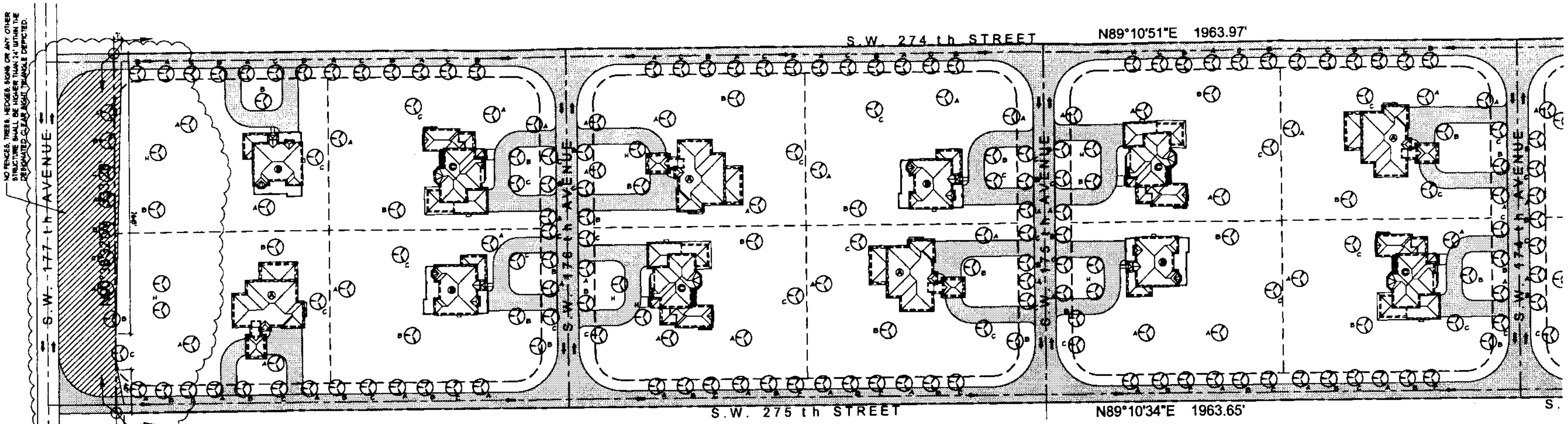


LANDSCAPING PLAN - WEST OF 174th AVENUE

SCALE: 1" = 50'

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF NINE (9) SHADE TREES PER NET ACRE. TREE TYPES A, B, C, & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

EU-1 with SURs LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 95-222

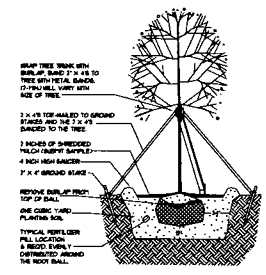
ZONE DISTRICT: EU-1 with SURs

		REQUIRED	PROVIDED
NET LAND AREA:	11.47 ACRES (499,550) S.F.)		
STREET TREES (1/35' MAX)		176	187
(6,174' TOTAL STREET PERIMETER / 35' = 176 TREES)			
LOT TREES (MIN. 9 PER ACRE) *		110	110
TOTAL NUMBER OF TREES		286	297
SHRUBS (10/TREE REQUIRED)		2,970	2,970

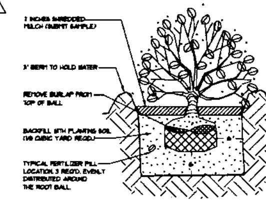
* THE MINIMUM TREE DENSITY REQUIRED IS 9 TREES / NET ACRE. THUS, (16) LOTS REQUIRE AT LEAST (6) TREES EACH, WHILE THE TWO (2) LOTS EXCEEDING 29,041 S.F. REQUIRE 7 TREES EACH.

KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	12'	6' - 8'	96
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	12'	6' - 8'	90
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
E	ROYAL PALM (ROYSTONEA ELATA)	8'	12' - 24'	-	-
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	11

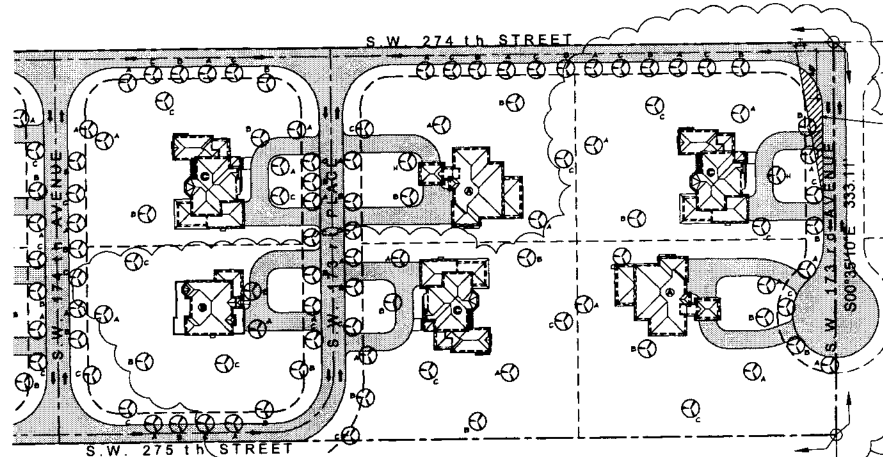
	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	990
3	WAX MIRTLE DWARF (MIRKA PUMILLA)	12" x 12" @ 24" O.C.	990
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 30" O.C.	990



TREE PLANTING DETAIL

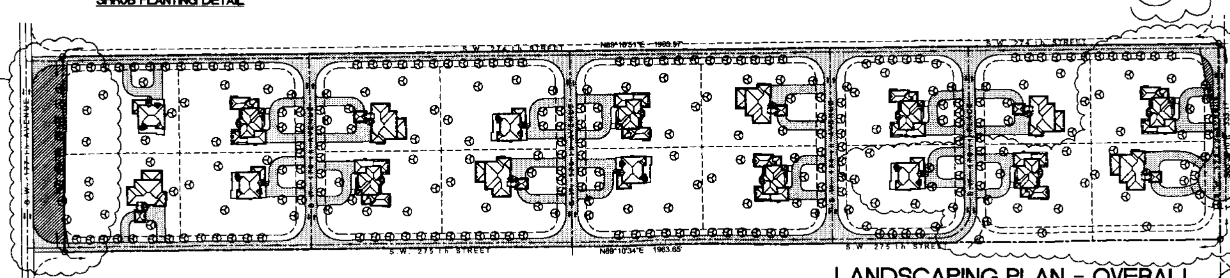


SHRUB PLANTING DETAIL



LANDSCAPING PLAN - EAST OF 174th AVENUE

SCALE: 1" = 50'



LANDSCAPING PLAN - OVERALL

SCALE: 1" = 100'

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GENESIS PARCEL
S.W. 177 AVENUE AND 274 STREET
MIAMI-DADE, FLORIDA

DATE:	08-15-2005
DRAWN:	Jorge RF
CHECKED:	AM.
PROJ. NO:	2005BM465
1.	10-07-2005
2.	05-01-2006
3.	06-23-2006

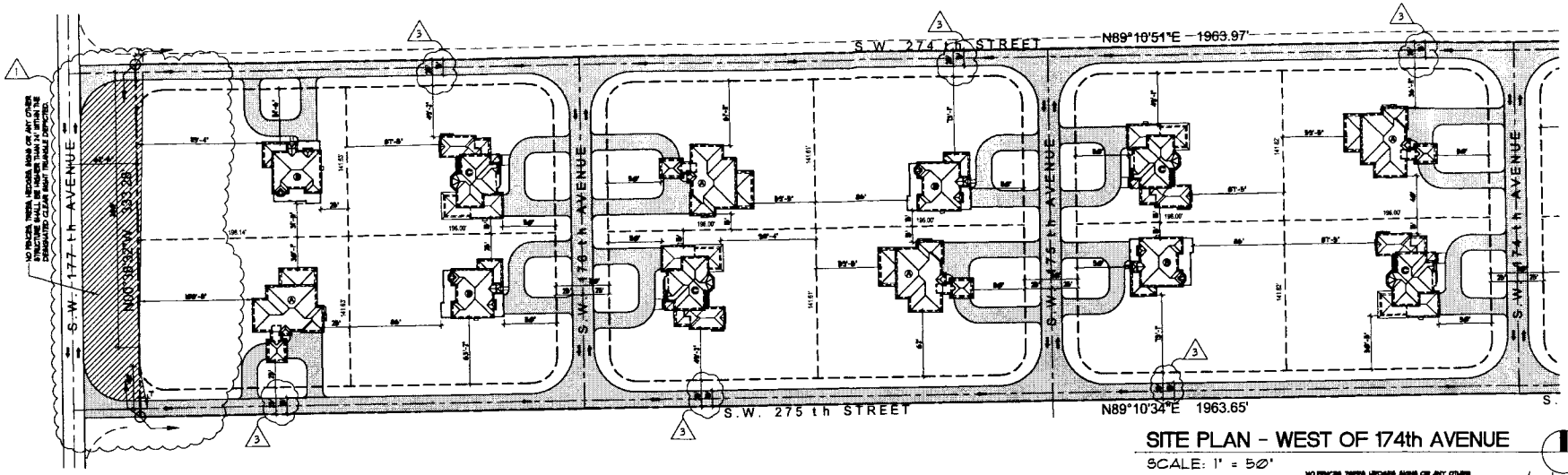
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

LANDSCAPING PLAN

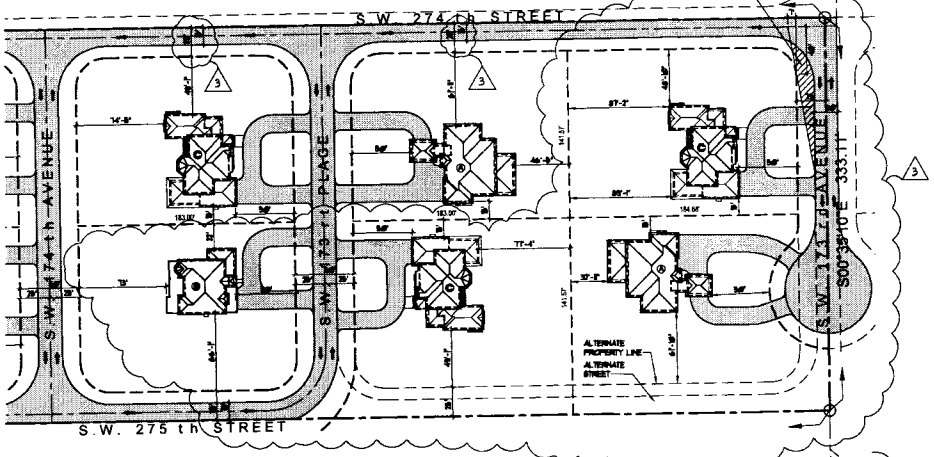
L-1
- OF -

7-14-6



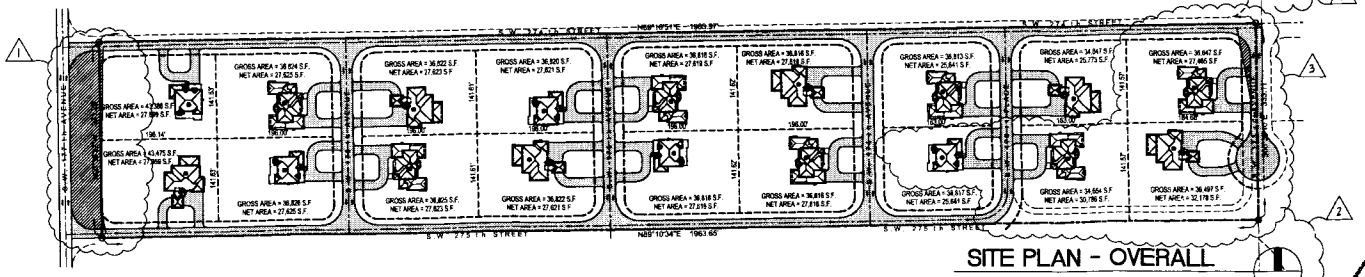
SITE PLAN - WEST OF 174th AVENUE

SCALE: 1" = 50'



SITE PLAN - EAST OF 174th AVENUE

SCALE: 1" = 50'



SITE PLAN - OVERALL

SCALE: 1" = 100'

ZONING INFORMATION

ZONING DISTRICT	EU-1 with SURs
GROSS SITE AREA	675,168 S.F. (15.50 ACRES)
LESS R.O.W.	175,618 S.F. (4.03 ACRES)
LESS LAKES	0 S.F.
LESS OTHER	0 S.F.
NET LAND AREA	499,550 S.F. (11.47 ACRES)
TOTAL NUMBER OF DWELLING UNITS	18 UNITS
GROSS DENSITY	1.16 UNITS / ACRE
NET DENSITY	1.57 UNITS / ACRE

LOT SIZES

	PROVIDED	MIN. REQUIRED
MINIMUM GROSS AREA	34,647 Sq. Ft.	32,500 Sq. Ft.
MAXIMUM GROSS AREA	43,475 Sq. Ft.	
AVERAGE GROSS AREA	37,509 Sq. Ft.	

	PROVIDED	MAX. ALLOWED
MAXIMUM LOT COVERAGE *	13.86 %	15 %
NUMBER OF STORIES	2	2
MAXIMUM HEIGHT	29'-0"	35'

* NOTE:

- MAXIMUM LOT COVERAGE SHOWN IS CALCULATED ON THE WORST-CASE SCENARIO, WHICH IS THE ONE OF MODEL "C" ON THE SMALLEST LOT (3,553 S.F. / 25,641 S.F. = 13.86 %)

DWELLING UNIT BREAKDOWN

UNIT MODEL	QUANTITY	UNIT FOOTPRINT	UNIT CONST. AREA	BEDROOM / BATHS
A	6	3,395	5,149	5 / 3-1/2
B	5	2,805	4,848	4 / 4
C	7	3,553	4,742	3 / 3

TOTAL NUMBER OF UNITS — 18

SETBACKS

	PROVIDED	MIN. REQUIRED
FRONT	50 FEET	50 FEET
REAR	90.33 FEET	25 FEET
INTERIOR SIDE	15 FEET	15 FEET
SIDE STREET	73.06 FEET	25 FEET

STREET PERIMETER (FOR TREE CALC.) — 6,641 FEET

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GENESIS PARCEL

S.W. 177 AVENUE AND 274 STREET
MIAMI-DADE, FLORIDA

DATE: 06-15-2005
DRAWN: Jorge RP
CHECKED: AM
PROJ. NO: 2005B*165

1. 10-07-2005
2. 03-06-2006
3. 06-23-2006

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SP-1
- OF -

714.6

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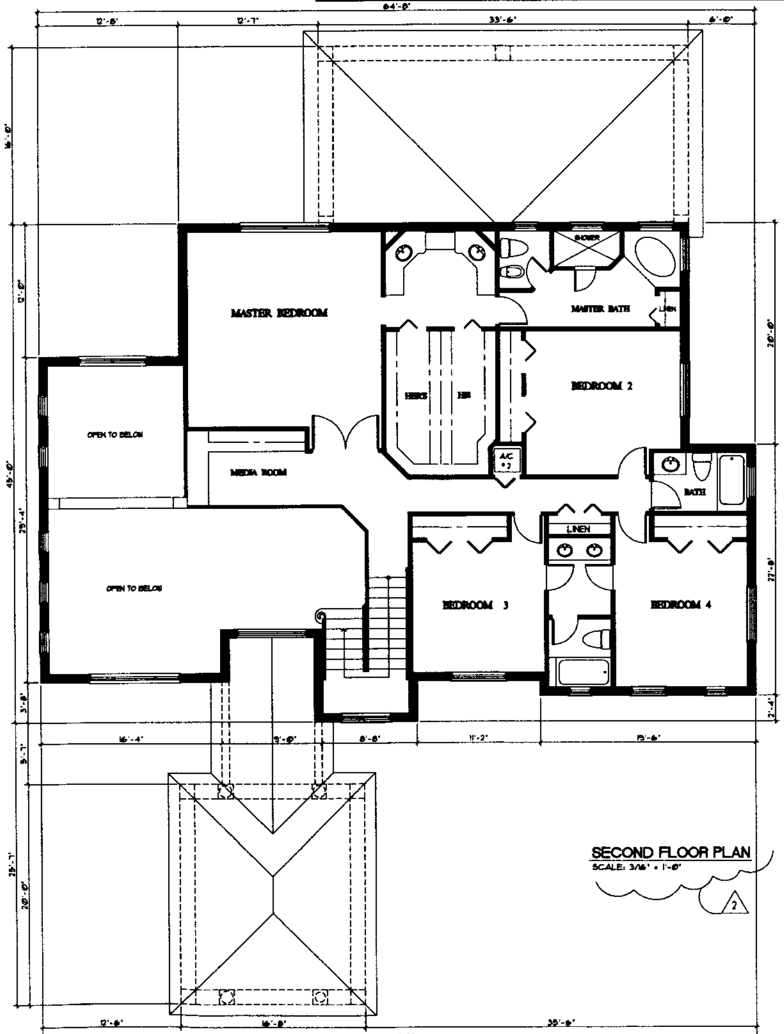
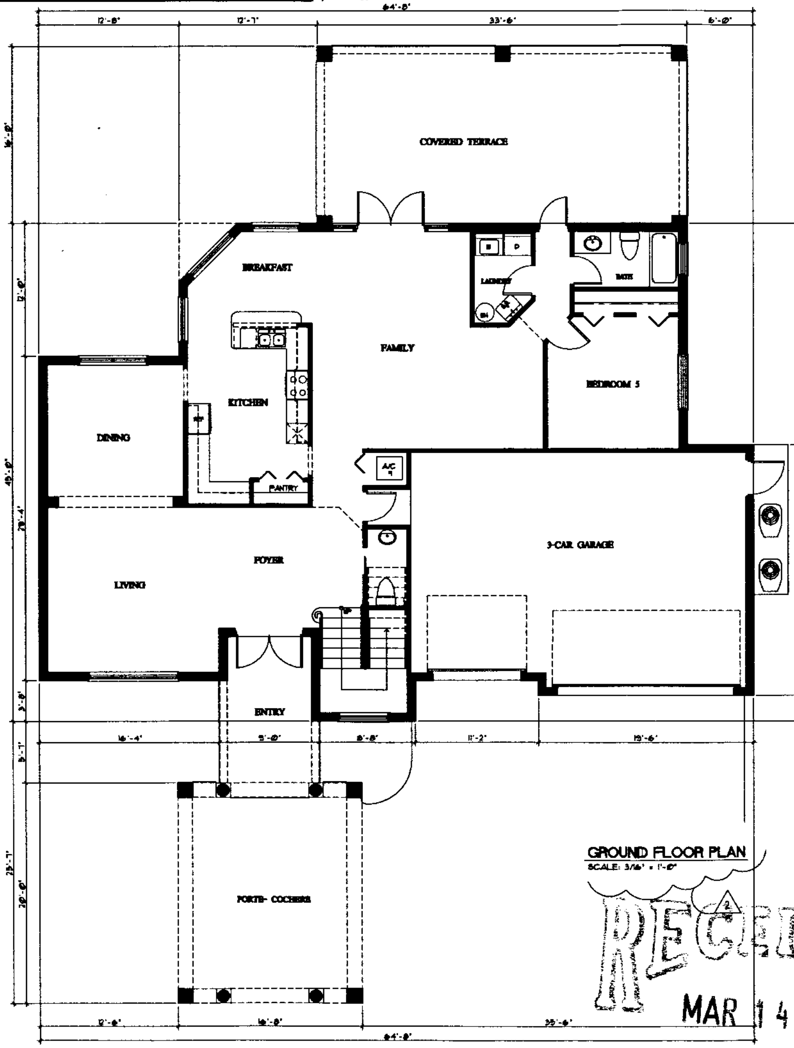
headquarter

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

MODEL "A"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,729 S.F.
SECOND FLOOR A/C AREA	1,754 S.F.
TOTAL A/C AREA	3,483 S.F.
PORTE-COCHERE	333 S.F.
ENTRY	111 S.F.
GARAGE	688 S.F.
COVERED TERRACE	535 S.F.
MODEL FOOTPRINT	3,396 S.F.
MODEL CONSTRUCTION AREA	5,150 S.F.



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



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

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MODEL "A" FLOOR PLANS AND FRONT ELEVATION

DATE: 08-8-2005
DRAWN: Jorge RF
CHECKED: AM.
PROJ. NO: 2005BM465
1.
2. 03-01-2006
3.

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ANGEL MILANES, AIA
AR-0015845

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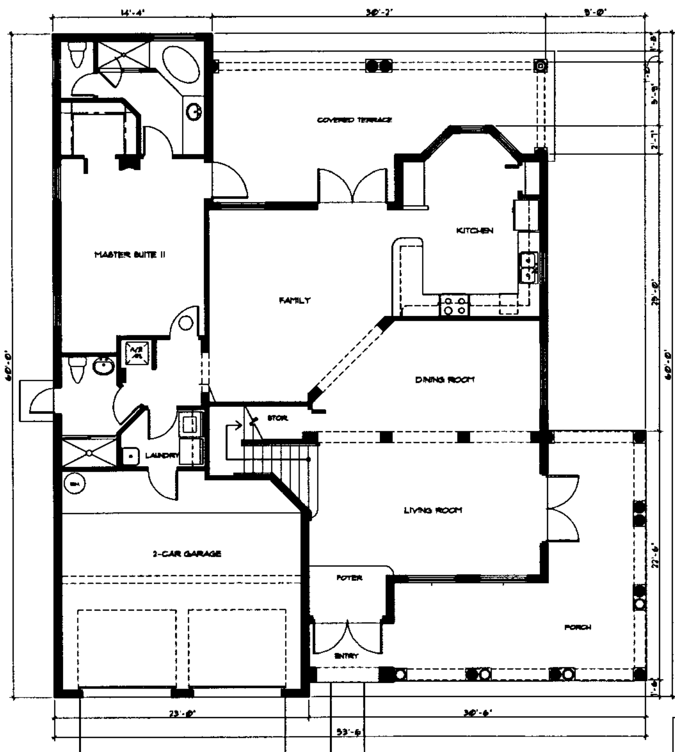
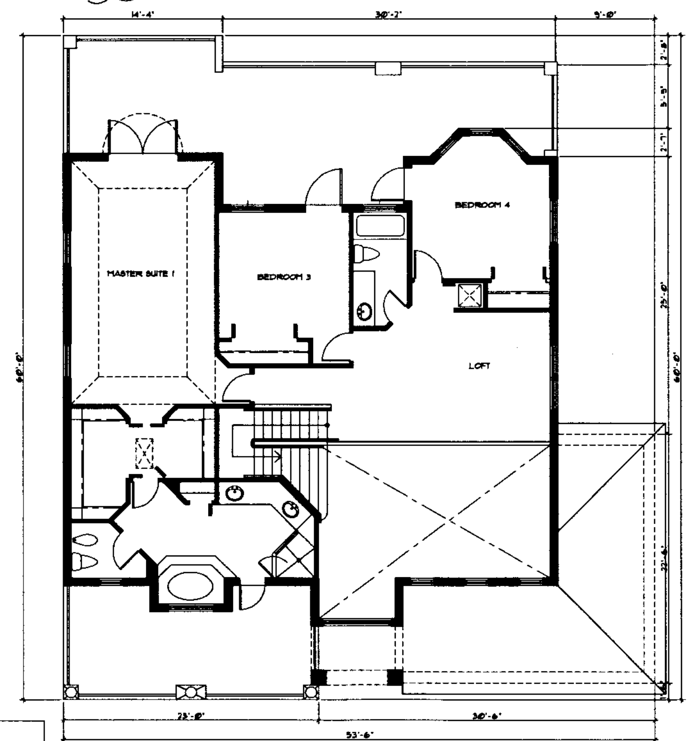
MIAMI-DADE, FLORIDA

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



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



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

MODEL "B"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,645 S.F.
SECOND FLOOR A/C AREA	1,355 S.F.
TOTAL A/C AREA	3,000 S.F.
ENTRY / PORCH	364 S.F.
GARAGE	451 S.F.
COVERED TERRACE	345 S.F.
FRONT TERRACE AT 2nd FLOOR	220 S.F.
REAR TERRACE AT 2nd FLOOR	466 S.F.
MODEL FOOTPRINT	2,805 S.F.
MODEL CONSTRUCTION AREA	4,846 S.F.

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MODEL "B" - FLOOR PLANS AND FRONT ELEVATION

DATE:	[illegible]
DRAWN:	Jorge NF
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PROJ. NO:	[illegible]
1.	
2.	05-01-2006
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ANGEL MILANES, AIA
AR-0015845

A-2
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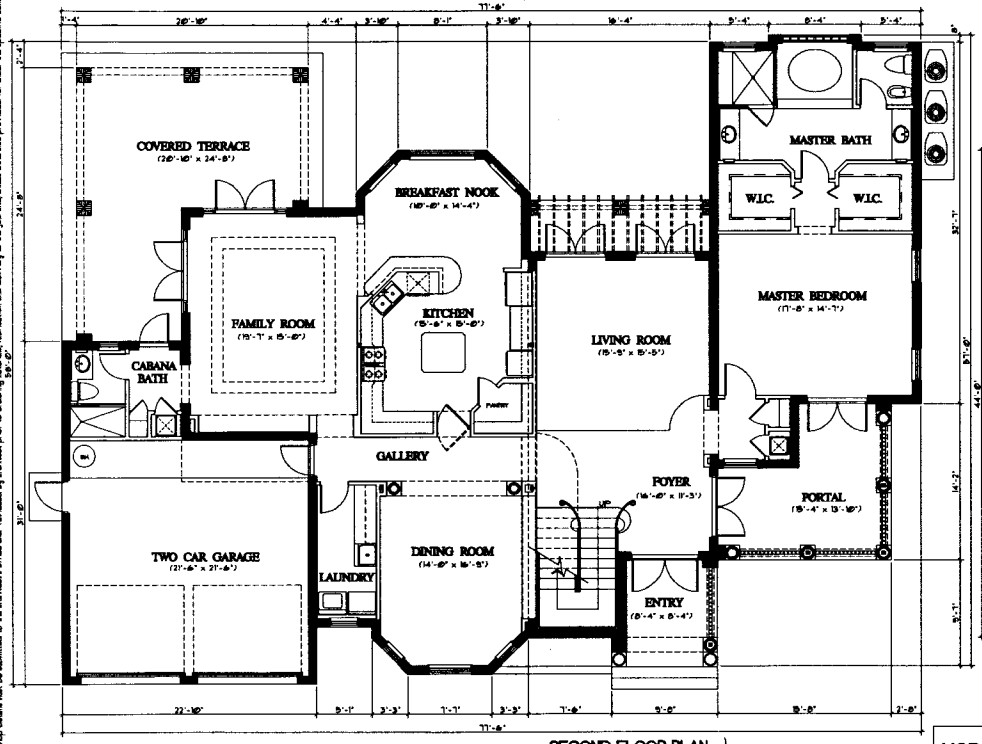
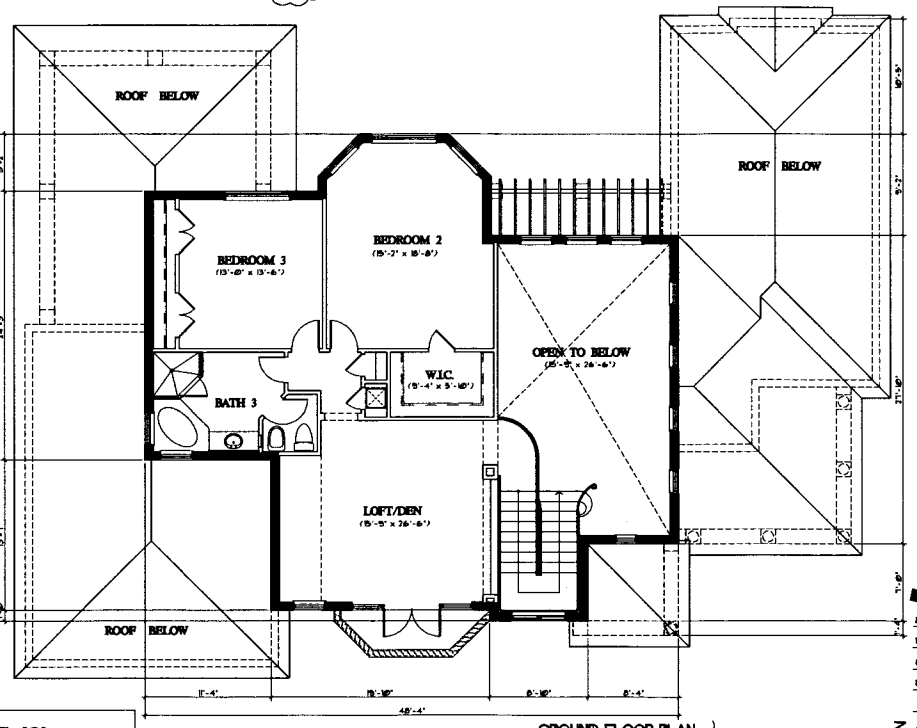
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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

MODEL "C"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	2,398 S.F.
SECOND FLOOR A/C AREA	1,539 S.F.
TOTAL A/C AREA	3,937 S.F.
ENTRY	103 S.F.
PORTAL	179 S.F.
GARAGE	485 S.F.
COVERED TERRACE	378 S.F.
BALCONY	60 S.F.
MODEL FOOTPRINT	5,603 S.F.
MODEL CONSTRUCTION AREA	4,742 S.F.

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S.W. 177 AVENUE AND 274 STREET
MIAMI-DADE, FLORIDA

DATE: 03-13-2006
DRAWN: Jorge RF
CHECKED: AM
PROJ. NO: 2005EP1460
1.
2. 03-01-2006
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

MODEL "C"
FLOOR PLANS AND FRONT ELEVATION

A-3
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