SITE DATA

ZONING

PRESENT ZONING = RU-2 (2-FAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING = RU-5A (SEMI-PROFESSIONAL OFFICE DISTRICT)

SITE AREAS

GROSS SITE AREA = 16,784.81 SQ.FT. = 0.39 ACRES

MAXIMUM LOT COVERAGE = (40% FOR ALL STRUCTURES) 6,714 SQ.FT. = 0.16 ACRES

OPEN SPACE REQUIREMENT = (MINIMUM 25% OF LOT AREA) 4,196 SQ.FT. = 0.10 ACRES

IMPERVIOUS AREAS

VEHICULAR USE AREAS = 5,721 SQ.FT. = 34% = 0.14 ACRES

GRADE ELEVATIONS

TO BE ESTABLISHED

BUILDING AREAS

MAXIMUM LOT COVER = 40%

(0.40 x 16,784 SQ.FT.) = 6,714 SQ.FT. (MAXIMUM)

BUILDING AREA = 5,553 SQ.FT. = 33% (PROPOSED)

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT =	25'-0"	20'-0"
REAR =	25'-0"	20'-0"
SIDE STREET =	15'-0"	15'-0"
INTERIOR SIDE =	15'-0"	15'-0"

OPEN SPACE

LANDSCAPED OPEN SPACE = 5,510 SQ.FT. = 33% = 0.13 ACRES

OPEN SPACE REQUIRED = 4,196 SQ.FT. = 0.10 ACRES 25%

EXCESS OPEN SPACE = 1,314 SQ.FT.

PARKING DATA

PARKING STALL SIZE = 8'-6" x 18'-0"

PARKING AISLE WIDTH = 22'-0"

OFFICE PARKING REQUIREMENT = 1-SPACE / 300 SQ.FT. BUILDING AREA

5,553 SQ.FT. / 300 SQ.FT. = 19 PARKING SPACIES (REQUIRED)

PARKING SPACE MIX:

HANDICAPPED = 1 PARKING SPACIE

STANDARD = 19 PARKING SPACIES

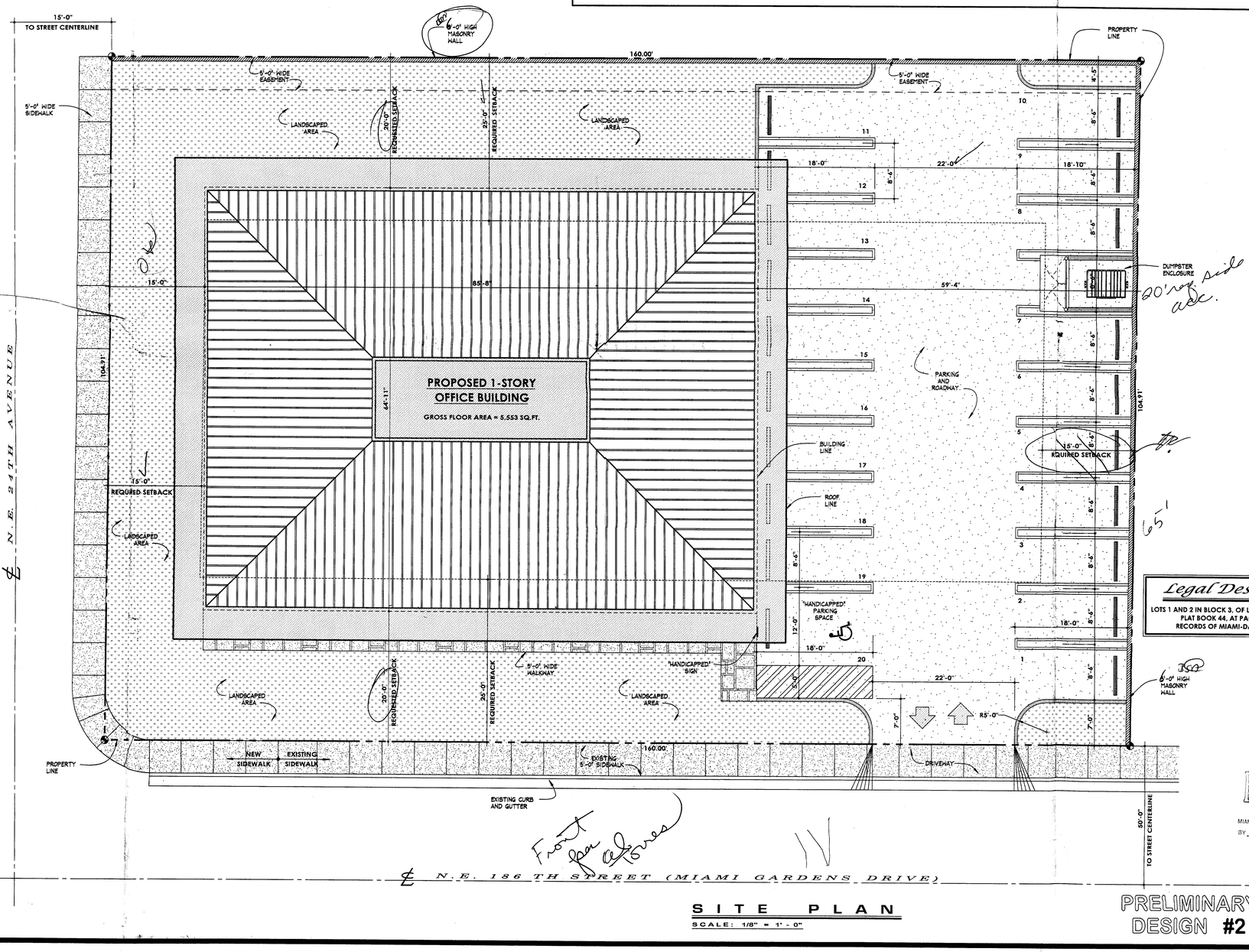
20 PARKING SPACIES (PROVIDED)

ADDITIONAL REQUIREMENTS

1.) MINIMUM 5'-0" WALL ALONG REAR + WEST PROPERTY LINE.

2.) LANDSCAPING AS PER ZONING CODE CHAPTER 18A.

3.) MAXIMUM BUILDING HEIGHT = 24'-0".



Legal Description:

LOTS 1 AND 2 IN BLOCK 3, OF LESS 30.09 FEET OF "RIVERDALE" PLAT BOOK 44, AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

RECEIVED JUN 8 - 2004 ZONING REVIEW SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

SITE PLAN

SCALE: 1/8" = 1' - 0"

PRELIMINARY DESIGN #2

PLOT SCALE: 1/8" - 1'-0"
DRAWING PATH: E:\DATACAD-11\PROJECTS\2004\2004-06 MESSINGER-OFFICE BUILDING\2004-06 SUBMITTAL SET-2\2004-06 PRE-2 A-1 SITE.AEC
PLOT TIME: 10:01 AM
PLOT DATE: THURSDAY, APRIL 15, 2004

Steven B. Schwortz
ARCHITECT, P.A.
21344 West Dixie Highway
North Miami Beach, Florida 33180
Phone (305) 932-1440

LICENSE # AA C001822

APR 15 2004

SEAL

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PROJECT

PROFESSIONAL BUILDING
for D + J HOLDINGS
2390 N.E. 186TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

COM : 2004-06

REVISIONS :

ALIEN ARCHITECTURE

DATE : 04-14-2004

BY : S.B.S.

TOTAL SHEETS : 5

A-1

OF : 3

LANDSCAPE DATA

TABULATIONS

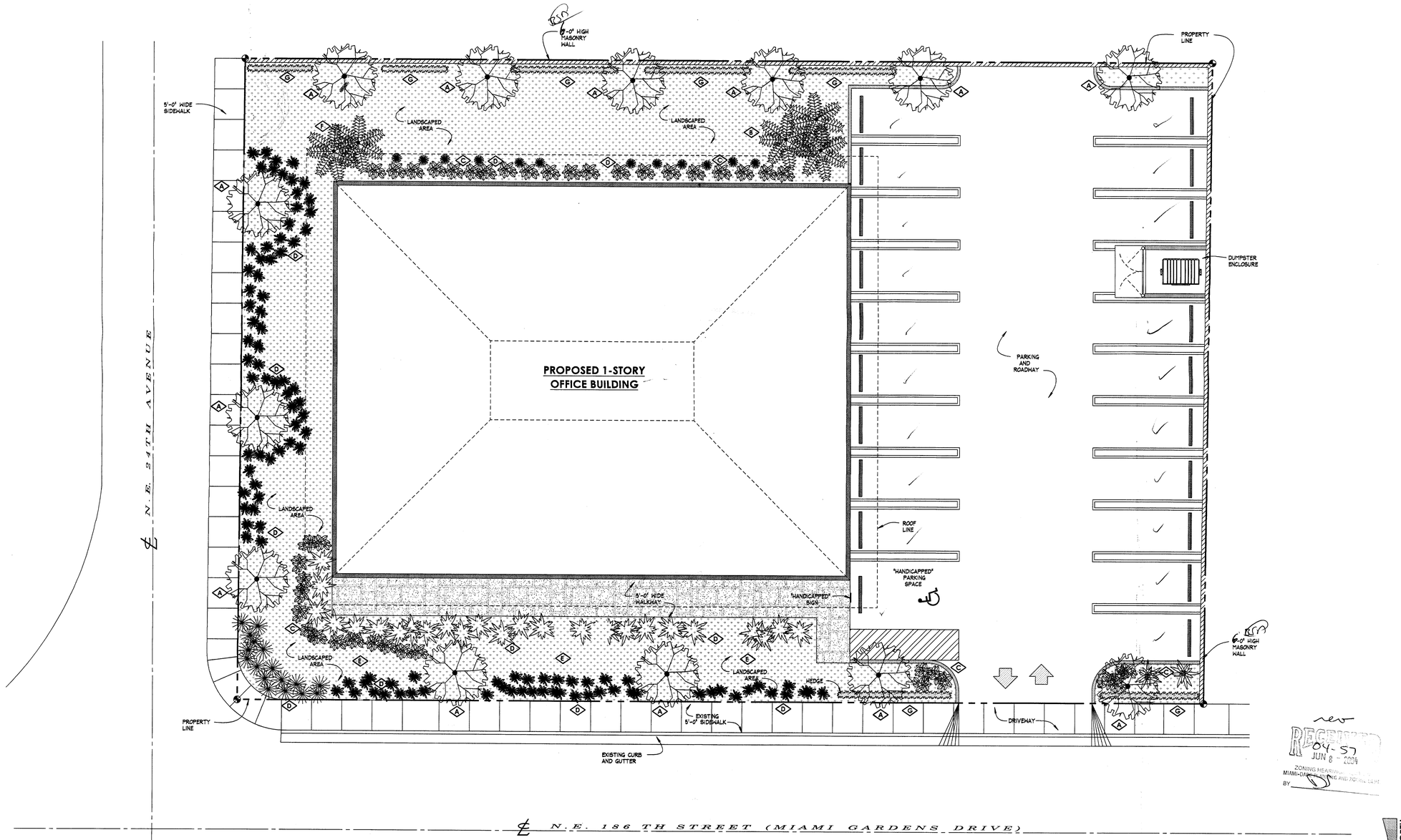
TOTAL LOT AREA	16,784 SQ.FT. = 0.39 ACRES
TOTAL LANDSCAPED AREA	5,510 SQ.FT. = 33% = 0.13 ACRES
WALKWAYS AREAS	+/-600 SQ.FT.
VEHICULAR USE AREA	5,721 SQ.FT. = 34% = 0.14 ACRES
TOTAL NUMBER OF PARKING SPACES	21 - SPACES

MINIMUM STANDARDS

	REQUIRED	PROVIDED
TREE CALCULATION @ 28-TREES PER NET LOT ACRE STREET TREES SHALL BE SPACE APPROXIMATELY 35'-0" O.C. 2-PALM TREES = 1- TREE 0.39 ACRES x 28 TREES/ACRE	10 - TREES	15 - TREES
SHRUB CALCULATION @ 7-SHRUBS PER REQUIRED TREE = 10 TREES x 7-SHRUBS/ TREE	90- SHRUBS	150 (APROX)
LAWN AREA CALCULATION @ 20% OF REQUIRED OPEN SPACE = 4,196 SQ.FT. x 20% MAX LAWN AREA	839 SQ.FT.	800 SQ.FT.

LANDSCAPING SCHEDULE

MARK	DESCRIPTION	COMMON NAME	BOTANICAL NAME	SIZE	SPECIFICATION	QTY
A	TREE	LIVE OAK	QUERCUS VIRGINIANA	12"x 6' SPR.	SINGLE TRUNK; 2.5" DBH; 4.5' CT	13
B	PALM TREE	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	14' HT	6' C.W.	3
C	SHRUB	WAX JASMINE	JASMINUM VOLUBILE	3 GAL.	18"x 18"; 24" O.C.	250
D	GROUNDCOVER	LIRIOPE	LIRIOPE MUSCARI	1 GAL.	12" OA; 12" O.C.	500
E	GRASS	ST. AUGUSTINE/FLORITAM	STENOTAPHRUM SECUNDATUM	*	* SOLID SOD	...
F	TREE	SABLE PALM	SABLE PALMETTO	*	* CLEAR TRUNK AS NOTED	2
G	HEDGE	TREE PHILODENDRON	PHILODENDRON SELLOUM	3 GAL.	24"x 24", 30" O.C.	150



SITE PLAN

SCALE: 1/8" = 1' - 0"

PRELIMINARY DESIGN #2

Steven B. Schwortz
ARCHITECT, P.A.
21344 West Dixie Highway
North Miami Beach, Florida 33180
Phone (305) 932-1440

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APR 15 2004

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PROJECT

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for D + J HOLDINGS
2390 N.E. 186TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

COM : 2004-06

REVISIONS :

ALIEN ARCHITECTURE

DATE : 03-01-2004

BY : S.B.S.

TOTAL SHEETS : 5

L-1

OF : 2

PLOT TIME: 10:37 AM
PLOT DATE: THURSDAY, APRIL 15, 2004
PLOT SCALE: 1/8" = 1'-0"
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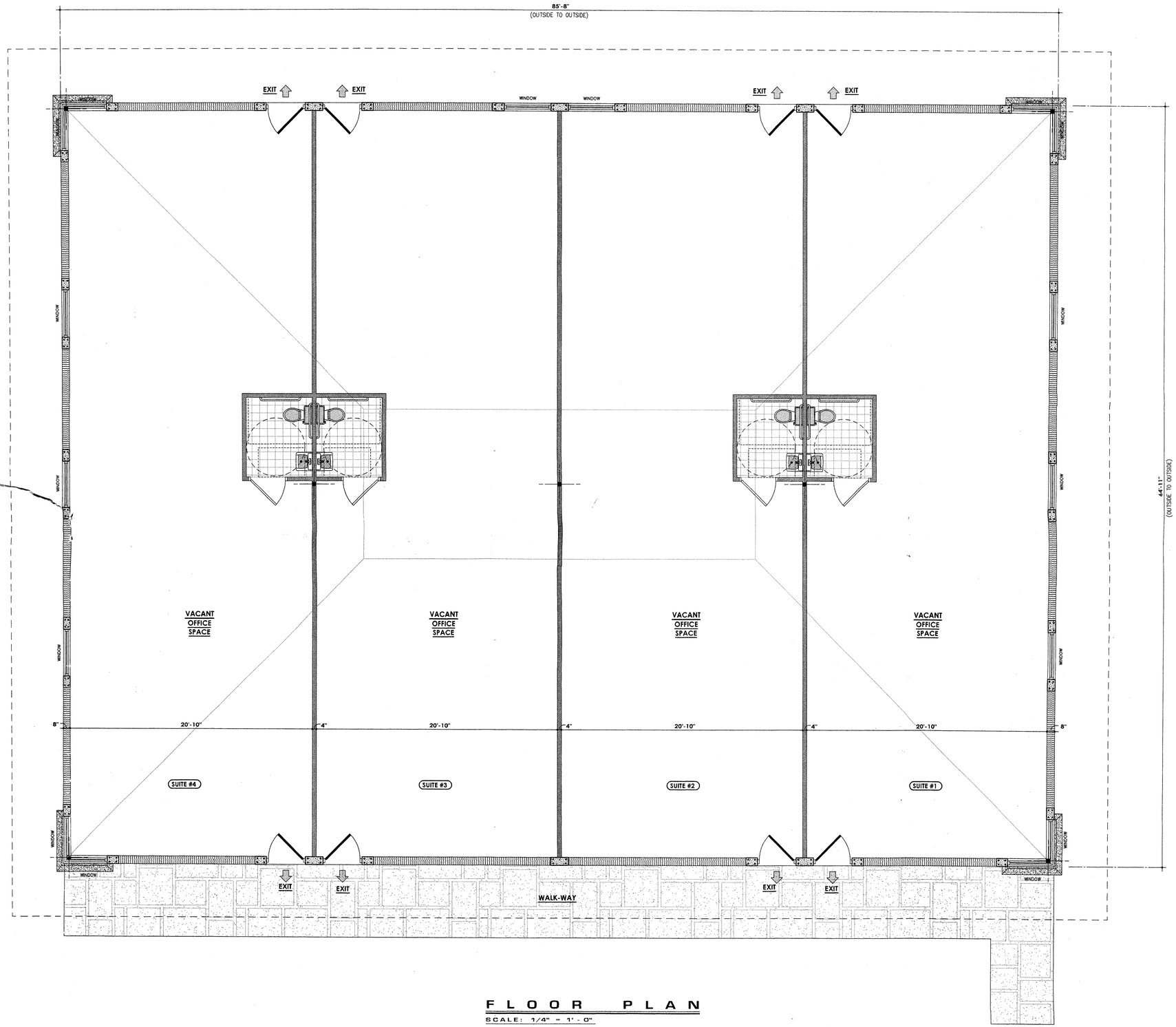

FLOOR PLAN

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

TOTAL LEASE FLOOR AREA = 5,553 SQ.FT.

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PLOT DATE: MONDAY, MARCH 01, 2004
PLOT SCALE: 1/8" = 1'-0"
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ARCHITECT, P.A.
21344 West Dixie Highway
North Miami Beach, Florida 33180
Phone (305) 932-1440

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COM : 2004-06

REVISIONS :

ALIEN ARCHITECTURE

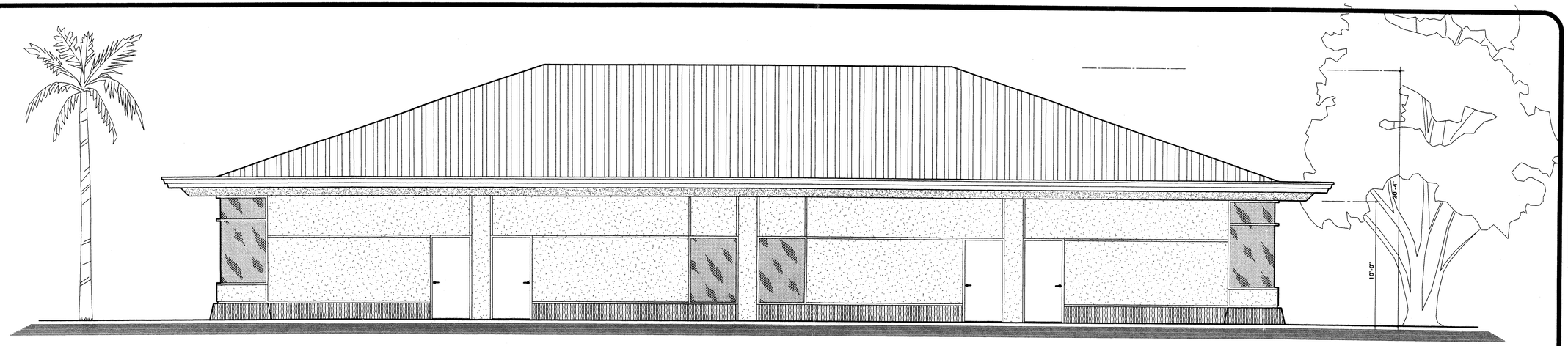
DATE : 03-01-2004

BY : S.B.S.

TOTAL SHEETS : 5

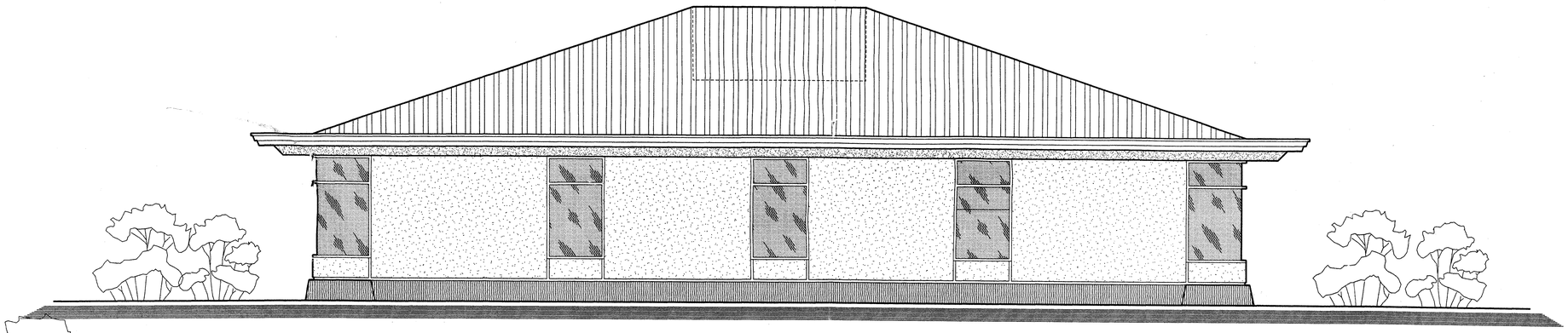
PRE-2

OF : 3



REAR ELEVATION (SOUTH)

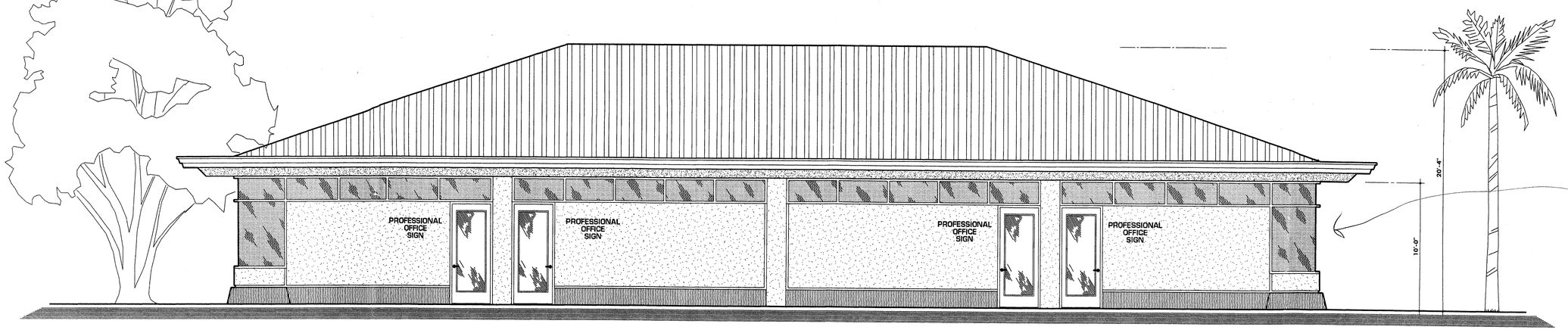
SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION (WEST)

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

(LEFT SIDE - EAST ELEVATION - SIMILAR)



FRONT ELEVATION (NORTH)

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

PRELIMINARY DESIGN #1

PLOT TIME: 11:49 AM
PLOT DATE: MONDAY, MARCH 01, 2004

PLOT SCALE: 1' 0" = 1'-0"
DRAWING PATH: E:\CAT\CAD-11\-PROJECTS\2004\2004-06 MESSINGER-OFFICE BUILDING\2004-06 SUBMITTAL SET\2004-06 ELEVATIONS.AEC

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PRE-3

OF : 3

LANDSCAPING + IRRIGATION NOTES

01 PLANT QUALITY
ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER AS OUTLINED BY THE STATE OF FLORIDA PLANT BOARD UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS".

02 SOIL
PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF 50% FLORIDA PEAT MIXED WITH 50% EXISTING SOIL UNLESS OTHERWISE NOTED AND SHALL BE FREE OF DEBRIS, ROOTS, CLAY STONES, PLANTS, OR ANY OTHER FOREIGN MATERIAL.

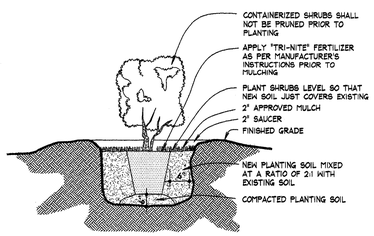
03 MULCH
MULCH MATERIAL SHALL BE SHREDDED CYPRESS MOISTENED AT THE TIME OF APPLICATION. ALL TREES, SHRUBS AND GROUND COVER BEDS SHALL RECEIVE TWO (2) INCHES OF MULCH IMMEDIATELY AFTER PLANTING.

04 IRRIGATION
PROVIDE FULL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPED AREAS. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP. WATER SHALL BE RUST FREE. SUBMIT SHOP DRAWINGS FOR APPROVAL.

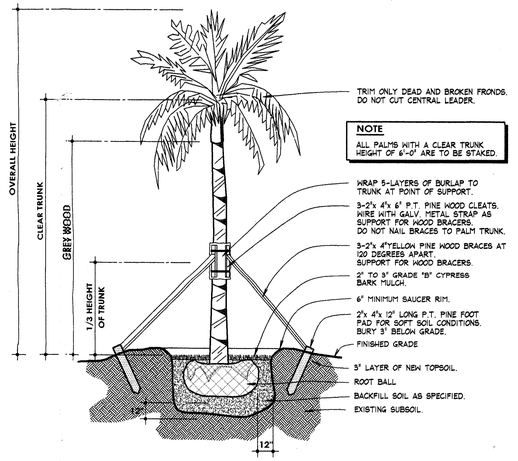
05 UTILITIES
THE CONTRACTOR SHALL LOCATE AND VERIFY ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF LANDSCAPING WORK. THE OWNER AND GENERAL CONTRACTOR SHALL BE NOTIFIED OF ANY CONFLICTS. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO ANY UTILITIES DAMAGED BY HIS WORK.

06 SOD
ALL AREAS MARKED "SOD" IN THE PLANS SHALL BE SOLIDLY SODDED WITH ST. AUGUSTINE "FLORITAM". ALL SOD IS TO BE LAID LEVEL, TIGHT AND CUT EVENLY ALONG PLANTING BEDS.

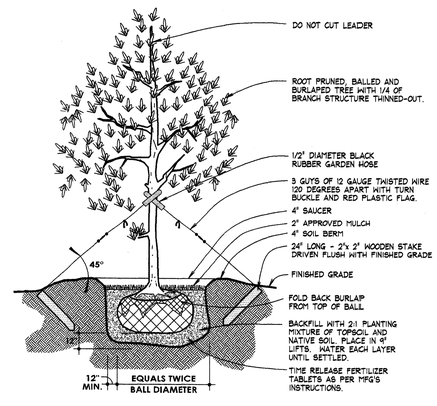
07 TREE PITS
ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.



SHRUB PLANTING DETAIL (3 / L-2)
NOT TO SCALE



LARGE PALM PLANTING DETAIL (2 / L-2)
NOT TO SCALE



TREE PLANTING + GUYING DETAIL (1 / L-2)
NOT TO SCALE

Steven B. Schwortz
ARCHITECT, P.A.
21344 West Dixie Highway
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BY : S.B.S.

TOTAL SHEETS : 5

L-2

OF : 2

PLOT TIME: 12:03 PM
PLOT DATE: MONDAY, MARCH 01, 2004
PLOT SCALE: 1/4" = 1'-0"
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