

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVA Large Sideyard House

ROSELLO BALBOA + LORDI

ARCHITECTURE & TOWN PLANNING

13370 SOUTHWEST 131ST STREET SUITE 104 MIAMI, FLORIDA 33186
TELEPHONE: 786.293.2313 FACSIMILE: 786.293.2344 MAIL@RBLARCHITECTURE.COM

BUILDING USE

- USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
- OTHER FOLLOWING USES ARE ADDITIONALLY PERMITTED FOR OUT BUILDINGS/CARRIAGE HOUSE SUCH AS WORKSHOP, GUEST COTTAGE, ARTIST STUDIO SAUNA, POOL HOUSE EQUIPMENT ENCLOSURE, GAZEBO, CONSERVATORY.

BUILDING PLACEMENT

- BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

- PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
- NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

- THE FOLLOWING ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
- GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT

- HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
- MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

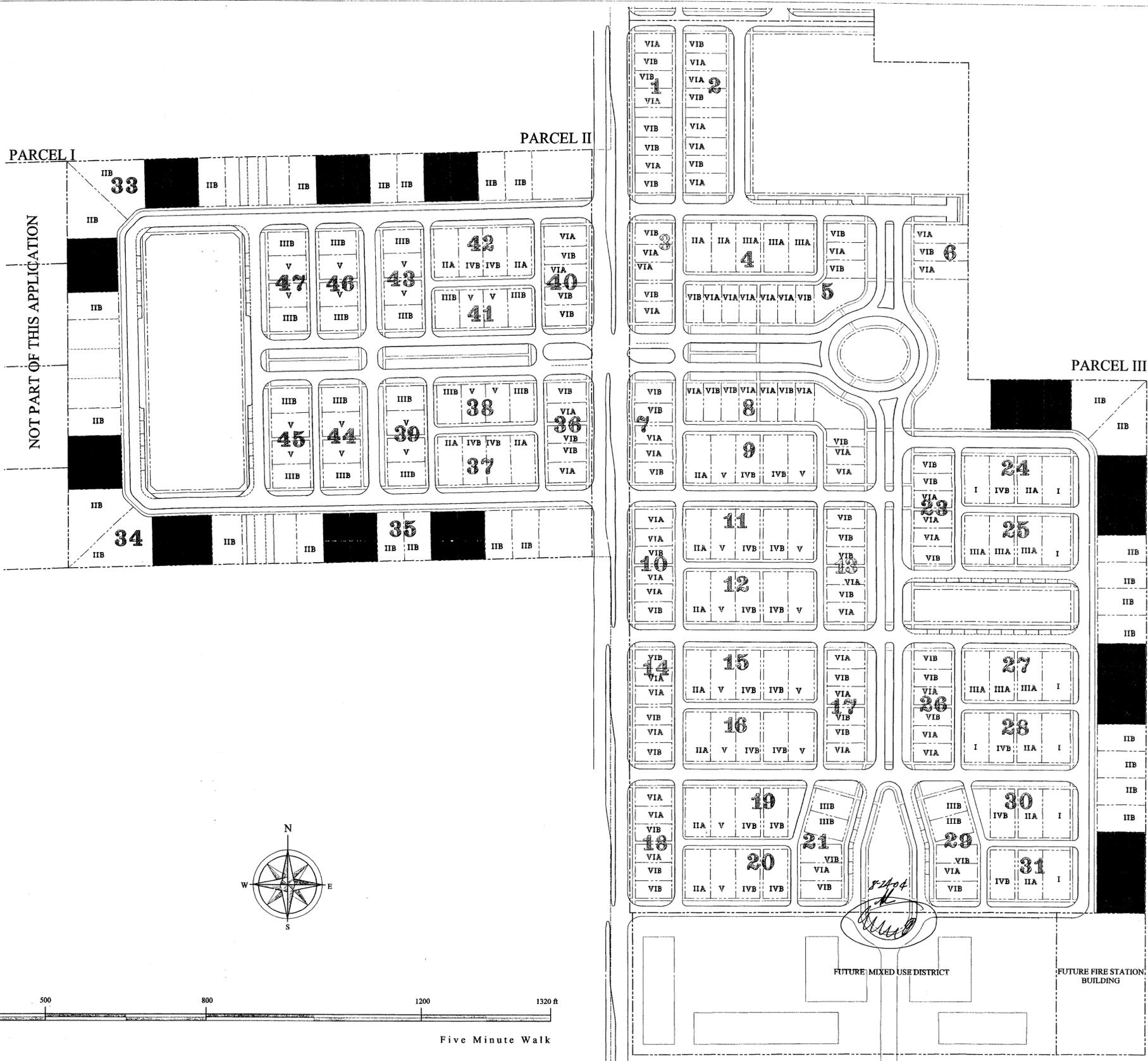
LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



Five Minute Walk

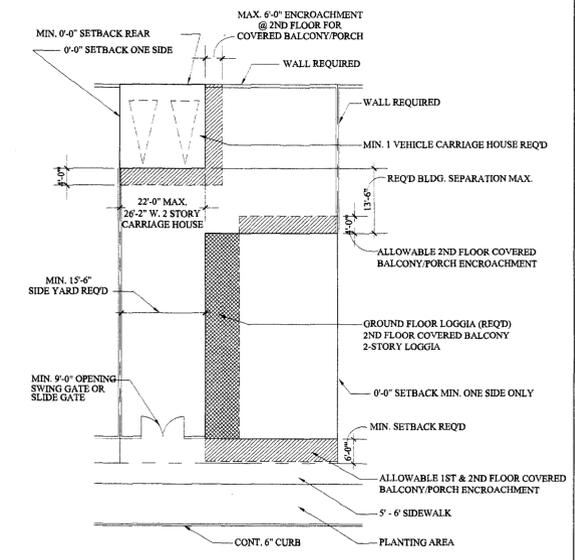
JUNE 9, 2004



NOT PART OF THIS APPLICATION

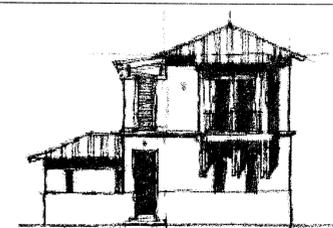
LOT TYPE IVA
LARGE SIDYARD HOUSE

Architecture Style : Charleston, South Carolina Style
 Archetype Characteristics and Development Parameters:
 Two (2) Stories, Max.
 First or Second Story Porch or Covered Sleeping Balcony at street frontage required
 Covered Balcony required at Carriage House Second Story when two story carriage house is provided.
 Detached Carriage House Required: Two (2) Stories Maximum
 Loggia/Porch Required at Interior Sideyard
 Front Stoop Required: Max. Stoop Height = 28", Min. = 16"
 Maximum Height to Roof Eave at Principle Structure = 21'-0" to 30'-0" Above First Finished Floor
 Maximum Roof Eave at Second Story Carriage House = 18'-0" - 22'-0" Above Finished Grade
 Perimeter Walls Required: Wall Height 3'-0" Min. to 6'-0" Max.
 Required wall @ street shall be masonry; @ alley or between houses, a wood, chainlink, or masonry fence can be used
 All swimming pools shall be 1'-6" from building foundation or perimeter walls.



REVISION: AUGUST 9, 2004

Proposed Unit Maximum Interior Gross Square Footage: 2,800 sq. ft. ✓
 Minimum Unit Private Open Space Provided: 1.25 x Unit Interior Gross Square Footage - 3,500 # ✓
 Minimum Lot Square Footage: 4,500 sq. ft. ✓
 Minimum Street Frontage Required: 58% ✓
 Proposed Number of Units: 28 ✓
 Max. Dwelling Lot Coverage: 2,135 sq. ft. ✓



CONCEPTUAL ELEVATION

REV#1
 104-15
 AUG 10 2004
 RECEIVED

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: JGA

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IVB Small Sideyard House

ROSELLO BALBOA + LORDI

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BUILDING PLACEMENT

- BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS SHOWN HERE.

PARKING

- PARKING SPACES SHALL BE PROVIDED WITHIN THE AREAS SHOWN.
- NUMBER OF PARKING SPACES INDICATED SHALL BE CONSIDERED TO BE THE REQUIRED MINIMUM.

PERMITTED ENCROACHMENT

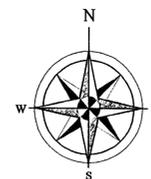
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- GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

BUILDING HEIGHT

- HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT ON THE BUILDING.
- MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED IN NUMBER OF FLOORS EACH NOT TO EXCEED 12' FLOOR TO CEILING.

LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



Five Minute Walk

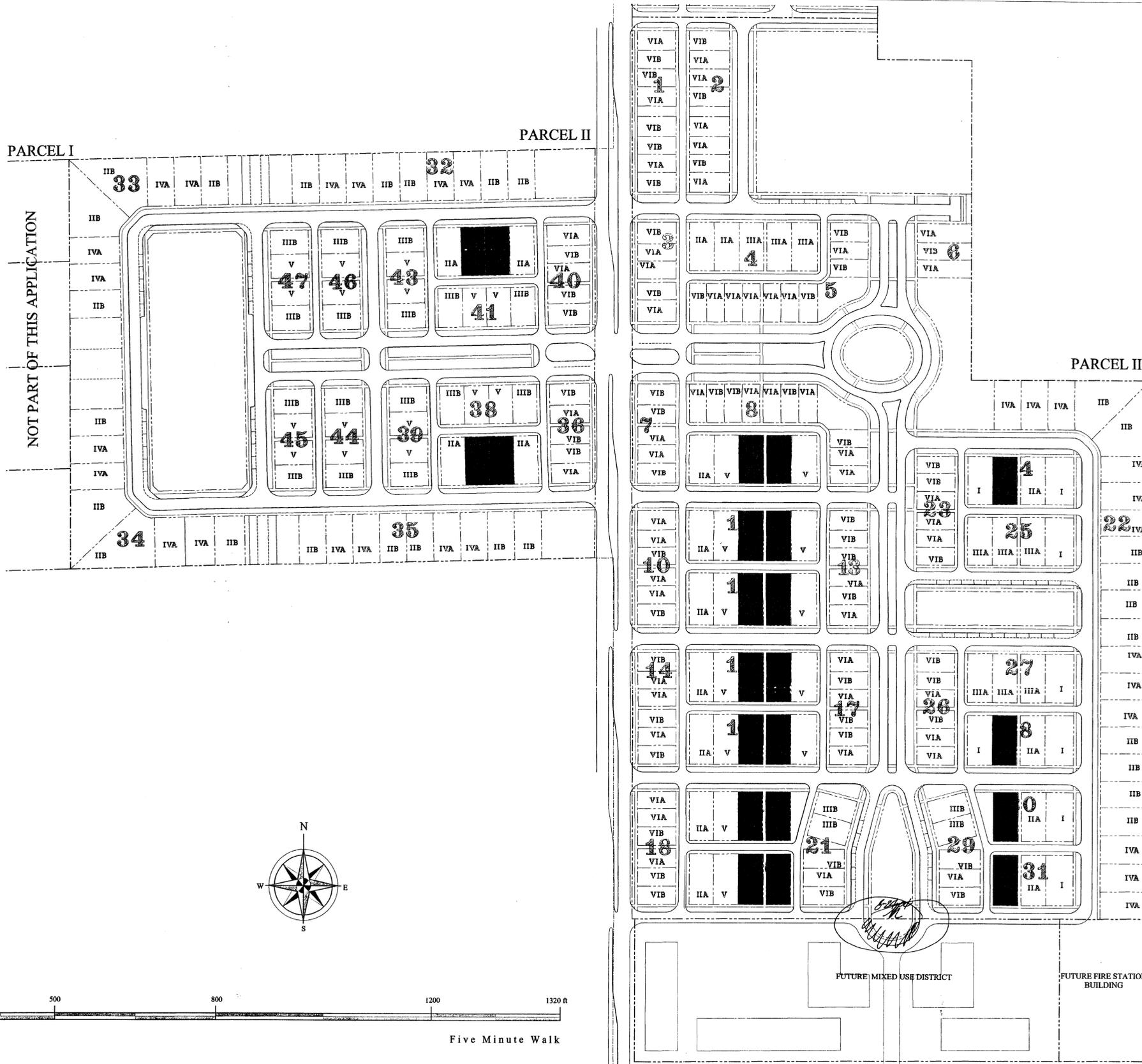
JUNE 9, 2004

PARCEL I

PARCEL II

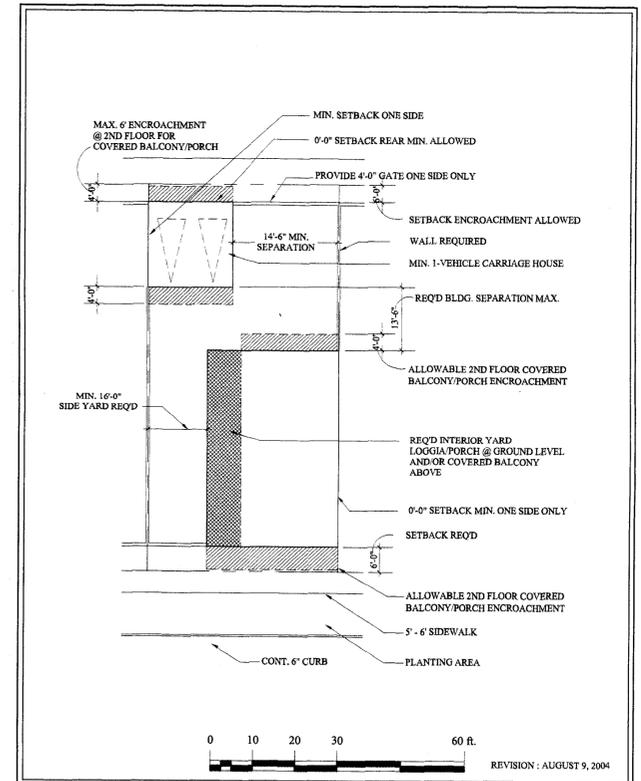
PARCEL III

NOT PART OF THIS APPLICATION

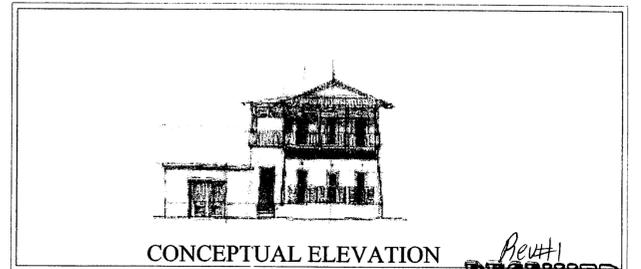


LOT TYPE IVB
SMALL SIDYARD HOUSE

Architecture Style: Charleston, South Carolina Style
 Archetype Characteristics and Development Parameters:
 One (1) or Two (2) Stories, Max.
 Second Story Porch or Covered Sleeping Balcony at Street Frontage required
 Covered Sleeping Balcony at Carriage Second Story Required
 Detached Carriage House Required: Two (2) Stories Maximum
 Loggia/Porch Required at Interior Sideyard
 Front Stoop Required: Max. Stoop Height = 28", Min.=16"
 Maximum Height to Roof Eave at Principle Structure = 26'-0" to 30'-0" Above First Finished Floor
 Maximum Roof Eave at Second Story Carriage House = 20'-0" - 22'-0" Above Finished Grade
 Perimeter Walls Required: Wall Height 3'-0" Min. to 6'-0" Max.
 Carriage Lane Required at Rear Property Line
 Required wall @ street shall be masonry; @ alley or between houses, a wood, chainlink, or masonry fence can be used
 All swimming pools shall be 1'-6" from building foundation or perimeter walls.



| | |
|--|---|
| Proposed Unit Maximum Interior Gross Square Footage: | 2,665 sq. ft. |
| Minimum Unit Private Open Space Provided: | 1.25 x Unit Interior Gross Square Footage |
| Minimum Lot Square Footage: | 4,140 sq. ft. 4,050 # |
| Minimum Street Frontage Required: | 58' |
| Proposed Number of Units: | 22 |
| Max. Dwelling Lot Coverage: | 1,798 sq. ft. 1,725 # |



CONCEPTUAL ELEVATION

RECEIVED
 04-15
 AUG 10 2004
 ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY JPK

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OWNER - DEVELOPER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE V Small House

ROSELLO BALBOA + LORDI

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BUILDING PLACEMENT

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PARKING

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PERMITTED ENCROACHMENT

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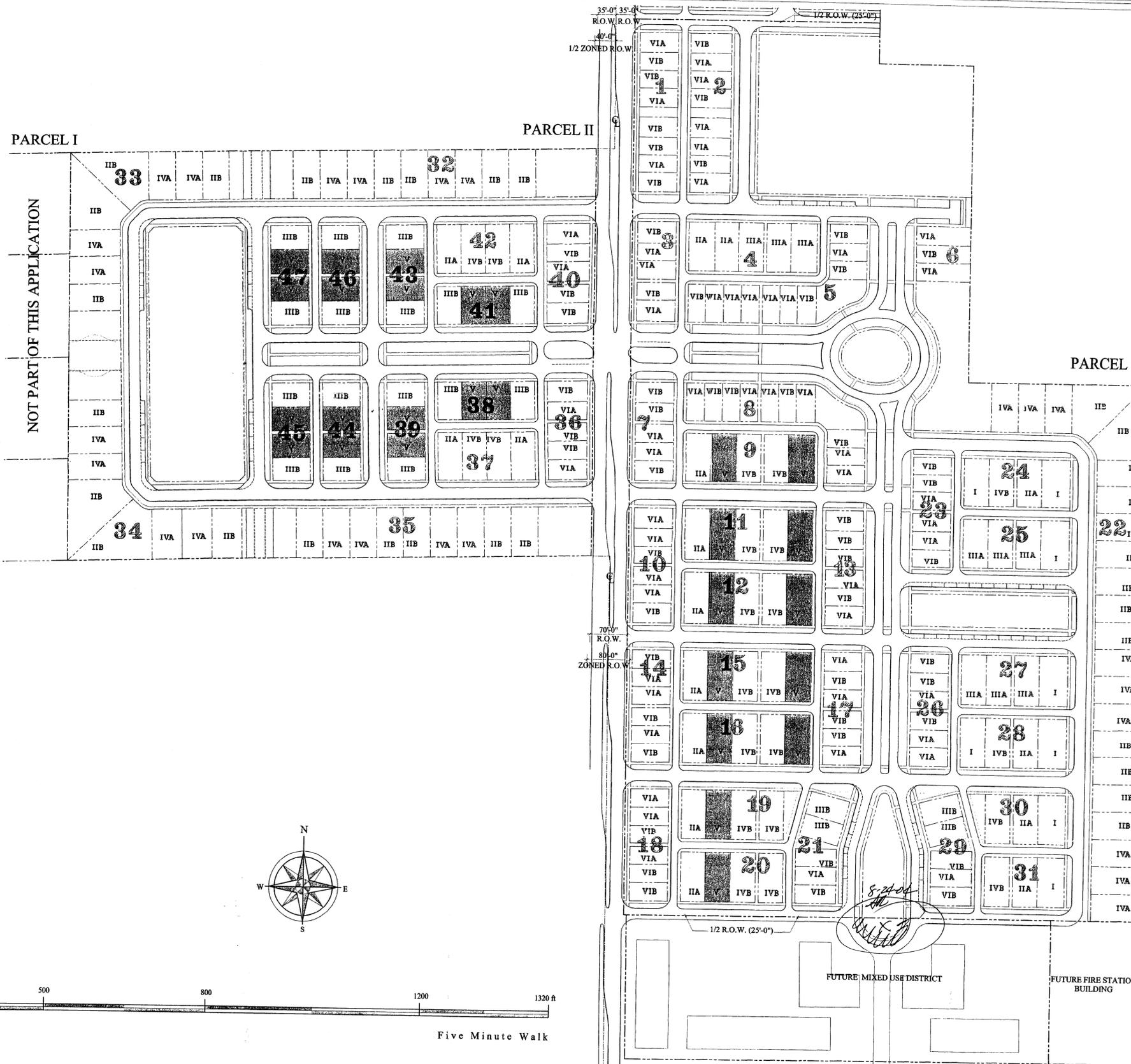
LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



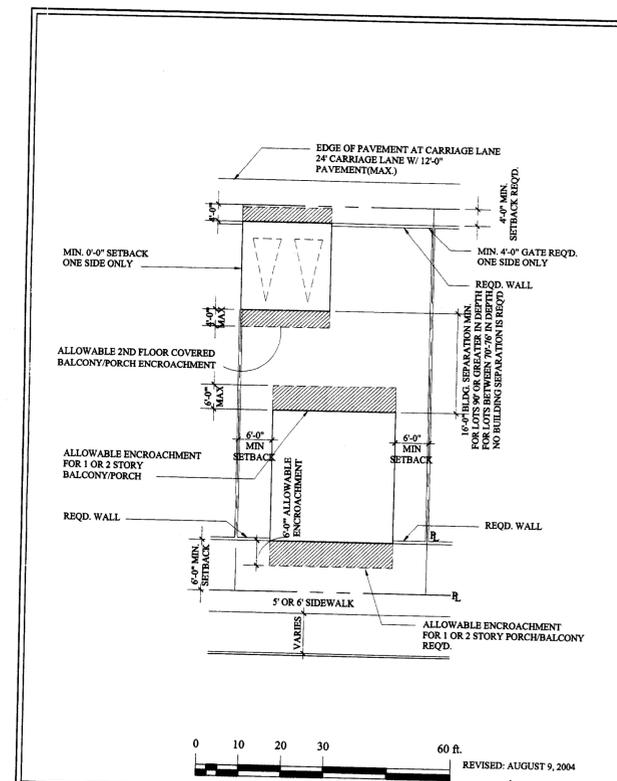
JUNE 9, 2004

Five Minute Walk

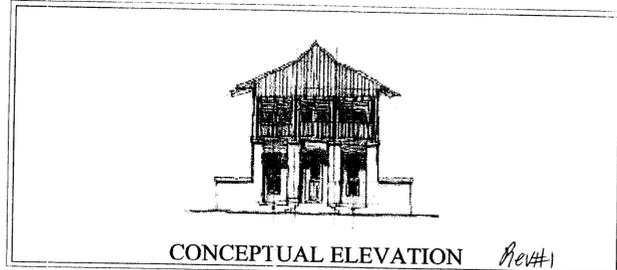


LOT TYPE V SMALL HOUSE

Architecture Style : West Indies Style
 Archetype Characteristics and Development Parameters:
 One (1) or Two (2) Stories, Max.
 Second Story Porch or Covered Sleeping Balcony at street frontage required
 Covered Sleeping Balcony at Carriage Second Story required w/ 2 story carriage house
 Detached or Attached Carriage House Optional on 70'-76' Depth Lots and Required Detached on all other lots:
 Two (2) Stories Maximum
 Front Stoop Required: Max. Stoop Height = 28", Min. = 16"
 Maximum Height to Roof Eave at Principle Structure = 26'-0" to 30'-0" Above First Finished Floor
 Maximum Roof Eave at Second Story Carriage House = 20'-0" - 22'-0" Above Finished Grade
 Perimeter Walls Required: Wall Height 3'-0" Min. to 5'-0" Max.
 Carriage Lane Required at Rear Property Line
 Required wall @ street shall be masonry; @ alley or between houses, a wood, chainlink, or masonry fence can be used
 All swimming pools shall be 1'-6" from building foundation or perimeter walls.



| 70'-76' Lot Depths | 90'-94' Lot Depths |
|---|---|
| Proposed Unit Max. Interior Gross SqFt: 2,022 sq.ft ✓ | Proposed Unit Max. Interior Gross SqFt: 2,330 sq.ft ✓ |
| Min. Unit Private Open Space Provided: 1.25 x Unit Interior Gross Square Footage: 2,750 sq.ft | Min. Unit Private Open Space Provided: 1.25 x Unit Interior Gross Square Footage: 2,912 sq.ft |
| Minimum Lot Square Footage: 3,115 sq.ft. 3,150 ft | Minimum Lot Square Footage: 4,050 sq.ft. 4,140 ft |
| Proposed Number of Units: 16 | Proposed Number of Units: 12 |
| Max. Dwelling Lot Coverage: 1,561 sq.ft. 1,236 ft | Max. Dwelling Lot Coverage: 1,770 sq.ft. 2,120 ft |



CONCEPTUAL ELEVATION

RECEIVED
AUG 10 2004

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SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE VIB Large Attached House

ROSELLO BALBOA + LORDI
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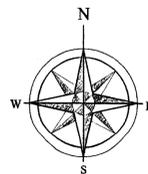
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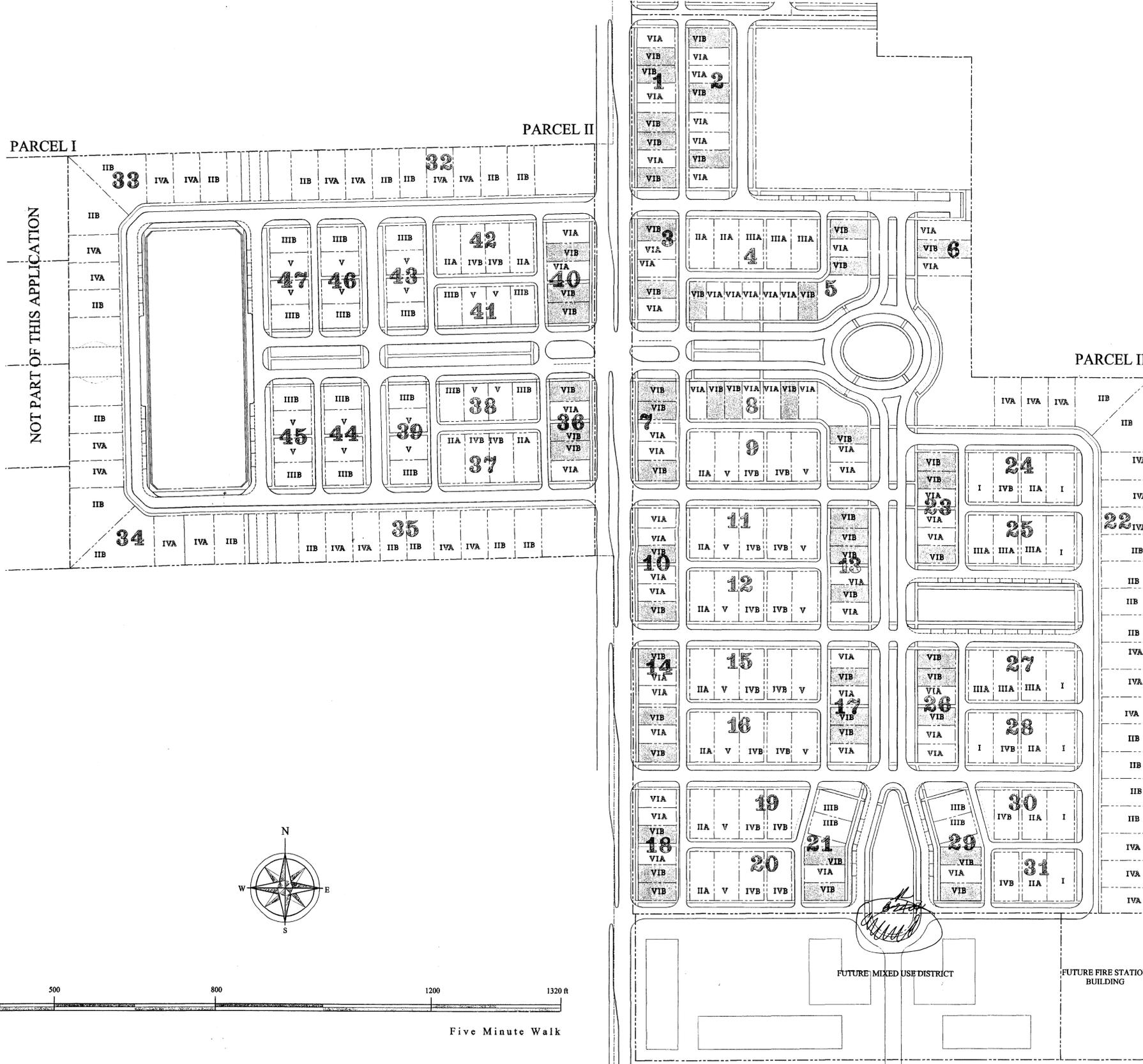
LEGEND

- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



Five Minute Walk

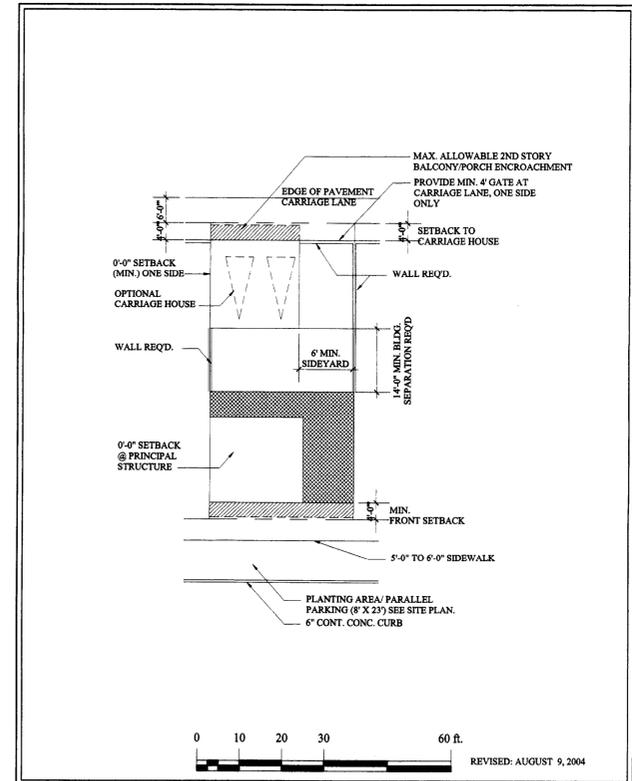
JUNE 9, 2004



LOT TYPE VIB
LARGE ATTACHED HOUSE

Architecture Style : French Quarter Style

Archetype Characteristics and Development Parameters:
Two (2) or Three (3) Stories
Second or Third Floor Sleeping Porch at Street Frontage Required
Covered Sleeping Balcony at Carriage Second Story Required
Optional Detached Carriage House: Two (2) Stories Maximum
Front Stoop Required: Max. Stoop Height = 28", Min.=16"
Maximum Height to Roof Eave at Principle Structure = 36'-0" to 40'-0" Above First Finished Floor
Maximum Height to Roof Eave at Second Story Carriage House = 20'-0" - 22'-0" Above Finished Grade
Perimeter Walls Required: Wall Height 3'-0" Min. to 6'-0" Max.
Carriage Lane Required at Rear Property Line
Required wall @ street shall be masonry; @ alley or between houses, a wood, chainlink, or masonry fence can be used
All swimming pools shall be 1'-6" from building foundation or perimeter walls.



Proposed Unit Maximum Interior Gross Square Footage: 2,250 sq.ft. ✓
Minimum Unit Private Open Space Provided: 0.6 x Unit Interior Gross Square Footage 1410 ✓
Minimum Lot Square Footage: 2,310 sq.ft. ✓
Minimum Street Frontage Required: 100% or 33 linear feet ✓
Proposed Number of Units: 53 ✓
Max. Dwelling Lot Coverage: 1,476 sq.ft. ✓

CONCEPTUAL ELEVATION

RECEIVED
AUG 10 2004
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]