

G.C. HOMES, INCORPORATED

OWNER - DEVELOPER

14425 COUNTRY WALK DRIVE MIAMI, FLORIDA

SUMMERVILLE
GOULDS, MIAMI - DADE COUNTY, FLORIDA

TYPE IIIA Large Courtyard House

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

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 ARCHITECTURAL ELEMENTS, SUCH AS STOOPS, BALCONIES, OPEN PORCHES, COVERED WALKWAYS, BAY WINDOWS, AND RAISED DOOR YARDS, SHALL BE PERMITTED TO ENCOACH 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

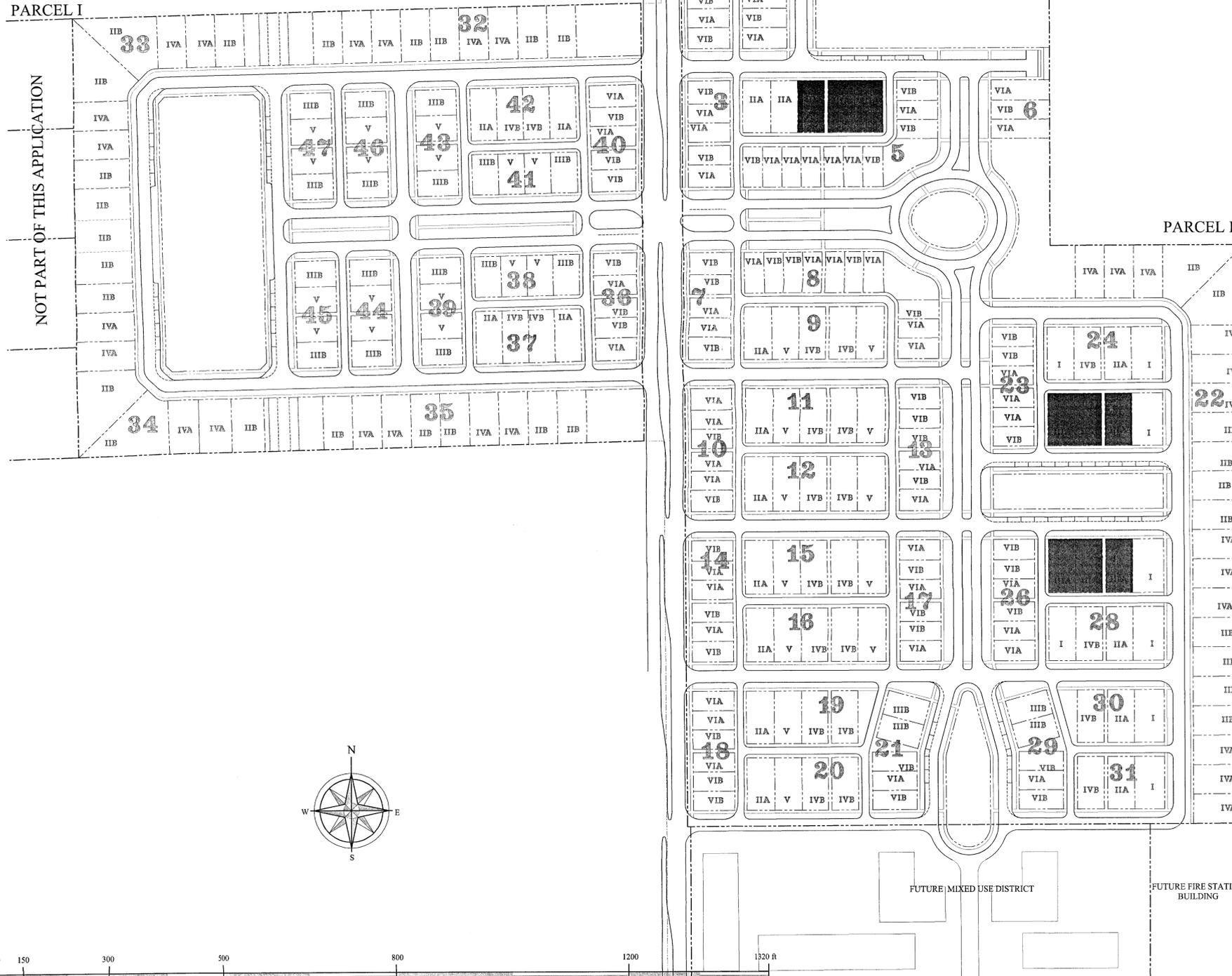
- VISIBILITY TRIANGLE
- ALLOWABLE ENCROACHMENT
- REQ'D CHARACTERISTIC LOCATION
- HOUSE TYPE LOCATION

PARCEL I

PARCEL II

PARCEL III

NOT PART OF THIS APPLICATION

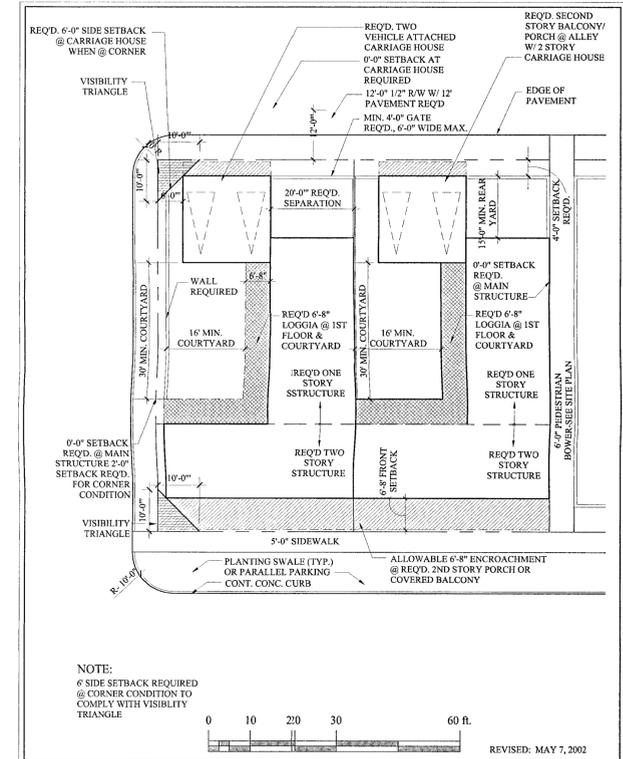


TYPE IIIA
LARGE COURTYARD HOUSE

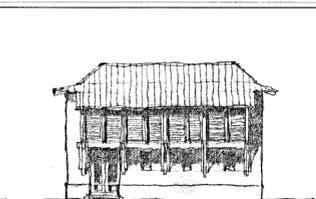
Architecture Style: New Orleans Style

Archetype Characteristics and Development Parameters:

- One (1) or Two (2) Stories
- Second Story Porch or Covered Sleeping Balcony at street frontage required
- Second Story Porch or Covered Sleeping Balcony at Carriage Way frontage required
- Attached Carriage House Required: Two (2) Stories Maximum
- Interior Courtyard with Loggia/Porch Required
- Front Stoop Required: Min. Stoop Height = 28"
- Maximum Height to Roof Eave at Principle Structure = 26'-0" to 30'-0" Above First Finished Floor
- Minimum - Maximum Roof Eave at Second Story Carriage House = 20'-0" - 22'-0" Above Finished Grade
- Perimeter Walls Required: Wall Height 8'-0" Min. to 10'-0" Max.
- Carriage Lane Required at Rear Property Line



Proposed Unit Maximum Interior Gross Square Footage: 2,950 sq. ft.
 Minimum Unit Private Open Space Provided: Attached - 1,770 sq. ft.
 or Detached - 3,687 sq. ft.
 Maximum Lot Coverage: 2,450 sq. ft.
 Minimum Lot Square Footage: 4,140 sq. ft.
 Minimum Street Frontage Required: 90%
 Proposed Number of Units: 9 Units



CONCEPTUAL ELEVATION

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TYPE IIIB Small Courtyard House

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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

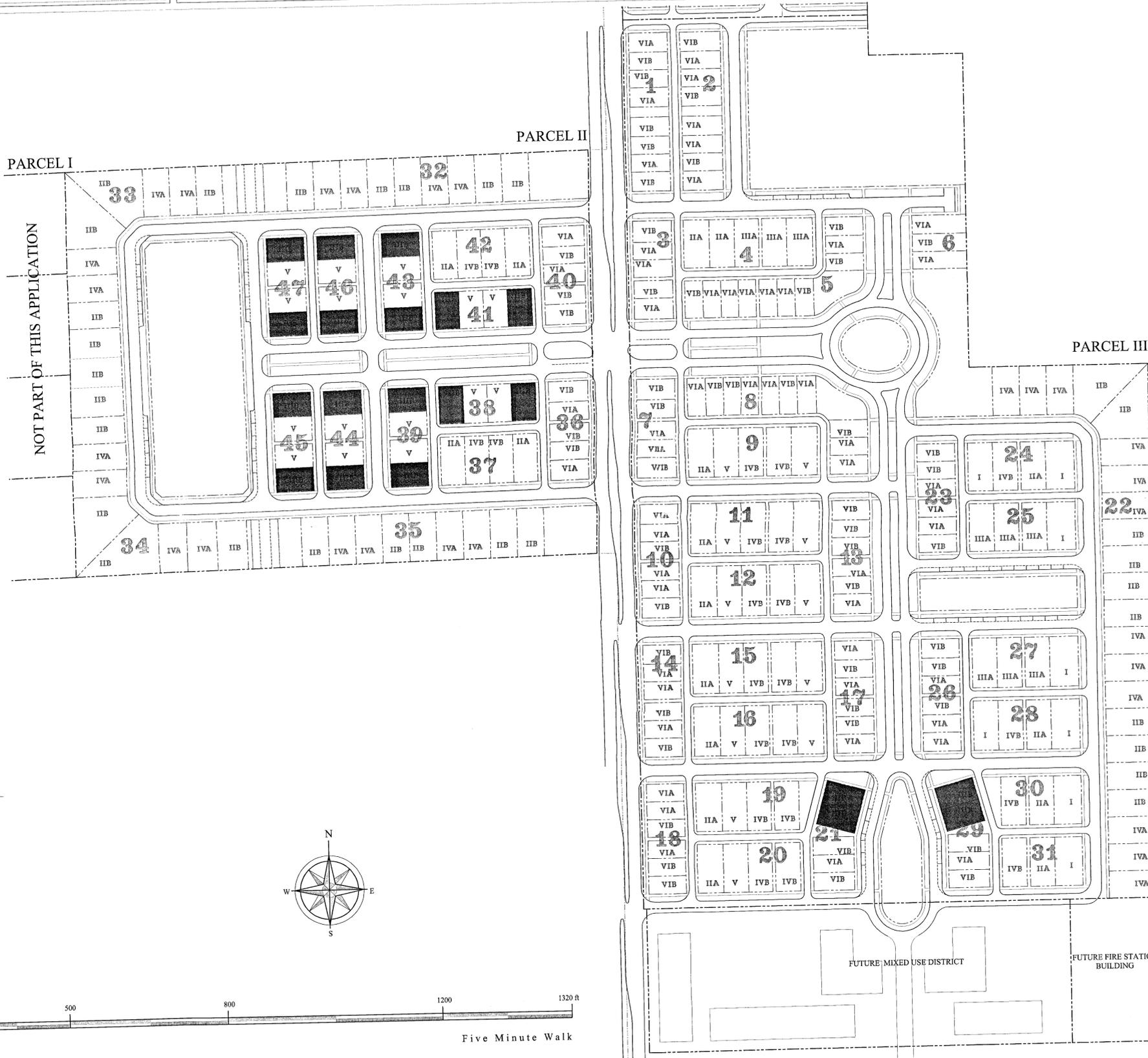
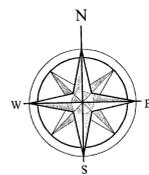
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- GARDEN WALLS AND FENCES SHALL BE MANDATORY AS SHOWN HERE. WALLS SHOULD BE OF MASONRY AND FENCES OF WOOD, OR ELEMENTS AS OTHERWISE NOTED.

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.

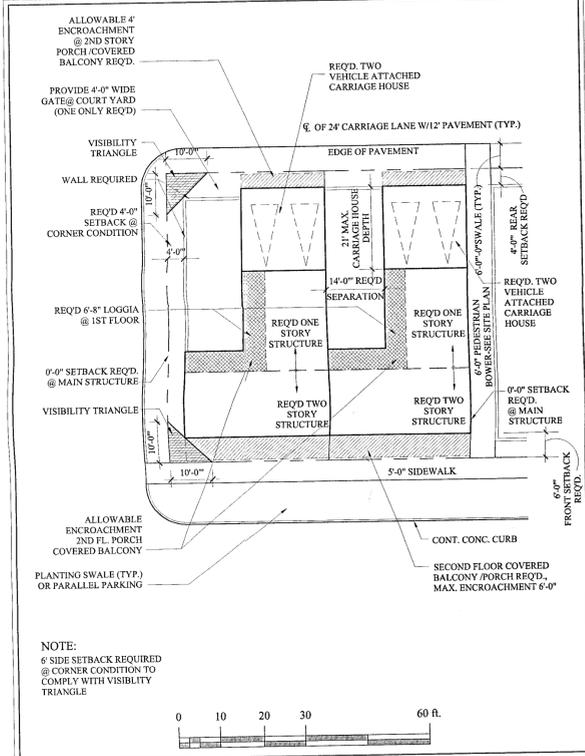
LEGEND

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

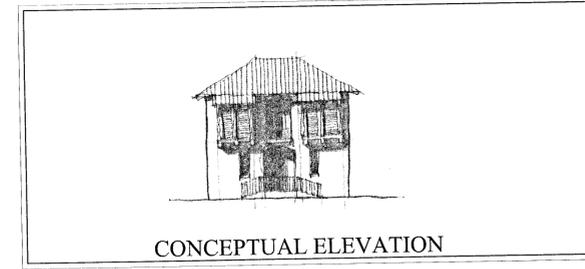


TYPE IIIB SMALL COURTYARD HOUSE

Architecture Style: New Orleans Style
Archetype Characteristics and Development Parameters:
Two (2) Stories Required
Second Story Porch or Covered Sleeping Balcony at street frontage required
Detached Carriage House Required: Two (2) Stories Maximum
Front Stoop Required: Min. Stoop Height = 28"
Interior Courtyard with Loggia/Porch Req'd.
Maximum Height to Roof Eave at Principle Structure = 26'-0" to 30'-0" Above First Finished Floor
Minimum - Maximum Roof Eave at Second Story Carriage House = 20'-0" - 22'-0" Above Finished Grade
Perimeter Walls Required: Wall Height 8'-0" Min. to 10'-0" Max.
Carriage Lane Required at Rear Property Line



Proposed Unit Maximum Interior: Gross Square Footage: 2,485 sq. ft.
Minimum Unit Private Open Space Provided: Attached - 1,491 sq. ft.
Detached - 3,106 sq. ft.
Maximum Lot Coverage: 1,904 sq. ft.
Minimum Lot Square Footage: 3,150 sq. ft.
Minimum Street Frontage Required: 90%
Proposed Number of Units: 20 Units



CONCEPTUAL ELEVATION

