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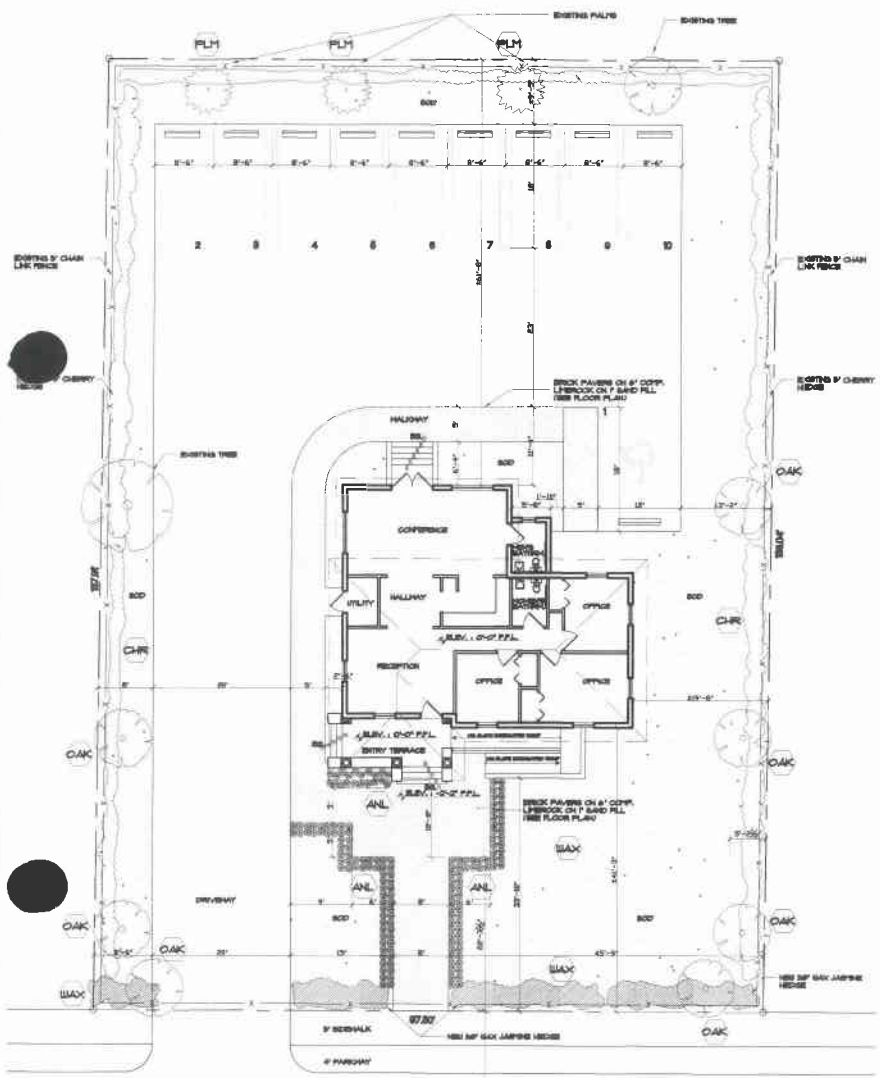
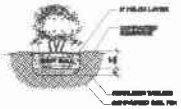
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

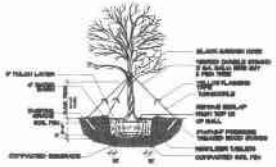


SITE PLAN
SCALE: 1/8" = 1'
NORTH

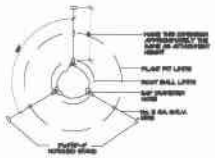
TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANT DETAIL



TYPICAL TREE PLANTING DETAIL



TOP VIEW STAKING DETAIL

LEGAL DESCRIPTION

LOT: 4 BLOCK: 8 OF CORAL WAY HOMESITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 21 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND

EXISTING ZONING:	RU-1
PROPOSED ZONING:	RU-5A
LOT AREA	13,424 SQ. FT.
BUILDING AREA (A/C)	1,280 SQFT.
PAVED AREA (DRIVEWAY)	3,133 SQFT.
WALKWAY/ENTRY TERRACE(PAVERS)	1,278 SQFT.
LANDSCAPED AREA	5,729 SQFT. (42.6% LOT AREA)

	REQUIRED	PROVIDED
LOT COVERAGE	40%	9.73%
HEIGHT	3 STORIES(34')	1'-4'
SETBACKS		
FRONT	25'	+/-47'-3"
REAR	25'	+/-61'-8"
INTERIOR SIDE	15'	+/-15'-6" +/-22'-6"
PARKING SPACES Sec. 33-24(b) OFFICE BLDG.	1/300SF. (9)	10 (inc. 1 HCPD)

PLANT MATERIAL

SYM.	QTY.	NAME	HEIGHT	CONDITION
	[illegible]	QUERCUS VIRGINIANA LIVE OAK	12'	1
	[illegible]	EXISTING PALM	12'	5
	[illegible]	WAX JASMINE	36"	10 (1gal)
	[illegible]	CHERRY HEDGE EXISTING	5'	
	[illegible]	ANNUAL FLOWERS	12"	1401 (gal)

LANDSCAPE NOTES

01. Sod Cypress varieties which shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in minimum of 6" depth.

02. All plants shall meet the minimum standard of Florida No.1 or better as specified in Grades and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.

03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of curbs, including curbs, parallel edge, etc... Ficus Nitida Shrub and Rophiolepis Indica to be planted 36" from edge of walkways.

04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting details, or the wire and turnbuckle method shall be used. No nails, screws, lateral straps or wires are to be used directly against the trees or palms trunks.

05. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.

06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.

07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site costs, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. The preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.

08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.

09. All work shall conform to Miami-Dade County landscape ordinance Chapter 18-A , Ordinance 93-215, and any other municipal landscape ordinance in effect at the projects location.

10. Street trees, if part of the contract and shall conform to Miami-Dade County's or municipal requirements.

11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of the project, including tree removal permits , if applicable.

12. Landscape material shall not be allowed to grow in such a manner as to obscure sight triangles of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.

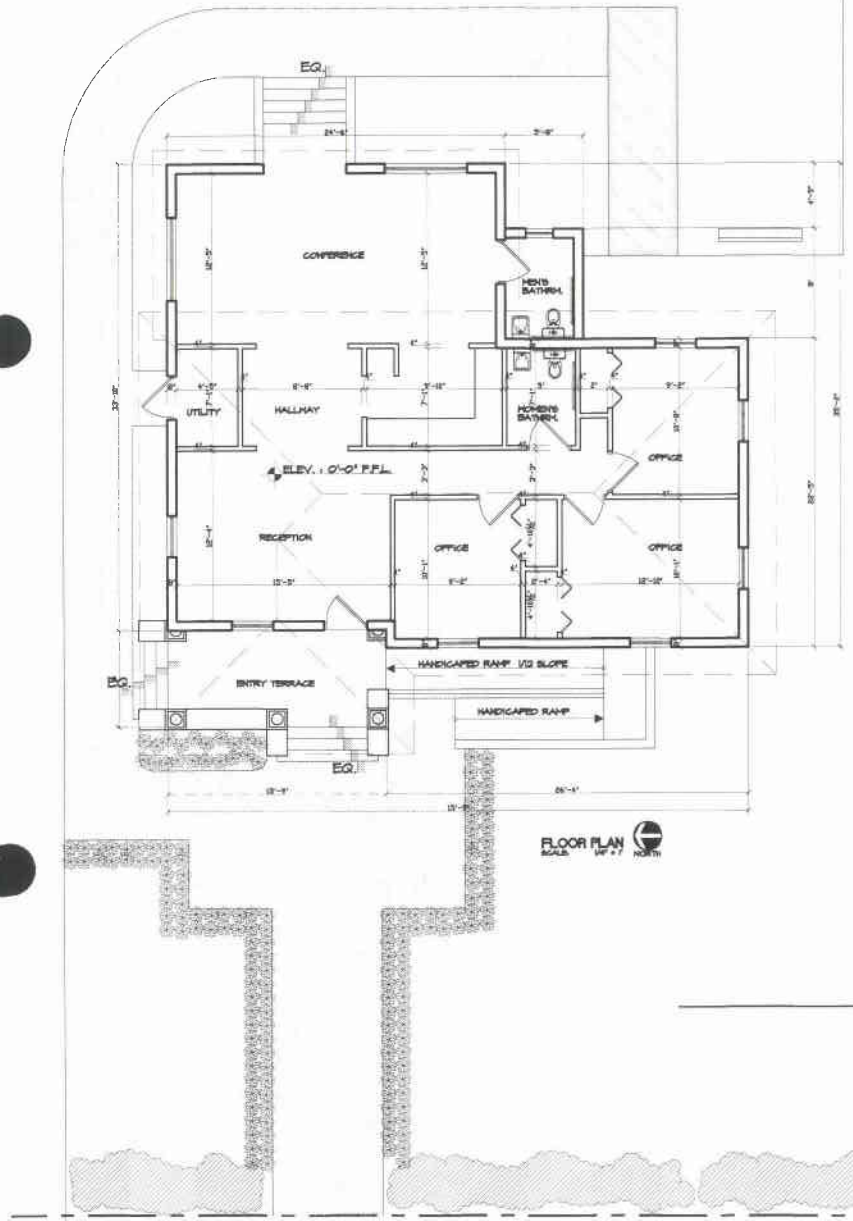
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.

LOCATION MAP

PROPOSED RU-5A ZONING FOR:
RENE MIGUEL VALDES
2425 SW 82ND AVE. MIAMI, FLORIDA
PHONE: 305 599 4947

DATE 04/22/04
SCALE AS NOTED
DRAWN LPV
DRAWING # A-1

5/17/04



FLOOR PLAN
SCALE: 1/4" = 1'

FRONT ELEVATION
SCALE: 1/4" = 1'

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NOV / 8 2005
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MIAMI-DADE PLANNING AND ZONING DEPT
BY

5/12/04

PROPOSED RU-5A ZONING FOR:
RENE MIGUEL VALDES
2425 SW 82ND AVE MIAMI, FLORIDA
PHONE: 305 599 4947

G.J.R. ARCHITECTS CORP.
ARCHITECTS / PLANNERS / INTERIORS
PHONE 305 599 4947

DATE: 04/27/04
SCALE: AS NOTED
DRAWN: LFV
DRAWING #
A-2
SHEET OF