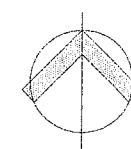


EXISTING GROUND FLOOR LEVEL / SITE PLAN

1" = 30'



LEGAL DESCRIPTION:
 - REFER TO BOUNDARY SURVEY RELIED -

PROPERTY STREET ADDRESS:
 9250 NORTHWEST 36th STREET
 MIAMI, FLORIDA 33178

LOCATION MAP:
 NW 36th STREET EXT.
 EASTERN DORAL ACRES
 EAL-DORAL COMPUTER CENTER
 NW 37th AVENUE

SITE PLAN NOTES:

1. INFORMATION INDICATED ON THIS SITE PLAN OBTAINED FROM BOUNDARY SURVEY PERFORMED ON JULY 9, 2007 BY WHITE SURVEYING, INC. (SOS) 448-1489. LAZARO D. ALONSO, PROFESSIONAL SURVEYOR #2560, STATE OF FLORIDA.
2. SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "AE".
3. SUBJECT PROPERTY BASE FLOOD ELEVATION EQUALS 10.40' (FOR N.G.V. DATING).
4. ALL EXISTING CONDITIONS INDICATED ON SITE PLAN AND/OR FOUND AT SITE SHALL REMAIN, UNLESS OTHERWISE NOTED ON PLANS.
5. EXISTING LANDSCAPING SHALL REMAIN AS IS, UNLESS OTHERWISE NOTED ON PLANS.

ZONING LEGEND:

ZONING DISTRICT:	U-C
MIN. REQUIREMENTS	REQUIRED
FRONTAGE	500.00 FT.
LOT AREA	254,201 SF
GROSS AREA (ACRES)	5.58 ACRES
LESS R-O-W	N/A
LESS WATER	N/A
LESS OTHER	N/A
NET AREA (S.F.)	254,201 S.F.
LOT COVERAGE	100%
PAVED AREA	40%
LANDSCAPED OPEN SPACE	15%
	20%
SETBACK REQUIREMENTS:	REQUIRED
SETBACK TYPE	REQUIRED
FRONT	25 FT. 415 FT. TO 15.42 FT.
SIDE STREET	N/A
INTERIOR	5 FT. 85 FT.
REAR	5 FT. 5 FT.
BETWEEN BUILDINGS	20 FT. 21.50 FT.
EXISTING USE: FOUR (4) STORY OFFICE BUILDING	
PROPOSED USE: DETACHED THREE (3) LEVEL PARKING GARAGE	
SETBACK REQUIREMENTS:	
FRONT	25 FT.
REAR	5 FT. (WITH OPENINGS)

SITE PLAN LEGEND:

- AC. ACRES(S)
- A.F.F. ABOVE FINISH FLOOR
- A.F.G. ABOVE FINISH GRADE
- C. CENTERLINE
- C.B.S. CONCRETE BLOCK AND STUCCO
- C.L.F. CHAIN LINK FENCE
- CLR. CLEAR
- C.M.U. CONCRETE MASONRY UNIT
- CONC. CONCRETE
- DIM(S) DIMENSION(S)
- ELEV. ELEVATION
- EXIST. EXISTING
- FT. FEET
- LN. LINE
- LVL. LEVEL
- MAX. MAXIMUM
- MIN. MINIMUM
- MTL. METAL
- MTR. METER
- N.S. NO SCALE
- O.C. ON CENTER
- P. PROPERTY LINE
- RESID. RESIDENCE
- R/W. RIGHT-OF-WAY
- SF. SQUARE FEET
- TYP. TYPICAL
- U.N.O. UNLESS OTHERWISE NOTED
- V. VENT
- WTR. WATER

PAUL A BUZINEC, A.I.A.
 ARCHITECT AND PLANNER
 150 ALHAMBRA CIRCLE, SUITE 1250, CORAL GABLES, FL 33134
 305.444.7411 fax: 305.444.7538 e-mail: //buzinec@aol.com

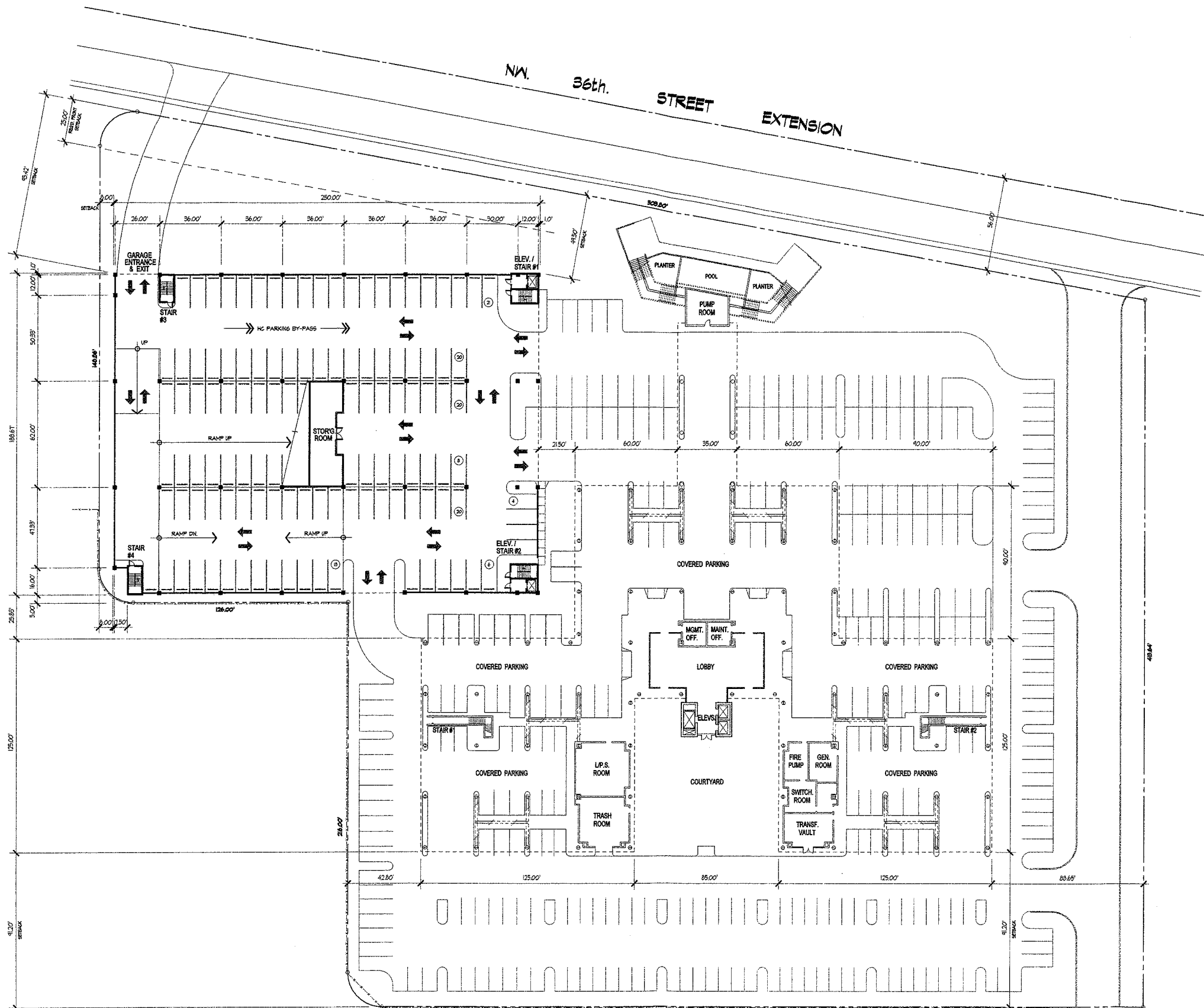
Proposed Parking Facility for:
AMADEUS BUILDING
 9250 Northwest 36th. Street
 Miami, Florida 33178

revisions no. date comments

PAUL A. BUZINEC, A.I.A.
 AR 0006252

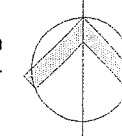
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 EXIST. GROUND LEVEL
 SITE PLAN

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 of 1



PROPOSED GROUND FLOOR LEVEL / SITE PLAN

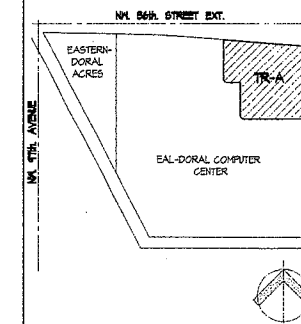
1" = 30'



LEGAL DESCRIPTION:

- REFER TO BOUNDARY SURVEY INCLUDED -
 PROPERTY STREET ADDRESS:
 9250 NORTHWEST 36th STREET
 MIAMI, FLORIDA 33178

LOCATION MAP:



SITE PLAN NOTES:

1. INFORMATION INDICATED ON THIS SITE PLAN OBTAINED FROM BOUNDARY SURVEY PERFORMED ON JULY 9, 2001 BY UNITE SURVEYING, INC. (905) 448-1488. LAZARO D. ALONSO, PROFESSIONAL SURVEYOR #5560, STATE OF FLORIDA.
2. SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "AE".
3. SUBJECT PROPERTY BASE FLOOD ELEVATION EQUALS 10.40' (F24 N.S.V. DATUM).
4. ALL EXISTING CONDITIONS INDICATED ON SITE PLAN AND/OR FOUND AT SITE SHALL REMAIN, UNLESS OTHERWISE NOTED ON PLANS.
5. EXISTING LANDSCAPING SHALL REMAIN AS IS, UNLESS OTHERWISE NOTED ON PLANS.

PROPOSED PARKING CALCS:

ZONING DISTRICT: M-2	
NET RENTABLE OFFICE AREA	165,226 S.F.
EXIST. SURFACE PARKING AT 2.1/1000:	300 CARS
CARS OFFSET BY NEW PARKING GARAGE:	LESS 140 CARS
EXISTING SURFACE PARKING REMAINING:	200 CARS
PROPOSED SCHEME AT 4.0/1000:	141 CARS
PARKING GARAGE STRUCTURE:	
GARAGE GROUND LEVEL PARKING:	120 CARS
GARAGE SECOND LEVEL PARKING:	120 CARS
GARAGE THIRD LEVEL PARKING:	140 CARS
PARKING GARAGE TOTAL:	380 CARS
EXIST. SURFACE PARKING:	200 CARS
ACTUAL GRAND TOTAL PARKING:	580 CARS

SITE PLAN LEGEND:

- AC. ACRES(S)
- A.F.F. ABOVE FINISH FLOOR
- A.F.G. ABOVE FINISH GRADE
- CL. CENTERLINE
- C.B.S. CONCRETE BLOCK AND STUCCO
- C.L.F. CHAIN LINK FENCE
- CLR. CLEAR
- C.M.U. CONCRETE MASONRY UNIT
- CONG. CONCRETE
- DIMS) DIMENSIONS)
- ELEV. ELEVATION
- EXIST. EXISTING
- FT. FEET
- LN. LINE
- L.V. LEVEL
- MAX. MAXIMUM
- MIN. MINIMUM
- M.T. METAL
- MTR. METER
- N.S. NO SCALE
- O.C. ON CENTER
- P. PROPERTY LINE
- RESID. RESIDENCE
- R/W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- TYP. TYPICAL
- U.N.O. UNLESS OTHERWISE NOTED
- W. WITH
- WTR. WATER

PAUL A BUZINEC, A.I.A.
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 305-444-7411 fax: 305-444-7588 e-mail: /buzinecarch@aol.com

Proposed Parking Facility for:
AMADEUS BUILDING
 9250 Northwest 36th Street
 Miami, Florida 33178

revisions no. date comments

project name
 date
 scale
 sheet

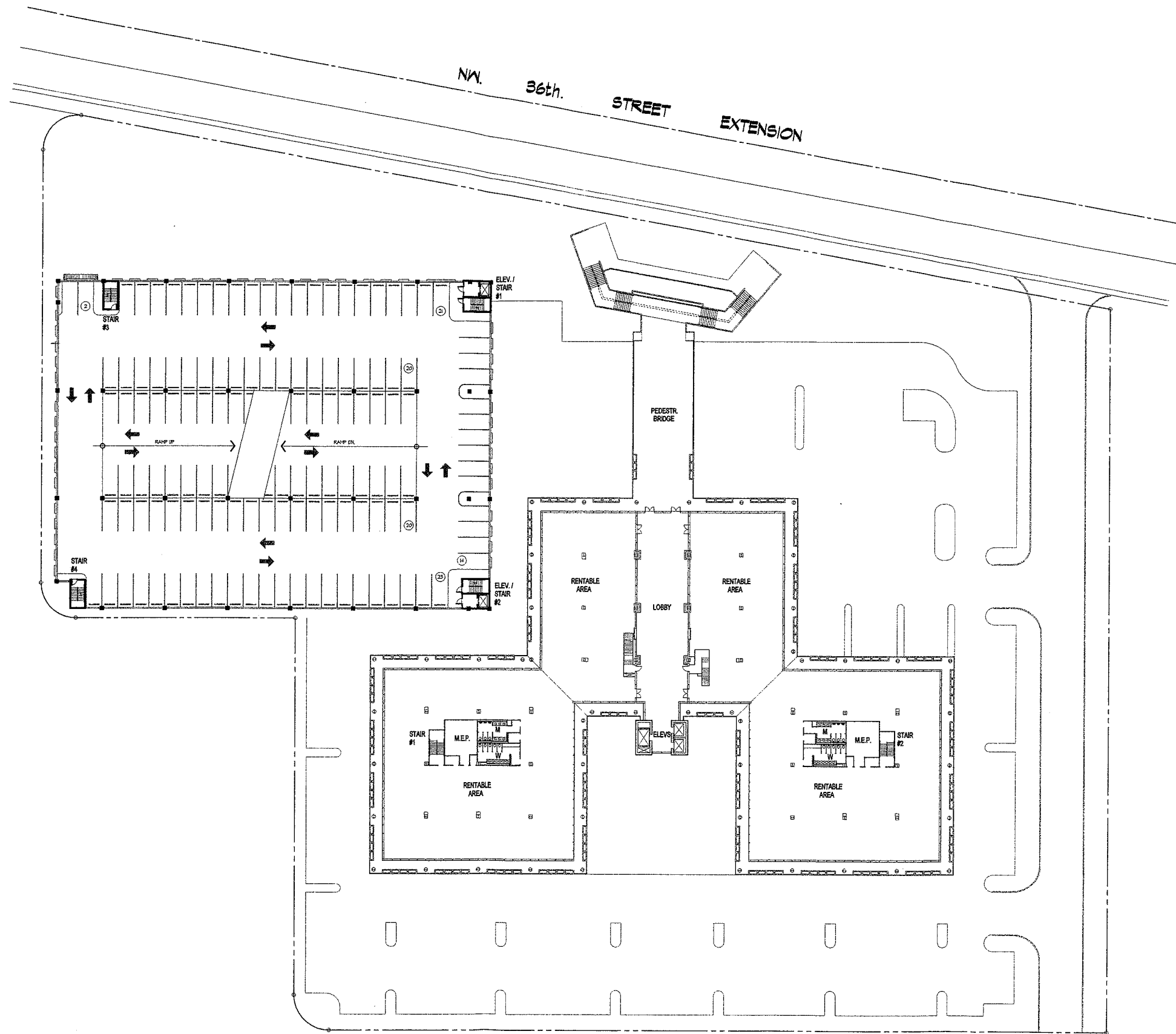
PAUL A. BUZINEC, A.I.A.
 ARCHITECT
 AR 9008252

SHEET TITLE:
 PROPOSED GROUND LEVEL /
 SITE PLAN

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PROPOSED TYPICAL LEVEL / SITE PLAN



1" = 30'

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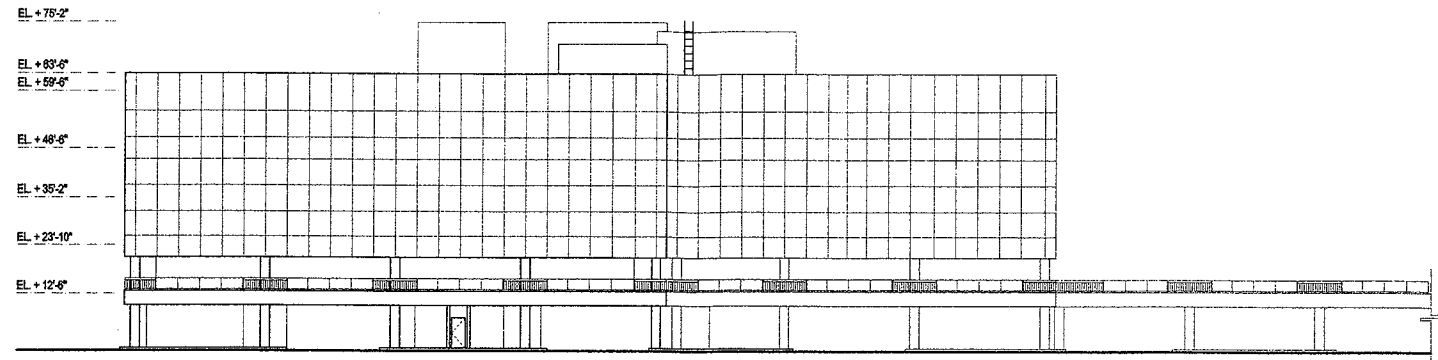
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revisions no. date comments
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Proposed Parking Facility for:
AMADEUS BUILDING

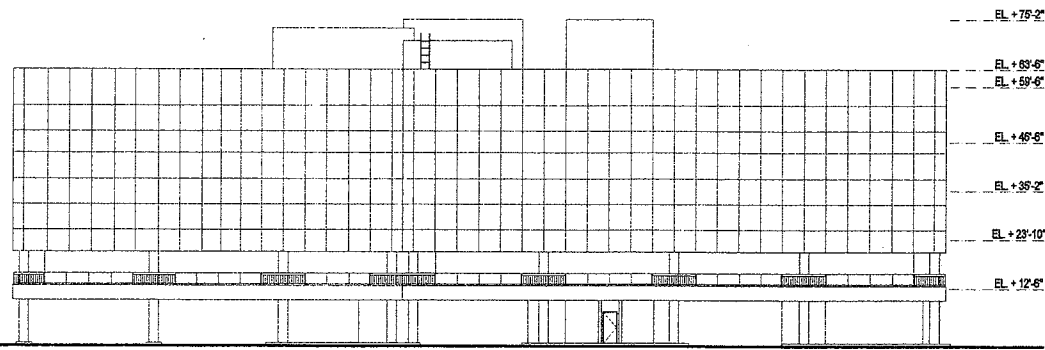
9250 Northwest 36th. Street
 Miami, Florida 33178

PAUL A BUZINIC, A.I.A.
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 150 ALHAMBRA CIRCLE, SUITE 1250, CORAL GABLES, FL. 33134
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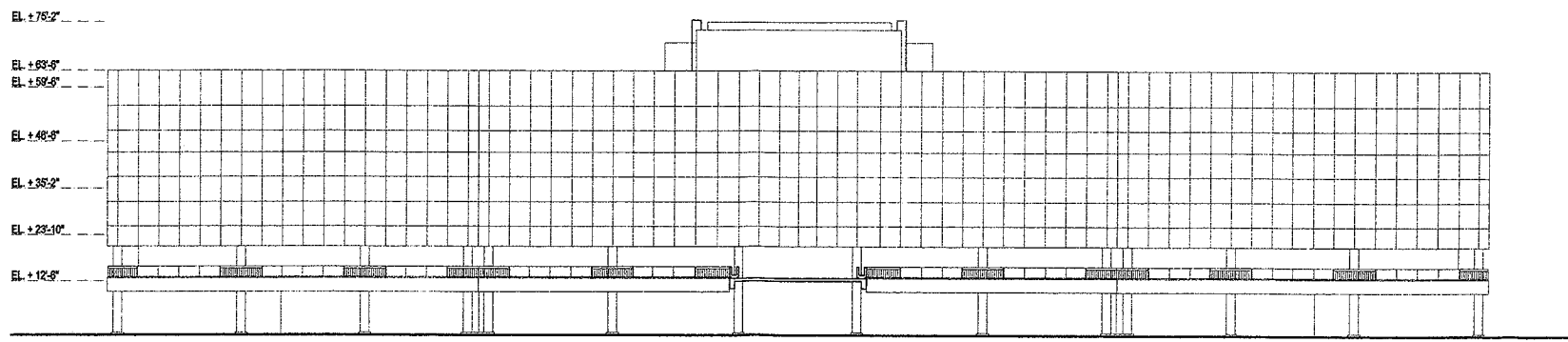
EXISTING EAST ELEVATION

1" = 20'



EXISTING WEST ELEVATION

1" = 20'



EXISTING NORTH ELEVATION

1" = 20'

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Proposed Parking Facility for:
AMADEUS BUILDING

9250 Northwest 36th. Street
Miami, Florida 33178

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project	date	scale	drawn by	checked by	revisions no.	date	comments
- Max	- 05.10.07	1/8" = 1'-0"	Paul A. Buzinec	Paul A. Buzinec			

SHEET TITLE:
EXISTING EXTERIOR
ELEVATIONS

s h e e t
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o f -

AMADEUS BUILDING
9250 North West 36th Street
Miami, Florida

REVISIONS:
#1 REV PER SITE PLAN 07/21/05

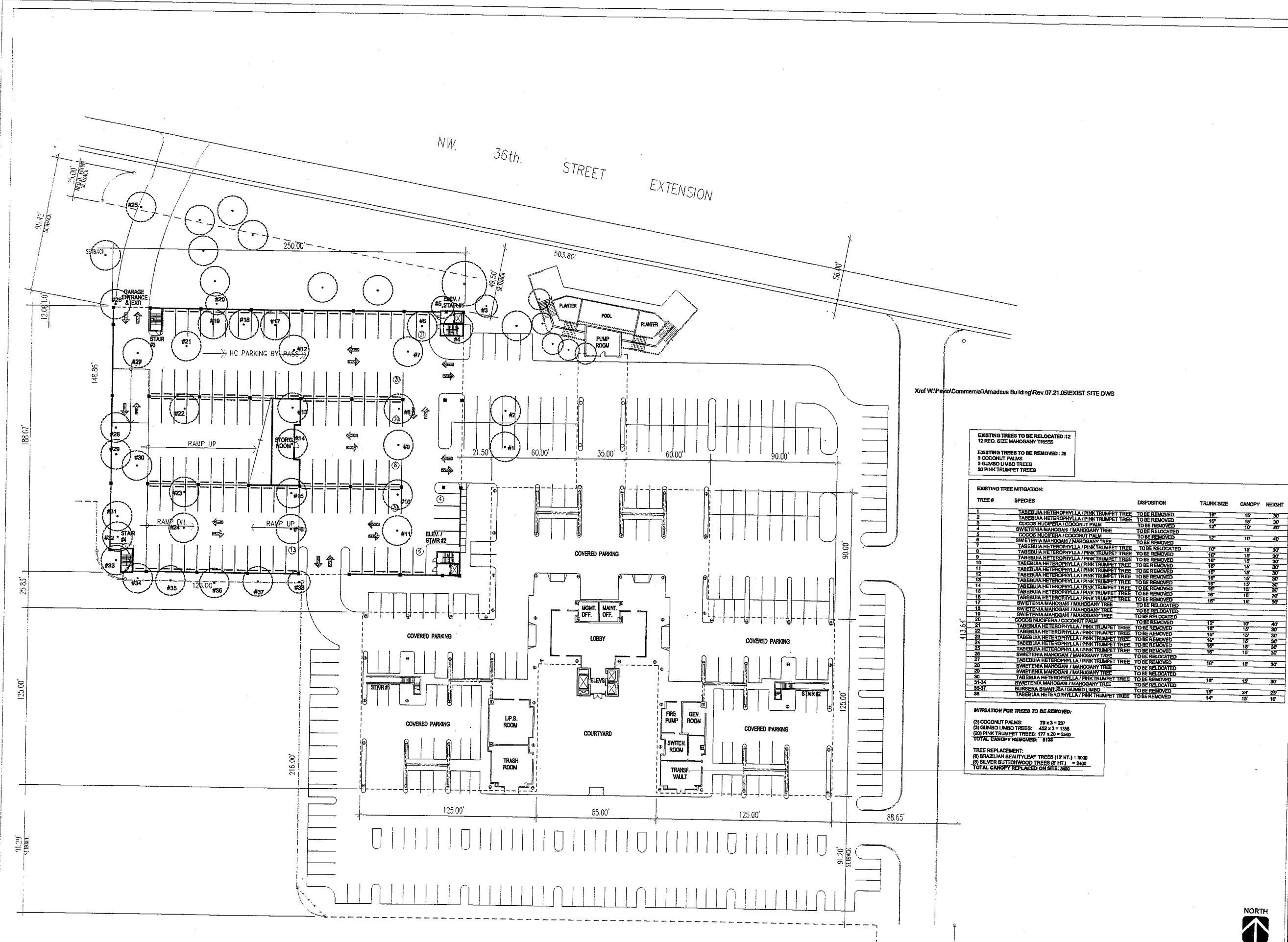


**WITKIN
DESIGN GROUP**
LANDSCAPE
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16853 N.E. 2ND AVENUE
SUITE 305
NORTH MIAMI BEACH, FL 33162
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SEAL:

TITLE: PROPOSED PARKING
EXISTING LANDSCAPE
DATE: 05/10/2005
SCALE: 1" = 30'-0"
DRAWING NO: L-1



EXISTING TREES TO BE RELOCATED: 12
12 REG. SIZE MAHOGANY TREES

EXISTING TREES TO BE REMOVED: 26
3 COCONUT PALMS
9 GUMBO LIMBO TREES
50 PINK TRUMPET TREES

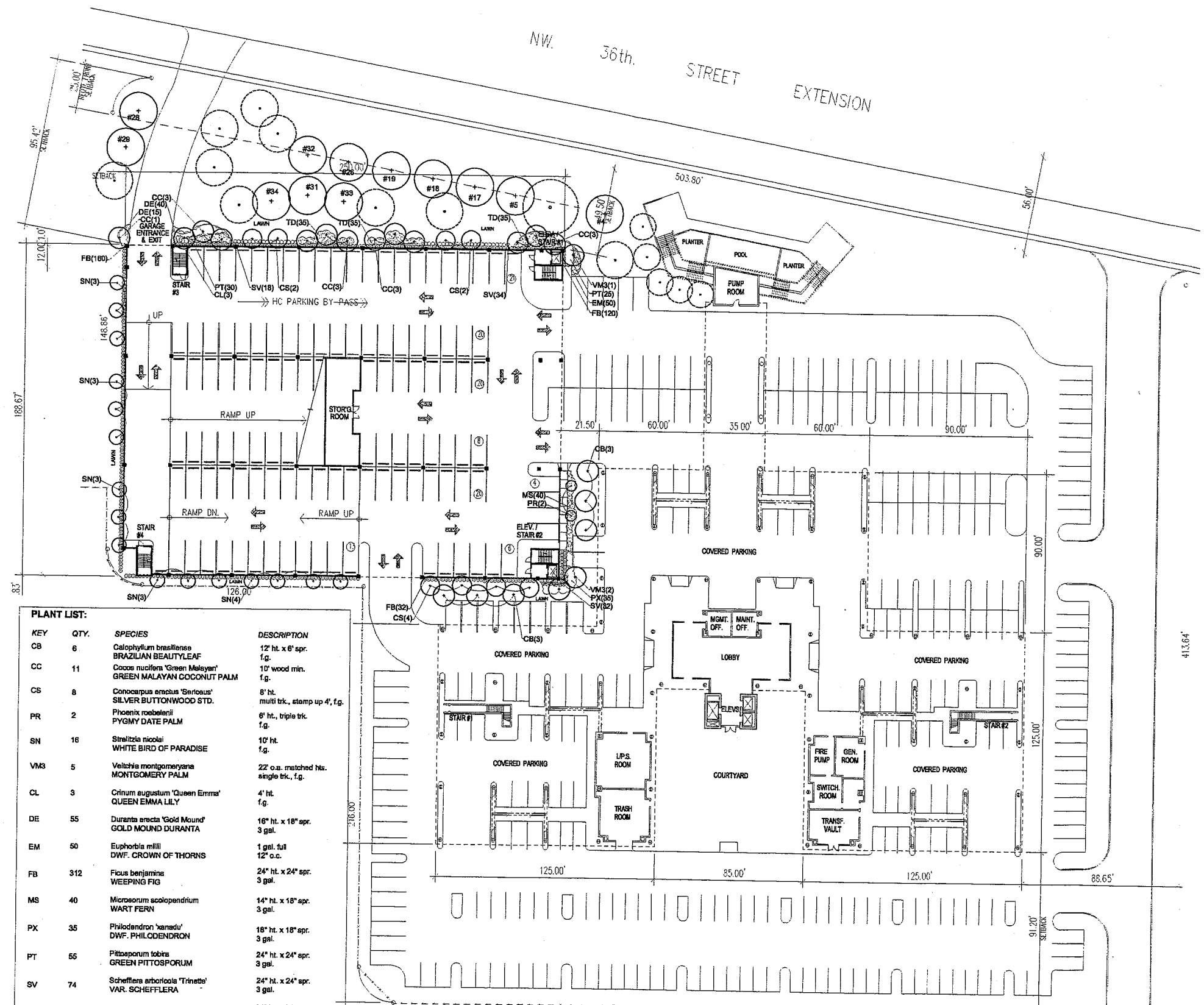
EXISTING TREE MITIGATION:

TREE #	SPECIES	DISPOSITION	TRUNK SIZE	CANOPY	HEIGHT
1	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	18"	15'	30'
2	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
3	COCONUS NUCIFERA / COCONUT PALM	TO BE REMOVED	12"	15'	40'
4	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	12"	10'	40'
5	COCONUS NUCIFERA / COCONUT PALM	TO BE REMOVED	12"	15'	40'
6	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	12"	10'	40'
7	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
8	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
9	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
10	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
11	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
12	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
13	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
14	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
15	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
16	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
17	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	12"	10'	40'
18	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	12"	10'	40'
19	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	12"	10'	40'
20	COCONUS NUCIFERA / COCONUT PALM	TO BE REMOVED	12"	10'	40'
21	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
22	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
23	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
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26	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	16"	15'	30'
27	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
28	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	16"	15'	30'
29	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	16"	15'	30'
30	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE RELOCATED	16"	15'	30'
31-34	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE REMOVED	16"	15'	30'
35-37	SWIETENIA MAHOGANI / MAHOGANY TREE	TO BE RELOCATED	16"	24'	25'
38	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	TO BE REMOVED	14"	15'	16'

MITIGATION FOR TREES TO BE REMOVED:
 (3) COCONUT PALMS: 79 x 3 = 237
 (9) GUMBO LIMBO TREES: 452 x 3 = 1356
 (50) PINK TRUMPET TREES: 177 x 3 = 531
 TOTAL CANOPY REMOVED: 6126

TREE REPLACEMENT:
 (6) BRAZILIAN BEAUTYLEAF TREES (12 HT.) = 3000
 (8) SILVER BUTTERNUT TREES (8 HT.) = 2400
 TOTAL CANOPY REPLACED ON SITE: 5400

Xref W:\Pavio\Commercial\Amadeus Building\Rev.07.21.05\EXIST SITE.DWG



PLANT LIST:

KEY	QTY.	SPECIES	DESCRIPTION
CB	6	Calophyllum brasiliense BRAZILIAN BEAUTYLEAF	12' ht. x 6' spr. f.g.
CC	11	Cocos nucifera 'Green Malayam' GREEN MALAYAN COCONUT PALM	10' wood min. f.g.
CS	8	Conocarpus erectus 'Serious' SILVER BUTTWOOD STD.	8' ht. multi trk., stamp up 4', f.g.
PR	2	Phoenix roebelenii PYGMY DATE PALM	6' ht., triple trk. f.g.
SN	16	Strelitzia nicotia WHITE BIRD OF PARADISE	10' ht. f.g.
VM	5	Veitchia montgomeryana MONTGOMERY PALM	22' o.s. matched hrs. single trk., f.g.
CL	3	Crinum augustum 'Queen Emma' QUEEN EMMA LILY	4' ht. f.g.
DE	55	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA	16" ht. x 18" spr. 3 gal.
EM	50	Euphorbia millii DWF. CROWN OF THORNS	1 gal. full 12" o.c.
FB	312	Ficus benjamina WEeping FIG	24" ht. x 24" spr. 3 gal.
MS	40	Microsorium scolopendrium WART FERN	14" ht. x 18" spr. 3 gal.
PX	35	Philodendron 'kanadu' DWF. PHILODENDRON	18" ht. x 18" spr. 3 gal.
PT	55	Pittosporum tobira GREEN PITTOSPORUM	24" ht. x 24" spr. 3 gal.
SV	74	Schefflera arboricola 'Trinette' VAR. SCHEFFLERA	24" ht. x 24" spr. 3 gal.
TD	105	Tripsacum dactyloides 'Dwarf' DWF. FAKAHATCHEE GRASS	24" ht. x 24" spr. 3 gal.
As Required		St. Augustin 'Floratum'	Solid Even Sod

SEE SHEET L1 FOR EXISTING TREES DISPOSITION

ANIAD 1015 BUILDING
 9250 Northwest 36th Street
 Miami, Florida

REVISIONS:
 #1 REV. PER SITE PLAN 07/21/05



**WITKIN
DESIGN GROUP**

LANDSCAPE
 ARCHITECTURE
 AND PLANNING
 1888 N.E. 2ND AVENUE
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 NORTH MIAMI BEACH, FL 33182
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SEAL:

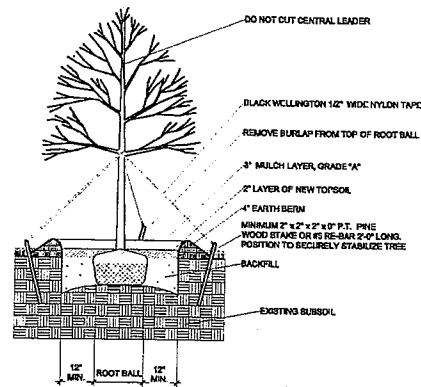
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 LANDSCAPE PLAN

DATE: 05/10/2005

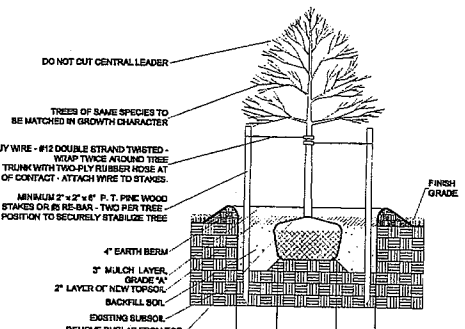
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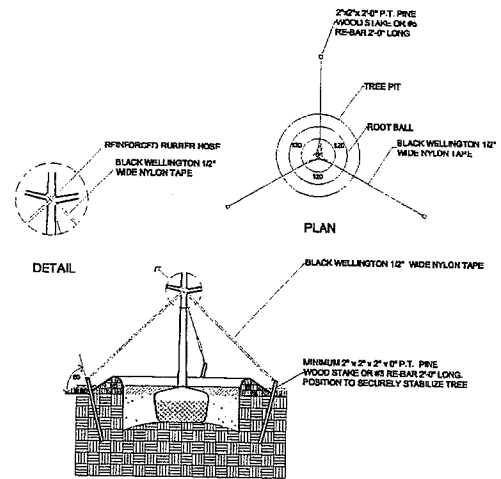




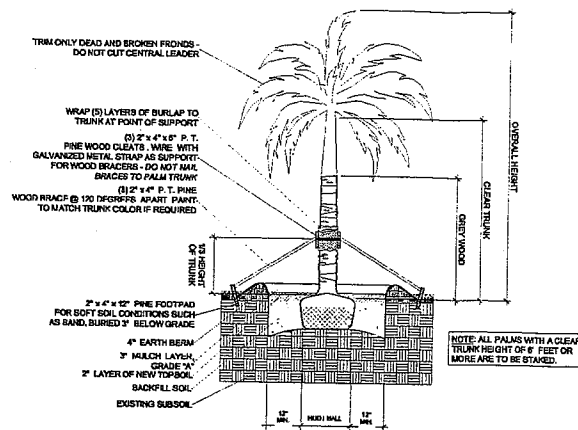
LARGE TREE PLANTING DETAIL



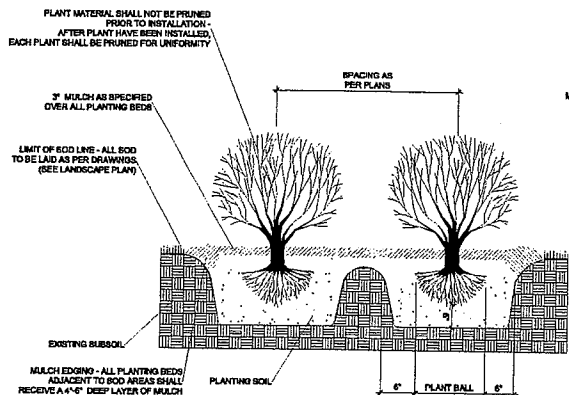
SMALL TREE PLANTING DETAIL



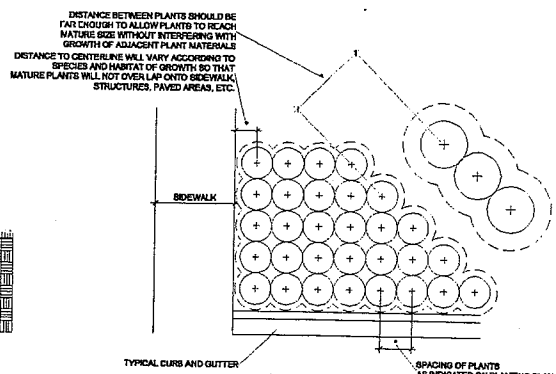
TYPICAL TREE GUYING DETAIL



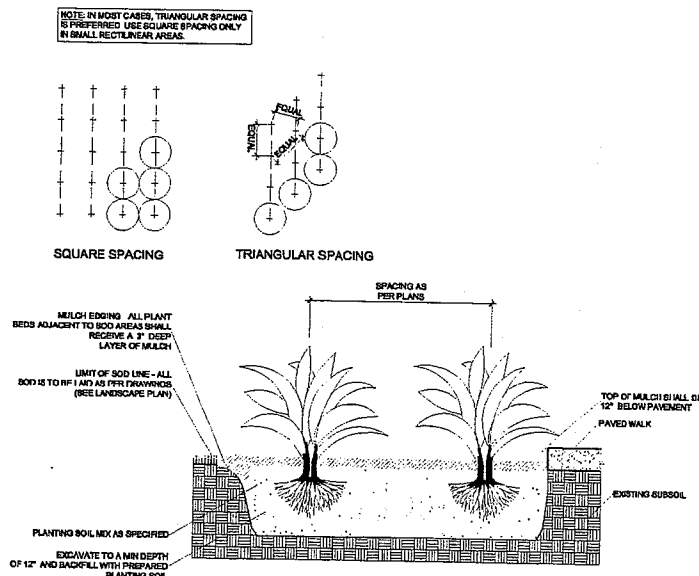
STRAIGHT TRUNK PALM PLANTING DETAIL



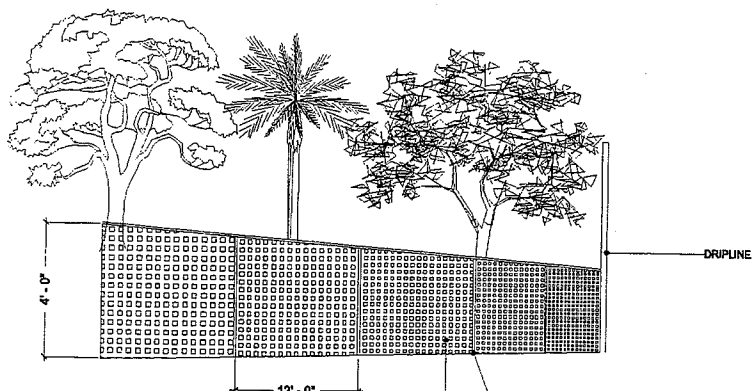
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING



TYPICAL GROUND COVER PLANTING DETAIL



NOTE:

- THE SOIL WITHIN THE DRUPLINE SHALL BE KEPT FREE OF BUILDING MATERIALS.
- CLEANING OF ANY EQUIPMENT WITHIN THE PROTECTIVE BARRIER IS PROHIBITED.

TREE PRESERVATION DETAIL

A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION. THE BARRIER SHALL EXTEND TO THE DRUPLINE.

PLANTING NOTES:

- (See plant specification and details for additional standards)
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- Soil is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine "Floritam" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Paspalum notatum. All sod is to be laid level, light, and cut even along planting beds.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerotite.
- Tree and shrub pits will be supplemented with "Agrifilm Palle", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All undisturbed and unplanted tree pits are to be properly bermed and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, or omissions are to be brought to the attention of the Landscape Architect for clarification prior to installation.

REVISIONS:



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SEAL:

TITLE: PLANTING DETAILS

DATE: 05/10/2005

SCALE: NOT TO SCALE

DRAWING NO: L-3

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