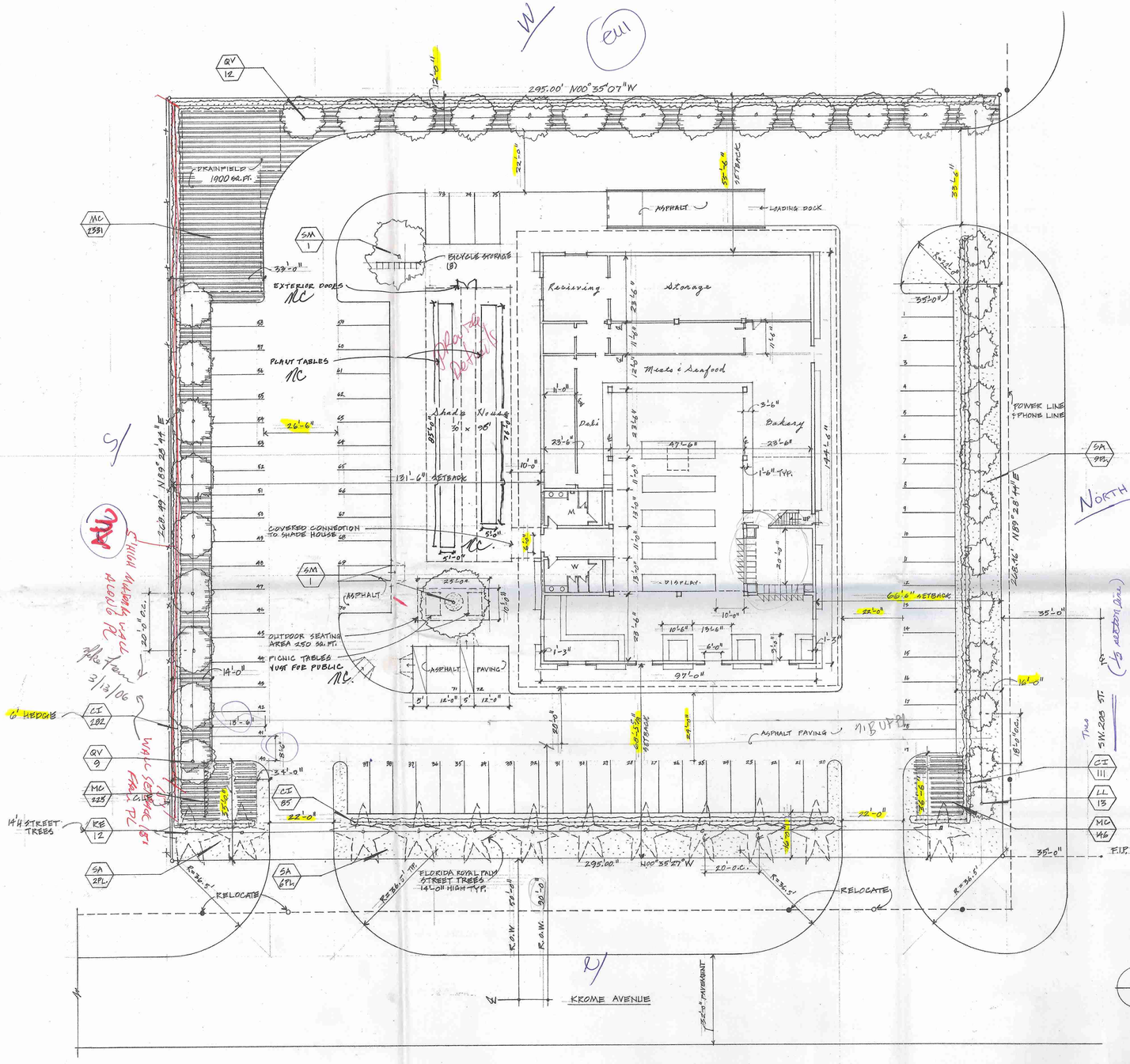


1/S1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

parking
market 14,016.50 ÷ 250 = 56
shade house 2,940.00 ÷ 250 = 12
outdoor dining 250.00 ÷ 50 = 5
2nd floor office 351.00 ÷ 300 = 2
75 parking spaces req.
w/ROW - 5%

market 97X144.50 = 14,016.50
outdoor dining 10X25: 250.00
shade house 30X96: 2880.00
" connection 6X6: 60.00
17,206.50 / 79,205 = 22% lot cov.

1. - floor plan - elevation } for shade house
2. letter for second story
3. landscape correction
4.

NW
- DBC
- business connect out side
- unusual for outdoor dining
- waive rw krome
- (5' wall between residential waive)
- parking spaces

LANDSCAPE LEGEND - Information Required to be Permanently Affixed to Plan

Zoning District: BU-1A — Net Lot Area 1.81 acres 79,200 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = ~~79,200~~ s.f. x 17.5 % = ~~13,860~~ s.f.	~~13,860~~ 12,672.73	16,668
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. paking spaces ~~698~~ 72 x 10 s.f. per parking space =	720 ~~698~~	750
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	~~14,558~~ 13,392.73	16,668

LAWN AREA CALCULATION		
A. ~~14,558~~ 13,392.73 total s.f. of landscaped open space required by Chapter 33	~~14,558~~ 13,392.73	16,668
B. Maximum lawn area (sod) permitted = ~~60%~~ 20% x ~~14,558~~ 13,392.73 s.f. =	~~8,735~~ 2678.54	~~1,823~~ 2678.54 map permitted 33% To Be Provided 12/14/05

TREES		
A. No. trees required per net lot acre	22	26.6
Less existing number of trees meeting minimum requirements = 22 trees x net lot acres = 18	40	48
B. % Palms Allowed: No. trees provided x 30% =	~~14~~	12
% Palms permitted to count as street trees on 1:1 basis x 30%	~~14~~ 12	12
C. % Natives Required: No. trees provided x 30% =	14	29
D. Street trees (maximum average spacing of 35' o.c.): ~~565~~ 295 linear feet along street / 35 =	OK ~~8~~ 16	25
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 268 linear feet along street / 25 =	11	13

SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	56 ~~406~~	478 560 req To Be Provided 12/14/05
B. No. shrubs allowed x 30% = No. of native shrubs required	120	478
IRRIGATION PLAN: If required by Chapter 33		
TABLE: Containing information as indicated in sample below:		

**Excluded lawn area as provided in Chapter 18A shall be subtracted from net lawn area when calculating number of trees

PLANT SCHEDULE:

KEY	QTY.	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
RE	12	ROYSTONEA ELATA/FLORIDA ROYAL PALM	14'H, 4" CAL.	STREET TREES
QV	21	QUERCUS VIRGINIANA / LIVE OAK	10'H, 2" MIN.CAL.	
SM	2	SWIETENIA MAHAGONI / MAHOGANY	10'H, 2" MIN. CAL.	
LL	13	LIGUSTRUM LUCIDUM / GLOSSY PRIVET	12'H, 2" MIN.CAL.	4'-0" OF CLEAR TRUNK
SHRUBS & GROUNDCOVERS / LAWN				
CI	478	CHRYSOBALANUS ICACO / RED TIP COCOPLUM	6'-0" HIGH	
MC	2702	MUHLENBERGIA CAPILLARIS-HAIR/ MUHLY GRASS	1 GAL.	1'-6" O.C.
SA	16 PAL	ST. AUGUSTINE GRASS (1 PAL = 500 SQ.FT.)		MOWING HT. 2½"-3"

LEGAL DESCRIPTION

THE NORTH 330.00 FEET OF THE EAST ¾ OF THE SOUTHEAST ¼, LESS THE WEST 1686.68 FEET IN SECTION 12, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA,

ZONING

BU-1A SETBACKS: FRONT 20'-0", REAR 0'-0", INTERIOR SIDE 15'-0", SIDE STREET 15'-0"

LOT COVERAGE: 40% MAX. 40% X 79,200 SF = 31,680 SQ FT. PROPOSED BLDG. = 17,474 SQ.FT.

PARKING REQ. = 1 SPACE PER 250 SQ.FT. OF GROSS FLOOR AREA

GROSS FLOOR AREAS: MARKET = 14,594 SQ.FT. SHADE HOUSE = 2,880 SQ.FT. TOTAL = 17,474 SQ.FT.

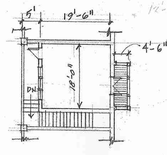
PARKING: 17,474 SQ.FT. ÷ 250 SF = 69.8 SPACES REQ. PROPOSED PARKING SPACES = 72

FLOOD ZONE: X

BUILDING HEIGHTS: ALLOWED 45'-0" PROPOSED 38'-0"

GRND. FL.	0'-8"
2ND FL./DORMER	13'-6"
RIDGE OF DORMER	32'-6"
TOP OF RIDGE	38'-0"
TOP OF CUPOLA	48'-10"
TOP OF WEATHERCOCK	53'-6"

SCALE: 0 5' 10' 20' 40'



SECOND FLOOR

RECEIVED 2005-MJ-0 SEP 21 2005 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY 2nd RW.

ROCCO J. CEO, AIA
#AR0016032
239 ALESIO AVE
CORAL GABLES, FL 33134
(305) 444-0451

PROJECT TITLE:

REDLAND MARKET
SW. CORNER OF KROME AVENUE AND SW. 208TH STREET

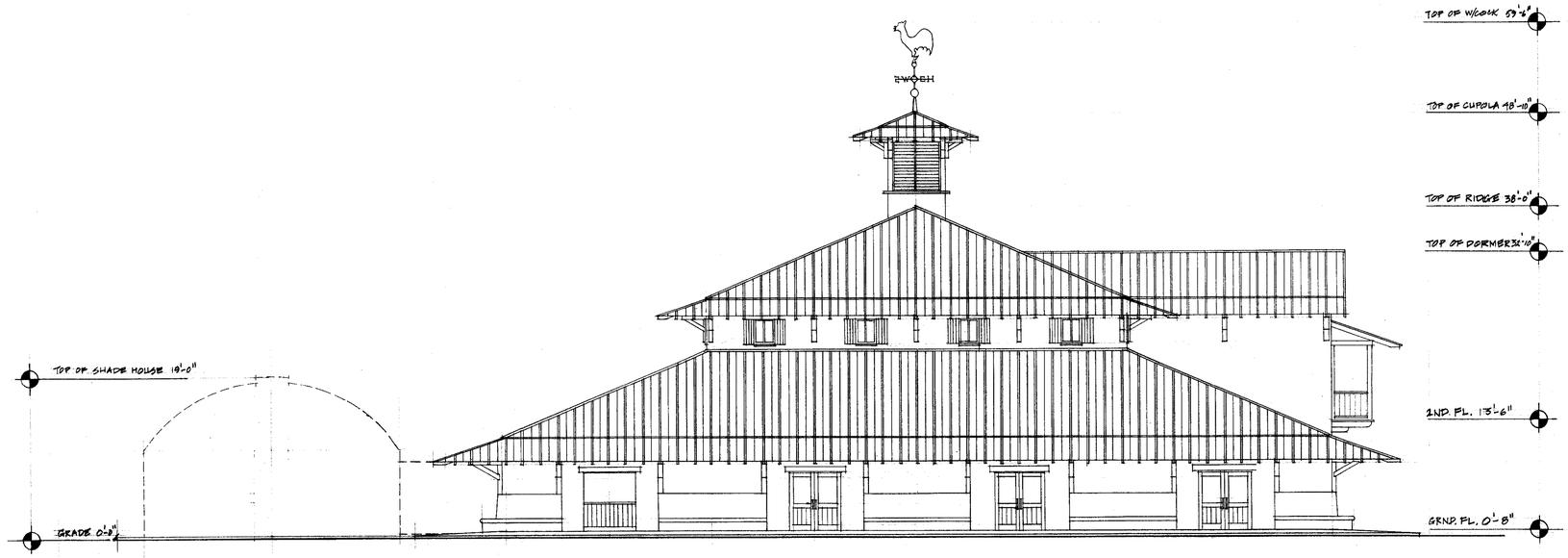
PROJECT NO.	9903
DATE:	6.01.99
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC 3.16.05

DRAWING TITLE

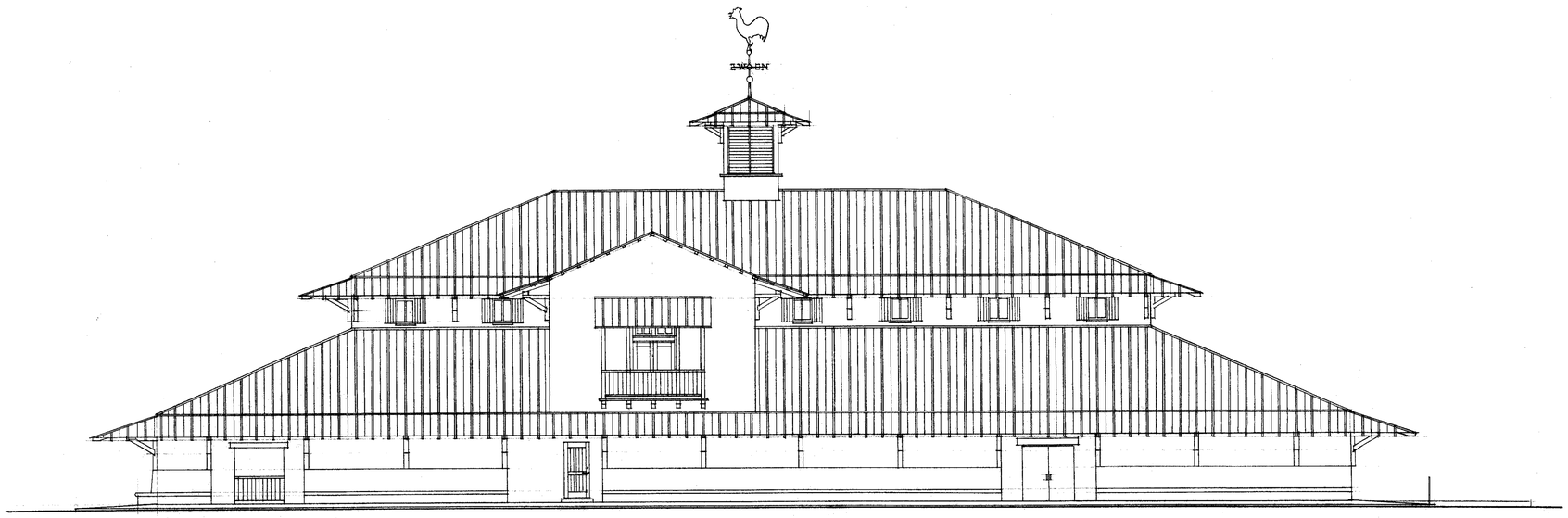
SITE PLAN

DRAWING NUMBER

S1



1/A1 PROPOSED EAST ELEVATION
SCALE : 1/8" = 1'-0"



2/A1 PROPOSED NORTH ELEVATION
SCALE : 1/8" = 1'-0"

RECEIVED
2005-140
SEP 21 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 2nd DW.

ROCCO J. CEO, AIA
#AR0016032

239 ALESIO AVE
CORAL GABLES, FL 33134
(305) 444-0451

PROJECT TITLE:

REDLAND MARKET
S.W. CORNER OF KROME AVENUE AND S.W. 208 TH STREET

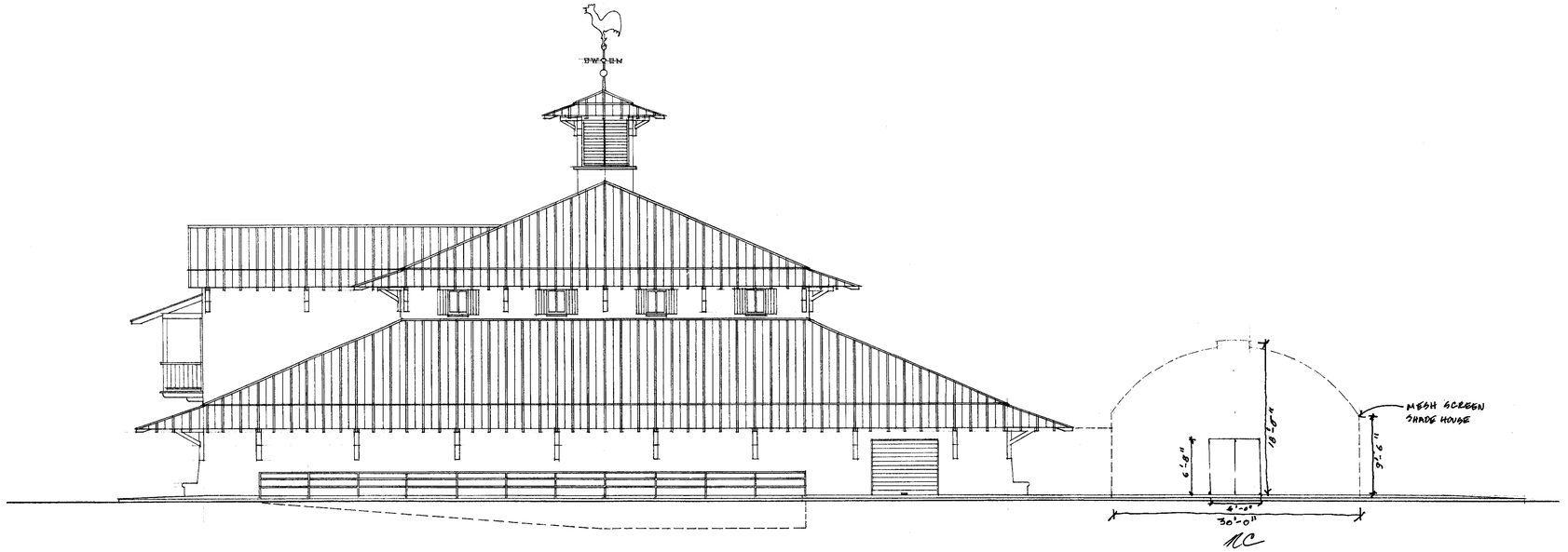
PROJECT NO.	9903
DATE:	6.01.99
SCALE:	AS NOTED
DRAWN BY:	RNC
CHECKED BY:	
REVISED BY:	RNC. 7.22.05

DRAWING TITLE:

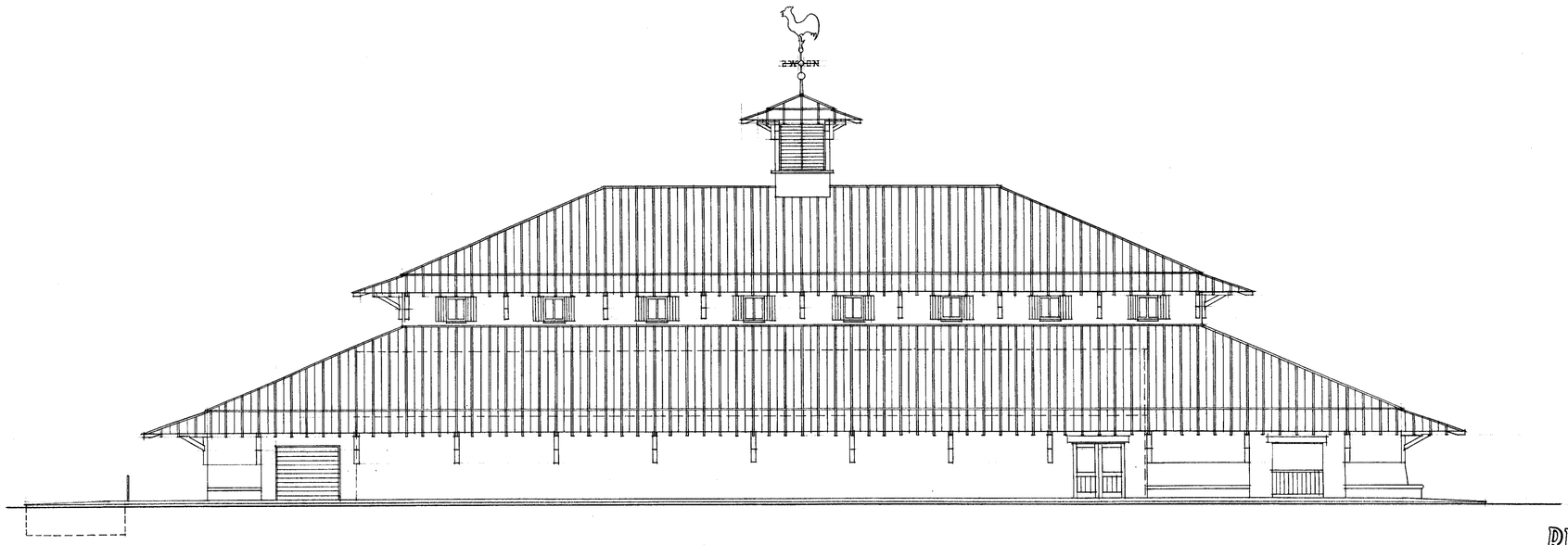
SCHEMATIC ELEVATIONS

DRAWING NUMBER

A1



1/A2 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



2/A2 PROPOSED SOUTH ELEVATIOIN
SCALE: 1/8"=1'-0"

RECEIVED
SEP 21 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ROCCO J. CEO, AIA
#AR0016032

239 ALESIO AVE
CORAL GABLES, FL 33134
(305) 444-0451

PROJECT TITLE:

REDLAND MARKET
SW CORNER OF KROME AVENUE AND SW 208 TH STREET

PROJECT NO.	9903
DATE:	6.01.99
SCALE:	AS NOTED
DRAWN BY:	R+C
CHECKED BY:	
REVISED BY:	R+C 7.22.05

DRAWING TITLE:

SCHEMATIC ELEVATIONS

DRAWING NUMBER

A2