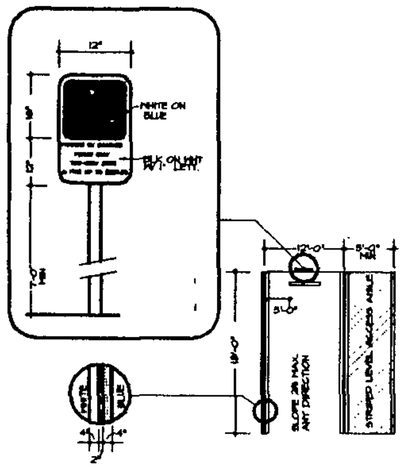
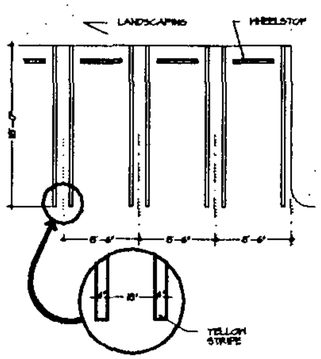


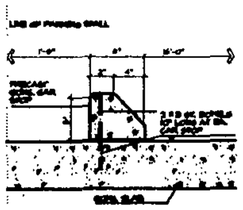
PARKING STALL DETAIL

(FOR THE PHYSICALLY DISABLED) N.T.S.



TYP. PARKING STALL DTL.

N.T.S.



WHEELSTOP DETAIL

N.T.S

ZONING INFORMATION

ZONING	RU-5A & EU-M	
LOT AREA	81,884 S.F.	
ACREAGE	+/-1.88 ACRES	
BUILDING AREAS:		
FIRST FLOOR	18,700 S.F.	
SECOND FLOOR	18,700 S.F.	
TOTAL:	37,400 S.F.	
SETBACKS	REQUIRED	PROVIDED
FRONT	25'	77'
SIDE	15'	155'
SIDE	15'	31'
REAR	25'	10'-0"
LANDSC AREA	20,471 S.F.	22,511 S.F.
PERCENTAGE	25%	27.5%
GREENBELT	0'	25' +
PARKING	124	125
FLOOR AREA RATIO:	45.67 %	
LOT COVERAGE:	22.84 %	

LEGAL DESCRIPTION:

LOT 12 & 13 OF BLOCK 13 J.S. HEAD'S FARMS UNIT 'A' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 15 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE SOUTH 50 FEET THEREOF.

ZONING

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 47.1.008, FLORIDA STATUTES, EFFECTIVE 7/01/07.

ELEVATION:
CROWN OF ROAD _____
DADE COUNTY FLOOD CRITERIA _____
FEDERAL FLOOD CRITERIA _____
PROPOSED F.F.H. FLOOR _____

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

LOWEST FINISHED FLOOR ELEVATION (INCLUDING BASEMENT)
DISTRICT _____ ELEVATION _____
CITY FLOOD CRITERIA _____ CROWN OF ROAD _____

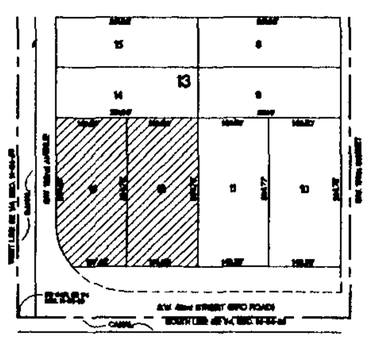
DISTRICTS	U.F.H.	G.F.H.	OTHER
REQUIRED			
PROPOSED*			

LOWEST FLOOR AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR ☐

*SHALL BE 4" INCHES ABOVE FINISHED GRADE

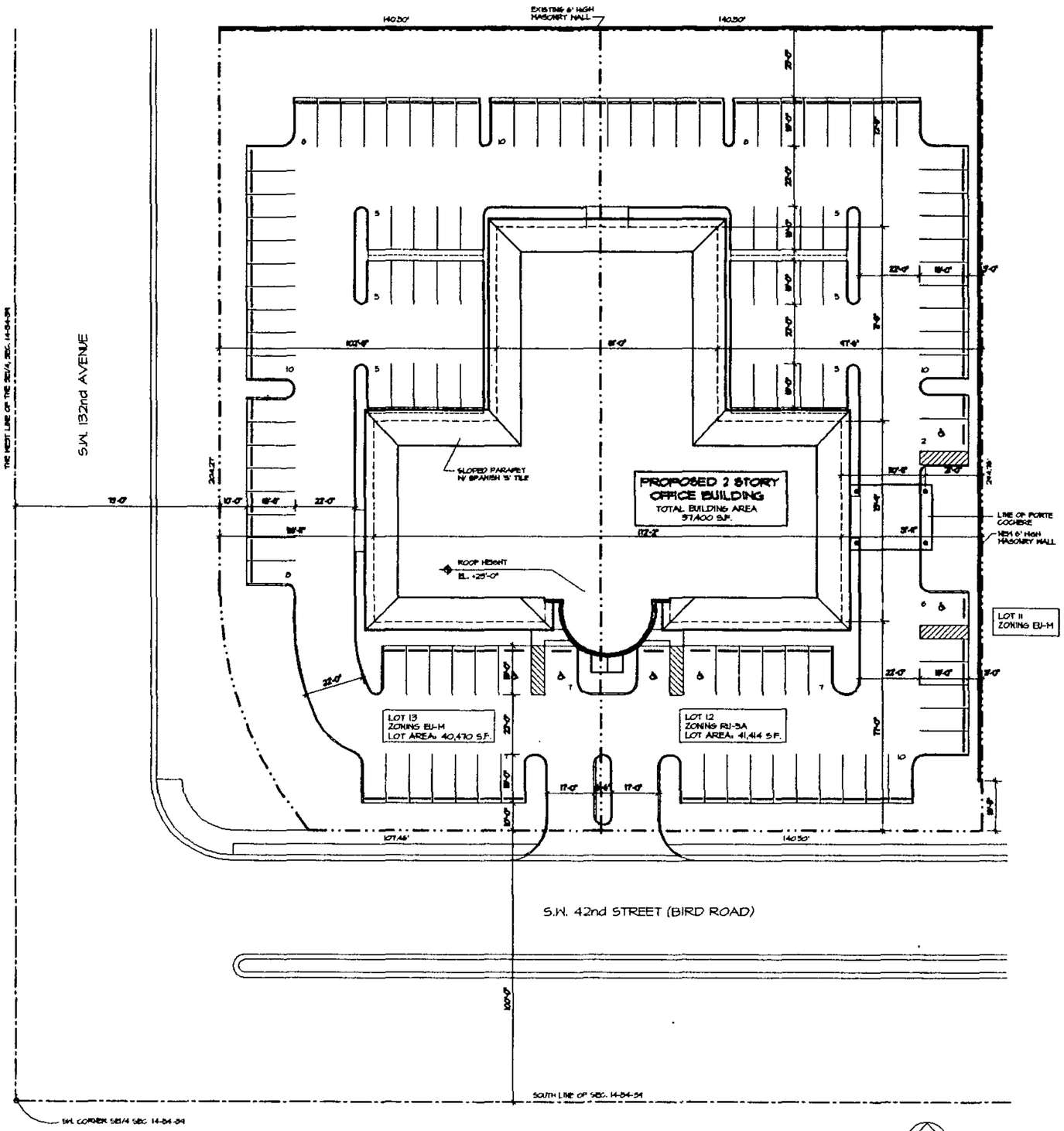
SITE TO BE FILLED TO COUNTY FLOOD CRITERIA _____ ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD FRONTING THE PROPERTY

SOIL TREATMENT: ALL SOIL BELOW STRUCTURE SHALL HAVE PRECONSTRUCTION TREATMENT FOR PROTECTION AGAINST TERMITES. CONTRACTOR SHALL SUBMIT CERTIFICATE OF COMPLIANCE TO VERIFY TREATMENT



LOCATION PLAN

N.T.S



SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS:

DATE: 1-17-07
DRAWN BY: A.J.R.S.
CHECKED BY: J.J.G.
JOB NO.: 432-07

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA Jr.
6805 N.W. 74 AVE.
MIAMI, FL. 880-4100

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AA C001621

MIGUEL A. CABRERA, JR., R.A.
State Reg. No. AR13118
ROSA E. RAMOS-BOTHA, R.A.
State Reg. No. AR16209

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SHEET NO.

A-1

OF _____

2. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable from the roadway. Landscaping and lighting should be maintained so that the numbers are never allowed to become obscured.

3. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back and kept trimmed to permit vehicle operators an unobstructed view of other traffic and pedestrians.

4. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.

5. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.

6. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

7. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.

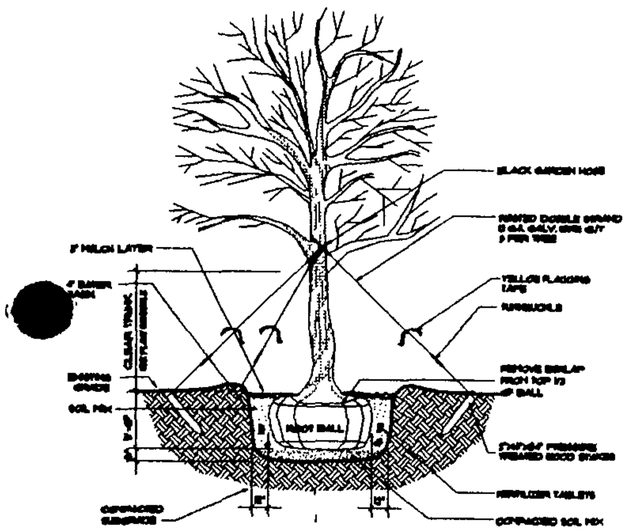
8. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.

9. Additional Comments:

   Police services are currently provided by our Doral Station (Police District 3) located at 9101 NW 25 Street. During the month of June 1997, based upon a districtwide statistical analysis, the average emergency response time was 4.0 minutes. Station personnel handled 6,047 calls for police service and operated with 198 sworn officers, to deliver service to an area of 284.5 square miles with a population of 166,525.

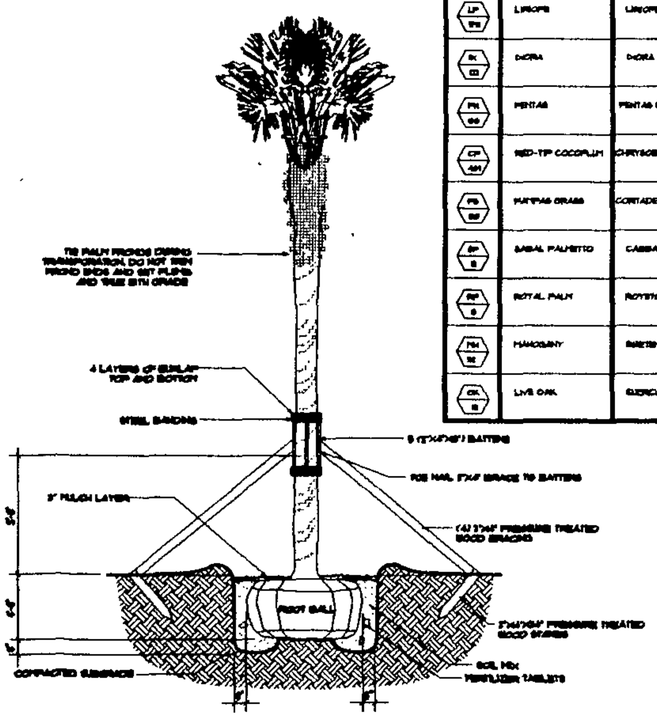
Please forward any future applications/site plans regarding the aforementioned property for further impact considerations. If you need additional information, please contact Officer Patricia Addison at [redacted].

JF/pa



CANOPY TREE PLANTING DTL.

N.T.S.



PALM TREE PLANTING DTL.

N.T.S.

LANDSCAPING NOTES AND STANDARDS

1. ALL LANDSCAPING INSTALLATION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE STANDARD FOR NURSERY STOCK AMERICAN ASSOCIATION OF NURSERYMEN AND HORTIS R. BAILY HORTORIUM, CORNELL UNIVERSITY, LATEST ED.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE A COMPLETE IRRIGATION SYSTEM AND SUBMIT IRRIGATION PLANS, DETAILS AND SPECS AS REQUIRED. REFER TO IRRIGATION PLAN FOR IRRIGATION SPECS.
3. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES TO AVOID CONFLICTS WITH PLANTING PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL CONTACT THE NECESSARY UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING OF WORK.
4. ALL LAWN AREAS NAMED AS SODDED SHALL BE SOLID SODDED WITH BY AMERITE TURNKEY SOLID SOD. ALL SOD IS TO BE LAID LEVEL, TRIM, AND CUT EVEN ALONG PLANTED BEDS.
5. PLANTED SOIL MIXTURE FOR BACKFILLING TREES AND SHRUBS OR PLANTING BEDS SHALL BE SUITABLE FOR PLANT GROWTH AND FREE FROM HARD CLODS, CLAY, GRAVEL, BRUSH, WEEDS OR OTHER DELETERIOUS MATERIAL, AND OF REASONABLY UNIFORM QUALITY. PLANTING HOLES SHOULD NOT BE COMPACTED, BUT SHOULD BE SOAKED TO ENSURE PROPER SETTLEMENT. AVAILABLE ON-SITE FILL IS ACCEPTABLE AS PLANTING SOIL, PROVIDED THAT NECESSARY AMENDMENTS ARE UTILIZED TO ADJUST THE SOIL TO THE CULTURAL REQUIREMENTS OF VARIOUS PLANT SPECIES.
6. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF SUITABLE ORGANIC MATERIAL (MULCH, COCO FIBER, BARK, MULCH, ETC.) SUFFICIENT TO MAINTAIN SOIL MOISTURE AND INHIBIT WEED GROWTH.
7. ALL TREES AND PALMS IN THE LAWN AREAS ARE TO RECEIVE A 36" DIAMETER MULCH SAUCER AT THE BASE OF THE TREE TRUNK.

ZONE DISTRICT BU-2A

GROSS LAND 1.88 (ACRE) NET LAND 1.88 (ACRE)

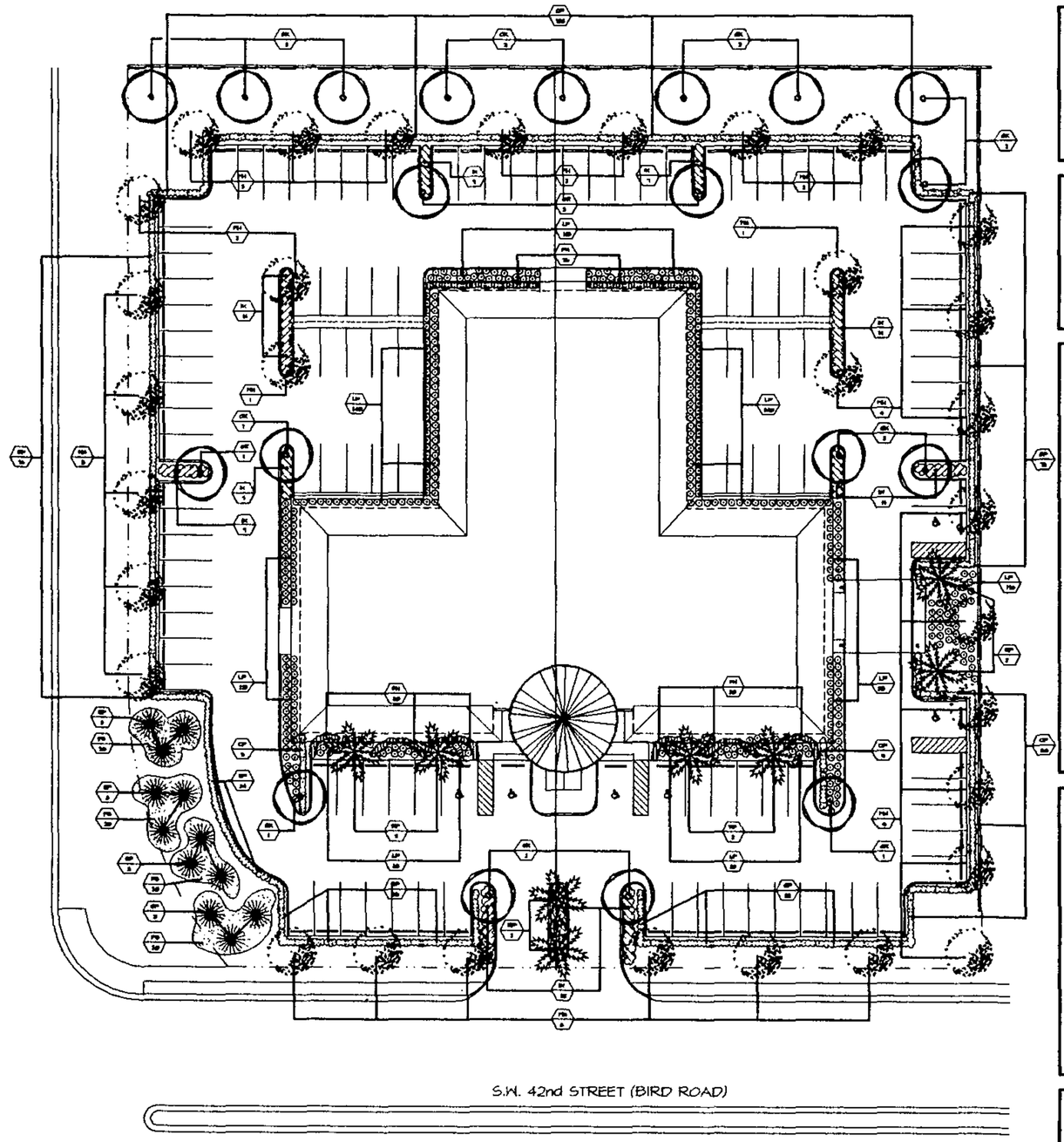
	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (IF APPLICABLE)	25 %	21.5 %
GREENBELT WIDTH (IF APPLICABLE)	6'	20'
LAWN AREA (AS DEFINED IN ORDINANCE)	30 %	30 %
TREES PER NET LOT (NOTE: 50% OF REQUIRED TREES AROUND PAVED AREAS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM)	27	46
STREET TREES (TREES IN RIGHT OF WAY (R) OR ON PRIVATE PROPERTY) * NOT REQUIRED PUBLIC WORKS REMOVAL OR SPECIAL TAXING DISTRICT.	16	17
TOTAL NUMBER OF TREES	73	61
64-GALLON (7' SHRUBS FOR EA. TREE * 50% OF 64-GALLON SHALL BE NATIVE SPECIES * IRRIGATION SYSTEM REQ. PURSUANT TO CH 33 DADE COUNTY CODE	273	644

SUBURBAN (BU) AND INDUSTRIAL (IU) ZONES

A) OPEN SPACE REQUIRED PER SECTION 33 OF ZONING CODE NET LOT AREA (SQ.FT.) 81,893 X .25 = 20,473 SQ.FT.
B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 34-3-4.3 NUMBER OF PARKING SPACES 182 X 10 SQ.FT. = 1,820 SQ.FT.
C) ADD A + B (22,293 SQ.FT. TOTAL LAWN AREA REQUIRED
D) MAXIMUM LAWN AREA (SQ.FT.) PERMITTED 20% OF A&B = 4,278 SQ.FT. (1,820 X .20 = 364 SQ.FT.)
E) MAXIMUM LAWN AREA PROVIDED 5,080 SQ.FT.

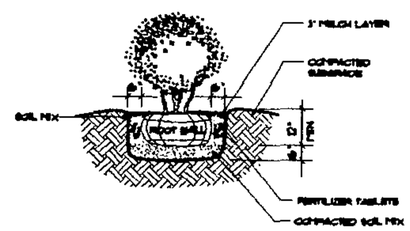
PLANTING SCHEDULE

SYMBOL / QUANTITY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QUANTITIES	NATIVE SPECIES (YES)
LP 175	LIRIOPE	LIRIOPE MUSCARI	1 GAL FULL 18" O.C.	175	NO
IX 123	IXORA	IXORA SP	3 GAL FULL 24" HIGH, 36" O.C.	123	NO
PN 66	PENTAS	PENTAS LANCEOLATA	3 GAL FULL 24" HIGH, 36" O.C.	66	NO
CP 484	RED-TIP COCOPLUM	CHRYSOBALANUS ICACO	3 GAL FULL 24" HIGH, 36" O.C.	484	YES
PB 58	PAMPAS GRASS	CORTADERIA SELLOANA	3 GAL FULL 24" HIGH, 36" O.C.	58	YES
SP 8	SABAL PALMETTO	CABBAGE PALM	18' OVERALL HEIGHT	8	YES
RP 6	ROYAL PALM	ROYSTONEA ELATA	18' OVERALL HEIGHT	6	YES
MH 32	MAHOGANY	SWIETENIA MAHAGONI	18' OVERALL HEIGHT	32	YES
OK 16	LIVE OAK	QUERCUS VIRGINIANA	18' OVERALL HEIGHT	16	YES



LANDSCAPING PLAN

SCALE: 1" = 20'-0"



SHRUB PLANTING DTL.

N.T.S.

REVISIONS:

DATE: 4-17-17
DRAWN BY: JJ
CHECKED BY: MG
JOB NO.: 452-17

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA Jr.
6805 NW. 74 AVE
MIAMI, FL 305-400

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MIGUEL A. CARRERA, JR., R.A.
State Reg. No. AR13116
ROSA E. RAMOS-SOTA, P.A.
State Reg. No. AR12309

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SHEET NO.

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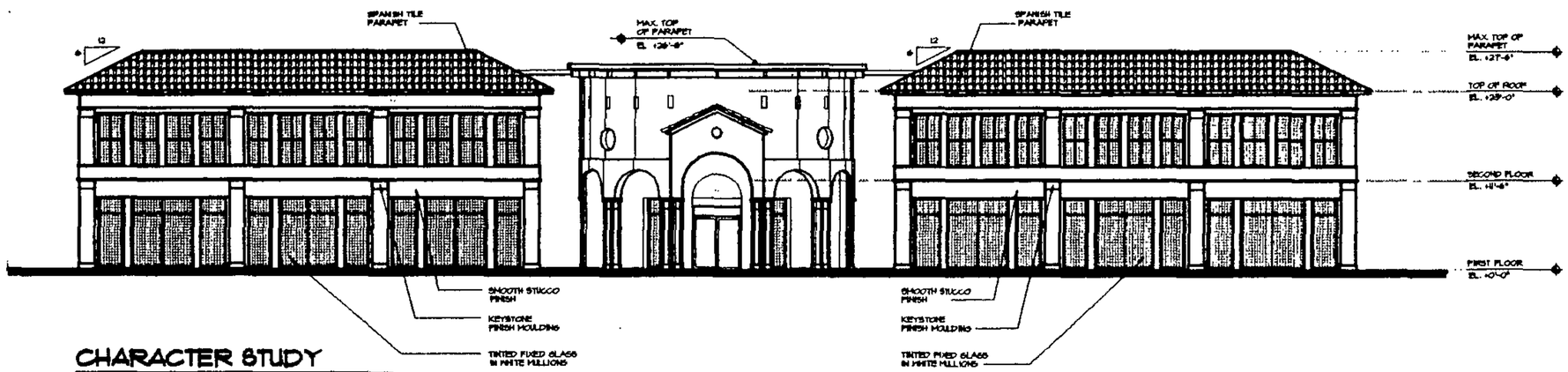
OF



CHARACTER STUDY

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

REVISIONS:

DATE: 4-17-97
DRAWN BY: RRB
CHECKED BY: MAC
JOB NO.: 492-97

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA Jr.
8605 N.W. 74 AVE
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MIAMI, FLORIDA 33166
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MIGUEL A. CABRERA, JR., R.A.
State Reg. No. AR13118
ROSA E. RAMOS-SOTTA R.A.
State Reg. No. AR18269

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SHEET NO.

A-4

OF

• CABRERA RAMOS •
ARCHITECTS, INC.

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER _____

Legal description: Lot 12 & 13 Block 13, Subdivision JG HEADY FARMS UNIT A
P.B. 46, Page 13, Development name MEI PAUL MEDINA.
Located at (address) NORTH EAST CORNER OF BIRD ROAD & 72ND AVE.

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) 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 Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (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

Seal

MIGUEL A CABRERA
Print Name

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 7 day of APRIL 1997, by MIGUEL A CABRERA, of CABRERA RAMOS ARCHITECTS, INC. a FLORIDA 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.

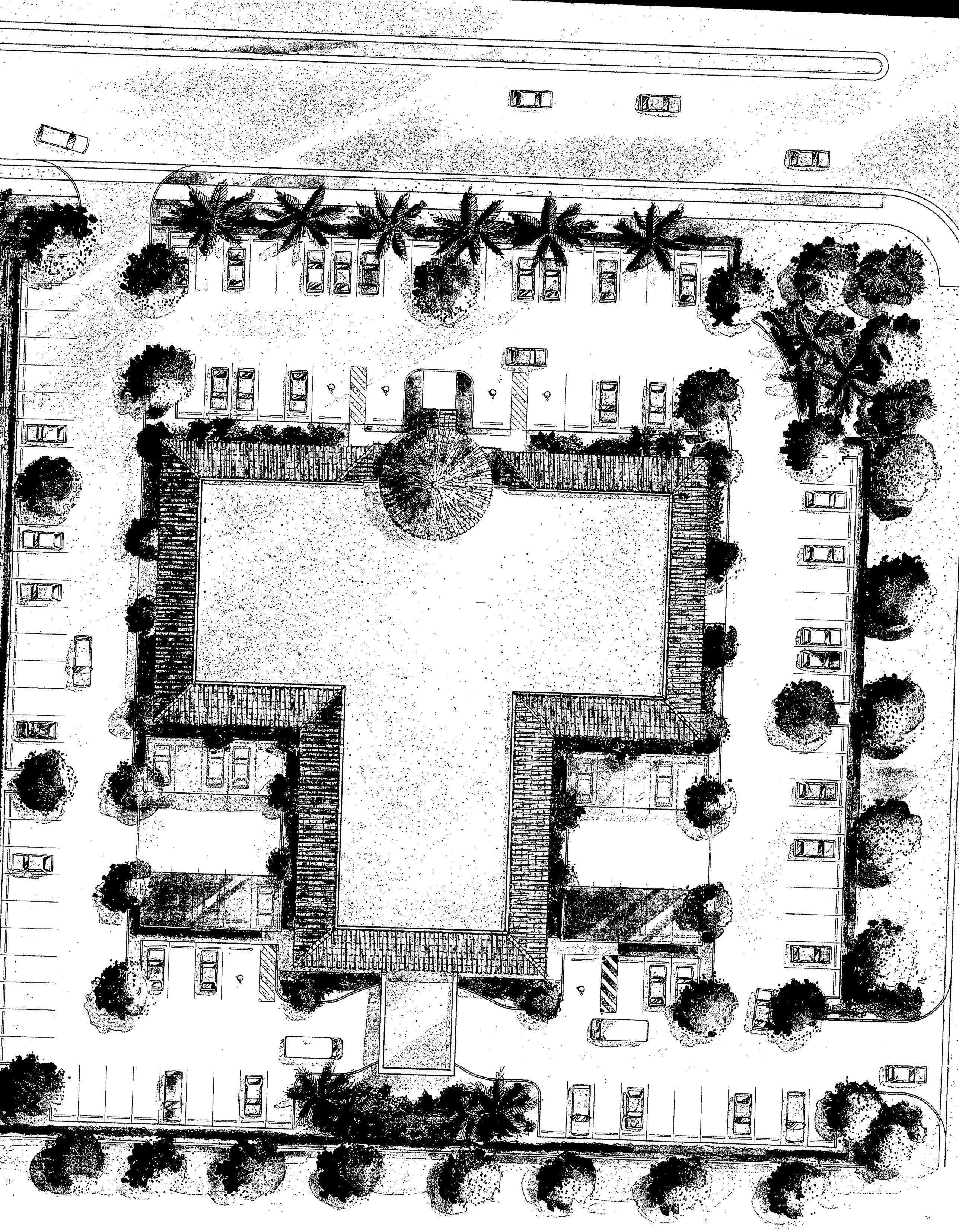
Witness my signature and official seal this 7 day of APRIL, 1997, in the County and State aforesaid, the date and year last aforesaid.

Notary Public

Ana M. Garcia
Print Name

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA

ANA MA GARCIA
Comm. No. CC 564598
My Comm. Exp. Oct. 10, 2000
Bonded thru Pichard Ins. Agcy.

DORAL EXECUTIVE OFFICE PARK
4624 N.W. 82ND AVENUE SUITE 314 MIAMI FLORIDA 33166 7601 (305)593 0759 FAX 305/594 8862 AA/0016