

PROPOSED BUILDING FOR: LUCIDA PALMETTO & 77TH. MIAMI LAKES, FLORIDA.



DRAWING LIST

- ARCHITECTURAL COVER SHEET
- SURVEY
- SP-1.1 SITE PLAN
- SP-1.2 AREA CALCULATION DIAGRAMS
- PWS-1 PRELIMINARY WATER AND SEWER PLAN
- PGD-1 PRELIMINARY PAVING AND GRADING PLAN
- SP-1.1 APPROVED SITE PLAN FROM MIAMI DADE FIRE
- A-1.1 OVERALL BUILDING
- A-1.2 PARTIAL SECOND FLOOR PLAN (TYP. UNITS)
ENLARGED UNIT # A & B
- A-2.1 SOUTH ELEVATION
- EAST ELEVATION
- A-2.2 NORTH ELEVATION
- WEST ELEVATION
- PH-1 PHOTOMETRIC LIGHTING PLAN
- L-1.1 LANDSCAPE PLAN
- SURVEY



LLR Architects, Inc.
ARCHITECTURE & PLANNING
1433 NW 80 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016
(305) 403-7996
P: 305-403-7998
E-MAIL: LLR@LLRARCHITECTS.COM

REVISION	BY:

PROPOSED UNITS FOR:
 LUCIDA PALMETTO & 77TH
 15800 NW 77 COURT
 MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	10/25/16
SCALE	AS NOTED
JOB NO.	016-031
SHEET	
OF	SHEETS

RECEIVED
10/25/16

10/25/16 3:30

SITE CALCULATIONS:

TOTAL SITE AREA:	112,291.68 SF. OR 2.578 GROSS ACRES
BUILDING FOOTPRINT AREA	21,348 SF.
DRIVEWAY	43,369 SF.
CONC. SIDE WALK	16,310 SF.
TOTAL IMPERVIOUS AREA*	81,027 SF.
30% OPEN SPACE = 10,258 x 3*	33,693.94 SF.
10 SF. PER PARK SPACE = 208	2,080 SF.
TOTAL PERVIOUS AREA*	35,713.94 SF. 35,927.68 SF.

DENSITY REQUIREMENTS (RO-50) HIGH DENSITY RESIDENTIAL	REQUIRED	PROVIDED
50 UNITS PER ACRE	125 ALLOWED	120

PARKING SPACES REQUIREMENTS

100 (2-BEDROOM) UNITS x 1.75	175	PROVIDED
20 (2-BEDROOM) UNITS x 1.50	30	
TOTAL PARKING	205	205

SETBACKS REQUIREMENTS

FRONT-	37'-4"	87'-5"
REAR-	37'-4"	49'-0"
SIDE-	25'-0"	57'-10"
SIDE-	25'-0"	88'-6"

*PROPOSED BUILDING HEIGHT = 66' (66-35+ 3) FEET X 40'-12.4 FEET
 25' (24'+ 21.4')
 *12 BASIC STORAGE REQ. 12 PROPOSED. REFER TO SITE PLAN

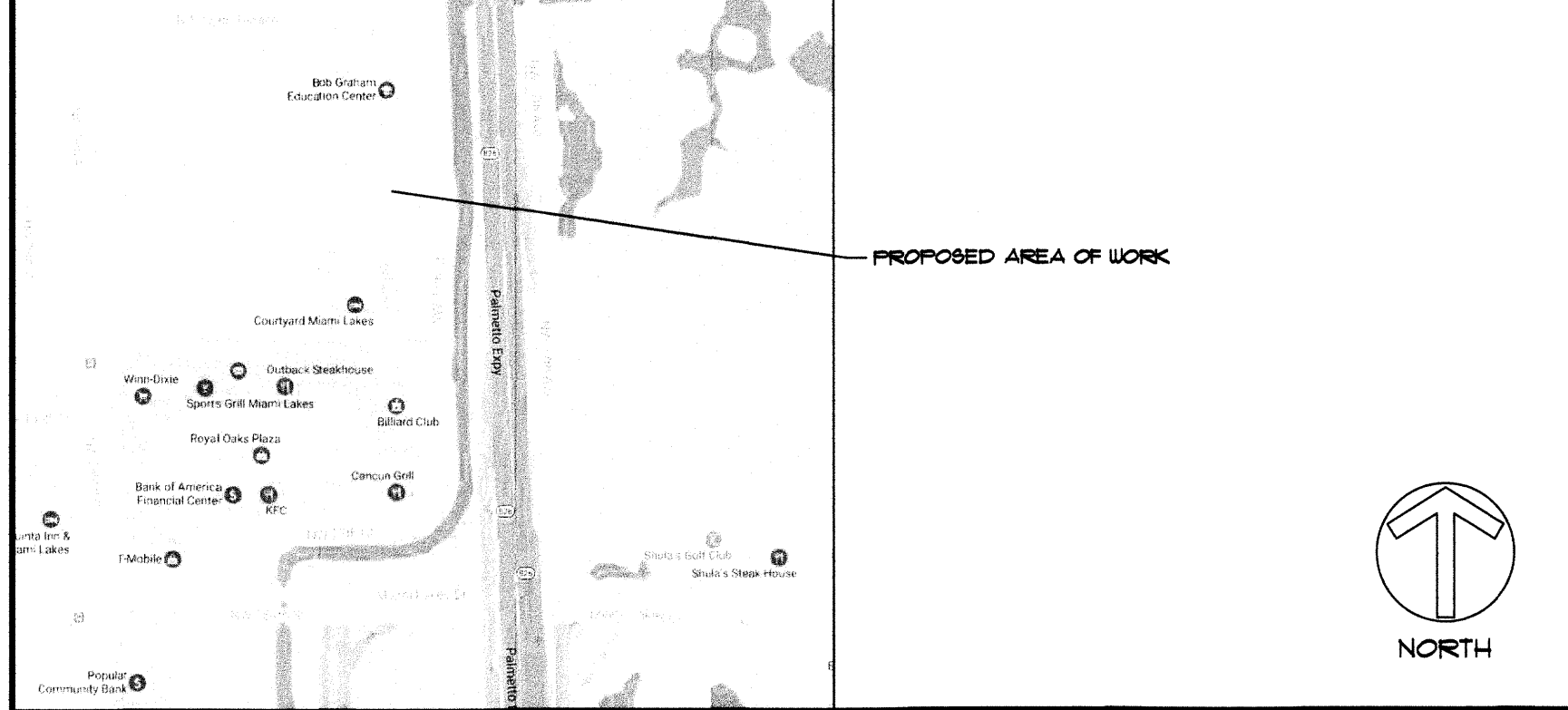
AREA CALCULATION

LEVEL # 1	COMMON AREA (STAIRS, ELEV.)	970 SF.	
	(STAIRS, ELEV, LOBBY, ELECT. ROOM)		
	TOTAL FIRST FLOOR SF.	970 SF.	
LEVEL # 2	UNIT A	20 UNITS (2 BEDROOMS)	900 SF.
	UNIT B	4 UNITS (1 BEDROOM)	765 SF.
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF.	
	TOTAL SECOND FLOOR SF.	27,393 SF.	24 UNITS
LEVEL # 3	UNIT A	20 UNITS (2 BEDROOMS)	900 SF.
	UNIT B	4 UNITS (1 BEDROOM)	765 SF.
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF.	
	TOTAL 3RD FLOOR SF.	27,393 SF.	24 UNITS
LEVEL # 4	UNIT A	20 UNITS (2 BEDROOMS)	900 SF.
	UNIT B	4 UNITS (1 BEDROOM)	765 SF.
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF.	
	TOTAL 4TH FLOOR SF.	27,393 SF.	24 UNITS
LEVEL # 5	UNIT A	20 UNITS (2 BEDROOMS)	900 SF.
	UNIT B	4 UNITS (1 BEDROOM)	765 SF.
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF.	
	TOTAL 5TH FLOOR SF.	27,393 SF.	24 UNITS
LEVEL # 6	UNIT A	20 UNITS (2 BEDROOMS)	900 SF.
	UNIT B	4 UNITS (1 BEDROOM)	765 SF.
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF.	
	TOTAL 6TH FLOOR SF.	27,393 SF.	24 UNITS
TOTAL			120 UNITS

TOTAL UNITS SF.	125,320 SF.
TOTAL COMMON AREA	32,635 SF.

TOTAL SF. PER FLOOR	
1 ST. FLOOR	970 SF.
2 ND. FLOOR	27,393 SF.
3 RD. FLOOR	27,393 SF.
4 TH. FLOOR	27,393 SF.
5 TH. FLOOR	27,393 SF.
6 TH. FLOOR	27,393 SF.
TOTAL GROSS SF.	137,835 SF.

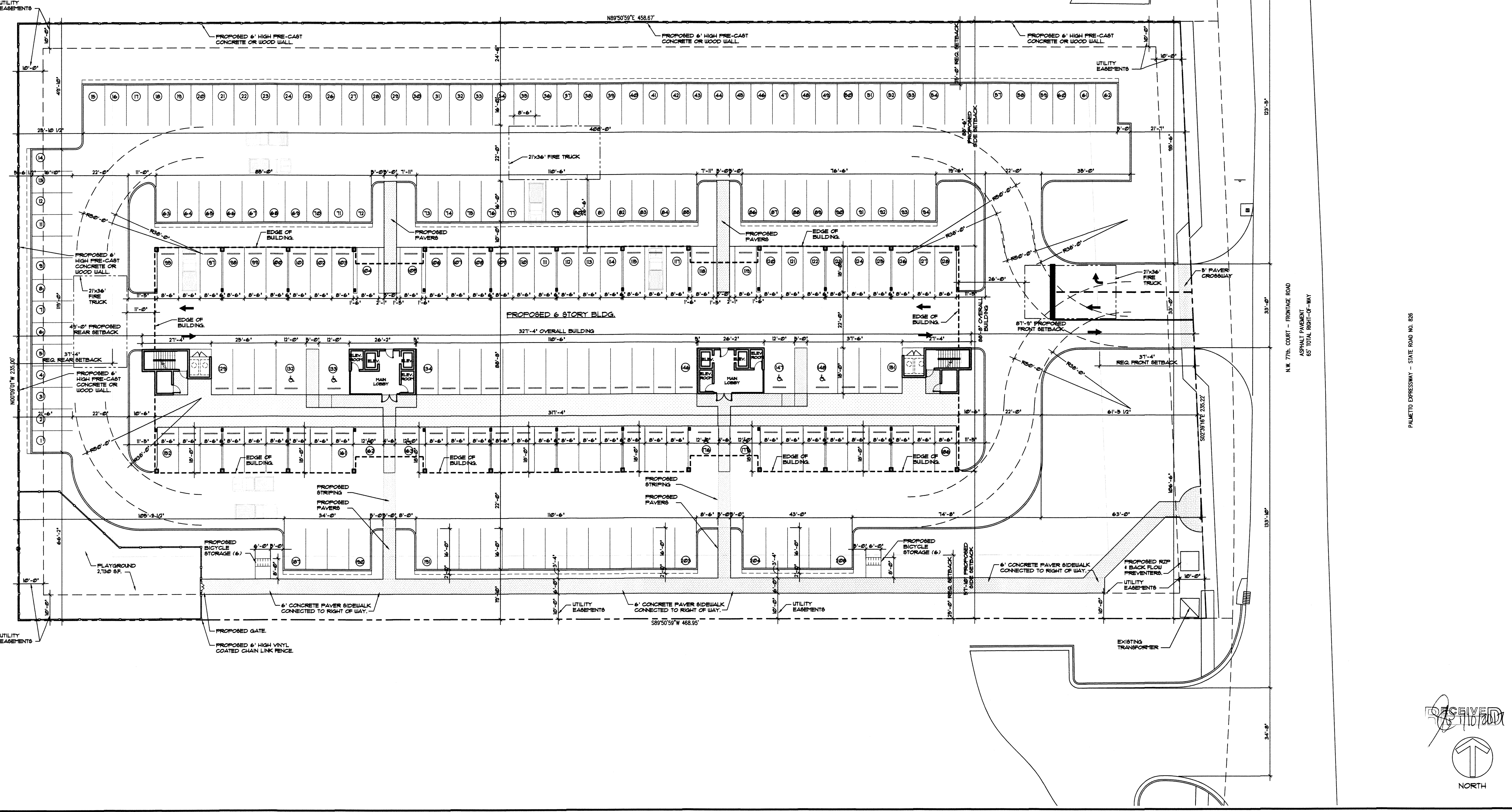
TOTAL FAR = 131,935/112,291.68 = 1.22 FAR



4 LOCATION PLAN

1 SITE DATA

2 AREA CALCULATION



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

LLR Architects, Inc.
 ARCHITECTURE & PLANNING
 14125 NW 40 AVE, SUITE 206
 MIAMI LAKES, FLORIDA 33015
 (305) 365-4339
 (305) 365-4339 FAX
 EMAIL: LLR@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	JAN 10 2017 PM 3:35
CHECKED	LLR	
DATE	10/25/16	
SCALE	AS NOTED	
JOB NO.	016-037	
SHEET		

SP-1.1
 OF SHEETS

REVISION:	BY:

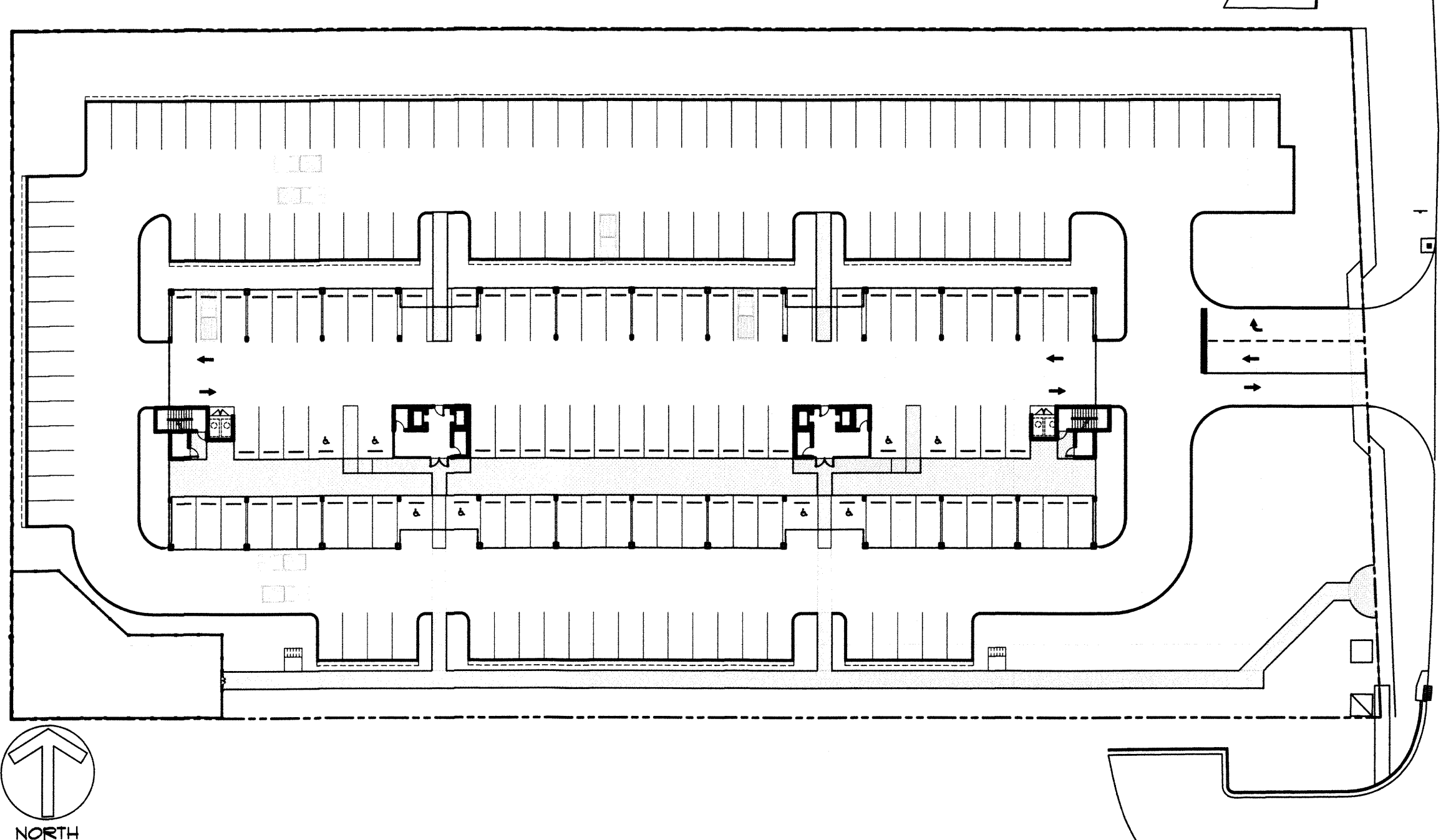
PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15600 NW TT COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUS LA ROSA

JAN 10 2017 4:30P

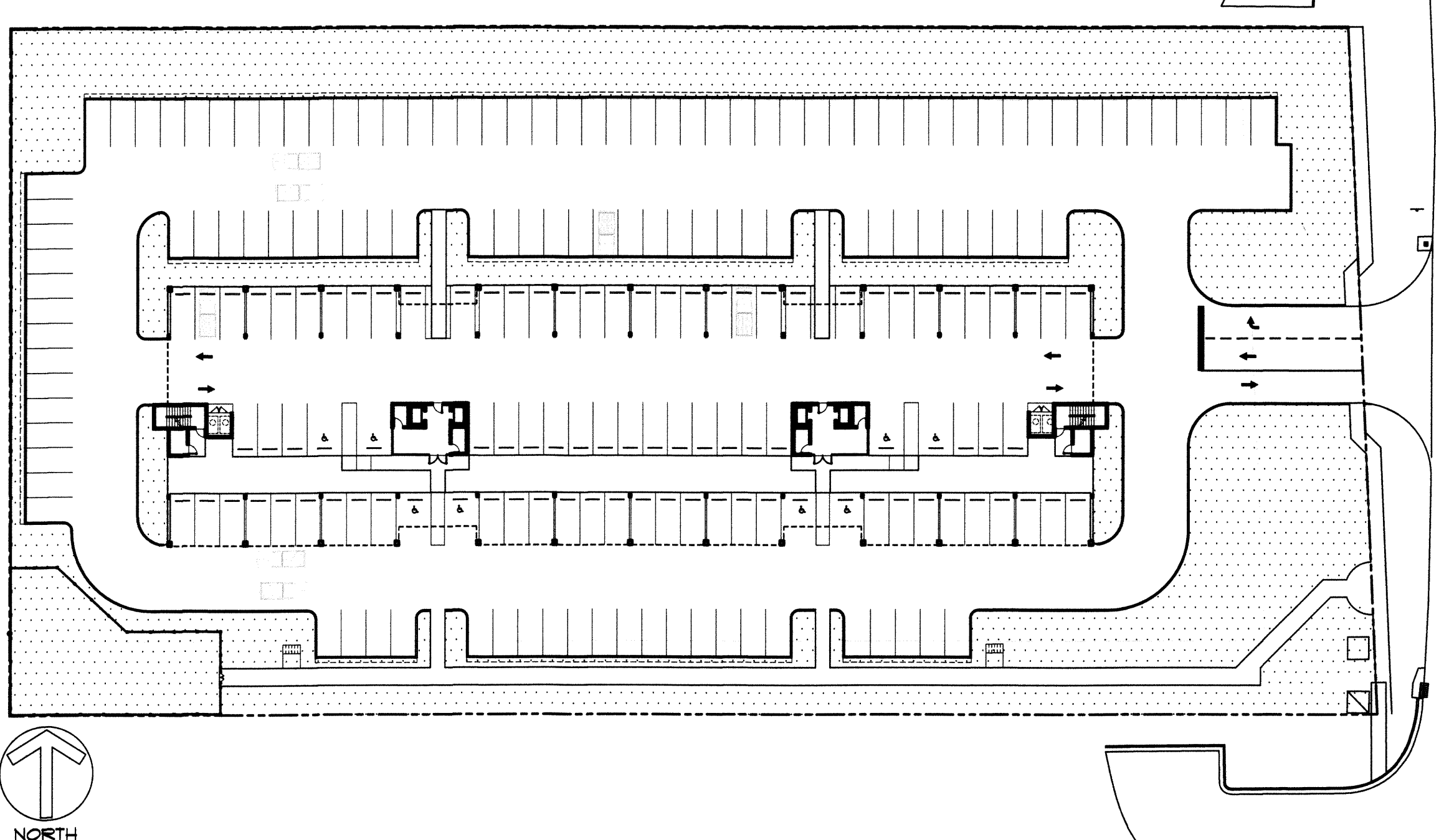
DRAWN: C.C.
CHECKED: L.L.R.
DATE: 10/26/16
SCALE: AS NOTED
JOB NO: 016-031
SHEET:

SP-12
OF SHEETS



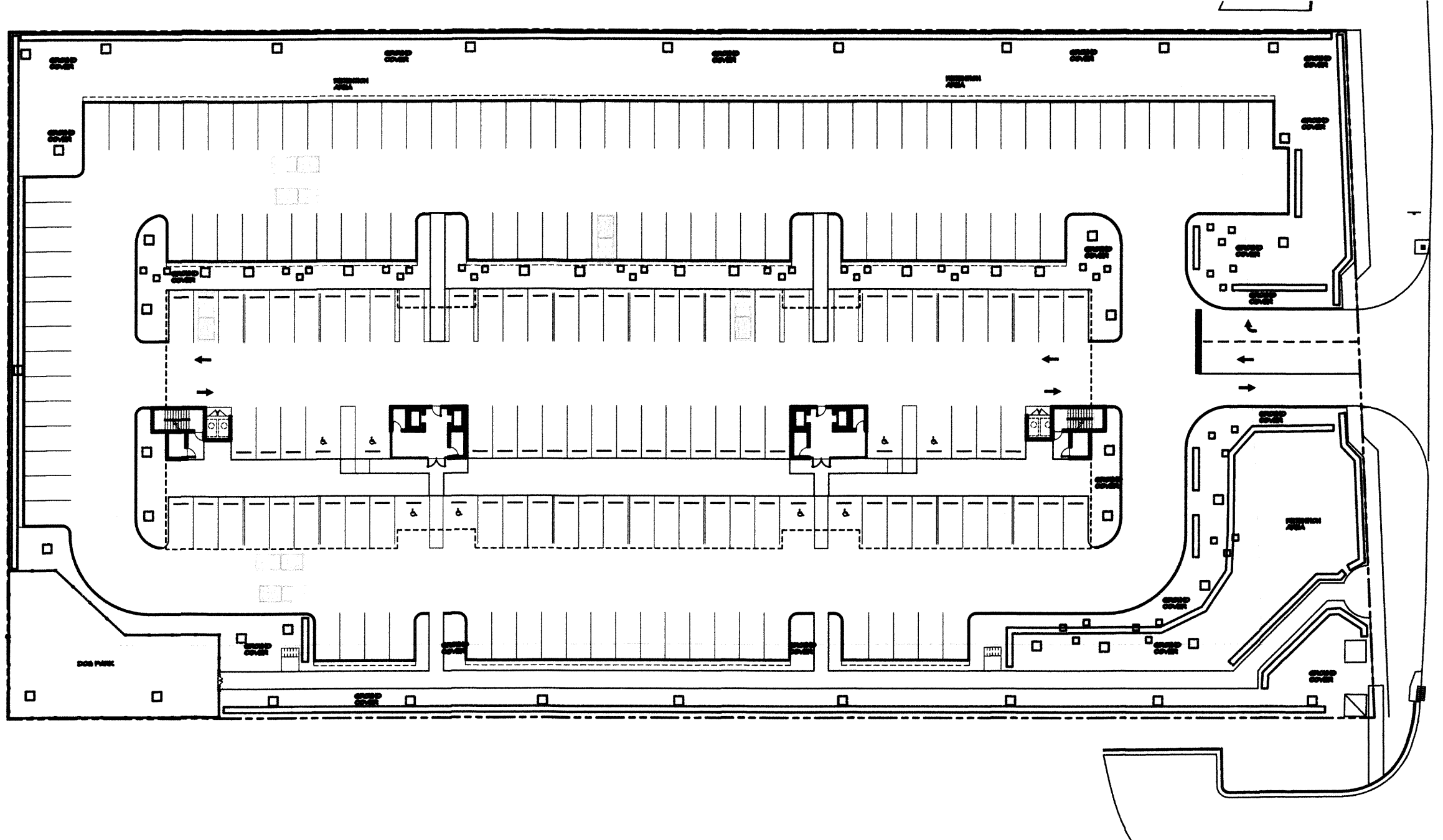
LOT COVERAGE	
TOTAL SITE AREA:	1229169 SF, OR 2819 GROSS ACRES
BUILDING FOOTPRINT AREA:	71348 SF. (5.8%)

1 PROPOSED SITE PLAN (LOT COVERAGE)
SCALE: 1/32" = 1'-0"



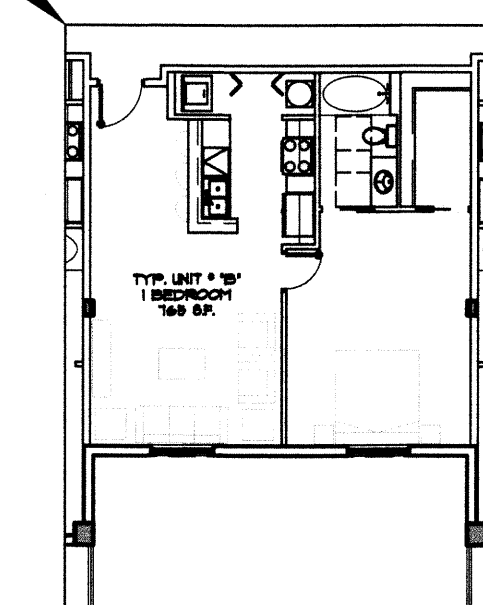
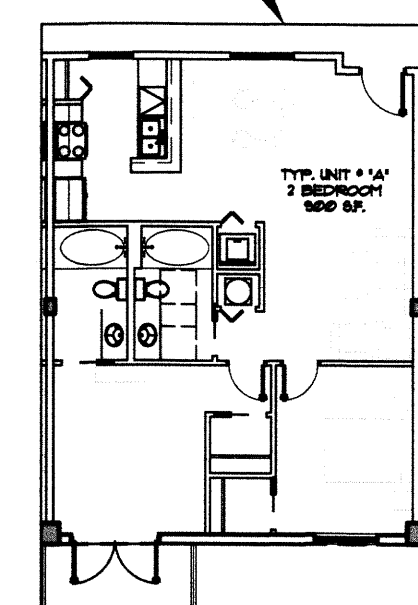
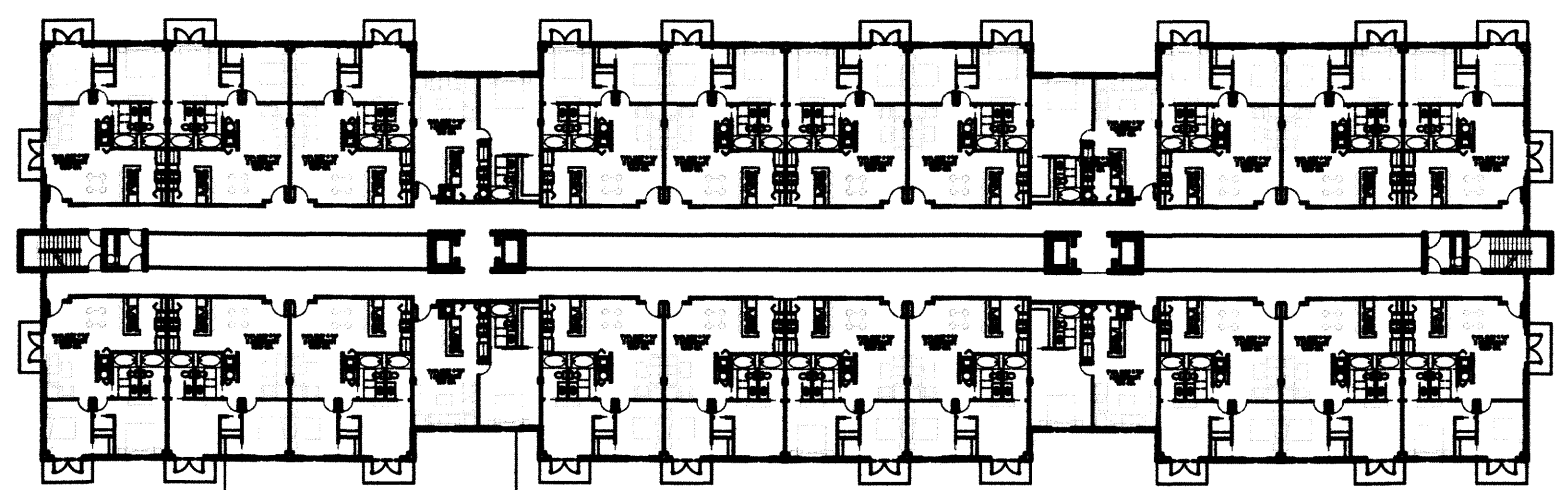
REQUIRED & PROVIDED LANDSCAPE	
30% OPEN SPACE = 368750 x 3 =	1085250 SF
10 SF PER PARK SPACE = 200	2000 SF
200 x 10 =	2000 SF
TOTAL PERVIOUS AREA =	35,735.54 SF, 35,921.69 SF

2 PROPOSED SITE PLAN (REQUIRED & PROVIDED LANDSCAPE)
SCALE: 1/32" = 1'-0"



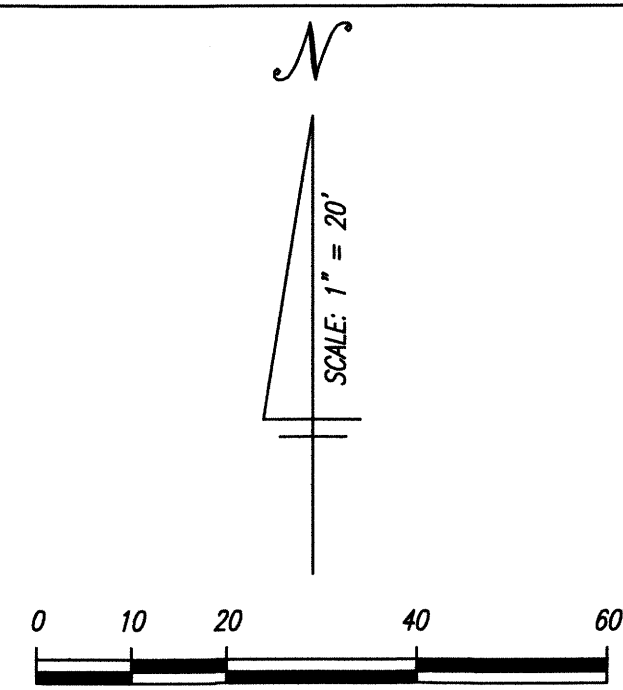
MAXIMUM LAWN AREA	
SHRUBS	2'x300' LINEAR SHRUBS = 1400 SF
TREES	3'x3'x48 TREES = 441 SF
PALMS	2'x2'x46 PALMS = 164 SF
PLAYGROUND	2,730 SF
RETENTION AREA	3,340 SF
GROUND COVER	13,209 SF
MAXIMUM LAWN PROVIDED =	21,444 SF
MAXIMUM LAWN REQUIRED =	35,921.69 SF, x 40 = 14,371

3 PROPOSED SITE PLAN (MAXIMUM LAWN AREA)
SCALE: 1/32" = 1'-0"



AREA CALCULATION	
LEVEL #3	UNIT A - 30 UNITS (2 BEDROOM) 1800 SF
	UNIT B - 4 UNITS (1 BEDROOM) 168 SF
	COMMON AREA (STAIRS, CORRIDOR) 13,333 SF
	TOTAL 3RD FLOOR SF = 21,981 SF
LEVEL #4	UNIT A - 30 UNITS (2 BEDROOM) 1800 SF
	UNIT B - 4 UNITS (1 BEDROOM) 168 SF
	COMMON AREA (STAIRS, CORRIDOR) 13,333 SF
	TOTAL 4TH FLOOR SF = 21,981 SF
LEVEL #5	UNIT A - 30 UNITS (2 BEDROOM) 1800 SF
	UNIT B - 4 UNITS (1 BEDROOM) 168 SF
	COMMON AREA (STAIRS, CORRIDOR) 13,333 SF
	TOTAL 5TH FLOOR SF = 21,981 SF
LEVEL #6	UNIT A - 30 UNITS (2 BEDROOM) 1800 SF
	UNIT B - 4 UNITS (1 BEDROOM) 168 SF
	COMMON AREA (STAIRS, CORRIDOR) 13,333 SF
	TOTAL 6TH FLOOR SF = 21,981 SF
TOTAL	84 UNITS

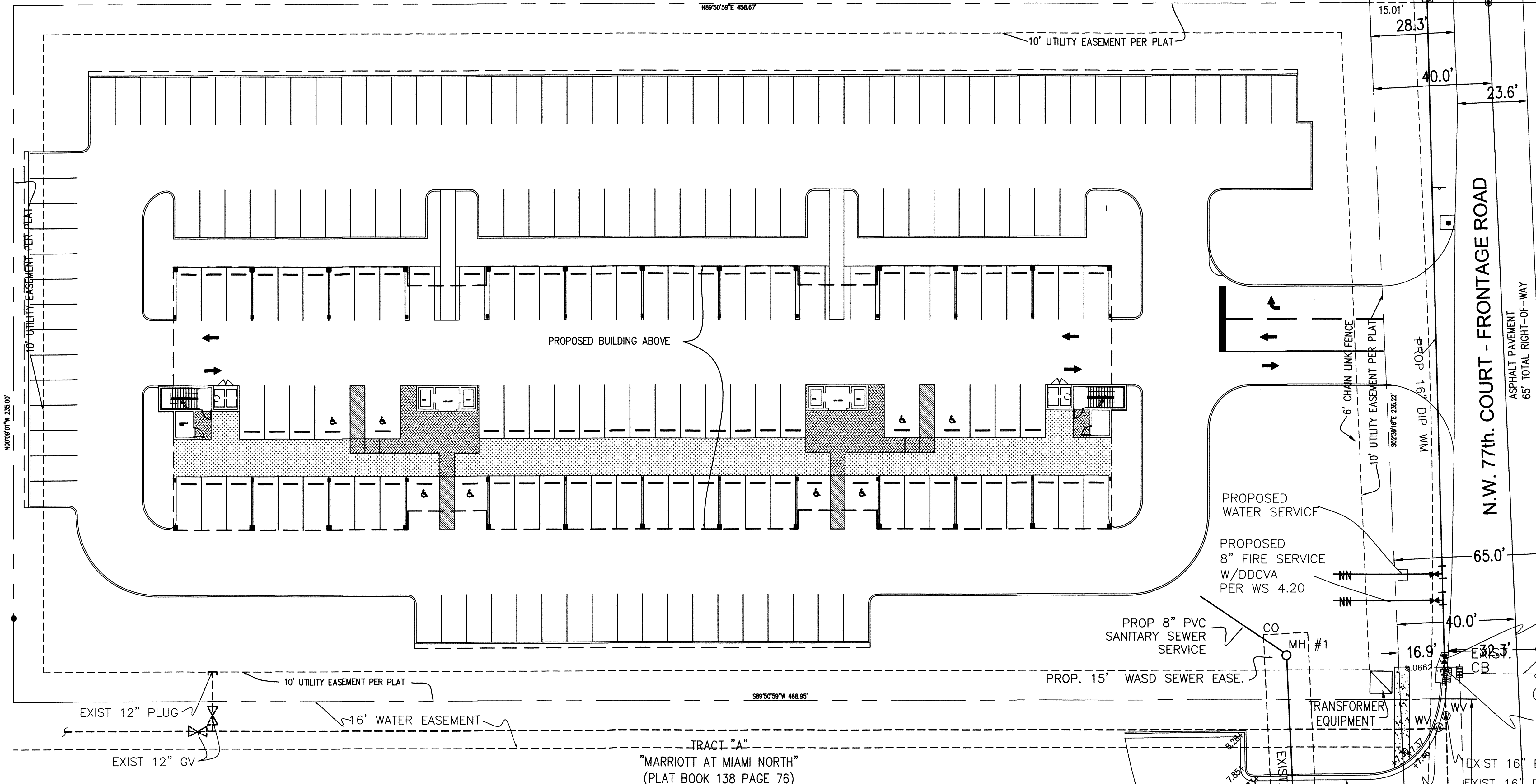
4 PROPOSED TYP. UNITS



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

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)



PROP. 16"X4" TEE
 4" GV TIED TO TEE

PALMETTO EXPRESSWAY - STATE ROAD NO. 826

N.W. 77th. COURT - FRONTAGE ROAD

POINT OF CONNECTION
 REMOVE EXIST. 16" PLUG
 FOUND & DISC
 CONNECT PROP 16" DIP WM

POINT OF CONNECTION
 REMOVE EXIST. 16" PLUG
 CONNECT PROP 16" DIP WM

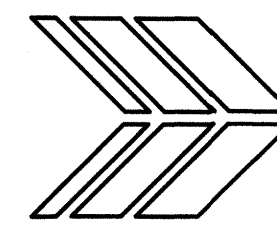
JAN 10 2017 PH 3 35

RECEIVED
 [Signature]

NO.	REVISION	DATE	APPROVED
1	GENERAL REVISION	1/9/2017	SAC
			CAD
			EAM

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

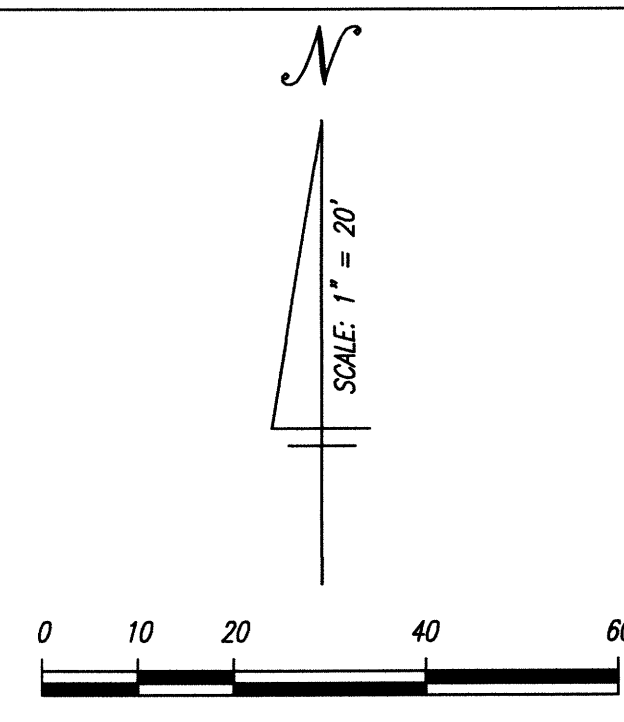
SHEET TITLE
**PRELIMINARY
 WATER & SEWER**



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
 DATE: 11/12/2016
 SCALE: 1"=20'
 PROJ. NO.: 16-132

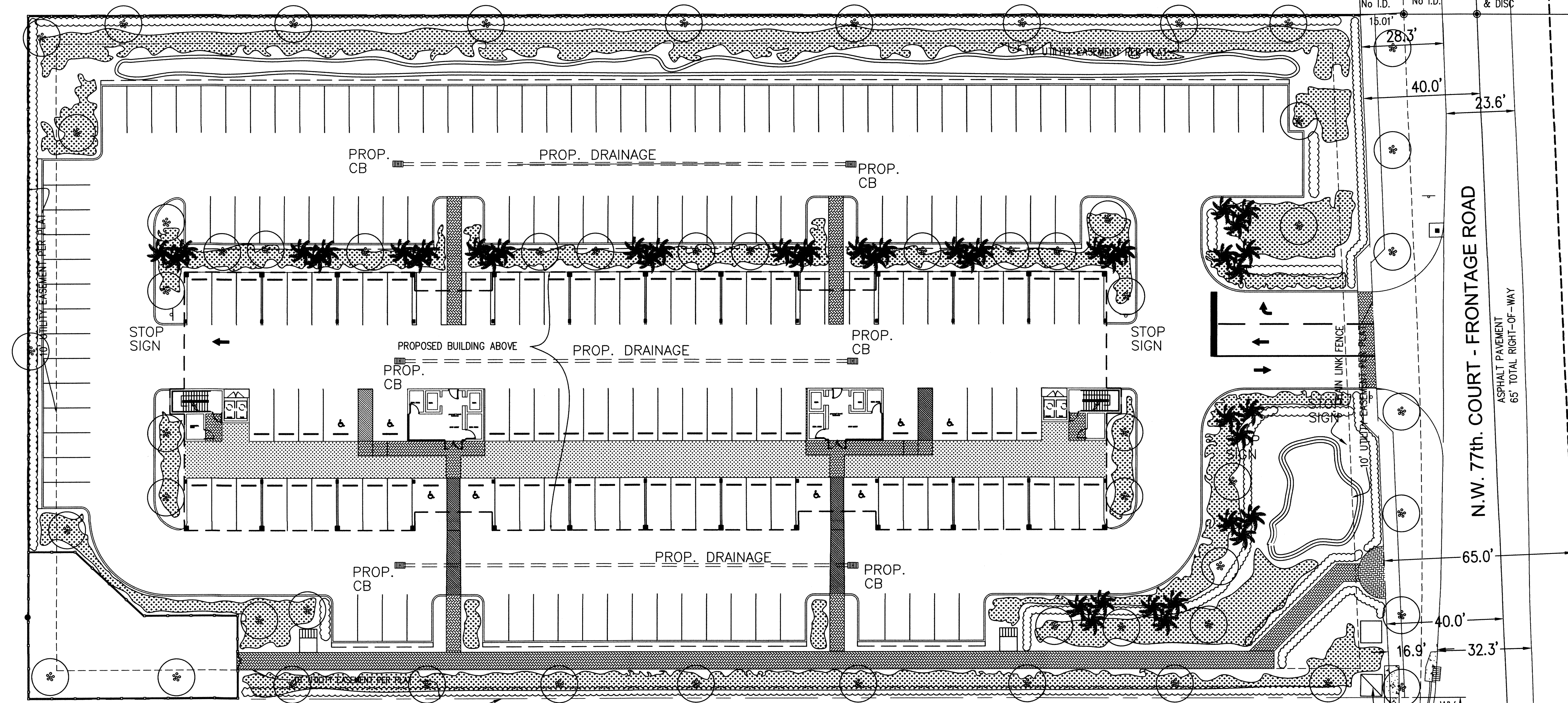
SHEET
1
 OF
1



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

PORTION OF TRACT 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)



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

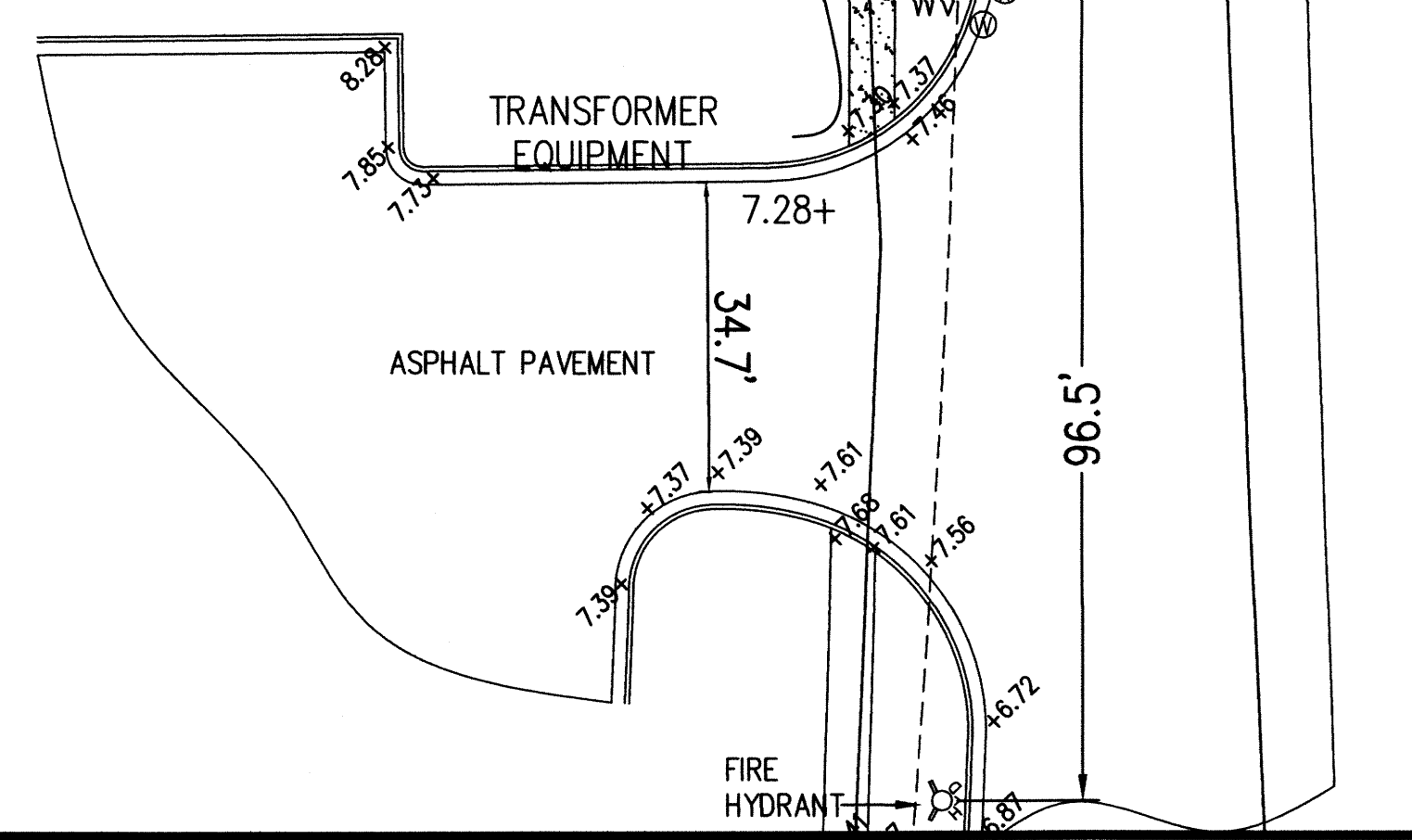
TRACT "A"
 "MARRIOTT AT MIAMI NORTH"
 (PLAT BOOK 138 PAGE 76)

NOTES:
 THIS PLAN IS NOT FOR CONSTRUCTION.

STORM DRAINAGE CALCULATIONS AND DESIGN WILL COMPLY WITH REQUIRED ON-SITE RETENTION OF STORM-WATER RUNOFF FOR THE DESIGN STORM.

ALL RUN-OFF SHALL BE RETAINED ON SITE.

LANDSCAPE PLANS SHALL BE COORDINATED WITH PAVING & DRAINAGE PLANS.



PALMETTO EXPRESSWAY - STATE ROAD NO. 826

N.W. 77th. COURT - FRONTAGE ROAD

JAN 10 2017 PM 3:30

RECEIVED
 1/10/2017

DRAWN CAD		PROJECT NAME: LUCIDIA PALMETTO & 77TH		SHEET TITLE PRELIMINARY PAVING & DRAINAGE		 AYLWARD ENGINEERING & SURVEYING, INC. CIVIL ENGINEERS & LAND SURVEYORS 3222 Ridge Trace, Davie, Florida 33328 EB/LB No. 5183 954-424-5852 or 305-827-2216 Fax 954-424-5852 or 305-827-2216 aylwardengineer@gmail.com		CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING W/WORK DATE: 11/12/2016 SCALE: 1"=20' PROJ. NO.: 16-132		SHEET 1 OF 1	
CHECKED EAM											
APPROVED SAC		DATE: 1/9/2017									
NO. REVISION											

SITE CALCULATIONS:

TOTAL SITE AREA	102,916.8 SF OR 2.379 ACRES
BUILDING FOOTPRINT AREA	219,48 SF
PROPOSED CONC. SIDE WALK	43,348 SF
TOTAL IMPERVIOUS AREA	16,370 SF
15% OPEN SPACE (12,759 x 3')	33,689.94 SF
40 SF PER PARK SPACE (208 x 10')	2,260 SF
TOTAL PERVIOUS AREA	35,169.94 SF OR 39,016.8 SF

DENSITY REQUIREMENTS (MD-50) HIGH DENSITY RESIDENTIAL	REQUIRED	PROVIDED
UNITS PER ACRE	25 ALLOWED	120

PARKING SPACES REQUIREMENTS

100' (2-BEDROOM) UNITS x 175	REQUIRED	PROVIDED
20' (2-BEDROOM) UNITS x 150	10	108
TOTAL PARKING	708	708

SETBACKS REQUIREMENTS

FRONT	REQUIRED	PROVIDED
REAR	31'-4"	81'-3"
SIDE	31'-4"	49'-0"
SIDE	33'-0"	81'-0"
SIDE	28'-0"	88'-0"

*PROPOSED BUILDING HEIGHT: 66' (66-35+ 31 FEET x 40'-0" FEET)
 **MIN. 10'-0" (31'-4")
 ***BASIC STORAGE REQ. (D) PROPOSED REFER TO SITE PLAN.

AREA CALCULATION

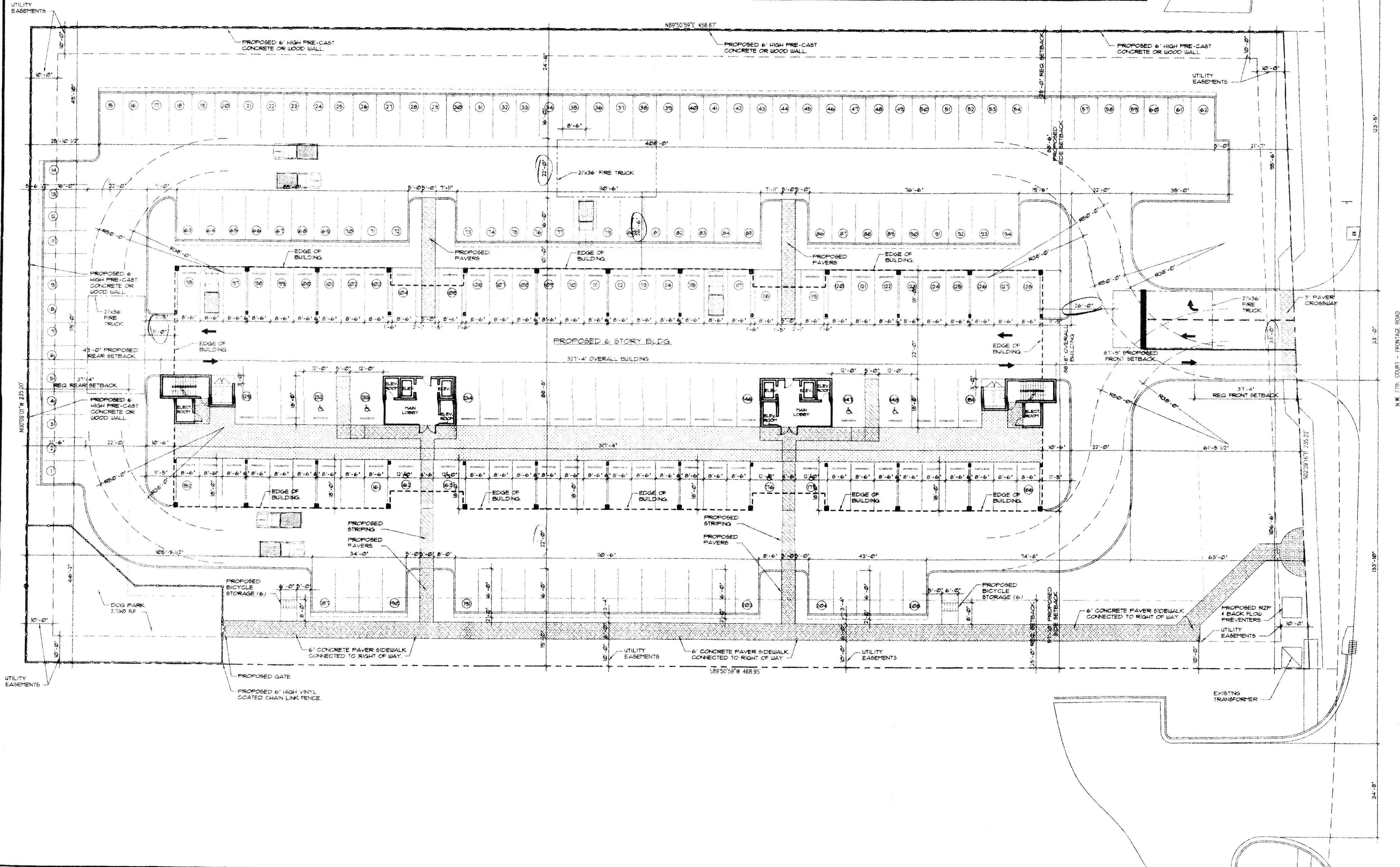
LEVEL # 1	COMMON AREA (STAIRS, ELEV.)	970 SF	
	(STAIRS, ELEV, LOBBY, ELECT. ROOM)		
	TOTAL FIRST FLOOR SF.	970 SF	
LEVEL # 2	UNIT A 20 UNITS (2 BEDROOMS)	900 SF	24 UNITS
	UNIT B 4 UNITS (1 BEDROOM)	765 SF	
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF	
	TOTAL SECOND FLOOR SF.	21,393 SF	
LEVEL # 3	UNIT A 20 UNITS (2 BEDROOMS)	900 SF	24 UNITS
	UNIT B 4 UNITS (1 BEDROOM)	765 SF	
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF	
	TOTAL 3RD. FLOOR SF.	21,393 SF	
LEVEL # 4	UNIT A 20 UNITS (2 BEDROOMS)	900 SF	24 UNITS
	UNIT B 4 UNITS (1 BEDROOM)	765 SF	
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF	
	TOTAL 4TH FLOOR SF.	21,393 SF	
LEVEL # 5	UNIT A 20 UNITS (2 BEDROOMS)	900 SF	24 UNITS
	UNIT B 4 UNITS (1 BEDROOM)	765 SF	
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF	
	TOTAL 5TH FLOOR SF.	21,393 SF	
LEVEL # 6	UNIT A 20 UNITS (2 BEDROOMS)	900 SF	24 UNITS
	UNIT B 4 UNITS (1 BEDROOM)	765 SF	
	COMMON AREA (STAIRS, CORRIDOR)	6,333 SF	
	TOTAL 6TH FLOOR SF.	21,393 SF	
TOTAL			120 UNITS

TOTAL UNITS SF.	105,300 SF
TOTAL COMMON AREA	32,635 SF

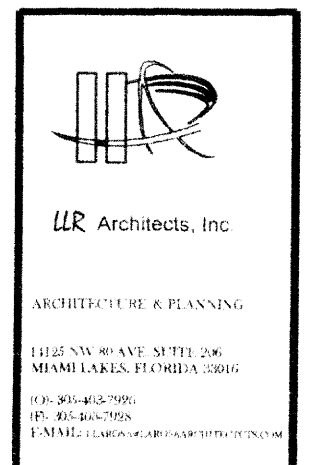
TOTAL SF. PER FLOOR	
1ST FLOOR	970 SF
2ND FLOOR	21,393 SF
3RD FLOOR	21,393 SF
4TH FLOOR	21,393 SF
5TH FLOOR	21,393 SF
6TH FLOOR	21,393 SF
TOTAL GROSS SF.	131,935 SF

1 SITE DATA

2 AREA CALCULATION



3 PROPOSED SITE PLAN
 SCALE: 1/8\"/>



REVISION	BY

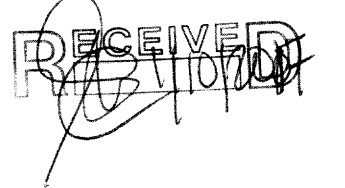
PROPOSED UNITS FOR:
 LUCIDA PALMETTO 4 T11H
 19600 NUTT COURT
 MIAMI LAKES, FLORIDA 33066

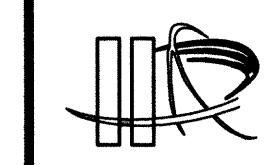


SCALE: AS SHOWN
 LUCIDA PALMETTO
 1/14/19

DRAWN	C.G.
CHECKED	LLR
DATE	10/09/16
SCALE	AS NOTED
DRAW NO.	016-031
SHEET	

SP-1.1





LLR Architects, Inc.

ARCHITECTURE & PLANNING

14123 NW 80 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016
(305) 403-7926
(305) 403-7928
EMAIL: LLR@LLRARCHITECTS.COM

REVISION:	BY:

PROPOSED UNITS FOR:
LUCIDA PALMETTO # 111H
15800 NW 11TH COURT
MIAMI LAKES, FLORIDA 33016

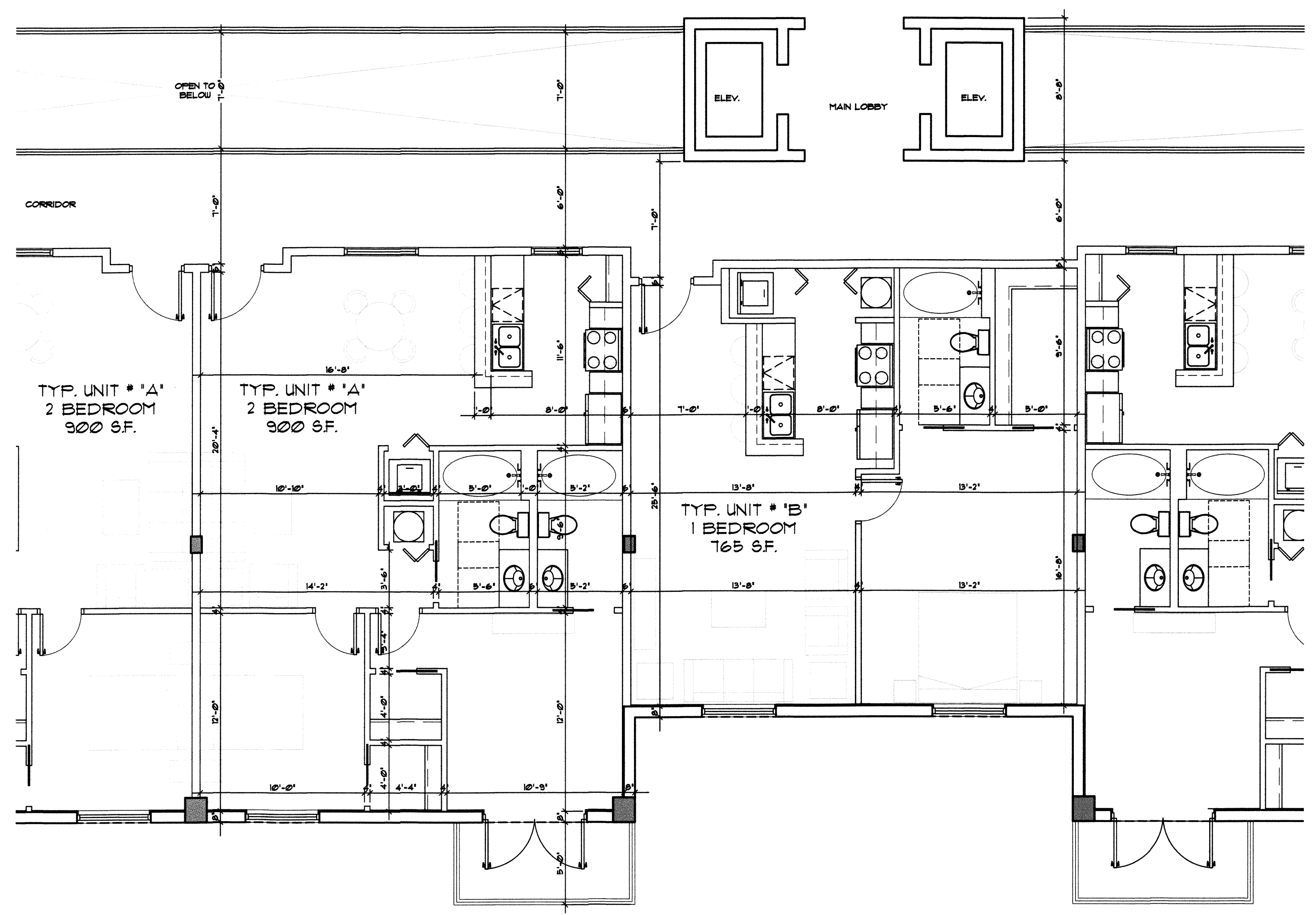
SEAL: AR 0017852
LUIS LA ROSA

JUN 10 2017 8:33

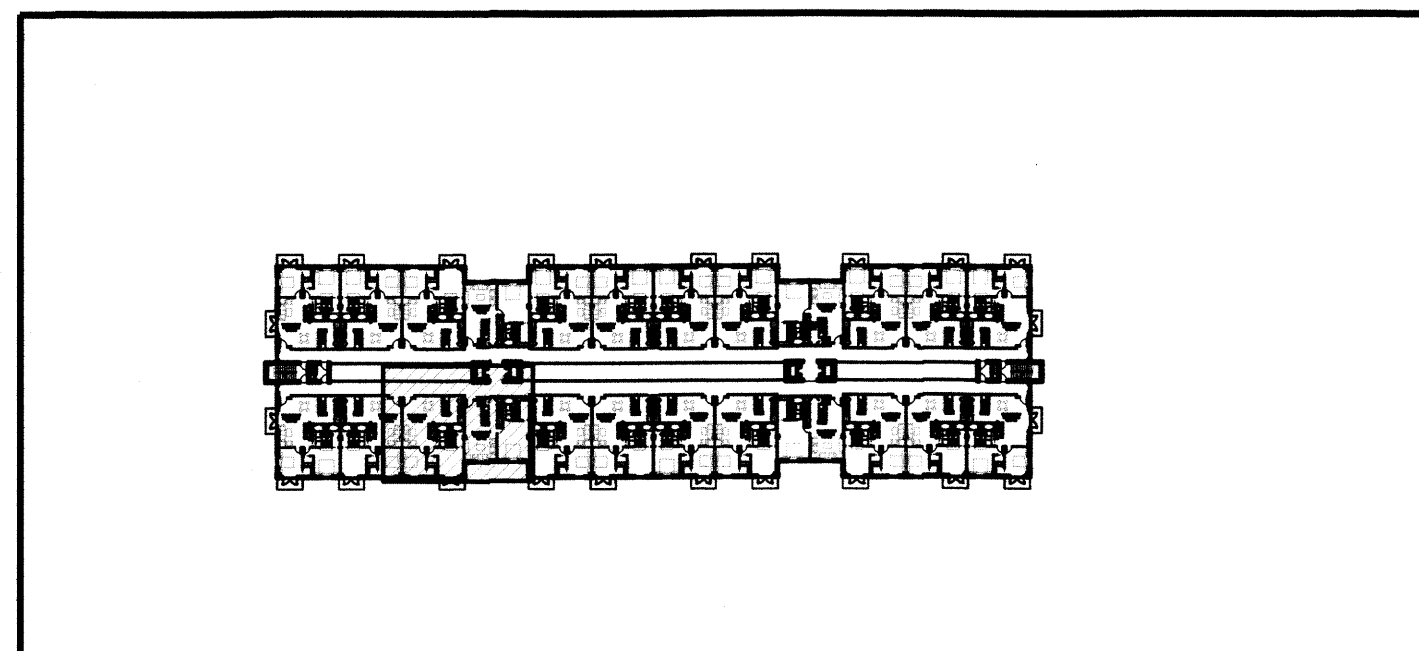
DRAWN	CC
CHECKED	LLR
DATE	10/28/16
SCALE	AS NOTED
JOB. NO.	016-031
SHEET	

A-12
OF SHEETS

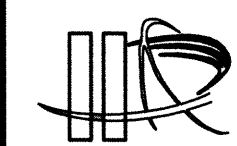
RECEIVED
10/27/17



1 PARTIAL SECOND FLOOR PLAN (TYP. UNITS)
SCALE: 1/4" = 1'-0"



2 KEY PLAN
SCALE: NTS



LLR Architects, Inc.

ARCHITECTURE & PLANNING

1125 NW 80 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016
(305) 463-7926
P: 305.463.7928
E-MAIL: LLR@LLRARCHITECTS.COM

REVISION	BY



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15600 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

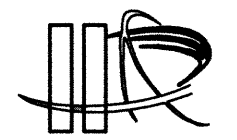
SEAL: AR 0017852
LUIS LA ROSA

DRAWN: CC
CHECKED: LLR
DATE: 10/25/16
SCALE: AS NOTED
JOB NO: 016-031
SHEET

A-2.1
OF SHEETS

JAN 10 2017 PM 3:32

RECEIVED
11/10/2017



LLR Architects, Inc.

ARCHITECTURE & PLANNING

14233 NW 80 AVE, SUITE 206

MIAMI LAKES, FLORIDA 33016

(305) 463-7998

(305) 463-7998

EMAIL: L@LLRARCHITECTS.COM

REVISION: BY:

REVISION:	BY:

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

SEAL: AR 0017852

LUIS LA ROSA

DRAWN: CC

CHECKED: LLR

DATE: 10/25/16

SCALE: AS NOTED

JOB NO: 016-031

SHEET: A-2.2

OF SHEETS

FRAN 10 2017 PM 3:32

RECEIVED 10/19/17



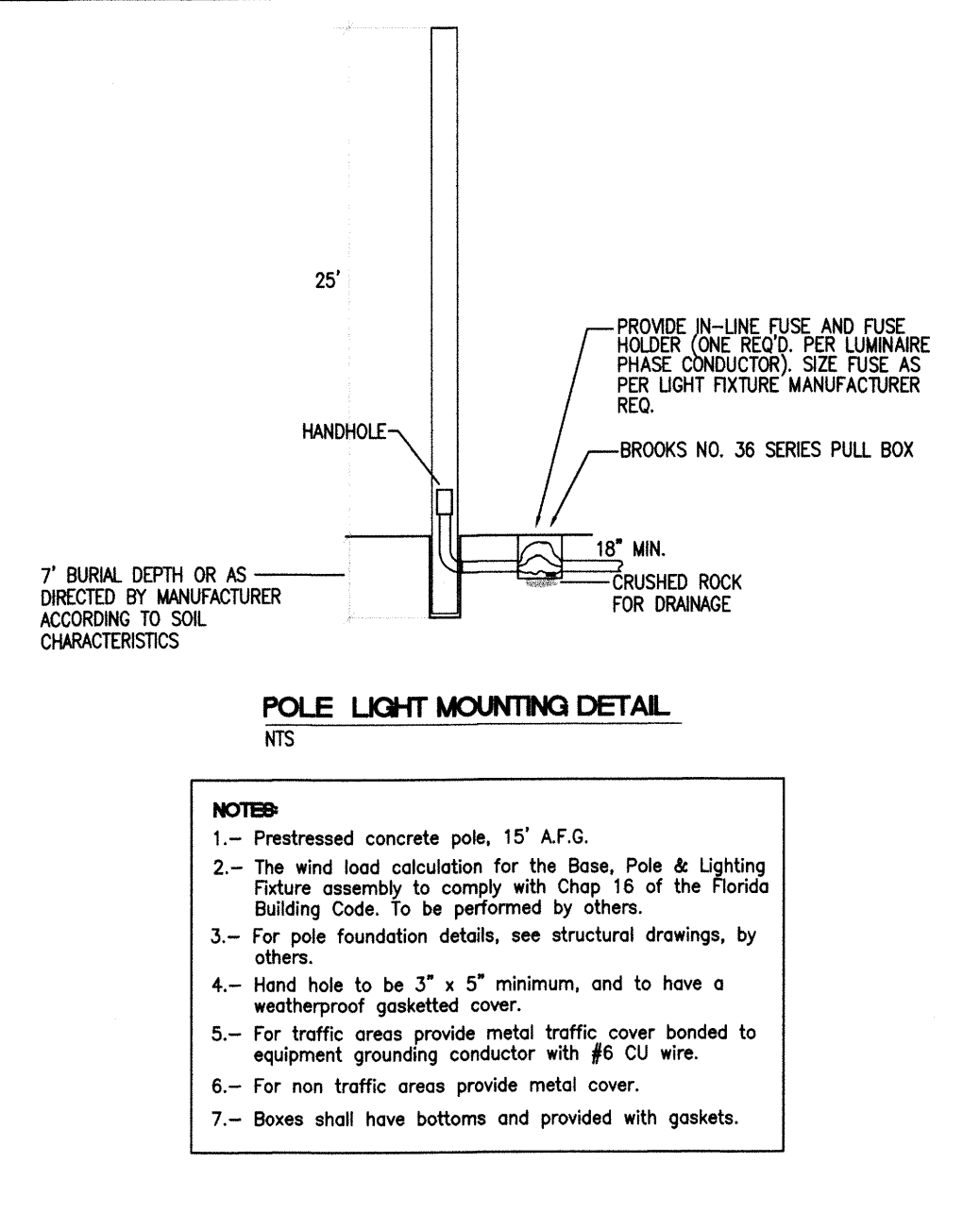
1 | PROPOSED NORTH ELEVATION

SCALE: 3/32"=1'-0"



2 | PROPOSED WEST ELEVATION

SCALE: 3/32"=1'-0"



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	LLF	Watts
○	SA	36	KIM LIGHTING PGL71WE35/60L4 K/ VOLTAGE/COLOR (SURFACE MT)	pgl71we35-60L4.ies	0.85	65
□	SB	14	BEACON PRODUCTS VPL 96NB-280 4K T4 UNV COLOR BLC (POLE MT @ 25 FT AFG)	VP-L-96NB-280-4K-T4-BLC.ies	0.85	280

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	4.4 fc	9.1 fc	1.1 fc	8.3:1	4.0:1
Spill Light at Property Line	0.2 fc	0.5 fc	0.0 fc	N/A	N/A

VIPER L SERIES

BEACON

PRODUCT IMAGES

CONSTRUCTION

INSTALLATION

FINISH

ELECTRIC

TESTING

CERTIFICATIONS

BEACON

Parking Garage Luminaire
PGL7

FEATURES

- LED models incorporating patented LED PowerLite™ technology
- The PGL7 offers exceptional uniformity in wide or narrow optics in low distribution patterns
- Multiple control options available for an intelligent parking garage lighting solution
- Multiple mounting, installation, design/lighting harvesting capabilities

limo

ORDERING INFORMATION (Optional)

OPTION	DESCRIPTION	PRICE
PGL7N	Non-Flashing	100.00
PGL7F	Flashing	120.00
PGL7M	Flashing with Motion Sensor	150.00
PGL7S	Flashing with Solar Sensor	180.00

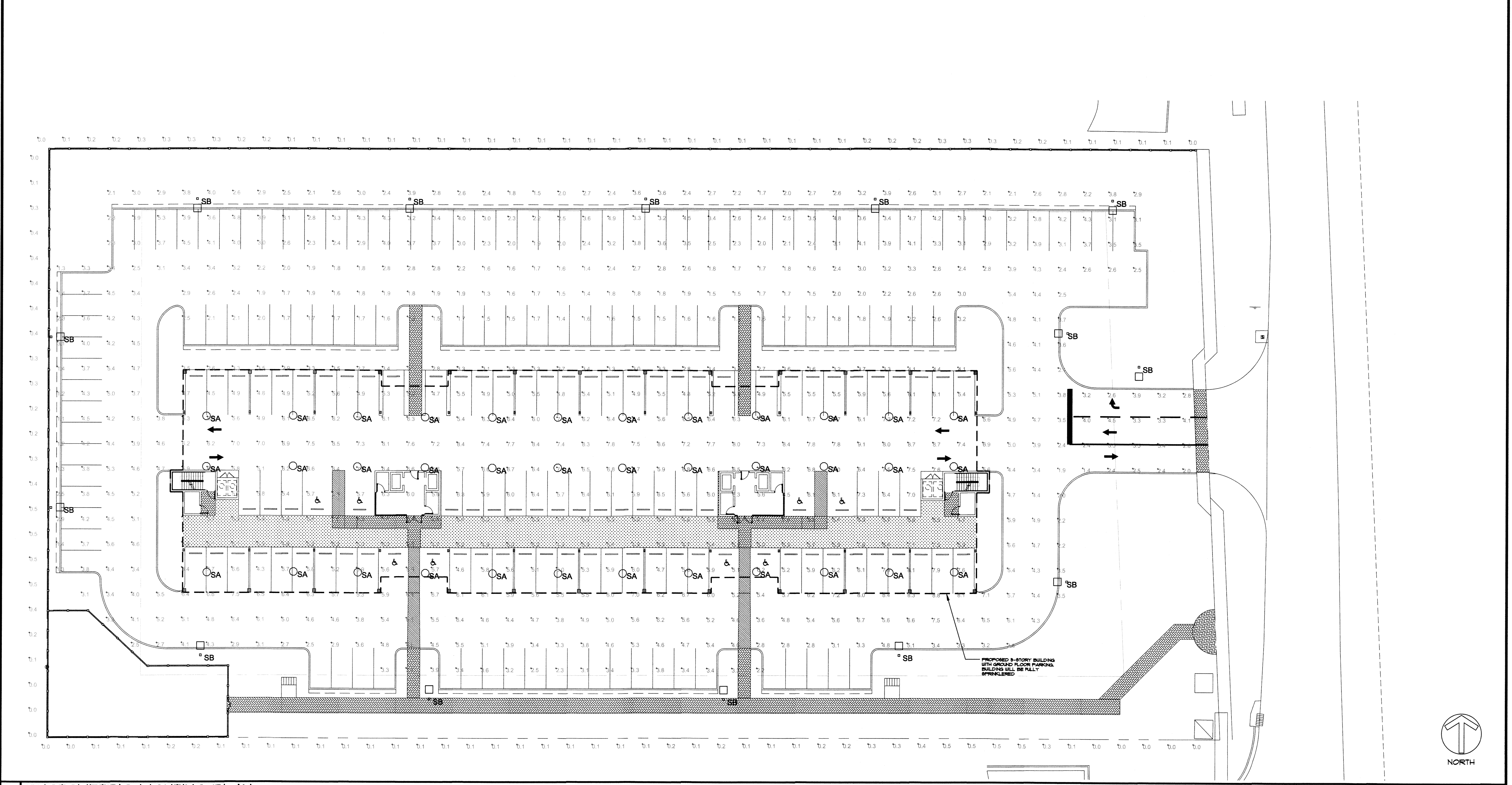
REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/16	AS NOTED

1 LIGHT POLE MOUNTING DETAIL
SCALE: NTS

2 LIGHT FIXTURE SCHEDULE

3 LIGHT FIXTURE SPECIFICATION



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

LLR Architects, Inc.
ARCHITECTURE & PLANNING
14125 NW 80 AVE, SUITE 3006
MIAMI LAKES, FLORIDA 33016
TEL: 305-403-7996
FAX: 305-403-7995
EMAIL: LLR@LLRARCHITECTS.COM

REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15000 NW 11TH COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: C.C.
CHECKED: LLR
DATE: 10/25/16
SCALE: AS NOTED
JOB NO.: 016-031
SHEET: PH-1
OF SHEETS

JAN 10 2017 PM 3:32

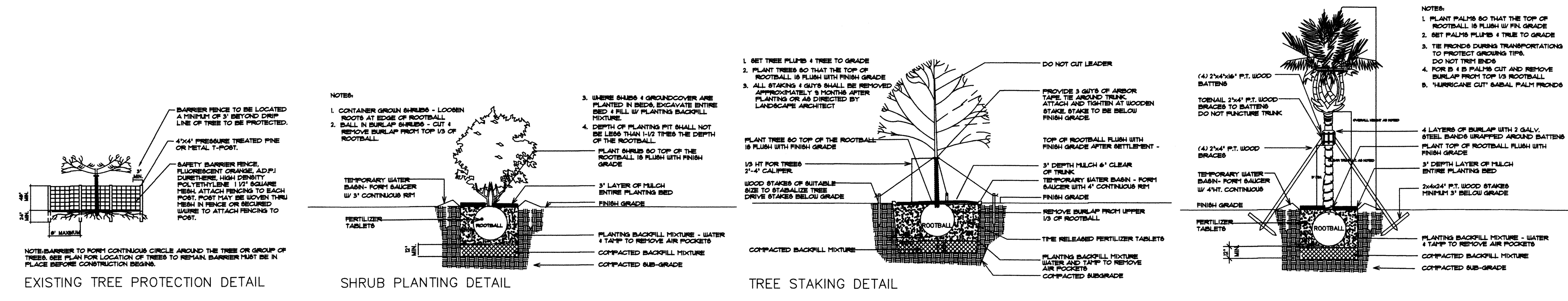
RECEIVED
10/27/2017

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

Landscape Legend

ZONING DISTRICT:	RM-50	112,297.68 S.F.
NET LOT AREA:	2.578 ACRES	
OPEN SPACE	Required	Provided
A. Square feet of open space required 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= 205 x 10=)	2,050 S.F. (10%)	
C. Total sf of landscaped open space required by A+B=	35,739.4 S.F.	35,927.68 S.F.
TREES		
A. No. tree required per lot acre (table A) less existing number of trees meeting minimum requirements = 28 X 2.5 trees x net lot acres =	72	49
NET LOT ACRES = 2.578		
B. % Palms allowed: No. trees provided x 30% =	46	46
% Palms permitted to count as street trees on 2:1 basis x 30% =	10 X .30 = 3	1
C. % Natives Required: No. trees provided x 30% =	15	18
49 X .30 = 14.7		
D. Street trees (maximum average spacing of 35' o.c.):	7	7
235 linear feet along street / 35= 6.7		
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	720	720
72 X 10 = 720		
B. No shrubs allowed x 30% = No. of native shrubs required	216	720
720 X .30 = 216		

2 DETAILS

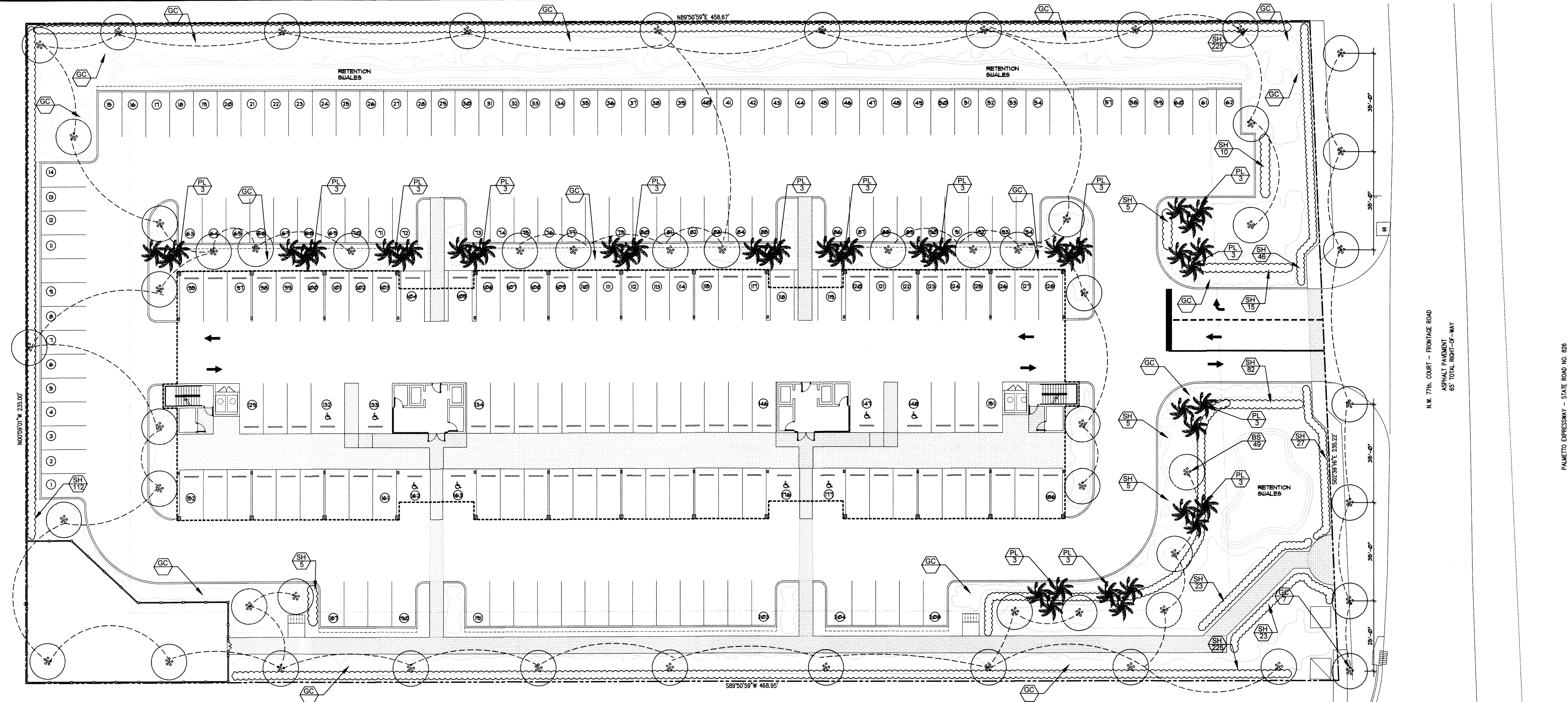


PLANT LIST (FOR ALL PROPOSED PLANTS)

SYM	QTY.	PLANT NAME	NATIVE	SIZE
BS	49	BURSERIA SIMARUBA/ GUMBO LIMBO	YES	2" 12" HT x 6" SPR 2" CAL.
PL	46	PALMS		
GC		GRAND COVER		
SH	900	SHRUBS		24"x24", 24" O.C.

1 LANDSCAPE LEGEND

3 PLAN LIST



4 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

LLR Architects, Inc.
ARCHITECTURE & PLANNING
1435 NW 86 AVE, SUITE 206
MIAMI LAKES, FLORIDA 33016
(305) 405-7928
(305) 405-7929
E-MAIL: LLR@LLRARCHITECTS.COM

REVISION	BY

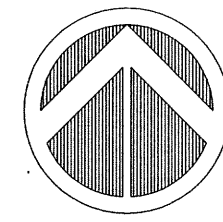
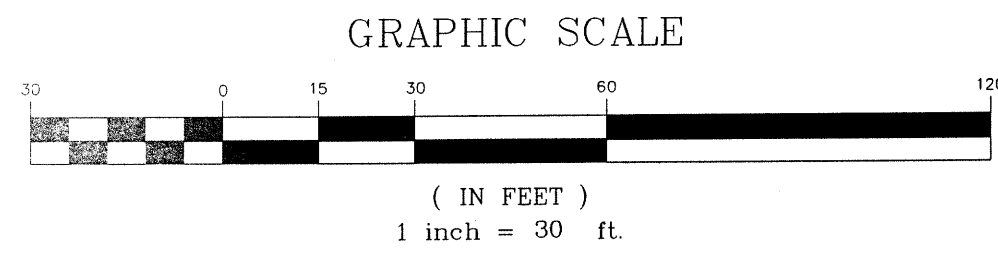
PROPOSED UNITS FOR:
LUCIDA PALMETTO & TITH
15800 NW 11 COURT
MIAMI LAKES, FLORIDA 33016

SEAL: AR 0017852
LUIS LA ROSA

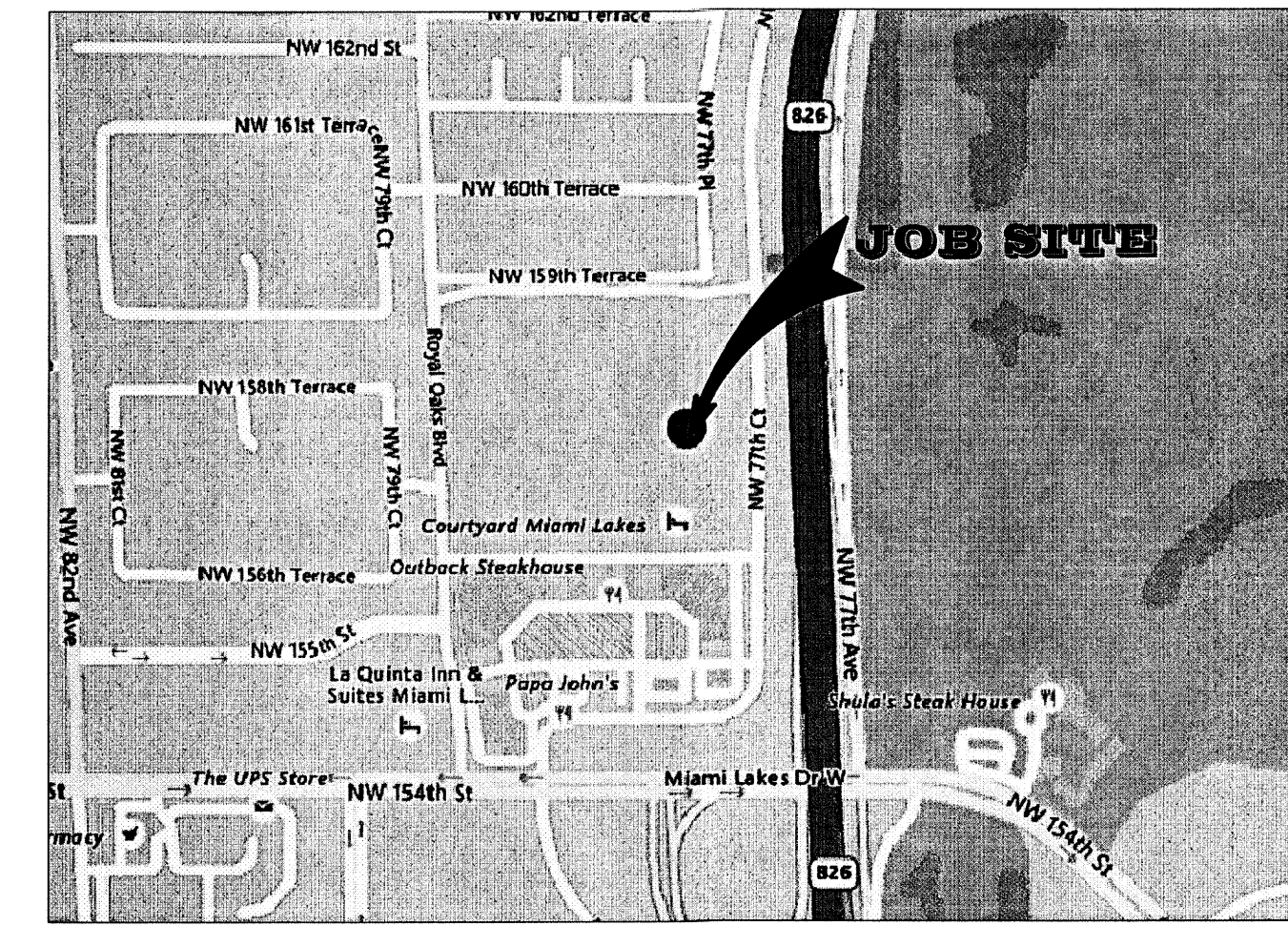
DRAWN	CC
CHECKED	LLR
DATE	10/05/16
SCALE	AS NOTED
JOB NO.	016-031
SHEET	L-1.1
OF	
SHEETS	

JAN 10 2017 PM 3:31

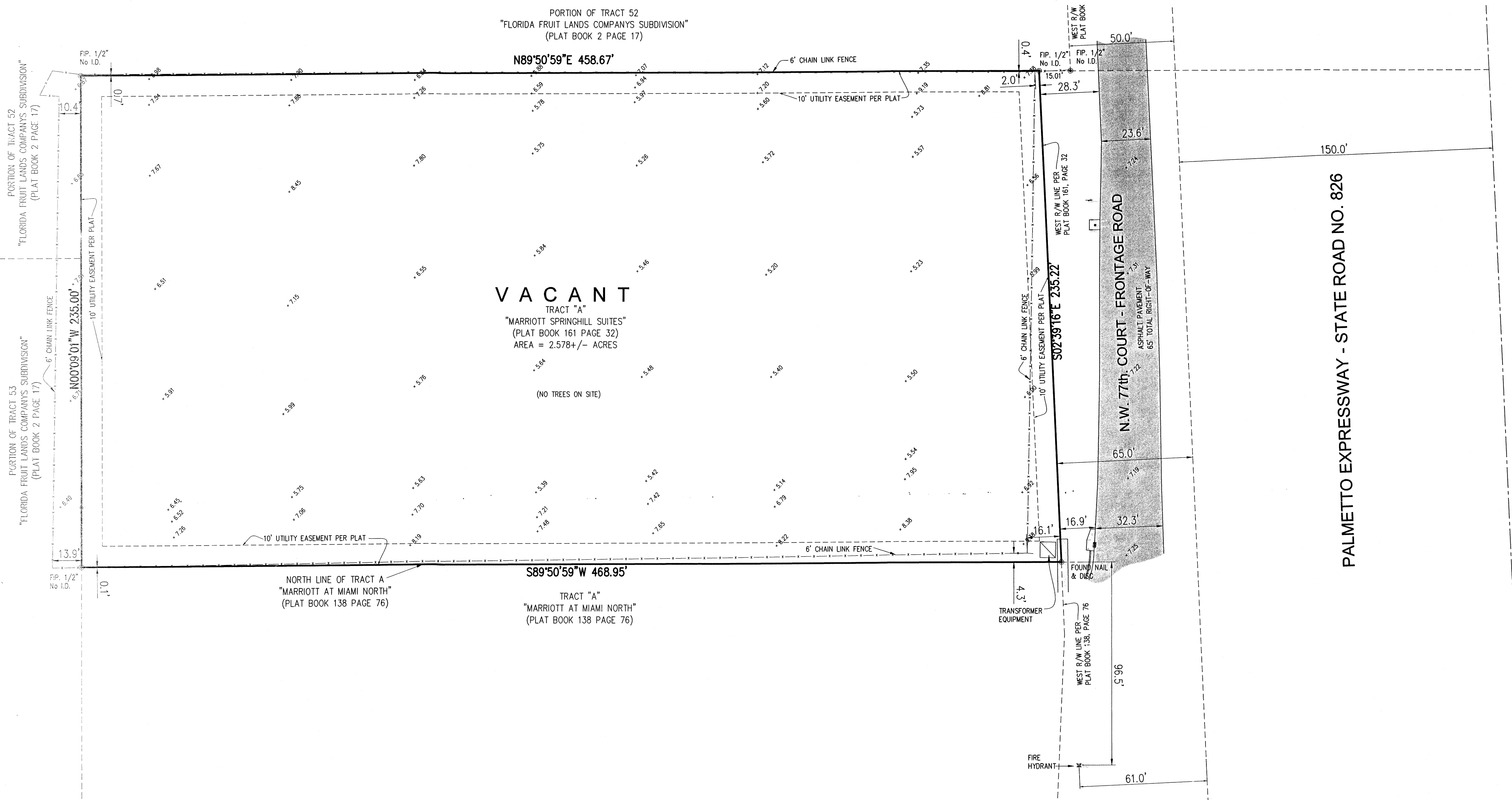
LLR



BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE



- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - 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.
 - 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.
 - 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 was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - 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.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - 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.
 - The surveyor does not determine fence and/or wall ownership.
 - Ownership subjects to OPINION OF TITLE.
 - Type of Survey: BOUNDARY SURVEY.
 - The North arrow and bearings shown hereon based on recorded plat of "MARRIOTT SPRINGHILL SUITES", according to the plat thereof, as recorded in Plat Book 161, Page 32, of the Public Records of Miami-Dade County, Florida.
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Flood Zone Data: Community/ Panel #120637/0144/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'
 - Elevations shown, if any, hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
 - Benchmark Used: Miami-Dade County Benchmark #H-396. Elevation = +13.23'
 - 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.

[Signature]
Pablo J. Alfonso, P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880

PROPERTY ADDRESS:
15800 NW 77 COURT, MIAMI LAKES, FLORIDA 33016
FOLIO No.: 32-2015-044-0010

LEGAL DESCRIPTION:
Tract "A" of "MARRIOTT SPRINGHILL SUITES", according to the plat thereof, as recorded in Plat Book 161, Page 32, of the Public Records of Miami-Dade County, Florida.

LEGEND

—○—○—	Overhead Wire Line	⊕	Existing Elevations	A/C	Air Conditioner
—/—/—	Wood Fence	⊞	Catch Basin	Conc.	Concrete
—x—x—	Chain Link Fence	⊞	Water Meter	C.B.S.	Concrete Block & Stucco
— — —	Iron Fence	⊞	Electric Box	D.E.	Drainage Easement
— — —	Monument Line	⊞	Sanitary Manhole	D.M.E.	Drainage Maintenance Easement
— — —	Centerline	⊞	Sprinkler Pump	F.D.H.	Found Drill Hole
— — —	Property Line	⊞	Wood Pole	F.F.E.	Finish Floor Elevation
A=Arc		⊞	Conc. Pole	F.I.P.	Found Iron Pipe/Pin
BRG=Bearing		⊞	Light Pole	F.I.R.	Found Iron Rebar
CH=Chord		⊞	Fire Hydrant	F.N.	Found Nail
Δ=Delta		⊞	Water Valve	F.N&D	Found Nail & Disc
L=Length		⊞	Inlet	F.P.L.	Florida Power Light Transformer
R=Radius		⊞	Cable Tv Box	H	Hieght
T=Tangent		⊞	Electric Meter Box	L.M.E.	Lake Maintenance Easement
⊞=Diameter		⊞	Traffic Signal Box	(M)	Measured
		⊞	Gas Valve	(P)	Plotted
		⊞	Monitoring Valve	P.O.B.	Point of Beginning
		⊞	Manhole	P.O.C.	Point of Commencement
		⊞		(R)	Record
		⊞		Res.	Residence
		⊞		SIP/R	Set Iron Pin/Rebar
		⊞		S	Spread
		⊞		U.E.	Utility Easement

ROYAL POINT LAND SURVEYORS, INC.
 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL: 305-822-6062 /* 305-698-9468 FAX: 305-827-9669
 LB# 7282
 TYPE OF PROJECT: BOUNDARY SURVEY

MIAMI LAKES 158 LLC
 15800 NW 77 COURT, MIAMI LAKES, FL. 33016

PREPARED FOR: MARRIOTT SPRINGHILL SUITES

DATE: 09/22/2016

CHECKED: P.J.A.

SCALE: 1" = 30'

FIELD DATE: 09/22/2016

JOB NUMBER: RP16-0827

SHEET: 1 OF 1 SHEET