

See pline landscape area attach showing 27.75% open space

900
 225
 380
 176
 135
 273
 288
 36
 133.6
 2258.6
 109.6
 2367.6 / 10,500 = 22.5% open space



SITE GENERAL INFORMATION		
1. PRESENT ZONING		R-1
2. PROPOSED ZONING		RUBA
3. SITE AREA	REQUIRED: 10,000 SF	PROVIDED: 10,500 SF
4. MINIMUM LOT WIDTH	15'-0"	15'-0"
4. BUILDING AREA (EXIST.)		1,716 SQ. FT.
5. FUTURE EXPANSION		188 SQ. FT.
6. TOTAL BLDG. AREA INCLUDING EXP.		1,904 SQ. FT.
7. SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25'-0"
INT. SIDE (EAST)	15'-0"	13'-8"
INT. SIDE (WEST)	15'-0"	13'-5"
REAR (NORTH)	25'-0"	54'-1"
8. PARKING	REQUIRED: 1 PARK SPACE/200 SQ. FT.	7 PARK SPACES PROVIDED: 8 PARK SPACES
9. LOT COVERAGE:	(40% MAX. ALLOWED)	4200 SQ. FT. PROVIDED (INCLUDING EXPANSION): 1,904 SQ. FT. (18.2%)
10. FLOOR AREA RATIO:	(40% MAX. ALLOWED)	4200 SQ. FT. PROVIDED (INCLUDING EXPANSION): 1,904 SQ. FT. (18.2%)
11. OPEN AREA (LANDSCAPE)	REQUIRED: (25% + 10 SF/ PARKING SPACE)	2,105 SQ. FT. PROVIDED: (21%) 2,846 SQ. FT.

205-305
RECEIVED
 JUN 9 9 2006
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]

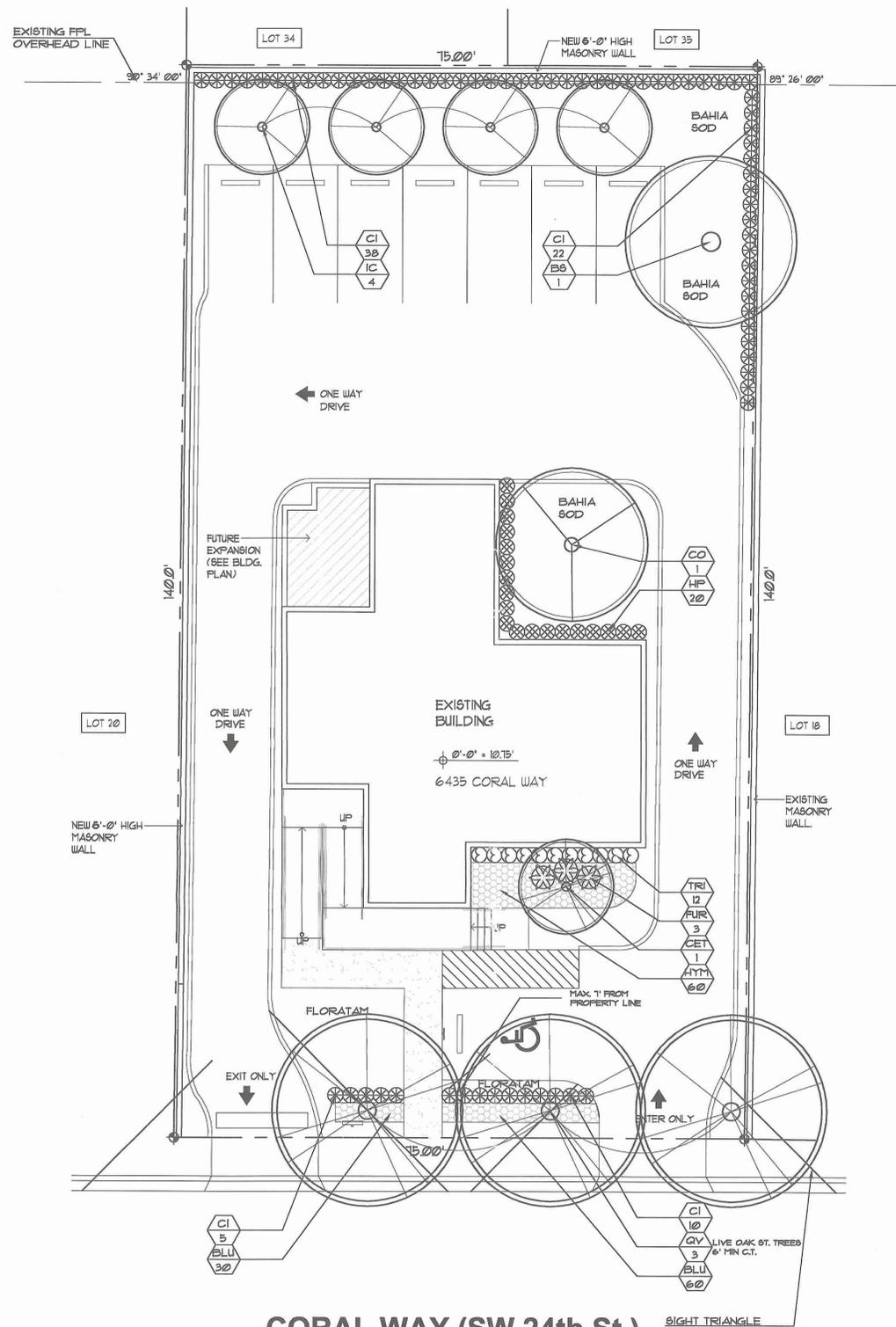
Architecture
 Planning &
 Urban Design
 Space Planning
 Interior Design
 Corp. Lic. # AA-C001954

Rodriguez Pereira Architects, Inc.
 2601 N.W. 89th Court • Miami, FL 33172
 Phone: (305) 592-8045 • FAX: (305) 592-5766
 WWW.RODRIGUEZPEREIRA.COM

Alterations for:
MS. NOELI SANCHEZ
 6435 CORAL WAY
 MIAMI, FLORIDA 33155
 PHONE: (305) 663-7272

REVISIONS	BY
10-28-05	
11-07-05	
05-23-06	

Date: 9-14-05
 Scale:
 Drawn:
 Job: 05058
 Sheet: **A-1**
 Of: Sheets



CORAL WAY (SW 24th St.)

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
B6	YES	1	GUMBO LIMBO	Bursera simaruba	12' x 6' apr., 2 1/2' cal.
CO	YES	1	SATINLEAF	Chrysophyllum oliviforme	12' x 5' apr., 2 1/2' cal.
CET	YES	1	SILVER BUTTONWOOD	Conocarpus erac. 'sericeus'	10' x 6', STANDARD
QV	YES	3	LIVE OAKS	Quercus virginiana	12' x 5' apr., 2 1/2' cal. 6' MIN. C.T.
IC	YES	4	DAHOON HOLLY	Ilex cassine	10' x 5' apr., 2' cal.
CI	YES	15	COCOPLUM	Chrysobalanus icaco	24' x 24', 24' o.c., full, 3 gal.
BLU	30		BLUEBERRY FLAX LILY	Dianella tasmanica	12' x 12', 16' o.c., 3 gal.
FUR	3		GIANT FALSE AGAVE	Furcraea foetida	3' x 3', 15 gal., full specimen
HP	YES	20	FIREBUSH	Hamelia patens	24' x 24', 24' o.c., full, 3 gal.
HYM	YES	60	SPIDER LILY	Hymenocallis latifolia	12' x 12' full, 14' o.c., 1 gal.
TRI	12		'TRINETTE' ARBORICOLA	Schefflera 'Trinette'	24' x 24', 24' o.c., full, 3 gal.

**LANDSCAPE LEGEND - CHAPTER 18A
SITE DATA**

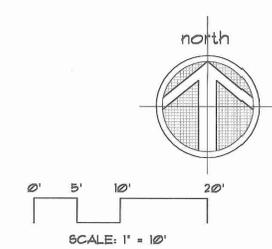
ORDINANCE 98-13

EXISTING ZONING: R-1	NET LAND 0.24 ACRE	10,500 S.F.
PROPOSED REZONING: RU-5A		
OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 10,500 s.f. x 25% = 2,625 s.f.	2,625	2,166
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 8 SURFACE SPACES x 10 SF / SPACE	80	80
C. Total s.f. of open space required by Chapter 33: A + B =	2,705	2,246
LAWN AREA CALCULATION		
2,246	2,246	2,246
required by Chapter 33		
B. Maximum lawn area (sod) permitted = required by Chapter 18A, on site plan: 3 x 2,246 s.f. =	6,738	6,738
	854	854
		drought tolerant grasses shown on plan
		DROUGHT TOLERANT SOD INDICATED ON PLAN
TREES: 28 per Acre		
A. No. trees required per net lot acre space Less existing no. of trees meeting min. required	1	1
B. % Palms Allowed: No. of trees provided 30 x 30% =	2	0
% Palms permitted to count as street trees in 1:1 base to 30%	N/A	0
C. % Natives Required: No. of trees provided x 30% =	3	3
D. Street Trees (maximum average spacing of 25' o.c.) linear feet along street / 35' =	3	3
E. Street Trees located directly beneath power lines, Max. avs. spacing of 25' o.c.	-	-
SHRUBS:		
A. No. trees required x 10% No. of shrubs allowed	100	101
B. No. shrubs allowed x 30% = SEE SHRUB TABULATIONS IN PLANTLIST No. of Native shrubs required	30	35 (90%)

SYM.	New	Exist.	PLANT NAME		NATIVE SPECIES		CAL.	HEIGHT	CAN. DIA.	QUANTITY	
			Scientific Name	Common Name	YES	NO					Installed
B6	1		Bursera simaruba	GUMBO LIMBO	YES	NO	25'	12'	50'	30'	1
CO	1		Chrysophyllum oliviforme	SATINLEAF	YES	NO	2'	10'	30'	30'	1
CET	1		Conocarpus erac. 'sericeus'	SILVER BUTTONWOOD	YES	NO	Multi	10'	25'	25'	1
IC	4		Ilex cassine	DAHOON HOLLY	YES	NO	2'	10'	30'	25'	4
QV	3		Quercus virginiana	LIVE OAK	YES	NO	25'	12'	50'	60'	3

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
CORAL WAY (SW 24th St.) 15 LF / 1 tree / 35 LF.	3	3



SEE SHEET L-2, FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.
A WRITTEN "TREE REMOVAL PERMIT" IS REQUIRED FROM DADE CO. DERM PRIOR TO ANY NON-PROHIBITED TREE REMOVAL OR RELOCATION.

LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jfsdesign@bellsouth.net

JFS
12420 SW 20th St.
Miramar, FL 33021
TEL: (954) 447-1052
FAX: (954) 442-8225

MS. NOELI SANCHEZ

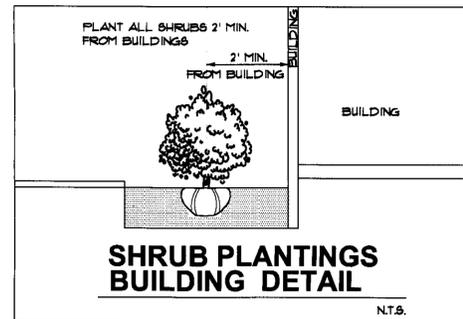
6435 CORAL WAY
MIAMI-DADE, FL. 33155

No.	Date:	Revision
1.	10/31/05	One street tree added per code requirement.
2.	11/08/05	Revised site plan from Project Arch.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: G. CATLIN
approved: J. F. SOCASH
project #: 05-10
scale: 1"=10'
date: Sept. 14, 2005
cad ref: 05-10-61

DESIGNED BY: JAMES F. SOCASH
DRAWN BY: B. DIAZ
CHECKED BY: G. CATLIN
APPROVED BY: JAMES F. SOCASH
DATE: 09/14/05

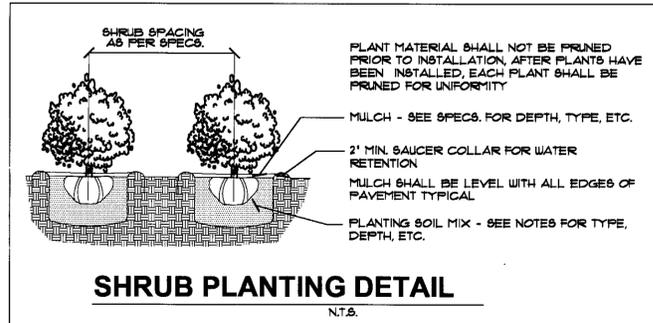
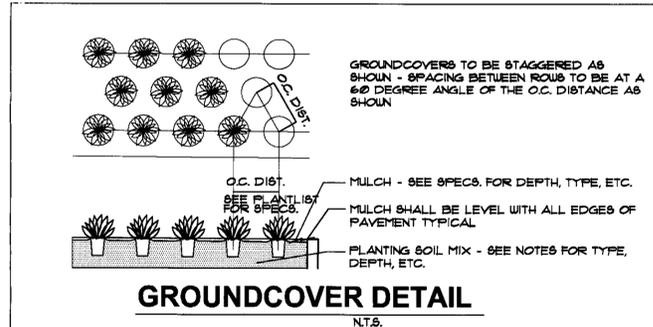
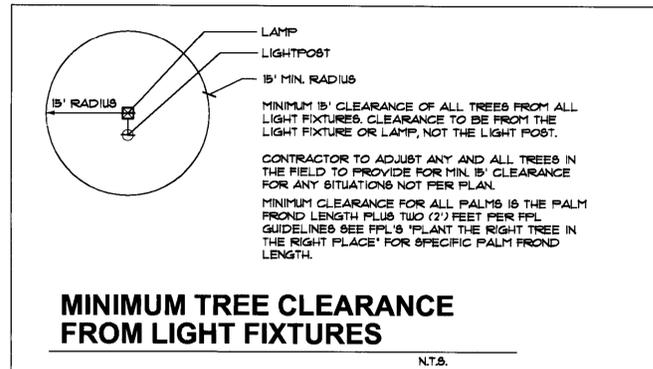
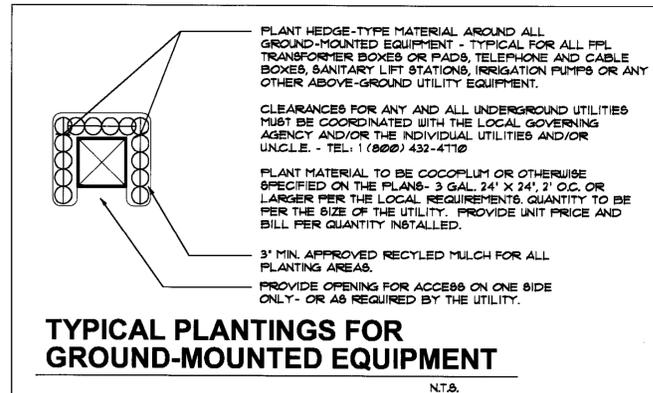
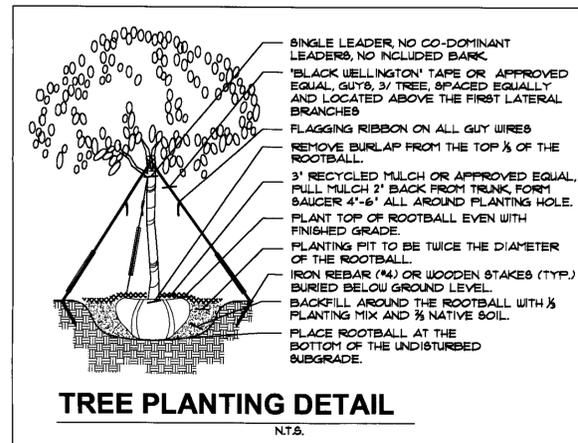
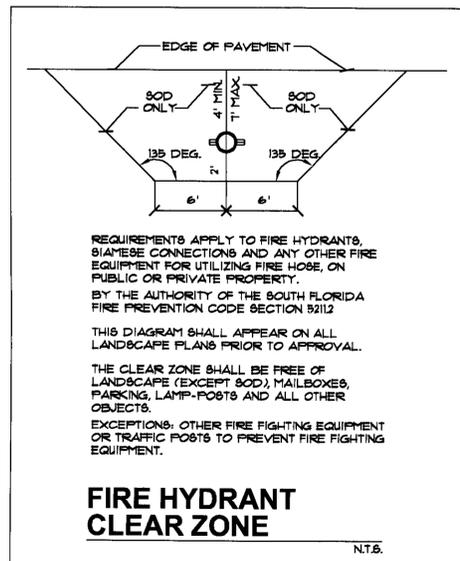
L-1



PLANTING SOIL:
 NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 7.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMESTONE, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL 80D AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

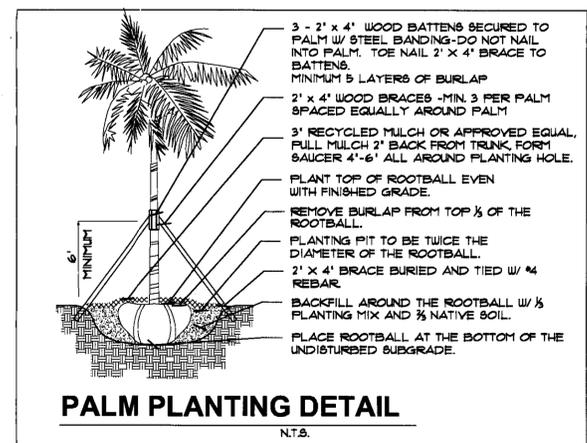
FERTILIZATION:
 ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. * DBH PALMS: 12-04-12 (AFEC # 1216) RATE: 15 LBS/ INCH OF DIA. * DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING SOIL SHALL BE 50:50 TOPSOIL: SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. ANY BACKFILL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTING BEDS SHALL BE BACKFILLED WITH 50:50 TOPSOIL: SAND TO A DEPTH OF 6" THROUGHOUT. THE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THIS BED PREPARATION FOR ALL PLANTING BEDS. ALL PLANTING AREAS ADJACENT TO BUILDING FOUNDATIONS SHALL HAVE ALL ROCKS, DEBRIS, ETC. REMOVED TO A DEPTH OF 24" AND A WIDTH OF 4". BACKFILL SHALL CONSIST OF 12" OF 50:50 TOPSOIL: SAND MIX WITH THE REMAINING BACKFILL AS APPROVED BY THE L.A.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL.
- 80D SHALL BE ST. AUGUSTINE 'FLORATAM' STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL 80D ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE PER THE TOTAL 80DDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
- 80D SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FOOT. 80D SHALL CARRY A 9-MONTH WARRANTY.
- ALL TREES & PALMS SHALL CARRY A 1-YEAR WARRANTY & ALL SHRUBS & GROUNDCOVERS A 6-MONTH WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS ASSOCIATION (FN&GA).
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 50% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA LANDSCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (8FUMD) SHALL BE STRICTLY ADHERED.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING- IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENA-X' ORANGE SAFETY FENCING OR SIMILAR TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS 'NUISANCE' TREES MAY BE EXEMPT FROM THE PERMIT.



SEE L-1, FOR LANDSCAPE PLAN, LAYOUT DESIGN, ETC.

RECEIVED
 JUN 15 2008

JOHN R. ARNOLD, P.E.
 LANDSCAPE ARCHITECT
 LICENSE NO. 12001

NOTES, DETAILS, SPECIFICATIONS, ETC.

JFS Design Inc.
 LANDSCAPE ARCHITECTURE
 LC 000393

Landscaping Design
 Irrigation Design
 jfsdesign@bellsouth.net

JFS

12420 SW 20th St.
 Miami, FL 33027
 TEL: (954) 447-1852
 FAX: (954) 442-8225

MS. NOELI SANCHEZ

6435 CORAL WAY
 MIAMI-DADE, FL. 33155

No.	Date	Revision
1.	10/31/05	One street tree added per code requirement.
2.	11/08/05	Revised site plan from Project Arch.

designed: J. F. SOGASH
 drawn: B. DIAZ
 checked: G. CATLIN
 approved: J. F. SOGASH
 project #: 05-10
 scale: AS SHOWN
 date: Sept. 14, 2005
 cad ref: 05-10-62

James F. SoGash
 R.L.A. # 020132

Drawing:
L-2