# LANDSCAPE LEGEND

ZONING DISTRICT: RU-1 NET LOT AREA: S.F. 9747

| | REQUIRED | PROVIDED |
|---|---|---|
| LAWN AREA CALCULATIONS | | |
| A. MAXIMUM LAWN AREA (SOD) PERMITTED = 50 % X 9747 S.F. = | 1849 | 1849 |
| 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: JAF SURVEYING SERVICES, INC. PLS Lic # : 5044

| 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.

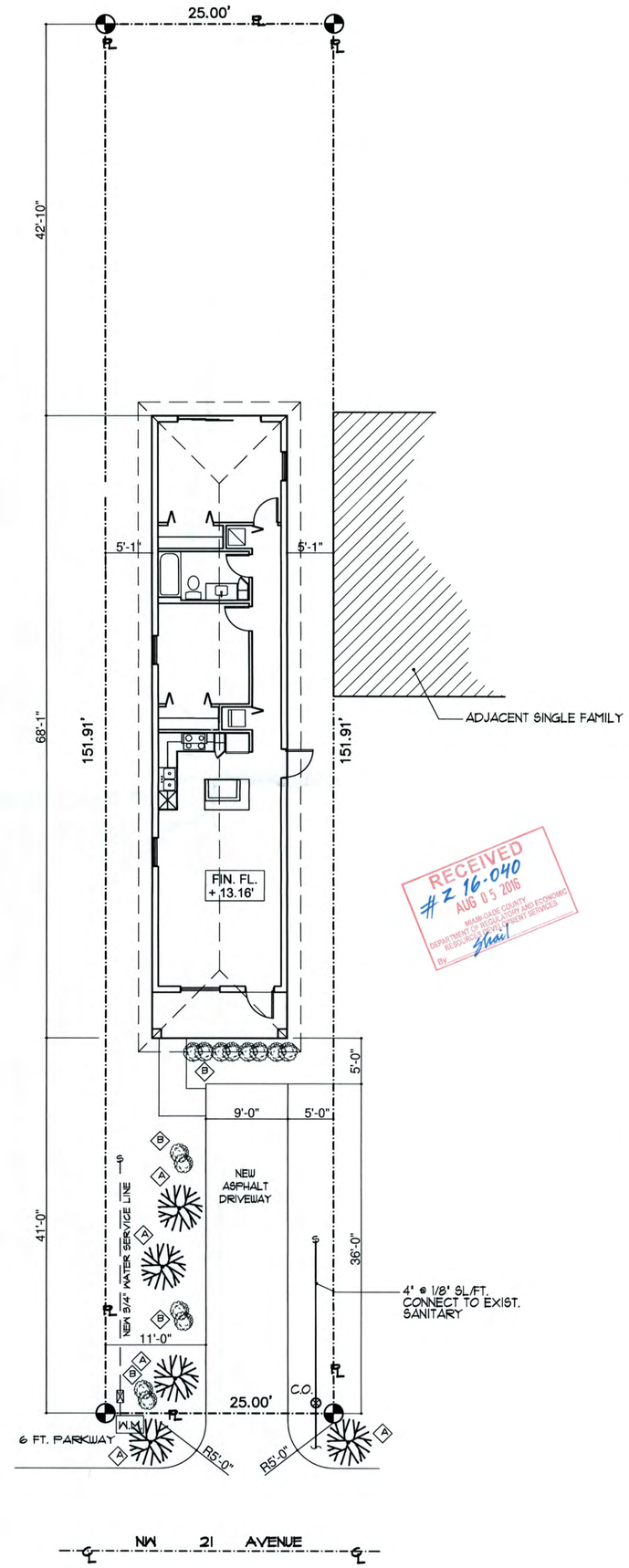
## ZONING LEGEND: RU-1 USE IN RU-2 DISTRICT

| DESCRIPTION | REQUIRED | PROPOSED/EXISTING |
|---|---|---|
| MIN. LOT SIZE | | |
| AREA | 7,500 SQ. FT. | * 9,747 SQ. FT. |
| FRONTAGE | 75 FT. | * 25 FT. |
| MIN. YARD SETBACKS | | |
| FRONT | 25 FT. | 41.00 FT. |
| REAR | 25 FT. | 42.82 FT. |
| INT. SIDE | 5 FT. | 5.08 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 |

# SITE PLAN

N

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




RECEIVED
# Z 16-040
AUG 03 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES - ZONING
BY

## 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.

| 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 |


COPYRIGHT © 2003 JOSE L. DIAZ ARCHITECT. The architectural design and detail drawing for this building, and or overall project, are the legal property of and all rights are reserved by the architect. Their use for reproduction, construction or distribution is prohibited unless advanced in writing by the architect.