G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE

GOULDS, MIAMI - DADE COUNTY, FLORIDA

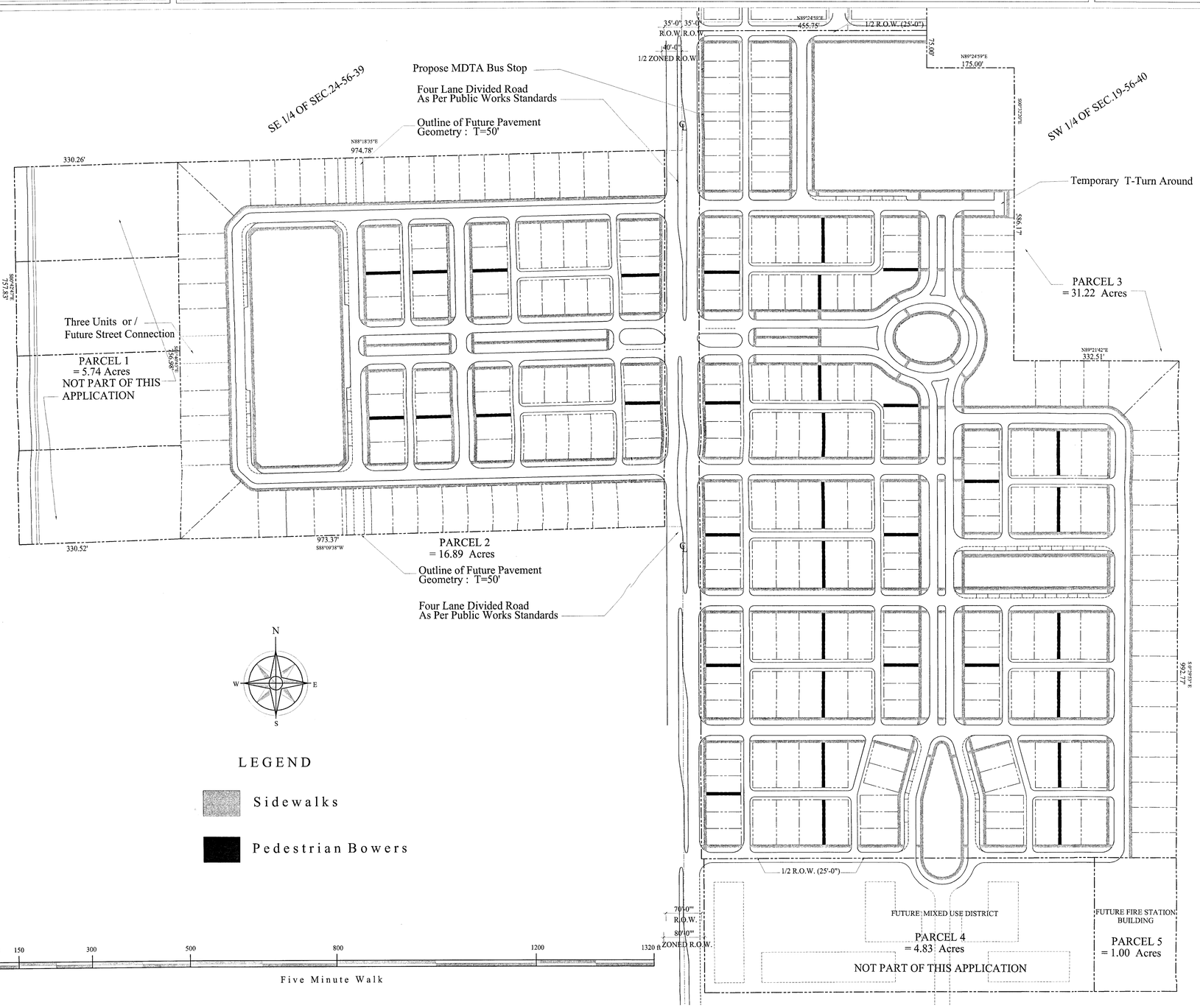
PEDESTRIAN CIRCULATION - Sidewalks & Bowers

JAROSZ, ROSELLO & BALBOA

ARCHITECTURE & TOWN PLANNING

3326 MARY STREET SUITE 500 COCONUT GROVE, FLORIDA 33133

TELEPHONE: 305.446.0888 FACSIMILE: 305.447.1177 MAIL @ JRBARCHITECTURE.COM



TOTAL SIDEWALKS OUTSIDE THE R/W = 0.917 Acres (39,946.04 sq.ft.)

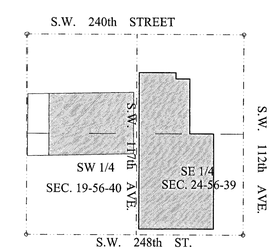
TOTAL SIDEWALKS INSIDE THE R/W = 1.79 Acres (78,086.65 sq.ft.)

TOTAL SIDEWALKS = 2.70 Acres (118,032.69 sq.ft.)
TOTAL BOWERS = 0.37 Acres (16,550.58 sq.ft.)

GRAND TOTAL = 3.089 Acres (134,583.27 sq.ft.)

LOCATION MAP

SCALE: NTS



JULY 15, 2002

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OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

VEHICULAR CIRCULATION - Streets

JAROSZ, ROSELLO & BALBOA
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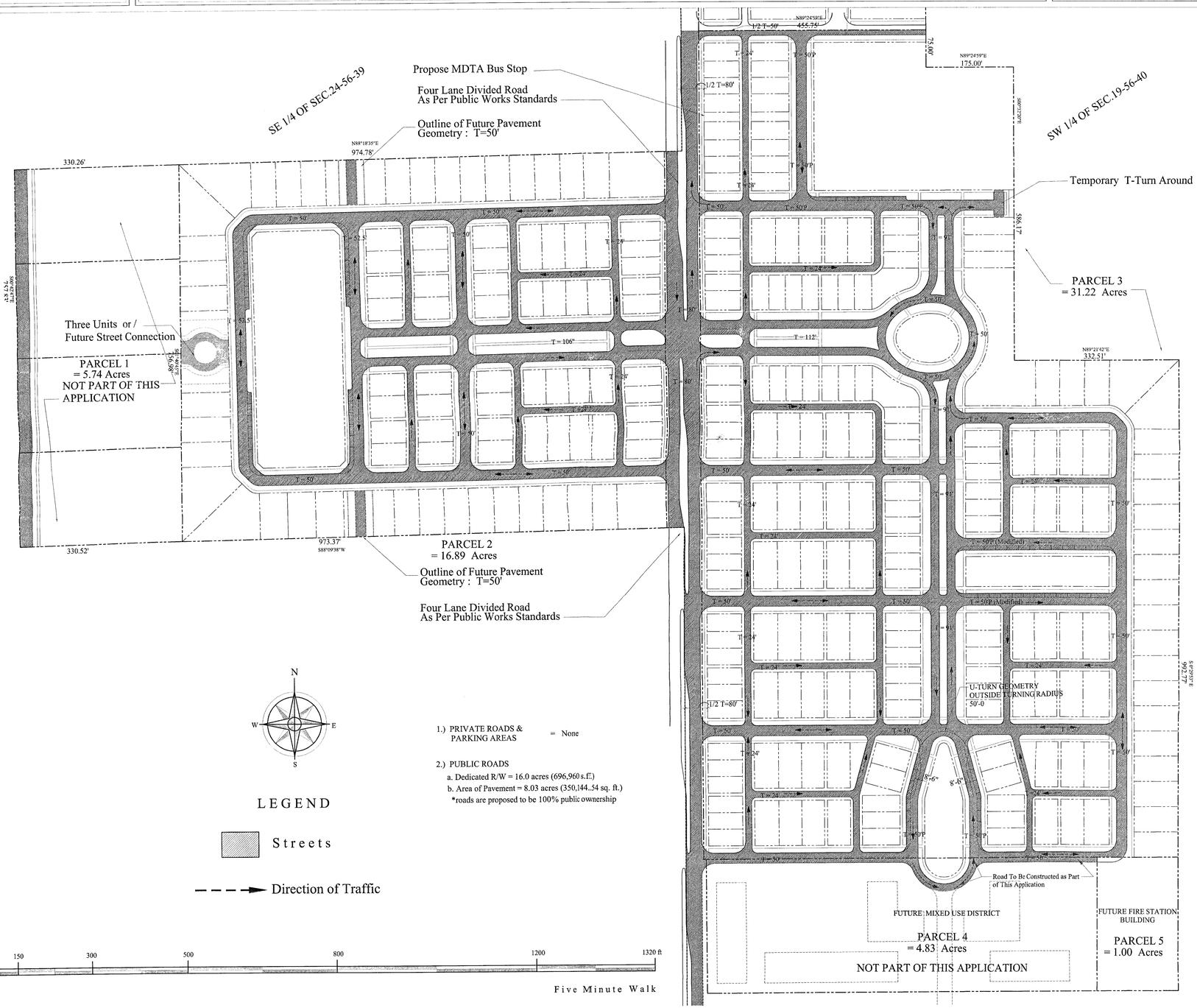
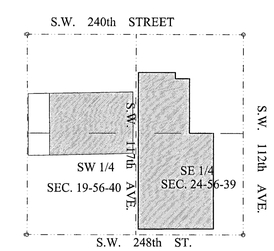


LOCATION MAP

SCALE: NTS



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14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

SITE GEOMETRY

JAROSZ, ROSELLO & BALBOA
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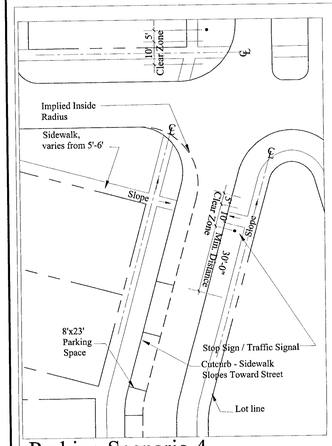
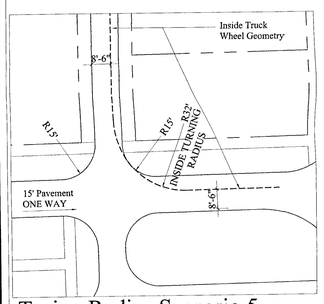
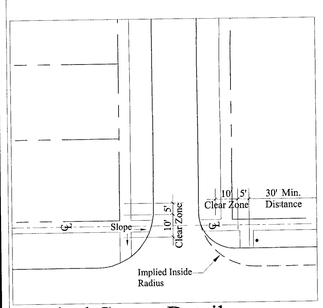


Parking Scenario 4
Scale: 1"=30'

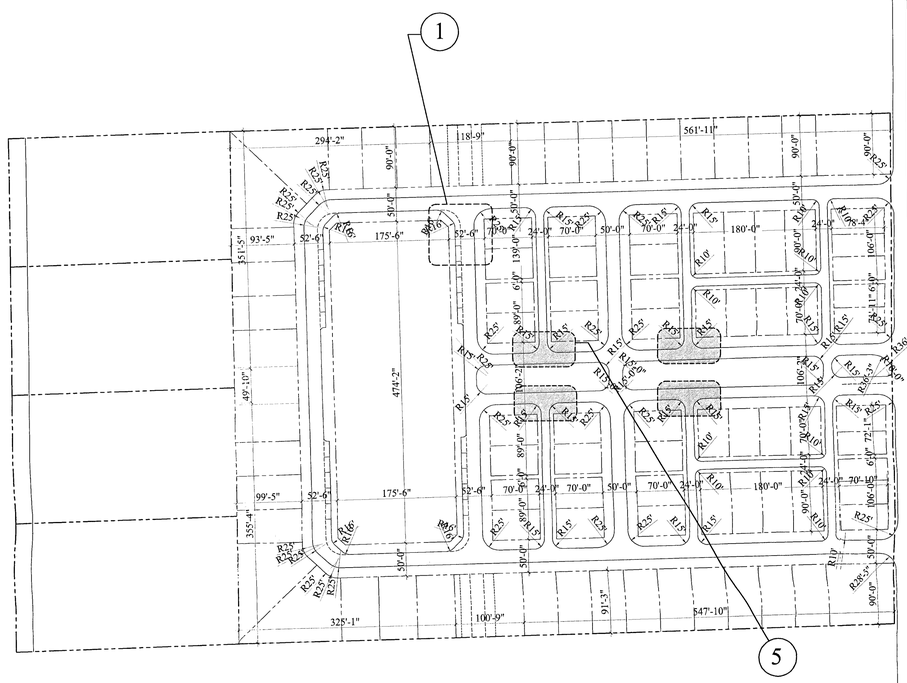


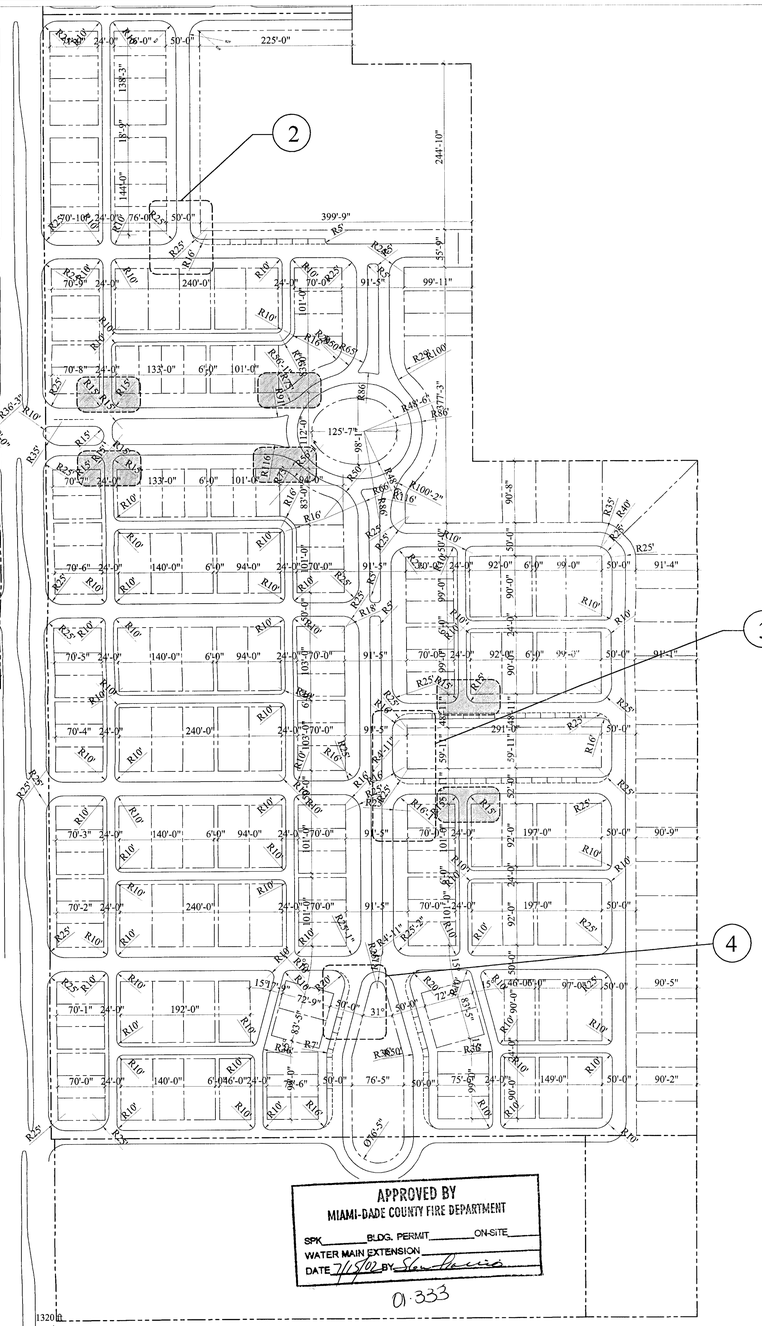
Turing Radius Scenario 5
Scale: 1"=30'



Typical Corner Detail
Scale: 1"=30'

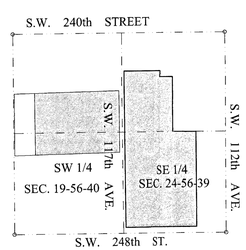
Note: No trucks allowed in carriage lanes.

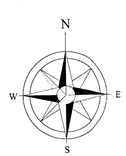




LOCATION MAP

SCALE: NTS

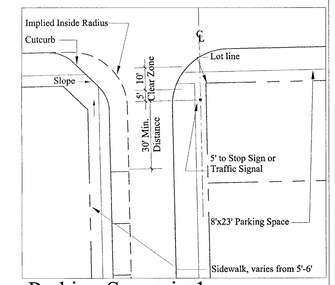




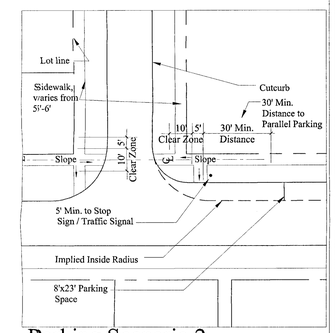
LEGEND

Shaded area indicates a turning radius of 15' (R=15) for fire truck access typical

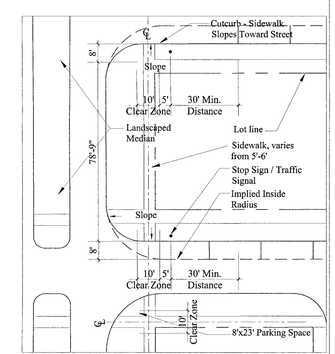
Parking Scenarios Typical



Parking Scenario 1
Scale: 1"=30'



Parking Scenario 2
Scale: 1"=30'



Parking Scenario 3
Scale: 1"=30'

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
SPK_____ BLDG. PERMIT_____ ON-SITE_____
WATER MAIN EXTENSION_____
DATE 7/15/02 BY Stan Harris
01-333

0 50 100 150 300 500 800 1200 1320 ft
Five Minute Walk

JULY 15, 2002
Lic. # AR0008223

G.C. HOMES, INCORPORATED
OWNER - DEVELOPER
14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

REGULATING PLAN

JAROSZ, ROSELLO & BALBOA
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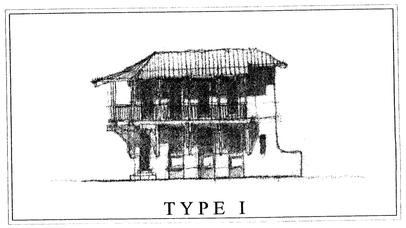
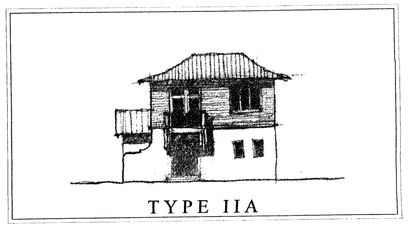
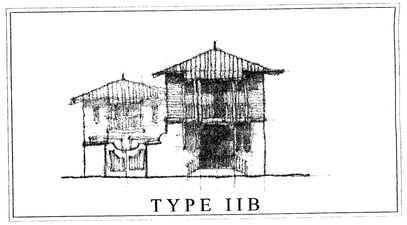
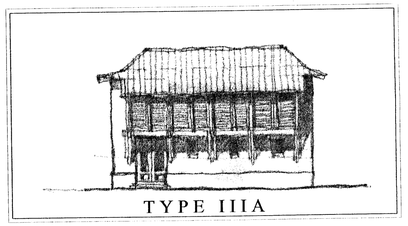
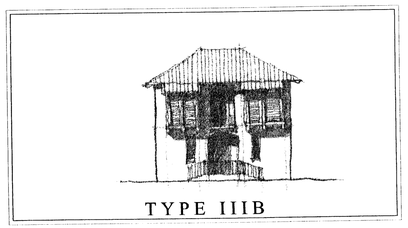

TYPE I


TYPE IIA

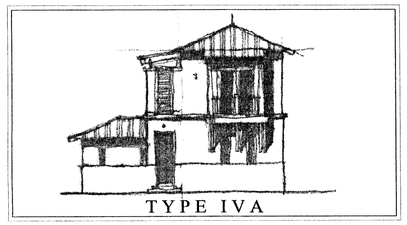

TYPE IIB

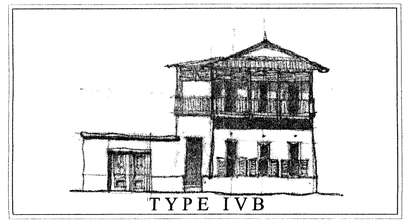

TYPE IIIA

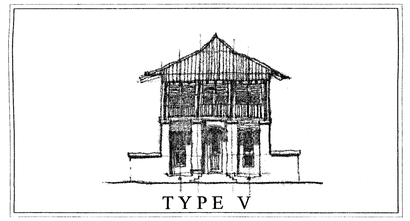

TYPE IIIB

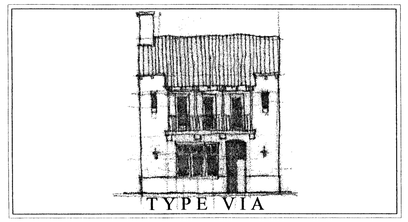
LEGEND

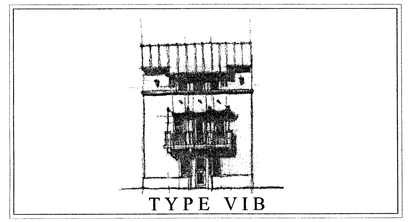
- Attached House (Type VIA & Type VIB)
- Detached House (Type I, IIA, IIB, & V)
- Courtyard House (Type IIIA & Type IIIB)
- Sideyard House (Type IVA & Type IVB)
- Greenspace


TYPE IVA


TYPE IVB


TYPE V


TYPE VIA


TYPE VIB

01.333

JULY 15, 2002
Lic. # AR0008223

0 50 100 150 300 500 800 1200 13200 ft
Five Minute Walk

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SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE I Large House

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BUILDING USE

1. USES OF THE BUILDINGS AS SHOWN HERE ARE RESIDENTIAL OCCUPANCY.
2. 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

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

PARKING

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

PERMITTED ENCROACHMENT

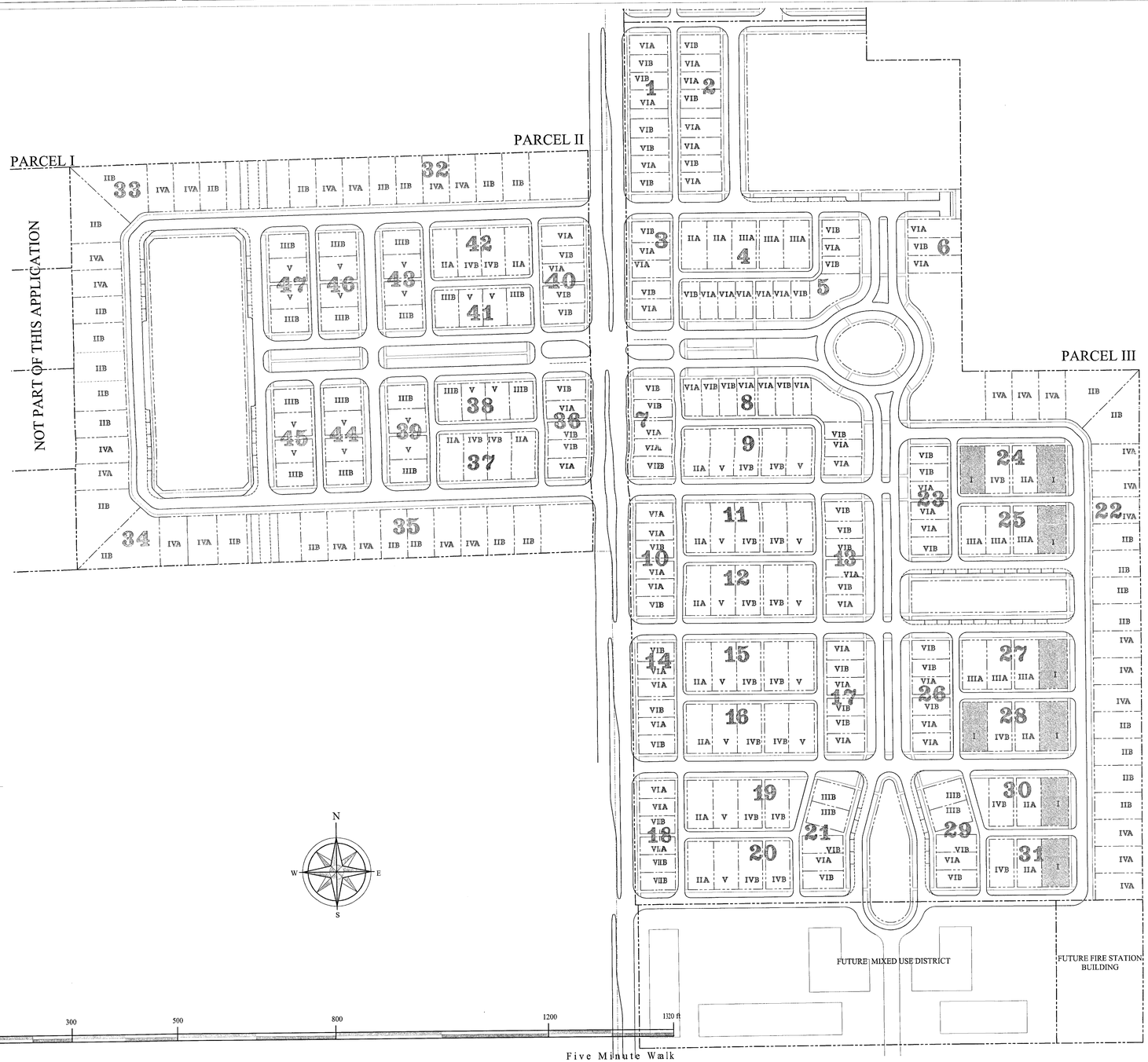
1. THE FOLLOWING ARCHITECTURAIL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCROACH WITHIN THE PARAMETERS SHOWN HERE.
2. GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES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

BUILDING HEIGHT

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

LEGEND

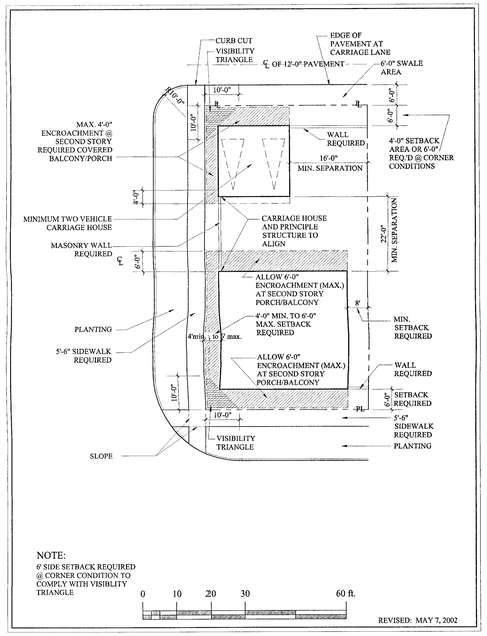
- VISIBILTY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION



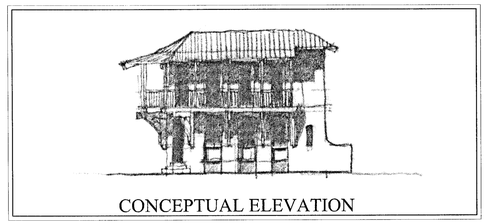
TYPE I
LARGE HOUSE

Architecture Style : West Indies

Archetype Characteristics and Development Parameters:
Two (2) Stories Required
Second Story Wrap Around Porch or Covered Sleeping Balcony at street frontage required
Detached Carriage House Required: Two (2) Stories Maximum
Front Stoop Required: min. stoop height = 28"
Minimum Height to Roof Eave at Principle Structure = 26'-0" to 30'-0" above first finished floor
Perimeter Walls Required: Wall Height 3'-0" minimum to 5'-0" maximum
Carriage Lane required at rear property line



Proposed Unit Maximum Interior Gross Square Footage:	2,500 sq.ft
Minimum Unit Private Open Space Provided:	3,125 sq.ft.
Maximum Lot Coverage	1,896 sq. ft.
Minimum Lot Square Footage:	44,32.5 sq.ft.
Minimum Street Frontage Required:	40%
Proposed Number of Units:	12 Units



CONCEPTUAL ELEVATION

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