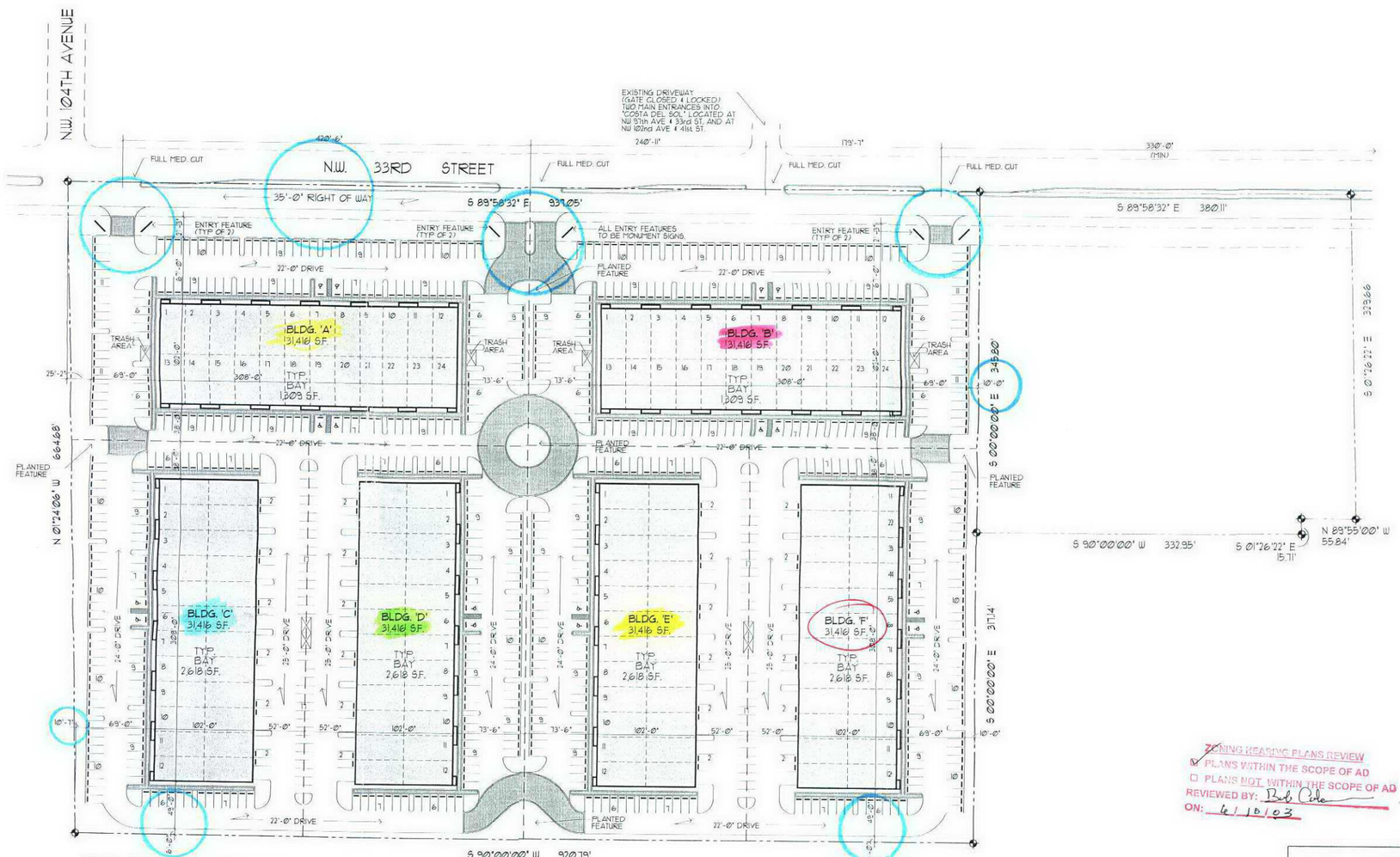


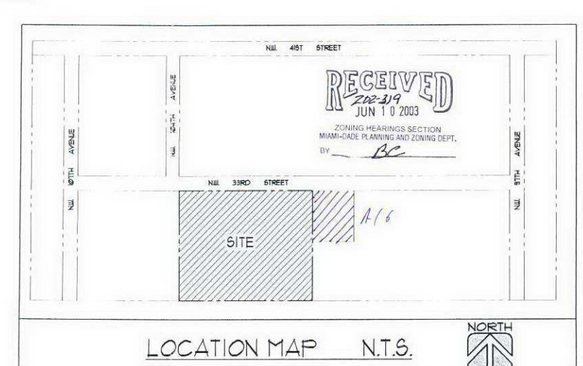
SITE PLAN 1"=60'

NORTH

SITE GENERAL INFORMATION

ZONING	GU (EXISTING)
	IU-1 (PROPOSED) A16
LAND AREA	~~797,480~~ 17.19 ✓
	~~816,531~~ S.F. = ~~18.75~~ AC. (GROSS)
	~~583,749~~ S.F. = ~~13.40~~ AC. (NET)
	702,879 16.12 A16
BUILDING AREA & PARKING REQ.	
BUILD. 'A'	
LOT AREA	107,863 S.F. = 2.48 AC. (NET) ✓
OFFICE CONDOMINIUMS	31,416 S.F.
PARKING REQ.	126 P.S.
PARKING PROVIDED	161 P.S.
BUILD. 'B'	
LOT AREA	104,883 S.F. = 2.40 AC. (NET) ✓
OFFICE CONDOMINIUMS	31,416 S.F.
PARKING REQ.	126 P.S.
PARKING PROVIDED	161 P.S.
BUILD. 'C'	
LOT AREA	95,316 S.F. = 2.19 AC. (NET) ✓
WAREHOUSE	15,708 S.F.
OFFICES	15,708 S.F.
TOTAL BLDG. AREA	31,416 S.F.
PARKING REQ.	79 P.S.
PARKING PROVIDED	129 P.S.
BUILD. 'D'	
LOT AREA	91,271 S.F. = 2.09 AC. (NET) ✓
WAREHOUSE	15,708 S.F.
OFFICES	15,708 S.F.
TOTAL BLDG. AREA	31,416 S.F.
PARKING REQ.	79 P.S.
PARKING PROVIDED	111 P.S.
BUILD. 'E'	
LOT AREA	91,271 S.F. = 2.09 AC. (NET) ✓
WAREHOUSE	15,708 S.F.
OFFICES	15,708 S.F.
TOTAL BLDG. AREA	31,416 S.F.
PARKING REQ.	79 P.S.
PARKING PROVIDED	129 P.S.
BUILD. 'F'	
LOT AREA	93,433 S.F. = 2.15 AC. (NET) ✓
WAREHOUSE	15,708 S.F.
OFFICES	15,708 S.F.
TOTAL BLDG. AREA	31,416 S.F.
PARKING REQ.	79 P.S.
PARKING PROVIDED	111 P.S.
TOTAL BLDG. AREA	188,496 S.F.
LOT COVERAGE	32.29% (NET)
TOTAL PARKING REQUIRED	568 SPACES
TOTAL PARKING PROVIDED	814 SPACES
LANDSCAPE REQ.	66,515 SQ. FT.
LANDSCAPE PROV.	180,080 SQ. FT.

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Bob Cole
ON: 6/10/03



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

LOCATION MAP N.T.S.

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RODRIGUEZ PEREIRA ARCHITECTS, INC.
Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984
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OFFICE/WAREHOUSE FACILITIES FOR:

BEACON AT DORAL

C&S DEVELOPMENT
N.W. 33rd STREET
MIAMI-DADE COUNTY, FLORIDA

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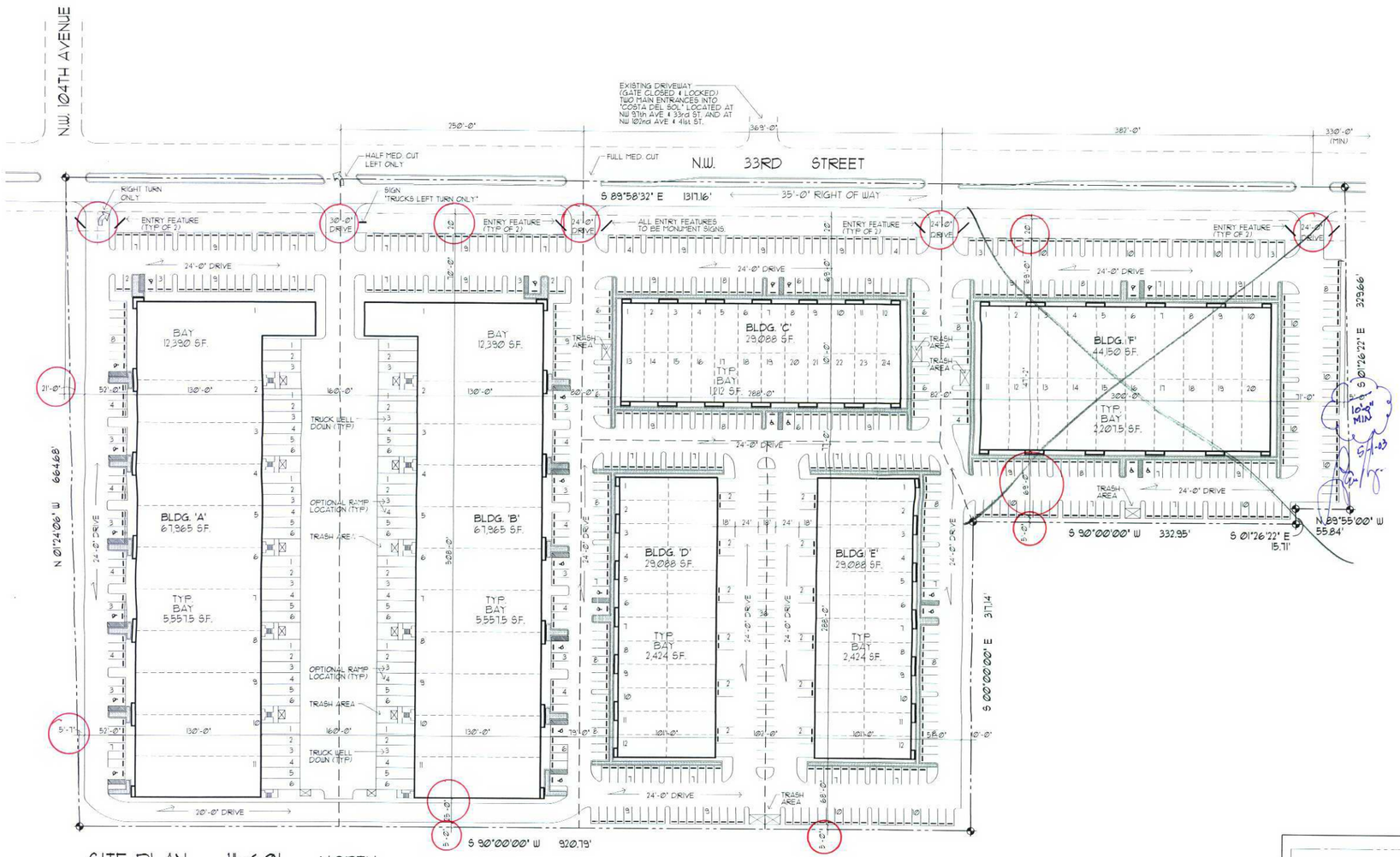
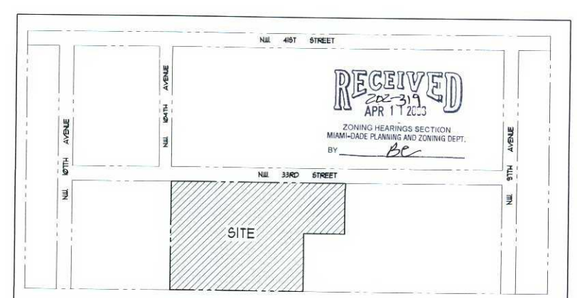


SITE PLAN 1"=60'

NORTH

SITE GENERAL INFORMATION

ZONING	GU (EXISTING) ✓
	IU-1 (PROPOSED) ✓
LAND AREA	748,480 S.F. ± 17.18 AC. (GROSS) ✓
	702,378 S.F. ± 16.12 AC. (NET) ✓
BUILDING AREA & PARKING REQ.	
BUILD. 'A'	
LOT AREA	172,722 S.F. ± 3.96 AC. (NET) ✓
WAREHOUSE	58,665 S.F. ✓
OFFICES	9,300 S.F. ✓
TOTAL BLDG. AREA	67,965 S.F. ✓
PARKING REQ.	66 P.S. ✓
PARKING PROVIDED	81 P.S. ✓
BUILD. 'B'	
LOT AREA	157,203 S.F. ± 3.61 AC. (NET) ✓
WAREHOUSE	58,665 S.F. ✓
OFFICES	9,300 S.F. ✓
TOTAL BLDG. AREA	67,965 S.F. ✓
PARKING REQ.	66 P.S. ✓
PARKING PROVIDED	81 P.S. ✓
BUILD. 'C'	
LOT AREA	84,614 S.F. ± 1.94 AC. (NET) ✓
OFFICE CONDOMINIUMS	29,088 S.F. ✓
PARKING REQ.	111 P.S. ✓
PARKING PROVIDED	123 P.S. ✓
BUILD. 'D'	
LOT AREA	76,2028 S.F. ± 1.75 AC. (NET) ✓
WAREHOUSE	14,544 S.F. ✓
OFFICES	14,544 S.F. ✓
TOTAL BLDG. AREA	29,088 S.F. ✓
PARKING REQ.	67 P.S. ✓
PARKING PROVIDED	107 P.S. ✓
BUILD. 'E'	
LOT AREA	83,555 S.F. ± 1.92 AC. (NET) ✓
WAREHOUSE	14,544 S.F. ✓
OFFICES	14,544 S.F. ✓
TOTAL BLDG. AREA	29,088 S.F. ✓
PARKING REQ.	67 P.S. ✓
PARKING PROVIDED	109 P.S. ✓
BUILD. 'F'	
LOT AREA	128,076 S.F. ± 2.94 AC. (NET) ✓
OFFICE CONDOMINIUMS	44,150 S.F. ✓
PARKING REQ.	111 P.S. ✓
PARKING PROVIDED	136 P.S. ✓
TOTAL BLDG. AREA	267,344 S.F. ✓
LOT COVERAGE	38.06% (NET) ✓
TOTAL PARKING REQUIRED	550 SPACES ✓
TOTAL PARKING PROVIDED	709 SPACES ✓
LANDSCAPE REQ.	77,328 SQ. FT. ✓
LANDSCAPE PROV.	± 77,700 SQ. FT. ✓



LOCATION MAP N.T.S.

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