LEGAL DESCRIPTION

A PORTION OF TRACTS 121 & 128 OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA& BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTH-EAST CORNER OF LOT 13 IN BLOCK 3 OF COLONIAL HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63 AT PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN S85°42'46"W ALONG THE SOUTH LINE OF LOTS 1 THRU 13 IN SAID BLOCK 3 FOR A DISTANCE OF 624.91 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 15 IN BLOCK 32 OF REVISED PLAT OF A PORTION OF CAROL CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37 AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN S00°00'23"W ALONG THE EAST LINE OF LOTS 15 THRU 28 OF SAID BLOCK 32 FOR A DISTANCE OF 916.89 FEET TO A POINT OF INTERSECTION WITH THE FRONTAGE ROAD RIGHT OF WAY LINE OF STATE ROAD 826 AS SHOWN IN PLAT BOOK 64 AT PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN S89°39'05"E ALONG THE SAID FRONTAGE ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 499.50 FEET TO A POINT, THENCE RUN N00°00'36"E FOR A DISTANCE OF 138 FEET TO A POINT, THENCE RUN S89°39'05"E FOR A DISTANCE OF 139 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N.W. 37 AVENUE, THENCE RUN
N00°00'36"E ALONG THE SAID RIGHT OF WAY LINE OF N.W. 37 AVENUE FOR A DISTANCE OF 362.90 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING 16.393 ACRES.

ZONING INFORMATION

PROJECT NAME:	PALMETTO DESIGN CENTER
PROPERTY ADDRESS:	N.W. 167th STREET & N.W. 37th AVE.
ZONING:	BU-1A
LOT AREA:	324,983 SQ. FT. (7 ACRES)

BUILDING COVERAGE:	ALLOWED/REQUIRED	PROVIDED
LOT COVERAGE (40%)	121,587 SQ. FT.	78,662 SQ. FT. (35%)

BUILDING AREA:	PROVIDED
MAIN BUILDING - RETAIL GROUND FLOOR (EXISTING)	18,236 SQ. FT.
MAIN BUILDING - RETAIL SECOND FLOOR (EXISTING)	3,421 SQ. FT.
MAIN BUILDING - RETAIL GROUND FLOOR (NEW CONSTRUCTION)	65,983 SQ. FT.
OUTPARCEL BUILDING (NEW CONSTRUCTION)	20,001 SQ. FT.
GRAND TOTAL	167,641 SQ. FT.

SETBACKS	ALLOWED/REQUIRED	PROVIDED
BUILDING BASE		
FRONT (N.W. 37th AVE.)	25'-0"	21'-0" BUILDING
RESIDENTIAL REAR	25'-0"	44'-9" BUILDING
SIDE STREET (PALMETTO EXPRWAY)	25'-0"	63'-8" BUILDING
RESIDENTIAL SIDE	15'-0"	15'-0" BUILDING

LANDSCAPE AREA	ALLOWED/REQUIRED	PROVIDED
MORE THAN (5) ACRES AND UP TO (25) ACRES (14%)	42,849 SQ. FT.	47,886 SQ. FT./(15.14%)

PARKING:	ALLOWED/REQUIRED	PROVIDED * ON SITE *
1. MAIN BUILDING - RETAIL 2. OUTPARCEL - RETAIL	87,670 / 250 = 350.68 20,001 / 250 = 80.03	
TOTAL NUMBER OF REQUIRED PARKING SPACES	430.71	449

HANDICAP PARKING REQUIREMENTS:	ALLOWED/REQUIRED	PROVIDED
401 TO 500 =	9	9

CONTRACTOR TO APPLY SOIL POISONING TREATMENT TO SOIL AND EARTH WHICH WILL BE COVERED BY OR LIE ADJACENT TO BUILDINGS.

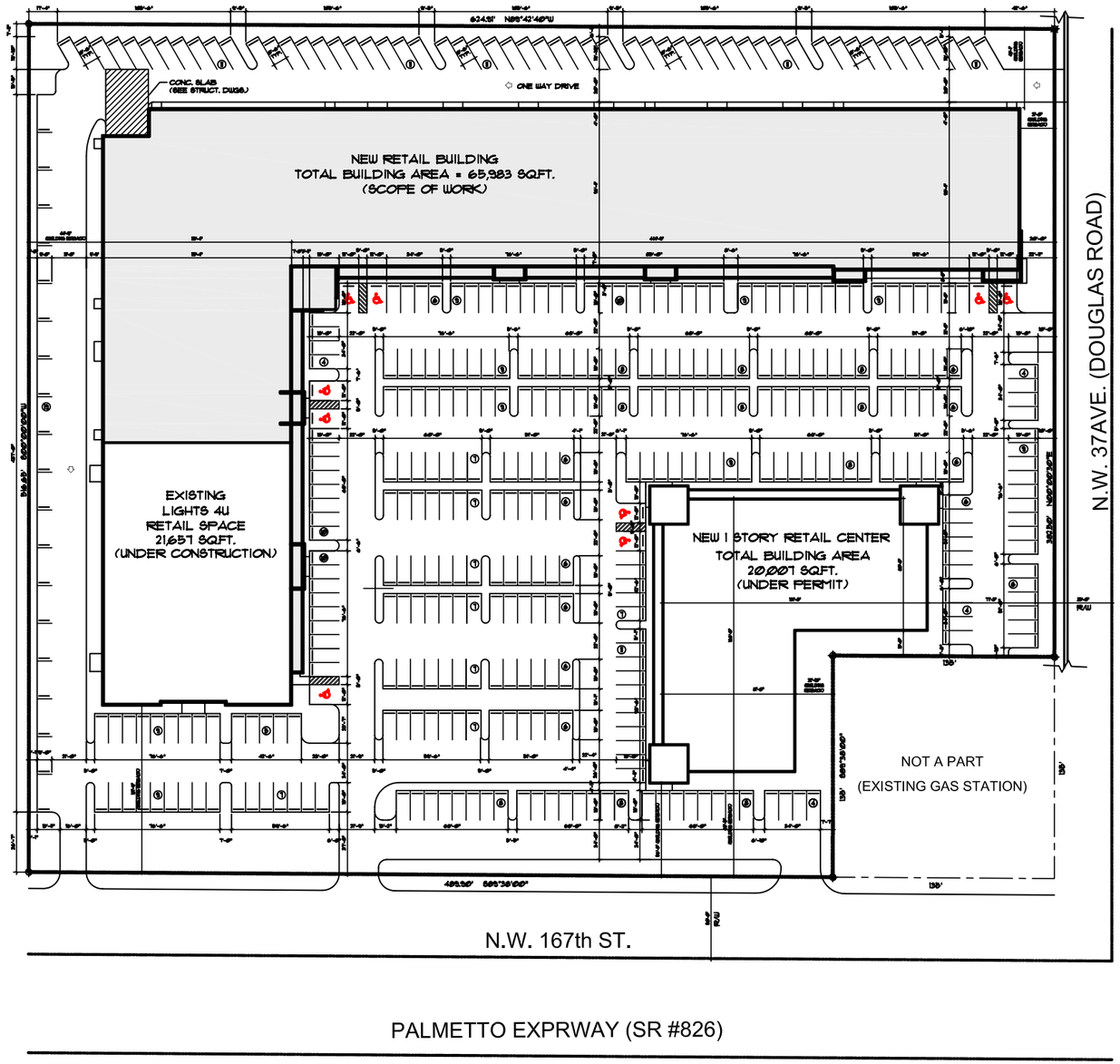
TREAT MASONRY FOUNDATIONS. TREAT AREAS AROUND PIPES AND CONDUITS PENETRATING SLABS ON FILL TO PROVIDE A LETHAL BARRIER TO SUBTERRANEAN TERMITES.

APPLY SOIL POISONING SOLUTION AFTER SUB-GRADE HAS BEEN MADE READY FOR PLACEMENT OF ANY FLOOR SLAB VAPOR BARRIER, AND AS SOON AS PRACTICAL PRIOR TO PLACEMENT OF CONCRETE SLABS AND CAPS ON MASONRY PIERS.
MAKE APPLICATION AT LEAST 12 HOURS PRIOR TO PLACEMENT OF CONCRETE SLABS DURING NORMAL WORKING HOURS IN ORDER TO BE SUBJECT TO INSPECTION.

CONTRACTOR SHALL SUBMIT THE REQUIRED TERMITE TREATMENT CERTIFICATE FOR SITE.

BUILDING INFORMATION

TYPE OF CONSTRUCTION :
GROUP M " MERCANTILE " TYPE IB, 100% SPRINKLERED (PER FBC TABLE 503, 69,583 SQFT. BUILDING AREA, ONE STORY)



SITE PLAN

SCALE: 1" = 30'-0"

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SEAL :

Javier Font AR 12547
CONSULTANT :

PROPOSED RETAIL BUILDING
PALMETTO GARDENS VILLAGE
MIAMI GARDENS, FLORIDA

DATE: 09-09-06
REVISIONS:

PROJECT No. 06-004
DRAWN BY: AME
CHECKED BY: JF
SCALE: AS SHOWN
SHEET No. **A-1**
OF