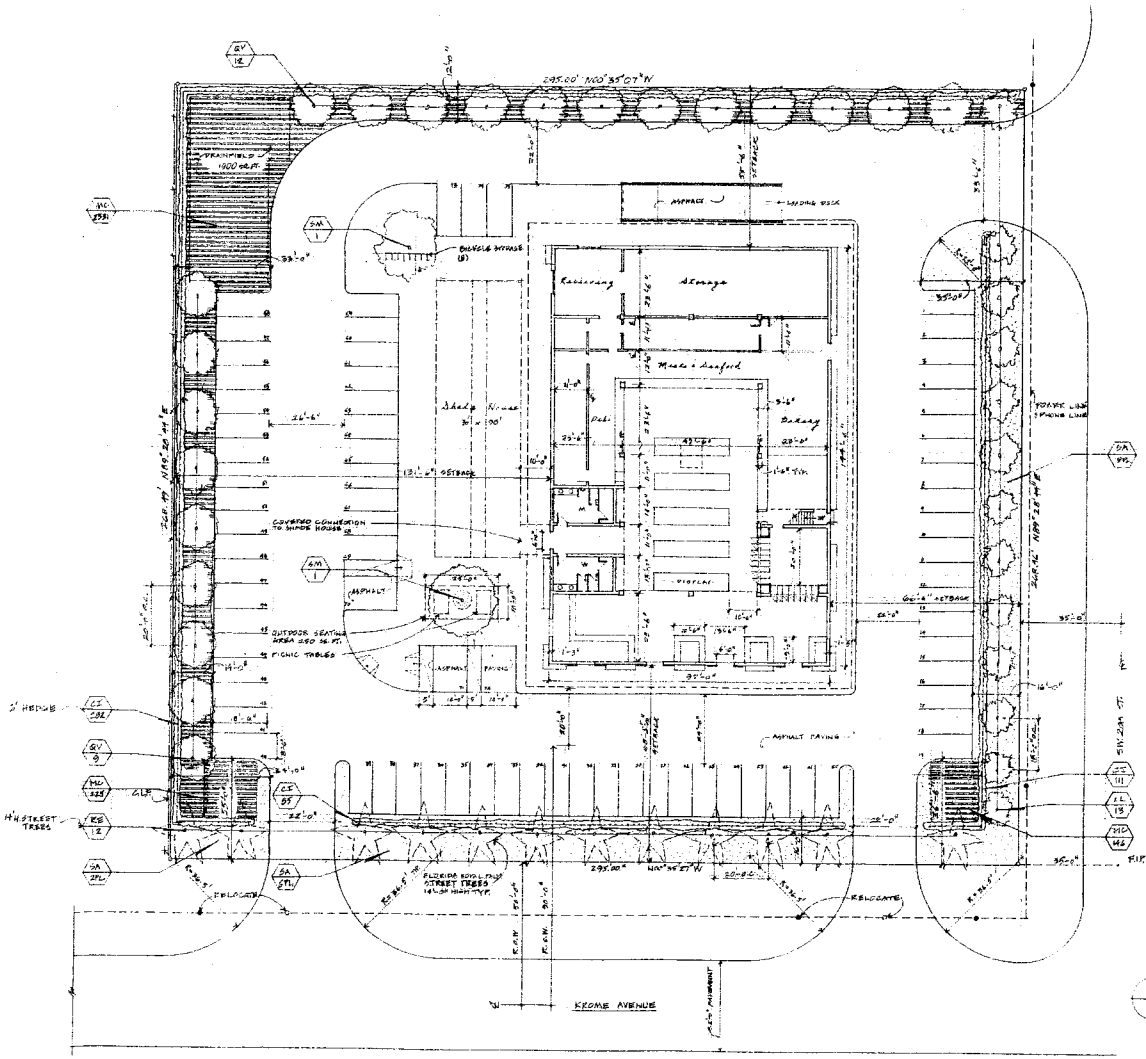

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE LEGEND - Information Required to be Permanently Affixed to Plan

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

	REQUIRED	PROVIDED
OPEN SPACE		
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 % = 3,860 s.f.	3,860	16,668
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 478 x 10 s.f. per parking space =	690	750
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	14,550	16,660
LAWN AREA CALCULATION		
A. 14,550 total s.f. of landscaped open space required by Chapter 33	14,550	16,668
B. Maximum lawn area (sod) permitted - 60 % x 14,550 s.f. =	8,730	7,210
TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 66 trees x net lot acres =	22	66
B. % Palms Allowed: No. trees provided x 30% =	40	48
% Palms permitted to count as street trees on 1:1 basis x 30% =	14	12
C. % Natives Required: No. trees provided x 30% =	4	29
D. Street trees (maximum average spacing of 35' o.c.): 566 linear feet along street / 35 =	16	25
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 266 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	2	SWIETENIA MAHAGONI / MAHOGANY	12' H, 2" MIN. CAL.	
LL	13	LIGUSTRUM LUCIDUM / GLOSSY PRIVET	12' H, 2" MIN. CAL.	4'-6" OF CLEAR TRUNK
		SHRUBS & GROUNDCOVERS / LAWN		
CS	478	CHRYSOBALANUS ICACO / RED TIP COCOPLUM	24" HIGH	
MC	2768	MUHLENBERGIA CAPILLARIS-HIRI / NUDLY GRASS	1 GAL.	12" O.C.
SA	1676	ST. AUGUSTINE GRASS (1 PAL = 500 SQ. FT.)		MOWING HT. 2½"-3"

LEGAL DESCRIPTION

THE NORTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4, LESS THE WEST 1680.65 FEET IN SECTION 12, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA.

ZONING

BU-1A SETBACKS: FRONT 25'-0"
REAR 0'-0"
INTERIOR SIDE 15'-0"
SIDE STREET 15'-0"

LOT COVERAGE: 40% MAX.
MAX 79,200 # = 31,680 SQ. FT.
PROPOSED BLDG. = 17,434 SQ. FT.

BUILDING HEIGHTS: ALLOWED 45'-0"
PROPOSED 35'-0"

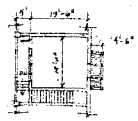
GRND FL.	0'-0"
END FL./DORMER	13'-0"
MIDDLE OF DORMER	22'-0"
TOP OF RIDGE	32'-0"
TOP OF CUPOLA	35'-0"
TOP OF WEATHERVANE	35'-0"

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

GROSS FLOOR AREAS: MARKET = 14,584 SQ. FT.
SHADE HOUSE = 2,850 SQ. FT.
TOTAL = 17,434 SQ. FT.

PARKING: 17,434 SQ. FT. ÷ 250# = 69.8 SPACES REQ.
PROPOSED PARKING SPACES = 72
FLOOD ZONE: X

SCALE



SECOND FLOOR

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

PROJECT TITLE:

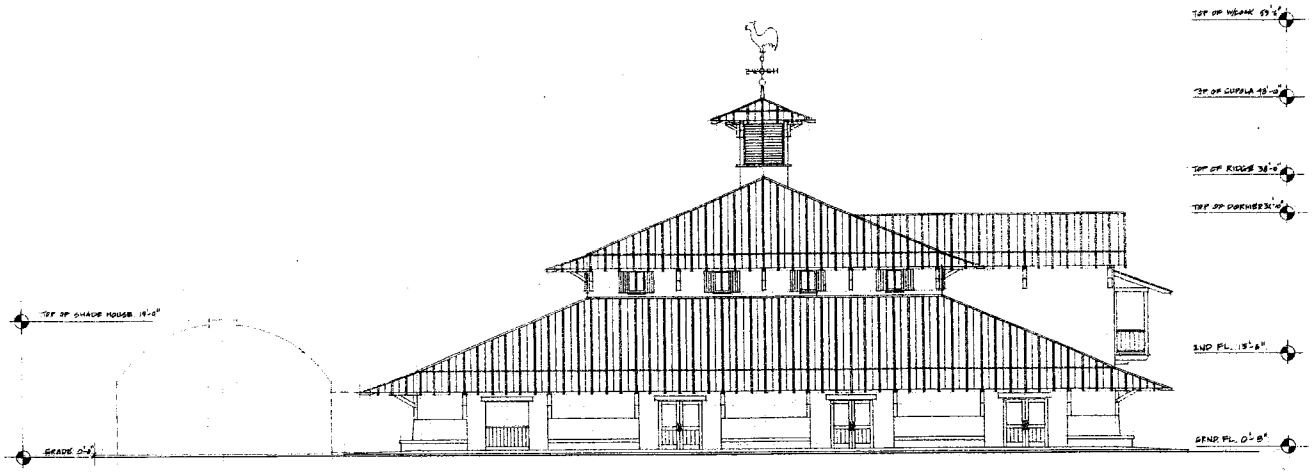
REDLAND MARKET
S.W. CORNER OF KROME AVENUE AND S.W. 208 TH STREET

PROJECT NO.	9903
DATE:	2.01.99
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC 9.16.05

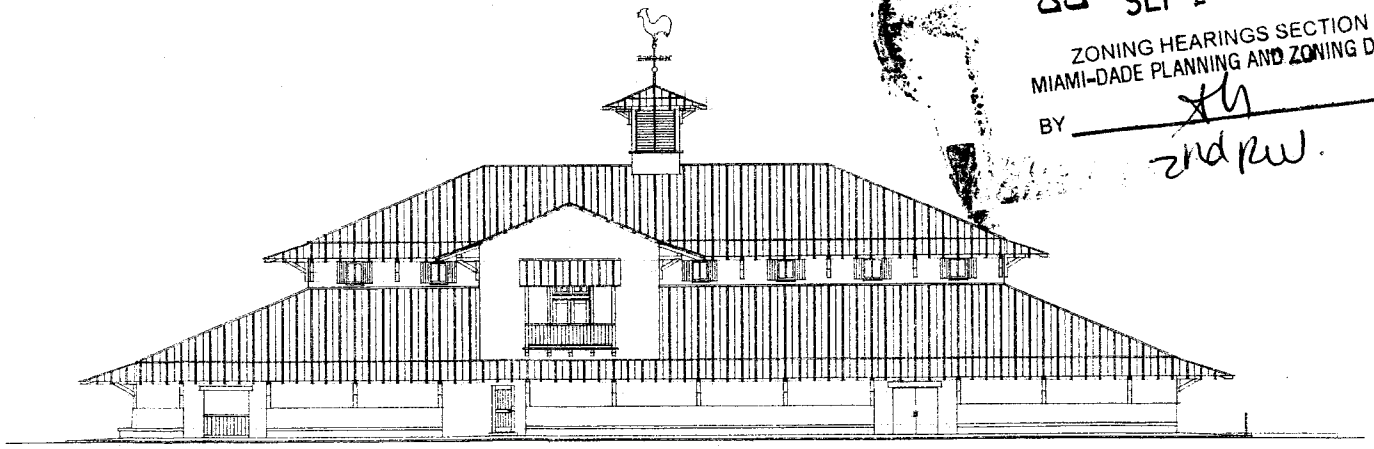
DRAWING TITLE

SITE PLAN

DRAWING NUMBER



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



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

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY
2nd RW.

ROCCO J. CEO, AIA
#AR0016052

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

PROJECT TITLE:

REDLAND MARKET
S.W. CORNER OF KROME AVENUE AND S.W. 232ND STREET

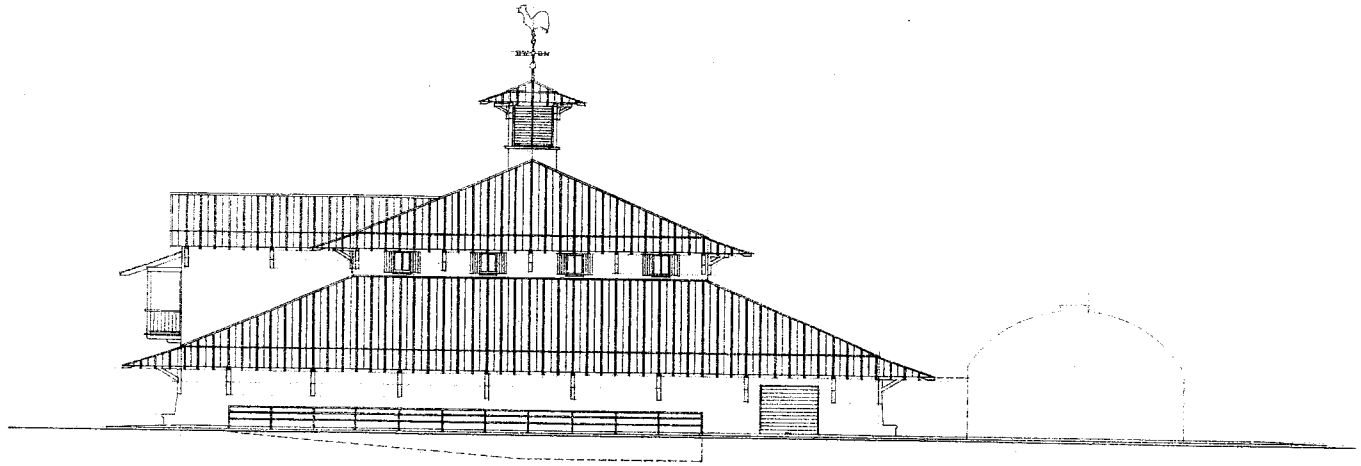
PROJECT NO.	9905
DATE:	6.01.99
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC 7.22.05

DRAWING TITLE:

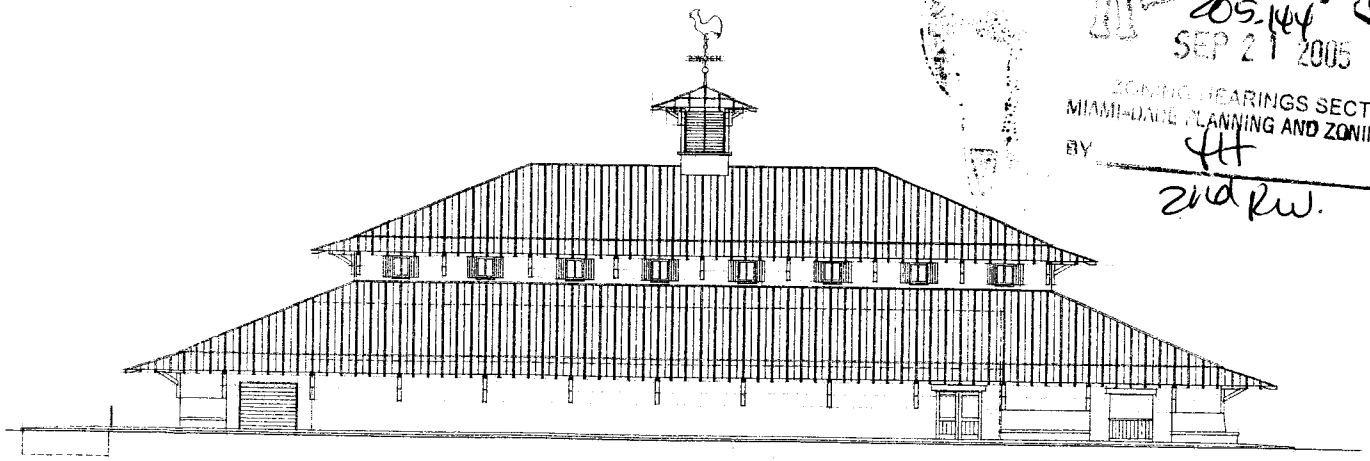
SCHEMATIC ELEVATIONS

DRAWING NUMBER

A1



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



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

RECEIVED
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SEP 21 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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 REDLAND AVENUE AND SW 208TH STREET

PROJECT NO	9905
DATE:	2.21.99
SCALE:	AS NOTED
DRAWN BY:	RJC
CHECKED BY:	
REVISED BY:	RJC 7.22.05

DRAWING TITLE:

SCHEMATIC ELEVATIONS

DRAWING NUMBER

A2