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

A RESIDENTIAL DEVELOPMENT FOR

H & H DEVELOPMENT

DADE COUNTY, FLORIDA

ZONING
RU-4

NET LOT AREA
483,951.6 S.F. (11.11 ACRES)

NUMBER OF UNITS

NUMBER PROVIDED: 620 UNITS

SETBACKS

	PROVIDED
FRONT	75'-0"
INTERIOR SIDE	80'-0"
REAR	71'-0"

PARKING SPACES

REQUIRED:

1 BEDROOM	1.5 X 232 =	348 SPACES
2 BEDROOM	1.75 X 304 =	532 SPACES
3 BEDROOM	2.00 X 84 =	168 SPACES
TOTAL		1048 SPACES

PROVIDED:

SURFACE PARKING	12 SPACES
GARAGE LEVEL 1	100 SPACES
LEVELS 2-5	688 SPACES
LEVEL 6	192 SPACES
TOWNHOUSE GARAGES	56 SPACES
TOTAL	1048 SPACES*

* includes 22 handicapped parking spaces

TOTAL GROSS ACREAGE:	483,808 S.F. OR 11.11 ACRES	100%
COVERAGE BLDG. @ GROUND LEVEL:	189,133 S.F. OR 4.34 ACRES	39%
PRIVATE ROADS & PARKING AREAS:	56,546 SF OR 1.3 ACRES	12%
COMMON OPEN SPACE:	182,055 SF OR 4.18 ACRES	38%
PRIVATE OPEN SPACE:	14,890 SF OR .34 ACRES	3%
WATER BODIES:	0 SF	
PUBLIC FACILITIES:	21,522 SF OR .50 ACRES	4%
PUBLIC ROADS:	19,860 S.F. OR .451 ACRES	4%
TOTA:	483,808 SF 11.11 ACRES	

PARKING SPACES

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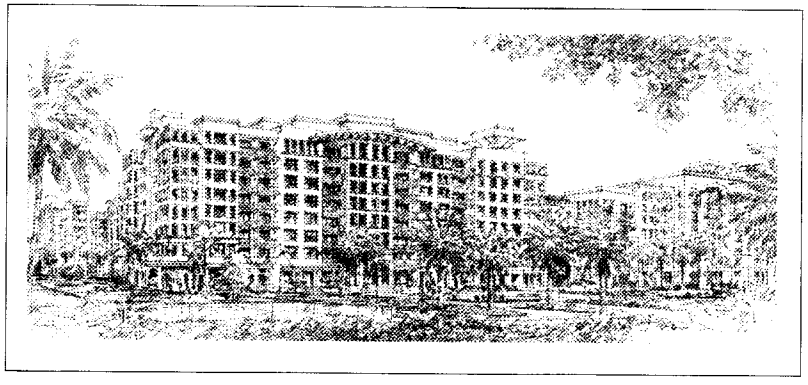
* includes 22 handicapped parking spaces

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999 FAX (305) 826-4155
EMAIL CFEARCH@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE:

FUSTER DESIGN ASSOC.
7500 S.W. 86TH COURT
MIAMI, FLORIDA 33143
TEL. (305) 279-2202 FAX (305) 279-2604



BUILDING MIX

TYPE	HEIGHT	STORIES
TOWER 1	108'-5"	8
TOWER 2	77'-0"	7
TOWER 3	93'-0"	6

INDEX OF SHEETS

A-0	TITLE SHEET/PROJECT DATA
A-1	GROUND FLOOR PLAN 1:30 SCALE
A-2	2nd - 5th LEVEL FLOOR PLAN 1:30 SCALE
A-3	6th LEVEL FLOOR PLAN 1:30 SCALE
A-4	7th LEVEL FLOOR PLAN 1:30 SCALE
A-5	8th LEVEL FLOOR PLAN 1:30 SCALE
A-6	ELEVATION
A-7	ELEVATION
A-8	ELEVATION
A-9	BUILDING SECTION 1:30 SCALE
A-10	RENDERING NO SCALE
A-11	EXISTING SITE CONDITIONS

UNIT MIX - PROJECT TOTAL

1 BED	2 BED	3 BED	3B THOUSE	TOTAL
232	304	56	28	620
37%	49%	9%	5%	

	UNIT TYPE	UNIT S.F.	1st	2nd-5th	6th	7th	8th	TOTAL UNITS	
1 BEDROOM 1 BATH	A1	795	20	20x4=80	20	16	12	148	232 UNITS
	A2	975	-	4x4=16	4	4	4	28	
	A3	1050	8	8x4=32	8	8	-	56	
2 BEDROOM 2 BATH	B1	1020	-	4x4=16	-	-	-	16	304 UNITS
	B2	1100	30	30x4=120	30	24	20	324	
	B3	1290	8	8x4=32	8	8	8	64	
3 BEDROOM 3 BATH	C1	1575	4	4x4=16	4	4	-	28	56 UNITS
	C2	1470		4x4=16	4	4	4	28	
TOWN HOUSE	TH.	1550	28	-			-	28	28 UNITS
	TOTAL		98	328	76	68	48	620	

8/17/04

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H + H DEVELOPMENT
DADE COUNTY, FLORIDA

revisions

drawn by: SP
date: 8-16-04

sheet no.
A.0

project

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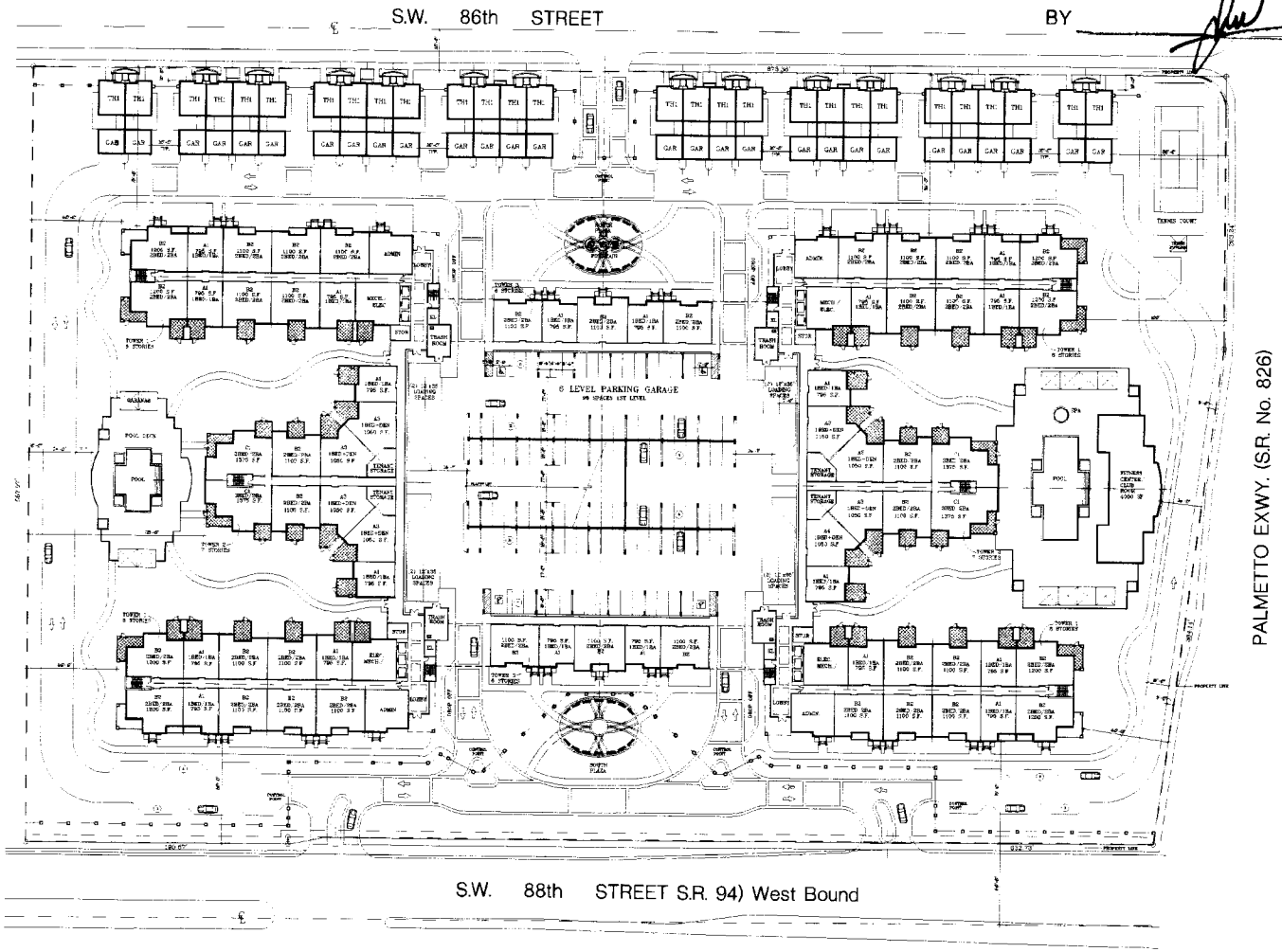

1ST LEVEL PLAN
1:30' SCALE

8/17/04

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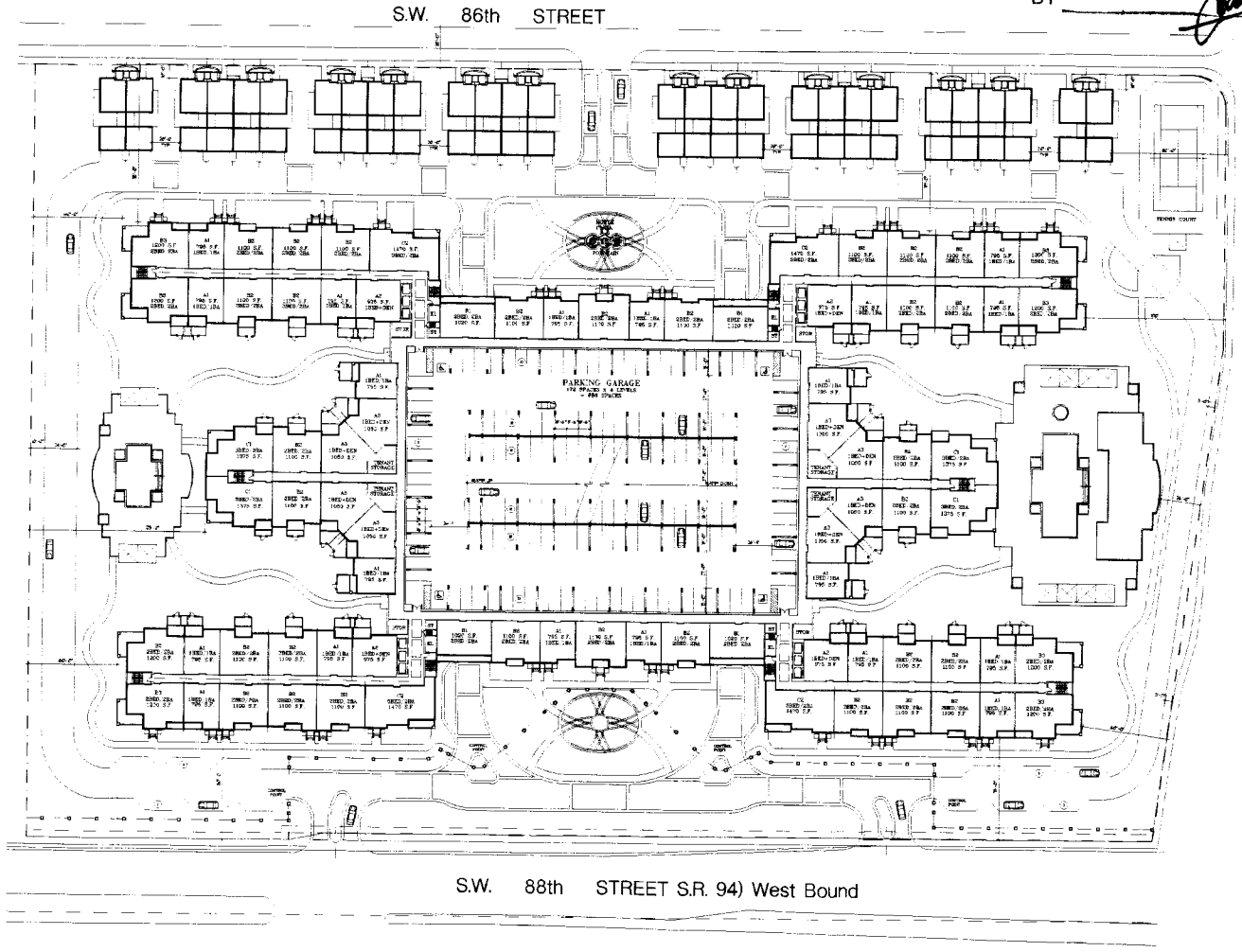

1 2nd-5th LEVEL PLAN
1:30' SCALE

8/17/04

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A.2

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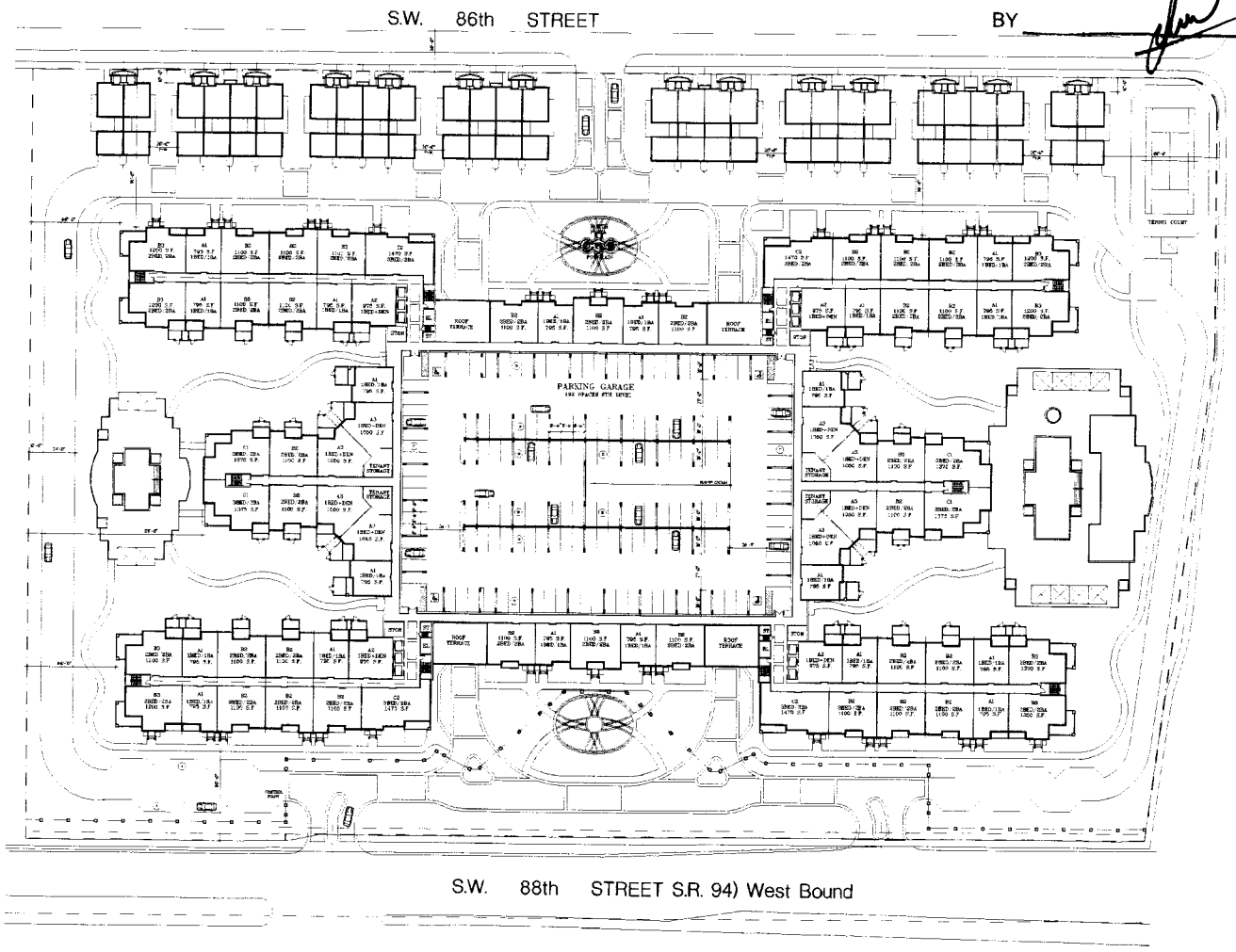

6th LEVEL PLAN
1:30' SCALE

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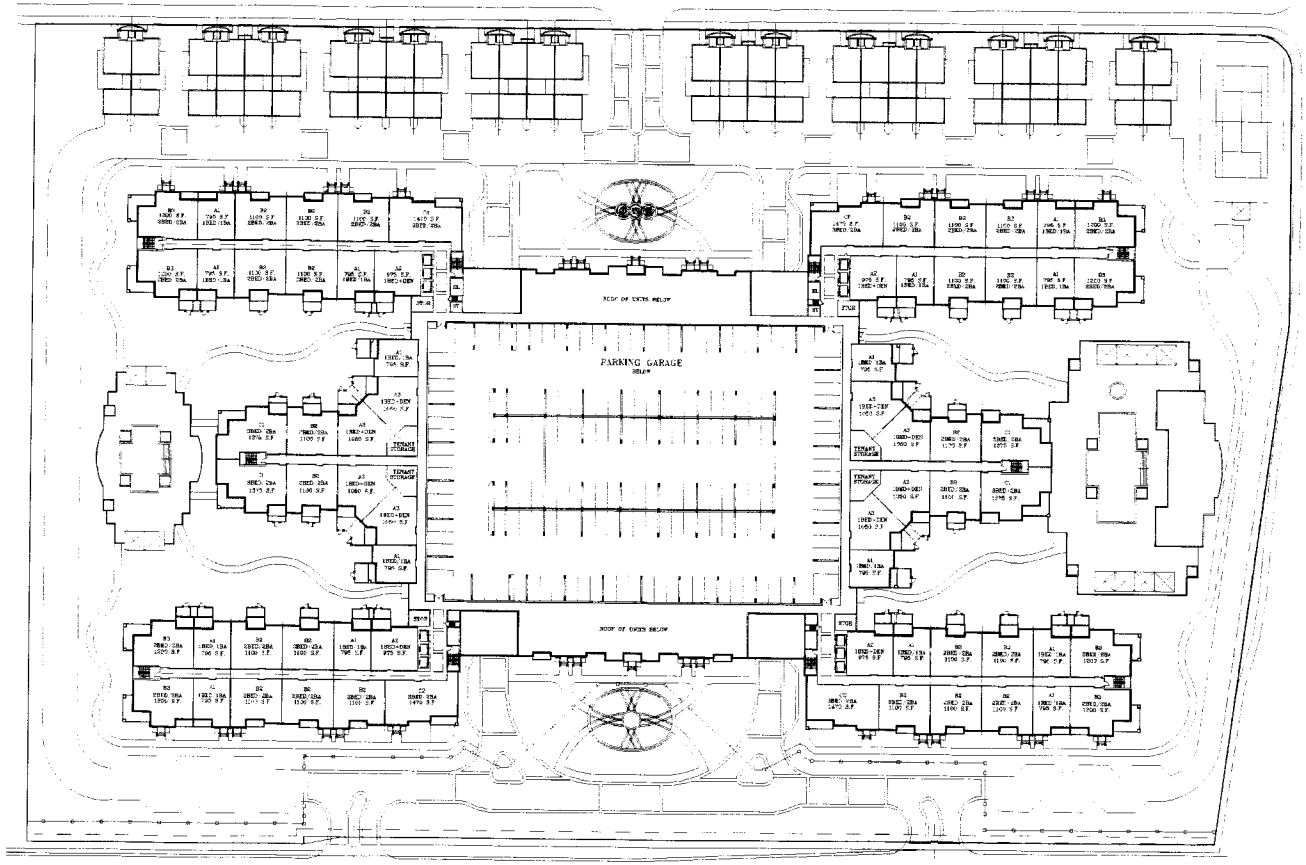
S.W. 86th STREET



S.W. 88th STREET S.R. 94) West Bound

7th LEVEL PLAN
1:30' SCALE

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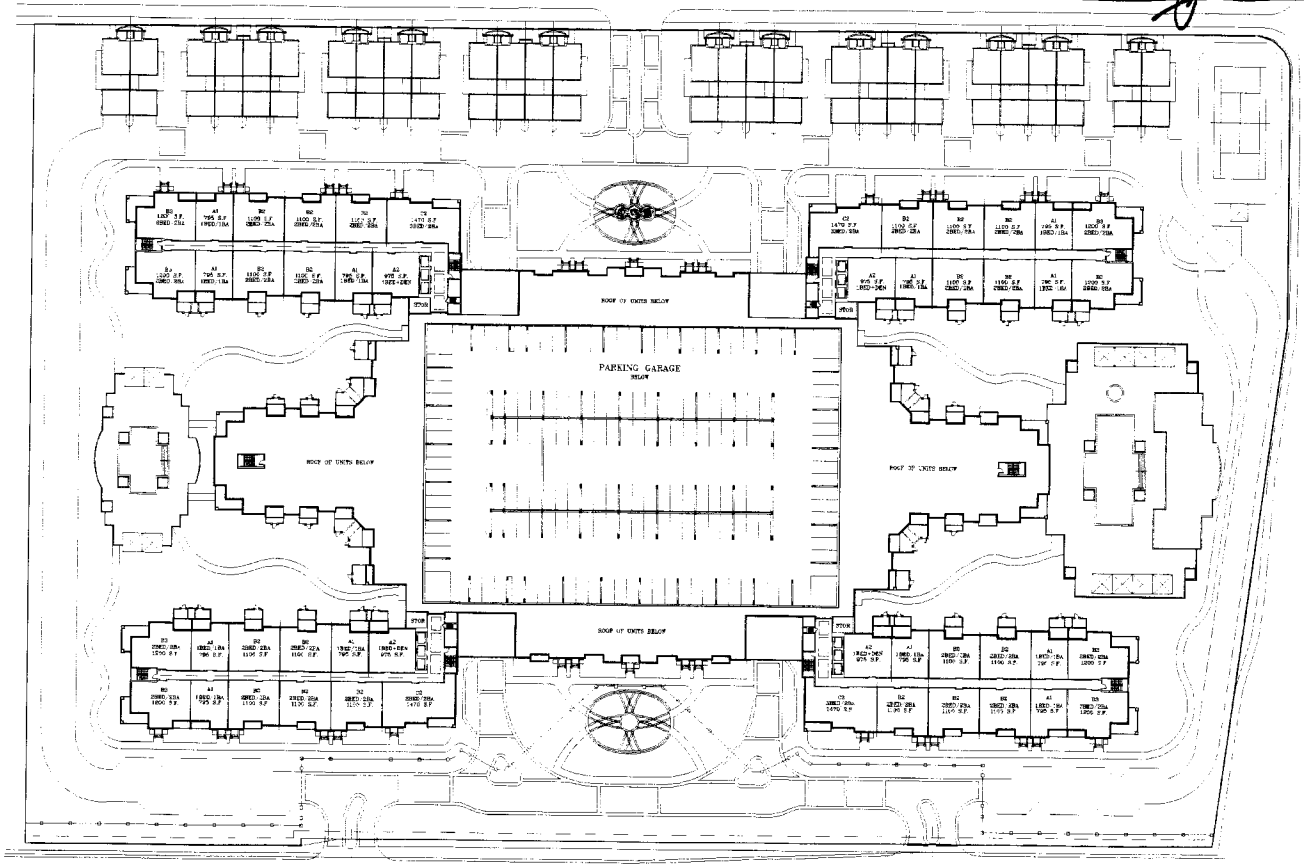

S.W. 88th STREET S.R. 94) West Bound

8th LEVEL PLAN
1:30' SCALE

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MIAMI-DADE PLANNING AND ZONING DEPT.
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PROPERTY LINE

PARTIAL BLDG. ELEVATION (NORTH/SOUTH)
1:20' SCALE

ELEVATION KEY NOTES
1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/ BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

PARTIAL BLDG. ELEVATION (NORTH/SOUTH)
1:20' SCALE

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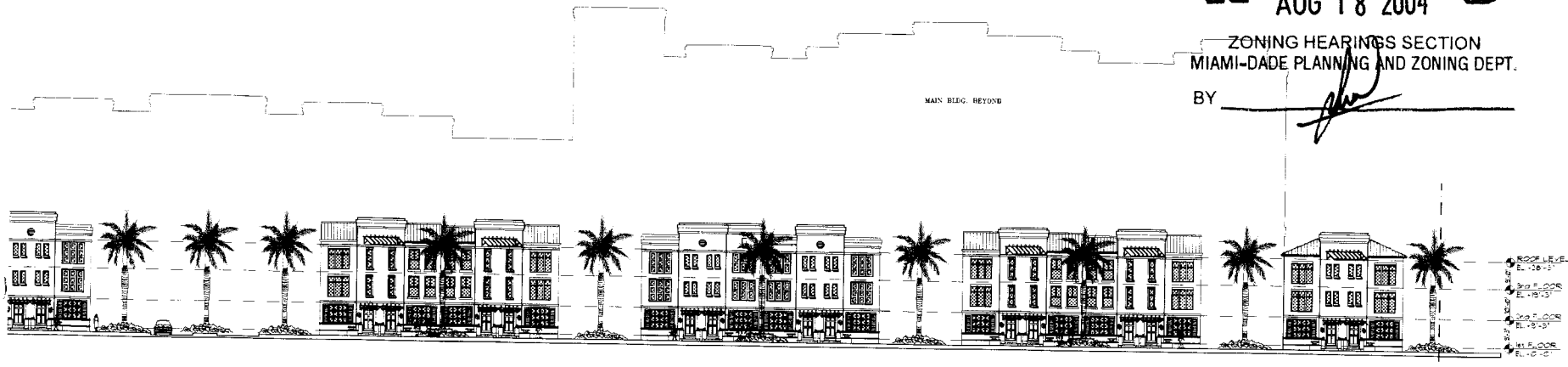
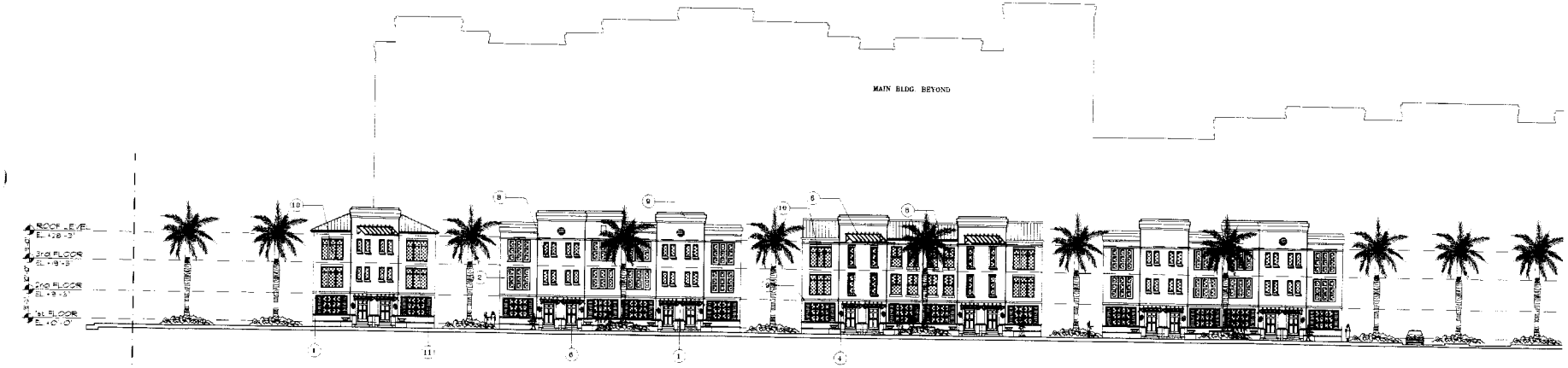


PARTIAL TOWNHOME ELEVATION
1:20' SCALE



PARTIAL TOWNHOME ELEVATION
1:20' SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
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PARTIAL BLDG. ELEVATION (EAST/WEST)
1:20' SCALE

(EAST/WEST)
1:20' SCALE

PARTIAL BLDG. ELEVATION (EAST/WEST)
1:20' SCALE

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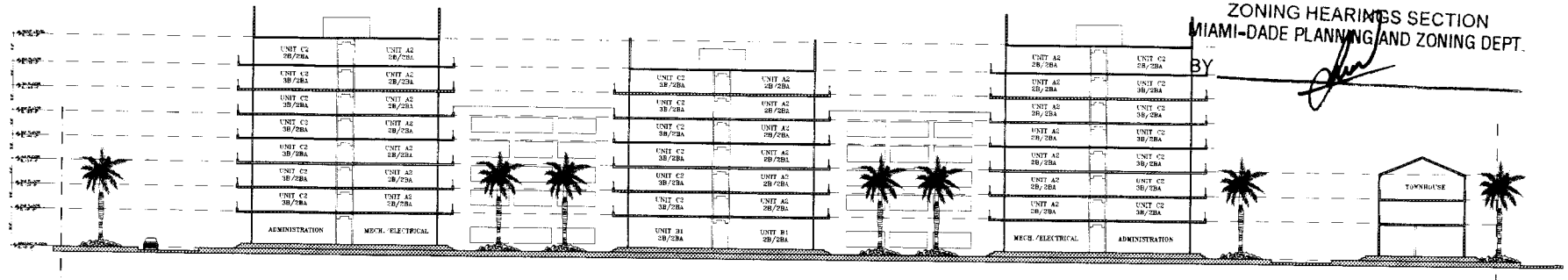
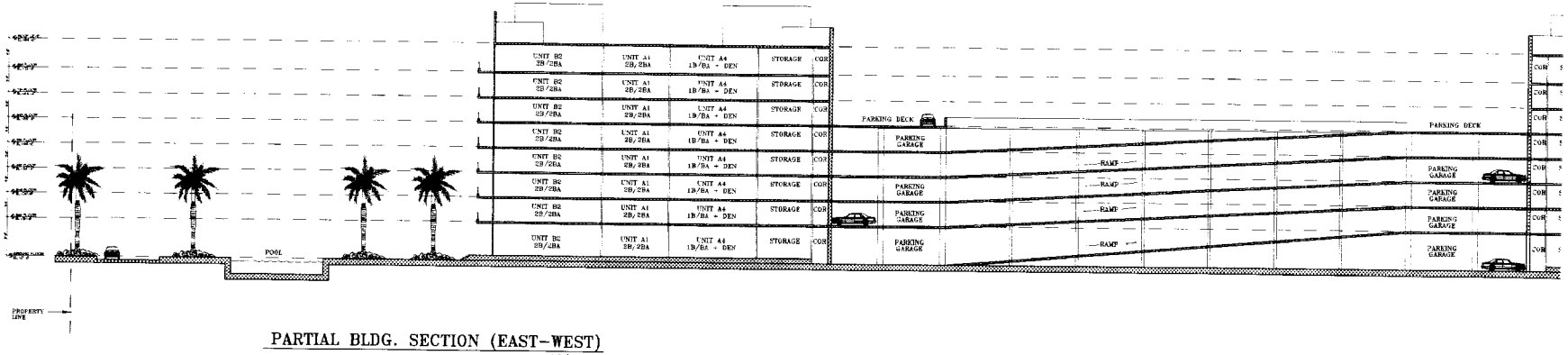
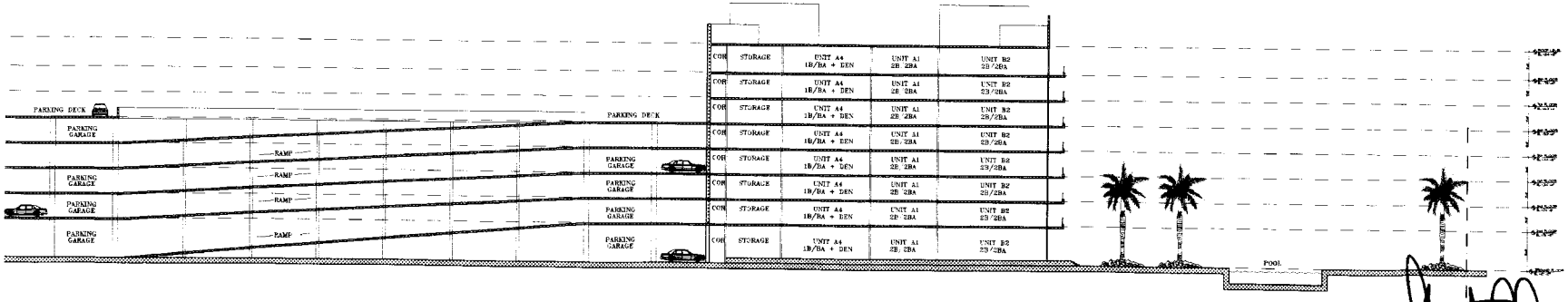


BLDG. SECTION (NORTH-SOUTH)
1:20' SCALE



PARTIAL BLDG. SECTION (EAST-WEST)
1:20' SCALE



PARTIAL BLDG. SECTION (EAST-WEST)
1:20' SCALE

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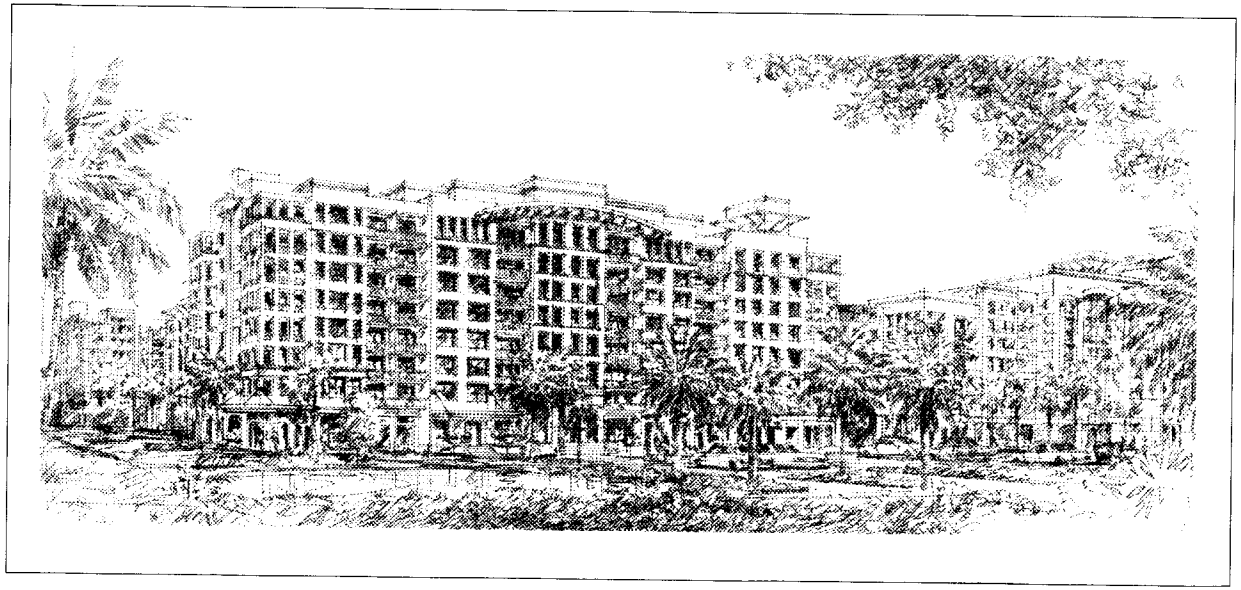

VIEW OF TOWER I

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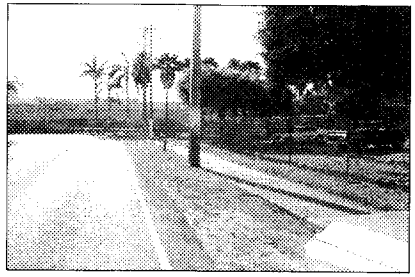
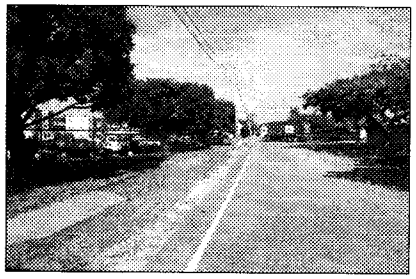
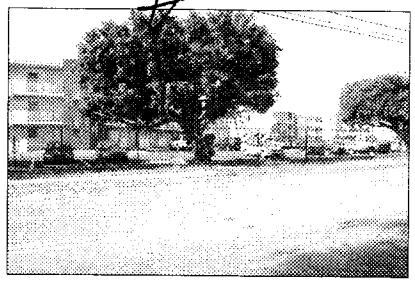
ADJACENT SITE NORTH OF
86TH STREET



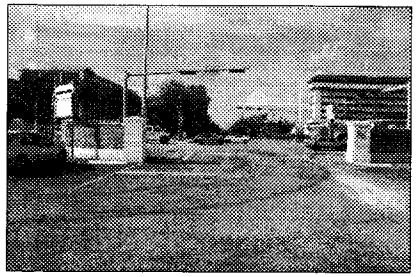
VIEW LOOKING EAST TOWARDS
PALMETTO EXPRESSWAY



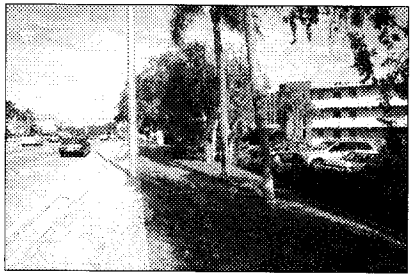
VIEW LOOKING WEST ON
86TH STREET



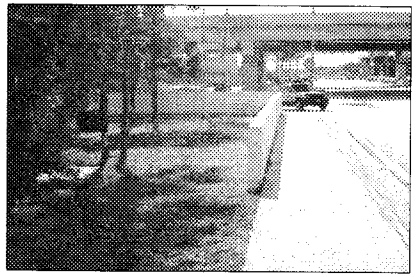
VIEW LOOKING SOUTH OF
EXISTING SITE



VIEW LOOKING SOUTH FROM
KENDALL DRIVE EXIT

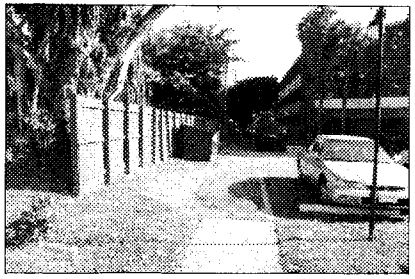


KENDALL DRIVE LOOKING
WEST

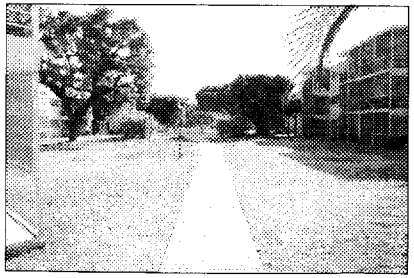


KENDALL DRIVE LOOKING
EAST

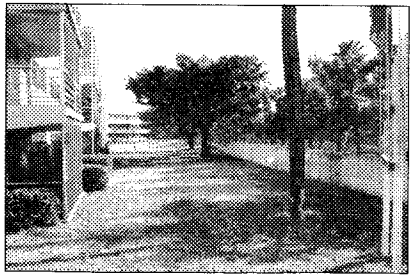
MEDICAL CENTER ADJACENT
TO EXISTING SITE



VIEW LOOKING NORTH AT
WEST PROPERTY LINE



COURT YARD OF EXISTING
APARTMENTS ON SITE



VIEW LOOKING NORTH AT
PALMETTO EXPRESSWAY

EXISTING SITE LOOKING
WEST ON KENDALL DRIVE

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PRELIMINARY DESIGN FOR:
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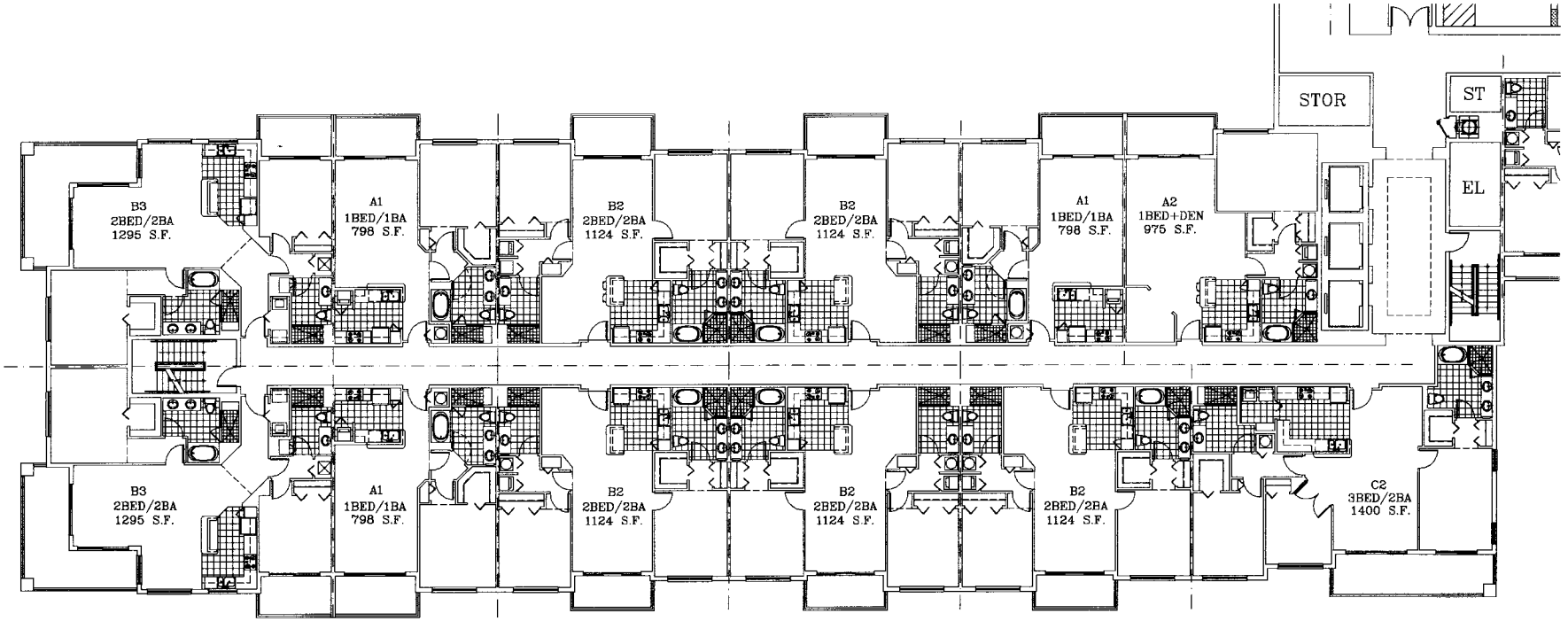
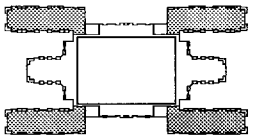
DADE COUNTY, FLORIDA

A.11



TYPICAL LEVEL PLAN

1/8" SCALE



KEY PLAN
N.T.S.

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DADE COUNTY, FLORIDA

A.12

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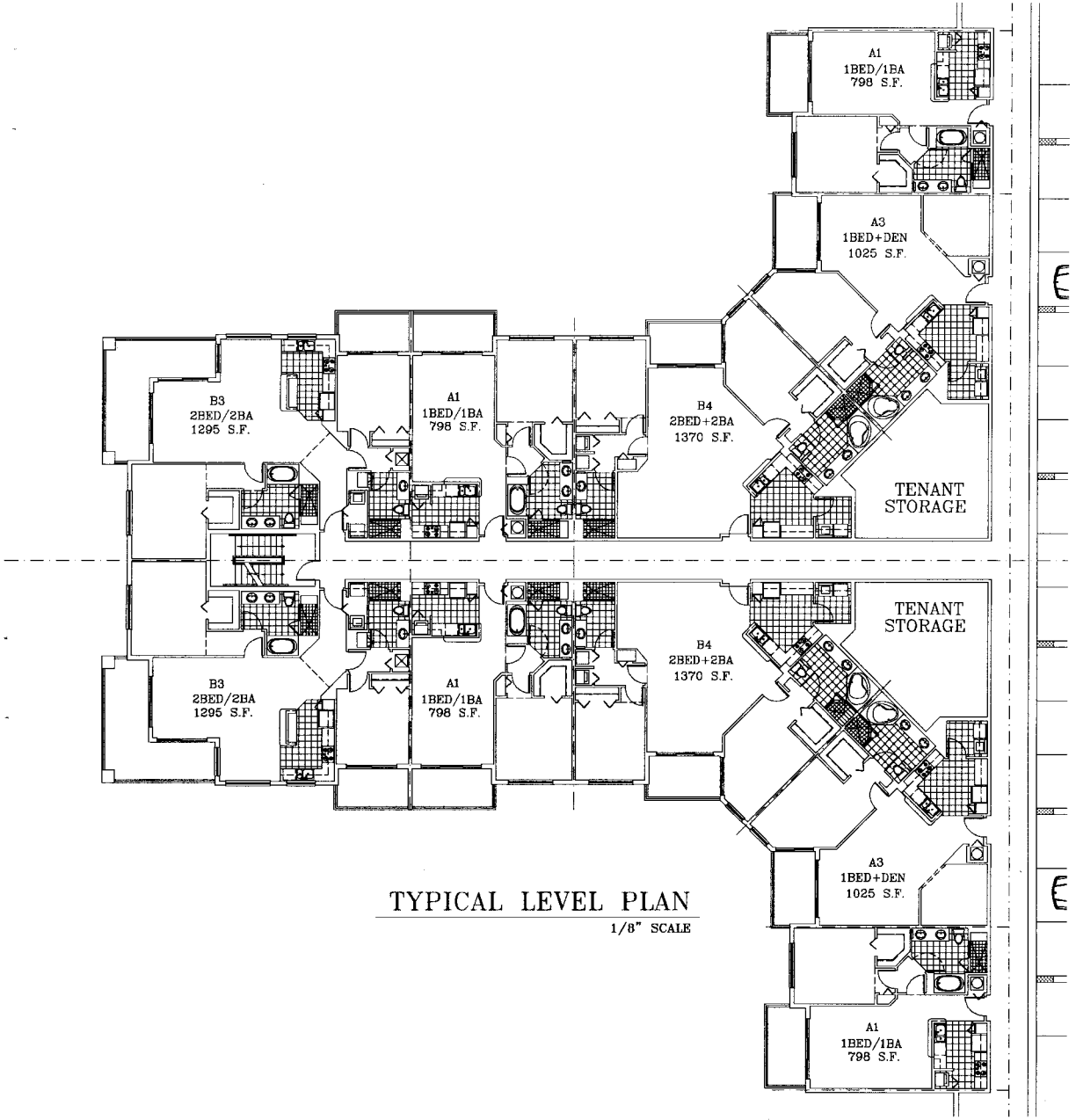
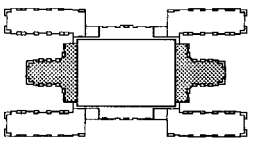


TYPICAL LEVEL PLAN

1/8" SCALE



KEY PLAN

N.T.S.

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PRELIMINARY DESIGN FOR:
H + H DEVELOPMENT
DADE COUNTY, FLORIDA

A.13

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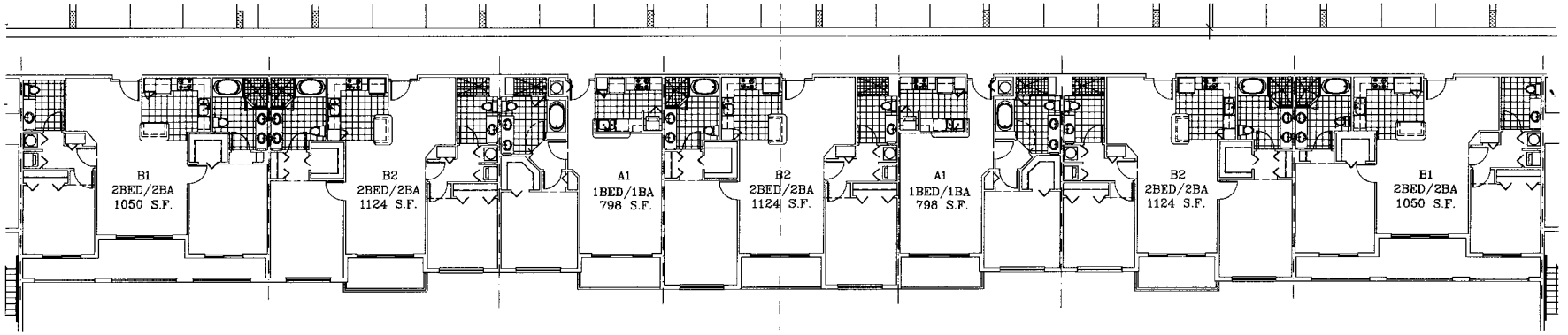
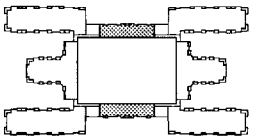


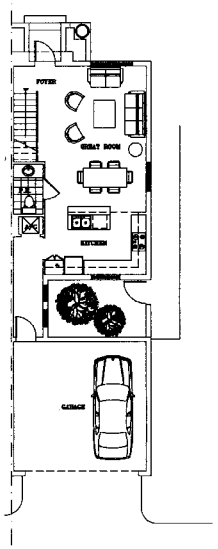
TYPICAL LEVEL PLAN

1/8" SCALE



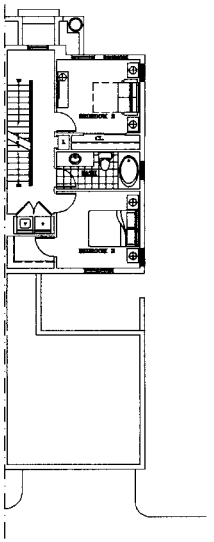
KEY PLAN

N.T.S.



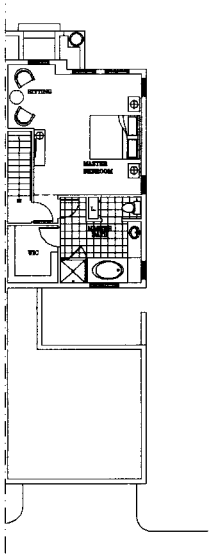
1ST LEVEL PLAN

1/8" SCALE



2ND LEVEL PLAN

1/8" SCALE



3RD LEVEL PLAN

1/8" SCALE

TOTAL A/C 1785 S.F.

TYPICAL TOWNHOUSE PLAN

1/8" SCALE

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
H + H DEVELOPMENT
DADE COUNTY, FLORIDA

A.14

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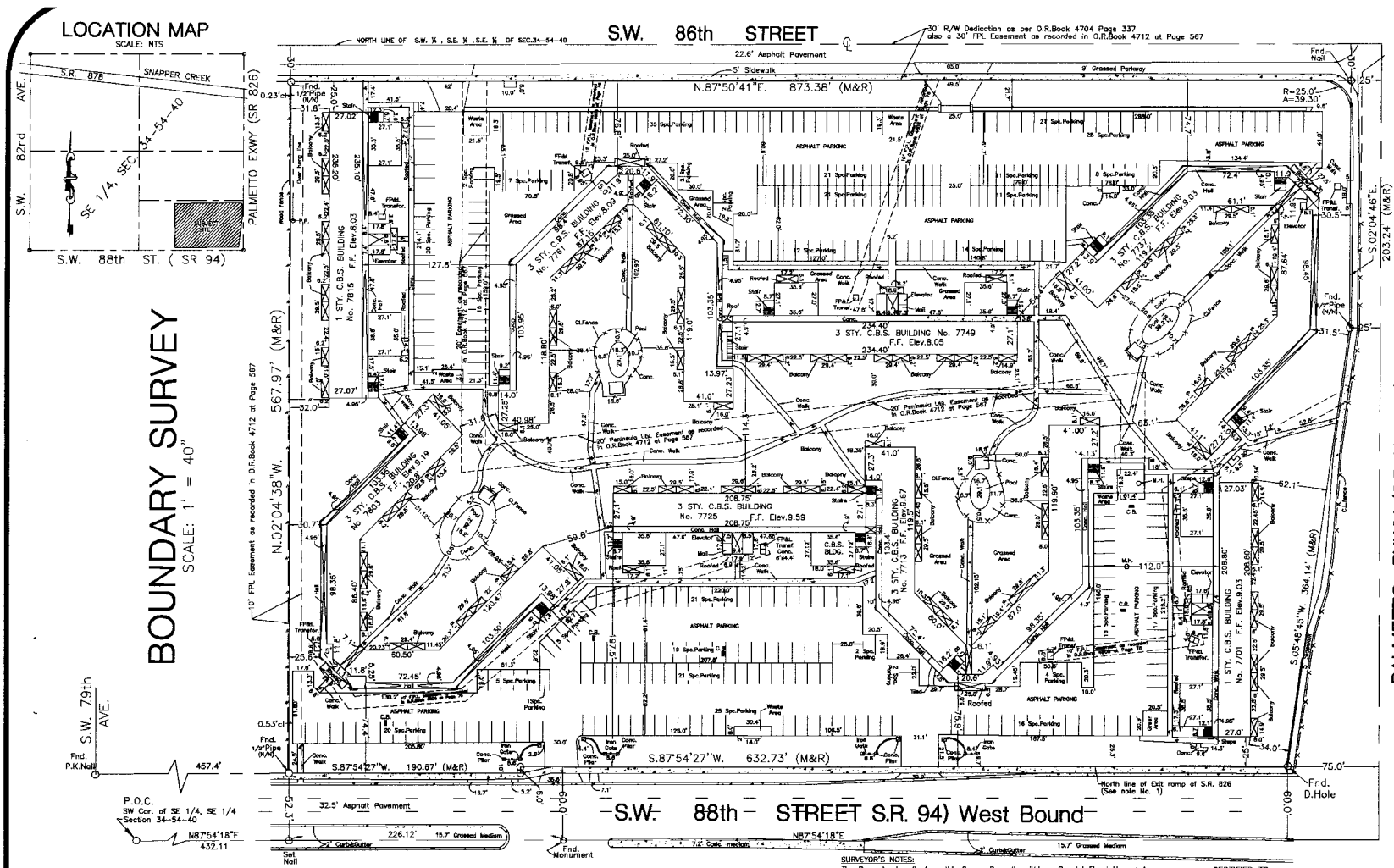
BOUNDARY SURVEY

SCALE: 1' = 40"



ABREVIATION (IF ANY APPLIED)

℄ = CENTER LINE
℄ = PROPERTY LINE
R/W = RIGHT OF WAY
C.L.F. = CHAIN LINK FEI
W.F. = WOODEN FENCE
RES. = RESIDENCE
F.I.P. = FOUND IRON PIPE
S.R.B. = SET REBAR
C.B. = CHORD BEARING
MEAS.(M) = MEASURED
S.N.&D. = SET NAIL AND DISC
CL = CLEAR
ENC. = ENCROACHMENT
C.B.S. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
ø = DIAMETER
D.M.E. = DRAINAGE MAINT. EASEMENT
S.I.P. = SET IRON PIPE
F.D.H. = FOUND DRILL HOLE
A/C = AIR CONDITIONING UNIT
REC. (R) = RECORDED
F.N.&D. = FOUND NAIL AND DISC
U.E. = UTIL. EASEMENT
M = MONUMENT LINE
P.C. = POINT OF CURVATURE
F.H. = FIRE HYDRANT
EASMT. = EASEMENT
S.D.H. = SET DRILL HOLE
CALC.(C) = CALCULATED
F.S. = FOUND SPIKE
RAD. = RADIAL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CURVATURE

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers , Planners , Surveyors
MIAMI
2495 S.W. 137th AVE. Suite 217
MIAMI, FLORIDA, 33175
PH: (305) 554-7316
FAX: (305) 554-7316

65

LEGAL DESCRIPTION:

A PORTION OF THE S.E. ¼ OF THE S.E. ¼ OF THE S.E. ¼ AND A PORTION OF THE S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ ALL IN SECTION 34, TOWNSHIP 54 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE S.W. ¼ OF THE S.E. ¼ OF SAID SECTION 34, THENCE RUN NORTH 87°54'27" EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 A DISTANCE OF 432.11 FEET TO A POINT, SAID POINT BEING 898.41 FEET WEST OF THE SOUTHWEST CORNER OF SAID SECTION 34 AND BEING ON A LINE THAT IS 30 FEET EAST OF AND PARALLEL TO THE EAST FACE OF A 1 STORY C.B.S. BUILDING; THENCE RUN NORTH 02°04'38" WEST ALONG A LINE THAT IS 30 FEET EASTERLY AND PARALLEL TO THE EAST FACE OF A 1 STORY C.B.S. WAREHOUSE BUILDING A DISTANCE OF 19.60 FEET TO THE POINT INTERSECTION WITH THE NORTH RIGHT OF WAY BOUNDARY OF STATE ROAD 94 (NORTH KENDALL DRIVE) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 70 AT PAGE 35 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE ON THE LAST DESCRIBED COURSE A DISTANCE 567.97 FEET TO THE POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF SAID S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34; SAID POINT BEING 433.52 FEET EAST OF THE NORTHWEST CORNER OF SAID S.W. ¼ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34; THENCE RUN NORTH 87°50'41" EAST ALONG THE NORTH BOUNDARY OF THE SOUTH ½ OF THE N.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 A DISTANCE OF 873.38 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY BOUNDARY OF STATE ROAD No. 826 (PALMETTO EXWY.-PRESS) AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 70 AT PAGE 6 OF THE PUBLIC RECORDS IN DADE COUNTY FLORIDA; SAID POINT BEING ON A LINE THAT IS 25 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SECTION 34; THENCE RUN S.2°04'46"E. ALONG SAID WEST RIGHT-OF-WAY BOUNDARY AND ALONG A LINE THAT IS 25.0 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 34 A DISTANCE OF 203.24 FEET TO A POINT; THENCE RUN S.2°48'45"E. ALONG SAID WEST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 364.14 FEET TO A POINT, SAID POINT BEING ON A LINE THAT IS 70 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 34 AND BEING ALSO ON A LINE THAT IS 60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE RUN S.87°54'27"W. ALONG A LINE THAT IS 60 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 34 AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 826, A DISTANCE OF 632.73 FEET TO A POINT; THENCE RUN S.2°04'43"E. ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD 826, A DISTANCE OF 3.0 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD No. 94; THENCE RUN S.87°54'27"W. ALONG THE NORTH RIGHT OF WAY BOUNDARY OF SAID STATE ROAD No. 94 A DISTANCE OF 190.67 FEET TO THE POINT OF BEGINNING, CONTAINING 510,249 SQUARE FEET, MORE OR LESS, OR 11.71 ACRES, MORE OR LESS.

LESS THE NORTH 30.00 FEET THEREOF FOR ROAD PURPOSE AS RECORDED IN O.R.BOOK 4704 AT PAGE 337 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.E. CORNER OF SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SECTION 34, TOWNSHIP 54 SOUTH RANGE 40 EAST, DADE COUNTY FLORIDA; THENCE RUN S.87°50'41" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 87°50'41" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 873.38 FEET; THENCE RUN S.2°04'38"E. FOR 30.00 FEET TO A POINT ON A LINE THET IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF S.E. SOUTH ½ OF THE S.E. ¼ OF THE S.E. 1/4 OF SAID SECTION 34; THENCE RUN N.87°50'41" E. ALONG THE LINE THET IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SAID SECTION 34 FOR 848.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 39.30 FEET TO THE POINT OF TANGENCY ON THE WEST LINE OF THE EAST 25.00 FEET OF THE S.E. ¼ OF SAID SECTION 34; THENCE RUN S.2°04'46" E. ALONG THE WEST LINE OF THE EAST 25.00 FEET OF THE S.E. ¼ OF SAID SECTION 34 FOR 55.03 FEET TO THE POINT OF BEGINNING.

Note:
State Road No. 826 extends 632.73 feet into S.R. 94 (S.W. 88th Street) as part of the exit ramp and acceleration lane of S.R. 826

SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone AE of the Flood Insurance Rate Map identified as Community Panel No. 120635-260, Base flood elev. of 9.0 & bearing an effective date of July 17, 1995.

Land Area of the Subject Property: 11.11 Acres (+/-)

The precision of the traverse fo this Boundary Survey is one part in 40,000
The minimum required precision is one part in 10,000

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929)

Bearings shown hereon are refered to an assumed meridian of N.2° 04'46"W. for the center line of STATE ROAD No. 826

The location of all easements, right of way, servitude and other matter affecting the subject property and listed in the title insurance commitment dated July 2nd, 2001, issued by Attorney's Title Insurance Func, Inc. (Commitment No. CF-043943) with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extend that such matters can be located

The property shown on the survey is the property described in the title commitment.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Legal Description was provided by the client

No underground Utilities are shown

CERTIFIED TO:
OCEAN BANK, ITS SUCCESSORS AND/OR ASSIGNS
OCEAN TITLE SERVICES, INC.
UNITED GENERAL TITLE INSURANCE COMPANY
MARIA FERNANDEZ-VALLE, ESQ.
DADELAND BREEZES APARTMENTS, LLC

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6 OF FLORIDA ADMINISTRATIVE CODE, PERSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE ADDRESS: 7701-7815 S.W. 88th STREET, MIAMI, FLORIDA
JOB NUMBER: 01-748/03-889
DATE OF SURVEY: AUG. 5, 2001 , REVISED AUG. 28, 2001, REVISED AUG. 29, 2003

Alberto R. Vera
PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 3106
STATE OF FLORIDA
DATE: AUG. 29, 2003
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL

FOR: DADELAND BREEZES APARTMENTS, LLC	DRAWN BY: C.A.D.D. / CHECKED BY: E.P.
SCALE: 1"=40' / DESIGNED BY: N/A	FIELD BOOK No. / PAGE No. 01
DATE: 8/15/01 / APPROVED BY: A.V.	

ORDER No. 01-748/03-889
SHEET No. 1 of 1

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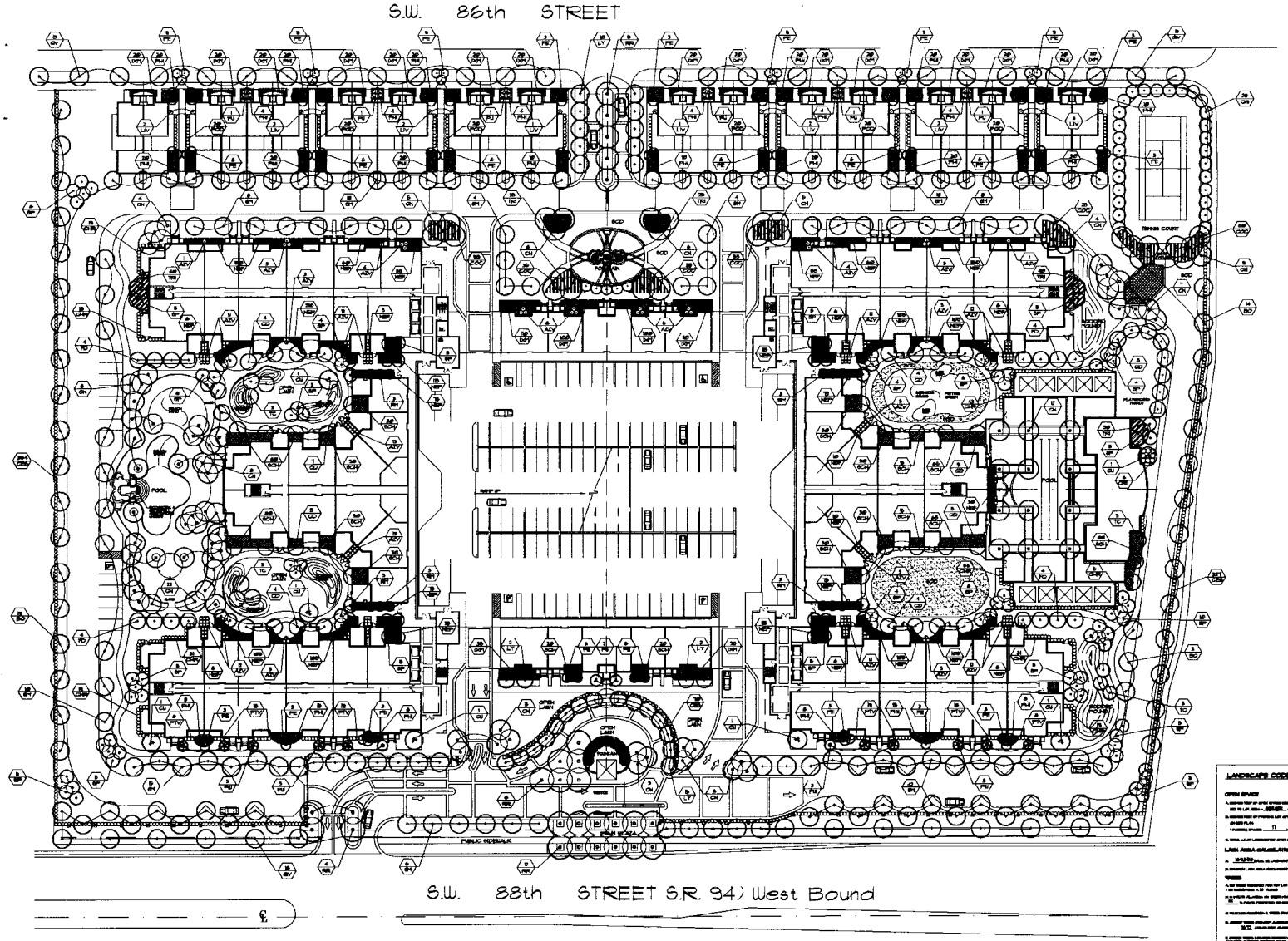

NORTH

PLANTING PLAN

SCALE: 1"=30'-0"

TREES & PALMS

CODE	QUAN. PER	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLR. TRK.	REMARKS
BO	36	Bucida buceras Black Olive	12' - 14'	8' - 10'	5' - 6'	Full Canopy Minimum
CG #	29	Conocarpus erectus Green Buttonwood	10' - 12'	7' - 8'	5' - 6'	
CD	49	Coccoloba Diversifolia Pigeon Plum	10' - 12'	7' - 8'	5' - 6'	Full Canopy Minimum
CN	104	Cocos Nucifera 'Maypan' Dwarf Green Coconut Palm	-	-	-	6 Ft. of Bared Trunk, Minimum 4, 5, 6, 7, 8, 9, 10, 11, 12
CJ #	7	Conocarpus Erectus 'sericeus' Silver Buttonwood	12' - 14'	10' - 12'	6' - 7'	Character Specimen w/ Wide Canopies
PD	19	Pistacia Chinensis Japanese Pink Tree	10' - 12'	7' - 8'	5'	Full Canopy Minimum
LV #	73	Ligustrum Lucidum Wax Privet	8' - 10'	6' - 7'	5' - 6'	Tree Form-Trunk Shape
PE	242	Phoenix canariensis Canary Island Date Palm	10' - 12'			Triple Staggered Trunk
PJ	6	Phoenix Jubae Queen Palm	8' - 10'	7' - 8'	4' - 5'	4 Heads Minimum
PW #	2	Phoenix Dactylifera Sen Thomas Date Palm	10' - 12'	6' - 7'		6 Tall Trunks Minimum
QV #	42	Quercus Virginiana 'Minor' Live Oak	12' - 20'	6' - 7'	7' - 8'	4.5" Caliper Full Foliage
RI #	9	Ravenala Madagascariensis Travelers Tree	10' - 12'	--	—	Full Fan -8 Unbroken Leaves
RR #	21	Roystonea Regia Cuban Royal Palm	--		8' - 6' Grey Stem	Minimum- Thick Trunk
SH #	89	Sabeania Hedgeii San Isidro Mahogany	12' - 14'	7' - 8'	8' - 9'	4" Caliper
SP #	22	Sabal Palmetto Cabbage Palm	--	--	12' - 20' Grey Stem	Staggered Trunk Clusters
TC	11	Tabebuia Caraiba Yellow Tabebuia	12' - 14'	7' - 8'	6' - 7'	Full Canopy

NATIVE PLANT MATERIAL

SHRUBS & GROUNDCOVERS

CODE	QUAN. PER	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
AZV	165	Alpinia Zerumbet 'Variegata' Shell Ginger	12' - 5'	10' - 4'	3 Gallon	3 FFFP. Min.
CES #	78	Conocarpus Erectus Sericeus Silver Buttonwood	8' - 10'	10' - 14'	5 Gallon	Full to Base , 2' On Center
CHR #	116	Chrysobalanus Icaco Cocoplum	10' - 14'	10' - 12'	3 Gallon	Full to Base , 2' On Center
COC #	209	Conocarpus Erectus 'Green' Red Green Shrub	2' - 10'	2' - 12'	3 Gallon	Full to Base , 2' On Center
CRI	9	Crinum Asiaticum Giant Lily (White)	10' - 5'	10' - 5'	3 Gallon	Full to Base, No Leaf Spot
DRI	118	Dracaena Marginata Dracaena Red	10' - 20'	10' - 20'	3 Gallon	Full to Base 2' On Center
LIV	9	Livistona Chinensis Chinese Fan Palm	8' - 6'	8' - 6'	15 Gallon	Full To Base
NER	243	Nephrolepis Biserrata 'Fucsia' Fish Tale	10' - 12'	12' - 14'	Full to Base 5 Gallon	Full To Base, 3 Plants Per Pot, 12' On Center
NER #	1458	Nephrolepis Exaltata Boston Fern	10' - 12'	10' - 12'	1 Gallon	12" On Center 3 Plants per Pot Min.
TYM	364	Pittosporum Tobira Spot Leaf Pittosporum	12' - 5'	12' - 3'	3 Gallon	Full To Base
POD	158	Podocarpus Macrophylla Yew Hedge	3' - 12'	3' - 10'	3 Gallon	Full To Base , Pre-Planted Hedge Minimum
PTV	52	Philodendron Tuxla 'Variegata' Variegated Philodendron	10' - 14'	10' - 14'	3 Gallon	Full To Base , 2' On center
SCH	660	Schefflera Arboricola'Gold C. Dwarf Schefflera	3' - 12'	10' - 14'	3 Gallon	Full To Base , 2' on center
TRE #	169	Trachelospermum Fetiatiticum Bliss	12' - 5'	12' - 5'	3 Gallon	Heavy Cheap

NATIVE PLANT MATERIAL

LANDSCAPE CODE LEGEND: ZONING: RU-4 LOT SIZE: 4.8888 GROSS (10 ACRES)

	REQUIRED	PROVIDED
OPEN SPACE		
a. Minimum total of open space required (of Article 15.5, 15 required of open space)	34,5,555	55,555
b. Minimum total of required open space required (of Section 15.5, 15 required)		
Green Plan		
1 Parking Spaces 11 x 15 sq. ft. per parking space =	715	715
c. Total, all landscaped open space required (section 15.5, 15)	34,5,555	55,555
LAND AREA CALCULATION		
a. 34,5,555 sq. ft. of landscaped open space required by section 15.		
b. Property area open space required: .40 x 4.8888 = 34,5,555 sq. ft.	2'-35%	2'-35%
Trees		
a. One tree required per 100 sq. ft.	55	55
b. One tree required per 35 shrubs		
c. 50 shrub planting on open space area = 1,555 / 35	207	207
35 % trees required to shade an open space area of 5,555 sq. ft.	55	55
d. Minimum required: 1 tree provided in 50% =	241	241
e. Minimum open space planting shrubs of 50 sq. ft.	49	50
2/3 shrubs shall be plant from 30" to 36"		
f. Minimum total planted trees required in land development area / 50 =	47	47
Remarks		
a. 1 tree required in 50 = 1.47 trees required	250	35-45
b. 1 shrub required in 50 = 1.47 shrubs required minimum	500	1,000

Designed Plan required by section 15

FUSTER

DESIGN ASSOCIATES, P.A.

Landscape architecture (AR) & Site Planning
Professional Associations, Inc. Florida
7000 SW 97 Court, Miami, FL 33143
Telephone (305) 270-0006 Fax (305) 270-0004

99

KENDALL BREEZES (FOR H & H DEVELOPMENT)

LANDSCAPE PLAN

DEC-13-2004
DEC-03-2004
NOV-23-2004

AUG-19-2004

W. PEREZ

E. FUSTER

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SHEET

L1

OF ONE

Option 2 - 592 units

67

RECEIVED
APR 12 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

A RESIDENTIAL DEVELOPMENT FOR

CENTRAL PARC

DADE COUNTY, FLORIDA

RECEIVED
264-366
APR 18 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999 FAX (305) 826-4155
EMAIL: CFEARCH@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE:

FUSTER DESIGN ASSOC.
7500 S.W. 86TH COURT
MIAMI, FLORIDA 33143
TEL. (305) 279-2202 FAX (305) 279-2804

ZONING
RU-4

NET LOT AREA
483,951.6 S.F. (11.11 ACRES)

NUMBER OF UNITS

EXISTING:	306 UNITS
NUMBER PROVIDED:	592 UNITS

SETBACKS

	PROVIDED
FRONT	75'-0"
INTERIOR SIDE	60'-0"
REAR	71'-0"

PARKING SPACES

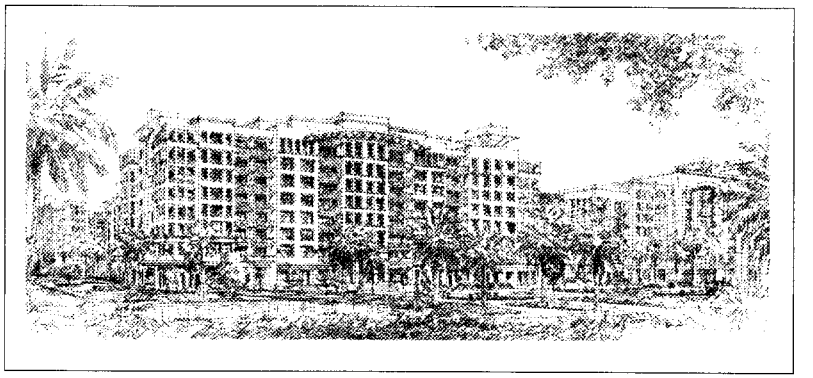
REQUIRED:

1 BEDROOM	1.5 X 196 =	294 SPACES
2 BEDROOM	1.75 X 344 =	602 SPACES
3 BEDROOM	2.00 X 52 =	104 SPACES
TOTAL		1000 SPACES

PROVIDED:

SURFACE PARKING	15 SPACES
GARAGE LEVEL 1	100 SPACES
LEVELS 2-5	704 SPACES
LEVEL 6	196 SPACES
TOWNHOUSE CARPORTS	56 SPACES
TOTAL	1066 SPACES *

* includes 22 handicapped parking spaces



TOTAL GROSS ACREAGE:	483,808 S.F. OR 11.11 ACRES	100%
COVERAGE BLDG. @ GROUND LEVEL:	193,040 S.F. OR 4.34 ACRES	39.9%
PRIVATE ROADS & PARKING AREAS:	56,548 SF OR 1.3 ACRES	12%
COMMON OPEN SPACE:	182,055 SF OR 4.18 ACRES	38%
PRIVATE OPEN SPACE:	14,890 SF OR .34 ACRES	3%
WATER BODIES:	0 SF	
PUBLIC FACILITIES:	21,522 SF OR .50 ACRES	4%
PUBLIC ROADS:	19,660 S.F. OR .451 ACRES	4%
TOTAL:	483,808 SF 11.11 ACRES	

INDEX OF SHEETS

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A-3	3rd LEVEL FLOOR PLAN 1:40 SCALE
A-4	4th LEVEL FLOOR PLAN 1:40 SCALE
A-5	5th LEVEL FLOOR PLAN 1:40 SCALE
A-6	6th LEVEL FLOOR PLAN 1:40 SCALE
A-7	7th-8th LEVEL FLOOR PLAN 1:40 SCALE
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A-18	CONTEXT PLAN AND SECTIONS

UNIT BREAKDOWN

UNIT MIX - PROJECT TOTAL

1 BED	2 BED	3 BED	2B TROUSE	TOTAL
196	344	24	28	592
33%	58%	4.5%	4.5%	

	UNIT TYPE	UNIT S.F.	1st	2nd-5th	6th	7th	8th	TOTAL UNITS	
1 BEDROOM	A1	765	20	20x4=80	20	10	10	140	196 UNITS
	A2	875	-	4x4=16	4	2	2	24	
	A3	1060	4	4x4=16	4	4	4	32	
2 BEDROOM	B1	1000	-	4x4=16	-	-	-	16	344 UNITS
	B2	1100	30	30x4=120	30	14	14	208	
	B3	1200	12	12x4=48	12	8	8	68	
	B4	1370	4	4x4=16	4	4	4	32	
3 BEDROOM	C1	1450	-	4x4=16	4	2	2	24	24 UNITS
TOWN HOUSE	TH1	1550	28	-	-	-	-	28	28 UNITS
	TOTAL :		98	502	76	44	44	592	

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

REV 01 - 10/28/04
REV 02 - DID 04-489 02/07/04

A.0

2419

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
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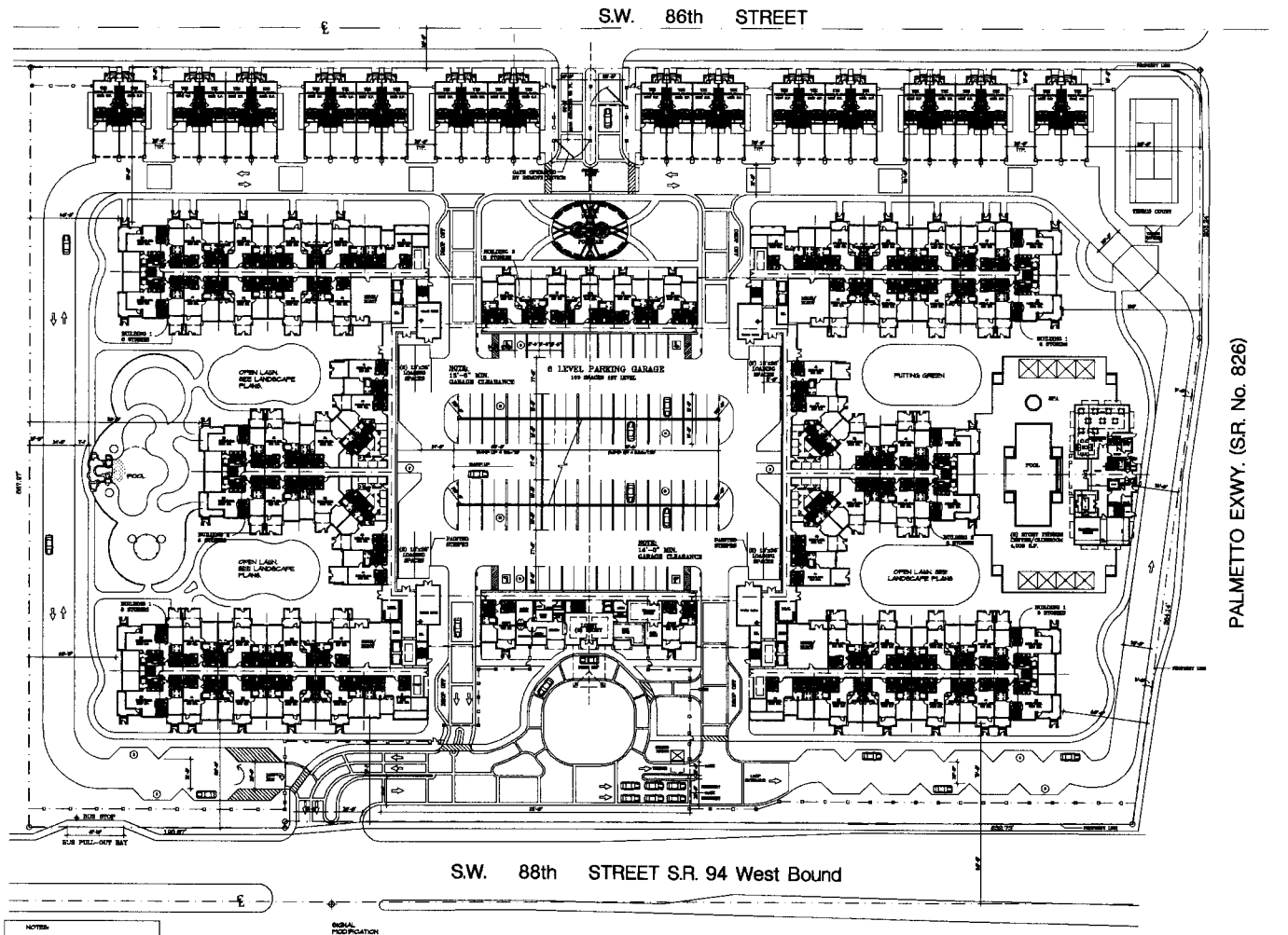

NOTES:

1. PAVEMENT MARKINGS AND TRAFFIC SIGNS TO BE INCLUDED AS PART OF A TRAFFIC STUDY. STUDY TO BE SUBMITTED TO PUBLIC WORKS DEPT. FOR APPROVAL.
2. ENTRANCE FEATURES ON SW. 86TH STREET & 88TH STREET WILL BE UNDER SEPARATE APPLICATION

1ST LEVEL PLAN
1:40' SCALE

68

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305·826·3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

REV 01 - 12/28/04
REV 02 - DIC 04-009
12/27/04

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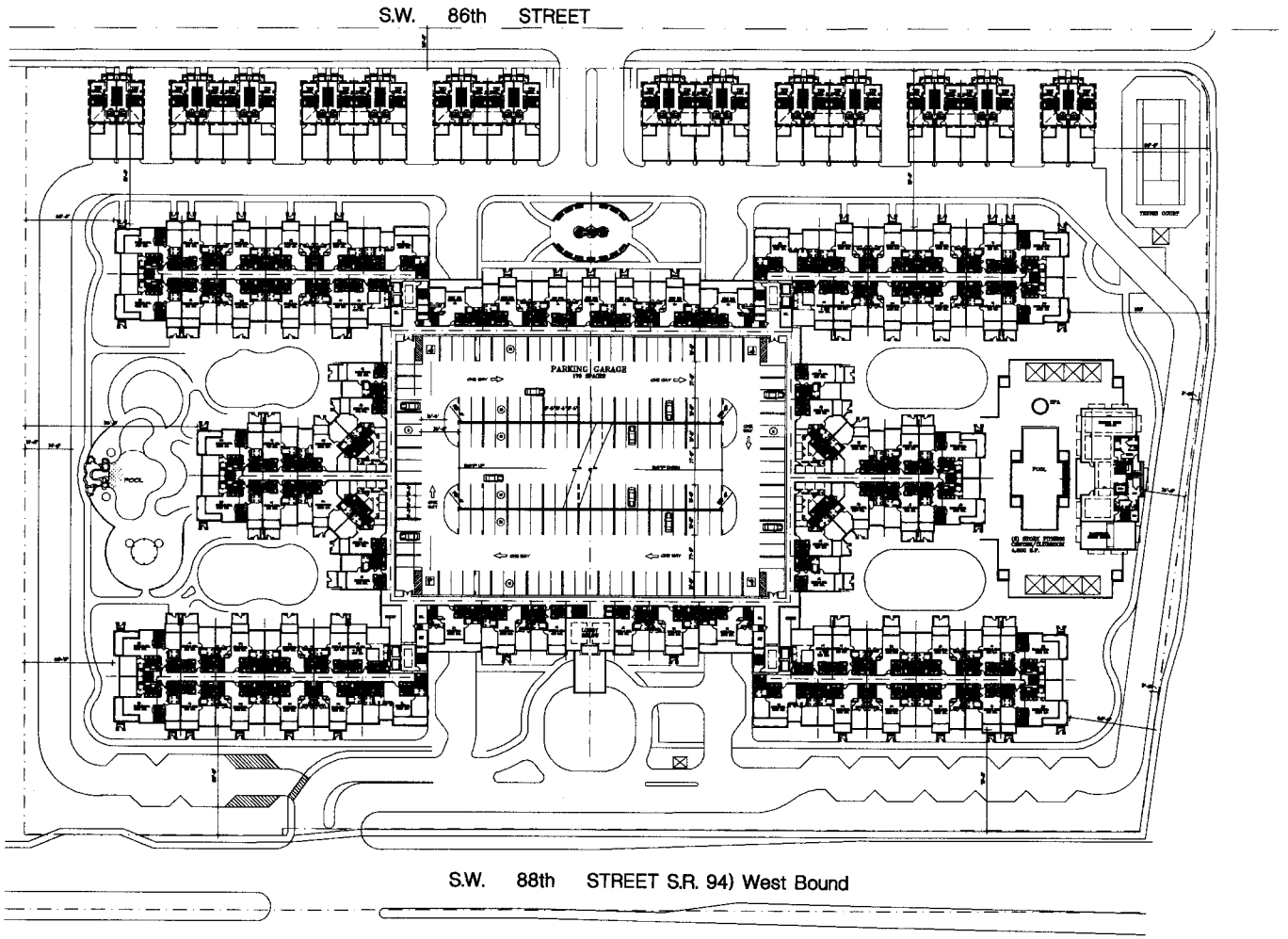

2nd LEVEL PLAN
1:40' SCALE

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

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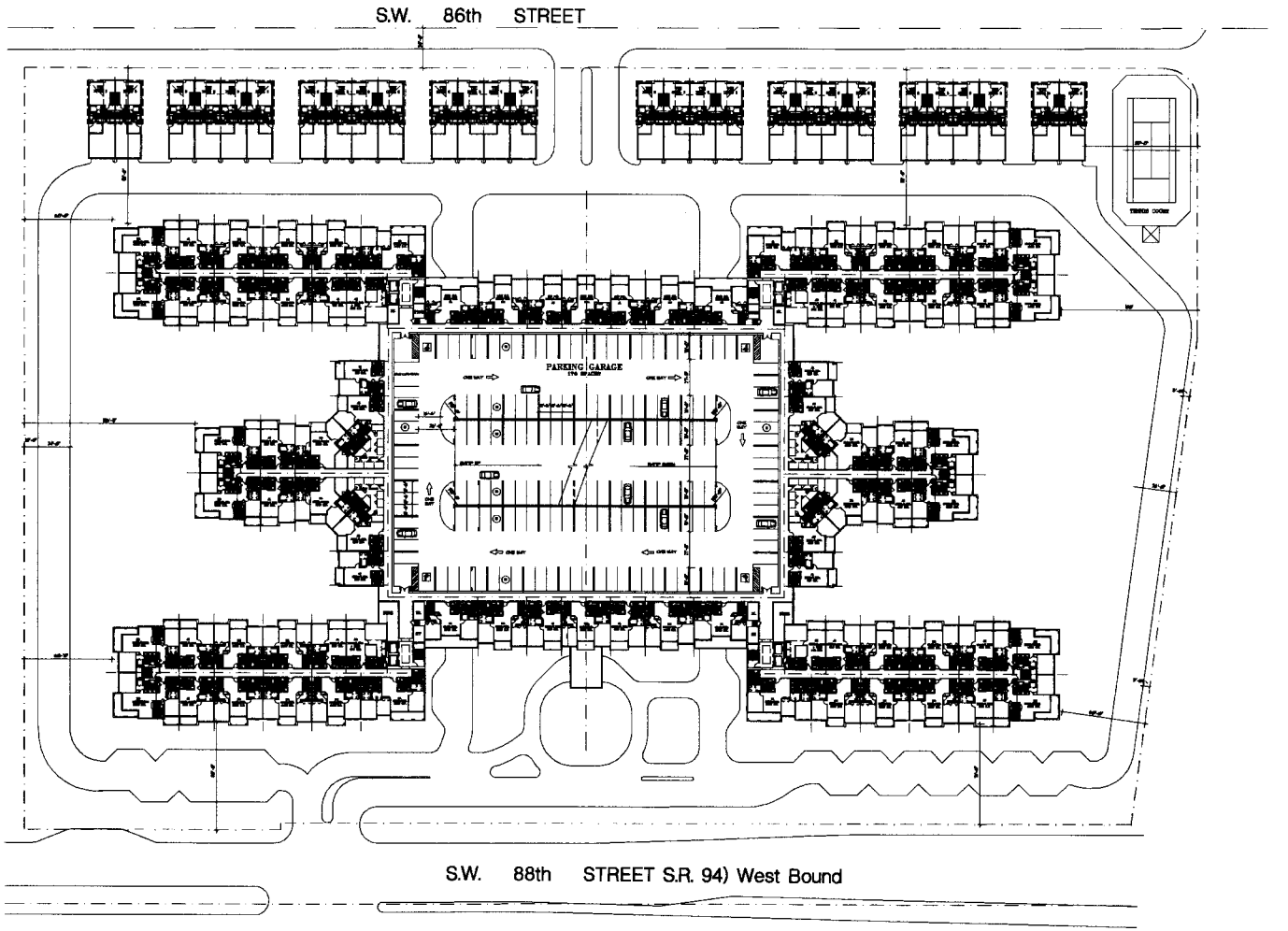

3rd LEVEL PLAN
1:40' SCALE

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Architects, PA
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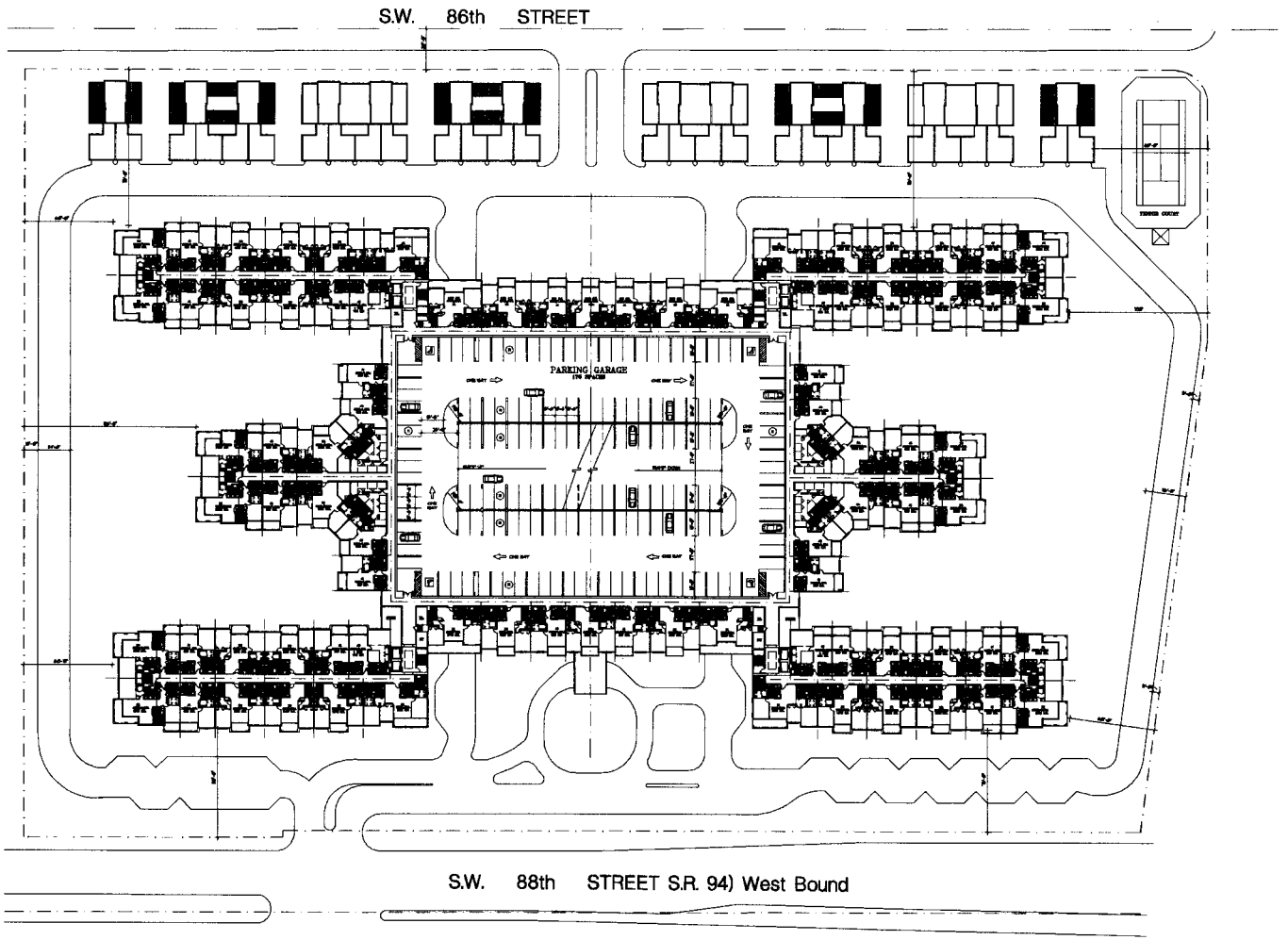
PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

A.3

2419



4th LEVEL PLAN
1:40' SCALE

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8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

A.4

2419

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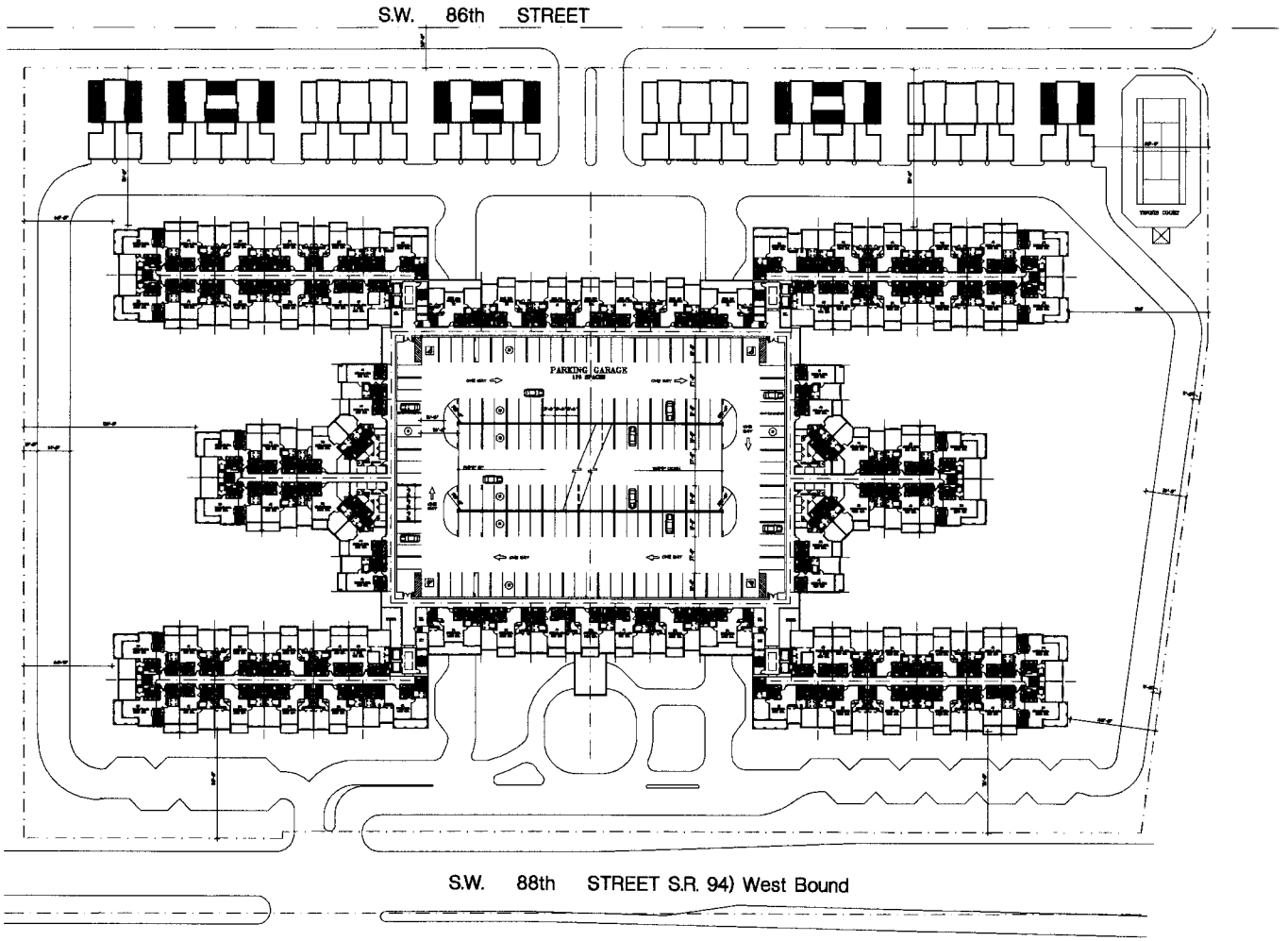

5th LEVEL PLAN
1:40' SCALE

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Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305·826·3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

A.5

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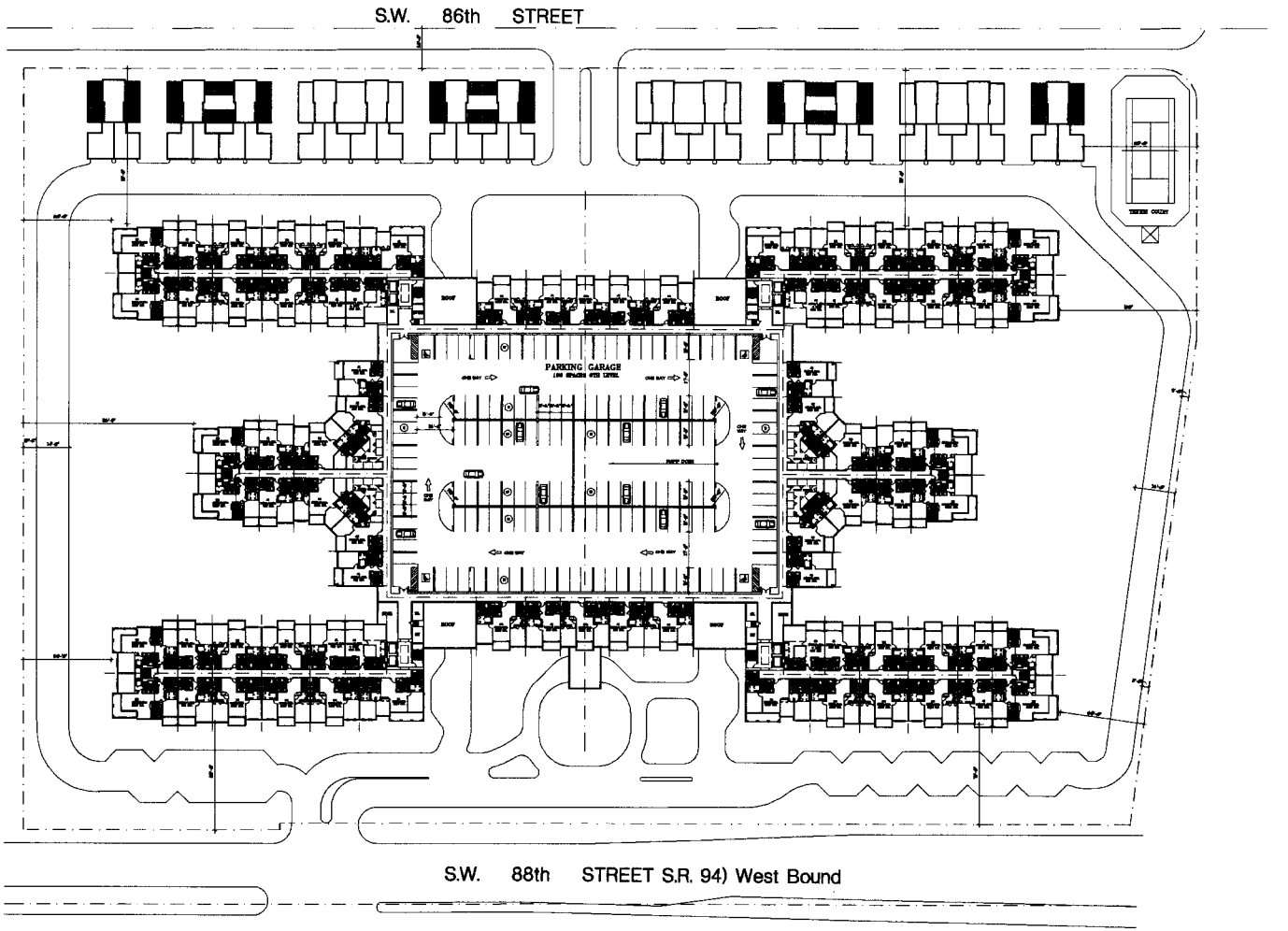

6th LEVEL PLAN
1:40' SCALE

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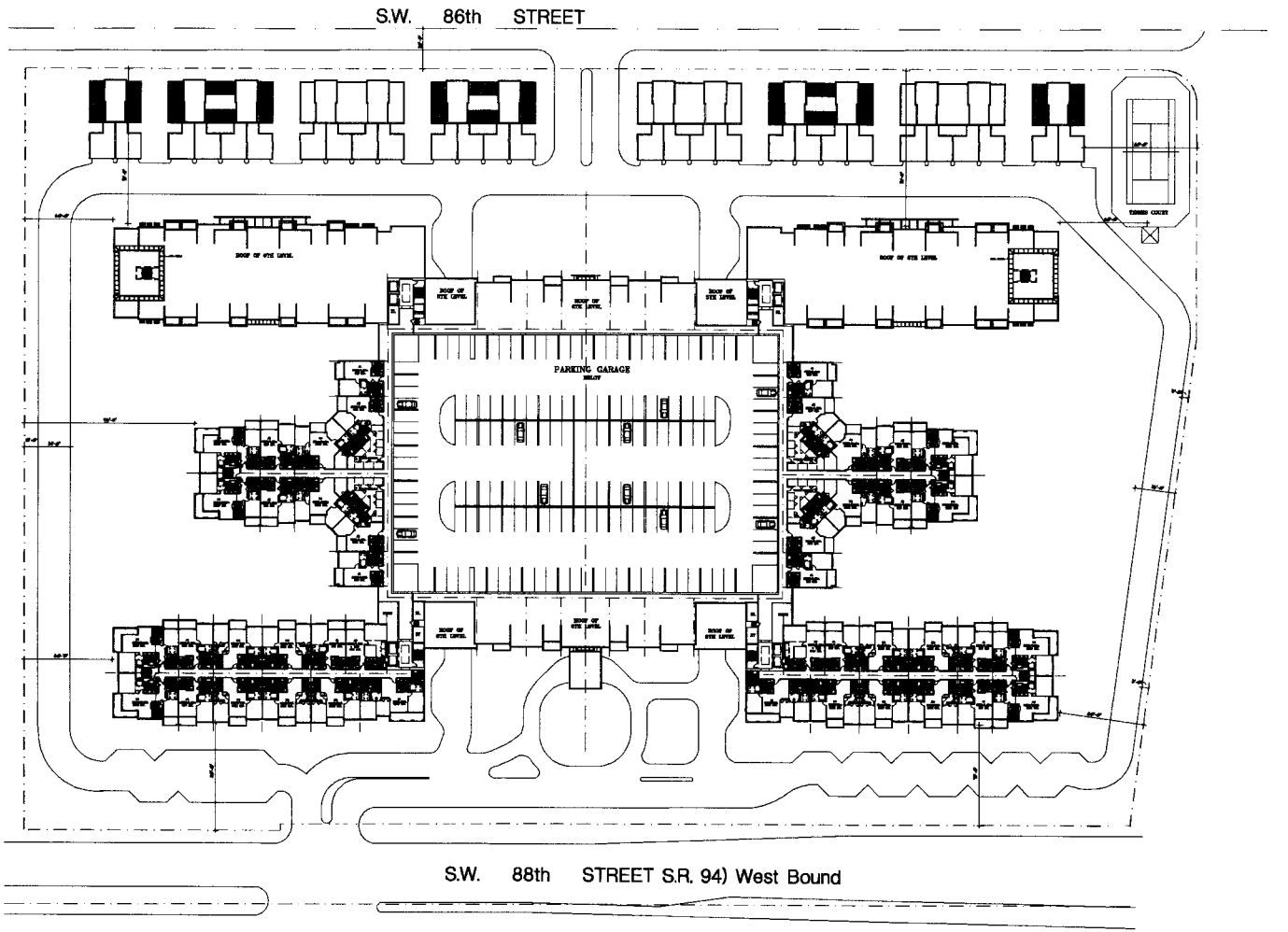
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

A.6

2419



7th-8th LEVEL PLAN
1:40' SCALE

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DADE COUNTY, FLORIDA

A.7

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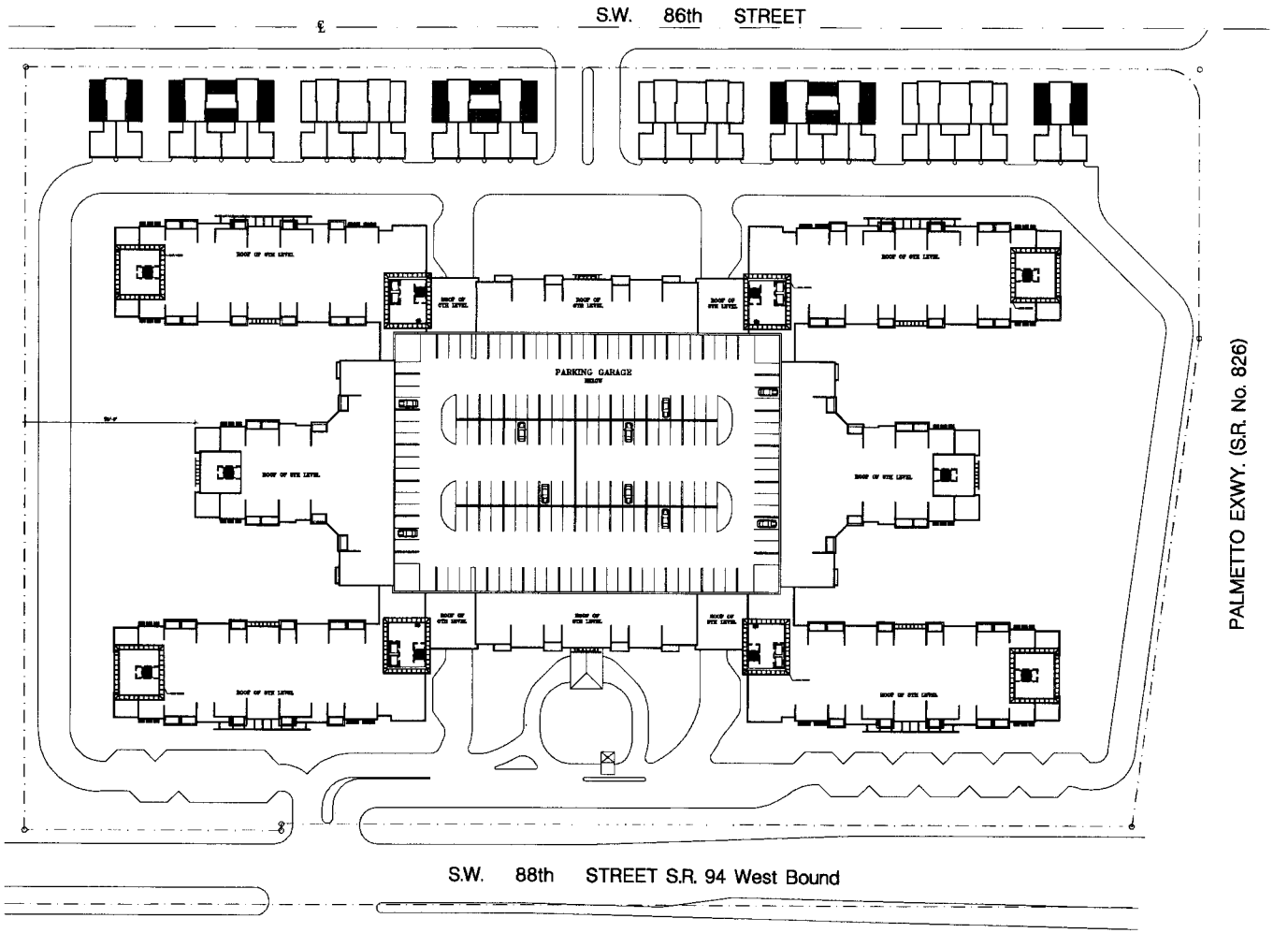

ROOF PLAN
1:40' SCALE

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CENTRAL PARC
DADE COUNTY, FLORIDA

REV #1 - 12/26/04
REV #2 - DIC 04-028
12/27/04

A.8

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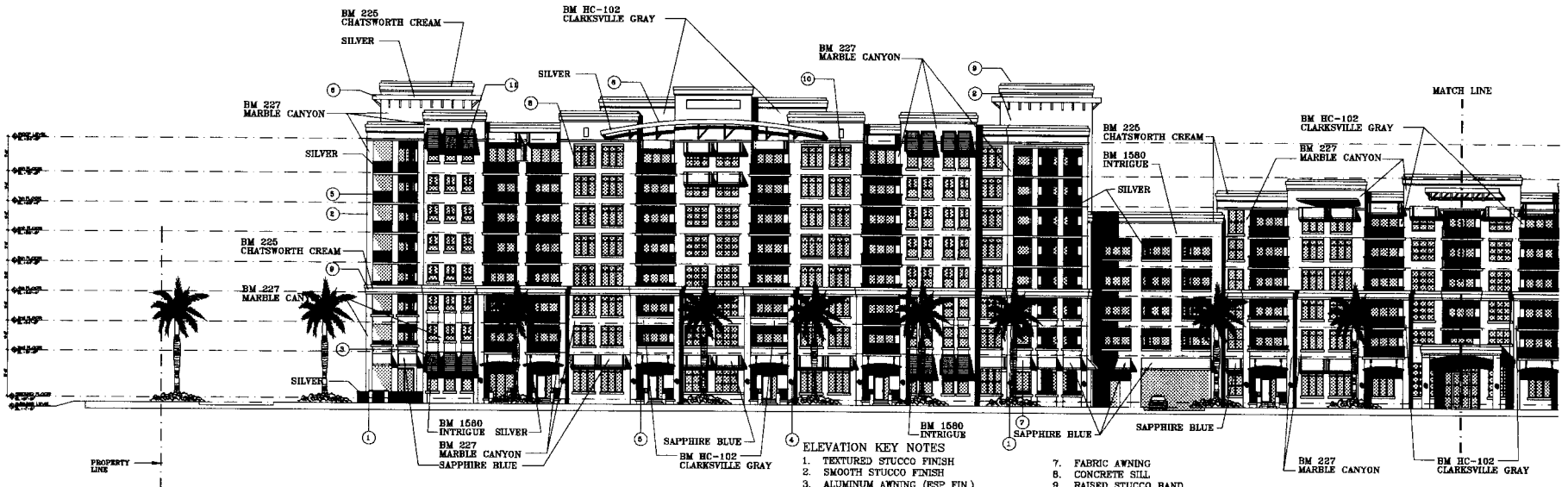

PARTIAL BLDG. ELEVATION (SOUTH)

FACING KENDALL DRIVE 1/16" SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

PARTIAL BLDG. ELEVATION (SOUTH)

FACING KENDALL DRIVE 1/16" SCALE

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PRELIMINARY DESIGN FOR:
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DADE COUNTY, FLORIDA

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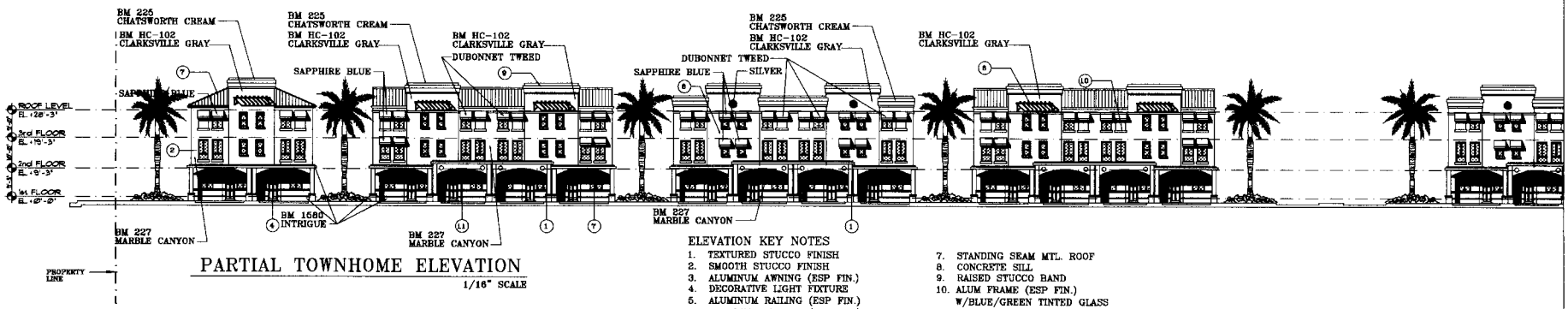
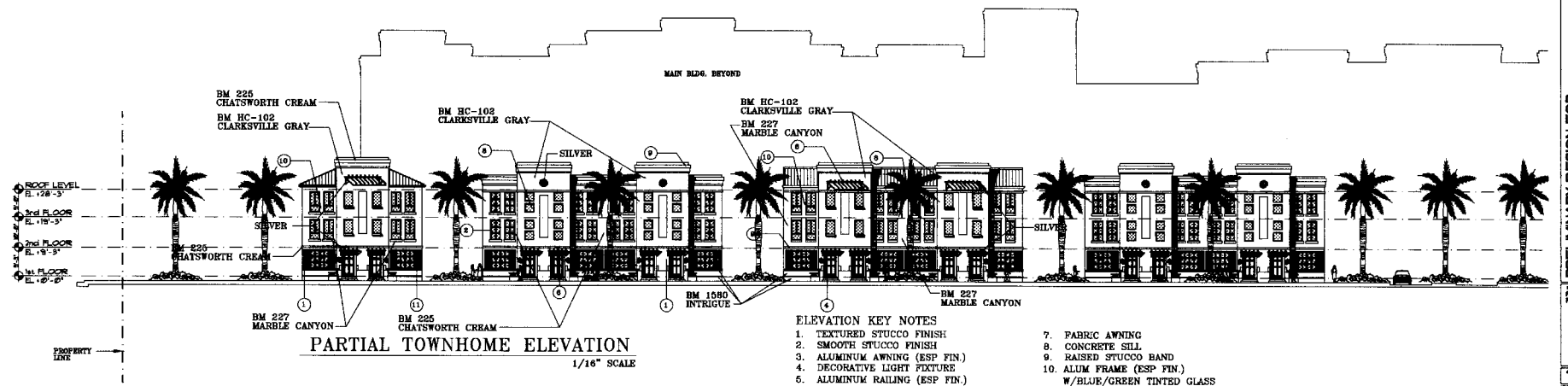


PARTIAL TOWNHOME ELEVATION

1/16" SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. STANDING SEAM MTL. ROOF
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)



PARTIAL TOWNHOME ELEVATION

1/16" SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

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CENTRAL PARC
DADE COUNTY, FLORIDA

A.13

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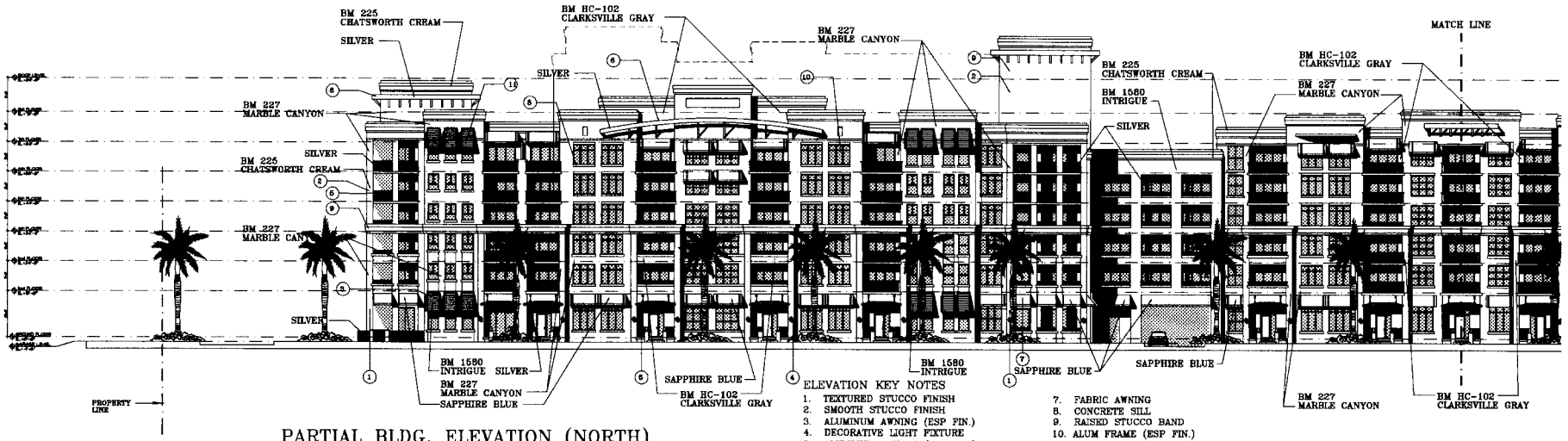

PARTIAL BLDG. ELEVATION (NORTH)

1/16" SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

PARTIAL BLDG. ELEVATION (NORTH)

1/16" SCALE

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PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

REV 01 - 12/29/04
REV 02 - 02/04-05
12/27/04

3/30/05

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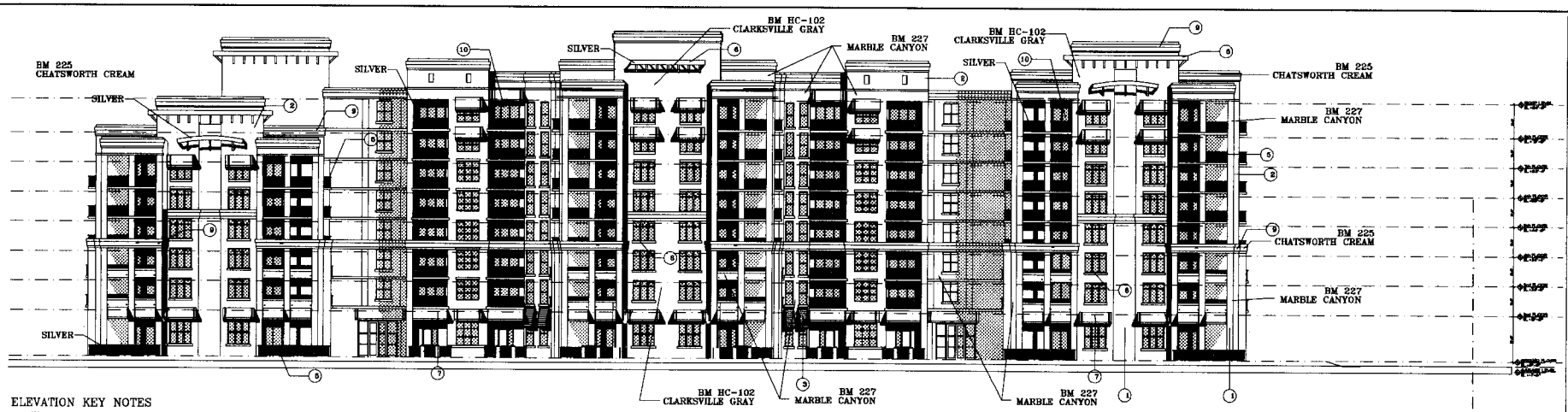

BUILDING ELEVATION (WEST)
1/16" SCALE

ELEVATION KEY NOTES
1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
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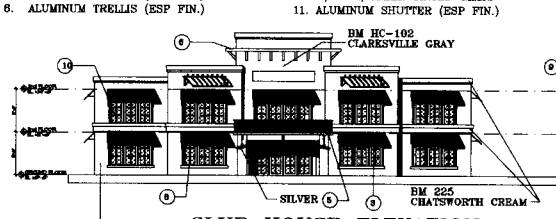
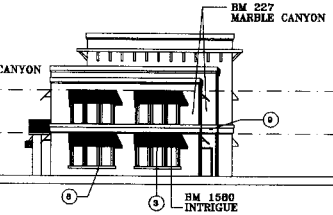
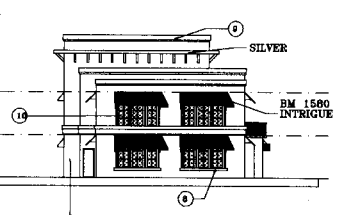


CLUB HOUSE ELEVATION
WEST ELEVATION 1/16" SCALE

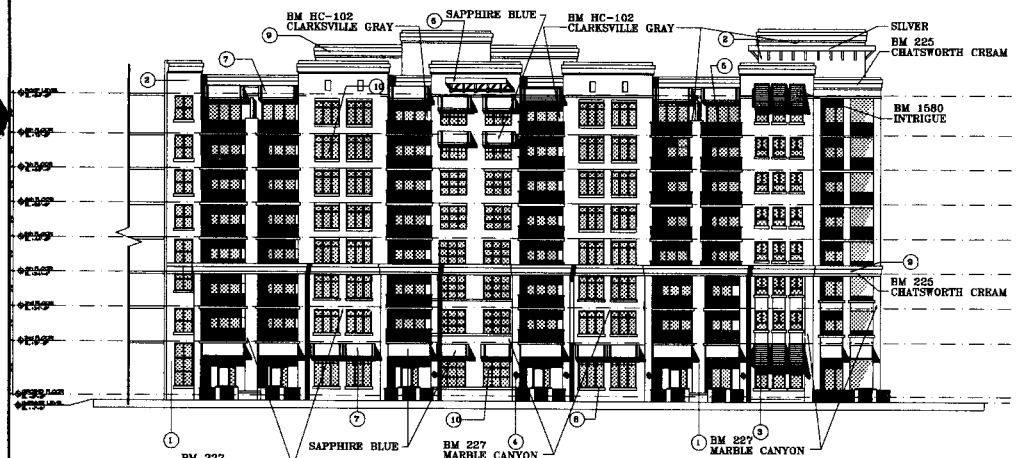
CLUB HOUSE ELEVATION
EAST ELEVATION 1/16" SCALE



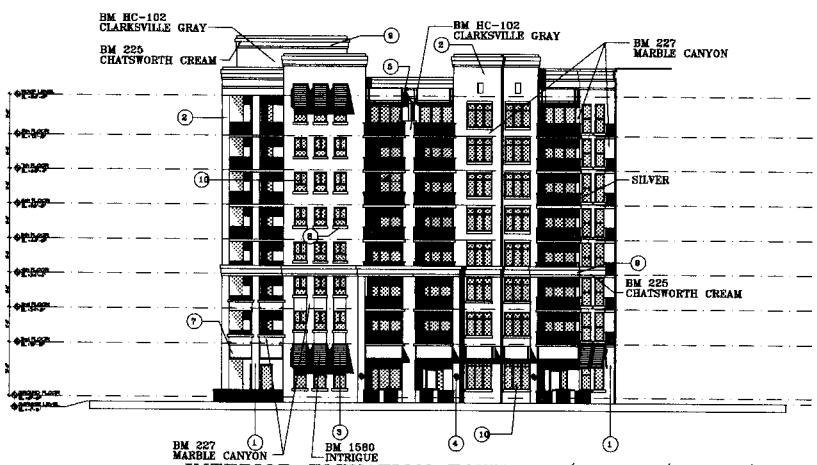
CLUB HOUSE ELEVATION
SOUTH ELEVATION 1/16" SCALE



CLUB HOUSE ELEVATION
NORTH ELEVATION 1/16" SCALE



INTERIOR ELEVATION SOUTH TOWER 1
1/16" SCALE



INTERIOR ELEVATION TOWER 2 (NORTH/SOUTH)
1/16" SCALE

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PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

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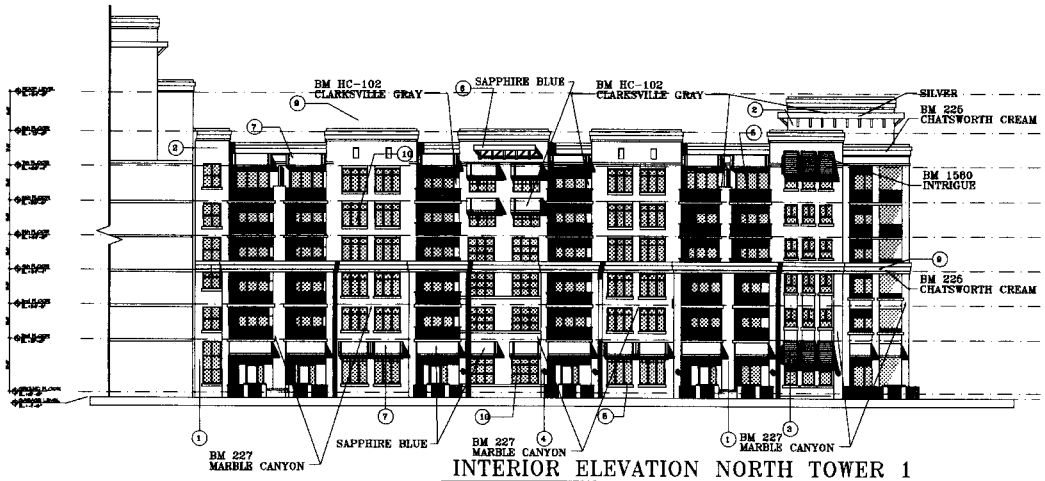
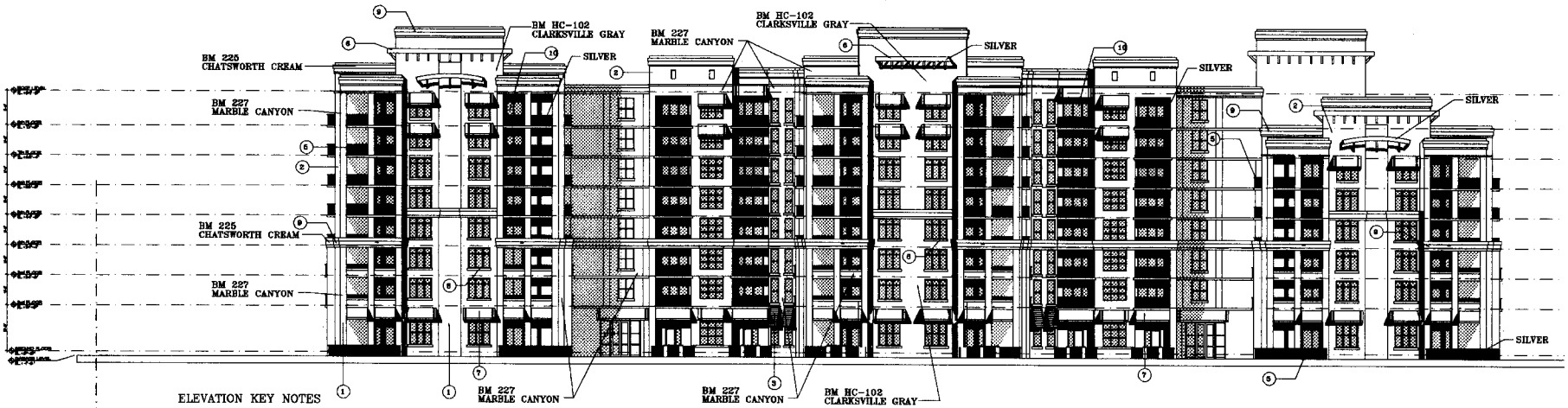


INTERIOR ELEVATION NORTH TOWER 1

1/16" SCALE



ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
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3. ALUMINUM AWNING (ESP FIN.)
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5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

BUILDING ELEVATION (EAST)

1/16" SCALE

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PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

REV #1 - 9/28/04
REV #2 - OCT 04-2005
9/27/04

1/30/05

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Option 3 – 521 units

82

A RESIDENTIAL DEVELOPMENT FOR

CENTRAL PARC

DADE COUNTY, FLORIDA

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 N.W. 155TH STREET
MIAMI, FLORIDA 33016
TEL. (305) 826-3999 FAX (305) 825-4155
EMAIL: CFEARCH@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE:

FUSTER DESIGN ASSOC.
7500 S.W. 80TH COURT
MIAMI, FLORIDA 33143
TEL. (305) 279-2262 FAX (305) 279-2604

ZONING
RU-4

NET LOT AREA
483,951.6 S.F. (11.11 ACRES)

NUMBER OF UNITS

EXISTING:	306 UNITS
NUMBER PROVIDED:	521 UNITS

SETBACKS

	PROVIDED
FRONT	75'-0"
INTERIOR SIDE	60'-0"
REAR	71'-0"

PARKING SPACES

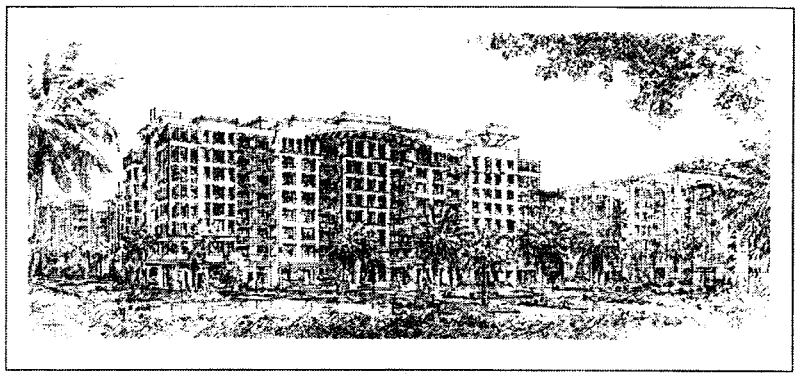
REQUIRED:

1 BEDROOM	1.5 X 173 =	260 SPACES
2 BEDROOM	1.75 X 295 =	517 SPACES
3 BEDROOM	2.00 X 53 =	106 SPACES
TOTAL		883 SPACES

PROVIDED:

SURFACE PARKING	15 SPACES
GARAGE LEVEL 1	100 SPACES
LEVELS 2-5	704 SPACES
LEVEL 6	196 SPACES
TOWNHOUSE CARPORTS	56 SPACES
TOTAL	1066 SPACES *

* includes 22 handicapped parking spaces



TOTAL GROSS ACREAGE:	483,808 S.F. OR 11.11 ACRES	100%
COVERAGE BLDG. @ GROUND LEVEL:	193,040 S.F. OR 4.34 ACRES	39.9%
PRIVATE ROADS & PARKING AREAS:	56,548 SF OR 1.3 ACRES	12%
COMMON OPEN SPACE:	182,055 SF OR 4.18 ACRES	38%
PRIVATE OPEN SPACE:	14,890 SF OR .34 ACRES	3%
WATER BODIES:	0 SF	
PUBLIC FACILITIES:	21,522 SF OR .50 ACRES	4%
PUBLIC ROADS:	19,660 S.F. OR .451 ACRES	4%
TOTAL:	483,808 SF 11.11 ACRES	

INDEX OF SHEETS

A-0	TITLE SHEET/PROJECT DATA
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A-2	2nd LEVEL FLOOR PLAN 1:40 SCALE
A-3	3rd LEVEL FLOOR PLAN 1:40 SCALE
A-4	4th LEVEL FLOOR PLAN 1:40 SCALE
A-5	5th LEVEL FLOOR PLAN 1:40 SCALE
A-6	6th LEVEL FLOOR PLAN 1:40 SCALE
A-7	7th-8th LEVEL FLOOR PLAN 1:40 SCALE
A-8	ROOF PLAN
A-9	TYPICAL FLOOR PLAN 1/16" SCALE
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A-13	BUILDING ELEVATIONS 1:20' SCALE
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A-14a	BUILDING ELEVATIONS 1:20' SCALE
A-15	BUILDING SECTIONS 1:20' SCALE
A-16	BUILDING RENDERING
A-17	SITE PHOTOGRAPHS
A-18	CONTEXT PLAN AND SECTIONS

UNIT BREAKDOWN

UNIT MIX – PROJECT TOTAL

1 BED	2 BED	3 BED	3D TWOUSE	TOTAL
173	295	19	34	521
33%	56%	4.5%	4.5%	

	UNIT TYPE	UNIT S.F.	1st	2nd-5th	6th	7th	8th	TOTAL UNITS	
1 BEDROOM	A1	750	27	17x4=68	17	13	13	129	173 UNITS
	A2	875	-	3x4=12	3	2	2	19	
	A3	1050	4	4x4=16	4	4	4	32	
2 BEDROOM	B1	1320	-	4x4=16	-	-	-	16	295 UNITS
	B2	1380	19	20x4=100	25	14	14	172	
	B3	1320	12	12x4=48	12	6	6	96	
	B4	1370	3	4x4=12	4	4	4	31	
3 BEDROOM	C1	1430	-	3x4=12	3	2	2	19	19 UNITS
TOWNHOUSE CARPORTS	TH1	1320	28	-	-	-	-	34	34 UNITS
	TOTAL		93	300	66	44	44	521	

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DADE COUNTY, FLORIDA

REV 01 - 10/28/04
REV 02 - DEC 04-029
02/27/04

3/30/05

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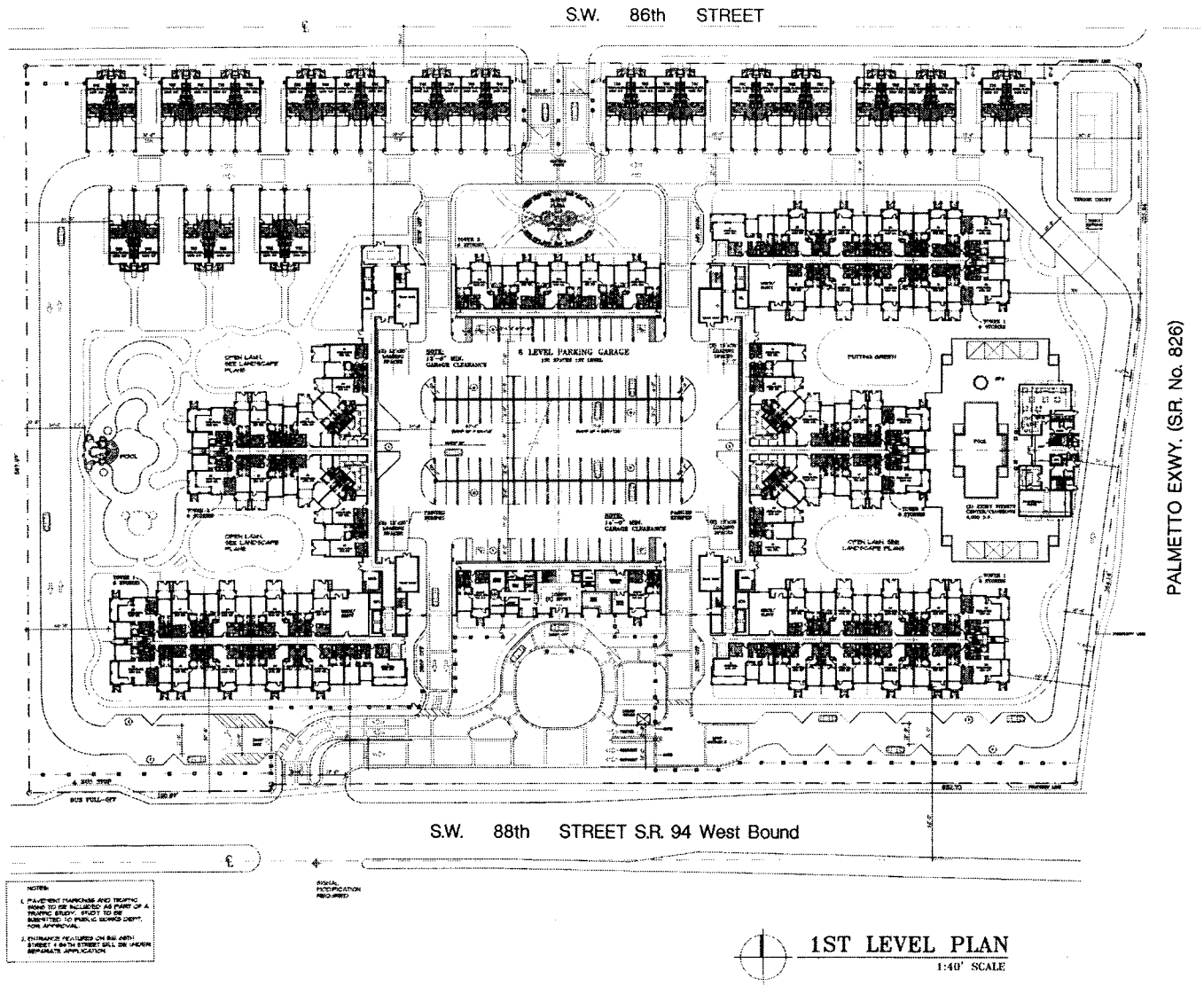

1ST LEVEL PLAN
1:40' SCALE

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DADE COUNTY, FLORIDA

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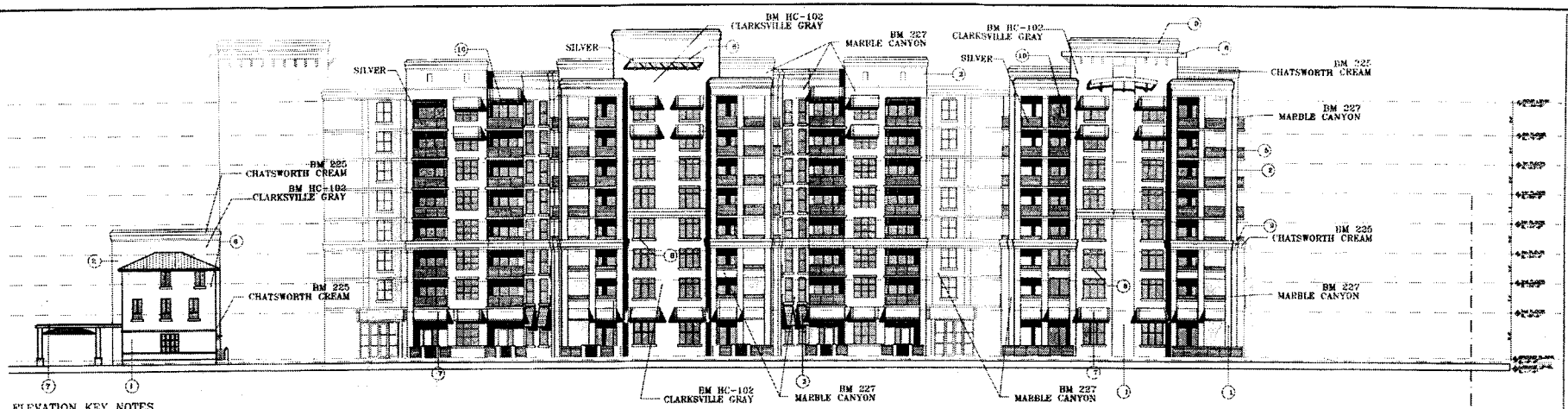
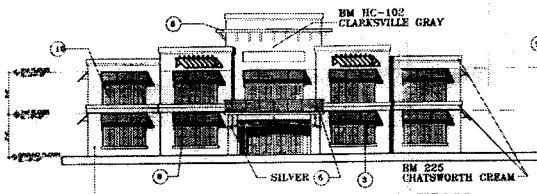


BUILDING ELEVATION (WEST)

1/16" SCALE

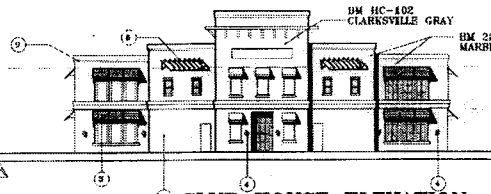
ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)



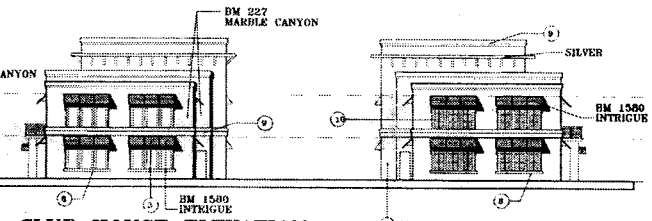
CLUB HOUSE ELEVATION

WEST ELEVATION 1/16" SCALE



CLUB HOUSE ELEVATION

EAST ELEVATION 1/16" SCALE

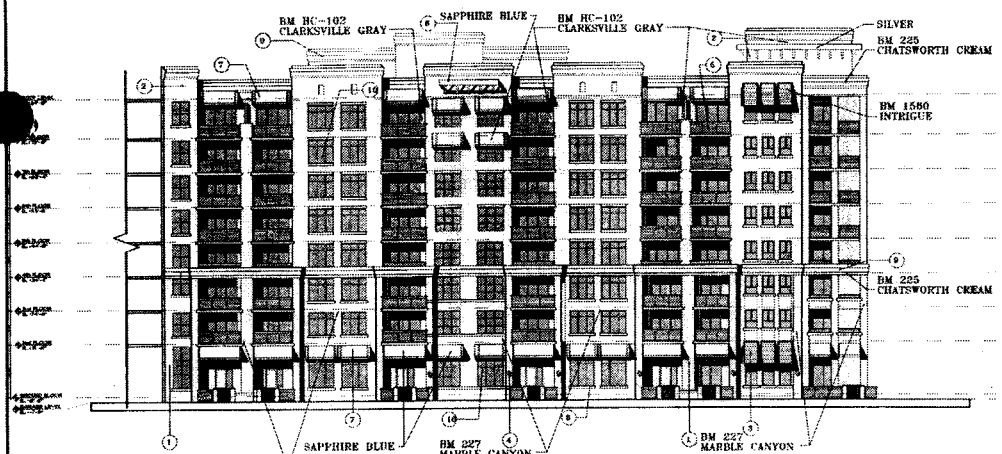


CLUB HOUSE ELEVATION

SOUTH ELEVATION 1/16" SCALE

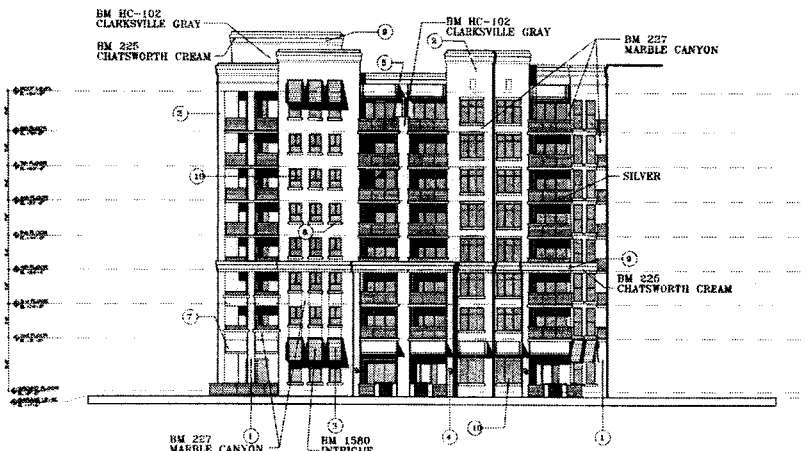
CLUB HOUSE ELEVATION

NORTH ELEVATION 1/16" SCALE



INTERIOR ELEVATION SOUTH TOWER 1

1/16" SCALE



INTERIOR ELEVATION TOWER 2 (NORTH/SOUTH)

1/16" SCALE

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DADE COUNTY, FLORIDA

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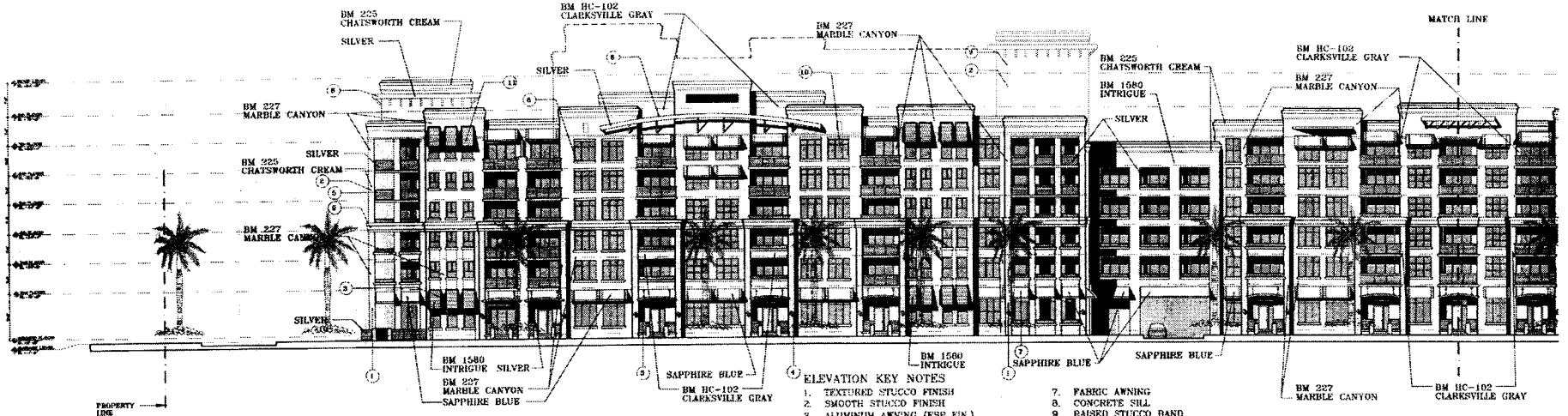

PARTIAL BLDG. ELEVATION (NORTH)

1/16" SCALE

ELEVATION KEY NOTES

1. TEXTURED STUCCO FINISH
2. SMOOTH STUCCO FINISH
3. ALUMINUM AWNING (ESP FIN.)
4. DECORATIVE LIGHT FIXTURE
5. ALUMINUM RAILING (ESP FIN.)
6. ALUMINUM TRELLIS (ESP FIN.)
7. FABRIC AWNING
8. CONCRETE SILL
9. RAISED STUCCO BAND
10. ALUM FRAME (ESP FIN.) W/BLUE/GREEN TINTED GLASS
11. ALUMINUM SHUTTER (ESP FIN.)

PARTIAL BLDG. ELEVATION (NORTH)

1/16" SCALE

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8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

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CENTRAL PARC
DADE COUNTY, FLORIDA

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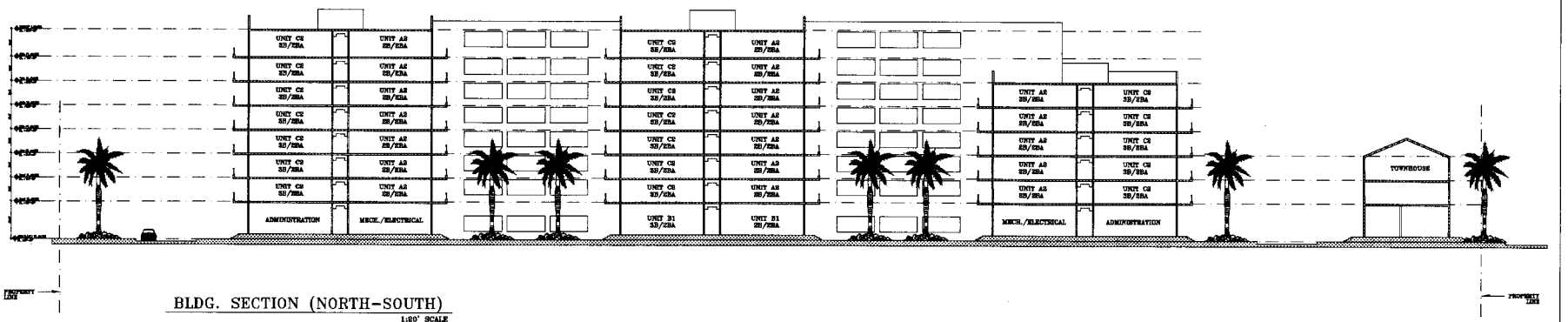
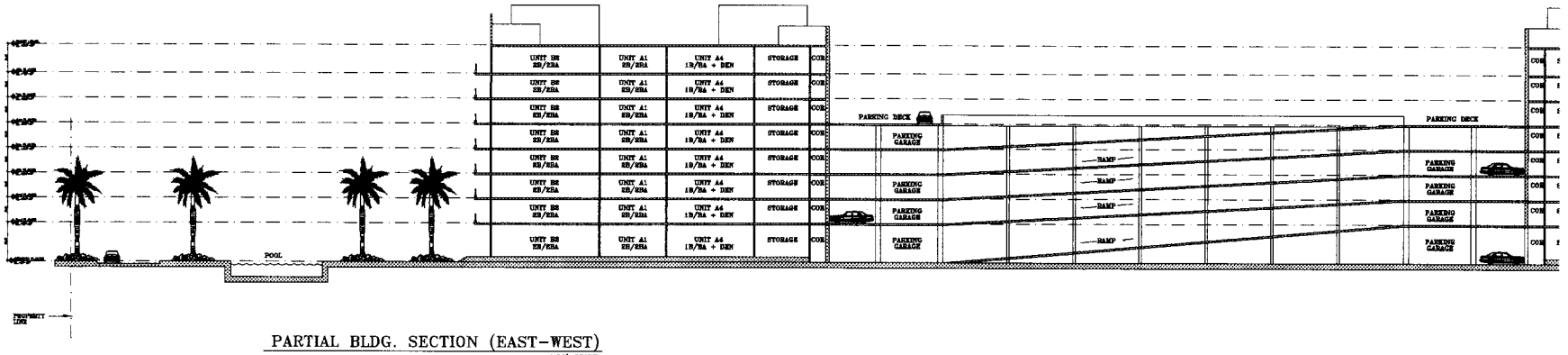
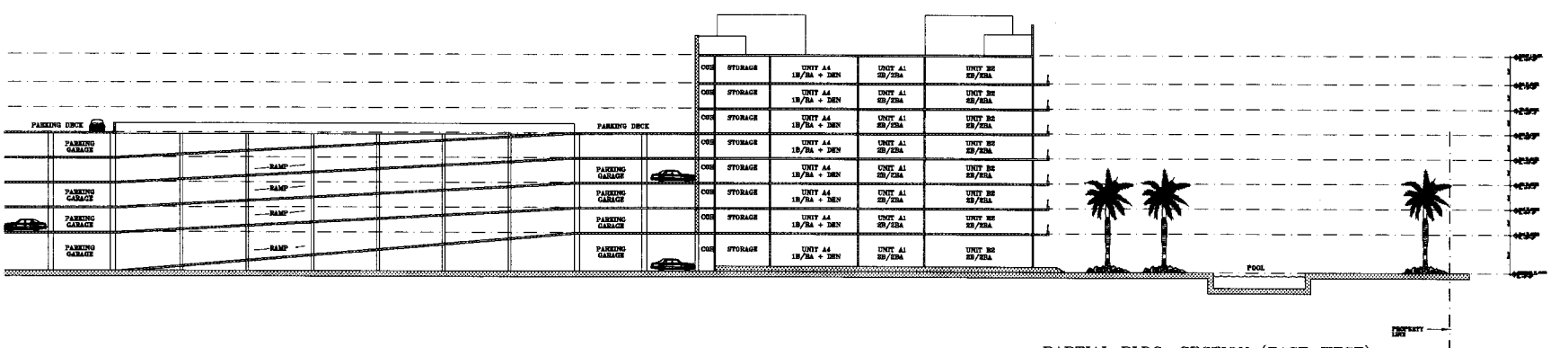


BLDG. SECTION (NORTH-SOUTH)
1:20' SCALE



PARTIAL BLDG. SECTION (EAST-WEST)
1:20' SCALE



PARTIAL BLDG. SECTION (EAST-WEST)
1:20' SCALE

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305·826·3999

PRELIMINARY DESIGN FOR:
CENTRAL PARC
DADE COUNTY, FLORIDA

REV #1 - 12/28/04
REV #2 - DIC 04-028 12/27/04

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