Proposed Self Storage Facility
for

BMS Ojus LLC

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204-67
AUG 09 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Revision #2

West Dixie Highway & NE 195th Street

Miami, Florida

INDEX OF DRAWINGS

ARCHITECTURAL

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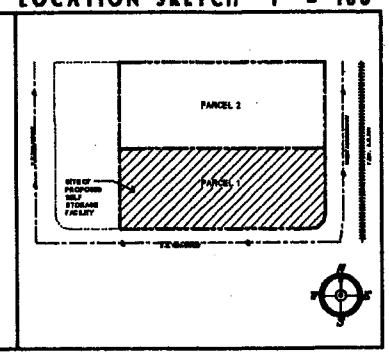
LANDSCAPE

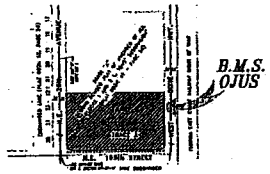
L-1 PLANTING PLAN
L-2 PLANTING NOTES & DETAILS

LOCATION SKETCH 1" = 100'



BLITSTEIN DESIGN ASSOCIATES · ARCHITECTS 285 SEVILLA AVENUE CORAL GABLES, FLORIDA 33134

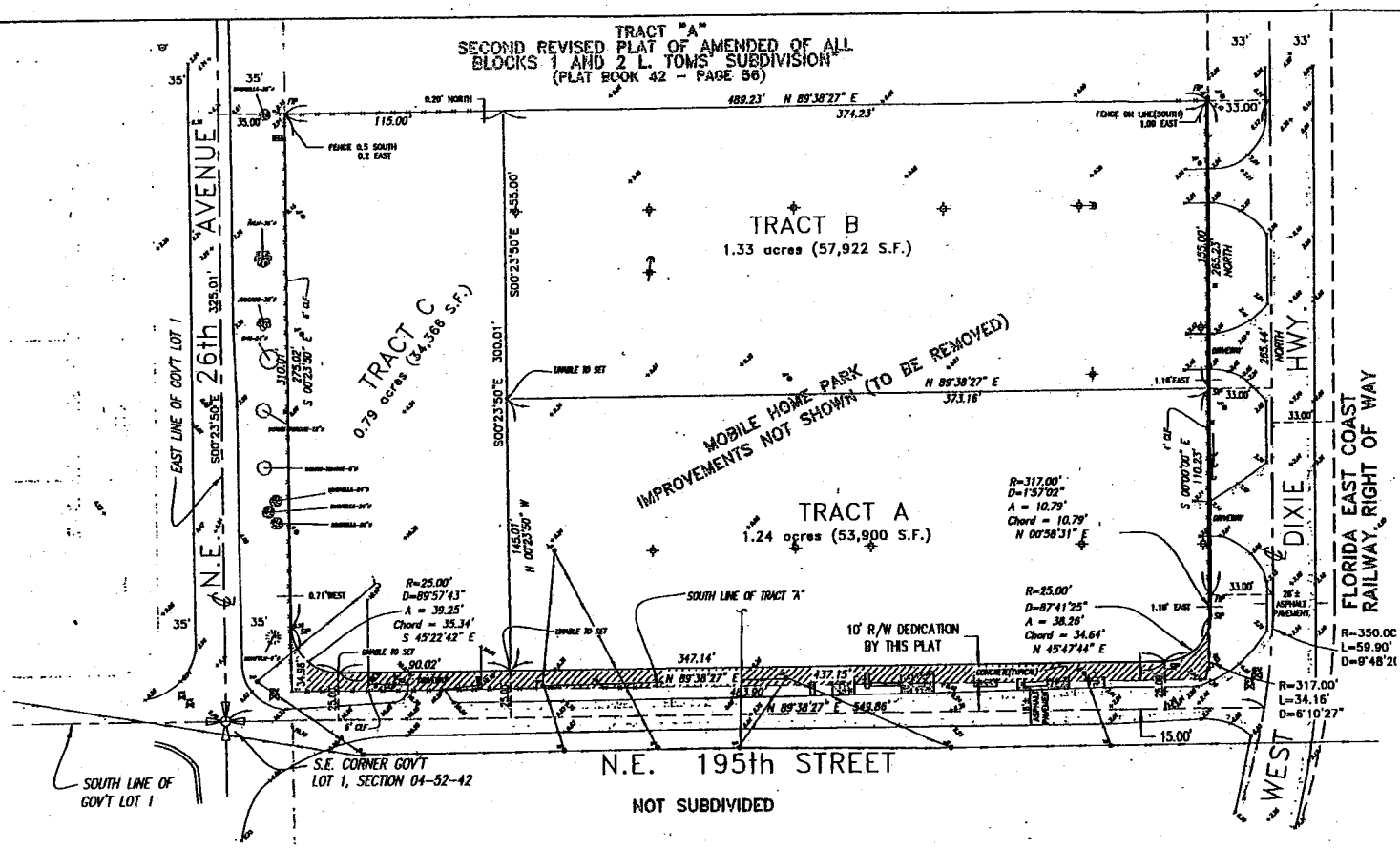
#7870
8/2/04



PORTION OF THE N.W.1/4, SECTION 03-52-42

LOCATION MAP

SCALE 1" = 300'



LEGEND:

- DENOTES EXISTING ELEVATION
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES ANCHOR
- DENOTES GAS VALVE
- DENOTES WOOD POLE
- DENOTES LIGHT POLE
- DENOTES CONCRETE POWER POLE
- DENOTES CHAIN LINK FENCE
- DENOTES OVERHEAD WIRE
- DENOTES CENTER LINE
- (M) DENOTES MEASURED
- (R) DENOTES RECORD
- SIP DENOTES SET 1/2" IRON PIPE(LB#87)
- FIP DENOTES FOUND 1/2" IRON PIPE
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- Δ DENOTES DELTA OF CURVE
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED NORTH ALONG THE CENTER LINE OF WEST DIXIE HIGHWAY
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) NET AREA= 3.356± ACRES
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) PREPARED FOR: B.M.S.
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

PERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" F.I.R.M. COMMUNITY PANEL NO. 120635 0082 J, DATED MARCH 2, 1994.

BLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.

9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
12) ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D., 1929.
13) BENCHMARKS:
   a) B.M.#1 = (N-3105) PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION=9.11
      NE 195 ST ---- 57' NORTH OF CENTER LINE
      NE 25 AVE ----- 27' WEST OF CENTER LINE
   b) B.M.#2 = (N-612) PK NAIL AND BRASS WASHER IN SOUTH END OF CATCH BASIN. ELEVATION=6.86
      FLA HWY #836(NW. LEHMAN CSWY) ---- 433.3' NORTH OF CENTER LINE.
      US 1NW#1(DISC BLVD) ----- 1.8' WEST OF WEST EDGE OF PAVEMENT

DEVELOPMENT INFORMATION:

OWNER:
TRINITY PROPERTIES OF AVENTURA, INC. A FLORIDA CORP.
2901 CLINT MOORE RD, SUITE 338,
BOCA RATON, FLORIDA 33496

C/O BMS MANAGEMENT
5901 S.W. 74TH STREET SUITE #205
MIAMI FL 33143
PHONE NO. 305-665-8883

UTILITIES: MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT

DADE COUNTY FLOOD CRITERIA: 5.0' PER PB 120, PG 13

ZONING: BU-3M

PROPOSED USAGE:

TRACT "A": STORAGE 110,000 S.F.

TRACT "B": RETAIL 30,000 S.F.

TRACT "C": MULTIPLE FAMILY APARTMENT BLDG (11 UNITS)

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

I HEREBY CERTIFY: That the attached "TENTATIVE PLAT" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers pursuant to Chapter 61G17-6, Florida Administrative Code.

SCHWEBKE-SHISKIN AND ASSOCIATES, INC.

By: Robert F. Jackson
Robert F. Jackson, President
Professional Surveyor and Mapper #2408
State of Florida

TENTATIVE PLAT

J:\036248\L TOMS SUBD\dwg\TENTATIVE.dwg

REVISIONS		
Date	Remarks	By
07/16/03	Mod. Tract names per client instructions	RFJ

This is a "Boundary Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

B.M.S. OJUS

The South 310 feet of TRACT "A", SECOND REVISED PLAT of AMENDED PLAT of all of BLOCKS 1 and 2 L. TOMS' SUBDIVISION, according to the plat thereof, as recorded in Plat Book 42 at Page 56, of the Public Records of Dade County, Florida.

SECTION 03-52-42 MIAMI-DADE COUNTY, FLORIDA

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
2140 CORPORATE WAY • MIRAMAR, FLORIDA • 33025
TEL. NO.(954)436-7010 • TEL. NO.(305)653-7010 • FAX NO.(954)436-3686

By: ROBERT F. JACKSON, PRESIDENT
Registered Land Surveyor No. 2408 State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: R.A.G. Date: 12/03/03	Checked By: RFJ Date: 12-05-03	
Order No. 100056 FB:R104 PG.7	Scale: 1" = 50'	
File No. AJ-4225	Sheet No. 1 of 1 Sheet	

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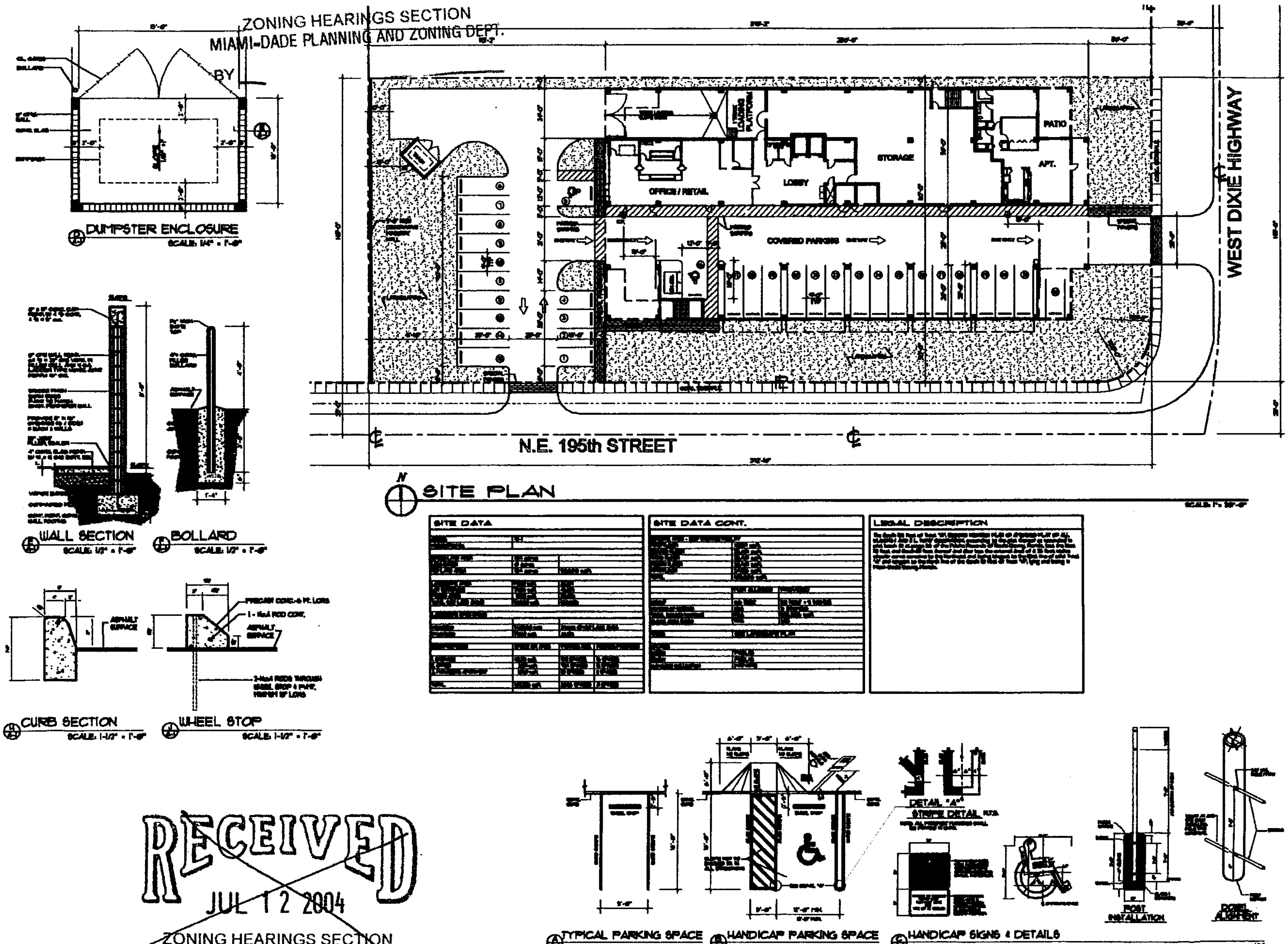
Clarification



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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design

OWNER:
BMS
OJUS L.L.C.
8901 S.W. 74 th ST.
SUITE 205
MIAMI, FL. 33143

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
1/26/04

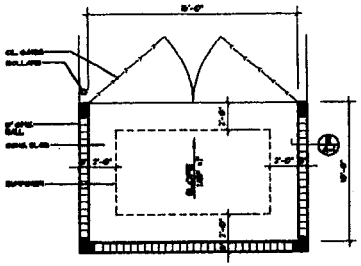
revision

drawn by
E.A.

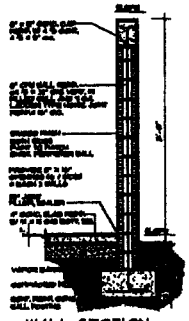
sheet title
SITE PLAN
SCALE: AS SHOWN

sheet number
A-1

#7570
8/11/04



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



WALL SECTION
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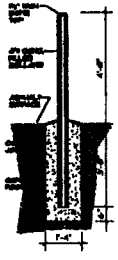
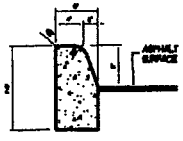
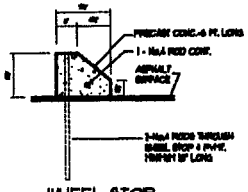


BOLLARD
SCALE: 1/2" = 1'-0"



CURB SECTION
SCALE: 1-1/2" = 1'-0"



WHEEL STOP
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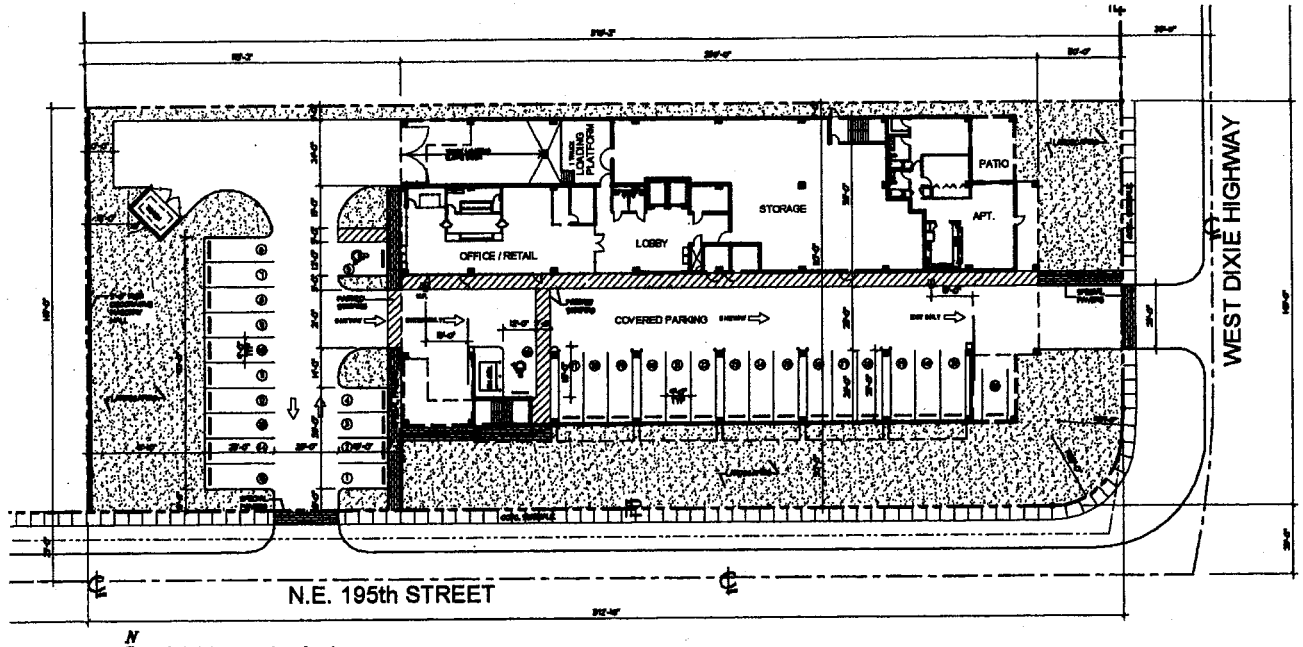


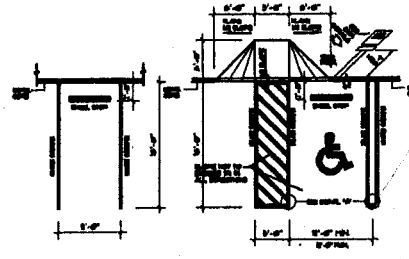
SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA	
[illegible]	[illegible]

SITE DATA CONT.	
[illegible]	[illegible]

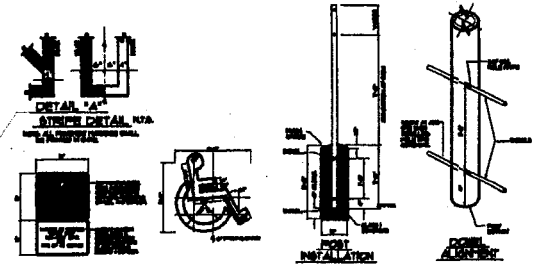
LEGAL DESCRIPTION

[illegible]



TYPICAL PARKING SPACE
SCALE: 1/8" = 1'-0"

HANDICAP PARKING SPACE
SCALE: 1/8" = 1'-0"



HANDICAP SIGNS & DETAILS
N.T.S.

BLUTSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
[illegible] Avenue
Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007570

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name

BMS
OJUS

WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
1/26/04

revisions

drawn by
E.A.

sheet title
SITE PLAN

SCALE: AS SHOWN

sheet number
A-1

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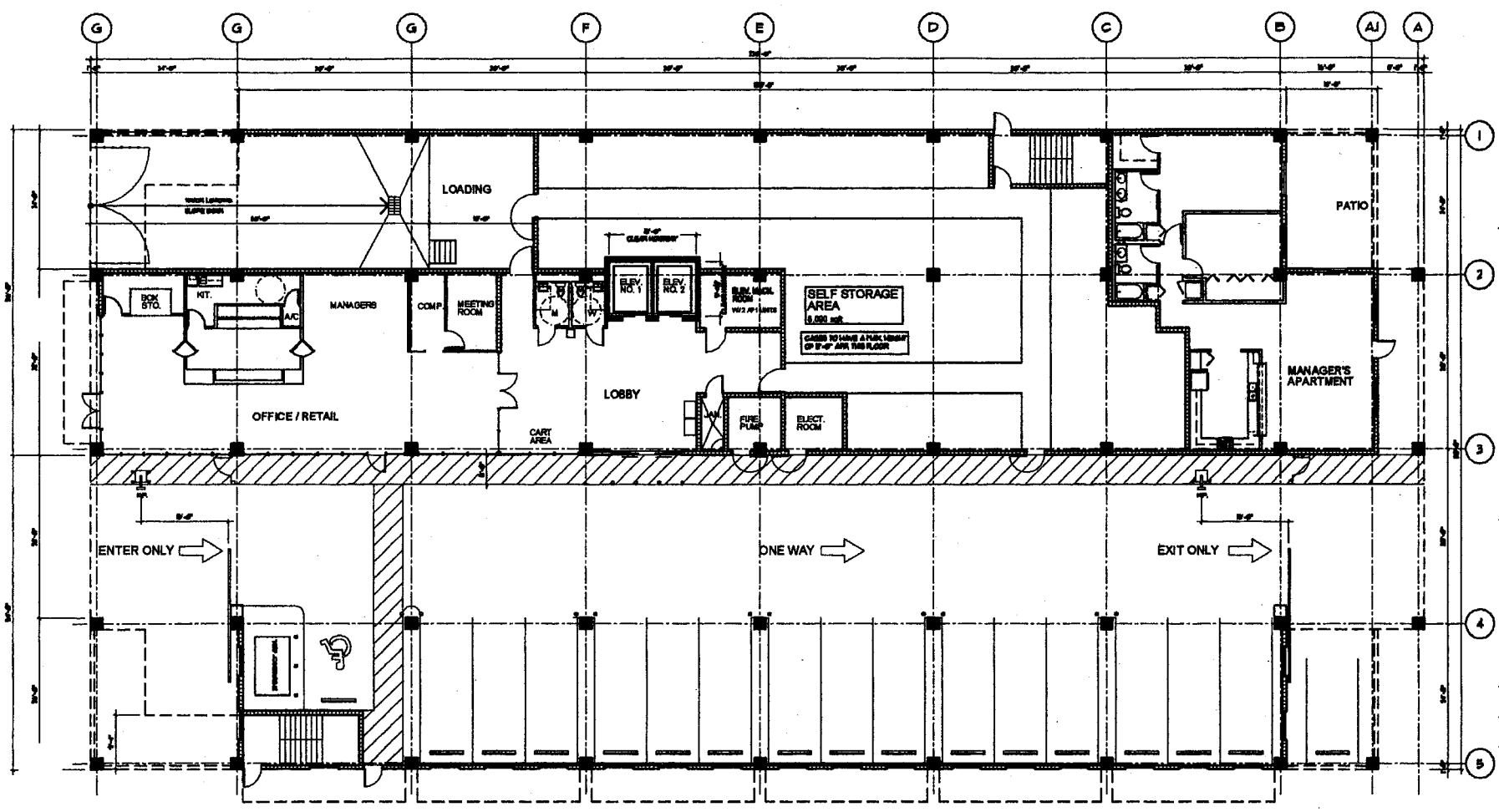

FIRST FLOOR PLAN

TOTAL FLOOR AREA = 19,[illegible] sq.ft.

NOTES:

- FIRE EXTINGUISHER TO BE PROVIDED AS PER MIAMI DADE COUNTY REQUIREMENTS (ALL FE TO BE IN CABINETS SURFACE MTD. CLOSED CAB.)
- F.C. = FIRE CABINET SURFACE MTD. CLOSED CABINET CABINETS NOT TO EXCEED 75 FEET TO THE NEXT CABINET TYP.
- MAX STORAGE UNIT SIZE IS 400 sq.ft.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	
	CONCRETE		DOOR NUMBER
	CONCRETE MASONRY UNIT WALL		FIRE EXTINGUISHER CABINET
	[illegible]		
	[illegible]		
	CASE PARTITIONS 4 DOOR		

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LIC. No. - AR0007570

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project name
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WEST DIXIE HIGHWAY & NE 195th STREET
MIAMI, FLORIDA

project number

date
1/26/04

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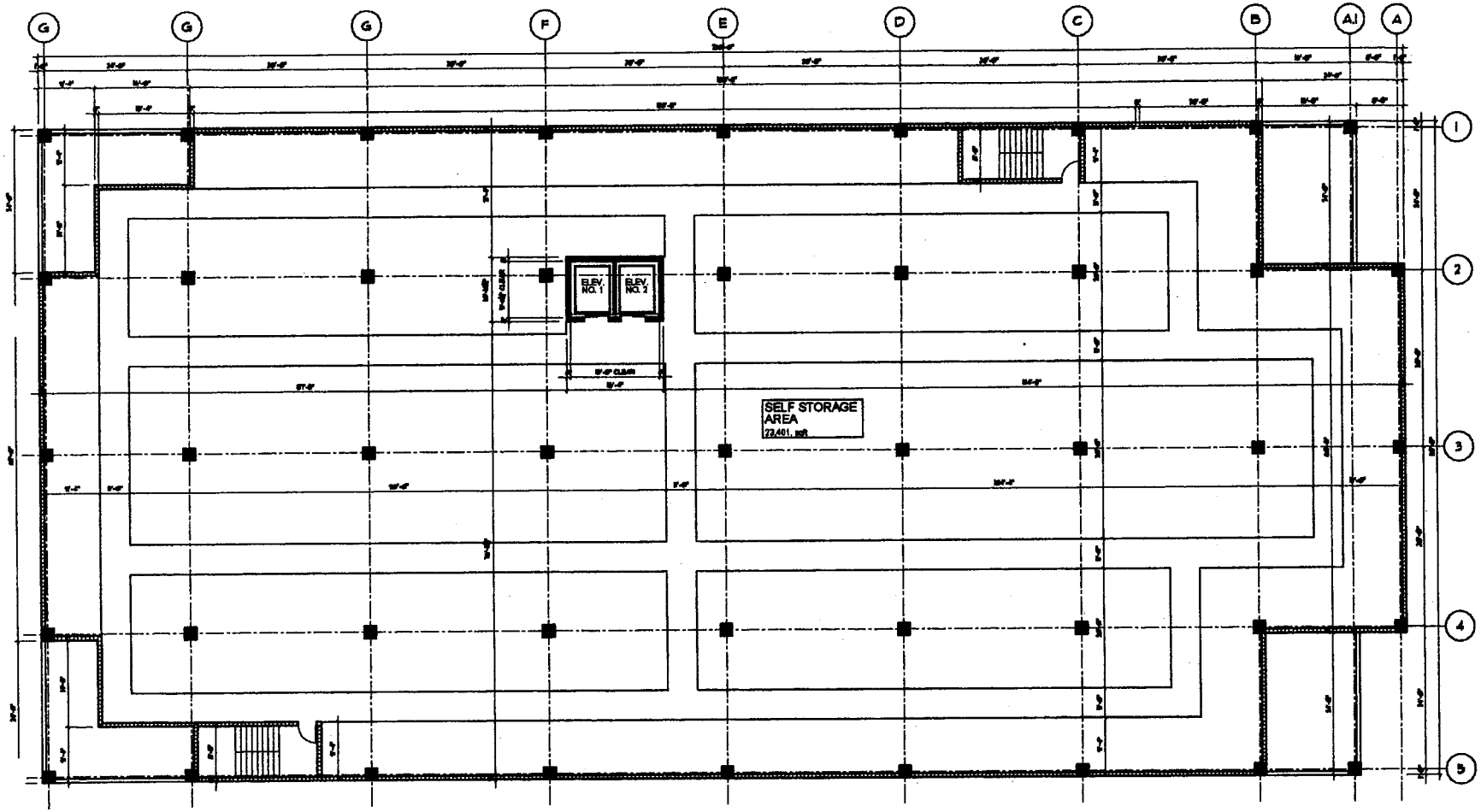
E.A.

sheet title
FIRST FLOOR PLAN

SCALE: [illegible]

sheet number
A-2

#7570
8/2/04



SECOND AND THIRD FLOOR PLAN

NOTES:

- FIRE EXTINGUISHER TO BE PROVIDED AS PER MIAMI DADE COUNTY REQUIREMENTS (ALL FE TO BE IN CABINETS SURFACE MTD. CLOSED CAB.)
- KC = FIRE CABINET SURFACE MTD. CLOSED CABINET CABINETS NOT TO EXCEED 75 FEET TO THE NEXT CABINET TYP.
- MAX STORAGE UNIT SIZE IS 4000 sqft.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	
	CONCRETE		DOWN PATHWAY
	CONCRETE MASONRY UNIT WALL		FIRE EXTINGUISHER CABINET
	INTERIOR PARTITION WALLS W/ 3-5/8" STANDARD METAL STUDS 4 1/2" dia. W/ 3/8" DRYWALL EACH SIDE		
	1 HR. FIRE RATED PARTITION WALLS W/ 3-5/8" METAL STUDS 4 1/2" dia. W/ 3/8" TYPE "X" DRYWALL TO UNDERSIDE OF DECK		
	GAGE PARTITIONS 1 HOUR		

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(305) 444-4433
LIC. No. - AR0007570

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
7/26/04

revision

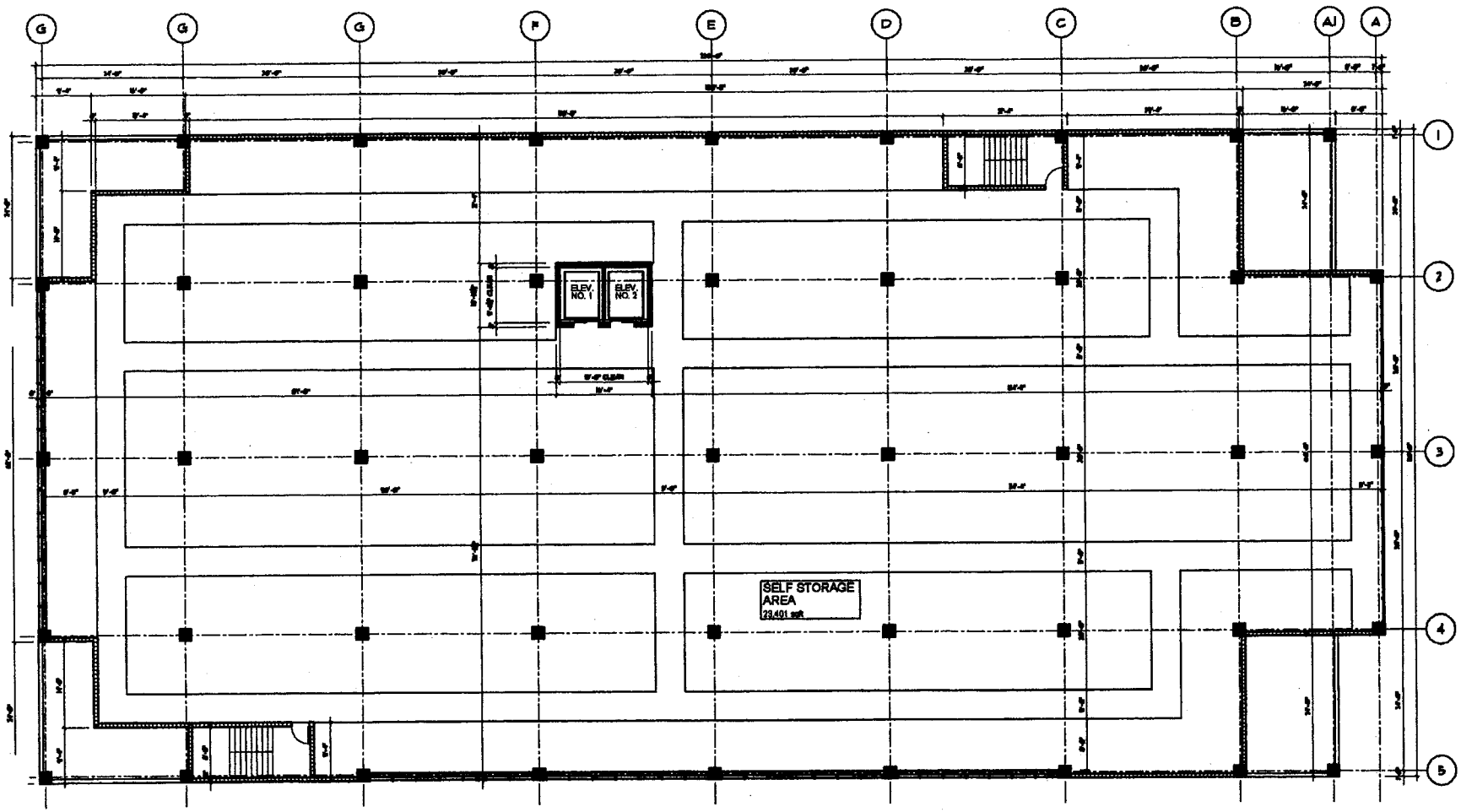
drawn by
E.A.

sheet title
2nd & 3rd
FLOOR PLAN

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

sheet number
A-3

#7570
8/2/04



FOURTH FLOOR PLAN

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

NOTES:

- FIRE EXTINGUISHER TO BE PROVIDED AS PER MIAMI DADE COUNTY REQUIREMENTS (ALL FE TO BE IN CABINETS SURFACE MTD. CLOSED CAB.)
- F.C. FIRE CABINET SURFACE MTD. CLOSED CABINET CABINETS NOT TO EXCEED 75 FEET TO THE NEXT CABINET TYP.
- MAX STORAGE UNIT SIZE IS 400 sqft.

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	
	CONCRETE		DOOR NUMBER
	CONCRETE HIGHWAY SIDE WALL		FIRE EXTINGUISHER CABINET
	[illegible]		
	[illegible]		
	CASE PARTITIONS + DOOR		

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(305) 444-4433
LIC. No. - AR0007570

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name
BMS
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WEST DIXIE HIGHWAY & NE 195th STREET
MIAMI, FLORIDA

project number

date
1/26/04

revision

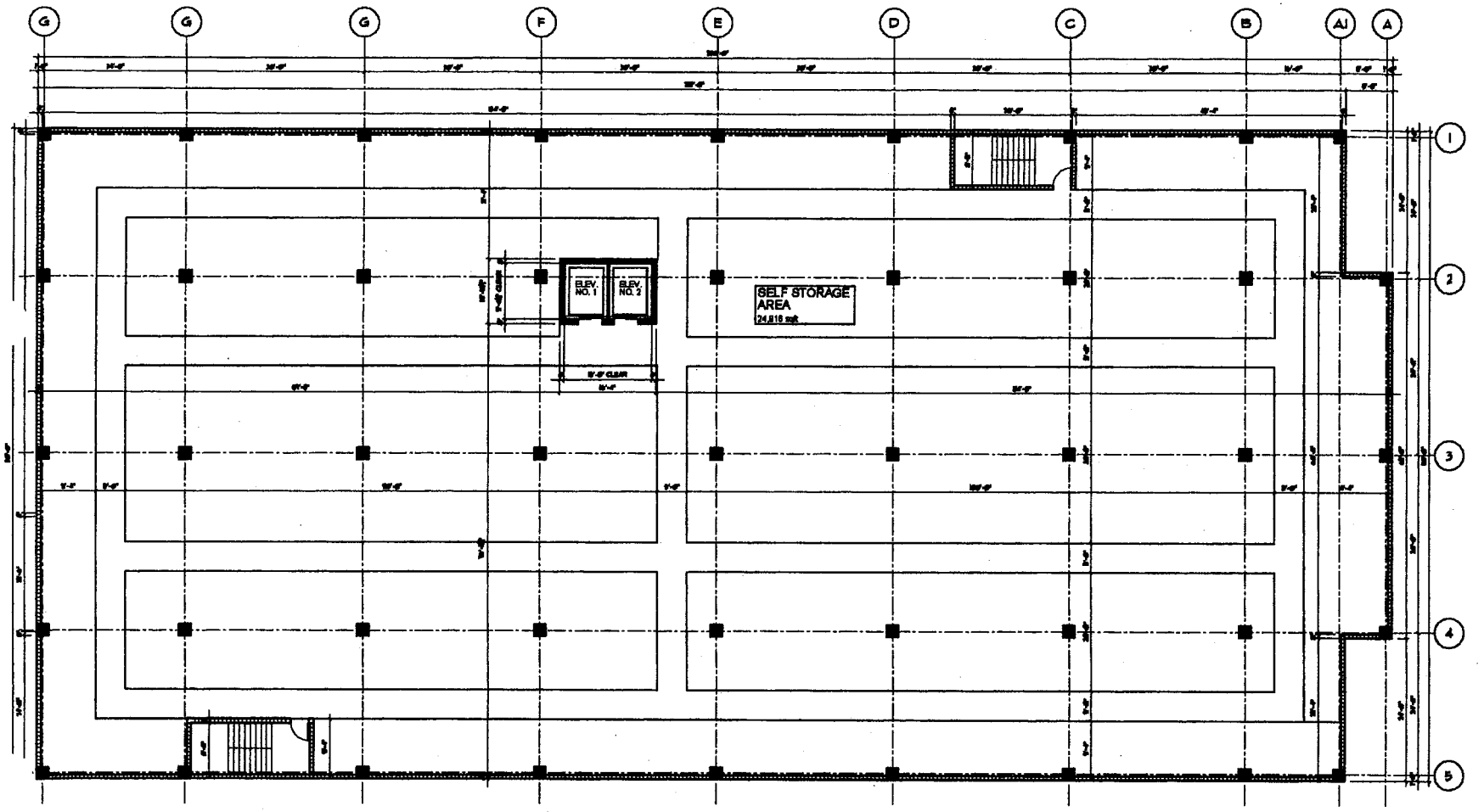
drawn by
E.A.

sheet title
4th
FLOOR PLAN

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

sheet number
A-4

#7570
8/2/04



FIFTH FLOOR PLAN

NOTES:

- FIRE EXTINGUISHER TO BE PROVIDED AS PER MIAMI DADE COUNTY REQUIREMENTS (ALL FE TO BE IN CABINETS SURFACE MTD. CLOSED CAB.)
- FC = FIRE CABINET SURFACE MTD. CLOSED CABINET CABINETS NOT TO EXCEED 75 FEET TO THE NEXT CABINET TYP.
- MAX STORAGE UNIT SIZE IS 400 sqft

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	
	CONCRETE		DOOR NUMBER
	CONCRETE MASONRY UNIT WALL		FIRE EXTINGUISHER CABINET
	INTERIOR PARTITION WALLS W/ 3-5/8" STANDARD METAL STUDS 1/2" ea. W/ 5/8" GYPSUM BOARD SIDE		
	1 HR. FIRE RATED PARTITION WALLS W/ 3-5/8" METAL STUDS 1/2" ea. W/ 5/8" TYPE 'X' GYPSUM, TO UNDERSIDE OF DECK		
	CASE PARTITIONS & DOOR		

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SCALE: 1/8"=1'-0"
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Architecture
Interior Design
288 Sevilla Avenue
Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007570

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 196th STREET
MIAMI, FLORIDA

project number

date
1/26/04

revision

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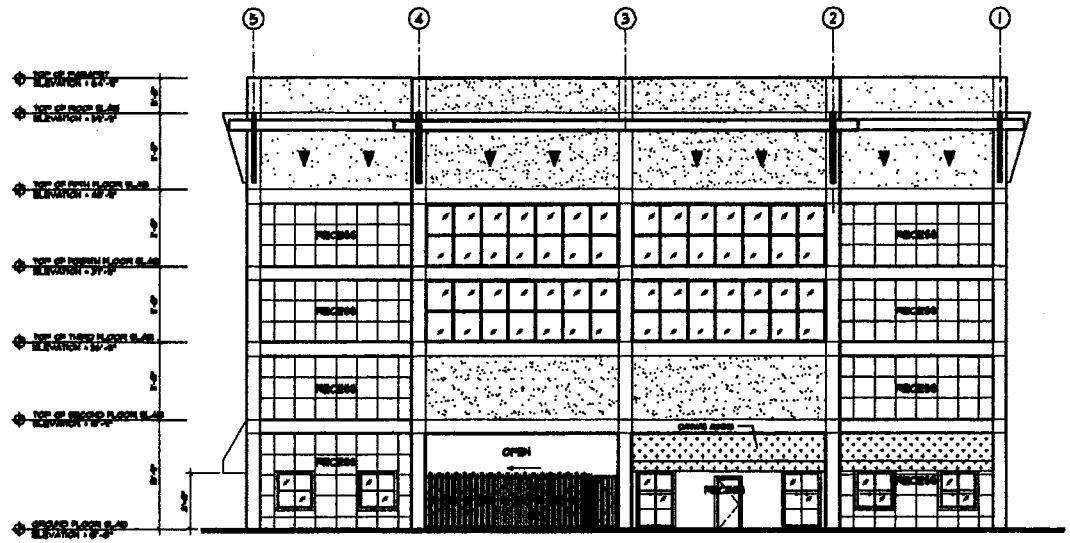
E.A.

sheet title
5th
FLOOR PLAN

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

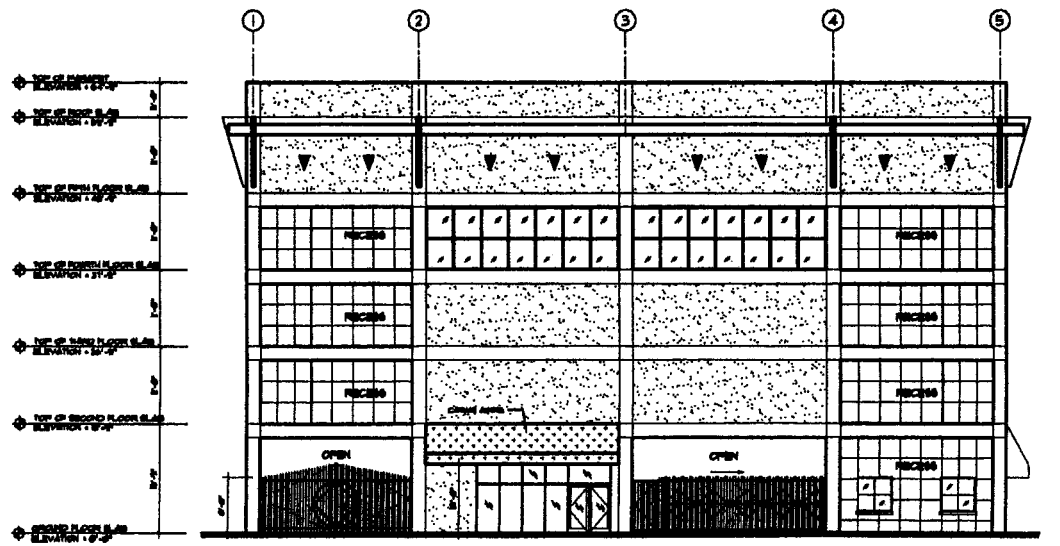
sheet number
A-5

8/2/04
#7570



WEST DIXIE HIGHWAY (EAST) ELEVATION

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



WEST ELEVATION

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

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DESIGN
ASSOCIATES
Architecture
Interior Design
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Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007570

OWNER :
BMS
Ojus L.L.C.
6901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name

BMS
OJUS
West Dixie Highway
& NE 190th Street
MIAMI, FLORIDA

project number

date
1/26/04

revision

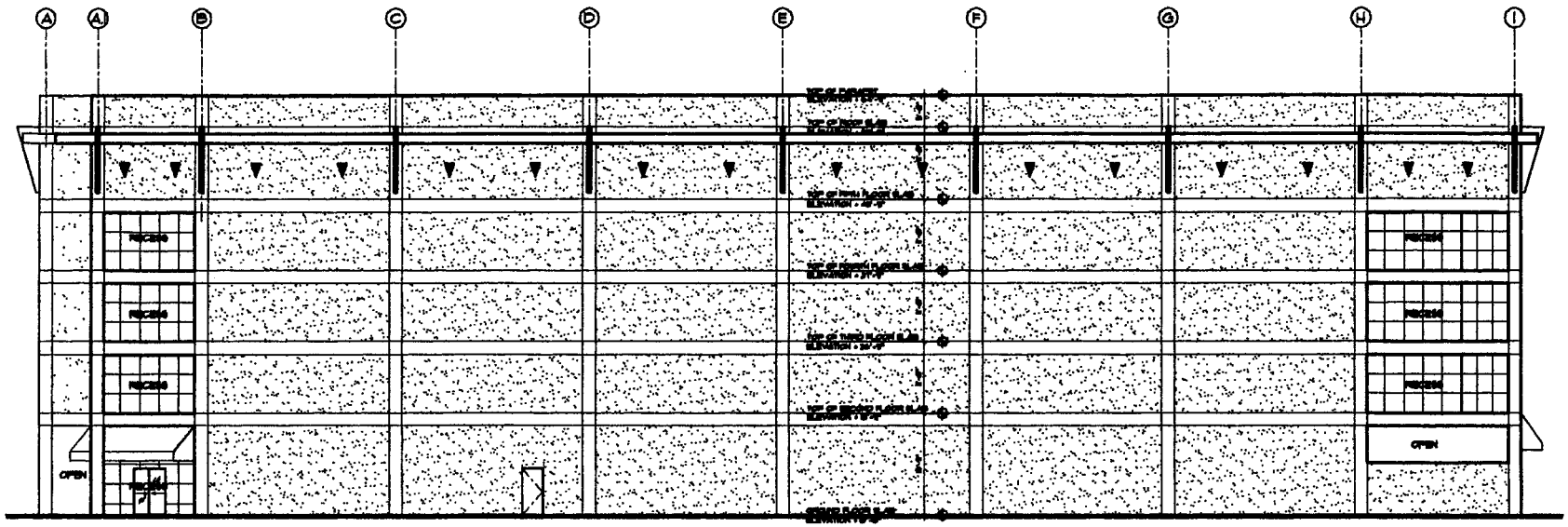
drawn by
S.A.

sheet title
NORTH & EAST
EXTERIOR
ELEVATIONS

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

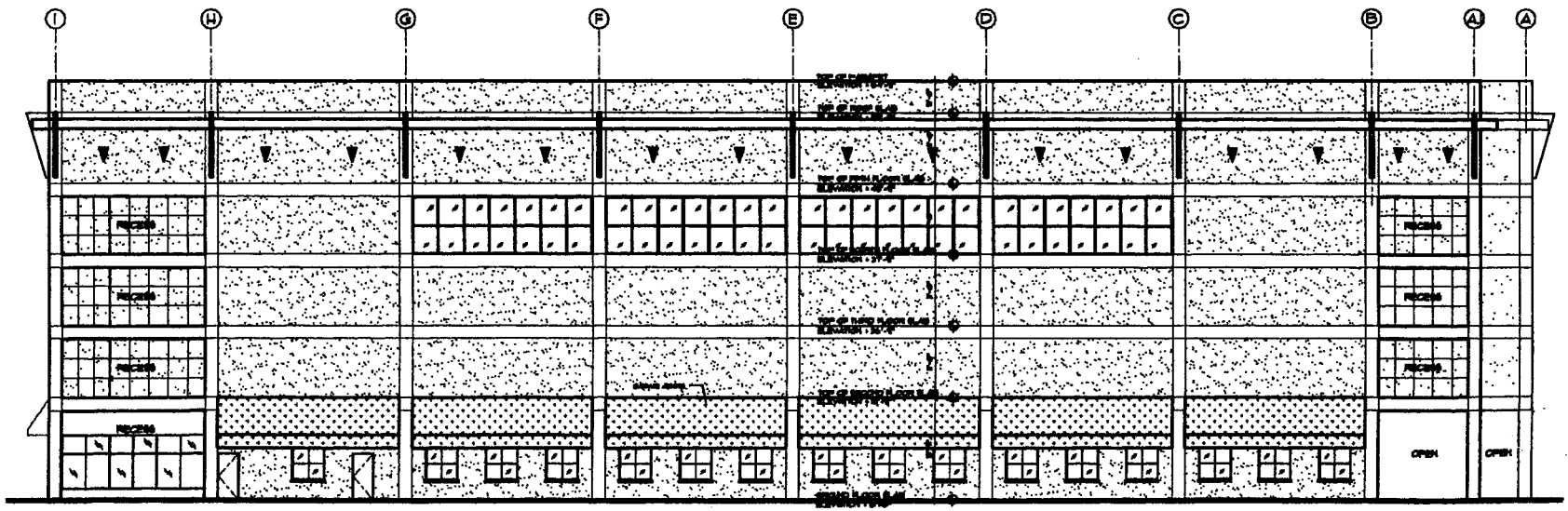
sheet number
A-6

#7570
8/9/04



NORTH ELEVATION

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



NE 195th STREET (SOUTH) ELEVATION

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

BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, Fl 33134
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MIAMI, FL. 33143

project name
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West Dixie Highway
& NE 195th Street
MIAMI, FLORIDA

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revisions

drawn by
S.A.

sheet title
NORTH & EAST
EXTERIOR
ELEVATIONS

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

sheet number
4

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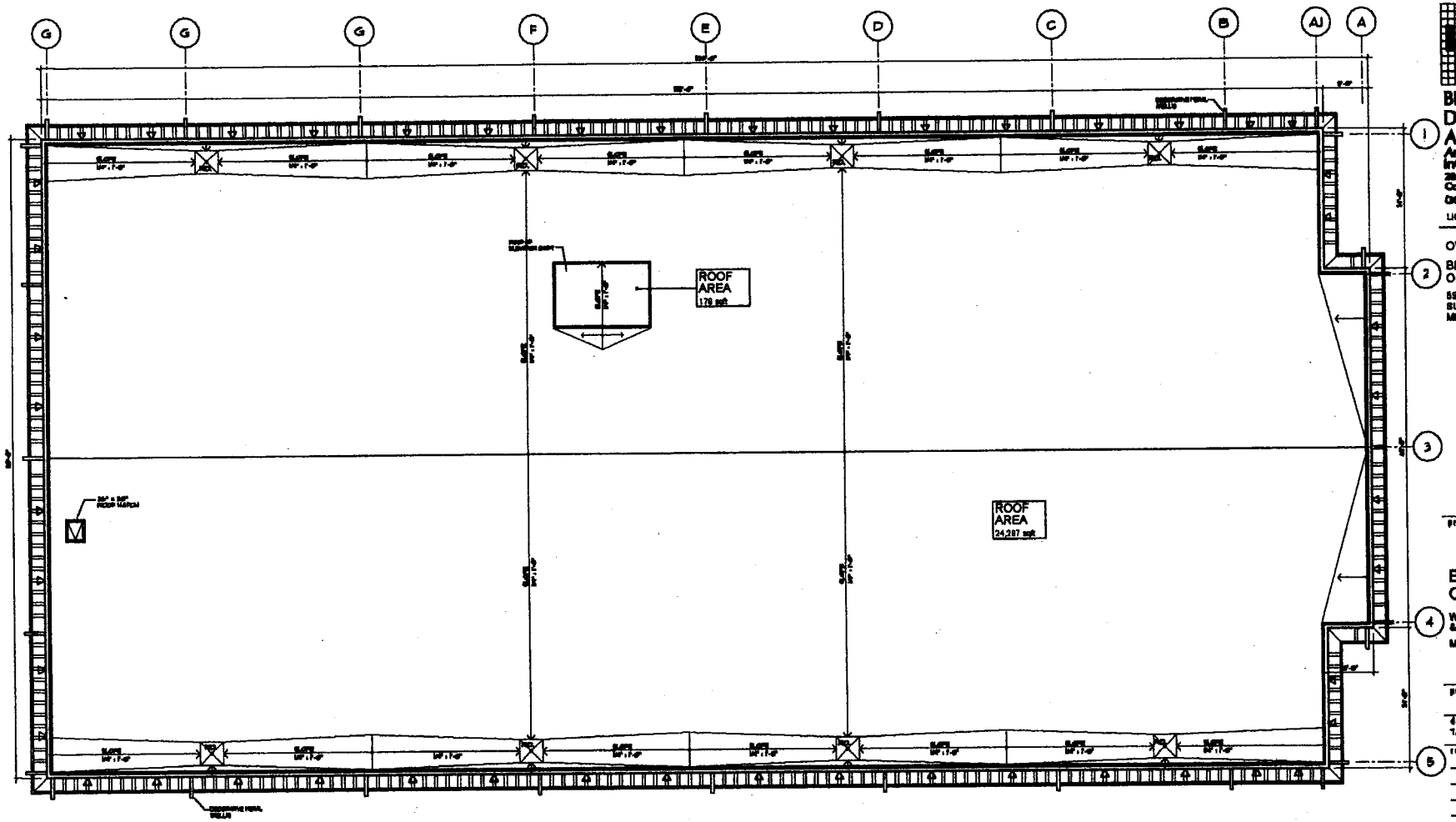
2/9/04



ROOF PLAN

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

BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
288 Sevilla Avenue
Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007670

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

project name

BMS
OJUS
WEST DIXIE HIGHWAY
& NE 199th STREET
MIAMI, FLORIDA

project number

date
7/26/04

revision

drawn by
B.A.

sheet title

ROOF PLAN

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

sheet number
A-8

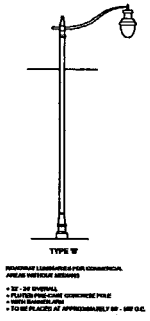
RECEIVED
204-67
AUG 09 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

#750
8/2/04

Clarification

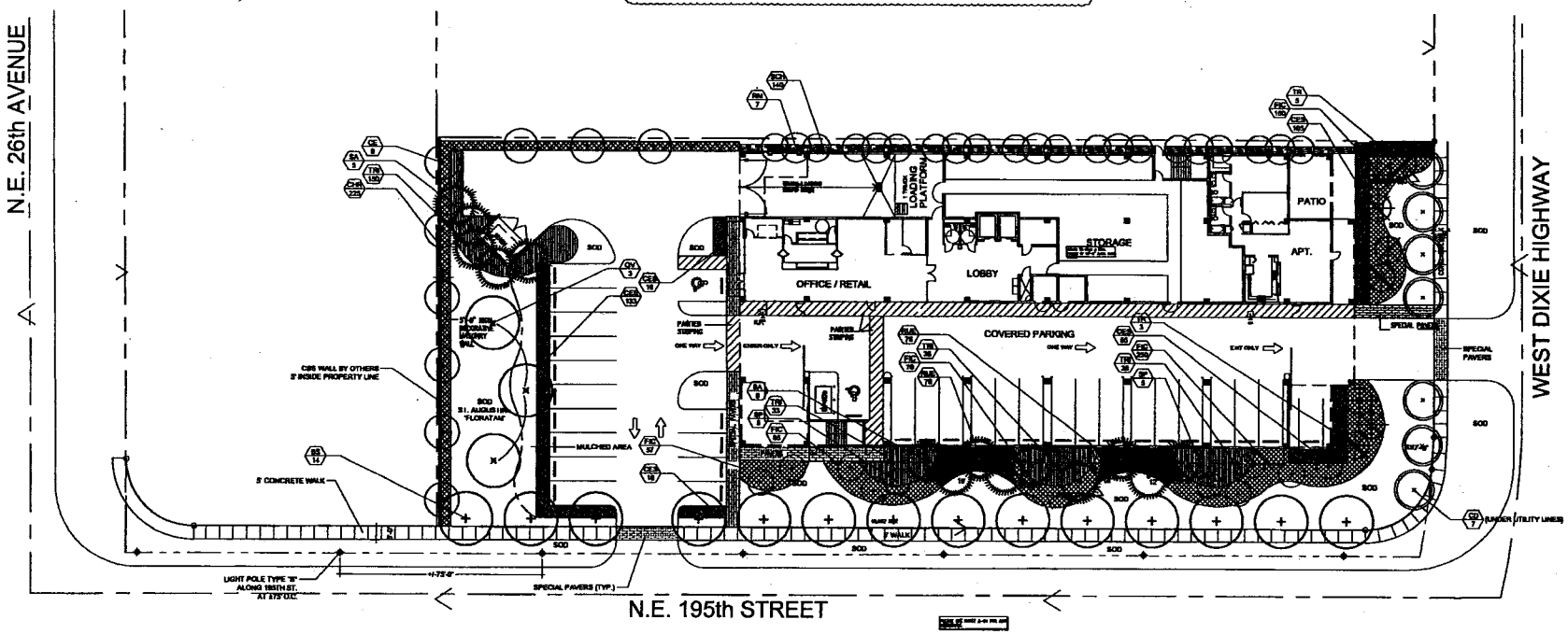
RECEIVED
2004-67
AUG 12 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
JUL 12 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



LANDSCAPE LEGEND		
ZONING DISTRICT: BU-1		
NET LAND AREA= 1.26 ACRES (55,000 S.F.)		
OPEN SPACE	REQUIRED	PROVIDED
A. MINIMUM TOTAL OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN NET LOT AREA x		23,000 S.F.
B. MINIMUM TREE OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 33A, AS INDICATED ON SITE PLAN		11,882 S.F.=20.16%
C. TOTAL MINIMUM TREE OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		17,882 S.F.=33.32%
LAWN AREA CALCULATION		
A. 35,416.25 S.F. = 30% OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MINIMUM LAWN AREA (NON) PERMITTED = 30% X 55,000 S.F. =	3022.50 S.F.	3000 S.F.
TREES		
A. NO. OF TREES REQUIRED PER NET LOT ACRE (10 TREES PER ACRE, INCL 10' X 10' X 7' ONLY) ALONG EXISTING RIGHTS OF WAYS (BETTER MINIMUM REQUIREMENT) = 10 TREES / NET LOT ACRE =	10	23
B. % PALMS ALLOWED, NO. OF TREES PROVIDED X 20% =	7.5	10
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 20% =	n/a	n/a
C. % NATIVES REQUIRED : NO. OF TREES PROVIDED X 30% =	9	30
D. STREET TREES (MINIMUM AVERAGE SPACING OF 30' O.C.) FOR EACH TREE = 1/3 TOTAL LINEAR FEET ALONG STREET / 30 (N.E. 195th Street Frontage)	11	14
E. STREET TREES LOCATED DIRECTLY BEHIND POWER LINES, MAX. AVERAGE SPACING OF 30' O.C.) (1/3 LINEAR FEET ALONG STREET / 30 = 20+/- (N.E. 26th Ave Frontage)	8	7
SHRUBS		
A. NO. OF SHRUBS REQUIRED X 10 = NO. OF SHRUBS REQUIRED	169	1170
B. NO. OF SHRUBS REQUIRED X 30% = NO. OF NATIVE SHRUBS REQUIRED	57	500
IRRIGATION PLAN		
100% IRRIGATED BY CHAPTER 32		Yes

***ALL LAWN AREA ABOVE THE MAXIMUM PERMITTED SHALL BE DROUGHT-TOLERANT GRASS



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SITE PLAN

SCALE: 1"= 20'-0"

#1620
08/12/04

BLITSTEIN DESIGN ASSOCIATES
Architecture Interior Design
285 Seville Avenue
Coral Gables, Fl 33134
(305) 444-4433

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

Hall Bell Aqüi, Inc
LANDSCAPE ARCHITECTURE
LC26000107

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
12-03-03

revision
1 04-12-04
2 06-07-04
3 08-02-04

drawn by
F.X.

sheet title
SITE PLANTING PLAN

SCALE: AS SHOWN

sheet number
L-1

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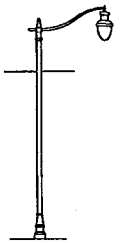


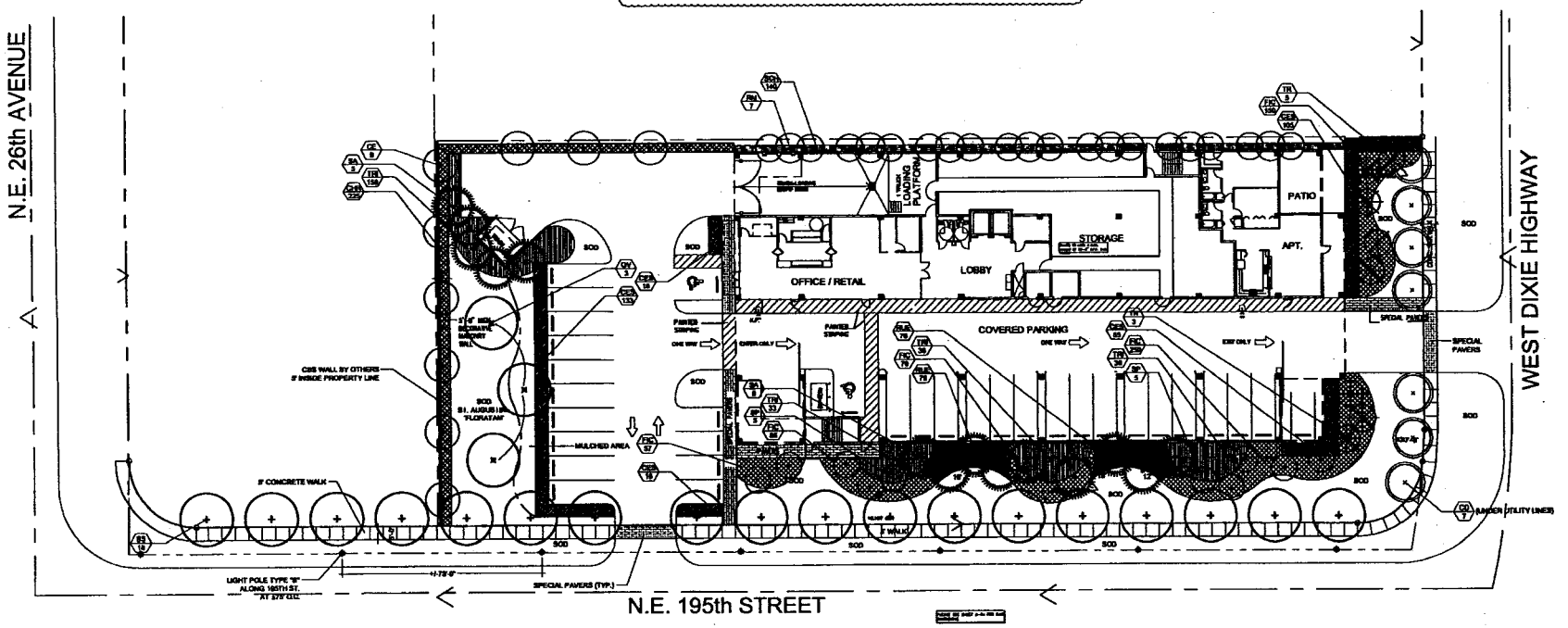
TYPE "B"

REMOVAL LUMINAIRES FOR COMMERCIAL AREAS WITHOUT MEDIANS

- 32 - 34' OVERALL
- FLUSH PRE-CAST CONCRETE POLE
- WITH BANNER ARM
- TO BE PLACED AT APPROXIMATELY 50' - 100' O.C.

LANDSCAPE LEGEND		
ZONING DISTRICT: IU-1		
NET LAND AREA= 1.34 ACRES (58,000 S.F.)		
OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 24, AS INDICATED ON SITE PLAN: NET LOT AREA =		53,000 S.F.
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN:		8,370 S.F.=17.30%
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 24:		15,014 S.F.=28.30%
LAWN AREA CALCULATION		
A. 15,016.75 S.F. = 30% OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 24		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 30% X 15,014 S.F.S.F. =	3502.40 S.F.	2000 S.F.
TREES		
A. NO. OF TREES REQUIRED PER NET LOT ACRE (10 TREES PER ACRE - MIN. 10' HT., 2" CAL.) LESS CRITERIA NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 10 TREES X NET LOT ACRES =	19	23
B. % PALMS ALLOWED: NO. OF TREES PROVIDED X 20% = % PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 20% =	7.8 / 20%	22 / 20%
C. % BARRIER REQUIRED : NO. OF TREES PROVIDED X 20% =	9	20
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) FOR SPACE TREES = 373 TOTAL LINEAR FEET ALONG STREET / 30 (N.E. 195th Street Frontage)	11	14
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 30' O.C.) 141 LINEAR FEET ALONG STREET / 30 = (West Dixie Highway Frontage)	6	7
SHRUBS		
A. NO. OF TREES REQUIRED X 10 = NO. OF SHRUBS REQUIRED	190	1713
B. NO. OF SHRUBS REQUIRED X 20% = NO. OF SHRUBS REQUIRED	67	876
IRRIGATION PLAN		
IF REQUIRED BY CHAPTER 24		YES

***ALL LAWN AREA ABOVE THE MAXIMUM PERMITTED SHALL BE DROUGHT-TOLERANT GRASS



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SITE PLAN

SCALE: 1"= 20'-0"

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Z04-67
AUG 09 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY ___

DNB
#1620
08/03/04

BLITSTEIN DESIGN ASSOCIATES
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Interior Design
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Hall Bell Aquil, Inc
LANDSCAPE ARCHITECTURE
LC26000207

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
12-03-03

revision
1 04-12-04
2 06-07-04
3 08-02-04

drawn by
F.X.

sheet title
SITE PLANTING PLAN

SCALE: AS SHOWN

sheet number
L-1

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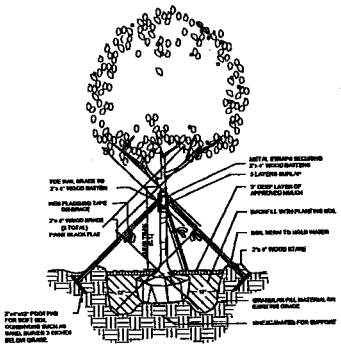
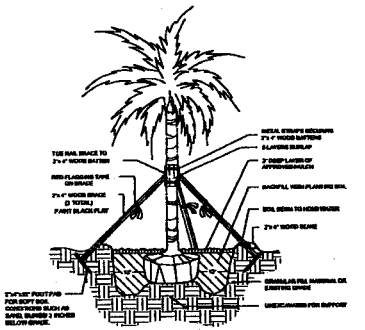


TREE PLANTING & GUYING DETAIL

N.T.S.

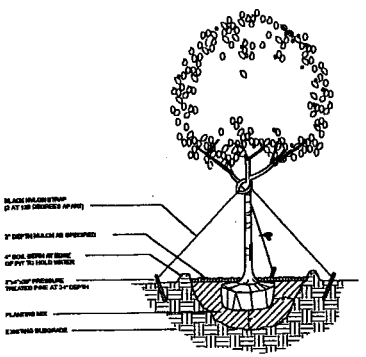
GENERAL LANDSCAPE NOTES

1. The Contractor shall visit the site prior to submitting his bid in order to familiarize himself with existing conditions and access.
2. Bids shall include removal of all existing plants as designated by the Landscape Architect, ground / soil preparation, and all labor and materials for a complete landscape installation.
3. All planted areas shall receive fertilization as per specifications and a minimum cover of 2" depth shredded eucalyptus.
4. All plants shall be Florida No. 1 Grade, or better, shall be free from pests and disease, and shall be healthy, vigorous specimens.
5. The Contractor shall verify all surface and subsurface utilities before commencing work.
6. Guaranty periods shall exist as follows: All Sod: 90 days; All Containerized Materials: 90 days; All Field Grown Materials: 180 days.
7. An automatic irrigation system shall be installed , and shall provide 100% coverage.
8. All Installation shall be per Hall & Bell, P.A. Landscape Specifications.
9. All existing plant material shall remain protected and undisturbed, unless otherwise designated by the Landscape Architect.
10. All trees to be relocated will get root pruned 30 days minimum, (depending on species), prior to relocation. Upon relocation, 30% of the tree canopy shall be thinned out under the direction of the Landscape Architect.
11. After relocation or removal of existing trees and palms, tree pits shall be backfilled with planting soil and sodded as required.
12. All relocated plant material shall be located and marked in the field by the Landscape Architect.
13. Tree holes shall be backfilled with soil as designated on specifications. All planted areas shall receive 4" minimum depth planting soil as designated on specifications. Planting soil mixture shall consist of 1/3 everglades peat, 1/3 sand, 1/3 cypress sawdust and chips.
14. All planting beds shall be weed and grass free.
15. Sod shall be St.Augustine 'Floratam', unless otherwise designated. Sod shall be laid solid with alternating and abutting joints, and with 2" top soil minimum.
16. Landscape Contractor shall coordinate his work with the General Contractor, the Irrigation Contractor, and the Electrical Contractor.
17. Landscape plan shall be installed in compliance with all local codes.
18. Planting plans shall take precedence over plant list in case of discrepancies. Landscape Architect shall be notified for direction if situation arises.
19. No change shall be made without the prior written consent of the Landscape Architect.
20. All materials are subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect.



PALM PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

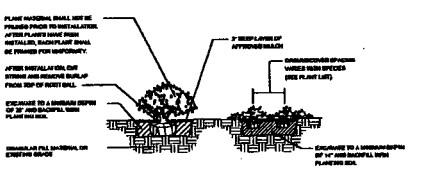
N.T.S.

PLANT LIST:
BMS OJUS

ZONING DISTRICT: RU-1

TREES AND PALMS										
SYMBOL USED ON PLAN			BOTANICAL NAME	COMMON NAME	NATIVE		CALIPER	HEIGHT		CANOPY DIAMETER ESTIMATED AT MATURITY	QUANTITY
KEY	NEW	EXISTING			YES	NO	INSTALLED	INSTALLED	ESTIMATED AT MATURITY		
BS	X		Bursera simaruba	Gumbo Limbo	X		4" min.	14' ht.	70'	20'-30'	14
QV	X		Quercus virginiana	Live Oak	X		4" min.	14' ht.	60'	20'-30'	3
CE	X		Coccoloba uvifera 'Spicata'	Silver Buttonwood	X		3"-4" min.	10' ht.	10'-20'	10-12'	6
CD	X		Coccoloba diversifolia	Pigeon Plum	X		4" min.	12' ht.	20'	10'	7
SA	X		Sabal palmetto	Sabal Palm	X		8" min.	10'-20' c.o. ht.	30'	10'	14
TR	X		Thrinax radiata	Florida Thatch Palm	X		2" min.	12' ht.	20'	8'	8
BP	X		Bauhinia purpurea	Orchid		X	2" min.	6'-8' ht.	12'	8'	10
RM	X		Roystonia radiata(oleracea)	Tonsilon Palm		X	4" min.	8' ht.	30'	10'	7

SHRUBS AND GROUNDCOVERS										
SYMBOL USED ON PLAN			BOTANICAL NAME	COMMON NAME	NATIVE		CONTAINER SIZE INSTALLED	HEIGHT		CANOPY DIAMETER ESTIMATED AT MATURITY	QUANTITY
KEY	NEW	EXISTING			YES	NO		INSTALLED	ESTIMATED AT MATURITY		
CES	X		Conocarpus erectus 'Sericeus'	Silver Buttonwood	X		3 Gal.	24" ht.	36"-48"	24"	328
FIC	X		Ficus 'microcarpa' 'Green Island'	Green Island Ficus		X	3 Gal.	12" ht.	24"	24"	812
SCH	X		Schefflera arboricola	Green Arboricola		X	3 Gal.	24" ht.	36"-48"	24"	140
CCR	X		Chrysobalanus icaco 'Red Tip'	Cocoplum	X		3 Gal.	24" ht.	36"-48"	24"	226
RUS	X		Rueliа brittoniana	Purple Tail Ruellia		X	3 Gal.	24" ht.	36"	24"	152
TRI	X		Tripsacum floridana	Florida Gama Grass	X		3 Gal.	36" ht.	36"	36"	305



SHRUB &GROUNDCOVER PLANTING DETAIL

N.T.S.

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JUL 12 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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204-67
AUG 12 2004
ZONING HEARINGS SECTION
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BY

Clarification

DMB #1620 08/12/04

BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, Fl 33134
(305) 444-4433

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5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

Hall Bell Aqüí, Inc
LANDSCAPE ARCHITECTURE
LC26000267

project name
BMS
OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

project number

date
12-03-03

revision
1 04-12-04
2 06-07-04
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drawn by
f.x.

sheet title
PLANTING DETAILS

SCALE: AS SHOWN

sheet number
L-2

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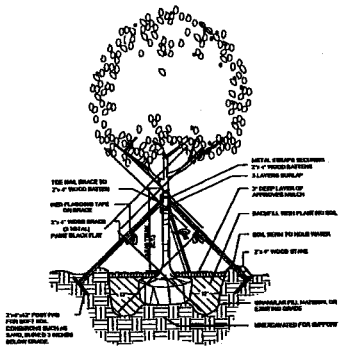

TREE PLANTING & GUYING DETAIL

N.T.S.

GENERAL LANDSCAPE NOTES

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3. All planted areas shall receive fertilization as per specifications and a minimum cover of 2" depth shredded eucalyptus.
4. All plants shall be Florida No. 1 Grade, or better, shall be free from pests and disease, and shall be healthy, vigorous specimens.
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6. Guaranty periods shall exist as follows: All Sod: 90 days; All Containerized Materials: 90 days; All Field Grown Materials: 180 days.
7. An automatic irrigation system shall be installed , and shall provide 100% coverage.
8. All installation shall be per Hall & Bell, P.A. Landscape Specifications.
9. All existing plant material shall remain protected and undisturbed, unless otherwise designated by the Landscape Architect.
10. All trees to be relocated will get root pruned 30 days minimum, (depending on species), prior to relocation. Upon relocation, 30% of the tree canopy shall be thinned out under the direction of the Landscape Architect.
11. After relocation or removal of existing trees and palms, tree pits shall be backfilled with planting soil and sodded as required.
12. All relocated plant material shall be located and marked in the field by the Landscape Architect.
13. Tree holes shall be backfilled with soil as designated on specifications. All planted areas shall receive 4" minimum depth planting soil as designated on specifications. Planting soil mixture shall consist of 1/3 everglades peat, 1/3 sand, 1/3 cypress sawdust and chips.
14. All planting beds shall be weed and grass free.
15. Sod shall be St.Augustine 'Floratam', unless otherwise designated. Sod shall be laid solid with alternating and abutting joints, and with 2" top soil minimum.
16. Landscape Contractor shall coordinate his work with the General Contractor, the Irrigation Contractor, and the Electrical Contractor.
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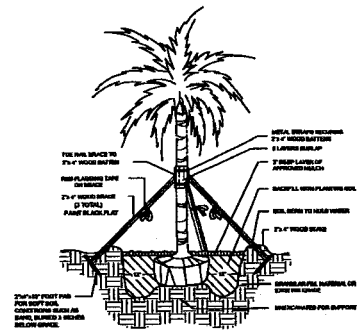
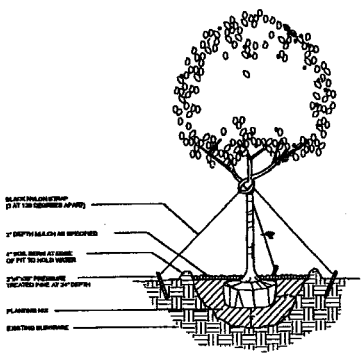


PALM PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

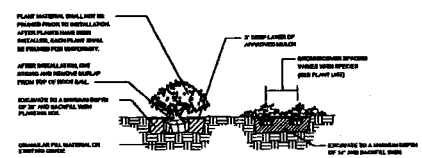
N.T.S.

PLANT LIST:
BMS OJUS

ZONING DISTRICT: IU-1

TREES AND PALMS											
SYMBOL USED ON PLAN			BOTANICAL NAME	COMMON NAME	NATIVE		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
KEY	NEW	EXISTING			YES	NO	INSTALLED	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY	
BS	X		Bucida buceras	Gumbo Limbo	X		4" min.	14' ht.	70'	20'-30'	18
QV	X		Quercus virginiana	Live Oak	X		4" min.	14' ht.	60'	20'-30'	3
CE	X		Conocarpus erectus 'Sericeus'	Silver Buttonwood	X		3"-4" min.	12' ht.	15'-20'	10'-15'	9
CD	X		Coccoloba diversifolia	Pigeon Plum	X		4" min.	12' ht.	30'	15'	7
SA	X		Sabal palmetto	Sabal Palm	X		8' min.	16'-20' o.a. ht.	30'	15'	14
TR	X		Thrinax radiata	Florida Thatch Palm	X		2" min.	12' ht.	20'	8'	8
BP	X		Bursa polybotrya	Bursa		X	2" min.	6'-8' ht.	12'	8'	10
RM	X		Roystonea regia/oleracea	Royalton Palm		X	4" min.	8' ht.	30'	15'	7

SHRUBS AND GROUNDCOVERS											
SYMBOL USED ON PLAN			BOTANICAL NAME	COMMON NAME	NATIVE		CONTAINER SIZE INSTALLED	HEIGHT		CANOPY DIAMETER ESTIMATED AT MATURITY	QUANTITY
KEY	NEW	EXISTING			YES	NO		INSTALLED	ESTIMATED AT MATURITY		
CUS	X		Conocarpus erectus 'Sericeus'	Silver Buttonwood	X		3 Gal.	24" ht.	36"-48"	24"	335
FIG	X		Ficus "microcarpa" 'Green Island'	Green Island Ficus		X	3 Gal.	12" ht.	24"	24"	612
SC31	X		Schefflera actinophylla	Green Arboricola		X	3 Gal.	24" ht.	36"-48"	24"	140
CHR	X		Chrysobalanus icaco 'Red Tip'	Cocoplum	X		3 Gal.	24" ht.	36"-48"	24"	225
RLB	X		Ruellia brittoniana	Purple Tail Ruellia		X	3 Gal.	24" ht.	36"	24"	182
TRI	X		Trigonotis Rubiana	Florida Green Grass	X		3 Gal.	36" ht.	36"	36"	305



SHRUB &GROUNDCOVER PLANTING DETAIL

N.T.S.

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704-67
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BY

#1420
08/03/04

BLITSTEIN DESIGN ASSOCIATES
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Interior Design
285 Sevilla Avenue
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Hall Bell Aquil, Inc
LANDSCAPE ARCHITECTURE
LC26000287

project name

BMS
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project number

date
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revision

1	04-12-04
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3	08-02-04

drawn by
f.x.

sheet title
PLANTING DETAILS

SCALE: AS SHOWN

sheet number
L-2

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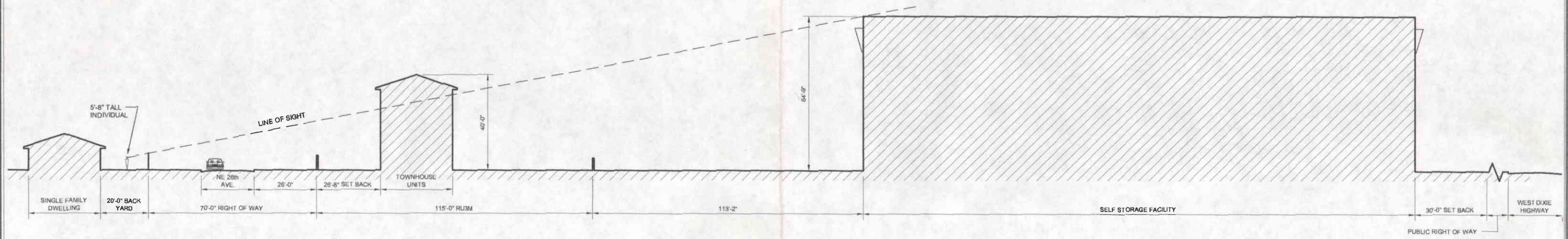

LINE OF SIGHT SECTION

SCALE: 1" = 40'-0"

RECEIVED
204-67
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BLITSTEIN DESIGN ASSOCIATES
ARCHITECTURE
285 Sevilla Avenue Coral Gables, Fl 33134
(305) 444-4433 fax (305) 444-0181

OWNER :
BMS
OJUS L.L.C.
5901 S.W. 74 th.ST.
SUITE 205
MIAMI, FL. 33143

BMS OJUS
WEST DIXIE HIGHWAY
& NE 195th STREET
MIAMI, FLORIDA

date 8/2/04
revision

sheet title
LINE OF SIGHT SECTION
project number
drawn by D.M.

SCALE : 1" = 40'-0"
sheet number
A-1
of 1

RECEIVED
MAR 03 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER _____

Legal description: Lot___ Block ____Subdivision _____
P.B _____ Page_____ Development name BLUE GREEN COMMERCIAL CORP.

Located at (address) W. DIXIE HWY AND NE 195 STREET

I/We hereby certify that the landscaping plan being submitted for this zoning hearing complies with the requirements of Chapter 18A (Landscape Code) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species were selected from the "Prohibited Species" list.

Additionally automatic sprinkler system (if applicable) complies with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping / irrigation plan.

Jeff Bell
Professional Preparer's Signature

Seal:

Deena R. Bell
Print Name

STATE OF Florida
COUNTY OF Dade

I, an officer authorized to take acknowledgments, according to the law and duly qualified and so acting, do hereby certify that on this date appeared before me DEENA R. BELL
To me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

Witness my signature and official seal this 27 day of February, 2004, in the County and State aforesaid, the date and year last aforesaid.

Notary Public

Lewis E. Aqui
Commission # DD195377
Expires March 23, 2007
Aaron Notary
1-800-350-5161

LEWIS AQUI
Print Name