TOTAL LOT AREA: 3.4 ACRES - [illegible] SQ.FT.)
SET BACKS FRONTS 50' REAR: 25' PAVING: 25'

MAX. HEIGHT: 8 STORIES 100 FEET
PROPOSED HEIGHT: 8 STORIES 100 FEET

OPEN SPACE REQUIRED 40% — [illegible] SQ.FT.
OPEN SPACE PROVIDED 40% — [illegible] SQ.FT.

LOT COVERAGE ALLOWED 30% — [illegible] SQ.FT.
LOT COVERAGE PROVIDED 30% — [illegible] SQ.FT.

FLOOR AREA RATIO ALLOWED 0.84 — [illegible] SQ.FT.
PROPOSED F.A.R.: 0.80 — [illegible] SQ.FT.

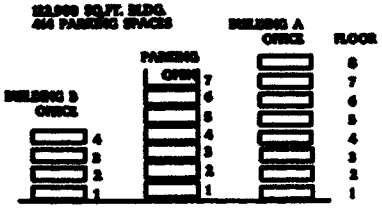
PARKING REQUIRED OCCUPANCY: 1 PARKING SPACE/300 SQ.FT.
REQUIRED PARKING — 400 SPACES
[illegible] / 300 SQ.FT. PER PARKING SPACE = 400
PROVIDED PARKING — 404 SPACES
REQUIRED PARKING 1 SPACE/ 4 OCCUPANTS = [illegible]
[illegible] — [illegible]

CURRENT ZONING: RU-2A
PROPOSED ZONING: OFFICE PARK DISTRICT

SITE PLAN REVIEW Sec. 33-304.10 D-40

a) Gross Land Area :	148,104 s.f.	
Less lakes, canals, etc.	0 s.f.	
b) Net land area :	148,104 s.f.	100%
Building lot coverage	45,320 s.f.	30%
Paved area	32,400 s.f.	22%
Landscaped open space in category 1	67,680 s.f.	46%
c) Percentage of landscaped open space		
Category 1	67,680 s.f.	50%
Category 2	2,740 s.f.	2%
Category 3	0 s.f.	0%
Category 4	0 s.f.	0%
TOTAL Landscaped open space	70,322 s.f.	52%
d) Floor area ratio.		
Floor 1	22,000 s.f.	
Floor 2	20,000 s.f.	
Floor 3	20,000 s.f.	
Floor 4	20,000 s.f.	
Floor 5	20,000 s.f.	
Floor 6	20,000 s.f.	
Floor 7	20,000 s.f.	
Floor 8	20,000 s.f.	
TOTAL	162,000 s.f.	
h) Max. Height :	8 Stories	100 Feet

7 Proposed KENDALL MEDICAL PARK



PROPOSED MASSING DIAGRAM

1

2

3

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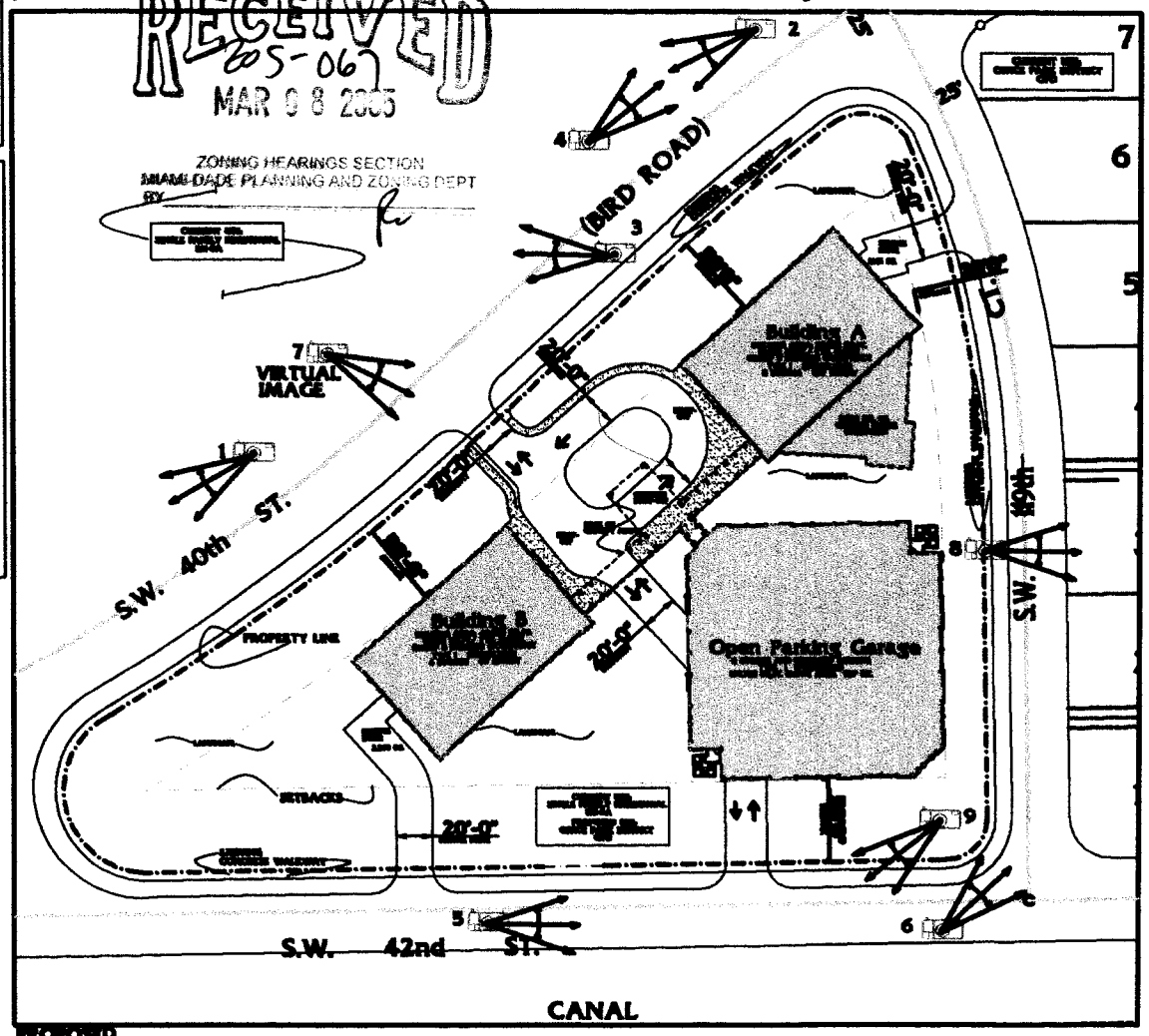
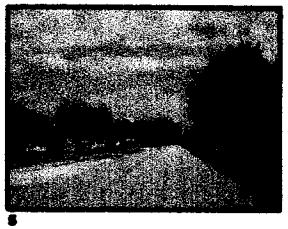


PROPOSED SITE PLAN



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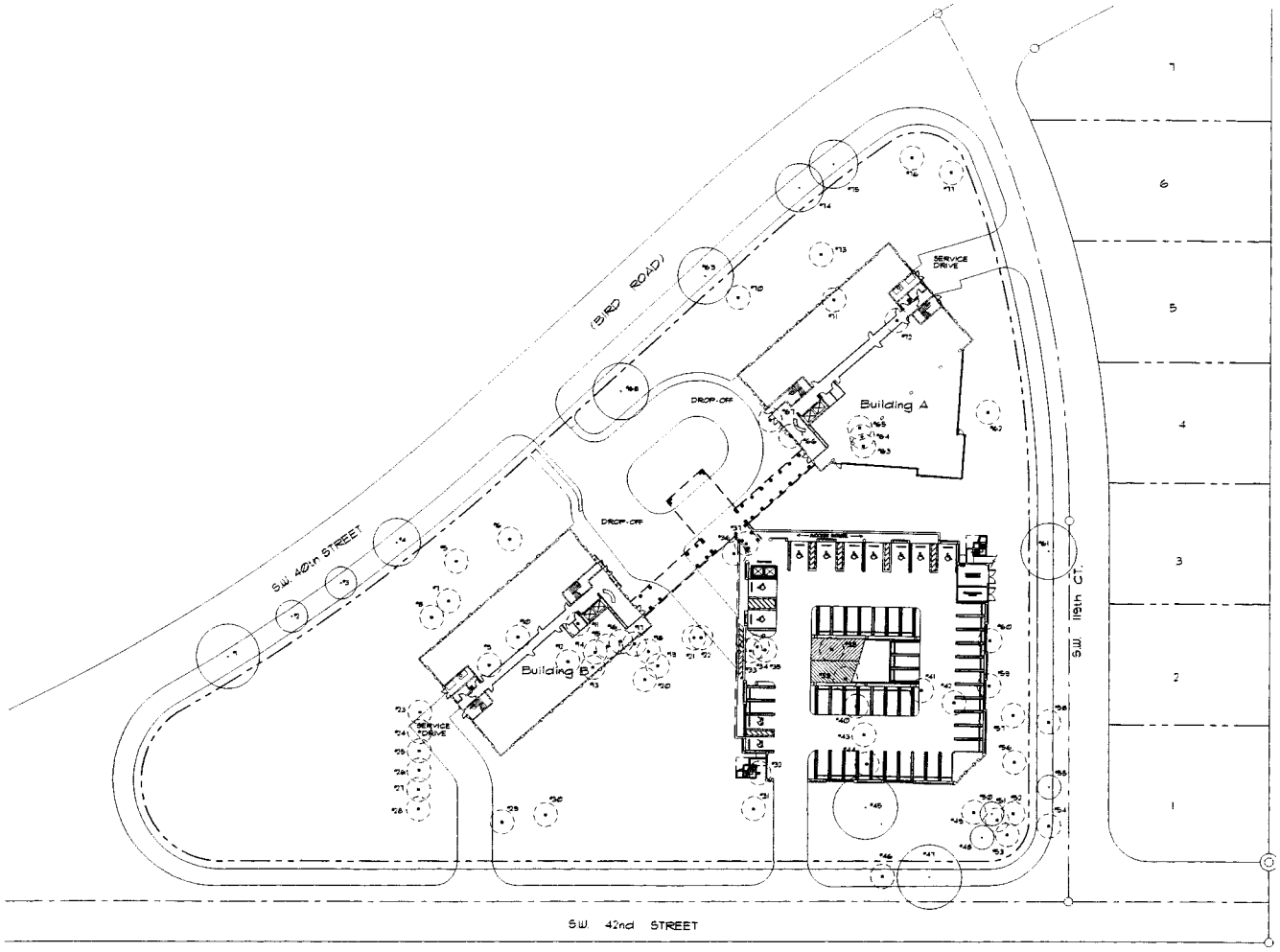
ZONING AND SITE PLAN REVIEW COMPLIANCE

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



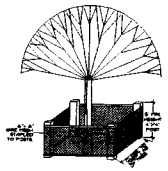
KENDALL MEDICAL PARK / EXISTING TREE PLAN

TREE NO.	BOTANICAL NAME	COMMON NAME	HT.	SPR.	CAL.	REMARKS & RECOMMENDATIONS
1	FICUS AUREA	STRANGLER FIG	30'	40'	32"	MEDIOCRE / TO REMAIN
2	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	25'	20'	7"	GOOD / TO REMAIN
3	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	25'	20'	7"	GOOD / TO REMAIN
4	FICUS AUREA	STRANGLER FIG	35'	45'	DOUBLE TRUNK	MEDIOCRE / TO REMAIN
5	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	25'	10'	DOUBLE TRUNK	MEDIOCRE / TO REMAIN
6	COCCOLOBA UVIFERA	SEA GRAPE	25'	20'	10"	MEDIOCRE / TO BE REMOVED
7	VEITCHIA MERRILLII	CHRISTMAS PALM	15'		3"	POOR / TO BE REMOVED
8	VEITCHIA MERRILLII	CHRISTMAS PALM	10'			MEDIOCRE / TO BE REMOVED
9	BUTIA PONCIANA	PLANT OF THE FORREST	12'	20'	DOUBLE TRUNK	MEDIOCRE / TO BE REMOVED
10	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	20'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
11	FICUS BENJAMINA	WEEPING FIG	25'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
12	COCOS NUCIFERA	COCONUT PALM	18'		MULTI TRUNK	MEDIOCRE / TO REMAIN
13	ERIOBOTRYA JAPONICA	LOQUAT TREE	18'	15'	MULTI TRUNK	POOR / TO BE REMOVED
14	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	20'	15'	MULTI TRUNK	POOR / TO BE REMOVED
15	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
16	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
17	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
18	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
19	PERSEA AMERICANA	AVOCADO TREE	30'	15'	12"	MEDIOCRE / TO BE REMOVED
20	COCOS NUCIFERA	COCONUT PALM	20'			MEDIOCRE / TO BE REMOVED
21	CITRUS AURANTIFOLIA	LEMON TREE	12'	15'	MULTI TRUNK	POOR / TO BE REMOVED
22	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	25'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
23	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	25'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
24	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
25	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
26	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
27	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
28	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
29	PLATYCLADUS ORIENTALIS	ARBORVITAE	15'	20'	MULTI TRUNK	POOR / TO BE REMOVED
30	PHOENIX ROEBELENII	PYGMY DATE PALM	15'			POOR / TO BE REMOVED
31	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	20'	15'		POOR / TO BE REMOVED
32	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	20'			LEANING / POOR TO BE REMOVED
33	PERSEA AMERICANA	AVOCADO TREE	15'	10'	10"	POOR / TO BE REMOVED
34	DELONIX REGIA	ROYAL POINCIANA	60'	75'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
35	DELONIX REGIA	ROYAL POINCIANA	60'	75'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
36	DELONIX REGIA	ROYAL POINCIANA	60'	75'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
37	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	12'	15'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
38	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	12'	15'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
39	FICUS BENJAMINA	WEEPING FIG	30'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
40	FICUS BENJAMINA	WEEPING FIG	30'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
41	FICUS BENJAMINA	WEEPING FIG	30'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
42	POUTERIA SAPOTA	MAMMEE SAPOTE	27'	15'	21"	POOR / TO BE REMOVED
43	ACACIA AURICULIFORMIS	EAR LEAF ACACIA	25'	20'	18"	PROHIBITED / TO BE REMOVED
44	FICUS BENJAMINA	WEEPING FIG	30'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
45	FICUS BENJAMINA	WEEPING FIG	30'	20'	MULTI TRUNK	MEDIOCRE / TO REMAIN
46	BAUHINIA BLAKEANA	HONG KONG TREE	30'	45'	DOUBLE TRUNK	MEDIOCRE / TO BE REMOVED
47	FICUS AUREA	STRANGLER FIG	20'	15'	20"	POOR / TO BE REMOVED
48	VEITCHIA MERRILLII	CHRISTMAS PALM	30'	45'	DOUBLE TRUNK	MEDIOCRE / TO REMAIN
49	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	27'			GOOD / TO REMAIN
50	WASHINGTONIA ROBUSTA	WASHINGTON PALM	28'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
51	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	25'			MEDIOCRE / TO REMAIN
52	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	25'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
53	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	25'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
54	CITRUS AURANTIFOLIA	LEMON TREE	6'	10'	MULTI TRUNK	POOR / TO BE REMOVED
55	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	20'	15'	DOUBLE TRUNK	LEANING / POOR TO BE REMOVED
56	FICUS AUREA	STRANGLER FIG	28'	15'	15"	MEDIOCRE / TO REMAIN
57	SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	20'	15'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
58	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	20'	10'	7"	POOR / TO BE REMOVED
59	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	20'	15'	7"	POOR / TO BE REMOVED
60	STORBOS ROYAL PHANA	QUEEN PALM	28'			POOR / TO BE REMOVED
61	KOELREUTERIA BIPINNATA	GOLDEN RAIN TREE	20'	20'	MULTI TRUNK	POOR / TO BE REMOVED
62	FICUS AUREA	STRANGLER FIG	35'	35'	32"	DEAD / TO BE REMOVED
63	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	20'	20'	10"	MEDIOCRE TO REMAIN
64	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	LEANING / MEDIOCRE TO BE REMOVED
65	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
66	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	20'	20'	MULTI TRUNK	PROHIBITED / TO BE REMOVED
67	WASHINGTONIA ROBUSTA	WASHINGTON PALM	25'			PROHIBITED / TO BE REMOVED
68	PERSEA AMERICANA	AVOCADO TREE	40'	30'	30"	MEDIOCRE / TO BE REMOVED
69	FICUS AUREA	STRANGLER FIG	35'	35'	24"	MEDIOCRE / TO BE REMOVED
70	FICUS AUREA	STRANGLER FIG	35'	35'	30"	MEDIOCRE TO REMAIN
71	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	50'	10'	10"	POOR / TO REMAIN
72	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	15'	20'	MULTI TRUNK	MEDIOCRE / TO BE REMOVED
73	BISCHOFIA JAVANICA	JAVA BLACKWOOD	20'	15'	MULTI TRUNK	POOR / TO BE REMOVED
74	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	50'	10'	10"	PROHIBITED / TO BE REMOVED
75	BUCIDA BUCERAS	BLACK OLIVE	40'	30'	16"	MEDIOCRE / TO BE REMOVED
76	BUCIDA BUCERAS	BLACK OLIVE	40'	30'	16"	GOOD / TO REMAIN
77	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	15'	15'	DOUBLE TRUNK	GOOD / TO REMAIN
78	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	15'	15'	DOUBLE TRUNK	MEDIOCRE / TO BE REMOVED
						MEDIOCRE / TO BE REMOVED

SYMBOLS KEY:

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED



1. PROTECTION FOR EXISTING TREES TO REMAIN
NOT TO SCALE

EXISTING TREE PLAN
SCALE: 1"=30'

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DESIGNING BEAUTIFUL PLACES
LAURA LEREENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
10689 North Kendall Drive, Suite 300, Miami, Florida 33176
Tel: 305.279.1651 / Fax: 305.274.1539
www.lleresa-associates.com

EXISTING TREE PLAN

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY

10960 SW BIRD DRIVE
TEL: (305) 265 - 7609

MIAMI, FLORIDA 33175
FAX: (305)

CAP INVESTMENTS TRACT

TREE SURVEY

LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 15, IN BLOCK 16, OF "SECOND ADDITION TO SOUTHERN ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ORDER NO. M-8557-TP
FIELD BOOK: "F-8"
DATE: FEBRUARY 24, 2005
SCALE: AS SHOWN

FOR:
IMS REAL ESTATES COMPANIES
S.W. 42ND STREET & S.W. 19TH COURT
MIAMI, FL. 33175

NOTE:
ALL BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN AS PER SAID PLAT'S BLOCK. BASIS FOR BEARING IS CENTERLINE OF S.W. 42nd STREET (N89°06'03"E).
ALL ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
BENCH MARK USED NO. J-418-R, WITH ELEVATION, 9.95

PROPERTY LOCATED IN FLOOD ZONE: AH, PANEL: 0 70 J, BASE FLOOD ELEVATION: 8'0", COMMUNITY NO. 120635, DATE OF FIRM: JULY 17, 1992

MIAMI-DADE COUNTY FLOOD CRITERIA: 7.5', AS PER MIAMI-DADE COUNTY FLOOD MAPS AS RECORDED IN PLAT BOOK 120, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

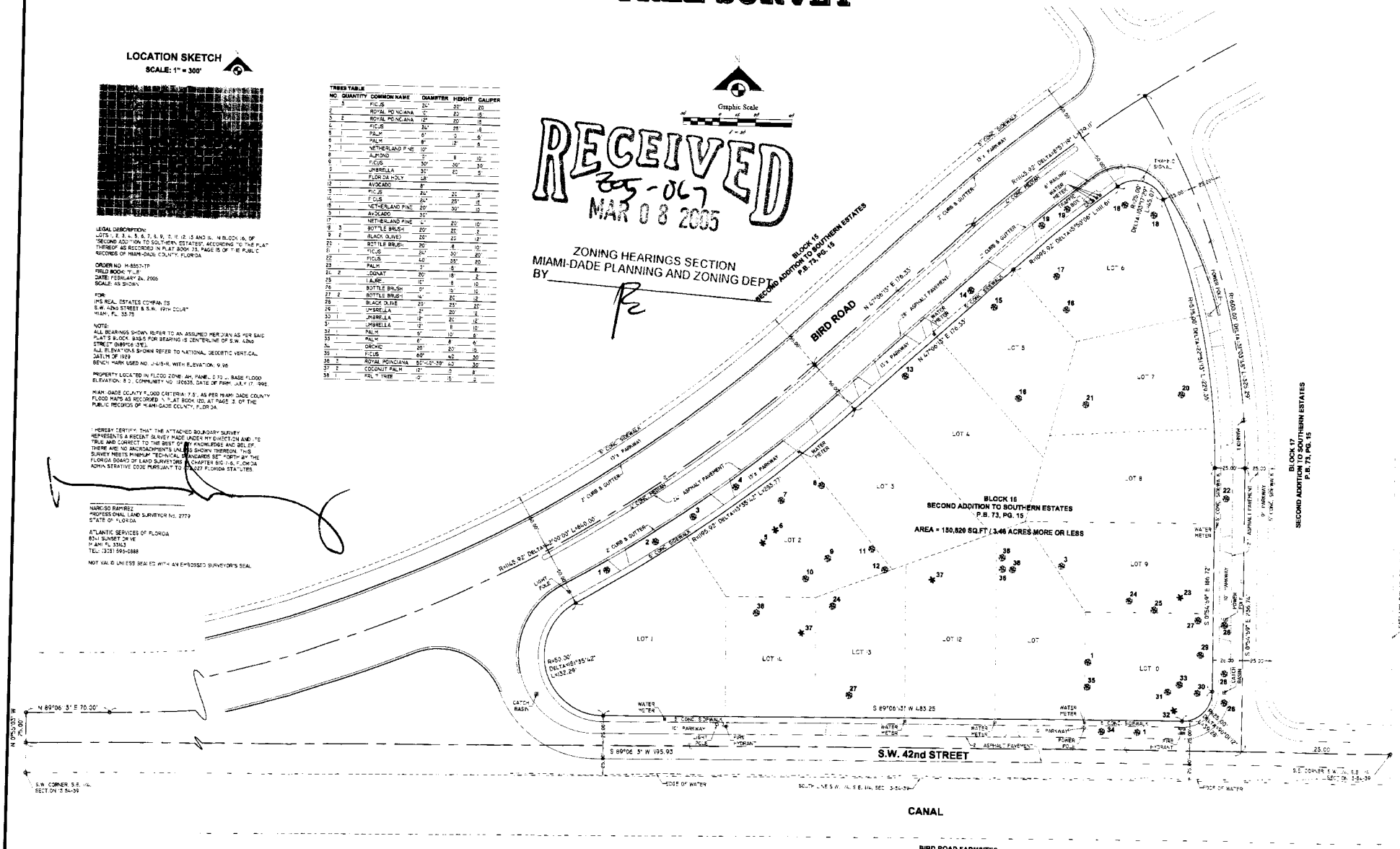
NARCISO RAMIREZ
PROFESSIONAL LAND SURVEYOR No. 2779
STATE OF FLORIDA

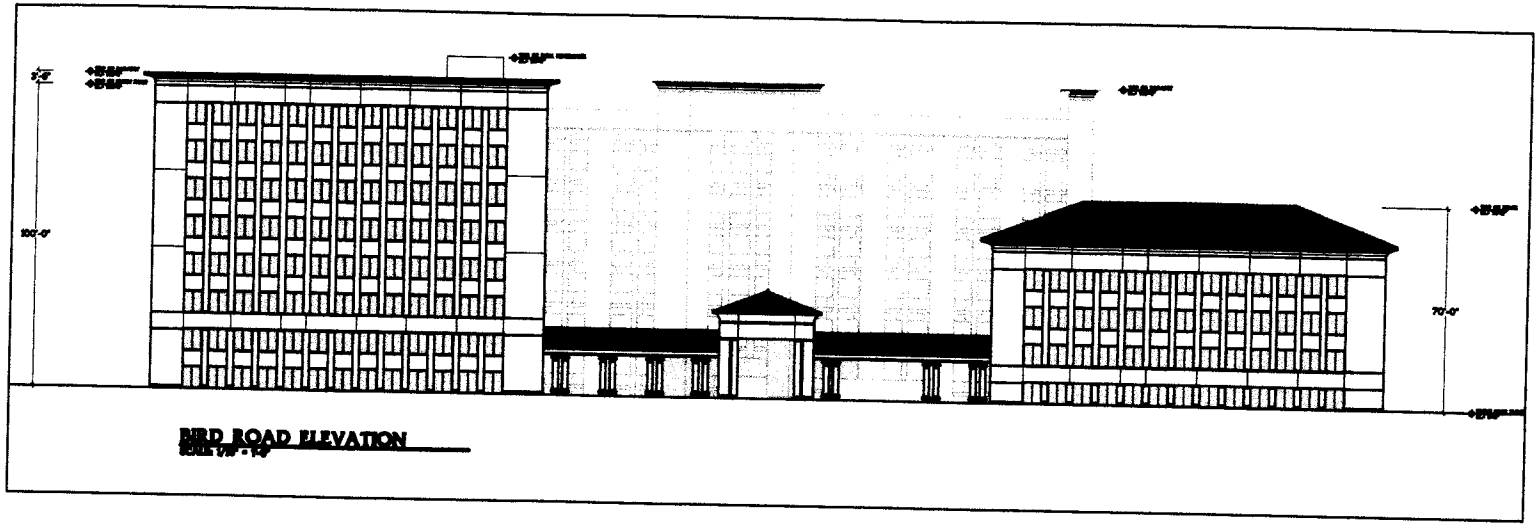
ATLANTIC SERVICES OF FLORIDA
8341 SUNSET DRIVE
MIAMI, FL 33143
TEL.: (305) 595-0888

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

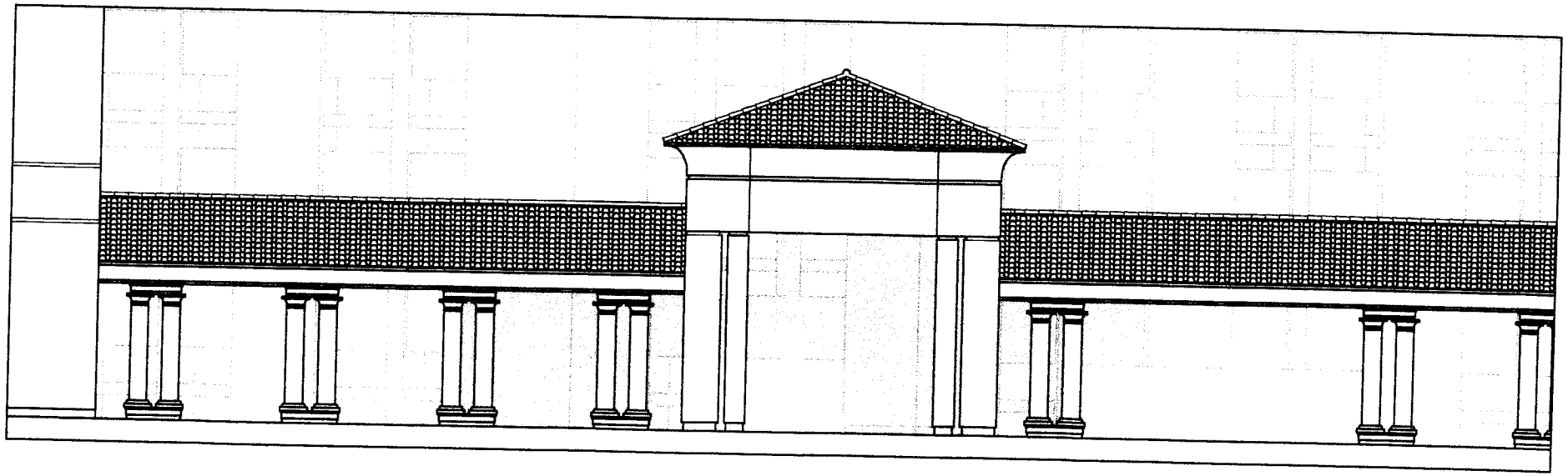
TREES TABLE

NO	QUANTITY	COMMON NAME	DIAMETER	HEIGHT	CALIPER
1	3	FICUS	24"	30'	20
2		ROYAL POINCIANA	0"	20	18
3	2	ROYAL POINCIANA	12"	20	18
4	1	FICUS	24"	25	18
5	1	PALM	6"	5	6
6	1	PALM	8"	12	6
7	1	NETHERLAND PINE	10"		
8		ALMOND	5"	8	10
9	1	FICUS	30"	30'	30
10		UMBRELLA	30"	20	5
11		FLORIDA HOLLY	48"		
12		AVOCADO	8"		
13	1	FICUS	24"	20	30
14	1	FICUS	24"	25"	18
15	1	NETHERLAND PINE	20"	30'	10
16	1	AVOCADO	30"		
17		NETHERLAND PINE	4"	20	10
18	5	BOTTLE BRUSH	20"	20	2
19	2	BLACK OLIVE	20"	20	12
20	1	BOTTLE BRUSH	20	8	10
21	1	FICUS	24"	30'	20
22		FICUS	40"	35"	20
23		PALM	7"	6	8
24	2	DONAT	20"	18	2
25		LAURE	12"	8	10
26		BOTTLE BRUSH	0"	10	10
27	2	BOTTLE BRUSH	14"	20	12
28		BLACK OLIVE	20	25"	20
29		UMBRELLA	8"	20'	5
30	1	UMBRELLA	12"	20	12
31		UMBRELLA	12"	8	10
32	1	PALM	6"	10	8
33	1	PALM	6"	8	6
34		ORCHID	20"	20	15
35	1	FICUS	60"	40	50
36	3	ROYAL POINCIANA	80"+60"+30"	40	30
37	2	COCONUT PALM	12"	5	8
38	1	FRUIT TREE	10"	15	2





BIRD ROAD ELEVATION



DETAIL FRONT ELEVATION

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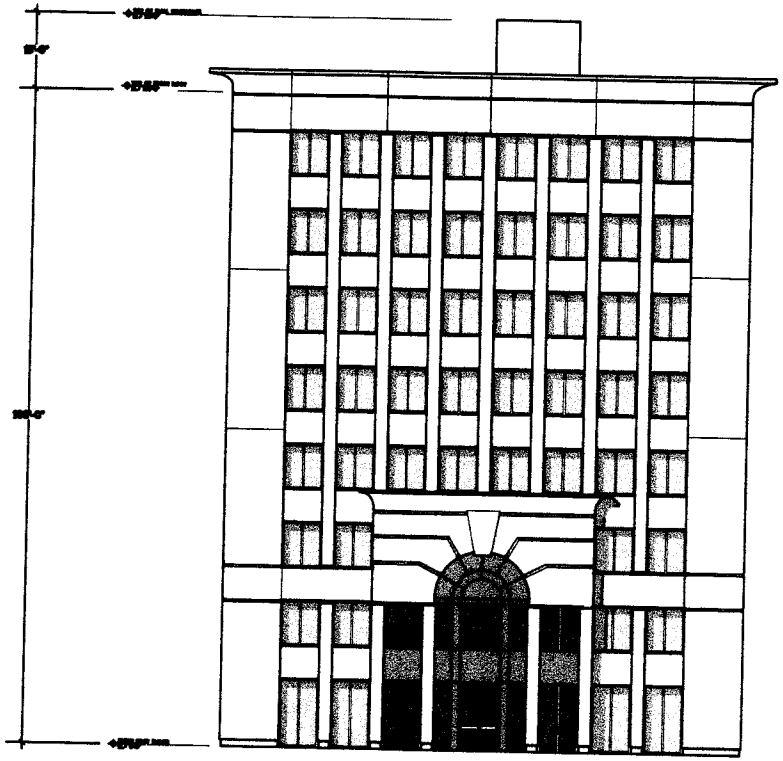
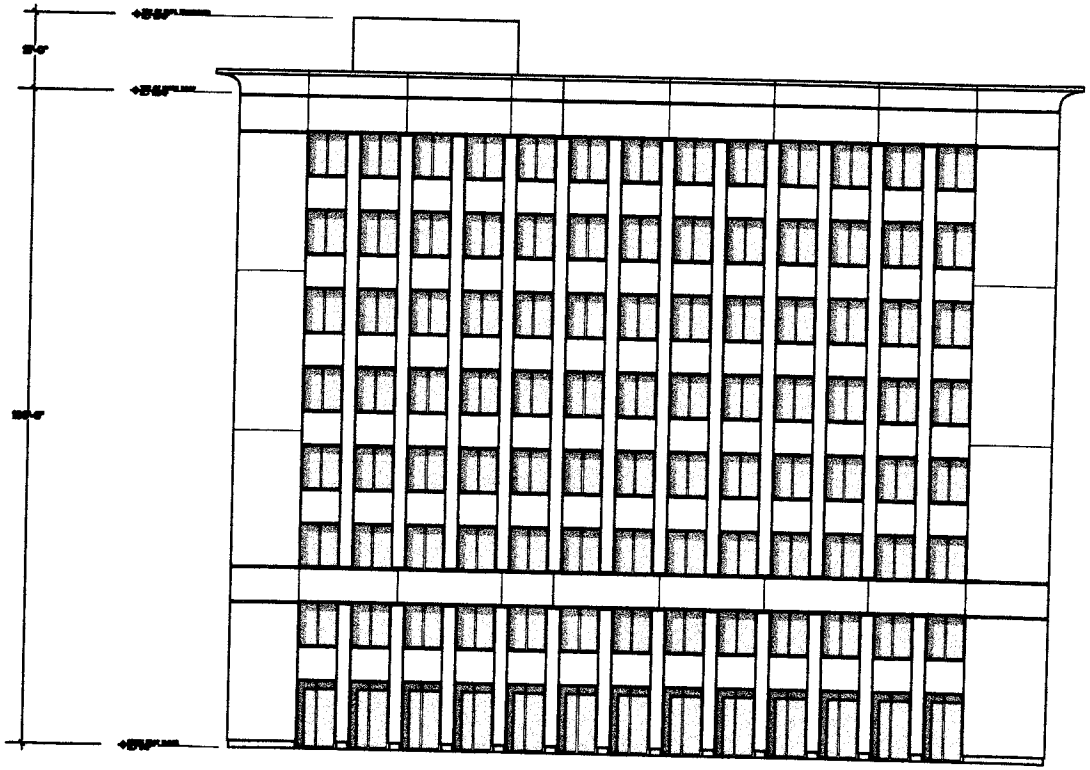
SITE FRONT ELEVATION

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

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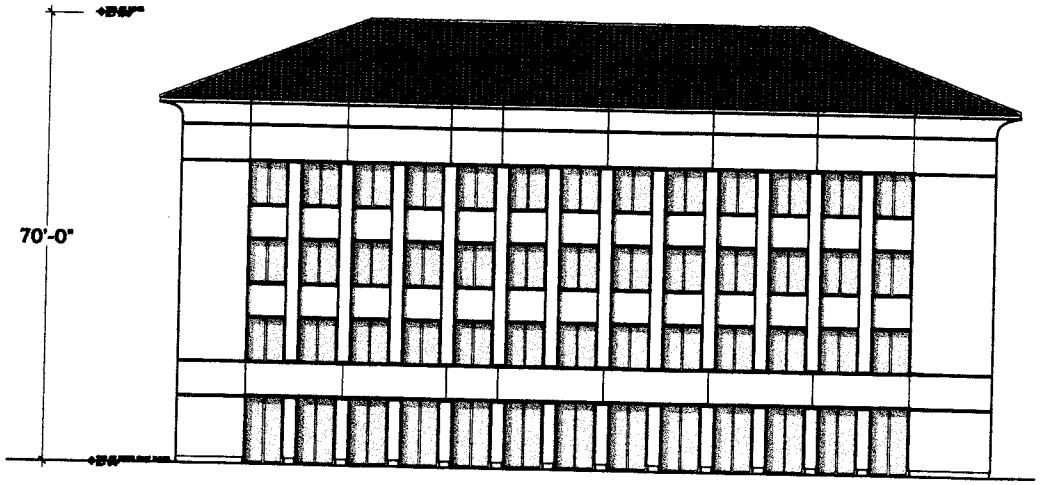
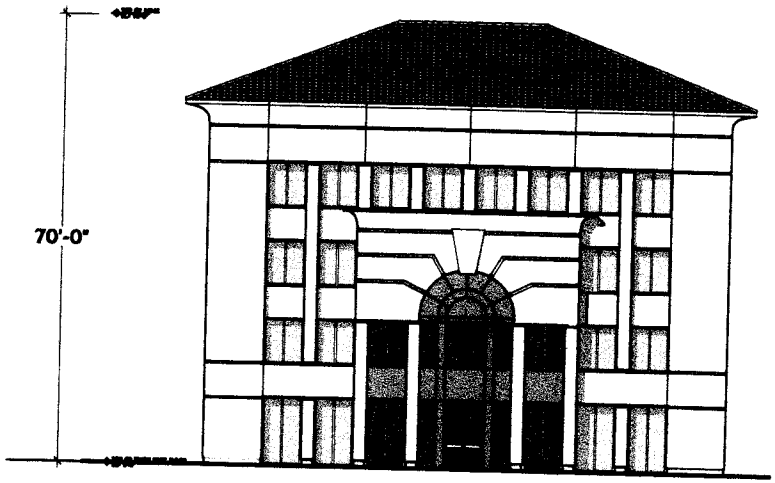
BUILDING A FRONT AND SIDE ELEVATIONS

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



NORTHWEST ELEVATION



NORTHEAST ELEVATION

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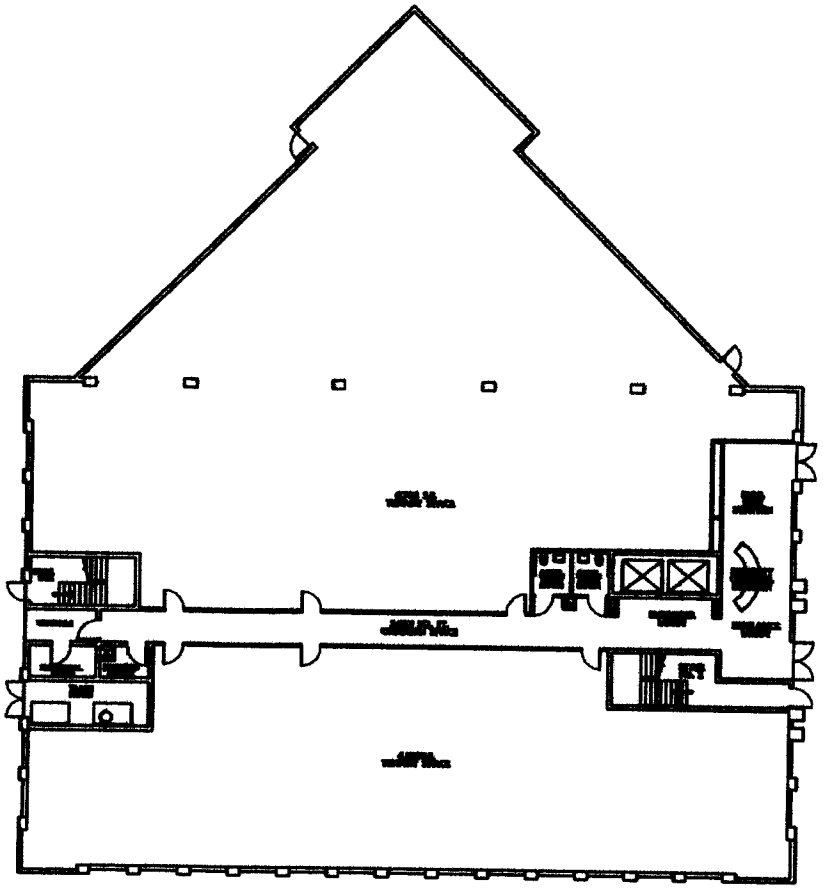
BUILDING B FRONT AND SIDE ELEVATIONS

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



FIRST FLOOR PLAN

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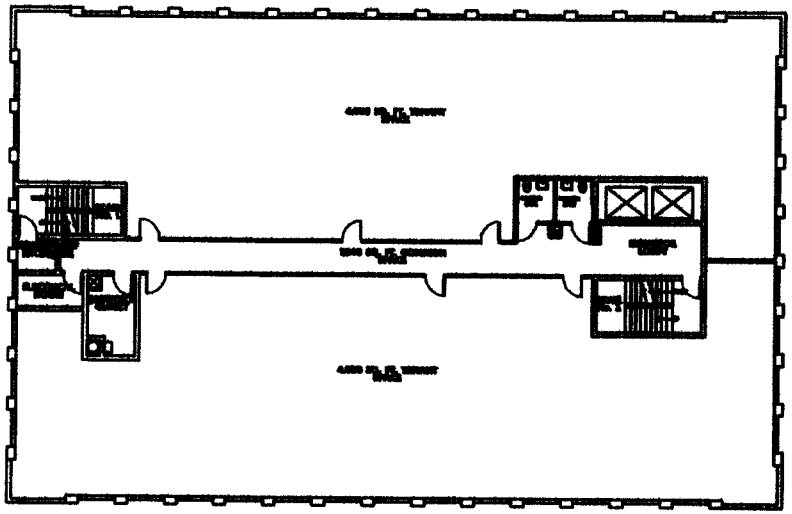
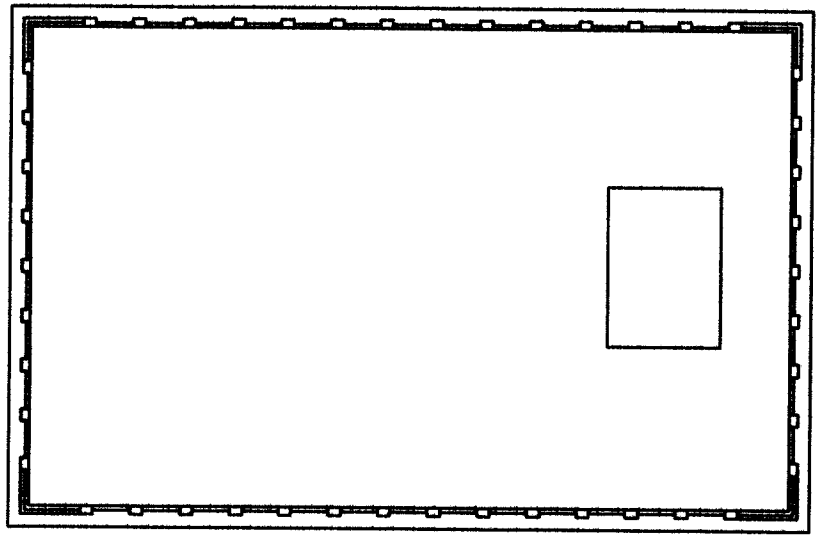
BUILDING A FIRST FLOOR PLAN

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



TYPICAL FLOOR PLAN



ROOF PLAN

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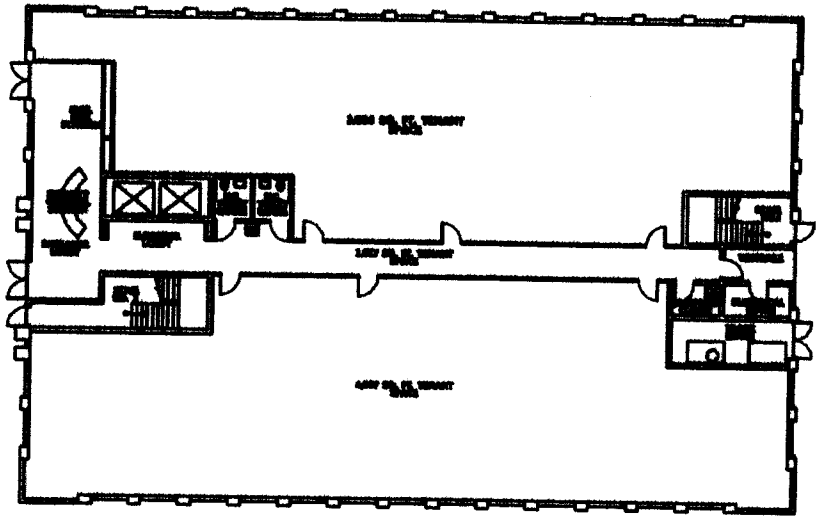
BUILDING A TYPICAL FLOOR PLAN AND ROOF PLAN

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



FIRST FLOOR PLAN

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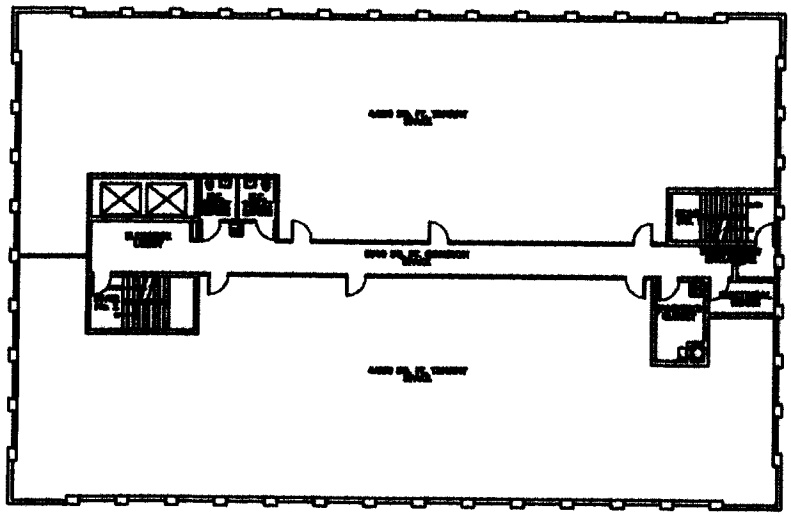
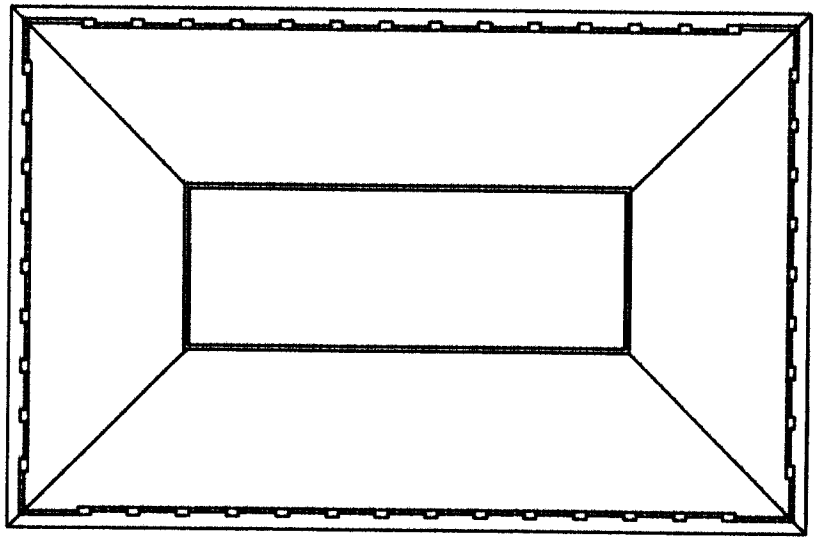
BUILDING B FIRST FLOOR PLAN

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



TYPICAL FLOOR PLAN

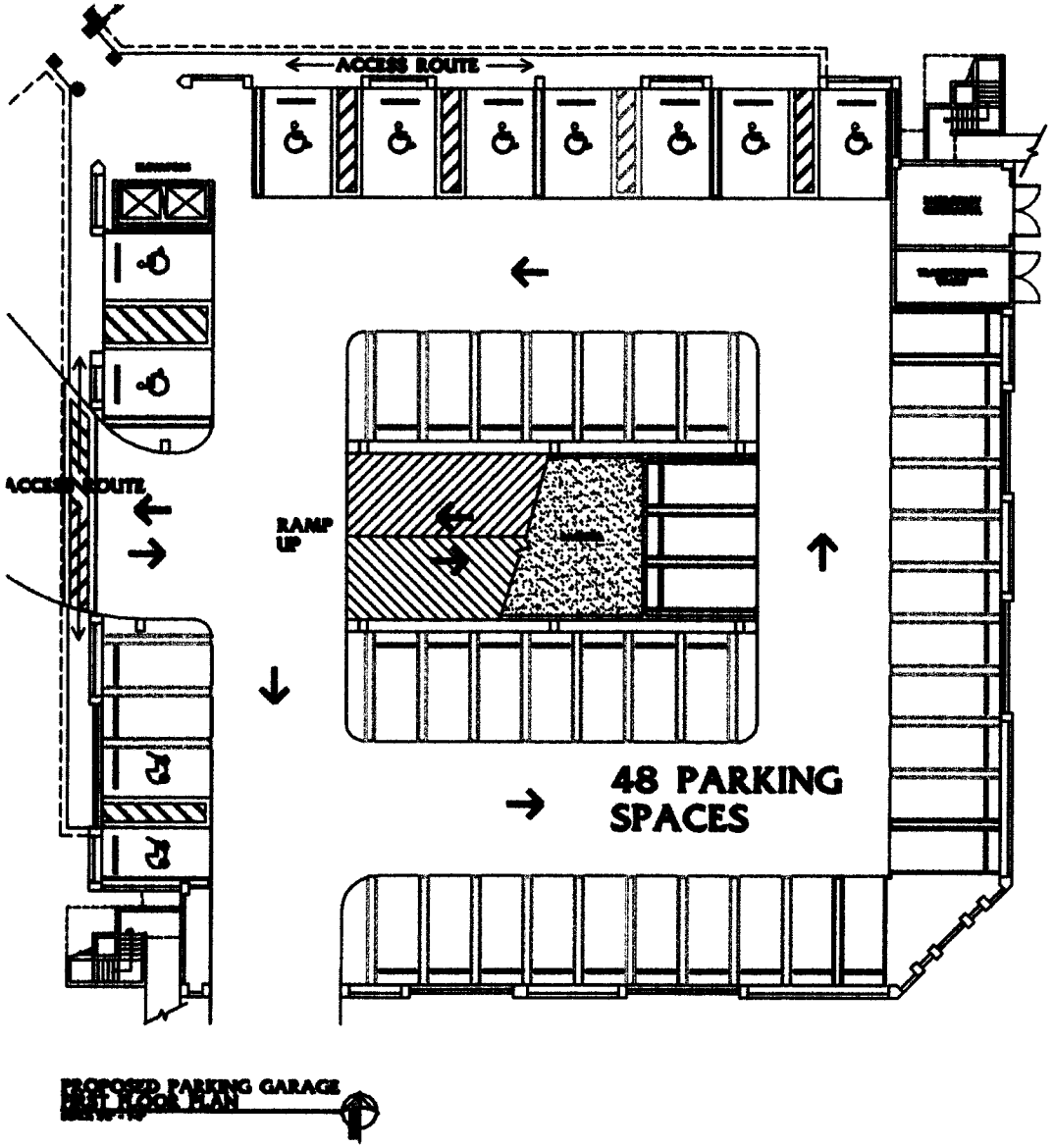


ROOF PLAN

NAYA architects

BUILDING B TYPICAL FLOOR PLAN AND ROOF PLAN

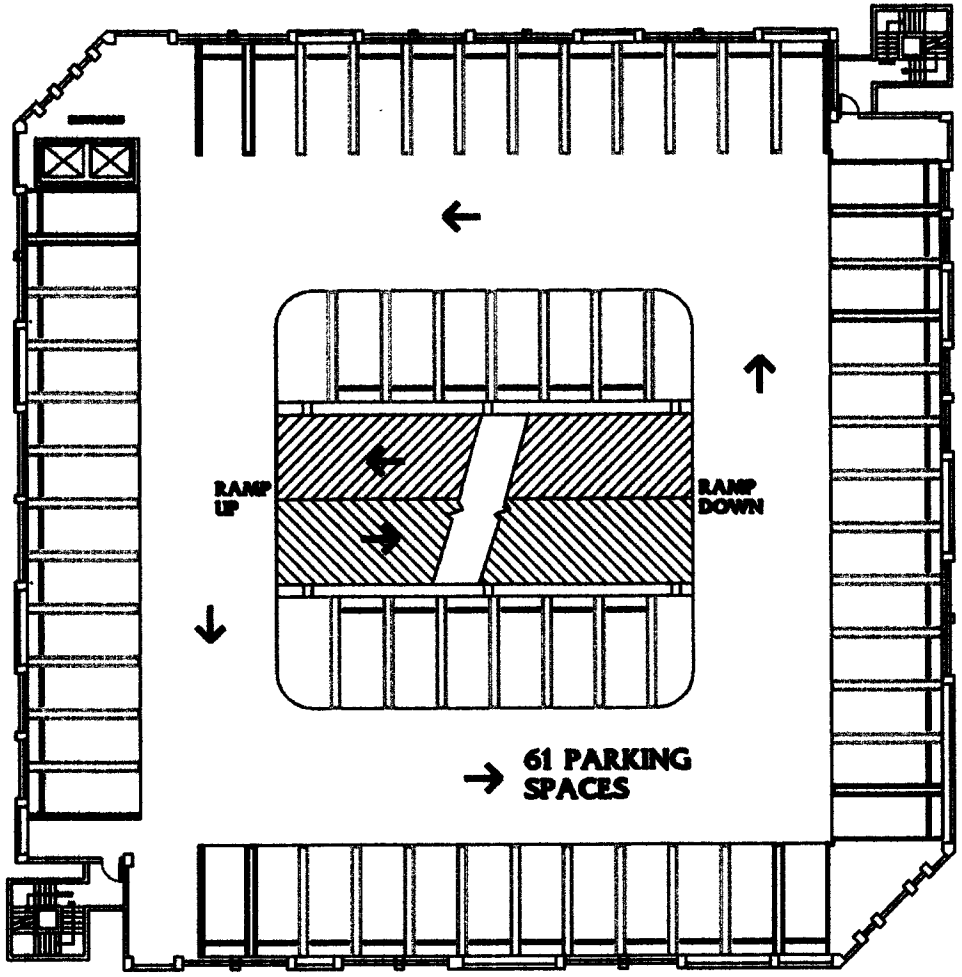
KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



NAYA architects

PARKING GARAGE FIRST FLOOR PLAN

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY



PARKING GARAGE
TYPICAL FLOOR PLAN

NAYA architects

PARKING GARAGE TYPICAL FLOOR

KENDALL MEDICAL PARK
PROPOSED BIRD ROAD FACILITY