LANDSCAPE LEGEND

ZONING DISTRICT: RU-1 NET LOT AREA: S.F. 3797

	REQUIRED	PROVIDED
LAWN AREA CALCULATIONS		
A. MAXIMUM LAWN AREA (SOD) PERMITTED = 50 % X 3797 S.F. =	1899	1899
TREES		
A. No. TREES REQUIRED PER LOT	3	3
B. % NATIVE REQUIRED: No. TREES PROVIDED X 30 %	1	3
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 50 LINEAR FEET ALONG STREET/35=	2	2
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	50	50
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	15	50
IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33		BY HOSE BIBS

*

			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		BURCERA SIMARUBA	GUMBO LIMBO	YES			12'		6'	5
B	YES		GOLDEN DROP		YES			18"			50

FLOOD LEGEND

RESIDENTIAL NEW CONSTRUCTION

Address : 30-3110-028-1020

Lot _____ Block _____ Plat book _____ Page _____

Highest crown of road elevation: + 12.44 ft. NGVD highest crown of road elevation was taken from the attached certified survey , or a certified survey prepared by: JAP SURVEYING SERVICES, INC. PLS Lic # : 5644

ELEVATION	Lowest Floor	Garage / storage	Adjacent Grade
PROPOSED	+ 13.16'	N/A	+ 12.24'

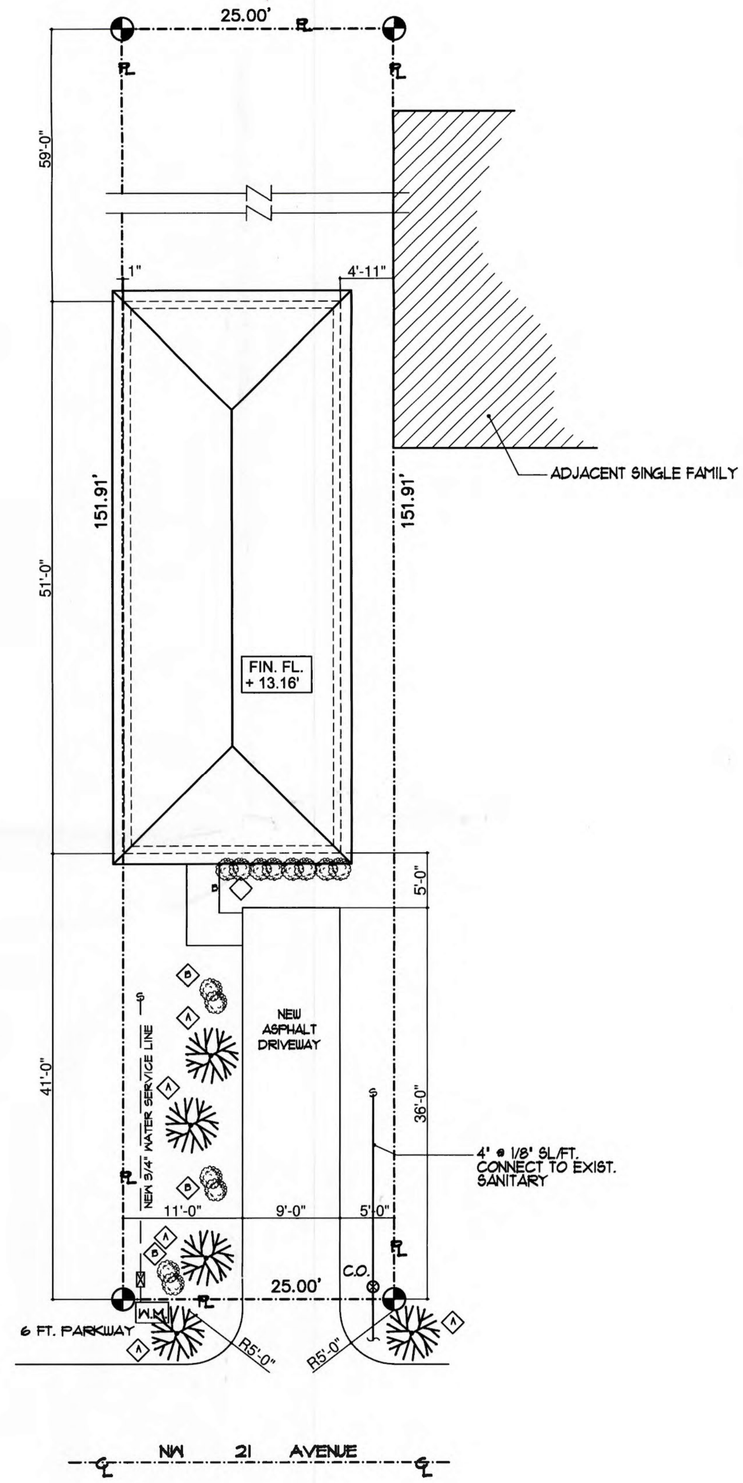
All electrical, mechanical, plumbing will be placed at or above the base flood elevation. (B.F.E.)

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 JOSE DIAZ ARCHITECT on the plan notes indicating that the design will be allowed the automatic equalization of hydrostatic flood forces on exterior walls.

The site 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" = 13.00' N.G.V.D.

ZONING LEGEND: RU-1 USE IN RU-2 DISTRICT		
DESCRIPTION	REQUIRED	PROPOSED/EXISTING
MIN. LOT SIZE		
AREA	7,500 SQ. FT.	* 3,797 SQ. FT.
FRONTAGE	75 FT.	* 25 FT.
MIN. YARD SETBACKS		
FRONT	25 FT.	25 FT.
REAR	25 FT.	25 FT.
INT. SIDE	5 FT.	* .08 FT. 4.92 FT.
SIDE STREET	15 FT.	N/A
MAX. GROUND COVEREAGE ONE STORY	35% MAX.	1,020 SQ. FT. 26.87 %
LANDSCAPE OPEN SPACE	40% MIN.	2,449 SQ. FT. 64.45%
		* VARIANCE REQUESTED



LEGAL DESCRIPTION:

South 1/2 of the North 50 feet of the South 125 feet of the East 1/2 of Block 21, of "PARA VILLA HEIGHTS", according to the plat thereof as recorded in Plat Book 3, at Page 106, of the Public Records of Miami-Dade County, Florida.

SITE PLAN

N

SCALE: 1/8" = 1'-0"

RECEIVED
MAR 31 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISION	BY

SINGLE FAMILY HOUSING
FOR:
GEOFFREY LECAT
30-3110-028-1020
DADE COUNTY, FLORIDA

jose l. diaz
ARCHITECT
8592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992
AR-0015547

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	A-1
	OF SHEETS

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