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

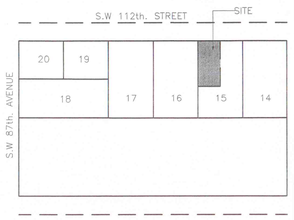
Rev#1
RECEIVED
ZOS-119
JUL 24 2006
ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.
BY JPH

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-1
PROPOSED ZONING: EU-S

SETBACK:	REQUIRED	PROPOSED
FRONT	35'-0"	38'-0"
SIDE	15'-0"	27'-7"
SIDE	15'-0"	20'-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	924 SQ.FT.
BALCONY	60 SQ.FT.
SECOND FLOOR AREA (A/C)	1,623 SQ.FT.
BALCONY	120 SQ.FT.
TOTAL A/C AREA	4,998 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-1
PROPOSED ZONING: EU-S

SETBACK:	REQUIRED	PROPOSED
FRONT	35'-0"	35'-0"
SIDE	15'-0"	15'-6"
SIDE	15'-0"	27'-6"
REAR	25'-0"	30'-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.

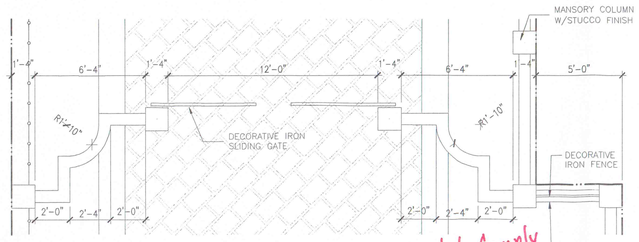
	ALLOWED	PROVIDED
HEIGHT FROM GRADE TO TOP OF ROOF (HIGHEST PT. OF ROTUNDA)	35 FT.	34 FT. ✓
MAX. LOT COVERAGE	30%	14% (5,109 SF)
MAX. LOT COVERAGE	*	20% (7,318 SF)

Parcel #1
Net: 30,678.15 # F=38' IS=20' R=49'-7"
Gross: 35,420.3 #
Frontage: 135.49'

Parcel #2
Net: 37611.67 # F=245.5' IS=15'-6" R=30' I.S.
Gross: 39,186.67 #
Frontage: 45'

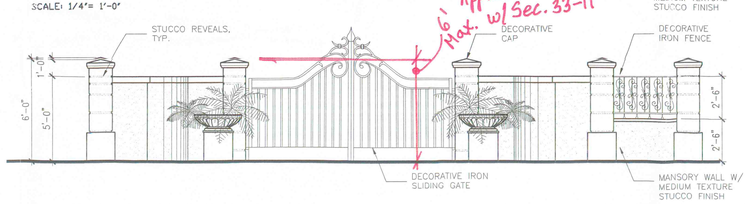
EU-S Req.
Gross: 25,000 # F=35'
Frontage: 125' IS=15'
Min. Depth 135' R=25'
Lot Coverage: 30%

EU-1 Req.
Gross: 43560 # F=50'
Frontage: 125' IS=15'
Lot Coverage: 15% R=25'



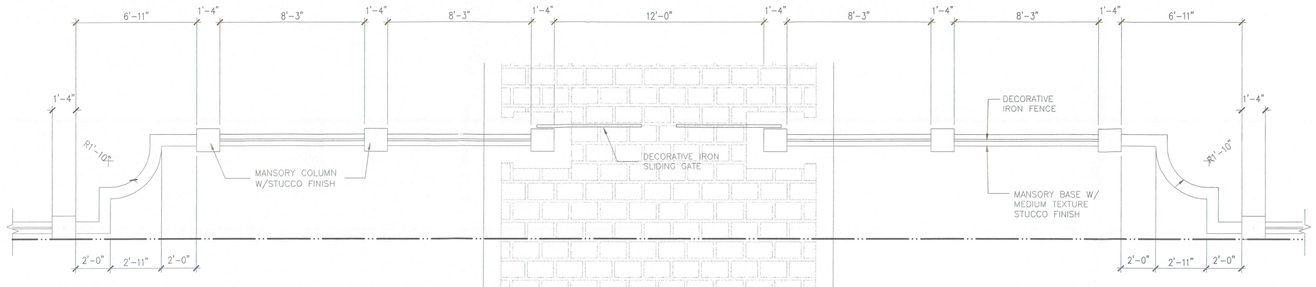
PARCEL 2 PRIVACY WALL PLAN

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



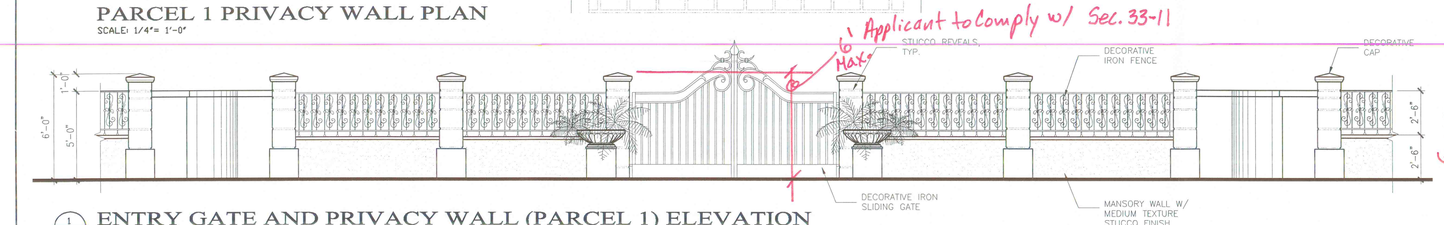
(2 / SP-1) ENTRY GATE AND PRIVACY WALL (PARCEL 2) ELEVATION

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



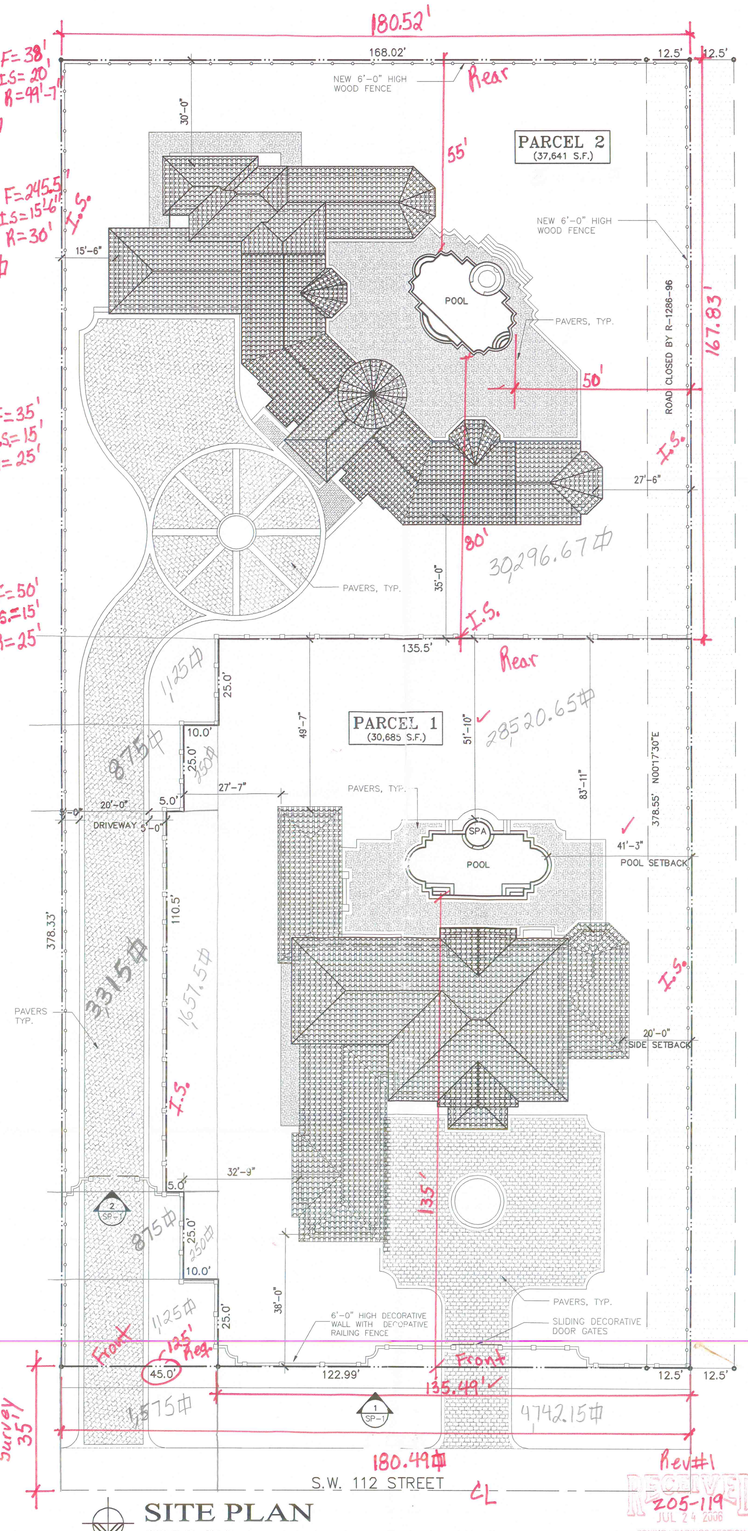
PARCEL 1 PRIVACY WALL PLAN

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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BUILDING & ZONING DEPT.
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205-119

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JUL 20 2006
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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