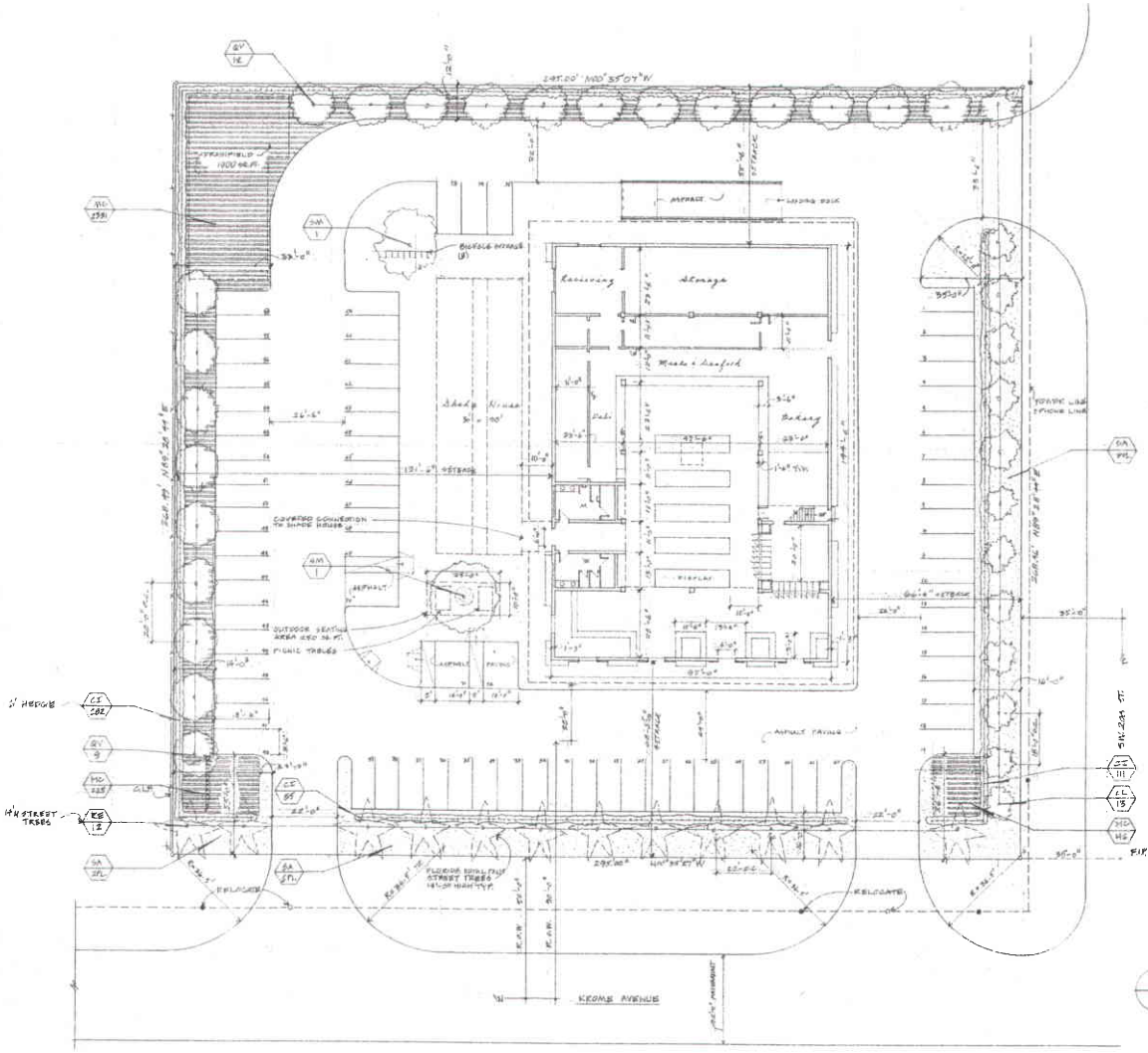

LANDSCAPE LEGEND - Information Required to be Permanently Affixed to Plan

Zoning District: BU-1A — Net Lot Area 1.81 acres 78,800 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 78,800 s.f. x 17.5 % = 13,790 s.f.	13,790	16,668
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 68 x 10 s.f. per parking space =	680	750
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	14,558	16,668
LAWN AREA CALCULATION		
A. 14,558 (total s.f. of landscaped open space required by Chapter 33	14,558	16,668
B. Maximum lawn area (sod) permitted = 60 % x 14,558 s.f. =	8,735	7,335
TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 55 trees x net lot acres =	55	55
	40	40
B. % Palms Allowed: No. trees provided x 30% =	16	12
% Palms permitted to count as street trees on 1:1 basis x 30% =	4	12
C. % Natives Required: No. trees provided x 30% =	16	29
D. Street trees (maximum average spacing of 35' o.c.): 886 linear feet along street / 35 =	26	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	400	478
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

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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	5	SWIETENIA MAHAGONI / MAHOGANY	12' H, 2" MIN. CAL.	
LL	15	LIGUSTRUM LUCIDUM / GLOSSY PRIVET	12' H, 2" MIN. CAL.	4'-6" OF CLEAR TRUNK
SHRUBS & GROUNDCOVERS / LAWN				
CI	478	CHRYSOBALANUS ICACO / RED TIP COCOPLUM	24" HIGH	
MC	2502	MUHLENBERGIA CAPILLARIS - MUHI / MUHLY GRASS	1 GAL.	12" O.C.
SA	18,784	ST. AUGUSTINE GRASS (1 PAL = 500 SQ. FT.)		MOWING HT. 2½"-3"

LEGAL DESCRIPTION

THE NORTH 330.00 FEET OF THE EAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 1250.25 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 78,800 ft² = 31,680.00 FT.
PROPOSED BLDG. = 17,474.42 FT.

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

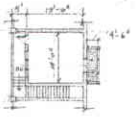
GROSS FLOOR AREAS: MARKET = 14,594 SQ. FT.
CHAPS HOUSE = 2,880 SQ. FT.
TOTAL = 17,474 SQ. FT.

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

FLOOD ZONE: X

BUILDING HEIGHTS: ALLOWED 45'-0"
PROPOSED 30'-0"

SEND FL.	0'-0"
2ND FL./DORMER	13'-0"
RIDGE OF DORMER	24'-0"
TOP OF RIDGE	30'-0"
TOP OF CUPOLA	35'-0"
TOP OF WEATHERCOCK	40'-0"



SECOND FLOOR

ROCCO J. CEO, AIA
#AR0016052
288 ALESIO AVE
CORAL GABLES, FL 33134
(305) 444-0481

PROJECT TITLE:

REDLAND MARKET
SW CORNER OF KROME AVENUE AND SW 203 TH STREET

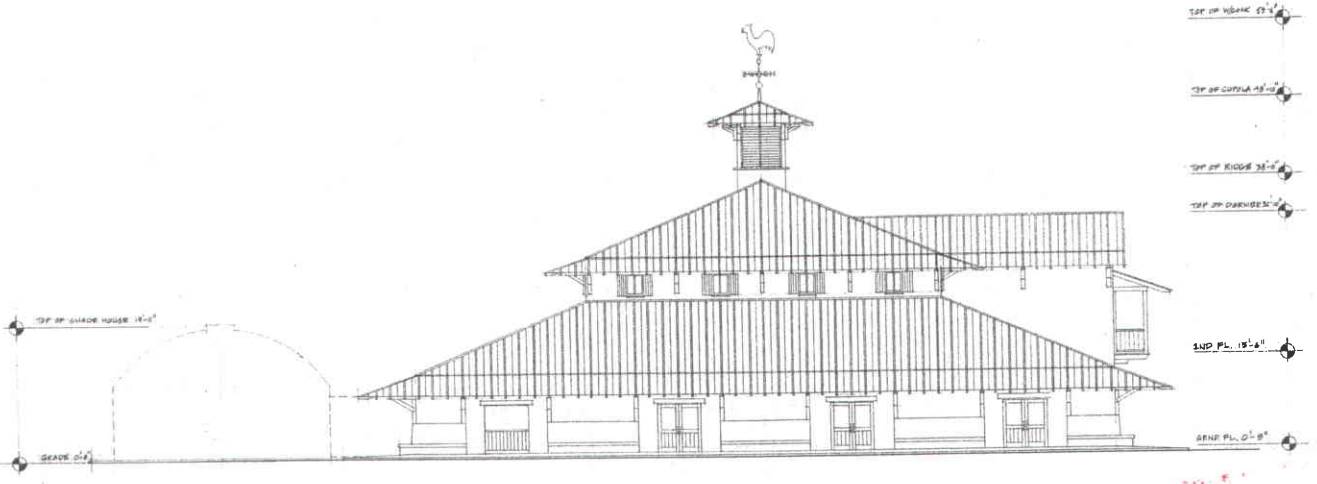
PROJECT NO:	9903
DATE:	6.21.99
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC 8.16.05

DRAWING TITLE

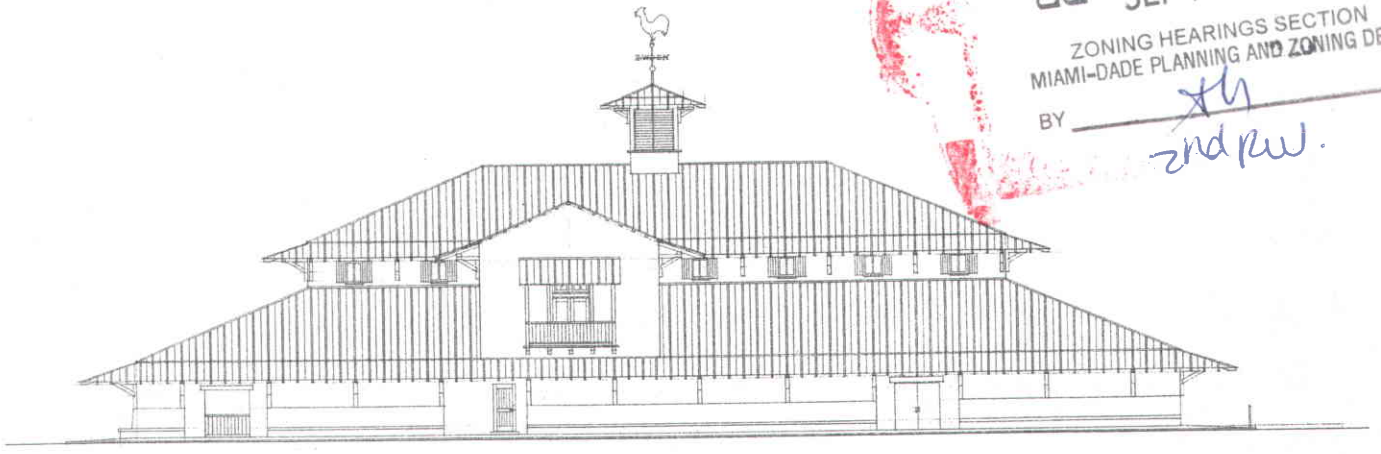
SITE PLAN

DRAWING NUMBER

S1



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



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

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BY
2nd RW.

ROCCO J CEO, AIA
#AR0016082

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

PROJECT TITLE:

REDLAND MARKET
S.W. CORNER OF KROME AVENUE AND S.W. 228 TH STREET

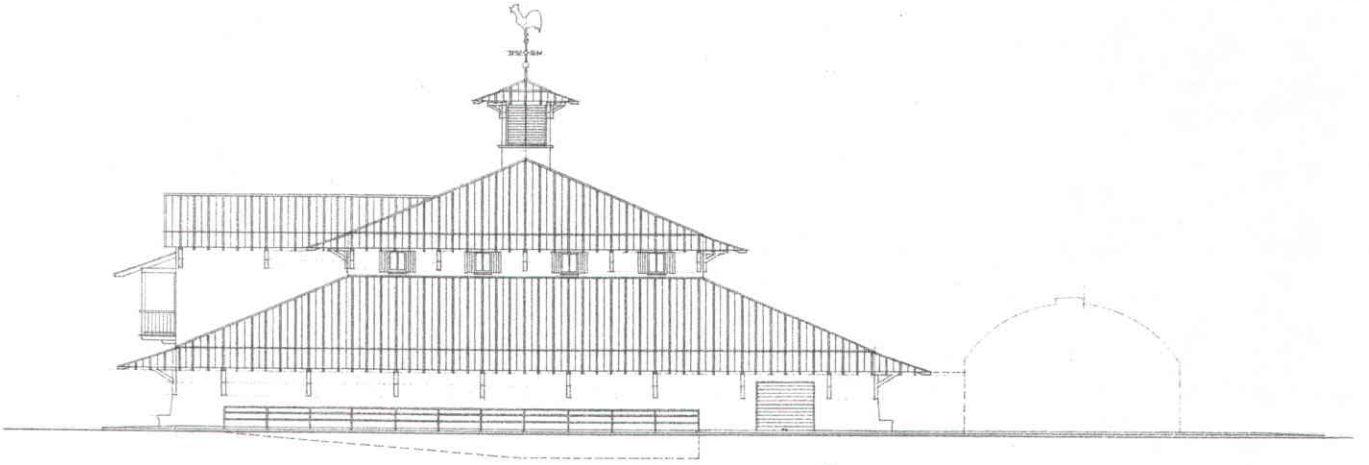
PROJECT NO.	9905
DATE:	6.21.05
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC, 7.22.05

DRAWING TITLE:

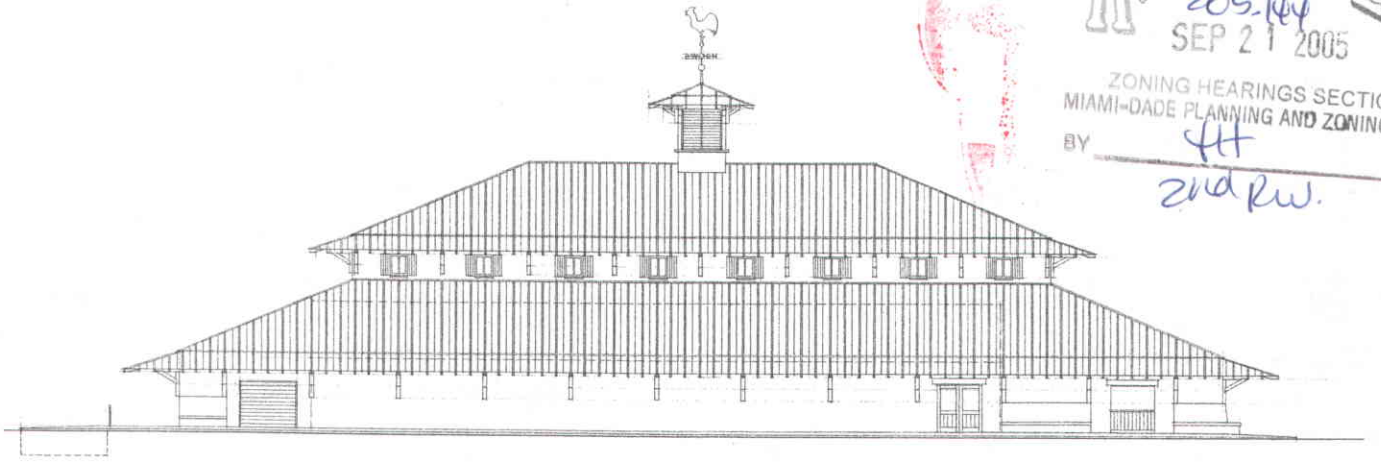
SCHEMATIC ELEVATIONS

DRAWING NUMBER

A1



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



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

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ZONING HEARINGS SECTION
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BY HH
2nd Rw.

ROCCO J. CEO, AIA
#AR0016052

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.	9805
DATE:	3.21.99
SCALE:	AS NOTED
DRAWN BY:	RJG
CHECKED BY:	
REVISED BY:	RJG 7.22.05

DRAWING TITLE:

SCHEMATIC ELEVATIONS

DRAWING NUMBER

A2