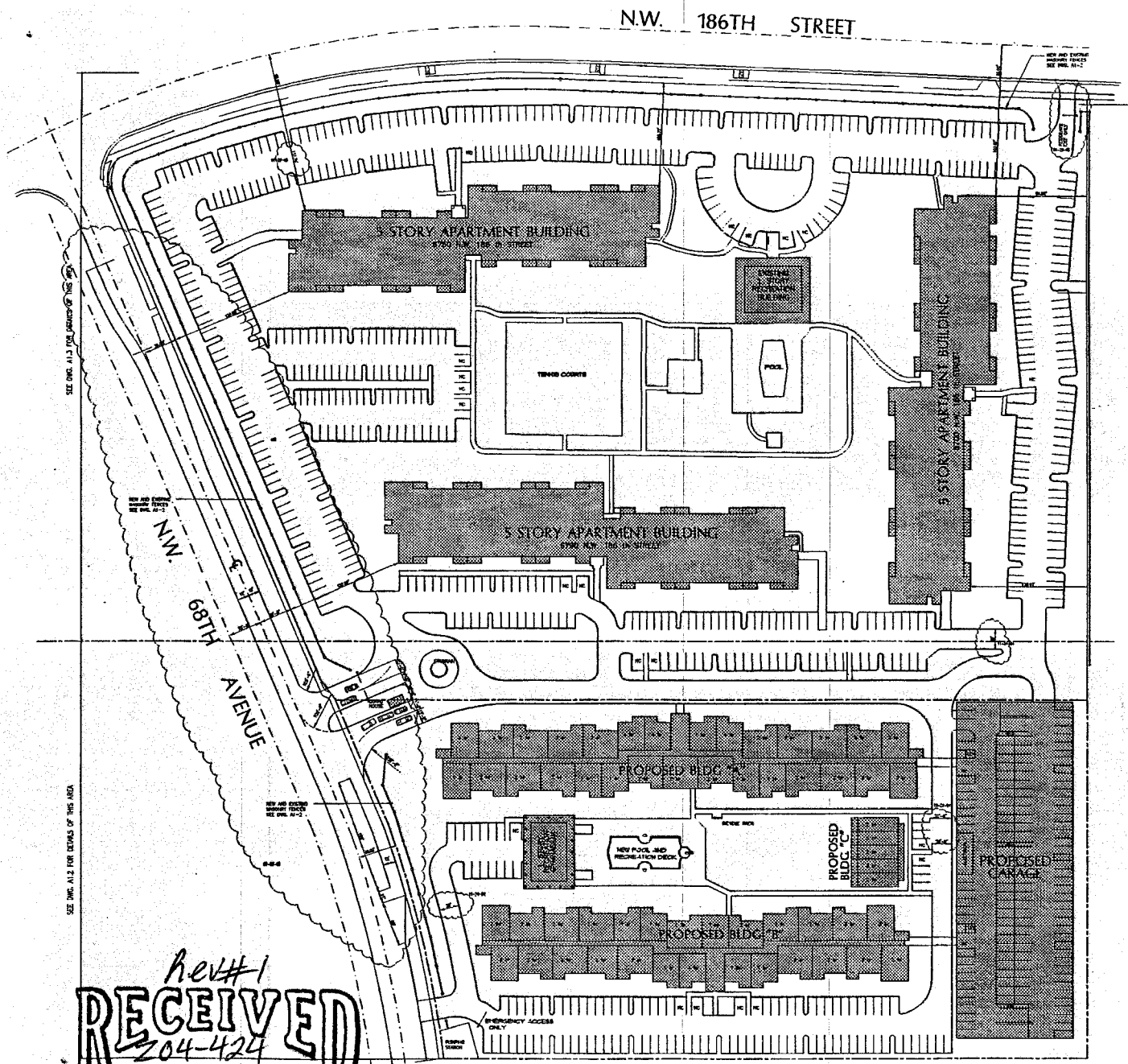

SITE PLAN

SCALE: 1" = 50'-0"

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204-424
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ZONING DATA

LEGAL DESCRIPTION: TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION
PLAT BOOK 97, PAGE 2
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING [illegible] SQ. FT. ([illegible] ACRES)

TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER
PLAT BOOK 99, PAGE 61
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING [illegible] SQ. FT. ([illegible] ACRES)

TOTAL NET LAND: [illegible] SQ. FT. ([illegible] ACRES)

GROSS BUILDING LOT COVERAGE:

BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
EXISTING RECREATION	[illegible]	SQ. FT.	(EXISTING)
BUILDING " A "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " B "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " C "	[illegible]	SQ. FT.	(PROPOSED)
RECREATION	[illegible]	SQ. FT.	(PROPOSED)
GATE HOUSE	[illegible]	SQ. FT.	(PROPOSED)
GARAGE	[illegible]	SQ. FT.	(PROPOSED)
TOTAL	[illegible]	SQ. FT.	

GROSS BUILDING LOT COVERAGE: [illegible] SQ. FT. / [illegible] SQ. FT. [illegible] %

TOTAL BUILDING AREA:

BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
BUILDING " [illegible]	[illegible]	SQ. FT.	(EXISTING)
EXISTING RECREATION	[illegible]	SQ. FT.	(EXISTING)
BUILDING " A "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " B "	[illegible]	SQ. FT.	(PROPOSED)
BUILDING " C "	[illegible]	SQ. FT.	(PROPOSED)
RECREATION	[illegible]	SQ. FT.	(PROPOSED)
GATE HOUSE	[illegible]	SQ. FT.	(PROPOSED)
TOTAL	[illegible]	SQ. FT.	

HEIGHT
5 FLOORS [illegible] (EXISTING)
5 FLOORS [illegible] (EXISTING)
5 FLOORS [illegible] (EXISTING)
1 FLOOR [illegible] (EXISTING)
6 FLOORS [illegible] (PROPOSED)
6 FLOORS [illegible] (PROPOSED)
3 FLOORS [illegible] (PROPOSED)
1 FLOOR [illegible] (PROPOSED)
1 FLOOR [illegible] (PROPOSED)

01-28-05

FLOOR AREA RATIO: [illegible] / [illegible] = [illegible]

TOTAL LANDSCAPE AREA: [illegible] SQUARE FEET AND [illegible]
ADDITIONAL % OF LANDSCAPE REQUIRED BY CHAPTER 33: [illegible]
TREES REQUIRED BY CHAPTER 18A *) TREES REQUIRED BY CHAPTER 33 *)
TOTAL TREES REQUIRED *) TOTAL TREES PROVIDED *)
(*) SEE LANDSCAPING PLANS
ALL LANDSCAPED AREAS WILL BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM WITH A 100% COVERAGE

TOTAL PARKING AREA	[illegible]	SQUARE FEET AND	[illegible]
TOTAL BLDGS	[illegible]	SQUARE FEET AND	[illegible]
TOTAL DRIVES	[illegible]	SQUARE FEET AND	[illegible]

TOTAL NUMBER OF BUILDINGS
SIX APARTMENT BUILDINGS, ONE GARAGE, TWO RECREATION BUILDINGS, AND ONE GATE HOUSE

APARTMENT BREAKDOWN

	ONE-BR. UNITS	TWO-BR. UNITS	THREE-BR. UNITS	TOTALS	
5700 BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
5700 BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
5700 BUILDING	[illegible]	[illegible]	[illegible]	[illegible]	(EXISTING)
BUILDING " A "	[illegible]	[illegible]	-	[illegible]	(PROPOSED)
BUILDING " B "	[illegible]	[illegible]	-	[illegible]	(PROPOSED)
BUILDING " C "	-	[illegible]	-	[illegible]	(PROPOSED)
TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	

DENSITY:
TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION [illegible] / [illegible] = [illegible] UNITS PER ACRE

DENSITY:
TRACT "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER [illegible] / [illegible] = [illegible] UNITS PER ACRE

DENSITY (BOTH TRACTS): [illegible] / [illegible] = [illegible] UNITS PER ACRE

PARKING REQUIREMENTS:
ONE BEDROOM UNITS: [illegible] X 1.5 = [illegible] SPACES
TWO BEDROOM UNITS: [illegible] X 1.75 = [illegible] SPACES
THREE BEDROOM UNITS: [illegible] X 2.00 = [illegible] SPACES

TOTAL REQUIRED: [illegible] SPACES
TOTAL PROVIDED: [illegible] SPACES (1)
ON-SITE [illegible] SPACES
GARAGE [illegible] SPACES

(1) INCLUDING [illegible] HANDICAPPED SPACES

BUILDING HEIGHTS

BUILDING " [illegible]	5 FLOORS [illegible]	(EXISTING)
BUILDING " [illegible]	5 FLOORS [illegible]	(EXISTING)
BUILDING " [illegible]	5 FLOORS [illegible]	(EXISTING)
EXISTING RECREATION	1 FLOOR [illegible]	(EXISTING)
BUILDING " A "	6 FLOORS [illegible]	(PROPOSED)
BUILDING " B "	6 FLOORS [illegible]	(PROPOSED)
BUILDING " C "	3 FLOORS [illegible]	(PROPOSED)
GARAGE	3 FLOORS [illegible]	(PROPOSED)
RECREATION	1 FLOOR [illegible]	(PROPOSED)
GATE HOUSE	1 FLOOR [illegible]	(PROPOSED)

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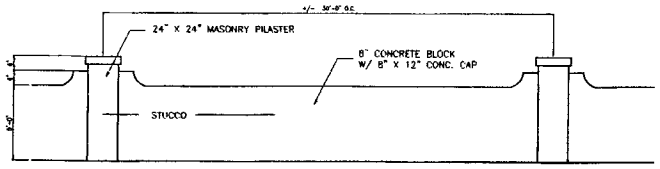
1-31-05

SALVADOR M. CRUXENT ARCHITECT
3911 PONCE DE LEON BLVD.
SUITE 301
CORAL GABLES, FLORIDA 33134
(305) [illegible]

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS
03-18-04
10-14-04
11-24-04
01-28-05

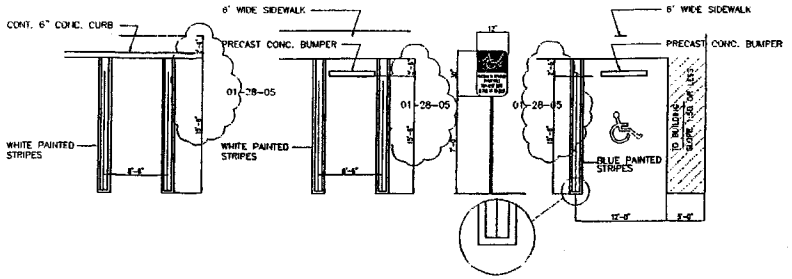
PROJECT: CCT PHASE II
FILE NO: A1.1
SCALE: 1"=50'-0"
DATE: 09-12-03
SHEET NO. A1.1
OF 11



MASONRY FENCE DETAL
SCALE: 1/4"=1'-0"

ALONG PROPERTY LINES FACING STREETS
5 FEET HIGH CHAIN LINK AT ALL OTHER PROPERTY LINES

BICYCLE RACK DETAIL
(HUNTCO MODEL BR-13 OR EQUAL)



TYPICAL PARKING STALL DETAIL
N.T.S.

HANDICAPPED PARKING STALL DETAIL
N.T.S.

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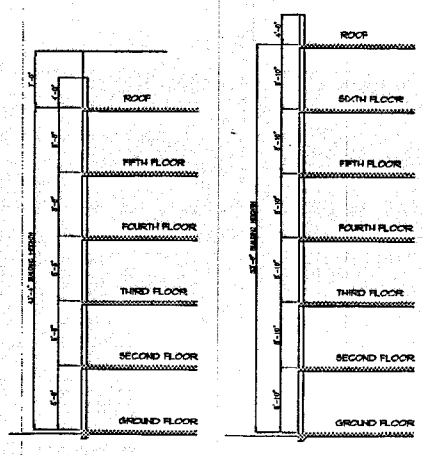
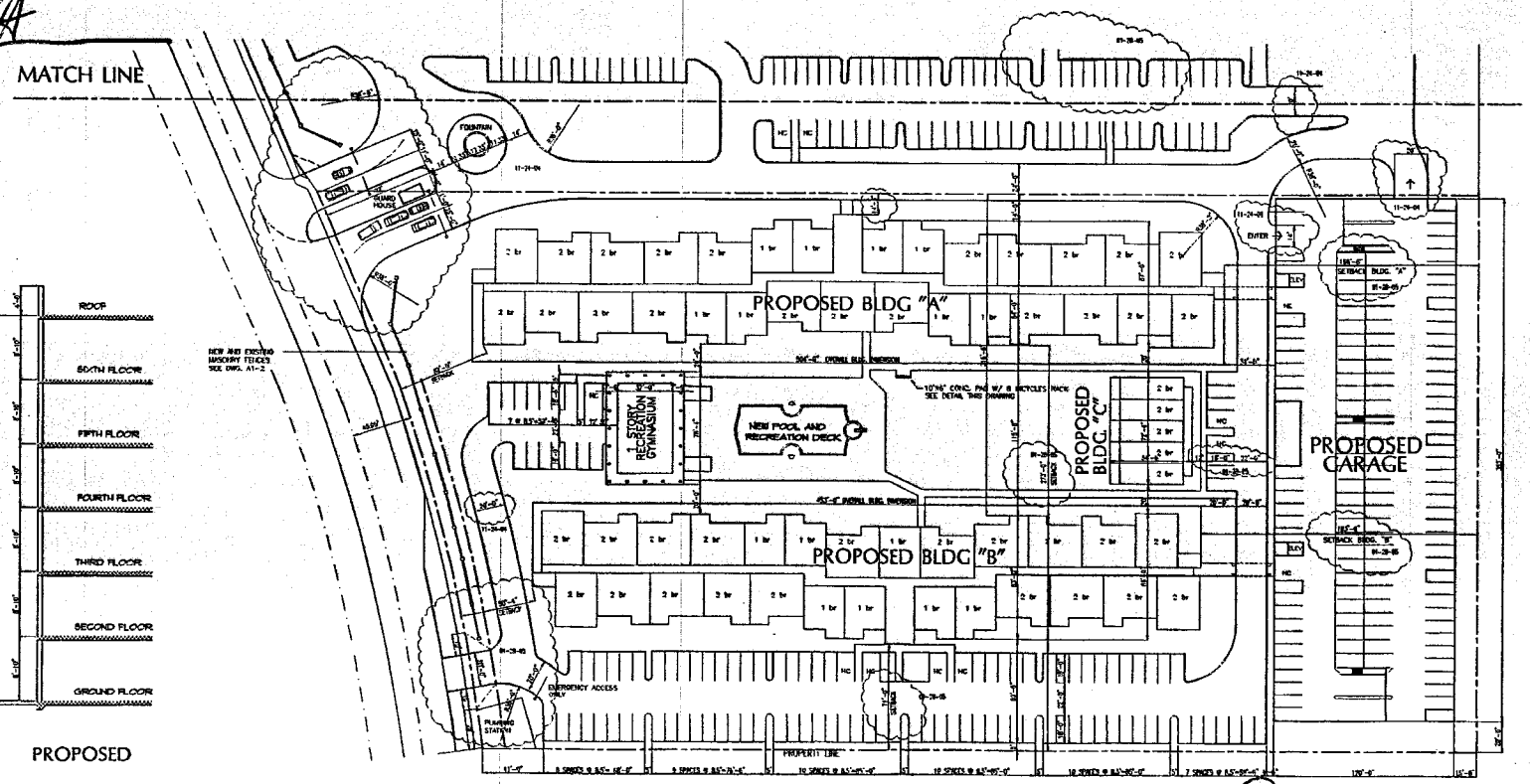


EXISTING

PROPOSED

TYPICAL BUILDINGS SECTIONS
SCALE: 1/8" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1" = 40'-0"

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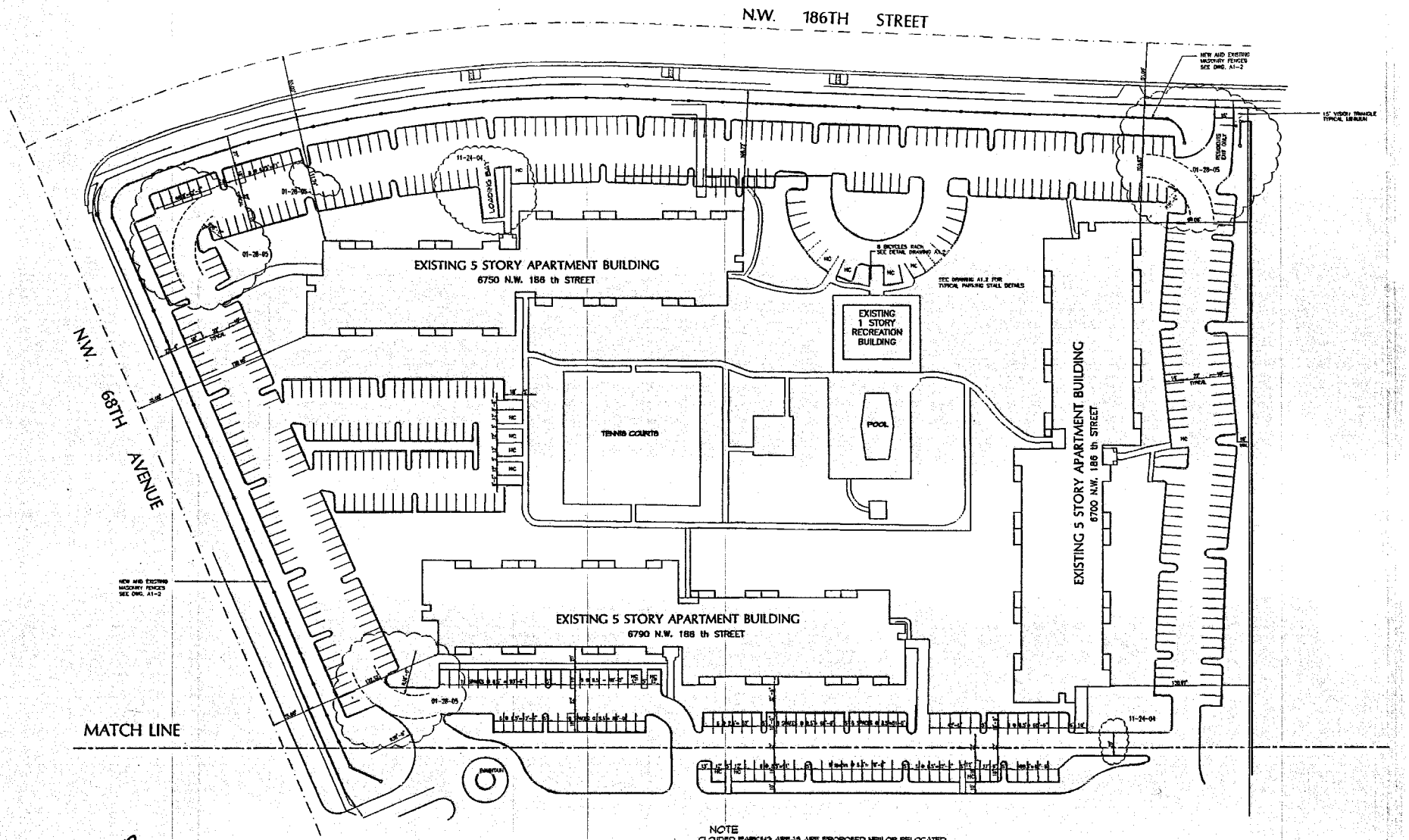
1-31-05

SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 504
CORAL GABLES, FLORIDA 33134
(305) 599-9038

COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.2
OF 11



NOTE
CLOUDED PARKING AREAS ARE PROPOSED NEW OR RELOCATED

PARTIAL SITE PLAN

SCALE: 1" = 50'-0"

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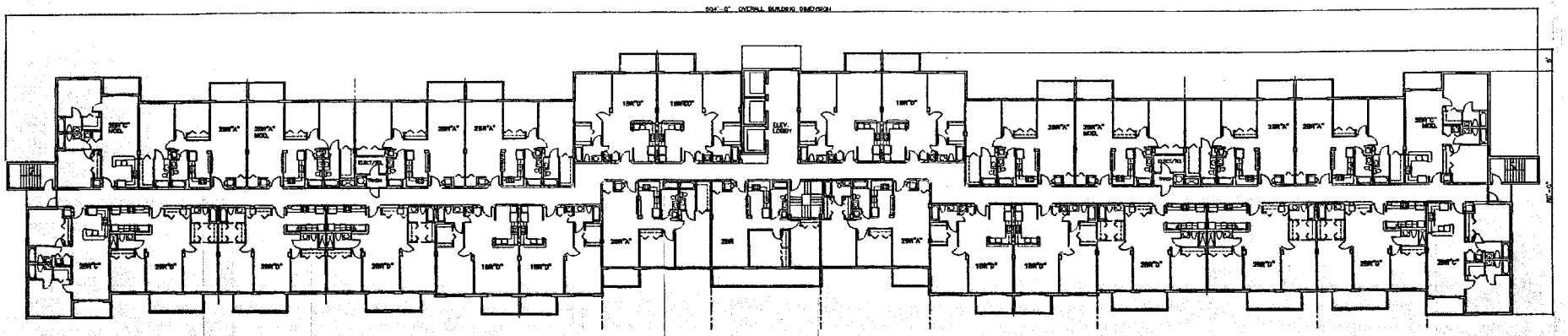
CORAL GABLES, FLORIDA 3312
(305) 569-9836

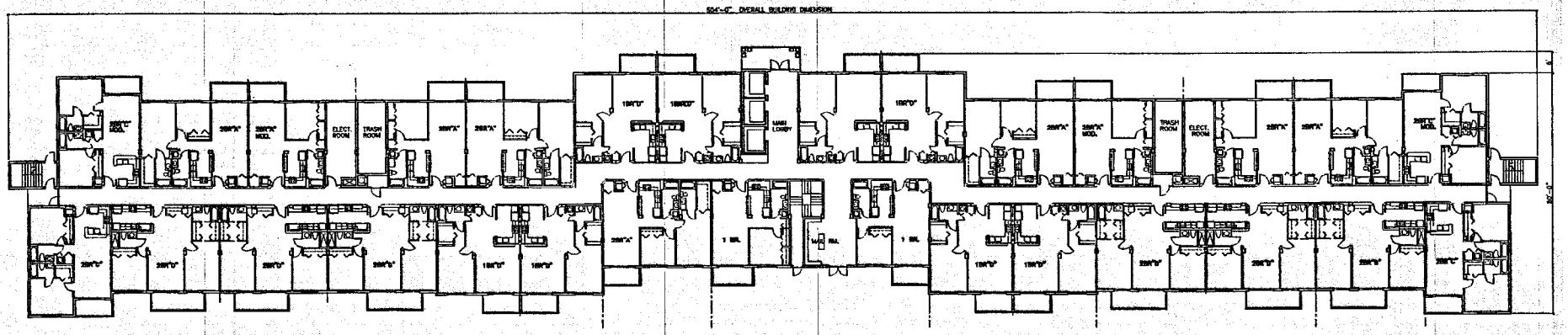
COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04
11-24-04
01-28-05

PROJECT: CCT PHASE II
FILE NO: PARTIALSITEPLAN
SCALE: 1"=40'-0"
DATE: 08-12-03
SHEET NO. A1.3
OF 11



TYPICAL FLOOR PLAN - PROPOSED BUILDING " A "
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN - PROPOSED BUILDING " A "
SCALE: 1/16" = 1'-0"

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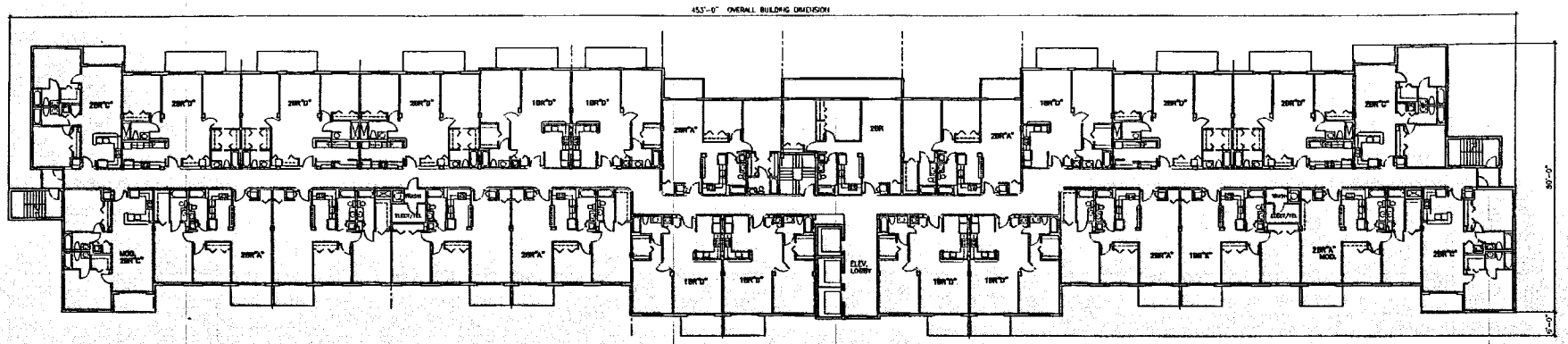
SALVADOR M. CRUXENT
ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 569-9036

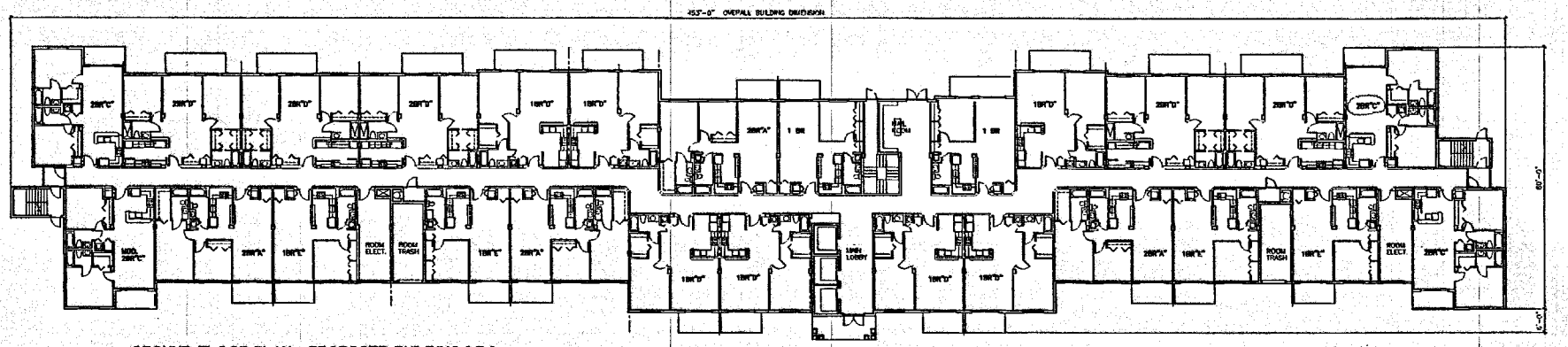
COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS	
	02-16-04
	10-14-04

PROJECT: COUNTRY CLUB TOWERS	
FILE NO.	A2.1
SCALE:	1/16"=1'-0"
DATE:	10-29-03
SHEET NO.	A2.1
OF	11



TYPICAL FLOOR PLAN - PROPOSED BUILDING " B "



GROUND FLOOR PLAN - PROPOSED BUILDING " B "

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COUNTRY CLUB TOWERS SECOND PHASE II

MIAMI, FLORIDA

REVISIONS

PROJECT: COUNTRY CLUB TOWERS

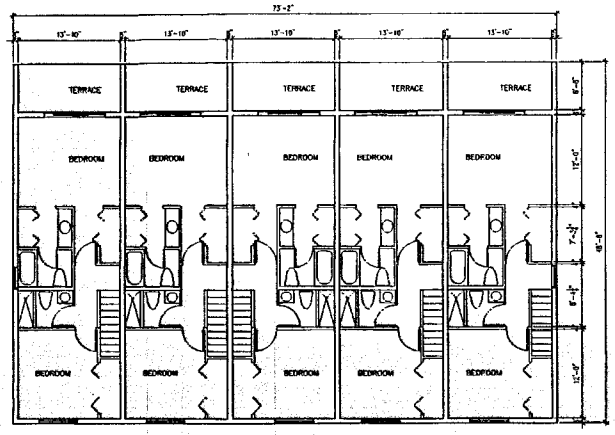
FILE NO. A3-2

SCALE 1/16"=1'-0"

DATE

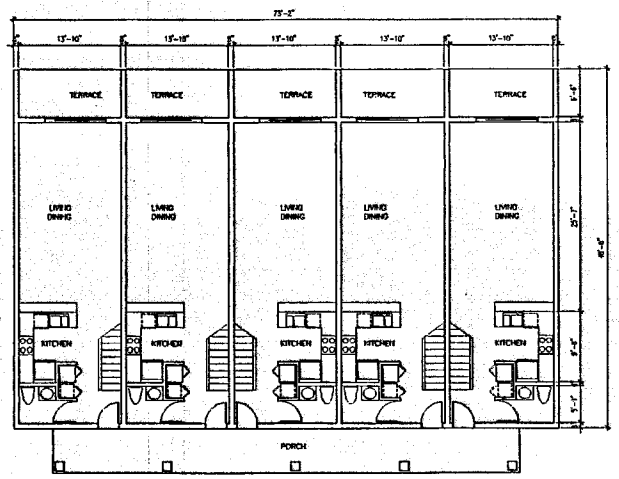
SHEET NO. A2.2

OF 11



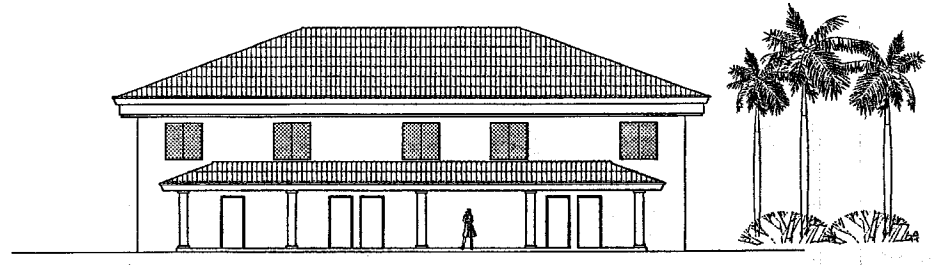
SECOND FLOOR PLAN - PROPOSED BUILDING " C "
SCALE: 1/16" = 1'-0"

11-24-04

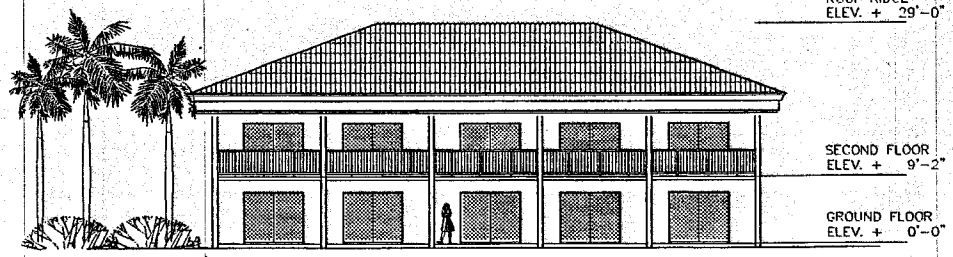


GROUND FLOOR PLAN - PROPOSED BUILDING " C "
SCALE: 1/16" = 1'-0"

11-24-04



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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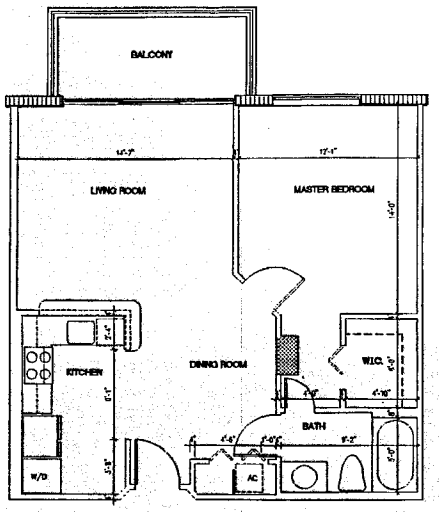
3211 PONCE DE LEON BLVD.
SUITE 301
CORAL GABLES, FLORIDA 33134
(305) 529-2536

COUNTRY CLUB TOWERS SECOND PHASE II
10255 NW. 66 th AVENUE
MIAMI, FLORIDA

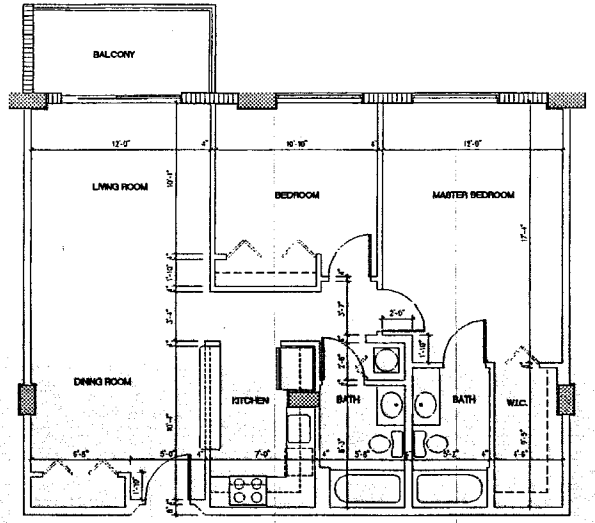
REVISIONS	
	10-14-04
	11-24-04

PROJECT	COUNTRY CLUB TOWERS
FILE NO.	A23
SCALE	1/8"=1'-0"
DATE	12-17-03
SHEET NO.	A23
OF	1



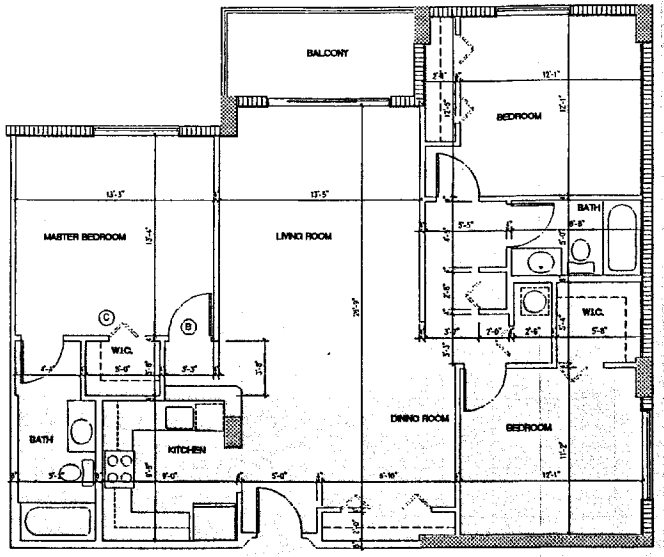
TYPICAL FLOOR PLAN MODEL "A"

SCALE : 1/4" = 1'-0" ONE BEDROOM 745 S.F.



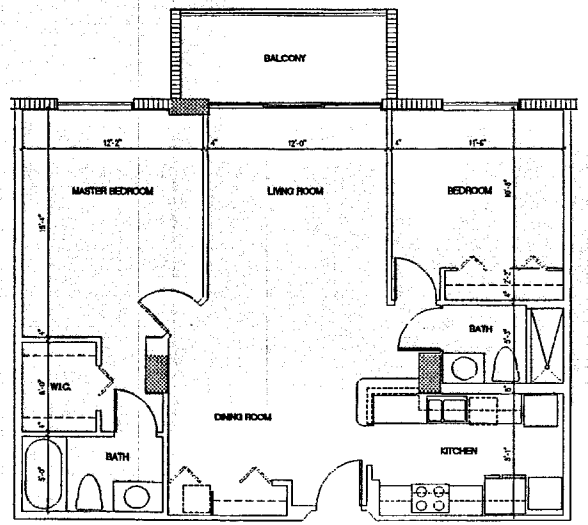
TYPICAL FLOOR PLAN MODEL "B"

SCALE : 1/4" = 1'-0" TWO BEDROOM 999 S.F.



TYPICAL FLOOR PLAN MODEL "C"

SCALE : 1/4" = 1'-0" THREE BEDROOM 1,347 S.F.



TYPICAL FLOOR PLAN MODEL "D"

SCALE : 1/4" = 1'-0" TWO BEDROOM 1,025 S.F.

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MIAMI-DADE PLANNING AND ZONING DEPT.
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SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD. SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 559-9938

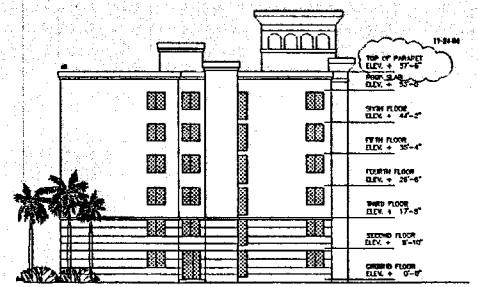
COUNTRY CLUB TOWERS SECOND PHASE II
16255 N.W. 68 th AVENUE MIAMI, FLORIDA

REVISIONS
03-16-04
10-14-04

PROJECT: COUNTRY CLUB TOWERS
FILE NO. UNITS
SCALE: 1/4"=1'-0"
DATE: 08-12-03
SHEET NO. A3.1
OF 11

SOUTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION

SCALE: 1/16" = 1'-0"

Rev#1

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FEB 04 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

NORTH ELEVATION - BUILDING " A "

SCALE: 1/16" = 1'-0"

SCuxent
1-31-05

SALVADOR M. CRUXENT ARCHITECT

OWNER: LAKE TOWER & ASSOCIATES

COUNTRY CLUB TOWERS - PHASE II

6700 N.W. 186th STREET MIAMI, FLORIDA

REVISIONS

PROJECT COORDINATOR

FILE NO. 1014.1

SCALE: 1/16"=1'-0"

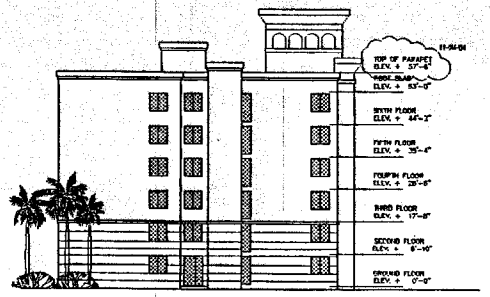
DATE: 10-20-04

SHEET NO. A4.1

OF 11

NORTH ELEVATION - BUILDING " B "

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION

SCALE: 1/16" = 1'-0"

Rev#1

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204-424
FEB 04 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JJH

SOUTH ELEVATION - BUILDING " B "

SCALE: 1/16" = 1'-0"

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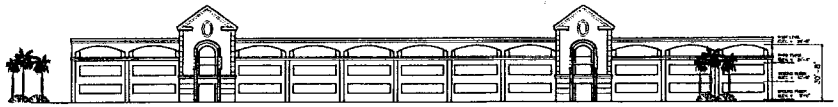
1-31-05

SALVADOR M. CRUXENT ARCHITECT

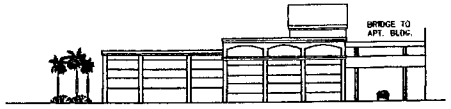
COUNTRY CLUB TOWERS - PHASE II
6700 N.W. 186th STREET
MIAMI, FLORIDA

REVISIONS

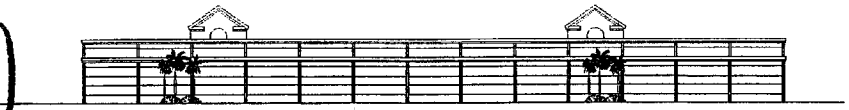
PROJECT: OCTPHASE
FILE NO. A4.2
SCALE: 1/16"=1'-0"
DATE: 10-09-03
SHEET NO. A4.2
OF 11



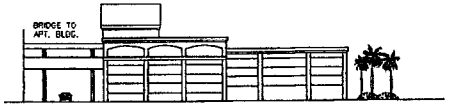
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Rev#1

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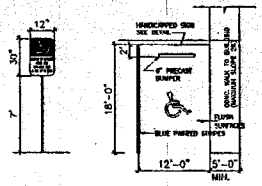
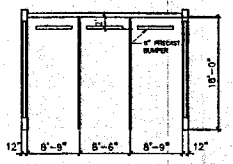
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPH

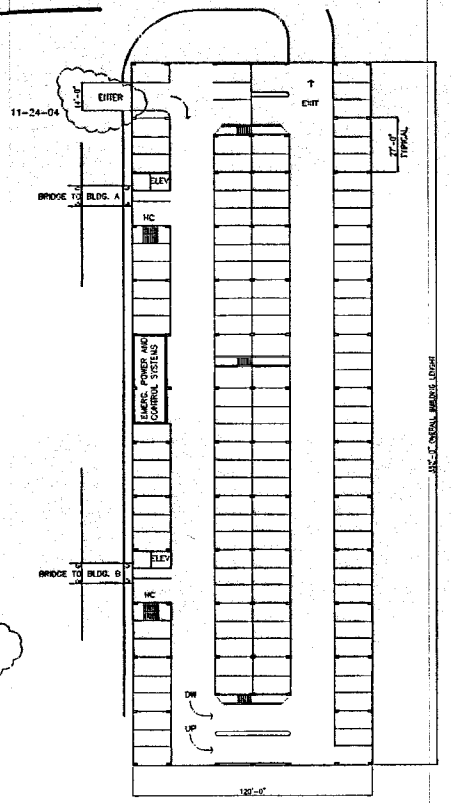


ACCESSIBLE PARKING

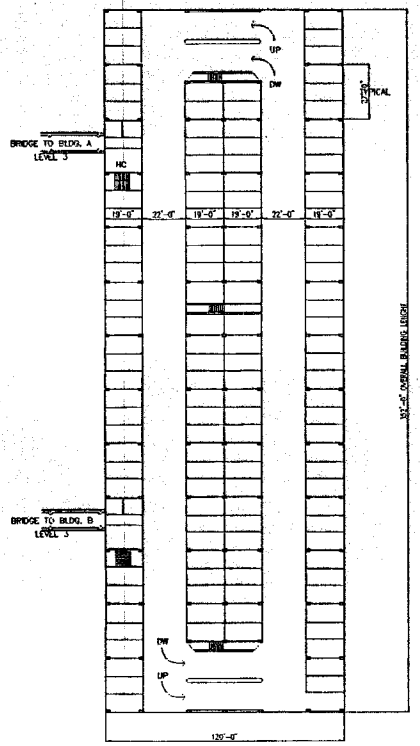


STANDARD PARKING

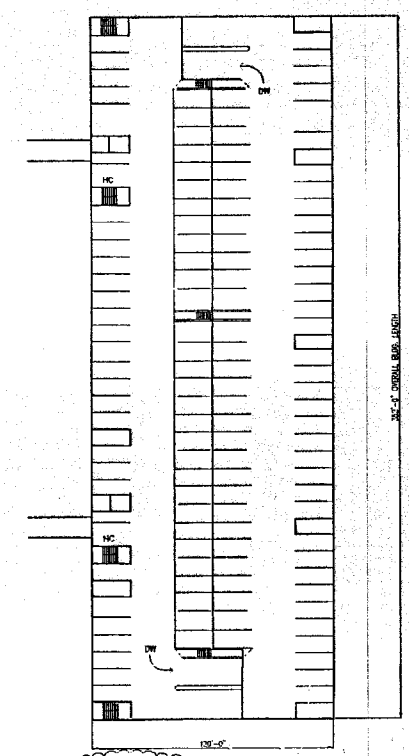
TYPICAL PARKING STALL DETAILS
SCALE: 1" = 10'-0"
11-24-04



GROUND FLOOR PLAN
128 SPACES



TYPICAL FLOOR PLAN - LEVELS 2 & 3
134 SPACES PER LEVEL (268 SPACES TOTAL)



SEE LANDSCAPING DETAILS DRAWING L-4 11-24-04

ROOF PLAN - LEVEL 4
63 SPACES

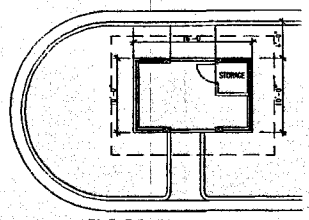
GARAGE PLANS AND ELEVATIONS
SCALE: 1" = 30'-0"

SCruxent
1-31-05

SALVADOR M. CRUXENT ARCHITECT
3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 569-9936

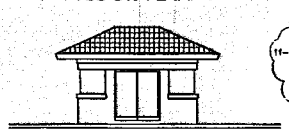
COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS	
	10-14-04
	11-24-04
PROJECT:	CCT PHASE II
FILE NO:	A5.1
SCALE:	1"=30'-0"
DATE:	12-07-03
SHEET NO.	A5.1
OF	11

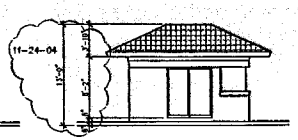


FLOOR PLAN

WEST & EAST ELEVATION



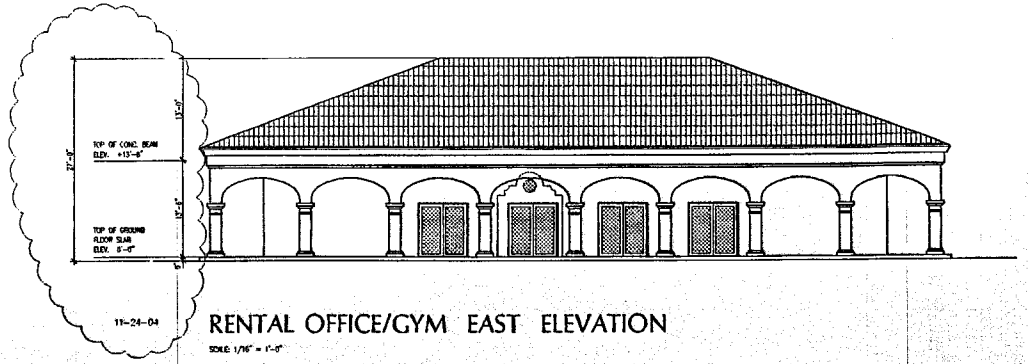
NORTH ELEVATION



SOUTH ELEVATION

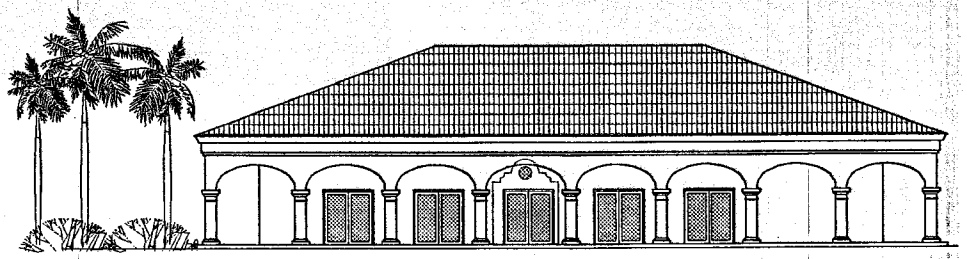
GUARD HOUSE DETAILS

SCALE: 1/16" = 1'-0"



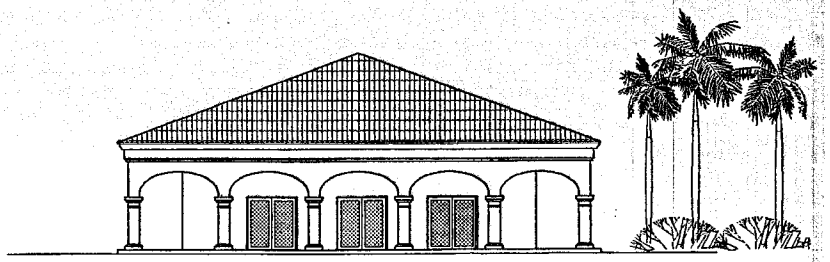
RENTAL OFFICE/GYM EAST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM WEST ELEVATION

SCALE: 1/16" = 1'-0"



RENTAL OFFICE/GYM NORTH ELEVATION
(SOUTH EQUAL BUT REVERSED)

SCALE: 1/16" = 1'-0"

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3211 PONCE DE LEON BLVD.
SUITE 304
CORAL GABLES, FLORIDA 33134
(305) 558-9936

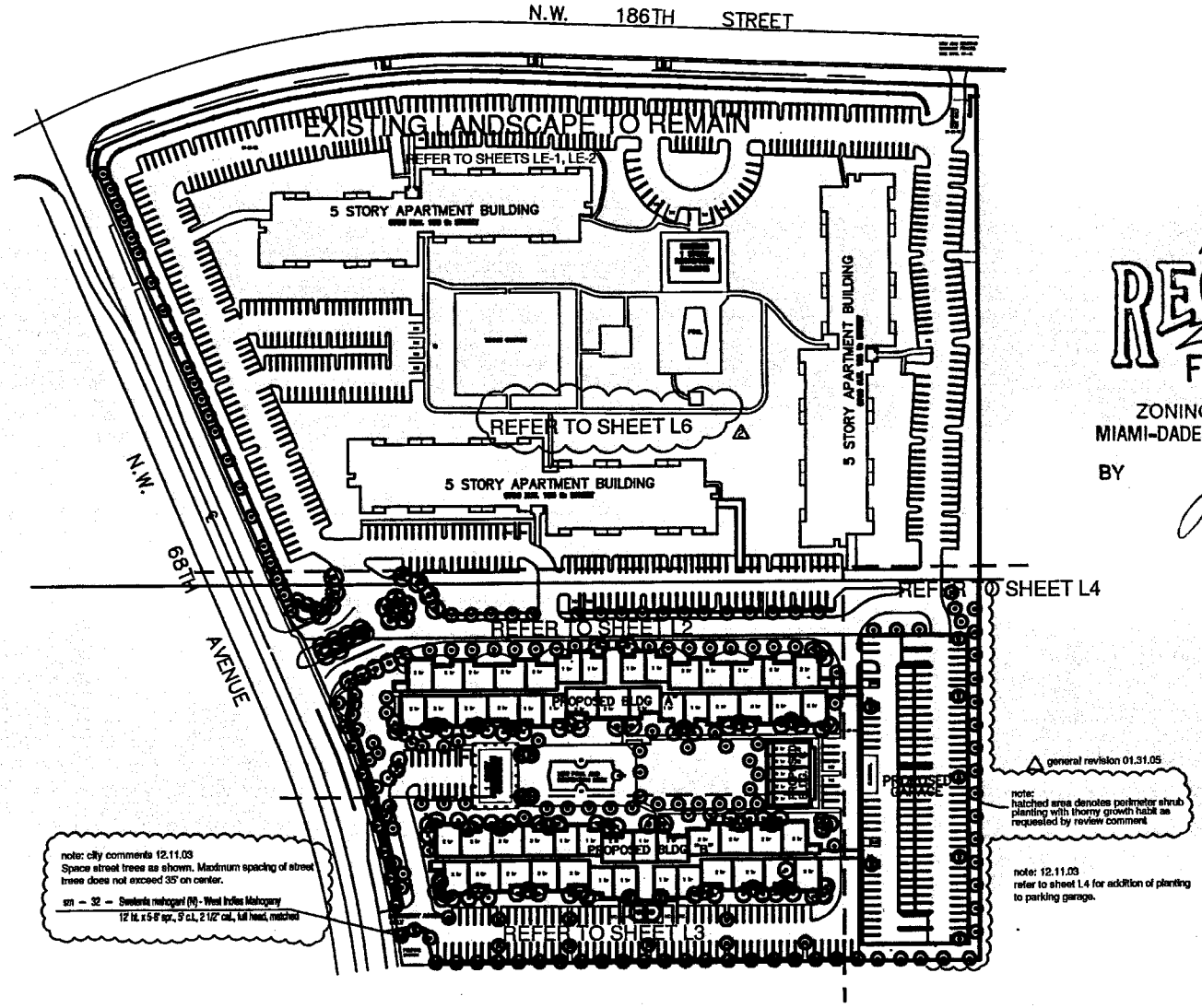
COUNTRY CLUB TOWERS SECOND PHASE II
18255 N.W. 68 th AVENUE
MIAMI, FLORIDA

REVISIONS	
	03-16-04
	10-14-04
	11-24-04

PROJECT:	CCT PHASE II
FILE NO:	A5.2
SCALE:	1/8"=1'-0"
DATE:	08-12-03
SHEET NO.	A5.2
OF	11

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



overall site plan

50'

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02.17.05

general revision 02.17.05
general revision 01.31.05
general revision 01.06.04
city comments 12.11.03
12.5.03
11.03.03
8.25.03
8.7.03
5.15.03
0302

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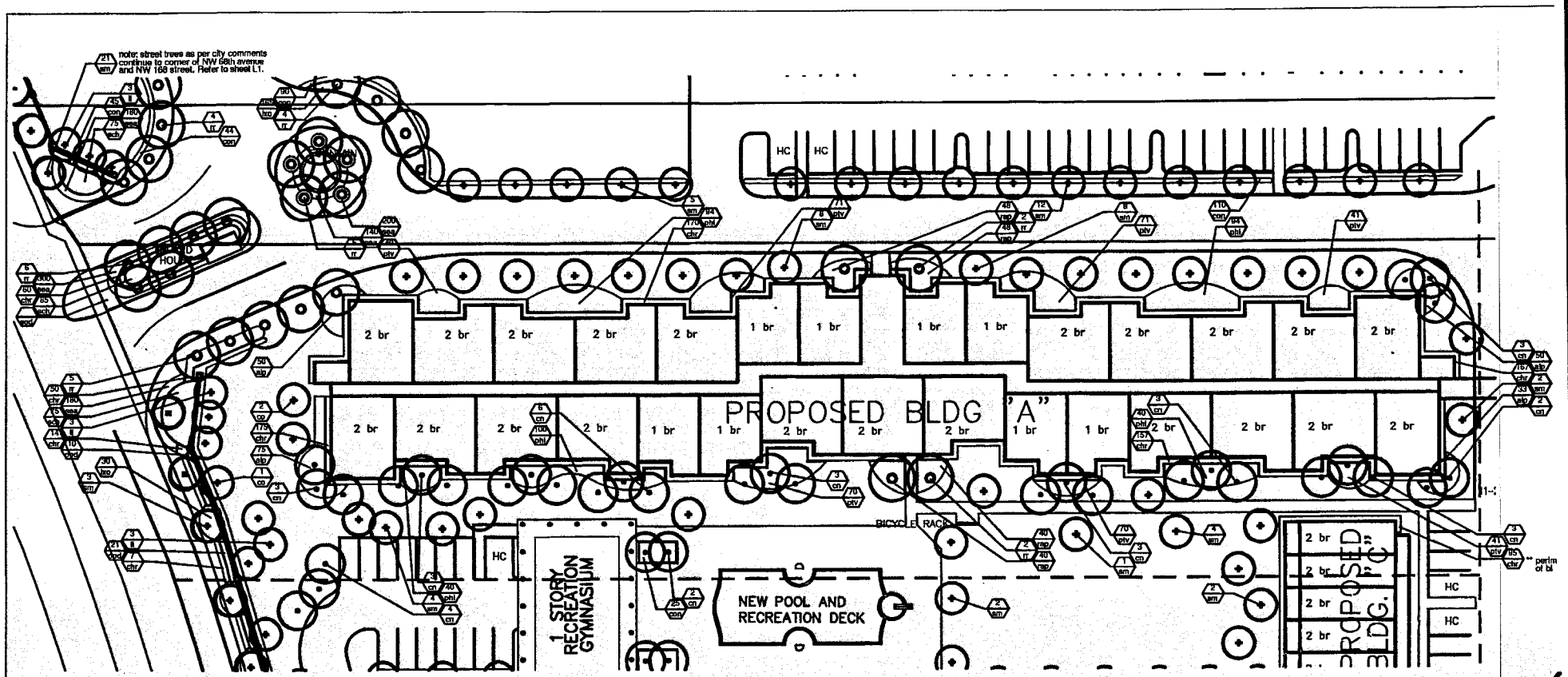
L1

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



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MIAMI-DADE PLANNING AND ZONING DEPT.
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PLANT LIST –

		Trees:
co	– 35 –	Cocos nucifera 'Green Malayan'
		4-14' g.w. staggered his.
cc	– 3 –	Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 5' c.l. 2" cal. full head
l	– 9 –	Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 5' c.l. 2" cal. full head
rr	– 28 –	Roystonia regia
		14' g.w. matched
sm	– 89 –	Swietenia mahogani (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 5' c.l. 2" cal. full head

PLANT LIST –

		Shrubs and Groundcovers
alp	– 208 –	Alpinia z. 'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	– 815 –	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16"spr. full 2' o.c.
con	– 281 –	Conocarpus er. 'verlosus' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
bo	– 195 –	Ixora c. 'Nora Grant' - Pink Ixora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phl	– 368 –	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod	– 31 –	Podocarpus macrophyllus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.

ptv	– 404 –	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	– 176 –	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sch	– 235 –	Schefflera a. 'Variegata' - Dwarf Variegated Schefflera
		3 gal. 16-18" ht. x spr. full 2' o.c.
ses	–1000 –	Seasonal Flowers - Same
		6" pots full 12" o.c.
sod	–	St. Augustine Flor-tam
		solid sod

planting plan

20'

02.17.05

general revision 02.17.05
general revision 01.06.05
city comments 12.11.03
12.5.03
11.03.03
25.03
7.03
5.15.03

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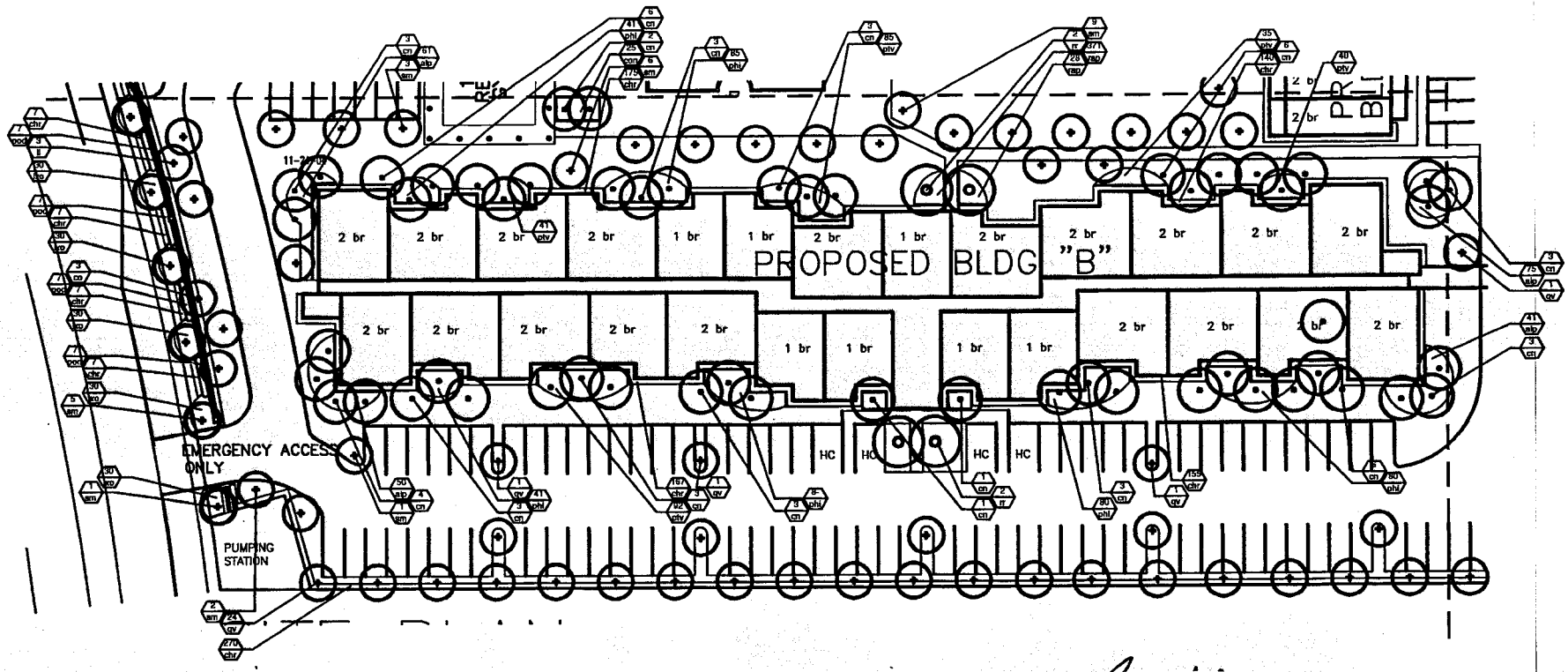
L2

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST –

Trees:

cn	53	Cocos nucifera 'Green Malayan'
		4-14' g.w. staggered hts.
co	3	Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
ll	3	Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
qv	28	Quercus virginiana (N) - Live Oak
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
rr	4	Roystonia regia
		14' g.w. matched
sm	27	Swetenia mahogani (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head

PLANT LIST –

Shrubs and Groundcovers

alp	227	Alpinia z. 'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	768	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
con	25	Conocarpus er. 'sericeus' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
bro	150	Ixora c. 'Nora Grant' - Pink Ixora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phl	255	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod	28	Podocarpus macrophyllus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.
ptv	160	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	56	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sod	–	St. Augustine Flor-lam
		solid sod

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BY

02.17.05

planting plan

20'

general revision 02.17.05

general revision 01.31.05

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8.7.03

5.15.03

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NW 68th Avenue and 186th Street Miami, Florida

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BY JSA

PLANT LIST –

Trees:

co – 7 – Conocarpus erectus - Green Buttonwood (N)
10' ht. x 5-6' spr., 4" c.t., full head, matched

qv – 26 – Quercus virginiana (N) - Live Oak.
10' ht. x 5-6' spr. 5" c.t. 2" cal. full head

PLANT LIST –

Shrubs and Groundcovers

chr – 491 – Chysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
3 gal. 24" ht. x 14-16"spr. foll 2' o.c.

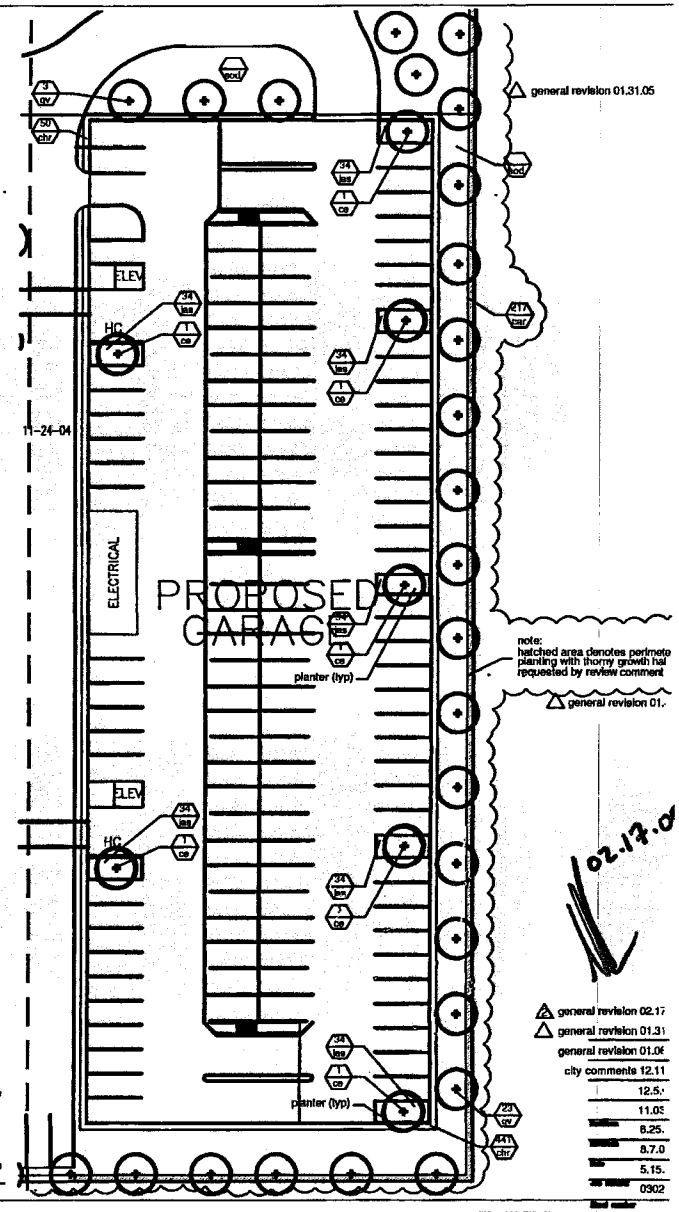
jas – 236 – Jasminium volubile - Wax Jasmine
3 gal. 24" ht. x 14-16"spr. foll 2' o.c.

sod – – St. Augustine Floratam
solid sod

car – 217 – Carissa macrocarpa - Natal Plum
3 gal. 3' ht. x 24"spr. space 30" o.c.

general revision 01.31.05

note: 12.11.03
addition of planters to garage



planting plan

20'

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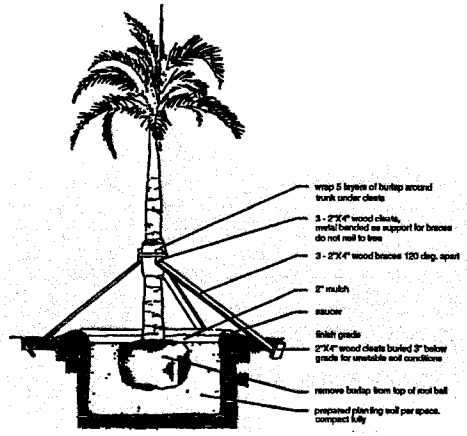
L4

Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida

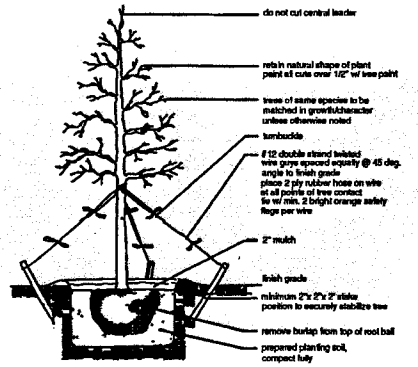
plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Floratam' (unless otherwise noted) laid w/ staggering abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, cores and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement,
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

plant details



palm/large tree planting detail



small tree planting detail

landscape legend

Zoning District RU4 Net Lot Area 19.312 acres 841,261 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 841,261 s.f. x 40 % = 336,504 s.f.	336,504	361,934
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan; No. parking spaces 531 x 10 s.f. per parking space =	5310	5310
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	341,814	367,244
LAWN AREA CALCULATION		
A. 341,814 total s.f. of landscaped open space required by chapter 33	341,814	367,244
B. Maximum lawn area (sod) permitted = 30 % x 341,814 s.f. =	102,544	102,544
TREES		
A. No. trees required per net lot acre 28 28 trees x 19.312 Net Lot Acres	541	541
Less existing number of trees meeting minimum requirements		123
B. % Palms allowed: No trees provided x 30%	162	126
Less existing number of trees meeting minimum requirements		34
C. % Natives Required: No. trees provided x 30%	162	241
D. Street Trees (maximum average spacing of 25' o.c. - palms): 1890 linear feet along street / 35	49	29
Less existing number of trees meeting minimum requirements		20
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): x linear feet along street/25 =	n/a	n/a
SHRUBS		
A. No. trees required 590 x 10 = No. of shrubs required	5900	7792
B. % Natives required: No. shrubs required 5900 x 30%	1770	7792

All areas to be 100% covered by fully automatic irrigation system

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general revision 01.06.04
city comments 12.11.03
12.5.03
11.03.03
8.25.03
8.7.03
5.15.03
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plant specifications, details and tabular data

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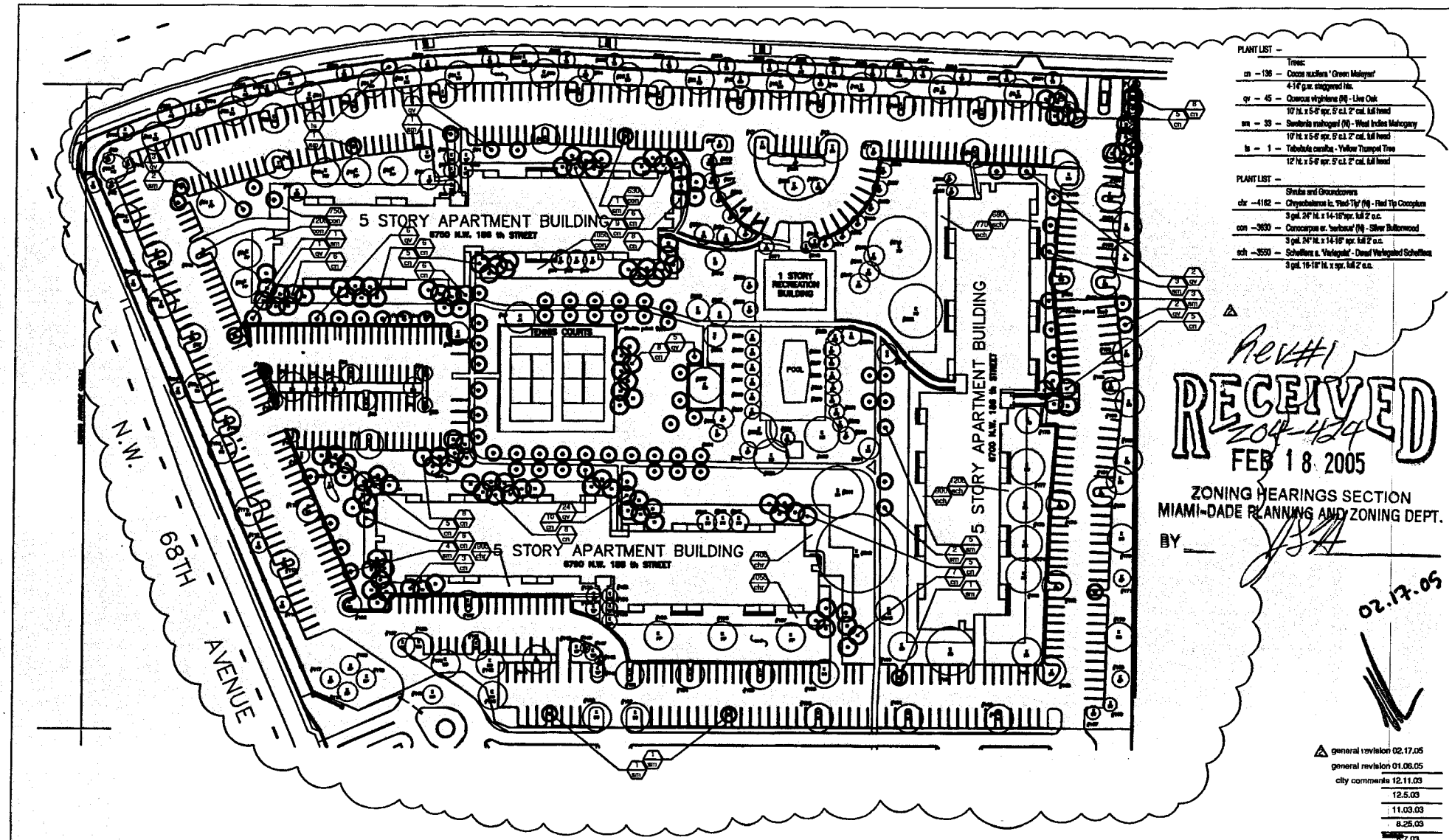
L5

Phase II Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



planting plan - existing phase

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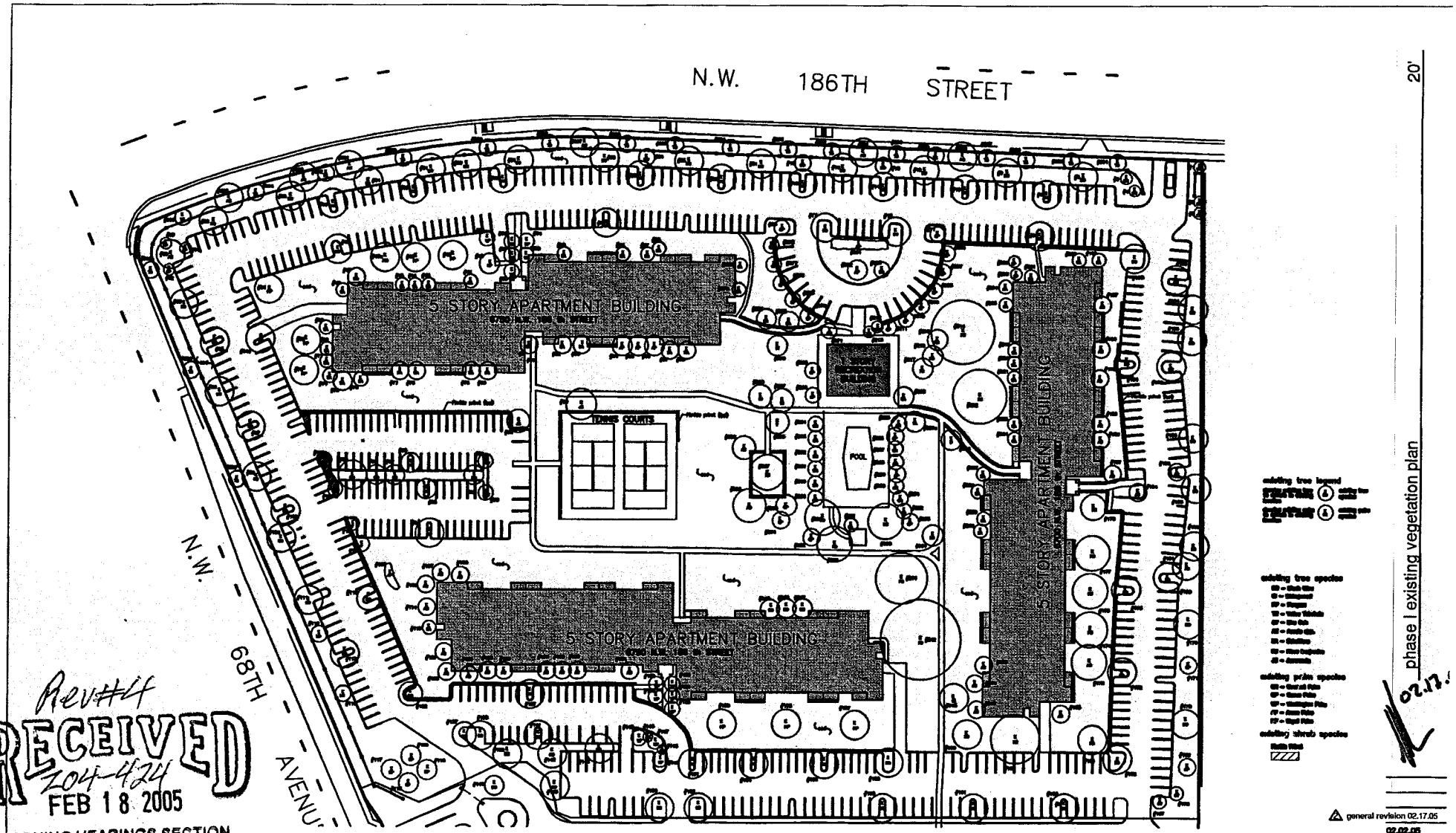
Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



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general revision 02.17.05
02.02.05
10.27.04
12.5.03
11.03.03

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LE-1

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida

phase 1 tree inventory

phase 1 tree inventory

phase 1 tree inventory

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20'

phase I existing vegetation plant list

02.17.05

general revision 02.17.05

02.02.05

10.27.04

12.5.03

11.03.03

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