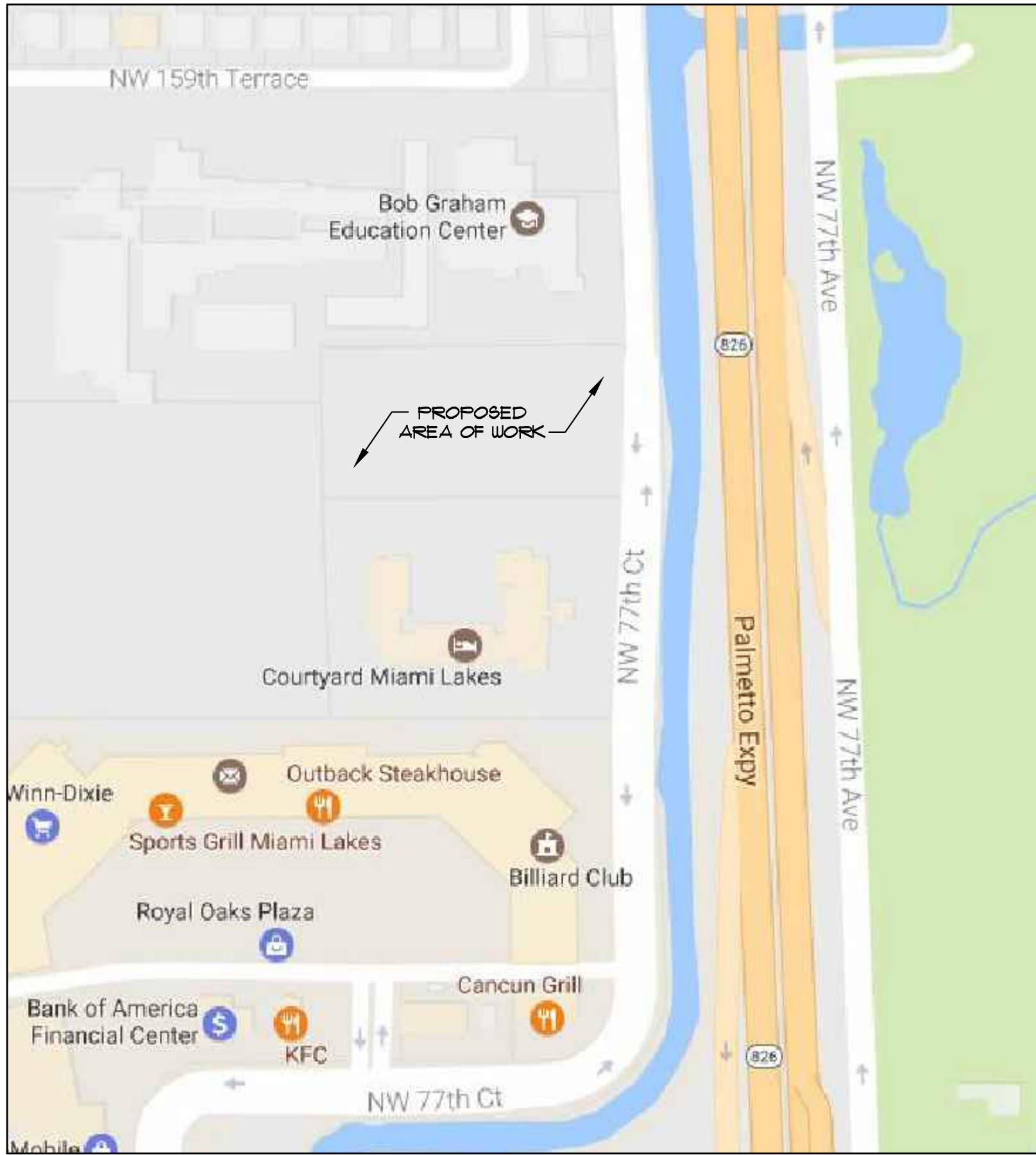
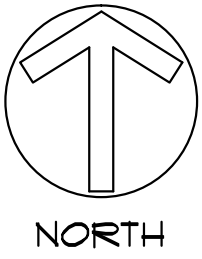


PROPOSED MULTI-FAMILY PROJECT FOR: LUCIDA PALMETTO & 77TH.

MIAMI LAKES , FLORIDA.



LOCATION PLAN



DRAWING LIST

ARCHITECTURAL COVER SHEET	A-2.1	FRONT ELEVATION-BUILDING 6 UNITS	PH-1	PHOTOMETRIC LIGHTING PLAN
SURVEY		SIDE ELEVATION-BUILDING 6 UNITS	L-1.1	LANDSCAPE PLAN
		RENDER		
SP-1.1 SITE PLAN	A-2.2	REAR ELEVATION-BUILDING 6 UNITS		
SP-1.2 AREA CALCULATION DIAGRAMS		SIDE ELEVATION-BUILDING 6 UNITS		
PWS-1 PRELIMINARY WATER AND SEWER PLAN		RENDER		
PGD-1 PRELIMINARY PAVING AND GRADING PLAN	A-2.3	FRONT ELEVATION-BUILDING 4 UNITS NOT BALCONY		
		SIDE ELEVATION-BUILDING 4 UNITS NOT BALCONY		
		RENDER		
A-1.1 FIRST FLOOR PLAN (BUILDING- 6 UNITS)	A-2.4	REAR ELEVATION-BUILDING 4 UNITS NOT BALCONY		
SECOND FLOOR PLAN (BUILDING- 6 UNITS)		SIDE ELEVATION-BUILDING 4 UNITS NOT BALCONY		
THIRD FLOOR PLAN (BUILDING- 6 UNITS)		RENDER		
ENLARGED UNIT TYP.	A-2.5	FRONT ELEVATION-BUILDING 4 UNITS WITH BALCONY		
A-1.2 FIRST FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY)		SIDE ELEVATION-BUILDING 4 UNITS WITH BALCONY		
SECOND FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY)		RENDER		
THIRD FLOOR PLAN (BUILDING- 4 UNITS NOT BALCONY)	A-2.6	REAR ELEVATION-BUILDING 4 UNITS WITH BALCONY		
ENLARGED UNIT TYP.		SIDE ELEVATION-BUILDING 4 UNITS WITH BALCONY		
A-1.3 FIRST FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY)		RENDER		
SECOND FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY)	A-2.7	FRONT ELEVATION-BUILDING 3 UNITS WITH BALCONY		
THIRD FLOOR PLAN (BUILDING- 4 UNITS WITH BALCONY)		SIDE ELEVATION-BUILDING 3 UNITS WITH BALCONY		
ENLARGED UNIT TYP.		RENDER		
A-1.4 FIRST FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)	A-2.8	REAR ELEVATION-BUILDING 3 UNITS WITH BALCONY		
SECOND FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)		SIDE ELEVATION-BUILDING 3 UNITS WITH BALCONY		
THIRD FLOOR PLAN (BUILDING- 3 UNITS WITH BALCONY)		RENDER		
ENLARGED UNIT TYP.	A-2.9	FRONT ELEVATION-BUILDING 5 UNITS		
A-1.5 FIRST FLOOR PLAN (BUILDING- 5 UNITS)		SIDE ELEVATION-BUILDING 5 UNITS		
SECOND FLOOR PLAN (BUILDING- 5 UNITS)		RENDER		
THIRD FLOOR PLAN (BUILDING- 5 UNITS)	A-2.10	REAR ELEVATION-BUILDING 5 UNITS		
ENLARGED UNIT TYP.		SIDE ELEVATION-BUILDING 5 UNITS		
		RENDER		

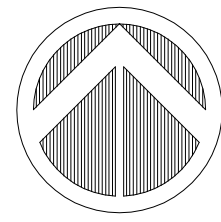
OWNER INFORMATION:
RECONDITE LLC
1474-A WEST 84TH. STREET
HIALEAH, FLORIDA 33014
MANAGER: L. MICHAEL OSMAN

REVISION:	BY:

PROPOSED UNITS FOR:
LUCIDA PALMETTO & 77TH
15000 NW 77 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	05/08/17
SCALE	AS NOTED
JOB. NO.	016-031
SHEET	
OF	
SHEETS	



BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 3- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure may be found to exceed this requirement.
- 5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subjects to OPINION OF TITLE.
- 11- Type of Survey: BOUNDARY SURVEY.
- 12- The North arrow and bearings shown hereon based on recorded plat of "MARRIOTT SPRINGHILL SUITES", according to the plot thereof, as recorded in Plat Book 161, Page 32, of the Public Records of Miami-Dade County, Florida.
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Flood Zone Data: Community/ Panel #120637/0144/L Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +8.0'
- 15- Elevations shown, if any, hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- 16- Benchmark Used: Miami-Dade County Benchmark #H-396. Elevation = +13.23'
- 17- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

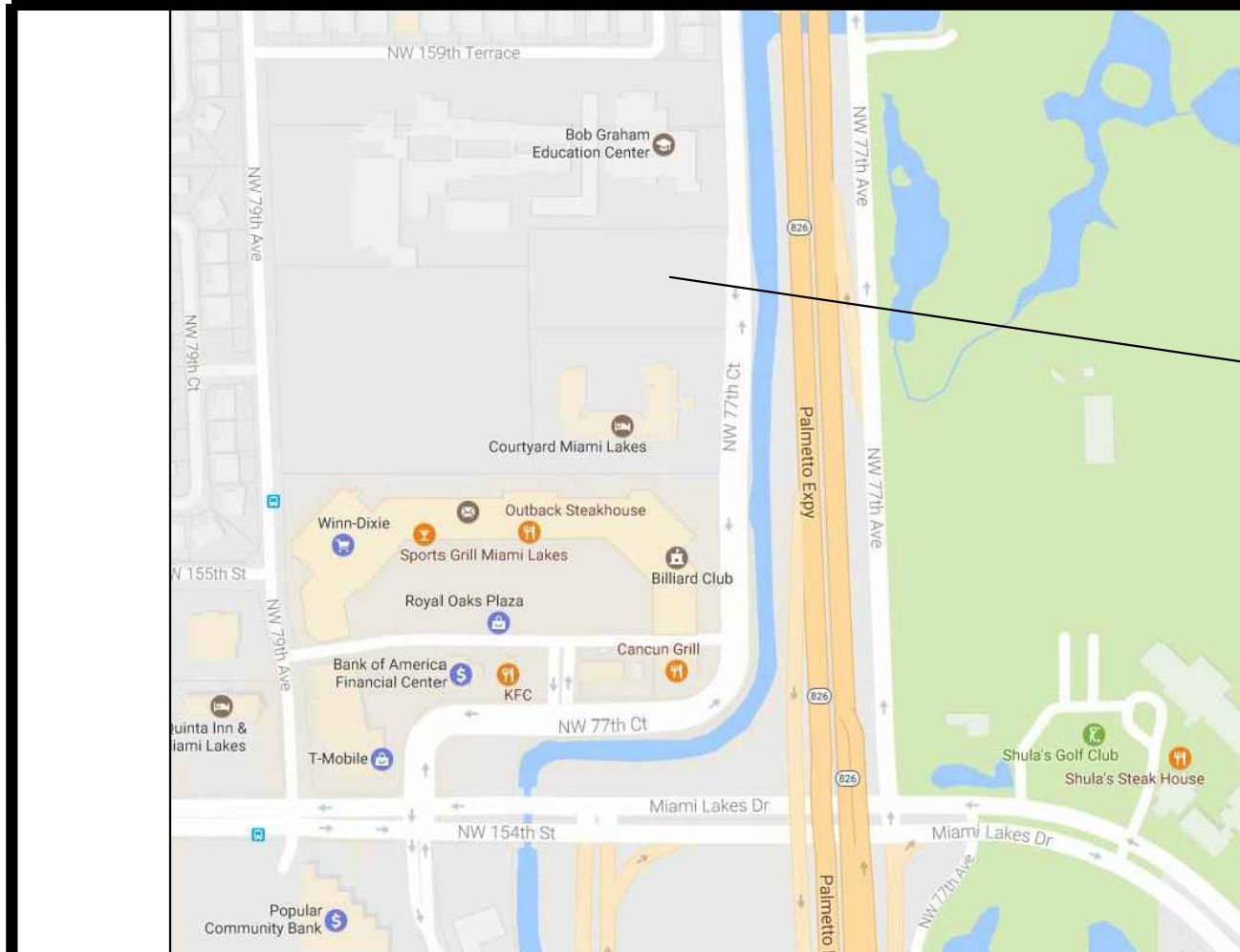
I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 09/24/2016 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

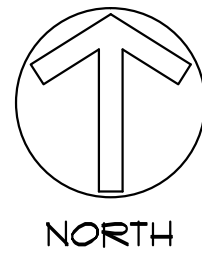
of those entities that the Bo

Pablo J. Alfonso / P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880

 ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 **/P 305-698-9468 FAX.305-827-9669	PREPARED FOR: MIAMI LAKES 158 LLC 15800 NW 77 COURT, MIAMI LAKES, FL. 33016		TYPE OF PROJECT: BOUNDARY SURVEY	
	DRAWN: J.G.			
	CHECKED: P.J.A.			
	SCALE: 1" = 30'			
	FIELD DATE: 09/22/2016			
JOB NUMBER: RP16-0827				
SHEET:				
1 OF 1 SHEET				



PROPOSED AREA OF WORK
EXISTING ZONING (R0-50)



1 LOCATION PLAN

SITE CALCULATIONS:

TOTAL SITE AREA: 112,291.68 SF. OR 2.578 ACRES		
BUILDING FOOTPRINT AREA	29,246 SF.	
DRIVEWAY	59,053.68 SF.	
CONC. SIDE WALK	3,956 SF.	
TOTAL IMPERVIOUS AREA: 92,256 SF.		
	REQUIRED	PROVIDED
30% OPEN SPACE = 112,291.68 x .3 =	33,687.50 SF.	
10 SF. PER PARK SPACE = 176		
176 x 10 =	1,760 SF.	
TOTAL PERVIOUS AREA = 35,449.94 SF. 24,442 SF.		
24,442 SF. 21.8 % (VARIANCE REQUIRED)		

DENSITY REQUIREMENTS (R0-50) HIGH DENSITY RESIDENTIAL		
	REQUIRED	PROVIDED
50 UNITS PER ACRE =	128 ALLOWED	108
90 x 2.578 ACRES		

2 SITE DATA

PARKING SPACES REQUIREMENTS		
54 UNITS (1-BEDROOM) x 1.50	REQUIRED	PROVIDED
54 UNITS (2-BEDROOM) x 1.75	81	
TOTAL PARKING	94.5	
TOTAL PARKING	175.5	176

SETBACKS REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT-	25'-0"	10'-0" VARIANCE
REAR-	25'-0"	5'-0" VARIANCE
SIDE-	25'-0"	1'-4" VARIANCE
SIDE-	25'-0"	1'-4" VARIANCE
• FRONT & SIDE SETBACK VARIANCE REQUIRED.		
• REAR & BETWEEN BLDG.		

LOT COVERAGE CALCULATION		
	REQUIRED	PROVIDED
BLDG. FOOTPRINT AREA = 29,246		
DIVIDED BY 12.5768 = 26%	40% MAX.	26%

	BLDG. 1 UNITS	BLDG. 2 UNITS	BLDG. 3 UNITS	BLDG. 4 UNITS	BLDG. 5 UNITS	TOTAL SF. PER FLOOR	TOTAL UNITS
1 ST. FLOOR =	4,815x2 = 9,630 SF.	3,220x3 = 9,660 SF.	3,220x1 = 3,220 SF.	2,688x1 = 2,688 SF.	4,048x1 = 4,048 SF.	29,246 SF.	36 UNITS
2 ND. FLOOR =	5,103x2 = 10,206 SF.	3,438x3 = 10,314 SF.	3,564x1 = 3,564 SF.	2,984x1 = 2,984 SF.	4,318x1 = 4,318 SF.	31,386 SF.	36 UNITS
3 RD. FLOOR =	5,103x2 = 10,206 SF.	3,438x3 = 10,314 SF.	3,564x1 = 3,564 SF.	2,984x1 = 2,984 SF.	4,318x1 = 4,318 SF.	31,386 SF.	36 UNITS
TOTAL GROSS SF. =	30,042 SF.	30,288 SF.	10,348 SF.	8,656 SF.	12,684 SF.	92,018 SF.	108 UNITS
	(BLDG. #1 & 2)	(BLDG. #3 & 4)	(BLDG. #5)	(BLDG. #6)	(BLDG. #7)		

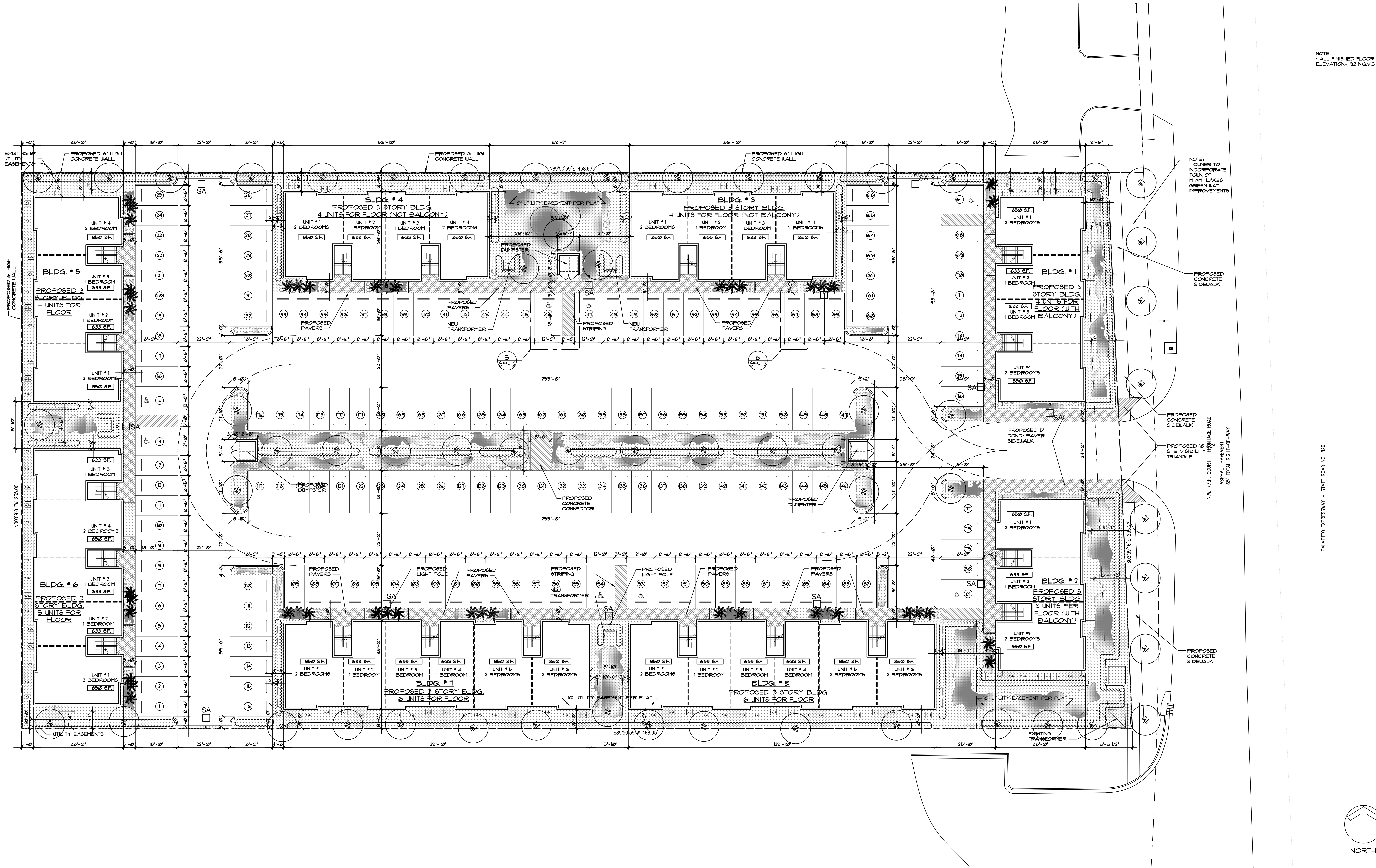
(12 BASIC STORAGE REQ. 12 PROPOSED. REFER TO SITE PLAN)

VARIANCE SUMMARY:

- 1) ALLOW FOR REDUCTION OF OPEN SPACE REQUIREMENT FROM 30% TO 21.8%
- 2) ALLOW FOR A FRONT SETBACK REDUCTION FROM 25' TO 10'-0"
- 3) ALLOW FOR A SIDE YARD SETBACK FROM 25' TO 1'-4"
- 4) ALLOW FOR REAR SETBACK REDUCTION FROM 25' TO 5'
- 5) ALLOW FOR DISTANCE BETWEEN BLDGS. & REDUCE FROM 20' TO 14'-6"

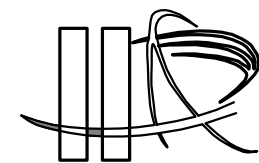
BUILDING HEIGHT		
	ALLOWED	PROVIDED
BUILDING HEIGHT	15 FEET-MAX	33' TOP OF ROOF

F.A.R.		
	ALLOWED	PROVIDED
92,018/112,291.68 = .81 F.A.R.	4.0	.81



NOTE:
• ALL FINISHED FLOOR
ELEVATION = 92 NGVD.

3 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

14125 NW 80 AVE, SUITE 206

MIAMI LAKES, FLORIDA 33016

(305) 305-403-7928

(305) 305-403-7928

E-MAIL: LLR@LLRARCHITECTS.COM

REVISION: 5/12/2017

BY: LLR

COMMENTS

PROPOSED UNITS FOR:
LUCIDA PALMETTO & 11TH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 017852

LUIS LA ROSA

DRAWN: CC

CHECKED: LLR

DATE: 05/10/2017

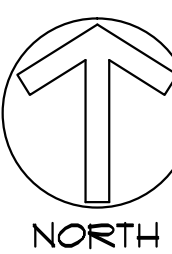
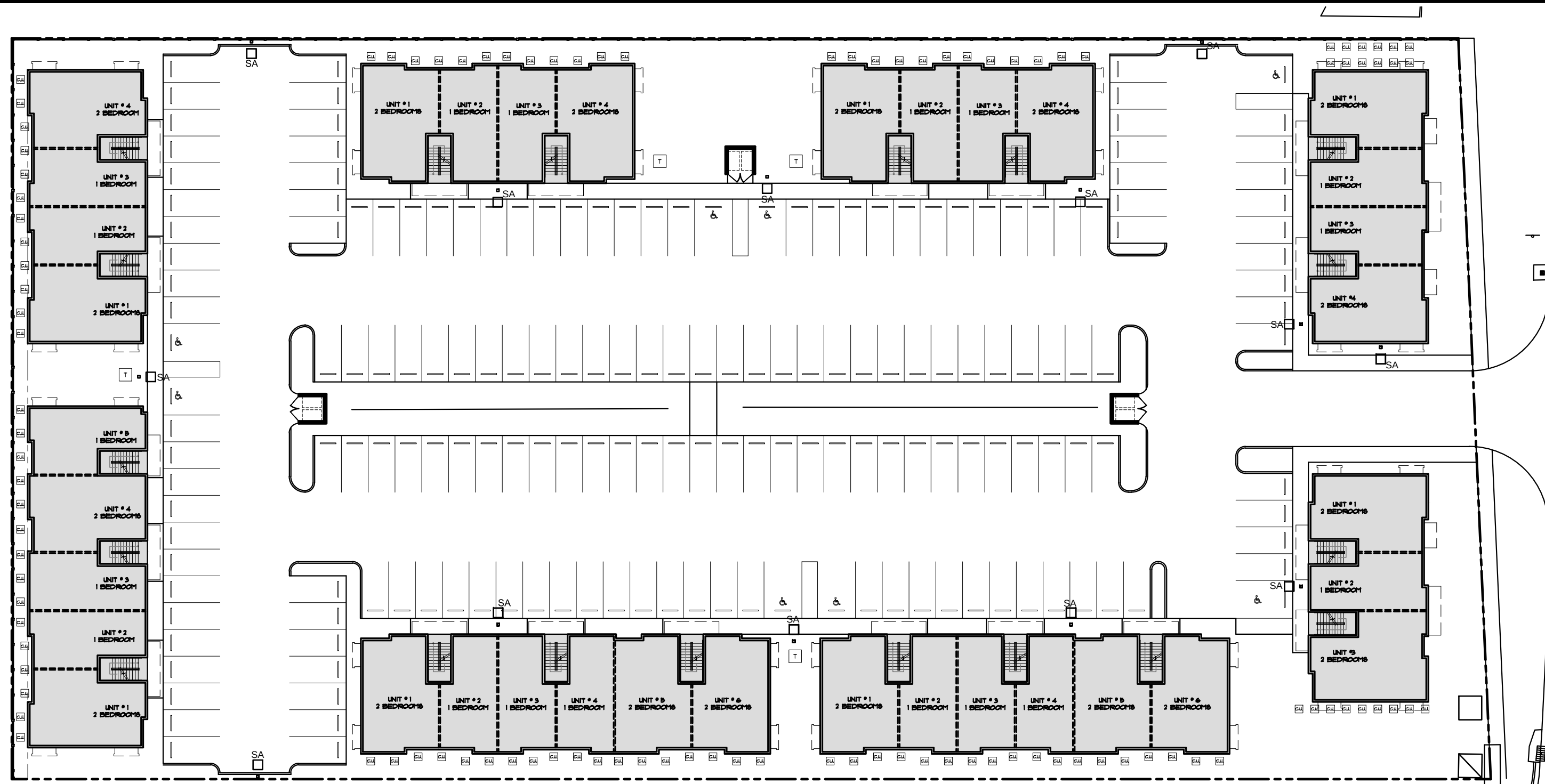
SCALE: AS NOTED

JOB. NO. 016-031

SHEET

SP-1.1

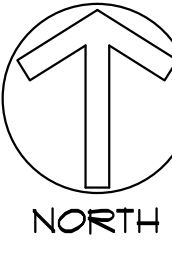
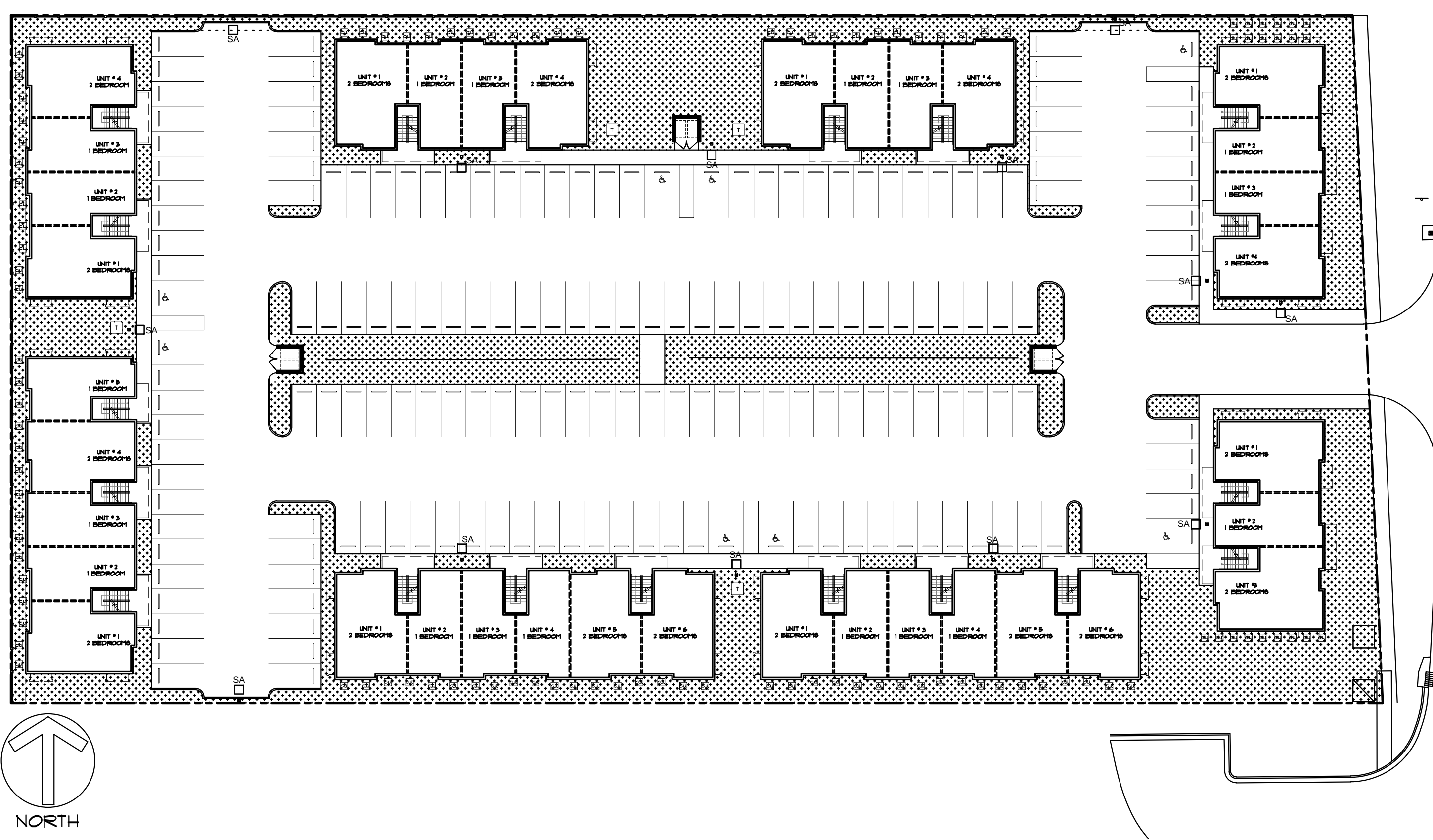
OF SHEETS



LOT COVERAGE	
TOTAL SITE AREA:	112,291.68 SF, OR 2.578 GROSS ACRES
BUILDING FOOTPRINT AREA:	29,246 SF (26.1%)

1 PROPOSED SITE PLAN (LOT COVERAGE)

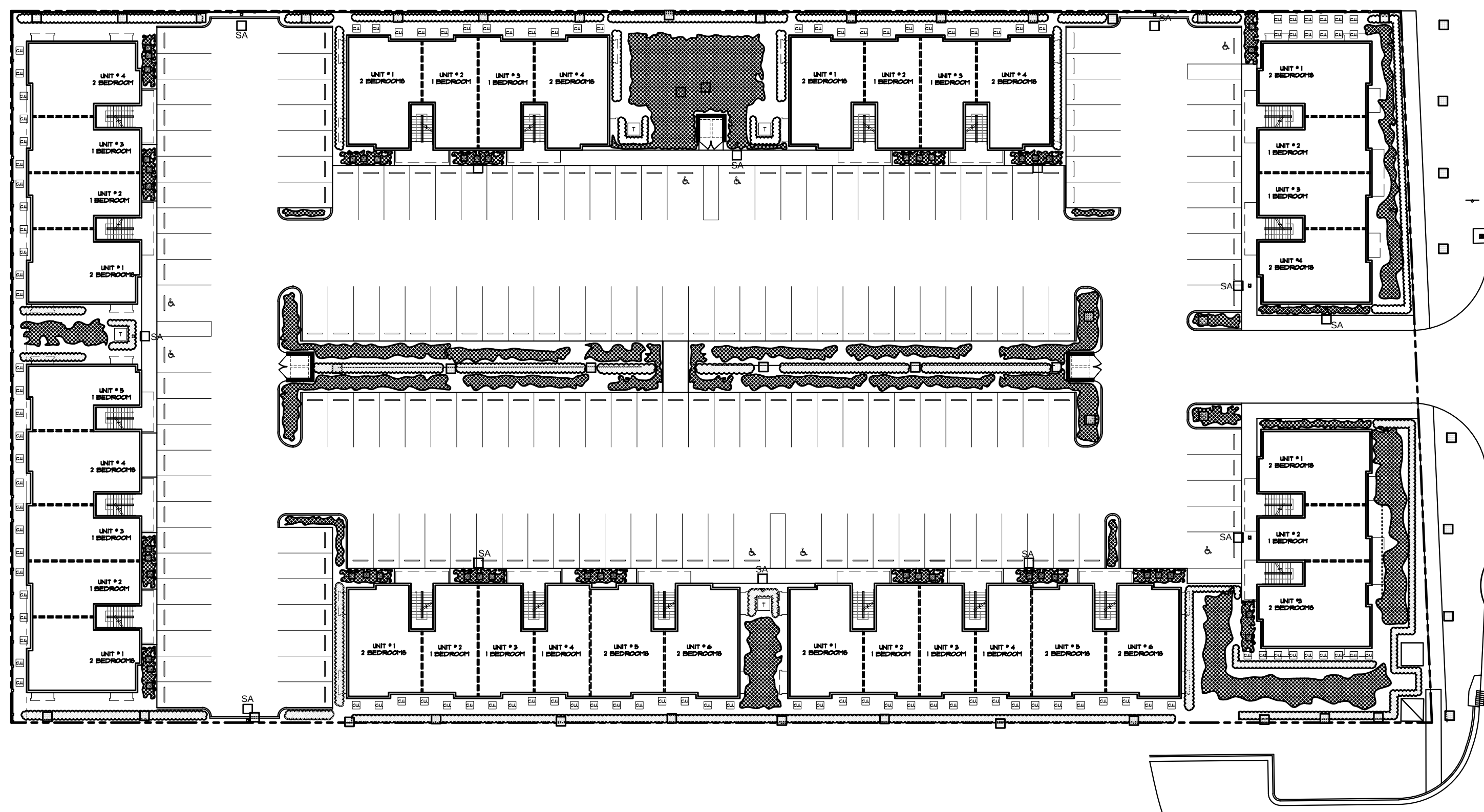
SCALE: 1/32" = 1'-0"



REQUIRED & PROVIDED LANDSCAPE		
30% OPEN SPACE = 112,290 x 3 =	REQUIRED	PROVIDED
10 SF PER PARK SPACE =	33,689.94 SF	
116 x 10 =	1,160 SF	
TOTAL PERVIOUS AREA =	35,449.94 SF	24,442 SF

2 PROPOSED SITE PLAN (REQUIRED & PROVIDED LANDSCAPE)

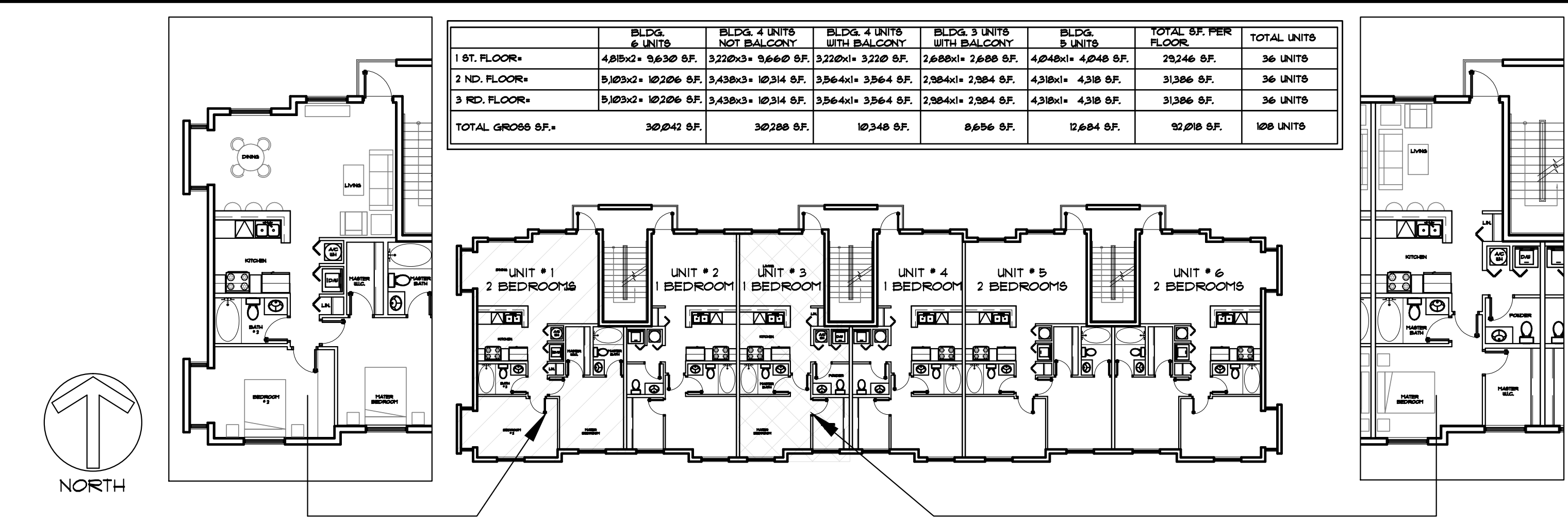
SCALE: 1/32" = 1'-0"



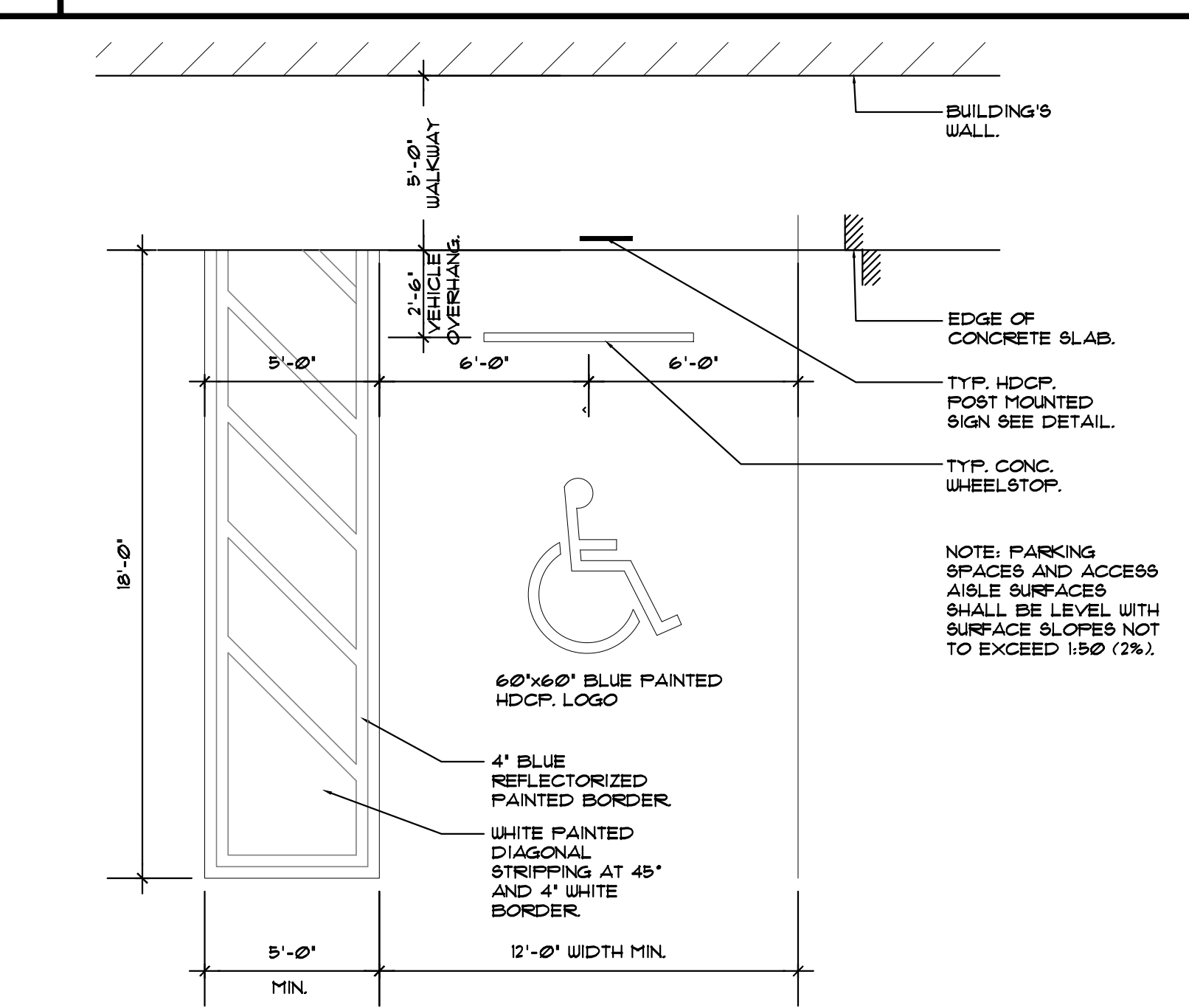
3 PROPOSED SITE PLAN (MAXIMUM LAWN AREA)

SCALE: 1/32" = 1'-0"

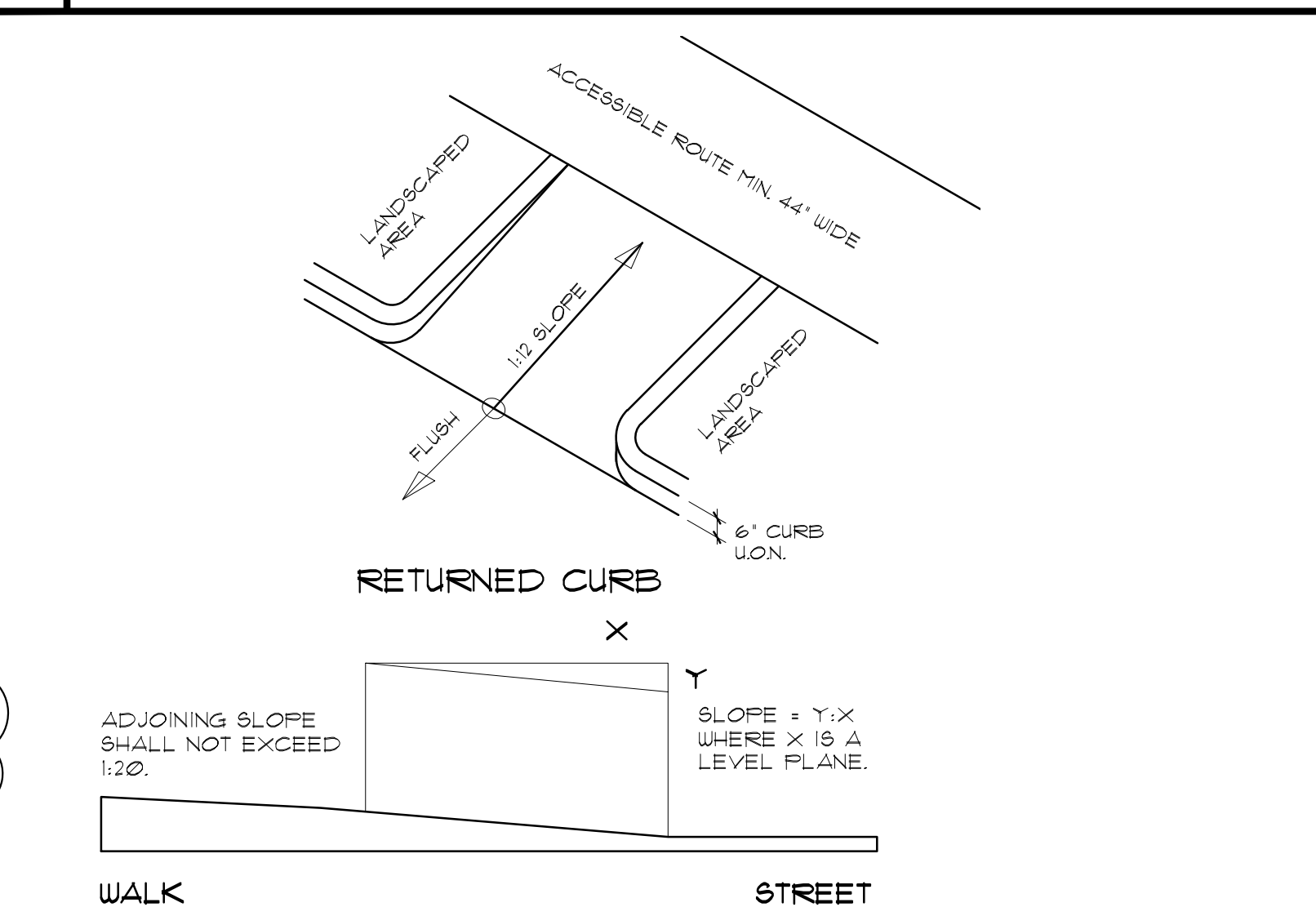
MAXIMUM LAWN AREA		
SHRUBS	2'x18'0" LINEAR SHRUBS =	3,160 SF
TREES	3'x3'x45 TREES =	441 SF
PALMS	3'x2'x45 PALMS =	184 SF
CLRS	CLRS/4x6 ROSE/4x6 NANA SMALL LEAF PITCH APPLE	
JPU3	JASMINUM GRACILLUM FINIHEEL JASMINE	10,280 SF
SAS	SCHIEFLERIA AMBORICOLA VARIEGATED	
OTHER LAWN PROVIDED =		14,669 SF, 60 %
MAXIMUM LAWN ALLOWED =		24,442 SF, x 40% 9,776.8



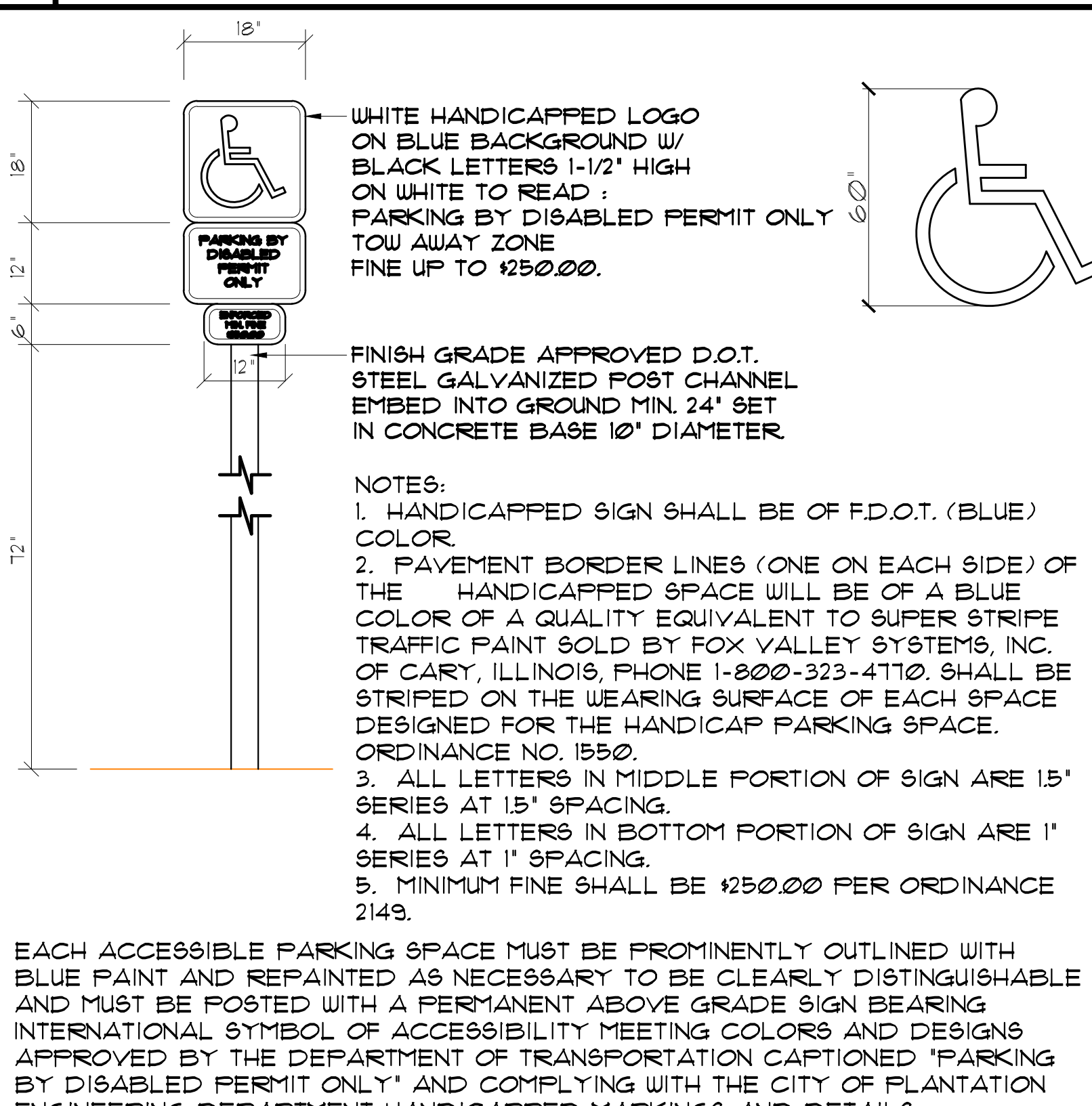
4 PROPOSED TYP. UNITS



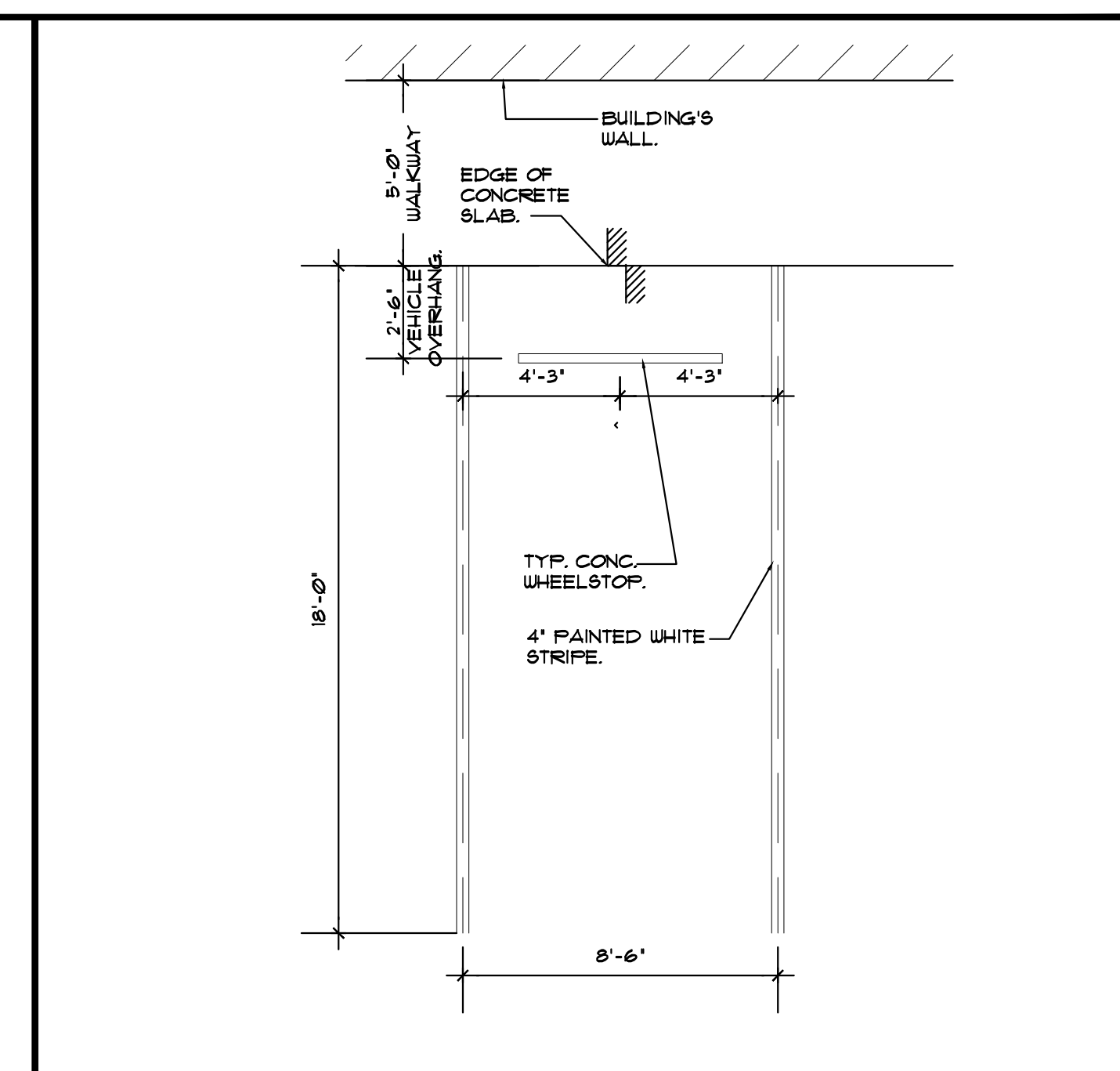
5 HANDICAP PARKING STALL



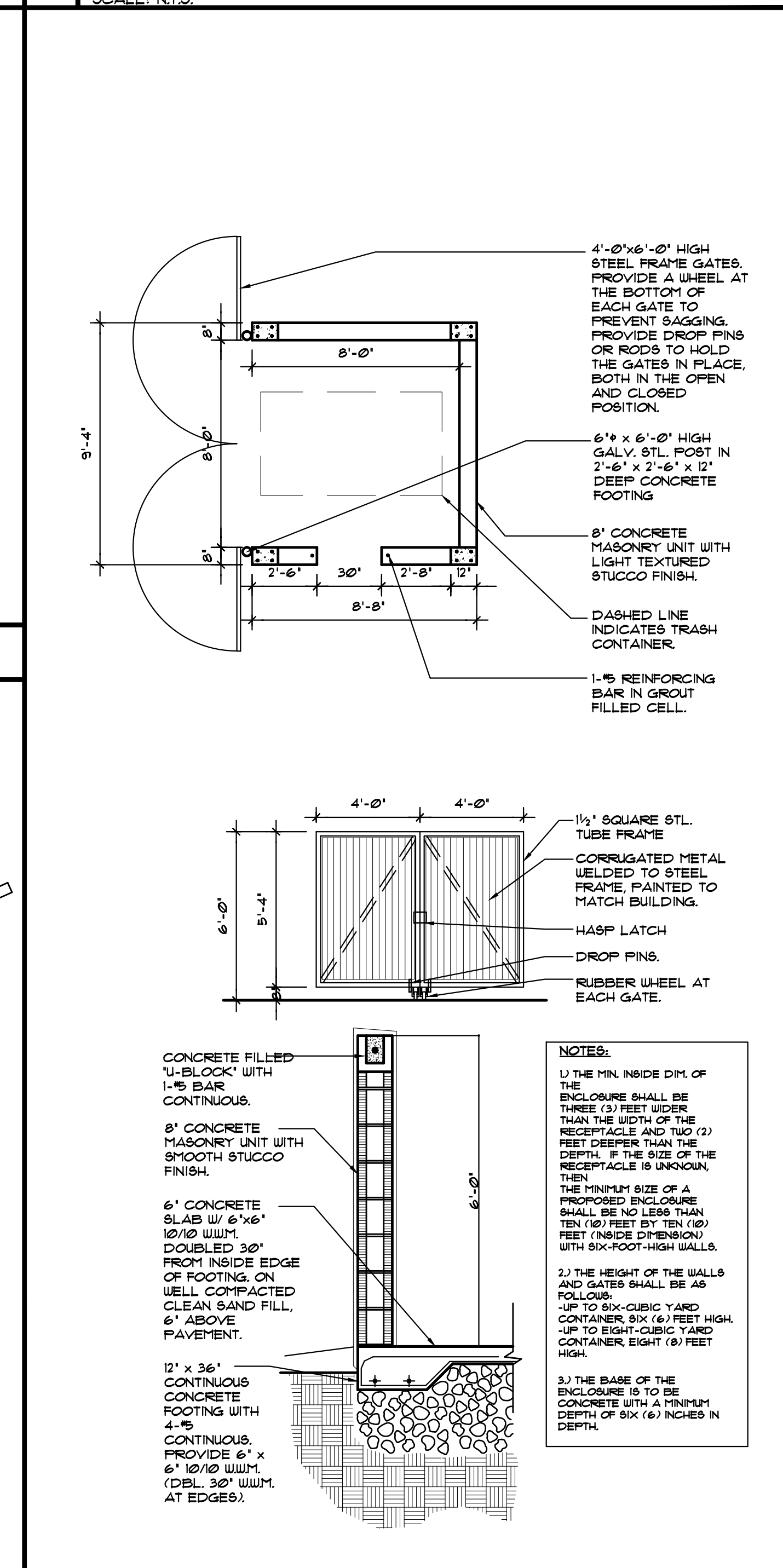
7 ACCESSIBLE CURB RAMP



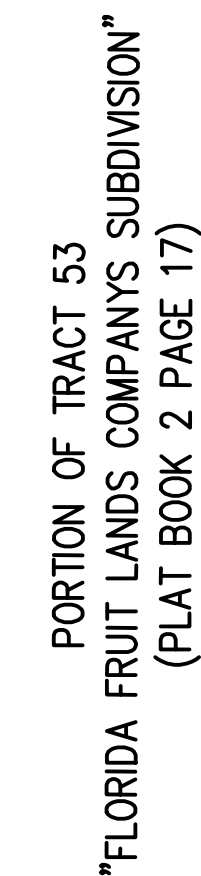
8 HANDICAP PARKING SIGN DETAILS



6 TYP. PARKING STALL DETAIL

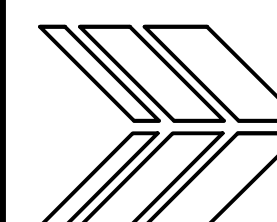


9 DUMPSTER ENCLOSURE DETAIL



TRACT "A"
"MARRIOTT AT MIAMI NORTH"
(PLAT BOOK 138 PAGE 76)

LANDSCAPE PLANS SHALL BE COORDINATED WITH PAVING & DRAINAGE PLANS.



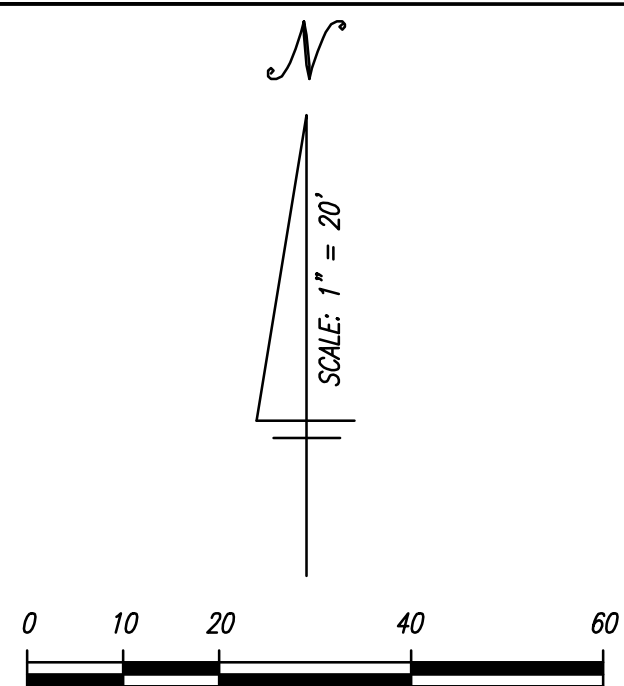
CONTRACTOR SHALL VERIFY
ALL DIMENSIONS AT SITE
BEFORE PROCEEDING W/WORK

DATE: 5/8/2017

SCALE : 1"=20'

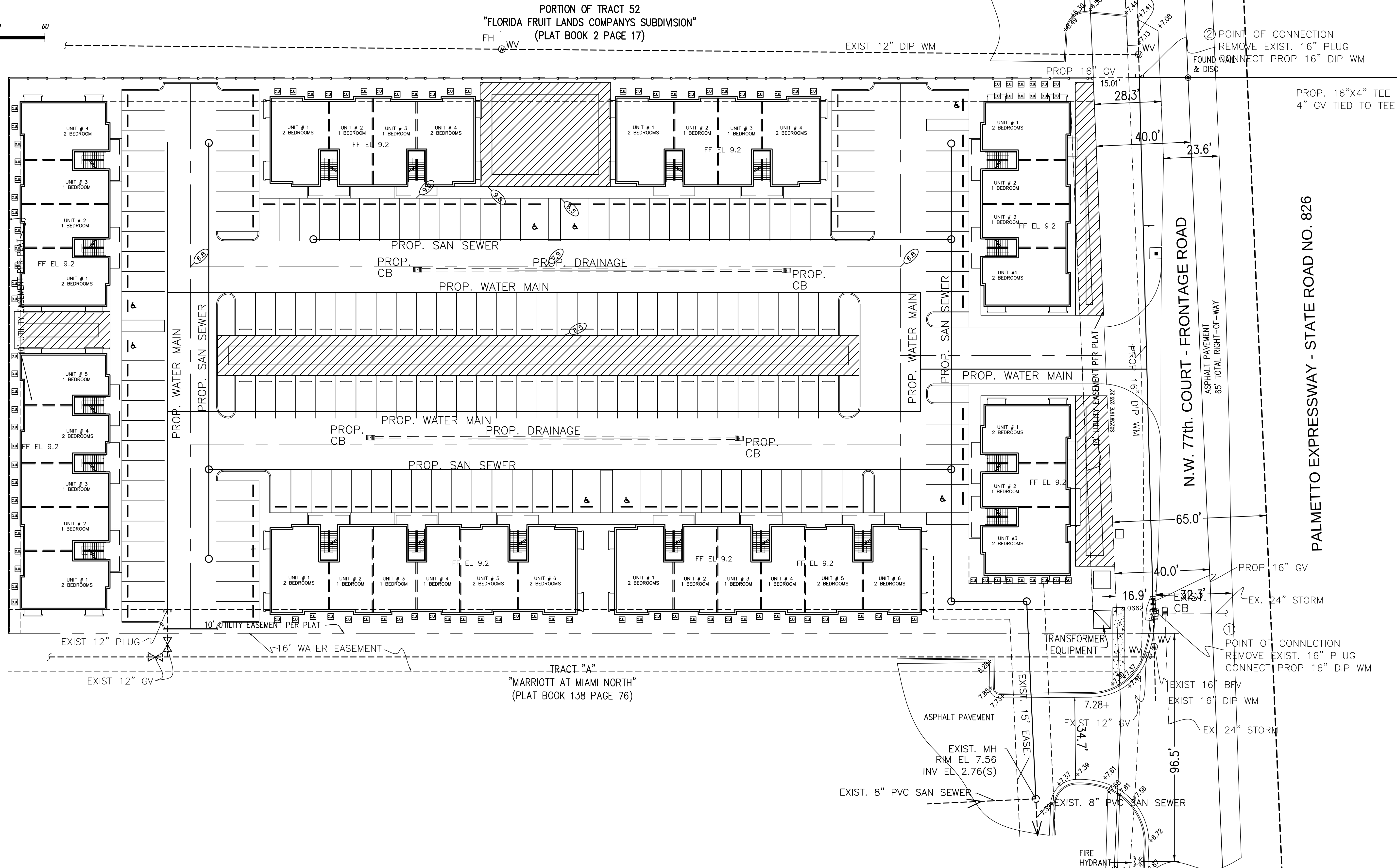
PROJ. NO. : 16-132

SHEET
1
OF
1



PORTION OF TRACT 52
"FLORIDA FRUIT LANDS COMPANYS SUBDIVISION"
(PLAT BOOK 2 PAGE 17)

PORTION OF TRACT 53
"FLORIDA FRUIT LANDS COMPANYS SUBDIVISION"
(PLAT BOOK 2 PAGE 17)

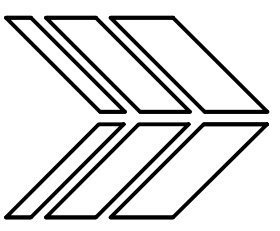


NO.	REVISION	DATE

DRAWN	CAD
CHECKED	EAM
APPROVED	SAC

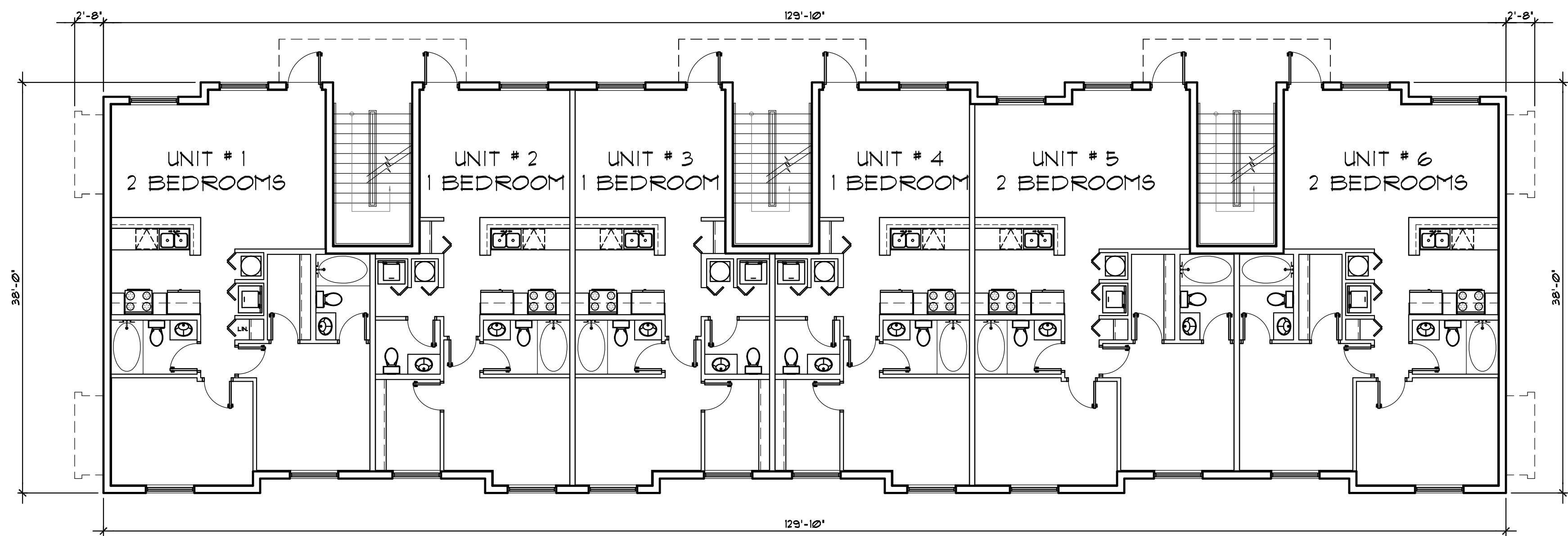
PROJECT NAME:
**LUCIDIA
PALMETTO & 77TH**

SHEET TITLE
**PRELIMINARY
WATER & SEWER**

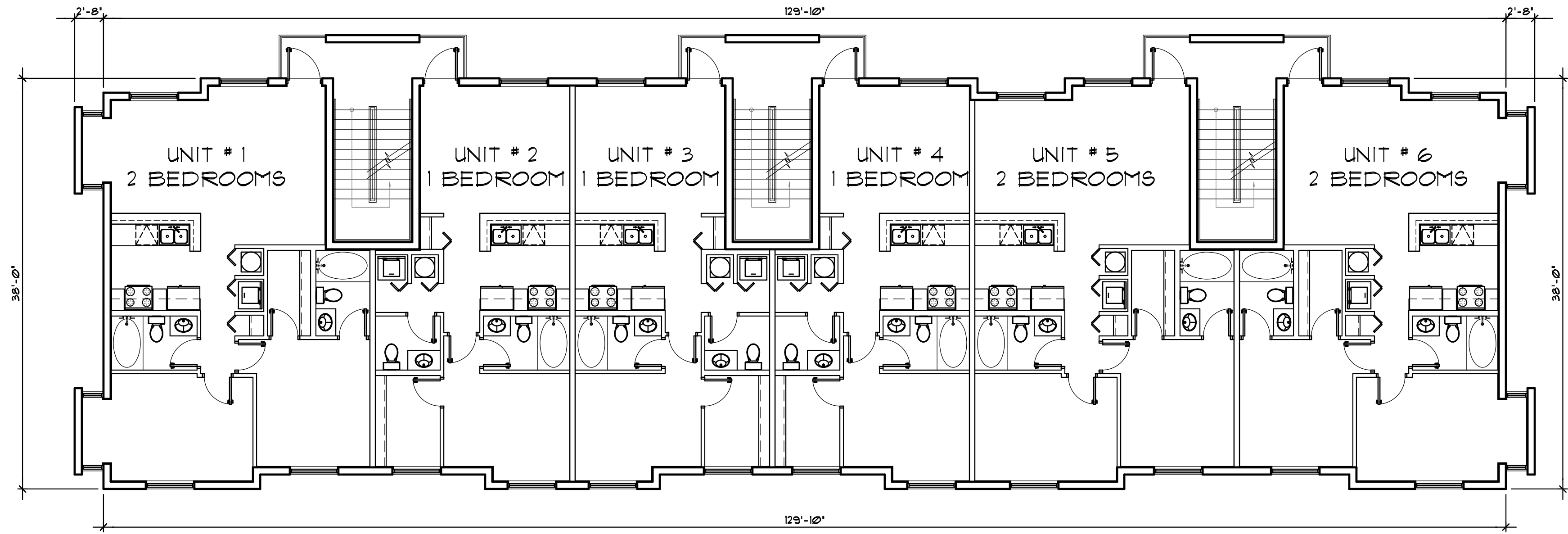


AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
3222 Ridge Trace, Davie, Florida 33328
954-424-5852 or 305-827-2216 Fax 954-424-5852 or 305-827-2216
EB/LB No. 5183
aylwardengineer@gmail.com

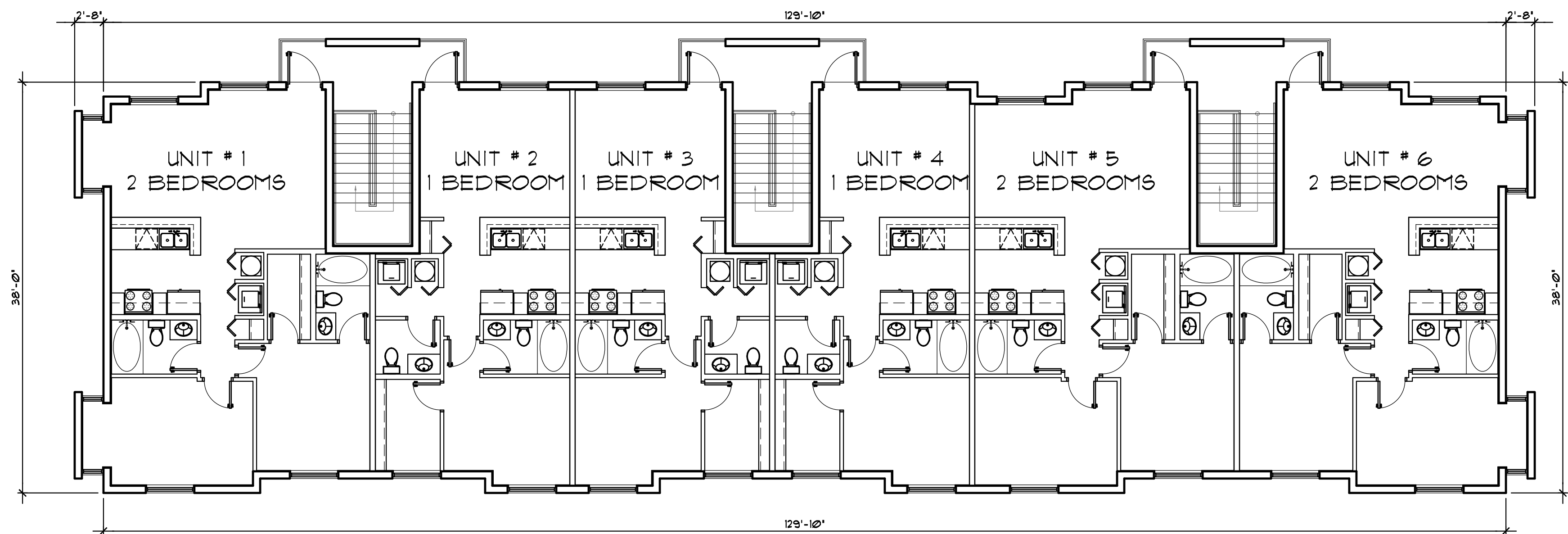
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING W/WORK	SHEET 1
DATE: 5/8/2017	OF
SCALE: 1"=20'	1
PROJ. NO.: 16-132	



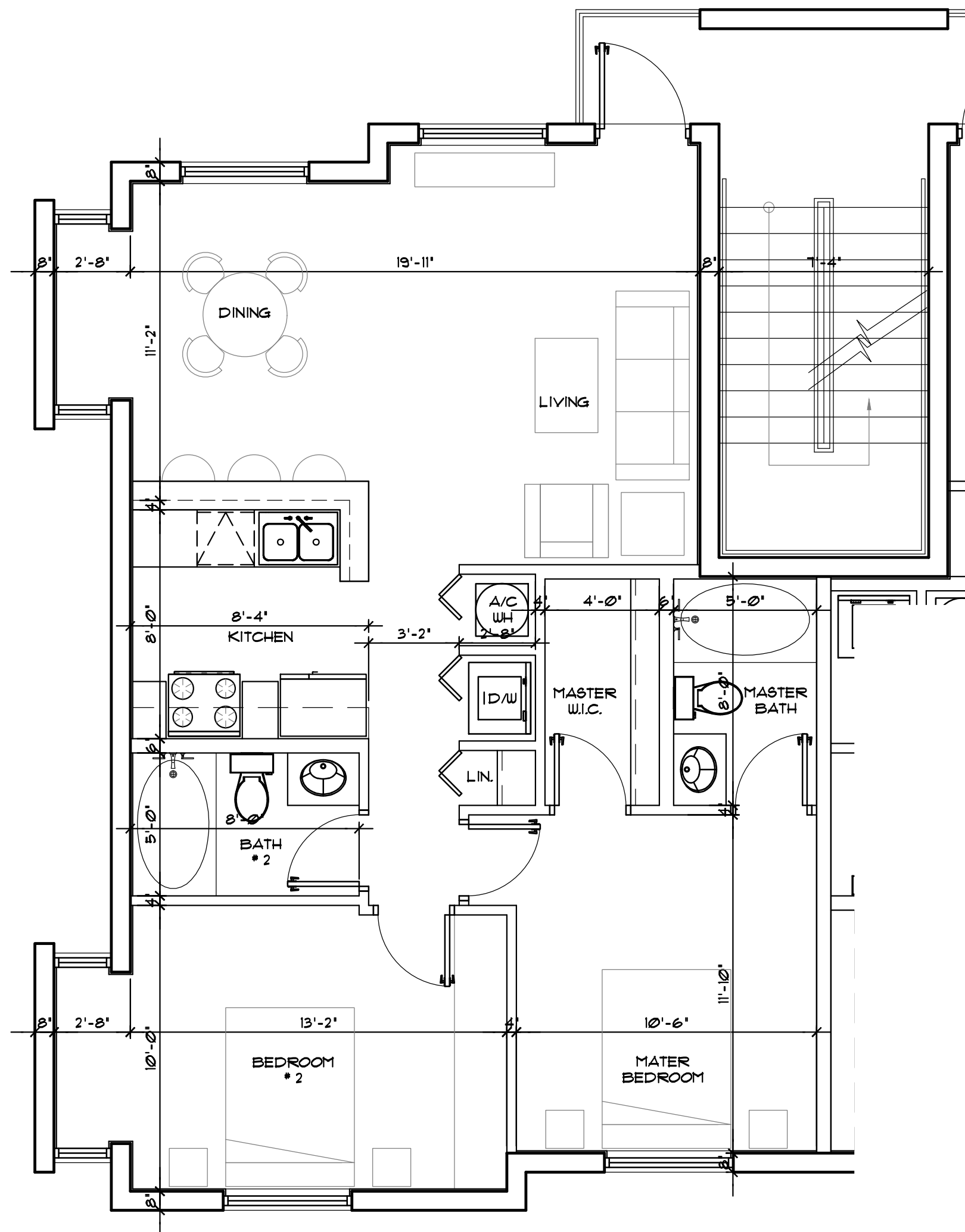
1 PROPOSED FIRST FLOOR PLAN (BUILDING- 6 UNITS)



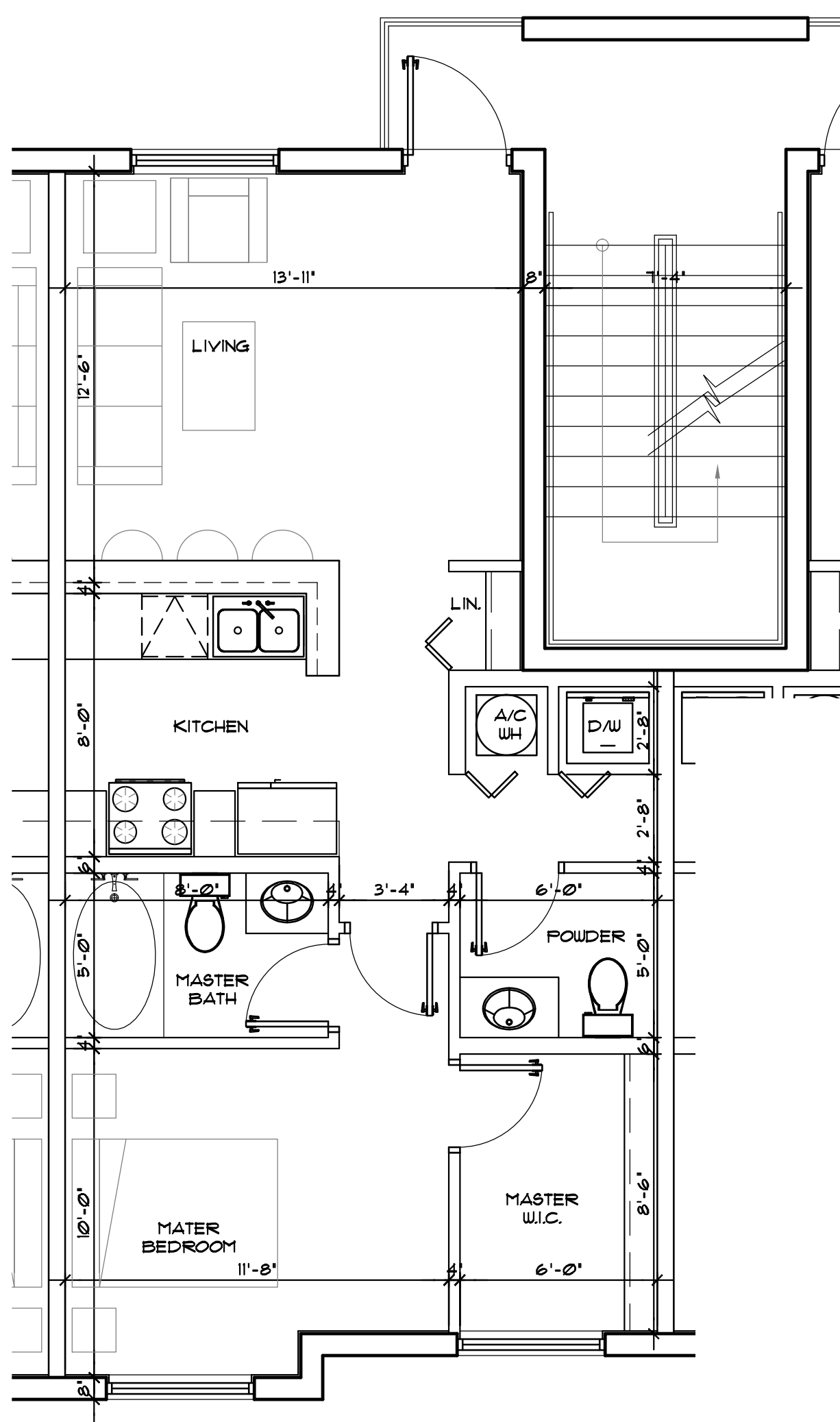
2 PROPOSED SECOND FLOOR PLAN (BUILDING- 6 UNITS)



3 PROPOSED THIRD FLOOR PLAN (BUILDING- 6 UNITS)



4 PROPOSED TYP UNIT (2 BEDROOMS)



5 PROPOSED TYP UNIT (1 BEDROOM)



LLR Architects, Inc.

ARCHITECTURE & PLANNING

11225 NW 80 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016

(305) 365-4057
(305) 365-4057
EMAIL: L.LR@LLRARCHITECTS.COM

REVISION: BY:

PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

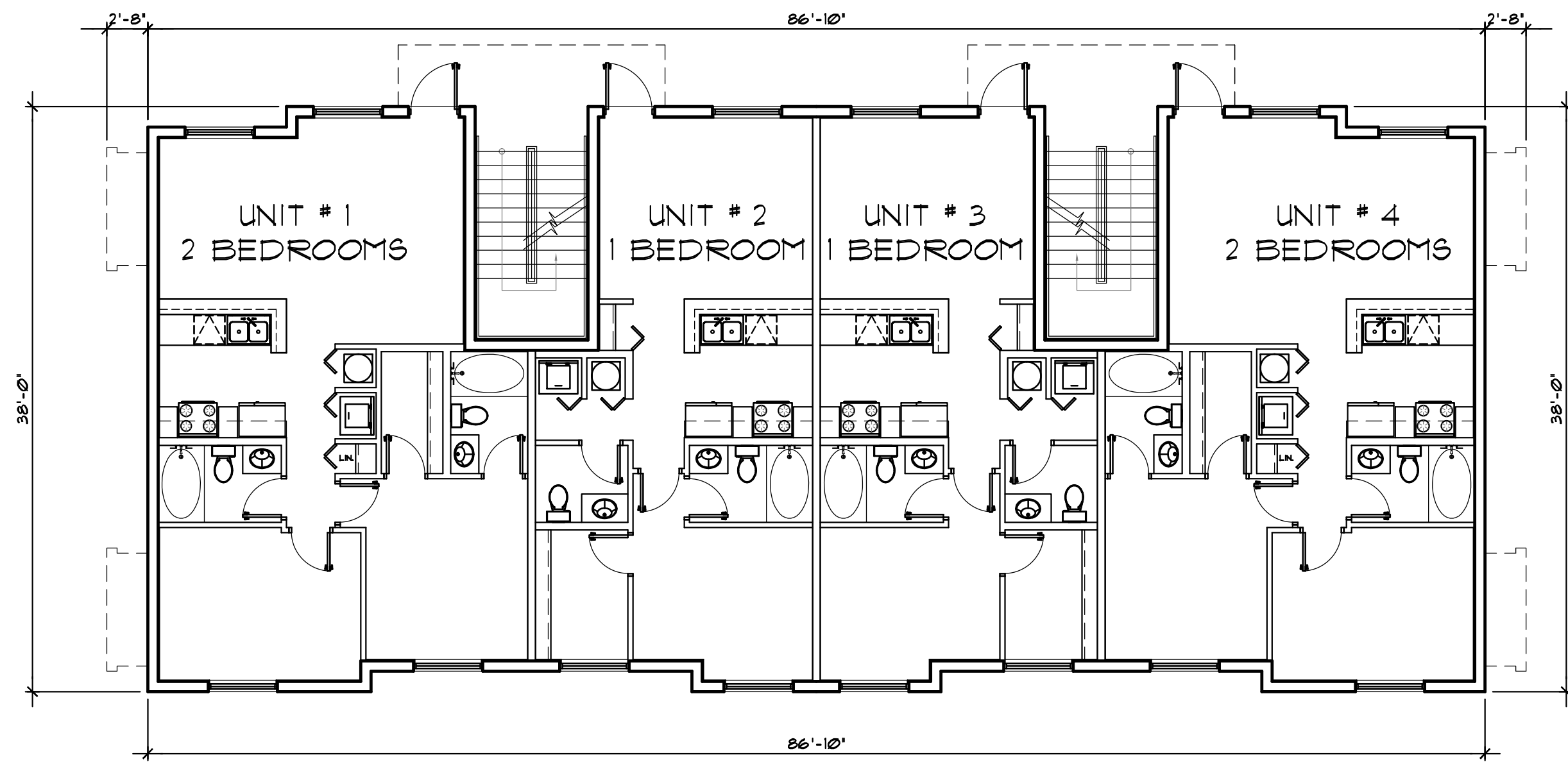
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	05/08/17
SCALE	AS NOTED
JOB. NO.	016-031
SHEET	

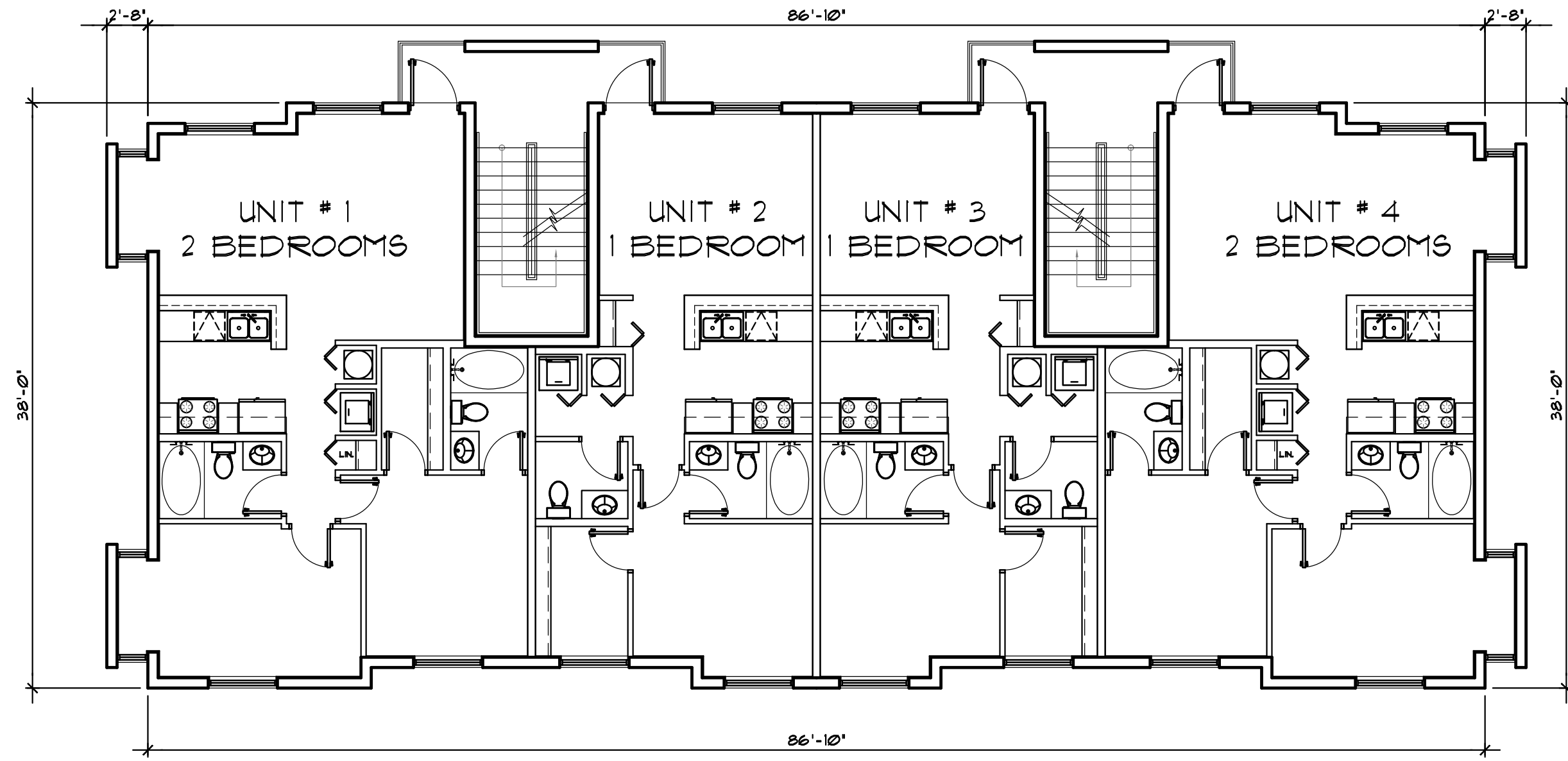
A-1.1

OF SHEETS

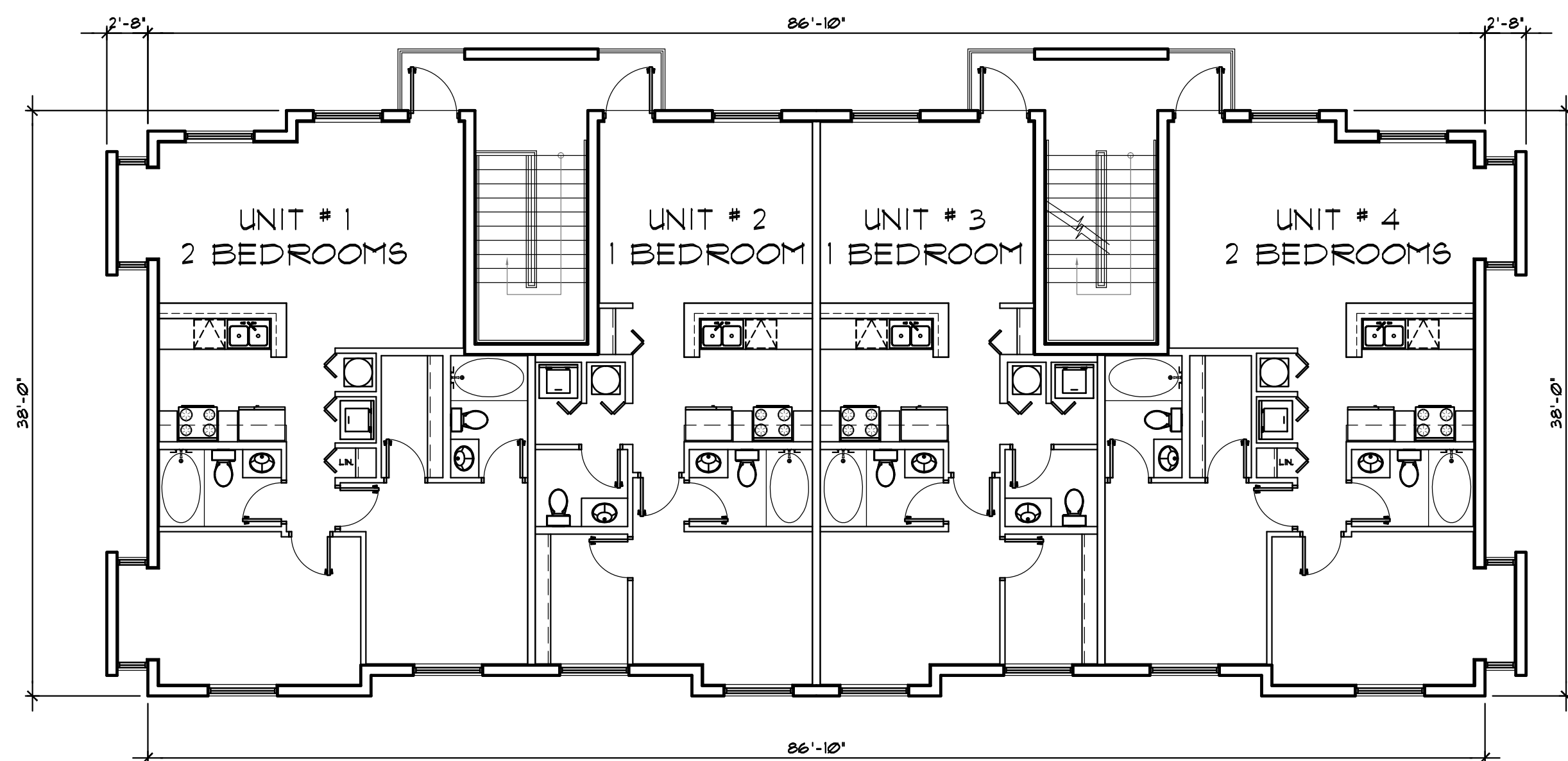
100% CONSTRUCTION DOCUMENTS



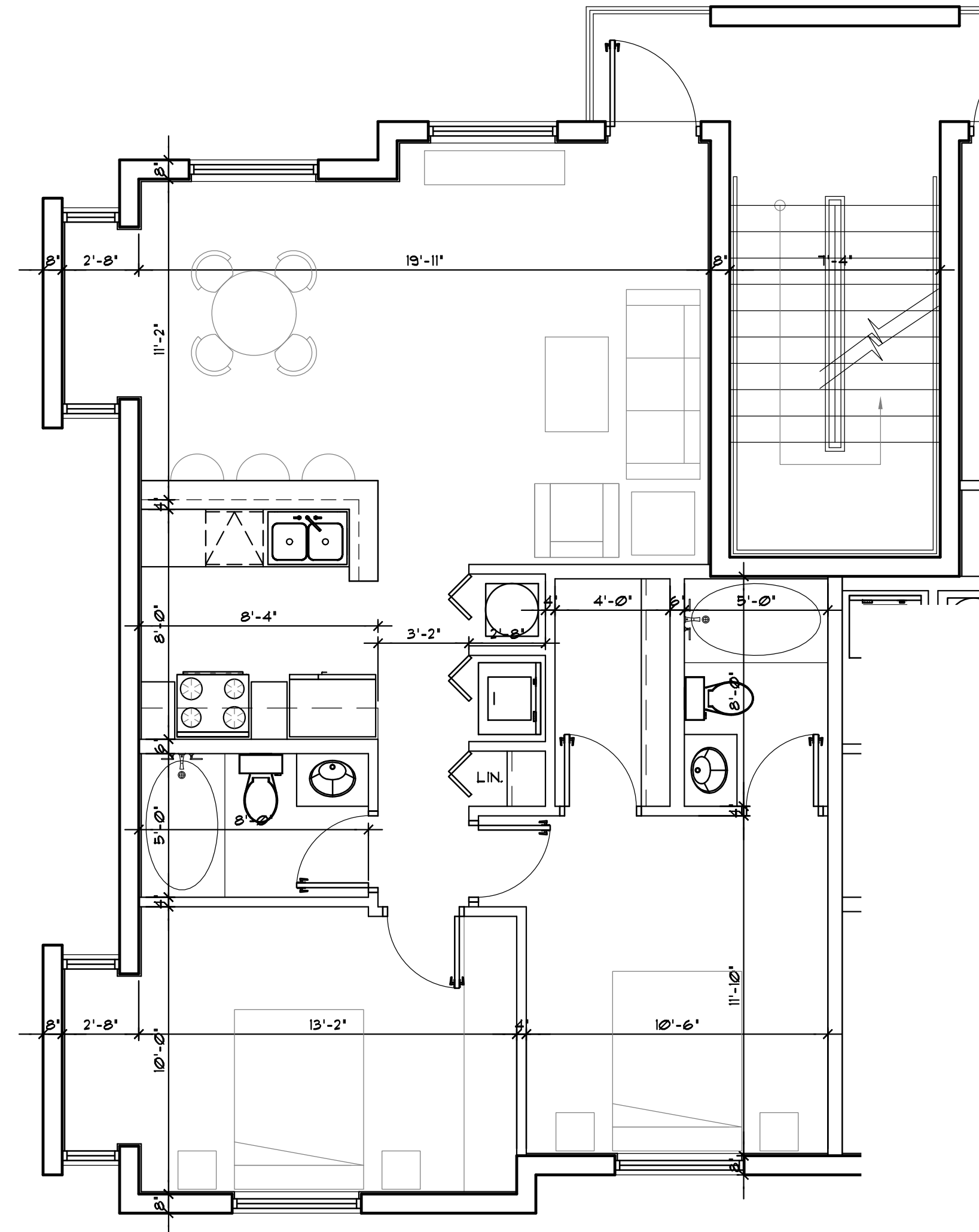
1 FIRST FLOOR PLAN (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/8"=1'-0"



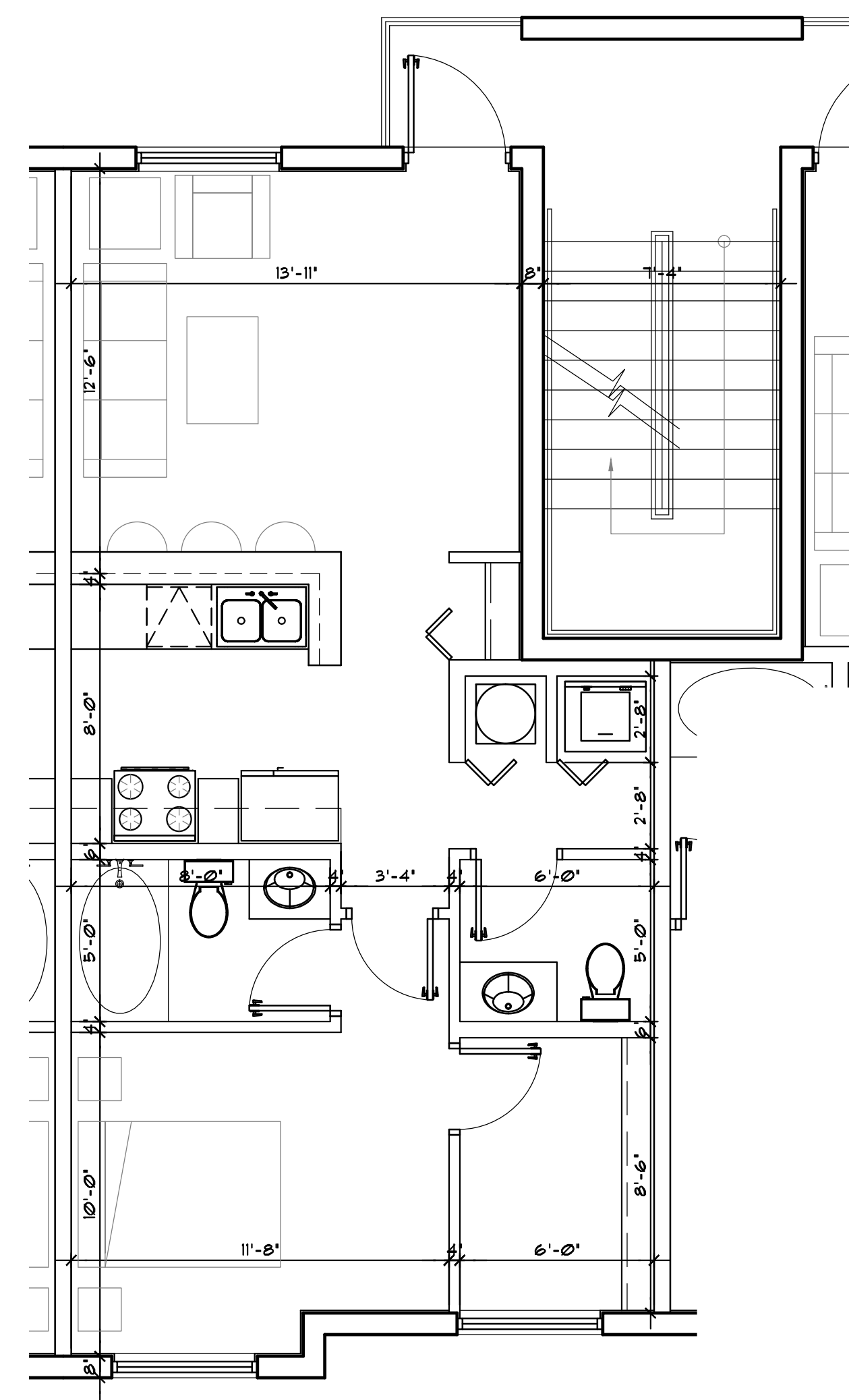
2 SECOND FLOOR PLAN (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/8"=1'-0"



4 PROPOSED TYP UNIT (2 BEDROOMS)
SCALE: 1/4"=1'-0"



5 PROPOSED TYP UNIT (1 BEDROOM)
SCALE: 1/4"=1'-0"



LLR Architects, Inc.

ARCHITECTURE & PLANNING

1123 NW 80 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016

PH: 305-405-7926
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PROPOSED UNITS FOR:
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15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

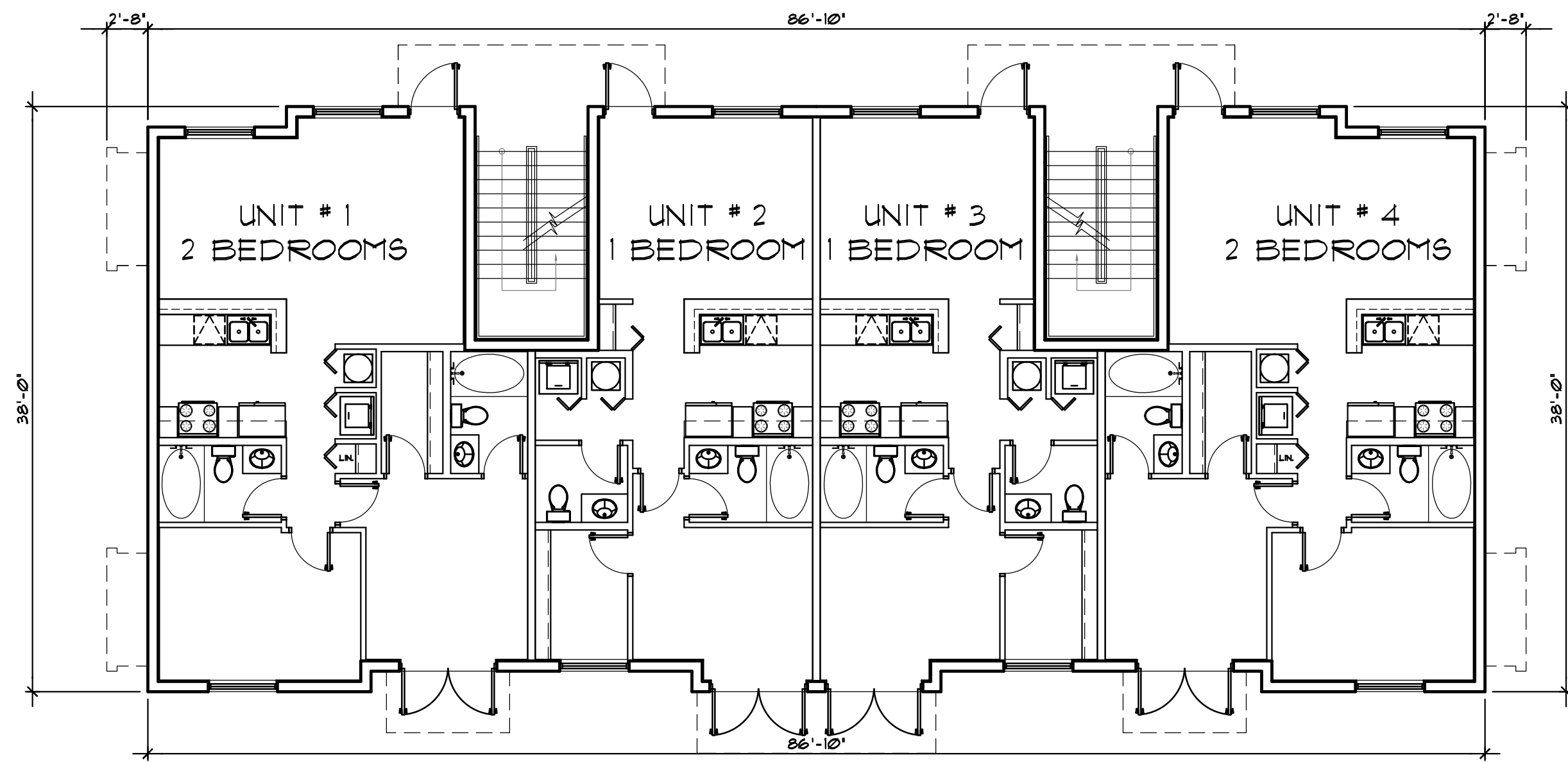
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	05/08/17
SCALE	AS NOTED
JOB. NO.	016-031
SHEET	

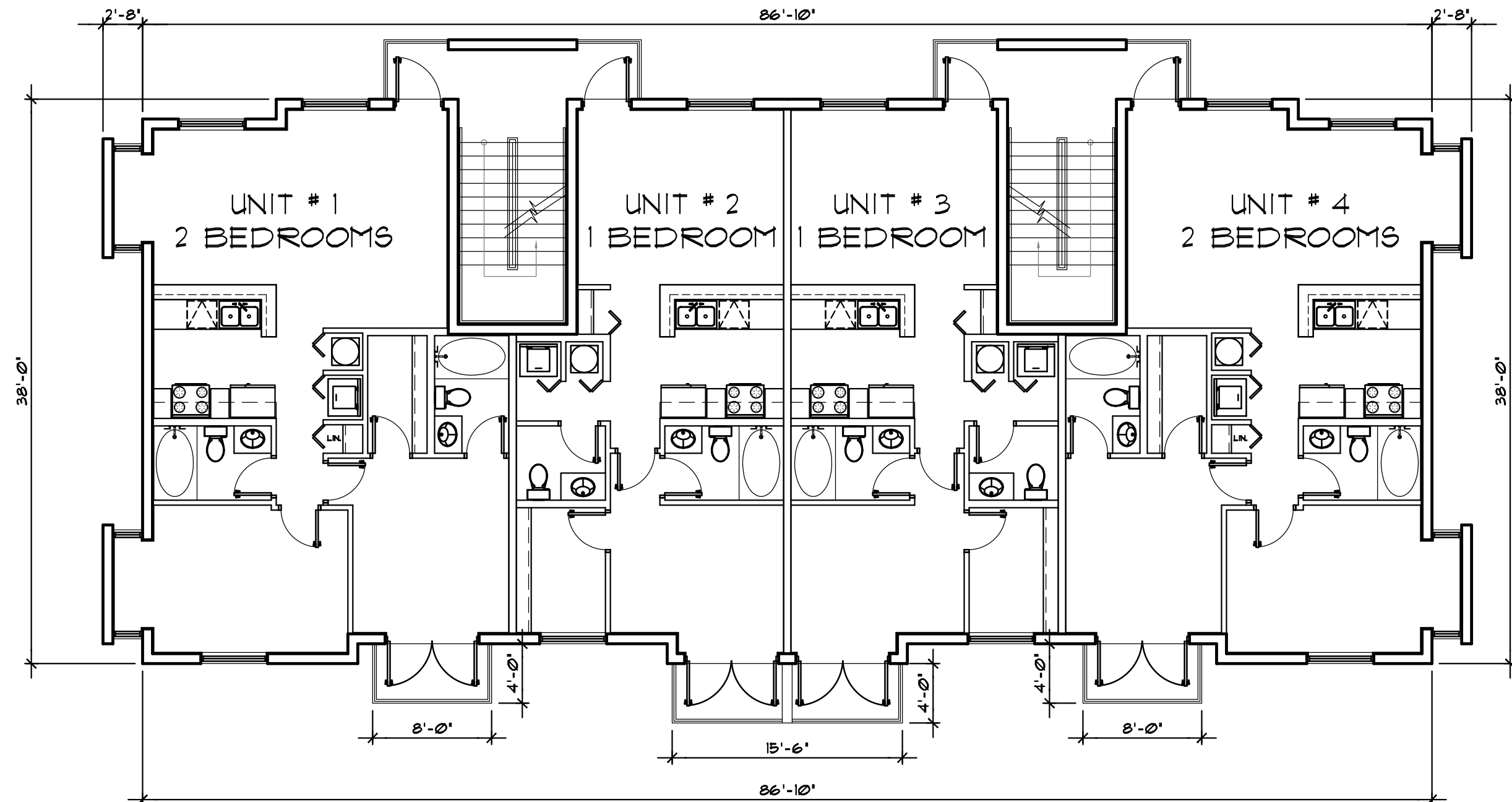
A-1.2

OF SHEETS

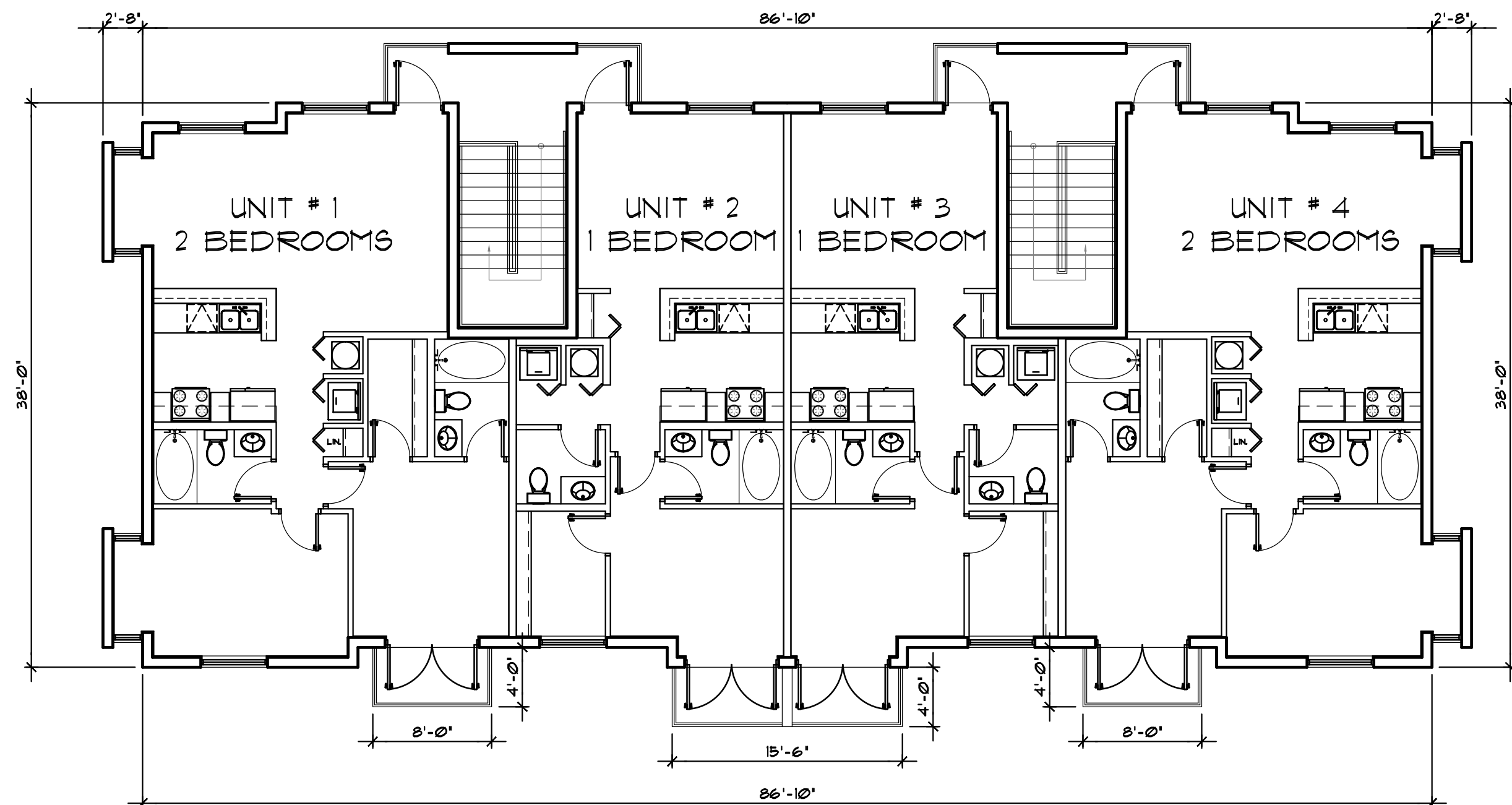
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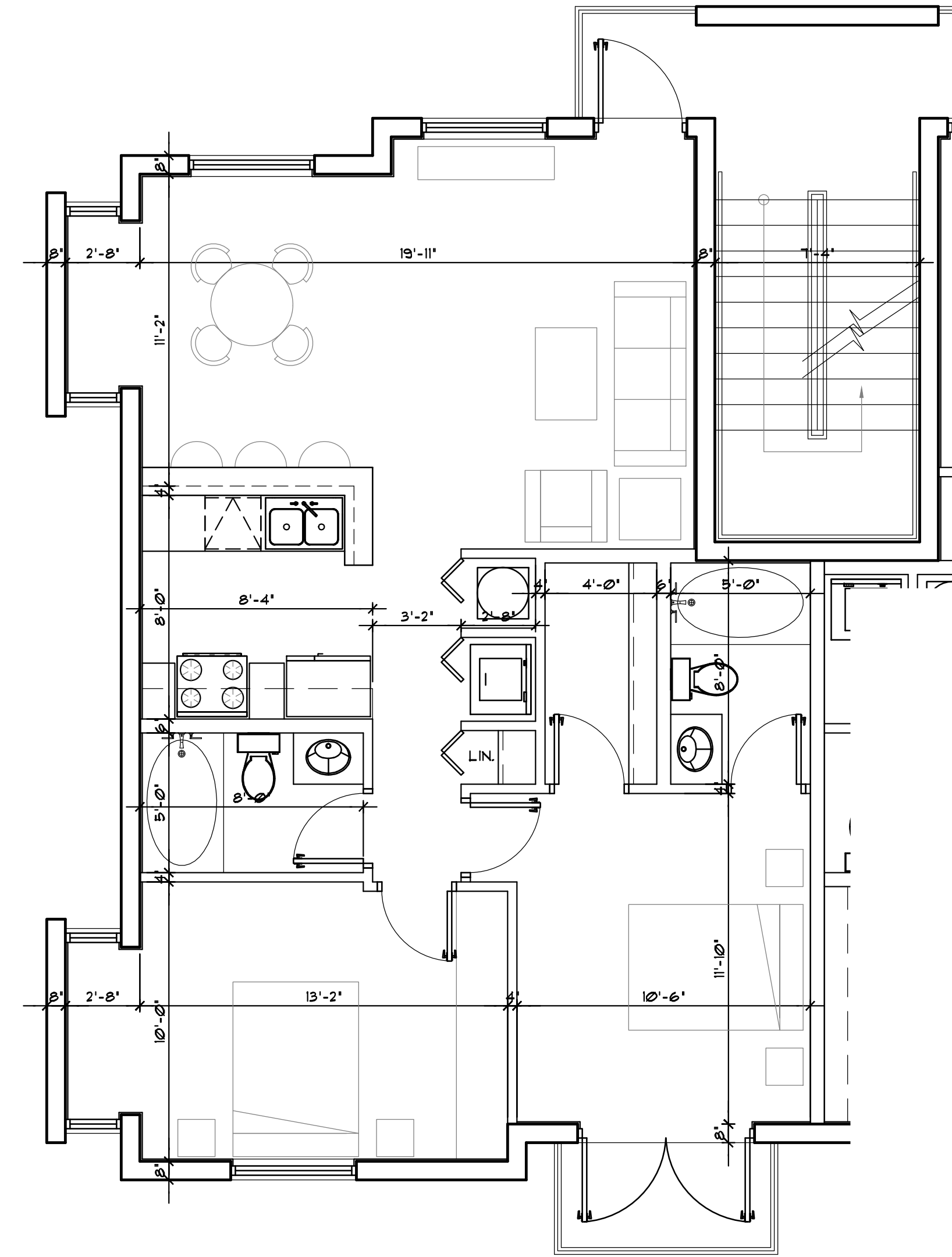
1 FIRST FLOOR PLAN (BUILDING- 4 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



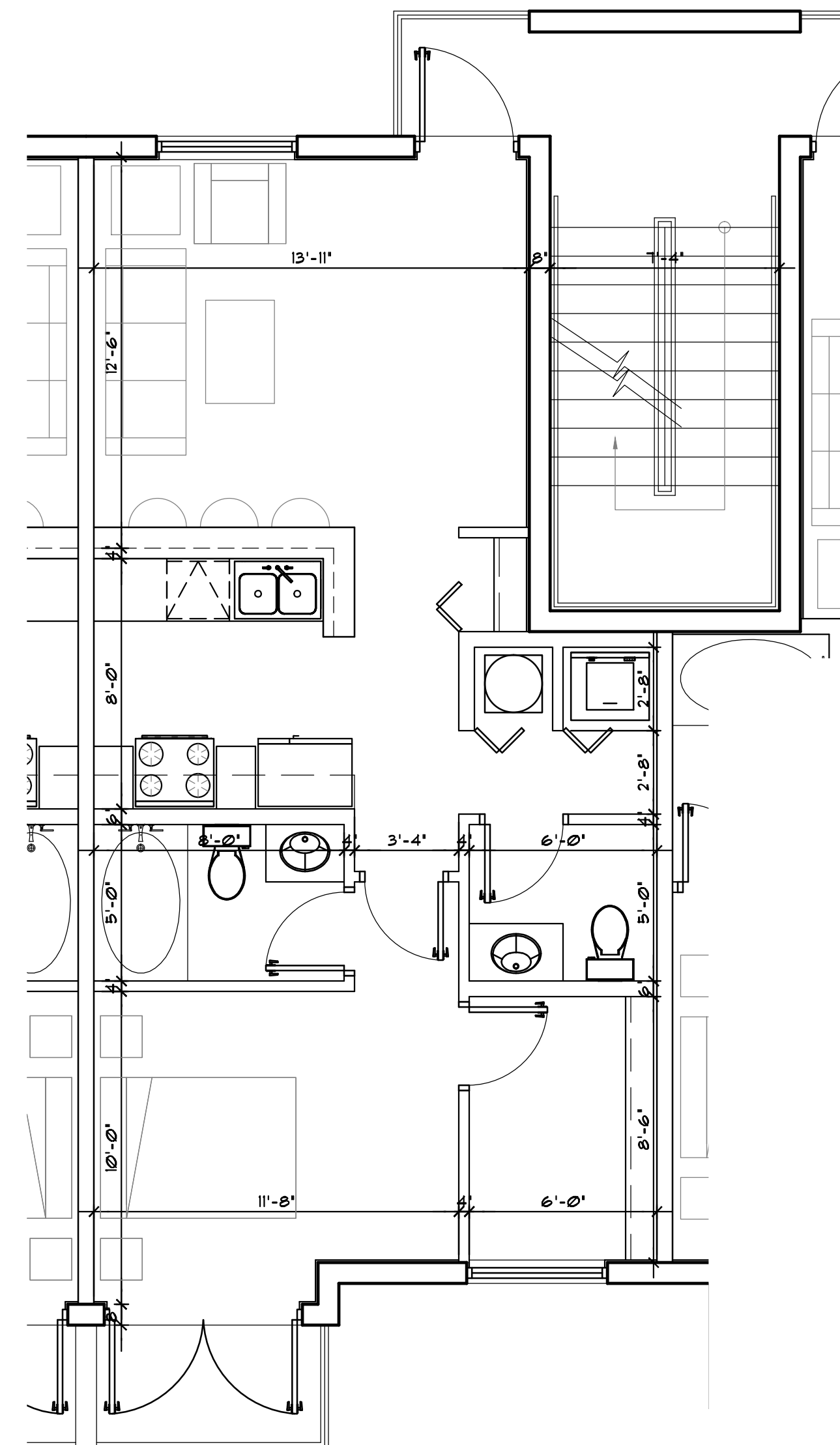
2 SECOND FLOOR PLAN (BUILDING- 4 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN (BUILDING- 4 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



4 PROPOSED TYP UNIT (2 BEDROOMS)
SCALE: 1/4"=1'-0"



5 PROPOSED TYP UNIT (1 BEDROOM)
SCALE: 1/4"=1'-0"



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EMAIL: LUIS@LLRARCHITECTS.COM

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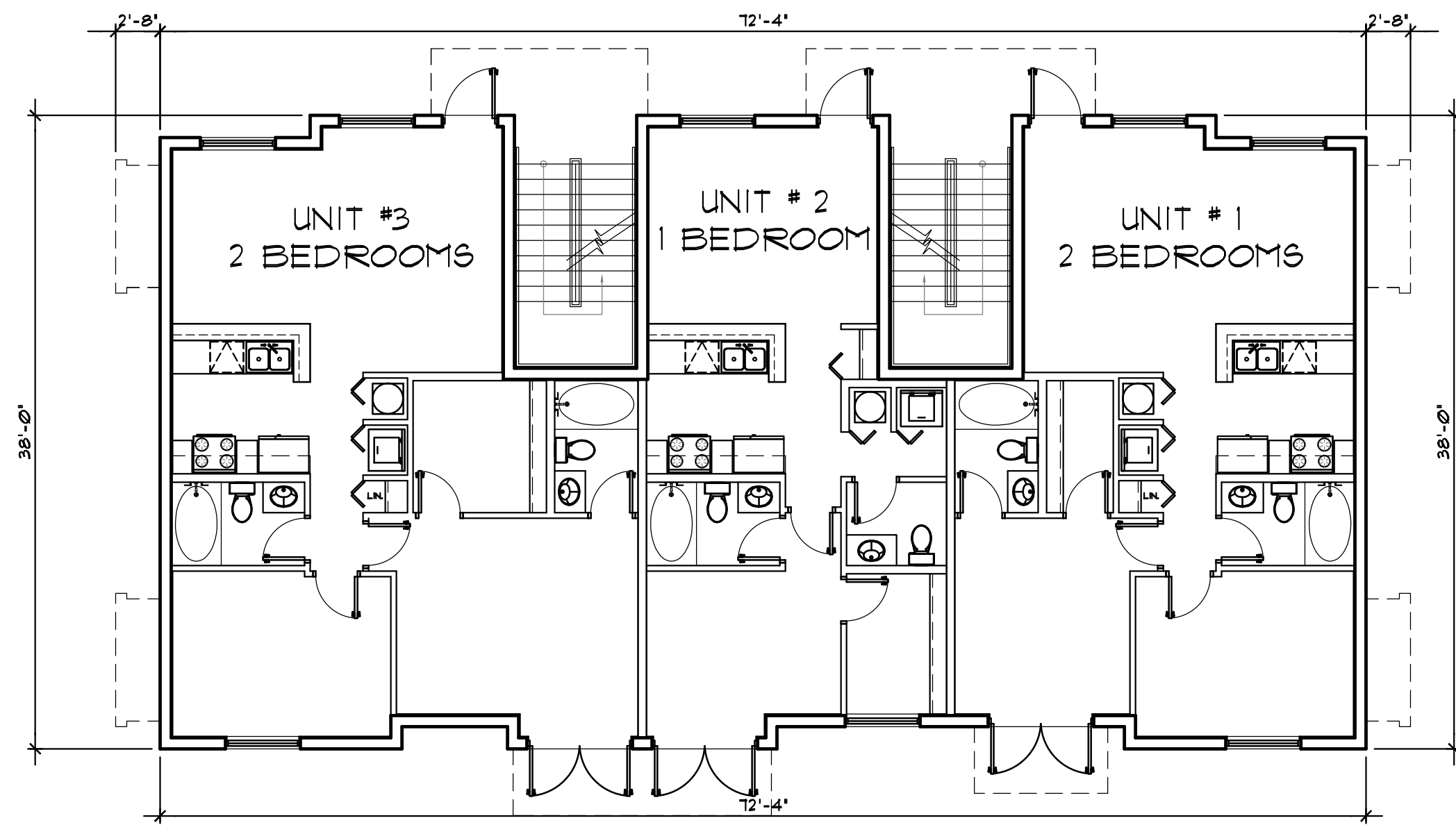
PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

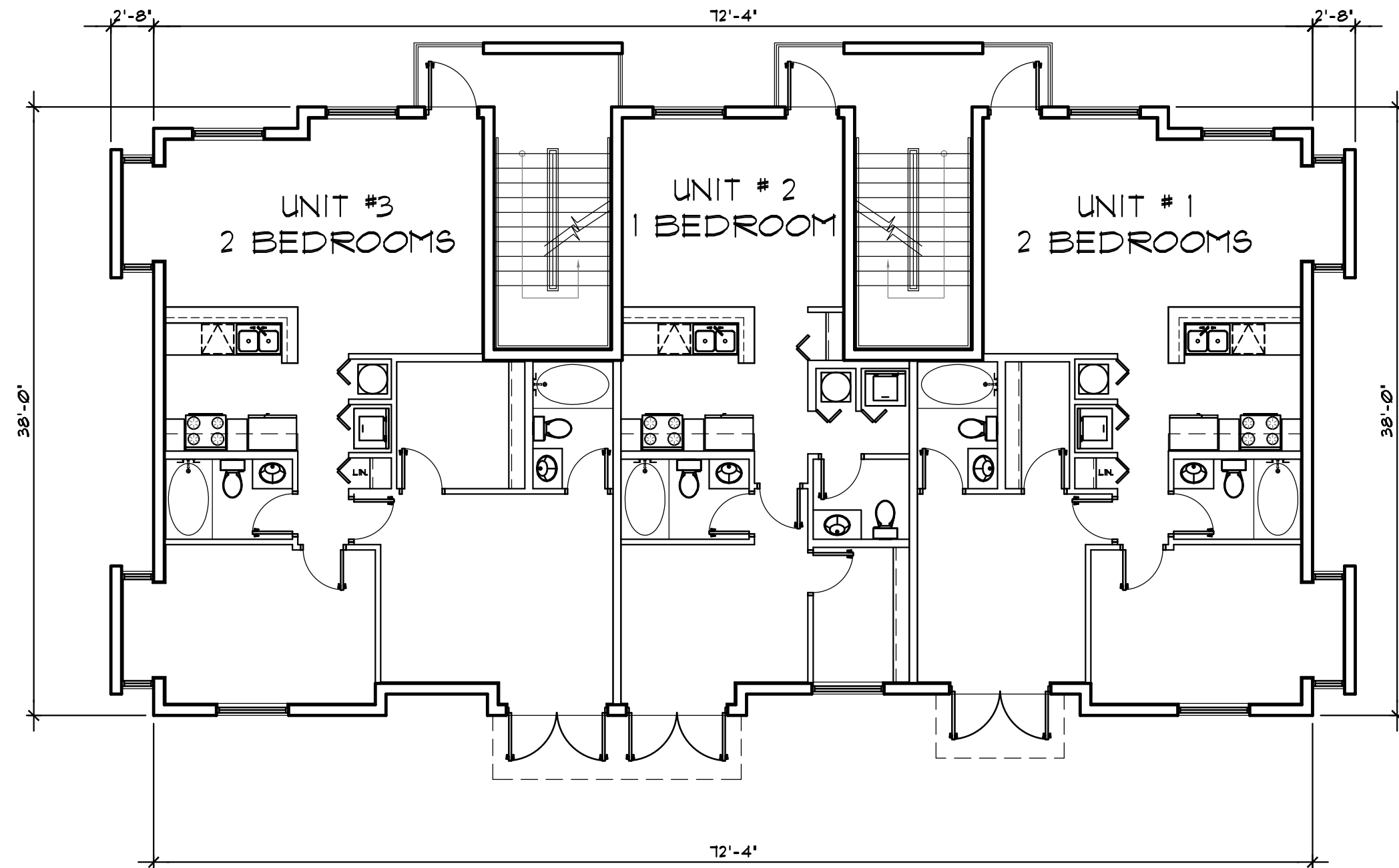
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DATE	05/08/17
SCALE	AS NOTED
JOB. NO.	016-031
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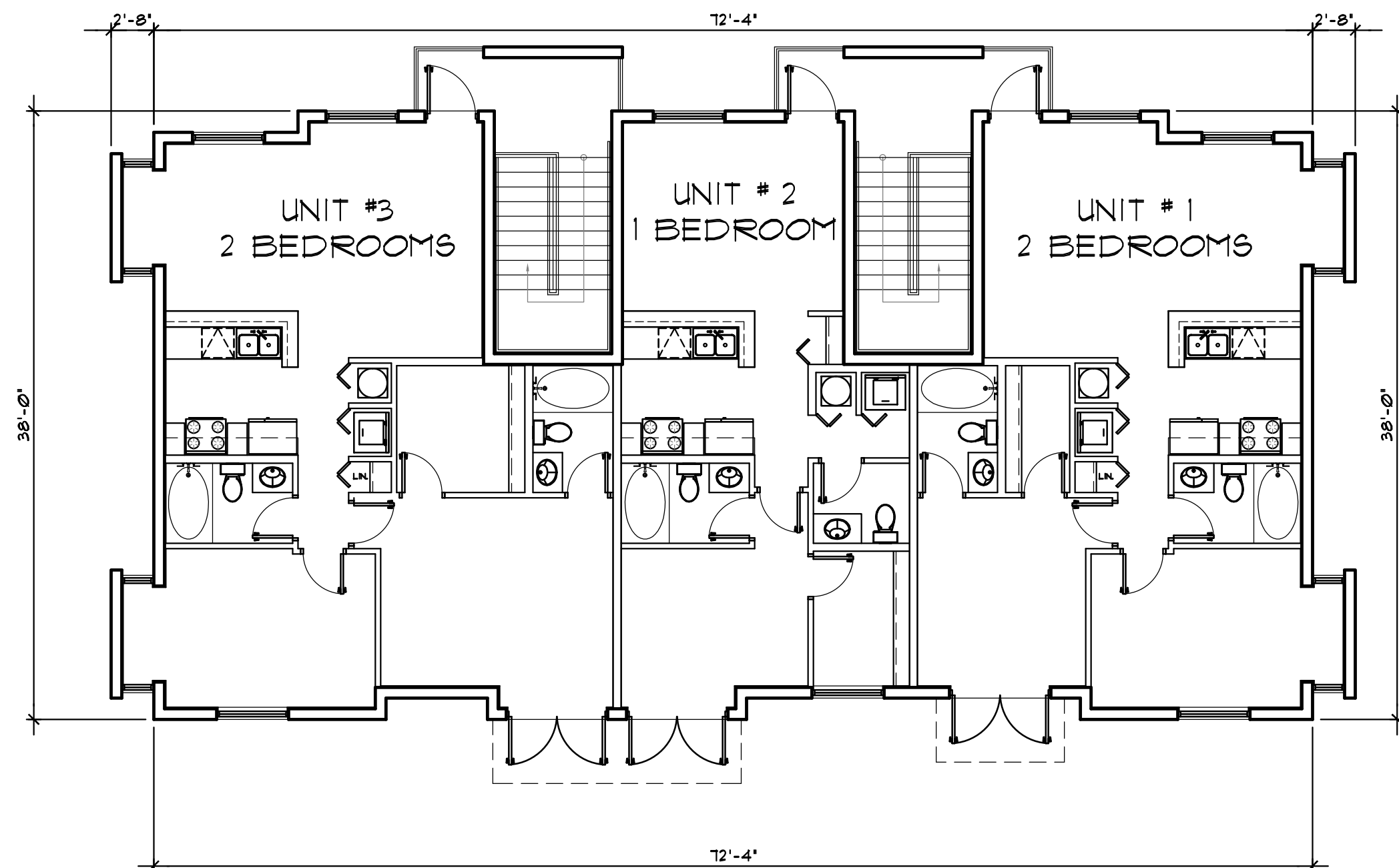
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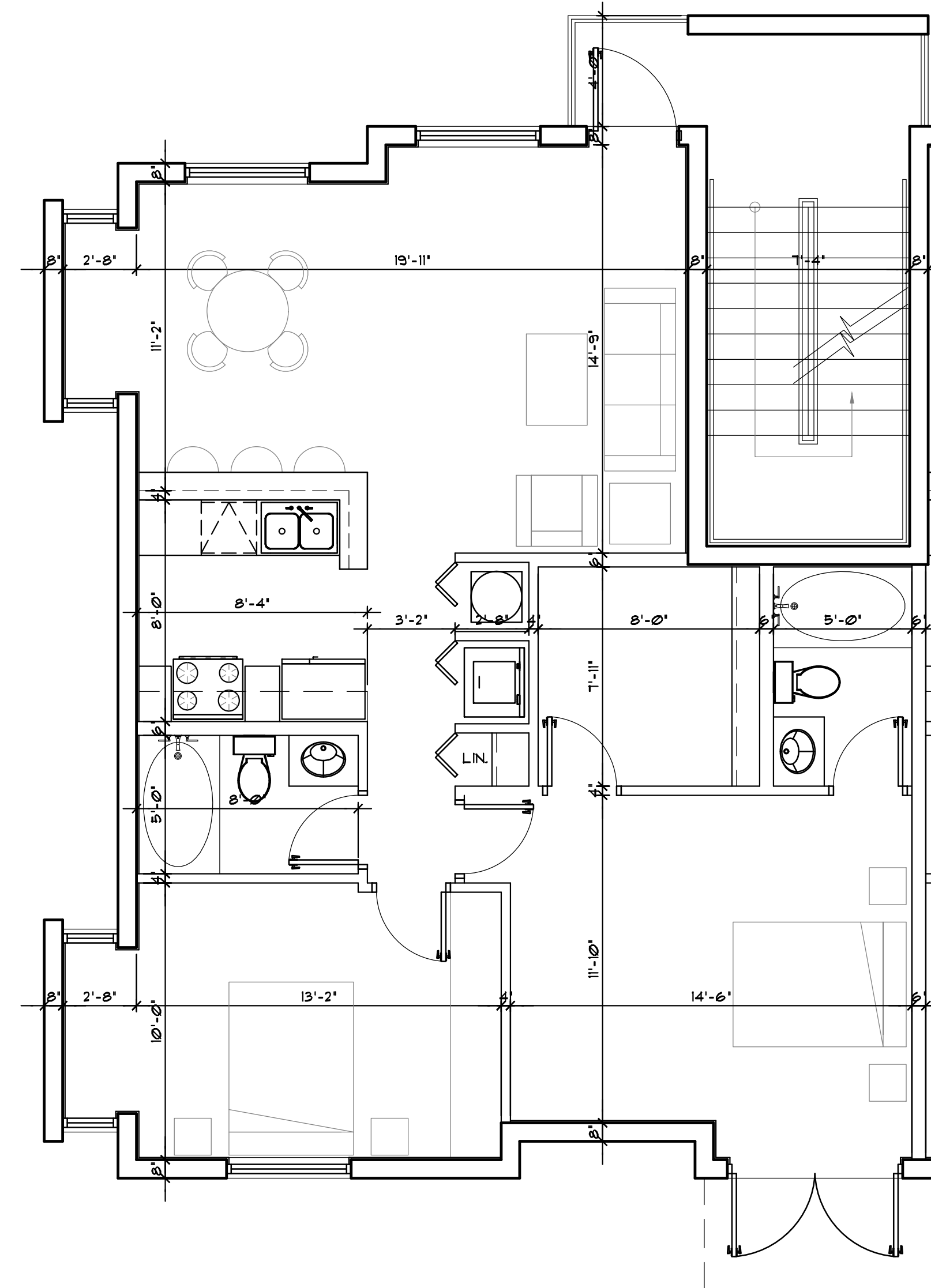
1 FIRST FLOOR PLAN (BUILDING- 3 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



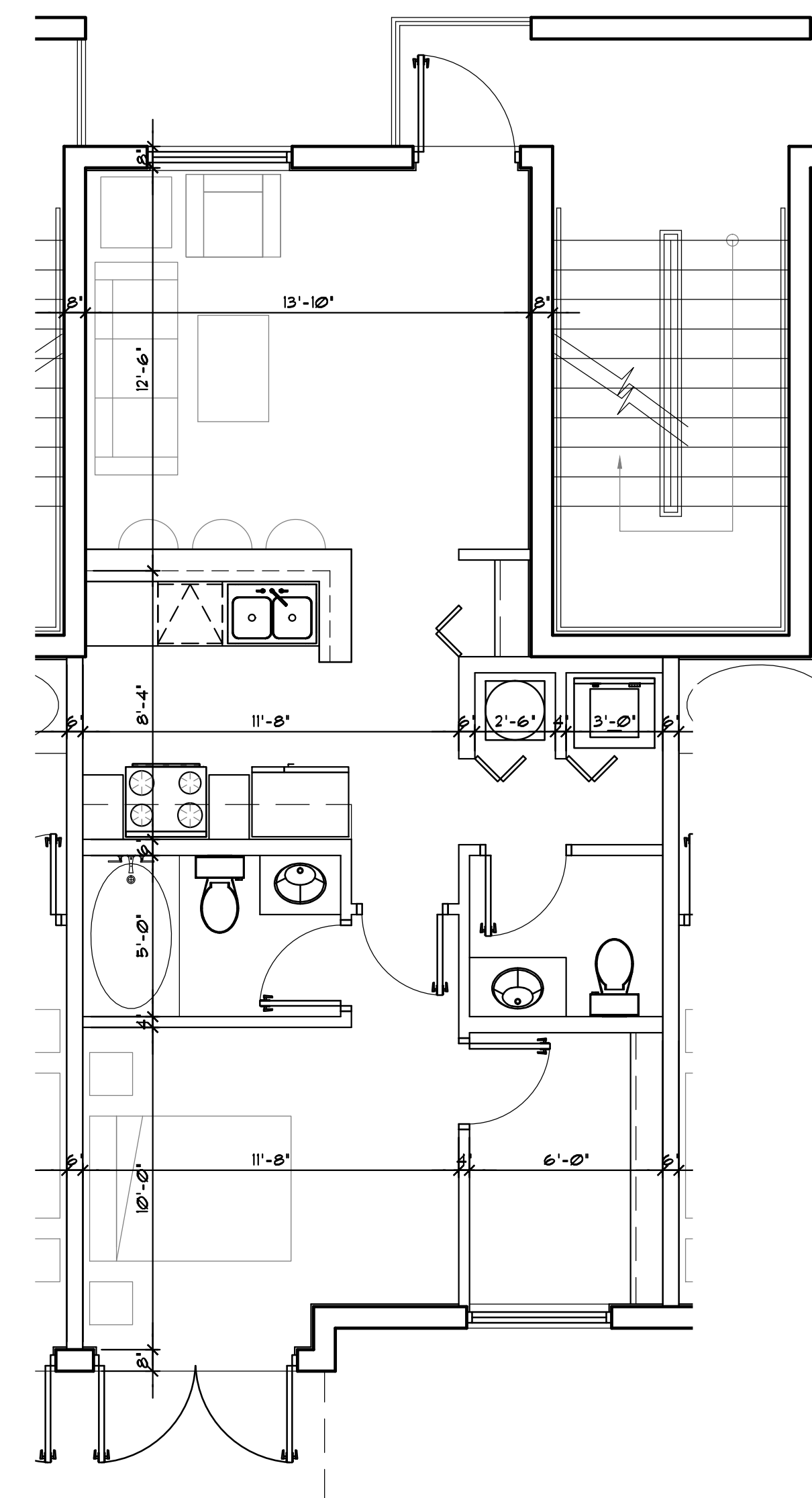
2 SECOND FLOOR PLAN (BUILDING- 3 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN (BUILDING- 3 UNITS "WITH BALCONY")
SCALE: 1/8"=1'-0"



4 PROPOSED TYP UNIT (2 BEDROOMS)
SCALE: 1/4"=1'-0"



5 PROPOSED TYP UNIT (1 BEDROOM)
SCALE: 1/4"=1'-0"



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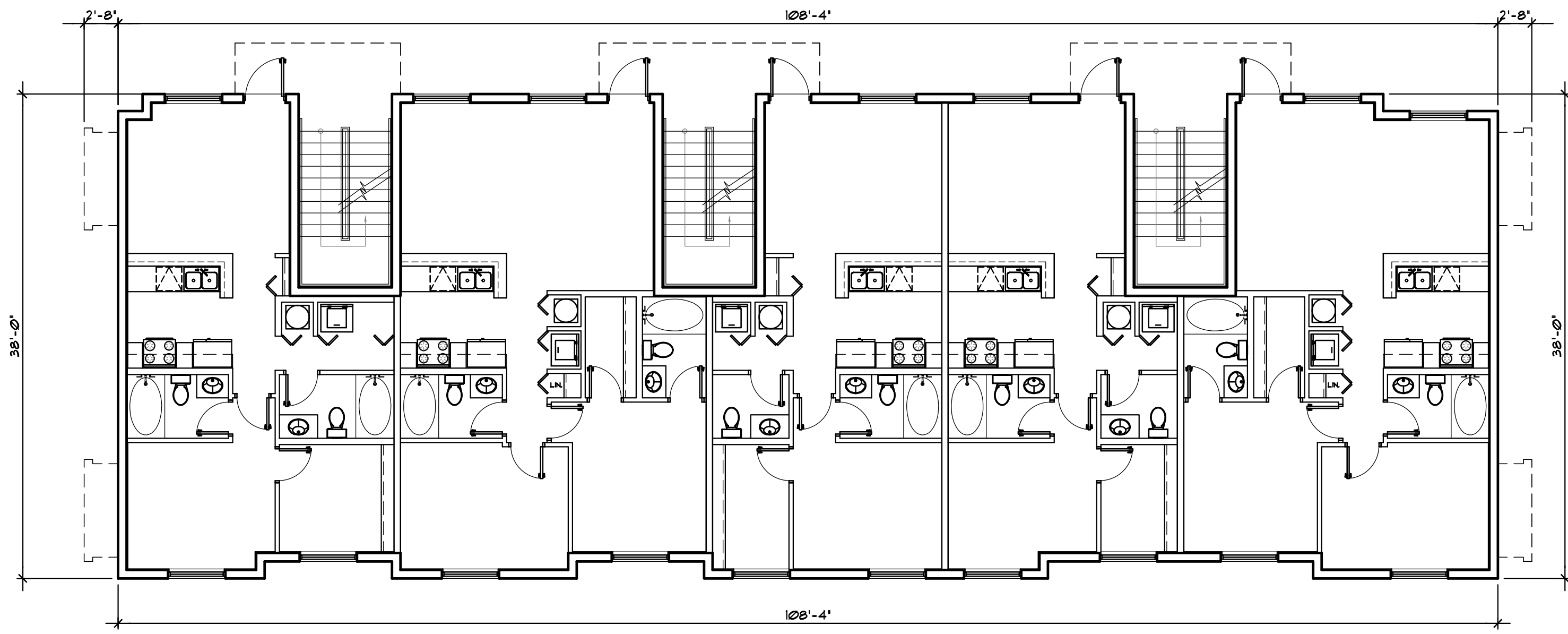
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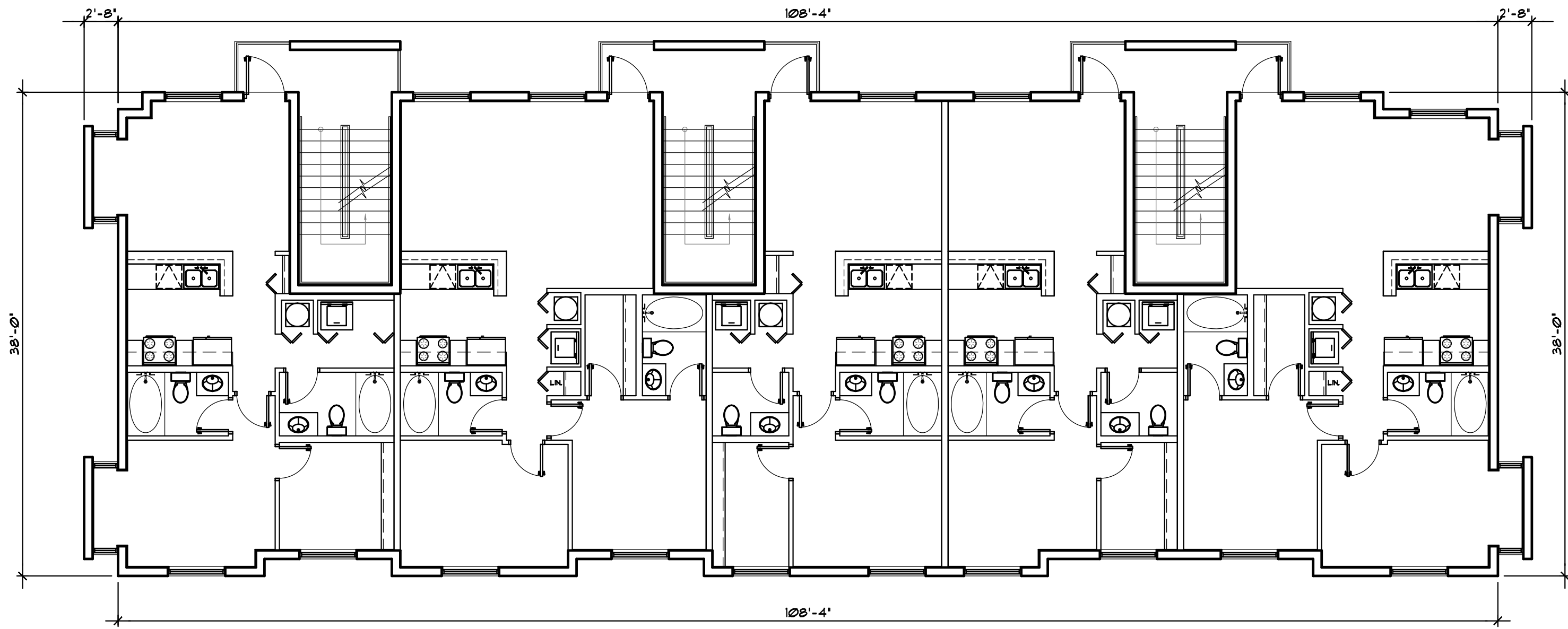
OF SHEETS

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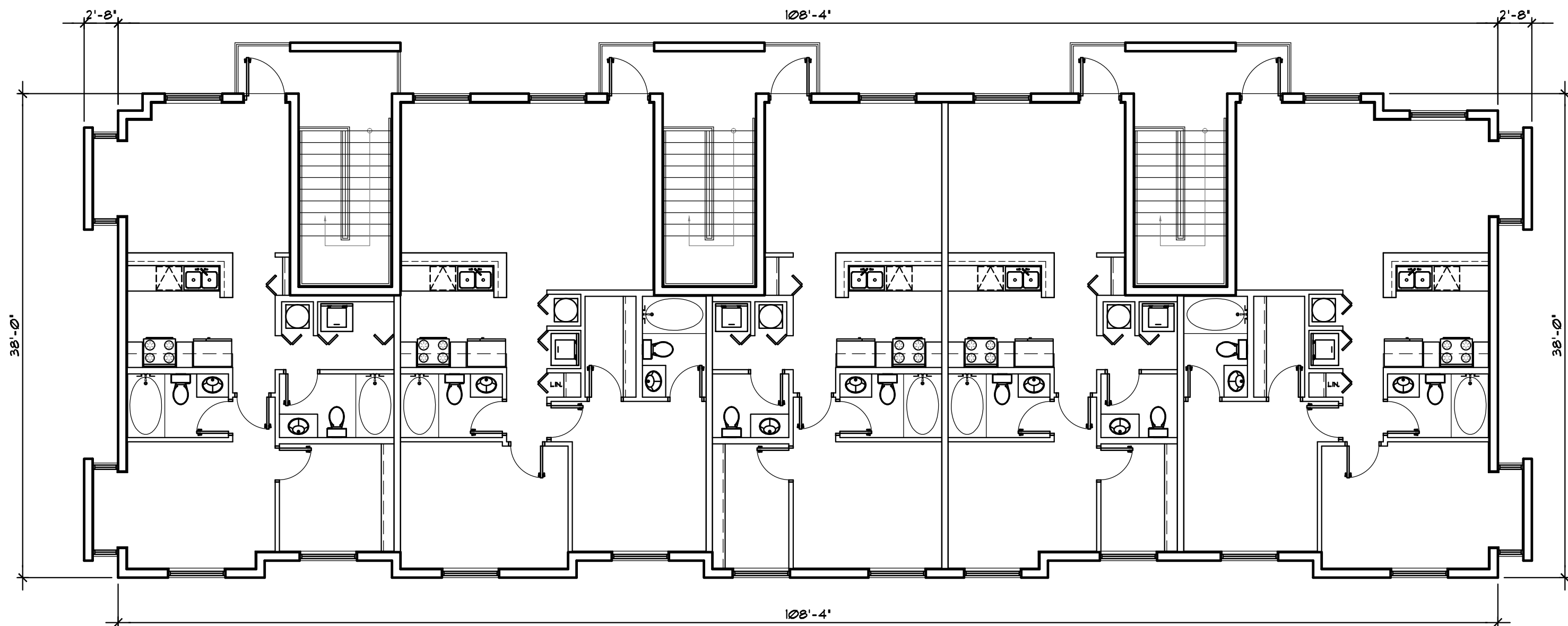
1 | PROPOSED FIRST FLOOR PLAN (BUILDING- 5 UNITS)

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



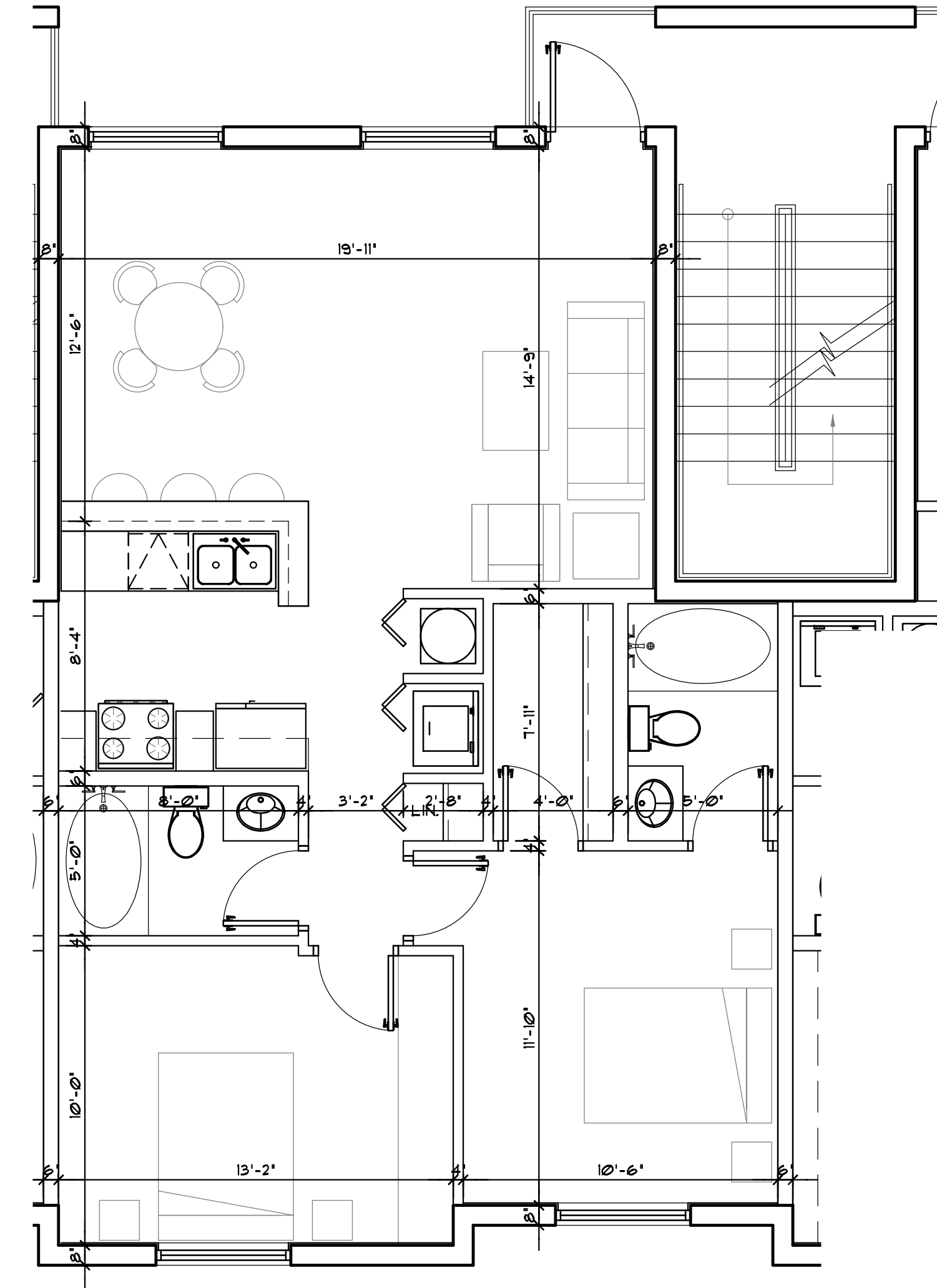
2 | PROPOSED SECOND FLOOR PLAN (BUILDING- 5 UNITS)

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



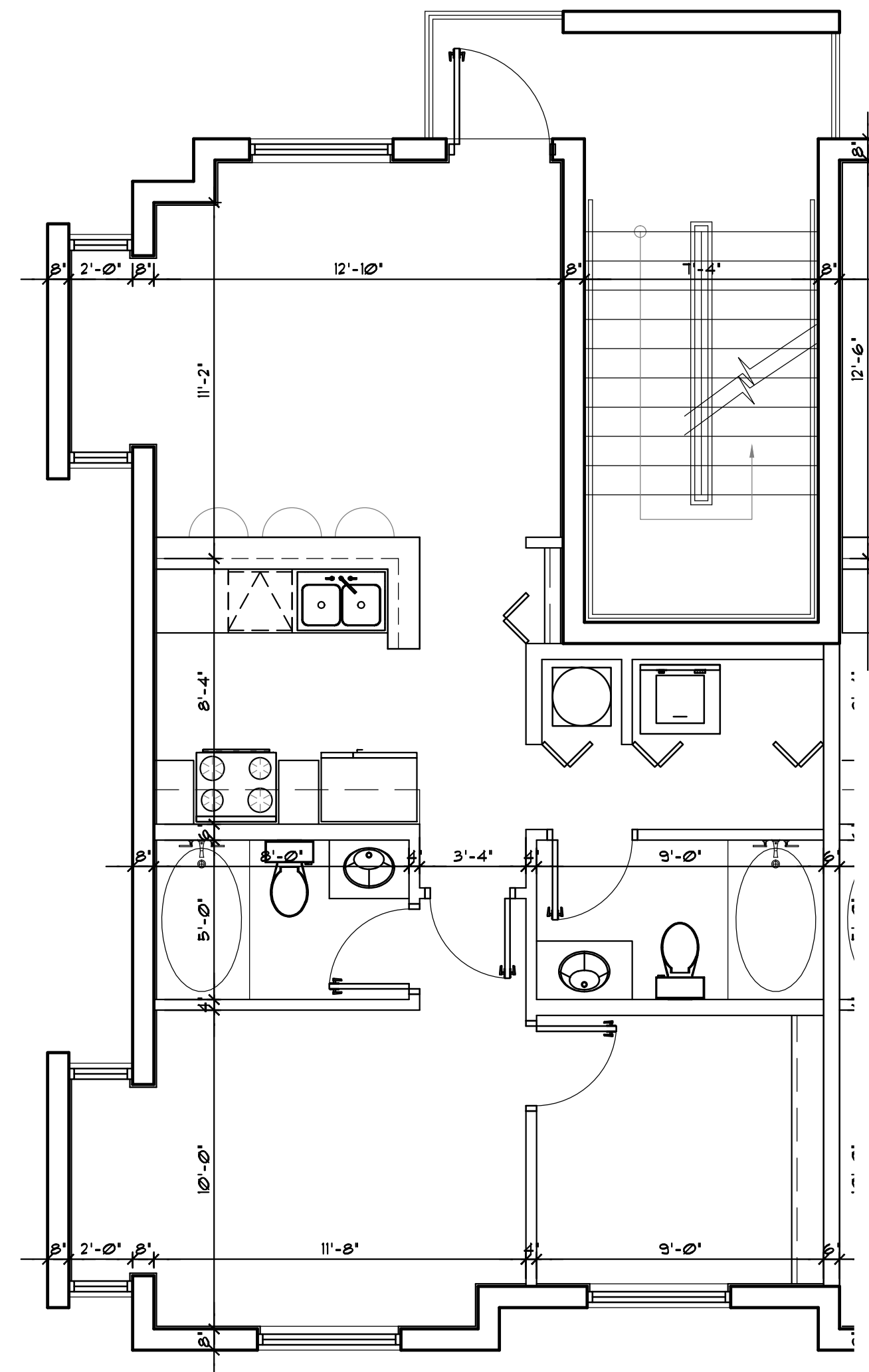
3 | PROPOSED THIRD FLOOR PLAN (BUILDING- 5 UNITS)

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



4 | PROPOSED TYP UNIT (2 BEDROOMS)

SCALE: 1/4"=1'-0"



5 | PROPOSED TYP UNIT (1 BEDROOM)

SCALE: 1/4"=1'-0"



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REVISION:

BY:

TOP OF PARAPET
ELEV. = 39'-0"

TOP OF PARAPET
ELEV. = 36'-0"

TOP OF ROOF
ELEV. = 33'-0"

THIRD FLOOR
ELEV. = 27'-0"

SECOND FLOOR
ELEV. = 11'-0"

FIRST FLOOR
ELEV. = 0'-0"



1 PROPOSED FRONT ELEVATION (BUILDING- 6 UNITS)

SCALE: 1/4" = 1'-0"

TOP OF PARAPET
ELEV. = 39'-0"

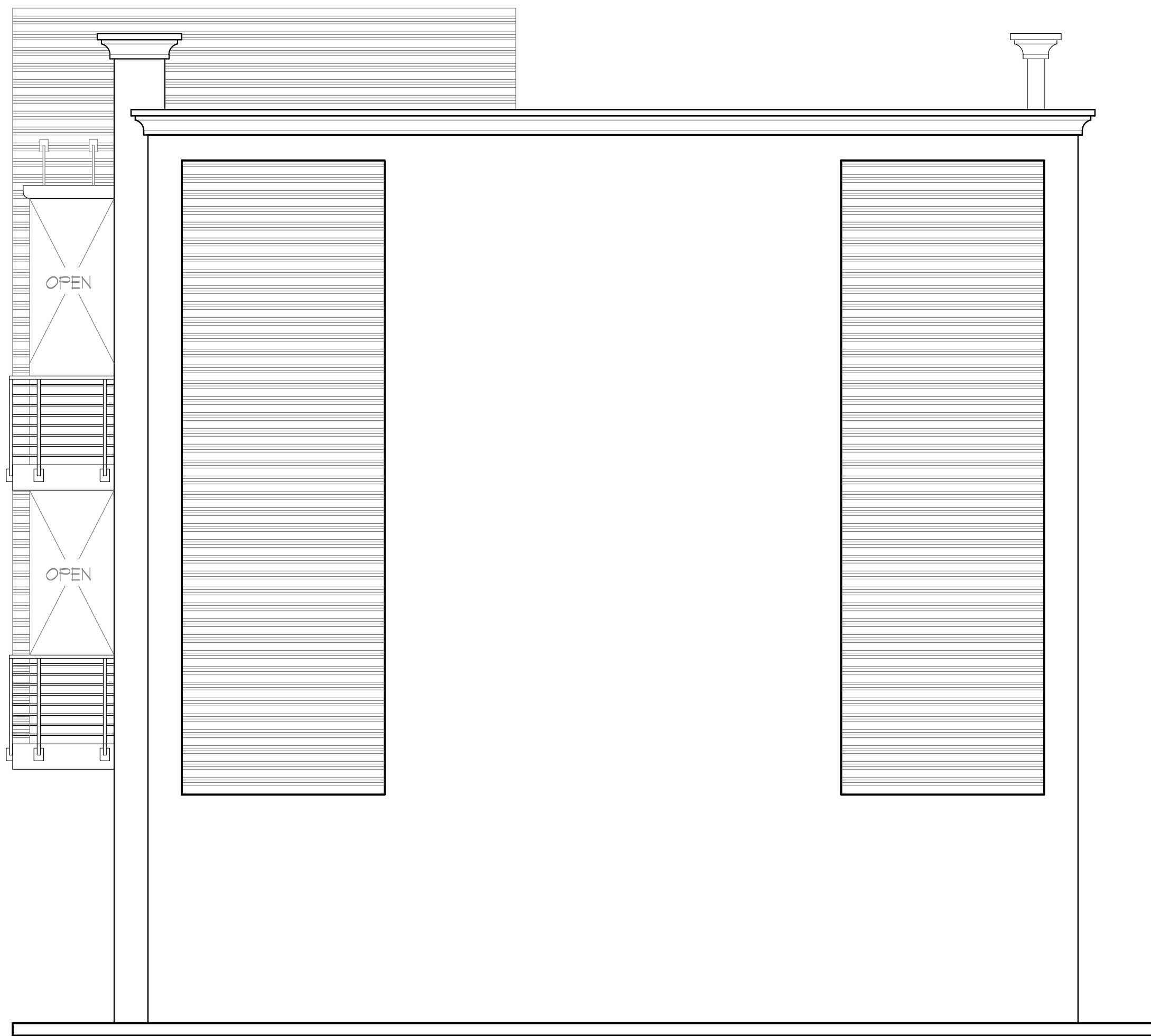
TOP OF PARAPET
ELEV. = 36'-0"

TOP OF ROOF
ELEV. = 33'-0"

THIRD FLOOR
ELEV. = 27'-0"

SECOND FLOOR
ELEV. = 11'-0"

FIRST FLOOR
ELEV. = 0'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 6 UNITS)

SCALE: 1/4" = 1'-0"

3 RENDER



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PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN CC
CHECKED LLR
DATE 05/08/17
SCALE AS NOTED
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A-2.1

OF SHEETS

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PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

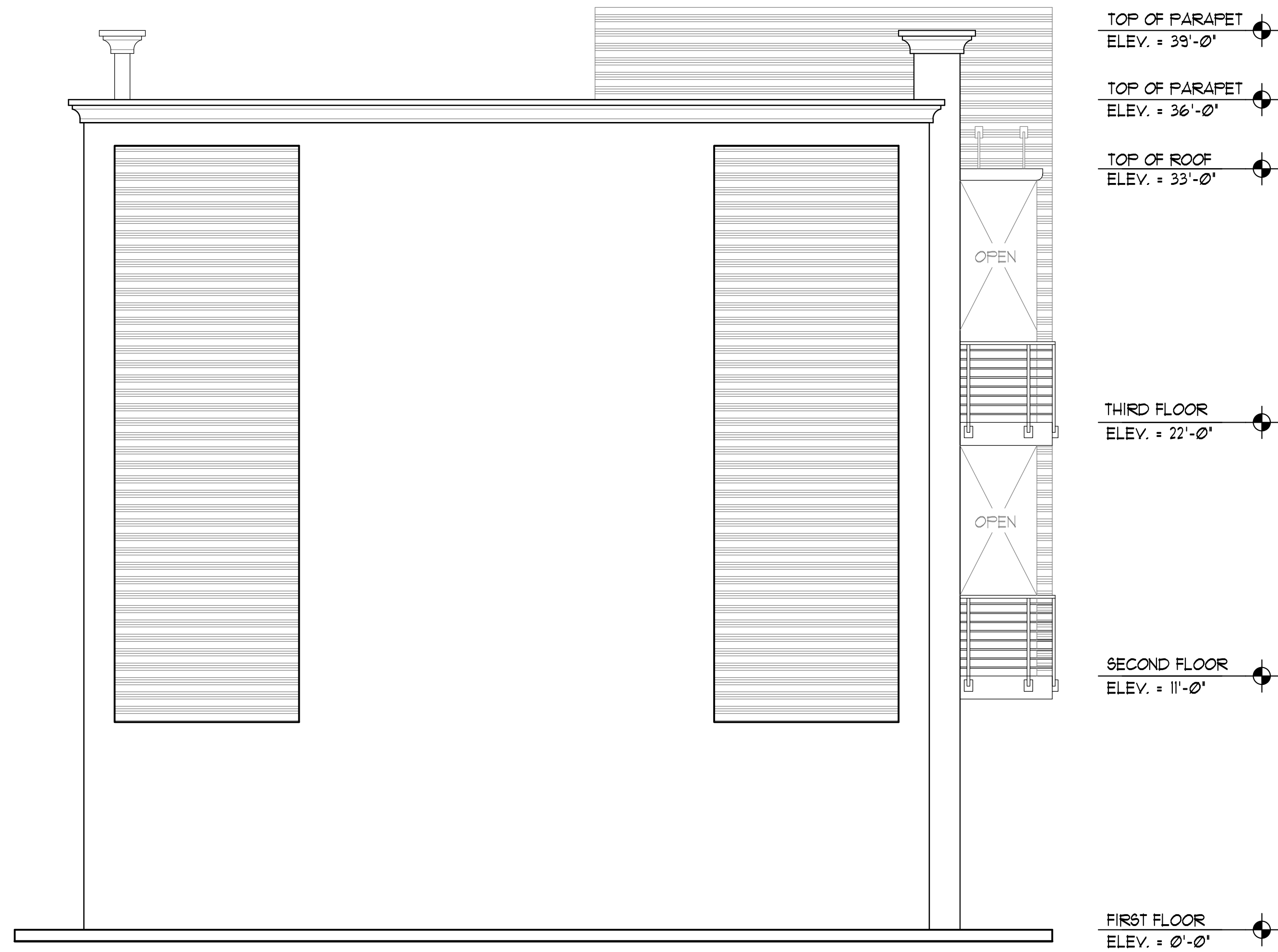
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SHEET	

A-2.2
OF SHEETS



1 PROPOSED REAR ELEVATION (BUILDING- 6 UNITS)
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 6 UNITS)
SCALE: 1/4" = 1'-0"



3 RENDER

REVISION:	BY:

PROPOSED UNITS FOR:
LUCIDA PALMETTO & 71TH
15800 NW 71 COURT
MIAMI LAKES, FLORIDA 33016

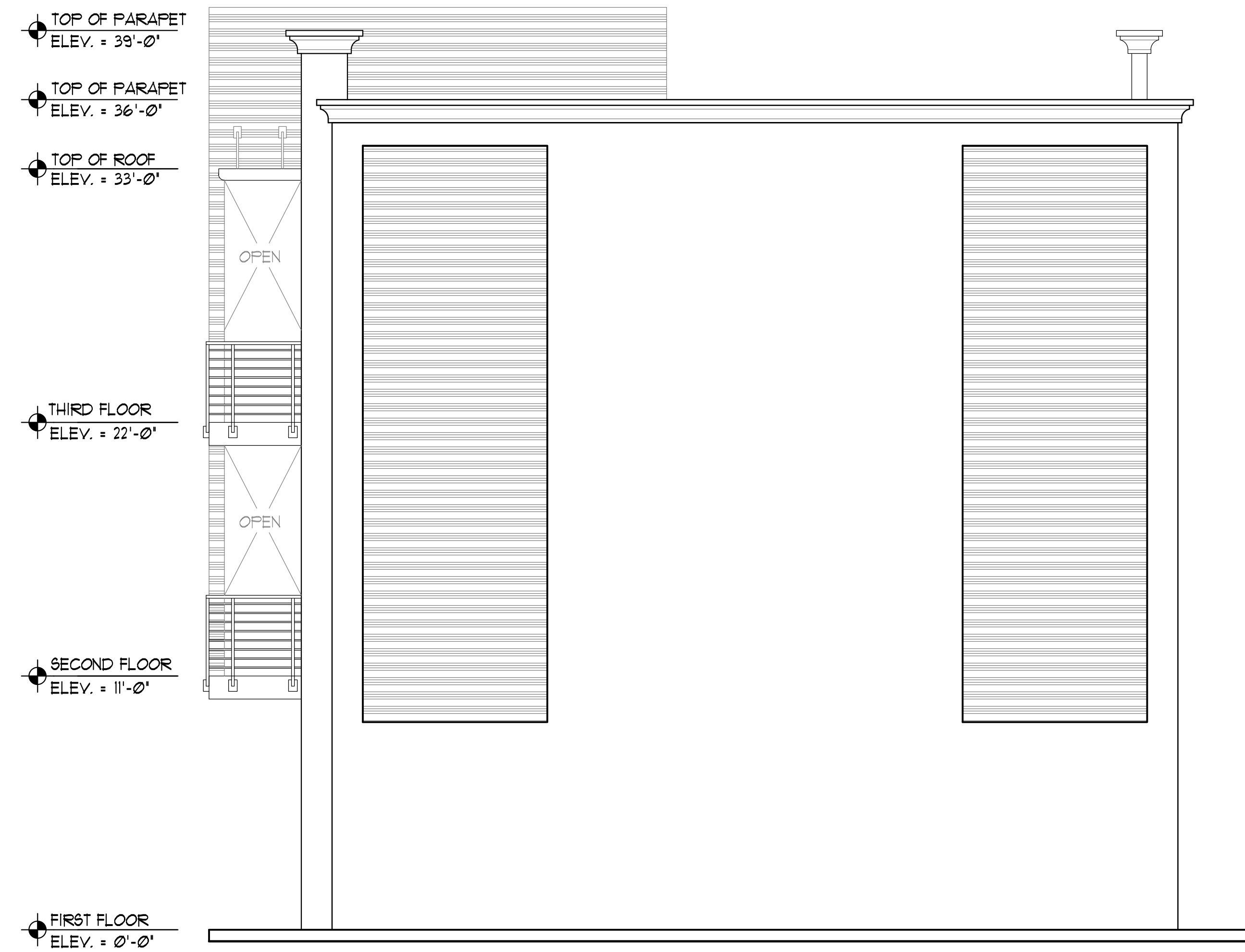
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DRAWN	CC
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SCALE	AS NOTED
JOB. NO.	016-031
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A-2.3
OF SHEETS



1 | PROPOSED FRONT ELEVATION (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/4" = 1'-0"



2 | PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/4" = 1'-0"



3 | RENDER

REVISION	BY

PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

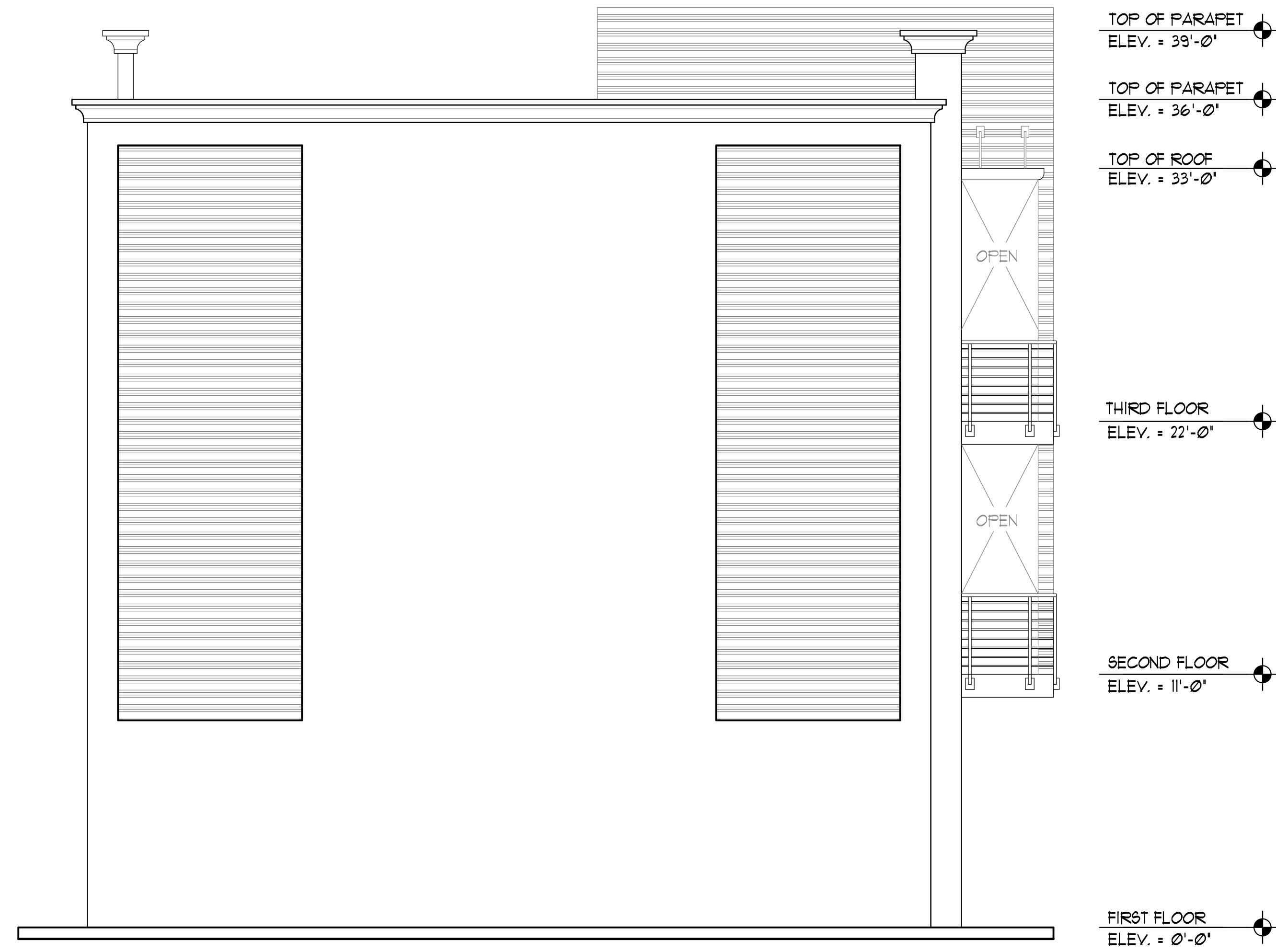
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LUIS LA ROSA

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SCALE	AS NOTED
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SHEET	

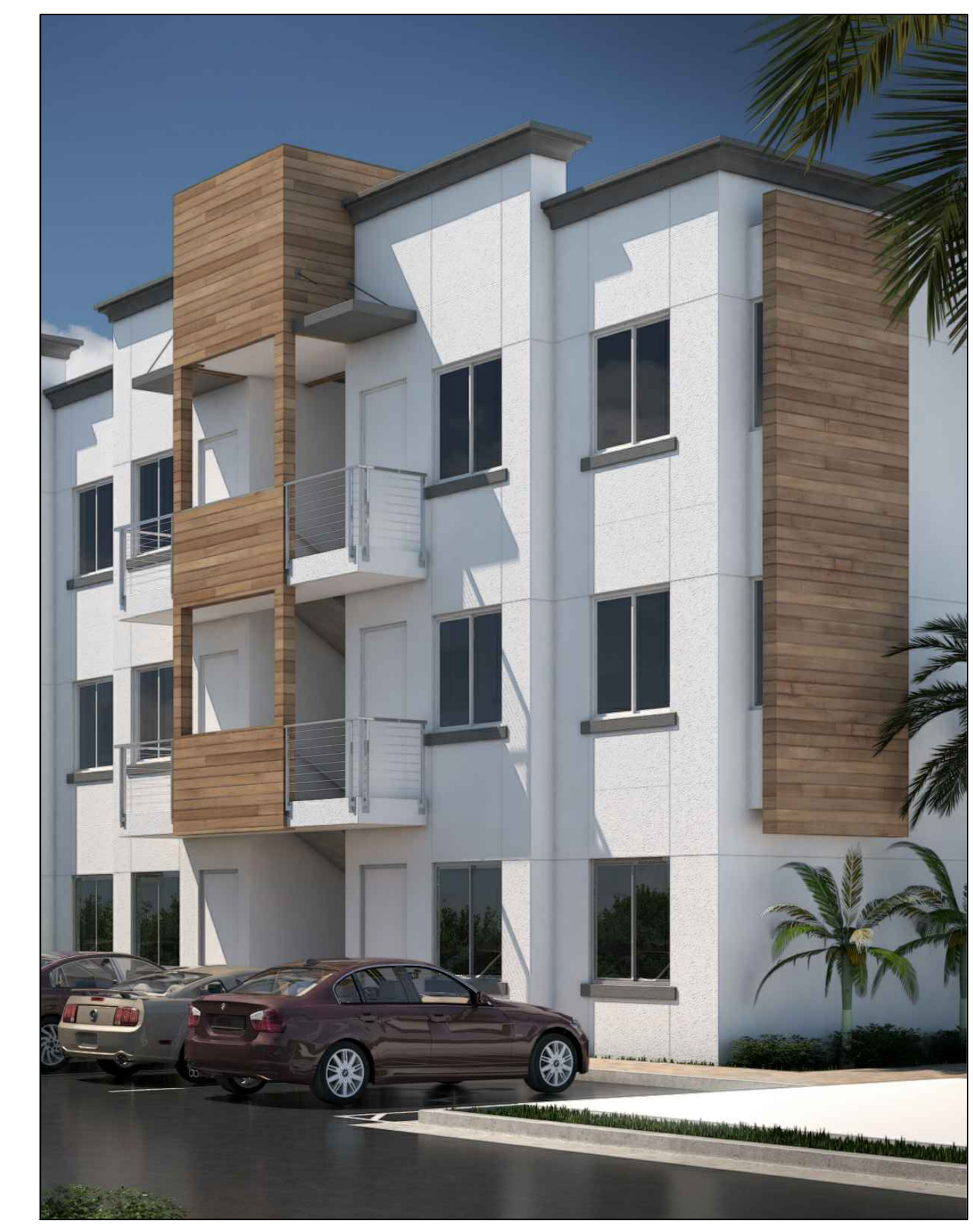
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OF SHEETS



1 | PROPOSED REAR ELEVATION (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/4" = 1'-0"



2 | PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS "NOT BALCONY")
SCALE: 1/4" = 1'-0"



3 | RENDER

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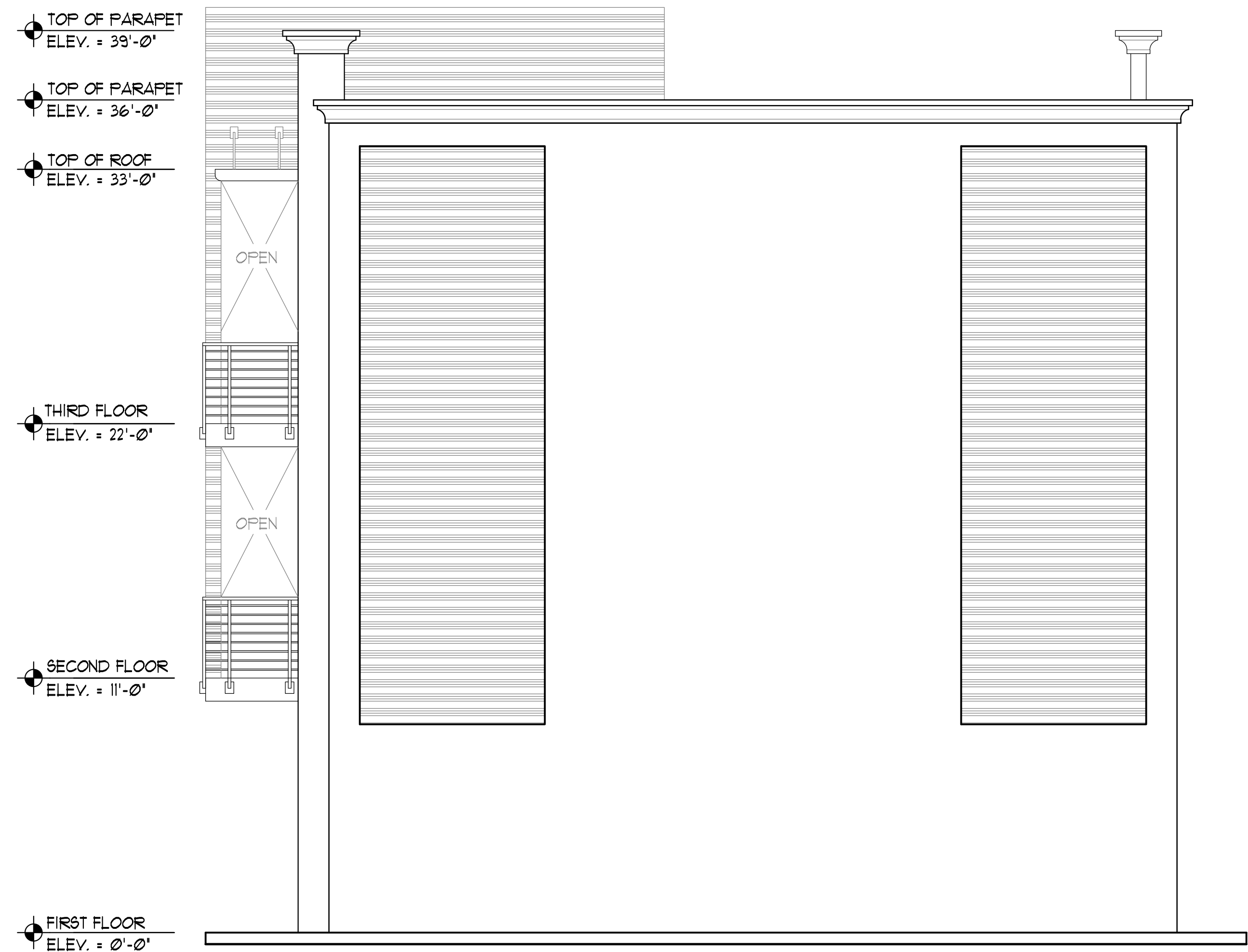
PROPOSED UNITS FOR:
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MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852 LUIS LA ROSA

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DATE	05/08/17
SCALE	AS NOTED
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1 PROPOSED FRONT ELEVATION (BUILDING- 4 UNITS WITH BALCONY)
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS WITH BALCONY)
SCALE: 1/4" = 1'-0"



3 RENDER

REVISION	BY

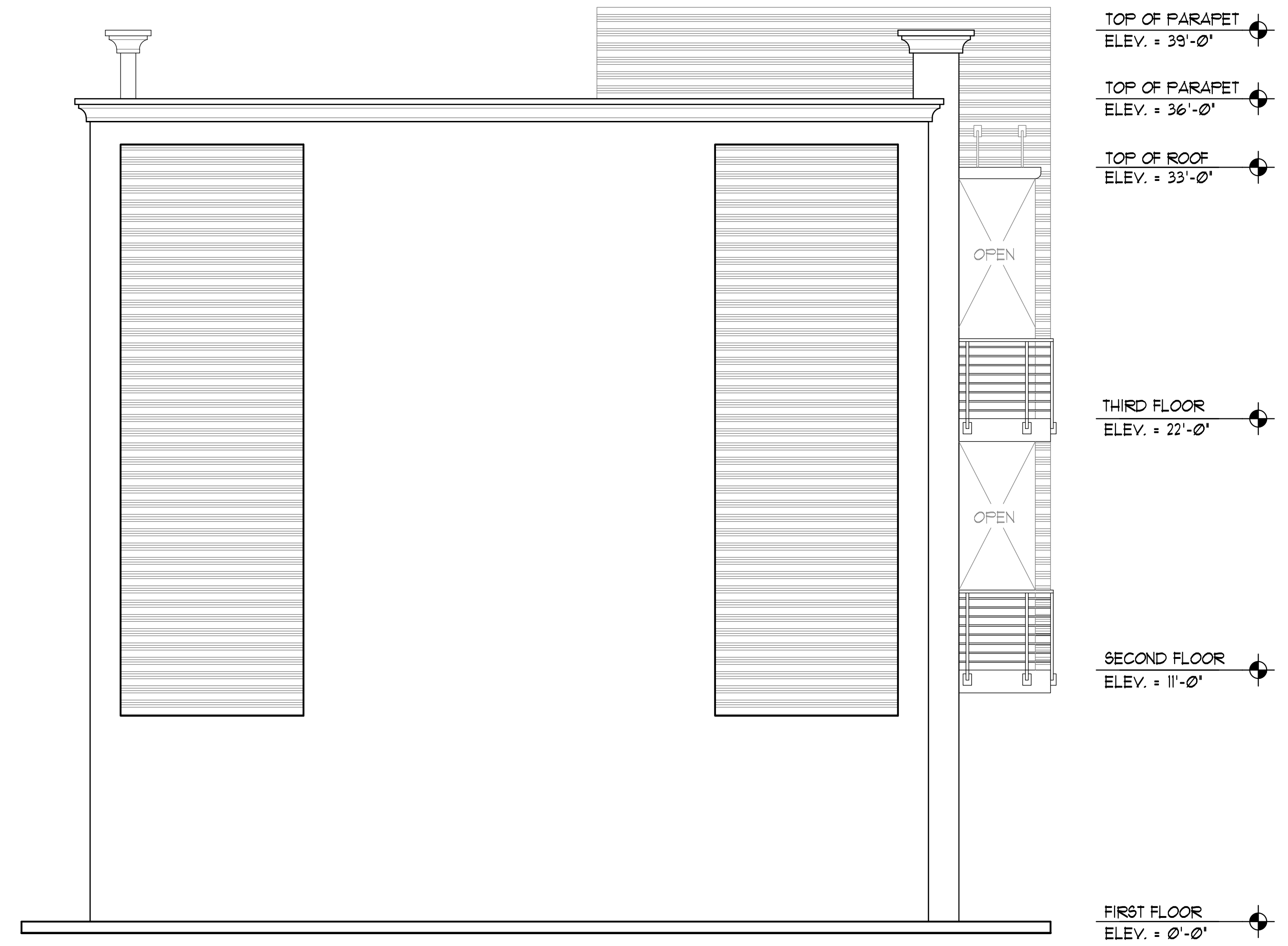
PROPOSED UNITS FOR:
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1 PROPOSED REAR ELEVATION (BUILDING- 4 UNITS WITH BALCONY)



2 PROPOSED SIDE ELEVATION (BUILDING- 4 UNITS WITH BALCONY)



3 RENDER

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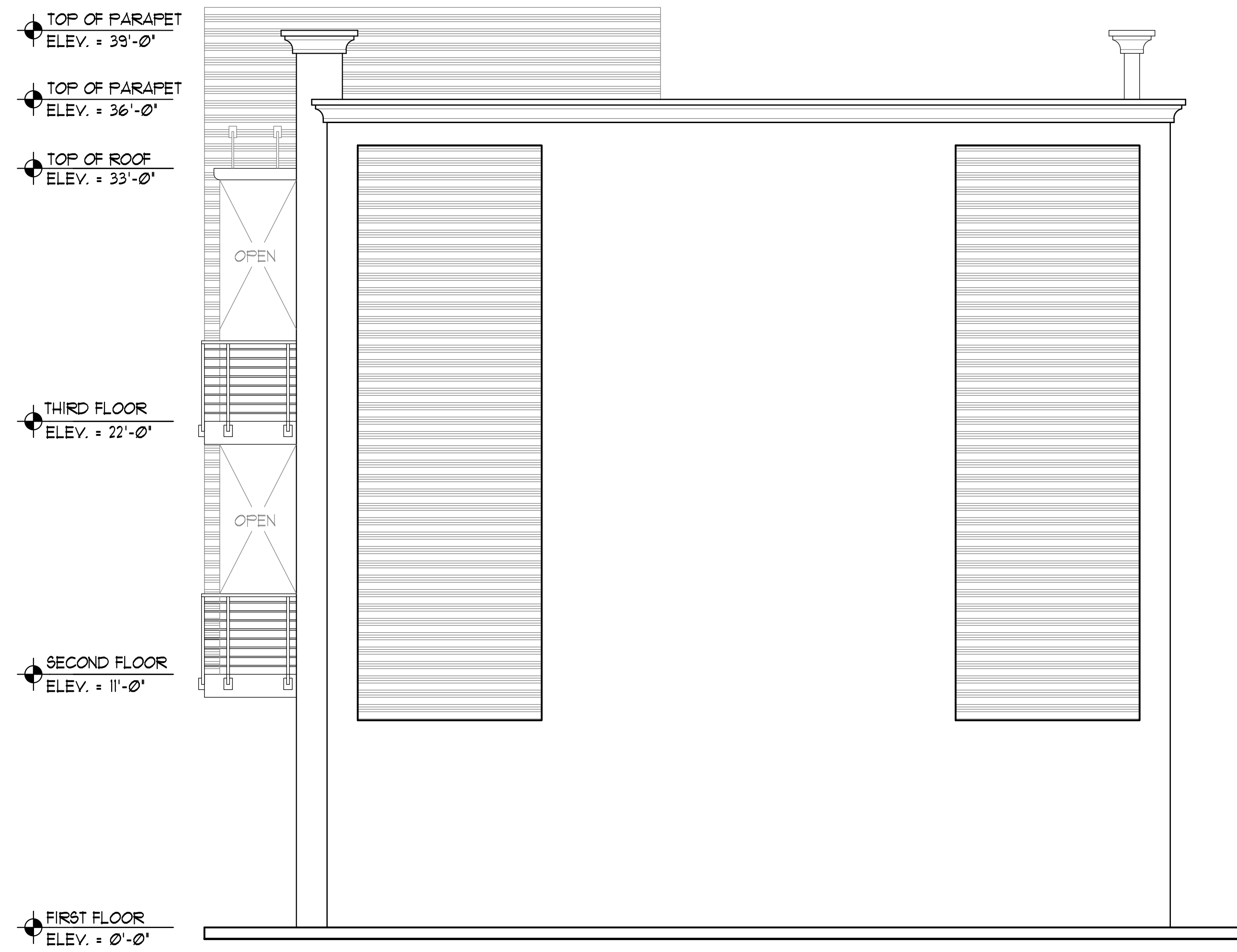
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1 PROPOSED FRONT ELEVATION (BUILDING- 3 UNITS WITH BALCONY)
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 3 UNITS WITH BALCONY)
SCALE: 1/4" = 1'-0"



3 RENDER

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PROPOSED UNITS FOR:
LUCIDA PALMETTO & 71TH
15800 NW 71 COURT
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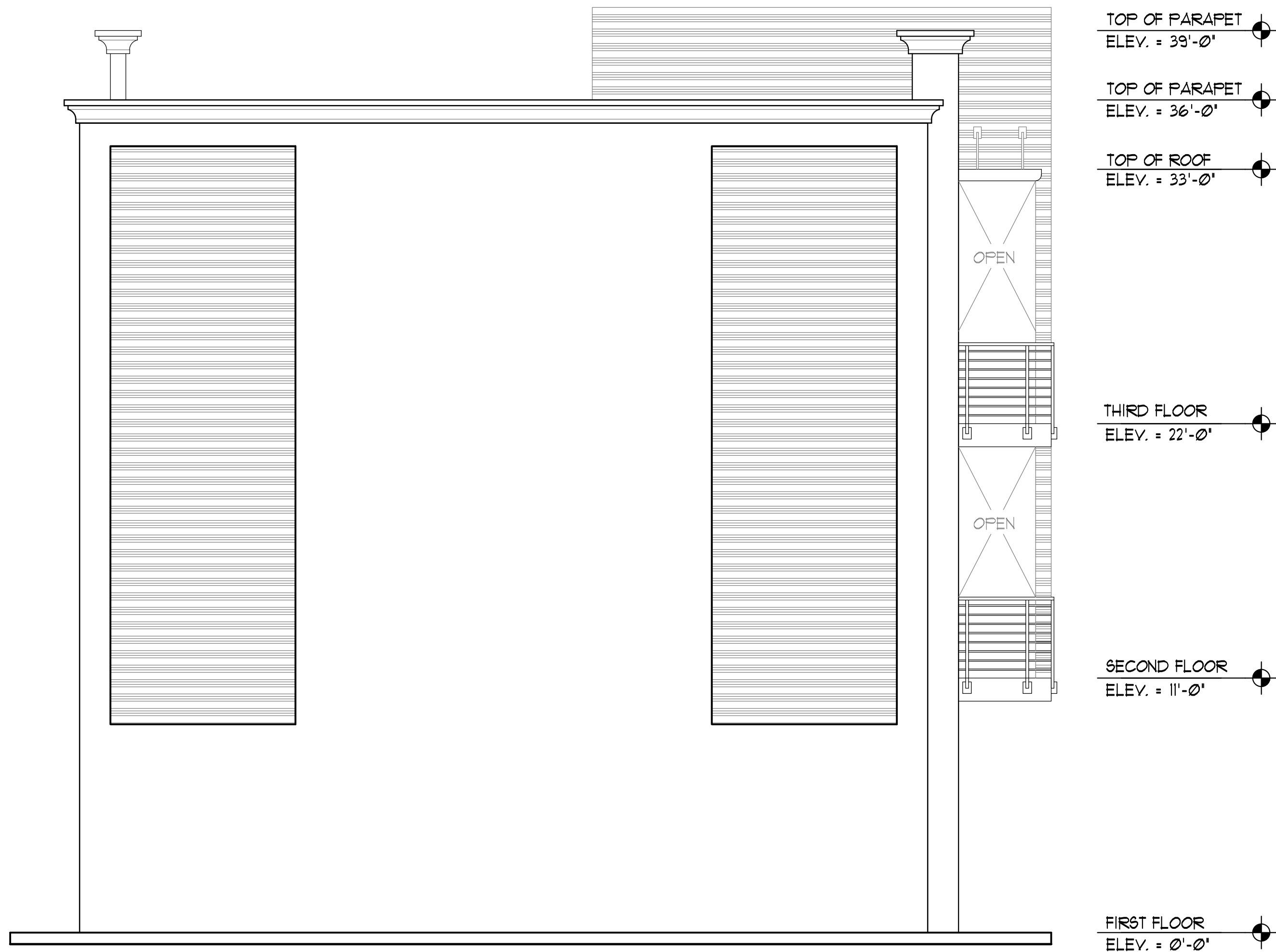
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DRAWN	CC
CHECKED	LLR
DATE	05/08/17
SCALE	AS NOTED
JOB. NO.	016-031
SHEET	



1 PROPOSED REAR ELEVATION (BUILDING- 3 UNITS WITH BALCONY)

SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 3 UNITS WITH BALCONY)

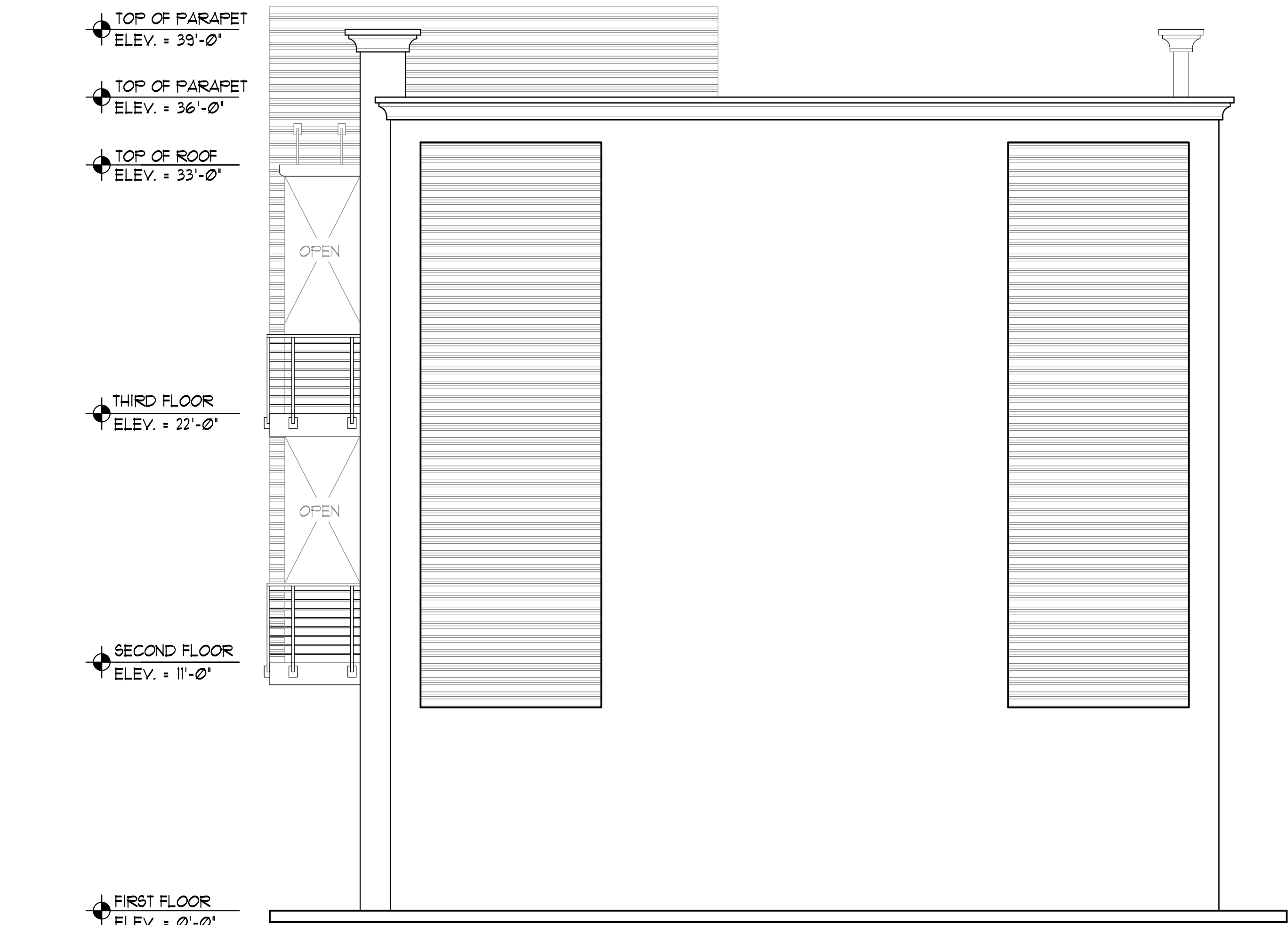
SCALE: 1/4"=1'-0"



3 RENDER



1 PROPOSED FRONT ELEVATION (BUILDING- 5 UNITS)



2 PROPOSED SIDE ELEVATION (BUILDING- 5 UNITS)



3 RENDER



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OF SHEETS

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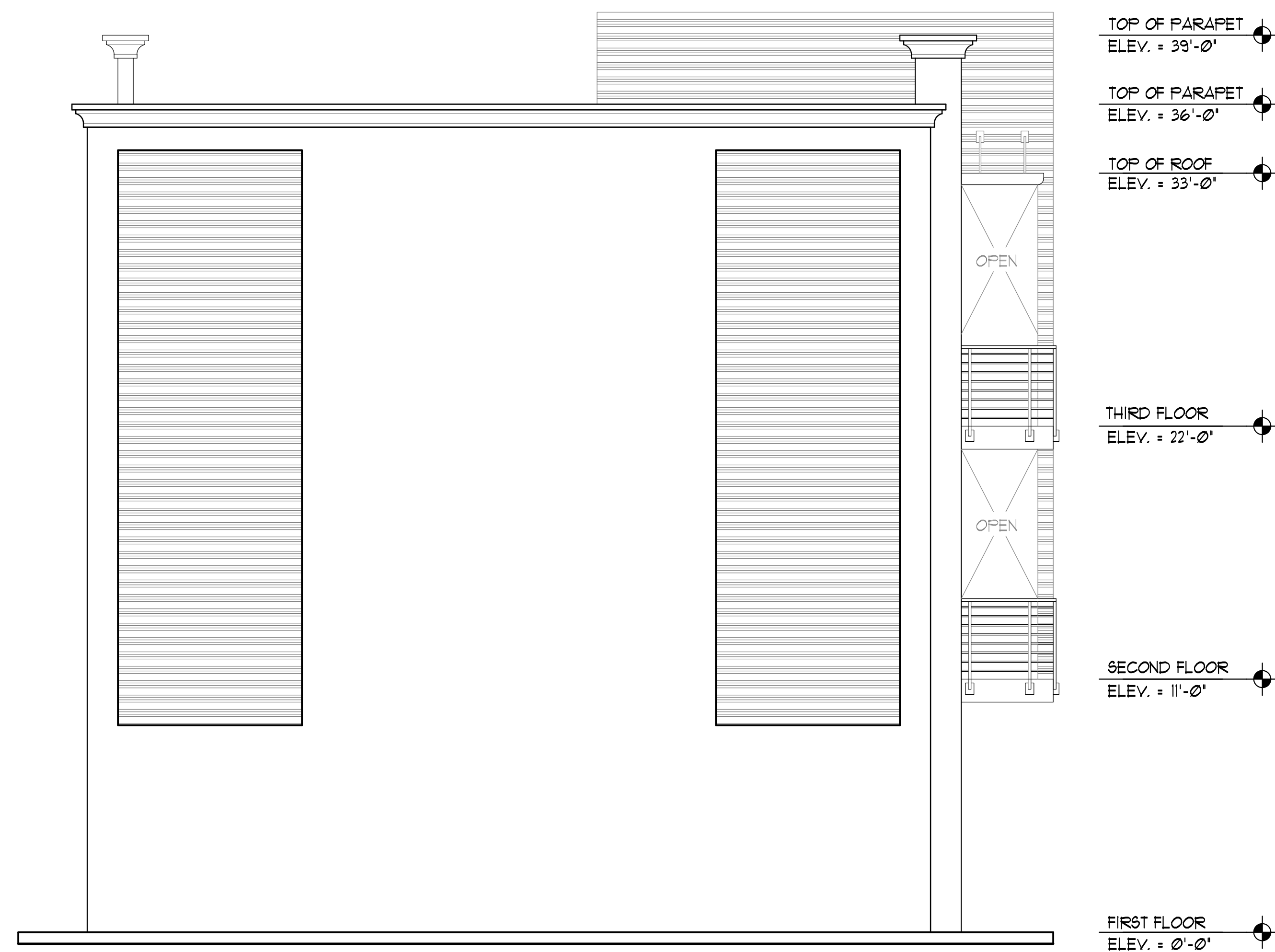
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15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
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1 PROPOSED REAR ELEVATION (BUILDING- 5 UNITS)
SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION (BUILDING- 5 UNITS)
SCALE: 1/4"=1'-0"



3 RENDER

NOTE:
1). ENTIRE SITE TO BE IRRIGATED AS PER FBC 2015

Landscape Legend

ZONING DISTRICT:	RM-50	
NET LOT AREA:	2.578 ACRES	112,297.68 S.F.

OPEN SPACE	Required	Provided
A. Square feet of open space required Landscape manual as indicated on site plan: (30% open space= 112,298 x .3=)	33,689.94 S.F. (30%)	
B. Square feet of parking lot open space required by Landscape Manual as indicated on site plan (10 s.f. per park space= 176 x 10=)	1,760 S.F. (10%)	
C. Total of S.F. of open space required by A+B= * 24,442 S.F. = 21.8 % (VARIANCE REQUIRED)	35,459.94 S.F.	24,442 S.F.

A. No. tre

A. No. tree required per lot acre (table A)
less existing number of trees meeting minimum requirements
= 28 X 2.578 trees x net lot acres =
NET LOT ACRES = 28 x 2.578 = 73

B. % Palms allowed : No. trees provided x 30%=
%Palms permitted to count as street trees on 2:1 basis x 30%
=73 X .30 =21.9 OR 22

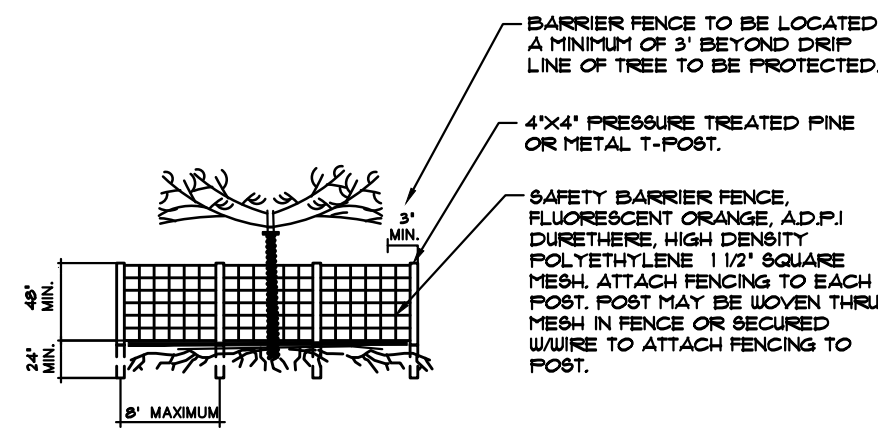
C. % Natives Required: No. trees Required x 30%=
73 X .30 = 22

D. Street tress (maximum average spacing of 35" o.c.)
235 linear feet along street / 35 = 6.7 + 1

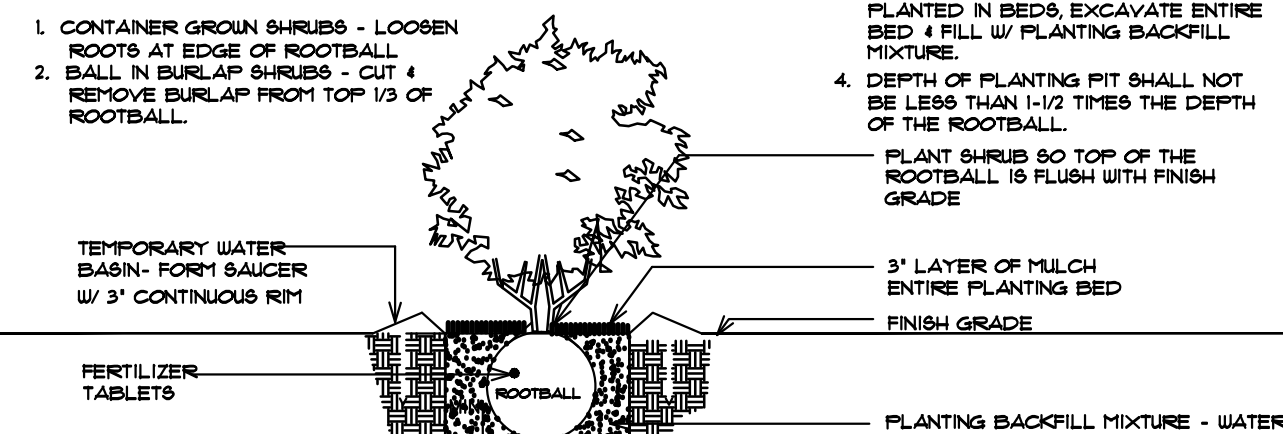
SHRUBS

A. No. trees required $\times 10$ = No. of shrubs required
 $73 \times 10 = 730$

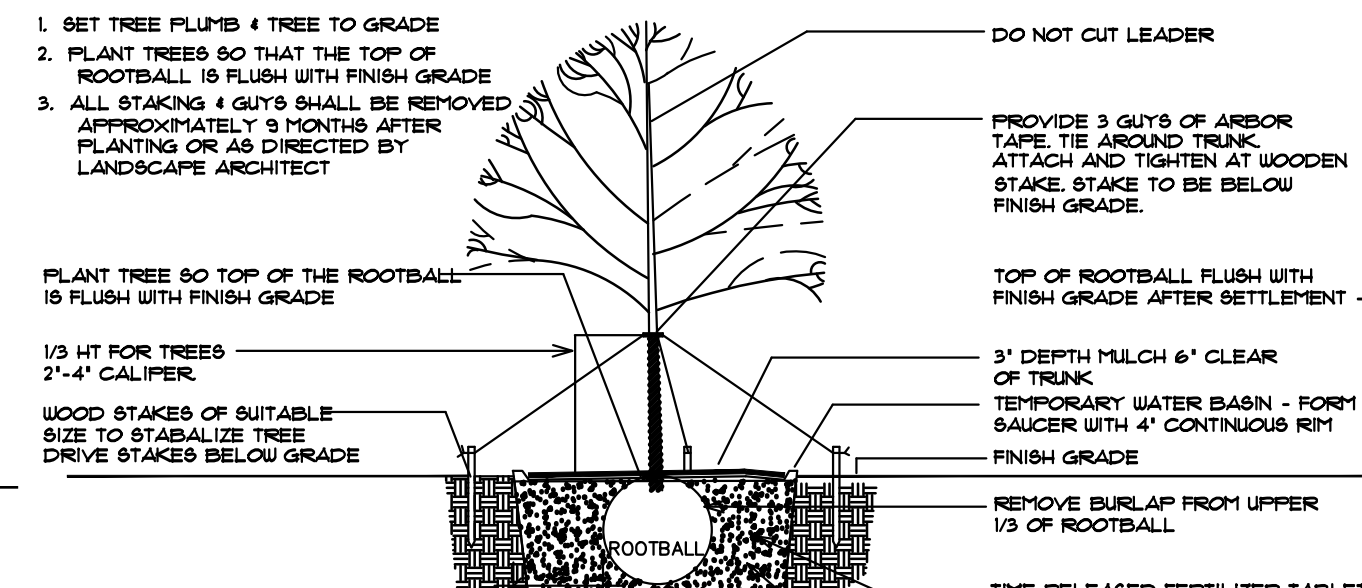
B. No. shrubs allowed $\times 30\%$ = No. of native shrubs required
 $730 \times 0.30 = 219$



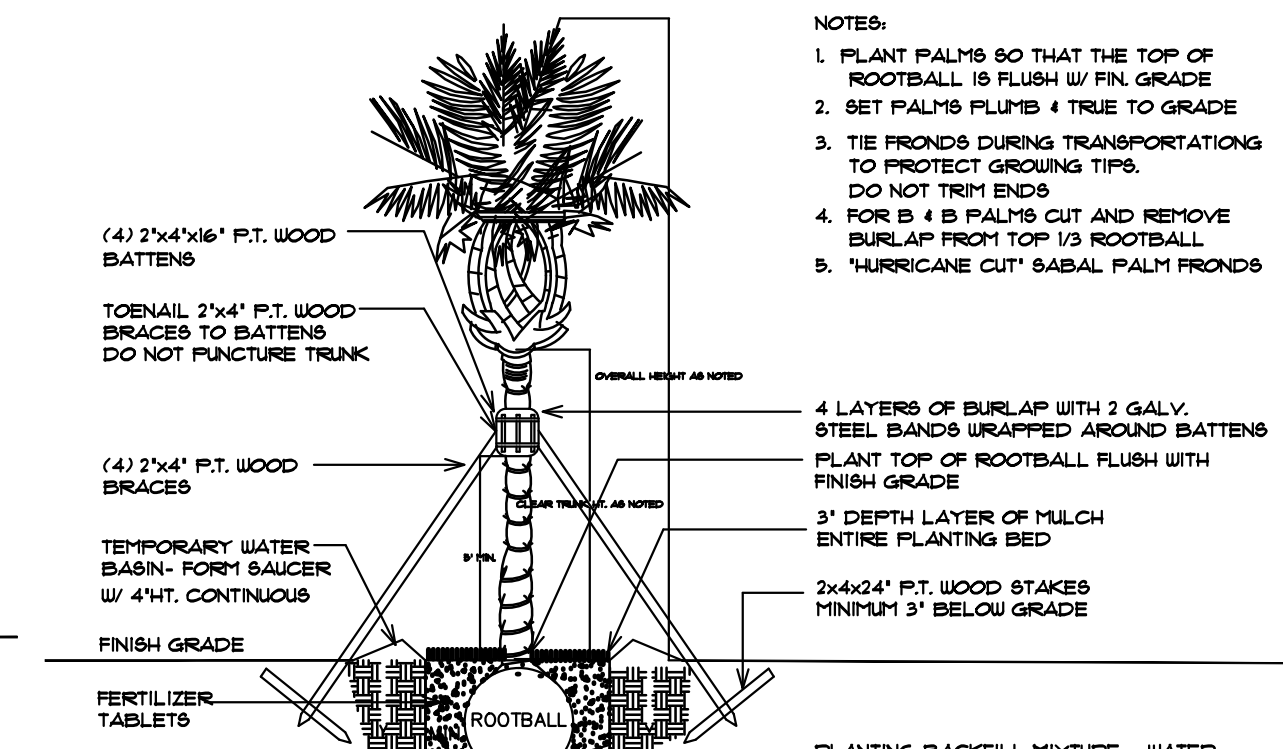
EXISTING TREE PROTECTION DETAIL



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



NOTES:

1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
2. SET PALMS FLUSH & TRUE TO GRADE
3. TIE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIPS.
DO NOT TRIM ENDS
4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
5. 'HURRICANE CUT' SABAL PALM FRONDS



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5/12/2017 STAFF COMMENTS	LLR

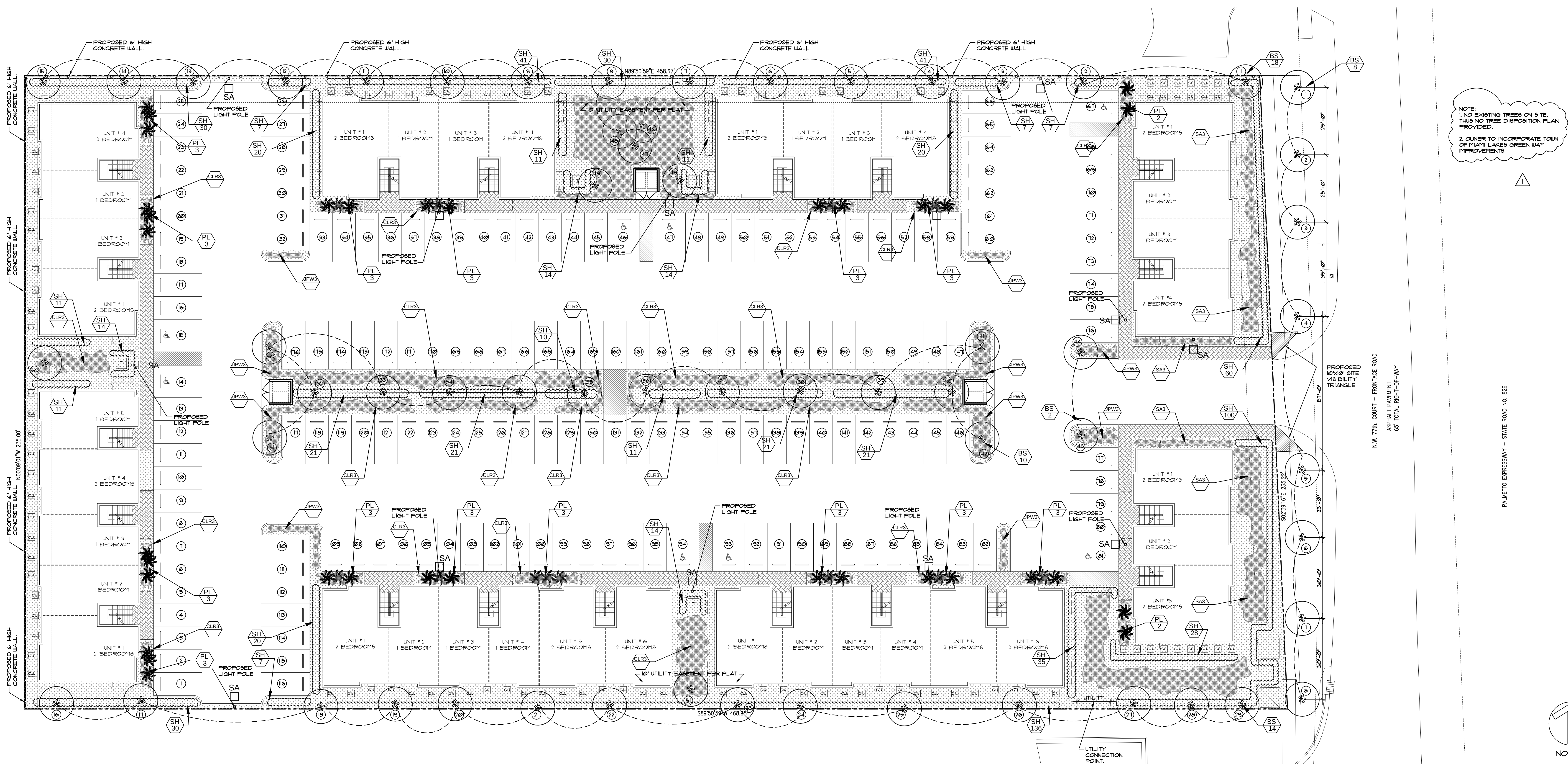
2 DETAILS

PLANT LIST (FOR ALL PROPOSED PLANTS)

SYM	QTY.	PLANT NAME	NATIVE	SIZE
SM	44	SUJETENIA MAHAGONI (MAHAGANY)	YES	43" DIAM. 35'HT. 48" SPREAD.
PL	46	PALMS	-	
SH	940	SHRUBS	-	24"x24", 24" O.C.
CLR3		CLUBIA ROSEA NANA SMALL LEAF PITCH APPLE	YES	24"x24", 24" O.C. HIGH DROUGHT TOLERANCE
JRW3		JASMINUM GRACILLIUM FINIHEEL JASMINE	-	24"x24", 24" O.C. MEDIUM DROUGHT TOLERANCE
SA3		SCHETFLERA ARBORICOLA VARIEGATED	-	24"x24" SPREAD MIN. 24" O.C. MEDIUM DROUGHT TOLERANCE

3	PLAN LIST
---	-----------

1 | LANDSCAPE LEGEND



NOTE:
1. NO EXISTING TREES ON SITE.
THUS NO TREE DISPOSITION PLAN
PROVIDED.

2. OWNER TO INCORPORATE TOWN
OF MIAMI LAKES GREEN WAY
IMPROVEMENTS



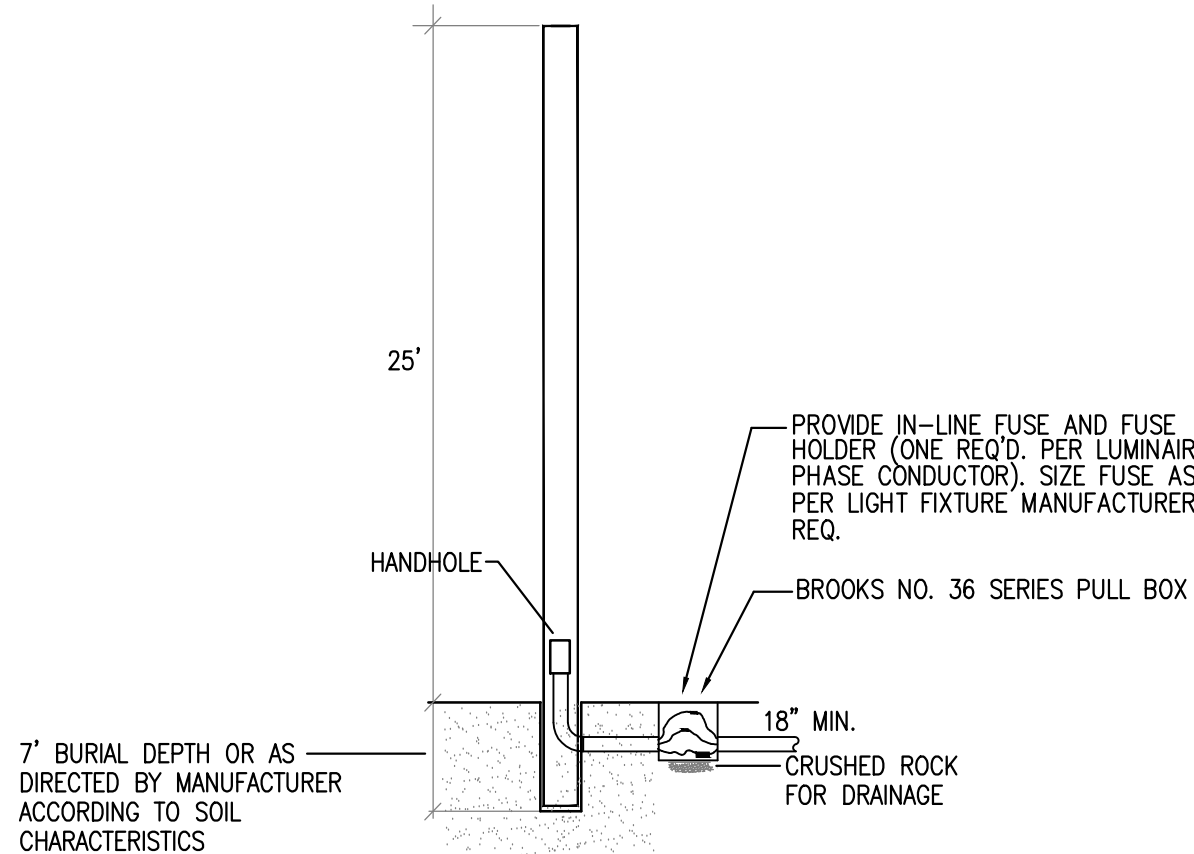
4 LANDSCAPE PLAN
SCALE: 1/16" = 1' - 0"

15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

LA ROSA

C.C.
LL.R.
05/08/17
AS NOTED
016-037

L = 1.1
SHEETS



POLE LIGHT MOUNTING DETAIL

- NOTES:
- 1.- Prestressed concrete pole, 15' AFG.
 - 2.- The wind load calculation for the Base, Pole & Lighting Fixture assembly to comply with Chap 16 of the Florida Building Code, to be performed by others.
 - 3.- For pole foundation details, see structural drawings, by others.
 - 4.- Hand hole to be 3" x 5" minimum, and to have a weatherproof gasketed cover.
 - 5.- For traffic areas provide metal traffic cover bonded to equipment grounding conductor with #6 CU wire.
 - 6.- For non traffic areas provide metal cover.
 - 7.- Boxes shall have bottoms and provided with gaskets.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	File	LLF	Watts
	SA	13	BEACON PRODUCTS VPL 80L-180 3K7 4 UNV COLOR (POLE MT @ 25 FT AFG)	VPL-80L-180-3K7-4.ies	0.85	185

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	2.8 fc	6.0 fc	1.1 fc	5.5:1	2.5:1

VIPER I SERIES
PRECASTED LUMENS VIBRUM LUMINAIRE

Specifications:
Intended Use: The Beacon Viper Luminaire is available in two sizes with a wide choice of different LED package configurations and output distributions designed to meet the lighting needs of a wide range of applications. Luminaire are suitable for wet locations.

Construction:
• Manufactured with a low copper content, die cast aluminum.
• Coated with a polyester finish that meets ASTM D1717 corrosion test requirements and ASTM D2002 coating and loss of adhesion test requirements.
• Thermal protection is provided by a die cast aluminum heat sink.
• On-line optical cartridge system consisting of 4 x 120 degree LED chips, which provide uniform light distribution.
• Corrosion resistant material used in all contact surfaces.
• The luminaire is designed to be used as a single unit or in a series of units to provide uniform lighting.

LED Options:
• LED array options: 100W through 175W, 100W to 175W, 100W, or a series that accepts 100W to 175W.
• Power factor is .90 at full load.
• All electrical components are rated at 50,000 hours at 70°C and 100% humidity conditions per MIL-STD-883C.
• Shipping boxes are designed with connectors for adding dimming equipment.

Electrical:
• The luminaire is designed to be used as a single unit or in a series of units to provide uniform lighting.

Dimensions:
• The luminaire is designed to be used as a single unit or in a series of units to provide uniform lighting.

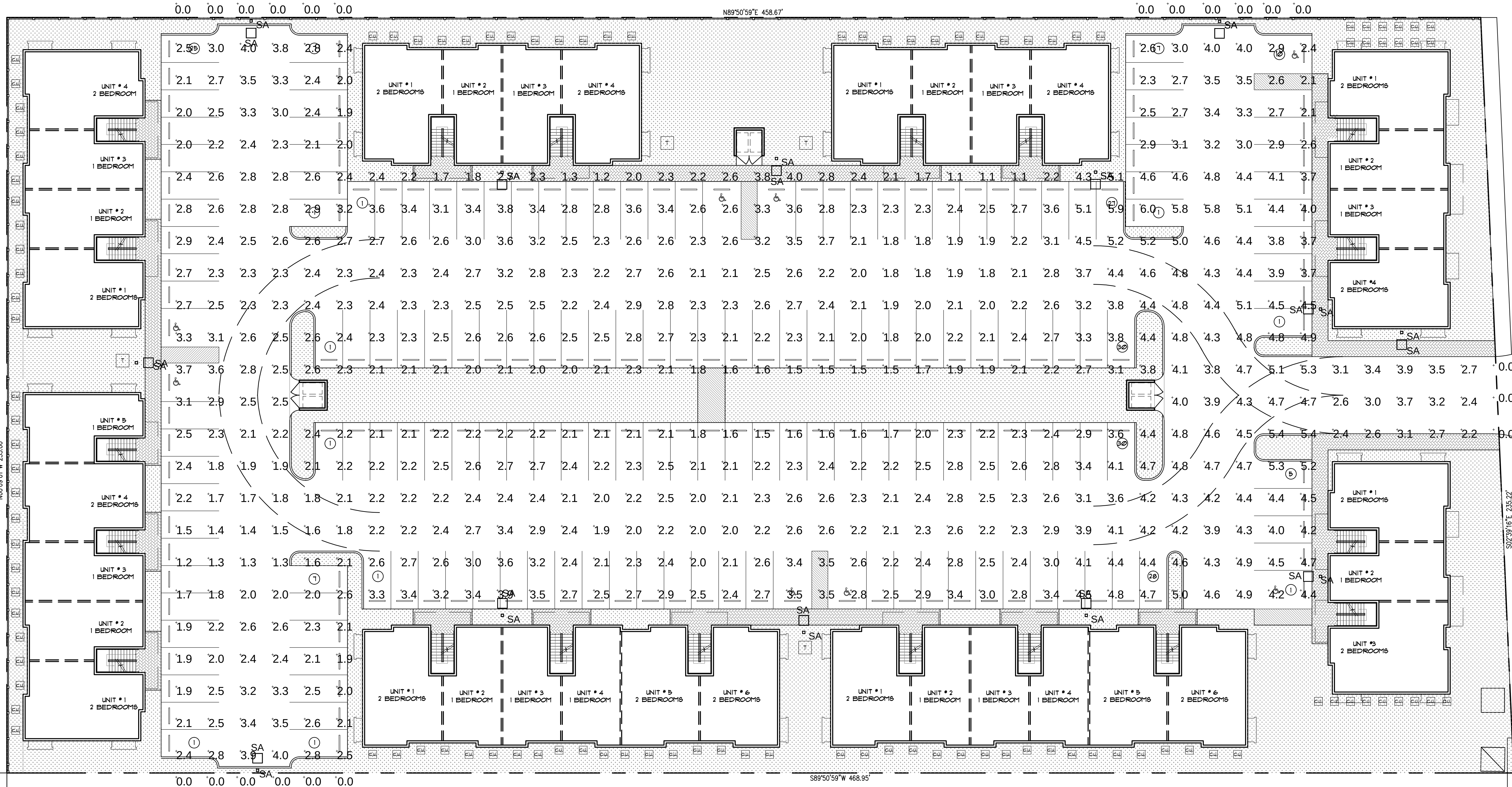
Mounting Options:
• The luminaire is designed to be used as a single unit or in a series of units to provide uniform lighting.

Product Images:
• The luminaire is designed to be used as a single unit or in a series of units to provide uniform lighting.

1 LIGHT POLE MOUNTING DETAIL
SCALE: 1/8" = 1'-0"

2 LIGHT FIXTURE SCHEDULE

3 LIGHT FIXTURE SPECIFICATION



4 PHOTOMETRIC LIGHTING PLAN
SCALE: 1/16" = 1'-0"

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REVISION:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/08/17
2	AS NOTED	08/08/17
3	06-031	08/08/17

PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: CC
CHECKED: LLR
DATE: 08/08/17
SCALE: AS NOTED
JOB NO: 06-031
SHEET: PH-1

100% CONSTRUCTION DOCUMENTS

NORTH

OF SHEETS