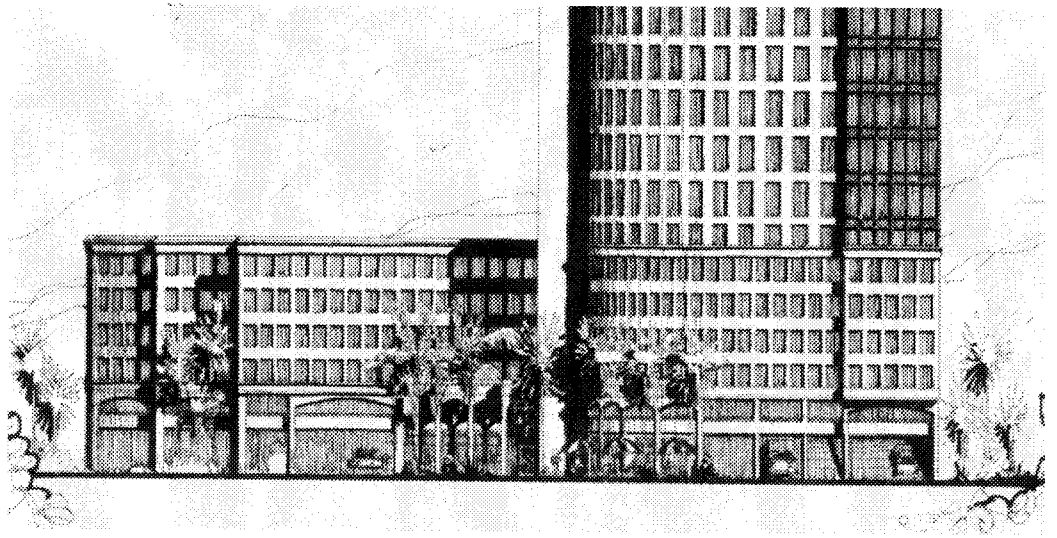

DADELAND CENTRE II

The Green Companies
9150 South Dadeland Boulevard
Miami Florida 33156

J.SCOTT ARCHITECTURE, P.A.
501 BRICKELL KEY DRIVE SUITE 410
BRICKELL KEY, MIAMI, FLORIDA 33131
T 305-375-9388
F 305-375-9120
jscottarchitecture.com

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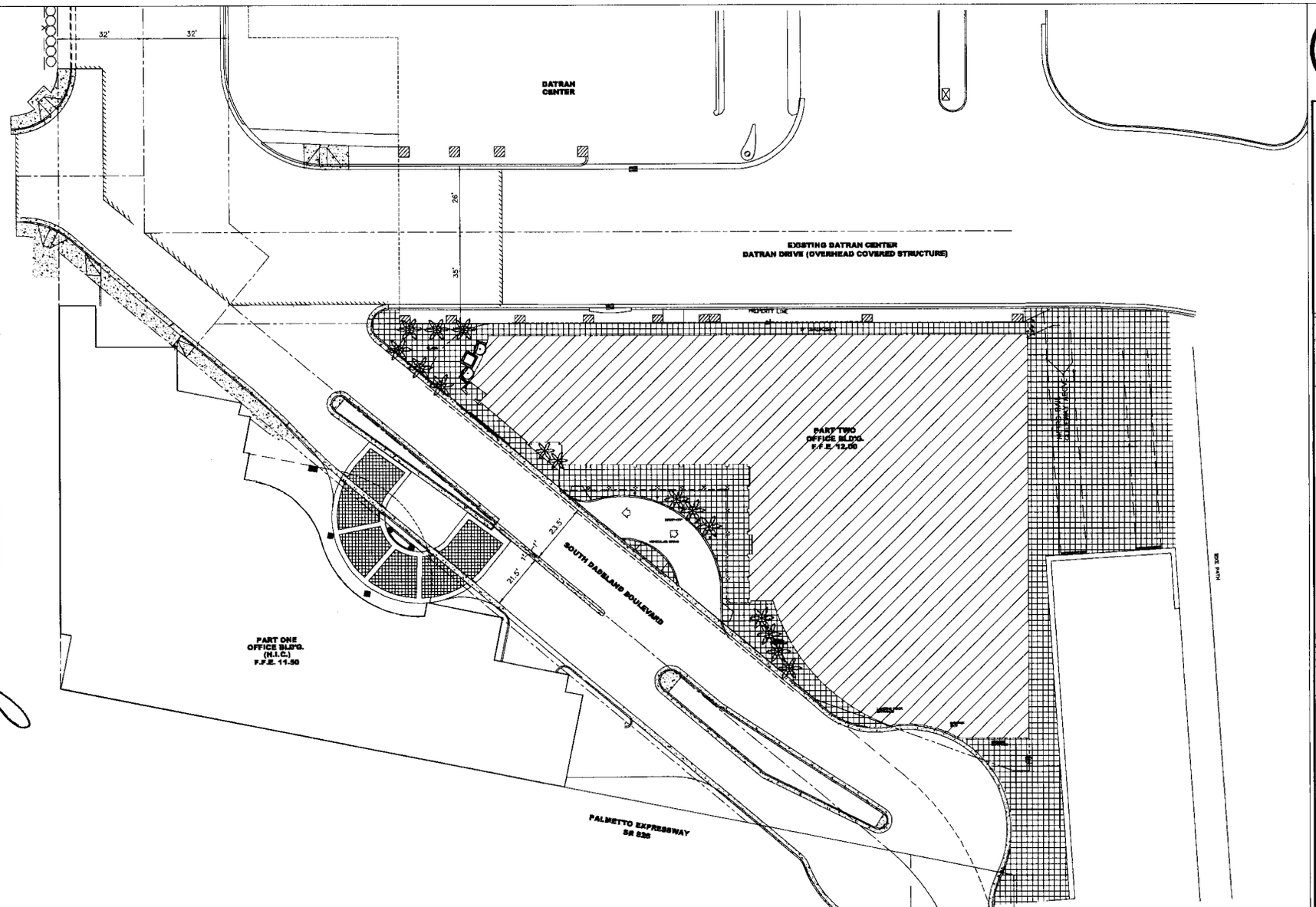

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SITE MAP
NTS

SITE DATA

ZONING - RAPID TRANSIT / DADELAND SUB-ZONE USE: OFFICE

ZONING REQUIREMENTS	OFFICE TOWER PART ONE	OFFICE TOWER PART TWO	ROAD EASEMENT	PROPOSED TOTALS	CODE REQUIREMENTS
LOT AREA	22,068 SF = 0.506 ACRES	26,403 SF = 0.606 ACRES	17,573 SF = 0.40 ACRES	66,050 SF = 1.52 ACRES	N/A
LOT COVERAGE	18,975 SF	15,800 SF	N/A	35,314 SF	N/A
NUMBER OF STORIES	18 STORIES (5 LEVELS GARAGE) (9 LEVELS OFFICE)	19 STORIES (1 OFFICE/RETAIL/GARAGE) (9 GARAGE LEVELS) (8 OFFICE LEVELS)	N/A	18 / 19	N/A
OFFICE FLOOR AREA RATIO	10th to 18th FL. = 16,182 SF x 8 = 148,638 SF LOBBY/CORE = 1,515 SF EQUIPMENT PENTHOUSE = 4,861 SF TOTAL = 152,014 SF 6.9% FAR	1st FLOOR 16,373 SF 2nd to 8th FLOOR 13,189 SF x 8 = 105,512 SF EQUIPMENT PENTHOUSE 3,250 SF TOTAL = 125,071 SF 4.7% FAR	N/A	277,091 SF 4.2 FAR	9.0 FAR 330,250 SQ. FT.
GARAGE / CORE AREA	1st FLOOR 16,263 SF MEZZANINE FLOOR 768 SF 2nd to 5th = 8 = 19,237 SF 153,896 SF TOTAL = 170,159 SF	1st FLOOR 3,425 SF 2nd FLOOR 15,461 SF 3rd to 6th = 4 x 19,921 SF 79,684 SF 7th 14,910 SF TOTAL = 116,530 SF	N/A		N/A
HEIGHT	275'-0"	173'-4"	N/A	275' / 173'-4"	300'-0"
OPEN SPACE	2,784 SF	5,674 SF GROUND LEVEL 7,180 SF ROOF AND TERRACE	2,836 SQ. FT.	19,274 SF	25% 16,523 SF
PAVING	925 SF	5,088 SF	14,737 SQ. FT.	20,751 SF	N/A
PARKING HANDICAPPED	429 SPACES TOTAL 8 HANDICAPPED	257 SPACES TOTAL 6 HANDICAPPED	N/A	686 SPACES TOTAL 14 HANDICAPPED	

SITE PLAN
SCALE: 1"=20'

A1

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305-375-9388
Fax 305-375-9120
State of Florida Reg.No. 9777

JOB No.

DATE
9 AUGUST 2004

SCALE:
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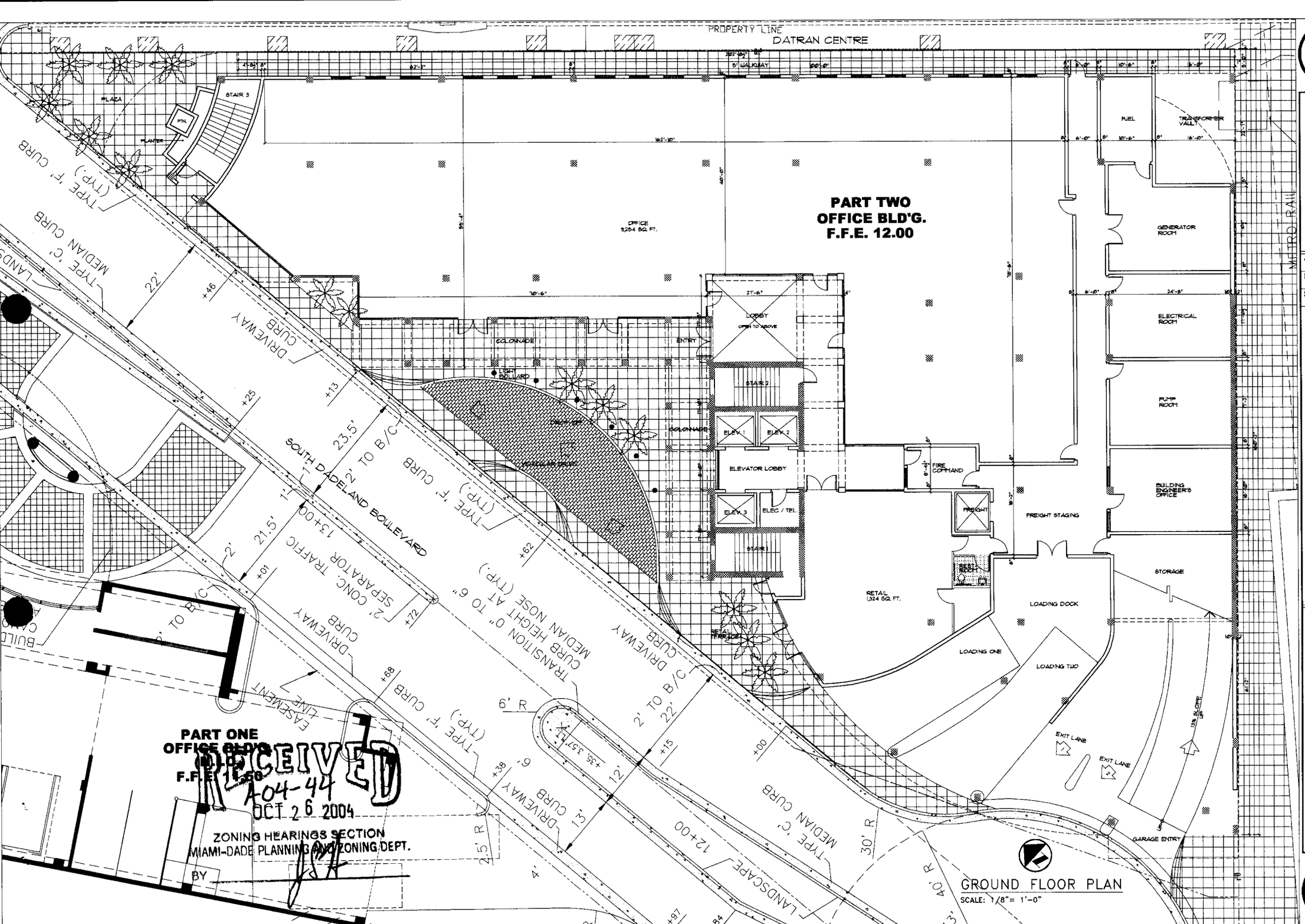
THE GREEN COMPANIES
DADELAND CENTRE II
9150 S. DADELAND BLVD. MIAMI, FLORIDA 33156

SITE PLAN

0



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GROUND FLOOR PLAN
SCALE: 1/8"= 1'-0"

A1

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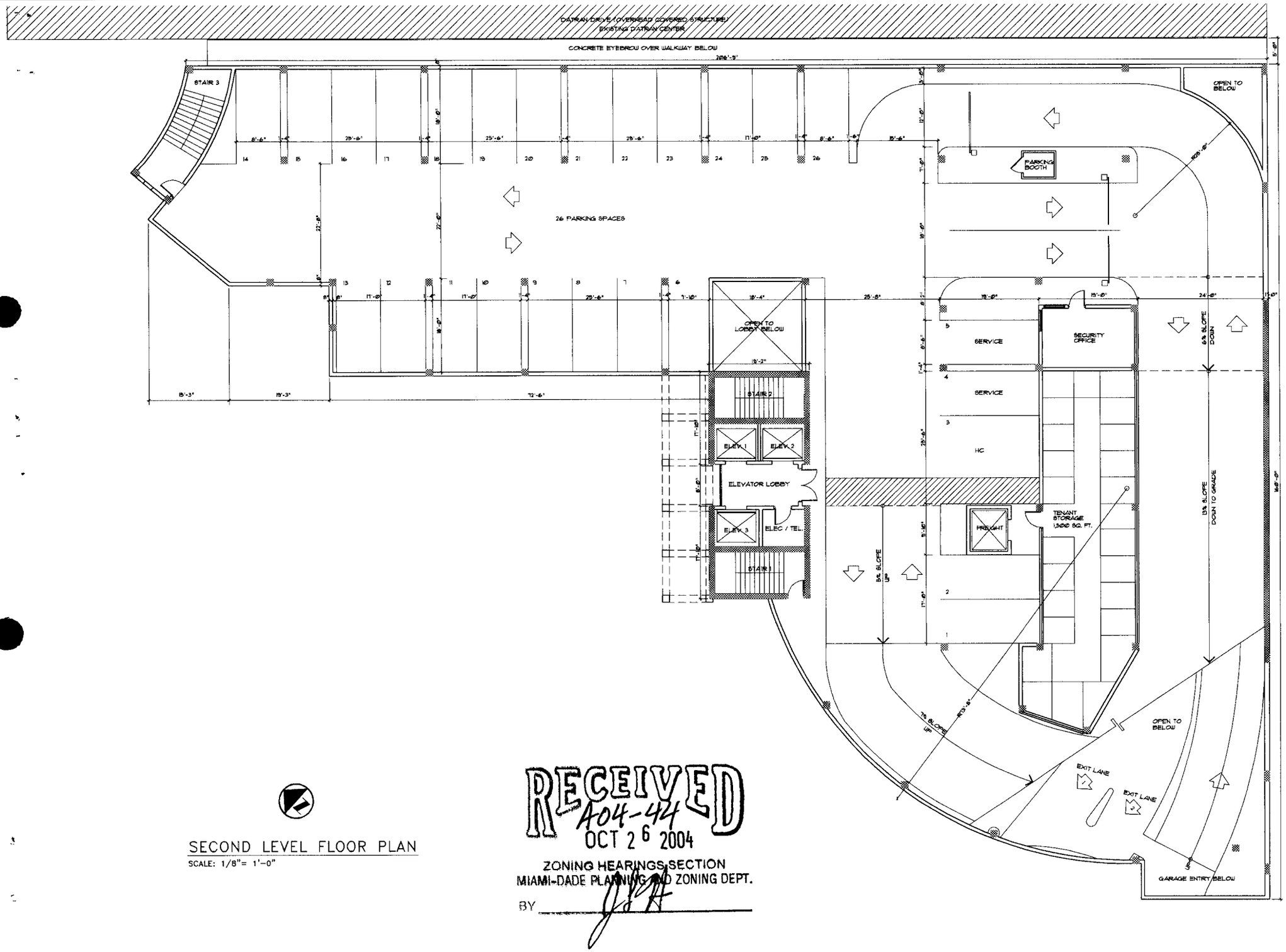
GROUND FLOOR PLAN
(SITE PLAN)

1



SECOND LEVEL FLOOR PLAN

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

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FAX 305-375-9150
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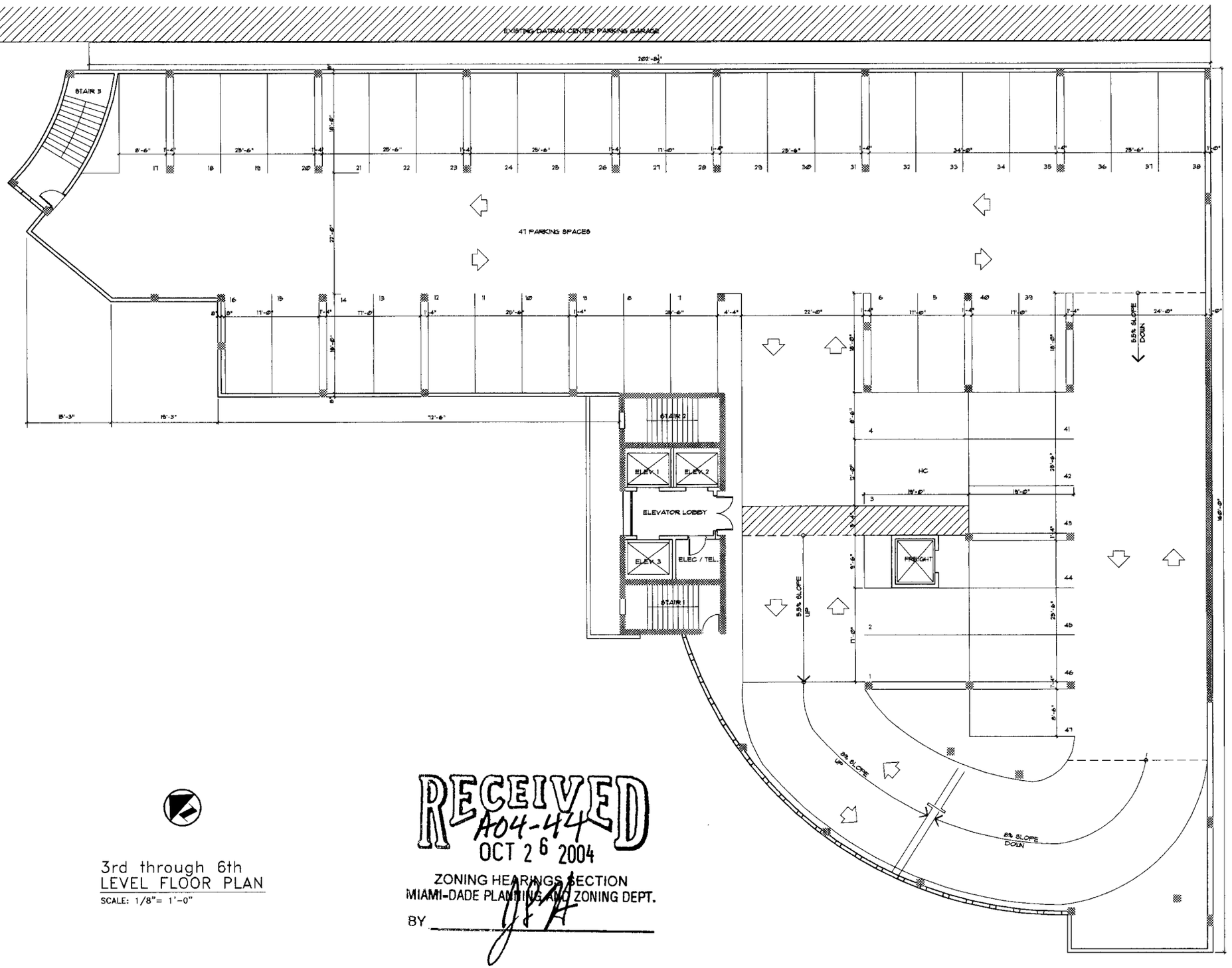
SECOND LEVEL FLOOR PLAN

2



3rd through 6th
LEVEL FLOOR PLAN
SCALE: 1/8"= 1'-0"

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J. Scott Architecture, P.A.
301 Brickell Key Drive Suite 410
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Fax 305-375-9120
State of Florida Reg. No. 9777

Job No.

Date
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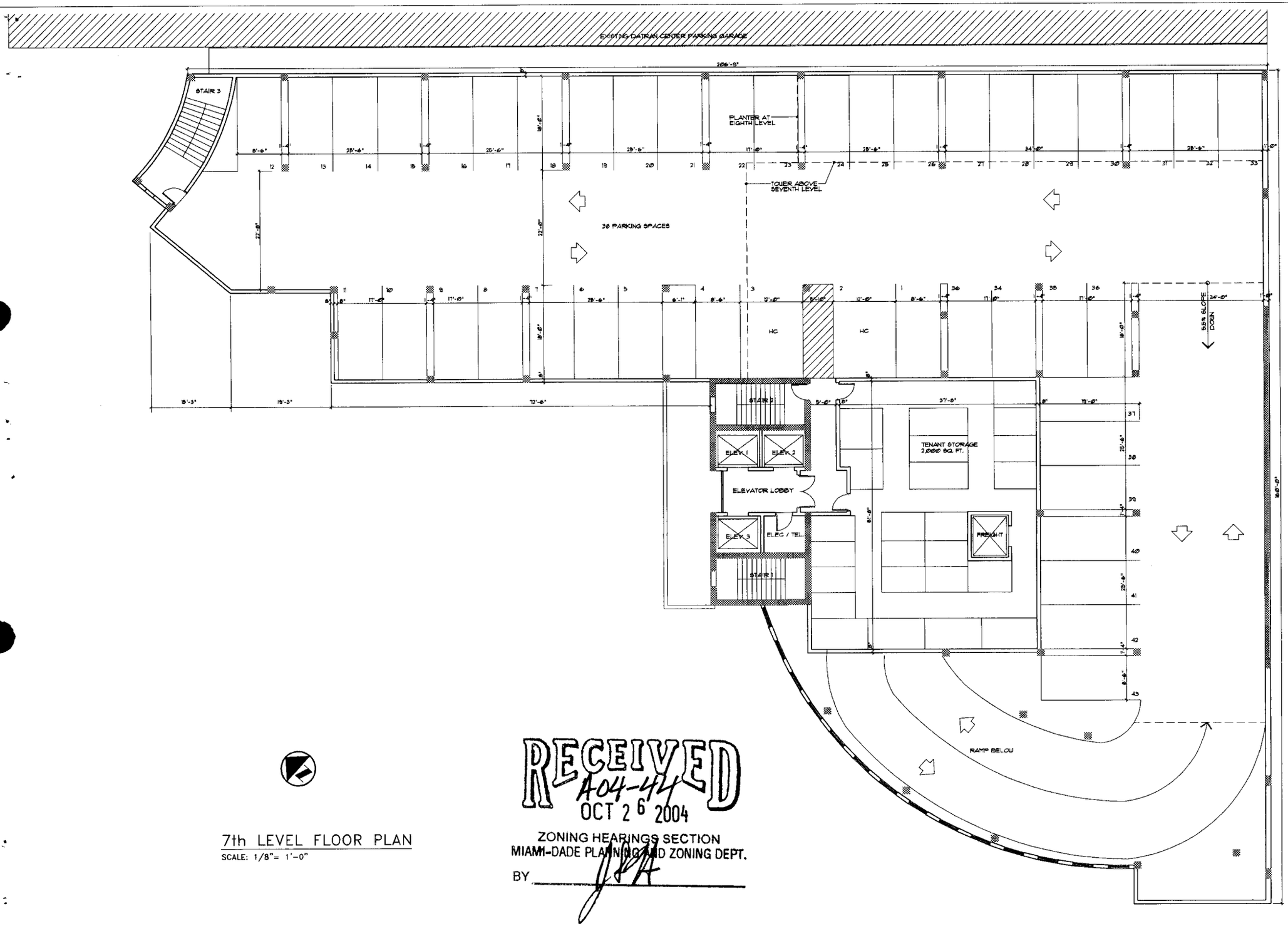
3rd through 6th
LEVEL FLOOR PLAN

3



7th LEVEL FLOOR PLAN
SCALE: 1/8"= 1'-0"

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FAX 305-375-9180
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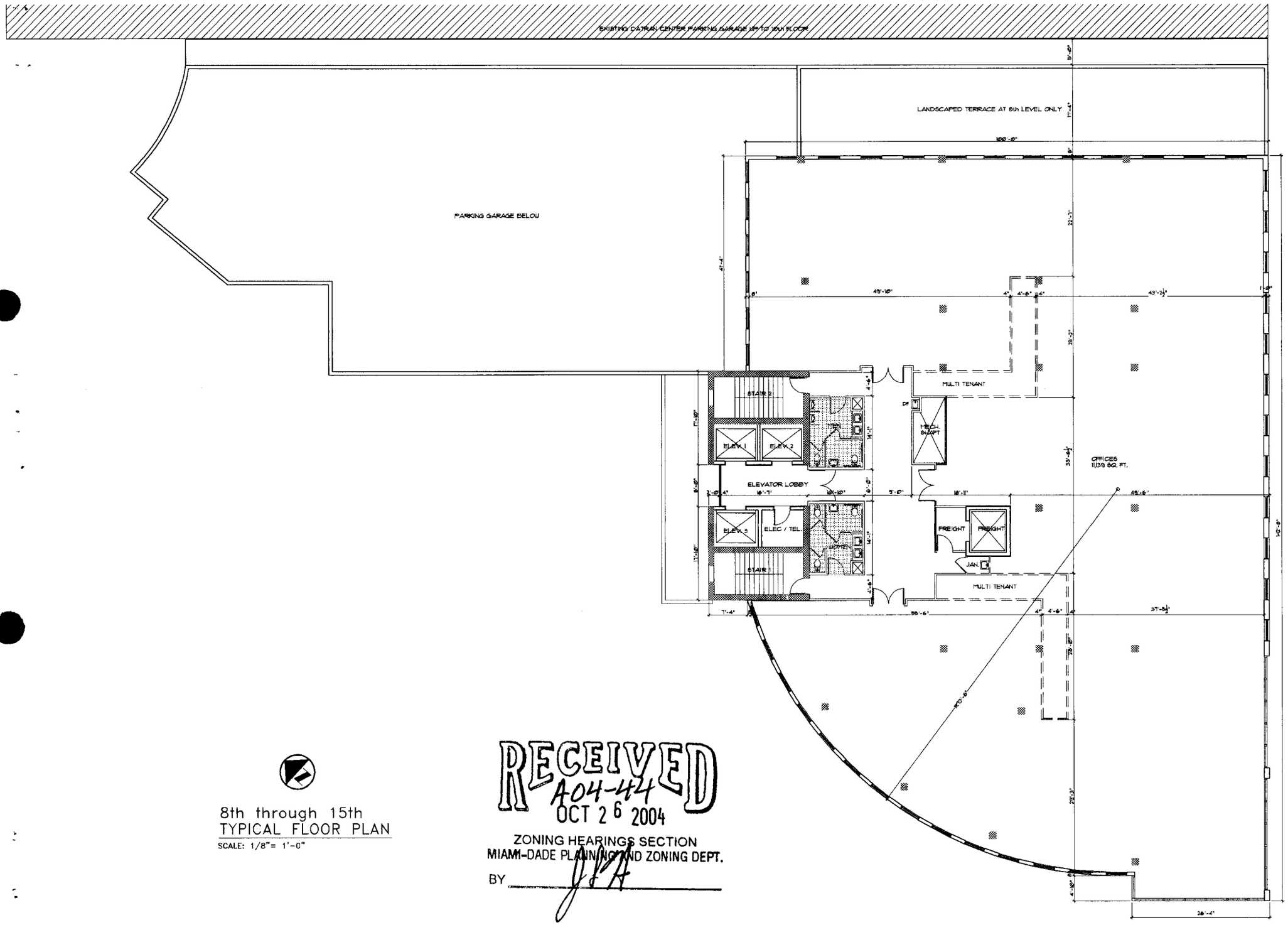
7th LEVEL FLOOR PLAN

4



8th through 15th
TYPICAL FLOOR PLAN
SCALE: 1/8"= 1'-0"

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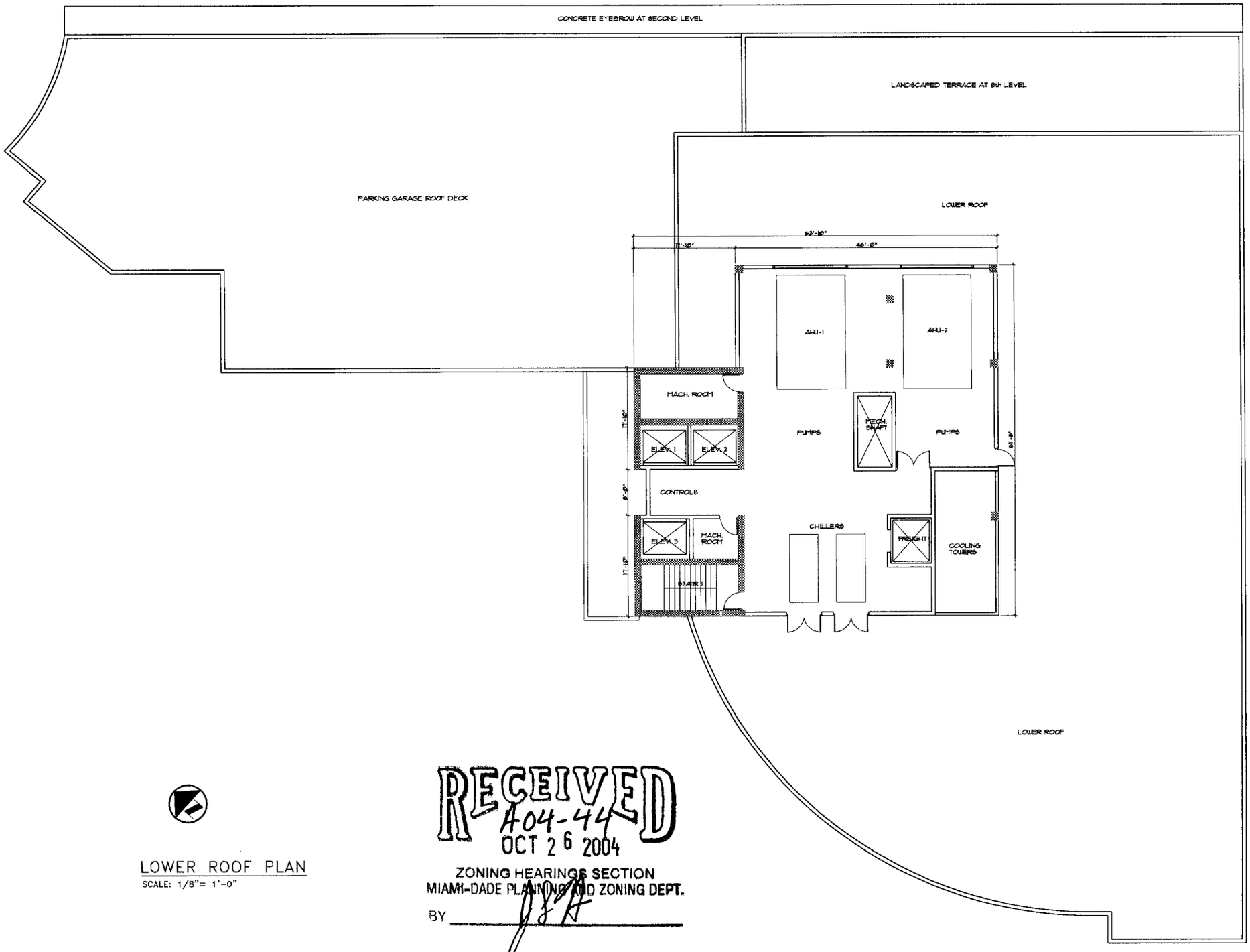
8th through 15th FLOOR
TYPICAL FLOOR PLAN

5



LOWER ROOF PLAN
SCALE: 1/8"= 1'-0"

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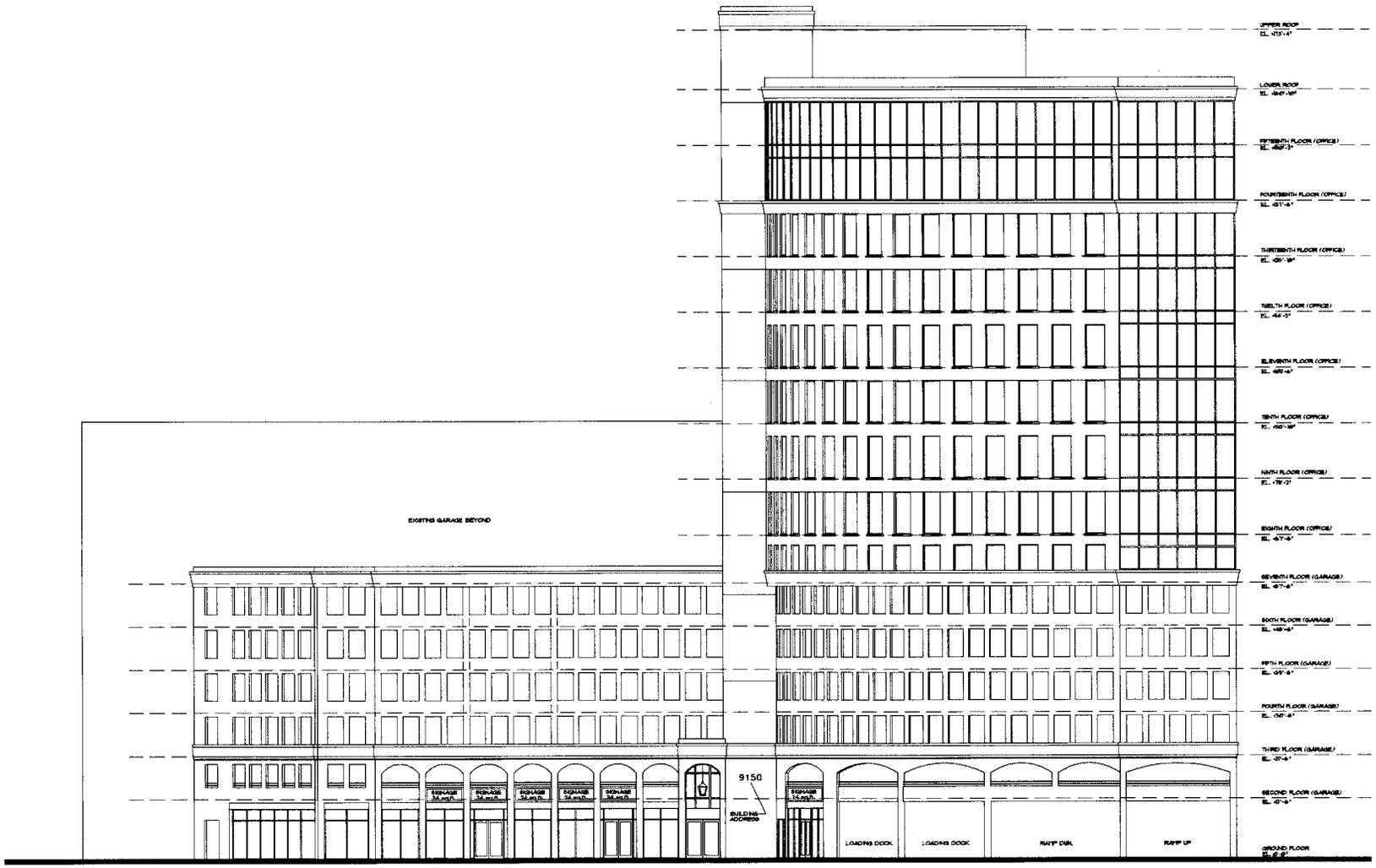
LOWER ROOF PLAN

6



SOUTH ELEVATION
SCALE: 3/32"= 1'-0"

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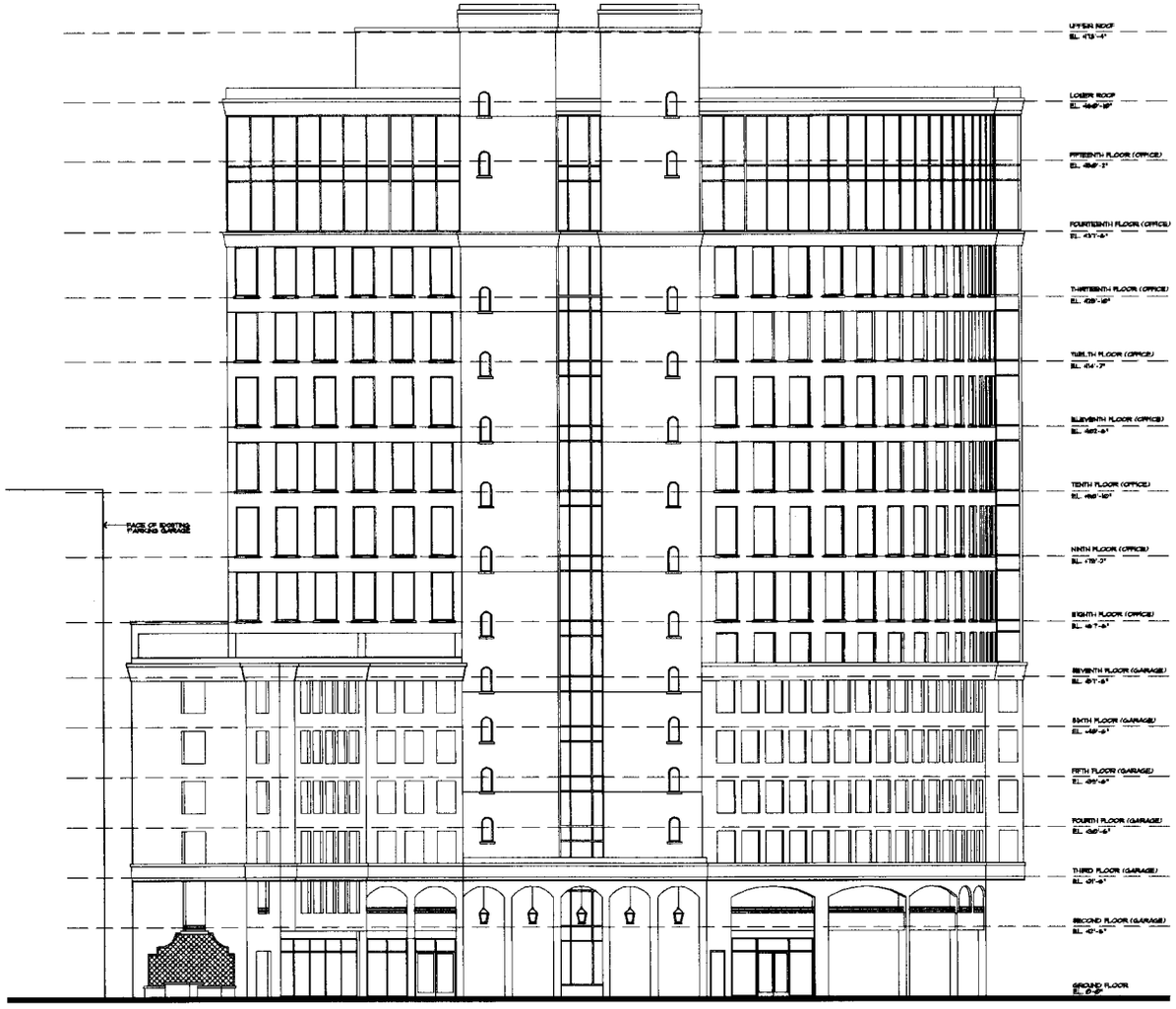
SOUTH ELEVATION

7



WEST ELEVATION
SCALE: 3/32"= 1'-0"

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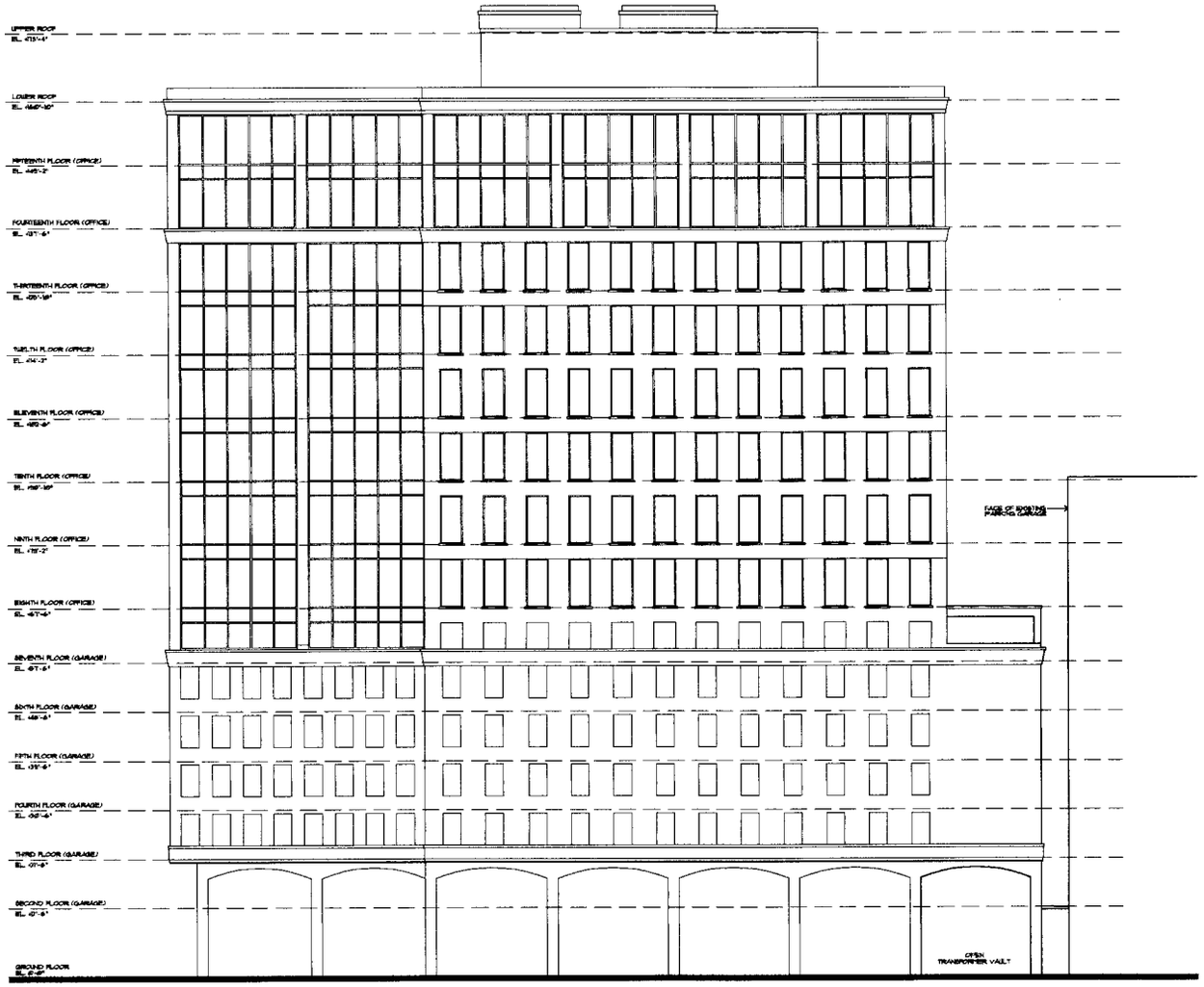
WEST ELEVATION

8



EAST ELEVATION
SCALE: 3/32"= 1'-0"

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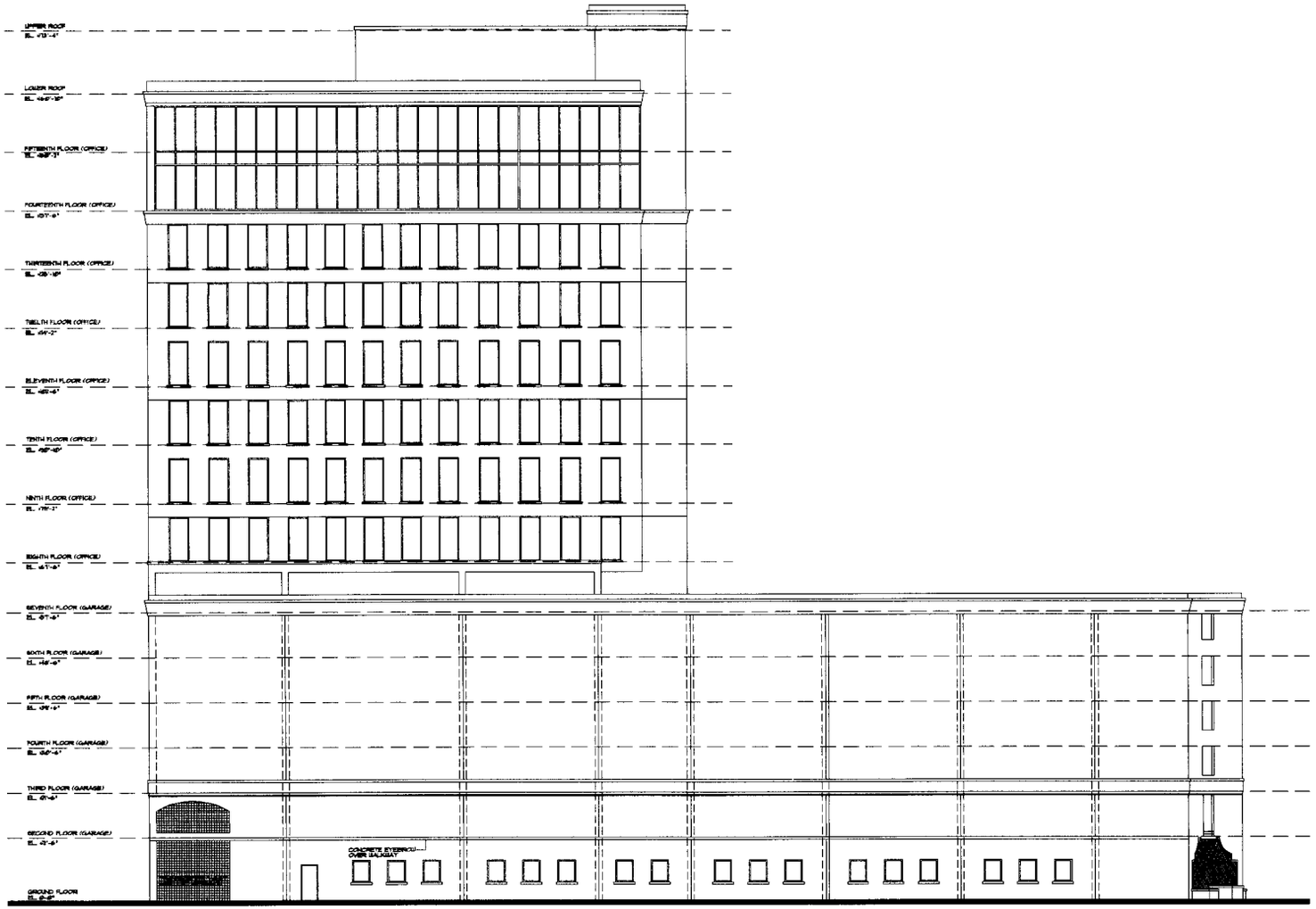
9150 S. DADELAND BLVD. MIAMI, FLORIDA 33156

EAST ELEVATION

9



NORTH ELEVATION

SCALE: 3/32"= 1'-0"

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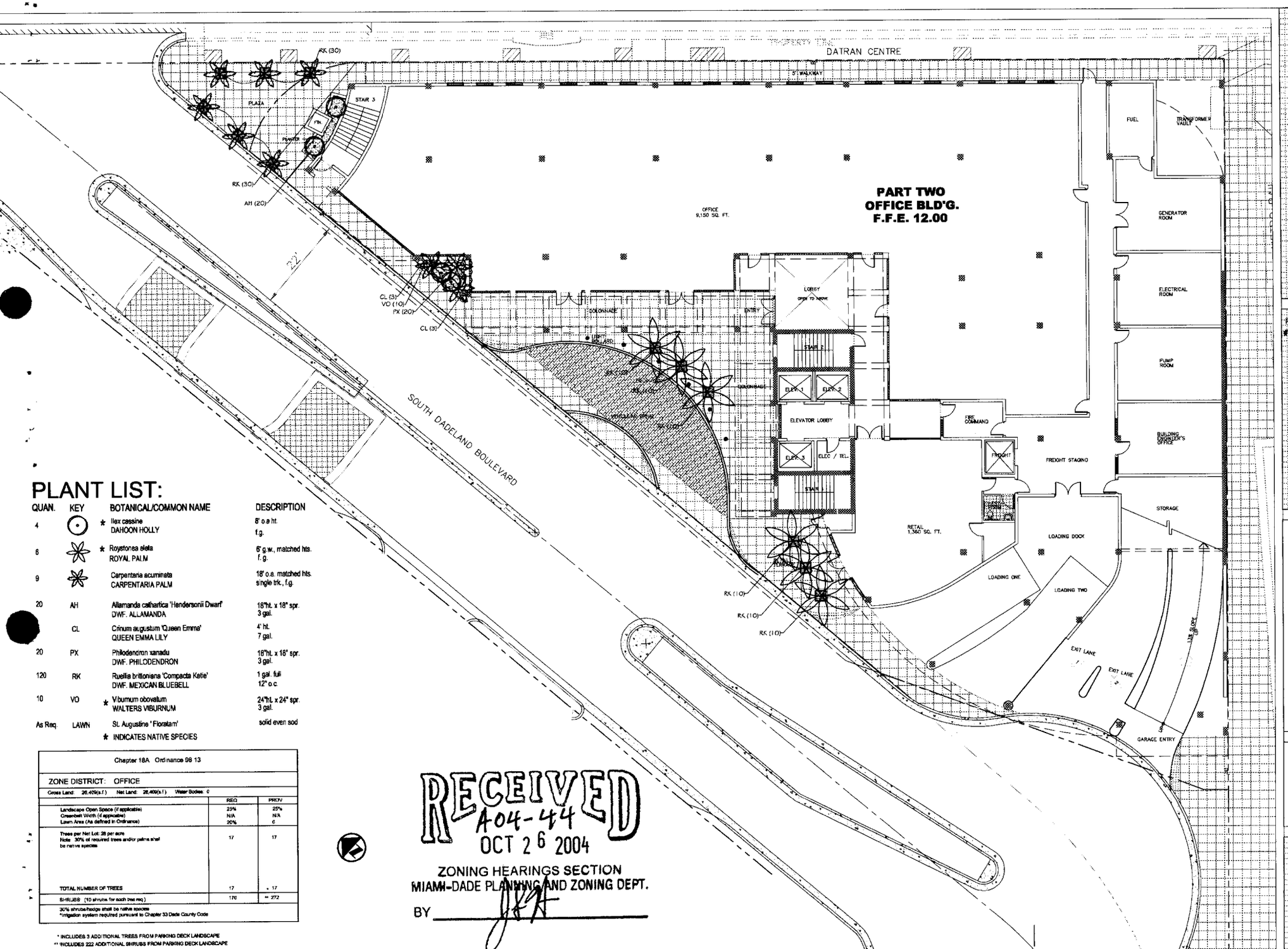
9150 S. DADELAND BLVD. MIAMI, FLORIDA 33156

NORTH ELEVATION

10



PLANT LIST:

QUAN.	KEY		BOTANICAL/COMMON NAME	DESCRIPTION
4	⊙	*	Ilex cassine DAHOON HOLLY	8' o.a ht. f.g.
6	✳	*	Roystonea elata ROYAL PALM	6' g.w., matched hts. f. g.
9	✳		Carpentaria acuminata CARPENTARIA PALM	18' o.a. matched hts. single trk., f.g.
20	AH		Allamanda cathartica 'Hendersonii Dwarf' DWF. ALLAMANDA	18"ht. x 18" spr. 3 gal.
	CL		Crinum augustum 'Queen Emma' QUEEN EMMA LILY	4' ht. 7 gal.
20	PX		Philodendron xanadu DWF. PHILODENDRON	18"ht. x 18" spr. 3 gal.
120	RK		Ruellia brittoniana 'Compacta Katie' DWF. MEXICAN BLUEBELL	1 gal. full 12" o.c.
10	VO	*	Viburnum obovatum WALTERS VIBURNUM	24"ht. x 24" spr. 3 gal.
As Req.	LAWN		St. Augustine 'Floratam'	solid even sod

* INDICATES NATIVE SPECIES

Chapter 18A Ordinance 98 13		
ZONE DISTRICT: OFFICE		
Gross Land: 26,409(s.f.) Net Land: 26,409(s.f.) Water Bodies: 0		
	REQ.	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	25% N/A 20%	25% N/A 0
Trees per Net Lot: 28 per acre Note: 30% of required trees and/or palms shall be native species	17	17
TOTAL NUMBER OF TREES	17	* 17
SHRUBS (10 shrubs for each tree req.)	170	** 272
30% shrubs/hedge shall be native species *Irrigation system required pursuant to Chapter 33 Dade County Code		

* INCLUDES 3 ADDITIONAL TREES FROM PARKING DECK LANDSCAPE
** INCLUDES 222 ADDITIONAL SHRUBS FROM PARKING DECK LANDSCAPE

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DADELAND CENTRE II

9150 South Dadeland Blvd. - Miami, Florida 33156

REVISIONS:
#1 REV. PER SITE PLAN 09/1/04

WITKIN
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
18853 N.E. 2ND AVENUE
SUITE 305
NORTH MIAMI BEACH, FL. 33162
TEL 305-650-0088
FAX 305-650-9087
MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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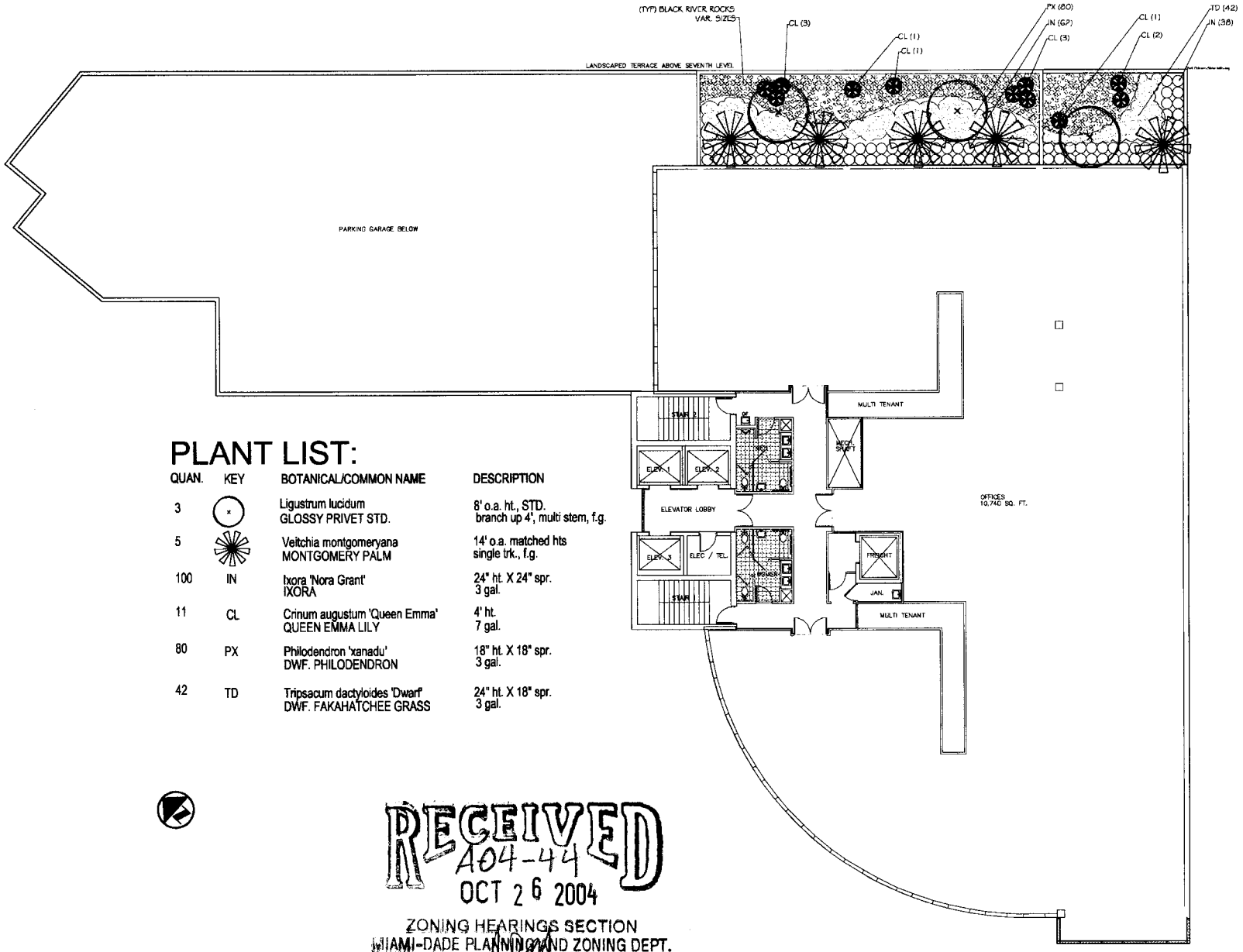
SEAL:

TITLE: LANDSCAPE PLAN

DATE: 03/18/04

SCALE: 1" = 10'-0"

DRAWING NO: L-1



PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
3	×	Ligustrum lucidum GLOSSY PRIVET STD.	8' o.a. ht., STD. branch up 4', multi stem, f.g.
5		Veitchia montgomeryana MONTGOMERY PALM	14' o.a. matched hts single trk., f.g.
100	IN	Ixora 'Nora Grant' IXORA	24" ht. X 24" spr. 3 gal.
11	CL	Crinum augustum 'Queen Emma' QUEEN EMMA LILY	4' ht. 7 gal.
80	PX	Philodendron 'xanadu' DWF. PHILODENDRON	18" ht. X 18" spr. 3 gal.
42	TD	Tripsacum dactyloides 'Dwarf' DWF. FAKAHATCHEE GRASS	24" ht. X 18" spr. 3 gal.

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REVISIONS:
#1 REV. PER SITE PLAN 09/11/04.

WITKIN
DESIGN GROUP
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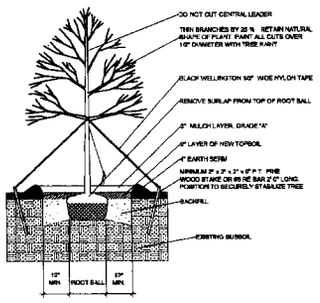
SEAL:

TITLE: PARKING DECK LANDSCAPE

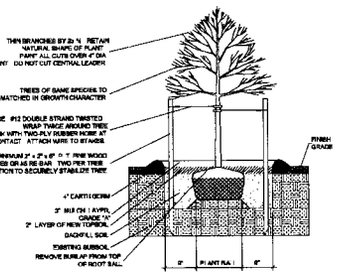
DATE: 03/16/04

SCALE: 1" = 10'-0"

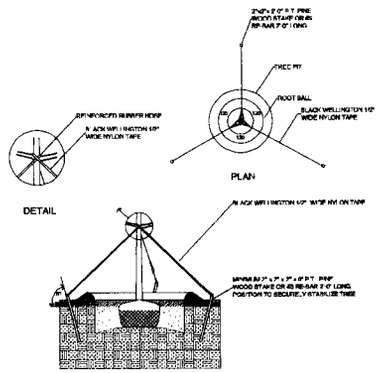
DRAWING NO: L-2



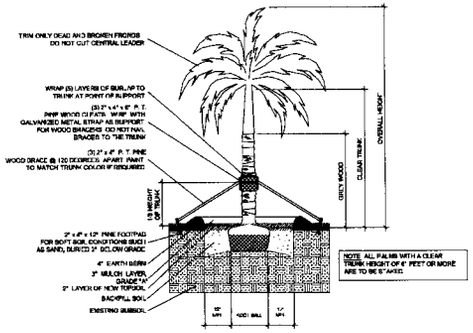
LARGE TREE PLANTING DETAIL



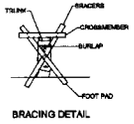
SMALL TREE PLANTING DETAIL



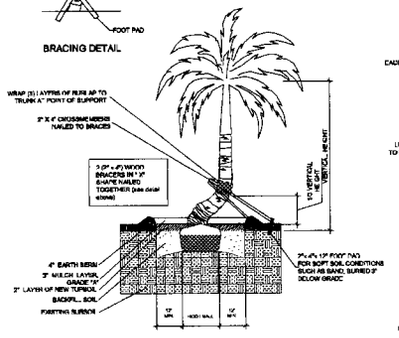
TYPICAL TREE GUYING DETAIL



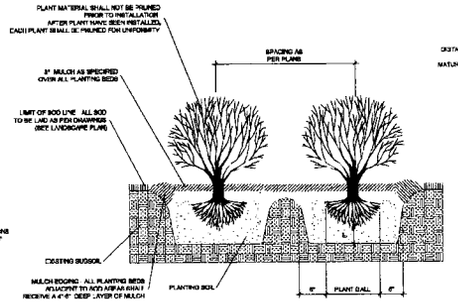
STRAIGHT TRUNK PALM PLANTING DETAIL



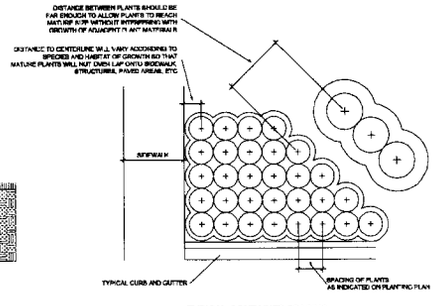
BRACING DETAIL



CURVED TRUNK PALM PLANTING DETAIL

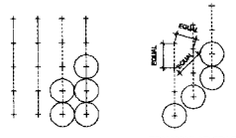


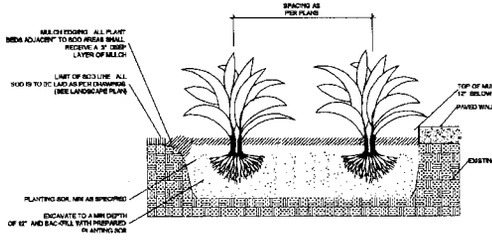
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING

NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.





TYPICAL GROUND COVER PLANTING DETAIL

PLANTING NOTES

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratam" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Paspalum notatum.All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, et cetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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

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DATE: 03/18/04
SCALE: N.T.S.
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