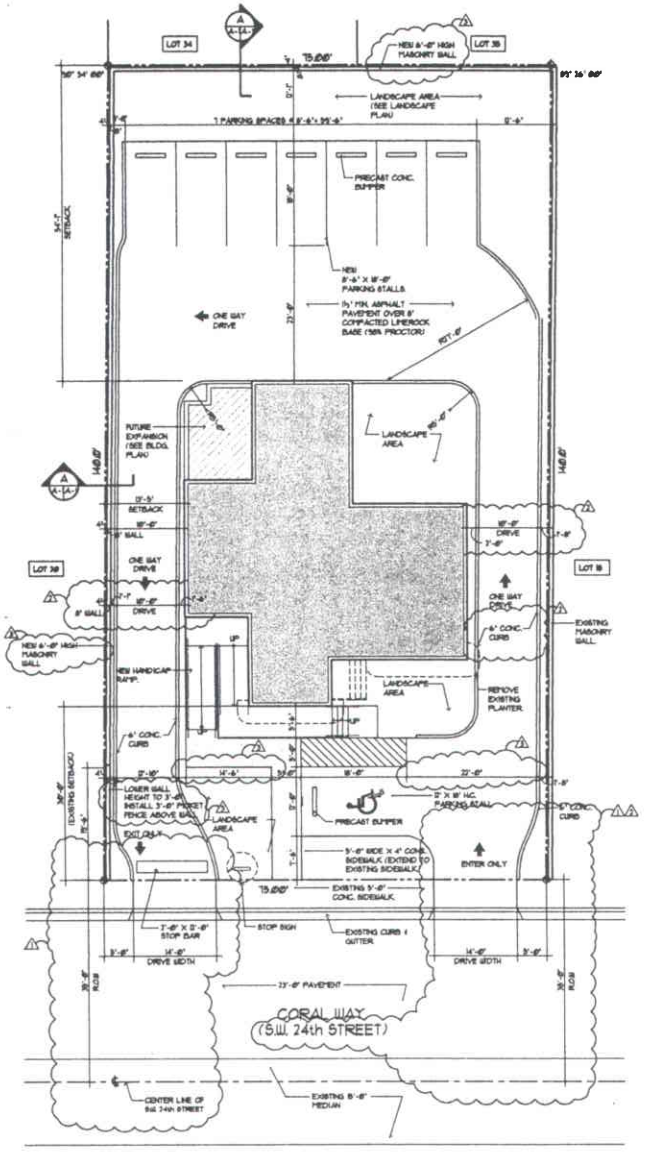
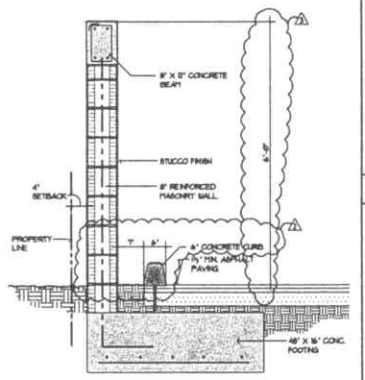
19

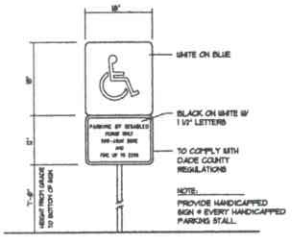


Site Plan 1"=10'

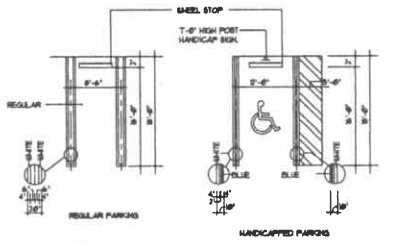


Section A A-1 / A-1

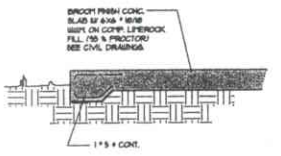
TYPICAL ALONG WEST AND NORTH PROPERTY LINES



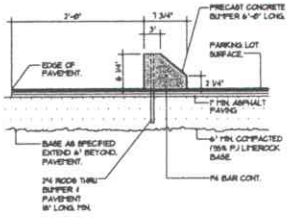
Handicap Sign Detail N.T.S. 3 / A-1



Typical Stall Markings Dtl. N.T.S. 1 / A-1



Sidewalk Slab Edge Detail N.T.S. 4 / A-1



Parking Bumper Detail N.T.S. 2 / A-1

SITE GENERAL INFORMATION

1. PRESENT ZONING		R-1
2. PROPOSED ZONING		RU3A
3. SITE AREA	REQUIRED 10,000 S.F.	PROVIDED 10,500 S.F.
4. MINIMUM LOT WIDTH	75'-0"	75'-0"
4. BUILDING AREA (EXIST.)		1,736 SQ. FT.
5. FUTURE EXPANSION		186 SQ. FT.
6. TOTAL BLDG. AREA INCLUDING EXP.		1,884 SQFT.
7. SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25'-0"
INT. SIDE (EAST)	15'-0"	13'-6"
INT. SIDE (WEST)	15'-0"	12'-5"
REAR (NORTH)	25'-0"	54'-1"
8. PARKING		
REQUIRED: 1 PARK SPACE/300 SQ. FT.		7 PARK SPACES
PROVIDED		8 PARK SPACES
9. LOT COVERAGE:		
(40% MAX. ALLOWED)		4,200 SQFT.
PROVIDED (INCLUDING EXPANSION)		1,884 SQ. FT. (18.2%)
10. FLOOR AREA RATIO:		
(40% MAX. ALLOWED)		4,200 SQ. FT.
PROVIDED (INCLUDING EXPANSION)		1,884 SQ. FT. (18.2%)
11. OPEN AREA (LANDSCAPE)		
REQUIRED: (25% + 16 S.F./ PARKING SPACE)		3,365 SQ. FT.
PROVIDED: (37%)		3,946 SQ. FT.

Key Plan N.T.S.

Legal Description:

THE WEST ½' OF LOT 18 AND ALL OF LOT 19, LESS THE SOUTH 18 FEET THEREOF OF "TAYLOR'S ACRES PLAN 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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205-305
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

MAY 2006
LAZARO J. RODRIGUEZ
AR NO. 9241

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Architecture Planning & Urban Design Space Planning Interior Design
Corp. Lic. # AA-0001894

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

REVISIONS	BY
1 10-28-05	
2 11-07-05	
3 05-23-06	

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Job	05058
Sheet	A-1
of	Sheets

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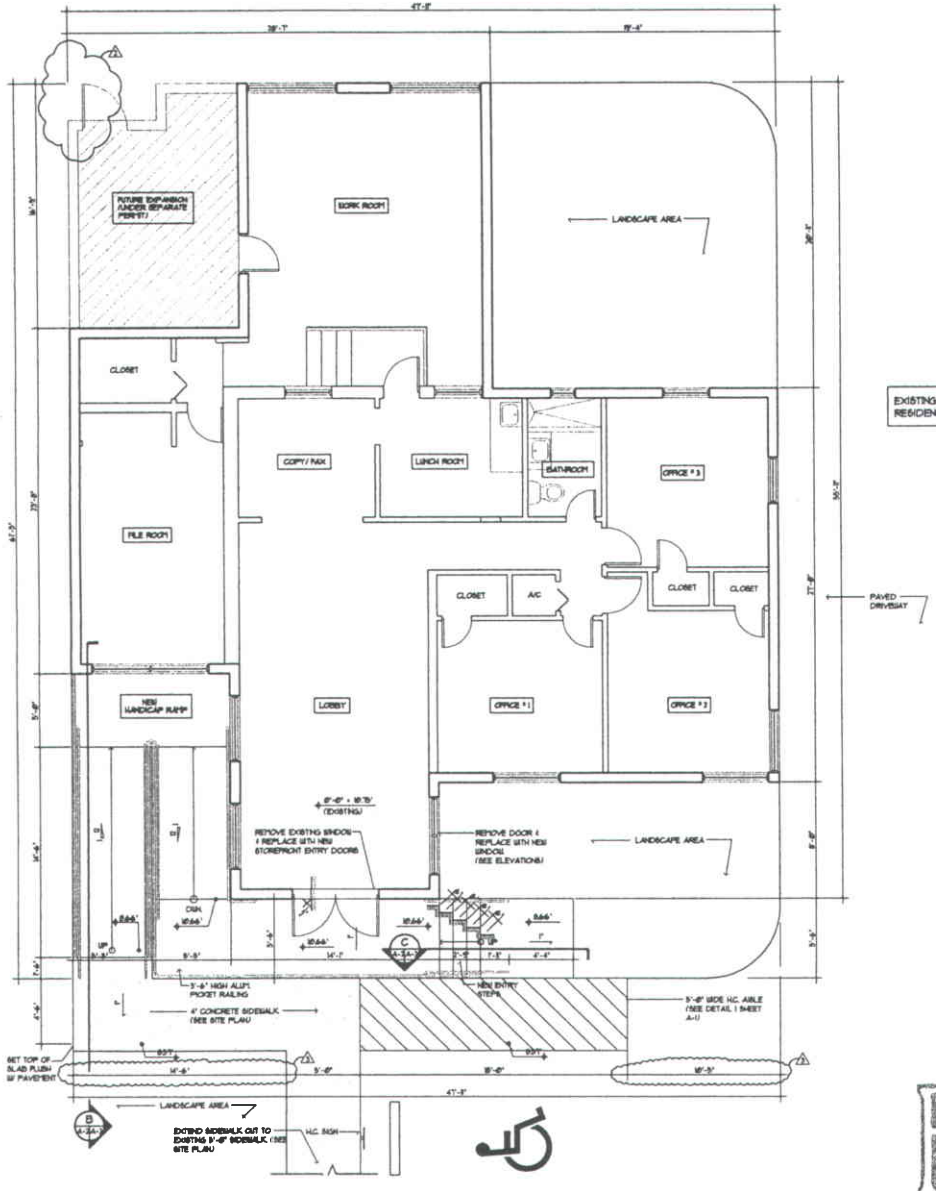
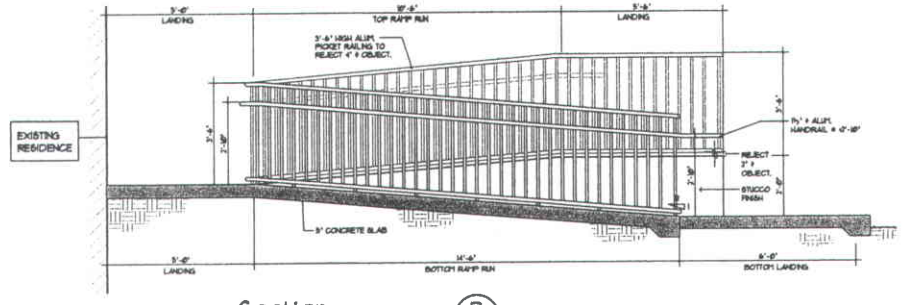
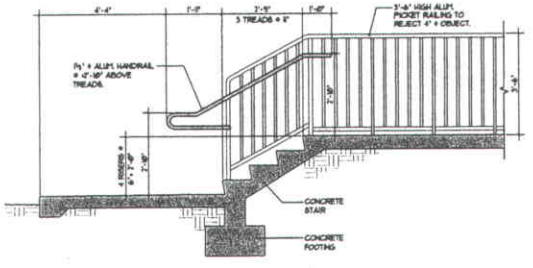


Building Floor Plan 1/4"
(EXISTING BUILDING)



Section B A-2/A-2
1/4" (HANDICAP RAMP)



Section C A-2/A-2
1/4" (ENTRY STEPS)

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REVISIONS	BY
1 11-07-05	
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Of	Sheets

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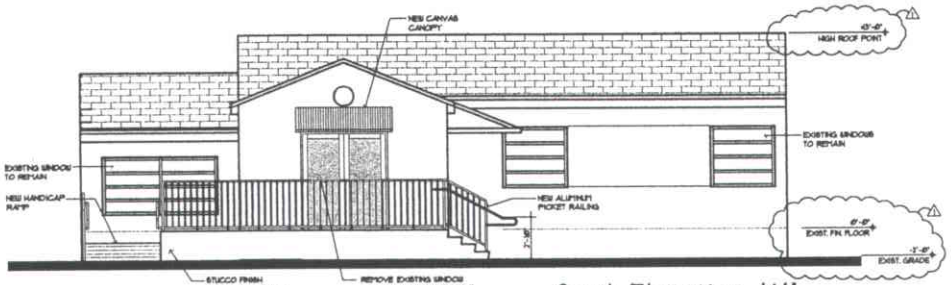
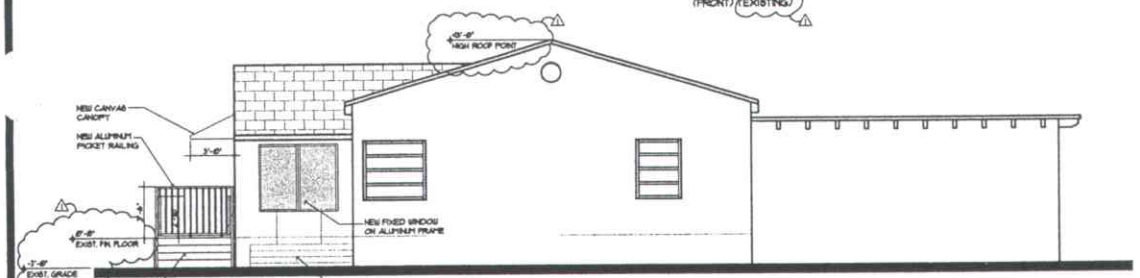
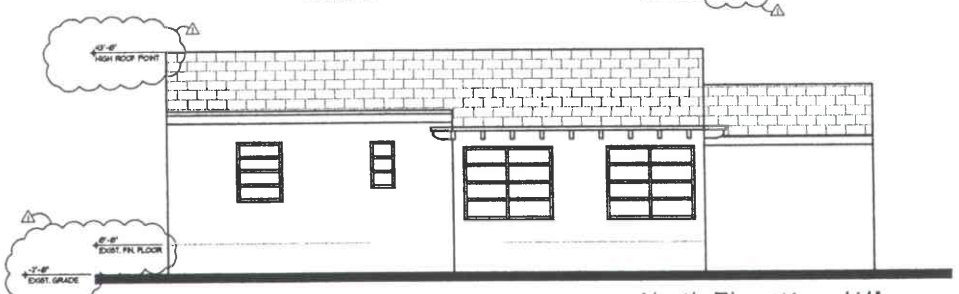


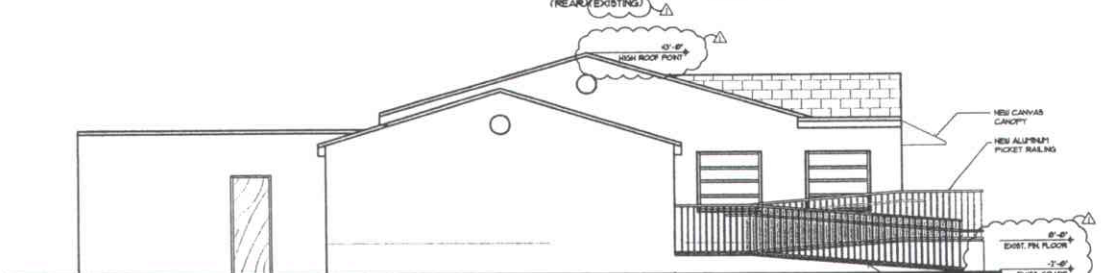
South Elevation 1/4"
(FRONT) (EXISTING)



East Elevation 1/4"
(RIGHT SIDE) (EXISTING)



North Elevation 1/4"
(REAR) (EXISTING)



West Elevation 1/4"
(LEFT SIDE) (EXISTING)

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MIAMI, FLORIDA 33155
PHONE: (305)-663-7272

REVISIONS	BY
10-28-05	

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of Sheets

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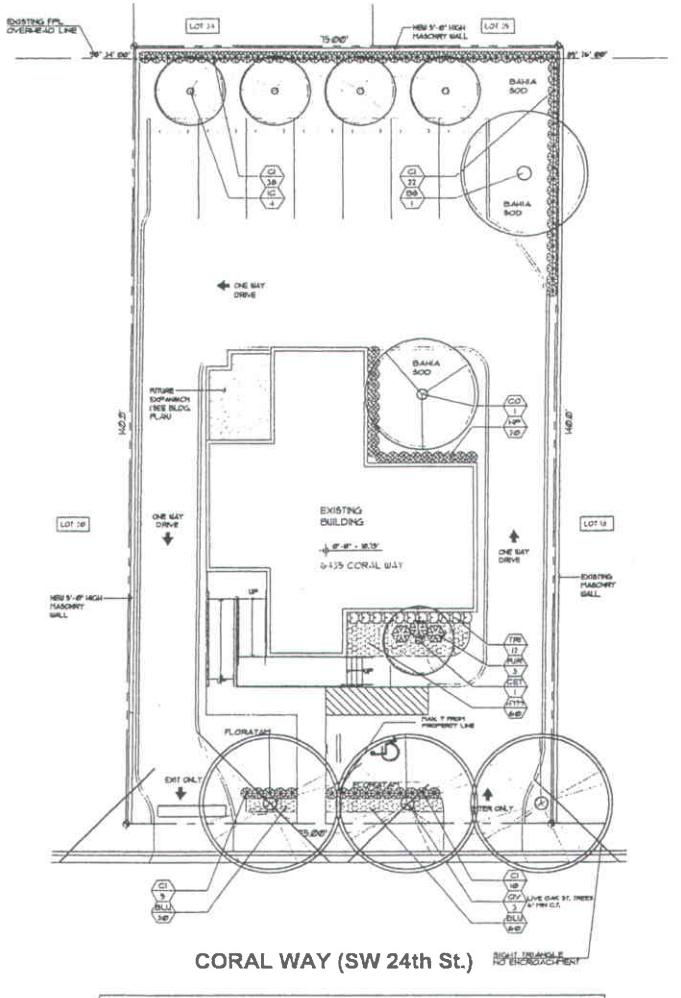

CORAL WAY (SW 24th St.)

PLANTLIST

SYM	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BG	YES	1	GUMBO LIMBO	Bursera simaruba	12' x 6'spr, 3 1/2" cal.
CO	YES	1	BATHLEAF	Chrysophyllum oliviforme	12' x 5'spr, 3 1/2" cal.
CBT	YES	1	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10' x 6', STANDARD
QV	YES	3	LIVE OAKS	Quercus virginiana	12' x 5'spr, 3 1/2" cal. 6' MIN. C.T.
IC	YES	4	DAHOON HOLLY	Ilex cassine	10' x 5'spr, 3" cal.
CI	YES	75	COCOPLUM	Chysobalanus icaco	24" x 24", 24"o.c., full, 3 gal.
BLU		90	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.

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ZONING HEARINGS SECTION
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LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

ORDINANCE 98-13

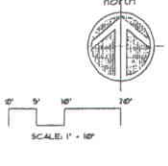
EXISTING ZONING: R-1 NET LAND .6734 ACRE 29,500 S.F.
PROPOSED REZONING: RU-3A

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 29,500 s.f. x 25 % = 7,375 s.f.	7,375	7,366
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 6 SURFACE SPACES X 10 SF/ SPACE	60	60
C. Total s.f. of open space required by Chapter 33: A + B =	7,305	7,846
LAWN AREA CALCULATION		
7,846 required by Chapter 33	7,846	7,846
D. Maximum lawn area (sod) permitted- required by Chapter 18A, on site plan: 3 x 7,846 s.f. =	854	drought tolerant grasses shown on plan 854
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
b. Palms permitted to count as street trees in hi impact x 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 /25 =	3	3
E. Street Trees located directly beneath power lines. Max. avg. spacing of 15' oc	-	-
SHRUBS: A. No. trees required x 10 = No. of shrubs allowed	100	107
B. No. shrubs allowed x 30% = No. of Native shrubs required	30	SEE SHRUB TABULATIONS IN PLANTLIST 96 (30%)

EXISTING TREES ON SITE			PLANT LIST									QUANTITY
Sym.	Hom.	Exot.	Scientific Name	Common Name	TREE	NO	CAL.	Height	Spread	SOD		
BG	1		Bursera simaruba	GUMBO LIMBO	YES		6"	12'	12'			1
CO	1		Chrysophyllum oliviforme	LATHLEAF	YES		5"	10'	10'			1
CBT	1		Conocarpus erectus "Sericeus"	SIL. FOR BUTTONWOOD	YES		PLA	10'	7'	6'		1
IC	4		Ilex cassine	DAHOON HOLLY	YES		5"	10'	10'	5'		4
QV	3		Quercus virginiana	LIVE OAK	YES		13"	12'	12'	12'		3

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
CORAL WAY (SW 24th St.) 75 l.f. / 1 tree/ 25 l.f.	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
J F S
10420 SW 30th St.
Miami, FL 33165
TEL: (954) 447-1852
FAX: (954) 443-8225

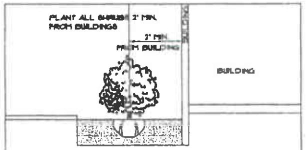
MS. NOELI SANCHEZ
6435 CORAL WAY
MIAMI-DADE, FL. 33155

No.	Date:	Revision
1.	10/24/05	One street tree added per code requirement.
2.	1/06/05	Revised site plan from Project Arch.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: G. CATLIN
approved: J. F. SOCASH
project #: 05-70
scale: 1"=10'
date: Sept 14, 2005
cad ref: 05-70.dwg

Drawing
L-1

23



SHRUB PLANTINGS BUILDING DETAIL

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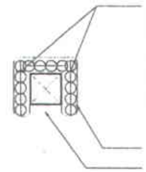


PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL. 1 (800) 432-4770

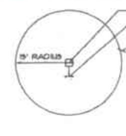
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS - 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY - OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



LAMP
LIGHTPOST
15' MIN. RADIUS

MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL PALMS IS THE PALM FROND LENGTH PLUS TWO (2') FEET PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR SPECIFIC PALM FROND LENGTH.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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.
5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL.
7. SOD SHALL BE ST. AUGUSTINE 'FLORATAM' STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE PER THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.
9. ALL TREES & PALMS SHALL CARRY A 1-YEAR WARRANTY & ALL SHRUBS & GROUNDCOVERS A 6-MONTH WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA).
11. 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.
12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 50% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
14. 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.
15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' 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.
16. 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.
17. 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.

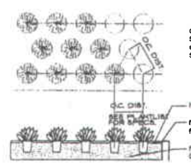
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, 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 SOD 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 # 8231) RATE: 1.5 LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 1.5 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 8231) RATE: 1.5 OZ/ FT. OF HEIGHT



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

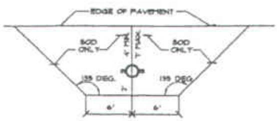
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5213

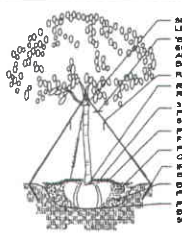
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

'BLACK WELLINGTON' TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL. PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

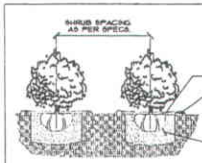
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH ⅓ PLANTING MIX AND ⅓ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

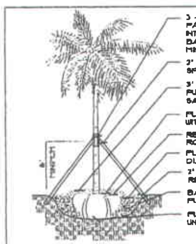
2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS.

MINIMUM 5 LAYERS OF BURLAP

2" x 4" WOOD BRACES - MIN. 3 PER PALM SPACED EQUALLY AROUND PALM

3" RECYCLED MULCH OR APPROVED EQUAL. PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

2" X 4" BRACE BURIED AND TIED W/ #4 REBAR.

BACKFILL AROUND THE ROOTBALL W/ ⅓ PLANTING MIX AND ⅓ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.

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

NOTES, DETAILS, SPECIFICATIONS, ETC.

RECEIVED
Z05-395
JUN 09 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jfsdesign@bellsouth.net
12420 SW 20th St.
Miramar, FL 33027
TEL: (954) 441-1852
FAX: (954) 442-8223

MS. NOELI SANCHEZ
6435 CORAL WAY
MIAMI-DADE, FL. 33155

No.	Date:	Revision
1.	[illegible]	One street tree added per code requirement
2.	[illegible]	Revised site plan from Project Arch.

designed:	J. F. SOCASH
drawn:	B. DIAZ
checked:	G. CATLIN
approved:	J. F. SOCASH
project #:	05-10
scale:	AS SHOWN
date:	Sept. 14, 2005
cad ref.:	05-10-02

Drawing
L-2

Professional /Corp.

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE FOR PUBLIC HEARING

PUBLIC HEARING NUMBER _____

Legal description: Lot _____, Block _____, Subdivision TAMIAMI ACRES PLAN 2
P.B. 5 Page 74, Development name _____
Located at (address) 6735 CORAL WAY, MIAMI-DADE, FL.

I/We hereby certify that the landscaping/irrigation plan being submitted for this zoning hearing complies with the requirements of Ordinance 18A (Landscape code) **except for any non-use variances(s) requested as part of this public hearing** as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species are from the "Prohibited Species" list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally automatic sprinkler system (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Professional Preparer's Signature

J. SOCACH
Print Name

Seal: (If Corporation)

STATE OF FL
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of SEPT, 2005
by J. SOCACH, of JFS DESIGN INC.
a FL corporation, on behalf of the corporation.
He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my signature and official seal this 12 day of September, 2005 in the County and State aforesaid, the date and year last aforesaid.

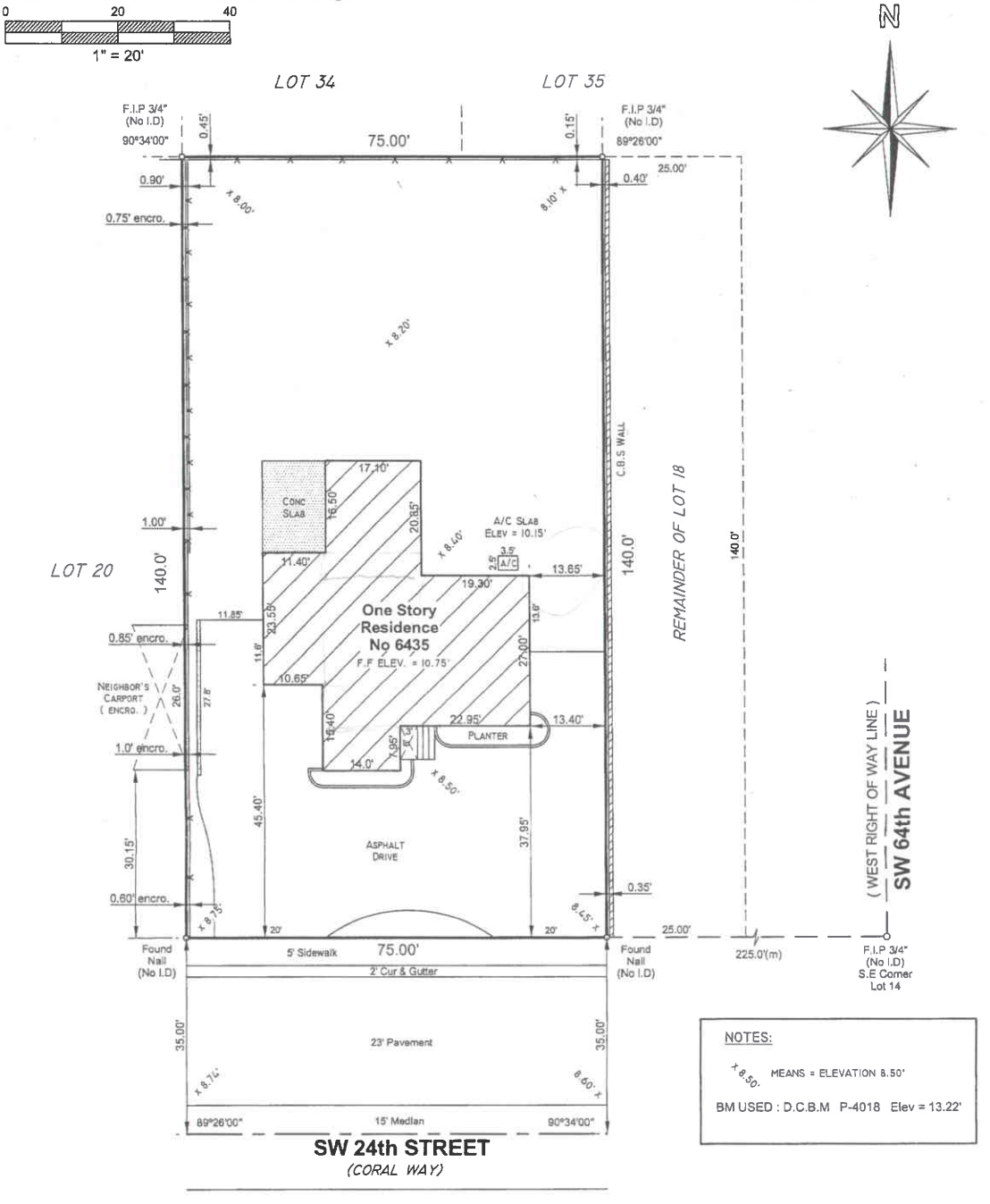
Notary Public

Maria E. Ferrer
Print Name

My Commission Expires: 7/24/2009

NOTARY PUBLIC STATE OF FLORIDA
MARIA E FERRER
MY COMMISSION # DD454276
EXPIRES: July 24, 2009
(407) 398-0153 Florida Notary Service.com

SKETCH OF SURVEY



NOTES:

x 8.50' MEANS = ELEVATION 8.50'

BM USED : D.C.B.M P-4018 Elev = 13.22'

" LEGAL DESCRIPTION "

The West 1/2 of Lot 18 and all of Lot 19, less the South 10 feet thereof of " TAMIAMI ACRES PLAN 2 ", according to the plat thereof, as recorded in Plat Book 5 Page 74 of the Public Records of Miami-Dade County, Florida.

" PROPERTY ADDRESS "

6435 Coral Way
Miami, Fl 33155

" CERTIFY TO " :

Norma Strydio.
Noeli Sanchez.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING
BY
RECEIVED
SEP 21 2005
205-305

JOB No: 05-08354	DATE: 8-22-2005	DRAWN BY: H.Y.P	REVISED:

NOTES:
-THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
-LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
-LEGAL DESCRIPTION PROVIDED BY CLIENT.
-BEARINGS IF SHOWN ARE BASED ON ASSUMED MERIDIAN BY PLAT OF RECORD.
-IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D 1929.
-UNDERGROUND ENCROACHMENTS NOT LOCATED.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

THE FLOOD INSURANCE RATE MAP, DATED 3-2-94 , PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) , DELINEATES THE HEREIN DESCRIBED LAND TO BE LOCATED WITHIN :

COMMUNITY No: 120635 PANEL No: 0190 SUFFIX: J FIRM ZONE: X BASE FLOOD ELEVATION: N/A.

= WOOD FENCE / x x = CHAIN LINK FENCE or WIRE FENCE / = CONCRETE BLOCK STRUCTURE

ENCRO	= ENCROACHMENT	P.R.M	= PERMANENT REFERENCE MONUMENT	W/M	= WATER METER
C.B.S	= CONCRETE BLOCK STRUCTURE	P.C.P	= PERMANENT CONTROL POINT	F.H	= FIRE HYDRANT
C.L.F	= CHAIN LINK FENCE	P.I.	= POINT OF INTERSECTION	C.B	= CATCH BASIN
W.F	= WOOD FENCE	P.C	= POINT OF CURVATURE COMMENCE	CONC	= CONCRETE
(M)	= MEASURED	D/H	= DRILL HOLE	S/W	= SIDEWALK
(P)	= PLATTED	U.E	= UTILITY EASEMENT	A/C	= AIR CONDITIONER
(C)	= CALCULATED	D.M.E	= DRAINAGE MAINTENANCE EASEMENT	F.F EL	= FINISH FLOOR ELEVATION
O/S	= OFFSET	P.P	= POWER POLE	P.O.B	= POINT OF BEGINNING
F.I.P.	= FOUND IRON PIPE	O.P.L.	= OVERHEAD POWER LINES	N.T.S	= NOT TO SCALE
N/D	= NAIL & DISC	A.D.R.T	= ARC, DELTA, RADIUS, TANGENT	B.M	= BENCH MARK
S.I.R	= SET IRON ROD	F.I.R	= FOUND IRON ROD	E.O.W	= EDGE OF WATER

BOUNDARY SURVEY

I Hereby Certify : That the attached Survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the " FLORIDA BOARD OF LAND SURVEYORS in Chapter 61G17-6 , Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes.

HECTOR Y. PINERA
Professional Land Surveyor & Mapper No. 5857
State of Florida
(Not Valid without the Signature and Raised Seal of a Florida Licensed Surveyor & Mapper)

ORION SURVEYORS & MAPPERS , INC.
16217 S.W 48th TERR.
MIAMI, FLORIDA 33185.
(305) 232-1109 ~ 232-4659