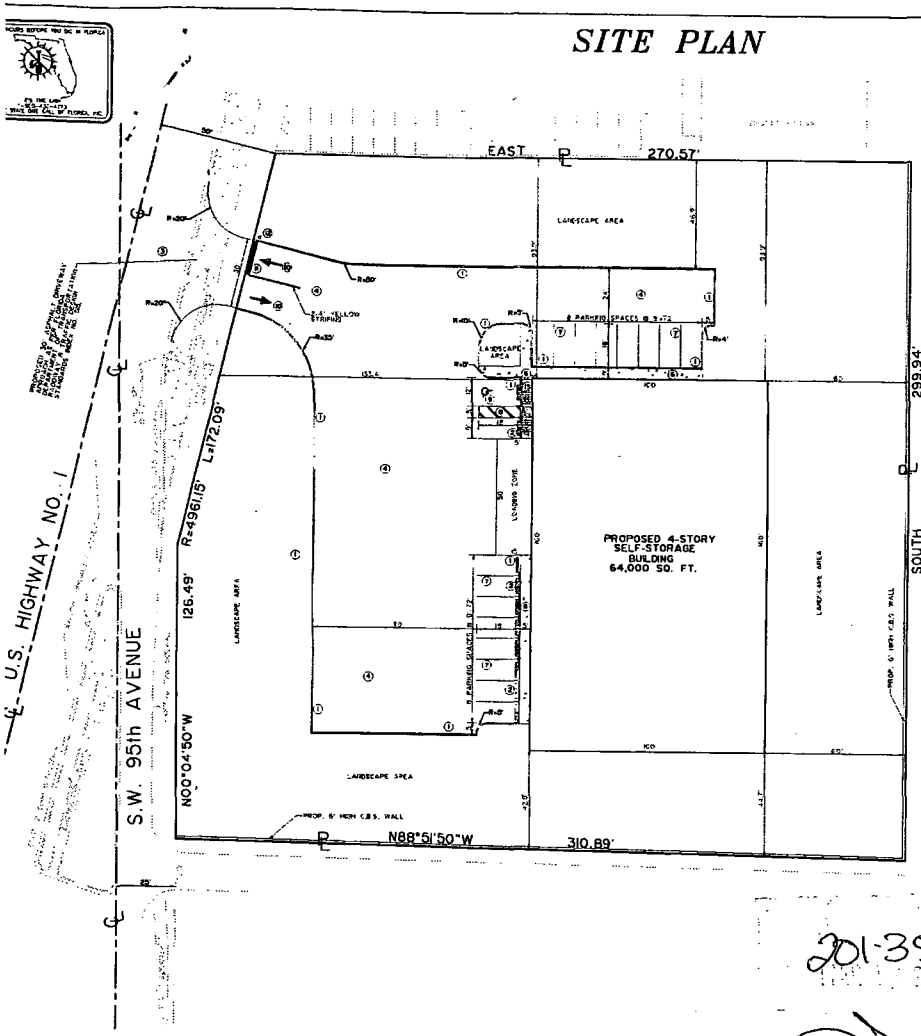
C-13
3-6-02

01-391

BLOOMLAND CORP. & GARDEN CORP.

SITE PLAN



ZONING LEGEND

Residential, Industrial, Multiple Family Dwr.

ZONING: BU-2

SETBACKS: FRONT BLD. 0 — 25'0 Feet
SIDE — 10'0 Feet
SIDE STREET — 0
REAR — 10'0 Feet

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION 9.0 FT. OR AS ELEVATION SO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJOINING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. APPLICANTS WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

LOWEST FINISHED FLOOR ELEVATION
(INCLUDING BASEMENT)

DISTRICT 20 ELEVATION 9.00

CITY FLOOD CRITERIA 7.00 Ft. CROWN OF ROAD 6.00 Ft.

DISTRICTS	C.A.W.	E.F.A.	OTHER
REQUIRED			
PROPOSED			

LOWEST FLOOR AS-BUILT ELEVATION SERVICE IS REQUIRED BEFORE HANDICAP ART INSPECTIONS ABOVE LOWEST FLOOR

SHALL BE 6" INCHES ABOVE FINISHED GRADE

ANY APPLICABLE RESOLUTION

NOTES: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of Dade County, Florida, Metropolitan Dade County, Florida, Effective 7/80/87.

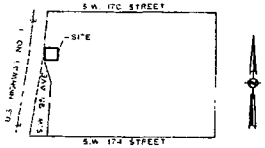
Applicants will comply with Ordinance 90-90 Section 15-24 of the Metropolitan Dade County Code, - prior to starting construction.

Parking, Open parking lots, parking for non-enclosed areas under or within buildings, will be lighted as required by section "9-4" of the Metropolitan Dade County Code.

Landscaping: All landscape area will have a sprinkler system.

Signs: All signs required to section 33 of Metropolitan Dade County Code are detailed from this plan and require separate sign application and permits.

LOCATION SKETCH
NOT TO SCALE



SITE DATA:

ZONING DISTRICT: BU-2
RESOLUTION NO.:
LAND USE: COMMERCIAL
USAGE: SELF SERVICE STORAGE
BUILDING HEIGHT: 40 Feet
STORIES: 4

LOT AREA BREAKDOWN:

		PROVIDED	REQUIRED
Total Land Area (Net)	93,540 SQ.FT. = 2.04 Ac. = 100%		
Building Area (Footprint)	16,000 SQ.FT. = 0.37 Ac. = 18%		40%
Sidewalk	942 SQ.FT. = 0.02 Ac. = 1.0%		
Paved Area	21,778 SQ.FT. = 0.50 Ac. = 24.0%		
Landscape Area	54,820 SQ.FT. = 1.25 Ac. = 58.4%		4%

PARKING SPACES:

Total Building Area: 64,000 SQ.FT.

Parking Spaces Required: 1 parking space per 2,000 Sq. Ft. of Building Area up to 20,000 Sq. Ft. and 1 space per 10,000 Sq. Ft. thereafter.

Total Required Spaces: 20 Spaces

Parking Spaces Provided:
Standard: 17 Spaces
Handicap: 1 Space
Total: 18 Spaces

Flood Zone: X Elevation

BUILDING SETBACKS:

	REQUIRED	PROVIDED
Front S.I.S.S	25 FT.	133.4 FT.
Side	10 FT.	60 FT.
Side	0 FT.	414 FT.
Side Street	S.A. FT.	S.A.

FLOOR AREA RATIO:

First Floor	16,000 Sq. Ft.	23%
Second Floor	16,000 Sq. Ft.	23%
Third Floor	16,000 Sq. Ft.	23%
Fourth Floor	16,000 Sq. Ft.	23%
Total	64,000 Sq. Ft.	72.4%

Floor Area Ratio: 64,000 / 93,540 = 0.72

WATER SERVICE: Miami Dade Water & Sewer Department
SEWER SERVICE: Miami Dade Water & Sewer Department
GARBAGE: Miami Dade County

LEGAL DESCRIPTION:

LOT 2, IN BLOCK 2, OF ITS CENTER (UNOFFICIAL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, AT PAGE 87, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHARLES E. POTTS, P.L.S. INC. DATED 9/26/00
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
   EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR SERVICES IN PROJECT AREA TO THE FINISHED GRADE.

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER

SCHEDULE NOTES

1. NEW 6" TYPE "D" CURB
2. WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. NEW CONCRETE PAVEMENT
6. NEW CONCRETE SIDEWALK
7. 4" PAINTED STRIPING (DOUBLE)
8. 4" PAINTED WHITE STRIPING
9. TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. PAINTED DIRECTIONAL ARROW
11. 24" WIDE PAINTED WHITE STOP BAR
12. STOP SIGN R1-1
13. TYPICAL "HANDICAP" SIGN
14. HANDICAP RAMP

REVISIONS:
1. 2/28/02 HEARING COMMENTS

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
8410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9594

PROJECT: SAFEGUARD STORAGE
U.S. 1 & S.W. 95 AVE.
MIAMI, FLORIDA

OWNER: SAFEGUARD STORAGE PROPERTIES, LLC
111 VETERANS MEMORIAL BLVD. SUITE 1150
MIAMI, FLORIDA 33137 (305)573-0383

SITE PLAN

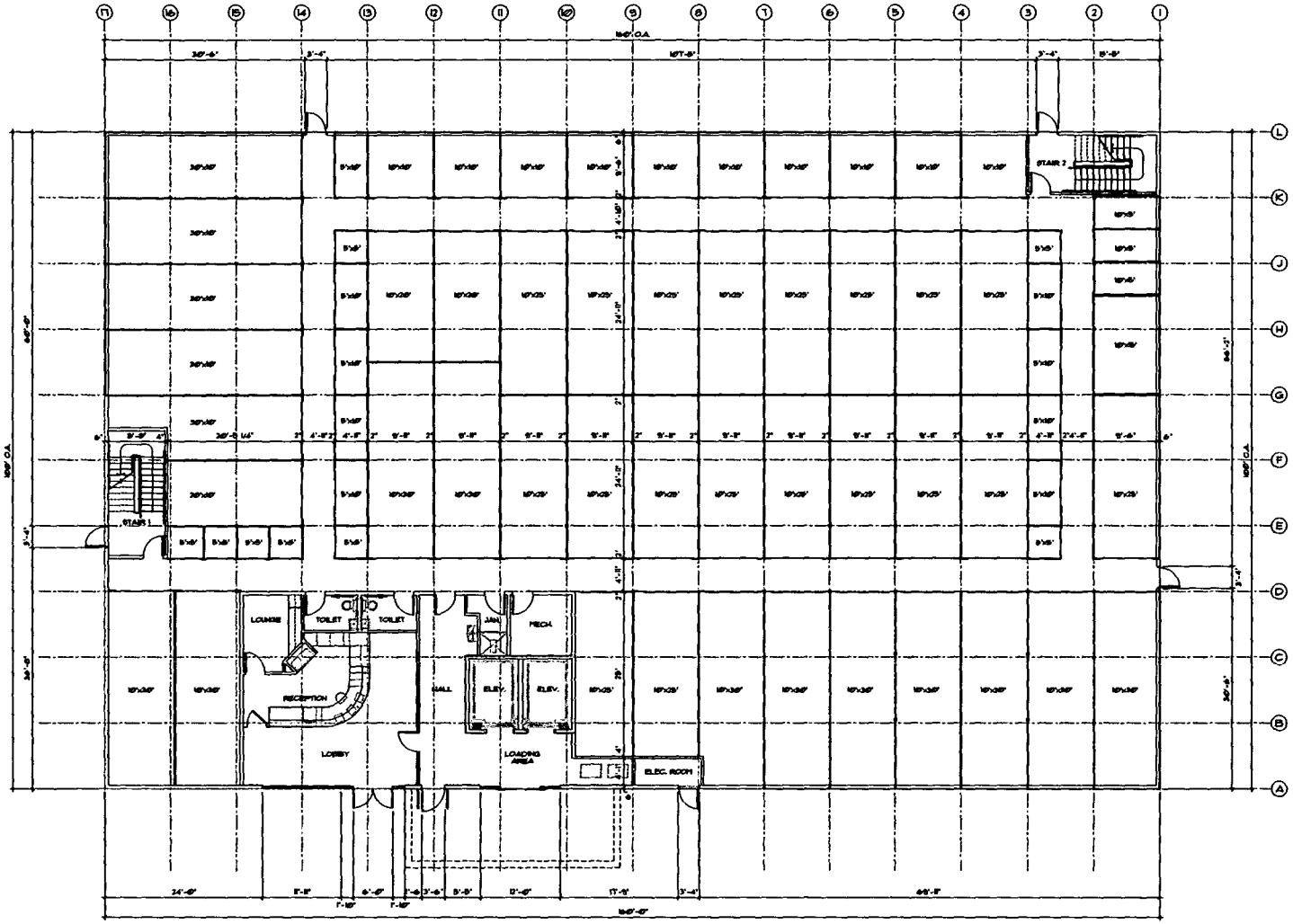
SEAL:

JERRY ZAMORA
CIVIL ENGINEER
P.E. No. 44207
E.B. 0008781
STATE OF FLORIDA

SCALE:	1" = 20'
DATE:	10/18/2001
DRAWN BY:	J.B.
CHECKED BY:	G.Z.
PROJECT No.	2001-80
SHEET No.	C-1

201-391

ZONING HEARING PLANS REVIEW
X PLANS WITHIN THE SCOPE OF AD
PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: DS
ON: 3/1/02



1 A4.0 GROUND FLOOR PLAN

SAFEGUARD SELF STORAGE
11711 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA
PH. (561) 368 - 7758
AA C061878
FAX (561) 368 - 6776

Revisions:

DRAWN BY: KA
CHECKED BY: ST
DATE: 5/5/91
SCALE: 1:1
PROJECT #: 6967
CAD DWG FILE:

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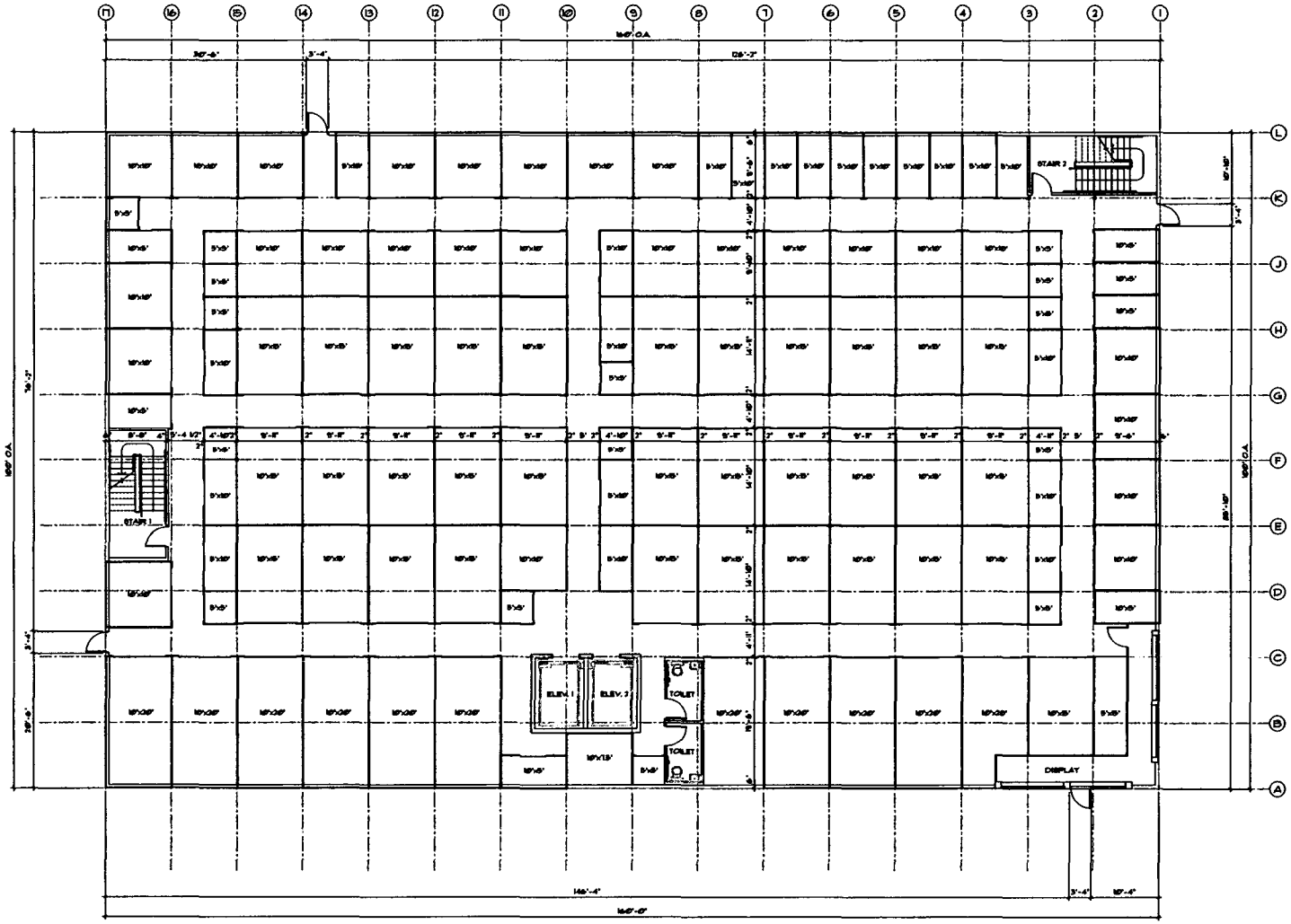

1 / A4.1 SECOND FLOOR PLAN
1/8"=1'-0"

NORTH

SAFEGUARD SELF STORAGE
1111 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA
PH. (561) 368 - 7758
AA C001878
FAX (561) 368 - 6776
e-mail: kenthrcarlson@aol.com

Revisions:

DRAWN BY: KA
CHECKED BY: GT
DATE: 1/9/98
SCALE: 1:1
PROJECT #: 6961
CAD DWG FILE:

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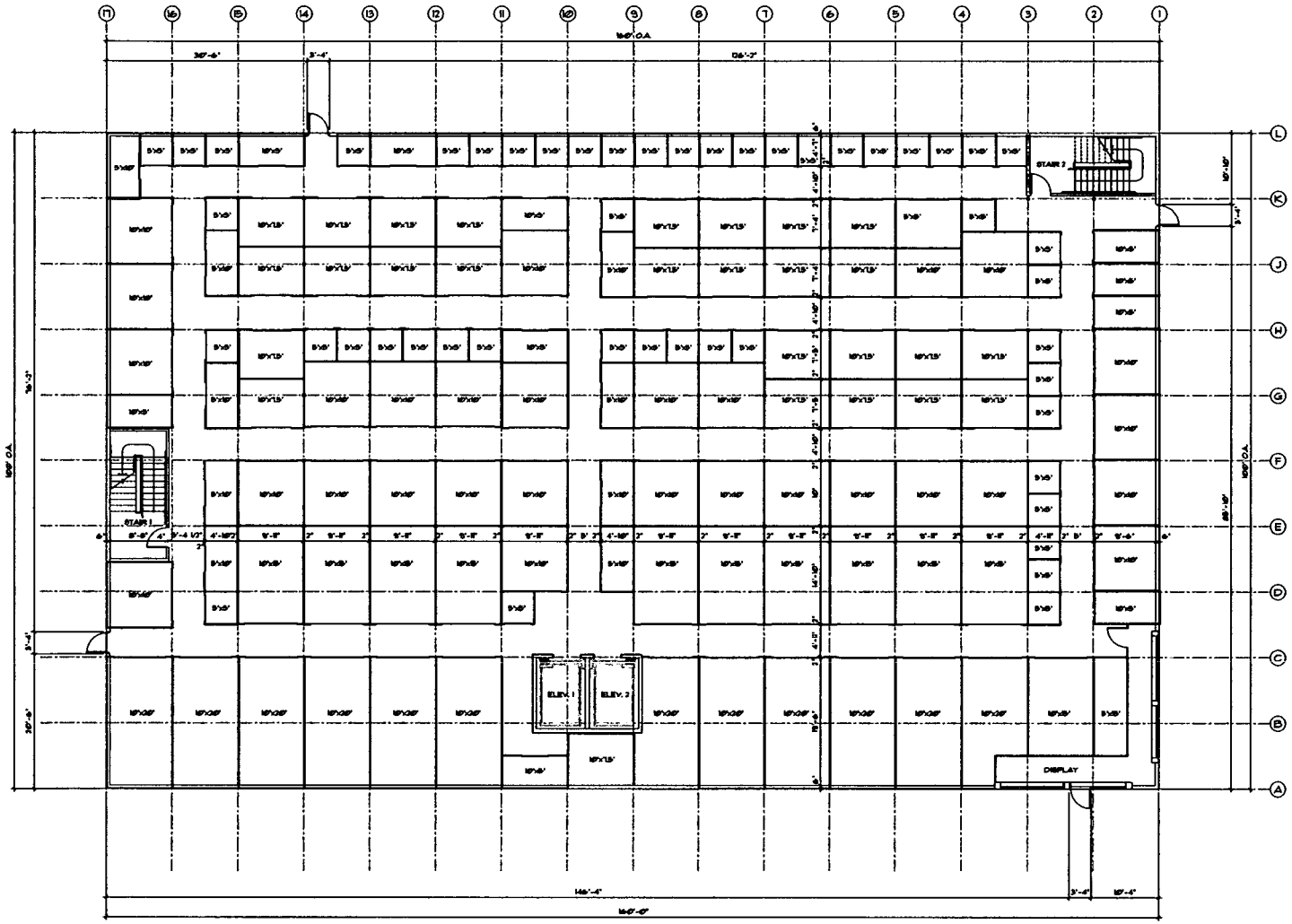

1 / A4.2 THIRD FLOOR PLAN

SAFEGUARD SELF STORAGE
11711 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA
PH. (561) 368 - 7758
AA C001878
FAX (561) 368 - 6776

Revisions:

DRAWN BY: KA
CHECKED BY: ST
DATE: 10/4/91
SCALE: 1:1
PROJECT #: 6957
CAD DWG FILE:

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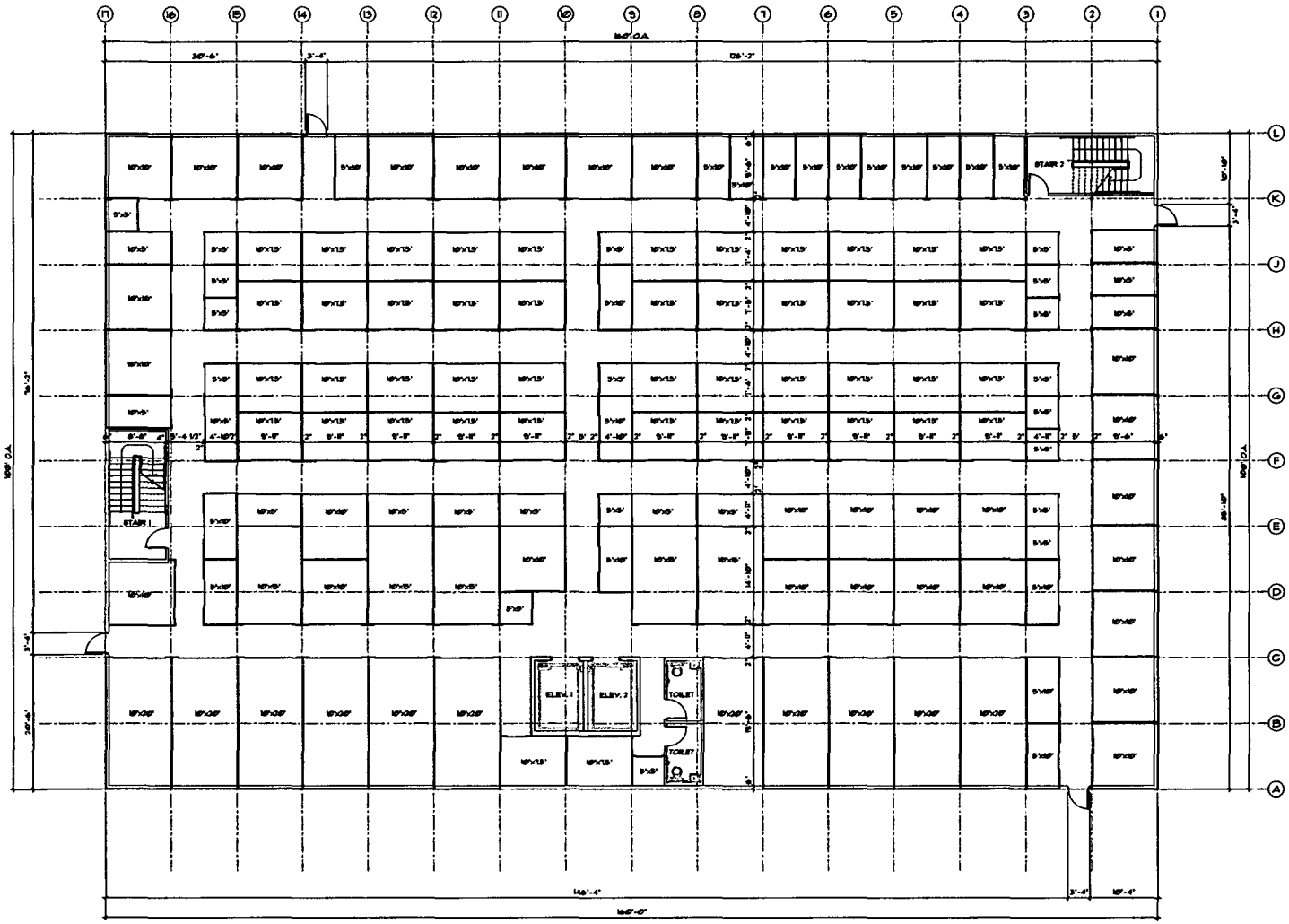
PAGE CP



1 / A4.3 FOURTH FLOOR PLAN
1/8"=1'-0"

NORTH

SAFEGUARD SELF STORAGE
11711 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA AA C001878
PH. (561) 368 - 7758 FAX (561) 368 - 6776

Revisions

DRAWN BY: KA
CHECKED BY: ST
DATE: 10/8/01
SCALE: 1:1
PROJECT #: 6767
CAD DWG FILE:

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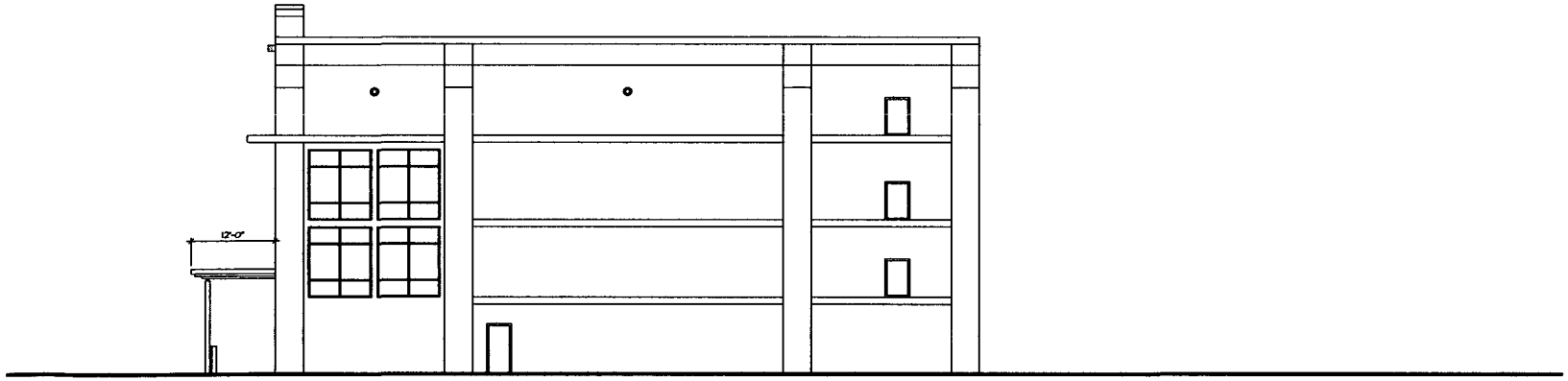
A4.3
PAGE OF

1 A5.0 WEST ELEVATION
1/8"=1'-0"



2 A5.0 SOUTH ELEVATION
1/8"=1'-0"

SAFEGUARD SELF STORAGE
11111 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA AA C001878
PH. (561) 368 - 1758 FAX (561) 368 - 6776
e-mail: kenfkenarlson.com

Revisions

DRAWN BY: KA,DD
CHECKED BY: GT
DATE: 11/5/98
SCALE: 1-1
PROJECT #: 6967
CAD DWG FILE:

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A5.0
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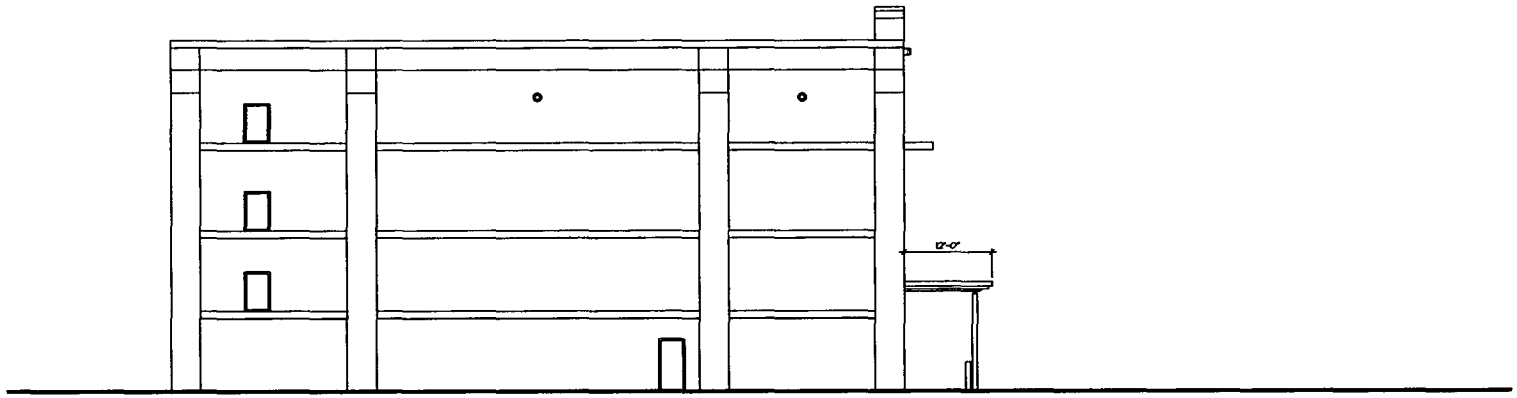
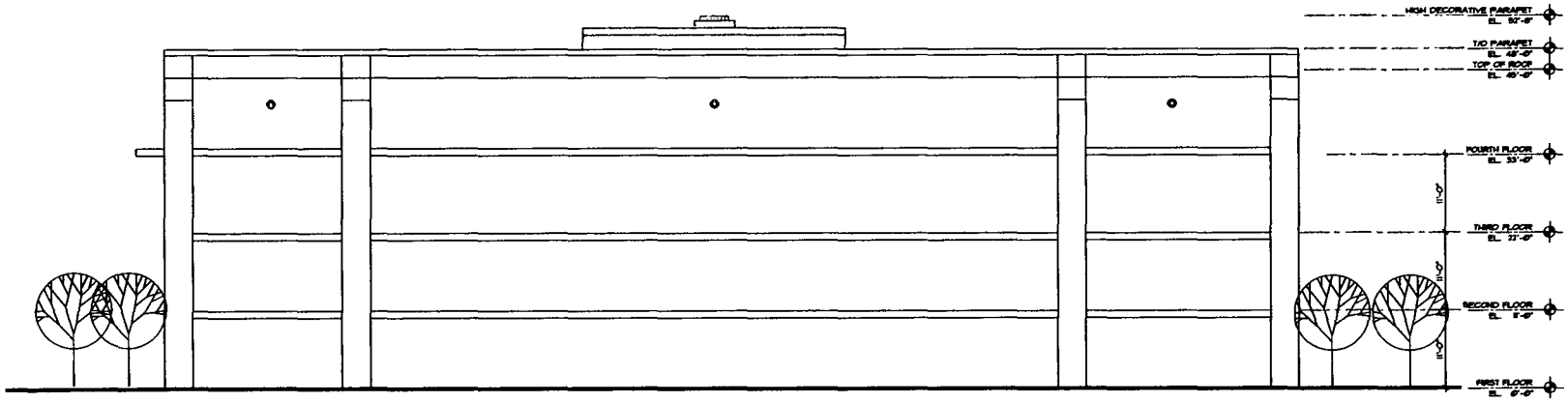


1 A5.1 NORTH ELEVATION
1/8"=1'-0"



2 A5.1 EAST ELEVATION
1/8"=1'-0"

SAFEGUARD SELF STORAGE
11111 SOUTH DIXIE HIGHWAY
MIAMI, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
ONE WEST CAMINO REAL, SUITE 218
BOCA RATON, FLORIDA
PH. (561) 368 - 1758
AA C001878
FAX (561) 368 - 6776

Revisions:

DRAWN BY: KA DD
CHECKED BY: ST
DATE: 10/8/91
SCALE: 1:1
PROJECT #: 6767
CAD DWG FILE:

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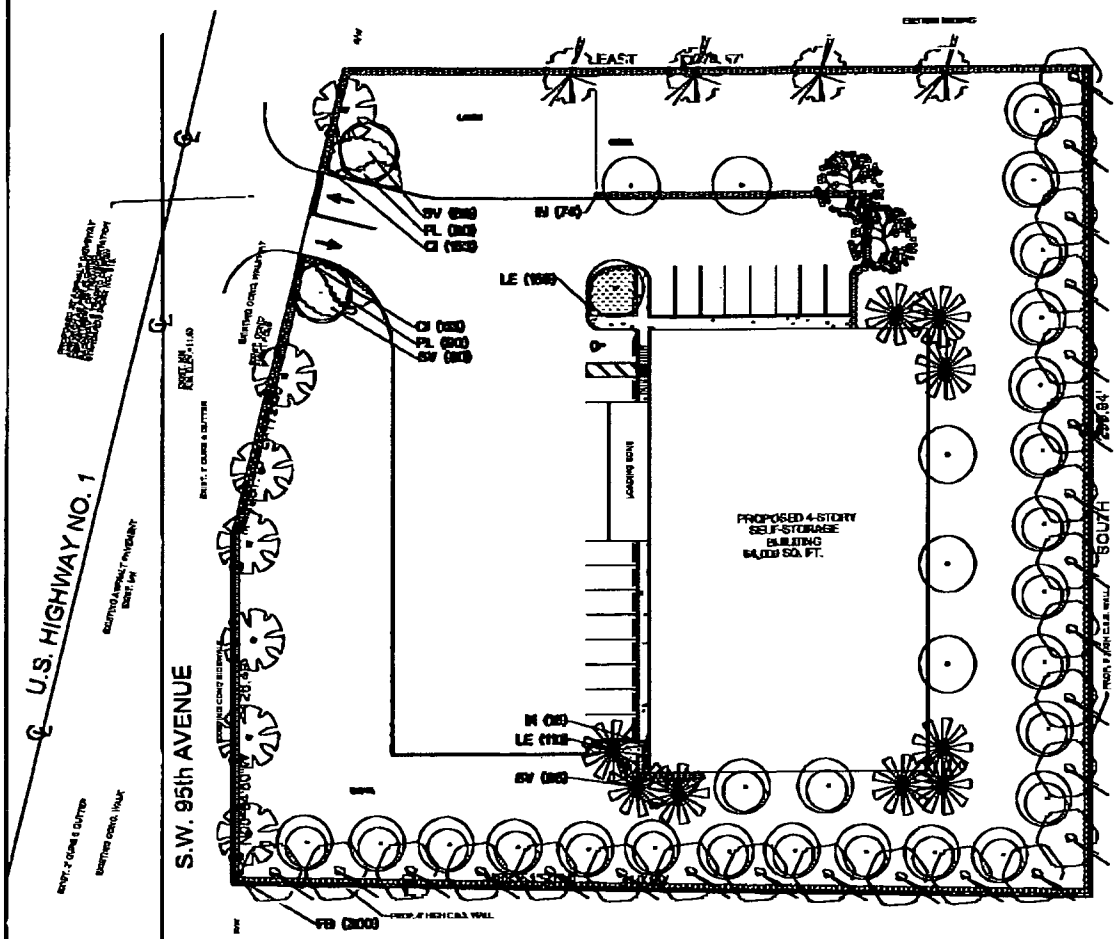
A5.1
PAGE CP



LANDSCAPE LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
2		Bauhinia blakeana HONG KONG ORCHID TREE	12' ht. x 6' spr. Cp.
24		Osmanthus fragrans GREEN BUTTONWOOD	15' ht. x 6' spr. Cp.
7	★	Quercus virginiana LIVE OAK	12' ht. x 5' spr. Cp.
24	★	Quercus virginiana LIVE OAK	15' ht. x 10' spr. Cp.
4	★	Swietenia mahagoni MAHOGANY	12' ht. x 5' spr. Cp.
6		Tabebuia caraiba YELLOW TRUMPET TREE	12' ht. x 5' spr. Cp.
8		Veitchia merrillii/ptychosperma MONTGOMERY PALM	14' c.o. ht. single trk., Cp.
2		Veitchia merrillii/ptychosperma MONTGOMERY PALM	14' c.o. ht. double trk., Cp.
295	CI	★ Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" ht. x 24" spr. 3 gal.
200	FB	Ficus benjamina WEEPING FIG	36" ht. x 24" spr. 3 gal.
86	IN	Ixora 'Nana Compacta' PINK IXORA	24" ht. x 24" spr. 3 gal.
250	LE	Liriope muscari 'Evergreen Giant' EVERGREEN GIANT LIRIOPE	1 gal. fill 15" o.c.
180	PL	Pentas lanceolata 'New Look Red' RED PENTAS	1 gal. fill 15" o.c.
220	SV	Schefflera arboricola 'Trinette' VAN SCHEFFLERA	15" ht. x 10" spr. 3 gal.
As Req.	LAMM	St. Augustine 'Floratam'	Solid Sod
As Req.	BAHA	Paspalum notatum	Solid Sod

★ INDICATES native species

Chapter 164 - Ordinance 10-16

ZONE MANAGER: RO-1B

[illegible]	[illegible]	[illegible]
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WITKIN DESIGN GROUP

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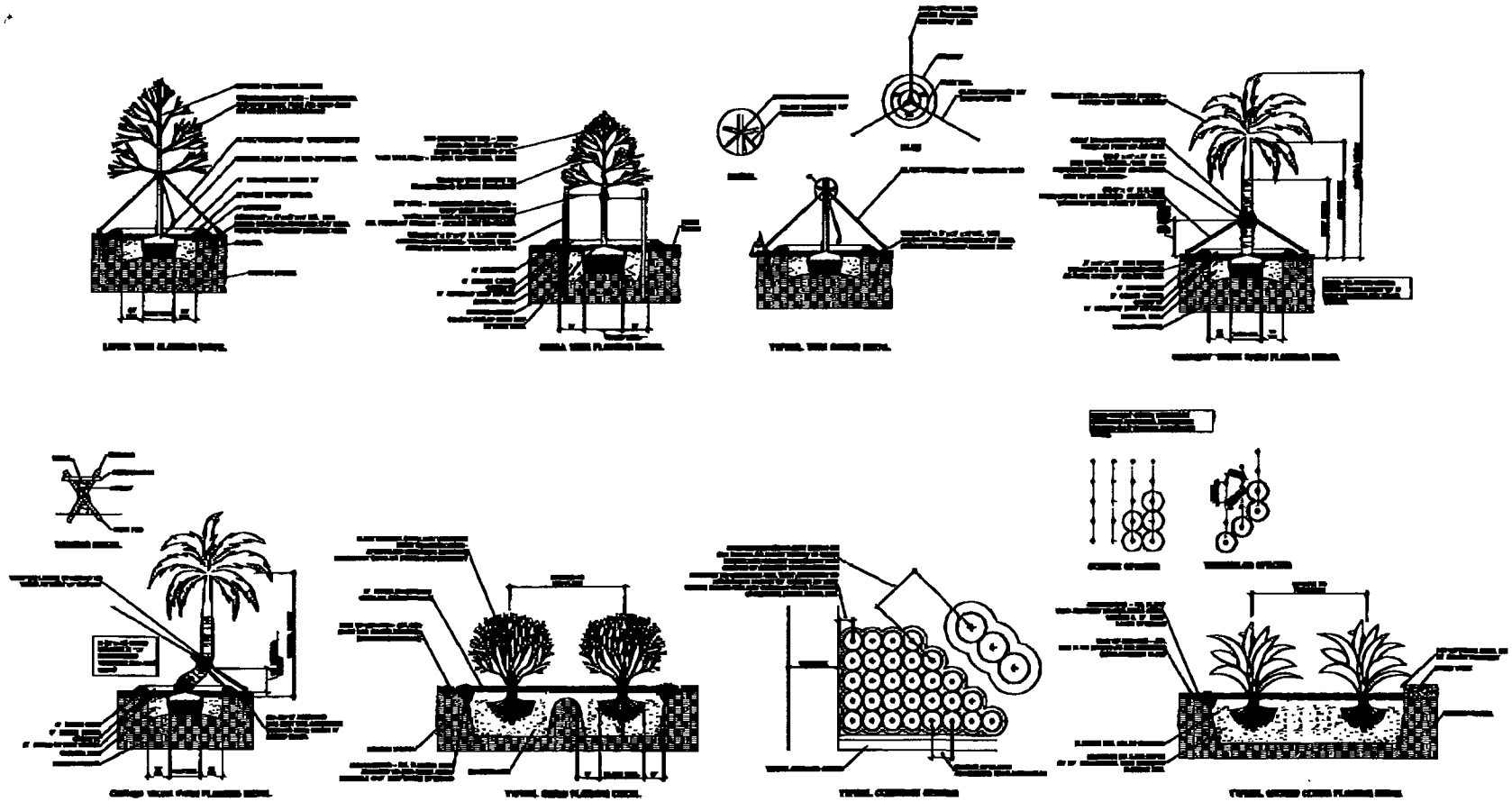

Safeguard Storage
US 1 & 95 AVE
Miami, Florida

WITKIN
DESIGN GROUP

L - 2

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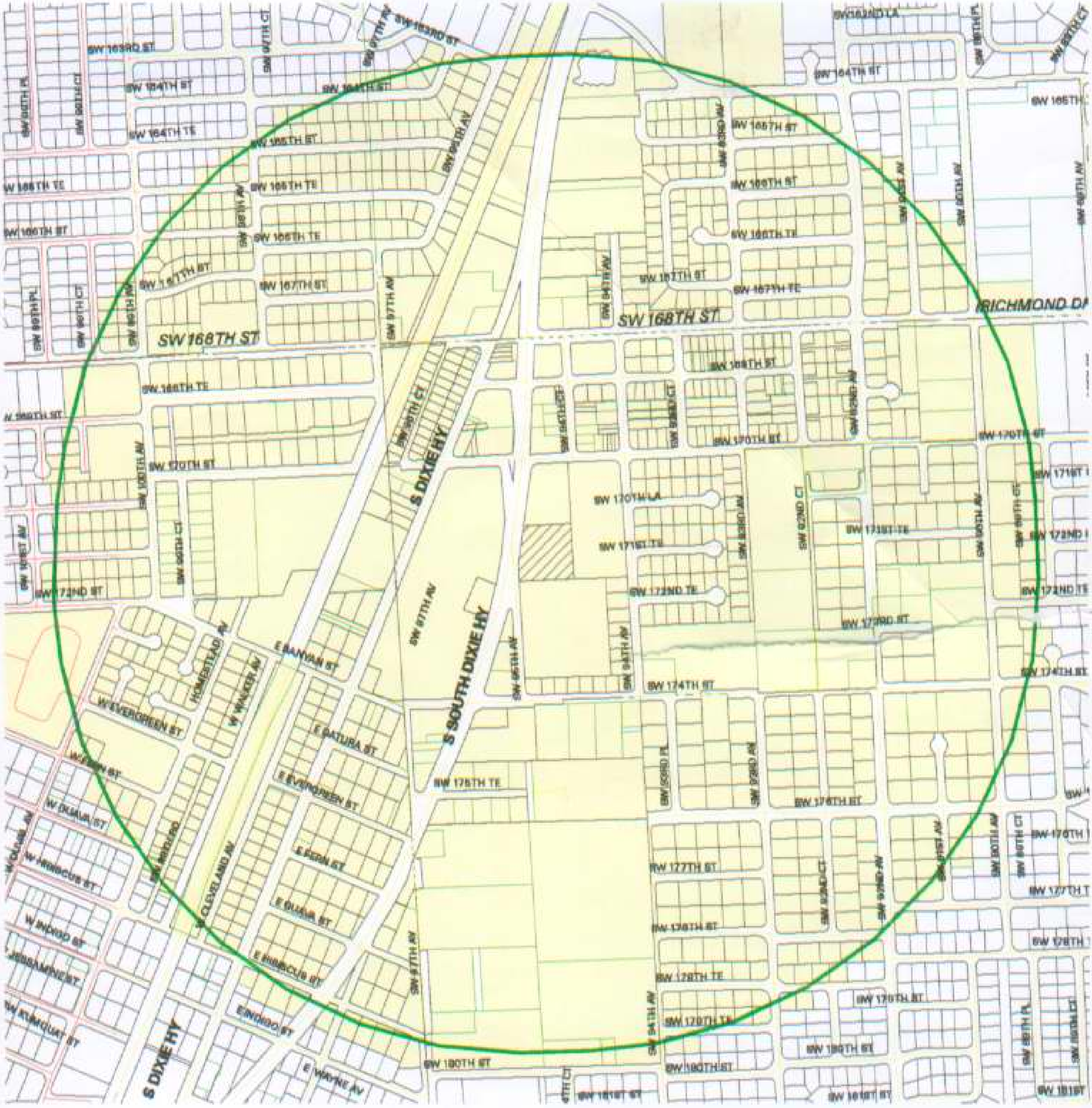

Map Created on 14-NOV-2001
Drafter ID: esgures
Scale 1:810

Comm. Dist. 8,8
Comm. Coun. C13

LEGEND

Map ID: 9N201391

Property Line

Lot Line

Subject Prop. 01000391

DPDR Area Map

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MIAMI DADE