RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

HIRAM
LANDING NORTH
19 UNITS

FOLIO: 30-7908-000-0641
30-7908-020-0500



DRAWING INDEX	
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A101	Top General View - Site Info
A102	Birds's Eye View
A103	Site Plan
A103.1	Site Plan - Block 1 Lot 1
A103.2	Site Plan - Block 1 Lot 2
A103.3	Site Plan - Block 1 Lot 3
A103.4	Site Plan - Block 1 Lot 4
A103.5	Site Plan - Block 1 Lot 5
A103.6	Site Plan - Block 1 Lot 6
A103.7	Site Plan - Block 2 Lot 1
A103.8	Site Plan - Block 2 Lot 2
A103.9	Site Plan - Block 2 Lot 9
A103.10	Site Plan - Block 2 Lot 10
A104.1	Floor Plan - Model A

DRAWING INDEX	
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A104.8	Elevations - Model D
A105	General Views
A106.1	Model A - 3D Views
A106.2	Model B - 3D Views
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L101	Landscape Plan
L101.1	Landscape Plan - Block 1 Lot 1
L101.2	Landscape Plan - Block 1 Lot 2

DRAWING INDEX	
No.	**Sheet Name**
L101.3	Landscape Plan - Block 1 Lot 3
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L101.5	Landscape Plan - Block 1 Lot 5
L101.6	Landscape Plan - Block 1 Lot 6
L101.7	Landscape Plan - Block 2 Lot 1
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L101.9	Landscape Plan - Block 2 Lot 9
L101.10	Landscape Plan - Block 2 Lot 10

NextGen
MIAMI CORP.

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STATE OF FLORIDA
ADOLFO D. LOPEZ
AR0016093
REGISTERED ARCHITECT

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE PROVIDED BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A.
AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION
& DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Cover Sheet

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

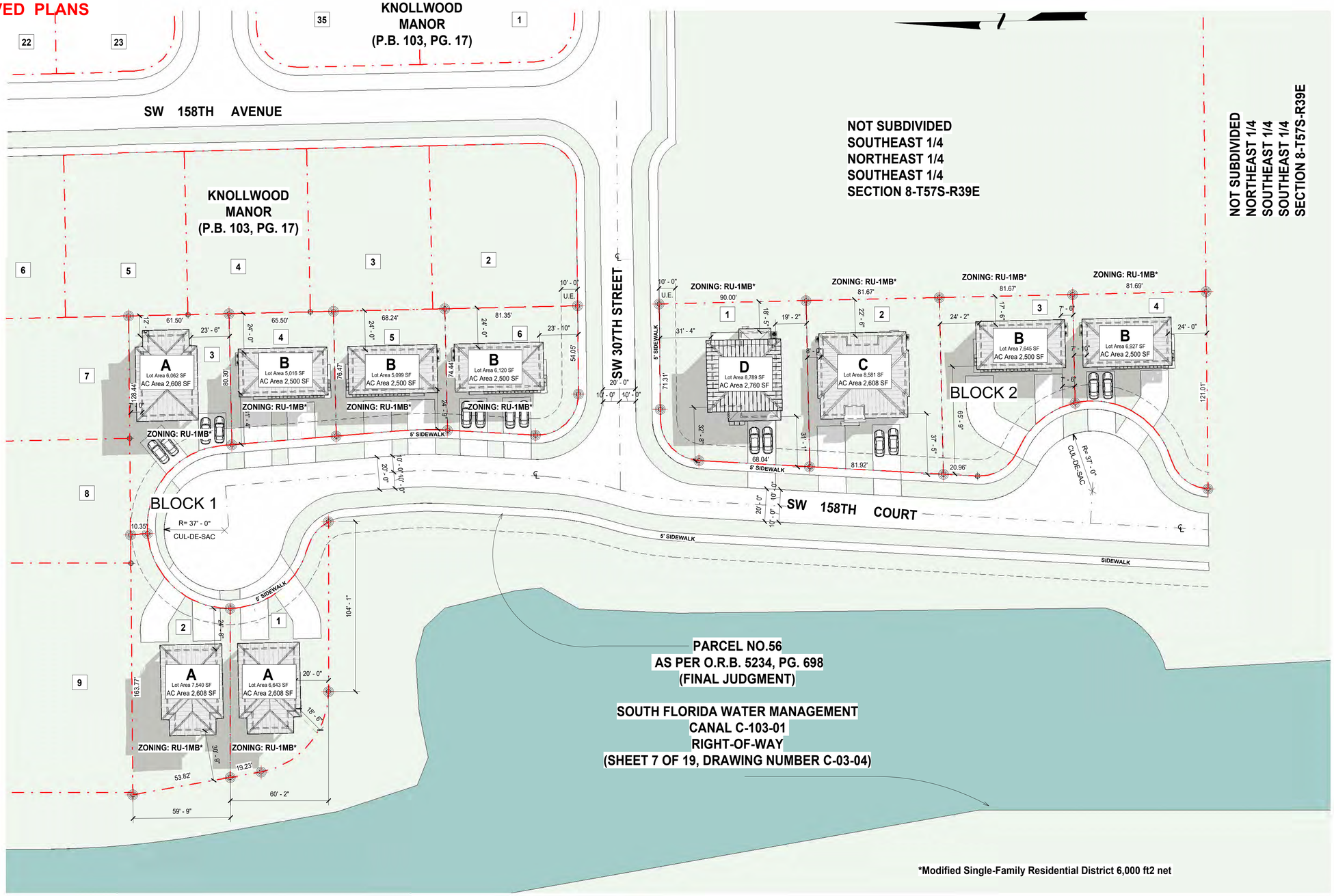
ISSUE DATE:
11/20/2025

SHEET:
A100

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS



1 Site Plan
1" = 30'-0"

DENSITY CALCULATION

GROSS LOT AREA	110,600 SF (2.54 Ac)
NET LOT AREA	68,429 SF (1.57 Ac)
DENSITY CALCULATION (GROSS LOT AREA*13 UNITS/Ac)	2.54Ac X 13 Units/Ac = 33.0 Units
PROVIDED UNITS	19 UNITS

NextGen MIAMI CORP.

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STATE OF FLORIDA · ADOLFO D. LOPEZ · REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:25:20 -05'00'

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REVISIONS:
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DRAWING TITLE:
Site Plan

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	6,927.0 SF
LOT WIDTH (60'-0" MIN.)	81'-8"

	ALLOWED	PROVIDED
LOT COVERAGE	3,117.2 SF	1,729.0 SF
GREEN AREA	3,809.9 SF	4,345.0 SF
OPEN SPACE	3,809.9 SF	5,198.0 SF
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT	25'-0"	23'-0"
SIDE	6'-0"	7'-10"
SIDE	6'-0"	24'-0"
REAR	25'-0"	17'-6"
PARKING	**REQUIRED**	**PROVIDED**
	2 PER UNIT	2

SITE NOTES:

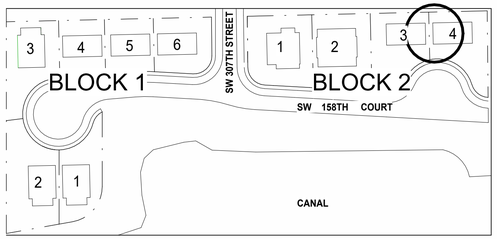
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2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

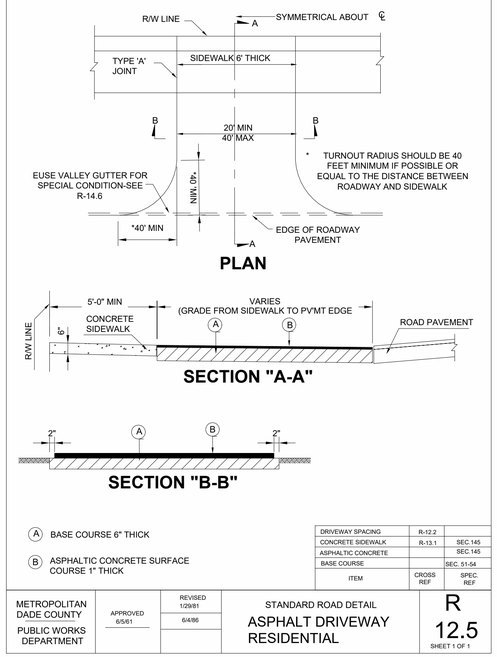
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

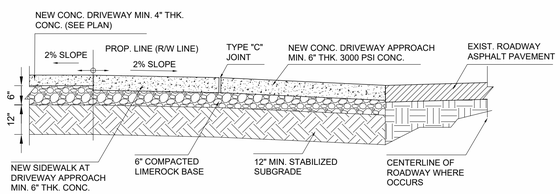
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9. COVER OR FILL ALL HOLES OR HAZARDOUS OPENINGS CREATED.
10. RESTORE DAMAGED OR DEFACED AREAS TO CONDITIONS COMPARABLE TO ORIGINAL.



LOCATION SKETCH





DRIVEWAY DETAIL

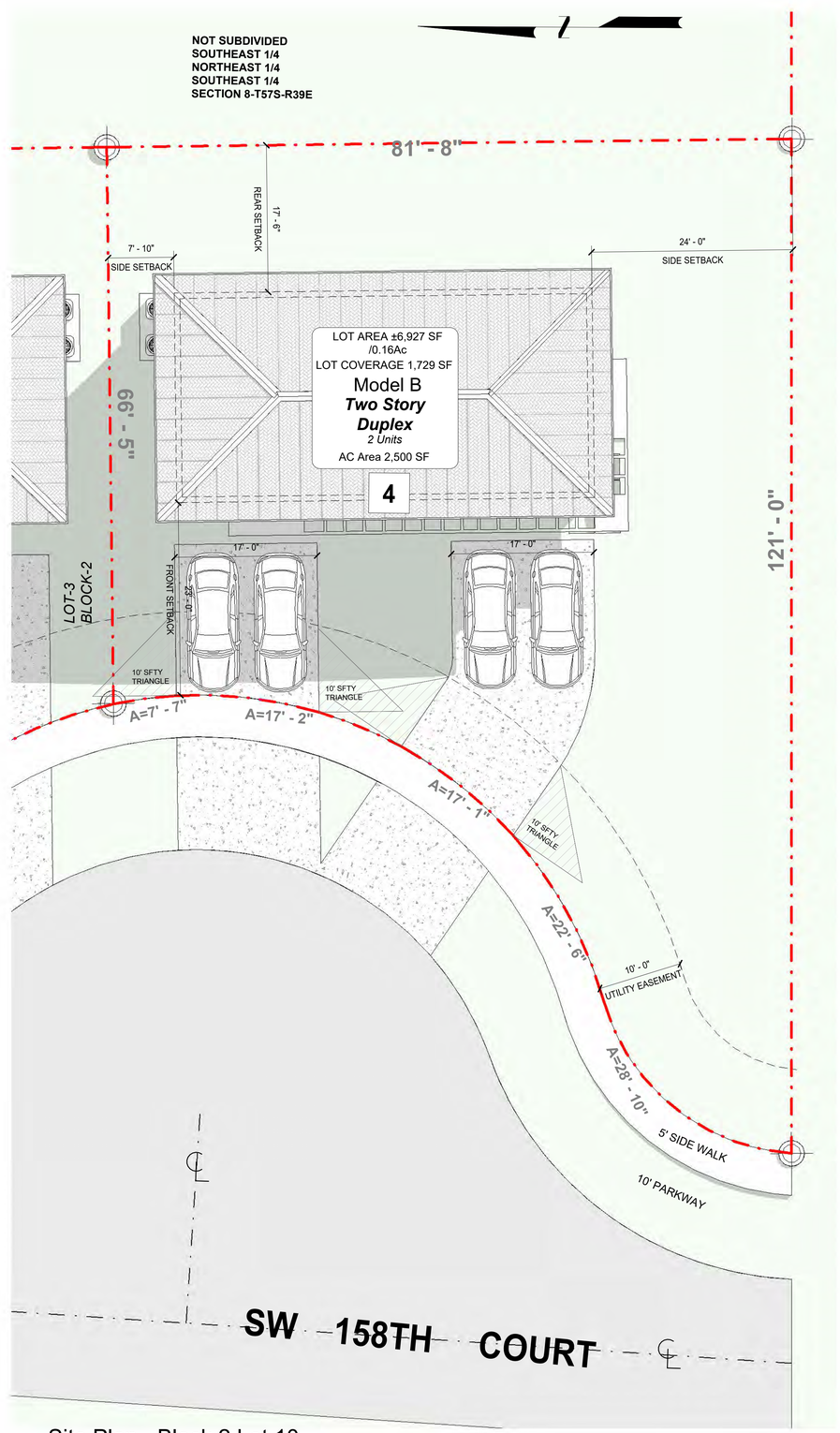
N.T.S.

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10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 2 Lot 10
1/8" = 1'-0"

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

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30-7908-000-0641

REVISIONS:
1
2
3
4
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6

DRAWING TITLE:
Site Plan - Block 2 Lot 10

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.10

CAR 5267 - Exhibit 8

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ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	7,645.0 SF
LOT WIDTH (60'-0" MIN.)	81'-8"

	ALLOWED	PROVIDED
LOT COVERAGE	3,440.3 SF	1,729.0 SF
GREEN AREA	4,204.8 SF	4,568.0 SF
OPEN SPACE	4,204.8 SF	5,916.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	23'-10"
SIDE	6'-0"	7'-6"
SIDE	6'-0"	24'-4"
REAR	25'-0"	17'-6"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

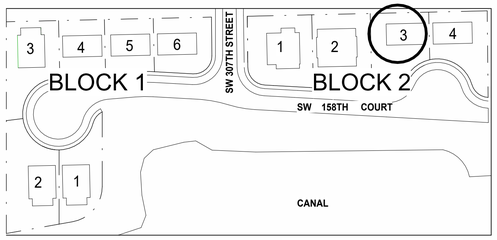
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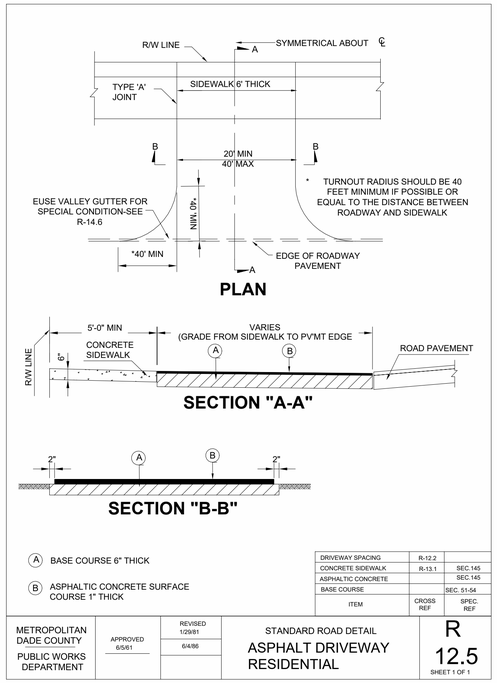
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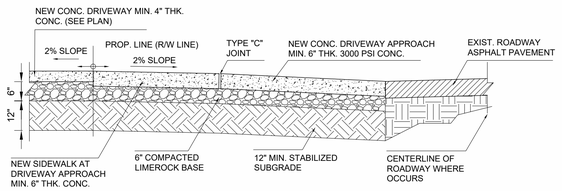
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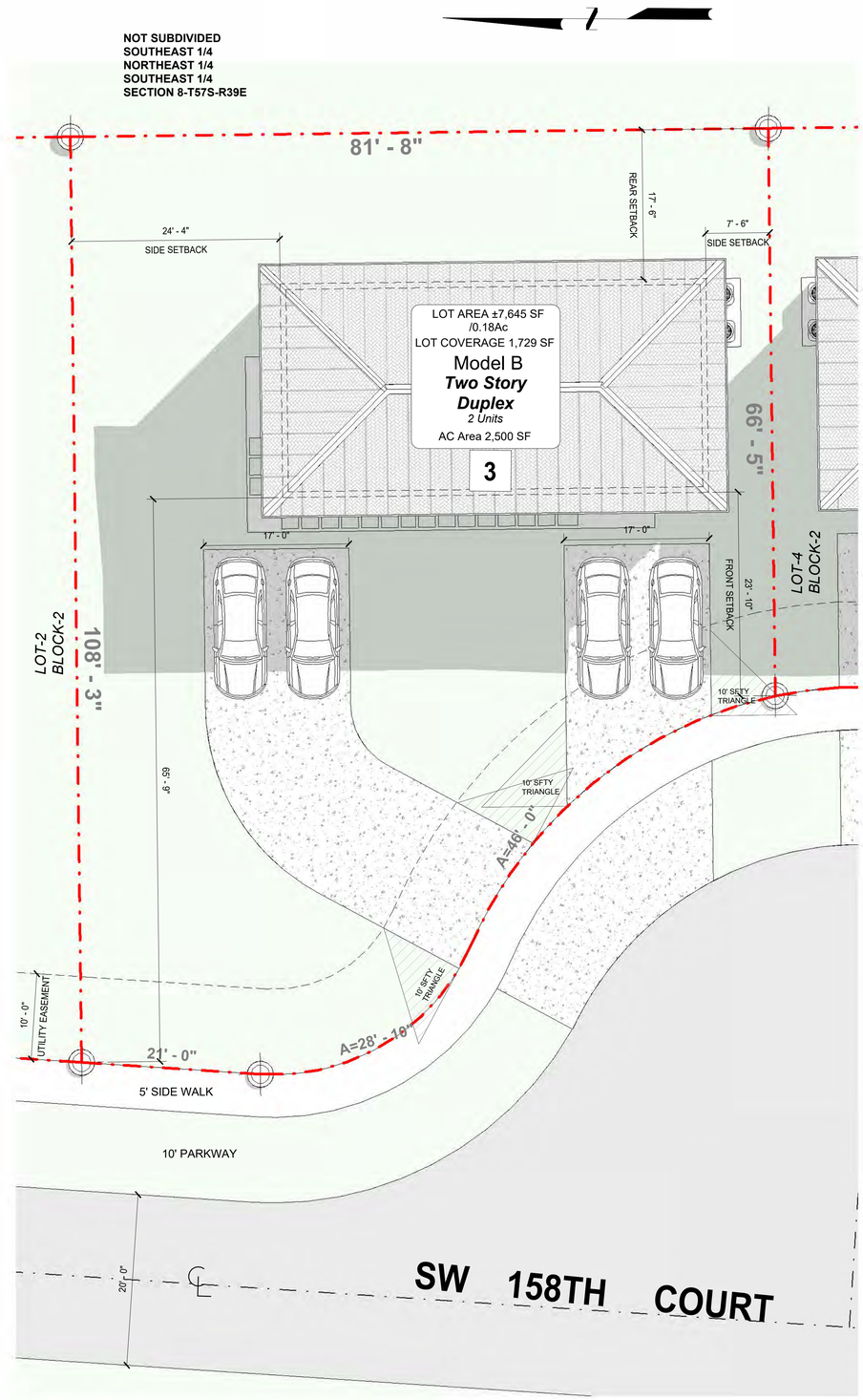
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NOT SUBDIVIDED
SOUTHEAST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E



1 Site Plan - Block 2 Lot 9
1/8" = 1'-0"

NextGen MIAMI CORP.

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STATE OF FLORIDA
ADOLFO D. LOPEZ
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LICENSE NO. AR 0016093

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Date: 2025.12.09 08:27:36 -05'00'

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OPEN SPACE	4,719.6 SF	5,684.0 SF

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SIDE	6'-0"	8'-0"
SIDE	6'-0"	23'-0"
REAR	25'-0"	22'-6"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

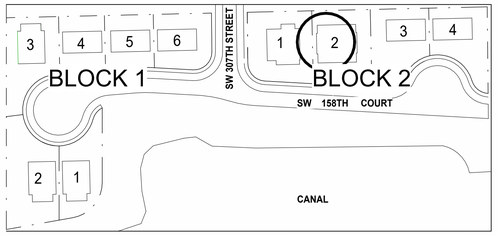
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
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4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

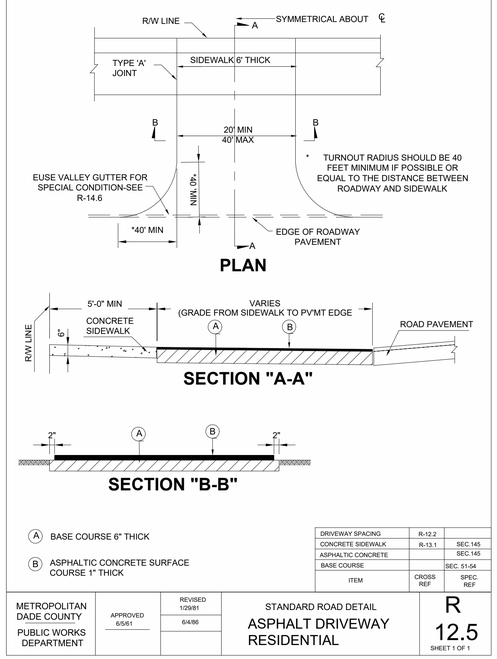
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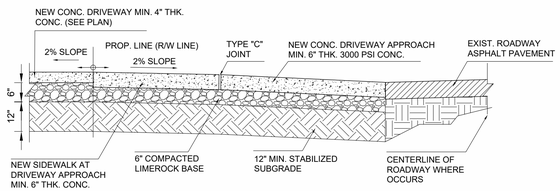
EXISTING CONDITIONS:

1. EXISTING WORK TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR DISTURBED SHALL BE REPAIRED, PATCHED, OR REPLACED.
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LOCATION SKETCH





DRIVEWAY DETAIL

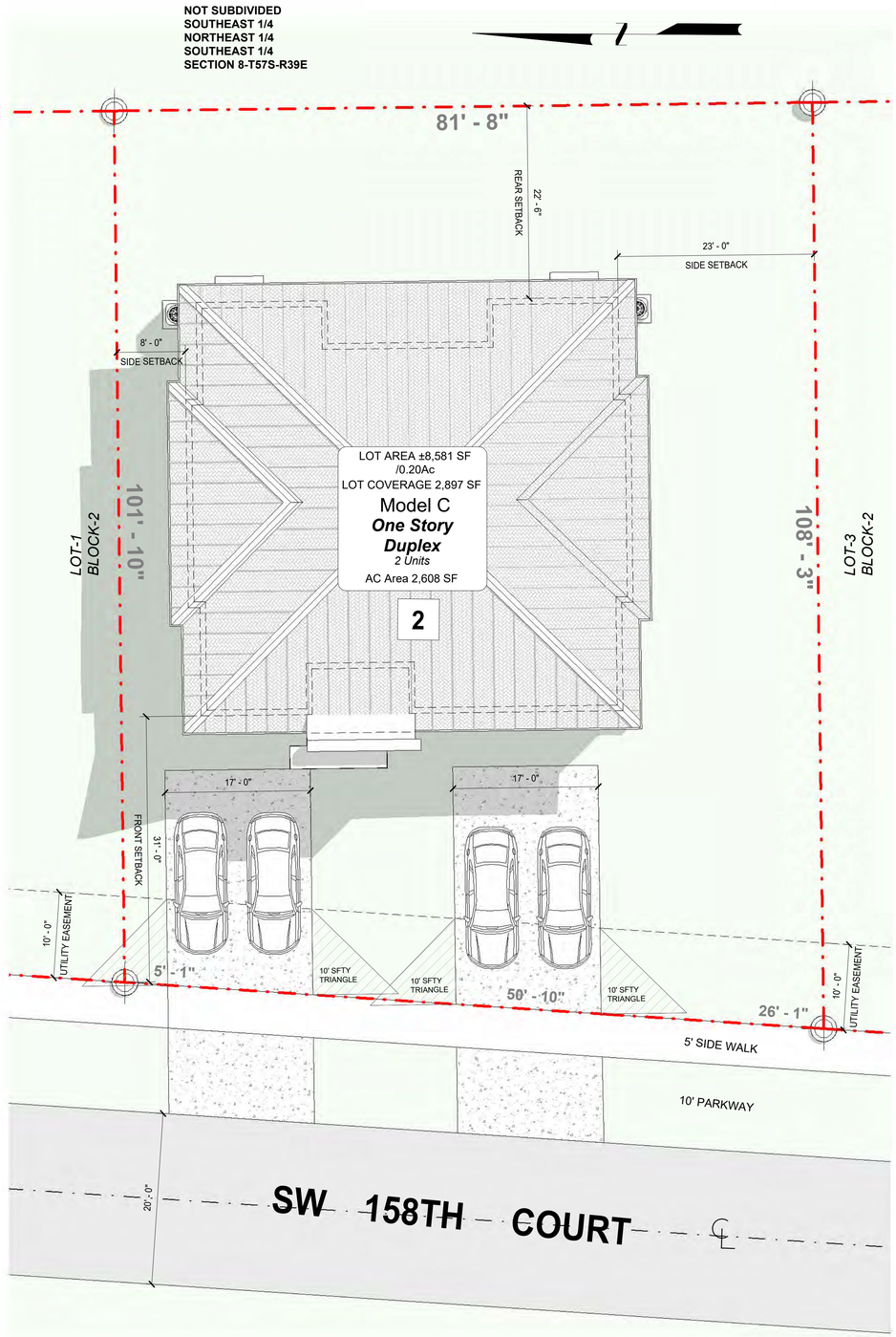
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APPLICABLE CODES:

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2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD. PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
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9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 2 Lot 2
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:27:18 -05'00'

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE PROVIDED BY CONTRACT. THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 2 Lot 2

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING — RU-1M(b)

NET LOT AREA (6.000 SF)	8,789.0 SF
LOT WIDTH (60'-0" MIN.)	90'-0"

	ALLOWED	PROVIDED
LOT COVERAGE	3,955.1 SF	2,310.0 SF
GREEN AREA	4,834.0 SF	5,963.0 SF
OPEN SPACE	4,834.0 SF	6,479.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-10"
SIDE	6'-0"	19'-2"
SIDE STREET	10'-0"	32'-2"
REAR	25'-0"	18'-5"
PARKING	**REQUIRED**	**PROVIDED**
	2 PER UNIT	2

SITE NOTES:

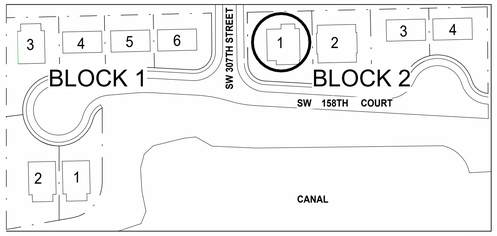
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ENVIRONMENTAL PROTECTION:

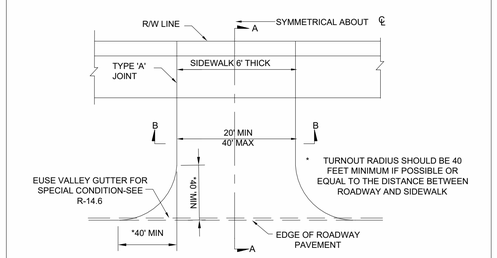
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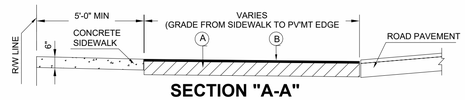
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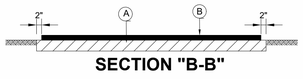
LOCATION SKETCH



PLAN



SECTION "A-A"



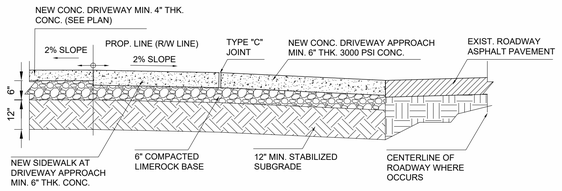
SECTION "B-B"

(A) BASE COURSE 6" THICK

(B) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC 145
ASPHALTIC CONCRETE		SEC. 145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

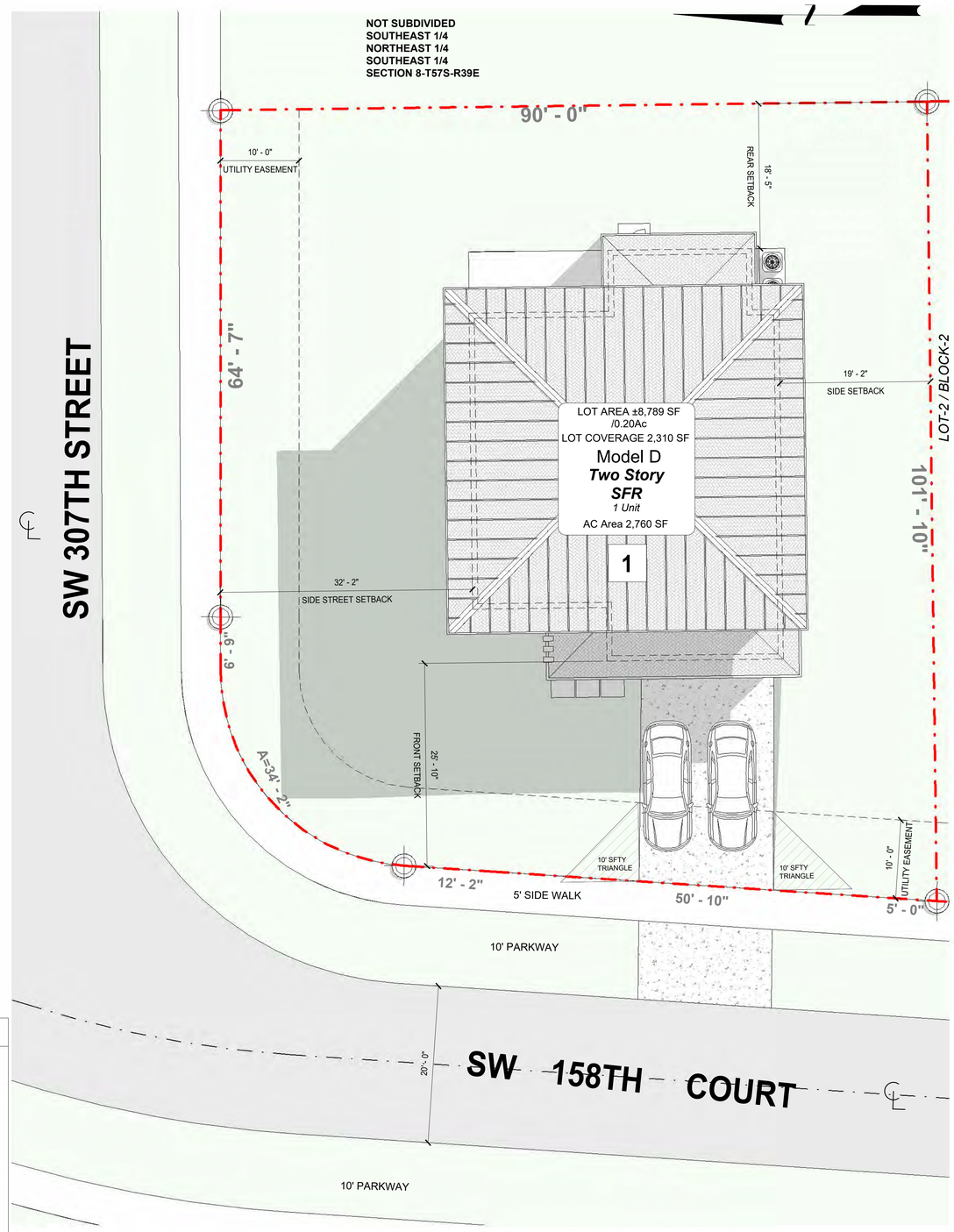
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9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 2 Lot 1
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED AR 0016093
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:27:02 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 2 Lot 1

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.7

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING — RU-1M(b)

NET LOT AREA (6.000 SF)	6,120.0 SF
LOT WIDTH (60'-0" MIN.)	74'-5"

	ALLOWED	PROVIDED
LOT COVERAGE	2,754.0 SF	1,729.0 SF
GREEN AREA	3,366.0 SF	3,662.0 SF
OPEN SPACE	3,366.0 SF	4,391.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-5"
SIDE	6'-0"	7'-8"
SIDE STREET	10'-0"	23'-10"
REAR	25'-0"	24'-0"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

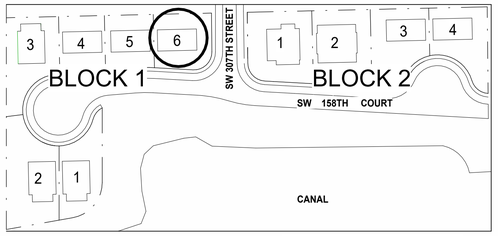
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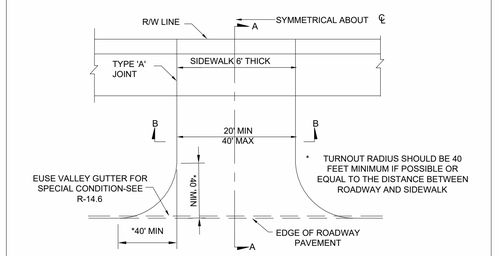
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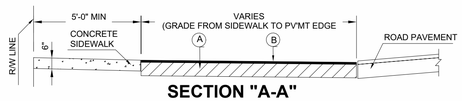
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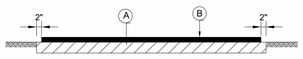
LOCATION SKETCH



PLAN



SECTION "A-A"



SECTION "B-B"

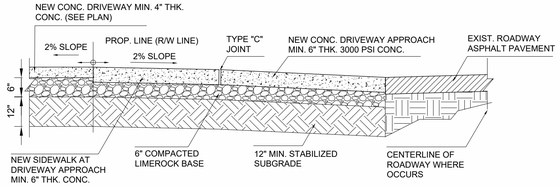
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ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL

R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

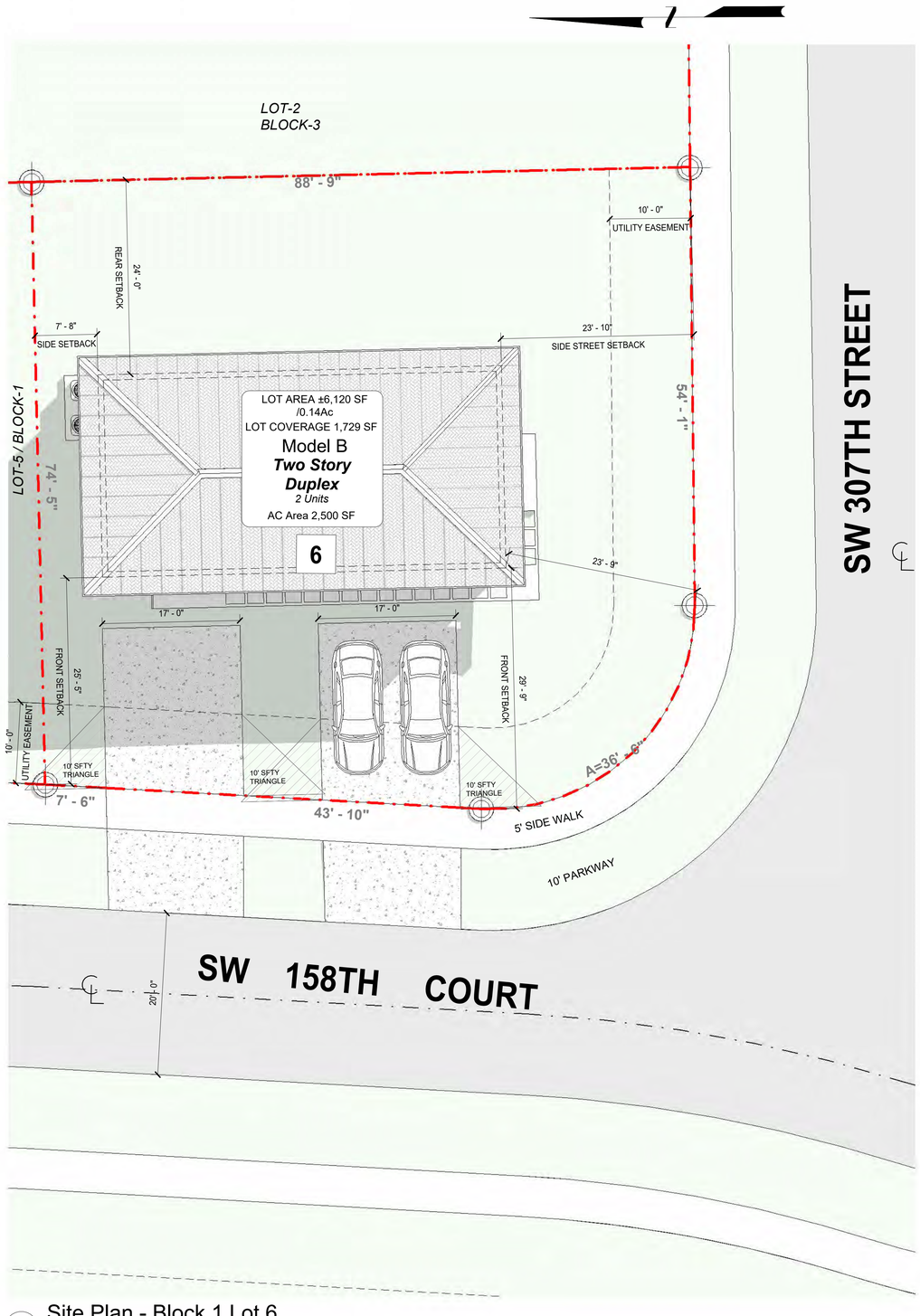
N.T.S.

SOIL STATEMENT:

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APPLICABLE CODES:

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1 Site Plan - Block 1 Lot 6

1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA — ADOLFO D. LOPEZ — AR 0016093 — REGISTERED ARCHITECT — ADOLFO D. LOPEZ R.A. AIA

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:26:44 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 1 Lot 6

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.6

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	5,099.0 SF
LOT WIDTH (60'-0" MIN.)	68'-3"

	ALLOWED	PROVIDED
LOT COVERAGE	2,294.6 SF	1,729.0 SF
GREEN AREA	2,804.5 SF	2,720.0 SF
OPEN SPACE	2,804.5 SF	3,370.0 SF
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT	25'-0"	25'-5"
SIDE	6'-0"	10'-9"
SIDE	6'-0"	7'-8"
REAR	25'-0"	24'-0"
PARKING	**REQUIRED**	**PROVIDED**
	2 PER UNIT	2

SITE NOTES:

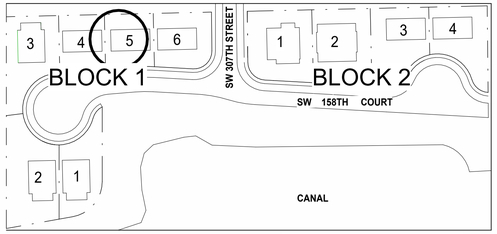
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

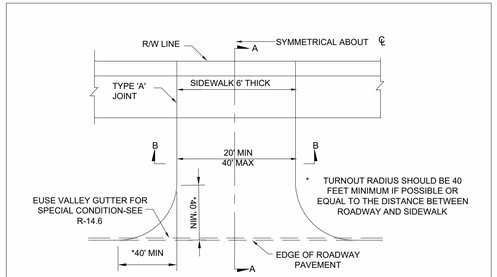
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT. SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

EXISTING CONDITIONS:

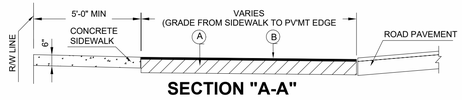
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3. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING; AFTER UNCOVERING, REVIEW CONDITIONS AFFECTING INSTALLATION OR PERFORMANCE.
4. REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E AND DO NOT PROCEED UNTIL DIRECTED.
5. PROVIDE TEMPORARY SUPPORT AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
6. PROTECT REMAINING WORK FROM DAMAGE AND FROM WEATHER; PERFORM CUTTING AND DEMOLITION TO PREVENT DAMAGE AND ALLOW PROPER NEW INSTALLATION.
7. REFINISH SURFACES AND ADJUST PRODUCTS TO PROVIDE UNIFORM FINISH MATCHING ADJACENT WORK.
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9. COVER OR FILL ALL HOLES OR HAZARDOUS OPENINGS CREATED.
10. RESTORE DAMAGED OR DEFACED AREAS TO CONDITIONS COMPARABLE TO ORIGINAL.



LOCATION SKETCH



PLAN



SECTION "A-A"

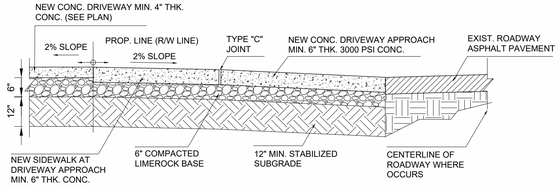
SECTION "B-B"

(A) BASE COURSE 6" THICK

(B) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC 145
ASPHALTIC CONCRETE		SEC 145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

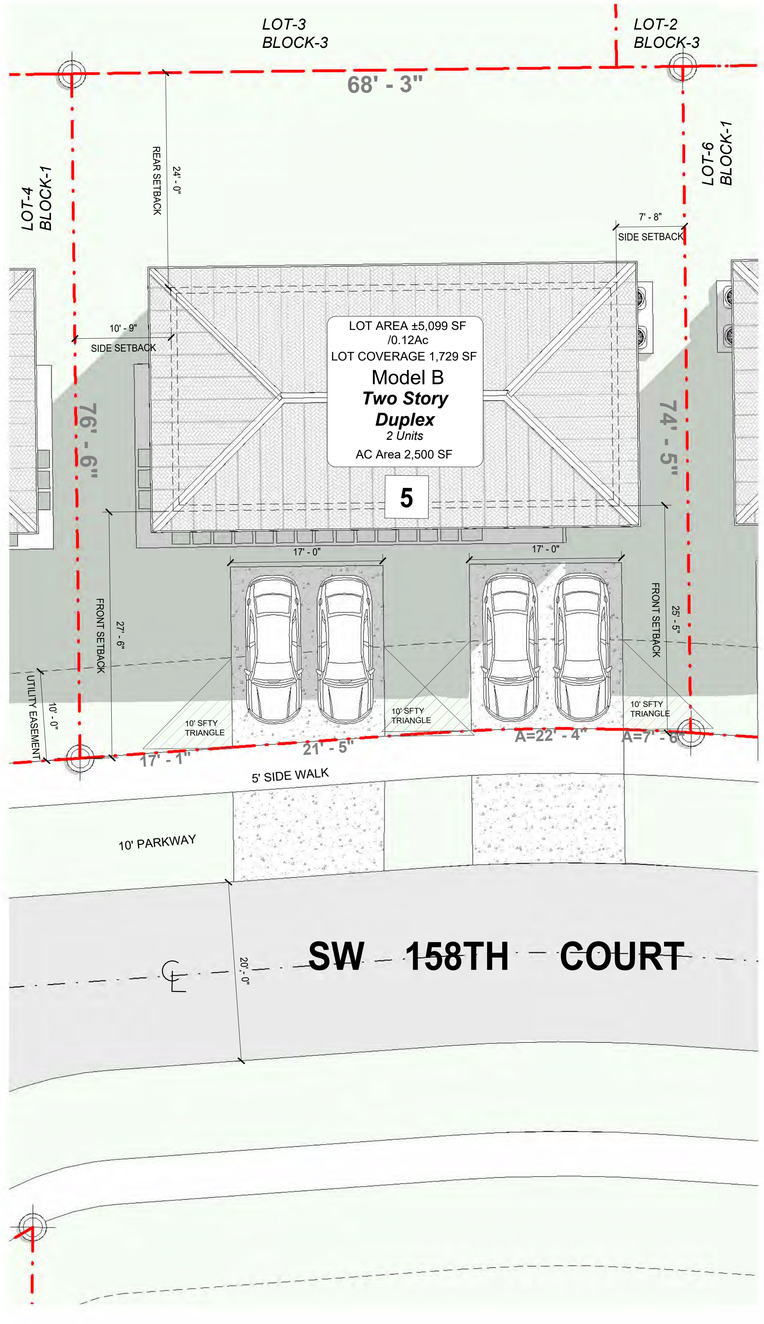
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1 Site Plan - Block 1 Lot 5
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ AR 0016093 REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA — Digitally signed by Adolfo Danilo Lopez AIA Date: 2025.12.09 08:26:28 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
/4
/5
/6

DRAWING TITLE:
Site Plan - Block 1 Lot 5

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.5

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

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FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	5,016.0 SF
LOT WIDTH (60'-0" MIN.)	64'-0"

	ALLOWED	PROVIDED
LOT COVERAGE	2,257.2 SF	1,729.0 SF
GREEN AREA	2,758.8 SF	2,506.0 SF
OPEN SPACE	2,758.8 SF	3,287.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	27'-6"
SIDE	6'-0"	7'-6"
SIDE	6'-0"	6'-8"
REAR	25'-0"	24'-0"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

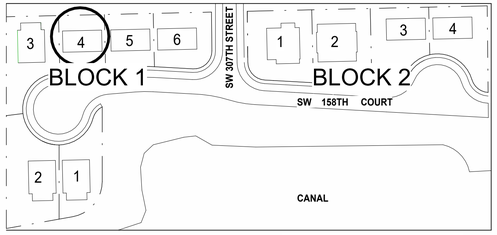
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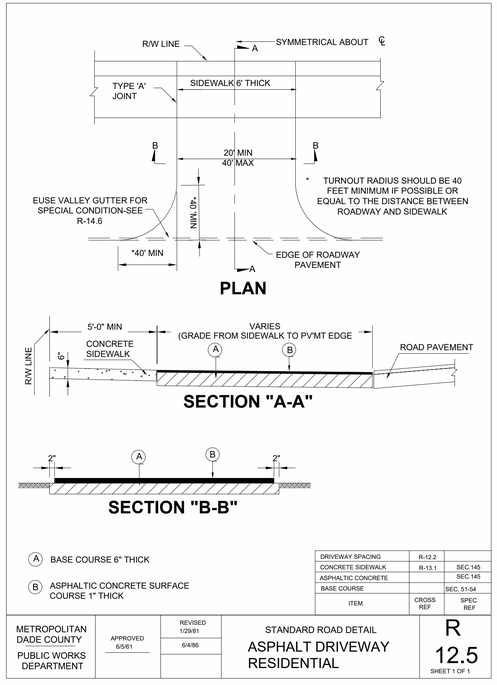
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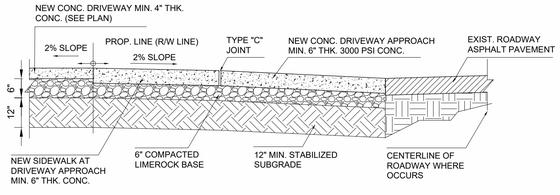
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LOCATION SKETCH





DRIVEWAY DETAIL

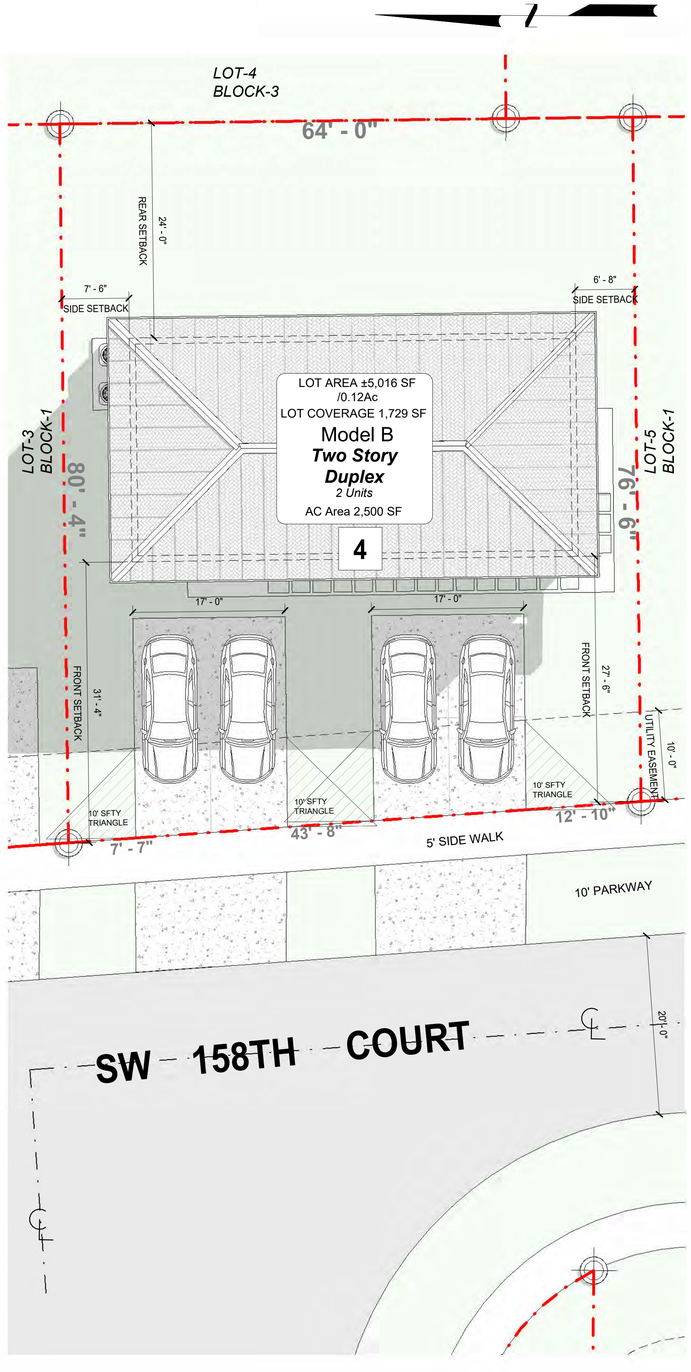
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1 Site Plan - Block 1 Lot 4

1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:26:15 -05'00'

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ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
/4
/5
/6

DRAWING TITLE:
Site Plan - Block 1 Lot 4

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.4

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

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LEGAL DESCRIPTION

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ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	6,062.0 SF
LOT WIDTH (60'-0" MIN.)	61'-6"

	ALLOWED	PROVIDED
LOT COVERAGE	2,727.9 SF	1,997.0 SF
GREEN AREA	3,334.1 SF	3,293.0 SF
OPEN SPACE	3,334.1 SF	4,065.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	18'-7"
SIDE	6'-0"	23'-6"
SIDE	6'-0"	6'-11"
REAR	25'-0"	12'-3"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

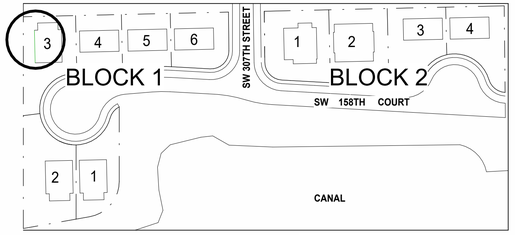
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2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

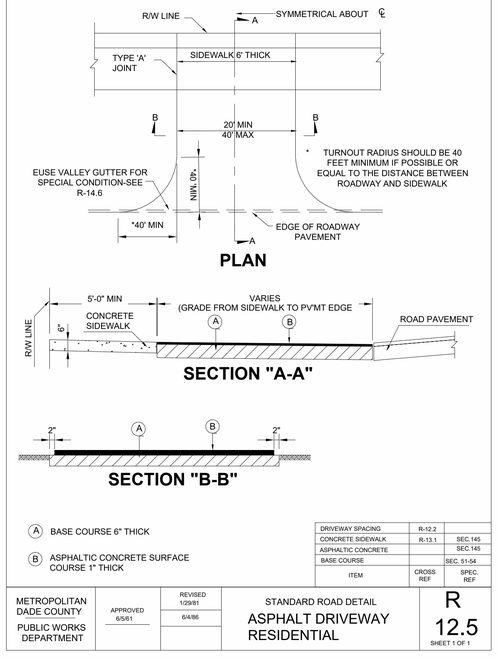
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
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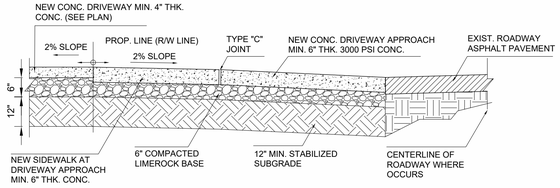
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4. REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E AND DO NOT PROCEED UNTIL DIRECTED.
5. PROVIDE TEMPORARY SUPPORT AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
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8. EXISTING WORK MAY BE CUT, ALTERED, OR TEMPORARILY REMOVED AS REQUIRED; DO NOT MODIFY STRUCTURAL MEMBERS WITHOUT A/E AUTHORIZATION.
9. COVER OR FILL ALL HOLES OR HAZARDOUS OPENINGS CREATED.
10. RESTORE DAMAGED OR DEFACED AREAS TO CONDITIONS COMPARABLE TO ORIGINAL.



LOCATION SKETCH





DRIVEWAY DETAIL

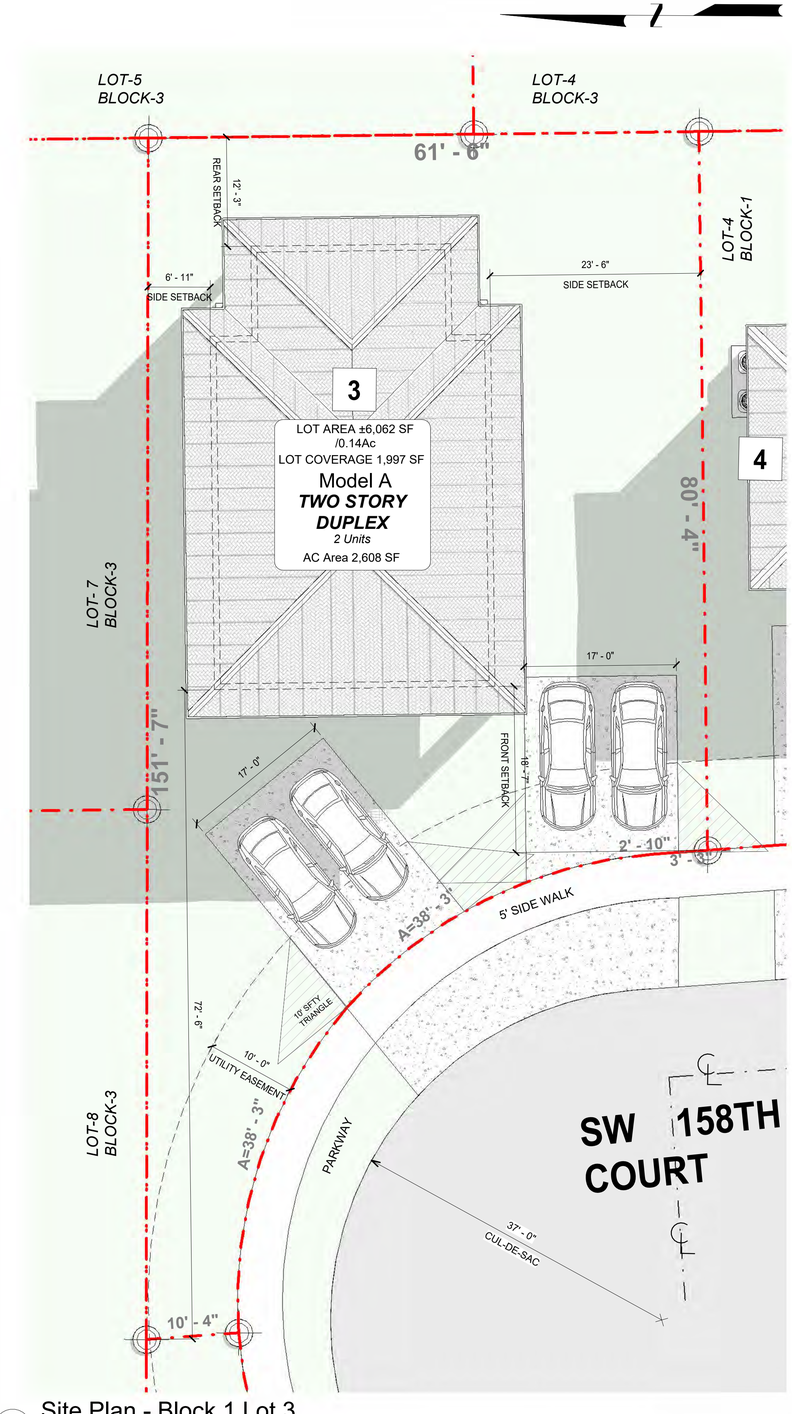
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1 Site Plan - Block 1 Lot 3
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA — ADOLFO D. LOPEZ — REGISTERED — AR 0016093

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:26:02 -05'00'

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE PROVIDED BY CONTRACT. THE INFORMATION ON THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 1 Lot 3

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.3

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING — RU-1M(b)

NET LOT AREA (6.000 SF)	7,540.0 SF
LOT WIDTH (60'-0" MIN.)	60'-10"

	ALLOWED	PROVIDED
LOT COVERAGE	3,393.0 SF	1,997.0 SF
GREEN AREA	4,147.0 SF	4,543.0 SF
OPEN SPACE	4,147.0 SF	5,543.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-1"
SIDE	6'-0"	20'-10"
SIDE	6'-0"	7'-4"
REAR	25'-0"	29'-5"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

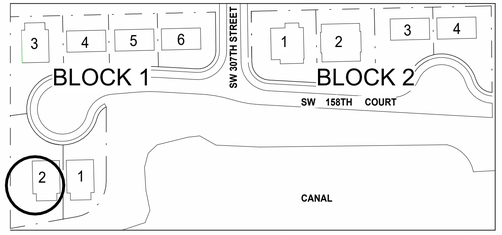
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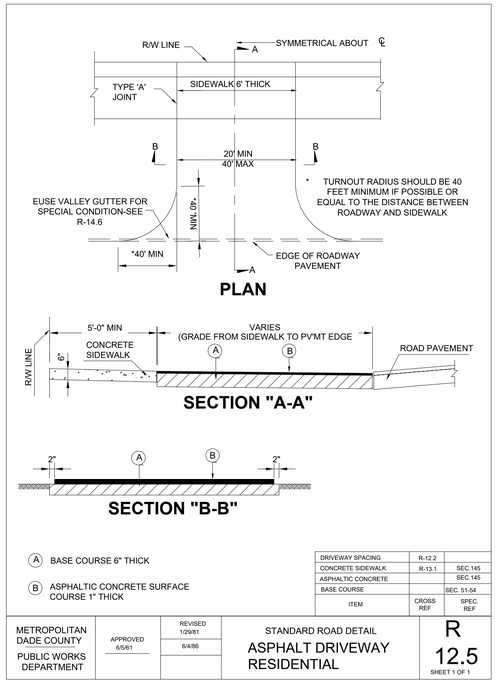
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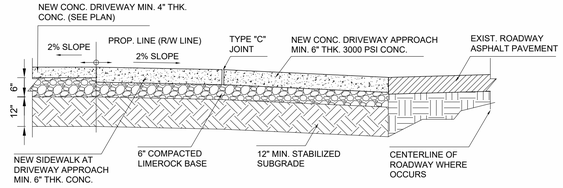
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LOCATION SKETCH





DRIVEWAY DETAIL

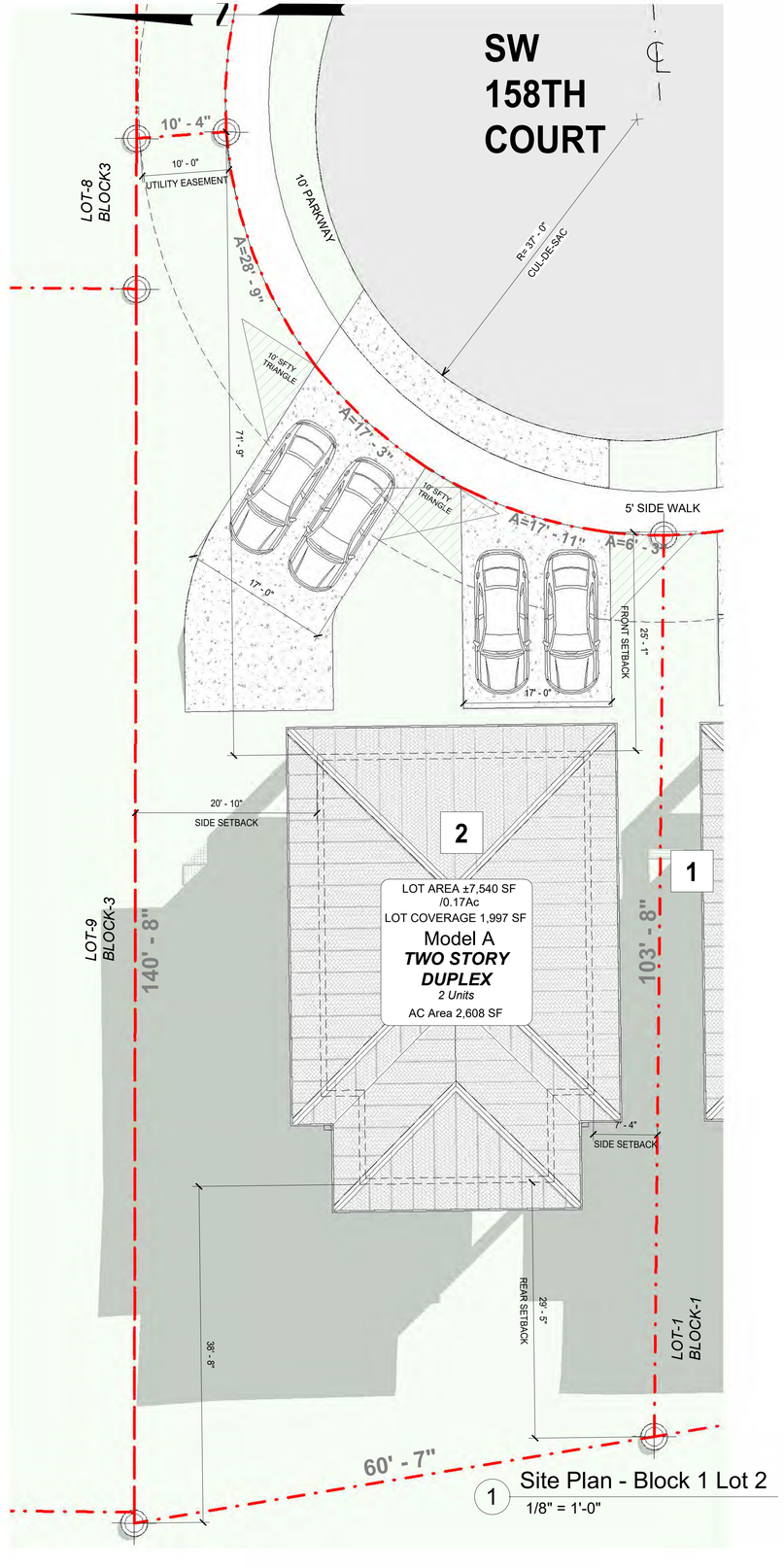
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NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:25:49 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 1 Lot 2

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

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DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	6,643.0 SF
LOT WIDTH (60'-0" MIN.)	60'-2"

	ALLOWED	PROVIDED
LOT COVERAGE	2,989.4 SF	1,997.0 SF
GREEN AREA	3,653.7 SF	3,649.0 SF
OPEN SPACE	3,653.7 SF	4,646.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	24'-9"
SIDE	6'-0"	7'-11"
SIDE	6'-0"	20'-4"
REAR	25'-0"	26'-5"

PARKING	REQUIRED	PROVIDED
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SITE NOTES:

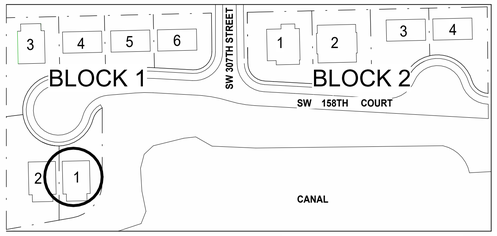
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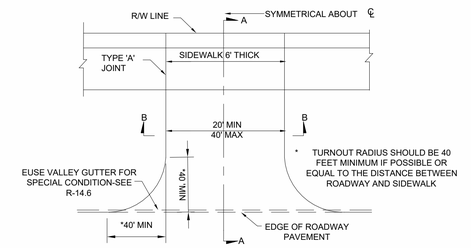
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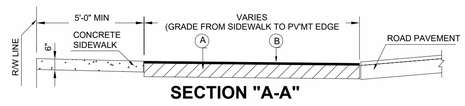
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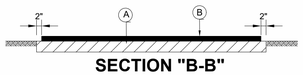
LOCATION SKETCH



PLAN



SECTION "A-A"



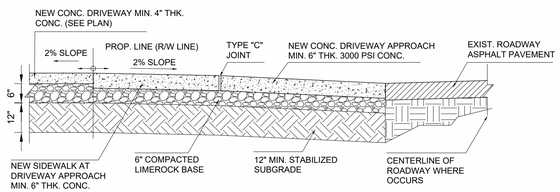
SECTION "B-B"

(A) BASE COURSE 6" THICK

(B) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

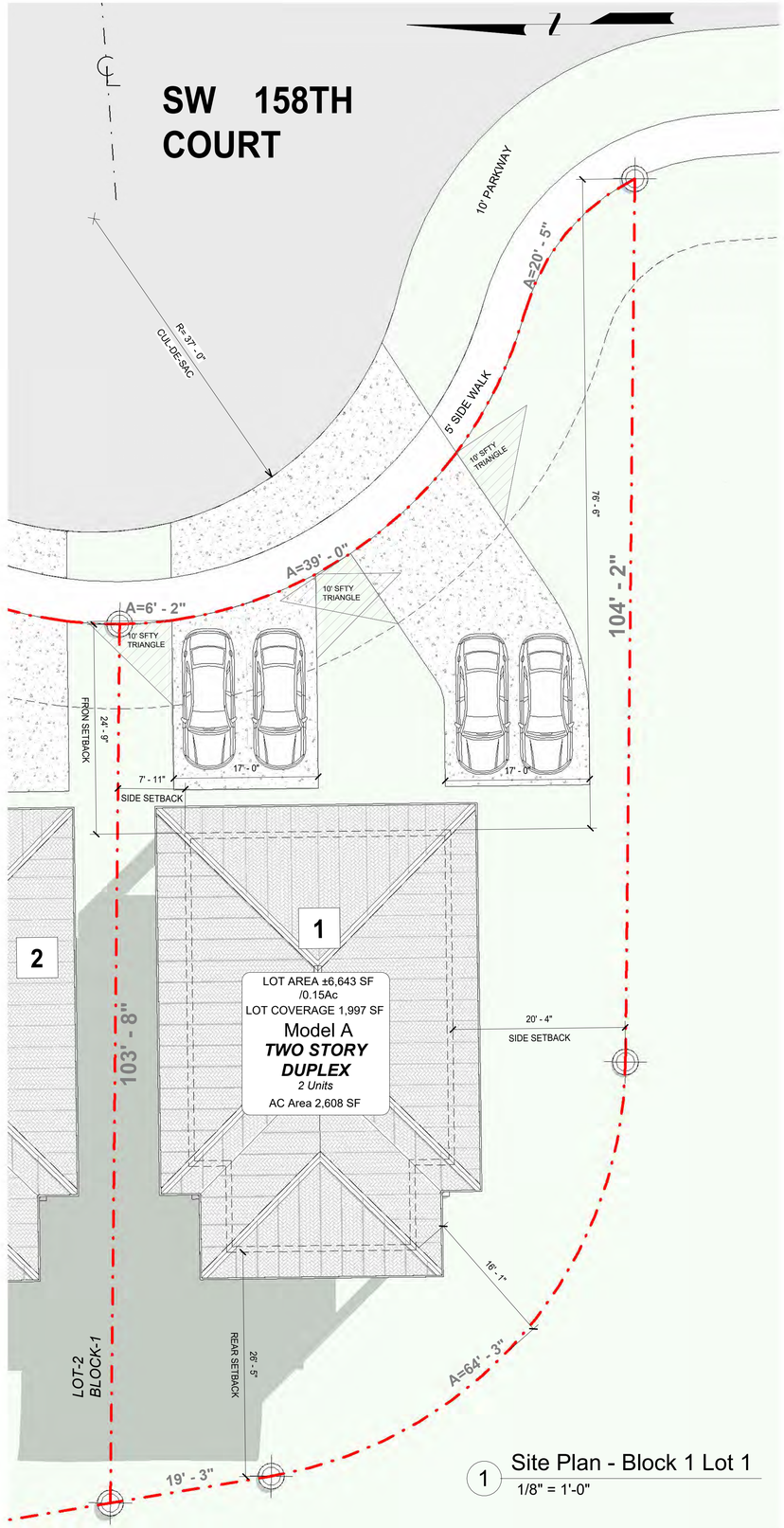
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1. FLORIDA BUILDING CODE RES., MECHANICAL AND PLUMBING 2023 8TH EDITION.
2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD. PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402 / 602 - 16 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
5. A.I.S.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL, 13TH EDITION.
6. ANSI/AWS D1.6M-2017.
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 1 Lot 1
1/8" = 1'-0"

NextGen MIAMI CORP.

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STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:25:35 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 1 Lot 1

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

MODEL B

AC AREA: 2,500 SF

FINAL APPROVED PLANS



Model B - Front View



Model B - Right Side View



Model B - Left Side View



Model B - Rear View

CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
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DRAWING TITLE:
Model B - 3D Views

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A106.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

MODEL A
AC AREA: 2,608 SF

FINAL APPROVED PLANS



Model A - Front View



Model A - Right Side View



Model A - Left Side View



Model A - Rear View

CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ AR 16093

Adolfo Danilo Lopez AIA

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
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DRAWING TITLE:
Model A - 3D Views

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A106.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728
FINAL APPROVED PLANS

GENERAL VIEWS



View of Model C residences



View from corner - SW 307th Street



View of Model B residences



View of Model A residences

CAR 5267 - Exhibit 8

NextGen
MIAMI CORP.

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STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED
ARCHITECT
AR 0016093

Adolfo Danilo Lopez AIA
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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
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DRAWING TITLE:
General Views

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A105

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS



Model D - Front View



Model D - Left Side View



Model D - Right Side View



Model C - Rear View

CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA

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REGISTERED ARCHITECT
AR 0016093

Address:
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OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
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DRAWING TITLE:
Model D - 3D Views

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A106.4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

MODEL C

AC AREA: 2,365 SF



Model C - Front View



Model C - Right Side View



Model C - Left Side View



Model C - Rear View

CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

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AR 0016093

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
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DRAWING TITLE:
Model C - 3D Views

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

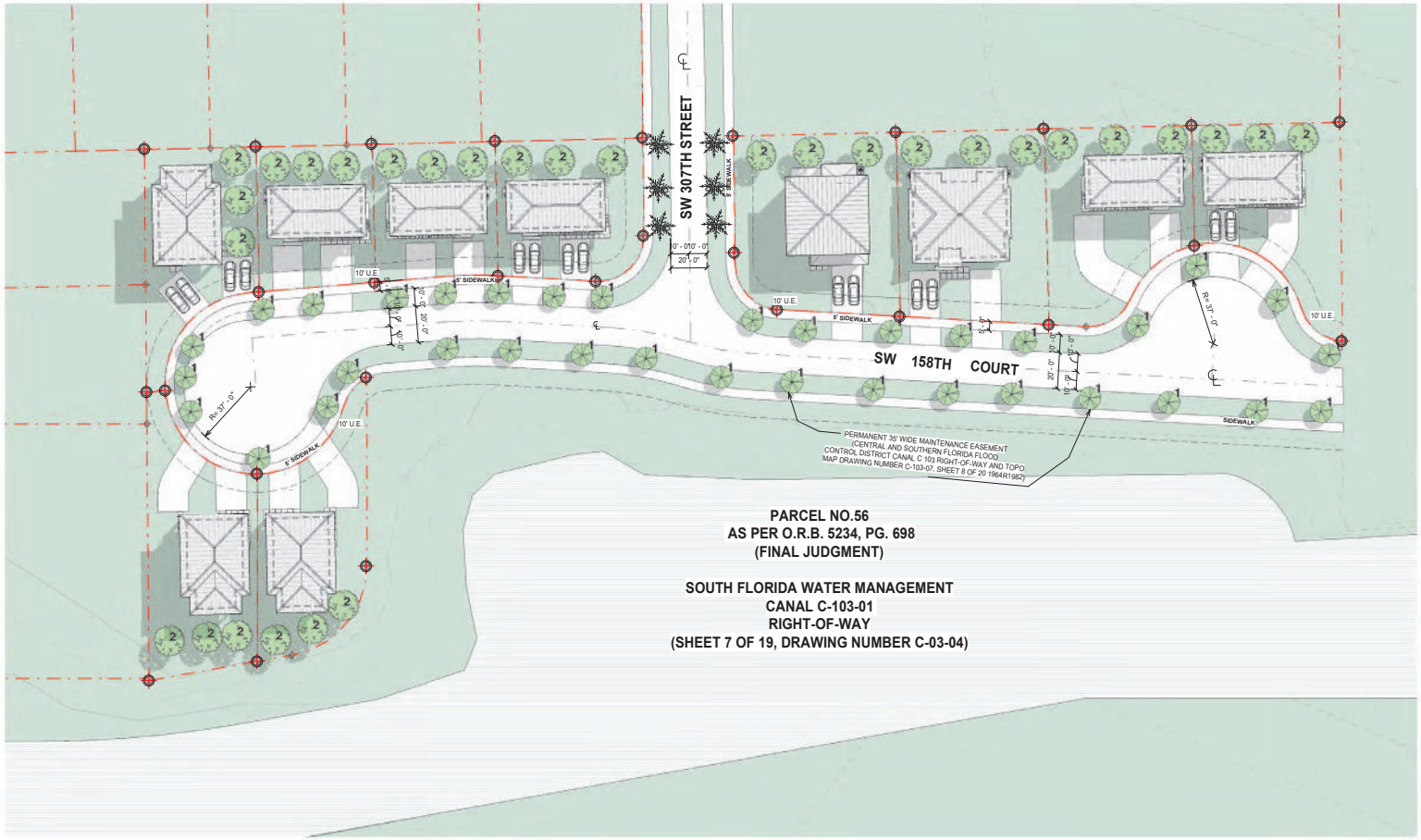
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A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS



1 Landscape Plan
1" = 30'-0"

LEGEND

	ROYAL PALM
1	SPICEWOOD
2	GUMBO LIMBO

CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ AIA

Adolfo Danilo Lopez AIA — Digitally signed by Adolfo Danilo Lopez AIA Date: 2025.12.09 08:32:29 -05'00'

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REGISTERED ARCHITECT
AR 0016093

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Miami, FL. 33186

Telephone #:
786-615-2108

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info@nextgenmiami.com

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
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2
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DRAWING TITLE:
Landscape Plan

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
L101

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728 FINAL APPROVED PLANS

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS													
Zoning District: RU-1M(b)		Lot Area: 6,643 SF			Acres 0.15								
OPEN SPACE												REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:												
	Lot Area 6,643 SF	X	55	%=	3,653.7 SF							3,653.7 SF	4,646.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,												
	as indicated on site plan:												
	The number or parking spaces	4	x 10 square feet per parking space =									40 SF	997 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =											3,693.7 SF	5,643.0 SF
LAWN AREA CALCULATION													
A.	Total square feet of landscaped open space required by Chapter 33 =											3,693.7 SF	5,643.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 3,693.7 SF									1,846.8 SF	3,649.0 SF
TREES													
A.	The number of trees required per net lot acre											3	
	less the existing number of trees that meet minimum requirements (minus)											0	
	0 trees x net lot acreage 3											3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided											0	0
C.	Percentage of native trees required = the number of trees provided x 30%											1	3
D.	Street trees (max. average spacing of 35' o.c.): 60 linear feet along street ÷ 35											2	2
	Palms as street trees (max. average spacing 25' o.c.): 60 linear feet along street ÷ 25											0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):											0	0
	60 linear feet along street ÷ 25 =											2	2
F.	Total number of trees provided =											5	5
SHRUBS													
A.	The number of trees required per net lot acre											50	50
B.	The number of shrubs required x 30% = the number of native shrubs required											12	40
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation				or hose bib	P	provided							

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

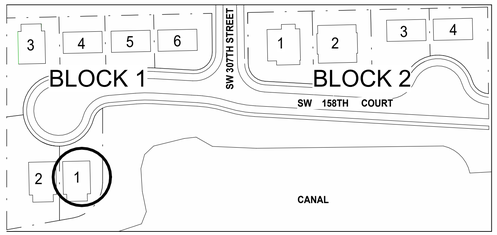
ENVIRONMENTAL PROTECTION:

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE YES	NATIVE NO	DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

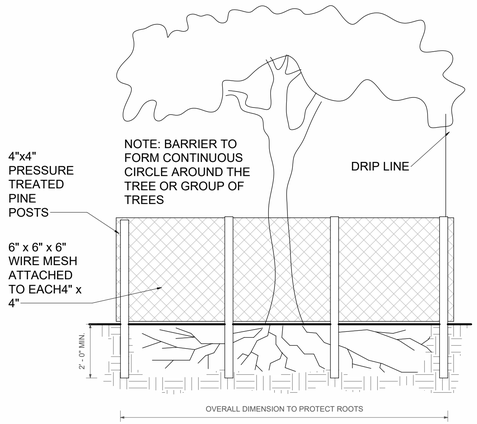
NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
2. (3) STREET TREES PROVIDED INSIDE THE LOT
MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.



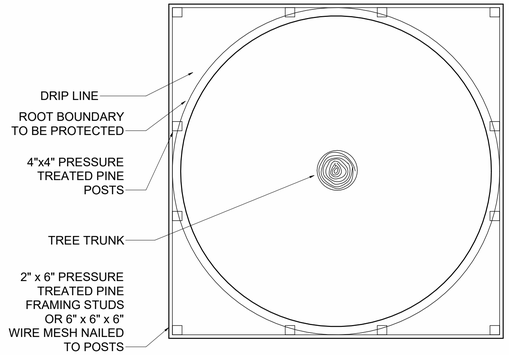
LOCATION SKETCH

TREE PROTECTION AND SUPPORT

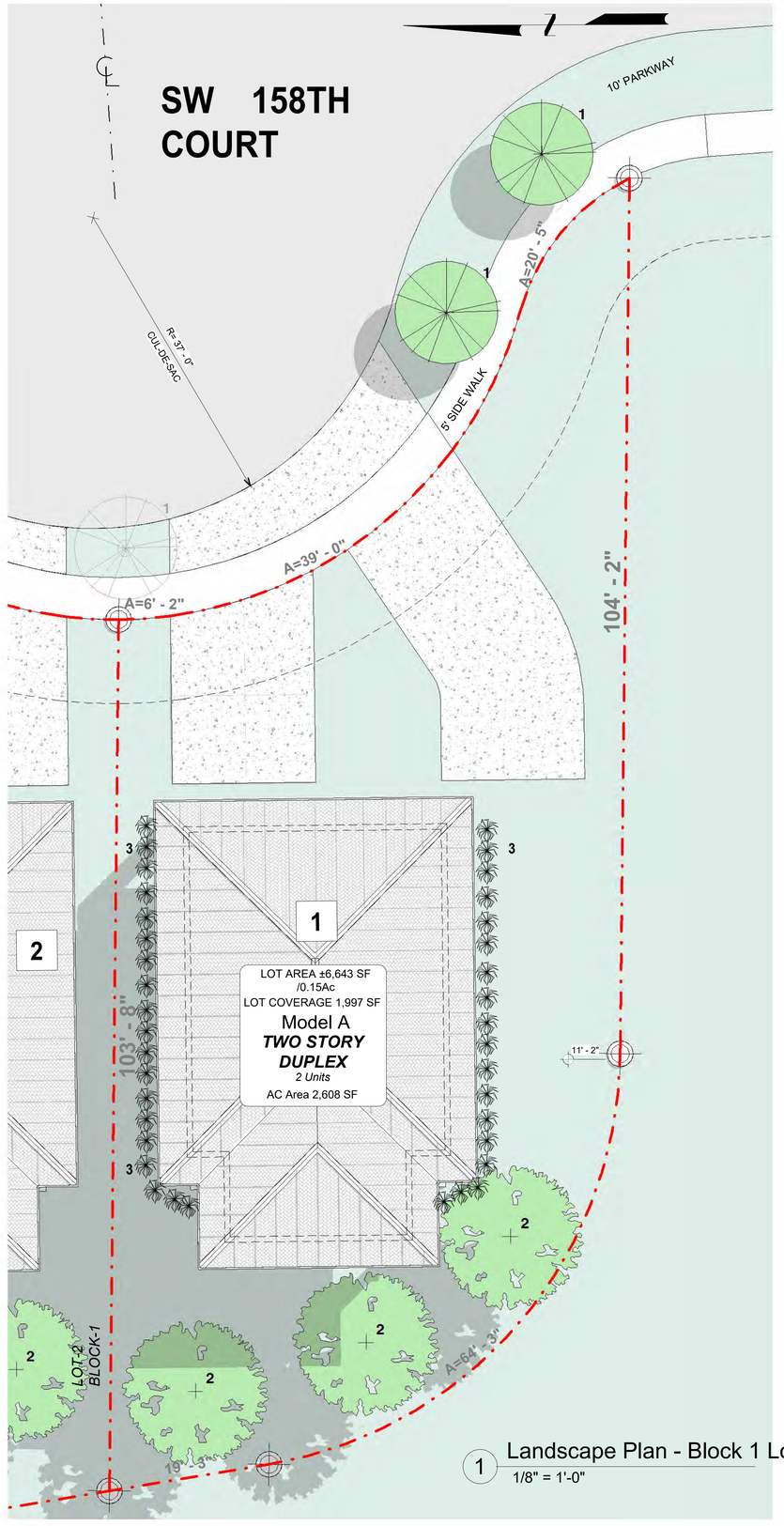
IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



°WIRE MESH BARRIER DETAIL°



°WOOD BARRIER DETAIL PLAN°



1 Landscape Plan - Block 1 Lot 1
1/8" = 1'-0"

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STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:22:19 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT AR 0016093
Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 1

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LANDSCAPE LEGEND

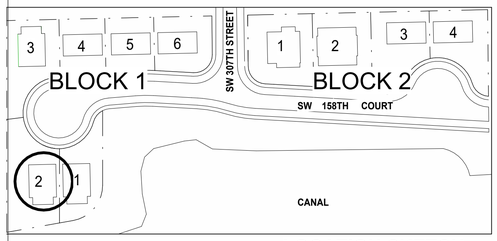
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS									
Zoning District: RU-1M(b)	Lot Area: 7,540 SF		Acres 0.17						
OPEN SPACE								REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:								
	Lot Area 7,540 SF	X	55	%=	4,147.0 SF			4,147.0 SF	5,543.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,								
	as indicated on site plan:								
	The number or parking spaces	4	x 10 square feet per parking space =					40 SF	1006 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =							4,187.0 SF	6,549.0 SF
LAWN AREA CALCULATION									
A.	Total square feet of landscaped open space required by Chapter 33 =							4,187.0 SF	6,549.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 4,187.0 SF					2,093.5 SF	4,543.0 SF
TREES									
A.	The number of trees required per net lot acre							3	
	less the existing number of trees that meet minimum requirements (minus)							0	
	0	trees x net lot acreage	3					3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided							0	0
C.	Percentage of native trees required = the number of trees provided x 30%							1	3
D.	Street trees (max. average spacing of 35' o.c.):	60	linear feet along street ÷ 35					2	2
	Palms as street trees (max. average spacing 25' o.c.):	60	linear feet along street ÷ 25					0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):							0	0
	60	linear feet along street ÷ 25 =						2	2
F.	Total number of trees provided =							5	5
SHRUBS									
A.	The number of trees required per net lot acre							50	50
B.	The number of shrubs required x 30% = the number of native shrubs required							12	40
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation				or hose bib	P	provided			

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

ENVIRONMENTAL PROTECTION:

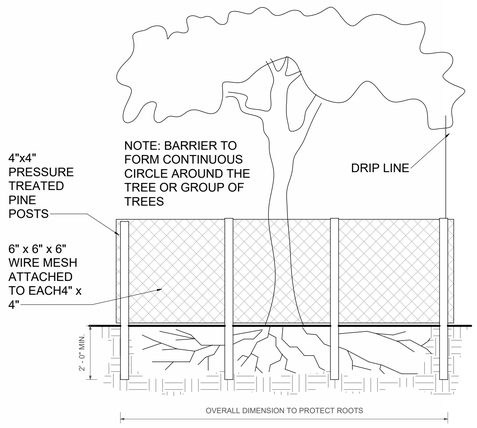
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
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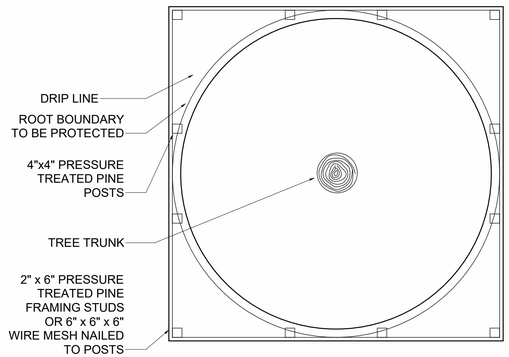
LOCATION SKETCH

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



°WIRE MESH BARRIER DETAIL°

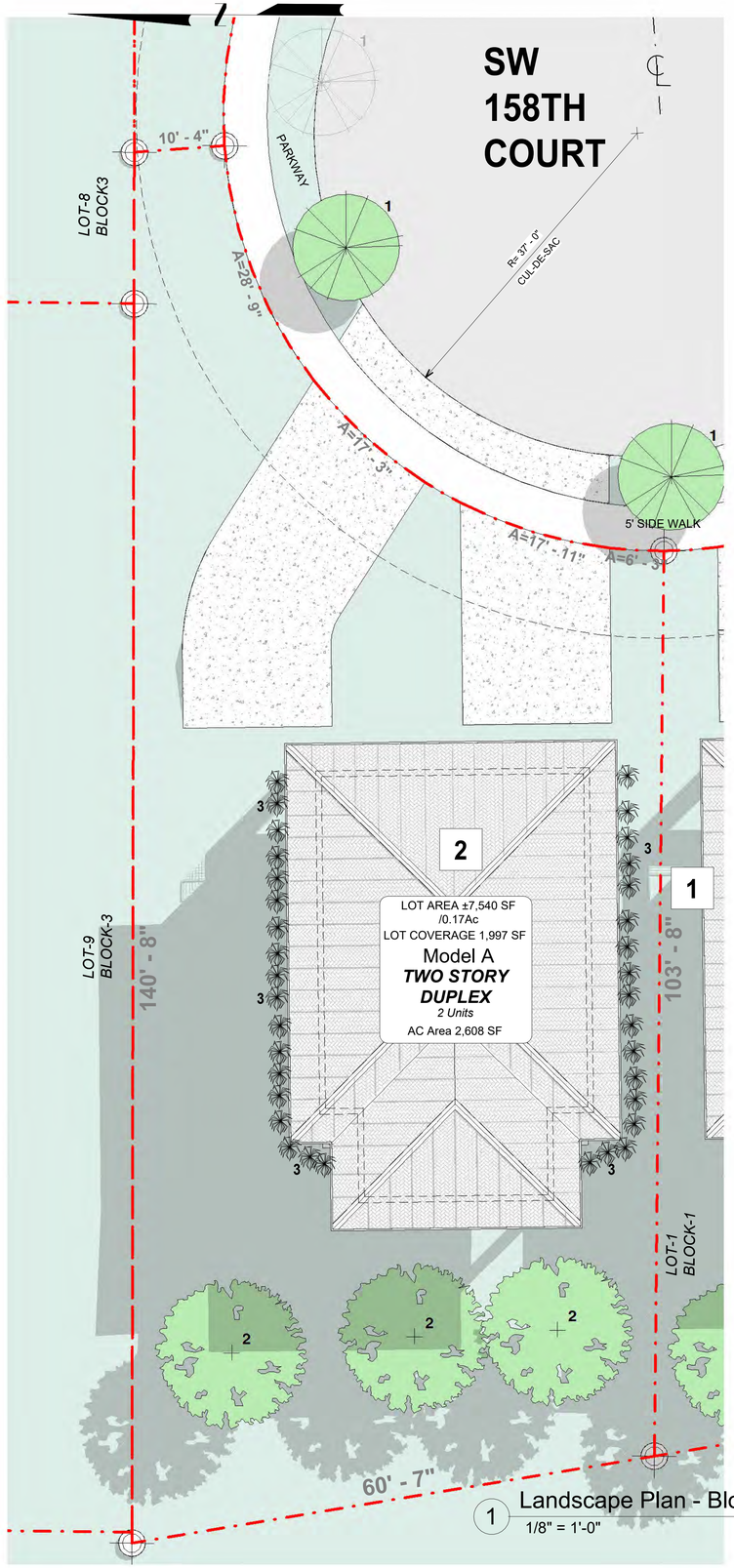


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
2. (3) STREET TREES PROVIDED INSIDE THE LOT
MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.



1 Landscape Plan - Block 1 Lot 2
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:22:35 -05'00'

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE AGREED TO BY A CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 2

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.2

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728 FINAL APPROVED PLANS

LANDSCAPE LEGEND

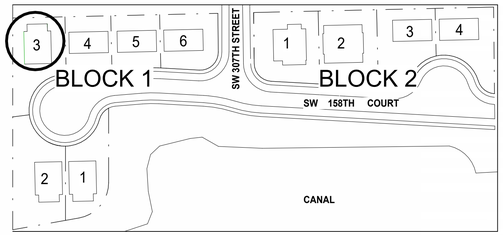
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS											
Zoning District: RU-1M(b)		Lot Area: 6,062 SF			Acres 0.14						
OPEN SPACE										REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:										
	Lot Area 6,062 SF	X	55	%=	3,334.1 SF					3,334.1 SF	4,065.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,										
	as indicated on site plan:										
	The number or parking spaces	4	x 10 square feet per parking space =							40 SF	771 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =									3,374.1 SF	4,836.0 SF
LAWN AREA CALCULATION											
A.	Total square feet of landscaped open space required by Chapter 33 =									3,374.1 SF	4,836.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 3,374.1 SF							1,687.1 SF	3,293.0 SF
TREES											
A.	The number of trees required per net lot acre									3	
	less the existing number of trees that meet minimum requirements (minus)									0	
	0	trees x net lot acreage	3							3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided									0	0
C.	Percentage of native trees required = the number of trees provided x 30%									1	3
D.	Street trees (max. average spacing of 35' o.c.):	61	linear feet along street ÷ 35							2	2
	Palms as street trees (max. average spacing 25' o.c.):	61	linear feet along street ÷ 25							0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):									0	0
	61	linear feet along street ÷ 25 =								2	2
F.	Total number of trees provided =									5	5
SHRUBS											
A.	The number of trees required per net lot acre									50	50
B.	The number of shrubs required x 30% = the number of native shrubs required									12	40
	IRRIGATION PLAN: Required by Chapter 33. Auto irrigation			or hose bib	P	provided					

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

ENVIRONMENTAL PROTECTION:

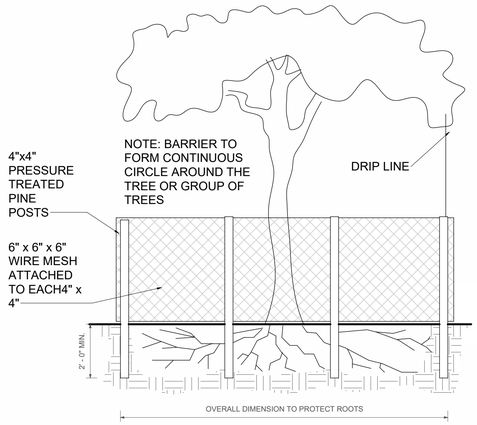
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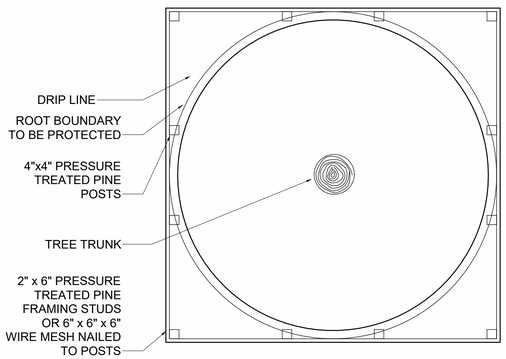
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°WIRE MESH BARRIER DETAIL°

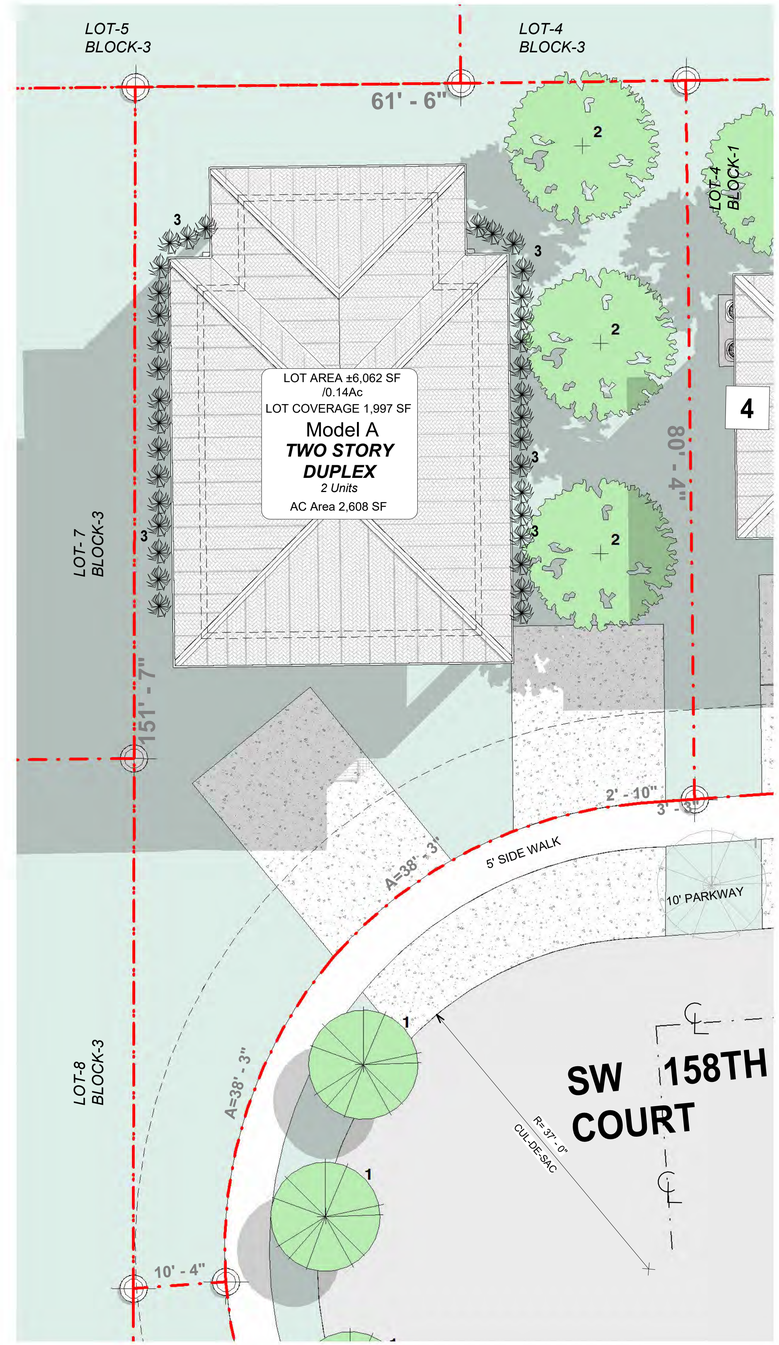


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
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1 Landscape Plan - Block 1 Lot 3
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:22:49 -05'00'

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REGISTERED ARCHITECT AR 0016093
Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
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6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 3

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.3

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LANDSCAPE LEGEND

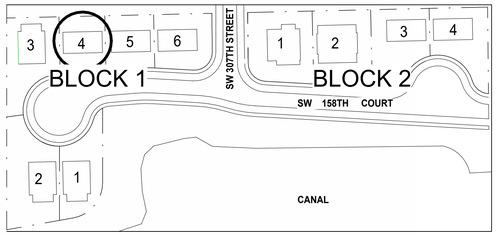
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS												
Zoning District: RU-1M(b)		Lot Area: 5,016 SF			Acres 0.12							
OPEN SPACE											REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:											
	Lot Area 5,016 SF	X	55	%=	2,758.8 SF						2,758.8 SF	3,287.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,											
	as indicated on site plan:											
	The number or parking spaces	4	x 10 square feet per parking space =								40 SF	782 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =										2,798.8 SF	4,069.0 SF
LAWN AREA CALCULATION												
A.	Total square feet of landscaped open space required by Chapter 33 =										2,798.8 SF	4,069.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 2,798.8 SF								1,399.4 SF	2,506.0 SF
TREES												
A.	The number of trees required per net lot acre										3	
	less the existing number of trees that meet minimum requirements (minus)										0	
	0	trees x net lot acreage	3								3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided										0	0
C.	Percentage of native trees required = the number of trees provided x 30%										1	3
D.	Street trees (max. average spacing of 35' o.c.):	64	linear feet along street ÷ 35								2	2
	Palms as street trees (max. average spacing 25' o.c.):	64	linear feet along street ÷ 25								0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):										0	0
	64	linear feet along street ÷ 25 =									3	3
F.	Total number of trees provided =										5	5
SHRUBS												
A.	The number of trees required per net lot acre										50	50
B.	The number of shrubs required x 30% = the number of native shrubs required										12	40
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation				or hose bib	P	provided						

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ENVIRONMENTAL PROTECTION:

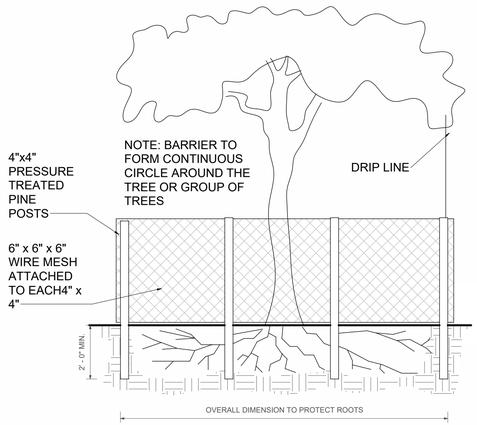
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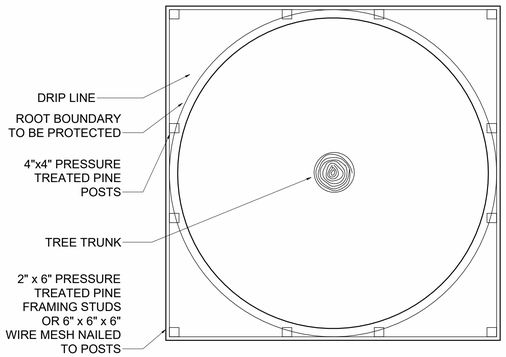
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°WIRE MESH BARRIER DETAIL°

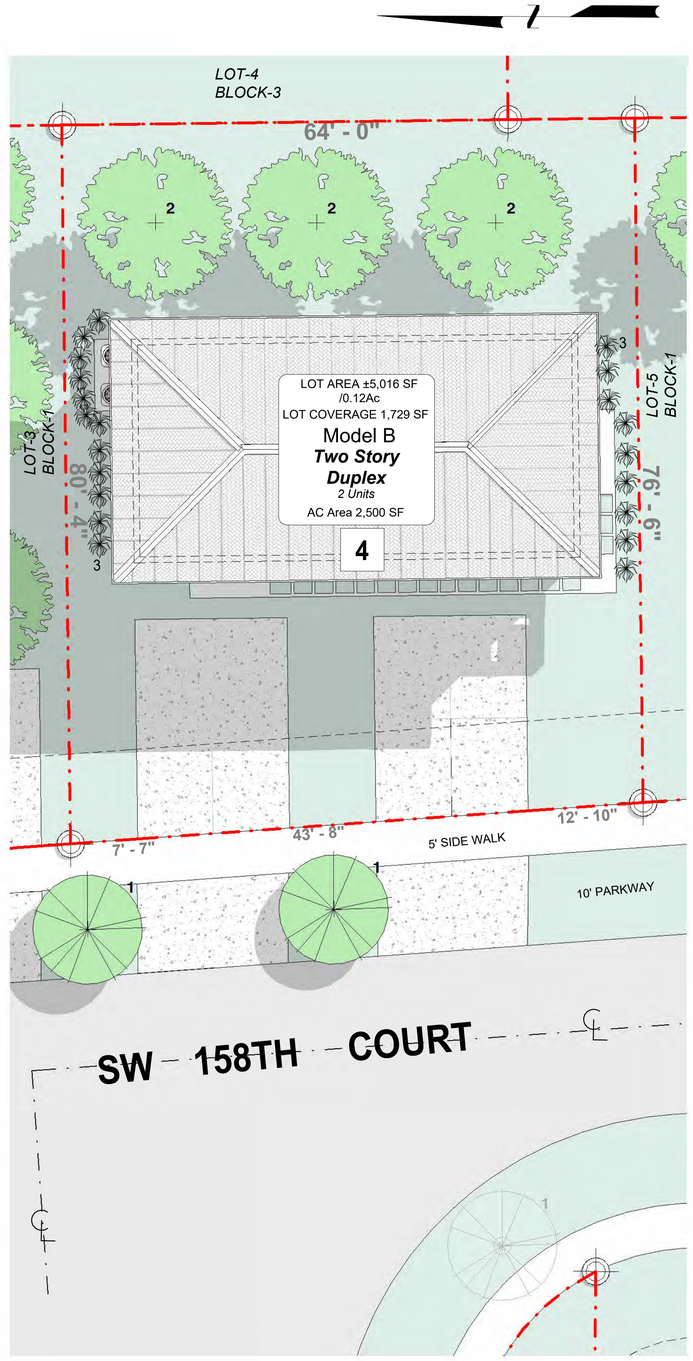


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
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1 Landscape Plan - Block 1 Lot 4
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ AR 0016093 REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:23:05 -05'00'

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PROJECT NAME:
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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
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/5
/6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 4

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.4

CAR 5267 - Exhibit 8

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FINAL APPROVED PLANS

LANDSCAPE LEGEND

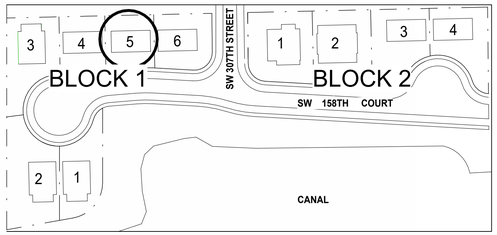
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS													
Zoning District: RU-1M(b)	Lot Area: 5,099 SF	Acres 0.12											
OPEN SPACE												REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:												
	Lot Area 5,099 SF	X	55	%=	2,804.5 SF							2,804.5 SF	3,370.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,												
	as indicated on site plan:												
	The number or parking spaces	4	x 10 square feet per parking space =									40 SF	648 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =											2,844.5 SF	4,018.0 SF
LAWN AREA CALCULATION													
A.	Total square feet of landscaped open space required by Chapter 33 =											2,844.5 SF	4,018.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 2,844.5 SF									1,422.2 SF	2,720.0 SF
TREES													
A.	The number of trees required per net lot acre											3	
	less the existing number of trees that meet minimum requirements (minus)											0	
	0	trees x net lot acreage	3									3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided											0	0
C.	Percentage of native trees required = the number of trees provided x 30%											1	3
D.	Street trees (max. average spacing of 35' o.c.):	68	linear feet along street ÷ 35									2	2
	Palms as street trees (max. average spacing 25' o.c.):	68	linear feet along street ÷ 25									0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):											0	0
	68	linear feet along street ÷ 25 =										3	3
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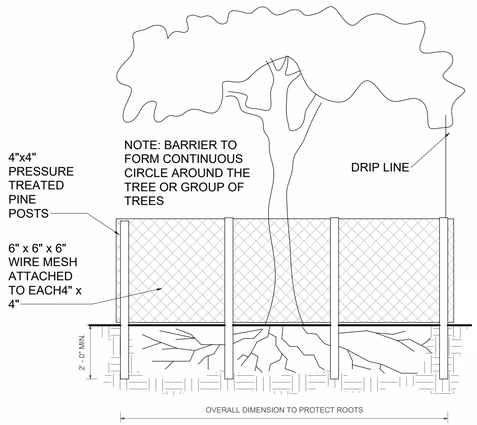
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.



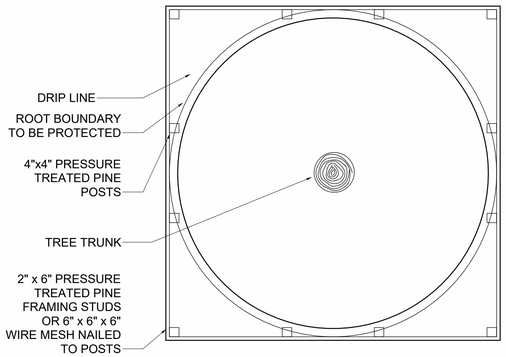
LOCATION SKETCH

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



°WIRE MESH BARRIER DETAIL°

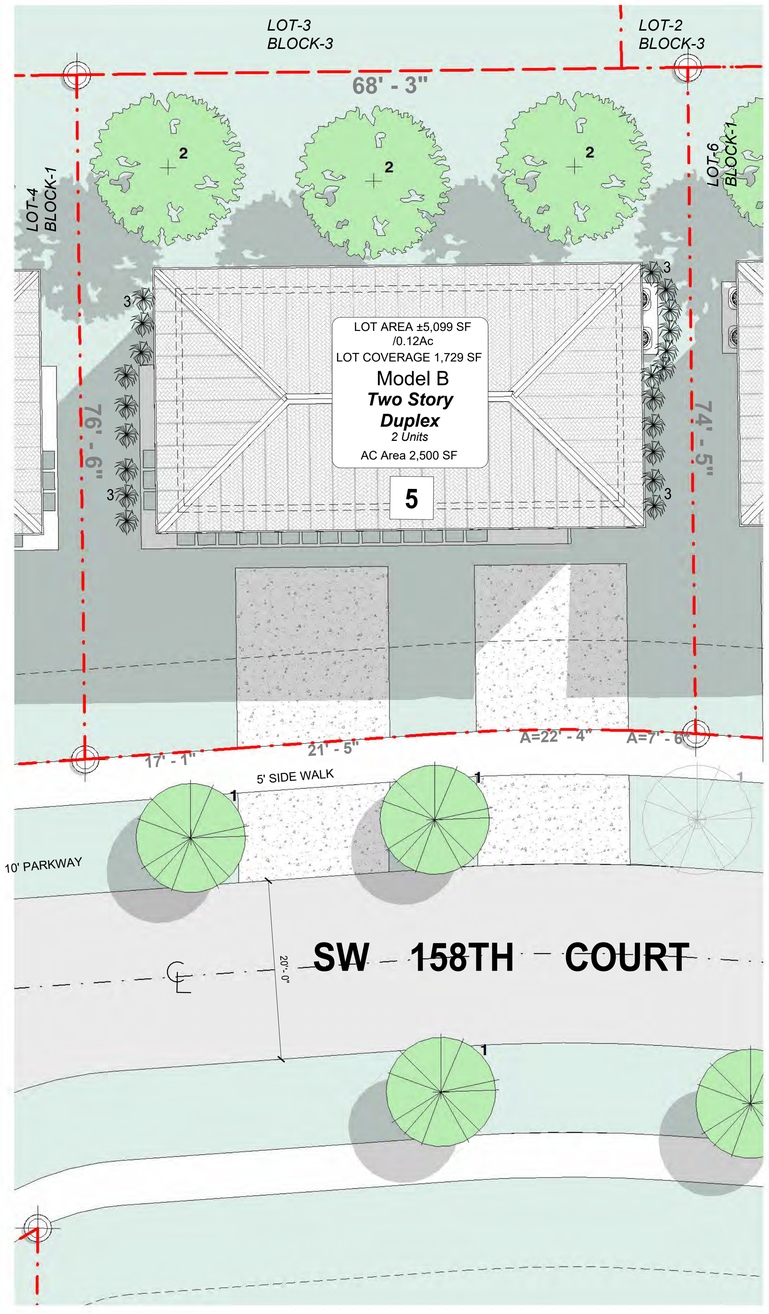


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
2. (3) STREET TREES PROVIDED INSIDE THE LOT
MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.



1 Landscape Plan - Block 1 Lot 5
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:23:47 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT AR 0016093
Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
/4
/5
/6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 5

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.5

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LANDSCAPE LEGEND

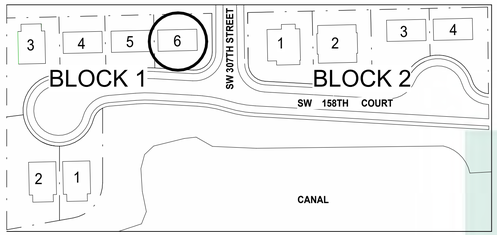
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS											
Zoning District: RU-1M(b)		Lot Area: 6,120 SF			Acres 0.14						
OPEN SPACE										REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:										
	Lot Area 6,120 SF	X	55	%=	3,366.0 SF					3,366.0 SF	4,391.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,										
	as indicated on site plan:										
	The number or parking spaces	4	x 10 square feet per parking space =							40 SF	728 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =									3,406.0 SF	5,119.0 SF
LAWN AREA CALCULATION											
A.	Total square feet of landscaped open space required by Chapter 33 =									3,406.0 SF	5,119.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 3,406.0 SF							1,703.0 SF	3,662.0 SF
TREES											
A.	The number of trees required per net lot acre									3	
	less the existing number of trees that meet minimum requirements (minus)									0	
	0	trees x net lot acreage	3							3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided									0	0
C.	Percentage of native trees required = the number of trees provided x 30%									1	3
D.	Street trees (max. average spacing of 35' o.c.):	74	linear feet along street ÷ 35							2	2
	Palms as street trees (max. average spacing 25' o.c.):	74	linear feet along street ÷ 25							0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):									0	0
	74	linear feet along street ÷ 25 =								3	3
F.	Total number of trees provided =									5	5
SHRUBS											
A.	The number of trees required per net lot acre									50	50
B.	The number of shrubs required x 30% = the number of native shrubs required									12	40
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation				or hose bib	P	provided					

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

ENVIRONMENTAL PROTECTION:

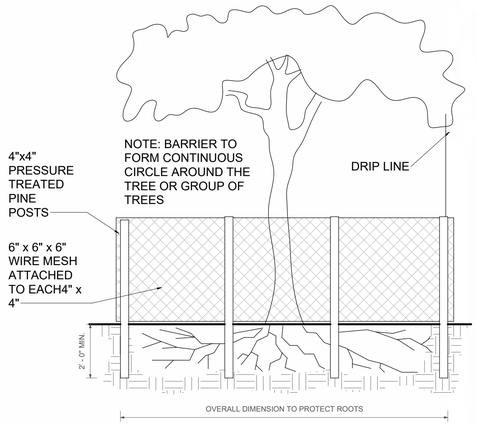
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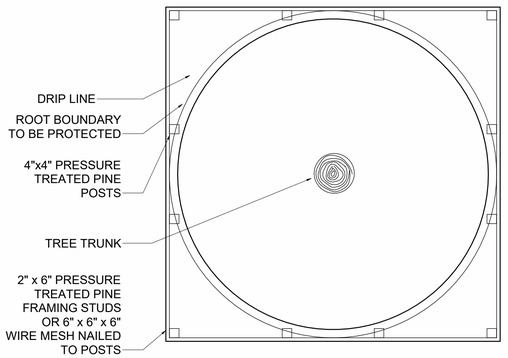
LOCATION SKETCH

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°WIRE MESH BARRIER DETAIL°

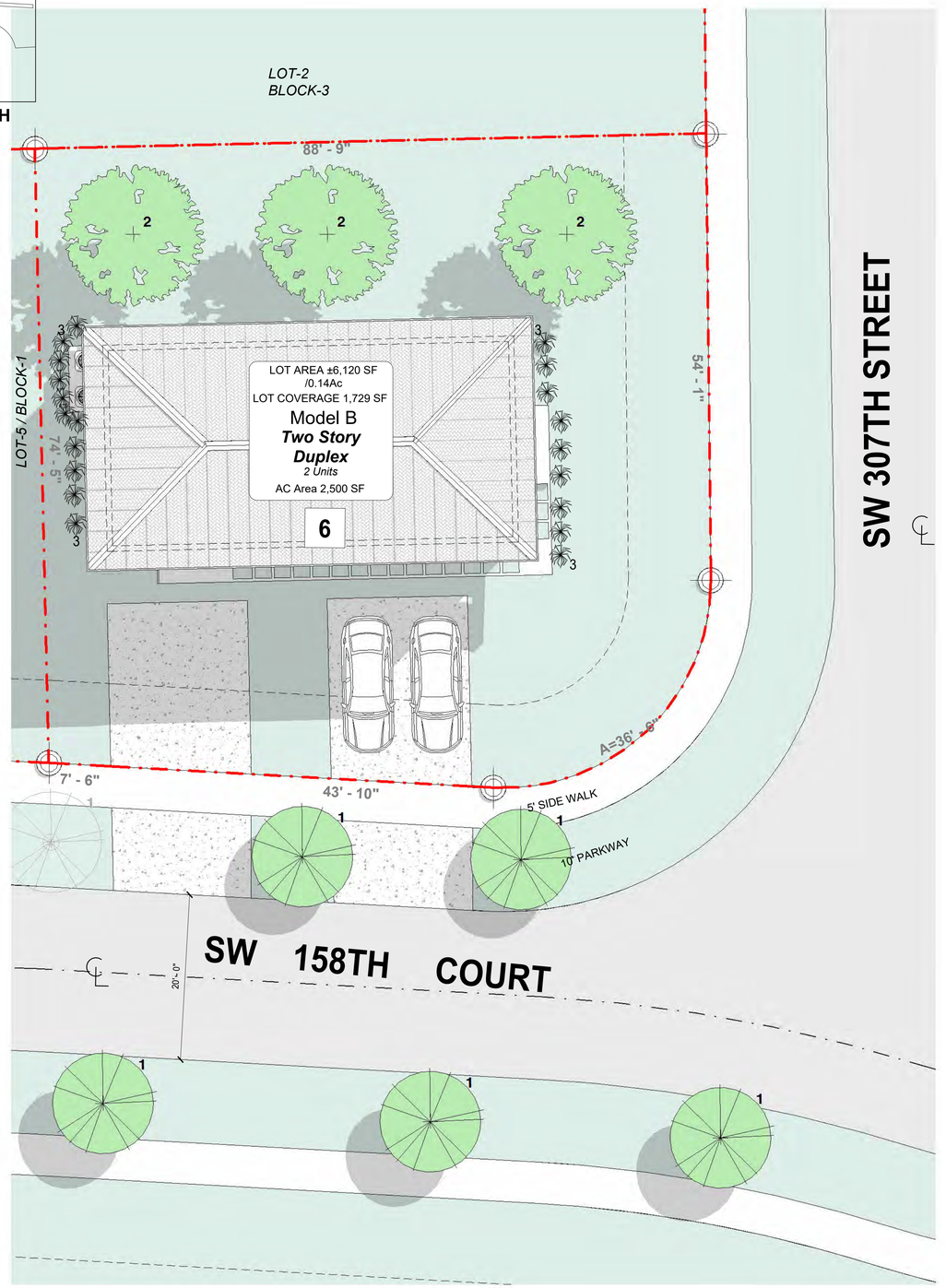


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
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1 Landscape Plan - Block 1 Lot 6
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:29:32 -05'00'
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ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
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Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO: 30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Landscape Plan - Block 1 Lot 6

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.6

C.AR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

LANDSCAPE LEGEND

| INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS | | |

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LANDSCAPE LEGEND

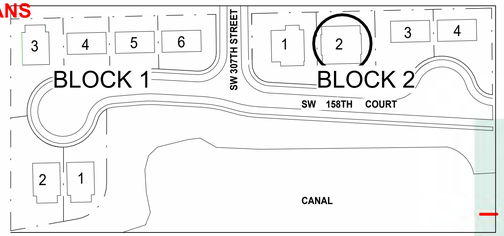
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS											
Zoning District: RU-1M(b)	Lot Area: 8,581 SF	Acres 0.20									
OPEN SPACE										REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:										
	Lot Area 8,581 SF	X	55	%=	4,719.6 SF					4,719.6 SF	5,684.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,										
	as indicated on site plan:										
	The number or parking spaces	4	x 10 square feet per parking space =							40 SF	916 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =									4,759.6 SF	6,600.0 SF
LAWN AREA CALCULATION											
A.	Total square feet of landscaped open space required by Chapter 33 =									4,759.6 SF	6,600.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 4,759.6 SF							2,379.8 SF	4,764.0 SF
TREES											
A.	The number of trees required per net lot acre									3	
	less the existing number of trees that meet minimum requirements (minus)									0	
	0	trees x net lot acreage	3							3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided									0	0
C.	Percentage of native trees required = the number of trees provided x 30%									1	3
D.	Street trees (max. average spacing of 35' o.c.):	82	linear feet along street ÷ 35							2	2
	Palms as street trees (max. average spacing 25' o.c.):	82	linear feet along street ÷ 25							0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):									0	0
	82	linear feet along street ÷ 25 =								3	3
F.	Total number of trees provided =									5	5
SHRUBS											
A.	The number of trees required per net lot acre									50	50
B.	The number of shrubs required x 30% = the number of native shrubs required									12	40
	IRRIGATION PLAN: Required by Chapter 33. Auto irrigation		or hose bib	P	provided						

NOTES:

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ENVIRONMENTAL PROTECTION:

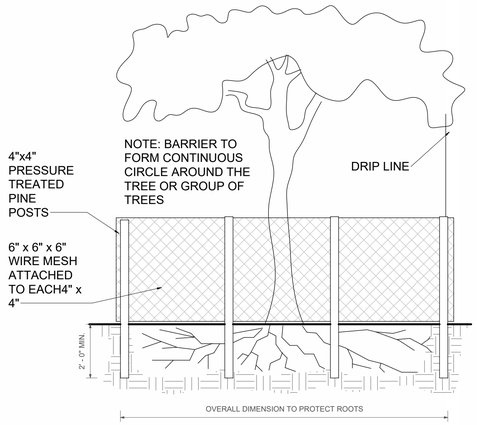
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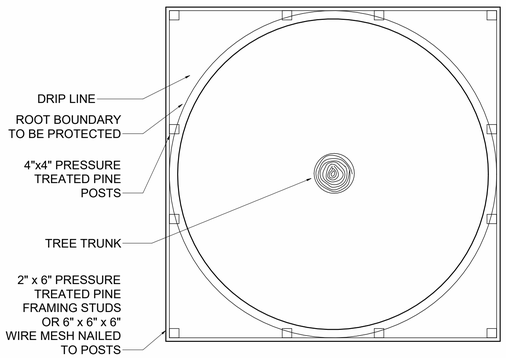
LOCATION SKETCH

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°WIRE MESH BARRIER DETAIL°



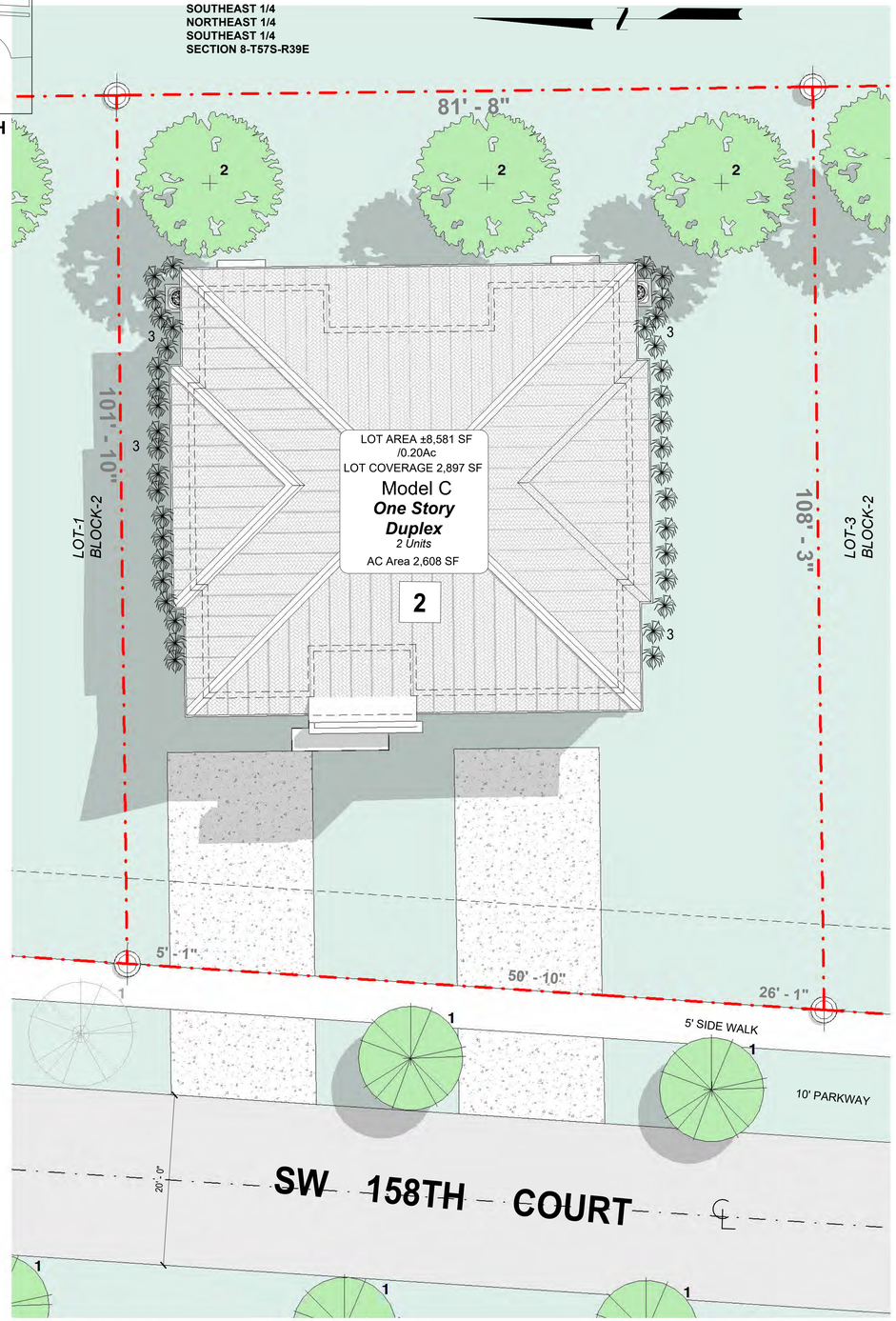
°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
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2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
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NOT SUBDIVIDED
SOUTHEAST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E



1 Landscape Plan - Block 2 Lot 2
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:30:05 -05'00'

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE PROVIDED BY CONTRACT. THE INFORMATION ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT
AR 0016093
Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186
Telephone #:
786-615-2108
Email Address:
info@nextgenmiami.com
Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
/4
/5
/6

DRAWING TITLE:
Landscape Plan - Block 2 Lot 2

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.8

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

LANDSCAPE LEGEND

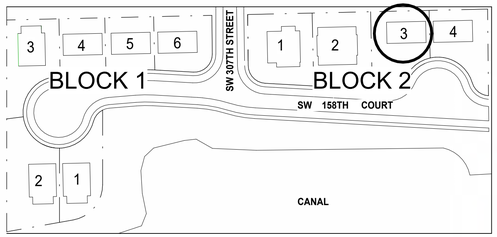
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS												
Zoning District: RU-1M(b)		Lot Area: 7,645 SF			Acres 0.18							
OPEN SPACE											REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:											
	Lot Area 7,645 SF	X	55	%=	4,204.8 SF						4,204.8 SF	5,916.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,											
	as indicated on site plan:											
	The number or parking spaces	4	x 10 square feet per parking space =								40 SF	1347 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =										4,244.8 SF	7,263.0 SF
LAWN AREA CALCULATION												
A.	Total square feet of landscaped open space required by Chapter 33 =										4,244.8 SF	7,263.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50% x 4,244.8 SF								2,122.4 SF	4,568.0 SF
TREES												
A.	The number of trees required per net lot acre										3	
	less the existing number of trees that meet minimum requirements (minus)										0	
	0	trees x net lot acreage	3								3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided										0	0
C.	Percentage of native trees required = the number of trees provided x 30%										1	3
D.	Street trees (max. average spacing of 35' o.c.):	82	linear feet along street ÷ 35								2	2
	Palms as street trees (max. average spacing 25' o.c.):	82	linear feet along street ÷ 25								0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):										0	0
	82	linear feet along street ÷ 25 =									3	3
F.	Total number of trees provided =										5	5
SHRUBS												
A.	The number of trees required per net lot acre										50	50
B.	The number of shrubs required x 30% = the number of native shrubs required										12	40
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NOTES:

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ENVIRONMENTAL PROTECTION:

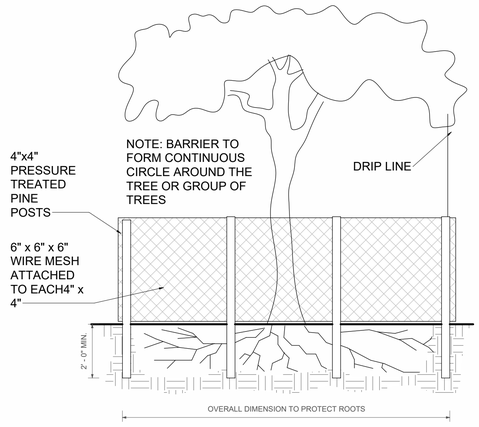
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.



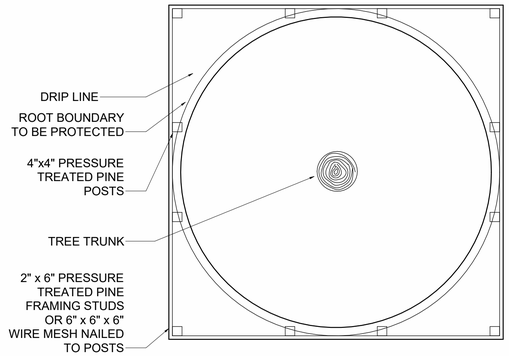
LOCATION SKETCH

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



°WIRE MESH BARRIER DETAIL°

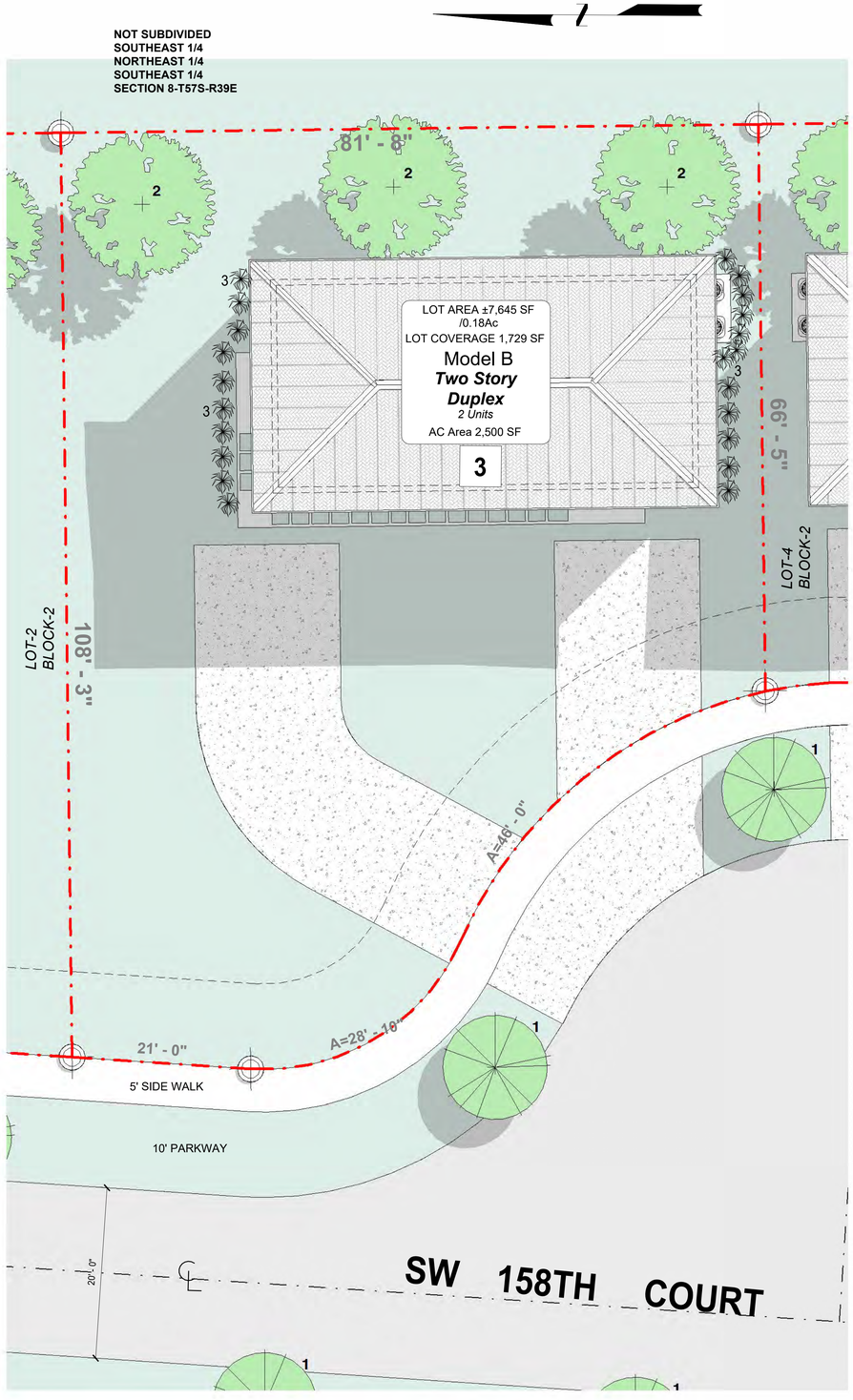


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
2. (3) STREET TREES PROVIDED INSIDE THE LOT
MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.



1 Landscape Plan - Block 2 Lot 9
1/8" = 1'-0"

NextGen MIAMI CORP.
NOT VALID WITHOUT THE ARCHITECT SEAL
STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT
Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:30:20 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT AR 0016093
Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO: 30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Landscape Plan - Block 2 Lot 9

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/05/2025

SHEET:
L101.9

CAR 5267 - Exhibit 8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728
FINAL APPROVED PLANS

LEGAL DESCRIPTION

8 57 39 2.68 AC M/L
SW1/4 OF NE1/4 OF SE1/4 LYG ELY
OF C-103-1 CANAL R/W
OR 13944-4293 1288 5
COC 23533-3111 06 2005 6(2)

PROPERTY INFORMATION

OWNER:

ELITE CONSTRUCTION &
DEVELOPMENT, INC.
FOLIO No.: 30-7908-000-0641
FOLIO No.: 30-7908-020-0500

WORKFORCE HOUSING DEVELOPMENT PROGRAM ALLOWS UP TO 50% LOT COVERAGE PLUS AN ADDITIONAL 10%.

ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	6,927.0 SF
LOT WIDTH (60'-0" MIN.)	81'-8"

	ALLOWED	PROVIDED
LOT COVERAGE	3,117.2 SF	1,729.0 SF
GREEN AREA	3,809.9 SF	4,345.0 SF
OPEN SPACE	3,809.9 SF	5,198.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	23'-0"
SIDE	6'-0"	7'-10"
SIDE	6'-0"	24'-0"
REAR	25'-0"	17'-6"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

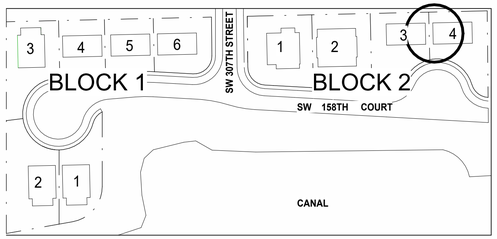
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3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

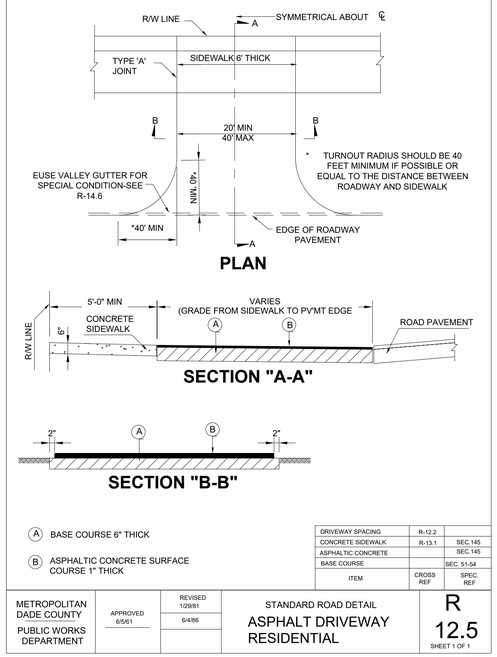
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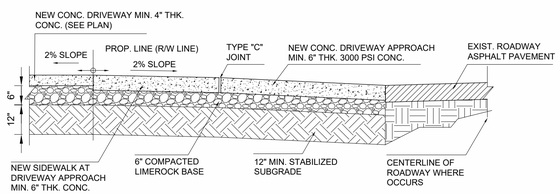
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9. COVER OR FILL ALL HOLES OR HAZARDOUS OPENINGS CREATED.
10. RESTORE DAMAGED OR DEFACED AREAS TO CONDITIONS COMPARABLE TO ORIGINAL.



LOCATION SKETCH





DRIVEWAY DETAIL

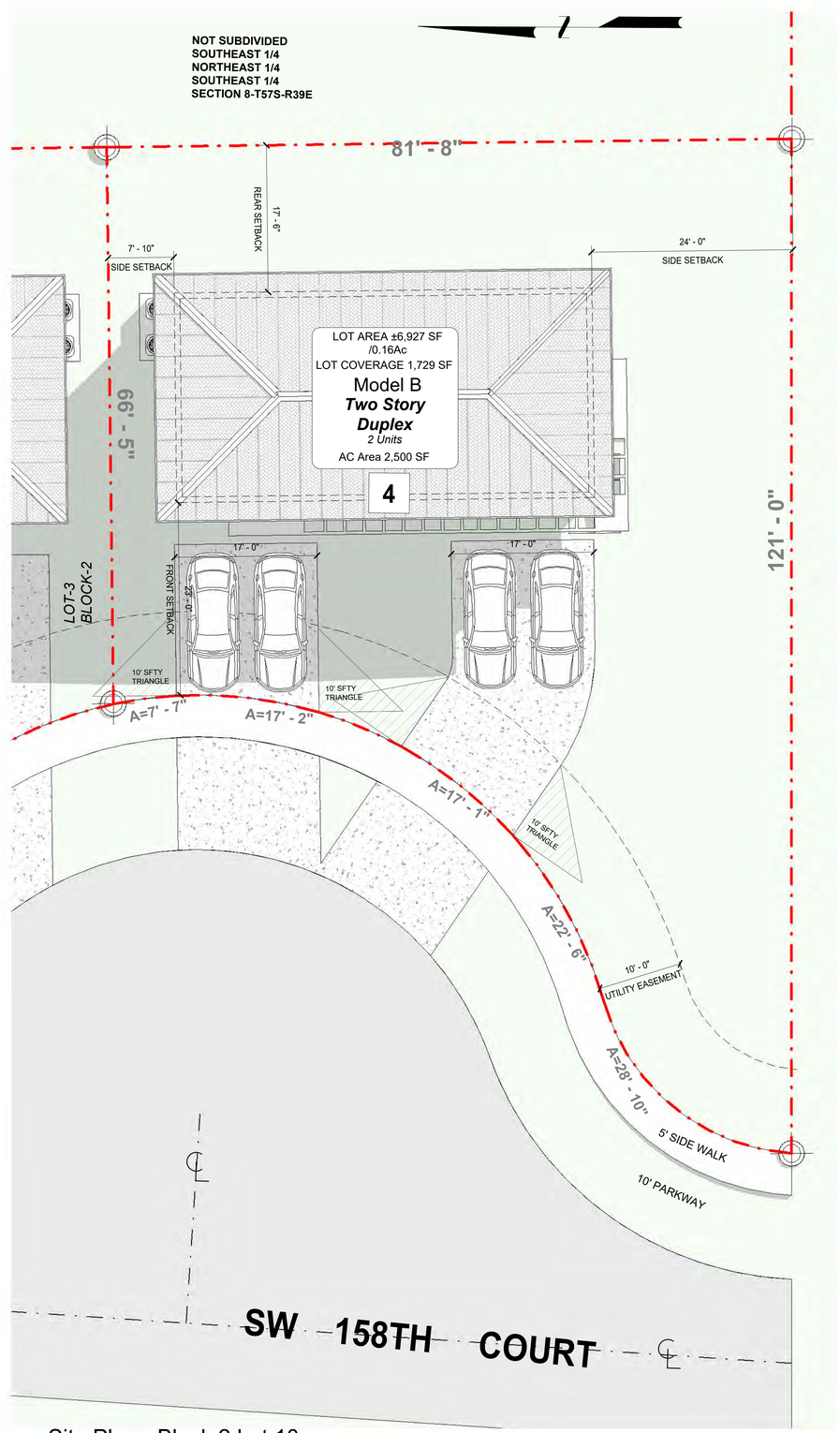
N.T.S.

SOIL STATEMENT:

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9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 2 Lot 10
1/8" = 1'-0"

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Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
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Website:
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NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 2 Lot 10

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.10

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

LEGAL DESCRIPTION

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SW1/4 OF NE1/4 OF SE1/4 LYG ELY
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ZONING	RU-1M(b)
NET LOT AREA (6.000 SF)	7,540.0 SF
LOT WIDTH (60'-0" MIN.)	60'-10"

	ALLOWED	PROVIDED
LOT COVERAGE	3,393.0 SF	1,997.0 SF
GREEN AREA	4,147.0 SF	4,543.0 SF
OPEN SPACE	4,147.0 SF	5,543.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-1"
SIDE	6'-0"	20'-10"
SIDE	6'-0"	7'-4"
REAR	25'-0"	29'-5"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

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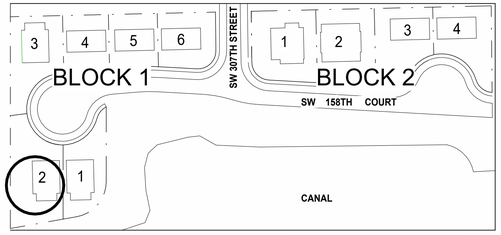
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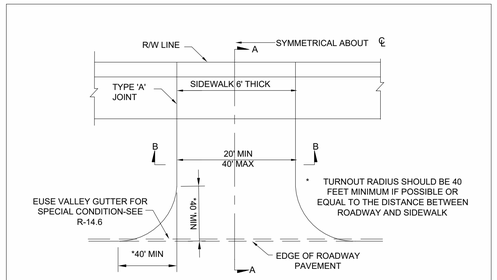
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CAR 5267 - Exhibit 8

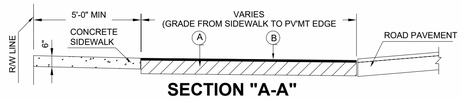
FINAL APPROVED PLANS



LOCATION SKETCH



PLAN



SECTION "A-A"

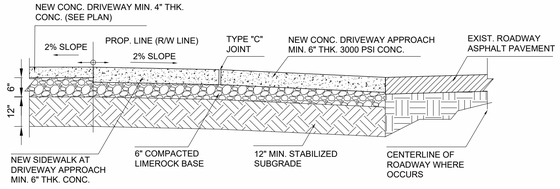
SECTION "B-B"

Ⓐ BASE COURSE 6" THICK

Ⓑ ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC 145
ASPHALTIC CONCRETE		SEC 145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY / PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 / 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

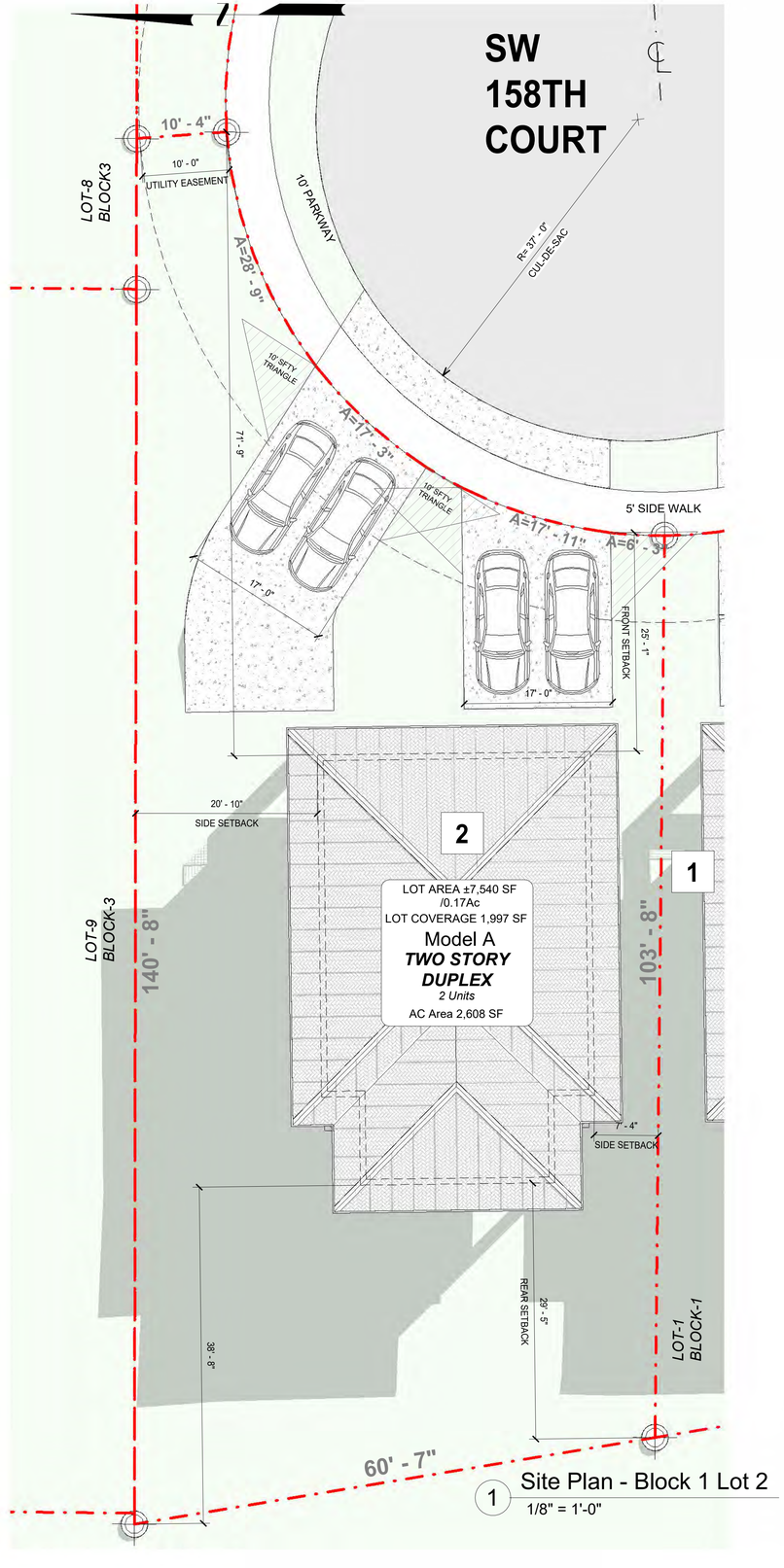
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1 Site Plan - Block 1 Lot 2
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:25:49 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

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786-615-2108

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REVISIONS:
1
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3
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5
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DRAWING TITLE:
Site Plan - Block 1 Lot 2

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

LEGAL DESCRIPTION

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ZONING	RU-1M(b)
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LOT WIDTH (60'-0" MIN.)	60'-2"

	ALLOWED	PROVIDED
LOT COVERAGE	2,989.4 SF	1,997.0 SF
GREEN AREA	3,653.7 SF	3,649.0 SF
OPEN SPACE	3,653.7 SF	4,646.0 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	24'-9"
SIDE	6'-0"	7'-11"
SIDE	6'-0"	20'-4"
REAR	25'-0"	26'-5"

PARKING	REQUIRED	PROVIDED
	2 PER UNIT	2

SITE NOTES:

1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

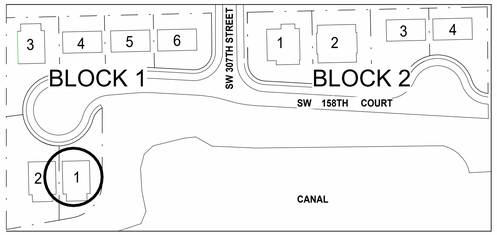
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT. SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

EXISTING CONDITIONS:

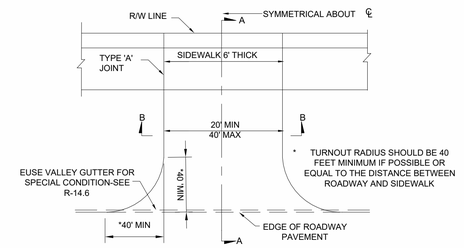
1. EXISTING WORK TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR DISTURBED SHALL BE REPAIRED, PATCHED, OR REPLACED.
2. PROVIDE BARRIERS AND WARNING DEVICES TO PROTECT THE PUBLIC AND ADJACENT FACILITIES.
3. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING; AFTER UNCOVERING, REVIEW CONDITIONS AFFECTING INSTALLATION OR PERFORMANCE.
4. REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E AND DO NOT PROCEED UNTIL DIRECTED.
5. PROVIDE TEMPORARY SUPPORT AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
6. PROTECT REMAINING WORK FROM DAMAGE AND FROM WEATHER; PERFORM CUTTING AND DEMOLITION TO PREVENT DAMAGE AND ALLOW PROPER NEW INSTALLATION.
7. REFINISH SURFACES AND ADJUST PRODUCTS TO PROVIDE UNIFORM FINISH MATCHING ADJACENT WORK.
8. EXISTING WORK MAY BE CUT, ALTERED, OR TEMPORARILY REMOVED AS REQUIRED; DO NOT MODIFY STRUCTURAL MEMBERS WITHOUT A/E AUTHORIZATION.
9. COVER OR FILL ALL HOLES OR HAZARDOUS OPENINGS CREATED.
10. RESTORE DAMAGED OR DEFACED AREAS TO CONDITIONS COMPARABLE TO ORIGINAL.

CAR 5267 - Exhibit 8

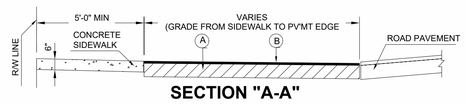
FINAL APPROVED PLANS



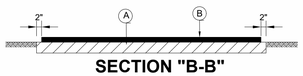
LOCATION SKETCH



PLAN



SECTION "A-A"



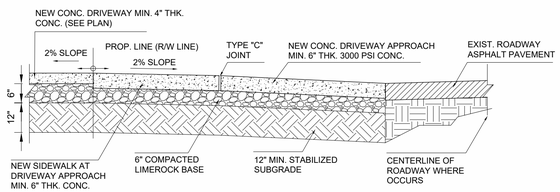
SECTION "B-B"

Ⓐ BASE COURSE 6" THICK

Ⓑ ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54
ITEM	CROSS REF	SPEC. REF

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1



DRIVEWAY DETAIL

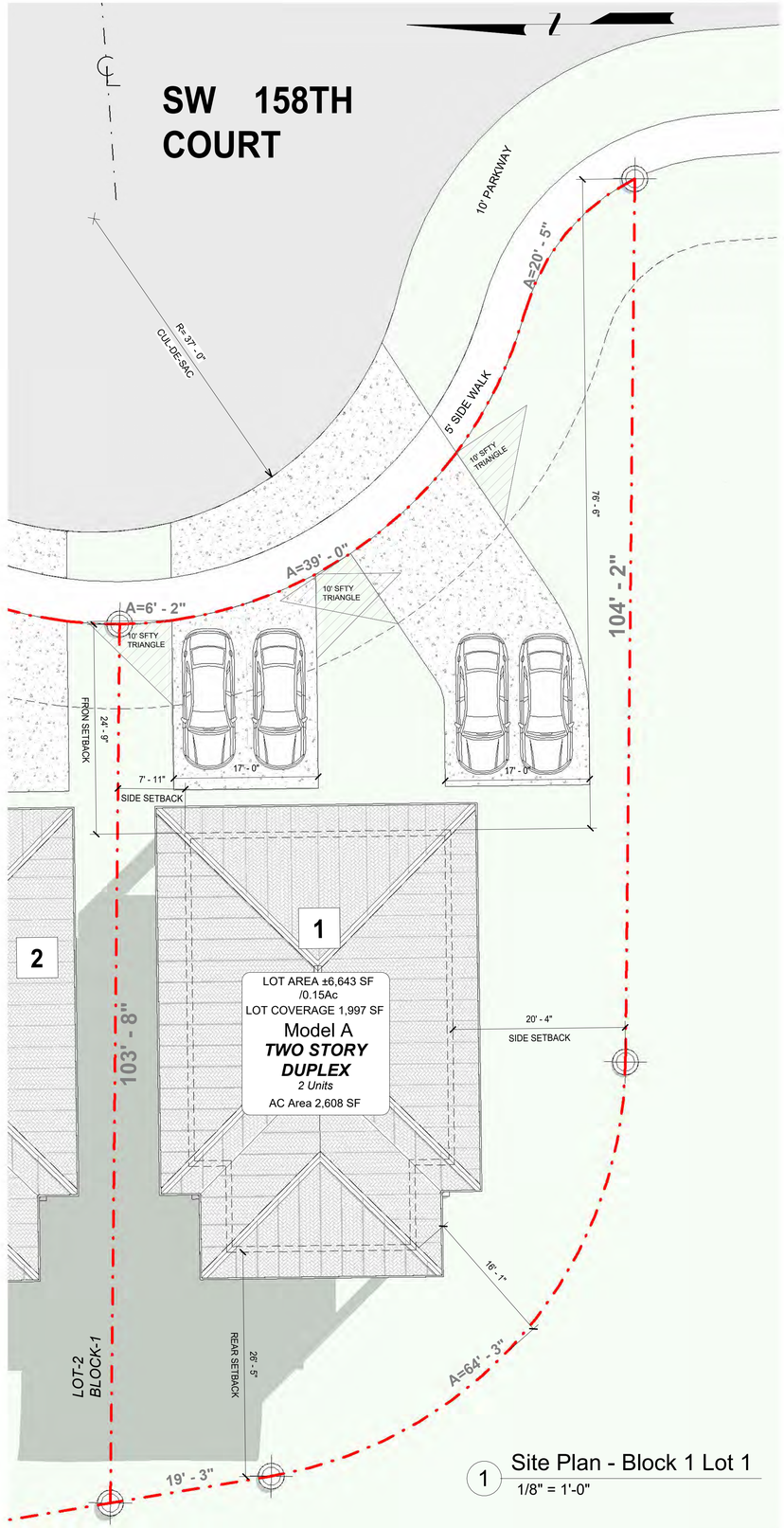
N.T.S.

SOIL STATEMENT:

IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN-BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE: BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.

APPLICABLE CODES:

1. FLORIDA BUILDING CODE RES., MECHANICAL AND PLUMBING 2023 8TH EDITION.
2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD. PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402 / 602 - 16 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
5. A.I.S.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL, 13TH EDITION.
6. ANSI/AWS D1.6M-2017.
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020



1 Site Plan - Block 1 Lot 1
1/8" = 1'-0"

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2025.12.09 08:25:35 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Site Plan - Block 1 Lot 1

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
12/08/2025

SHEET:
A103.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

LANDSCAPE LEGEND

FINAL APPROVED PLANS

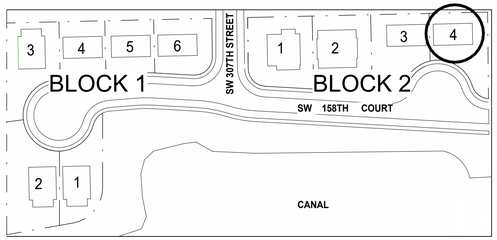
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS												
Zoning District: RU-1M(b)	Lot Area: 6,927 SF			Acres 0.16								
OPEN SPACE											REQUIRED	PROVIDED
A.	Square feet of required Open Space, as indicated on site plan:											
	Lot Area 6,927 SF	X	55	%=	3,809.9 SF						3,809.9 SF	5,198.0 SF
B.	Square feet of parking space lot open space required by Chapter 18A,											
	as indicated on site plan:											
	The number or parking spaces	4	x 10 square feet per parking space =								40 SF	853 SF
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =										3,849.9 SF	6,051.0 SF
LAWN AREA CALCULATION												
A.	Total square feet of landscaped open space required by Chapter 33 =										3,849.9 SF	6,051.0 SF
B.	Maximum lawn area (St. Agustine sod) permitted =		50%	x	3,849.9 SF						1,924.9 SF	4,345.0 SF
TREES												
A.	The number of trees required per net lot acre										3	
	less the existing number of trees that meet minimum requirements (minus)										0	
	0	trees x net lot acreage	3								3	3
B.	30% palm trees allowed (two palms = one tree) Palms provided										0	0
C.	Percentage of native trees required = the number of trees provided x 30%										1	3
D.	Street trees (max. average spacing of 35' o.c.):	82	linear feet along street ÷ 35								2	2
	Palms as street trees (max. average spacing 25' o.c.):	82	linear feet along street ÷ 25								0	0
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):										0	0
	82	linear feet along street ÷ 25 =									3	3
F.	Total number of trees provided =										5	5
SHRUBS												
A.	The number of trees required per net lot acre										50	50
B.	The number of shrubs required x 30% = the number of native shrubs required										12	40
	IRRIGATION PLAN: Required by Chapter 33. Auto irrigation			or hose bib	P	provided						

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

ENVIRONMENTAL PROTECTION:

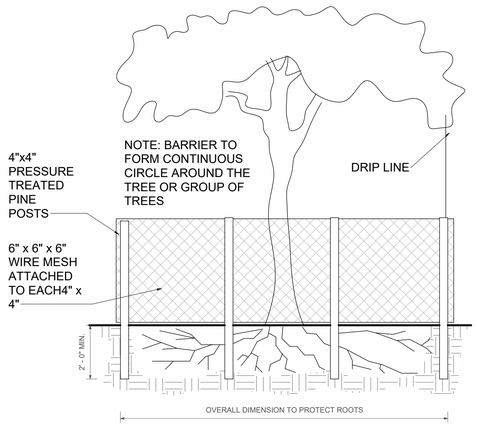
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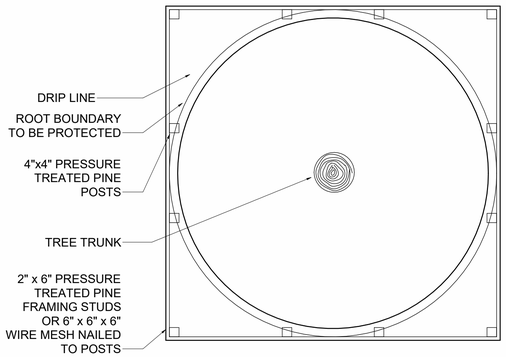
LOCATION SKETCH

TREE PROTECTION AND SUPPORT

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



°WIRE MESH BARRIER DETAIL°

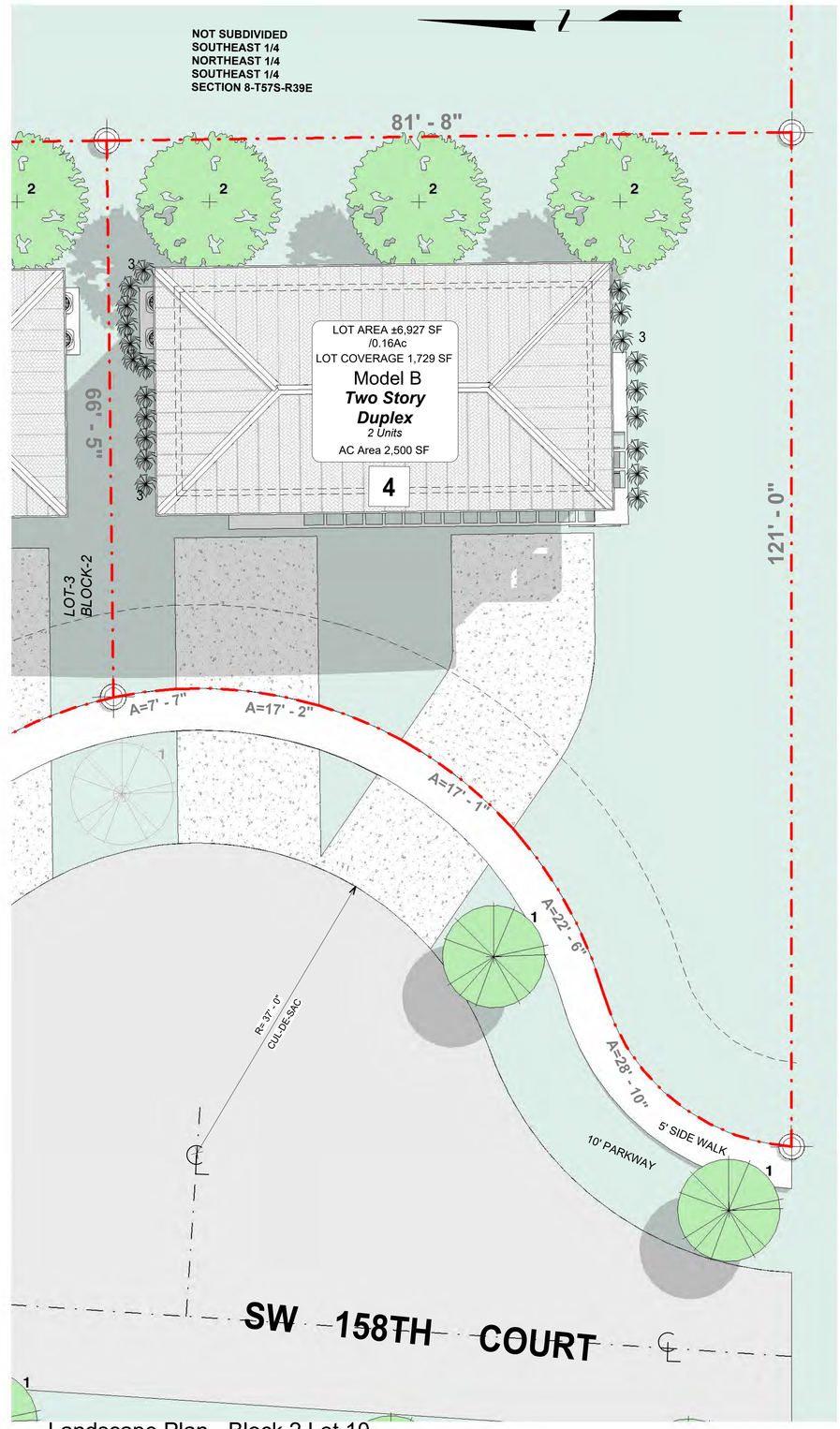


°WOOD BARRIER DETAIL PLAN°

TRESS LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	NATIVE		DBH	HEIGHT	CANOPY	CONDITION	QUANTITY	STATUS
				YES	NO						
1	*Calyptranthes pallens*	SPICEWOOD	STREET TREE	X		4"	10-15FT	6-10 FT	-	3	PROPOSED TREES
2	*Bursera Simaruba*	GUMBO LIMBO	LOT TREE	X		4"	15-20FT	10-20 FT	-	2	PROPOSED TREES
3	*Chrysobalanus Icaco*	BAUNHINA BALKEANA	SHRUB	X		30"	5-15FT	-	-	50	PROPOSED SHRUBS

NOTES:
1. FOUR (4) FEET CLEAR TRUNK IS REQUIRED FOR ANY STREET TREES, TPZ IS THE RADIUS OF THE TREE PROTECTION. THE MEASUREMENT IS FROM THE OUTSIDE OF THE TRUNK.
2. (3) STREET TREES PROVIDED INSIDE THE LOT
MAINTENANCE: ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE # 01 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.



1 Landscape Plan - Block 2 Lot 10
1/8" = 1'-0"

NextGen MIAMI CORP.
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STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT
Adolfo Danilo Lopez AIA
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Date: 2025.12.09 08:30:37 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT AR 0016093
Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186
Telephone #: 786-615-2108
Email Address: info@nextgenmiami.com
Website: www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
/1
/2
/3
/4
/5
/6

DRAWING TITLE:
Landscape Plan - Block 2 Lot 10

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

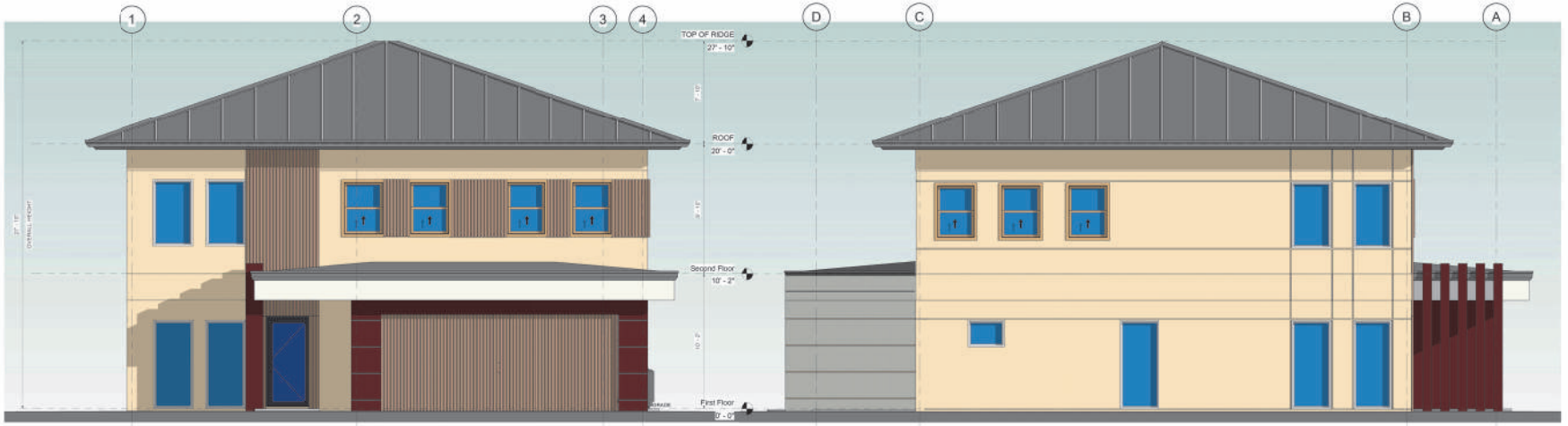
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ISSUE DATE:
12/05/2025

SHEET:
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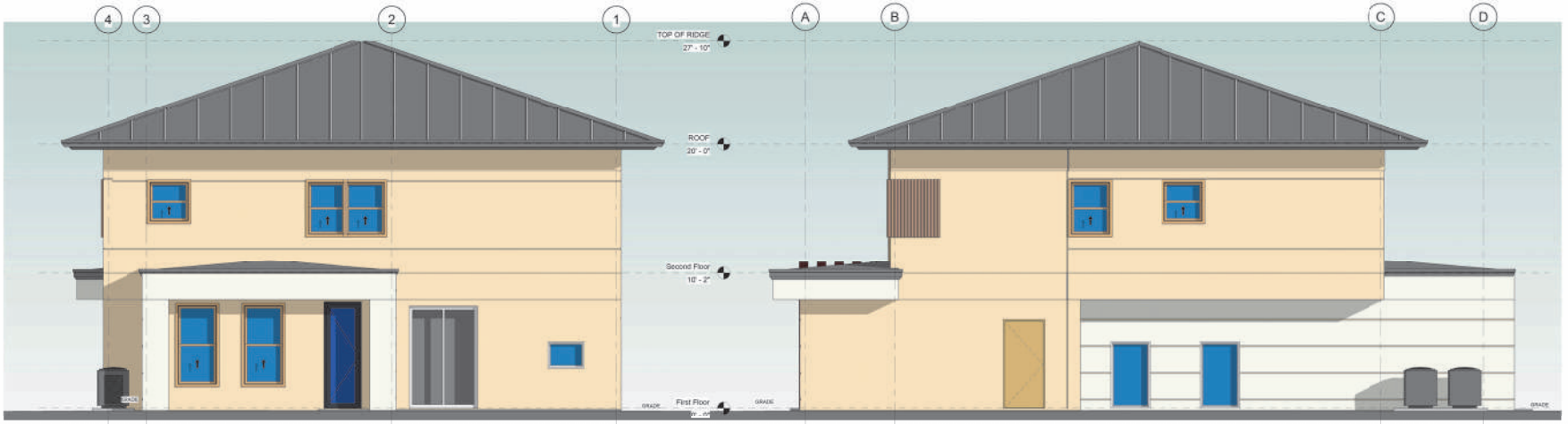
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FINAL APPROVED PLANS



1 FRONT FACADE
SCALE 1/4" = 1'-0"

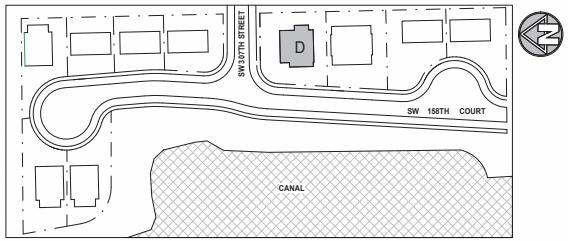
2 LEFT FACADE
SCALE 1/4" = 1'-0"



3 REAR FACADE
SCALE 1/4" = 1'-0"

4 RIGHT FACADE
SCALE 1/4" = 1'-0"

MODEL D
AC AREA: 2,760 SF



CAR 5267 - Exhibit 8

NextGen
MIAMI CORP.

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REGISTERED ARCHITECT
ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA
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info@nextgenmiami.com

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NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION
& DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
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6

DRAWING TITLE:
Elevations - Model D

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

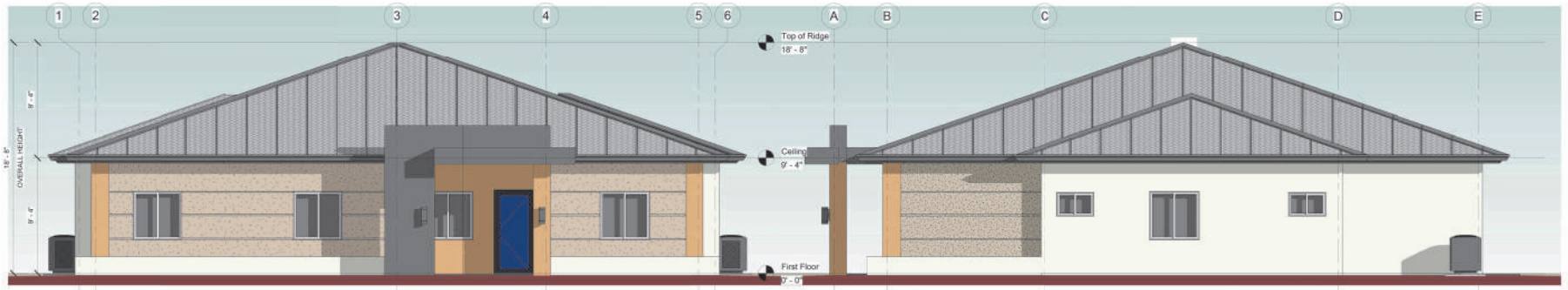
CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A104.8

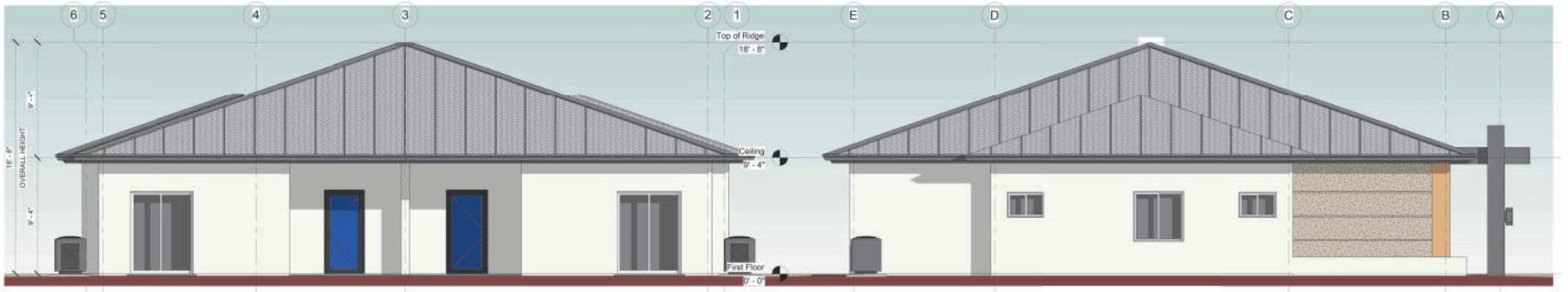
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FINAL APPROVED PLANS



1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

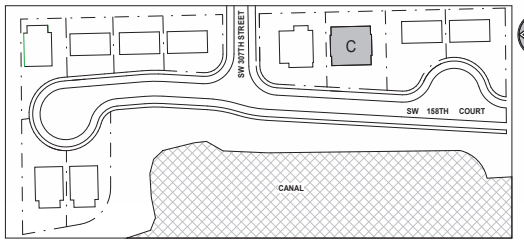


3 REAR ELEVATION
1/4" = 1'-0"

4 LEFT SIDE ELEVATION
1/4" = 1'-0"

MODEL C

AC AREA: 2,365 SF



CAR 5267 - Exhibit 8

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STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT
AR 0016093

Adolfo Danilo Lopez AIA
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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Elevations - Model C

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

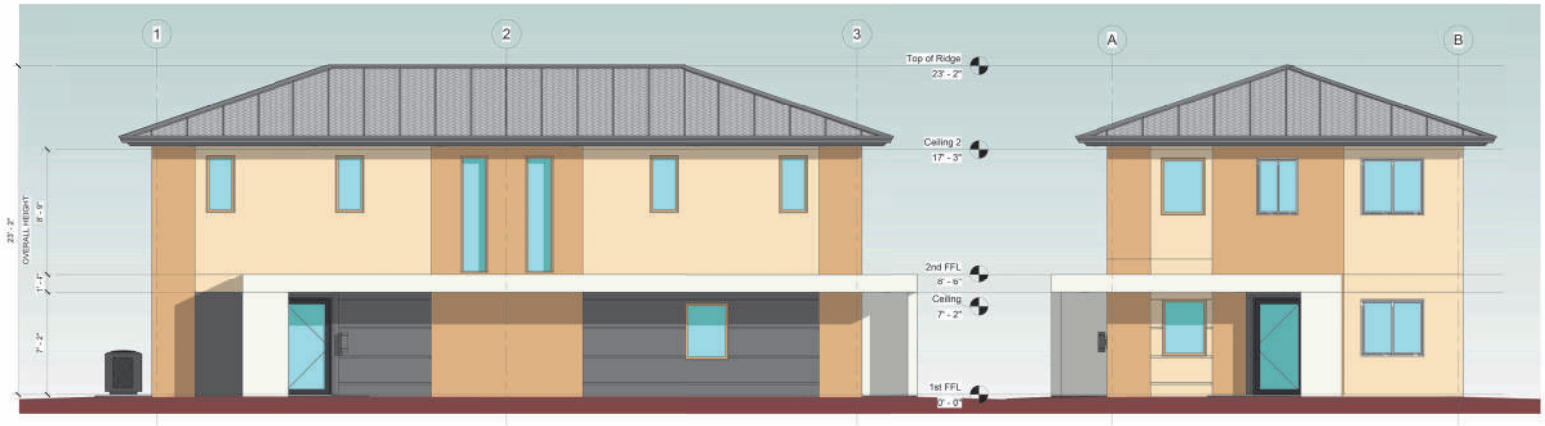
CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
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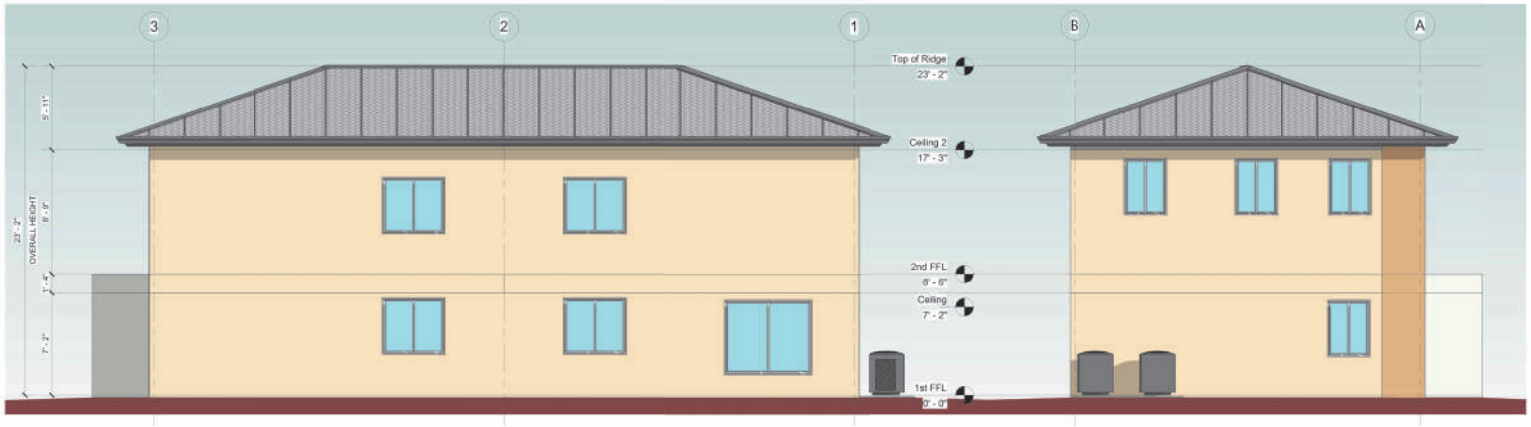
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FINAL APPROVED PLANS



4 FRONT ELEVATION
1/4" = 1'-0"

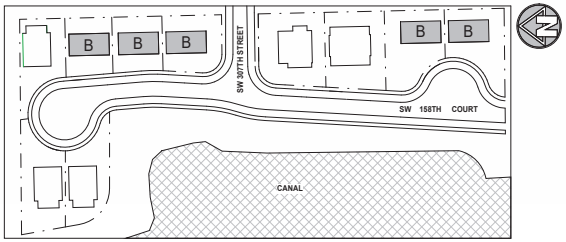
1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

3 LEFT SIDE ELEVATION
1/4" = 1'-0"

MODEL B
AC AREA: 2,500 SF



CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
DATE: 2025.12.02 09:56:27 -05'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Elevations - Model B

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

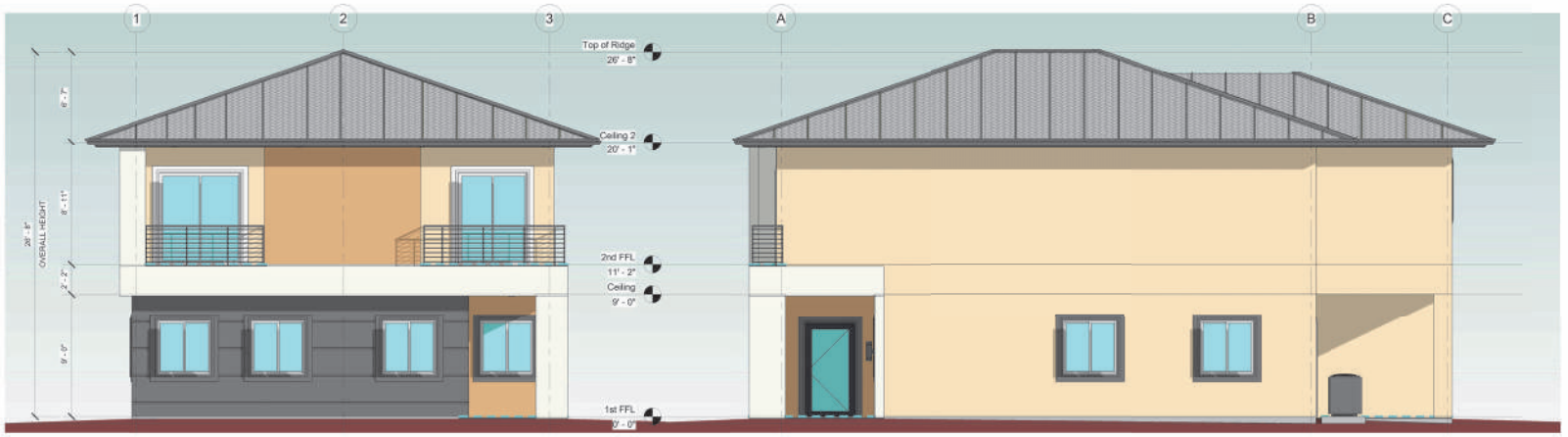
CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A104.4

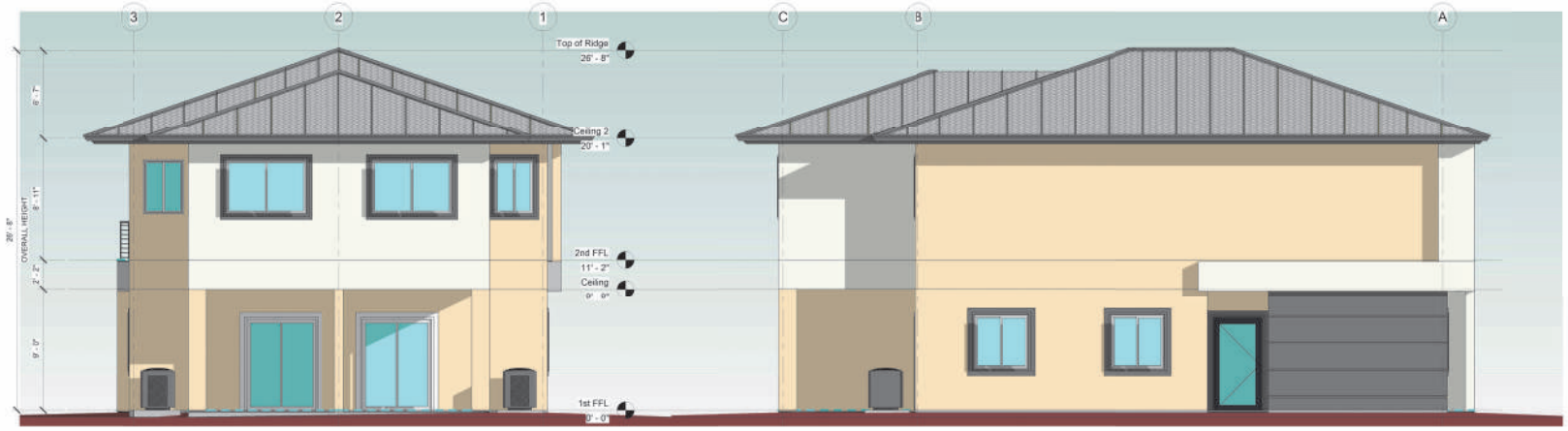
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS



4 FRONT ELEVATION
1/4" = 1'-0"

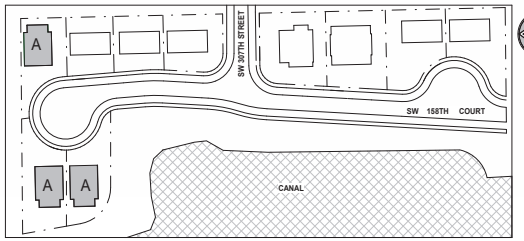
1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

3 LEFT SIDE ELEVATION
1/4" = 1'-0"

MODEL A
AC AREA: 2,608 SF



CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ AR 0016093

Adolfo Danilo Lopez AIA

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Date: 2025.12.02 09:58:09 -05'00'

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ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

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Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

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NORTH 19 UNITS

OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Elevations - Model A

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A104.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

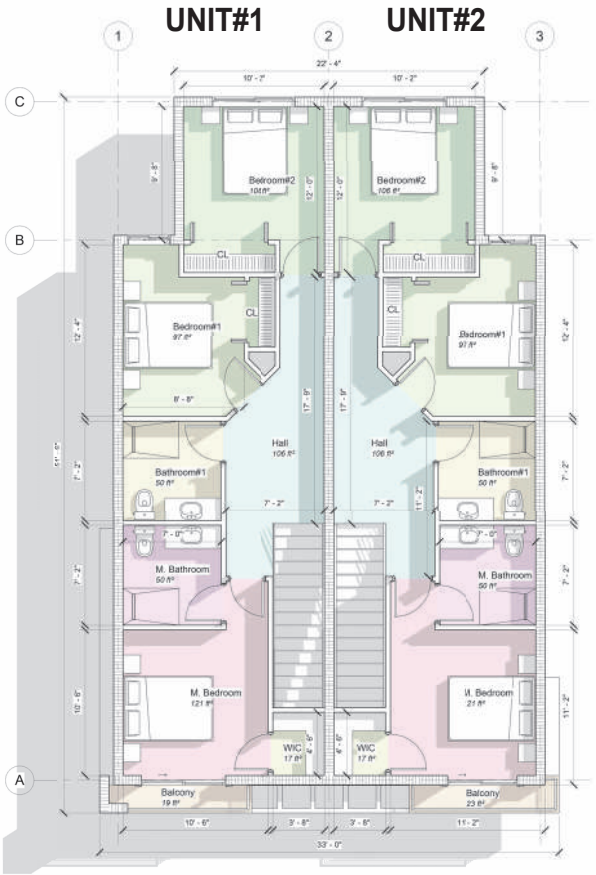
FINAL APPROVED PLANS

MODEL A

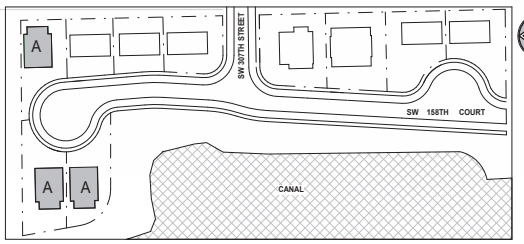
AC AREA: 2,608 SF



1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ AR 0016093

Adolfo Danilo Lopez AIA

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Miami, FL. 33186

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
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6

DRAWING TITLE:
Floor Plan - Model A

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

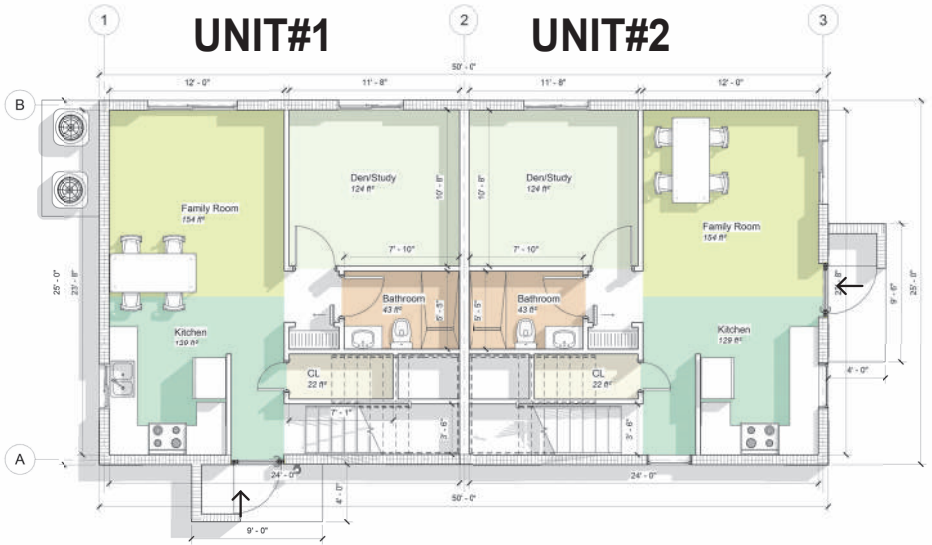
CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

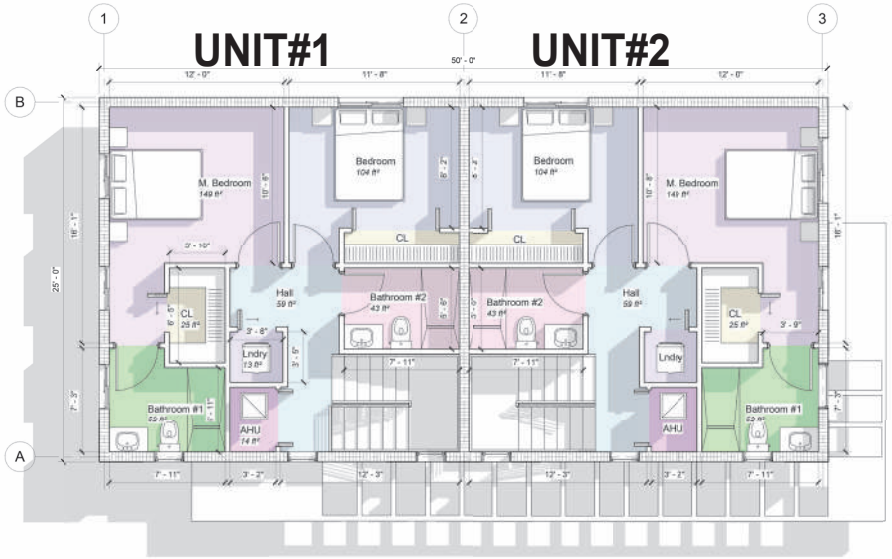
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A104.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS



1 FIRST FLOOR
1/4" = 1'-0"

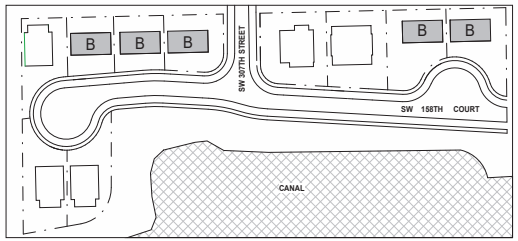


2 SECOND FLOOR
1/4" = 1'-0"

Bathroom
CL
Den/Study
Family Room
Kitchen

AHU
Bathroom #1
Bathroom #2
Bedroom
CL
Hall
Lndry
M. Bedroom

MODEL B
AC AREA: 2,500 SF



CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA

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Date: 2025.12.02 09:54:22 -05'00'

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ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
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786-615-2108

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info@nextgenmiami.com

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OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC.

ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Floor Plan - Model B

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

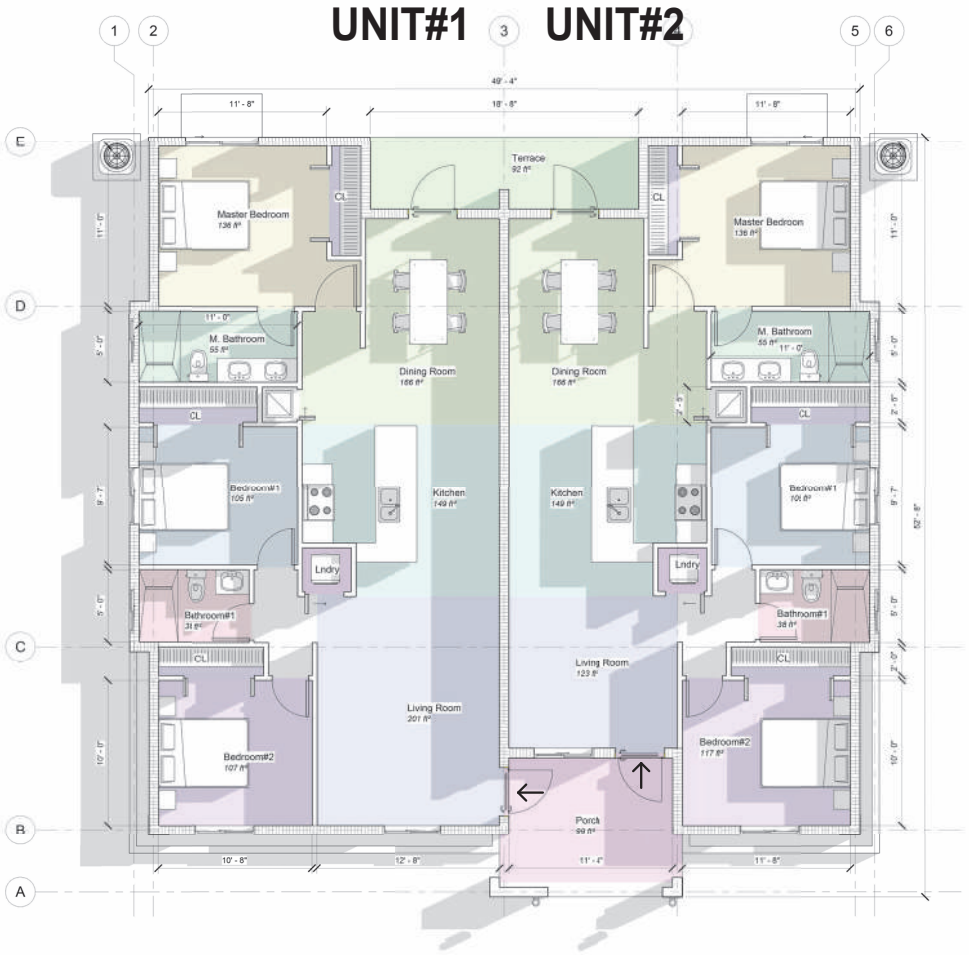
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A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
A104.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

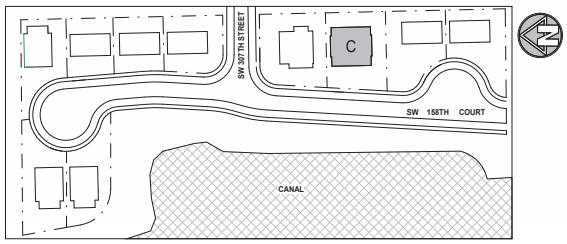
FINAL APPROVED PLANS



Bathroom#1
Bedroom#1
Bedroom#2
CL
Dining Room
Kitchen
Living Room
Lndry
M. Bathroom
Master Bedroom
Porch
Terrace

MODEL C

AC AREA: 2,365 SF



CAR 5267 - Exhibit 8

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA

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Date: 2025.12.02 09:56:46 -05'00'

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AR 0016093

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
1
2
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6

DRAWING TITLE:
Floor Plan - Model C

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

SHEET:
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: R25-078 DATE: DEC 10 2025 BY: E75728

FINAL APPROVED PLANS

CAR 5267 - Exhibit 8



1 FIRST FLOOR

SCALE 1/4" = 1'-0"



2 SECOND FLOOR

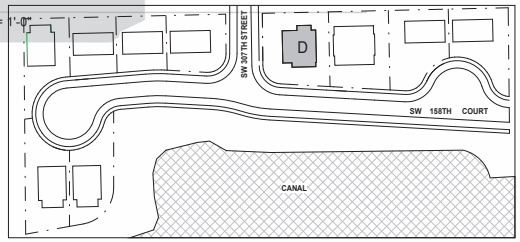
SCALE 1/4" = 1'-0"

- AHU
- BATHROOM#1
- BEDROOM#1
- CL
- DINING/FAMILY ROOM
- GARAGE
- KITCHEN
- LIVING ROOM
- OFFICE
- Pantry
- PWDER
- TERRACE

- BATHROOM#2
- BEDROOM#2
- BEDROOM#3
- CL
- HALL
- HVAC
- LAUNDRY
- MASTER BATHROOM
- MASTER BEDROOM
- W.I.C.

MODEL D

AC AREA: 2,760 SF



NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
2025.12.02 09:53:46 -05'00'

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AR 0016093

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ADDRESS:
FOLIO:
30-7908-000-0641

REVISIONS:
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Δ2
Δ3
Δ4
Δ5
Δ6

DRAWING TITLE:
Floor Plan - Model D

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
11/20/2025

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A104.7