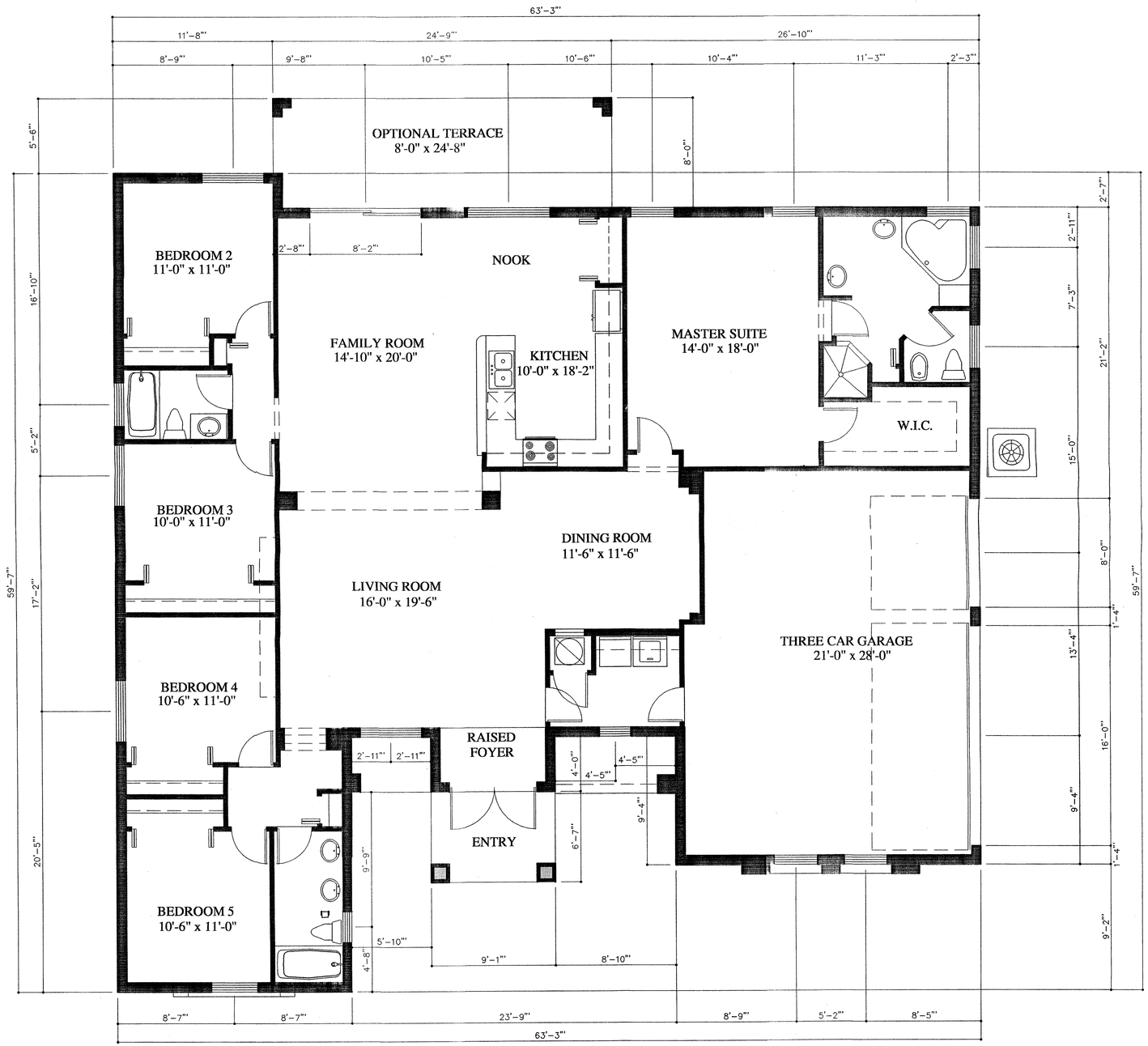
PROJECT No: 02-201

SHEET: A-1 OF 3 SHEETS

Q:_PLANNING\SITE PLAN\02-201 EVE ESTATES 1ST ADD\02-201-1100 EVE ESTATES 1ST ADD SP 20 SUMBI ARCH.DWG

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN

SHEET NAME: ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN

CLIENT: Shores Development, Inc.

CLIENT ADDRESS: 277 Gallian Court, Coral Gables, Florida

PROJECT LOCATION: SECTION 6, TOWNSHIP 51 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: 1/4" = 1'-0"

DRAWN BY: J. Lopez

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: 06-26-03

PROJECT No: 02-201

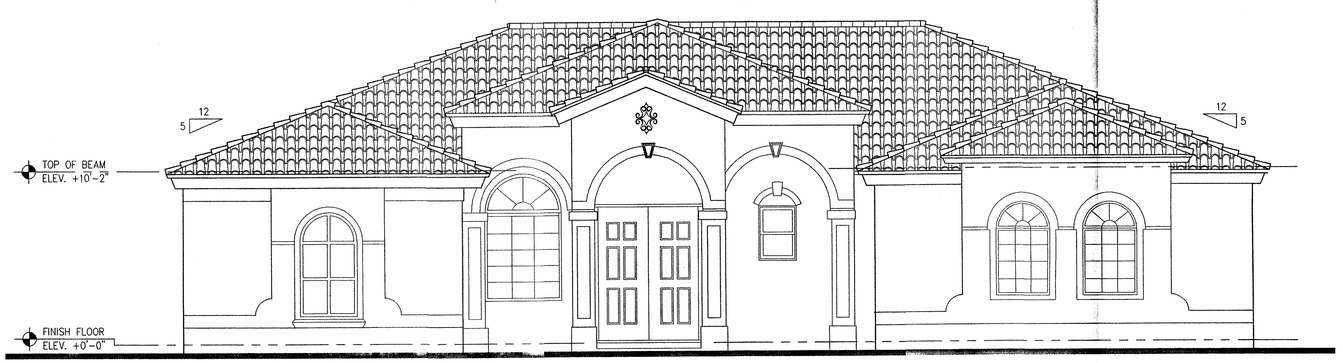
SHEET: A-2 OF 3 SHEETS

O:\...\PLANNING\SITE PLAN\02-201 EVE ESTATES 1ST ADD\02-201-1100 EVE ESTATES 1ST ADD SP 20 SUMBI ARCH.DWG

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS

MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN
SHEET NAME: ARCHITECTURAL PLAN - ELEVATIONS
CLIENT: Shores Development, Inc.
CLIENT ADDRESS: 277 Gallian Court, Coral Gables, Florida
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI DADE, FLORIDA

SCALE:	1/4" = 1'-0"
DRAWN BY:	J. Lopez
DWG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	06-26-03
PROJECT No:	02-201
SHEET:	A-3 OF 3 SHT

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