Rev#1

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205-119
JUL 24 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Propose Custom Homes

KILLIAN GROUP LLC.

8390 SW 112 STREET
MIAMI, FLORIDA

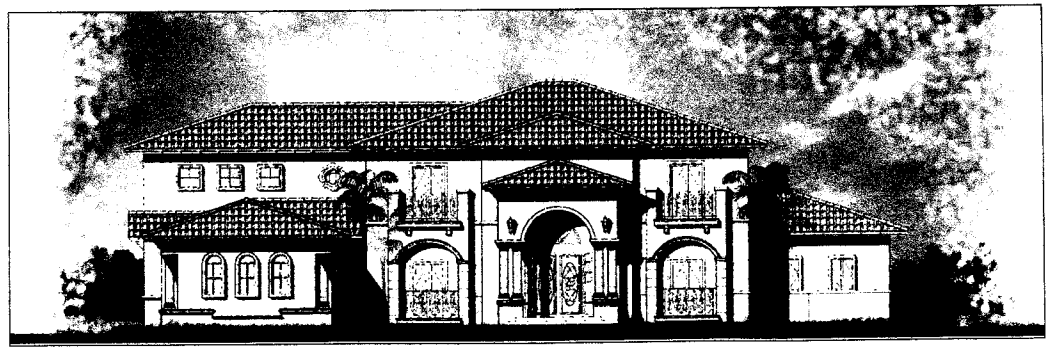
PARCEL 2 RESIDENCE

LIST OF CONSULTANTS

Surveyors
Country-Wide Land Surveyors, Inc.
P.O. BOX 823271 South Florida, Fl. 33082
Tel. 305-772-0766

Architecture
Design Tech International Inc.
Architect License # 0013079
8181 NW 154th Street, Suite 110
Miami Lakes, Florida 33016
Tel. 305-512-5512
Fax. 305-512-5520

Landscaping
Mike Bedell Landscape Architect
1413 El Rado Street
Coral Gables, Florida 33134
Tel. 305-498-8247



PARCEL 1 RESIDENCE

LIST OF DRAWINGS

I. Survey
2004-5 BOUNDARY & IMPROVEMENTS SURVEY

II. Architectural
SP-1 SITE PLAN
A-1 GROUND FLOOR PLAN PARCEL 1
A-2 SECOND FLOOR PLAN PARCEL 1
A-3 ELEVATIONS PARCEL 1
A-4 ELEVATIONS PARCEL 1
A-5 GROUND FLOOR PLAN PARCEL 2
A-6 SECOND FLOOR PLAN PARCEL 2
A-7 ELEVATIONS PARCEL 2
A-8 ELEVATIONS PARCEL 2

III. Landscaping
L-1 LANDSCAPE PLAN

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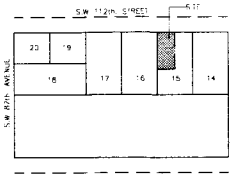
LEGAL DESCRIPTION

THE WEST 1/2" OF TRACT 15, LESS THE SOUTH 257 FEET THEREOF, OF KENDAL GREEN HOME SITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 40, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA

LOCATION SKETCH

N.T.S.



ZONING LEGEND

PARCEL 1

CURRENT ZONING: EU-5
PROPOSED ZONING: EU-5

SETBACK:	REQUIRED	PROPOSED
FRONT	35'-0"	38'-0"
SIDE	15'-0"	27'-7"
SIDE	15'-0"	30'-0"
REAR	25'-0"	49'-7"

GROSS LOT AREA	30,685 SQ. FT.
FIRST FLOOR AREA (A/C)	3,375 SQ.FT.
COVERED TERRACE	878 SQ.FT.
GARAGE	624 SQ.FT.
BALCONY	50 SQ.FT.
SECOND FLOOR AREA (A/C)	1,621 SQ.FT.
BALCONY	120 SQ.FT.
TOTAL A/C AREA	4,996 SQ. FT.
TOTAL AREA	6,980 SQ. FT.

	ALLOWED	PROVIDED
HEIGHT FROM GRADE TO TOP OF ROOF (HIGHEST PT. OF ROTUNDA)	35 FT.	29.4 FT.
MAX. LOT COVERAGE	30%	17% (5,237 SF)
MAX. LOT COVERAGE	*	23% (6,980 SF)

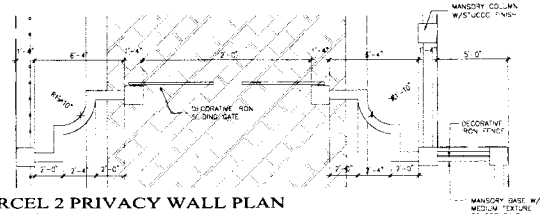
PARCEL 2

CURRENT ZONING: EU-5
PROPOSED ZONING: EU-5

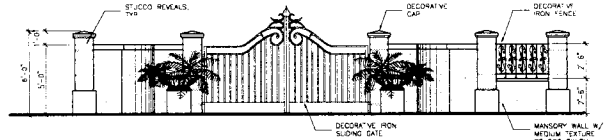
SETBACK:	REQUIRED	PROPOSED
FRONT	35'-0"	35'-0"
SIDE	15'-0"	15'-6"
SIDE	15'-0"	27'-6"
REAR	25'-0"	50'-0"

GROSS LOT AREA	37,641 SQ. FT.
FIRST FLOOR AREA (A/C)	3,576 SQ.FT.
COVERED TERRACE	832 SQ.FT.
GARAGE	701 SQ.FT.
SECOND FLOOR AREA (A/C)	1,995 SQ.FT.
BALCONY	214 SQ.FT.
TOTAL A/C AREA	5,571 SQ. FT.
TOTAL AREA	7,318 SQ. FT.

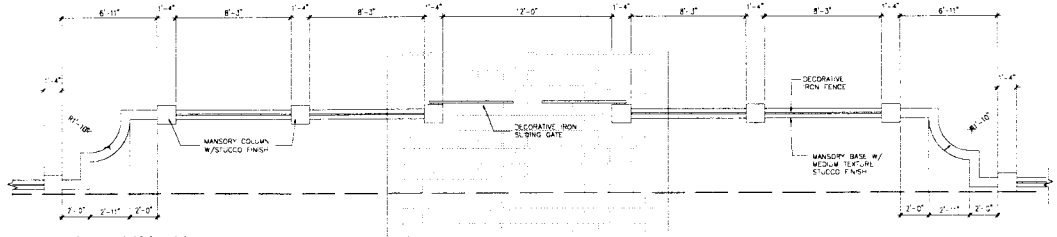
	ALLOWED	PROVIDED
HEIGHT FROM GRADE TO TOP OF ROOF (HIGHEST PT. OF ROTUNDA)	35 FT.	34 FT.
MAX. LOT COVERAGE	30%	14% (5,109 SF)
MAX. LOT COVERAGE	*	20% (7,318 SF)



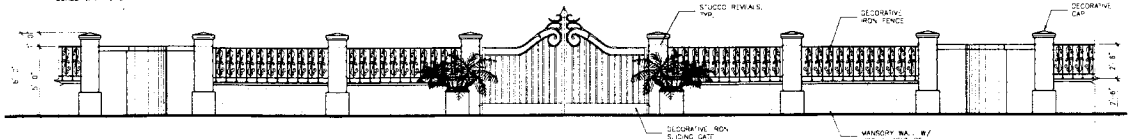
PARCEL 2 PRIVACY WALL PLAN
SCALE: 1/4"= 1'-0"



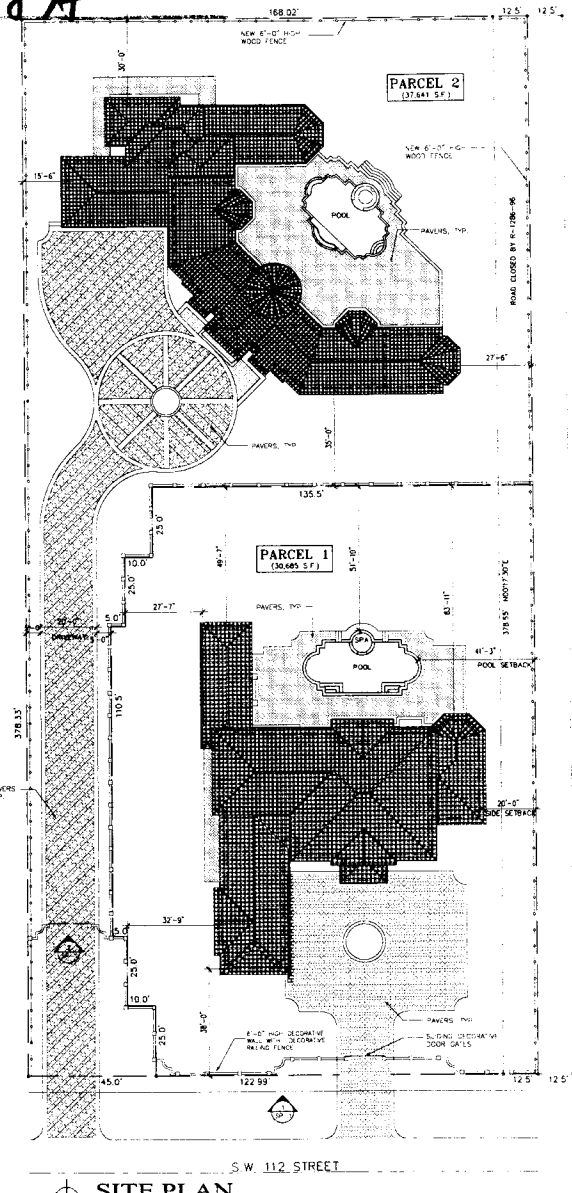
2 SP-1 ENTRY GATE AND PRIVACY WALL (PARCEL 2) ELEVATION
SCALE: 1/4"= 1'-0"



PARCEL 1 PRIVACY WALL PLAN
SCALE: 1/4"= 1'-0"



1 SP-1 ENTRY GATE AND PRIVACY WALL (PARCEL 1) ELEVATION
SCALE: 1/4"= 1'-0"



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

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AA0002536

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AR-0018876

Revisions:

Propose Custom Homes
KILLIAN GROUP LLC.
8390 SW 112 STREET
MIAMI, FLORIDA
Developer:
KILLIAN GROUP LLC.
MIAMI FLORIDA

Job Number:	06039
File name:	
Issued Date:	07.17.06
Drawn by:	V.A.-L.M.
Checked by:	C.P.

SHEET NAME
SITE PLAN

SHEET NUMBER
SP-1

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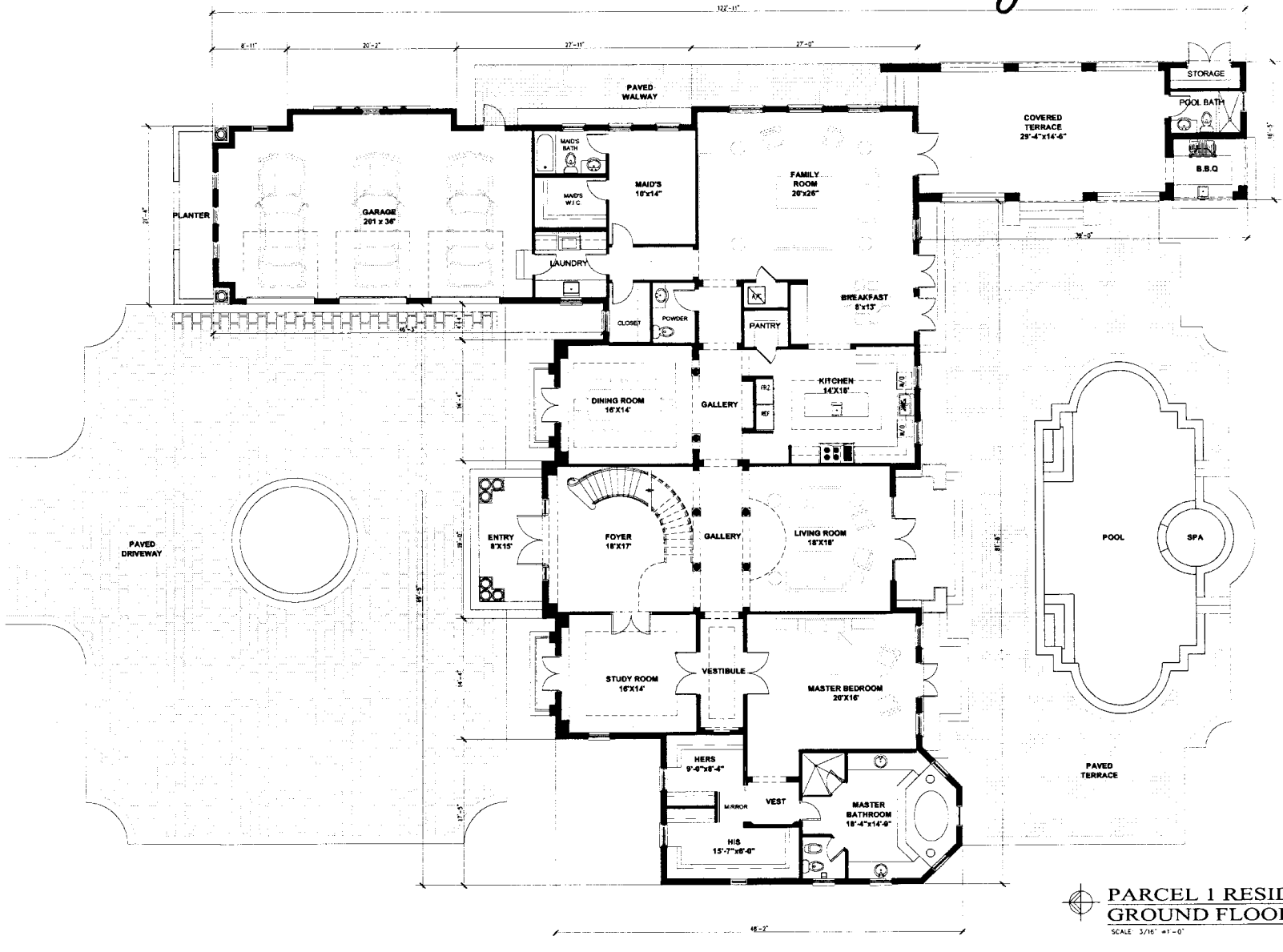

PARCEL 1 RESIDENCE
GROUND FLOOR PLAN
SCALE: 3/16" =1'-0"

DTI
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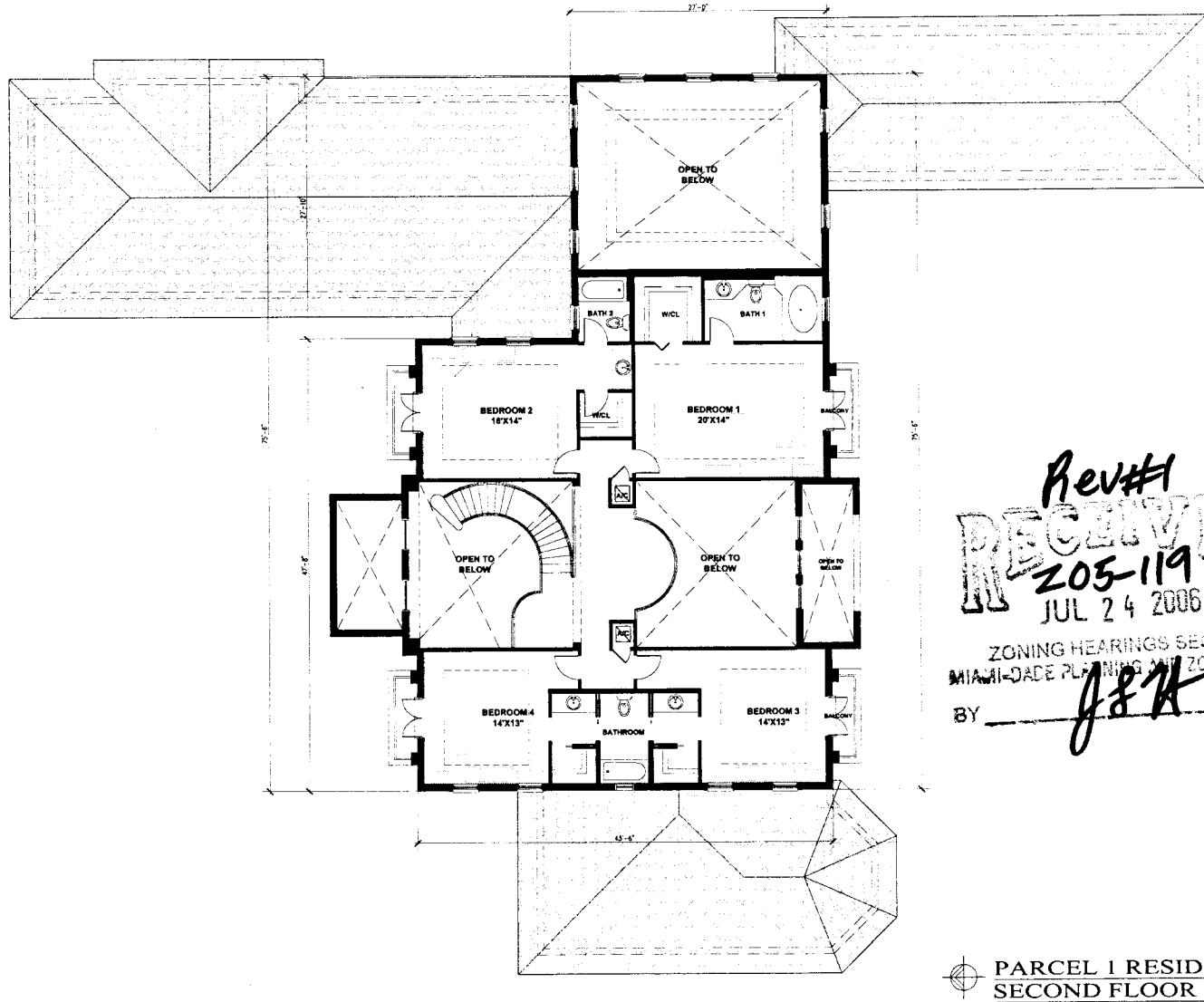
SHEET NAME
GROUND FLOOR PLAN

SHEET NUMBER
A-1



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PARCEL 1 RESIDENCE
SECOND FLOOR PLAN
SCALE 3/16" =1'-0"

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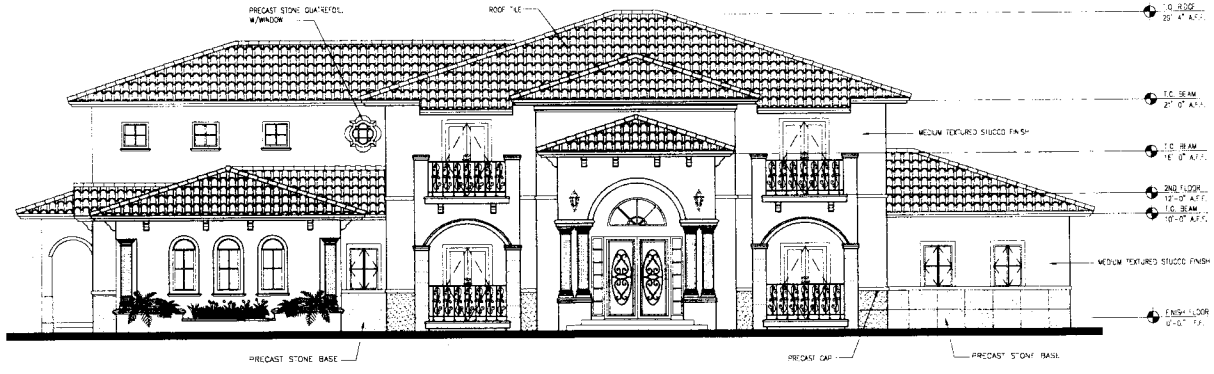
SHEET NAME
SECOND FLOOR PLAN

SHEET NUMBER
A-2



PARCEL-1 RESIDENCE FRONT ELEVATION

SCALE 3/16" =1'-0"

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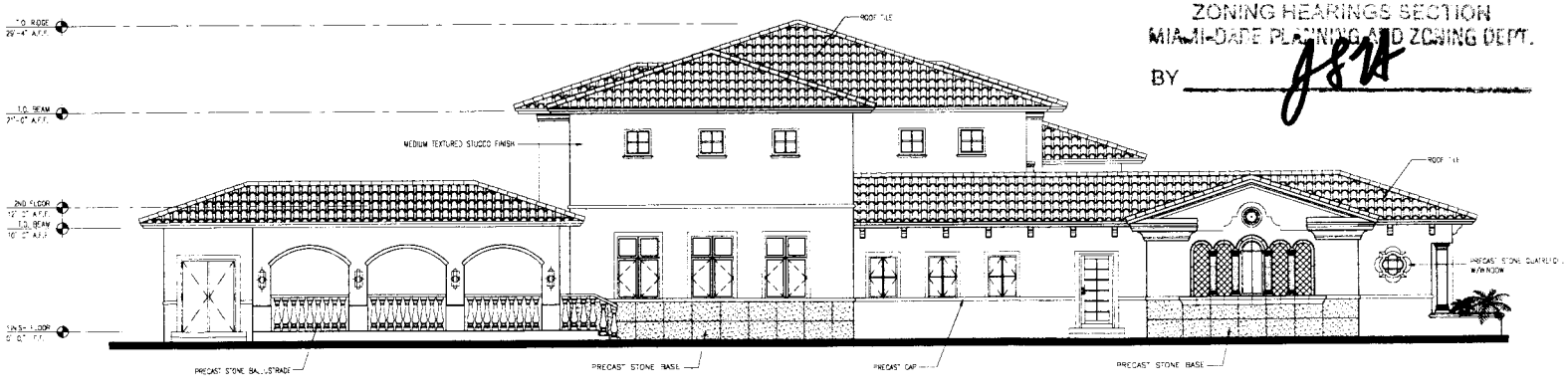

PARCEL-1 RESIDENCE LEFT SIDE ELEVATION

SCALE: 3/16" =1'-0"

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8390 SW 112 STREET
MIAMI, FLORIDA
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MIAMI FLORIDA

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SHEET NAME
ELEVATIONS
PARCEL 1

SHEET NUMBER
A-3

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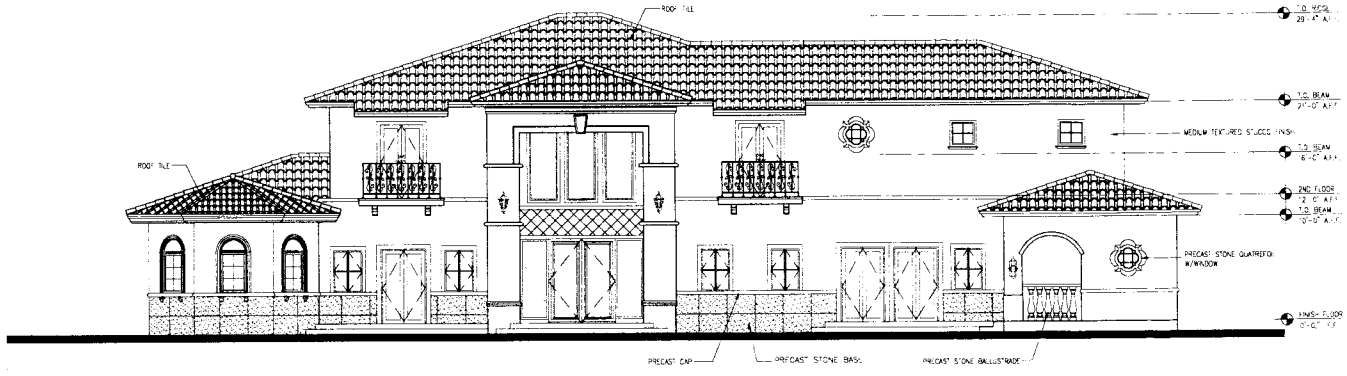
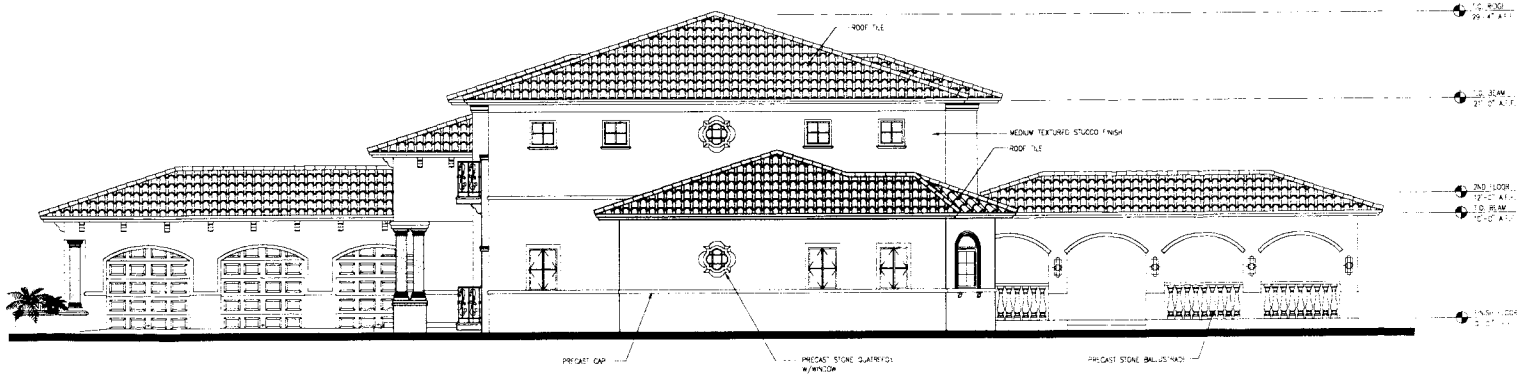


PARCEL-1 RESIDENCE REAR ELEVATION

SCALE: 3/16" =1'-0"



PARCEL-1 RESIDENCE RIGHT SIDE ELEVATION

SCALE: 3/16" =1'-0"

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SHEET NAME
ELEVATIONS
PARCEL 1

SHEET NUMBER
A-4

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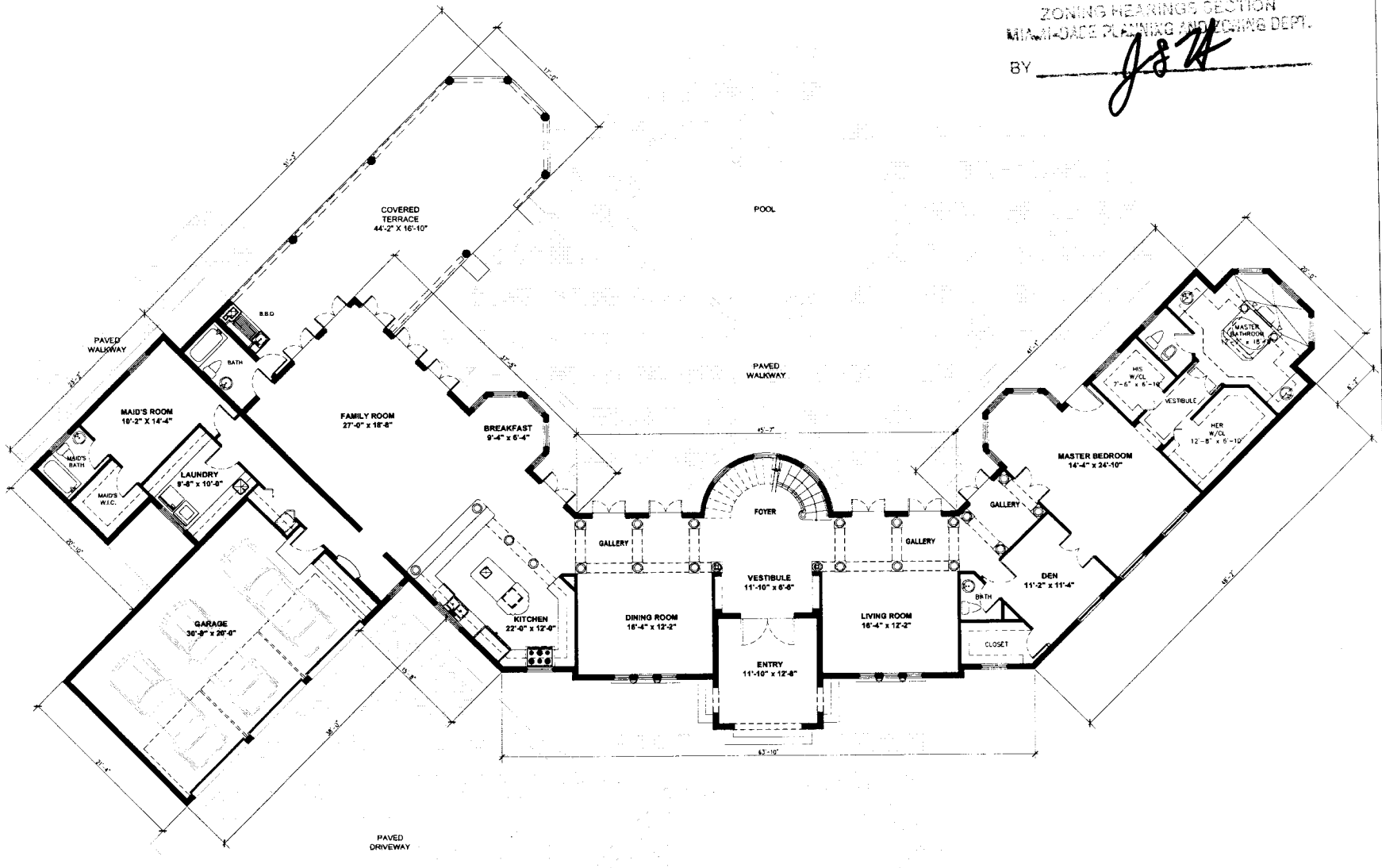

PARCEL 2 RESIDENCE GROUND FLOOR PLAN

SCALE: 3/16" =1'-0"

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Revisions:

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8390 SW 112 STREET
MIAMI, FLORIDA
Developer:
KILLIAN GROUP LLC.
MIAMI FLORIDA

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SHEET NAME:
GROUND FLOOR PLAN

SHEET NUMBER
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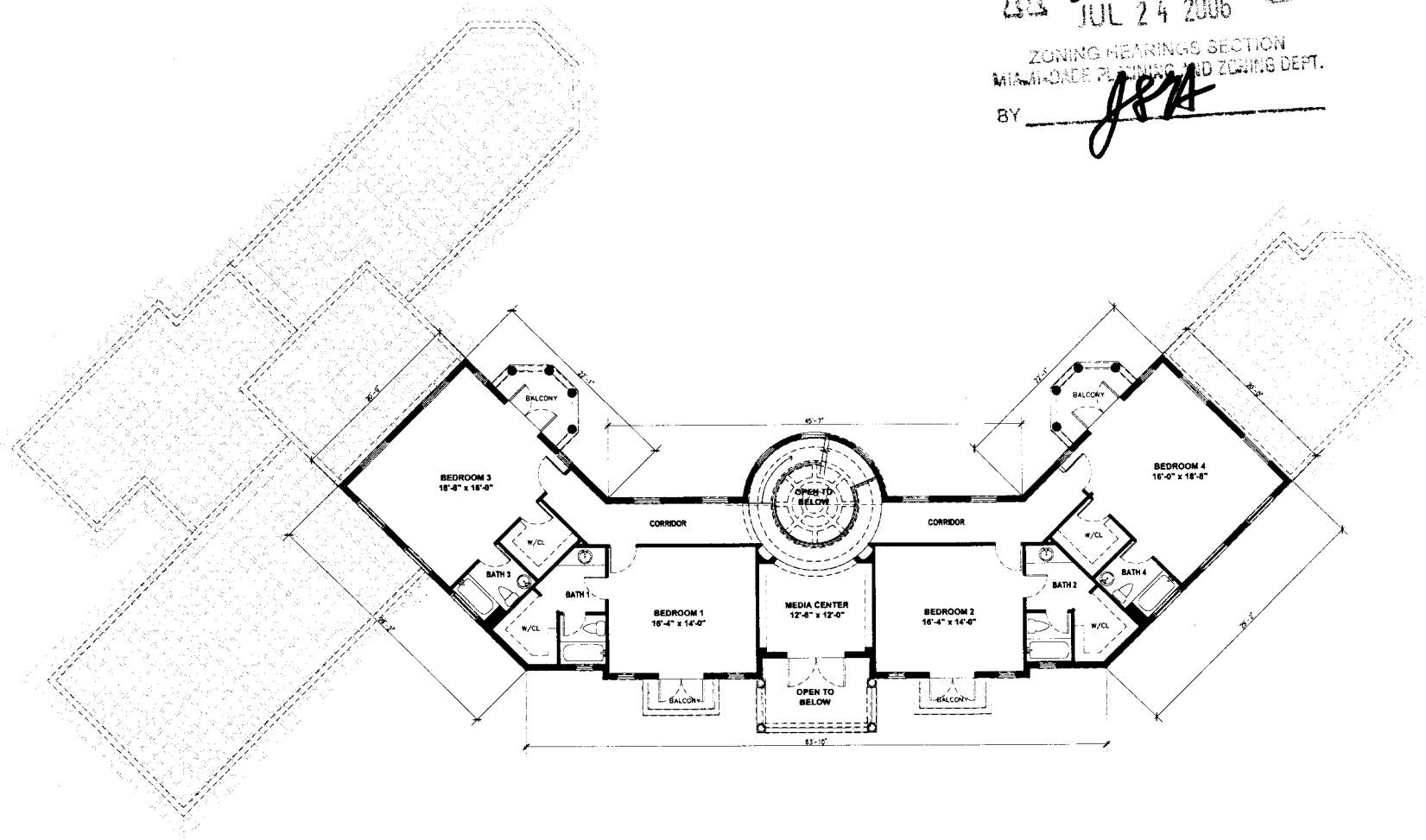

PARCEL 2 RESIDENCE
SECOND FLOOR PLAN

SCALE: 3/16" =1'-0"

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SHEET NAME:
SECOND FLOOR PLAN

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A-6

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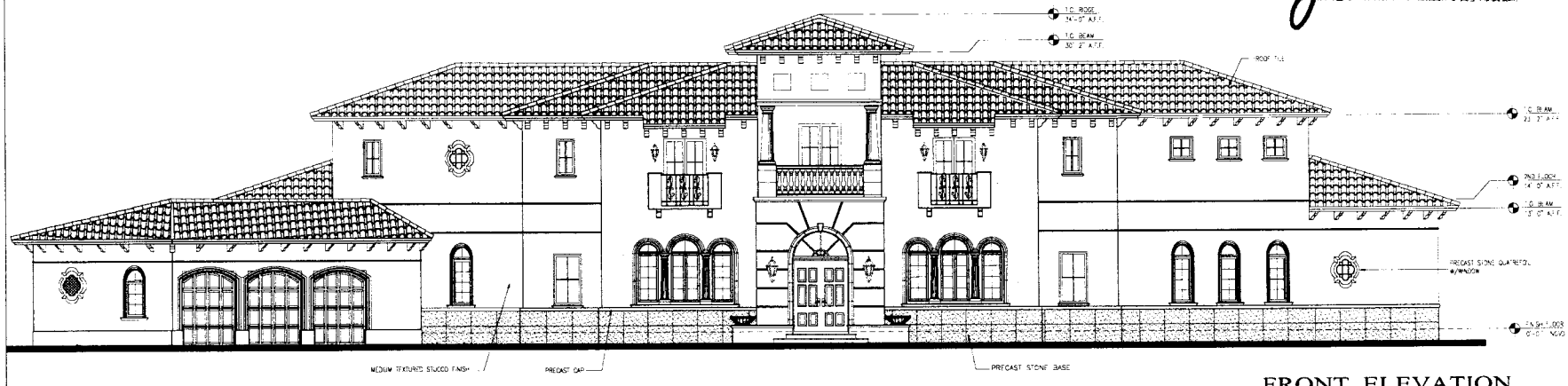
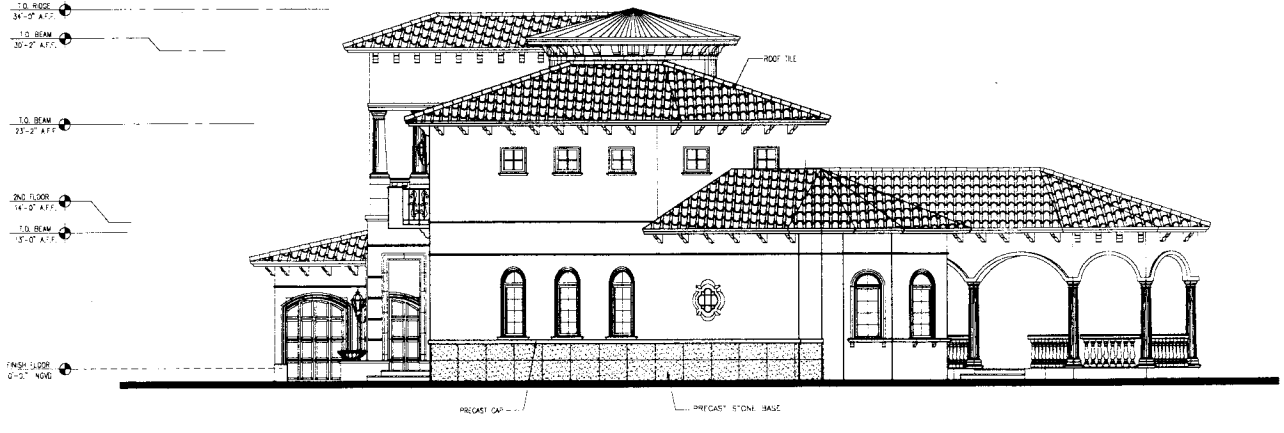


FRONT ELEVATION

SCALE: 3/16" =1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" =1'-0"

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SHEET NAME
ELEVATIONS
PARCEL 2

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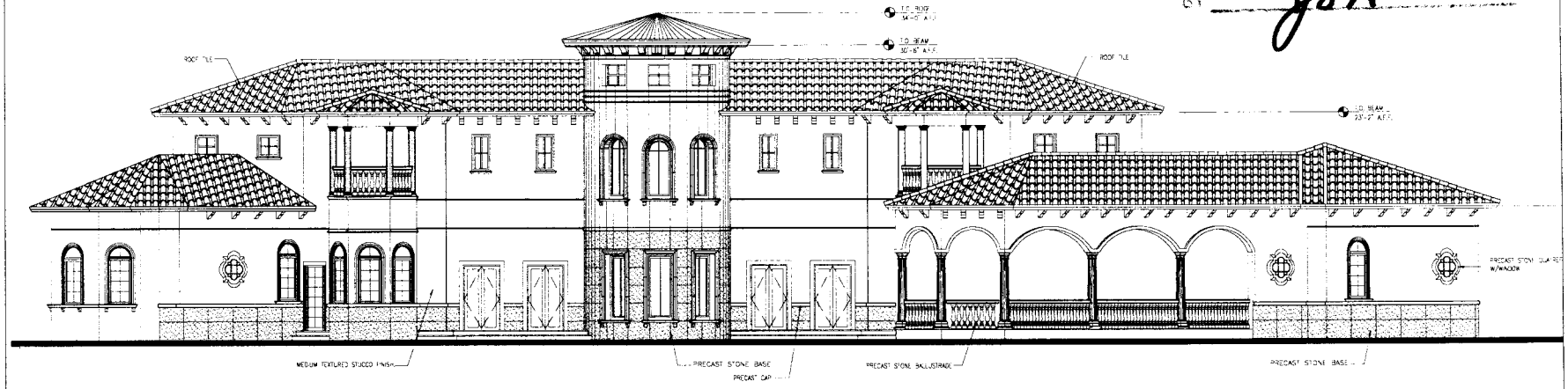

PARCEL-2 RESIDENCE REAR ELEVATION

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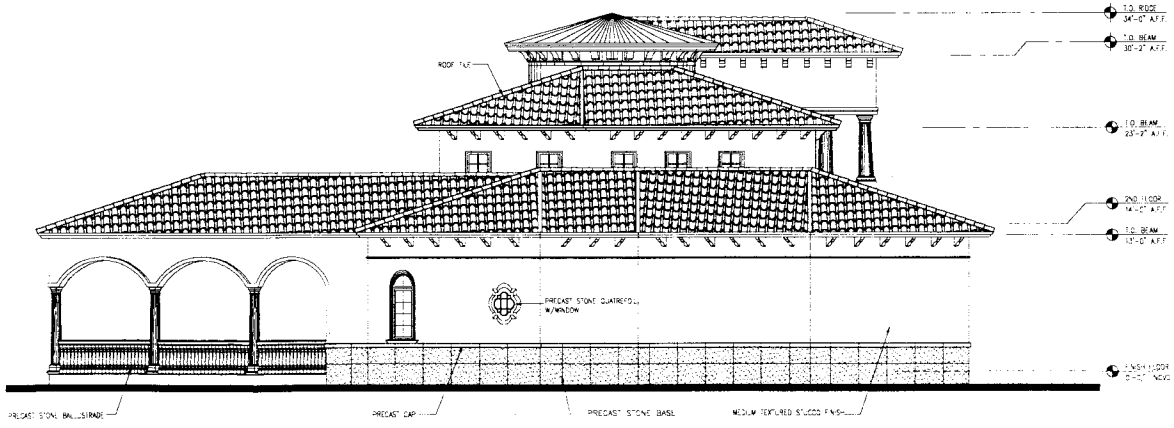

PARCEL-2 RESIDENCE LEFT SIDE ELEVATION

SCALE: 3/16" =1'-0"

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SHEET NAME
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PARCEL 2

SHEET NUMBER
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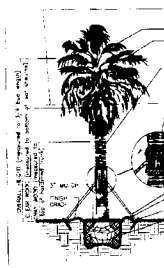
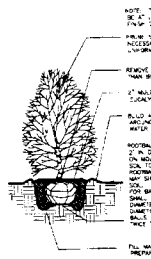


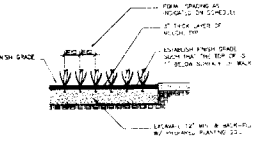
TYPICAL PALM TREE PLANTING

N.T.S



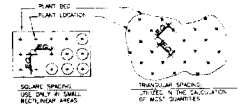
SHRUB PLANTING

N.T.S.



PLANTING DETAIL - GROUNDCOVER BEDS

N.T.S.



PLANTING DETAIL - PLANT SPACING

N.T.S.

SYMBOL KEY & SCHEDULE

QUERCUS VIRGINIANA (LIVE OAK)
12' HIGH X 8' SPREAD MIN. BB
FLORIDA NUMBER 1 OR BETTER

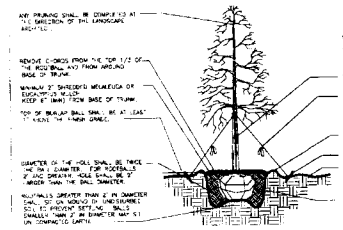
BURSERA SIMARUBA (GUMBO LIMBO)
10' HIGH X 8' SPREAD MIN. BB
FLORIDA NUMBER 1 OR BETTER

18 PTYCHOSPERMA ELEGANS (SOLITAIRE PALM)
10' - 12' HIGH OVER ALL BB
FLORIDA NUMBER 1 OR BETTER

CHRYSOBALANUS ICACO 'RED TIP'
(RED TIP COCOPLUM)
36" H X 24" SPR. 3 GAL 24" OC

NERIFOLIA 'MUSCARI' EVERGREEN GIANT
EVERGREEN GIANT LIRIOPE
12" H X 12" SPR MIN. 1 GAL. 12" OC

FICUS MICROCARPA 'GREEN ISLAND'
(GREEN ISLAND FICUS)
18" HIGH X 24" SPREAD 3 GALLON POTS 24" OC



TREE PLANTING (2-4" CALIPER)

N.T.S.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS FOR PLANT MATERIAL, AS ESTABLISHED IN THE LANDSCAPE CODE OF MIAMI-DADE COUNTY.
2. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
3. NO TREES SHALL BE INSTALLED CLOSER THAN 4 FT AWAY FROM ANY UNDERGROUND MUNICIPAL UTILITY LINES.
4. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
5. ALL REQUIRED TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES AND BE A MINIMUM OF 12 FEET IN HEIGHT AT TIME OF PLANTING.
6. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS NOXIOUS PESTS AND DISEASES. AMMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
7. PLANTING SOIL: ALL PLANTING PITS SHALL BE BACK-FILLED WITH PLANTING SOIL CONSISTING OF 50 PERCENT SILICA SAND, 40 PERCENT MUCK AND 10 PERCENT HUMUS OR PEAT, BY VOLUME.
8. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA TREE, GRADE B. AT A MINIMUM, PROVIDE AN 18 INCH MULCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.
9. APPLY FERTILIZER TO GROUND LEVEL PLANTINGS ACCORDING TO THE FOLLOWING RATES:

SOD	8-8-8 AT 5 LBS/1000 SF
ANNUALS AND GROUNDCOVER	OSMOCOTE - 5 SERRA BLEND 14-14-4 PER MFR REC.
SHRUBS, TREES, PALMS	AGRIFORM 20-10-5 TABLETS, 3/SHRUB, 6/TREE-PALM

10. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
11. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE WITH 50 PERCENT MINIMUM OVERLAP.
12. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURED.
13. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE FLORATAM AND SHALL BE INSTALLED AS SOLID SOD.
14. A TREE REMOVAL PERMIT SHALL BE OBTAINED FROM MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURSES MANAGEMENT (DERM) PRIOR TO THE REMOVAL OF ANY EXISTING TREES.

PLANT SCHEDULE - PARCEL 2

NOTE: PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS"

CODE	SCIENTIFIC NAME	COMMON NAME	NATIVE?	MINIMUM DIMENSIONS	QUANTITY	TREES PER CODE
	TREES AND PALM TREES					
BS	BURSERA SIMARUBA	GUMBO LIMBO	Y	12' H X 8' SPR. 3" CALIPER	4	4
PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	N	8-10' H 12' OVERALL	18	9
QV	QUERCUS VIRGINIANA	LIVE OAK	Y	12' H X 8' SPR. 3" CALIPER	3	3
	EXISTING TREES TO REMAIN	LIVE OAK	Y	VARIES	3	3
				TOTAL TREES PER CODE		7
	GROUNDCOVERS, VINES AND SHRUBS					TOTAL
B	BOUGAINVILLEA	BOUGAINVILLEA	N	18"-24" SPR. 30, 24" O.C.		TBD
FB	FICUS BENJAMINA	BENJAMIN FIG	N	18"-24" SPR. 30, 24" O.C.		TBD
HN	LEX VOMITORIA SCHILLINGS DWARF	DWARF LEX VOMITORIA (HOLLY)	Y	12"-18" H X 12" SPR. 6, 18" O.C.		TBD
PN	PSYCHOTRIA NERVOSA	WILD COFFEE	Y	18"-24" H X 18" SPR. 30, 24" O.C.		TBD

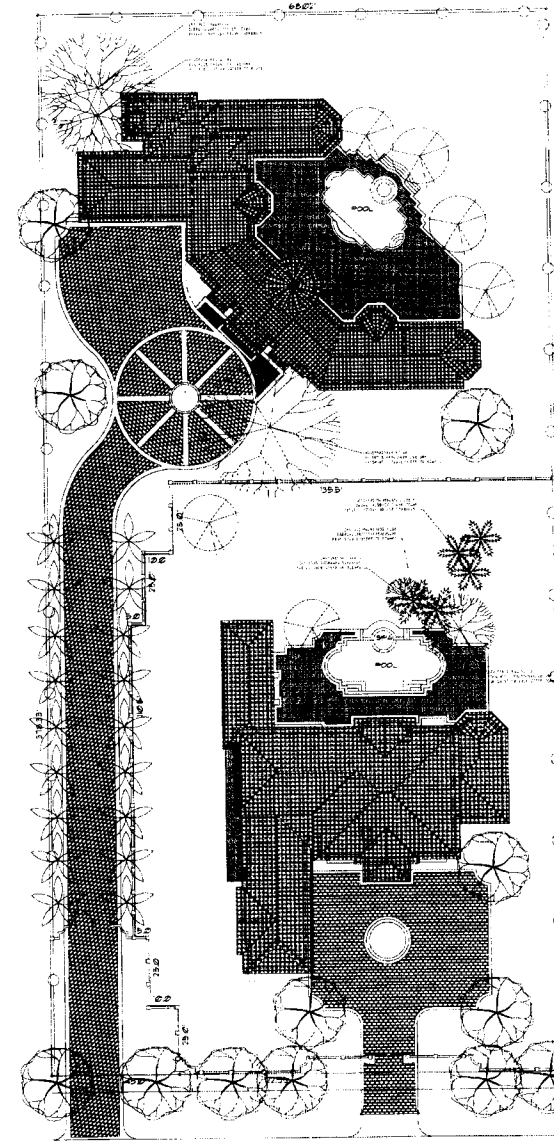
MINIMUM LANDSCAPE REQUIREMENTS PARCEL 2	ZONING DISTRICT: CURRENT: BU-1 PROPOSED: E-1		
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
NET LOT AREA: 2.641 SF / 2.64 ACRE		SF	2,641 SF
LANDSCAPED OPEN SPACE (LOS) PER CH 33		SF	SF
PARKING LANDSCAPE AREA FOR PARKING SPACES	50 SF/SPACE	SF	SF
TOTAL LANDSCAPED OPEN SPACE AREA	CH 33 REQ. LOS - PROG INT.	SF	2,641 SF (52%)
PLANTING PLAN	50% OF NET LOT AREA	1,320.5 SF MIN.	2,641 SF MIN.
NUMBER OF TREES	1/ACRE NET LOT AREA	2 TREES	2 TREES
NUMBER OF PALMS PERMITTED AS TREES (7 PALMS = 1 TREE)	50% OF REQ. TREES MAX. 2	1 MAX	1 / 2 TREES
NUMBER OF REQ'D NATIVE TREES	50% OF REQ. TREES	1 MIN.	1
NUMBER OF SHRUBS	5/TREE	35 MIN.	35 MIN.
STREET TREES (22.35 LF OF ROW W.)	30' O.C. MAX AVE SPACING	2 TREES	2 TREES

PLANT SCHEDULE - PARCEL 1

NOTE: PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS"

CODE	SCIENTIFIC NAME	COMMON NAME	NATIVE?	MINIMUM DIMENSIONS	QUANTITY	TREES PER CODE
	TREES AND PALM TREES					
BS	BURSERA SIMARUBA	GUMBO LIMBO	Y	12' H X 8' SPR. 3" CALIPER	3	3
QV	QUERCUS VIRGINIANA	LIVE OAK	Y	12' H X 8' SPR. 3" CALIPER	1	1
	EXISTING TREES TO REMAIN	LIVE OAK	Y	VARIES	2	2
	EXISTING PALMS TO REMAIN	BABAI PALM	Y	VARIES	5	35
				TOTAL TREES PER CODE		35
	GROUNDCOVERS, VINES AND SHRUBS					TOTAL
B	BOUGAINVILLEA	BOUGAINVILLEA	N	18"-24" SPR. 30, 24" O.C.		TBD
FB	FICUS BENJAMINA	BENJAMIN FIG	N	18"-24" SPR. 30, 24" O.C.		TBD
HN	LEX VOMITORIA SCHILLINGS DWARF	DWARF LEX VOMITORIA (HOLLY)	Y	12"-18" H X 12" SPR. 6, 18" O.C.		TBD
PN	PSYCHOTRIA NERVOSA	WILD COFFEE	Y	18"-24" H X 18" SPR. 30, 24" O.C.		TBD

MINIMUM LANDSCAPE REQUIREMENTS PARCEL 1	ZONING DISTRICT: CURRENT: BU-1 PROPOSED: E-1		
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
NET LOT AREA: 1.649 SF / 1.64 ACRE		SF	1,649 SF
LANDSCAPED OPEN SPACE (LOS) PER CH 33		SF	SF
PARKING LANDSCAPE AREA FOR PARKING SPACES	50 SF/SPACE	SF	SF
TOTAL LANDSCAPED OPEN SPACE AREA	CH 33 REQ. LOS - PROG INT.	SF	1,141 SF (52%)
PLANTING PLAN	50% OF NET LOT AREA	824.5 SF MIN.	1,141 SF MIN.
NUMBER OF TREES	1/ACRE NET LOT AREA	2 TREES	35 TREES
NUMBER OF PALMS PERMITTED AS TREES (7 PALMS = 1 TREE)	50% OF REQ. TREES MAX. 2	1 MAX	1 / 2 TREES
NUMBER OF REQ'D NATIVE TREES	50% OF REQ. TREES	1 MIN.	1
NUMBER OF SHRUBS	5/TREE	35 MIN.	35 MIN.
STREET TREES (22.35 LF OF ROW W.)	30' O.C. MAX AVE SPACING	2 TREES	2 TREES



LANDSCAPE PLAN

SCALE 1" = 20'

Rev#1

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MICHAEL ITHIER, P.E.
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Revisions:

Proposed Custom Homes

KILLIAN GROUP LLC.
8390 SW 112 STREET
MIAMI, FLORIDA

Developer:
KILLIAN GROUP LLC
MIAMI FLORIDA

Job Number:	06039
File name:	
Issued Date:	07-18-06
Drawn by:	MWB
Checked by:	MWB

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

L-1

RECEIVED
205-119
JUL 24 2006
ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING, ZONING & BLDG.
BY JSH