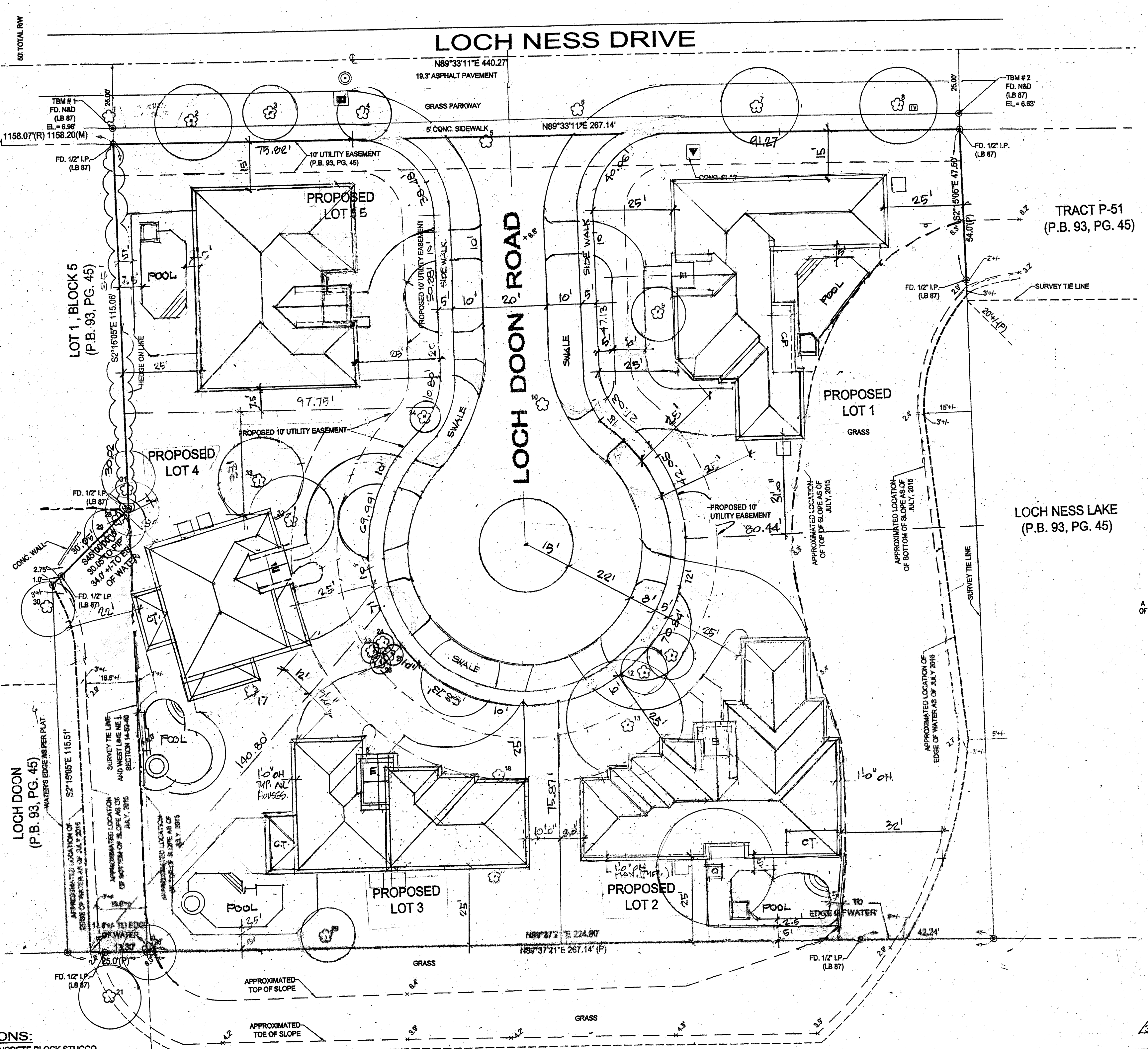


BLOCK 6 (P.B. 93, PG. 45)

LOCH NESS DRIVE

LOCH NESS LANE



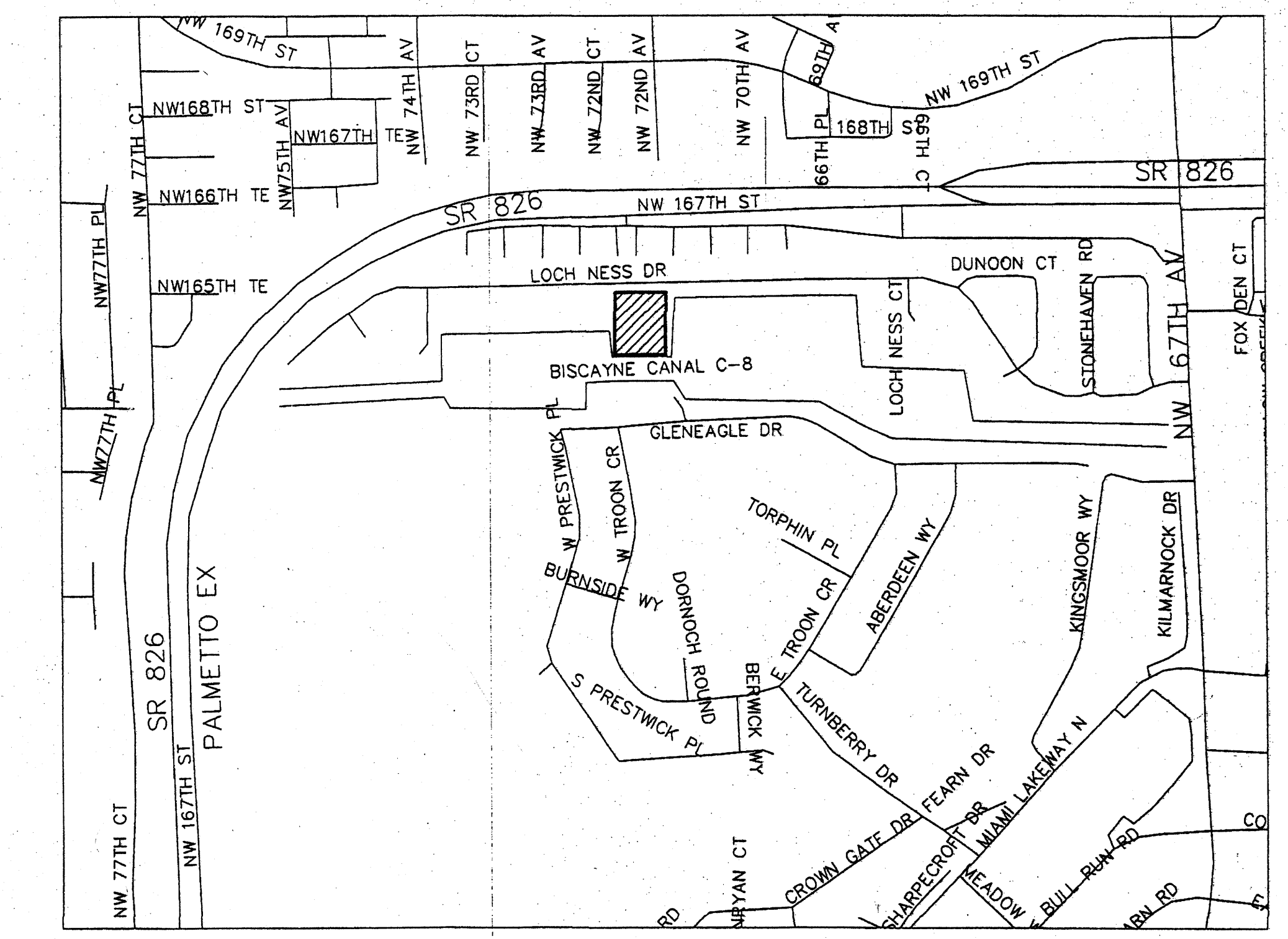
| TREE TABULATION SHEET |                 |             |              |
|-----------------------|-----------------|-------------|--------------|
| No.                   | COMMON NAME     | DIAM. (IN.) | HEIGHT (FT.) |
| 1                     | OAK             | 0.5         | 15           |
| 2                     | ROYAL POINCIANA | 2.0         | 30           |
| 3                     | OAK             | 0.4         | 15           |
| 4                     | ROYAL POINCIANA | 2.5         | 40           |
| 5                     | PALM            | 0.7         | 20           |
| 6                     | ROYAL POINCIANA | 2.5         | 40           |
| 7                     | ROYAL POINCIANA | 2.3         | 40           |
| 8                     | ROYAL POINCIANA | 2.3         | 40           |
| 9                     | MAHOGANY        | 2.5         | 20           |
| 10                    | ROYAL POINCIANA | 3.5         | 40           |
| 11                    | PALM            | 1.0         | 30           |
| 12                    | PALM            | 1.0         | 30           |
| 13                    | ROYAL POINCIANA | 2.5         | 30           |
| 14                    | PALM            | 0.8         | 20           |
| 15                    | PALM            | 0.8         | 20           |
| 16                    | OAK             | 2.5         | 20           |
| 17                    | AVOCADO         | 2.0         | 20           |
| 18                    | PALM            | 1.5         | 10           |
| 19                    | PALM            | 1.5         | 10           |
| 20                    | OAK             | 1.7         | 25           |
| 21                    | PALM            | 1.5         | 12           |
| 22                    | FRUIT TREE      | 1.5         | 25           |
| 23                    | PALM            | 1.0         | 15           |
| 24                    | PALM            | 1.0         | 15           |
| 25                    | PALM            | 1.0         | 15           |
| 26                    | PALM            | 1.0         | 15           |
| 27                    | MANGO           | 2.0         | 20           |
| 28                    | COCONUT         | 0.5         | 25           |
| 29                    | COCONUT         | 0.5         | 25           |
| 30                    | COCONUT         | 0.5         | 25           |
| 31                    | COCONUT         | 0.5         | 25           |
| 32                    | MAHOGANY        | 1.2         | 25           |
| 33                    | MAHOGANY        | 1.2         | 25           |
| 34                    | PALM            | 0.5         | 25           |
| 35                    | PALM            | 0.5         | 25           |
| 36                    | PALM            | 0.5         | 25           |
| 37                    | PALM            | 0.5         | 25           |

R = REMOVE  
RR = REMOVE AND REPLACE

**LINE TYPE:**  
X CHAIN LINK FENCE  
LOT LINE  
EASEMENT  
CENTER LINE

**ABBREVIATIONS:**  
C.B.S. = CONCRETE BLOCK STUCCO  
FD. = DENOTES FOUND  
I.P. = DENOTES IRON PIPE  
P.B. = DENOTES PLAT BOOK  
PG. = DENOTES PAGE  
T.B.M. = DENOTES TEMPORARY BENCH MARK  
N & D = DENOTES NAIL AND DISC  
D.H. = DENOTES DRILL HOLE  
RW = DENOTES RIGHT-OF-WAY  
PL = DENOTES PLANTER OR LANDSCAPED AREA  
EL = DENOTES ELEVATION  
F.F. = DENOTES FINISHED FLOOR  
C.C. = DENOTES CONCRETE  
C.H.L. = DENOTES CHAIN LINK FENCE  
E = ENTRY  
C.T. = COVERED TERRACE

**LEGEND:**  
SEWER MANHOLE  
FLORIDA POWER AND LIGHT TRANSFORMER  
CENTER LINE  
CATCH BASIN  
SIGN



**LEGAL DESCRIPTION:**  
TRACT "A" OF "MIAMI LAKES LOCH NESS SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SITE PLAN**  
SCALE: 1" = 20'

**LOCHNESS GARDENS**  
A REPLAY OF TRACT "A" OF MIAMI LAKES LOCH NESS SECTION, AS RECORDED IN PLAT BOOK 93, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 52 SOUTH, RANGE 40 EAST, IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

| ZONING TABULATION        |               |                |               |              |                                      |                     |                                  |                                     |                 |                                   |               |
|--------------------------|---------------|----------------|---------------|--------------|--------------------------------------|---------------------|----------------------------------|-------------------------------------|-----------------|-----------------------------------|---------------|
| DISTRICT                 | Min. Lot Size | Min. Lot Width | Front Setback | Rear Setback | Interior Side Setback                | Street Side Setback | Max. Lot Coverage                | Building Size                       | Building Height | IMPERVIOUS AREA INCLUDES BUILDING | PERVIOUS AREA |
| RU-1                     | 7,500 sq. ft. | 75'            | 25'           | 25'          | 10% of lot width, 5' min., 7.5' max. | 15'                 | 40% for 1 story; 35% for 2 story | 2,000 sq. ft. min.                  | 35' TWO STORES  | 52.1%                             | 50.1%         |
| RU-1 Accessory Buildings |               |                | Not permitted | 5'           | 5'                                   | 15'                 | 20% of required rear yard        | 350 sq. ft. max. size per structure | 15' ONE STORY   |                                   |               |
| LOT                      | Sq. Ft.       | FT             | FT            | FT           | FT                                   | FT                  | %                                | Sq. Ft.                             | FT              | %                                 | %             |
| 1                        | 13072         | 130.2          | 25'           | 25'          | 31'                                  | 15'                 | 24.92                            | 3206                                | 15'             | 58.10% 72.04%                     | 44.88% 58.12% |
| 2                        | 14196         | 141.96         | 25'           | 25'          | 32.0'                                | -                   | 24.80                            | 3521                                | 19.4'           | 58.55% 83.1%                      | 41.24% 58.76% |
| 3                        | 9493          | 94.93          | 25'           | 25'          | 7.5' 10.0'                           | -                   | 22.31                            | 2118 3618                           | 28.0'           | 43.98% 50.95%                     | 46.33% 53.67% |
| 4                        | 10807         | 108.07         | 25'           | 25'          | 30.11' 22.14'                        | -                   | 17.58                            | 1900 3302                           | 26.8'           | 38.50% 49.97%                     | 35.62% 64.38% |
| 5                        | 8371          | 83.71          | 25'           | 25'          | 7.5'                                 | 15'                 | 37.33                            | 3125                                | 19.0'           | 49.75% 59.33%                     | 33.96% 40.57% |

**NOTE:** NO VARIANCE REQUIRED FOR INDIVIDUAL LOTS. ALL WORK IN COMPLIANCE WITH TOWN OF MIAMI LAKES PLANNING AND ZONING ORDINANCES & FEB. 2014.

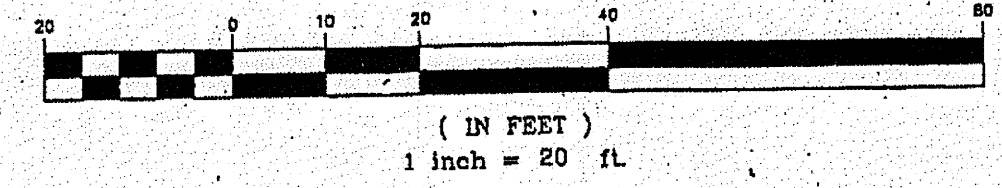
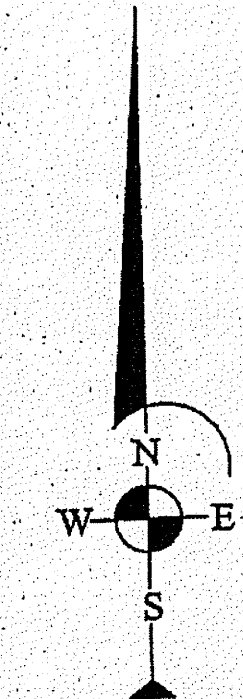
**CARLOS A. MARTI-ARCHITECT**  
AR 0005144  
13600 SW 32ND STREET  
MIAMI, FLORIDA 33155  
TELEPHONE: (305) 228-8460

**DATE:** 03.14.2016  
**DRAWN BY:** CM  
**SCALE:** 1"=20'  
**JOB No.:** 2016.32

**DATE:** 3/31/2016  
**REVISIONS:**  
3/30/2016 PLANNING DEPT REVIEW  
7/17/2016 PLANNING DEPT REVISION

**SP - SITE PLAN**

EXISTING PLAT 15-33 7402 LOCH NESS DRIVE SURVEY-AN BOUNDARY SURVEY showing layout of this area



BLOCK 6 (P.B. 93, PG. 45)

LOCH NESS DRIVE

LOCH NESS LANE

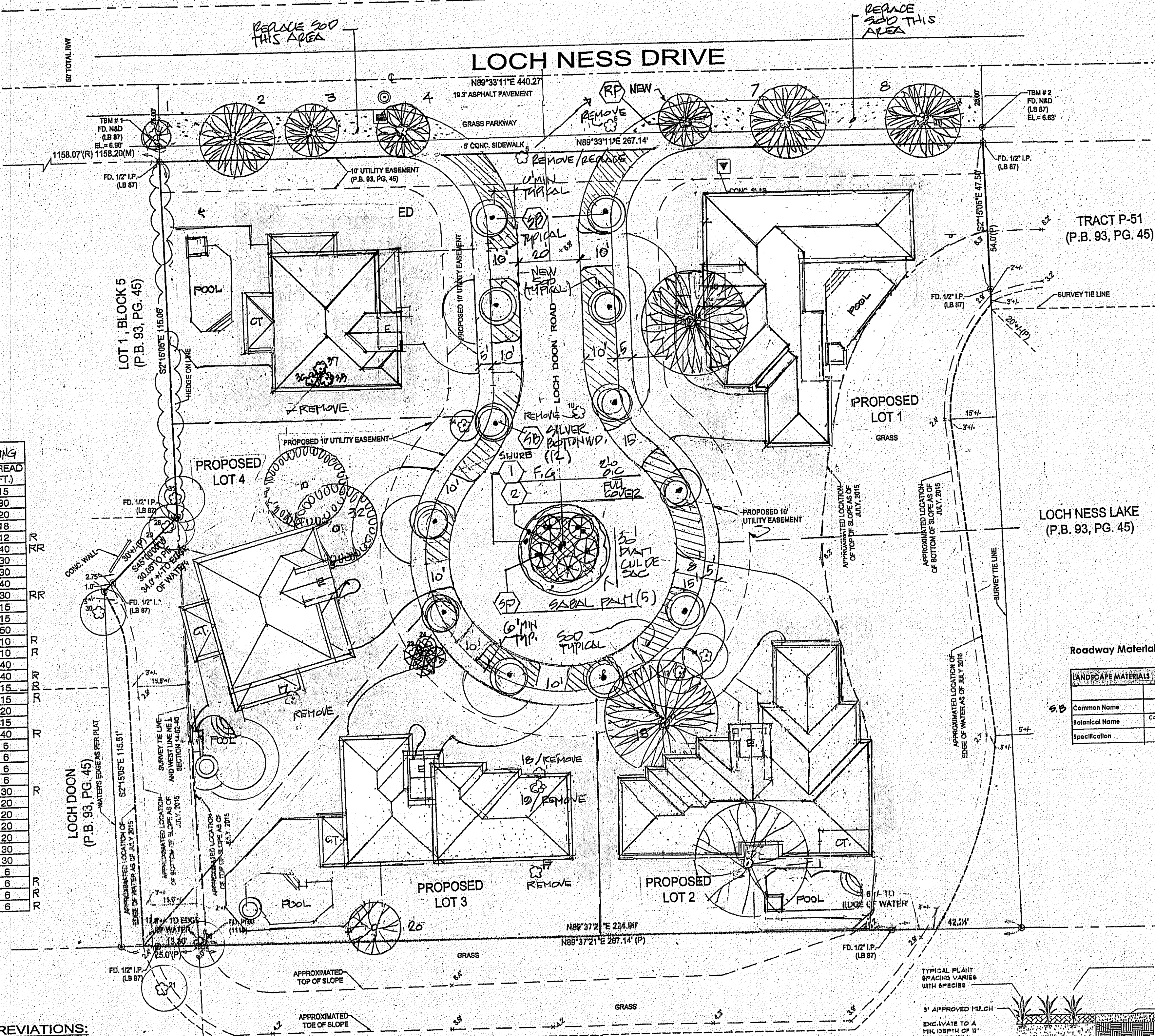
| TREE TABULATION SHEET / EXISTING |                 |            |              |
|----------------------------------|-----------------|------------|--------------|
| No.                              | COMMON NAME     | DIAM (IN.) | HEIGHT (FT.) |
| 1                                | OAK             | 0.5        | 15           |
| 2                                | ROYAL POINCIANA | 2.0        | 30           |
| 3                                | OAK             | 0.4        | 15           |
| 4                                | ROYAL POINCIANA | 2.5        | 40           |
| 5                                | PALM            | 0.7        | 20           |
| 6                                | ROYAL POINCIANA | 2.5        | 40           |
| 7                                | ROYAL POINCIANA | 2.3        | 40           |
| 8                                | ROYAL POINCIANA | 2.3        | 40           |
| 9                                | MAHOGANY        | 3.5        | 40           |
| 10                               | ROYAL POINCIANA | 1.0        | 30           |
| 11                               | PALM            | 1.0        | 30           |
| 12                               | PALM            | 1.0        | 30           |
| 13                               | ROYAL POINCIANA | 2.5        | 30           |
| 14                               | PALM            | 0.8        | 20           |
| 15                               | PALM            | 0.8        | 20           |
| 16                               | OAK             | 2.5        | 20           |
| 17                               | AVOCADO         | 2.0        | 20           |
| 18                               | PALM            | 1.5        | 10           |
| 19                               | PALM            | 1.5        | 10           |
| 20                               | OAK             | 1.7        | 25           |
| 21                               | PALM            | 1.5        | 15           |
| 22                               | FRUIT TREE      | 1.5        | 25           |
| 23                               | PALM            | 1.0        | 15           |
| 24                               | PALM            | 1.0        | 15           |
| 25                               | PALM            | 1.0        | 15           |
| 26                               | PALM            | 1.0        | 15           |
| 27                               | MANGO           | 2.0        | 20           |
| 28                               | COCONUT         | 0.5        | 25           |
| 29                               | COCONUT         | 0.5        | 25           |
| 30                               | COCONUT         | 0.5        | 25           |
| 31                               | COCONUT         | 0.5        | 25           |
| 32                               | MAHOGANY        | 1.2        | 25           |
| 33                               | MAHOGANY        | 1.2        | 25           |
| 34                               | PALM            | 0.5        | 25           |
| 35                               | PALM            | 0.5        | 25           |
| 36                               | PALM            | 0.5        | 25           |
| 37                               | PALM            | 0.5        | 25           |

R - REMOVE  
RR - REMOVE AND REPLACE

**LINE TYPE:**  
--- X --- CHAIN LINK FENCE  
--- LOT LINE  
--- EASEMENT  
--- CENTER LINE

**LEGEND:**  
SEWER MANHOLE  
FLORIDA POWER AND LIGHT TRANSFORMER  
CENTER LINE  
CATCH BASIN  
SIGN

**ABBREVIATIONS:**  
C.B.S. = DENOTES CONCRETE BLOCK STUCCO  
FD. = DENOTES FOUND  
I.P. = DENOTES IRON PIPE  
P.B. = DENOTES PLAT BOOK  
PG. = DENOTES PAGE  
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PL. = DENOTES PLANTER OR LANDSCAPED AREA  
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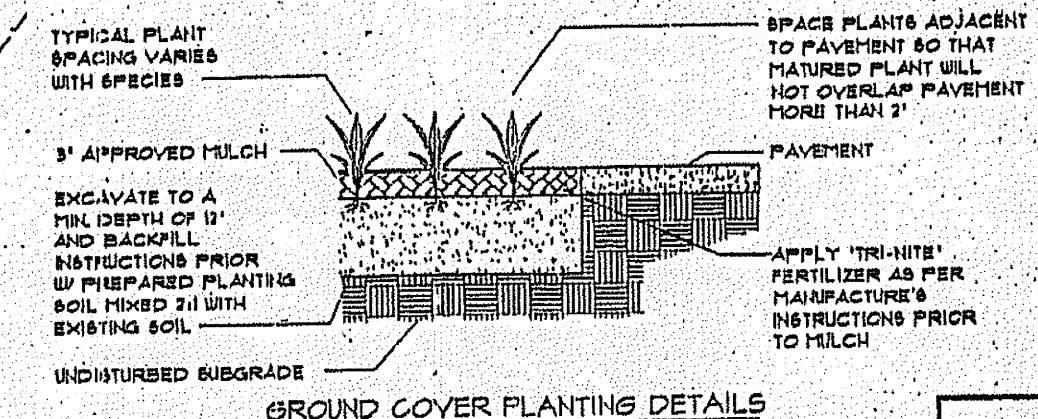
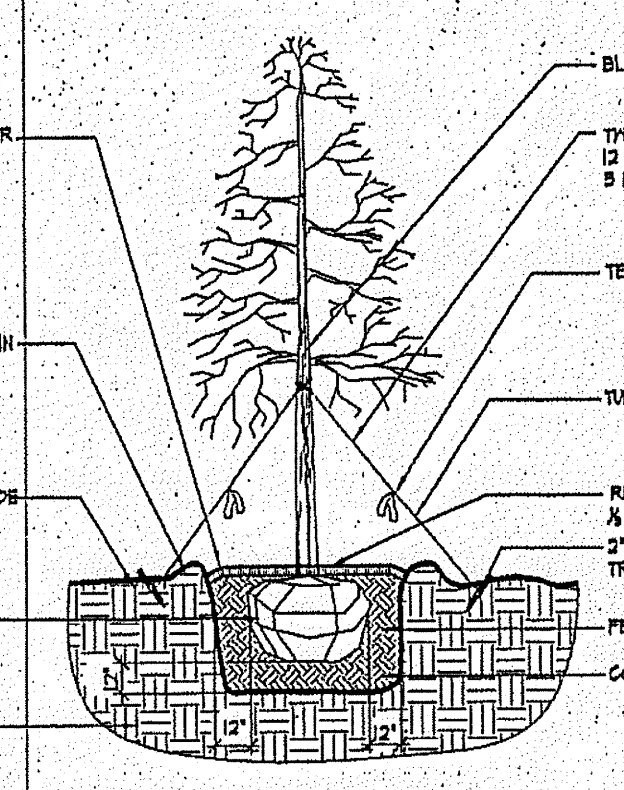
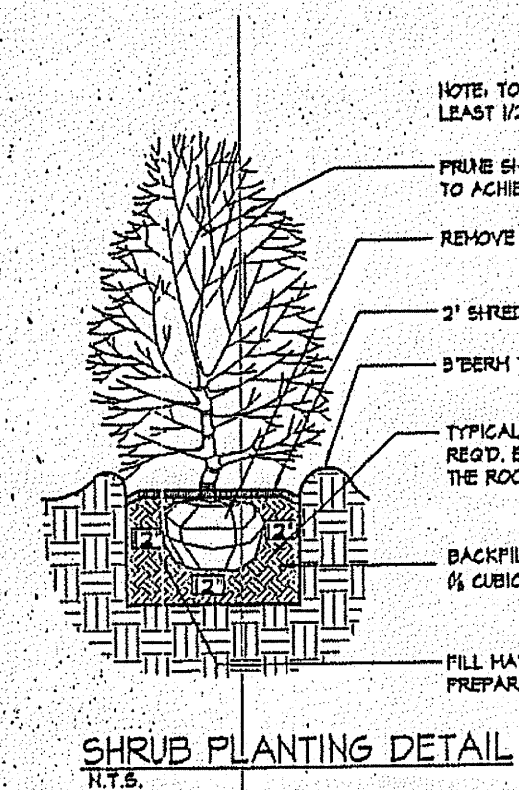
LOCH NESS LAKE (P.B. 93, PG. 45)

**Roadway Materials List**

| LANDSCAPE MATERIALS |                 |
|---------------------|-----------------|
| Common Name         | Ornamental Tree |
| Botanical Name      | Shrub No. 1     |
| Specification       | Shrub No. 2     |

**Cul-de-sac Materials List**

| LANDSCAPE MATERIALS |             |
|---------------------|-------------|
| Common Name         | Shrub No. 1 |
| Botanical Name      | Shrub No. 2 |
| Specification       | Groundcover |



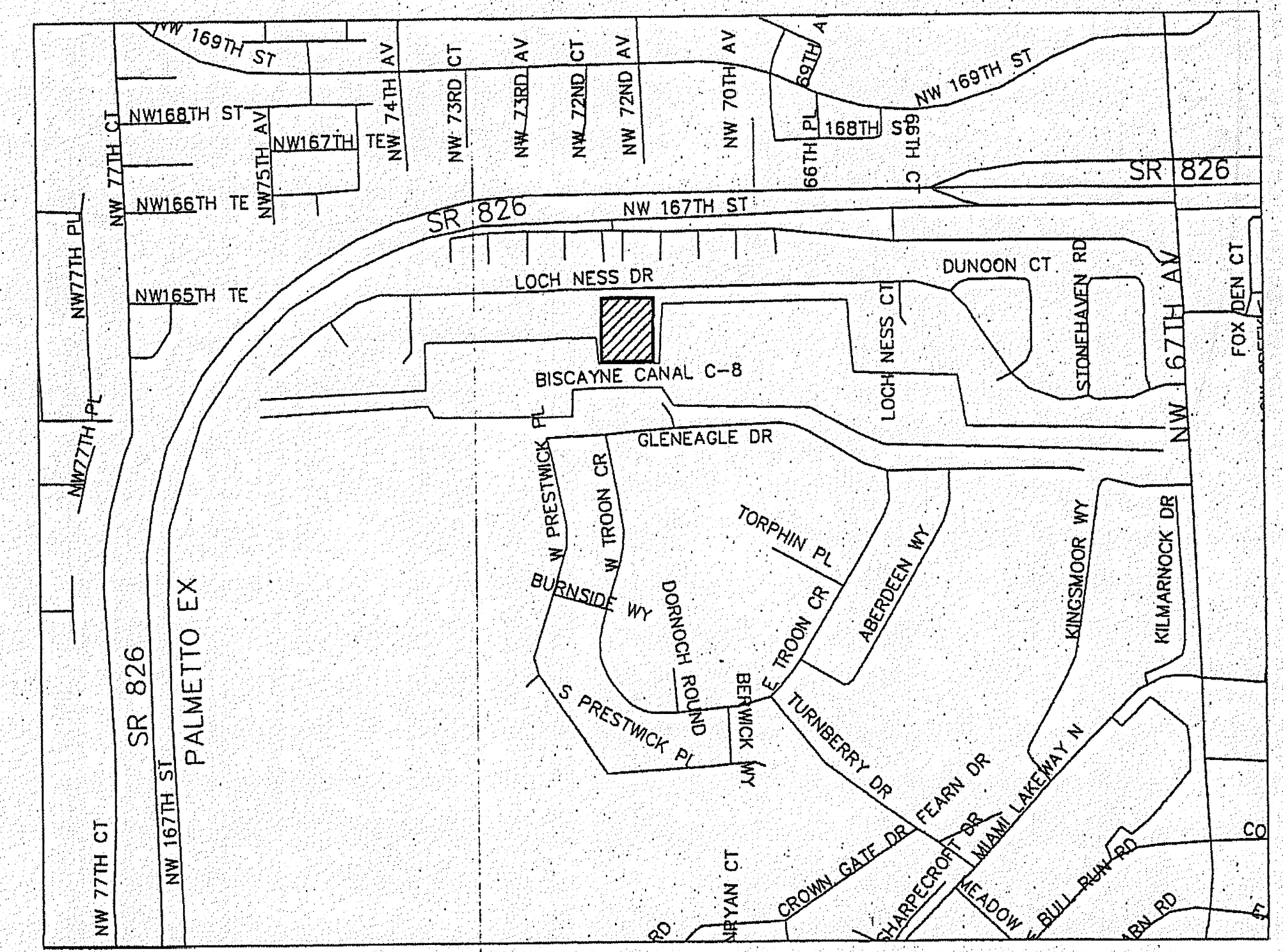
**LEGAL DESCRIPTION:**

TRACT "A" OF "MIAMI LAKES LOCH NESS SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPOSED STREETScape**

NOTES:  
A. ALL 500 ST. AUGUSTINE / GRADE NO. 1 (NEW WORK)  
B. ALL NEW TREES AND SHRUBS TO COMPLY W/ BEAUTIFICATION MASTER PLAN  
TOWN OF MIAMI LAKES  
C. IRRIGATION TO CUL-DE-SAC BY CITY OF MIAMI LAKES  
IRRIGATION TO SWALE AREAS BY CITY OF MIAMI LAKES.

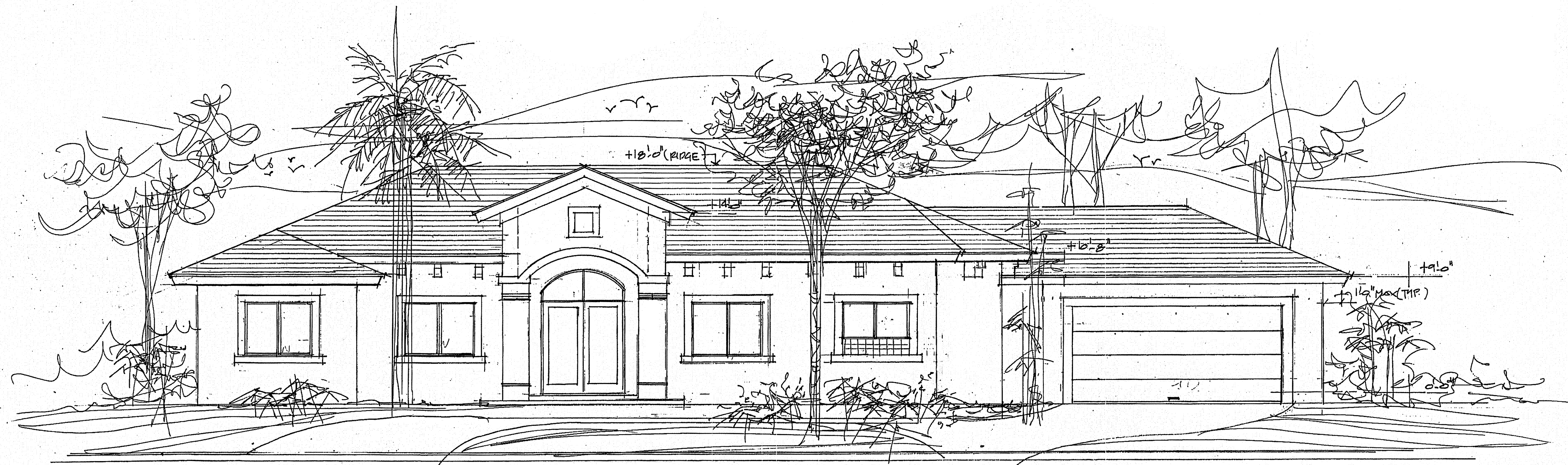
**LOCATION MAP**  
NOT TO SCALE



CARLOS A. MARTI-ARCHITECT  
AR 0005744  
15600 SW 52ND STREET  
MIAMI, FLORIDA 33155  
TELEPHONE: (305) 228-8400

Landscaping PLAN

| DATE:      |          | REVISIONS:            |         |
|------------|----------|-----------------------|---------|
| 3/3/2016   |          | PLANNING DEPT. REVIEW |         |
| DATE       | DRAWN BY | SCALE                 | JOB No. |
| 03.14.2016 | CM       | 1"=20'                | 2016.92 |



**FRONT ELEVATION.**  
SCALE : 1/4" = 1'-0"

**MODEL: LOT. 1**

| REV | BY |
|-----|----|
|     |    |
|     |    |
|     |    |
|     |    |

**LOCH NESS GARDENS**  
7242 LOCH NESS GARDENS  
MIAMI, FLORIDA

**CARLOS A. MARTI-ARCHITECT**

AR 000514  
15600 SW 32ND STREET  
MIAMI, FLORIDA 33155  
TELEPHONE: (305) 228-9460

**RECEIVED**  
R 06.15.16

scale:  
drawn: CAM  
date: 5.30.2016  
job: 2016.33  
sheet

**A-2**



**FRONT ELEVATION.**

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

**MODEL: LOT. 2 OPTION B**

| REV | BY |
|-----|----|
|     |    |
|     |    |
|     |    |
|     |    |
|     |    |

**LOCH NESS GARDENS**  
7242 LOCH NESS GARDENS  
MIAMI, FLORIDA

**CARLOS A. MARTI-ARCHITECT**

AR 0005744  
15600 SW 32ND STREET  
MIAMI, FLORIDA 33175  
TELEPHONE: (305) 228-9460

RECEIVED  
2016.04.24

scale:  
drawn: CAP  
date: 5.30.2016  
job: 2016.34  
sheet

**A-2**



**FRONT ELEVATION.**  
SCALE : 1/4" = 1'-0"

**MODEL: LOT. 3**

| REV | BY |
|-----|----|
|     |    |
|     |    |
|     |    |
|     |    |
|     |    |

**LOCH NESS GARDENS**  
7242 LOCH NESS GARDENS  
MIAMI, FLORIDA  
FOR REAL ESTATE INVESTMENT LLC

**CARLOS A. MARTI-ARCHITECT**  
AR 0005784  
15600 SW 32ND STREET  
MIAMI, FLORIDA 33175  
TELEPHONE (305) 228-8460

RECEIVED  
R 06/15/2016

scale: NOTED  
drawn: CART  
date: 5.30.2016  
job: 2016.35  
sheet

A-3



**FRONT ELEVATION.**

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

**MODEL: LOT. 4 (SHOWN)  
AND LOT. 5 (REVERSED)**

| revisions | by |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

**LOCH NESS GARDENS**  
7242 LOCH NESS GARDENS  
MIAMI, FLORIDA

**CARLOS A. MARTI-ARCHITECT**

AR 0005114  
13600 SW 32ND STREET  
MIAMI, FLORIDA 33175  
TELEPHONE: (305) 228-8460

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

date 5.20.2016

drawn N.A

job 2016.32

sheet

A-3

of sheets

RECEIVED  
05/20/16



**FRONT ELEVATION. MODEL RC-** Lot 5  
SCALE: 1/4" = 1'-0"

RECEIVED  
2016

LOCH NESS GARDENS  
7242 LOCH NESS GARDENS  
MIAMI, FLORIDA

CARLOS A. MARTI-ARCHITECT  
AR 0005794  
15600 SW 32ND STREET  
MIAMI, FLORIDA, 33175  
TELEPHONE: (305) 228-9460

scale:  
drawn: CAR  
date: 5.30.2016  
job: 2016.34  
sheet

A-2