RECEIVED
rev
JUN 08 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 04-57

39

SITE DATA

ZONING

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

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

SITE AREAS

GROSS SITE AREA = 16,704.81 SQ.FT. = 0.39 ACRES

MAXIMUM LOT COVERAGE = 4,714 SQ.FT. = 0.16 ACRES
(40% FOR ALL STRUCTURES)

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

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 16,704 SQ.FT.) = 4,714 SQ.FT. (MAXIMUM)

BUILDING AREA = 5,522 SQ.FT. = 33% (PROPOSED)

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT =	25'-0"	30'-0"
REAR =	30'-0"	30'-0"
NOR STREET =	15'-0"	15'-0"
INTERIOR SIDE =	15'-0"	15'-0"

OPEN SPACE

LANDSCAPED OPEN SPACE = 5,310 SQ.FT. = 33% = 0.16 ACRES

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

EXCESS OPEN SPACE = 1,014 SQ.FT.

PARKING DATA

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

PARKING AISLE WIDTH = 22'-0"

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

5,522 SQ.FT. / 300 SQ.FT. = 19 PARKING SPACES (REQUIRED)

PARKING SPACE MIX:

HANDICAPPED = 1 PARKING SPACE

STANDARD = 19 PARKING SPACES

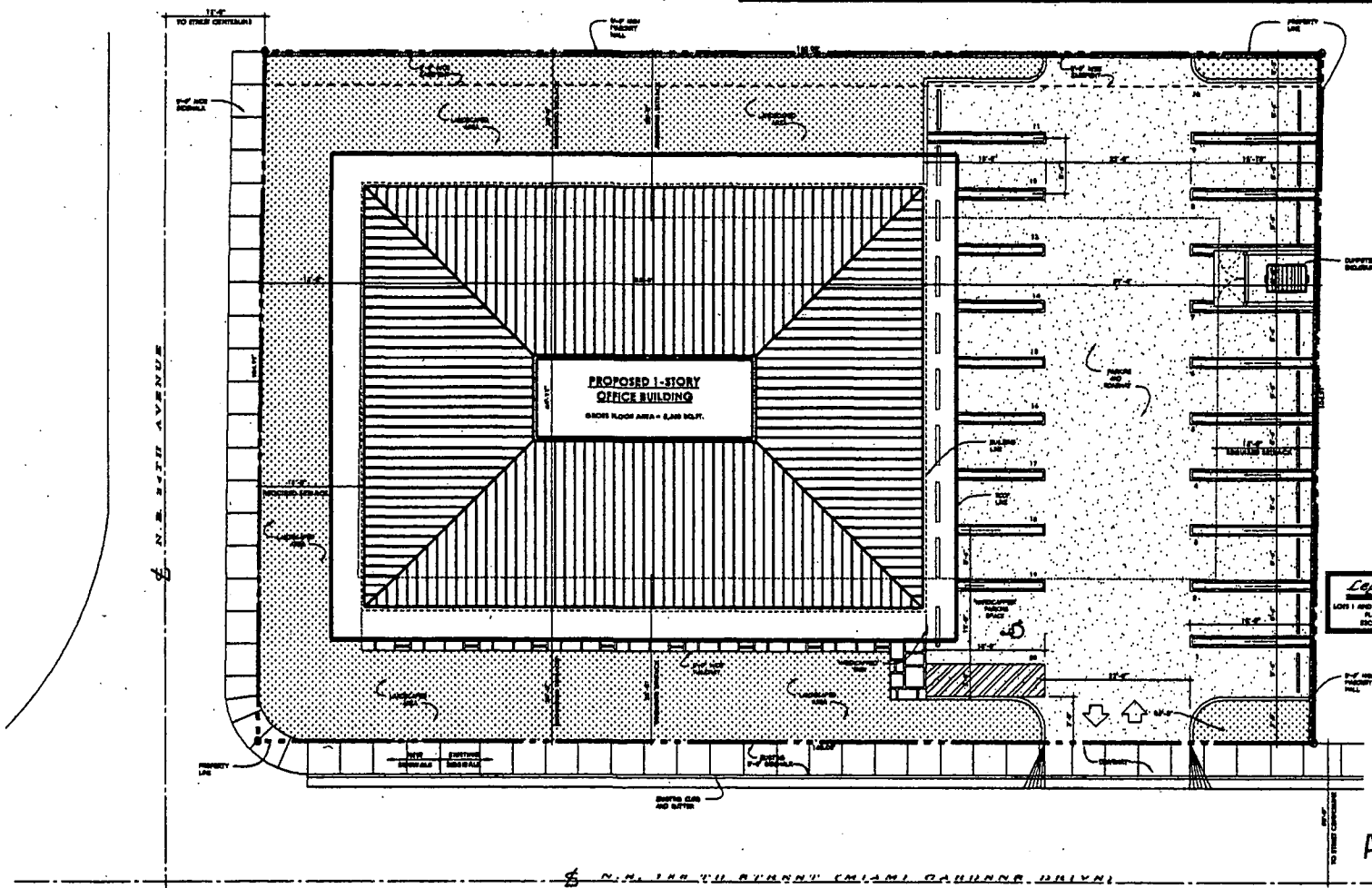
20 PARKING SPACES (PROVIDED)

ADDITIONAL REQUIREMENTS

1.) MINIMUM 8'-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 6, OF LESS 50.00 FEET OF "RIVERDALE" PLAT BOOK 44, AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

APR 15 2004

SITE PLAN

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

PRELIMINARY DESIGN #2

NORTH

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

COPYRIGHT 2004 STEVEN B. SCHWORTZ ARCHITECT, P.A. ALL RIGHTS RESERVED

PROFESSIONAL BUILDING for D + J HOLDINGS
2300 N.E. 188TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

PROJECT

DOM : 2004-08

REVISIONS :

DATE : 04-14-2004

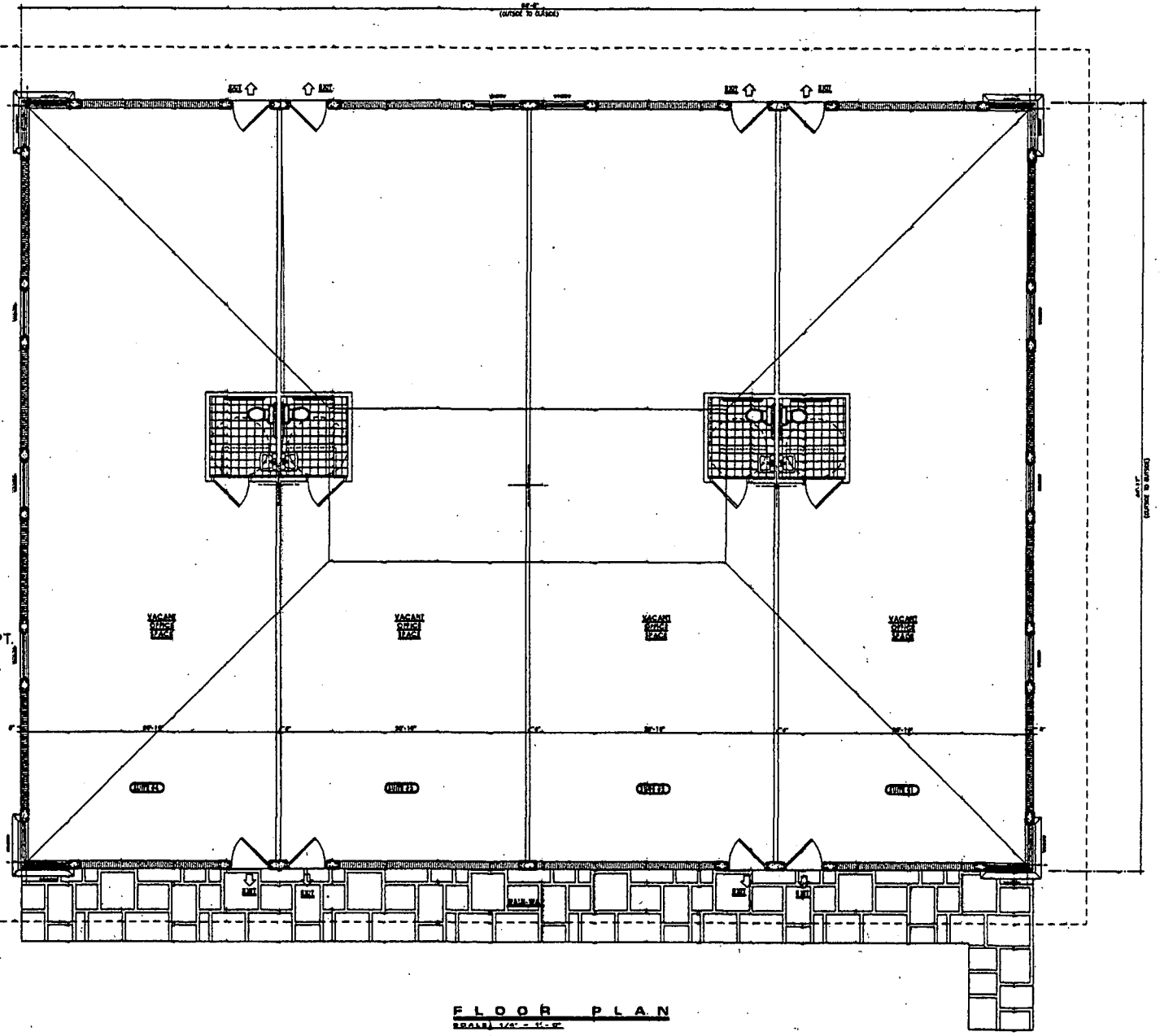
BY : S.B.S.

TOTAL SHEETS : 5

A-1

OF : 3

40



FLOOR PLAN

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

TOTAL MAIN FLOOR AREA = 3,[illegible] SQ.FT.

RECEIVED
Z04057
MAR 03 2004
ZONING HEARINGS SECTION
DADE PLANNING AND ZONING DEPT.
BY

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

COPYRIGHT 2004
STEVEN B. SCHWORTZ
ARCHITECT, P.A.
ALL RIGHTS RESERVED

PROFESSIONAL BUILDING
for D + J HOLDINGS
2396 N.E. 189TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

PROJECT

COM : 2004-08

REVISIONS :

DATE : [illegible]

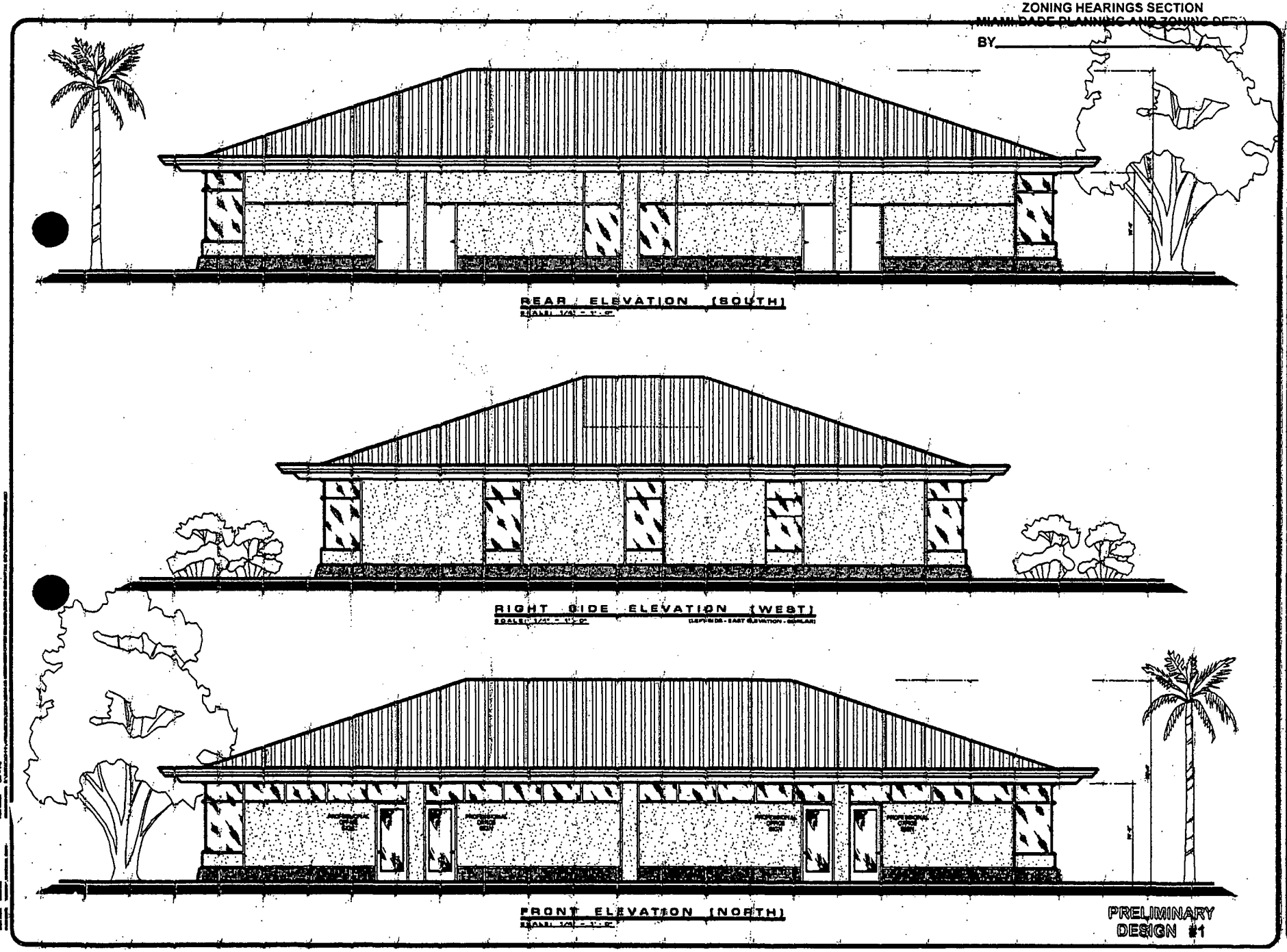
BY : [illegible]

TOTAL SHEETS : 5

PRE-2

OF : 3

RECEIVED
204057
MAR 0 3 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____



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

COPYRIGHT 2004
STEVEN B. SCHWORTZ
ARCHITECT, P.A.
ALL RIGHTS RESERVED

PROFESSIONAL BUILDING
for D + J HOLDINGS
2390 N.E. 188TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

SECTION

COM: 2004-08

REVISIONS:

DATE: 10-01-2004

BY: S.B.S.

TOTAL SHEETS: 3

PRE-3

OF: 3

42

RECEIVED
Z4057
MAR 0 3 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

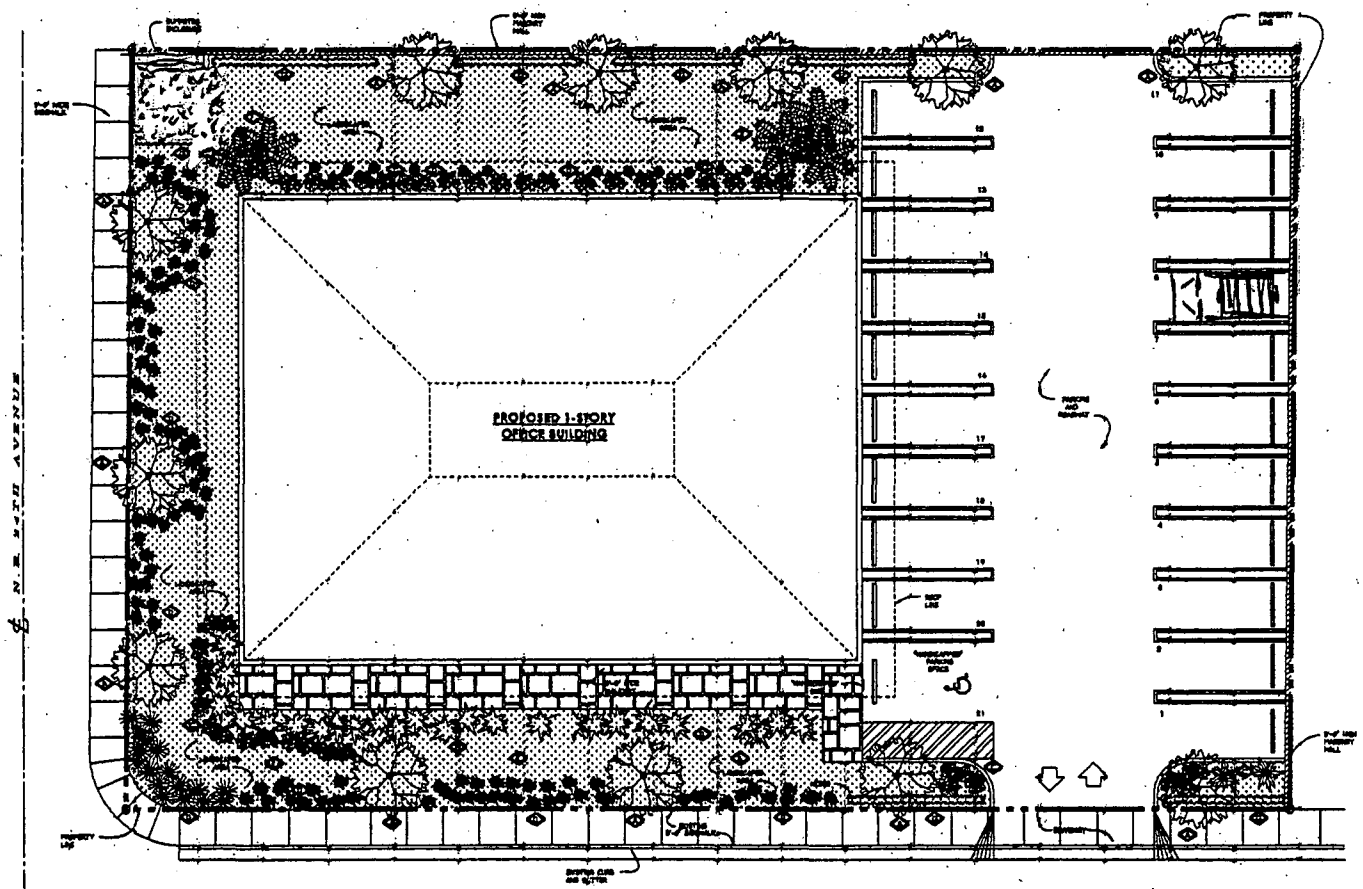
LANDSCAPE DATA

TABULATIONS
TOTAL LOT AREA — 16,200 SQ.FT. = 0.37 ACRES
TOTAL LANDSCAPED AREA — 2,226 SQ.FT. = 50% = 0.13 ACRES
WALKWAYS AREAS — +/-420 SQ.FT.
VEHICULAR USE AREA — 6,774 SQ.FT. = 50% = 0.16 ACRES
TOTAL NUMBER OF PARKING SPACES — 31 /30 ACRE

MINIMUM STANDARDS	REQUIRED	PROVIDED
TREE CALCULATION @ 25-TREES PER 100 LOT ACRE		
STREET TREES SPACE IN SPACE APPROXIMATELY 30'-0" O.C.		
5-PALM TRUNKS = 1- TREE		
0.37 ACRES x 25 TREES/ACRE	10 - TREES	14 - TREES
SHRUB CALCULATION @ 7-SHRUBS PER REQUIRED TREE =		
10 TREES x 5-SHRUBS/ TREE	50- SHRUBS	130 (APROX)
LAWN AREA CALCULATION @ 50% OF REQUIRED OPEN SPACE =		
2,174 SQ.FT. x 50% MAX LAWN AREA	600 SQ.FT.	600 SQ.FT.

LANDSCAPING SCHEDULE

KEY	DESCRIPTION	COMMON NAME	BOTANICAL NAME	SIZE	SPECIFICATION	QTY
	TREE	LIVE OAK	QUERCUS VIRGINIANA	12'H x 4' SPD.	SHOW FORM, 3.5" DBH, 4.5' CT	13
	PALM TREE	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	14' HT.	6" C.B.	5
	SHRUB	WAX JASMINE	JASMINUM VOLUBILE	5 GAL.	12"H 12"L 24" O.C.	140
	GROUNDCOVER	LIRIOPE	OPHIOPOGON JAPONICUS	1 GAL.	12" O.A. 12" O.C.	265
	GRASS	St. AUGUSTINE/FLORITAM	STENOTAPHRUM SECUNDATUM	0	SOLID SOD	---
	PALM	SABAL PALM	SABAL PALMETTO	0	CLEAR TRUNK 10' NOTED	5
	SHRUB	TWO PINELOW/WHITE	PODOCARPUS MACROPHYLLUS	3 GAL.	30"L 24" O.C.	120



PRELIMINARY
DESIGN #1

NORTH

SITE PLAN

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

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

COPYRIGHT © 2004
STEVEN B. SCHWARTZ
ARCHITECT P.A.
ALL RIGHTS RESERVED

PROFESSIONAL BUILDING
for D + J HOLDINGS
2380 N.E. 186TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

LOCATION

COM : 2004-09

REVISIONS :

DATE : 01-01-2004
BY : S.B.A.

TOTAL SHEETS : 2

L-1

OF : 2

43

RECEIVED
2004.057
MAR 0 3 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

LANDSCAPING + IRRIGATION NOTES

1. PLANT QUALITY
ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER AS SCHEDULED BY THE STATE OF FLORIDA PLANT GRADING SHEET CRITERIA AND DESIGNATED FOR INDIVIDUAL PLANTS.

2. SOIL
PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF SOIL PLANTER PLAT SOIL MIX. SOIL SHALL BE FREE OF WEEDS, ROCKS, CLAY LUMPS, PLANTS, OR ANY OTHER FOREIGN MATERIAL.

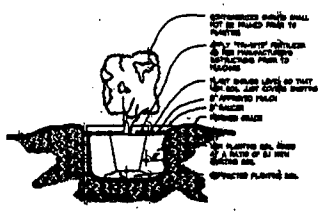
3. MULCH
MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH AT THE TIME OF APPLICATION ALL BEDS, SHRUBS AND GROUND COVER BEDS SHALL RECEIVE TWO (2) INCHES OF MULCH UNDERNEATH AND AROUND PLANTINGS.

4. IRRIGATION
PROVIDE FULL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPING AREAS. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM SOIL ENCROACH. SYSTEM SHALL BE RUST FREE. SUBMIT SHOP DRAWINGS FOR APPROVAL.

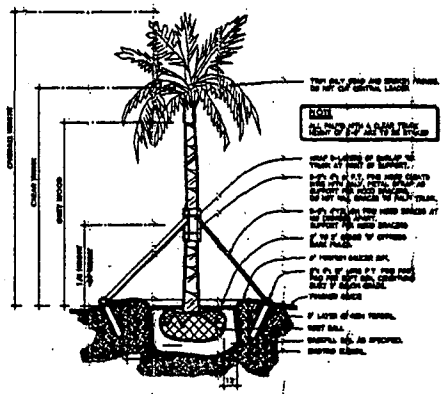
5. UTILITIES
THE CONTRACTOR SHALL LOCATE AND VERIFY ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF LANDSCAPING WORK. THE OWNER AND GENERAL CONTRACTOR SHALL BE NOTIFIED OF ANY CONFLICTS. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO ANY UTILITIES DAMAGED BY HIS WORK.

6. SOD
ALL AREAS MARKED "SOD" IN THE PLANS SHALL BE EQUALLY SODDED WITH ST. AUGUSTINE "FLORATAM". ALL SOD IS TO BE LAID LEVEL, TIGHT AND OUT EVERY ALONG PLANTING BEDS.

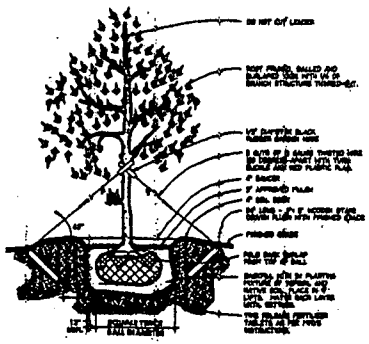
7. TREE PITS
ALL QUATREFOIL AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLANGED DURING INSTALLATION.



SHRUB PLANTING DETAIL 1 L-2
NOT TO SCALE



LARGE PALM PLANTING DETAIL 2 L-2
NOT TO SCALE



TREE PLANTING + GUYING DETAIL 3 L-2
NOT TO SCALE

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

COPYRIGHT © 2004
STEVEN B. SCHWARTZ
ARCHITECT, P.A.
ALL RIGHTS RESERVED

PROFESSIONAL BUILDING
for D + J HOLDINGS
2300 N.E. 168TH STREET (MIAMI GARDENS DRIVE)
MIAMI, FLORIDA 33180

JOB NO.

CON : 2004-09

REVISIONS :

DATE : 04-01-2004
BY : S.B.A.

TOTAL SHEETS : 2
L-2
OF : 2