GENERAL NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
3. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
4. THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
5. THE CONTRACTOR COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.
6. THE CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
7. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. ANY DISCREPANCIEL SHALL BE RESOLVED BY ARCHITECT/ENGINEER PRIOR T PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING, BUT NO LIMITED TO VANDALISM, THEFT, ETC.
10. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION.
12. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
14. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR ES EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENENCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
15. CONTRACTOR SHALL SUBMIT PRODUCT CONTROL APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS THAT FALL UNDER THE JURISDICTION OF THE METROPOLITAN DADE COUNTY BUILDING AND ZONING PRODUCT CONTROL DEPARTMENT.
16. ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECTS SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
17. ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C.2007 AND AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
18. CONTRACTOR TO MAINTAIN SITE SAFE AND CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY AND FROM THE SITE AT PROPER INTERVALS.
19. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING.
20. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT (6) SET SIGN & SEAL TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
21. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT SHOP DRAWINGS OF METAL CONNECTIONS, WINDOWS, DOORS, ROOF SYSTEMS AND ALL OTHER APPLICABLE MATERIALS TO BE INCORPORATE INTO CONSTRUCTION.

FLOOD LEGEND

RESIDENTIAL NEW CONSTRUCTION

ADDRESS : 9490 SW 99th ST MIAMI, FL 33176

LOT 6 BLOCK 43

HIGHEST CROWN OF ROAD ELEVATION: 10.80' FT. NGVD HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NELSON MOJARENA PLS Lic #: 5504

ELEVATION	LOWEST FLOOR	GARAGE / STORAGE/CARPOT	ADJACENT GRADE
PROPOSED RESIDENCE	12.30'	11.8'	11.0'
PROPOSED GUEST HOUSE	11.8' 3	11.8'	10.8'

ALL ELECTRICAL, MECHANICAL, PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.) 2

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH. OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA, OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS, FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, A CERTIFICATION BY NELSON MOJARENA P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SIDE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
0'-0" = 12.30' N.G.V.D.

SITE TO BE FILLED TO DADE COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.

APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION.

NOTICE

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (10), FLORIDA STATUTES EFFECTIVE 7/10/87. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROCHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE=ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

THE BEAM ELEVATION CERTIFICATE IS REQUIRED BEFORE MAKING ANY INSPECTIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATION OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 186) (IC-303) CALL 372-6685.

O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION S.F.H. - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR THE REQUIRED LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER.

LOWEST FLOOR - 11 C-2(BB) "SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OR VEHICLE, BUILDING ACCES OR STORAGE IN A AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON - ELEVATION DESIGN REQUIREMENTS IN 60.3 OF CFR CH.(10-1)-88 EDITION)". DADE COUNTY CODE SECTIONS LI. C-3, 11 C-4, 11 C-5.

GARAGE / STORAGE - (SFHA (1 1 C-5 (F)) FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATION SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD - WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS, THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHA NO BE PORTIONED OF FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR AIR CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA; (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.

HIGHEST ADJACENT GRADE - 11 C-2(2) "SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE". 1 1C-2(GG) "MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER (OR WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER SO AS TO RETAIN RUN - OFF WITHIN THE SITE AND PREVENT RUN - OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN - OFF INTO LAKES OR CANALS.

ZONING INFORMATION

- ZONING DESIGNATION EU-1

	REQUIRED	PROPOSED
NET LOT AREA:	---	36,097 S.F.
LOT COVERAGE: (15% MAX)	5,414 S.F.	4,514 S.F.

- SETBACKS (FOR MAIN RESIDENCE)

	ALLOWED	PROVIDED
FRONT (SOUTH)	50'	71'-10"
REAR (NORTH)	25'	136'-4"
INTERIOR SIDE		
(EAST)	15'	18'-9"
(WEST)	15'	15'-3" 4

- SETBACKS (FOR GUEST HOUSE) ACCESSORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	75'	212'-3"
FRONT (NORTH)	75'	35'-0"
INTERIOR SIDE		
(EAST)	20'	17'-6"
(WEST)	20' 4	66'-1"
BETWEEN BLDG	10'	68'-0" 5

- SETBACKS (CANOPY CARPORT) ACCESORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	5'	20'-0"
FRONT (NORTH)	5'	224'-7"
INTERIOR SIDE		
(EAST)	2'	5'
(WEST)	2'	107'-9"
BETWEEN BLDG	N/A'	15'-10" 4

APPLICABLE CODE

FBC 2010

AREA CALCULATION

MAIN RESIDENCE (A/C-COVERED TERRACES-BALCONIES-GARAGE-CARPOT)	
GROUND FLOOR	3,449 S.F
COVERED TERRACE	341 S.F
COVERED CARPOT	728 S.F
COVERED ENTRY	237 S.F
SECOND FLOOR	2,785 S.F.
COVERED TERRACE	317 S.F
BALCONIES	586 S.F
AREA (A/C)	8,443 S.F.
GUEST HOUSE (A/C)	
GROUND FLOOR	
COVERED TERRACE	474 S.F
GARAGE	736 S.F
SECOND FLOOR	
GUEST SUITE	483 S.F.
COVERED TERRACE	348 S.F.
TOTAL (A/C)	10,484 S.F. 2

LEGAL DESCRIPTION

LOT 6, JUNELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

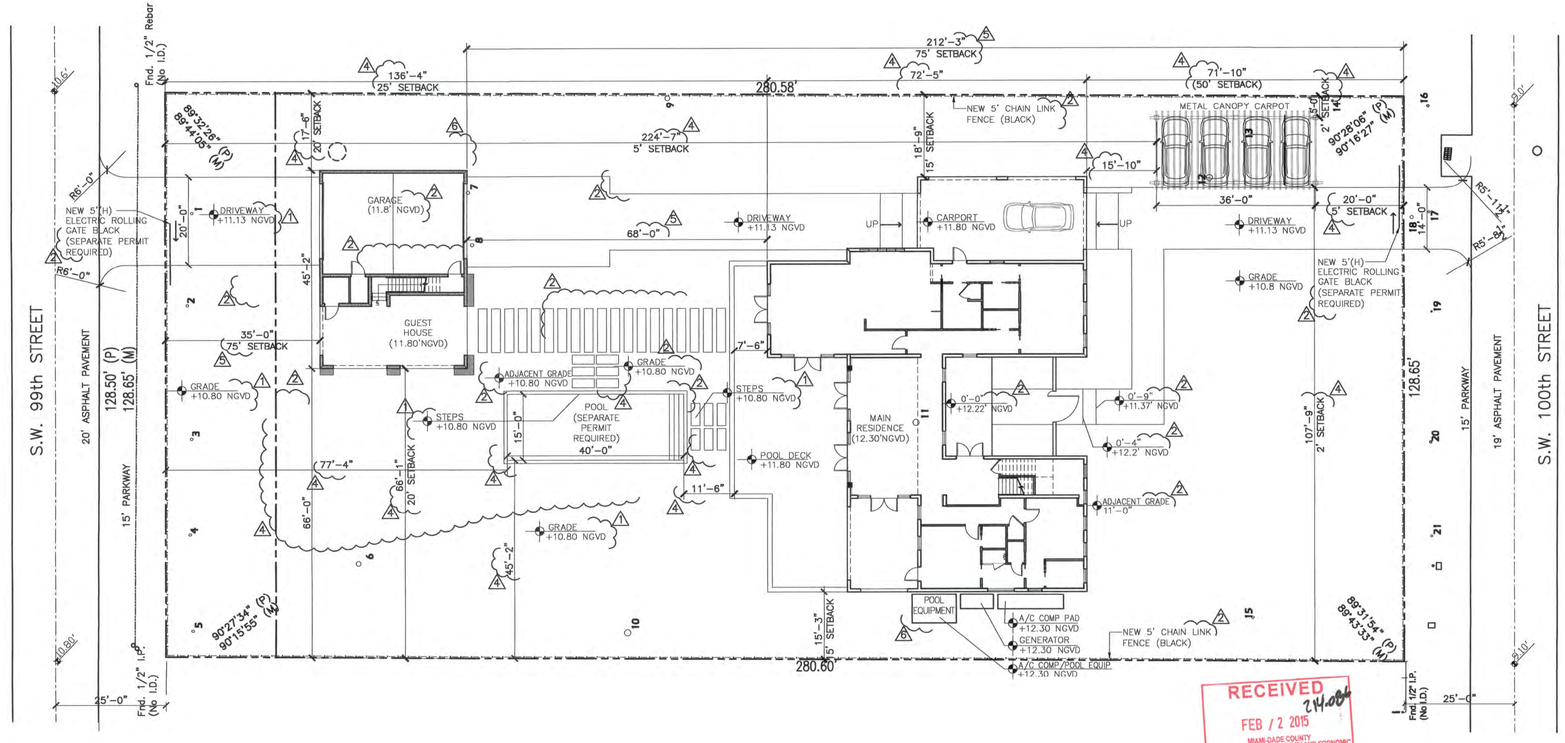
PROPERTY ADDRESS: 9490 SW 99th ST MIAMI, FL 33176

FOLIO No. 30-5004-003-0060

N

LOCATION MAP

NTS



RECEIVED 214.00 FEB / 2 2015 MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES By

N

SITE PLAN

SCALE: 1/16" = 1'-0"

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14
3	BDC 08/29/14
4	01/09/15
5	01/22/15
6	01/28/15

PROPOSED RESIDENCE

FOR:
RICARDO & LILLIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
2750 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9005 53129

PABLO BURGOS ARCHITECT AR 0058825
CARLOS LANZA ARCHITECT AR 0016081

BURGOS LANZA ARCHITECTS & PLANNERS
AA 26001519

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DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.01

LANDSCAPE LEGEND

ZONING DISTRICT: EU-1 NET LOT AREA: 36,097 ACRES 0.83 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 36,097 S.F. X 50 % = 18,048 S.F.	18,048 (MAX)	18,048
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON THIS SITE PLAN: No. PARKING SPACES 2 X 10 S.F. PER PARKING SPACE =	20	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	18,068 (MAX)	18,068
LAWN AREA CALCULATIONS		
A. 18,068 TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTTLER BAY LAND DEVELOPMENT REGULATIONS.		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 60 % X 18,068 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TRESS REQUIRED PER NET LOT ACRES LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 9 TREES X NET LOT ACRES =	7	7
B. % PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% =	N/A	N/A
% PALMS REQUIRED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%		
C. % NATIVE REQUIRED: No. TREES PROVIDED X 30%=		
D. street TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 257 LINEAR FEET ALONG STREET/35=	7	8
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.): LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE BIB	(YES)	(NO)

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

NEW TREES SCHEDULE

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	EXISTING AT MATURITY*	EXISTING AT MATURITY*	QUANTITY
A	YES		MAHOGANY	*	YES		2.5"	16'-18"		6'	1
B	YES		GOLDEN DROP		YES			6'-12"		2'	60
C		YES		OAK	YES		6"		25"	16'-6"	
D		YES		OAK	YES		1'-6"		25'	34'	
E		YES		OAK	YES		1'-2"		30'	25'	
F		YES		OAK	YES		4"		13'	5'	
G		YES		OAK	YES		6"		20	14'	
H		YES		OAK	YES		9"		25'	18'	
I		YES		OAK	YES		6"		20'	17'	
J		YES		OAK	YES		1'-2"		40'	38'	
K		YES	GUMBLE LIMBO				5"		20'	10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT POLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94 Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 6. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-95 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs that may constitute a menace to the public.

1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-97 (A) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-103 (A) All trees shall be at least 16 to 18 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

Sec. 3-103 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

Sec. 3-72 (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written evident of compliance with each principle on landscape plans.

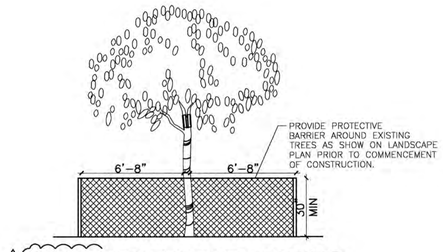
FENCE/WALL:

Walls and fences shall be erected with the finished side facing outwards.

A separate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED

SYMBOL	NAME	DIAM.	HEIGHT	SPREAD
1	OAK	0.35"	18'	15'
7	OAK	0.6"	12'	19'
8	OAK	0.8"	12'	7'
11	WOMANS TONGUE	1.5"	28'	31'
12	GUMBLE LIMBO	1.4"	40'	23'
13	OAK	0.15"	10'	9'



TREE PROTECTIVE BARRIER

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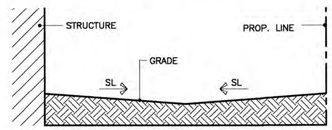
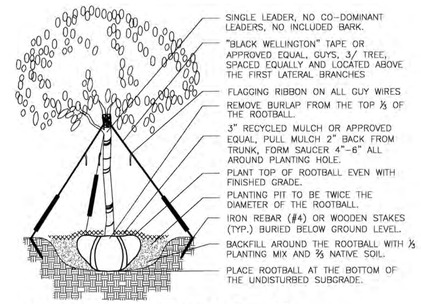


NOTE: ALL WATER SHALL BE RETAIN WITHIN PROPERTY

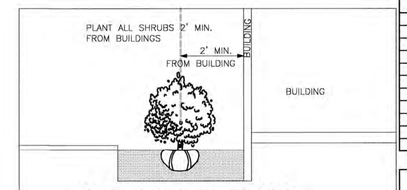
WATER RETENTION DIAG.

N.T.S.



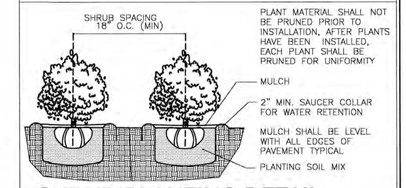
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14
3	BDC 08/29/14
4	01/28/15

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LOCATED AT:
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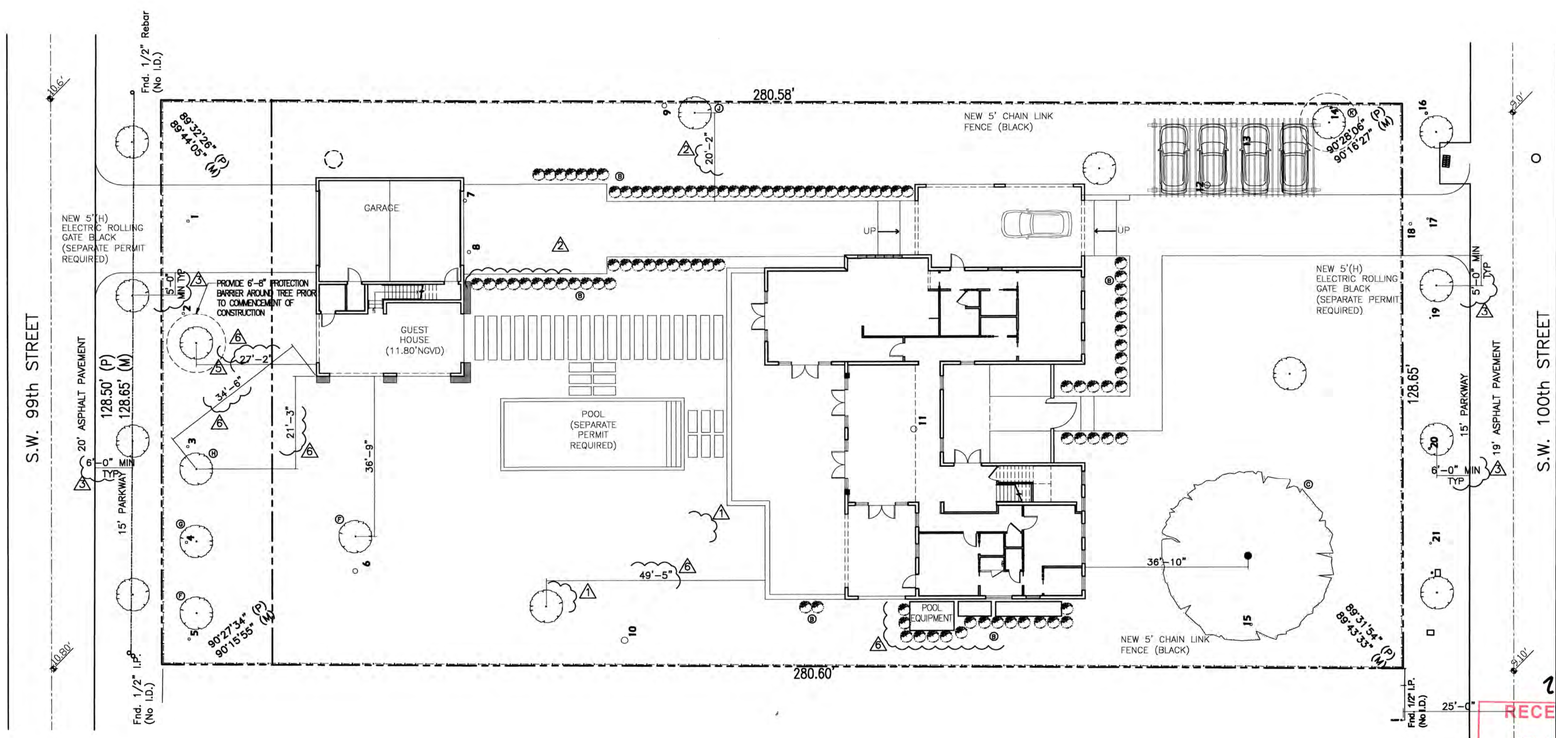

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-8035
CARLOS J. LANZA, ARCHITECT AR 0095925
LAURA C. BURGOS, ARCHITECT AR 0016051

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.02